



DESIGN REVIEW BOARD NOVEMBER 16, 2018

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

- I. WORKSHOP**
- II. CALL TO ORDER**
- III. ROLL CALL**
- IV. PLEDGE TO THE FLAG**
- V. ITEMS FROM STAFF**
- VI. ITEMS FROM BOARD MEMBERS**
 - 1. October 19, 2018 Meeting Minutes
- VII. PUBLIC HEARING**
 - 1. 09:10 - 09:30 **DRB180062 Kell Building Partners 53 South Main St**
review exterior change to approved plan
 - 2. 09:30 - 09:50 **DRB180060 Schlotzsky's 3345 Old Milton Pkwy**
review exterior changes to an approved plan
 - 3. 09:50 - 10:30 **DRB180042 Kimball Plaza 11380 State Bridge Rd**
review elevations, landscape, materials and color
- VIII. ADJOURNMENT**



DESIGN REVIEW BOARD MEETING
OCTOBER 19, 2018
ALPHARETTA CITY
HALL COUNCIL
CHAMBERS
2 PARK PLAZA
8:30 AM

*This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by The Design Review Board, but not quoted or paraphrased. This document includes limited presentation by The Design Review Board and invited speakers in **summary** form. **This is not an official record** of the City of Alpharetta Design Review Board Meeting proceedings. Official Minutes are recorded and available for review*

I. **WORKSHOP**

II. **CALL TO ORDER**

III. **ROLL CALL**

- Design Review Board Members Present
 - Richard Kramer (Chairman)
 - Roger Brown (Vice –Chairman)
 - Holly Palmer
 - Frank Schwing
 - Pat Corkill
 - Katie Rocco
 - Tom LeCain (Alternate)
- Design Review Board Members Absent
 - Dick Debban
 - Kim Matherly (Alternate)
- Staff Present
 - Kathi Cook, Director of Community Development
 - Ben Kern, GIS Specialist
 - Elle Taylor, Planning and Zoning Coordinator

- IV. PLEDGE TO THE FLAG**
- V. ITEMS FROM STAFF**
- VI. ITEMS FROM BOARD MEMBERS**

1. DRB Meeting Minutes of September 21, 2018

- ❖ Board Member Rocco offered a motion to approve
- The motion received a second from Board Member Corkill
- The motion was approved by a vote (7-0)

VII. PUBLIC HEARING

1. DRB180058 Greenstone Office Building 132 Kimball Bridge Rd
Applicant presented a review of new construction.

After Presentation from the Applicant and discussion:

- Site Plan
 - Director Cook suggested naming private drive
 - Deck relationship to Kimball Bridge Rd
 - Presented sample of modular block for retaining wall
 - Plaza space to work w/existing trees in back
 - Connection to adjacent old school site that may be developed
 - Height of wall
 - Another wall off Plaza to Deck w/partial exposure
 - Low side of retaining wall mulch w/loose landscaping
 - Critical root zone of trees
 - No Loading dock, flat loading area
 - Easements along private drive for waterline
- Landscaping
 - Kimball Bridge Rd section species
 - L3 Document
 - Streetscape on Kimball Bridge Rd
 - Move Street trees to as close to street as possible
 - Council Condition for screening deck along private drive
- Architecture

- History of building
- Material Samples
- Glazing, mullions, glass
- Canopy

- Parking Deck Similar to Avalon
- Brick band, Concrete, Landscape screening
- Finished precast panel where visible
- DRB stated Rendering is not accurately correct
- Lighting
- Corrugated metal panel goes around the entire 6th floor – DRB thought it was unappealing. Applicant did not have sample. Applicant would like to have metal element for industrial/mercantile feel.
- Entrance
 - Applicant stated it is an industrial/mercantile building. Entrance is 2 double doors with canopy. Pronounced element.
- Read Council Conditions
- Site Lighting, Corner feature, metal material to accentuate entrance on West Elevation to return to DRB.

❖ Board Member Schwing offered a motion to approve Site Plan as submitted today

- The motion received a second from Vice Chair Brown
- The motion was approved by a vote (7-0)

❖ Board Member Brown offered a motion to defer elevations and materials for Applicant to bring back the metal material and enhance entry feature of the building so we can see it all together at once

- The motion received a second from Board Member Le Cain
- The motion was approved by a vote (7-0)

❖ Board Member Corkill offered a motion to approve Landscaping with following

conditions:

- The Applicant work to move the tree plantings closer to Kimball property line
- Study the existing Streetscape theme on both sides of this property for street tree theming and planting
- Eastside landscaping at the base of wall on deck be enhanced to better screen the wall
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (7-0)

2. DRB180059 55 Roswell St 55&61 Roswell St

Applicant presented review of new construction

After discussion of:

- Site Plan
- NE Corner of Deck
- Plant Species
- Hardscape Materials
- Possibly expose stairs at North Elevation
- Downspouts
- Active Balconies
- Punched metal with design is underneath balconies
- May use cultured stone for basement
- Historical Home
- Grade will come up at back door

- New stoop on back
- Fireplace
- Reviewed Council Action Summary
- East Elevation storefront design.
- Patio, Hardscape will come back with restaurant
- Monument Sign/Wall Sign to be approved by DRB
- Holiday Lighting needs to be on both buildings

❖ Vice- Chair Brown offered a motion to approve Site Plan as submitted today

- The motion received a second from Board Member Rocco
- The motion was approved by a vote (7-0)

❖ Board Member Schwing offered a motion to approve elevations and materials as submitted today with the following conditions and clarifications:

1. Revised as shown in meeting today
2. Exclude storefront design
3. Stone similar to Central City Tavern Building (City Center).
Samples to be submitted and approved by Staff.

- The motion received a second from Board Member Palmer
- The motion was approved by a vote (7-0)

❖ Board Member Corkill offered a motion to approve landscaping as submitted today with the following conditions:

1. Exclude patio Courtyard which will be presented at a time of tenant improvements
2. Front of building tree types should be redone to have a better consistency
3. Parking Lot Landscape needs to be looked at time of consultation with next door property owner based on comments as far as the ligustrum, large plantings up next to the parking lot
4. Review plant types under the Oaks, make sure they are consistent with heavy shade
5. Entry walks shall contain elements of the sidewalks

- The motion received a second from Board Member Le Cain
- The motion was approved by a vote (7-0)

There was discussion during the motion that the Patio, Hardscape (Courtyard) will return with Signage, Lighting and Furniture

VIII. ADJOURNMENT

The meeting was adjourned at 11:41 a.m.

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 not to take advantage of this option, please print your responses in a clear, easily legible fashion.

Please complete this form in its entirety and verify that all information is true and accurate.

Your completed submittal package (see Instructions for details) should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Applications will be accepted only on the dates reflected on the page of this form titled "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: Kell Building Partners, LLC

Location Address: 53 South Main Street

Mailing Address: _____

City: Alpharetta State: GA Zip Code: 30009

Contact For All Notifications: Grant Schmeelk

Contact Telephone: 678 - 643 - 1250 Mobile Telephone: _____ - _____ - _____

Fax: _____ - _____ - _____ Email: grant@dime.is

Contact's Relation To Business: Owner

This Application For (Check all that apply):

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

Application Fees:

Any review within the Central Business District	\$	100.00
Review of signs, satellite antennas, play yards, and improvements valued at less than \$10,000.	\$	200.00
All other reviews	\$	300.00
Total Due	\$	_____

This page will be the first page of your completed submittal packet.



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Kell Building Partners, LLC

Physical Address: 53 S Main Street

Mailing Address: _____

City: Alpharetta State: GA Zip Code: 30009 - _____

Owner Telephone: 678 - 643 - 1250 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): _____ Date: _____

Owner Signature: _____

Property Information:

Address (If Assigned) : _____

Tax ID or Map Reference Number: _____

Land Lot(s): _____ District: _____ Section: _____

Existing Zoning of Property: _____ Existing Uses of Property: _____

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.

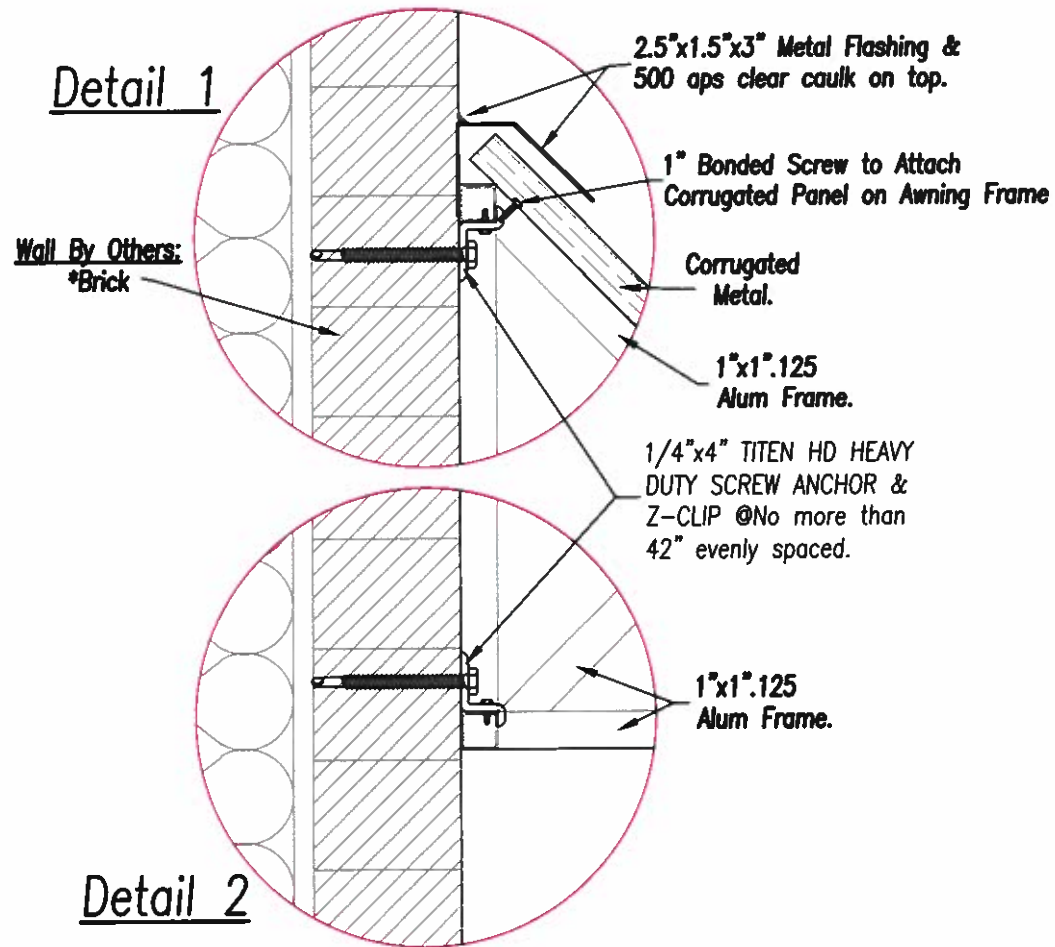
Applicant Signature: Grant Schmeelk 

Date: 11-1-18

Print Form







ELITE AWNINGS

3690 Burnette Park Dr. Suite B
Suwanee, GA 30024
(O) 404-661-5397
WWW.ELITEAWNINGS.NET

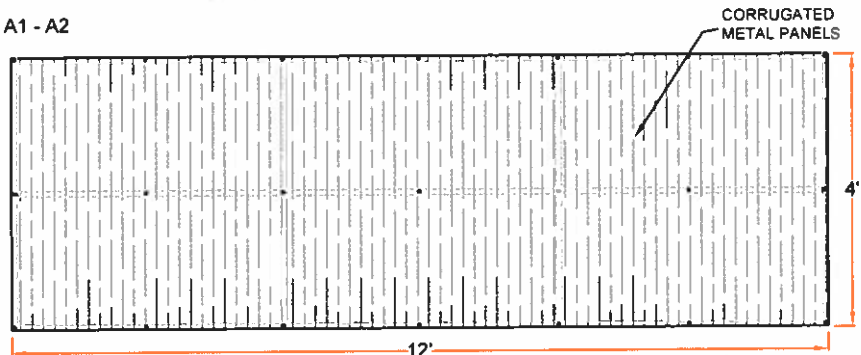
53 S MAIN STREET
ALPHARETTA, GA. 30009

11/01/2018

3

OF 03 SHEETS

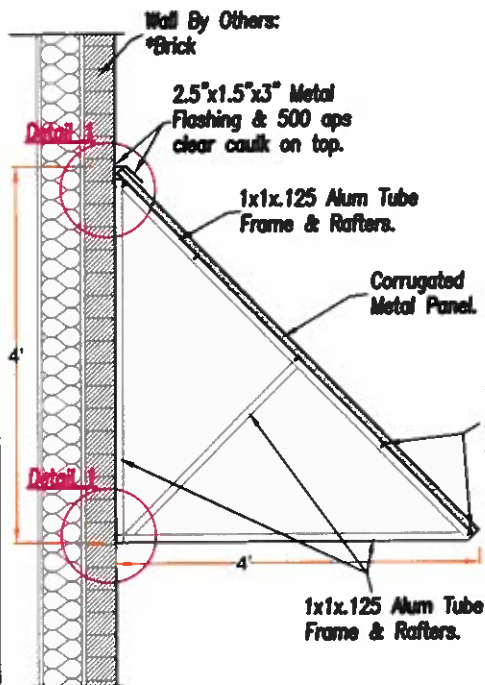
A1 - A2



REQUIRED (2)

FRONT VIEW

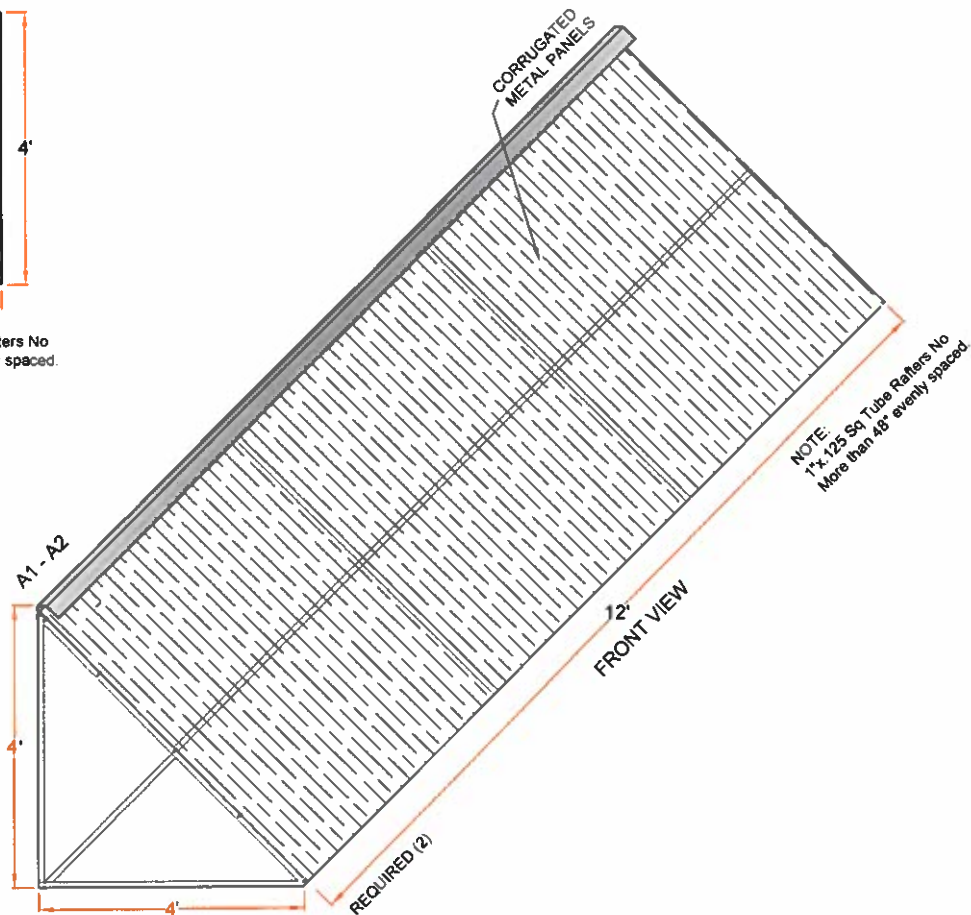
NOTE:
1"x 125 Sq Tube Rafters No
More than 48" evenly spaced.



NOTES:

1. AWNING 1"x1"x.125 ALUMINUM FRAME **COLOR BLACK**.
2. ALL WELDS TO BE 1/4" FILLET WELDS ON THREE SIDES WHERE POSSIBLE.
3. CORRUGATED METAL PANELS: **COLOR BLACK**
4. OPEN ENDS.

See Connection
Details 1&2 Next Page



A1 - A2

FRONT VIEW

NOTE:
1"x 125 Sq Tube Rafters No
More than 48" evenly spaced

3/8" = 1'-0"

ELITE AWNINGS

3690 Burnette Park Dr. Suite B
Suwanee, GA 30024
(O) 404-661-5397
WWW.ELITEAWNINGS.NET

53 S MAIN STREET
ALPHARETTA, GA. 30009

11/01/2018

2

OF 03 SHEETS

**43.5" X 120" X 2" THICK ROUTED HIGH DENSITY URETHANE (HDU) FOAM SIGN
BORDER AND TEXT RAISED, BACKGROUND RECESSED, SMOOTH**

BLACK BORDER

WHITE BACKGROUND

BLUE - BENJAMIN MOORE 819 - SOUTHERN BELLE BLUE

GREEN - SHERWIN WILLIAMS 6920 - CENTER STAGE

120 "

100 "

2" BLACK BORDE

43.5 "

16 "

7 "

81 "

All Fired Up
Relax • Create • Enjoy



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REVISIONS

CLIENT: PENN HODGE
 SALESPERSON: DENISE MENG
 DESIGNER: ROBERT
 DATE: 11/08/18



4737 THOMPSON MILL ROAD
 BUFORD, GA 30518



STENCILED BLACK CONCRETE VINYL HEAT APPLIED FLUSH TO WALL

Signarama
 COMMERCIAL SIGN SUPERSTORE
BUFORD **DULUTH**
 770.831.9660 SARBUFOR.com

DRB-03-51
dime Business Services

File Number: DPB-03-51

File Name: dime Business Services

Property Address: 53 S. MAIN ST.

STREET

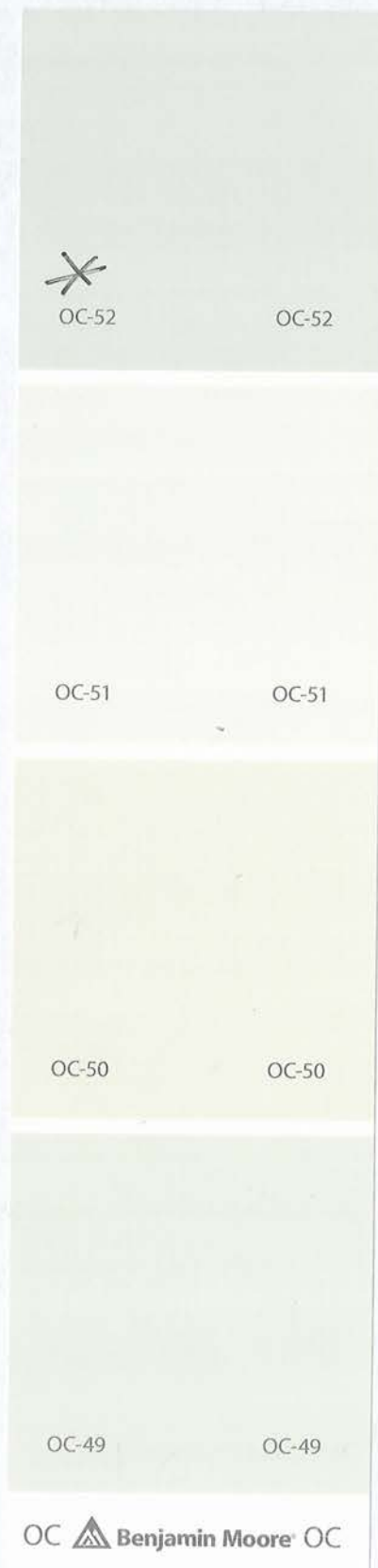
CITY

STATE

ZIP CODE

Legal Description: 2/2 /1269

[illegible]



**BENJAMIN MOORE®
COLOR PREVIEW®**

▲ To achieve these colors, a deep base primer is required and multiple top coats may be required. As color samples are affected by age, light, heat and mechanical coating processes, this sample may vary slightly in color or in finish from the actual paint. Colors may not be available in all Benjamin Moore® products and sizes. These colors are mixed upon request by an authorized Benjamin Moore® retailer.

For the retailer nearest you, call **1-800-6-PAINT-6**
benjaminmoore.com



coventry gray



stonington gray



wickham gray

Gray Owl
Búho Gris
Chouette Grise

OC-52

Intense White
Blanco Intenso
Blanc Berbère

OC-51

November Rain
Lluvia de Noviembre
Pluie de Novembre

OC-50

Titanium
Titanio
Titane

OC-49



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United States/Estados Unidos:
For assistance 1-800-6-PAINT-6 Para asistencia

Canada:
For assistance 1-800-361-5898 Pour obtenir de l'aide

Color chip may differ slightly from actual paint.
El chip de color puede diferir ligeramente de la pintura real.
La couleur des échantillons peut différer légèrement de la peinture en contenant.
COL 01/2017 Printed in the USA.

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For the retailer nearest you, call **1-800-6-PAINT-6**
benjaminmoore.com



cloud cover



silver satin



balboa mist



collingwood

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Made in the U.S.A. 10/2014 COL

There was discussion on painting the brick building a marshmallow color similar to the Beach Houses and an iron ore trim. Applicant does not like existing two tone building. Staff stated that City Architect is in agreement with colors and painting of the building. Applicant stated it is the intent of the existing California Closets sign to move to the side of the building. There was discussion on lighter color gray instead Applicant did not have sample of color. There was discussion of mildew showing. There was discussion that Downtown Consultant approved the new elevations on this building. There was discussion that Applicant's preference is marshmallow color. DRB discussed 7019 Gauntlet Gray color.

- ❖ Board Member Corkill offered a motion that we defer the paint colors based on comments today.
- The motion received a second from Board Member Zuegel
- The motion was approved by vote (3-1)(Palmer)

Staff stated it would have to go back to the City Architect for his Approval if it is a different color and that DRB and Architect would have to agree on a color.



Dick & Tom left meeting

Pulmer, Corlue, Brum, Zuegel

Submitted Paint Colors

Staff Comments 1:04 or

Cal Closets side will move to side

SW 7019

Corlue

Refer / Zuegel

(3-1)

Alpharetta

GEORGIA • USA



MAYOR
David Belle Isle

COUNCIL
D.C. Aiken
Michael Cross
Jim Gilvin
Mike Kennedy
Donald F. Mitchell
Chris Owens

CITY ADMINISTRATOR
Robert J. Regus

CITY HALL
Two South Main Street
Alpharetta, Georgia 30009
Tel: 678.297.6000
Fax: 678.297.6001

24-HOUR INFORMATION
www.alpharetta.ga.us

Our Mission

To make a positive difference in the community by efficiently managing public resources and providing effective services that exceed the expectations of our citizens.

Our Core Values

Excellence
Stewardship
Integrity
Service
Loyalty

November 17, 2014

Re. Design comments for DRB 03-51

Ron,

Below are listed the design comments from the Consultant doing reviews of Downtown projects:

The subject application proposes renovations and enhancements to the Kell Building at 53 South Main Street including painting of the façade and addition of a series of metal canopies and porches.

Based on the Master Plan process to date, we find that the addition of metal canopies, balconies, and porches to 53 South Main Street as illustrated is generally consistent with the objectives and direction of the Downtown Master Plan.

While we understand the desire to enhance the street front façade, we would discourage the painting of the structure's red brick as that is a defining architectural element of Downtown Alpharetta, particularly along the Main Street Corridor. We recommend that if the building owner desires a more visible contrast between the brick and split face block that the block may be treated or painted, but the red brick façade should be left intact. Generally a color palette of tans and beiges is preferred to the grey tone of "Filtered Shade." We would encourage the applicant to review the color palette of other Main Street buildings including 29 and 25 South Main Street and consider complementary color selections.

Further, we encourage the addition of pedestrian-scale blade signs to the structure in lieu of flat building signage. If window replacement is part of the renovation, we also recommend minimizing glass tinting (as the balconies, porches and overhangs will reduce glare).

Part of Alpharetta's downtown improvement program includes enhanced streetscapes along Main Street. If possible, we recommend widening the sidewalk near the building and replacing the street side sidewalk with a landscape strip, ideally with canopy trees and plantings to match the design of upcoming Main Street sidewalk improvements.

Any questions or discussion please feel free to contact me.

Bret Schroeder
Zoning Enforcement Officer
City of Alpharetta
bschroeder@alpharetta.ga.us
678-297-6088

CITY OF ALPHARETTA DESIGN REVIEW BOARD

ACTION STATEMENT

Date: 11/20/15 Case #: 03-51

Name: Dine Business Service

Location: 53 South Main

Request: Paint building

Action Taken:

Approved: _____

Deferred: X

Approved with conditions: _____

Defer T. Comments

Authorized by: _____

This is not a permit. You must apply for permits at the Community Development
Department, 287 South Main Street, Alpharetta, GA 30004





MAYOR
David Belle Isle

COUNCIL
D.C. Aiken
Michael Cross
Jim Gilvin
Mike Kennedy
Donald F. Mitchell
Chris Owens

CITY ADMINISTRATOR
Robert J. Regus

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Any questions or discussion please feel free to contact me.

Bret Schroeder
Zoning Enforcement Officer
City of Alpharetta
bschroeder@alpharetta.ga.us
678-297-6088



MEMORANDUM

To: Kathi Cook, Deputy Director Community Development, City of Alpharetta

From: Eric S. Bosman, AICP, Kimley-Horn and Associates, Inc.
On behalf of the Alpharetta Downtown Master Plan Team

Date: November 14, 2014

Subject: 53 South Main Street Design Review

Per our 2014 Downtown Master Plan contract, the Kimley-Horn/TSW team is required to review design and development applications submitted to the City of Alpharetta that include properties within the master plan study area. Our review provides general comments regarding the proposed development's consistency with master plan objectives, direction, and recommendations at the time of submittal.

At the time of this review, the Downtown Master Plan has included:

- Completion of an assessment of existing conditions in and around the Downtown area
- Completion of a community visioning process including stakeholder interviews, meetings with public officials and a "Sounding Board" of community stakeholders, and a public vision workshop
- Facilitation of a master plan charrette with four days of community input and review meetings
- Preliminary development of master plan concepts, framework plans, and draft regulating plans which will be reviewed by the public on November 20, 2014

The subject application proposes renovations and enhancements to the Kell Building at 53 South Main Street including painting of the façade and addition of a series of metal canopies and porches.

