DESIGN REVIEW BOARD
JULY 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

1. Bus Shelter discussion

7. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of June 21, 2024

8. PUBLIC HEARING

1. DRB2400026 Mammoth Detail Salon
Consideration of exterior changes for the business. The property is located at 2145 Old Milton Parkway and is legally described as being in Land Lot 0695, 1st District, 2nd Section, Fulton County, Georgia

2. DRB240027 Couch Construction
Consideration of exterior changes for the business. The property is located at 333 North Main St and is legally described as being in Land Lot 1180, 2nd District, 2nd Section, Fulton County, Georgia

3. DRB240030 Visual Comfort
Consideration of exterior changes for the business. The property is located at 6065 North Point Parkway suite 210 and is legally described as being in Land Lot 0755, 1st District, 2nd Section, Fulton County, Georgia

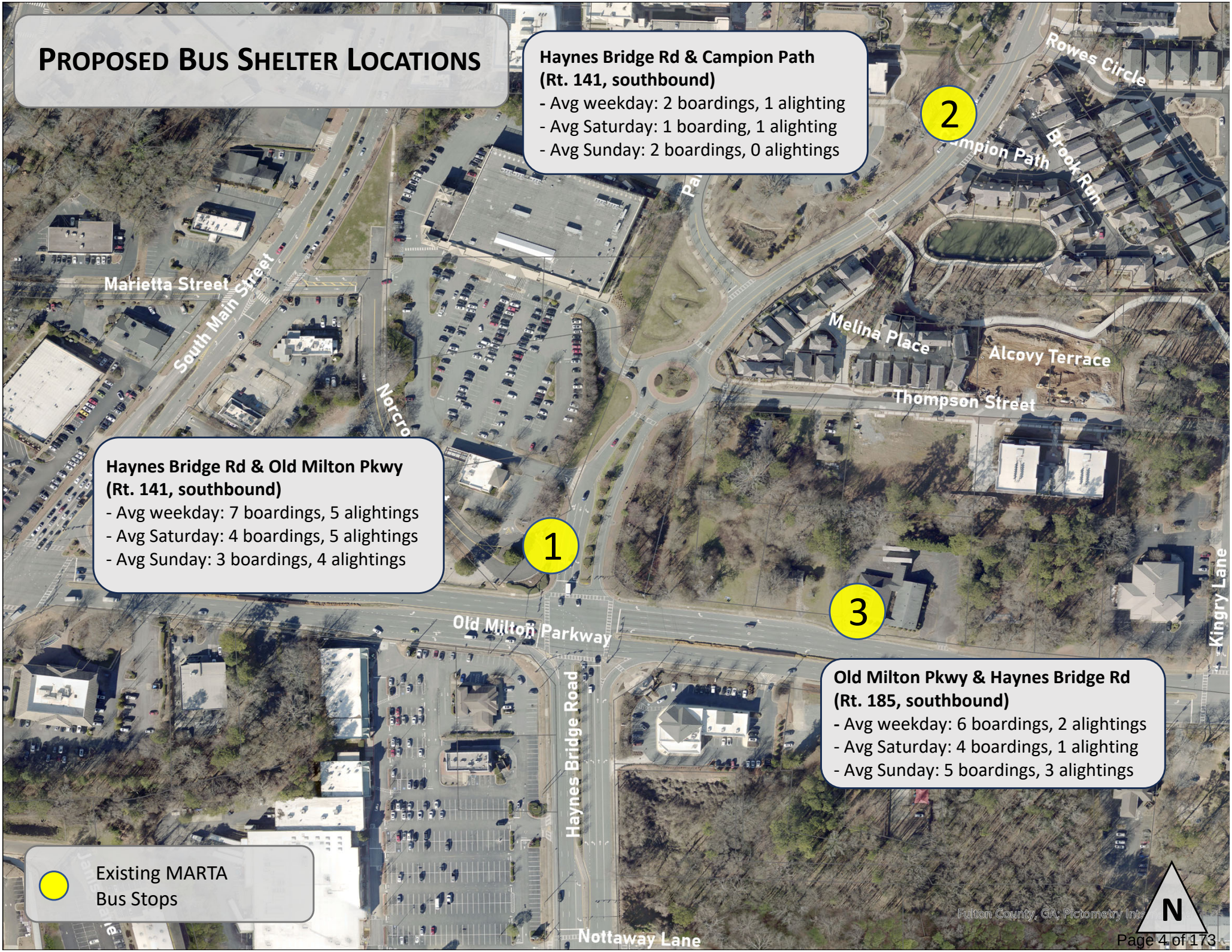
4. DRB240029 LVW TPA GA 400 Tequila Mama
Consideration of new construction. The property is located at 0 Lakeview Parkway in the Lakeview 400 development and is legally described as being in Land Lot 0752, 1st District, 2nd Section, Fulton County, Georgia

5. DRB240028 Park Walke II
Consideration of new residential construction. The property is located at 2220 Old Milton Parkway and is legally described as being in Land Lot 0748, 1st District, 2nd Section, Fulton County, Georgia

9. ADJOURNMENT

- 10 x 3’-6” Bus Stop Shelter Victoria Style Roof
- Price: $11,880 per shelter
- Additional $1,850 for engineered drawings & calculations for structural building code compliance
- Freight: $2,215
- Lead Time: 9-11 weeks
- https://www.handi-hut.com/products/transit-shelters/victoria/

- 6 x 15 Bus Stop Shelter Slimline Hip Roof
- Price: $17,825 per shelter
- Painted Black: $1,275
- PE Engineered Drawing: $1,475
- 10’ wall mount aluminum bench with backrest: $800
- Solar Lighting Package: $1,675
- Price if we purchase 3 shelters: $13,450 per shelter
- Freight: Included in the price
- Lead Time: +/- 30 weeks
- https://www.brasco.com/products/bus-stop-shelters/slimline/hip/


PROPOSED BUS SHELTER LOCATIONS
Haynes Bridge Rd & Campion Path
(Rt. 141, southbound)
- Avg weekday: 2 boardings, 1 alighting
- Avg Saturday: 1 boarding, 1 alighting
- Avg Sunday: 2 boardings, 0 alightings
Haynes Bridge Rd & Old Milton Pkwy
(Rt. 141, southbound)
- Avg weekday: 7 boardings, 5 alightings
- Avg Saturday: 4 boardings, 5 alightings
- Avg Sunday: 3 boardings, 4 alightings
Old Milton Pkwy & Haynes Bridge Rd
(Rt. 185, southbound)
- Avg weekday: 6 boardings, 2 alightings
- Avg Saturday: 4 boardings, 1 alighting
- Avg Sunday: 5 boardings, 3 alightings
1
2
3
Existing MARTA Bus Stops
Rowes Circle
Brook Run
Marietta Street
South Main Street
Melina Place
Alcovy Terrace
Thompson Street
Old Milton Parkway
Haynes Bridge Road
Kingry Lane
Nottaway Lane
N

DESIGN REVIEW BOARD
JUNE 21, 2024

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

1. **MEETING ANNOUNCEMENTS**

2. **WORK SESSION ITEMS**

Chair Kramer called the Work Session to order at 8:33 a.m.

The Board discussed the cases on this Agenda.

3. **CALL TO ORDER**

4. **ROLL CALL**

- **Design Review Board Members present:**
  - Richard Kramer (Chairman)
  - Frank Schwing (Vice Chairman)
  - Pat Corkill
  - Richard Owens
  - Holly Palmer
  - Jennifer Sprayberry

- **Staff Present:**
  - Bret Schroeder, Code Enforcement Manager
  - Elle Taylor, Planning + Zoning Coordinator
  - James Drinkard, Assistant City Administrator

5. **PLEDGE TO THE FLAG**

6. **ITEMS FROM STAFF**

7. **ITEMS FROM BOARD MEMBERS**

1. **DRB Meeting Minutes of May 17, 2024**

- ❖ Board Member Owens offered a motion to approve.
- Vice- Chair Schwing seconded the motion.
- Motion carried (6-0).

8. **PUBLIC HEARING**

1. **DRB240023 Surety Bond Girls**

Applicant presented consideration of a new signage in the Downtown. The property is located at 365 Brady Place and is legally described as being in Land Lot 0693, 1st District, 2nd Section, Fulton County, Georgia.

- Proposed Monument Sign #1.
  - Rendering.
  - Location.
  - Color Samples – SW6840 Exuberant Pink, SW7066 Gray Matters, SW6992 Inkwell.
  - Capped Posts.
  - Crown Molding on top of sign.
  - 4x4 Uplit existing lights.
  - Groundcover, Planter seasonal flowers.

- Blade Sign
  - Location
  - Rendering

There was discussion from the Board:

- Add azaleas along the fence.
- Manage annuals flowers seasonally.
- Landscaping at base of sign.

There was no public comment.

❖ Board Member Owens offered a motion to approve the sign with the condition that the planting within the sign would be regularly changed out and maintained with the watering that you said you have so that all of that works together and I close that motion.

- Board Member Palmer seconded the motion.
- Motion carried (6-0).

Chair Kramer clarified during the motion that this was for the monument sign.

❖ Board Member Palmer offered a motion to approve the blade sign as submitted.

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

2. DRB240022 The Tipsy Spoon

Tyler Cook, Applicant, presented consideration of a new signage in the Downtown. The property is located at 64 North Main St and is legally described as being in Land Lot 1252, 2nd District, 2nd Section, Fulton County, Georgia.

- Color Scheme to match nearby businesses – Dark Brown background, historic dark cream border.
- Provided color samples.

- Single, recessed, carved, background, raised letters and border.
- Double-sided.
- Address letters on posts.

There was discussion from the Board:

- Sign structure looks temporary.
- Needs to be more substantial.
- Remove horizontal supports.
- Showed “Southern Porch” sign.
- Possibility of Arched sign.’
- Caps on posts.
- No Building Sign.
- Add evergreen plantings, Boxwoods, Clarissa Hollies.
- Apparatus (existing lights) on sides of sign. Staff will work with Sign Company to address.

There was no public comment.

❖ Vice-Chair offered a motion to approve the monument sign as presented with the following conditions:

1. Applicant will modify the support structure based on comments today which may include caps on the posts, and rod supports vs. the horizontal wood supports shown. Final approval of the wood structure will be by Staff.
2. Applicant will add evergreen landscaping at the base of the sign, boxwoods were suggested, final approval by Staff.
3. Applicant will repair sign lighting as needed.

- Board Member Palmer seconded the motion.
- Motion carried (6-0).

Chair Kramer called a five-minute recess at 9:39 a.m.

Chair Kramer reconvened the meeting at 9:44 a.m.

3. DRB240020 Campania

Applicant presented consideration of a new patio addition. The property is located at 800 North Main St and is legally described as being in Land Lot 1111, 2nd District, 2nd Section, Fulton County, Georgia.

- Overview of project.
- Semi enclosed patio.
- Enclosure system.
- Color samples.
- Storefront door.
- Double hung windows.

- Location of retaining wall.
- Light pole.
- Renderings.
- Stone base.

There was discussion from the Board and Staff:

- Existing Railing on second floor.
- Existing black metal railing on first floor.
- Existing furniture in parking lot will be removed and relocated.
- Remove pervious pavers around Elm tree.
- Expand open space around the tree.
- Remove white picket fences.
- Patio addition needs to look like it is part of the building.
- Pressure treated skirt just shy of the ground, will be stained special walnut.
- Wall section at Patio.
- Base of treated column- stone veneer goes to grade.
- Air Conditioning/Heaters.
- Entrance to patio.
- Windows.
- Fabric enclosure system on the inside.
- Landscaping – space between new structure and existing wall and to the left of that space. Low shrubs, fragrant ground cover. Staff will look at it.

There was one public comment in favor.

❖ Vice Chair Schwing offered a motion to approve the patio addition as presented today with the following conditions:

1. The patio railing will match the existing railing in the front of the building.
2. Current parking lot seating and fencing will be removed.
3. Applicant will expand the open space around the tree and the island in the front with final approval by Staff.
4. Applicant will submit a Landscaping Plan to Staff for approval that will address the approximately 2" landscape strip along the side of the patio.
5. Relandscape the area at the end of the patio structure between the retaining wall and the building.

- Board Member Owens seconded the motion.

There was discussion during the motion about the light pole and the wall.

Board Member Corkill offered a Friendly Amendment that damage to the existing retaining wall shall be repaired or replaced to match the existing; if the material cannot match then the wall shall be rebuilt to materials per Staff approval.

- Vice Chair Schwing and Board Member Owens accepted the friendly amendment.
- Motion Carried (6-0).

4. **DRB240024 418 North Main St**
   Applicant presented consideration of an exterior remodel and paint. The property is located at 418 North Main St and is legally described as being in Land Lot 1180, 2nd District, 2nd Section, Fulton County, Georgia.

- Elevations
  - Board & Batten Siding.
  - Body Color - SW 6385 Dover White.
  - Window Trim and doors in rear Black.
  - Front Door – SW 6514 Respite.
  - No shutters.
  - Painting is done.
- Front stoop minimal existing hand rail will be improved.
- Mask the meter.
- Monument Sign
  - Elevation Views
  - Map View
  - Sign Description
  - Black background, white letters.
  - Unlit
  - Double-sided
  - Provided sample of black color.
  - Location of sign.
  - Base structure.

There was discussion from the Board:

- Liked simplicity
- Needs low Evergreen landscaping at base.
- Base matches building color.
- Stucco finish base.
- No Building signage at this time.

There was no public comment.

- ❖ Vice Chair Schwing offered a motion to approve the exterior remodel and paint as presented with the following conditions and clarifications:
  1. To clarify, there will be no shutters on the building.
  2. The front stoop railing will be replaced as similar to what was shown in the rendering today with final approval by Staff.
  3. Applicant will screen the gas meter facing the street with final approval by Staff.

- Board Member Palmer seconded the motion.
- Motion Carried (6-0).

- ❖ Vice Chair Schwing offered a motion to approve the monument sign as presented today with the condition that Applicant will add evergreen landscaping at the base and plant it per industry standards so that it will thrive with final approval of plant selection by Staff.
- Board Member Corkill seconded the motion.
- Motion Carried (6-0)

Chair Kramer called a 5-minute recess a 10:42 a.m.

Chair Kramer reconvened the meeting at 10:47 a.m.

5. DRB240025 VyBez LLC

Applicant presented consideration of exterior changes in the Downtown. The property is located at 124 Devore Rd and is legally described as being in Land Lot 0693, 1st District, 2nd Section, Fulton County, Georgia.

- Elevations.
  - Enclose the patio area.
  - Paint white.
  - Provided sample.
  - Replace existing awning.
  - Change front door to brick to match the building.
  - Bricking in vestibule.
  - PVC, woodgrain face of canopy.
  - Aluminum, prefabricated Patio with retractable windows.
  - Outside condensing unit in back.
  - Floor mounted fans.
  - Planters.
  - No live entertainment.
  - Concrete floor with coating replacing asphalt.
  - Staff liked gray color.
  - Plants on uncovered area.
  - Drainage.
  - Dumpster enclosure.
  - Moving kitchen door to the side of the building.
  - 6 ‘ sidewalk..
  - Rooftop unit screened.

There was discussion from the Board:

- Tree requirements.
- Railing on patio.
- South Elevation base to fencing Sheet A2.
- Black rectangular planters.

- Building Sign.
  - Option #1 – backlit letters on main canopy.

- Option #2. – on wall.

There was no public comment.

- ❖ Vice Chair Schwing offered a motion to approve the exterior changes and building sign as presented with the following conditions:

1. An alternative paint color in a shade gray would be acceptable or the color as presented today. If the Applicant chooses to use a shade of gray, Staff will have final approval.
2. Applicant will provide a landscaping plan for the end of the patio for Staff approval.
3. The dumpster enclosure will be bricked to match the building on the side and back with gates on front. Style and material to be approved by Staff. The dumpster enclosure will have landscape screening with approval by Staff.
4. For clarification the canopy is going to be a PVC wood grain as shown to the Board today vs. the aluminum shown in the submittal.
5. The plantings in the planters around the patio will be maintained and irrigated.
6. The Building Sign is subject to final approval by Staff.

- Board Member Owens seconded the motion.
- Motion Carried (6-0

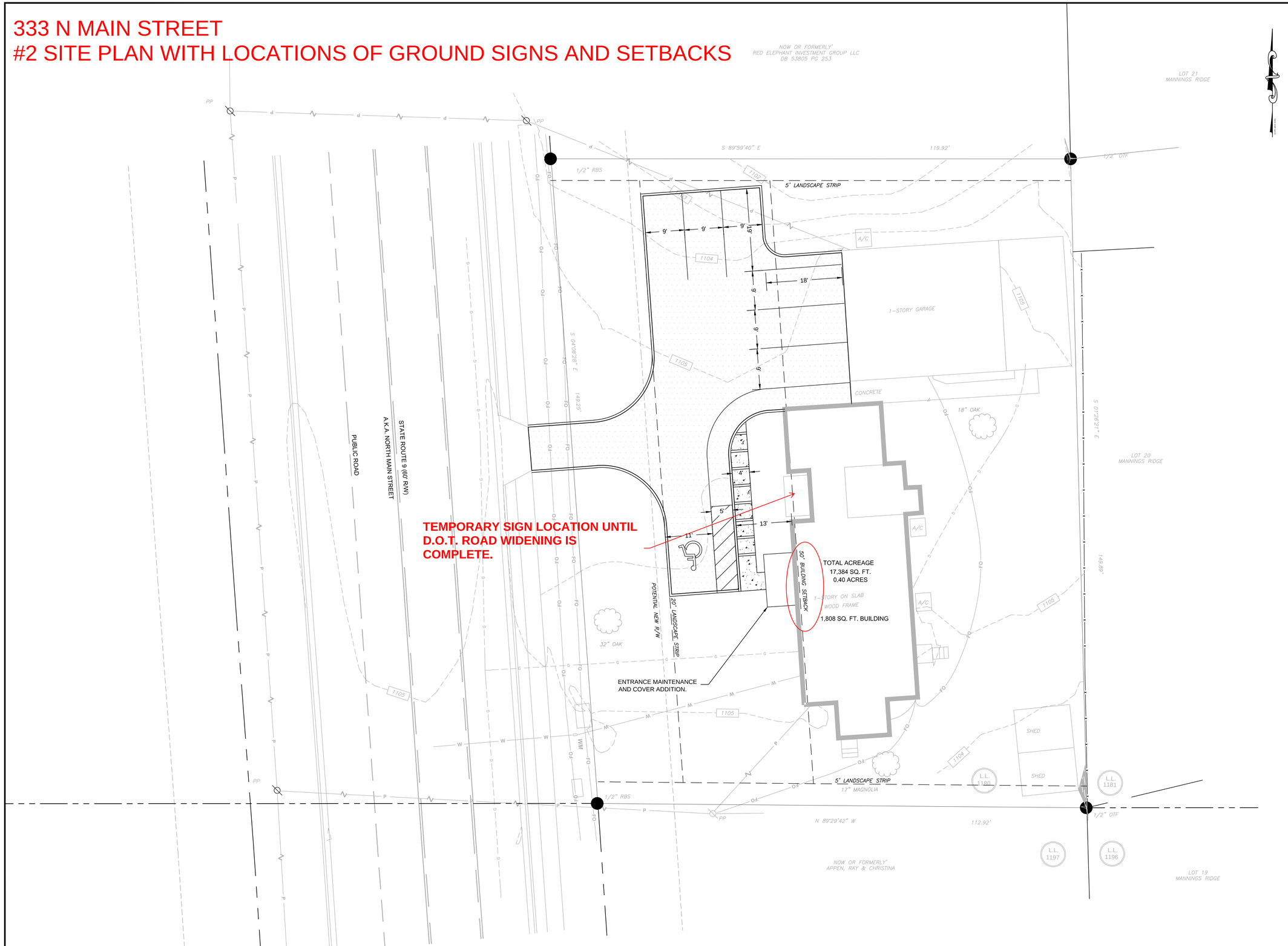
9. ADJOURNMENT

Chair Kramer adjourned the meeting at 11:17 a.m.

MAMMOTH
HAND CAR WASH & DETAIL SALON
Hand Car Wash
Detail Salon

MAMMOTH
Hand Car Wash
Detail Salon

333 N MAIN STREET
#2 SITE PLAN WITH LOCATIONS OF GROUND SIGNS AND SETBACKS



PARKING REQUIREMENTS:

3 PER 1,000 SF OF BUILDING
1,808 SF / 1000 = 1.808 * 3 = 5.4 OR
6 PARKING SPACES REQ.
7 SPACES PROVIDED = 6 REQUIRED

IMPERVIOUS AREA (NOT INCLUDING STRUCTURES):

EXISTING = 4,036 SF
PROPOSED = 3,088 SF

ADDITIONAL FILL REQUIRED:

APPROXIMATELY 1,250 SF DISTURBED

24 HOUR CONTACT:
Darden Couch
678-977-8662

ONSITE CIVIL GROUP
980 BIRMINGHAM RD, SUITE 501-340, MILTON, GA 30004
PH 1: (404) 822-9447, PH 2: (678) 449-6938
WWW.ONSITECIVIL.COM
INFO@ONSITECIVIL.COM

THESE DRAWINGS ARE THE PROPERTY OF ONSITE CIVIL GROUP, LLC AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF ONSITE CIVIL GROUP, LLC.

REVISIONS

No.	DATE	DESCRIPTION
-	-	-

0 10 20 Feet

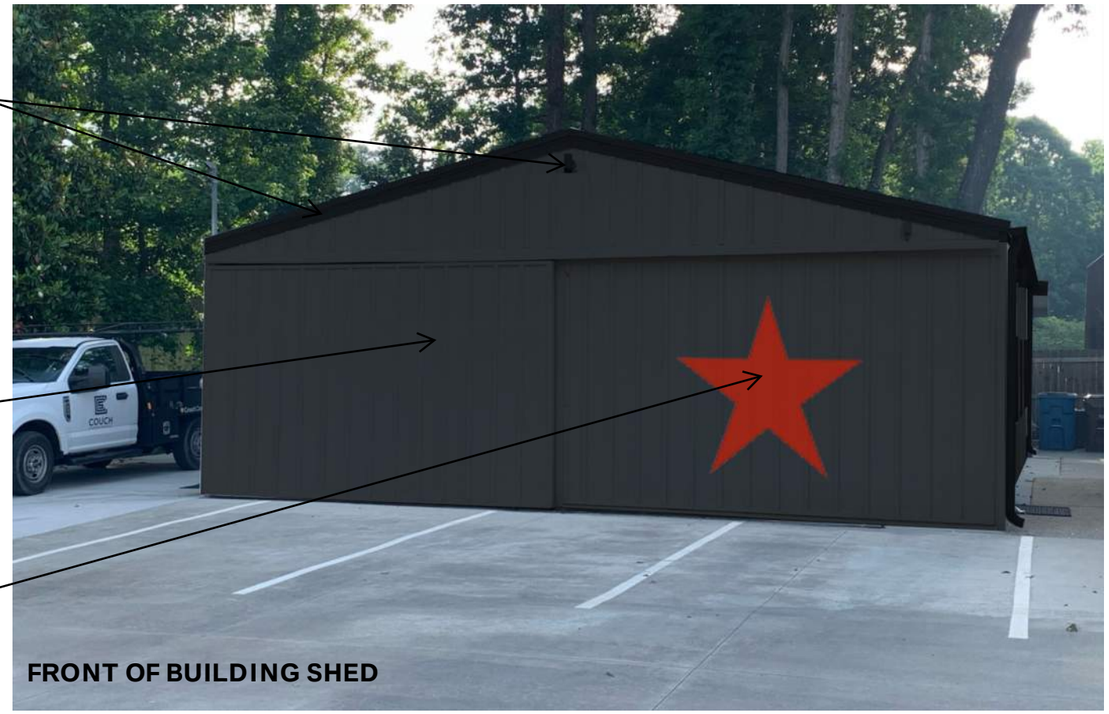
COUCH CONSTRUCTION SERVICES
1745 MAYFIELD ROAD
ALPHARETTA, GEORGIA 30009
MARIETTA, GEORGIA 30067
CONTACT: DARDEN COUCH
PHONE:678-977-8662

333 NORTH MAIN STREET
PARCEL ID 17050800150
LL1180 2ND DISTRICT
2ND SECTION
ALPHARETTA, FULTON COUNTY
GEORGIA

SITE PLAN

DATE: ----
PROJECT: 16-018

SHEET: C 401



COLOR LEGEND

PT- 01	PT- 02	PT- 03
SW 6258 - TRICORN BLACK	SW 7069 - IRON ORE	SW 7069 - OBSTINATE ORANGE

MOCKUP OF COLORS ON ACTUAL BUILDING

LOGO NOTES

LOGO 01

L - 1A :
- 4' x 4' painted star, PT- 03

L - 1B :
- 2' x 2' PVC star
- 3/4" PVC, painted PT- 03

LOGO 02

COUCH GROUP

L - 02 :
- 3/4" PVC letters on reclaimed wood 46" x 46" sign

LOGO 03 (NOT USED)

MT STUDIO
ARCHITECTURE
182 ELIZABETH STREET NE
ATLANTA GEORGIA 30307
404 274 5900 tarver@mts-architecture.com

TITLE: COUCH GROUP- OPTION A — 333 NORTH MAIN STREET

DATE: 2024_05_28

#3 EXTERIOR ELEVATIONS INDICATING LOCATION OF WALL SIGNS
#4 COLORED EXTERIOR ELEVATIONS WITH MATERIALS NOTES OF ALL FACADES OF THE BUILDING

JOB NO.

PAGE 1/2

ACTUAL PAINT MOCK-UP ON BACKSIDE OF BUILDING

COLOR LEGEND

PT- 01	PT- 02	PT- 03
SW 6258 - TRICORN BLACK	SW 7069 - IRON ORE	SW 7069 - OBSTINATE ORANGE

MT STUDIO ARCHITECTURE
182 ELIZABETH STREET NE
ATLANTA GEORGIA 30307
404 274 5900 tarver@mts-architecture.com

TITLE: COUCH GROUP- OPTION A

DATE: 2024_05_28

333 NORTH MAIN STREET

#3 EXTERIOR ELEVATIONS INDICATING LOCATION OF WALL SIGNS
#4 COLORED EXTERIOR ELEVATIONS WITH MATERIALS NOTES OF ALL FACADES OF THE BUILDING

JOB NO.

PAGE 2/2

75 Pixels = 6"

FRONT OF BUILDING SHED

FRONT OF OFFICE

REAR SHED/ OFFICE

NEARBY BUILDINGS
COLOR CONDITIONS

91 Cumming St,
Alpharetta, GA

145 N. Main St,
Alpharetta, GA

150 Mayfield Rd,
Alpharetta, GA

150 Mayfield Rd,
Alpharetta, GA

MT STUDIO ARCHITECTURE
182 ELIZABETH STREET NE
ATLANTA GEORGIA 30307
404 274 5900 tarver@mts-architecture.com

COUCH CONSTRUCTION SERVICES LLC. - EXISTING CONDITIONS
333 N. MAIN STREET, ALPHARETTA, GA 30009

TITLE

DATE

2024_05_30

333 NORTH MAIN STREET
#5 LOCATIONS OF EXISTING BUILDING LIGHTING AND NEARBY COLOR CONDITIONS

74 PIXELS = 1/4" Square

COUCH
Construction Services LLC

May 31, 2024

City of Alpharetta Design Review Board
2 Park Plaza
Alpharetta, Georgia 30009

RE: Design Review Board Application for 333 North Main LLC ("Petitioner/Owner") for Signage Review and Exterior Elevation Review ("Application").

Dear Design Review Board and Staff:

Enclosed please find one original and one copy of the following documents related to my above referenced Application:

1. Application for Signage Review and Exterior Elevation Review.
2. Site plan drawing indicating locations of ground signs and setbacks;
3. Exterior elevations indicting locations of wall signs;
4. Colored exterior elevations with materials notes of all facades of the building; and
5. Locations of existing building lighting

Please note that the building is existing in the City of Alpharetta and the structure, lighting, etc. is not changing. The color of the façade and signage is changing as I am re-branding the business. Color samples will be brought to the meeting on July 19, 2024. Please let me know if there is anything missing from the submittal package or if you have any questions.

Sincerely,
333 North Main Street LLC

Darden R. Couch, Member

DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: Dec 1, 2023

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

TEL: 678.297.6088
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 file in Adobe format, containing the entire application; 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 02, 2024	February 16, 2024
February 01,2024	March 15, 2024
March 01, 2024	April 19, 2024
April 01, 2024	May 17, 2024
May 01, 2024	June 21, 2024
June 03, 2024	July 19, 2024
July 01, 2024	August 16, 2024
August 01, 2024	September 20, 2024
September 03, 2024	October 18, 2024
October 02, 2024	November 15, 2024
November 01, 2023	January 03, 2025
December 02, 2024	January 17, 2025

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: 333 North Main LLC

Location Address: 333 North Main Street

Mailing Address: 333 North Main Street

City: Alpharetta State: GA Zip Code: 30009 -

Contact for All Notifications: Darden Couch

Contact Telephone: 678 - 977 - 8622 Mobile Telephone: 678 - 977 - 8622

Fax: NA - - Email: darden@couchconstructionservices.com

Contact's Relation to Business: Member

This Application For (Check all that apply):

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

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
Legal Advertising Requirement	$	175.00
Total Due		$350

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: 333 North Main LLC

Physical Address: 333 North Main Street Alpharetta, GA 30009

Mailing Address: 333 North Main Street

City: Alpharetta State: GA Zip Code: 30009 -

Owner Telephone: 678 - 977 - 8622 Contact Fax: NA - - -

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): Darden Couch, Member Date: 05/30/2024

Owner Signature:

Property Information:

Address (If Assigned) : 333 North Main Street Alpharetta, GA 30009

Tax ID or Map Reference Number: 22-4813-1180-D-2

Land Lot(s): 1180 District: 2nd Section: 2nd

Existing Zoning of Property: O-I Existing Uses of Property: Office

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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: 5/30/24

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

The surrounding area is varied in its own colors and look on North Main Street. The proposed color will be similar to that of Bay Equity Mortgage located at 145 N Main Street Alpharetta, GA 30009. The colors used will be SW 7069 Iron Ore (facade), SW 6258 Tricorn Black (trim), and SW 6884 Obstinate Orange (accents).

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.

- [x] 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.

The architectural design had been previously approved by the City of Alpharetta. This is a simple color change request, which is being made as part of the rebranding of Couch Construction Services, LLC to Couch Group LLC, which is the tenant in the property. Darden Couch is the sole member of the Property Owner and the Tenant.

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

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

The structure and signage have been previously approved by the City. The change in color and signage is requested as part of a rebranding. The Owner/Tenant is very knowledgeable in the area of design trends in construction as he has worked on many of the City's best restaurants and retail business, as the commercial construction contractor. Couch is rebranding to be on the forefront of changes in design and color and is updating its look to coincide with commercial trends. The City guidelines prime role is to provide commercial identity and branding. This request will add a level of detail and visual interest to the building and street scape.The signage change will fit in the current foot print and is not oversized or over-scaled. The proposed sign has a wood backing on the main monument sign and both signs change logo and color to be in step with the rebrand.

Deed Book 56002 Pg 309
Filed and Recorded Apr-04-2016 03:06pm
2016-0151214
Real Estate Transfer Tax $460.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

(Space Above for Recorder's Use)

After Recording Please Return To:
Calloway Title & Escrow, LLC
4170 Ashford-Dunwoody Rd., Ste. 285
Atlanta, Georgia 30319
Phone: (770) 698-7960
Attn.: S. Marcus Calloway, Esq.
2·33856

STATE OF GEORGIA

COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE is made as of this 31st day of March, 2016, between **DIANA M. MCKINNIE,** an individual, and resident of the State of Florida (hereinafter referred to as "***Grantor***") and **333 NORTH MAIN LLC,** a Georgia limited liability company (hereinafter referred to as "***Grantee***") ("*Grantor*" and "*Grantee*" to include their respective successors, legal representatives and assigns where the context requires or permits).

WITNESSETH:

GRANTOR, in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all those certain tracts or parcels of land particularly described on EXHIBIT "A," which attached here to and incorporated herein (the "***Land***").

TOGETHER WITH all rights, members, structures, easements, alleys, ways, appurtenances, improvements, chattels, timber, shrubbery, trees, plants, fixtures, privileges, tenements or hereditaments incident or appurtenant thereto (the foregoing, together with the Land, are herein referred to as the "***Property***"), subject only to those matters set forth and described on EXHIBIT "B," attached hereto and by this reference made a part hereof (herein referred to as the "***Permitted Exceptions***").

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=67945082&key1=56002&key2=309&county=60&countyname=FULTON&userid=294566&a... 1/3

TO HAVE AND TO HOLD the Property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE, subject only to the Permitted Exceptions.

AND GRANTOR WILL WARRANT and forever defend the right and title to the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, against the claims of any persons owning, holding or claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto caused this Indenture to be executed under seal by its duly authorized representative as of the date and year first above written.

SIGNED, SEALED AND DELIVERED in the presence of:

Witness

GRANTOR:

(SEAL)
DIANA M. MCKINNIE, an individual resident of the State of Florida

Sworn to and subscribed before me this 30th day of March, 2016:

Notary Public

My commission expires: 6-27-19

[NOTARIAL SEAL]

DONNA MCRANNOLDS
Notary Public - State of Florida
Commission # FF 239752
My Comm. Expires Jun 27, 2019
Bonded through National Notary Assn.

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=67945082&key1=56002&key2=309&county=60&countyname=FULTON&userid=294566&a... 2/3

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 1180 of the 2nd District, 2nd Section of Fulton County, Georgia, being improved real property known as 333 North Main Street according to the present system of numbering in the City of Alpharetta, and being more particularly described as follows:

BEGINNING at an iron pin located at the southeast corner of Land Lot 1180, being the common corner of Land Lots 1180, 1181, 1196, and 1197, aforesaid District, Section and County thence run North 89 degrees, 13 minutes, 55 seconds West along the south Land Lot lines of said Land Lot 1180 a distance of 114.08 feet to an iron pin located on the east right-of-way line of Georgia Highway No.9. a/k/a North Main Street (being on 80-foot right-of-way), thence run North 02 degrees 16 minutes, 13 seconds West along said east right-of-way line, a distance of148.94 feet to an iron pin thence leaving said right-of-way, run North 89 degrees 43 minutes 53 seconds East a distance of 117.76 feet to an iron pin on the east Land Lot line of aforesaid Land Lot 1180, thence run south 01 degree 10 minutes 34 seconds East along the east land lot line of aforesaid Land Lot 1180 a distance of 149.80 feet to an iron pin at the southeast corner of aforesaid Land Lot 1180, being the point of beginning. Said tract containing 0.40 acres as delineated on that certain plat of the survey prepared by Cherokee Surveying Co., last revised August 26, 1996, for J.W. McKinnie.

Less and except that portion of the property deeded to the Georgia Department of Transportation pursuant to the deed recorded in Deed Book 59149 Page176 Fulton County, Georgia.

THE CITY OF ALPHARETTA GEORGIA

City of Alpharetta
2 Park Plaza
Alpharetta,GA 30009
Phone:678-297-6000
http://www.alpharetta.ga.us

Receipt#: 50575
Date: 6/3/2024

Payment Receipt

Invoice #	Case Type	Case Number	Sub Type
	P-DRB	DRB240027	

Tender Type/Description	Amount
CHECK- Check	350.00
Sub Total:	**350.00**

Fees:

Fees Code / Description	Amount
P-DRBADFEE- Design Review Board - Advertising Fee	175.00
P-DRBDO- Review within the Downtown Overlay	175.00
Sub Total:	**350.00**

Total Amount Due: **350.00**
Total Payment: **350.00**

Received By: ECOBB Code: COAPLL_Recpt50575_3_6_2024_ECOBB

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: Visual Comfort & Co

Location Address: 6565 North Point Parkway, Suite 210, Alpharetta GA 30022

Mailing Address: 6565 North Point Parkway

City: Alpharetta State: GA Zip Code: 30022 - 4804

Contact for All Notifications: Ivan Enriquez

Contact Telephone: 912 - 527 - 9610 Mobile Telephone: 201 - 923 - 0359

Fax: ___ - ___ - ___ Email: ienriquez@visualcomfort.com

Contact's Relation to Business: Director of Showroom Design

This Application For (Check all that apply):

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

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
Legal Advertising Requirement	$	175.00
Total Due		$475

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: GW Properties, Attn: Mitch Goltz

Physical Address: 2211 N Elston Avenue, Suite 400, Chicago, IL 60614

Mailing Address: 2211 N Elston Avenue, Suite 400

City: Chicago State: IL Zip Code: 60614 - 2918

Owner Telephone: 773 - 382 - 0590 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): Mitch Goltz Date: 05/31/2024

Owner Signature: Mitch Goltz

Property Information:

Address (If Assigned) : 6565 North Point Parkway, Suite 210, Alpharetta, GA 30022

Tax ID or Map Reference Number: 12 273007540469

Land Lot(s): 0755 District: PSC Section: ___

Existing Zoning of Property: PSC Existing Uses of Property: Retail Stores / Mercantile

---

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: Ivan Enriquez Date: 05.31.24

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

The tenant suite that Visual Comfort & Co. (VC&C) will be occupying is within an existing building. The façade of the building is brick, which will remain. VC&C is proposing to remove all existing storefront within their tenant suite and replace it with new storefront similar to ones currently installed by the adjacent tenants. The new storefronts will be installed in the existing openings of the removed ones. VC&C is proposing to install storefront panels that have fewer intermediate mullions than the existing ones as they allow the window display light fixtures to be more visible to the public. The overall character of the of the buildings facades will be visually compatible to the surrounding buildings as the design is quite similar.

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 are no changes to the rooftop of site line.

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).

The building setback, building height, surface parking lots and streetscape standards are all existing. No adjustments to these elements are within VC&C's scope of work.

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.

The following North Point Overlay standards are met in this application:

a. Fenestration: There is no change in the percentage of window and door glass from the existing.
b. Pedestrian Access: A street facing pedestrian entrance door is will be provided. The entrance will be operable to customers, visitors and employees during business hours. An additional entrance adjacent to the parking lot will also be provided and operable to customers, visitors and employees during business hours.
c. Building Materials: The existing exterior finish material on walls visible from the street is brick, and will remain. The new storefront material is aluminum which is similar to the existing adjacent storefronts.
d. Building Façade: The new storefront is being installed within the existing storefront openings, there is no change in the footprint.
e. Building Massing: There is no change to the building massing within this application.

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

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

The open space is existing and not within the scope of work for this application.

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.

The measures are not applicable as the existing building footprint will not be changed in this application.

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.

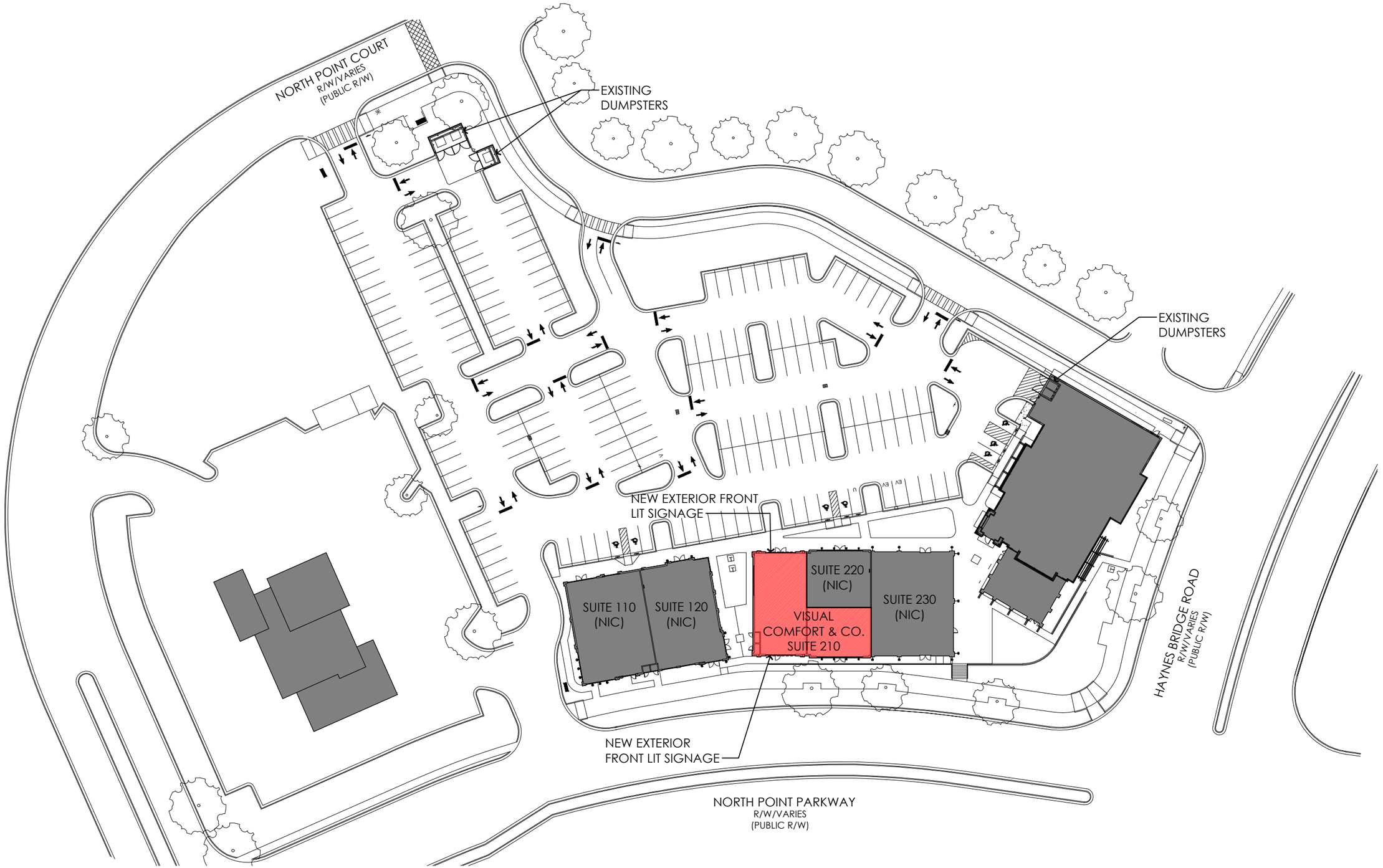
DESIGN REVIEW BOARD SUBMISSION

VISUAL COMFORT & CO.

6565 NORTH POINT PARKWAY - SUITE 210
ALPHARETTA, GA 30022

05.31.2023

kpa kennethpark architect



SITE PLAN

SCALE: 1/64" = 1'-0"

VISUAL COMFORT & CO.

6565 NORTH POINT PARKWAY - SUITE 210
ALPHARETTA, GA 30022

kpa kennethpark architect

05.31.2024

Rendering- View 1

VISUAL COMFORT & CO.

6565 NORTH POINT PARWAY - SUITE 210
ALPHARETTA, GA 30022

05.31.2024

kpa kennethpark architect

Rendering- View 2

VISUAL COMFORT & CO.

