



DESIGN REVIEW BOARD MAY 19, 2017

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

- I. WORKSHOP**
- II. CALL TO ORDER**
- III. ROLL CALL**
- IV. PLEDGE TO THE FLAG**
- V. ITEMS FROM STAFF**
- VI. ITEMS FROM BOARD MEMBERS**
 - 1. DRB Meeting Minutes of**
- VII. PUBLIC HEARING**
 - 1. 09:00 - 09:30 DRB 170014 Taco Bell 106 South Main**
review landscaping and patio details, and signage
 - 2. 09:30 - 10:15 DRB 170019 Avalon Crossing phase II**
review site plan, elevations, materials, landscape plan
 - 3. 10:15 - 11:00 DRB170021 City Center 3b**
review elevations, materials and colors
- VIII. ADJOURNMENT**



DESIGN REVIEW BOARD

April 21, 2017

PUBLISHED: Monday, March 20, 2017

Department of Community Development

WWW.ALPHARETTA.GA.US

678.297.6070

ALPHARETTA CITY HALL

COUNCIL CHAMBERS

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

I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

- Design Review Board Members Present
 - Richard Kramer (Chairman)
 - Roger Brown (Vice-Chairman)
 - Pat Corkill
 - Dick Debban
 - Frank Schwing
 - Tom Le Cain
- Design Review Board Members Absent
 - Scott Doll
 - Kim Matherly
- Staff Members Present
 - Bret Schroeder, Zoning Enforcement Manager
 - Elle Taylor, Planning and Zoning Coordinator

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of

1. March 17, 2017 Meeting Minutes

- ❖ Board Member Schwing offered a motion to approve
- The motion received a second from Board Member Corkill
 - The motion was approved by a vote (5-0-1) (Brown)

VII. PUBLIC HEARING

1. DRB 170009 1 South Main LLC

Daniel Vernon presented review of color change and signage.

There was discussion of:

- Previously approved and proposed colors
 - “Iron Ore” color Sign will be “Iron Ore” and White
 - Door color
 - Signage – “Iron Ore” color, sandblasted wood appearance, white letters project out. Front Lit.
-
- ❖ Board Member Brown offered a motion to approve the material changes to the windows and doors to the Iron Ore and with the potted plants as shown designated in the front and secondly we approve the signage as shown with the condition that the three goosenecks on South Main be centered proportionately over the building sign.
 - The motion received a second from Board Member Corkill
 - The motion with the Friendly Amendment was approved (4-1) (Debban)
-
- ❖ Board Member Schwing offered a Friendly Amendment to also approve the brick color and the planter subject to final approval by Staff.
 - The Friendly Amendment was accepted by Vice – Chairman Brown
 - The Friendly Amendment was approved (4-1) (Debban)

2. DRB 170010 LaQuinta Inn & Suites 1350 North Point Dr.

David Scott presented review of new exterior colors.

After discussion:

- ❖ Board Member Schwing offered a motion to approve as submitted
 - The motion received a second from Board Member Le Cain

- The motion was approved (4-1) (Debban)

3. DRB170011 Delta Community Credit Union 11575 Haynes Bridge

Applicant presented review new paint, landscape, and signage

There was discussion of:

- Actual paint color samples
 - Color at base of building
 - Blue Band around the building similar to blue in Delta Sign
 - All Elevations
 - Signage locations
 - Landscape
- ❖ Board Member Schwing offered a motion to approve exterior colors and materials as submitted
 - The motion received a second from Board Member Corkill
 - The motion was approved (4-1) (Debban)
 - ❖ Board Member Brown offered a motion to defer signage giving Applicant time to come back with actual materials, samples, colors and it would be helpful to have pictures of similar signage
 - The motion received a second from Board Member Le Cain
 - The motion was approved (5-0)

There was discussion about the Northwinds Standard as well as color samples from the building also being brought back with signage for comparison.

- ❖ Board Member Corkill offered a motion to approve as submitted noting the concerns about turf in front
 - The motion received a second from Board Member Brown
 - The motion was approved (5-0)

There was discussion that if it was determined a different material needed to be used in front, Staff would approve.

4. DRB170013 Monte Hewett Homes Avalon

Monte Hewett presented review of elevations for 1 building

There was discussion of:

- Flat Roof Areas
- Ground Level units
- Presented Brick samples
- Landscape
- Changes to some landscape on streetscape (Staff discussed)
- Completion of streetscape by North American Properties

❖ Board Member Brown offered a motion to approve the elevations as presented today

- The motion received a second from Board Member Le Cain
- The motion was approved (5-0)

5. DRB170015 Chuy's Fine Tex Mex 2560 Old Milton

Debbie Stellar presented review of signage

There was discussion:

- On the front side (Old Milton side) change Tex Mex to white
 - On the parking lot side (back side) exact same signage except there would be a red bow tie behind the Fine Tex Mex, without red arrows
- ❖ Board Member Schwing offered a motion to approve as submitted with the one change being the sign on the Old Milton side to change Tex Mex to white.
- The motion received a second from Board Member Corkill
 - The motion was approved by a vote (4-1) (Brown)

6. DRB170014 Taco Bell 106 South Main St

Nan Wilcox presented for the Applicant.

There was discussion:

- Triple Roll Lock Header Architectural Feature above both entrances requested by Staff
 - Presented Materials and Colors
 - Parapet Cap
 - Ability to match existing brick
 - Existing Building
 - Metal Cut out Bell is still considered a Sign. Staff will determine whether finished product is a sign
 - Canopy Height in outdoor dining area
 - 2 Flags on top of Building will be removed
 - Validation of screening of roof top units
 - Window and Door Changes
 - Preliminary Landscape discussion – 2 Bald Cypress, segmented curb, plan evolving
 - Discussion of patio area –
 - No Fencing
 - Planter Boxes around dining patio
 - Trellis (potentially wire mesh) with vines with existing growth, decorative metal frame, to conceal drive-thru
 - Blank wall facing Salt on secondary entrance side – needs something to soften it
-
- Building Lighting
 - Site Plan
 - Closed Front Drive
 - Widened Rear Drive
 - Replacing sidewalk on side of building to meet ADA compliance
 - New Menu Board with additional landscaping to screen from roadway
 - Dumpster
 - Signage and Furniture
 - Staff recommended Deferral of signage to next month
 - Building Signs – one line of text, internally lit channel letters(DRB prefers gooseneck lighting)
 - Applicant will bring back patio furniture

There was discussion of using corrugated metal for Bell. More of a mural type sign. Staff will give Applicant examples of signs in Downtown Area.

- ❖ Vice Chairman Brown offered a motion to approve Site Plan as presented today, that we defer Landscape, Signage and Furniture.
- The motion received a second from Board Member Schwing
- The motion was approved by a vote (5-0)

There was discussion that site lighting may be changed and Applicant will provide if changed.

- ❖ Board Member Schwing offered a motion to approve the exterior elevations, colors and materials as submitted with the exception of the patio details that will come back at a future time
 - The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (5-0)
- ❖ Vice Chairman Brown offered a motion that Applicant submit on paper a site line study to Staff for their final review
 - The motion received a second from Board Member Schwing
 - The motion was approved by a vote (5-0)

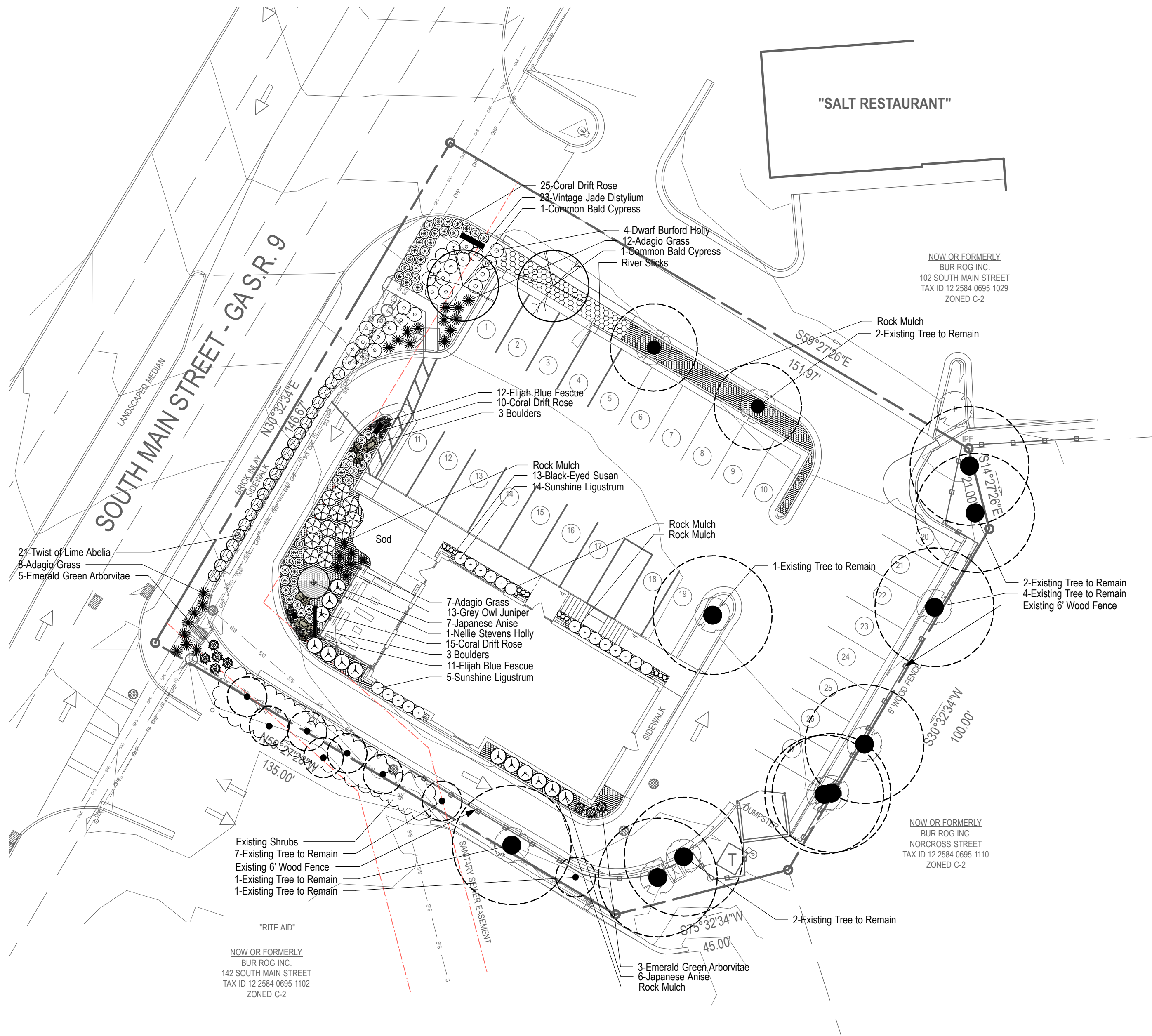
7. **DRB170016 Truck n Tap**

Applicant presented review of furniture and signage.

- Board Member Brown offered a motion to approve the furniture for both the rooftop and the beer garden and the signage as presented today.
- The motion received a second from Board Member Corkill
- The motion was approved by a vote (4-0-1)(Schwing)

ADJOURNMENT 

Chairman Kramer adjourned the meeting at 12:10 p.m.



