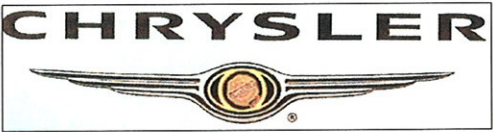


CITY OF ROSWELL  
DESIGN REVIEW BOARD  
SUBMITTAL

FOR

PALMER CJD  
ROSWELL, GA



DODGE

INTRODUCTION

A REQUEST FOR APPROVAL TO THE CITY OF ROSWELL'S DESIGN REVIEW BOARD FOR A DEVELOPMENT PERMIT FOR A PROPOSED BUILDING RENOVATION KNOWN AS "PALMER CJD" SHOWROOM AND HEADQUARTERS.

WE HEREBY SUBMIT FOR YOUR CONSIDERATION DRAWINGS DESCRIBING THE SCOPE AND QUALITY OF THE ABOVE MENTIONED PROJECT. THE DEVELOPMENT WILL CONSIST OF A SINGLE 3,760 SF EXPANSION TO AN EXISTING BUILDING. THE EXPANSION WILL NOT BE VISIBLE FROM THE PUBLIC ROAD. IN ADDITION, PARTS OF THE EXTERIOR FRONT FACADE WILL BE RENOVATED AS SHOWN ON THE DRAWINGS. THE RENOVATION IS REQUIRED IN ORDER TO UPDATE THE SHOWROOM TO MINIMUM "CHRYSLER JEEP DODGE" STANDARDS. THE NEW AESTHETIC IS WELL IN CONTEXT WITH THE ADJACENT PROPERTIES. THE ENTIRE DEVELOPMENT WILL AFFECT LESS THAN 1/10 OF AN ACRE AND IS ENTIRELY OVER EXISTING ASPHALT PAVEMENT. NO ADDITIONAL IMPERVIOUS AREA WILL BE CREATED.

THE SITE IS A 5.4582 ACRE TRACT WITH EXISTING DRIVEWAYS, PARKING AREAS AND LANDSCAPING. THE DEVELOPMENT WILL BE ARCHITECTURALLY UNIFIED WITH THE AESTHETIC HERITAGE OF ROSWELL IN MATERIAL, COLORS, AND PROPORTION.

THE EXISTING USE IS ACCEPTABLE WITH THE CURRENT C-3 ZONING ORDINANCE ESTABLISHED BY THE CITY. THE DEVELOPMENT WILL COMPLY WITH -- AND IN MOST CASES, EXCEED -- ALL SETBACKS & BUFFERING REQUIREMENTS.

WE FEEL THAT THE ENCLOSED DOCUMENTS NOT ONLY CONFORM WITH THE INTENT AND PURPOSE OF ARTICLE 12 OF THE CITY OF ROSWELL ZONING ORDINANCE, BUT THAT THEY SHOW THE OWNER'S DESIRE TO RENOVATE THE BUILDING IN A PLEASING WAY, NOT ONLY FOR THE CUSTOMERS, BUT FOR THE CITY AND THE AREA AS A WHOLE.

WE WELCOME YOUR COMMENTS, AND LOOK FORWARD TO WORKING WITH YOU AND THE CITY OF ROSWELL.



INDEX

DRB1	COVER PAGE AND NOTES
DRB2	SITE PLAN
DRB3	EXISTING AND PROPOSED ELEVATIONS
DRB4	EXISTING AND PROPOSED ELEVATIONS
DRB5	EXISTING BUILDING PHOTOS

PALMER CJD

11460 ALPHARETTA HIGHWAY

ROSWELL, GEORGIA 30076  
FULTON COUNTY

ALEX MUNOZ & ASSOCIATES, Inc.

ARCHITECTURE  
INTERIOR DESIGN  
PLANNING

452 EAST PACES FERRY RD.  
ATLANTA, GEORGIA 30305  
(404) 876-8169

COVER PAGE

OCTOBER 06, 2009

THIS DRAWING IS THE PROPERTY OF ALEX MUNOZ & ASSOC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART. IT SHALL NOT BE USED FOR ANY OTHER PROJECT. THIS DRAWING IS AN INSTRUMENT OF SERVICE ONLY AND SHALL BE RETURNED TO THE ARCHITECT UPON REQUEST. © 2009, ALEX MUNOZ & ASSOC. INC.