6565 NORTH POINT PARWAY - SUITE 210
ALPHARETTA, GA 30022

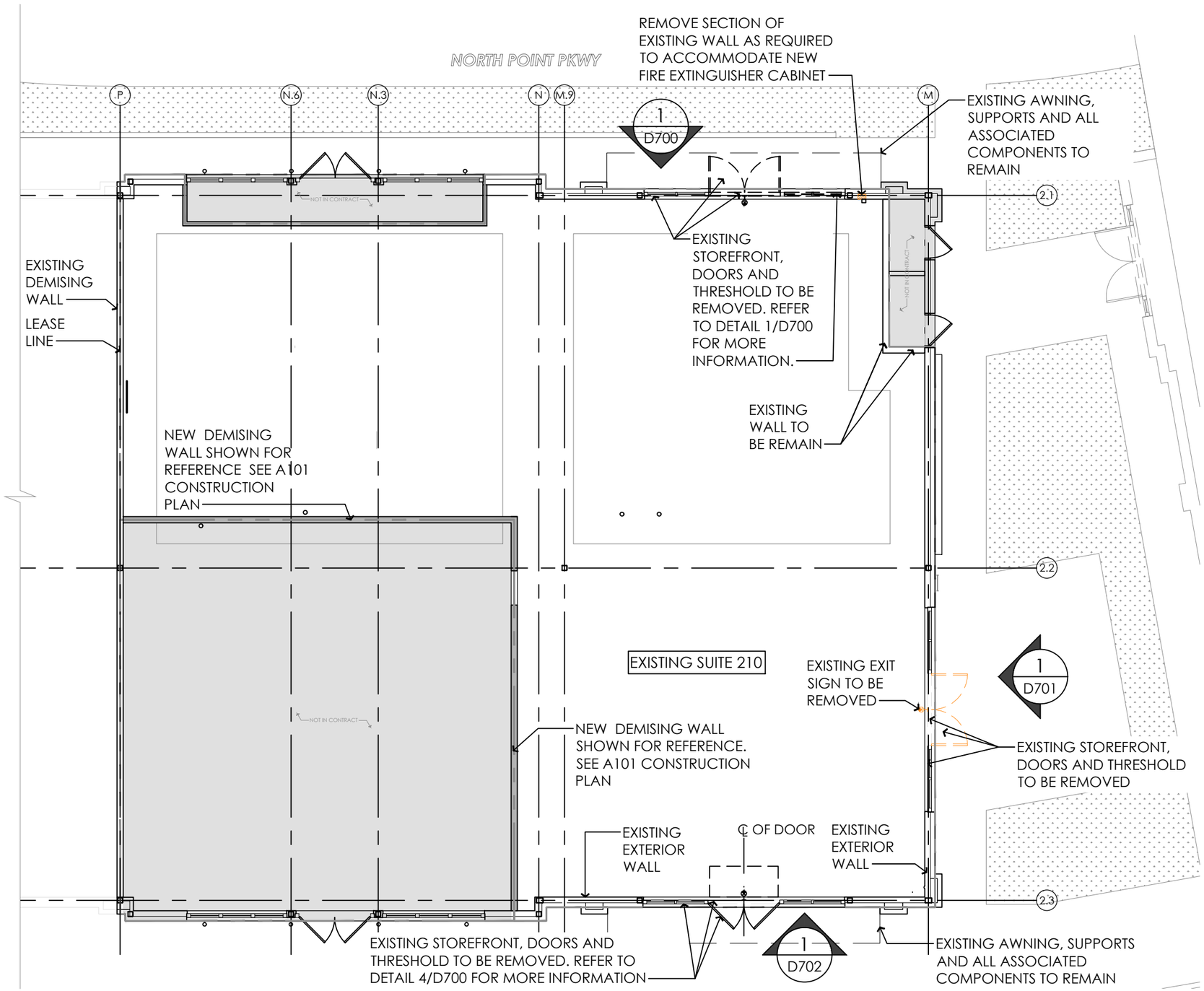
05.31.2024

kpa kennethpark architect

Elevation North

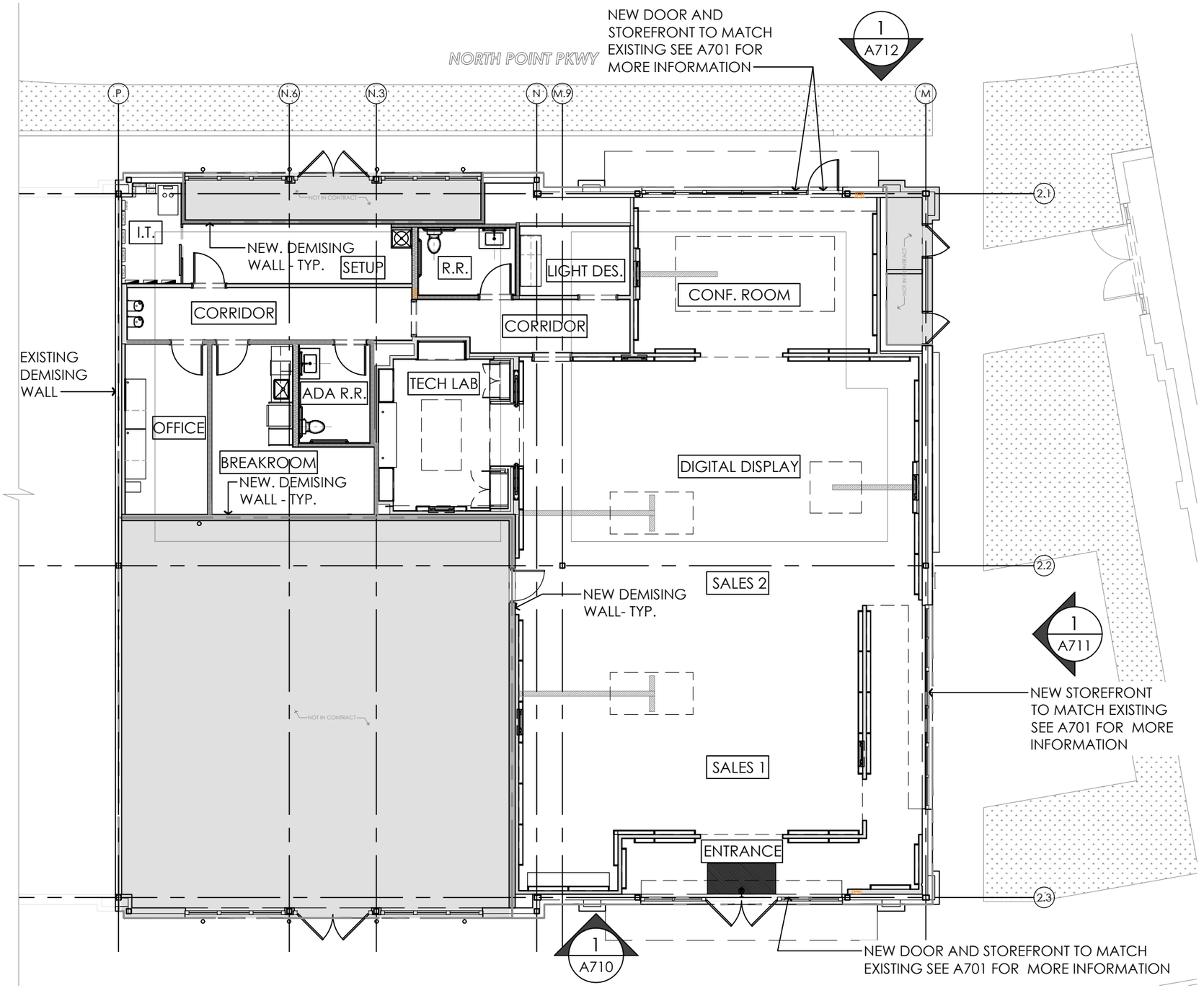
Elevation East

Elevation - South



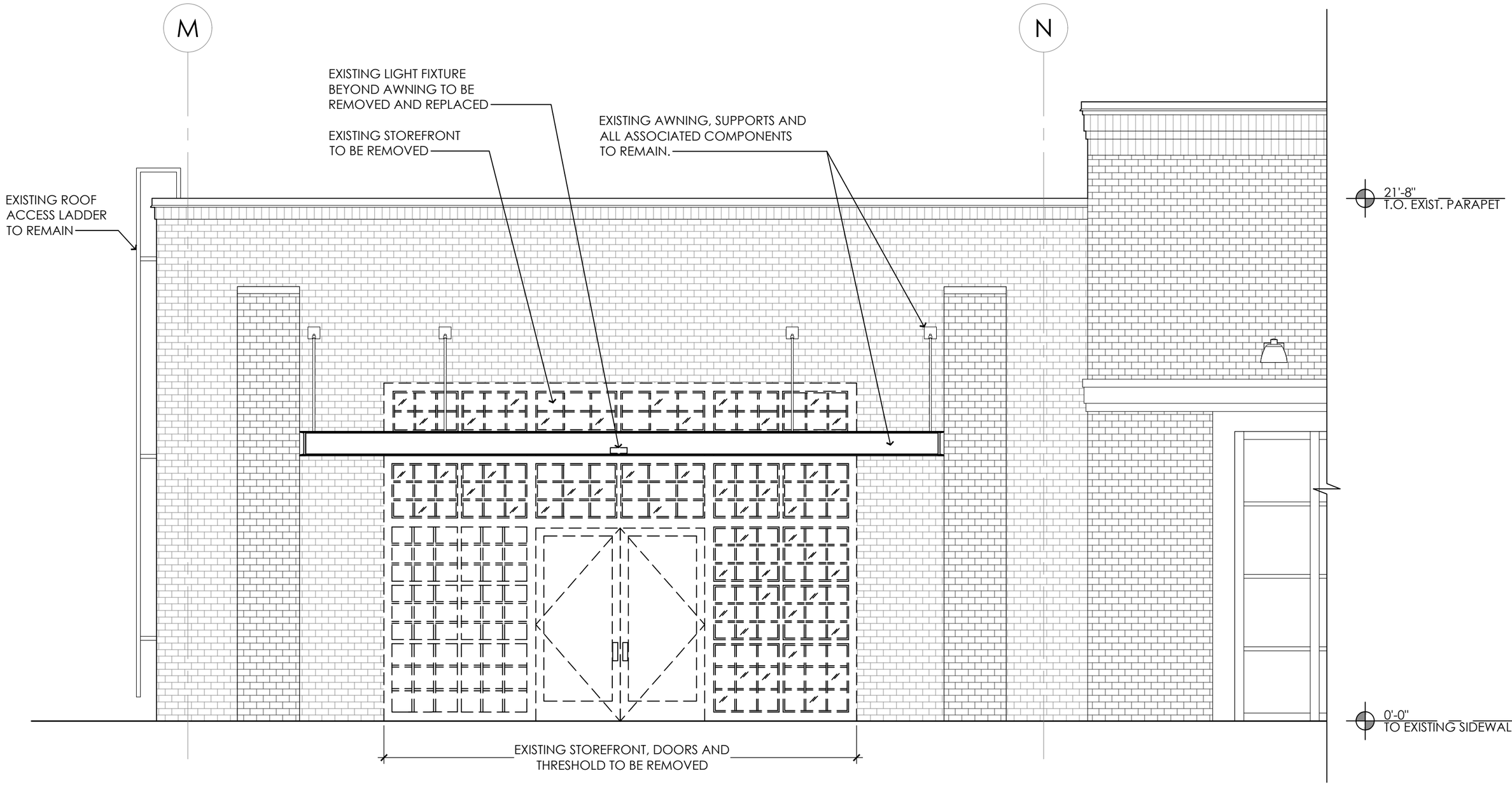
DEMOLITION PLAN

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



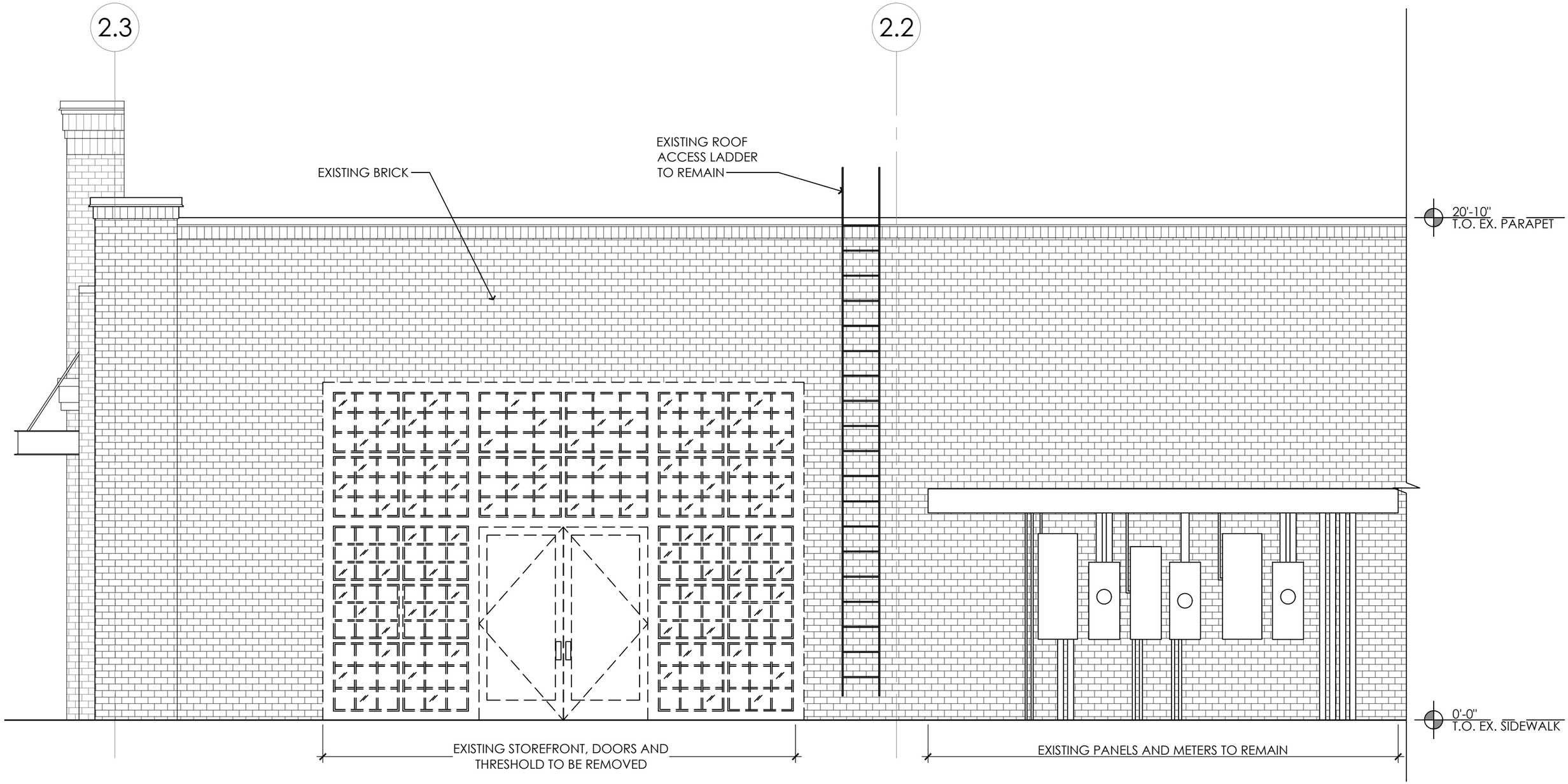
CONSTRUCTION PLAN

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



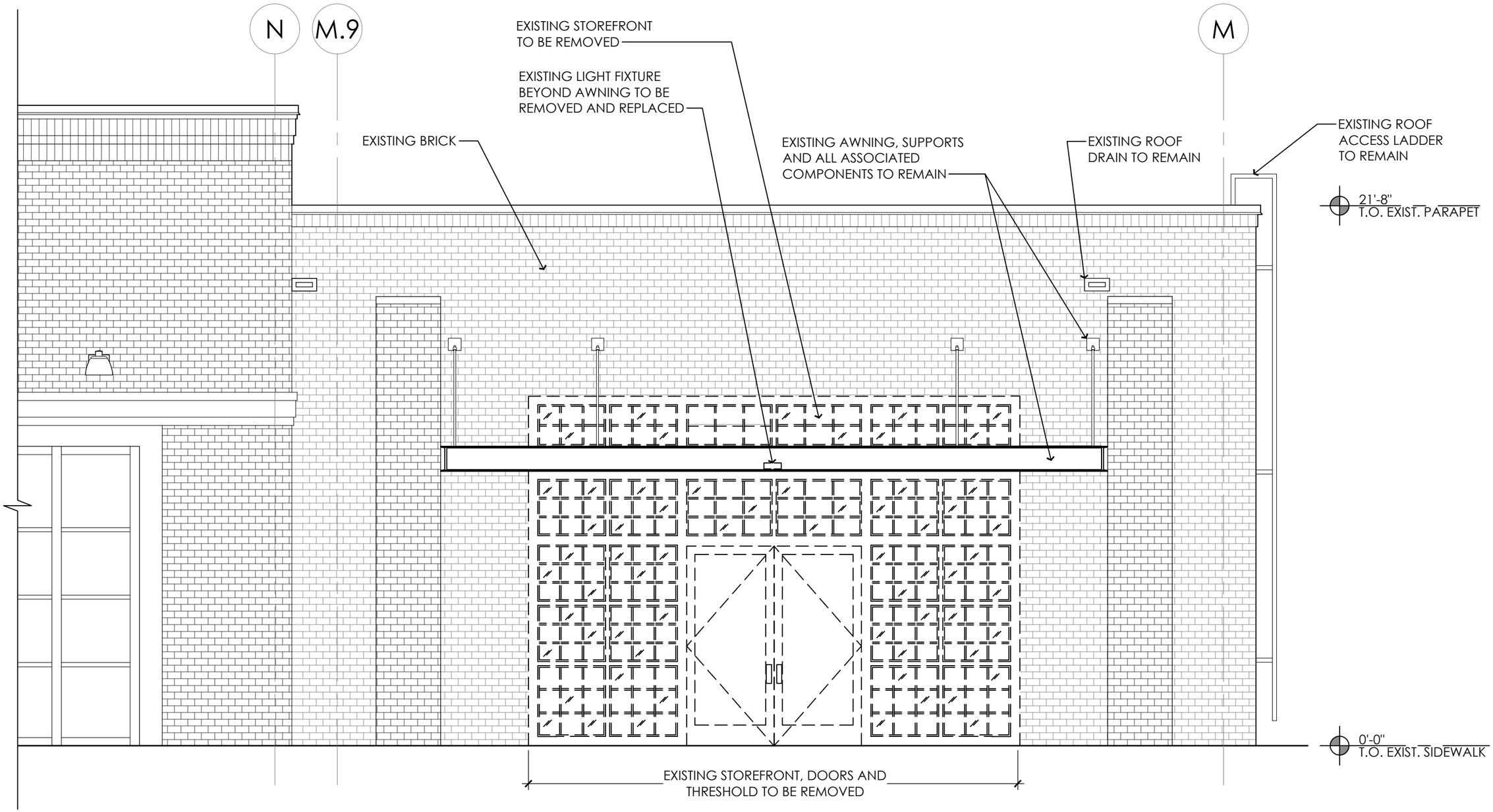
SOUTH STOREFRONT DEMO ELEVATION

SCALE: 1/4" = 1'-0"



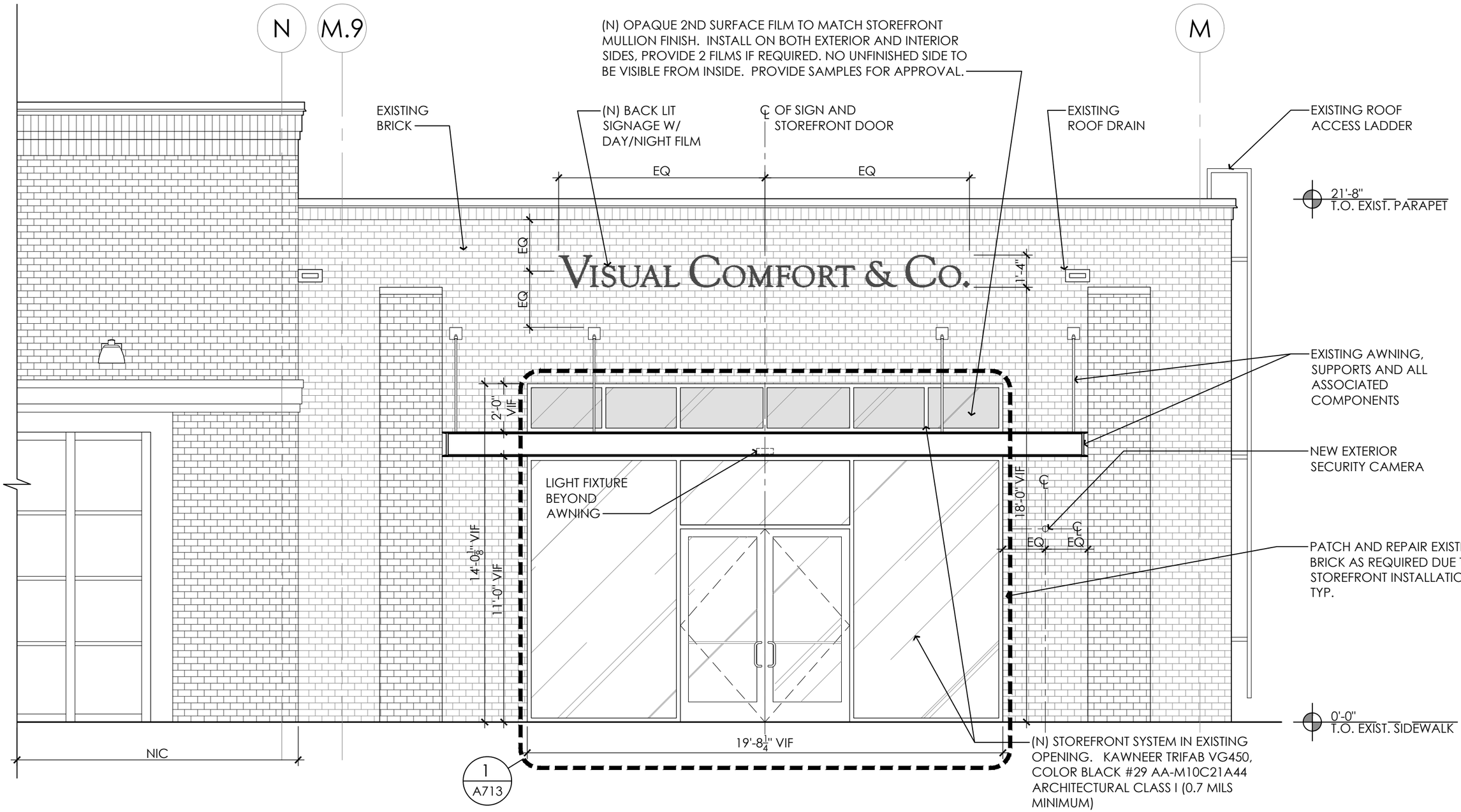
EAST STOREFRONT DEMO ELEVATION

SCALE: 1/4" = 1'-0"



NORTH STOREFRONT DEMO ELEVATION

SCALE: 1/4" = 1'-0"



NORTH STOREFRONT ELEVATION - PROPOSED

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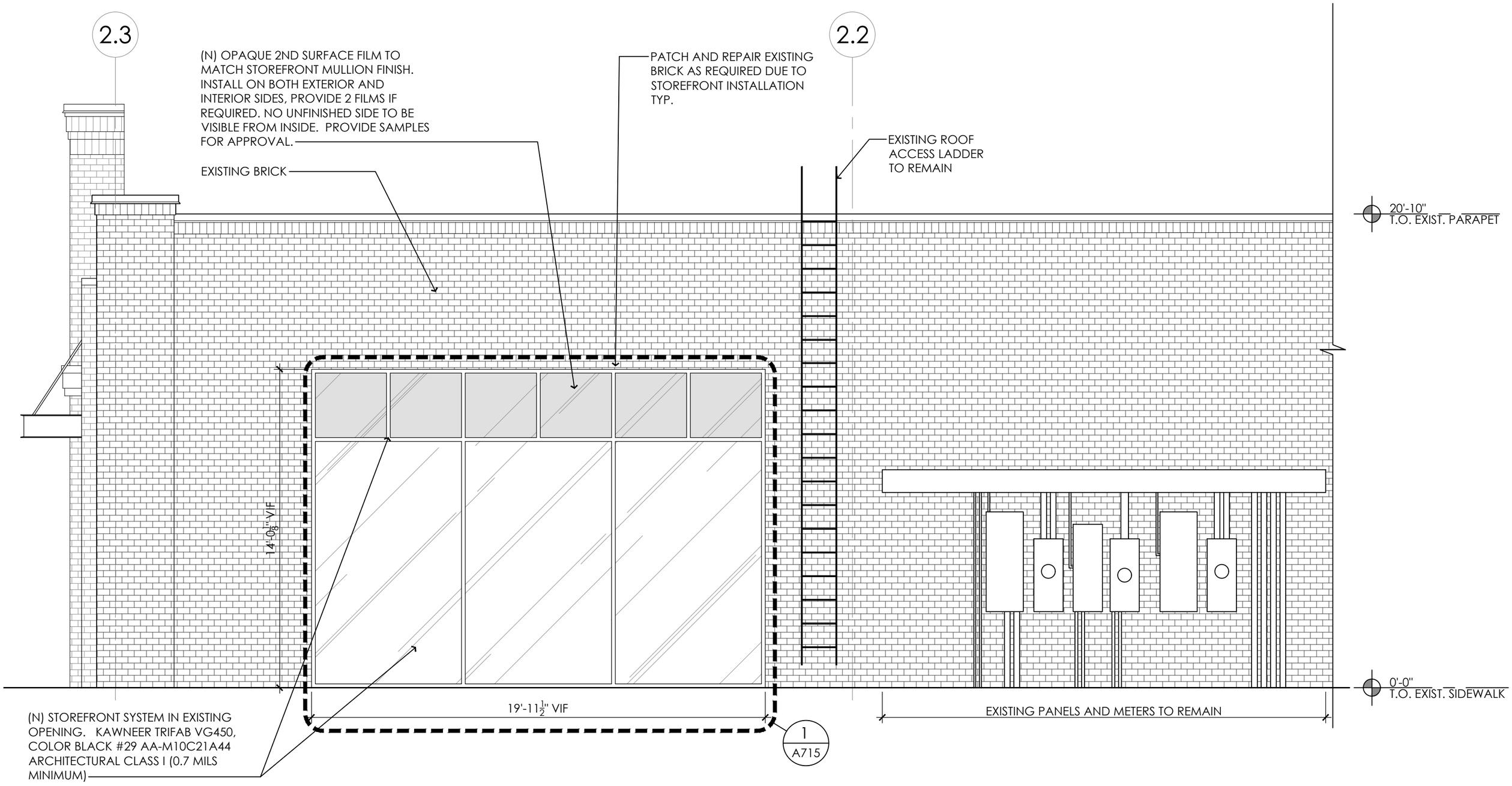

EAST STOREFRONT ELEVATION - PROPOSED

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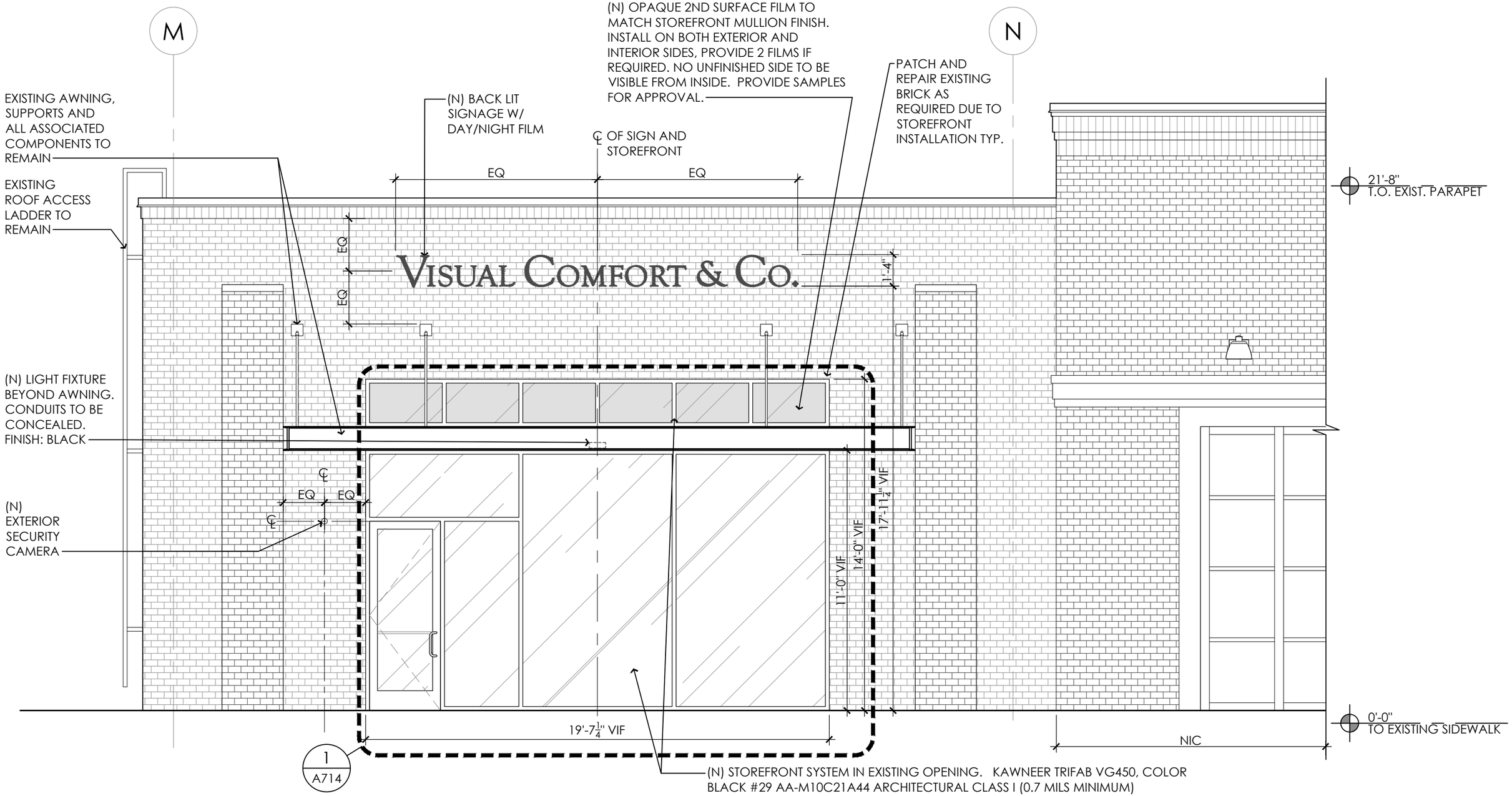
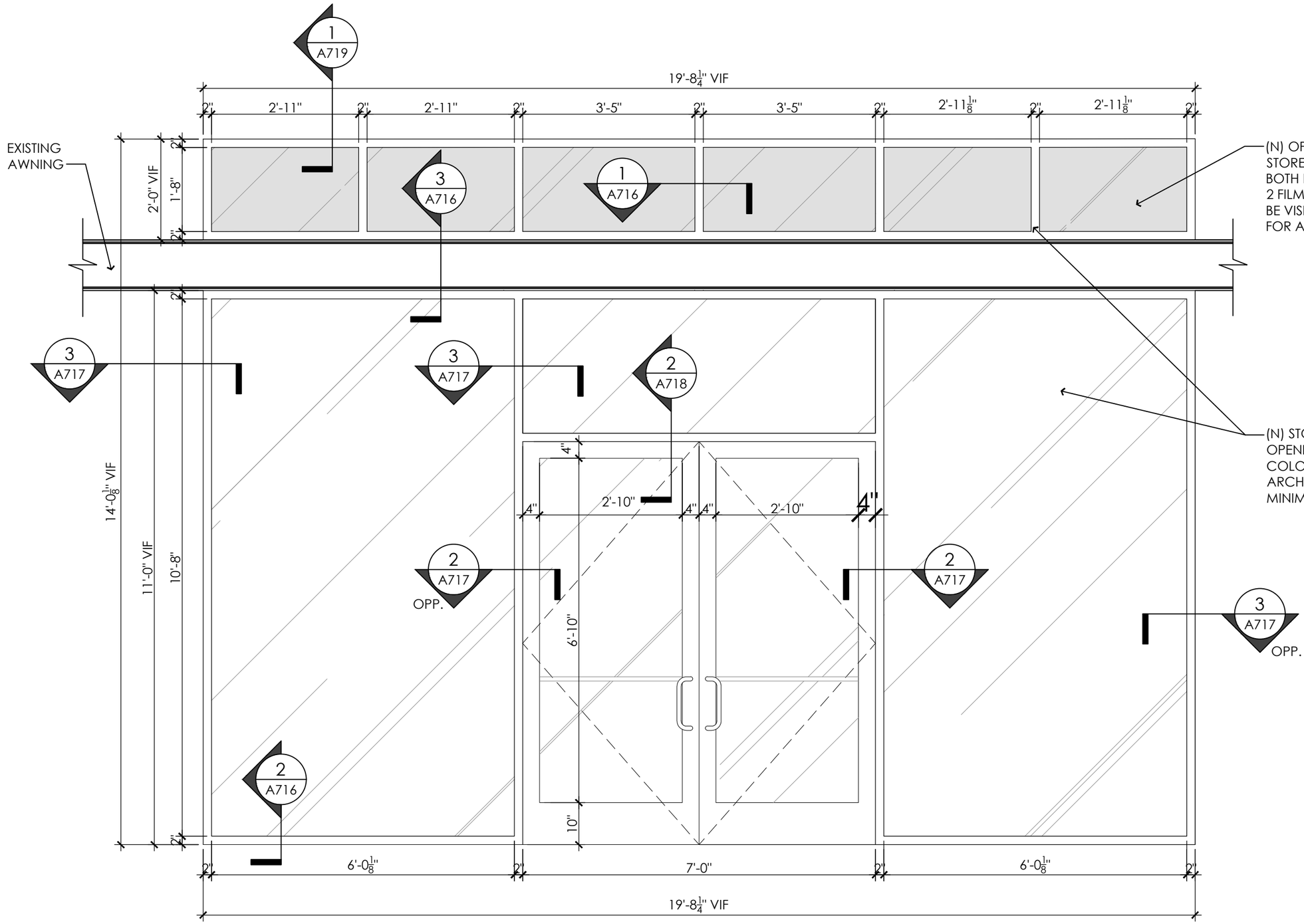


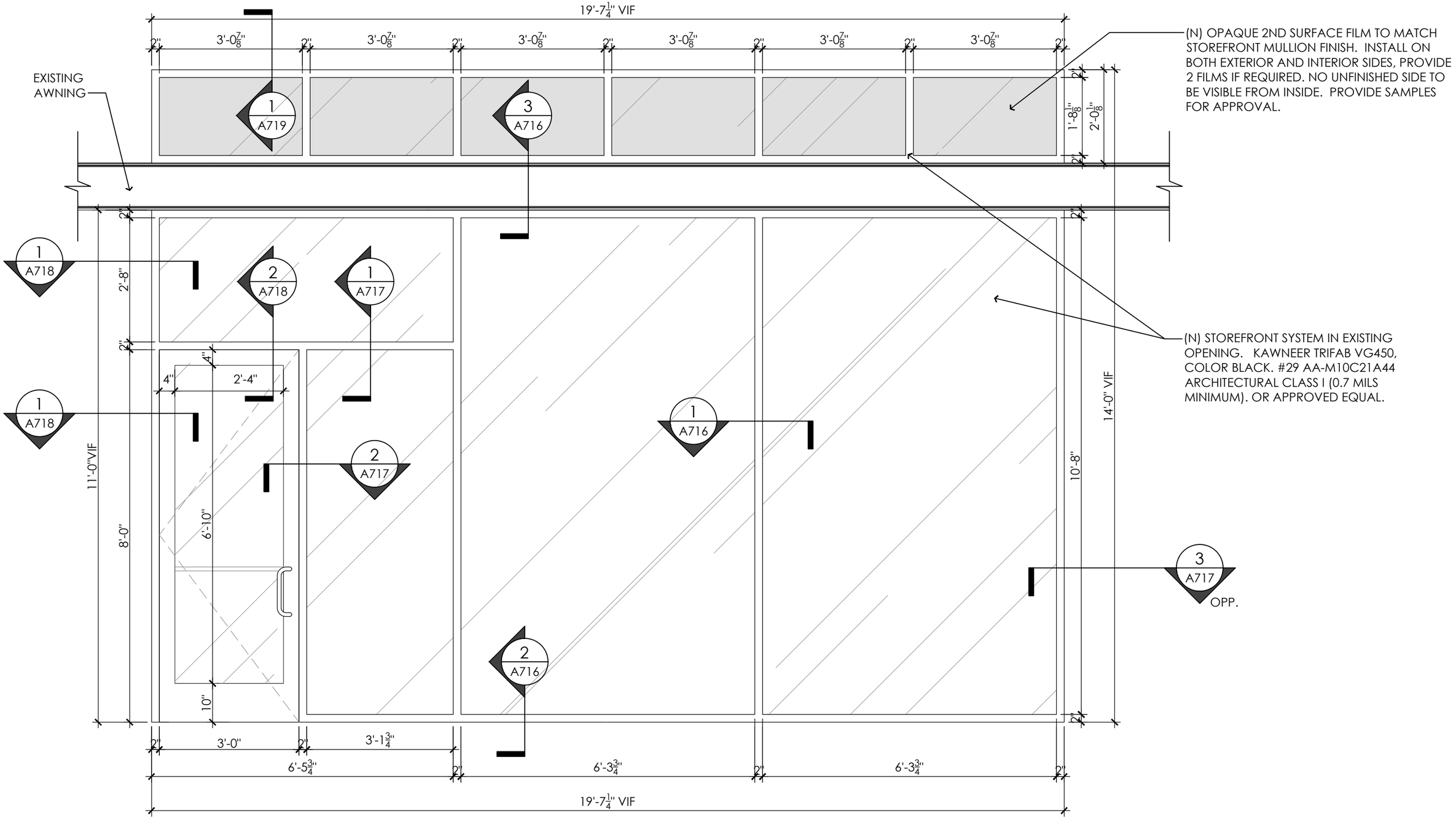
SOUTH STOREFRONT ELEVATION - PROPOSED

SCALE: 1/4" = 1'-0"



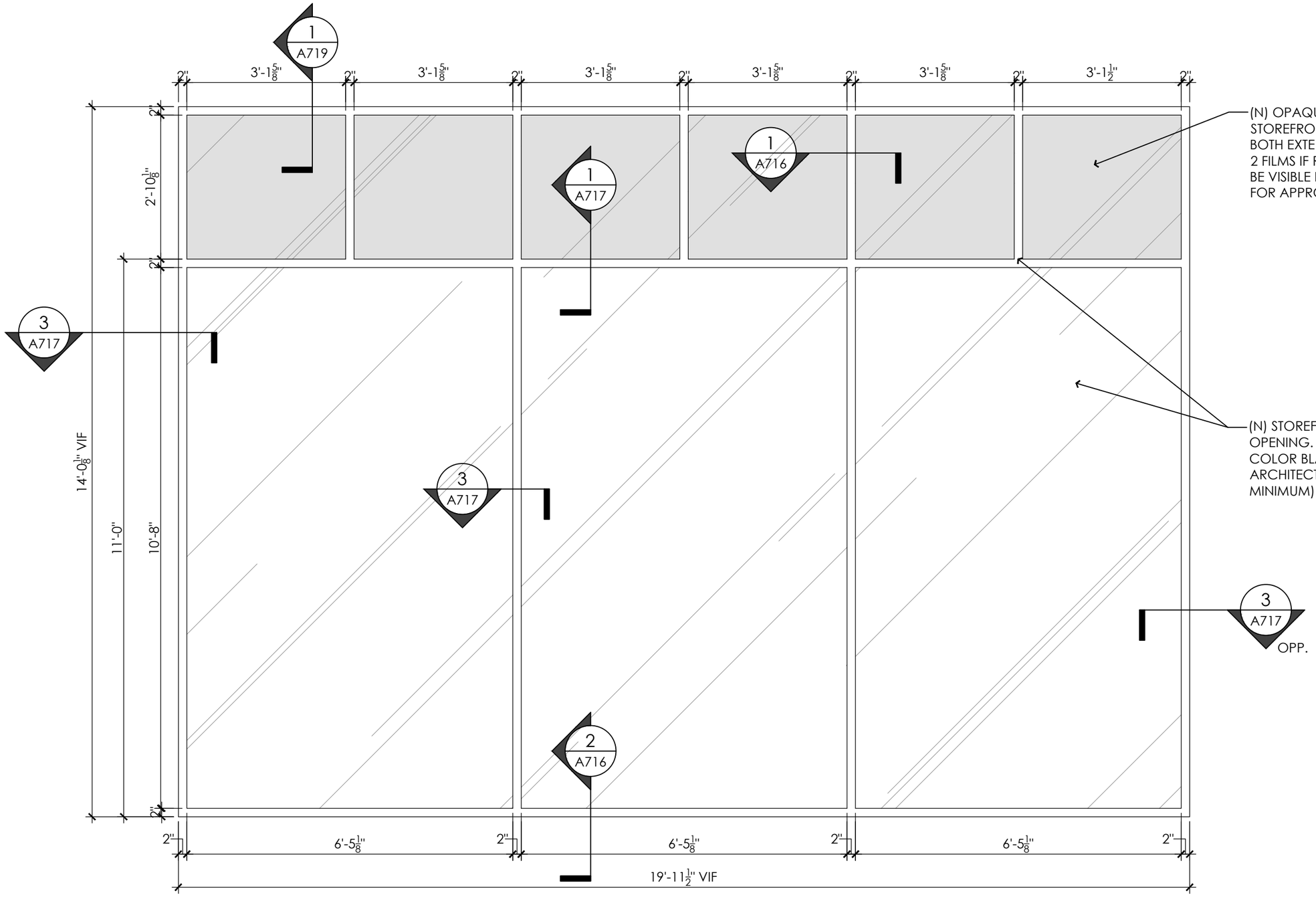
NORTH STOREFRONT ELEVATION - PROPOSED

SCALE: 1/2" = 1'-0"



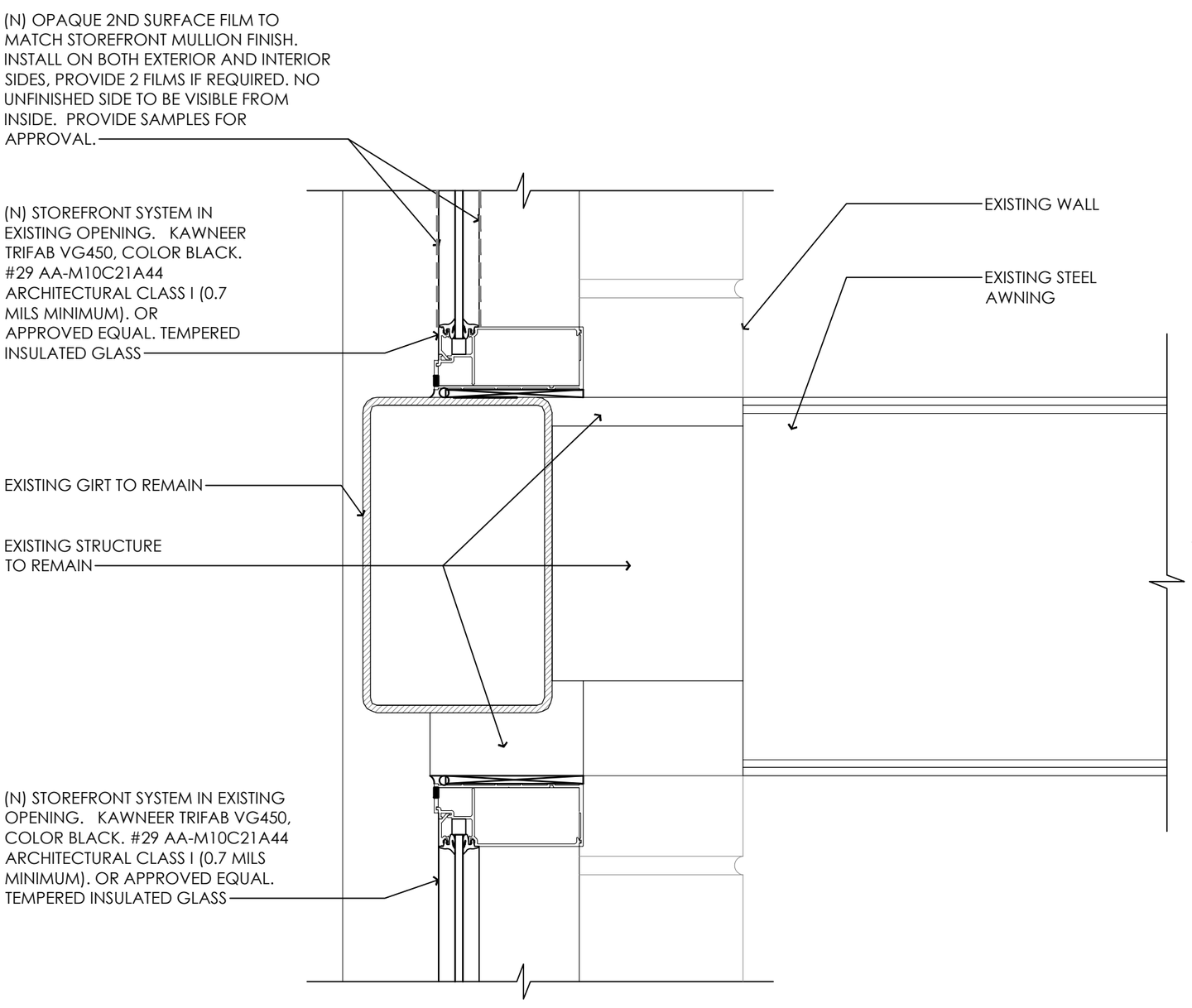
SOUTH STOREFRONT ELEVATION - PROPOSED

SCALE: 1/4" = 1'-0"



