



DESIGN REVIEW BOARD AUGUST 18, 2023

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

I. MEETING ANNOUNCEMENTS

Today's Design Review Board meeting will commence at 8:30 a.m. and a break is scheduled at 12:00 p.m. The meeting will resume at 12:30 p.m.

II. WORKSHOP ITEMS

III. CALL TO ORDER

IV. ROLL CALL

V. PLEDGE TO THE FLAG

VI. ITEMS FROM STAFF

1. Approval of Meeting Minutes from June 16, 2023

VII. ITEMS FROM BOARD MEMBERS

VIII. PUBLIC HEARING

1. DRB230034 Roberts Properties

Consideration of landscaping for the business. The property is located at 11556 Rainwater Dr and is legally described as being in Land Lot 0751, 1st District, 2nd Section, Fulton County, Georgia..

2. DRB230035 Kimball Bridge Condominiums

Consideration of new construction. The property is located at 0 Kimball Bridge Rd the corner of Westside and Kimball Bridge Rd and is legally described as being located in Land Lot 0801, 1st District, 2nd Section, Fulton County, Georgia.

IX. ADJOURNMENT



Design Review Board Meeting June 16, 2023

Department of Community Development

ALPHARETTA CITY HALL | 2 PARK PLAZA

8:30 AM

This summary is provided as a convenience and service to the public, media, and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by Design Review Board, but not quoted or paraphrased. This document includes limited presentation by Design Review Board and invited speakers in summary form. The public is advised that the tapes recorded at said meeting are a matter of public record and are available upon request.

I. MEETING ANNOUNCEMENTS

Today's Design Review Board meeting will commence at 8:30 a.m. and a break is scheduled at 12:00 p.m. The meeting will resume at 12:30 p.m.

II. WORKSHOP

- Richard Kramer called the workshop to order at 8:34 a.m.
- Planning & Development Services Manager, Woodman presented each case.
- Richard Kramer adjourned the workshop at 9:20 a.m.

III. CALL TO ORDER

- Richard Kramer called the meeting to order at 9:30 a.m.

IV. ROLL CALL

- Design Review Board Members Present:
 - Richard Kramer (Chairman)
 - Frank Schwing (Vice Chairman)
 - Holly Palmer
 - Teresa Rhodes
 - Katie Rocco
 - Richard Owens
- Staff Present:
 - Bret Schroeder, Zoning Enforcement Manager
 - Tracy Jackson, Planning + Zoning Coordinator
 - Nikisha Mistry, GIS Specialist/Special Projects Planner

V. PLEDGE TO THE FLAG

VI. ITEMS FROM STAFF

- New UDC Text Amendment Zoning Procedure Laws-Molly Esswein.
- The July 21, 2023, Design Review Board meeting will be cancelled.
- Welcome Nikisha Mistry to the team.

VII. ITEMS FROM BOARD MEMBERS

A. DRB Meeting Minutes 5-19-2023

- ❖ Board member Rocco offered a motion to approve the DRB meeting minutes with changes noted from 5-19-2023.
 - Board member Rhodes seconded the motion.
 - Motion approved (6-0)

1. DRB230026 / Jack's Feed Store BBQ

Consideration of signage

David Filipowicz (Owner) and Jim Tardif (Signs of significance) came forward to present signage.

- DRB Questions & Answers:
 - Will the color of the building be white?
 - looks as if the color of the building has a distressed look.
 - Will the sign over the entrance have distressed look?
 - Will the acrylic follow the outline of the pig?
 - Can you walk us through the layers of the monument sign?
 - Is the cabinet in the middle the pig?
 - What will the tail look like?
 - Is there acrylic grass or mimicking grass along the feet of the pig.
 - Will you be able to see the pieces behind the pig when you are not standing directly in front of the sign.
 - Is the base painted to match the building?
 - Is there a cap on the base?
 - Is there any landscaping around the base?
- Public comment:
 - No public comment
- ❖ Board member Rocco offered a motion to approve (DRB230026 / Jack's Feed store BBQ) signs as presented today with the addition of adding "in Alpharetta" subject to approval by staff as well as landscaping around monument sign approved by staff.
 - Board member Palmer seconded the motion.

- Motion approved (5-0-1)
- Vice Chairman Schwing sat in as Chairman for this item.
- Chairman Kramer recused himself from this item.

2. DRB230033 / Tridak

Consideration on signage

Jim Tardif (Signs of significance) came forward to present signage.

• DRB Questions & Answers:

- Will there be any landscaping around the property.
- Does the actual sign have any lighting?
- Is there acrylic lettering on the base.
- Is beige the only color on the building?
- Is it possible for the outer sides to be darker?
- Is the base cast stone?
- Is the cabinet beige?
- Will the monument sign be the only sign on the property?
- Does each panel have an outline?
- Is there a black outline on the panel or just white?
- Are the panels mounted right to the base?
- Are the panels pin mounted with a gap between?
- What is the timeline of the sign being added to the property?

• Public comment:

- No public comment

❖ Board member Rocco offered a motion to approve (DRB230033 / Tridak) signage as presented today with the condition that the applicant work with staff on landscaping at base of monument sign.

- Board member Owens seconded the motion.
- Motion approved (6-0)

3. DRB230027 / Rack Room Shoes

Consideration of signage

Richard Pruitt (Lang signs) came forward to present signage.

• DRB Questions & Answers:

- Will the black background be the total look?
- Is the lighting in the actual letters? Translucent?
- Is the back of the sign lettering a clear material?
- There is some discrepancy on the lettering stating that it will be orange,

is this true?

- Can you explain each option for the board members.

- **Public comment:**

- No public comment

- ❖ Board member Rhodes offered a motion to approve (DRB230027 / Rack room Shoes) the signage as presented today with the change from the returns painted orange to the returns being painted white for option 2 the halo lit construction.

- Board member Owens seconded the motion.
- Motion approved (6-0)

4. DRB230010 / Bridge Road Holdings

Consideration of new construction

Susie Fang (Capital city homes) Sarah Spencer (Landscaping) came forward to present.

- **DRB Questions & Answers:**

- Have there been any changes since the last meeting.
- Are the shrubs/landscape material visible from old Milton?
- On old Milton parkway what the elevation? Is there an exit?
- Is there a retaining wall that will hold the grade up?
- How is the retaining wall transitioned?
- Is the left elevation facing old Milton? Is everything below grade?
- What is the material on the retaining wall that wraps around.
- Will the concrete be stained?
- Sarah spencer revision to landscape plan
- Will there be any plantings in the median?
- What does the elevations on the rear of the building look like?
- Did you update the wall fixtures?
- What do the brackets look like? Do you have details?
- Are the brackets bronze?
- What do the awnings look like?

- **Public comment:**

- No public comment

- ❖ Board member Schwing offered a motion to approve (DRB230010 / Bridge Road Holdings) site plan and landscape changes as presented today, with the condition of the applicant to add screening to the 2 condensing units on Old Milton side.

- Board member Owens seconded the motion.