PLANT LIST

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Trees				
1	Ilex x 'Nellie R. Stevens'	Nellie Stevens Holly	5'-6" Hgt. x 2'-3' Spr.	Full To Ground
2	Taxodium distichum	Common Bald Cypress	4" Cal.	B&B; Straight Leader
8	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	5'-6" Hgt.	
Shrubs				
21	Abelia x grandiflora 'Hopley'	Twist of Lime Abelia	12"-15" Hgt.	
23	Distylium 'Vintage Jade'	Vintage Jade Distylium	12"-15" Hgt.	
4	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	24" Hgt.	
13	Illicium anisatum	Japanese Anise	24" Hgt.	
13	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	24" hgt.	
19	Ligustrum sinense 'Sunshine'	Sunshine Ligustrum	12"-15" Hgt.	
27	Miscanthus sinensis 'Adagio'	Adagio Grass	12"-15" Hgt.	
50	Rosa 'Meijococs'	Coral Drift Rose	8"-10" Hgt.	
Groundcovers				
24	Festuca glauca	Elijah Blue Fescue	1 Gal.	
13	Rudbeckia 'Autumn Colors'	Autumn Colors Black-Eyed Susan	1 Gal.	
6	Landscape Boulders	Landscape Boulders	Size: 15"-36"	
Other				
1358	Rock Mulch	Rock Mulch	SF; 3" Aggregate	Red Granite Gravel Mulch
6	Landscape Boulders	Landscape Boulders	12"-36" in Size	Red Granite Boulder

LANDSCAPE NOTES

- Prior to installation, the Landscape Contractor shall inspect the sub grade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by General Contractor and observe the site conditions under which the work is to be done. Notify General Contractor of any unsatisfactory conditions. Work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor and/or Construction Manager.
- Landscape Contractor shall locate and protect all underground utilities, prior to installation.
- General and Landscape Contractor are responsible for protecting existing trees from damage during construction. General Contractor to install tree protection fencing prior to any site work as directed on the landscape plans.
- All tree protection areas to be protected from sedimentation.
- All tree protection fencing to be inspected daily, and repaired or replaced as needed.
- All shrubs and groundcover beds (existing and new) to be mulched with a minimum 4 inches of mulch. Mulch type to be double shredded hardwood mulch.
- All annual and perennial beds to be tilled to a minimum depth of 18 inches and amended with 4 inches of organic material. Mulch planted beds with 3 inch depth of pine bark mini nuggets.
- Planting holes to be dug a minimum of twice the width and 6 - 12 inches deeper than the size of the root ball of both shrubs and tree. Amend backfill with topsoil mix. Backfill and tamp bottom of hole prior to planting so top of root ball does not settle below surrounding grade.
- Topsoil Mix to be 4 parts screened topsoil and 1 part organic material (i.e. Nature's Helper or Pro Mix).
- Existing grass in proposed planting areas is to be removed and area to be hand raked to remove all rocks and debris larger than 1 inch in diameter prior to planting shrubs.
- Soil to be tested to determine fertilizer and lime requirements. Lime and fertilizer to be distributed prior to laying sod.
- Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled and watered thoroughly within one hour of installation.
- All changes to design and/or plant substitutions are to be authorized by the Landscape Architect at Manley Land Design - 770.442.8171
- All parking islands to be bermed 6" - 10" with clean friable topsoil prior to planting.
- All landscaping shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock", and the latest accepted standards of the American Association of Nurserymen.
- Site to be 100% irrigated by an automatic underground irrigation system.
- The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism.
- Any plant that is determined dead, in an unhealthy or unsightly condition, lost its shape due to dead branches or other symptoms of poor, non-vigorous growth shall be replaced by the Landscape Contractor with the cost of the replacement included in the bid or proposal price.
- Stake all evergreen and deciduous trees.
- Remove all stakes and guying from all trees after one year from planting.
- Water thoroughly twice in the first 24 hours and apply mulch immediately.
- The plant quantities are for the contractor's convenience, all numbers must be verified.

LANDSCAPE REQUIREMENTS

A. SITE DENSITY	
REQUIRED	1. SDF - EDF = RDF SDF = .54 ac. x 20 = 10.80 EDF = 11.70 10.8 SDF - 11.7 EDF = 0 RDF 0 Density Units Required
PROVIDED	1. 11.7 Existing Density Units Provided 3 Maple @ 6-8" DBH x 0.3 = 0.9 1 Maple @ 15" DBH x 1.2 = 1.2 2 Pine @ 11-12" DBH x 0.6 = 1.2 6 Black Cherry @ 3-4" DBH x 0.1 = 0.6 1 Black Cherry @ 8" DBH x 0.3 = 0.3 2 Oak @ 18" DBH x 1.9 = 3.8 1 Oak @ 10" DBH x 0.6 = 0.6 2 Magnolia @ 10-12" DBH x 1.2 = 2.4 1 Sweet Gum @ 20" DBH x 1.9 = 1.9 11.7 Total Existing Density Units
B. PARKING LOT SCREENING	
REQUIRED	1. A min. 200 SF wide landscape island is required at the end of each parking bay. 2. A 200 SF parking island shall be located each 72' of a single parking length. 3. Each parking island shall have 1 shade tree.
PROVIDED	1. Existing Parking lot; island size does not meet min. size 2. Existing parking lot; islands are spaced further than 72 3. Existing parking lot; trees are not in every island. Existing islands are to small for a tree 1 Ex. Sweet Gum, 2 Ex. Pine
C. LANDSCAPE STRIPS	
REQUIRED	1. A 10' wide landscape strip is required along Hwy 9 (Main Street). There must be 1 shade tree with a min. 4" cal. per 25 LF in the landscape buffer. There must be a 2' hgt. double row of shrubs to screen paved areas and parking along any ROW. 2. A min. 5' wide landscape strip is required along all property lines not adjoined by a ROW. There must be 1 shade tree min. 4" cal. per 50 LF.
PROVIDED	1. Hwy 9 (Main Street) 123 LF / 25 LF = 5 Trees Existing Frontage, no trees provided or existing due to site constraints and Overhead Power 2. North: 139 LF / 50 LF = 3 Trees 2 Ex. Maple, 1 Bald Cypress South: 135 LF / 50 LF = 3 Trees 6 Ex. Black Cherry, 2 Ex. Oak, 1 Ex. Maple East: 145 LF / 50 LF = 3 Trees 2 Ex. Magnolia, 1 Ex. Oak, 1 Ex. Black Cherry



770.442.8171 tel
770.442.1123 fax

Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30009

manleylanddesign.com



Owner
Bill Retz
R&R Atlanta Real Estate, LLC
Wichita, KS 67200
(316) 265-9367



106 South Main Street
Alpharetta, GA 30009

date: 3.30.17

scale: 1"=20'-0"

drawn by: ADN

checked by: SLM

job number:



issued

1

2

3

4

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6

7

8

9

10

11

12

13

14

15

16

17

sheet title

Landscape Plan

sheet number

L-1.0

TACO BELL - 106 SOUTH MAIN STREET, ALPHARETTA, GA

Patio Planter Boxes:

30" hgt x 16" wide planter to surround the south, west and a portion of the north sides of the proposed Taco Bell patio.

Refer to landscape plan rendering for planter location and layout.

Planter boxes will be faced with 1" x 6" wood boards, laid horizontal to the ground plane.

Horizontal boards to mimic those found on the exterior of the building

Planter boxes will be stained with Nichiha Rough Sawn Smoke

Stain will be the same color as the wood on the exterior of the building.

Patio Trellis:

6' hgt Trellis will be located along the entire length of the southern patio planter

Vines to be trained on trellis for visual screen between the patio and drive thru

Trellis to be anchored in the ground behind the planter box

Trellis will be independent of the planter box for structural stability

Trellis will have 1" x 2" boards laid horizontal to the ground plane, 4" gaps between 1" x 2" boards

Gaps to allow vines to work themselves boards

Trellis will be stained with Nichiha Rough Sawn Smoke

Stained will be the same color as the wood on the exterior of the building and planter boxes



PLANTER BOXES:

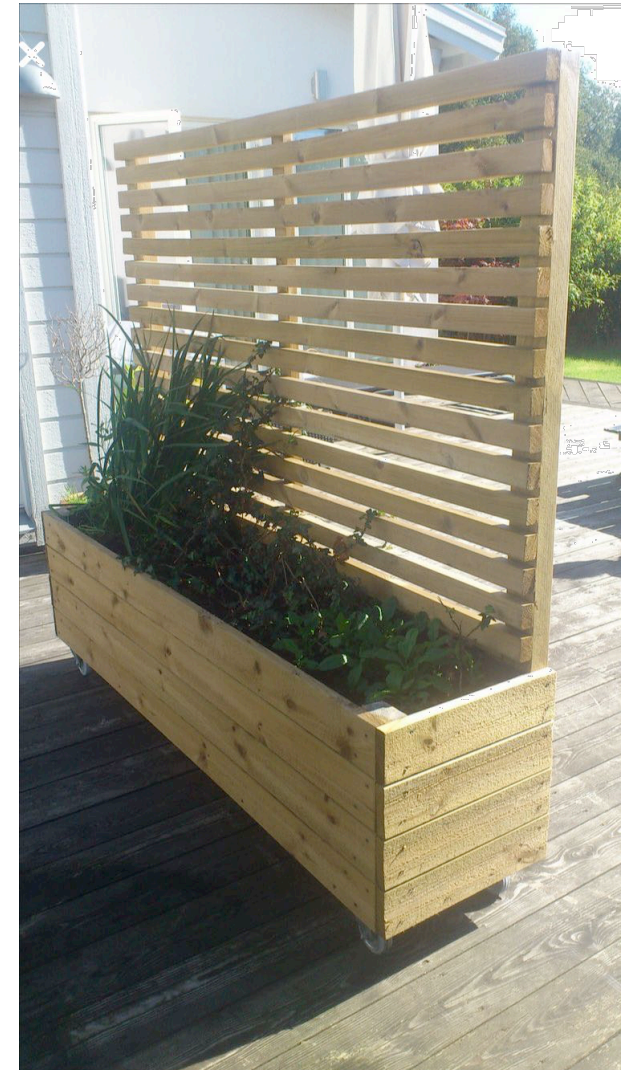
Faced with horizontal wood to match building

Stained to match wood on building



WOOD STAIN:

Nichiha Rough Sawn Smoke

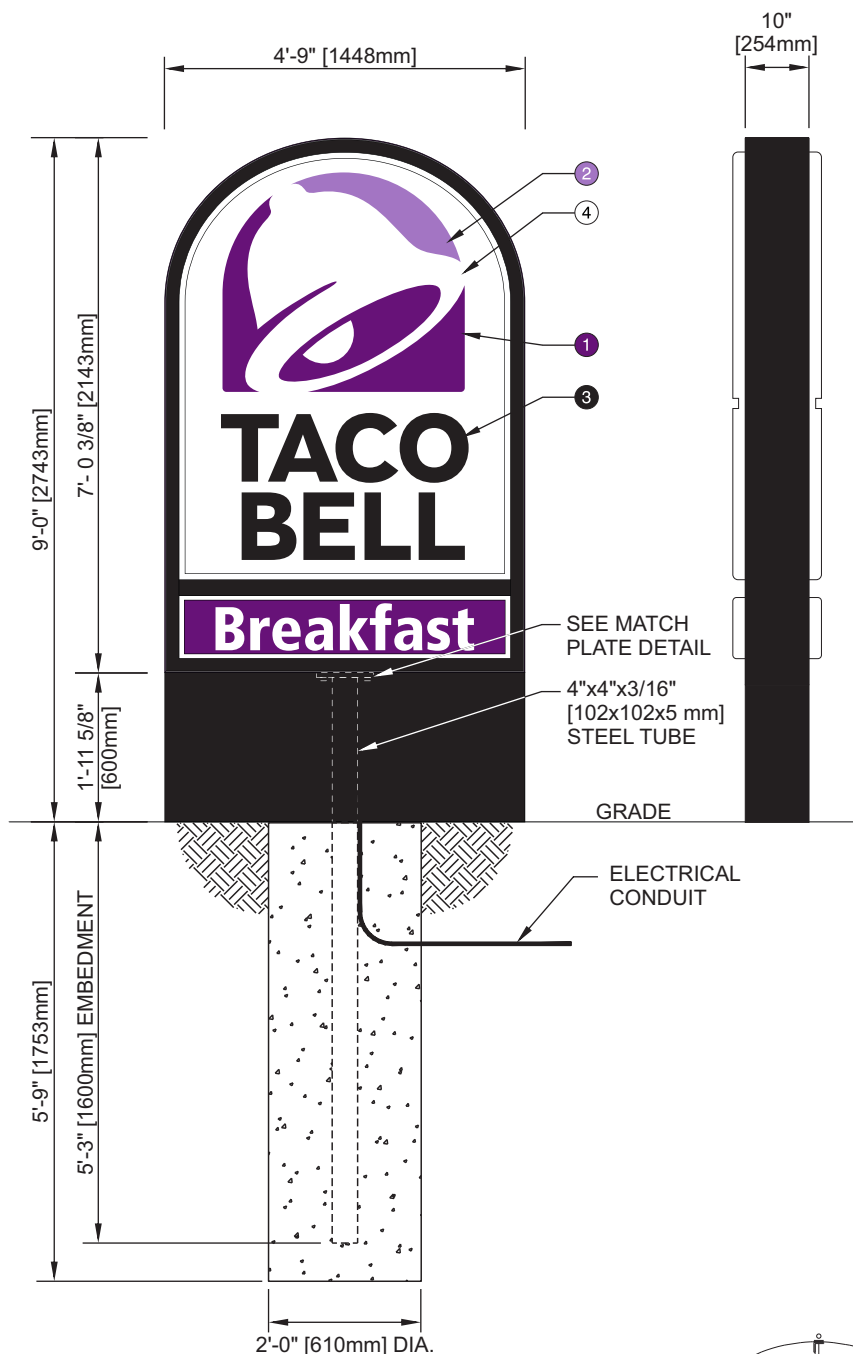


PLANTER BOX WITH TRELLIS:

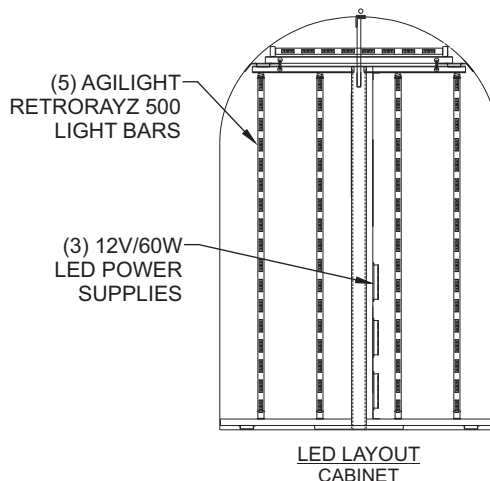
Faced with horizontal wood to match building

6' hgt trellis to screen drive thru

Stained to match wood on building



0.67 CU. YDS.
CONCRETE REQ'D



SPECIFICATIONS

DESIGN PARAMETERS

- **Structural adequacy shall be the manufacturer's responsibility using the following criteria:**
- 100 MPH 3 second gust wind speed per ASCE 7-05 (130 MPH - ASCE 7-10). Category II, Exposure C.
- 150 PSF per foot of depth allowable lateral soil bearing pressure.
- Compliant with national building codes and standards (IBC 2009, IBC 2012, AISC 14th Edition, ASCE 7-05, ASCE 7-10, ACI & Aluminum Design Manual).
- Refer to written documentation for material specifications.

