



DESIGN REVIEW BOARD

APRIL 16, 2021

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

I. WORKSHOP

1. Review of Sign Committee progress

II. CALL TO ORDER

III. ROLL CALL

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of

VII. PUBLIC HEARING

1. 09:10 - 09:50 DRB210020 Founders Hall 63 South Main St
review new construction
2. 09:50 - 10:00 DRB210004 Shake Shack Haynes Bridge Rd
review signage
3. 10:00 - 10:20 DRB 210022 Burke Painting 11540 Great Oaks
review painting
4. 10:20 - 10:40 DRB210018 Rising Roll 11417 Haynes Bridge Rd
review exterior modifications
5. 10:40 - 10:50 DRB210017 Ameris Bank 94 Academy St
review signage
6. 10:50 - 11:10 DRB210016 Aria Salon 41 Milton Ave
review exterior changes
7. 11:10 - 11:20 DRB200030 Surcheros 91 South Main St
review signage
8. 11:20 - 11:50 DRB 210021 1858 Residential Development 73 Cumming review new
construction
9. 11:50 - 12:15 DRB210019. TBB122. 122 Marietta St
exterior remodel and addition
10. 12:15 - 12:30 DRB210015 JP Carey 240 Vaughn Dr
review exterior paint

VIII. ADJOURNMENT

LANDSCAPE AND SITE CALCULATIONS:

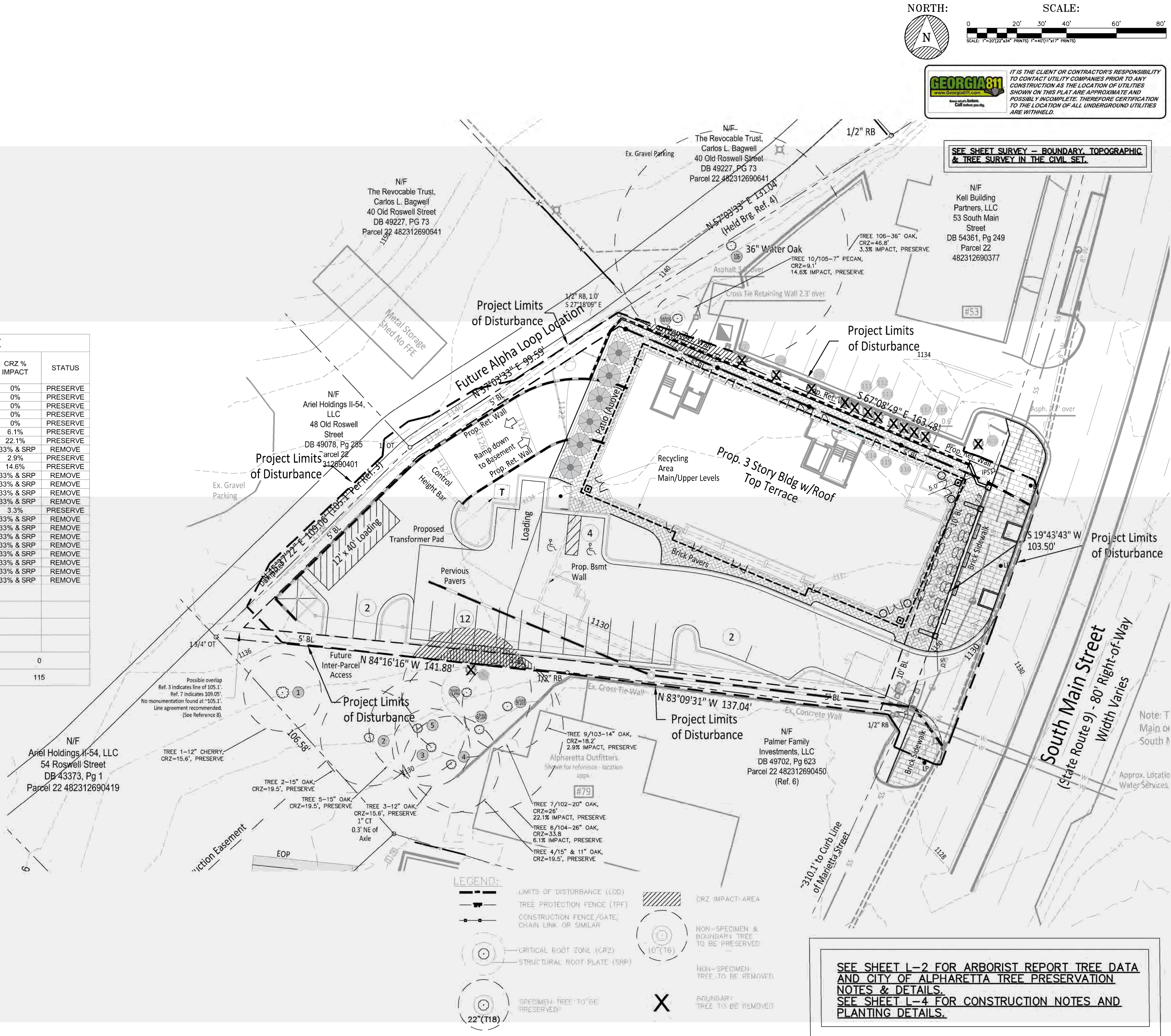
SITE DENSITY
OVERALL SITE AREA= **0.686** AC or 29876 SF
SDF = **0.686** AC x 130 CALIPER INCHES = **89.18"**
EDF = 0 INCHES
RDF = 89.19 INCHES REQUIRED (COMPLIES)
- 31 INCHES OF ADDITIONAL TREE REPLACEMENT (INCH FOR INCH)
PROPOSED FOR BOUNDARY TREES TO BE REMOVED ON ADJACENT SOUTHERN PROPERTY (PALMER FAMILY INVESTMENTS). DUE TO SITE CONSTRAINTS, RECOMPENSE TO BE PAID TO TREE FUND ON BEHALF OF OWNER.
- 84 INCHES ADDITIONAL TREE REPLACEMENT (INCH FOR INCH)
PROPOSED FOR NON-SPECIMEN TREE TO BE REMOVED ON ADJACENT NORTHERN PROPERTY (KELL BUILDING PARTNERS). DUE TO SITE CONSTRAINTS, RECOMPENSE TO BE PAID TO TREE FUND ON BEHALF OF OWNER.

BOUNDARY TREES, NON-SPECIMENS, TO BE REMOVED:

13 BOUNDARY NON-SPECIMEN TREES (115 INCHES) TO BE REMOVED FOR REQUIRED GRADING.
TREE #8/101, 31" OAK
TREE #11/107, 11" MAPLE
TREE #12/108, 9" MAPLE
TREE #13/109, 13" MAPLE
TREE #14/110, 13" MAPLE
TREE #111, 3" ARBORVITAE
TREE #112, 6" ARBORVITAE
TREE #113, 6" ARBORVITAE
TREE #114, 5" ARBORVITAE
TREE #115, 4" ARBORVITAE
TREE #116, 4" ARBORVITAE
TREE #117, 5" ARBORVITAE
TREE #118, 5" ARBORVITAE

SEE SHEET L-2 FOR ARBORIST TREE REPORT AND TREE PRESERVATION NOTES AND DETAILS.

SPECIMEN & BOUNDARY TREE DATA TABLE								
TREE #	MOORE TREE #	SPECIES	SIZE (CAL. INCHES @ DBH)	LOCATION	CONDITION	SPECIMEN/ NON-SPECIMEN	CRZ % IMPACT	STATUS
1		CHERRY	12	SW	-	NS-BOUNDARY	0%	PRESERVE
2		OAK	15	SW	-	NS-BOUNDARY	0%	PRESERVE
3		OAK	12	SW	-	NS-BOUNDARY	0%	PRESERVE
4		OAK	15 & 11	SW	-	NS-BOUNDARY	0%	PRESERVE
5		OAK	15	SW	-	NS-BOUNDARY	0%	PRESERVE
6	104	OAK	26	SW	POOR	NS-BOUNDARY	6.1%	PRESERVE
7	102	OAK	20	SW	FAIR	NS-BOUNDARY	22.1%	PRESERVE
8	101	OAK	31	SW	FAIR-POOR	NS-BOUNDARY	>33% & SRP	REMOVE
9	103	OAK	14	SW	GOOD	NS-BOUNDARY	2.9%	PRESERVE
10	105	PECAN	7	NW	POOR	NS-BOUNDARY	14.6%	PRESERVE
11	107	MAPLE	11	N	FAIR	NS-BOUNDARY	>33% & SRP	REMOVE
12	108	MAPLE	9	N	FAIR	NS-BOUNDARY	>33% & SRP	REMOVE
13	109	MAPLE	13	N	FAIR	NS-BOUNDARY	>33% & SRP	REMOVE
14	110	MAPLE	13	NE	FAIR	NS-BOUNDARY	>33% & SRP	REMOVE
	106	OAK	36	NW	GOOD	S-BOUNDARY	3.3%	PRESERVE
	111	ARBORVITAE	3	N	POOR	NS-BOUNDARY	>33% & SRP	REMOVE
	112	ARBORVITAE	6	N	FAIR	NS-BOUNDARY	>33% & SRP	REMOVE
	113	ARBORVITAE	6	N	FAIR	NS-BOUNDARY	>33% & SRP	REMOVE
	114	ARBORVITAE	5	N	FAIR	NS-BOUNDARY	>33% & SRP	REMOVE
	115	ARBORVITAE	4	N	FAIR	NS-BOUNDARY	>33% & SRP	REMOVE
	116	ARBORVITAE	4	N	FAIR	NS-BOUNDARY	>33% & SRP	REMOVE
	117	ARBORVITAE	5	N	FAIR	NS-BOUNDARY	>33% & SRP	REMOVE
	118	ARBORVITAE	5	N	FAIR	NS-BOUNDARY	>33% & SRP	REMOVE
TOTAL SPECIMEN INCHES (ON-SITE, BOUNDARY AND OFFSITE)					0			
TOTAL SPECIMEN INCHES TO BE REMOVED (POOR CONDITION/HAZARD):					0			
TOTAL SPECIMEN INCHES TO BE REMOVED					0			
TOTAL SPECIMEN INCHES TO REMAIN (BOUNDARY & OFFSITE)					0			
SPECIMEN TREE RECOMPENSE					0	(INCHES TBR x3)	0	
NON-SPECIMEN BOUNDARY TREE INCHES TO BE REMOVED					115		115	



NORTH: SCALE: 0 20' 30' 40' 60' 80' SCALE: 1"=20'(22"x34" PRINTS) 1"=40'(11"x17" PRINTS)

GEORGIA811 IT IS THE CLIENT OR CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

SEE SHEET SURVEY - BOUNDARY, TOPOGRAPHIC & TREE SURVEY IN THE CIVIL SET.

REVISIONS: DATE #

STATE OF GEORGIA
PETER J. FRAWLEY
REGISTERED
LANDSCAPE ARCHITECT

FRAWLEY ASSOCIATES, LLC.
LANDSCAPE ARCHITECTS
675 SEMINOLE AVE (SUITE 101)
ATLANTA, GA 30307 (404) 874-5091

FOUNDERS HALL AT BLALOCK PLACE
63 SOUTH MAIN STREET
ALPHARETTA, GEORGIA

TREE SURVEY & PROTECTION PLAN

SCALE: AS SHOWN

DATE: 04/01/2021

PROJECT: FA-210XX

SHEET L-1
SHEET 1 OF 4

SEE SHEET L-2 FOR ARBORIST REPORT TREE DATA AND CITY OF ALPHARETTA TREE PRESERVATION NOTES & DETAILS.
SEE SHEET L-4 FOR CONSTRUCTION NOTES AND PLANTING DETAILS.

Moore Urban Forestry, Inc.
5962 Lake Lanier Heights Road
Buford, Georgia 30518
Phone: 770 530-4114

This is an assessment of tree # 101 referenced in the Arborist Report for the 63 South Main Street project in the City of Alpharetta. Tree #101 is a 31" water oak (*Quercus nigra*). The tree has a lean that is not excessive enough to be of concern. There is no evidence of any disease in the base of the tree. There are several dead limbs larger than 3" throughout the crown (approximately 7). One large limb has rot in it due to unsuccessful compartmentalization. Another large limb has a longitudinal wound several feet long where the branch forked and broke off. There are at least 9 additional limbs with various amounts of mistletoe growing on them. Pictures are included showing the issues mentioned.

When determining if a tree is a specimen tree or not, the effects of construction are not usually considered. It is determined by the current state of the tree. I feel like the state of this tree is fair to poor at best, and the tree will certainly decline if left alone. There will be more mistletoe and more dead limbs. There is also the likelihood that the 2 limbs with rot in them will fail.

I do not feel like this tree poses any imminent danger at this point. Nor do I think the tree will die within the next couple of years. To prune out the mistletoe, dead and rotten limbs, approximately 36% of the limbs 3" and greater will need to be removed. This amount of pruning exceeds the recommended amount of crown reduction. In addition, removing the mistletoe does not mean it will not grow back. Many of the trees in the downtown area have mistletoe, but there are some that do not. This tree seems to have the propensity to have mistletoe.

I do not feel like assessing the tree to determine what can be done to save or improve it is the same as determining whether or not it is a specimen tree. Due to the issues stated and the pictures provided I would not consider this to be a specimen tree.

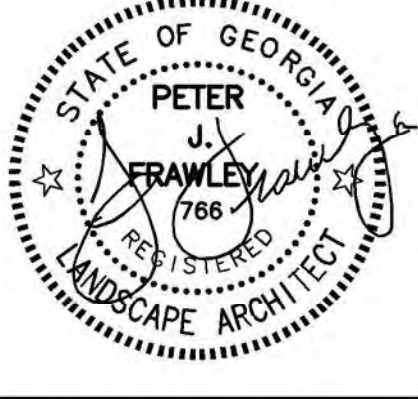
Van Moore
Arborist # SO-1171
Registered Forester # 2043
Email mooreurbanforestry@charter.net



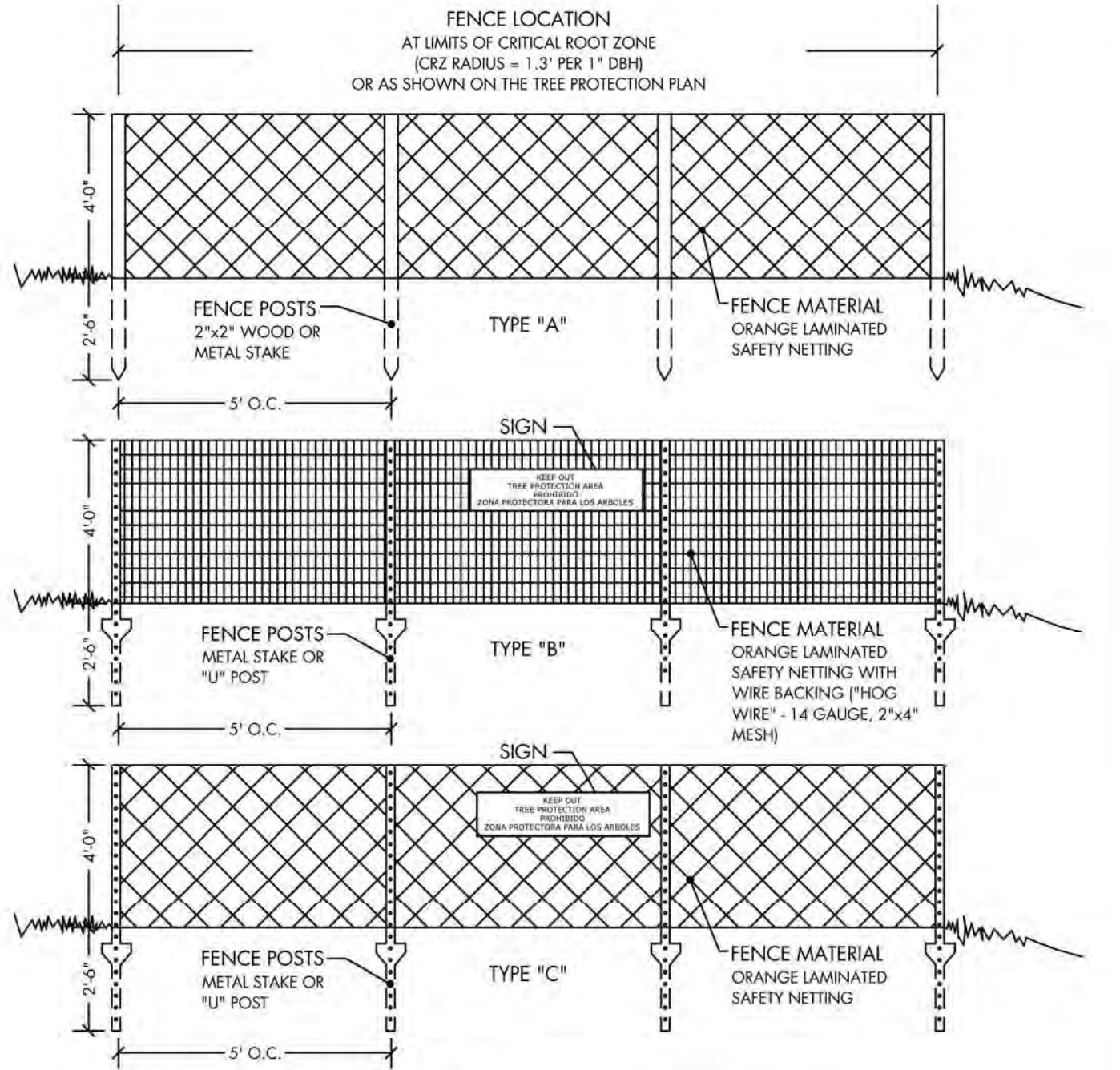
NORTH:

SCALE:

REVISIONS:	
DATE	#
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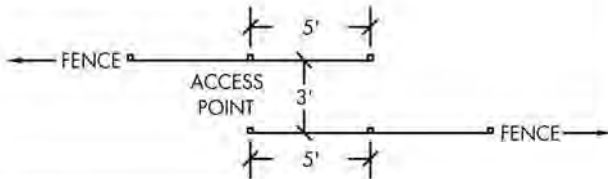
FRAWLEY
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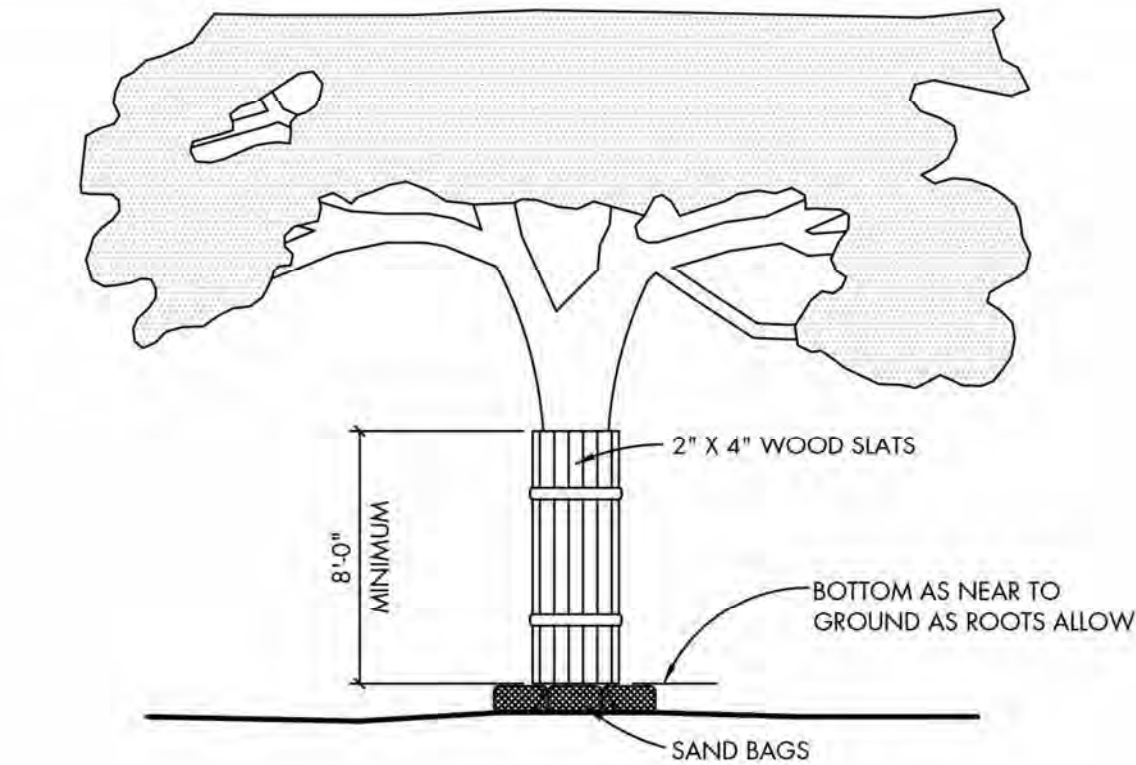
- NOTES:
- ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. NO PARKING, STORAGE OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN THE TREE PROTECTION AREA.
 - PROVIDE 4" DEEP WOOD CHIP MULCH OVER ANY UNPROTECTED ROOT ZONE.
 - MAKE CLEAN CUTS ON ROOTS EXPOSED BY GRADING AND BACKFILL IMMEDIATELY.
 - INSTALLATION SHALL INVOLVE NO TRENCHING. SIGNS TO BE PLACED AT 50' INTERVALS AIDING FENCING. SIGNS TO BE A MINIMUM OF 8 1/2" X 11". SIGNS TO READ:



ACCESS POINT
ALL TREE PROTECTION/LOD FENCING MUST HAVE A MINIMUM OF ONE ACCESS POINT EVERY 200' OF FENCING. ACCESS POINT SHALL BE CONSTRUCTED AS BELOW.



TREE PROTECTION / L.O.D. FENCING		
08/01/2015		
STD. L-6		
BY	REVISION	DATE



- NOTES:
- WHERE ANY EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN TEN FEET (10'-0") TO A TREE TRUNK; PROTECT THE TRUNK WITH STRAPPED-ON-PLANKING TO A HEIGHT OF EIGHT FEET (8'-0"), OR TO THE LIMITS OF LOWER BRANCHING, IN ADDITION TO THE REQUIRED ORANGE LAMINATE FENCING.
 - ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN TWO (2) DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE, AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
 - PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE CRZ, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A PRUNING SAW, DITCH WITCH OR SIMILAR EQUIPMENT, TO MINIMIZE DAMAGE TO REMAINING ROOTS.
 - TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHALL BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER.
 - SAND BAGS OR HAY BALES SHALL BE PLACED ON THE ROOT FLARES AND ANY EXPOSED STRUCTURAL ROOTS.
 - ALL EXPOSED, RIPPED, AND TORN ROOTS GREATER THAN ONE-HALF INCH (1/2") SHALL BE CLEAN CUT.
 - NO LANDSCAPE TOPSOIL DRESSING GREATER THAN FOUR INCHES (4") SHALL BE PERMITTED WITHIN THE CRZ OF A TREE. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
 - PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.



TREE PROTECTION - WOOD SLATS		
08/01/2015		
STD. L-9		
BY	REVISION	DATE

CITY OF ALPHARETTA TREE PROTECTION NOTES:

IF THERE ARE INCONSISTENCIES BETWEEN ANY ITEMS ON THESE PLANS THE MORE STRICT INTERPRETATION OF THOSE REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CITY ARBORIST FOR ANY INTERPRETATION.

PRIOR TO THE TREE SAVE FENCE INSPECTION PROVIDE THE CITY ARBORIST WITH PROOF OF PRE-PAYMENT OF THE REQUIRED TREE CARE PLAN TO A REPUTABLE TREE CARE COMPANY.

TREE SAVE FENCE FOR THE ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY CITY ARBORIST.

THE CRZ OF SPECIMEN TREES PLUS ALL BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS OR CHAIN LINK AND TREE SAVE SIGNAGE.

INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.

ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.

ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.

ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.

ANY LIMBS OVERHANGING THE LOD THAT MAY BE RIPPED, TORN, OR DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY PRUNED UNDER DIRECTION OF AN ISA CERTIFIED ARBORIST.

IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.

ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

FOUNDERS HALL AT BLALOCK PLACE
63 SOUTH MAIN STREET
ALPHARETTA, GEORGIA

TREE REPORT & PROTECTION NOTES

SCALE: AS SHOWN

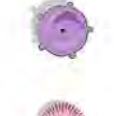
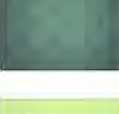
DATE: 04/01/2021

PROJECT: FA-210XX

SHEET L-2

SHEET 2 OF 4

PLANT SCHEDULE

TREES	CODE	COMMON NAME	BOTANICAL NAME	SIZE	QTY	
	ACE BUE	Trident Maple	Acer buergerianum	4" Cal.	4	
	ACE	Sugar Maple	Acer saccharum	3" Cal.	4	
	AME GRA	Autumn Brilliance Apple Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	2" Cal.	4	
	CAR FST	Pyramidal European Hornbeam	Carpinus betulus 'Fastigiata'	4" Cal.	3	
	COR	Eastern Dogwood	Cornus florida	2" Cal.	6	
	ILE	Emily Bruner Holly	Ilex x 'Emily Bruner'	9'-10'	3	
	NYS	Black Gum	Nyssa sylvatica 'Wildfire'	3" Cal.	4	
	QUE	Shumard Red Oak	Quercus shumardii	3" Cal.	4	
	TAX	Shawnee Brave Bald Cypress	Taxodium distichum 'Mickelson' TM	4" Cal.	4	
	VIT	Chaste Tree	Vitex agnus-castus	8' Ht.	1	
SHRUBS	CODE	COMMON NAME	BOTANICAL NAME	SIZE	QTY	
	ABE	Rose Creek Abelia	Abelia x 'Rose Creek'	2' Ht.	56	
	AZA	Gumpo Pink Satsuki Azalea	Azalea x 'Gumpo Pink'	3 gal.	40	
	BUX LMS	Little Missy Littleleaf Boxwood	Buxus microphylla 'Little Missy'	1 gal.	37	
	BUX FA2	Upright Common Boxwood	Buxus sempervirens 'Fastigiata'	1.5' Ht.	4	
	CAM	Camellia	Camellia japonica	7 gal.	2	
	HYD	Oakleaf Hydrangea	Hydrangea quercifolia	3 gal.	9	
	CAR	Carissa Holly	Ilex cornuta 'Carissa'	2' Ht.	22	
	BUR	Dwarf Burford Holly	Ilex cornuta 'Dwarf Burford'	2' Ht.	66	
	ILE SKY	Sky Pencil Japanese Holly	Ilex crenata 'Sky Pencil'	4' Ht.	4	
	LOR-B	Blush Fringe Flower	Loropetalum chinense 'Blush'	2' Ht.	27	
	LOR	Daruma Dwarf Loropetalum	Loropetalum chinense 'Daruma'	3 gal.	3	
	MUH	Pink Muhly Grass	Muhlenbergia capillaris	2' Ht.	26	
	PAN	Heavy Metal Switch Grass	Panicum virgatum 'Heavy Metal'	2' Ht.	51	
	RHO CAN	Wild Azalea	Rhododendron canescens	7 gal.	4	
	VIB2	Double File Viburnum	Viburnum plicatum tomentosum 'Mariesii'	7 gal.	7	
GROUND COVERS	CODE	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	QTY
	HED VAR	Variegated English Ivy	Hedera helix 'Variegata'	4"	6" o.c.	56
	LIR	Big Blue Lilyturf	Liriope muscari 'Big Blue'	4"	15" o.c.	48
	LIR SUN	Silvery Sunproof Lilyturf	Liriope muscari 'Silvery Sunproof'	4"	15" o.c.	180
	PHL CRE	Creeping Phlox	Phlox stolonifera	4"	12" o.c.	296
	SEA	Seasonal Color	Seasonal Color	4"	12" o.c.	24

LANDSCAPE AND SITE CALCULATIONS:

SITE DENSITY
OVERALL SITE AREA= 0.686 AC or 29876 SF
SDF = 0.686 AC x 130 CALIPER INCHES = 89.18"
EDF = 0 INCHES
RDF = 89.19 INCHES REQUIRED (COMPLIES)
- 31 INCHES OF ADDITIONAL TREE REPLACEMENT (INCH FOR INCH) PROPOSED FOR NON-SPECIMEN TREES TO BE REMOVED ON ADJACENT SOUTHERN PROPERTY (PALMER FAMILY INVESTMENTS). DUE TO SITE CONSTRAINTS, RECOMPENSE TO BE PAID TO TREE FUND ON BEHALF OF OWNER.
- 84 INCHES ADDITIONAL TREE REPLACEMENT (INCH FOR INCH) PROPOSED FOR NON-SPECIMEN TREE TO BE REMOVED ON ADJACENT NORTHERN PROPERTY (KELL BUILDING PARTNERS). DUE TO SITE CONSTRAINTS, RECOMPENSE TO BE PAID TO TREE FUND ON BEHALF OF OWNER.

PARKING
20 SURFACE PARKING SPACES; PROPOSED.SEE CIVIL PLANS FOR DETAILS.

LANDSCAPE STRIPS

NORTH, 10' LS: 163.48'/50 = 3.2 OR 3 TREES
BOUNDARY AGREEMENT SOUGHT TO PLANT 3 TREES, IN ADDITION TO THE 3 NON-SPECIMEN TREES TO BE REMOVED DUE TO IMPACT, FOR A TOTAL OF 6 TREES WITHIN ADJACENT LANDSCAPE STRIP OF KELL BUILDING PARTNERS PARCEL (PARCEL 22 482312690377)

WEST, 5' LS: 208.65/50 = 4.2 OR 4 SHADE TREES, 4" CAL. (COMPLIES)

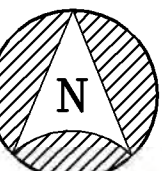
SOUTH, 5' LS: 278.92/50 = 5.6 OR 6 SHADE TREES, 4" CAL. (COMPLIES)

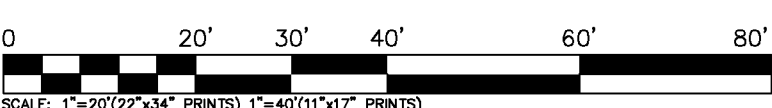
EAST, 10' LS, S. MAIN STREET: 77.2'/40= 2, 4" SHADE TREES



PLANTER INSPIRATION. MANUFACTURER TBD

SEE SHEETS L-1 & L-2 FOR TREE PROTECTION PLAN, ARBORIST REPORT TREE DATA, AND CITY OF ALPHARETTA TREE PRESERVATION NOTES & DETAILS. SEE SHEET L-4 FOR CONSTRUCTION NOTES AND PLANTING DETAILS.

NORTH:

SCALE:

GEORGIA811
www.Georgia811.com
Know what's below. Call before you dig.

IT IS THE CLIENT OR CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

REVISIONS:	DATE	#



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FOUNDERS HALL AT BLALOCK PLACE
63 SOUTH MAIN STREET
ALPHARETTA, GEORGIA

LANDSCAPE PLAN

SCALE: AS SHOWN

DATE: 04/01/2021

PROJECT: FA-210XX

ALL TREES MUST BE PLANTED OUTSIDE OF ANY UTILITY EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.

CITY OF ALPHARETTA LANDSCAPE NOTES

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.

DESIGN LANDSCAPE ARCHITECT OR PROJECT ARBORIST WILL INSPECT, VERIFY AND APPROVE THE LANDSCAPE HAS BEEN PLANTED PER THE APPROVED PLANS AND CITY STANDARDS PRIOR TO CONTACTING THE CITY ARBORIST FOR A CO INSPECTION.

TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.

A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ (CRITICAL ROOT ZONE) OF SPECIMEN TREES, TREES OF QUALITY, AND TREE GROUPINGS. MULCH MUST BE APPLIED TO TREES PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREE(S).

A MIN. 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON-SPECIMEN, LANDSCAPE TREES, INCLUDING STREET AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH 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 OR ROCKS ARE 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 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 MEDIAN, 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 HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR, RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH POOR DRAINAGE TO PROVIDE A SOLUTION BEFORE PLANTING. TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.

ALL BUFFERS SHALL BE REPLANTED WHERE SPARSE AND CODE REQUIRED SCREENING SHALL BE INSTALLED IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITH 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.

LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO BEGINNING WORK ON ANY PROJECT. PLEASE CALL (678)297-6070 FOR INFORMATION AND TO RESERVE A SPOT.

NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.

A CITY OF ALPHARETTA APPROVED ROOT BARRIER WILL BE REQUIRED FOR ANY TREE LOCATED WITHIN 10' OF PAVEMENT. CONTRACTOR SHALL VERIFY WITH CITY ARBORIST.

GENERAL CONTRACT NOTES

ALL REQUIRED CITY OF ALPHARETTA NOTES AND DETAILS TAKE PRECEDENCE OVER THE FOLLOWING NOTES.

SURVEY/BASE/TREE SURVEY: INFORMATION PREPARED BY OTHERS; FRAWLEY ASSOCIATES LLC (FA) DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

PERMITS: THE LANDSCAPE CONTRACTOR SHALL WORK FROM A STAMPED SET OF PERMIT PLANS. DO NOT WORK FROM ANY PLANS THAT DO NOT HAVE THE PERMIT STAMP BY THE MUNICIPALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RE-WORK ASSOCIATED WITH WORKING ON NON-STAMPED/ APPROVED PLANS. VERIFY WITH THE REVIEWING MUNICIPALITY WHETHER AN ADDITIONAL PERMIT IS REQUIRED FOR ANY IRRIGATION WORK WHICH IS NOT INCLUDED ON THESE PLANS.

MOST CURRENT PLANS: THESE PLANS MAY NOT BE THE MOST CURRENT DRAWINGS AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE GENERAL LANDSCAPE ARCHITECT TO VERIFY/INSURE THAT THESE PLANS ARE THE MOST CURRENT.

SITE CONDITIONS: ACTUAL SITE CONDITIONS MAY HAVE CHANGED SINCE SINCE THESE DRAWINGS WERE PREPARED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES/CONFLICTS WHICH MAY EXIST BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS. FAILURE TO NOTIFY, WILL BE CONSIDERED ACCEPTANCE OF THE CURRENT SITE CONDITIONS.

TREE PROTECTION: REFER TO ALL CITY OF ALPHARETTA NOTES AND DETAILS FOR TREE PROTECTION COMPLIANCE. FAILURE TO ADHERE TO THE REQUIREMENTS OF TREE PROTECTION MAY RESULT IN A STOP WORK.

SITE OBSERVATION/DRAWING DISCREPANCIES: IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADHERE TO ALL REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS.

SUBSTITUTIONS: NO TREE SPECIES OR SIZE SUBSTITUTIONS WILL BE CONSIDERED UNLESS A SUBSTITUTION HAS BEEN SUBMITTED IN WRITING TO THE MUNICIPALITY AND APPROVED BY THE MUNICIPALITY. FAILURE TO COMPLY IN THIS REGARD MAY RESULT IN THE REPLACEMENT OF ALREADY INSTALLED PLANT MATERIAL AND IN A DELAY IN RECEIVING THE CERTIFICATE OF OCCUPANCY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COPY THE LANDSCAPE ARCHITECT ON ANY CHANGES APPROVED BY THE MUNICIPALITY.

MUNICIPAL COMPLIANCE: IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE MUNICIPALITY HAVING JURISDICTION THAT THE INSTALLED LANDSCAPE IS IN COMPLIANCE WITH PERMITTED DRAWINGS. THE CONTRACTOR SHALL COORDINATE WITH THE CITY ARBORIST/LANDSCAPE ARCHITECT ON ALL ASPECTS OF THE INSTALLATION.

FRAWLEY ASSOCIATES LLC (FA) SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY ANY CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR ANY CONTRACTORS EMPLOYEES, OR FOR THE FAILURE OF ANY CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT THE CONTRACTOR'S WORK SITE IS KEPT IN A SAFE CONDITION FOR WORKERS AND THE PUBLIC DURING THE COURSE OF THE CONSTRUCTION AND LEAVE THE SITE IN A SAFE CONDITION AT THE END OF EACH WORK DAY. NO DISCREPANCY IN CONSTRUCTION DRAWINGS OR SPECIFICATIONS SHALL CAUSE DEFECTIVE OR INAPPROPRIATE MATERIALS TO BE USED OR POOR WORKMANSHIP TO BE ALLOWED/ACCEPTED. (FA) SHALL NOT BE LIABLE FOR SAFETY ISSUES RELATIVE TO TREE PLANTINGS REQUIRED BY ANY MUNICIPALITY TO BE WITHIN THE ROW.

FA HAS ONLY BEEN CONTRACTED TO PREPARE THE TREE PROTECTION/TREE REPLACEMENT AND LANDSCAPE PLANTING PLAN FOR THIS PROPERTY. FA HAS NOT PREPARED THE FOLLOWING: IRRIGATION/WELL DESIGN, GRADING DESIGN, HYDROLOGY DESIGN, SOILS DESIGN, PLANT MAINTENANCE SCHEDULES, UTILITY DESIGN, STRUCTURAL DESIGN, ARCHITECTURAL DESIGN, ELECTRICAL DESIGN. THE CONTRACTOR SHALL CONTACT THE OWNER FOR ANY ISSUES RELATED TO WORK PREPARED BY OTHERS.

CALL BEFORE YOU DIG-811-UTILITY LOCATION: IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL UTILITIES LOCATED PRIOR TO ANY DIGGING. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITIES PROTECTION CENTER IN GEORGIA @ 811, 72 HOURS BEFORE DIGGING, (EXCLUDING HOLIDAYS AND WEEKENDS) AS SPECIFIED IN THE 'CALL-BEFORE-YOU-DIG' LAW. FINES AND PENALTIES THAT OCCUR AS A RESULT OF NOT LOCATING OVERHEAD OR UNDERGROUND UTILITIES, WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS, AT THE CONTRACTOR'S EXPENSE, TO OVERHEAD OR UNDERGROUND UTILITIES DAMAGED BY THE CONTRACTOR'S ACTIONS. IF UTILITIES ARE SHOWN ON THE PLANS THE REPRESENTATION OF THE UTILITIES MAY OR MAY NOT CONSTITUTE ALL THE EXISTING OR NEWLY INSTALLED UTILITIES. THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS AS UTILITY LOCATIONS MAY HAVE CHANGED. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES.

THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY AND LANDSCAPE ARCHITECT IN WRITING, IF IT BECOMES APPARENT DURING THE INSTALLATION THAT OVERHEAD WIRES WILL INTERFERE WITH THE GROWTH OF TREES OVER TIME. FAILURE TO NOTIFY PRIOR TO INSTALLATION MAY REQUIRE RELOCATION AT NO ADDITIONAL COST TO THE OWNER.

COORDINATION: THE CONTRACTOR SHALL COORDINATE AND SEQUENCE HIS WORK WITH THAT OF OTHER SITE CONTRACTORS.

SIGHT DISTANCES: ALL TREES 3" CAL. OR LARGER SHALL HAVE A CLEARANCE TO THE LOWEST LIMB/BRANCH OVERHANG OF 6.5' HT. ALL SHRUBS AT ANY INTERSECTION OR AT THE TIPS OF PARKING LOT ISLANDS SHALL BE INSTALLED AND MAINTAINED AT OR BELOW 2'-0" IN ORDER TO MAINTAIN SAFE SITE DISTANCES FOR DRIVERS. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF THE PLANT MATERIAL AFTER INSTALLATION, AS DESCRIBED ABOVE. THE CONTRACTOR SHALL INFORM THE OWNER OF THIS OBLIGATION AND SUBMIT TO THE OWNER A COST FOR ONGOING MAINTENANCE OF THE INSTALLATION FOR THE GUARANTEE PERIOD.

CLEANING: THE CONTRACTOR SHALL BE RESPONSIBLE TO CLEAN AND REMOVE/DISPOSE, IN A LEGAL MANNER, FROM THE SITE ALL DEBRIS THAT IS A PART OF THE CONTRACTOR'S OPERATION.

PARKING LOT ISLANDS: THE CONTRACTOR SHALL FOLLOW CITY OF ALPHARETTA DETAIL L-5 WHEN PLANTING PARKING LOT TREES IN ISLANDS.

OTHER MATERIALS: THE CONTRACTOR SHALL SUPPLY, AS A PART OF THIS CONTRACT, ALL MATERIALS NECESSARY FOR THE COMPLETE INSTALLATION OF THE LANDSCAPE AS SHOWN ON THE DRAWINGS. THE OWNER SHALL SUPPLY THE WATER NECESSARY FOR THE LANDSCAPE INSTALLATION. THE CONTRACTOR SHALL IMMEDIATELY BRING TO THE ATTENTION OF THE OWNER, IN WRITING AND BEFORE INSTALLATION, ANY CONDITIONS WHICH MAY ADVERSELY EFFECT THE PLANTING OR THE PROPER GROWTH OF VEGETATION.

GRADING/DRAINAGE/HYDROLOGY: SITE GRADING/DRAINAGE DESIGN HAS BEEN PREPARED BY OTHERS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO 'FINE GRADE' WITH POSITIVE DRAINAGE THE TOP 3" AS A PART OF THE LANDSCAPE WORK. THE CONTRACTOR SHALL ACCEPT GRADING PRIOR TO COMMENCEMENT OF LANDSCAPE WORK. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY AREAS WHICH DO NOT HAVE POSITIVE DRAINAGE PRIOR TO PROCEEDING. REFER TO CIVIL ENGINEER'S DRAWING FOR ALL DRAINAGE, SPOT GRADES, DRAINAGE STRUCTURES ETC.

PLANT DETAILS: ALL PLANT MATERIAL WILL BE INSTALLED AS PER THE DETAILS SHOWN ON THE DRAWING.

PLANT QUALITY/CRITERIA: ALL TREES SHALL BE OF GOOD QUALITY, FREE OF DISEASE, STRAIGHT TRUNKED, FULL HEADED, SYMMETRICAL AND WELL ROOTED. ALL TREES/SHRUBS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED WITH SIZES AS INDICATED ON THE PLANT LIST OR ON THE DRAWINGS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASES. ALL ROOTBALLS, CONTAINERS & HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN 'AMERICAN STANDARDS FOR NURSERY STOCK' AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. THE CONTRACTOR SHALL ARRANGE AND COORDINATE PLANT APPROVAL 'PRIOR TO INSTALLATION'. THE OWNER/OWNER'S REPRESENTATIVE MAY AT ANY POINT BEFORE, DURING OR AFTER THE INSTALLATION BUT PRIOR TO FINAL ACCEPTANCE REJECT PLANT MATERIAL OR INSTALLATION WHICH DOES NOT COMPLY WITH THE SPECIFICATIONS OF THIS DRAWING. ALL PLANT MATERIAL SHALL BE NUMBER ONE OR BETTER.

PLANTING CONDITIONS: IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE GENERAL CONTRACTOR AND ACCEPT PLANTING/GRADED/SITE CONDITIONS. PLANT MATERIAL SHALL NOT BE INSTALLED IN AREAS WHICH HAVE NOT BEEN BROUGHT TO FINISHED GRADE OR IN AREAS WHERE BUILDING MATERIALS HAVE BEEN BURIED OR NOT PROPERLY REMOVED FROM THE SITE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE TO 'FINE GRADE' THE SITE. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY SITE CONDITIONS WHICH WILL ADVERSELY EFFECT THE GROWTH OF THE PLAN MATERIAL.

MULCH SHALL BE PINE STRAW. ALL PLANTED AREAS SHALL BE MULCHED WITH 4" FRESH MULCH CURRENT CROP 'SETTLED'. TREES IN SOD SHALL BE MULCHED WITH A 6' DIAMETER CIRCLE OF MULCH TO A DEPTH OF 4" SETTLED.

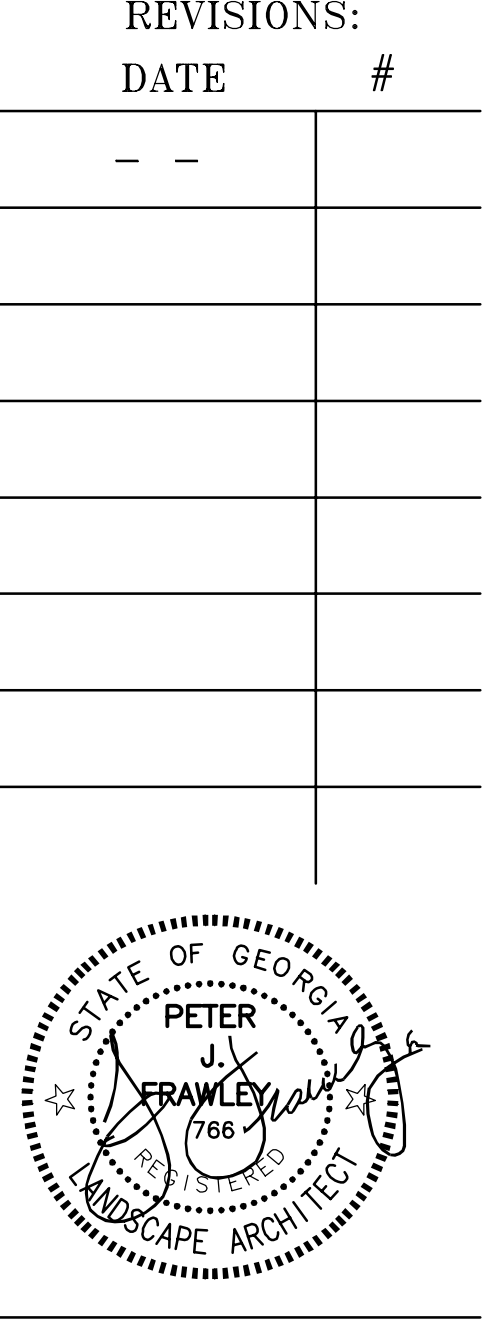
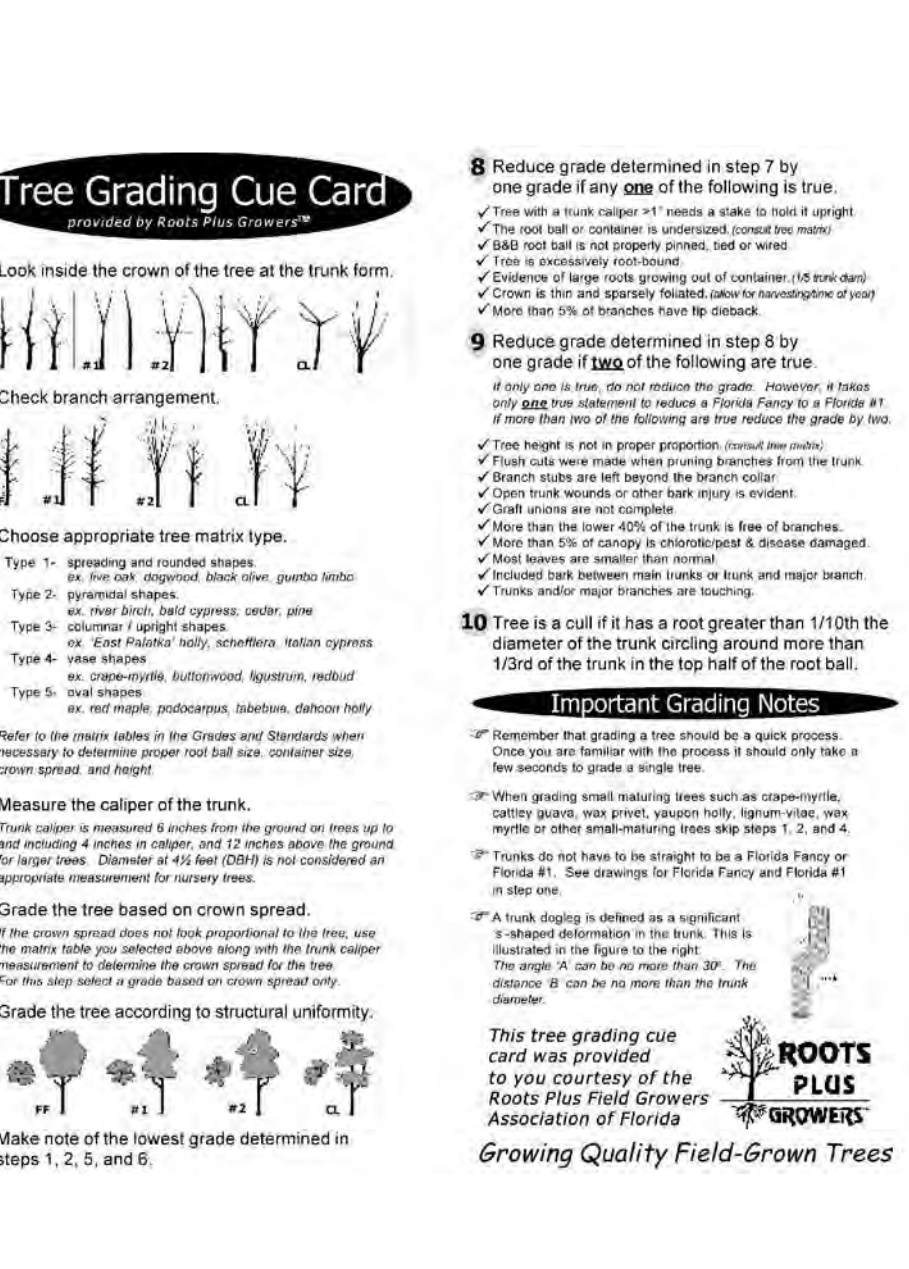
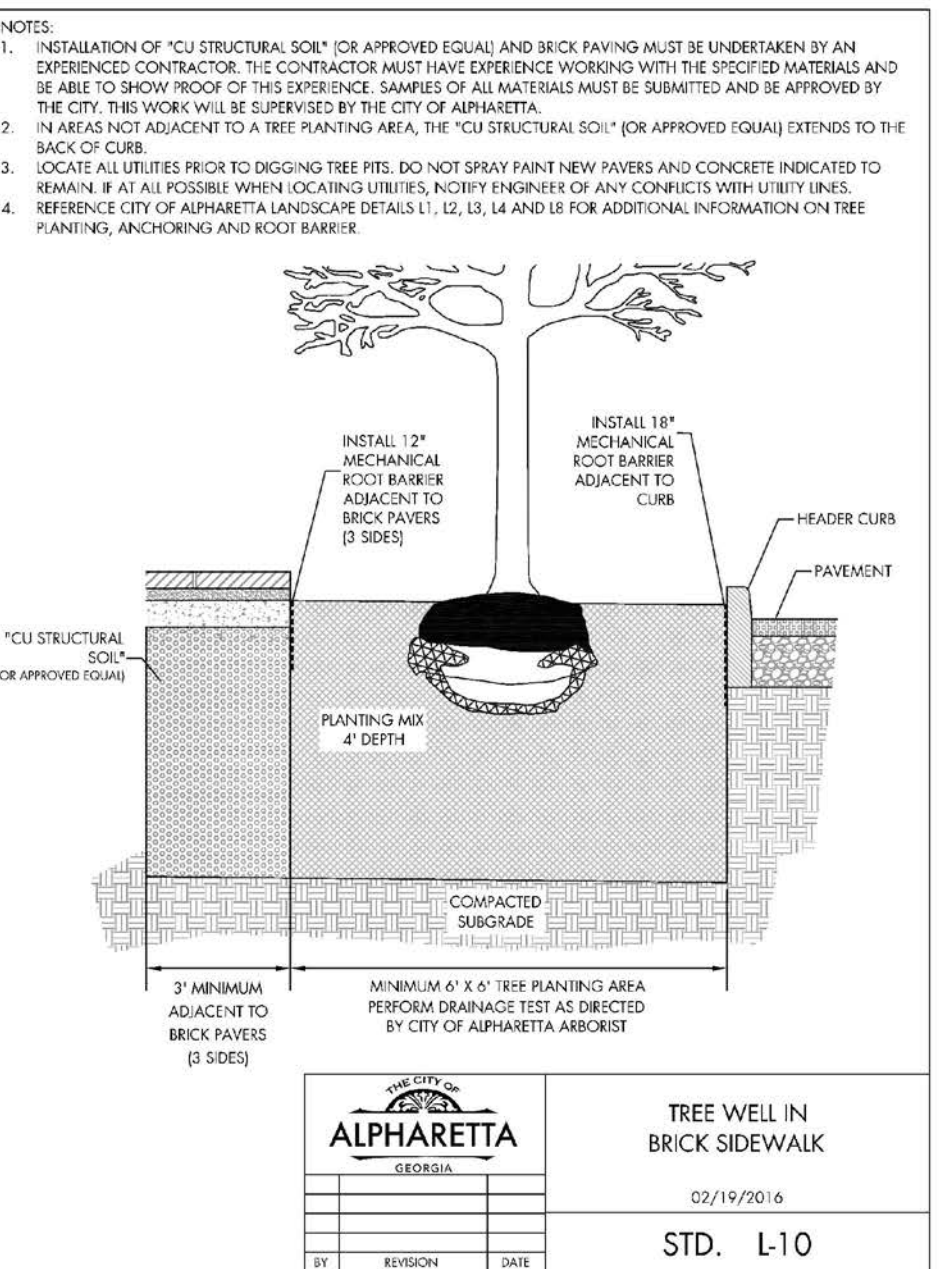
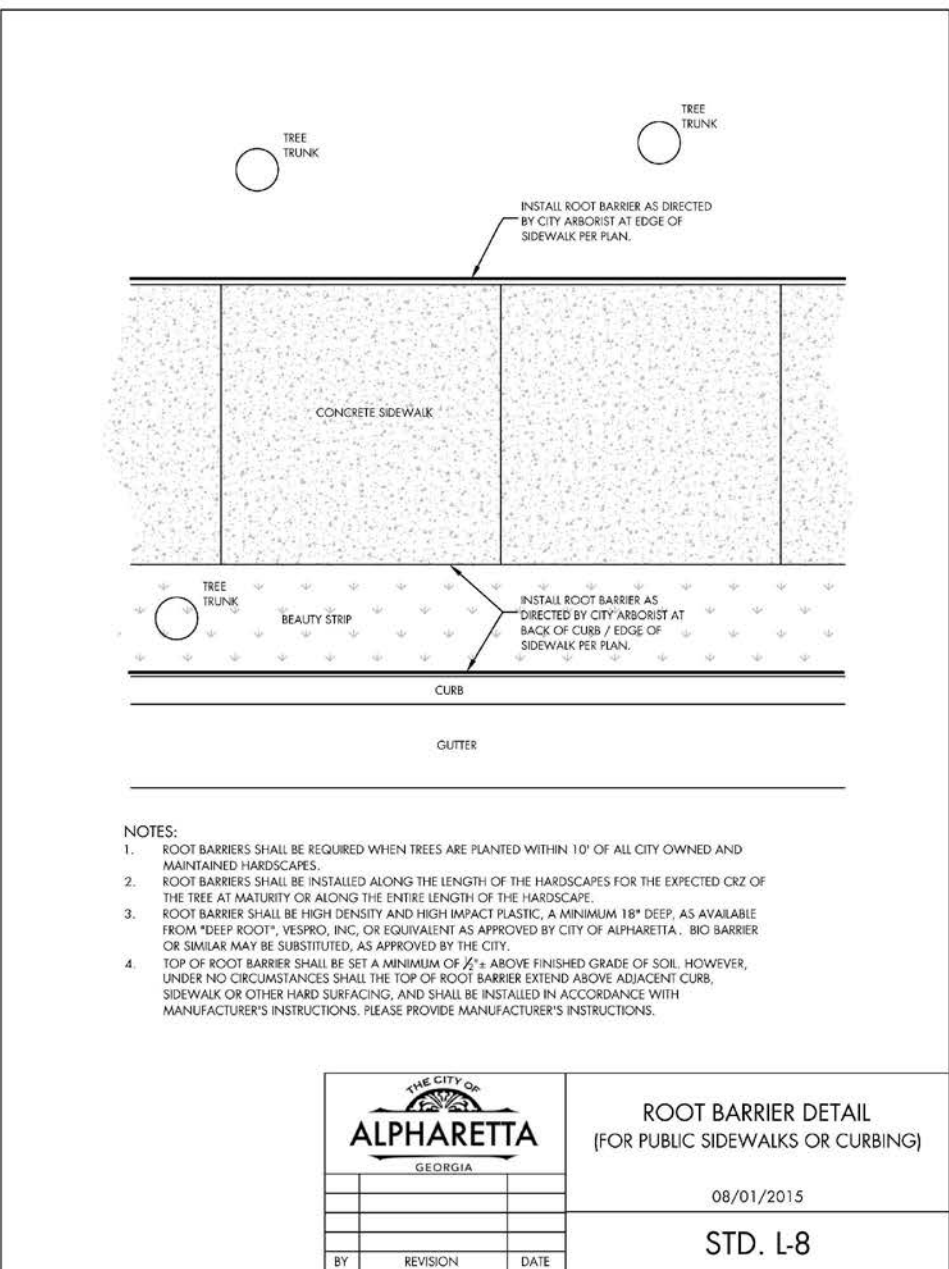
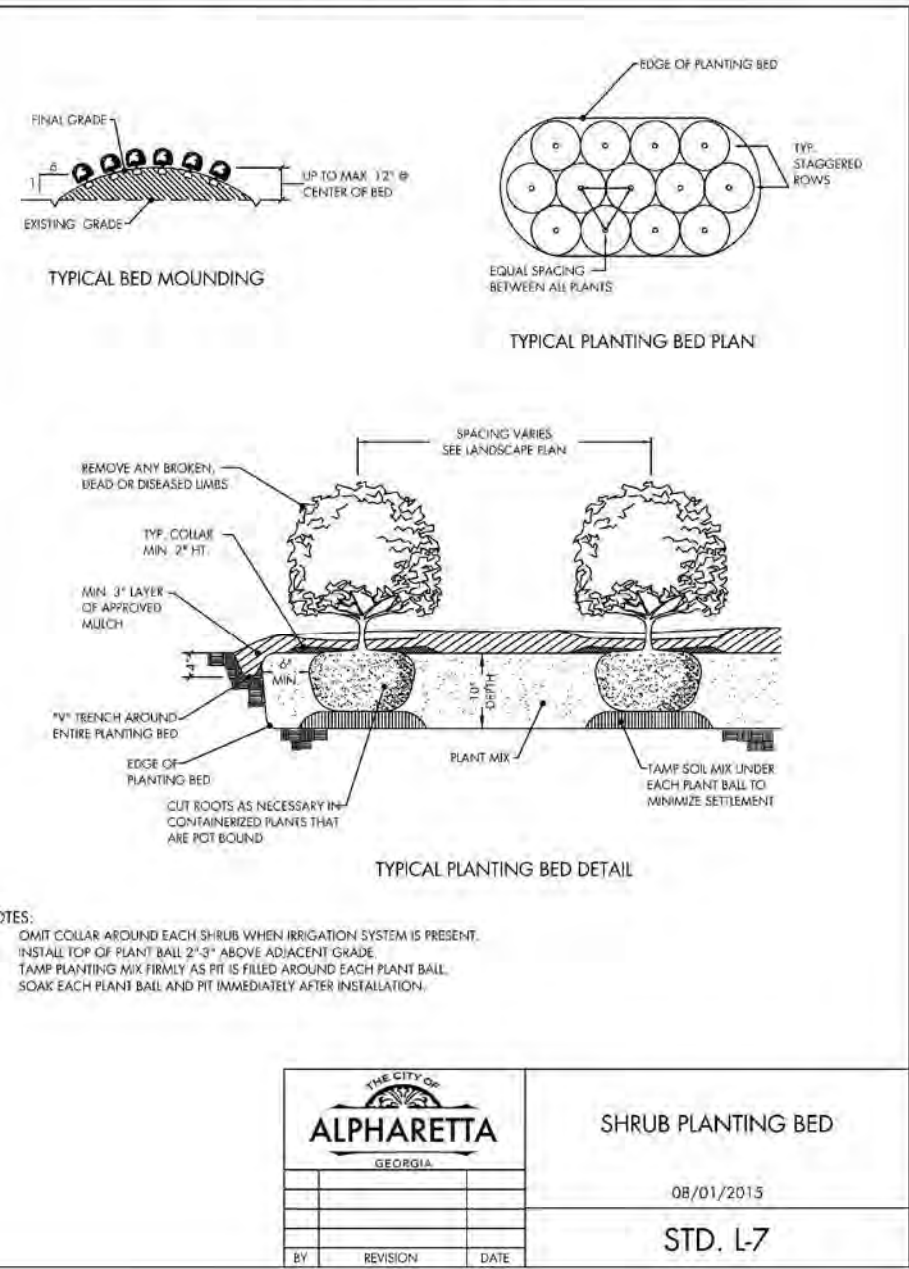
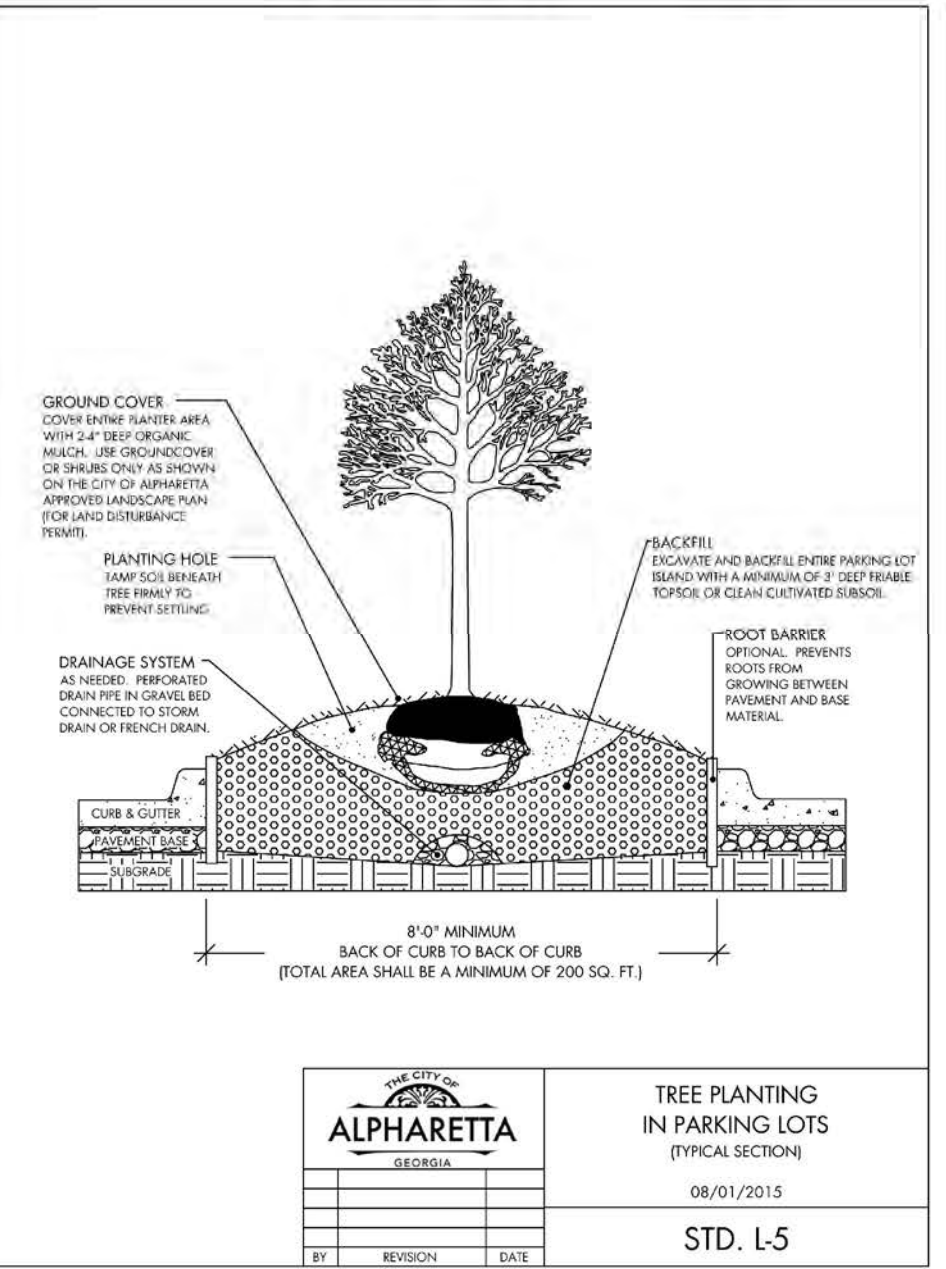
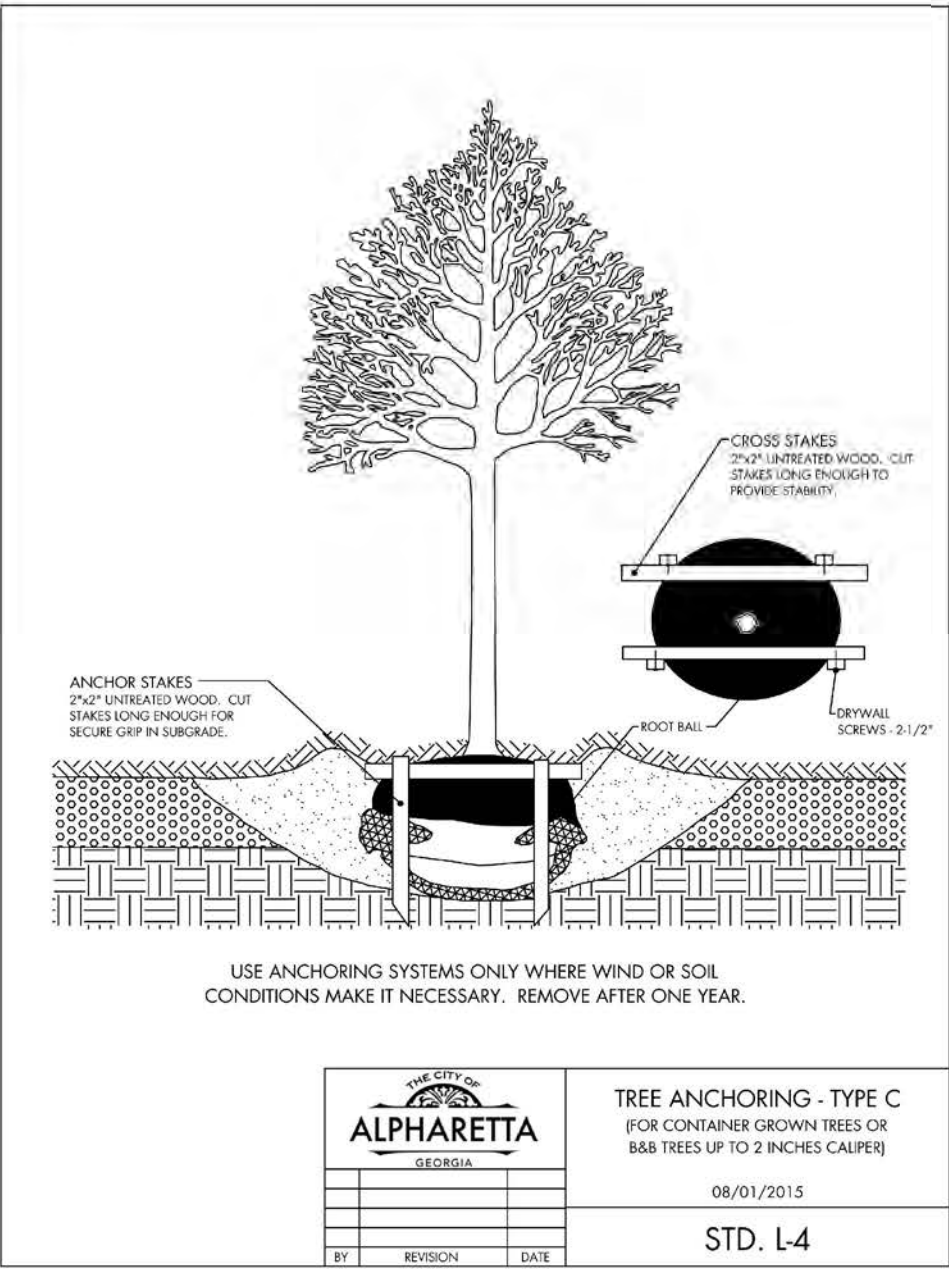
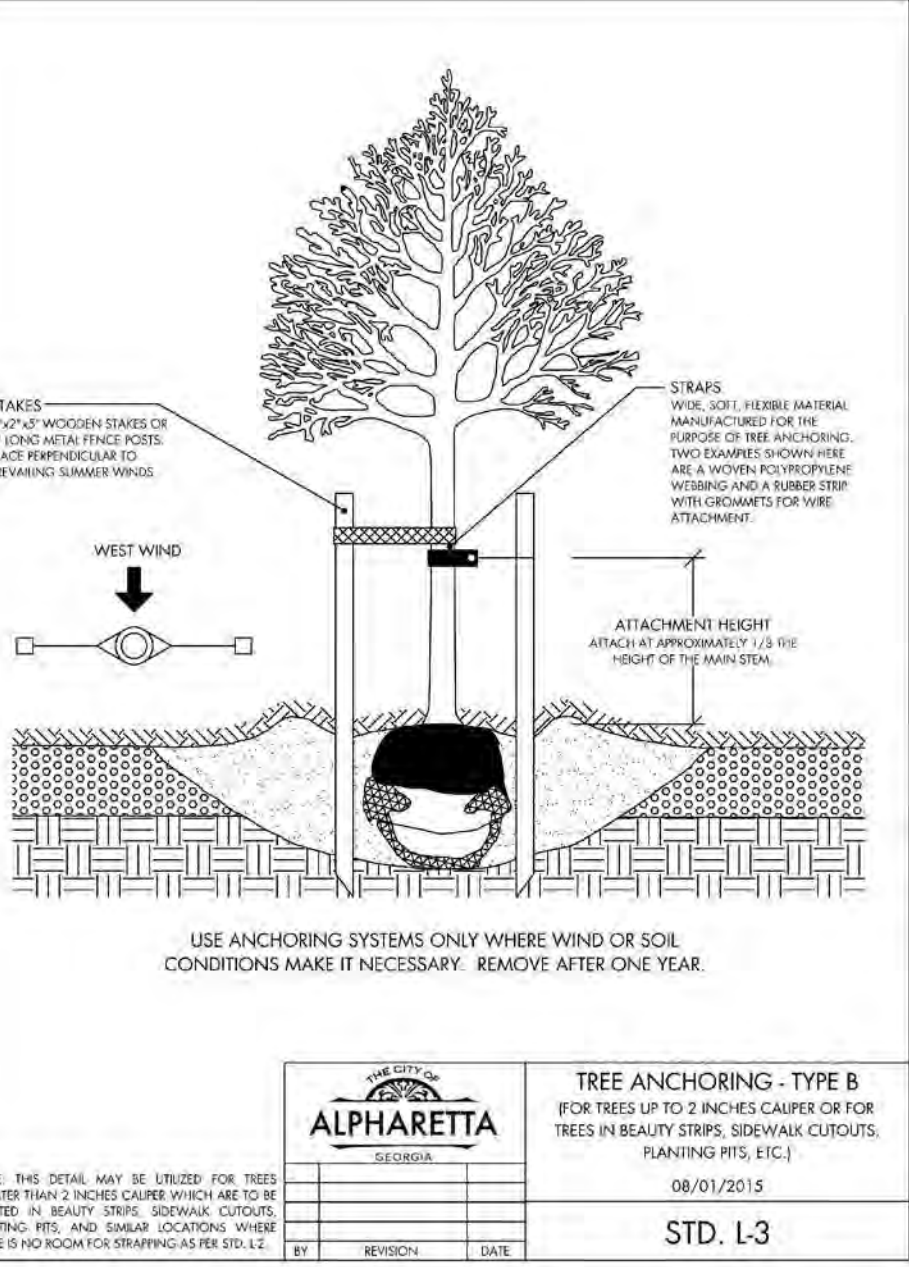
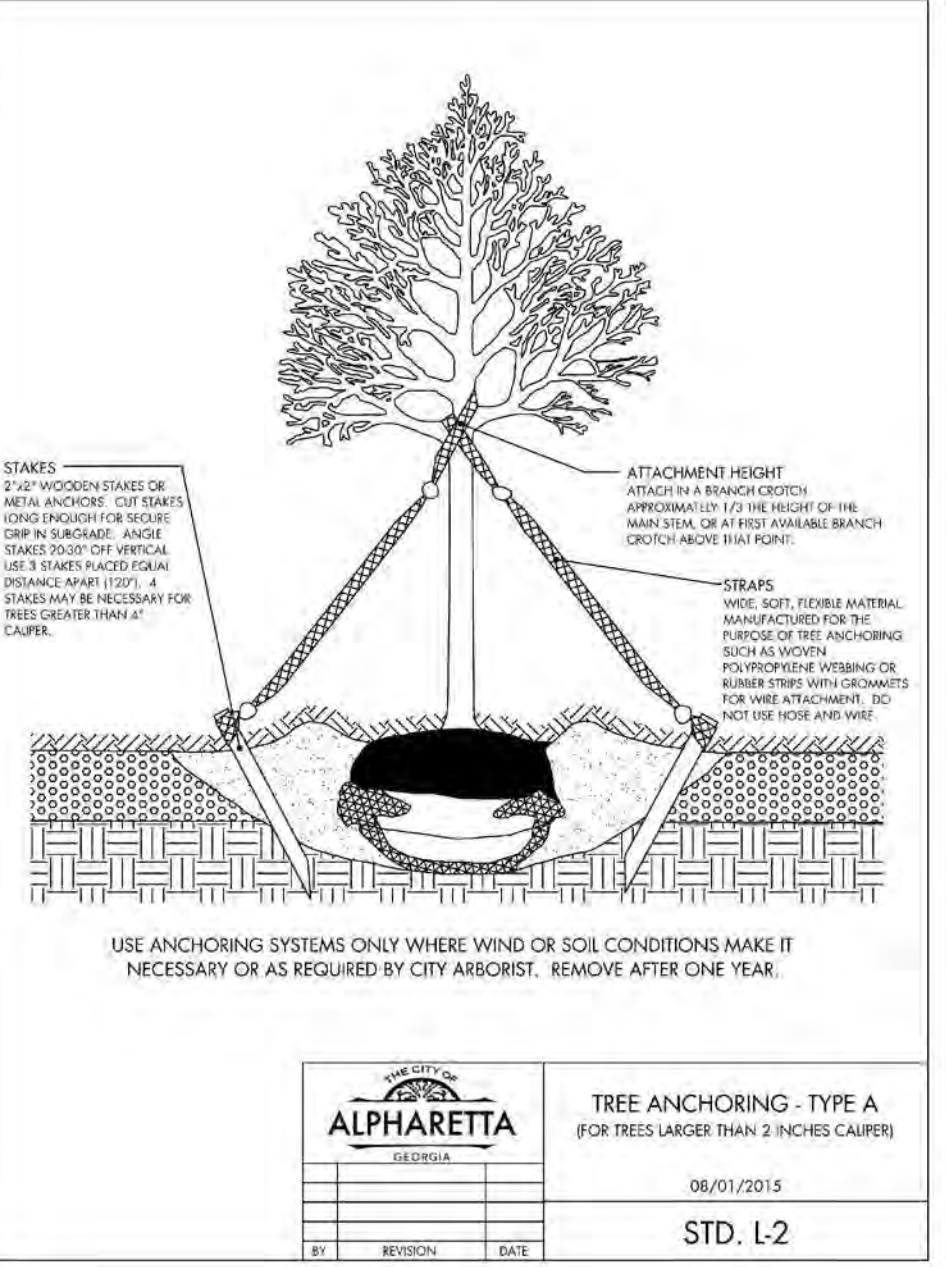
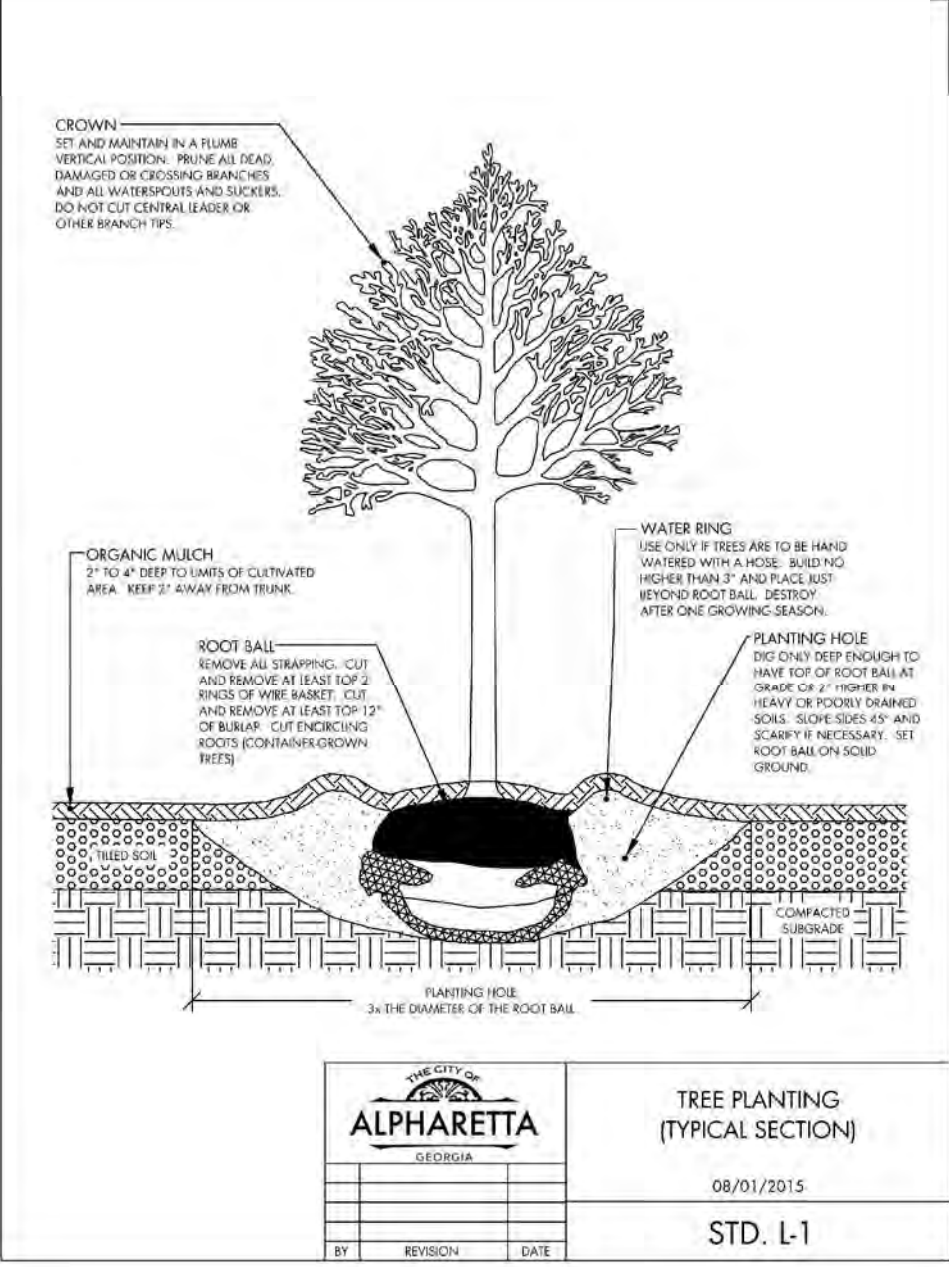
TOPSOIL: 2" OF NEW OR STOCKPILED TOPSOIL SHALL BE ADDED TO ALL AREAS TO BE SEEDD OR PLANTED WITH ANNUALS/GROUND COVER. TOPSOIL SHALL BE ADDED TO TREE AND SHRUB PLANTINGS IN A RATIO OF 1/3 TOPSOIL TO 2/3 SITE SOIL. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL.