- Motion approved (5-0-1)
- Board member Rhodes recused herself from this item.
- ❖ Board member Schwing offered a motion to approve (DRB230010/ Bridge Road Holdings) elevation and materials and building lighting as presented today.
 - Board member Rocco seconded the motion.
 - Motion approved (5-0-1)
 - Board member Rhodes recused herself from this item.
- ❖ Board member Schwing offered a motion to approve (DRB230010/ Bridge Road Holdings) site lighting as as presented today.
 - Board member Palmer seconded the motion.
 - Motion approved (5-0-1)
 - Board member Rhodes recused herself from this item.

5. DRB230024 / Wills Overlook

Consideration of new construction

Susie (Octave Built) and Sarah Spencer (Landscaping) came forward to present.

- **DRB Questions & Answers:**
 - Do you have all materials that will be used?
 - Will there be any guard rails or fencing?
 - Will there be lighting on all the columns.
 - Are the larger entrance columns winter haven?
 - Is the herringbone patter going to be used as shown.
 - What is the description of the driveway material?
 - How far does the 6-foot fence extend to?
 - Is there a privacy fence on the end of the unit.
 - Board members read/discuss condition # 17 regarding fences.
 - Will this be considered a gated community?
 - Can you show the metal arch?
 - Are the LED channels only on the bottom?
 - Has the historic preservation looked at the Earl Wood house yet?
- **Public comment:**
 - No public comment
- ❖ Board member Schwing offered a motion to approve (DRB230024/ Wills Overlook) landscaping as presented today

including the hardscape and fencing.

- Board member Rhodes seconded the motion.
- Motion approved (6-0)

6. DRB230015 / Lakeview Retail

Consideration of new construction

Bennett Snyder (TPA Group) and Blake (Project Architect) came forward to present.

- **DRB Questions & Answers:**

- What is the material that is not cement?
- Do you have any samples of the color or material?
- Has the patio look been done on another one of your properties?
- Will the planters be irrigated?
- Can you point out where the materials will be placed on the actual building.
- Do you plan to have any plants on the outside area?
- Will this be seen from the roadway? Lakeview?
- Is the brick pre-finished, white, or painted?
- Is the grout a different color?
- Are you considering a wall Mural?
- Is it possible to get black brick?
- will the black brick only be on the 6000 building?
- How quickly are you looking to submit for the LDP?
- Where is the metal seam panel located.
- Where is the metal seam cover?
- Will we need to approve furniture?
- What is the material on dumpster enclosure?
- Is staff ok to assist with final approval?
- Will there be any string lights outside?
- Will the applicant agree to add black brick instead of painting the brick?
- Where is the back of the house located?
- Will there be some type of screening to cover back of house items?
- Can we see more information on the planter details?

- **Public comment:**

- No public comment

❖ Board member Rocco offered a motion to approve (DRB230015/ Lakeview Retail) elevation and materials as presented and planter wall shall be subject to final approval from staff.

- Board member Owens seconded the motion.

- Motion approved (4-1-1) Chairman Kramer voted against.
- Board member Rhodes recused herself from this item.

7. DRB230028 / The Cooler Trampoline Park

Consideration of new fence and landscape along Westside Pkwy

David Schroder came forward to present.

- **DRB Questions & Answers:**

- Are you adding new condensing units?
- Looks like the landscaping is right up to the building is that correct?
- Will the fence be replaced that is currently on the property?
- Is the sidewalk away from the building?
- Looks like there will be a challenge with the landscaping and condensing units.
- Is there enough room for 15 units.
- Bret suggests getting rid of current evergreen to add the condensing units fit in better.
- What are the trees located on the ends of the building?
- Will the far exit existing doors be staying?
- Will the door located in the middle of the rear of the building be moved.
- Where will the door be moved to?
- Will you be power washing the retaining wall?
- Will all existing trees be able to tolerate the shade.
- What trees are current located on the property?
- Will the magnolias be trimmed?
- Are you adding Merrill magnolias?
- Will the gate surround the whole building?
- Is there a way to pull the sidewalk back.
- Did the fire marshal state that there had to be a concrete sidewalk?

- **Public comment:**

- No public comment
- ❖ Board member Schwing offered a motion to approve (DRB230028/ The Cooler Trampoline Park) the new fence proposed along the retaining wall and the landscaping on Westside Parkway with the following conditions, applicant will move remove evergreens and mimosas that are against the building but keep the crepe myrtles and the trees that are on each end. Applicant will power wash the existing retaining wall, applicant will add solid gates and fence on the east end of the building facing west side parkway to replace the existing chain

link. New fence will match the new fence on top of retaining wall and materials. Applicant may replace the sidewalk on top of retaining wall with mulch if desired and allowed by fire Marshall.

- Board member Owens seconded the motion.
- Motion approved (6-0)

- Board Members Break for Lunch **12:30 P.M**
- Board Members return from lunch and resume meeting **1:06 P.M**

8. DRB230029 / Brixmor (Cooper Hawk)

Consideration of new construction

Jennifer (representing Coopers Hawk)

- **DRB Questions & Answers:**

- Is there any storm water detention?
- Where is the dumpster location?
- Looks like there is a sidewalk from North point entrance into the center of the area.
- Are you using existing trees?
- What are the existing trees along North Point Pkwy
- With the reconfiguration of north point happening will this plan still work.
- Board members ask applicant to walk them thru each example of material being used on the building.
- How far apart are the fins on the building?
- What is the fin material?
- What is the finish behind the fin.
- Does the horizontal band stick out?
- Are the coolers accessed from inside the restaurant?
- Can we add something on the outside wall like a wine bottle or some vines or something above the coolers?
- Is there any other lighting on the building.
- What color is the trim around the windows?
- Where will grease traps be located?
- Will there be a monument sign?

- **Public comment:**

- No public comment

❖ Board member Rocco offered a motion to approve **(DRB230029/ Brixmor/Cooper Hawk)** site plan as presented today.

- Board member Rhodes seconded the motion.

- Motion approved (6-0)
- ❖ Board member Owens offered a motion to approve **(DRB230029/ Brixmor/Cooper Hawk)** Landscape plan as presented today.
 - Board member Schwing seconded the motion.
 - Motion approved (6-0)
- ❖ Board member Schwing offered a motion to approve **(DRB230029/ Brixmor/Cooper Hawk)** elevation and materials and building lighting with the following conditions: (1) applicant will submit a site line study to staff for approval, (2) applicant will include a mural on the west elevation as discussed for final approval by the art commission (3) applicant will introduce the material FCB2 on the middle 3 bays upper level of the south elevation (4) applicant will submit details of the pergola design to staff for final approval.
 - Board member Rocco seconded the motion.
 - Motion approved (6-0)
- ❖ Board member Schwing offered a motion to approve **(DRB230029/ Brixmor/Cooper Hawk)** site lighting.
 - Board member Rhodes seconded the motion.
 - Motion approved (6-0)

9. DRB230031 / Verzachi Bar & Restaurant

Consideration of exterior modifications

- **DRB Questions & Answers:**
 - What are the materials being used on the building?
 - What is the proposed building lighting.
 - What will the lighting be on the tower?
 - Board members have concern of the beaver roof elevation.
 - how close are you to submitting for your permit.
 - Is the wall on the balcony white EIFS?
 - will existing windows be removed?
- Board members state it is good to see an existing building being repurposed.
- **Public comment:**
 - No public comment
 - ❖ Board member Rocco offered a motion to approve **(DRB230031/ Verzachi Bar & Restaurant)** site plan as presented today.