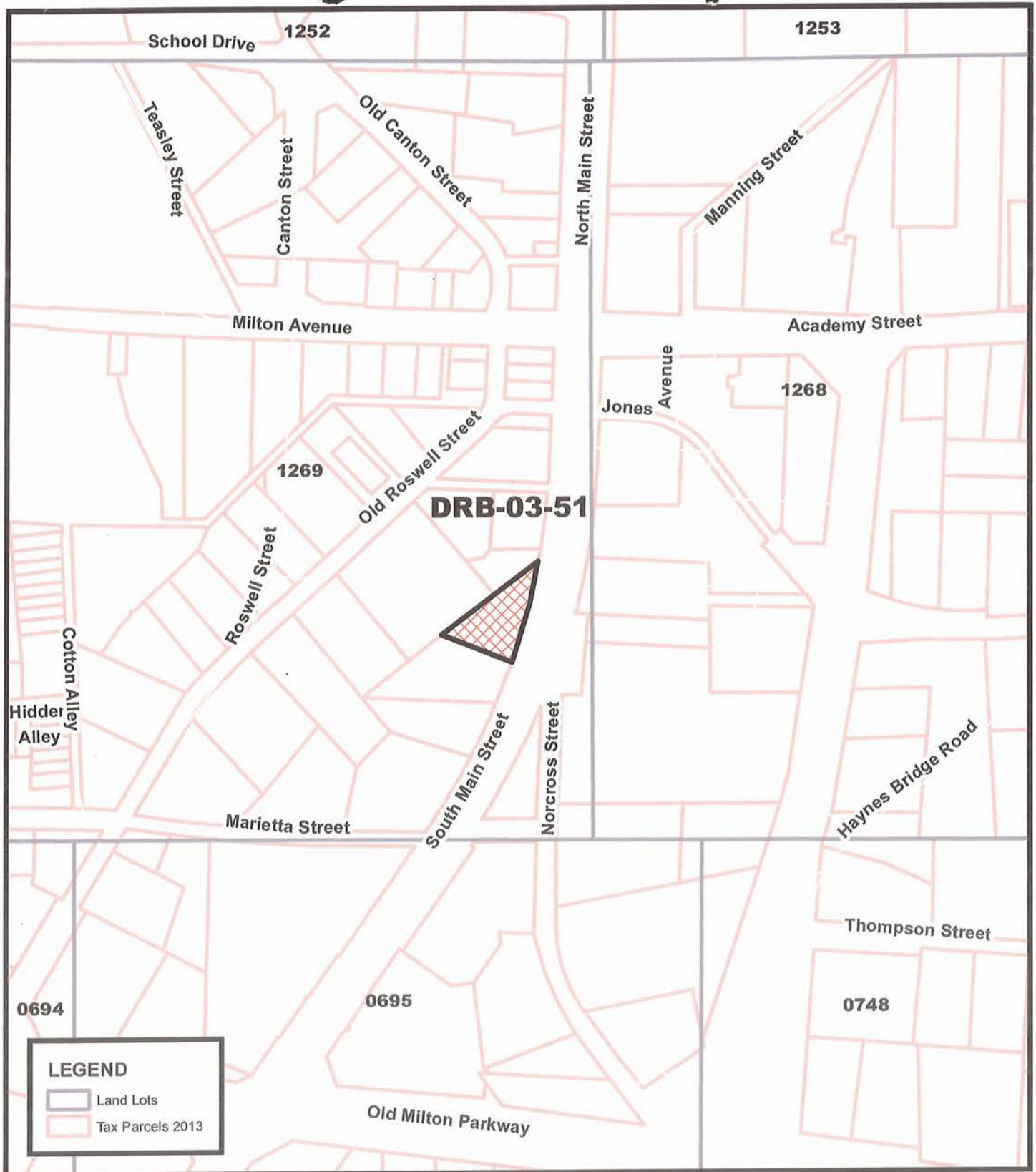
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Location Map
Dime Business Services
53 South Main Street

Case: DRB -03-51
D/S/LL: 2/2/1269
PH Date: 11-21-14

Location Map Provided by:
Community Development-GIS

DRB-03-51

Dime BUSINESS SERVICES

1 October, 2014

53 South Main Street | Kell Building | Alpharetta, GA 30009

Alpharetta DRB | Design Review Board Submittal

Property Owner | Kell Building Partners, LLC

DRB SUBMITTAL

The following items comprise the DRB submittal package:

- 0) DRB Application | Submittal Fee
- 1) DRB Application | Legal description | Zoning
- 2) Survey | Existing Site Plan
- 3) ROW | Proposed City Streetscape improvements
- 4) Proposed | Site Plan
- 5) Proposed | Floor plan (Floor Level 2 – For reference only)
- 6) Existing | Building elevations
- 7) Proposed | Building elevations
- 8) Proposed | 3D rendering
- 9) Color chips
- 10) 1 Original + 20 Color sets of documents
- 11) 1 DVD | All documents

PROJECT SCOPE SYNOPSIS

The Kell Building was constructed circa 2001, and recently acquired by Kell Building Partners, LLC.

The 2 story pre-engineered steel building has a brick | masonry façade on the front (Main Street) streetscape and the end elevations. Tenants in the building include California Closets and All Fired Up on the lower level, and the vacant upper level will be renovated and occupied **dime** Business Services, whose principals are also part of the new ownership.

The ownership has a shared vision of a fresh streetscape façade color along with a combination of second floor balcony, porches, and permanent flat canopies. The intent is to enrichen the visual character of the building in concert with the Main Street streetscape improvements to be completed by the City of Alpharetta.

The upper level operable doors and porches will provide excellent views of the new Alpharetta City Center improvements, as well as a respite from typical walled office spaces, all of which contribute to the new downtown Alpharetta experience. There are no proposed changes to structure, footprint, or building height.

Thank you for your consideration.

Best regards,

Ron Hadaway | Associate AIA | ASLA | AfH
Principal
Post Oak Partners, LLC

2013 President | AIA | Northeast Georgia Section

HDHP | Post Oak Partners
1205 Peachtree Parkway | Suite 1104 | Cumming, Georgia 30041
Direct | Cell 770.689.6727
F 678.513.6044
E rhadaway@hdhpllc.com

CITY OF ALPHARETTA

Design Review Board

Hearing Application

Al

DRB-03-51
dime Business Services

Received by: _____

For your convenience, this form may be completed electronically and printed upon completion. If you choose not to take advantage of this option, please print your responses in a clear, easily legible fashion.

Please complete this form in its entirety and verify that all information is true and accurate.

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If you have questions regarding this application or the design review process, please contact Bret Schroeder by calling 678-297-6088.

Business Name: dime Business Services

Location Address: 53 South Main Street

Mailing Address: C/O Penn Hodge Properties - 131 Roswell Street | Suite B 201

City: Alpharetta

State: GA

Zip Code: 30009

Contact For All Notifications: Ron Hadaway

Contact Telephone: 770 - 689 - 6 727

Mobile Telephone: _____ - _____ - _____

Fax: 678 - 513 - 6 044

Email: rhadaway@hdhpllc.com

Contact's Relation To Business: Owners agent for DRB process

This Application For (Check all that apply):

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

This page will be the first page of your completed submittal packet.

Application Fees:

Any review within the Central Business District	\$	100.00
Review of signs, satellite antennas, play yards, and improvements valued at less than \$10,000.	\$	200.00
All other reviews	\$	300.00
Total Due	\$	100

CITY OF ALPHARETTA

Design Review Board

Hearing Application



Property Owner Information:

Property Owner Name: Kell Building Partners, LLC

Physical Address: 53 South Main Street

Mailing Address: C/O Penn Hodge Properties - 131 Roswell Street | Suite B 201

City: Alpharetta

State: GA

Zip Code: 30009

Owner Telephone: 678 - 928 - 1 516

Contact Fax: 770 - 762 - 9 952

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): Penn Hodge

Date: 30 October, 2014

Owner Signature:

Property Information:

Address (If Assigned): 53 South Main Street

Tax ID or Map Reference Number: 22-4823-1269-037-7

Land Lot(s): 1269

District: 2

Section: 2

Existing Zoning of Property: C-2

Existing Uses of Property: Retail | Office

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: 103014

Print Form

31 October, 2014

53 South Main Street | Kell Building | Alpharetta, GA 30009Alpharetta DRB | Design Review Board Submittal

Property Owner | Kell Building Partners, LLC

LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land Lying and being in Land Lot 1269 of the 2nd District and 2nd Section of Fulton County, City of Alpharetta, Georgia, more particularly described as follows:

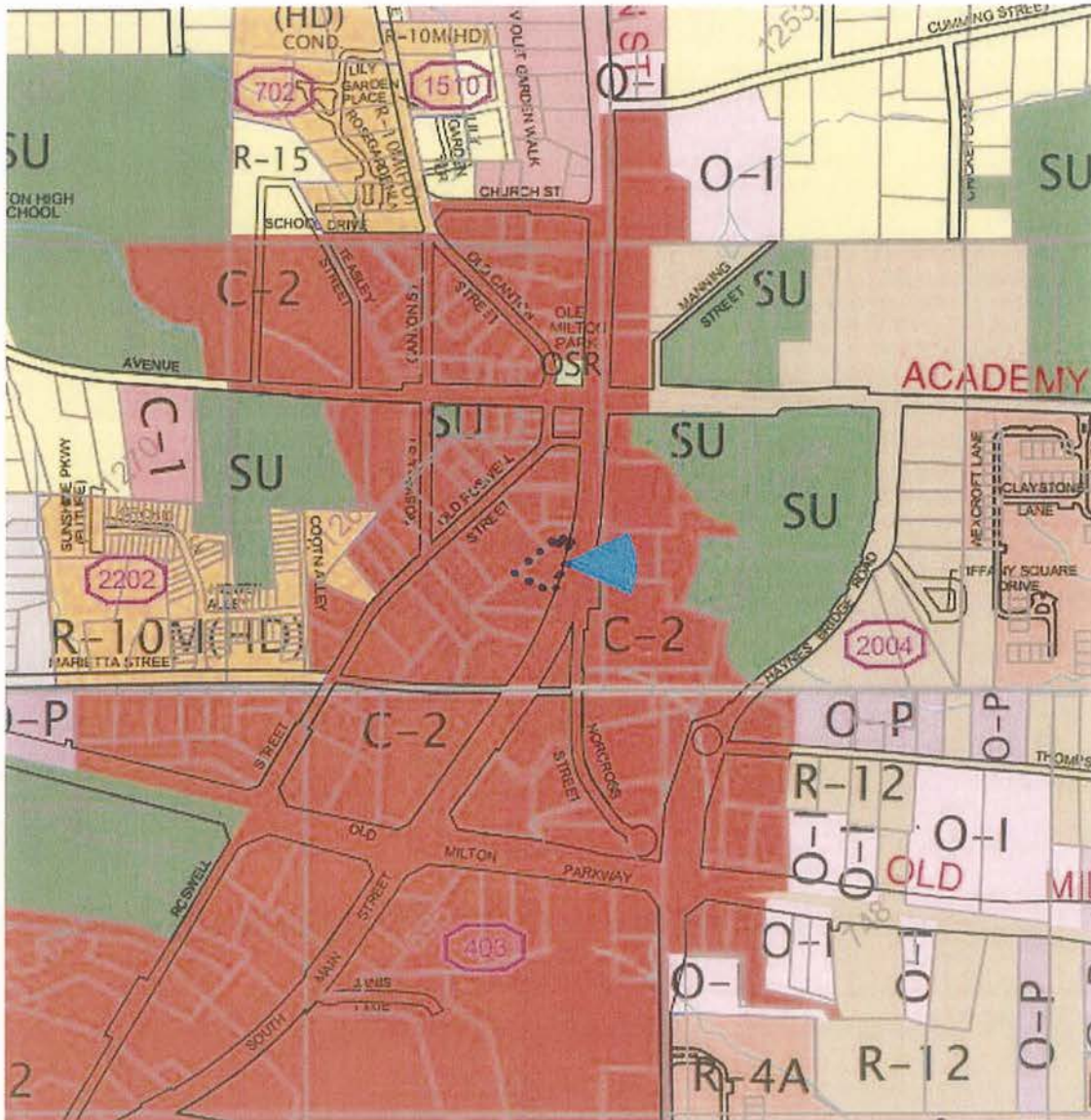
Beginning at an iron pin found (railroad spike) on the western side of South Main Street (A.K.A. Georgia Highway 9) (80 foot right-of-way), 429.7 feet northeasterly of the intersection of the western right-of-way of South Main Street with the centerline of Marietta Street [and 414.1 feet northeasterly of the intersection of the western right-of-way of South Main Street with the curb Line of Marietta Street per Deed Book 37553, Page 685 (original curb line has been modified)]; run thence North 67° 30' 26" West 163.48 feet to an iron pin found (1/2" rebar); run thence North 56° 41' 57" East 131.04 feet to an iron pin found (1/2" rebar); run thence North 56° 54' 55" East 112.44 feet to an iron pin found (bolt) on the western right-of-way of South Main Street; run thence along the western right-of-way of South Main Street, following the curvature thereof an arc distance of 176.67 feet (said arc being subtended by a chord bearing South 14° 33' 54" West, having a chord distance of 176.54 feet and a radius of 1,333.86 feet) to a point; continue thence along the western right-of-way of South Main Street South 18° 21' 34" West 26.34 feet to an iron pin found and the point of beginning; being shown as 0.3 89 acres on plat of survey entitled "Survey For Kell Enterprises, LLC, Bank of North Georgia, a Division of Synovus Bank, Fidelity National Title Insurance Company" prepared by Brumbelow-Reese & Assoc., Inc. dated February 2, 2012, last revised February 10, 2012.

Parcel ID Number: **22-4823-1269-037-7**

31 October, 2014

ZONING MAP EXCERPT

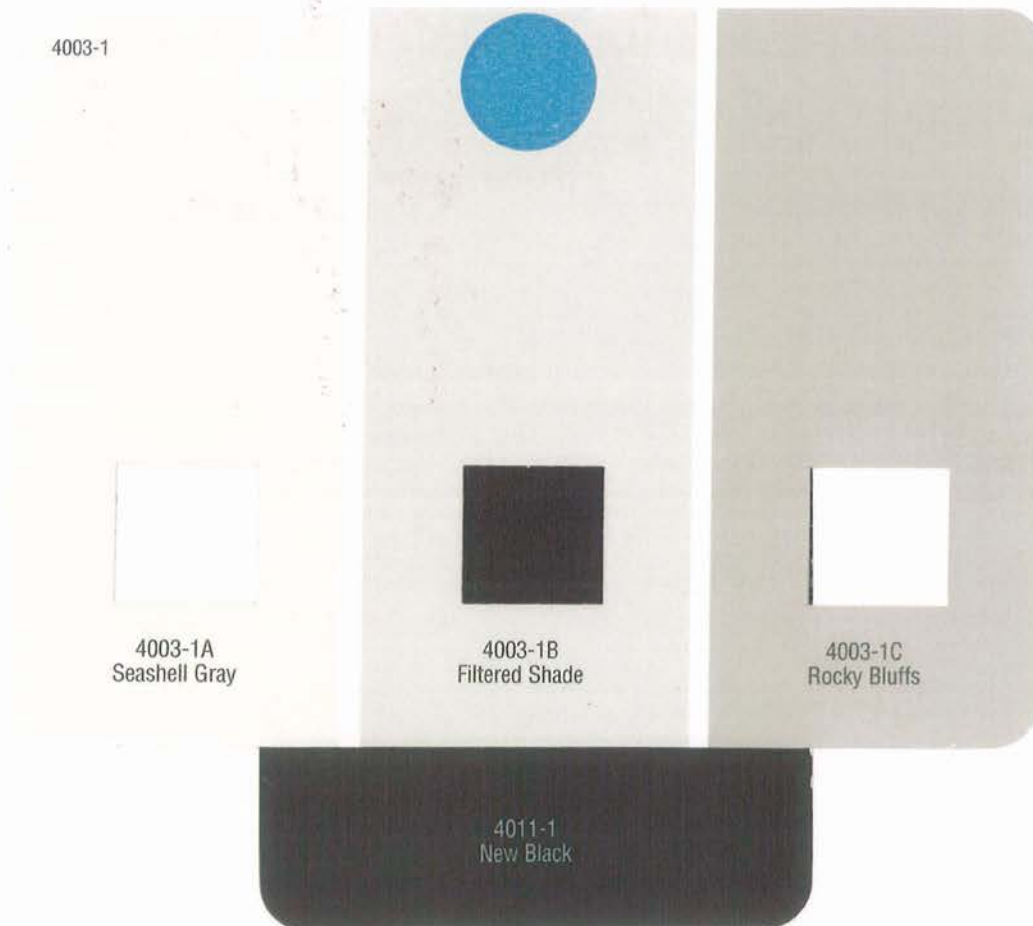
53 South Main Street | Kell Building | Alpharetta, GA 30009



31 October, 2014

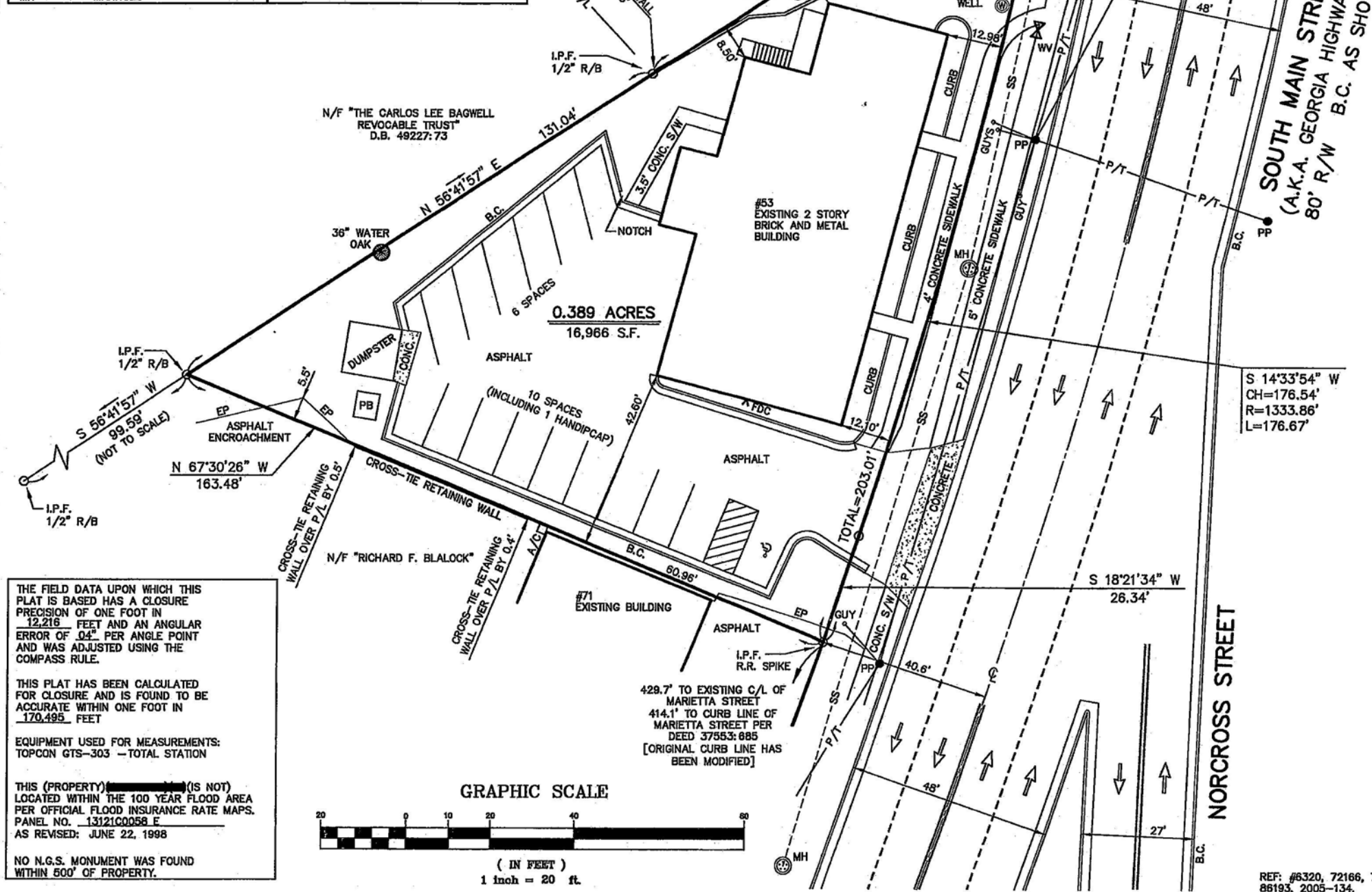
53 South Main Street | Kell Building | Alpharetta, GA 30009Alpharetta DRB | Design Review Board Submittal

Property Owner | Kell Building Partners, LLC

PROPOSED PAINT COLORS | Valspar "American Tradition"

ITEM	Material	Paint Color
Roof coping	Metal	4011-1 New Black
Brick	All	4003-1B Filtered Shade
Split face CMU	All	4003-1B Filtered Shade
Metal siding panels	All	4003-1B Filtered Shade
Metal rails	All	4011-1 New Black
Balcony	Metal Wood	4011-1 New Black
Porch Columns	Metal Wood	4011-1 New Black
Canopies	4Metal	011-1 New Black

LEGEND: ABBREVIATIONS AND SYMBOLS			
A.K.A.	- ALSO KNOWN AS	M.S.L.	- MEAN SEA LEVEL
B.C.	- BACK OF CURB	O/T	- OPEN TOP PIPE
B.L.	- BUILDING SETBACK LINE	PAV'T	- PAVEMENT
B.L.W.	- BUILDING LINE WIDTH	PB	- POWER BOX
BW	- BOTTOM OF WALL (GROUND)	P.B.	- PLAT BOOK
C&G	- CURB AND GUTTER	P.O.B.	- POINT OF BEGINNING
C	- CENTERLINE	PP	- POWER POLE
CB	- CATCH BASIN	R	- PROPERTY LINE
CH	- CHORD	R	- RADIUS OF CURVE
C.M.P.	- CORRUGATED METAL PIPE	R.B.L.	- REAR BUILDING LINE
C/T	- CRIMP TOP PIPE	R.C.P.	- REINFORCED CONCRETE PIPE
D.B.	- DEED BOOK	R/B	- REINFORCING BAR
D.E.	- DRAINAGE EASEMENT	R/W	- RIGHT OF WAY
DI	- DROP INLET WITH GRATE	S.B.L.	- SIDE BUILDING LINE
DWCB	- DOUBLE WING CB	S.S.	- SANITARY SEWER
EP	- EDGE OF PAVEMENT	S.S.E.	- SANITARY SEWER EASEMENT
FDC	- FIRE DEPARTMENT CONNECTION	SWCB	- SINGLE WING CB
FW	- FIRE HYDRANT	TW	- TOP OF WALL
HW	- HEADWALL	WM	- WATER METER
I.P.F.	- IRON PIN FOUND	YI	- YARD INLET (PEDESTAL INLET)
I.P.S.	- IRON PIN SET (1/2" R/B)		
JB	- JUNCTION BOX		
L	- LENGTH OF CURVE		
L.F.E.	- LOWEST FLOOR ELEVATION		
LLL	- LAND LOT LINE		
LP	- LIGHT POLE		
M.F.E.	- MINIMUM FLOOR ELEVATION		
MH	- MANHOLE		



BRUMBELOW-REESE & ASSOC., INC.

LAND SURVEYING SERVICES

GEORGIA REGISTRATION NO. 2072

13685 HIGHWAY 9

ALPHARETTA, GEORGIA 30004-3616

PHONE (770) 475-6817

FAX (770) 569-4948

EMAIL: BRASSING@COMCAST.NET

REGISTERED LAND SURVEYOR

RODNEY H. REESE

MEMBER OF S.A.M.S.O.G.

LOCATED IN:

LAND LOT(S): 1269

DISTRICT: 2, SECTION: 2

CITY OF: ALPHARETTA

COUNTY OF: FULTON

STATE OF GEORGIA

SURVEY FOR

KELL FURNITURE REFINISHING

DATE: FEBRUARY 2, 2012

REVISIONS:

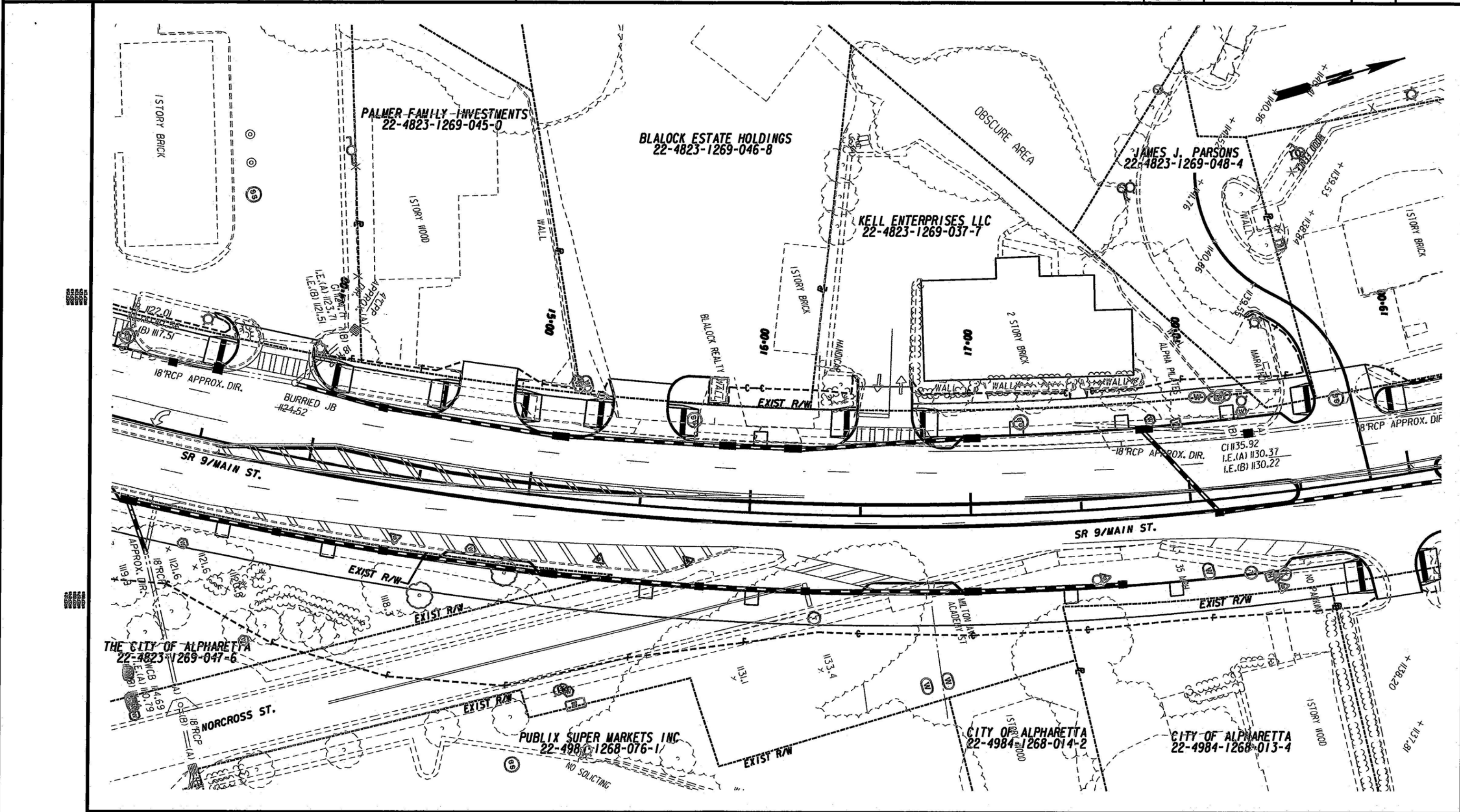
FIELD BY: SDR, KB

DRAWN BY: MK

CHECKED BY: RHR

DRAWING: KELL

JOB NO. 2012-023



PROPERTY AND EXISTING R/W LINE

REQUIRED R/W LINE

CONSTRUCTION LIMITS

EASEMENT FOR CONSTR

& MAINTENANCE OF SLOPES

EASEMENT FOR CONSTR OF SLOPES

EASEMENT FOR CONSTR OF DRIVES

-----E-----

-----C-----

-----F-----

BEGIN LIMIT OF ACCESS.....BLA

END LIMIT OF ACCESS.....ELA

LIMIT OF ACCESS

REQ'D R/W & LIMIT OF ACCESS

POND

Architects - Engineers - Planners

3500 Parkway Lane

Suite 600

Norcross, Ga. 30092

Phone 678-336-7740

Fax 678-336-7744

Web www.pondco.com

Project No.