MAINTENANCE DURING CONSTRUCTION: IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE LANDSCAPE INSTALLATION INCLUDING WATERING, MOWING, PRUNING, WEEDING, MAINTAINING BED EDGES, PEST CONTROL AND SLOPE STABILIZATION UNTIL 'FINAL ACCEPTANCE' BY THE OWNER/OWNER'S REPRESENTATIVE.

SODDING: THE SPECIES OF SOD SHALL BE BERMUDA GRASS OR AS REQUIRED BY THE DEVELOPMENT AND AS SUITABLE FOR THE GEOGRAPHIC LOCALITY. SOD SHALL ONLY BE INSTALLED DURING THE APPROPRIATE SEASON. SOD SHALL BE STRONGLY ROOTED, WEED, DISEASE AND PEST FREE AND UNIFORM IN THICKNESS. IT SHALL BE INSTALLED WITHIN 24 HOURS OF DELIVERY. IT SHALL BE INSTALLED IN AREAS FINE GRADED TO DRAIN PROPERLY. ANY SOD WHICH CREATES PONDING SHALL BE REMOVED, THE AREA REGRADED AND THE SOD RESET.

PLANT GUARANTEE: ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS BEGINNING AT FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL WHICH DIES OR IS IN A DETERIORATING CONDITION DURING THE GUARANTEE PERIOD AND HAS BEEN PROPERLY MAINTAINED, (WHICH INCLUDES PROPER WATERING). UNHEALTHY TREES WILL BE DEFINED AS A MAIN LEADER DIE BACK OR 25% OF THE CROWN IS DEAD. UNHEALTHY SHRUBS AND GROUND COVER WILL BE DEFINED AS A MINIMUM OF NOT COMPLYING WITH SPECIFICATIONS IN THE 'AMERICAN STANDARD FOR NURSERY STOCK'.

IT IS THE CLIENT OR CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.



FRAWLEY ASSOCIATES, LLC. LANDSCAPE ARCHITECTS 675 SEMINOLE AVE (SUITE 101) ATLANTA, GA 30307 (404) 874-5091

FOUNDERS HALL AT BLALOCK PLACE 63 SOUTH MAIN STREET ALPHARETTA, GEORGIA

LANDSCAPE NOTES & DETAILS

SCALE: AS SHOWN

DATE: 04/01/2021

PROJECT: FA-210XX

SHEET L-4 SHEET 4 OF 4



WEST ELEVATION



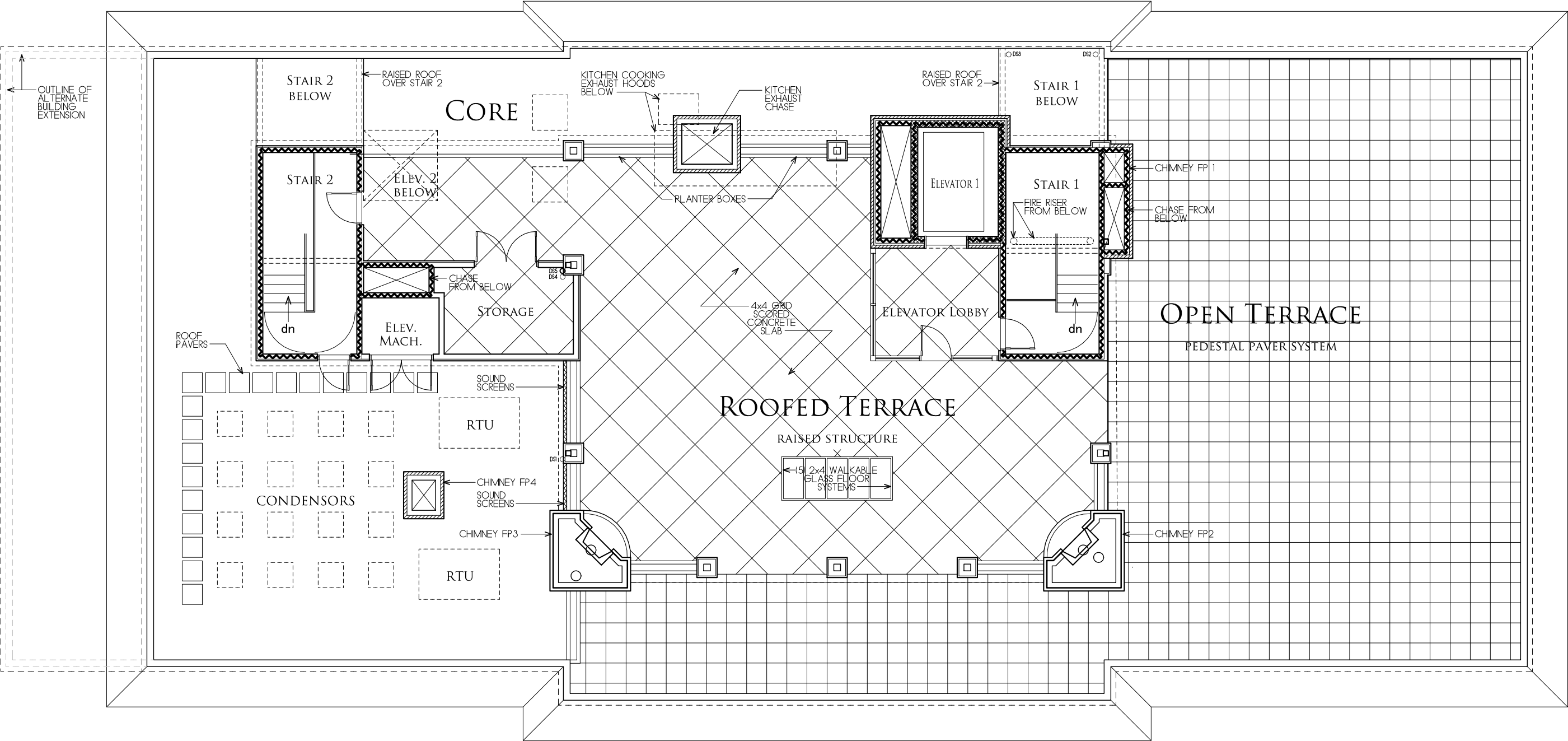
EAST ELEVATION



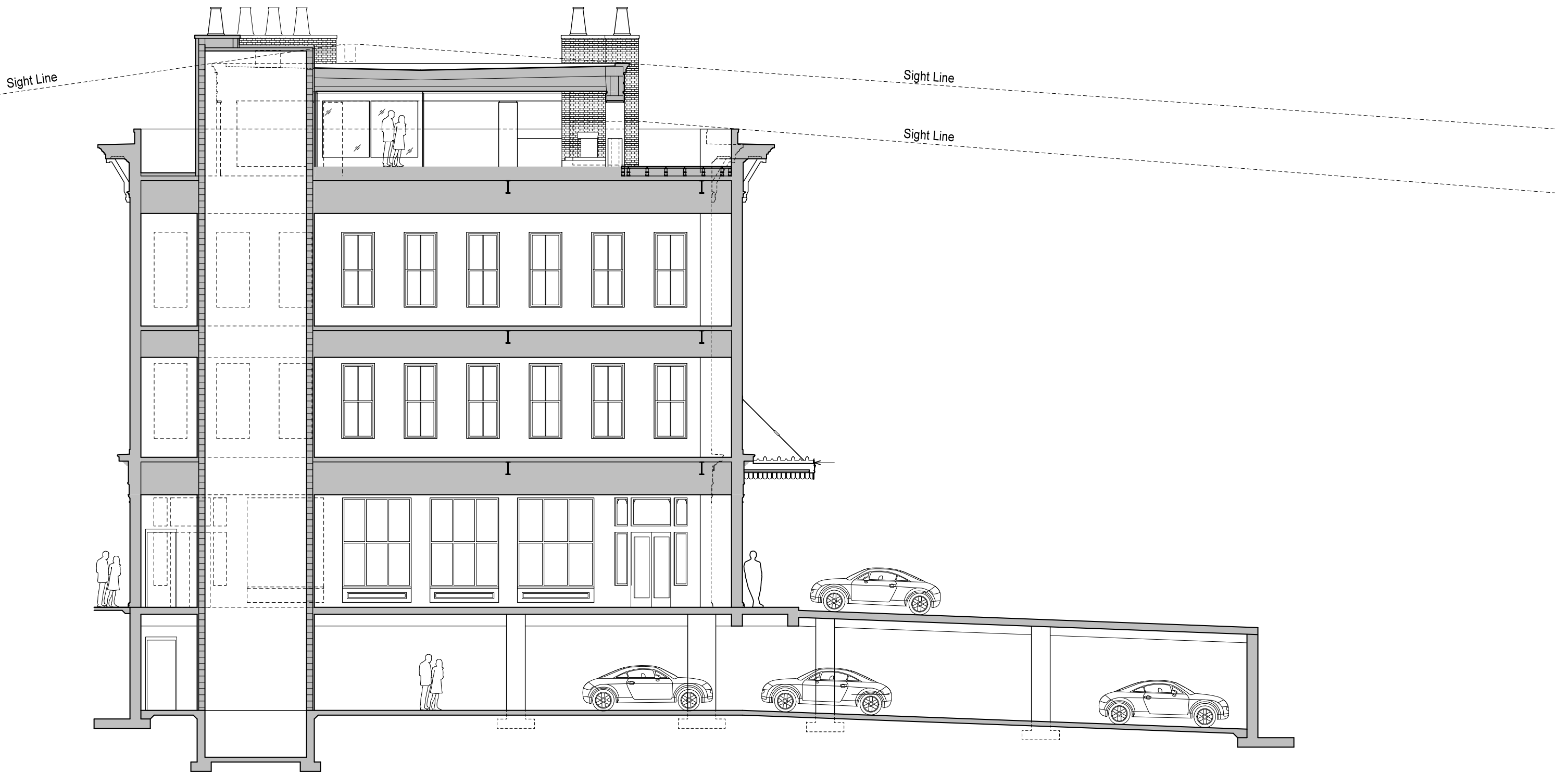
NORTH ELEVATION



SOUTH ELEVATION







SECTION - LOOKING EAST

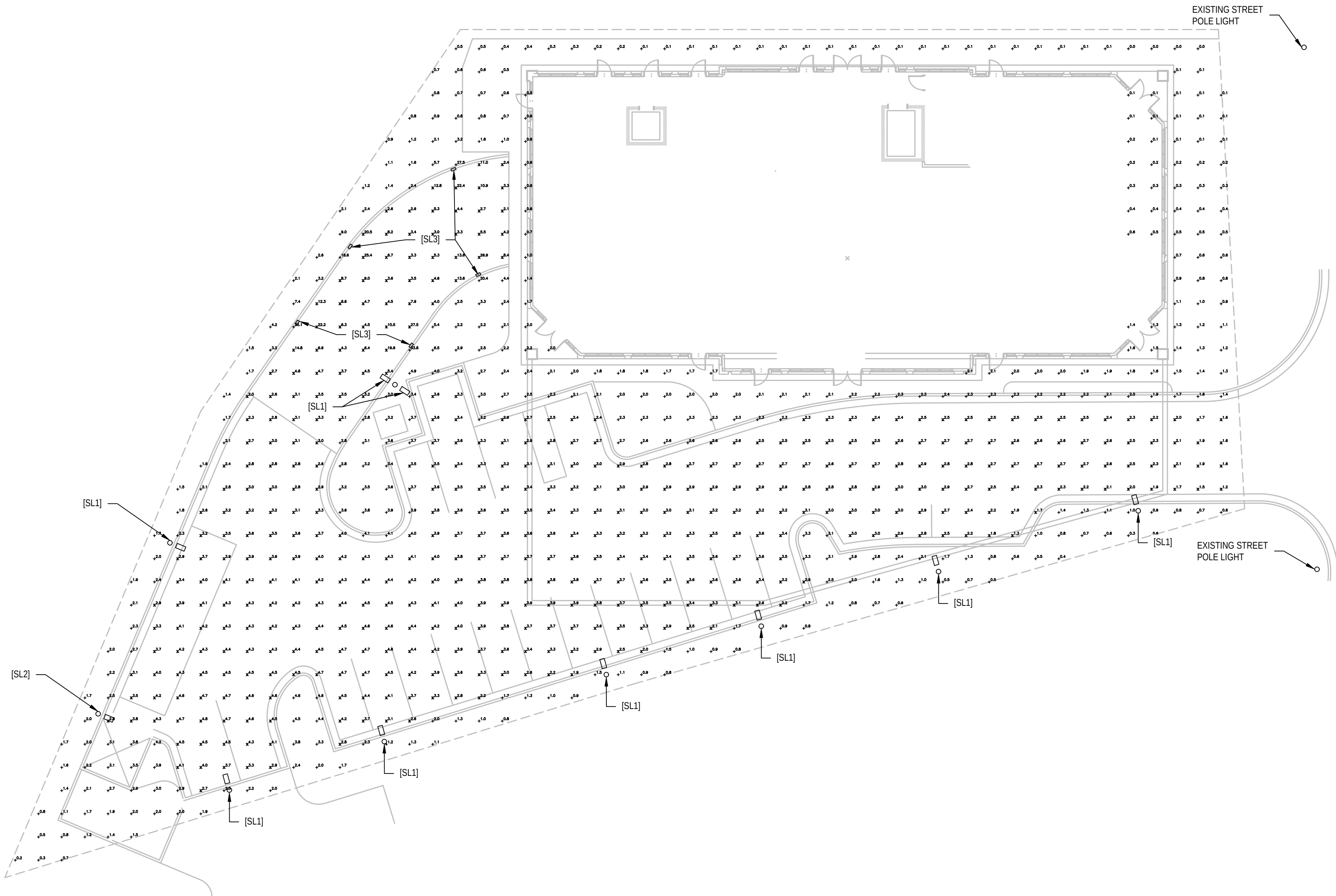




[SL1] & [SL2] @ 30' AFG



[SL3] @ 4' AFG



1 SITE PHOTOMETRIC PLAN
SCALE: 1/16"=1'-0"

SITE LUMINAIRE SCHEDULE												
TAG	DESCRIPTION	LAMP(S)				FIXTURE WATTS	VOLTAGE	DIMMABLE	PROVIDED BY	INSTALLED BY	MOUNTING / COMMENTS	BASIS OF DESIGN
		TYPE	NOM LUMEN	COLOR	CRI							
[SL1]	PARKING LOT AREA POLE LIGHT, TYPE 3 DISTRIBUTION	LED	9000	4000K	70	73	120VOLT	NO	E.C.	E.C.	POLE MOUNTED AT 30', WITH HOUSE SHIELD	LITHONIA RSX1 LED P2 40K R3 HS
[SL2]	PARKING LOT AREA POLE LIGHT, TYPE 3 DISTRIBUTION	LED	6500	4000K	70	52	120VOLT	NO	E.C.	E.C.	POLE MOUNTED AT 30', WITH HOUSE SHIELD	LITHONIA RSX1 LED P1 40K R3 HS
[SL3]	EXTERIOR RAMP WALL LIGHT	LED	3000	4000K	70	25	120VOLT	NO	E.C.	E.C.	WALL MOUNT IN RAMP AT 4'	LITHONIA WPXL2 P2 40K
NOTES:												

Blalock Building

Commercial T5

71 South Main Street
Alpharetta, GA

03/31/2021

INTERNAL COORDINATION SET
NOT FOR BID
NOT FOR PERMIT
NOT FOR CONSTRUCTION

BRIAN J. FAGAN - PROFESSIONAL ENGINEER
GA LICENSE NUM: 32550 - EXP: 12/31/2022



Fagan Engineering
Services, LLC
M.E.P. ENGINEERING
327 DAHLONEGA ST. STE 101B
CUMMING, GA 30040
(678) 648-4904
FES PROJECT: 21002

Design Professional

Issue Date 00/00/0000

Date	Description
03/01/2021	COORDINATION

Project Name Blalock Building

Project Number 18046

Drawn by JG/CH

Designed by JG/CH

Checked by BJF

SITE PHOTOMETRIC PLAN

Description

E- 2.1

Sheet Number

FUTURE ALPHA LOOP

FOUNDERS HALL
at Blalock Place

SOUTH MAIN STREET



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General Notes

All construction staking this site shall be performed under the direct supervision of a Georgia Registered Land Surveyor.

General contractor shall verify and coordinate all utility service line and/or meter locations with architectural drawings and specifications prior to installation of same.

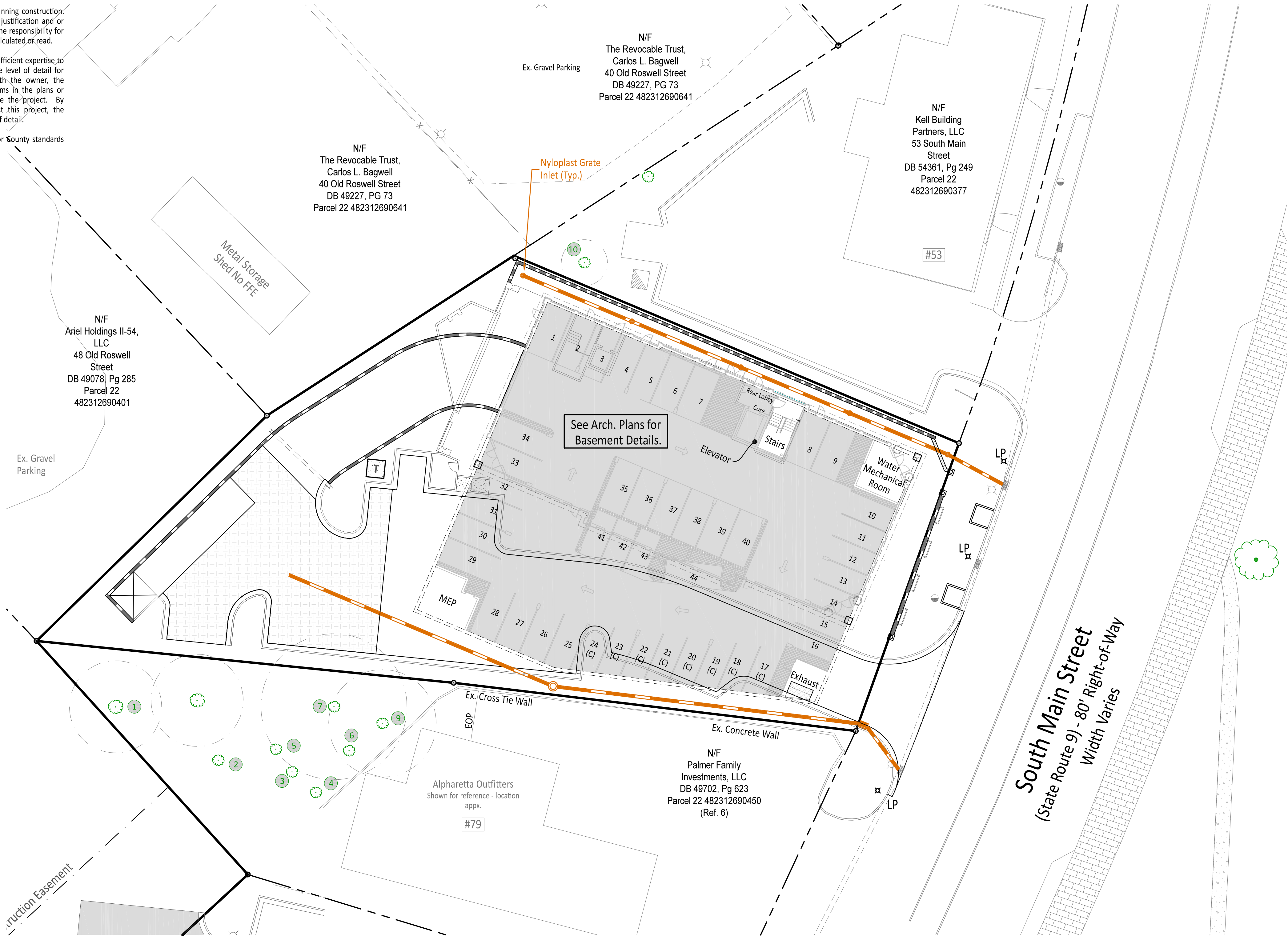
Prior to the start of any construction activity this site, the contractor shall be responsible for establishing and maintaining accurate field locations of all utilities within the work area this site through a qualified utilities location contractor. The existence of utilities shown hereon per field surface inspection only. Any and all utility relocation and reconstruction resulting from the proposed construction shall be the responsibility of the contractor whether shown or not shown hereon.

Soil Compaction Note: All areas to receive structural fill to be cleared, stripped and free from topsoil, roots, stumps and all other deleterious material. Structural fill to be clean from organic and all other deleterious material. Fill to be placed in maximum 8" lifts and compacted to at least 96% of the standard proctor maximum density and to within ±3% of the optimum moisture content. All fill soils to be placed under the observation of the project soils engineer or his representative.

Contractor shall verify all conditions and dimensions before beginning construction. Any discrepancies shall be reported to the project engineer for justification and or correction before proceeding with the work. Contractor to assume responsibility for discrepancies which are not reported. All dimensions should be calculated or read.

It is understood by the Engineer that the Contractor shall have sufficient expertise to construct this project based on what has become an acceptable level of detail for construction drawings. Prior to entering into a contract with the owner, the contractor shall be obligated to notify the Engineer of any items in the plans or specifications that may not contain enough detail to complete the project. By entering into a binding contract with the owner to construct this project, the Contractor indicates that these plans contain an acceptable level of detail.

All Materials and Construction shall comply with the local City or County standards and specifications.



Engineer

Engineering303, LLC
108 Allen Street
Cumming, Ga. 30040
Contact: Brian King
Phone: 770-442-0500
brian@engineering303.com

Owner

Blalock Estate Holdings LLC
7215 doncaster Ct
Cumming, GA 30040

Developer

Sacred Fire, LLC
63 South Main Street
Alpharetta, GA 30004

24 Hour Contact:
John Adams
Phone: 706.360.1776
Email:
johnadams@revivalistguild.com

General Contractor

TBD

Site Information

Address: 63 S Main Street
71 S Main Street
Parcel ID: 22 482312690468
Site Area: 0.686 Acres

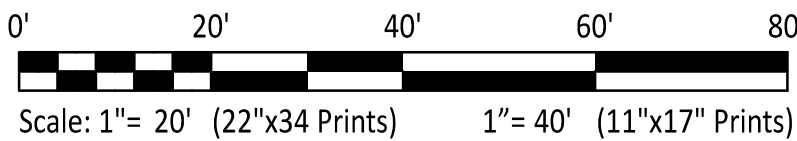
Zoning: C-2
Proposed Use: Mixed
Retail/Assembly/Office

Building Setbacks:
Front: 10'
Side: 5'
Rear: 5'

Max. Building Height: 40'

Parking Required:
Mercantile
1 space/500 SF: ±7,500 SF = 15 spaces
Office
3 spaces/1,000 SF: ±8,000 SF = 24 spaces
Assembly
3 spaces/1,000 SF: ±8,300 SF = 25 spaces
Total Required: 64 spaces

Provided:
9'x18': 53 spaces
Accessible: 3 spaces
8'x16' Compact: 8 spaces
Total: 64 spaces



Basement Parking Site Plan for:

63 South Main St, Alpharetta

Founders Hall at Blalock Place

Fulton County, Georgia

City of Alpharetta
2nd District, 2nd Section

Land Lot 1269

Civil Engineering, Land Surveying,
Stream and Wetland Restoration

108 Allen Street Cumming, Georgia 30040
Phone: 770-442-0500 www.engineering303.com

Drawn: BJK
Date: 3-30-2021
Sheet
Site B
Project Number
19-4621

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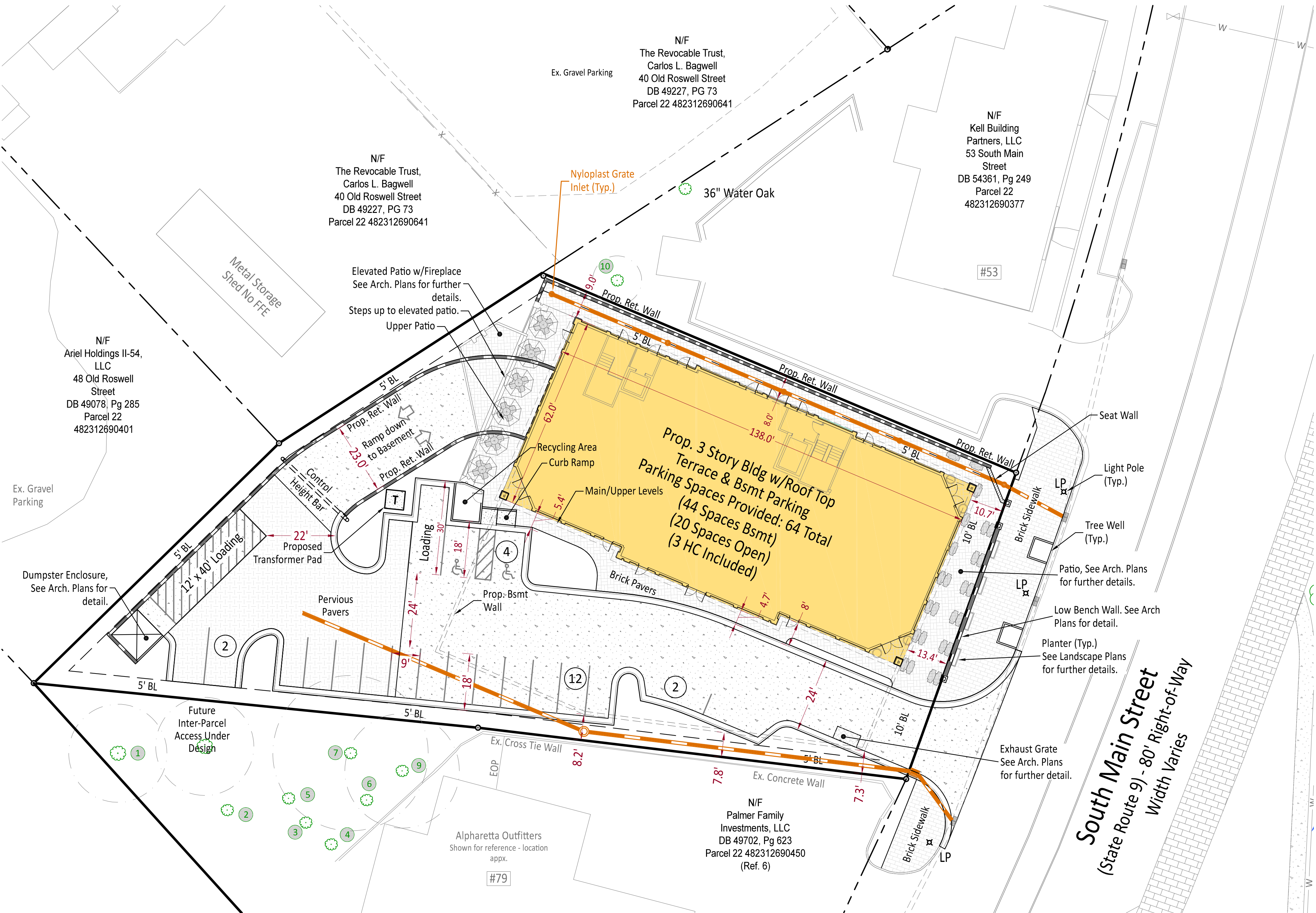
All Materials and Construction shall comply with the local City or County standards and specifications.

City of Alpharetta Fire Marshal Notes

- During construction and for Permanent Access, roadways constructed of an all-weather surface capable of supporting 75,000 pounds gross weight shall be provided per International Fire Code, Chapter 5, Section 503.2.3, 2012 Edition.
- Fire Hydrants and Water Mains are to be installed, flushed and under pressure before any combustible construction is started.

City of Alpharetta Sidewalk Note

Sidewalk cross-slope should not exceed 2%, including driveway crossing.



Area this Tract

29,876 Sq. Ft. 0.686 Acres

Project Disturbed Area

Onsite: 29,659 SF (0.681 Acres)

Offsite: 1,547 SF (0.036 Acres)

R/W: 2,521 SF (0.058 Acres)

Total: 33,727 SF (0.774 Acres)

Engineer

Engineering303, LLC
108 Allen Street
Cumming, Ga. 30040
Contact: Brian King
Phone: 770-442-0500
brian@engineering303.com

Owner

Blalock Estate Holdings LLC
7215 doncaster Ct
Cumming, GA 30004

Developer

Sacred Fire, LLC
63 South Main Street
Alpharetta, GA 30004

24 Hour Contact:

John Adams
Phone: 706.360.1776
Email:
johnadams@revivalistguild.com

General Contractor

TBD

Site Information

Address: 63 S Main Street
71 S Main Street

Parcel ID: 22 482312690468

Site Area: 0.686 Acres

Zoning: C-2

Proposed Use: Mixed

Retail/Assembly/Office

Building Setbacks:

Front: 10'

Side: 5'

Rear: 5'

Max. Building Height: 40'

Parking Required:

Mercantile

1 space/500 SF: ±7,500 SF = 15 spaces

Office

3 spaces/1,000 SF: ±8,000 SF = 24 spaces

Assembly

3 spaces/1,000 SF: ±8,300 SF = 25 spaces

Total Required: 64 spaces

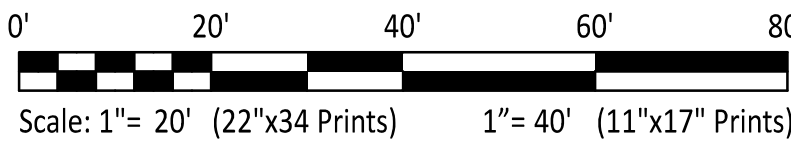
Provided:

9'x18': 53 spaces

Accessible: 3 spaces

8'x16' Compact: 8 spaces

Total: 64 spaces



Engineering
E303

Site Plan for:

63 South Main St, Alpharetta

Founders Hall at Blalock Place

Fulton County, Georgia

City of Alpharetta
2nd District, 2nd Section

Land Lot 1269

Civil Engineering, Land Surveying,
Stream and Wetland Restoration

108 Allen Street Cumming, Georgia 30040
Phone: 770-442-0500 www.engineering303.com

Drawn: BJK

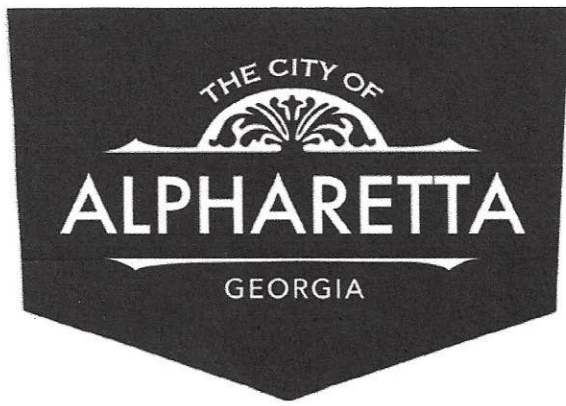
Date: 3-30-2021

Sheet

Site A

Project Number

19-4621



DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: February 2021

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

TEL: 678.297.6070
FAX: 678.297.6071

FILING DEADLINES AND MEETING SCHEDULE

Completed applications are accepted only on, or prior to, the dates indicated as filing deadlines and only between the hours of 8:30 AM and 3:30 PM. Applications will not be accepted on any other dates or times. Incomplete applications will not be accepted. All fees must be paid at the time of application.

The Design Review Board convenes at 8:30 AM on the meeting dates indicated. All meetings are held at Alpharetta City Hall, which is located at 2 Park Plaza. Applicants will be contacted on the Wednesday prior to the date on which their application is to be considered and provided with the time for which their hearing has been scheduled. Applicants are instructed to arrive at least 20 minutes prior to their scheduled hearing time.

Filing Deadlines

January 04, 2021

February 01, 2021

March 01, 2021

April 01, 2021

May 3, 2021

June 01, 2021

July 01, 2021

August 02, 2021

September 01, 2021

October 01, 2021

November 01, 2021

December 01, 2021

Meeting Schedule

January 15, 2021

February 18, 2021

March 19, 2021

April 16, 2021

May 21, 2021

June 18, 2021

July 16, 2021

August 20, 2021

September 17, 2021

October 15, 2021

November 19, 2021

December 17, 2021

INSTRUCTIONS AND REQUIRED MATERIALS

The City of Alpharetta Design Review Board Hearing Application has been designed to allow you the ease of completing the form electronically and printing the completed form for submittal. Please note, however, that the form cannot be saved so as to include the information that you input.

Required Materials:

In order to allow the Design Review Board to adequately and effectively understand and consider the nature of your request it is required that certain materials be included with your submittal. These required items are described below along with the type(s) of review for which they would be needed. Submittals not including the appropriate materials, as indicated below, will not be accepted for review.

Site Plan Review

- ☒ Legal description of the property
- ☒ Site plan(s) showing locations of all site features, including but not limited to
 - Buildings
 - Roads
 - Parking Areas
 - Specimen trees
 - Detention / retention areas
 - Dumpster / refuse locations (screening and materials)
 - HVAC / electrical equipment locations
- ☒ Site lighting with photometric drawings and compatibility to neighboring buildings and property
- ☒ Site line study indicating lack of visibility of rooftop units from ground level
- ☒ Retaining wall(s) location and materials

Landscape Review

- ☒ Landscape drawing(s) prepared by landscape architect showing locations of all landscape features, including but not limited to
 - Size and type of all plant material; including ground covers
 - Seasonal beds

Signage Review

- ☐ Overall site plan drawing indicating locations of ground signs and required setbacks
- ☐ Exterior elevations indicating locations of all wall signs
- ☐ Individual color drawings of each sign indicated
 - Dimensions
 - Materials
 - Lighting
 - Construction
 - Colors

Exterior Elevation Review

- ☒ Colored exterior elevations with materials notes of all facades of the building(s)
- ☒ All exterior material and color samples (Shall be brought to the scheduled meeting)
- ☒ Locations of roof-top equipment
 - Vents
 - Satellite dishes
 - Exhaust pipes
 - Antennas
- ☒ Locations of building lighting
- ☒ Perspective drawings and renderings

Submittal Procedure:

One original plus five (5) collated sets of a completed Hearing Application Form and supporting documents are to be filed by the deadline dates reflected on the following page. Completed applications received after the deadline shall be placed on the next available agenda. All renderings attached to the application must be in color.

An electronic set in .PDF format on a flash drive containing the entire applications; including all documents, plans, and drawings; must be included with the application. Each document must be a separate file of no more than 2mb, with the total of all files not exceeding 10mb.

Any oversized materials may be attached to the original application. All collated sets shall be submitted on paper no greater than 11 inches by 17 inches in size and folded to 8.5 inches x 11 inches. Five (5) sets of all landscape plans shall be submitted full-size.

Drawings submitted must be accurate and labeled.

Technical drawings (i.e. signs, elevations, site plans) must be drawn to scale.

Photos shall be mounted on 8.5 inch by 11 inch paper and labeled.

Presentation materials, including actual materials / samples boards and mounted drawings, should not be submitted but brought by the applicant to the scheduled review meeting.

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: South Main Development Partners, LLC.

Location Address: 63 South Main Street Alpharetta, Georgia 30009

Mailing Address: 1819 Peachtree Road NE Suite 575

City: Atlanta State: Ga Zip Code: 30309

Contact For All Notifications: Dan Conner

Contact Telephone: 678 - 910 - 3713 Mobile Telephone: 678 - 310 - 3713

Fax: _____ Email: dan@kimking.com

Contact's Relation To Business: Co-Developer

This Application For (Check all that apply):

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

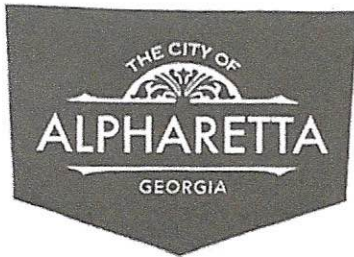
Application Fees:

Any sign or remodel review within the Downtown Overlay \$ 175.00

All other reviews \$ 300.00

Total Due 300.00

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: Blalock Estate Holdings, LLC

Physical Address: 63 South Main Street Alpharetta, Georgia 30009

Mailing Address: 7215 Doncaster Court

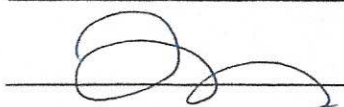
City: Cumming State: Ga Zip Code: 30040

Owner Telephone: 770 298 2575 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): Tina Blalock Smith Date: 3/31/21

Owner Signature: 

Property Information:

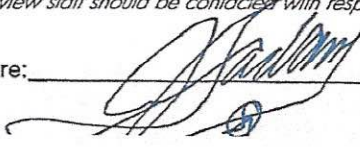
Address (If Assigned) : 63, 69, 71 South Main

Tax ID or Map Reference Number: 22 482312690468

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: 3/31/21

Print Form



FOUNDERS HALL

at Blalock Place

1 April 2021

Via Hand Delivery

Department of Community Development

2 Park Plaza
Alpharetta, Georgia 30009

Re: *Design Review Application for Founders Hall at Blalock Place, Alpharetta, Georgia.*

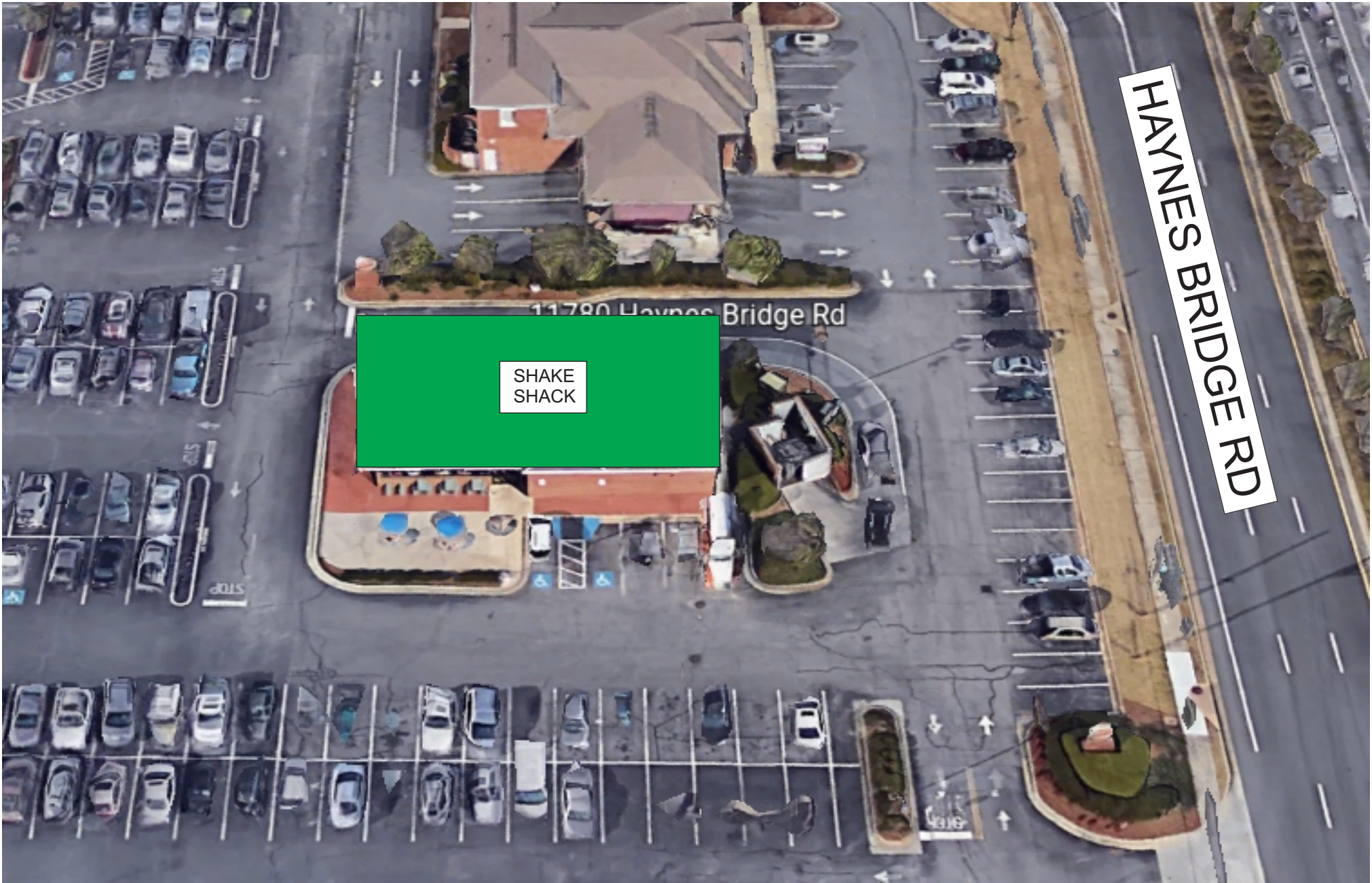
To Whom It May Concern:

We are please to submit to the Design Review Board the project known as Founders Hall to be located in Downtown Alpharetta at 63 South Main Street.

We are looking forward to your feedback and are available to answer any questions you may have.

Additionally, we are to present the signage designs for the site in a separate application once we have a better idea on the tenant make up in our development.

Sincerely,



GLOBAL LOCATION PLAN - PROPOSED

SCALE: N.T.S.

JONES SIGN
Your Vision. Accomplished.
WWW.JONESSIGN.COM

JOB #: **255770-R4**
DATE: 01.28.2021
DESIGNER: S. Wiands
SALES REP:
PROJ MGR: J. COUNTS

REV.	DATE	BY	DESCRIPTION
1	02.04.21	SW	REVISED PER REQUEST
2	02.23.21	SW	REVISED PER REQUEST
3	03.02.21	SW	REVISED CL.1 AND MONUMENT
4	03.15.21	SW	REVISED PER REQUEST
5	00.00.00	XX	XXXX
6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	

SHAKE SHACK

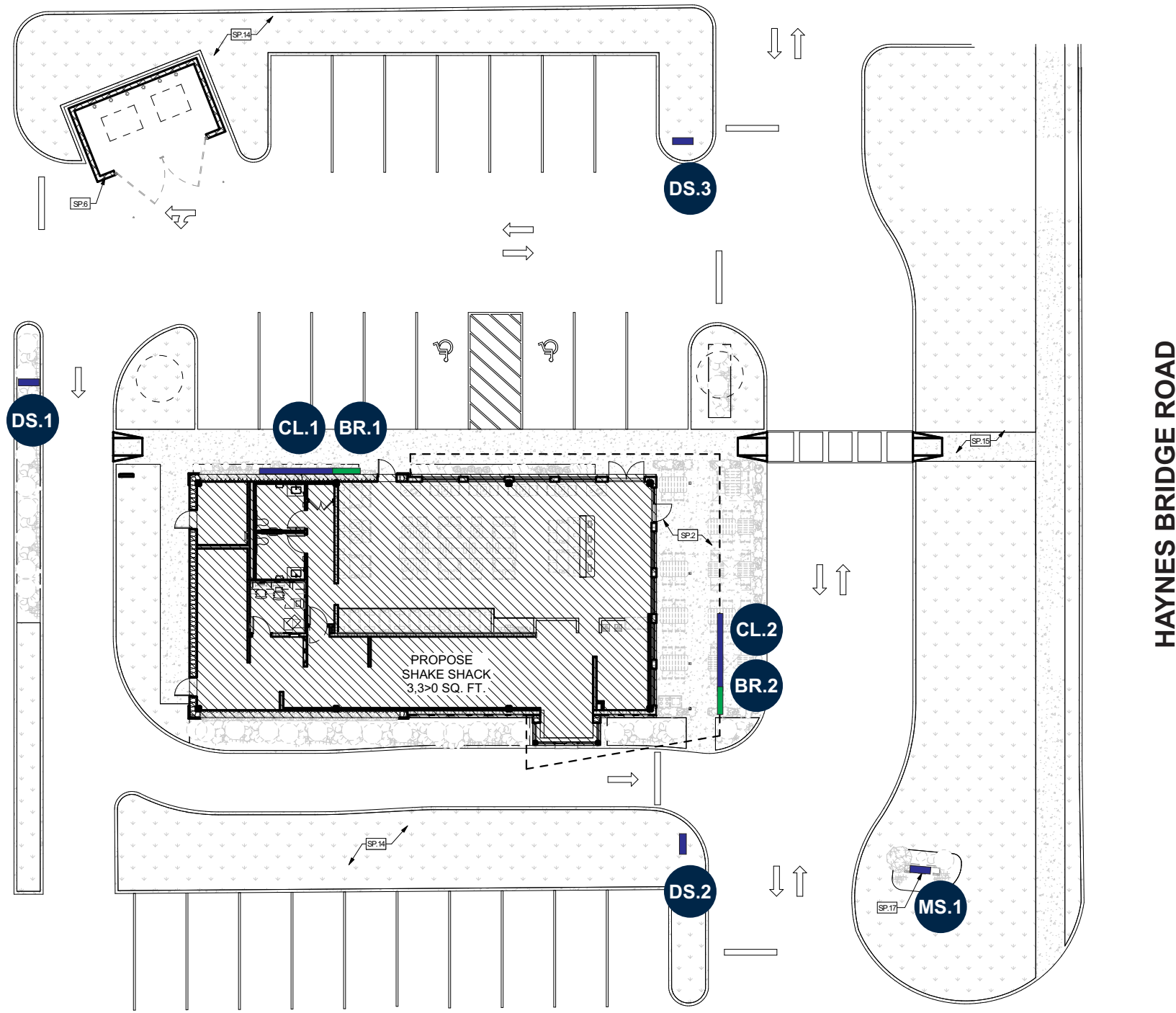
SHAKE SHACK
11780 HAYNES BRIDGE RD.
ALPHARETTA, GA. 30009

DESIGN PHASE: CONCEPTUAL

SHEET NUMBER

0.0

EXTERIOR SITE PLAN



EXTERIOR - WORK SCOPE

- CL.1 24" H CHANNEL LETTERS - WALL MTD (QTY 1)
EXTERNALLY ILLUMINATED
- BR.1 24" H S/F PUSH THROUGH BURGER - WALL MTD (QTY 1)
EXTERNALLY ILLUMINATED
- CL.2 24" H CHANNEL LETTERS (QTY 1)
EXTERNALLY ILLUMINATED
- BR.2 24" H S/F PUSH THROUGH BURGER (QTY 1)
EXTERNALLY ILLUMINATED
- DS.1 4SF NON-ILLUMINATED DIRECTIONAL (QTY 1)
- DS.2 4SF NON-ILLUMINATED DIRECTIONAL (QTY 1)
- DS.3 4SF NON-ILLUMINATED DIRECTIONAL (QTY 1)
- MS.1 ILLUMINATED MONUMENT (QTY 1)
- VI.1 DOOR VINYL (QTY 4)
- VI.1 6" ADDRESS VINYL (QTY 1)

CODE ALLOWANCE



EXTERIOR LOCATION PLAN - Proposed
SCALE: N.T.S.

JONES SIGN
Your Vision. Accomplished.
WWW.JONESSIGN.COM

JOB #: 255770-R4
DATE: 01.28.2021
DESIGNER: S. Wiands
SALES REP:
PROJ MGR: J. COUNTS

REV.	DATE	BY	DESCRIPTION
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5	00.00.00	XX	XXXX
6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	

SHAKE SHACK

SHAKE SHACK
11780 HAYNES BRIDGE RD.
ALPHARETTA, GA. 30009

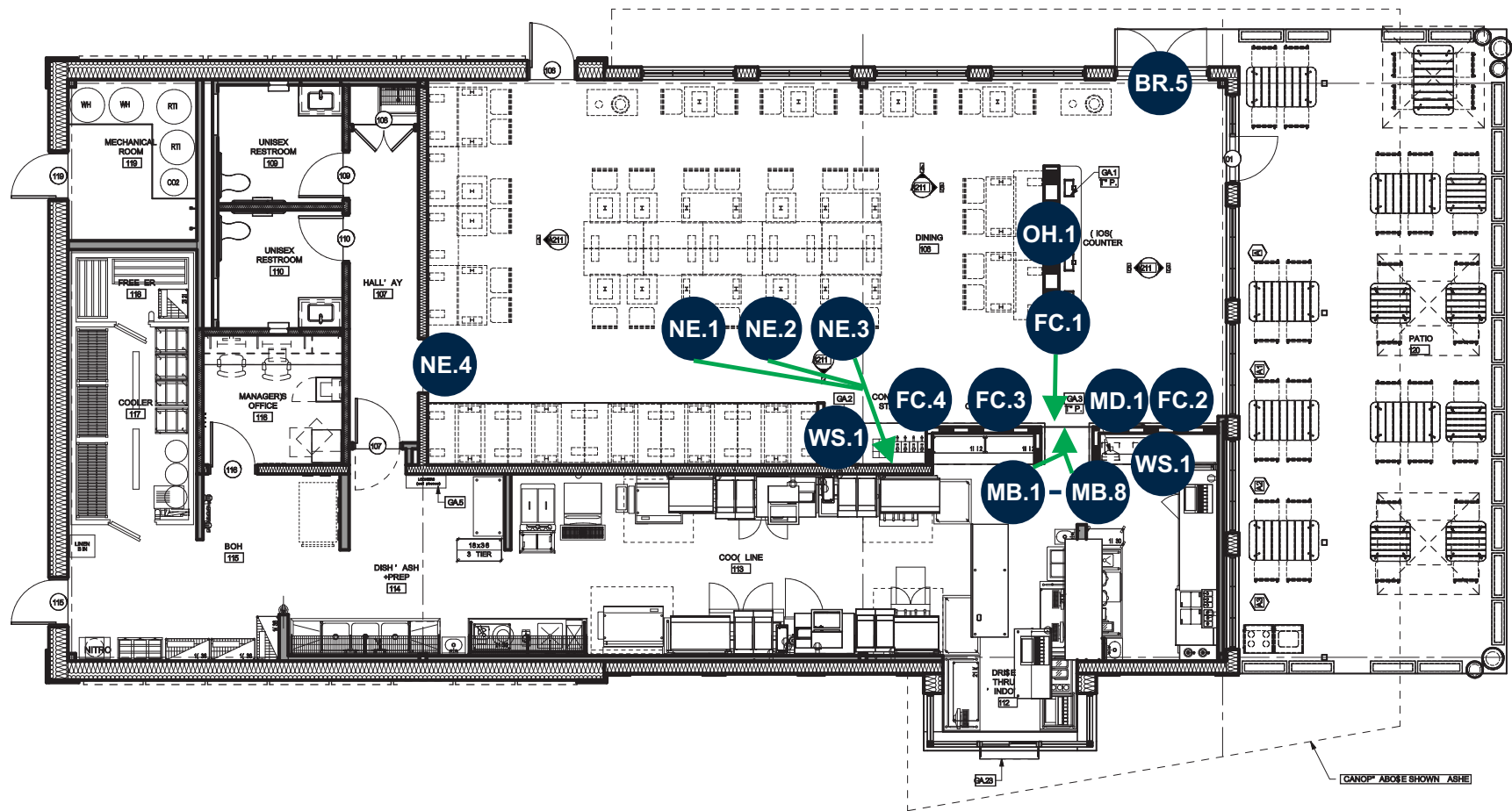
DESIGN PHASE: CONCEPTUAL

SHEET NUMBER

0.1

This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.

INTERIOR SITE PLAN



INTERIOR WORK SCOPE

- BR.5 45" SUSPENDED BURGER
- FC.1 6" SIGNBAND FCO'S (QTY 1)
- FC.2 APP & ONLINE PICK-UP FCO'S
- FC.3 ORDER FCO'S
- FC.4 PICK-UP FCO'S
- MB.1 - MB.8 MENU BOARDS CANTILEVERED (QTY 8)
- WS.1 WINE SHELVES (QTY 2)
- MD.1 MENU DISPLAY (QTY 2)
- NE.1 FAUX NEON CONE (QTY 1)
- NE.2 FAUX NEON HOT DOG (QTY 1)
- NE.3 FAUX NEON FRIES (QTY 1)
- NE.4 FAUX NEON RESTROOM (QTY 1)
- OH.1 ORDER HERE FREE STANDING PIPE MTD SIGN



INTERIOR LOCATION PLAN - Proposed

SCALE: N.T.S.

JONES SIGN
Your Vision. Accomplished.
WWW.JONESSIGN.COM

JOB #: 255770-R4
DATE: 01.28.2021
DESIGNER: S. Wiands
SALES REP:
PROJ MGR: J. COUNTS

REV.	DATE	BY	DESCRIPTION
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5	00.00.00	XX	XXXX
6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	

SHAKE SHACK

SHAKE SHACK
11780 HAYNES BRIDGE RD.
ALPHARETTA, GA. 30009

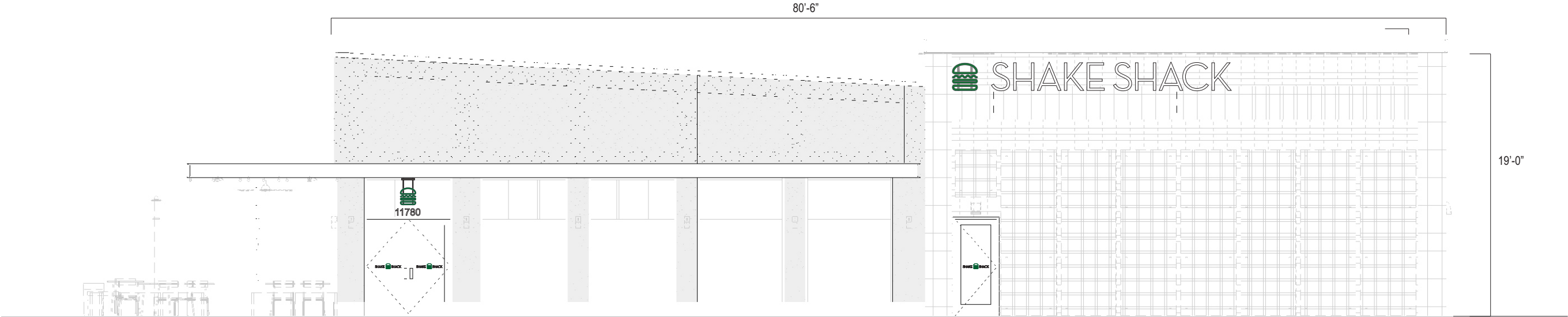
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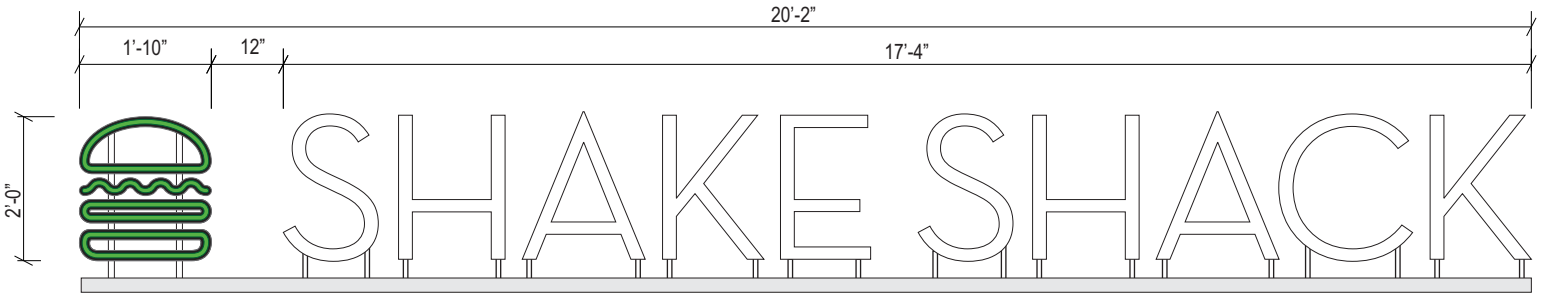
0.2

CL.1/BR.1 EXTERNALLY LIT CHANNEL LETTERS W/ S/F PUSH THROUGH BURGER - WALL MOUNTED (Qty 1)

PROPOSED SQUARE FOOTAGE: 40 SF



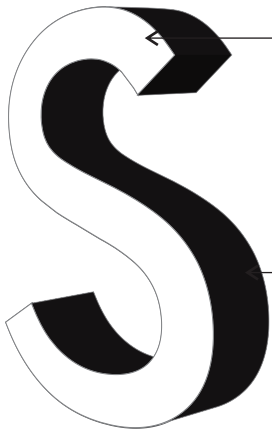
NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



FRONT VIEW
SCALE: 3/8" = 1'-0"



SIDE VIEW
SCALE: 3/8" = 1'-0"



FRONT FACES P-6
OVERLAY W/AL-1

ALUMINUM RETURNS
PAINTED P-6

ISOMETRIC VIEW

SPECIFICATIONS

- LETTERS:
1. CHANNEL LETTERS FACES PAINTED GLOSS BLACK P-6 - OVERLAY FACE WITH WHITE WRISCO AL-1
 2. RETURNS PAINTED P-6.
 3. STAND-OFFS AND LAMP ENCLOSURE TO BE PAINTED TO MATCH WALL

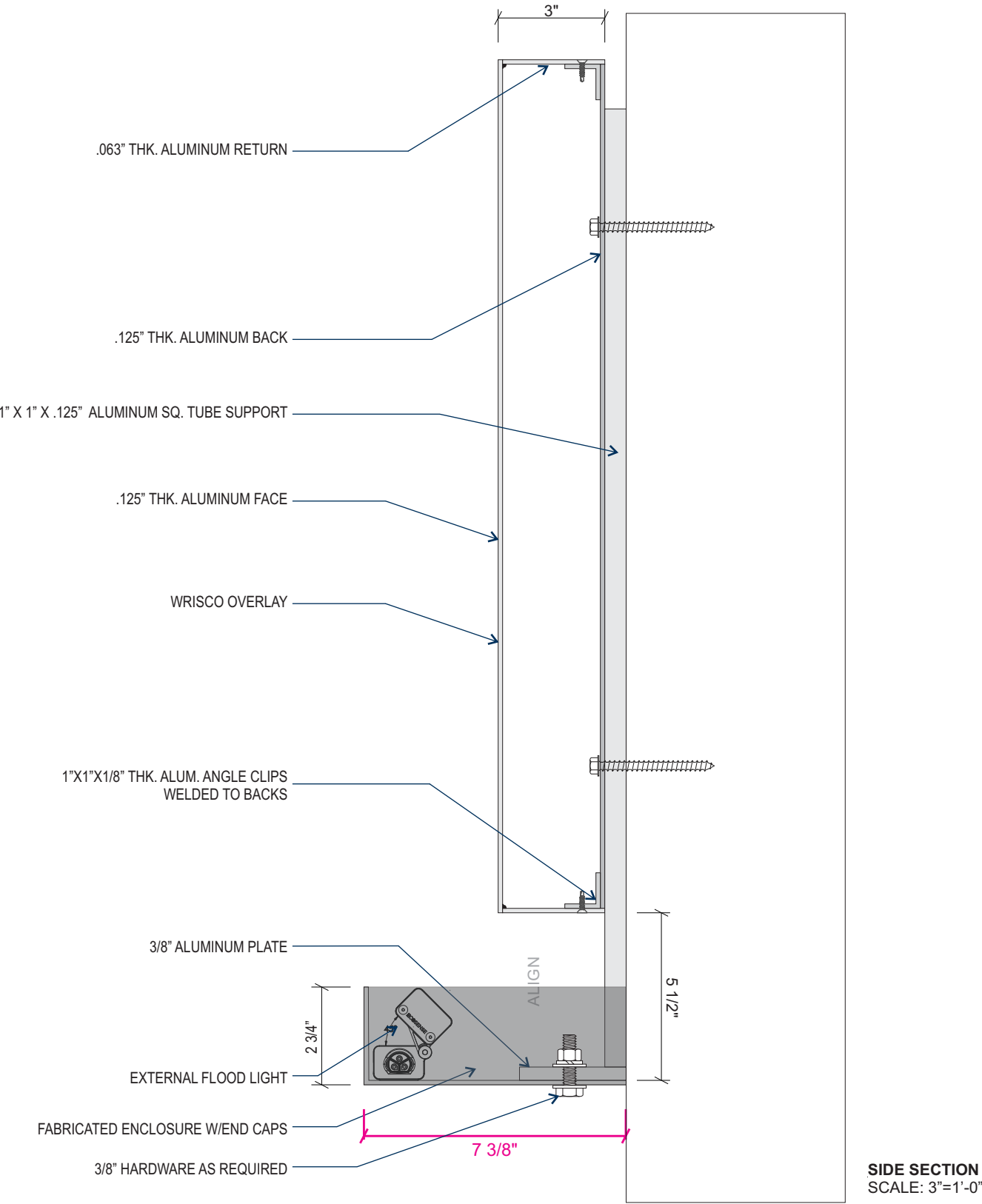
- BURGER:
1. S/F "BURGER" W/ ROUTED & PUSHED THRU FACE.
 2. ACRYLIC CABINET FACE AND RETURNS PAINTED P-6.
 3. 1/2" PUSH THRU CLEAR ACRYLIC FACE PAINTED P-7.
 4. 3/4" SQ. SUPPORTS, HARDWARE PAINTED TO MATCH WALL

- COLORS/FINISHES
- P-6 BLACK - GLOSS FINISH
 - P-5 SW 7005 - PURE WHITE - MATTE FINISH
 - A-2 3/4" CLEAR ACRYLIC
 - P-7 PTD. TO MATCH PMS 369
 - AL-1 .032" WHITE WRISCO OVERLAY

JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: 255770-R4 DATE: 01.28.2021 DESIGNER: S. Wiands SALES REP: PROJ MGR: J. COUNTS	REV. DATE BY DESCRIPTION	CLIENT APPROVAL DATE		SHAKE SHACK	SHAKE SHACK 11780 HAYNES BRIDGE RD. ALPHARETTA, GA. 30009	SHEET NUMBER 1.0
		1 02.04.21 SW REVISED PER REQUEST	LANDLORD APPROVAL DATE				
		2 02.23.21 SW REVISED PER REQUEST	QC				
		3 03.02.21 SW REVISED CL.1 AND MONUMENT					
		4 03.15.21 SW REVISED PER REQUEST				DESIGN PHASE: CONCEPTUAL	
		5 00.00.00 XX XXXX					
		6 00.00.00 XX XXXX					
		7 00.00.00 XX XXXX					
		8 00.00.00 XX XXXX					
		9 00.00.00 XX XXXX					
		10 00.00.00 XX XXXX					

CL.1/BR.1 EXTERNALLY LIT CHANNEL LETTERS W/ S/F PUSH THROUGH BURGER - (QTY 1)

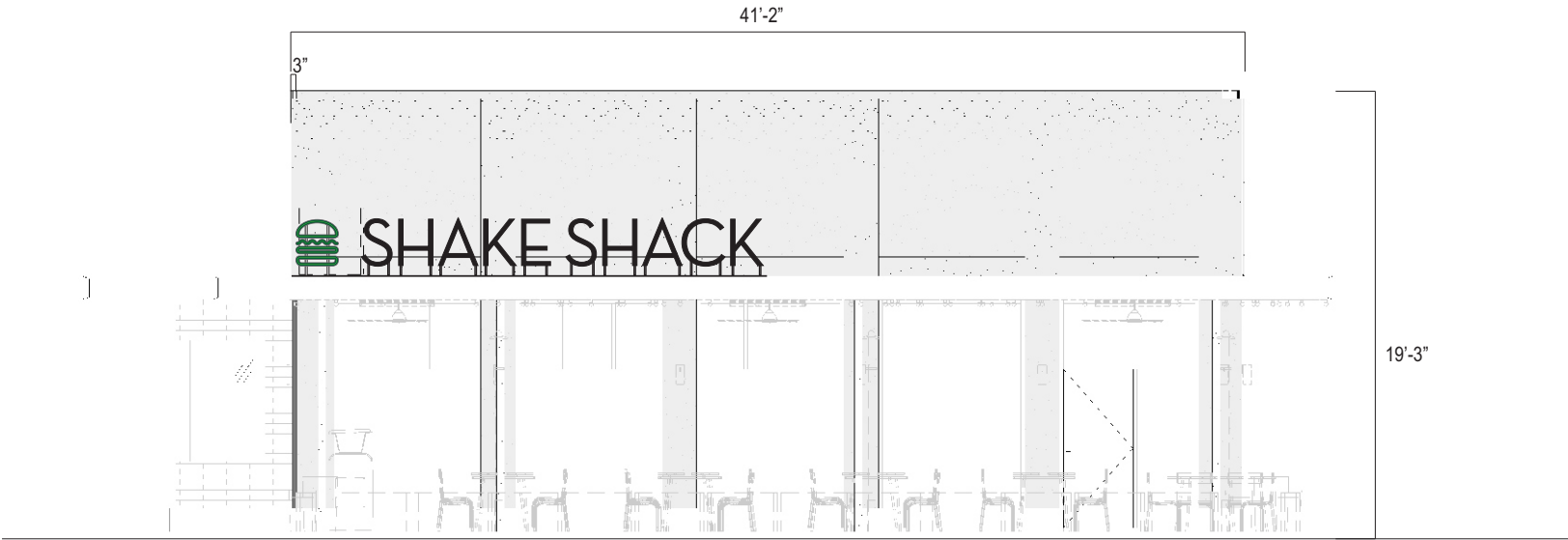
PROPOSED SQUARE FOOTAGE: 40 SF



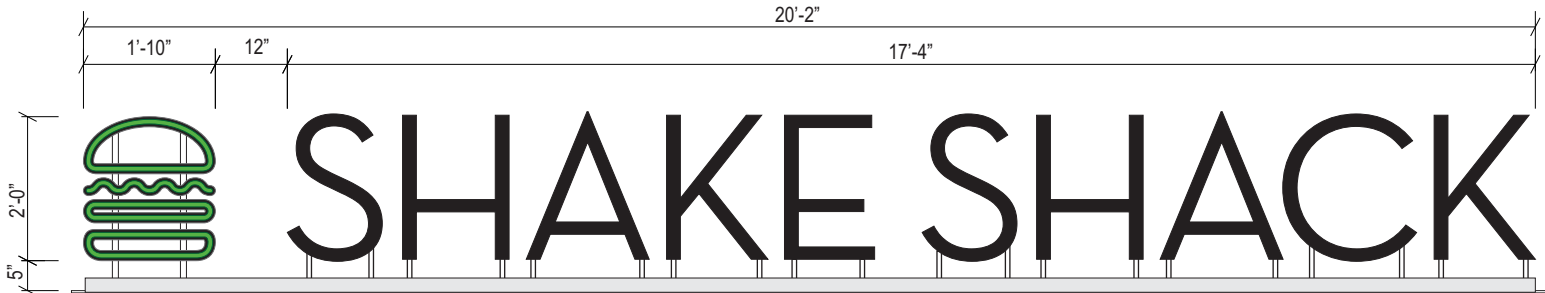
JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: 255770-R4 DATE: 01.28.2021 DESIGNER: S. Wiands SALES REP: PROJ MGR: J. COUNTS	REV. DATE BY DESCRIPTION	CLIENT APPROVAL		DATE	SHAKE SHACK 11780 HAYNES BRIDGE RD. ALPHARETTA, GA. 30009 DESIGN PHASE: CONCEPTUAL	SHEET NUMBER 1.1			
		1	02.04.21	SW	REVISED PER REQUEST			LANDLORD APPROVAL		DATE
		2	02.23.21	SW	REVISED PER REQUEST			QC		
		3	03.02.21	SW	REVISED CL.1 AND MONUMENT					
4	03.15.21	SW	REVISED PER REQUEST							
5	00.00.00	XX	XXXX							
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7	00.00.00	XX	XXXX							
8	00.00.00	XX	XXXX							
9	00.00.00	XX	XXXX							
10	00.00.00	XX	XXXX							

CL.2/BR.2 EXTERNALLY LIT CHANNEL LETTERS W/ S/F PUSH THROUGH BURGER (Qty 1)

PROPOSED SQUARE FOOTAGE: 40 SF



EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



FRONT VIEW
SCALE: 3/8" = 1'-0"



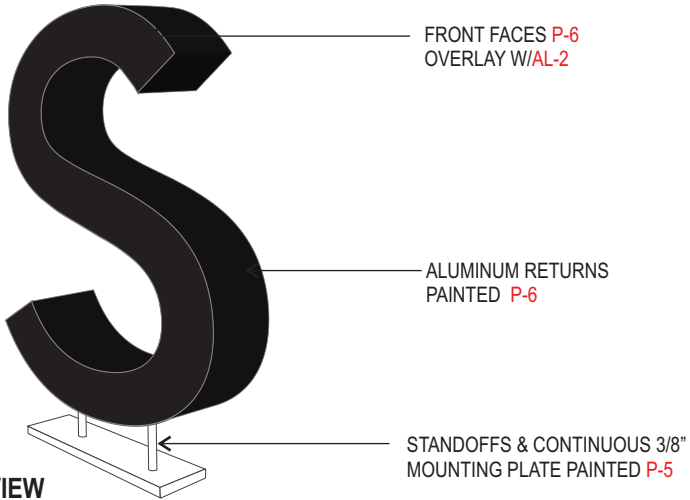
SIDE VIEW
SCALE: 3/8" = 1'-0"

SPECIFICATIONS

- LETTERS:
- CHANNEL LETTERS FACES PAINTED GLOSS BLACK **P-6** OVERLAY FACE WITH BLACK WRISCO **AL-2**
 - RETURNS PAINTED **P-6**.
 - 3/4" SQ. STAND-OFFS WELDED TO 3/8" THK. PLATE PAINTED **P-5**.
 - EXTERNAL ILLUMINATION PROVIDED & INSTALLED BY G.C.