- Board member Owens seconded the motion.
 - Motion approved (6-0)
- ❖ Board member Schwing offered a motion to approve (DRB230031/ Verzachi Bar & Restaurant) elevation and materials with the following conditions, the parapet cap will be painted in the hammered silver, on the Beaver Creek elevation the applicant will continue the hammered silver color on the center band of the EFIS, and add light fixtures on 4 square medallions, light fixtures will be submitted to staff for final approval. Applicant will repair or replace and dying landscape on the site.
- Board member Palmer seconded the motion.
 - Motion approved (6-0)

10.DRB230032 / Apiti Painting

Consideration of exterior changes and landscape

- **DRB Questions & Answers:**
 - Will there be the baker on the ground floor and your office on the top?
 - Will you be adding a couple of bathrooms?
 - Will the bakery have an industrial kitchen?
 - Do you get to the 2nd floor from the outside?
 - Do you need both set of stairs to enter the building.
 - Can the stair way off the patio be taken down. And keep the one on the south side??
 - Will the kitchen require any exhaust hoods or anything for the bakery.
 - Any thought about making the stairs a dark black or charcoal color.
 - Are the stairs natural wood or a yellow color?
 - Where is the dumpster location.
 - Will the windows be a clear glass?
 - Bret advises that it may be best to move the dumpster pad due to future issues with other adjacent businesses.
 - Will you have to do storm water detention for this site?
 - What are the colors for the rear of the building?
 - Wil there be any roof top air conditioning, or will they be ground level?
 - Is there a fence on the property.
 - Are you adding a fence?
 - Do you have a sample of the pavers?
 - Is the entrance driveway cement or asphalt?
 - Are the awnings bronze?
 - Are you proposing any building signage?

- **Public comment:**
 - No public comment
- ❖ Board member Rhodes offered a motion to approve **(DRB230032/ Apiti Painting)** site plan as presented today with the condition of the applicant to work with staff to move the dumpster in a better position for the possibility of future structure on the property.
 - Board member Rocco seconded the motion.
 - Motion approved (6-0)
- ❖ Board member Schwing offered a motion to approve **(DRB230032/ Apiti Painting)** elevation and materials as presented today with the following conditions (1) applicant will submit the mortar color to staff for final approval, (2) the stairs and railing will be a dark stain (Black or charcoal). For clarification the cable railing is what is being approved.
 - Board member Rocco seconded the motion.
 - Motion approved (6-0)
- ❖ Board member Owens offered a motion to approve **(DRB230032/ Apiti Painting)** landscape planting plan as submitted today.
 - Board member Rhodes seconded the motion.
 - Motion approved (6-0)

VIII. ADJOURNMENT

- ❖ With there being no further items to consider or discuss, Board member Kramer adjourned the meeting at 3:42 PM.

Respectfully submitted,

Tracy Jackson

Planning + Zoning Coordinator

LANDSCAPE REQUIREMENTS

Alpharetta, ga

A. SITE DENSITY

REQUIRED 1. Site Area = 2.03 Ac @ 130 Inches / Ac = 263.9 Inches

SDF = 263.9 Inches

EDF = 184.0 Inches

RDF = 79.9 Inches

No more than 25% of the trees planted shall be the same Genus.

No less than 50% of the trees planted shall be native.

No less than 40% of the trees planted shall be overstory trees.

No less than 40% of all landscaping planted shall be native.

PROVIDED	1.	Qty	Tree	Inches	=	Total	Species %	Native	Overstory
		3	Trident Maple	2	=	6	8.8%	N	M
		3	Forest Pansy Redbud	2	=	6		Y	S
		6	Brodie Eastern Redcedar	2	=	12		Y	S
		4	Green Street Chinese Pistache	3	=	12	11.8%	N	M
		5	Avalyn Laurel Oak	3	=	15	14.7%	Y	L
		1	Willow Oak	3	=	3	2.9%	Y	L
		2	Skinny Genes Oak	3	=	6	5.9%	Y	S
		4	Shumard Oak	3	=	12		Y	L
		3	Woodland Winged Elm	2	=	6	8.8%	Y	L
		3	Bosque Elm	2	=	6	8.8%	N	M
		34	Total RDF Provided		=	84		74%	71%

184 EDF + 84 RDF = 268 SDF

*Overstory Status: L= large, M= medium, S= small

*Native Status: Y= Yes, N= No

25% Of any one tree Genus is proposed to be planted (Oak)

13 Existing Native Oak + 24 Proposed Native Trees = 60% Native Trees on site

47% of the planted trees are overstory, obtaining a height 40'+, 57% are overstory if existing trees are considered.

31% Native trees and shrubs provided

B. PARKING LOT *see approved Variance Language AV230011 & Landscape Design Narrative sheet L-101.1

- REQUIRED
- 200 SF of landscape island at the end of each parking bay
 - 1 Island per 72 LF of single row parking
 - 1 Tree shall be planted in each island, Min. 2" caliper, 6' clear trunk.
 - 400 SF islands or corner islands shall be planted with a large shade tree.
 - Island shall be planted with shrubs, ornamental grasses, ground cover - sod, utilities, and lights are not permitted.
 - Shrubs shall screen paved areas, double row, 2' hgt at install

- PROVIDED
- Most landscape islands are 200 SF minimum
 - *See Civil sheets
 - A tree is planted in most landscape island; trees are 2" caliper with a 6' clear trunk; see Design Narrative sheet L-101.1
 - Shade tree planted in each 400 SF island
 - Remainder of the islands are planted with shrubs or ground cover
 - Double row of shrubs, installed at 2" hgt screen paved areas

C. LANDSCAPE STRIPS *see approved Variance Language AV230011

- REQUIRED
- Westside Pkwy: 20' Wide landscape strip w/ 1 tree per 40 LF
Westside Pkwy: 213' 40' (Georgia Power Easement) = 5 street trees required
Rainwater Dr: 10' Wide landscape strip w/ 1 tree per 40 LF *100' GA power easement present = 9 street trees required
Rainwater Dr: 270 LF / 30 LF
*average spread of existing trees is 30 LF
West Pl.: 213 LF less drive / 50 LF = 5 perimeter trees required
 - Shrubs shall be provided in all landscape strips; 2' Hgt at install
 - 5' wide landscape required
 - Double row of 24" Hgt. shrubs required

- PROVIDED
- Westside Pkwy: 20' wide landscape strip *submitted for GA power review
Understory trees used due to 100' transmission easement = 5 street trees
Rainwater Dr: 10' wide landscape strip
6 Existing Oak + 4 Existing Hollies + 1 Willow Oak = 11 street trees
 - Screen paved areas and parking from ROW with 24" Hgt. double row of shrubs
 - 5' wide existing landscape strip.
West Pl. 6 Existing trees = 6 perimeter trees
 - Double row of 24" Hgt. shrubs provided

D. FOUNDATION PLANTINGS

- REQUIRED
- Bldg foundation facing public streets shall be planted with a continuous evergreen/semi-evergreen shrubs.
 - Shrubs shall be installed at a min. 1' hgt and reach 3' hgt at 3 years.