SCALE IN FEET

0 20 40 80

REVISION DATES

CITY OF ALPHARETTA

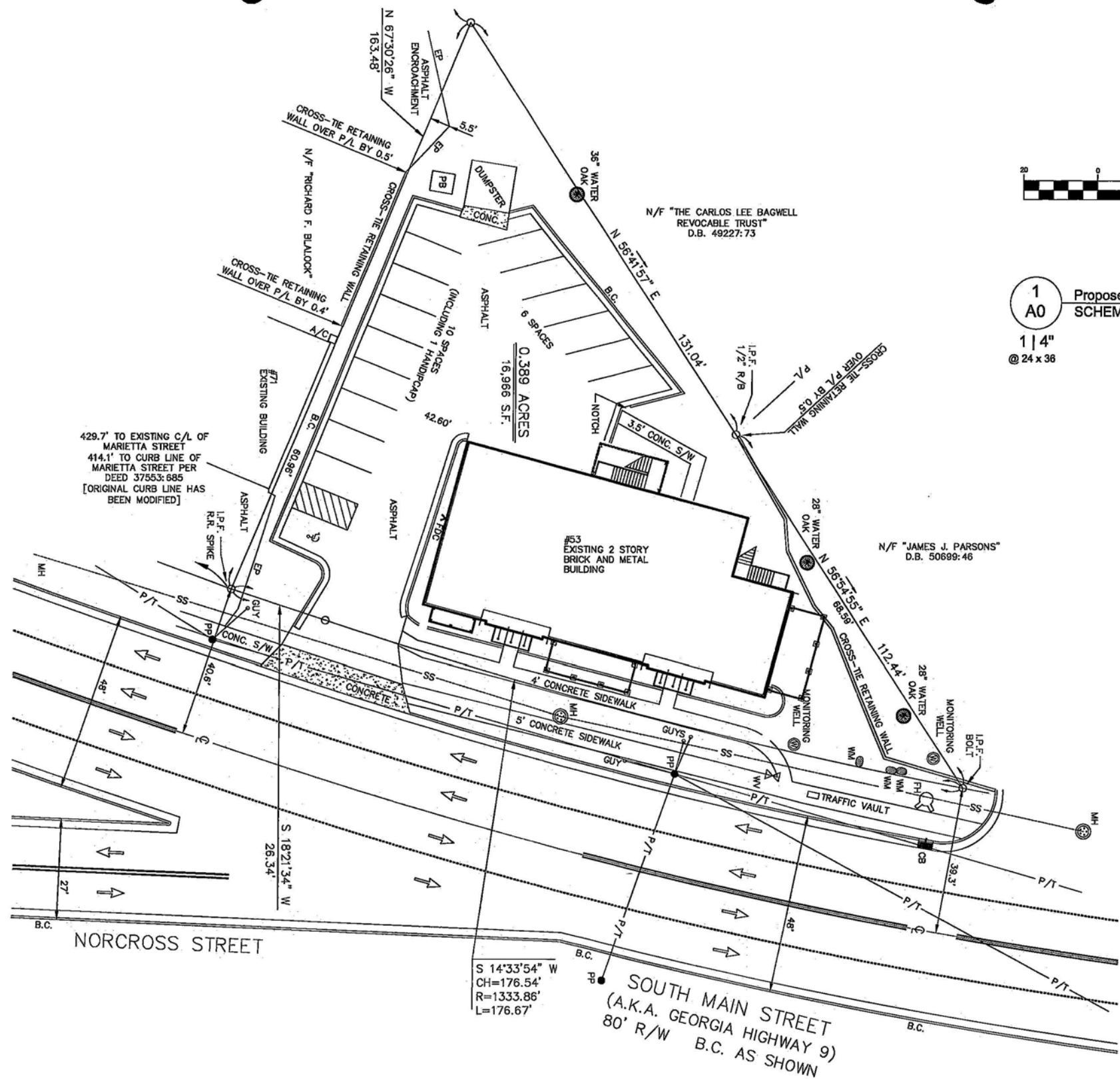
DEPARTMENT OF PUBLIC WORKS

OFFICE:

BLALOCK PROPERTY EXHIBIT

MAIN ST AT CITY CENTER

OPERATIONAL IMPROVEMENTS



dime KELL BUILDING
53 South Main Street Alpharetta, GA

Building Exterior | Facade Improvement Study

Kell Building Partners, LLC 103014.000

HDHP | Post Oak Partners

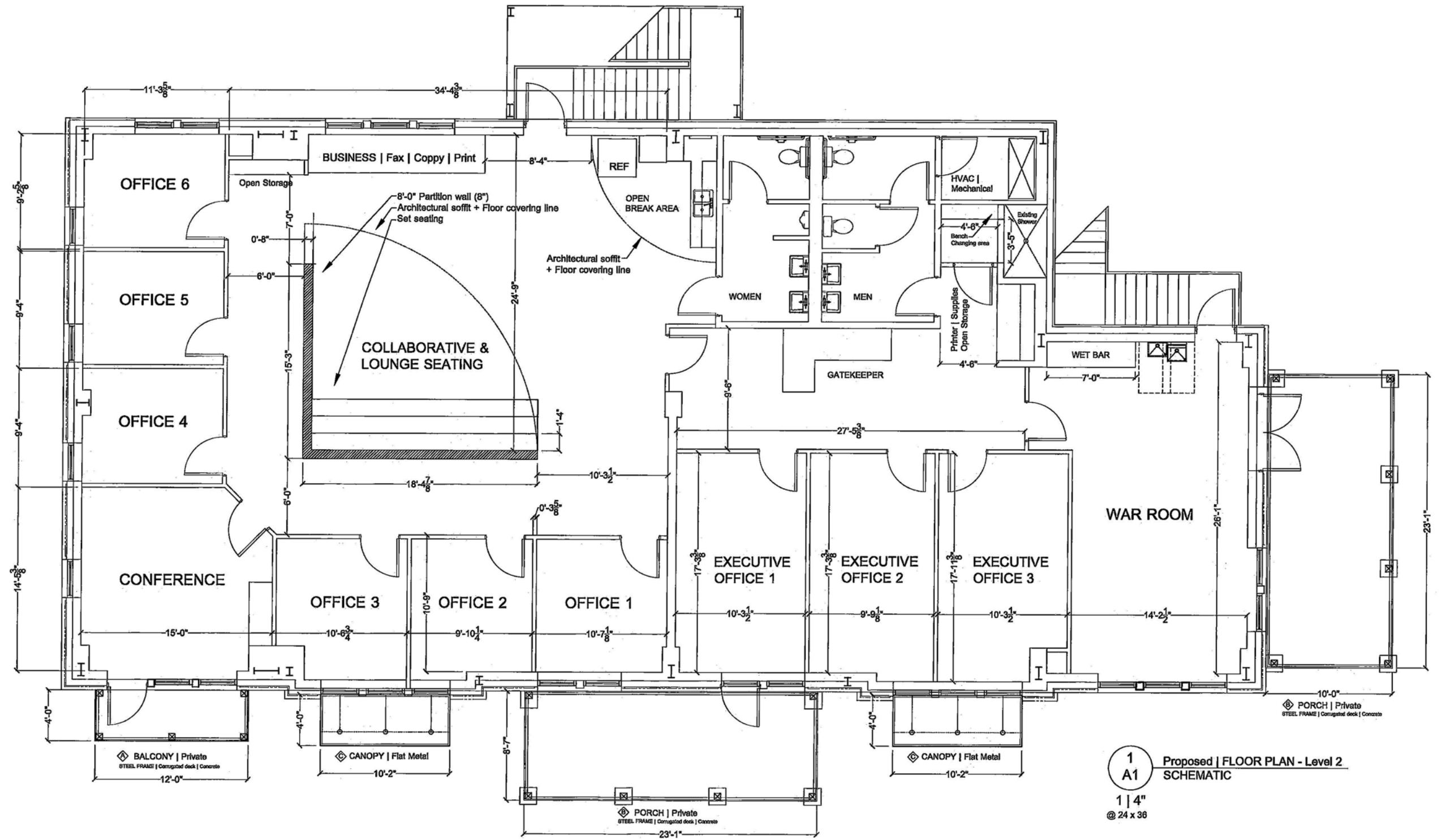
Post Oak Partners 10/31/2014 9:59 AM KELL dime DRB 103114.000.dwg

GRID-WEST ZONE

Post Oak Partners | Atlanta

1205 Peachtree Parkway | Cumming, GA 30041 | 770.889.8727

A0



dime KELL BUILDING
53 South Main Street Alpharetta, GA

Building Exterior | Facade Improvement Study

Kell Building Partners, LLC 103014.000

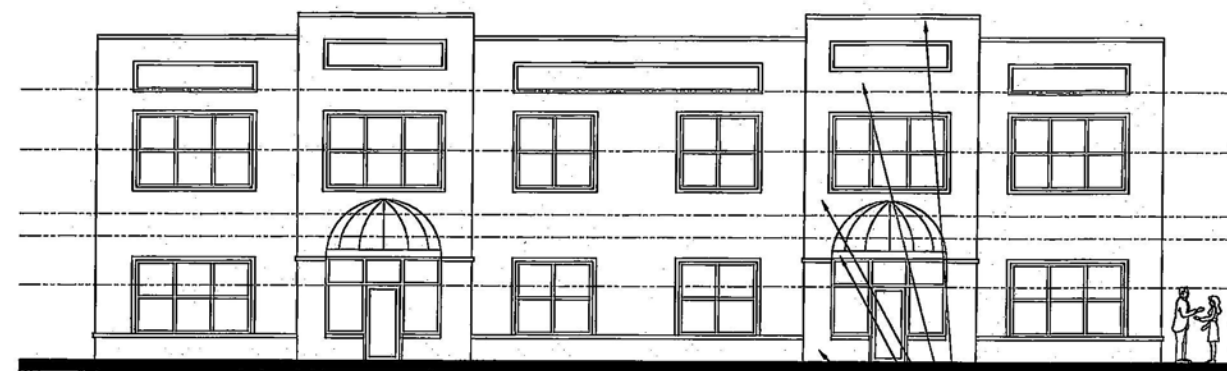
HDHP | Post Oak Partners

Post Oak Partners 10/31/2014 9:59 AM KELL dime DRB 103114.000.dwg

Post Oak Partners | Atlanta

1205 Peachtree Parkway | Cumming, GA 30041 | 770.689.8727

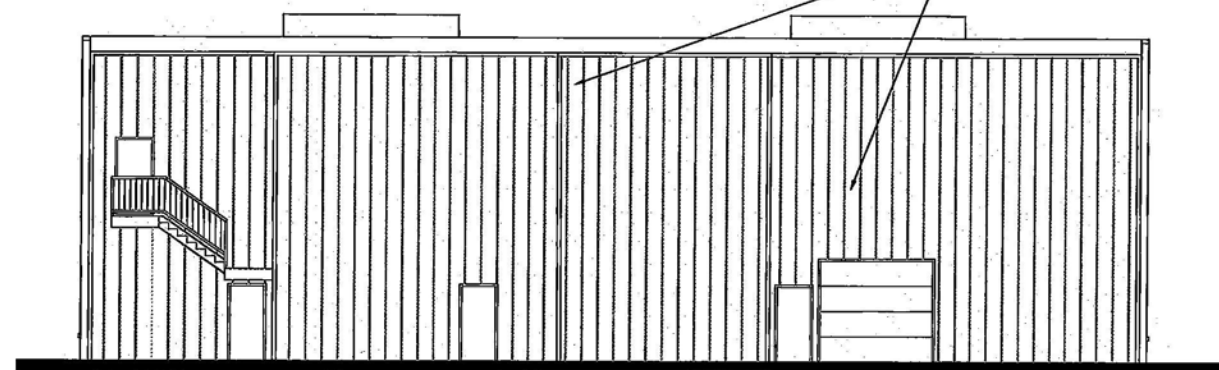
A1



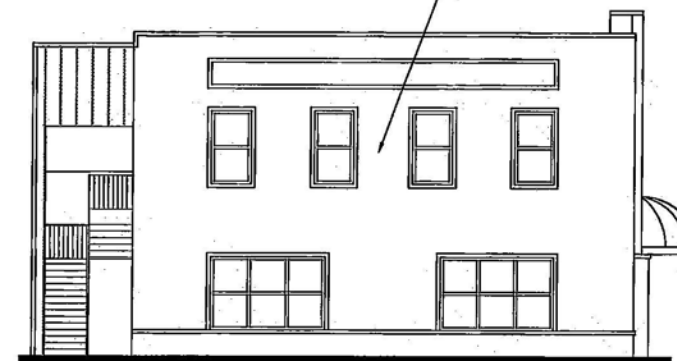
Front | EAST



Right | NORTH



Rear | WEST



Left | SOUTH

- METAL ROOF COPING
- BRICK
- CANVAS AWNINGS
- SPLIT FACE CMU
- METAL SIDING PANELS

- METAL ROOF COPING
- METAL SIDING PANELS
- BRICK

1
A2 Existing | BUILDING ELEVATIONS
SCHEMATIC
1/8"
@ 24 x 36

dime KELL BUILDING
53 South Main Street Alpharetta, GA

Building Exterior | Facade Improvement Study

Kell Building Partners, LLC 103014.000

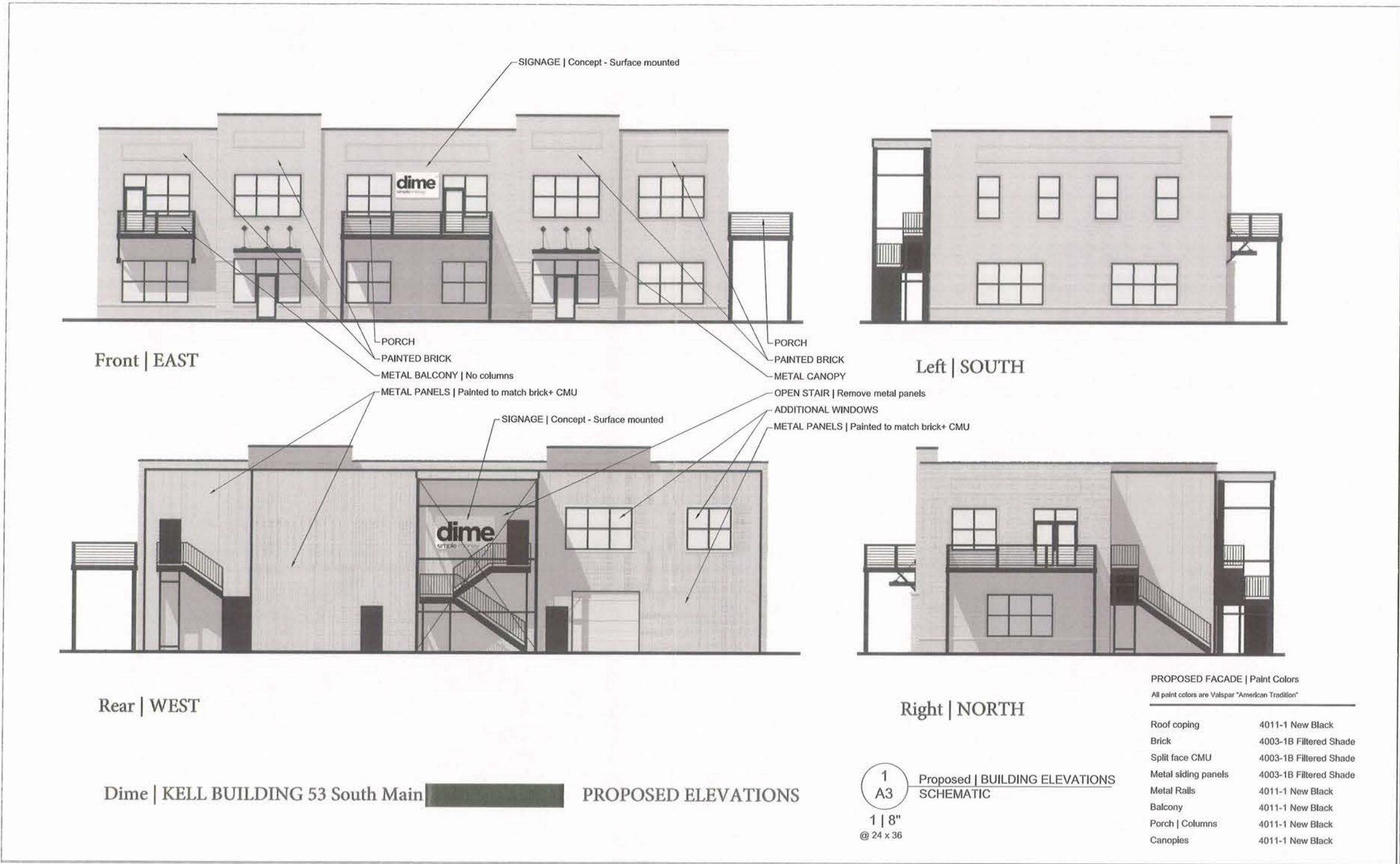
HDHP | Post Oak Partners

Post Oak Partners 10/31/2014 9:59 AM KELL dime DRB 103114.000.dwg

Post Oak Partners | Atlanta

1205 Peachtree Parkway | Cumming, GA 30041 | 770.889.6727

A2



dime KELL BUILDING
53 South Main Street Alpharetta, GA

Building Exterior | Facade Improvement Study

Kell Building Partners, LLC 103014.000

HDHP | Post Oak Partners

Post Oak Partners10/31/2014 9:59 AMKELL dime DRB 103114.000.dwg

Post Oak Partners | Atlanta

1205 Peachtree Parkway | Cumming, GA 30041 | 770.889.6727

A3



dime KELL BUILDING
53 South Main Street Alpharetta, GA

Building Exterior | Facade Improvement Study

Kell Building Partners, LLC 103014.000

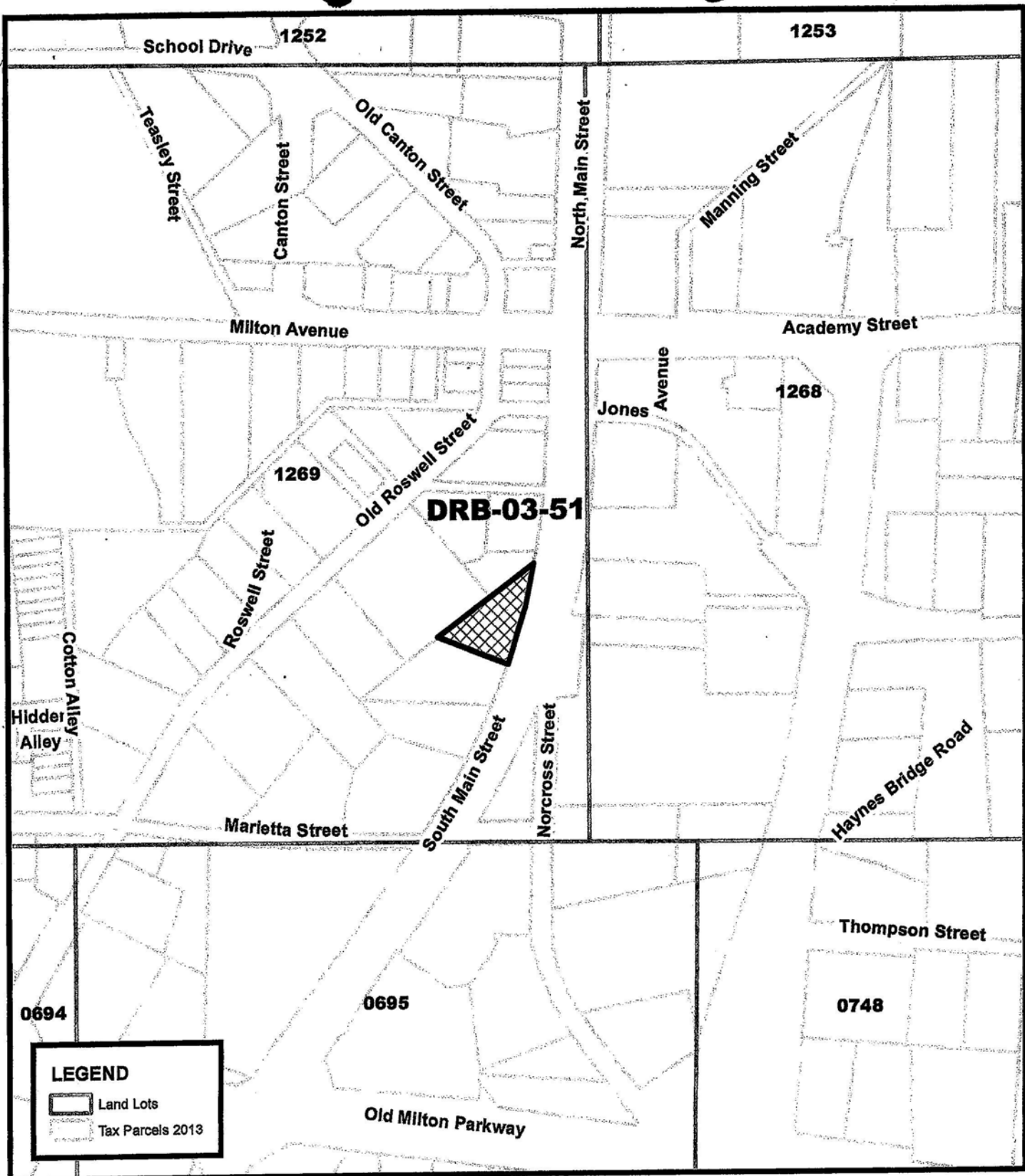
HDHP | Post Oak Partners

Post Oak Partners 10/31/2014 9:59 AM KELL-dime DRB 103114.000.dwg

Post Oak Partners | Atlanta

1205 Peachtree Parkway | Cumming, GA 30041 | 770.689.6727

A4



Alpharetta
GEORGIA
The Technology City of the South

Location Map
Dime Business Services
53 South Main Street

Case: DRB -03-51
D/S/LL: 2/2/1269
PH Date: 11-21-14

Location Map Provided by:
Community Development-GIS

City of Alpharetta
Community Development Department

January 16, 2004

Mr. Teri Peterson
Horizon Signs & Graphics
3630 Peachtree Parkway, Suite 310
Suwanee, GA 30024

Re: DRB-03-51

Dear Mr. Peterson:

Attached you will find a copy of the minutes from the December 19, 2003 Design Review Board Meeting regarding case DRB-03-51. This copy is for your records.

Thank you,



KyMBERLY Chereck
Recording Secretary

CITY OF ALPHARETTA DESIGN REVIEW BOARD

ACTION STATEMENT

Date: 12/19/03 Case #: DRB-03-51

Name: A Bit Above

Location: 53 South Main St.

Request: Signage

Action Taken:

Approved: ☒

Deferred: ☐

Approved with conditions: ☐

approve as submitted

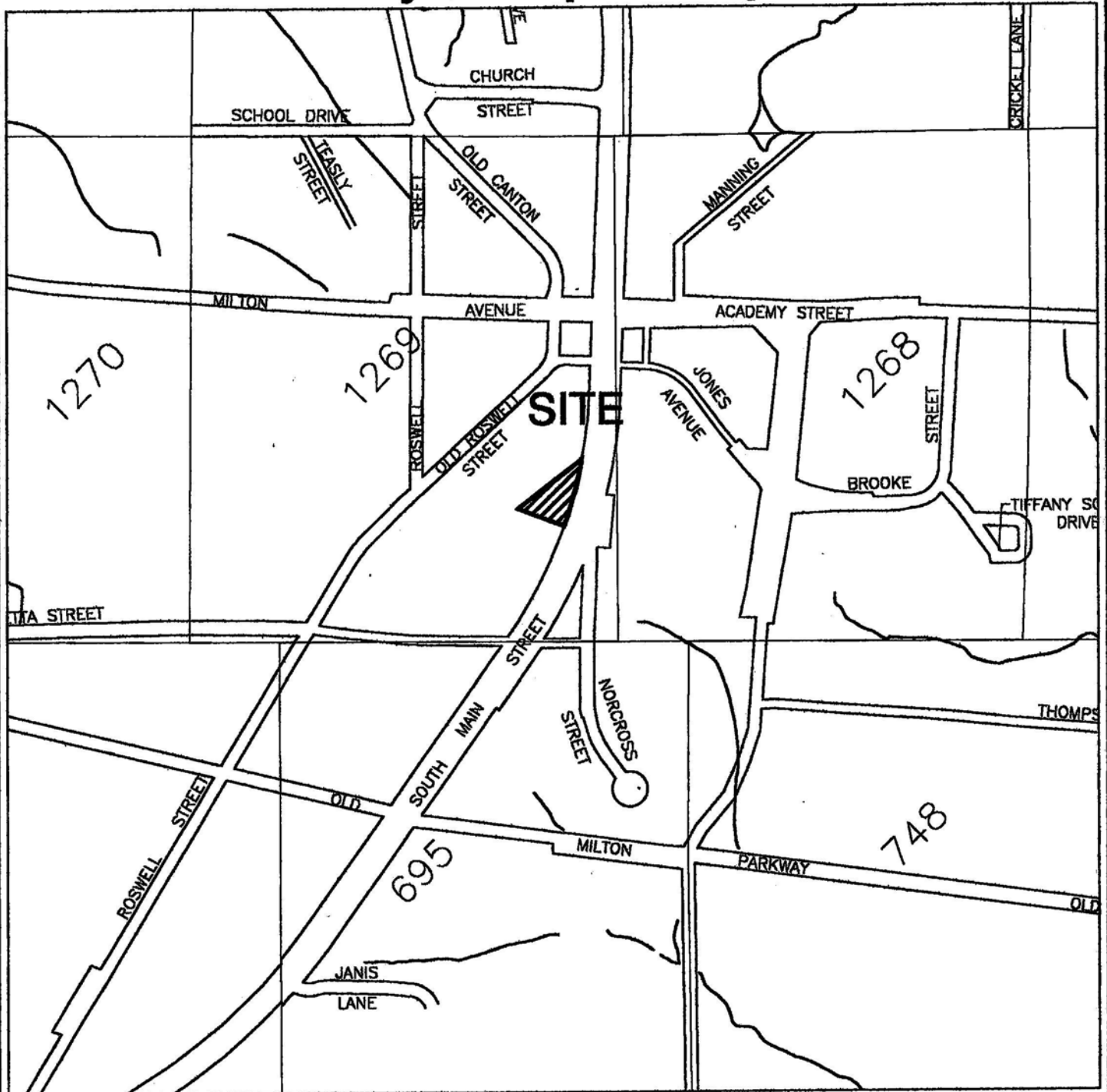
Authorized by:

Mathu Cook

This is not a permit. You must apply for permits at the Community Development Department, 287 South Main Street, Alpharetta, GA 30004

City of Alpharetta

Community Development Department



Location Map

CASE NUMBER:

DRB-03-51

D/S/LL:

2/2/1269

NAME:

A BIT ABOVE

DRB DATE:

12-19-03

CITY OF ALPHARETTA

Design Review Board

Hearing Application

FOR OFFICE
USE ONLY # DRB - 03 - 51

Fee Paid: 0

Date: _____

Received By: _____

1. Please check all information supplied on the following pages to ensure that all spaces are filled out completely and accurately before signing this form. *This sheet should be the first page of each completed packet.*
2. Please make your check payable to "City of Alpharetta."
3. Applicant or representative must be present at meeting to present the proposal.
4. If you have questions regarding this form, please contact the Boards Administrator by calling (678) 297-6073.

This form is to be executed under oath. I, TERI PETERSON, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Design Review Board Hearing Application is true and correct and contains no misleading information.

This 26 day of NOVEMBER, 20 03.

Print Name: TERI PETERSON

Applicant: [Signature]

Date: 11/26/2003

Business Name: A Bit Above

Physical Address: 53 Main Street

Mailing Address: SAME

City: ALPHARETTA

State: GA

Zip: _____

Contact For All Notifications: TERI PETERSON, Horizon Signs & Graphics

Relation To Business: Sign Contractor

Contact Telephone: 770-476-5852

Fax: 770-476-3918

This Application For (Check All That Apply):

- | | |
|--|---|
| ☐ Addition | ☐ Modification To Exterior |
| ☐ Auxillary Structure | ☐ New Construction |
| ☐ Color Selection | ☒ Signage |
| ☐ Material Selection | |

Alpharetta
GEORGIA

Property Owner Information:

Property Owner Name: Dwayne Kell
Physical Address: 53 South Main St., Ste 200, Alpharetta, GA 30004
Mailing Address: 53 South Main St.
City: Alpharetta State: GA Zip: 30004
Telephone: 770-410-0637 Fax Number: 770-410-0637

Property Information:

Tax ID Number Or Map Reference Number: _____

Address (If Assigned): _____

Land Lot(s): 1269 District: 2st Section: 2nd

Existing Zoning Of Property: _____ Existing Use(s) Of Property: _____

If you are locating in an existing building, what was the name of the previous business/tenant at that location?

Application Fees:

\$ _____

No Fee

Any Review Within Central Business District

\$ _____

No Fee

Review Of Signs, Satellite Antennas, Play Yards,
And Improvements Valued At Less Than \$10,000

\$ _____

\$ 200.00

All Other Reviews

\$ _____

TOTAL DUE Make Check Payable To "City Of Alpharetta"

Property Owner Authorization

This section must be completed if the applicant is not the legal owner of the property listed. If the applicant is not the legal owner and this section is not completed, your application will not be considered.