- COLORS/FINISHES
- P-6** BLACK - GLOSS FINISH
 - P-5** SW 7005 - PURE WHITE - MATTE FINISH
 - A-2** 3/4" CLEAR ACRYLIC
 - P-7** PTD. TO MATCH PMS 369
 - AL-2** .032" BLACK WRISCO OVERLAY

- BURGER:
- S/F "BURGER" W/ ROUTED & PUSHED THRU FACE.
 - ACRYLIC CABINET FACE AND RETURNS PAINTED **P-6**.
 - 1/2" PUSH THRU CLEAR ACRYLIC FACE PAINTED **P-7**.
 - 3/4" SQ. SUPPORTS, HARDWARE PAINTED **P-5**.
 - EXTERIOR ILLUMINATION PROVIDED & INSTALLED BY G.C.

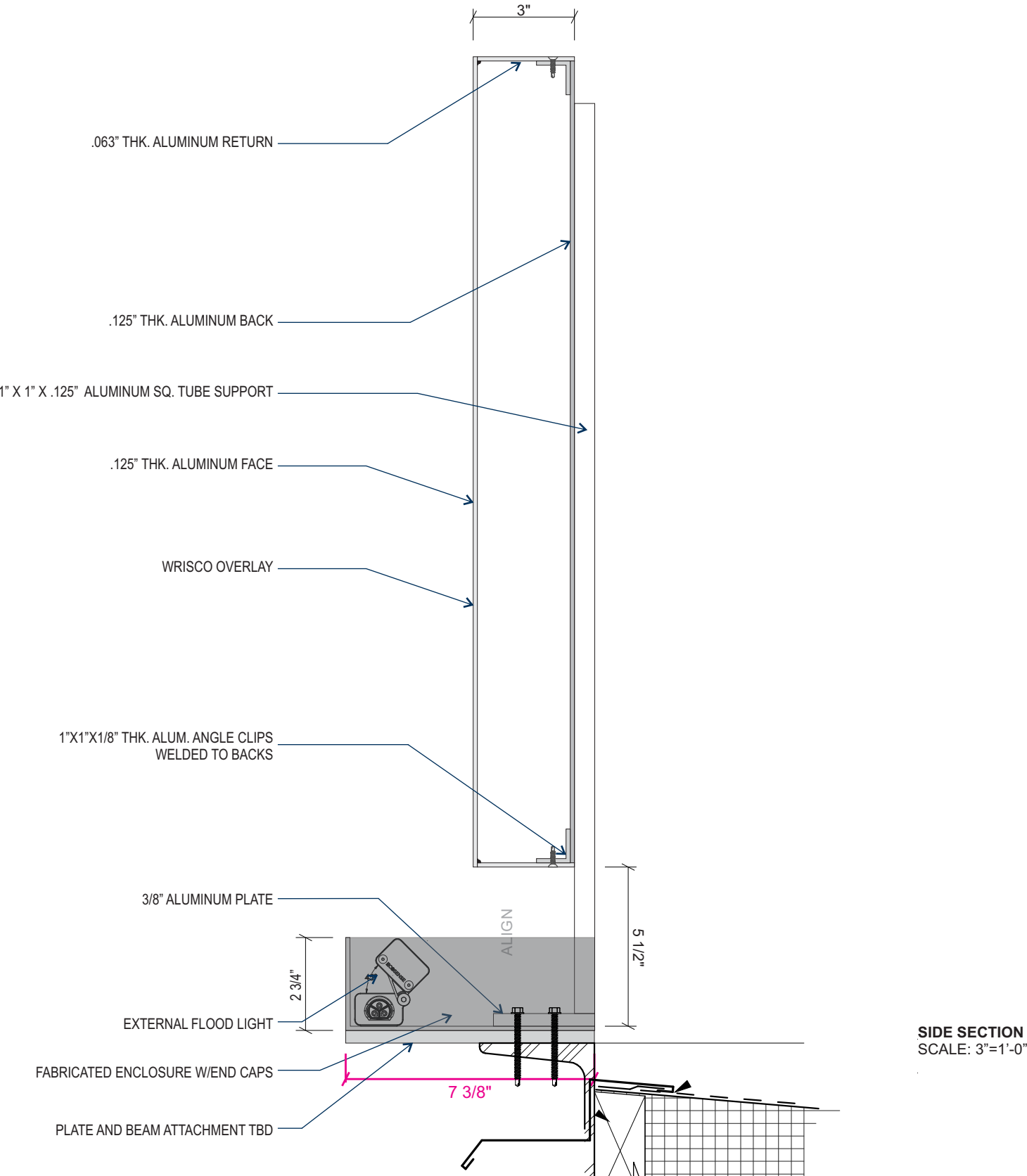


ISOMETRIC VIEW

JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: 255770-R4	REV.	DATE	BY	DESCRIPTION	CLIENT APPROVAL	DATE	SHAKE SHACK	SHAKE SHACK	SHEET NUMBER
	DATE: 01.28.2021	1	02.04.21	SW	REVISED PER REQUEST	LANDLORD APPROVAL	DATE		11780 HAYNES BRIDGE RD.	
	DESIGNER: S. Wiands	2	02.23.21	SW	REVISED PER REQUEST				ALPHARETTA, GA. 30009	
	SALES REP:	3	03.02.21	SW	REVISED CL.1 AND MONUMENT				DESIGN PHASE: CONCEPTUAL	
PROJ MGR: J. COUNTS	4	03.15.21	SW	REVISED PER REQUEST	QC					
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	6	00.00.00	XX	XXXX						
	7	00.00.00	XX	XXXX						
	8	00.00.00	XX	XXXX						
	9	00.00.00	XX	XXXX						
	10	00.00.00	XX	XXXX						

CL.2/BR.2 EXTERNALLY LIT CHANNEL LETTERS W/ S/F PUSH THROUGH BURGER - OPTION #2 (Qty 1)

PROPOSED SQUARE FOOTAGE: 40 SF

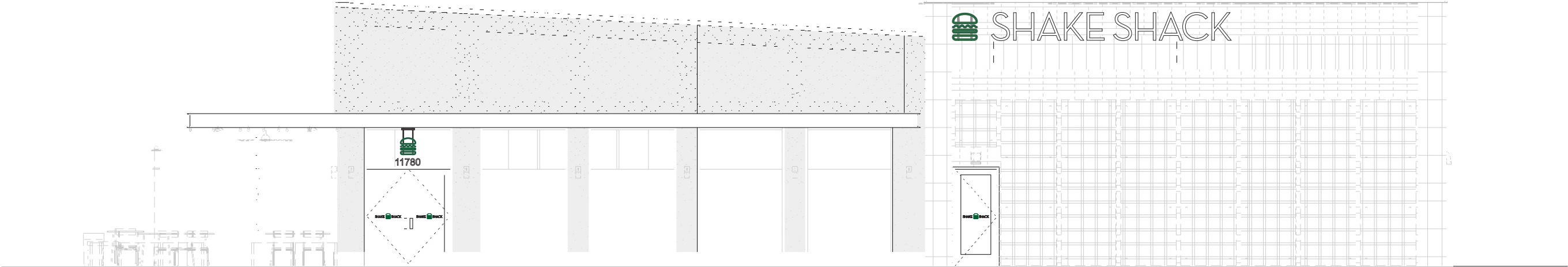


JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: 255770-R4 DATE: 01.28.2021 DESIGNER: S. Wiands SALES REP: PROJ MGR: J. COUNTS	REV. DATE BY DESCRIPTION	CLIENT APPROVAL DATE	SHAKE SHACK	SHAKE SHACK 11780 HAYNES BRIDGE RD. ALPHARETTA, GA. 30009	SHEET NUMBER 2.1
		1 02.04.21 SW REVISED PER REQUEST	LANDLORD APPROVAL DATE			
		2 02.23.21 SW REVISED PER REQUEST	QC			
		3 03.02.21 SW REVISED CL.1 AND MONUMENT				
		4 03.15.21 SW REVISED PER REQUEST			DESIGN PHASE: CONCEPTUAL	
		5 00.00.00 XX XXXX				
		6 00.00.00 XX XXXX				
		7 00.00.00 XX XXXX				
		8 00.00.00 XX XXXX				
		9 00.00.00 XX XXXX				
		10 00.00.00 XX XXXX				

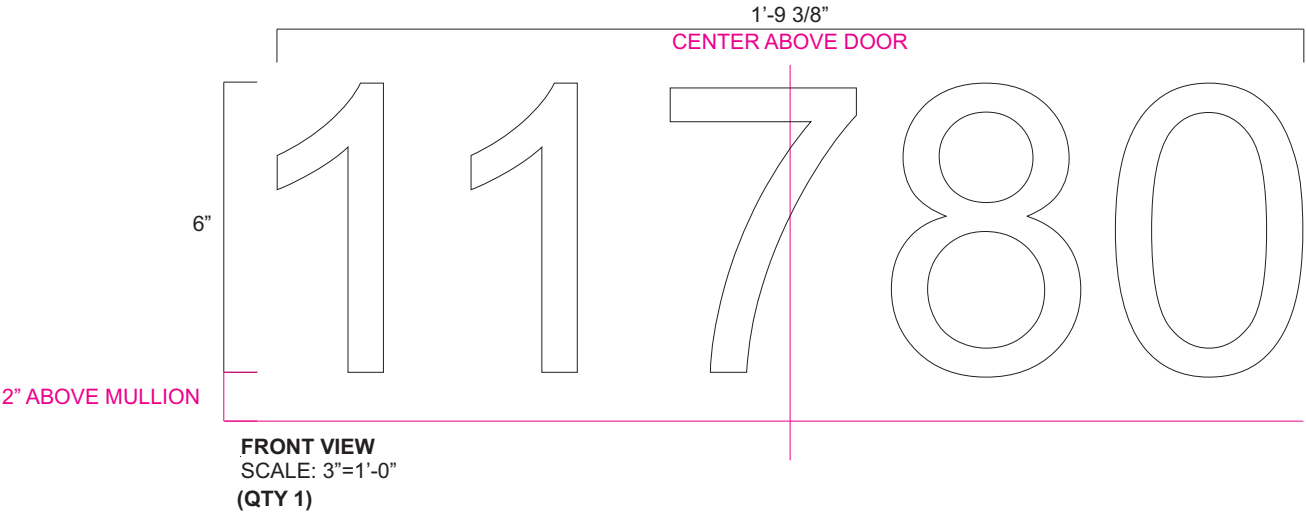
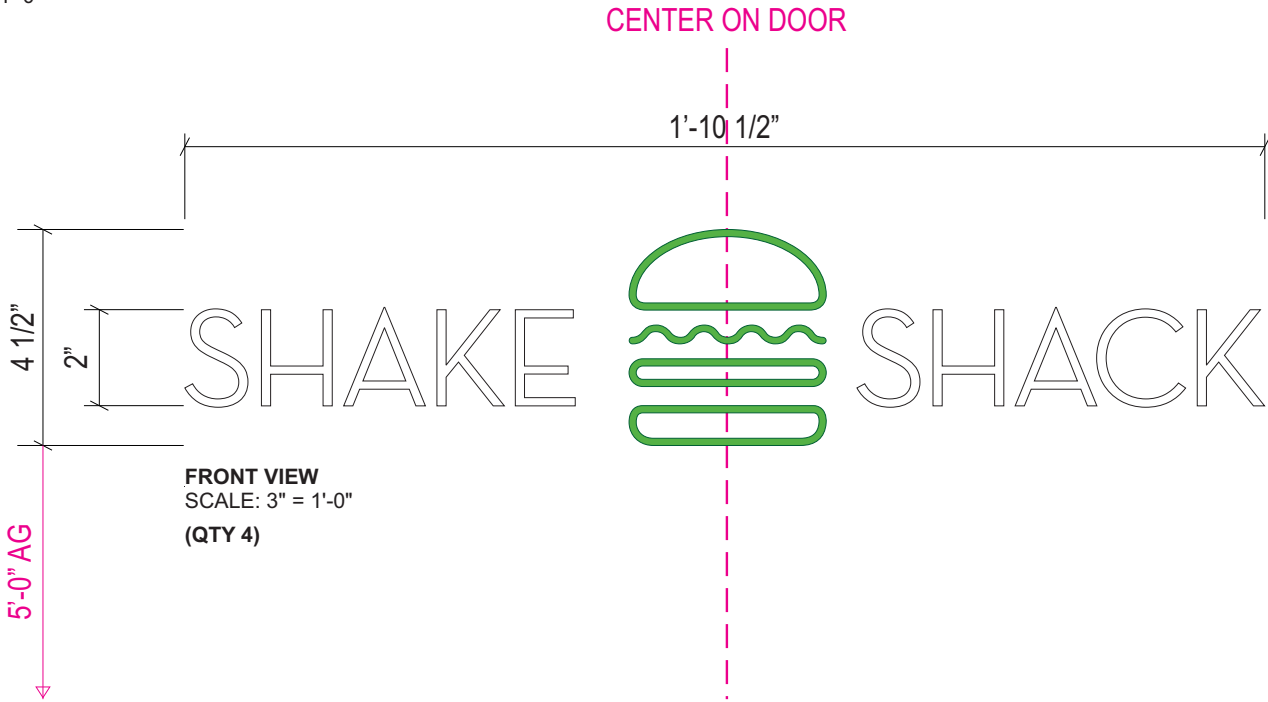
VI.1/VI.2

WINDOW VINYL (QTY 4) ADDRESS VINYL (QTY 1)

PROPOSED SQUARE FOOTAGE: 1.7 SF



NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



SPECIFICATIONS

1. WHITE OPAQUE VINYL **V-1** AND GREEN **V-2** , APPLIED 1ST SURFACE TO WINDOW

COLORS/FINISHES

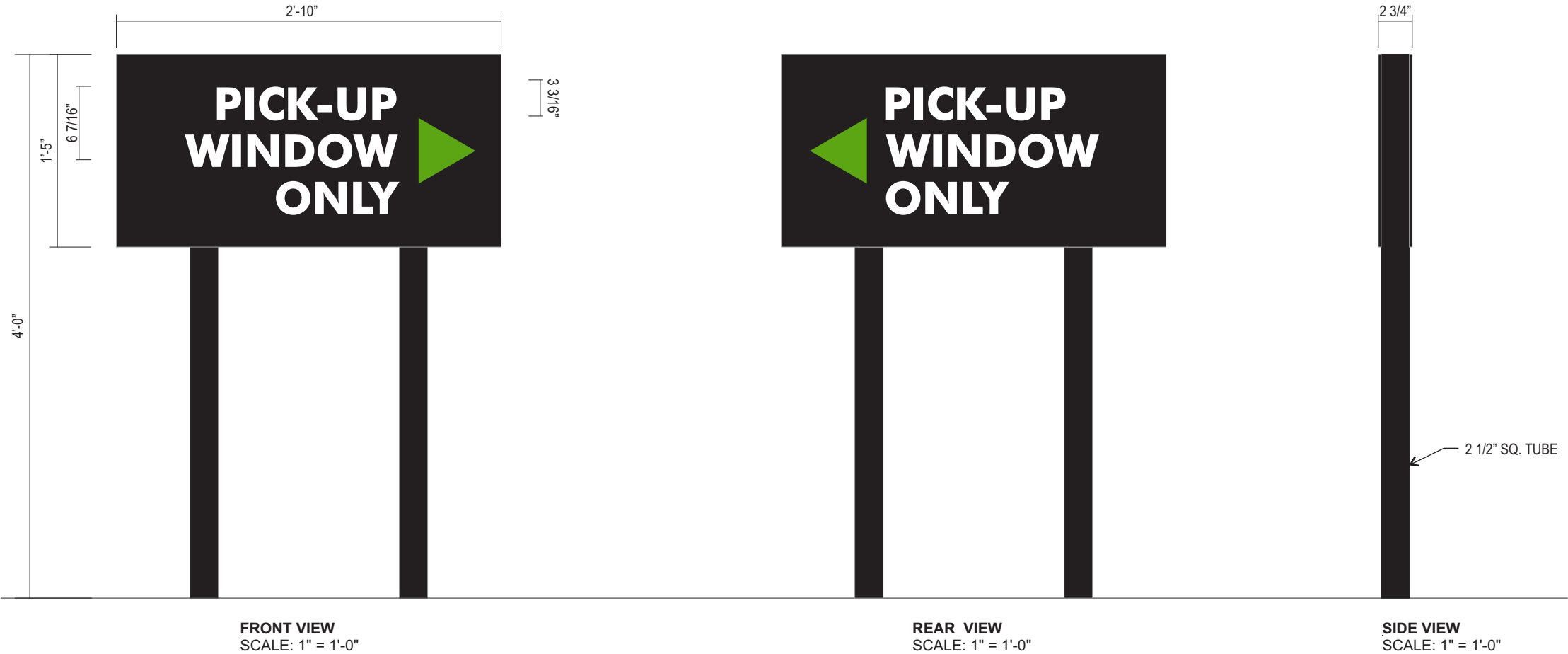
	V-2	3M 7725-10 (OPAQUE WHITE VINYL)
	V-1	3M 3630-106 BRILLIANT GREEN - TRANS VINYL BACKED W/ OPAQUE WHITE VINYL - BURGER

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	DATE: 01.28.2021	1	02.04.21	SW	REVISED PER REQUEST	LANDLORD APPROVAL	DATE		11780 HAYNES BRIDGE RD. ALPHARETTA, GA. 30009		
	DESIGNER: S. Wiands	2	02.23.21	SW	REVISED PER REQUEST						
	SALES REP:	3	03.02.21	SW	REVISED CL.1 AND MONUMENT						
	PROJ MGR: J. COUNTS	4	03.15.21	SW	REVISED PER REQUEST	QC					DESIGN PHASE: CONCEPTUAL
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		6	00.00.00	XX	XXXX						
		7	00.00.00	XX	XXXX						
		8	00.00.00	XX	XXXX						
		9	00.00.00	XX	XXXX						
	10	00.00.00	XX	XXXX							

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DS.1 NON-ILLUMINATED DIRECTIONAL SIGN (Qty 1)

SQUARE FOOTAGE: 4.0



COLORS/FINISHES

- P-3** RAL #9004 BLACK - MATTE FINISH
- V-2** 3M REFLECTIVE VINYL TO MATCH PMS 369C
- V-3** 3M WHITE REFLECTIVE VINYL

SPECIFICATIONS

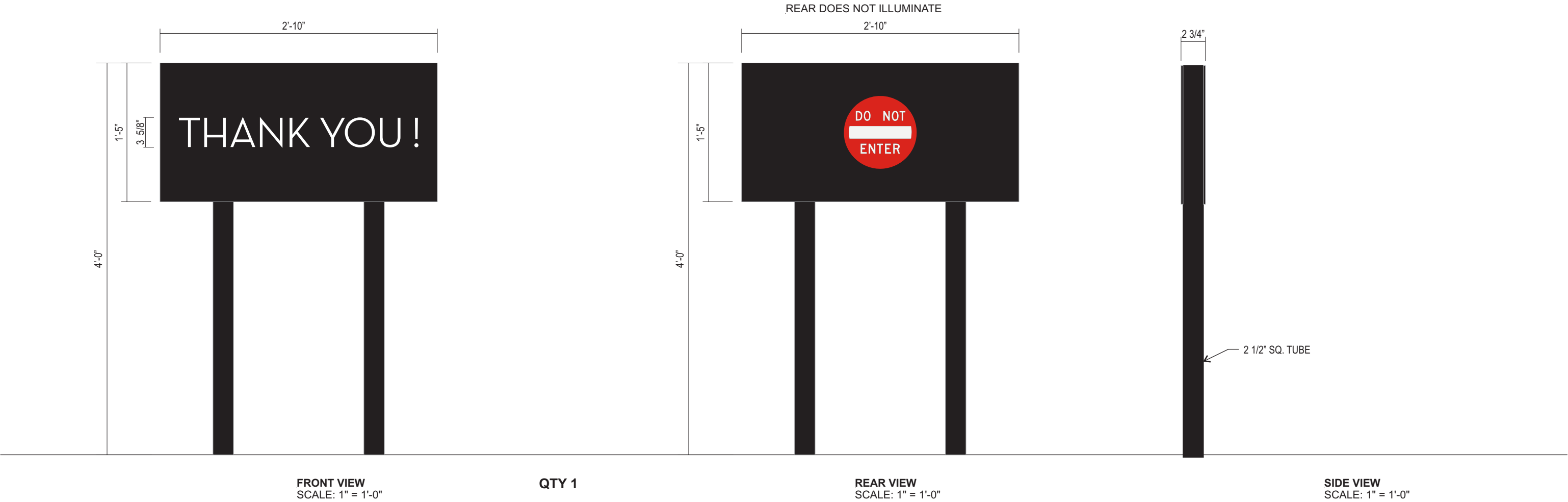
- ALUMINUM PANELS PAINTED **P-3**
- PANEL ATTACHED W/ COUNTERSUNK SCREWS PTD. **P-3**
- REFLECTIVE VINYL APPLIED TO FACE OF ALUMINUM PANEL **V-2 & V-3**
- 2 1/2" SQ. TUBE SUPPORTS PAINTED **P-3**

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		102.04.21SWREVISED PER REQUEST	LANDLORD APPROVAL		DATE		
		202.23.21SWREVISED PER REQUEST	QC				
		303.02.21SWREVISED CL.1 AND MONUMENT					
403.15.21SWREVISED PER REQUEST							
500.00.00XXXXXX							
600.00.00XXXXXX							
700.00.00XXXXXX							
800.00.00XXXXXX							
900.00.00XXXXXX							
1000.00.00XXXXXX							
						DESIGN PHASE: CONCEPTUAL	

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DS.2 NON-ILLUMINATED DIRECTIONAL SIGN (Qty 1)

SQUARE FOOTAGE: 4.0 EA



SPECIFICATIONS

- 1. ALUMINUM PANELS PAINTED P-3
- 2. PANEL ATTACHED W/ COUNTERSUNK SCREWS PTD. P-3
- 3. REFLECTIVE VINYL APPLIED TO FACE OF ALUMINUM PANEL V-3
- 4. 2 1/2" SQ. TUBE SUPPORTS PAINTED P-3
- 5. REAR VIEW. REFLECTIVE WHITE V-3 AND RED V-5 VINYL

COLORS/FINISHES

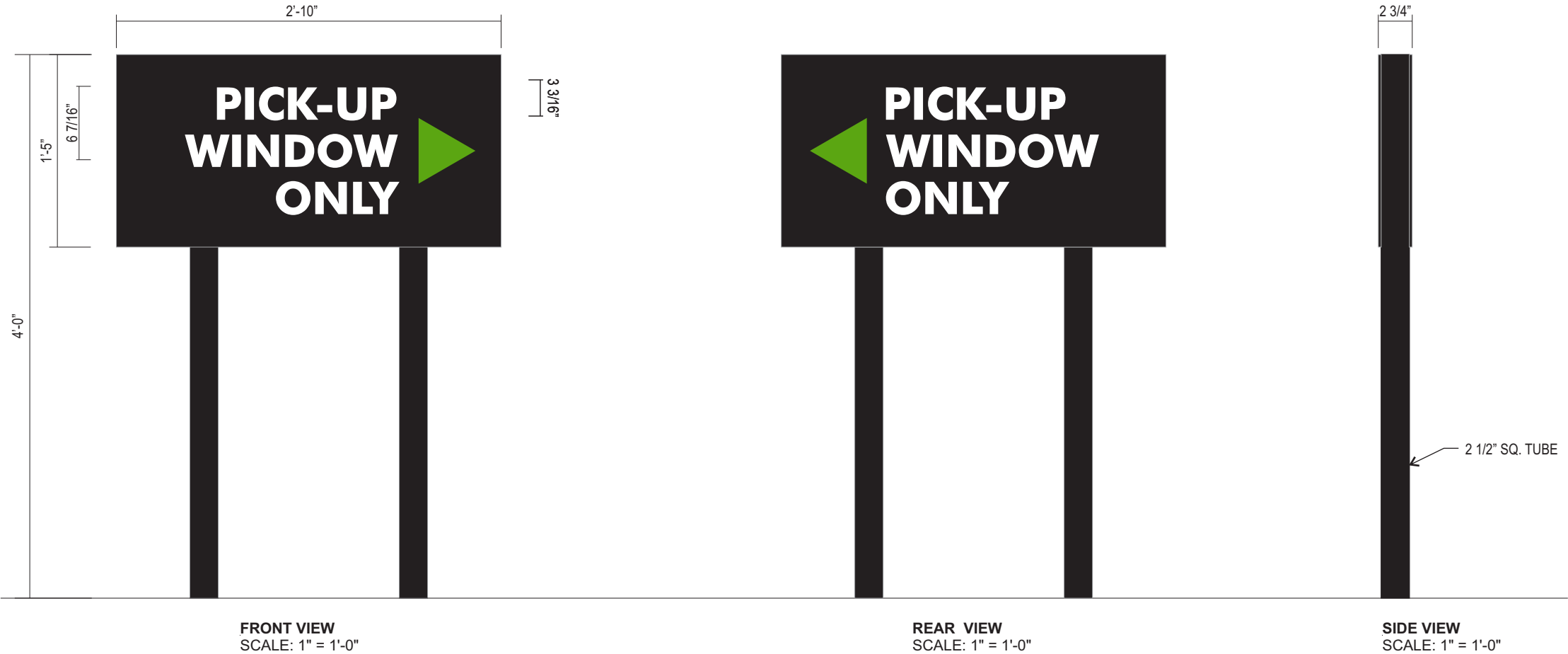
- P-3 RAL #9004 BLACK - MATTE FINISH
- V-3 3M WHITE REFLECTIVE VINYL
- V-5 3M RED REFLECTIVE VINYL (FOR THE DO NOT ENTER SIGN ONLY)

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		1 02.04.21 SW REVISED PER REQUEST	LANDLORD APPROVAL DATE				
		2 02.23.21 SW REVISED PER REQUEST	QC				
		3 03.02.21 SW REVISED CL.1 AND MONUMENT					

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DS.3 NON-ILLUMINATED DIRECTIONAL SIGN (Qty 1)

SQUARE FOOTAGE: 4.0



COLORS/FINISHES

- P-3** RAL #9004 BLACK - MATTE FINISH
- V-2** 3M REFLECTIVE VINYL TO MATCH PMS 369C
- V-3** 3M WHITE REFLECTIVE VINYL

SPECIFICATIONS

- ALUMINUM PANELS PAINTED **P-3**
- PANEL ATTACHED W/ COUNTERSUNK SCREWS PTD. **P-3**
- REFLECTIVE VINYL APPLIED TO FACE OF ALUMINUM PANEL **V-2 & V-3**
- 2 1/2" SQ. TUBE SUPPORTS PAINTED **P-3**

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		102.04.21SWREVISED PER REQUEST	LANDLORD APPROVAL		DATE		
		202.23.21SWREVISED PER REQUEST	QC				
		303.02.21SWREVISED CL.1 AND MONUMENT					
403.15.21SWREVISED PER REQUEST							
500.00.00XXXXXX							
600.00.00XXXXXX							
700.00.00XXXXXX							
800.00.00XXXXXX							
900.00.00XXXXXX							
1000.00.00XXXXXX							
						DESIGN PHASE: CONCEPTUAL	

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MS.1 EXTERNALLY ILLUMINATED MONUMENT SIGN - OPTION 2 (Qty 1)

SQUARE FOOTAGE: 25.35



FRONT VIEW
SCALE: 1" = 1'-0"

SIDE VIEW
SCALE: 1" = 1'-0"



NIGHT VIEW
SCALE: NTS

SPECIFICATIONS

- 1. ALUMINUM SIGN CABINET PAINTED P-5
- 2. BRICK BASE W/ CAP PTD. P-2 / STUCCO COLUMN W/ CAP PTD. P-2
- 3. FCO LETTERS 1/4" ALUMINUM PAINTED P-2 W/ 1" D STANDOFFS
- 4. UP LIGHT TO WASH UP ON LETTERS

COLORS/FINISHES

- P-2 SW 7069 - IRON ORE - MATTE FINISH
- P-5 SW 7005 - PURE WHITE - MATTE FINISH

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DATE: 01.28.2021
DESIGNER: S. Wiands
SALES REP:
PROJ MGR: J. COUNTS

REV.	DATE	BY	DESCRIPTION
1	02.04.21	SW	REVISED PER REQUEST
2	02.23.21	SW	REVISED PER REQUEST
3	03.02.21	SW	REVISED CL.1 AND MONUMENT
4	03.15.21	SW	REVISED PER REQUEST
5	08.08.00	XX	XXXX
6	08.08.00	XX	XXXX
7	08.08.00	XX	XXXX
8	08.08.00	XX	XXXX
9	08.08.00	XX	XXXX
10	08.08.00	XX	XXXX

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	

SHAKE SHACK

SHAKE SHACK
11780 HAYNES BRIDGE RD.
ALPHARETTA, GA. 30009

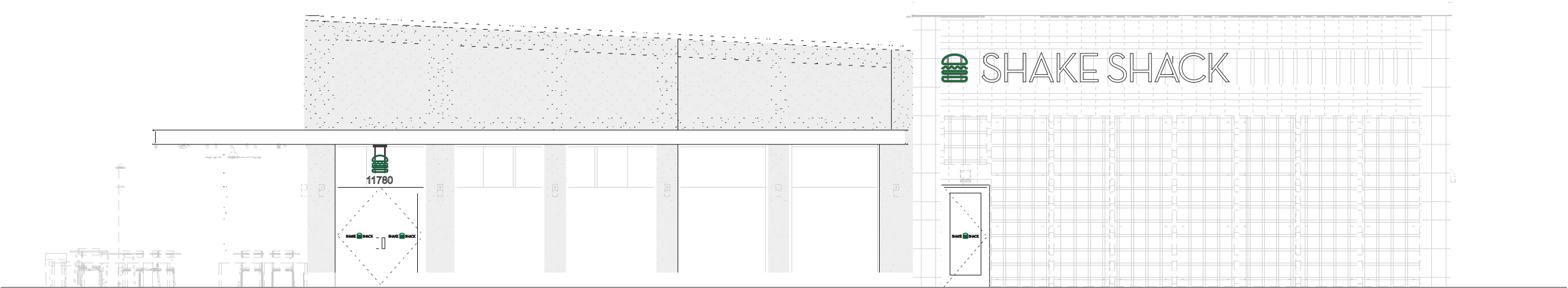
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SHEET NUMBER

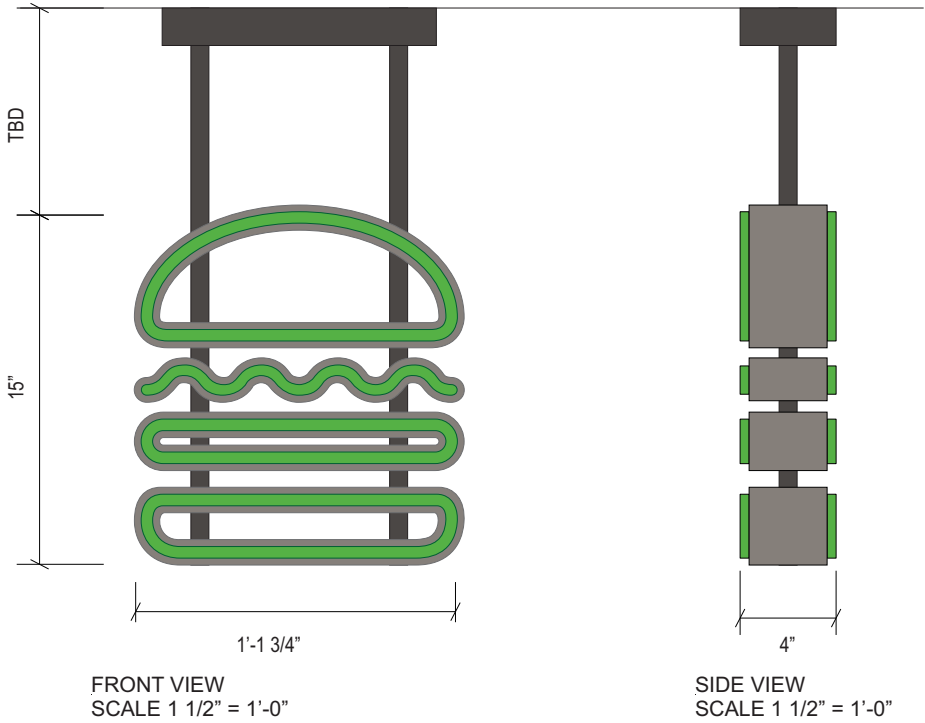
7.0

BR.5 D/F ROUTED & PUSH THRU BURGER - SUSPENDED (Qty 1)

SQUARE FOOTAGE: 1.44



NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



SPECIFICATIONS

- 1. LED ILLUMINATED ROUTED & PUSHED THRU FACE.
- 2. ACRYLIC CABINET PAINTED MP 18140 SMOKY SILVER METALLIC WITH 1/2" PUSH THRU CLEAR ACRYLIC FACE.
- 3. 1ST & 2ND SURFACE VINYL 3M 3630-106.
- 4. 3/4 SQ. SUPPORTS & HARDWARE PAINTED (VARIES).

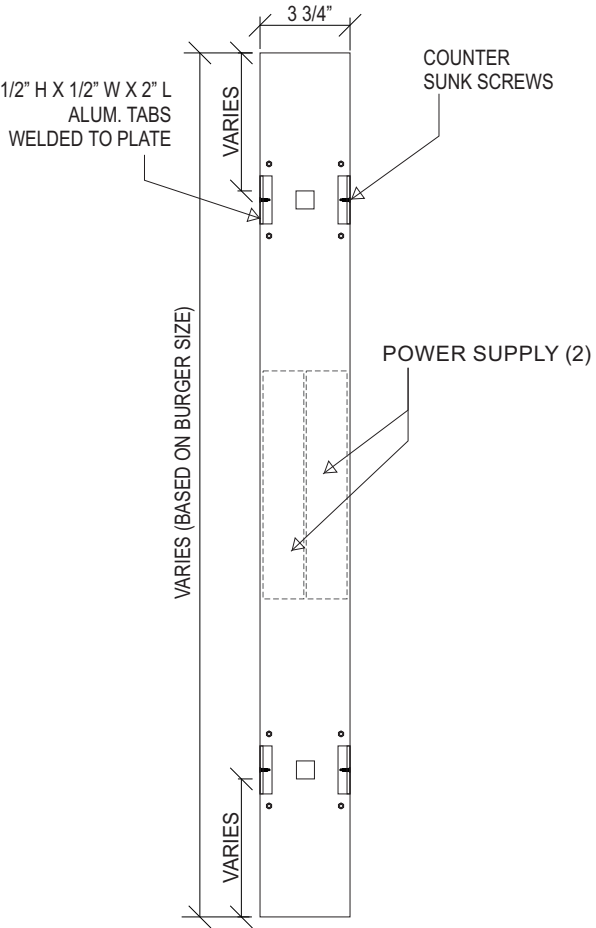
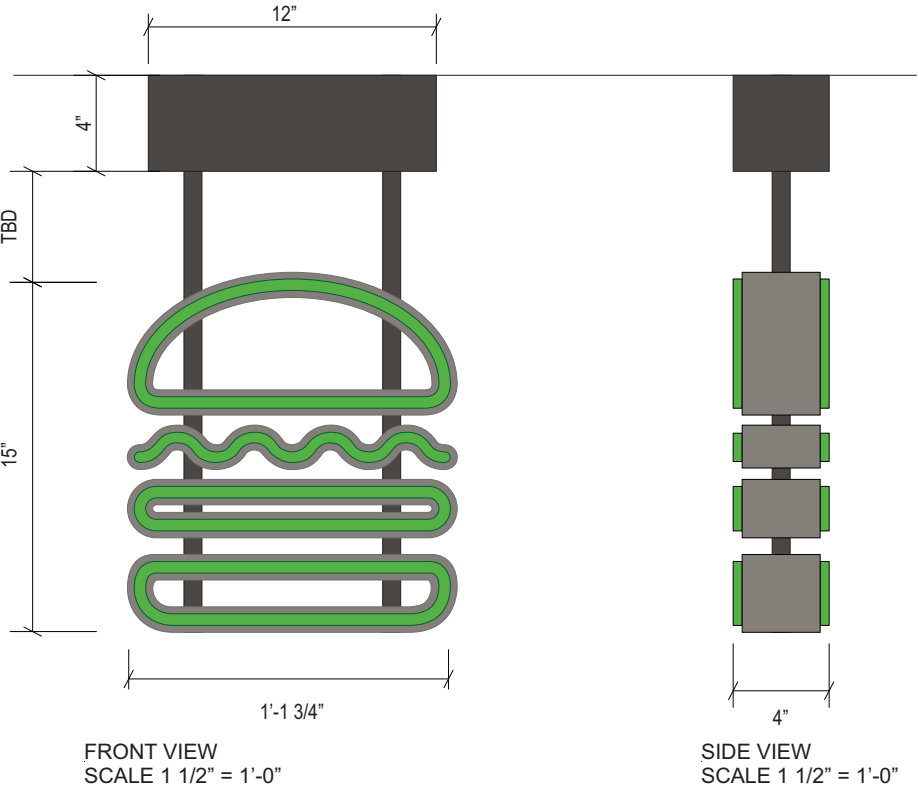
COLORS/FINISHES

- P-1** MP 18140 SMOKY SILVER METALLIC - MATTE FINISH
- V-1** 3M 3630-106 BRILLIANT GREEN - TRANS VINYL (1ST & 2ND SURFACE)
- A-2** CLEAR ACRYLIC

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	DATE: 01.28.2021	1	02.04.21	SW	REVISED PER REQUEST	LANDLORD APPROVAL	DATE		11780 HAYNES BRIDGE RD. ALPHARETTA, GA. 30009	8.0
	DESIGNER: S. Wiands	2	02.23.21	SW	REVISED PER REQUEST					
	SALES REP:	3	03.02.21	SW	REVISED CL.1 AND MONUMENT					
	PROJ MGR: J. COUNTS	4	03.15.21	SW	REVISED PER REQUEST					
		5	00.00.00	XX	XXXX				DESIGN PHASE: CONCEPTUAL	
		6	00.00.00	XX	XXXX					
		7	00.00.00	XX	XXXX					
		8	00.00.00	XX	XXXX	QC				
		9	00.00.00	XX	XXXX					
		10	00.00.00	XX	XXXX					

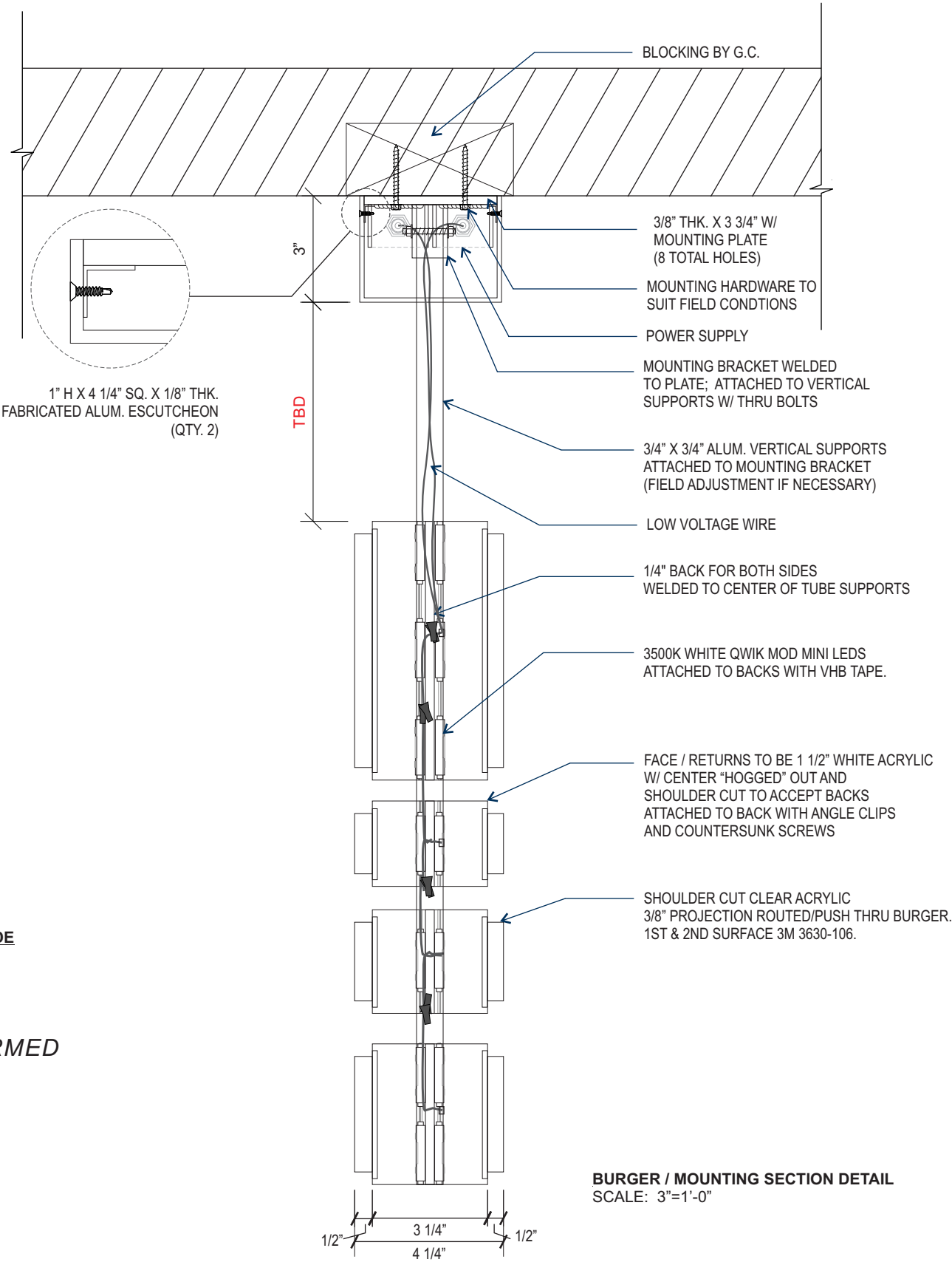
BR.5 D/F ROUTED & PUSH THRU BURGER - SUSPENDED (Qty 1)

SQUARE FOOTAGE: 1.44



MOUNTING PLATE - MOUNTED TO UNDERSIDE
SCALE: 1/2"=1'-0"

*** NOTE:**
WINDOW SIZE TO BE CONFIRMED



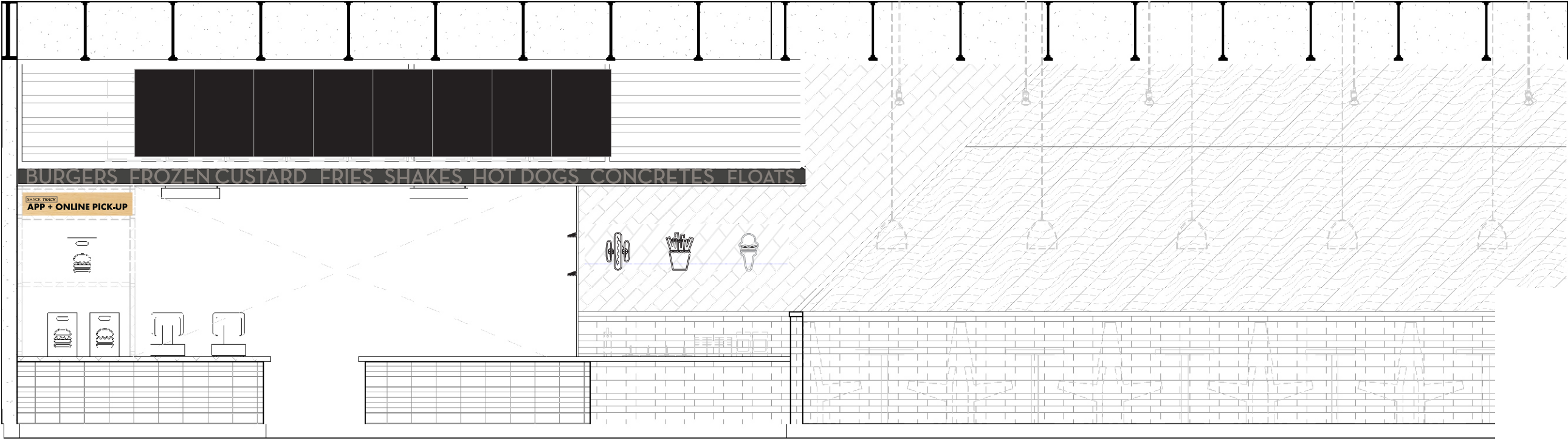
BURGER / MOUNTING SECTION DETAIL
SCALE: 3"=1'-0"

- SPECIFICATIONS**
- 1. LED ILLUMINATED ROUTED & PUSHED THRU FACE.
 - 2. ACRYLIC CABINET PAINTED MP 18140 SMOKY SILVER METALLIC WITH 1/2" PUSH THRU CLEAR ACRYLIC FACE.
 - 3. 1ST & 2ND SURFACE VINYL 3M 3630-106.
 - 4. 3/4 SQ. SUPPORTS & HARDWARE PAINTED (VARIES).

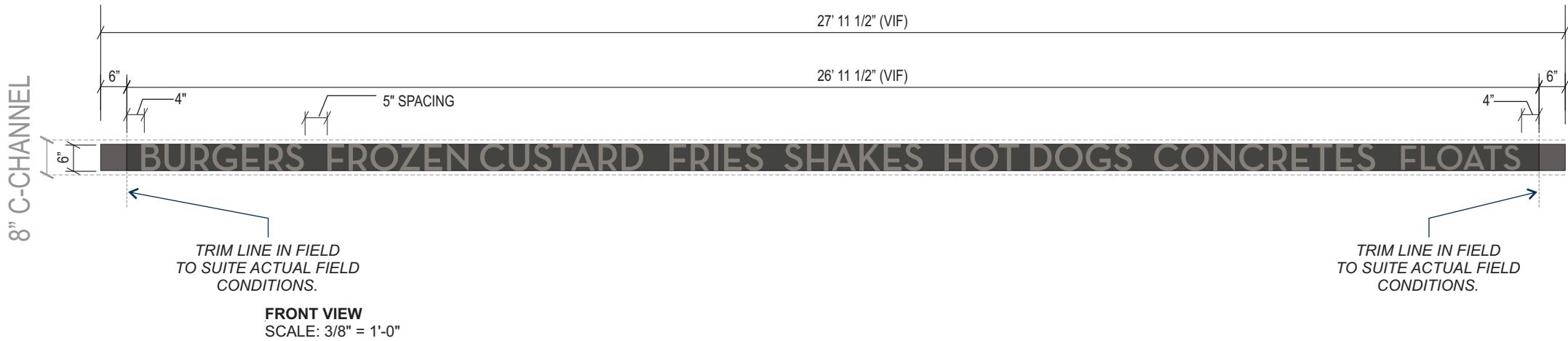
COLORS/FINISHES			
	P-1	MP 18140 SMOKY SILVER METALLIC - MATTE FINISH	
	V-1	3M 3630-106 BRILLIANT GREEN - TRANS VINYL (1ST & 2ND SURFACE)	
	A-2	CLEAR ACRYLIC	

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		1 02.04.21 SW REVISED PER REQUEST	LANDLORD APPROVAL DATE		8.1	
		2 02.23.21 SW REVISED PER REQUEST	QC			
		3 03.02.21 SW REVISED CL.1 AND MONUMENT				
		4 03.15.21 SW REVISED PER REQUEST			DESIGN PHASE: CONCEPTUAL	
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		6 00.00.00 XX XXXX				
		7 00.00.00 XX XXXX				
		8 00.00.00 XX XXXX				
		9 00.00.00 XX XXXX				
		10 00.00.00 XX XXXX				

FC.1 6” INTERIOR BAND OF LETTERS W/ BACKER PANEL (Qty 3 Sets)



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

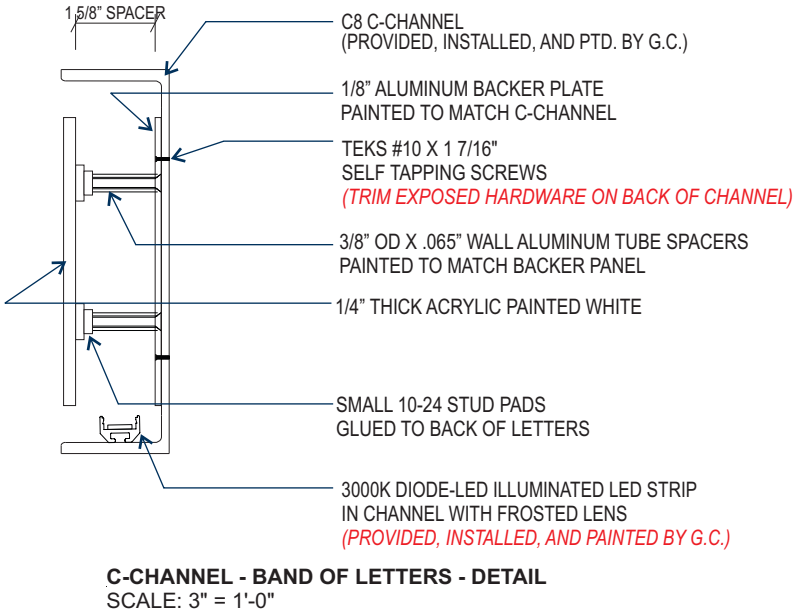


SPECIFICATIONS

- 1. 1/4" THICK ALUMINUM FLAT CUT OUT LETTERS PAINTED P-2
- 2. MIN. (3) FASTENERS PER INDIVIDUAL LETTER.
- 3. 3/8" SPACER TUBES IN BETWEEN LETTER AND BACKER PANEL PAINTED P-1

COLORS/FINISHES

- P-1 MP 18140 SMOKY SILVER METALLIC - MATTE FINISH
- P-2 SW #7069 - IRON ORE - MATTE FINISH

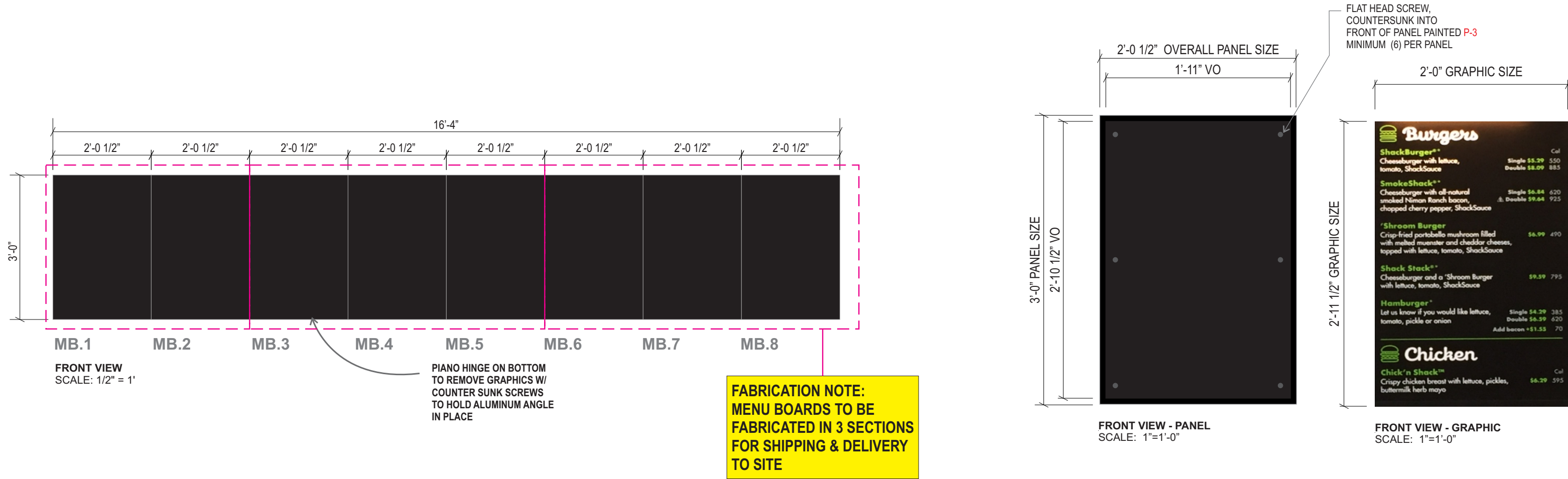


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	DATE: 01.28.2021	1	02.04.21	SW	REVISED PER REQUEST	LANDLORD APPROVAL	DATE		11780 HAYNES BRIDGE RD. ALPHARETTA, GA. 30009		
	DESIGNER: S. Wiands	2	02.23.21	SW	REVISED PER REQUEST						
	SALES REP:	3	03.02.21	SW	REVISED CL.1 AND MONUMENT						
	PROJ MGR: J. COUNTS	4	03.15.21	SW	REVISED PER REQUEST	QC				DESIGN PHASE: CONCEPTUAL	9.0
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		8	00.00.00	XX	XXXX						
		9	00.00.00	XX	XXXX						
	10	00.00.00	XX	XXXX							

MB.1-MB.8 INTERIOR MENU BOARDS - WALL MOUNTED (Qty 8)

SQUARE FOOTAGE: 6.03 EA

FIELD SURVEY REQUIRED



SPECIFICATIONS

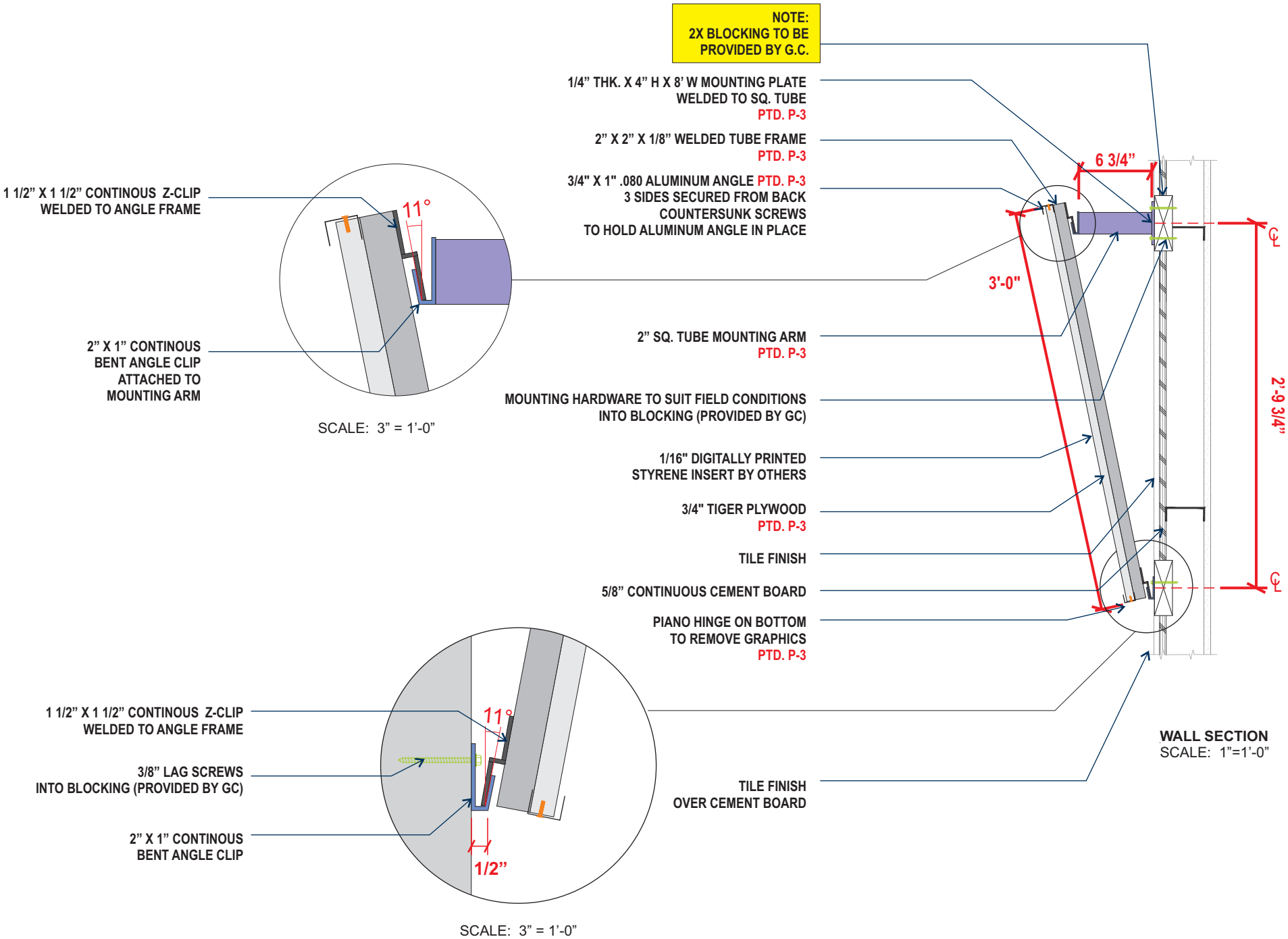
1. MENU PANEL PTD. P-3
2. 1/16" THK. DIGITALLY PRINTED STYRENE INSERT D-1.