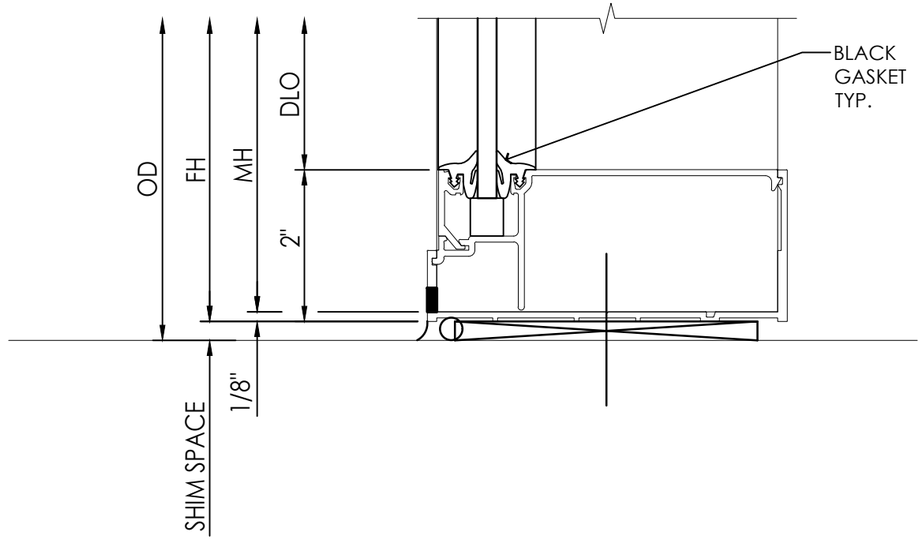
EAST STOREFRONT ELEVATION - PROPOSED

SCALE: 1/4" = 1'-0"



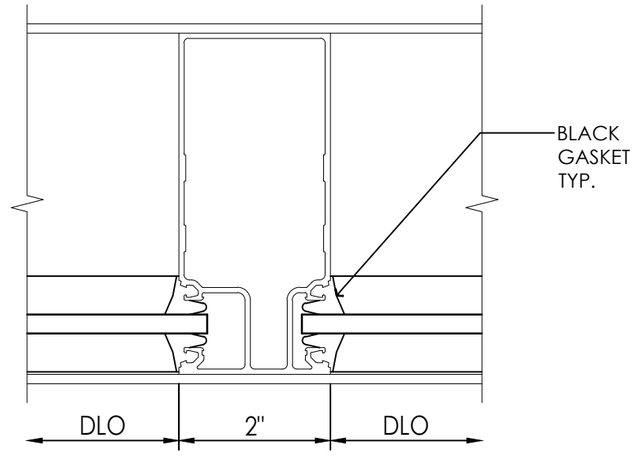
3 STOREFRONT AT AWNING

SCALE: 3" = 1'-0"



2 SILL DETAIL

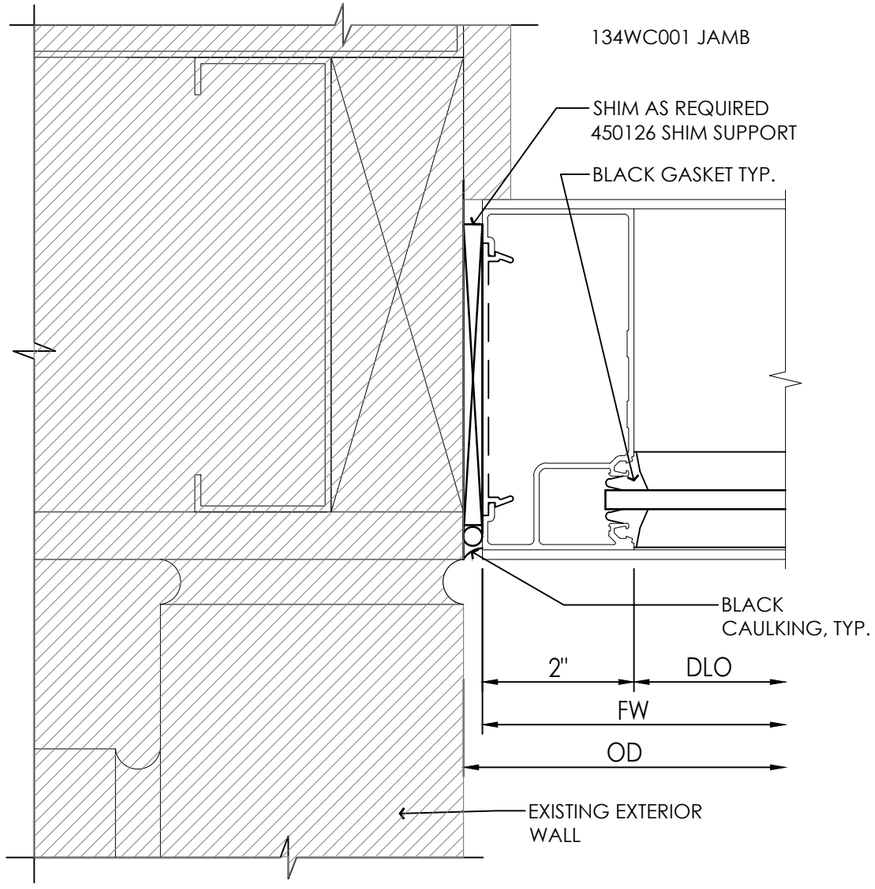
SCALE: 3" = 1'-0"



1 VERTICAL MULLION DETAIL

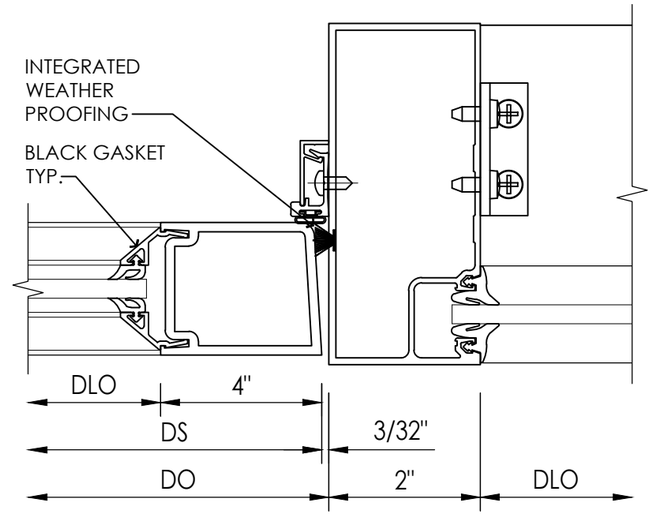
SCALE: 3" = 1'-0"

PROPOSED STOREFRONT DETAILS



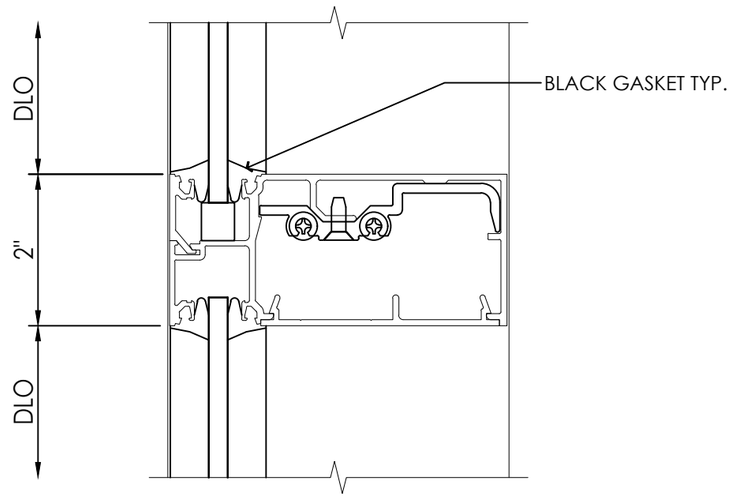
3 JAMB DETAIL

SCALE: 6" = 1'-0"



2 DOOR JAMB DETAIL

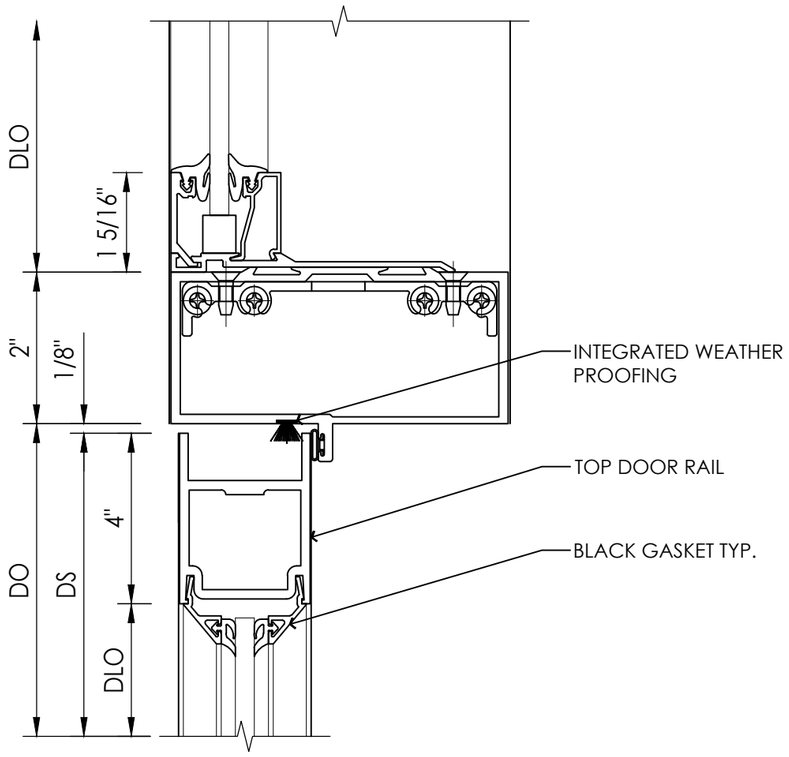
SCALE: 6" = 1'-0"



1 HORIZONTAL DETAIL

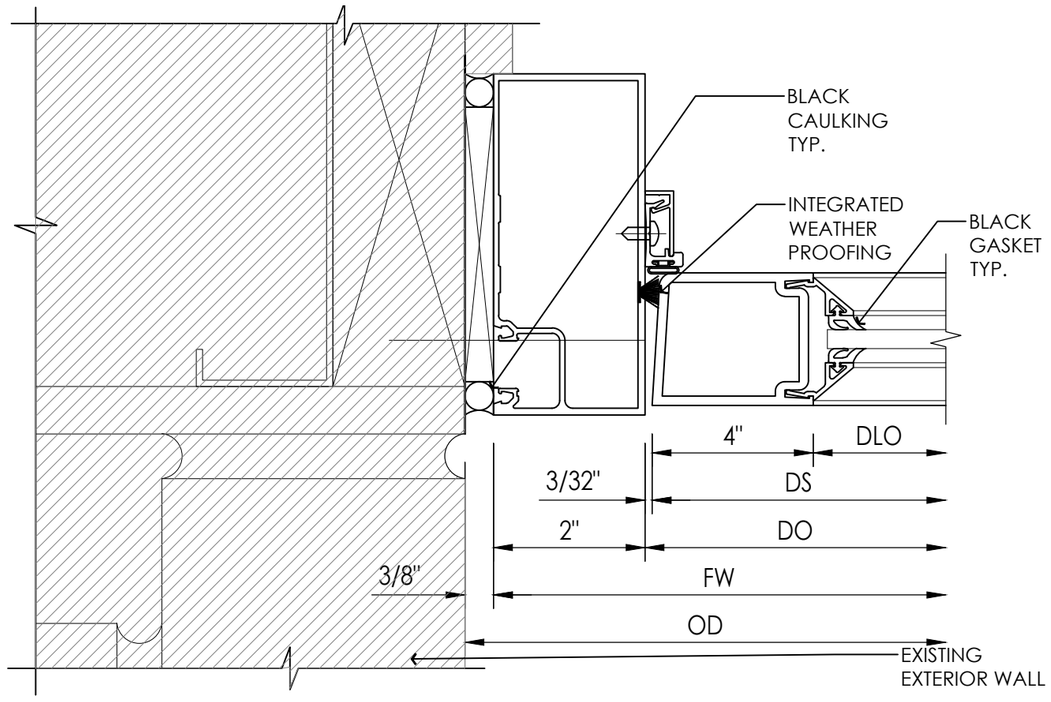
SCALE: 3" = 1'-0"

PROPSED STOREFRONT DETAILS



2 TRANSOM BAR DETAIL

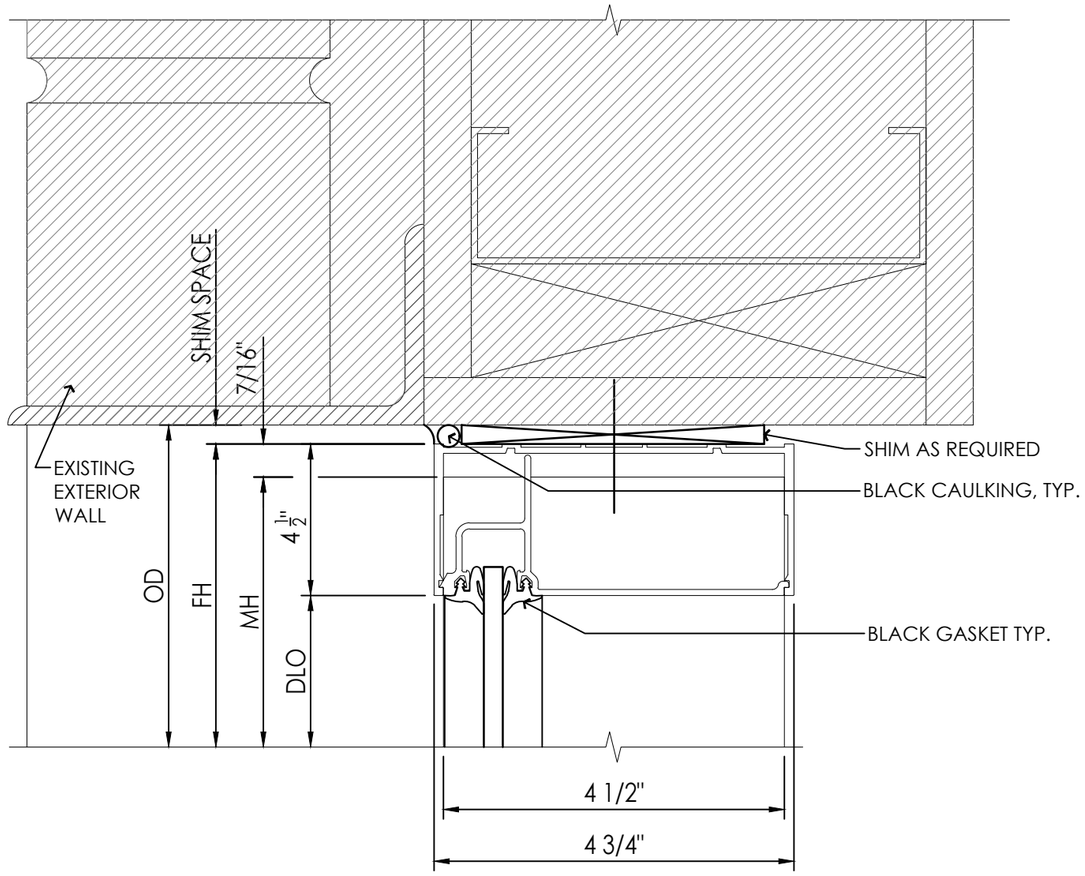
SCALE: 6" = 1'-0"



1 DOOR JAMB DETAIL

SCALE: 6" = 1'-0"

PROPOSED STOREFRONT DETAILS



1 HEAD DETAIL

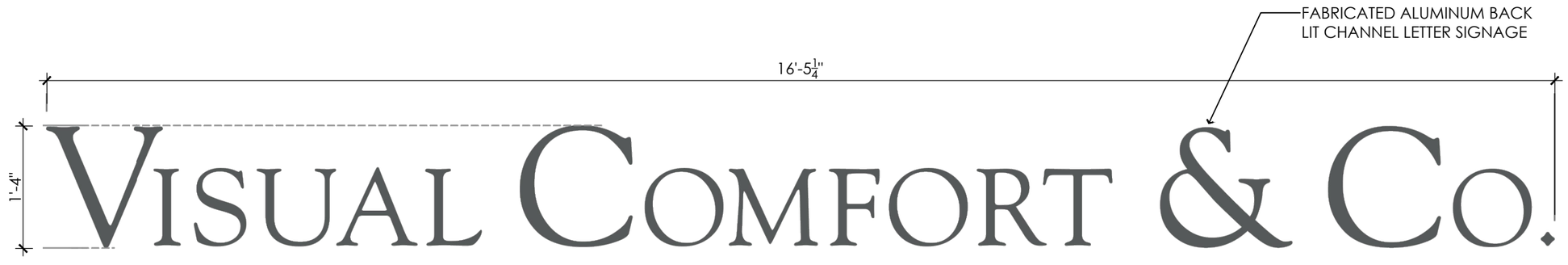
SCALE: 6" = 1'-0"

PROPOSED STOREFRONT DETAILS

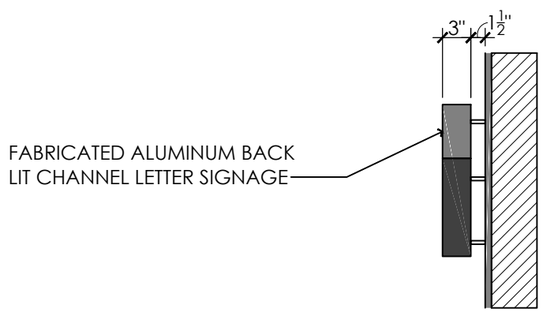
STOREFRONT GLASS
1/2" CLEAR TEMPERED INSULATED GLASS

STOREFRONT SYSTEM
KAWNEER PERMANODIC
ANODIZED FINISH CLASS I
BLACK NO. 29

SAMPLE BOARD



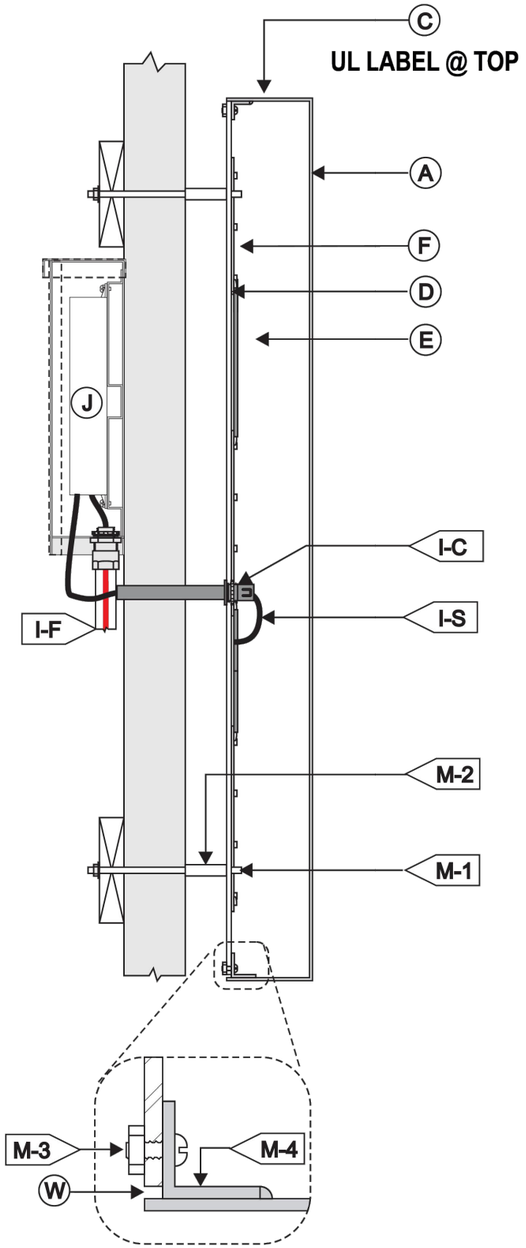
FRONT
SCALE: 3/4" = 1'-0"



SIDE
SCALE: 3/4" = 1'-0"

COLOR
SCALE: NTS

SIGNAGE
SCALE: AS NOTED



EXTERIOR INSTALL			
(A) FACE		(I) WIRING	
MATERIAL:	ALUM. 1/8"	I-C:	7/8" DIA. HOLE @ LEXAN W/ PAIGE WALL BUSTER
COLOR:	TO MATCH PANTONE 425 C (GREY)		CONNECTOR & CONDUIT, WRAP EXPOSED CONDUIT
FINISH:	SATIN		W/ VINYL FINISHED TO MATCH FASCIA
BORDER:	N/A	I-D	DISCONNECT SWITCH
VINYL:	N/A	I-F	TO ELECTRICAL FEED
COLOR INFO:	N/A	I-S:	U.L. APPROVED LOW VOLTAGE CLASS II WIRING
(C) RETURNS			ALL CONNECTIONS TO BE IN WATERPROOF BOXES
DEPTH:	3"	(J) POWER SUPPLY	
MATERIAL:	ALUM. .060	TYPE:	REMOTE LED POWER SUPPLY HOUSED IN
COLOR:	TO MATCH PANTONE 425 C (GREY)		WEATHER-PROOF, FRONT ACCESS METAL BOX.
FINISH:	SATIN.	VOLTAGE;	120V
(D) BACKS			
MATERIAL:	3/16" CLEAR LEXAN, EXTERIOR FACE SANDED	(M) MOUNTING	SEE MOUNTING NOTE.
(E) INSIDE OF CAN		M-1:	DRILL & TAP LEXAN FOR 10/24 ALLTHREAD.
FINISH:	PAINTED WHITE	M-2:	1 1/2" SPACER
(F) ILLUMINATION:	5000K WHITE LEDS @ LEXAN, SHINES INTO LETTER.	SPACER FINISH	TO MATCH FASCIA
	(104.28 LUMENS PER WATT)	M-3:	10/24 BOLT & NUT.
	ALL WIRES TO BE TERMINATED W/ A MECHANICAL UL LISTED FASTENER	M-4:	1/2" x 1/2" ALUM. ANGLE WELDS TO RETURNS
		(W) WEEP HOLES	1/8" GAP @ B.O. LEXAN.

NOTE: TIME CLOCK IS REQUIRED - DONE BY OTHERS

120V INSTALL

1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.
2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.
3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT.
4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATION ELECTRICAL CODE

ELECTRICAL

1. ALL ELECTRICAL COMPONENTS TO BE U.L. APPROVED.
2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120v/ 20a DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6' OF SIGN.
3. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.

FABRICATOR

1. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.
2. MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND. LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX/FREESTANDING SIGN

ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED

FABRICATED ALUMINUM BACK LIT CHANNEL LETTER - SECTION DETAIL

SCALE: NTS

VIEW TOWARDS EXISTING EXTERIOR SOUTH FACADE

VIEW TOWARDS EXISTING EXTERIOR EAST FACADE

VISUAL COMFORT & CO.

6565 NORTH POINT PARKWAY - SUITE 210

ALPHARETTA, GA 30022

05.31.2024

kpa kennethpark architect

EXISTING EXTERIOR NORTH FACADE

VISUAL COMFORT & CO.

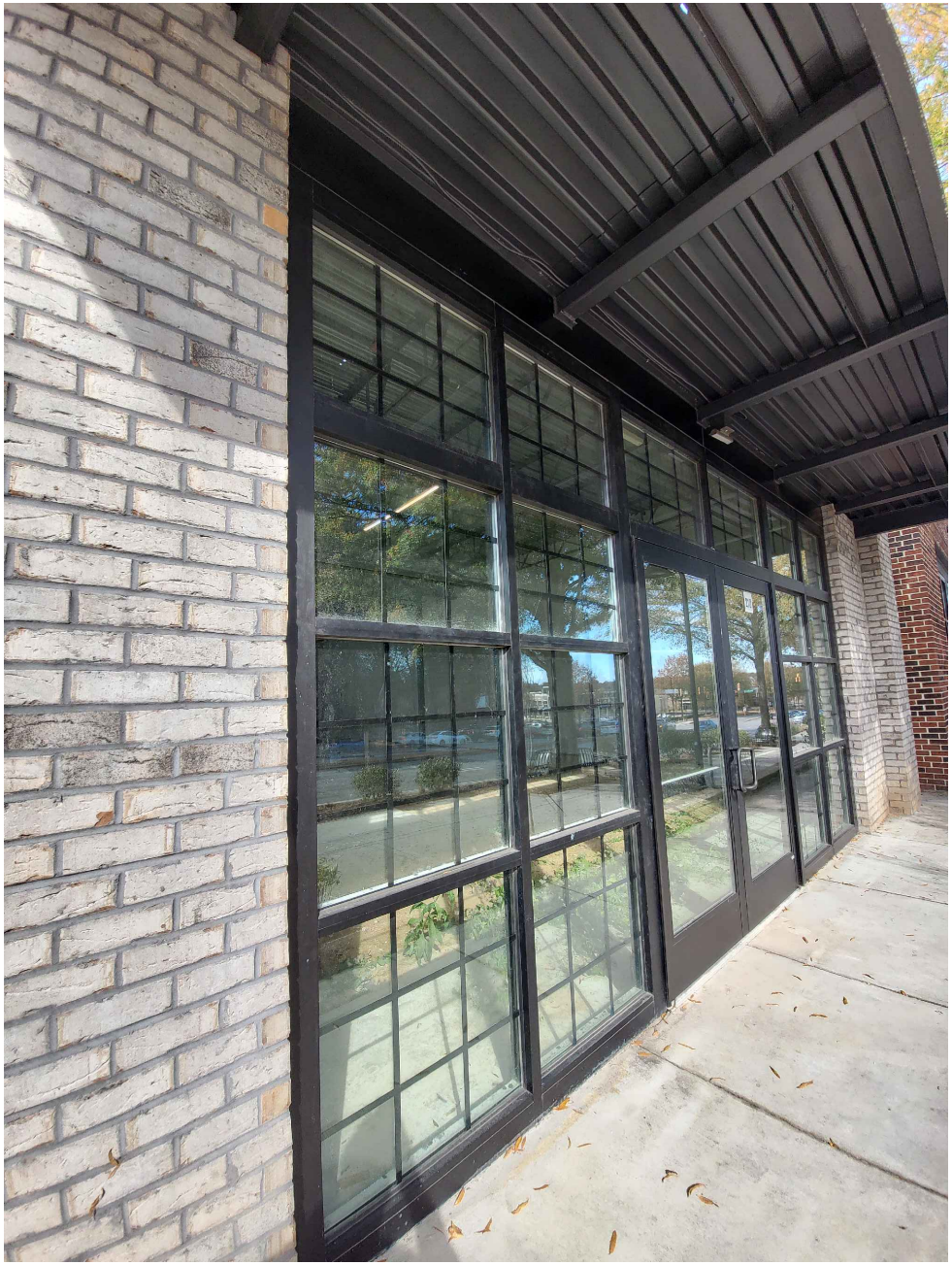
6565 NORTH POINT PARKWAY - SUITE 210

ALPHARETTA, GA 30022

05.31.2024

kpa kennethpark architect

VIEW TOWARDS EXISTING EXTERIOR NORTH FACADE



VIEW TOWARDS EXISTING STOREFRONT

DESIGN REVIEW BOARD SUBMISSION

EXTERIOR ELEVATION REVIEW

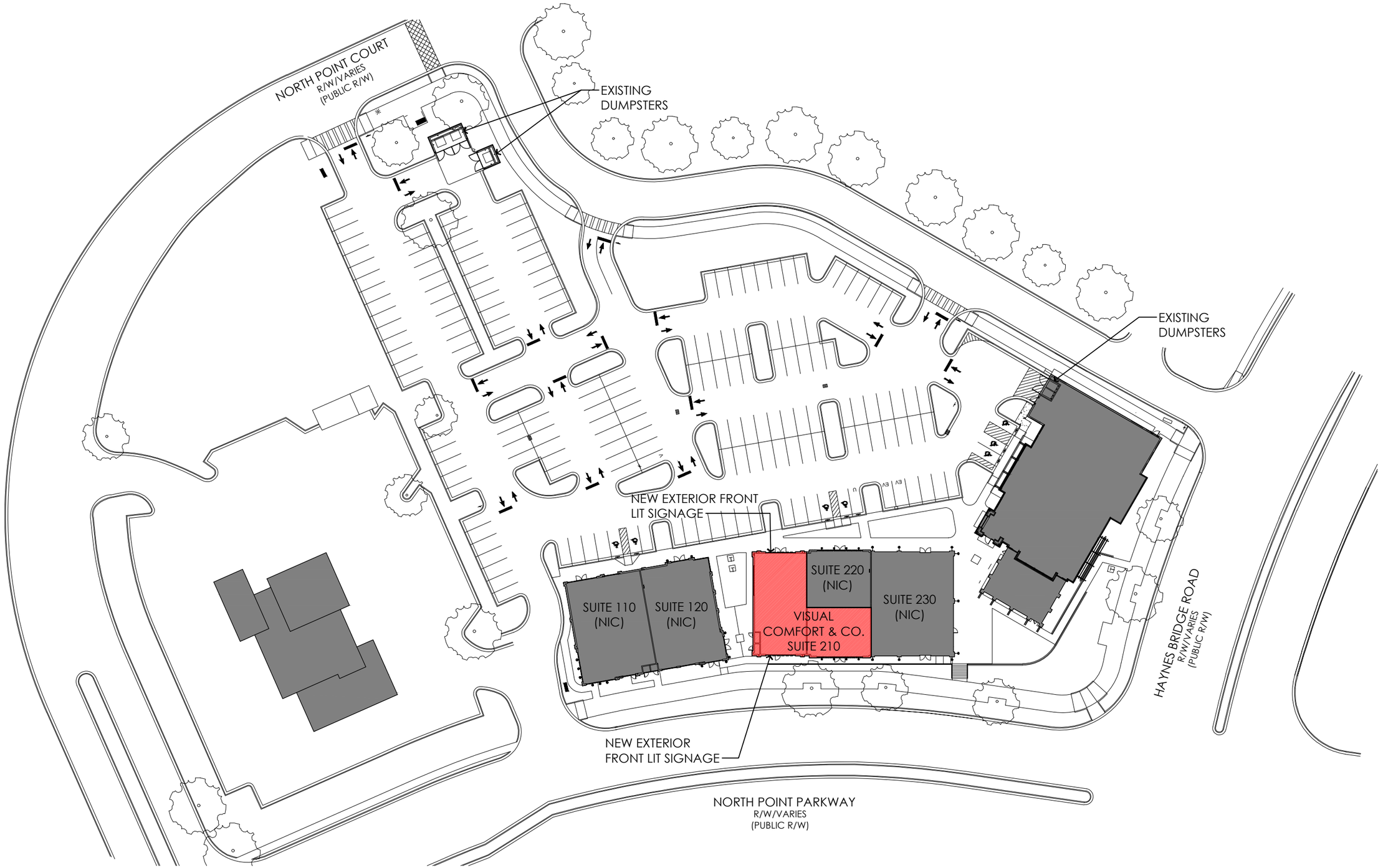
VISUAL COMFORT & CO.

6565 NORTH POINT PARKWAY - SUITE 210

ALPHARETTA, GA 30022

05.31.2023

kpa kennethpark architect



SITE PLAN

SCALE: 1/64" = 1'-0"

VISUAL COMFORT & CO.

6565 NORTH POINT PARKWAY - SUITE 210
ALPHARETTA, GA 30022

kpa kennethpark architect

05.31.2024

Rendering- View 1

VISUAL COMFORT & CO.

6565 NORTH POINT PARWAY - SUITE 210
ALPHARETTA, GA 30022

05.31.2024

kpa kennethpark architect

Rendering- View 2

VISUAL COMFORT & CO.

6565 NORTH POINT PARWAY - SUITE 210
ALPHARETTA, GA 30022

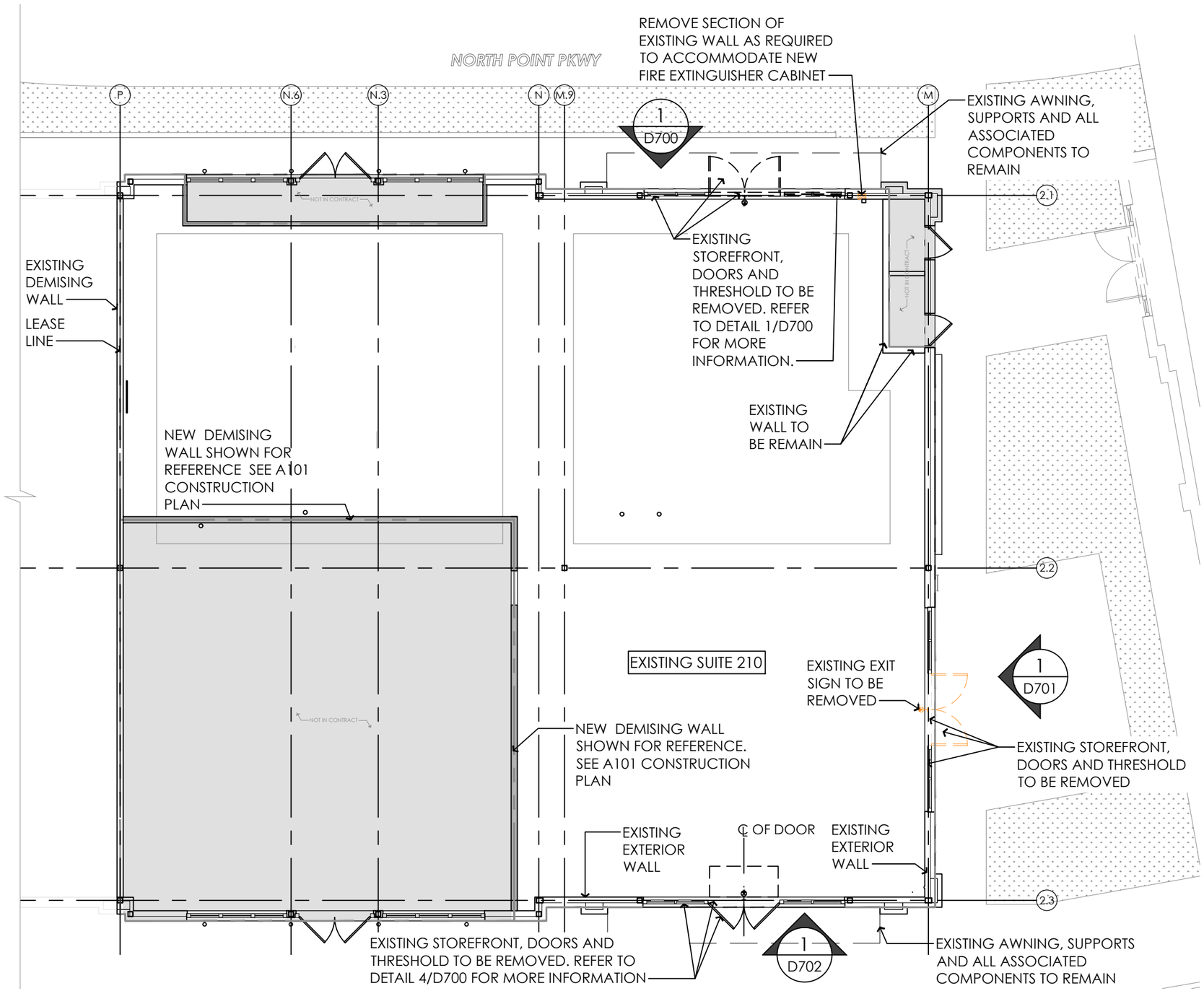
05.31.2024

kpa kennethpark architect

Elevation North

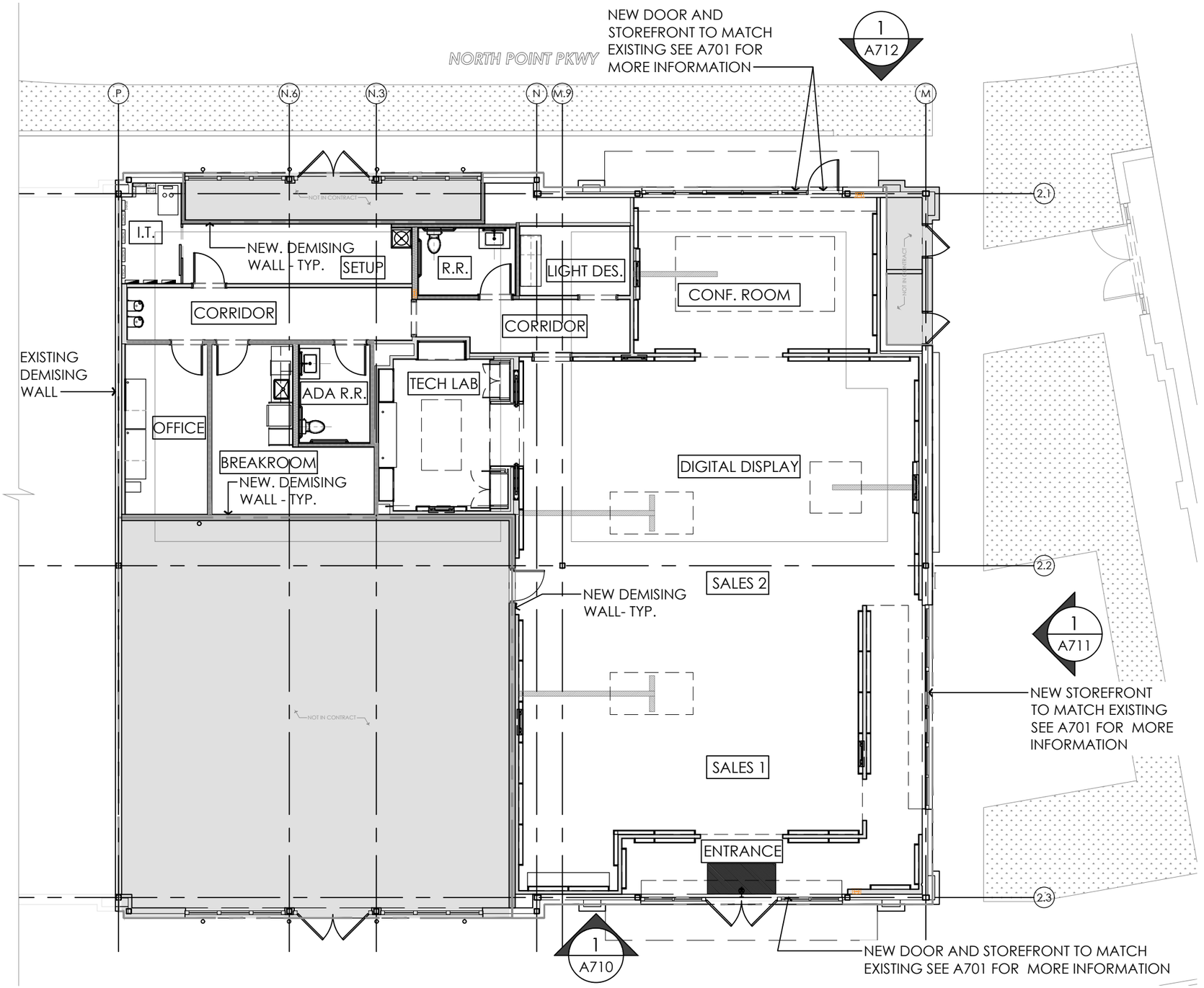
Elevation East

Elevation - South



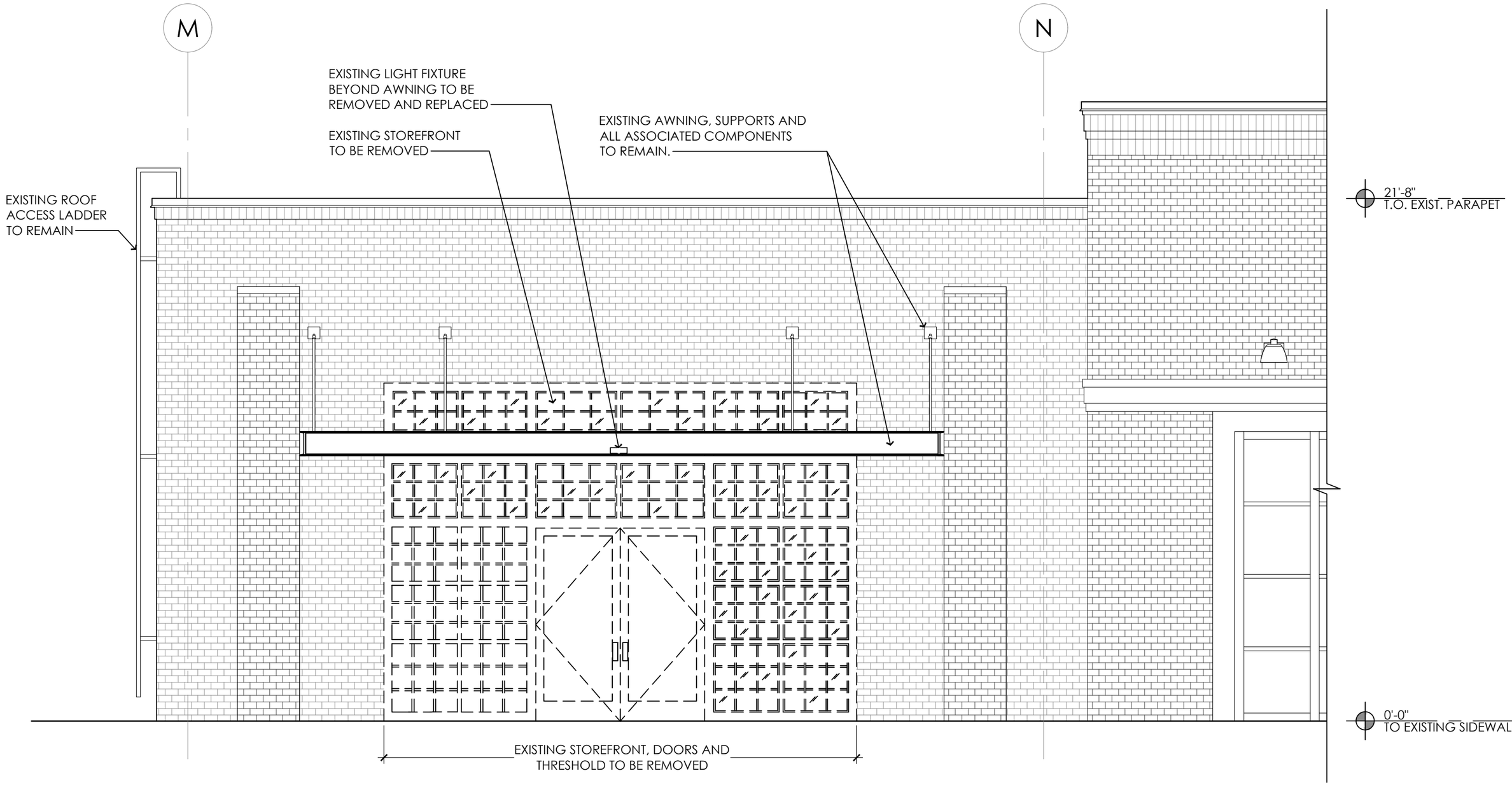
DEMOLITION PLAN

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



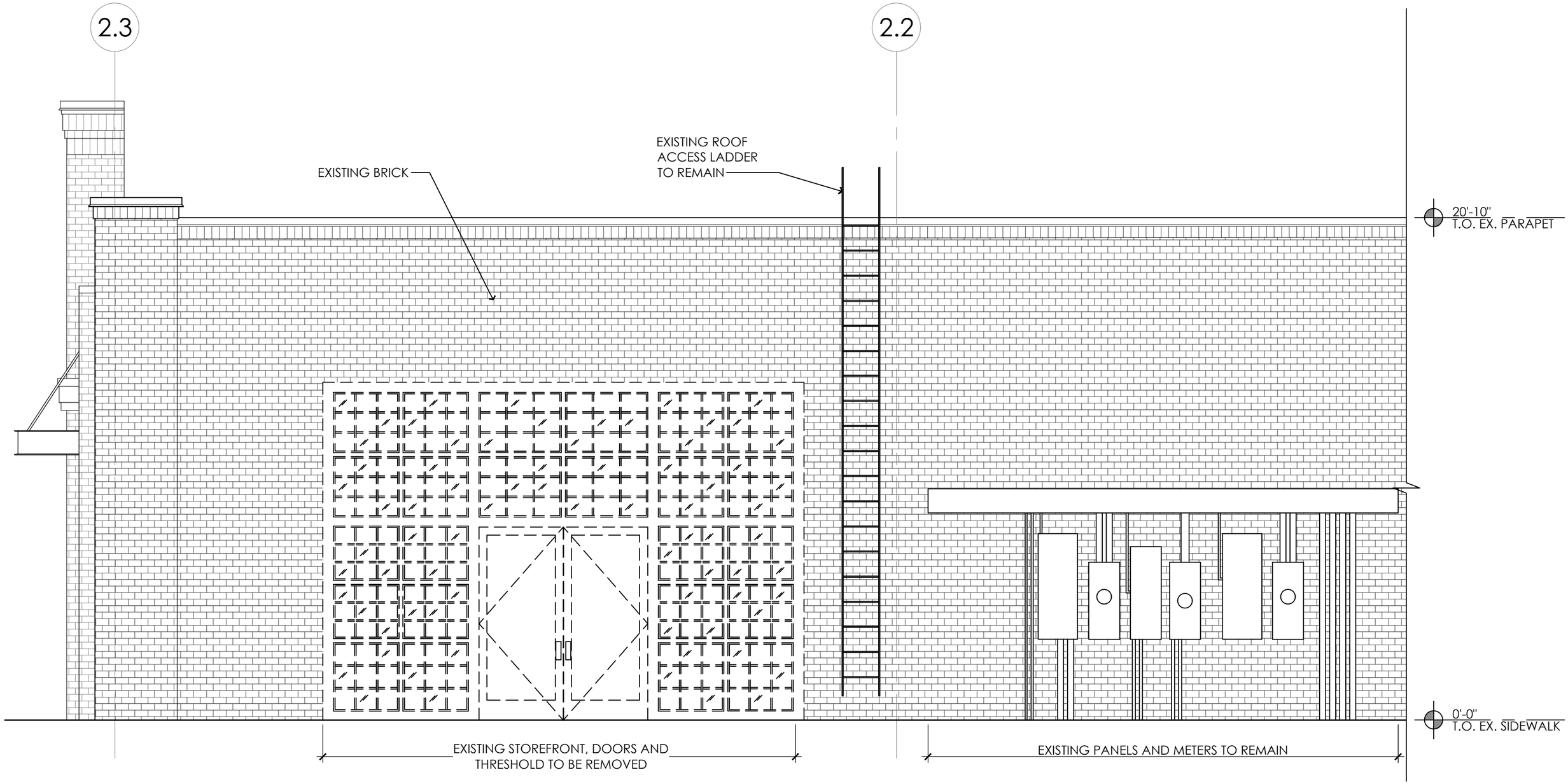
CONSTRUCTION PLAN

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



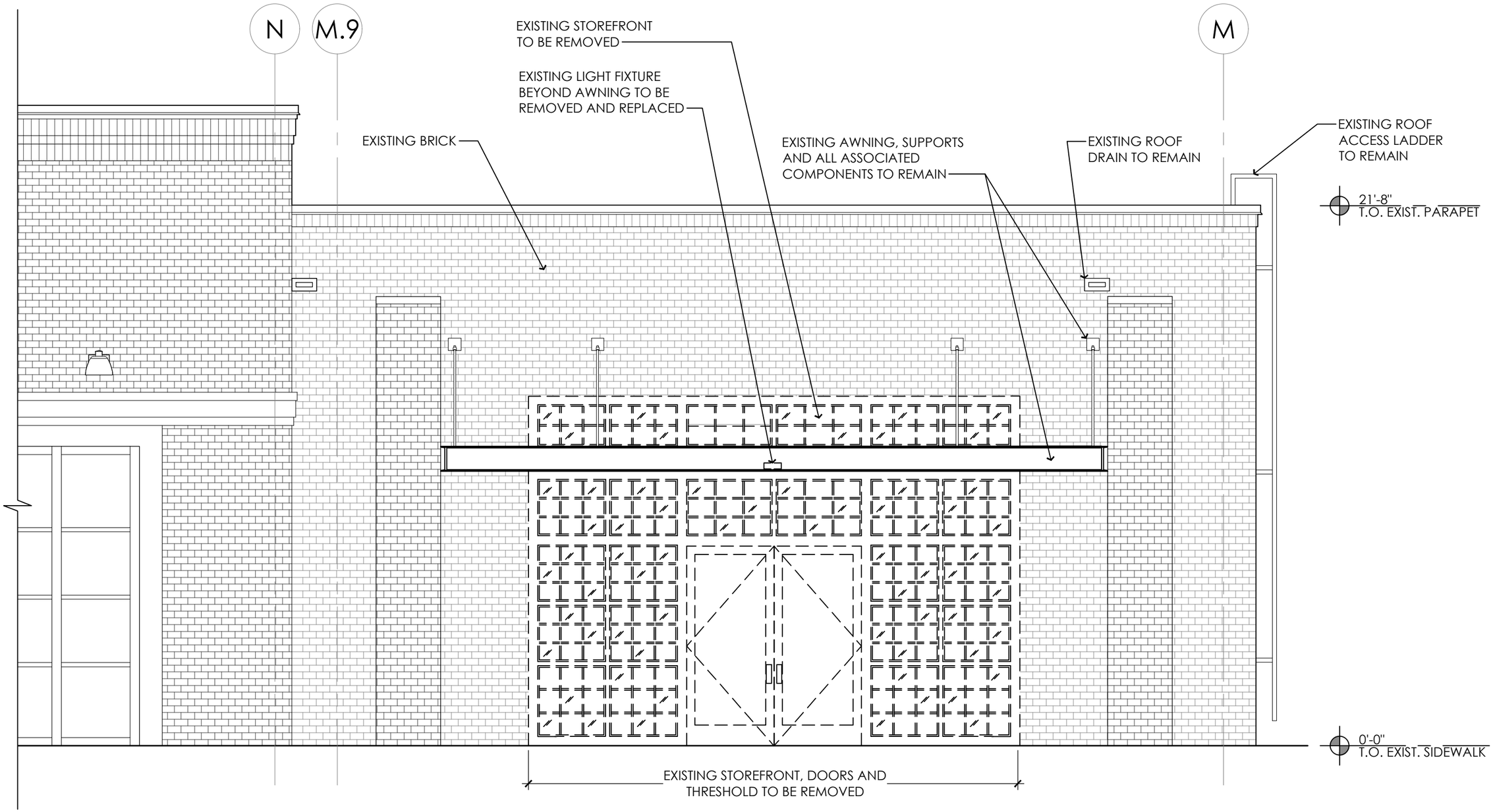
SOUTH STOREFRONT DEMO ELEVATION

SCALE: 1/4" = 1'-0"