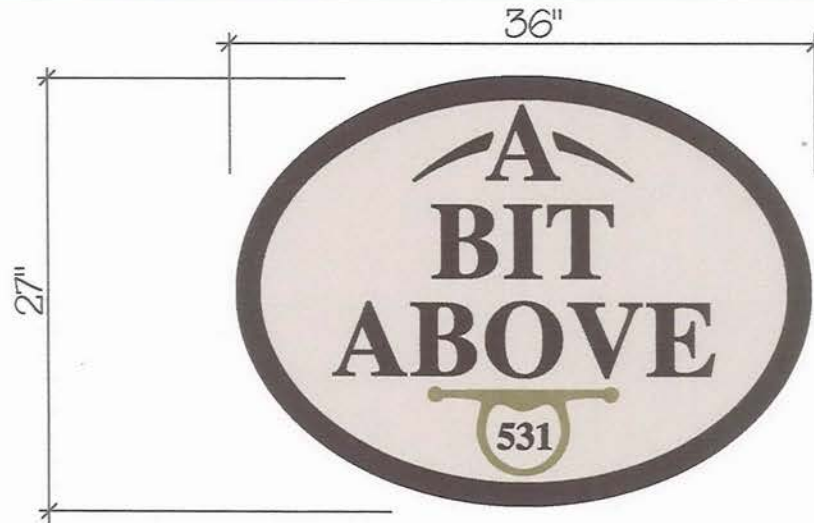
I, the undersigned, do hereby swear and attest, under penalty of law for false swearing, that I am the legal owner, as shown in the records of Fulton County, Georgia, of the property described herein and that I authorize the person identified herein as "Applicant" to act on my behalf in the pursuit of this request.

* Name (Printed): DWAYNE KELL

* Signature: Dwayne Kell

Alpharetta
GEORGIA

Dimensions



Proposed



Sandblasted
Black & Cream



scale: 1" = 4'

Customer's Signature: _____ Date: _____

PROJECT NAME:

SCHLOTZSKY'S AUSTIN EATERY
NEW PATIO ROOF
3345 OLD MILTON PARKWAY
ALPHARETTA GA, 30005
CONTACT:
CARL CERNEKA
215 ADVANTAGE DR, Suite 100
CUMMINGS, GA, 30040
404-423-6042
E-MAIL: carl.cernea@skyretailservice.com

DATE ISSUED:

10-22-18

CODE ENFORCEMENT JURISDICTION:

CITY OF ALPHARETTA

CURRENT ZONING

NEIGHBORHOOD RETAIL

APPLICABLE CODES AND STANDARDS:

2012 INTERNATIONAL BUILDING CODE w/ GEORGIA AMENDMENTS
2012 INTERNATIONAL MECHANICAL CODE w/ GEORGIA AMENDMENTS
2012 INTERNATIONAL PLUMBING CODE w/ GEORGIA AMENDMENTS
2012 INTERNATIONAL FUEL GAS CODE(SBCCI) w/ GEORGIA AMENDMENTS
2012 INTERNATIONAL RESIDENTIAL CODE FOR 1 & 2 FAMILY DWELLINGS w/ GEORGIA AMENDMENTS
2012 INTERNATIONAL FIRE CODE w/ GEORGIA AMENDMENTS
2011 NATIONAL ELECTRICAL CODE w/ GEORGIA AMENDMENTS
2009 INTERNATIONAL ENERGY CONSERVATION CODE w/ GEORGIA AMENDMENTS
2010 ADA STANDARDS for ACCESSIBLE DESIGN
2012 NFPA 101 LIFE SAFETY CODE AS ADOPTED BY THE STATE FIREMARSHAL
AND THE CURRENT ADDITION OF THE NFPA CODES & STANDARDS

INTERNATIONAL BUILDING CODE - 2012

I. BUILDING OCCUPANCY CLASSIFICATION:
RESTAURANT PATIO

II. PHYSICAL PROPERTIES OF THE BUILDING:

A. APPROXIMATE AREA EACH GROUP:
PATIO ROOF 420 sqft.

B. APPROXIMATE GRADE LEVEL: ON GRADE
C. AVERAGE BUILDING HEIGHT: 20'-0"
D. NUMBER OF STORIES: 1 STORY
E. HORIZONTAL SEPARATION DISTANCE: MIN. 0 FT.

III. CONSTRUCTION TYPE

TYPE V-2, UNPROTECTED, UNSPRINKLERED

NFPA 101 2012 EDITION

I. BUILDING OCCUPANCY CLASSIFICATION:
PATIO at 1/15
OCCUPANCY LOAD 28 PERSONS

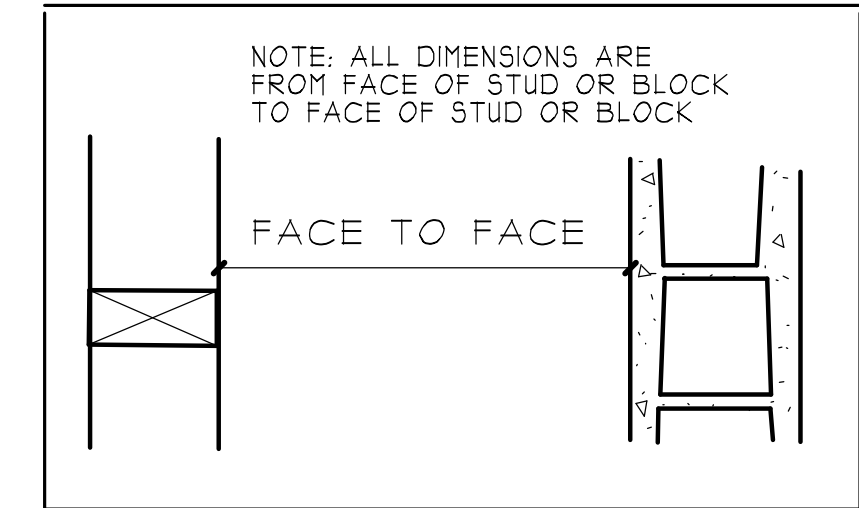
II. INTERIOR FINISHES CLASSIFICATION:
EXTERIOR SPACE

III. EGRESS REQUIREMENTS
MINIMUM NUMBER OF EXITS: 2 (MAX TRAVEL LESS THAN 75')

IV. ALL EXIT DOORS AND DOORS IN MEANS
OF EGRESS SHALL BE SIDE HINGED AND SWING IN THE
DIRECTION OF EXIT TRAVEL, WITH A MINIMUM
OF 34" CLEAR PASSAGE.

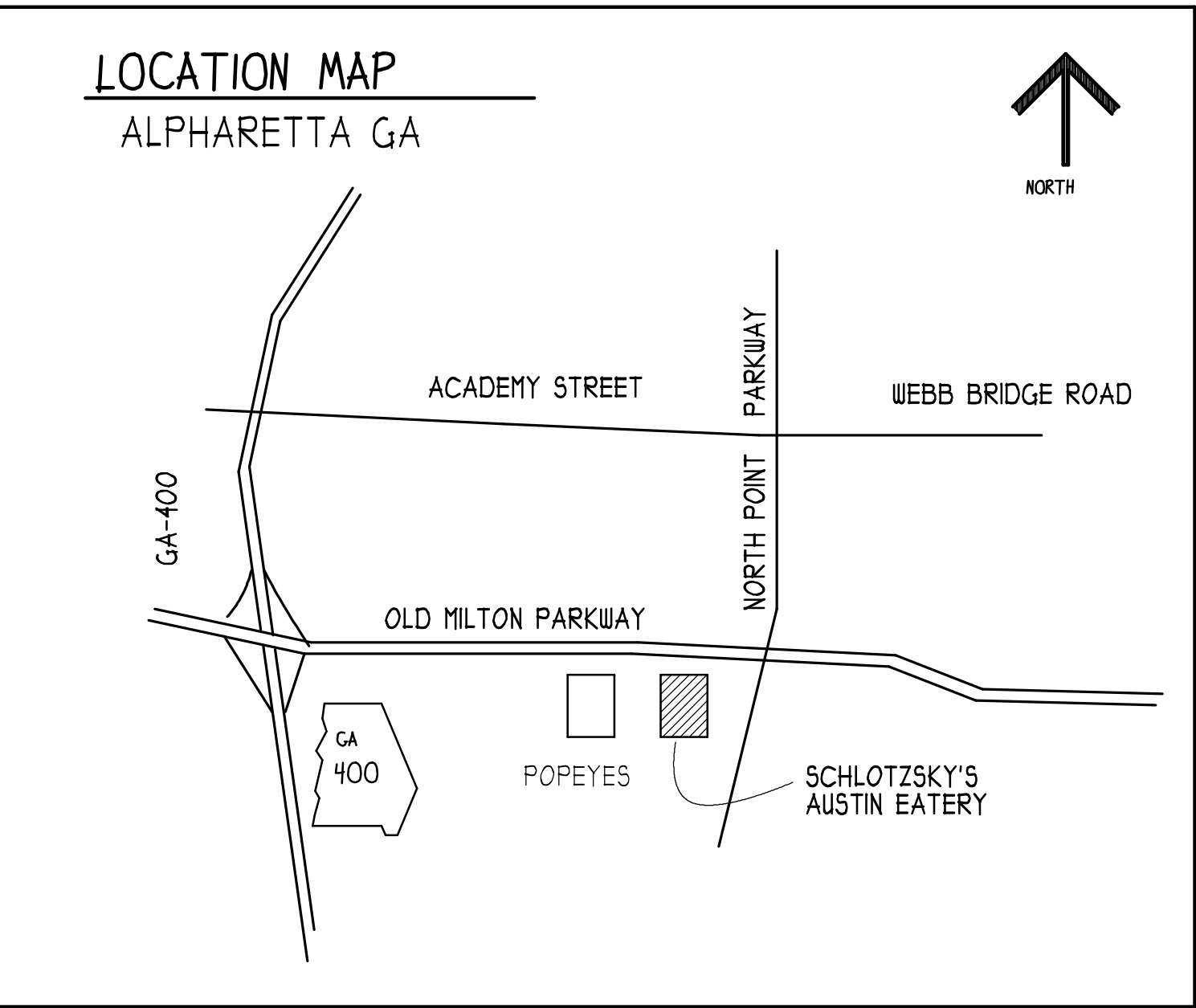
GENERAL NOTES ON CONSTRUCTION

- UNLESS OTHERWISE NOTED ALL DIMENSIONS ARE FROM
FACE OF STUD OR BLOCK TO FACE OF STUD OR BLOCK,
OR IF CL, COLUMN LINE TO FACE OF BLOCK OR STUD.
- DIMENSION MARKED AS "CLR" ARE FROM FINISH FACE
TO FINISH FACE.
- GENERAL CONTRACTOR SHALL VERIFY THE EXISTING
CONDITIONS BEFORE BEGINNING ANY WORK. ANY
DISCREPANCIES SHALL BE REPORTED TO THE
ARCHITECT IMMEDIATELY FOR ADJUSTMENTS IN THE
LAYOUT. WHEN THE WALL SYSTEM HAS BEEN LAYED OUT
ON THE FLOOR, THE CONTRACTOR SHALL CALL FOR
AN INSPECTION BY THE ARCHITECT TO CONFIRM THE
INTERIOR DESIGN.
- CONTRACTOR SHALL PERFORM ALL WORK IN FULL
COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL
CODES, AGENCIES, AND ORDINANCES HAVING JURISDICTION.
- CONTRACTOR SHALL BRING TO THE IMMEDIATE ATTENTION
OF THE ARCHITECT ANY COMMISSIONS, ERRORS, AND/OR
CONFLICTS IN THE CONSTRUCTION DOCUMENTS.
- ALL ELECTRICAL WORK IS TO BE DONE IN
ACCORDANCE WITH THE 2011 NATIONAL ELECTRIC
CODE BY LICENSED TRADESMEN. ALL MATERIALS
TO BE NEW AND UL LISTED.
-
-
-



NOTE:
VERIFY EXISTING CONDITIONS

GENERAL CONTRACTOR SHALL VERIFY THE EXISTING
CONDITIONS BEFORE BEGINNING ANY WORK. ANY
DISCREPANCIES SHALL BE REPORTED TO THE
ARCHITECT IMMEDIATELY FOR ADJUSTMENTS IN THE
LAYOUT. WHEN THE WALL SYSTEM HAS BEEN LAYED OUT
ON THE FLOOR, THE CONTRACTOR SHALL CALL FOR
AN INSPECTION BY THE ARCHITECT TO CONFIRM THE
INTERIOR DESIGN.



SCHEDULE OF DRAWINGS:	
A-11	COVER SHEET - CODES, LOCATION MAP
A-12	EXISTING AND NEW FLOOR PLANS, FRAMING PLAN
A-13	SECTIONS
A-14	FRAMING DETAILS, POST SECTION
A-21	ELEVATIONS, LEFT, FRONT, RIGHT
-	-
E-11	ELECTRICAL & REFLECTED CEILING
-	-
-	-

SCOPE OF WORK
CONSTRUCT NEW ROOF OVER
EXISTING PATIO. REMOVE EXISTING
AWNINGS AND ENTRANCE CANOPY.
MINOR ELECTRICAL WORK.



NEW PATIO ROOF SCHLOTZSKY'S AUSTIN EATERY ALPHARETTA, GEORGIA

DATE PRINTED

10-22-18

RELEASED FOR

CONSTRUCTION



ARCHITECTURE
PLUS
ENGINEERING

W. HENRY SCHWAB, AIA
ARCHITECT

3524 PARKVIEW DR
MARIETTA, GA, 30062
404-352-8893
weschwab@earthlink.net

DRWN WHS

CKED WH SCHWAB

APRVD -

DATE -

REVISIONS:

NO. DATE BY

- - -

- - -

- - -

- - -

- - -

- - -

- - -

PROJECT:

SCHLOTZSKY'S PATIO - ALPHARETTA
3345 OLD MILTON PARKWAY
ALPHARETTA GA, 30005

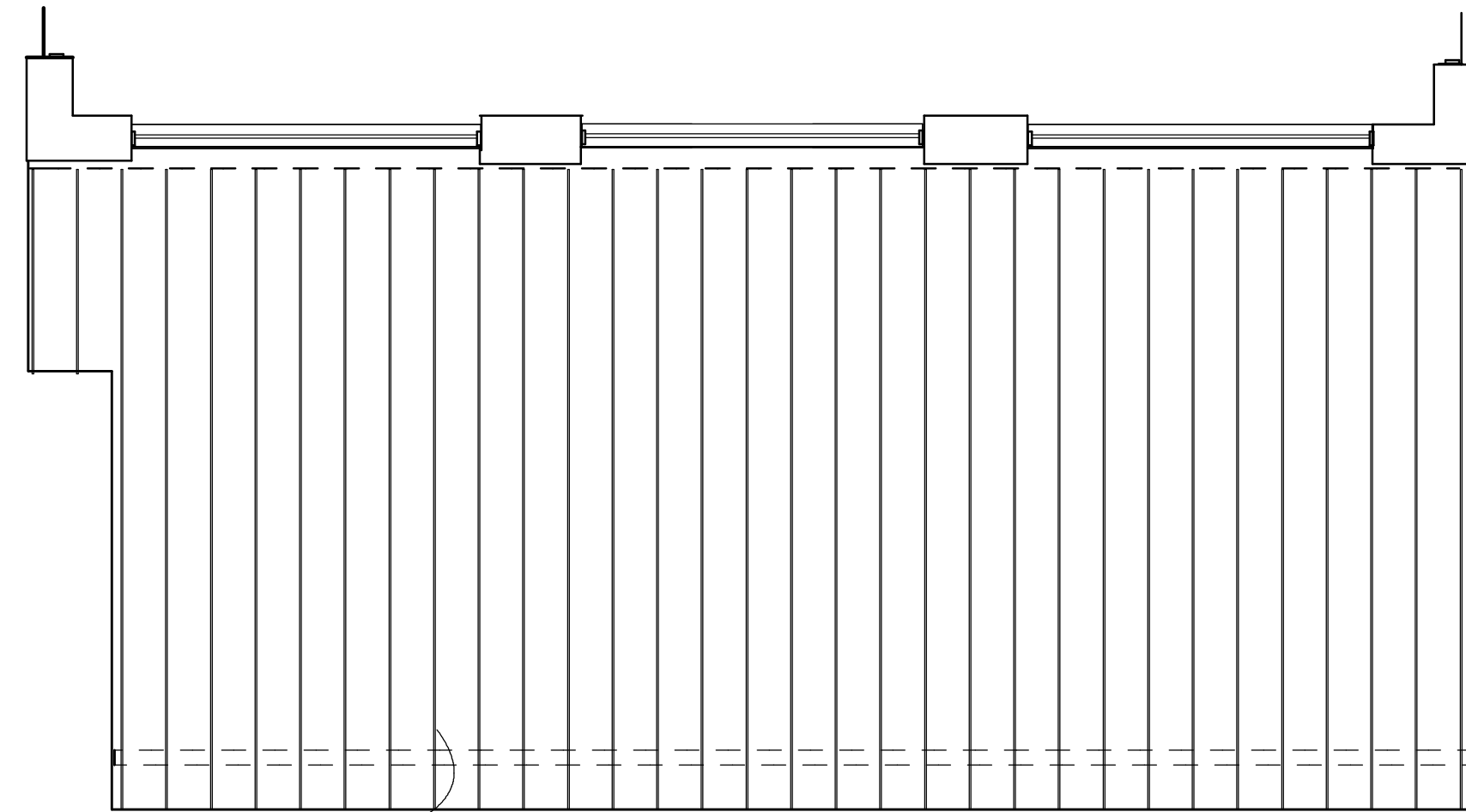
SHEET

A-1.1

OF

DESCRIPTION

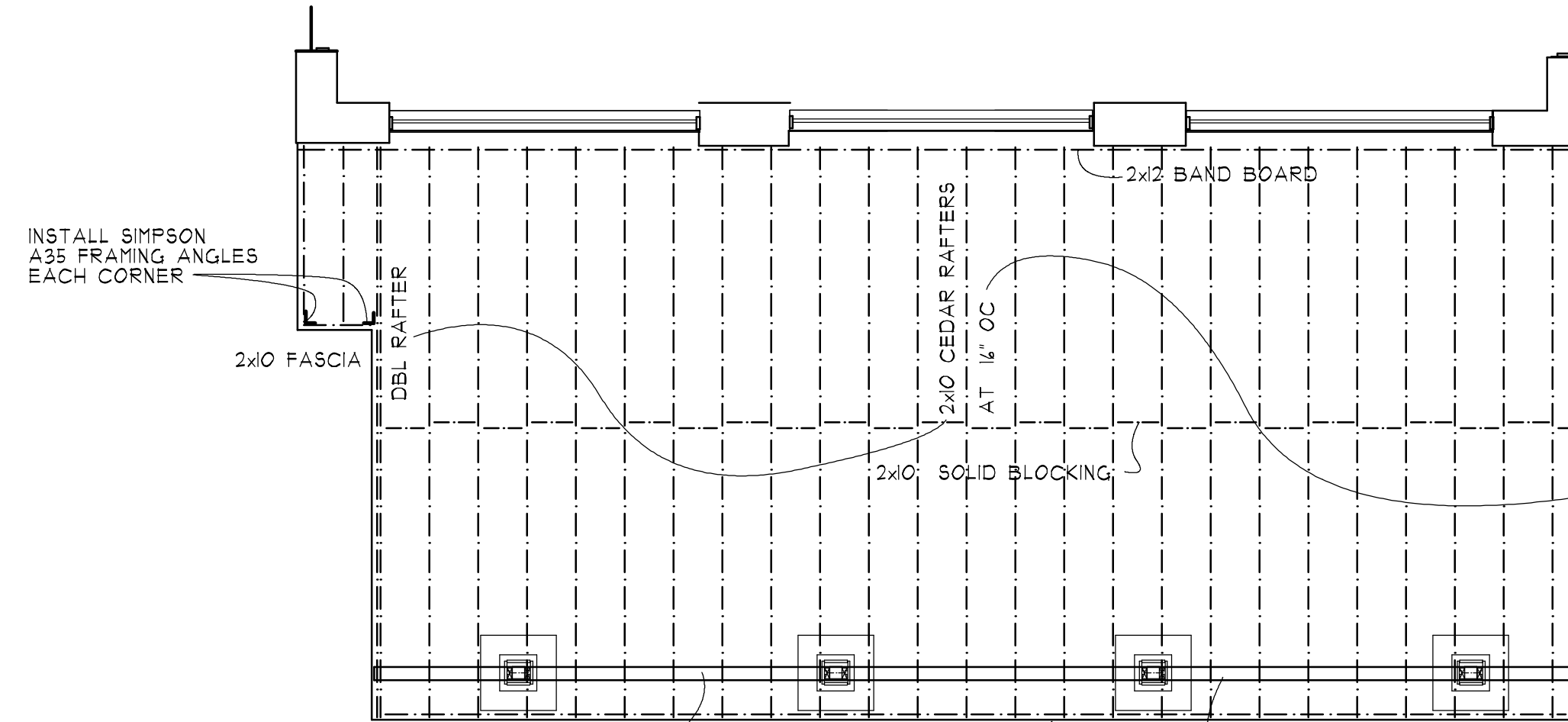
PROJECT
DATA &
CODES



ROOFING TO BE, PREFINISHED GALVALUME WITH BAKED ON KYNAR CHARCOAL COATING, INSTALOC PANELS FROM FROM MELROY METALS. SEAMS AT 13" WIDE, INSTALLED IN ACCORDANCE WITH MANUFACTURES SPECTS.

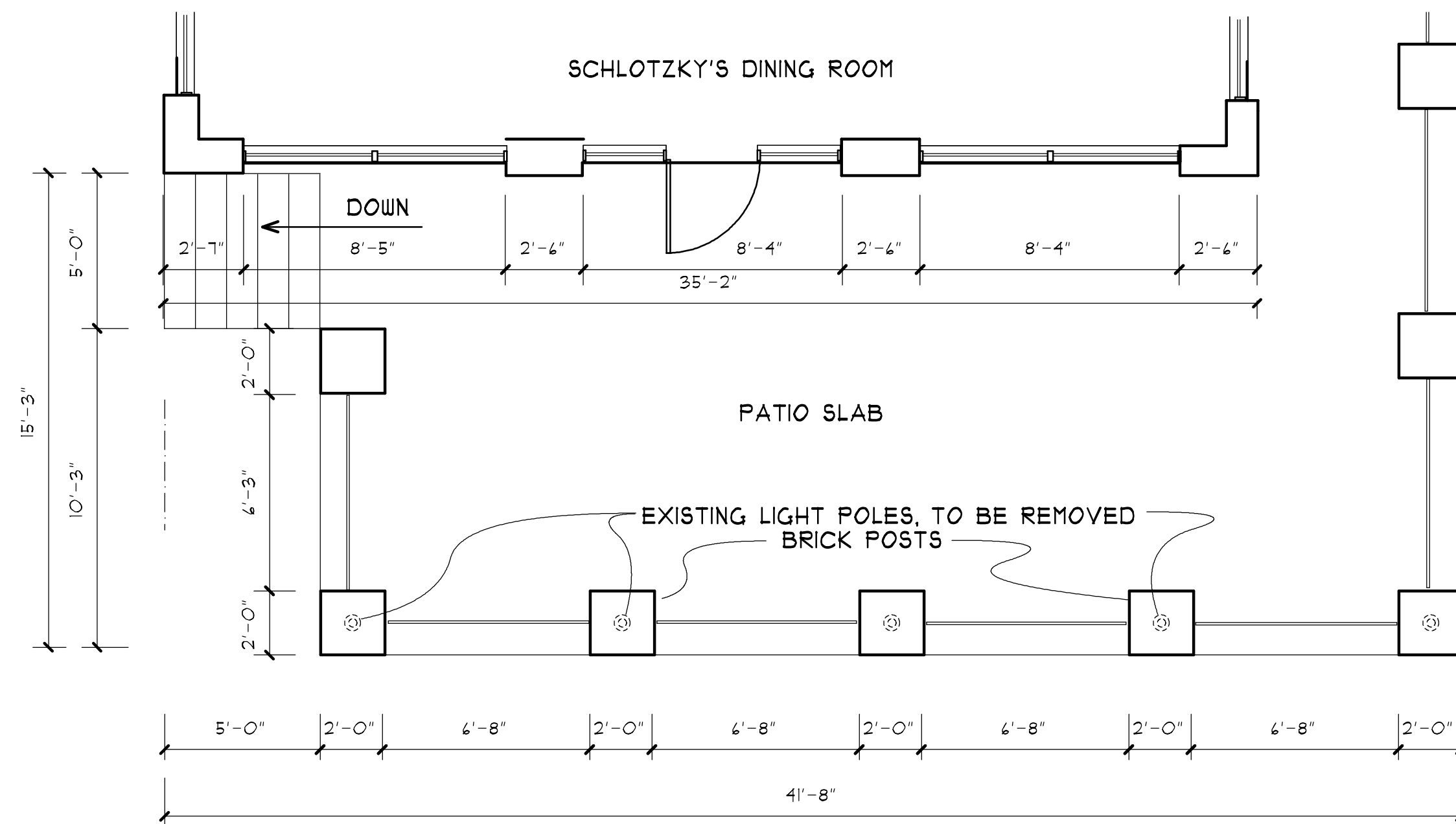
ROOFING PLAN

SCALE 1/4" = 1'-0"



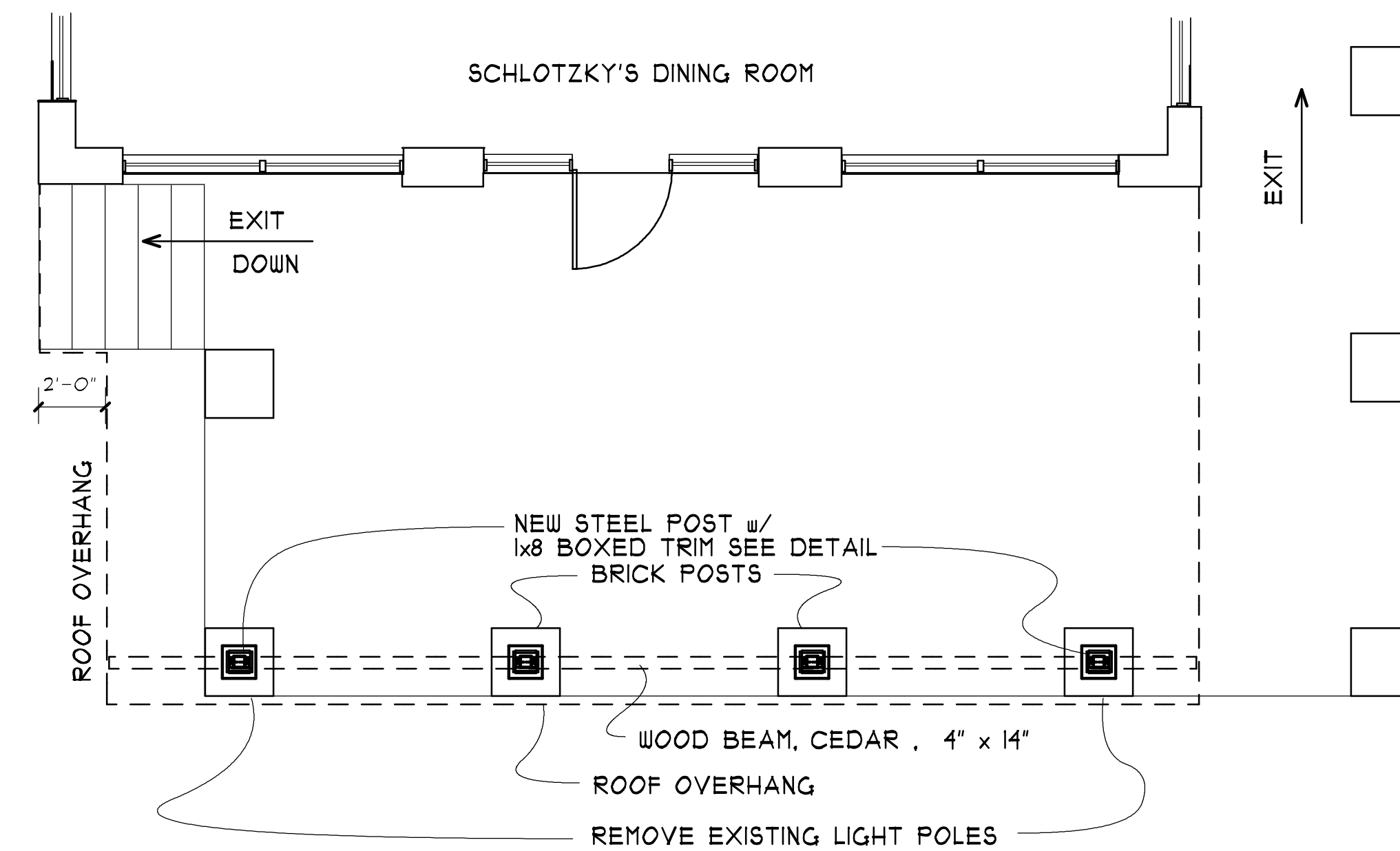
ROOF FRAMING PLAN

SCALE 1/4" = 1'-0"



