



6 August 2008

MasterWorks Atlanta, LLC
Attn: Bernie Smith
770.642.8799 (FAX)

**RE: Design Review Board Approval for 210 West Crossville Road Adaptive Reuse (DRB 08-39)
(Prj#Z08060549)**

Dear applicant(s),

Please be advised the Roswell Design Review Board approved the above referenced item at their August 5, 2008 meeting. The application was approved subject to the following conditions:

1. Substitute the Virginia Pines with another type of tree/screening. This change should be reflected in the construction drawings.
2. The decorative fence along S.R. 92 should be white, vinyl, and have a matte finish. This change should be reflected in the construction drawings.
3. Revisit the location of the handicap parking spaces. It appears as though the grade exceeds the maximum allowed for ADA compliance.
4. Add two (2) double-hung windows to the front elevation.
5. Where possible, install additional landscaping around base of building to soften edges.
6. A development permit will be not issued until the GDOT commercial driveway permit is issued. If the design of the entrance has to change from what DRB approved (i.e. relocate, deceleration lane, etc.) then the applicant will return to DRB for approval.
7. Comply with the following department comments:

Planning:

- Consider adding additional windows and keystones on upper-left side of proposed front elevation. The proposed section of this wall is too massive.
- Consider adding shutters to windows on brick facades.
- The front elevation shows a garage door but the site plan view shows that two parking spaces will block ingress/egress.
- No detail of stone pier (i.e. height, design, type of stone, etc.) or 3' brick wall adjacent to parking area.
- The 3' knee wall surround the parking area is to close. Either install wheel stops or move wall farther away from parking area.

Engineering:

- Will require development permit prior to issuance of building permit.

Building:

- No comment

CODE ENFORCEMENT	BUILDING INSPECTIONS	PLANNING & ZONING	ENGINEERING	ECONOMIC DEVELOPMENT	BUSINESS REGISTRATION
City of Roswell	38 Hill Street	Suite G-30	Roswell, Georgia 30075	(770) 641-3780	www.roswellgov.com



Tree:

- Do not install addition plants in the critical root zones of existing trees
- Critical root zones (CRZ) should be shown as a circle 1.5 times the diameter at breast height (DBH). Example $24" \times 1.5 = 36'$
- Show plant schedule on landscape plan.
- Show location and detail of tree protection fence on site plans.
- Show Tree Density Calculations on site plan/landscape plan. $SDF = EDF + RDF$
minimum $0.69 \times 30 \text{ units/ac.} = 20.7$. $20.7 = 68.1 + 46 \text{ } 20.7 < 114.1$ (exceeds min. by 93.4 units).
- Substitute Nuttall Oak for Willow Oak.

PW:

- Greater than 5000 SF impervious. Need hydro report detailing water quality, channel protection and detention.

Fire:

- This is a conversion and a change of occupancy from residential to commercial. They will be required to submit building plans and obtain a permit to make the change.
- The building will have to meet the 2000 edition of the LIFE Safety code NEW BUSINESS chapters. This includes stairs, fire ratings and all other applicable requirements. This may require changing sliding doors to standard exit doors.

Transportation:

- Obtain GDOT commercial driveway permit prior to issuance of a land Disturbance Permit.
- Per GDOT standards, a right turn deceleration lane is needed for development generating at least 75 right turn volumes (RTV) a day on a more than 2 lanes main Road with AADT of at least 10,000.

A copy of this letter must be incorporated into all plans submitted for land disturbance permits, development permits, and building permits. Design Review Board approvals expire one year after the date of approval by the Design Review Board unless a development permit has been obtained. Approved Design Plans expire two years after the date of issuance of a development permit.

If you have any questions, please contact me at (770) 594-6437.

Sincerely,

City of Roswell

Kenwin M. Hayes, Sr.
Planner II

Cc: DRB File, Reading File, Scanning File

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