



DESIGN REVIEW BOARD

APRIL 19, 2024

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

1. 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.

2. WORK SESSION ITEMS

3. CALL TO ORDER

4. ROLL CALL

5. PLEDGE TO THE FLAG

6. ITEMS FROM STAFF

7. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of March 15, 2024

8. PUBLIC HEARING

1. DRB240016 South Main Kitchen 9 South Main St
consideration of exterior furniture

2. DRB240017 The Garen 154 Kimball Bridge Rd
consideration of new construction

9. ADJOURNMENT



MARCH 15, 2024

ALPHARETTA CITY HALL

COUNCIL CHAMBERS

2 PARK PLAZA

8:30 AM

1. MEETING ANNOUNCEMENTS

Chair Kramer called the Workshop to order at 8:30 a.m.

2. WORK SESSION ITEMS

Eddie V's Prime Seafood

- Staff will approve Signage.
- Exterior Elevations & Materials.

Daltex

- Painting of Façade, Signage & Roof
- Liked Existing Elevations of Urban Hardware.

Hen Mother Cookhouse

- Painting and new Signage

The Providence Group Townhomes on Old Milton Parkway

- DRB would like Herringbone feature on Chimney Cap.

Chick-Fil-A

- Staff prefers "Avalon" brick. Brick proposed is close.
- Green Screen.
- Outside Lighting.
- Tree Canopy may limit landscaping on one side.

3. CALL TO ORDER

Chair Kramer called the meeting to order at 9:00 a.m.

4. ROLL CALL

- Design Review Board Members present:
 - o Richard Kramer (Chairman)
 - o Frank Schwing (Vice Chairman)
 - o Erik Rowen
 - o Pat Corkill
 - o Richard Owens

- o Holly Palmer
- o Jennifer Sprayberry

- **Staff Present:**
 - o Bret Schroeder, Code Enforcement Manager
 - o Elle Taylor, Planning + Zoning Coordinator
 - o Nikisha Mistry, GIS Specialist/Special Projects Planner

5. **PLEDGE TO THE FLAG**

6. **ITEMS FROM STAFF**

7. **ITEMS FROM BOARD MEMBERS**

1. **DRB Meeting Minutes of February 16, 2024**

❖ **Vice Chair Schwing offered a motion to approve:**

- **Board Member Corkill seconded the motion.**
- **Motion carried (7-0-)**

8. **PUBLIC HEARING**

1. **DRB240004 Eddie V's Prime Seafood 11405 Haynes Bridge Rd**

Board Member Owens abstained as he was not present at last month's meeting when this item was initially discussed.

Applicant presented consideration of elevations and materials for new construction.

- First Eddie Vs in Georgia
- Brought materials board.
- Floor Plan
- **Southwest Elevation**
 - Smooth cement panels.
 - 2 sizes of porcelain tile.
 - Detail of welded element with LED light strips.
 - Selfie Wall" – Step and Repeat Wall.
 - Stucco behind metal screen to give a higher texture.
 - DRB suggested more uniform finish on Stucco.
 - Under Canopy – perforated, backlit ceiling panel (grid of circles) to provide a glow and highlight entry moment. The other material is hearty soffit. Provided sample of what it looks like.
 - Porte Cochere
 - Tower.

- **Northwest Elevation**

- Faces the parking lot.
- Dumpster Enclosure.
- Roof Drainage.
- Downspout painted black.
- Site line study shows HVAC equipment is not visible.
- DRB requested Applicant review view from Haynes Bridge side.

- **Northeast Elevation**

- Washed by Soffit lighting.
- Applicant did not include exterior light fixtures in package – Black satin finish, rectangular.
- Landscape Lighting.

There was no public comment.

❖ **Vice Chair Schwing offered a motion to approve the Elevation and Materials as presented today with the following conditions:**

1. **Applicant will be especially careful to avoid rooftop mechanical systems being seen from Haynes Bridge Road.**
2. **Applicant will submit cutsheets for light fixtures including the landscape lighting to Staff for final approval.**

- **Board Member Corkill seconded the motion.**
- **Motion carried (6-0-1) (Owens)**

Board Member Owens rejoined the meeting.

2. DRB240010 Daltex Alpharetta (Alpharetta Crossing) 11770 Haynes Bridge Rd

Applicant presented consideration of exterior paint changes.

- History of property.
- Aerial overview of existing.
- Proposes to keep it uniform to match neighboring businesses.
- Alabaster White- shops.
- Passive Gray – Corner Stores, Columns.
- Urban Bronze – Roof, Anchors, Flashing.
- Provided actual samples of materials.
- Showed proposed locations of different colors on existing elevations.
- Red brick – Alabaster.
- Light brick and rings around columns – passive Gray.
- Parapet Cap – Passive Gray.

There was discussion from the Board:

- Some areas may need a refresh, but DRB prefers variety, does not like whitewash of shopping

- center.
- Prefer differentiation of storefronts.
- Perhaps color between Passive Gray and Urban Bronze to break up long strip center.
- Alabaster and Passive Gray are too similar.
- Like existing Urban Hardware façade.
- Use Urban Hardware color in the center.
- Opportunity for variety instead of all white.
- Like proposed roof.
- Perhaps Viva Chicken color.
- Maintenance of light color.
- Medallions.
- Staff suggested final approval so that Applicant would not have to come back to DRB in 60 days.
- DRB wants to break up the length of the center with contrasting colors and possible introduction of an intermediate tone to create more variety.
- Red Brick planters.
- Timeline of project.
- Discussion of signage.
- Water Table color.
- DRB suggested tiles be thematically cohesive.

There was no public comment.

- ❖ Vice Chair Schwing offered a motion to conceptually approve the paint changes as discussed today with final approval by Staff, considering the suggestions of the Board which include:

More differentiation in the storefronts by using a more contrasting color than the passive. The suggestion being to consider the gray background that is on the Urban Hardware sign; Also, to consider retaining some of the existing brick, the suggestion was on Urban Hardware, perhaps that's the place to retain the brick without painting it; and that the City Architectural Consultant will also look at this to consider his comments.

- Board Member Palmer seconded the motion.

There was discussion during the motion that the medallions, planters, and signage were included in the discussion.

- Motion carried (7-0)

Chair Kramer called a 5-minute recess and reconvened the meeting at 10:19 a.m.

3. DRB240014 Hen Mother Cookhouse 50 South Main Street

Applicant presented consideration of exterior changes.

- History of Business.
- Presented renderings.
- Color samples of Light Buff and Kennebunkport Green.
- No architectural changes are proposed.
- No change to roof is proposed.

There was discussion from the Board:

- Consider painting water table Kennebunkport Green.
- Railings will be Kennebunkport Green.
- Gutters will be painted Kennebunkport Green.
- Roof Screening color.

- Signage
 - Monument Sign -Colors, Logo
 - Building Sign – Layout view, may add another light.

There was no Public Comment.

- ❖ **Board Member Rowen offered a motion to approve the exterior design and signage with the following condition.**

Applicant will revise the color of the water table on the South Elevation and other areas as needed to the Kennebunkport Green with final approval by Staff.

- **Board Member Palmer seconded the motion.**
- **Motion carried (7-0)**

4. DRB240013 The Providence Group Old Milton Parkway Townhomes

Applicant presented consideration of new construction.

- 24 Townhomes.
- Color Site Plan.
- 1 access.
- Stormwater pond location.
- Stream buffer.
- Trash pickup.
- Pervious pavers and guest parking.
- Site slope.
- Property line follows the stream.
- Sewer easement.
- Walls on the property.
- Site Map with color schemes.
- 3 schemes are neutral colors.
-
- Same plan constructed at Thompson St. Townhomes.

Scheme A

- Mosswood Brick pared with Avondale and is duplicated 3 times within the community on the front building, building diagonal from in and on the building at the very back of the community.
- Homesites. 1-4, 19-21, 13-15
- Fronts Old Milton Pky.
- Have Chimneys.
- Georgian Architecture.
- Architectural Control through HOA.
- Materials Board
 - Door colors Urbane Bronze & Mediterranean brick colors will alternate on the buildings.
 - Roof Color – Weathered Wood.
 - Siding color – Maison Blanche.
 - Trim color – Greek Villa
 - Windows – Black
 - Gutter/Metal- Urbane Bronze
 - o Cedar accents – Charwood
 - o True Jack Arch accurate to Historic buildings.

- o AC Units location in the back.
 - o Lighting.
- Council Condition #2 Exhibit A Chimney and Pilasters were added.

Scheme B

- Homesite 22-24 and 9-12
- Brick – Newcastle Gray & Bradford Hall Tudor.
- Mortar Colors – likely Southern Ivory.
- Aesthetic Chimneys – traditional, cap painted Urbane Bronze.
- Ventless Fireplaces.

Scheme C

- Homesite 16-18
- Internal Buildings

There was discussion:

- DRB suggested adding detail to Chimney. Applicant stated they are meant to be historically, architecturally correct.
- No exterior vents.

