DESIGN REVIEW BOARD
MAY 19, 2023

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

I. MEETING ANNOUNCEMENTS

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

II. WORKSHOP ITEMS

III. CALL TO ORDER

IV. ROLL CALL

V. PLEDGE TO THE FLAG

VI. ITEMS FROM STAFF

VII. ITEMS FROM BOARD MEMBERS

1. **DRB Meeting Minutes of 3-17-2023**
2. DRB Meeting Minutes 4-21-2023

VIII. PUBLIC HEARING

1. DRB230011 Cabinets to Go 10 Cumming St
   review signage
2. DRB230024 Wills Overlook 531 State Hwy 9
   Review new construction
3. DRB230022 Honda Carland 11300 State Bridge Rd
   Review exterior changes
4. DRB230023 Jinya Ramen Bar 401 South Broad St
   Review new patio cover
5. DRB230021 Foamworks Alpharetta 11725 Cotton Creek Entry
   Review exterior changes

IX. ADJOURNMENT

Design Review Board Meeting
March 17,2023
Department of Community Development

ALPHARETTA CITY HALL | 2 PARK PLAZA
8:30 AM

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

I. MEETING ANNOUNCEMENTS

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

II. WORKSHOP

- Richard Kramer called the workshop to order at 8:39 a.m.
- Code Enforcement Manager, Bret Schroeder presented each case.
- Richard Kramer adjourned the workshop at 9:00 a.m.

III CALL TO ORDER

- Richard Kramer called the meeting to order at 9:06 a.m.

IV. ROLL CALL

- Design Review Board Members Present:
  - Richard Kramer (Chairman)
  - Frank Schwing (Vice Chairman)
  - Holly Palmer
  - Pat Corkill
  - Teresa Rhodes
  - Katie Rocco
  - Richard Owens
- Staff Present:
  - Bret Schroeder, Code Enforcement Manager
  - Tracy Jackson, Planning + Zoning Coordinator
  - James Drinkard, Assistant City Administrator

V. PLEDGE TO THE FLAG
VI. ITEMS FROM STAFF
VII. ITEMS FROM BOARD MEMBERS

A. DRB Meeting Minutes 2-17-2023.

- ❖ Board member Rocco offered a motion to approve the DRB meeting minutes with changes noted from 2-17-2023.
  - Board member Rhodes seconded the motion.
  - Nomination approved unanimously (7-0)

1. DRB230006 / Caliber Car Wash 1500 Mansell Rd
   Review New Construction

- Parks Huff (Lawyer), Dustin Duvall (Alex Roush Architects), and Michael Bozeman (Landscape Architect) came forward to present new construction layout, elevations, and changes to landscape plan on behalf of the applicant.

- DRB Questions & Answers:
  - Board member Owens requesting that Hollies on property not be touched, damaged, or cut.
  - What height does the actual plantings go in at?
  - Where will dumpster be located?
  - What will screening on dumpster enclosure be?
  - Where is brick banding located.
  - Questions regarding canopy covering, color and materials being used.
  - Is material of canopy solid flat metal or standard seam.
  - Question regarding post (material) where pay-station is located.
  - Will existing element on monument sign be removed and flat top be added?

- Public comment:
  - No public comment

❖ Board member Owens offered a motion to approve site plan (DRB230006 / Caliber Car Wash)
- Board member Palmer seconded the motion.
- The motion was approved (6-0-1, Board member Rocco recused herself from this item)

❖ Board member Owens offered a motion to approve Landscaping (DRB230006 /

Caliber Car Wash) plantings as presented today with the expectation that the appreciated and approved hollies will be maintained and will not be clipped or trimmed at any point.

- Board member Rhodes seconded the motion with conditions on leaving hollies at its natural expected form.
- The motion was approved (6-0-1, Board member Rocco recused herself from this item).

❖ Board member Schwing offered a motion to approve elevations and materials (DRB230006 / Caliber Car Wash) as presented today with the following conditions:
The canopy rooftop be painted to match the building, facia can be in blue, and pay-station to match.

- Board member Palmer seconded the motion.
- The motion was approved (6-0-1, Board member Rocco recused herself from this item).
  - ➢ 'after the vote, it was clarified that the canopy roofs don't need to be painted, they just need to match the color of building roof.'

❖ Board member Palmer offered a motion to approve site lighting (DRB230006 / Caliber Car Wash) as presented today.

- Board member Owens seconded the motion.
- The motion was approved (6-0-1, Board member Rocco recused herself from this item).

❖ Board member Schwing offered a motion to approve (DRB230006 / Caliber Car Wash) the structure of the monument sign as presented today, with the sign itself to be approved by staff.

- Board member Rhodes seconded the motion.
- The motion was approved (6-0-1, Board member Rocco recused herself from this item).

2. DRB230013 / OFF LEASH 142 South Main St
Review New Exterior Elevations

- Josh Word came forward to present modification of existing structure.

- DRB Questions & Answers:
  - Question regarding dumpster location and what color it will be.
  - Will Location of driveway be the same
  - What will be done with the low retaining wall?
  - Board members ask applicant to list/show all materials that will be used.
  - Board members ask for details of patio and guard rail height.
  - Does patio railing match color of trim?

- Question regarding color of light fixtures and monument sign.
- Board member suggested perhaps moving sign location on building.
- Applicant advised that site lighting on property will be re-used except for changing overheads.
- Question regarding illuminating driveway and street along Mainstreet.
- Board members advised that sculpture conditions will need to go to cultural arts committee.

- **Public comment:**
  - No public comment

❖ Board member Rocco offered a motion to approve (DRB230013 / Off Leash) site plan as presented today.
- Board member Palmer seconded the motion.
- The motion was approved (6-0-1, Chairman Kramer recused himself from this item)

❖ Board member Rocco offered a motion to approve (DRB230013 / Off Leash) elevation and materials with the addition of picture frame type of element on EIFS as discussed today with final approval by staff.
- Board member Rhodes seconded the motion.
- The motion was approved (6-0-1, Chairman Kramer recused himself from this item)

❖ Board member Palmer offered a motion to approve (DRB230013 / Off Leash) site lighting and photometrics with staff making final approval on elevated numbers.
- Board member Rhodes seconded the motion.
- The motion was approved (6-0-1, Chairman Kramer recused himself from this item).

❖ Board member Palmer offered a motion to approve (DRB230013 / Off Leash) landscaping as presented today.
- Board member Corkill seconded the motion.
- The motion was approved (6-0-1, Chairman Kramer recused himself from this item).

3. **DRB230012 / Market District 116 and 126 North Main St**
   Review New Construction

- Steven Rowe (Site plan), Jennifer Sprayberry (landscaping), Tracy Ward (Building architect) came forward to present new construction.

- **DRB Questions & Answers:**
    - Property will be signalized intersection.
    - How wide is sidewalk.
    - Can you walk us through pedestrian connection?
    - Where will ramp be located?
    - What are the differences of the elevations at the intersection?
    - If a retaining wall is added how tall will it be
    - Where is dumpster location?
    - Is it possible for dumpster to be in different location or is there an easier way access for trash company to back out of the area.
    - Where are grease traps located?
    - Will the full project be under construction at the same time?
    - What are all hardscape materials?
    - Where are the 2 apron areas located?
    - What will residents be looking at in the back of building B?
    - Are there any existing street trees.
    - Board member voiced concern on long Gevity of plantings.
    - What size/height will oaks go in at?
    - Will the deck have artificial turf?
    - If pedestrian is coming from the north, how will they get to the door?
    - Can the ramp fit on the south side where the stairs are located?
    - How long is the ramp?
    - What color are awnings?
    - Parking deck should be screened.
    - Streetscape should include some decorative pedestrian lighting.
    - Upper deck needs to be screened with some landscaping varying in height.

- **Public comment:**
    - No public comment

➢ Board member Rhodes left the meeting.

❖ Board member Schwing offered a motion to approve (DRB230012 / Market District) site plan with the following conditions:
Applicant will work with staff on location of the ADA access ramp for building A and adding stairs to the front of building A connecting to the sidewalk if possible.
    - Board member Corkill seconded the motion.
    - The motion was approved unanimously (6-0)

❖ Board member Rocco offered a motion to approve (DRB230012 / Market

District) elevation and materials as presented today.
  - Board member Owens seconded the motion.
  - The motion was approved unanimously (6-0)

- Board member Schwing offered a motion to approve (DRB230012 / Market District) landscaping as presented today with the following condition:
  Applicant will work with staff on final approval of the landscaping along Mainstreet and in front of building A.
  - Board member Corkill seconded the motion.
  - The motion was approved unanimously (6-0)

4. DRB230010 / Bridge Holdings 11505 Morris Rd
   This item has been deferred by the applicant and was not heard during this meeting.

5. DRB230009 / Delbar Old Milton 4120 Old Milton
   Review Exterior Changes

   - Fares Kargar (Owner) came forward to present new construction.

   - DRB Questions & Answers:
     - What is the material of enclosed patio?
     - Is roof on patio enclosure flat?
     - What is the material used for folding doors of patio?
     - Will there be lighting on the patio?
     - Does the whole front open?
     - Will there be ceiling fans?
     - Will the lanterns stay on each column?
     - How will you minimize height of skylight so that it will not be seen.

   - Public comment:
     - No Public Comment

   - Board member Schwing offered a motion to approve (DRB230009 / Delbar Old Milton) patio enclosure as submitted today with the following condition:
     Applicant will bring ceiling fan and patio lighting to staff for final approval.
     - Board member Corkill seconded the motion.
     - The motion was approved unanimously (6-0)

   - Board member Schwing offered a motion to approve (DRB230009 /

Delbar Old Milton) sky light with the following condition:

Skylight be lowered so that it is not visible from exterior of the building.

- Board member Rocco seconded the motion.
- The motion was unanimously approved (6-0)

VIII. ADJOURNMENT

- With there being no further items to consider or discuss, Chairman Kramer adjourned the meeting at 12:04 p.m.

Respectfully submitted,

Tracy Jackson
Planning + Zoning Coordinator

Design Review Board Meeting
April 21, 2023
Department of Community Development
ALPHARETTA CITY HALL | 2 PARK PLAZA
8:30 AM

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

I. MEETING ANNOUNCEMENTS

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

II. WORKSHOP

- Richard Kramer called the workshop to order at 8:40 a.m.
- Code Enforcement Manager, Bret Schroeder presented each case.
- Richard Kramer adjourned the workshop at 9:05 a.m.

III. CALL TO ORDER

- Richard Kramer called the meeting to order at 10:03 a.m.

IV. ROLL CALL

- Design Review Board Members Present:
  - Richard Kramer- Chairman
  - Frank Schwing-Vice Chairman
  - Holly Palmer
  - Pat Corkill
  - Richard Owens
  - Katie Rocco

- Staff Present:
  - Bret Schroeder, Zoning Enforcement Manager
  - Tracy Jackson, Planning + Zoning Coordinator
  - James Drinkard, Assistant City Administrator

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

- Bret announced Taste of Alpharetta date of May 11, 2023

VI. ITEMS FROM BOARD MEMBERS

A. Approval of DRB Meeting Minutes 3-17-2023.

- ❖ Chairman Kramer suggest approving DRB meeting minutes during the May 19th, 2023, due to board members did not see them in the packet prior to the meeting.

1. **DRB230011 / Cabinets to Go**

Review Signage

Thomas Allen (Applicant) came forward to present the new signage.

- **DRB Questions & Answers:**
  - Are both signs woodgrain raised lettering?
  - Will signs be illuminated?
  - Is it possible to add more detail around the sign?
  - Is it possible to change the colors of the sign?
  - Katie Rocco pulled up examples of possible signs to show the applicant.
  - There was a brief discussion regarding possibly changing the font style of lettering.
  - Request that applicant bring color samples when they come back with updated plan.

- **Public comment:**
  - No public comment

- ❖ Board member Rocco offered a motion to defer **(DRB23011/ Cabinets to Go)** signage.
  - Board member Palmer seconded the motion.
  - The motion was approved (6-0).

2. **DRB230017 / Eden At Lakeview**

Review Signage

Adam Slight (Oak Hurst) came forward to propose 2 blade signs, 1 canopy sign, 1 parking sign to the parking garage and 2 TBD Mural areas inside parking lot deck structure.

- **DRB Questions & Answers:**
  - Do you have color samples?
  - The letters Eden at lake view will illuminate.
  - Can you describe what materials are being used for each portion?
  - The lettering for Eden is a depth of 3 inches and internally illuminated.
  - Applicant has been advised that hunter green is ok to use.

- **Public comment:**
    - No public comment

❖ Board member Rocco offered a motion to approve **(DRB230017 / Eden at Lakeview)** signage as presented today with applicant suppling paint color samples to staff for final approval.

- Board member Owens seconded the motion.
- The motion was approved (6-0).

3. **DRB230010 / Bridge Road Holdings**

Review New Construction

Paul (Representing for applicant) came forward to present this item and brought his team, Susie fang (Capital City Homes) Brian Cole (Brian Cole Engineering) Sarah Spencer (Landscaping) Mark (Architect). The project will be a mixture of retail and office space.

- **DRB Questions & Answers:**
    - What are the finish floor elevation for first building?
    - where is low end of wall and height?
    - Will there be some kind of guard rail?
    - On the back side of the walkway is it 2nd floor or 1st floor level?
    - Is the wall that goes around the building exposed to the 1st floor level?
    - Will there be stairs with a railing?
    - Is the first floor below grade?
    - Are there any other retaining walls on the site.
    - What is the reveal side and height?
    - Is there a retaining wall around Building 2
    - Is the landscape wall modular?
    - Where are the dumpster locations for each building?
    - What is the elevation and grade along Old Milton Parkway?
    - Is the wall poured concrete?
    - On the concrete wall, will there be or are you proposing any treatment?
    - Will there be a patio area?
    - What side are you seeing the split face from?

- **Landscaping:**
    - Comment from board member stating that on the Old Milton parkway frontage there is some existing landscape treatment, it is idea to keep and clean it up.
    - What is the current material on the property?
    - On the east side of the building applicant proposing additional screening14-15 feet tall.

- How are we addressing the screening other than using magnolias?
- Will HVAC be at ground level.
- What is spacing diameter size?
- Board member stating that something more needs to be added around HVAC.
- Will there be a concrete pad that HVAC units will sit on?
- Can backside be screened with plants instead of structure.
- Can a permanent screen be added?
- Will there be a concrete path?
- How will the walls be screened?
- Is there room to move the parking lot 2 feet to the north.
- We would like you to explore something that is evergreen on that wall.
- What is the screening on the south side and what is the material?
- Is the patio down below a concrete wall?
- When this item comes back, please define all materials, screens, and color.
- How are we screening the parking lot from Morris rd.
- Are little gem plantings messy?

- Exterior elevations:
  - Do you have material samples?
  - What is the bronze material around the entry door?
  - Are the shingles asphalt or metal?
  - Is there a second set of doors on the front of building? is this a separate entrance?
  - What is the awning material? is it metal or cloth?
  - Please confirm awning material with staff
  - What can you do to dress up rear back of building?
  - Board members asking to see a better rendition of what the rear of the building looks like.

- Signage:
  - Board members asking what materials are being used and clarification.
  - What is the size of the lettering?
  - Is there landscaping at the base of the sign.
  - What is the height of are each sign?
  - What is the sign across at quick trip?
  - Board member asking applicant to specify where all monument signs (master sign 1, master sign 2, etc.) are located on the property.
  - Board members asking that Bret approve signage with staff.

- Building lighting
  - Is the elevation showing proposed lighting?
  - Board members requesting that applicant use one type of light fixture,

lantern and one goose neck.
- Is there exterior lighting on the second building?
  - **Sight lighting:**
    - How tall are the light poles.
    - Applicant needs to confirm height of sight lighting light poles.
    - What are light fixtures on building 2?

- **Public comment:**
  - No public comment

❖ Board member Rocco offered a motion to approve **(DRB230010 / Bridge Road Holdings)** conceptual site plan.
- Board member Corkill seconded the motion.
- The motion was approved (6-0).

❖ Board member Schwing offered a motion to defer **(DRB230010 / Bridge Road Holdings)** exterior elevations and materials for applicant to consider the comments from today.
  - Board member schwing offered comment to applicant stating the following: Information in packet different than presented, we did not have all new updated diagrams and materials. We would like to see the following things when the item comes back to the board.
    - Need to see what awnings are and material are as well as detail, there is some lack of clarity.
    - Enhancement on rear facade
    - Clarify on building Lighting, would like to see more consistency of style.
    - We do not want to see any exposed poured concrete walls, mainly in public view (street, patio, etc.)
    - Need samples and details of what material will be used for retaining walls.
    - Clean up the renderings so that there is good clarity on what materials are.
      - Board member Palmer seconded the motion.
      - The motion was approved (6-0).

❖ Board member Corkill offered a motion to approve **(DRB230010 / Bridge Road Holdings)** landscaping with being submitted to staff for final specific comments regarding adding planting at the northwest corner, screening of the HVAC equipment, the wall buffering and dumpster screening.
- Board member Owens seconded the motion.
- The motion was approved (6-0).

- ❖ Board member Corkill offered a motion to defer **(DRB230010 / Bridge Road Holdings)** signage elevations and materials as it should go to staff.
    - Board member Palmer seconded the motion.
    - The motion was approved (6-0).

- ❖ Board member Palmer offered a motion to defer **(DRB230010 / Bridge Road Holdings)** site lighting.
    - Board member Schwing seconded the motion.
    - The motion was approved (6-0).

4. **DRB230014 / NAPA**
   Review Exterior Changes
   Eric Spangler (Representing for NAPA) came forward to present exterior changes, building painting.

- **DRB Questions & Answers:**
    - Board members stating Colors are not something that Alpharetta would consider in the area.
    - We would like to see something more muted or white color.
    - Need to see shade of grey that compliments Blue.
    - Would like to see yellow strip removed.
    - Eric Spangler stating that these are the colors that they use nationally for all their facilities.
    - Is it possible to use 2 different tones of grey at the top section (cap) maybe a lighter tone at bottom and darker tone at the top, so that there is not just one big grey wall.
    - Board members ask if we offer options will you need to go back to NAPA and discuss and or get their approval?

- **Public comment:**
    - No public comment

- ❖ Board member Owens offered a motion to deny **(DRB230014 / NAPA)** the re-creation of the proposal but instruct NAPA (Applicant) to freshen up what they have with the blue color in the same manner that is there now.
    - Board member Schwing seconded the motion.
    - The motion was approved (6-0).
    - Final instructions to use same scheme/color to be identical as current state.

- **Break for Lunch** (12:10-12:40)

5. **DRB230016 / KM Homes**
   Review New Exterior Changes
   Doug Strall (KM Homes) presented exterior changes.

- **DRB Questions & Answers:**
  - Any plans to limb up any trees on windward parkway
  - Need clarification on lighter color of materials.
  - With enclosure of driver thru what is the framing?
  - Are you leaving existing windows?
  - What is existing film on the windows?
  - Is there exterior lighting being added.
  - Will flagpole stay on property?
  - What will awnings be? Canvas or metal?
  - Is there a sidewalk or a way to connect to the greenway?
  - Can you add some hollies to the side view?
  - Where is dumpster location?
  - What is dumpster enclosure?
  - Will the potted plants shown on the rendering be added?
  - Can you enhance landscaping near rear door by handicap ramp?

- **Public comment:**
  - No public comment

❖ Board member Schwing offered a motion to approve **(DRB230016 / KM Homes)** elevations and materials with the following conditions: Rear awning will be in black metal and applicant will install new black metal doors on the dumpster enclosure and paint to match the building.
- Board member Rocco seconded the motion.
- The motion was approved (6-0).

6. **DRB230015 / Lakeview Retail**
   Review New Construction
   Alex Sovchen (Representing applicant), Blake Burton (Architect), Brian Martin (Kimley-Horn) Josh Thompson (Site Solutions) came forward to present new construction (2-acre retail site, 3 free standing retail buildings catered to a full-service restaurant 4-5,000 sqft, neighborhood market 3,000 sqft and retail strip center of 8,000 sqft).

- **DRB Questions & Answers:**
  - What are the rough elevations?
  - Is there a right end off Haynes Bridge into the sight?
  - Where is dumpster location?
  - Do you have a stormwater system in place?

- Is there a pond in front?
- Do you have a pickup location for trash and compactor?
- From the lakeview location are you looking down into the property?
- Are there any other locations where you can relocate the compactor.
- Are you concerned about the noise?
- Considering the examples being shown, have any of the elevations been designed yet?
- Is the light brick actual white brick or painted brick?
- Board members express concern regarding white brick approved as being used not painted brick.
- Is building 1000-B & 1000-A (Facing lakeview) being treated more like back of house storage for retail spaces.
- Board members express treating the back of house as front of the house regarding keeping the area up and not letting it look like the back of the house area. Look at ideas on keeping it groomed.
- How do you anticipate deliveries to the grocery store?

- **Landscaping:**
  - What are the existing trees on lakeview?
  - What plantings are in the building 1000-B pond and landscape area?
  - Question on the parking area to the right of the compactor, will there be enough screening for the compactor or are you screening the parking enough from lakeview parkway?
  - Is the reveal side of the wall the parking lot side of the wall?
  - Are limits constrained by the property line?
  - Something needs to be figured out for the back of building 3000.
  - Will dumpster match the building?
  - Will grocery store have carts?
  - Question to Bret "is staff comfortable with landscape issues" and or screening"?

- **Lighting:**
  - Site lighting will be same as on property.
  - String lighting will be added.

- **Signage:**
  - Monument sign will be same as ones that have been approved.

- **Public comment:**
  - No public comment

❖ Board member Schwing offered a motion to approve **(DRB230015 / Lakeview Retail)** the site plan as submitted.

- Board member Owens seconded the motion.
- The motion was approved (6-0).

- ❖ Board member Corkill offered a motion to approve **(DRB230015 / Lakeview Retail)** landscaping with the condition that the items discussed specifically the screening of the back of house, the screening of dumpster, dumpster roof, be submitted to staff for final review.
    - Board member Owens seconded the motion.
    - The motion was approved (6-0).
  - ➢ Discussion between board members and applicant regarding screen wall covering utilities, possibly adding them at the end of the building.

7. **DRB230019 / Fulton Science Academy**
   Review Exterior Changes
   Jim Winer (Mark3-Architecture), Chris Finke (AEC-Civil engineer) came forward to present exterior changes.

- **DRB Questions & Answers:**
  - Footprint looks a little different can you explain?
  - From Fanfare Way can you make sure the mechanical components get screened?
  - What will screening color be?

- **Public comment:**
  - No public comment

- ❖ Board member Schwing offered a motion to approve **(DRB230019 /Fulton Science Academy)** elevations and materials as presented today with condition that mechanical unit on roof be screened with bronze color screening to match the building material.
  - Board member Rocco seconded the motion.
  - The motion was approved (4-0)
  - Board member Owens & Board member Corkill left the meeting for this item.

- ❖ Board member Palmer offered a motion to approve **(DRB230019 /Fulton Science Academy)** Landscaping as submitted today.
  - Board member Schwing seconded the motion.
  - The motion was approved (4-0)

VII. ADJOURNMENT

- ❖ With there being no further items to consider or discuss, Chairman Kramer adjourned the meeting at 2:48 p.m.

Respectfully submitted,

Tracy Jackson

Planning + Zoning Coordinator

CTG-GA-Alpharetta
Signs
Proof

10 Cumming St
Alpharetta, GA 30009

CABINETS TO GO WOW FOR LESS.

Date: **FEB 2023**
Drawn by: **Eric**

Retail Works "Designing Creative Places for Customers"

dean.workman@creativeretailworks.com • www.creativeretailworks.com • 757.772.1095

Signage Colors:
White Letters and Border with
The background Purple Pantone 261C

PANTONE 261C

CTG-GA-Alpharetta
Signs
Proof

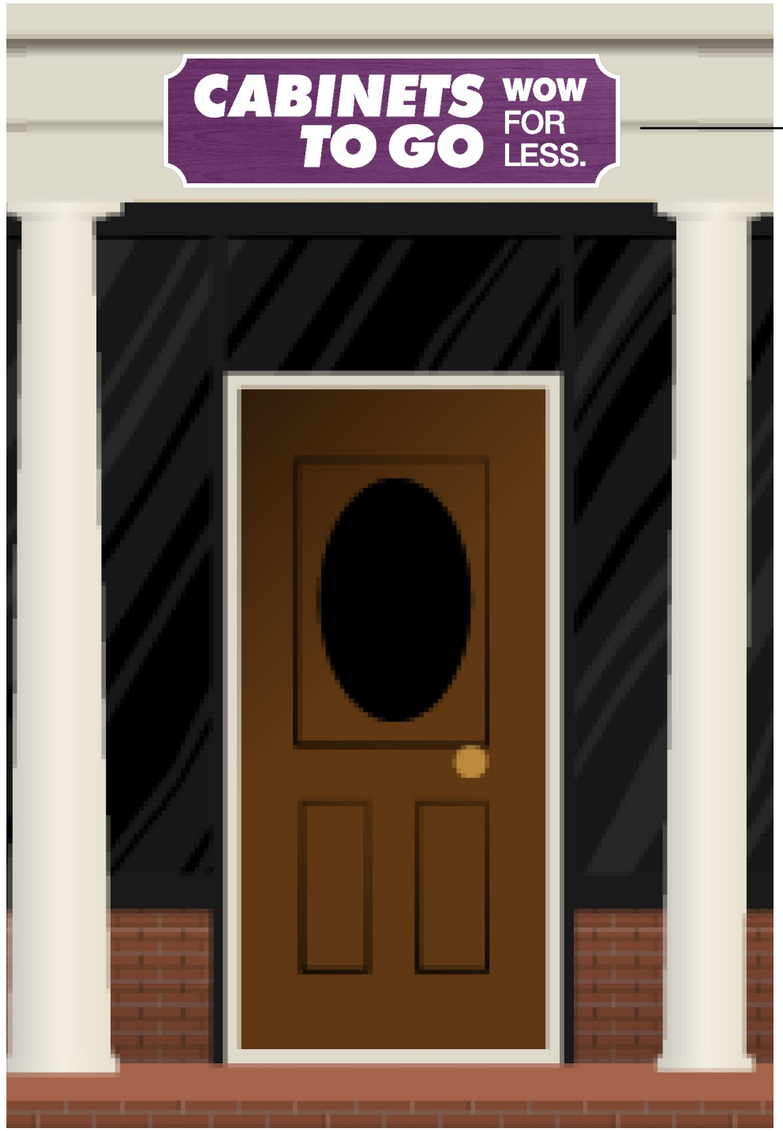
10 Cumming St
Alpharetta, GA 30009

CABINETS TO GO WOW FOR LESS.

Date: **FEB 2023**
Drawn by: **Eric**

Retail Works "Designing Creative Places for Customers"

dean.workman@creativeretailworks.com • www.creativeretailworks.com • 757.772.1095



Sign 3

Sign 4

PANTONE 261C

Signage Colors:
White Letters and Border with
The background Purple Pantone 261C

CTG-GA-Alpharetta
Signs
Proof

10 Cumming St
Alpharetta, GA 30009

CABINETS TO GO WOW FOR LESS.

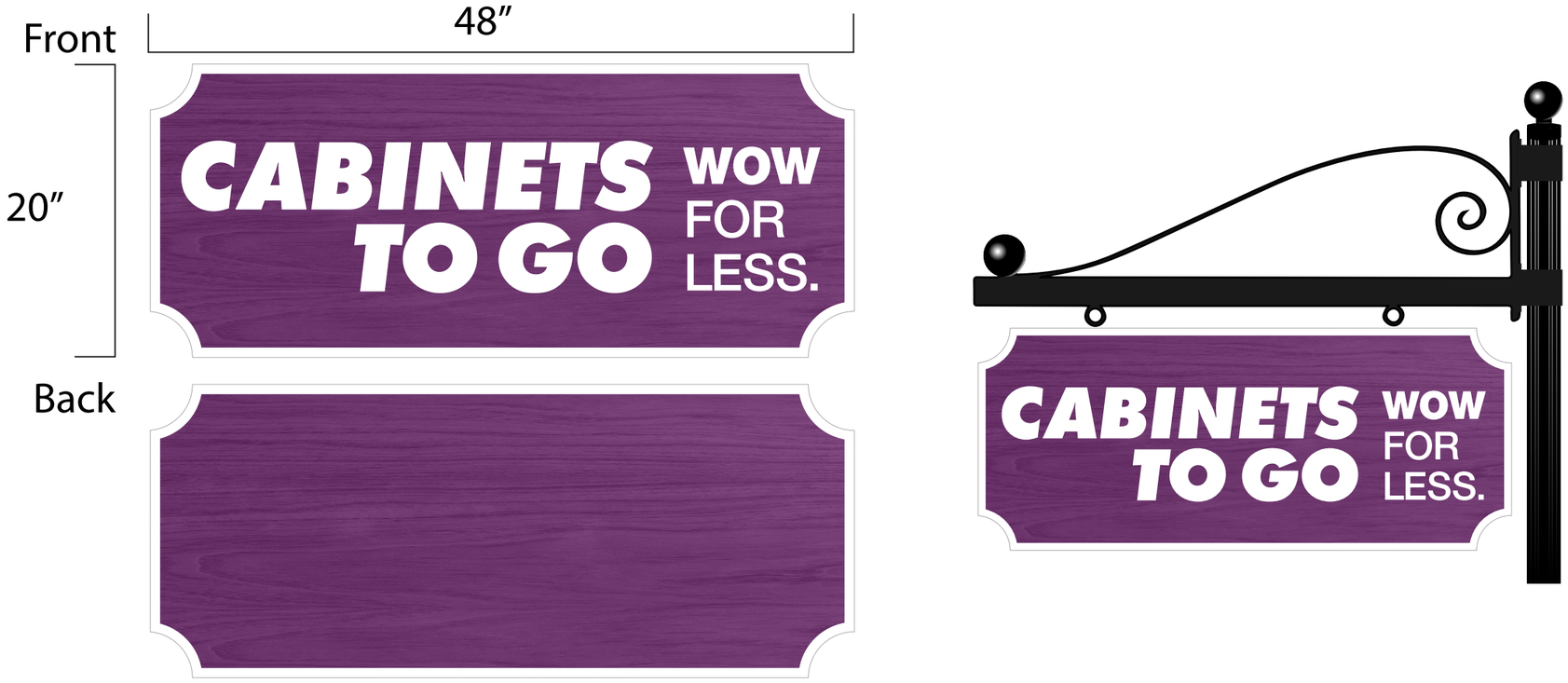
Date: **FEB 2023**
Drawn by: **Eric**

Retail Works "Designing Creative Places for Customers"

dean.workman@creativeretailworks.com • www.creativeretailworks.com • 757.772.1095

PANTONE 261C

Sign 1



Ramp Monument Sign
Sandblasted Single-Sided HDU Foam Sign with textured wood grain background.
The border and letters are raised up with the background setback. The overall thickness is 1.5″.

PANTONE 261C

Signage Colors:
White Letters and Border with
The background Purple Pantone 261C

CTG-GA-Alpharetta
Signs
Proof

10 Cumming St
Alpharetta, GA 30009

CABINETS TO GO WOW FOR LESS.

Date: **FEB 2023**
Drawn by: **Eric**

Retail Works "Designing Creative Places for Customers"

dean.workman@creativeretailworks.com • www.creativeretailworks.com • 757.772.1095

Sign 2

PANTONE 261C

68″

20″

Wall Sign
Sandblasted Single-Sided HDU Foam Sign with textured wood grain background.
The border and letters are raised up with the background setback. The overall thickness is 1.5″.

PANTONE 261C

Signage Colors:
White Letters and Border with
The background Purple Pantone 261C

CTG-GA-Alpharetta
Signs
Proof

10 Cumming St
Alpharetta, GA 30009

CABINETS TO GO WOW FOR LESS.

Date: **FEB 2023**
Drawn by: **Eric**

Retail Works "Designing Creative Places for Customers"

dean.workman@creativeretailworks.com • www.creativeretailworks.com • 757.772.1095

PANTONE
261C

Sign 3

Wall Sign
Sandblasted Single-Sided HDU Foam Sign with textured wood grain background.
The border and letters are raised up with the background setback. The overall thickness is 1.5″.

PANTONE
261C

Signage Colors:
White Letters and Border with
The background Purple Pantone 261C

PANTONE 261C

Sign 4

Armature Wall Sign
Double sided: Sandblasted Double-Sided HDU Foam Sign with textured wood grain background.
The border and letters are raised up with the background setback. The overall thickness is 1.5″.