EXISTING CONDITIONS PLAN

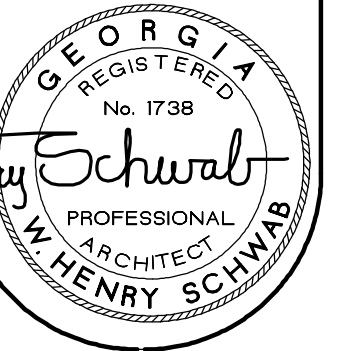
SCALE 1/4" = 1'-0"



PATIO PLAN

SCALE 1/4" = 1'-0"

DATE PRINTED
10-22-18
RELEASED FOR
CONSTRUCTION



ARCHITECTURE
PLUS
ENGINEERING

W. HENRY SCHWAB, AIA
ARCHITECT

3524 PARKVIEW DR
MARIETTA, GA. 30062
404-352-8893
wschwab@earthlink.net

DRWN WHS

CKED WH SCHWAB

APRVD -

DATE -

REVISIONS:

NO. DATE BY

- - -

- - -

- - -

- - -

- - -

- - -

THIS DRAWING IS THE PROPERTY
OF THE ARCHITECT, AND MAY NOT
BE REPRODUCED WITH OUT WRITTEN
PERMISSION. COPYRIGHT 2014 ©

PROJECT:

SCHLOTZKY'S PATIO - ALPHARETTA
3345 OLD MILTON PARKWAY
ALPHARETTA GA, 30005

SHEET

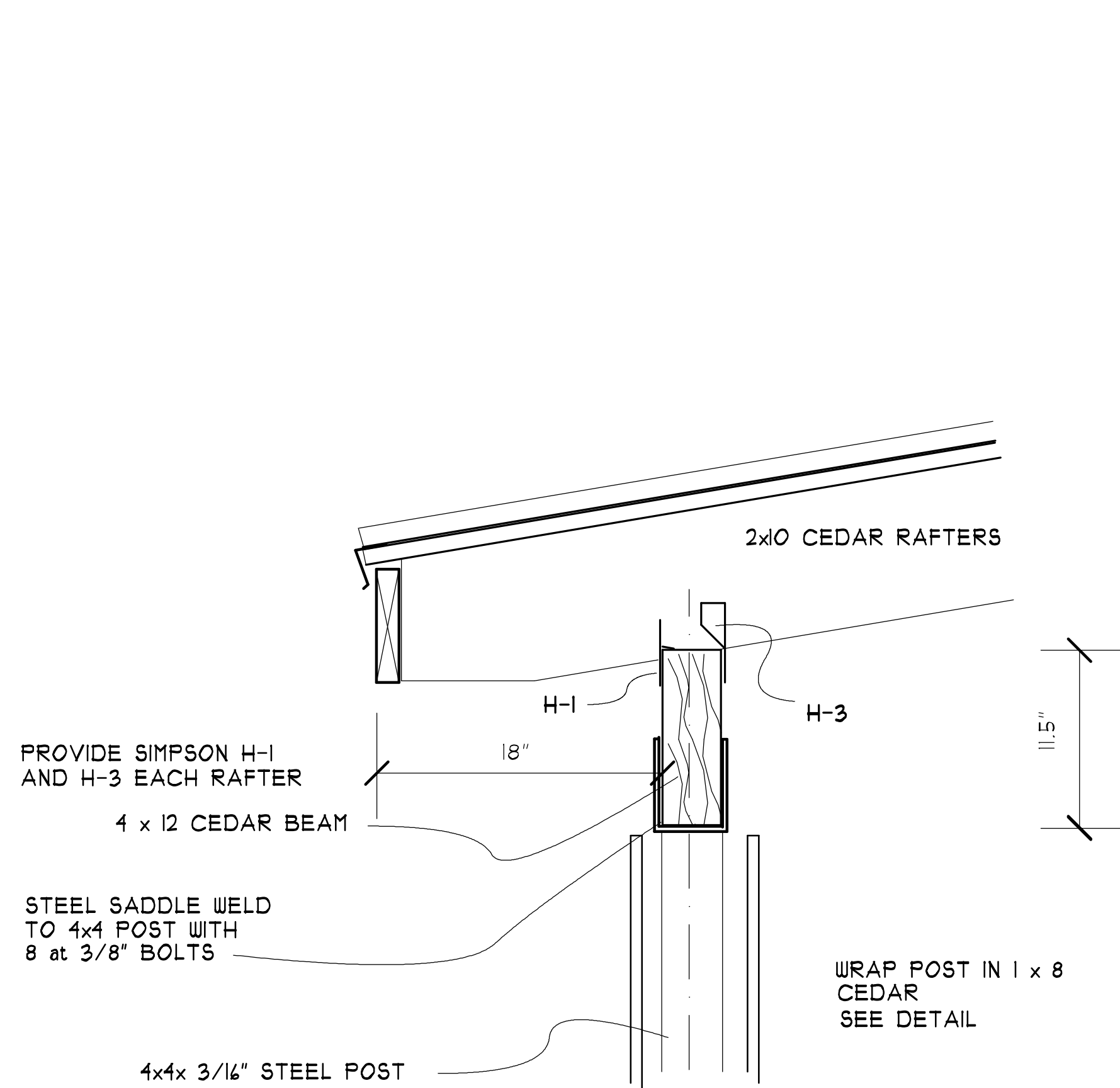
A1.2

OF

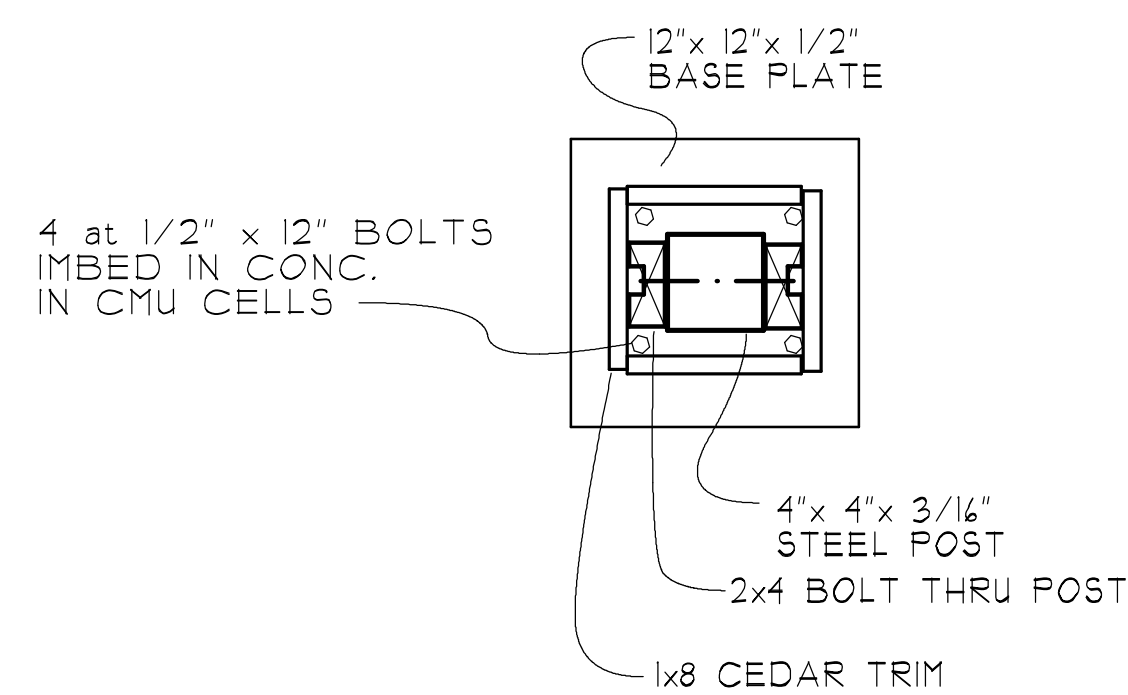
DESCRIPTION

FLOOR
PLANS

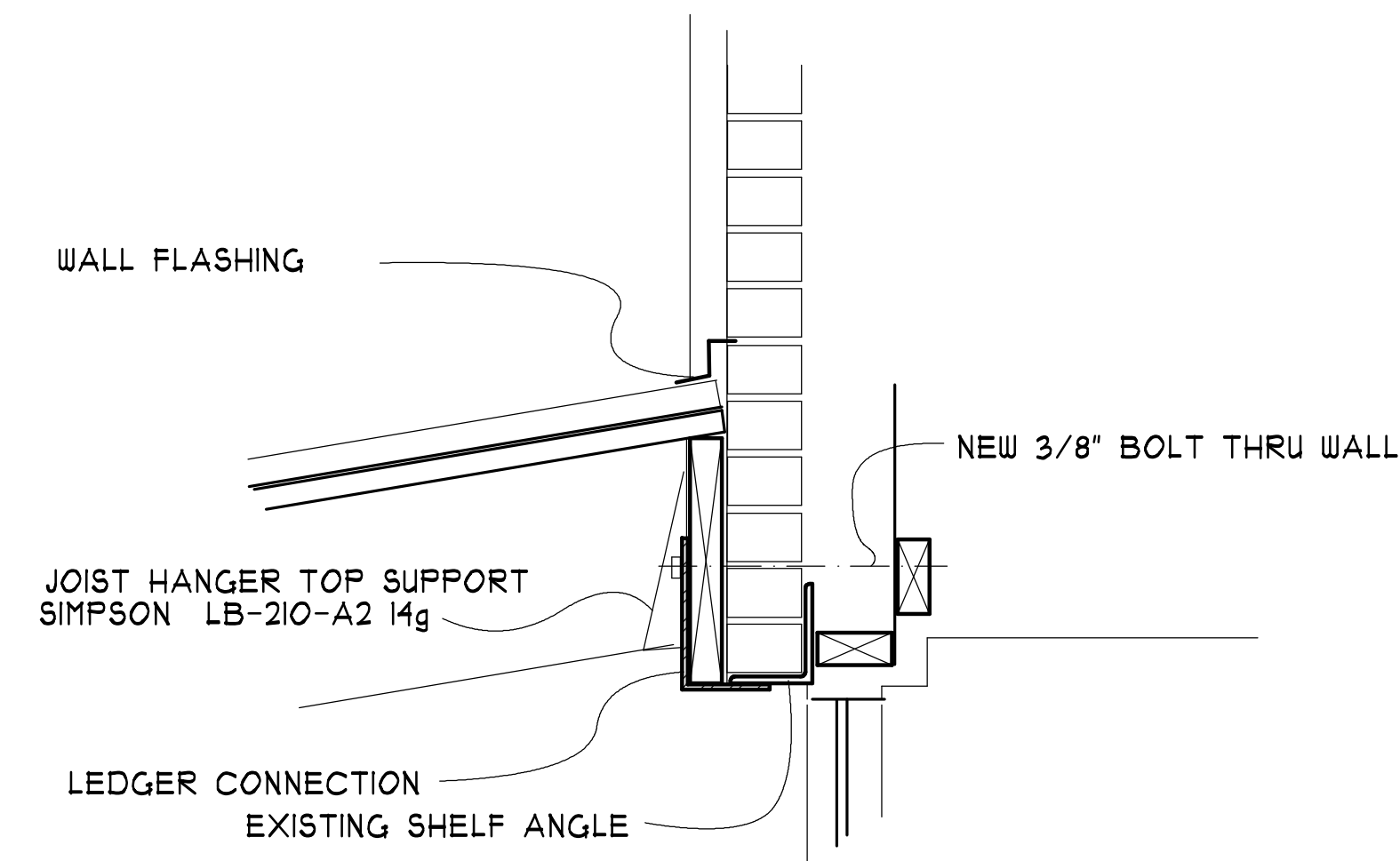
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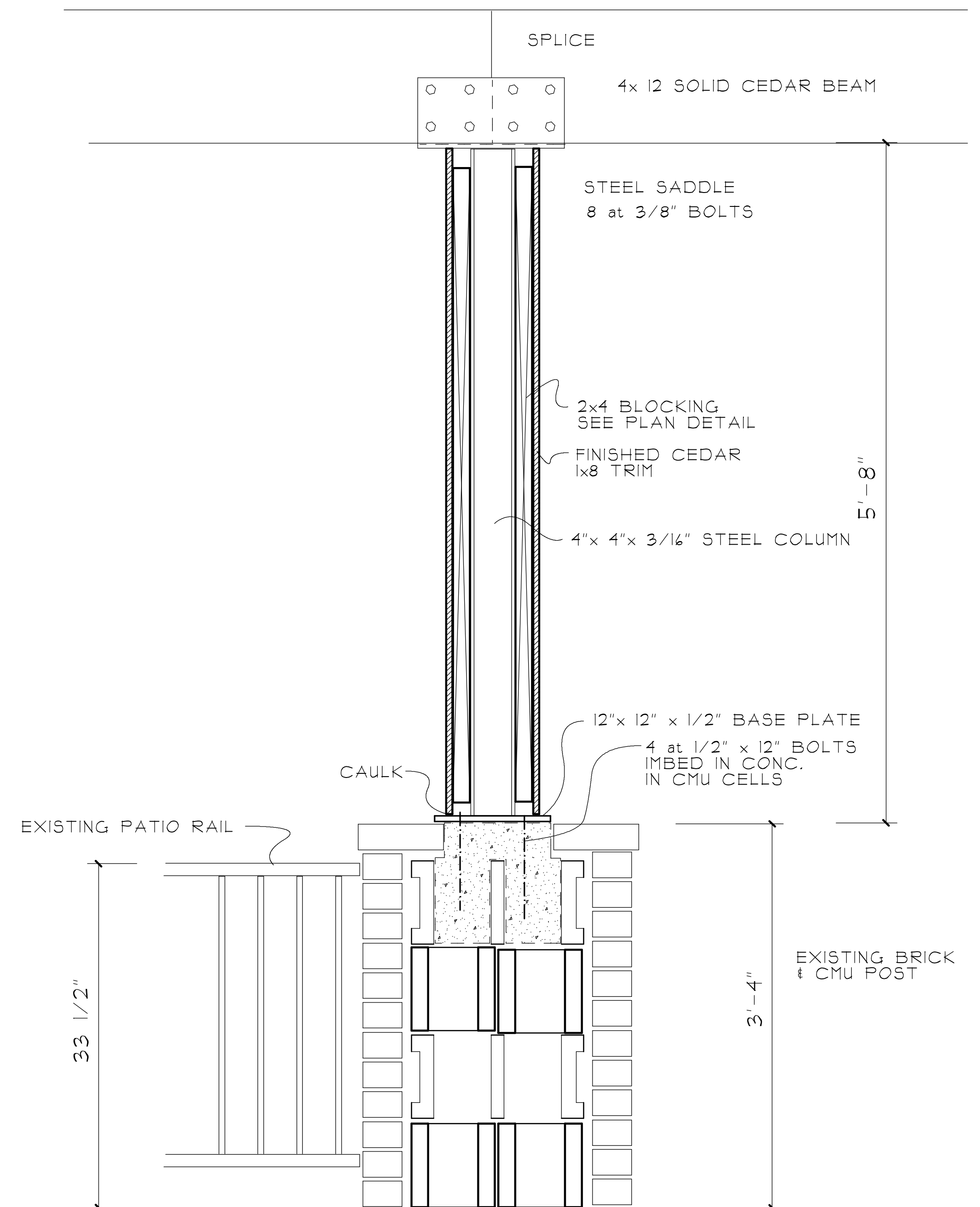
POST TOP DETAIL
SCALE 1.5" = 1'-0"



POST PLAN DETAIL
SCALE 1.5" = 1'-0"

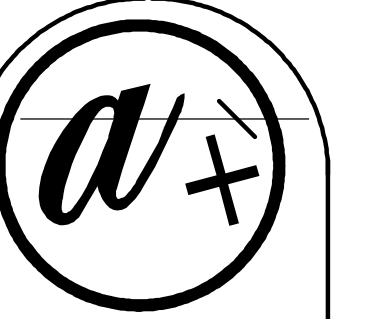


JOIST CONNECTION at WALL
SCALE 1.5" = 1'-0"



POST SECTION
SCALE 1.5" = 1'-0"

DATE PRINTED
10-22-18
RELEASED FOR
CONSTRUCTION



ARCHITECTURE
PLUS
ENGINEERING

W. HENRY SCHWAB, AIA
ARCHITECT

3524 PARKVIEW DR
MARIETTA, GA, 30062
404-352-8893
wschwab@earthlink.net

DRWN	WHS
CKED	WH SCHWAB
APRVD	-
DATE	-
REVISIONS:	
NO.	DATE BY
-	- -

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PROJECT:

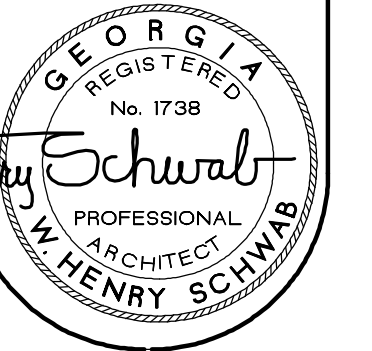
SCHLOTZSKY'S PATIO - ALPHARETTA
3345 OLD MILTON PARKWAY
ALPHARETTA GA, 30005

SHEET

A-14

OF

DESCRIPTION
POST &
FRAMING
DETAILS



ARCHITECTURE
PLUS
ENGINEERING

W. HENRY SCHWAB, AIA
ARCHITECT

3524 PARKVIEW DR
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404-352-8893
wschwab@earthlink.net

DRWN WHS
CKED WH SCHWAB
APRVD -
DATE -

REVISIONS:		
NO.	DATE	BY
-	-	-

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PROJECT:

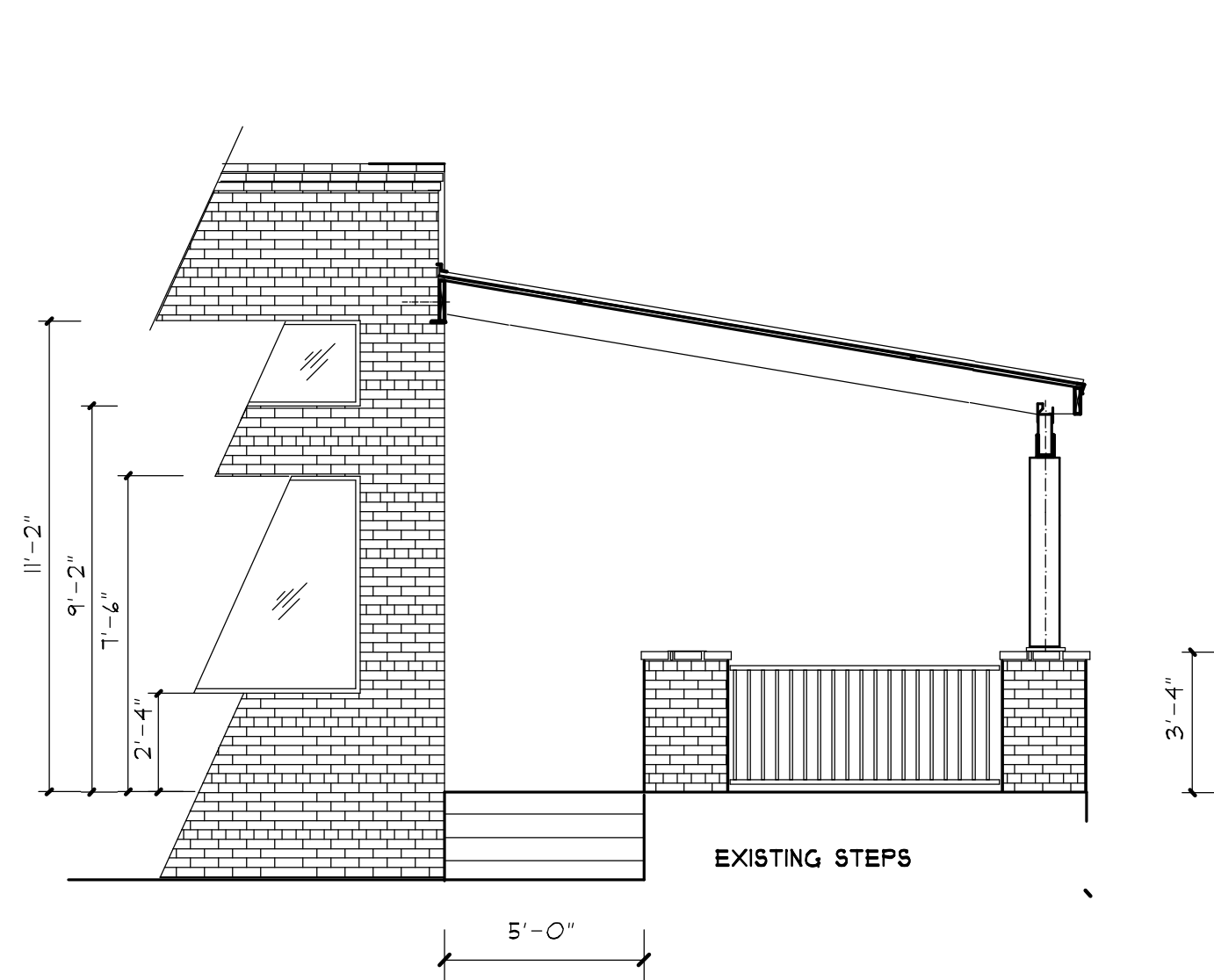
SCHLOTZSKY'S PATIO - ALPHARETTA
3345 OLD MILTON PARKWAY
ALPHARETTA GA, 30005

SHEET

A.2.1

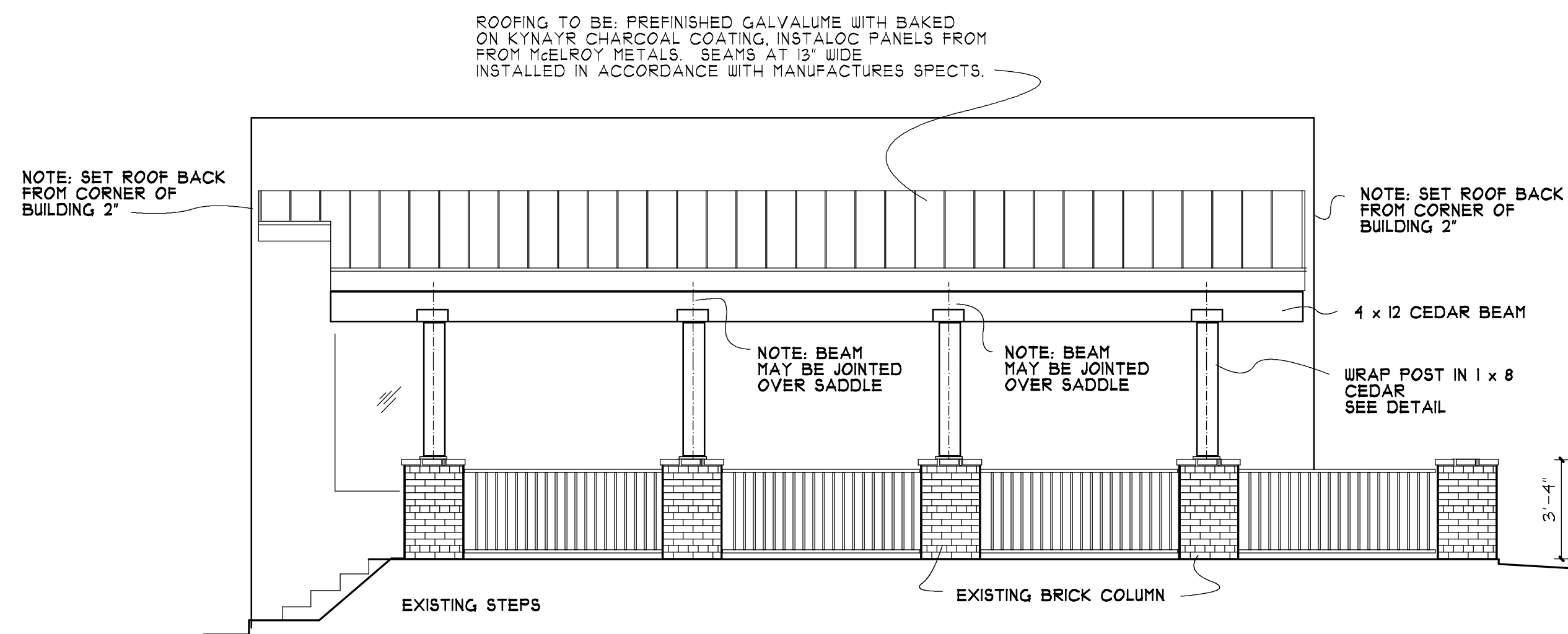
OF

DESCRIPTION
**FRONT &
SIDE
ELEVATIONS**



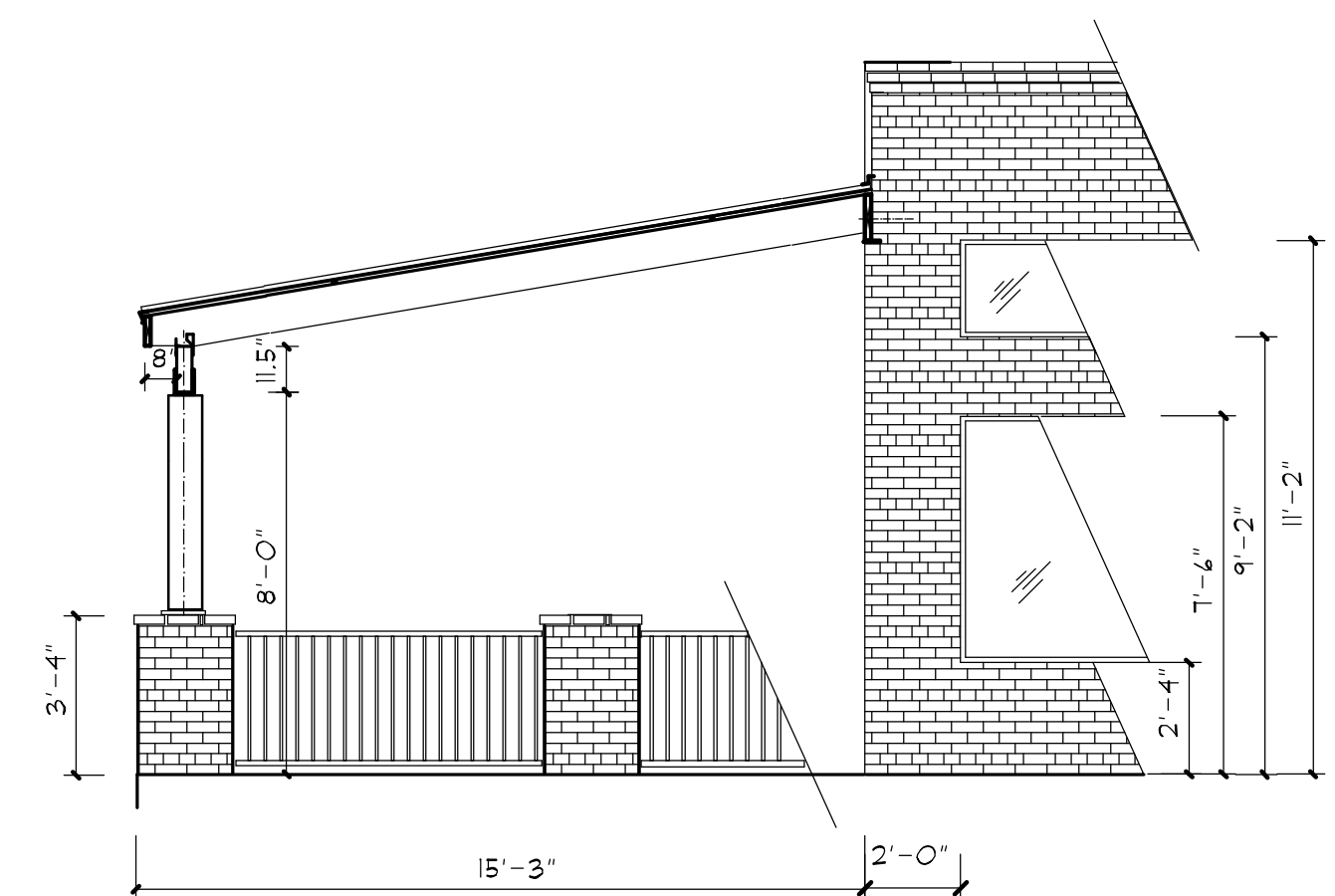
LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



FRONT ELEVATION

SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"



DESIGN REVIEW BOARD SEPTEMBER 21, 2018

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

This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by The Design Review Board, but not quoted or paraphrased. This document includes limited presentation by The Design Review Board and invited speakers in summary form. This is not an official record of the City of Alpharetta Design Review Board Meeting proceedings. Official Minutes are recorded and available for review

I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

- Design Review Board Members Present
 - Richard Kramer (Chairman)
 - Holly Palmer
 - Frank Schwing
 - Pat Corkill
 - Dick Debban
 - Kim Matherly (Alternate)
 - Katie Rocco
- Design Review Board Members Absent
 - Roger Brown (Vice –Chairman)
 - Tom LeCain (Alternate)
- Staff Present
 - Bret Schroeder, Zoning Enforcement Manager
 - Elle Taylor, Planning and Zoning Coordinator

3. DRB180042 Kimball Plaza 11380 State Bridge Rd

Applicant presented a review of new construction.

