



DESIGN REVIEW BOARD DECEMBER 9, 2022

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

I. MEETING ANNOUNCEMENTS

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

II. WORKSHOP

III. CALL TO ORDER

IV. ROLL CALL

V. PLEDGE TO THE FLAG

VI. ITEMS FROM STAFF

VII. ITEMS FROM BOARD MEMBERS

VIII. APPROVAL OF MINUTES

1. DRB meeting Minutes 10-21-2022
2. DRB meeting minutes 11-18-2022

IX. PUBLIC HEARING

1. DRB220048 **Off Leash 142 South Main St**
Review new construction
2. DRB220049 **Gussied Up 11770 Haynes Bridge Rd #201**
review signage
3. DRB220186 **Slurpin' Ramen Bar 11770 Haynes Bridge #101**
review signage
4. DRB220033 **Peachtree Immediate Care 870 North Main St**
review exterior changes and landscape
5. DRB220050 **Maru Japanese Restaurant 2500 North Point Court**
Review construction

X. ADJOURNMENT



Design Review Board Meeting October 21, 2022

Department of Community Development
ALPHARETTA City Hall | 2 Park Plaza
8:30 A.M.

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. WORKSHOP

Chairman Kramer called the workshop to order at 8:41 A.M.

Bret Schroeder, Zoning Enforcement Officer, provided a brief overview of each case on the agenda for October 21, 2022.

Chairman Kramer adjourned the workshop at 9:20 A.M. and called for a brief recess.

II. CALL TO ORDER

Chairman Kramer called the meeting to order at 9:26 A.M.

III. ROLL CALL

Board Members Present:

- Richard Kramer (Chairman)
- Pat Corkill
- Richard Owens
- Holly Palmer
- Katie Rocco
- Frank Schwing (Vice-Chairman)
- Teresa Rhodes
- Tom LeCain- (Attended as non-voting member)

Staff Present:

- Bret Schroeder, Zoning Enforcement Officer
- Tracy Jackson, Planning + Zoning Coordinator

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

- Bret Schroeder introduced new Planning + Zoning coordinator, Tracy Jackson.

VI. ITEMS FROM BOARD MEMBERS

VII. APPROVAL OF MEETING MINUTES

- ❖ Board member Rocco offered a motion to approve the meeting minutes from September 16, 2022.
 - Board member Rhodes seconded the motion
 - The motion was approved unanimously (7-0)

VIII. PUBLIC HEARING

- DRB220040 / South of Wills - Harrison Design / State Highway 9
Review Landscaping
- Board Member Palmer, Board Member Rocco, and Board Member Owens all recused themselves from this item because they were not present for the September 16, 2022, meeting where the item was originally heard.

Landscape was originally a conceptual plan at the time.

We have tried to put as many canopies in available spaces as possible

Ground covers, shrubs, and sod throughout the property

Frontage on Main Street- DOT has Main Street under construction right now

Survey is limited to basically specimen trees.

Design Review Board discussed the following:

- Question of why are we not landscaping on the street?
The DOT has built a five-foot wall in front of this project along highway 9. It will be seen from the road. It's in place of a guard rail.
- Question about power or electricity present? Yes, overhead power. We need to put in the motion that David Shostak needs to review.
- Question regarding where will the walls go? There's currently an eight-foot sidewalk that connects all the frontages, which is why there's no landscape shown there.
- From sidewalk to sidewalk, is the grade change about 15 feet? Yes.
Where is the A/C units? The applicant pointed on the site plan where the proposed locations for the units are. The items with the red dashed circles are proposed lighting.
- Question as to what the entrance will look like? The right of way is City of Roswell, and there is a sewer that runs through as well. It's a little limited as far as what can go there, once you come through the property line, there's a privacy gate and there will be sod on both sides. There will be some trees but limited because of the utilities there.

- Question regarding additional layered shrubs other than just using turf in this location.
- Question of any gates or columns being looked at in previous discussion? Yes, comments were made at that time.

Public Comment:

- There were no public comments for this item

- ❖ Board Member Corkill offered a motion on (DRB220040 / South of Wills - Harrison Design / State Highway 9) to defer the landscaping, based on comments, which include:
 1. Landscape treatment through sanitary easements
 2. Opportunities to plant the tree save area
 3. Fencing for the individual units needs to be submitted and reviewed
 4. Site lighting fixtures and poles need to be submitted and reviewed
 - Board member Rhodes seconded the motion

Board members continue discussion:

- Can we do a landscaping plan along Wills? I will need to discuss with the owners, and the fencing needs to be consulted with the architects.
- What's your fire access?
- Will this hold up an LDP? It can potentially.
- It sounds like the biggest unknowns were along the streets.
Is there a way to conceptually approve the landscaping but note that the applicant must come back for the specific areas?
As far as I know, Roswell has approved everything as shown
I'd rather have the fence move inside, dress up the entrance, and figure out what they're doing for fire access.

- ❖ Board member Corkill withdrew his original motion
 - Board member Rhodes withdrew her second to the original motion
 - The motion is no longer on the table
- ❖ Board member Corkill offered a motion to conceptually approve (DRB220040 / South of Wills - Harrison Design / State Highway 9) landscaping, with final approval by Staff, with the following:
 1. Fencing with the individual units shall be submitted and approved
 2. Landscape treatment through sanitary easements shall be reviewed and approved with the fence and columns landscaped externally towards Wills Road.

3. Landscape along Main Street shall be reviewed for opportunities to plant along areas damaged by GDOT.
4. Fire access shall be reviewed and approved
5. There needs to be some type of landscape treatment outside of the fence.
 - Chairman Kramer seconded the motion
 - The motion was approved (4-0-3) with Board Member Palmer, Board Member Rocco, and Board Member Owens all recused from this item because they were not present for the September 16, 2022, meeting where the item was originally heard.

- DRB220046 / Minnie Olivia / 10 Roswell St #120
Review Exterior Patio Coverings

Applicant Anthony came forward seeking approval to install igloos for winter months, these are not the exact igloos from last year they are designed a little better they are now 12 x 12.

Design Review Board discussed the following:

- How are they held down? They will be held down with longer sandbags than last year.
- Board members are requesting sandbags to be installed on inside of igloos
- Question of will there be heaters? yes portable heaters
- Question of igloos having heat, maintaining heat and if it gets to hot can the heat be removed? Yes, there are doors that can be opened.
- Questions of what kind of lighting will be provided? Applicant stated string lights will be added and powered by the utility poles with outlets.
- Question asked regarding menu being better displayed or better presentation? Yes
- Question on if the applicant will be able to purchase the igloos right away? Yes, just awaiting approval before purchasing.
- What will be the time frame of the igloos once the igloos are in place? Chairman Kramer suggested start in November and possible removing by March.

Public Comment:

- There were no public comments for this item
- ❖ Board member Rocco offered a motion to approve the new patio coverings (igloos) (DRB220046 / Minnie Olivia / 10 Roswell St #120) with applicant working with staff to improve or remove food sign on building.
 - Board member Owens seconded the motion

- The motion was approved Unanimously (7-0)

- DRB220045 / Viva Chicken / 11760 Haynes Bridge Road
Review Patio Enclosure

Mike Materno came forward to present for owner of building and discuss the patio enclosure. This is an electronic enclosure with the valence hidden.

There will be beefed up 8-inch black tube columns, the actual patio is Weld to column with black matte paint to match.

Railing would be inside column/ glass would hide the railing; railing will be on the inside.

Design Review Board discussed the following:

- Question on Would they be adding outside landscaping boxes? No there is an existing landscaping strip outside around the building.
- Question of is the panel's motorized? Yes, they are tucked in once they rise.
- Discussion of trying to understand what landscape strip looks like and What was approved previous? There is not much more to approve we can work on something much more architectural than what we are seeing.
- What is the view coming in from the street? Applicant presents the layout of how the view looks from the street.
- How is the parking? There is a parking agreement with overflow parking.
- Chairman Kramer suggesting that they work with staff to get proper landscaping for perimeter of entrance.
- Question from board member Owens is it possible to create a metal framework or cabling system that would support an evergreen? Yes, I can go to the landlord and ask if they can step up the landscaping.

Public Comment:

- There were no public comments for this item

- ❖ Board member Rhodes offered a motion on (DRB220045 / Viva Chicken / 11760 Haynes Bridge Road) to approve the patio enclosure as presented today with the condition that applicant work with staff on landscaping around the patio as either in-ground or planters.

- Vice-Chair Schwing seconded the motion
- The motion was approved Unanimously (7-0)

- DRB220044 / SJ Market Holdings / 233 South Main Street
Review Color Selection

Applicant David came forward to discuss his color selections for the office building stating he just wants to freshen up the property with the approved opposing 3 colors.

Colors presented are Evening Shadow, Ice cube and grey shingle. Left side of building will be office, right side will be storage.

Design Review Board discussed the following:

- Question of is are there any awnings? No, we can discuss adding some.
- Question of can you add potted planters to the front? Yes, can you suggest some or where I can purchase them.
- Board members requesting building to be grey shingle and columns evening shadow. Sides and back will also be grey.
- Requesting awnings to be added over 2 doors, material should be metal (black) and add big potted planters.
- Applicant asking which planters are approved. Bret advised he will check to see what he can find.

Public Comment:

- There were no public comments for this item

❖ Vice-Chair Schwing offered a motion to approve (DRB220044 / SJ Market Holdings / 233 South Main Street) with paint colors presented today, with following conditions: all of brick and sign band be painted in the grey shingle with trim and soffit being evening shadow, applicant will work with staff on awnings over the doors and large planters in front of building, windows will be appropriately tinted with window treatment such that no interior storage will be visible through the windows.

- Board member Palmer seconded the motion
- The motion was approved unanimously (7-0)

- DRB220043 / Chipotle / 3900 Brookside Parkway

Review Color Selection, Exterior Modifications, Materials, and Signage

Asking approval to remodel the old Arby's building.

I Brought in samples of building colors; we also resubmitted a landscape plan.

Design Review Board discussed the following:

- Chairman Kramer asked that applicant walk us through the actual color changes.
- Tower will be darker color Brick
- material where Chipotle sign will be Eifs finish

- Will the tower be torn down? No just building on top of it.
- What material is cross hatch? Eifs as well
- Chairman Kramer asked is there a sample of the film that will be on the windows? No
- Will you be able to see inside the windows? No, I am only able to provide information to the perimeter of.
- Applicant advised he can get sample of film that will be on the windows
- Is there any roof top equipment on the top of the buildings? Will you be able to see inside the windows? No, I am only able to provide information to the perimeter of.
- Applicant advised he can get sample of film that will be on the windows
- Will building lights be changed? Not sure, possible replacement.
- Landscape plan is to add new scrubs, adding plantings to the corner outside of the wall annual color
- Is it irrigated; can irrigation be added? It may already be irrigated outside the property line
- Can we add evergreen or evergreen flowering? We have a local landscaper doing all the work.
- There is also a dumpster enclosure, will we be doing anything with that? Yes, we are adding some screening in.
- What are the parking lot trees? We have a lot of existing trees There are willow oaks, but the ordinance dictates you cannot have more than 40 % of the same.
- Question of Is staff comfortable with looking at recommendations for the parking lot trees? Yes, we will speak with staff on recommendation.
- There is also a dumpster enclosure, will we be doing anything with that? Yes, we are adding some screening in.
- Question of front signage? There is a monument sign, where will the new one be? Applicant advised same location.

Public Comment:

- There were no public comments for this item
- ❖ Vice-chair Schwing offered a motion to approve (DRB220043 / Chipotle / 3900 Brookside Parkway) the elevation and materials with following conditions: applicant will submit the details of the window film to staff for approval including which windows will have film and which windows won't have film. Applicant will submit the building light fixture to staff for final approval, the dumpster enclosure will be painted the darker building color and staff will approve and review the condition of the dumpster doors since we don't have a photo to see what that looks like.
- Board member Rocco seconded the motion

- The motion was approved unanimously (7-0)

- ❖ Board member Corkill offered a motion to approve landscaping but be approved by staff based on the following comments, corner landscaping shall be updated from what was submitted today based on our comments existing hollies should be reviewed with staff for viability or replacement internal trees shall also be reviewed, landscaping around the monument sign should be added and screening of dumpster enclosure.
 - Board member Owens seconded the motion
 - The motion was approved unanimously (7-0)

- DRB220041 / IVT Windward Commons / 12850 Highway 9
Review Exterior Modifications, Color Selection, and Materials

Applicant Jason Price came forward advising based on the new proposal we will not be painting any brick. Brick columns in previous presentation are no longer painted

Paint samples:

P1-Lighter color

P5-Darker color

P3(Roof) Lighter Grey

P6-Green Color

P8-Blue

During the original presentation we were painting the entire brick, we are no longer planning to do that, I can go back to the design architect and discuss different colors if needed, we can work with staff in regard to benches, dumpsters, and lighting.

Design Review Board discussed the following:

- Question on will you be touching the asphalt? Shingles will stay the same.
- Are you taking all existing signage down? Yes, it depends on the sign
- One of our goals is to create separation and uniqueness
- P8-is the Blue under the hunting learning center is the cream color same as P1 columns will remain as brick.
- Do you have to get permission from Kroger? No but we like to work with them.
- During the original presentation we were painting the entire brick, we are no longer planning to do that.
- What are outside colors underneath the wall? We can leave it the same far as symmetry.
- Question of can you create a color that can complement the brick? Yes, we can discuss that

- In the proposed that building is painted, will the terracotta be used anywhere else? No
- Is it possible to stick to 2 colors? Yes, we can discuss
- Question in regard to color of trash cans, we are not sure of the actual colors, we are not 100 % sure but we will paint and get new trash cans.
- Will there be any benches changed around? No
- Question based on the wall, will there be any changes? No just paint to the building, that's probably a larger discussion.
- Where will P7 go? That is part of the original design.
- Can we discard P9? Yes
- Can we do Blue where the terracotta is? We are pretty flexible based on just doing improvements.

Public Comment:

- There were no public comments for this item
- ❖ Vice-Chair Schwing offered a motion to approve (DRB220041 / IVT Windward Commons / 12850 Highway 9) building paint colors as submitted today with the following changes: Portions of the building that were presented as P9 Terracotta and P6 Jadeite will be painted P8 Seaworthy instead.
 - Board member Palmer seconded the motion
 - The motion was unanimously approved (7-0)

IX. ADJOURNMENT

- ❖ Chairman Kramer adjourned meeting for lunch at 11:58 A.M.
- ❖ Chairman Kramer Reconvened meeting at 12:32 P.M.
- DRB220042 / Northwinds Summit Office Building / 2000 Summit Place
Review Color Selection, Materials, and New Construction

Applicant Sean Mc Clinton (Principal with Cooper Carry) 191 Peachtree Street, Atlanta, GA, joined with Jordan Crawford (Cooper Carry), Francis Land (Pep and Land enterprises), Scott Samuel (Haynes Gibson), and Chris Mutter (H4 landscaping) to present.

We are Here to present a new office space on 2000 Summit place, an 80,000 SqFt, 5 story building, right at the corner of summit place and Haynes bridge Rd.

Site Plan (Scott Samuel):

Traffic will come in off Haynes bridge road and enter the lobby on NE corner coming from the parking deck with surface parking down a private drive with parking underneath the building as well.

In regard to the utilities, we have step outs of water and sanitary on east corner, some underground storm drainage, some infiltration in the courtyard area gas service coming from off Haynes Bridge Rd and electrical service coming thru [infrastructure](#) line thru the project down by the alpha loop.

Far as the underground electrical power there is a transformer.

Grading wise there is a high point at the intersection the building itself and its ground floor will probably be 10-12 feet below the elevation at the intersection.

And will be close to on grade near the northwest area.

The bottom floor is close to the same restaurant elevation of the multifamily right across the street.

The rest of the storm water development is handled by the large existing pond. It handles most of the peak flow detentions, little bit of water quality, but most of the water filtration will be run off in the courtyard area.

Each phase of this development requires filtration of this parcel.

Notice of a transformer in a diagonal corner, emergency generator?

Generator is there and required for the elevators. They have been put behind the monument sign so that they don't stand out.

Design Review Board discussed the following:

- Question as to is there anywhere else this transformer can be placed? We tried to tuck it behind the sign as much as possible and we will add landscaping as well to block as much visibility by the public as we can.
- Question about what the future plan for the alpha loop filtration area? what is being proposed is a ramp system that will ramp downhill to a grade of the low 60's 18 feet down, the plan will also provide a walk downstairs to an accessible walk.
- Question of dumpster location? Are you sharing this dumpster with building 3000? Yes, with Barrel Roof, we were trying to get something closer to the building that is more accessible.
- Question of Is it possible to share with Fairfield Inn? They were a little hesitant due to the dumpster is on their actual property.

- Question of Can the dumpster go anywhere else not on the street? Due to access of location, not possible.
- Question of can the building be moved? The more we push it up away to the four-way intersection, there may be concerned about the traffic in the intersection. If we shift forward it shifts the underground parking as well. We have explored adding the dumpster in an underground closure (Enviro Bin) it's just a smaller footprint, the concern is will Fulton County approve this. Concern of storm water and you must have a sanitary in the dumpster enclosure. When it's in a hole how do you separate it?

Applicant presented a picture of the underground dumpster approved by Fulton County.

- Question of Can the Dumpster go on the other side of the parking lot? It can but will be more visible to the public. We will try to come up with other ideas.

Landscape (Chris Mutter):

- Question regarding what color is the concrete? Grey, a grey additive, and a charcoal grey, the lighter will be the color of the loop, as far as Some of the material it is the same as Artificial turf.

The lighting that we are proposing to use is the current existing lighting.

- Yellow-Ball Alpha loop light that goes along the trail
- Blue-dots around property
- Red lights-are accent lighting fixture on the building

We have a detailed list of all evergreens, perennial and grasses that accent the lawn shape as well as evergreen behind the existing walls.

Design Review Board discussed the following:

- Question of is there an area of just mulch? No
- We have a concern from summit place looking into the sight where there is woolly grass that goes away in the summertime.
- There is a box a couple feet below the base bottom elevation of the wall, the wall would be screening folks away from Haynes Bridge east bound away from the light.
- Question of can we get something that's evergreen and does not go away? We would just continue the Asian Jasmine.
- Graphically there is a double line is that meant to be separated. No
- Just a subjective Observation- it appears the material could flow together geometrically. Looks like there is an 8-inch separation is that intentional? No, it's just the way the drawing shows.

- How well are we going to be able to hide the generator?
- There is an 8-foot wall, may not be able to find a spot to tuck it in to be more hidden. If we put on the back side of the building it will be exposed to the hotel & southwest corner.
- Is this natural gas or diesel? Its diesel, this would require an enclosure like a dumpster.
- What size are the nellies coming in at 10-12 feet height.
- You have landscape boulders around the building? Are they anywhere else in the development? Yes, there are some temporary ones, a bunch installed near the edge.
- Are they black or white? They are natural native boulders.
- Are you able to sit on them? Yes.

Building:

This is a 5-story building, the ground floor is the primary building lobby we will have a gated parking area, the intent is some for rent, some for tenants, handicap accessible and electrical car chargers. The balance of the real tenant uses is driven on Floors 2-5.

The view of the building will be looking towards downtown, we want the building to have a signature entrance while addressing that corner.

This building connects to the multi-family and has a mix of architectural precast (Samples were provided).

The precast has a thin masonry cladding that is formed into the panel before its erected, also use a series of window wall to provide the glazing of the upper wall of the building, that glass reaches floor to floor.

We also have punch windows on level 2.

at the top of the building, we are using form metal wall panels as we go from base middle as we are moving up the facility.

This building has a mechanical penthouse on the roof to conceal and a screen wall around the perimeter that captures the fire stairs.

We are using a mix of panels that slices down vertically to give more enfaces to the building.

Design Review Board discussed the following:

- Question of material being used on the building. Let's look at each material as we work up the building
 1. Ground level building lobby-cladding brick and metal panel infield (Sample provided)
 2. The balance of the base of the building is the architect precast.

3. The curtain walls span from floor to floor and a horizontal metal with a stand Vol glass unit.

The reflection of the glass comes off as more of a reflection

There is a horizontal fin added to break up the façade.

And we also have a horizontal awning directly over the windows in the lobby over the pedestrian alcove across from the outdoor patio area with a metal panel finish.

- Question of Are there any different materials around the building? No

We are in the eco district they use earth tones as well as greys and neutrals.

- Question of how can we soften or lighten the building? It's coming across very dark.

Regarding the transparency and reflectiveness, it states" the window transparency must be higher than 70 % with reflectiveness of less than 15%. Chairman Kramer stating that he wants to go more neutral and lighten up building, if possible, this feels a little more contemporary.

We will look at the color selections and see what we can do to make some changes.

When you look at the four sides of the building this is the side that lacks, glass and the finishes that the other 3 sides have.

Applicant states the only other option would be to essentially introduce false windows.

- Question of how does the elements that you are using tie to the echo district? Looks like you have turned the back to city hall. We feel like the introduction and the base of the building is brought together from what was asked, a lot of the imagery provided is smaller scaled.

I feel that in future building will be bigger and will have to come to DRB in the future as well.

Brief discussion with Board members on material being used for building in regard to colors.

Public Comment:

- There were no public comments for this item

❖ Vice-Chair Schwing offered a motion to approve site plan (DRB220042 / Northwinds Summit Office Building / 2000 Summit Place) as presented with the exception of the dumpster enclosure location. Applicant to come back with a different solution for the dumpster location.

- Board Member Owens seconded the motion
- The motion was approved (6-0-1, as Board Member Rhodes was not present stepped away during this motion).

- ❖ Board Member Corkill offered a motion on (DRB220042 / Northwinds Summit Office Building / 2000 Summit Place) on landscaping approved as submitted today with conditions that the utility area and transformer generator area is better screened as discussed as well as plant material be changed out in particular seasonal grasses replaced with evergreens.
 - Board Member Palmer Seconded the motion
 - The motion was Approved (7-0) unanimously
- ❖ Vice-Chair Schwing offered a motion to approve site plan (DRB220042 / Northwinds Summit Office Building / 2000 Summit Place) motion to defer the elevation of materials.
 - Board Member Palmer Seconded the motion
 - The motion was approved unanimously (7-0)
- DRB220037 / Taco Bell / 106 South Main Street

Applicant Steven Jones, joined with Amy Rice (Via Zoom) came forward to discuss issue of materials that they are unable to be sourced for original approved brick. At this time, we have no way of knowing when we will get the approved brick, our temporary permit TCO expires 11-20-2022.

There was some miscommunication on construction everything will now be build based on the current elevations, we can make everything fit and work everywhere else, but we are unable to match the material.

Applicant is wanting to use smearing on the building in place of approved brick due to no delivery date of material.

Design Review Board discussed the following:

- Question of what if we extend the TCO 90 days to Mid-February, in order to give them time to get the specifics on when we could get the material and or time to work with the brick company.
- Applicant is wanting to use smearing, maybe more Nichiha some kind of green to break it up, smearing of heavy white or smearing of grey.
- If this is a Nichiha issue what is the time frame on the Nichiha.
- Is anyone in favor of the German smear? No
- We will extend the TCO once providing more days and time to figure out Nichiha supply.
- Is there a way below the Nichiha to hide the existing brick with something else without smearing the rest of the building?
- We want them to explore obtaining more brick or figure out what to explore using the Nichiha, Is the applicant consenting to this direction that we are looking at? Yes.

- We will look into revised renderings or something more creative with additional Nichiha

Public Comment:

- There were no public comments for this item
- ❖ Board member Palmer offered a motion to defer application
 - Board member Owens second to the motion
 - The motion was approved (6-0-1 with board member Rocco left the meeting before the motion was read)

X. ADJOURNMENT

- ❖ Chairman Kramer adjourned the meeting at 2:35 P.M.

Respectfully Submitted by

Tracy Jackson

Tracy Jackson



Design Review Board Meeting
November 18, 2022

Department of Community Development
ALPHARETTA City Hall | 2 Park Plaza
8:30 A.M.

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I. WORKSHOP

Chairman Kramer called the workshop to order at 8:57 A.M.

Michael Woodman, Planning & Development Services Manager, provided a brief overview of each case on the agenda for November 18, 2022.

Chairman Kramer adjourned the workshop at 8:59 A.M. and called for a brief recess.

II. CALL TO ORDER

- Chairman Kramer called the meeting to order at 9:04 A.M.