There was no public comment.

❖ **Vice Chair Schwing offered a motion to approve elevations and materials as presented with the following conditions:**

- 1. Applicant will add a Herringbone detail to the brick on the bottom section of the chimney with final approval by Staff.**
 - 2. And if Applicant does add exterior Light Fixtures, they will be the same as Towns on Thompson and the address plaques will be the same as Towns on Thompson.**
- **Board Member Rowen seconded the motion.**
 - **Motion carried (7-0)**

There was discussion during the motion concerning the proposed detail addition to the chimney.

Chair Kramer called a 5-minute recess and reconvened the meeting at 11:30 a.m.

5. DRB240003 Chick-Fil-A 4285 State Bridge Rd

Applicant presented consideration of new construction.

- Scrape & Rebuild project.
- Proposed Site Plan.
- Isolated Drive-thru improves distance for the stacking as well as separates it from the parking.
- Pickup Window at Porte-cochere.
- Both Lanes will be used in peak times.
- Location of access points.
- Employee Parking.
- Staff suggested that Applicant consider traffic congestion issue with City Staff.
- Dumpster Location.

- Outdoor Seating.
- Main Entrance Location.
- Council Condition #8 – Low Wall is 4' Purpose is to screen cars in drive-thru.
- DRB liked expansion of dine in parking.
- Site Lighting Photometric Plan.
- All new light LED fixtures.
- Landscaping Plan
 - Exceeds Requirements.
 - "Beefing up" on State Bridge Rd.
 - Saving trees on southern property line.
 - Chair Kramer read Landscaping Council Conditions 5-9.
 - Theme.
 - Tree Islands.
 - Condition #9 – Carolina Jessamine on black, wire Greenscreen Trellis on the porte cochere.
 - Staff stated intent of greenscreen was to screen the openings. Chick-Fil-A would like those openings visible for safety and security of Staff. They do not want plants in front of that opening.
 - DRB agreed openings work well.
 - Showed conceptual rendering of elevation with greenscreen.
 - Downspouts.
 - Height of Greenscreen 10'8 ".
 - DRB concerned with that particular vine growing on the north side of the building.
 - Rock Mulch cannot be in planting beds. Need specifics. It can't be used as mulch.
 - Discussion on putting decorative herringbone feature columns in case vines don't fill in.
 - Consider Arborvitae or taller Holly instead of Dwarf Yaupon Holly on South Elevation.
- Lighting
 - Exterior - 3ft tall Bronze Wall Sconces on outside.
- Floor Plan of the Building
 - Materials – Brick is Spalding Tudor. Matches Avalon.
 - Dark Bronze Paint Color.
 - Read Council Condition #2.
 - Elevations
 - West Elevation (Facing Parking & Main Entry) brick element with Herringbone & Stacked Bond Border
 - Low Levels of windows are transparent. Higher levels are frosted to conceal ceiling.
 - Spandrel glass.
 - Site Line Studies
 - Conceptual Rendering with Brick Sample.
 - Staff requested that ordering canopy columns match patterned columns in pickup area.
 - Condition #7 foundation plantings will be 2-3 planters on front elevation of the building.

There was no public comment.

- ❖ Vice Chair Schwing offered a motion to approve the site plan as presented with the suggestion that applicant look at relocating or eliminating the parking lot entrance exit on the northwest corner of the site due to the complexity of traffic flow at that intersection with final review and approval by Staff and consultation with the City's traffic engineer.
- Board Member Owens seconded the motion.
- Motion carried (7-0)

- ❖ Vice Chair Schwing offered a motion to approve the elevation and materials as presented with the following conditions:
 1. The columns on the drive-thru ordering and pickup areas will have a decorative herringbone brick detail; for clarification the brick selection is the Spalding Tudor brick as presented.
 2. And the transoms will be spandrel glass versus frosted in the areas where they were shown as frosted glass.
 3. And the transom in the play area will be clear glass, if possible.
 - Board Member Rowen seconded the motion.
 - Motion carried (7-0)

- ❖ Vice Chair Schwing offered a motion to approve landscaping as presented with the following conditions:
 1. Carolina Jessamine vine on the drive-thru pick up will be eliminated now that we are going to have decorative brick detail on the columns.
 2. Applicant will put in taller dumpster screening which meets Condition #13 from City Council. The suggestions that were made were Emerald Green Arborvitae or Nelly Stephens Holly.
 - Board Member Corkill seconded the motion.
 - Board Member Corkill offered a Friendly Amendment Applicant that add per Condition #7 foundation planters in the front elevation of the building as discussed.
 - Vice Chair Schwing accepted the Friendly Amendment.
 - The motion with the Friendly Amendment carried (7-0)

9. ADJOURNMENT

Chair Kramer adjourned the meeting at 12:35 p.m.

All Aluminum Frame Collections

Aspen & Tahiti

These two new chairs are all aluminum, making them lightweight, yet very functional in your outdoor space.

** Chairs are stackable*

New for 2024!



Aspen Side Chair

8220700-04
21D x 16W x 33H
Charcoal
Gunmetal Grey
Platinum



Tahiti Dining Chair

8231100-02
26D x 22W x 33H
Gunmetal Frame
Grey sling seat
Grey rope back

Antigua & Cayman

A timeless classic design featuring a variegated resin weave, stylish and traditional for any outdoor setting. Great for any outdoor area especially along the coast or more tropical regions. The all-aluminum frame has a hand applied finish, giving the appearance of wood, but in fact is metal and withstand the outdoor elements very well. Chairs are stackable, making it easy to store away when needed.

** Chairs are stackable, Barstool is not*

Cayman Chair and Barstool available in black and white or coffee and beige



Antigua Side Chair

2130700-0480
22D x 17.5W x 34H



Antigua Bar Stool

2130300-0280
22D x 18W x 45H



Cayman Side Chair

2140700-04
22D x 17.5W x 34H
Coffee & Beige
Black & White



Cayman Bar Stool

2140300-02
22D x 18W x 45H
Coffee & Beige
Black & White

Nantucket

The Nantucket side chair and barstool

bring a modern design to your outdoor space. The all-aluminum frame and back, with grey woven cord for the seat will update your patio with a fresh look, while providing comfort with this NEW collection.

** Chairs are stackable, Barstool is not*

Gunmetal grey with grey resin rope weave
Black frame with Barnwood rope weave



Nantucket Side Chair

8240700-04
19D x 19W x 32H



Nantucket Barstool

8240300-02
19D x 19W x 43H







We offer Sunbrella canvas solids that are 7 ounce 100% upholstery grade, solution-dyed acrylic material. Sunbrella offers a 5 year warranty on fading under normal atmospheric conditions.

***Ask your sales rep for fabric lead time. More colors may be available for your choosing.

Canvas Antique Beige
5422

Canvas Heather Beige
5476

Canvas Teak
5488

Canvas Bay Brown
5432

Canvas Henna
5407

Canvas Brick
5409

Canvas Jockey Red
5403

Canvas Tuscan
5417

Canvas Sunflower
5457

Canvas Wheat
5414

Canvas Parrot
5405

Canvas Forest Green
5446

Canvas Teal
5456

Canvas Aruba
5416

Canvas Pacific Blue
5401

Canvas Sapphire Blue
5452

Canvas Navy
5439

Canvas Black
5408

Canvas Charcoal
54048

Canvas Granite
5402



We offer Recacril fabric which is a 9 ounce 100% marine grade, solution-dyed acrylic material. Recacril offers a 7 year warranty on fading under normal atmospheric conditions.

***Ask your sales rep for fabric lead time. More colors may be available for your choosing.

BGA:
Burgandy

BKA:
Black

BNA:
Brown

CGA:
Cadet Grey

CHGA:
Charcoal

CPA:
Capri

CRA:
Coral

FGA:
Forest Green

LNA:
Linen

LRA:
Logo Red

NBA:
Navy Blue

ORA:
Orange

PBA:
Pacific Blue

PTA:
Pistachio

TQA:
Turquoise

WHA:
White

YLA:
Sunflower

TRA:
Terracotta

JRA
Jockey Red

PKN
Pumpkin

SPH
Sapphire

TNM
Titanium

NSA
Navy Stripe

YSA:
Yellow Stripe

BKSA:
Black Stripe

BSA:
Blue Stripe

OSA:
Orange Stripe

RSA:
Red Stripe

TQSA:
Turquoise Stripe

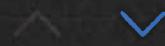


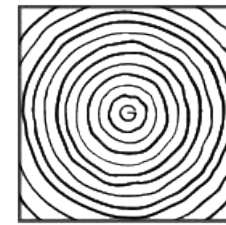
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Outdoor images





G A R R E N

Garren
Phase I, Building 2
Design Review Board

04.19.2024

PROJECT # 11682.01

- 01** Existing Conditions
- 02** Concept
- 03** Civil
- 04** Landscape
- 05** Architecture
- 06** Materials & Specifications