Cabinet

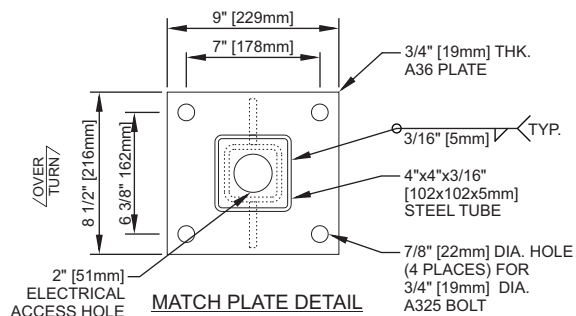
- Extruded aluminum frame, 10" [254mm] deep with 2" [51mm] retainer
- Aluminum painted fillers
- .150 [4mm] pan-formed SG polycarbonate face with debossed reinforcement at main ID face - 2nd surface digitally printed decal backed up with white
- .125 [3mm] pan-formed SG polycarbonate face at breakfast face
- Faces pinned into the retainer with mechanical fasteners as required
- Hingeable access for service

ELECTRICAL/ PERFORMANCE SPECIFICATIONS

- UL & NEC approval required.
- 12V, Class II UL approved system.
- If alternate LED's are used:
 - 50,000 hour system where no greater than 30% lumen depreciation is experienced at 50K hours.
 - Thermally managed surface mount devices (SMD).

Cabinet:

LED(s): (4) AgiLight LS-RTRZ5-072-50K-G3 RetroRayz 500 Light Bars
(1) AgiLight LS-RTRZ5-036-50K-G3 RetroRayz 500 Light Bar
Power Supply: (3) 12V/60W LED Power Supplies @ 0.9 amps ea.
Total Load: 2.7 amps
Circuits(s): (1) 20 amp-120V



PARTICULAR CARE SHALL BE TAKEN TO PROVIDE SUFFICIENT PREHEAT OF THE THICKER ELEMENT FOR THE SOUNDNESS OF THE WELD. OTHERWISE, USE 1/4" [6mm] MIN. WELD

GRAPHIC & COLOR SPECIFICATIONS:				
	COLOR	PANTONE	PAINT	
1	Dark Purple	PMS 2603C		
2	Light Purple	PMS 2577C		
3	Black	Pantone Black		
4	White	Pantone White	3M 3630-20	SW2123
5	TB Bronze Tiger	Drylac 49-66230 C33		



TACO BELL



TACO BELL

Drive
Thru
→

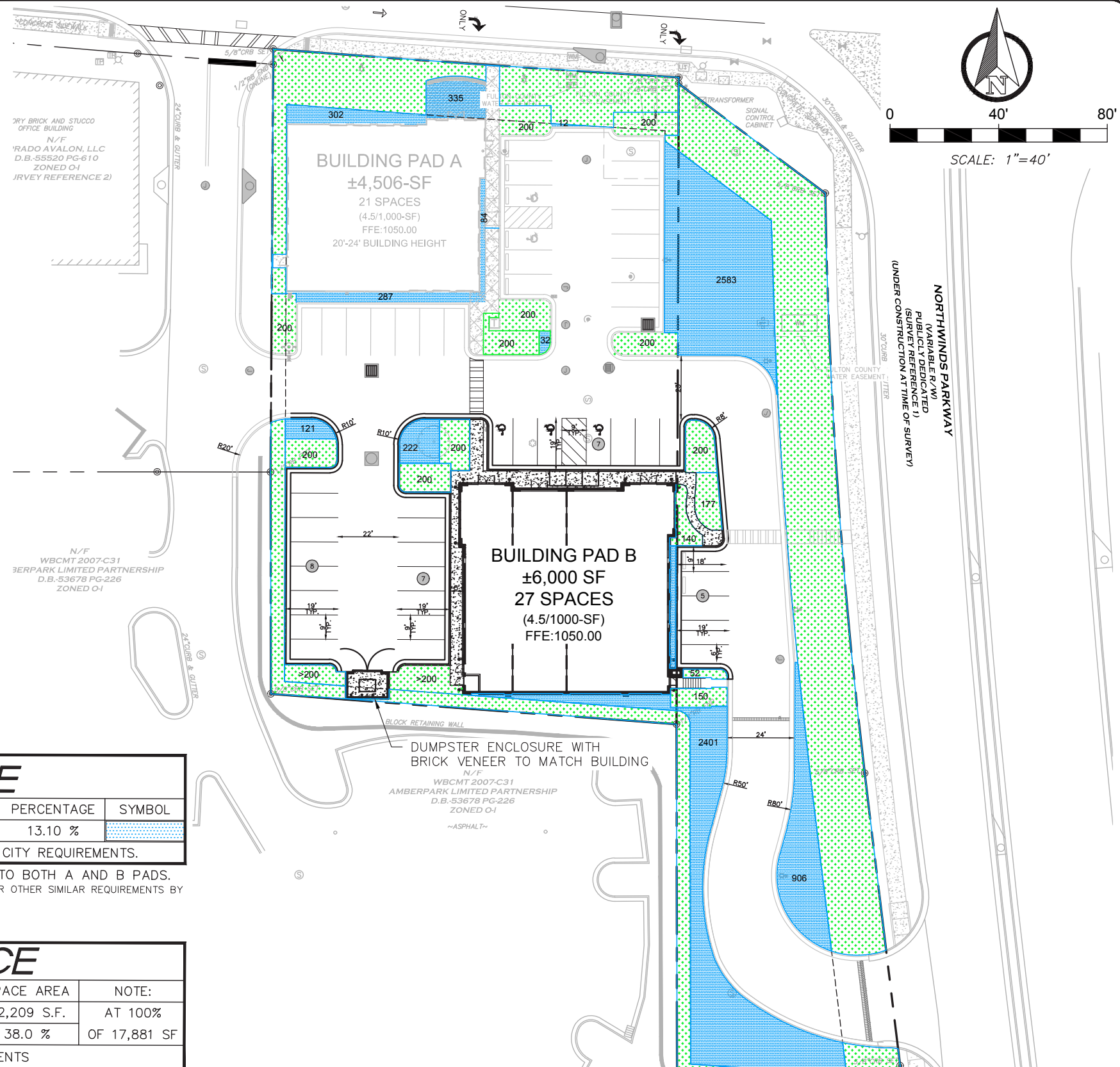


DESIGN REVIEW BOARD 4.18.2017 ALPHARETTA, GEORGIA





	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	18" CURB AND GUTTER
	FENCE
	CONCRETE
	HEAVY DUTY ASPHALT PAVEMENT
	HANDICAP ACCESSIBLE AREA
	INGRESS & EGRESS EASEMENT
	HANDICAP ACCESSIBLE DESIGNATED STALL
	HANDICAP PARKING SIGN
	PARKING SPACE COUNT



<i>OPEN SPACE</i>				
	TOTAL AREA	OPEN SPACE	PERCENTAGE	SYMBOL
TOTAL PROPERTY AREA	58,370 SF	7,700 SF	13.10 %	
TOTAL PROPERTY TO COMPLY WITH THE 10% MINIMUM CITY REQUIREMENTS.				

NOTE: 10% OPEN SPACE REQUIREMENT SHALL APPLY TO BOTH A AND B PADS.
(NOT TO INCLUDE BUILDING SETBACKS, BUFFERS, LANDSCAPE STRIPS, OR OTHER SIMILAR REQUIREMENTS BY THE ORDINANCE)

GREEN SPACE			
PHASE II (BLDG. PAD A & B)	SYMBOL	SPACE AREA	NOTE:
TOTAL PHASE I PERVIOUS AREA		22,209 S.F.	AT 100%
TOTAL PHASE I PERV. PERCENT		38.0 %	OF 17,881 SF
NOTE: PHASE II TO COMPLY WITH THE CITY REQUIREMENTS			
NOTE: 30% REQUIRED			

DRB



572 OAKDALE ROAD | ATLANTA, GA 30307
PHONE: 770.335.9403 | WWW.THECONTINGROUP.COM

REVISION



6400 POWERS FERRY ROAD
SUITE 350
ATLANTA, GA 30339

AVALON CROSSING - PHASE II

JURISDICTION: CITY OF ALPHARETTA

200 OLD MILLION
PARKWAY
ALPHARETTA, GA 30009

CHECKED BY:
RTC

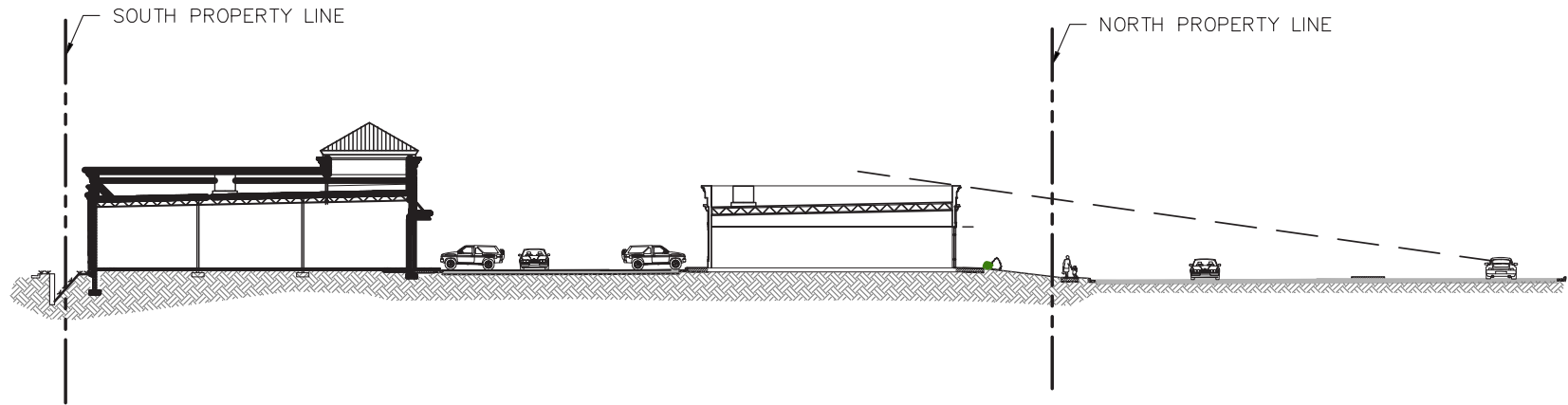
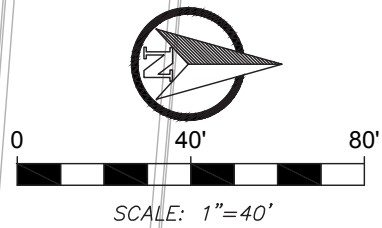
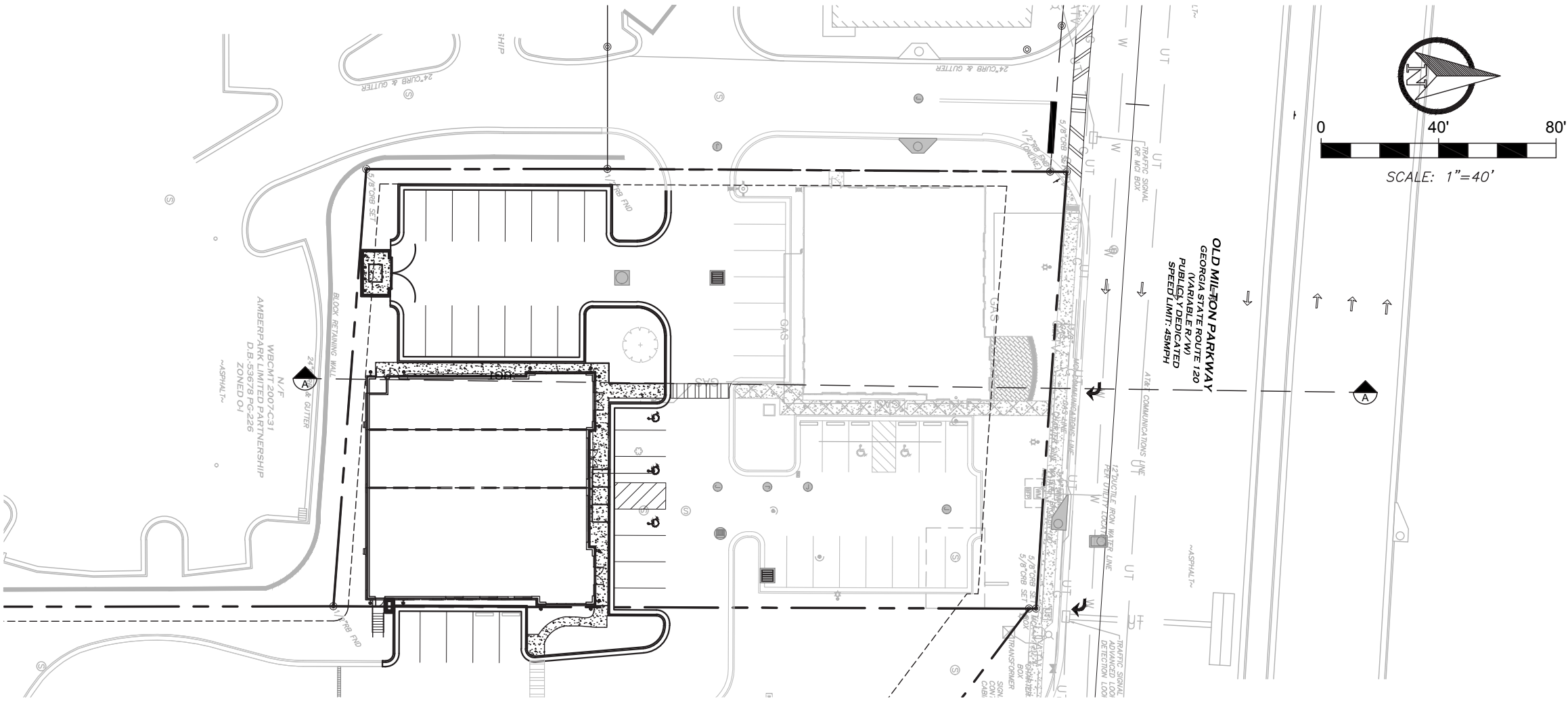
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SITE PLAN