COLORS/FINISHES

-  P-3 RAL 9004 - MATTE BLACK
-  D-1 DIGITALLY PRINTED INSERT BY OTHERS
(PANEL INSERTS ORDERED BY OPS GM FROM ALPHA GRAPHICS
<http://us004.agstorefront.com/uStore/8/Home>
Contact: hello@alphagraphics.com

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	DATE: 01.28.2021	1	02.04.21	SW	REVISED PER REQUEST	LANDLORD APPROVAL	DATE		11780 HAYNES BRIDGE RD. ALPHARETTA, GA. 30009	10.0
	DESIGNER: S. Wiands	2	02.23.21	SW	REVISED PER REQUEST					
	SALES REP:	3	03.02.21	SW	REVISED CL.1 AND MONUMENT					
PROJ MGR: J. COUNTS		4	03.15.21	SW	REVISED PER REQUEST	QC		DESIGN PHASE: CONCEPTUAL		
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		6	00.00.00	XX	XXXX					
		7	00.00.00	XX	XXXX					
		8	00.00.00	XX	XXXX					
		9	00.00.00	XX	XXXX					
		10	00.00.00	XX	XXXX					

MB.1-MB.8 INTERIOR MENU BOARDS - WALL MOUNTED (Qty 8)



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DATE: 01.28.2021
DESIGNER: S. Wiands
SALES REP:
PROJ MGR: J. COUNTS

REV.	DATE	BY	DESCRIPTION
1	02.04.21	SW	REVISED PER REQUEST
2	02.23.21	SW	REVISED PER REQUEST
3	03.02.21	SW	REVISED CL.1 AND MONUMENT
4	03.15.21	SW	REVISED PER REQUEST
5	00.00.00	XX	XXXX
6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	

SHAKE SHACK

SHAKE SHACK
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ALPHARETTA, GA. 30009

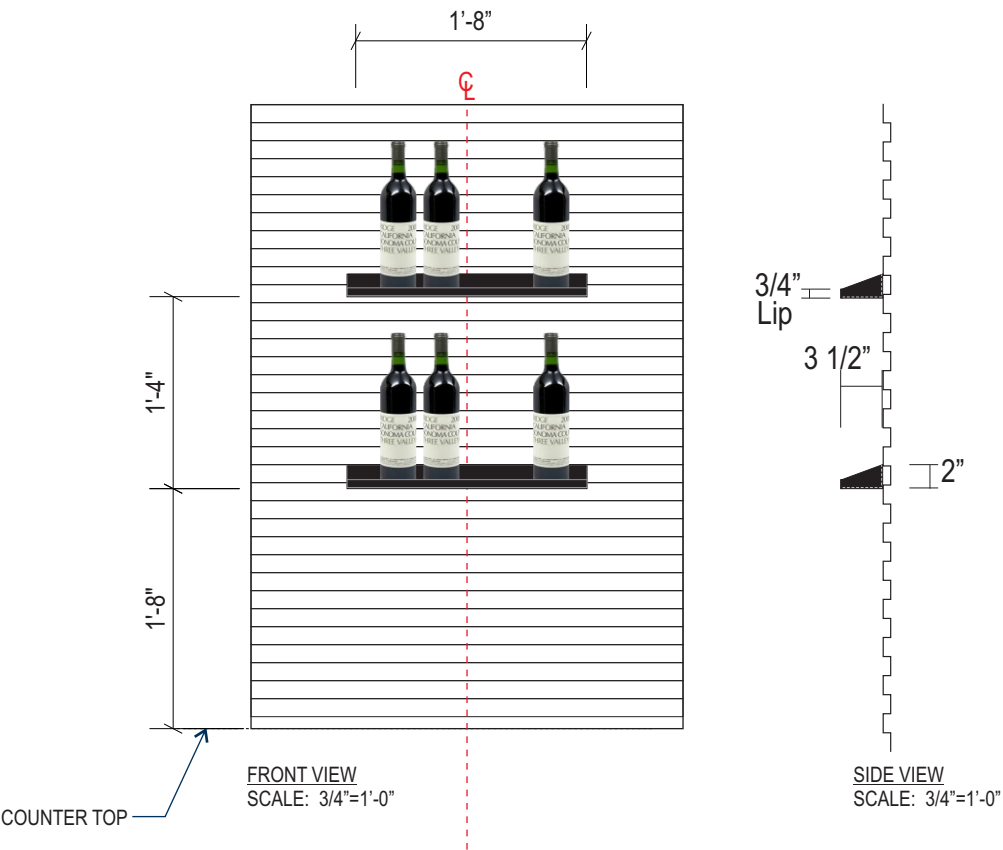
DESIGN PHASE: CONCEPTUAL

SHEET NUMBER

10.1

WI.1 20” WINE SHELF (QTY 2)

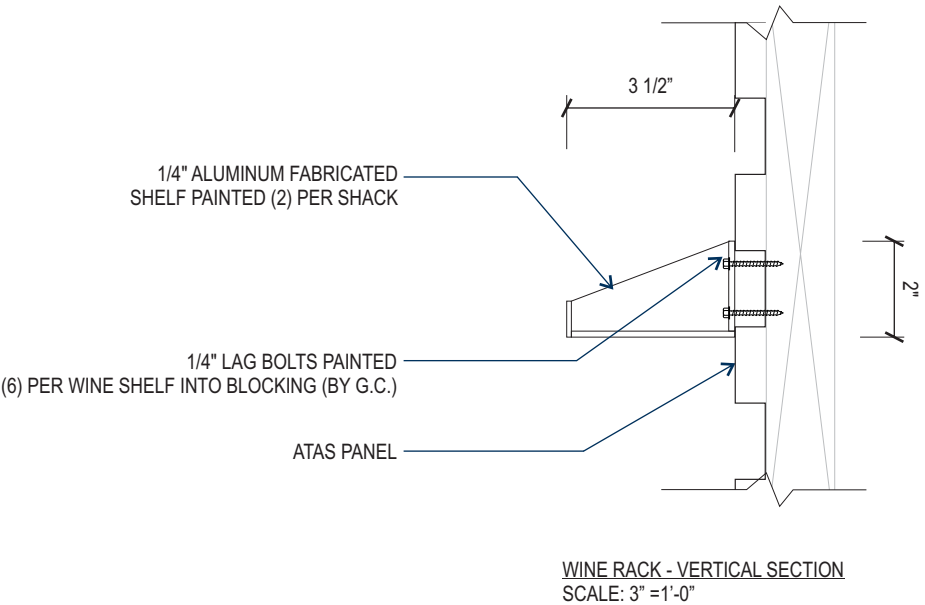
SQUARE FOOTAGE: N/A



- SPECIFICATIONS**
- 1. (2) 1/4" ALUMINUM BREAK FORMED STEEL SHELVES PAINTED.
 - 2. ALL MOUNTING HARDWARE PAINTED

COLORS/FINISHES

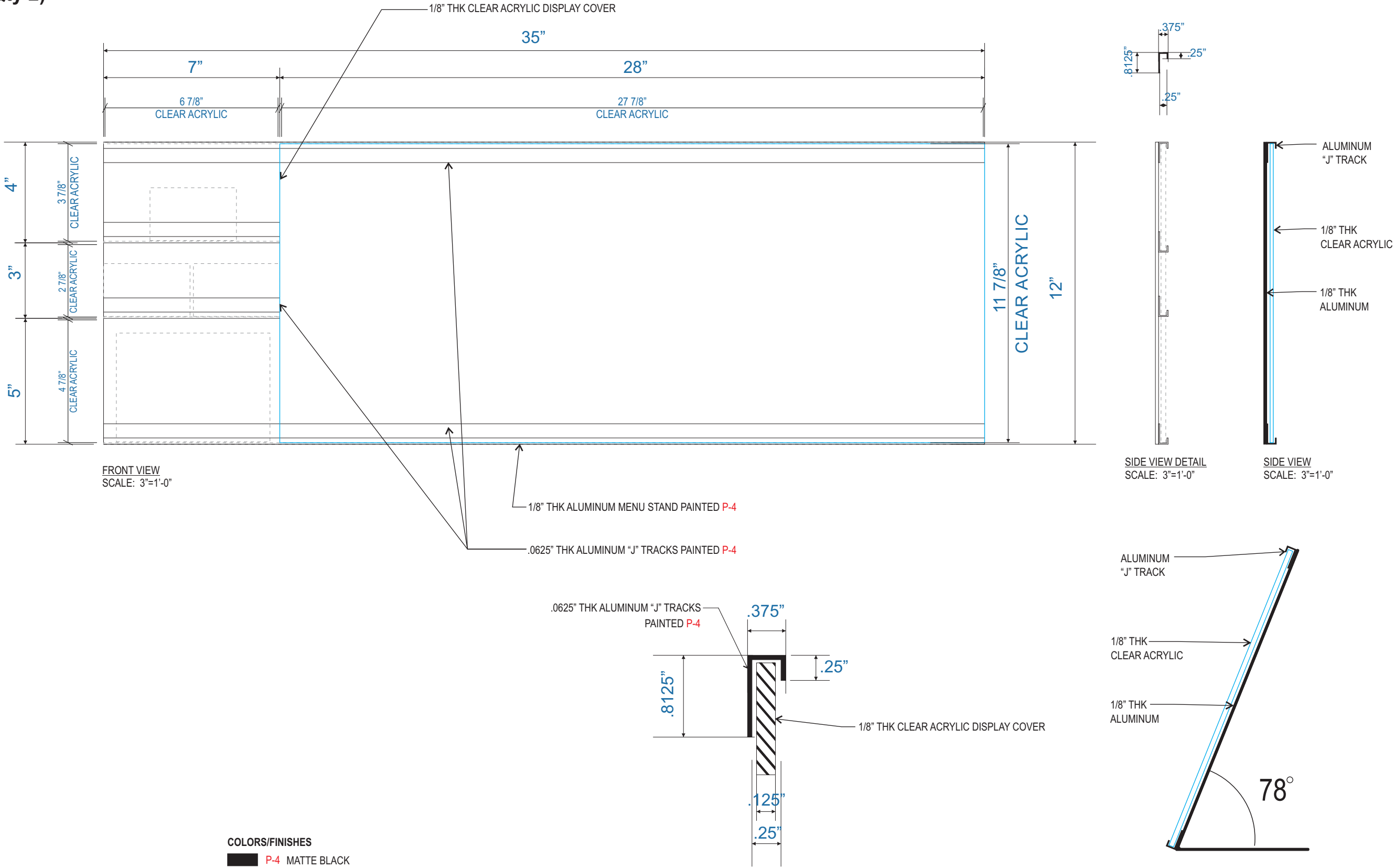
 **P-3** RAL #9004 BLACK - MATTE FINISH



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		REV.	DATE	BY	DESCRIPTION																																																			
		1	02.04.21	SW	REVISED PER REQUEST																																																			
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DESIGN PHASE: CONCEPTUAL																																																								

MD.1 MENU DISPLAYS (Qty 2)

SQUARE FOOTAGE: N/A



SPECIFICATIONS

1. SEE DETAILS.

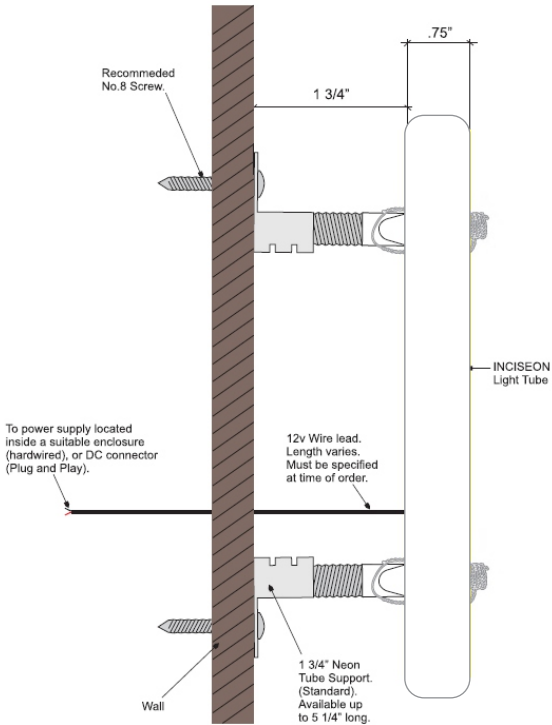
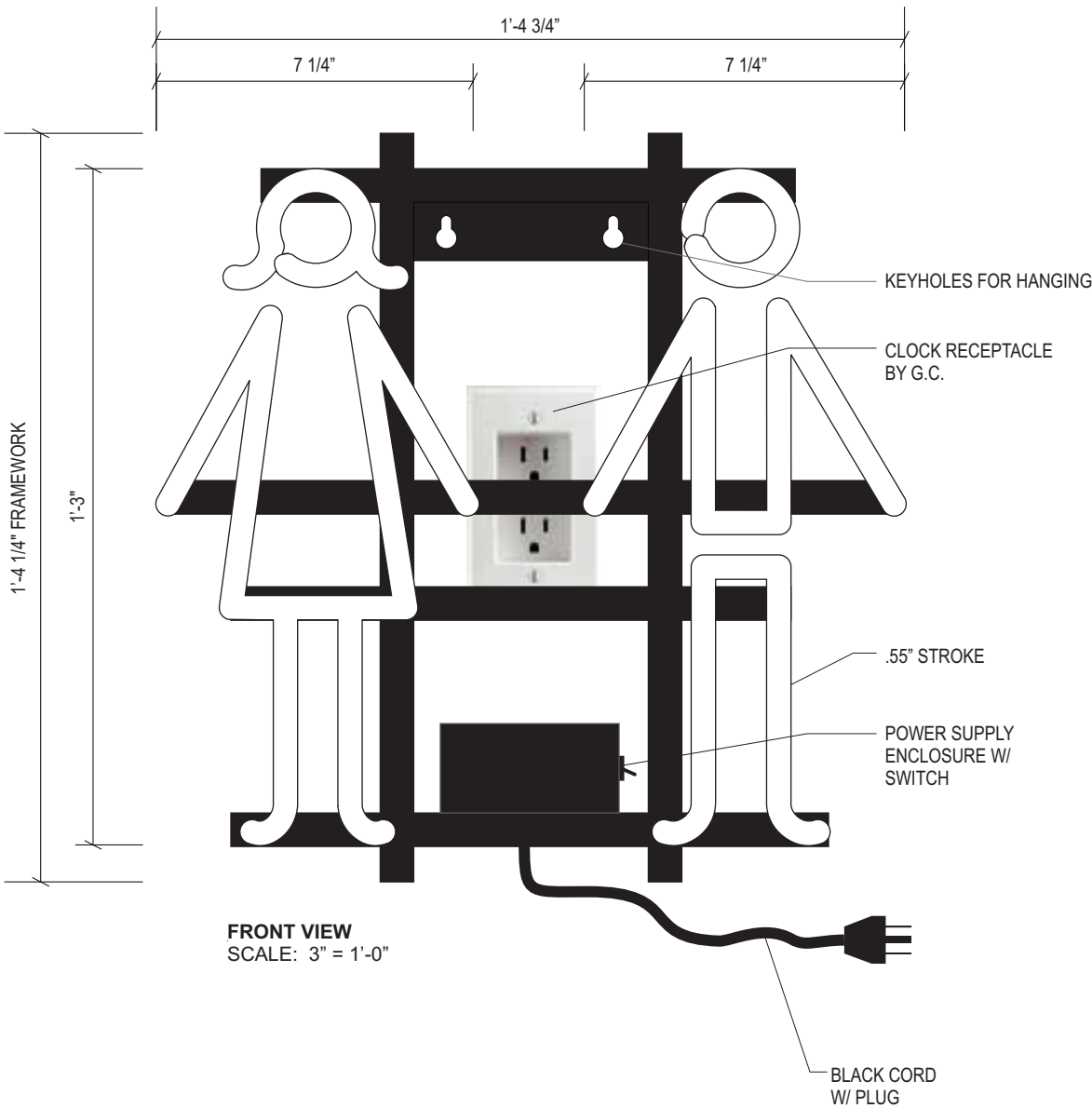
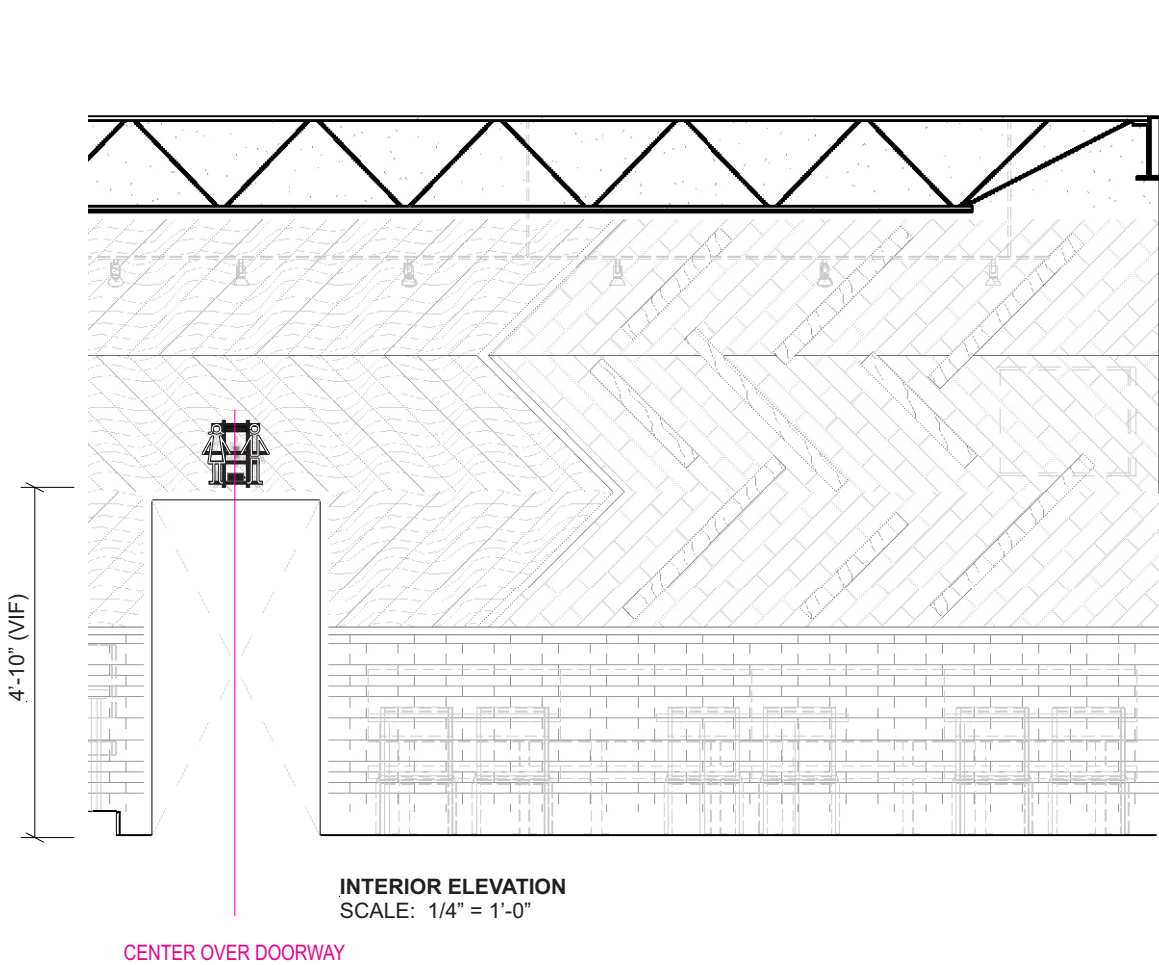
COLORS/FINISHES

P-4 MATTE BLACK

JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: 255770-R4 DATE: 01.28.2021 DESIGNER: S. Wiands SALES REP: PROJ MGR: J. COUNTS	REV	DATE	BY	DESCRIPTION	CLIENT APPROVAL	DATE	SHAKE SHACK	SHAKE SHACK	SHEET NUMBER
		1	02.04.21	SW	REVISED PER REQUEST	LANDLORD APPROVAL	DATE		11780 HAYNES BRIDGE RD. ALPHARETTA, GA. 30009	12.0
		2	02.23.21	SW	REVISED PER REQUEST					
		3	03.02.21	SW	REVISED CL.1 AND MONUMENT					
		4	03.15.21	SW	REVISED PER REQUEST					
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10	00.00.00	XX	XXXX							

NE.1 FAUX NEON SIGN - RESTROOM (Qty 1)

SQUARE FOOTAGE: 1.9



SPECIFICATIONS

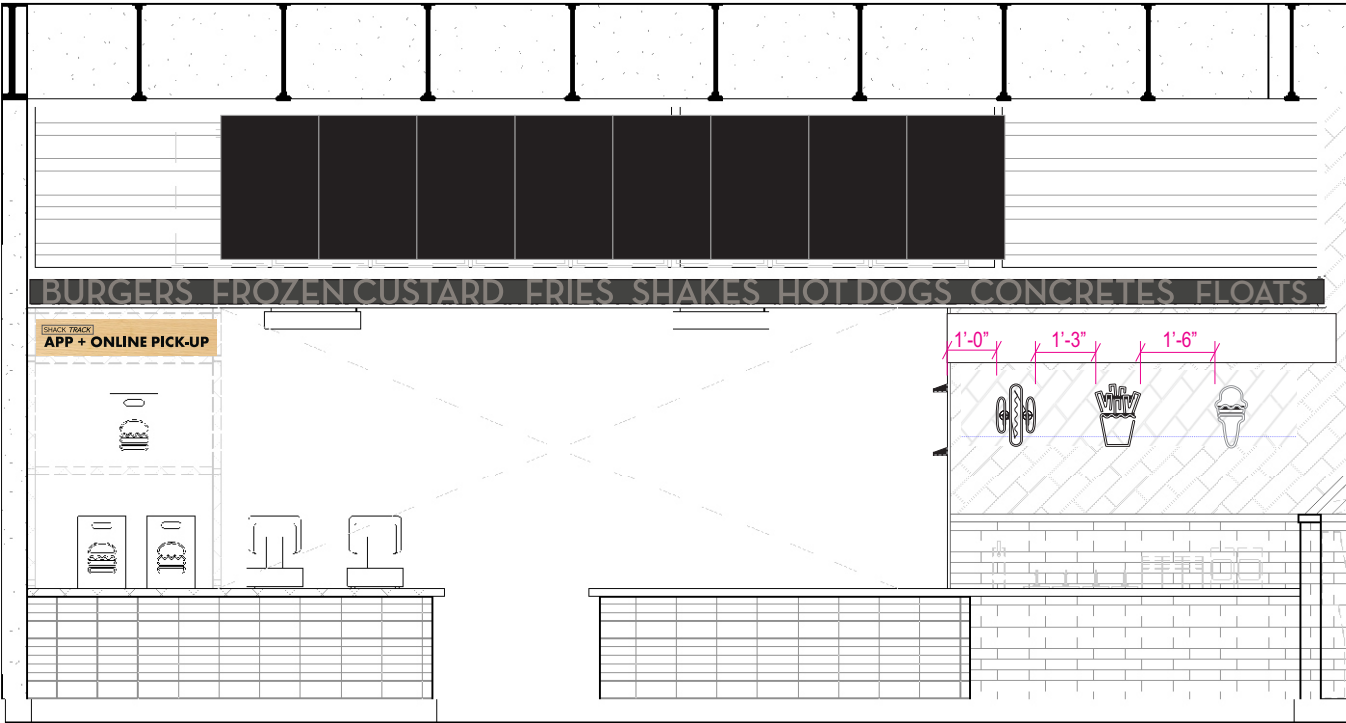
1. INCISEON NEON

COLORS/FINISHES

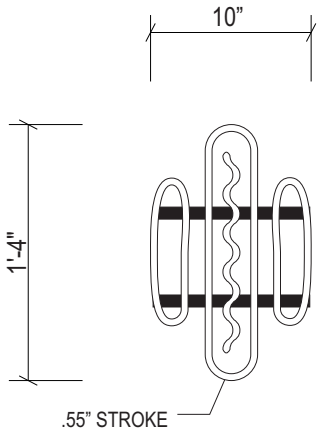
N-1 3500K WHITE COLOR NEON (WHITE WHEN OFF)

JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: 255770-R4 DATE: 01.28.2021 DESIGNER: S. Wiands SALES REP: PROJ MGR: J. COUNTS	<table><tr><th>REV.</th><th>DATE</th><th>BY</th><th>DESCRIPTION</th></tr><tr><td>1</td><td>02.04.21</td><td>SW</td><td>REVISED PER REQUEST</td></tr><tr><td>2</td><td>02.23.21</td><td>SW</td><td>REVISED PER REQUEST</td></tr><tr><td>3</td><td>03.02.21</td><td>SW</td><td>REVISED CL.1 AND MONUMENT</td></tr><tr><td>4</td><td>03.15.21</td><td>SW</td><td>REVISED PER REQUEST</td></tr><tr><td>5</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>6</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>7</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>8</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>9</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>10</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr></table>	REV.	DATE	BY	DESCRIPTION	1	02.04.21	SW	REVISED PER REQUEST	2	02.23.21	SW	REVISED PER REQUEST	3	03.02.21	SW	REVISED CL.1 AND MONUMENT	4	03.15.21	SW	REVISED PER REQUEST	5	00.00.00	XX	XXXX	6	00.00.00	XX	XXXX	7	00.00.00	XX	XXXX	8	00.00.00	XX	XXXX	9	00.00.00	XX	XXXX	10	00.00.00	XX	XXXX	<table><tr><td>CLIENT APPROVAL</td><td>DATE</td></tr><tr><td>LANDLORD APPROVAL</td><td>DATE</td></tr><tr><td>QC</td><td></td></tr></table>	CLIENT APPROVAL	DATE	LANDLORD APPROVAL	DATE	QC		SHAKE SHACK	SHAKE SHACK	SHEET NUMBER
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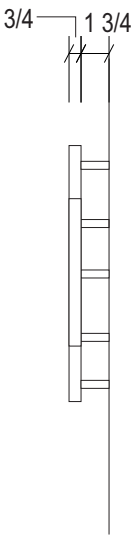
NE.1/NE.2/NE.3 FAUX NEON SIGNS (Qty 3)



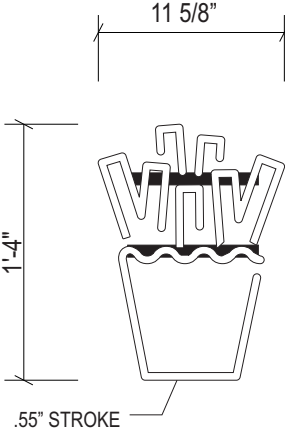
FRONT VIEW
SCALE: 1/4" = 1'-0"



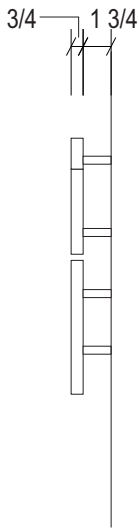
FRONT VIEW
SCALE: 1"=1'-0"



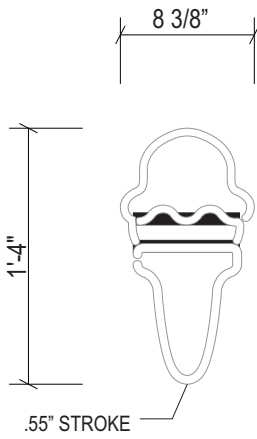
SIDE VIEW
SCALE: 1"=1'-0"



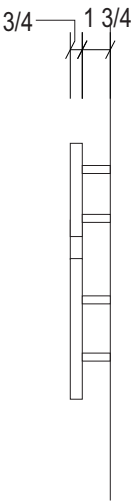
FRONT VIEW
SCALE: 1"=1'-0"



SIDE VIEW
SCALE: 1"=1'-0"

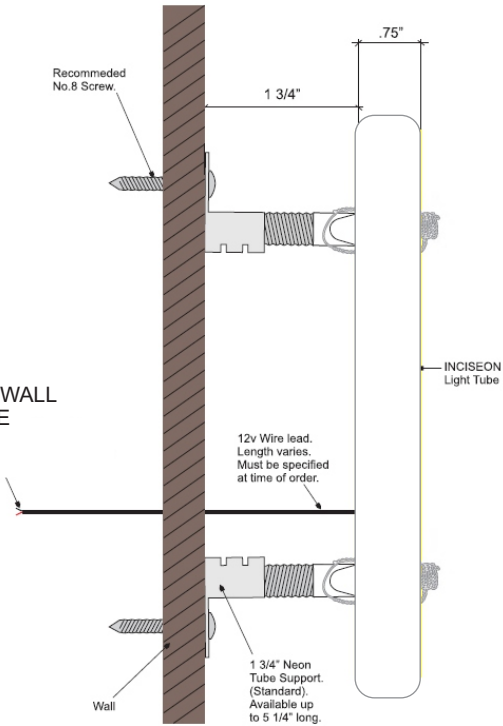


FRONT VIEW
SCALE: 1"=1'-0"



SIDE VIEW
SCALE: 1"=1'-0"

GC TO PROVIDE ACCESS BEHIND WALL
OR PREWIRE TO LOCATION ABOVE
FINISHED CEILING FOR 1 POWER
SUPPLY BOX AND 2 WIRES PER
SIGN



DETAIL
SCALE: NTS

SPECIFICATIONS

1. INCISEON NEON

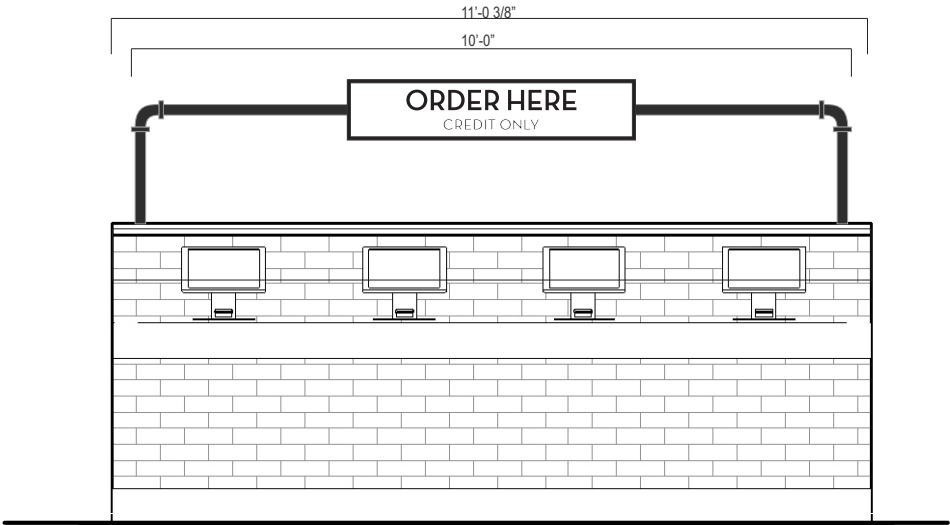
COLORS/FINISHES

N-1 3500K WHITE COLOR NEON (WHITE WHEN OFF)

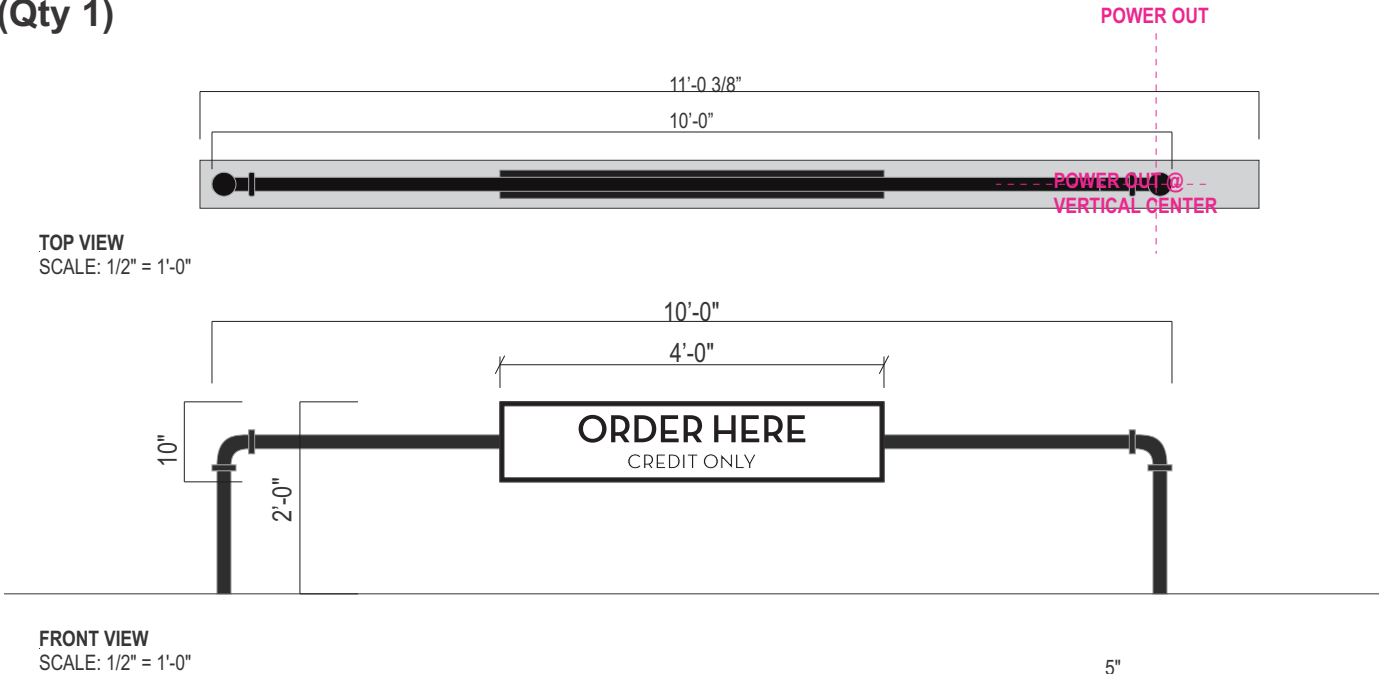
JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #:	155718 RR0	REV.	DATE	BY	DESCRIPTION	CLIENT APPROVAL	DATE	SHAKE SHACK	SHAKE SHACK	SHEET NUMBER
	DATE:	00.08.2020	1	02.04.20	SW	REVISED PER REQUEST	LANDLORD APPROVAL	DATE		11780 HAYNES BRIDGE RD.	14.0
	DESIGNER:	S. Wiands	2	02.28.20	SW	REVISED PER REQUEST				ALPHARETTA, GA. 30009	
	SALES REP:		3	03.00.00	SW	REVISED CL.1 AND MONUMENT				DESIGN PHASE: CONCEPTUAL	
	PROJ MGR:	X. XXXXX	4	03.16.20	SW	REVISED PER REQUEST	QC				
			5	06.00.00	XX	XXXX					
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			9	06.00.00	XX	XXXX					
			10	06.00.00	XX	XXXX					

OH.1 D/F ILLUMINATED ORDER HERE SIGN W/ MOUNTING PIPES (Qty 1)

SQUARE FOOTAGE: 20.06



INTERIOR ELEVATION
SCALE: 3/8" = 1'

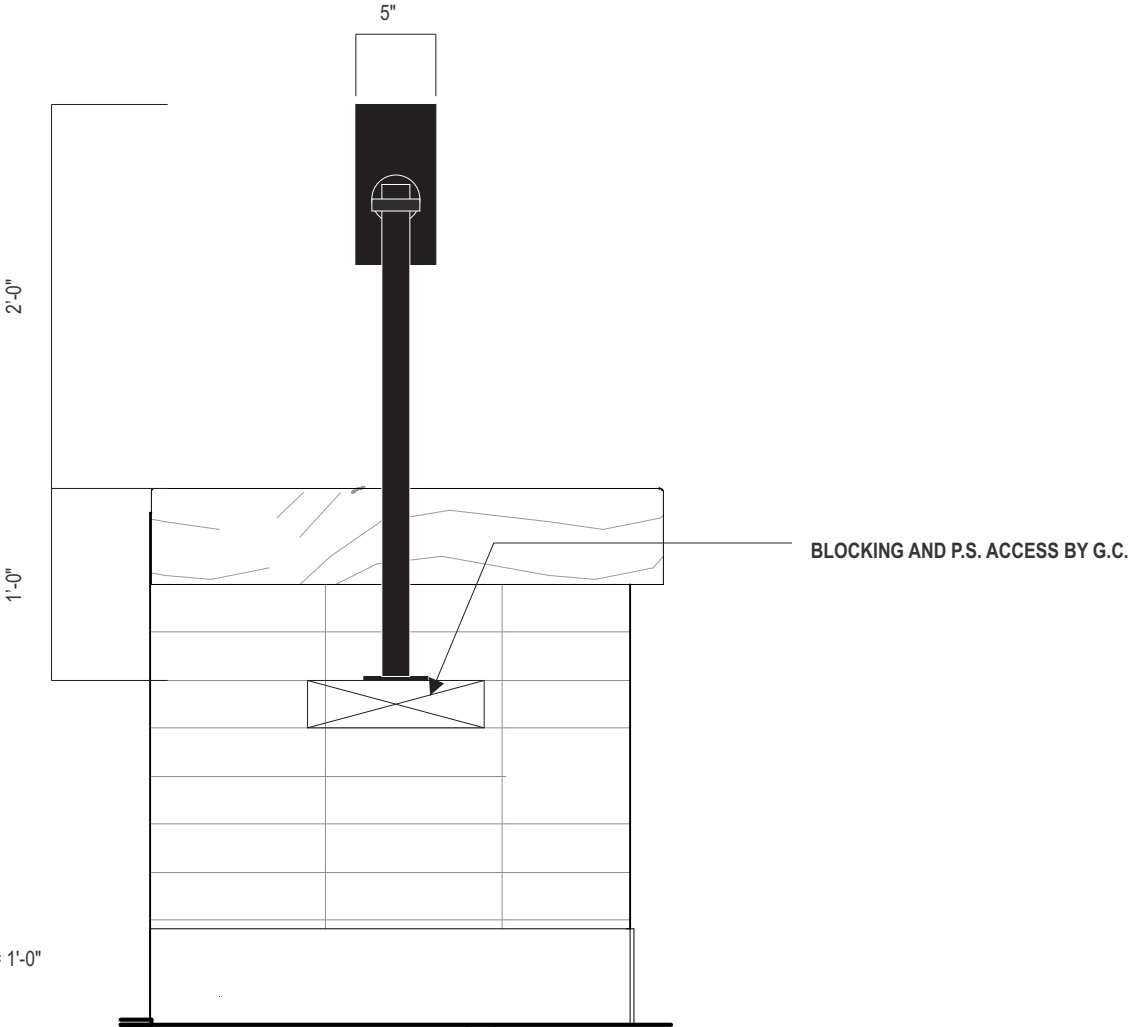


TOP VIEW
SCALE: 1/2" = 1'-0"

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



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



END VIEW
SCALE: 1" = 1'-0"

SPECIFICATIONS

- 3 1/2" DEEP D/F ILLUMINATED ALUMINUM CABINET
- ALUMINUM RETURNS PTD. P-3
- 1/2" RETAINER PTD. P-3.
- WHITE ACRYLIC FACE W/ VINYL APPLIED V-2, 1ST SURFACE
- 1 3/4" MOUNTING PIPES ATTACHED TO SIDE OF CABINET PTD. P-3
- MOUNTING HARDWARE TO SUIT FIELD CONDITIONS

COLORS/FINISHES

- P-3 RAL 9004 - MATTE BLACK
- V-2 3M MATTE BLACK OPAQUE VINYL

JONES SIGN
Your Vision. Accomplished.
WWW.JONESSIGN.COM

JOB #: **255770-R4**
DATE: 01.28.2021
DESIGNER: S. Wiands
SALES REP:
PROJ MGR: J. COUNTS

REV.	DATE	BY	DESCRIPTION
1	02.04.21	SW	REVISED PER REQUEST
2	02.23.21	SW	REVISED PER REQUEST
3	03.02.21	SW	REVISED CL.1 AND MONUMENT
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9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	

SHAKE SHACK

SHAKE SHACK
11780 HAYNES BRIDGE RD.
ALPHARETTA, GA. 30009

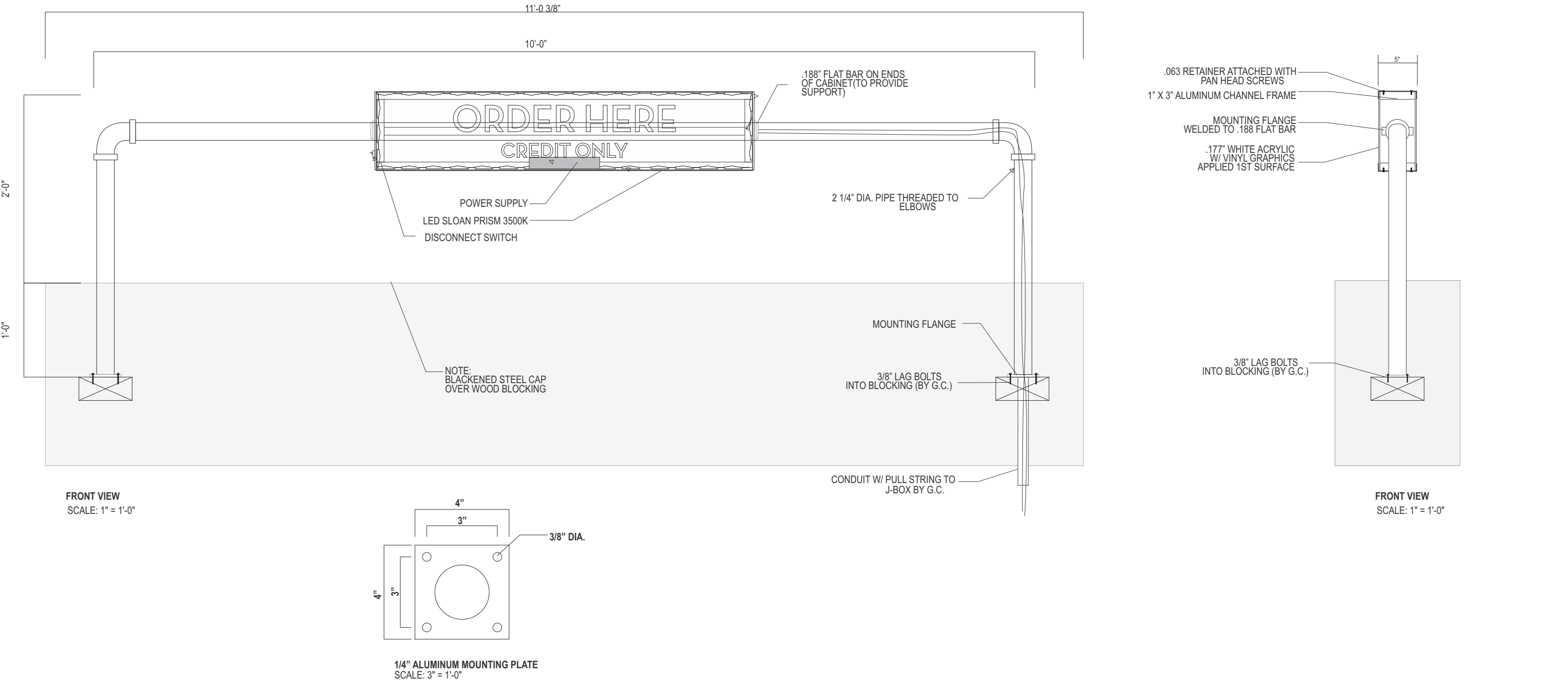
DESIGN PHASE: CONCEPTUAL

SHEET NUMBER

15.0

OH.1 D/F ILLUMINATED ORDER HERE SIGN W/ MOUNTING PIPES (Qty 1)

SQUARE FOOTAGE: 20.06



JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: 255770-R4	REV.	DATE	BY	DESCRIPTION	CLIENT APPROVAL	DATE	SHAKE SHACK	SHAKE SHACK	SHEET NUMBER
	DATE: 01.28.2021	1	02.04.21	SW	REVISED PER REQUEST	LANDLORD APPROVAL	DATE		11780 HAYNES BRIDGE RD. ALPHARETTA, GA. 30009	15.1
	DESIGNER: S. Wiands	2	02.23.21	SW	REVISED PER REQUEST					
	SALES REP:	3	03.02.21	SW	REVISED CL-1 AND MONUMENT					
PROJ MGR: J. COUNTS		4	03.15.21	SW	REVISED PER REQUEST	QC		DESIGN PHASE: CONCEPTUAL		
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		10	00.00.00	XX	XXXX					

This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.

IS TACTILE SIGNAGE

TACTILE SIGNAGE AS REQUIRED
ADD PAGES AS REQUIRED



INTERIOR TACTILE SIGNAGE LOCATION PLAN - Proposed

SCALE: N.T.S.

JONES SIGN
Your Vision. Accomplished.
WWW.JONESSIGN.COM

JOB #: **255770-R4**
DATE: 01.28.2021
DESIGNER: S. Wiands
SALES REP:
PROJ MGR: J. COUNTS

REV.	DATE	BY	DESCRIPTION
1	02.04.21	SW	REVISED PER REQUEST
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9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	

SHAKE SHACK

SHAKE SHACK
11780 HAYNES BRIDGE RD.
ALPHARETTA, GA. 30009

DESIGN PHASE: CONCEPTUAL

SHEET NUMBER

16.0







500



REMEMBER
To enter a new address
call 911 or 911-1111
throughout the property
911-1111









DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: February 2021

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

TEL: 678.297.6070
FAX: 678.297.6071

INSTRUCTIONS AND REQUIRED MATERIALS

The City of Alpharetta Design Review Board Hearing Application has been designed to allow you the ease of completing the form electronically and printing the completed form for submittal. Please note, however, that the form cannot be saved so as to include the information that you input.

Required Materials:

In order to allow the Design Review Board to adequately and effectively understand and consider the nature of your request it is required that certain materials be included with your submittal. These required items are described below along with the type(s) of review for which they would be needed. Submittals not including the appropriate materials, as indicated below, will not be accepted for review.

Site Plan Review

- ☒ Legal description of the property
- ☒ Site plan(s) showing locations of all site features, including but not limited to
 - Buildings
 - Roads
 - Parking Areas
 - Specimen trees
 - Detention / retention areas
 - Dumpster / refuse locations (screening and materials)
 - HVAC / electrical equipment locations
- ☐ Site lighting with photometric drawings and compatibility to neighboring buildings and property
- ☐ Site line study indicating lack of visibility of rooftop units from ground level
- ☐ Retaining wall(s) location and materials

Landscape Review

- ☐ Landscape drawing(s) prepared by landscape architect showing locations of all landscape features, including but not limited to
 - Size and type of all plant material; including ground covers
 - Seasonal beds

Signage Review

- ☐ Overall site plan drawing indicating locations of ground signs and required setbacks
- ☐ Exterior elevations indicating locations of all wall signs
- ☐ Individual color drawings of each sign indicated
 - Dimensions
 - Materials
 - Lighting
 - Construction
 - Colors

Exterior Elevation Review

- ☒ Colored exterior elevations with materials notes of all facades of the building(s)
- ☒ All exterior material and color samples (Shall be brought to the scheduled meeting)
- ☐ Locations of roof-top equipment
 - Vents
 - Satellite dishes
 - Exhaust pipes
 - Antennas
- ☐ Locations of building lighting
- ☐ Perspective drawings and renderings

Submittal Procedure:

One original plus five (5) collated sets of a completed Hearing Application Form and supporting documents are to be filed by the deadline dates reflected on the following page. Completed applications received after the deadline shall be placed on the next available agenda. All renderings attached to the application must be in color.

An electronic set in .PDF format on a flash drive containing the entire applications; including all documents, plans, and drawings; must be included with the application. Each document must be a separate file of no more than 2mb, with the total of all files not exceeding 10mb.

Any oversized materials may be attached to the original application. All collated sets shall be submitted on paper no greater than 11 inches by 17 inches in size and folded to 8.5 inches x 11 inches. Five (5) sets of all landscape plans shall be submitted full-size.

Drawings submitted must be accurate and labeled.

Technical drawings (i.e. signs, elevations, site plans) must be drawn to scale.

Photos shall be mounted on 8.5 inch by 11 inch paper and labeled.

Presentation materials, including actual materials / samples boards and mounted drawings, should not be submitted but brought by the applicant to the scheduled review meeting.

FILING DEADLINES AND MEETING SCHEDULE

Completed applications are accepted only on, or prior to, the dates indicated as filing deadlines and only between the hours of 8:30 AM and 3:30 PM. Applications will not be accepted on any other dates or times. Incomplete applications will not be accepted. All fees must be paid at the time of application.

The Design Review Board convenes at 8:30 AM on the meeting dates indicated. All meeting are held at Alpharetta City Hall, which is located at 2 Park Plaza. Applicants will be contacted on the Wednesday prior to the date on which their application is to be considered and provided with the time for which their hearing has been scheduled. Applicants are instructed to arrive at least 20 minutes prior to their scheduled hearing time.

Filing Deadlines

January 04, 2021

February 01, 2021

March 01, 2021

April 01, 2021

May 3, 2021

June 01, 2021

July 01, 2021

August 02, 2021

September 01, 2021

October 01, 2021

November 01, 2021

December 01, 2021

Meeting Schedule

January 15, 2021

February 18, 2021

March 19, 2021

April 16, 2021

May 21, 2021

June 18, 2021

July 16, 2021

August 20, 2021

September 17, 2021

October 15, 2021

November 19, 2021

December 17, 2021

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: Burke Painting Inc

Location Address: 11540, 11560, 11580 Great Oaks Way, Alpharetta, GA 30022

Mailing Address: 2950 Cole Court

City: Norcross State: GA Zip Code: 3007

Contact For All Notifications: Mitch Leaptrot

Contact Telephone: 770 - 231 - 3101 Mobile Telephone: 770 - 231 - 3101

Fax: 770 - 582 - 0887 Email: mitch@burkepainting.com

Contact's Relation To Business: Senior Project Manager

This Application For (Check all that apply):

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

Application Fees:

Any sign or remodel review within the Downtown Overlay	\$	175.00
All other reviews	\$	300.00

Total Due

475.00

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: Great Oaks Center, LLC

Physical Address: 11540, 11560, and 11580 Great Oaks Way, Alpharetta, GA 30022

Mailing Address: Great Oaks Center, LLC c/o JLL 13560 Morris Road, Suite 4350

City: Milton State: GA Zip Code: 30004

Owner Telephone: 404 - 226 - 3486 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): Lindsay Thompson Date: 4/8/21

Owner Signature: Lindsay Thompson as agent for Great Oaks Way LLC

Property Information:

Address (If Assigned) : 11540, 11560 and 11580 Great Oaks Way Parcel 1

Tax ID or Map Reference Number: 82-2671326

Land Lot(s): 851, 852, and 858 District: 1st Section: 2nd

Existing Zoning of Property: O-I Existing Uses of Property: Commercial 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: Lindsay Thompson Date: 4/8/21
as agent for Great Oaks Way LLC

[Print Form](#)

TRACT 1 - 11540, 11560, 11580 GREAT OAKS WAY: Parcel 1

Parcel 1

All that tract or parcel of land lying and being in Land Lots 851, 852, and 858 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

To find The True Point of Beginning, commence at a rebar found on the common corner of Land Lots 852, 853, 856, and 857 of the aforesaid District and Section of Fulton County; thence, proceed North 89 degrees 28 minutes 40 seconds West along the land lot line common to Land Lots 852 and 857 for a distance of 342.54 feet to a rebar found on the southeasterly right-of-way line of Georgia Highway 400 (variable right-of-way width); thence South 23 degrees 15 minutes 33 seconds West along said right-of-way line for a distance of 852.01 feet to a point; thence, leaving said right-of-way, proceed South 64 degrees 52 minutes 24 seconds East for a distance of 483.59 feet to a point; thence South 02 degrees 48 minutes 34 seconds West for a distance of 255.94 feet to capped ½-inch rebar set and The True Point of Beginning.

From The True Point of Beginning, as thus established, proceed South 87 degrees 17 minutes 48 seconds East for a distance of 174.64 feet to a capped ½-inch rebar set; thence North 70 degrees 42 minutes 12 seconds East for a distance of 54.92 feet to a capped ½-inch rebar set of the westerly right-of-way line of Great Oaks Way (variable right-of-way width); thence following said right-of-way line for the next 6 courses, proceed along a curve to the left having a radius of 406.65 feet and an arc length of 79.26 feet, said arc being subtended by a chord with a bearing of South 08 degrees 17 minutes 14 seconds West and a length of 79.14 feet, to a PK (Parker-Kalon) nail set in concrete; thence South 02 degrees 42 minutes 11 seconds West for a distance of 205.37 feet to a point, said point being 0.66 feet east of a ½-inch rebar found; thence South 04 degrees 43 minutes 33 seconds West for a distance of 85.00 feet to a rebar found; thence along a curve to the left having a radius of 472.42 feet and an arc length of 164.41 feet, said arc being subtended by a chord with a bearing of South 07 degrees 16 minutes 01 second East and a length of 163.58 feet, to a capped ½-inch rebar set; thence South 18 degrees 22 minutes 58 seconds East for a distance of 50.00 feet to a Parker-Kalon nail set in concrete; thence South 17 degrees 14 minutes 12 seconds East for a distance of 288.23 feet to a point, said point being 3.11 feet west of the rebar found; thence, leaving said right-of-way, proceed South 72 degrees 45 minutes 52 seconds West for a distance of 383.42 feet to a capped ½-inch rebar set; thence North 70 degrees 29 minutes 38 seconds West for a distance of 578.11 feet to a rebar found on the easterly right-of-way line of Kimball Bridge Road (variable right-of-way width); thence following said right-of-way line for the next 5 courses, proceed along a curve to the left having a radius of 994.93 feet and an arc length of 351.49 feet, said arc being subtended by a chord with a bearing of North 13 degrees 44 minutes 43 seconds West and a length of 349.66 feet, to a capped ½-inch rebar set; thence along a curve to the left having a radius of 110.00 feet and an arc length of 49.50 feet, said arc being subtended by a chord with a bearing of North 00 degrees 08 minutes 40 seconds West and a length of 49.09 feet, to a concrete right-of-way monument found; thence North 12 degrees 33 minutes 56 seconds West for a distance of 135.14 feet to a concrete right-of-way monument found; thence along a curve to the right having a radius of 50.00 feet and an arc length of 85.75 feet, said arc being subtended by a chord with a bearing of North 28 degrees 16 minutes 29 seconds East and a length of 75.62 feet, to a concrete right-of-way monument found; thence North 34 degrees 47 minutes 42 seconds West for a distance of 58.76 feet to a concrete right-of-way monument found; thence, leaving said right-of-way, proceed South 63 degrees 25 minutes 59 seconds East for a distance of 115.60 feet to a rebar found; thence South 52 degrees 13 minutes 21 seconds East for a distance of 90.22 feet to a Parker-Kalon nail set; thence South 56 degrees 11 minutes 26 seconds East for a distance of 137.52 feet to a Parker-Kalon nail set; thence South 67 degrees 44 minutes 21 seconds East for a distance of 66.84 feet to a Parker-Kalon nail set; thence North 33 degrees 48 minutes 34 seconds East for a distance of 306.25 feet to a capped ½-inch rebar set; thence along a curve to the right having a radius of 145.00 feet and an arc length of 149.19 feet, said arc being subtended by a chord with a bearing of North 63 degrees 17 minutes 03 seconds East and a length of 142.69 feet, to a capped ½-inch rebar set; thence South 87 degrees 17 minutes 48 seconds East for a distance of 51.73 feet to a capped ½-inch rebar set; thence North 02 degrees 48 minutes 34 seconds East for a distance of 21.00 feet to a capped ½-inch rebar set and The True Point of Beginning.

Containing within said bounds 14.988 acres (652,895 square feet) more or less.

TOGETHER WITH ALL RIGHT, TITLE AND INTEREST IN, TO AND UNDER Declaration of Covenants, Restrictions and Easements for Royal 400 by Essex-Royal 400 Associates, a Georgia general partnership, dated February 1, 1990, recorded in Deed Book 13203, Page 174, aforesaid records; as affected by Quit Claim Deed and Assignment between Essex-Royal Associates and James H. Cowart and Gerald N. Stephens as Trustees of Jim Cowart, Inc. Profit Sharing Plan and Trust, dated as of May 2, 1995, recorded in Deed Book 20504, Page 3, aforesaid records; as affected by Quit Claim Deed and Assignment of Declarations between James H. Cowart and Royal 400 Land Company 1, L.L.C., dated as of May 23, 1996, recorded in Deed Book 21014, Page 28, aforesaid records; as amended by First Amendment thereto between Royal 400 Land Company I, L.L.C. and Royal 400 Land Company II, L.L.C., dated as of December 31, 1996, recorded in Deed Book 21985, Page 123, aforesaid records; as further amended by Second Amendment thereto between Royal 400 Land Company I, L.L.C. and Royal 400 Land Company II, L.L.C., dated as of April 30, 1997, recorded in Deed Book 22543, Page 78, aforesaid records; as further amended by Third Amendment thereto between Royal 400 Land Company 1, L.L.C. and Royal 400 Land Company II, L.L.C., dated as of June 30, 1997, recorded in Deed Book 22828, Page 96, aforesaid records; as affected by Quit Claim Deed between Royal 400 Land Company II, L.L.C., and Royal 400 BTS, L.L.C., dated December 2, 1997, recorded at Deed Book 23831, Page 332, aforesaid records, and as further amended by Fourth Amendment thereto dated as of December 1, 1997, recorded in Deed Book 24101, Page 188, aforesaid records; as further recorded at Deed Book 29365, Page 356, aforesaid records, as affected by Certification of Declarant recorded at Deed Book 26899, Page 3, aforesaid records, and as further affected by Certification of Declarant recorded at Deed Book 29318, Page 647, aforesaid records, as affected by that certain Partial Assignment of Easement Rights dated September 6, 2000, recorded at Deed Book 29447, Page 326, aforesaid records.

Parcel 2

Non-exclusive easement for the construction, maintenance, repair and replacement of a retaining wall, and nonexclusive perpetual easement to drain storm surface water, as set forth in that certain Easement Agreement between Royal 400 Land Company I, L.L.C., and Holder/Royal 400 II, LLC, dated August 28, 1998, recorded in Deed Book 25065, Page 122, Fulton County, Georgia Records, as amended by Modification of Easement Agreement dated March 19, 2004, recorded in Deed Book 37272, Page 431, aforesaid records, and as further amended by Corrected Modification Agreement of Easement Agreement, dated March 19, 2004, recorded at Deed Book 37961, Page 263, aforesaid records.

TRACT 2-11650 GREAT OAKS WAY:

Parcel 1

All that tract or parcel of land located in the City of Alpharetta and lying and being in Land Lot 852 and 857 of the 1st District, 2nd Section of Fulton County, Georgia, being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the intersection of Land Lots 852, 853, 856 and 857; from said POINT OF BEGINNING, run thence South 89 degrees 25 minutes 16 seconds East along the northerly line of Land Lot 857 for a distance of 457.46 feet to an iron pin set;

Thence leaving said Land Lot line, run South 13 degrees 31 minutes 03 seconds West for a distance of 966.98 feet to an iron pin set on the northerly right-of-way of Great Oaks Way (r/w varies);

Thence, run along the northerly right-of-way of Great Oaks Way along a curve to the left having a radius of 406.97 feet an arc length of 130.99 feet (said arc being subtended by a chord bearing South 61 degrees 17 minutes 35 seconds West a distance of 130.43 feet) to an iron pin set;

Thence leaving the northerly right-of-way of Great Oaks Way, run North 37 degrees 58 minutes 30 seconds West a distance of 207.56 feet to an iron pin set;

Thence run North 76 degrees 22 minutes 50 seconds West a distance of 355.31 feet to an iron pin set;

Thence run North 47 degrees 15 minutes 25 seconds West a distance of 307.00 feet to an iron pin set on the southeasterly right of way of Georgia State Route 400;

Thence run along the southeasterly right-of-way of Georgia State Route 400 North 23 degrees 17 minutes 04 seconds East a distance of 604.51 feet to an iron pin set on the northerly line of Land Lot 852;

Thence run South 89 degrees 25 minutes 16 seconds East along the northerly line of said Land Lot 852 a distance of 342.54 feet to a 1/2" rebar found at the POINT OF BEGINNING.

Parcel 2

Perpetual, non-exclusive easement for the purpose of construction, installation, repair, maintenance, replacement, use and enjoyment of a sanitary easement line as set forth in various Limited Warranty Deeds, each dated April 26, 1999, recorded in Deed Book 26542, Page 139, 152, 164, 177, and 183 aforesaid records.

The above described boundary encompasses is the same property as surveyed hereon and described in Commonwealth Land Title Insurance Company Commitment Number 13602289, with an effective date of May 10, 2012 at 8:00 a.m.

The above described property is the same property as surveyed hereon and described in Commonwealth Land Title Insurance Company Commitment Number 13602289, with an effective date of May 10, 2012 at 8:00 a.m.

EXHIBIT "A-2"

LOCATION OF BUILDING





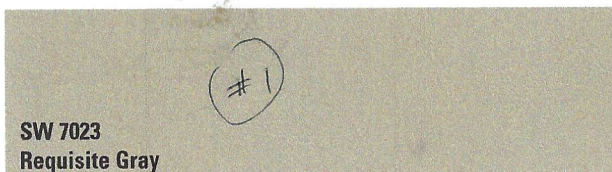
Rising Roll Gourmet Cafe - ORIGINAL IMAGE

Jeffrey Walker

(404) 772-4877 • jeffrey.f.walker@sherwin.com

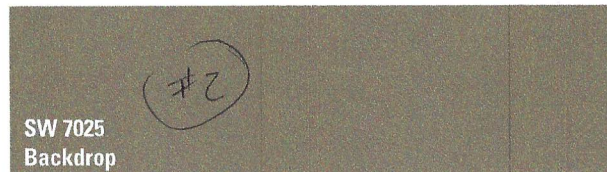
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SW 7023
Requisite Gray

Body



SW 7025
Backdrop

Trim

+ BUTTERS + FACIA
BOARD will also be #2
SW 7025 "BACKDROP"
NOT PICTURED CORRECTLY









REPLACE
WINDOWS

REMOVE



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: Cam Bay, LLC d.b.a Rising Roll Gourmet Cafe

Location Address: 11417 Haynes Bridge Rd

Mailing Address: _____

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

Contact For All Notifications: James (Jimmy) Gosma

Contact Telephone: 678 - 523 - 8240 Mobile Telephone: _____ - _____ - _____

Fax: _____ - _____ - _____ Email: risingrollalpha@gmail.com

Contact's Relation To Business: Owner

This Application For (Check all that apply):

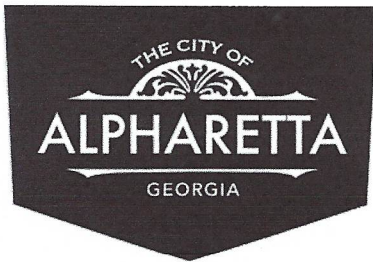
- | | |
|---|--|
| ☐ Addition | ☒ Modification to Exterior |
| ☐ Auxiliary Structure | ☐ New Construction |
| ☒ Color Selection | ☐ Signage |
| ☐ Material Selection | |

Application Fees:

Any sign or remodel review within the Downtown Overlay	\$	175.00
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: James Gosma

Physical Address: 11417 Haynes Bridge Rd

Mailing Address: _____

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

Owner Telephone: 678 - 523 - 8240 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): James Gosma Date: _____

Owner Signature: _____

Property Information:

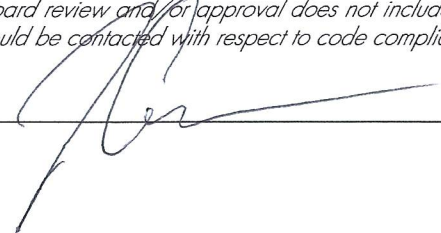
Address (If Assigned) : 11417 Haynes Bridge Rd

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:  Date: 3/30/21

Print Form



2021 Exterior updates for Rising Roll Gourmet Café

11417 Haynes Bridge Rd. Alpharetta, GA 30022

Scope of work:

Repaint entire exterior of building including brick and siding.

Repair any rotted or damaged wood and stucco surfaces.

Remove, sagging pergola from side patio.

Remove and replace old single pane windows on front (3) of building and side (1) facing patio.

Replace with commercial storefront windows with trim finished in bronze metal to match the existing front and side doors.

Remove shutters from front of the building.

Use Sherwin Williams # 7023 Requisite Grey (noted as #1 in pictures)

and Sherwin Williams #7025 Backdrop (noted as #2 in pictures)

Surfaces to be painted SW 7023 Requisite Grey (#1 in pictures)

All brick,

Front columns,

Trim around front door and vaulted trim band at the top of the front center entrance,

Hardiplank siding,

Main stucco surface on rear of building,

Faux windows on front right of building and Fairfield Inn side of building

Surfaces to be painted SW 7025 Backdrop (#2 in pictures)

Main center stucco section of front entrance,

Gutters and downspouts,

Front fascia board under gutters,

Trim all around building at roof line except for the top vaulted trim band of the front center entrance,

Exterior of walk-in cooler, Fence, and gate,

Vertical stucco faux columns on the corners at the rear of the building,

Rear entrance



Rising Roll Gourmet Cafe - ORIGINAL IMAGE

Jeffrey Walker

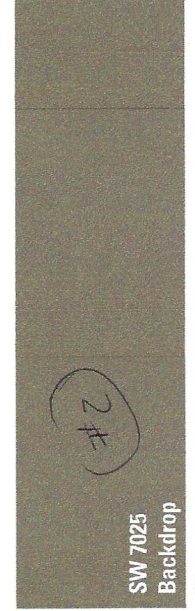
(404) 772-4877 • jeffrey.f.walker@sherwin.com

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+ BUTTERFLY + FACIA
BOARD WILL ALSO BE #2
SW 7025 "BACKDROP"
NOT PICTURED CORRECTLY



SW 7025
Backdrop

Trim



SW 7023
Requisite Gray

Body







REPLACE
WINDOWS



Rénové



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

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2 Park Plaza
Alpharetta, GA 30009

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Business Name: Cam Bay, LLC d.b.a Rising Roll Gourmet Cafe

Location Address: 11417 Haynes Bridge Rd

Mailing Address: _____

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

Contact For All Notifications: James (Jimmy) Gosma

Contact Telephone: 678 - 523 - 8240 Mobile Telephone: _____ - _____ - _____

Fax: _____ - _____ - _____ Email: risingrollalpha@gmail.com

Contact's Relation To Business: Owner

This Application For (Check all that apply):

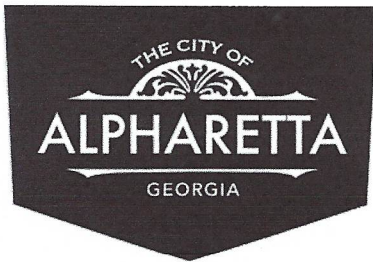
- | | |
|---|--|
| ☐ Addition | ☒ Modification to Exterior |
| ☐ Auxiliary Structure | ☐ New Construction |
| ☒ Color Selection | ☐ Signage |
| ☐ Material Selection | |

Application Fees:

Any sign or remodel review within the Downtown Overlay	\$	175.00
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: James Gosma

Physical Address: 11417 Haynes Bridge Rd

Mailing Address: _____

City: Alpharetta State: GA Zip Code: 30009 -

Owner Telephone: 678 - 523 - 8240 Contact Fax: _____ -

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Owner Name (Printed): James Gosma Date: _____

Owner Signature: _____

Property Information:

Address (If Assigned) : 11417 Haynes Bridge Rd

Tax ID or Map Reference Number: _____

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

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

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Applicant Signature: _____

Date: 3/30/21

Print Form

Survey Photographs



SURVEY PHOTOGRAPHS



Project	
Ameris Bank/ 94 Academy St. Alpharetta GA	
Project Number	
93007-0221	
Account Manager	
Dave Dean	
CAD Engineer	
hs	
Date	
22 February 2021	
Revisions	
1	19MAR2021
Customer Approval	
Description	
Signage	

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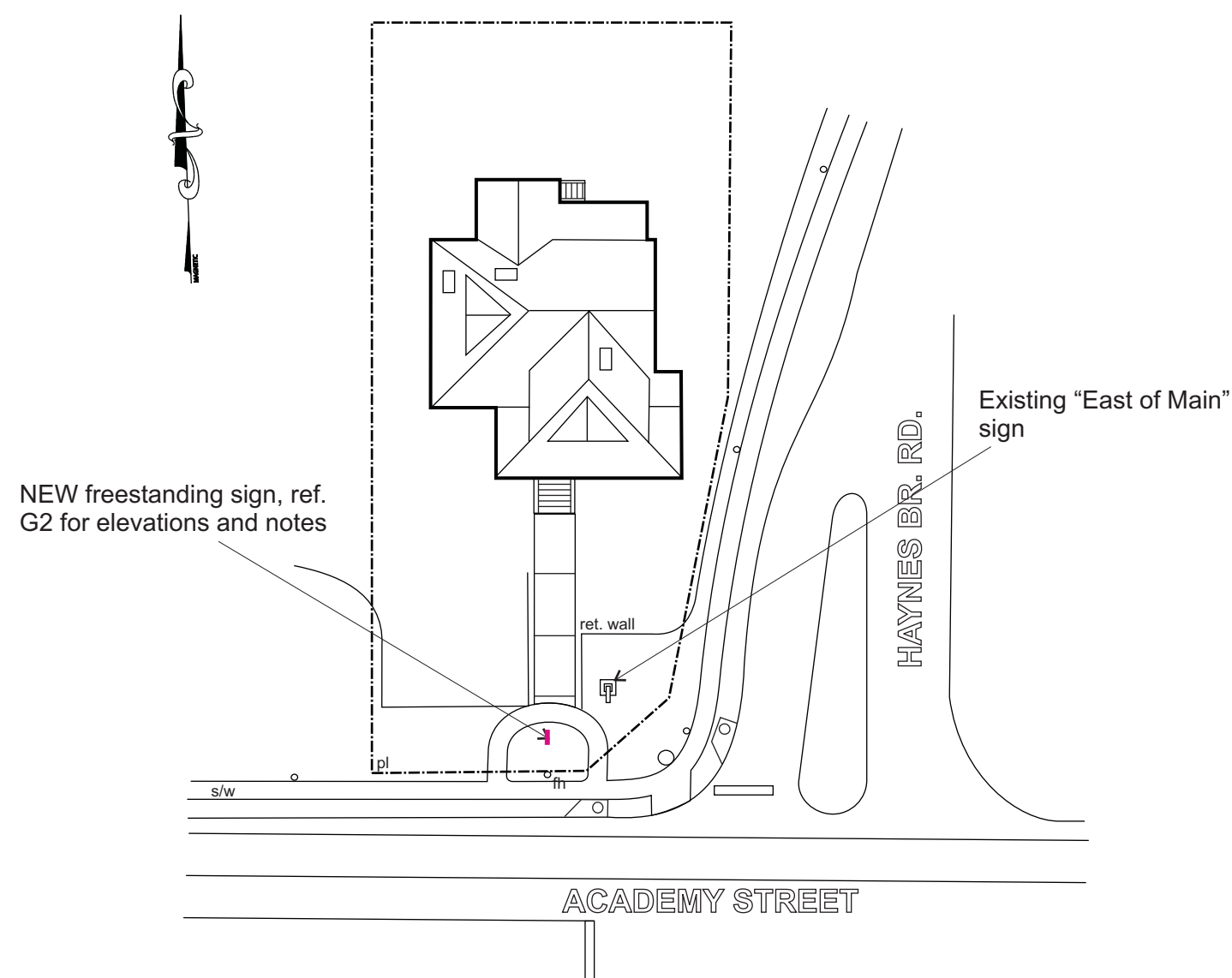
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30142

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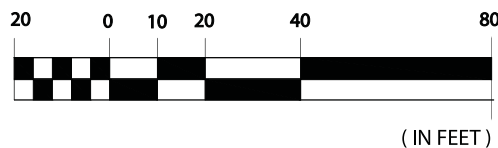
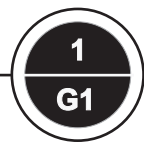
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to Signs, Sign Programs,
and ATM Systems

Site Plan/Signage Locations



SITE MAP/SIGNAGE LOCATIONS

SC: GRAPHICAL



94 Academy Street, Alpharetta, GA 30009

Project	
Ameris Bank/ 94 Academy St. Alpharetta GA	
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93007-0221	
Account Manager	
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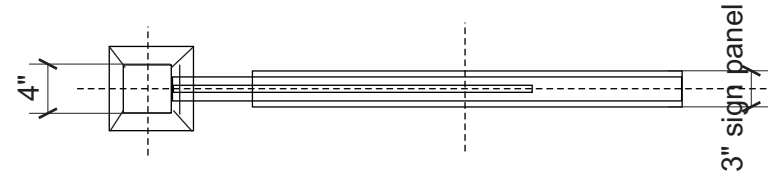
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Sheet

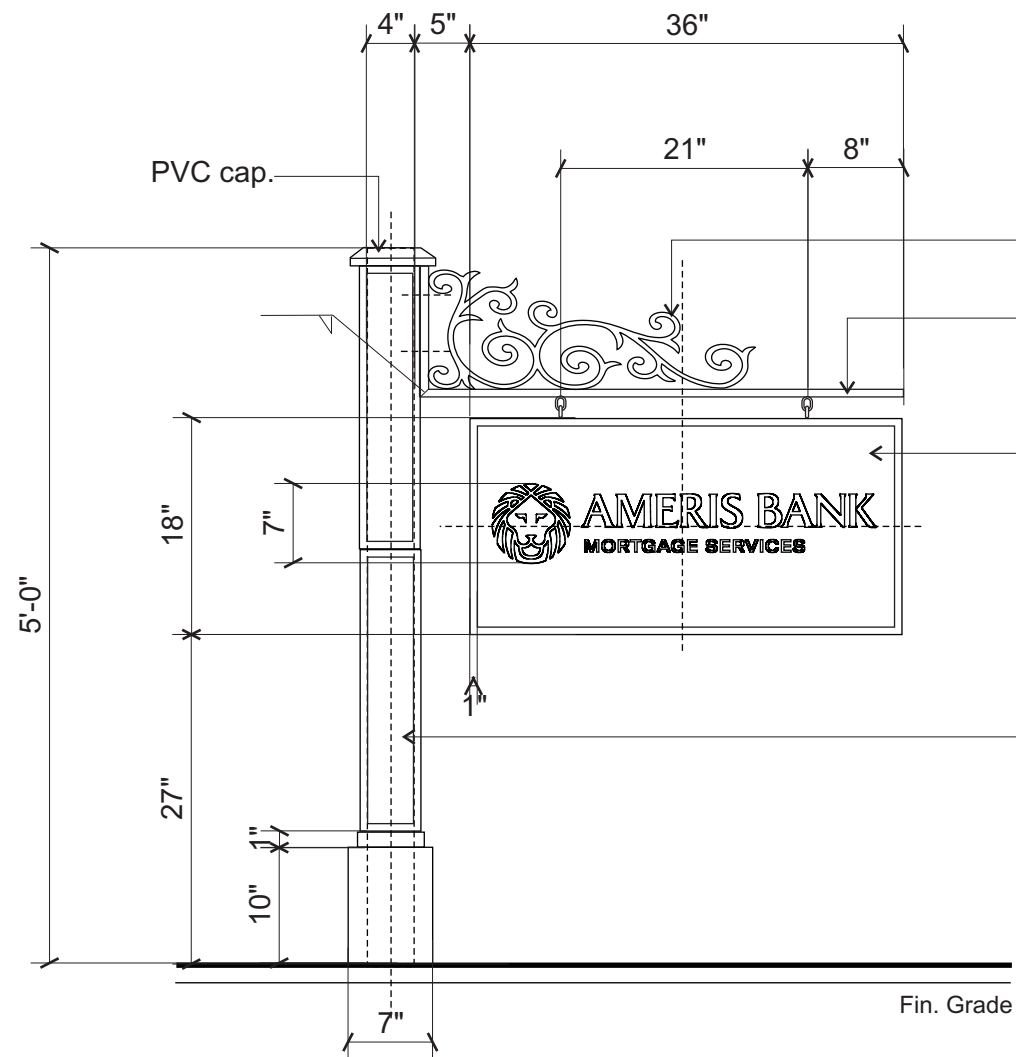
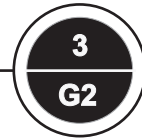
G1

Primary Site Identifier



PLAN

SC: $3/4" = 1'-0"$



ELEVATION, typ. 2 sides

SC: 3/4"= 1'-0"

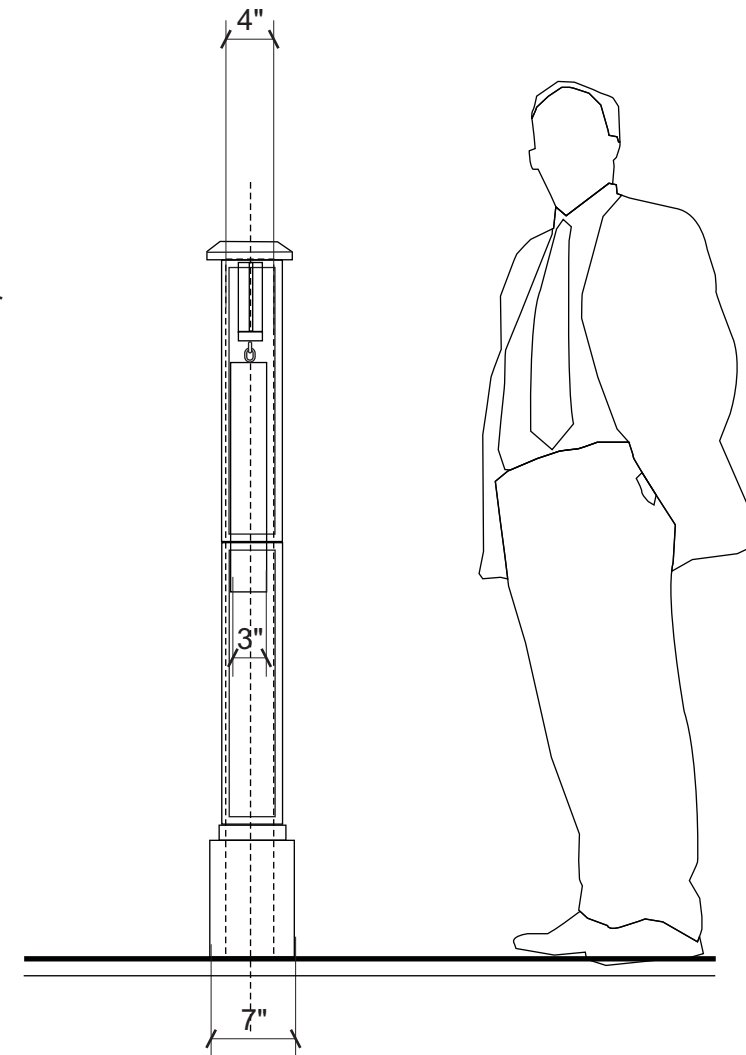


- .250 alum. scrollwork, laser-cut.