EXISTING CONDITIONS

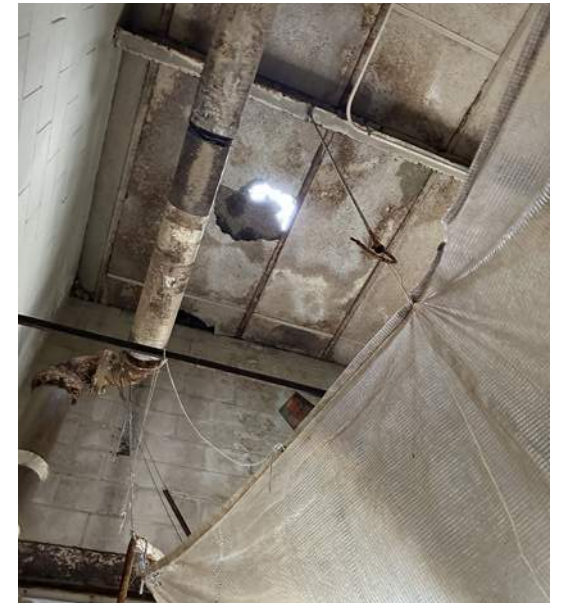


LOCATION OF EXISTING OPEN AIR SHED
STRUCTURE TO BE REMOVED
(NON-HISTORIC)

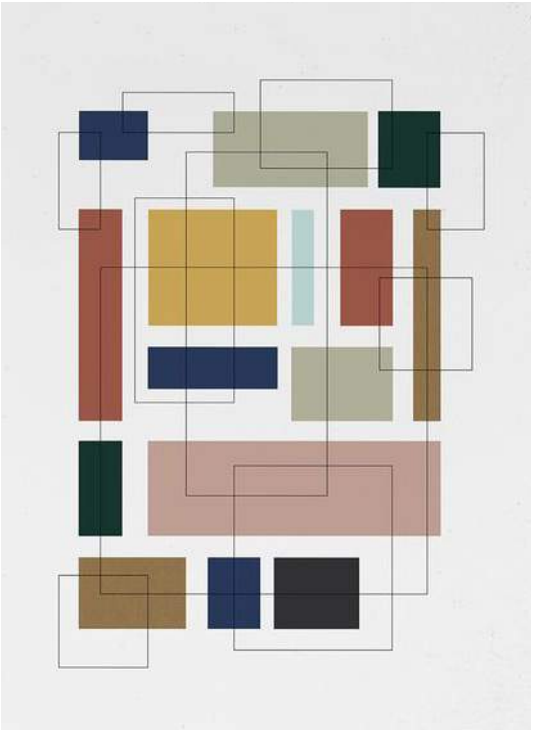
LOCATION OF EXISTING GYMNASIUM
BUILDING & PROPOSED LOCATION OF
NEW BUILDING (TO SHARE SIMILAR
FOOTPRINT & SITE ORIENTATION)

LOCATION OF EXISTING SCHOOL
BUILDING - NO MODIFICATIONS
PROPOSED UNDER THIS REVIEW
APPROVED BY DESIGN REVIEW BOARD
(11.19.2021) & APPROVED BUILDING
PERMIT (BC220166)

EXISTING CONDITIONS
Gym Building Photos



CONCEPT



Inspiration: Architecture



CIVIL

Property Location & Info

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 801 OF THE 1ST DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 1/2" REBAR FOUND AT THE LANDLOT CORNER OF LANDLOTS 800, 801, 804, AND 805, WHICH IS THE TRUE POINT OF BEGINNING, THENCE RUNNING S89°03'51"W ALONG THE LANDLOT LINE DIVIDING LAND LOTS 801 AND 800 FOR A DISTANCE OF 95.41' TO A PK NAIL SET ON THE EASTERLY RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD (R/W VARIES), THENCE LEAVING SAID LANDLOT LINE AND RUNNING ALONG THE RIGHT-OF-WAY FOLLOWING COURSES AND DISTANCES, N27°23'30"W FOR A DISTANCE OF 613.11' TO A 1/2" REBAR SET, THENCE RUNNING N63°10'00"E FOR A DISTANCE OF 15.86' TO A 1/2" REBAR SET, THENCE RUNNING N26°50'07"W FOR A DISTANCE OF 180.10' TO A 1/2" REBAR SET, THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING N88°44'41"W FOR A DISTANCE OF 442.53' TO AN AXLE FOUND ON THE LANDLOT LINE DIVIDING LANDLOTS 801 AND 804, THENCE RUNNING ALONG SAID LANDLOT LINE FOLLOWING COURSES AND DISTANCES, S00°10'40"E FOR A DISTANCE OF 583.31' TO A 1/2" REBAR FOUND, THENCE RUNNING S00°11'25"E FOR A DISTANCE OF 117.68' TO A 1/2" REBAR FOUND AT THE LANDLOT CORNER, WHICH IS THE TRUE POINT OF BEGINNING.

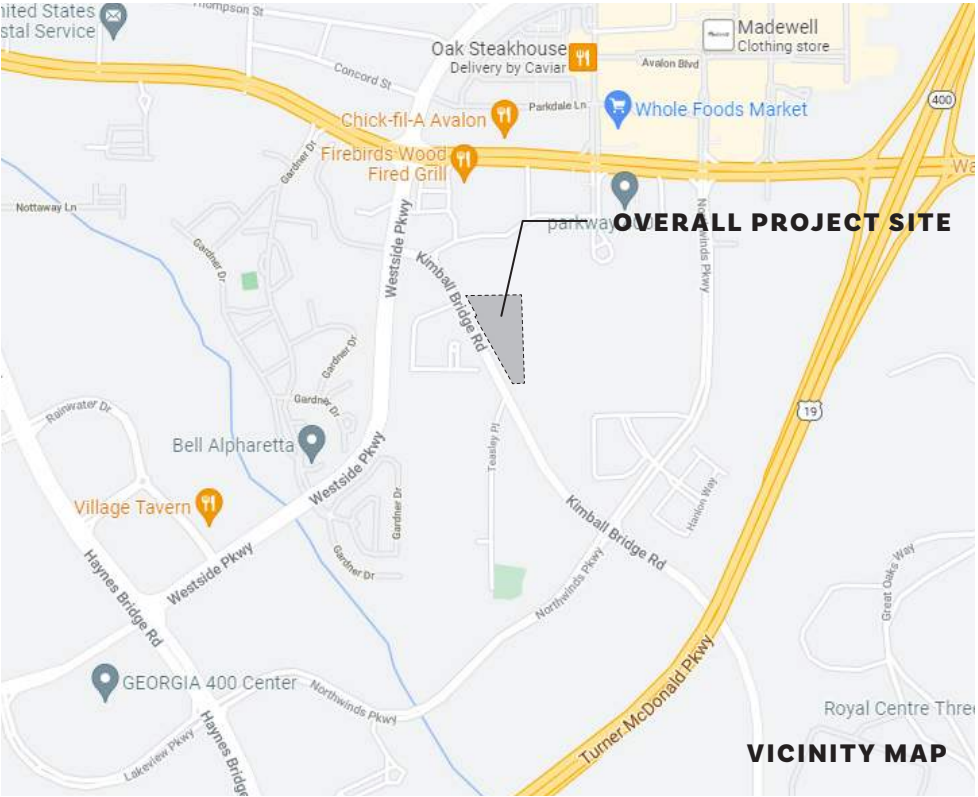
SAID TRACT OR PARCEL OF LAND CONTAINING 4.437 ACRES (193,230 SQUARE FEET) MORE OR LESS.

STORMWATER MANAGEMENT NOTE

SITE WILL CONTAIN ONSITE STORMWATER CONTROLS TO MEET ALL LOCAL AND STATE REQUIREMENTS. THIS MAY INCLUDE THE COMINATION OF SEVERAL COMPONENTS (PERVIOUS PAVING, A CISTERN, OR OTHER COMPONENTS) PROVIDING RUNOFF PROTECTION, CHANNEL PROTECTION, AND OVERBANK FLOODING PROTECTION, AND WATER QUALITY CONTROL PER THE CODE REQUIREMENTS.