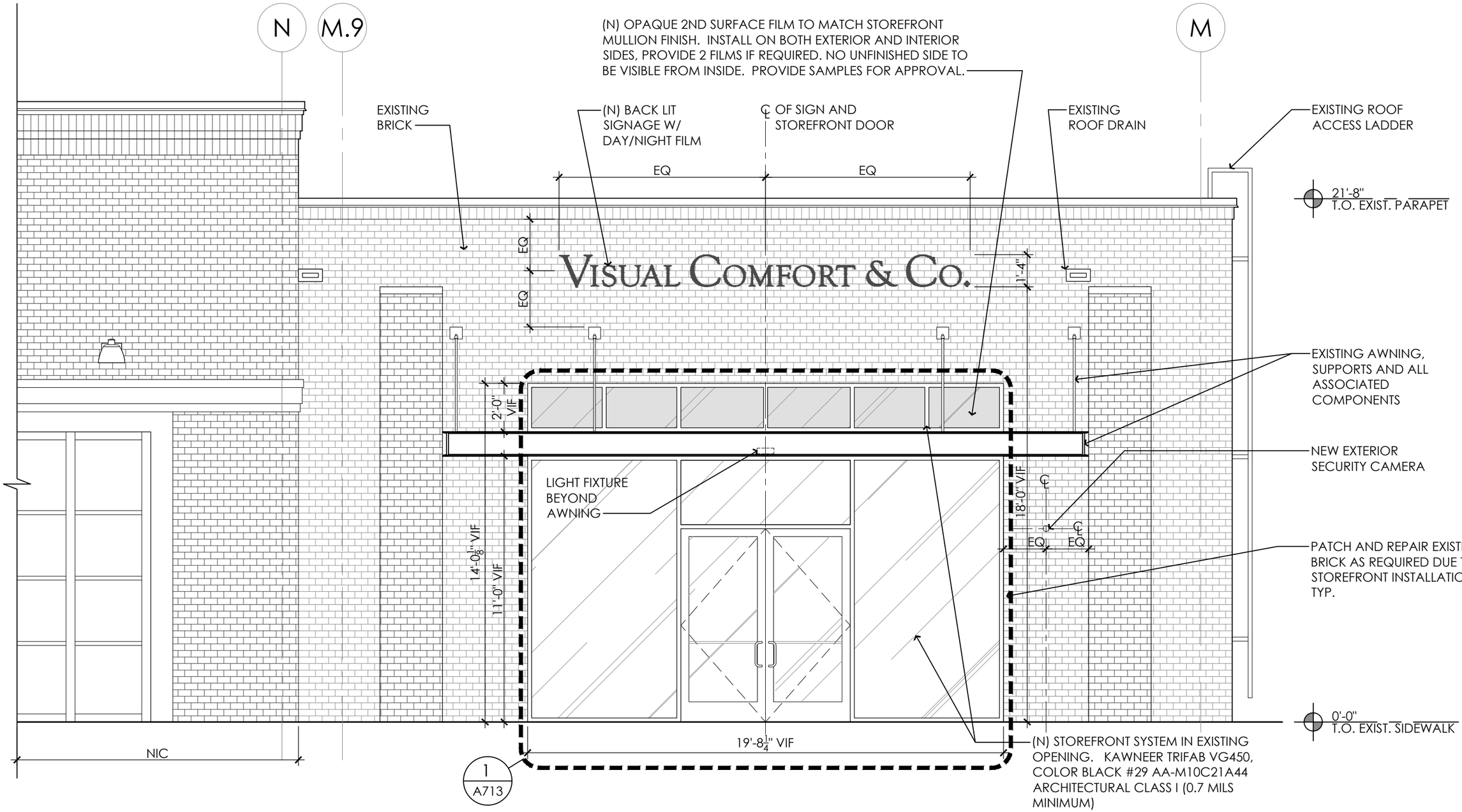
EAST STOREFRONT DEMO ELEVATION

SCALE: 1/4" = 1'-0"



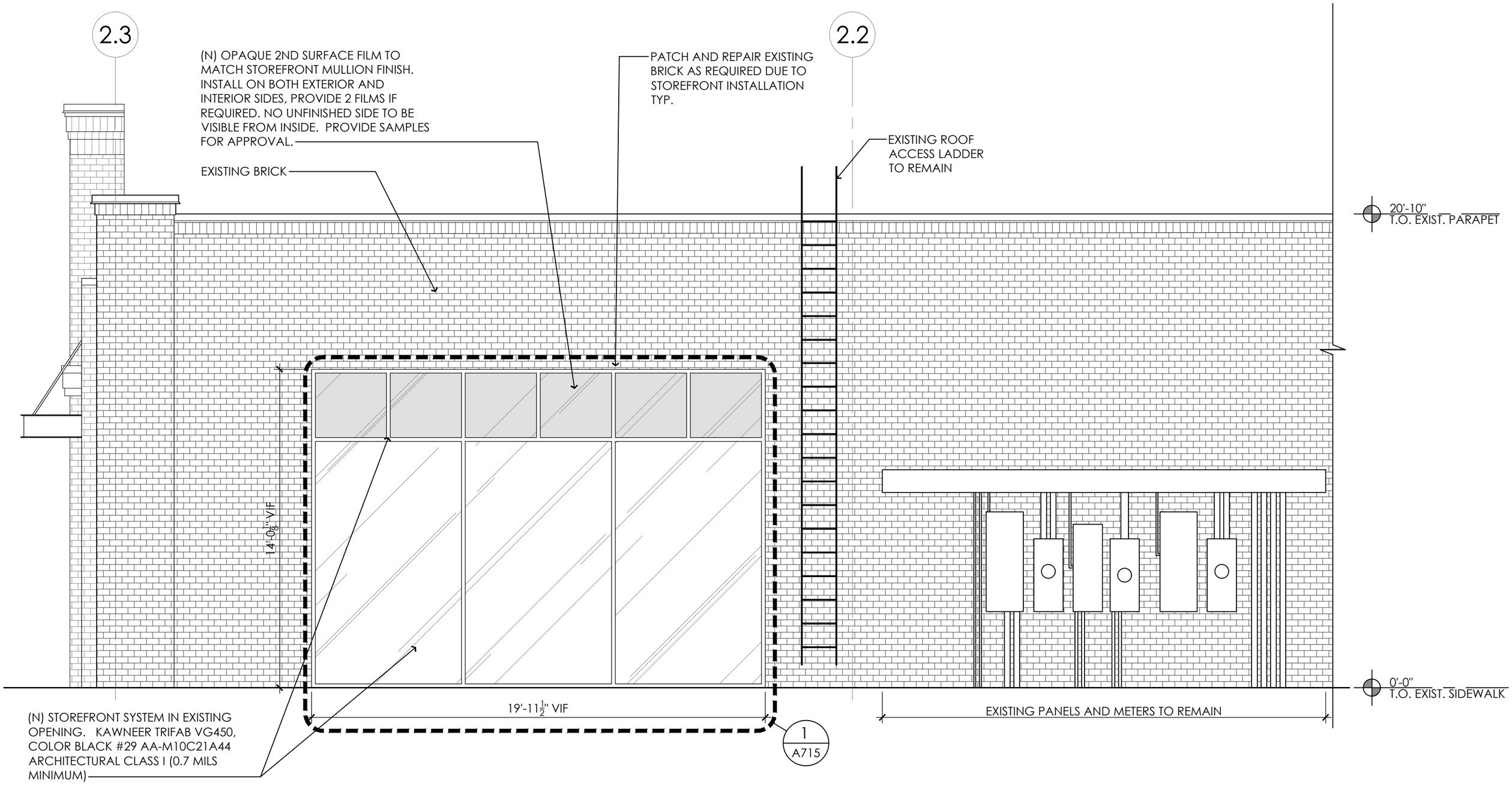
NORTH STOREFRONT DEMO ELEVATION

SCALE: 1/4" = 1'-0"



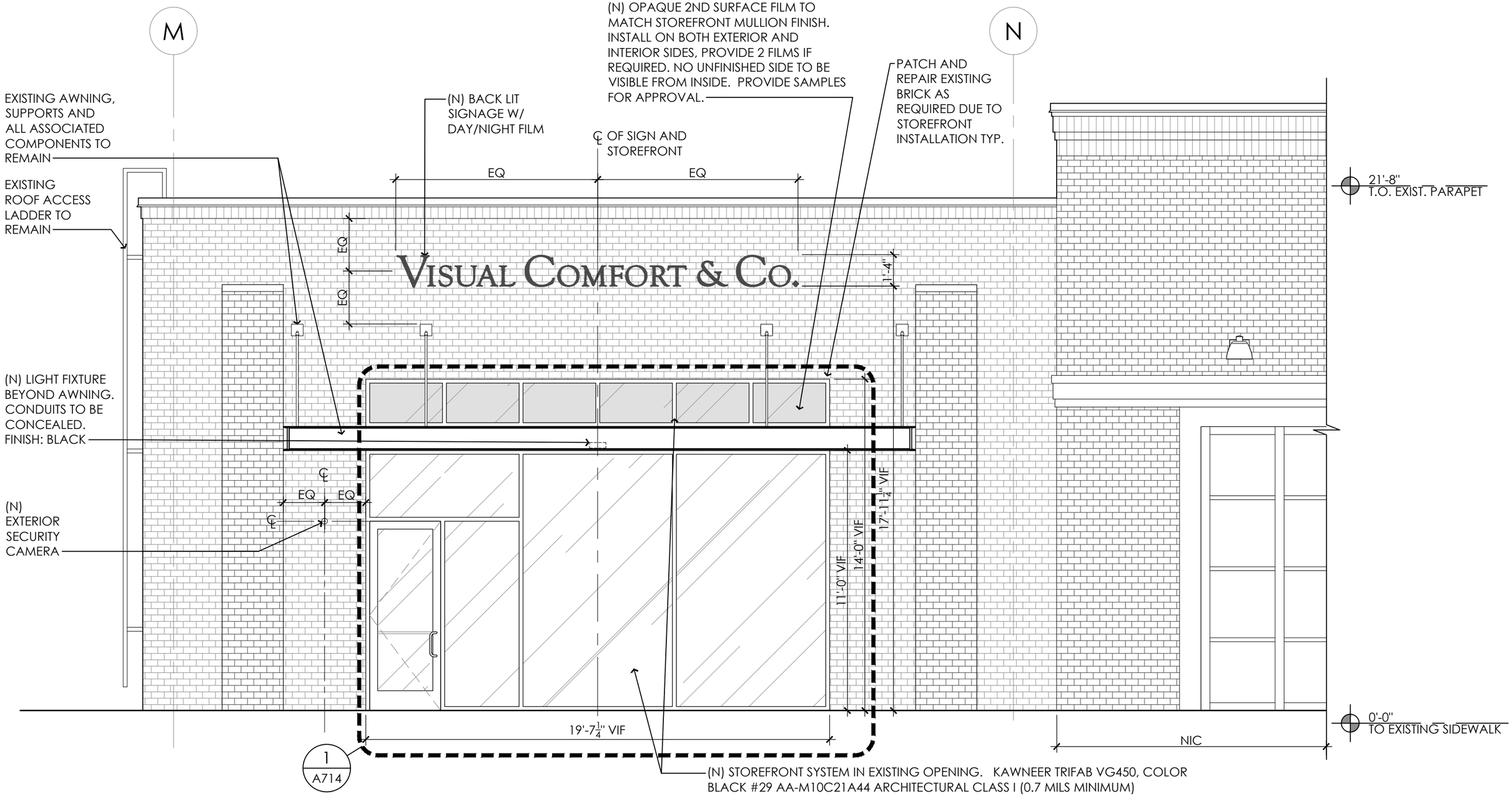
NORTH STOREFRONT ELEVATION - PROPOSED

SCALE: 1/4" = 1'-0"



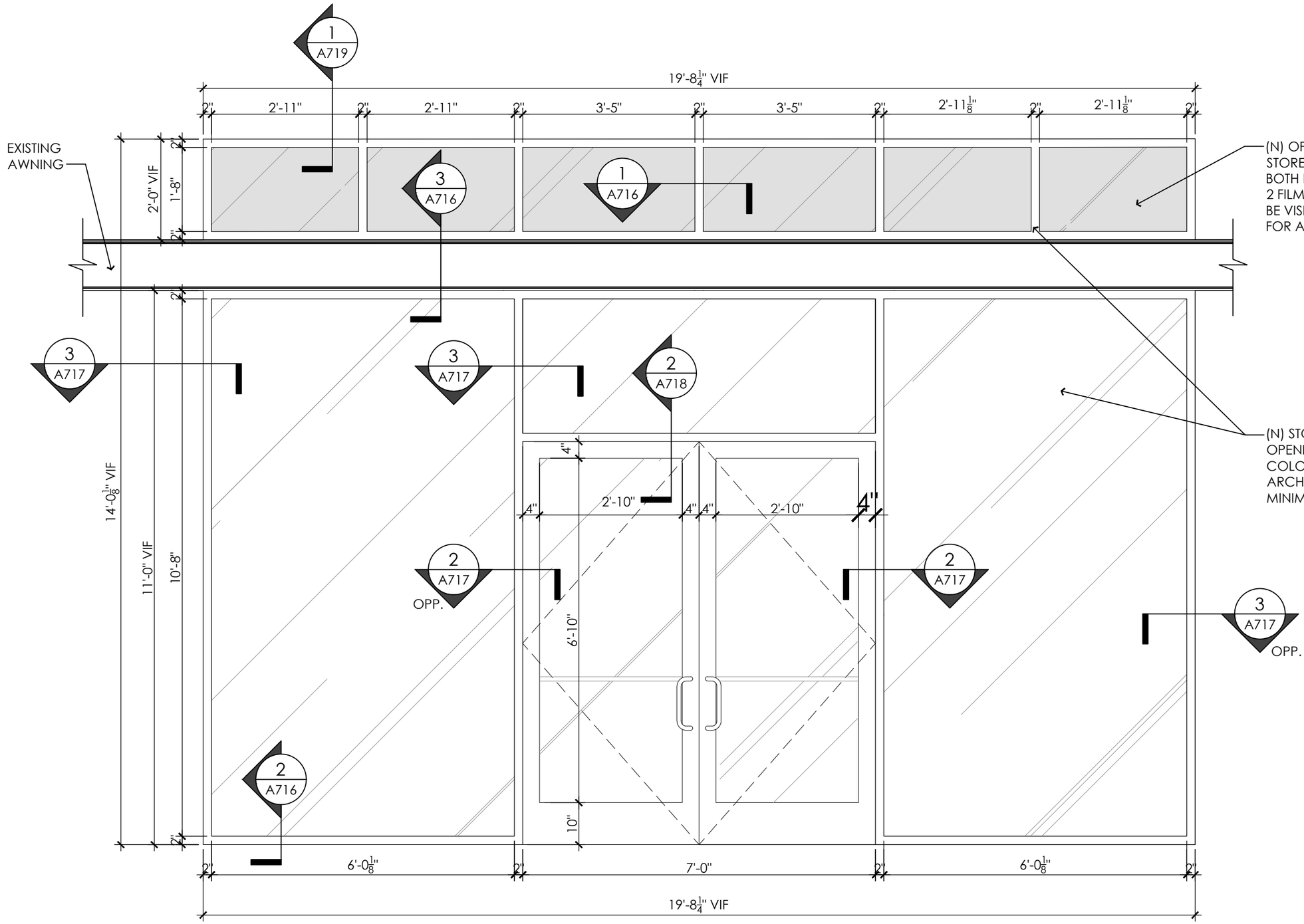
EAST STOREFRONT ELEVATION - PROPOSED

SCALE: 1/4" = 1'-0"



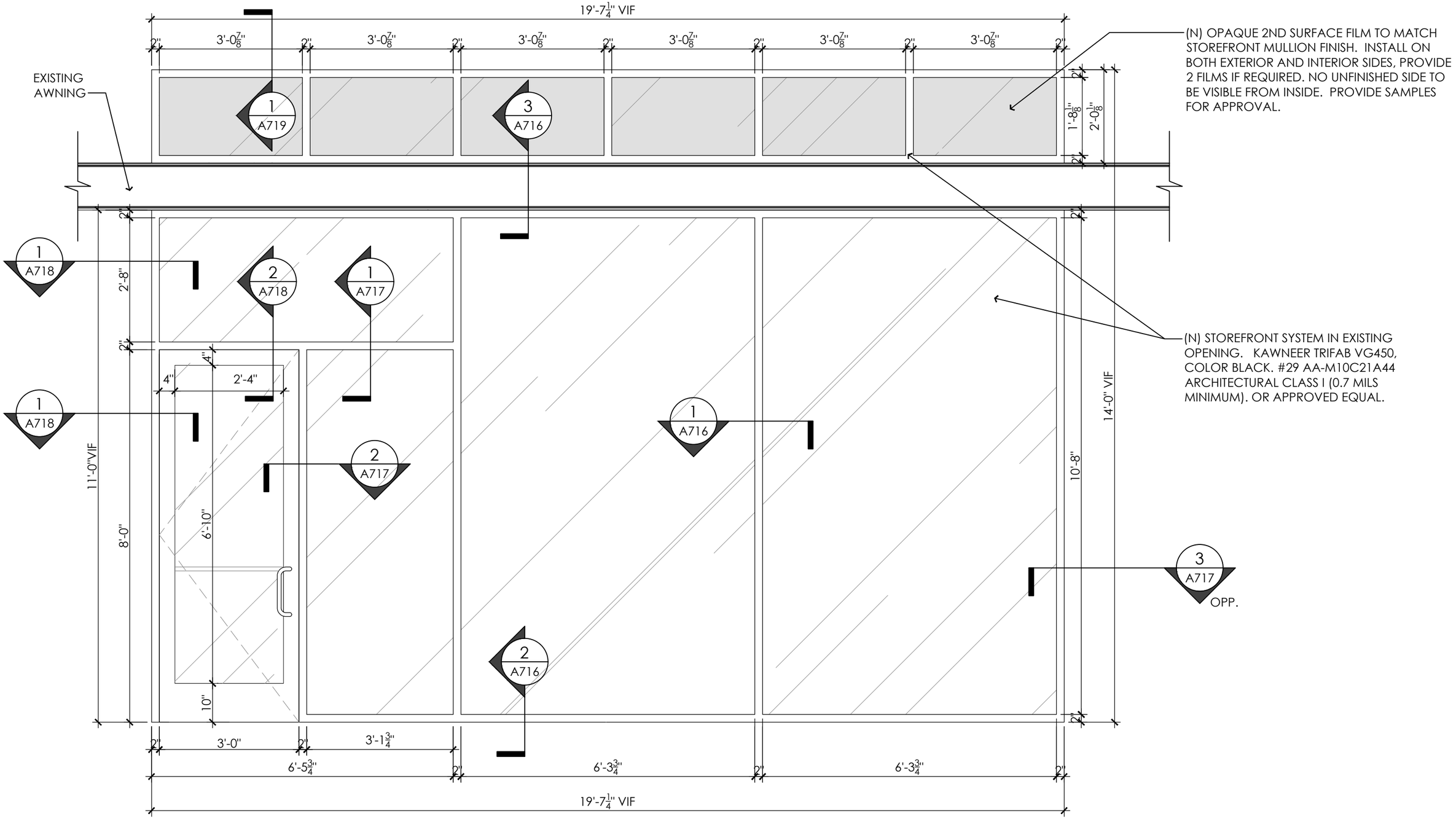
SOUTH STOREFRONT ELEVATION - PROPOSED

SCALE: 1/4" = 1'-0"



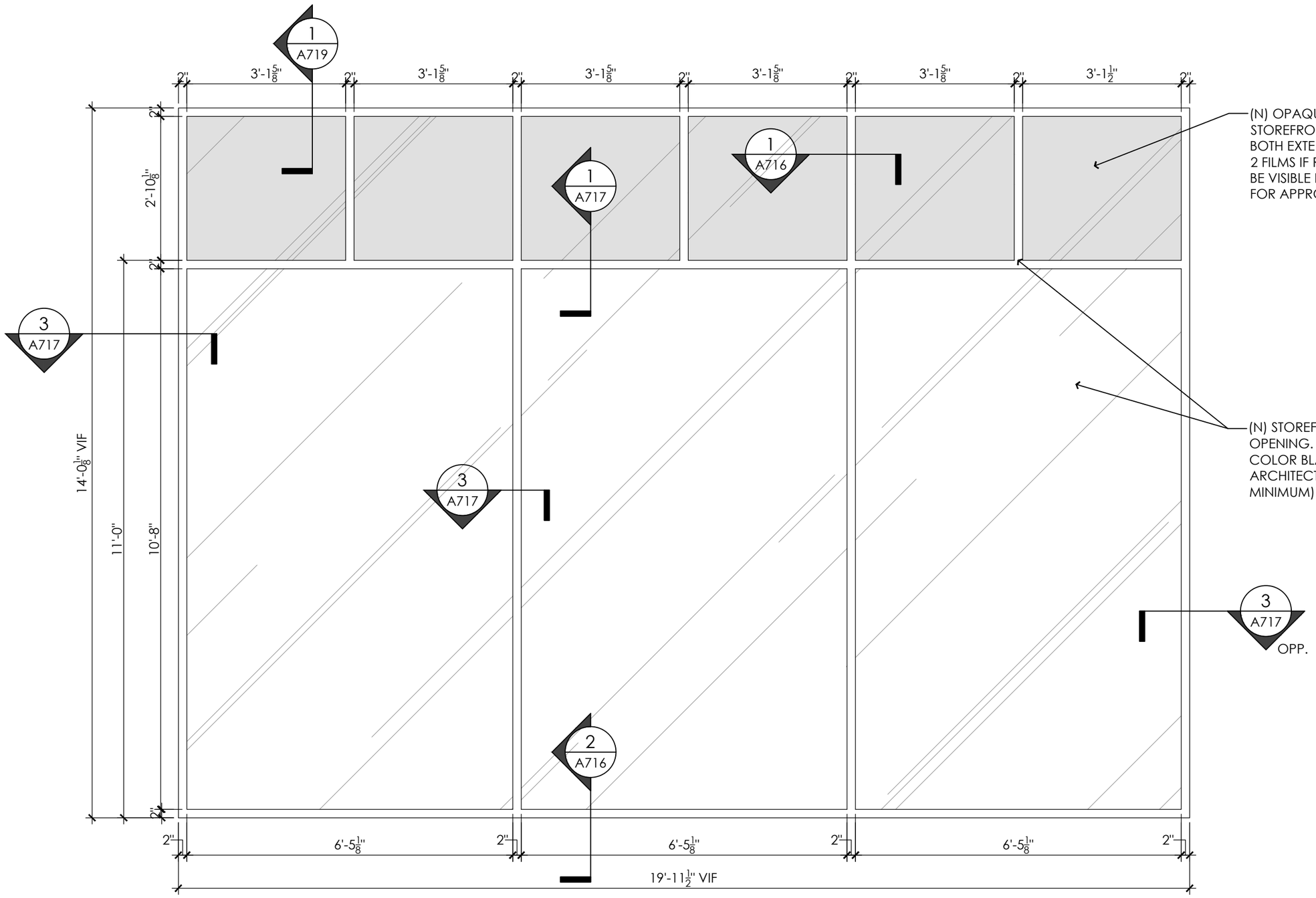
NORTH STOREFRONT ELEVATION - PROPOSED

SCALE: 1/2" = 1'-0"



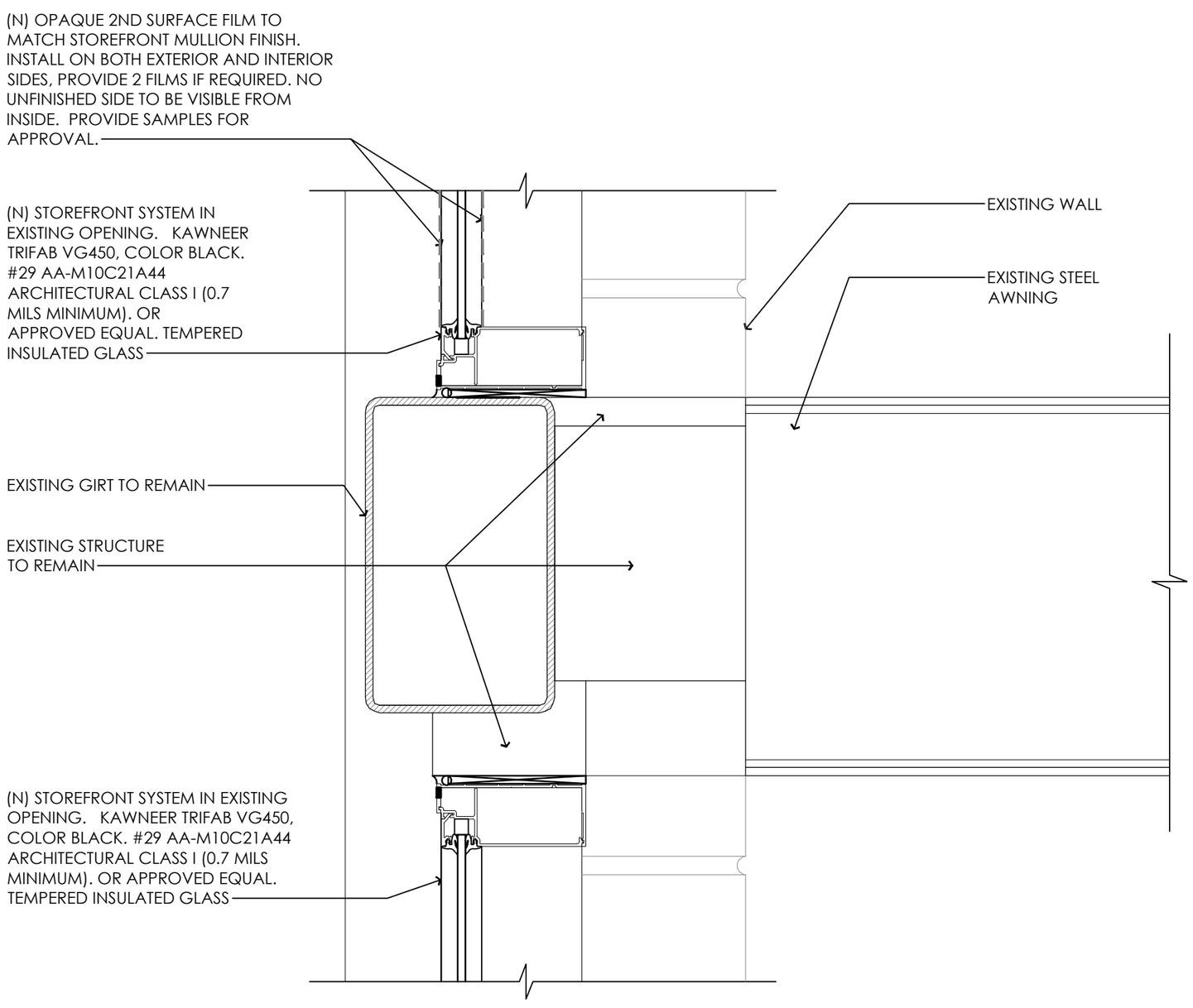
SOUTH STOREFRONT ELEVATION - PROPOSED

SCALE: 1/4" = 1'-0"



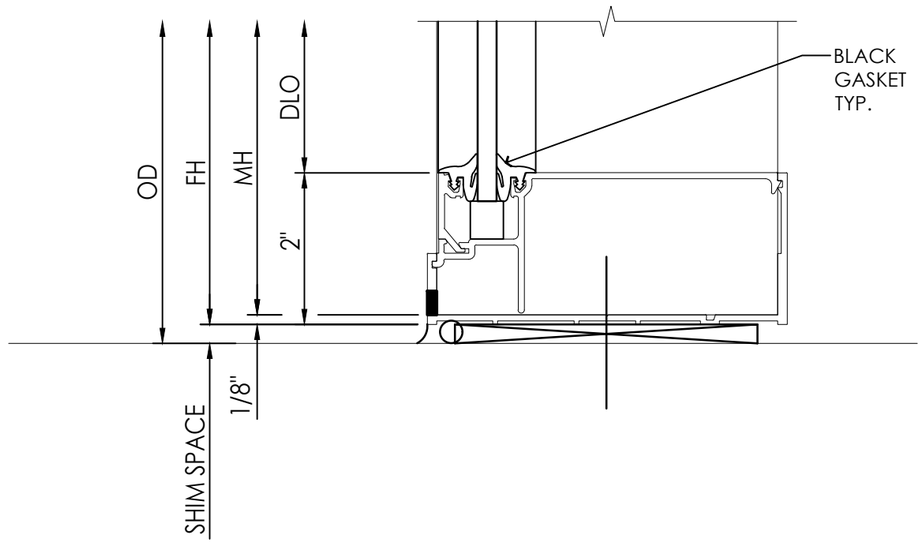
EAST STOREFRONT ELEVATION - PROPOSED

SCALE: 1/4" = 1'-0"



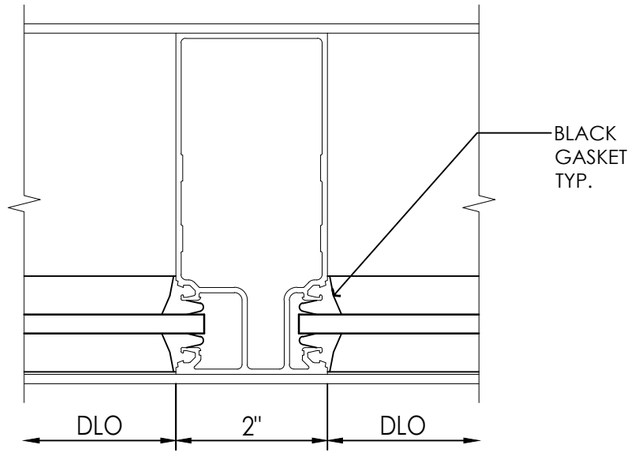
3 STOREFRONT AT AWNING

SCALE: 3" = 1'-0"



2 SILL DETAIL

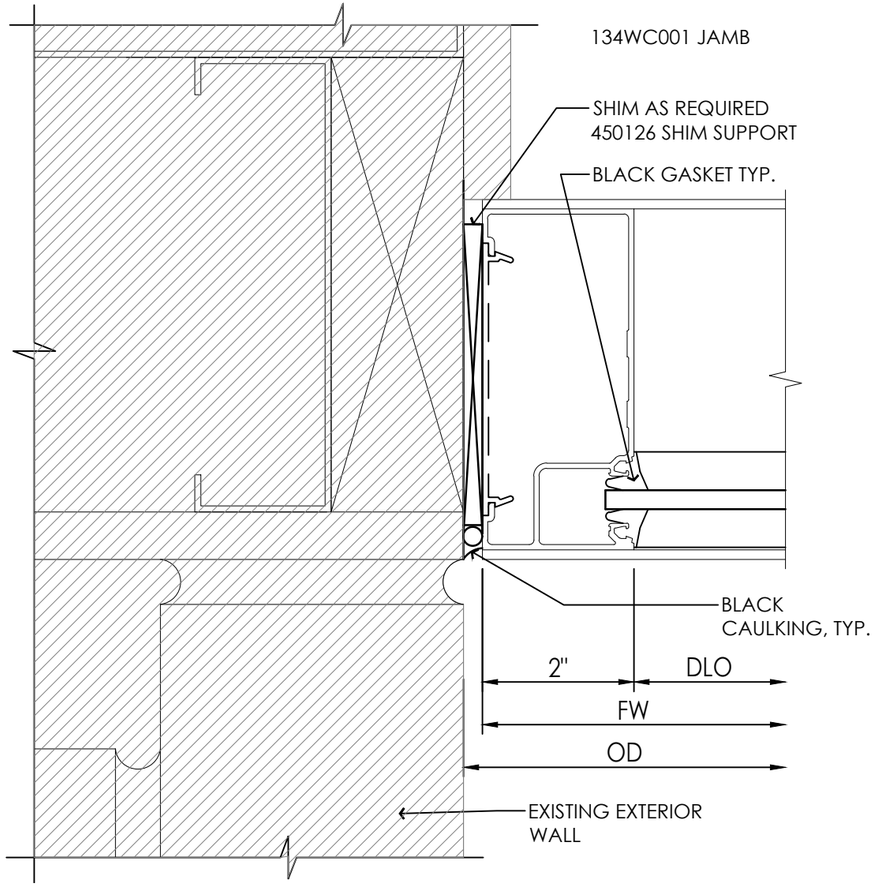
SCALE: 3" = 1'-0"



1 VERTICAL MULLION DETAIL

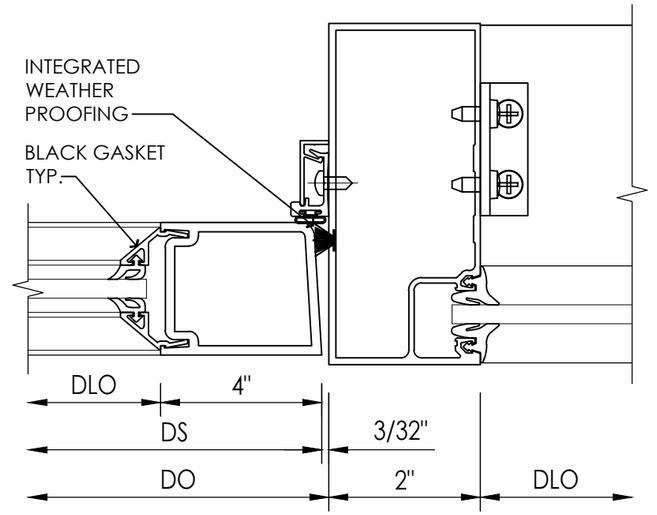
SCALE: 3" = 1'-0"

PROPOSED STOREFRONT DETAILS



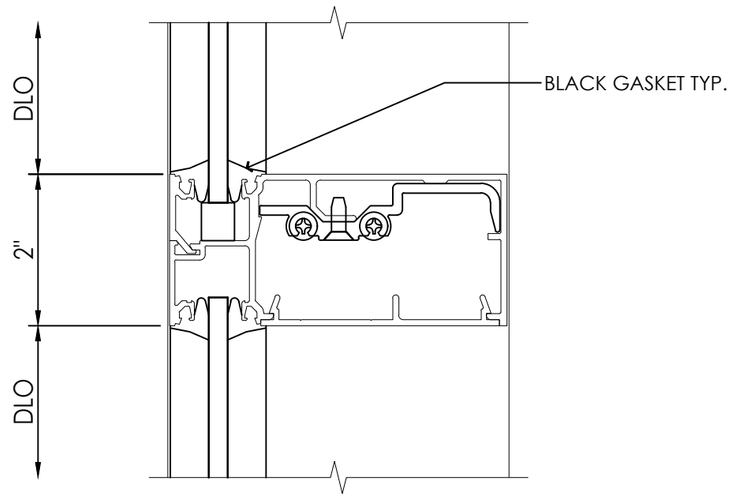
3 JAMB DETAIL

SCALE: 6" = 1'-0"



2 DOOR JAMB DETAIL

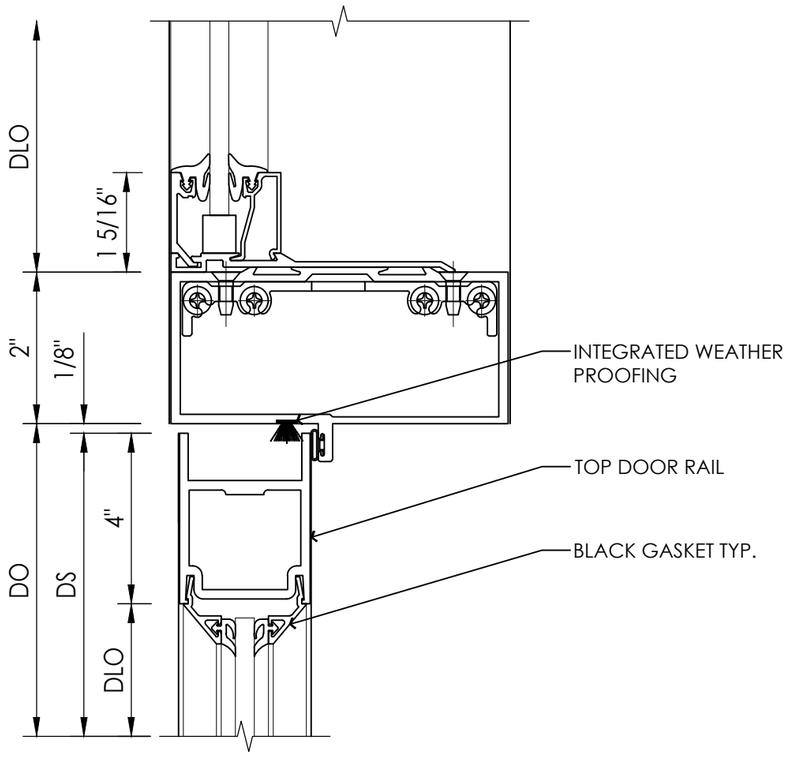
SCALE: 6" = 1'-0"



1 HORIZONTAL DETAIL

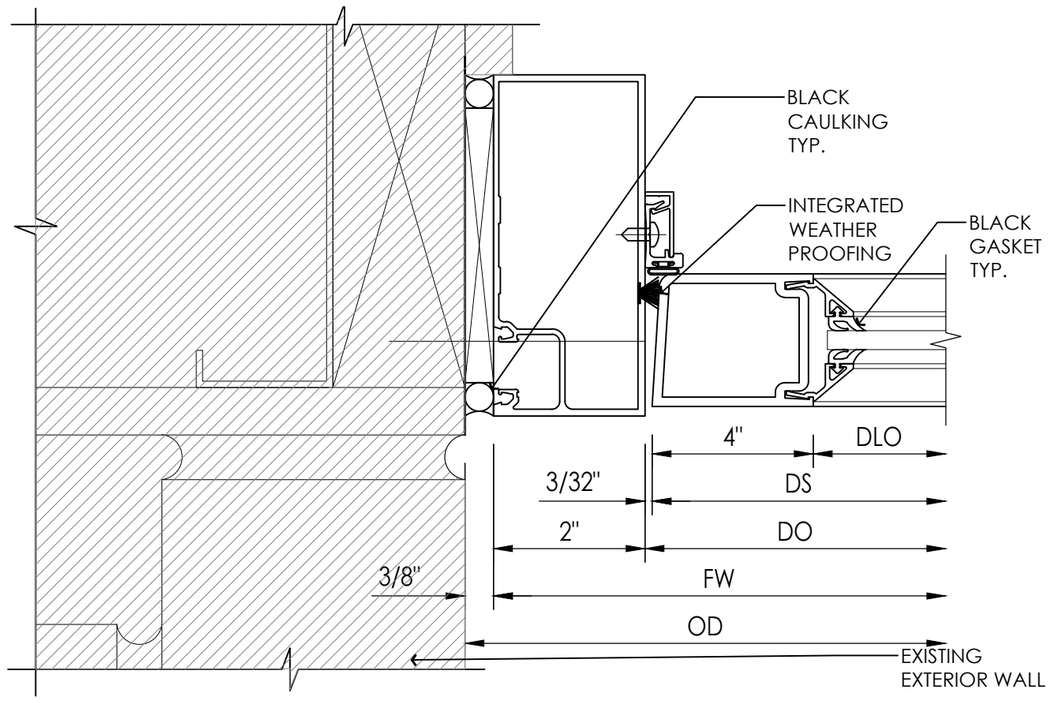
SCALE: 3" = 1'-0"