JOB NO: 16-115
DATE: 04/12/17

SHEET
01

AVALON CROSSING - PHASE II
2855 OLD MILTON PARKWAY,
ALPHARETTA, GA 30009



CROSS SECTION A-A

DRB



THE CONTINEO GROUP
THE CONTINEO GROUP
572 OAK RIDGE BLVD., SUITE 300
ALPHARETTA, GA 30009
PHONE: 770.335.9403 | WWW.THECONTINEOGROUP.COM

REVISION



DEVELOPMENT GROUP
6400 POWERS FERRY ROAD
SUITE 350
ATLANTA, GA 30339

AVALON CROSSING - PHASE II

JURISDICTION: CITY OF ALPHARETTA

LOCATION: 2855 OLD MILTON
PARKWAY
ALPHARETTA, GA 30009

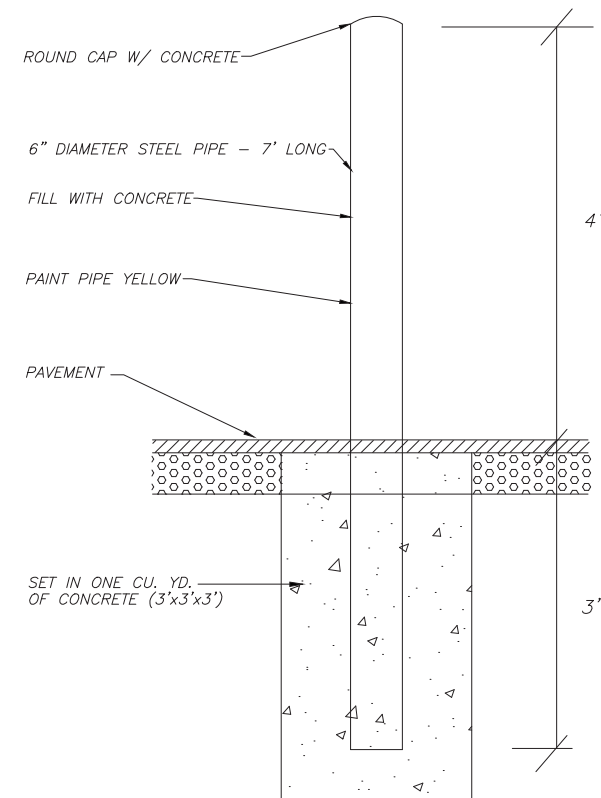
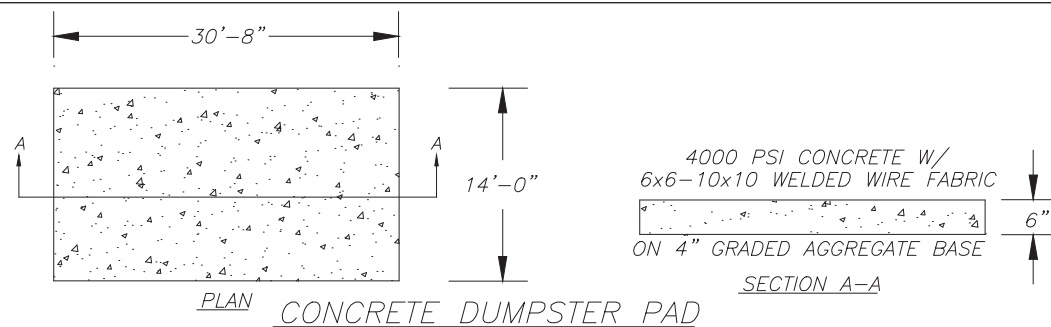
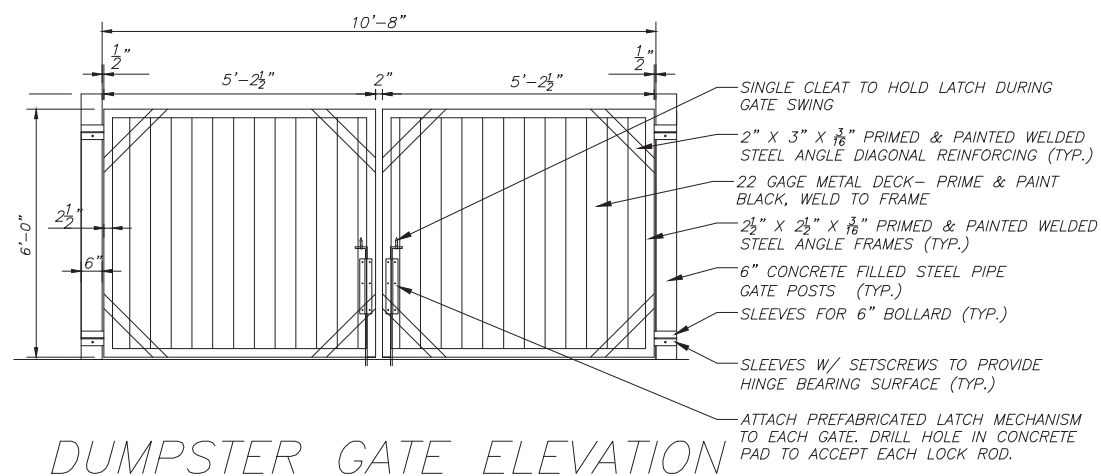
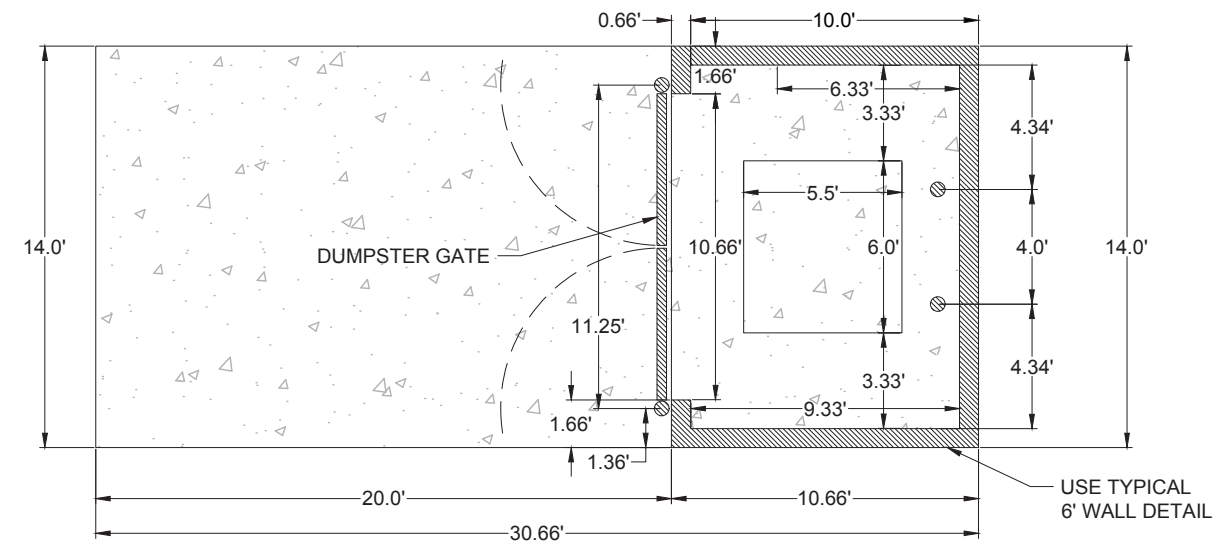
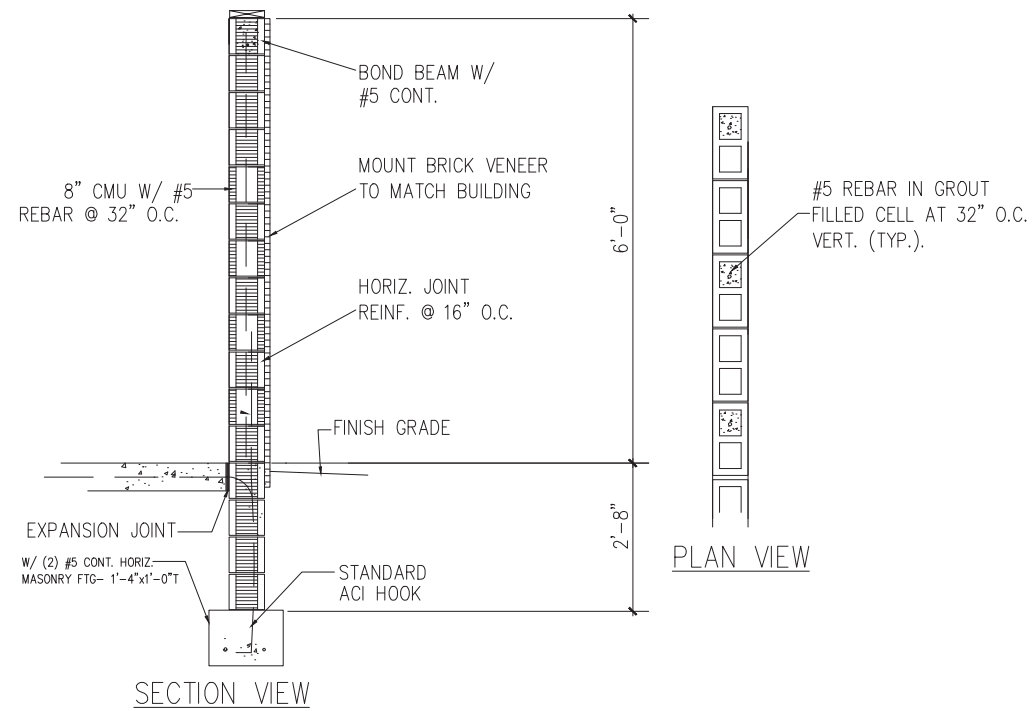
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KJH