Sand Blasted and Painted 1.5" HDU Foam Sign

PANTONE 261C

Signage Colors:
White Letters and Border with
The background Purple Pantone 261C

CTG-GA-Alpharetta
Signs
Proof

10 Cumming St
Alpharetta, GA 30009

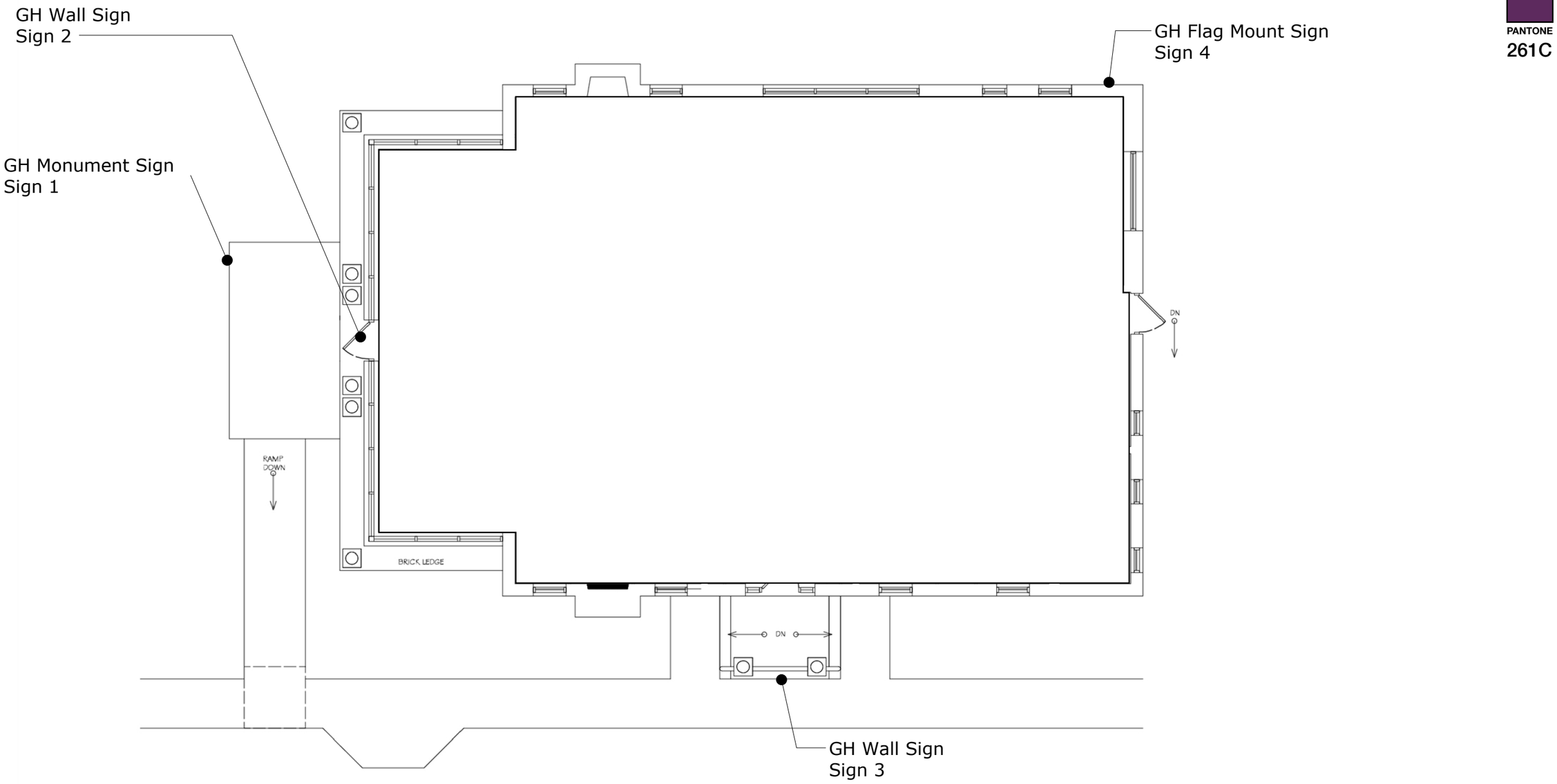
CABINETS TO GO WOW FOR LESS.

Date: **FEB 2023**
Drawn by: **Eric**

Retail Works "Designing Creative Places for Customers"

dean.workman@creativeretailworks.com • www.creativeretailworks.com • 757.772.1095

PANTONE
261C



CTG-GA-Alpharetta
Signs
Proof

10 Cumming St
Alpharetta, GA 30009

CABINETS TO GO WOW FOR LESS.

Date: **FEB 2023**
Drawn by: **Eric**

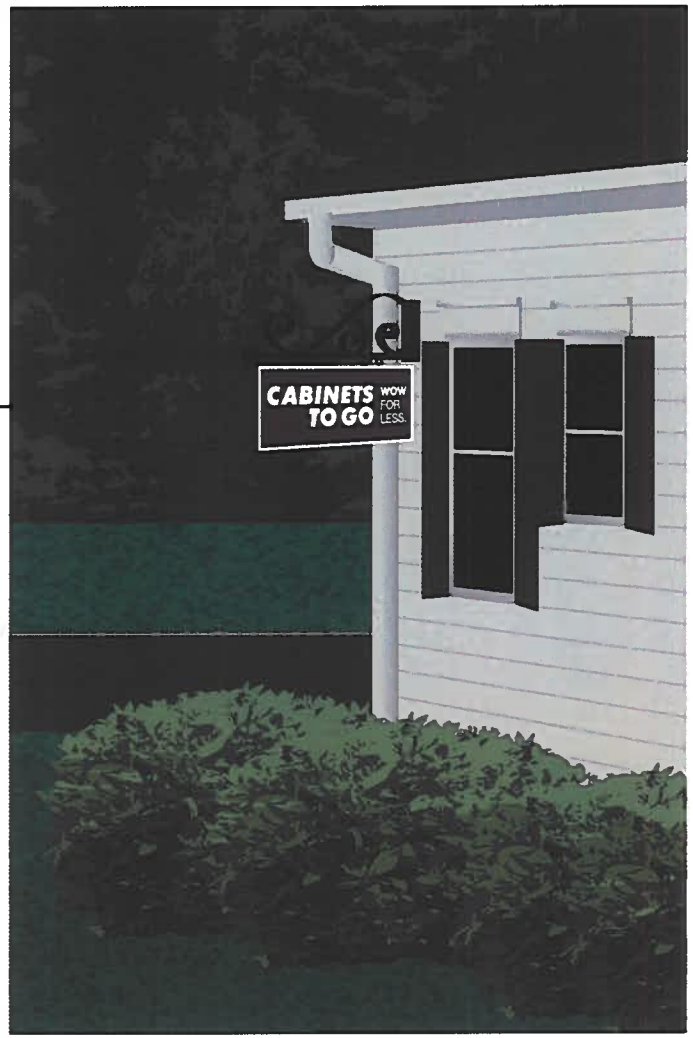
Retail Works "Designing Places for Customers"

dean.workman@creativeretailworks.com • www.creativeretailworks.com • 757.772.1095

PANTONE 261C

Sign 3

Sign 4



CTG-GA-Alpharetta
Signs
Proof

10 Cumming St
Alpharetta, GA 30009

CABINETS TO GO WOW FOR LESS.

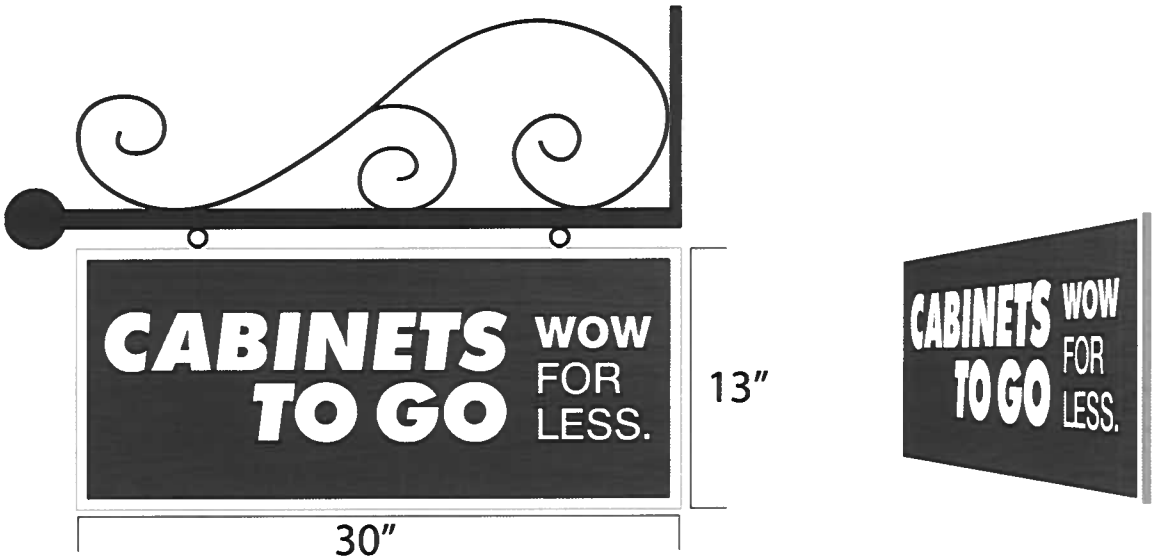
Date: **FEB 2023**
Drawn by: **Eric**

Retail Works "Designing Places for Customers"

dean.workman@creativeretailworks.com • www.creativeretailworks.com • 757.772.1095

PANTONE 261C

Sign 4



Armature Wall Sign
The armature has been hand hammered on the ends to lend to the wrought iron appearance. They are powder coated black steel.

Sandblasted Single-Sided HDU Sign with textured wood grain background.
The border and letters are raised up with the background setback. The overall thickness is 2".

CTG-GA-Alpharetta
Signs
Proof

10 Cumming St
Alpharetta, GA 30009

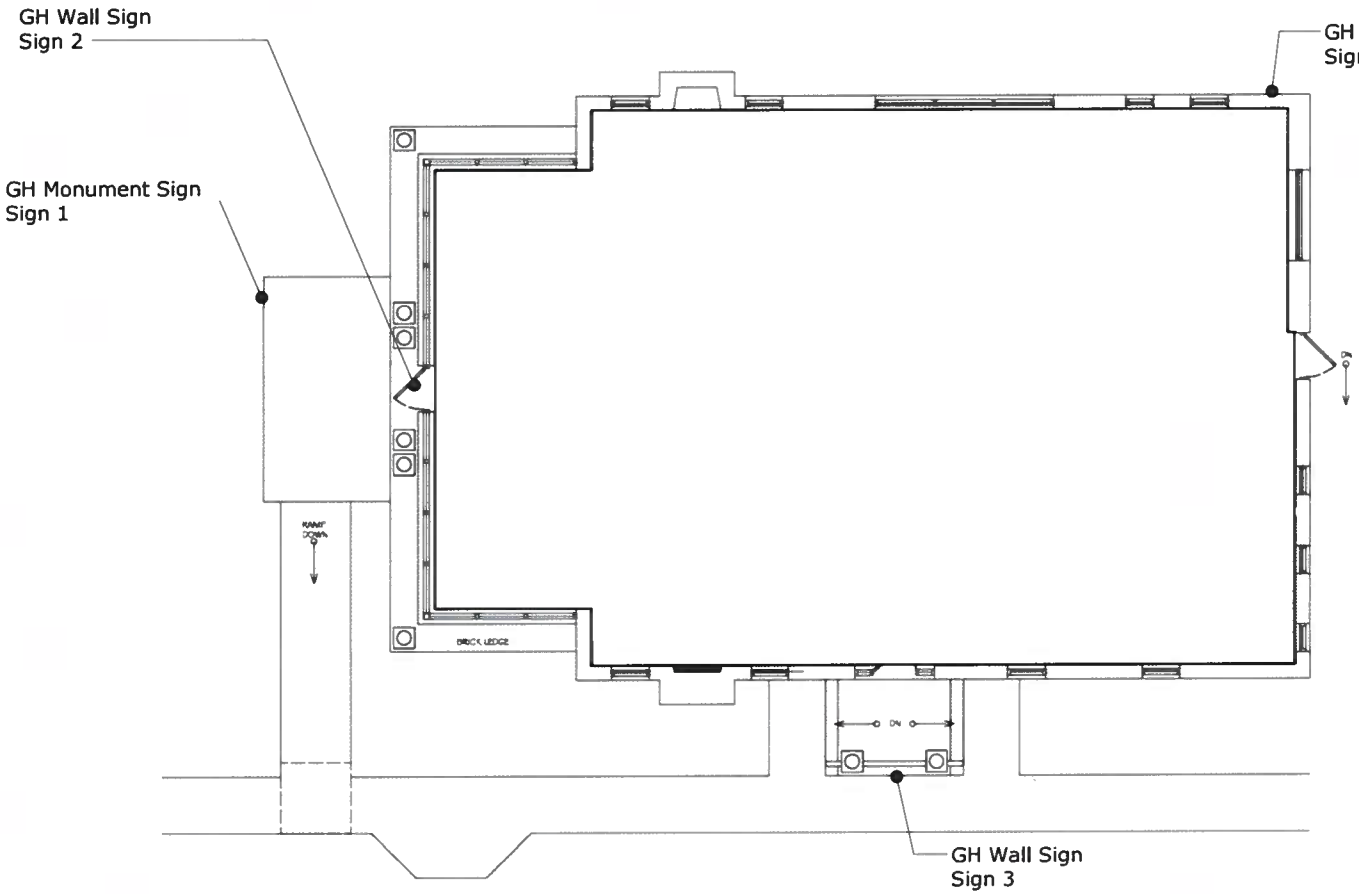
CABINETS TO GO WOW FOR LESS.

Date: **FEB 2023**
Drawn by: **Eric**

Retail Works "Designing Places for Customers"

dean.workman@creativeretailworks.com • www.creativeretailworks.com • 757.772.1095

PANTONE 261C



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: WILLS OVERLOOK, LLC

Location Address: 5865 NORTH POINT PKWY, SUITE 350, ALPHARETTA, GA 30022

Mailing Address: 5865 NORTHPOINT PARKWAY, SUITE 350

City: ALPHARETTA State: GA Zip Code: 30022 -

Contact for All Notifications: PAUL NOCHARLI

Contact Telephone: - - Mobile Telephone: 404 - 345 - 6075

Fax: - - Email: NOCHARLI@OCTAVEBUILT.COM

Contact's Relation to Business: Partner

This Application For (Check all that apply):

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

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

Application Fees:

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: WILLS OVERLOOK, LLC

Physical Address: 5865 NORTH POINT PKWY, SUITE 350, ALPHARETTA, GA 30022

Mailing Address: 5865 NORTH POINT PKWY, SUITE 350

City: ALPHARETTA State: GA Zip Code: 30022 -

Owner Telephone: 404 - 345 - 6075 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): Zia Rahman Date: 5-1-2023

Owner Signature:

Property Information:

Address (If Assigned) : 531 S. MAIN ST., ALPHARETTA, GA 30009

Tax ID or Map Reference Number: 12 246006450146, 12 246006450302 and 12 246006450328

Land Lot(s): 645 District: 1ST Section: 2ND

Existing Zoning of Property: DT-MU Existing Uses of Property: Multi Use

---

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: 5-1-2023

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

This development will enhance the appearance of the entrance along SR9 to the City of Alpharetta and provide an elegant entrance to Wills Park from its southern side as well.

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).

- N/A

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.

N/A

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.

N/A

Please list and describe the Eco District measures that your application includes.

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

N/A

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

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

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

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

Façade composition of the building mass is symmetrical.

Square head openings (windows and doors).

Front doors are incorporated in an elaborate door surround, with a front-entry porch supported by columns of one of the Classical Orders.

Grainy building materials, including stone, brick and wood.

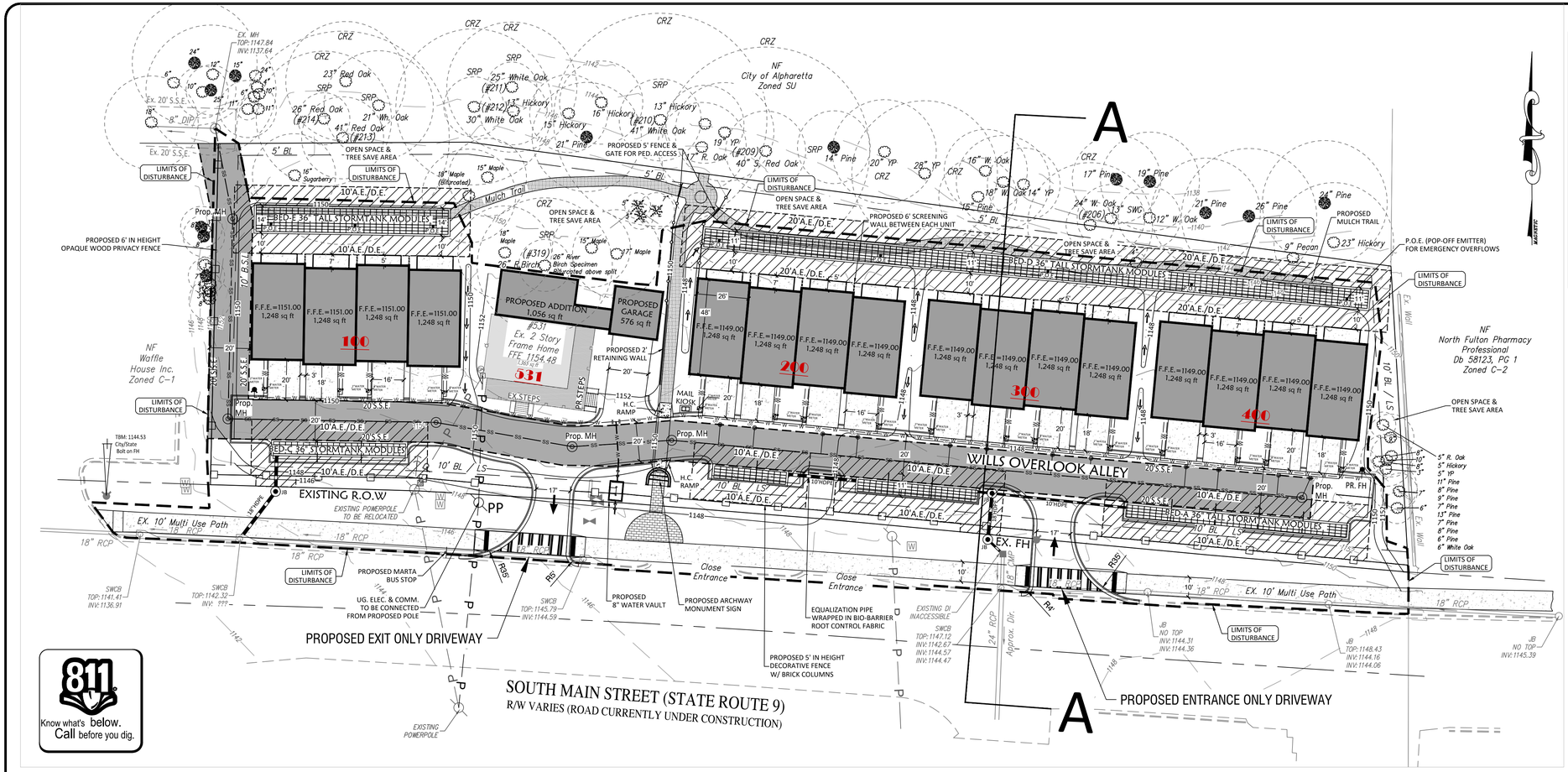
Please review the Alpharetta Downtown Design Guidelines at this link: Alpharetta Downtown Design Guidelines

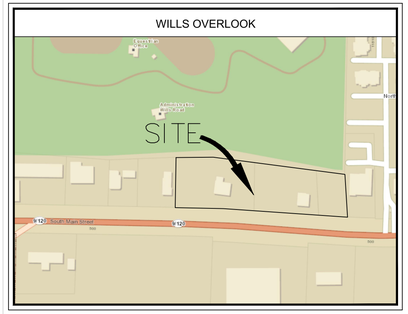
List how your application aligns with or compliments the Alpharetta Downtown Design Guidelines.

This unique property configuration, straddled between the busy South Main Street and the quiet woods of Wills Park, lends itself to the historically common arrangement of townhouses (or rowhouses) in the Greek Revival style. We propose a row of consistent forms in the tradition of historic places such as New York City, Washington DC, Baltimore MD, and others. With only a total of 16 units (gathered into 4 separate 4-unit buildings) we propose to incorporate only subtle unit variances to give some individuality in the homes while maintaining the elegant whole of the streetscape composition.

Each townhouse will be approx. 3,000 SF, 3 stories, in a grouping of 4 per building, all in compliance with the DT-MU dimensional standards.

The old existing residential structure will be saved, renovated, and repurposed ... possibly returning to a private residence in lieu of its current conditions for business use. We propose to alter its current unsatisfactory conditions to approach compatibility with the new townhouses – utilizing similar materials, colors, and other detailing in the Greek Revival style.





OWNER
(PER FULTON COUNTY)
WILLS OVERLOOK LLC

SITE ADDRESS
531 S. MAIN ST.
ALPHARETTA, GA 30009

DEVELOPER/24-HOUR CONTACT
PAUL NOCHARLI
5865 NORTH POINT PKWY #150
ALPHARETTA, GA 30022
404-345-6075
NOCHARLI@OCTAVEBUILT.COM

DESCRIPTION OF PROPOSED LAND
TOWNHOUSE DEVELOPMENT

ADDITIONAL PARCEL INFORMATION
PARCEL ID:
12 246006450302 (TRACT 1)- 1.081 AC
12 246006450328 (TRACT 2)- 0.811 AC
12 246006450146 (TRACT 3)- 0.351 AC
2.243 ACRES
ZONING:DT-MU

GRADING NOTES
1) ALL STRUCTURAL FILL AREAS TO BE CONSTRUCTED UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER.
2) ALL EARTHWORK SHALL BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR WITHIN 3% ± OF OPTIMUM MOISTURE CONTENT. THE TOP 12 INCHES OF SUBGRADE SHALL BE COMPACTED TO 98% STANDARD PROCTOR.
3) MAXIMUM CUT OR FILL SLOPES SHALL BE 2 HORIZONTAL: 1 VERTICAL UNLESS OTHERWISE NOTED.
4) ALL TREES TO BE SAVED SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES. CARE SHALL BE TAKEN IN ALL GRADING ACTIVITIES TO REMAIN OUTSIDE THE DRIPLINES OF EXISTING TREES.
5) FINISHED CONTOUR AND SPOT ELEVATIONS SHOWN ON DRAWINGS INDICATE FINISHED GRADE ELEVATIONS.
6) GRADES NOT OTHERWISE INDICATED ON THE PLANS SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN ABRUPT CHANGES IN SLOPES SHALL BE WELL ROUNDED.
7) ALL SPOT ELEVATIONS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
8) HAULING EXCESS CUT/FILL TO AND FROM SITE REQUIRES APPROVAL FROM THE DEPARTMENT OF TRANSPORTATION. CONTRACTOR RESPONSIBLE FOR ACQUIRING ALL LOCAL, STATE, & FEDERAL PERMITS ACCORDINGLY.
9) THE CONSTRUCTION OF THIS SITE WILL NOT RESULT IN ANY FLOODING OR CHANNEL DEGRADATION DOWNSTREAM.
10) DOUBLE ROW TYPE C SILT FENCE REQUIRED AT THE TOE OF SLOPES EXCEEDING 10' VERTICAL.
11) MAXIMUM CUT OR FILL SLOPES SHALL BE 2 HORIZONTAL: 1 VERTICAL. CONTINUOUS FILL SLOPES TEN (10) FEET IN HEIGHT OR LESS MAY BE 2 HORIZONTAL TO 1 VERTICAL. ALL CONTINUOUS FILL SLOPES THAT EXCEED TEN (10) FEET IN HEIGHT MUST BE 3 HORIZONTAL TO 1 VERTICAL UNLESS: (A) A MECHANICALLY ENGINEERED STABILIZED SLOPE IS APPROVED BY THE FULTON COUNTY DIRECTOR OF ENGINEERING; OR (B) THE DESIGNED AND CONSTRUCTED SLOPES ARE CERTIFIED BY A REGISTERED ENGINEER EXPERIENCED IN GEOTECHNICAL ENGINEERING AND LICENSED IN THE STATE OF GEORGIA.

PART V NOTE:
THE SUBJECT SITE DOES NOT LIE WITHIN THE PROTECTED GROUNDWATER RECHARGE AREA. THE SUBJECT SITE DOES LIE WITHIN THE HAZARD MATERIAL HANDLING AREA.

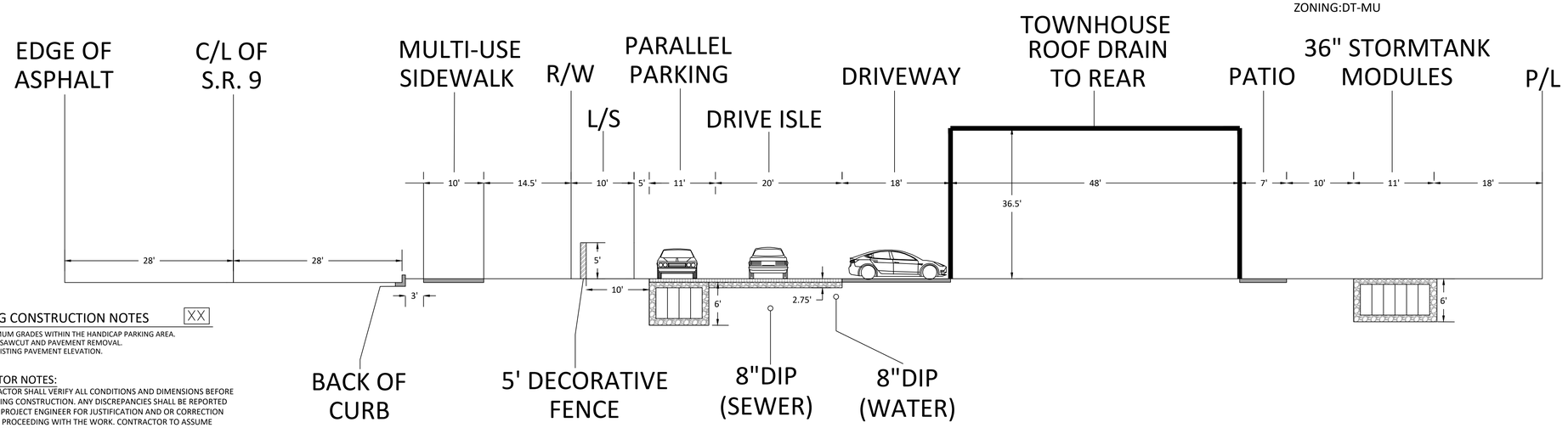
GENERAL NOTES:
1. CONTOUR INTERVAL SHOWN HEREON IS (2) TWO FOOT.
2. TOPOGRAPHICAL INFORMATION OBTAINED BY IRONSTONE SURVEYING. DATED AUGUST 02, 2021.

DESCRIPTION OF EXISTING LAND USE
THE SUBJECT SITE IS CURRENTLY UNDEVELOPED. THE VEGETATION CONSIST OF GRASS AND TREES.

REFERENCE:
BOUNDARY AND TOPOGRAPHICAL INFORMATION BASED ON SURVEY FOR OLD MILTON PARKWAY COMMERCIAL, BY IRON STONE SURVEY, DATED AUGUST 02, 2021.

FLOOD NOTE:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA PER FULTON COUNTY F.I.R.M. PANEL NO. 13121C0058F, DATED 09/18/2013.

NOTE:
STORMWATER MANAGEMENT FOR SITE WILL BE PROVIDED BY FACILITIES LOCATED AT XXX.



GRADING CONSTRUCTION NOTES XX
1. 2% MAXIMUM GRADES WITHIN THE HANDICAP PARKING AREA.
2. LIMITS OF SAWCUT AND PAVEMENT REMOVAL.
3. MATCH EXISTING PAVEMENT ELEVATION.

CONTRACTOR NOTES:
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER FOR JUSTIFICATION AND OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED
- IT IS UNDERSTOOD BY THE ENGINEER THAT THE CONTRACTOR SHALL HAVE SUFFICIENT EXPERTISE TO CONSTRUCT THIS PROJECT BASED ON WHAT HAS BECOME AN ACCEPTABLE LEVEL OF DETAIL FOR CONSTRUCTION DRAWINGS. PRIOR TO ENTERING INTO A CONTRACT WITH THE OWNER. THE CONTRACTOR SHALL BE OBLIGATED TO NOTIFY THE ENGINEER OF ANY ITEMS IN THE PLANS OR SPECIFICATIONS THAT MAY NO CONTAIN ENOUGH DETAIL TO COMPLETE THE PROJECT. BY ENTERING INTO A BINDING CONTRACT WITH THE OWNER TO CONSTRUCT THE PROJECT THE CONTRACTOR INDICATES THAT THESE PLANS CONTAIN AN ACCEPTABLE LEVEL OF DETAIL

A-A N.T.S.

SCALE: 1" = 30'
30 0 30 60 90 FEET

B.C. ENGINEERING, INC.
116 NORTH MAIN ST.
CUMMING, GA 30040
PHONE: (770) 205-6181
FAX: (770) 205-6162
EMAIL: office@bcengineering-ga.com

DRB SITE LAYOUT
WILLS OVERLOOK
531 S. MAIN ST.
LAND LOT 645
1ST DISTRICT, 2ND SECTION
FULTON COUNTY, GEORGIA

GEORGIA REGISTERED NO. 24083 PROFESSIONAL ENGINEER BRIAN W. COLE
5/1/23

DESCRIPTION	DATE	REVISION
--	--	--

DRAWN BY: BR
CHECKED BY: BC
DATE: 05/01/2023
SCALE: AS NOTED
LAND LOTS: 645
DISTRICT: 1ST
SECTION: 2ND

SHEET NO. 1 OF 1

JOB NO. 2022-186

THIS DRAWING IS THE PROPERTY OF B.C. ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART OR USED TO FURNISH INFORMATION TO OTHERS, OR FOR ANY OTHER PURPOSE DETRIMENTAL TO THE INTEREST OF B.C. ENGINEERING, INC., AND IS TO BE RETURNED UPON REQUEST.
COPYRIGHT © 2019

FRONT VIEW RENDERING

A1.0

5/1/2023

WILLS OVERLOOK-

A RESIDENTIAL DEVELOPMENT

531 S. MAIN ST ALPHARETTA GA

Architect

KSi design group

678-438-4759, KSidesign@outlook.com

©COPYRIGHT- 2023 - This drawing as an instrument of service shall remain the property of KSi design group and shall not be reproduced, published or copied in whole or in part or used in any way without written permission of KSi design group

LOT 1	LOT 2	LOT 3	LOT 4
FLOOR PLAN (I), ELEVATION "A"	FLOOR PLAN (II), ELEVATION "B"	FLOOR PLAN (II), ELEVATION "C" (MIRRORED)	FLOOR PLAN (I), ELEVATION "D" (MIRRORED)

1 FRONT Elevation (MAIN STREET)

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

0 4' 8' 16'

BLDG 100 FRONT ELEVATION

A1.1

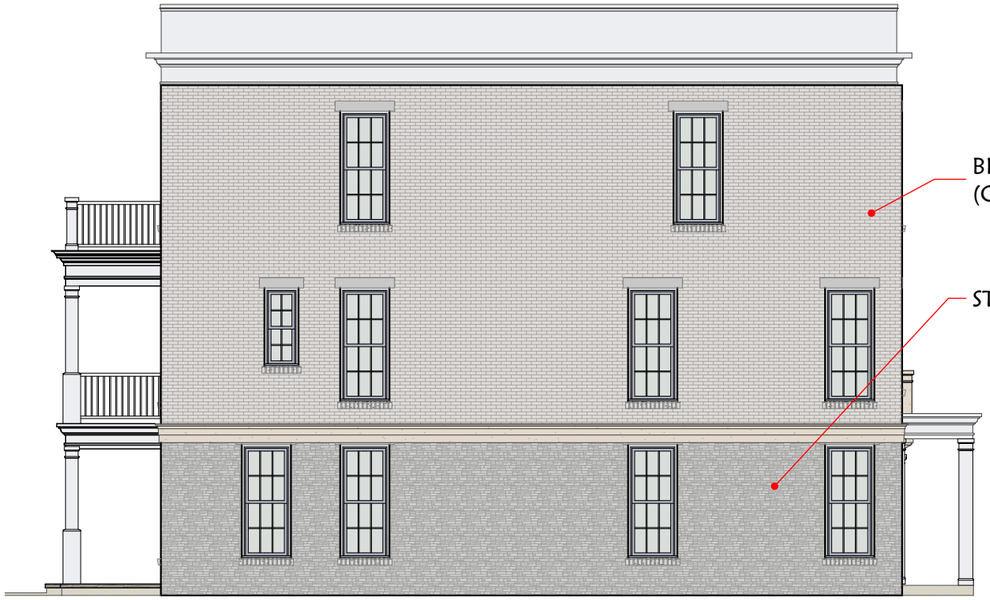
5/1/2023

WILLS OVERLOOK- A RESIDENTIAL DEVELOPMENT

531 S. MAIN ST ALPHARETTA GA

Architect
KSi design group
678-438-4759, KSidesign@outlook.com

©COPYRIGHT- 2023 - This drawing as an instrument of service shall remain the property of KSi design group and shall not be reproduced, published or copied in whole or in part or used in any way without written permission of KSi design group