PROPSED STOREFRONT DETAILS



2 TRANSOM BAR DETAIL

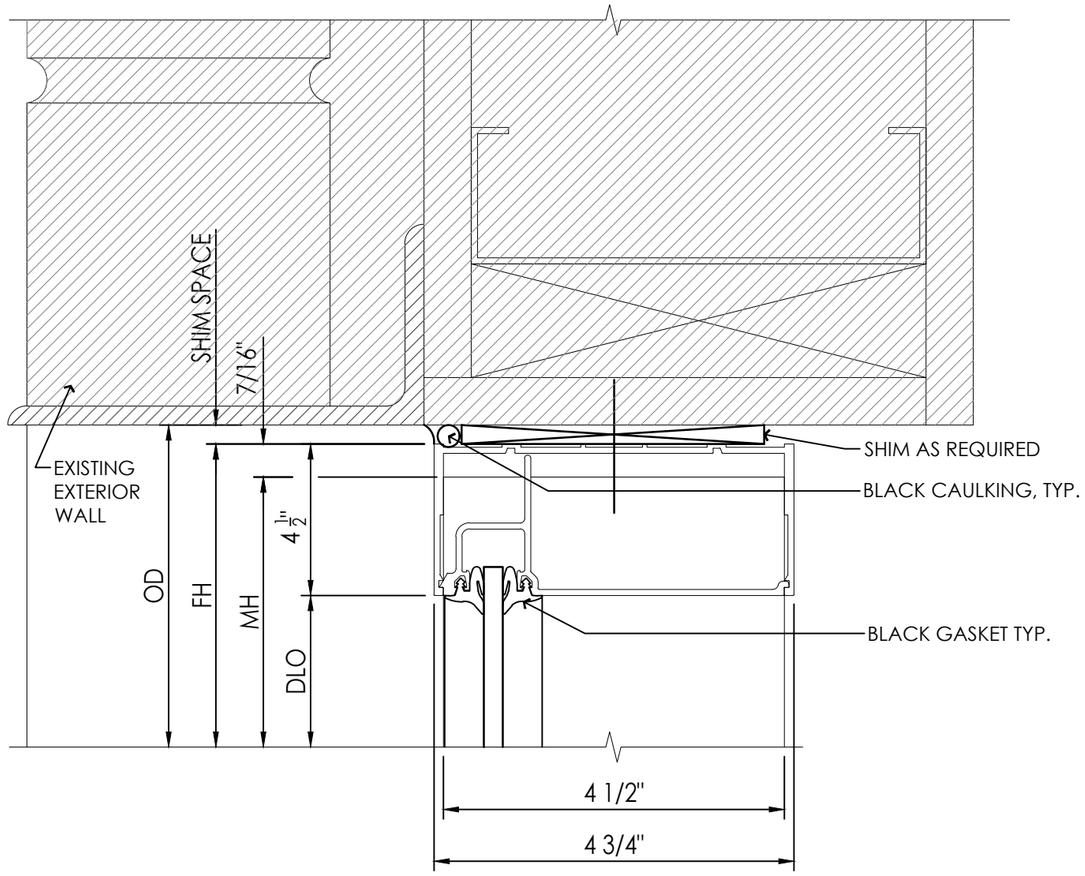
SCALE: 6" = 1'-0"



1 DOOR JAMB DETAIL

SCALE: 6" = 1'-0"

PROPOSED STOREFRONT DETAILS



1 HEAD DETAIL

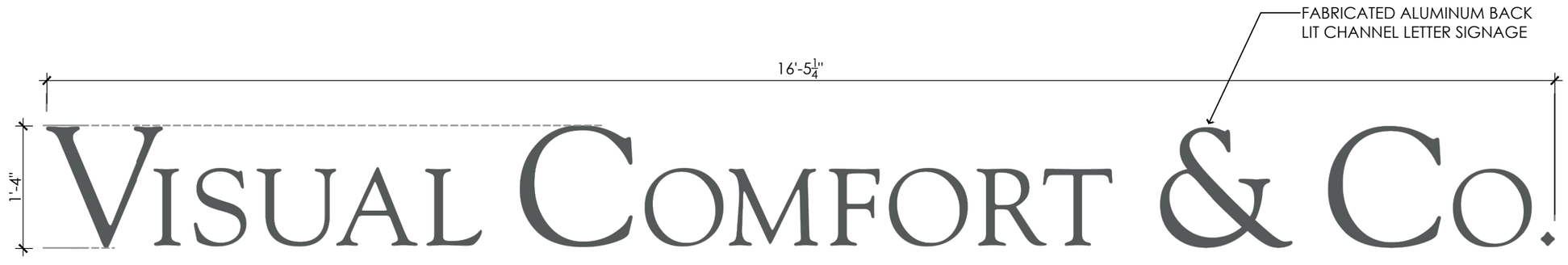
SCALE: 6" = 1'-0"

PROPOSED STOREFRONT DETAILS

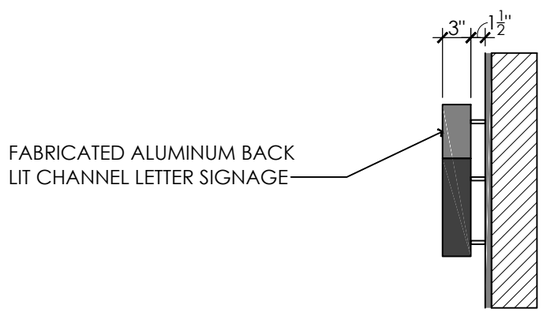
STOREFRONT GLASS
1/2" CLEAR TEMPERED INSULATED GLASS

STOREFRONT SYSTEM
KAWNEER PERMANODIC
ANODIZED FINISH CLASS I
BLACK NO. 29

SAMPLE BOARD



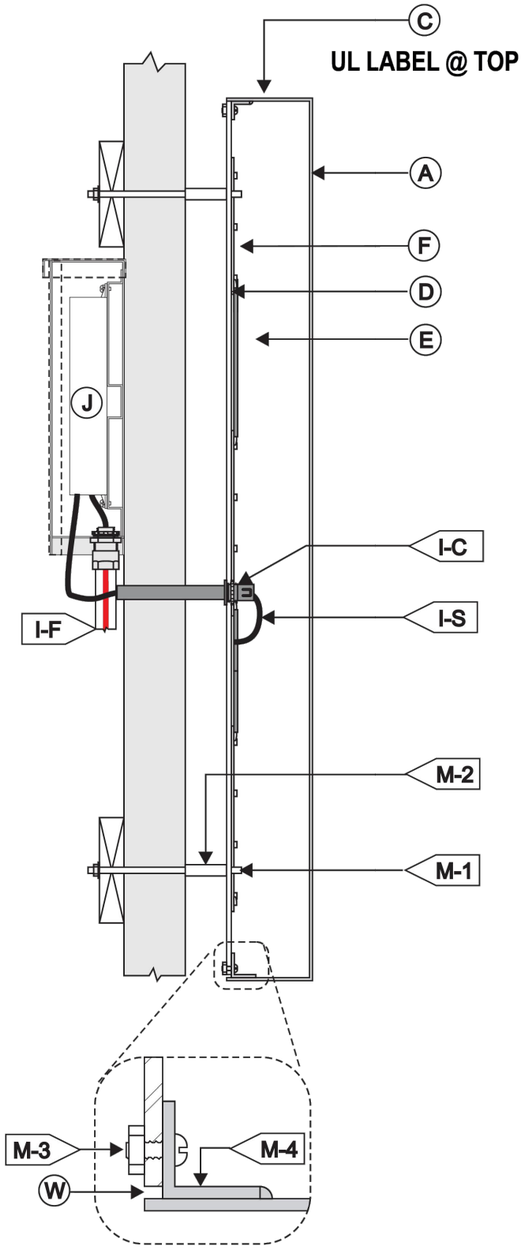
FRONT
SCALE: 3/4" = 1'-0"



SIDE
SCALE: 3/4" = 1'-0"

COLOR
SCALE: NTS

SIGNAGE
SCALE: AS NOTED



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MATERIAL:	ALUM. 1/8"	I-C:	7/8" DIA. HOLE @ LEXAN W/ PAIGE WALL BUSTER
COLOR:	TO MATCH PANTONE 425 C (GREY)		CONNECTOR & CONDUIT, WRAP EXPOSED CONDUIT
FINISH:	SATIN		W/ VINYL FINISHED TO MATCH FASCIA
BORDER:	N/A	I-D	DISCONNECT SWITCH
VINYL:	N/A	I-F	TO ELECTRICAL FEED
COLOR INFO:	N/A	I-S:	U.L. APPROVED LOW VOLTAGE CLASS II WIRING
(C) RETURNS			ALL CONNECTIONS TO BE IN WATERPROOF BOXES
DEPTH:	3"	(J) POWER SUPPLY	
MATERIAL:	ALUM. .060	TYPE:	REMOTE LED POWER SUPPLY HOUSED IN
COLOR:	TO MATCH PANTONE 425 C (GREY)		WEATHER-PROOF, FRONT ACCESS METAL BOX.
FINISH:	SATIN.	VOLTAGE;	120V
(D) BACKS			
MATERIAL:	3/16" CLEAR LEXAN, EXTERIOR FACE SANDED	(M) MOUNTING	SEE MOUNTING NOTE.
(E) INSIDE OF CAN		M-1:	DRILL & TAP LEXAN FOR 10/24 ALLTHREAD.
FINISH:	PAINTED WHITE	M-2:	1 1/2" SPACER
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	(104.28 LUMENS PER WATT)	M-3:	10/24 BOLT & NUT.
	ALL WIRES TO BE TERMINATED W/ A MECHANICAL UL LISTED FASTENER	M-4:	1/2" x 1/2" ALUM. ANGLE WELDS TO RETURNS
		(W) WEEP HOLES	1/8" GAP @ B.O. LEXAN.

NOTE: TIME CLOCK IS REQUIRED - DONE BY OTHERS

120V INSTALL

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ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED

FABRICATED ALUMINUM BACK LIT CHANNEL LETTER - SECTION DETAIL

SCALE: NTS

VIEW TOWARDS EXISTING EXTERIOR SOUTH FACADE

VIEW TOWARDS EXISTING EXTERIOR EAST FACADE

EXISTING EXTERIOR NORTH FACADE

VISUAL COMFORT & CO.

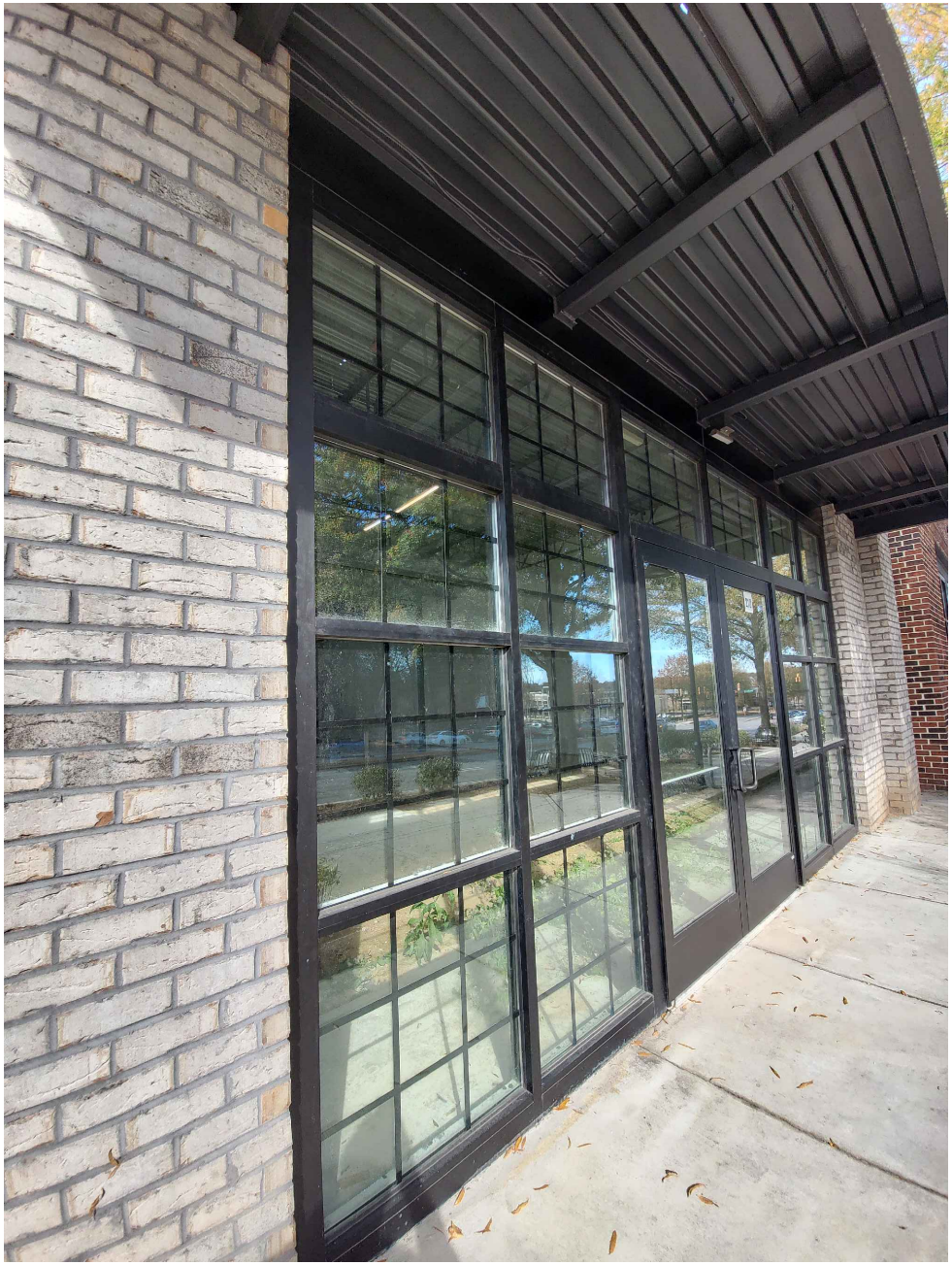
6565 NORTH POINT PARKWAY - SUITE 210

ALPHARETTA, GA 30022

05.31.2024

kpa kennethpark architect

VIEW TOWARDS EXISTING EXTERIOR NORTH FACADE



VIEW TOWARDS EXISTING STOREFRONT

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: LWV TPA GA 400 LLC

Location Address: 1776 Peachtree Street, Suite 250 Atlanta GA 30309

Mailing Address: 1776 Peachtree Street, Suite 250 Atlanta GA 30309

City: Atlanta State: GA Zip Code: 30009 -

Contact For All Notifications: Wilson Bedell

Contact Telephone: 804 - 592 - 7266 Mobile Telephone: 804 - 592 - 7266

Fax: - - Email: WBedell@hpdev.com

Contact's Relation To Business: Employee

This Application For (Check all that apply):

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

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		$300

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: LWV TPA GA 400 LLC

Physical Address: 1776 Peachtree Street, Suite 250 Atlanta GA 30309

Mailing Address: 1776 Peachtree Street, Suite 250 Atlanta GA 30309

City: Atlanta State: GA Zip Code: 30009 -

Owner Telephone: 678 - 306 - 4239 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): n/a Date: n/a

Owner Signature: n/a

Property Information:

Address (If Assigned) : Lot 4D-6 6000 Lake Street

Tax ID or Map Reference Number: 12 272007440787

Land Lot(s): 752 District: 1st Section: 2nd

Existing Zoning of Property: Mixed Use Existing Uses of Property: Vacant Commercial

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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: 6/3/2024

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

The proposed building design maintains the material palette of previously submitted designs for the retail buildings at this site. The previously submitted designs were developed by pulling design cues from the larger site by analyzing the material palette and establishing a hierarchy of primary vs. accent materials. The purpose of this is to ensure visual cohesiveness while also allowing some individual identity. All proposed materials can already be found on the site, including: painted brick, metal cladding, dark storefront, and dark painted canopies and overhead structure.

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.

- [x] Yes
- [ ] No

The project is currently in the schematic design phase, but the intent is to meet the requirements of the North Point Overlay in all areas. Pedestrian access is provided to our site from Haynes Bridge Road at two locations along the northeast side of the retail buildings. This pedestrian connectivity continues through the retail site to the Central Green on the west side of the proposed building. Additional pedestrian access is provided from the multifamily buildings to the southwest corner of the proposed building. The proposed restaurant building shall have ample dedicated outdoor seating per the overlay requirements. Building fenestration, massing, and materials shall match the requirements of the North Point Overlay and relate to the materials already being used on the site.

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).

This application meets the required site regulations for Type D corridors. Building setbacks are less than 10 feet, building height is a max of 2 stories, and surface parking is located between the buildings with no parallel spaces/driveways being between the primary buildings and a public road. Lakeview development site design meets the open space and streetscape standards mentioned in the North Point Overlay. The streetscape has on street parking with street trees spaced 40' oc. The landscape planter is provided and includes a variety of plant types. The sidewalks along Lake Street are 10' wide and connect the development to the open spaces, both Civic and Amenity spaces. There are three main open spaces at Lakeview. The 'Amphitheater' near Morrison Lake. The 'Pocket Park' between the Townhome and Multifamily site and the 'Central Green', which our retail site connects to. This site connects to Lakeview Parkway and Haynes Bridge Road.

This retail site continues and extends the streetscape, open space and connectivity. The required streetscape continues east towards Haynes Bridge. The Central Green will be activated on the East side of the proposed building. The proposed building features outdoor dining facing the Central Green and wrapping around the south facade of the building to activate the streetscape. The surface parking for this site is designed to have a bioswale in the center island per the North Point Overlay.

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

The project is currently in the schematic design phase, but the intent is to meet the requirements of the North Point Overlay in all areas. Pedestrian access is provided to our site from Haynes Bridge Road at two locations along the northeast side of the retail buildings. This pedestrian connectivity continues through the retail site to the Central Green on the west side of the proposed building. Additional pedestrian access is provided from the multifamily buildings to the southwest corner of the proposed building. The proposed restaurant building shall have ample dedicated outdoor seating per the overlay requirements. Building fenestration, massing, and materials shall match the requirements of the North Point Overlay and relate to the materials already being used on the site.

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

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

The Central Green is well connected across the site. The pedestrian connection from the Central Green to Haynes Bridge Road will be activated by outdoor dining flowing from the proposed building as well as via engagement with the retail buildings on opposite the surface parking lot. Materials used and furnishings provided in these spaces will be per the Northpoint Overlay and already used here at Lakeview.

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.

Eco Points for Lakeview have been addressed in prior LDP submittals. We have exceeded the required Eco Points.

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.

TEQUILA MAMA | LAKEVIEW

DESIGN REVIEW BOARD

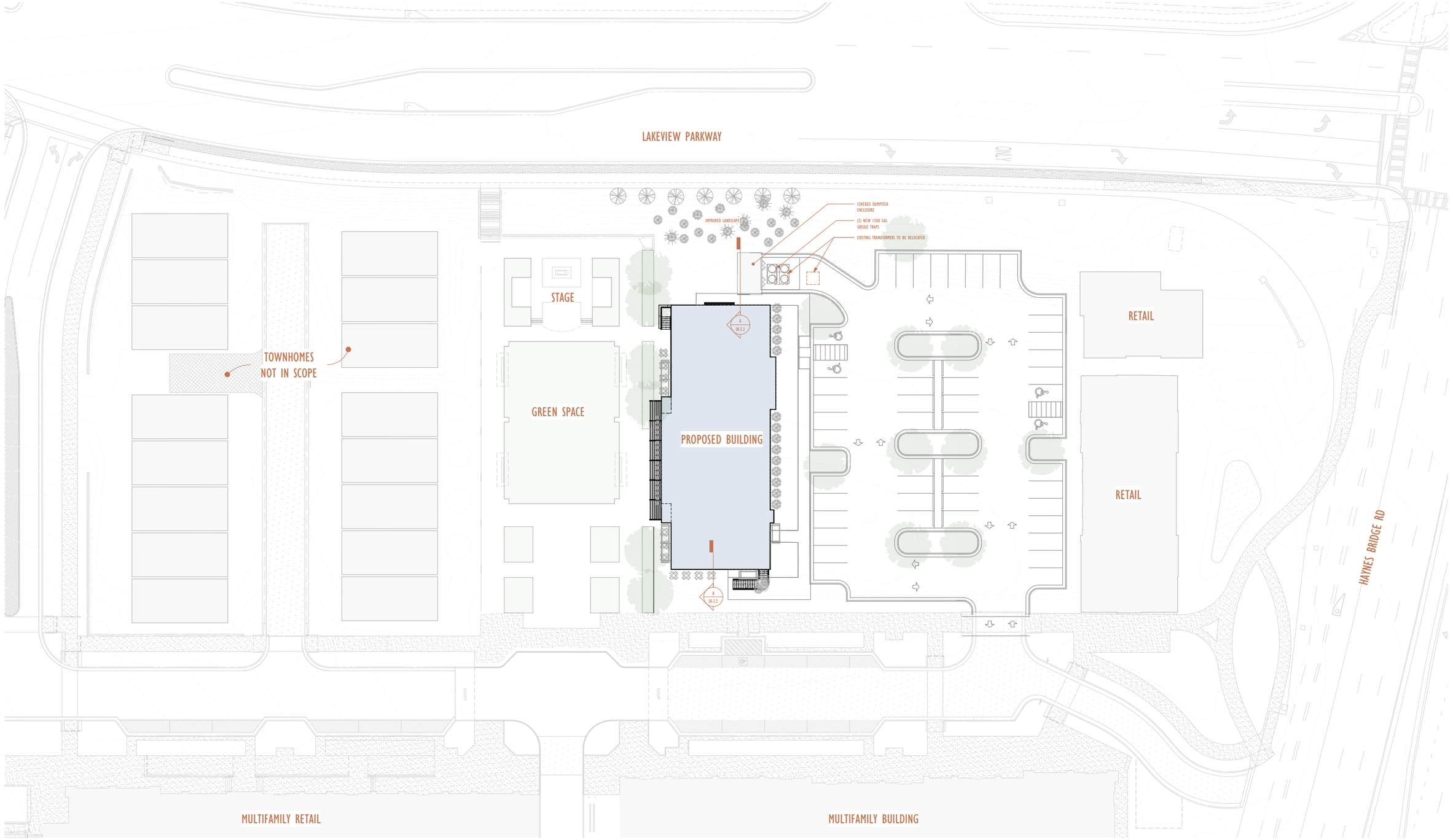
03 JULY 2024

GENTLE • WORKS

architecture | interiors | planning

SITE ANALYSIS

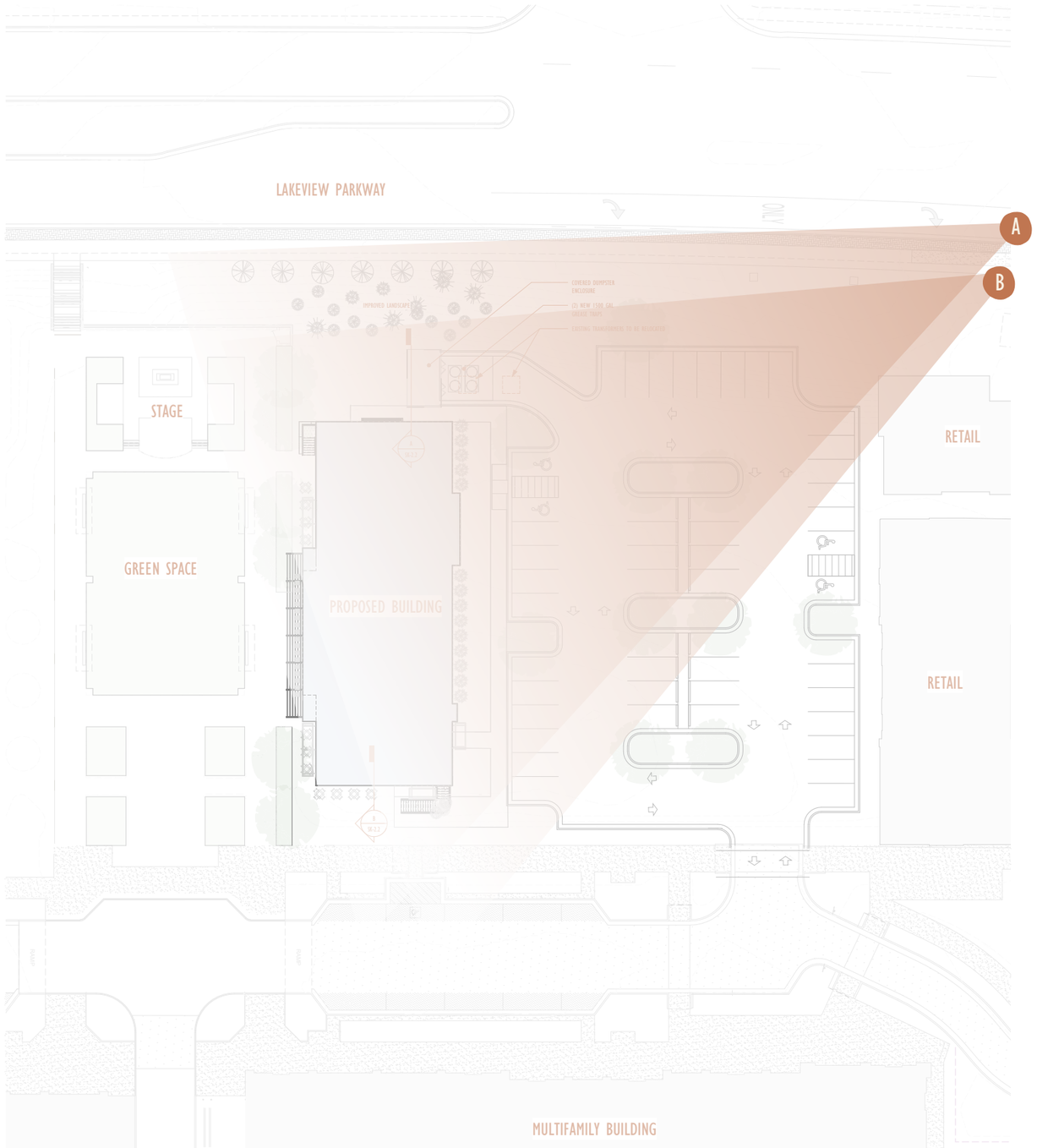
Building setback 25' from property line along Lakeview and Morrison as part of tree preservation
New office tower built on exisitng surface parking area - 6 stories +/- 150,000 sf
New parking deck building on existing surface parking lot - new deck to serve existing and new office buildings (+/- 55' height)
Parking deck structures built into slope taking advantage of existing topography to allow only one level of deck to be visible from Lakeview Parkway - architectural treatment and screening of decks where visible from street
Existing office building - 6 stories with 154,400 sf
12' wide Alpha Loop path connecting through development along lake frontage
Civic space connecting development to lake with terraced amphitheater seating
Lake amenity to be activated 428,320 sf
Existing lake to be used for storm water management
Improve existing lake side trail and provide connection to city wide path system
Southern portion of lake side trail to be widened to 12' allowing for continuation of Alpha Loop path
Lakeview trail connecting Alpha Loop path along frontage - existing greenspace between curb and sidewalk to be filled with pavers to widen sidewalk area and preserve existing tree canopy along Lakeview Parkway
For sale townhomes - 16 units
Reconfigure driveway access to roundabout
Green space serving as central gathering area for community - surrounded by lifestyle retail, restaurants and townhomes
Retail and active uses on ground level of residential building along edges facing street
4 story luxury multi-family residential overlooking village green and Alpha Loop trail
Alpha Loop connection to Haynes Bridge Road frontage
MORRISON PARKWAY
LAKEVIEW PARKWAY
HAYNES BRIDGE ROAD
GEORGIA 400 (US 19)
MORRISON LAKE
Existing Lake
Office 2 Stories 110,000 sf
Office 250,000 sf
Parking Deck A 4 Levels 410 spaces
Parking Deck B (6 sp/1,000 sf)
Parking Deck D 5-Levels 700 spaces
Parking 234 spaces
Restaurant 10,700 sf
Retail 10,800 sf
Parking 44 spaces
Central Green
Stage 1,200 sf
Retail 9,159 sf
Amenity Space
Green
FUTURE CONNECTION TO ENCORE
RETAIL AREA ENLARGEMENT (1"=40')
NORTH



1 SITE PLAN
SCALE: 1" = 20'-0"

0' 10' 20' 40' 60'