SECTION A-A

JOB NO:
16-115
DATE:
04/12/17

SHEET
02



DRB



572 OAKDALE ROAD | ATLANTA, GA 30307
PHONE: 770.335.9403 | WWW.THECONTINEOGROUP.COM

#	REVISION
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6400 POWERS FERRY ROAD
SUITE 350
ATLANTA, GA 30339

JURISDICTION: CITY OF ALPHARETTA

LOCATION: 2855 OLD MILTON
PARKWAY
ALPHARETTA, GA 30009

CHECKED BY:
RTC

DRAWN BY:
KJH

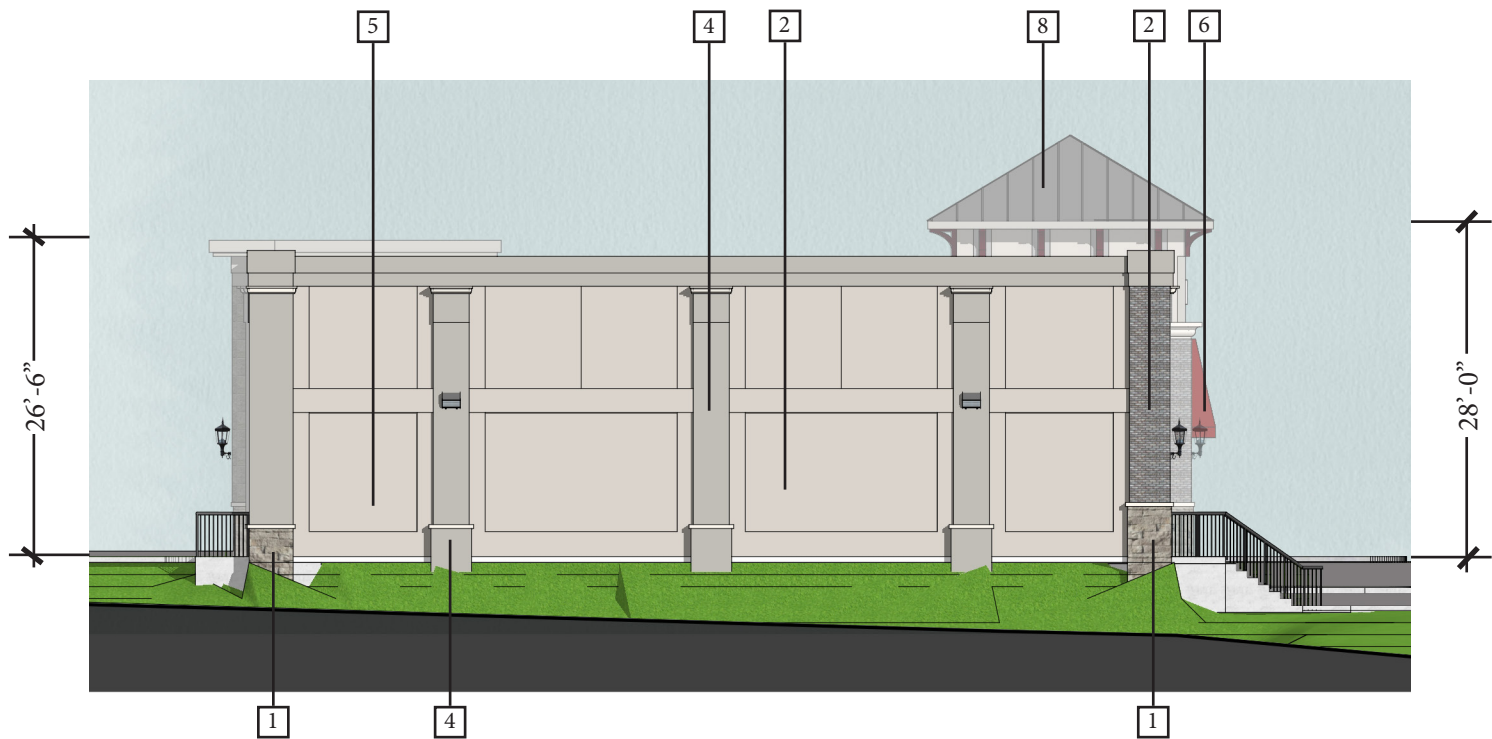
DUMPSTER DETAILS

JOB NO:	
16-115	

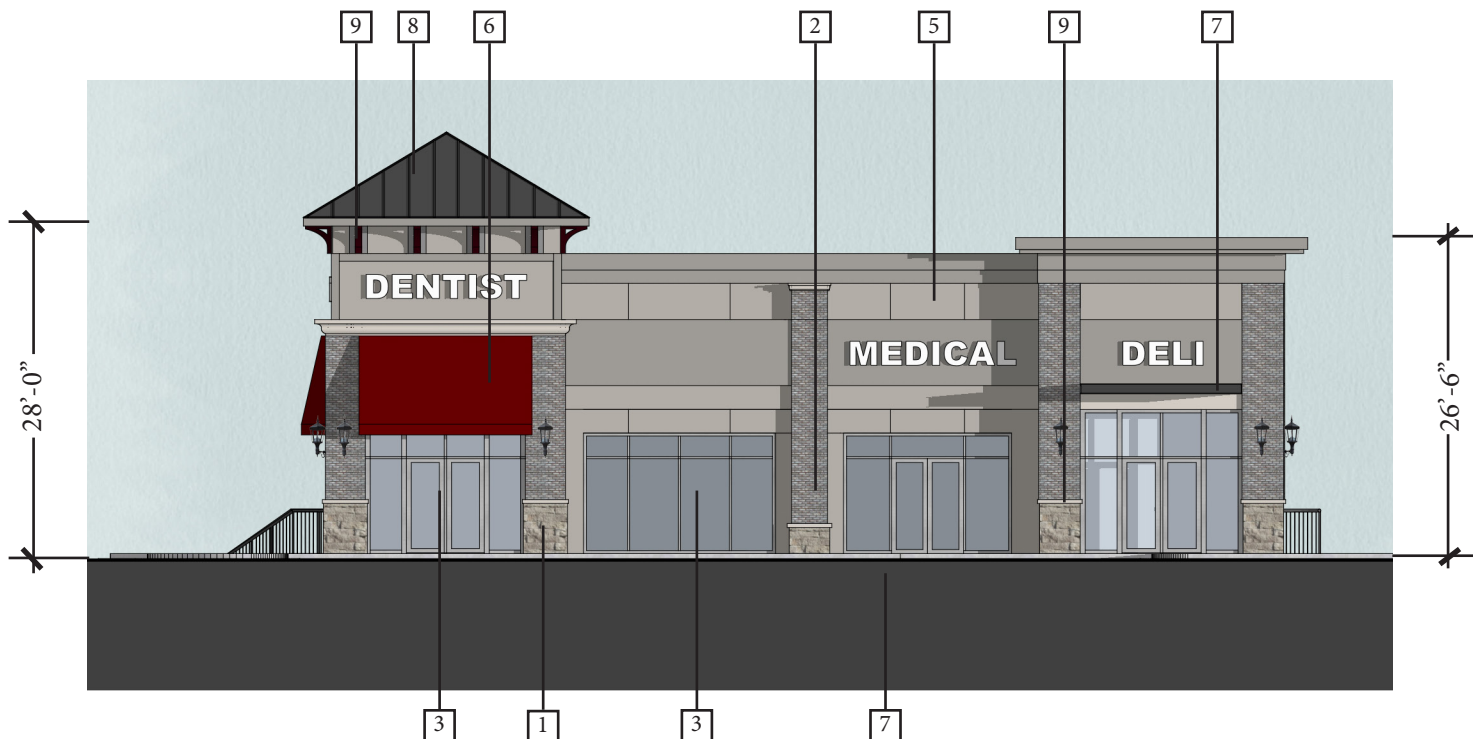
DATE:
04/12/17

03

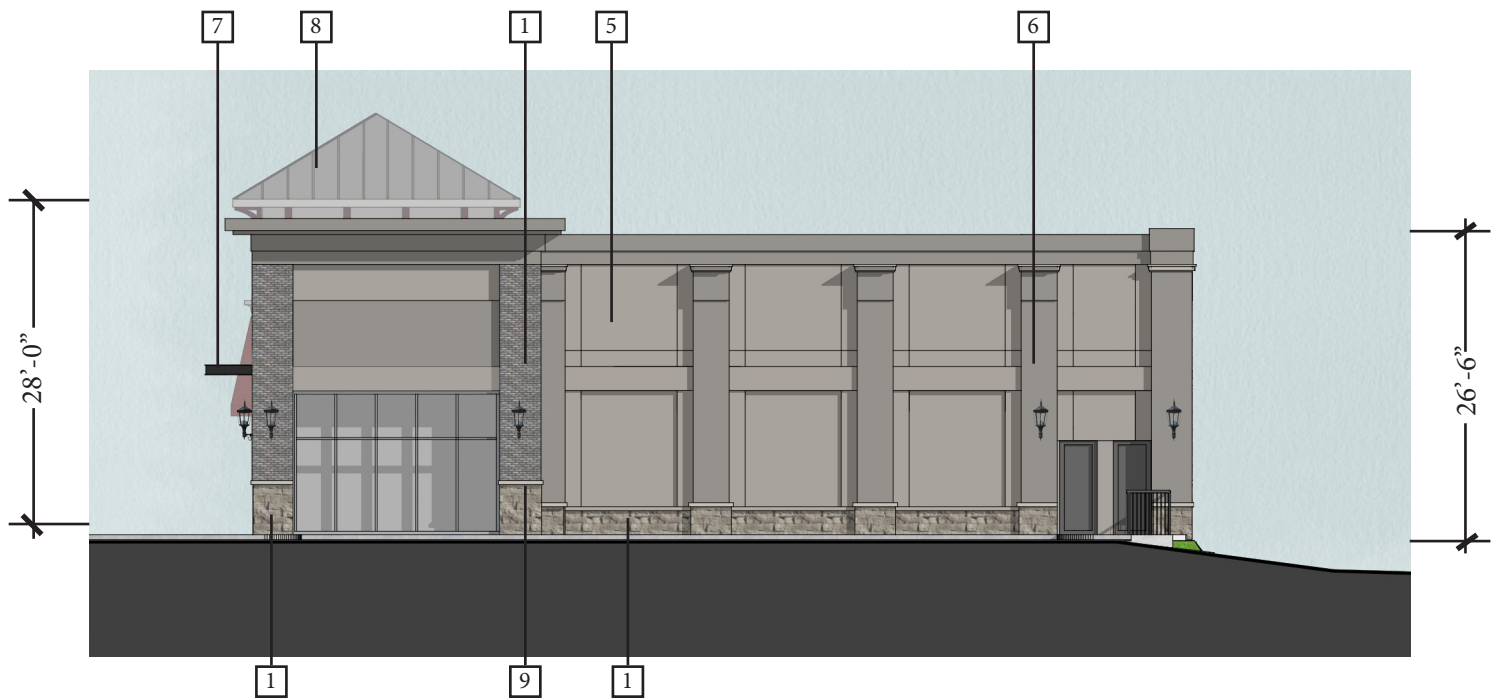
OFFICE - OMP / NORTHWINDS MATERIALS			
1	Stone - Chiseled Slate	6	Awning - Fabric - Merlot
2	Brick - Brookhaven	7	Metal Canopy - Dark Grey
3	Storefront - Clear Anodized	8	Standing Seam Roof - Dark Grey
4	EIFS 1 - Pewter	9	Stone Cap - Slate
5	EIFS 2 - Dove	9	Wood Bracket - Cherry Stain



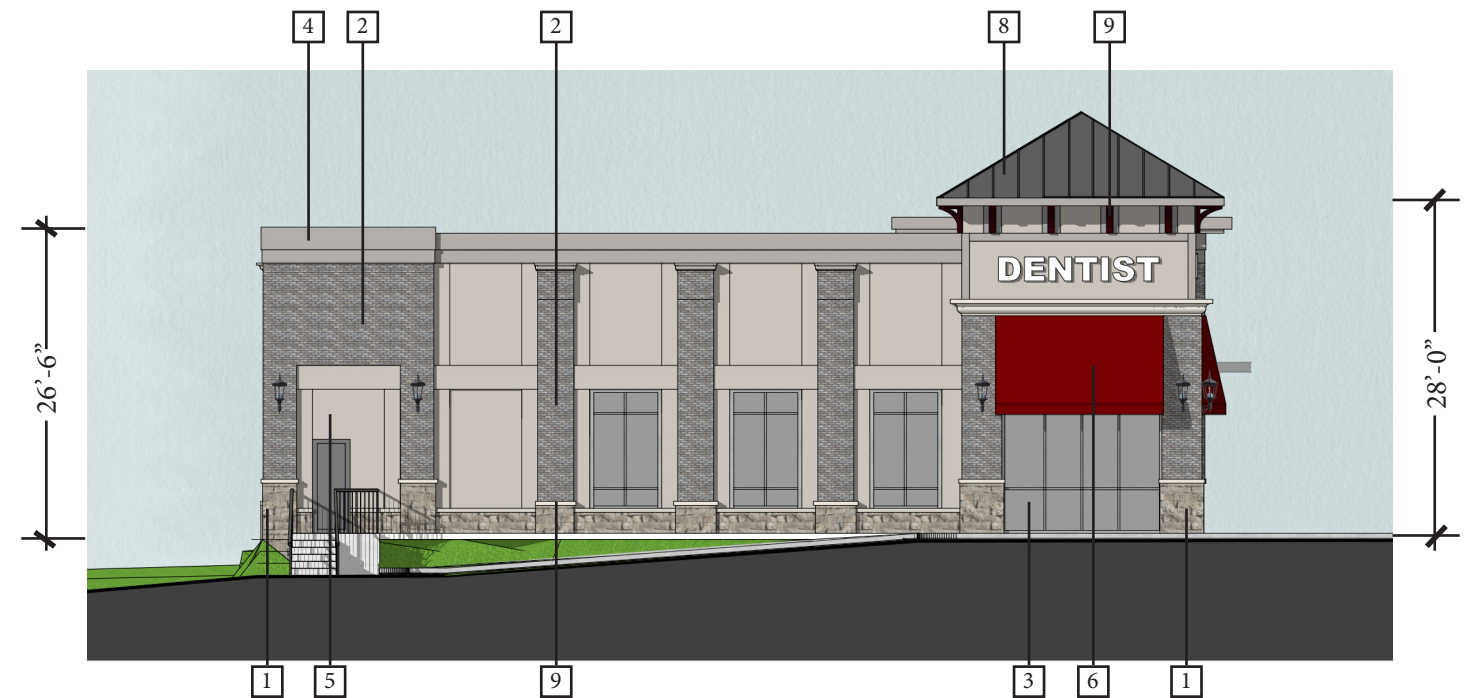
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