III. ROLL CALL

Board Members Present:

- Richard Kramer (Chairman)
- Pat Corkill
- Katie Rocco
- Frank Schwing (Vice-chairman)

Staff Present:

- Michael Woodman, Planning & Development Services Manager
- Tracy Jackson, Planning + Zoning Coordinator

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

- Item DRB220048 / Off Leash 142 South Main St has been deferred to December 12, 2022, and will not be heard today during the November 18, 2022 DRB meeting.

VI. ITEMS FROM BOARD MEMBERS

VII. APPROVAL OF MEETING MINUTES

- ❖ Board member Rocco offered a motion to defer approval of the meeting minutes from October 21, 2022, to the next Design Review Board meeting on 12-9-2022.
 - Vice-chair Schwing seconded the motion
 - The motion was approved unanimously (4-0)

VIII. PUBLIC HEARING

1. DRB220039 / Parkway 400 Office Buildings 11740 Amber Park Dr

Review exterior elevations and landscape/site plan

- Applicant came forward to provide better elevations as discussed in previous meeting held on September 16, 2022
- Chairman Kramer read previous motion approved on September 16, 2022, meeting:

Vice Chair schwing offered a motion to approve this item with the following conditions:

1. The applicant will submit the brick detail to staff for final approval, including the soldier courses above the windows.
 2. The applicant will add a water table to the brick section, like the Evans building
 3. The utility enclosure will match the building
 4. The motion was approved 4-0, with Board Member Rocco not voting because she had to leave during the presentation.
- Board member Rocco shared that: I was here for the presentation but had to step out during the vote, however I am still qualified to hear the item and vote today.
 - Applicant provided upgraded elevations that show new brick detail and water table.
 - Applicant stated that the importance of the water table being presented this way is that when you are on the inside of the building our tenants really like to have full height glass to look out.
- **Design Review Board discussed the following:**
 - Board member Schwing advised that the water table serves a practical purpose so that you don't get debris built up against the windows and water splashes.
 - Applicant advising that they have provided a 2-foot stone strip adjacent to the bottom base of the full building.
 - Chairman Kramer advised that the applicant needs to make sure new

- exterior elevations grade is below the floor slab
- Chairman Kramer questioned applicant on update to the dumpster enclosure and is there a rendering for that item. Applicant advised that they do not have one. It was clarified that the prior condition for the dumpster enclosure materials to match the building still applies.

Public Comment:

- There were no public comments for this item

❖ Vice-chair Schwing offered a motion regarding (DRB220039 / Parkway 400 Office Buildings 11740 Amber Park Dr) to approve the new building elevations and materials as presented today.

- Board member Rocco seconded the motion
- The motion was approved unanimously (4-0)

Landscape:

- Chairman Kramer read previous motion approved on September 16, 2022, meeting:

Board Member Corkill offered a motion to defer landscaping based on the following comments:

1. The wall materials need to be clarified.
 2. Landscaping shall change based on discussion, which includes screening of the wall.
 3. The roundabout and sidewalks be adjusted as discussed
 4. The south planting strip will be field adjusted based on existing conditions, and that area will be fully irrigated.
- Board member Schwing asked that before we get into plantings can we discuss retaining wall and clarify where the retaining wall is and how high it is.
 - Applicant stating, they have worked to reduce height of the wall by pulling the wall back from the road to 11 feet with that we were able to reduce the length
 - At the highest point we are at 8 feet at the frontage
 - The start of the wall height is zero then the first part of the wall is 3 feet tall heading north, as you follow the wall from left to right as the slope begins to drop there is a wedge
 - The wall goes from zero to 8 feet at the corner, the variation gets a little bit shorter
 - Chairman Kramer suggested that if we took the concrete with the stone face and take it further back so that it is not very apparent on North Winds Parkway.

- Is the wall the Evans building wall matching the material? Yes, does Evans have a railing, and will it match? Yes, applicant presented sample of stone color and sizes
- Is there any concern about the proximity of cars parking in the surface parking lot where the wall is or where the fence is? Yes, we have enough space in the landscape area behind the curve to make it happen. As long as Fulton County will allow this then we are ok.
- Applicant states they have worked in a few groupings of Nellie r stevens, osmanthus a few upright evergreens to spill over in a few areas. Also using Stella's, cross hatch, and a cone flower mix.
- **Design Review Board discussed the following:**
 - Discussion of roundabout and what material that it is made of
 - Applicant advised that there is a mixture of concrete and pavers as well as a 4-inch easement and a color differential with a raised curve.
 - Board member Schwing stating he would like to see pavers on circle, do something in the middle, a design in the pavers or something in the center just to make that circle a little bit more of a focal point.
 - Board member Corkill stating that the roundabout needs to be dressed up.
 - Plant selection around the roundabout is Susanne fringe, vintage jade distylium, accents, some Forster Weather Wheatgrass, Purple Pixies, Big Blue Verios, Black Eyed Susan mix, Ruby Spider, and some Stella's.
 - Board advising to make sure that there is not as much stuff (plants) that goes away in the fall.

Public Comment:

- There were no public comments for this item
- ❖ Board member Corkill offered a motion on (DRB220039 / Parkway 400 Office Buildings 11740 Amber Park Dr) to approve landscaping with conditions:
 1. The stone portion of the exterior retaining wall shall be extended approx. 30 feet to the west towards 1st parking island.
 2. Stone for the retaining wall shall match Evans property retaining wall next door including the railing
 3. Plantings shown may be adjusted per our comments and feedback regarding Perennials vs evergreens.
 4. Roundabout paving material refinement shall be issued to staff for final review and approval based on comments and feedback of the board today.
 - Vice-chair Schwing seconded the motion
 - The motion was approved unanimously (4-0)

IX. ADJOURNMENT

❖ Chairman Kramer adjourned the meeting at 9:51 A.M.

Respectfully Submitted by

Tracy Jackson

Tracy Jackson

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: Lonnie Cooper Ventures

Location Address: 142 S Main Street, Alpharetta, GA 30009

Mailing Address: 150 Interstate North Parkway, Atlanta, GA 30339

City: _____ State: _____ Zip Code: _____ - _____

Contact For All Notifications: Wendy Newman

Contact Telephone: 770 - 955 - 1300 Mobile Telephone: 404 - 860 - 0736

Fax: _____ - _____ - _____ Email: kieva@lcooperventures.com

Contact's Relation To Business: CEO

This Application For (Check all that apply):

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

Application Fees:

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

All other reviews \$ 300.00

Total Due _____

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Bur Rog, INC/Buck's East Side, LLC

Physical Address: 142 S. Main Street

Mailing Address: PO Box 642

City: Alpharetta State: GA Zip Code: 30009 -

Owner Telephone: 404 - 787 - 1568 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): Jamey Rogers (As Manager) Date: 10/31/2022

Owner Signature: 

Property Information:

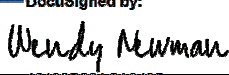
Address (If Assigned) : 142 S. Main Street

Tax ID or Map Reference Number: 12 258406951 102

Land Lot(s): District: Section:

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

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

Applicant Signature:  Date: 10/31/2022

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

The proposed primary materials are to consist of off-white brick masonry, glazed metal storefronts with muntins, timber framing at exterior patios, and metal and faux-wood accents and trim on the building facades. The style of the building is intended to be reminiscent of mill architecture. Each of these materials, and style, are inspired by numerous nearby buildings within the downtown overlay.

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

☒ Yes

☐ No

DESIGN REVIEW BOARD REVIEW CRITERIA

Please respond to the following ONLY if your application is within the 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 | ☒ Mercantile / Mill |
| ☐ 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.

It is our intent that the proposed design be of the Mercantile/Mill style as outlined in the Downtown Design Guidelines. Among the described attributes of this style, our design includes the use of exposed masonry, brick detailing and corbeling, minimal ornamentation (outside of brick detailing), the use of large, street level, metal storefronts, with smaller clear-story windows, the use of metal and wood architectural accents, and use of industrial style lighting.

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

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

The design of the building aims to take numerous queues from the Downtown Design Guidelines. Among the key attributes of the design that compliment the Guidelines are the following:

- Highlighting of the building entrances through a change in material and massing.
- Use of compatible materials - brick and wood and steel.
- Use of brick detailing/corbeling along with changes in color and texture.
- Use of fenestration to break of solid building masses and create visible connections to the street.
- Strategic use of signage to highlight the branding and building entry.

Additionally, the overall redevelopment of the site aims to bring the building closer to the street and place the parking in the side yard, away from the visibility of the intersection, in order to better align with the more urban feel of the Downtown Overlay.

Architectural elevation drawing of a building facade and canopy system. The drawing shows a brick masonry building with a large glass storefront and a metal canopy system. Labels include:

- PRE-FINISHED METAL COPING
- BRICK MASONRY VENEER
- EXTERIOR SIGN LIGHT
- METAL CANOPY SYSTEM
- EXTERIOR WALL SCONCE
- ALUMINUM STOREFRONT SYSTEM
- BRICK MASONRY VENEER
- EXTERIOR WALL SCONCE
- PRE-FINISHED METAL COPING
- STANDING SEAM METAL ROOF
- T/PARAPET 25'-6"
- T/PARAPET 22'-6"
- PRE-FINISHED METAL DOWNSPOUT & GUTTER
- 6-FT PRE FINISHED METAL PICKET FENCE
- LEVEL 1 0'-0"

Architectural elevation drawing of a building facade. The drawing shows a structure with a combination of brick masonry veneer, pre-finished metal siding, and a timber frame. Key features include a glazed overhead door, pre-finished metal coping, a 6-ft pre-finished metal picket fence, and a pre-finished metal downspout & gutter. The drawing is annotated with labels for materials and structural elements, as well as dimensions for the parapet and level 1.

Labels and dimensions:

- BRICK MASONRY VENEER
- GLAZED OVERHEAD DOOR
- PRE-FINISHED METAL COPING
- T/PARAPET 25'-4"
- T/PARAPET 22'-6"
- BRICK MASONRY VENEER
- 6-FT PRE FINISHED METAL PICKET FENCE
- LEVEL 1 0'-0"
- PRE-FINISHED METAL DOWNSPOUT & GUTTER
- ALUMINUM STOREFRONT SYSTEM
- TIMBER FRAME
- PRE-FINISHED METAL DOWNSPOUT & GUTTER

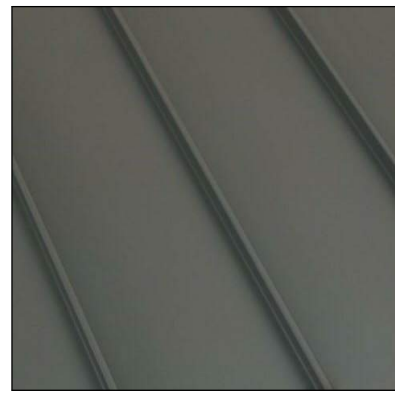
Architectural elevation drawing of a building facade. The drawing includes the following callouts and dimensions:

- PRE-FINISHED METAL COPING
- METAL CANOPY SYSTEM
- BRICK MASONRY VENEER
- EXTERIOR SIGN LIGHTING
- FIBER CEMENT PANEL SIDING
- T/PARAPET 25'-6"
- T/PARAPET 22'-6"
- 6-FT PRE FINISHED METAL PICKET FENCE
- BRICK MASONRY VENEER
- SPANDREL GLAZING
- ALUMINUM STOREFRONT SYSTEM
- EXTERIOR WALL SCOFF
- LEVEL 1 0'-0"

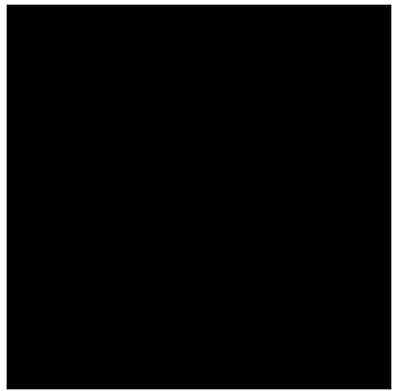
Architectural elevation drawing of the building facade. The drawing includes the following callouts and dimensions:

- STANDING SEAM METAL ROOF
- PRE-FINISHED METAL COPING
- FIBER CEMENT PANEL SIDING
- PRE-FINISHED METAL DOWNSPOUT & GUTTER
- 6-FT PRE FINISHED METAL PICKET FENCE
- off leash ALABAMA (signage)
- ALUMINUM STOREFRONT SYSTEM
- SPANDREL GLAZING
- PRE-FINISHED METAL COPING
- EXTERIOR SIGN LIGHTING
- T/PARAPET 25'-6"
- T/PARAPET 22'-6"
- METAL CANOPY SYSTEM
- EXTERIOR WALL SCENCE
- BRICK MASONRY VENEER
- LEVEL 1 0'-0"

BRICK MASONRY VENEER:
PALMETTO BRICK, WHITESTONE



STANDING SEAM ROOF:
PAC-CLAD, SNAP-CLAD, BLACK



ALUMINUM STOREFRONTS (& METAL TRIM):
BLACK



FIBER CEMENT PANEL SIDING:
NICHHA, VINTAGEWOOD, CEDAR

SEMI-TRANSPARENT WATERPROOF
EXTERIOR WOOD STAIN: CEDAR

EXTERIOR WALL SCONCE:
G-LIGHTING, CYLINDER, 9 1/4" H, BLACK



EXTERIOR SIGN LIGHT:
BARN-LIGHT, FIRE CHIEF LED SIGN LIGHT
12" SHADE, CUSTOM COLOR



VICKERS
design group

1000 Abernathy Road NE, Suite 100
Atlanta, Georgia 30346
404.937.6550

NOT FOR CONSTRUCTION

Offleash - Alpharetta

DESIGN REVIEW BOARD

142 S MAIN STREET
ALPHARETTA, GA 30004

[illegible]

RENDERED ELEVATIONS

PROJECT NUMBER
22017.00

EL-01

NOT FOR CONSTRUCTION



DESIGN REVIEW BOARD

142 S MAIN STREET
ALPHARETTA, GA 30004

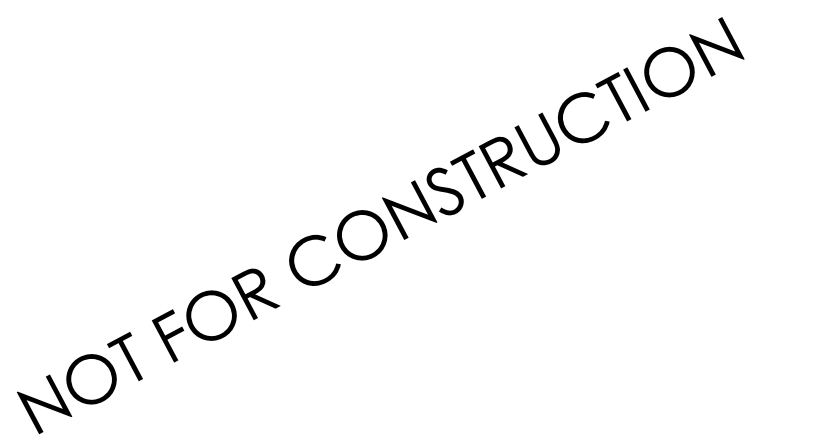
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PERSPECTIVE - VIEW 1

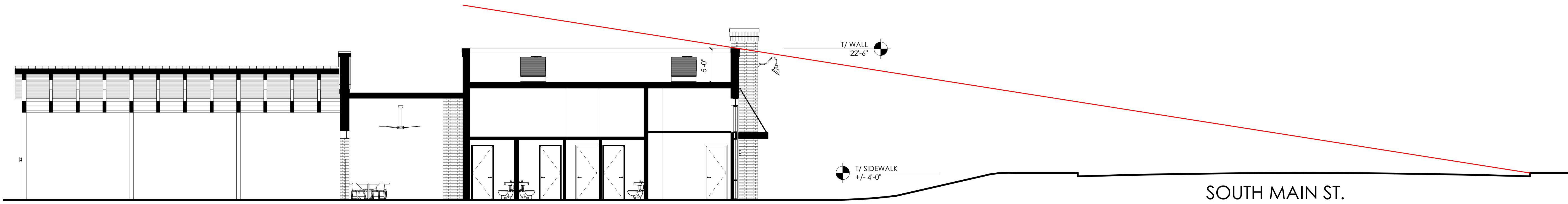
PROJECT NUMBER:
22017.00

EL-02





EL-04



ROOFTOP SITE LINE STUDY

$$1/8'' = 1'-0''$$


1000 Abernathy Road NE, Suite 100
Atlanta, Georgia 30346
404.937.6550

NOT FOR CONSTRUCTION

Offleash - Alpharetta

DESIGN REVIEW BOARD

142 S MAIN STREET
ALPHARETTA, GA 30004

[illegible]

SITE LINE STUDY

PROJECT NUMBER:
22017.00

EL-05

CYLINDER

Outdoor ADA Wall Sconce



9777 Reavis Park Drive
St. Louis, MO 63123
800.331.2425 or 314.631.6000

sales@glighting.com www.glighting.com

GENERAL SPECIFICATION

LED: High efficiency high-power LED. Lumen maintenance +90% over 50,000 hour life. Light source is field replaceable.

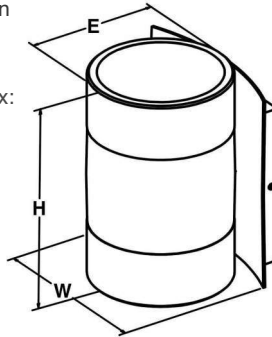
Driver: Standard 1% 0-10V dimming. Max remote driver installation distance: 25ft from fixture body. Universal voltage 120-277V.

Body: Cast aluminum.

Mounting: -Driver mounted in 4" square by 2 1/8" deep junction box:
Steel City #52171 or equivalent (supplied by others)

Finish: Highly durable oven cured no VOC premium powder coat.

Surge Protection: External surge protector provided as standard.



SAMPLE CATALOG NUMBER:

GL-6540-

B-

R2

R2

TBL-

A

MODEL NO.	LAMPING	REFLECTOR UP	REFLECTOR DOWN	FINISH	OPTIONS
GL-6540 W 5" in H 9 1/4" in E 4" in	C. LED30 B. LED35 E. LED40	Up R2 20° Fresnel Lens R3 30° Flat, Clear Lens	Down R2 20° Fresnel Lens R3 30° Flat, Clear Lens	Textured: TLV - Light Verdigris TWH - White TBL - Black TS - Silver TBN - Terra Brown TBZ - Bronze Premium: SA - Satin Aluminum	A. No Options EL. Emergency Ballast Remote mount up to 10' from light source in controlled environment with an area temperature range of 32°-131°F.
GL-6541 W 5" in H 6" in E 4" in	C. LED30 B. LED35 E. LED40	Up R5 50° Flat, Clear Lens CC Closed Cap	Down R5 50° Flat, Clear Lens CC Closed Cap		
GL-6542 W 5" in H 7 5/8" in E 4" in	C. LED30 B. LED35 E. LED40	Up R2 20° Fresnel Lens R3 30° Flat, Clear Lens	Down R5 50° Flat, Clear Lens CC Closed Cap		
GL-6543 W 5" in H 7 5/8" in E 4" in	C. LED30 B. LED35 E. LED40	Up R5 50° Flat, Clear Lens CC Closed Cap	Down R2 20° Fresnel Lens R3 30° Flat, Clear Lens		

* All dimensions are nominal.

Light Source Definition

— Specifications per side —						
Code	Kelvin	Reflector	CRI	Total Wattage	Rated Life Hrs	Delivered Lumens
LED30	3000K	20°	+80	14W	50000	1462*
		30°	+80	14W	50000	1030
		50°	+80	14W	50000	1284
LED35	3500K	20°	+80	14W	50000	1462*
		30°	+80	14W	50000	1030
		50°	+80	14W	50000	1284
LED40	4000K	20°	+80	14W	50000	1462*
		30°	+80	14W	50000	1030
		50°	+80	14W	50000	1284

Fixture is ETL listed for wet locations

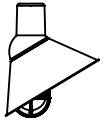
Complete LM-79 data available at glighting.com



SPS-0530 REV B

FIRE CHIEF NAUTICAL LED SIGN LIGHTJOB NAME: Offleash

FIXTURE TYPE: _____



BLE - G -

A

B

C

D

E

F

G

H

I

J

K

Order Example: BLE - G - ASFC12 - 200 - G22 - 200 - SWK - TGG - FST - 200 - DBPC - LED16.8 - 3500K

A - SHADE SIZE**FIRE CHIEF:****ASFC12** 12" Shade
ASFC14 14" Shade**B - SHADE FINISH****PORCELAIN FINISHES¹:**

150	Black
250	White
350	Vintage Green
355	Jadite
455	Cherry Red
550	Yellow
650	Bronze
750	Cobalt Blue
765	Delphite Blue
850	Graphite
950	Metallic Chrome

POWDER COAT FINISHES²:

100	Black
105	Textured Black
200	White
300	Dark Green
307	Emerald Green
311	Jadite
370	Mint
380	Chartreuse
390	Teal
400	Barn Red
420	Orange
470	Watermelon
480	Blush Pink
490	Magenta
495	Sherbet Orange
500	Buttery Yellow
570	Sunflower
600	Bronze
601	Chocolate
605	Rust
615	Oil-Rubbed Bronze
700	Royal Blue
705	Navy
710	Cobalt Blue
715	Delphite Blue
790	Lavender
800	Industrial Grey
805	Charcoal Granite
810	Graphite
975	Galvanized

NATURAL METALS³:

995	Raw Copper
996	Weathered Copper
997	Raw Brass
998	Weathered Brass
999	Oil-Rubbed Copper

C - GOOSENECK ARMS**GOOSENECK OPTIONS:**

G1 ⁴	G16 ⁴
G2 ⁴	G17
G5 ⁴	G22
G6	G24
G7	G25
G8	G26 ⁴
G9	G32
G10	G34 ⁴
G11 ⁴	G35 ⁴
G12 ⁴	G36 ⁴
G13	G64 ⁴
G14	G65 ⁴
G15	

D - GOOSENECK ARM FINISH

Please Note: See **Section B** for all applicable Gooseneck Arm Finish Options. Gooseneck Arms are also available in 980-Brushed Aluminum.
(1) If Porcelain Finish selected, Gooseneck Arm will be Powder Coat Painted-To-Match.

980 Brushed Aluminum⁵**E - SWIVEL KNUCKLE**

NA	None
SWK	Swivel Knuckle ⁴

F - SHADE ACCESSORIES⁴

NA	No Guard
TGG	Heavy Duty Guard
CGG	Cast Guard
WGG	Wire Guard

G - GLASS OPTIONS

CLR	Clear Glass
FST	Frosted Glass
RIB	Ribbed Glass
SMK	Smoke Crackle Glass
BLU	Blue Glass
RED	Red Glass
AMB	Amber Glass
GRN	Green Glass

H - SHADE ACCESSORY FINISH

Please Note: See **Section B** for all applicable Accessory Finish Options.
(I) Guards not available in Natural Metals.
(II) If Porcelain Finish is selected, accessory will be Powder Coat Painted-To-Match.

NA None/Not Applicable**I - MOUNTING ACCESSORY**

Please Note: Mounting Accessories below are only applicable with select Mounting Styles. Please refer to product listings on our website for further detail.