- PROVIDED
- Foundation plantings provided.
 - Dwf Burford Holly are installed at 2' hgt.

E. GENERAL INFORMATION

*Site is zoned O-1

*Site is located within the Northpoint LCI

*Site is located within the Northpoint Eco district; requires 7 points

bio-retention = 2 pts

heat island reduction = 2 pts

connected open space = 2 pts

consolidated open space = 2 pts

sustainable landscape = 1 pts

additional landscape civic space = 1 pts

*Westside Parkway is considered a corridor of influence

*Westside Parkway is a Type B corridor

*Rainwater Drive is a Type C corridor

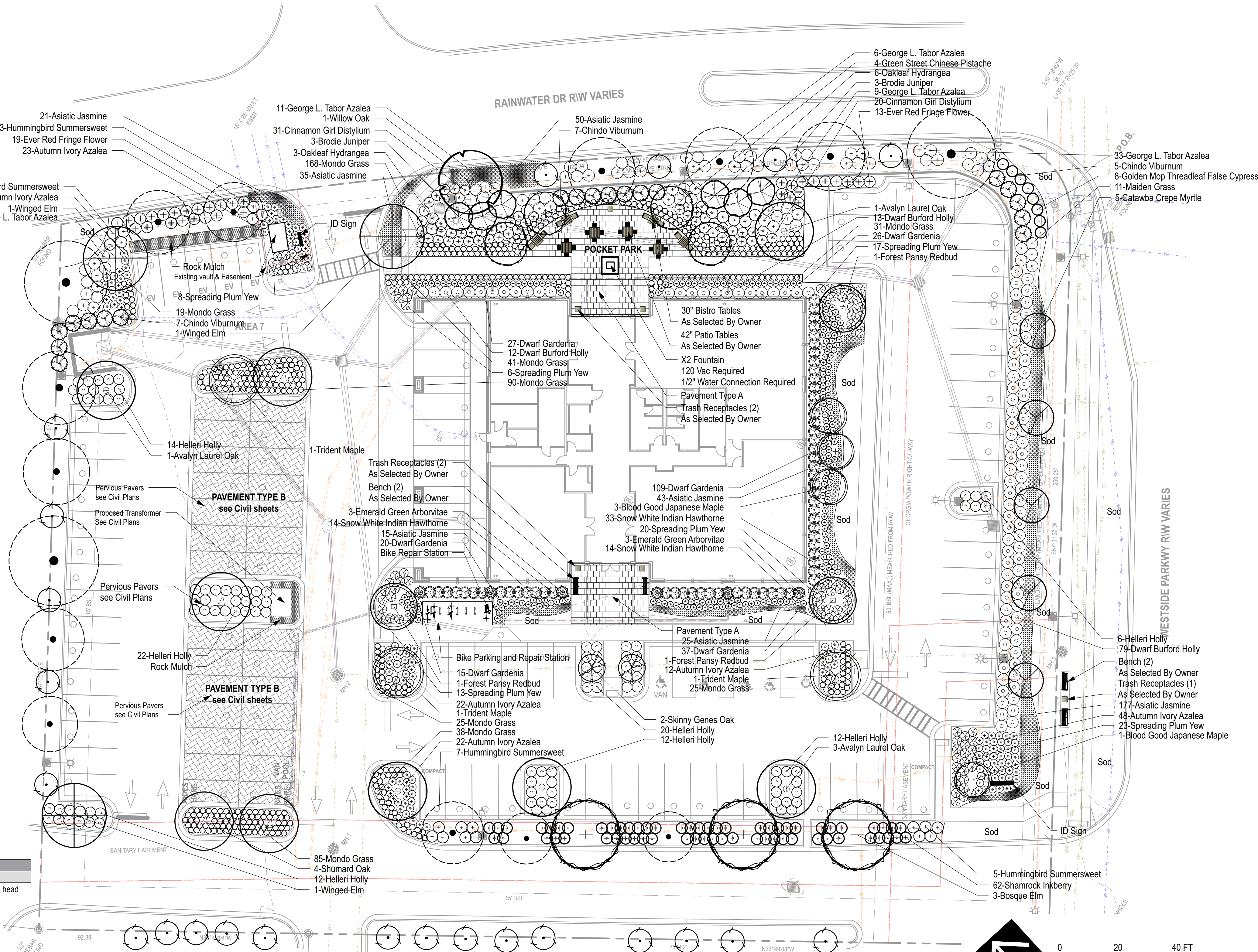
Connected open space to Rainwater Dr.

Consolidated open space at "patio area"

Additional Civic space at "patio area"

PLANT SCHEDULE

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Trees				
3	Acer buergerianum	Trident Maple	2" Cal, 10' Hgt; 6' CT	FL #1; B & B; single straight leader; full head
4	Acer palmatum var. atropurpureum 'Bloodgood'	Blood Good Japanese Maple	6'-8' Hgt; 3' CT	FL #1; B & B; well branched
3	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2" Cal, 8' Hgt; 6' CT	FL #1; B & B; regular branching
6	Juniperus virginiana 'Brodie'	Brodie Juniper	9'-10' Hgt.	FL #1; Full to ground
5	Lagerstroemia indica 'Catawba'	Catawba Crepe Myrtle	6'-8' Hgt.	FL #1; Multi-trunked, 3 canes
4	Pistacia chinensis 'Green Street'	Green Street Chinese Pistache	3" Cal, 14' Hgt; 6' CT	FL #1; B & B; regular branching
5	Quercus hemispherica 'QHMTF'	Avalyn Laurel Oak	3" Cal, 14' Hgt; 6' CT	FL #1; B & B; single straight leader; full head
1	Quercus phellos	Willow Oak	3" Cal, 14' Hgt; 6' CT	B & B; single straight leader
2	Quercus robur x alba	Skinny Genes Oak	3" Cal, 14' Hgt; 6' CT	FL #1; B & B; strong central leader
4	Quercus shumardii	Shumard Oak	3" Cal, 14' Hgt; 6' CT	FL #1; B & B; single straight leader; full head
6	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6'-7'	FL #1; Full to ground
3	Ulmus alata 'Woodland'	Winged Elm	2" Cal, 10' Hgt. x 6' Spr.	FL #1; B & B, Full head
3	Ulmus parvifolia 'Bosque'	Bosque Elm	2" Cal, 10' Hgt. x 6' Spr.	FL #1; B & B, Full head
Shrubs				
71	Azalea 'George L. Taber'	George L. Taber Azalea	30" Hgt x 30" Spr	Plant 48" O.C.
87	Cephalotaxus harringtonia 'Prostrata'	Spreading Plum Yew	7 Gal.	Tight and full; Plant 36" O.C.
8	Chamaecyparis pisifera 'Golden Mop'	Golden Mop	5 Gal.	
20	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	5 Gal.	
51	Distylium 'PIIDIST-V'	Cinnamon Girl Distylium	5 Gal.	Full, tight branched; Plant 42" O.C.
234	Gardenia jasminoides 'Radicans'	Dwarf Gardenia	3 Gal.	Plant 24" O.C.
9	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	36" Hgt. x 30" Spr.	Full
104	Ilex cornuta 'Dwarf Burford Holly'	Dwarf Burford Holly	Min. 30" Hgt x 28" Spr.	Full, well branched, well rooted
98	Ilex crenata 'Helleri'	Helleri Holly	3 Gal.	
62	Ilex glabra 'Shamrock'	Shamrock Inkberry	Min. 30" Hgt x 24" Spr.	Full head, well rooted, plant 42" O.C.
32	Loropetalum chinense 'Chang Nian Hong'	Ever Red Fringe Flower	Min. 30" Hgt x 28" Spr.	
11	Miscanthus sinensis 'Gracillimus'	Maiden Grass	5 Gal.	Plant 60" O.C.
61	Rhaphiolepis indica 'Snow White'	Snow White Indian Hawthorne	5 Gal.	Plant 36" O.C.
147	Rhododendron 'Roblev' PP25046	Autumn Ivory Azalea	5 Gal.	Plant 30" O.C.
19	Viburnum acerifolium 'Chindo'	Chindo Viburnum	6'-8' Hgt.	Full body, Full to ground
Groundcovers				
522	Ophiopogon japonicus	Mondo Grass	1 Gal.	Space 12" O.C.
366	Trachelospermum asiaticum	Asiatic Jasmine	1 Gal.	Space 24" O.C.
5933	Cynodon dactylon 'TifTuf 419'	TifTuf Bermuda	SF; Sod	
Other				
453	Long Needle Pine Straw	Long Needle Pine Straw	Bales	
237	Rock Mulch	Rock Mulch	SF.	See Specifications



