

ALTERNATE ARCHITECTURAL REVIEW(S):

AAR-2024-001

**CITY OF SUWANEE
ALTERNATE ARCHTECTURAL REVIEW**

CASE NUMBER: AAR-2024-001
REQUEST: USE OF METAL

LOCATION: 1085 PEACHTREE INDUSTRIAL BOULEVARD

TAX ID NUMBER: 7-238-044

PROPOSED DEVELOPMENT: COFFEE SHOP

APPLICANT: CSC DESIGN, INC
135 P RICKMAN INDUSTRIAL DRIVE,
SUITE 100
CANTON, GA 30024

OWNER: AMJ COMPANY, LLC
7185 COLFAX AVENUE, SUITE 100
CUMMING, GA 30040

CONTACT: MATTHEW ZIEG
PHONE: 770-789-2270

PROJECT DATA:

The applicant requests an Alternate Architectural Review to use metal composite panels that look like wood on a portion of a proposed new commercial building to be located at 1085 Peachtree Industrial Boulevard. The remainder and majority of the building would be brick.

The site is an undeveloped outparcel between Pike Nurseries and Regions Bank in the Village at Noble Farms shopping center near the southwest corner of the intersection of McGinnis Ferry Road and Peachtree Industrial Boulevard. The property is zoned C-2 (General Commercial District) and surrounded by commercial development. The other buildings in the shopping center are predominately brick with some stucco accents.

The proposed single story, approximately 700 square foot building is a new coffee shop called The Human Bean. According to the application submitted to the City, the applicant requests use of metal panels on a portion of the building to be consistent with their franchise design.

The City of Suwanee Architectural Standards do not allow metal as a material within the C-2 zoning district. The Architecture Standards do allow for small amounts of accent building materials to be used to enhance the elevation of the building or for decorative elements, but these may not exceed 10% of total wall area per facade. The proposed design uses the metal accent material on approximately 20-30% of each of the four facades.

The applicant seeks approval of building elevations that deviate from the technical requirements of the City of Suwanee Architectural Standards. The standards allow for staff to approve minor deviations; however, the proposed use of the metal panel constitutes a significant deviation from the standards and therefore requires authorization from the Planning Commission.

The Planning Commission is authorized to review alternate architectural designs. When an architectural design meets the spirit but not the technical requirements of the City's requirements, approval of an alternate review may be warranted. The Commission decides on this on a case-by-case basis after reviewing the submitted information.

AAR-2024-001

Staff does not make recommendations regarding the approval or denial of architectural requests; however, should the Planning Commission choose to approve the request the following conditions may be considered:

- 1) Building elevations shall be consistent with “Exhibit A”.

**APPLICATION FOR ALTERNATE ARCHITECTURAL REVIEW FROM
ARCHITECTURAL STANDARDS OR PMUD ARCHITECTURAL REVIEW
CITY OF SUWANEE PLANNING COMMISSION**

Please complete this application and submit with all necessary attachments (please type or print):

APPLICANT INFORMATION

Name: CSC Design, Inc
Address: 135 P Rickman Ind Dr, Suite 100
City: Canton
State: GA
Phone: (770) 345-2579

OWNER INFORMATION

Name: AMJ Company, LLC
Address: 7185 Colfax Ave, Suite 100
City: Cumming
State: GA
Phone: 30040

CONTACT PERSON: Matthew Zieg

PHONE: (770) 789-2270

ADDRESS OF PROPERTY 1085 Peachtree Industrial Blvd, Bldg 200

LAND DISTRICT 7 LAND LOT 238 PARCEL 7238 044 LOT N/A

SUBDIVISION OR PROJECT NAME (IF APPLICABLE) N/A

ZONING C-2

CITE APPLICABLE SECTIONS OF ARCHITECTURAL AND DESIGN STANDARDS _____

Section 46-37 Building Materials

Zoning C-2 Metal not an allowable exterior material (Table I)

NEED FOR ALTERNATE ARCHITECTURAL REVIEW _____

The Human Bean has a franchise material look that is used throughout all their locations.