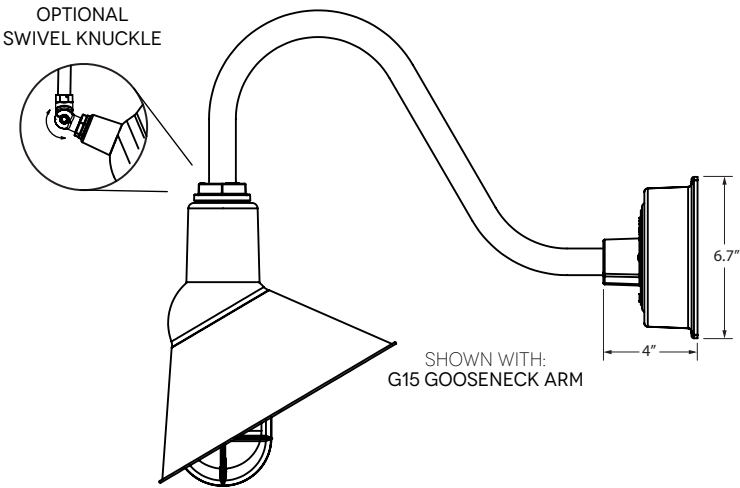
NA	None/Not Applicable
DBPC	Decorative Backing Plate Cover
DCHX	Decorative Backing Plate Cover & Hex Cover
DD	Dusk-to-Dawn Photocell

J - LIGHT SOURCE**LED16.8** 1600 Lumen, 16.8W LED**K - COLOR TEMPERATURE**

2700K	2700K, Warm White
3000K	3000K, Neutral White
3500K	3500K, Bright White
4000K	4000K, Cool White

IMPORTANT: (1) All Porcelain Enamel finished shades feature a white interior and a black outer rim (2) All Powder Coat finished shades, Galvanized excluded, feature a white interior (3) Natural Metals have a longer estimated manufacturing time, please check the website for exact lead time. There are no returns accepted on Natural Metals (4) Not available in Natural Metals (5) Not available with the G36, G40, G64, and G65

MOUNTING STYLE



LUMINAIRE DIMENSIONS

SHADE CODE	HEIGHT (A)	DIAMETER (B)	EXTENSION (C)
ASFC12	12.3"	12"	1.8"
ASFC14	13.6"	14"	1"

SPECIFICATIONS

CERTIFICATIONS, LISTINGS & WARRANTY

MADE IN THE USA
Manufactured and Hand-Crafted in Our 60,000 Square Foot Facility Located in Titusville, FL

CSA LISTED FOR WET LOCATIONS

OPERATING TEMPERATURE RANGE
-30°C to 40°C

LIMITED WARRANTY
For Additional Information on Our Limited Warranty, Please See Our Terms & Conditions

CONSTRUCTION & FINISH (CONTINUED)

COPPER
Hand-Spun from High Purity .032 Thick C11000-O60 ETP Copper

BRASS
Hand-Spun from High Purity .050" Thick C2600-O60 Brass

GOOSENECK
1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40, 6063 Aluminum Gooseneck

MAX FIXTURE WEIGHT
10 lbs

CONSTRUCTION & FINISH

POWDER COAT SHADE
Hand-Spun from High Purity 3003-O Temper Aluminum

GALVANIZE SHADE
Hand Spun from High Quality Galvanized Steel

PORCELAIN SHADE
Hand-Spun from 20 Gauge Porcelain Steel

POWDER COAT FINISHES
Polyester Powder Coat Finishes Are Electro-Statically Applied and Thermocured

PORCELAIN FINISHES
Applied by Hand and Fired in a High Temperature Oven

LED LIGHT SOURCE

LED TYPE: CREE LMH2 MODULE

INITIAL LUMENS DELIVERED: UP TO 1600 LUMENS

L90(6K) > 36,300 HOURS

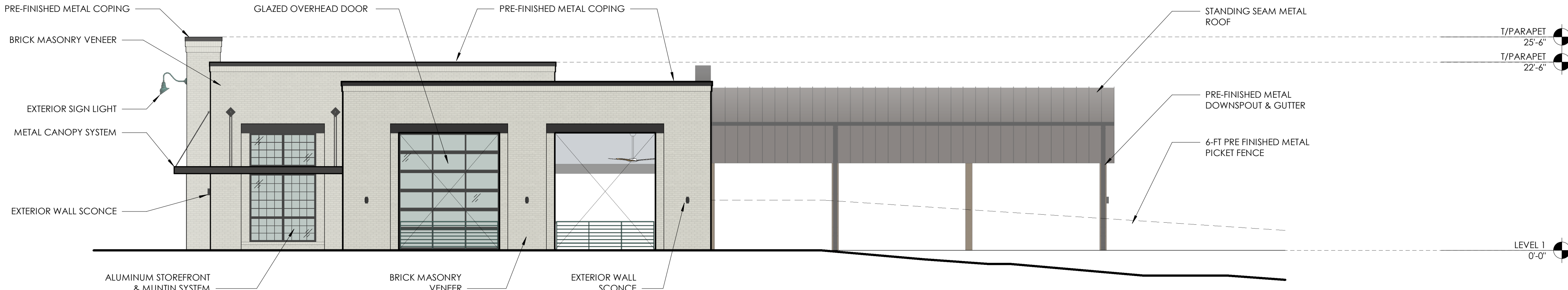
AVAILABLE CCT: 2700K, 3000K, 3500K, 4000K
Custom Temperatures Available upon Request

90+ CRI

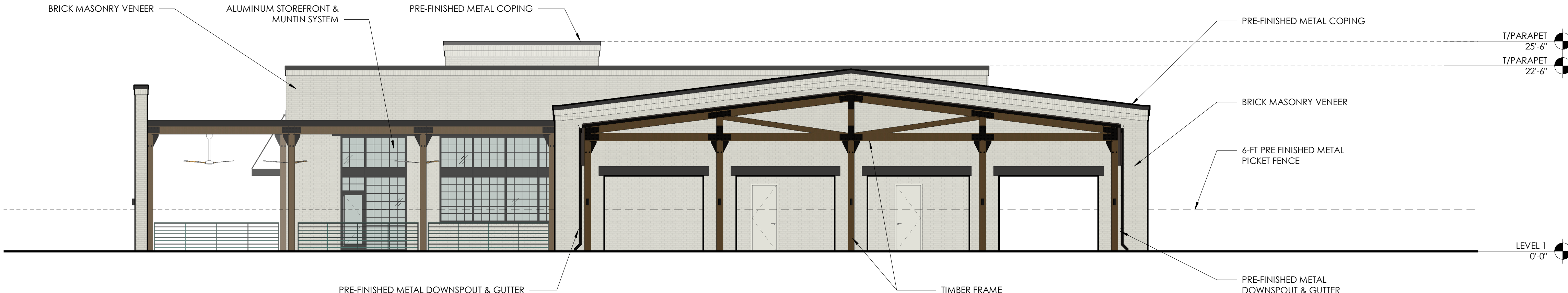
2 STEP MACADAMS ELLIPSE

EFFICACY: UP TO 95 LPW
High Efficacy Available upon Request, Consult Factory for Additional Information

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THE SPECIFIED PROJECT, NONE OF THE IDEAS, DESIGN, ARRANGEMENTS, OR PLANS SHALL BE OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF VICKERS DESIGN GROUP. WARNINGS: REPRODUCTION HEREOF IS A CRIMINAL VIOLATION OF 18 U.S.C. SEC. 360 UNAUTHORIZED DISCLOSURE OR USE OF THE IDEAS, DESIGN, ARRANGEMENTS, OR PLANS SHALL BE OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF VICKERS DESIGN GROUP. WARNINGS: REPRODUCTION HEREOF IS A CRIMINAL VIOLATION OF 18 U.S.C. SEC. 360 UNAUTHORIZED DISCLOSURE OR USE OF THE IDEAS, DESIGN, ARRANGEMENTS, OR PLANS SHALL BE OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF VICKERS DESIGN GROUP. THE IDEAS, ARRANGEMENTS, OR PLANS SHALL BE OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF VICKERS DESIGN GROUP. THE IDEAS, ARRANGEMENTS, OR PLANS SHALL BE OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF VICKERS DESIGN GROUP.



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



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



3	WEST ELEVATION 1/8" = 1'-0"
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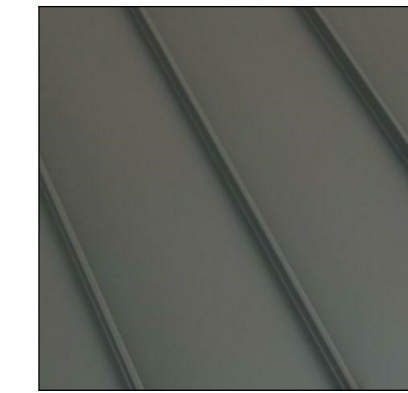


4	NORTH ELEVATION 1/8" = 1'-0"
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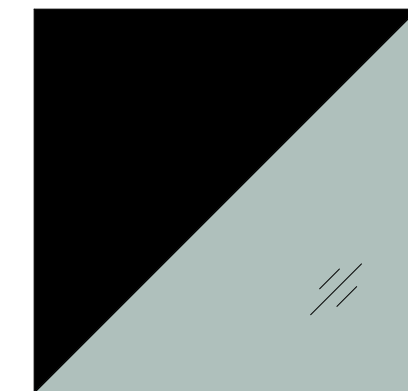
EXTERIOR FINISH LEGEND



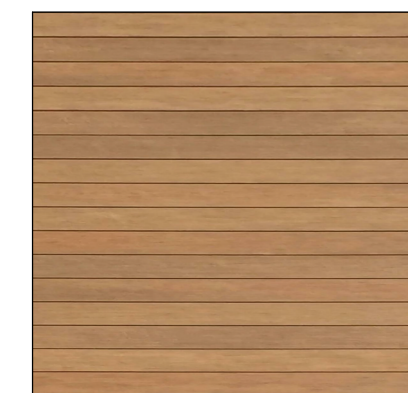
BRICK MASONRY VENEER:
PALMETTO BRICK, WHITESTONE



STANDING SEAM ROOF:
PAC-CLAD, SNAP-CLAD, BLACK



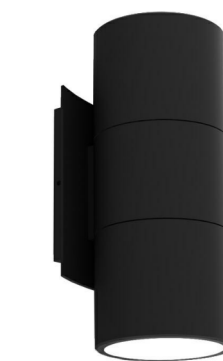
ALUMINUM STOREFRONTS WITH MUNTINS (&
METAL TRIM): BLACK



FIBER CEMENT PANEL SIDING:
NICHHA, VINTAGEWOOD, CEDAR

SEMI-TRANSPARENT WATERPROOF
EXTERIOR WOOD STAIN: CEDAR

EXTERIOR LIGHTING LEGEND



EXTERIOR WALL SCONCE:
G-LIGHTING, CYLINDER, 9 1/4" H, BLACK



EXTERIOR SIGN LIGHT:
BARN-LIGHT, FIRE CHIEF LED SIGN LIGHT
12" SHADE, CUSTOM COLOR



VICKERS
design group

1000 Abernathy Road NE, Suite 100
Atlanta, Georgia 30346
404.937.6550

NOT FOR CONSTRUCTION

Offleash - Alpharetta

DESIGN REVIEW BOARD

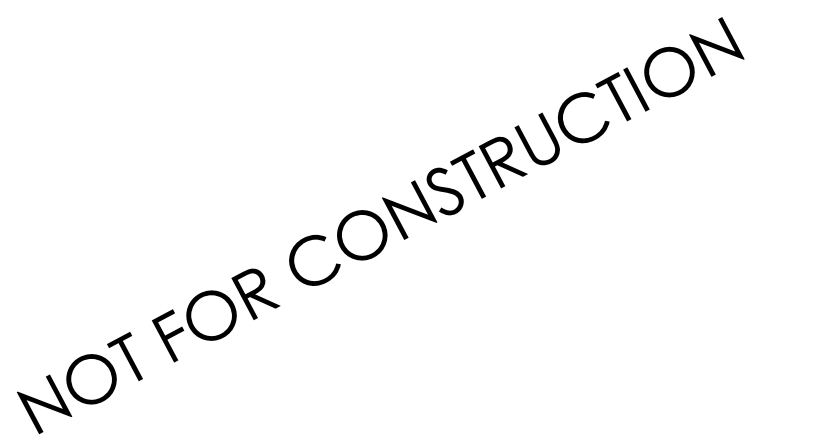
142 S MAIN STREET
ALPHARETTA, GA 30004

[illegible]

RENDERED ELEVATIONS

PROJECT NUMBER:
22017.00

EL-01



EL-02

NOT FOR CONSTRUCTION



DESIGN REVIEW BOARD

142 S MAIN STREET
ALPHARETTA, GA 30004

[illegible]

PERSPECTIVE - VIEW 2

PROJECT NUMBER
22017.00

EL-03



Offleash - Alpharetta

DESIGN REVIEW BOARD

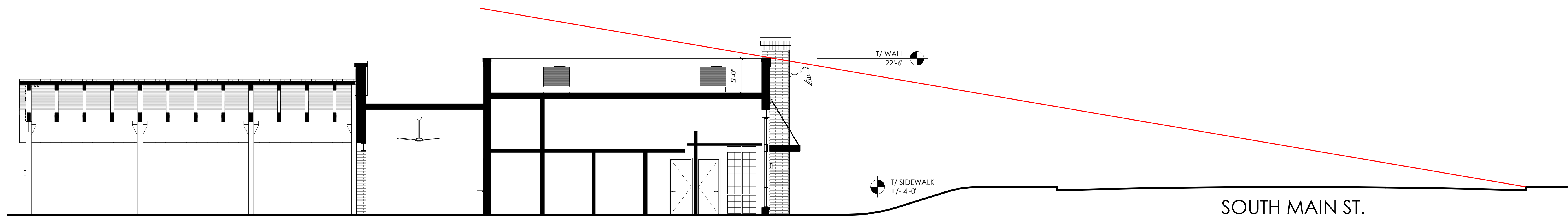
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ALPHARETTA, GA 30004

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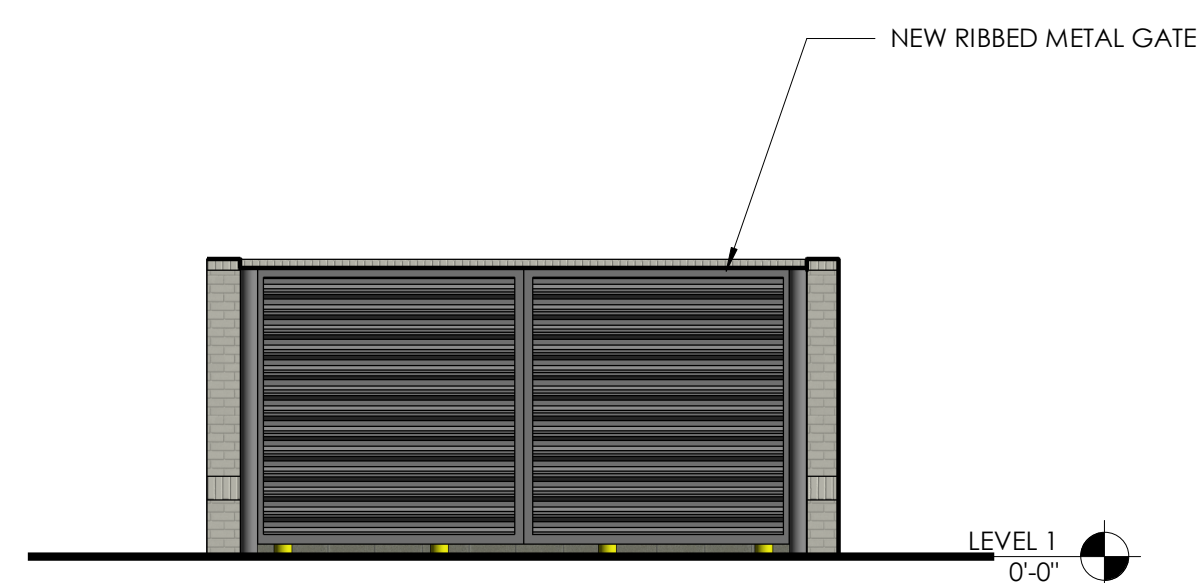
PERSPECTIVE - VIEW 3

PROJECT NUMBER
22017.00

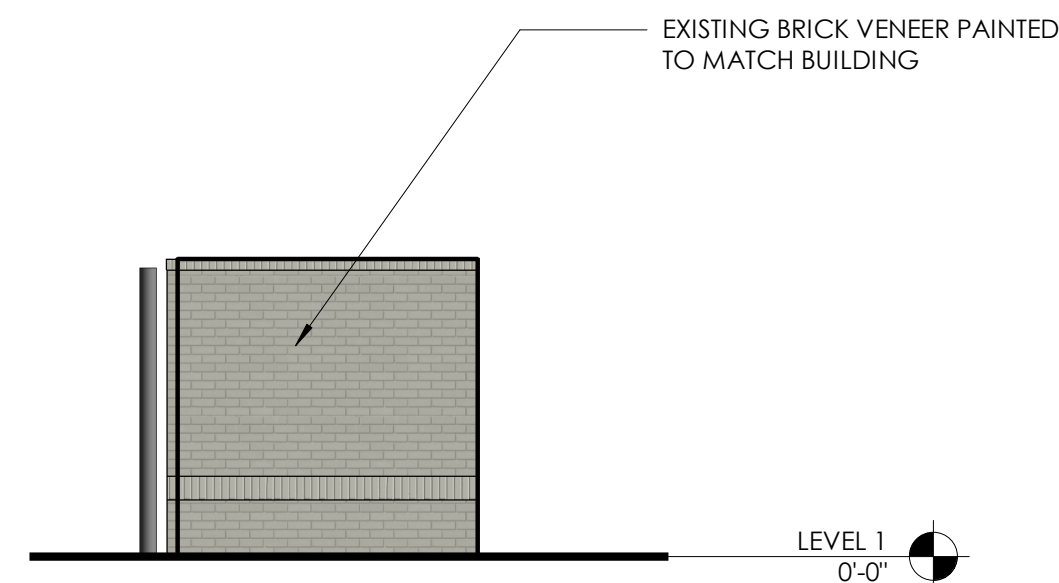
EL-04



1	ROOFTOP SITE LINE STUDY 1/8" = 1'-0"
---	---



WEST ELEVATION



SOUTH ELEVATION



EXISTING DUMPSTER ENCLOSURE CONDITIONS

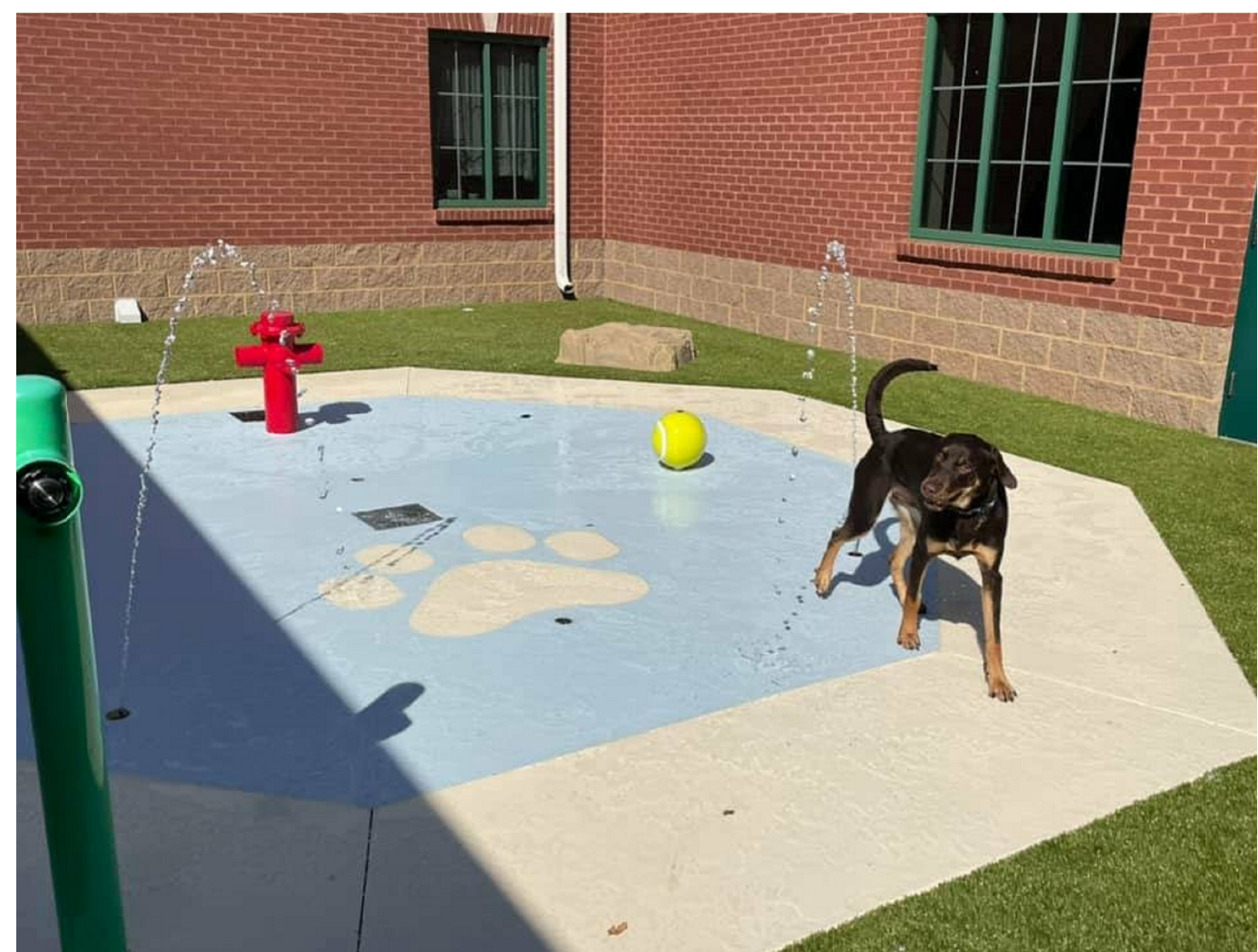


BASIS-OF-DESIGN: CITYSCAPES TOUGHGATE;
METAL INFILL SERIES; 7.2 RIB

2	DUMPSTER ENCLOSURE INFORMATION 3/16" = 1'-0"
----------	---



BASIS-OF-DESIGN: AMERISTAR ECHELON II
MAJESTIC 2/3/4-RAIL



BASIS-OF-DESIGN: H2O FIDO OUTDOOR
SPLASH PAD



SPLASH PAD PUMP HOUSE
BASIS-OF-DESIGN: H2O FIDO STANDARD SERIES

3 TYPICAL FENCE PROFILE

4 REFERENCED SPLASH PAD IMAGERY



VICKERS
design group

1000 Abernathy Road NE, Suite 100
Atlanta, Georgia 30346
404.937.6550

NOT FOR CONSTRUCTION

Offleash - Alpharetta

DESIGN REVIEW BOARD

142 S MAIN STREET
ALPHARETTA, GA 30004

[illegible]

SITE LINE STUDY & MISCELLANEOUS

PROJECT NUMBER:
22017.00

EL-05

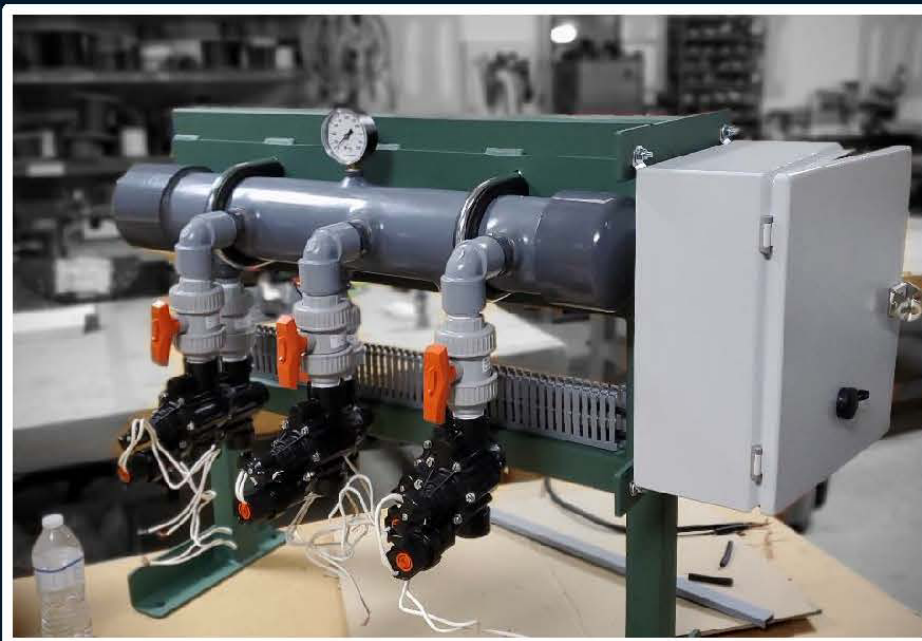
H2O Fido™ Standard Series Water System

Automated Control for Your Kg Splash Pad.

OUR STANDARD SERIES WATER SYSTEMS offer all the basic functions of our Premium systems but at a more affordable price range. Each is professionally assembled including easy mount rack, choreographing valves and enclosed computer operating system. The PLC controller is contained in a NEMA4X rated enclosure and includes plug-and-play settings that are programmed through supplied laptop PC.