CHEROKEE BRICK



Brookhaven

GROUT



Magnolia
Dark

EIFS 1



Pewter

SUNBRELLA (SHADE COLLECTION)



Mahogany

ROCKCAST STONE / STONE CAP



Slate

EIFS 2

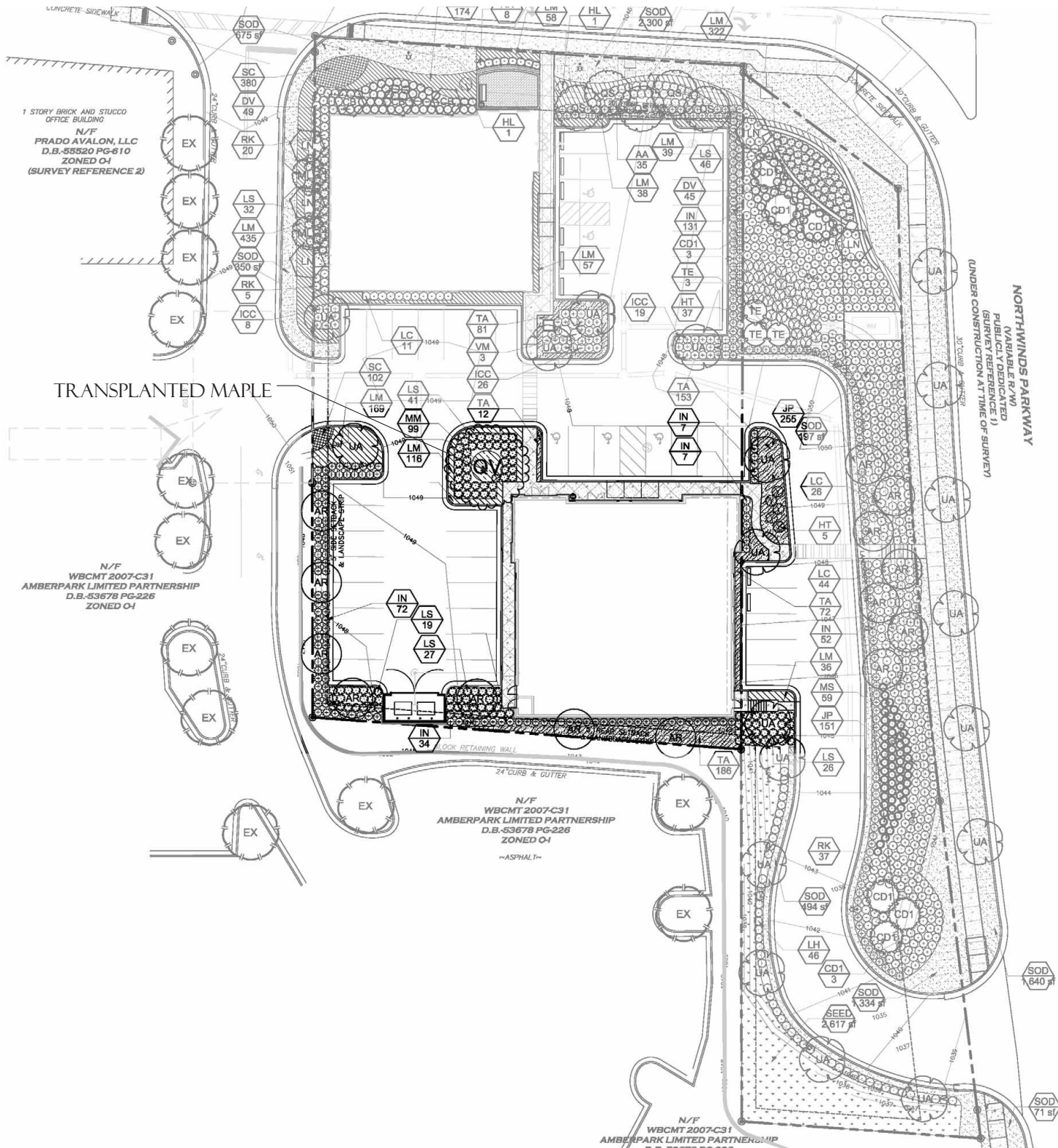


Dove

UTILITY ARLINGTON (LIGHT FIXTURE)



Series Luminaire Full Cutoff LED 2



PLANT SCHEDULE PHASE II

TREES	QTY	BOTANICAL NAME / COMMON NAME	MIN. SIZE	ROOT	MIN. HGT.	SPACING
AR	7	Acer rubrum 'Red Point' / Red Maple	4" cal.	B & B	16' hgt.	
UA	4	Ulmus parvifolia 'Allee' / Allee Lacebark Elm	4" cal.	B & B	16' hgt.	
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	MIN. SIZE	SPACING	MIN. HGT.	MIN. SP.
HT	5	Hydrangea paniculata 'Tardiva' / Tardiva Hydrangea	3 gal	3' o.c.	3' hgt.	3' sp.
IN	120	Ilex cornuta 'Needlepoint' / Needlepoint Holly	7 gal	3' o.c.	30" hgt.	18" sp.
LS	113	Loropetalum chinense 'Snow Muffin' / Snow Muffin Loropetalum	3 gal	2' o.c.	12" hgt.	12" sp.

PLANT SCHEDULE PHASE II

GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	UNIT	SPACING	REMARK
	LM	415	Liriodendron muscari 'Silvery Sunproof' / Silvery Sunproof Blue Lilyturf	1 gal	15" o.c.	
	MM	99	MULCH / PINE STRAW	SF		
	SC	102	Seasonal Color / Seasonal Color	4"pot		
	TA	630	Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine	1 gal	18" o.c.	



RED MAPLE



LACEBARK ELM



NEEDLEPOINT HOLLY



ASIATIC JASMINE

SITE solutions

AVALON CROSSING Phase II

Alpharetta, GA

0

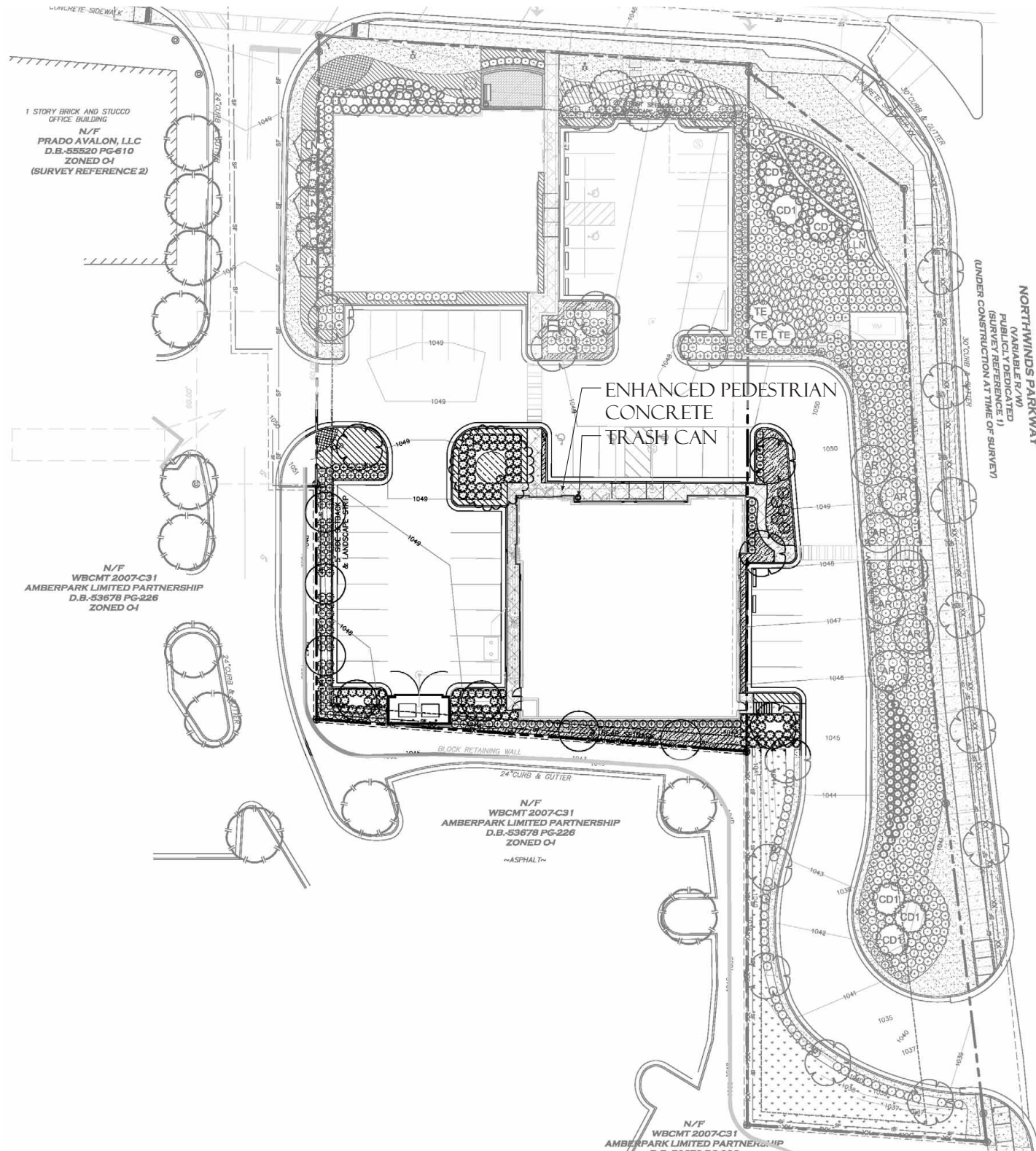
20

40

80

120

April 18th, 2017



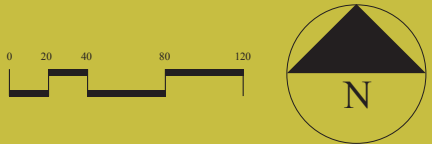
TRASH CAN



ENHANCED PEDESTRIAN
CONCRETE

AVALON CROSSING PHASE II

Alpharetta, GA



April 18th, 2017

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

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

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

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

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

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

Business Name: Morris & Fellows

Location Address: 4940 Long Island Drive, NW

Mailing Address: 4940 Long Island Drive, NW

City: Sandy Springs State: GA Zip Code: 30327

Contact For All Notifications: Cheri Morris

Contact Telephone: 404 - 625 - 1,403 Mobile Telephone: 404 - 625 - 1,403

Fax: 404 - 250 - 1,515 Email: cheri.morris@morrisandfellows.com

Contact's Relation To Business: President

This Application For (Check all that apply):

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

Application Fees:		
Any review within the Central Business District	\$	100.00
Review of signs, satellite antennas, play yards, and improvements valued at less than \$10,000.	\$	200.00
All other reviews	\$	300.00
Total Due		\$ 100

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Cheri Morris - Alpha 1-2-3 LLC

Physical Address: 4940 Long Island Drive, NW

Mailing Address: 4940 Long Island Drive, NW

City: Sandy Springs State: GA Zip Code: 30327

Owner Telephone: 404 - 625 - 1,403 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): 54 South Main Street, Alpharetta, Georgia

Tax ID or Map Reference Number: Building 3B - Alpharetta City Center

Land Lot(s): 1268 and 1269 District: 2nd Section: 2nd

Existing Zoning of Property: MU Existing Uses of Property: Currently Vacant Land; Proposed Restaurant

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

Applicant Signature: [Signature] Date: 5-5-17



This submission is for Alpharetta City Center Building 3B, located at 54 South Main Street. Details for that building can be found at the end of this package. All other visuals in the package are to provide context of “The Gardens”, the restaurant district on Parcels 1, 2 and 3, of which the subject building is a part. Individual buildings will be submitted as design is finalized. The City of Alpharetta has agreed to allow building permits for Alpharetta City Center to be issued prior to submittal of landscape plans, thus landscape plan will follow at a later date.



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



The concept for this district is to reflect three city blocks of Main Street that evolved over time, with each building built by a different owner for a different purpose at a different time. Unlike the west side of Main Street, which was built as side-by-side retail buildings with shared firewalls, this side was historically individual buildings, each surrounded by its own yard. These buildings will all appear to have been adapted to serve a new use as restaurants.