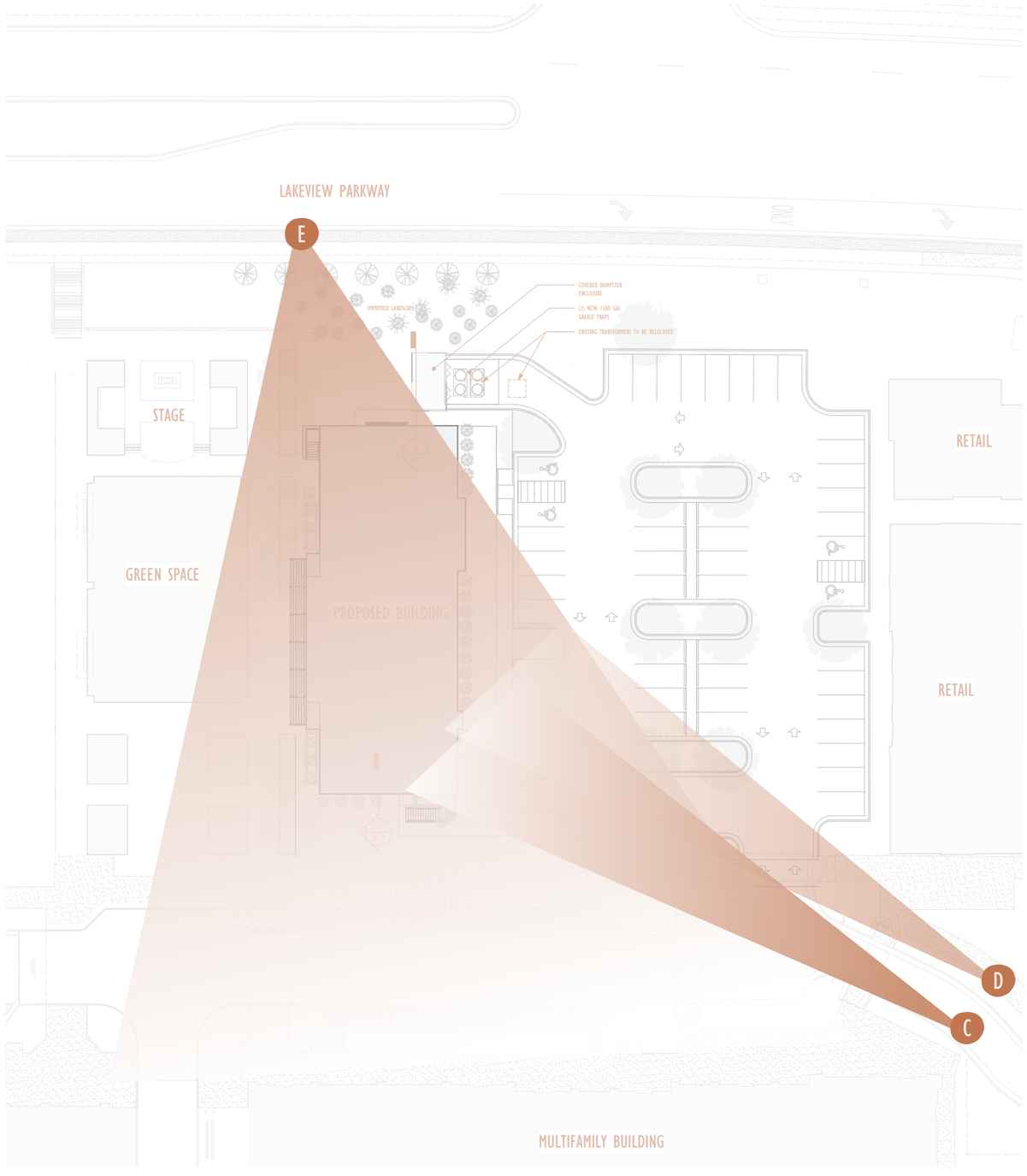
03 JULY 2024



VIEW FROM LAKEVIEW PARKWAY AND HAYNES BRIDGE RD INTERSECTION

VIEW FROM LAKEVIEW PARKWAY AND HAYNES BRIDGE RD INTERSECTION

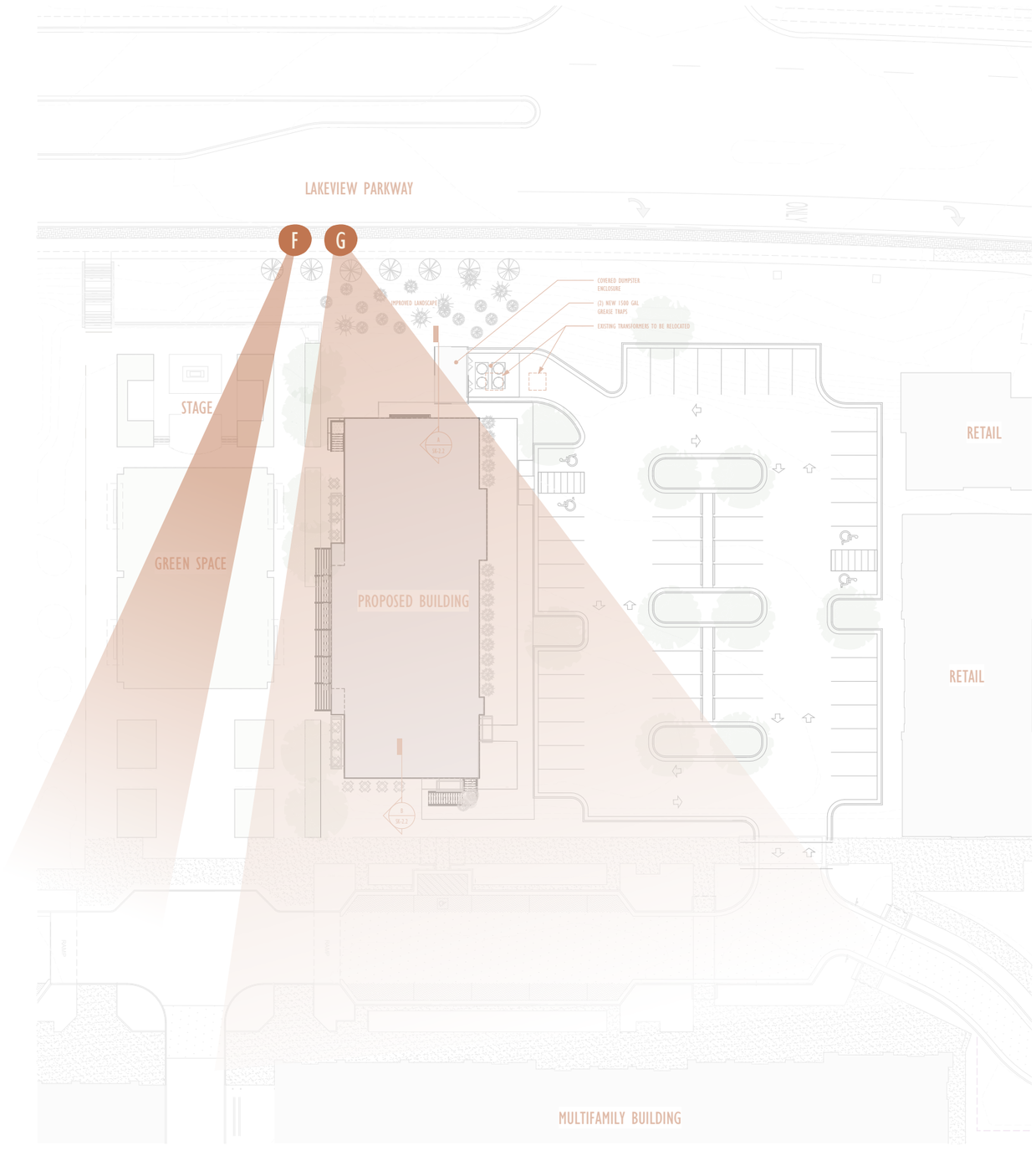
SITE PHOTOS | EXISTING CONDITIONS



VIEW FROM HAYNES BRIDGE ROAD ENTRY TO SITE

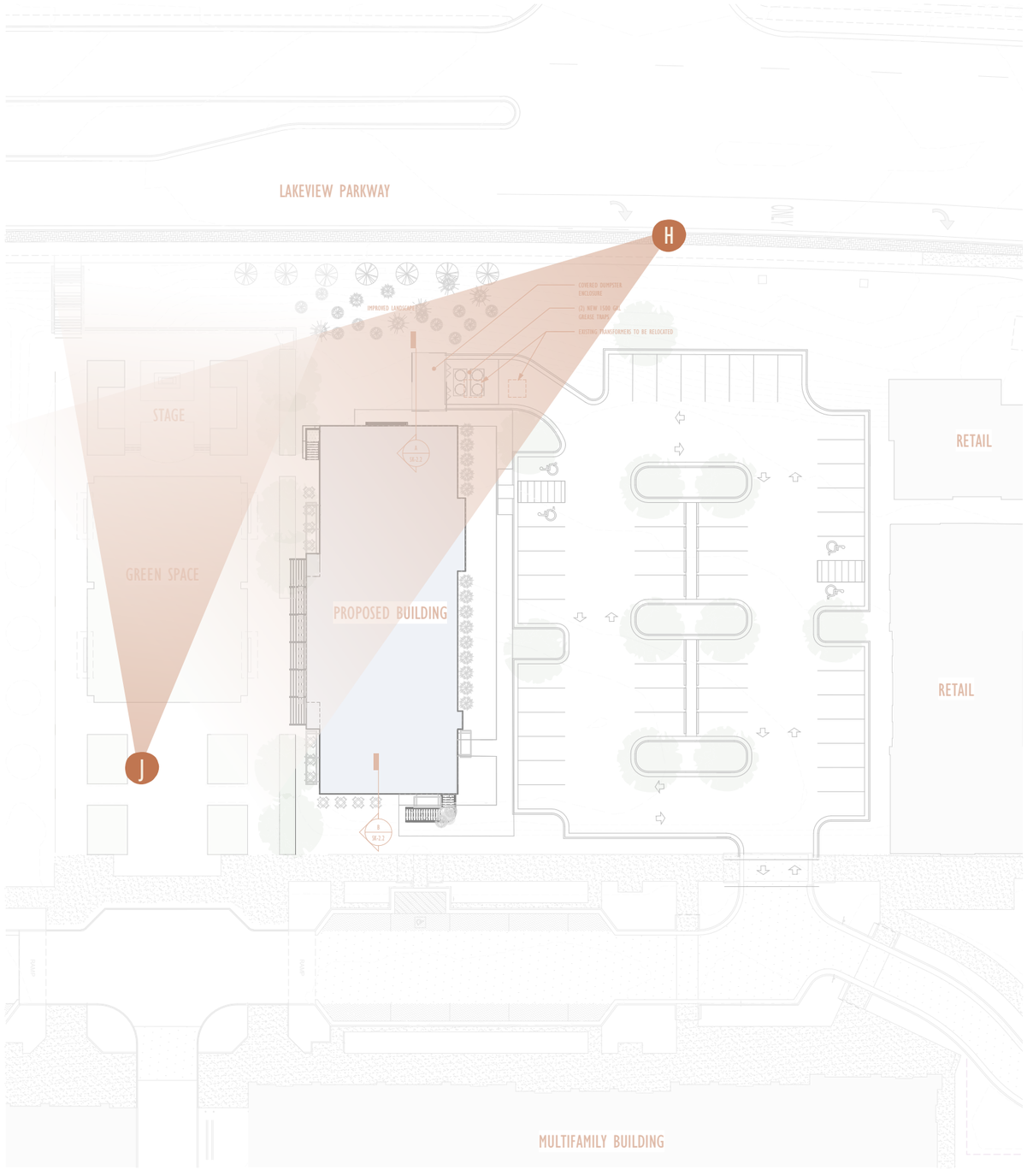
EXISTING SITE LANDSCAPING

VIEW FROM LAKEVIEW PARKWAY TOWARD THE GREEN ADJACENT TO FUTURE SITE



VIEW FROM LAKEVIEW PARKWAY TOWARD FUTURE SITE

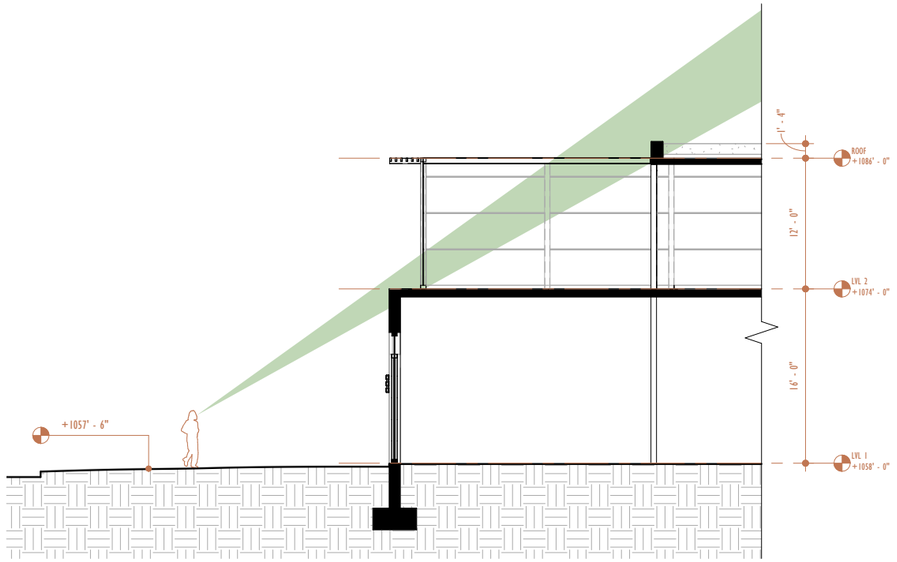
VIEW FROM LAKEVIEW PARKWAY TOWARD THE GREEN ADJACENT TO FUTURE SITE



VIEW FROM LAKEVIEW PARKWAY TOWARD FUTURE SITE

VIEW FROM GREEN TOWARD PROPOSED BUILDING

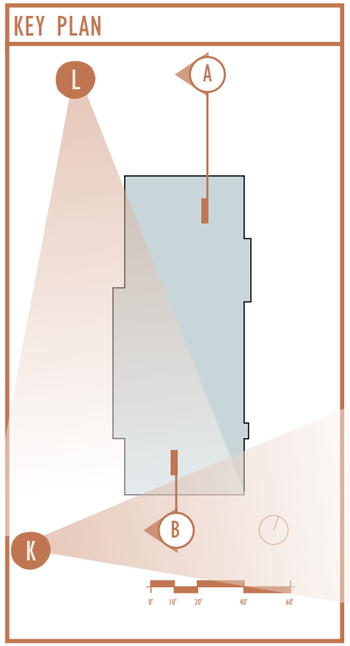
SITE PHOTOS | EXISTING CONDITIONS

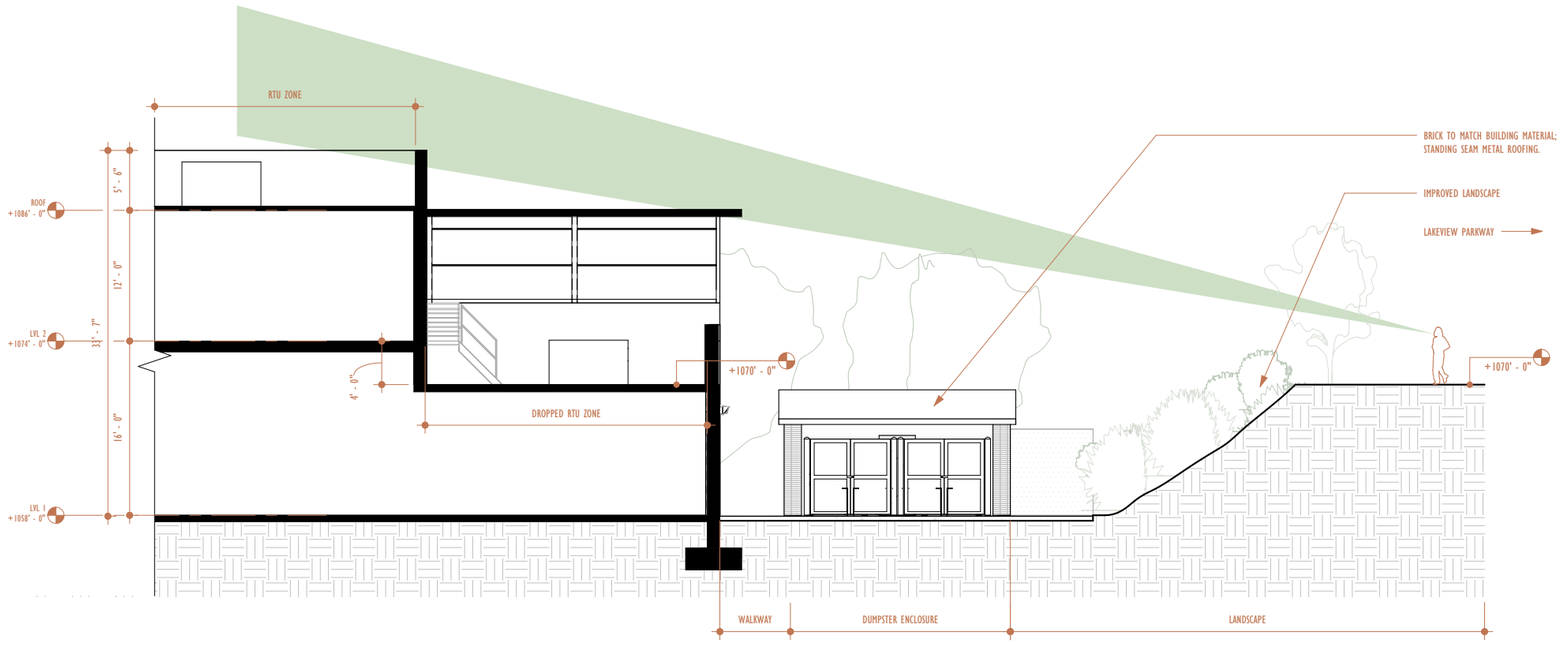


B

SIGHTLINE DIAGRAM - SOUTH ENTRY

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



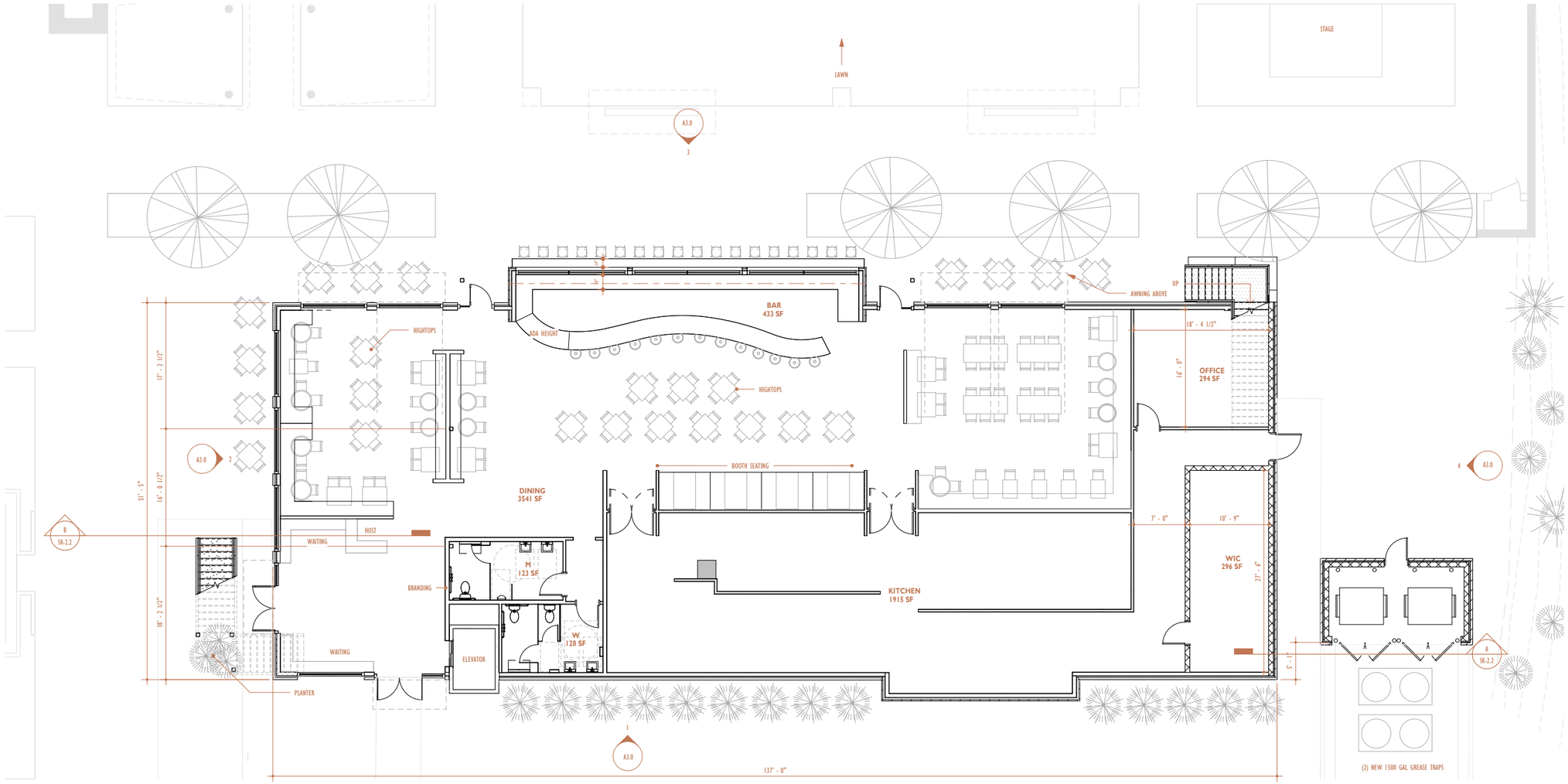


A

SIGHTLINE DIAGRAM - LAKEWVIEW PARKWAY

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

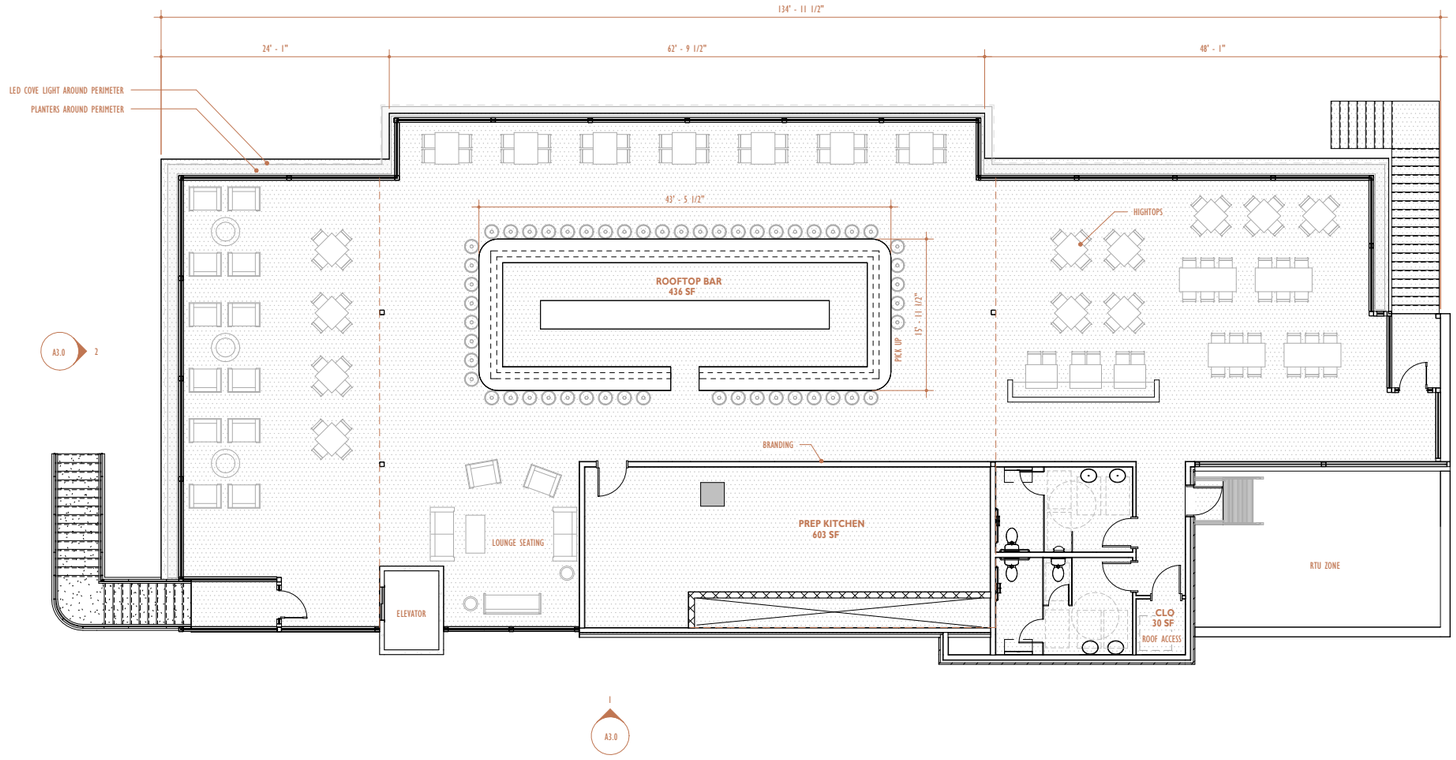
PROPOSED PLANS



0' 4' 8' 16' 24'

LEVEL 1 FLOOR PLAN

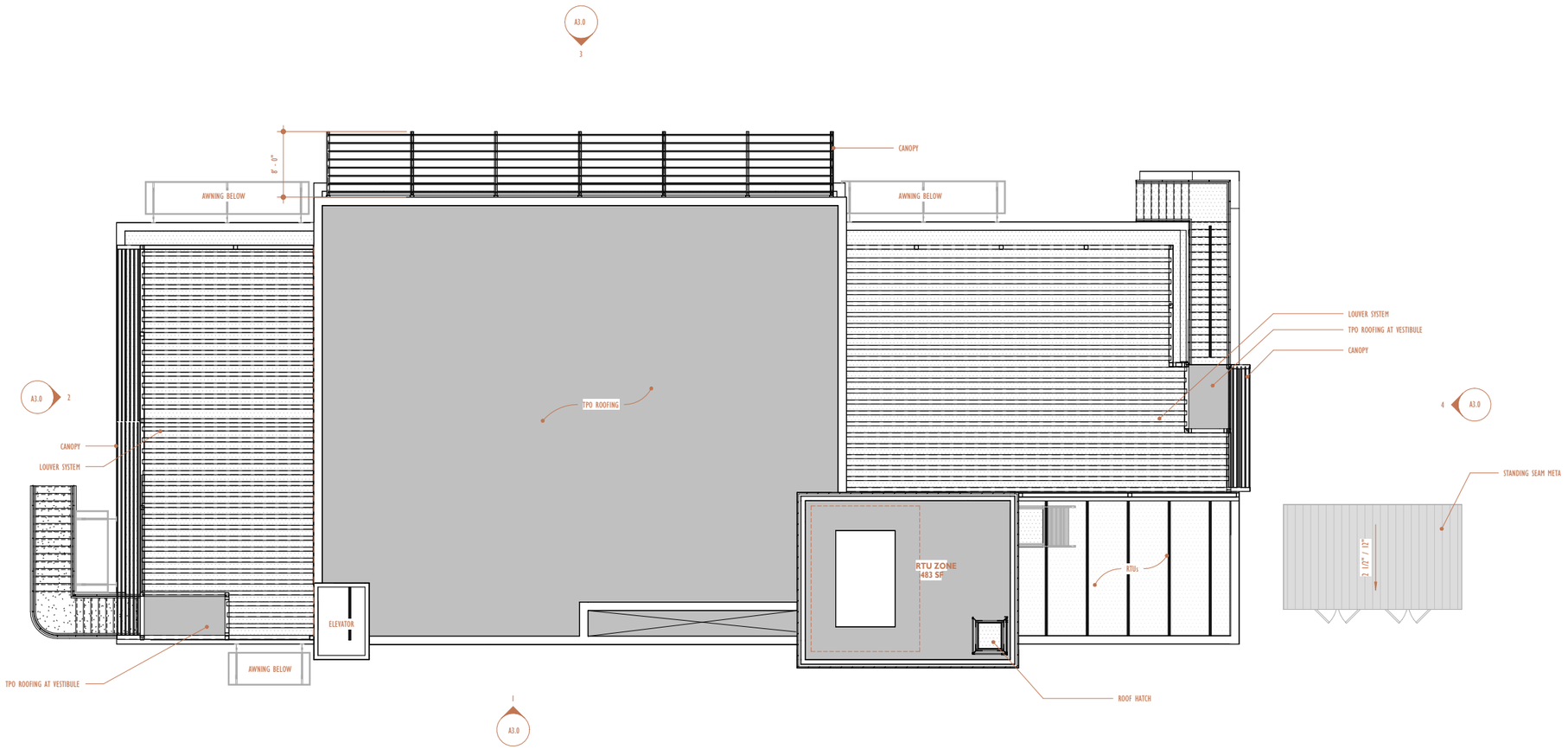
03 JULY 2024



0' 4' 8' 16' 24'

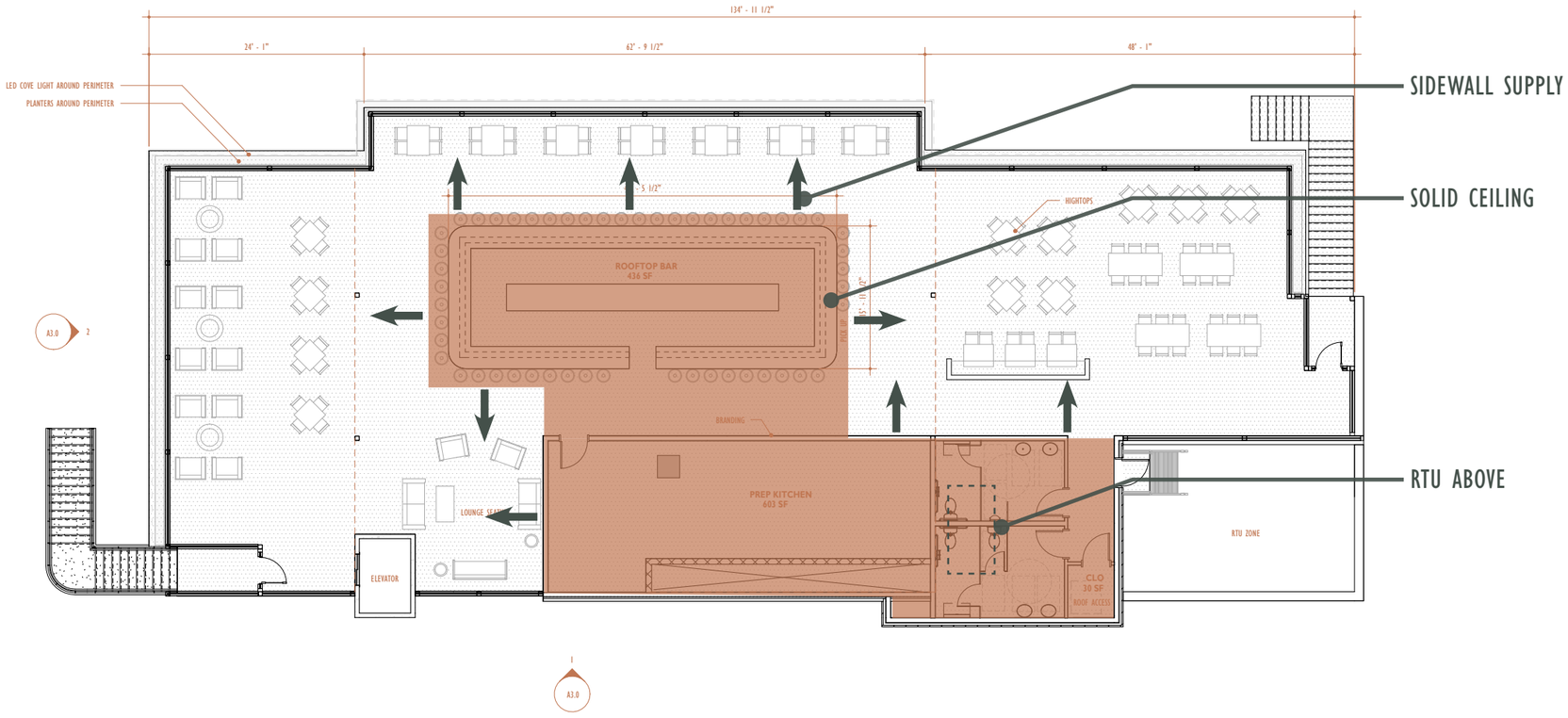
LEVEL 2 FLOOR PLAN

03 JULY 2024



ROOF PLAN

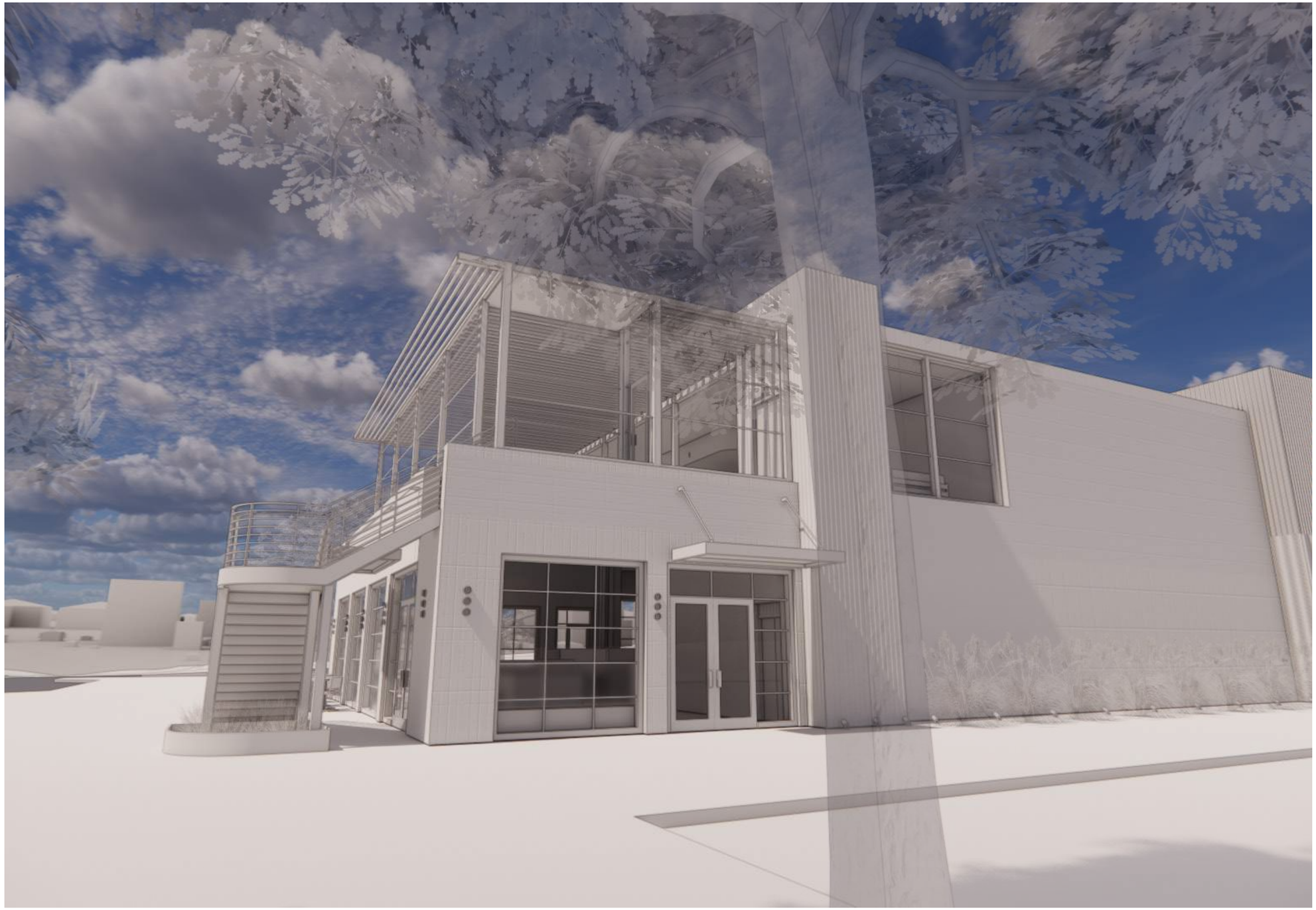
03 JULY 2024



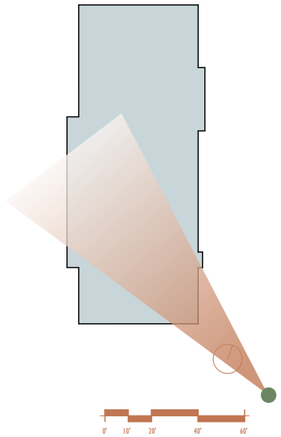
LEVEL 2 - CONCEALED HVAC SYSTEMS DIAGRAM

03 JULY 2024

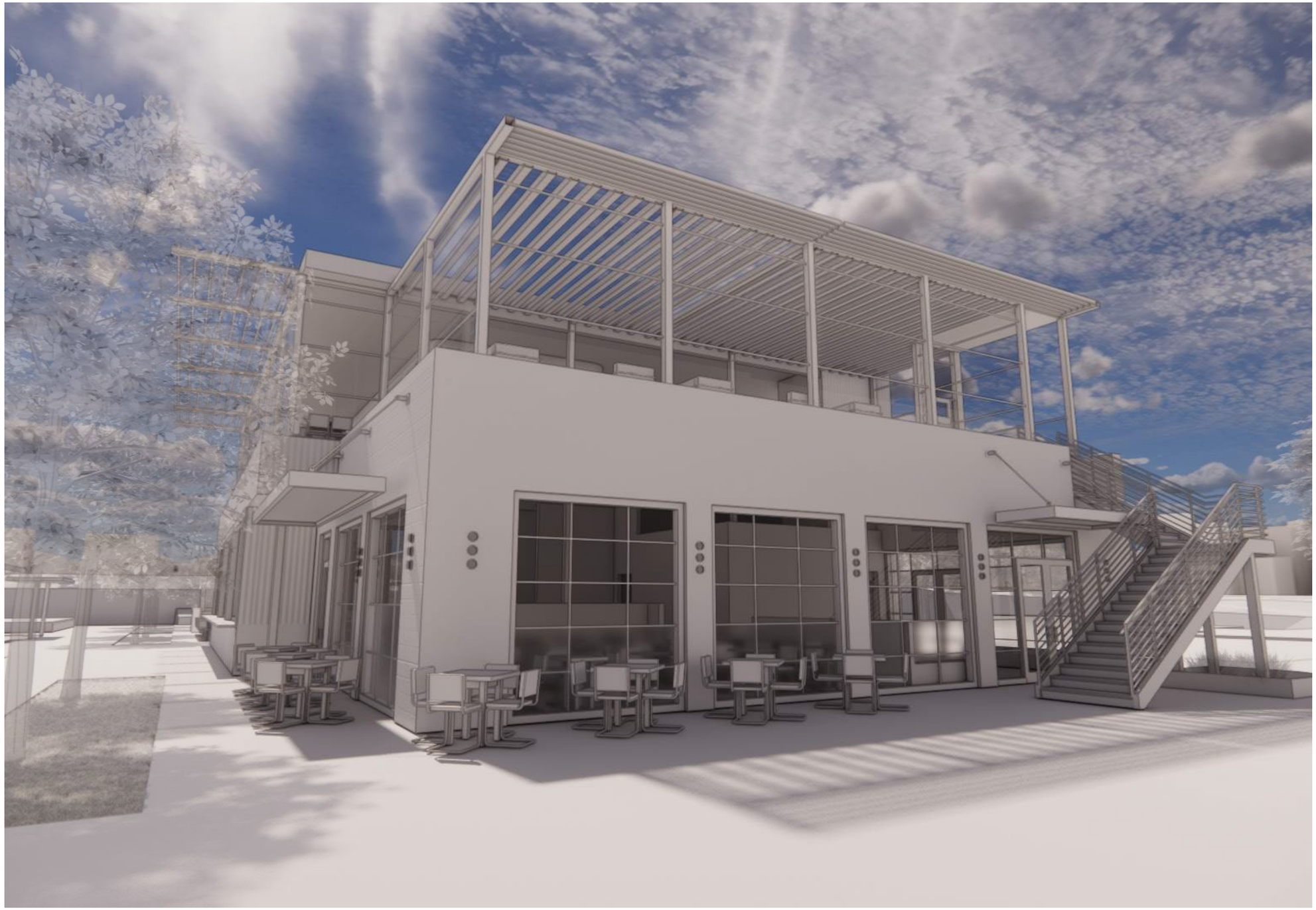
MASSING VIEWS



KEY PLAN



VIEW TOWARD ENTRY FROM PARKING



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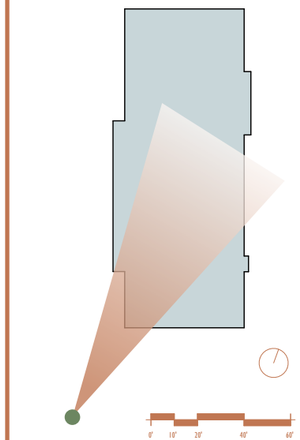
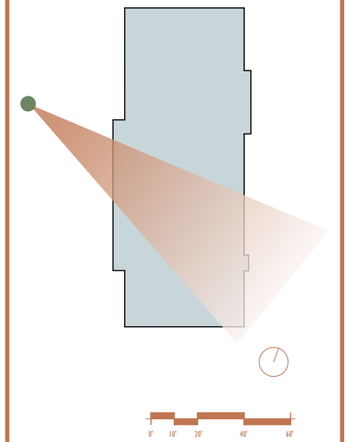


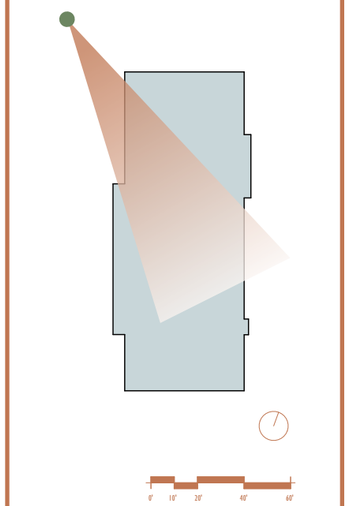
VIEW TOWARD ENTRY AT SOUTH END

KEY PLAN



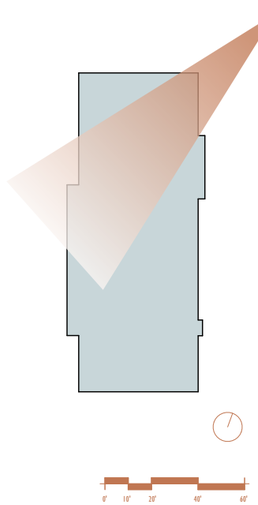
VIEW FROM GREEN TOWARD BAR

KEY PLAN

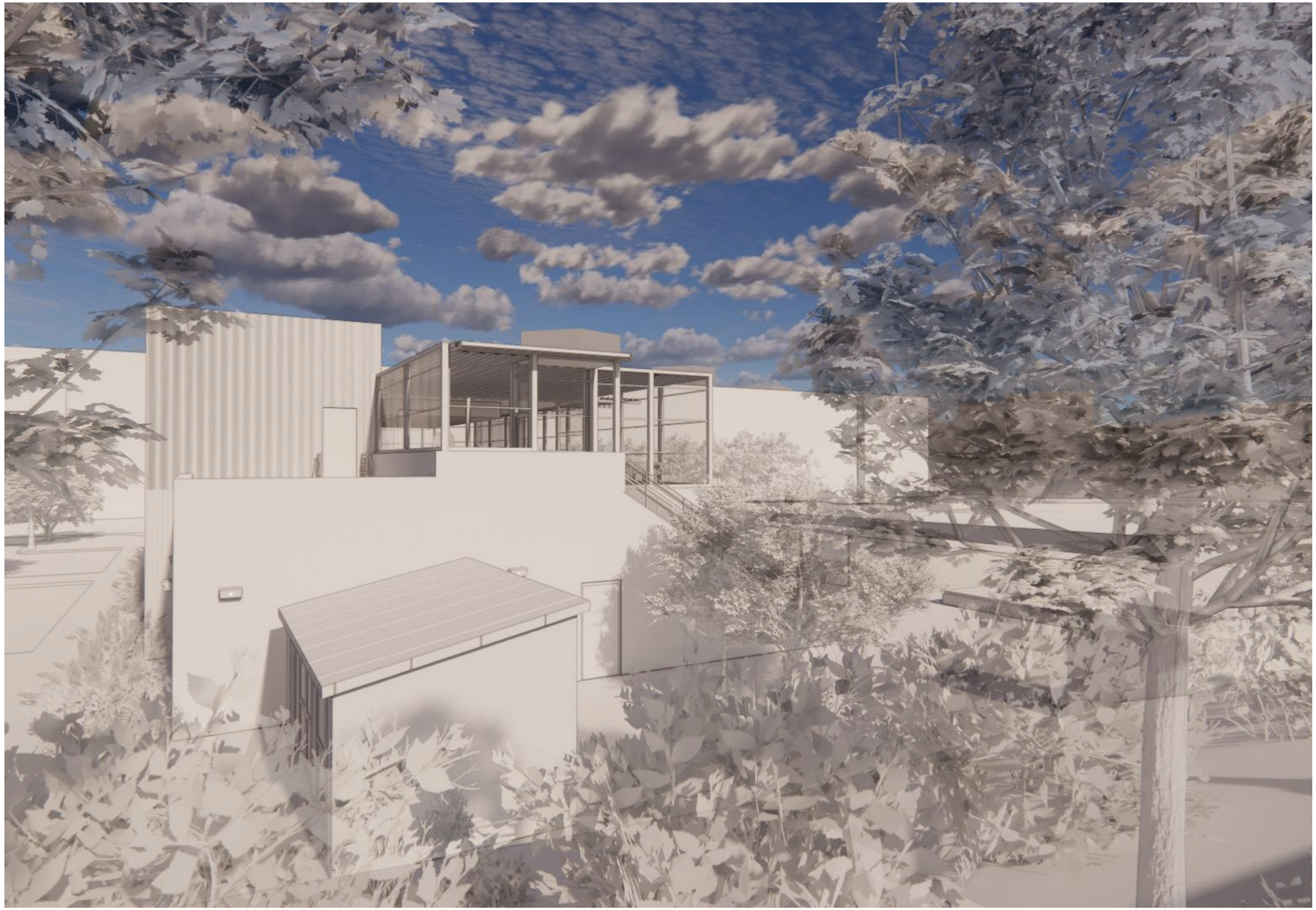


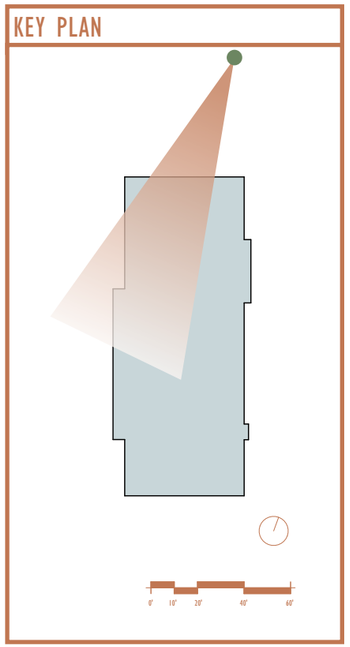
VIEW TOWARD STAGE SIDE STAIR AND SERVICE AREA

KEY PLAN



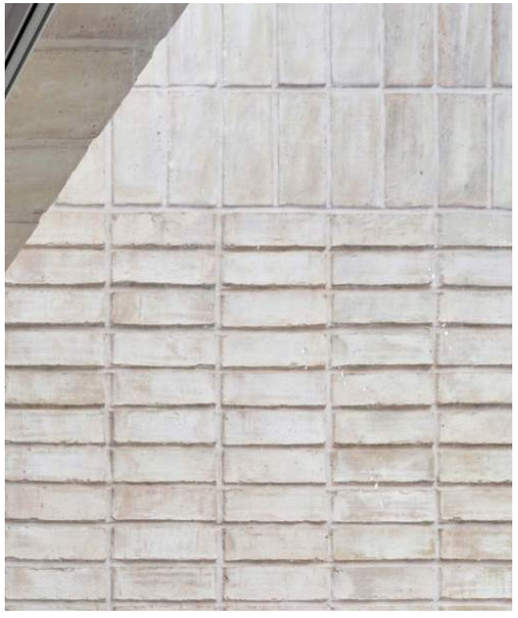
VIEW TOWARD SERVICE AREA





VIEW TOWARD SERVICE AREA FROM LAKEVIEW PARKWAY

PROPOSED MATERIALS

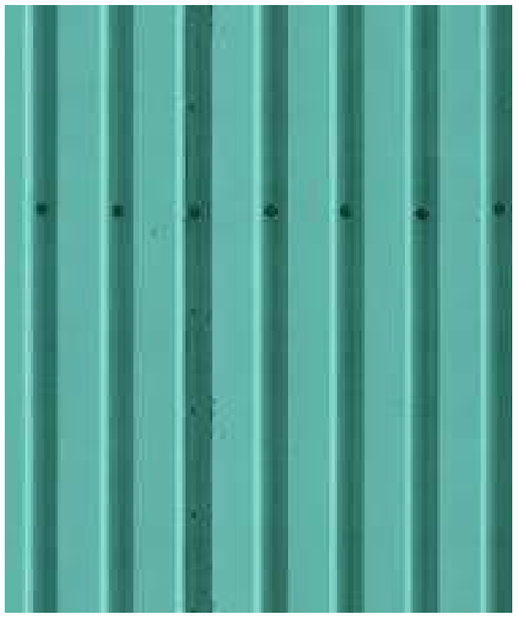


LIMEWASH WHITE BRICK

VARIED CORRUGATED METAL RIBS

RBW DIMPLE EXTERIOR SCONCE

MURAL INSPIRATION - CONCEPTUAL ONLY



TEAL CORRUGATED METAL

EXTERIOR LIGHTING - UPLIGHTS + SPOT LIGHT

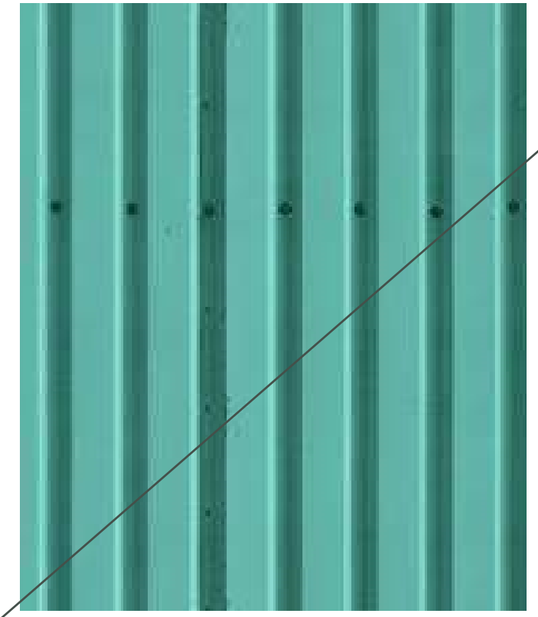
GUILLOTINE WINDOW SYSTEM - EXISTING LOCATION

GUILLOTINE WINDOW SYSTEM - EXISTING LOCATION

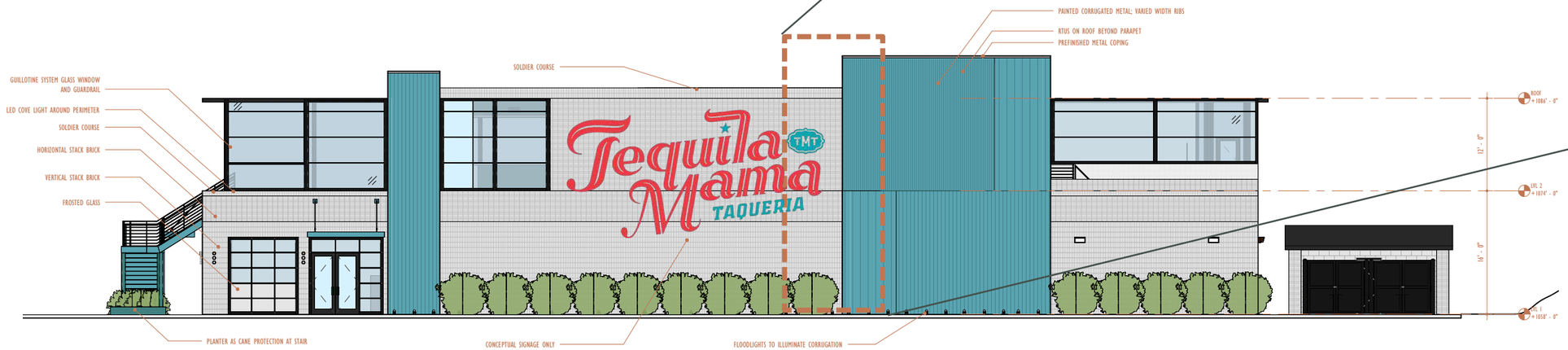
EXTERIOR PALETTE

LIMEWASH WHITE BRICK

VARIED CORRUGATED METAL RIBS

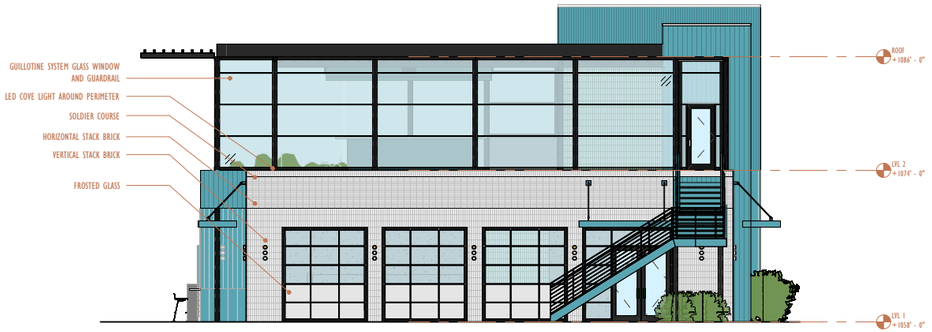


TEAL CORRUGATED METAL



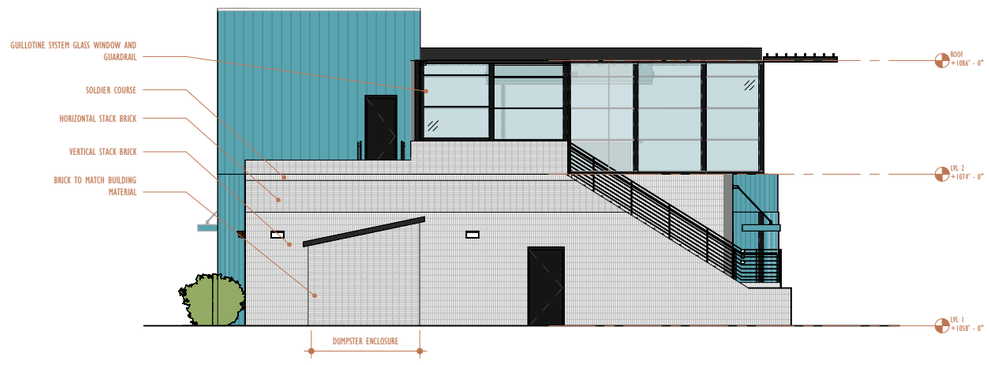
1 NORTH ELEVATION

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



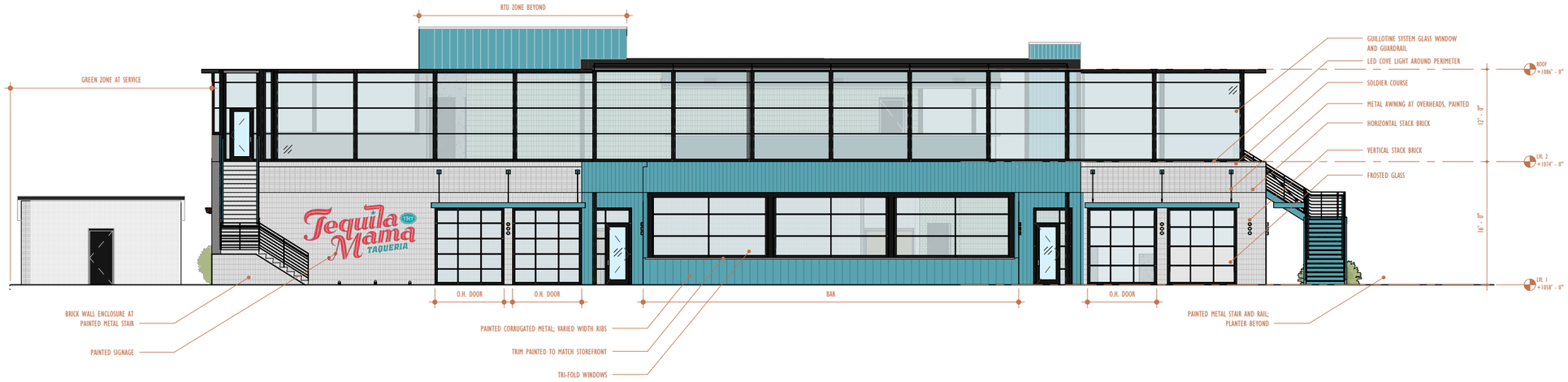
2 EAST ELEVATION

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



4 WEST ELEVATION

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

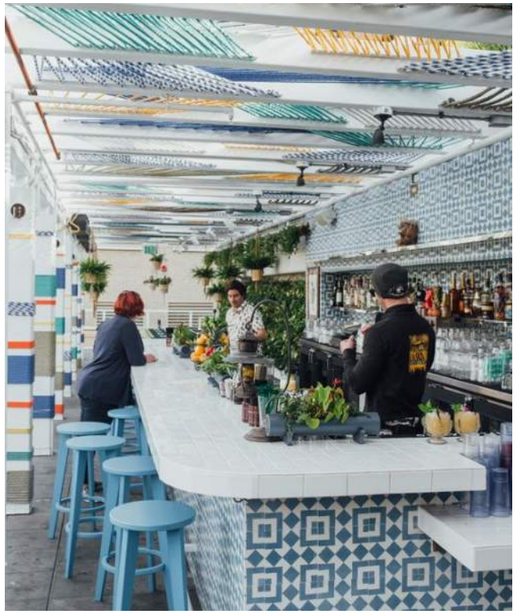


3 SOUTH ELEVATION

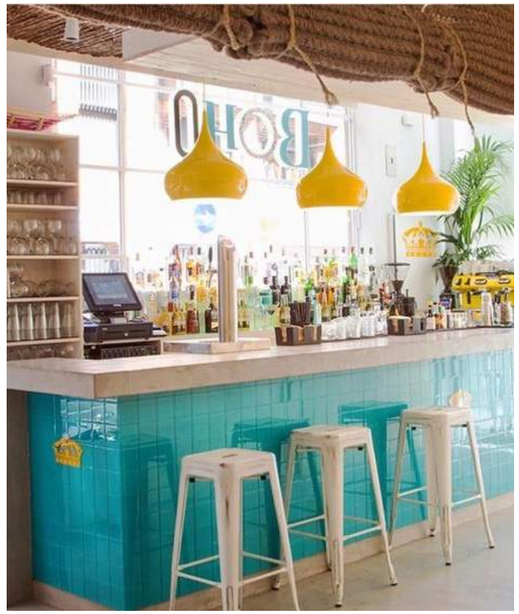
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 24'