***A VARIANCE FROM A CONDITION OF ZONING CANNOT BE ACCEPTED.**

SECTION 2007, APPLICANT AND/OR A REPRESENTATIVE.

*****The property owner, applicant and /or a representative thereof shall be present at all meetings of the Zoning Board of Appeals, Planning Commission and/or Mayor and Council at which official action is requested on any variance or application for amendment. The failure of the property owner, applicant and/or a representative to attend such meetings shall result in the denial of said variance, application for amendment, or alternate architectural review.**

AAP-2024-001

Alternate Architectural Review Application
Page 2

APPLICANT CERTIFICATION

The undersigned below is authorized to make this application and is aware that an application or re-application for the same type of alternate architectural review affecting the same land or any portion thereof shall not be acted upon within twelve (12) months from the date of last action by the Planning Commission, unless waived by the Planning Commission. An application or reapplication shall not be acted upon within _____ months from the date of the last action by the Planning Commission.



Signature of Applicant: [Signature] Date: 12/18/2023

TypedReader Name and Title: MATTHEW ZIEG PRESIDENT

Signature of Notary Public: [Signature] Date: 12/18/2023

Notary Seal

PROPERTY OWNER CERTIFICATION

The undersigned below, or as attached, is the record owner of the property considered in this application and is aware that an application or re-application for the same type of alternate architectural review affecting the same land or any portion thereof shall not be acted upon within twelve (12) months from the date of last action by the Planning Commission, unless waived by the Planning Commission. An application or reapplication shall not be acted upon in less than (6) months from the date of the last action by the Planning Commission.



Signature of Owner: _____ Date: December 18, 2023

TypedReader Name and Title: JUSTIN FITZHUGH MEMBER

Signature of Notary Public: [Signature] Date: 12/18/2023

Notary Seal

DEPARTMENT OF PLANNING AND DEVELOPMENT USE ONLY

Case Number AAR-2024-001 AAR Administrative _____
Date Rec'd 12/19/23 Rec'd By AD Hearing Date 1/2/24
Amount Rec'd _____ Receipt _____