- ✓ Starts with H2O Fido™ Touch Activator
- ✓ Independent valve sequencing 2 – 8 zones
- ✓ Operates up to two separate pads
- ✓ Puddle Play™ Compatible
- ✓ Unlimited sequencing variations
- ✓ Choose operation and run-time duration
- ✓ Choose Days and Hours of operation
- ✓ Touch and Toggle display through your Laptop PC



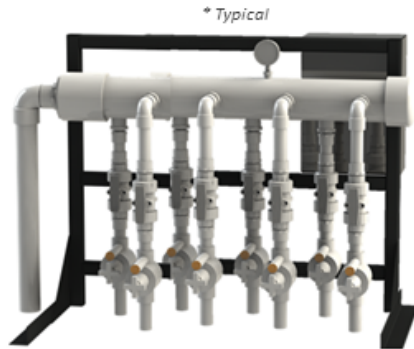
H2OFido.com
2002 Commerce Drive North
Peachtree City, GA 30269
(877)790-FIDO

Copyright © 2019 H2O Fido



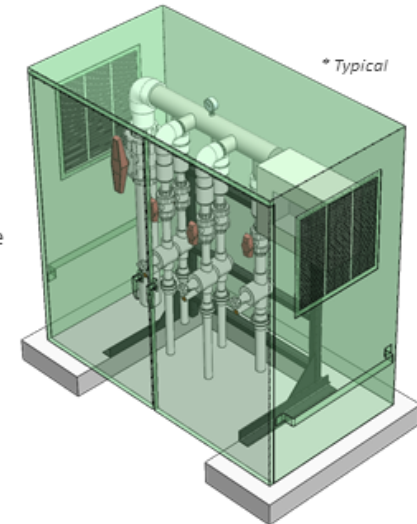
Water System Kiosk examples

Without Enclosure
(weatherproof)



** Systems sizes and assembly orientations vary depending on particular splash pad design*

With Enclosure



CYLINDER

Outdoor ADA Wall Sconce



9777 Reavis Park Drive
St. Louis, MO 63123
800.331.2425 or 314.631.6000

sales@glighting.com www.glighting.com

GENERAL SPECIFICATION

LED: High efficiency high-power LED. Lumen maintenance +90% over 50,000 hour life. Light source is field replaceable.

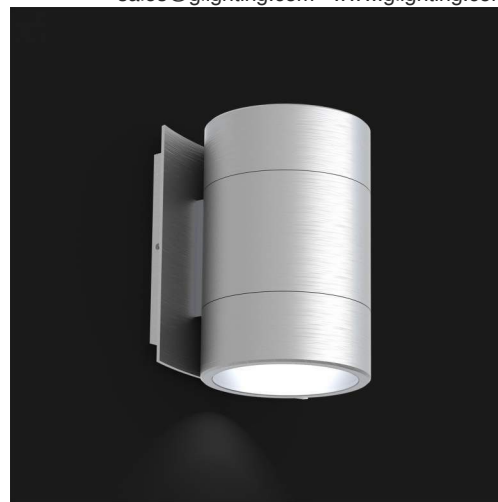
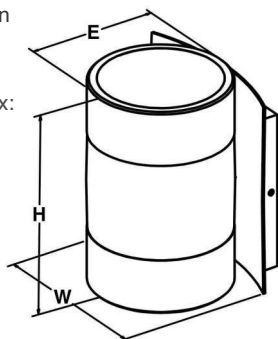
Driver: Standard 1% 0-10V dimming. Max remote driver installation distance: 25ft from fixture body. Universal voltage 120-277V.

Body: Cast aluminum.

Mounting: -Driver mounted in 4" square by 2 1/8" deep junction box:
Steel City #52171 or equivalent (supplied by others)

Finish: Highly durable oven cured no VOC premium powder coat.

Surge Protection: External surge protector provided as standard.



SAMPLE CATALOG NUMBER:					
GL-6540-		B-	R2	R2	TBL- A
MODEL NO.	LAMPING	REFLECTOR UP	REFLECTOR DOWN	FINISH	OPTIONS
GL-6540 W 5" in H 9 1/4" in E 4" in	C. LED30 B. LED35 E. LED40	Up R2 20° Fresnel Lens R3 30° Flat, Clear Lens	Down R2 20° Fresnel Lens R3 30° Flat, Clear Lens	Textured: TLV - Light Verdigris TWH - White TBL - Black TS - Silver TBN - Terra Brown TBZ - Bronze Premium: SA - Satin Aluminum	A. No Options EL. Emergency Ballast Remote mount up to 10' from light source in controlled environment with an area temperature range of 32°-131°F.
GL-6541 W 5" in H 6" in E 4" in	C. LED30 B. LED35 E. LED40	Up R5 50° Flat, Clear Lens CC Closed Cap	Down R5 50° Flat, Clear Lens CC Closed Cap		
GL-6542 W 5" in H 7 5/8" in E 4" in	C. LED30 B. LED35 E. LED40	Up R2 20° Fresnel Lens R3 30° Flat, Clear Lens	Down R5 50° Flat, Clear Lens CC Closed Cap		
GL-6543 W 5" in H 7 5/8" in E 4" in	C. LED30 B. LED35 E. LED40	Up R5 50° Flat, Clear Lens CC Closed Cap	Down R2 20° Fresnel Lens R3 30° Flat, Clear Lens		

* All dimensions are nominal.

Light Source Definition

— Specifications per side —						
Code	Kelvin	Reflector	CRI	Total Wattage	Rated Life Hrs	Delivered Lumens
LED30	3000K	20°	+80	14W	50000	1462*
		30°	+80	14W	50000	1030
		50°	+80	14W	50000	1284
LED35	3500K	20°	+80	14W	50000	1462*
		30°	+80	14W	50000	1030
		50°	+80	14W	50000	1284
LED40	4000K	20°	+80	14W	50000	1462*
		30°	+80	14W	50000	1030
		50°	+80	14W	50000	1284

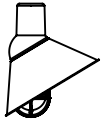
Fixture is ETL listed for wet locations
Complete LM-79 data available at glighting.com



SPS-0530 REV B

FIRE CHIEF NAUTICAL LED SIGN LIGHTJOB NAME: Offleash

FIXTURE TYPE: _____



BLE - G -

A

B

C

D

E

F

G

H

I

J

K

Order Example: BLE - G - ASFC12 - 200 - G22 - 200 - SWK - TGG - FST - 200 - DBPC - LED16.8 - 3500K

A - SHADE SIZE**FIRE CHIEF:****ASFC12** 12" Shade
ASFC14 14" Shade**B - SHADE FINISH****PORCELAIN FINISHES¹:**

150	Black
250	White
350	Vintage Green
355	Jadite
455	Cherry Red
550	Yellow
650	Bronze
750	Cobalt Blue
765	Delphite Blue
850	Graphite
950	Metallic Chrome

POWDER COAT FINISHES²:

100	Black
105	Textured Black
200	White
300	Dark Green
307	Emerald Green
311	Jadite
370	Mint
380	Chartreuse
390	Teal
400	Barn Red
420	Orange
470	Watermelon
480	Blush Pink
490	Magenta
495	Sherbet Orange
500	Buttery Yellow
570	Sunflower
600	Bronze
601	Chocolate
605	Rust
615	Oil-Rubbed Bronze
700	Royal Blue
705	Navy
710	Cobalt Blue
715	Delphite Blue
790	Lavender
800	Industrial Grey
805	Charcoal Granite
810	Graphite
975	Galvanized

NATURAL METALS³:

995	Raw Copper
996	Weathered Copper
997	Raw Brass
998	Weathered Brass
999	Oil-Rubbed Copper

C - GOOSENECK ARMS**GOOSENECK OPTIONS:**

G1 ⁴	G16 ⁴
G2 ⁴	G17
G5 ⁴	G22
G6	G24
G7	G25
G8	G26 ⁴
G9	G32
G10	G34 ⁴
G11 ⁴	G35 ⁴
G12 ⁴	G36 ⁴
G13	G64 ⁴
G14	G65 ⁴
G15	

D - GOOSENECK ARM FINISH

Please Note: See **Section B** for all applicable Gooseneck Arm Finish Options. Gooseneck Arms are also available in 980-Brushed Aluminum.
(1) If Porcelain Finish selected, Gooseneck Arm will be Powder Coat Painted-To-Match.

980 Brushed Aluminum⁵**E - SWIVEL KNUCKLE**

NA	None
SWK	Swivel Knuckle ⁴

F - SHADE ACCESSORIES⁴

NA	No Guard
TGG	Heavy Duty Guard
CGG	Cast Guard
WGG	Wire Guard

G - GLASS OPTIONS

CLR	Clear Glass
FST	Frosted Glass
RIB	Ribbed Glass
SMK	Smoke Crackle Glass
BLU	Blue Glass
RED	Red Glass
AMB	Amber Glass
GRN	Green Glass

H - SHADE ACCESSORY FINISH

Please Note: See **Section B** for all applicable Accessory Finish Options.
(I) Guards not available in Natural Metals.
(II) If Porcelain Finish is selected, accessory will be Powder Coat Painted-To-Match.

NA None/Not Applicable**I - MOUNTING ACCESSORY**

Please Note: Mounting Accessories below are only applicable with select Mounting Styles. Please refer to product listings on our website for further detail.

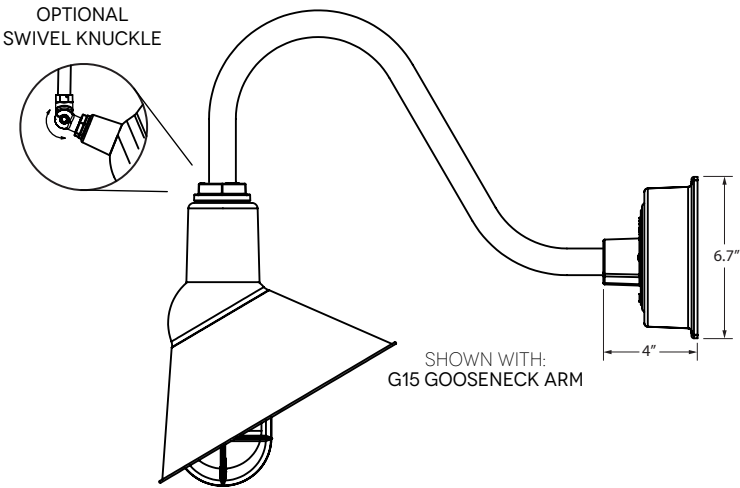
NA	None/Not Applicable
DBPC	Decorative Backing Plate Cover
DCHX	Decorative Backing Plate Cover & Hex Cover
DD	Dusk-to-Dawn Photocell

J - LIGHT SOURCE**LED16.8** 1600 Lumen, 16.8W LED**K - COLOR TEMPERATURE**

2700K	2700K, Warm White
3000K	3000K, Neutral White
3500K	3500K, Bright White
4000K	4000K, Cool White

IMPORTANT: (1) All Porcelain Enamel finished shades feature a white interior and a black outer rim (2) All Powder Coat finished shades, Galvanized excluded, feature a white interior (3) Natural Metals have a longer estimated manufacturing time, please check the website for exact lead time. There are no returns accepted on Natural Metals (4) Not available in Natural Metals (5) Not available with the G36, G40, G64, and G65

MOUNTING STYLE



LUMINAIRE DIMENSIONS

SHADE CODE	HEIGHT (A)	DIAMETER (B)	EXTENSION (C)
ASFC12	12.3"	12"	1.8"
ASFC14	13.6"	14"	1"

SPECIFICATIONS

CERTIFICATIONS, LISTINGS & WARRANTY

MADE IN THE USA
Manufactured and Hand-Crafted in Our 60,000 Square Foot Facility Located in Titusville, FL

CSA LISTED FOR WET LOCATIONS

OPERATING TEMPERATURE RANGE
-30°C to 40°C

LIMITED WARRANTY
For Additional Information on Our Limited Warranty, Please See Our Terms & Conditions

CONSTRUCTION & FINISH (CONTINUED)

COPPER
Hand-Spun from High Purity .032 Thick C11000-O60 ETP Copper

BRASS
Hand-Spun from High Purity .050" Thick C2600-O60 Brass

GOOSENECK
1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40, 6063 Aluminum Gooseneck

MAX FIXTURE WEIGHT
10 lbs

CONSTRUCTION & FINISH

POWDER COAT SHADE
Hand-Spun from High Purity 3003-O Temper Aluminum

GALVANIZE SHADE
Hand Spun from High Quality Galvanized Steel

PORCELAIN SHADE
Hand-Spun from 20 Gauge Porcelain Steel

POWDER COAT FINISHES
Polyester Powder Coat Finishes Are Electro-Statically Applied and Thermocured

PORCELAIN FINISHES
Applied by Hand and Fired in a High Temperature Oven

LED LIGHT SOURCE

LED TYPE: CREE LMH2 MODULE

INITIAL LUMENS DELIVERED: UP TO 1600 LUMENS

L90(6K) > 36,300 HOURS

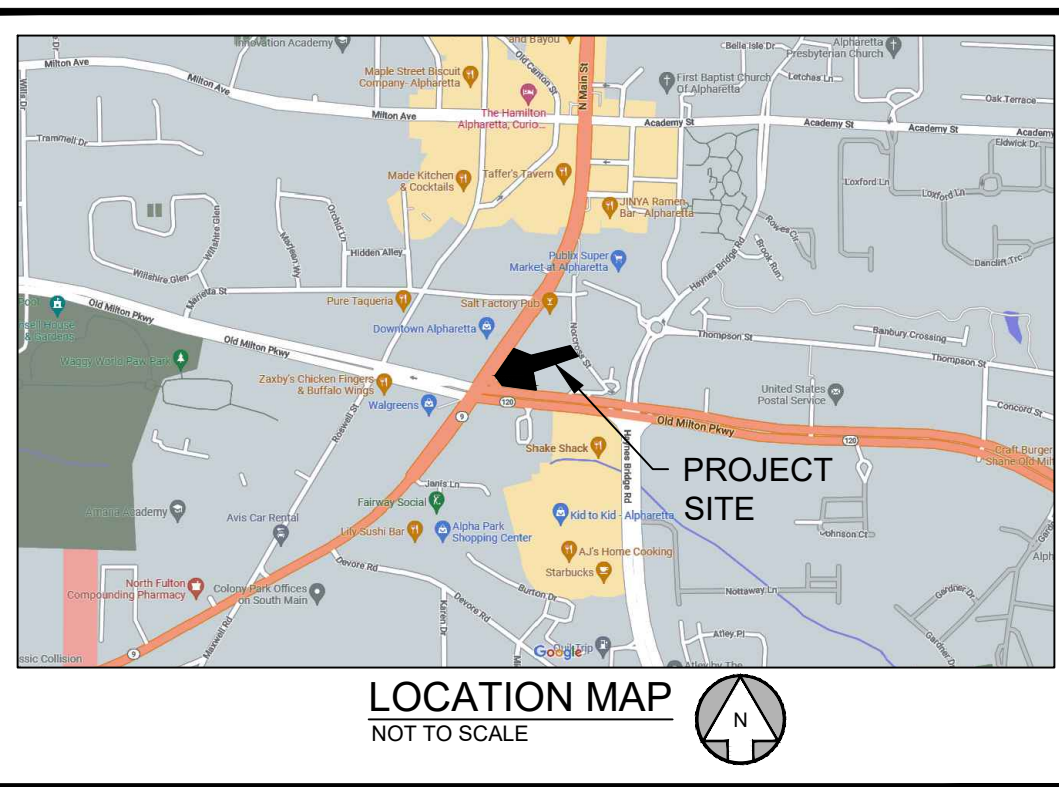
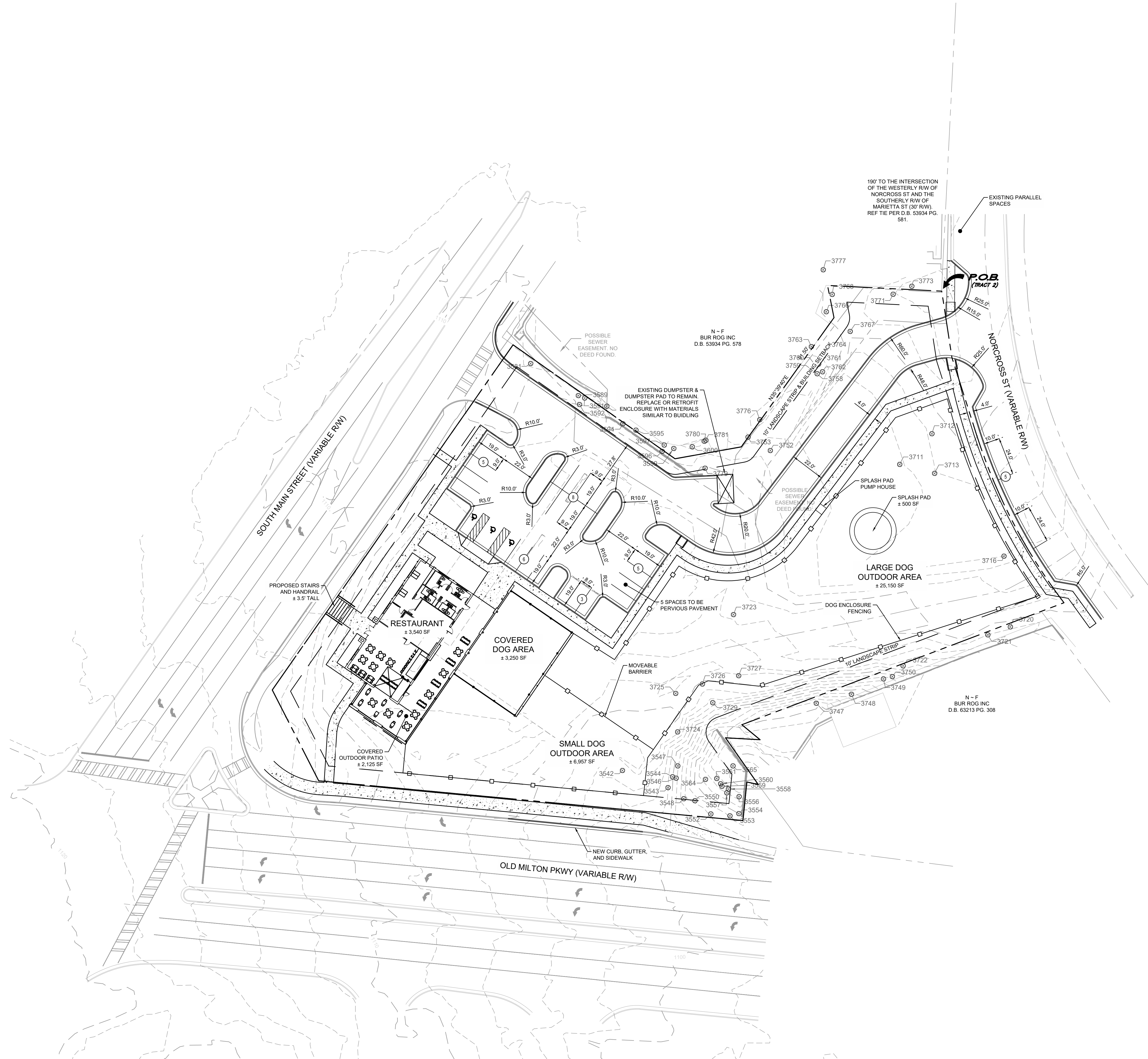
AVAILABLE CCT: 2700K, 3000K, 3500K, 4000K
Custom Temperatures Available upon Request

90+ CRI

2 STEP MACADAMS ELLIPSE

EFFICACY: UP TO 95 LPW
High Efficacy Available upon Request, Consult Factory for Additional Information

Drawing name: C:\Users\chris.Mentis\LucCraw Engineering\Dropbox\Shared Folders\LucCraw Engineering\048016 - 06 - SITE PLAN Nov 18, 2022 11:18am by: chris.klenz



SITE SUMMARY	
SITE AREA	
SITE AREA:	2.26 ACRES (98,551 S.F.)
IMPERVIOUS AREA:	32,887 S.F. (33.7%)
PERVIOUS AREA:	65,664 S.F. (66.3%)
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF ALPHARETTA
ZONING:	C-2 (DOWNTOWN OVERLAY)
ADJACENT ZONING:	C-2 (DOWNTOWN OVERLAY)
BUILDING SETBACKS	
FRONT:	CONDITIONAL (BASED ON PREVAILING DEVELOPMENT PATTERN)
SIDE:	CONDITIONAL (BASED ON PREVAILING DEVELOPMENT PATTERN)
REAR:	10'
BUILDING SUMMARY	
BUILDING AREA:	RESTAURANT: 3,540 S.F.
	COVERED PATIO: 2,125 S.F.
	COVERED DOG AREA: 3,250 S.F.
TOTAL AREA:	8,915 SF
PARKING SUMMARY	
PARKING REQ.:	18 SPACES @ 1 PER 500 S.F.
PARKING PROV. (ON-SITE/ON-STREET):	27 / 5 SPACES
TOTAL PARKING PROV.:	32 SPACES
MAX IMPERVIOUS PARKING:	27 SPACES
PERVIOUS PAVEMENT SPACES REQ.:	5 SPACES
STANDARD STALL DIMENSIONS:	19' x 9'
MIN. DRIVE WIDTH:	22'
EXISTING IMPERVIOUS AREA: 50,548 SF PROPOSED IMPERVIOUS AREA: 33,191 SF NET CHANGE IN IMPERVIOUS AREA: -17,357 SF	

CONCEPT PLAN DISCLAIMER:

- THE CONCEPT REPRESENTED HEREIN IDENTIFIES A SCHEMATIC DESIGN RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS. THE FEASIBILITY OF THIS PLAN WITH RESPECT TO OBTAINING CITY, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION OF THE SITE AND VERIFICATION OF THE ZONING ORDINANCES AND DEVELOPMENT REGULATIONS ALONG WITH PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
- THIS CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON THE AVAILABILITY OF ADDITIONAL INFORMATION.
- THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A CURRENT GEOTECHNICAL AND/OR ENVIRONMENTAL INVESTIGATION, OR JURISDICTIONAL DELINEATION. THE LOCATION OF ANY JURISDICTIONAL WATERS, WETLANDS, UNDERGROUND UTILITIES AND/OR SPECIMEN TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

GENERAL SITE NOTES:

- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.
- ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
- FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13121C0058F, DATED SEPTEMBER 18, 2013.
- 1 HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.
- ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.
- THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
- REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.
- PER ARBORIST REPORT PROVIDED MAY 19, 2022, THERE ARE NO SPECIMEN TREES ON SITE.

PREPARED IN THE OFFICE OF:

GASKINS + LECRAW
© 2022 GASKINS + LECRAW, INC.
3475 CORPORATE WAY
SUITE A
DULUTH, GA 30096
PHONE - 678.546.8100
FAX - 770.441.0298
www.gaskinslecraw.com
PEF008127

REVISIONS:

NO.	DATE	BY	CHKD.	REV.
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CLIENT
VICKERS DESIGN GROUP
41 PERIMETER CENTER EAST, SUITE 630, ATLANTA, GA 30346

PROJECT
OFF-LEASH - ALPHARETTA
142 S MAIN STREET
LAND LOT 0695
ALPHARETTA, GA 30004

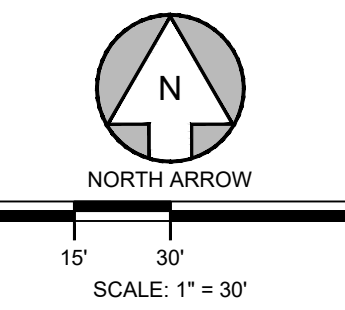
SEAL:



CALL BEFORE YOU DIG



SCALE & NORTH ARROW:



DESIGN INFO:

DRAWN BY:	CMK
DESIGNED BY:	TKS
REVIEWED BY:	TKS
JOB #:	048016
DATE:	November 18, 2022

CONCEPT SITE PLAN - B

C-1.0

TRACT 1

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 695, 1st District, 2nd Section, Fulton County, Georgia and being more particularly described as follows:

TO FIND the True Point of Beginning, commence at a point formed by the intersection of the Northerly right of way line of Maddox Street (variable width) and the Easterly right of way line of South Main Street (variable width), if the rights of way were extended to form a point; thence, leaving said point and running North 34°59'34" East, 63.14 feet to the **TRUE POINT OF BEGINNING** of the below described property; thence, leaving the said True Point of Beginning and running with the aforesaid line of South Main Street

1. North 34°59'34" East, 105.47 feet; thence,
2. North 34°59'32" East, 163.39 feet; thence, leaving the aforesaid right of way of South Main Street and running
3. South 54°28'47" East, 124.41 feet; thence,
4. North 80°31'32" East, 45.00 feet; thence,
5. North 35°34'45" East, 10.05 feet; thence,
6. South 01°41'04" West, 186.27 feet; thence,
7. South 48°04'47" East, 15.00 feet; thence,
8. North 87°20'31" West, 22.51 feet; thence,
9. South 36°05'49" East, 36.23 feet to a point on the aforesaid right of way line of Maddox Street as shown on GADOT right of way plans; thence, running with the said line of Maddox Street
10. North 83°00'56" West, 7.38 feet; thence,
11. South 05°35'14" West, 24.78 feet; thence,
12. North 84°24'46" West, 272.34 feet; thence,
13. North 26°51'15" West, 65.17 feet to the **POINT OF BEGINNING**.