VARIANCES

- PROPOSED REDUCTION OF THE 50' FRONT SETBACK TO A 20' FRONT SETBACK FOR +/- 242 LF ALONG THE RIGHT-OF-WAY LINE
- PROPOSED IMPERVIOUS AREA COVERAGE VARIANCE FROM 70% TO 75%
- PROPOSED BUILDING HEIGHT VARIANCE FROM 40' TO 48'
- PROPOSED DRIVEWAY SPACING VARIANCE FROM 300' TO AS SHOWN ON THE PLAN
- PROPOSED REDUCTION IN THE TOTAL AMOUNT OF REQUIRED PARKING SPACES BASED ON THE PARKING REDUCTION MEMO PREPARED BY KIMLEY-HORN



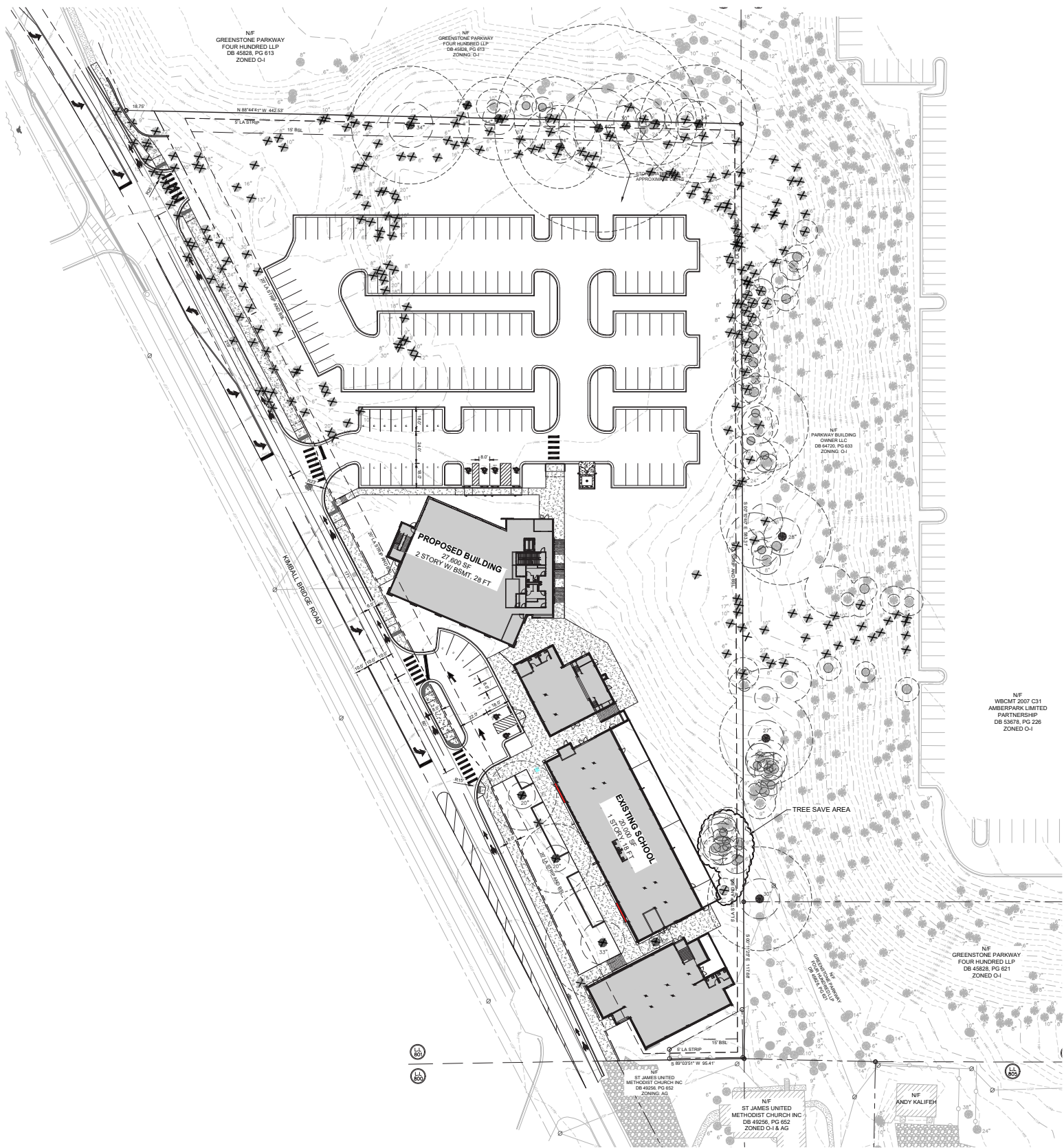
THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZZARD AREA PER FIRM PANEL 13121C0058F AND 13121C0059F DATED 09.18.2013

SITE NOTES

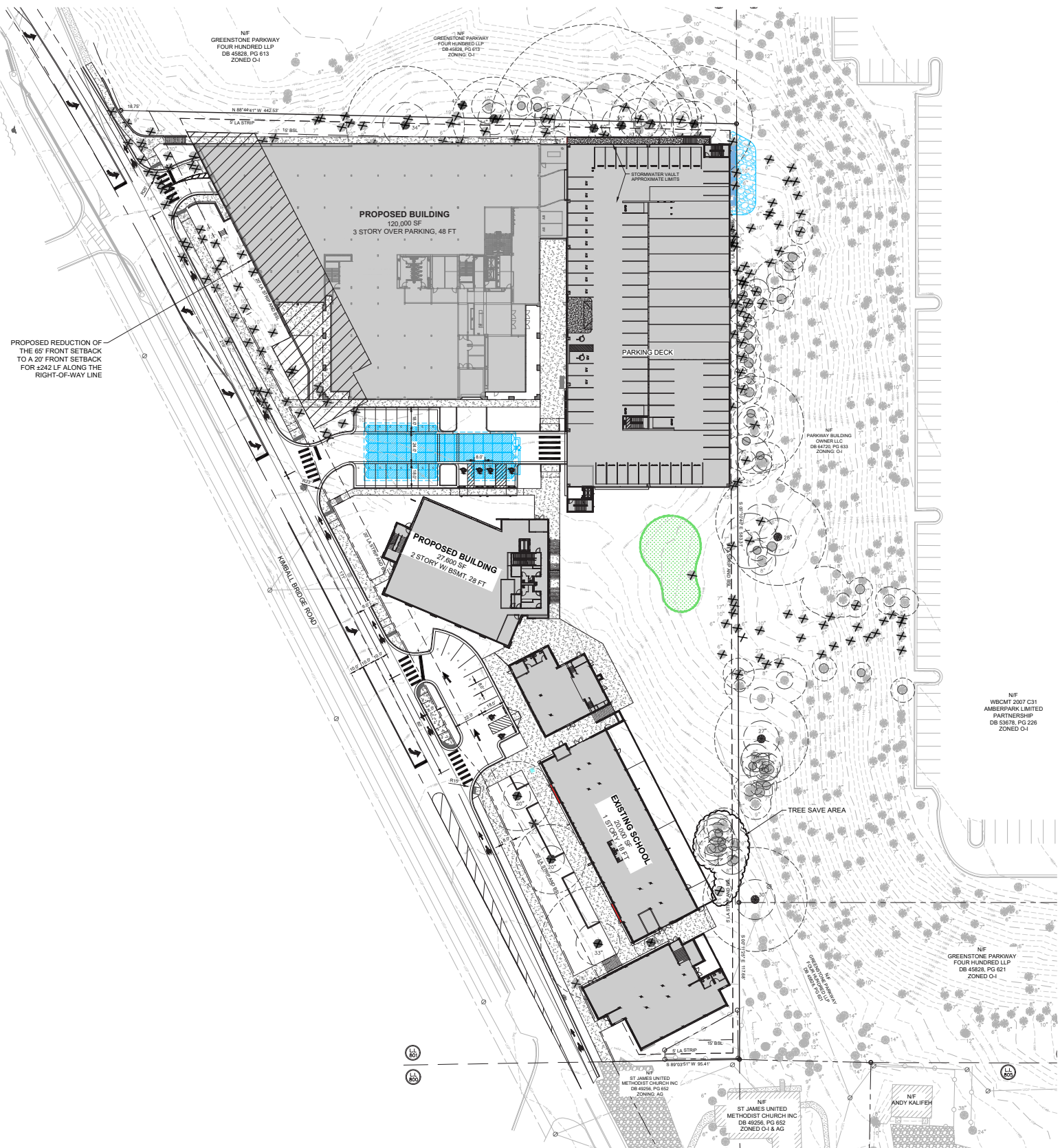
PROPERTY ADDRESS:	154 KIMBALL BRIDGE ROAD
LAND LOT / DISTRICT / SECTION:	801 / 1 / 2
PARCEL ID NUMBERS:	12-2842-0801-011-1
ZONING:	O-P (OFFICE - PROFESSIONAL) (Z-21-06 / V-21-17 / DRB210055)
OVERALL SITE AREA:	4.437 ACRES
DISTURBED AREA:	4.120 ACRES
MAXIMUM LOT COVERAGE:	3.11 ACRES (70.0%)
PROPOSED LOT COVERAGE:	3.33 ACRES (75.0%)
MAXIMUM BUILDING COVERAGE:	1.78 ACRES (40.0%)
PROPOSED BUILDING COVERAGE:	1.45 ACRES (32.7%)
MAXIMUM BUILDING HEIGHT:	40'
PROPOSED BUILDING HEIGHT:	48'
MAXIMUM BUILDING STORIES:	4 STORIES
PROPOSED OFFICE BUILDING STORIES:	3 STORIES + PARKING DECK
PROPOSED GYM REPLACEMENT STORIES:	2 STORIES + BASEMENT
PROPOSED LAND USE DENSITY:	
OFFICE (HEATED)	161,600 SF
LEASABLE AREA	136,000 SF
SUPPORT/SERVICE AREA	25,000 SF
OUTDOOR AMENITIES*	20,000 SF
REQUIRED PARKING:	392 SPACES TOTAL (2.9/1000 SF)
OFFICE:	392 SPACES
PROPOSED PARKING:	554 SPACES TOTAL (3.43/1000 SF)
PARKING DECK + PODIUM	517 SPACES
SURFACE PARKING	30 SPACES
BUILDING SETBACK:	
FRONT	65' (KIMBALL BRIDGE ROAD)
SIDE	15'
REAR	5' (VARIANCE REQUIRED)

EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY BOUNDARY ZONE, INC. DATED 06.11.2018

*OUTDOOR AMENITIES ARE EXTERIOR TO THE BUILDINGS AND DO NOT CONTRIBUTE TO THE OVERALL BUILDING AREA



1 Phase I

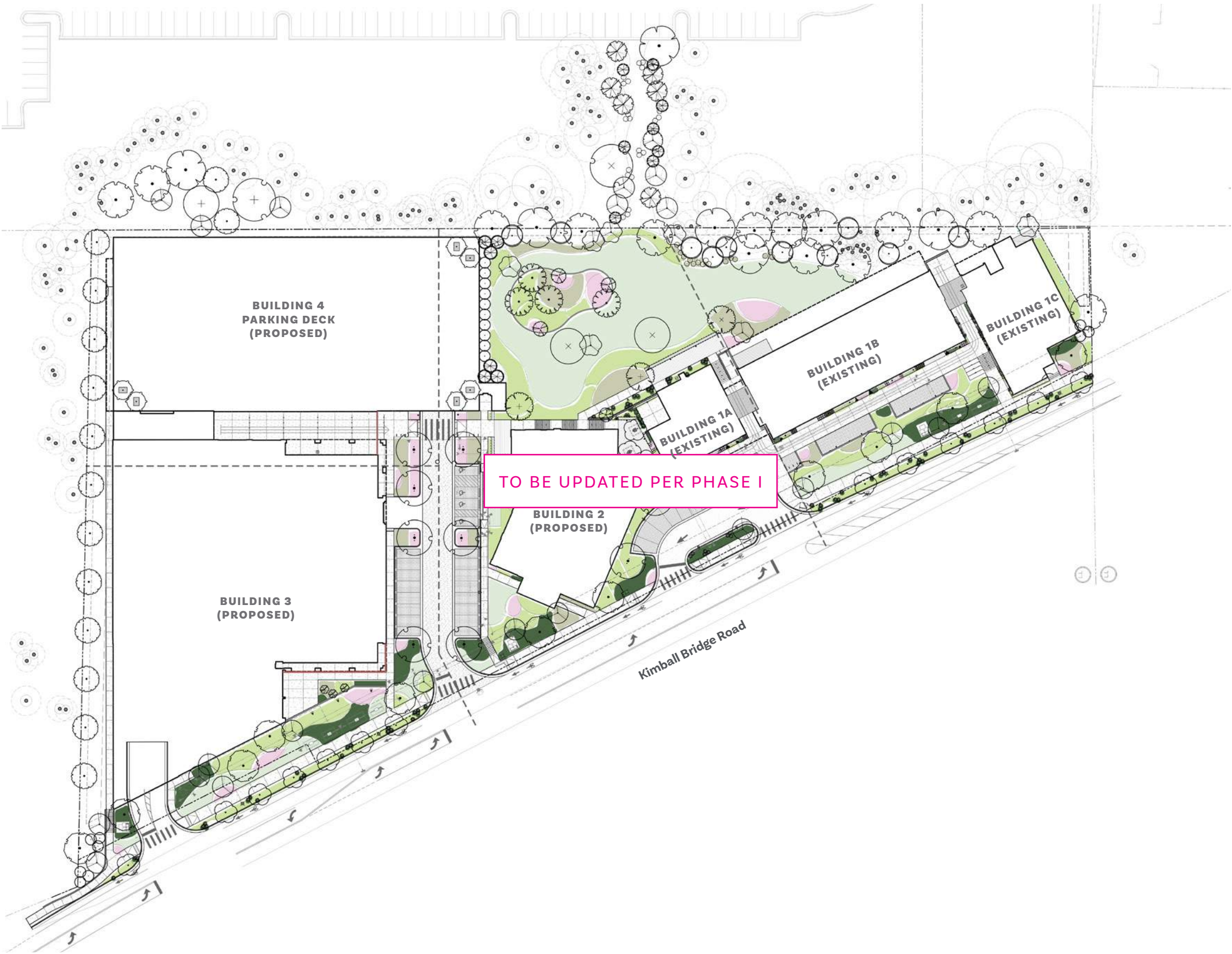


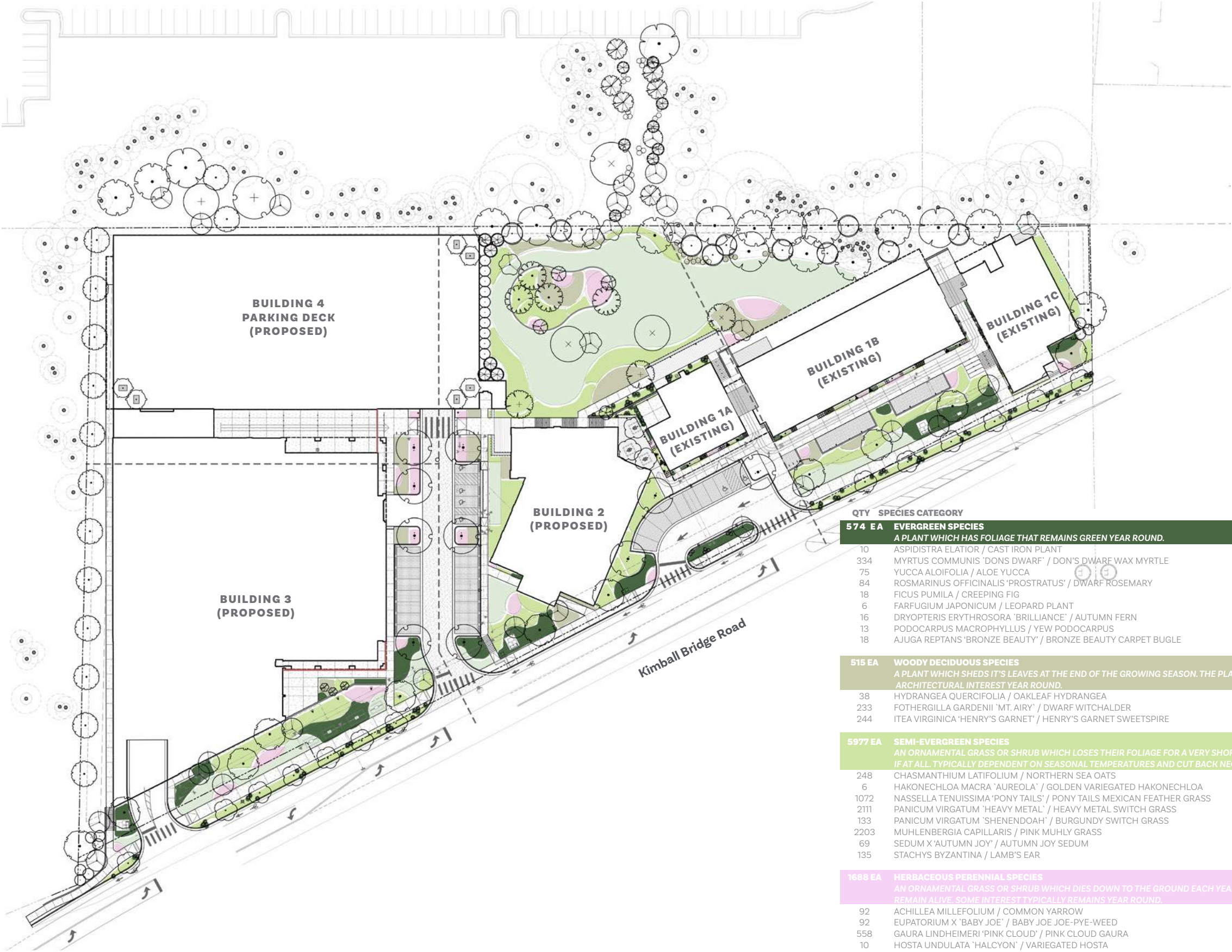
2 Phase II



LANDSCAPE







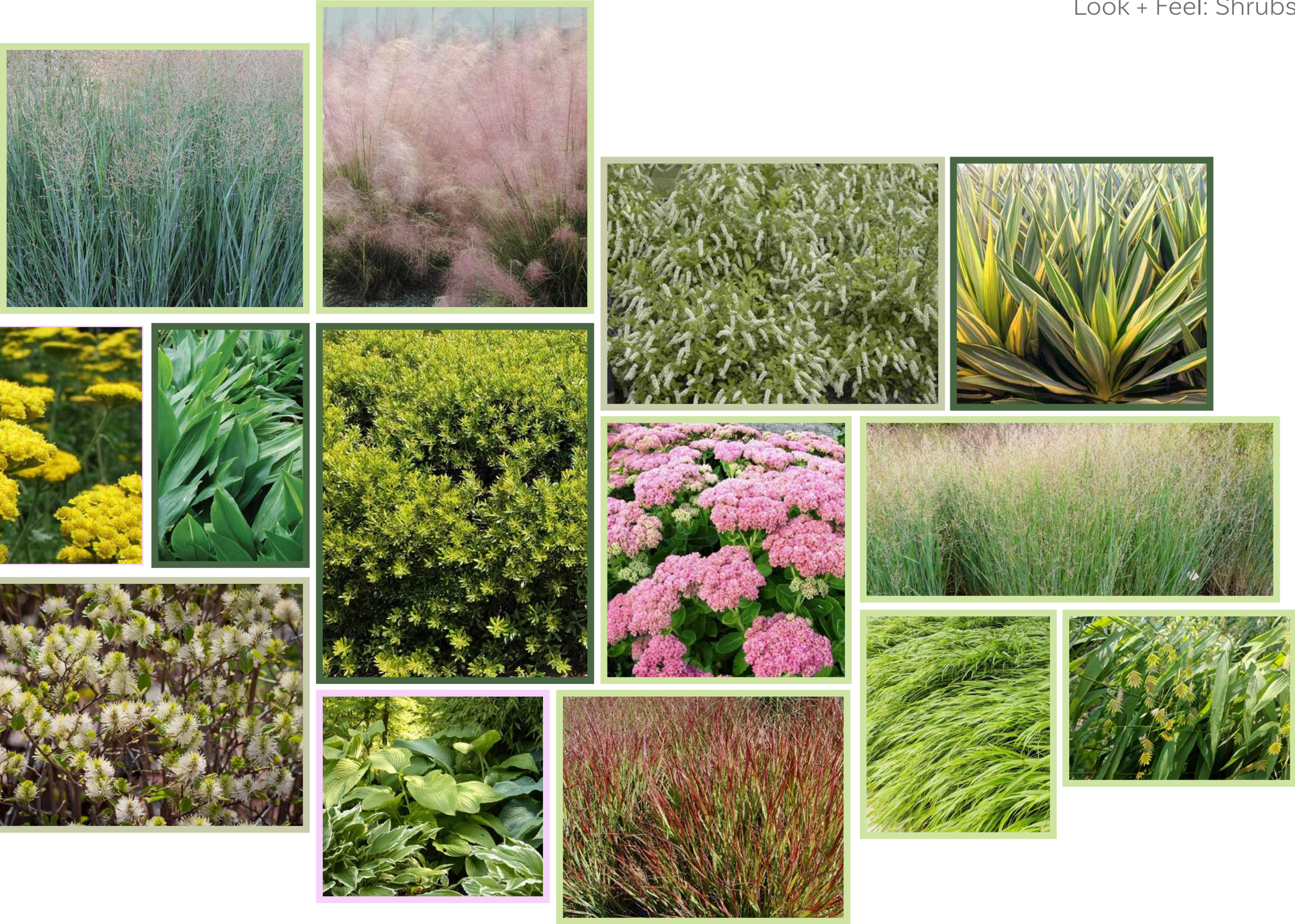
QTY	SPECIES CATEGORY	% / TOTAL
574 EA	EVERGREEN SPECIES A PLANT WHICH HAS FOLIAGE THAT REMAINS GREEN YEAR ROUND.	6.56%
10	ASPIDISTRA ELATIOR / CAST IRON PLANT	
334	MYRTUS COMMUNIS 'DONS DWARF' / DON'S DWARF WAX MYRTLE	
75	YUCCA ALOIFOLIA / ALOE YUCCA	
84	ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY	
18	FICUS PUMILA / CREEPING FIG	
6	FARFUGIUM JAPONICUM / LEOPARD PLANT	
16	DRYOPTERIS ERYTHROSORA 'BRILLIANCE' / AUTUMN FERN	
13	PODOCARPUS MACROPHYLLUS / YEW PODOCARPUS	
18	AJUGA REPTANS 'BRONZE BEAUTY' / BRONZE BEAUTY CARPET BUGLE	
515 EA	WOODY DECIDUOUS SPECIES A PLANT WHICH SHEDS IT'S LEAVES AT THE END OF THE GROWING SEASON. THE PLANT OFFERS ARCHITECTURAL INTEREST YEAR ROUND.	5.88%
38	HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGEA	
233	FOTHERGILLA GARDENII 'MT. AIRY' / DWARF WITCHALDER	