ACTION TAKEN _____

SIGNATURE _____ DATE: _____



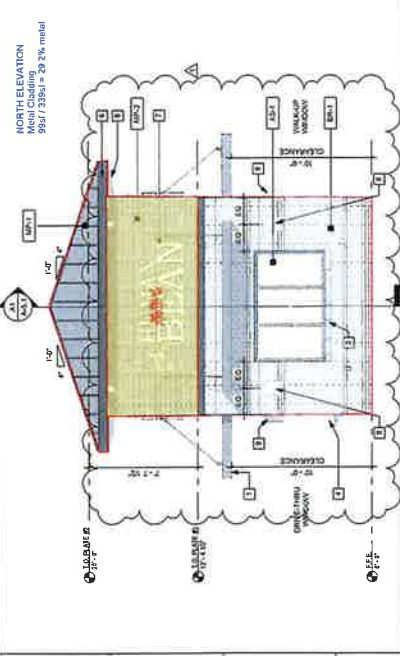
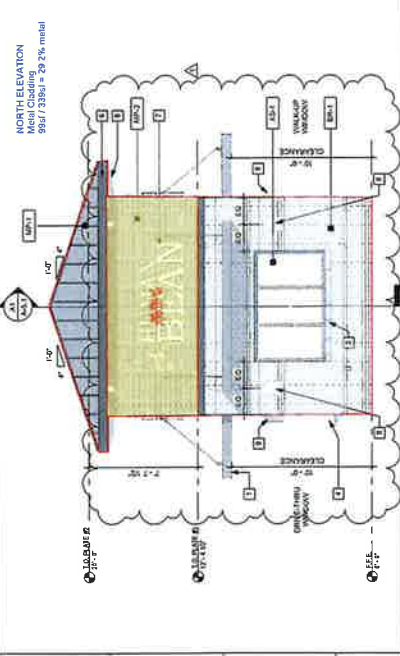
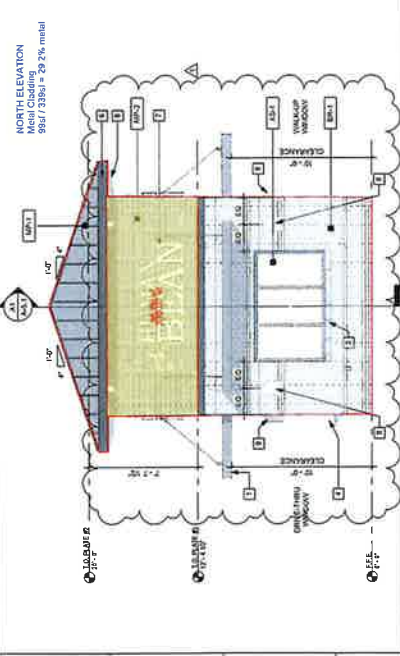
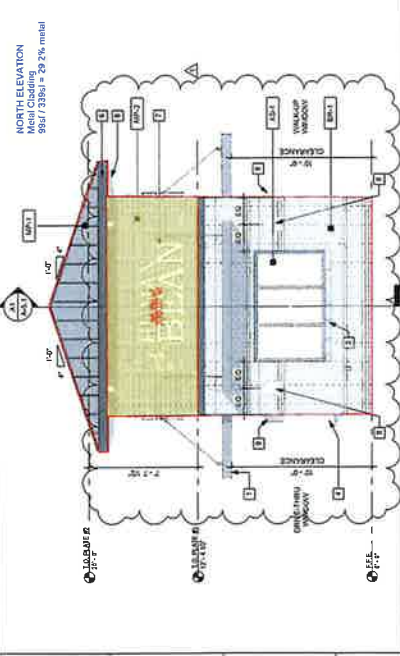
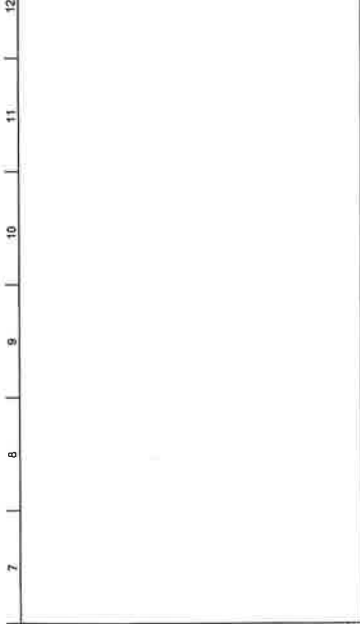
DATE:	05/16/2023
PROJECT:	HUMAN BEAN - SUWANEE
CLIENT:	1085 PEACHTREE INDUSTRIAL BLVD, BLDG 200 SUWANEE, GA 30024
DESIGNER:	ARCHITECTS & ENGINEERS
CHECKER:	ARCHITECTS & ENGINEERS
DATE:	05/16/2023

Human Bean - Suwanee

EXTERIOR ELEVATIONS
A-4.1
 DATE: 05/16/2023

TABLE	DESCRIPTION
A-1	EXTERIOR ELEVATIONS
A-2	EXTERIOR ELEVATIONS
A-3	EXTERIOR ELEVATIONS
A-4	EXTERIOR ELEVATIONS
A-5	EXTERIOR ELEVATIONS
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A-17	EXTERIOR ELEVATIONS
A-18	EXTERIOR ELEVATIONS
A-19	EXTERIOR ELEVATIONS
A-20	EXTERIOR ELEVATIONS

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*AAR-2024-001 Exhibit A - Proposed Elevations
 Portion Highlighted = metal material*