Said tract contains 1.4498 acres and is depicted as "Tract 1" on that certain ALTA/ACSM Land Title Survey for Sembler Family Partnership #16 Limited (L.P.), First American Title Insurance Company, Wachovia Bank, N.A., Eckerd Corporation, Bur-Rog, Inc. and Hill, Ward & Henderson, by W.K. Dickson, certified by William C. Wohlford, Jr., GRLS No. 2577, dated December 11, 1997, last revised September 10, 1998.

TRACT 2

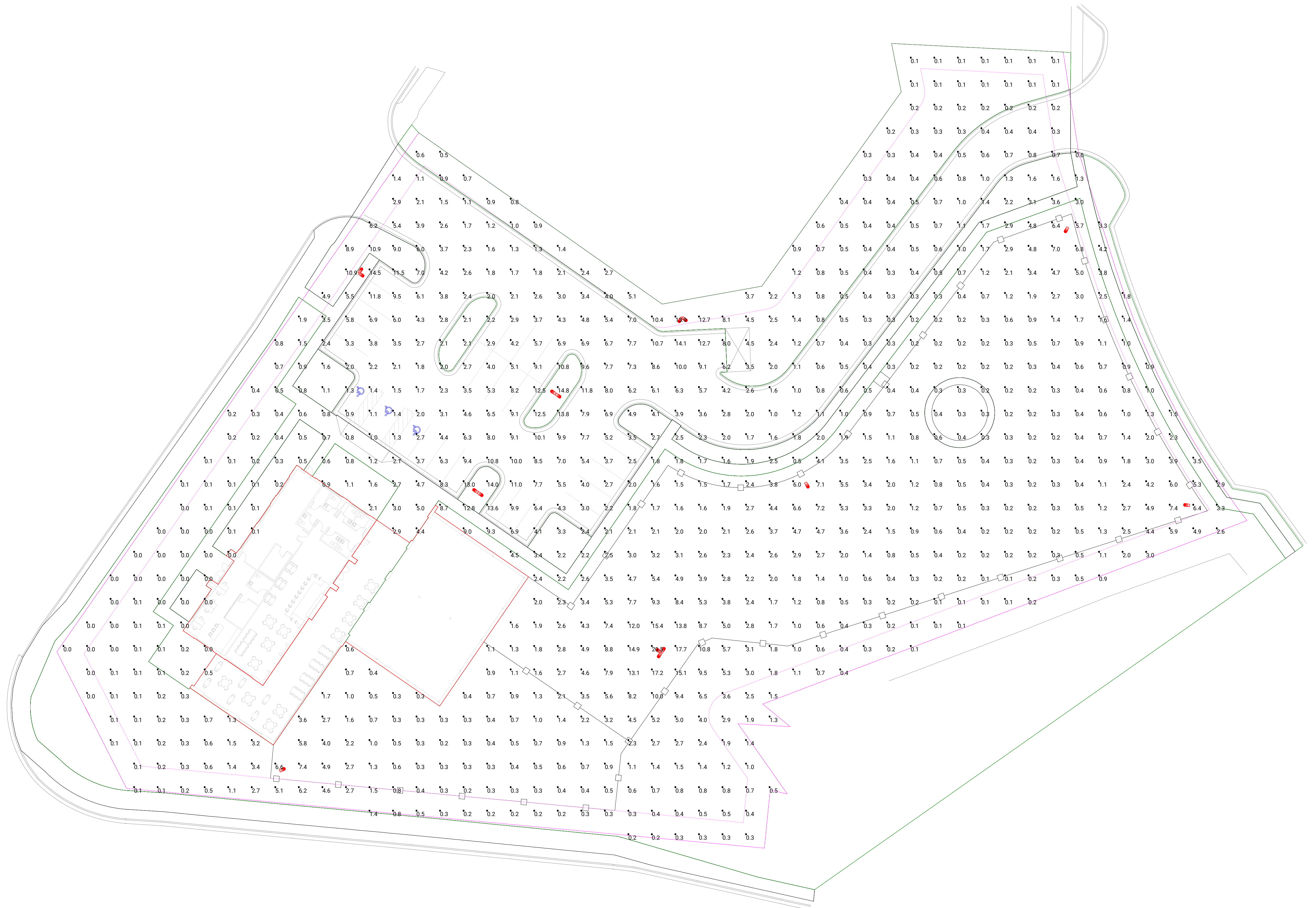
LEGAL DESCRIPTION

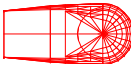
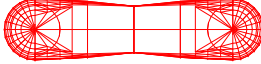
Being part of the property lying in Land Lot 695 of the First (1st) District, Second (2nd) Section of Fulton County, City of Alpharetta, Georgia; and being more particularly described as follows:

To find the True Point of Beginning, commence at a point formed by the intersection of the Northerly right of way line of Maddox Street (variable width) and the Easterly right of way line of South Main Street (variable width), if the rights of way were extended to form a point; thence, leaving said point and running with the said line of South Main Street, North $34^{\circ}59'84''$ 63.14 feet to a point; thence, continuing with the said line of South Main Street, North $34^{\circ}59'34''$ East, 105.47 feet; thence, North $34^{\circ}59'32''$ East, 163.39 feet, thence leaving the aforesaid right of way of South Main Street and running, South $54^{\circ}28'47''$ East, 124.41 feet; thence, North $80^{\circ}31'32''$ East, 45.00 feet; thence, North $35^{\circ}34'45''$ East, 10.05 feet to The True Point of Beginning of the below described property; thence, leaving the said True Point of Beginning and running

1. North $35^{\circ}34'45''$ East, 91.20 feet; thence,
2. North $11^{\circ}20'31''$ West, 20.89 feet; thence,
3. South $87^{\circ}33'50''$ East, 73.04 feet to a point on the Westerly right of way line of Norcross Street; thence, running with the said line of Norcross Street
4. South $08^{\circ}44'28''$ East, 42.84 feet; thence,
5. South $17^{\circ}42'40''$ East, 52.03 feet; thence,
6. 121.44 feet along the arc of a curve deflecting to the left, having a radius of 413.96 feet and a chord bearing and distance of South $27^{\circ}27'33''$ East, 121.01 feet; thence, leaving the aforesaid line of Norcross Street and running
7. South $69^{\circ}06'29''$ West, 220.01 feet; thence
8. North $01^{\circ}41'04''$ East, 186.27 feet to the point of beginning; containing 35.581 square feet or 0.8168 of an acre of land, more or less.

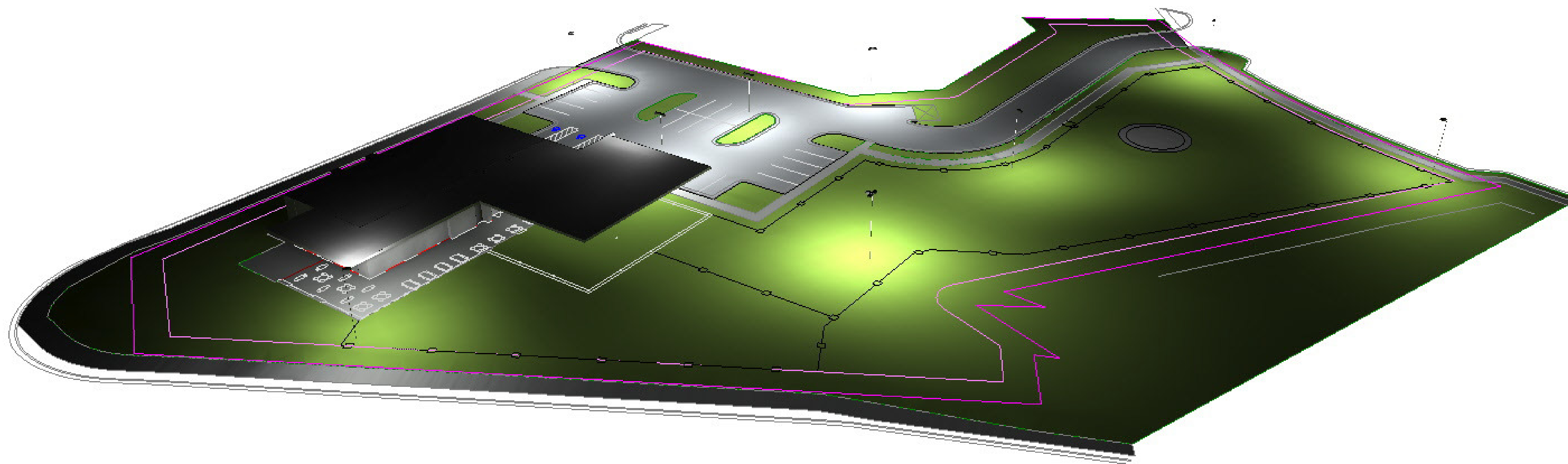
Property is subject to all easements and rights-of-way, recorded and unrecorded.

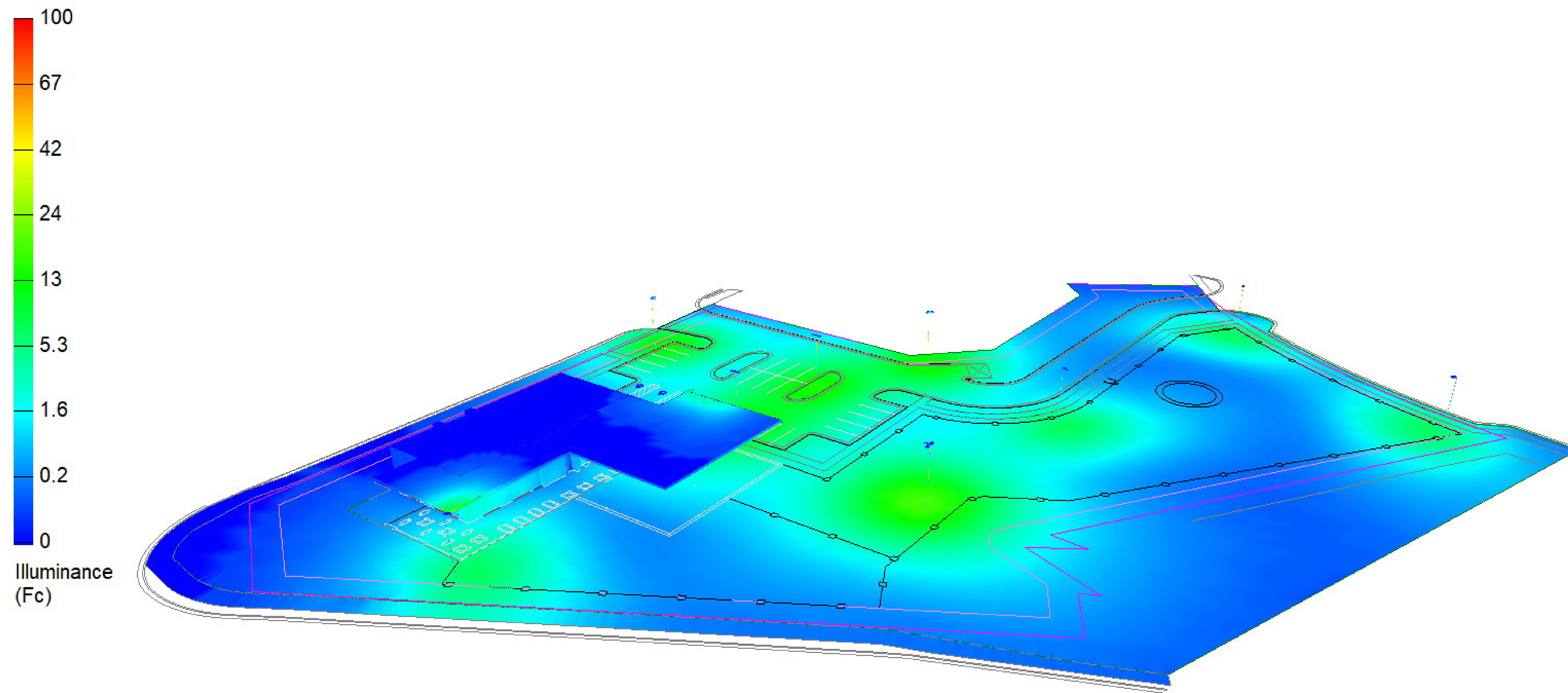


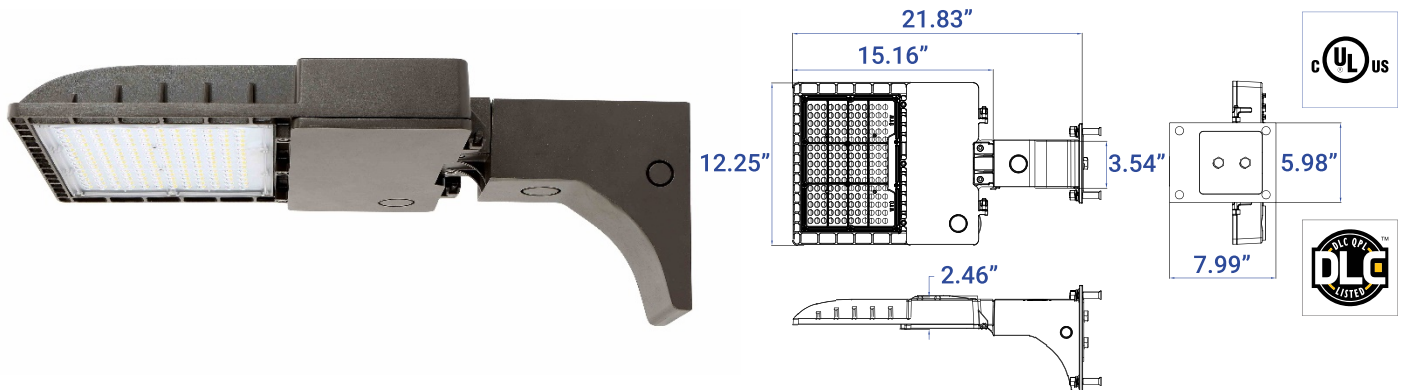
Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	Arrangement Lamp Lumens	Description
	4	ZL-ParkL6-150W	SINGLE	18603.5	18603.5	150W Parking Lot Light, 5000K
	2	ZL-ParkL6-150W x2 @ 90	2 @ 90 DEGREES	18603.5	37207	150W Parking Lot Light, 5000K
	2	ZL-ParkL6-150W x2 B2B	BACK-BACK	18603.5	37207	150W Parking Lot Light, 5000K
	1	ZL-ParkL6-150W x3 @ 90	3 @ 90 DEGREES	18603.5	55810.5	150W Parking Lot Light, 5000K

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	2.46	20.5	0.0	N.A.	N.A.

Luminaire Location Summary				
LumNo	Label	Height	Orient	Tilt
1	ZL-ParkL6-150W x2 @ 90	25	278.053	0
2	ZL-ParkL6-150W x2 @ 90	25	10.437	0
3	ZL-ParkL6-150W x3 @ 90	25	145.379	0
4	ZL-ParkL6-150W	25	26.195	0
5	ZL-ParkL6-150W	25	298.355	0
6	ZL-ParkL6-150W	25	172.876	0
7	ZL-ParkL6-150W	25	239.744	0
8	ZL-ParkL6-150W x2 B2B	25	145.516	0
9	ZL-ParkL6-150W x2 B2B	25	145.38	0

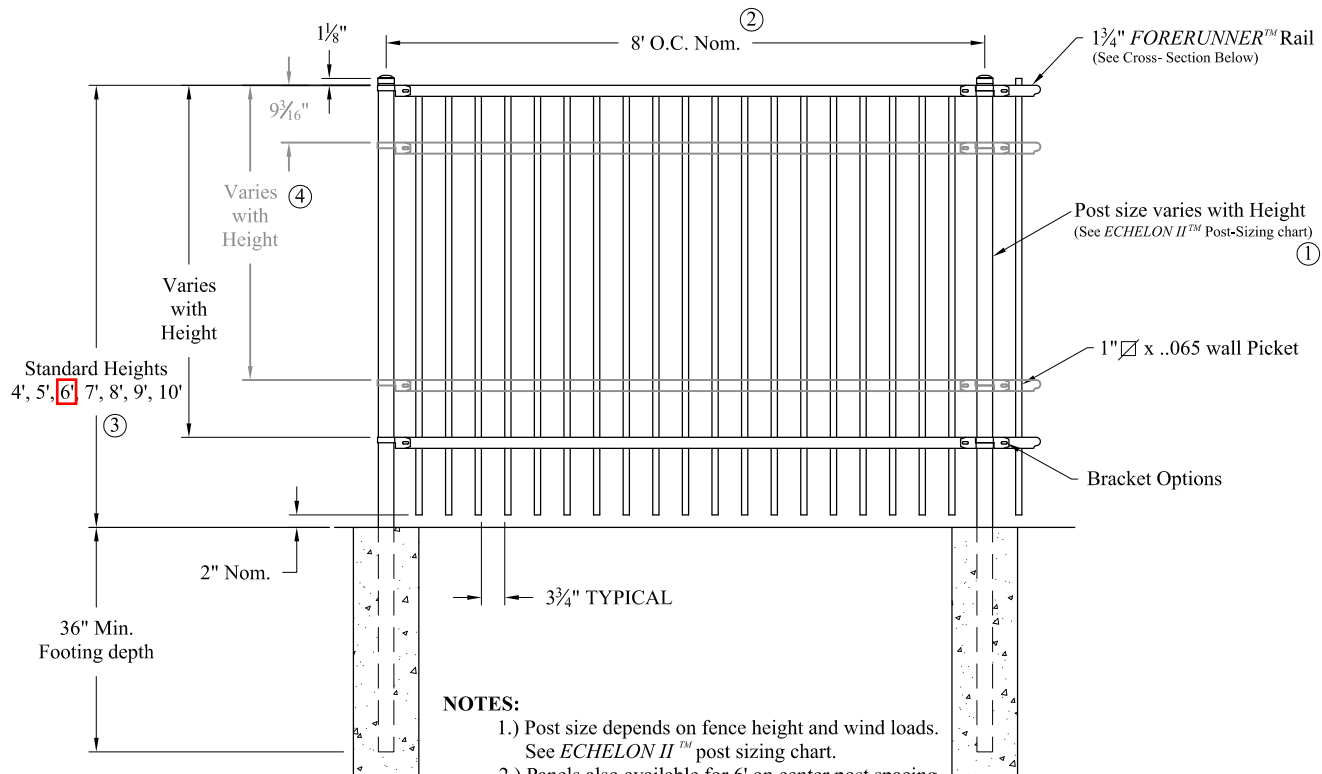






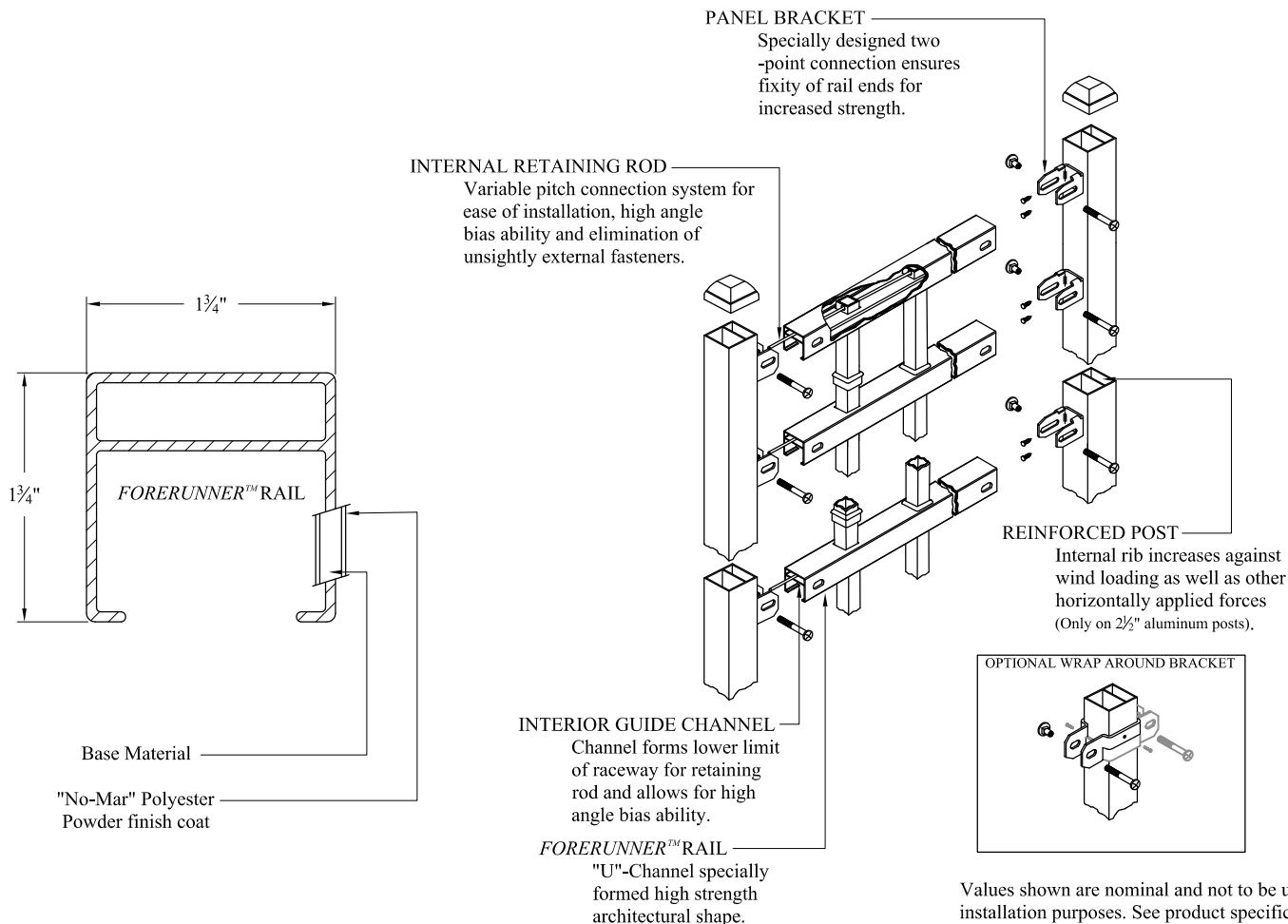
Parameters

Part Number	ZL-ParkL3-40K-150W-DM	ZL-ParkL3-50K-150W-DM
Product Description	150W LED Area Light – Wall Mount	
Wattage Equivalent	400W	
Dimension	21.83" x 12.25" x 7.99"	
Weight (lbs)	15	
Color Temperature	4000K	5000K
Lumen Output	21,000	21,300
System Power	150W	
Input Voltage	120 - 277 VAC	
Viewing Angles	Type III	
CRI	>80	
Working Temperature	-40 °C – 45°C; 10% - 90% RH	
Storage Temperature	-40 °C – 80 °C	
LED Life (L70)	50,000 Hours	
Material	Aluminum Alloy	
Protection Rate	IP65	
Safety Rating	UL, cUL, DLC	
Warranty	5 Years	



NOTES:

- 1.) Post size depends on fence height and wind loads. See ECHELON II™ post sizing chart.
- 2.) Panels also available for 6' on center post spacing
- 3.) Additional heights available on request. Some heights noted require a third and/or fourth rail.
- 4.) Third and Fourth rail optional.



Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

INDUSTRIAL STRENGTH ALUMINUM

Title: ECHELON II MAJESTIC 2/3/4-RAIL

DR: NJB SH . 1 of 1 SCALE: DO NOT SCALE

CK: BS Date 2-07-12 REV: e



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Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com

Drawing name: C:\Users\john.adeyami\OneDrive\Desktop\Shared Folders\LeCraw Engineering\Dropbox\Shared Folders\LeCraw Engineering\048016 - VDG - Off-Leash - Alpharetta, GA\048016 - 11 - LANDSCAPE.dwg LANDSCAPE PLAN Nov 23, 2022 5:11pm By: john.adeyami

NOTE:

THIS LANDSCAPE PLAN SHOULD BE CONSIDERED CONCEPTUAL IN NATURE AND MAY CHANGE AS THE SITE IMPROVEMENTS ARE FURTHER DEVELOPED DURING DESIGN.