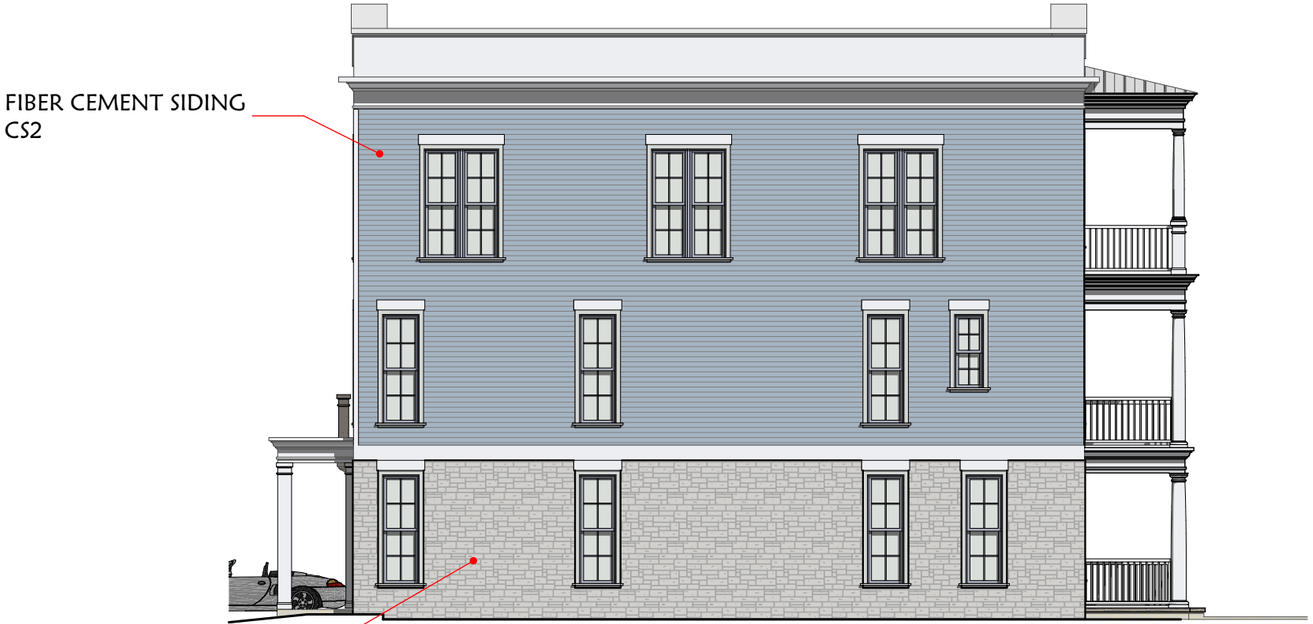
BRICK VENEER
(COLOR B1)

STONE VENEER

2 LEFT SIDE Elevation

SCALE: 1" = 10'

0 5' 10' 20'



FIBER CEMENT SIDING
CS2

STONE VENEER

1 RIGHT SIDE Elevation

SCALE: 1" = 10'

0 5' 10' 20'

BLDG 100 SIDE ELEVATION

A1.2

5/1/2023

WILLS OVERLOOK-

A RESIDENTIAL DEVELOPMENT
531 S. MAIN ST ALPHARETTA GA

Architect
KSi design group
678-438-4759, KSidesign@outlook.com

©COPYRIGHT- 2023 - This drawing as an instrument of service shall remain the property of KSi design group and shall not be reproduced, published or copied in whole or in part or used in any way without written permission of KSi design group

1 REAR Elevation (WILLS PARK)

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

0 4' 8' 16'

BLDG 100 REAR ELEVATION (PARK VIEW)

A1.3

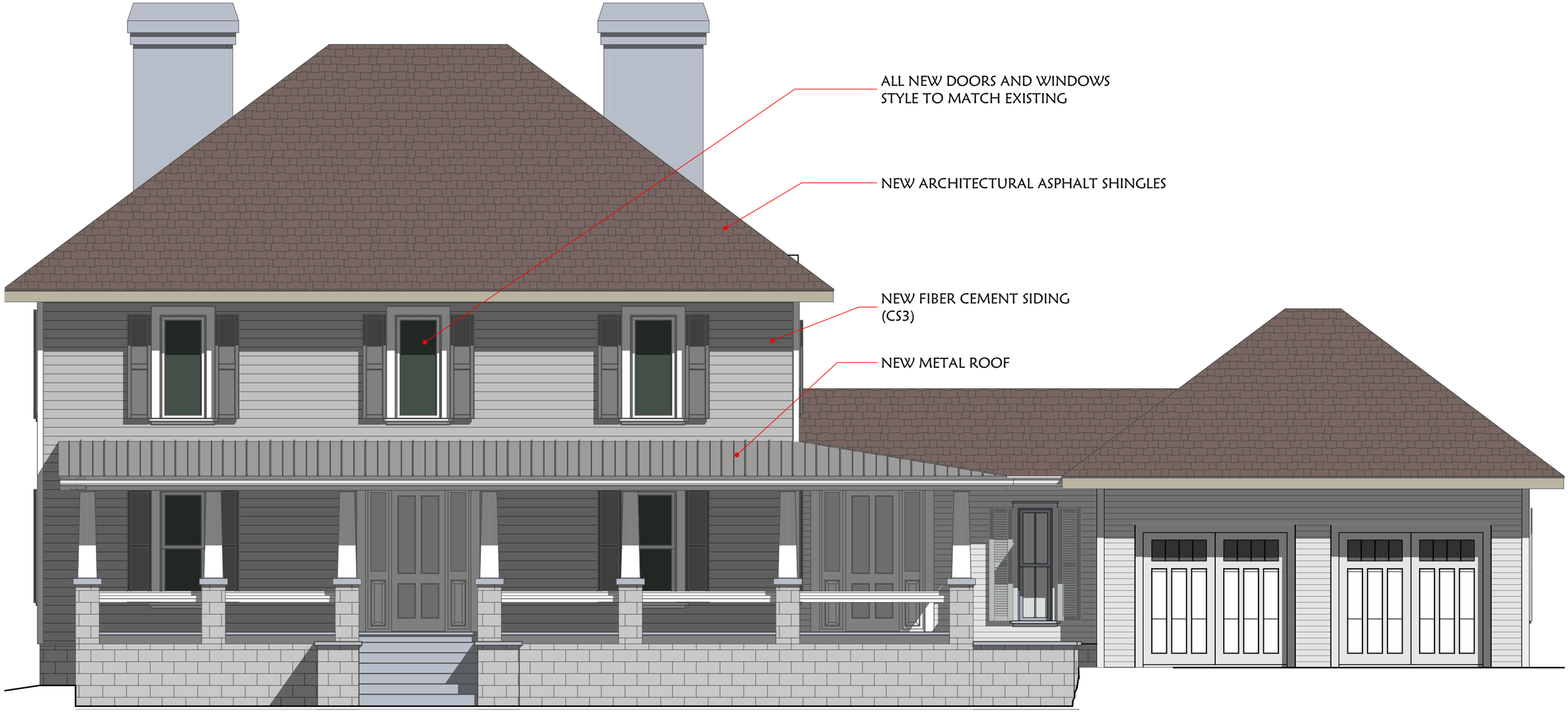
5/1/2023

WILLS OVERLOOK- A RESIDENTIAL DEVELOPMENT

531 S. MAIN ST ALPHARETTA GA

Architect
KSi design group
678-438-4759, KSidesign@outlook.com

©COPYRIGHT- 2023 - This drawing as an instrument of service shall remain the property of KSi design group and shall not be reproduced, published or copied in whole or in part or used in any way without written permission of KSi design group



1 FRONT Elevation (MAIN STREET)

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

EXISTING HOUSE FRONT ELEVATION

A2.1

5/1/2023

WILLS OVERLOOK- A RESIDENTIAL DEVELOPMENT

531 S. MAIN ST ALPHARETTA GA

Architect
KSi design group
678-438-4759, KSidesign@outlook.com

©COPYRIGHT- 2023 - This drawing as an instrument of service shall remain the property of KSi design group and shall not be reproduced, published or copied in whole or in part or used in any way without written permission of KSi design group

3 LEFT SIDE Elevation

SCALE: 1" = 10'

0 5' 10' 20'

2 RIGHT SIDE Elevation

SCALE: 1" = 10'

0 5' 10' 20'

1 REAR Elevation (WILLS PARK)

SCALE: 1" = 10'

0 5' 10' 20'

EXISTING HOUSE REAR ELEVATION (PARK VIEW)

A2.2

5/1/2023

WILLS OVERLOOK-

A RESIDENTIAL DEVELOPMENT

531 S. MAIN ST ALPHARETTA GA

Architect

KSi design group

678-438-4759,

KSidesign@outlook.com

©COPYRIGHT- 2023 - This drawing as an instrument of service shall remain the property of KSi design group and shall not be reproduced, published or copied in whole or in part or used in any way without written permission of KSi design group

CEMENT SIDING

SIDING COLORS

BRICK

B1

GENERAL SHALE- BRADFORD HALL TUDOR

GENERAL SHALE- CORTEZ

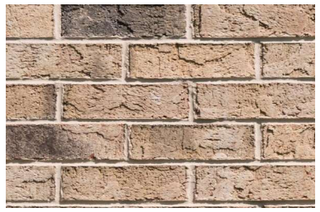
GENERAL SHALE- WINTERHAVEN

GENERAL SHALE- CARDOBA

GENERAL SHALE- SPANISH MOSS BLEND

B2

TRIANGLE BRICK- LINVILLE



TRIANGLE BRICK- SOUTHAMPTON

GENERAL SHALE- LOGAN CANYON

STONE VENEER- BASE/GARAGE LEVEL

HORIZON STONE- HANDCRAFTED HERMITAGE

Shingles- Existing House

Weathered wood

EXTERIOR VENEER

SD8

5/1/2023

WILLS OVERLOOK-

A RESIDENTIAL DEVELOPMENT
531 S. MAIN ST ALPHARETTA GA

Architect
KSi design group
678-438-4759, KSidesign@outlook.com

©COPYRIGHT- 2023 - This drawing as an instrument of service shall remain the property of KSi design group and shall not be reproduced, published or copied in whole or in part or used in any way without written permission of KSi design group

TYP TOWNHOUSE- BLDG 100

EXISTING HOUSE

ADDITION

LOT 1
FLOOR PLAN (I), ELEVATION "A"

LOT 2
FLOOR PLAN (II), ELEVATION "B"

LOT 3
FLOOR PLAN (II), ELEVATION "C" (MIRRORED)

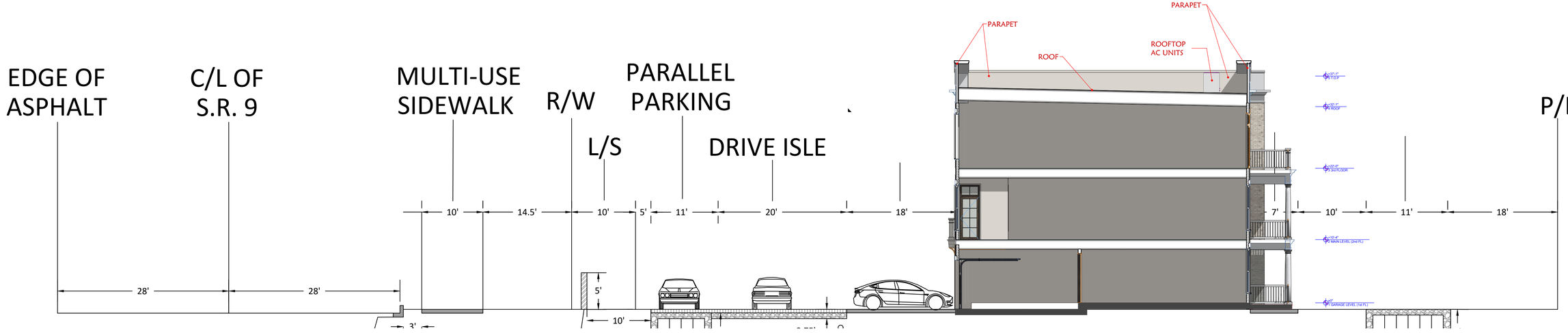
LOT 4
FLOOR PLAN (I), ELEVATION "D" (MIRRORED)

531 S Main St
Earl Wood House
Addition and Restoration

2 FRONT Elevation (MAIN STREET)

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

0 4' 8' 16'



1 SIGHTLINE

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

0 4' 8' 16'

FRONT ELEVATION/SIGHTLINES

A0.0

WILLS OVERLOOK- -

Architect

KSi design group

678-438-4759, KSidesign@outlook.com

©COPYRIGHT- 2023 -
This drawing as an instrument of service shall remain the property of KSi design group and shall not be reproduced, published or copied in whole or in part or used in any way without written permission of KSi design group

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE
	ACE OGL	Acer rubrum 'October Glory' October Glory Red Maple	3" Cal.
	BET DUR	Betula nigra 'BNMTF' TM Dura Heat River Birch	4" Cal.
	CAR AME	Carpinus caroliniana American Hornbeam	4" Cal.
	CCP	Carpinus caroliniana 'Palisade CCSQU' Palisade American Hornbeam	3" Cal.
	CV	Chionanthus virginicus White Fringetree	3" Cal.
	CR	Cornus x `Rutgan` Stellar Pink® Dogwood	3" Cal.
	ILE	Ilex x `Emily Bruner` Emily Bruner Holly	9-10` Ht.
	JUN EAS	Juniperus virginiana Eastern Redcedar	9-10` Ht.
	MAG	Magnolia grandiflora 'Little Gem' Little Gem Dwarf Southern Magnolia	9-10` Ht.
	NYS SYL	Nyssa sylvatica 'Firestarter JFS-red' Firestarter Black Tupelo	3" Cal.
	QUE	Quercus shumardii Shumard Red Oak	4" Cal.
	TAX MIC	Taxodium distichum 'Mickelson' TM Shawnee Brave Bald Cypress	3" Cal.

PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	
	ABE	Abelia x `Rose Creek` Rose Creek Abelia	3 gal.	
	AZA	Azalea x `Gumpo Pink` Gumpo Pink Satsuki Azalea	3 gal.	
	DIS VTJ	Distylium x `Vintage Jade` Vintage Jade Distylium	3 gal.	
	DIS CLM	Distylium x 'PIIDIST-III' TM Coppertone Distylium	2` Ht.	
	GAR FRO	Gardenia jasminoides `Frostproof` Frostproof Gardenia	2` Ht.	
	HYD	Hydrangea quercifolia Oakleaf Hydrangea	3 gal.	
	IC	Ilex crenata `Sky Pencil` Sky Pencil Japanese Holly	4` Ht.	
	ILE SOF	Ilex crenata 'Soft Touch' Soft Touch Japanese Holly	2` Ht.	
	ILE STO	Ilex vomitoria 'Stokes Dwarf' Stokes Dwarf Yaupon Holly	3 gal.	
	LOR BLU	Loropetalum chinense `Blush` Blush Fringe Flower	3` Ht.	
	MUH	Muhlenbergia capillaris Pink Muhly Grass	2` Ht.	
	OSM FRA	Osmanthus fragrans Sweet Olive	6` Ht.	
	PEN HAM	Pennisetum alopecuroides `Hameln` Hameln Fountain Grass	3 gal.	
	RHO CAN	Rhododendron canescens Wild Azalea	3` Ht.	
	THU DEG	Thuja occidentalis `Degroot`s Spire` Degroot`s Spire Arborvitae	4` Ht.	
	VIB	Viburnum plicatum tomentosum `Mariesii` Double File Viburnum	3` Ht.	

VINE/ESPALIER	CODE	BOTANICAL / COMMON NAME	SIZE	
	FP	Ficus pumila Creeping Fig	1 gal.	
GROUND COVERS	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**SPACING**
	CARX	Carex cherokeensis Cherokee Sedge	4"	12" o.c.
	LIR	Liriope muscari `Big Blue` Big Blue Lilyturf	4"	15" o.c.
	PHL	Phlox stolonifera Creeping Phlox	4"	12" o.c.
	SEA	Seasonal Color	4"	12" o.c.
	THY	Thymus doerfleri 'Doone Valley' Doone Valley Creeping Thyme	4"	12" o.c.

SURVEY/BASE INFORMATION PREPARED BY OTHERS; FRAWLEY ASSOCIATES LLC DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

GEORGIA 811 www.Georgia811.com Know what's below. Call before you dig.

IT IS THE CLIENT OR CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

NORTH:

SCALE:

0 30' 45' 60'
SCALE: 1"=30'

BRICK SCREEN WALL
TRIANGLE BRICK
LINVILLE

COLUMN BASE
HORIZON STONE
HANDCRAFTED HERMITAGE

DEVELOPMENT ENTRANCE INSPIRATION
ARCHED ORNAMENTAL IRON SIGN
MOUNTED OVER TWO BRICK COLUMNS
WITH CAST STONE CAPS.
DOWNTOWN ALPHARETTA, GEORGIA

REVISIONS:

DATE	#

STATE OF GEORGIA
PETER J. FRAWLEY 766 REGISTERED LANDSCAPE ARCHITECT

FRAWLEY ASSOCIATES, LLC.
LANDSCAPE ARCHITECTS
675 SEMINOLE AVE (SUITE 101)
ATLANTA, GA 30307 (404) 874-5091

WILLS OVERLOOK

531 S. MAIN STREET
LL 645, 1ST DISTRICT, 2ND SECTION
ALPHARETTA, GEORGIA

LANDSCAPE
CONCEPT-RENDERING

SCALE: AS SHOWN

DATE: 05/01/2023

PROJECT: FA-22039

SHEET
L-1
SHEET 1 OF 3

TREE SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	MIN. SIZE AT PLANTING	QTY	DENSITY INCHES	RECOM-PENSE INCHES	NATIVE	OVER-STORY	% GENUS
	ACE OGL	Acer rubrum 'October Glory' October Glory Red Maple	3" Cal.	6	18		6	6	6.25%
	BET DUR	Betula nigra 'BNMTF' TM Dura Heat River Birch	4" Cal.	5		20	5	5	5.21%
	CAR AME	Carpinus caroliniana American Hornbeam	4" Cal.	3		12	3	3	9.38%
	CCP	Carpinus caroliniana 'Palisade CCSQU' Palisade American Hornbeam	3" Cal.	6	24		6		CARP-INUS
	CV	Chionanthus virginicus White Fringetree	3" Cal.	9	27		9		9.38%
	CR	Cornus x `Rutgan` Stellar Pink® Dogwood	4" Cal.	11		33			11.46%
	ILE	Ilex x `Emily Bruner` Emily Bruner Holly	9-10`` Ht.	11	22				11.46%
	JUN EAS	Juniperus virginiana Eastern Redcedar	9-10`` Ht.	3	6		3		3.13%
	MAG	Magnolia grandiflora 'Little Gem' Little Gem Dwarf Southern Magnolia	9-10`` Ht.	6	12		6		6.25%
	NYS SYL	Nyssa sylvatica 'Firestarter JFS-red' Firestarter Black Tupelo	4" Cal.	16	48		16	16	16.67%
	QUE	Quercus shumardii Shumard Red Oak	4" Cal.	17	68		17	17	17.71%
	TAX MIC	Taxodium distichum 'Mickelson' TM Shawnee Brave Bald Cypress	4" Cal.	3		12	3	3	3.13%
TOTALS		ON-SITE		96	225	77	77.08%	52.08%	MAX GENUS QUE 17.71%

PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE		QTY
	ABE	Abelia x `Rose Creek` Rose Creek Abelia	3 gal.		57
	AZA	Azalea x `Gumpo Pink` Gumpo Pink Satsuki Azalea	3 gal.		100
	DIS VTJ	Distylium x `Vintage Jade` Vintage Jade Distylium	3 gal.		83
	DIS CLM	Distylium x 'PIIDIST-III' TM Coppertone Distylium	2` Ht.		96
	GAR FRO	Gardenia jasminoides `Frostproof` Frostproof Gardenia	2` Ht.		17
	HYD	Hydrangea quercifolia Oakleaf Hydrangea	3 gal.		14
	IC	Ilex crenata `Sky Pencil` Sky Pencil Japanese Holly	4` Ht.		30
	ILE SOF	Ilex crenata 'Soft Touch' Soft Touch Japanese Holly	2` Ht.		58
	ILE STO	Ilex vomitoria 'Stokes Dwarf' Stokes Dwarf Yaupon Holly	3 gal.		47
	LOR BLU	Loropetalum chinense `Blush` Blush Fringe Flower	3` Ht.		67
	MUH	Muhlenbergia capillaris Pink Muhly Grass	2` Ht.		78
	OSM FRA	Osmanthus fragrans Sweet Olive	6` Ht.		28
	PEN HAM	Pennisetum alopecuroides `Hameln` Hameln Fountain Grass	3 gal.		33
	RHO CAN	Rhododendron canescens Wild Azalea	3` Ht.		13
	THU DEG	Thuja occidentalis `Degroot`s Spire` Degroot`s Spire Arborvitae	4` Ht.		17
	VIB	Viburnum plicatum tomentosum `Mariesii` Double File Viburnum	3` Ht.		7

VINE/ ESPALIER	CODE	BOTANICAL / COMMON NAME	SIZE		QTY
	FP	Ficus pumila Creeping Fig	1 gal.		41
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	CARX	Carex cherokeensis Cherokee Sedge	4"	12" o.c.	1,347
	LIR	Liriope muscari ``Big Blue` Big Blue Lilyturf	4"	15" o.c.	44
	PHL	Phlox stolonifera Creeping Phlox	4"	12" o.c.	190
	SEA	Seasonal Color	4"	12" o.c.	10
	THY	Thymus doerfleri 'Doone Valley' Doone Valley Creeping Thyme	4"	12" o.c.	249

NORTH:

SCALE:

0 30' 45' 60'

SCALE: 1"=30'

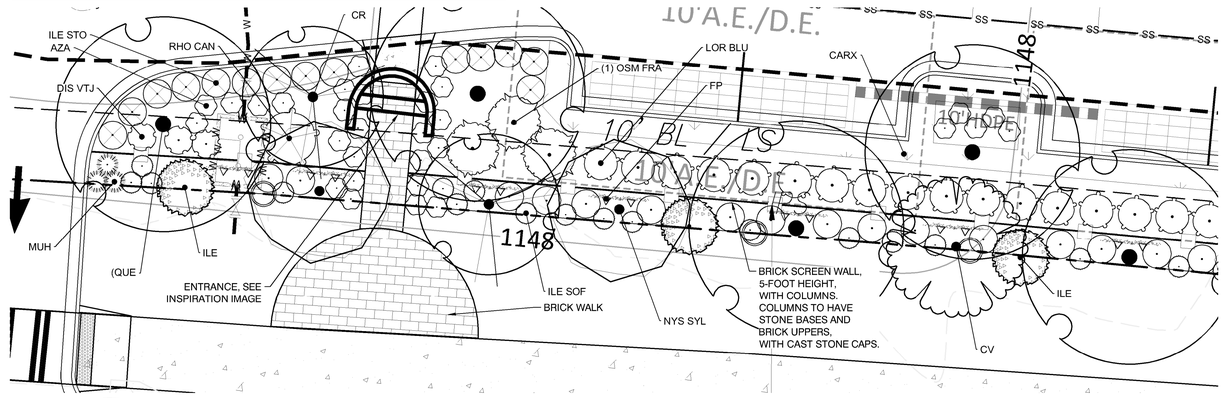
GEORGIA811 www.Georgia811.com Know what's below. Call before you dig.

IT IS THE CLIENT OR CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

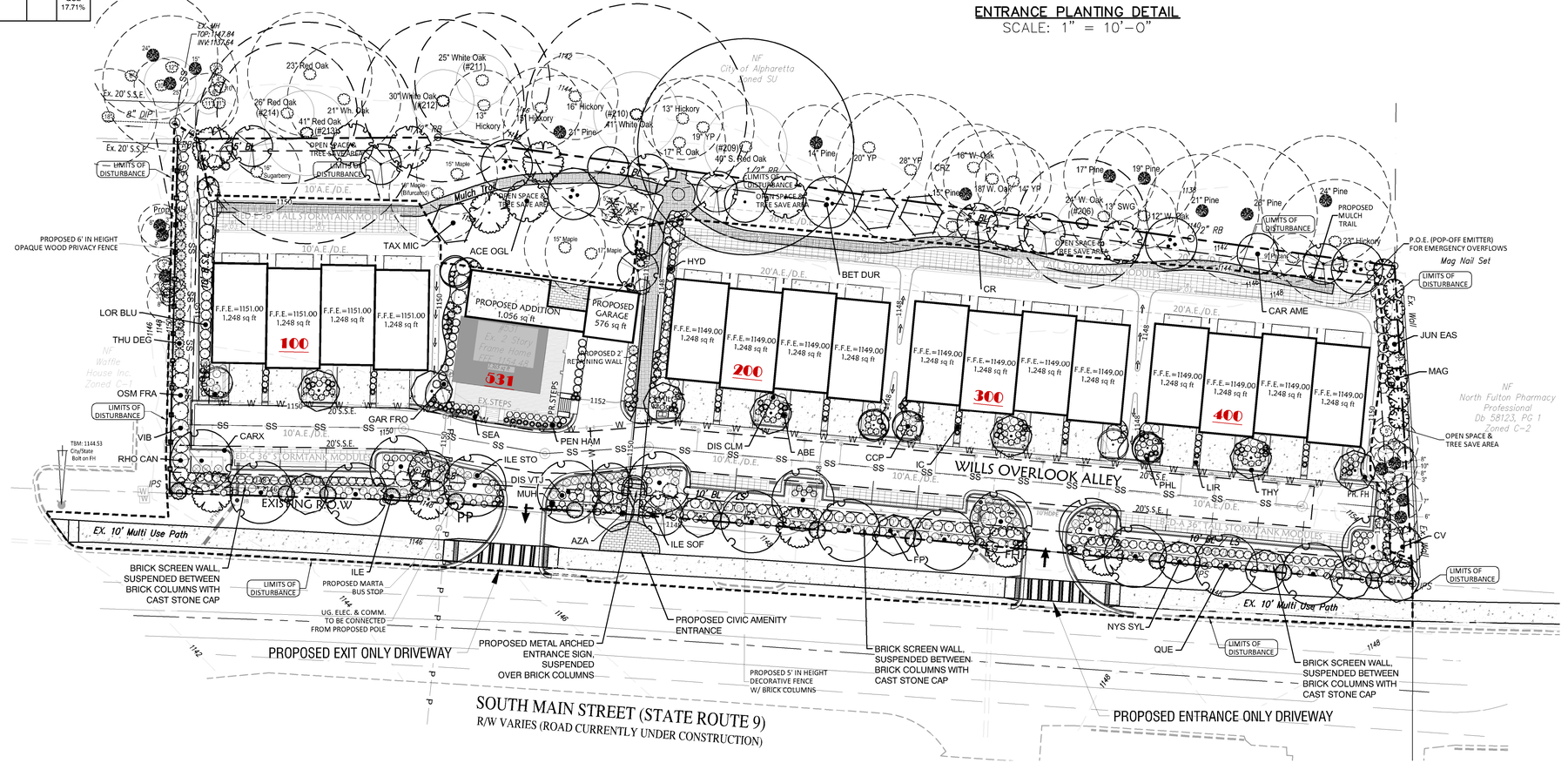
DOCUMENT FOR DESIGN REVIEW BOARD PROCESS ONLY. FINAL TREE PROTECTION AND LANDSCAPE PLAN SET TO BE COMPLETED DURING LDP APPLICATION PROCESS, TO COMPLY WITH CITY OF ALPHARETTA ARBORIST CHECKLIST REQUIREMENTS.

REVISIONS:

DATE	#
05-05-2023	



ENTRANCE PLANTING DETAIL
SCALE: 1" = 10'-0"



SITE DATA:
PARCEL ID NO.:
12 2460006450302 (TRACT 1) 1.081 AC
12 2460006450328 (TRACT 2) 0.811 AC
12 2460006450146 (TRACT 3) 0.351 AC
TOTAL AREA: 2.243 AC

CITY OF ALPHARETTA
DOWNTOWN OVERLAY DISTRICT
ZONING: DT-MU, DOWNTOWN MIXED-USE

OVERALL SITE DENSITY:
130 INCHES PER ACRE
SDF = 2.243 AC x 130 INCHES/AC = 291.59 INCHES
EDF = 168 INCHES
RDF = 291.59 - 168 = 123.59 INCHES
PROPOSED INCHES:

SPECIMEN RECOMPENSE:
SPECIMEN TREES TO BE REMOVED:
TREE 207, 33" PECAN
TREE 208, 27" PECAN
TREE 216, 11" DOGWOOD
TOTAL SPECIMEN INCHES REMOVED: 71 INCHES
71 INCHES X 3 = 213 INCHES RECOMPENSE
OR 54, 4" CALIPER TREES
(SEE TABLE/REPORT, SHEET L-1)

LANDSCAPE STRIP VARIANCE:
PREVIOUS CITY COUNCIL APPROVAL, WEST:
REMOVAL OF 5' LANDSCAPE STRIP.
20' SANITARY SEWER EASEMENT TO BE LOCATED ALONG PROPERTY LINE. PROPOSED EVERGREEN SHRUB PLANTING FOR 5' WIDTH EACH SIDE.
6' OPAQUE WOOD PRIVACY FENCE TO BE INSTALLED ALONG PROPERTY LINE ON SUBJECT PROPERTY.

STREET FRONTAGE, 10' LANDSCAPE STRIP:
SOUTH MAIN STREET (STATE ROUTE 9)
548.45 LF (EXCLUDING DRIVE)
NO TURFGRASS WITHIN SUBJECT PROPERTY LANDSCAPE STRIP.
TURFGRASS REQUIRED WITHIN GDOT RIGHT OF WAY.

STATE OF GEORGIA PETER J. FRAWLEY 766 REGISTERED LANDSCAPE ARCHITECT

FRAWLEY ASSOCIATES, LLC.
LANDSCAPE ARCHITECTS
675 SEMINOLE AVE (SUITE 101)
ATLANTA, GA 30307 (404) 874-5091

WILLS OVERLOOK

531 S. MAIN STREET
LL 645, 1ST DISTRICT, 2ND SECTION
ALPHARETTA, GEORGIA

LANDSCAPE CONCEPT

SCALE: AS SHOWN

DATE: 05/01/2023

PROJECT: FA-22039

SHEET
L-2
SHEET 2 OF 3

SURVEY/BASE INFORMATION PREPARED BY OTHERS; FRAWLEY ASSOCIATES LLC DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

SITE DATA:
PARCEL ID NO.:

12 2460006450302 (TRACT 1)	1.081 AC
12 2460006450328 (TRACT 2)	0.811 AC
12 2460006450146 (TRACT 3)	0.351 AC
TOTAL AREA:	2.243 AC

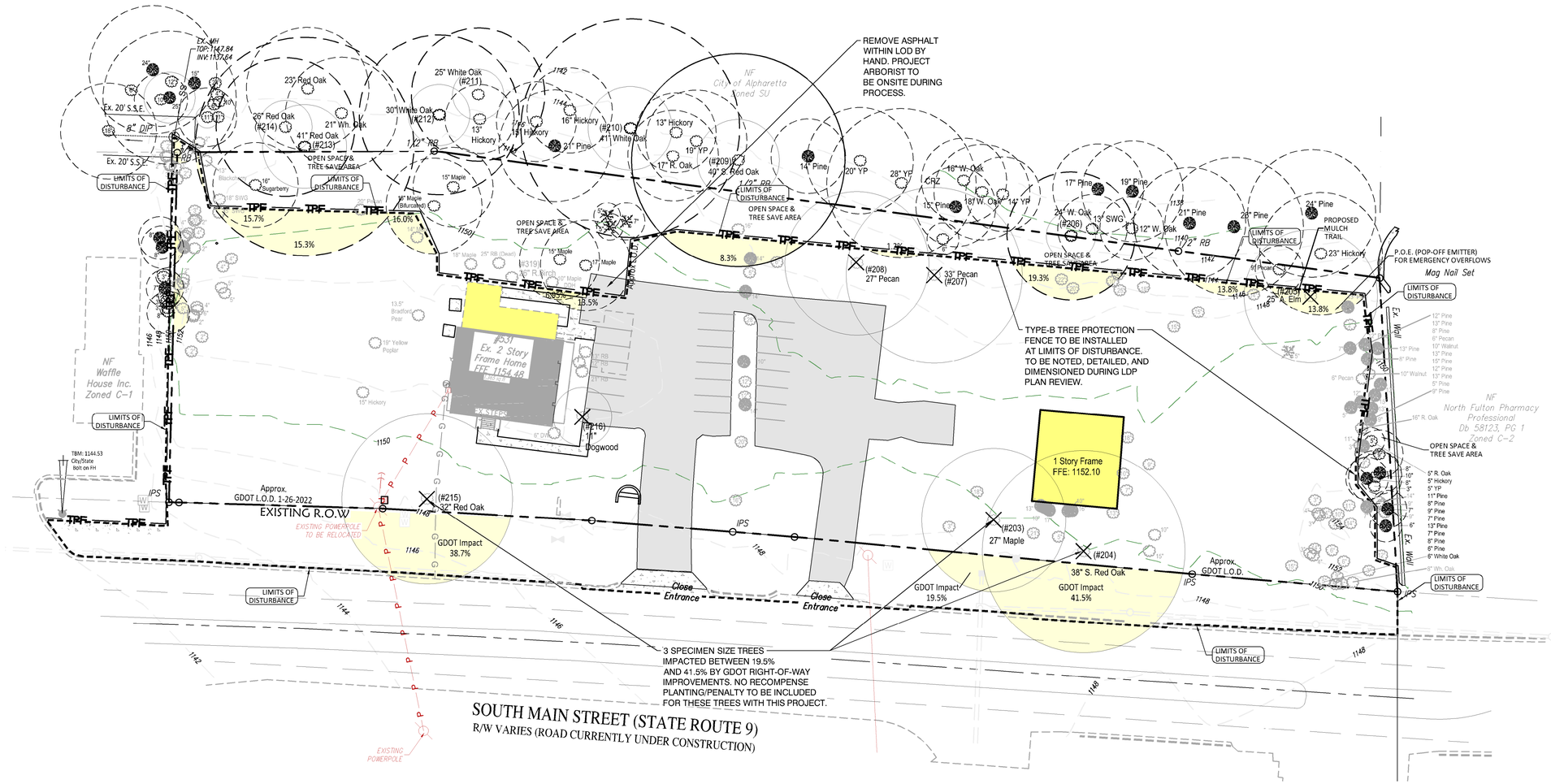
CITY OF ALPHARETTA
DOWNTOWN OVERLAY DISTRICT
ZONING: DT-MU, DOWNTOWN MIXED-USE

OVERALL SITE DENSITY:
130 INCHES PER ACRE
SDF = 2.243 AC x 130 INCHES/AC = 291.59 INCHES
EDF = 168 INCHES
RDF = 291.59 - 168 = 123.59 INCHES
PROPOSED INCHES:

SPECIMEN RECOMPENSE:
SPECIMEN TREES TO BE REMOVED:
TREE 207, 33" PECAN
TREE 208, 27" PECAN
TREE 216, 11" DOGWOOD
TOTAL SPECIMEN INCHES REMOVED: 71 INCHES
71 INCHES X 3 = 213 INCHES RECOMPENSE
OR 54, 4" CALIPER TREES
(SEE TABLE/REPORT, SHEET L-1)

SPECIMEN TREES

TREE #	SCIENTIFIC NAME	COMMON NAME	DBH IN INCHES	LOCATION	CONDITION	CRZ RADIUS	CRZ % IMPACT	COMMENTS
207		PECAN	33	NORTH	GOOD	42.9	>33%	REMOVE
208		PECAN	27	NORTH	GOOD	35.1	>33%	REMOVE
210		WHITE OAK	41	NORTH	FAIR	53.3	0	PROTECT
211		WHITE OAK	25	NORTH	FAIR	32.5	0	PROTECT
212		WHITE OAK	30	NORTH	GOOD	39	0	PROTECT
213		RED OAK	41	NW	EXCELLENT	53.3	0	PROTECT
214		RED OAK	26	NW	EXCELLENT	33.8	0	PROTECT
216		DOGWOOD	11	CENTER	FAIR	14.3	>33%	REMOVE
TOTAL TREES TO BE REMOVED (RECOMPENSE)								3
TOTAL INCHES TO BE REMOVED (RECOMPENSE)								71
TOTAL TREES TO PROTECT (ON-SITE)								0
TOTAL INCHES TO PROTECT								0



SURVEY/BASE INFORMATION PREPARED BY OTHERS; FRAWLEY ASSOCIATES LLC DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

NORTH:

SCALE:
0 30' 45' 60'
SCALE: 1"=30'

GEORGIA811 www.Georgia811.com Know what's below. Call before you dig.
IT IS THE CLIENT OR CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

DOCUMENT FOR DESIGN REVIEW BOARD PROCESS ONLY. FINAL TREE PROTECTION AND LANDSCAPE PLAN SET TO BE COMPLETED DURING LDP APPLICATION PROCESS. TO COMPLY WITH CITY OF ALPHARETTA ARBORIST CHECKLIST REQUIREMENTS.