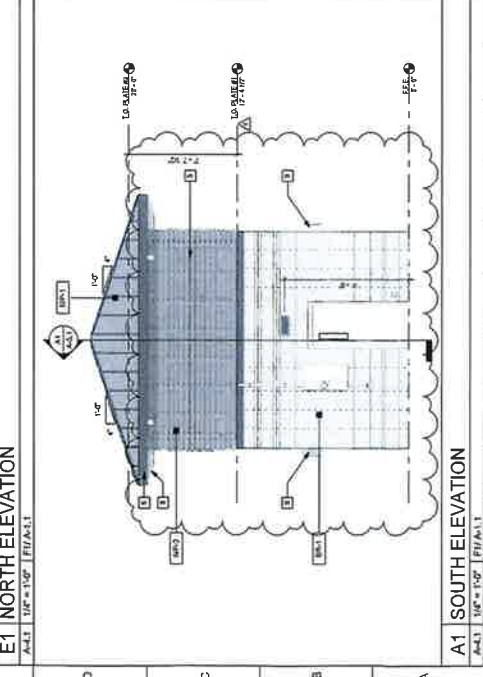
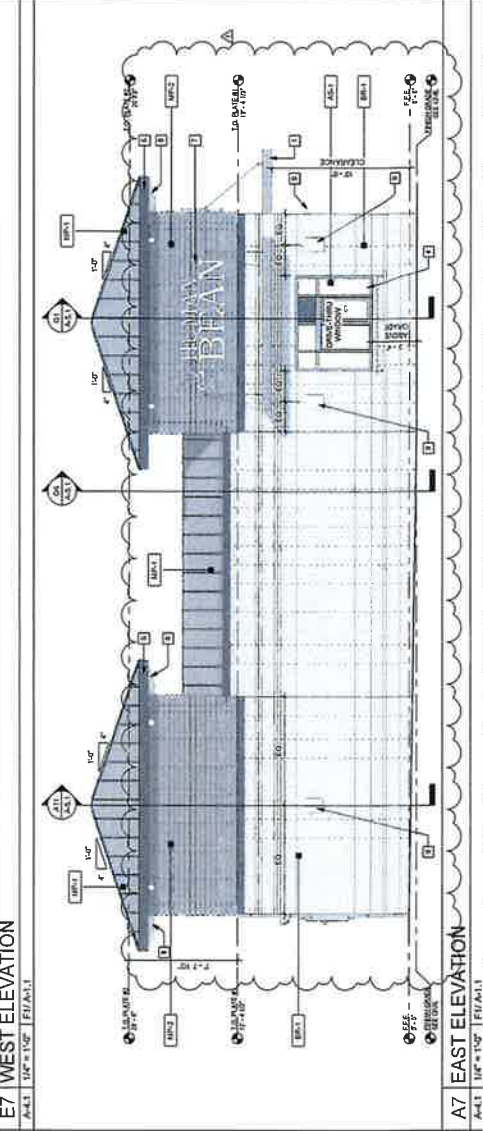
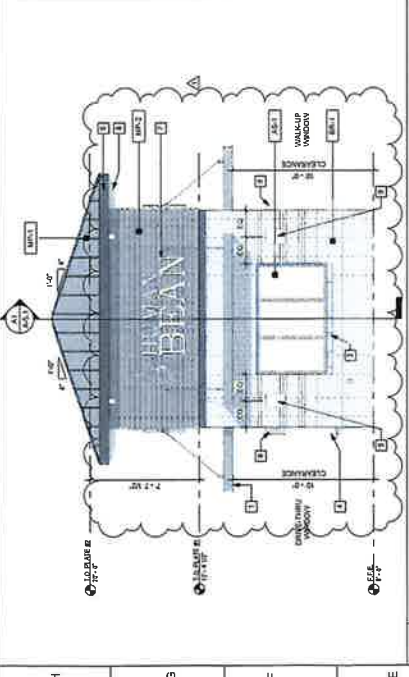
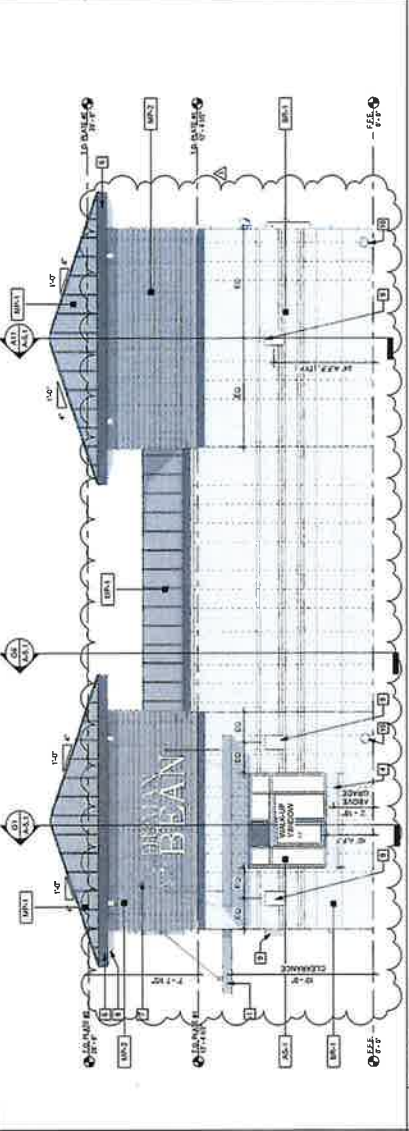
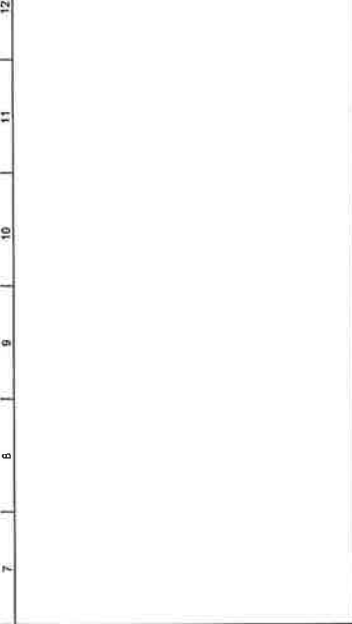
DATE:	05/16/2023
BY:	WJP
CHECKED BY:	WJP
SCALE:	AS SHOWN
PROJECT:	HUMAN BEAN - SUWANEE
DESCRIPTION:	EXTERIOR ELEVATIONS