3/4" x 2" rect. alum. tubing--bolt or weld to post.

1.5" (3" return) sandblasted sign foam, 2 layers with .125" alum. in center, paint fin.

4"x4" sq. alum. post with PVC applied trim, paint fin., anchor in conc. footing, 8" dia. by 24".



PROFILE

SC: 3/4"= 1'-0"



Project

Ameris Bank/
94 Academy St.
Alpharetta GA

Project Number

93007-0221

Account Manager

Dave Dean

CAD Engineer

hs

Date _____

22 February 2021

Revisions



19MAR2021

Customer Approval

Description

Signage

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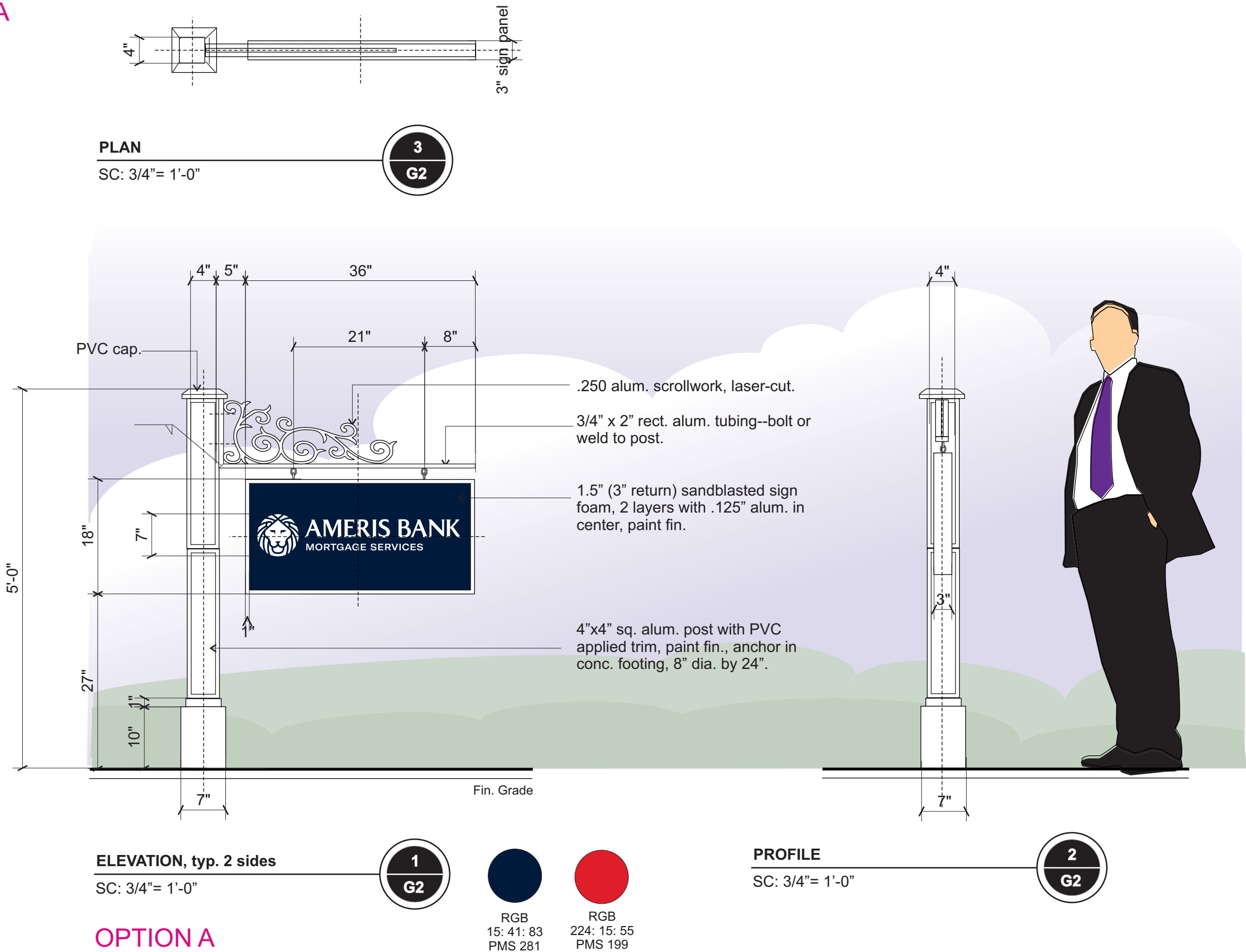
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and ATM Systems

Sheet

G2

Primary Site Identifier

OPTION A



OPTION A

Project	
Ameris Bank/ 94 Academy St. Alpharetta GA	
Project Number	
93007-0221	
Account Manager	
Dave Dean	
CAD Engineer	
hs	
Date	
22 February 2021	
Revisions	
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Customer Approval	
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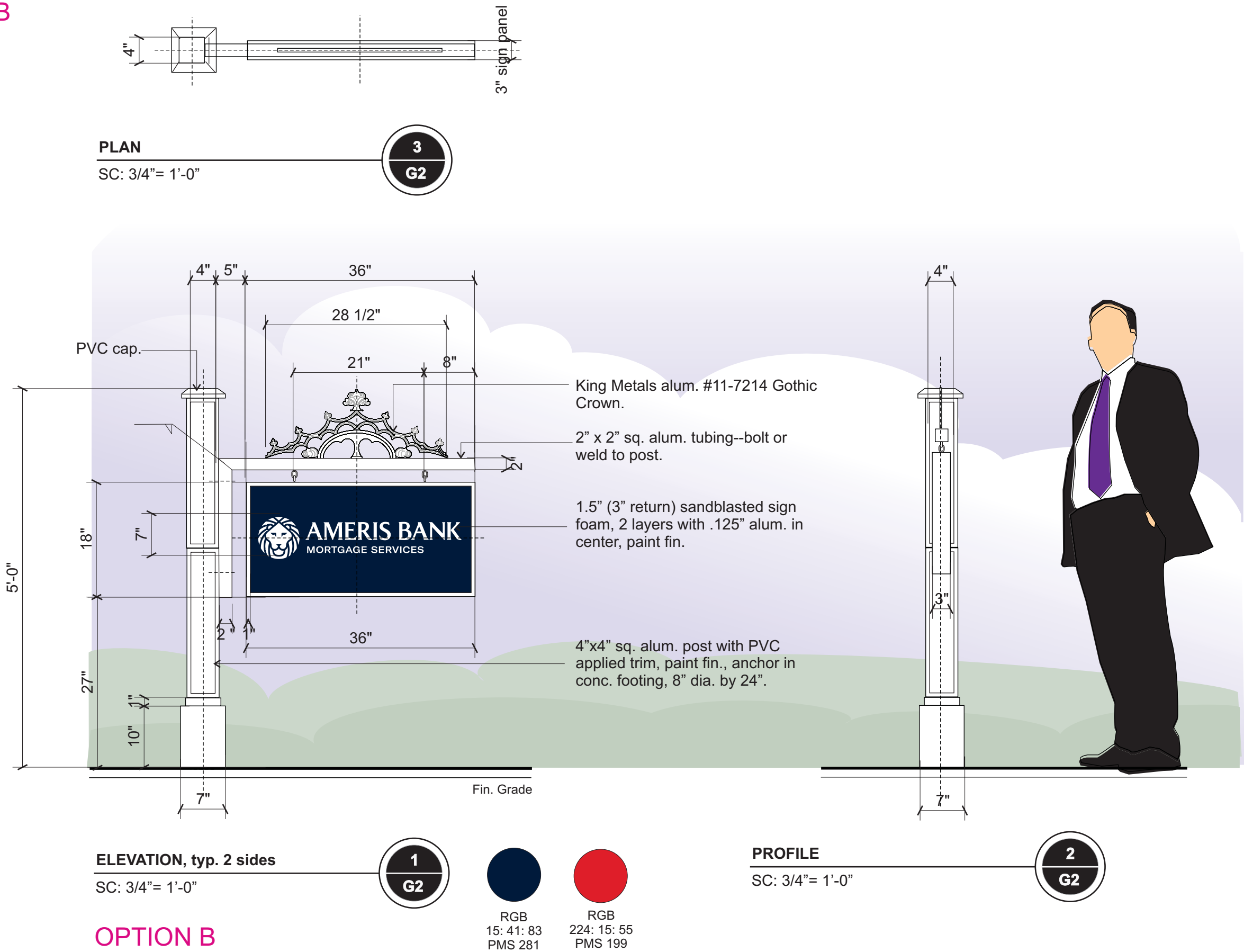
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Primary Site Identifier

OPTION B



Project	
Ameris Bank/ 94 Academy St. Alpharetta GA	
Project Number	
93007-0221	
Account Manager	
Dave Dean	
CAD Engineer	
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Date	
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CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

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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: Amesis Bank mortgage

Location Address: 94 Academy St.

Mailing Address: 3500 Piedmont Road Suite 105

City: Atlanta State: GA Zip Code: 30305

Contact For All Notifications: David Dean

Contact Telephone: 404-797-5298 Mobile Telephone: 404-797-5298

Fax: 770-592-2601 Email: DDEAN104@Ypahoo.com

Contact's Relation To Business: Connector Representative

This Application For (Check all that apply):

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

Application Fees:

Any sign or remodel review within the Downlown Overlay	\$ <u>175.00</u>
All other reviews	\$ 300.00

Total Due

175⁰⁰

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: Ameris Bank
Physical Address: 94 Academy St, ALPHARETTA, GA 30009
Mailing Address: 3500 Piedmont Road Suite 105
City: Atlanta State: GA Zip Code: 30305
Owner Telephone: 404 - 639 - 6500 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): Sydney Wilson Date: 3-22-2020
Owner Signature: Sydney Wilson

Property Information:

Address (If Assigned): 94 Academy St. Alpharetta, GA 30009
Tax ID or Map Reference Number: PARCEL 22-4984-1268-170-2
Land Lot(s): 1268 - 1267 District: LRG(2) Section: 2
Existing Zoning of Property: R-12⁽⁺⁰⁾ (CUP) Existing Uses of Property: Mortgage

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: [Signature] Date: 3-22-2021

Print Form

Scale: 1/4" = 1 ft.

108 in wide sign

31.5 in tall sign



17 ft wide canopy

54 ft wide store front



Halo-lit Lighted Channel Letter Sign & non-lighted tagline

Size: Overall - 9'w x 2'7.5"h (23.625 sq ft total)

Letters - 7'w x 1'6"h

Tagline - 9'w x 0'7"h

Colors: Letter Faces - White acrylic

Tagline - White acrylic

1" Jewellite trim - black

Returns - black

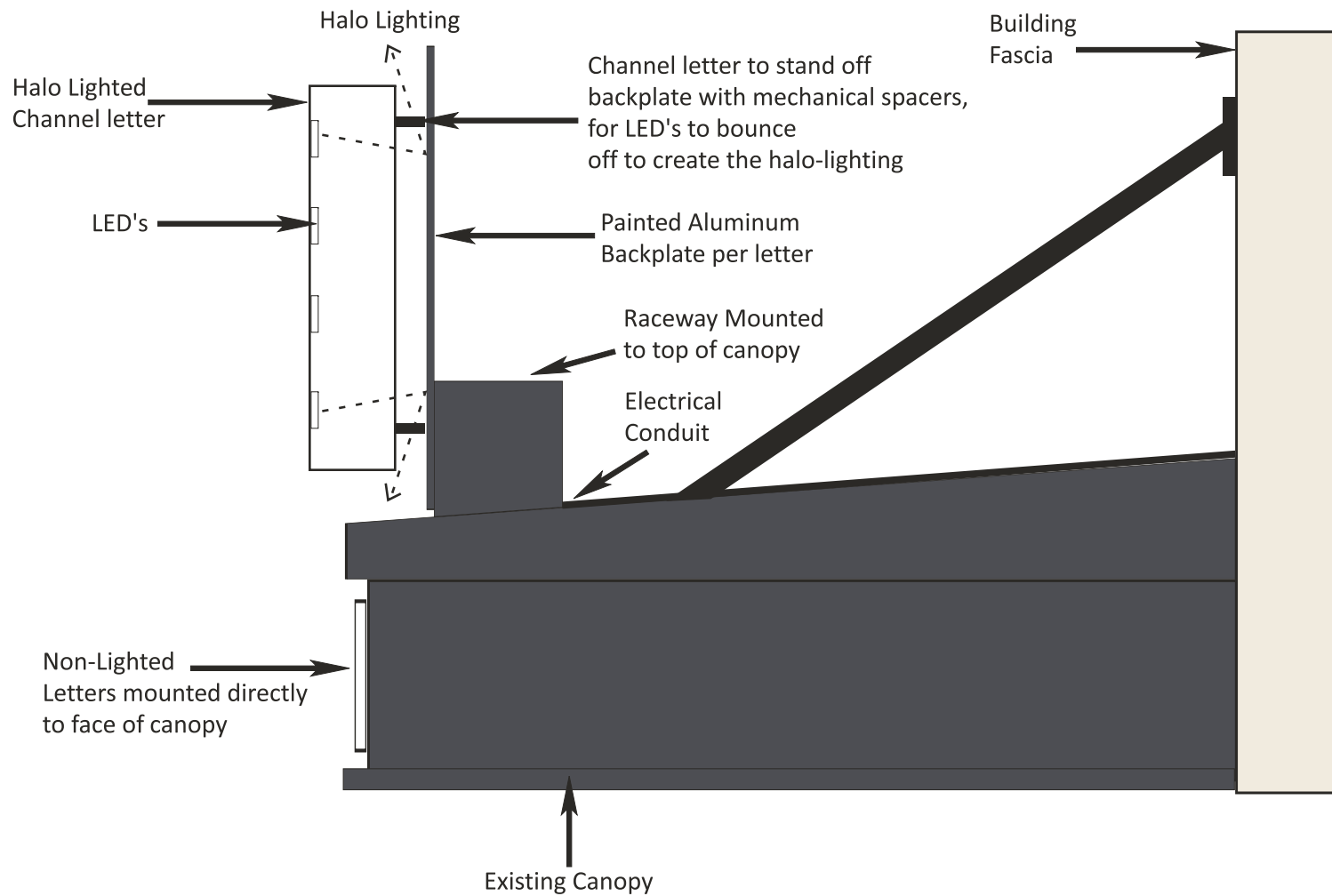
Raceway - to match building

Aluminum Backplates behind letters - to match awning

Construction: UL Listed with external service switch,
aluminum, acrylic, steel, single stroke LED
with non-lighted acrylic tagline letters below

Scale: 1/2" = 1 ft.

SIDE PROFILE



Scale: 1/4" = 1 ft.

108 in wide sign

30 in tall sign



17 ft wide canopy

54 ft wide store front



Halo-Lighted Channel Letter Sign & Non-lighted Tagline
on Backplate

Size: Overall - 9'0"w x 2'6"h (22.5 sq ft total)

Letters - 14.5"h

Tagline - 6"h

Colors: Letter Faces - White acrylic

1" Jewellite trim - black

Returns - black

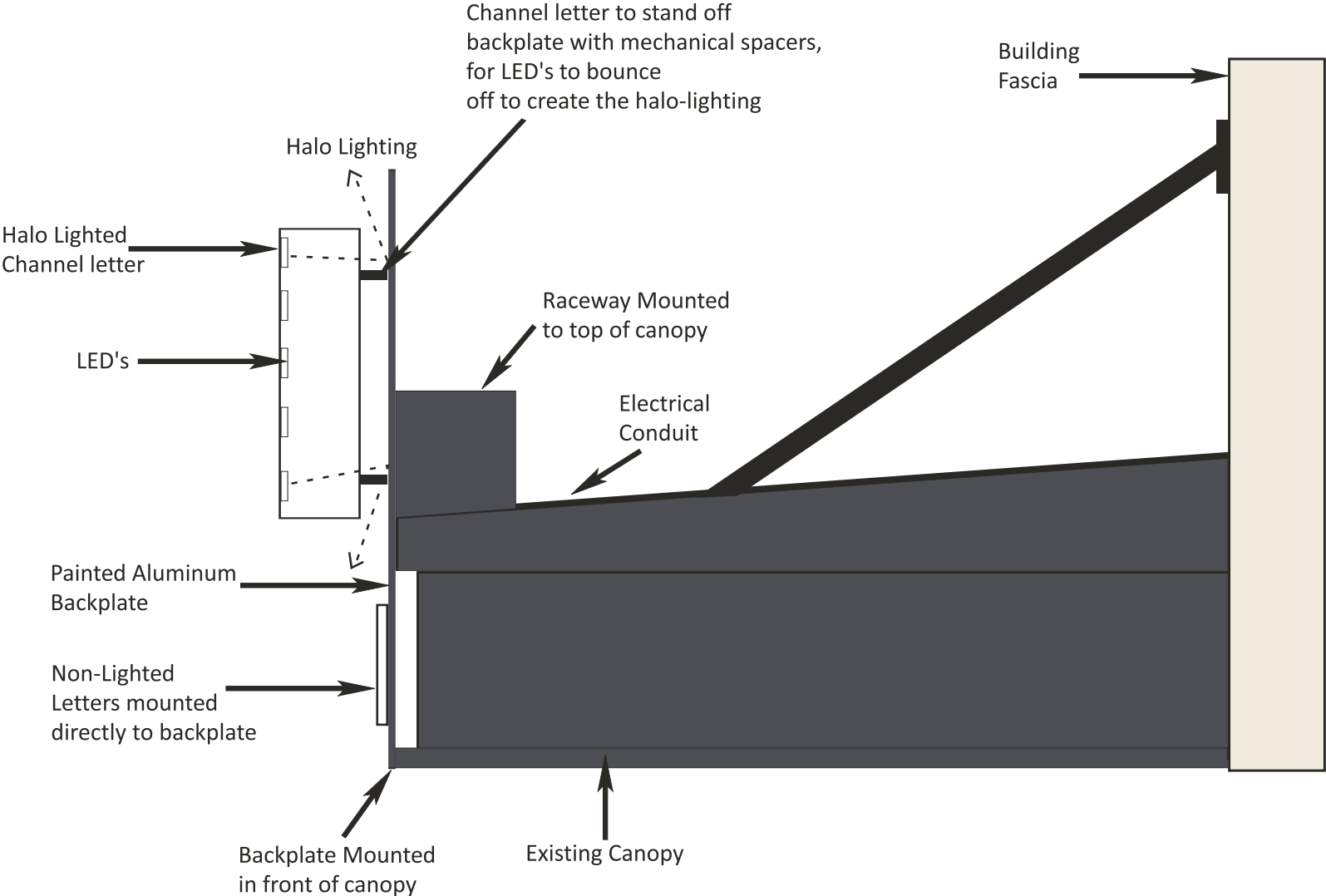
Raceway, behind backplate - to match building

Aluminum Backplate behind letters - to match awning

Construction: UL Listed with external service switch,
aluminum, acrylic, steel, single stroke LED
with non-lighted acrylic tagline letters attached to
backplate

Scale: 1/2" = 1 ft.

SIDE PROFILE



Scale: 1/4" = 1 ft.

84 in wide sign

30 in tall sign



17 ft wide canopy

54 ft wide store front



Pierce Cut Aluminum Lighted Box Sign with Push-Through Acrylic letters that will Light up

Size: Overall - 7'0"w x 2'6"h (17.5 sq ft total)

Letters - 13"h

Tagline - 5"h

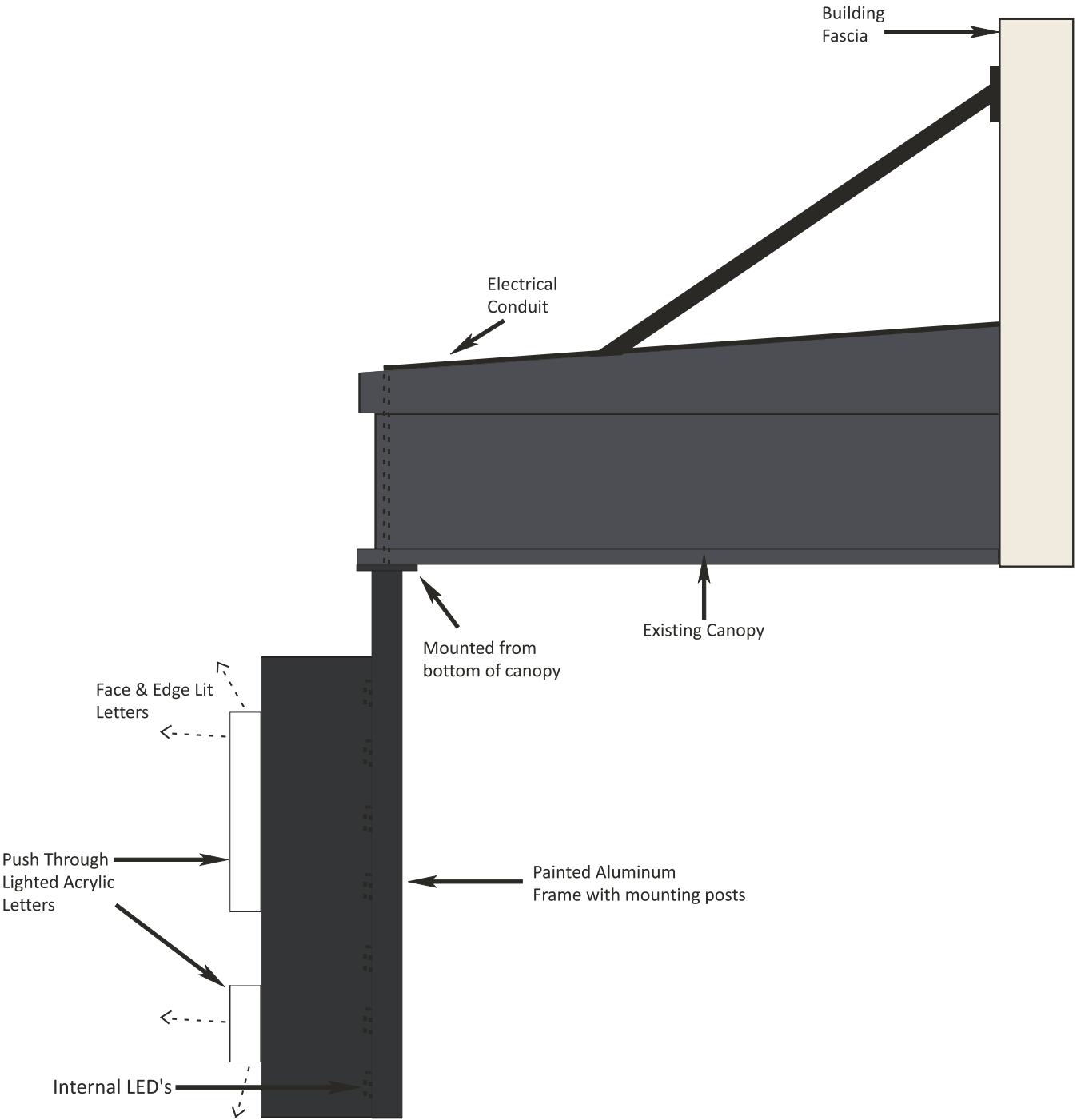
Colors: Letter Faces - White acrylic

Aluminum Box - painted to match canopy

Construction: UL Listed with external service switch, aluminum, acrylic, steel, LED's; installed with mounting plates on aluminum frame to hang from canopy

Scale: 1/2" = 1 ft.

SIDE PROFILE



Scale: 1/4" = 1 ft.

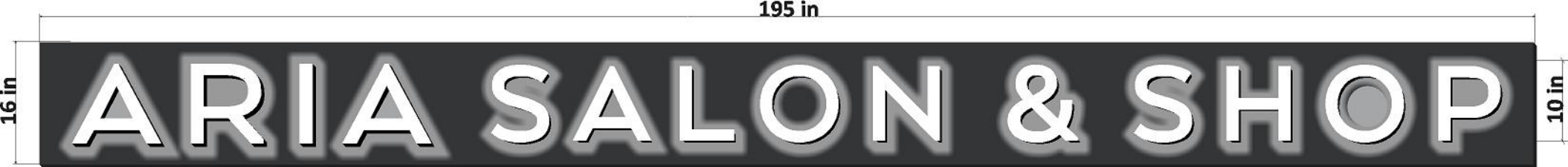
195 in wide sign

16 in tall sign



17 ft wide canopy

54 ft wide store front



Halo-Lighted Channel Letter Sign on Backplate

Size: Overall - 16'3"w x 1'4"h (21.67 sq ft total)

Letters - 10"h

Colors: Letter Faces - White acrylic

1" Jewellite trim - black

Returns - black

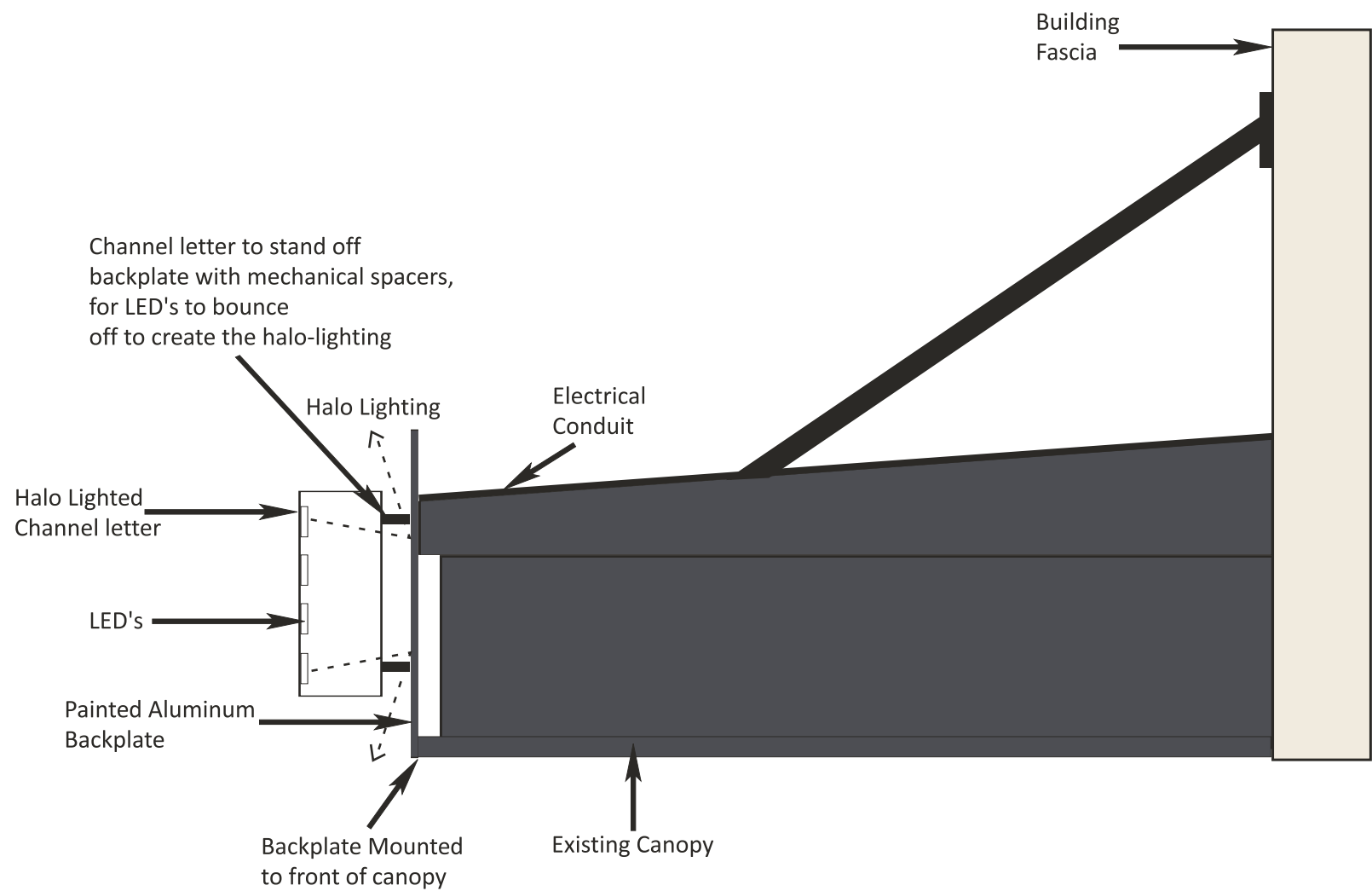
Raceway, behind backplate - to match building

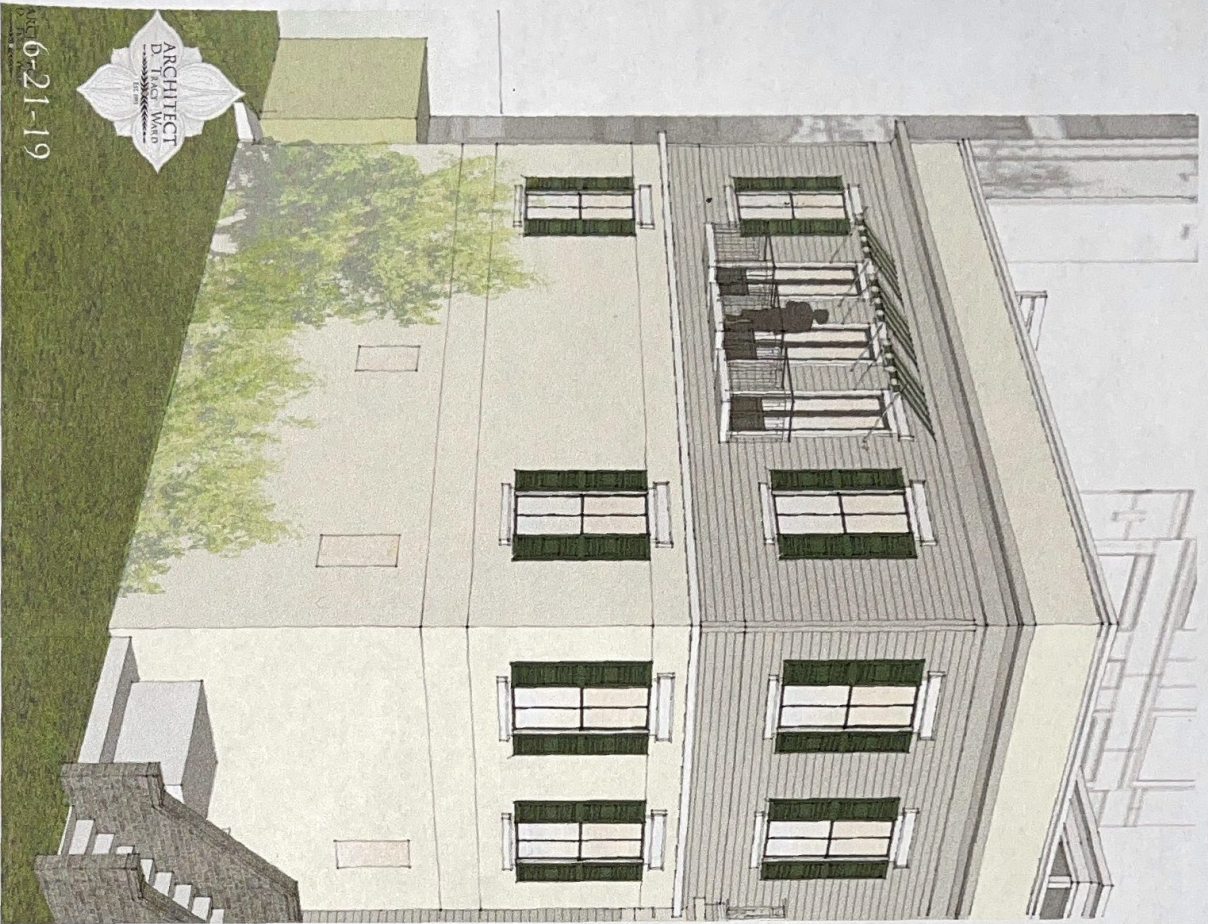
Aluminum Backplate behind letters - to match awning

Construction: UL Listed with external service switch,
aluminum, acrylic, steel, single stroke LED

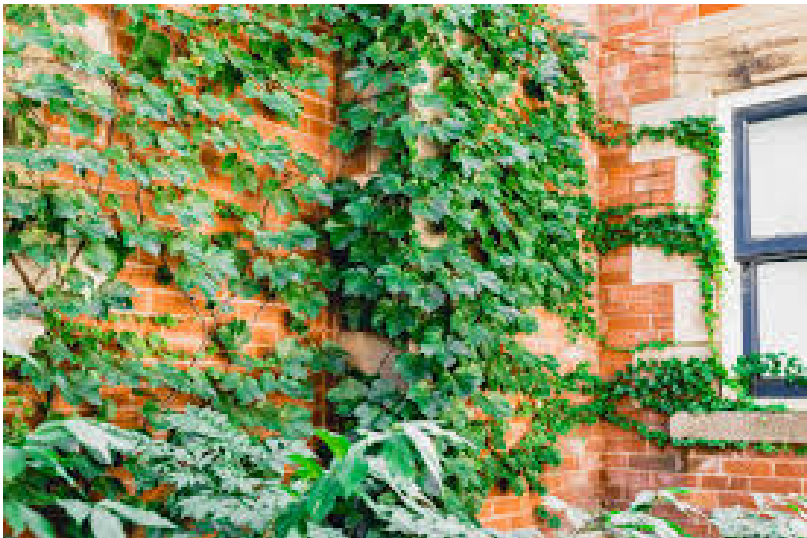
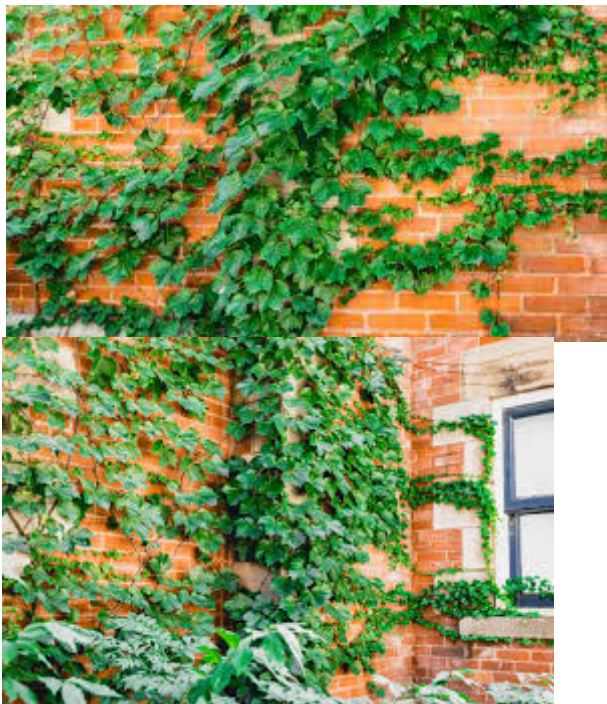
Scale: 1/2" = 1 ft.

SIDE PROFILE





41 Milton Avenue, North Wall





41 Milton Avenue, North Wall





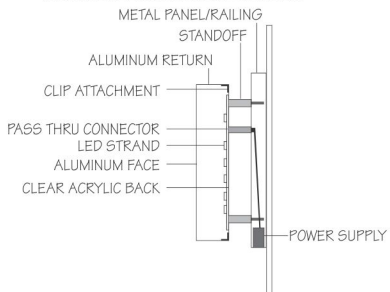
SPECIFICATIONS:

VERSE LIT CHANNEL LETTERS MOUNTED ON
METAL BACKER ON BUILDING RAILING

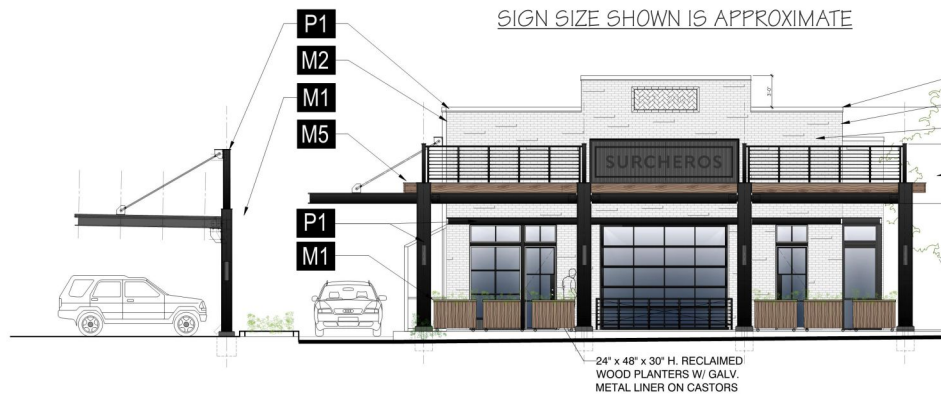
SPECIFICATIONS:
SIGN IS TO BE INDIVIDUALLY LIT REVERSE LED CHANNEL LETTERS
(TO BE MOUNTED ON A CUSTOM BACKER). LETTERS
ARE TO BE ALUMINUM FABRICATED (.040" RETURNS & .040"
FACES) HAVING 3/16" ACRYLIC BACKS.

COLOR PLACEMENT
FACE COLOR - BLACK
RETURN COLOR - WHITE
LED COLOR - WHITE

REVERSE CHANNEL LETTERS-SIDE VIEW



SIGN SIZE SHOWN IS APPROXIMATE



EAST (MAIN STREET) ELEVATION

SIGN SIZE SHOWN IS APPROXIMATE



EAST (MAIN STREET) ELEVATION

WHITE

TYPE F
FONTS:

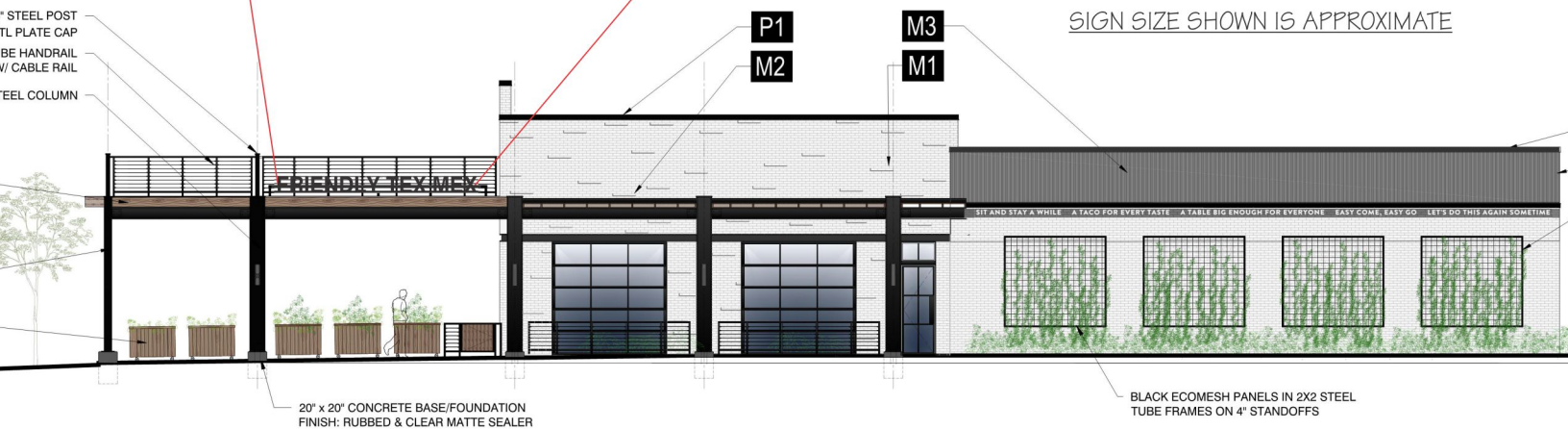


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TO ITS USE AND/OR REPRODUCTION ARE RESERVED.
www.langsigns.com PHONE: 770-887-7339
email: graphics@langsigns.com FAX: 770-781-9528

CLIENT: SURCHEROS
SALESPERSON: RICHIE ROSEBUSH
DESIGNER: NEIL TANNER

APPROVED
BY:
DATE: 2/10/21

FILE: ARTWORK /
SURCHEROS AL
SCALE: 1/



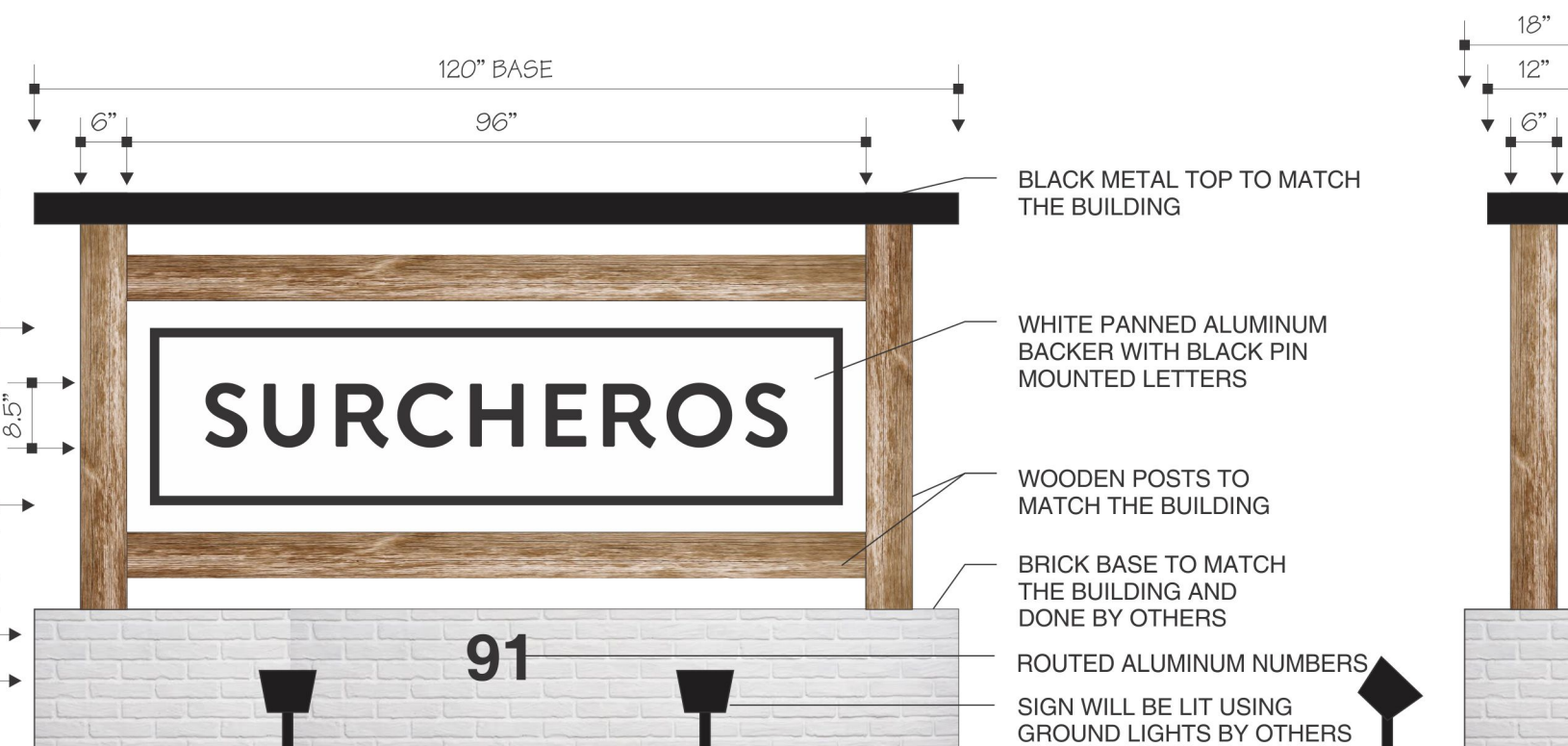
NORTH ELEVATION

WHITE	TYPE F FONTS:
THIS CUSTOM DESIGN IS THE EXCLUSIVE PROPERTY OF LANG SIGNS, INC. ALL RIGHTS TO ITS USE AND/OR REPRODUCTION ARE RESERVED. www.langsigns.com email: graphics@langsigns.com CLIENT: SURCHEROS SALESPERSON: RICHIE ROSEBUSH DESIGNER: NEIL TANNER APPROVED BY: DATE: 2/25/21 FILE: ARTWORK / SURCHEROS AL SCALE: 1/	

30"x96"=20 S/F

ELEVATION

END VIEW



WHITE WOOD

TYPE F
FONTS:

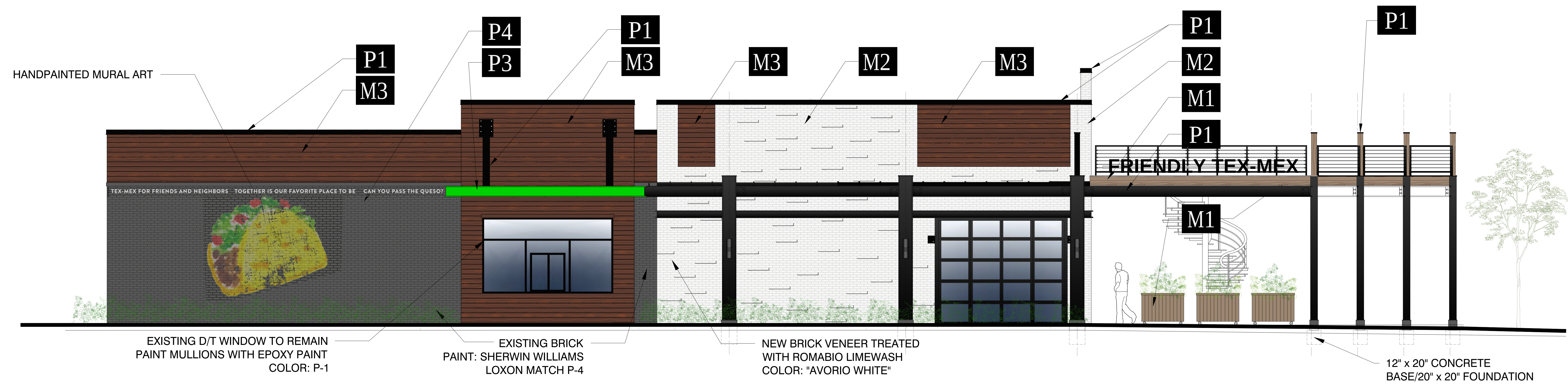


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www.langsigns.com PHONE: 770-887-7339
email: graphics@langsigns.com FAX: 770-781-9528

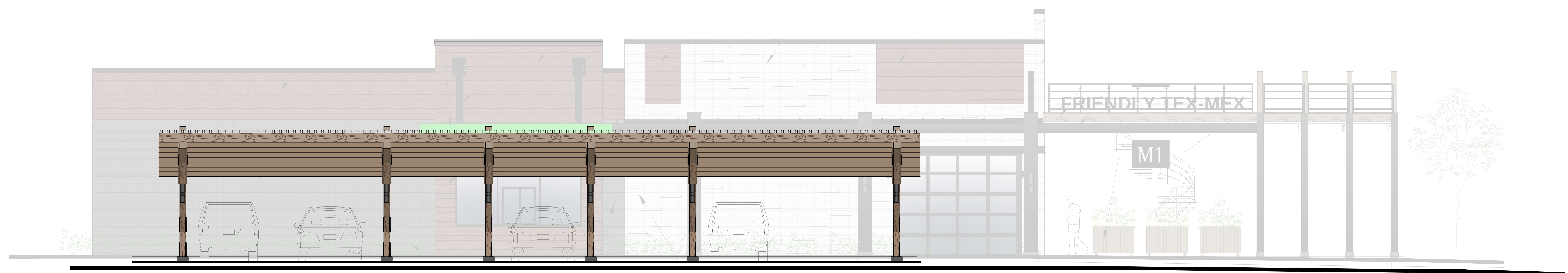
CLIENT: SURCHEROS
SALESPERSON: RICHIE ROSEBUSH
DESIGNER: NEIL TANNER

APPROVED
BY:
DATE: 2/12/21

FILE: ARTWORK /
SURCHEROS AL
SCALE: 1/



SOUTH (MARIETTA ST.) ELEVATION



TO - GO CANOPY (MARIETTA ST.) ELEVATION



2 PARK PLAZA
ALPHARETTA, GA 30009
PHONE: 678.297.6000
WWW.ALPHARETTA.GA.US

CITY COUNCIL AGENDA ACTION SUMMARY

Public Hearing Date: February 22, 2021

CLUP-21-01/Z-21-02/V-21-03 The 1858 Residential Subdivision

Consideration of a request for a comprehensive land use plan amendment from 'Public, Institutional, Education' to 'Downtown Residential Density' and a rezoning from R-15 (Dwelling, 'For-Sale', Residential) and O-I (Office-Institutional) to DT-R (Downtown Residential) in order to construct eleven (11) 'For-Sale' single-family detached homes on 1.68 acres in the Downtown. Variances are requested to allow a private alley to count toward the minimum lot size, to reduce side setbacks and to allow a stream buffer encroachment. The subject properties are located at 0, 73, 89 and 109 Cumming Street on the south side of Cumming Street and across from Manning Drive.

Motion: Approve with Conditions, Richard
Second: Mitchell
Approve: 7-0

- ❖ Council Member Richard offered a motion to approve CLUP-21-01/Z-21-02/V-21-03 THE 1858, subject to the following conditions:
 1. The site, consisting of approximately 1.68 acres, shall be zoned DT-R and developed substantially similar to site plan prepared by Plum Creek Consulting, revised 1/20/2021, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
 2. The comprehensive land use designation of the property shall be 'Downtown Residential Density'.
 3. Architecture and materials shall be developed substantially similar to the submitted renderings, except for modifications required to comply with comments from the Downtown Consultant and in compliance with the Alpharetta Downtown Code, subject to final approval by DRB. A minimum of six (6) homes shall be 4-sided brick or stone and each home shall have a unique elevation with respect to design, material, and color. A minimum of six (6) homes shall have a chimney and a minimum of six (6) homes shall have a front covered porch.
 4. Building height shall be limited to no more than 2 stories and 35' along Cumming Street.
 5. Lots shall have a front yard defined by a decorative low wall (brick or stone) or hedge with columns (brick or stone), as approved by DRB. Hardscape in front yards is limited to decorative brick pavers and/or steppingstones and shall not cover more than 25% of the front yard.
 6. Side setbacks shall be 8' between structures and private alley shall be permitted to count toward meeting the minimum lot size. Variances to the maximum lot coverage shall not be permitted.
 7. Cumming Street streetscape shall generally be improved as follows: 30' half width right-of-way to incorporate a min. 4' planter, 8' concrete sidewalk, 10' travel lane, street trees and decorative pedestrian lights, with final approval by Staff.
 8. Shade trees shall be required in the planter along Cumming Street and behind the sidewalk within the 10' landscape strip as a continuation of what has been planted or designed in the Downtown and outside of utility easements, as approved by DRB. In lieu of tree grates, the soil area

around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.

9. Residential alley shall meet the streetscape standards in the Alpharetta Downtown Code.
10. Project entrance shall include decorative paver apron, landscaping, and low wall.
11. Northwest corner of the property shall include a community focal feature, as approved by the Alpharetta Cultural Arts Committee.
12. Pocket park shall be developed with a park-like setting with decorative landscape, hardscape, low walls, and seating. Landscape shall include plant selections promoting the historic Downtown. Exotic and invasive trees and shrubs shall be removed in the pocket park, as approved by Staff.
13. Creeping vines shall be planted to cover retaining and low walls, as approved by Staff.
14. Trees shall be saved as depicted on the tree save plan prepared by Plum Creek Consulting, revised 1/20/2021. Developer shall save tree# 145 (18" Magnolia), 146 (17" Magnolia), 148 (14" 2 Redbud) and 149 (13" Redbud), if it is determined by Staff that those trees were incorrectly located on the site plan and reasonable effort can be made to save those trees. Developer shall make reasonable efforts to save additional trees in the pocket park.
15. Developer shall plant the area west of Lot 1 to landscape buffer standards and a 5' landscape strip shall be planted along the eastern property line.
16. Fences and walls visible from the public right-of-way shall be decorative, as approved by Staff. Unfinished wood fences and decks shall not be visible from the street.
17. Prior to the issuance of an LDP, developer shall provide the City with a copy of the parking agreement with AFUMC for 12 off-site parking spaces. A pedestrian connection shall be provided from the offsite parking with final approval by staff.
18. Stream buffer encroachment and 80' average width enhanced buffer shall be permitted as depicted on the site plan prepared by Plum Creek Consulting, revised 1/20/2021. In addition to the proposed enhanced

buffer (invasive species removal and revegetation north side of stream), developer shall provide additional measures (one or a combination of the measures below) to mitigate the stream buffer encroachment, as approved by Staff, such as using:

- A. Provide an additional 20% runoff reduction or water quality volume for the project's new impervious area, which is in addition to the standard requirements.
 - B. Provide an ecological assessment of existing vegetation for the off-site riparian buffers on the south side of the stream on the AFUMC property, including recommendations for vegetative management. The plan shall detail means and methods of exotic and invasive plant removal, as well as revegetation of the area with native riparian plants (trees, shrubs, and groundcovers) in order to fill-in existing gaps or gaps created by the removal of exotic and invasive plants. Provide a list of proposed plants and quantities. Vegetative management plan shall be implemented for four-times (4x) the proposed undisturbed buffer encroachment.
 - C. Provide off-site stream restoration within the watershed.
 - D. Other options that provide an ecological lift, as approved by Staff.
19. Developer shall provide an additional 20% channel protection volume in addition to the standard requirement for the site, as approved by Staff. An exemption from channel protection volume as described in GSMM2.2.4.2 will not be permitted for this project.
20. Garbage pickup shall be from the alley, not Cumming Street.
21. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
22. HOA shall require vehicles for services of homes in THE 1858, such as delivery vehicles, limousines, housekeeping, etc., shall park in the development and not on Cumming Street.
- The motion received a second from Mayor Pro Tem Mitchell
 - The motion was approved unanimously (7-0)

Final Conditions:

1. The site, consisting of approximately 1.68 acres, shall be zoned DT-R and developed substantially similar to site plan prepared by Plum Creek Consulting, revised 1/20/2021, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. The comprehensive land use designation of the property shall be 'Downtown Residential Density'.
3. Architecture and materials shall be developed substantially similar to the submitted renderings, except for modifications required to comply with comments from the Downtown Consultant and in compliance with the Alpharetta Downtown Code, subject to final approval by DRB. A minimum of six (6) homes shall be 4-sided brick or stone and each home shall have a unique elevation with respect to design, material, and color. A minimum of six (6) homes shall have a chimney and a minimum of six (6) homes shall have a front covered porch.
4. Building height shall be limited to no more than 2 stories and 35' along Cumming Street.
5. Lots shall have a front yard defined by a decorative low wall (brick or stone) or hedge with columns (brick or stone), as approved by DRB. Hardscape in front yards is limited to decorative brick pavers and/or steppingstones and shall not cover more than 25% of the front yard.
6. Side setbacks shall be 8' between structures and private alley shall be permitted to count toward meeting the minimum lot size. Variances to the maximum lot coverage shall not be permitted.
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9. Residential alley shall meet the streetscape standards in the Alpharetta Downtown Code.

10. Project entrance shall include decorative paver apron, landscaping, and low wall.
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12. Pocket park shall be developed with a park-like setting with decorative landscape, hardscape, low walls, and seating. Landscape shall include plant selections promoting the historic Downtown. Exotic and invasive trees and shrubs shall be removed in the pocket park, as approved by Staff.
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17. Prior to the issuance of an LDP, developer shall provide the City with a copy of the parking agreement with AFUMC for 12 off-site parking spaces. A pedestrian connection shall be provided from the offsite parking with final approval by staff.
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 - B. Provide an ecological assessment of existing vegetation for the off-site riparian buffers on the south side of the stream on the AFUMC property, including recommendations for vegetative management. The plan shall detail means and

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- C. Provide off-site stream restoration within the watershed.
 - D. Other options that provide an ecological lift, as approved by Staff.
- 19. Developer shall provide an additional 20% channel protection volume in addition to the standard requirement for the site, as approved by Staff. An exemption from channel protection volume as described in GSMM2.2.4.2 will not be permitted for this project.
 - 20. Garbage pickup shall be from the alley, not Cumming Street.
 - 21. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
 - 22. HOA shall require vehicles for services of homes in THE 1858, such as delivery vehicles, limousines, housekeeping, etc., shall park in the development and not on Cumming Street.

INSTRUCTIONS AND REQUIRED MATERIALS

The City of Alpharetta Design Review Board Hearing Application has been designed to allow you the ease of completing the form electronically and printing the completed form for submittal. Please note, however, that the form cannot be saved so as to include the information that you input.

Required Materials:

In order to allow the Design Review Board to adequately and effectively understand and consider the nature of your request it is required that certain materials be included with your submittal. These required items are described below along with the type(s) of review for which they would be needed. Submittals not including the appropriate materials, as indicated below, will not be accepted for review.

Site Plan Review

- ☒ Legal description of the property
- ☒ Site plan(s) showing locations of all site features, including but not limited to
 - Buildings
 - Roads
 - Parking Areas
 - Specimen trees
 - Detention / retention areas
 - Dumpster / refuse locations (screening and materials)
 - HVAC / electrical equipment locations
- ☒ Site lighting with photometric drawings and compatibility to neighboring buildings and property

N/A ☐ Site line study indicating lack of visibility of rooftop units from ground level

N/A ☐ Retaining wall(s) location and materials

Landscape Review

- ☒ Landscape drawing(s) prepared by landscape architect showing locations of all landscape features, including but not limited to
 - Size and type of all plant material; including ground covers
 - Seasonal beds

Signage Review

- N/A ☐ Overall site plan drawing indicating locations of ground signs and required setbacks
- N/A ☐ Exterior elevations indicating locations of all wall signs
- N/A ☐ Individual color drawings of each sign indicated
 - Dimensions
 - Materials
 - Lighting
 - Construction
 - Colors

Exterior Elevation Review

- ☒ Colored exterior elevations with materials notes of all facades of the building(s)
- ☒ All exterior material and color samples (Shall be brought to the scheduled meeting)
- N/A ☐ Locations of roof-top equipment
 - Vents
 - Satellite dishes
 - Exhaust pipes
 - Antennas
- N/A ☐ Locations of building lighting
- ☒ Perspective drawings and renderings

Submittal Procedure:

One original plus five (5) collated sets of a completed Hearing Application Form and supporting documents are to be filed by the deadline dates reflected on the following page. Completed applications received after the deadline shall be placed on the next available agenda. All renderings attached to the application must be in color.

An electronic set in .PDF format on a flash drive containing the entire applications; including all documents, plans, and drawings; must be included with the application. Each document must be a separate file of no more than 2mb, with the total of all files not exceeding 10mb.

Any oversized materials may be attached to the original application. All collated sets shall be submitted on paper no greater than 11 inches by 17 inches in size and folded to 8.5 inches x 11 inches. Five (5) sets of all landscape plans shall be submitted full-size.

Drawings submitted must be accurate and labeled.

Technical drawings (i.e. signs, elevations, site plans) must be drawn to scale.

Photos shall be mounted on 8.5 inch by 11 inch paper and labeled.

Presentation materials, including actual materials / samples boards and mounted drawings, should not be submitted but brought by the applicant to the scheduled review meeting.

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: The 1858 (residential development)

Location Address: Cumming Street @ Manning Drive

Mailing Address: 7425 Mid Broadwell Trace

City: Alpharetta State: GA Zip Code: 30004 - _____

Contact For All Notifications: Chris Owens

Contact Telephone: 404 - 518 - 5505 Mobile Telephone: _____ - _____ - _____

Fax: _____ - _____ - _____ Email: chris.owens@plumcc.com

Contact's Relation To Business: Owner/developer's representative

This Application For (Check all that apply):

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

Application Fees:

Any sign or remodel review within the
Downtown Overlay \$ 175.00

All other reviews \$ 300.00

Total Due \$300.00

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: Vision Development Partners

Physical Address: 6160 Peachtree Dunwoody Road, Suite B200

Mailing Address: _____

City: Atlanta State: GA Zip Code: 30328 - _____

Owner Telephone: 770 - 330 - 3233 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): Steve Smith Date: 04-01-2021

Owner Signature: _____

Property Information:

Address (If Assigned) : 73 Cumming Street

Tax ID or Map Reference Number: 22 498112530290

Land Lot(s): 1253, 1258 District: 2nd Section: 2nd

Existing Zoning of Property: DT-R Existing Uses of Property: Residential & Institutional

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: 4/1/2021

Print Form

LEGAL DESCRIPTION

For
The 1858 Residential Development
Cumming Street, Alpharetta, GA
Fulton County Tax Parcel IDs:
22 498112530316;
and portions of:
22 498112530357, 22 498112530290, 22 498112530605, 22 498112530597

All that tract or parcel of land lying and being located in Land Lot 1253, 2nd District, 2nd Section, Fulton County, Georgia, located within the City of Alpharetta, and being more particularly described as follows:

Beginning at an iron pin set (1/2" rebar) at the northeast end of an intersection miter of the east right of way line of North Main Street (a variable right of way) with the south right of way line of Cumming Street (a variable right of way);

THENCE along the southern right of way line of Cumming Street, travel:

South 89 degrees 35 minutes 48 seconds East for a distance of 32.68 feet; then,
South 88 degrees 56 minutes 31 seconds East for a distance of 49.83 feet; then,
South 88 degrees 58 minutes 06 seconds East for a distance of 51.06 feet; then,
North 85 degrees 52 minutes 59 seconds East for a distance of 51.88 feet; then,
North 80 degrees 24 minutes 02 seconds East for a distance of 51.35 feet; then,
North 77 degrees 56 minutes 51 seconds East for a distance of 51.14 feet; then,
North 74 degrees 54 minutes 01 seconds East for a distance of 50.89 feet; then,
North 72 degrees 58 minutes 34 seconds East for a distance of 50.86 feet; then,
North 70 degrees 40 minutes 46 seconds East for a distance of 49.49 feet; then,
North 74 degrees 16 minutes 12 seconds East for a distance of 55.51 feet;

which is the TRUE POINT OF BEGINNING.

THENCE continue along the southern right of way of Cumming Street, travel:

North 74 degrees 16 minutes 12 seconds East for a distance of 19.58 feet; then,
North 74 degrees 16 minutes 12 seconds East for a distance of 81.03 feet; then,
North 78 degrees 42 minutes 01 seconds East for a distance of 120.11 feet; then,
North 78 degrees 36 minutes 55 seconds East for a distance of 264.63 feet; then,
North 81 degrees 05 minutes 06 seconds East for a distance of 86.31 feet; then,

THENCE departing the southern right of way of Cumming Street, travel:

South 00 degrees 15 minutes 31 seconds West for a distance of 132.77 feet; then,
South 77 degrees 12 minutes 50 seconds West for a distance of 85.20 feet; then,
South 78 degrees 29 minutes 07 seconds West for a distance of 446.86 feet; then,
North 16 degrees 18 minutes 51 seconds West for a distance of 127.35 feet;

returning to the TRUE POINT OF BEGINNING.

Said property contains 73,139 square feet, or approximately 1.68 acres.

SITE DATA

-AFUMC TOTAL ACREAGE =14.79 AC
-JAMES SCHAEFFER ACREAGE =0.26 AC
-SUBJECT SITE ACREAGE =1.67 AC (SCHAEFFER + PORTION OF AFUMC)
-ZONING: DT-R (DOWNTOWN RESIDENTIAL)
-CLUP-21-01/Z-21-02/V-21-03
-PROPOSED HOMES

HEIGHT 35 FEET
STORIES 2 + BASEMENT
AREA ±5,000 SF

-PROPOSED LOTS = 11
-POCKET PARK = 0.20 AC (12% OF SITE AREA)
-PROPOSED DENSITY = 6.5 UNITS/ACRE
-NO FLOODPLAIN EXISTS ON THE PROPERTY
-EXISTING DETENTION POND ON AFUMC SITE WILL SERVE THE NEW DEVELOPMENT
-GARBAGE PICKUP SHALL BE FROM THE ALLEY, NOT CUMMING STREET.
-HOA SHALL REQUIRE VEHICLES FOR SERVICES OF HOMES IN THE 1858, SUCH AS DELIVERY VEHICLES, LIMOUSINES, HOUSEKEEPING, ETC., SHALL PARK IN THE DEVELOPMENT AND NOT ON CUMMING STREET.

TREE CONSERVATION NOTES:

-IF THERE ARE INCONSISTENCIES BETWEEN ANY ITEMS ON THESE PLANS THE MORE STRICT INTERPRETATION OF THOSE REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CITY ARBORIST FOR ANY INTERPRETATION.
-PRIOR TO THE TREE SAVE FENCE INSPECTION PROVIDE THE CITY ARBORIST WITH PROOF OF PRE-PAYMENT OF THE REQUIRED TREE CARE PLAN TO A REPUTABLE TREE CARE COMPANY.
-TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.
-THE CRZ OF SPECIMEN TREES PLUS ALL BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS OR CHAIN LINK AND TREE SAVE SIGNAGE.
-INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
-ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
-ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO. NOTES, DETAILS AND CHECKLISTS MAY BE FOUND AT WWW.ALPHARETTA.GA.US IN THE RESOURCES SECTION APPROVED AUGUST 2018 PAGE 7 OF 8
-ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
-ANY LIMBS OVERHANGING THE LOD THAT MAY BE RIPPED, TORN, OR DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY PRUNED UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
-IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
-ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.
-PROVIDE THE FOLLOWING NOTE ON THE LANDSCAPE PLAN AND UTILITY PLAN:
-ALL TREES MUST BE PLANTED OUTSIDE OF ANY UTILITY EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER. MAKE SURE THIS NOTE IS BOLD AND IN A PROMINENT PLACE NEAR UTILITIES. THIS PERTAINS TO ALL UTILITIES (WATER, SEWER, GAS, FIBER OPTIC, ELECTRIC, ETC.).

GENERAL NOTES:

1. NARRATIVE: THIS PLAN IS PROPOSING TO CONSTRUCT 11 SINGLE FAMILY HOMES. THE CURRENT SITE CONDITIONS INCLUDE TWO EXISTING HOMES AND DRIVEWAYS THAT ARE TO BE REMOVED. THE SINGLE FAMILY HOMES WILL EACH HAVE A 2 CAR GARAGE AND ARE TO BE SERVED BY A PRIVATE DRIVE AND ALLEY. ACCESS TO EACH INDIVIDUAL HOME WILL BE PROVIDED BY A PRIVATE REAR ALLEY. THE DEVELOPMENT WILL INCLUDE A POCKET PARK AND 2 MATURE TREES IN GOOD CONDITION WILL BE PRESERVED AND HAVE BEEN INCORPORATED INTO THE DESIGN. IMPROVEMENTS WILL BE MADE TO THE EXISTING ROADWAY AND ARE TO INCLUDE CURB AND GUTTER, SIDEWALKS, AND PLANTINGS ALONG THE PROPERTY FRONTAGE.
2. SITE ACREAGE = 1.67 ACRES. (INCLUDES DONATED R.O.W.)
3. TOTAL DISTURBED AREA = 1.93 ACRES.
4. PROPOSED IMPERVIOUS PERCENTAGE = 52.10% (0.87 AC.)
5. BOUNDARY SURVEY PERFORMED ON 2/17/21 BY GASKINS
6. TOPO BENCHMARK LOCATED SOUTHWEST OF SITE AT EXISTING MANHOLE TOP WITHIN CHURCH PARKING LOT WITH AN ELEVATION OF 1089.46 AND A HORIZONTAL DATUM OF NAD 83 AND VERTICAL DATUM OF NAVD 88
7. OWNER: VISION DEVELOPMENT PARTNERS LLC., STEVE SMITH, 6160 PEACHTREE DUNWOODY ROAD, SUITE B200, ATLANTA, GA 303028, (770) 330-3233
8. ACCORDING TO THE SURVEY PREPARED BY GASKINS, DATED 02-17-21, "THE SUBJECT PROPERTY OF THIS SURVEY HAS BEEN FOUND TO RESIDE IN "ZONE X", WHICH IS OUTSIDE THE LIMITS OF THE 100 YEAR FLOOD ZONE"
9. PRIOR TO LDP, APPLICANT TO PROVIDE A COPY OF THE PARKING AGREEMENT WITH AFUMC.
10. HOA SHALL REQUIRE SERVICE VEHICLES TO PARK WITHIN THE DEVELOPMENT AND NOT ON CUMMING STREET.