Building 1A, at the corner of Main and Academy pays homage to the old Milton County Courthouse which stood at that site. Although simple, it was the grandest building that stood on this land, reflecting the civic pride of this community in the mid nineteenth century. Wooden doors have been “retrofitted” into the south side to serve the dining patio.

Its neighbor, **Building 1B-W**, is a southern Mercantile building, that combined work or storage in the rear with a retail function at the front. Since it served customers entering from Main Street, it has a dressy western façade. Industrial doors to the work yard on the north side will now function as access to the dining patio.

“**The Meeting House**”, **1C**, would have served as a combination of civic space and community gathering space. And a small building, “**The Carriage House**”, **1B-E**, was infilled in the remnant of land between the Mercantile Building and The Meeting House.

At the back of the block is a building that would have had a working character, a downtown warehouse and commodity exchange of some kind, with storage on the upper level and office and business function on the ground floor. We are calling **Building 1D & 1E** “**The Exchange**”.

The **Town Green Pavilions**, **2A & 2B**, reflect the look of market stalls to which farmers brought their wares for sale.

The existing historic **Building 3A** housed the prominent Jones family. It is being restored and expanded slightly to accommodate a restaurant, and Mother May’s famous gardening skills will be celebrated in the front yard.

Hard Bailey built and owned a blacksmith shop next door to the Jones family. That is the inspiration for **Building 3B**, “**The Workshop**”. Although significantly upgraded from what that building could have been, this building is intended to be a simple, workmanlike building. We are beginning to see this type of building retrofitted for retail and restaurants in fast-gentrifying commercial districts deep in-town Atlanta.





Building 1A, at the corner of Main and Academy pays homage to the old Milton County Courthouse which stood at that site. Although simple, it was the grandest building that stood on this land, reflecting the civic pride of this community in the mid nineteenth century. Wooden doors have been “retrofitted” into the south side to serve the dining patio.



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Bldg 1A - “The Old Courthouse”





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Parcel 1 Main Street Streetscape





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Bldg 1B-W - “The Mercantile Bldg”





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Parcel 1 North Broad Streetscape





“The Meeting House”, 1C, would have served as a combination of civic space and community gathering space. And a small building, “The Carriage House”, 1B-E, was infilled in the remnant of land between the Mercantile Building and The Meeting House.



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Bldg 1C - “The Meeting House”





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Parcel 1 - The Parklette





At the back of the block is a building that would have had a working character, a downtown warehouse and commodity exchange of some kind, with storage on the upper level and office and business function on the ground floor. We are calling Building 1D & 1E “The Exchange”.



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Bldg 1D & 1E - “The Exchange”





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Bldgs 2A & 2B - Town Green Pavilions





The existing historic **Building 3A** housed the prominent Jones family. It is being restored and expanded slightly to accommodate a restaurant, and Mother May's famous gardening skills will be celebrated in the front yard.



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Parcel 3 - Main Street Streetscape





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Bldg 3B - “The Workshop”



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WESTSIDE IRONWORKS (c1900)
FORMER MANUFACTURING BUILDING REPURPOSED IN 2015



THE OPTIMIST (c1910)
FORMER MANUFACTURING BUILDING REPURPOSED IN 2012



PLACE
MAKER
DESIGN

REV #	DATE	DESCRIPTION

ALPHARETTA
CITY CENTER
BUILDING 3B
ALPHARETTA, GEORGIA
MORRIS & FELLOWS

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

ISSUE DATE	05/04/17
DRAWN BY	TMV
CHECKED BY	KJM
PMD PROJ #	15125.3b

SHEET TITLE
INSPIRATION
IMAGES

SHEET #
A0.2



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



Inspiration Images





"The Workshop" BUILDING 3B



REV #	DATE	DESCRIPTION

ALPHARETTA
CITY CENTER
BUILDING 3B
ALPHARETTA, GEORGIA
MORRIS & FELLOWS



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

ISSUE DATE 05/04/17

DRAWN BY TMV

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PMD PROJ # 15125.3b

SHEET TITLE
PERSPECTIVE
VIEW

SHEET #
A0.0



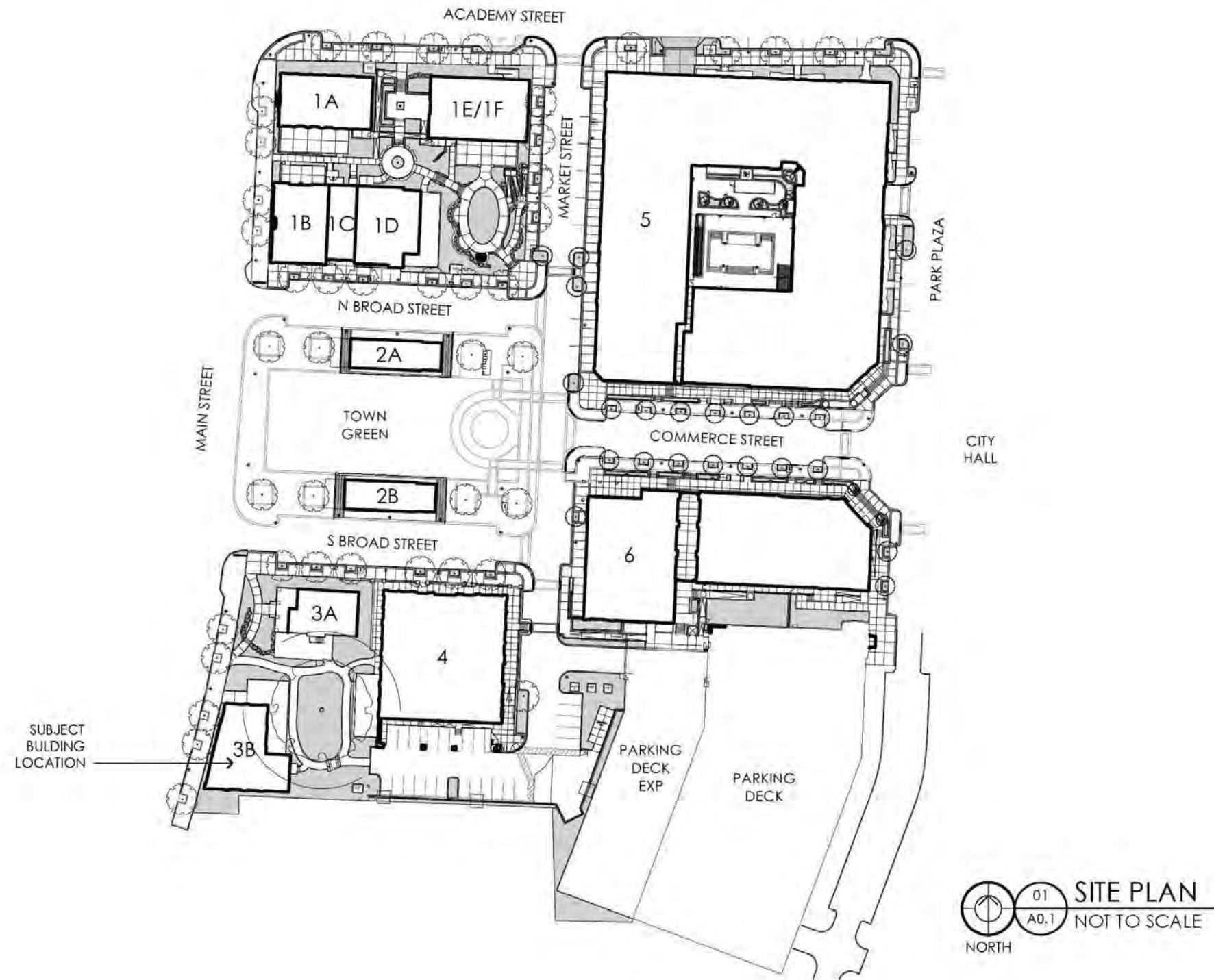
PLACE MAKER DESIGN
1000 CIRCLE 75 PARKWAY - SUITE 400 - ATLANTA, GEORGIA 30339



Perspective View



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REV #	DATE	DESCRIPTION

ALPHARETTA
CITY CENTER
BUILDING 3B
ALPHARETTA, GEORGIA
MORRIS & FELLOWS



PLACE MAKER DESIGN
1000 CIRCLE 75 PARKWAY
SUITE 400
ATLANTA, GEORGIA 30339
404.547.1499

ISSUE DATE 05/04/17

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PMD PROJ # 15125.25

SHEET TITLE

SITE PLAN

SHEET #

A0.1



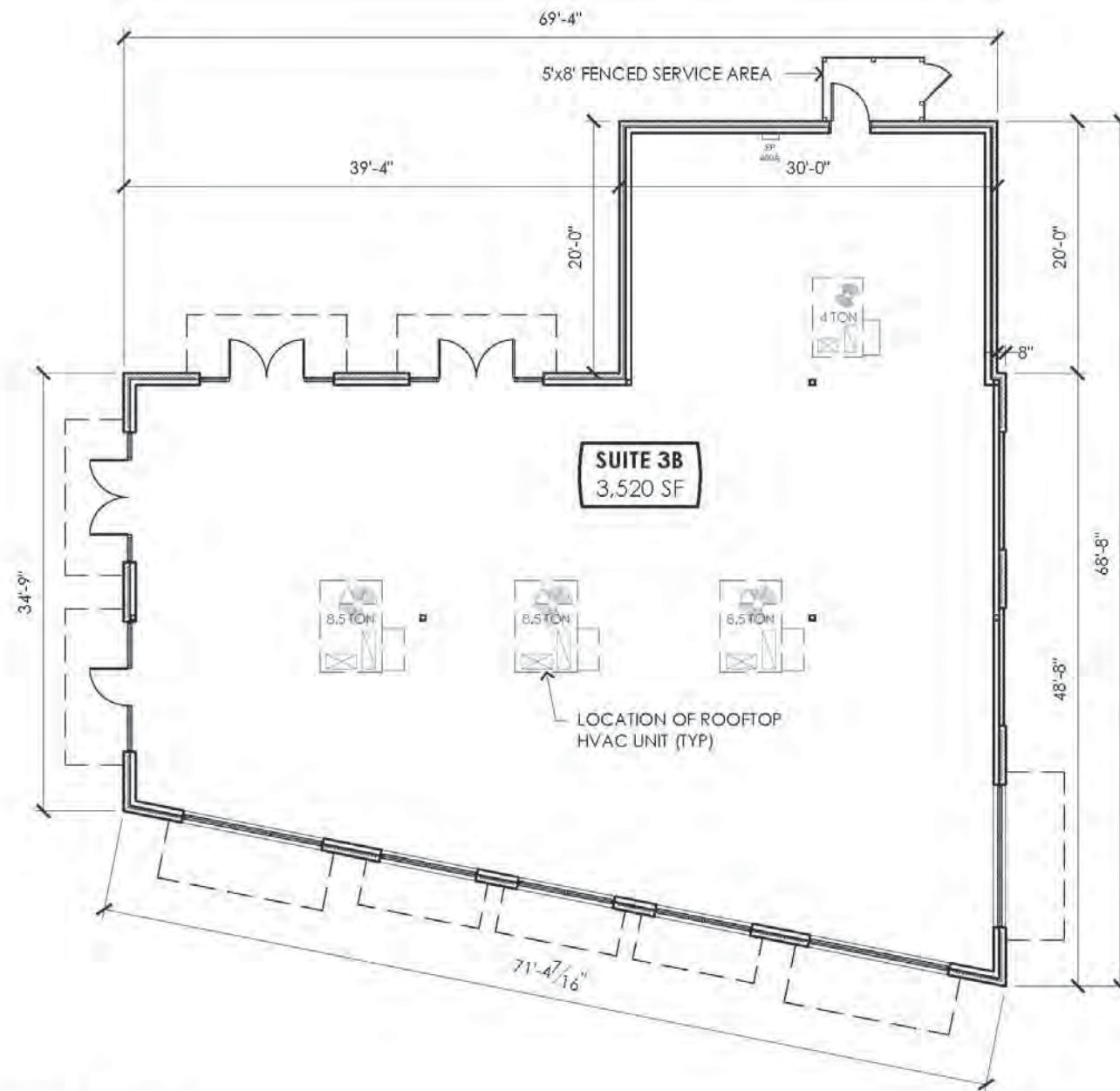
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Site Plan



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01 FLOOR PLAN
A1.1 3/32" = 1'-0"
NORTH