244	ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S GARNET SWEETSPIRE	
5977 EA	SEMI-EVERGREEN SPECIES AN ORNAMENTAL GRASS OR SHRUB WHICH LOSES THEIR FOLIAGE FOR A VERY SHORT PERIOD OF TIME, IF AT ALL. TYPICALLY DEPENDENT ON SEASONAL TEMPERATURES AND CUT BACK NECESSITIES.	68.28%
248	CHASMANTHIUM LATIFOLIUM / NORTHERN SEA OATS	
6	HAKONECHLOA MACRA 'AUREOLA' / GOLDEN VARIEGATED HAKONECHLOA	
1072	NASSELLA TENUISSIMA 'PONY TAILS' / PONY TAILS MEXICAN FEATHER GRASS	
2111	PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS	
133	PANICUM VIRGATUM 'SHENENDOAH' / BURGUNDY SWITCH GRASS	
2203	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	
69	SEDUM X 'AUTUMN JOY' / AUTUMN JOY SEDUM	
135	STACHYS BYZANTINA / LAMB'S EAR	
1688 EA	HERBACEOUS PERENNIAL SPECIES AN ORNAMENTAL GRASS OR SHRUB WHICH DIES DOWN TO THE GROUND EACH YEAR BUT WHOSE ROOTS REMAIN ALIVE. SOME INTEREST TYPICALLY REMAINS YEAR ROUND.	19.28%
92	ACHILLEA MILLEFOLIUM / COMMON YARROW	
92	EUPATORIUM X 'BABY JOE' / BABY JOE JOE-PYE-WEED	
558	GAURA LINDHEIMERI 'PINK CLOUD' / PINK CLOUD GAURA	
10	HOSTA UNDULATA 'HALCYON' / VARIEGATED HOSTA	
936	RUDBECKIA FULGIDA 'GOLDSTURM' / GOLDSTURM BLACK-EYED SUSAN	
	TURF GRASS	
15,711 SF	ZOYSIA JAPONICA / ZOYSIA GRASS	