REVISIONS:

DATE	#

STATE OF GEORGIA PETER J. FRAWLEY 766 REGISTERED LANDSCAPE ARCHITECT

FRAWLEY ASSOCIATES, LLC.
LANDSCAPE ARCHITECTS
675 SEMINOLE AVE (SUITE 101)
ATLANTA, GA 30307 (404) 874-5091

WILLS OVERLOOK

531 S. MAIN STREET
LL 645, 1ST DISTRICT, 2ND SECTION
ALPHARETTA, GEORGIA

TREE PROTECTION PLAN

SCALE: AS SHOWN

DATE: 05/01/2023

PROJECT: FA-22039

SHEET L-3

SHEET 3 OF 3

DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: December 13, 2022

DEPARTMENT OF COMMUNITY DEVELOPMENT

2 PARK PLAZA
ALPHARETTA, GA 30009
WWW.ALPHARETTA.GA.US

TEL: 678.297.6070
FAX: 678.297.6071

INSTRUCTIONS AND REQUIRED MATERIALS

The City of Alpharetta Design Review Board Hearing Application has been designed to allow you the ease of completing the form electronically and printing the completed form for submittal. Please note, however, that the form cannot be saved so as to include the information that you input.

Required Materials:

In order to allow the Design Review Board to adequately and effectively understand and consider the nature of your request it is required that certain materials be included with your submittal. These required items are described below along with the type(s) of review for which they would be needed. Submittals not including the appropriate materials, as indicated below, will not be accepted for review.

Site Plan Review

- ☐ Legal description of the property
- ☐ Site plan(s) showing locations of all site features, including but not limited to
  - Buildings
  - Roads
  - Parking Areas
  - Specimen trees
  - Detention / retention areas
  - Dumpster / refuse locations (screening and materials)
  - HVAC / electrical equipment locations
- ☐ Site lighting with photometric drawings and compatibility to neighboring buildings and property
- ☐ Retaining wall(s) location and materials

Landscape Review

- ☑ Landscape drawing(s) prepared by landscape architect showing locations of all landscape features, including but not limited to
  - Size and type of all plant material; including ground covers
  - Seasonal beds

Signage Review

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

Exterior Elevation Review

- ☑ Colored exterior elevations with materials notes of all facades of the building(s)
- ☐ All exterior material and color samples (Shall be brought to the scheduled meeting)
- ☑ Provide site line study from the public right of way showing locations of roof-top equipment
  - Vents
  - Satellite dishes
  - Exhaust pipes
  - Antennas
- ☑ Locations of building lighting
- ☑ Perspective drawings and renderings

Submittal Procedure:

One (1) original plus one (1) copy of a completed Hearing application and supporting documents are to be filed by the deadline dates reflected on the following page. Completed applications received after the deadline dates shall be placed on the next available agenda. All renderings attached to the application must be in color.

An electronic set in .PDF format on a flash drive containing the entire applications; including all documents, plans, and drawings; must be included with the application. Each component of your submittal must be saved as a separate file document (for example, all of your individual documents relating to the Exterior Elevation Review (site plan, site line study, and lighting and material cut sheet) should all be saved into one PDF document.

Any oversized materials may be attached to the original application. All collated sets shall be submitted on paper no greater than 11 inches by 17 inches in size and folded to 8.5 inches x 11 inches. Two (2) sets of all landscape plans shall be submitted full-size.

Drawings submitted must be accurate and labeled.

Technical drawings (i.e., signs, elevations, site plans) must be drawn to scale).

Photos shall be mounted on 8.5 inch by 11-inch paper and labeled.

Presentation materials (including actual materials, sample boards, or mounted drawings) should not be submitted, but brought by the Applicant to the scheduled Design Review Board meeting.

Filing Deadlines And Meeting Schedule

Completed applications are accepted only on, or prior to, the dates indicated as filing deadlines and only between the hours of 8:30 a.m. and 3:30 p.m. Applications will not be accepted on any other dates or times. Incomplete applications will not be accepted. All fees must be paid at the time of application.

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

Filing Deadlines	Meeting Schedule
January 03, 2023	January 20, 2023
February 01, 2023	February 17, 2023
March 01, 2023	March 17, 2023
April 03, 2023	April 21, 2023
May 01, 2023	May 19, 2023
June 01, 2023	June 16, 2023
July 03, 2023	July 21, 2023
August 01, 2023	August 18, 2023
September 01, 2023	September 15, 2023
October 02, 2023	October 20, 2023
November 01, 2023	November 17, 2023
December 01, 2023	December 15, 2023

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: HONDA CARLAND SERVICE CENTER

Location Address: 11300 STATE BRIDGE RD, ALPHARETTA GA 30022

Mailing Address: 11300 STATE BRIDGE RD

City: ALPHARETTA State: GA Zip Code: 30022 - 5639

Contact for All Notifications: SARAH BUTLER

Contact Telephone: 678 - 904 - 7445 Mobile Telephone: 678 - 904 - 7445

Fax: ___ - ___ - ___ Email: sbutler@praxis3.com

Contact's Relation to Business: ARCHITECT

This Application For (Check all that apply):

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

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

Application Fees:

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: WMW, INC.

Physical Address: 11300 STATE BRIDGE RD, ALPHARETTA GA 30022

Mailing Address: 11300 STATE BRIDGE RD

City: ALPHARETTA State: GA Zip Code: 30022 - 5639

Owner Telephone: ___ - ___ - ___ Contact Fax: ___ - ___ - ___

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

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

Owner Name (Printed): GUY MCREE Date: 4/25/23

Owner Signature:

Property Information:

Address (If Assigned) : 11300 STATE BRIDGE RD, ALPHARETTA GA 30022

Tax ID or Map Reference Number: 11 026001191511

Land Lot(s): ___ District: ___ Section: ___

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

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

Applicant Signature: ___ Date: ___

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

Proposed exterior finishes and color pallet are similar to adjacent building designs with the use of masonry at the base of the building and a lighter, neutral field color above. This design also includes the use of color as brand identification, similar to the strategies of adjacent businesses

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

☑ Yes

☐ No

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

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

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

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

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

Please list and describe the Eco District measures that your application includes.

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

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

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

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

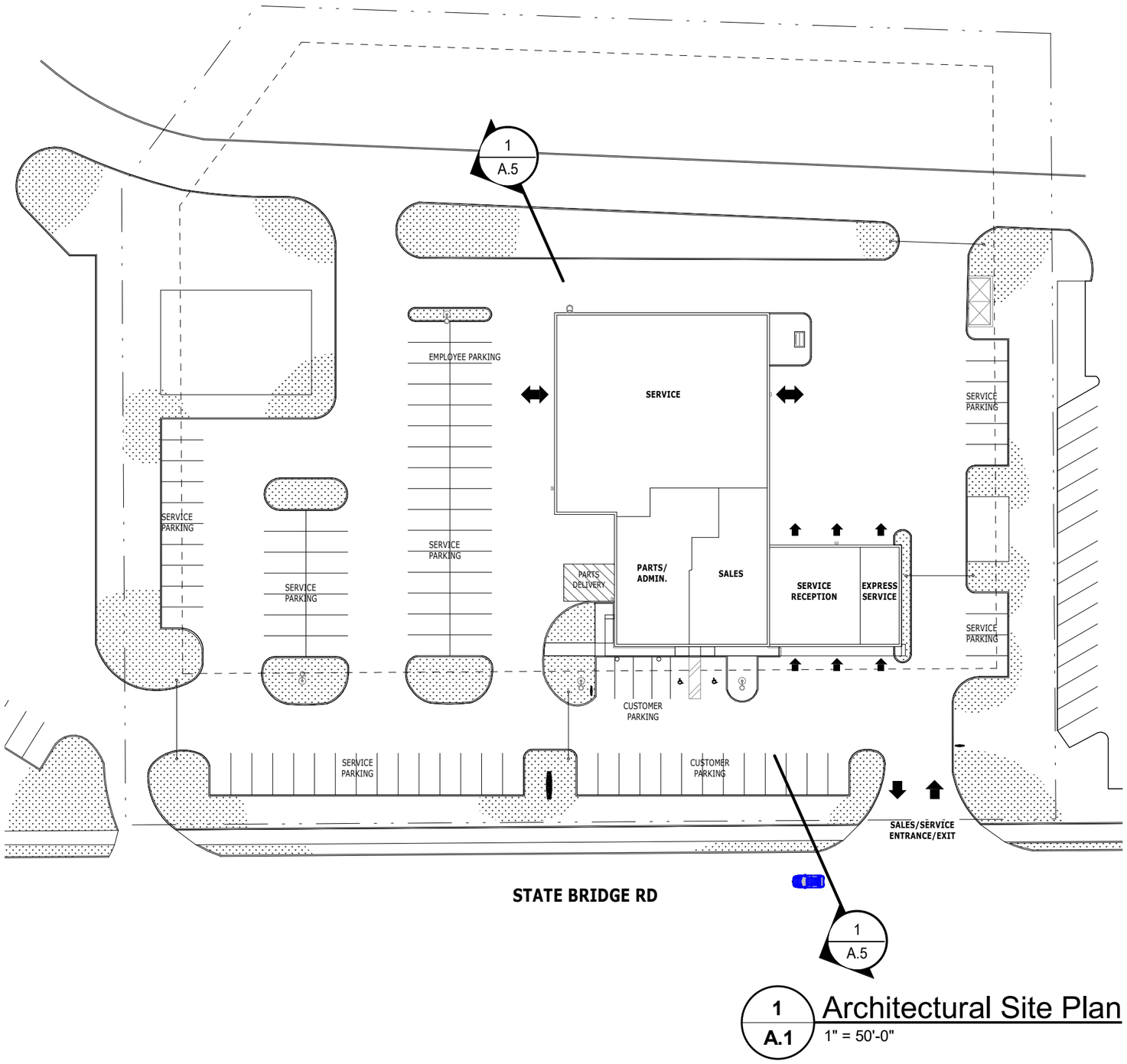
Describe how your application meets one (or more) of the above architectural design styles.

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

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

Sheet List

A.0	Cover Sheet
A.1	Site Plan
A.2	Exterior Elevations
A.3	Exterior Elevations
A.4	Exterior Finish Schedule
A.5	Site Line Study
A.6	Perspective Rendering
A.7	Perspective Rendering
A.8	Existing Photos
L.2	Landscape Plan
L.1	Existing Plant Verification
E101	Site Lighting Photometric
E101a	Site Lighting Cut Sheets

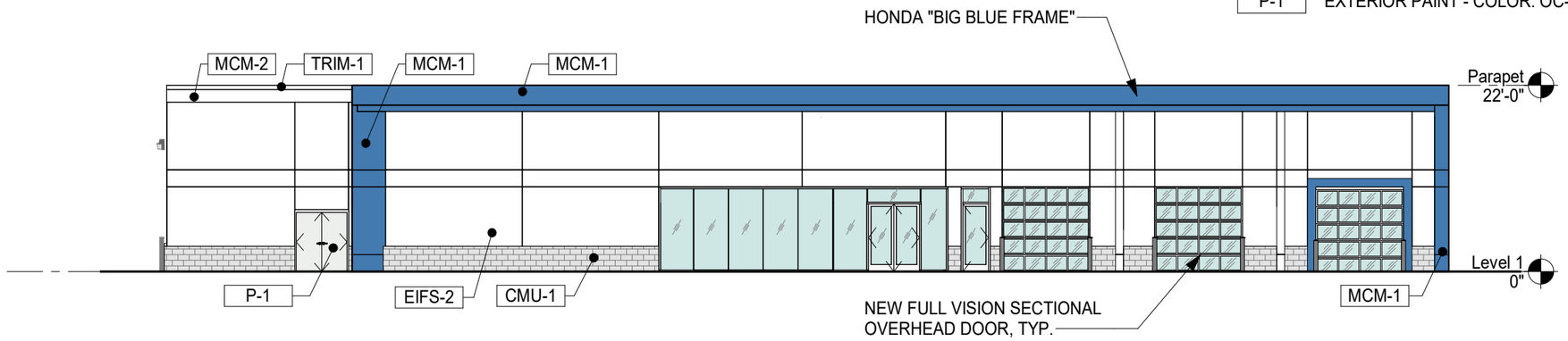


1 / A.1 **Architectural Site Plan**

1" = 50'-0"

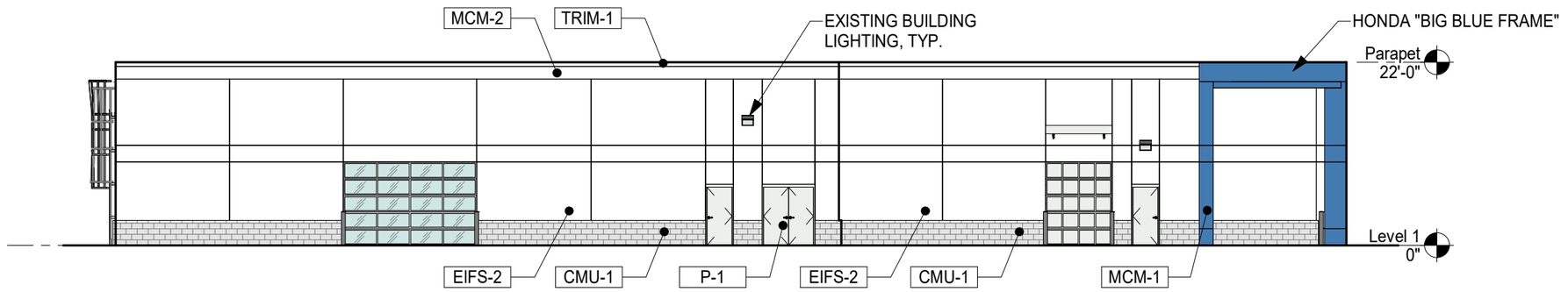
PRAXIS3	Honda Carland Construction	Honda Carland Service Center 11300 State Bridge Rd. Alpharetta, GA 30022	Site Plan	Project No. 23005	05/01/2023	A.1

EIFS-2	EIFS - DRYVIT - CUSTOM SUPER WHITE - FINISH: HDP FINESSE
CMU-1	SPLIT FACE CMU - COLOR: BENJAMIN MOORE HC - 169 COVENTRY GRAY
MCM-1	METAL COMPOSITE MATERIAL - COLOR: HNB BLUE
MCM-2	METAL COMPOSITE MATERIAL - COLOR: HWH WHITE
TRIM-1	BREAK METAL TRIM - COLOR: BNT BONE WHITE
P-1	EXTERIOR PAINT - COLOR: OC-61 WHITE DIAMOND



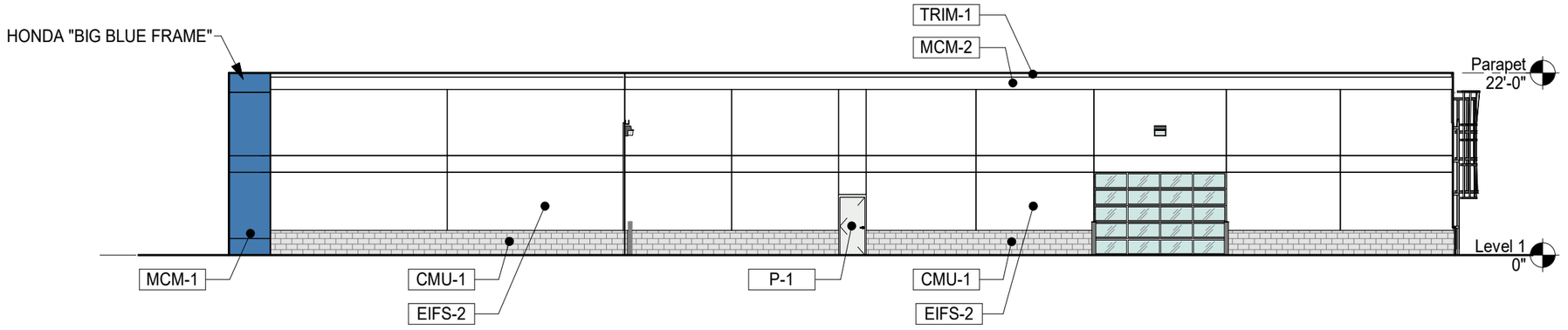
1 / A.2 East Elevation - Colored

1/16" = 1'-0"



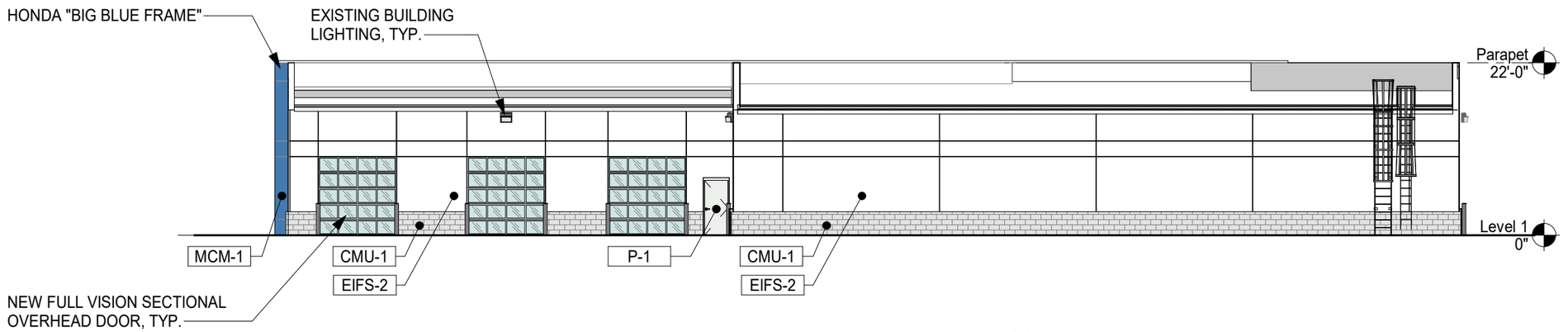
2 / A.2 South Elevation - Colored

1/16" = 1'-0"



1 / A.3 North Elevation - Colored

1/16" = 1'-0"

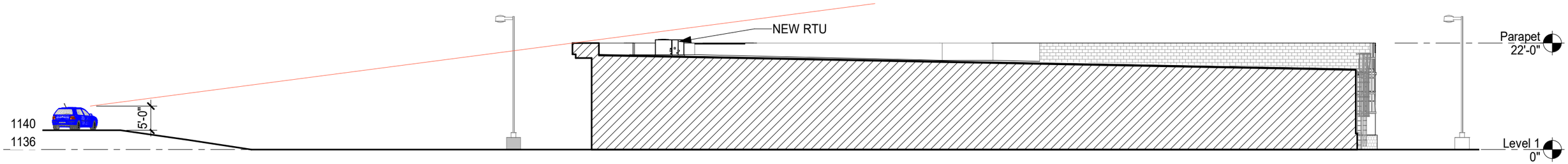


2 / A.3 West Elevation - Colored

1/16" = 1'-0"

Exterior Finish Schedule

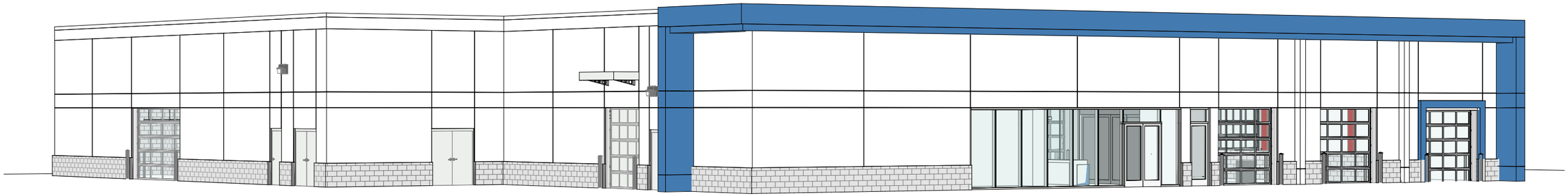
CODE	MATERIAL	MANUFACTURER	SIZE/DESCRIPTION	COLOR	LOCATION	ADDITIONAL INFORMATION
TRIM-1	PRE-FINISHED METAL COPING	ALPOLIC	BRAKE METAL	BNT BONE WHITE	COPINGS, AS INDICATED ON DRAWINGS	CONTACT: JOHN STUMPF (757) 609-5325 JOHNS@ALPOLIC.COM
EIFS-2	EXTERIOR INSUL. FINISHING SYS.	DRYVIT	CI - OUTSULATION PLUS MD	DRYVIT STATO TONE, CUSTOM SUPER WHITE OVER FINESSE FINISH: HDP FINESSE		CONTACT: BOB DAZEL (734) 276-0404 BOB.DAZEL@DRYVIT.COM
MCM-1	METAL COMPOSITE MATERIAL	ALPOLIC	ALPOLIC FR	HNB BLUE, 4-HWH-50, LRV 16.78		CONTACT: JOHN STUMPF (757) 609-5325 JOHNS@ALPOLIC.COM
MCM-2	METAL COMPOSITE MATERIAL	ALPOLIC	ALPOLIC FR	HWH WHITE, 4-HWH-50, LRV 80.8		
P-1	EXTERIOR PAINT	BENJAMIN MOORE	AURA EXTERIOR ACRYLIC LATEX PAINT	COLOR: HC-61 WHITE DIAMOND FINISH: EGGSHELL		CONTACT: DOROTHY HAZINSKI (330) 353-3850 DOROTHY.HAZINSKI@BENJAMIN MOO
SF-1	STOREFRONT	BOD: KAWNEER	TRIFAB VERSAGLAZE 451/451T FRAMING SYSTEM	ANODIZED ALUMINUM, FACE WIDTH: 2", BACK MEMBER DEPTH: 4.5"	EXTERIOR FACADE	CONTACT: TIMOTHY J MARCONI (330) 312-7394 TIM.MARCONI@ARCONIC.COM
CW-1	CURTAIN-WALL	CRL US ALUMINUM	SERIES 2100 - STRUCTURAL SILICONE VERT....	BLACK UC43350, FACE WIDTH 2", BACK MEMBER DEPTH: 5", OVERALL DEPTH: 7-1/16", GLAZING INFILL 1"	EXTERIOR FACADE	CUSTOMER SERVICE (800) 421-6144 WWW.CRLAURENCE.COM
CMU-1	SPLIT FACE CMU		4"x8"x16"	BM HC - 169 COVENTRY GRAY	EXTERIOR FACADE	PROVIDE SMOOTH FACE CMU CAP BLOCK



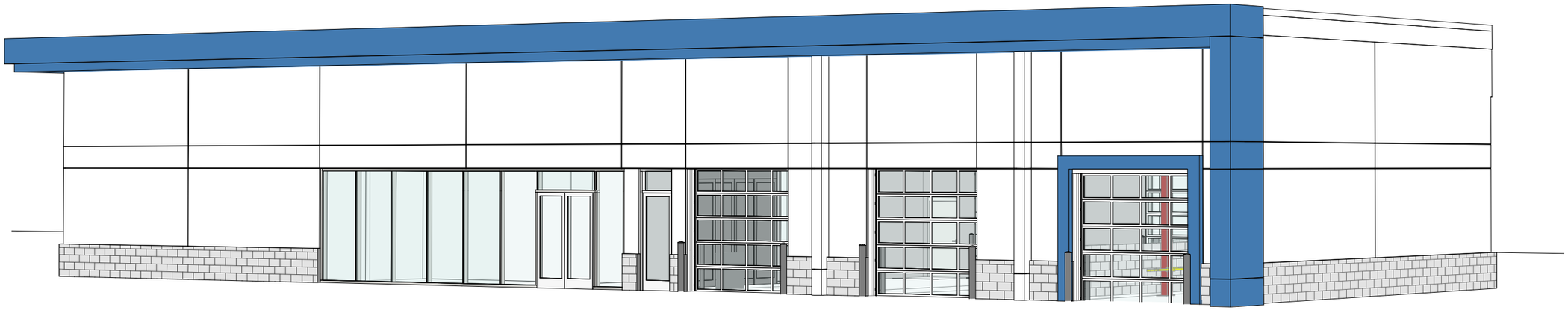
1 / A.5 Site Line Study

1" = 20'-0"

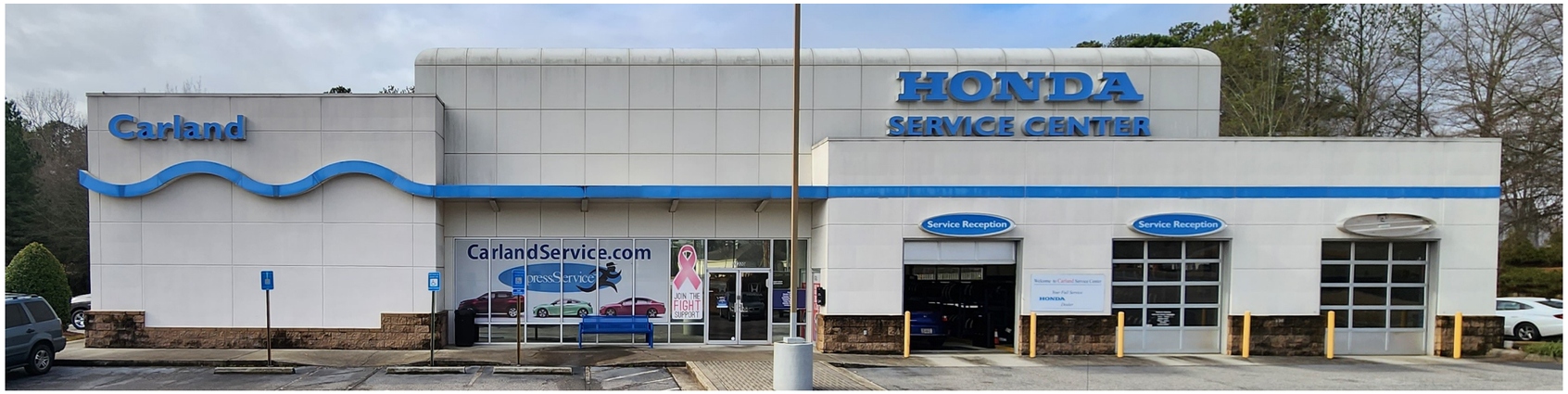
PRAXIS3	Honda Carland Construction	Honda Carland Service Center 11300 State Bridge Rd. Alpharetta, GA 30022	Site Line Study	Project No. 23005	05/01/2023	A.5



PRAXIS3	Honda Carland Construction	Honda Carland Service Center 11300 State Bridge Rd. Alpharetta, GA 30022	Perspective Rendering	Project No. 23005	05/01/2023	A.6



PRAXIS3	Honda Carland Construction	Honda Carland Service Center 11300 State Bridge Rd. Alpharetta, GA 30022	Perspective Rendering	Project No. 23005	05/01/2023	A.7


Carland
HONDA
SERVICE CENTER
Service Reception
Service Reception
CarlandService.com
JOIN THE FIGHT

Carland
HONDA
SERVICE CENTER

HONDA

+/- 18 DWARF YAUPON HOLLY
EXISTING

2 RIVER BIRCH
MISSING

13 SARGENT JUNIPER MISSING
NOTE: DRIVEWAY APPEARS TO HAVE BEEN WIDENED IN THIS AREA AT AN EARLIER DATE.

+/- 45 CARRISSA HOLLY
EXISTING

4 RIVER BIRCH
MISSING

1 ZELKOVA
MISSING

1 ZELKOVA
EXISTING

+/- 53 DWARF YAUPON HOLLY
EXISTING

1 ZELKOVA
EXISTING

1 ZELKOVA
MISSING

1 ZELKOVA
NEARLY DEAD, REMOVE

1 ZELKOVA
EXISTING

13 SARGENT JUNIPER
EXISTING

1 RED MAPLE
MISSING

+/- 12 SARGENT JUNIPER
EXISTING

1 RED MAPLE
EXISTING

5 CRAPE MYRTLES
EXISTING

+/- 17 BLUE PACIFIC JUNIPER
EXISTING

1 WILLOW OAK
EXISTING

26" OAK IS GONE
AREA NOW IS HAS PAD
AND PICNIC TABLES

1 WILLOW OAK
EXISTING

1 RED MAPLE
EXISTING

1 RED MAPLE
MISSING

13 CARISSA HOLLY
MISSING

1 RED MAPLE
MISSING, WATER VAULT ALSO IN THIS AREA

1 RED MAPLE
EXISTING

2 RED MAPLES
EXISTING

1 RED MAPLE
EXISTING

2 FOSTER HOLLY
EXISTING

1 RED MAPLE
EXISTING

2 RED MAPLES
EXISTING

WILLOW OAK
EXISTING

3 RED MAPLES
EXISTING

2 WILLOW OAKS
EXISTING

SOUTHERN MAGNOLIA
EXISTING

+/- 40 LOBLOLLY PINE
EXISTING

2 RED MAPLES
DEAD, REMOVE

1 RED MAPLE
EXISTING

1 RED MAPLE
EXISTING

6 BURFORD HOLLY
EXISTING

1 RED MAPLE
EXISTING

5 FOSTER HOLLY
EXISTING

9 VIRGINIA PINE
MISSING

INDIVIDUAL TREES NOT ASSESSED
WOODED AREA APPEARS GENERALLY
HEALTHY WITH FULL TREE COVERAGE

2 WILLOW OAKS
EXISTING

2 SOUTHERN MAGNOLIA
EXISTING

NOTES:
1. PLANT CONDITIONS BASED ON A SITE VISIT EARLY AFTERNOON ON APRIL 11, 2023. MOST DECIDUOUS PLANTS WERE LEAFING OUT AT THAT TIME.
2. PLANTS WITH LITTLE OR NO FOLIAGE ARE NOTED AS DEAD OR DYING AND TO BE REMOVED.

PLANT ASSESSMENT SUMMARY:
1. SHADE TREES (2" CAL. AT TIME OF PLANTING)
 1.1. ORIGINAL NUMBER = 41
 1.2. CURRENT NUMBER (LIVING) = 27
 1.3. NUMBER OF DEAD OR MISSING = 14
2. SMALL TREES (PINE, CRAPE MYRTLE, HOLLY)
 2.1. ORIGINAL NUMBER = 61
 2.2. CURRENT NUMBER (LIVING) = 52
 2.3. NUMBER OF MISSING = 9
3. SHRUBS
 3.1. ORIGINAL NUMBER = 192
 3.2. CURRENT NUMBER (LIVING) = 166
 3.3. NUMBER OF MISSING = 26

0' 10' 20' 40'
SCALE: 1" = 20'

BIOME Projects

Decatur and Suches
Georgia
Phone (404) 455-5578

www.biomeprojects.com

GEORGIA REGISTERED LANDSCAPE ARCHITECT DAVID HOWARD BUCKLEY No. LA000825

OWNER
CARLAND SERVICE CENTER

PROJECT
CARLAND SERVICE CENTER
11300 STATE BRIDGE RD.
ALPHARETTA, GA
LANDSCAPE IMPROVEMENTS

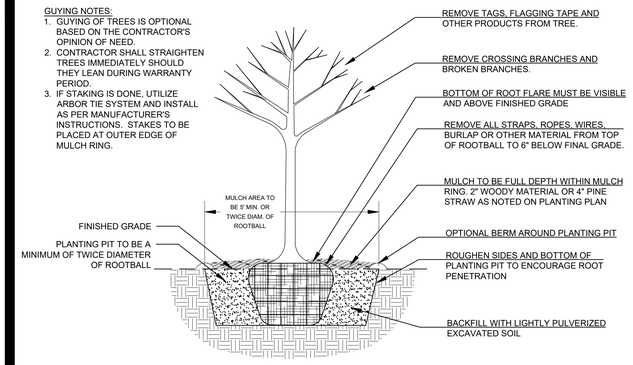
DATE	DESCRIPTION
4/21/2023	PERMIT SUBMITTAL

COPYRIGHT 2023
BIOME Projects, LLC

EXISTING PLANT VERIFICATION

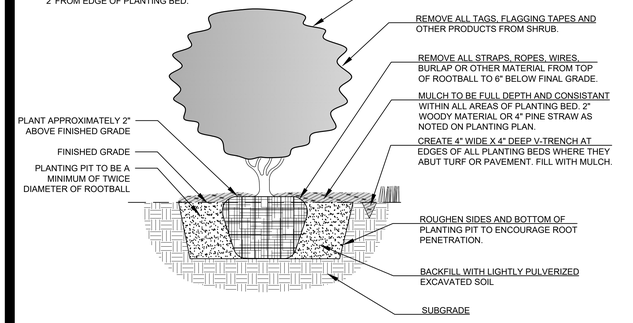
LANDSCAPE SHEET
1 OF 2

GUYING NOTES:
1. GUYING OF TREES IS OPTIONAL BASED ON THE CONTRACTOR'S OPINION OF NEED.
2. CONTRACTOR SHALL STRAIGHTEN TREES IMMEDIATELY SHOULD THEY LEAN DURING WARRANTY PERIOD.
3. IF STAKING IS DONE, UTILIZE ARBOR TIE SYSTEM AND INSTALL AS PER MANUFACTURER'S INSTRUCTIONS. STAKES TO BE PLACED AT OUTER EDGE OF MULCH RING.