TRAFFIC NOTES:

1. CONTRACTOR IS TO PROVIDE THE CITY OF ALPHARETTA ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE CITY'S R.O.W. ANY TRAFFIC SIGNAL OR UTILITY RELOCATIONS WILL BE THE RESPONSIBILITY OF THE OWNER/ DEVELOPER.
2. 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 DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
3. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
4. ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD AND GDOT PLAN SPECIFICATIONS AND MUST BE THERMO-PLASTIC.
5. IF SIGNS, STRIPING, AND MODIFICATIONS TO TRAFFIC CONTROL ARE REQUIRED AS A PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. SIDEWALKS AND ISLANDS MUST BE DESIGNED TO ACCEPT H/C RAMPS AND LANDINGS THAT MEET ADA REQUIREMENTS (ALPHARETTA STANDARD 902).
7. ROADWAY PAVEMENT SPECIFICATION AND CURB AND GUTTER DETAIL MUST MEET CITY OF ALPHARETTA STANDARD 901

LDP # XXXXXXXX

REVISIONS

NO.	DATE

DATE: 03/29/21

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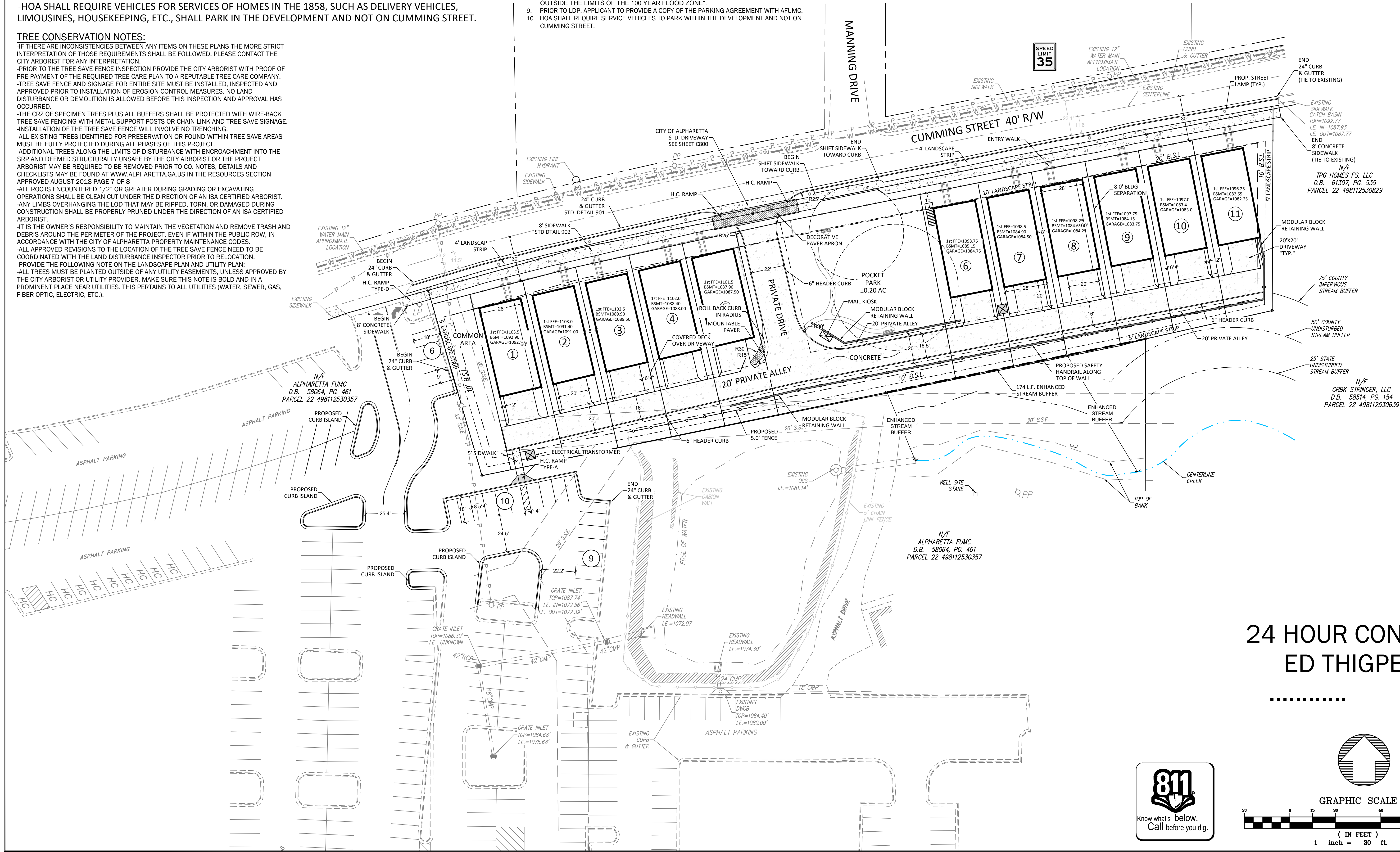
THE 1858
RESIDENCES ON CUMMING STREET
PREPARED FOR
VISION DEVELOPMENT PARTNERS, LLC
6160 PEACHTREE DUNWOODY ROAD, SUITE B200
ATLANTA, GA 30328

SITE PLAN

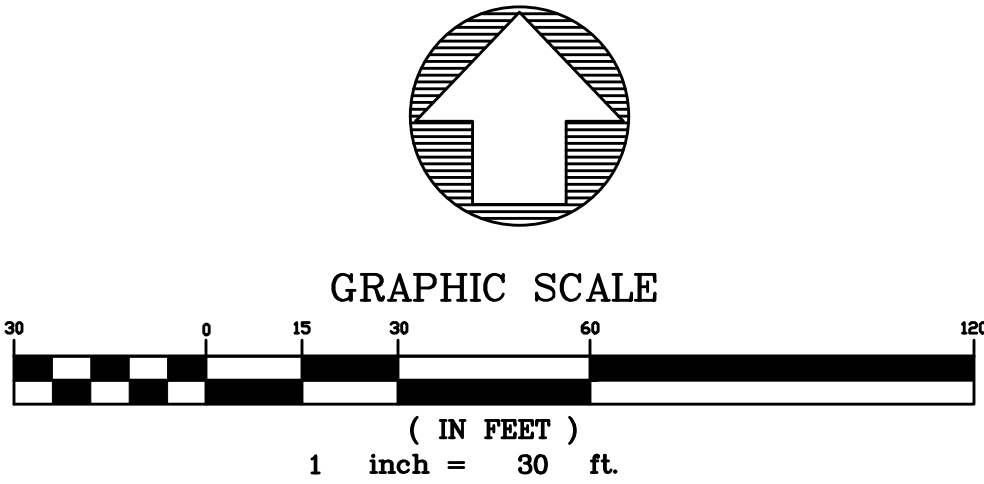
Plum Creek Consulting, LLC
7425 Midway Road, Suite 100
Alpharetta, GA 30004
P: (404) 518-5505 E: chris.owens@plumcc.com

UNKNOWN BY: MB
CHECKED BY: CO
PROJECT NO: 20201105
SHEET: C 300

NOTESUED FOR CONSTRUCTION



24 HOUR CONTACT
ED THIGPEN



SITE DATA

AFUMC TOTAL ACREAGE = 14.79 AC
JAMES SCHAEFFER ACREAGE = 0.26 AC

SUBJECT SITE ACREAGE = 1.68 AC (SCHAEFFER + PORTION OF AFUMC)

EXISTING ZONING: R-15 AND O&I
PROPOSED ZONING: DT-R

PROPOSED HOMES
HEIGHT 35 FEET
STORIES 2 + BASEMENT
AREA ±5,000 SF

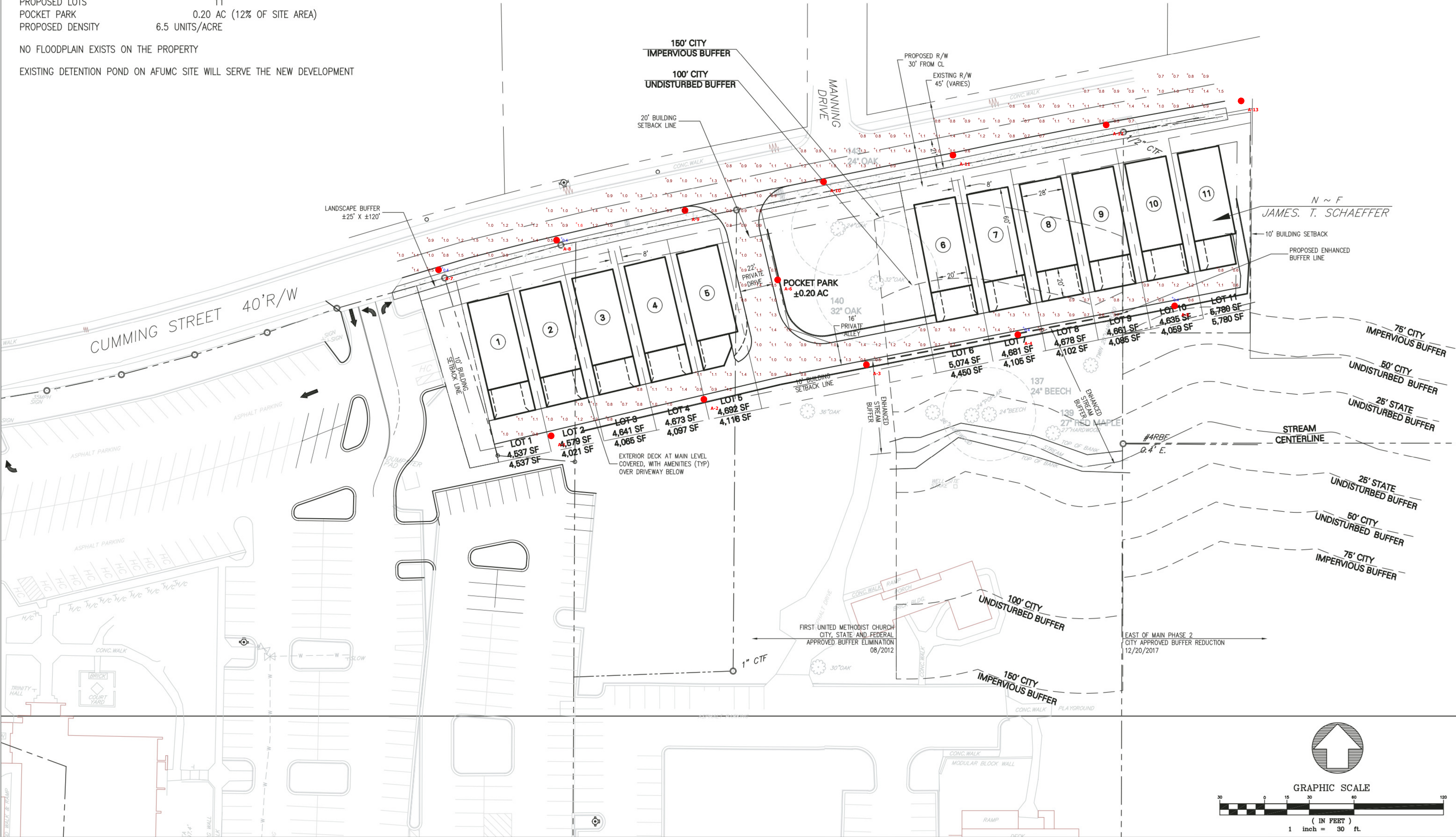
PROPOSED LOTS 11
POCKET PARK 0.20 AC (12% OF SITE AREA)
PROPOSED DENSITY 6.5 UNITS/ACRE

NO FLOODPLAIN EXISTS ON THE PROPERTY

EXISTING DETENTION POND ON AFUMC SITE WILL SERVE THE NEW DEVELOPMENT

Image											
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens per Lamp	LLF	Wattage	Efficiency
	A	13	Holophane	GVD3 P30 30K XXXX GL3	Granville Gen3, P30 Performance Package, 3000K CCT, 70CRI, Type 3 distribution, no trim		GVD3_P30_30K_XXXX_GL3.ies	8256	0.91	61	100%
								Distribut ion			
								Notes			
								TYPE IV, MEDIUM, BUG RATING: B2-US-G5			

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.0 fc	1.6 fc	0.4 fc	4.0:1	2.5:1





PATRICK CORKILL
LANDSCAPE ARCHITECTURE
404.680.2392

REVISIONS

DATE:

THE 1858
Cumming Street
Alpharetta, GA



6160 Peachtree Dunwoody Rd
Suite B200
Atlanta, GA 30328

DRAWING TITLE:

LANDSCAPE PLAN

DRB SUBMITTAL

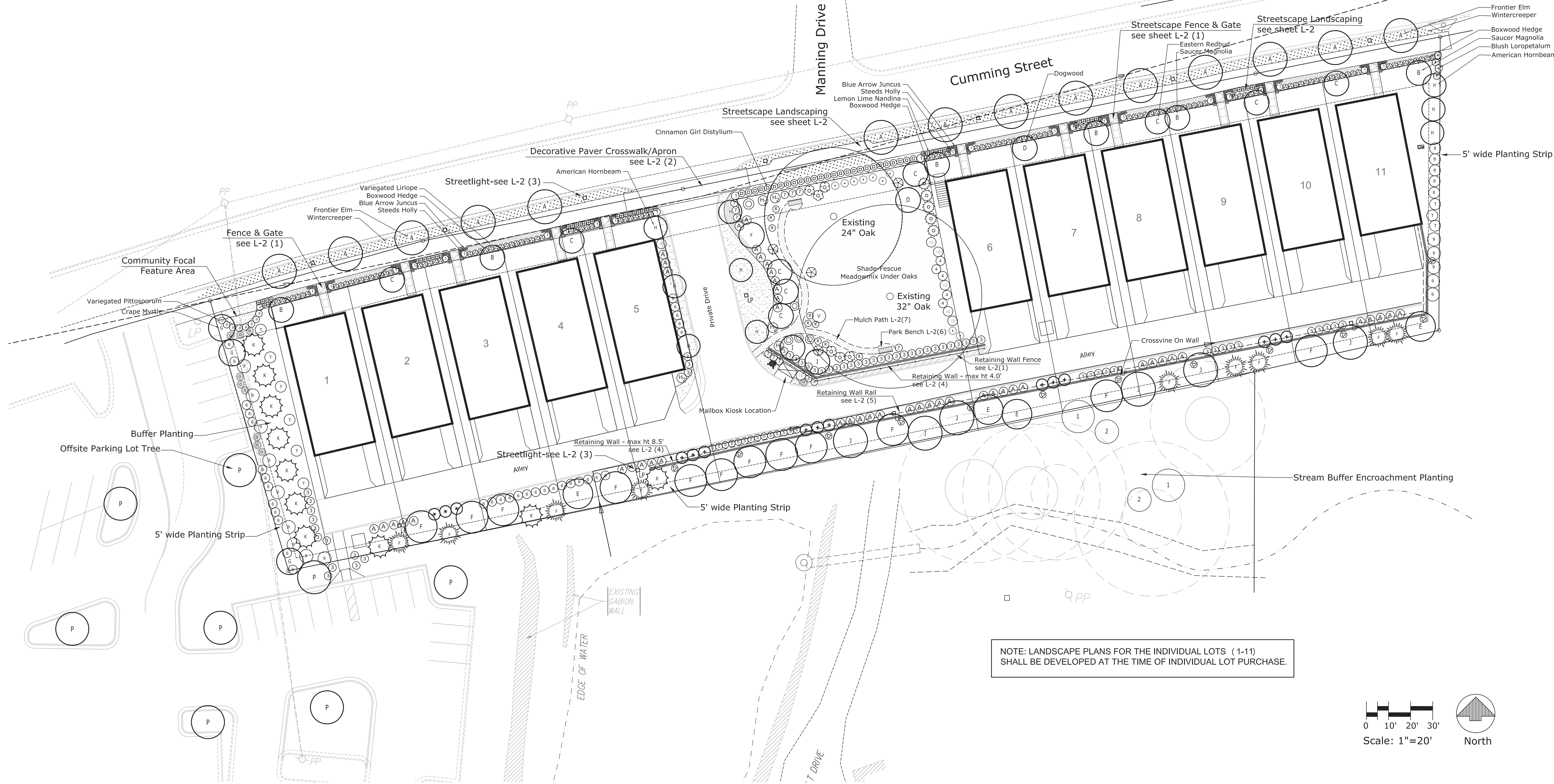
DATE: 4/16/21

DRAWN: PJC

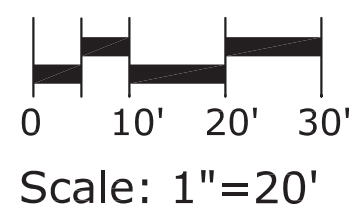
SCALE: 1"=20'-0"

SHEET:

L-1



NOTE: LANDSCAPE PLANS FOR THE INDIVIDUAL LOTS (1-11)
SHALL BE DEVELOPED AT THE TIME OF INDIVIDUAL LOT PURCHASE.

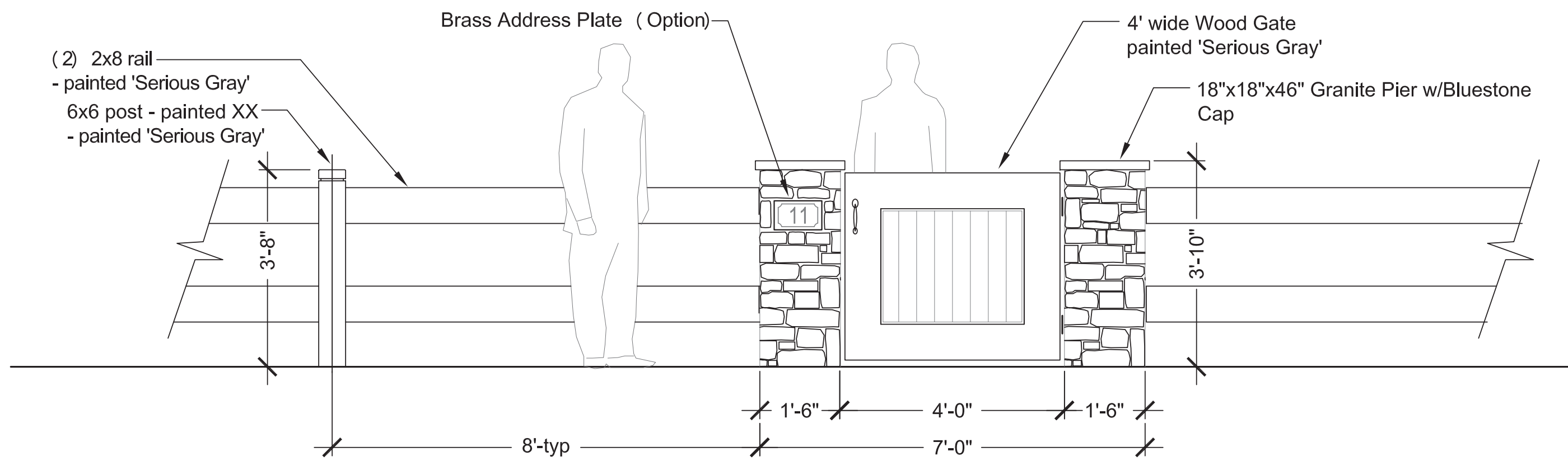


PLANT LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY
A	FRONTIER ELM	ULMUS (CARPINIFOLIA X PARVIFOLIA) 'FRONTIER'	4" CALIPER	14
B	'DARK ALEXANDRINA' SAUCER MAGNOLIA	MAGNOLIA S. 'DARK ALEXANDRINA'	4" CALIPER	6
C	EASTERN REDBUD	CERCIS CANADENSIS	4" CALIPER	9
D	CORNUS FLORIDA - White Flowering	FLOWERING DOGWOOD	4" CALIPER	2
E	DEODAR CEDAR	CEDRUS DEODARA	4" CALIPER	4
F	'BRACKEN'S BEAUTY' MAGNOLIA	MAGNOLIA G. 'BRACKEN'S BEAUTY'	4" CALIPER	13
G	MUSKOGEE LAVENDER CRAPEMYRTLE	LAGERSTROEMIA 'MUSKOGEE' (STD)	4" CALIPER	3
H	'NATIVE FLAME' AMERICAN HORNBEAM	CARPINUS CAROLINIANA 'NATIVE FLAME'	4" CALIPER	9
I	FRINGE TREE	CHIONANTHUS VIRGINICUS	4" CALIPER	2
J	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	6
K	'GREEN GIANT' ARBORVITAE	THUJA 'GREEN GIANT'	13"-14" HEIGHT	9
K	'GREENBELT' EASTERN RED CEDAR	JUNIPERUS V. 'GREENBELT'	13"-14" HEIGHT	10
+	'EMERALD GREEN' ARBORVITAE	THUJA OCCIDENTALIS 'SMARAGD'	6' HEIGHT	15
OFF-SITE PARKING LOT TREE				
P	CHINESE PISTACHE	PISTACIA CHINENSIS	2" CALIPER	8
ENHANCED STREAM BUFFER TREES				
1	Overstory: River Birch, Alder, Black Gum, Swamp White Oak			
2	Understory: Sweetbay Magnolia, American Holly, Redbud, Hickory, Hornbeam			

SHRUBS	COMMON NAME	BOTANICAL NAME	SIZE	QTY
T	'PATTY'S SECRET' OSMANTHUS	OSMANTHUS X FORTUNEI 'PATTY'S SECRET'	7 GALLON	9
V	'SHASTA' VIBURNUM	VIBURNUM P.T. 'SHASTA'	7 GALLON	1
1	STEEDS HOLLY	ILEX CRENATA 'STEEDS'	3 GALLON	25
3	'FROSTPROOF' GARDENIA	GARDENIA J. 'FROSTPROOF'	3 GALLON	54
4	YELLOW ANISE	ILICICIUM PARVIFLORUM	3 GALLON	5
5	'KALEIDOSCOPE' ABELIA	ABELIA GRANDIFLORA 'KALEIDOSCOPE'	3 GALLON	14
6	JAPANESE CLEYERA	CLEYERA JAPONICA	3 GALLON	35
7	'SHISHI GASHIRA' CAMELLIA	CAMELLIA S. 'SHISHI GASHIRA'	3 GALLON	10
8	JAPANESE LIGUSTRUM	LIGUSTRUM JAPONICUM	3 GALLON	5
9	CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANA	7 GALLON	12
10	CHINDO VIBURNUM	VIBURNUM AWABUKI 'CHINDO'	3 GALLON	7
11	'CINNAMON GIRL' DISTYLIIUM	DISTYLIIUM 'PIIDIST-V'	3 GALLON	27
12	'BLUSH' LOROPETALUM	LOROPETALUM C. BLUSH'	3 GALLON	4
13	ENCORE AZALEA 'AUTUMN CARNATION'	RHODODENDRON ENCORE 'ROBLEC'	3 GALLON	48
14	CABARET MISCANTHUS	MISCANTHUS G. 'CABARET'	3 GALLON	10
15	'PINK SNOW' CAMELLIA	CAMELLIA SASANQUA 'PINK SNOW'	7 GALLON	5
16	LAVENDER FLOWERING RHODODENDRON	RHODODENDRON SPECIES	3 GALLON	6
17	OAKLEAF HYDRANGEA	HYDRANGEA QUERCIFOLIA	3 GALLON	4
18	APHRODITE SWEETSHRUB	CALYCANTHUS 'APHRODITE'	3 GALLON	4
19	JAPANESE AUCUBA	AUCUBA JAPONICA	3 GALLON	9
20	'SOFT CARESS' MAHONIA	MAHONIA E. 'SOFT CARESS'	3 GALLON	7
21	'WINTER GEM' BOXWOOD	BUXUS M. J. 'WINTER GEM'	3 GALLON	121
22	'LEMON LIME' NANDINA	NANDINA 'LEMON LIME'	3 GALLON	51
23	VARIEGATED PITTOSPORUM	PITTOSPORUM T. VARIEGATA	3 GALLON	9
24	LIMELIGHT HYDRANGEA	HYDRANGEA P. 'LIMELIGHT'	3 GALLON	5
25	BLUE ARROW JUNCUS	JUNCUS I. 'BLUE ARROW'	1 GALLON	131
26	'TANGERINE BEAUTY' CROSSVINE	BIGNONIA C. 'TANGERINE BEAUTY'	1 GALLON	12

GROUNDCOVERS				
27	VARIEGATED LIRIOPE	OPHIPOGON JAPONICUS	1 GAL @ 18" O.C.	500 sf +/-
28	'ACUTUS' WINTERCREEPER	EUONYMUS F. 'ACUTUS'	1 GAL @ 18" o.c.	2,000 sf +/-
29	CONFEDERATE JASMINE	TRACHELOSPERMUM JASMINOIDES	1 GAL @ 24" o.c.	240 sf +/-
30	'MEYERS' ZOYSIA SOD	ZOYSIA JAPONICA 'MEYERS'	SOD	1,100 sf +/-
31	UNLESS OTHERWISE NOTED			
32	SHADE-FESCUE MEADOWMIX		HYDROSEED	4,200 sf +/-

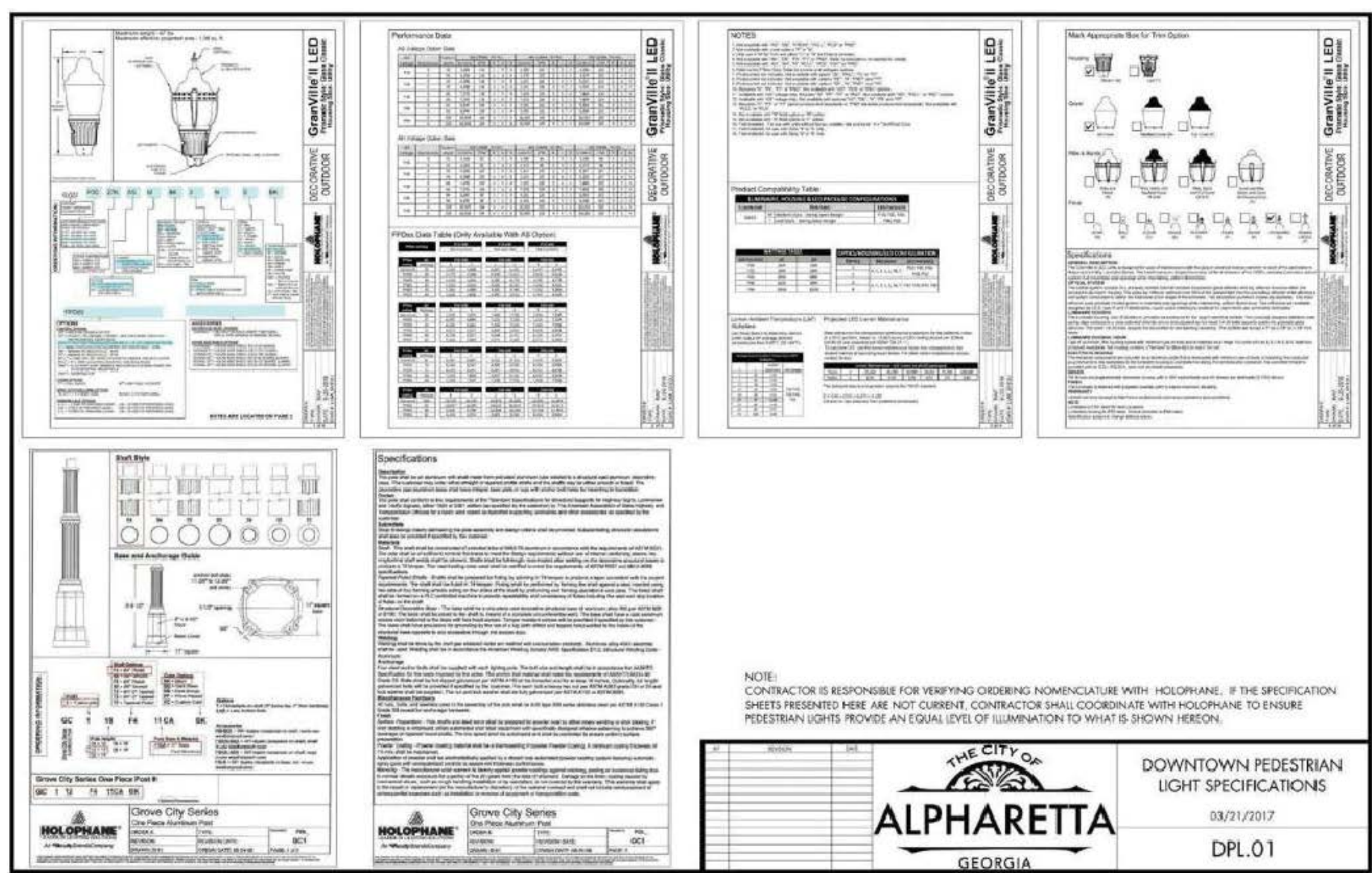


Example - Granite Pier with Bluestone Cap

1. Streetscape Fence & Gate
1/2" = 1'-0"



Hanover 'Prest' Brick - Limestone Gray & Charcoal Blend w/Granite Paver Edge



2. Decorative Crosswalk Apron

3. Decorative Pedestrian Light - Example



Frontier Elm



Native Flame American Hornbeam



Dark Alexandrina Magnolia



Eastern Redbud



Dogwood



Steeds Holly



Lemon Lime Nandina



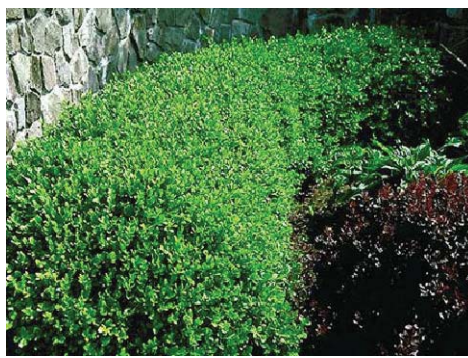
Cinnamon Girl Distylium



Blush Loropetalum



Blue Arrow Juncus



Boxwood Hedge



Variegated Liriope



Variegated Pittosporum



WinterCreeper

Streetscape Plants



Keystone 'Harrington' 3-piece

4. Retaining Wall - Example Photo



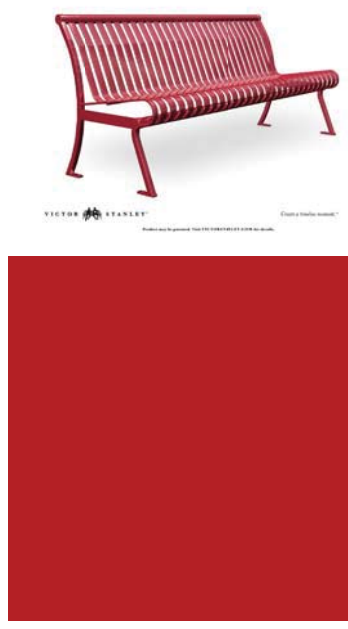
Michigan Aluminum TR-Series - 3 Channel 'Black' 42"

5. Retaining Wall Railing - Example Photo



DuMor 6-foot Bench #58 - Deep Red

6. Park Bench - Example Photo



Example Color

6. Park Bench - Example Photo



7. Park Mulch Path - Example Photo



PATRICK CORKILL
LANDSCAPE ARCHITECTURE
404.680.2392

REVISIONS

DATE:

THE 1858
Cumming Street
Alpharetta, GA



6160 Peachtree Dunwoody Rd
Suite B200
Atlanta, GA 30328

DRAWING TITLE:

LANDSCAPE
IMAGES

DRB SUBMITTAL

DATE: 4/16/21

DRAWN: PJC

SCALE: As Noted

SHEET:

L-2





Jean V. Alexander

1858 Lot 1



Gray Slate Roof



BM
Ballet White

Windows, Trim



Front Door,
Shutters

Kendall Charcoal
HC-166



Chimney, Brick Facing,
Water Table, Porch Floor
Frame
*Manganese Ironspot,
Danish Hand Mould*

With Charcoal
Mortar

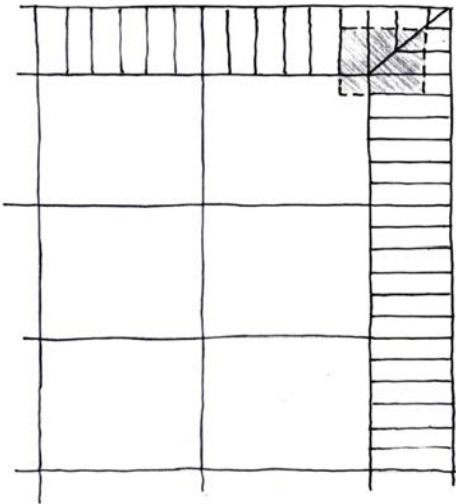
Ashley Norton
AGSGL Escutcheon



Operable Shutters
with Custom
Cutouts



Bevolo Hanging
Lantern with Yoke



Front Porch
Black Brick Edge with Limestone Floor
Buechel Silverdale Cut Limestone



Bronze:
White Medium

*Paints and stains to be field verified prior to application.

1858 Lot 2



Cedar Shake Roof



Copper Gutters & Downspouts

Ashley Norton
AGSGL Escutcheon



Bevolo Gas Lantern



BM Coastal Fog

Stucco

Windows
& Trim

BM River
Reflections

Cast Stone Door Surround

Edgewood Crest with
Ivory Bluff Mortar



Door, Batten, Stained Trim
Varathane Aged Barrel

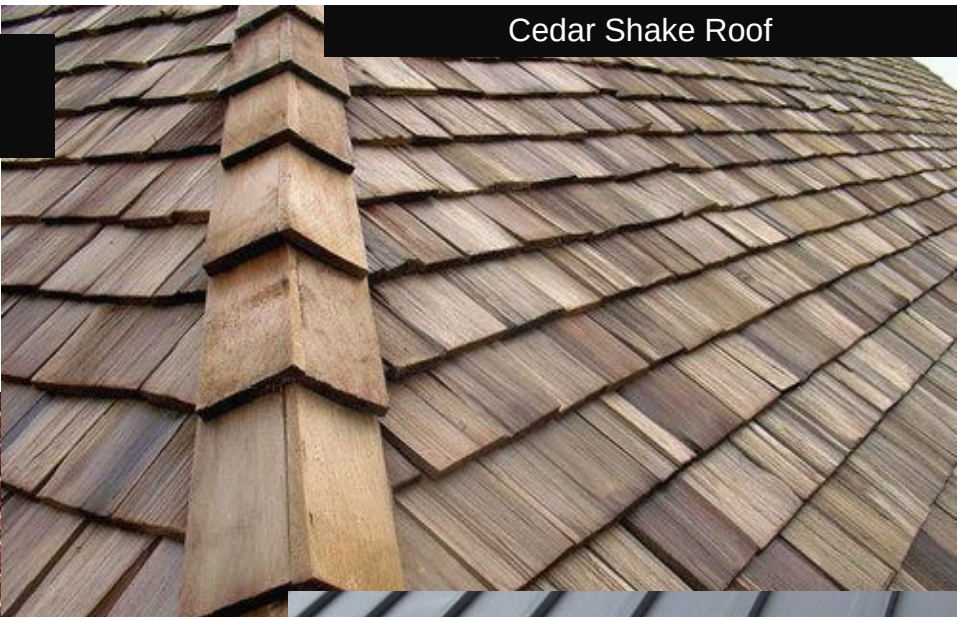


*Paints and stains to be field verified prior to application.

1858 Lot 3



Bevolo
Front Entry Sconce



Cedar Shake Roof



Old Colony with
Sahara Mortar



Black Metal Roof Accent



Black Front Dutch Door,
Solid Brass Hardware



Windows & Trim

BM Swiss Coffee



SW Iron Ore

Shutters, Front Door



Operable Louvered Shutters

*Paints and stains to be field verified prior to application.

1858 Lot 4



Bevolo Hanging
Lantern with Yoke



Gray Slate Roof



Trim, Windows
SW Westhighland White



Key West Brick
Porcelain Mortar



Ashley Norton
AGSGL Escutcheon



Door & Shutters
BM Kendall Charcoal



Painted 6 Panel Front
Door

Operable Shutters
with Custom
Cutouts



Custom Window Boxes



*Paints and stains to be field verified prior to application.

1858 Lot 5



Cedar Shake Roof



Bevolo
Front Entry Sconce



Copper Gutters & Downspouts



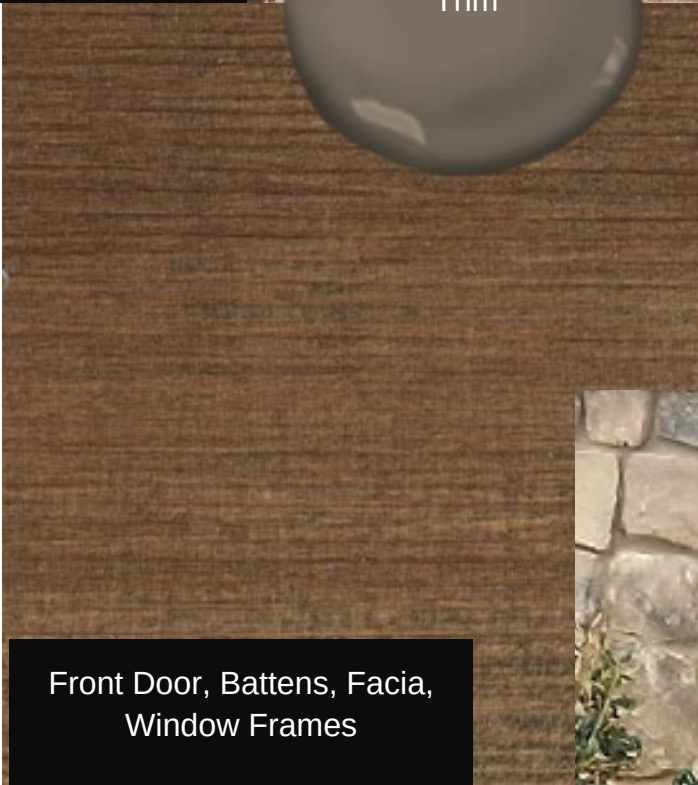
Rocky Mountain
Solid Bronze Hardware



"Berkley" Brick,
Ivory Buff Mortar



BM Woodcliff Lake
Trim



Front Door, Battens, Facia,
Window Frames
Cordovan Brown

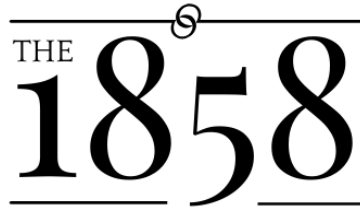


SW Chopsticks
Stucco



Indiana Limestone Water Table

*Paints and stains to be field verified prior to application.



ARCHITECTURAL GUIDELINES



March 31, 2021

INTRODUCTION

The 1858 has selected multiple styles from the Alpharetta Downtown Design Guidelines, Standards and Recommendations, to give the developer the feel that it has developed more naturally, evolving over time. We have mixed Georgian, Federal, Greek Revival, Tudor Colonial Revival to give a turn of the Century to the 1930's architectural feel. Each home will have its own unique custom elevation in one of the approved styles. These homes will have authentic materials and details. They will be predominately masonry veneered brick with accents of stucco and stone, with occasional siding home. Various details such as operable shutters, gas lanterns, widow boxes, classical columns, front porches and stoops, and fluttery flags will bring life and interest to Cumming St.

The following pages are the architectural guidelines which will dictate the application of these style and details on the homes within 1858.

STYLES

IDENTIFYING FEATURES

GEORGIAN

Typically a side gable or hipped at the front elevation.

Odd number of windows wide, never an even number across the façade.

Front doors are paneled with a transom set into a classical surround.

As in narrow townhomes, the front door is centered or set to one side.

Windows are typically double hung with nine or twelve panes in each sash.

Windows are never paired.

Heavy cornice often with dental mold.

FEDERAL

Typically, a side gable or hipped roof at the front elevation.

Facade is an odd number of windows wide 3 or 5. There is never an even number.

As in the narrower townhomes the front door is centered or set to one side.

The front doors are paneled and topped with a semi-circular or elliptical fan light. There are also side lights and classical surround often with a small porch or stoop. Windows are typically double hung with 6 panes per sash. Windows are not paired. Cornices are typically emphasized with dental or decorative molding.

GREEK REVIVAL

Typically side gabled or front gabled or hipped roofs at the front elevation with low pitch.

Facades are typically symmetrical with the front door centered or off-centered within the symmetry.

Front doors usually have a transom and side lights set into an elaborate classical surround.

Front porches and stoops are typical with classical columns and entablature.

The cornice is typically very wide and classically divided as a full entablature.

TUDOR

Roofs are typically steeply pitched with a side gable and prominent front facing gable at the front elevation.

Facades are typically asymmetrical.

Front doors are heavy timber, often with round or Tudor arch top.

Windows are tall and narrow usually in groups of multiple windows, each with multiple panes.

Chimneys are massive and prominent.

Decorative half-timber with stucco or birch inset is typical but not required.

REVIVAL

Revival applies to Georgian and Federal styles only.

Roofs are hipped, side gabled or gambreled.

Full front porches and classical stoops are common.

Front door with pilasters and decorative pediment. Porches with slender columns, overhead fan lights, and or side lights.

Windows are double hung with multiple panes in one or both sashes. Windows are frequently in groupings.

Cornice is similar to the original Georgian and Federal styles and sometimes have open rafters.

EXTERIOR MATERIALS

All materials should be natural and appear real and authentic unless specific ARB approval has been granted to any other material. All material transitions should occur at an inside corner.

All homes are to have a masonry base at watertable of brick or stone on all 4 sides of the home. This watertable shall align with the front porch or stoop or the finished first floor.

A minimum of 6 homes shall be 4-sided brick or stone.

Acceptable materials include but are not limited to real wood, stone and brick, hard-coat masonry stucco, Hardie-board siding, composite/asphalt roofing, cedar and P.T. shake, synthetic slate, metal and copper.

Materials which require approval include but are not limited to fiberglass, PVC or other synthetic materials used in columns, moldings and or railings, and metal clad products.

Unacceptable materials include but are not limited to effis or synthetic stucco, thin stone veneers that are not structural in appearance, large expanses of unarticulated glass, vinyl siding, synthetic stone or exposed concrete or concrete block.

COLUMNS

Columns are to appear structural. They should be centered on a visual line, which transfers loads through the structure of a home to the ground.

The column necking should align with the face of the entablature above. The entablature is the box beam, which spans above the columns. The entablature should not overhang the column necking to cover the extending capital.

Columns typically taper towards the top. This is called entasis. When the entablature (box beam) aligns with the column necking, the porch floor and column base will extend out beyond the entablature (box beam) above. Be sure not to align the porch floor with the entablature (box beam) above.

Any piers below the porch floor should be centered on the columns above to complete the structural transfer of loads, visually to the ground. The outside edge of the column base should align with the face of the pier or foundation below.

Metal columns are NOT allowed. Column shafts must connect to the base and capital with a smooth flare, not an abrupt cut.

ENTASIS

Entasis is the taper of a column usually from the diameter “d” at the lower part of a column to the upper diameter which is usually 5/6 the lower “d” diameter. This taper begins or becomes visible 1/3 up the column shaft.

This taper should not be continuous from the base or higher than 1/3 of the way up. Unless using Greek Doric columns which taper continuously from ground, all round columns must have entasis. Do not use round columns that are straight without entasis.

EXPRESSION OF STRUCTURAL INTEGRITY

All structural loads must be visually transferred to the ground. Elements, which appear structural should also appear supported. Beams, columns, piers and foundations should center one upon the other. Columns should reduce in diameter as they rise above one another.

Do not push windows too close to the corners of any massing or too close to the frieze board of the cornice. This tends to weaken the look of a building. Exterior walls are to be a minimum of 6” thick to allow for deep-set windows and doors.

PORCHES

The minimum of 6 homes shall have a front porch.

The majority of porches consist of Columns, round or boxed, or posts, supporting an entablature (boxed beams) cross member. The vernacular versions are much more simplified versions.

Front porches may not be screened; rear porches may be screened. Screens shall not cover the vertical elements including columns, posts or handrail pickets in order to express the structure.

The handrail at all porches, decks and patios must receive approval and be compatible with the design of the house. Pickets should not bypass the top and/or bottom rail.

Front porch floors should be T&G wood flooring, stone, brick or pavers. The porch ceiling must be a T&G wood or open to a clean structure above. T-111 is not allowed. Front porch floors should be no more than 4” below 1st finish floor.

ENTRANCE

The front door should be recognizable from a distance as the main entrance to the house. They should also be detailed to a greater degree than other elements of the house

because it is setting the stage for the rest of the house and a detail that everyone entering will see and touch.

If a transom is used at the entrance the individual lites must be vertical in proportion. Not horizontal. Two story entries are NOT allowed.

EXTERIOR DOORS

The style of the door should match the style of the house. All exterior doors must have a traditional design. Exterior doors are to be 6'-8" or 7'-0" with a transom, or 8'-0" with or without a transom. Front doors must be wood. Glass within doors shall be divided by muntin bars to give scale to the house. No etched or frosted glass allowed.

WINDOWS

Windows are a reflection of the house, builder and development. Only high quality windows are to be used.

Windows are to be wood, clad, or steel. No vinyl or fiberglass windows allowed.

Windows are to be true divided lite (TDL) or simulated divided lite (SDL), which are manufacturer installed. Field built SDL windows are not allowed. Snap-in grills or grills between glass (GBG) are not allowed.

Muntins (glazing bars) are required on all windows on the front of the house and sides facing public areas. The use of dividing a window with muntins helps frame the view but more importantly gives a house a sense of scale and detail and must be used. All windows and the lites within the windows must be vertically proportioned. Round, oval, elliptical or square windows are allowed as an accent or focal point window.

Large groupings of windows should only be used as strong architectural elements. When windows are grouped together, the proportion of the lites among all windows should relate to one another. The muntin bars and mullions should also align and be consistent between the windows.

The use of divided upper sash and clear lower sash windows is allowed and must be used consistently throughout the house.

If transoms are used, then the lites within the transom must relate to the window which they are above.

SHUTTERS

Shutters are to be operable. They are to be hinged and held back with shutter dogs. Shutters are to be sized to cover the entire window when in the closed position. This includes shutters on multiple windows grouped together. Shutters are to match in shape

of the window upon which they are hung. This is particularly important on windows with radius heads or unusual shapes. Shutters are to be built out of wood, preferably cedar or redwood, or solid PVC.

SCREENS

Screens are not allowed on front of homes. Screens must not be shiny or silver in color. They must be black. Screens are only allowed on the side and rear elevations of a house.

BAY WINDOWS

Bay windows should be fitted around the windows or window within it. The head, jambs, and sill should be kept to a minimum and should not have any siding in these locations. This may require a minimal amount of space between the windows and walls on the interior of the bay window, which may not allow typical millwork around the window.

The height of the bay window walls must be set to a minimum fitting the bay to the windows. This typically means that the bays wall heights will be shorter than those on the floor, which it extends from.

The trim above the windows on the bay typically consists of a head casing and cornice. This cornice is typically reduced in design from that of the main house with a minimal overhang.

Bay windows typically do not have siding, brick or stone on the veneer. One exception to this is raising the foundation material stone or brick to the underside of the windowsills. The windowsill is typically continuous across the bay.

BALCONIES AND CANTILEVERS

Balconies and cantilevers should be visually supported. This visual support can include but is not limited to brackets, extended & exposed floor joists with decorative profiles, modillions and corbels. Be sure that their use is consistent with the style of home.

DORMERS

Dormers should be fitted around the window or windows within it. The head, jamb and sill should be kept to a minimum and there should not be any siding in these locations.

This may require a minimal amount of space between the window and wall on the interior of the dormer, which may not allow typical millwork around the window.

The height of the dormer walls must be set to minimize the area above the window fitting the dormer to the window. This typically means that the dormer wall heights will be different than those of the finished area, which they are projecting from.

The trim above the window must consist of a head casing the fascia with soffit above. The fascia and soffit may be as minimal as a crown mold. This typically only happens with a raking cornice. Roof overhangs or dormers should be minimized. They should not be the same as the main roof. Eaves on the dormers must be minimized to avoid the doghouse look.

Dormers with a single window should be vertically proportioned or square. Windows in a dormer should be proportioned similar to or slightly smaller than the windows in the house below.

Dormers should typically not have brick or stone veneers.

ROOFS

Roofs are to be as simply designed as possible; complex roofs are discouraged. Roofs are to be 40 year composite/asphalt roof, slate, wood shingles or wood shake, clay tile or a pre-approved synthetic slate roof or select grand manor roofing. Metal, copper roofs can be used as an accent roof.

Roofs pitches shall be appropriate to the style of the home they are on. 6/12 or 5/12 can be used when producing a classical pediment.

Refrain from using too many different roof pitches on one house.

All vents and stacks should be grouped together on the rear of the house. They should be painted the same color as the roof.

Skylights and solar equipment are prohibited unless designed to be not visible from any vantage points.

All exposed flashing is to be copper. All gutters and down spouts are to be copper. Conductor heads – although not required are to be copper and be within the character of the homes' architecture.

CHIMNEYS

Chimneys must be built and expressed with masonry material veneer. Stone, brick and hard coat masonry stucco are acceptable materials. Stucco should only be used when appropriate to the style of the house.

A minimum of 6 houses should have chimneys.

Chimneys must have a base (with water table), vertical shaft, and cap (corbelling or some other horizontal element) where exposed.

A chimney's detailing should be appropriate for both the style house and material it is built in.

MISCELLANEOUS DETAILS

All exterior light fixtures shall complement the style of the house or structure on which it is fixed. When appropriate, gas lanterns are encouraged on the exterior.

All air conditioning compressors must be screened from view from the street. Fences or appropriate landscaping can screen this equipment.

Not allowed:

1. Window A/C Units
2. Window fans
3. Wood piles
4. Tarp covered items
5. Debris and compost piles

RV's, boats and commercial vehicles must be parked inside. They are not allowed to be parked on any lot for more than 36 hours while in preparation for use. Parking on the street is not permitted.

GENERAL REQUIREMENTS

It should be noted that all Federal, State, County and City requirements must be met in addition to these guidelines.

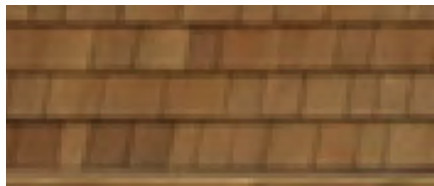
The Design Guidelines may contain objective and subjective elements and may evolve as development progresses, as the needs and demands change.

The DRB shall have the sole and full authority to amend the design guidelines during the development and sales period.

The design guidelines are not the exclusive basis for the reviewer's decision, and compliance with the design guidelines does not guarantee an applicant's approval.

The DRB is authorized to define and interpret aesthetic standards and has the exclusive authority to examine, approval or disapprove all improvements.

Approval must be obtained for any improvement.



ROOF
WOOD SHINGLES



WINDOW SASHES
MIRA PREMIUM SERIES, MOON-
STONE

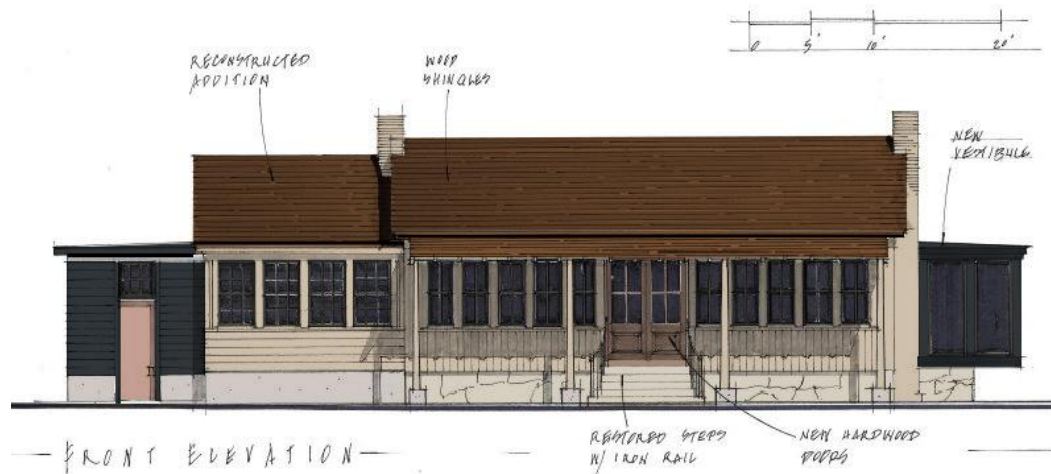
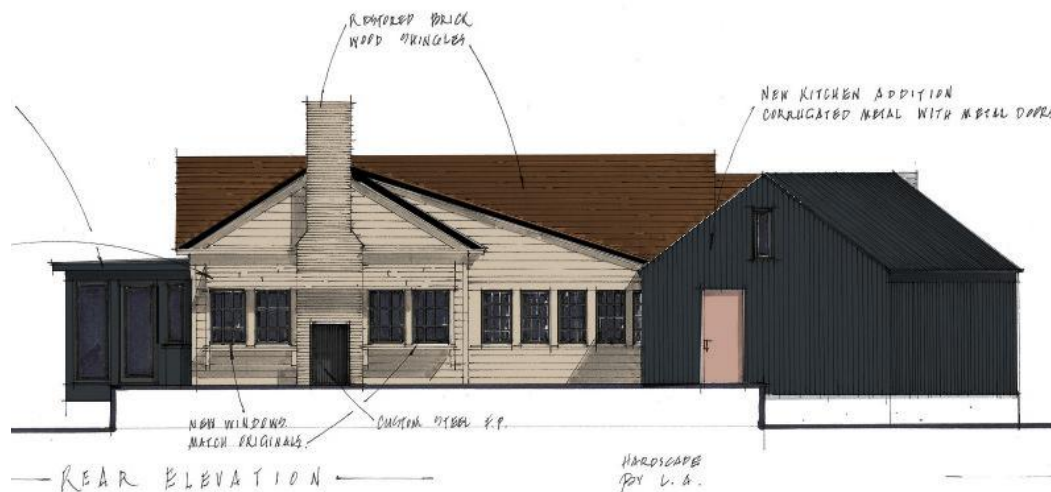


HANDRAIL
IRON



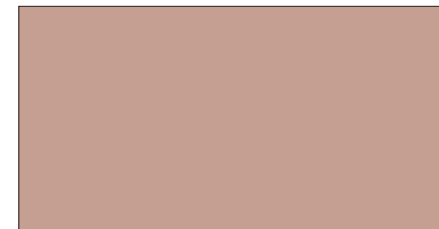
HARDWARE
EMTEK EMTouch KEYPAD
ENTRYSET WITH ATHENA LEVER,
BLACK FINISH

THEO'S



GUTTERS & DOWNSPOUTS: BLACK
ROOF ON METAL TO MATCH
MAIN ENTRY DOORS: HARDWOODS

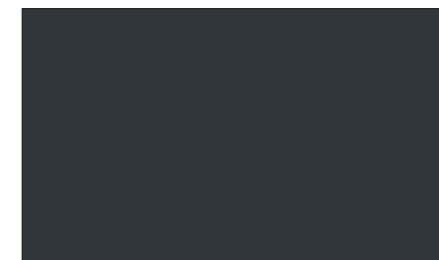
LEW OLIVER INC.
WHOLE TOWN SOLUTIONS



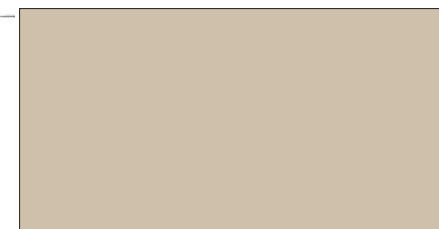
EXTERIOR ACCENT
DOORS
SW 003 CABBAGE ROSE



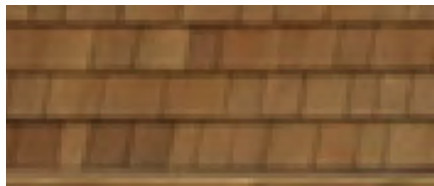
LIGHTING
MINKA LAVERY TRESCOTT LIGHT



CORRUGATED METAL
SW 6992 INKWELL



BODY
SW 7532 URBAN PUTTY



ROOF
WOOD SHINGLES



WINDOW SASHES
MIRA PREMIUM SERIES, MOON-
STONE

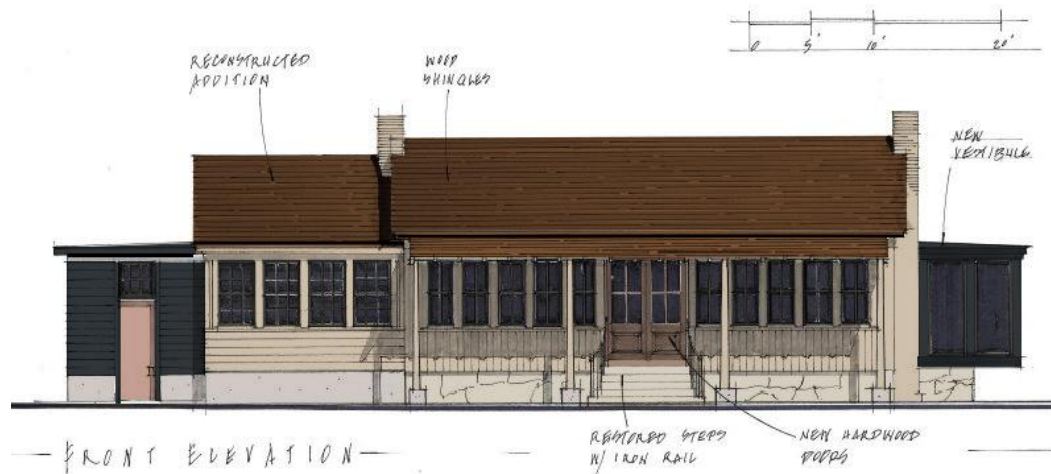
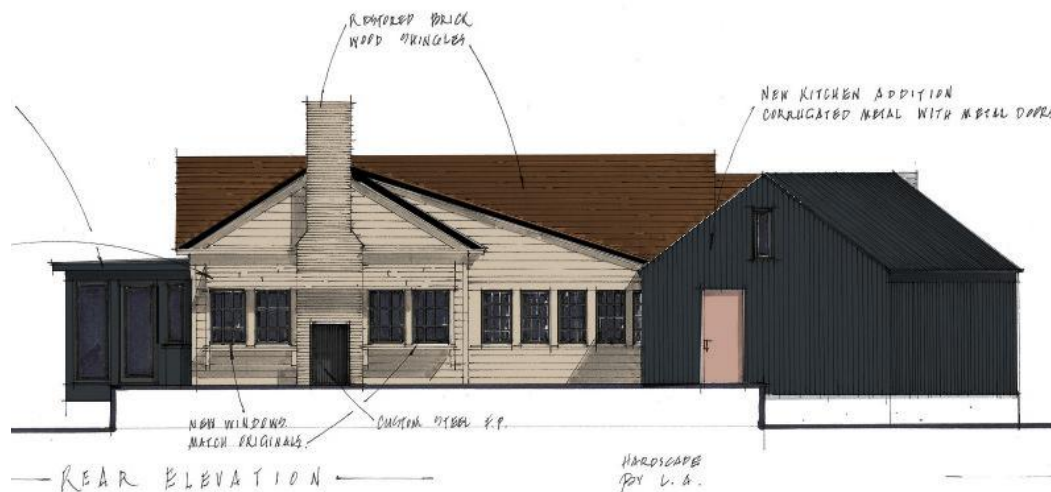


HANDRAIL
IRON



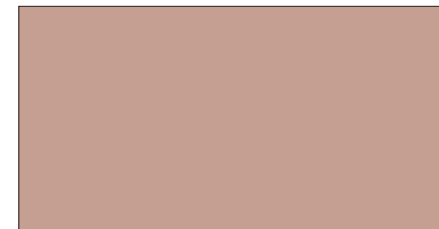
HARDWARE
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ENTRYSET WITH ATHENA LEVER,
BLACK FINISH

THEO'S



GUTTERS & DOWNSPOUTS: BLACK
ROOF ON METAL TO MATCH
MAIN ENTRY DOORS: HARDWOODS

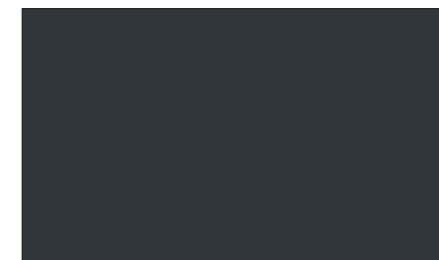
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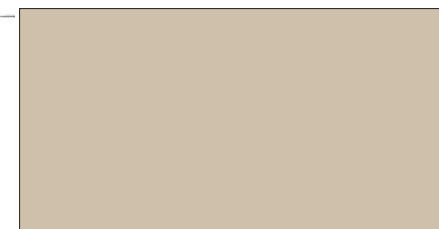
EXTERIOR ACCENT
DOORS
SW 003 CABBAGE ROSE



LIGHTING
MINKA LAVERY TRESCOTT LIGHT

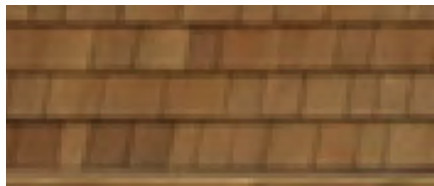


CORRUGATED METAL
SW 6992 INKWELL



BODY
SW 7532 URBAN PUTTY





ROOF
WOOD SHINGLES



WINDOW SASHES
MIRA PREMIUM SERIES, MOON-
STONE

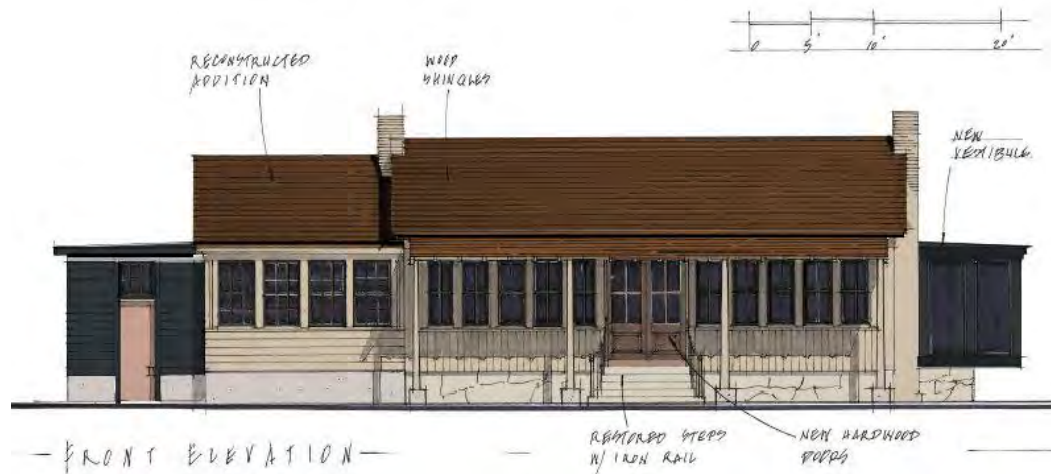
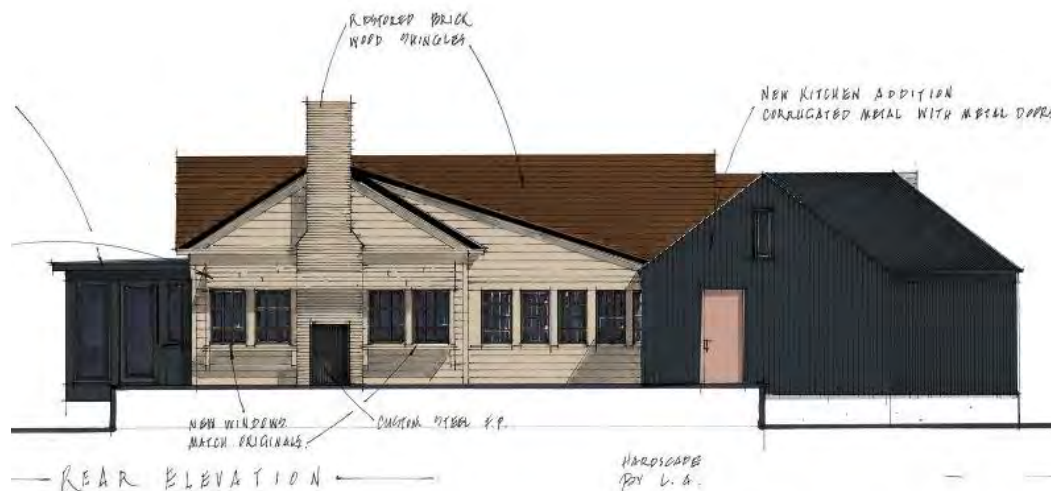


HANDRAIL
IRON



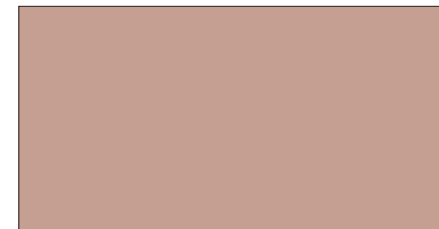
HARDWARE
EMTEK EMTouch KEYPAD
ENTRYSET WITH ATHENA LEVER,
BLACK FINISH

THEO'S



GUTTERS & DOWNSPOUTS: BLACK
ROOF ON METAL TO MATCH
MAIN ENTRY DOORS: HARDWOODS

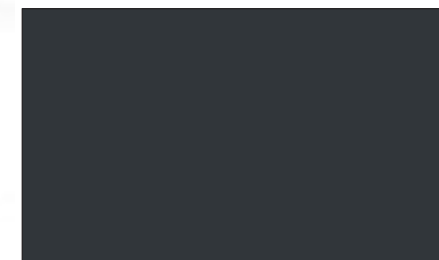
LEW OLIVER INC.
WHOLE TOWN SOLUTIONS



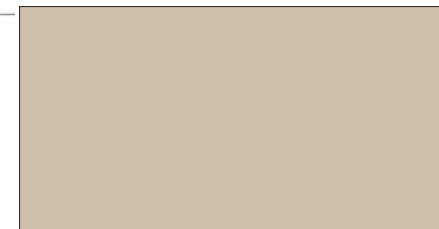
EXTERIOR ACCENT
DOORS
SW 003 CABBAGE ROSE



LIGHTING
MINKA LAVERY TRESCOTT LIGHT

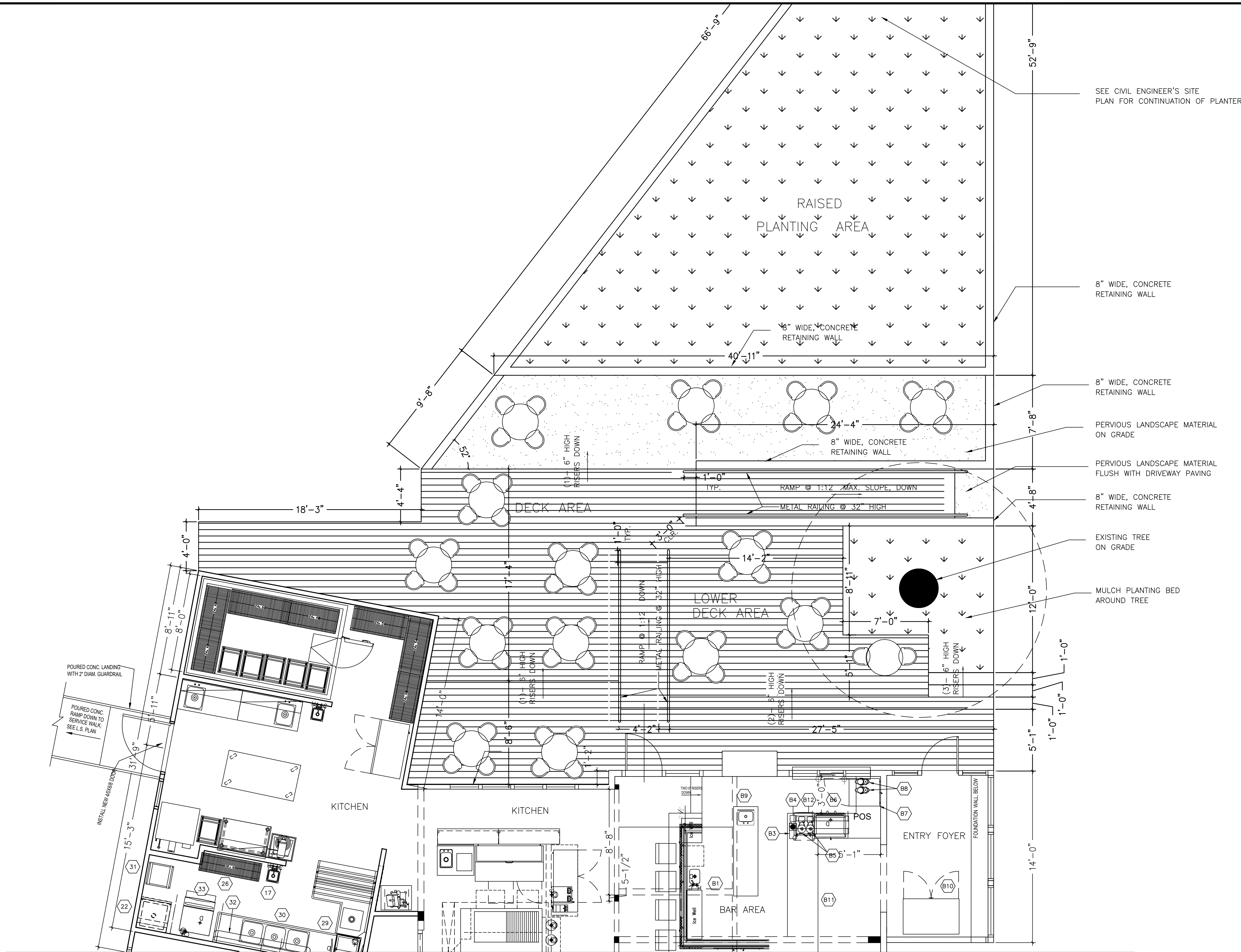


CORRUGATED METAL
SW 6992 INKWELL



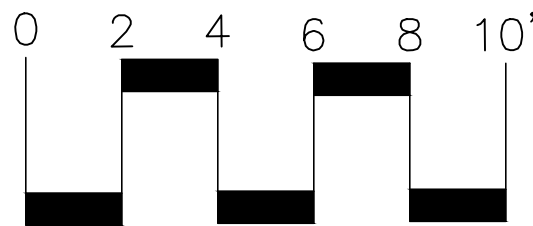
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SW 7532 URBAN PUTTY



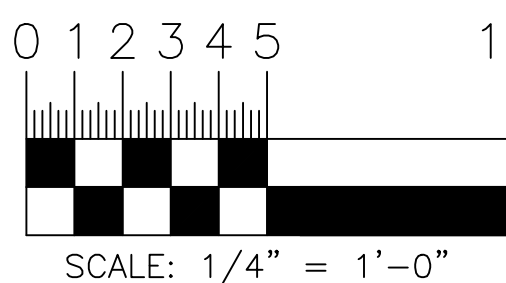
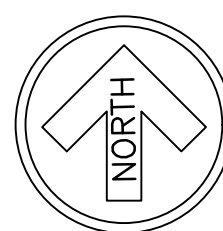


REAR DECK PLAN

SCALE: 1/4" = 1'-0"
XXXX SQ. FT. PATIO AREA



RELEASED FOR CONSTRUCTION



ARCHITECTURICS, L.L.C.