Look + Feel: Trees



Look + Feel: Shrubs



Look + Feel: Groundcover



ARCHITECTURE



PHOTO: EXISTING GYMNASIUM



GRAPHIC /
MURAL
PLACEHOLDER;
ARTWORK TBD



PHOTO: EXISTING GYMNASIUM

Elevation: Southwest

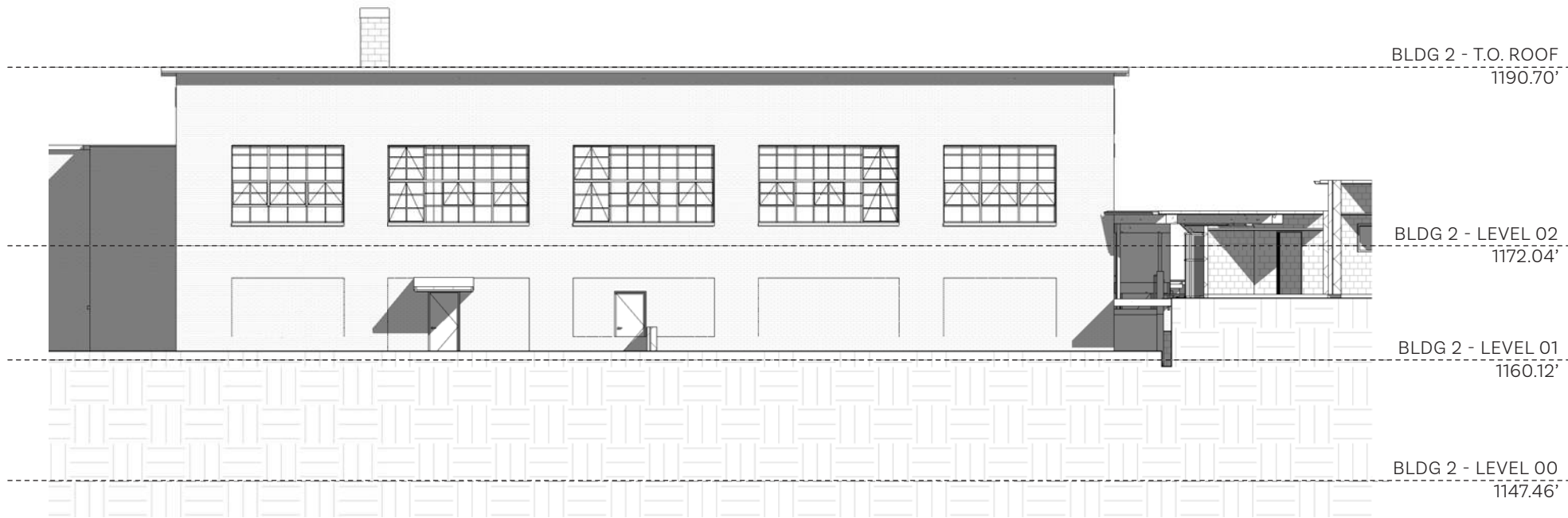


DESIGN DETAILS

- MATERIALS:**
- 1 - BRICK; MERIDIAN BRICK, MODULAR, RED RANGE, SEMI-SMOOTH
 - 2 - METAL PANEL; ALPOLIC, DON GREY
 - 3 - STOREFRONT; YKK, TAPE APPLIED MUNTINS, BLACK ANODIZED ALUMINUM
 - 4 - CAST IN PLACE STONE COPING
 - 5 - CAST IN PLACE STONE HEADER
 - 6 - STEEL PLATE SURROUND
 - 7 - GRAPHIC / MURAL PLACEHOLDER; ARTWORK TBD
 - 8 - EXTERIOR STAIR
 - 9 - MECHANICAL SCREENING; IMETCO, CORRUGATED METAL PANEL, RIB 7.2, MATTE BLACK

NOTES:
A. REPRESENTED FOR DESIGN INTENT

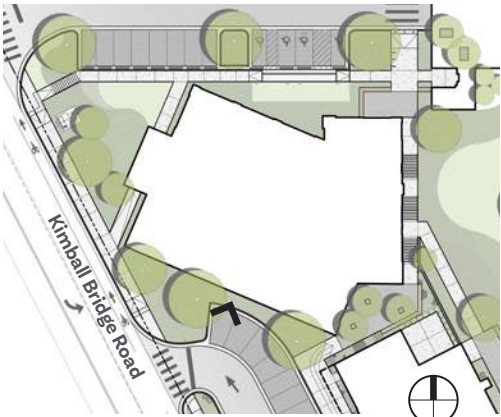
2 Proposed Elevation



1 Existing Elevation

0' 2' 4' 8' 12'
SCALE: 1/16" = 1'-0"

KEY PLAN



Elevation: Northeast



DESIGN DETAILS

- MATERIALS:**
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NOTES:
A. REPRESENTED FOR DESIGN INTENT

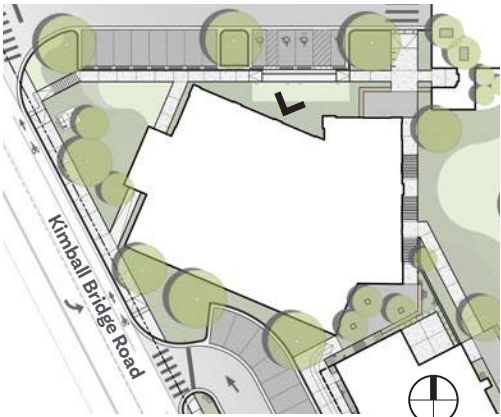
2 Proposed Elevation



1 Existing Elevation

0' 2' 4' 8' 12'
SCALE: 1/16" = 1'-0"

KEY PLAN



Elevation: Southeast

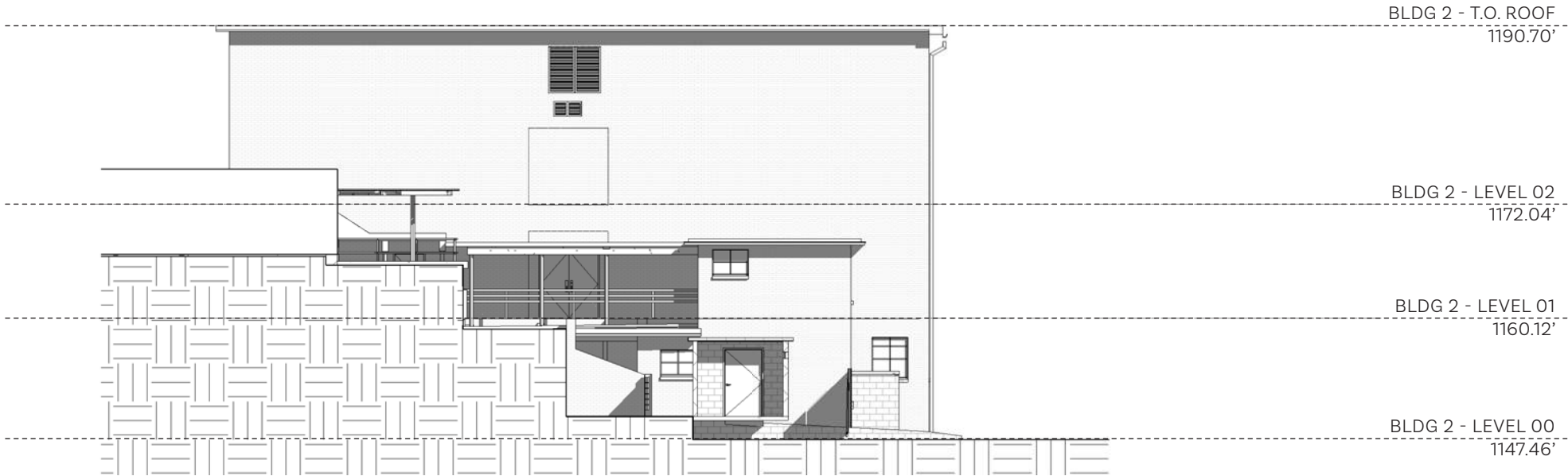


DESIGN DETAILS

- MATERIALS:**
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NOTES:
A. REPRESENTED FOR DESIGN INTENT

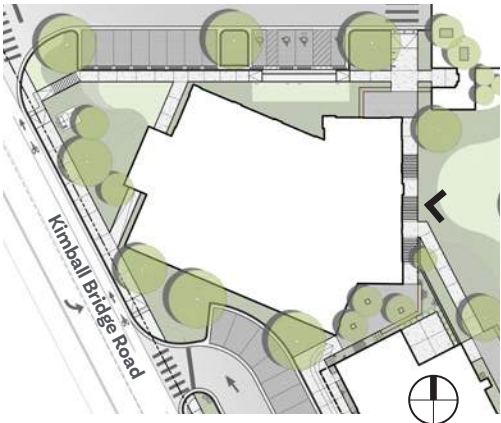
2 Proposed Elevation



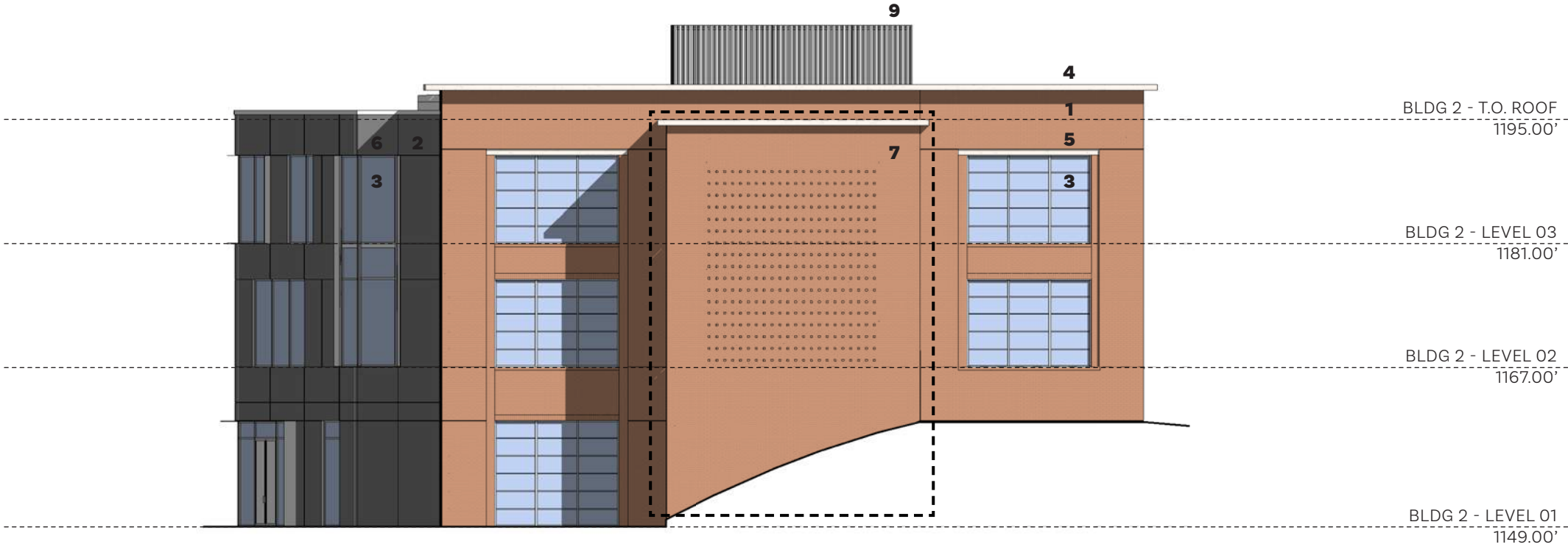
1 Existing Elevation

0' 2' 4' 8' 12'
SCALE: 1/16" = 1'-0"