Manley Land Design, Inc.

51 Old Canton Street

Alpharetta, Georgia 30009

770.442.8171 tel

CLIENT:

ROBERTS PROPERTIES,
INC

375 NORTHBRIDGE RD

SUITE 330

ATLANTA, GA 30350

ROBERTS PROPERTIES

11556 WESTSIDE PARKWAY
ALPHARETTA, GA 30009

PROJECT INFORMATION:

REVISION SCHEDULE:

NO. DATE BY DESCRIPTION

MLD PROJECT #: 2022336

DRAWN BY: MB

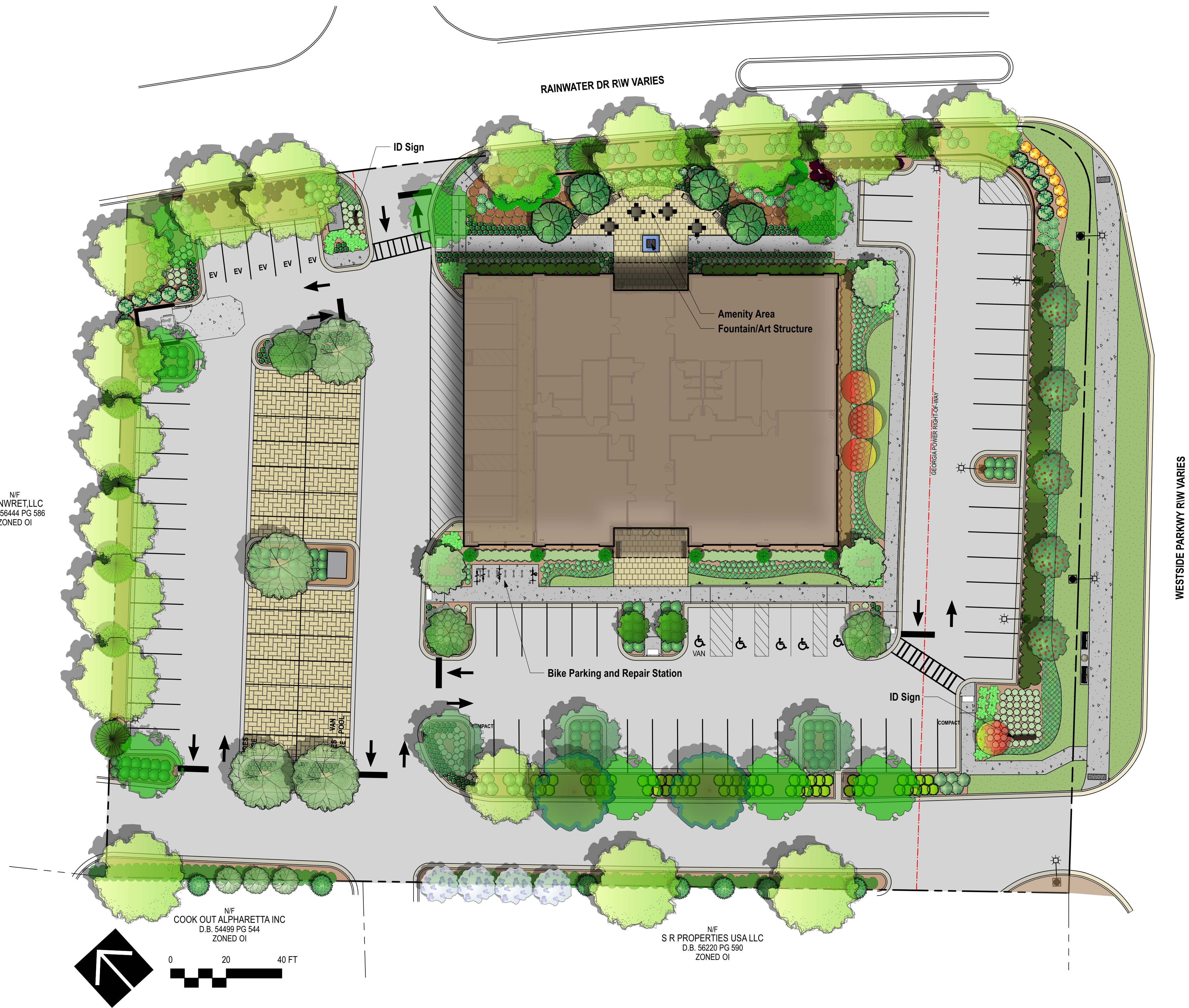
CHECKED BY: ADN

DATE: 8/4/23

Landscape Plan

L-001

LDP PERMIT





Art Structure Fountain (X2 Fountaing with Corten finish)