INTERIORS



BRIGHT AND LIGHT FINISHES



PENDANT LIGHTING

TEAL ACCENTS

PATTERNED AND PLAYFUL FLOOR FINISH

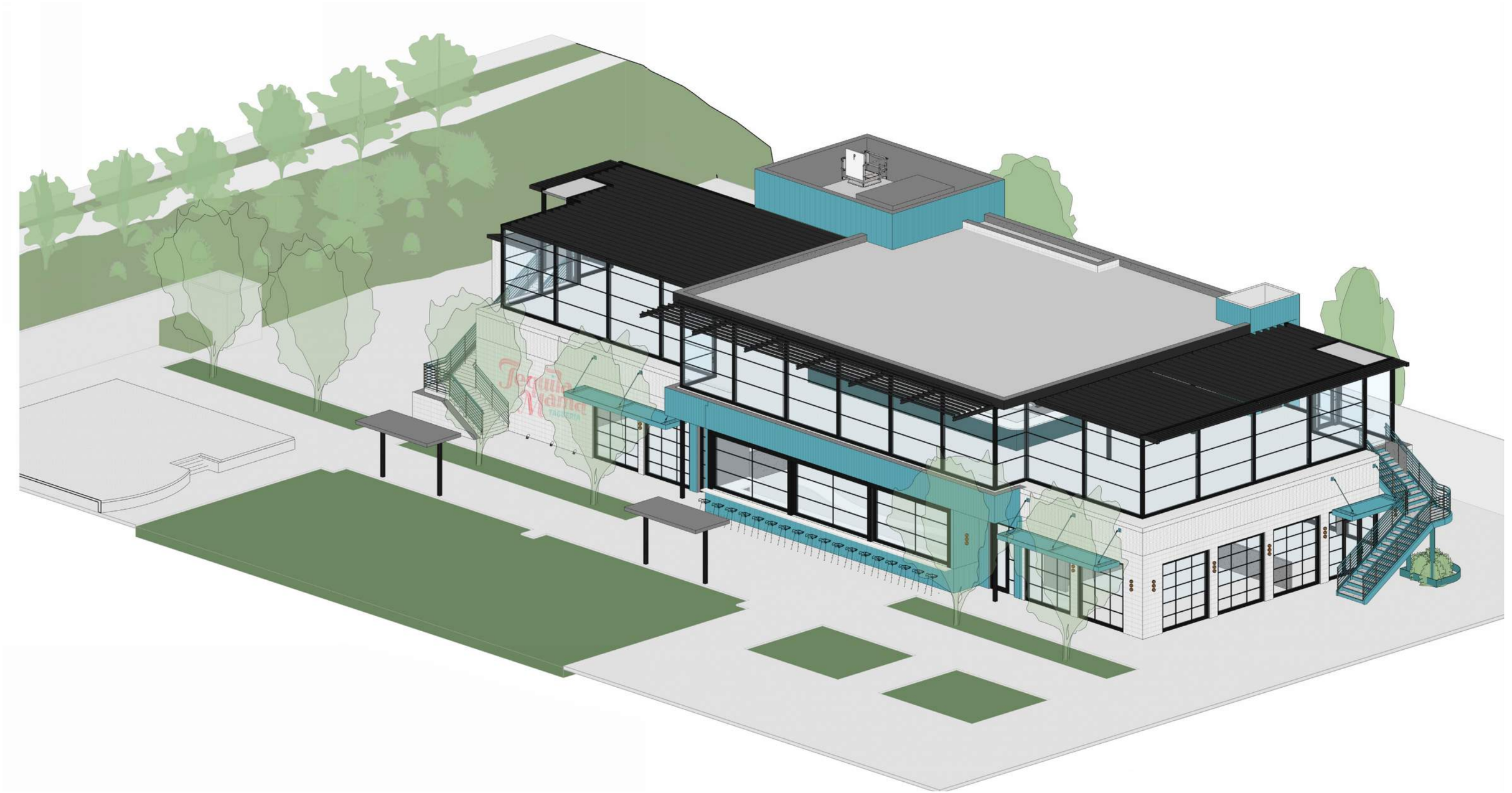
BOOTH AND BANQUETTE SEATING

DECORATIVE PATTERNS

LANDSCAPE

PLANTED LANDSCAPE AT LAKEVIEW PARKWAY SLOPE

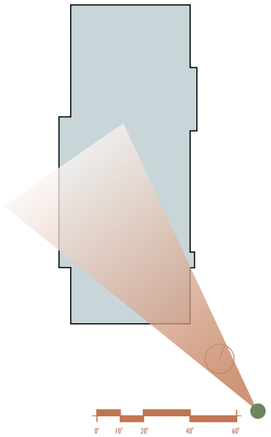
SHRUBS AROUND BUILDING FOOTPRINT



3D MASSING - VIEW FROM GREEN

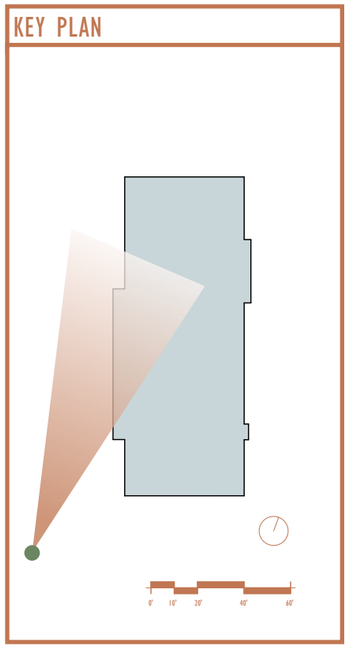
3D MASSING - VIEW FROM PARKING

KEY PLAN



VIEW TOWARD MAIN ENTRY

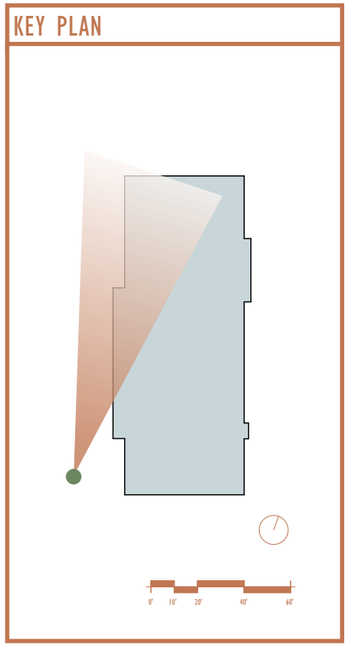
KEY PLAN



VIEW LOOKING NORTH TOWARD BAR

VIEW TOWARD BAR AT GREEN

KEY PLAN



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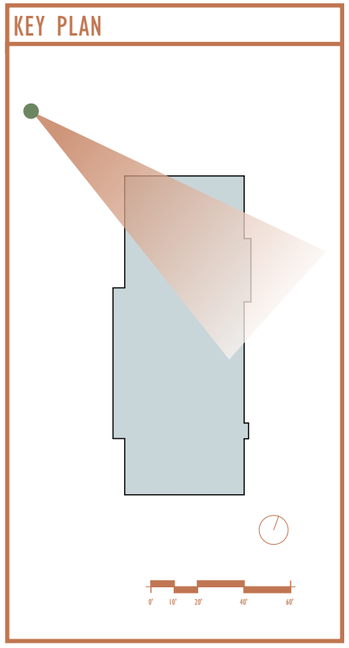
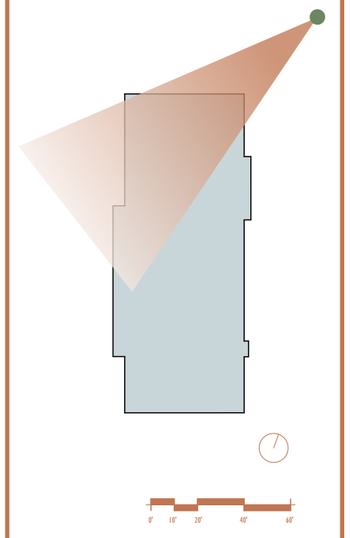
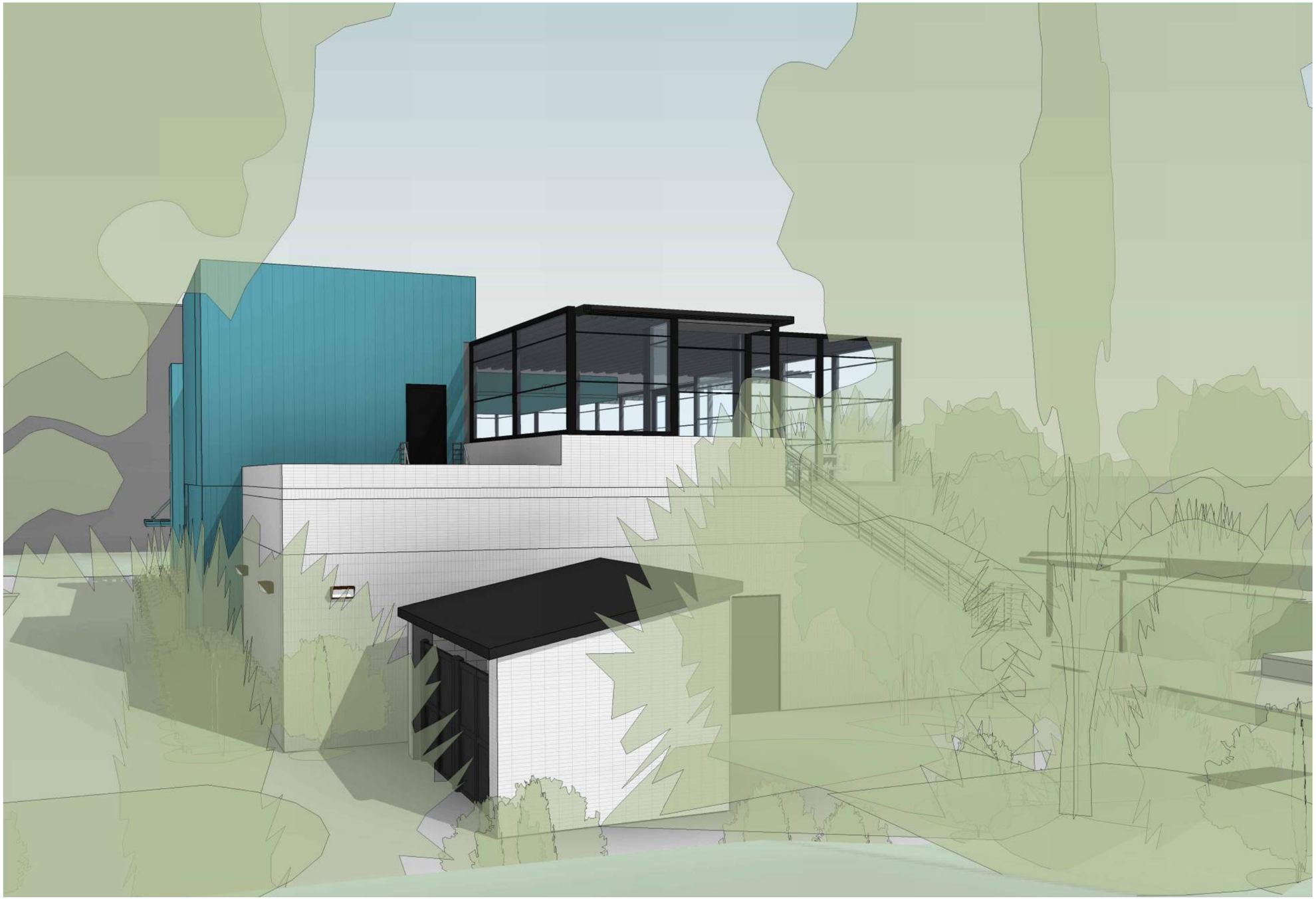


VIEW TOWARD SERVICE CORRIDOR AT NORTH END

KEY PLAN

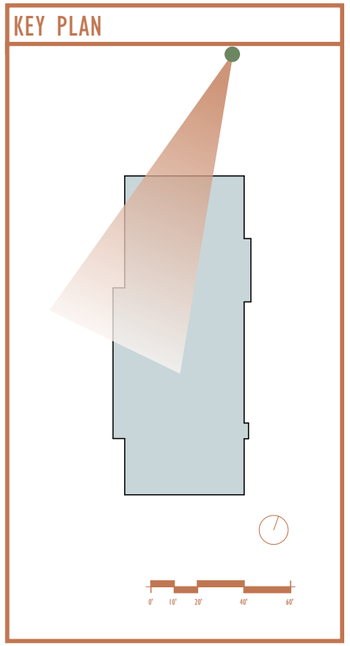


VIEW TOWARD SERVICE AREA AND RTU DECK



VIEW FROM LAKEVIEW PARKWAY TOWARD SERVICE AREA

KEY PLAN



TEQUILA MAMA | LAKEVIEW

DESIGN REVIEW BOARD

03 JULY 2024

GENTLE • WORKS

architecture | interiors | planning

Front Elevation

Building u1-4
Alexandria & Lenox Plan Types

0 1ft 4ft 8ft

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Rear Elevation

Building u1-4
Alexandria & Lenox Plan Types

0 1ft 4ft 8ft

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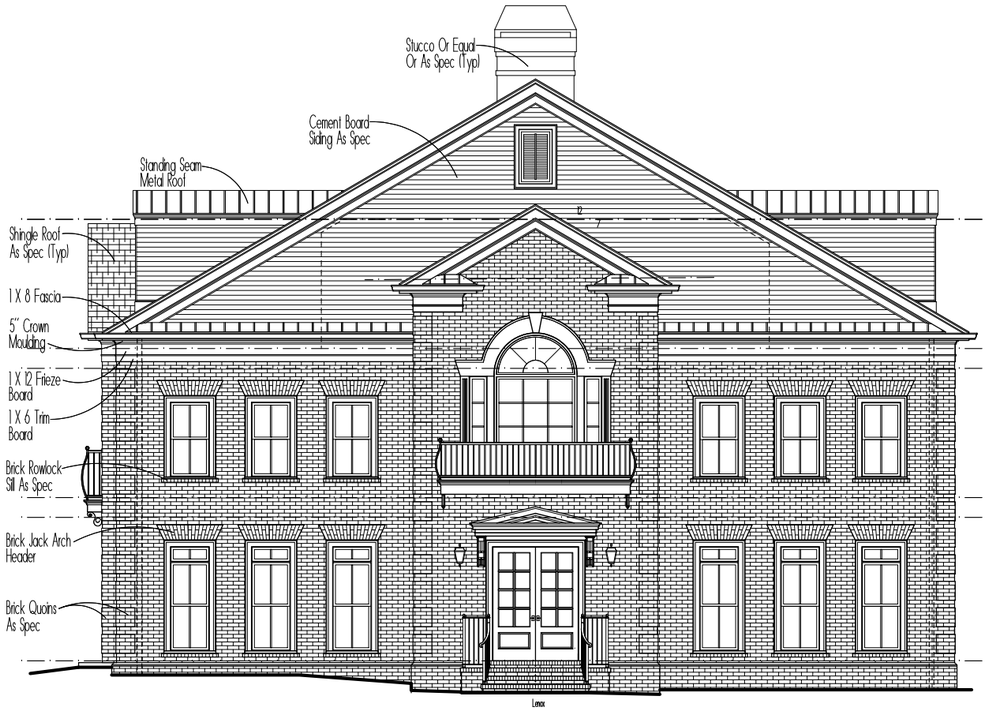

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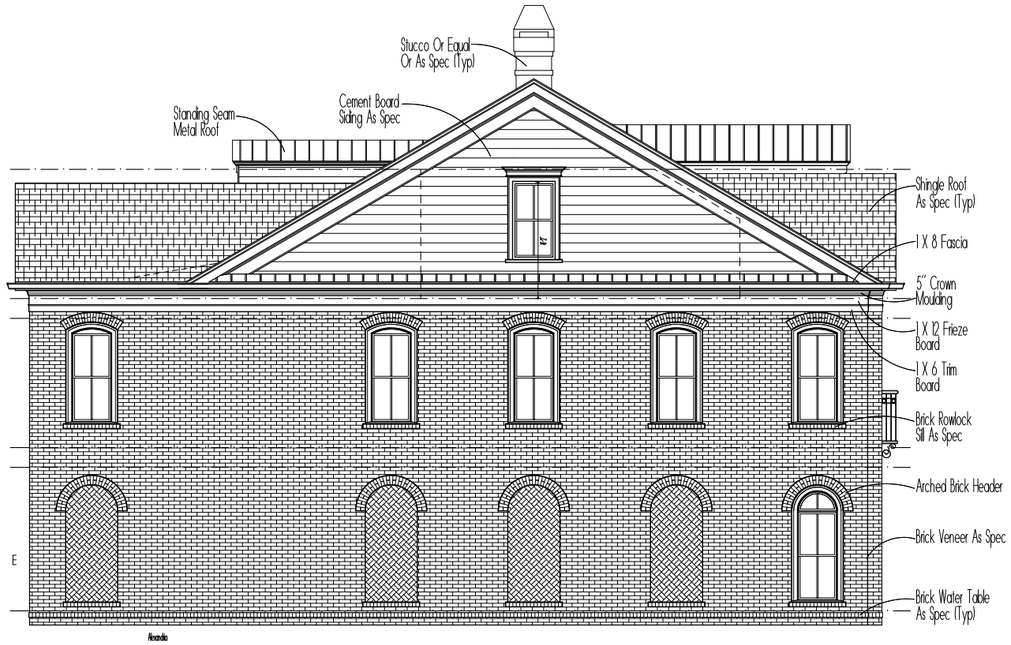

Right Side

Building u1-4
Alexandria & Lenox Plan Types

0 1ft 4ft 8ft

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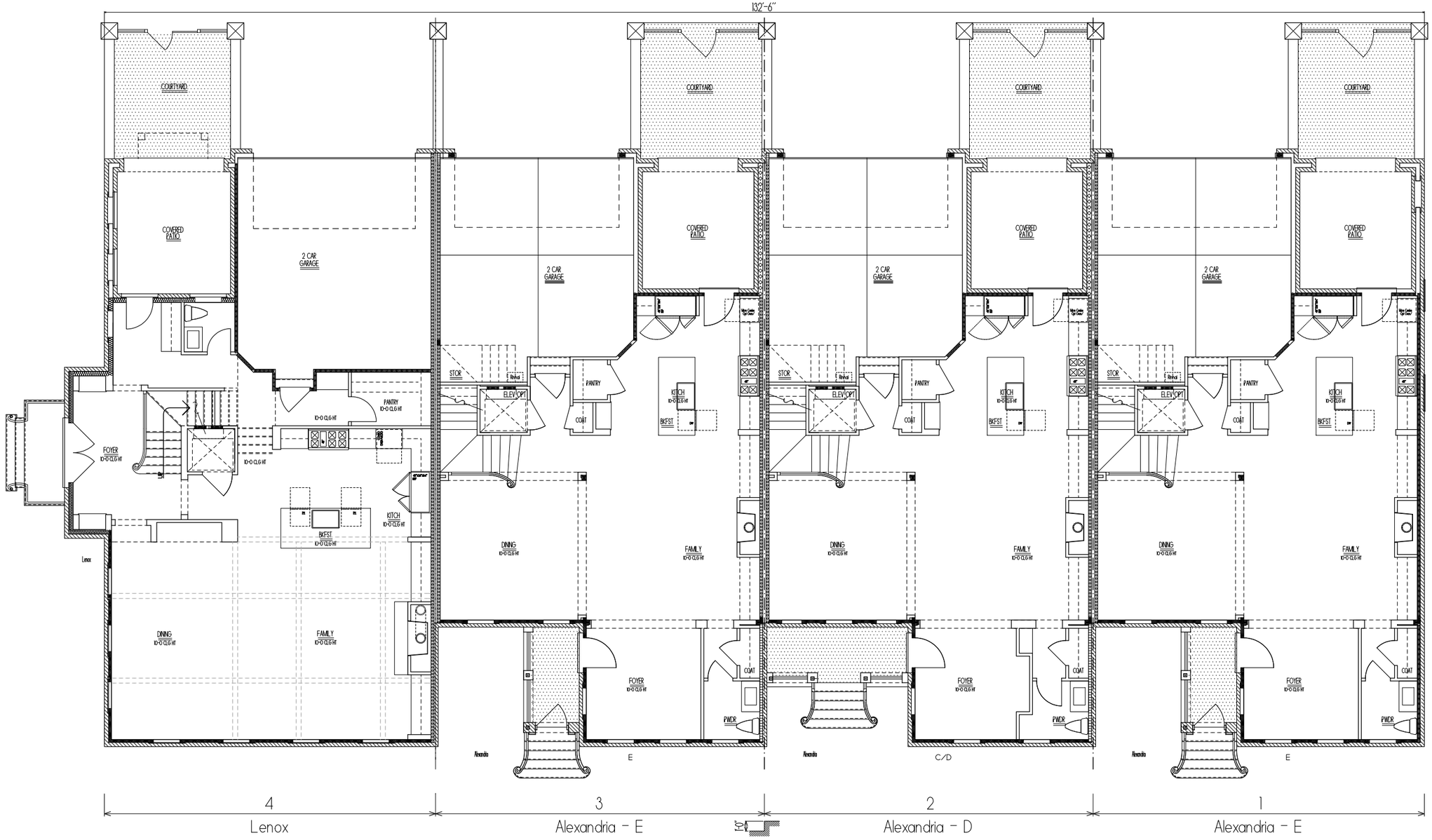

Building u1-4
Alexandria & Lenox Plan Types

1st Floor Plan

0 1ft 4ft 8ft

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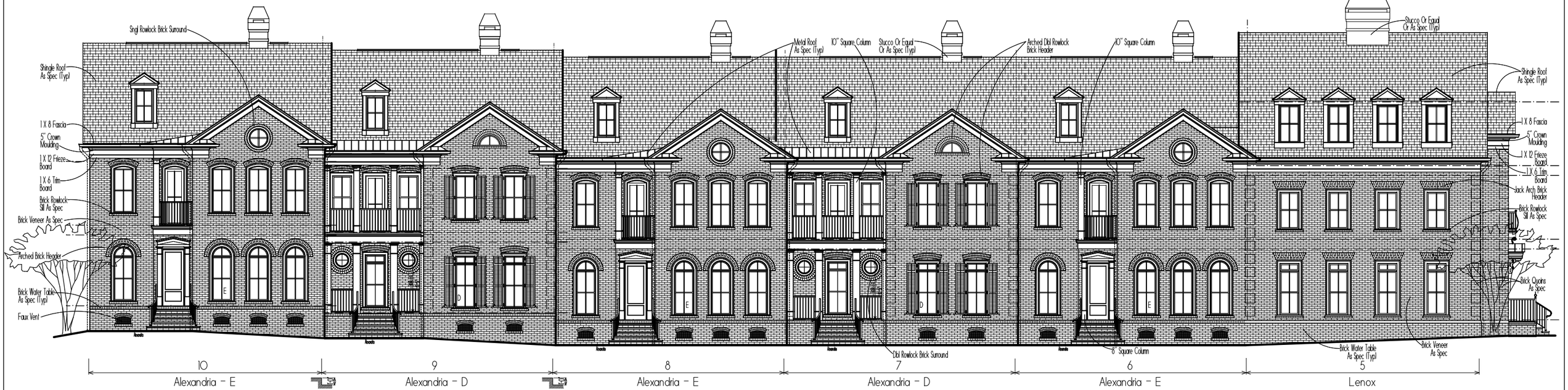
Rear Elevation



Front Elevation

Building u5-10
Alexandria & Lenox Plan Types

0 1ft 4ft 8ft

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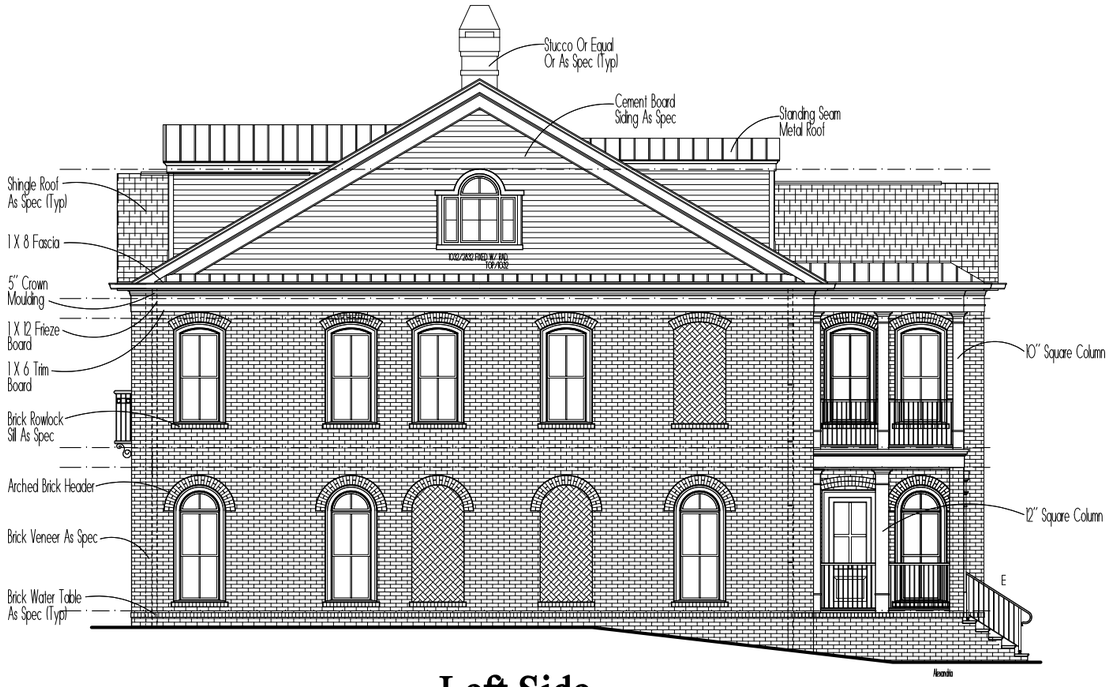

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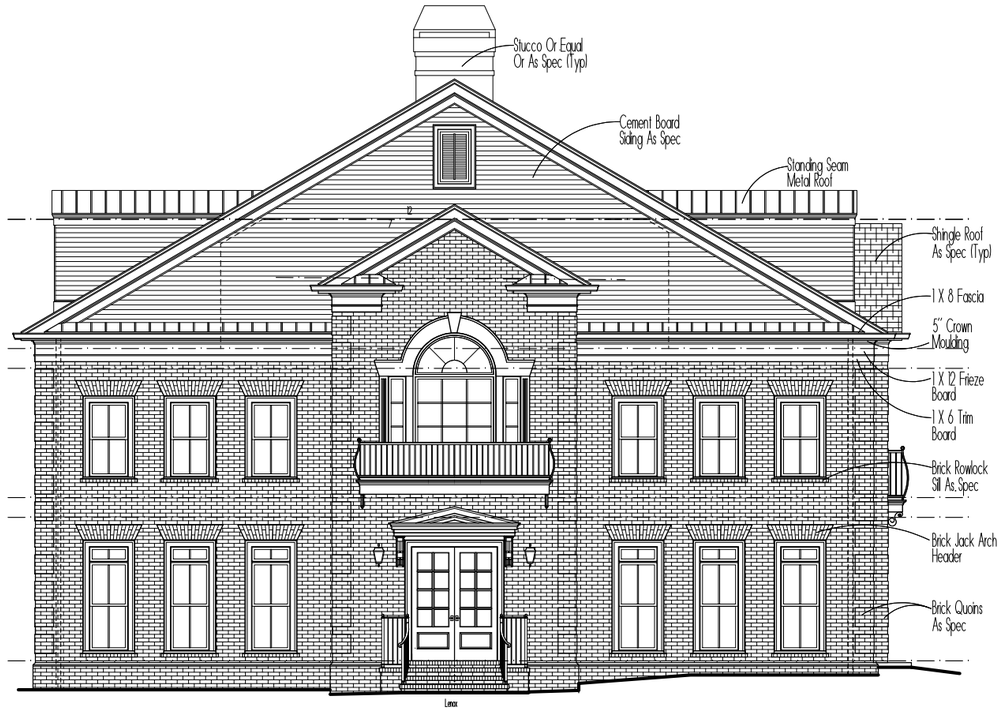

Right Side

Building u5-10
Alexandria & Lenox Plan Types

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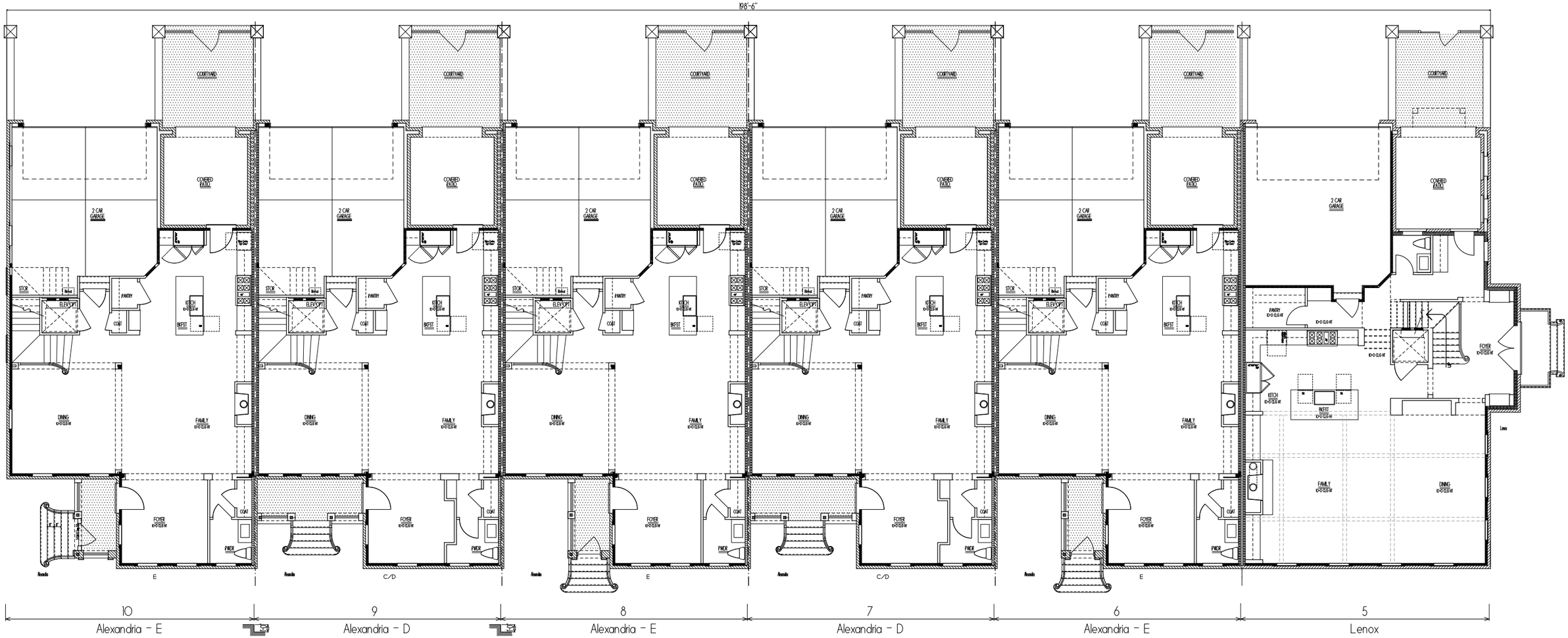

1st Floor Plan

Building u5-10
Alexandria & Lenox Plan Types

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Front Elevation

Building u11-14
Alexandria Plan Type

0 1ft 4ft 8ft

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Rear Elevation

Building u11-14
Alexandria Plan Type

0 1ft 4ft 8ft

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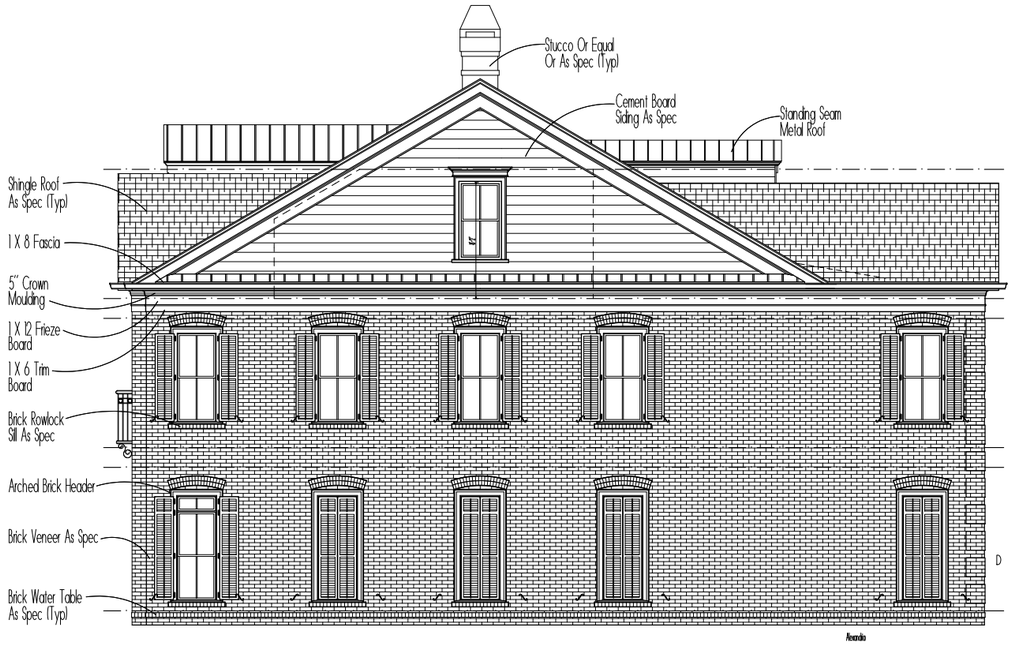
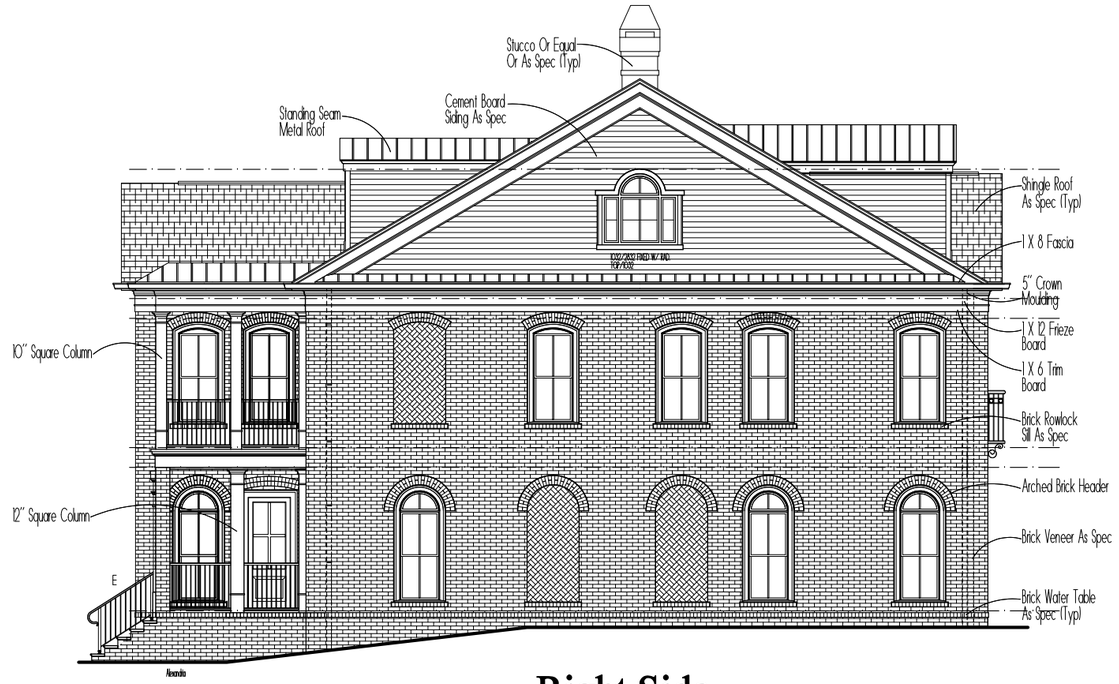


Left Side



Right Side

Building u11-14
Alexandria Plan Type

0 1ft 4ft 8ft

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Building u11-14
Alexandria Plan Type

1st Floor Plan

0 1ft 4ft 8ft

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THE PROVIDENCE GROUP

Front Elevation

Building u15-18
Childress Plan Type

0 1ft 4ft 8ft

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THE PROVIDENCE GROUP

Rear Elevation

Building u15-18
Childress Plan Type

0 1ft 4ft 8ft

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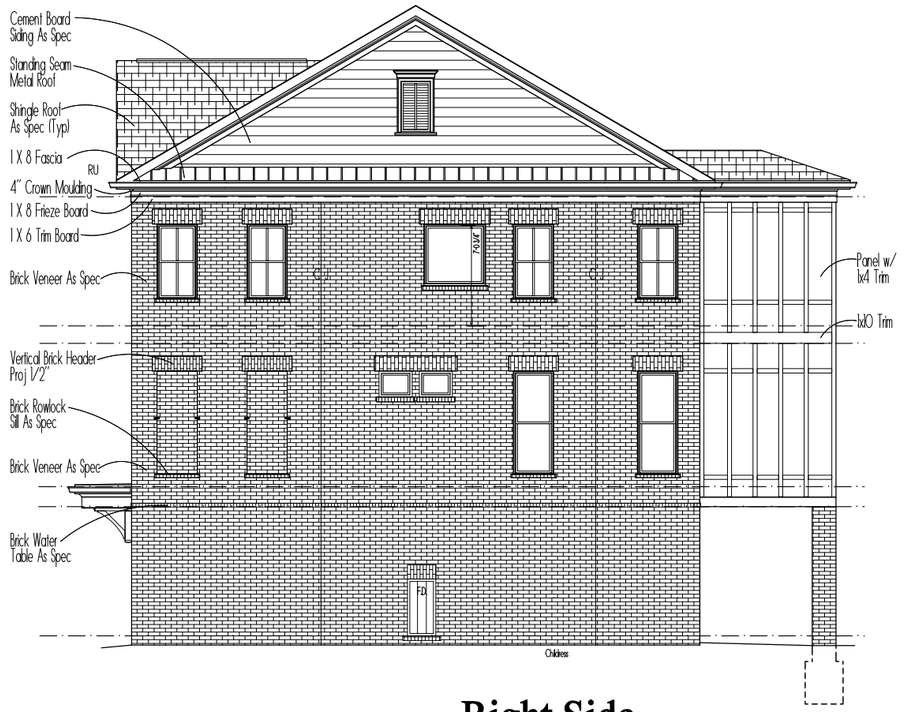
Left Side



Right Side

Building u15-18
Childress Plan Type

0 1ft 4ft 8ft

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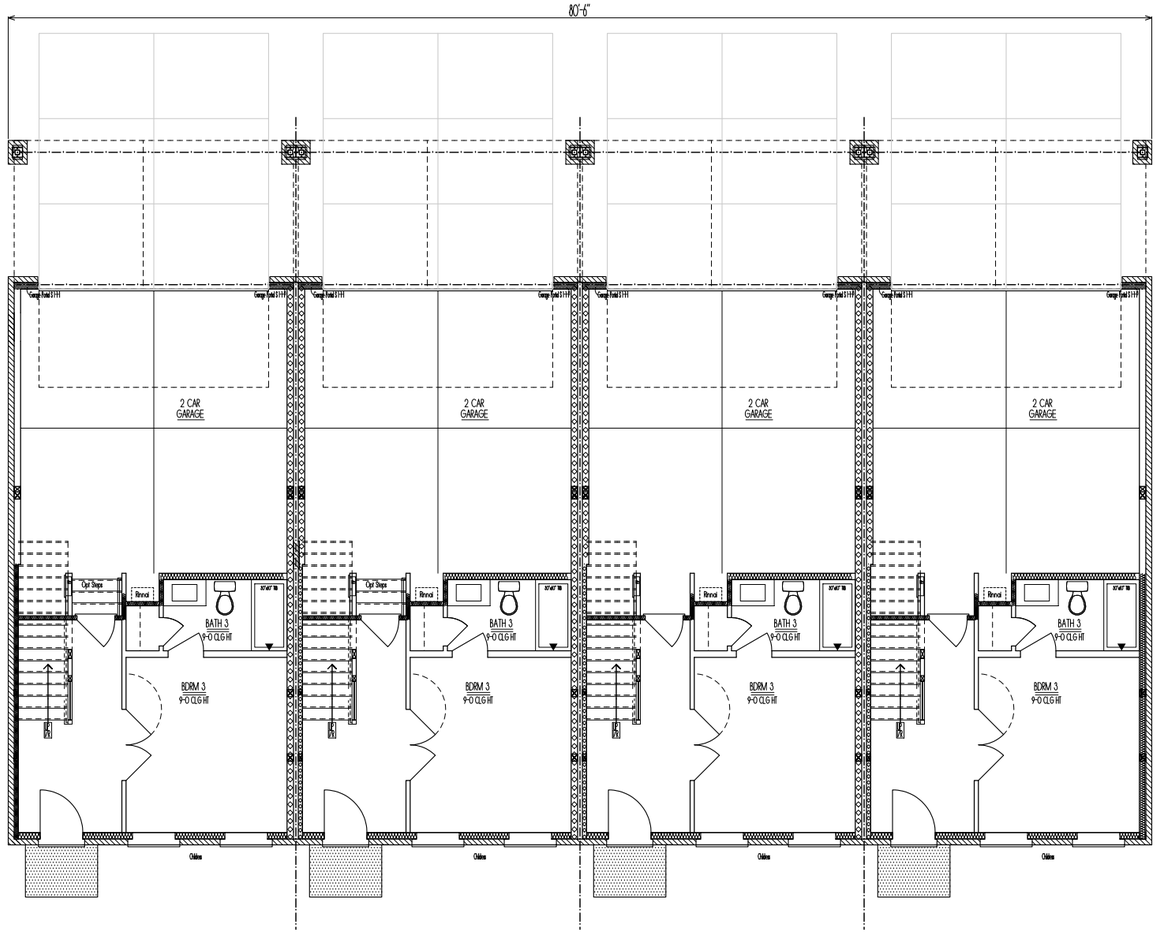

1st Floor Plan

Building u15-18
Childress Plan Type

0 1ft 4ft 8ft

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THE PROVIDENCE GROUP

Front Elevation

Building u19-23
Chamberlain Plan Type

0 1ft 4ft 8ft

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Rear Elevation

Building u19-23
Chamberlain Plan Type

0 1ft 4ft 8ft

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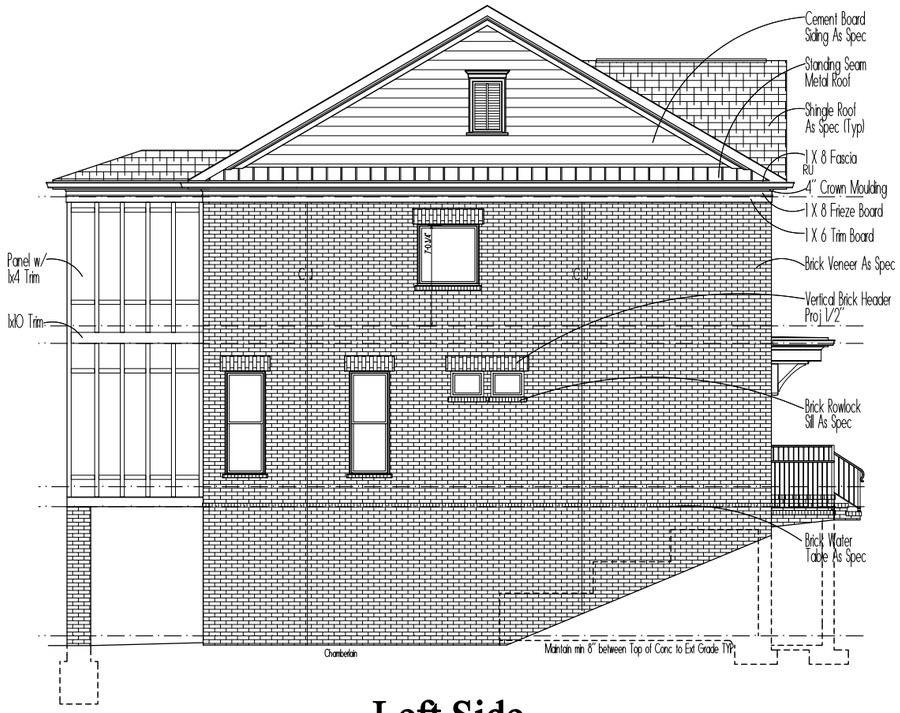

Left Side

Right Side

Building u19-23
Chamberlain Plan Type

0 1ft 4ft 8ft

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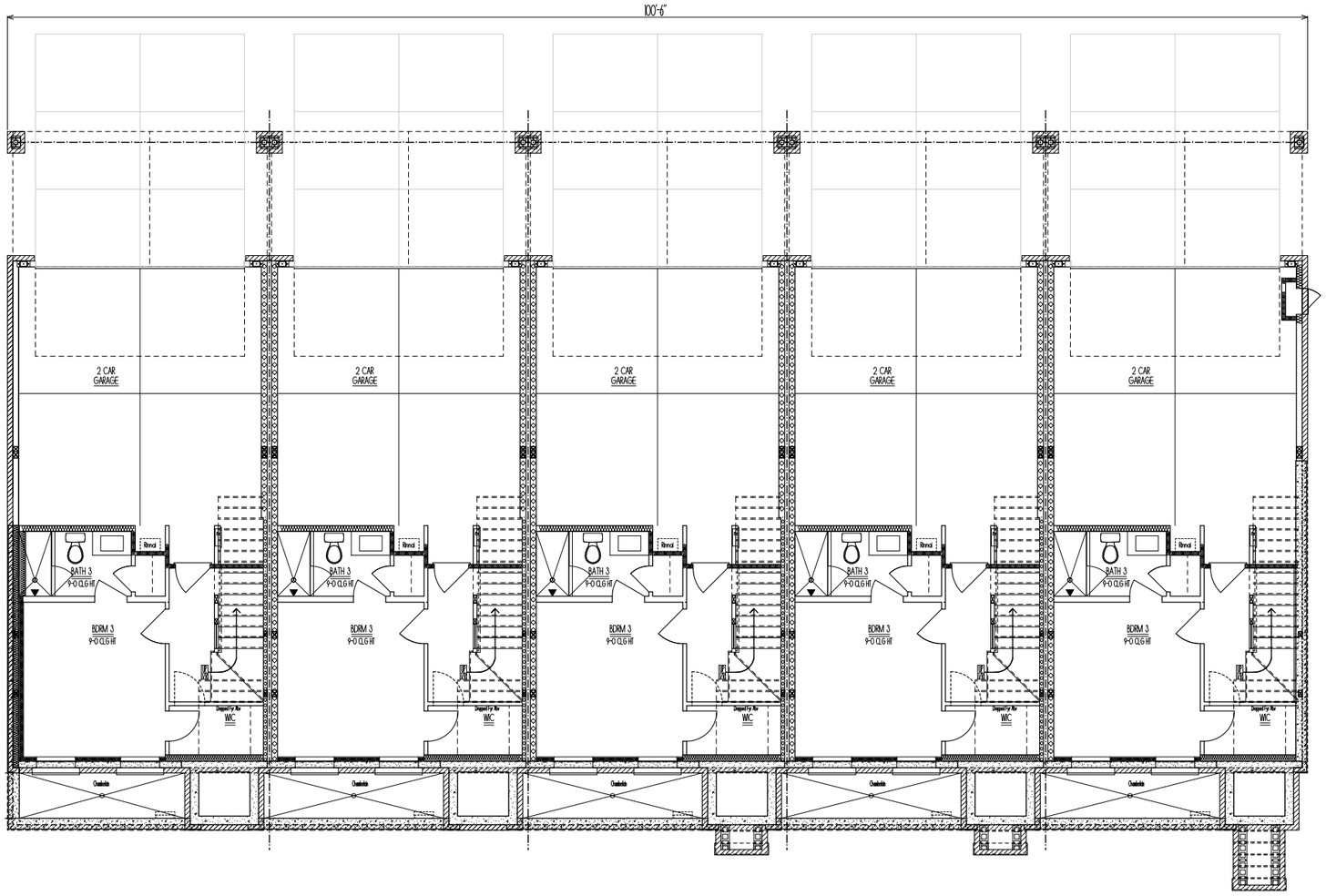