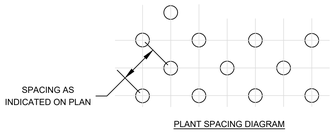


TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
1. SHRUBS SHALL BE PLANTED VERTICALLY AND IN THE PATTERN ILLUSTRATED ON THE PLANTING PLAN. EVENLY SPACED STAGGERED ROWS ARE TYPICAL.
2. CONTRACTOR MAY TILL ENTIRE PLANTING BED TO A DEPTH OF NOT LESS THAN 6" IN THIS CASE. THE PLANTING PIT MAY BE NOT LESS THAN 1 1/2 TIMES THE WIDTH OF THE ROOT BALL. PLANTING HOLES MUST ALWAYS BE SIGNIFICANTLY LARGER THAN ROOT BALLS.
3. FIRST ROW OF PLANTS MUST BE 2/3 OF PLANT SPACING FROM EDGE OF BED. EXAMPLE: PLANT SHRUBS WITH 3' SPACING 2' FROM EDGE OF PLANTING BED.

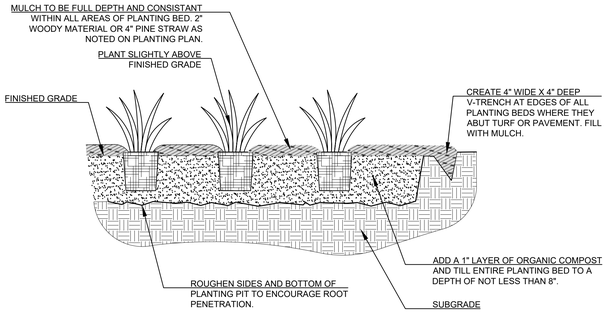


SHRUB PLANTING DETAIL
NOT TO SCALE

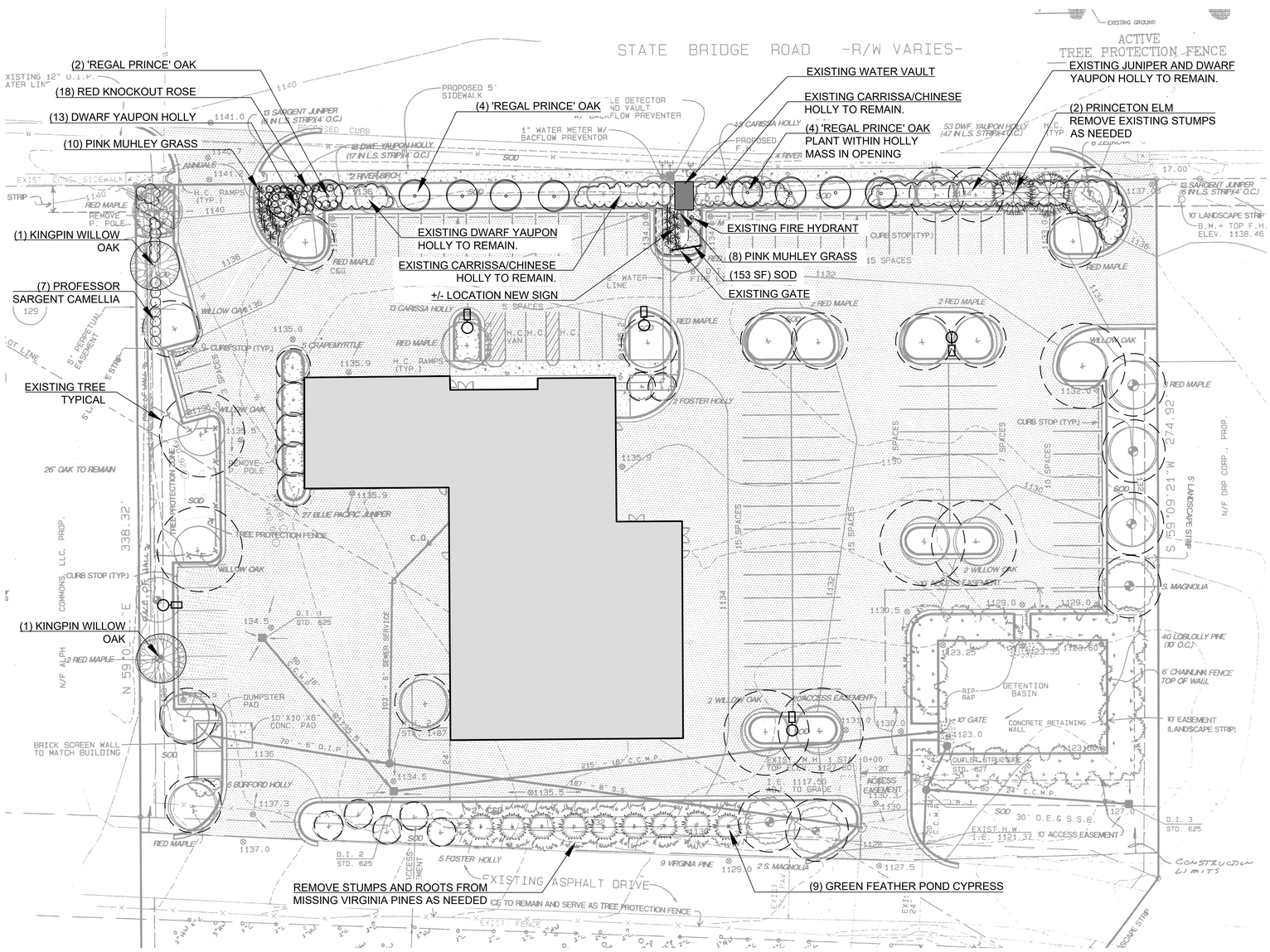


PLANT SPACING DIAGRAM

NOTES:
1. PLANTS SHALL BE INSTALLED IN NEAT STAGGERED ROWS WITH EVEN SPACING.
2. CONTRACTOR SHALL TILL ENTIRE PLANTING BED TO A DEPTH OF NOT LESS THAN 8". DEPTH OF PREPARED BED MUST EXCEED DEPTH OR PLANT POT.
3. FIRST ROW OF PLANTS MUST BE 2/3 OF PLANT SPACING FROM EDGE OF BED. EXAMPLE: PLANT SHRUBS WITH 18" SPACING 12" FROM EDGE OF PLANTING BED.
4. BOTTOM OF PLANTING BED MUST BE ROUGHENED SUFFICIENTLY TO ALLOW WATER TO INFILTRATE INTO NATURAL SUBGRADE.



GROUNDCOVER/PERENNIAL PLANTING DETAIL
NOT TO SCALE

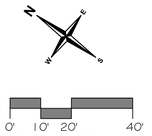


PLANT SCHEDULE

QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT	HEIGHT	SPREAD	CALIPER	SPACING	NOTES
	TREES							
2	QUERCUS PHELLOS 'GREENWAY'	KINGPIN WILLOW OAK	B&B	14'-16'	5'-6'	3"-3.5"	SEE PLAN	FULL, WELL SHAPED
10	QUERCUS ROBUR X BICOLOR 'LONG'	REGAL PRINCE OAK	B&B	14'-16'	4'-5'	3"-3.5"	SEE PLAN	FULL, WELL SHAPED, 6' MIN. CLEAR TRUNK
9	TAXODIUM ASCENDENS 'CAROLYN MALONE'	GREEN FEATHER POND CYPRESS	B&B	14'-16'	5'-6'	3"-3.5"	SEE PLAN	FULL, WELL SHAPED
2	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	B&B	14'-16	5'-6'	3"-3.5"	SEE PLAN	FULL, WELL SHAPED, 6' MIN. CLEAR TRUNK
	SHRUBS AND ORNAMENTAL GRASSES							
7	CAMELLIA JAPONICA 'PROFESSOR SARGENT'	PROFESSOR SARGENT CAMELLIA	3 GAL.	18"-24"	12"-18"	-	4' - 0"	FULL, WELL SHAPED
13	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	3 GAL.	12"-18"	12"-18"	-	3' - 0"	FULL, WELL SHAPED
18	MUHLENBERGIA CAPILLARIS 'IRVINE'	PLUMETASTIC PINK MUHLY GRASS	3 GAL.	12"-18"	12"-18"	-	3' - 0"	FULL, WELL SHAPED
18	ROSA 'RADSUNNY' PP18,562	SUNNY KNOCKOUT ROSE	3 GAL.	18"-24"	12"-18"	-	3' - 0"	FULL, WELL SHAPED
	LAWN GRASS							
153	CYNODON DACTYLON '419' SOD	BERMUDA 419 SOD	-	-	-	-	-	

NOTES:
1. ALL PLANTS SHALL MEET HEIGHT AND WIDTH REQUIREMENTS AS INDICATED. CONTAINER SIZES MAY BE INCREASED TO MEET SPECIFICATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

PLANT ASSESSMENT SUMMARY:
1. SHADE TREES (2" CAL. AT TIME OF PLANTING)
   - 1.1. ORIGINAL NUMBER = 41
   - 1.2. CURRENT NUMBER (LIVING) = 27
   - 1.3. NUMBER OF DEAD OR MISSING = 14
   - 1.4. NUMBER PROVIDED = 14
2. SMALL TREES (PINE, CRAPE MYRTLE, HOLLY)
   - 2.1. ORIGINAL NUMBER = 61
   - 2.2. CURRENT NUMBER (LIVING) = 52
   - 2.3. NUMBER OF MISSING = 9
   - 2.4. NUMBER PROVIDED = 9
3. SHRUBS
   - 3.1. ORIGINAL NUMBER = 192
   - 3.2. CURRENT NUMBER (LIVING) = 166
   - 3.3. NUMBER OF MISSING = 26
   - 3.4. NUMBER PROVIDED = 56



BIOME Projects

Decatur and Suches
Georgia
Phone (404) 455-5578

www.biomeprojects.com

GEORGIA REGISTERED LANDSCAPE ARCHITECT No. LA000825 DAVID HOWARD BLACKLEY

OWNER
CARLAND SERVICE CENTER

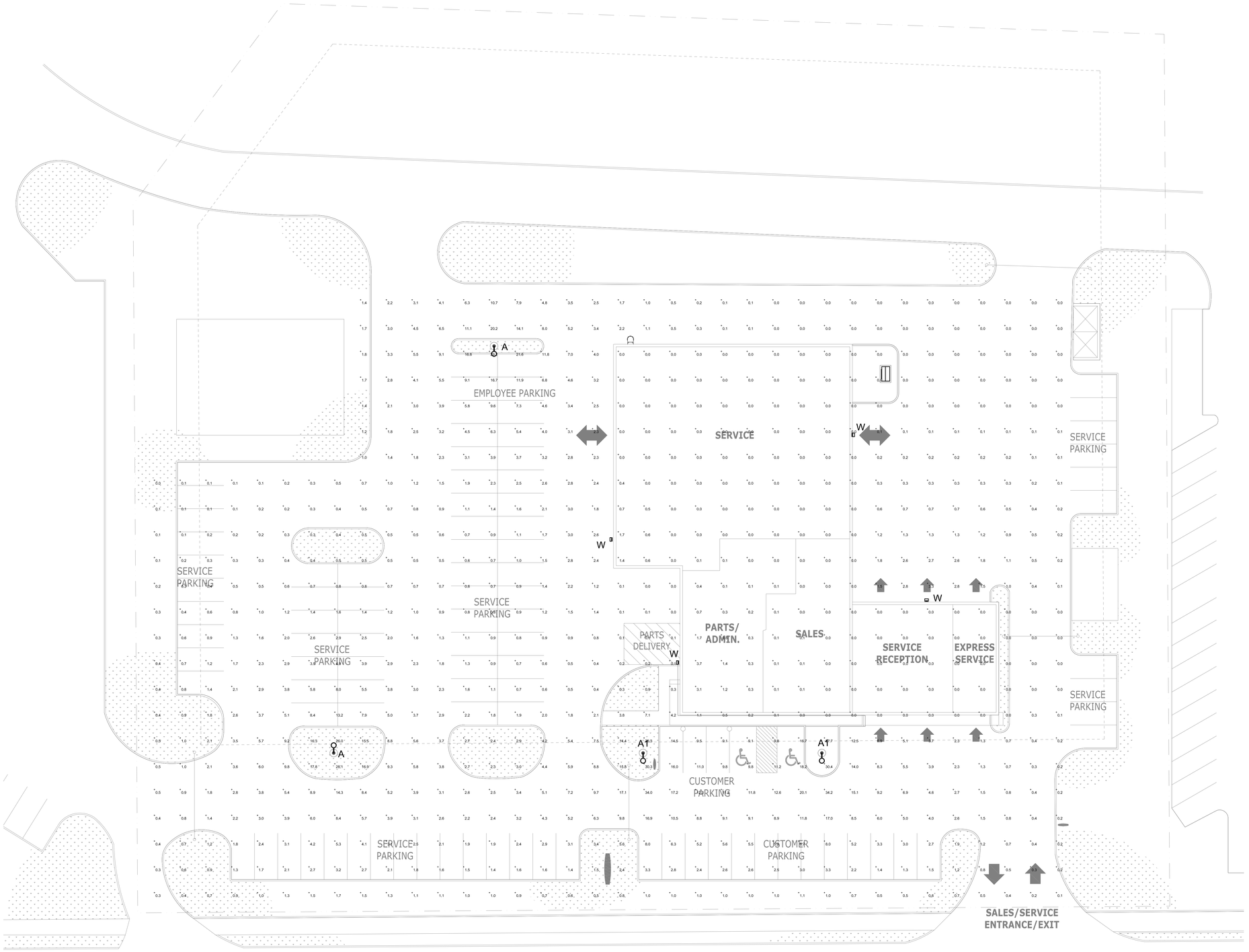
PROJECT
CARLAND SERVICE CENTER
11300 STATE BRIDGE RD.
ALPHARETTA, GA
LANDSCAPE IMPROVEMENTS

DATE	DESCRIPTION
4/21/2023	PERMIT SUBMITTAL

COPYRIGHT 2023
BIOME Projects, LLC

PLANTING PLAN

LANDSCAPE SHEET 2 OF 2



E 1/101 **SITE LIGHTING PLAN - PHOTOMETRIC**
SCALE: 1/16" = 1'-0"

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLF	Arr. Lum. Lumens	Arr. Watts
	2	A	SINGLE	XLCL-5-LED-HO-CW-UE-BRZ-*-DIM-24'MH	1,000	1,000	1,000	58,144	545
	2	A1	SINGLE	XLCL-3-LED-HO-CW-UE-BRZ-*-DIM-24'MH	1,000	1,000	1,000	53,365	545
	4	W	SINGLE	XWM-FT-LED-8L-50-UE-16' MH	1,000	1,000	1,000	8037	62

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALCS AT GRADE LEVEL	Illuminance	Fc	2.60	34.2	0.0	N.A.	N.A.

04/28/23

PRAXIS3
100 Peachtree St NW, Suite 1450
Atlanta, GA 30303
404-875-4500 tel
404-876-8884 fax
www.praxis3.com

GEORGIA REGISTERED NO.18109 PROFESSIONAL ENGINEER
04.28.23

Copyright (c) 2023 Praxis3, LLC

All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by Praxis3 shall retain all common law, statutory and other reserved rights, including copyright thereto.

This drawing may not be reproduced in whole or in part without written permission of Praxis3. It is to be returned upon request. Scales as stated are valid on the original drawings.

Rev	Date	Comments
	04.28.23	Site Lighting

Client:
Honda Carland Construction

11300 State Bridge Rd.
Alpharetta, GA 30022

Project Number: 23005
Project Name:
Honda Carland Service Center

11300 State Bridge Rd.
Alpharetta, GA 30022

Sheet Title:
Site Lighting Photometric

Sheet Number:
E101

Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

Mirada Medium Wall Sconce (XWM)

Outdoor LED Wall Sconce

IK08

OVERVIEW	
Lumen Range	3,000 - 12,000
Wattage Range	23 - 102
Efficacy Range (LPW)	107 - 140
Weight lbs(kg)	30 (13.6)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Hinged die-cast aluminum wiring access door located underneath.
- Galvanized-steel universal wall mount bracket comes standard with hinging mechanism to easily access the junction box wire connections without removing the luminaire.
- Optional pole-mounting bracket (XPMA) permits mounting to standard poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 30 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP65 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Types 2, 3, and Forward Throw (FT) distributions.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls

- Integral passive infrared Bluetooth™ motion and photocell sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app. Updates and modifications to the control strategy are easily implemented via an intuitive app.
- LSI's AirLink™ Blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule.

Installation

- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing.
- Optional terminal block accepts up to 12 ga wire.

Warranty

- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on Battery Back-up option.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K or lower color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations.
- IP65 rated luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications when pole mounted (using optional XPMA bracket) or wall mounted.
- IK08 rated luminaire per IEC 62262 mechanical impact code
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Type: _____

Mirada Wall Sconce (XWM)

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: **XWM 2 LED 03L 30 UE BRZ ALSC**

Luminaire Prefix	Distribution	LED Technology	Lumen Package	Color Temperature	Voltage
XWM - Mirada Medium Wall Sconce	**2** - Type 2 **3** - Type 3 **FT** - Type 4 Forward Throw	**LED**	**3L** - 3,000 lms **4L** - 4,000 lms **6L** - 6,000 lms **8L** - 8,000 lms **12L** - 12,000 lms **Custom Lumen Packages[2]**	**30** - 3000K **40** - 4000K **50** - 5000K **AMB** - Phosphor Converted Amber[3]	**UE** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)

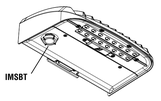
Finish	Controls (Choose One)	Options
BLK - Black **BRZ** - Dark Bronze **GMG** - Gun Metal Gray **GPT** - Graphite **MSV** - Metallic Silver **PLP** - Platinum Plus **SVG** - Satin Verde Green **WHT** - White	**Wireless Controls** **ALSC** - Airlink Synapse Control System **ALSCSR1** - AirLink Synapse Control System with 8-12' Motion Sensor **ALSCSR2** - AirLink Synapse Control System with 12-20' Motion Sensor **ALBCS1** - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height) **ALBCS2** - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height) **Standalone Controls** **DIM** - 0-10v Dimming leads extended to housing exterior **IMSBT1**- Integral Bluetooth™ Motion and Photocell Sensor max 8-24' mounting height [4] **IMSBT2** - Integral Bluetooth Motion and Photocell Sensor max 25-40' mounting height [4] **Button Type Photocells** **PC120** - 120V **PC220-277** - 208 -277V **PC347** - 347V **Lutron Limelight Controls** **LLC** – LimeLight Integral Wireless Radio Control by Lutron[2] **LLCS1** – Limelight Integral Wireless Radio Control and PIR Motion/ Daylight Sensor by Lutron 8-15' mt height[2] **LLCS2** – Limelight Integral Wireless Radio Control and PIR Motion/Daylight Sensor by Lutron 16-30' mt height[2] **LLCS3** – Limelight Integral Wireless Radio Control and PIR Motion/Daylight Sensor by Lutron 31-40' mt height[2]	**BB** - Battery Back-up (0°C)[2] **CWBB** - Cold Weather Battery Backup (-20°C)[2] **XPMA** - Pole Mounting Bracket **SPI** - 10kV Surge Protection **TB** - Terminal Block

ACCESSORY ORDERING INFORMATION[7]

Description	Order Number	Description	Order Number
XWM SW BLK - Surface Wiring Box (Available in black only)	356915BLK	DFK - Double Fusing	DFK208[2]
FK120 - Single Fusing	FK120[2]	DFK - Double Fusing (240V)	DFK240[2]
FK277 - Single Fusing	FK277[2]	DFK - Double Fusing (480V)	DFK480[2]
FK347 - Single Fusing	FK347[2]	10' Linear Bird Spike Kit (2' Recommended per Luminaire)	751632

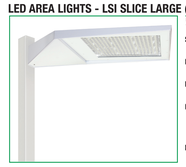
FOOTNOTES:
1. Only available in 6L Lumen Package. Consult factory for lead time and availability.
2. Not available in HV.
3. Consult Factory for Site Layout.
4. IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
5. Fusing must be located in a hand hole for pole or in the junction box.
6. Custom lumen and wattage packages available consult factory. Values are within industry standard tolerances but not DLC listed.
7. Accessories are shipped separately and field installed.

Luminaire Shown with IMSBT



LED AREA LIGHTS - LSI SLICE LARGE (XLCL)

US patent D726,047 7,828,458 8,002,429 8,177,386 8,434,893 8,567,983 and US & Int'L patents pending



LIGHT OUTPUT - XLCL		Lumens (Nominal) Type 3	Type FT	Type 5	FTA	Watts (Nominal)
Cool White	SS	45,800	49,500	50,700	51,300	435
	HO	53,400	57,300	59,200	59,100	542
Neutral White	SS	45,500	48,600	49,600	50,400	435
	HO	52,800	56,300	57,600	57,700	542

LED Chips are frequently updated therefore values may increase.

SMARTTECT™ - LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature.

ENERGY SAVING CONTROL OPTION - DIM - 0-10 volt dimming enabled. Availabl with integrated LSI Controls wireless modules.

LEDS - Select high-brightness LEDs in Cool White (5000K), or Neutral White (4000K) color temperature, 70 CRI.

DISTRIBUTION/PERFORMANCE - Types 3, 5, FT, FT-L, FT-R and FTA available. Type FTA available for single automotive front row design. FT-L and FT-R allow for D180 mounting configurations with factory set optics for applications such automotive front row. Exceptional uniformity creates bright environment at lower light levels.

HOUSING - One-piece, die-formed aluminum housing contains factory prewired driver in a gasketed, weather-resistant wiring compartment. Hinged wiring access door (with safety lanyard) located underneath. Fixture is IP65 rated.

OPTICAL UNIT - Clear tempered optical-grade flat glass lens permanently sealed to weather-tight aluminum optic frame (includes pressure-stabilizing breather).

MOUNTING - Tapered rear design allows fixtures to be mounted in 90° and 120° configurations. Use with 5" traditional drilling pattern. A round pole plate (RPP2) is required for mounting to round poles. Wall mount available by ordering wall mounting bracket (BKS-BO-WM-*-CLR). Mast Arm mounting available by ordering BKA-NM-MA-5-XLCL-CLR adaptor (for 2" pipe). See Accessories for all brackets.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input) and 347-480 VAC. Optional twistlock photocell receptacle is available. Photocell must be ordered separately.

DRIVER - Available in SS (Super Saver) and HO (High Output) drive currents. Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can be easily accessed.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Available in black, bronze and white. Other standard LSI finishes available. Consult factory.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT (in carton) - 55 lbs./24.9kg

LISTING - UL listed to US and international safety standards. Suitable for wet locations.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

ARRA Ready for Action | cULus wet location | RoHS 2015/863/EU | FC | IP65

Fixtures comply with ANSI C136.31-2010 American National Standard for Roadway Lighting Equipment - Luminaire Vibration 1.5G requirements.

Project Name _____ Fixture Type _____ 10/19/22

Catalog # _____ © 2022 LSI INDUSTRIES INC.

LED AREA LIGHTS - LSI SLICE LARGE (XLCL)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XLCL FT LED HO CW UE WHT CR7P**

Prefix	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Optional Controls	Options
XLCL	3 - Type III 5 - Type V FT - Forward Throw FT-L - Forward Optic Rotated for D180 Mount Left Side[2] FT-R - Forward Optic Rotated for D180 Mount (Right Side)[2] FTA – Forward Throw Automotive	LED	SS - Super Saver HO - High Output	CW - Cool White (5000K) NW - Neutral White (4000K)	UE - Universal Voltage (120-277V) 347-480 Universal Voltage (347-480V)	BLK - Black BRZ - Bronze WHT - White	Wireless Controls System [1] PCM - Platinum Control System PCMH - Host/Satellite Platinum Control System GCM - Gold Control System GCMH - Host/Satellite Gold Control System	DIM - 0-10V Dimming (from External Signal) CR7P - 7 Pin Control Receptacle ANSI C136.41[3]

LUMINAIRE EPA CHART - XLCL	
Single	.7
D180°	1.4
D90°	1.1
T90°	2.3
TN120°	2.3
QD90°	2.6

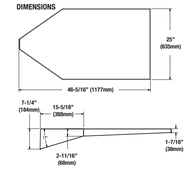
Note: House Side Shield adds to fixture EPA. Consult Factory.

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

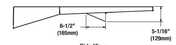
Description	Order Number	Description	Order Number
BKS-BO-WM-* CLR Wall Mount Plate	12311CLR	PC208-277 Photocell for use with PCR option (208V, 240V, 277V))	12531S[2]
XLCL-SHT-HSS-RM - External House Side Shield (Black only - rear mounted)	610088BLK[2]	PC347 Photocell for use with PCR option (347V)	12651S[2]
		PC480 Photocell for use with PCR option (480V)	23518S[2]
XLCL-FT-LFT-R-HSS SM - External House Side Shield (Black only - side mounted)	610100BLK[2]	FK277 - Single Fusing (277V)	FK277[2]
BKA-NM-MA-5-XLCL- CLR Mast Arm Adaptor	611960 CLR	DFK208,240 - Double Fusing (208V, 240V)	DFK208,240[2]
RPP2 - Round Pole Plate	18251412LR	DFK480 Double Fusing (480V)	DFK480[2]
PC120 Photocell for use with PCR option (120V)	12251A[2]	FK347 Single Fusing (347V)	FK347[2]

FOOTNOTES:
1- Photocell must be ordered separately. See Accessories.
2- House Side Shields add to fixture EPA. Consult factory.
3- Factory installed CR7P option required. See Options.
4- Fusing must be located in hand hole of pole.
5- For wireless controls information and accessories, see Controls Section.

DIMENSIONS



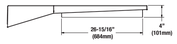
House Side Sheilds



Side View

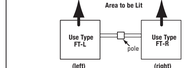
Front View

Rear Mount (610109BBLK)



Side Mount (610100BLK)

LEFT AND RIGHT VERSIONS OF TYPE FT REFLECTORS (TOP VIEW)



Note: Optics are not field-rotatable. For D180 Forward Throw installations specify left (FT-L) and/or right (FT-R) side mounting. Orientation is based on standing at the pole and looking out at the area to be lit.

Project Name _____ Fixture Type _____ 10/19/22

Catalog # _____ © 2022 LSI INDUSTRIES INC.

PRAXIS3

100 Peachtree St NW, Suite 1450
Atlanta, GA 30303

404-875-4500 tel
404-876-8884 fax
www.praxis3.com

GEORGIA REGISTERED NO.18109 PROFESSIONAL ENGINEER

04.28.23

Copyright (c) 2023 Praxis3, LLC

All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by Praxis3 shall retain all common law, statutory and other reserved rights, including copyright thereto.

This drawing may not be reproduced in whole or in part without written permission of Praxis3. It is to be returned upon request. Scales as stated are valid on the original drawings.

Rev	Date	Comments
	04.28.23	Site Lighting

Client:

Honda Carland Construction

11300 State Bridge Rd.
Alpharetta, GA 30022

Project Number: 23005
Project Name:

Honda Carland Service Center

11300 State Bridge Rd.
Alpharetta, GA 30022

Sheet Title:

Site Lighting Spec and Cut Sheets

Sheet Number:

E101a

04/28/23

DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: December 13, 2022

DEPARTMENT OF COMMUNITY DEVELOPMENT

2 PARK PLAZA
ALPHARETTA, GA 30009
WWW.ALPHARETTA.GA.US

TEL: 678.297.6070
FAX: 678.297.6071

INSTRUCTIONS AND REQUIRED MATERIALS

The City of Alpharetta Design Review Board Hearing Application has been designed to allow you the ease of completing the form electronically and printing the completed form for submittal. Please note, however, that the form cannot be saved so as to include the information that you input.

Required Materials:

In order to allow the Design Review Board to adequately and effectively understand and consider the nature of your request it is required that certain materials be included with your submittal. These required items are described below along with the type(s) of review for which they would be needed. Submittals not including the appropriate materials, as indicated below, will not be accepted for review.

Site Plan Review

- ☐ Legal description of the property
- ☐ Site plan(s) showing locations of all site features, including but not limited to
  - Buildings
  - Roads
  - Parking Areas
  - Specimen trees
  - Detention / retention areas
  - Dumpster / refuse locations (screening and materials)
  - HVAC / electrical equipment locations
- ☐ Site lighting with photometric drawings and compatibility to neighboring buildings and property
- ☐ Retaining wall(s) location and materials

Landscape Review

- ☐ Landscape drawing(s) prepared by landscape architect showing locations of all landscape features, including but not limited to
  - Size and type of all plant material; including ground covers
  - Seasonal beds

Signage Review

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

Exterior Elevation Review

- ☐ Colored exterior elevations with materials notes of all facades of the building(s)
- ☐ All exterior material and color samples (Shall be brought to the scheduled meeting)
- ☐ Provide site line study from the public right of way showing locations of roof-top equipment
  - Vents
  - Satellite dishes
  - Exhaust pipes
  - Antennas
- ☐ Locations of building lighting
- ☐ Perspective drawings and renderings

Submittal Procedure:

One (1) original plus one (1) copy of a completed Hearing application and supporting documents are to be filed by the deadline dates reflected on the following page. Completed applications received after the deadline dates shall be placed on the next available agenda. All renderings attached to the application must be in color.

An electronic set in .PDF format on a flash drive containing the entire applications; including all documents, plans, and drawings; must be included with the application. Each component of your submittal must be saved as a separate file document (for example, all of your individual documents relating to the Exterior Elevation Review (site plan, site line study, and lighting and material cut sheet) should all be saved into one PDF document.

Any oversized materials may be attached to the original application. All collated sets shall be submitted on paper no greater than 11 inches by 17 inches in size and folded to 8.5 inches x 11 inches. Two (2) sets of all landscape plans shall be submitted full-size.

Drawings submitted must be accurate and labeled.

Technical drawings (i.e., signs, elevations, site plans) must be drawn to scale).

Photos shall be mounted on 8.5 inch by 11-inch paper and labeled.

Presentation materials (including actual materials, sample boards, or mounted drawings) should not be submitted, but brought by the Applicant to the scheduled Design Review Board meeting.

Filing Deadlines And Meeting Schedule

Completed applications are accepted only on, or prior to, the dates indicated as filing deadlines and only between the hours of 8:30 a.m. and 3:30 p.m. Applications will not be accepted on any other dates or times. Incomplete applications will not be accepted. All fees must be paid at the time of application.

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

Filing Deadlines	Meeting Schedule
January 03, 2023	January 20, 2023
February 01, 2023	February 17, 2023
March 01, 2023	March 17, 2023
April 03, 2023	April 21, 2023
May 01, 2023	May 19, 2023
June 01, 2023	June 16, 2023
July 03, 2023	July 21, 2023
August 01, 2023	August 18, 2023
September 01, 2023	September 15, 2023
October 02, 2023	October 20, 2023
November 01, 2023	November 17, 2023
December 01, 2023	December 15, 2023

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: Jinya Ramen Bar

Location Address: 401 S Broad St

Mailing Address: 401 S Broad St

City: Alpharetta State: GA Zip Code: 30009 -

Contact for All Notifications: Tarver Siebert

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

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

Contact's Relation to Business: Architect of Record

This Application For (Check all that apply):

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

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

Application Fees:

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: _____

Physical Address: _____

Mailing Address: _____

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

Owner Telephone: _____ - _____ - _____ Contact Fax: _____ - _____ - _____

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

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

Owner Name (Printed): _____ Date: _____

Owner Signature: _____

Property Information:

Address (If Assigned) : _____

Tax ID or Map Reference Number: _____

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

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

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

Applicant Signature: _____ Date: _____

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

This patio enclosure will enhance the scale and character of the courtyard in which it sits. It will provide visual interest and a transition from the large brick facade to which it is attached. The system is very similar to the enclosure at Restaurant Holmes, and will make the transition from the human-scale of the restaurants to the institutional scale of the brick buildings. .

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

☐ Yes

☒ No

There is no roof-mounted equipment. The roof will be retractable to allow sunlight and rain water for the giant oak that marks the center of the courtyard.

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

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

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

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

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

Please list and describe the Eco District measures that your application includes.