Human Bean - Suwanee
 1085 PEACHTREE INDUSTRIAL BLVD, BLDG 200
 SUWANEE, GA 30024

EXTERIOR ELEVATIONS
A-4.1
 DATE: 05/16/2023

SYMBOL	DESCRIPTION
AS-1	ANODIZED ALUMINUM CLAD FRONT SPAN
BR-1	BROWN VENEER (MINOR) WOOD BY OPERATOR
BR-2	BROWN VENEER (MAJOR) WOOD BY OPERATOR
BR-3	BRICK FACED METAL PANEL FABRICATED BY AN
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- EXTERIOR ELEVATION KEYNOTES**
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AAR-2024-001

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HUMAN BEAN
SUWANEE
 MCGINNIS FERRY AND PEACHTREE INDUSTRIAL BLVD
 LAND LOT 238: 2TH DISTRICT
 CITY OF SUWANEE, GWINNETT COUNTY, GEORGIA

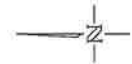
SITE PLAN
C-2
 DATE: 03/16/2023



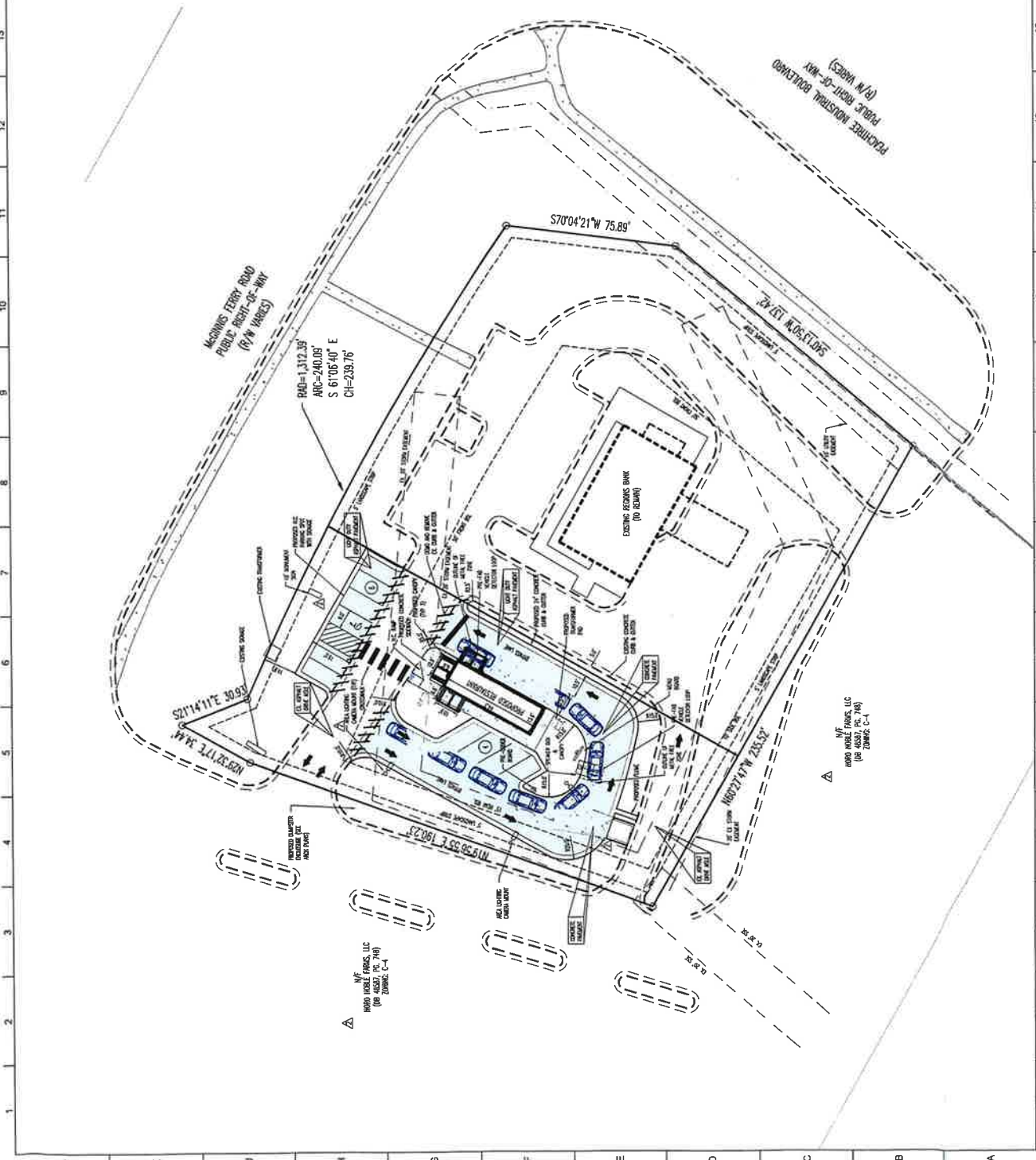
LOCATION MAP

- GENERAL NOTES**
- THESE NOTES ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND ANY OTHER NOTES ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SUWANEE AND GWINNETT COUNTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SUWANEE AND GWINNETT COUNTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SUWANEE AND GWINNETT COUNTY.
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- INSPECTION NOTES**
- PROVIDE THE FOLLOWING REPORTS AND CERTIFICATIONS WHO DATES FROM OBTAINED
- 300 PARTY INSPECTIONS FROM TO CERTIFICATE OF OCCUPANCY.
 - SOIL TEST REPORT
 - BASE SHEET-WALL COMPARISON REPORT
 - FRAME WALL COMPARISON REPORT
 - STRUCTURAL-PPR COMPARISON REPORT
 - WALL CERTIFICATIONS
 - DM CERTIFICATIONS