THE TYPE/SPECIES OF THE TREES AND SHRUBS MAY CHANGE DUE TO THE AVAILABILITY OF MATERIALS DEPENDING ON WHEN THE INSTALLATION OF THE PLANTINGS OCCURS. ANY CHANGES/SUBSTITUTIONS WILL BE SUBJECT TO APPROVAL OF THE CITY ARBORIST.

EXISTING PLANTINGS
TO REMAIN IN
LANDSCAPE STRIP

EXISTING PLANTINGS
TO REMAIN IN
LANDSCAPE STRIP

EXISTING TREES TO REMAIN (EDF)			
TREE ID	SIZE	TYPE	INCHES
3542	23"	RIVER BIRCH	23
3543	6.5"	CHINESE ELM	6.5
3544	6"	AMERICAN ELM	6
3546	8"	CHERRY	8
3547	8"	CHERRY	8
3548	4.5"	AMERICAN ELM	4.5
3550	13.5"	PRINCESS TREE	13.5
3552	22.5"	AMERICAN ELM	22.5
3553	4.5"	AMERICAN ELM	4.5
3554	4.5"	AMERICAN ELM	4.5
3556	7.5"	SYCAMORE	7.5
3557	5.5"	SYCAMORE	5.5
3558	13"	BLACK WILLOW	13
3559	5.5"	AMERICAN ELM	5.5
3560	9"	BLACK WILLOW	9
3561	7"	SYCAMORE	7
3564	6"	AMERICAN ELM	6
3565	11.5"	BLACK WILLOW	11.5
3581	6"	CHINESE ELM	6
3589	7"	PRINCESS TREE	7
3591	8.5"	PRINCESS TREE	8.5
3592	5.5"	PRINCESS TREE	5.5
3594	4.5"	PRINCESS TREE	4.5
3595	24.5"	WILLOW OAK	24.5
3596	8"	PRINCESS TREE	8
3597	6.5"	HICKORY	6.5
3599	5"	HICKORY	5
3600	14"	WATER OAK	14
3711	21"	PECAN	21
3712	21"	MAGNOLIA	21
3713	27.5"	WATER OAK	27.5
3716	7.5"	RED OAK	7.5
3723	13.5"	SHUMARD OAK	13.5
3724	13.5"	RIVER BIRCH	13.5
3725	19.5"	RIVER BIRCH	19.5
3726	22.5"	WATER OAK	22.5
3727	20.5"	SHUMARD OAK	20.5
3729	8"	PEAR	8
3752	11"	PEAR	11
3753	6"	WATER OAK	6
3758	6.5"	PEAR	6.5
3759	4"	PEAR	4
3760	4.5"	PEAR	4.5
3761	4"	PEAR	4
3762	5"	PEAR	5
3763	15"	MAGNOLIA	15
3764	4.5"	PEAR	4.5
3766	14"	PINE	14
3767	13"	PINE	13
3768	14"	PINE	14
3771	5"	PEAR	5
3779	4.5"	PRINCESS TREE	4.5
TOTAL INCHES =			539

ORDINANCE REQUIREMENTS

ORDINANCE REQUIREMENTS

SITE DENSITY REQUIREMENT: 2.28 ACRES

SITE DENSITY FACTOR (SDF) = 130 INCHES/AC.	296.40
EXISTING DENSITY FACTOR (EDF) =	539.00
REPLACEMENT DENSITY FACTOR (RDF) =	-242.60
3" TREE = 3 INCHES	
4" TREE = 4 INCHES	
5" TREE = 5 INCHES	

STREETSCAPE REQUIREMENTS:

NORCROSS ST. (214' OF FRONTAGE)	
1 TREE / 50 LINEAR FEET =	4 TREES

OLD MILTON PKWY (318' OF FRONTAGE)	
1 TREE / 50 LINEAR FEET =	6 TREES

LANDSCAPE STRIP REQUIREMENTS:

S MAIN STREET/ HWY 9 (244' OF FRONTAGE)	(10' WIDE)
1 TREE/30 LINEAR FEET =	9 TREES
10 SHRUBS/35 LINEAR FEET =	70 SHRUBS
OLD MILTON PKWY (327' OF FRONTAGE)	(10' WIDE)
1 TREE/30 LINEAR FEET =	11 TREES
10 SHRUBS/35 LINEAR FEET =	94 SHRUBS

PARKING LOT REQUIREMENTS:

1 CANOPY TREE/ 10 SPACES	
200 S.F. PARKING ISLANDS	

SITE SUMMARY

SITE AREA

SITE AREA:	2.28 ACRES (98,551 S.F.)
IMPERVIOUS AREA:	32,887 S.F. (33.7%)
PERVIOUS AREA:	65,664 S.F. (66.3%)

ZONING CLASSIFICATION

JURISDICTION:	CITY OF ALPHARETTA
ZONING:	C-2 (DOWNTOWN OVERLAY)
ADJACENT ZONING:	C-2 (DOWNTOWN OVERLAY)

BUILDING SETBACKS

FRONT:	CONDITIONAL (BASED ON PREVAILING DEVELOPMENT PATTERN)
SIDE:	CONDITIONAL (BASED ON PREVAILING DEVELOPMENT PATTERN)
REAR:	10'

BUILDING SUMMARY

BUILDING AREA:	RESTAURANT: 3,540 S.F.
COVERED PATIO:	2,125 S.F.
COVERED DOG AREA:	3,250 S.F.
TOTAL AREA:	8,915 SF

PARKING SUMMARY

PARKING REQ.:	18 SPACES @ 1 PER 500 S.F.
PARKING PROV. (ON-SITE/ON-STREET):	27 / 5 SPACES
TOTAL PARKING PROV.:	32 SPACES
MAX IMPERVIOUS PARKING:	27 SPACES
PERVIOUS PAVEMENT SPACES REQ.:	5 SPACES
STANDARD STALL DIMENSIONS:	19' x 9'
MIN. DRIVE WIDTH:	22'

EXISTING IMPERVIOUS AREA: 50,548 SF
PROPOSED IMPERVIOUS AREA: 33,191 SF

NET CHANGE IN IMPERVIOUS AREA: -17,357 SF

HATCH LEGEND

	SOD / GRASS
	MULCH
	BIG BLUE LIRIOPE

NOTE

ALL QUANTITIES ARE FOR A GENERAL GUIDE ONLY.
CONTRACTOR SHALL CONFIRM ALL QUANTITIES
PRIOR TO BIDDING AND INSTALLATION.
GASKINS + LECRAW, INC. SHALL TAKE NO
RESPONSIBILITY FOR THE ACCURACY OF THE
QUANTITIES PROVIDED.

PLANT LIST

PLANT LIST									
TREES:	BOTANICAL NAME	COMMON NAME	QUANTITY	MIN. SIZE	MIN. SPACING	TREE TYPE	INCHES/TREE	INCHES	COMMENTS
(AS)	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	9	4" CAL.	15' O.C.	DECIDUOUS CANOPY	4	36	UPRIGHT HABIT
(CA)	Carpinus caroliniana	American Hornbeam	9	4" CAL.	20' O.C.	DECIDUOUS UNDERSTORY	4	36	6' CLEAR BELOW CANOPY
(CD)	Cedrus atlantica 'Glaucous Fastigiata'	Blue Atlas Cedar	3	4" CAL.	15' O.C.	EVERGREEN CANOPY	4	12	UPRIGHT HABIT
(CF)	Cornus florida	Dogwood	7	4" CAL.	20' O.C.	DECIDUOUS UNDERSTORY	4	28	6' CLEAR BELOW CANOPY
(NS)	Nyssa sylvatica	Blackgum	9	4" CAL.	20' O.C.	DECIDUOUS CANOPY	4	36	UPRIGHT HABIT
(PO)	Platanus occidentalis	American Sycamore	7	4" CAL.	20' O.C.	DECIDUOUS CANOPY	4	28	6' CLEAR BELOW CANOPY
(QP)	Quercus phellos	Willow Oak	2	4" CAL.	20' O.C.	DECIDUOUS CANOPY	4	8	6' CLEAR BELOW CANOPY
(UA)	Ulmus parvifolia 'Athena'	Athens Elm	7	4" CAL.	50' O.C.	DECIDUOUS CANOPY	4	28	6' CLEAR BELOW CANOPY
TOTAL NUMBER OF TREES:			53			TOTAL INCHES PROVIDED:		112	
SHRUBS/HERBACEOUS ORNAMENTALS:									
(AB)	Abelia 'Edw and Goucher'	Edw and Goucher Abelia	68	24" HT./18" SPR.	3' O.C.				
(X)	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	332	24" HT./18" SPR.	3' O.C.				
(P)	Illicium parviflorum	Anise	64	24" HT./18" SPR.	5' O.C.				
(LC)	Loropetalum chinensis	Dwarf Loropetalum	130	24" HT./18" SPR.	5' O.C.				
(MC)	Muhlenbergia capillaris	Pink Muhly Grass	112	24" HT./18" SPR.	3' O.C.				
(TO)	Thuja occidentalis	Pancake Arborvitae	70	24" HT./18" SPR.	3' O.C.				
TOTAL NUMBER OF SHRUBS:			776						
GROUNDCOVERS/VINES/PERENNIALS:									
(SOD)	Cynodon dactylon 'TifSport'	TifSport Bermuda Grass	40,000 S.F.						
(MUL)	Mulch	Brown n Hardwood Mulch	15,500 S.F.						
(LB)	Liriope muscari 'Big Blue'	Big Blue Liriope	2,500 S.F.	4" POTS	18" O.C.				

PREPARED IN THE OFFICE OF:

GASKINS + LECRAW
© 2022 GASKINS + LECRAW, INC.
3475 CORPORATE WAY
SUITE A
DULUTH, GA 30096
PHONE - 678.546.8100
FAX - 770.441.0298
www.gaskinslecraw.com
PEF008127

REVISIONS:

NO.	DATE	BY	CHKD.	REV.
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CLIENT
VICKERS DESIGN GROUP
41 PERIMETER CENTER EAST, SUITE 630, ATLANTA, GA 30346

PROJECT
OFF-LEASH - ALPHARETTA
142 S MAIN STREET
LAND LOT 0695
ALPHARETTA, GA 30004

SEAL:

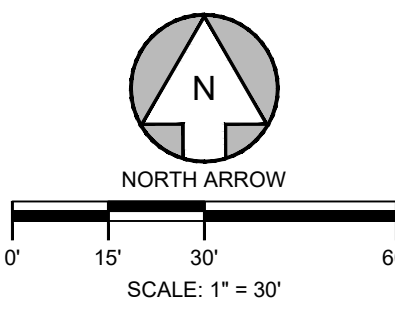
PRELIMINARY

11/23/2022

CALL BEFORE YOU DIG

811
Know what's below.
Call before you dig.

SCALE & NORTH ARROW:



DESIGN INFO:

DRAWN BY:	CMK
DESIGNED BY:	TKS
REVIEWED BY:	TKS
JOB #:	048016
DATE:	November 23, 2022

LANDSCAPE PLAN

L-1.2

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: Gussied Up

Location Address: 11770 Haynes Bridge Rd, Suite 201

Mailing Address: 11770 Haynes Bridge Rd, Suite 201

City: Alpharetta State: GA Zip Code: 30009

Contact For All Notifications: David Batusic

Contact Telephone: 678 - 765 - 8290 Mobile Telephone: 770 - 744 - 3683

Fax: _____ Email: David@SignSystemsGA.com

Contact's Relation To Business: Sign Contractor

This Application For (Check all that apply):

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

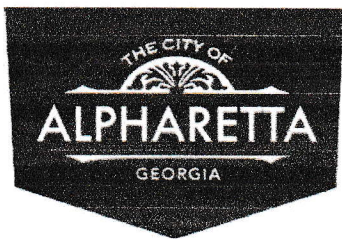
Application Fees:

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

All other reviews \$ 300.00

Total Due \$175

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: Daltex Alpharetta, LLC

Physical Address: c/o Coro Realty Advisors, LLC, 3715 Northside Pkwy NW, 400-100, Atlanta, GA 30327

Mailing Address: Same as Above

City: _____ State: _____ Zip Code: _____

Owner Telephone: 404 - 846 - 4003 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): Daltex Alpharetta, LLC Date: 11/30/2022

Owner Signature: John Grozine

Property Information:

Address (If Assigned): 11770 Haynes Bridge Rd Suite 201

Tax ID or Map Reference Number: Parcel 12 258406951052

Land Lot(s): _____ District: Downtown Overlay Section: _____

Existing Zoning of Property: C2 Existing Uses of Property: Retail

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

Applicant Signature: [Signature] Date: 11/30/2022

Print Form

SIGN SYSTEMS

— PROFESSIONAL SIGN SOLUTIONS —
DESIGN • INSTALLATION • SERVICE

Halo lit channel letter sign



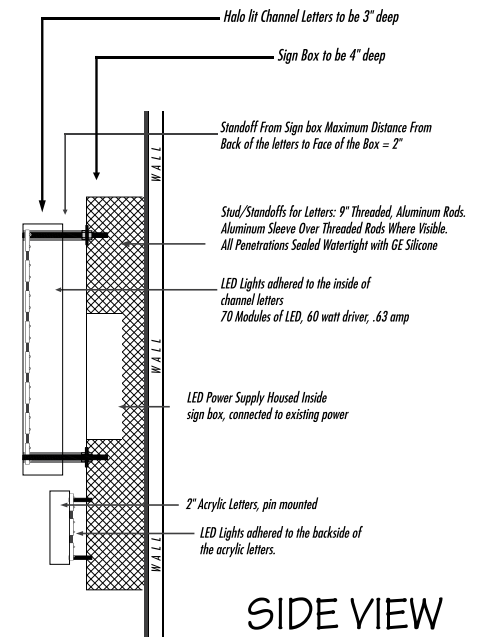
Photographic overlay is for representation purposes



A-Reverse channel letter
B-Acrylic letters
C-Sign Box

*Individual Reverse
"Halo" Illuminated
Channel Letters*

White .080 Aluminum Faces
White .080 Aluminum Returns
Open back



SIDE VIEW

DESCRIPTION

3" thick Halo lit channel letters for "Gussied Up" and "Dog/Bone" logo Standing off 2" away from sign box
2" thick Acrylic letters for "Pet Boutique"
also Halo lit pin mounted 1.5" off of sign box.
Black sign box mounted to wall.

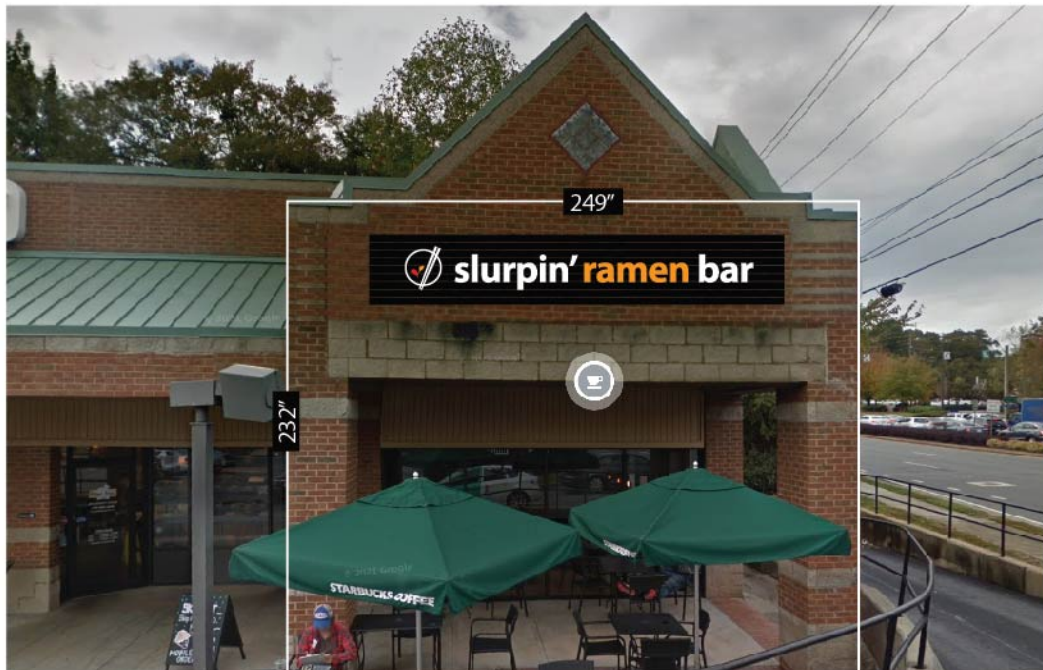
INSTALLATION

Sign Systems will provide print of the Dog Xsign to build and to install on site

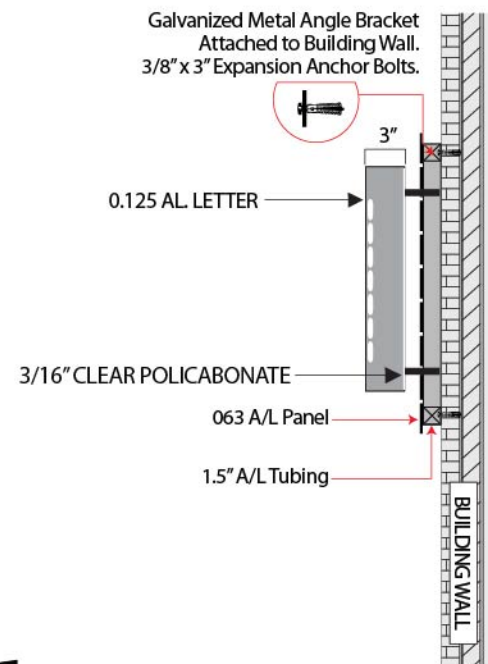
MATERIALS/COLORS

-  White
-  Black
-  Multi-Color print

► 3" Thickness Welded A/L Channel Letters (Backlit)



► Mounting Detail Drawing



► Measurement details



3D Rendering



Painted (White, Red & Orange Color) 3" Thickness Welded A/L Lettering

► Check lists

Condition of use:		
☐ Dry Location		
☐ Damp Location		
☒ Wet Location		
Raceway	Painted To Match Building Fascia Color	SW#
Total sq.ft	19.93 Sqft	
Channel Return	2" HDU	
Paint Color	White, Red, Orange	
Backer Panel	063 Black Painte A/L	
Translucent Film	n/a	
Reg. Vinyl	n/a	
Digital Printing	n/a	
Back Board	n/a	

Customer: Owner of Business

Company: Company

Customers Phone/Fax: 213.550.7425

Landlord Phone/Fax: Landlord Contact info

Address: 11770 haynes bridge rd #101 alpharetta ga 30009

Customers E-mail: slurpinramenbarga@gmail.com Landlord E-mail: Landlord Email



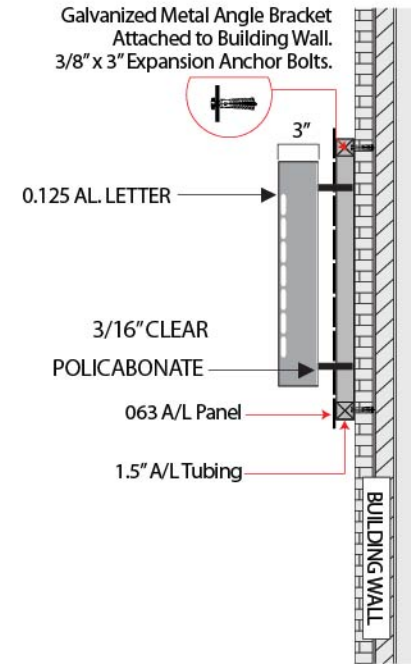
tel: 678-205-0417 / fax: 678-205-0420
 e-mail: gomprinting@gmail.com
 3700 Oakcliff Rd. Doraville, GA 30340

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► 3" Thickness Welded A/L Channel Letters (Backlit)



► Mounting Detail Drawing



► Measurement details



Painted (White, Red & Orange Color) 3" Thickness Welded A/L Lettering

151"

► Check lists

Condition of use:		
☐ Dry Location		
☐ Damp Location		
☒ Wet Location		
Raceway	Painted To Match Building Fascia Color	SW#
Total sq.ft	19.93 Sqft	
Channel Return	2" HDU	
Paint Color	White, Red, Orange	
Backer Panel	063 Black Painte A/L	
Translucent Film	n/a	
Reg. Vinyl	n/a	
Digital Printing	n/a	
Back Board	n/a	

Customer: Owner of Business

Company: Company

Customers Phone/Fax: 213.550.7425

Landlord Phone/Fax: Landlord Contact info

Address: 11770 haynes bridge rd #101 alpharetta ga 30009

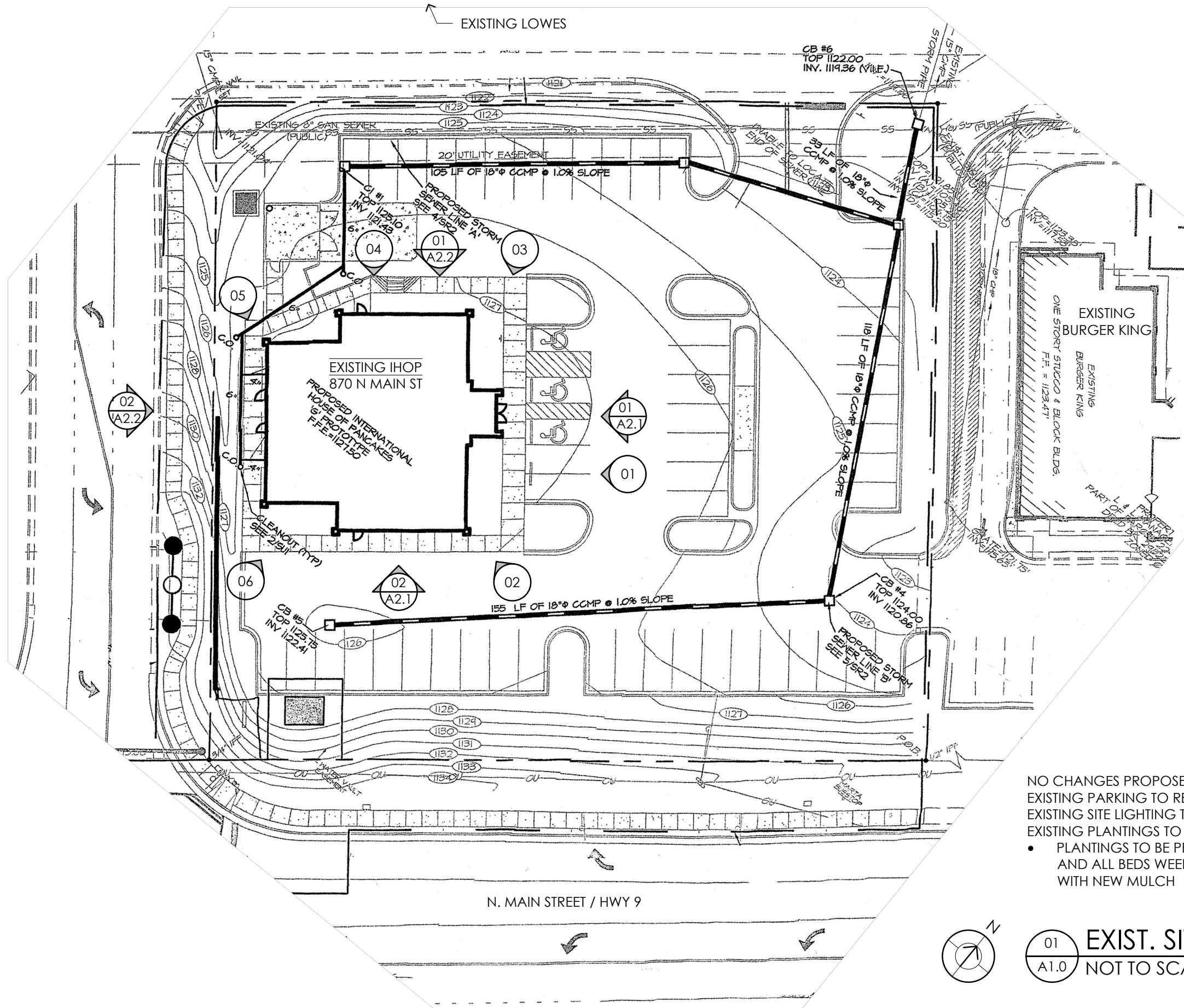
Customers E-mail: slurpinramenbarga@gmail.com Landlord E-mail: Landlord Email



tel:678-205-0417 / fax:678-205-0420
 e-mail:gomprinting@gmail.com
 3700 Oakcliff Rd. Doraville, GA 30340