557 SYCAMORE DRIVE
CANTON, GA 30115
PH: (678) 978-9716
C. FRANK BIRDSONG, R.A.

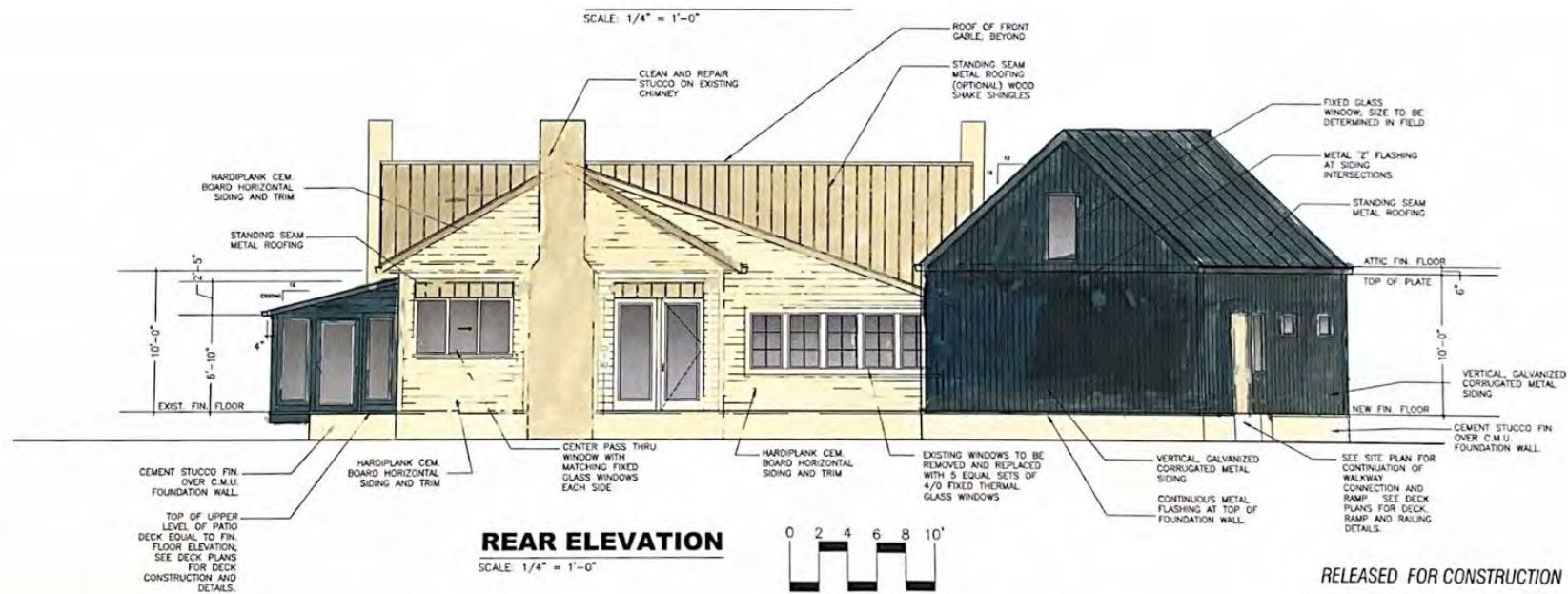


Project No.: AR788
Release Date: 03/15/21
Revised:
Revised:
Revised:

RENOVATIONS TO
TBB 1 22 RESTAURANT
122 MARIETTA STREET
ALPHARETTA, GEORGIA 30009

PATIO PLANS

A-1.3



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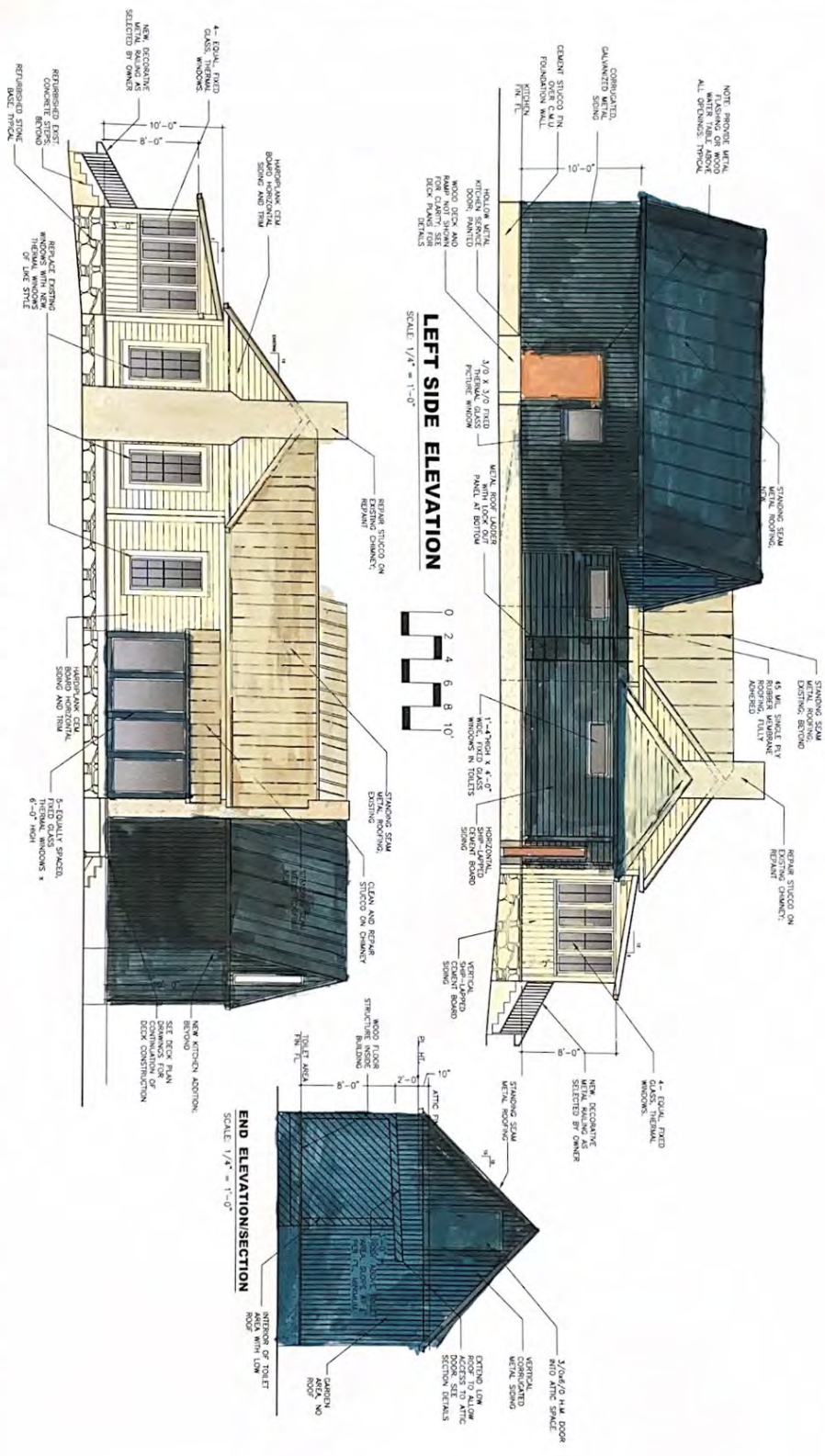
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Release Date: 03/29/21
Revised:
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Revised:

RENOVATIONS TO
TBB 122 RESTAURANT
122 MARIETTA STREET
ALPHARETTA, GEORGIA 30009

FRONT/REAR
ELEVATIONS
A-3.0



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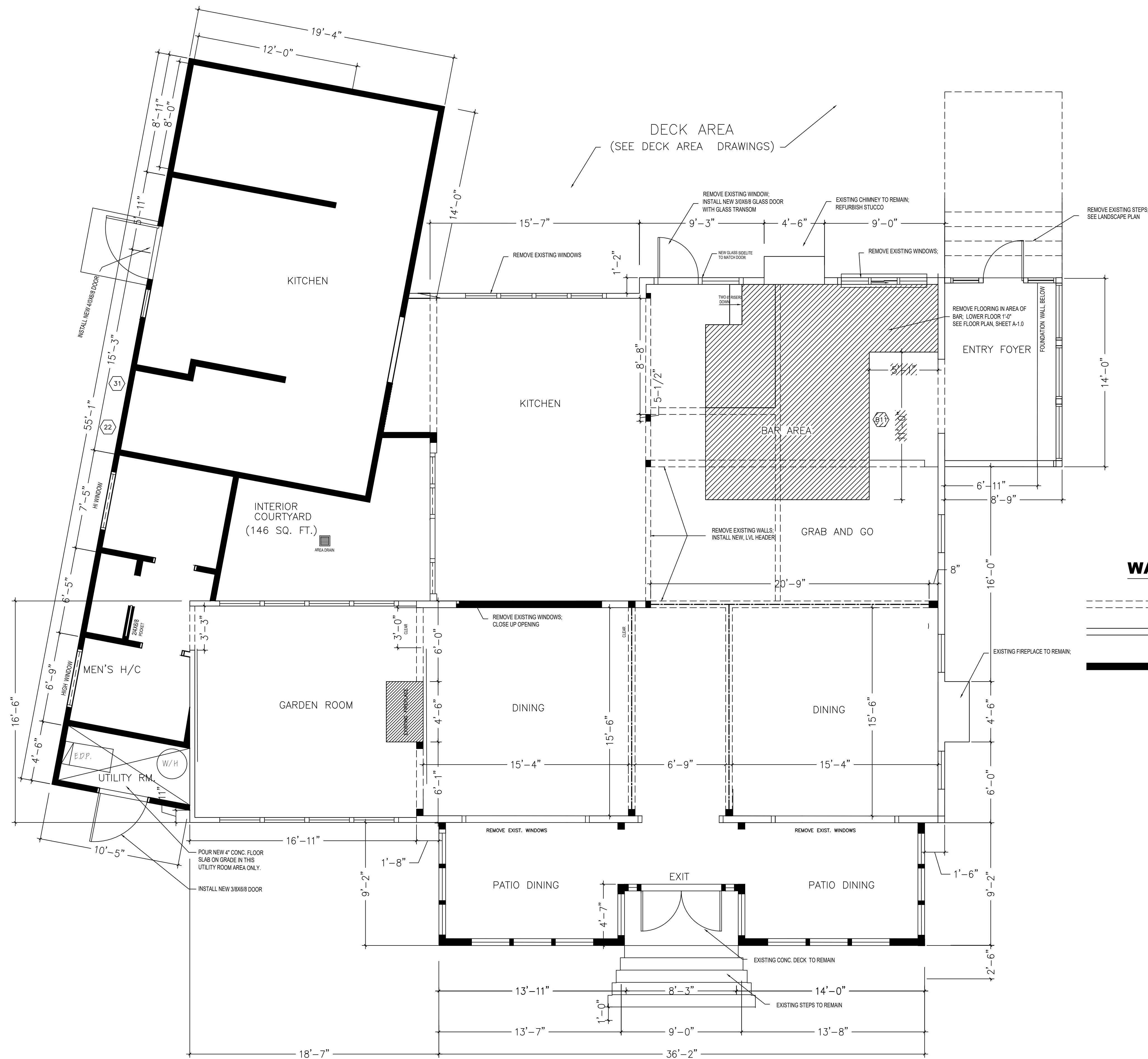
SIDE ELEVATIONS
A-3.1

RENOVATIONS TO
TBB 122 RESTAURANT
122 MARIETTA STREET
ALPHARETTA, GEORGIA 30009

Project No.: **AR788**
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Revised: _____
Revised: _____
Revised: _____



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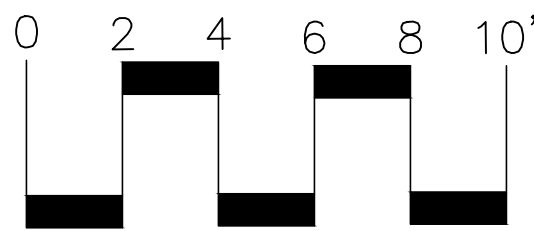


WALL PARTITION LEGEND

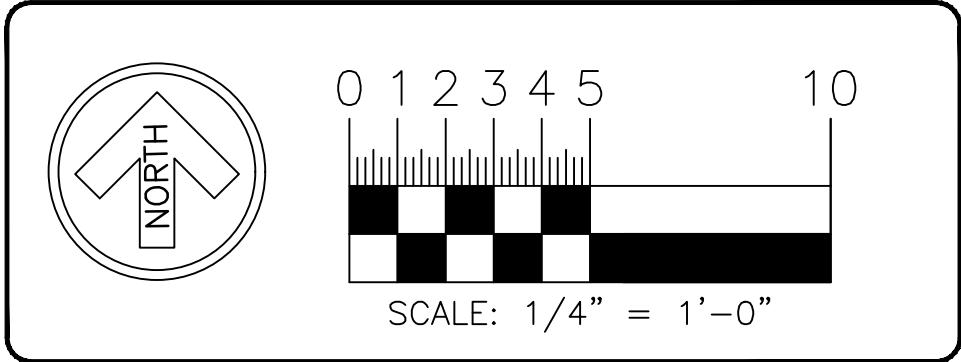
- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN
- NEW PARTITIONS TO BE INSTALLED

DEMOLITION PLAN

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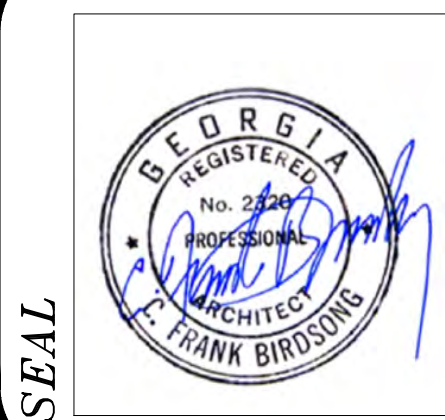


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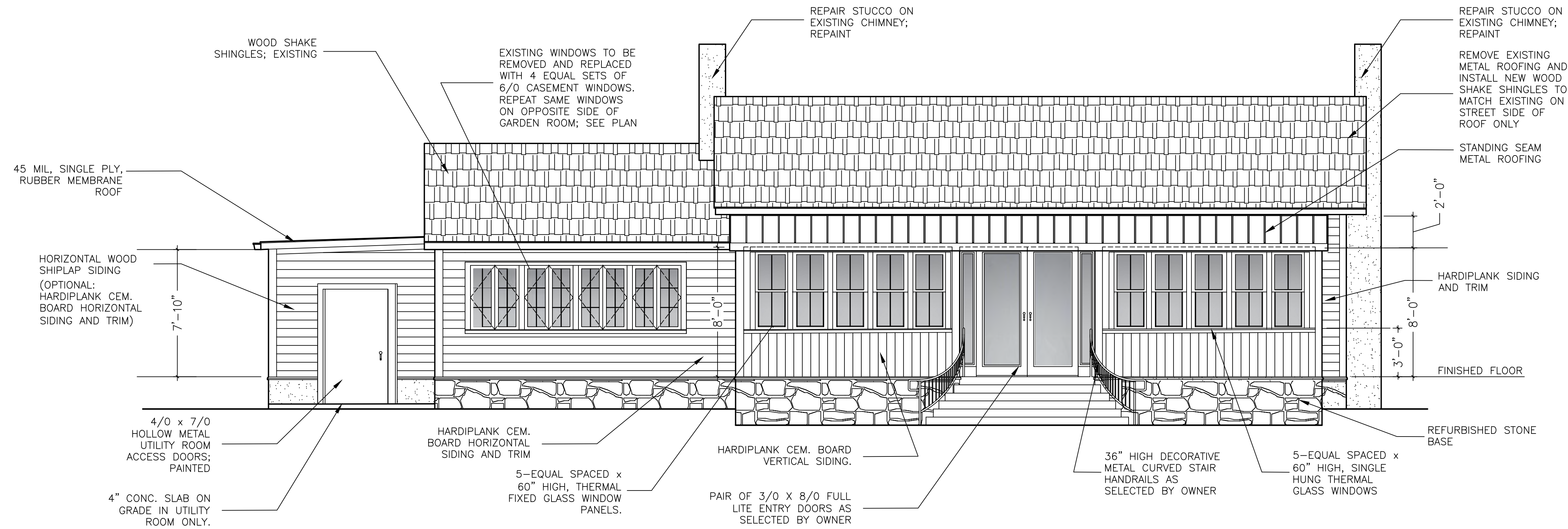


Project No.:	AR788
Release Date:	01/30/21
Revised:	03/29/21
Revised:	
Revised:	

RENOVATIONS TO
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122 MARIETTA STREET
ALPHARETTA, GEORGIA 30XXX

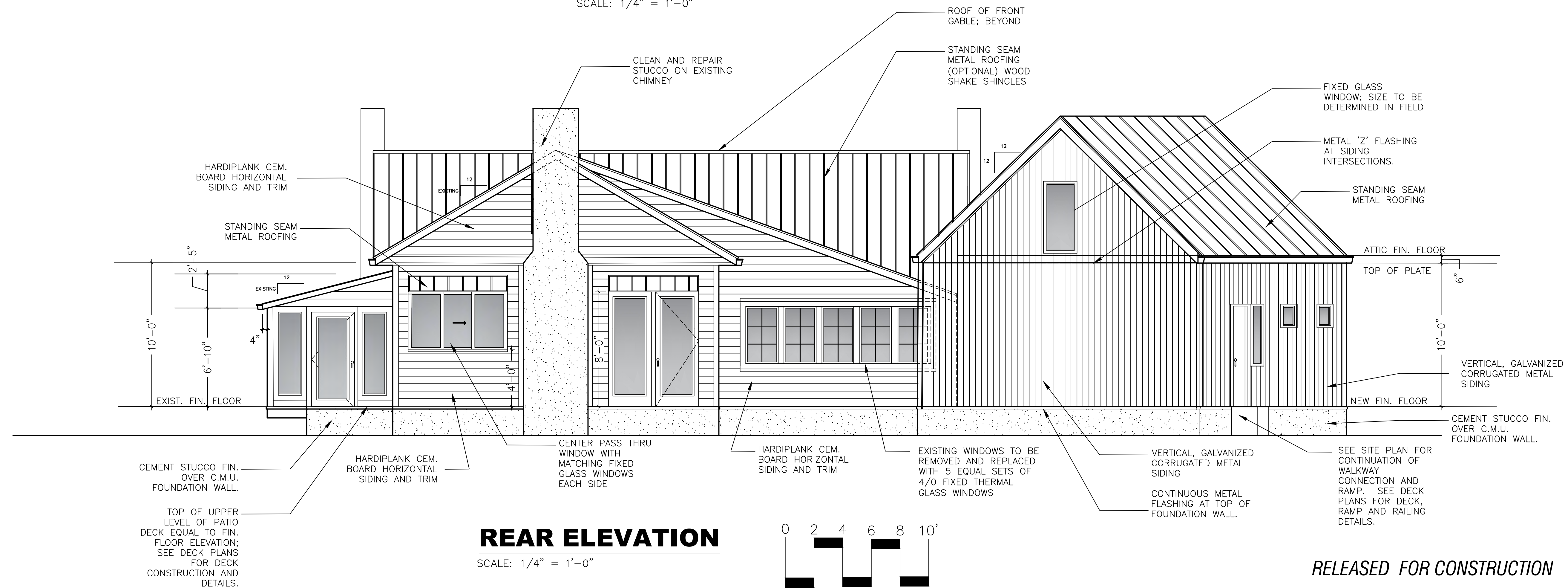
FURNITURE PLAN

A-1.1



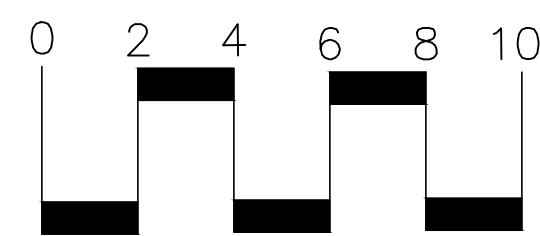
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SCALE: 1/4" = 1'-0"

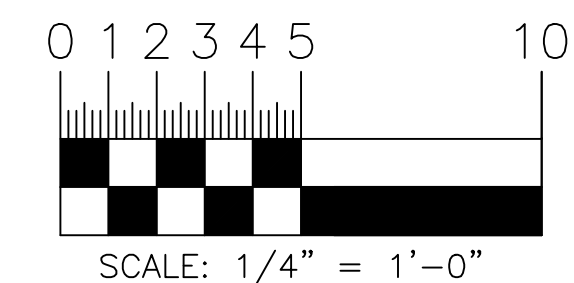
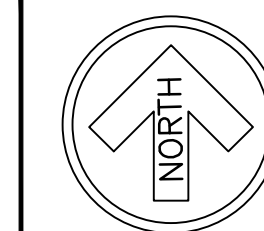


REAR ELEVATION

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



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

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Release Date: 03/29/21

Revised:

Revised:

RENOVATIONS TO

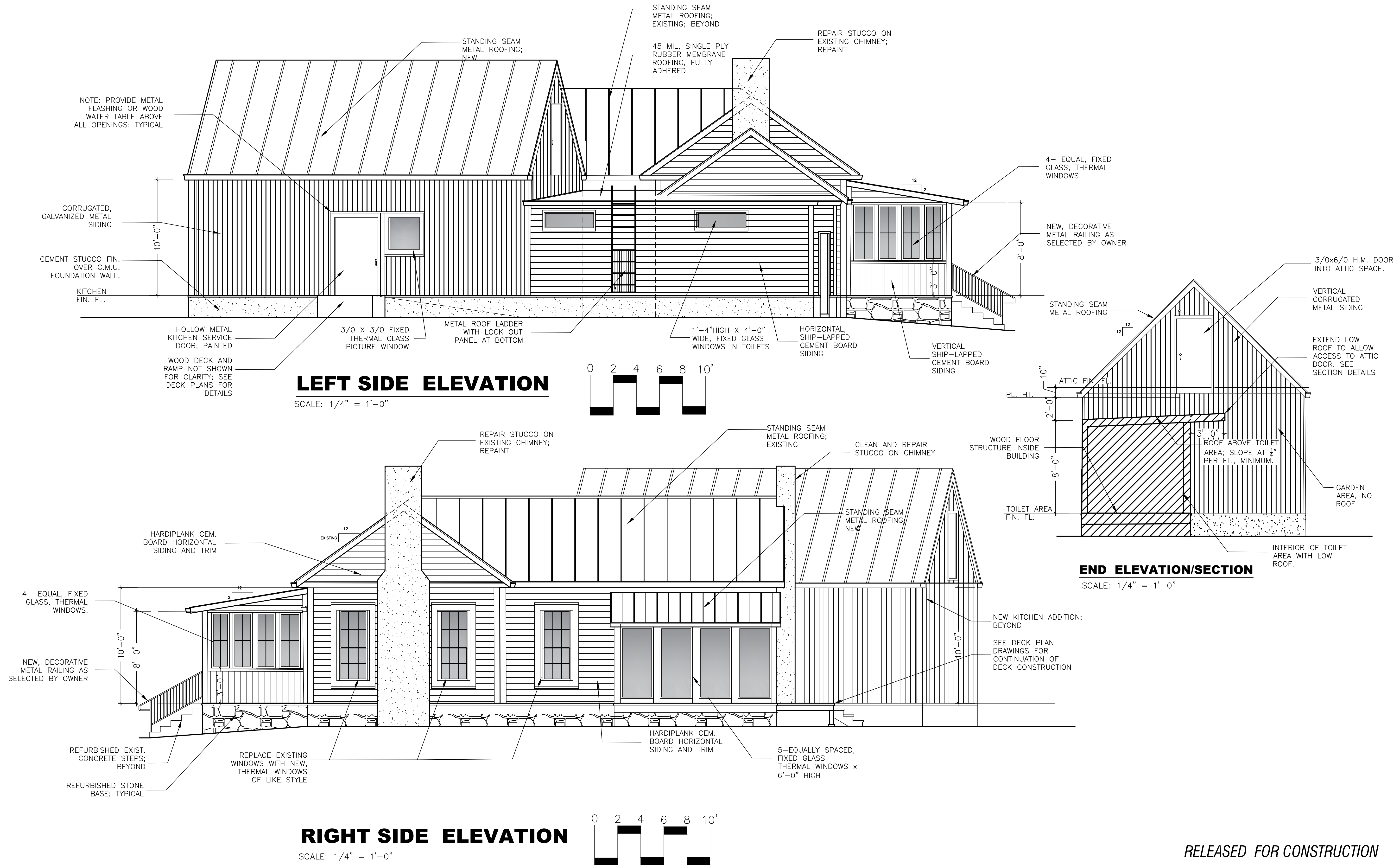
TBB 1 22 RESTAURANT

122 MARIETTA STREET

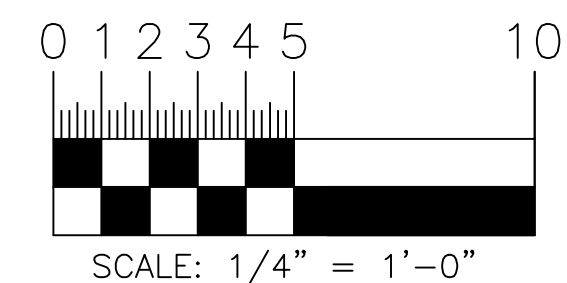
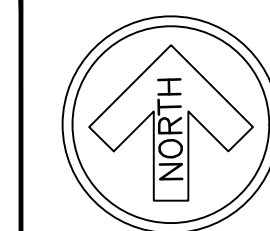
ALPHARETTA, GEORGIA 30009

FRONT/REAR
ELEVATIONS

A-3.0

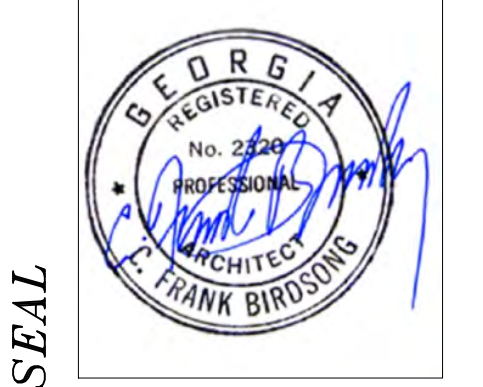


RELEASED FOR CONSTRUCTION



ARCHITECHNIQUES, L.L.C.

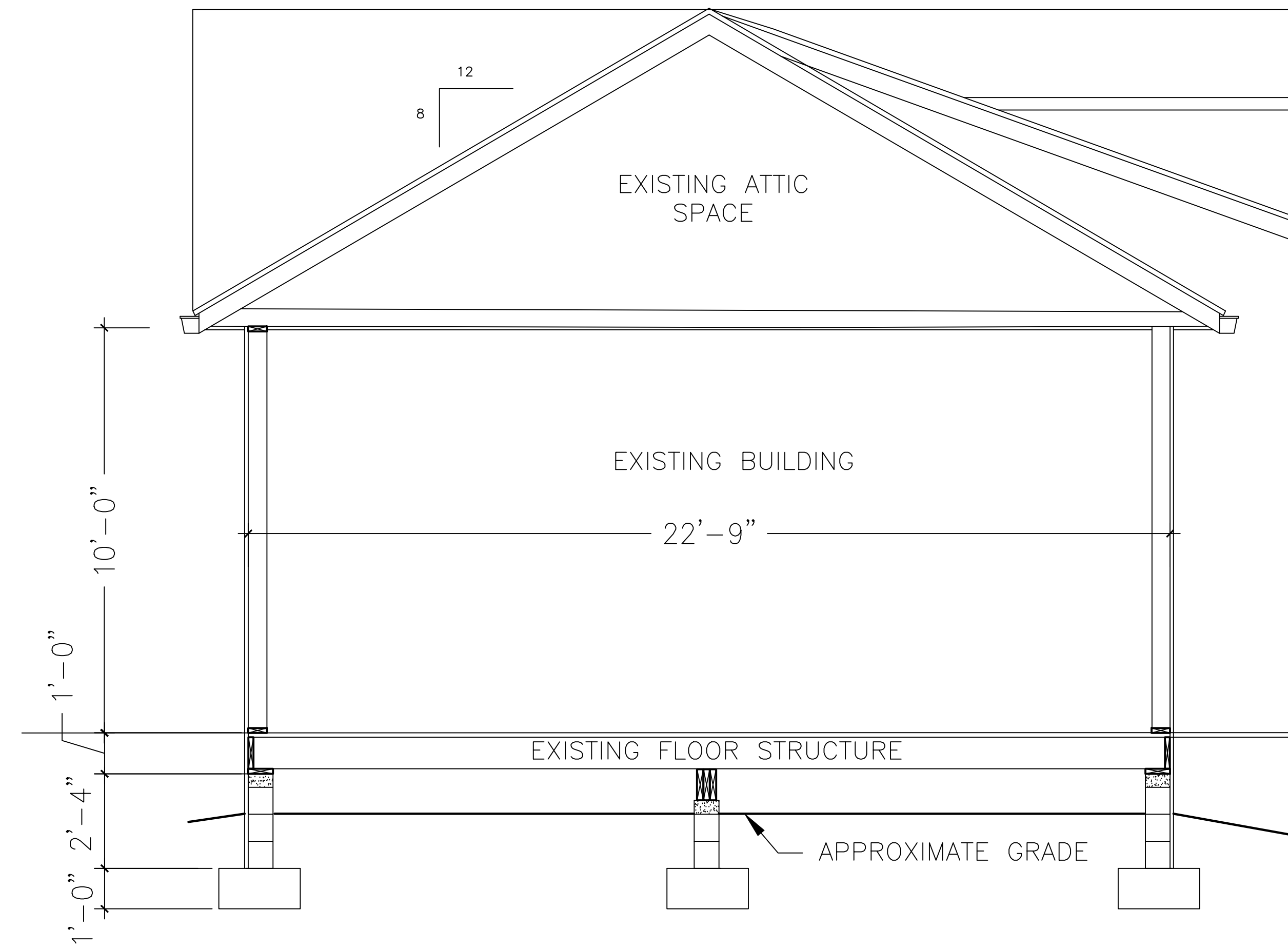
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Revised:
Revised:

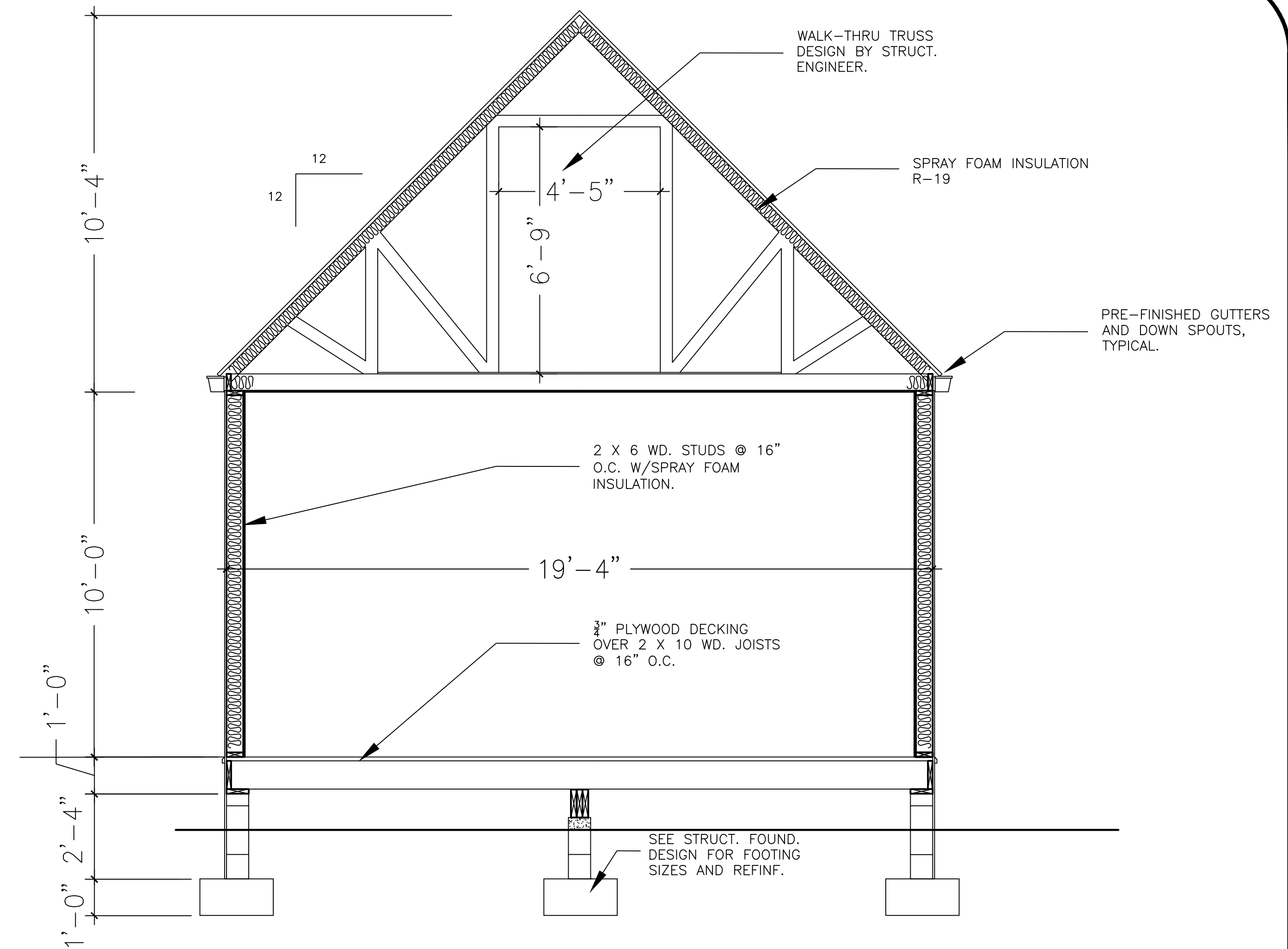
RENOVATIONS TO
TBB 122 RESTAURANT
122 MARIETTA STREET
ALPHARETTA, GEORGIA 30009

SIDE
ELEVATIONS
A-3.1



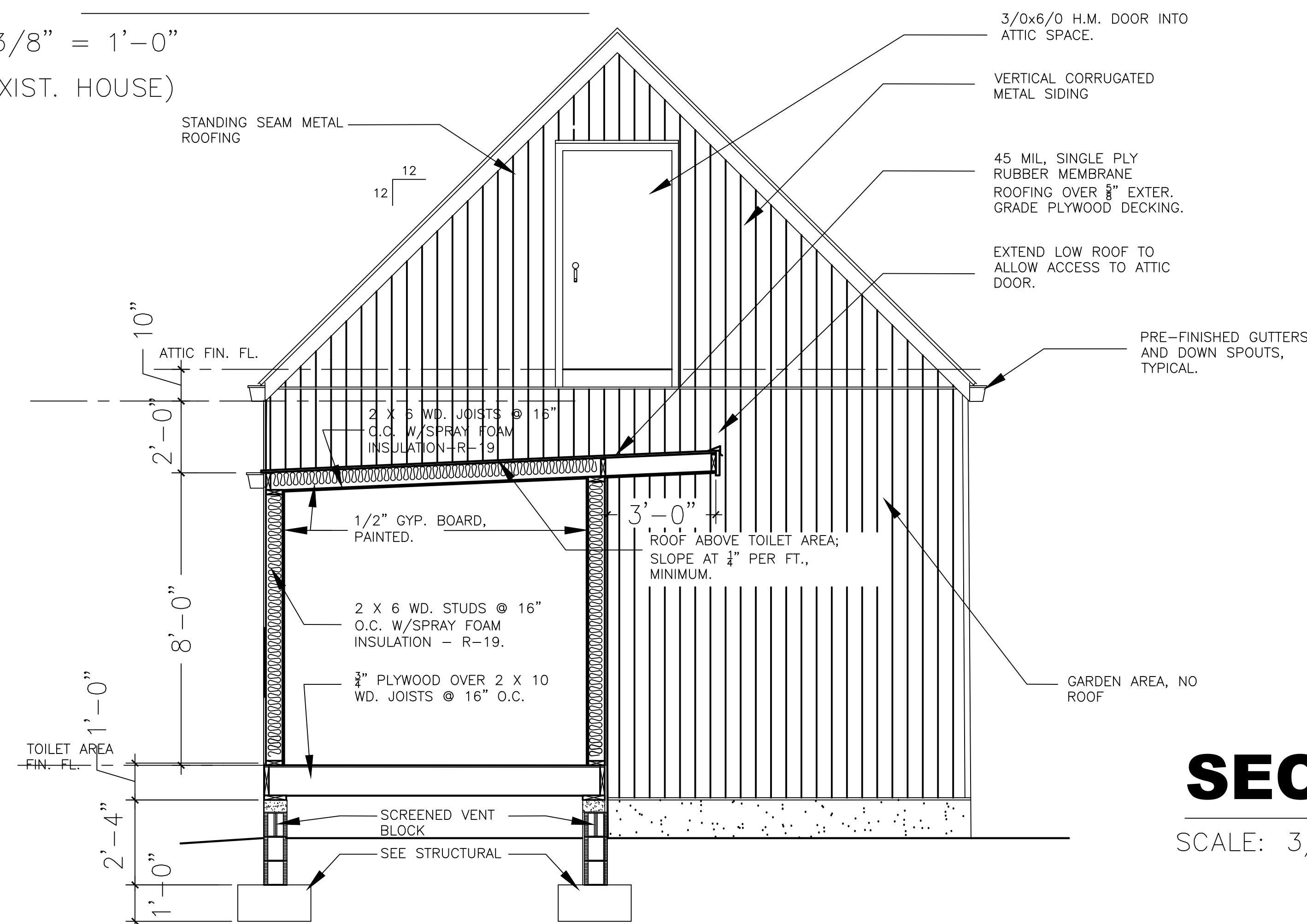
SECTION A - A'

SCALE: $\frac{3}{8}" = 1'-0"$
(THRU EXIST. HOUSE)



SECTION B - B'

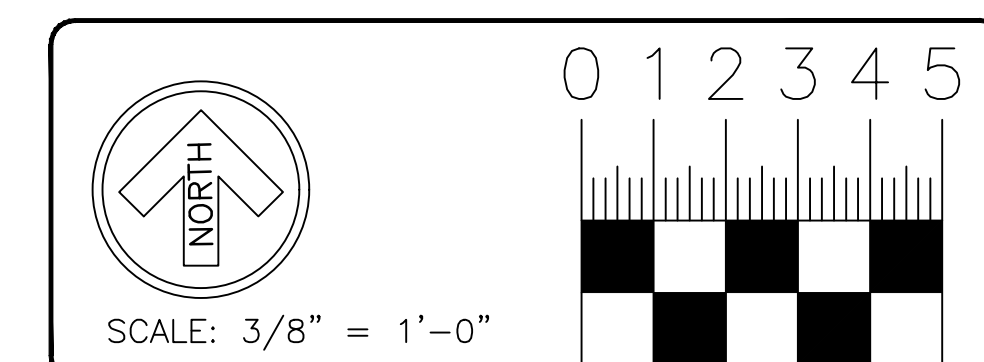
SCALE: $\frac{3}{8}" = 1'-0"$



SECTION C - C'

SCALE: $\frac{3}{8}" = 1'-0"$

RELEASED FOR CONSTRUCTION



ARCHITECTURICS, L.L.C.

557 SYCAMORE DRIVE
CANTON, GA 30115
PH: (678) 978-9716
C. FRANK BIRDSONG, R.A.



Project No.: AR788
Release Date: 11/03/20
Revised: 03/29/21
Revised:
Revised:

RENOVATIONS TO
TBB 1 22 RESTAURANT
122 MARIETTA STREET
ALPHARETTA, GEORGIA 30009

WALL
SECTIONS

A-4.0

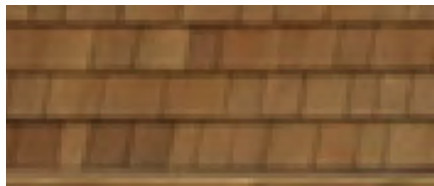


From: [Schroeder, Bret](#)
To: [Michele Sedgwick](#)
Cc: [Woodman, Michael](#)
Subject: TBB 122
Date: Thursday, April 8, 2021 8:35:00 AM
Attachments: [public-hearing-application-and-filing-procedures.pdf](#)

Michele,

After reviewing the current submission and considering fact that the property is on the City Historic contributing property list, the changes proposed, especially to the front porch, don't fit within the historic intent of the property. The enclosing of the porch and the removal of the front door area along with other changes led to the decision. This requires taking the project out of the hands of the City Design Review Board and require it to be reviewed by City Council. I have attached the Public Hearing application and if you have specific questions about the application, Michael Woodman will be your contact and the submission will go to him when it's ready. Director Cook has stated that we will waive any additional fees for the process.

Bret Schroeder
Code Enforcement Manager
City of Alpharetta
2 Park Plaza
Alpharetta, Ga 30009
678-297-6088
bschroeder@alpharetta.ga.us



ROOF
WOOD SHINGLES



WINDOW SASHES
MIRA PREMIUM SERIES, MOON-
STONE

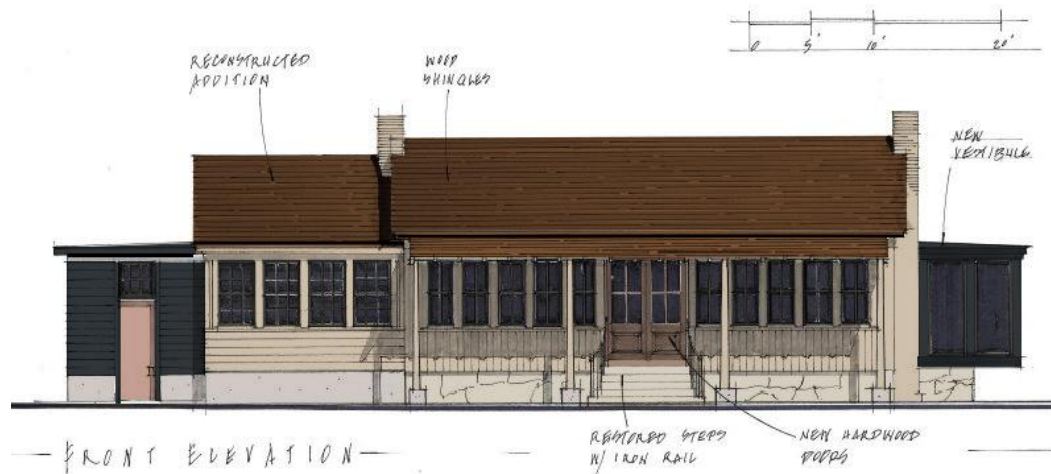
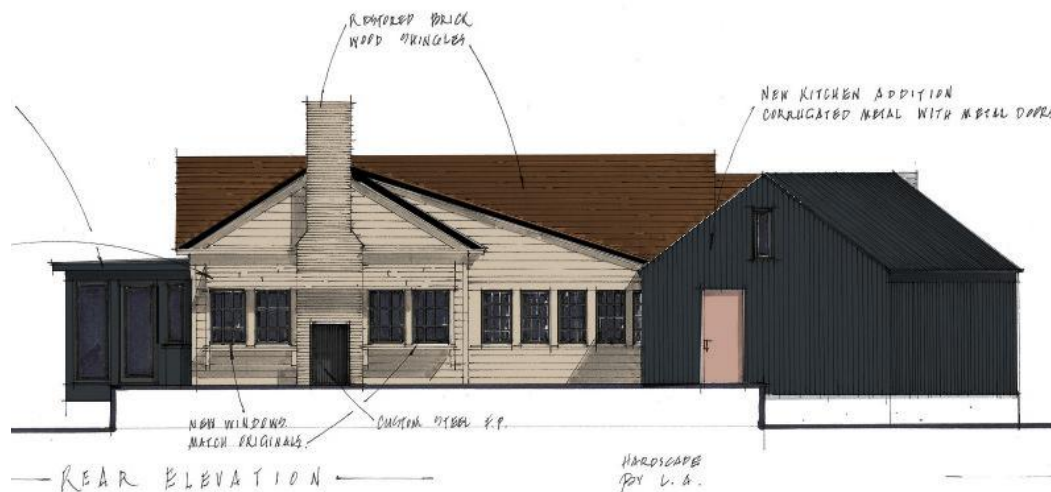


HANDRAIL
IRON



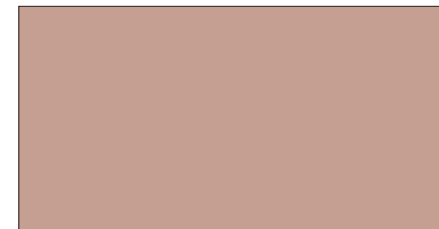
HARDWARE
EMTEK EMTouch KEYPAD
ENTRYSET WITH ATHENA LEVER,
BLACK FINISH

THEO'S



GUTTERS & DOWNSPOUTS: BLACK
ROOF ON METAL TO MATCH
MAIN ENTRY DOORS: HARDWOODS

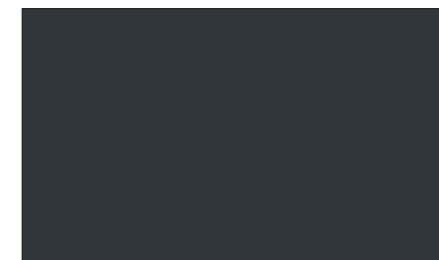
LEW OLIVER INC.
WHOLE TOWN SOLUTIONS



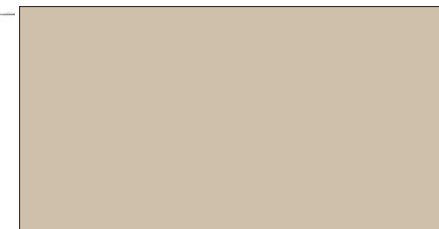
EXTERIOR ACCENT
DOORS
SW 003 CABBAGE ROSE



LIGHTING
MINKA LAVERY TRESCOTT LIGHT



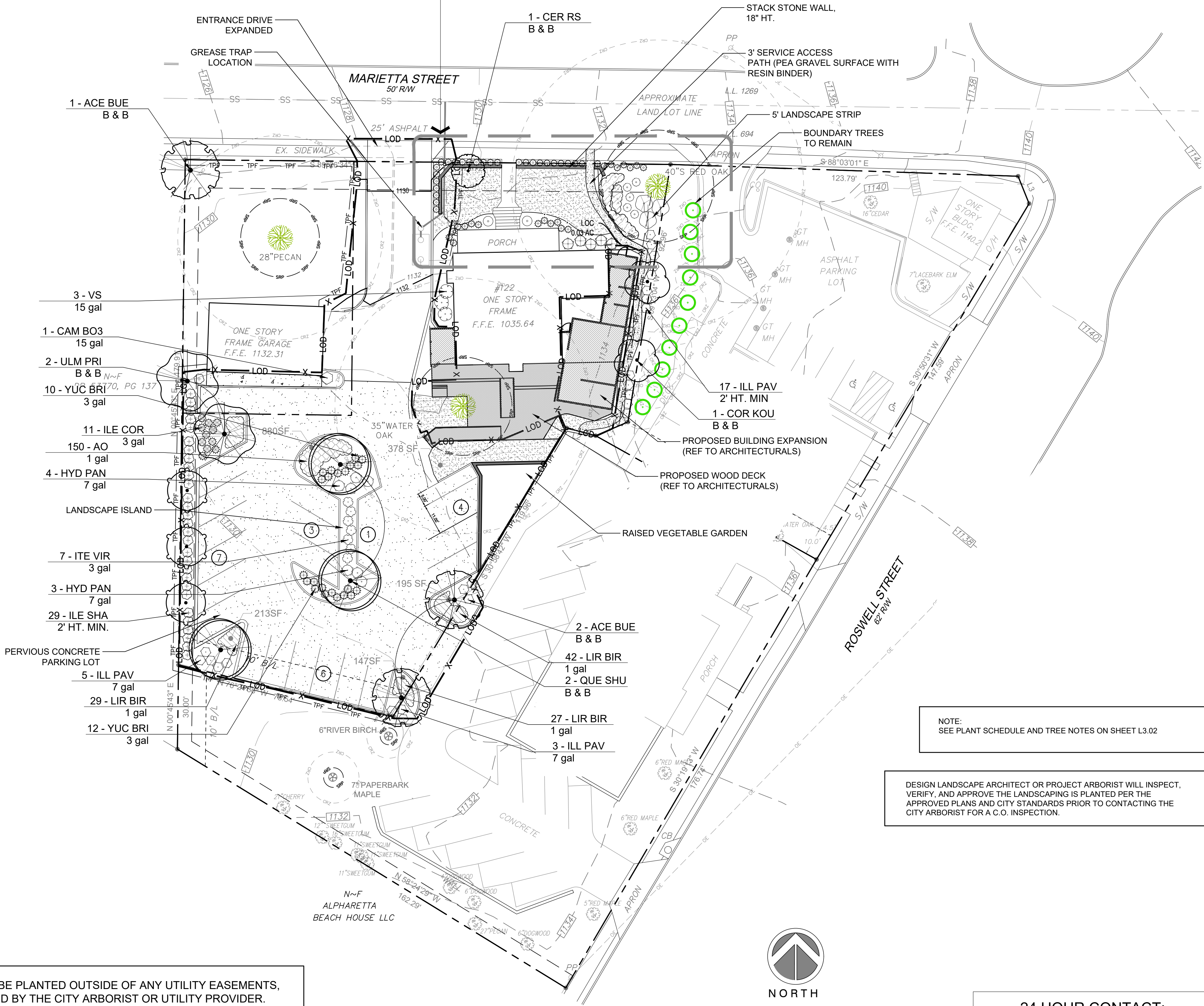
CORRUGATED METAL
SW 6992 INKWELL



BODY
SW 7532 URBAN PUTTY

TBB 122 - TREE REPLACEMENT CHART										
TREES	Quantity	Botanical/Common	Cont	Cal. Inches	Total Inches	Size	Native	Evergreen	Genius	Remarks
ACE BUE	3	ACER BUERGERIANUM / TRIDENT MAPLE	B & B	3	9	14'-16' Ht.	YES	NO	20%	STD.,Straight Trunk, Full Head
CAR CAR	3	CARPINUS CAROLINIANA 'COLLYNAIR' TM / COLLYNAIR AMERICAN HORNBEA	B & B	4	12	14'-16' Ht.	YES	NO	20%	STD.,Straight Trunk, Full Head
CER RS	1	CERCIS CANADENSIS 'RISING SUN' / RISING SUN REDBUD	B & B	4	4	12'-14' Ht.	YES	NO	7%	STD.,Straight Trunk, Full Head
COR KOU	3	CORNUS KOUSA 'MILKY WAY' / MILKY WAY KOUSA DOGWOOD	B & B	4	12	12'-14' Ht.	NO	NO	20%	STD.,Straight Trunk, Full Head
QUE SHU	3	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	3	9	12'-14' Ht.	YES	NO	20%	STD.,Straight Trunk, Full Head
ULM PRI	2	ULMUS AMERICANA 'PRINCETON' / AMERICAN ELM	B & B	4	8	14'-16' Ht.	YES	NO	13%	STD.,Straight Trunk, Full Head
	15	TOTAL OVERSTORY TREES			54	TOTAL REPLACEMENT INCHES				

SEE LANDSCAPE ENLARGEMENT
FOR DETAILS, L3.02



LANDSCAPE PLAN NOTES:

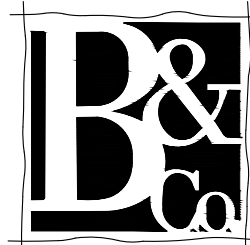
- The City Arborist must inspect the site before installation of erosion control measures. Land disturbance without a site inspection and approval by the City Arborist will result in a "Stop-Work Order" and fines.
- If tree survey inaccuracies are found on-site, a stop work order will be issued until revised plans are approved and processed based on accurate information.
- Design Landscape Architect or Project Arborist will inspect, verify, and approve the landscape has been planted per the approved plans and city standards prior to contacting the City Arborist for a CO inspection.
- 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.
- Watering bags or a drip irrigation system MUST be provided for all trees immediately after planting. Plants shall be installed in quality to a Florida #1 grade or better. All trees of lesser quality shall be rejected by the City Arborist.
- 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 12 hour period, 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 Project Arborist must be notified in writing of the locations with poor drainage to provide a solution before planting. 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.
- Landscape contractors are required to attend the City of Alpharetta Pre-Construction Class prior to starting work on any project. Please call (678)297-6070 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.

ALL TREES MUST BE PLANTED OUTSIDE OF ANY UTILITY EASEMENTS,
UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.
Make sure this note is bold and in a prominent place near utilities. This pertains
to ALL utilities (water, sewer, gas, fiber optic, electric, etc.)

NOTE:
SEE PLANT SCHEDULE AND TREE NOTES ON SHEET L3.02

DESIGN LANDSCAPE ARCHITECT OR PROJECT ARBORIST WILL INSPECT,
VERIFY, AND APPROVE THE LANDSCAPING IS PLANTED PER THE
APPROVED PLANS AND CITY STANDARDS PRIOR TO CONTACTING THE
CITY ARBORIST FOR A C.O. INSPECTION.

24 HOUR CONTACT:
MICHELLE SEDGWICK (770) 676-0911



Brunson & Company
LANDSCAPE ARCHITECTS

903 BOMBAY LANE
ROSWELL, GA 30076

770 . 864 . 1987

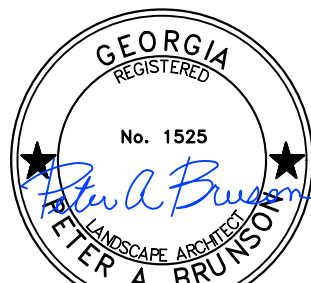
TBB 122
122 Marietta Street
Alpharetta, GA 30009

OWNER:

TBB 122
TREE PROTECTION/ LANDSCAPE PLANS

Prepared For:
TBB 122

122 MARIETTA ST.
LL X 1st DISTRICT Xnd SECTION
CITY OF ALPHARETTA FULTON COUNTY GEORGIA



SEAL:

03/31/21

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PLAN.

REVISIONS

3/31/21 ADD LANDSCAPE TO FRONT YARD

DRAWING TITLE:

TREE REPLACEMENT
PLAN

DATE:

03.12.21

PROJECT #

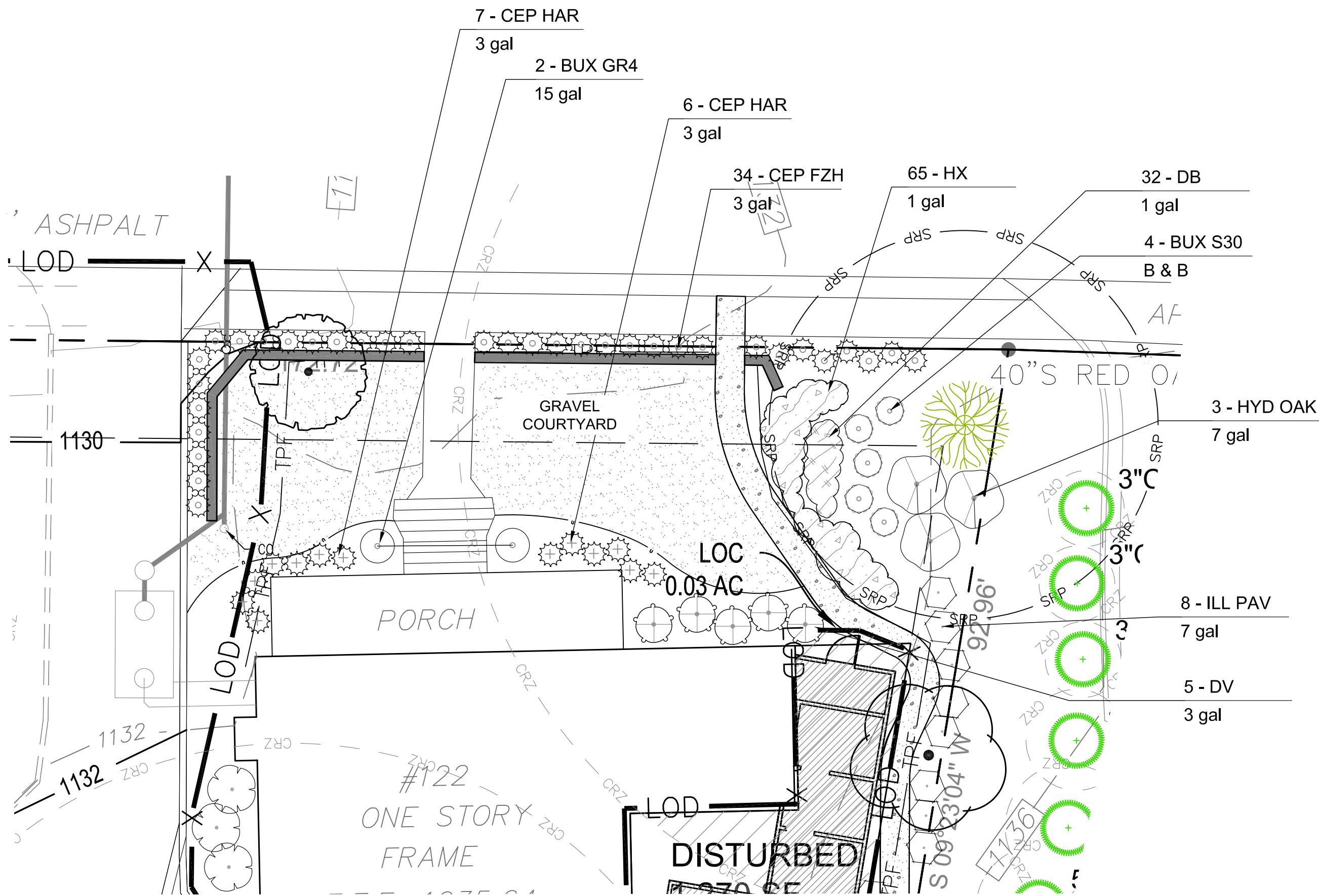
21.012

SHEET REF #

L3.01

21.01.21_Pure_Landscape_L3.02_1.dwg

CITY OF ALPHARETTA TREE DATA	
ZONING	
CURRENT: C-2	
SITE DENSITY FACTOR (SDF)	
REQUIRED = 130 DBH INCH PER DISTURBED ACREAGE	
SITE AREA = 25,975 SF / .59 AC	
DISTURBED AREA = 20,037 SF / .46 AC	
SDF = .46 x 130 DBH / AC = 59.8 DBH INCHES / SDF REQ.	
EXISTING TREE DENSITY (EDF)	
EXISTING TREE TO BE PRESERVED = 0 DBH INCH	
SPECIMEN TREES TO BE PRESERVED = 206 DBH INCHES (SEE CHART ON L3.00)	
TOTAL TREES TO BE PRESERVED = 206 EDF PROVIDED	
REPLACEMENT TREES REQUIRED (RDF)	
SDF - EDF = RDF	
59.8 (SDF) - 206 (EDF) = 0 INCHES REQUIRED	
54 INCHES PROVIDED + 206 EXISTING INCHES - 59.8 REQ. = 200.2 SURPLUS INCHES	
SPECIMEN TREE RECOMPENSE	
NONE REQUIRED	
LANDSCAPE STRIP @ PUBLIC R.O.W (1 TREE PER 40 L.F)	
MARIETTA STREET	
172.72 LF OF ROAD FRONTAGE - 24 LF FOR DRIVE = 148.72 (149) LF	
149 LF / 40 = 3.72 TREES REQ.	
PROVIDED: 4 TREES (2) 4" ELM & MAPLE + (EX OAK & PECAN)	
LANDSCAPE STRIP @ SIDES (1 TREE PER 50 L.F)	
475 LF OF NORTH PROPERTY LINE + 525 LF SOUTH PROPERTY LINE = 1,000 LF	
1,000 LF / 50 = 20 TREES	
PROVIDED: (2) TREES PROVIDED (INCLUDES 4 EX. TREES)	
PARKING LOT TREE REQUIREMENTS	
REQUIRED = (1) 2" CAL. SHADE TREE PER ISLAND	
NUMBER OF PARKING ISLANDS = 7	
PROVIDED: (7) TREES	



ADDITIONAL REPLACEMENT TREE REQUIREMENTS

REPLACEMENT TREES MUST BE AT LEAST 40% OVERSTORY.
* OVERSTORY REPLACEMENT TREES - PROVIDED 12 / 15 = 80%

REPLACEMENT TREES MUST BE AT LEAST 50% NATIVE.
** NATIVE REPLACEMENT TREES - PROVIDED 13 /15= 86%

REPLACEMENT TREES GENUS MAX IS 25%
*** MAXIMUM GENIUS PROVIDED = 20% (SEE CHART)

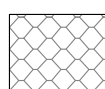
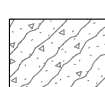
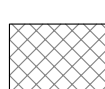
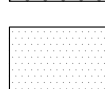
TBB 122 - TREE REPLACEMENT CHART

TREES	Quantity	Botanical/Common	Cont	Cal. Inches	Total Inches	Size	Native	Evergreen	Genius	Remarks
ACE BUE	3	ACER BUERGERIANUM / TRIDENT MAPLE	B & B	3	9	14'-16' Ht.	YES	NO	20%	STD.,Straight Trunk, Full Head
CAR CAR	3	CARPINUS CAROLINIANA 'COLLYNAIR' TM / COLLYNAIR AMERICAN HORNBEA	B & B	4	12	14'-16' Ht.	YES	NO	20%	STD.,Straight Trunk, Full Head
CER RS	1	CERCIS CANADENSIS 'RISING SUN' / RISING SUN REDBUD	B & B	4	4	12'-14' Ht.	YES	NO	7%	STD.,Straight Trunk, Full Head
COR KOU	3	CORNUS KOUSA 'MILKY WAY' / MILKY WAY KOUSA DOGWOOD	B & B	4	12	12'-14' Ht.	NO	NO	20%	STD.,Straight Trunk, Full Head
QUE SHU	3	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	3	9	12'-14' Ht.	YES	NO	20%	STD.,Straight Trunk, Full Head
ULM PRI	2	ULMUS AMERICANA 'PRINCETON' / AMERICAN ELM	B & B	4	8	14'-16' Ht.	YES	NO	13%	STD.,Straight Trunk, Full Head
15		TOTAL OVERSTORY TREES		54		TOTAL REPLACEMENT INCHES				

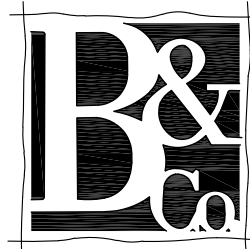
Specimen Trees To Be Preserved

Specimen Tree ID Number	Size (Inches) (DBH)	Type (Common Name)	Condition Summary (Excellent, Good, Fair, Poor, Dead)	Specimen Credit (Tree dbh inches x 2)
519	40	S RED OAK	FAIR	80
521	28	PECAN	GOOD	56
1810	35	WATER OAK	FAIR	70
103		TOTAL DBH INCHES		206

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	MINIMUM SIZE	SPACING	REMARKS
ACE BUE	3	ACER BUERGERIANUM / TRIDENT MAPLE	B & B	4" CAL	14'-16' HT.	30' O.C.	
CAR CAR	3	CARPINUS CAROLINIANA 'COLLYNAIR' TM / COLLYNAIR AMERICAN HORNBEAM	B & B	4" CAL	14'-16' HT.	15' O.C.	
CER RS	1	CERCIS CANADENSIS 'RISING SUN' / RISING SUN REDBUD	B & B	4" CAL		AS SHOWN	
COR KOU	2	CORNUS KOUSA 'MILKY WAY' / MILKY WAY KOUSA DOGWOOD	B & B	4" CAL	12'-14' HT.	AS SHOWN	
QUE SHU	3	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	3" CAL	12'-14' HT.	AS SHOWN	
ULM PRI	2	ULMUS AMERICANA 'PRINCETON' / AMERICAN ELM	B & B	4" CAL	14'-16' HT.	AS SHOWN	
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS	
BUX W4	6	BUXUS MICROPHYLLA KOREANA 'WINTERGREEN' / KOREAN BOXWOOD	7 GAL		3' O.C.		
BUX S30	5	BUXUS SEMPERVIRENS / AMERICAN BOXWOOD	B & B	AS SHOWN	30"X30"		
BUX GR4	2	BUXUS X 'GREEN MOUNTAIN' / BOXWOOD	15 GAL	3' O.C.	36"X36"		
CAM B03	1	CAMELLIA SASANQUA 'BONANZA' / BONANZA CAMELLIA	15 GAL		4' O.C.		
CEP FZH	34	CEPHALOTAXUS HARRINGTONIA 'FRITZ HUBER' / FRITZ HUBER PLUM YEW	3 GAL		2.5' O.C.		
CEP HAR	13	CEPHALOTAXUS HARRINGTONIA 'NANA' / DWARF PLUM YEW	3 GAL		2.5' O.C.		
DV	5	DISTYLIMUM X 'VINTAGE JADE' / VINTAGE JADE DISTYLIMUM	3 GAL		3.5' O.C.		
HYD PAN	7	HYDRANGEA PANICULATA 'LIMELIGHT' TM / LIMELIGHT HYDRANGEA	7 GAL	2' HT. MIN.	3.5' O.C.		
HYD OAK	3	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN' / SNOW QUEEN OAKLEAF HYDRANGEA	7 GAL		4' O.C.		
ILE COR	11	ILEX CORNUTA 'CARISSA' / CARISSA HOLLY	3 GAL		2.5' O.C.		
ILE SHA	30	ILEX GLABRA 'SHAMROCK' / INKBERRY	-	2' HT. MIN.	3' O.C.		
ILL PAV	28	ILLICIMUM PARVIFLORUM / ANISE TREE	7 GAL	2' HT. MIN.	3' O.C.		
ITE VIR	7	ITEA VIRGINICA 'HENRY'S GARNET' / VIRGINIA SWEETSPIRE	3 GAL		3' O.C.		
MIS SIN	1	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO EULALIA GRASS	3 GAL		3' O.C.		
ROS 371	9	ROSA X 'MEIGALPIO' / RED DRIFT ROSE	3 GAL		2' O.C.		
VS	3	VITEX AGNUS-CASTUS 'SHOAL CREEK' / CHASTE TREE	15 GAL		5' O.C.		
YUC BRI	22	YUCCA FILAMENTOSA 'BRIGHT EDGE' / ADAM'S NEEDLE	3 GAL	3' O.C.			
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SPACING	REMARKS	
	150	ACORUS GRAMINEUS 'OGON' / GOLDEN VARIEGATED SWEETFLAG	1 GAL	12" O.C.	12" o.c.		
	16	CAREX OSHIMENSIS 'EVEREST' / EVEREST JAPANESE SEDGE	1 GAL	24" O.C.	24" o.c.		
	32	DRYOPTERIS ERYTHROSORA 'BRILLIANCE' / AUTUMN FERN	1 GAL	12" O.C.	12" o.c.		
	65	HELLEBORUS X BALLARDIAE 'CAMELOT' TM / CAMELOT HGC LENTEN ROSE	1 GAL	16" O.C.	16" o.c.		
	98	LIRIOPE MUSCARI 'JOHN BURCH' / LILY TURF	1 GAL	16" O.C.	16" o.c.	STAGGERED ROW	
	62 SF	SEASONAL COLOR / SEASONAL COLOR	S.F.				
	235 SF	ZOYSIA X 'ZEON' / ZOYSIA SOD	SOD				

24 HOUR CONTACT:
MICHELLE SEDGWICK (770) 676-0911



Brunson & Company
LANDSCAPE ARCHITECTS

903 BOMBAY LANE
ROSWELL, GA 30076

770 . 864 . 1987

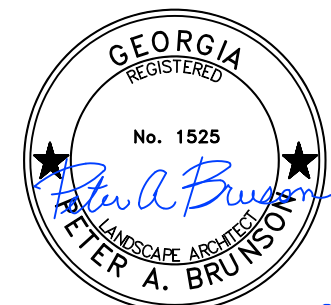
TBB 122
122 Marietta Street
Alpharetta, GA 30009

OWNER:

TBB 122
TREE PROTECTION/ LANDSCAPE PLANS

Prepared For:
TBB 122

122 MARIETTA ST.
LL X 1st DISTRICT Xnd SECTION
CITY OF ALPHARETTA FULTON COUNTY GEORGIA



SEAL:

03/31/21

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REVISIONS

3/31/21 ADD LANDSCAPE TO FRONT YARD

DRAWING TITLE:

PLANT SCHEDULE AND
TREE CHARTS

DATE:

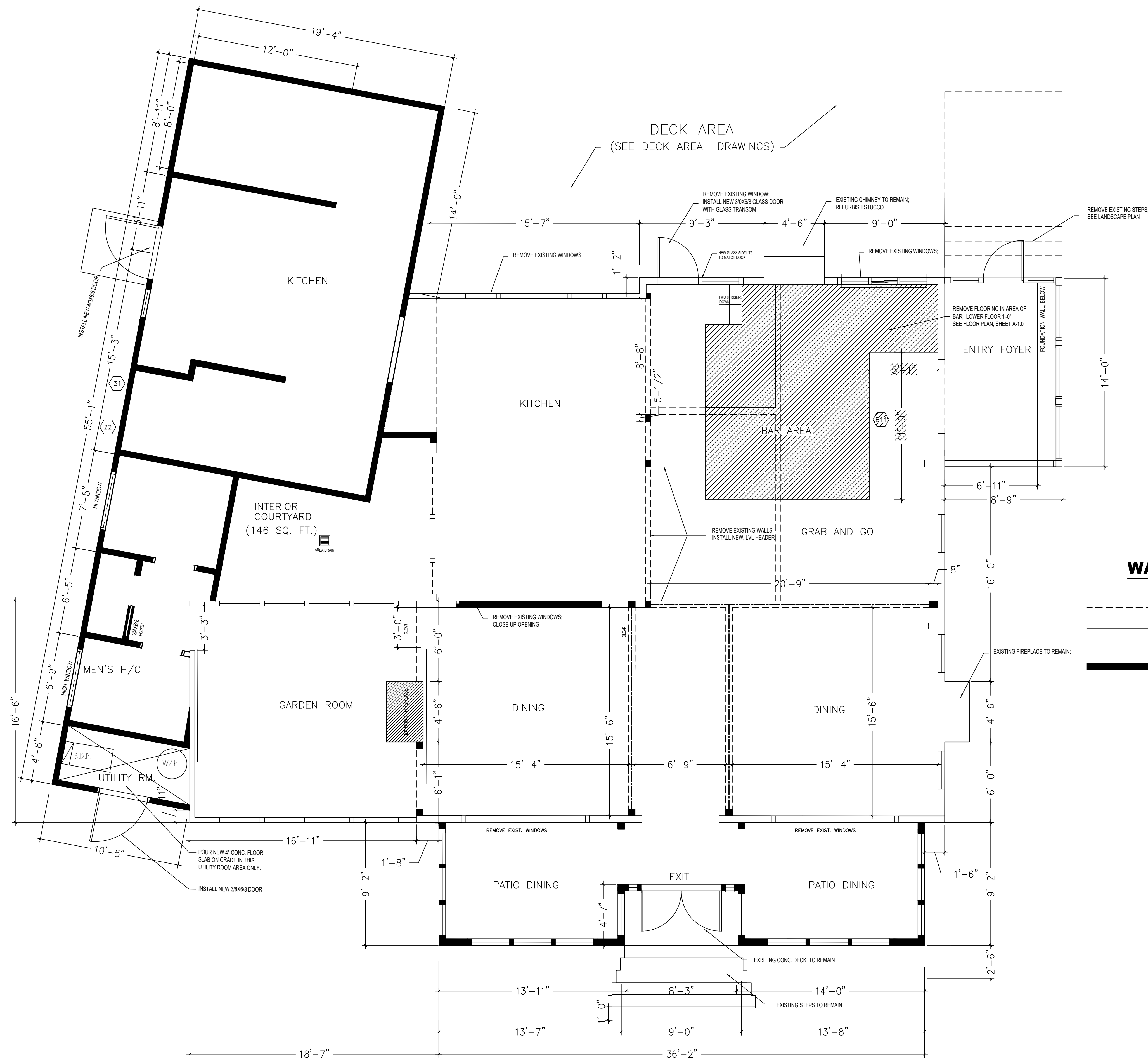
03.12.21

PROJECT #

21.012

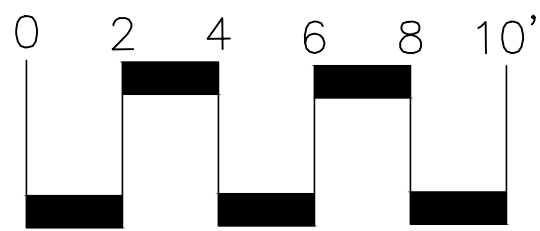
SHEET REF #

L3.02

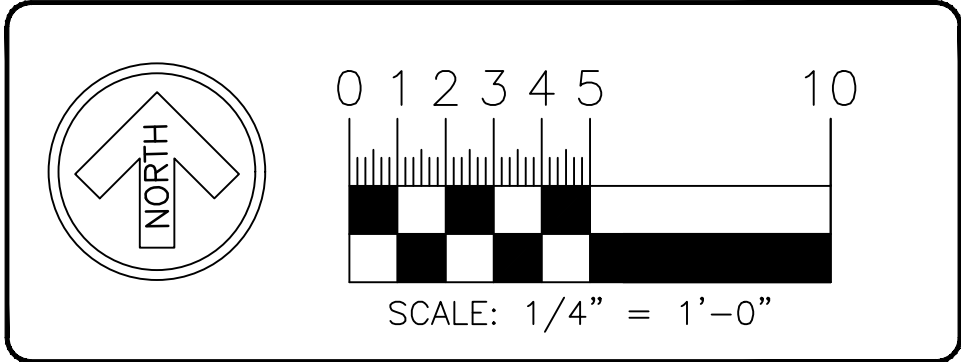


DEMOLITION PLAN

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



RELEASED FOR CONSTRUCTION



ARCHITECTNIQUES, L.L.C.