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

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

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

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

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

This addition is a patio enclosure, which is a subordinate massing to the existing Georgian brick office building. The patio is mostly glass, with operable windows. It is similar to the Crystal Palace from the 1890's World's Fair, and would fit into the Neoclassical style.

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

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

This addition compliments the design guidelines in its scale, massing, and texture. It relates to the human-scale of the courtyard, and makes a transition from the grand scale of the building. It also provides scale, texture, and interest to the courtyard while maintaining visual access to the beauty of the brick building to which it is subordinate.

Jinya Alpharetta Patio

401 S. Broad St, Unit 4A. Alpharetta, GA 30009

Project Description:

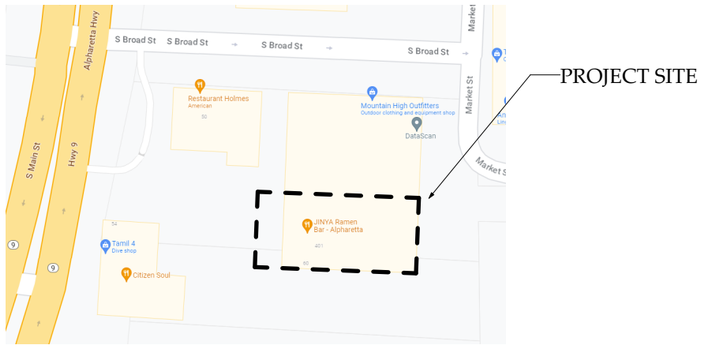
Addition of glass enclosure to existing patio and vestibule at front doors.

Project Sheet Index			
Sheet No.	Sheet Name	Issue Date	Current Revision
G0.0	Cover Sheet		
A1.1	Floor Plans		
A2.1	Elevations		
A4.1	Existing Conditions		
A4.2	Proposed Renderings		

Existing Condition Photos:

Proposed Renders:

Vicinity Map:



Project Team:

Architect:	MT Studio Architecture	**Tenant:**	Jinya Ramen Bar
Contact:	Tarver Siebert	Contact:	William Chen
Phone:	(404) 274-5900	Phone:	(678) 362-3383
E-mail:	tarver@mts-architecture.com	E-mail:	wchen@wccpt.com

Architect
MT STUDIO
ARCHITECTURE & INTERIORS
182 Elizabeth St NE
Atlanta, GA 30307
www.mts-architecture.com
404-274-5900

Structural Engineer

Jinya Alpharetta Patio
401 S. Broad St, Unit 4A. Alpharetta,
GA 30009

NOT Released for Construction

Project no. 2130

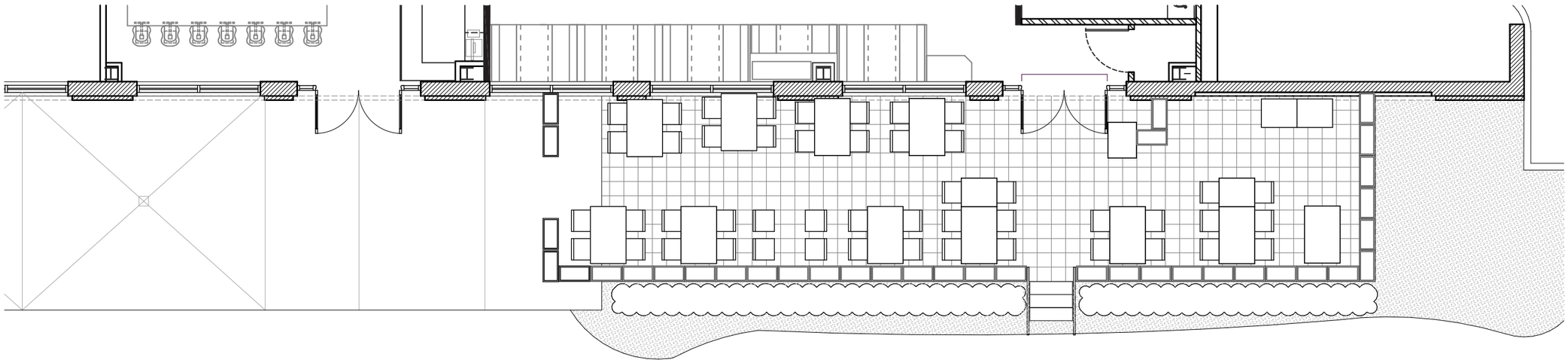
Date 5/1/2023

Cover Sheet

Original drawing size is 11" x 17"

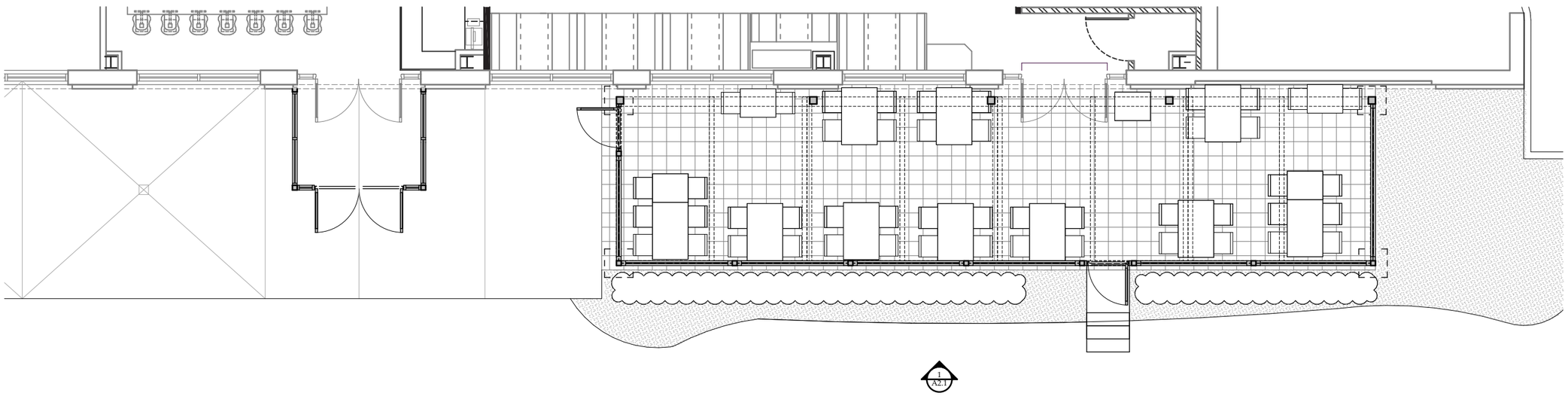
G0.0

copyright MT Studio Architecture



1 Existing Floor Plan

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



2 Proposed Floor Plan

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

Architect
MT STUDIO
ARCHITECTURE & INTERIORS
182 Elizabeth St NE
Atlanta, GA 30307
www.mts-architecture.com
404-274-5900

Structural Engineer

Jinya Alpharetta Patio
401 S. Broad St, Unit 4A. Alpharetta, GA 30009

NOT Released for Construction

Project no. 2130

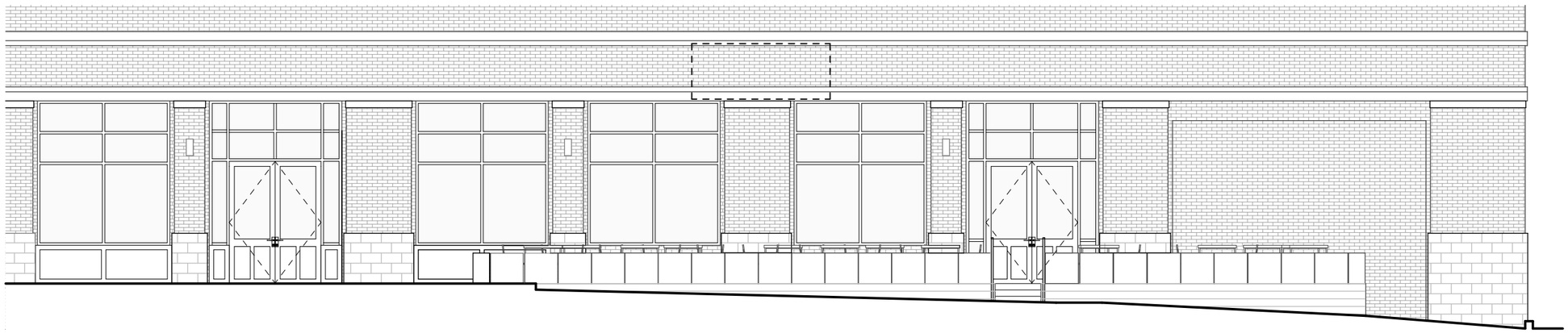
Date 5/1/2023

Floor Plans

Original drawing size is 11" x 17"

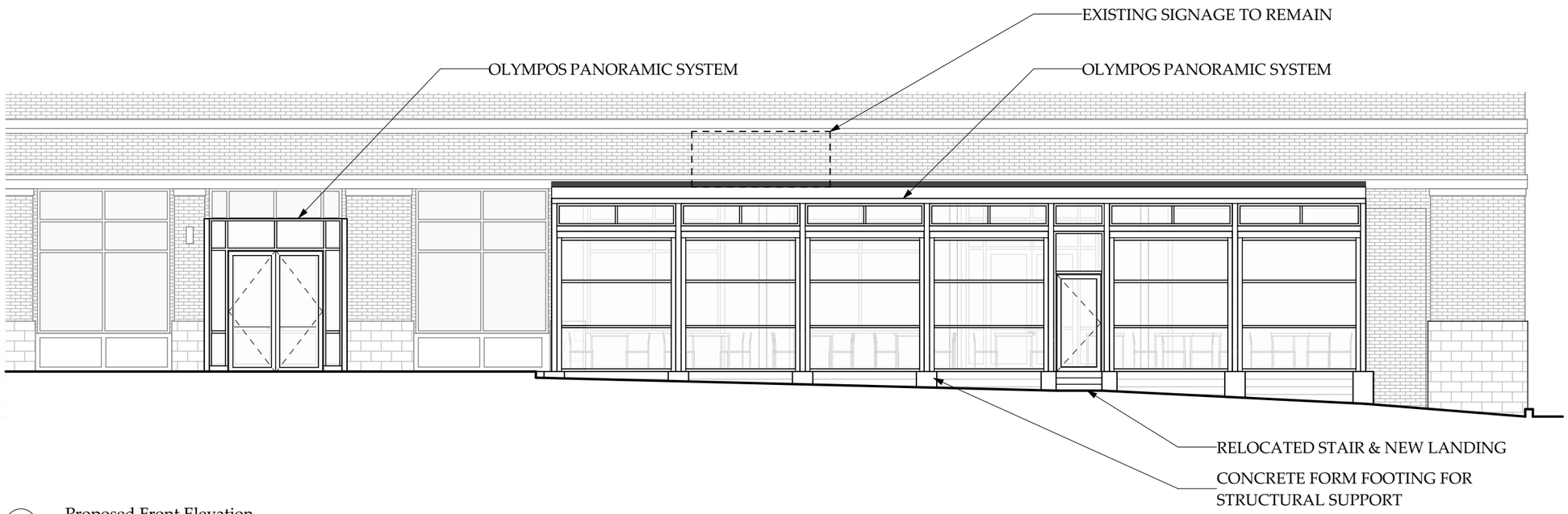
A1.1

copyright MT Studio Architecture



1 Existing South Elevation

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



2 Proposed Front Elevation

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

Architect
MT STUDIO
ARCHITECTURE & INTERIORS
182 Elizabeth St NE
Atlanta, GA 30307
www.mts-architecture.com
404-274-5900

Structural Engineer

Jinya Alpharetta Patio
401 S. Broad St, Unit 4A. Alpharetta,
GA 30009

NOT Released for Construction

Project no. 2130

Date 5/1/2023

Elevations

Original drawing size is 11" x 17"

A2.1

copyright MT Studio Architecture

1 Front Door

2 Storefront

3 Patio Dining & Front Door

4 Patio Planters

Architect
MT STUDIO
ARCHITECTURE & INTERIORS
182 Elizabeth St NE
Atlanta, GA 30307
www.mts-architecture.com
404-274-5900

Structural Engineer

Jinya Alpharetta Patio
401 S. Broad St, Unit 4A. Alpharetta, GA 30009

NOT Released for Construction

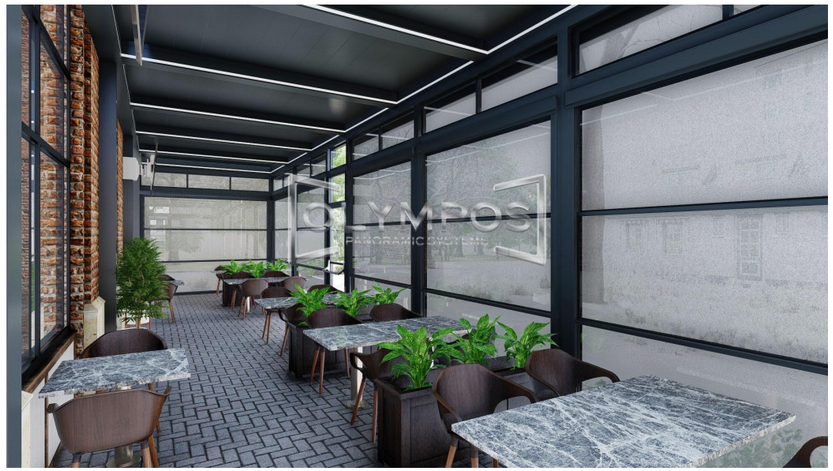
Project no. 2130
Date 5/1/2023

Existing Conditions

Original drawing size is 11" x 17"

A4.1

copyright MT Studio Architecture



Architect
MT STUDIO
ARCHITECTURE & INTERIORS
182 Elizabeth St NE
Atlanta, GA 30307
www.mts-architecture.com
404-274-5900

Structural Engineer

Jinya Alpharetta Patio
401 S. Broad St, Unit 4A. Alpharetta,
GA 30009

NOT Released for Construction

Project no. 2130

Date 5/1/2023

Proposed Renderings

Original drawing size is 11" x 17"

A4.2

copyright MT Studio Architecture

DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: December 13, 2022

DEPARTMENT OF COMMUNITY DEVELOPMENT

2 PARK PLAZA
ALPHARETTA, GA 30009
WWW.ALPHARETTA.GA.US

TEL: 678.297.6070
FAX: 678.297.6071

INSTRUCTIONS AND REQUIRED MATERIALS

The City of Alpharetta Design Review Board Hearing Application has been designed to allow you the ease of completing the form electronically and printing the completed form for submittal. Please note, however, that the form cannot be saved so as to include the information that you input.

Required Materials:

In order to allow the Design Review Board to adequately and effectively understand and consider the nature of your request it is required that certain materials be included with your submittal. These required items are described below along with the type(s) of review for which they would be needed. Submittals not including the appropriate materials, as indicated below, will not be accepted for review.

Site Plan Review

- ☐ Legal description of the property
- ☐ Site plan(s) showing locations of all site features, including but not limited to
  - Buildings
  - Roads
  - Parking Areas
  - Specimen trees
  - Detention / retention areas
  - Dumpster / refuse locations (screening and materials)
  - HVAC / electrical equipment locations
- ☐ Site lighting with photometric drawings and compatibility to neighboring buildings and property
- ☐ Retaining wall(s) location and materials

Landscape Review

- ☐ Landscape drawing(s) prepared by landscape architect showing locations of all landscape features, including but not limited to
  - Size and type of all plant material; including ground covers
  - Seasonal beds

Signage Review

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

Exterior Elevation Review

- ☐ Colored exterior elevations with materials notes of all facades of the building(s)
- ☐ All exterior material and color samples (Shall be brought to the scheduled meeting)
- ☐ Provide site line study from the public right of way showing locations of roof-top equipment
  - Vents
  - Satellite dishes
  - Exhaust pipes
  - Antennas
- ☐ Locations of building lighting
- ☐ Perspective drawings and renderings

Submittal Procedure:

One (1) original plus one (1) copy of a completed Hearing application and supporting documents are to be filed by the deadline dates reflected on the following page. Completed applications received after the deadline dates shall be placed on the next available agenda. All renderings attached to the application must be in color.

An electronic set in .PDF format on a flash drive containing the entire applications; including all documents, plans, and drawings; must be included with the application. Each component of your submittal must be saved as a separate file document (for example, all of your individual documents relating to the Exterior Elevation Review (site plan, site line study, and lighting and material cut sheet) should all be saved into one PDF document.

Any oversized materials may be attached to the original application. All collated sets shall be submitted on paper no greater than 11 inches by 17 inches in size and folded to 8.5 inches x 11 inches. Two (2) sets of all landscape plans shall be submitted full-size.

Drawings submitted must be accurate and labeled.

Technical drawings (i.e., signs, elevations, site plans) must be drawn to scale).

Photos shall be mounted on 8.5 inch by 11-inch paper and labeled.

Presentation materials (including actual materials, sample boards, or mounted drawings) should not be submitted, but brought by the Applicant to the scheduled Design Review Board meeting.

Filing Deadlines And Meeting Schedule

Completed applications are accepted only on, or prior to, the dates indicated as filing deadlines and only between the hours of 8:30 a.m. and 3:30 p.m. Applications will not be accepted on any other dates or times. Incomplete applications will not be accepted. All fees must be paid at the time of application.

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

Filing Deadlines	Meeting Schedule
January 03, 2023	January 20, 2023
February 01, 2023	February 17, 2023
March 01, 2023	March 17, 2023
April 03, 2023	April 21, 2023
May 01, 2023	May 19, 2023
June 01, 2023	June 16, 2023
July 03, 2023	July 21, 2023
August 01, 2023	August 18, 2023
September 01, 2023	September 15, 2023
October 02, 2023	October 20, 2023
November 01, 2023	November 17, 2023
December 01, 2023	December 15, 2023

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: Foamworks Alpharetta, LLC

Location Address: 11725 Cotton Creek Entry, Alpharetta, Georgia 30005

Mailing Address: c/o Steven L. Jones, 1600 Parkwood Circle, Suite 200

City: Atlanta State: Georgia Zip Code: 30339 - 2119

Contact for All Notifications: Steven L. Jones, Taylor English Duma LLP

Contact Telephone: 678 - 426 - 4628 Mobile Telephone: 404 - 218 - 2756

Fax: 770 - 434 - 7376 Email: sjones@taylorenglish.com

Contact's Relation to Business: Attorney

This Application For (Check all that apply):

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

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

Application Fees:

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Foamworks Alpharetta, LLC

Physical Address: 11725 Cotton Creek Entry, Alpharetta, Georgia 30005

Mailing Address: 1600 Parkwood Circle

City: Atlanta State: Georgia Zip Code: 30339 - 2119

Owner Telephone: 678 - 426 - 4628 Contact Fax: 770 - 434 - 7376

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): Foamworks Alpharetta, LLC Date: 4/28/2023

Owner Signature: Manny Kaloyannides (Apr 28, 2023 09:01 EDT)

Property Information:

Address (If Assigned) : 11725 Cotton Creek Entry, Alpharetta, Georgia 30005

Tax ID or Map Reference Number: 11 -0020-0044-033-2

Land Lot(s): 44 District: 1st Section: 1st

Existing Zoning of Property: CUP (Comm. Unit Plan) Existing Uses of Property: Auto Spa

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: Manny Kaloyannides (Apr 28, 2023 09:01 EDT) Date: Apr 28, 2023

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

The proposal will be visually compatible with the surrounding area because the modifications to the site proposed by the application: (a) were extensively vetted by the City Council prior to its recent approval of a conditional use for a "car wash" on the property; (b) relate only to the foot print of and minor aesthetic changes to the existing building; and (c) pursuant to the City council's direction, retains the existing brick color and type and utilizes black accidents (e.g., awnings, canopies, and vacuum canopies).

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).

Not Applicable

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.

Not Applicable

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.

Not Applicable

Please list and describe the Eco District measures that your application includes.

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

Not Applicable

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

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

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

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

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

design-review-board-application

Final Audit Report 2023-04-28

Created:	2023-04-28
By:	Steven Jones (sjones@taylorenglish.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAe-kiB6P0kuX3D3ZqqiCgca9fmxBGanYl

"design-review-board-application" History

Document created by Steven Jones (sjones@taylorenglish.com)
2023-04-28 - 12:23:57 PM GMT

Document emailed to mannyk@foamworkscarwash.com for signature
2023-04-28 - 12:24:53 PM GMT

Email viewed by mannyk@foamworkscarwash.com
2023-04-28 - 1:01:10 PM GMT

Signer mannyk@foamworkscarwash.com entered name at signing as Manny Kaloyannides
2023-04-28 - 1:01:44 PM GMT

Document e-signed by Manny Kaloyannides (mannyk@foamworkscarwash.com)
Signature Date: 2023-04-28 - 1:01:46 PM GMT - Time Source: server

Agreement completed.
2023-04-28 - 1:01:46 PM GMT

taylor | english

Taylor English Duma LLP 1600 Parkwood Circle, Suite 200, Atlanta, Georgia 30339 Main: 770.434.6868 Fax: 770.434.7376 taylorenglish.com

Steven L. Jones | Partner
Direct Dial: 678.336.7282
Cell Phone: 404.218.2756
E-mail: sjones@taylorenglish.com

May 12, 2023

VIA EMAIL (C/O BRET SCHROEDER: BSCHROEDER@ALPHARETTA.GA.US)

Design Review Board of the City of Alpharetta, Georgia
c/o Bret Schroeder, Code Enforcement Manager
City Hall
2 Park Plaza
Alpharetta, Georgia 30009

RE: DRB230021 – Foamworks – Auto Spa – 11725 Cotton Creek Entry – Review Exterior Changes (the "***Application***"); Fulton County Tax Assessor Parcel Identification No. ("TPN"): 11 -0020-0044-033-2 (the "***Property***").

Dear Design Review Board:

Please also accept this letter as an amendment to the Application to file the following:

(1) A revised concept plan; and
(2) A revised tree replacement/landscape plan.

Also enclosed for your consideration, as the Design Review Board (the "***DRB***") of the City of Alpharetta, Georgia (the "***City***"), prior to the DBR's official action on the Application for the Property are Constitutional and York Objections of Foamworks Alpharetta, LLC (the "***Owner***"), which is the owner of the Subject Property and applicant. Decisions of Georgia's appellate courts require the Owner to submit to the DRB the enclosed objections prior to the DRB's decision on the Application.

The Owner respectfully requests that the DRB approve Application as presented.

Should you have any questions or concerns regarding this letter, please do not hesitate to contact me.

Sincerely,

Steven L. Jones

Enclosures
cc: Michael Woodman, Planning and Development Services Manager (by email: mwoodman@alpharetta.ga.us);
Owner.

CONSTITUTIONAL OBJECTION

As applied to the real property of Foamworks Alpharetta, LLC., a Georgia limited liability company, (the "Owner") which is identified as Fulton County Tax Assessor Parcel No.: 11 -0020-0044-033-2 (the "Subject Property") and is the subject of the previously-filed application, styled as "DRB230021 – Foamworks – Auto Spa – 11725 Cotton Creek Entry – Review Exterior Changes" (the "Application"), if the Application is not approved or is approved with condition(s) not consented to by the Owner, such action on the Application and Section 5.4 of Article V of the Unified Development Code of the City of Alpharetta, Georgia and Division 2 of Chapter 36 of the Code of Ordinances of the City of Alpharetta, Georgia (collectively, the "Ordinance") will be unconstitutional in that the Owner's property rights in and to the Subject Property will be destroyed without first receiving fair, adequate, and just compensation for such property rights. As applied to the Subject Property, in such case, such action on the Application and the Ordinance will deprive the Owner of constitutionally protected rights in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States of America.

If the Application is not approved or is approved with condition(s) not consented to by the Owner, such action on the Application and application of the Ordinance to the Subject Property will be unconstitutional, illegal, arbitrary, capricious, null, and void, constitute a taking of the Subject Property in violation of the Just Compensation Clause of the Fifth Amendment to the

Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States of America thereby denying the Owner an economically viable use of the Subject Property while not substantially advancing legitimate state interests.

Inasmuch as it is impossible for the Owner to use the Subject Property and simultaneously comply with the Ordinance and in the event the Application is not approved or is approved with condition(s) not consented to by the Owner, such action on the Application and application of the Ordinance to the Subject Property will constitute an arbitrary, capricious, and unreasonable act by the City of Alpharetta, Georgia without any rational basis therefor and constitute an abuse of discretion in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States of America.

If the Application is not approved or is approved with condition(s) not consented to by the Owner, such action on the Application and application of the Ordinance to the Subject Property will be unconstitutional and discriminate against the Owner in an arbitrary, capricious, and unreasonable manner between the Owner and others similarly situated in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States of America.

The Owner objects to the extent the DRB's decision constitutes an unlawful delegation of

the City's home rule zoning power under its Charter and Article IX, Section II, Paragraph IV of the Constitution of the State of Georgia of 1983.

WHEREFORE, the Owner requests that the DRB approve, as specified and designated therein, the Application without conditions (or with only condition(s) consented to by the Owner).

Respectfully submitted this 12th day of May 2023.

TAYLOR ENGLISH DUMA LLP
Counsel for the Owner

/s/ Steven L. Jones
Steven L. Jones
Georgia State Bar No.: 639038

1600 Parkwood Circle
Suite 200
Atlanta, Georgia 30339
(678) 336-7282
sjones@taylorenglish.com

OBJECTION TO DRB HEARING BASED ON
YORK V. ATHENS COLLEGE OF MINISTRY, INC.

As applied to the real property of Foamworks Alpharetta, LLC., a Georgia limited liability company, (the "Owner") which is identified as Fulton County Tax Assessor Parcel No.: 11 -0020-0044-033-2 (the "Subject Property") and is the subject of the previously-filed application, styled as "DRB230021 – Foamworks – Auto Spa – 11725 Cotton Creek Entry – Review Exterior Changes" (the "Application"), the public hearing regarding and any Design Review Board (the "DRB") of the City of Alpharetta, Georgia (the "City") action on the same are objected to by the Owner based on, but not limited to, the reasons set forth herein (collectively the "*York* Objection" and each an "Objection"), in accordance with *York v. Athens College of Ministry, Inc.*, 348 Ga. App. 58, 821 S.E.2d 120 (Ga. Ct. App. 2018): Contemporaneous with the filing of this *York* Objection, the Owner is filing a Constitutional Objection to any action by the DRB that does not approve the Application or approves the Application with condition(s) not consented to by the Owner, and all Objections set forth therein are incorporated herein by reference as if fully restated.

The Owner objects to the hearing, if any, before the DRB because the time limitation, if any, imposed on the presentation of evidence and testimony in support of the Application deprives the Owner a meaningful opportunity to be heard and preserve issues, in violation of the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of Georgia of 1983. Likewise, the Owner objects to any and all members of the public (and/or other persons) who appear (or otherwise give testimony or opinion) at the hearing, if any, before the DRB to the extent that (but not limited to) said individuals (a) do not satisfy the substantial interest-aggrieved citizen test; (b) are not under oath; (c) are not subject to cross-examination; (d) present evidence on and/or make statements

that qualify as (or must or should be assessed with the aid of) expert opinion without any or all individuals being qualified as expert witnesses; (e) present evidence on and/or make statements that are not germane to the purview of the DRB set out in Section 5.4 of Article V of the Unified Development Code of the City of Alpharetta, Georgia and Division 2 of Chapter 36 of the Code of Ordinances of the City of Alpharetta, Georgia (collectively, the "Ordinance"); and/or (f) present evidence and/or make statements that are founded, wholly or in part, upon inadmissible, unreliable, nonprobative, insubstantial, and/or lay, nonexpert opinion evidence.

Additionally, the Owner objects to any DRB action that does not approve the Application or approves the Application with condition(s) not consented to by the Owner to the extent that (but not limited to) such action is: (a) in violation of Section 50-13-19(h) of the Official Code of Georgia Annotated or otherwise: (1) in violation of any constitutional, statutory, and/or ordinance provisions; (2) in excess of the constitutional, statutory, and/or ordinance authority of the DRB; (3) made upon unlawful procedure; (4) affected by other error of law; (5) clearly erroneous in view of the reliable, probative, and substantial evidence on the whole record; or (6) arbitrary or capricious or characterized by abuse of discretion or clearly unwarranted exercise of discretion; (b) founded, wholly or in part, upon inadmissible, unreliable, nonprobative, insubstantial, and/or lay, nonexpert opinion evidence; (c) contrary to the purview of and procedure for the DRB set out in the Ordinance; (d) based, in whole or part, on evidence or other information received outside of the hearing(s) on the Application and/or in any manner which does not afford the Owner an opportunity to review or respond to the same; and/or (e) not made pursuant and in conformance with the Ordinance; the Code of the City of Alpharetta, Georgia; the Unified Development Code of the City of Alpharetta, Georgia; the Georgia Zoning Procedures Law, O.C.G.A. § 36-66-1, *et seq*., and/or any other law of the state of Georgia or the United States of

America.

By and through this *York* Objection, the Owner hereby preserves all the above and incorporated Objections, and any and all evidence, arguments, and objections made and/or tendered by the Owner at or prior to the DRB hearing on the Application, and asserts them on and within the record before, and for consideration and resolution (prior to any formal decision) by, the DRB.

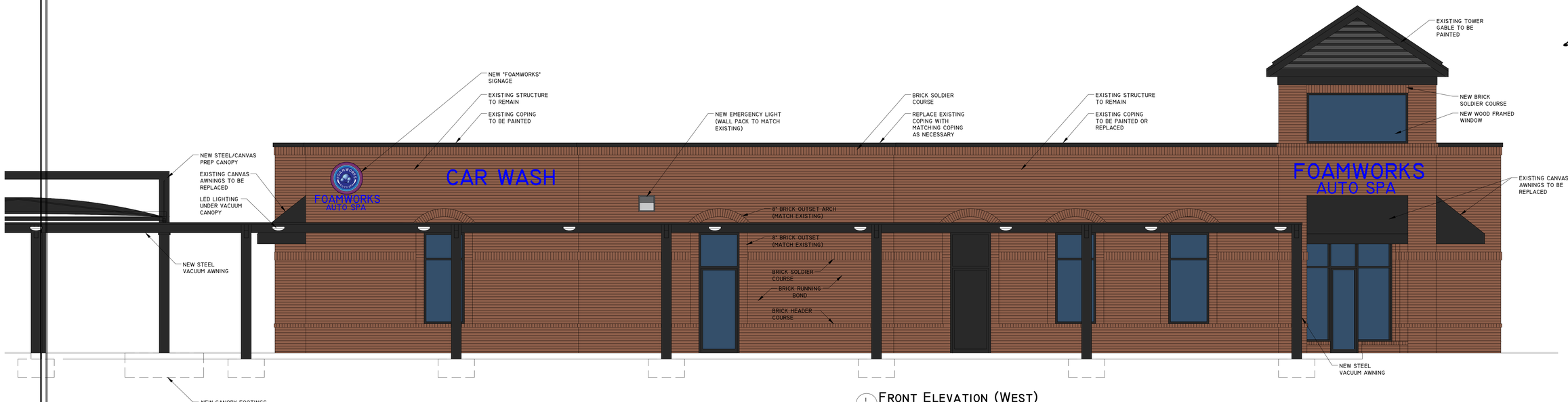
WHEREFORE, Owner requests that the DRB approve, as specified and designated therein, the Application without condition(s) (or with only condition(s) consented to by the Owner).

Respectfully submitted this 12th day of May 2023.

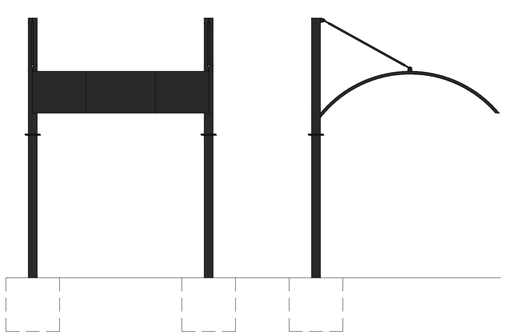
TAYLOR ENGLISH DUMA LLP
Counsel for Owner

/s/ Steven L. Jones
Steven L. Jones
Georgia State Bar No.: 639038

1600 Parkwood Circle
Suite 200
Atlanta, Georgia 30339
(678) 336-7282
sjones@taylorenglish.com



1 A2.1 **Front Elevation (West)**
1/4" = 1'-0"



3 A2.1 **Steel Payment Canopy**
1/4" = 1'-0"

2 A2.1 **Right Elevation (South)**
1/4" = 1'-0"

A. Woodward Architecture, Inc.
2055 Hendon Road
Woodstock, GA 30188
O. 770.517.8686
F. 770.517.0983

TITLE

Renovations to Foamworks Autospa, LLC Alpharetta 11725 Cotton Creek Entry Alpharetta GA 30005

Not for Construction

REVISIONS

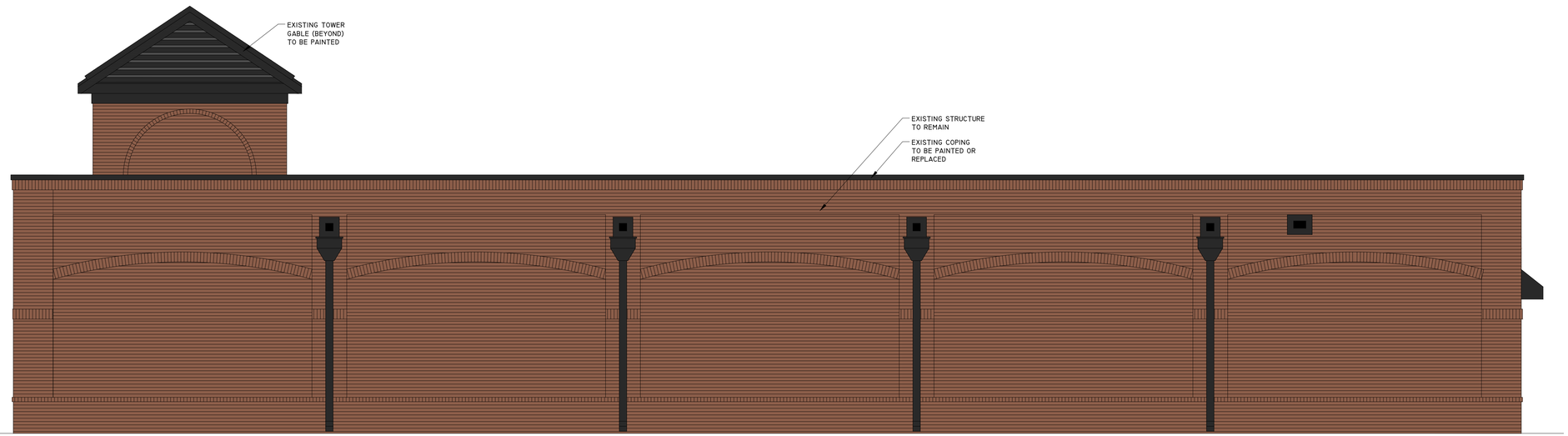
DESCRIPTION	DATE

SCALE:	1/4" = 1'-0"
DRAWN:	ADW
CHECK:	ADW
DATE:	04-24-23
PROJECT NO.	2311

SHEET NO.