After discussion:

- ❖ Board Member Schwing offered a motion to approve the site plan
 - The motion received a second from Board Member Rocco
 - The motion was approved by a vote (7-0)

- ❖ Board Member Corkill offered a motion to defer and the Applicant return based on comments such as the lack of foundation planting around the building, the 2' wide planters is just not enough, screening of the A/C units however you propose to do that should show up on the next round, Tuscan Rosemary in those planters, that's not going to survive through time, the rusted planters in relationship should be studied to the building where you have the cast limestone and the rusted metal, need a brick paver sample and then review the planting areas that are bare at the right hand entry and the tree well planters for the parking lot.
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (7-0)

There was discussion during the motion that DRB would like the Applicant to consider the amount of brick paving as well.

- ❖ Board Member Corkill offered a motion to defer Elevations based on round of comments generated by the Board.
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (7-0)

Previous discussion on Elevations:

- Need to reduce look of marching columns
- Looks like a shopping center
- Need Material Samples
- Paint Colors

There was discussion during the motion that the Applicant may want to send updates to Staff for guidance.

There was discussion that awnings would need to be approved by DRB. Staff suggested this be included in the motion for materials. Applicant showed locations for Awnings. DRB requested that they be identified on the Elevations as

well as materials on the Exterior Elevations. DRB requested more true colors for the Elevations.

There was discussion that color palette and materials seem ok.

Shingle color may need some warmer tones, bring back shingle option.

- ❖ Board Member Corkill offered a motion to defer Materials based on DRB discussion.
- The motion received a second from Board Member Schwing
- The motion was approved by a vote (7-0)

VIII. ADJOURNMENT

PLANTING SCHEDULE:					Min. Ht.	
QTY	COMMON NAME	BOTANICAL NAME	CAL.	IN.	TOTAL %	
5	Chinese Pistache	Pistachia chinensis	4'1/4"ht.	20	10	Straight single leader, Good Form, Healthy
4	*'Princeton' American Elm	Ulmus americana 'Princeton'	4'1/4"ht.	16	8	Straight single leader, Good Form, Healthy
6	'Sioux' Crape Myrtle	Lagerstroemia indica 'Sioux'	3'1/2"ht.	18	16	Straight single leader, Good Form, Healthy
2	'Sioux' Crape Myrtle	Lagerstroemia indica 'Sioux'	3'1/2"ht.	0	GDOT - ROW	Straight single leader, Good Form, Healthy
5	*Nuttall Oak	Quercus nuttalli	3'1/4"ht.	15	10	Straight single leader, Good Form, Healthy
8	*'Wildfire' Blackgum	Nyssa sylvatica 'Wildfire'	3.2'1/4"ht.	25.6	16	Straight single leader, Good Form, Healthy
5	*'Forest Pansy' Redbud	Cercis canadensis 'Forest Pansy'	4'8"ht.	20	10	Straight single leader, Good Form, Healthy
10	'Emerald Green' Arborvitae	Thuja occidentalis 'Smaragd'	2'9"ht.	20	20	Full to Ground, Good Form, Healthy
5	*'Brodie' Red Cedar	Juniperus virginiana	3'1/1"ht.	15	10	Full to Ground, Good Form, Healthy
50				149.6	100	

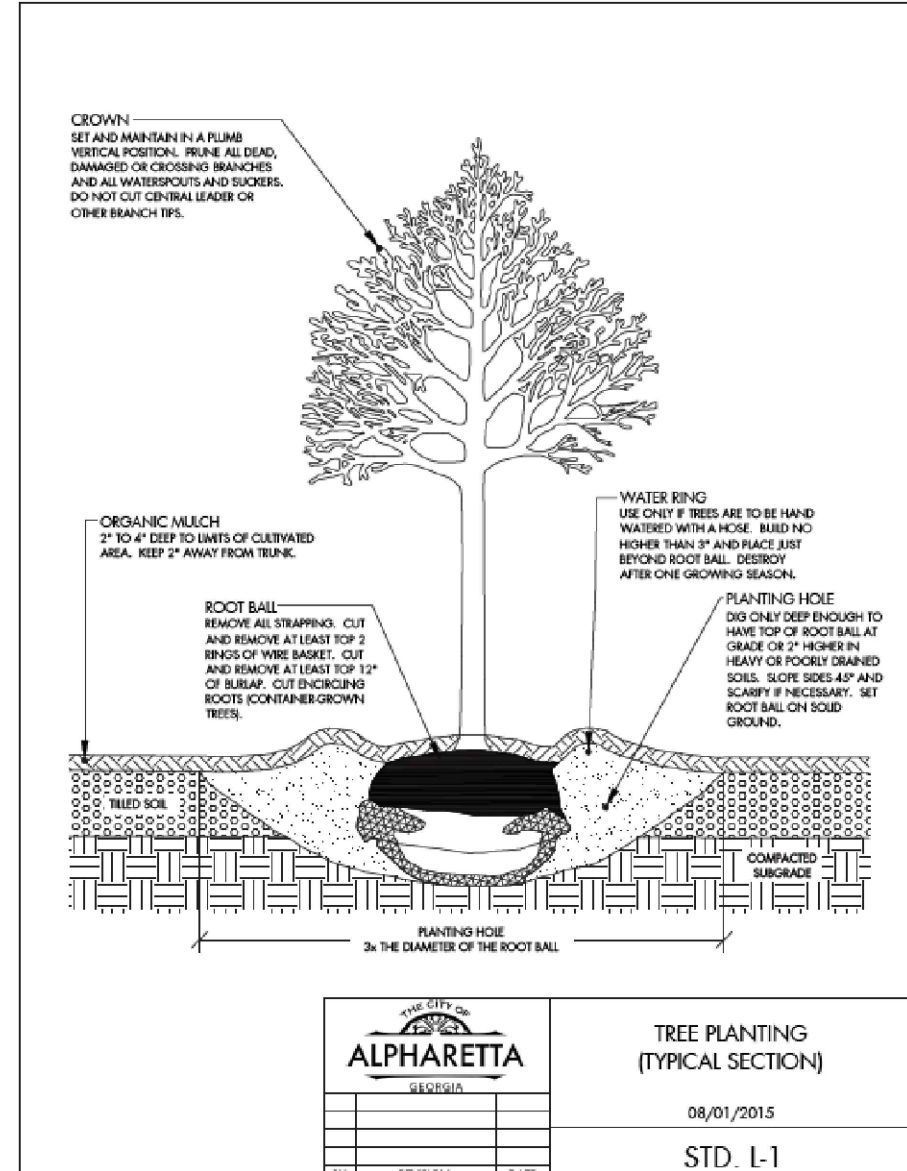
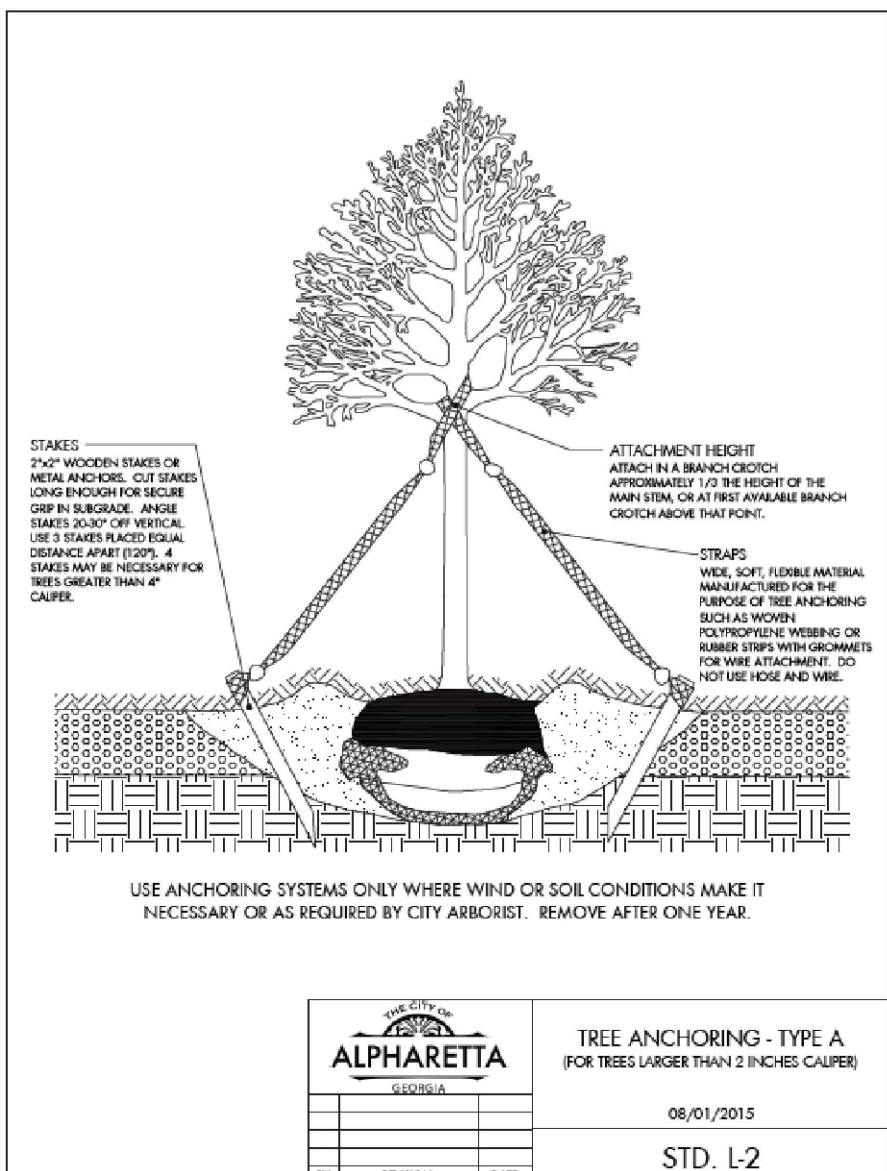
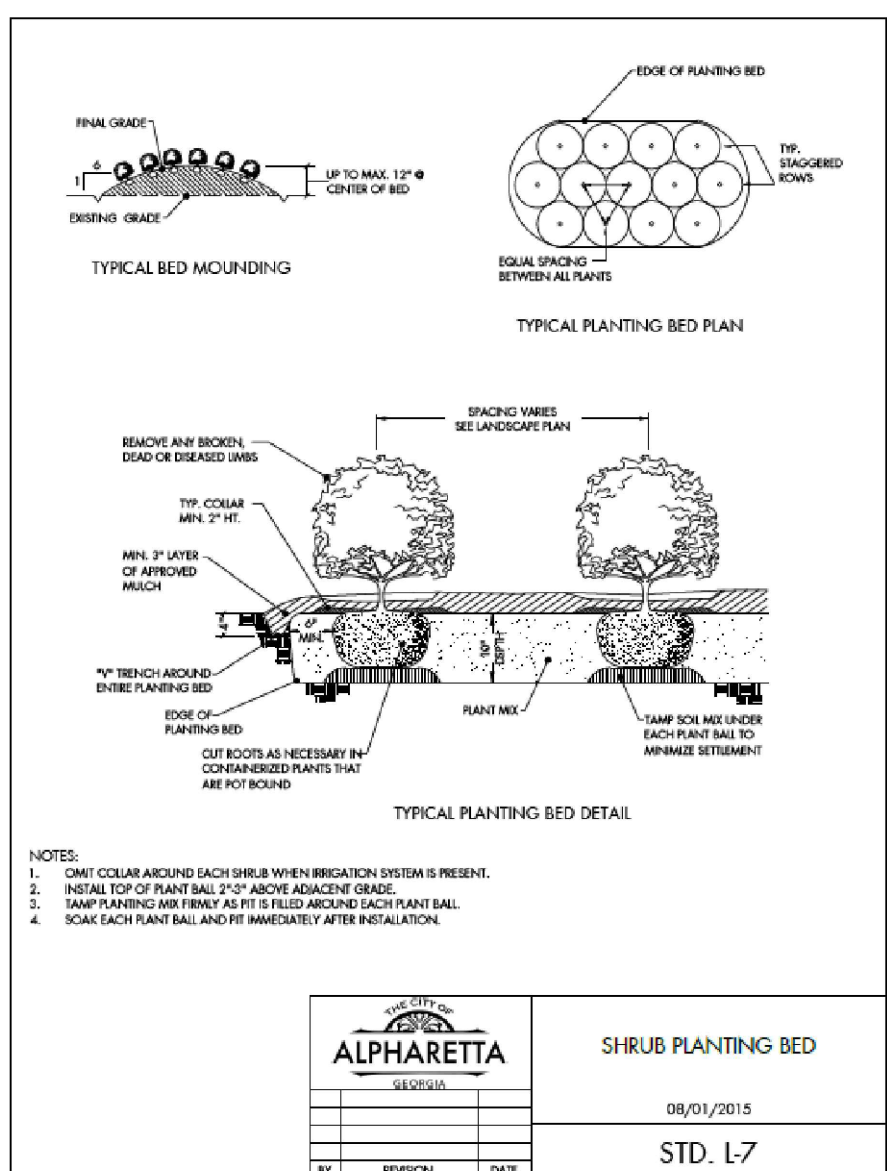
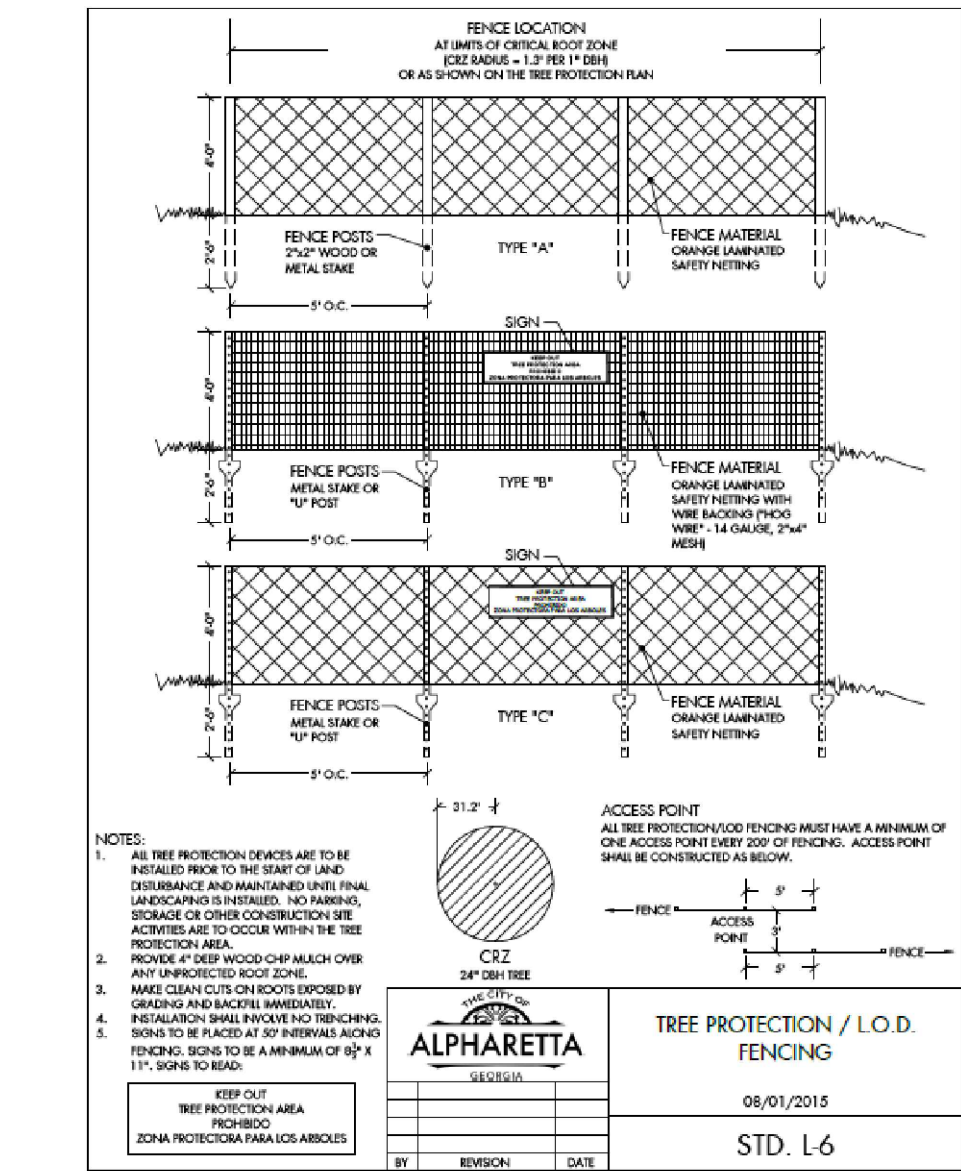
Landscape Contractor to include design build irrigation system for all planted material as a part of base bid

*Denotes Native (54%)

SHRUBS					
36	'Golden Mop' False Cypress - Threadleaf	Chamaecyparis pisifera 'Golden Mop'	5 gal./24" ht. at install	Full in Pot, Healthy	
76	'Shamrock' Inkberry	Ilex glabra 'Shamrock'	5 gal./24" ht. at install	Full in Pot, Healthy	
68	'Purple Diamond' Loropetalum	Loropetalum chinensis	5 gal./24" ht. at install	Full in Pot, Healthy	
80	Pink Muhly Grass	Muhlenbergia capillaris 'Lenca'	3 gal./24" ht. at install	Full in Pot, Healthy	
11	'Squaw' Switchgrass	Panicum virgatum 'Squaw'	3 gal./24" ht. at install	Full in Pot, Healthy	
39	'Rose Creek' Abelia	Abelia 'Rose Creek'	3 gal.	Full in Pot, Healthy	
157	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	3 gal.	Full in Pot, Healthy	
22	'Sky Pencil' Holly	Ilex crenata 'Sky Pencil'	1 gal.	Full in Pot, Healthy (In Planters)	
56	Rosemary 'Madeline Hill'	Rosmannus officinalis 'Madeline Hill' Cold Hardy	1 gal. (Cold Hardy to Zone 6)	Full in Pot, Healthy (In Planters)	
22	Stella D'Oro Daylily	Hemerocallis 'Stella D'oro	1 gal.	Full in Pot, Healthy	
TBD	Tifway 419 Bermuda Sod	Cynodon dactylon Tifway 419 or equal	Contractor to verify quantity for Owner approval prior to installation - in all open space areas as directed by Owner		
TBD	Design Build Irrigation as required by City Code (Includes Planting areas around foundation of building)		Contractor to provide design-build system with Owner Approval		
TBD	Mulch to be dark brown double shredded hardwood		Contractor to provide 2-3" minimum depth throughout planting areas		
			Sample to be provided to Owner for approval prior to installation		

2 YearTree Maintenance Plan:									
2 Year Maintenance Plan	Fall Year #1	Winter Year #1	Spring Year #1	Summer Year #1	Fall Year #2	Winter Year #2	Spring Year #2	Summer Year#2	
Water	Verify water source (i.e. irrigation is in working order) or water base (irrigation is in working order)	Discontinue irrigation system as necessary	Verify irrigation back on line or irrigation or water base is still in place and in working order	Verify irrigation or water base is still in place and in working order	Verify irrigation or water base is still in place and in working order	Discontinue irrigation system as necessary	Verify irrigation back on line or irrigation or water base is still in place and in working order	Verify irrigation or water base is still in place and in working order	
Soil	Take soil samples for baseline testing				Take soil samples for baseline testing				
Pruning	No major pruning other than corrective pruning between or dead limbs				Start minimal structural pruning based on tree location & location				
Fertilization	No initial fertilizing at time of planting				Apply the application of fertilizer based on soil test and or repeated soil tests (see table below)				
Staking	Verify all staking is correctly implemented				Remove all staking materials				
Inspections	General inspection of all trees to identify defects for monitoring	General inspection of all trees to identify defects for monitoring	General inspection of all trees to identify defects for monitoring	General inspection of all trees to identify defects for monitoring	General inspection of all trees to identify defects for monitoring	General inspection of all trees to identify defects for monitoring	General inspection of all trees to identify defects for monitoring	General inspection of all trees to identify defects for monitoring	
Other	Replace dead or dying trees				Other: Replace dead or dying trees				

Note: Individual fertilization/pruning schedule to be proposed by Approved Tree Care Company at the time of treatment.



LANDSCAPE NOTES AND TREE PROTECTION NOTES

- The site contractor shall contact the appropriate utility companies to have the locations of their underground utilities marked prior to beginning work. The contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. Caution shall be exercised to avoid interruption of services. The contractor is responsible for repair of all existing utilities damaged during construction. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserve.
- Trees, shrubs, ground cover, sod, seed, ornamental grasses and any other planted materials: Maintenance shall begin immediately after each plant is planted and shall continue until all plants are accepted by the Owner. The quantities shown in the plant schedule are solely for information of the contractor. The contractor shall verify the quantities shown in the plant schedule with the quantities shown on the planting plan. All differences in the quantities shall be brought to the attention of the Landscape Architect for clarification.
- Do not scale from the drawing.
- All plant materials shall conform with the latest edition of "American Standards for Nursery Stock" by the American Nursery and Landscape Association. All plant material shall meet or exceed the specifications of the Federal, state and county laws requiring inspection for disease and insect control. Botanical names shall take precedence over common names.
- Label at least one plant of each species with a securely attached water-proof tag bearing legible designation of Botanical and Common name for inspection.
- All planting pits shall be free of rocks, gravel and other debris. All planting pits shall be prepared in accordance with the planting details.
- Plant quality: All plants shall be sound, free of disease or pests and shall have a healthy normal root system.
- No substitution of plant species or variety shall be made without prior written permission from the Landscape Architect.
- Maintenance of plants shall include, but not necessarily be limited to, watering, spraying, mulching, pruning, mowing, fertilizing, etc. or other activities as directed by the Owner's representative.
- Final acceptance shall be granted by the Owner's representative upon completion of the entire project. The Contractor shall promptly make all replacements before, during and at the end of the guarantee period as directed by the Owner's representative.
- All plant material which dies, turns brown, or defoliates both prior to the final acceptance of the work and during the guarantee period shall be promptly removed from the site and replaced with material of the same species, variety, quantity, size and meeting all plant schedule specifications.
- Burlap material on balled and burlapped plants shall be the type which will decay within two years (no synthetics, plastic, nylon, treated or other non-natural types will be allowed). After setting balled and burlapped plants in the planting pit, all binder twine shall be cut and the burlap removed from the top 1/3 (one-third) of the rootball.
- All shrub, groundcover, tree ring and perennial bed areas shall be top dressed with a minimum depth of 2-3" of compacted mulch. The mulch shall be free from mold, sticks, cones, weeds and other debris. Compaction of the mulch shall occur naturally over a two week period during which at least one significant rainfall has occurred. Additional mulch shall be placed in order to maintain the minimum depth until date of final acceptance.
- Contractor shall spray trees and shrubs with anti-desiccant prior to transplanting and transporting if foliage is present. All plant material must be protected from wind by tarpaulin during shipment.
- The Owner's representative reserves the right to reject at any time until the end of the guarantee period any and / or all plant material that does not meet the specifications as set forth here and in the plant schedule.
- All plant materials shall be Grade A or better and planted as per the plant list, details and comments/notes.
- All plant materials (including sod) shall be properly watered immediately after installation. Water shall be applied at a rate that will completely saturate the rootball/roots regardless of weather conditions. If the height of the rootball is 24", then the plant shall be watered to a depth of 24".
- Contractor to provide irrigation design and installation per agreement with Owner and/or in compliance with City Codes

NOTES:

- THERE ARE NO BOUNDARY TREES ON SITE
- THERE ARE NO EASEMENTS ON THE SITE

OWNER/24 HOUR EMERGENCY CONTACT:
24 HOUR CONTACT:
MR. HAMID MASHINCHI

The City Arborist must inspect the site before installation of erosion control measures. Land disturbance without a site inspection and approval by the City Arborist will result in a "Stop-Work Order" and fines.

If tree survey inaccuracies are found on-site, a stop work order will be issued until revised plans are approved and processed based on accurate information.

The City Arborist must inspect and approve the site before the issuance of a Certificate of Occupancy.

Trees agreed upon to be saved are the responsibility of the owner.

A 4" layer of mulch is required for the CRZ of Specimen Trees, Trees of Quality, and Tree Groupings. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).

A minimum 2" layer of mulch is required for all existing, non-specimen, landscape trees, including street and parking lot trees. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).

All mulch must be organic mulch consisting of wood chips, shredded bark, pine needles, or similar. Synthetic mulch is not approved for use in the City of Alpharetta.

All newly planted trees shall have visible root flares at finished grade. No circling roots shall be allowed on planted trees. The upper two rings of the wire basket, all burlap, and strapping MUST be cut and removed prior to backfill.

Plant sizes (caliper and height) MUST match the sizes shown on the plans. Plants that do not meet these minimums will not be accepted. E.g. 3 inch caliper trees must be 3 inches or larger. Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.

All newly planted trees shall be equivalent in quality to a Florida #1 grade or better. All trees of lesser quality shall be rejected by the City Arborist.

Watering bags or a drip irrigation system MUST be provided for all trees immediately after planting and remain through establishment.

When watering bags are used manufacturers recommendations MUST be followed for proper sizing and watering schedules. Bags will be filled weekly by owner and during droughts for a minimum of 18 months after installation. NO TRENCHING ALLOWED IN TREE SAVE AREAS INCLUDING IRRIGATION.

Tree pit drainage testing is required when trees are planted in parking lot islands, sidewalk tree pits, roadway medians, or similar locations. Please refer to City Details regarding planting pit or landscape island construction. Fill each pit with water. If percolation is less than 100% within a period of 12 hours, use an auger to drill a 10" inch hole to a depth of four feet below the bottom of the pit. Fill auger hole with drainage gravel and cover with a soil separator. Retest pit. If drainage is still unsatisfactory, City Arborist and/or Project Arborist must be notified in writing of the locations with unsatisfactory drainage so that a solution can be arrived at before planting. All testing results must be provided to the City Arborist.