557 SYCAMORE DRIVE
CANTON, GA 30115
PH: (678) 978-9716
C. FRANK BIRDSONG, R.A.



Project No.:	AR788
Release Date:	01/30/21
Revised:	03/29/21
Revised:	
Revised:	

RENOVATIONS TO

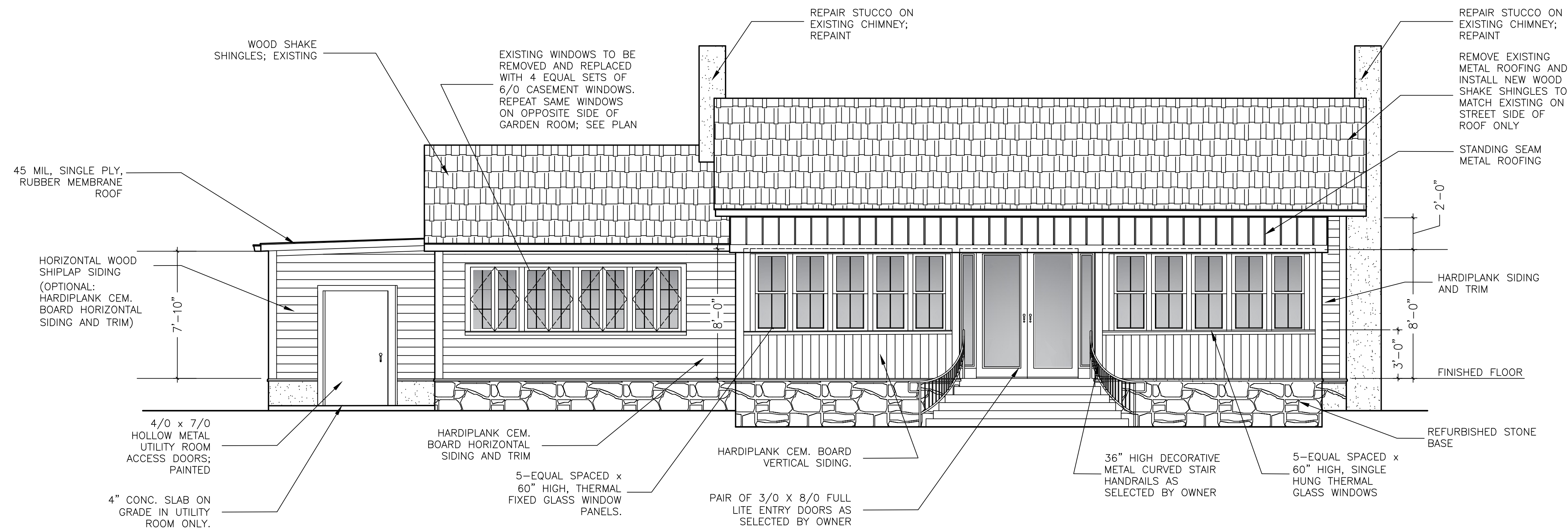
TBB 1 22 RESTAURANT

122 MARIETTA STREET

ALPHARETTA, GEORGIA 30XXX

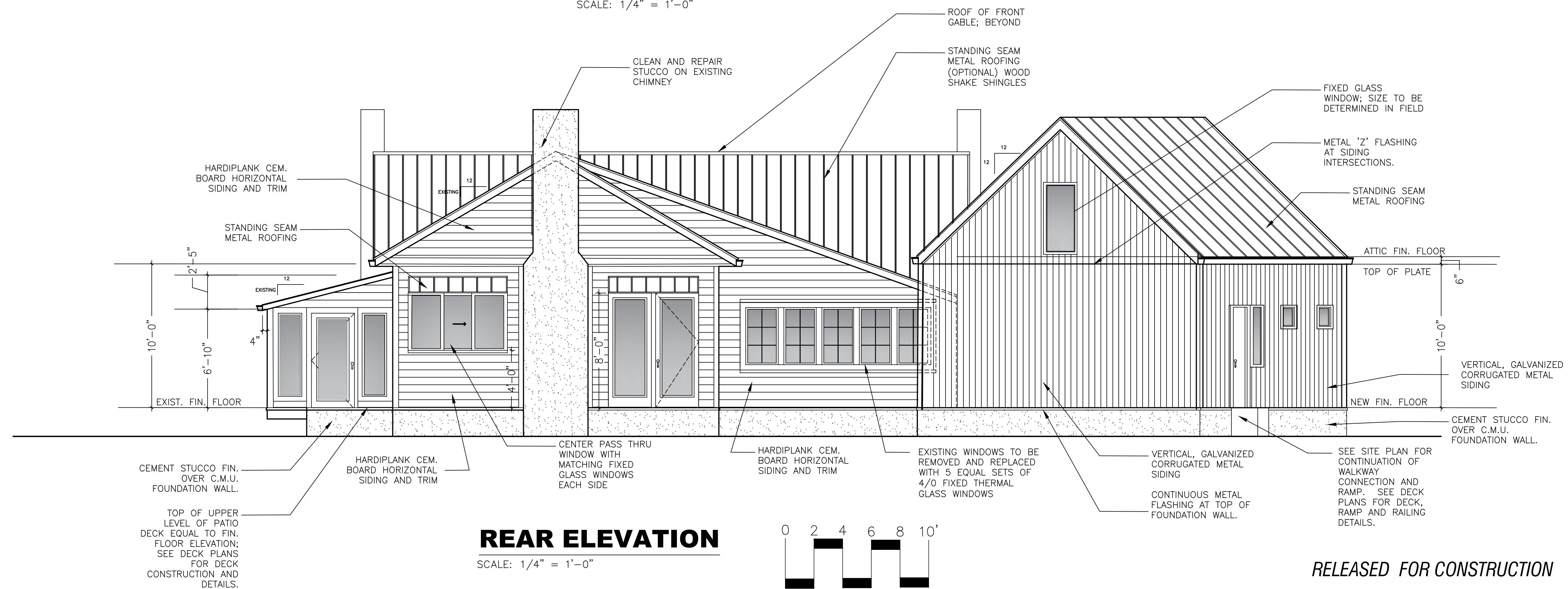
FURNITURE PLAN

A-1.1



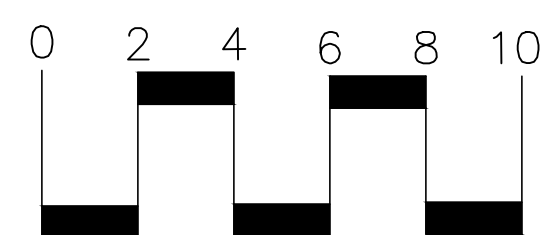
FRONT ELEVATION

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

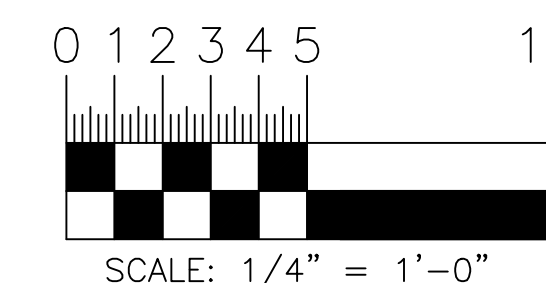
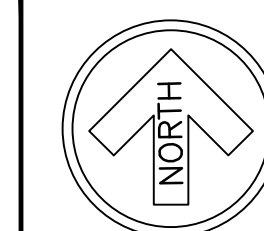


REAR ELEVATION

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



RELEASED FOR CONSTRUCTION



ARCHITECTHNIQUES, L.L.C.

557 SYCAMORE DRIVE
CANTON, GA 30115
PH: (678) 978-9716
C. FRANK BIRDSONG, R.A.

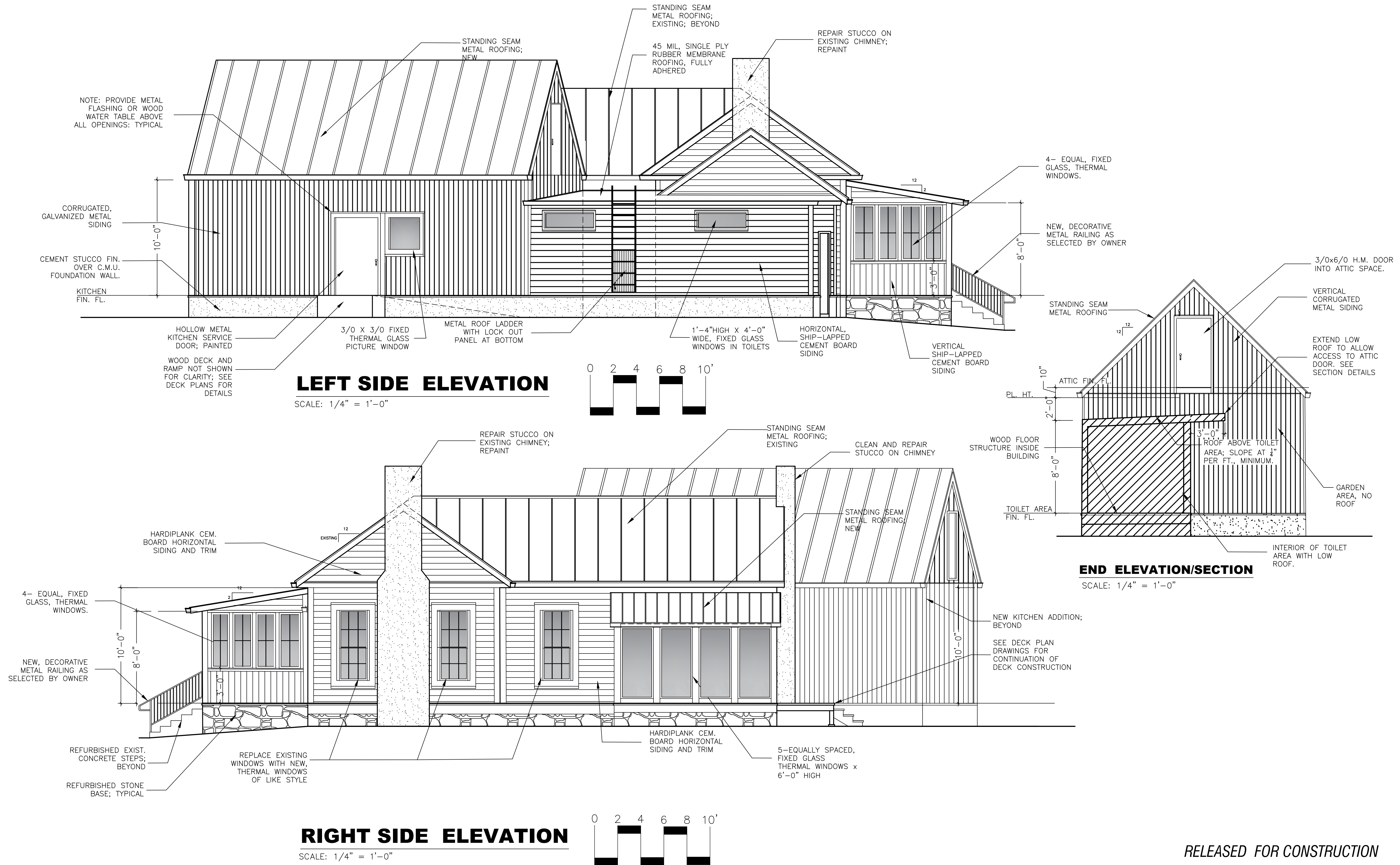


Project No.: AR788
Release Date: 03/29/21
Revised:
Revised:
Revised:

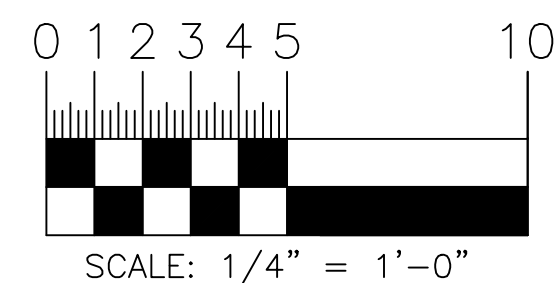
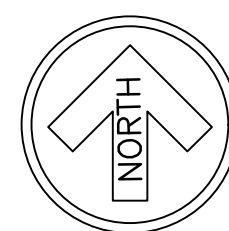
RENOVATIONS TO
TBB 1 22 RESTAURANT
122 MARIETTA STREET
ALPHARETTA, GEORGIA 30009

FRONT/REAR
ELEVATIONS

A-3.0



RELEASED FOR CONSTRUCTION



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557 SYCAMORE DRIVE
CANTON, GA 30115
PH: (678) 978-9716
C. FRANK BIRDSONG, R.A.

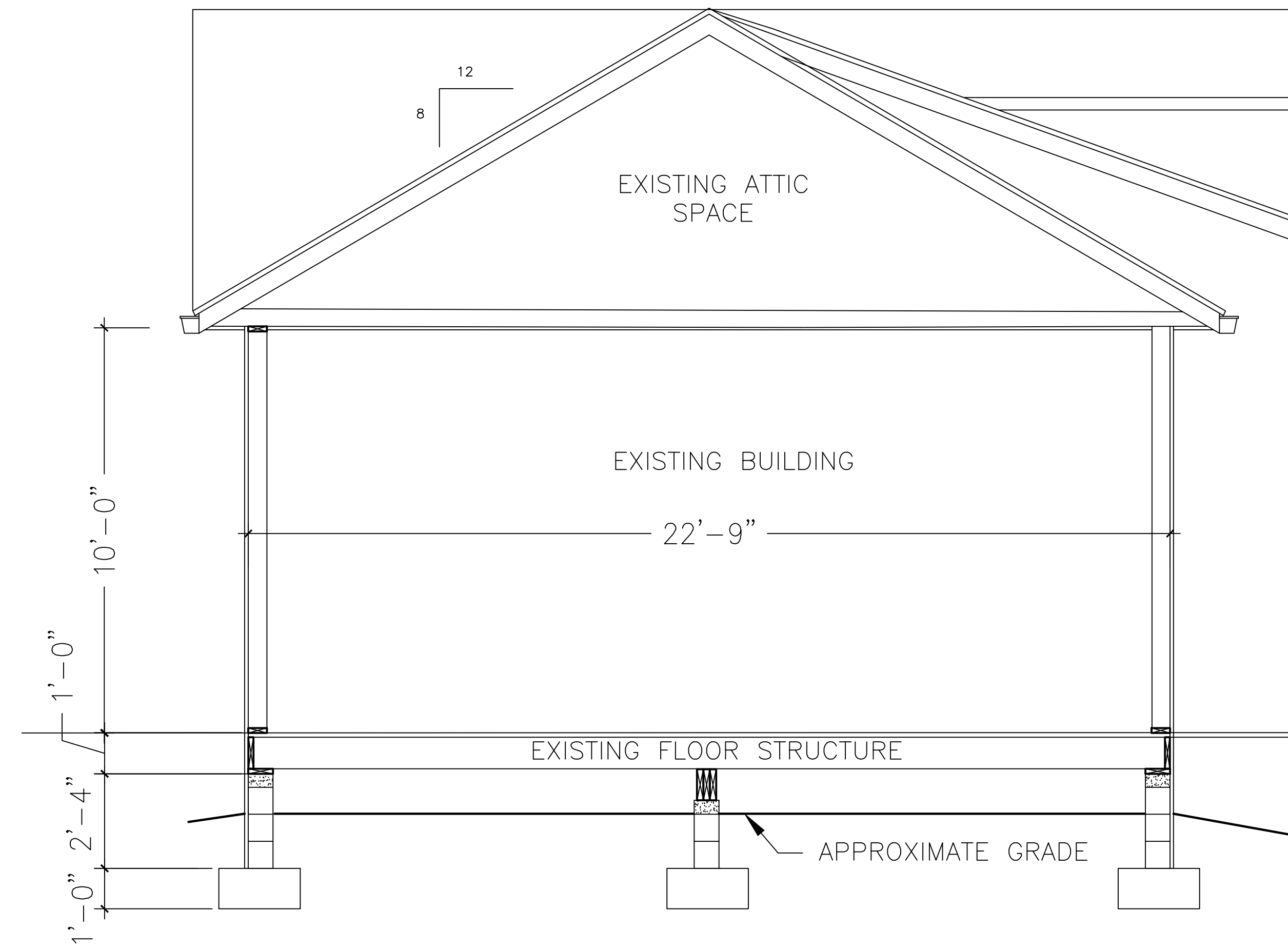


Project No.: AR788
Release Date: 03/29/21
Revised:
Revised:
Revised:

RENOVATIONS TO
TBB 122 RESTAURANT
122 MARIETTA STREET
ALPHARETTA, GEORGIA 30009

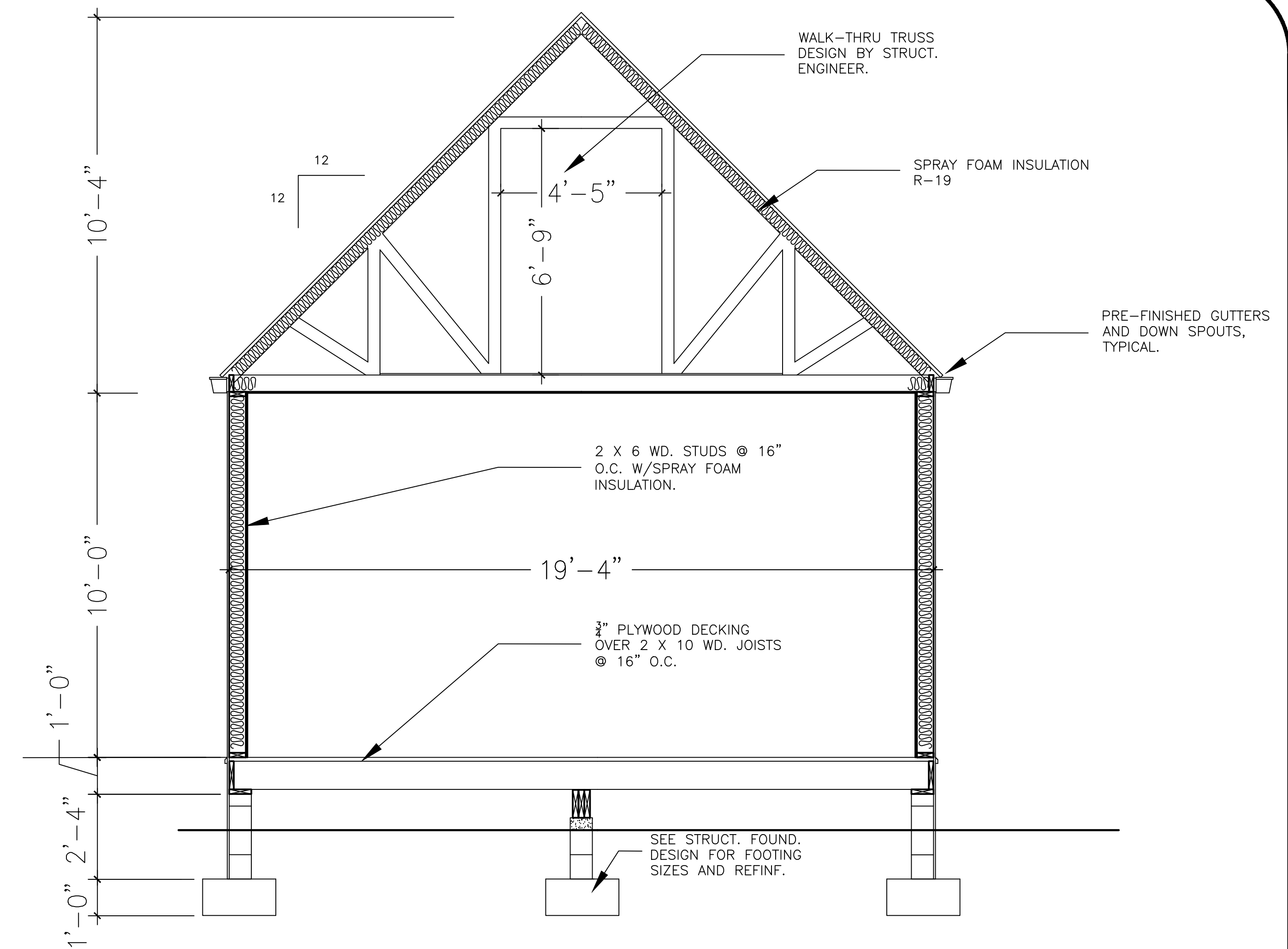
SIDE
ELEVATIONS

A-3.1



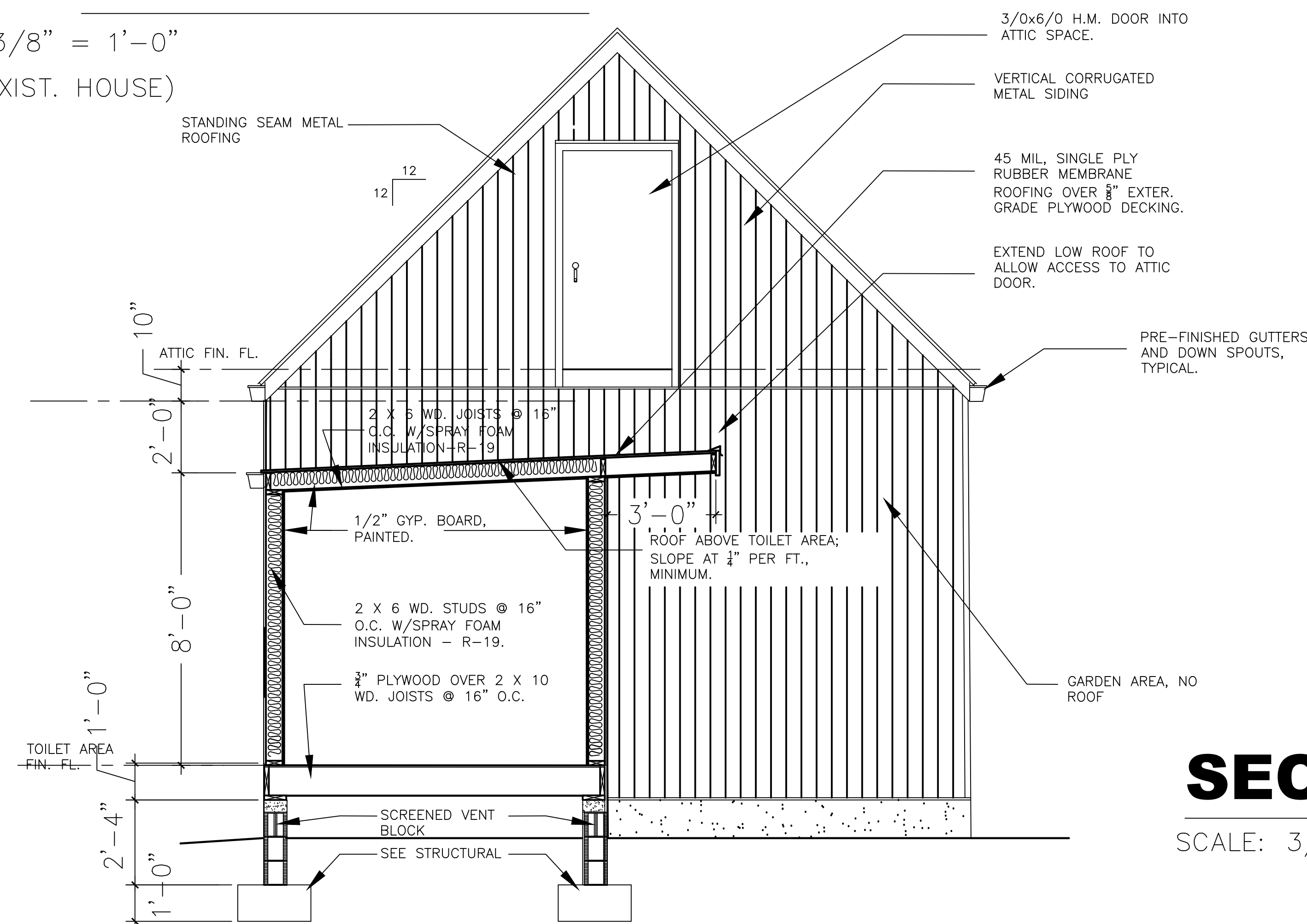
SECTION A - A'

SCALE: $\frac{3}{8}$ " = 1'-0"
(THRU EXIST. HOUSE)



SECTION B - B'

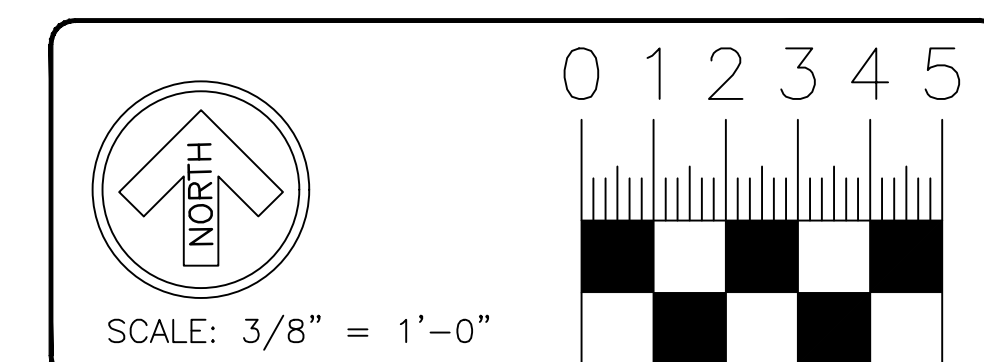
SCALE: $\frac{3}{8}$ " = 1'-0"



SECTION C - C'

SCALE: $\frac{3}{8}$ " = 1'-0"

RELEASED FOR CONSTRUCTION



ARCHITECTURICS, L.L.C.

557 SYCAMORE DRIVE
CANTON, GA 30115
PH: (678) 978-9716
C. FRANK BIRDSONG, R.A.



Project No.:	AR788
Release Date:	11/03/20
Revised:	03/29/21
Revised:	
Revised:	

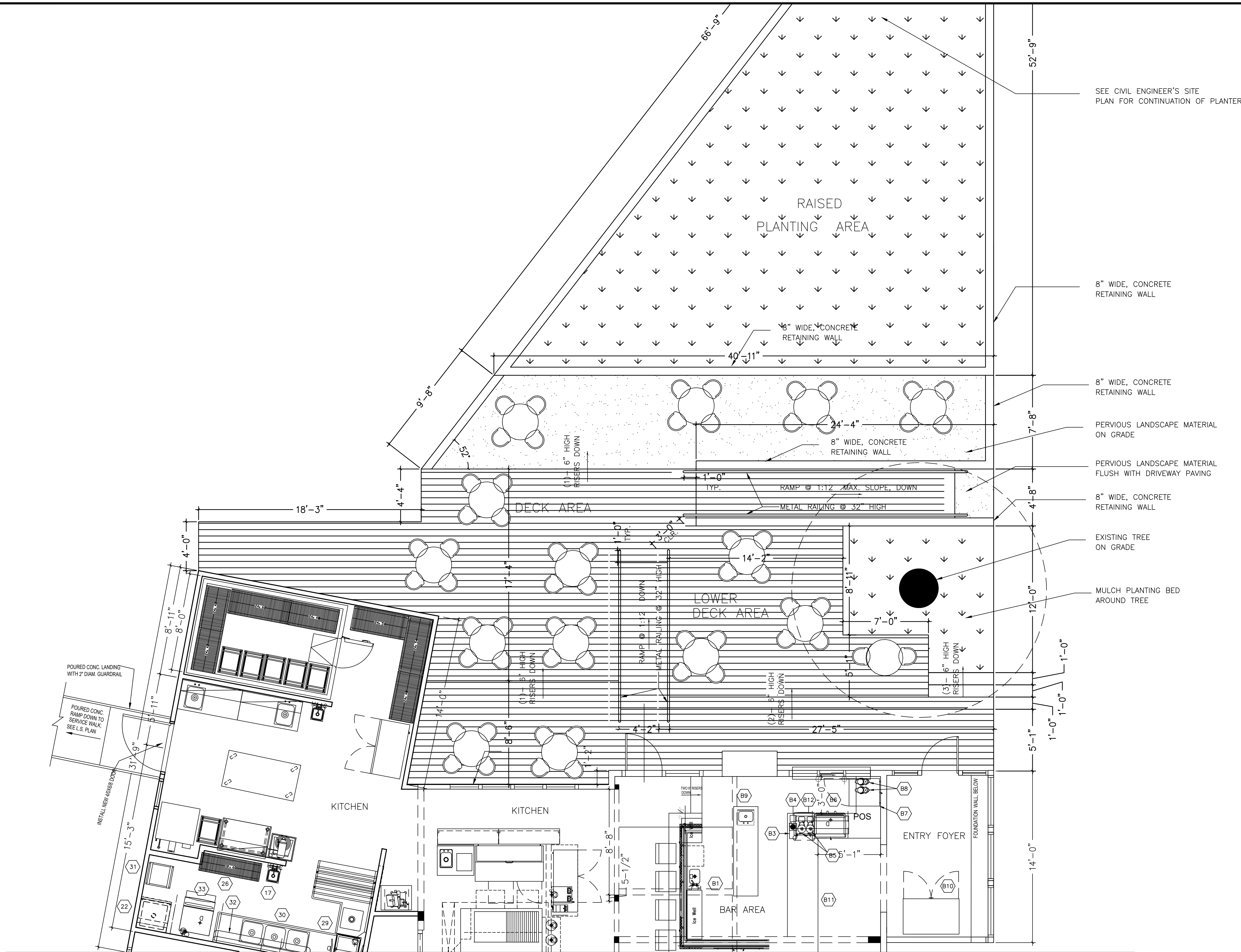
RENOVATIONS TO
TBB 1 22 RESTAURANT
122 MARIETTA STREET
ALPHARETTA, GEORGIA 30009

WALL
SECTIONS
A-4.0



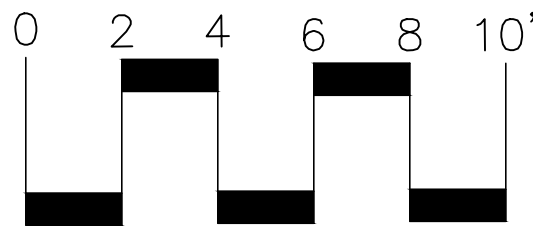




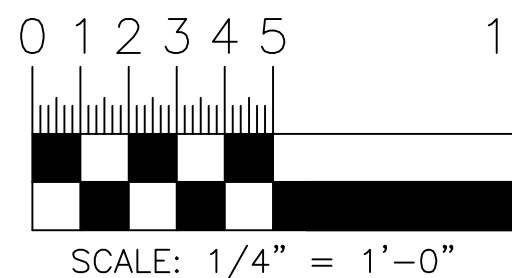
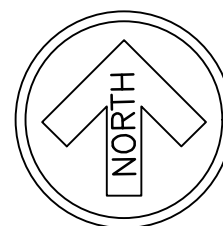


REAR DECK PLAN

SCALE: 1/4" = 1'-0"
XXXX SQ. FT. PATIO AREA

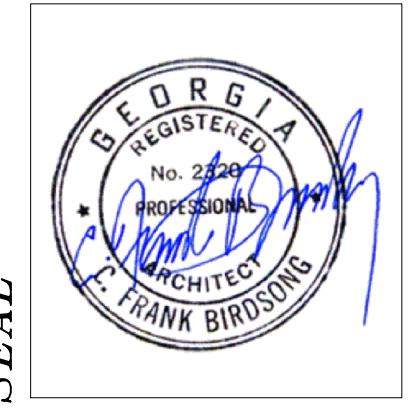


RELEASED FOR CONSTRUCTION



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CANTON, GA 30115
PH: (678) 978-9716
C. FRANK BIRDSONG, R.A.

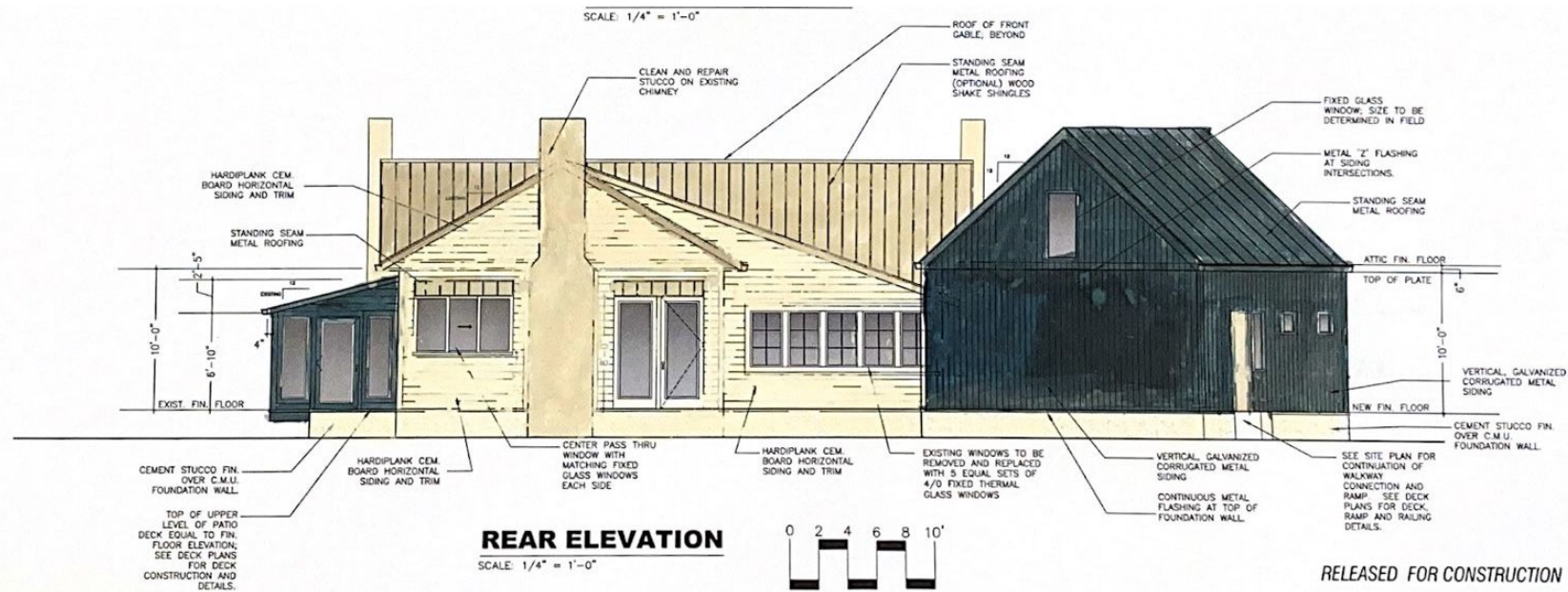


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Release Date: 03/15/21
Revised:
Revised:
Revised:

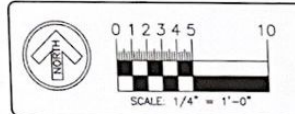
RENOVATIONS TO
TBB 1 22 RESTAURANT
122 MARIETTA STREET
ALPHARETTA, GEORGIA 30009

PATIO PLANS

A-1.3



RELEASED FOR CONSTRUCTION



ARCHITECTHNIQUES, L.L.C.

557 SYCAMORE DRIVE
CANTON, GA 30115
PH: (678) 978-9716
C. FRANK BIRDSONG, R.A.



Project No.: AR788

Release Date: 03/29/21

Revised:

Revised:

Revised:

RENOVATIONS TO

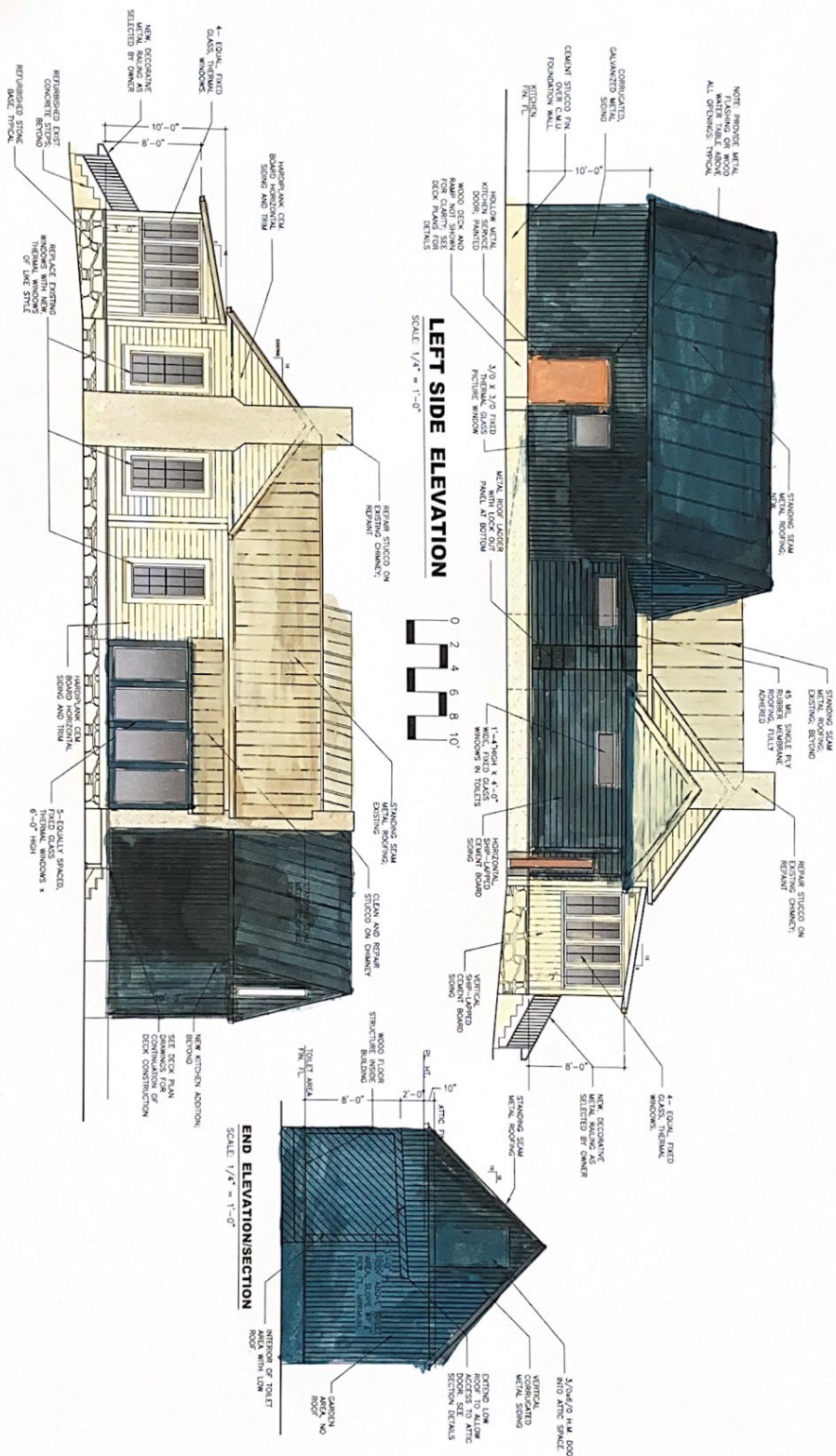
TBB 122 RESTAURANT

122 MARIETTA STREET

ALPHARETTA, GEORGIA 30009

FRONT/REAR
ELEVATIONS

A-3.0



RELEASED FOR CONSTRUCTION

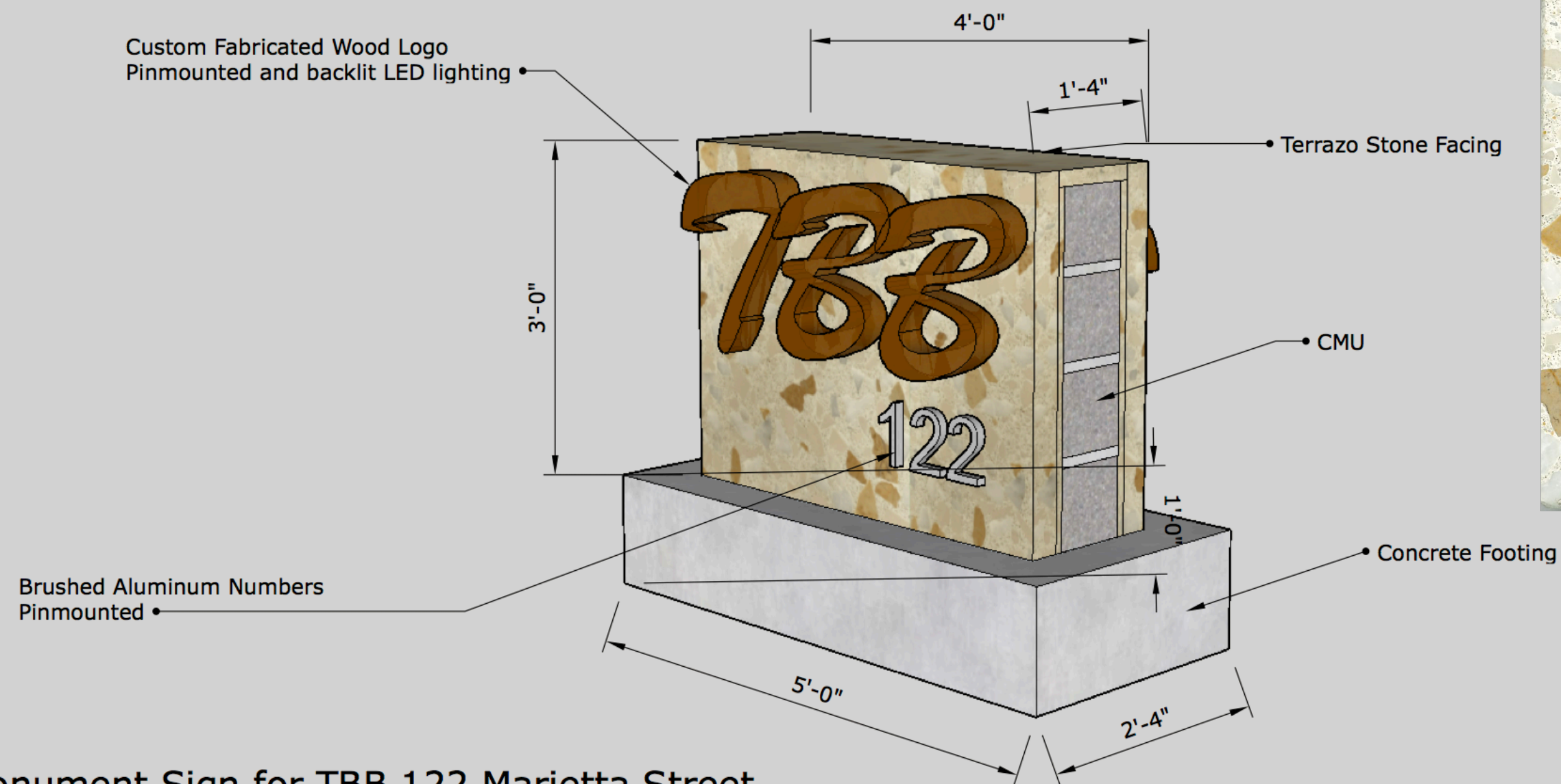
SIDE ELEVATIONS
A-3.1

RENOVATIONS TO
TBB 122 RESTAURANT
122 MARIETTA STREET
ALPHARETTA, GEORGIA 30009

Project No.: **AR788**
Release Date: **03/29/21**
Revised:
Revised:
Revised:

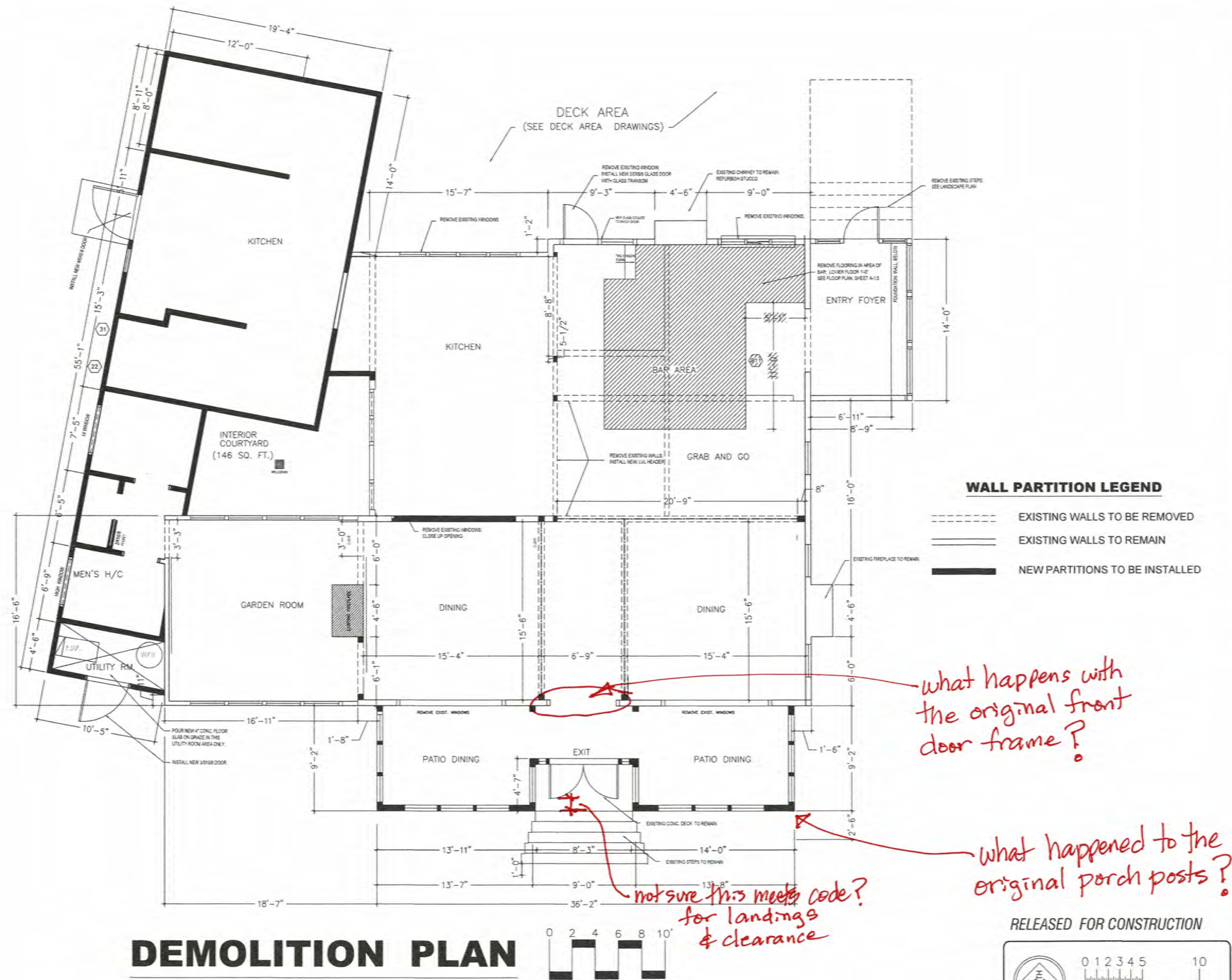


ARCHITECTNIQUES, L.L.C.
557 SYCAMORE DRIVE
CANTON, GA 30115
PH: (678) 978-9716
C. FRANK BIRDSONG, R.A.



Monument Sign for TBB 122 Marietta Street

1. Double Faced Quartz Monument with Pin mounted Numbers and Letters.
2. TBB - Wood Carved or Die Cut backlit letters
3. 122 - Pin Mounted Brushed Aluminum



ARCHITECTHNIQUES, L.L.C.

557 SYCAMORE DRIVE
CANTON, GA 30115
PH: (678) 978-9716
C. FRANK BIRDSONG, R.A.

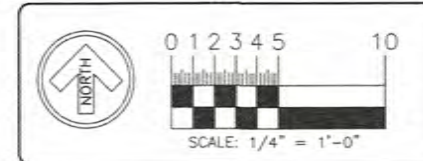


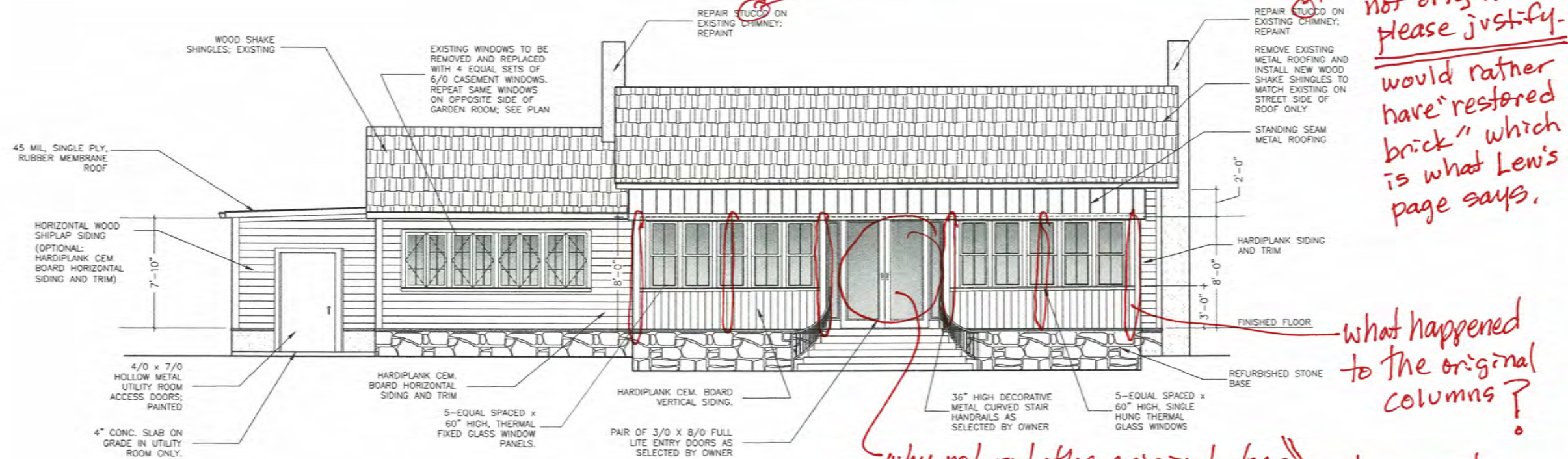
Project No.: AR788
Release Date: 01/30/21
Revised: 03/29/21
Revised:
Revised:

RENOVATIONS TO
TBB 122 RESTAURANT
122 MARIETTA STREET
ALPHARETTA, GEORGIA 30004

FURNITURE PLAN
A-1.1

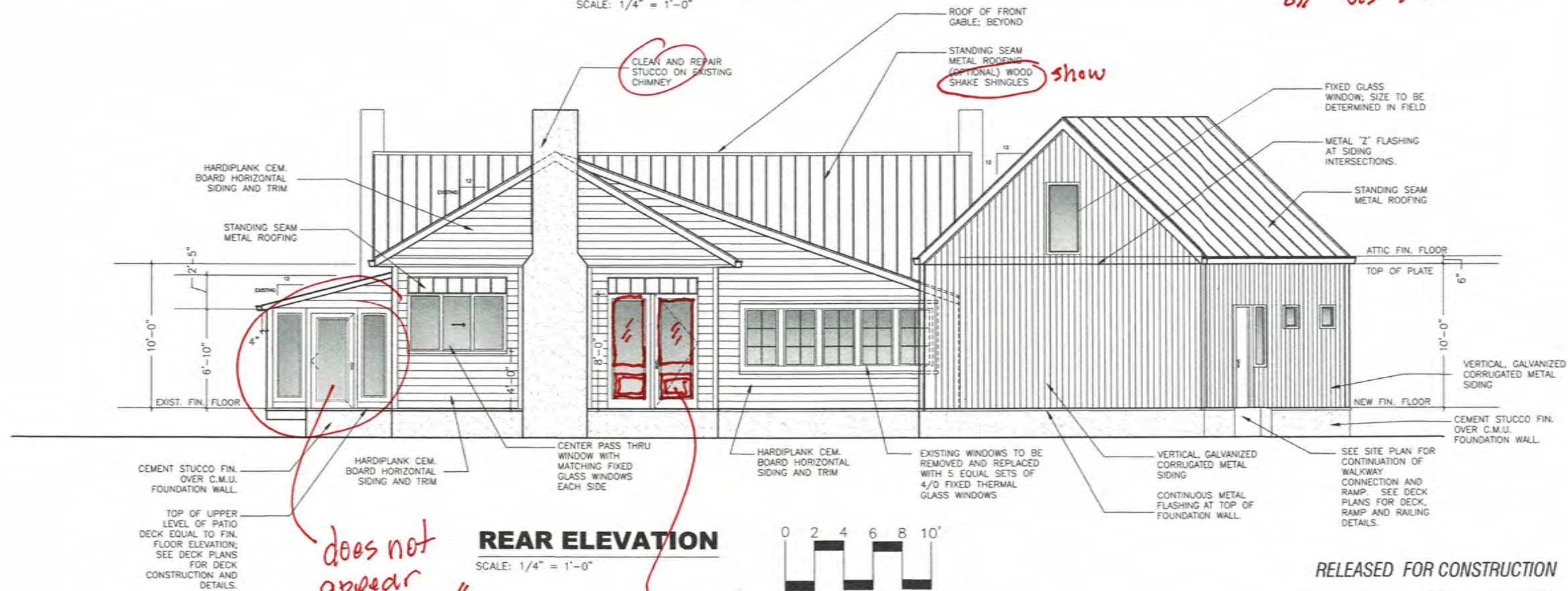
RELEASED FOR CONSTRUCTION





FRONT ELEVATION

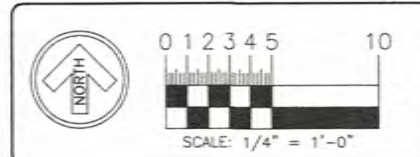
SCALE: 1/4" = 1'-0"



REAR ELEVATION

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

RELEASED FOR CONSTRUCTION



ARCHITECTHNIQUES, L.L.C.

557 SYCAMORE DRIVE
CANTON, GA 30115
PH: (678) 978-9716
C. FRANK BIRDSONG, R.A.



Project No.: AR788
Release Date: 03/29/21
Revised:
Revised:

RENOVATIONS TO
TBB 122 RESTAURANT
122 MARIETTA STREET
ALPHARETTA, GEORGIA 30009

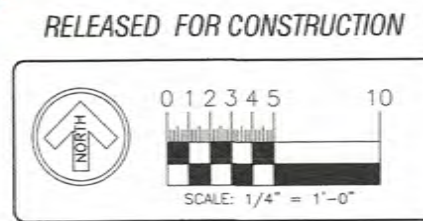
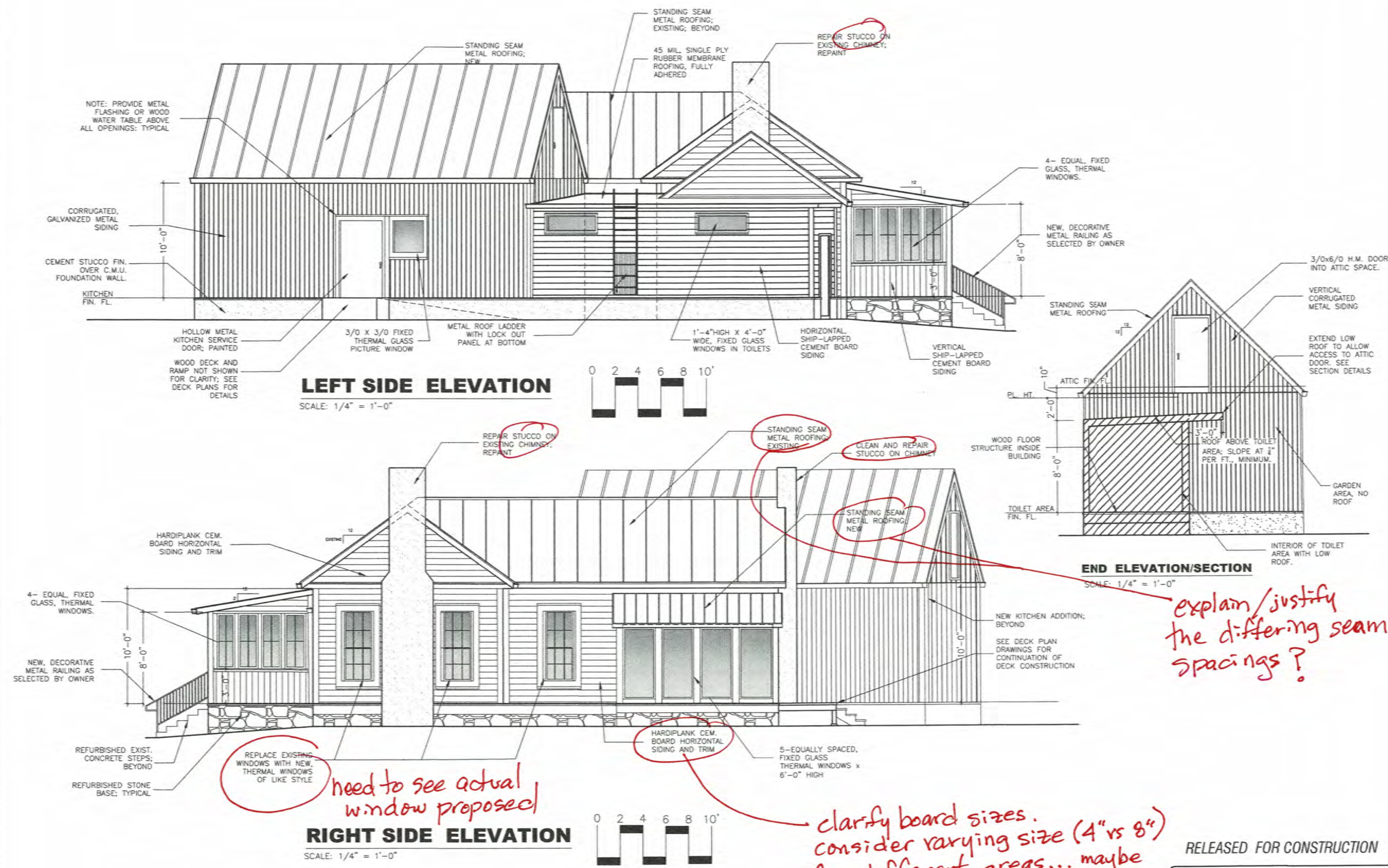
FRONT/REAR
ELEVATIONS
A-3.0

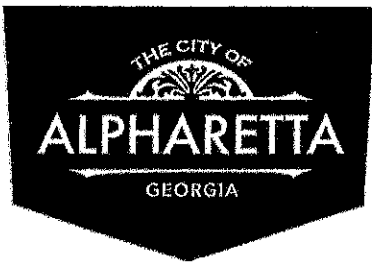


Project No.: AR788
Release Date: 03/29/21
Revised:
Revised:
Revised:

RENOVATIONS TO
TBB 122 RESTAURANT
122 MARIETTA STREET
ALPHARETTA, GEORGIA 30009

SIDE
ELEVATIONS
A-3.1





CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: J.P. Casey Enterprise Inc.

Physical Address: 240 Vaughan Drive

Mailing Address: 240 Vaughan Drive

City: Alpharetta State: Ga Zip Code: 30009

Owner Telephone: 404 - 444 - 7855 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): J.P. Casey Enterprise Inc. Date: 3/8/21

Owner Signature: [Signature]

Property Information:

Address (If Assigned): 240 Vaughan Drive

Tax ID or Map Reference Number: 22 496 01124 0524

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

Existing Zoning of Property: _____ Existing Uses of Property: private business

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: [Signature] Date: 3/8/21 Print Form

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:

J. P. Carey Enterprise Inc.

Location Address:

240 Vaughan Drive

Mailing Address:

240 Vaughan Drive

City:

Alpharetta

State:

Ga

Zip Code:

30022

Contact For All Notifications:

Theresa Martin

Contact Telephone:

404 - 538 - 3227

Mobile Telephone:

404 - 538 - 3227

Fax:

Email:

themartinix@comcast.net

Contact's Relation To Business:

Employee

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.

INSTRUCTIONS AND REQUIRED MATERIALS

The City of Alpharetta Design Review Board Hearing Application has been designed to allow you the ease of completing the form electronically and printing the completed form for submittal. Please note, however, that the form cannot be saved so as to include the information that you input.

Required Materials:

In order to allow the Design Review Board to adequately and effectively understand and consider the nature of your request it is required that certain materials be included with your submittal. These required items are described below along with the type(s) of review for which they would be needed. Submittals not including the appropriate materials, as indicated below, will not be accepted for review.

Site Plan Review

- ☐ Legal description of the property
- ☐ Site plan(s) showing locations of all site features, including but not limited to
 - Buildings
 - Roads
 - Parking Areas
 - Specimen trees
 - Detention / retention areas
 - Dumpster / refuse locations (screening and materials)
 - HVAC / electrical equipment locations
- ☐ Site lighting with photometric drawings and compatibility to neighboring buildings and property
- ☐ Site line study indicating lack of visibility of rooftop units from ground level
- ☐ Retaining wall(s) location and materials

Landscape Review

- ☐ Landscape drawing(s) prepared by landscape architect showing locations of all landscape features, including but not limited to
 - Size and type of all plant material; including ground covers
 - Seasonal beds

Signage Review

- ☐ Overall site plan drawing indicating locations of ground signs and required setbacks
- ☐ Exterior elevations indicating locations of all wall signs
- ☒ Individual color drawings of each sign indicated
 - Dimensions
 - Materials
 - Lighting
 - Construction
 - Colors

Exterior Elevation Review

- ☐ Colored exterior elevations with materials notes of all facades of the building(s)
- ☐ All exterior material and color samples (Shall be brought to the scheduled meeting)
- ☐ Locations of roof-top equipment
 - Vents
 - Satellite dishes
 - Exhaust pipes
 - Antennas
- ☐ Locations of building lighting
- ☒ Perspective drawings and renderings

Submittal Procedure:

One original plus five (5) collated sets of a completed Hearing Application Form and supporting documents are to be filed by the deadline dates reflected on the following page. Completed applications received after the deadline shall be placed on the next available agenda. All renderings attached to the application must be in color.

An electronic set in .PDF format on a flash drive containing the entire applications; including all documents, plans, and drawings; must be included with the application. Each document must be a separate file of no more than 2mb, with the total of all files not exceeding 10mb.

Any oversized materials may be attached to the original application. All collated sets shall be submitted on paper no greater than 11 inches by 17 inches in size and folded to 8.5 inches x 11 inches. Five (5) sets of all landscape plans shall be submitted full-size.

Drawings submitted must be accurate and labeled.

Technical drawings (i.e. signs, elevations, site plans) must be drawn to scale.

Photos shall be mounted on 8.5 inch by 11 inch paper and labeled.

Presentation materials, including actual materials / samples boards and mounted drawings, should not be submitted but brought by the applicant to the scheduled review meeting.

COMMERCIAL LEASE AGREEMENT
(Single-Tenant Facilities)



2019 Printing

In consideration of the mutual covenants set forth herein, this Lease (hereafter the term "Lease" and "Agreement" are used interchangeably) is entered into this date of Deceber 31 2019 between JP Carey Enterprises Inc (hereinafter "Landlord") and Native Supplies Inc (hereinafter "Tenant") Landlord leases to Tenant, and Tenant leases from Landlord, the Property with the following address: 240 Vaughn Dr Alpharetta, Georgia 30009 TAXPIN/ID# 22 496011240524 and as more particularly described in the Legal Description Paragraph below:

Legal Description. The full legal description of the Property is:

[Select A, B or C below. The sections not marked shall not be a part of this Agreement.]

- ☒ **A.** attached as an exhibit hereto;
- ☐ **B.** identical to the legal description for the property contained in the deed recorded in Deed Book _____, Page _____, et. seq., _____ County, Georgia records;
- ☐ **C.** described below:
Land Lot(s) _____ of the _____ District, _____ Section/ GMD, Lot _____, Block _____, Unit _____, Phase/Section _____ of _____ Subdivision/Development, _____ County, Georgia according to the plat recorded in Plat Book _____, Page _____, et. seq., _____ County, Georgia records.

1. **Term.** The initial term of this Lease shall be for January 1 2020 beginning on the earlier of the completion of the work described in any attached Work letter or the date NA ("Commencement Date"), through and including the date of June 30 2020.
2. **Possession.** If Landlord is unable to deliver possession of Property on the Commencement Date, rent shall be abated on a daily basis until possession is granted. If possession is not granted within fourteen (14) days from the Commencement Date, Tenant may terminate this Lease in which event Landlord shall promptly refund all payments and deposits to Tenant. Landlord shall not be liable for delays in the delivery of possession to Tenant.
3. **Rent.** Tenant shall pay base rent to Landlord without demand, deduction, or setoff in advance in the sum of \$ \$300 per month Dollars per month on the first day of each month during the term of the Lease or any renewals thereof, at the following address: 240 Vaughn Dr Alpharetta GA 30009 (or at such other address as may be designated from time to time by Landlord in writing). If the Commencement Date begins on the second day through the last day of any month, the rent shall be prorated for that portion of the month and shall be paid at the time of leasing Property. Tenant shall also pay additional rent as may be provided elsewhere in this Lease. Such additional rent shall be paid in the same manner as the base rent.
4. **Late Payment; Service Charge for Returned Checks.** Rent not paid in full by the fifth day of the month shall be late. Landlord shall have no obligation to accept any rent not received by the fifth of the month. If late payment is made and Landlord accepts the same, the payment must be in the form of cash, cashier's check or money order and must include an additional rent amount of \$ 50 and, if applicable, a service charge for any returned check of \$ 30. Landlord reserves the right to refuse to accept personal checks from Tenant after one or more of Tenant's personal checks have been returned by the bank unpaid.

5. Security Deposit.

A. Security Deposit to be Held by Landlord or Broker: *[Check one. The section not marked shall not be a part of this Agreement.]*

☐ Landlord Holding Security Deposit:

- (1) Tenant has paid to Landlord as security for Tenant's fulfillment of the conditions of this Lease a security deposit of \$ NA Dollars in ☐ cash, ☐ money order and/or ☐ check ("Security Deposit").
- (2) Landlord shall deposit the Security Deposit in Landlord's general account with Landlord retaining the interest if the account is interest bearing. Tenant acknowledges and agrees that Landlord shall have the right to use such funds for whatever purpose Landlord sees fit, and such funds will not be segregated or set apart in any manner.
- (3) Tenant recognizes and accepts the risk of depositing the Security Deposit with Landlord. Tenant acknowledges that Tenant has not relied upon the advice of any Broker in deciding to pay such Security Deposit to Landlord. Landlord and Tenant acknowledge and agree that:
- (a) Broker has no responsibility for, or control over, any Security Deposit deposited with Landlord;
- (b) Broker has no ability or obligation to insure that the Security Deposit is properly applied or deposited;

THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH TIM TIERNEY IS INVOLVED AS A REAL ESTATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE REPORTED TO THE GEORGIA ASSOCIATION OF REALTORS® AT (770) 451-1831.

Exhibit A – Legal Description of Property

240 Vaugh Dr Alpharetta GA 30009--- parcel ID 22 496011240524

Tenant's Initials



Landlord's Initials

Artist Rendition





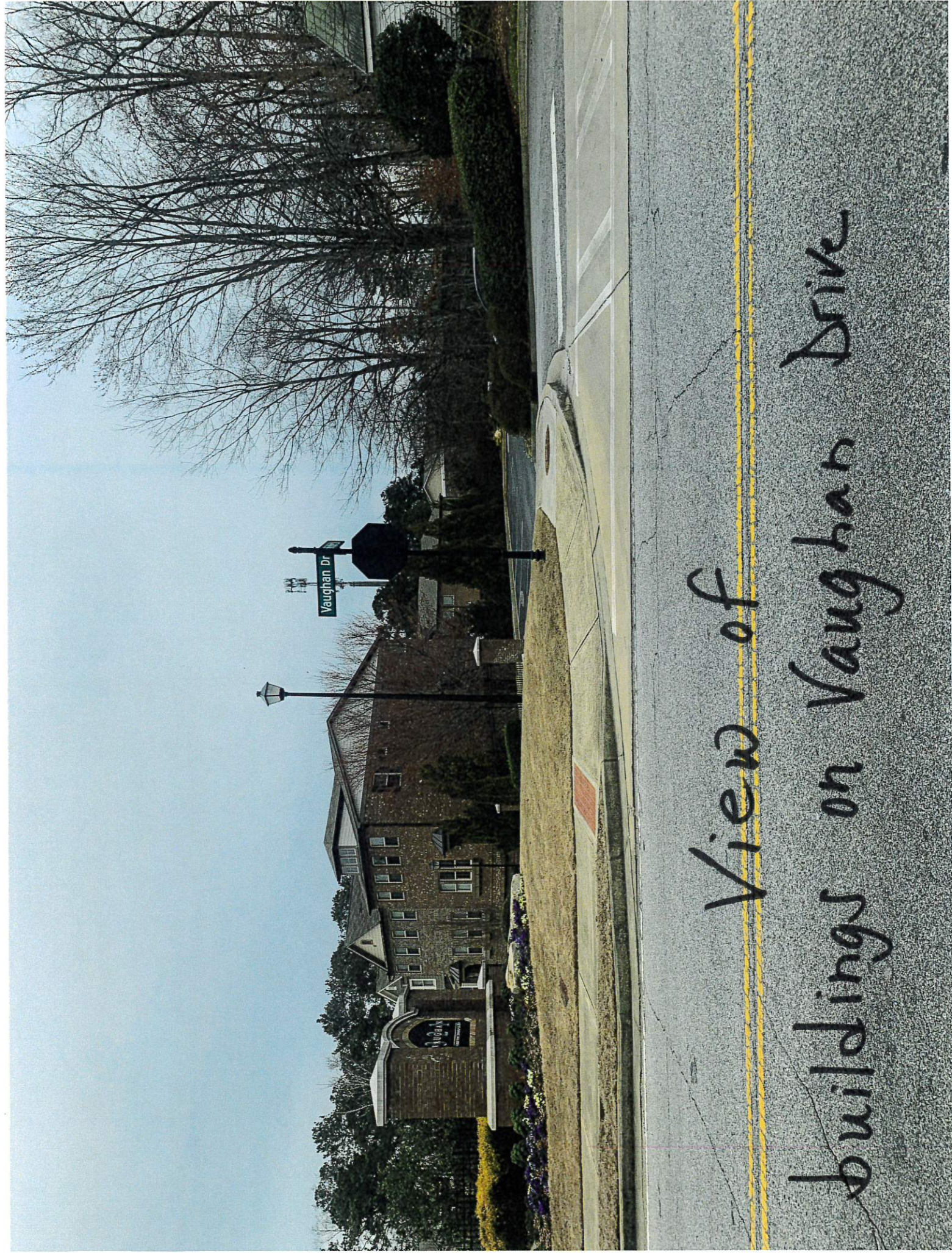
Current view of building.

Current view from street



View of
building across the street





View of
buildings on Vaughan Drive