A2.1

1 / A2.2 LEFT ELEVATION (NORTH)
1/4" = 1'-0"



2 / A2.2 LEFT ELEVATION (NORTH)
1/4" = 1'-0"

A. WOODWARD ARCHITECTURE, INC.
2055 HENDON ROAD
WOODSTOCK, GA 30188
O. 770.517.8686
F. 770.517.0983

TITLE

RENOVATIONS TO FOAMWORKS AUTOSPA, LLC
ALPHARETTA
11725 COTTON CREEK ENTRY
ALPHARETTA GA 30005

NOT FOR CONSTRUCTION

REVISIONS

DESCRIPTION	DATE

SCALE:	1/4" = 1'-0"
DRAWN:	ADW
CHECK:	ADW
DATE:	04-24-23
PROJECT NO.	2311

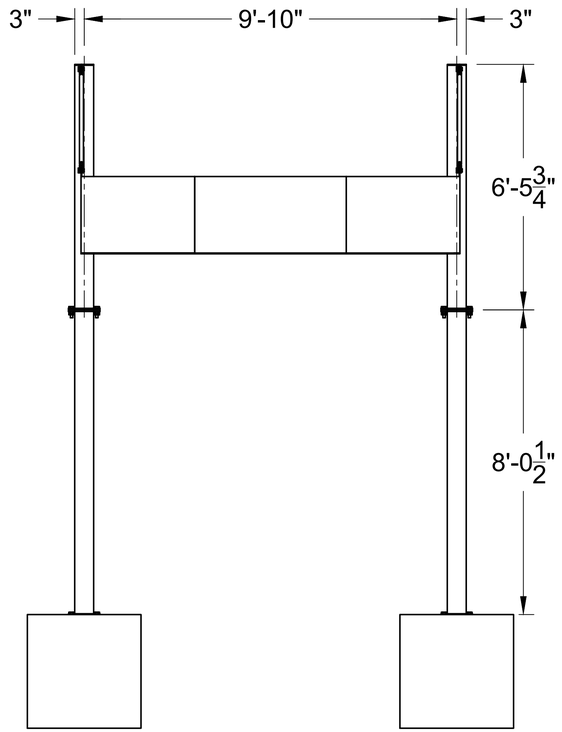
SHEET NO.

A2.2

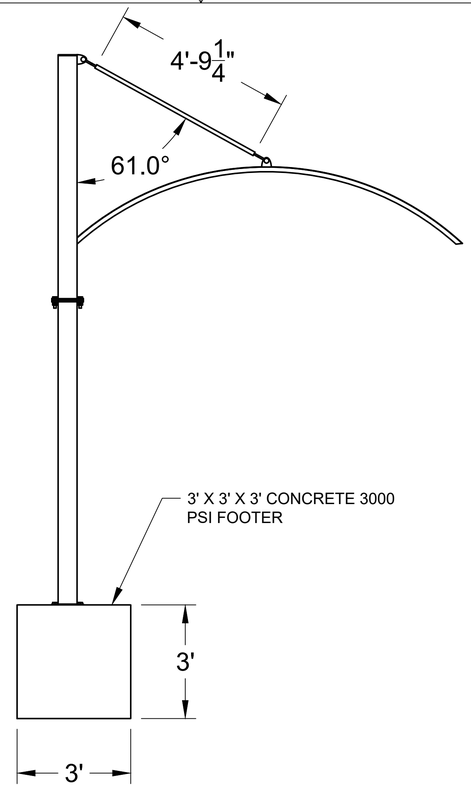
FOAMWORKS AUTOSPA

11725 COTTON CREEK ENTRY
ALPHARETTA, GA 30005

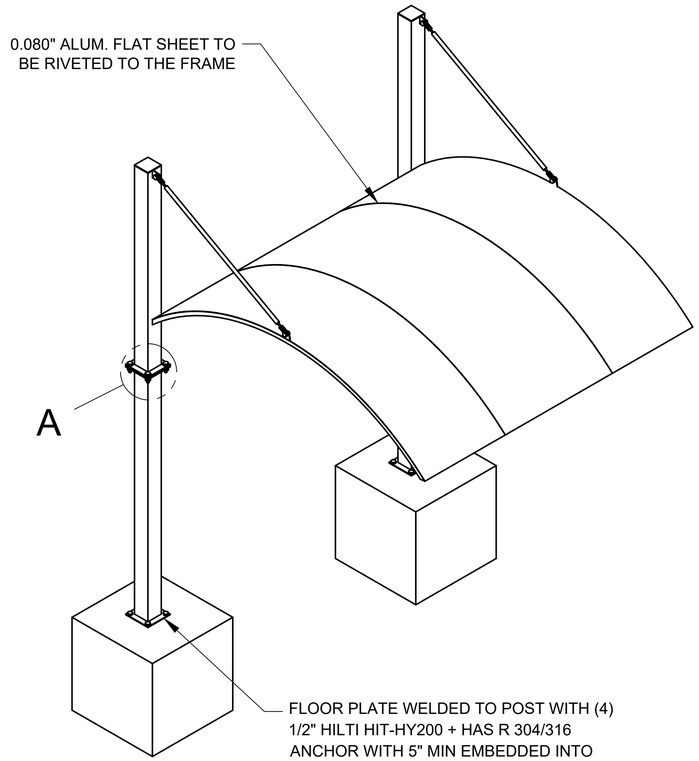
	PROJECT: FOAMWORKS			
	TITLE: ARCHED METAL CANOPY STRUCTURE			
APPROVED	SIZE: D	CODE	DWG NO	REV
CHECKED				
DRAWN JUAN MUNOZ 4/12/2023	SCALE	WEIGHT	SHEET 1/3	



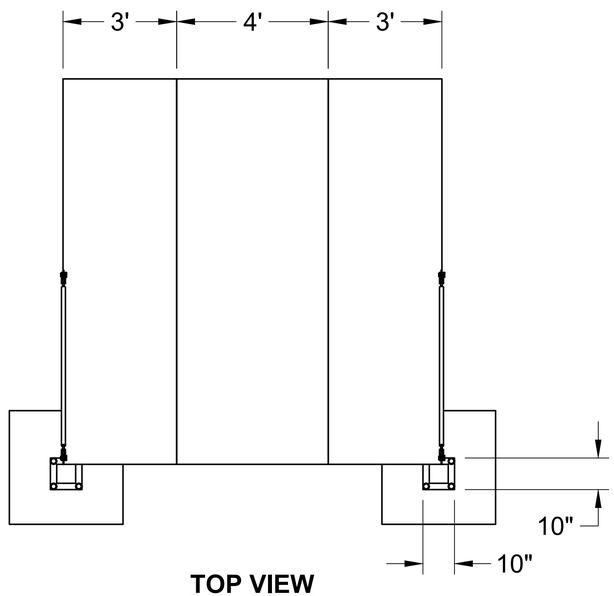
FRONT VIEW



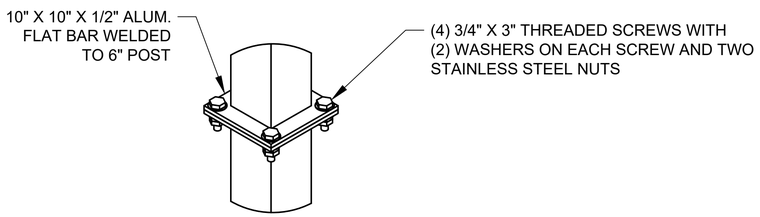
SIDE VIEW



ISOMETRIC VIEW

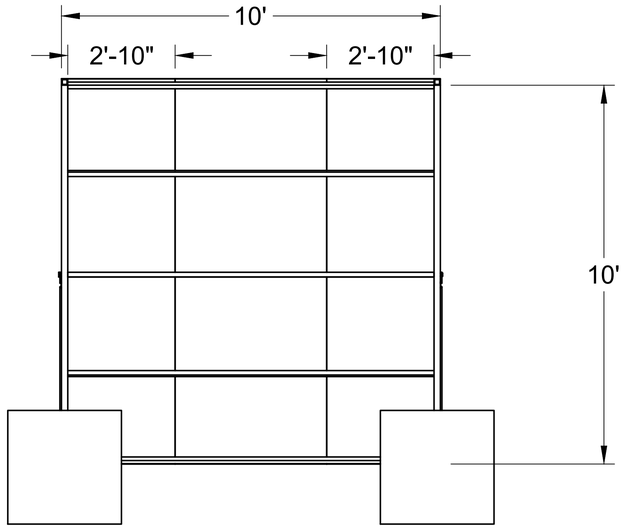


TOP VIEW

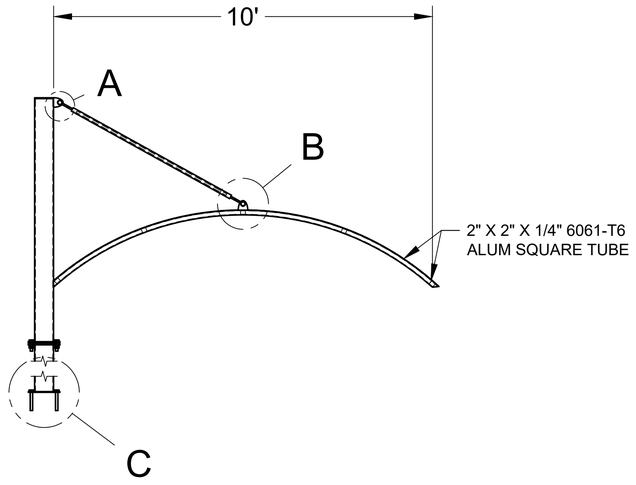


DETAIL A
SCALE
1-1/2" = 1'-0"

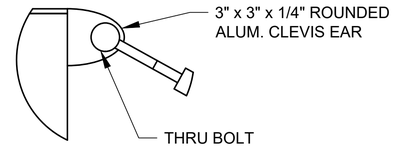
	PROJECT: FOAMWORKS			
	TITLE: ARCHED METAL CANOPY STRUCTURE			
APPROVED	SIZE: D	CODE	DWG NO	REV
CHECKED				
DRAWN: JUAN MUNOZ 4/12/2023	SCALE: 3/8" = 1'-0"	WEIGHT	SHEET: 2/3	



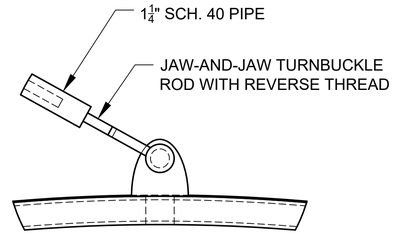
BOTTOM VIEW



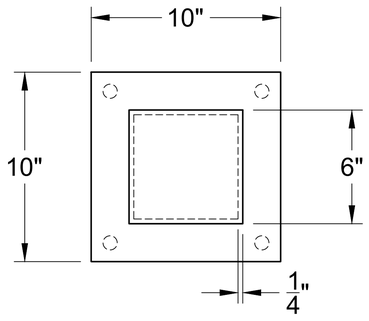
CANOPY SIDE VIEW



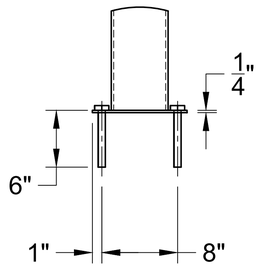
DETAIL A
SCALE 3" = 1'-0"



DETAIL B
SCALE 3" = 1'-0"



POST TOP VIEW



DETAIL C
SCALE 1-1/2" = 1'-0"

	PROJECT: FOAMWORKS			
	TITLE: ARCHED METAL CANOPY STRUCTURE			
APPROVED	SIZE: D	CODE	DWG NO	REV
CHECKED				
DRAWN: JUAN MUNOZ 4/12/2023	SCALE: 1/2" = 1'-0"	WEIGHT	SHEET: 3/3	

CSP-CPL

CONCRETE POLE LIGHT BASE

SECTION VIEW

SCALE: NONE

CSP-SLM

SLICE MEDIUM - SLM OUTDOOR LED AREA LIGHT

LUMINAIRE TO BE A CONCEALED SOURCE WITH INTEGRAL LOUVER SYSTEM.

LUMINAIRE SHOWN WITH INTEGRAL LOUVER (IL)

SEE MANUFACTURERS CUT-SHEET FOR INSTALLATION AND WIRING RECOMMENDATIONS.

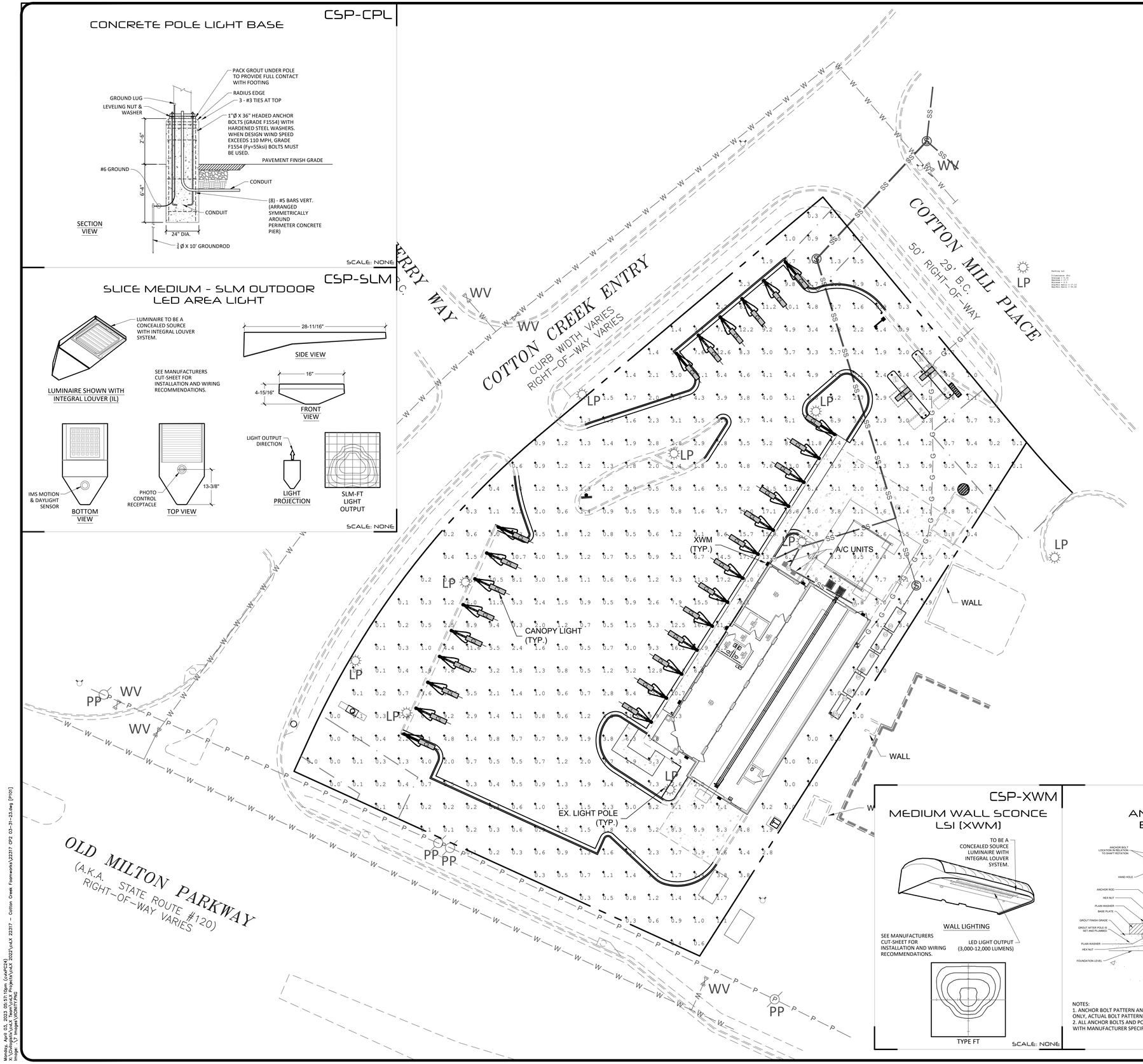
SIDE VIEW

FRONT VIEW

BOTTOM VIEW

TOP VIEW

SCALE: NONE



LUMINARIE SCHEDULE

LABEL	MANUFACTURE	MODEL	QTY
CL	LEDCONN	CANOPY LIGHT / ST-5300K	30
XWM	LSI INDUSTRIES	WALL MOUNT / XWM-FT-LED-04-40	7
ELP	UNKNOWN	EX. LP / SLM-LED-12L-SIL-FT-40-70CRI	9

SITE ANALYSIS

PARKING AREA STATISTICS	
AVERAGE	5.14 FC
MAXIMUM	17.7 FC
MINIMUM	0.3 FC
MAX AVG. RATIO	17.13 FC
MAX/MIN RATIO	59.00 FC

SITE UTILITY NOTES

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

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

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

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

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

6. ALL PROPOSED UTILITIES SHALL BE LOCATED UNDERGROUND.

PHOTOMETRIC NOTES

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

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

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

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

PHOTOMETRIC DISCLAIMER

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

CSP-XWM

MEDIUM WALL SCONCE LSI (XWM)

WALL LIGHTING

SEE MANUFACTURERS CUT-SHEET FOR INSTALLATION AND WIRING RECOMMENDATIONS.

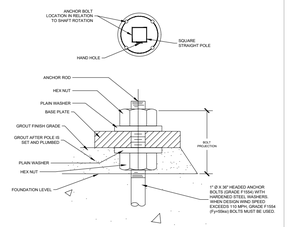
LED LIGHT OUTPUT (3,000-12,000 LUMENS)

TYPE FT

SCALE: NONE

CUP-ANCBOLT

ANCHOR BOLT



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

SCALE: NONE

SCALE: 1" = 20'

20 0 20 40 60 FEET

N

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

SITE LIGHTING

COTTON CREEK FOAMWORKS
11725 COTTON CREEK ENTRY
ALPHARETTA, GA 30005

P101

22317

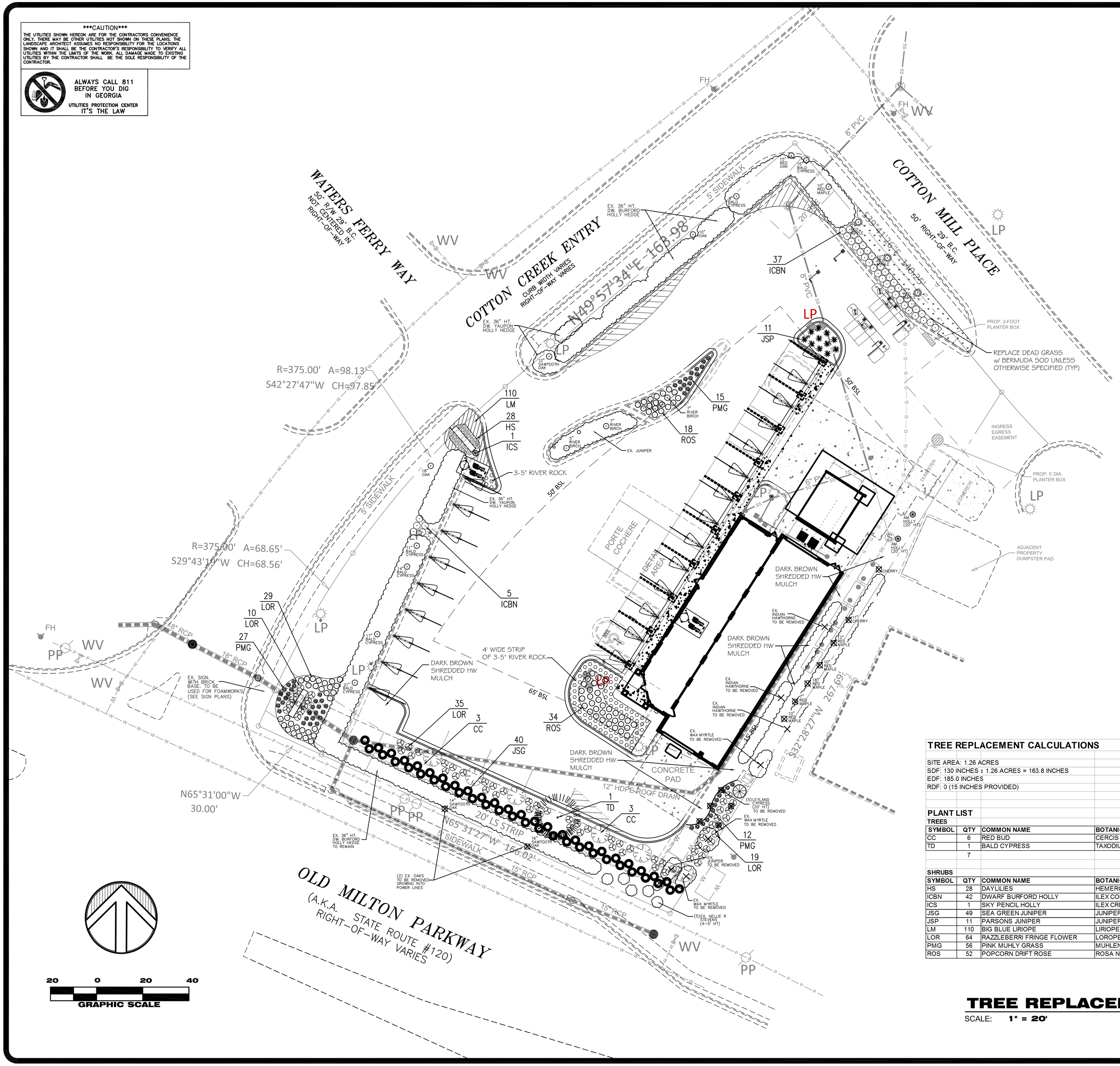
APRIL 3, 2023

REVISIONS

Monday, April 03, 2023 05:57:10pm (cwPCP24)
K:\Civilogistix\civilX Team\civilX Projects\civilX 2022\civilX 22317 - Cotton Creek Foamworks\22317 CP2 03-31-23.dwg [P101]
Layout: P101 Model: Default Plot

CAUTION
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALWAYS CALL 811
BEFORE YOU DIG
IN GEORGIA
UTILITIES PROTECTION CENTER
IT'S THE LAW



TREE REPLACEMENT CALCULATIONS

SITE AREA: 1.26 ACRES
SDF: 130 INCHES x 1.26 ACRES = 163.8 INCHES
EDF: 185.0 INCHES
RDF: 0 (15 INCHES PROVIDED)

PLANT LIST

TREES

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	MIN. SIZE	INCHES	TOTAL	COMMENTS
CC	6	RED BUD	CERCIS CANADENSIS	2" CAL./ 9-10' HT.	2	12.0	SINGLE STEM
TD	1	BALD CYPRESS	TAXODIUM DISTICHUM	3" CAL./ 14-16' HT.	3	3.0	MATCHING CROWNS
	7					15.0	

SHRUBS

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	MIN. SIZE	COND.	SPACING	COMMENTS
HS	28	DAYLILIES	HEMEROCALLIS STELLA D'ORO	1 GAL.	CONT.	18" O.C.	FULL AND WELL FORMED
ICBN	42	DWARF BURFORD HOLLY	ILEX CORNUTA BURFORDI 'NANA'	7 GAL..24-30" HT.	CONT.	3' O.C.	FULL AND WELL FORMED
ICS	1	SKY PENCIL HOLLY	ILEX CRENATA 'SKY PENCIL'	15 GAL./3-4' HT	CONT.	SHOWN	FULL AND WELL FORMED
JSG	49	SEA GREEN JUNIPER	JUNIPERUS x PFITZERIANA 'SEA GREEN'	3 GAL./18-24" HT.	CONT.	3.5' O.C.	FULL AND WELL FORMED
JSP	11	PARSONS JUNIPER	JUNIPERUS SQUAMATA 'PARSONI'	3 GAL./12-18" HT.	CONT.	2.5' O.C.	FULL AND WELL FORMED
LM	110	BIG BLUE LIRIOPE	LIRIOPE MUSCARI 'BIG BLUE'	1 GAL.	CONT.	14" O.C.	FULL AND WELL FORMED
LOR	64	RAZZLEBERRI FRINGE FLOWER	LOROPETALUM CHINESIS 'RAZZLEBERRI'	3 GAL./18-24" HT.	CONT.	3' O.C.	FULL AND WELL FORMED
PMG	56	PINK MUHLY GRASS	MUHLENBERGI CAPILLARIS	3 GAL./18-24" HT.	CONT.	3' O.C.	FULL AND WELL FORMED
ROS	52	POPCORN DRIFT ROSE	ROSA NOVAROPOP	3 GAL./18-24" HT.	CONT.	3' O.C.	FULL AND WELL FORMED

TREE REPLACEMENT/LANDSCAPE PLAN

SCALE: **1" = 20'**

REVISIONS	BY

Dixon & Associates
LANDSCAPE ARCHITECTS & LAND PLANNERS
Marietta, Georgia 30061
P.O. Box 3442
Phone 770-419-0066
www.dixonassociates.com

GEORGIA REGISTERED LANDSCAPE ARCHITECT PETER J. BILSON

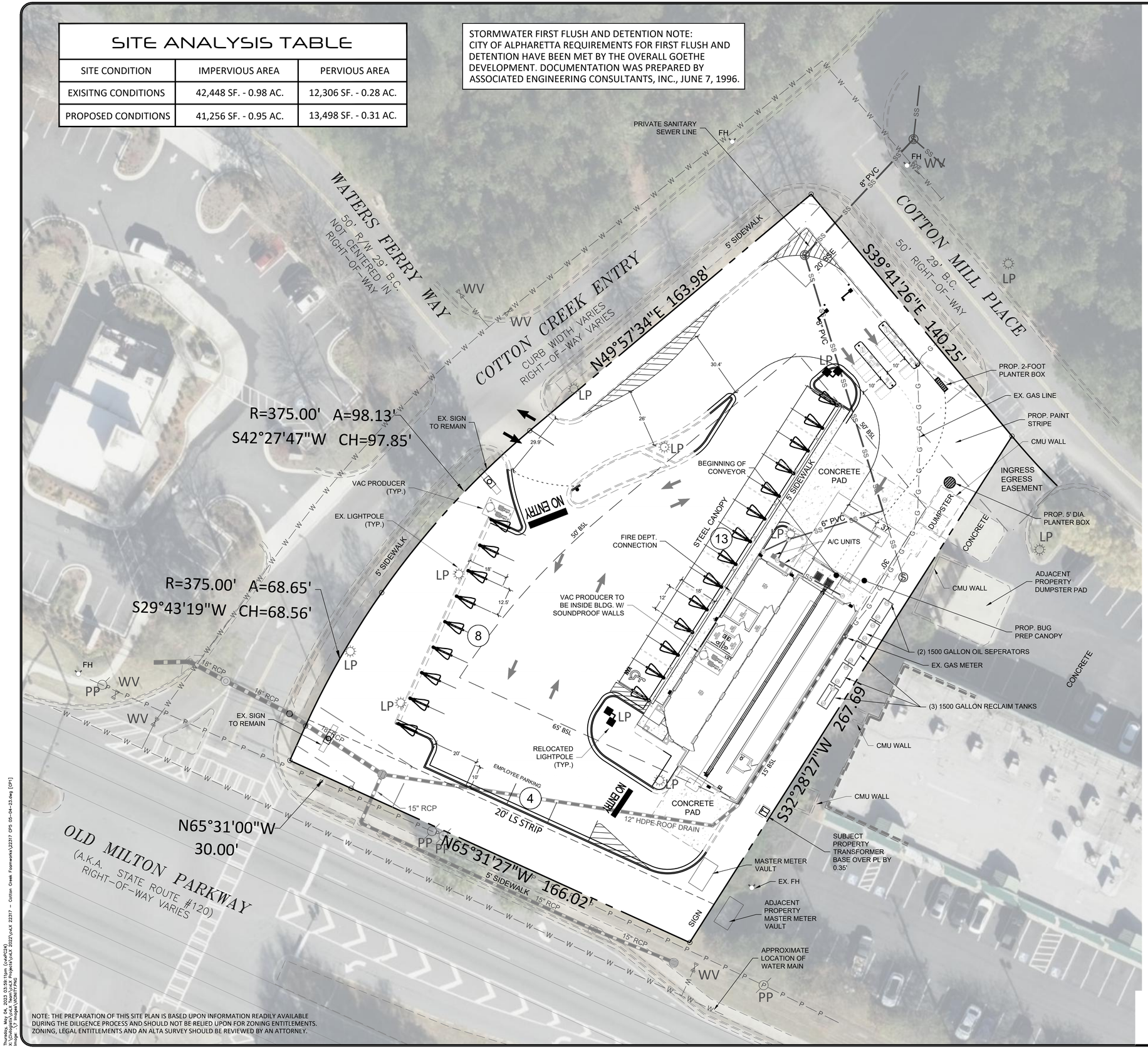
TREE REPLACEMENT PLAN
COTTON CREEK FOAMWORKS
ALPHARETTA, GEORGIA
PREPARED FOR
FOAMWORKS

DRAWN
CHECKED
DATE 05-11-23
SCALE 1" = 20'
JOB No. 2023-116
SHEET **L1-01**
OF 1 SHEETS

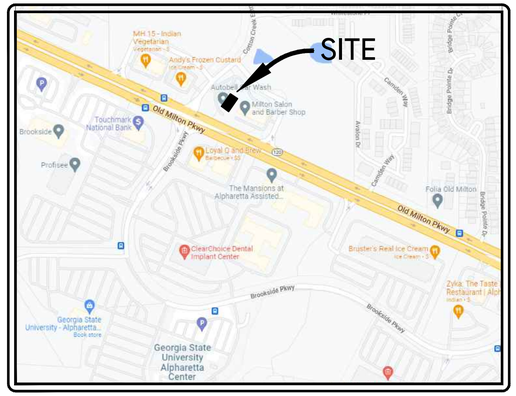
SITE ANALYSIS TABLE

SITE CONDITION	IMPERVIOUS AREA	PERVIOUS AREA
EXISITNG CONDITIONS	42,448 SF. - 0.98 AC.	12,306 SF. - 0.28 AC.
PROPOSED CONDITIONS	41,256 SF. - 0.95 AC.	13,498 SF. - 0.31 AC.

STORMWATER FIRST FLUSH AND DETENTION NOTE:
CITY OF ALPHARETTA REQUIREMENTS FOR FIRST FLUSH AND DETENTION HAVE BEEN MET BY THE OVERALL GOETHE DEVELOPMENT. DOCUMENTATION WAS PREPARED BY ASSOCIATED ENGINEERING CONSULTANTS, INC., JUNE 7, 1996.



NOTE: THE PREPARATION OF THIS SITE PLAN IS BASED UPON INFORMATION READILY AVAILABLE DURING THE DILIGENCE PROCESS AND SHOULD NOT BE RELIED UPON FOR ZONING ENTITLEMENTS. ZONING, LEGAL ENTITLEMENTS AND AN ALTA SURVEY SHOULD BE REVIEWED BY AN ATTORNEY.