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REV #	DATE	DESCRIPTION

PEACHTREE
IMMEDIATE CARE
870 N MAIN ST ALPHARETTA, GA
CRH HEALTHCARE, LLC

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

ISSUE DATE	07/01/2022
DRAWN BY	BJK
CHECKED BY	TMV
PMD PROJ #	22033

SHEET TITLE
EXISTING
SITE PLAN

SHEET #
A1.0

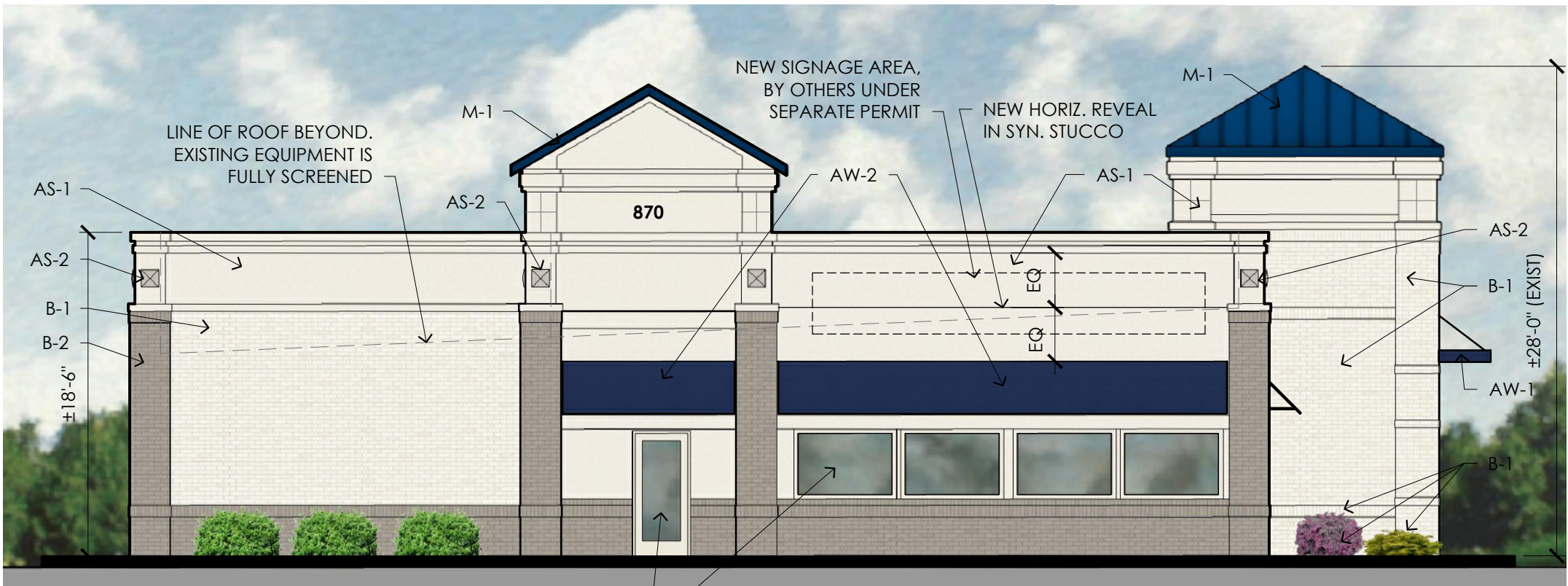
01
A1.0
EXIST. SITE PLAN
NOT TO SCALE

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PRUNE / TRIM BUSHES AND WEED ALL BEDS. PROVIDE NEW MULCH, TYP. SEE LANDSCAPE PLANS, TYP.

01 **NORTHEAST ELEVATION**
A2.1 SCALE: 1/8" = 1'-0"



EXISTING PREFIN. WHITE WINDOWS AND STOREFRONT TO REMAIN, TYP.

02 **SOUTHEAST (MAIN ST) ELEVATION**
A2.1 SCALE: 1/8" = 1'-0"

MATERIAL SCHEDULE	
B-1	EXISTING BRICK VENEER - STAIN WITH H&C COLORTOP CONCRETE STAIN, COLOR TO MATCH AS-1/PT-1
B-2	EXISTING BRICK VENEER - STAIN WITH H&C COLORTOP CONCRETE STAIN, COLOR TO MATCH SHERWIN WILLIAMS SW 7642 'PAVESTONE'
AS-1 / PT-1	ACRYLIC STUCCO VENEER COLOR TO MATCH SHERWIN WILLIAMS SW 7551 'GREEK VILLA' FINE SAND FINISH
AS-2 / PT-2	ACRYLIC STUCCO VENEER COLOR TO MATCH SHERWIN WILLIAMS SW 7641 'COLONNADE GRAY' FINE SAND FINISH
AW-1	PREFINISHED FRONT DRAINING ALUMINUM AWNING COLOR TO MATCH PANTONE / PMS 540 (DARK BLUE)
AW-2	FABRIC AWNING ON 1" SQ. ALUM. FRAME MATCH SUNBRELLA 'MARINE BLUE'
M-1	EXISTING STANDING SEAM ROOF - CLEAN AND REPAINT TO MATCH PANTONE / PMS 540 (DARK BLUE)
SF-1	ALUMINUM STOREFRONT SYSTEM WHITE POWDERCOAT (EXISTING)



**PLACE
MAKER
DESIGN**

REV #	DATE	DESCRIPTION

**PEACHTREE
IMMEDIATE CARE**
870 N MAIN ST ALPHARETTA, GA
CRH HEALTHCARE, LLC

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

ISSUE DATE	11/09/2022
DRAWN BY	BJK
CHECKED BY	TMV
PMD PROJ #	22033

SHEET TITLE
ELEVATIONS

SHEET #
A2.1

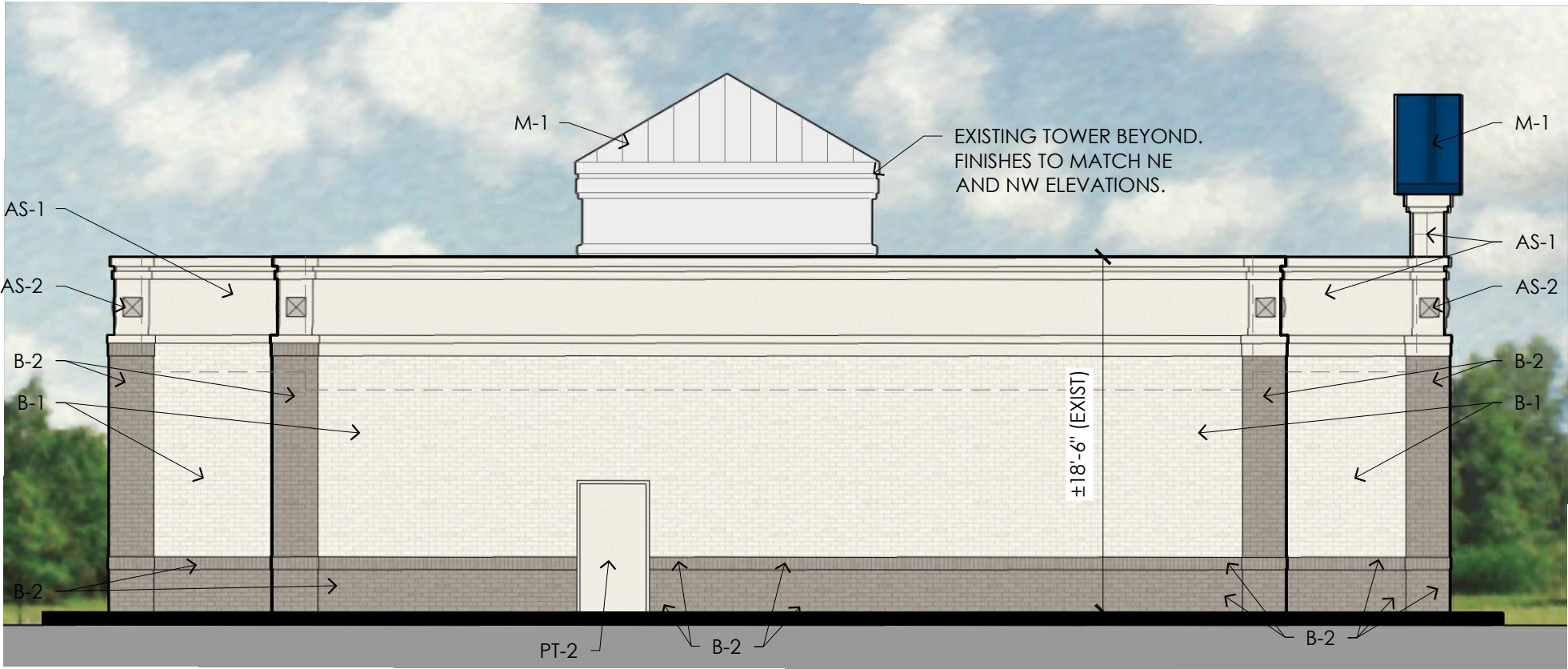
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PRUNE / TRIM BUSHES AND WEED ALL BEDS. PROVIDE NEW MULCH, TYP. SEE LANDSCAPE PLANS

01 NORTHWEST ELEVATION
A2.2 SCALE: 1/8" = 1'-0"

MATERIAL SCHEDULE	
B-1	EXISTING BRICK VENEER - STAIN WITH H&C COLORTOP CONCRETE STAIN, COLOR TO MATCH AS-1/PT-1
B-2	EXISTING BRICK VENEER - STAIN WITH H&C COLORTOP CONCRETE STAIN, COLOR TO MATCH SHERWIN WILLIAMS SW 7642 'PAVESTONE'
AS-1 / PT-1	ACRYLIC STUCCO VENEER COLOR TO MATCH SHERWIN WILLIAMS SW 7551 'GREEK VILLA' FINE SAND FINISH
AS-2 / PT-2	ACRYLIC STUCCO VENEER COLOR TO MATCH SHERWIN WILLIAMS SW 7641 'COLONNADE GRAY' FINE SAND FINISH
AW-1	PREFINISHED FRONT DRAINING ALUMINUM AWNING COLOR TO MATCH PANTONE / PMS 540 (DARK BLUE)
AW-2	FABRIC AWNING ON 1" SQ. ALUM. FRAME MATCH SUNBRELLA 'MARINE BLUE'
M-1	EXISTING STANDING SEAM ROOF - CLEAN AND REPAINT TO MATCH PANTONE / PMS 540 (DARK BLUE)
SF-1	ALUMINUM STOREFRONT SYSTEM WHITE POWDERCOAT (EXISTING)



02 SOUTHWEST ELEVATION
A2.2 SCALE: 1/8" = 1'-0"



REV #	DATE	DESCRIPTION

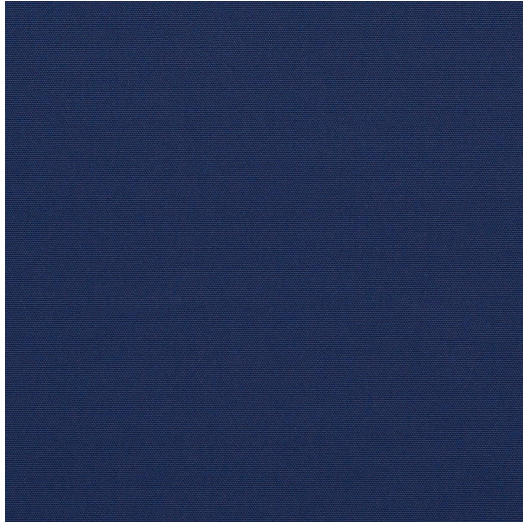
PEACHTREE
IMMEDIATE CARE
870 N MAIN ST ALPHARETTA, GA
CRH HEALTHCARE, LLC

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

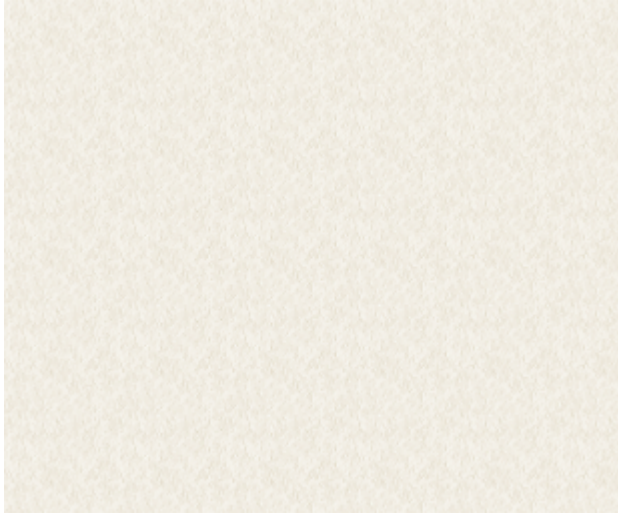
ISSUE DATE	11/09/2022
DRAWN BY	BJK
CHECKED BY	TMV
PMD PROJ #	22033

SHEET TITLE
ELEVATIONS

SHEET #
A2.2



SUNBRELLA AWNING
MARINE BLUE



ACRYLIC STUCCO
SW 7551 - GREEK VILLA



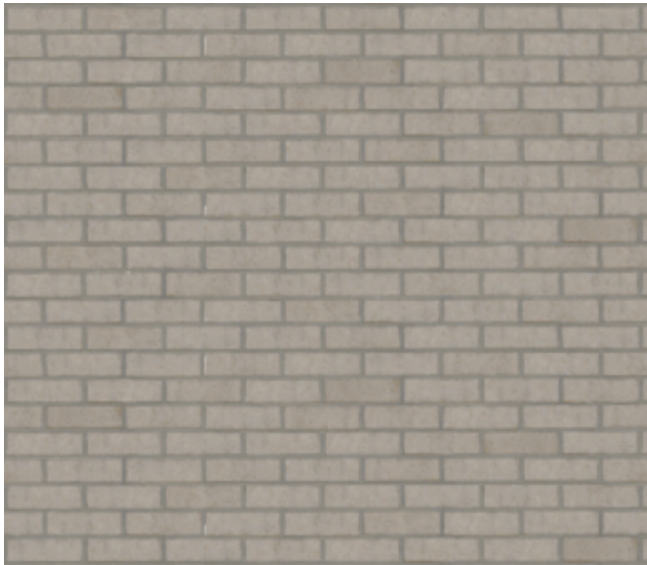
ACRYLIC STUCCO
SW 7641 - COLONNADE GRAY



METAL ROOFING PAINTED TO MATCH
PANTONE PMS 540



PAINTED BRICK
SW 7551 - GREEK VILLA

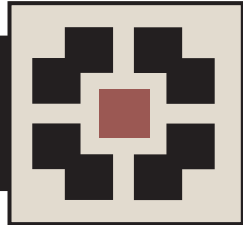


PAINTED BRICK
SW 7642 - PAVESTONE

MATERIALS

#22033

07/01/22



PLACE MAKER DESIGN

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

870 NORTH MAIN STREET

Alpharetta, GA



01 - EXISTING NORTHEAST ELEVATION



02 - EXISTING SOUTHEAST (MAIN STREET) ELEVATION



03 - EXISTING NORTH CORNER



REV # DATE DESCRIPTION

PEACHTREE
IMMEDIATE CARE
870 N MAIN ST ALPHARETTA, GA
CRH HEALTHCARE, LLC

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

ISSUE DATE 07/01/2022

DRAWN BY BJK

CHECKED BY TMV

PMD PROJ # 22033

SHEET TITLE
EXISTING
PHOTOS

SHEET #
PIC 1



04 - EXISTING NORTHWEST ELEVATION



05 - EXISTING WEST CORNER AND REAR ELEVATION



06 - EXISTING SOUTH CORNER



**PLACE
MAKER
DESIGN**

REV #	DATE	DESCRIPTION

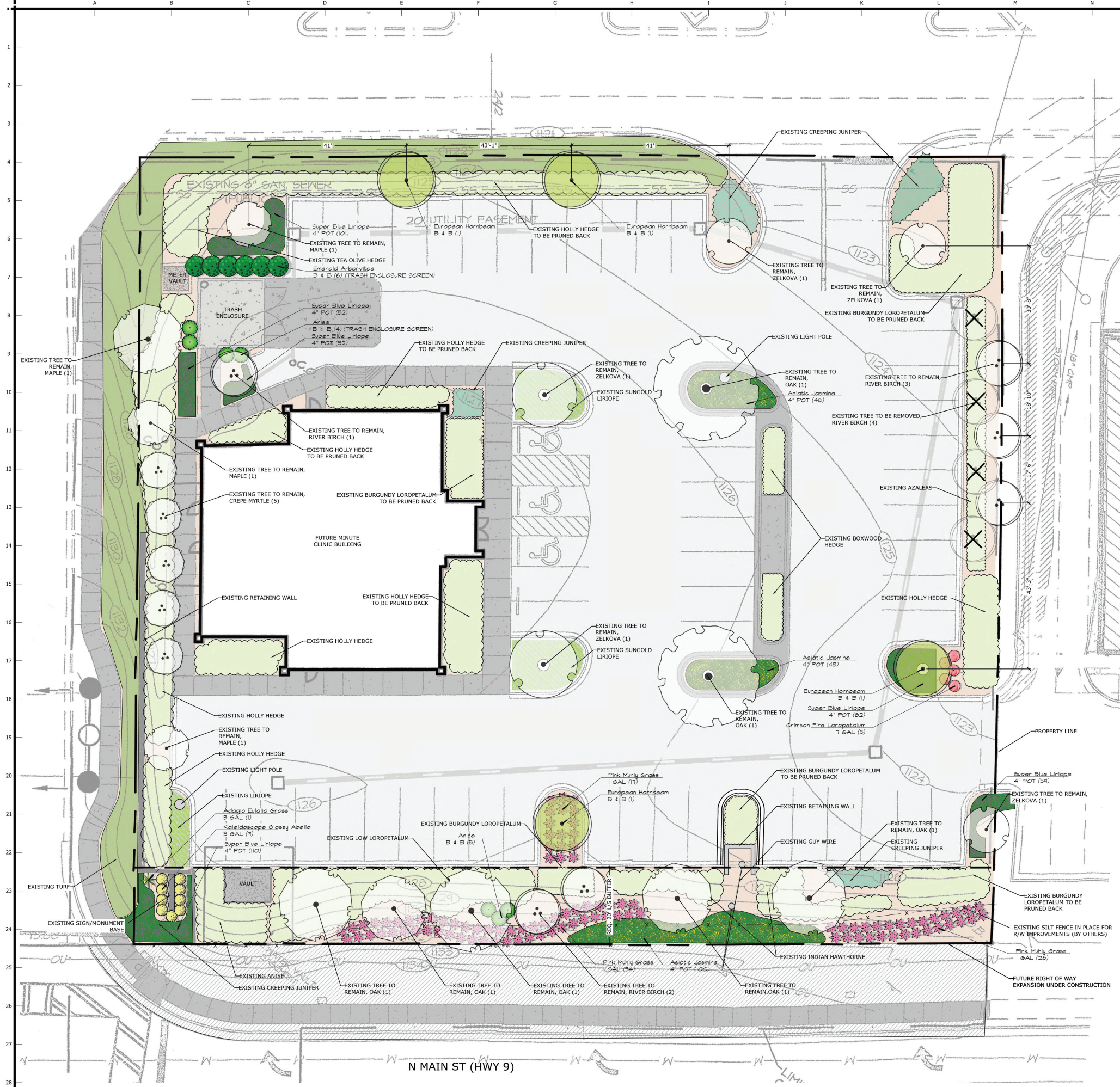
**PEACHTREE
IMMEDIATE CARE**
870 N MAIN ST ALPHARETTA, GA
CRH HEALTHCARE, LLC

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

ISSUE DATE	07/01/2022
DRAWN BY	BJK
CHECKED BY	TMV
PMD PROJ #	22033

SHEET TITLE
**EXISTING
PHOTOS**

SHEET #
PIC 2



TREE CANOPY (EXISTING / PROPOSED):

GENUS	TREES	COMMON NAME	CONT	SIZE	CAL
13%	4	NATIVE MAPLE	EXISTING		
33%	10	NATIVE RIVER BIRCH	EXISTING		
23%	7	NATIVE OAK	EXISTING		
17%	5	NATIVE ZELKOVA	EXISTING		
14%	4	COMMON NAME EUROPEAN HORNBEAM	CONT B & B		2.5" CAL

PROPOSED PLANT SCHEDULE:

SHRUBS	COMMON NAME	CONT	SIZE
9	KALEIDOSCOPE GLOSSY ABELIA	3 GAL	
7	ANISE	B & B	4' HT
5	CRIMSON FIRE LOROPETALUM	7 GAL	
1	ADAGIO EULALIA GRASS	3 GAL	
6	EMERALD ARBORVITAE	B & B	4' HT
99	PINK MUHLIY GRASS	1 GAL	
GROUND COVERS	COMMON NAME	CONT	SPACING
436	SUPER BLUE LIRIOPE	4" POT	15" O.C.
191	ASIATIC JASMINE	4" POT	24" O.C.



EUROPEAN HORNBEAM



KALEIDOSCOPE ABELIA



CRIMSON FIRE LOROPETALUM



EMERALD ARBORVITAE



SUPER BLUE LIRIOPE



ANISE



ADAGIO GRASS



PINK MUHLIY GRASS



ASIATIC JASMINE

b+cSTUDIO

1320 Ethworth Industrial Blvd, Suite A1400
Atlanta, Georgia 30318
Tel. 678.990.7691 | www.bcastudio.com

Landscape Architecture, Design, + Planning

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GEORGIA

REGISTERED

LANDSCAPE ARCHITECT

01522

CLAS E ALLEN

PEACHTREE IMMEDIATE CARE

870 N MAIN STREET, ALPHARETTA, GA

PREPARED FOR: CRH HEALTHCARE

DRB SUBMITTAL

DRB LANDSCAPE PLAN

PROJ. NO: 04-CRH-MC
DRAWN: SK
CHECKED: TA
DATE: 11/22/2022

SHEET NUMBER:

DRB 1.0

NORTH

0

10

20

30 FT

SCALE: 1" = 10'

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: PEACHTREE IMMEDIATE CARE

Location Address: 870 N. MAIN STREET - ALPHARETTA, GA 30009

Mailing Address: 2675 PACES FERRY RD, SUITE 200

City: ATLANTA State: GA Zip Code: 30339

Contact For All Notifications: BRIAN KOLIS OR TIM VACCARO

Contact Telephone: 404 - 549 - 4499 Mobile Telephone: _____ - _____ - _____

Fax: _____ - _____ - _____ Email: bkolis@placemakerdesign.com

Contact's Relation To Business: ARCHITECT

This Application For (Check all that apply):

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

Application Fees:

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

All other reviews \$ 300.00

Total Due _____

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Real Hope Properties LLC

Physical Address: 870 N Main St. Alpharetta, GA 30009

Mailing Address: PO Box 6715

City: Marietta State: GA Zip Code: 30065

Owner Telephone: 678 - 200 - 8524 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): Asad mazahir Date: 6/20/2022

Owner Signature: Asad Mazahir

Property Information:

Address (If Assigned): 870 N. MAIN ST 30009

Tax ID or Map Reference Number: 22 51201122916

Land Lot(s): 1112 District: _____ Section: 22

Existing Zoning of Property: C-1 Existing Uses of Property: RESTAURANT

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

Applicant Signature: [Signature] Date: 6/30/2022

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

NO MAJOR CHANGES TO THE EXISTING STRUCTURE ARE PROPOSED. ONLY NEW PAINT AND AWNINGS TO CLEAN UP THE LOOK OF THE EXISTING BUILDING FOR A NEW MEDICAL OFFICE TENANT. THE EXISTING MATURE LANDSCAPING IS TO BE MAINTAINED, PRUNED AND ADDED TO PER THE INCLUDED LANDSCAPE PLAN

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

EXISTING BUILDING WITH PARAPETS ON ALL FOUR SIDES THAT FULLY SCREEN EXISTING ROOFTOP EQUIPMENT. TWO OLDER ROOF TOP UNITS WILL BE REPLACED WITH NEW SMALLER UNITS AND OTHER UNNEEDED ROOFTOP EQUIPMENT WILL BE REMOVED. NOTHING IS VISIBLE CURRENTLY AND NO NEW EQUIPMENT IS PROPOSED THAT IS BIGGER THAN ANYTHING EXISTING IT IS DIRECTLY REPLACING.