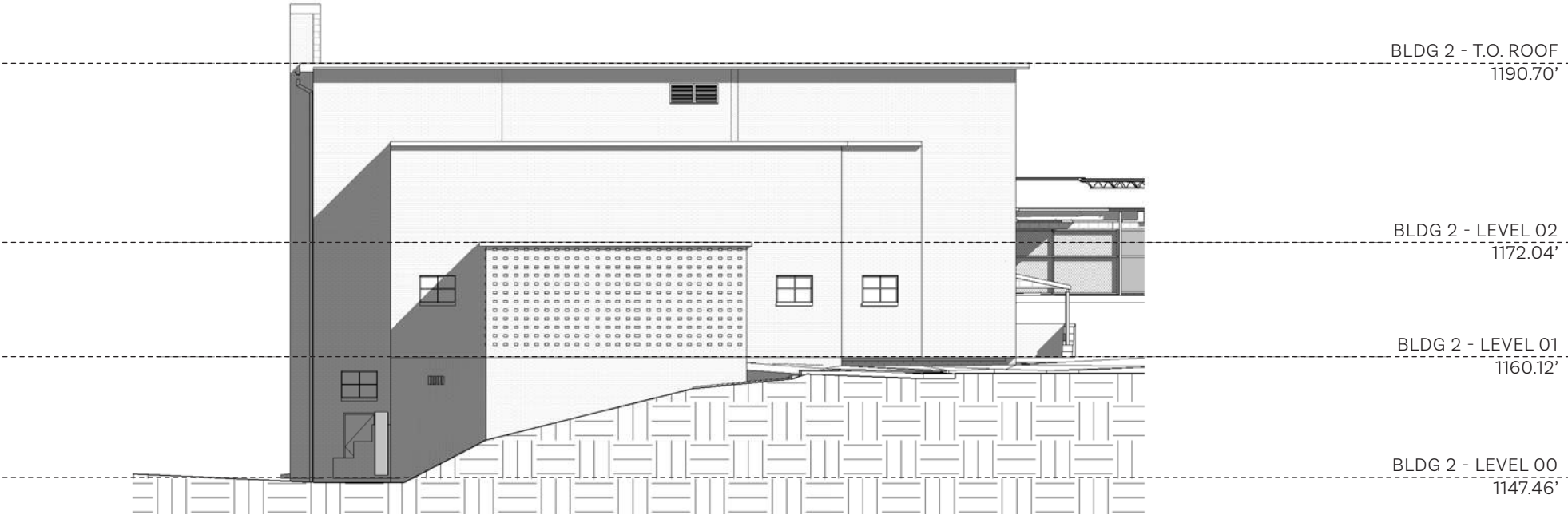
KEY PLAN



Elevation: Northwest



2 Proposed Elevation



1 Existing Elevation

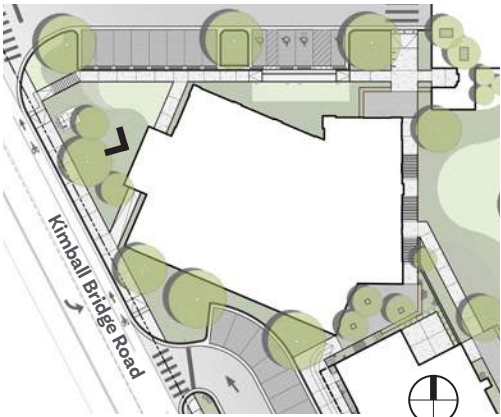
0' 2' 4' 8' 12'
SCALE: 1/16" = 1'-0"

DESIGN DETAILS

- MATERIALS:**
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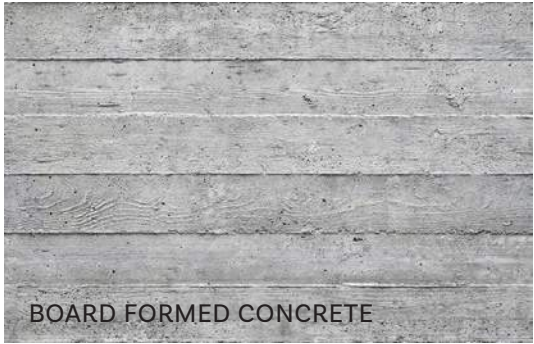
- NOTES:**
- A. REPRESENTED FOR DESIGN INTENT

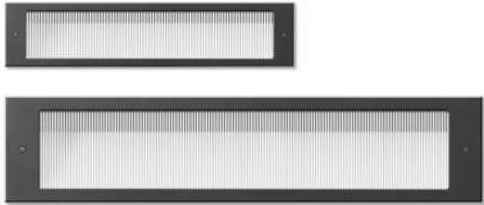
KEY PLAN



MATERIALS & SPECIFICATIONS

Material Palette





BEGA,
RECESSED WALL LUMINARIE



LOUIS POULSEN,
FLINDT BOLLARD



LOUIS POULSEN,
AJ 50 WALL SCONCE



INTER-LUX,
ORMA TRIM FLUSH ADJUSTABLE
IN GRADE



LUMENWERX,
VIA 2 SEAL SURFACE



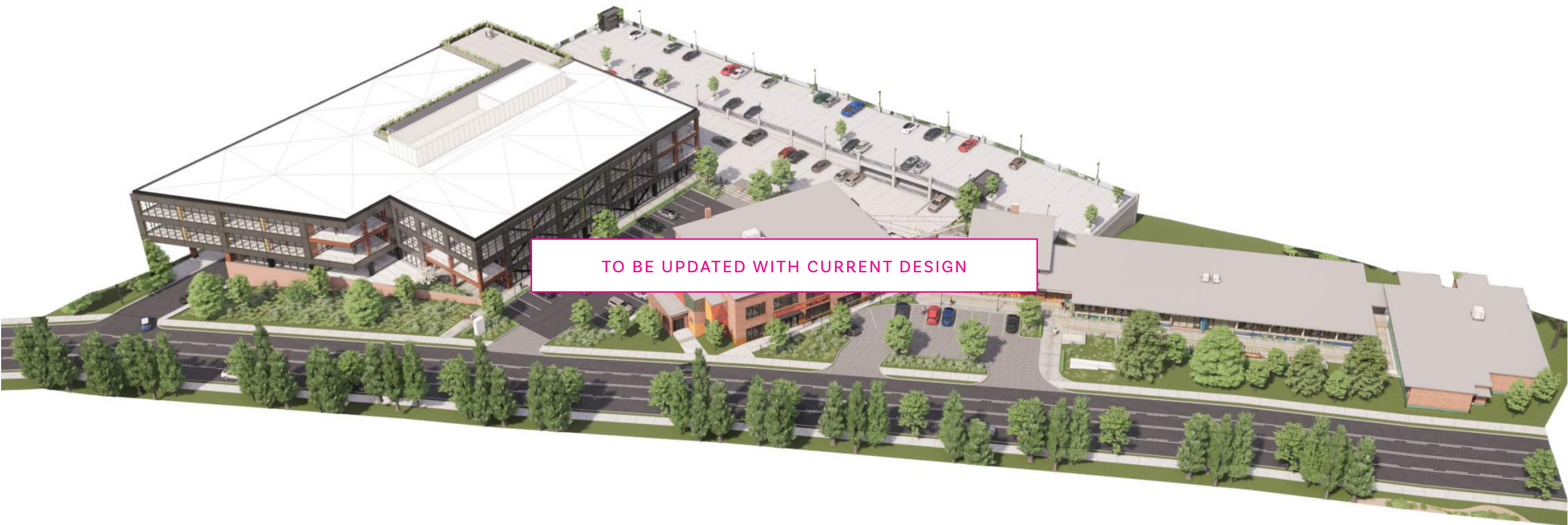
LUMENWERX,
VIA 2 SEAL RECESSED



KELVIX,
OREX TAPE LIGHT



US ARCH,
DSB POLE



APPROVED BY DESIGN REVIEW BOARD (11.19.2021)

THANK YOU