1st Floor Plan

Building u19-23
Chamberlain Plan Type

0 1ft 4ft 8ft

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THE PROVIDENCE GROUP

Front Elevation

Building u24-28
Chamberlain Plan Type

0 1ft 4ft 8ft

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THE PROVIDENCE GROUP

Rear Elevation

Building u24-28
Chamberlain Plan Type

0 1ft 4ft 8ft

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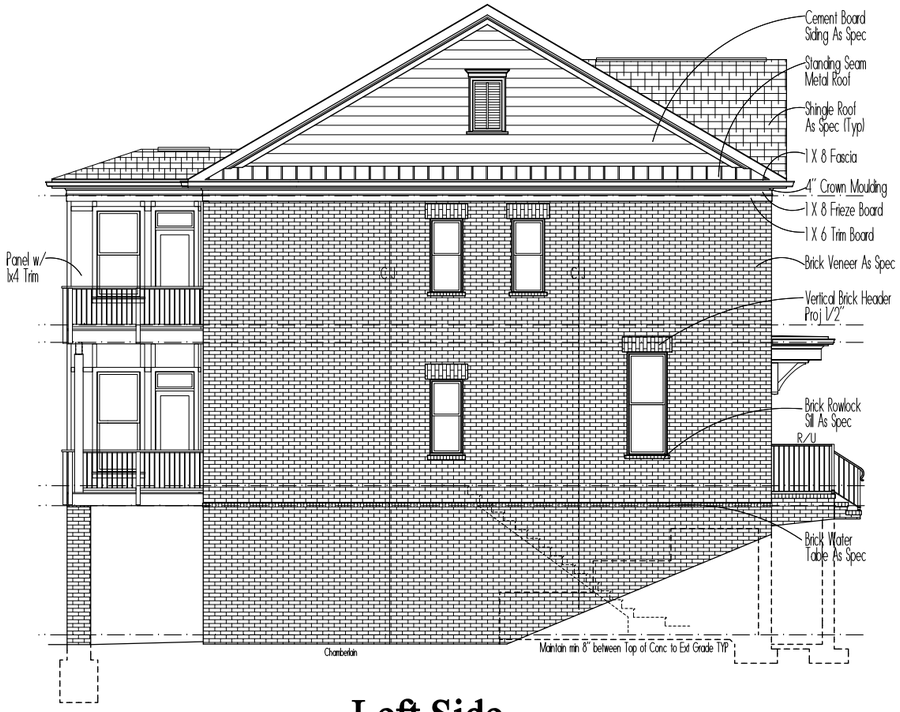

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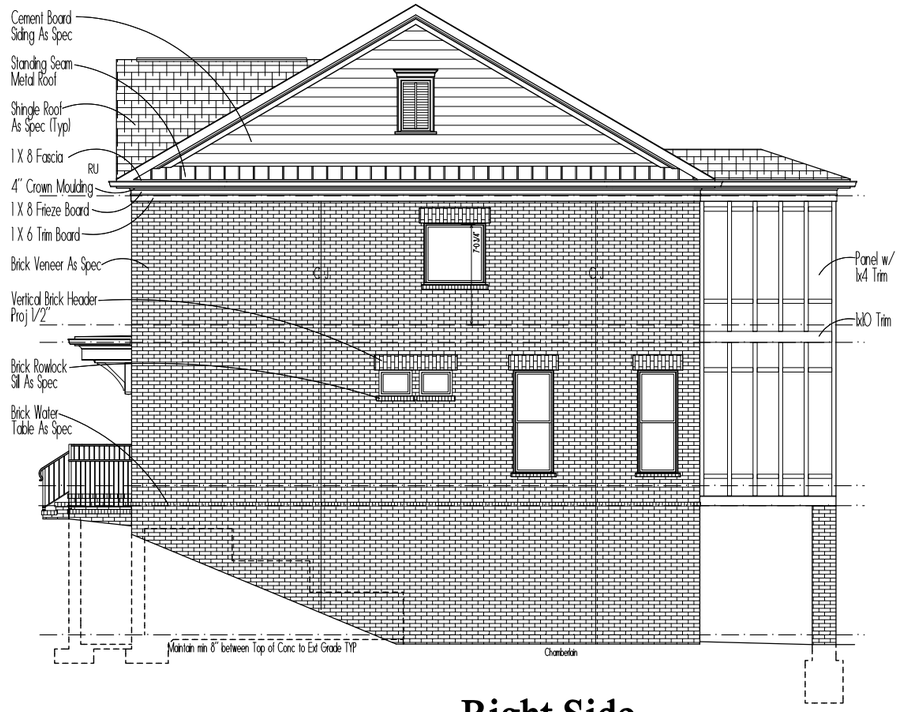

Right Side

Building u24-28
Chamberlain Plan Type

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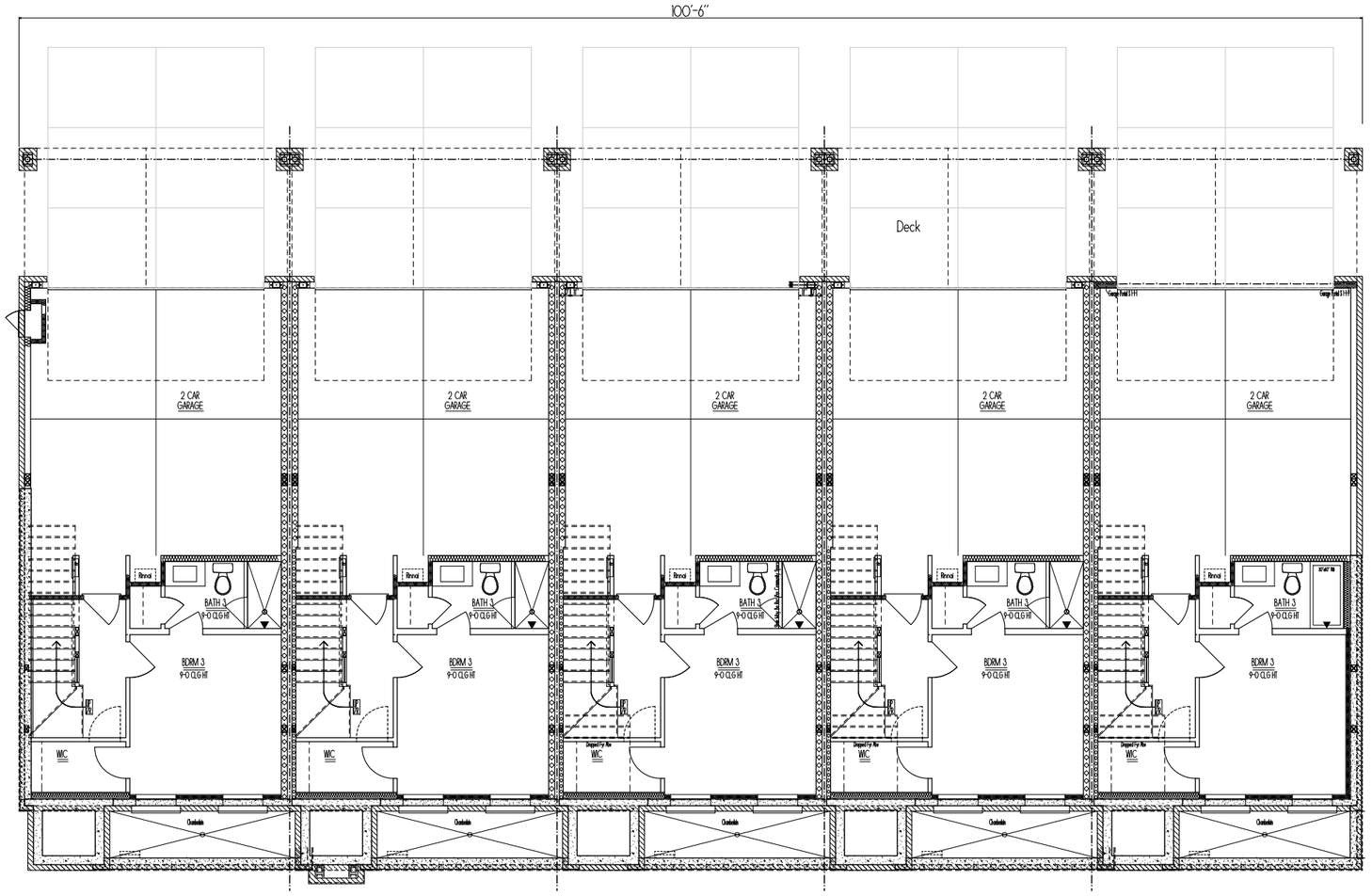

1st Floor Plan

Building u24-28
Chamberlain Plan Type

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THE PROVIDENCE GROUP

Front Elevation

Building u29-34
Chaucer Plan Type

0 1ft 4ft 8ft

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Rear Elevation

Building u29-34
Chaucer Plan Type

0 1ft 4ft 8ft

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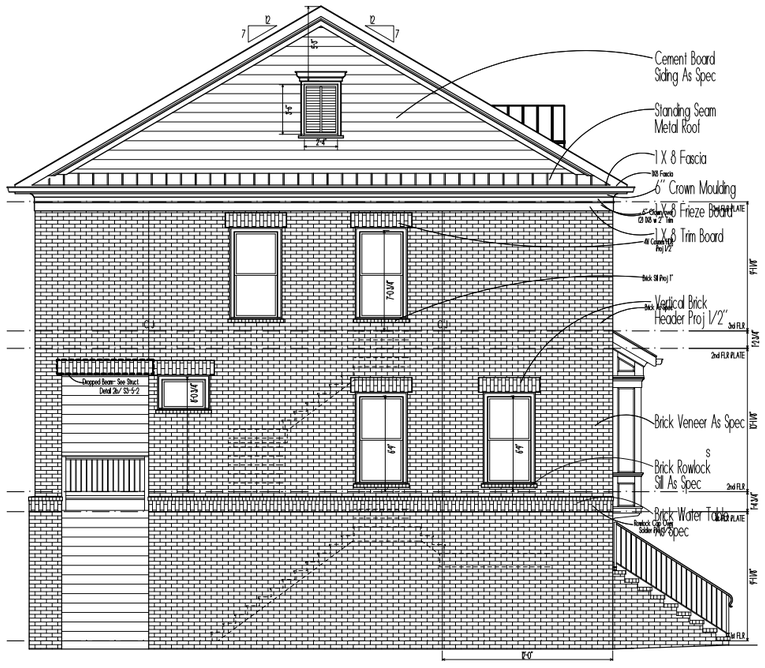
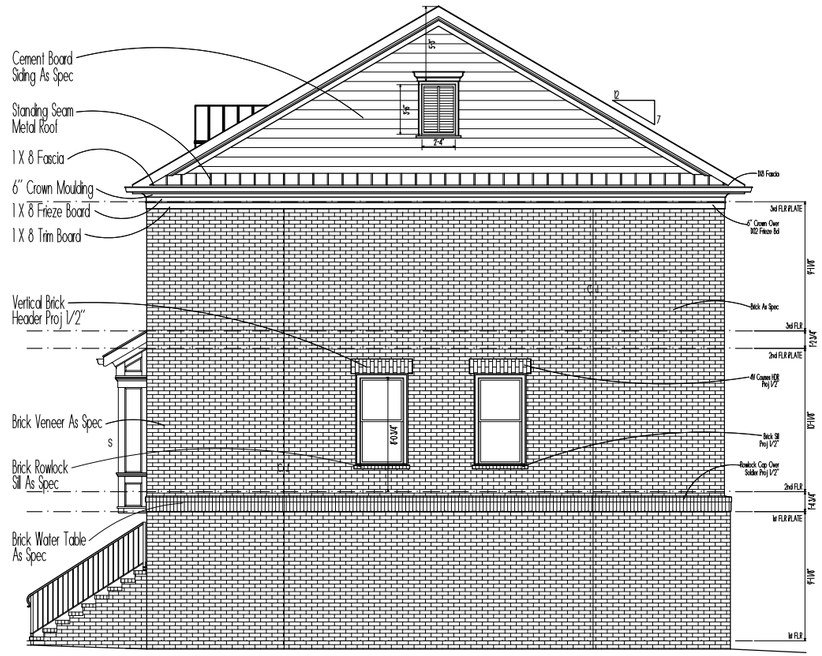


Left Side



Right Side

Building u29-34
Chaucer Plan Type

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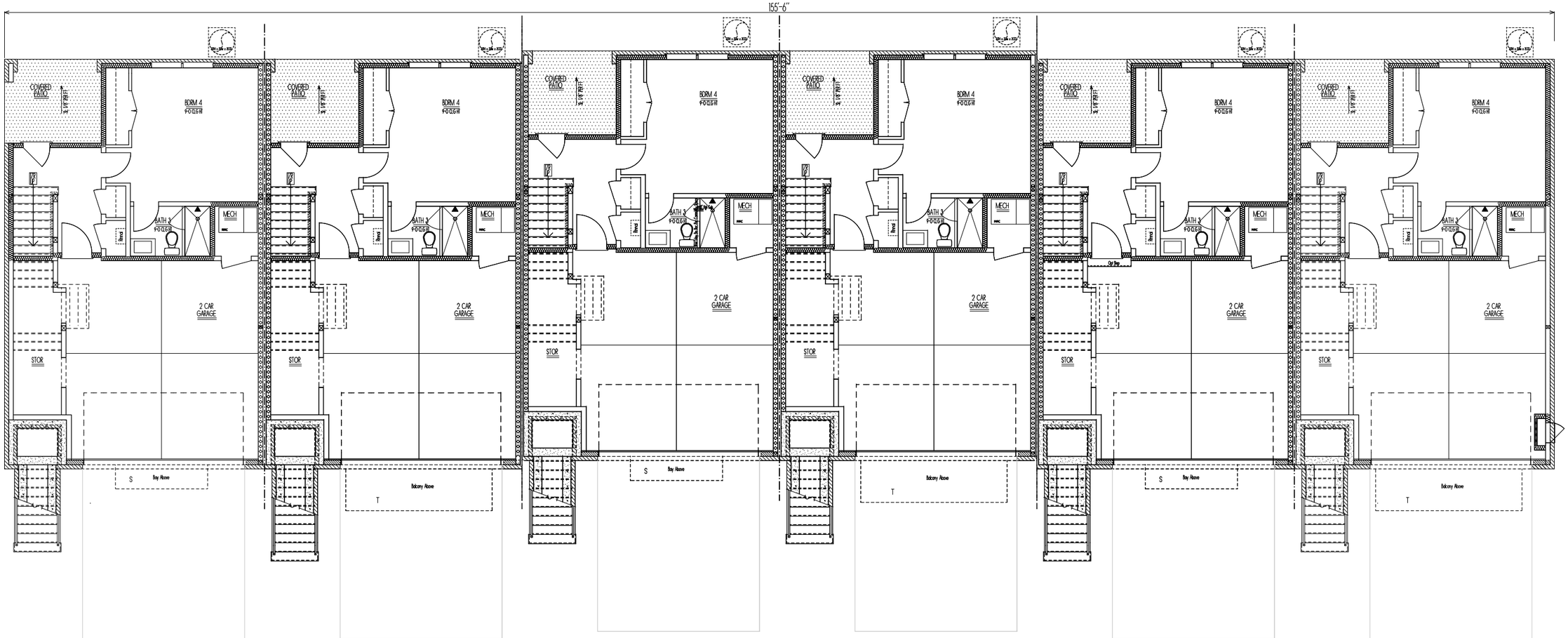

1st Floor Plan

Building u29-34
Chaucer Plan Type

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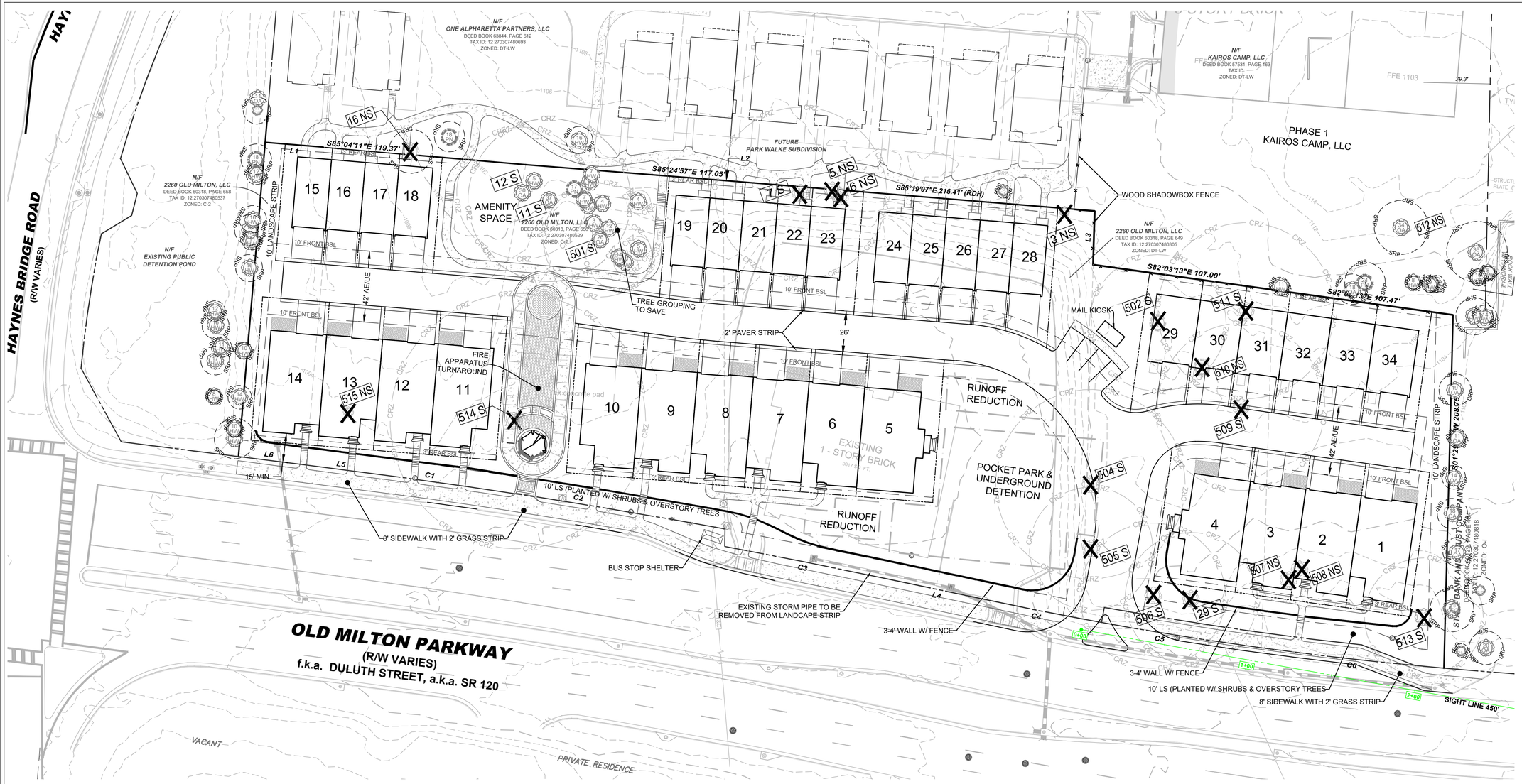
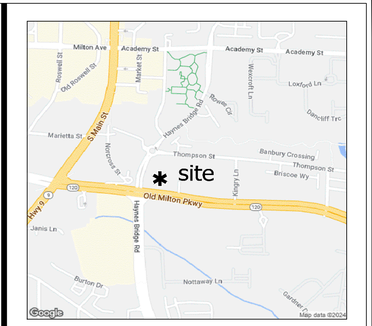




VICINITY MAP
not to scale

SITE DATA:

TOTAL SITE AREA	3.41 ACRES
FLOODPLAIN (APPROXIMATE)	0
ZONING	
EXISTING ZONING	C-2/DT-LW
PROPOSED ZONING	DT-LW
ZONING JURISDICTION	ALPHARETTA
DEVELOPMENT TYPE	
TOTAL UNITS	34
TOTAL DENSITY	10.0 U/A
DEVELOPMENT STANDARDS	
MAXIMUM BUILDING HEIGHT	40' (3 STORIES)
FRONT YARD	10 FEET
REAR YARD	3 FEET
SIDE YARD	0 FEET
MINIMUM BUILDING SEPARATION	10 FEET
MINIMUM LOT WIDTH	20 FEET
MINIMUM LOT SIZE	900 SF
MAXIMUM DENSITY	10 U/A
AMENITY SPACE 10% + 2.5%(PROPORTIONAL INCREASE)	0.43 ACRES (12.5%)
LANDSCAPE STRIPS	
SIDE	10 FEET
OLD MILTON PARKWAY	10 FEET
PARKING	
REQUIRED	2 PER UNIT/0.5 GUEST
GARAGE	68
DRIVEWAY	68
SPACES	3
TOTAL	139

NOTES

1. SPEED LIMIT OF OLD MILTON PARKWAY IS 45 MPH.
2. ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE NOT LOCATED ON THIS SITE.
3. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR FULTON COUNTY 13121C0058F, EFFECTIVE DATE 9/18/2013. THE PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD).
4. WATERS OF THE STATE ARE WITHIN 200' OF THIS PROPERTY.
5. THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
6. ALPHARETTA FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
7. WATER SERVICE SHALL BE PROVIDED BY FULTON COUNTY. EXISTING WATER SERVICE WILL BE USED
8. SANITARY SEWER SERVICE WILL BE PROVIDED BY FULTON COUNTY. EXISTING SEWER WILL BE TAPPED ON SITE.
9. THE PROPOSED DEVELOPMENT MAY BE GATED AND HAVE PRIVATE STREETS.

VARIANCES:

1. TO INCREASE THE LOT COVERAGE FROM 70 PERCENT TO 80 PERCENT LOT COVERAGE.
2. TO AMEND THE DOWNTOWN OVERLAY REQUIREMENTS TO REDUCE THE 50 FOOT UNDISTURBED BUFFER ADJACENT TO O-I AND C-2 DISTRICTS TO A 10 LANDSCAPE STRIP.
3. TO AMEND THE BLOCK REQUIREMENTS TO ELIMINATE THE REQUIREMENT FOR INTERCONNECTED STREETS AND BLOCK REQUIREMENTS; ALLOW DEAD END STREETS AND ELIMINATE THE REQUIREMENT FOR STUB OUT STREETS.

SURVEY NOTES:

NOTE : Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his/her employees, his/her consultants and his/her contractors shall hereby distinctly understand that the engineer / surveyor is not responsible for the correctness or sufficiency of this information.

REFERENCE DOCUMENTS:

1. ALTA/ACSM Land Title Survey of Old Milton and Haynes Road dated 1-9-2024.

OWNER/DEVELOPER

thePROVIDENCEgroup

Warren Jolly

11340 Lakefield Drive
Building II, Suite 140
Johns Creek, Georgia 30097
Tele: (678) 475-1800

Travis Pruitt & Associates, Inc.
ENGINEERS · SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS · ENVIRONMENTAL SCIENTISTS

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com

SURVEY NOTES

1. This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
2. Unless otherwise specified, all distances shown are horizontal ground distances measured in U.S. survey feet (39.37 inches = 1 meter).
3. The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 12A.
4. Exterior footprint of all buildings at ground level.
5. By graphic plotting only this property Does Not lie within a 100 year flood hazard zone and is depicted as Zone X as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia and incorporated areas Map Number 13121C0058F, effective date 9/18/2013.
6. No common observable evidence of cemeteries, burial grounds or isolated gravesites were found during the course of the survey.
7. No observable evidence that the site was used as a solid waste dump, sump or sanitary landfill.
8. The Property has direct vehicular and pedestrian access to Old Milton Parkway, a variable-width, dedicated public right of way, as shown on the survey.
9. No wetland delineation markers were observed at the time of the survey.
10. No observable evidence of earth moving work, building construction or building additions at the time of the survey.
11. No observable evidence or proposed changes in right of way made available to the surveyor.
12. No observable evidence of recent street or sidewalk construction or repairs.
13. There may be underground utilities not shown on this survey.
14. No buildings observed on Tracts 1,2,4, & 5 at time of survey.

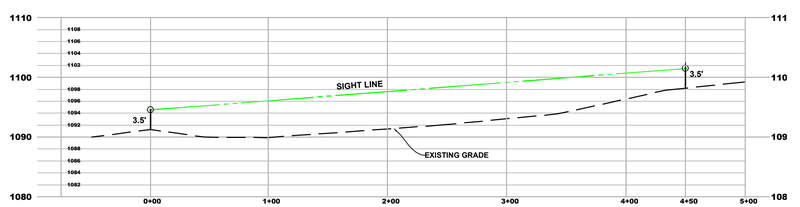
LAND DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 748 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at the Southeastern end of a mitered right of way intersection of the Easterly right of way Haynes Bridge Road (R/W varies) and the Northern right of way of Old Milton Parkway (R/W varies, a.k.a. SR 120, f.k.a. Duluth Street); THENCE proceed along said Old Milton Parkway right of way South 82 degrees 47 minutes 24 seconds East a distance of 69.69 feet to a 1/2" rebar set, said rebar being the **TRUE POINT OF BEGINNING.**

THENCE from said **TRUE POINT OF BEGINNING** departing said right of way and proceeding North 04 degrees 50 minutes 27 seconds East a distance of 186.23 feet to an iron pin set; THENCE South 85 degrees 14 minutes 28 seconds East a distance of 34.98 feet to an iron pin set; THENCE South 85 degrees 04 minutes 11 seconds East a distance of 119.37 feet to an iron pin set; THENCE South 85 degrees 24 minutes 57 seconds East a distance of 117.05 feet to a 3/8" rebar found; THENCE South 85 degrees 22 minutes 14 seconds East a distance of 3.46 feet to an iron pin set; THENCE South 85 degrees 19 minutes 07 seconds East a distance of 216.41 feet to 1/2" rebar found; THENCE South 01 degrees 47 minutes 04 seconds West a distance of 31.73 feet to a rod found; THENCE South 82 degrees 03 minutes 13 seconds East a distance of 107.00 feet to an iron pin set; THENCE South 82 degrees 03 minutes 13 seconds East a distance of 107.47 feet to an iron pin set; THENCE South 01 degrees 29 minutes 45 seconds West a distance of 208.75 feet to a 1/2" rebar found on the Northerly right of way line of Old Milton Parkway (R/W varies); THENCE along said right of way the following courses and distances: along a curve to the right with a radius of 2273.13 feet and an arc length of 108.30 feet, said curve having a chord bearing of North 83 degrees 39 minutes 51 seconds West and a chord distance of 108.29 feet to a 1/2" rebar found; THENCE along a curve to the right with a radius of 2225.02 feet and an arc length of 107.18 feet, said curve having a chord bearing of North 80 degrees 50 minutes 25 seconds West and a chord distance of 107.17 feet to a 1/2" rebar found; THENCE along a curve to the right with a radius of 2129.23 feet and an arc length of 53.76 feet, said curve having a chord bearing of North 78 degrees 44 minutes 14 seconds West and a chord distance of 53.76 feet to a point; THENCE North 78 degrees 01 minutes 48 seconds West a distance of 66.36 feet to a point; THENCE along a curve to the left with a radius of 3884.72 feet and an arc length of 95.10 feet, said curve having a chord bearing of North 78 degrees 43 minutes 52 seconds West and a chord distance of 95.10 feet to a right of way monument found; THENCE North 00 degrees 42 minutes 49 seconds East a distance of 10.29 feet to an iron pin set; THENCE along a curve to the left with a radius of 3899.74 feet and an arc length of 155.48 feet, said curve having a chord bearing of North 80 degrees 38 minutes 34 seconds West and a chord distance of 155.47 feet to an iron pin set; THENCE along a curve to the left with a radius of 3894.63 feet and an arc length of 68.17 feet, said curve having a chord bearing of North 82 degrees 17 minutes 18 seconds West and a chord distance of 68.17 feet to a point; THENCE North 82 degrees 47 minutes 24 seconds West a distance of 31.41 feet to a point; THENCE North 82 degrees 47 minutes 25 seconds West a distance of 35.23 feet to an iron pin set, said point being the **TRUE POINT OF BEGINNING.**

Said tract contains 148,559 square feet or 3.410 acres.



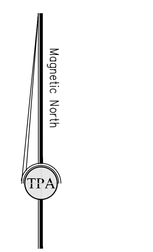
ENTRANCE SIGHT DISTANCE PROFILE

Curve Table				
Curve #	Chd Brg	Chd Len	Radius	Arc Len
C1	N82° 17' 18"W	68.17'	3894.63'	68.17'
C2	N80° 38' 34"W	155.47'	3899.74'	155.48'
C3	N78° 43' 52"W	95.10'	3884.72'	95.10'
C4	N78° 44' 14"W	53.76'	2129.23'	53.76'
C5	N80° 50' 25"W	107.17'	2225.02'	107.18'
C6	N83° 39' 51"W	108.29'	2273.13'	108.30'

Line Table		
Line #	Direction	Length
L1	S85°14'28"E	34.98'
L2	S85°22'14"E	3.46'
L3	S1°47'04"W	31.73'
L4	N78°01'48"W	66.36'
L5	N82°47'24"W	31.41'
L6	N82°47'25"W	35.23'

TREE SAVE DATA:

SPECIMEN TREE(3) - INCHES SAVED = 93 X 2 = 186"
TREE GROUPINGS SAVED = 83"
186 + 83 = 269" SAVED



15 0 30 60 90
GRAPHIC SCALE – IN FEET

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ZONING PLAN
Old Milton at Haynes Bridge

2260 Old Milton Pkwy

Land Lot 748, 1st District, 2nd Section

City of Alpharetta, Fulton County, Georgia

GEORGIA REGISTERED LANDSCAPE ARCHITECT EDWARD J. ANDERSON No. 1305

For The Firm
Travis Pruitt & Associates, Inc.

DATE: 03-21-2024
SCALE: 1" = 30'
CN:230461CP14
LSV:
JN:
FN:

1 of 3

CONCEPTUAL
LANDSCAPE AND SITE DEVELOPMENT PLAN-

OLD MILTON AT HAYNES BRIDGE- LINEAR PARK

PREPARED FOR:

THE PROVIDENCE GROUP

PREPARED BY:

POLLOCK & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
ALPHARETTA, GA
770-569-5900

SCALE: 1" = 10'
DATE: 4/3/2024

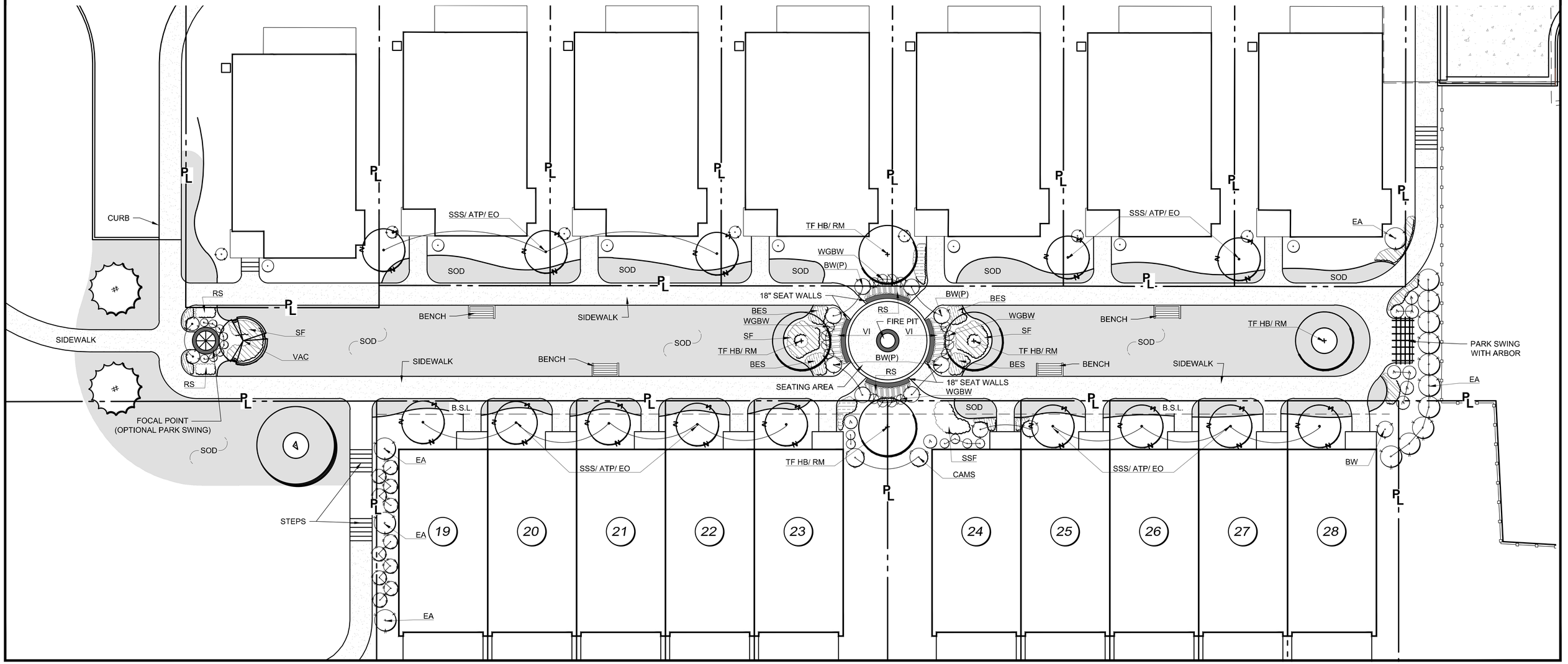
0 10' 20' 30'

SCALE:1" = 10'

N

OLD MILTON AT HAYNES BRIDGE- LINEAR PARK
PLANT SYMBOLS LIST

SYMBOL	COMMON NAME
ATP	ARNOLD TULIP POPLAR
BES	BLACK-EYED SUSAN
BW	BOXWOOD
BW(P)	PYRAMIDAL BOXWOOD
CAM S	CAMELLIA SASANQUA
EA	EMERALD ARBORVITAE
EO	UPRIGHT ENGLISH OAK
RM	OCTOBER GLORY RED MAPLE
RS	RUSSIAN SAGE
SF	SWEET FLAG
SSF	SOUTHERN SHIELD FERN
SSS	SLENDER SILHOUETTE SWEETGUM
TF HB	TREE FORM HORNBEAM
VAC	VITEX
VI	VARIEGATED IRIS
WGBW	WINTERGREEN BOXWOOD



OLD MILTON AT HAYNES BRIDGE
PLANT SYMBOLS LIST

SYMBOL	COMMON NAME
BW	BOXWOOD
BW(P)	PYRAMIDAL BOXWOOD
C	SEASONAL COLOR
CAM S (W)	WHITE CAMELLIA
CAM S (YT)	CAMELLIA SASANQUA YULETIDE
CF	CONTORTED FILBERT
CFL	CRIMSON FIRE LOROPETALUM
CVIB	CHINDO VIBURNUM
DCS	DWARF CAMELLIA 'SHI SHI GASHIRA'
DIST	DISTYLIUM
DR	DRIFT ROSE
DSD	DWARF SHASTA DAISY
EA	EMERALD ARBORVITAE
ENC.P	ENCORE AZALEA- PINK
FESH	FESTIVE HOLLY
GHC	GOLDEN HINOKI CYPRESS
HYD	HYDRANGEA
JA	JANTAR ARBORVITAE
JAP M (BG)	BLOODGOOD JAP. MAPLE
LE	LAMBS EAR
LLH	LIME LIGHT HYDRANGEA
PER	PERENNIAL
PMG	PINK MUHLY GRASS
RCA	ROSE CREEK ABELIA
SF	SWEET FLAG
SSF	SOUTHERN SHIELD FERN
SSL	SUNSHINE LIGUSTRUM
TM	TRIDENT MAPLE
VI	VARIEGATED IRIS
WGBW	WINTERGREEN BOXWOOD

CONCEPTUAL
HARDSCAPE & LANDSCAPE DEVELOPMENT PLAN

OLD MILTON AT HAYNES BRIDGE

PREPARED FOR:
THE PROVIDENCE GROUP

PREPARED BY:

POLLOCK & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
ALPHARETTA, GA
770-569-5900

SCALE: 1" = 10'
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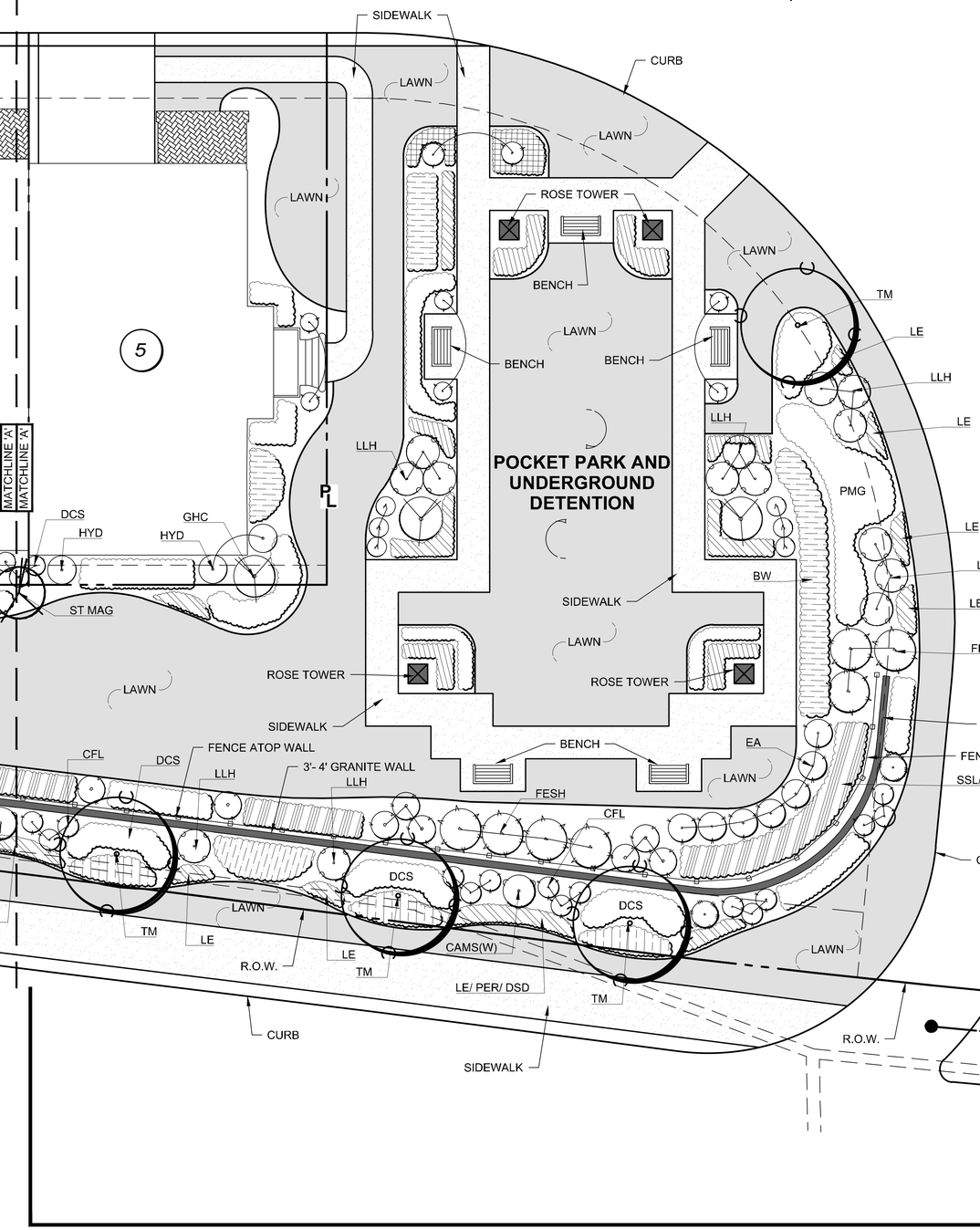

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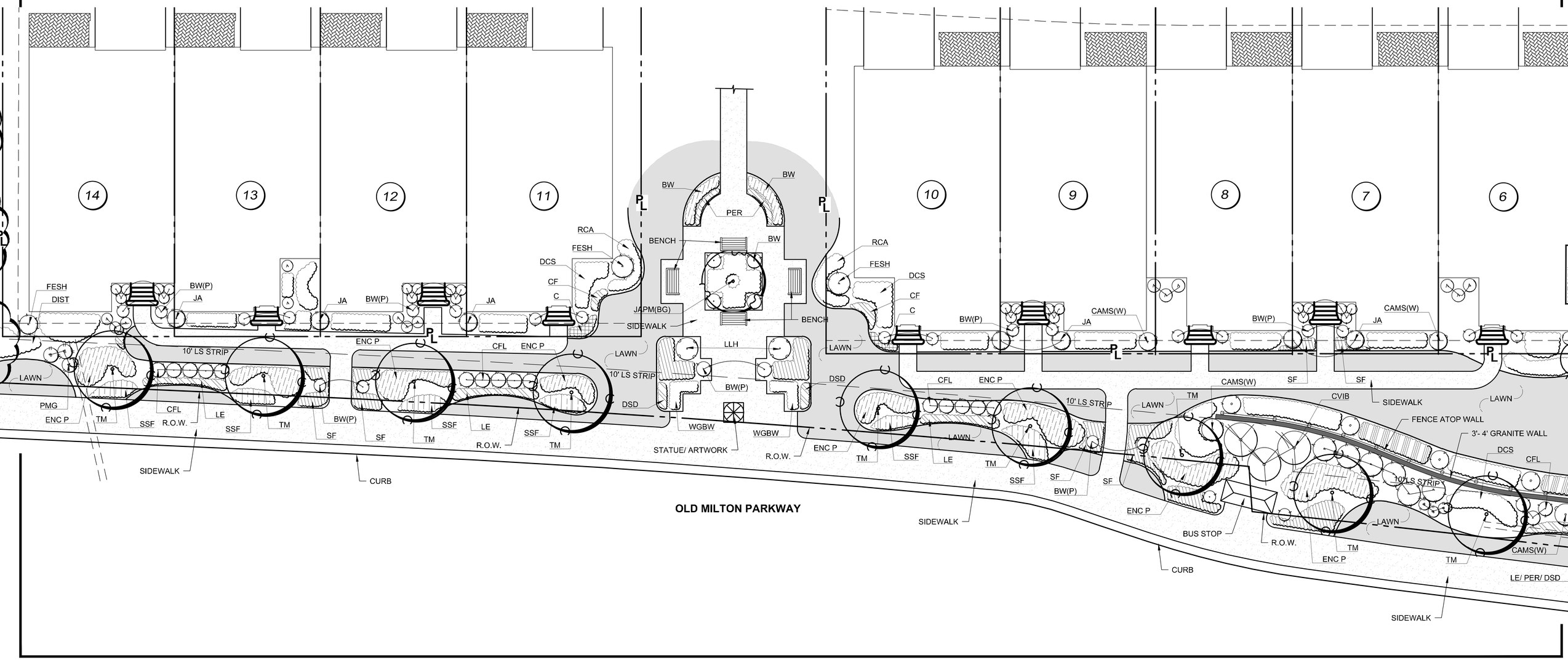
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