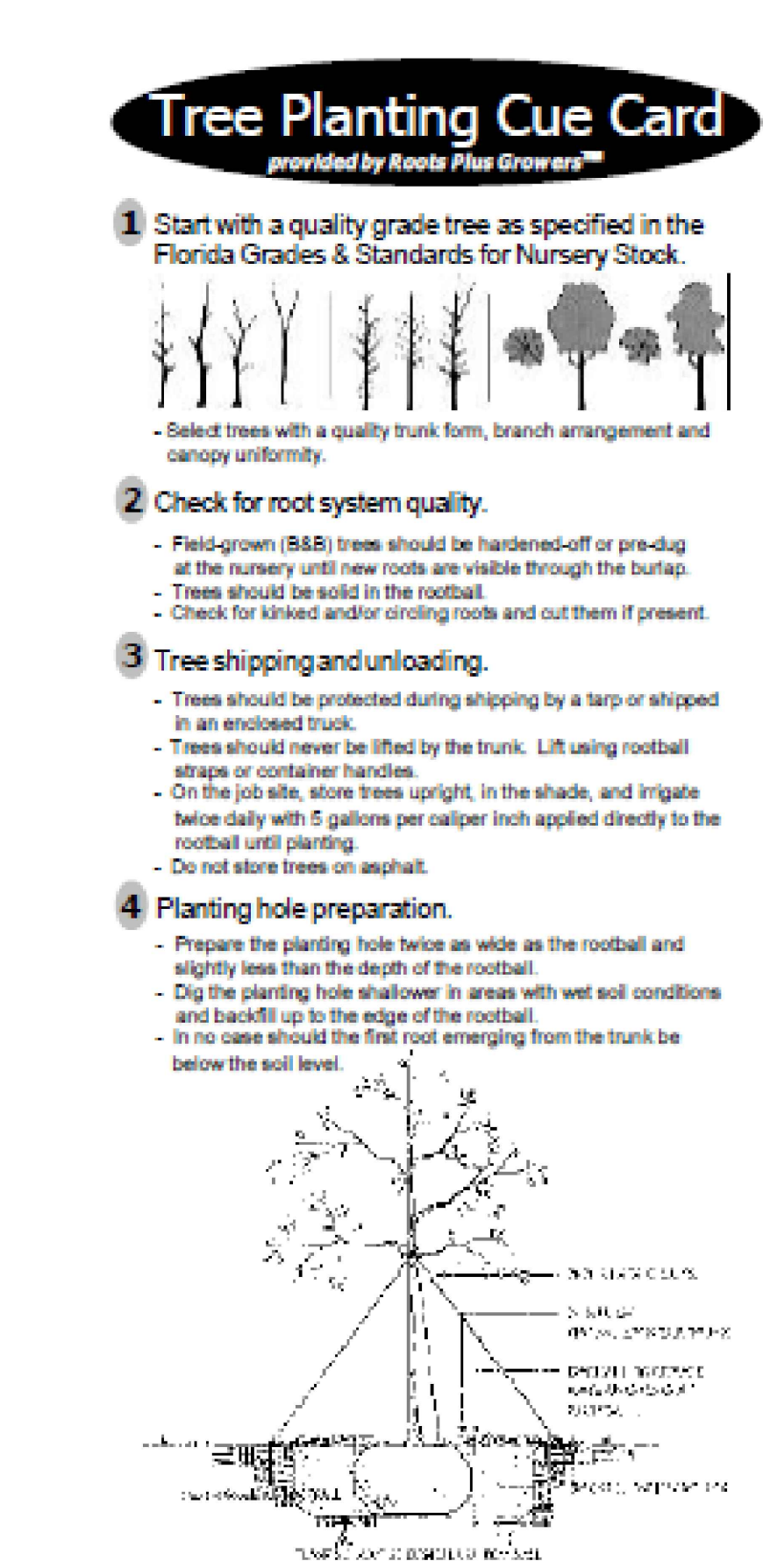
All buffers shall be planted where sparse and code required screening shall be installed in order to create a year round opaque screen within 2 years of construction or as directed by the City of Alpharetta. During construction or at the time of CO the City may require additional plantings to meet these requirements above what is shown on the approved landscape plan.

All tree anchoring devices shall be removed from tree after one complete growing season or one year after planting, whichever is greater.

Property owner shall be responsible for the care and maintenance of the trees and landscaping that front their property within the ROW.

All landscape contractors are required to attend the City of Alpharetta Pre-Construction Class prior to starting work on any project. Please contact (678)297-6200 for information and to reserve a spot.

NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT. Make sure this note is bold and located in a prominent place near the dam.



5 Tree preparation.

- Remove the black weed cloth liner, plastic wrap, or container.
- Remove any string, strapping, or wire wrapped around the trunk.
- Cut any circling roots prior to planting.

6 Tree planting.

- Place the tree in the center of the hole with the top most root in the rootball at or slightly higher than the finished landscape grade.
- Check to ensure the tree is straight in the hole, and begin filling in with native field soil.
- Water in the backfill as you fill the planting hole, working the soil to ensure that no air pockets remain.

7 Finishing planting.

- At the edge of the rootball, make a soil berm 2-3" high to form a shallow water holding area. Water immediately after planting with 5 gallons of water per caliper inch.
- Apply a 3" inch layer of mulch to an area 2 feet in diameter per trunk caliper inch.
- Do not pile mulch directly against the tree trunk.

8 Irrigation requirements for establishment.

- Use low volume drip irrigation for optimum growth & survival.
- If an automatic system is not used, a strict irrigation schedule is necessary for survival.

Tree Size: 2-4" caliper Irrigation for vigor - Daily for 1 month; every other day for 3 months; weekly until established. Irrigation for survival - Twice weekly for 3-4 months.
Tree Size: 4-6" caliper Irrigation for vigor - Daily for 6 weeks; every other day for 5 months; weekly until established. Irrigation for survival - Twice weekly for 4-5 months.

- At each irrigation, apply 3 gallons per inch trunk caliper to the rootball. For example, apply 9 gallons on a 3" caliper tree. Apply in a manner so all water soaks into the rootball.
- Establishment takes 3 to 4 months per inch trunk caliper. In drought conditions irrigate the following summer.

Important Planting Notes

- The best soil amendment for successful planting is water. Research has shown no benefit to using other soil amendments.
- Place no soil over the rootball at planting. Deep planting kills trees.

This tree planting cue card was provided to you courtesy of the Roots Plus Field Growers Association of Florida
Growing Quality Field-Grown Trees
www.rootsplusgrowers.org

GDOT CONDITIONS

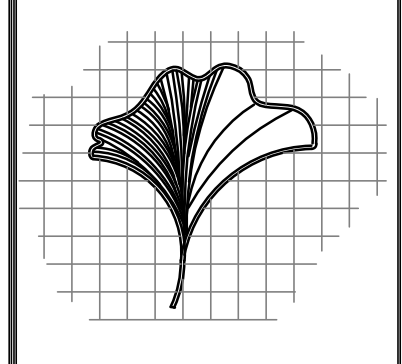
SPECIAL NOTES:

No work will be performed under this permit prior to the acceptance of current highway construction project without approval of the state contractor.

Plants which are of a type which will exceed 30 inches in height and/or 4 inches in trunk diameter at maturity will not be allowed within 30 feet of the pavement edge.

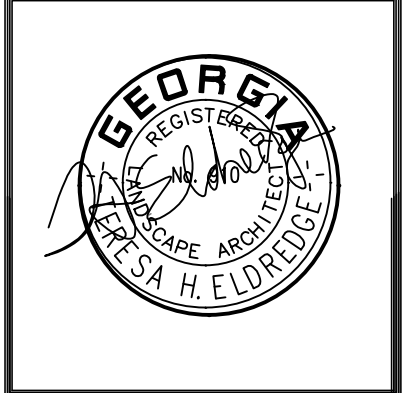
All irrigation systems on State Rights of Way to be wrapped with metallic tape during installation. Sprinkler heads must be retrievable and turned to direct spray away from the roadway.

KIMBALL PLAZA/HAMID MASHINCHI 120
PROJECT NAME/PLANNING PERIOD



TJ Schell
2985 Gordy Parkway
Suite 422
Marietta, Georgia 30066
Phone: (770) 361-2319

LANDSCAPE ARCHITECTS
CERTIFIED ARBORISTS



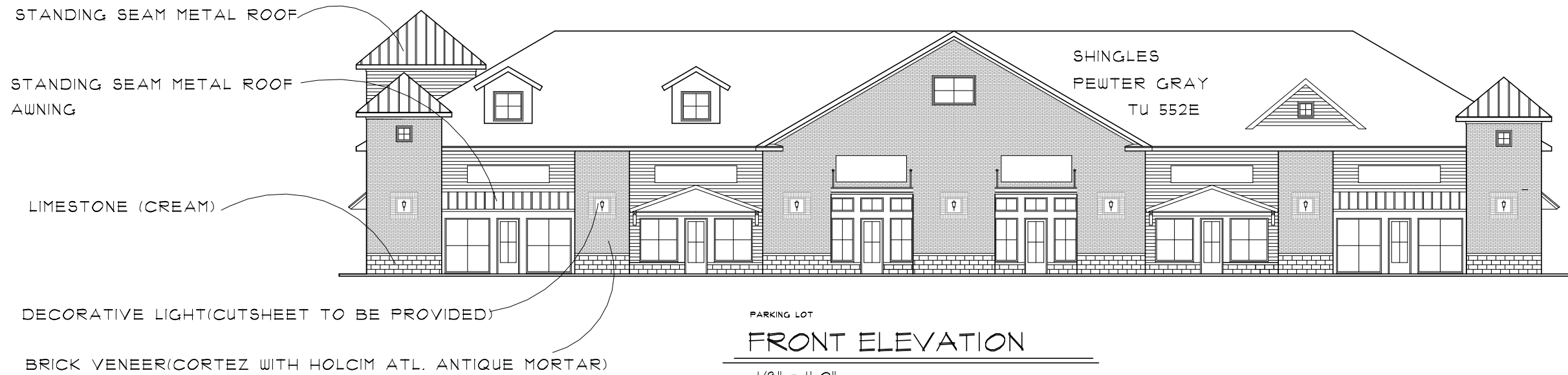
BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED FOR
HAMID MASHINCHI
KIMBALL PLAZA
LAND LOT 129, OF THE 1st DISTRICT, 1st SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

NOTES, DETAILS & PLANT LIST PLAN

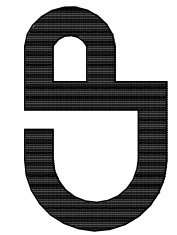
BY THE	BY THE	BY THE
1	2	3
CITY & GDOT COMMENTS	CITY COMMENTS	DRB COMMENTS
18.18.18	9.14.18	10.22.18

JOB NO:
SCALE: AS SHOWN
DATE: 3.19.18
DRAWN BY: THE
SHEET No.

Plotted: Thursday, October 04, 2018 2:48 PM File Name: C:\Users\CDG\OneDrive\OneDrive\KIMBALL PLAZA.dwg LAST FILE SAVE: 11/20/2018 3:31 PM



CAMERON DESIGNS
5110 MATTHEW MEADOW COURT
ALPHARETTA, GA 30004
770-777-0877



KIMBALL PLAZA
11380 STATE BRIDGE ROAD
ALPHARETTA, GEORGIA

DATE: 10/4/2018

FILE NAME: KIMBALL PLAZA

DRAWN BY:

SHEET TITLE

SCALE

SHEET OF



PARKING LOT

FRONT ELEVATION

1/8" = 1'-0"



KIMBALL BRIDGE ROAD

LEFT ELEVATION

1/8" = 1'-0"



RIGHT SIDE ELEVATION

1/8" = 1'-0"

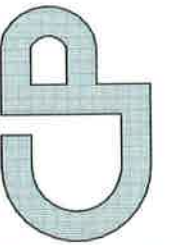


OLD MILTON PARKWAY

REAR ELEVATION

1/8" = 1'-0"

5110 MATTHEW MEADOW COURT
ALPHARETTA, GA 30004
770-777-0877



KIMBALL PLAZA
11380 STATE BRIDGE ROAD
ALPHARETTA, GEORGIA

DATE: 11/2/2018

FILE NAME: KIMBALL PLAZA

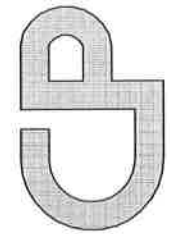
DRAWN BY:

SHEET TITLE

SCALE

SHEET

OF



5110 MATTHEW MEADOW COURT
ALPHARETTA, GA 30004
770-777-0877

11380 STATE BRIDGE ROAD
ALPHARETTA, GEORGIA

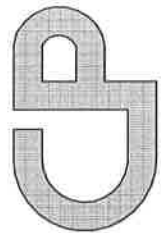
DATE:	8/30/2018
FILE NAME:	KIMBALL PLAZA
DRAWN BY:	
SHEET TITLE	
SCALE	
SHEET	OF



KIMBALL BRIDGE ROAD
LEFT ELEVATION

LINE OF SIGHT SECTION

1/4" = 1'-0"

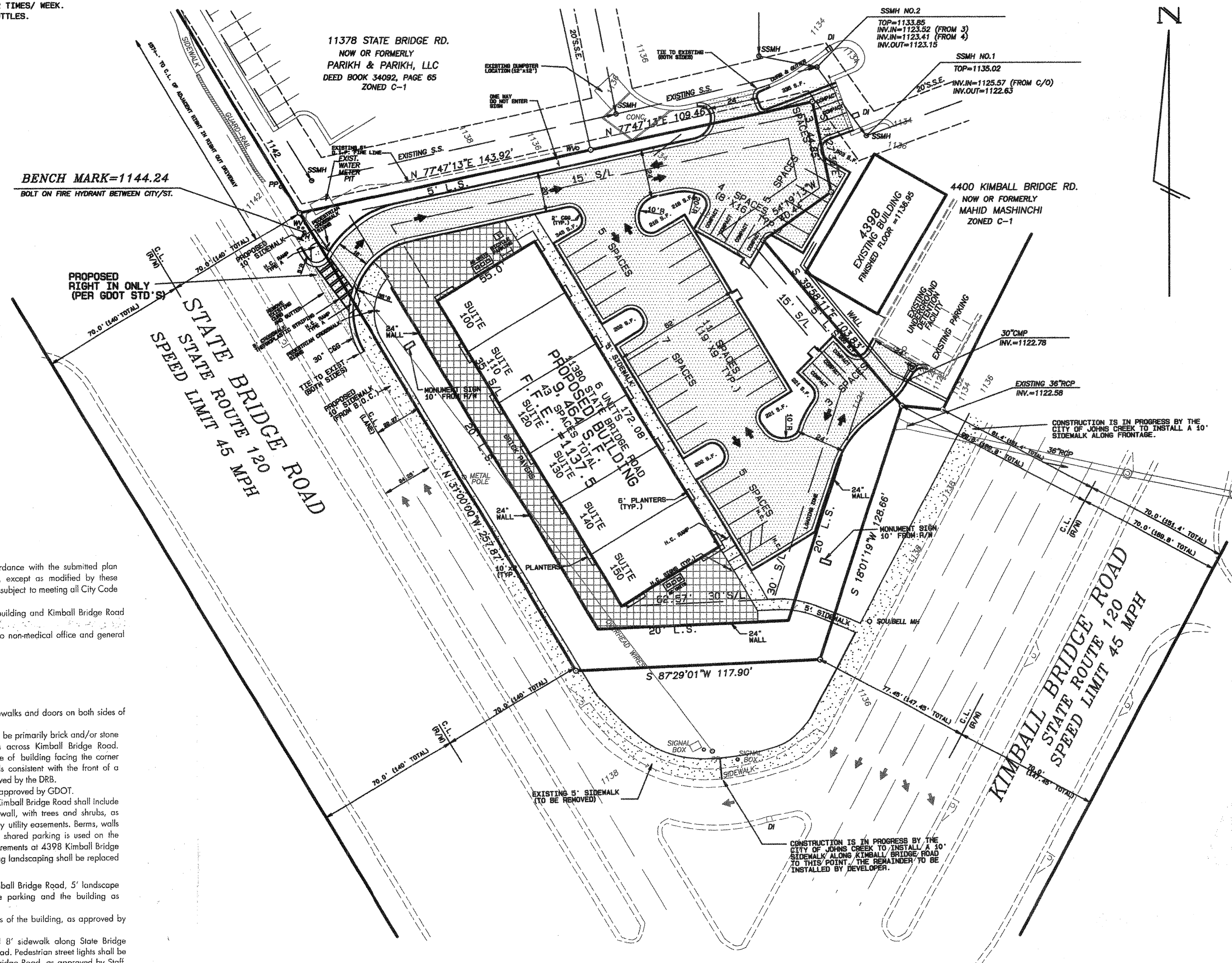
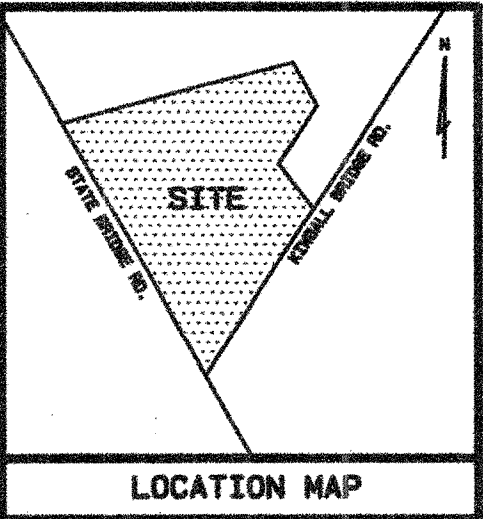


KIMBALL PLAZA
11380 STATE BRIDGE ROAD
ALPHARETTA, GEORGIA

5110 MATTHEW MEADOW COURT
ALPHARETTA, GA 30004
770-777-0877

DATE:	8/30/2018
FILE NAME:	KIMBALL PLAZA
DRAWN BY:	
SHEET TITLE	
SCALE	
SHEET	OF

9.464 S.F. RETAIL 2.5 LBS./100 S.F. = 237 LBS./DAY X 7 DAYS = 1.659 LBS.
 RECYCLED = 1.659 LBS. X 25% = 415 LBS.
 VOLUME = 1,244 LBS. = 8.3 C.Y.
 150 LBS./C.Y.
 415 LBS. = 2.8 C.Y. RECYCLED
 150 LBS.
 DUMPSTER SIZE = 8.4 C.Y. REQUIRED
 9.0 C.Y. PROVIDED W/ 4.5 C.Y. DUMPSTER PICKED UP 2 TIMES/WEEK
 RECYCLED = 2.8 C.Y. REQUIRED
 2.82 C.Y. PROVIDED W/3- 95 GAL. ROLLING CARTS PICKED UP 2 TIMES/ WEEK.
 ITEMS TO BE RECYCLED: CARDBOARD, OFFICE PAPER, PLASTIC BOTTLES.



1. OWNER/DEVELOPER: HANSH MASHINCHI
3995 CAVERTON LANE
ALPHARETTA, GA. 30009, PH. NO. 404-275-0896
2. THE SITE IS 1.15 ACRES LOCATED IN L.L. 129
OF THE 1ST DISTRICT, 1ST SECTION CITY OF ALPHARETTA,
COUNTY, GAVAN COUNTY, GA.
3. EXISTING ZONING IS C-1.
4. STORMWATER DETENTION TO BE PROVIDED UNDERGROUND.
RUNOFF REDUCTION FOR THE PERIOD 1.0" OF RAINFALL WILL
BE PROVIDED THROUGH THE USE OF GREEN INFRASTRUCTURES.
CHANNEL PROTECTION AND THE 2-100 YEAR STORM EVENTS
WILL BE OBTAINED
5. OPEN AREA REQUIRED= .23 AC. (20% .32 AC. (28%) PROVIDED.
6. 43 PARKING SPACES PROVIDED. (20% COMPACT CARS)
7. 20' MIN. VERTICAL FLOOD PROTECTION SHALL BE MAINTAINED
MAP NO. 13121C0006F PANNEL 86 OF 490 SEPT. 18, 2013.
8. REQUIRED DRIVEWAY SIGHT DISTANCE TO BE MET.
9. GOOD PERMIT WILL BE REQUIRED FOR ANY WORK DONE IN R/W..
10. THE EXISTING ONE STOP SIGN SHALL BE MAINTAINED
11. THE EXISTING DUMPSTER LOCATION WILL BE UTILIZED FOR
ALL THREE COMMERCIAL SITES.
12. A SHARED PARKING AGREEMENT WILL BE SUBMITTED WITH
THE LDP APPLICATION
13. ENGINEER: AYES ENGINEERING, LLC
850 KENNESAW AVE. SUITE 40
MARIETTA, GA. 30068 770-421-8140.
14. TOTAL PROPERTY FRONTAGE IS 804.43'
15. TOTAL PARCEL ID NO. IS 11-0360-0129-028-8.
16. BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY REGISTERED
LAND SURVEYOR 1335 VANNA ESTATES DRIVE
CANTON, GA. 30115 770-598-7676. DATED 3/30/17.
17. PROPOSED USE = RETAIL BUILDING AND PARKING.
18. TOTAL DISTURBANCE IS 1.40 AC..
19. ALL H/C RAMP FORMS SHALL BE APPROVED BY THE CITY
LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
20. TO THE BEST OF MY KNOWLEDGE NO WELLS OR SEPTIC SYSTEMS
EXISTING OR PROPOSED ON THIS SITE.
21. SITE FILL APPROX. 11,300 C.Y.
22. NO WETLANDS NOTED ON SITE.
23. TOTAL SITE AREA=1.15 AC.
DISTURBED AREA=1.40 AC.
OFF SITE DISTURBED AREA=.25 AC. (SAME OWNER)

1. An 18-month performance and maintenance bond will be required for all landscaping and irrigation.
2. Parking lot lights will be located outside of landscape islands. Site lighting must be approved by the zoning department prior to issuance of electrical permit.
3. The owner is responsible for annual reporting of the waste generation for this project on an ongoing basis. The waste generation analysis must demonstrate a 25% overall waste reduction due to recycling.
4. Off street parking shall be provided and maintained throughout construction.
5. All revisions to these plans must be submitted to the City of Alpharetta Community Development Department prior to continuing construction.
6. All rooftop appliances, satellite dishes and/ or other communication devices will be screened from all public rights-of-way.
7. All temporary and permanent signs to be permitted separately.
8. Contact the following departments for approval of the permanent Certificate of Occupancy: Community Development, Arborist, Traffic Engineering, and Fire Marshal. Allow a minimum of a 3-day notice for a site inspection appointment.
9. On-site burial is not allowed.
10. An engineer's certification will be required for all retaining walls prior to issuance of the certificate of occupancy. All retaining walls greater than 4-feet in height must obtain a building permit.
11. Irrigation notes:
 - a. Irrigation systems are not allowed within the public right-of-way. (Systems will be allowed inside medians if an indemnification letter is provided absolving the City of Alpharetta of any responsibility for damages.)
 - b. Irrigation spray onto public roadways is not allowed.
 - c. Irrigation systems must be shut off or operated manually during winter months to prevent unnecessary ice on roads.

All utility locates and relocations, and or damage will be the responsibility of the developer/contractor. Developer/Contractor must contact City of Alpharetta Locate Personnel directly for traffic signal utility locates. Phone (678) 297-6200.

All required traffic signage must meet MUTCD standards.

All required traffic striping must meet MUTCD and GDOT plan specifications and must be thermoplastic.

Provide all required details on plans (H/C and Signage details). General note – All H/C ramp forms must be approved by City Land Disturbance inspector prior to concrete pour.

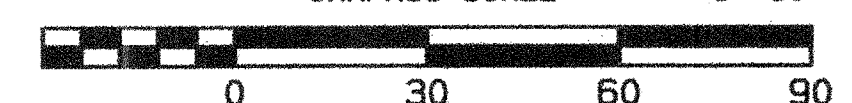
KIMBALL PLAZA-FULTON COUNTY PROJECT NO. 18-030WR

ENGINEER: AYRES ENGINEERING, LLC
850 KENNESAW AVE. SUITE 10
MARIETTA, GA. 30060
770-421-8140.
ayreseng@bellsouth.net

UTILITY PROVIDERS:

1. WATER/SEWER - FULTON COUNTY.
2. POWER - SAWNEE EMC.
3. GAS - ATLANTA GAS.
4. PHONE - ATT AND T.

GRAPHIC SCALE 1"=30'



24 HOUR CONTACT IS HAMID MASHINCHI AT 404-275-0896.

KIMBALL PLAZA

BUILDING AND PARKING

LOCATED IN L.L. 129 OF THE 1ST DISTRICT 1ST SECTION
CITY OF ALPHARETTA, FULTON COUNTY

SITE PLAN

5				JOB NO.	
4				F.B. NO.	
3				DATE	03/30/18
2					
1					
NO.	DATE	REVISION	APP'D. BY		SHT. 2 OF 17

PLANTING SCHEDULE:					Min. Ht.	
QTY	COMMON NAME	BOTANICAL NAME	CAL.	IN.	TOTAL %	
5	Chinese Pistache	Pistachia chinensis	4'1/4"ht.	20	10	Straight single leader, Good Form, Healthy
4	*'Princeton' American Elm	Ulmus americana 'Princeton'	4'1/4"ht.	16	8	Straight single leader, Good Form, Healthy
6	'Sioux' Crape Myrtle	Lagerstroemia indica 'Sioux'	3'1/2"ht.	18	16	Straight single leader, Good Form, Healthy
2	'Sioux' Crape Myrtle	Lagerstroemia indica 'Sioux'	3'1/2"ht.	0	GDOT - ROW	Straight single leader, Good Form, Healthy
5	*Nuttall Oak	Quercus nuttalli	3'1/4"ht.	15	10	Straight single leader, Good Form, Healthy
8	*'Wildfire' Blackgum	Nyssa sylvatica 'Wildfire'	3.2'1/4"ht.	25.6	16	Straight single leader, Good Form, Healthy
5	*'Forest Pansy' Redbud	Cercis canadensis 'Forest Pansy'	4'8"ht.	20	10	Straight single leader, Good Form, Healthy
10	'Emerald Green' Arborvitae	Thuja occidentalis 'Smaragd'	2'9"ht.	20	20	Full to Ground, Good Form, Healthy
5	*'Brodie' Red Cedar	Juniperus virginiana	3'1/1"ht.	15	10	Full to Ground, Good Form, Healthy
50				149.6	100	