811 Know what's below.
 Call before you dig.
 Dial 811
 © CAL 100221711



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

AAZ-2024-001 Site Plan

ALPOLIC®

METAL COMPOSITE MATERIALS

THE Timber Series

WALNUT
4-WLN-30
LRV N/A

MAHOGANY
4-OAE-30
LRV N/A

ORIENTAL CANE
4-ORV-30
LRV N/A

ZEBRAWOOD
4-QBT-30
LRV N/A

TEAK
4-QBS-30
LRV N/A

MAPLE
4-MPL-30
LRV N/A

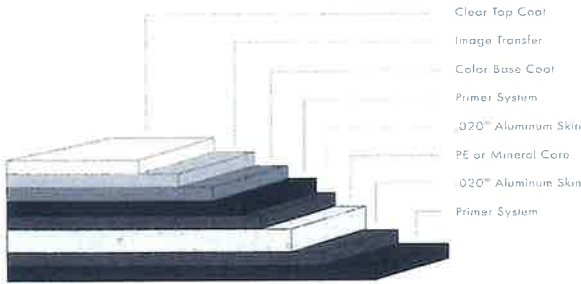
HT BAMBOO
4-QCP-30
LRV N/A

TIMBER SERIES

INTERIOR AND EXTERIOR SURFACING
INTERIOR AND EXTERIOR SIGNAGE

SURFACE TREATMENT

ALPOLIC® Timber Series materials are created through a unique image transfer process using state-of-the-art fluoropolymer paint technology. Our Timber Series offers a range of surface finishes that includes Mahogany, Maple, Teak, Oriental Cane, Zebrawood, Harvest Trail Bamboo and Walnut.



STANDARD SHEET SIZE

Standard stock width is 62" (1575 mm) and length of 196" (4978mm), but other sizes may be ordered. Available in 3mm, 4mm or 6mm thickness. Not all patterns are stocked routinely, so please contact ALPOLIC® Customer Service for current available stock and additional information.

FINISH TOLERANCE

Color: Visual match to standard
Gloss: Nominal +/- 10 units

PRODUCT TOLERANCE

Width: $\pm 0.08"$ (2mm)
Length: $\pm 0.16"$ (4mm)
Thickness: 4mm $\pm 0.008"$ (0.2mm)
6mm $\pm 0.012"$ (0.3mm)
Bow: maximum 0.5% of length and/or width
Squareness: maximum 0.2" (5mm)
Peel Strength: 22.5 in lb/in (ASTM D1781)

ALPOLIC® material is trimmed and squared with cut edges to offer the best panel edge conditions in the industry.

FIRE PERFORMANCE

Fire retardant ALPOLIC /fr sheets with a mineral filled core have been tested by independent testing laboratories and meet the requirements of the International Building Code for all construction types.

Please visit www.alpolic-americas.com or call technical support for complete report listings and additional information.

WARRANTY

Standard panel warranty: 10 Year
Finish warranty: 20 Year
Call ALPOLIC® Customer Service for exclusions and warranty details.

PRODUCT NOTES

- Sheets should be stored flat in a dry, indoor environment.
- Fabricate sheets at temperatures above 55°F.
- Protective film should be removed from panels soon after installation.
- Please refer to ALPOLIC® ACM Fabrication Manual for routing and fabrication recommendations.
- Crating fees apply to orders for less than standard piece crate.
- For best color consistency, ALPOLIC® recommends ordering all Timber finish panels at one time and maintaining consistent panel orientation during installation.
- Different lots of Timber finishes should not be mixed on building elevation.

FOR TECHNICAL INFORMATION,
PLEASE CALL 1.800.422.7270




ALPOLIC®

401 Volvo Parkway, Chesapeake, VA 23320, U.S.A. Telephone:
800-422-7270 (from US and Canada) Facsimile: 1-757-436-1896
Email: info@alpolic.com