REV	DATE	DESCRIPTION

ALPHARETTA
CITY CENTER
BUILDING 3B
ALPHARETTA, GEORGIA
MORRIS & FELLOWS



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

ISSUE DATE 05/04/17

DRAWN BY TMV

CHECKED BY EJM

PWD PROJ # 1512520

SHEET TITLE

FLOOR PLAN

SHEET # A1.1



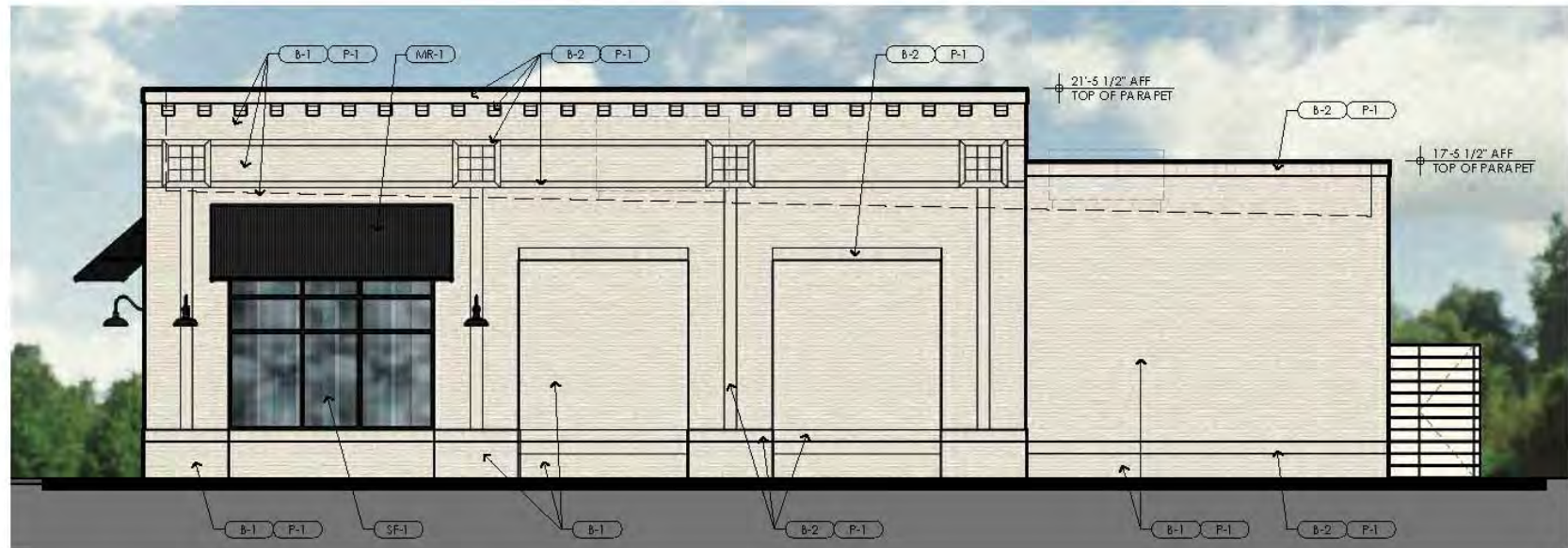
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Floor Plan



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02 SOUTH ELEVATION
A2.1 1/8" = 1'-0"



01 MAIN STREET ELEVATION
A2.1 1/8" = 1'-0"



PLACE
MAKER
DESIGN

REV #	DATE	DESCRIPTION

ALPHARETTA
CITY CENTER
BUILDING 3B
ALPHARETTA, GEORGIA
MORRIS & FELLOWS

PLACE MAKER DESIGN
1000 CIRCLE 75 PARKWAY
SUITE 400
ATLANTA, GEORGIA 30339
404.347.4409

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SHEET TITLE
ELEVATIONS

SHEET #
A2.1



PLACE MAKER DESIGN
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Elevations



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02 EAST ELEVATION
A2.2 1/8" = 1'-0"

- RTU VISIBILITY NOTES
- WHILE PROJECTING 7" ABOVE THE REAR PARAPET, THE UNIT HAS BEEN SITUATED TO THAT IT IS BLOCKED FROM VIEW OF MAIN STREET AND THE WEST BY THE TALELR MAIN BUILDING PARAPETS
 - NORTH - ANY VISIBILITY CALCULATED AT 332' AWAY (SIDEWALK NORTH OF TOWN GREEN) BUT PRIOR TO THAT BUILDING 3A WOULD OBSCURE ANY VIEW TO UNIT
 - EAST - ANY VISIBILITY CALCULATED AT 340' AWAY BUT PARKING DECK IS ONLY 247' AWAY
 - SOUTH - ANY VISIBILITY FULLY OBSCURED BY GRADE DIFFERENTIAL TO PUBLIX (PUBLIX SITE LOWER BY 20')



01 NORTH ELEVATION
A2.2 1/8" = 1'-0"



PLACE
MAKER
DESIGN

REV #	DATE	DESCRIPTION

ALPHARETTA
CITY CENTER
BUILDING 3B
ALPHARETTA, GEORGIA
MORRIS & FELLOWS

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

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PMD PROJ #	1512536

SHEET TITLE
ELEVATIONS

SHEET #
A2.2



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



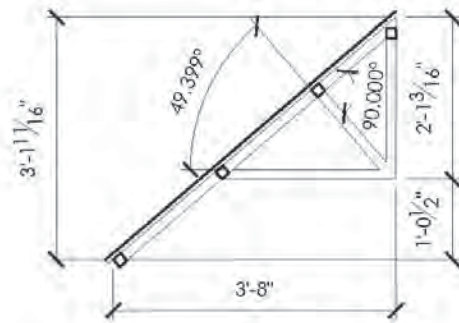
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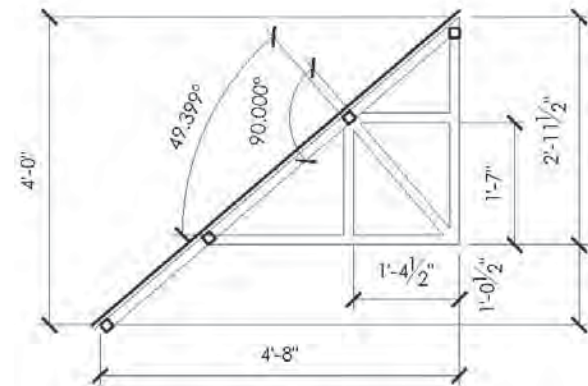
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AWNING NOTES:

- ALL AWNING FRAMING TO BE 1 1/2" SQ TUBE W/ BLACK POWDERCOAT FINISH
- AWNING ROOFING TO BE 7/8" CORRUGATED METAL ROOFING FINISHED BOTH SIDES
- ROOFING TO BE ATTACHED WITH COLOR MATCHED SCREWS W/ NEOPRENE WASHERS

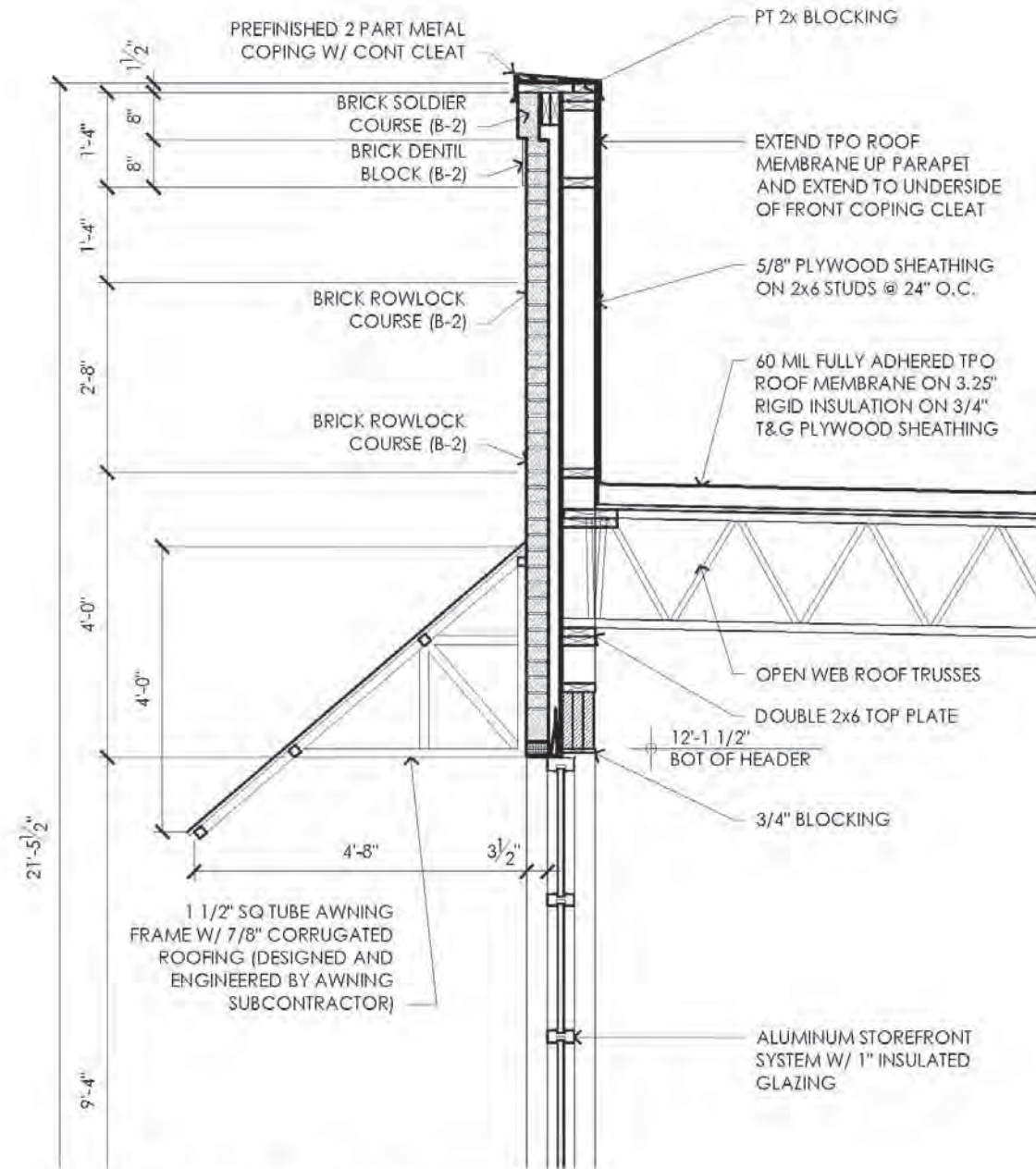


AWNING B



AWNING A

01 PARTIAL SECTION
A3.1 1/2" = 1'-0"



01 PARTIAL SECTION
A3.1 1/2" = 1'-0"



REV	DATE	DESCRIPTION

ALPHARETTA
CITY CENTER
BUILDING 3B
ALPHARETTA, GEORGIA
MORRIS & FELLOWS



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

ISSUE DATE 05/04/17

DRAWN BY TMV

CHECKED BY EJM

PWD PROJ # 1512520

SHEET TITLE
DETAILS

SHEET #
A3.1



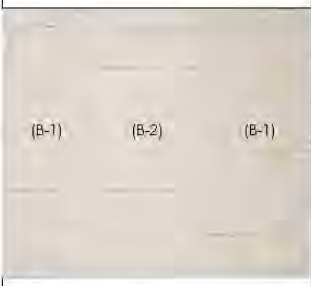
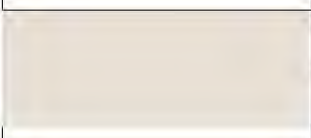
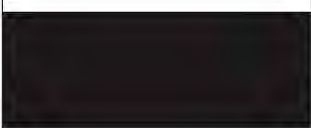
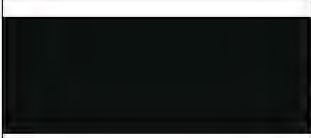
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1000 CIRCLE 75 PARKWAY - SUITE 400 - ATLANTA, GEORGIA 30339



Details



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MATERIAL SCHEDULE		
	B-1	MODULAR BRICK VENEER CHEROKEE BRICK PORTSMOUTH CHOPPED HEADER - MODULAR MORTAR - COOSA LIGHT TYPE N
	B-2	MODULAR BRICK VENEER CHEROKEE BRICK CHEROKEE RED SMOOTH - MODULAR MORTAR - STANDARD
	P-1	PAINTED BRICK COLOR TO MATCH SHERWIN WILLIAMS # SW 7042 SHOJI WHITE
	MR-1	METAL ROOFING PACCLAD 7/8" CORRUGATED COLOR: MATTE BLACK (BOTH SIDES FINISHED)
	MC-1	METAL COPING PACCLAD PAC-CONTINUOUS CLEAT COLOR: MATTE BLACK
	SF-1	ALUMINUM STOREFRONT SYSTEM (2"x4 1/2" PROFILE) WITH 1" CLEAR INSULATED GLAZING COLOR: BLACK ANODIZED

LIGHT FIXTURES



BOCK LIGHTING
RLM STANDARD DOME - 14" DIA
FINISH - BLACK



BOCK LIGHTING
RLM EMBLEM SIGN - 10" DIA
FINISH - BLACK



REV	DATE	DESCRIPTION



ISSUE DATE	05/04/17
DRAWN BY	TMV
CHECKED BY	KJM
PMD PROJ #	15125.3b

SHEET TITLE
MATERIALS

SHEET #	A4.1
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Materials