CHRYSLER - JEEP - DODGE



REFERENCE MATERIAL:

SURVEY FOR DONALD J. WILLIAMS, BY BATES-LONG & ASSOCIATES, DATED JULY 27, 1992, AND MOST RECENTLY REVISED MAY 18, 1994.

SURVEY FOR RICHARD W. KEFFER, JR., BY BATES-LONG, & ASSOCIATES, DATED JULY 27, 1992, AND MOST RECENTLY REVISED JUNE 9, 1994.

SITE DEVELOPMENT PLAN FOR PALMER DODGE, BY PRECISION PLANNING, INC., DATED APRIL 27, 1994.

NOTE:  
CERTAIN UNDERGROUND UTILITIES THIS TRACT (I.e. WATER, NATURAL GAS, ELECTRICITY, TELEPHONE, ETC.) AND/OR THEIR APPURTENANCES ARE NOT SHOWN HEREON.

NOTE:  
SURVEY AND SITE DATA PROVIDED BY DAVID A. BURR ENGINEERS AND SURVEYORS.  
INFORMATION SHOWN FOR USE BY DESIGN REVIEW BOARD OF THE CITY OF ROSWELL  
INFORMATION PROVIDED IS NOT FOR CONSTRUCTION

SURVEY INFORMATION:

PROPERTY LINE DESCRIPTION		
LINE	DIRECTION	DISTANCE
L1	N84°05'00"E	31.00'
L2	S83°10'00"E	31.00'
L3	S57°15'00"E	84.00'
L4	S32°26'07"W	86.68'
L5	S32°26'07"W	85.00'
L6	S32°26'07"W	46.44'
L7	N57°33'53"W	1.00'
L8	S32°26'07"W	14.34'
L9	S81°49'56"E	1.10'
L10	S32°26'07"W	151.77'

SITE AREA:

TRACT "A" = 237,758.87 sq.ft. 5.4582 acres

ZONING NOTE:

THIS PROPERTY IS CURRENTLY ZONED C-3, ZONING CASE NO. RZ-91-16, DATED DEC. 19, 1991.

THIS PROPERTY IS CURRENTLY UNDER THE OVERLAY DESIGN GUIDELINES CRITERIA 1 THRU 10.

LANDSCAPE THIS TRACT:

(TRACT AREA 237,758.87 S.F. 5.4582 AC.)

EXISTING LANDSCAPED AREA 53,080 S.F.  
% EXISTING LANDSCAPED AREA 22.33 %  
REQUIRED LANDSCAPED AREA 20.00 %

NOTE:

ALL NEW CONSTRUCTION TO BE WITHIN EXISTING PAVED AREAS IMPERVIOUS AREA WILL NOT BE INCREASED BY THIS PROJECT.  
TOTAL DISTURBANCE SHALL NOT EXCEED 4,300 SF (LESS THAN 1/10 OF AN ACRE).

PROJECT LOCATION

11460 ALPHARETTA HIGHWAY  
ROSWELL, GA 30076  
CITY OF ROSWELL  
L.L. 517 & 548 1st district 2nd. section

FOOTPRINT BUILDING AREAS

TOTAL EXISTING: SHOWROOM/PARTS 8,940 S.F.  
TOTAL EXISTING: SERVICE CENTER 13,095 S.F.  
TOTAL EXPANSION: PARTS 3,760 S.F.

TOTAL FOOTPRINT: 25,765 S.F.  
TOTAL FOOTPRINT IN % OF SITE: 10.8%

NOTE:

HATCHED AREAS INDICATE AREAS OF EXPANSION. UNHATCHED AREAS INDICATE EXISTING BUILDINGS.