URL: <http://www.alpolic-americas.com>

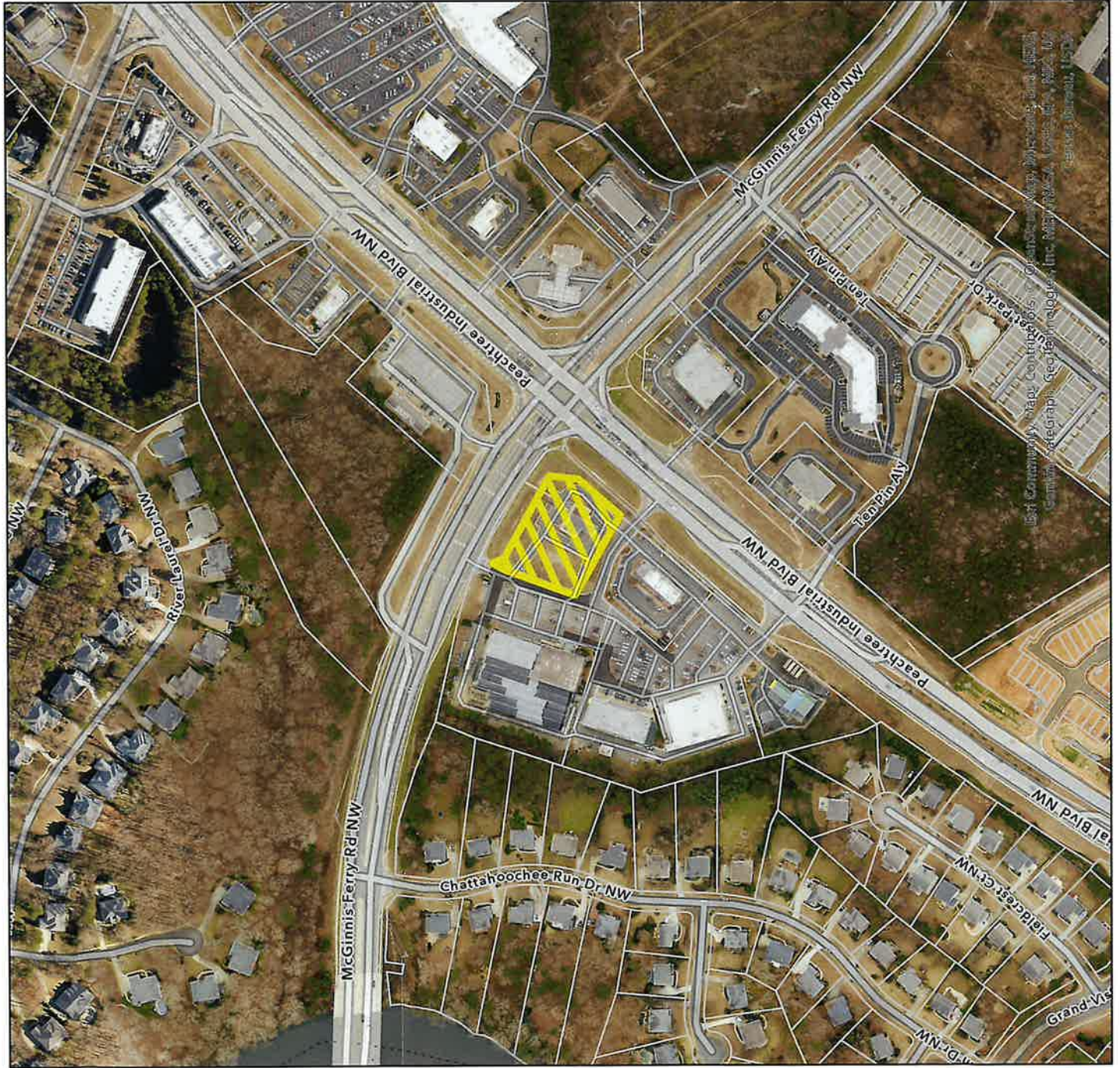
Location Map AAR-2024-001

Legend

-  Subject Property
-  City Parcels
-  City Limits



0 205 410 820 Feet



Zoning Map AAR-2024-001

Legend



Subject Property



City Parcels



City Limits

ZONING



C-1



C-2



C-2A



C-3



GCA



IRD



M-1



OI



OTCD



PMUD



R-100



R-140



R-75



R-85



RM6



RM8