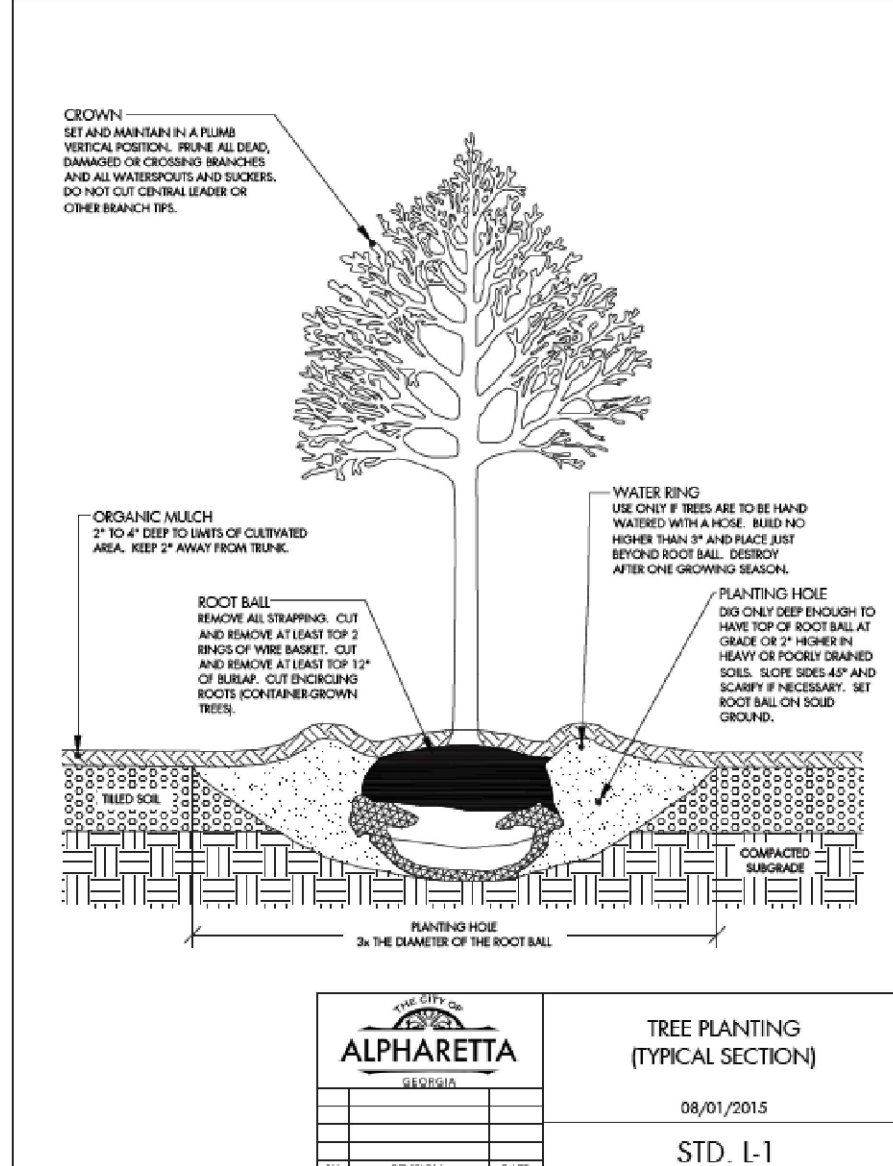
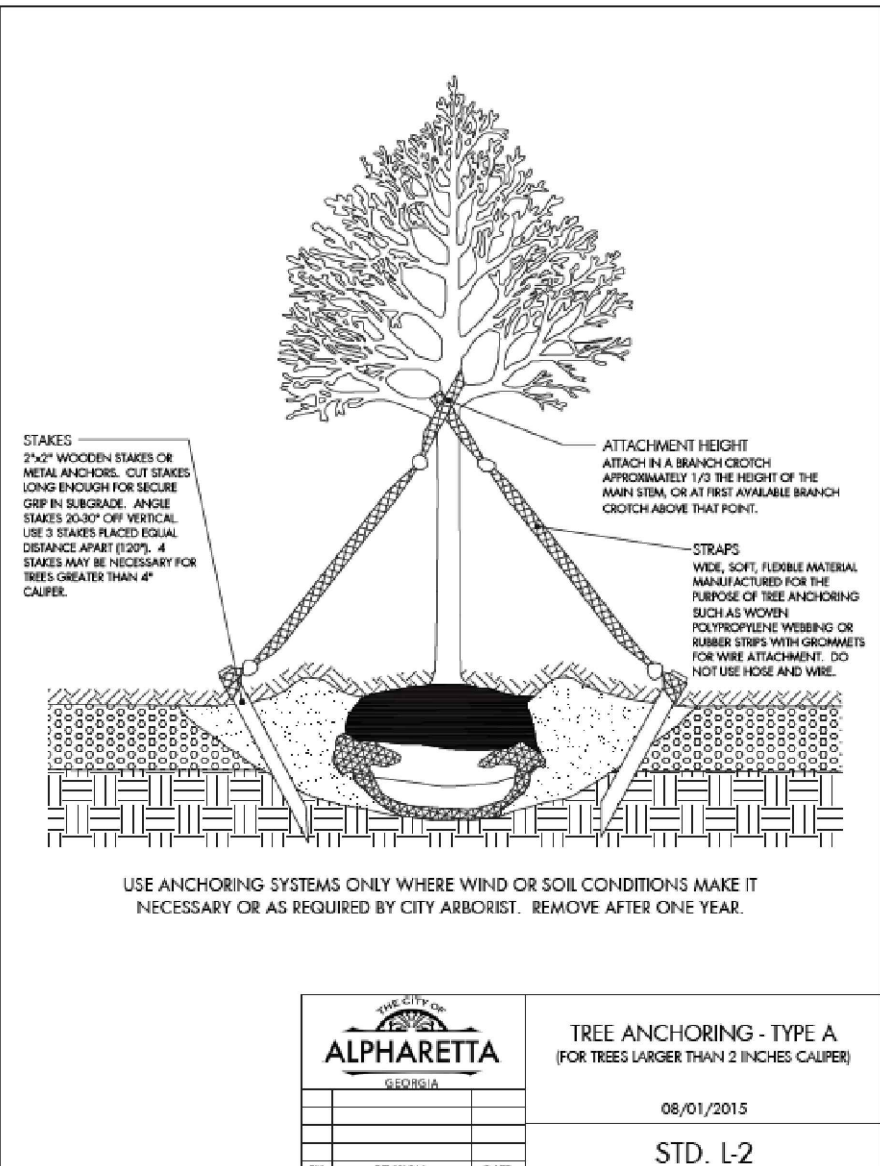
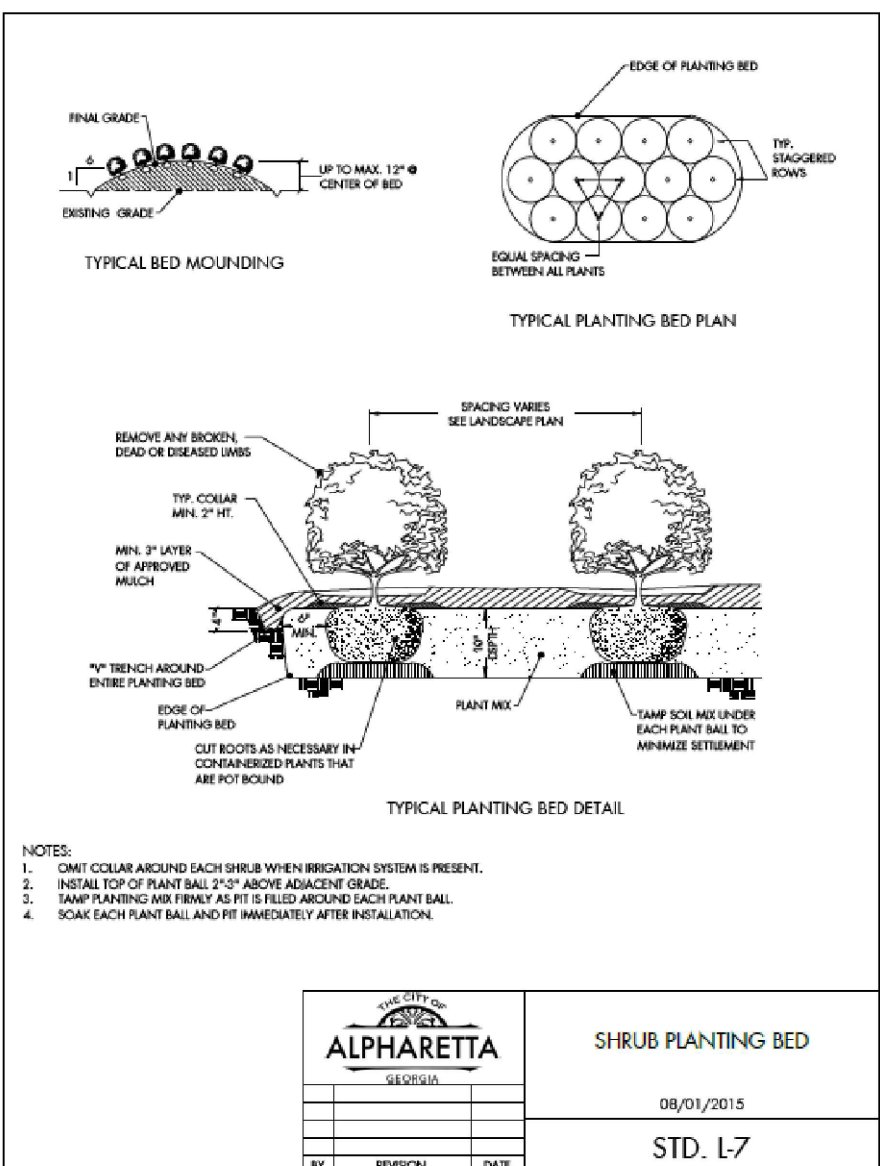
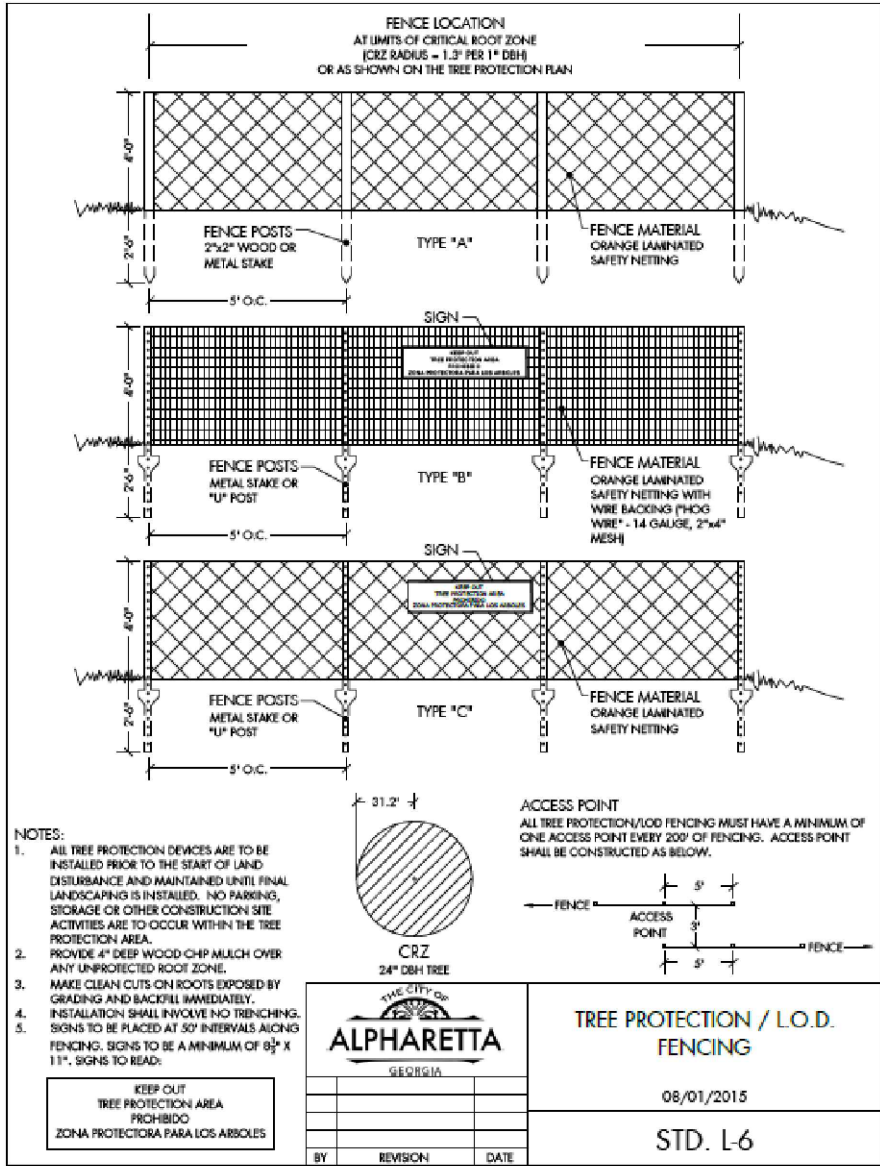
Landscape Contractor to include design build irrigation system for all planted material as a part of base bid

*Denotes Native (54%)

SHRUBS				
36	'Golden Mop' False Cypress - Threadleaf	Chamaecyparis pisifera 'Golden Mop'	5 gal./24" ht. at install	Full in Pot, Healthy
76	'Shamrock' Inkberry	Ilex glabra 'Shamrock'	5 gal./24" ht. at install	Full in Pot, Healthy
68	'Purple Diamond' Loropetalum	Loropetalum chinensis	5 gal./24" ht. at install	Full in Pot, Healthy
80	Pink Muhly Grass	Muhlenbergia capillaris 'Lenca'	3 gal./24" ht. at install	Full in Pot, Healthy
11	'Squaw' Switchgrass	Panicum virgatum 'Squaw'	3 gal./24" ht. at install	Full in Pot, Healthy
39	'Rose Creek' Abelia	Abelia 'Rose Creek'	3 gal.	Full in Pot, Healthy
157	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	3 gal.	Full in Pot, Healthy
22	'Sky Pencil' Holly	Ilex crenata 'Sky Pencil'	1 gal.	Full in Pot, Healthy (In Planters)
56	Rosemary 'Madeline Hill'	Rosmarinus officinalis 'Madeline Hill' Cold Hardy	1 gal. (Cold Hardy to Zone 6)	Full in Pot, Healthy (In Planters)
22	Stella D'Oro Daylily	Hemerocallis 'Stella D'oro	1 gal.	Full in Pot, Healthy
TBD	Tifway 419 Bermuda Sod	Cynodon dactylon Tifway 419 or equal	Contractor to verify quantity for Owner approval prior to installation - in all open space areas as directed by Owner	
TBD	Design Build Irrigation as required by City Code (Includes Planting areas around foundation of building)		Contractor to provide design-build system with Owner Approval	
TBD	Mulch to be dark brown double shredded hardwood		Contractor to provide 2-3" minimum depth throughout planting areas Sample to be provided to Owner for approval prior to installation	

2 YearTree Maintenance Plan:									
2 Year Maintenance Plan	Fall Year #1	Winter Year #1	Spring Year #1	Summer Year #1	Fall Year #2	Winter Year #2	Spring Year #2	Summer Year#2	
Water	Verify water source (i.e. irrigation is working order) or water base (irrigation) are still in place and in working order.	Discontinue system as necessary.	Verify irrigation back on line or irrigation or water base are still in place and in working order.	Verify irrigation or water base are still in place and in working order.	Verify irrigation or water base are still in place and in working order.	Discontinue system as necessary.	Verify irrigation back on line or irrigation or water base are still in place and in working order.	Verify irrigation or water base are still in place and in working order.	
Soil	Take soil samples for baseline testing.				Take soil samples for baseline testing.				
Pruning	No major pruning other than corrective pruning between or dead limbs.				Start minimal structural pruning based on tree location & location.				
Fertilization	No initial fertilizing at time of planting.				Apply the application of fertilizer based on soil test and or repeated soil tests (see table below).				
Staking	Verify all staking is correctly implemented.				Remove all staking materials.				
Inspections	General inspection of all trees to identify defects for monitoring.	General inspection of all trees to identify defects for monitoring.	General inspection of all trees to identify defects for monitoring.	General inspection of all trees to identify defects for monitoring.	General inspection of all trees to identify defects for monitoring.	General inspection of all trees to identify defects for monitoring.	General inspection of all trees to identify defects for monitoring.	General inspection of all trees to identify defects for monitoring.	
Other	Replace dead or dying trees.				Other: Replace dead or dying trees.				

Note: Individual fertilization/pruning schedule to be proposed by Approved Tree Care Company at the time of treatment.



LANDSCAPE NOTES AND TREE PROTECTION NOTES

- The site contractor shall contact the appropriate utility companies to have the locations of their underground utilities marked prior to beginning work. The contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. Caution shall be exercised to avoid interruption of services. The contractor is responsible for repair of all existing utilities damaged during construction. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserve.
- Trees, shrubs, ground cover, sod, seed, ornamental grasses and any other planted materials: Maintenance shall begin immediately after each plant is planted and shall continue until all plants are accepted by the Owner. The quantities shown in the plant schedule are solely for information of the contractor. The contractor shall verify the quantities shown in the plant schedule with the quantities shown on the planting plan. All differences in the quantities shall be brought to the attention of the Landscape Architect for clarification.
- Do not scale from the drawing.
- All plant materials shall conform with the latest edition of "American Standards for Nursery Stock" by the American Nursery and Landscape Association. All plant material shall meet or exceed the specifications of the Federal, state and county laws requiring inspection for disease and insect control. Botanical names shall take precedence over common names.
- Label at least one plant of each species with a securely attached water-proof tag bearing legible designation of Botanical and Common name for inspection.
- All planting pits shall be free of rocks, gravel and other debris. All planting pits shall be prepared in accordance with the planting details.
- Plant quality: All plants shall be sound, free of disease or pests and shall have a healthy normal root system.
- No substitution of plant species or variety shall be made without prior written permission from the Landscape Architect.
- Maintenance of plants shall include, but not necessarily be limited to, watering, spraying, mulching, pruning, mowing, fertilizing, etc. or other activities as directed by the Owner's representative.
- Final acceptance shall be granted by the Owner's representative upon completion of the entire project. The Contractor shall promptly make all replacements before, during and at the end of the guarantee period as directed by the Owner's representative.
- All plant material which dies, turns brown, or defoliates both prior to the final acceptance of the work and during the guarantee period shall be promptly removed from the site and replaced with material of the same species, variety, quantity, size and meeting all plant schedule specifications.
- Burlap material on balled and burlapped plants shall be the type which will decay within two years (no synthetics, plastic, nylon, treated or other non-natural types will be allowed). After setting balled and burlapped plants in the planting pit, all binder twine shall be cut and the burlap removed from the top 1/3 (one-third) of the rootball.
- All shrub, groundcover, tree ring and perennial bed areas shall be top dressed with a minimum depth of 2-3" of compacted mulch. The mulch shall be free from mold, sticks, cones, weeds and other debris. Compaction of the mulch shall occur naturally over a two week period during which at least one significant rainfall has occurred. Additional mulch shall be placed in order to maintain the minimum depth until date of final acceptance.
- Contractor shall spray trees and shrubs with anti-desiccant prior to transplanting and transporting if foliage is present. All plant material must be protected from wind by tarpaulin during shipment.
- The Owner's representative reserves the right to reject at any time until the end of the guarantee period any and / or all plant material that does not meet the specifications as set forth here and in the plant schedule.
- All plant materials shall be Grade A or better and planted as per the plant list, details and comments/notes.
- All plant materials (including sod) shall be properly watered immediately after installation. Water shall be applied at a rate that will completely saturate the rootball/roots regardless of weather conditions. If the height of the rootball is 24", then the plant shall be watered to a depth of 24".
- Contractor to provide irrigation design and installation per agreement with Owner and/or in compliance with City Codes

NOTES:

- THERE ARE NO BOUNDARY TREES ON SITE
- THERE ARE NO EASEMENTS ON THE SITE

OWNER/24 HOUR EMERGENCY CONTACT:
24 HOUR CONTACT:
MR. HAMID MASHINCHI

The City Arborist must inspect the site before installation of erosion control measures. Land disturbance without a site inspection and approval by the City Arborist will result in a "Stop-Work Order" and fines.

If tree survey inaccuracies are found on-site, a stop work order will be issued until revised plans are approved and processed based on accurate information.

The City Arborist must inspect and approve the site before the issuance of a Certificate of Occupancy.

Trees agreed upon to be saved are the responsibility of the owner.

A 4" layer of mulch is required for the CRZ of Specimen Trees, Trees of Quality, and Tree Groupings. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).

A minimum 2" layer of mulch is required for all existing, non-specimen, landscape trees, including street and parking lot trees. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).

All mulch must be organic mulch consisting of wood chips, shredded bark, pine needles, or similar. Synthetic mulch is not approved for use in the City of Alpharetta.

All newly planted trees shall have visible root flares at finished grade. No circling roots shall be allowed on planted trees. The upper two rings of the wire basket, all burlap, and strapping MUST be cut and removed prior to backfill.

Plant sizes (caliper and height) MUST match the sizes shown on the plans. Plants that do not meet these minimums will not be accepted. E.g. 3 inch caliper trees must be 3 inches or larger. Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.

All newly planted trees shall be equivalent in quality to a Florida #1 grade or better. All trees of lesser quality shall be rejected by the City Arborist.

Watering bags or a drip irrigation system MUST be provided for all trees immediately after planting and remain through establishment.

When watering bags are used manufacturers recommendations MUST be followed for proper sizing and watering schedules. Bags will be filled weekly by owner and during droughts for a minimum of 18 months after installation. NO TRENCHING ALLOWED IN TREE SAVE AREAS INCLUDING IRRIGATION.

Tree pit drainage testing is required when trees are planted in parking lot islands, sidewalk tree pits, roadway medians, or similar locations. Please refer to City Details regarding planting pit or landscape island construction. Fill each pit with water. If percolation is less than 100% within a period of 12 hours, use an auger to drill a 10" inch hole to a depth of four feet below the bottom of the pit. Fill auger hole with drainage gravel and cover with a soil separator. Retest pit. If drainage is still unsatisfactory, City Arborist and/or Project Arborist must be notified in writing of the locations with unsatisfactory drainage so that a solution can be arrived at before planting. All testing results must be provided to the City Arborist.

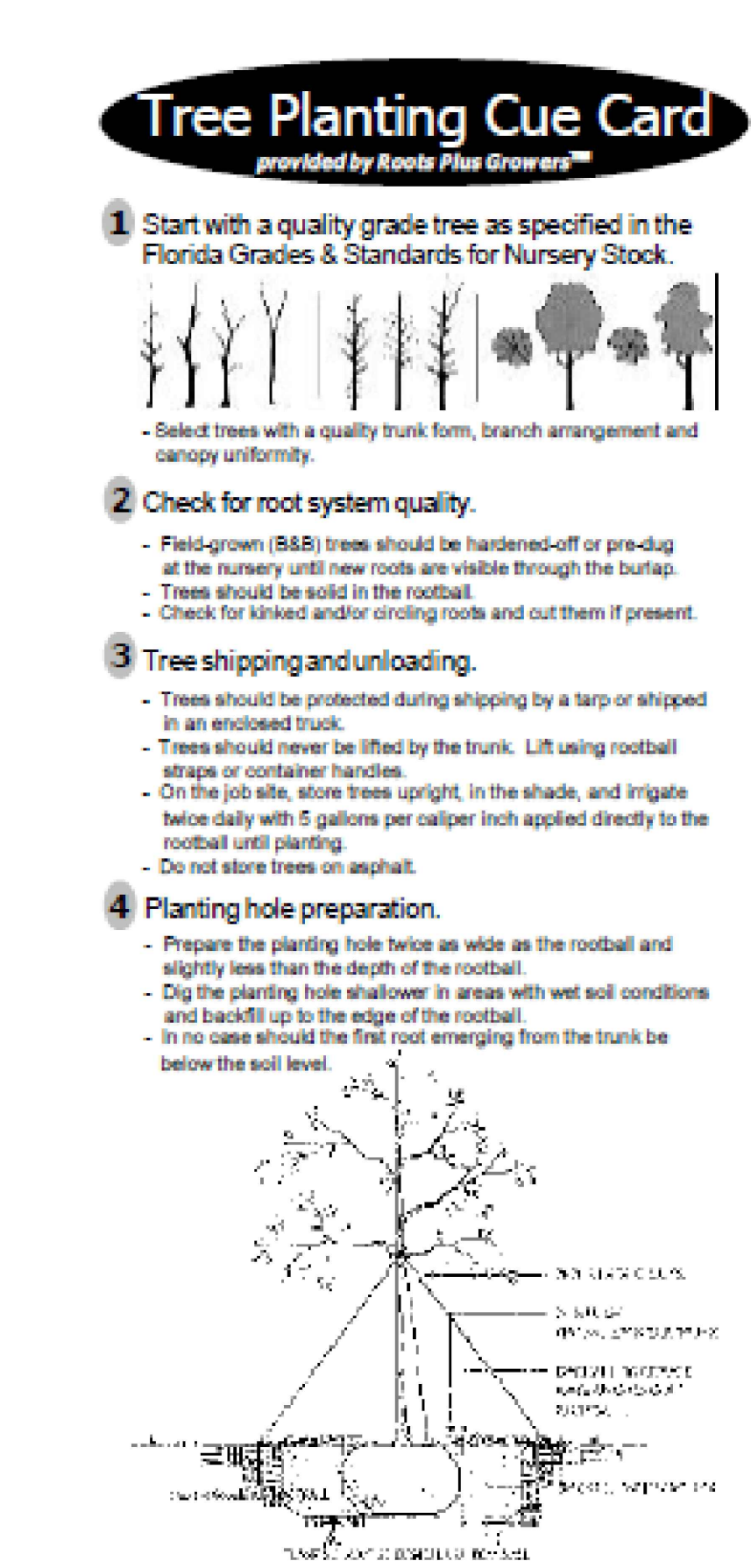
All buffers shall be planted where sparse and code required screening shall be installed in order to create a year round opaque screen within 2 years of construction or as directed by the City of Alpharetta. During construction or at the time of CO the City may require additional plantings to meet these requirements above what is shown on the approved landscape plan.

All tree anchoring devices shall be removed from tree after one complete growing season or one year after planting, whichever is greater.

Property owner shall be responsible for the care and maintenance of the trees and landscaping that front their property within the ROW.

All landscape contractors are required to attend the City of Alpharetta Pre-Construction Class prior to starting work on any project. Please contact (678)297-6200 for information and to reserve a spot.

NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT. Make sure this note is bold and located in a prominent place near the dam.



5 Tree preparation.

- Remove the black weed cloth liner, plastic wrap, or container.
- Remove any string, strapping, or wire wrapped around the trunk.
- Cut any circling roots prior to planting.

6 Tree planting.

- Place the tree in the center of the hole with the top most root in the rootball at or slightly higher than the finished landscape grade.
- Check to ensure the tree is straight in the hole, and begin filling in with native field soil.
- Water in the backfill as you fill the planting hole, working the soil to ensure that no air pockets remain.

7 Finishing planting.

- At the edge of the rootball, make a soil berm 2-3" high to form a shallow water holding area. Water immediately after planting with 5 gallons of water per caliper inch.
- Apply a 3" inch layer of mulch to an area 2 feet in diameter per trunk caliper inch.
- Do not pile mulch directly against the tree trunk.

8 Irrigation requirements for establishment.

- Use low volume drip irrigation for optimum growth & survival.
- If an automatic system is not used, a strict irrigation schedule is necessary for survival.

Tree Size: 2-4" caliper Irrigation for vigor - Daily for 1 month; every other day for 3 months; weekly until established. Irrigation for survival - Twice weekly for 3-4 months.
Tree Size: 4-6" caliper Irrigation for vigor - Daily for 6 weeks; every other day for 5 months; weekly until established. Irrigation for survival - Twice weekly for 4-5 months.

- At each irrigation, apply 3 gallons per inch trunk caliper to the rootball. For example, apply 9 gallons on a 3" caliper tree. Apply in a manner so all water soaks into the rootball.
- Establishment takes 3 to 4 months per inch trunk caliper. In drought conditions irrigate the following summer.

Important Planting Notes

- The best soil amendment for successful planting is water. Research has shown no benefit to using other soil amendments.
- Place no soil over the rootball at planting. Deep planting kills trees.

This tree planting cue card was provided to you courtesy of the Roots Plus Field Growers Association of Florida
Growing Quality Field-Grown Trees
www.rootsplusgrowers.org

GDOT CONDITIONS

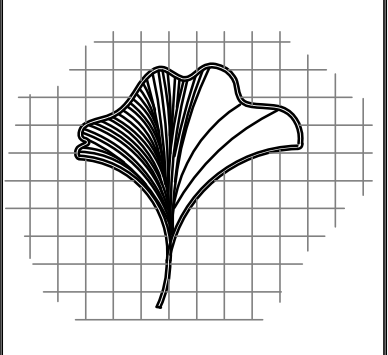
SPECIAL NOTES:

No work will be performed under this permit prior to the acceptance of current highway construction project without approval of the state contractor.

Plants which are of a type which will exceed 30 inches in height and/or 4 inches in trunk diameter at maturity will not be allowed within 30 feet of the pavement edge.

All irrigation systems on State Rights of Way to be wrapped with metallic tape during installation. Sprinkler heads must be retrievable and turned to direct spray away from the roadway.

KIMBALL PLAZA / HAMID MASHINCHI 120
PROJECT NAME/PLANNING PERIOD



TJ Schell
2985 Gordy Parkway
Suite 422
Marietta, Georgia 30066
Phone: (770) 361-2319

LANDSCAPE ARCHITECTS
CERTIFIED ARBORISTS



BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED FOR
HAMID MASHINCHI
KIMBALL PLAZA
LAND LOT 129, OF THE 1st DISTRICT, 1st SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

NOTES, DETAILS & PLANT LIST PLAN

BY THE	BY THE	BY THE
1	2	3
18.18.18	9.14.18	10.22.18
CITY & GDOT COMMENTS	CITY COMMENTS	DRB COMMENTS

JOB NO:
SCALE: AS SHOWN
DATE: 3.19.18
DRAWN BY: THE
SHEET NO.