BUILDING CODE CRITERIA - SHOWROOM BUILDING

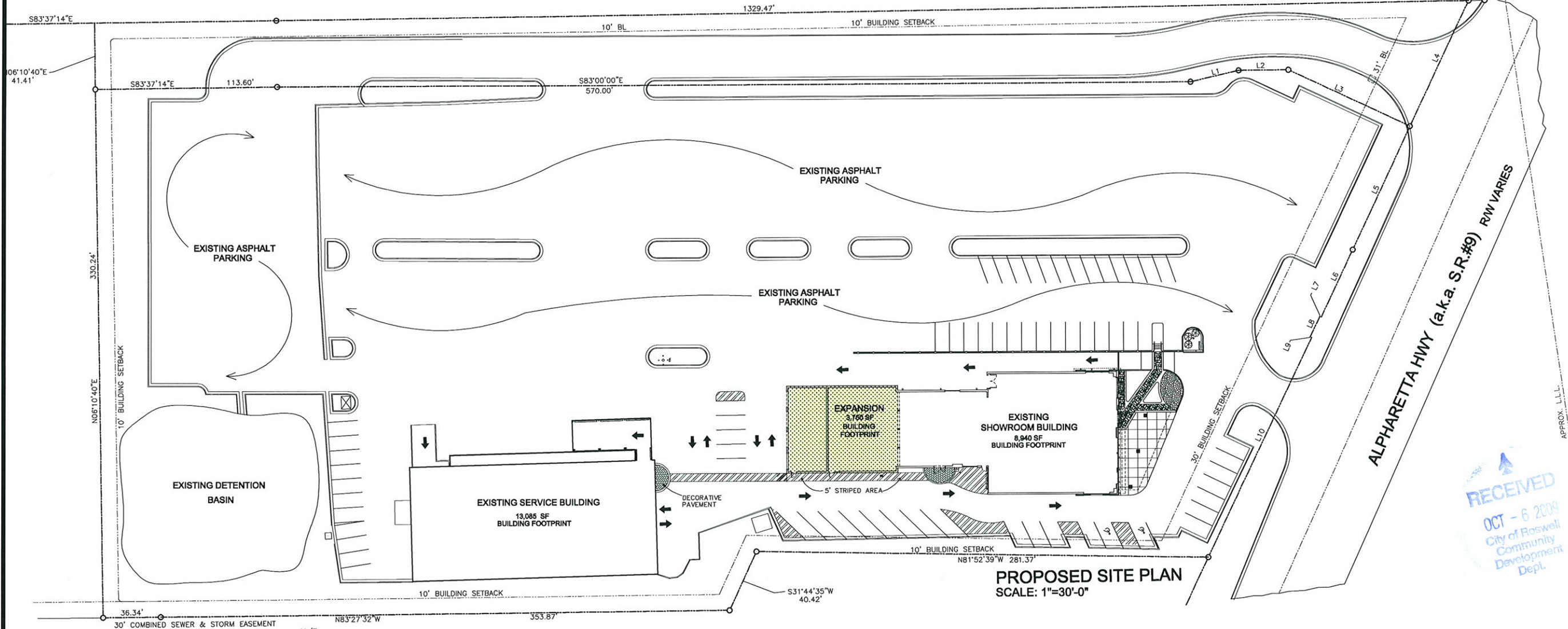
TYPE OF CONSTRUCTION: TYPE IIIB, UNPROTECTED  
SPRINKLERED: NO - UNSPRINKLERED  
ALLOWABLE HEIGHT: 55'  
ACTUAL HEIGHT: 30' - EXISTING BUILDING  
ALLOWABLE AREA: 19,000 S.F./FLOOR  
ACTUAL GROSS AREA: 12,230 S.F. (INCLUDES MEZZ.)  
PROPOSED AREA: 15,990 S.F.  
SITE ZONING: C-3 EXISTING RETAIL  
SEISMIC ZONE: EXISTING STRUCTURE

ADDITIONAL NOTES

THE OWNER OF RECORD IS: CHUCK PALMER  
PALMER DODGE, INC  
11460 ALPHARETTA HIGHWAY  
ROSWELL, GA 30076

THESE DRAWINGS ARE FOR DESIGN REVIEW BOARD APPROVAL ONLY. THESE DRAWINGS ARE NOT FOR CONSTRUCTION.

ALL CONSTRUCTION AND CONSTRUCTION MATERIALS SHALL CONFORM TO THE CITY OF ROSWELL STANDARDS AND SPECIFICATIONS.



SITE PLAN

OCTOBER 06, 2009

THIS DRAWING IS THE PROPERTY OF ALEX MUNOZ & ASSOC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART. IT SHALL NOT BE USED FOR ANY OTHER PROJECT. THIS DRAWING IS AN INSTRUMENT OF SERVICE ONLY AND SHALL BE RETURNED TO THE ARCHITECT UPON REQUEST. © 2009, ALEX MUNOZ & ASSOC, INC.

CHRYSLER - JEEP - DODGE

PALMER CJD

11460 ALPHARETTA HIGHWAY

ROSWELL, GEORGIA 30076  
FULTON COUNTY

ALEX MUNOZ & ASSOCIATES, Inc.

ARCHITECTURE  
INTERIOR DESIGN  
PLANNING

452 EAST PACES FERRY RD.  
ATLANTA, GEORGIA 30305  
(404) 876-8169

*Alex Munoz*