DESIGN REVIEW BOARD REVIEW CRITERIA

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

NOT APPLICABLE

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.

NOT APPLICABLE

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.

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: Maru Japanese Restaurant

Location Address: 2500 North Point Ct, Alpharetta, GA 30022

Mailing Address: 3635 Savannah Place Drive, Unit 550

City: Duluth State: Ga Zip Code: 30096 - _____

Contact For All Notifications: Xinyue Yin

Contact Telephone: 404 - 933 - 8688 Mobile Telephone: 404 - 933 - 8688

Fax: _____ - _____ - _____ Email: xyin@dragongatepartners.com

Contact's Relation To Business: Manager

This Application For (Check all that apply):

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

Application Fees:

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

All other reviews \$ 300.00

Total Due _____

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



DESIGN REVIEW BOARD REVIEW CRITERIA

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

This building will have an eclectic industrial look as it will encompass a variety of periods and styles brought together through the use of different colors, textures, shapes and finishes. The surrounding buildings use a mixture of these materials to help give the area a fresh new modern look as well. Our building will use earth tone colors, which can be seen in the cedar wood work, the soft white stucco and the architectural stonework.

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

☒ Yes

☐ No

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

Our application meets the site design and streetscape standards by inserting litter receptacles in between the existing trees along the pedestrian sidewalks located along North Point Ct. & North Point Dr. The existing zone adjacent to the curb has a series of trees already established. We intend on placing additional light poles along this path as well.

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](#).

Our application meets the fenestration standards along the North Point Ct. & North Point facade first floor by having 25% of window and door openings along the public street elevations.

We meet the pedestrian standards by having 12'-0" sidewalks along both public streets leading into the parking lot of the restaurant.

The building massing does not exceed 2 stories in height.

The materials on the building facades are broken up into smaller sections so that the scale of one material is not larger than 25'-0"

The building materials will include manufactured stone at the base, hard coat stucco finish on the walls and cedar wood which all present an earth tone color.

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](#).

The civic space space that our application includes is seating bench area near the front door where guests can sit and congregate outside before enjoying their meal. There is also an Japanese style ornamental artificial tree located by the front entrance to help give the feel of an authentic Japanese restaurant.

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](#).

The EcoDistrict Measures that we have incorporated on this project includes the new litter bins that will be installed along the sidewalks in between the trees. Earth tone friendly material colors, new civic area with nice decorative features on the outside. Creating an eclectic look by using a variety of different materials to help the building blend in with the surrounding buildings.

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](#)

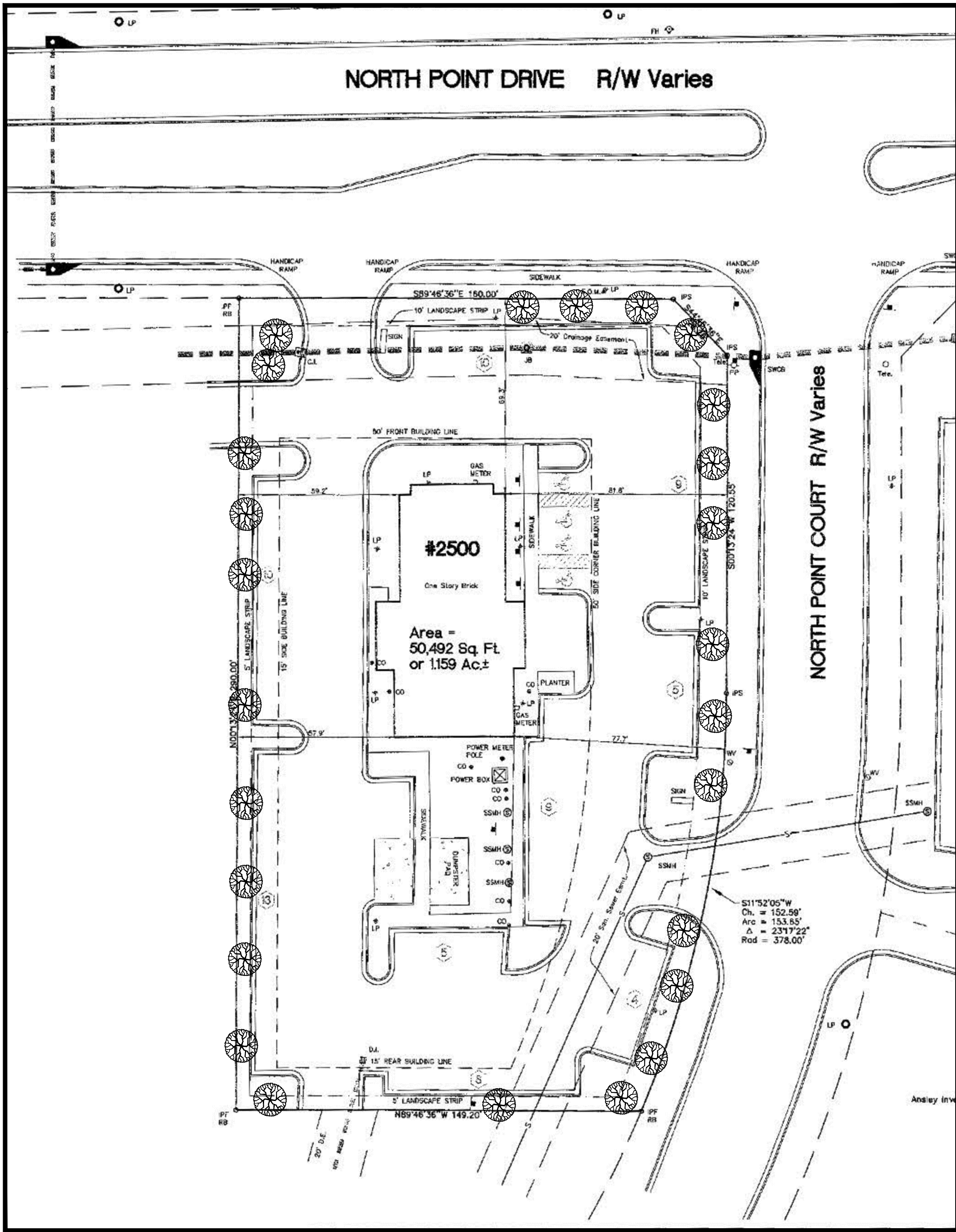
List how your application aligns with or compliments the Alpharetta Downtown Design Guidelines.

MARU RESTAURANT

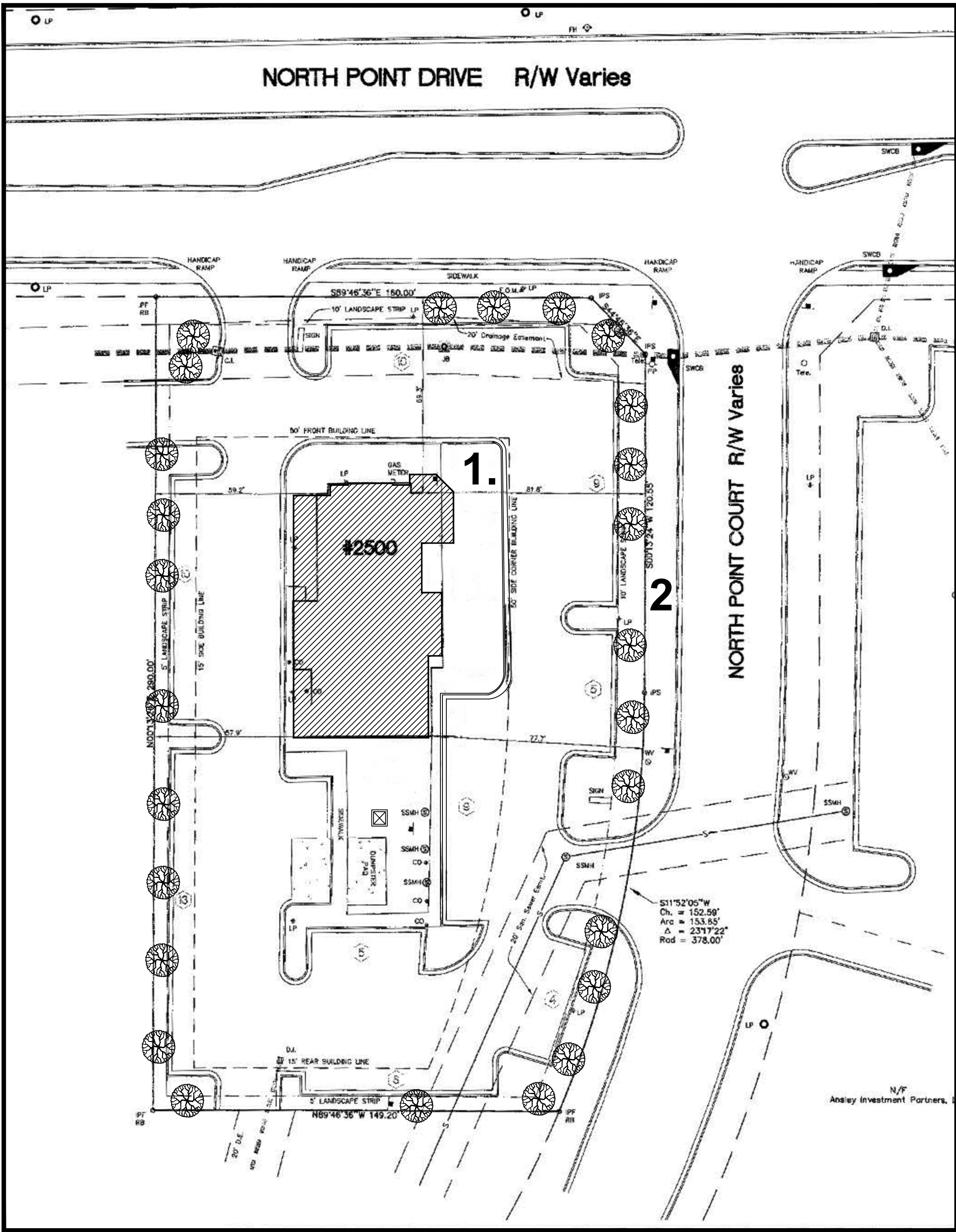
2500 NORTH POINT CT.
ALPHARETTA, GA. 30016

DESIGN REVIEW BOARD

- 1. CIVIC SPACE- SEATING AREA
- 2. STREET SCAPE- TRASH LITER BINS



EXISTING SITE PLAN
SCALE: 1"= 30'-0"



PROPOSED SITE PLAN
SCALE: 1"= 30'-0"



EXISTING RESTAURANT
SCALE: N.T.S.

- HIGHLIGHTS**
- FREESTANDING RESTAURANT
 - 73 PARKING SPACES
 - RIGHT TO ADD DRIVE THROUGH AND/OR DECK FOR OUTSIDE SEATING

PROPERTY INFO
PROPERTY TYPE- RETAIL
PROPERTY SUBTYPE- RESTAURANT
YEAR BUILT/RENOVATED 1994 / 2009
PARING RATIO 10/ 1,000 SF



EXTERIOR PERSPECTIVE RENDERING
SCALE: N.T.S.

- HIGHLIGHTS**
- FREESTANDING RESTAURANT
 - 66 PARKING SPACES
 - NEW DECK FOR OUTSIDE SEATING

MARU RESTAURANT

2500 NORTH POINT CT.
ALPHARETTA, GA. 30016

3. SIGNAGE



BUILDING SIGNAGE



VINYL BANNERS



VINYL BANNER

DESIGN REVIEW BOARD

4. LIGHTING



MARU RESTAURANT

2500 NORTH POINT CT.
ALPHARETTA, GA. 30016

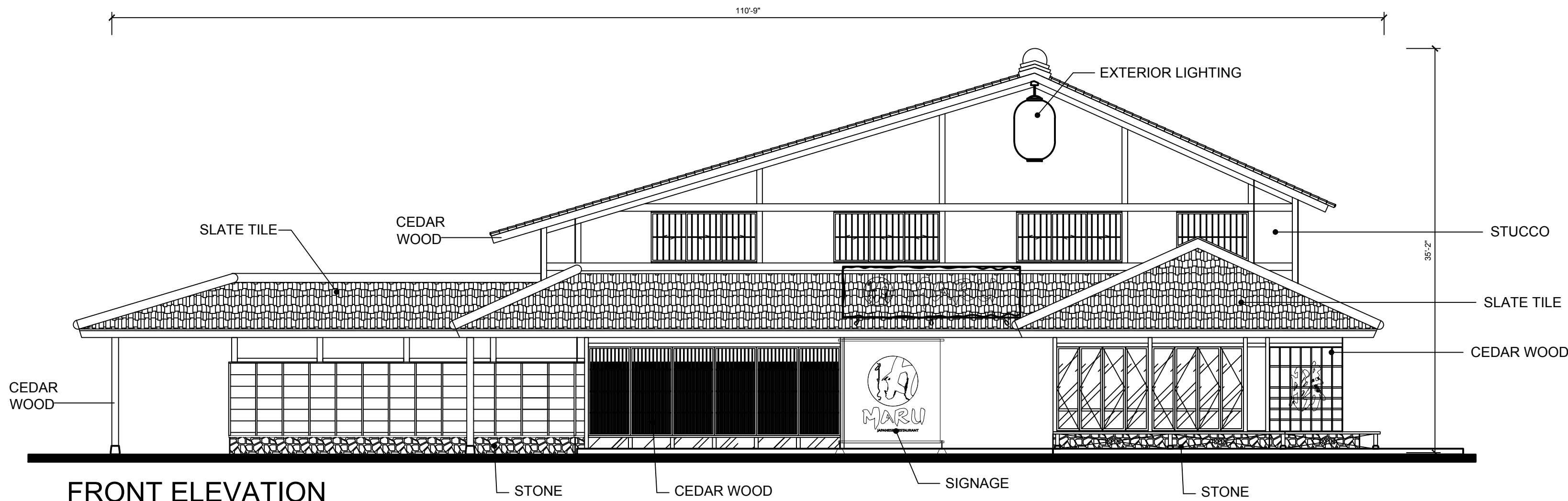
DESIGN REVIEW BOARD

4. BUILDING MASSING

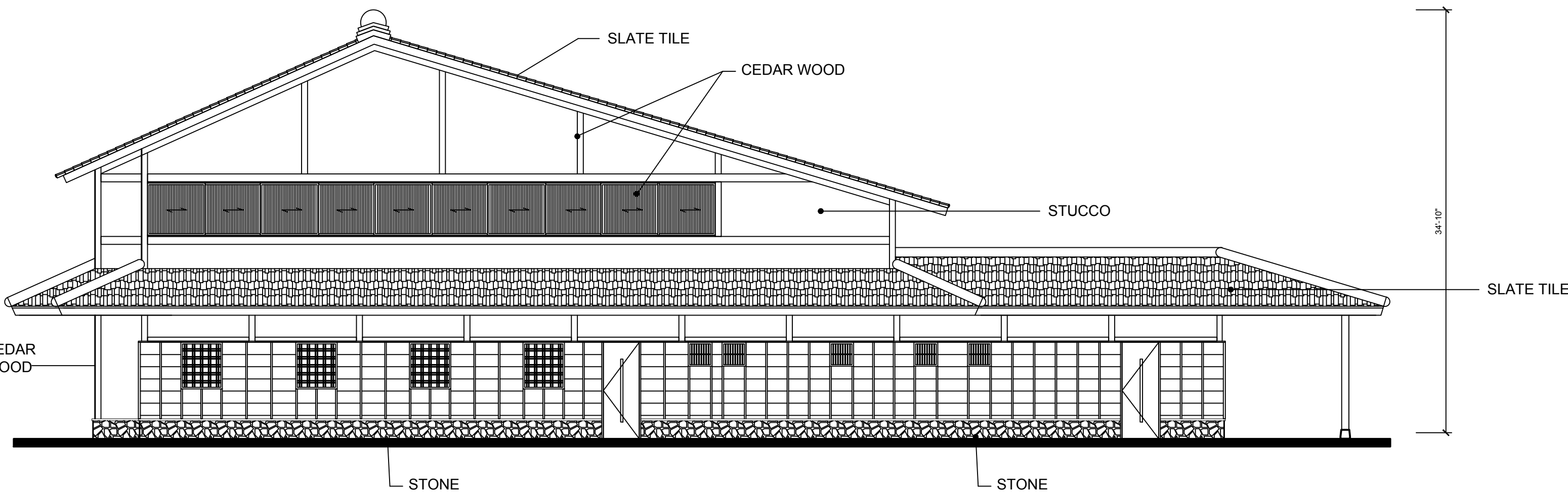
2 STORIES HIGH

5. FENESTRATION

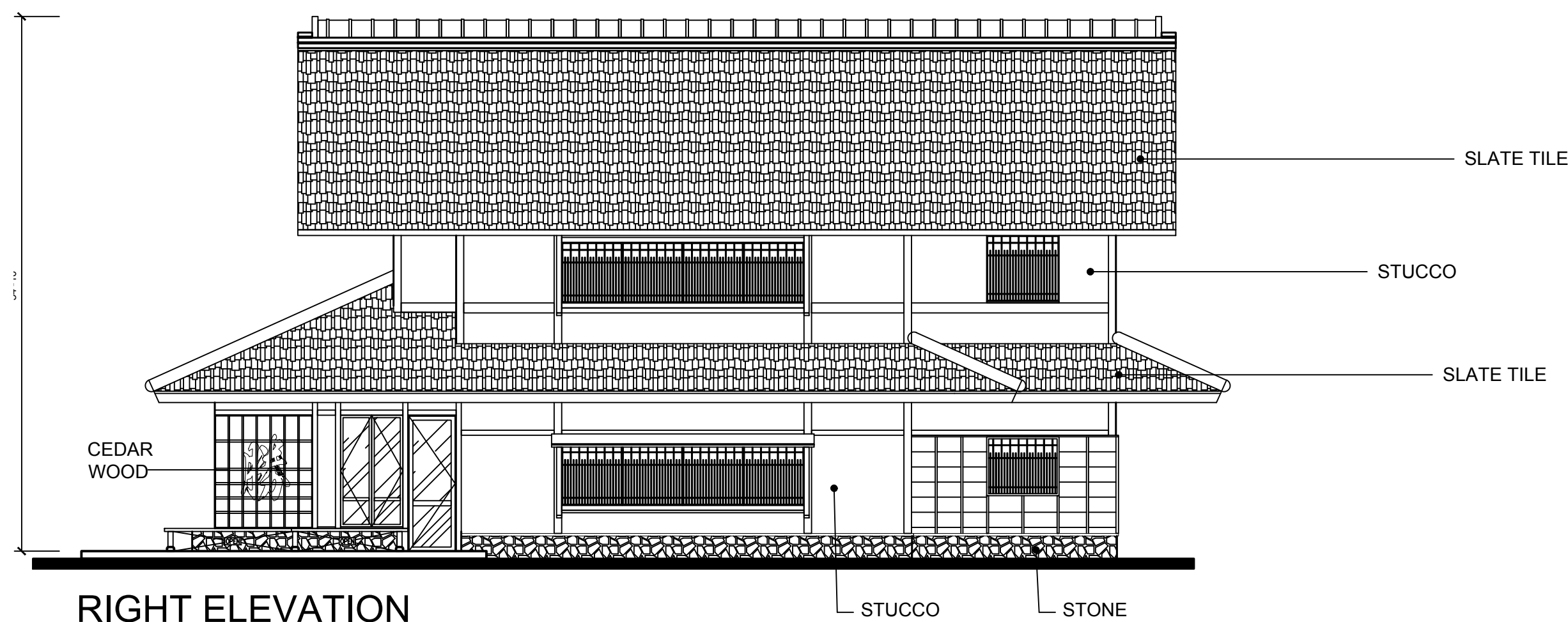
25% ALONG NORTH POINT DR.
25% ALONG NORTH POINT CT.



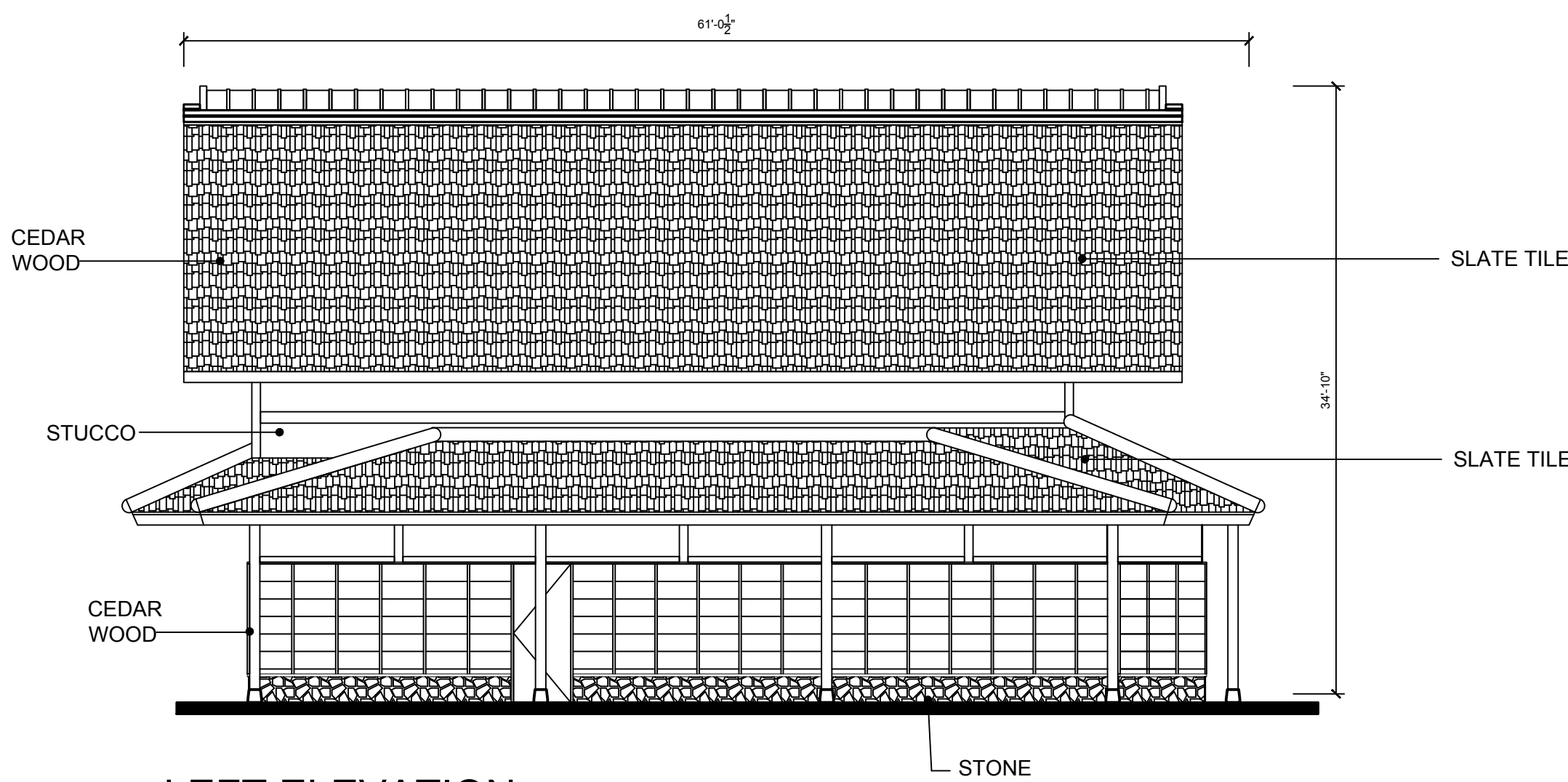
FRONT ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

MARU RESTAURANT

2500 NORTH POINT CT.
ALPHARETTA, GA. 30016

DESIGN REVIEW BOARD

6. NORTHPOINT OVERLAY MATERIALS



1



2



3



4



5

- 1. FINISHED WHITE STUCCO
- 2. ANTIQUE LIMESTONE
- 3. CEDAR WOOD
- 4. JAPANESE WAVE ROOF TILES
- 5. HARDIE-BOARD SIDING