Inspirational representation:
42" Square Table with Four Chairs



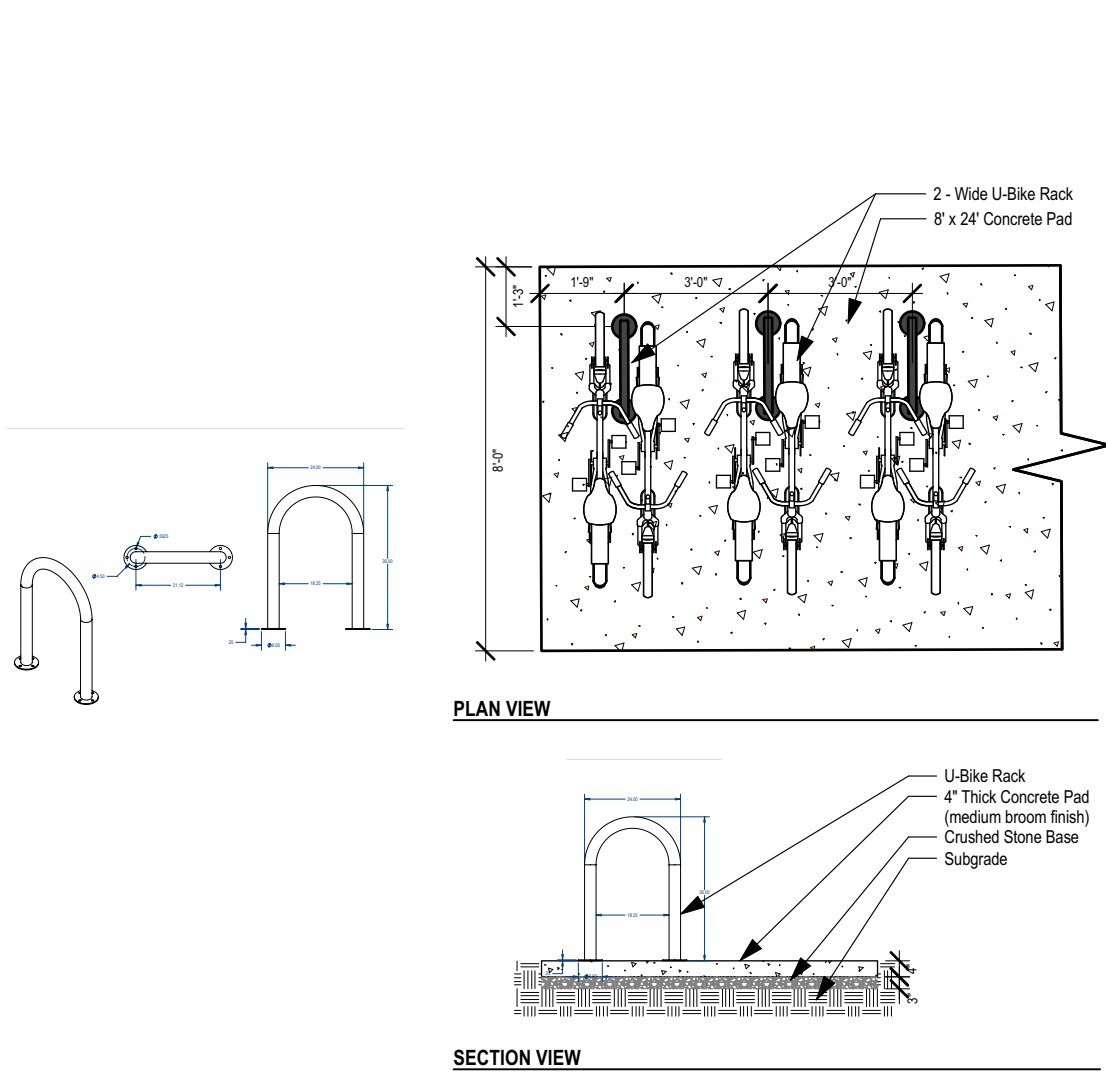
Inspirational representation:
6' Site Bench



Inspirational representation:
Trash Receptacles



Inspirational representation:
24" x 24" Pavers
COLOR: Light Tan to Buff



1 **BIKE RACK**
Scale: NTS



2 **BIKE REPAIR STATION**
Scale: NTS

SITE AMENITY CHART

PAVEMENT TYPES (REQUIRE: 10 SF MOCK-UP FOR APPROVAL)

QTY	DESCRIPTION	COLOR	FINISH	REMARKS
1,875 SF	PAVEMENT TYPE A -	LIGHT TAN TO BUFF AS APPROVED BY OWNER		SCREENING SAND SET OVER CRUSHED STONE BASE SLOPE AS INDICATED ON DRAWINGS LAYING OF PAVERS MUST MEET ALL LOCAL, STATE, AND FEDERAL ADA REQUIREMENTS
	PATTERN: TBD *contractor to review and confirm square footage indicated Detail:			
4,574 SF	PAVEMENT TYPE B - PERMEABLE PAVERS	GRAPHITE OR AS APPROVED BY OWNER		SEE CIVIL DRAWINGS
	PATTERN: TBD *contractor to review and confirm square footage indicated Detail:			

AMENITY SITE FURNITURE

QTY	DESCRIPTION	COLOR	FINISH	REMARKS
6	BIKE RACK U STYLE BIKE RACK	BLACK	POWDER COAT	2 7/8" OD SURFACE MOUNT ON 8' X 24' CONCRETE PAD, SEE DETAIL 6 BIKE RACKS PER CONCRETE PAD
4	6' SITE BENCH	BLACK	POWDER COAT	SURFACE MOUNTED BENCH AS APPROVED BY OWNERS
1	BIKE REPAIR STATION DELUXE PUBLIC WORK STAND OR APPROVED EQUAL	BLACK	POWDER COAT	SURFACE MOUNTED BIKE REPAIR STATION AS APPROVED BY OWNERS
4	42" SQUARE TABLES	ANODIZED BLACK ALUMINUM	POWDER COAT	AS APPROVED BY OWNER
4	30" SQUARE BISTRO TABLES	ANODIZED BLACK ALUMINUM	POWDER COAT	AS APPROVED BY OWNER
24	CHAIRS	ANODIZED BLACK ALUMINUM	POWDER COAT	AS APPROVED BY OWNER
6	TRASH RECEPTACLES	ANODIZED BLACK ALUMINUM	POWDER COAT	AS APPROVED BY OWNER

GROUNDCOVER



Mondo Grass
Ophiopogon japonicus



Asiatic Jasmine
Trachelospermum asiaticum

SHRUBS



George L. Taber Azalea
Azalea 'George L. Taber'



Spreading Japanese Plum Yew
Cephalotaxus harringtonia 'Prostrata'



Golden Mop False Cypress
Chamaecyparis pisifera 'Golden Mop'



Hummingbird Summersweet
Clethra alnifolia 'Hummingbird'



Cinnamon Girl Distylium
Distylium Cinnamon Girl



Dwarf Gardenia
Gardenia jasminoides 'Radicans'



Ruby Slippers Oakleaf Hydrangea
Hydrangea quercifolia



Dwarf Burford Holly
Ilex cornuta 'Dwarf Burford'



Ilex crenata 'Helleri'
Helleri Holly



Shamrock Inkberry
Ilex glabra 'Shamrock'



Ever Red Fringe Flower
Loropetalum chinense 'Chang Nian Hong'



Maiden Grass
Miscanthus sinensis 'Gracillimus'



Snow White Indian Hawthorne
Raphiolepis indica 'Snow White'



Autumn Ivory Azalea
Rhododendron 'Roblev' PP25046



Chindo Sweet Viburnum
Viburnum awabuki 'Chindo'

TREES



Trident Maple
Acer buergerianum



Bloodgood Japanese Maple
Acer palmatum var. atropurpureum 'Bloodgood'