VICINITY MAP

N

Level 1		
	Existing/Req'	Proposed
Zoning	CUP	-
Use Allowed	yes	-
Use Specific Req'	N/A	-
Flood Zone	Zone X	-
National Wetlands Inventory		
Overlay District		-
Foamworks (total)		4987 SF
Office		1000 SF
Parcel A	-	1.25 AC
Building Setbacks	-	-
Major		65ft
Minor		50ft
Side		15ft
Rear		
Landscape Strips	-	20' Front
Major		
Minor		
Side		
Land Use Buffers		
Environmental Buffers		

Level 2		
	Existing/Req'	Proposed
Parking Ratio	1 per 250sf	1 per 250sf
Parking Spaces		25 Vacs, 4 Empl.
Parking Size		9'x18', 12.5'x18'
Compact Parking %		
Loading Space		n/a
LS - Open Space %		
Minimum Lot Size		
Minimum Frontage		
Adjacent Zoning North		-
Adjacent Zoning South		-
Adjacent Zoning East		-
Adjacent Zoning West		-
Water Sewer Proximity		-
Overlay Requirements		

SCALE: 1" = 20'
20 0 20 40 60 FEET

N

GSWCC LEVEL II DESIGN
PROF. CERT#0000003430

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

PRELIMINARY SITE PLAN

COTTON CREEK FOAMWORKS
11725 COTTON CREEK ENTRY
ALPHARETTA, GA 30005

CP1

22317

APRIL 3, 2023

REVISIONS
1 CITY COMMENTS 10-26-22
2 OWNER COMMENTS 01-25-23

Thursday, May 04, 2023 03:59:11pm (ceiel424)
X:\Civilogistix\ccA Team\ccA Projects\ccA 2022\ccA 22317 - Cotton Creek Foamworks\22317 CP5 05-04-23.dwg [CP1]
Images: C:\Images\Vicinity.PNG

PAY HERE

CLEARANCE 7'2"

PAY HERE

CLEARANCE 7'2"

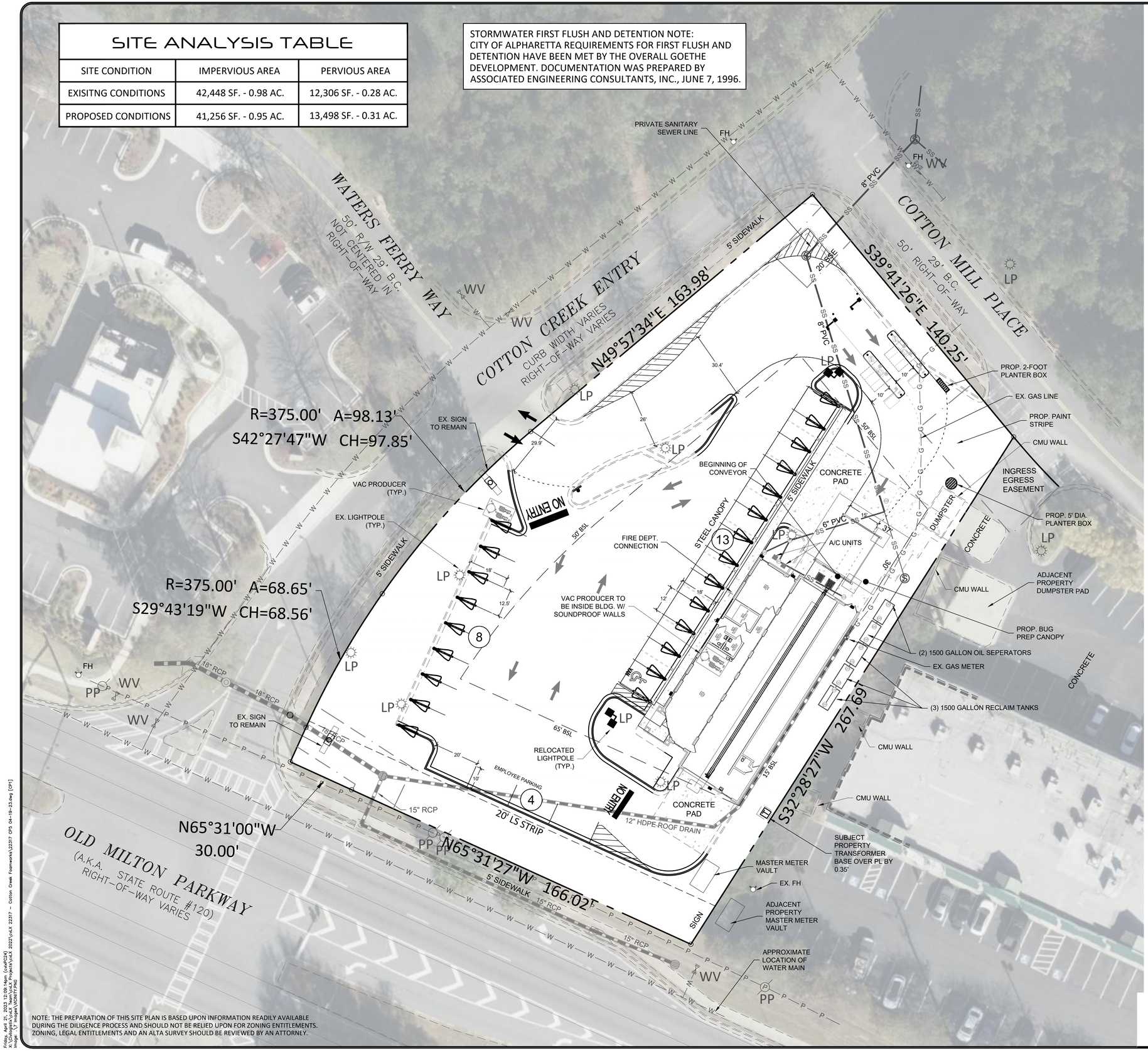
UNLIMITED CLUB
JOIN TODAY!

STARTING AT
$19.99

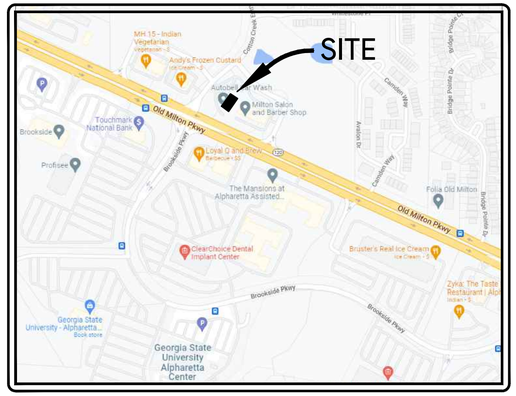
SITE ANALYSIS TABLE

SITE CONDITION	IMPERVIOUS AREA	PERVIOUS AREA
EXISITNG CONDITIONS	42,448 SF. - 0.98 AC.	12,306 SF. - 0.28 AC.
PROPOSED CONDITIONS	41,256 SF. - 0.95 AC.	13,498 SF. - 0.31 AC.

STORMWATER FIRST FLUSH AND DETENTION NOTE:
CITY OF ALPHARETTA REQUIREMENTS FOR FIRST FLUSH AND DETENTION HAVE BEEN MET BY THE OVERALL GOETHE DEVELOPMENT. DOCUMENTATION WAS PREPARED BY ASSOCIATED ENGINEERING CONSULTANTS, INC., JUNE 7, 1996.



NOTE: THE PREPARATION OF THIS SITE PLAN IS BASED UPON INFORMATION READILY AVAILABLE DURING THE DILIGENCE PROCESS AND SHOULD NOT BE RELIED UPON FOR ZONING ENTITLEMENTS. ZONING, LEGAL ENTITLEMENTS AND AN ALTA SURVEY SHOULD BE REVIEWED BY AN ATTORNEY.



VICINITY MAP

N

Level 1		
	Existing/Req'	Proposed
Zoning	CUP	-
Use Allowed	yes	-
Use Specific Req'	N/A	-
Flood Zone	Zone X	-
National Wetlands Inventory		
Overlay District		-
Foamworks (total)		4987 SF
Office		1000 SF
Parcel A	-	1.25 AC
Building Setbacks	-	-
Major		65ft
Minor		50ft
Side		15ft
Rear		
Landscape Strips	-	20' Front
Major		
Minor		
Side		
Land Use Buffers		
Environmental Buffers		

Level 2		
	Existing/Req'	Proposed
Parking Ratio	1 per 250sf	1 per 250sf
Parking Spaces		25 Vacs, 4 Empl.
Parking Size		9'x18', 12.5'x18'
Compact Parking %		
Loading Space		n/a
LS - Open Space %		
Minimum Lot Size		
Minimum Frontage		
Adjacent Zoning North		-
Adjacent Zoning South		-
Adjacent Zoning East		-
Adjacent Zoning West		-
Water Sewer Proximity		-
Overlay Requirements		

SCALE: 1" = 20'
20 0 20 40 60 FEET

N

GSWCC LEVEL II DESIGN
PROF. CERT#0000003430

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

PRELIMINARY SITE PLAN

COTTON CREEK FOAMWORKS
11725 COTTON CREEK ENTRY
ALPHARETTA, GA 30005

CP1

22317

APRIL 3, 2023

REVISIONS
1 CITY COMMENTS 10-26-22
2 OWNER COMMENTS 01-25-23

Friday, April 21, 2023 12:09:14pm (cwk#PC24)
X:\Collegeln\cwk\A Team\cwk\A Projects\cwk\ 2022\cwk\ 22317 - Cotton Creek Foamworks\22317 CPS 04-19-23.dwg [CP1]
Images: X:\Images\Master.PNG

CSP-CPL

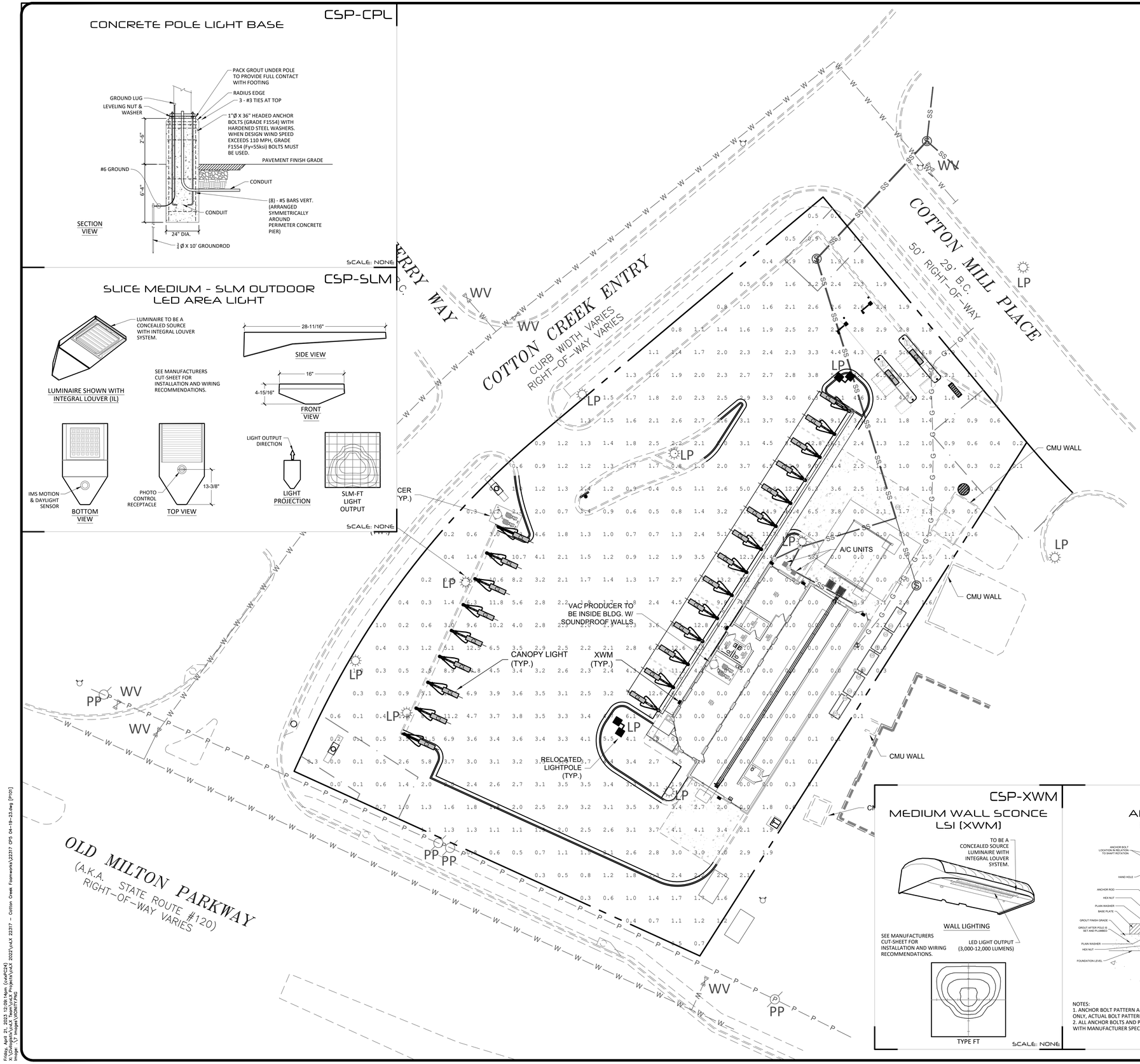
CONCRETE POLE LIGHT BASE

SCALE: NONE

CSP-SLM

SLICE MEDIUM - SLM OUTDOOR LED AREA LIGHT

SCALE: NONE



LUMINARIE SCHEDULE

LABEL	MANUFACTURE	MODEL	QTY
CL	LEDCONN	CANOPY LIGHT / ST-5300K	30
XWM	LSI INDUSTRIES	WALL MOUNT / XWM-FT-LED-04-40	7
ELP	UNKNOWN	EX. LP / SLM-LED-12L-SIL-FT-40-70CRI	9

SITE ANALYSIS

PARKING AREA STATISTICS	
AVERAGE	4.89 FC
MAXIMUM	14.9 FC
MINIMUM	0.4 FC
MAX AVG. RATIO	12.23 FC
MAX/MIN RATIO	37.25 FC

SITE UTILITY NOTES

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

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

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

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

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

6. ALL PROPOSED UTILITIES SHALL BE LOCATED UNDERGROUND.

PHOTOMETRIC NOTES

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

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

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

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

PHOTOMETRIC DISCLAIMER

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

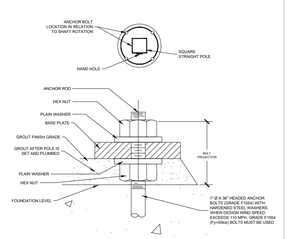
CSP-XWM

MEDIUM WALL SCONCE LSI (XWM)

SCALE: NONE

CUP-ANCBOLT

ANCHOR BOLT



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

SCALE: NONE

SCALE: 1" = 20'

20 0 20 40 60 FEET

N

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

SITE LIGHTING

COTTON CREEK FOAMWORKS
11725 COTTON CREEK ENTRY
ALPHARETTA, GA 30005

P101

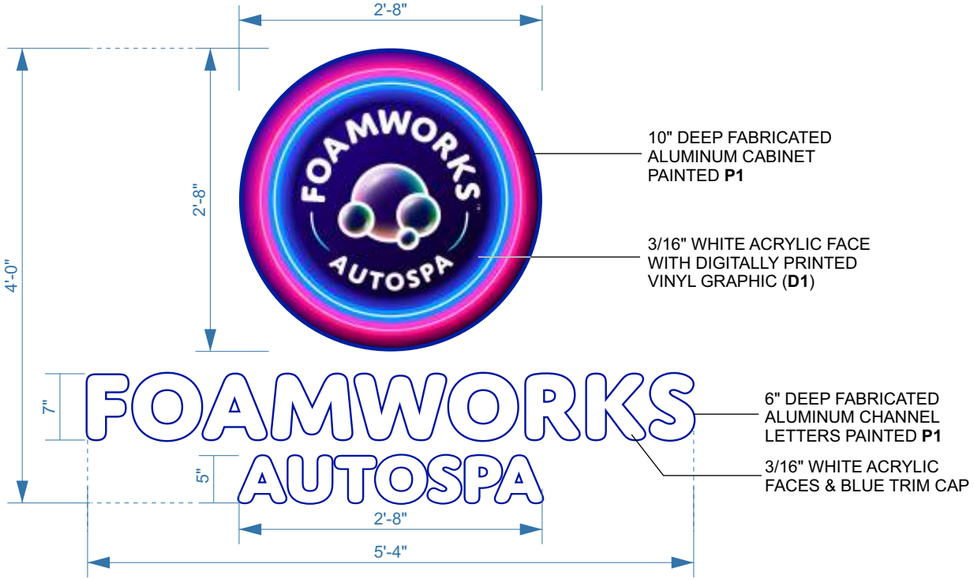
22317

APRIL 3, 2023

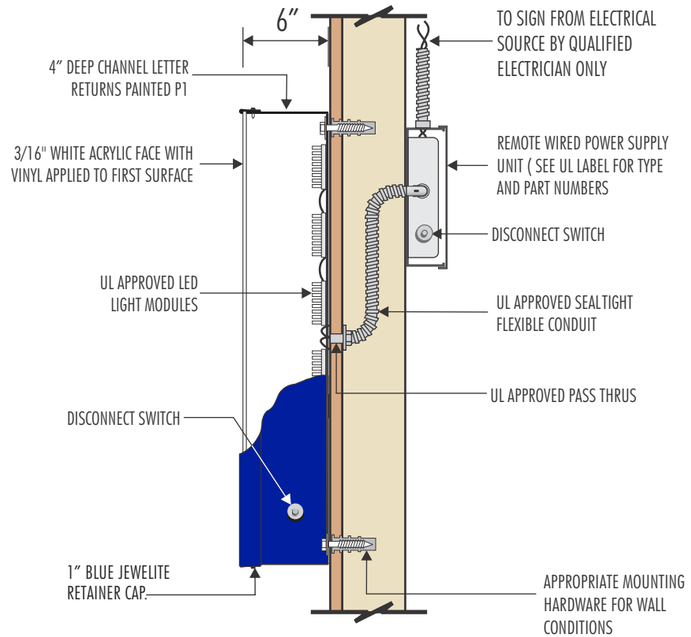
REVISIONS

Friday, April 21, 2023 12:09:14pm (calaFC24)
N:\Civilogistix\ck Team\ck Projects\ck 2022\ck# 22317 - Cotton Creek Foamworks\22317 CPS 04-19-23.dwg [P101]
Image: \\" images LOGO2.jpg

SIGN TYPE: CHANNEL LETTERS & CABINET
INTERNALLY ILLUMINATED
QTY: 1 EACH



Pg.1 a — FRONT VIEW - LOGO
Scale: 3/4"=1'



Pg.1 b — SECTION VIEW
NOT TO SCALE

Pg.1 b — FRONT VIEW - "CAR WASH"
Scale: 3/4"=1'

P1 PAINT - MATCH PANTONE 286 C
D1 TRANSLUCENT VINYL WITH DIGITAL PRINT
V1 TRANSLUCENT VINYL - AVERY #684 "PANTONE 286 C"

CLAYTON Signs Since 1965
5198 NORTH LAKE DRIVE
LAKE CITY, GA 30260
404-361-3800
FAX 404-361-7038
WWW.CLAYTONSIGNS.COM

DATE - 04 / 19 / 2022
SIGN TYPE
SIGN PACKAGE

CLIENT
FOAM WORKS
11725 Cotton Creek Entry
Alpharetta, GA 30005

REVISIONS:
REVISION # - DATE

DESIGNER Nathan Diffee
ACCOUNT REP. SF

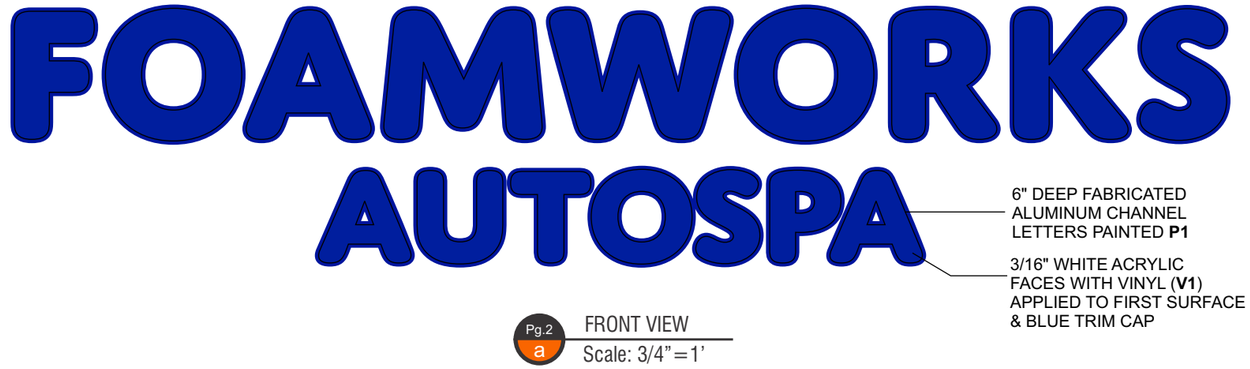
SCALE: AS INDICATED
DRAWING FILE NAME
O:\ Nathan Diffee\ FOAM WORKS \ ALPHARETTA, GA \ FOAM WORKS ALPHARETTA, GA SIGN PACKAGE - 04_19_23.CDR

DRAWING STATUS: NF NOT FINAL

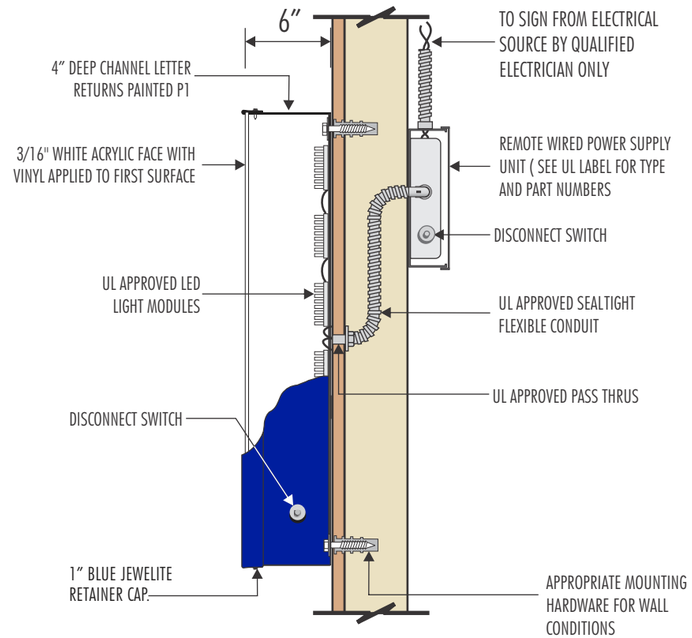
THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC.. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.
©2019 ALL RIGHTS RESERVED

PAGE 1

SIGN TYPE: CHANNEL LETTERS
INTERNALLY ILLUMINATED
QTY: 2



Pg.2 a — FRONT VIEW
Scale: 3/4"=1'



Pg.2 b — SECTION VIEW
NOT TO SCALE

P1 **PAINT - MATCH PANTONE 286 C**

V1 **TRANSLUCENT VINYL - AVERY #684 "PANTONE 286 C"**

CLAYTON Signs Since 1965
5198 NORTH LAKE DRIVE
LAKE CITY, GA 30260
404-361-3800
FAX 404-361-7038
WWW.CLAYTONSIGNS.COM

DATE - 04 / 19 / 2022
SIGN TYPE
SIGN PACKAGE

CLIENT
FOAM WORKS
11725 Cotton Creek Entry
Alpharetta, GA 30005

REVISIONS:
REVISION # - DATE

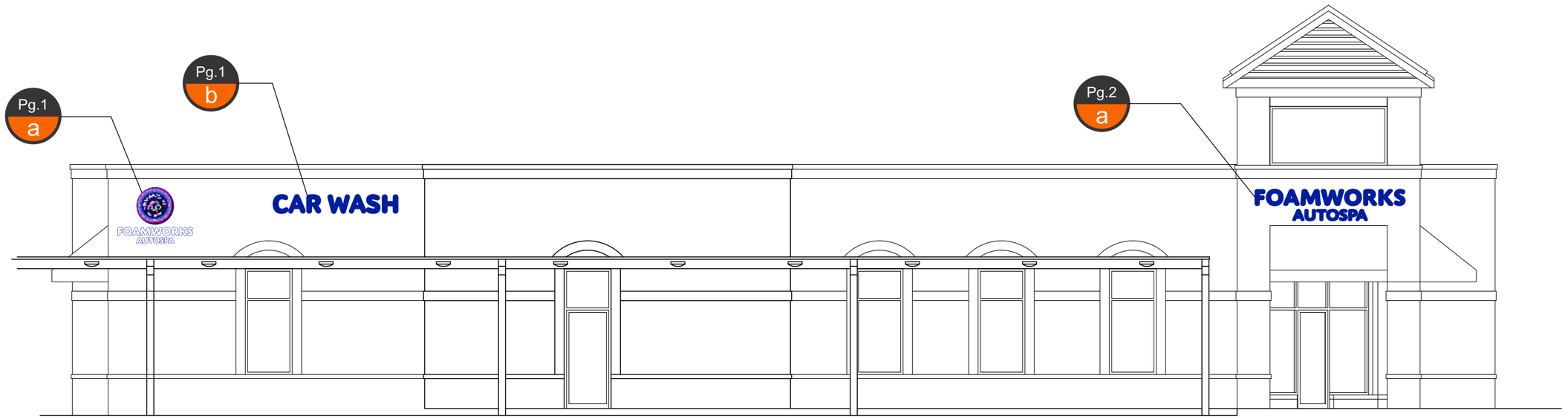
DESIGNER Nathan Diffee
ACCOUNT REP. SF

SCALE: AS INDICATED
DRAWING FILE NAME
0:\ Nathan Diffee\ FOAM WORKS \ ALPHARETTA, GA \ FOAM WORKS ALPHARETTA, GA SIGN PACKAGE - 04_19_23.CDR

DRAWING STATUS: NF NOT FINAL

THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.
©2019 ALL RIGHTS RESERVED

PAGE 2



Pg.3 a — FRONT ELEVATION - WEST
Scale: 1/8"=1'

Pg.3 a — RIGHT ELEVATION - SOUTH
Scale: 1/8"=1'

CLAYTON Signs Since 1965
5198 NORTH LAKE DRIVE
LAKE CITY, GA 30260
404-361-3800
FAX 404-361-7038
WWW.CLAYTONSIGNS.COM

DATE - 04 / 19 / 2022
SIGN TYPE
SIGN PACKAGE

CLIENT
FOAM WORKS
11725 Cotton Creek Entry
Alpharetta, GA 30005

REVISIONS:
REVISION # - DATE

DESIGNER Nathan Diffee
ACCOUNT REP. SF

SCALE: AS INDICATED
DRAWING FILE NAME
O:\ Nathan Diffee\ FOAM WORKS \ ALPHARETTA, GA \ FOAM WORKS ALPHARETTA, GA SIGN PACKAGE - 04_19_23.CDR

DRAWING STATUS: NF NOT FINAL

THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC.. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.
©2019 ALL RIGHTS RESERVED

SIGN TYPE: ACRYLIC FACES
QTY: 2

.063" ALUMINUM FACES
WITH DIGITALLY PRINTED
VINYL GRAPHICS (**D1**)

CABINET SIZE - 10' X 3'-6.5"

Pg.4 a FRONT VIEW
Scale: 3/4"=1'

PAINT EXISTING CABINET **P1** AND INSTALL NEW FACES
SIGN TO BE EXTERNALLY ILLUMINATED (BY OTHERS)

P1 PAINT - MATCH PANTONE 286 C

D1 TRANSLUCENT VINYL WITH DIGITAL PRINT

CLAYTON Signs Since 1965
5198 NORTH LAKE DRIVE
LAKE CITY, GA 30260
404-361-3800
FAX 404-361-7038
WWW.CLAYTONSIGNS.COM

DATE - 04 / 19 / 2022
SIGN TYPE
SIGN PACKAGE

CLIENT
FOAM WORKS
11725 Cotton Creek Entry
Alpharetta, GA 30005

REVISIONS:
REVISION # - DATE

DESIGNER Nathan Diffee
ACCOUNT REP. SF

SCALE: AS INDICATED
DRAWING FILE NAME
0:\ Nathan Diffee\ FOAM WORKS \ ALPHARETTA, GA \ FOAM WORKS ALPHARETTA, GA SIGN PACKAGE - 04_19_23.CDR

DRAWING STATUS: NF NOT FINAL

THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.
©2019 ALL RIGHTS RESERVED

PAGE 4

SIGN TYPE: POST AND PANEL SIGN
SINGLE-SIDED
QTY: 2 (1 EACH)

Pg.5 a FRONT VIEW - SIDE A
Scale: 1 1/2"=1'

P1 **PAINT - MATCH PANTONE 286 C**
D2 **OPAQUE VINYL WITH DIGITAL PRINT**

CLAYTON Signs Since 1965
5198 NORTH LAKE DRIVE
LAKE CITY, GA 30260
404-361-3800
FAX 404-361-7038
WWW.CLAYTONSIGNS.COM

DATE - 04 / 19 / 2022
SIGN TYPE
SIGN PACKAGE

CLIENT
FOAM WORKS
11725 Cotton Creek Entry
Alpharetta, GA 30005

REVISIONS:
REVISION # - DATE

DESIGNER Nathan Diffee
ACCOUNT REP. SF

SCALE: AS INDICATED
DRAWING FILE NAME
0:\ Nathan Diffee\ FOAM WORKS \ ALPHARETTA, GA \ FOAM WORKS ALPHARETTA, GA SIGN PACKAGE - 04_19_23.CDR

DRAWING STATUS: NF NOT FINAL

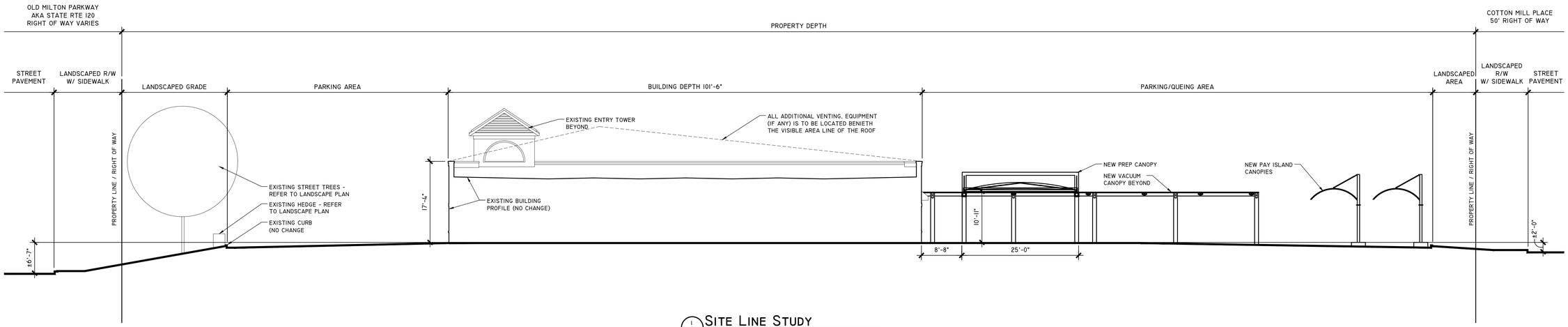
THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC., ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.
©2019 ALL RIGHTS RESERVED

Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 44 OF THE 1ST DISTRICT, 1ST SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE NORTHEASTERLY RIGHT OF WAY OF OLD MILTON PARKWAY (VARIABLE RIGHT OF WAY), WHICH POINT IS LOCATED SOUTH 65 DEGREES 31 MINUTES 27 SECONDS EAST 30.00 FEET FROM THE POINT OF INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF OLD MILTON PARKWAY WITH THE SOUTHEASTERLY RIGHT OF WAY OF COTTON CREEK ENTRY (VARIABLE RIGHT OF WAY); RUNNING THENCE NORTH 24 DEGREES 28 MINUTES 39 SECONDS EAST 16.84 FEET TO AN IRON PIN SET; RUNNING THENCE NORTHEASTERLY AN ARC DISTANCE OF 63.16 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 29 DEGREES 43 MINUTES 19 SECONDS EAST 63.07 FEET, RADIUS 345.00 FEET) TO AN IRON PIN SET; RUNNING THENCE NORTH 55 DEGREES 02 MINUTES 01 SECONDS WEST 30.00 FEET TO AN IRON PIN SET ON THE SOUTHEASTERLY RIGHT OF WAY OF COTTON CREEK ENTRY RUNNING THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY OF COTTON CREEK ENTRY AN ARC DISTANCE OF 98.13 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 42 DEGREES 27 MINUTES 47 SECONDS EAST 97.85 FEET; RADIUS 375.00 FEET) TO AN IRON PIN SET; RUNNING THENCE NORTH 49 DEGREES 57 MINUTES 34 SECONDS EAST ALONG THE SOUTHEASTERLY RIGHT OF WAY OF COTTON CREEK ENTRY 163.98 FEET TO AN IRON PIN SET AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY OF COTTON CREEK ENTRY WITH THE SOUTHWESTERLY RIGHT OF WAY OF COTTON MILL PLACE (50 FOOT RIGHT OF WAY); RUNNING THENCE SOUTH 39 DEGREES 41 MINUTES 26 SECONDS EAST ALONG THE SOUTHWESTERLY RIGHT OF WAY OF COTTON MILL PLACE 140.25 FEET TO AN IRON PIN SET; RUNNING THENCE SOUTH 32 DEGREES 28 MINUTES 27 SECONDS WEST 267.69 FEET TO AN IRON PIN SET ON THE NORTHEASTERLY RIGHT OF WAY OF OLD MILTON PARKWAY; RUNNING THENCE NORTH 65 DEGREES 31 MINUTES 27 SECONDS WEST ALONG THE NORTHEASTERLY RIGHT OF WAY OF OLD MILTON PARKWAY 166.02 FEET TO AN IRON PIN SET AT THE POINT OF BEGINNING; BEING A TRACT OF 1.200 ACRES AS SHOWN ON SURVEY FOR VINTAGE CAR WASH BY BRUMBELOW-REESE & ASSOC., INC. DATED JUNE 14, 1999.

Tax ID: 11 002000440332



1 A3.0 SITE LINE STUDY
3/32" = 1'-0"

A. WOODWARD ARCHITECTURE, INC.
2055 HENDON ROAD
WOODSTOCK, GA 30188
O. 770.517.8686
F. 770.517.0983

TITLE

RENOVATIONS TO FOAMWORKS AUTOSPA, LLC ALPHARETTA 11725 COTTON CREEK ENTRY ALPHARETTA GA 30005

NOT FOR CONSTRUCTION

REVISIONS

DESCRIPTION	DATE

SCALE:	1/4" = 1'-0"
DRAWN:	ADW
CHECK:	ADW
DATE:	04-24-23
PROJECT NO.	2311

SHEET NO.

A3.0