Forest Pansy Redbud
Cercis canadensis 'Forest Pansy'



Brodie Juniper
Juniperus virginiana 'Brodie'



Catawba Crape Myrtle
Lagerstroemia indica 'Catawba'



Green Street Chinese Pistache
Pistacia chinensis 'Green Street'



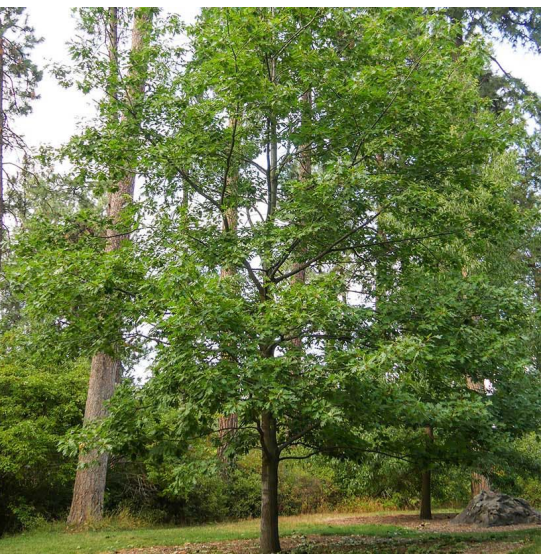
Avalyn Laurel Oak
Quercus hemispherica 'QHMTF'



Willow Oak
Quercus phellos



Skinny Genes Oak
Quercus robur x alba



Shumard Oak
Quercus shumardii



Emerald Green Arborvitae
Thuja occidentalis 'Smaragd'



Winged Elm
Ulmus Alata 'Woodland'



Bosque Elm
Ulmus parvifolia 'Bosque'

PLANT SCHEDULE

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Trees				
3	Acer buergerianum	Trident Maple	2" Cal, 10' Hgt; 6' CT	FL #1; B & B; single straight leader; full head
4	Acer palmatum var. atropurpureum 'Bloodgood'	Blood Good Japanese Maple	6'-8' Hgt; 3' CT	FL #1; B & B; well branched
3	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2" Cal, 8' Hgt; 6' CT	FL #1; B & B; regular branching
6	Juniperus virginiana 'Brodie'	Brodie Juniper	9'-10' Hgt.	FL #1; Full to ground
5	Lagerstroemia indica 'Catawba'	Catawba Crepe Myrtle	6'-8' Hgt.	FL #1; Multi-trunked, 3 canes
4	Pistacia chinensis 'Green Street'	Green Street Chinese Pistache	3" Cal, 14' Hgt; 6' CT	FL #1; B & B; regular branching
5	Quercus hemispherica 'QHMTF'	Avalyn Laurel Oak	3" Cal, 14' Hgt; 6' CT	FL #1; B & B; single straight leader; full head
1	Quercus phellos	Willow Oak	3" Cal, 14' Hgt; 6' CT	B & B; single straight leader
2	Quercus robur x alba	Skinny Genes Oak	3" Cal, 14' Hgt; 6' CT	FL #1; B & B, strong central leader
4	Quercus shumardii	Shumard Oak	3" Cal, 14' Hgt; 6' CT	FL #1; B & B; single straight leader; full head
6	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6'-7'	FL #1; Full to ground
3	Ulmus alata 'Woodland'	Winged Elm	2" Cal, 10' Hgt. x 6' Spr.	FL #1; B & B, Full head
3	Ulmus parvifolia 'Bosque'	Bosque Elm	2" Cal, 10' Hgt. x 6' Spr.	FL #1; B & B, Full head
Shrubs				
71	Azalea 'George L. Taber'	George L. Taber Azalea	30" Hgt x 30" Spr	Plant 48" O.C.
87	Cephalotaxus harringtonia 'Prostrata'	Spreading Plum Yew	7 Gal.	Tight and full; Plant 36" O.C.
8	Chamaecyparis pisifera 'Golden Mop'	Golden Mop	5 Gal	
20	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	5 Gal.	
8	Distylium 'PIIDIST-V'	Cinnamon Girl Distylium	5 Gal.	Full, tight branched; Plant 42" O.C.
51	Gardenia jasminoides 'Radicans'	Dwarf Gardenia	3 Gal	Plant 24" O.C.
234	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	36" Hgt. x 30" Spr.	Full
9	Ilex cornuta 'Dwarf Burford Holly'	Dwarf Burford Holly	Min. 30" Hgt x 28" Spr.	Full, well branched, well rooted
98	Ilex crenata 'Helleri'	Helleri Holly	3 Gal.	
62	Ilex glabra 'Shamrock'	Shamrock Inkberry	Min. 30" Hgt x 24" Spr.	Full head, well rooted, plant 42" OC.
32	Loropetalum chinense 'Chang Nian Hong'	Ever Red Fringe Flower	Min. 30" Hgt x 28" Spr.	
11	Miscanthus sinensis 'Gracillimus'	Maiden Grass	5 Gal.	Plant 60" O.C.
61	Rhaphiolepis indica 'Snow White'	Snow White Indian Hawthorne	5 Gal	Plant 36" O.C.
147	Rhododendron 'Roblev' PP25046	Autumn Ivory Azalea	5 Gal.	Plant 30" O.C.
19	Viburnum agakuki 'Chindo'	Chindo Viburnum	6'-8' Hgt.	Full body, Full to ground
Groundcovers				
522	Ophiopogon japonicus	Mondo Grass	1 Gal.	Space 12" O.C.
366	Trachelospermum asiaticum	Asiatic Jasmine	1 Gal.	Space 24" O.C.
5933	Cynodon dactylon 'TifTuf 419'	TifTuf Bermuda	SF, Sod	
Other				
453	Long Needle Pine Straw	Long Needle Pine Straw	Bales	
237	Rock Mulch	Rock Mulch	SF.	See Specifications



Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30009
770.442.8171 tel

CLIENT:

ROBERTS PROPERTIES,
INC

375 NORTHBRIDGE RD
SUITE 330
ATLANTA, GA 30350

ROBERTS PROPERTIES
11556 WESTSIDE PARKWAY
ALPHARETTA, GA 30009

PROJECT INFORMATION:

REVISION SCHEDULE:

NO. DATE BY DESCRIPTION

MLD PROJECT # :	2022336
DRAWN BY:	MB
CHECKED BY:	ADN
DATE:	8/4/23

Plant Material

LDP PERMIT

L-004

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 to handwrite your responses, please print in a clear, easily legible fashion.

Please complete this form and the submittal package in its entirety. *See Page 2 "Instructions and Required Materials" for details.* Lastly, verify that all information is true and accurate.

Your completed submittal package should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Please note that a 3% convenience fee will be added to all credit card transactions. Applications will be accepted only on the dates reflected on the page of this form titled "Filing 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: Kimball Bridge Condominiums

Location Address: 0 Kimball Bridge Road

Mailing Address: 145 Houze Way

City: Roswell State: Ga. Zip Code: 30076 - _____

Contact for All Notifications: Steve Rowe (AEC, Inc.)

Contact Telephone: 770 - 641 - 1942 Mobile Telephone: 404 - 906 - 1639

Fax: _____ - _____ - _____ Email: slr@aecatl.com

Contact's Relation to Business: Engineer/ Landscape Architect

This Application For (Check all that apply):

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

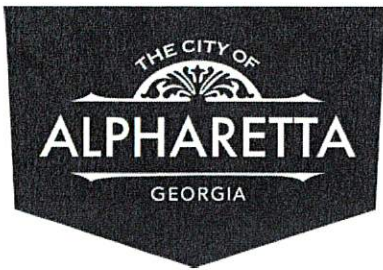
Application Fees:

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: Sta Ventures, LLC

Physical Address: 145 Houze Way

Mailing Address: 145 Houze Way

City: Roswell State: Ga. Zip Code: 30076 -

Owner Telephone: 770 - 575 - 7041 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): Stephen Allen Date: June 29 2023

Owner Signature: 

Property Information:

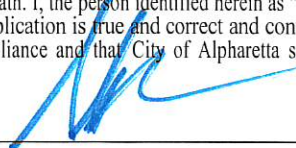
Address (If Assigned) :

Tax ID or Map Reference Number: 12 284208010368

Land Lot(s): 801 District: 1st Section: 2 nd

Existing Zoning of Property: R-8 A/D Existing Uses of Property: Vacant

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: 6/20/23

Print Form

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
- ☒ 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)
- ☒ Provide site line study from the public right of way showing locations of roof-top equipment
 - Vents
 - Satellite dishes
 - Exhaust pipes
 - Antennas
- ☒ Locations of building lighting
- ☒ Perspective drawings and renderings

Submittal Procedure:

One (1) original plus one (1) copy of a completed Hearing application and supporting documents are to be filed by the deadline dates reflected on the following page. Completed applications received after the deadline dates 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 component of your submittal must be saved as a separate file document (for example, all of your individual documents relating to the Exterior Elevation Review (site plan, site line study, and lighting and material cut sheet) should all be saved into one PDF document.

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. Two (2) 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, sample boards, or mounted drawings) should not be submitted, but brought by the Applicant to the scheduled Design Review Board meeting.

DESIGN REVIEW BOARD REVIEW CRITERIA

How will this proposal be visually compatible with the character of the surrounding areas?

WE USED THE SURROUNDING BUILDINGS AND HOMES IN THE AREA
AS INSPIRATION FOR OUR DESIGN, IN BOTH FORM AND COLOR SELECTION.

In your submittal package, have you included a site line study from the public right of way, which shows the location of rooftop structures? If not, please explain below.

☒ Yes

☐ No

PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in land lot 801 of the 1ST District, 2ND Section, Fulton County, Alpharetta, Georgia, and being more particularly described as follows:

BEGINNING at the intersection of the southern of way of Kimball Bridge Road Road (ROW varies), the property owned by the City of Alpharetta and the property owned by STA Ventures, LLC, at an iron pin, said point being **Point of Beginning** and **True Point of Beginning**;

Thence continuing along the Right of Way of Kimball Bridge Road along a curve to the right a distance of 133.99 having a radius of 347.77' having a chord of S 38°17'35" E a distance of 133.16' to an iron pin found; Thence S 25°13'23" E a distance of 23.85' to an point; Thence departing said Right of Way S 73°42'16" W a distance of 349.76' to an point, said point being on the Right of Way of Westside Parkway (right of way varies); Thence continuing along said Right of Way along a curve to the right a distance of 159.32 having a radius of 9138.38' having a chord of N 06°15'08" E a distance of 159.32 to an iron pin found; Thence departing said right of way N 73°43'53" E a distance of 235.09' to an point, said point being the **True Point of Beginning**.

Said tract of land contains 1.008 acres. (43,908 square feet)



*STORMWATER MANAGEMENT WILL BE HANDLED UNDERGROUND SYSTEM

LINETYPE LEGEND		LEGEND	
PROPOSED CURB	————	BC	BACK OF CURB
EXISTING CURB	- - - - -	B.S.L.G	BUILDING SETBACK LINE
SETBACKS	- - - - -	C&G	CURB AND GUTTER
PROPERTY LINES	————	OIP	CAST IN PLACE
	————	CONC.	CONCRETE
	————	FC	FACE OF CURB
	————	H/C	HANDICAP
LIMITS OF DISTURBANCE (LOD)	————	L/S	LANDSCAPE AREA
	————	L	LEVEL/LANDING
	————	R	RAMP
	————	S/W	SIDEWALK
	————	LD	LIGHT DUTY PAVEMENT
	————	HD	HEAVY DUTY PAVEMENT
	————	R/W	RIGHT OF WAY
	————	FOC	FACE OF CURB
	————	COA	CITY OF ALPHARETTA

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 RELOCATION WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.

ALL UTILITY LOCATES AND RELOCATIONS, AND OR DAMAGE WILL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR.

DEVELOPER/CONTRACTOR MUST CONTACT CITY OF ALPHARETTA LOCATE PERSONNEL DIRECTLY FOR TRAFFIC SIGNAL UTILITY LOCATES. PHONE (678) 297-6200.

ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.

ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD AND GDOT PLAN SPECIFICATION AND MUST BE THERMO-PLASTIC.

ALL H/C RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.

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.

BACKSLOPES AND ISLANDS MUST BE DESIGNED TO ACCEPT H/C RAMPS AT LANDINGS THAT MEET AADT REQUIREMENTS (ALPHARETTA STANDARD 902) IF SIGNALIZATION OR SIGNAL MODIFICATIONS ARE REQUIRED AS PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENG. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

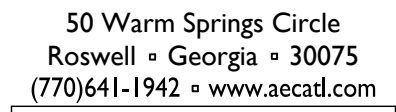
1. A GEORGIA CERTIFICATE OF COMPETENCY HOLDER FOR AUTOMATIC FIRE SPRINKLER SYSTEMS WILL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE UNDERGROUND SUPPLY PIPING.
2. DURING CONSTRUCTION AND FOR PERMANENT ACCESS, ROADWAYS CONSTRUCTED OF AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED PER INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.2.3, 2006 EDITION.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

TELEPHONE & DSL	AT&T, INC.	(678) 624-7143
POWER	GEORGIA POWER	(877) 365-3276
WATER & SEWER	FULTON COUNTY WATER & SEWER	(404) 612-7470
GAS	ATLANTA GAS & LIGHT	(404) 391-7561

- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
- ALL STRIPING TO BE THERMOPLASTIC WITHIN CITY AND GOVT RIGHT-OF-WAY.
- ALL PROPOSED ROADWAYS ARE TO BE TYPE II PAVEMENT SECTION, PER CITY OF ALPHARETTA STANDARD 901.
- ALL PAVING OUTSIDE OF PUBLIC RIGHT-OF-WAY TO BE 6:2:1 ASPHALT PAVING.

TRASH TO BE ROLLED OUT IN BINS FOR PICKUP.



LAYOUT PLAN- PARKING LEVEL

KIMBALL BRIDGE

CONDOS

ALPHARETTA, GEORGIA

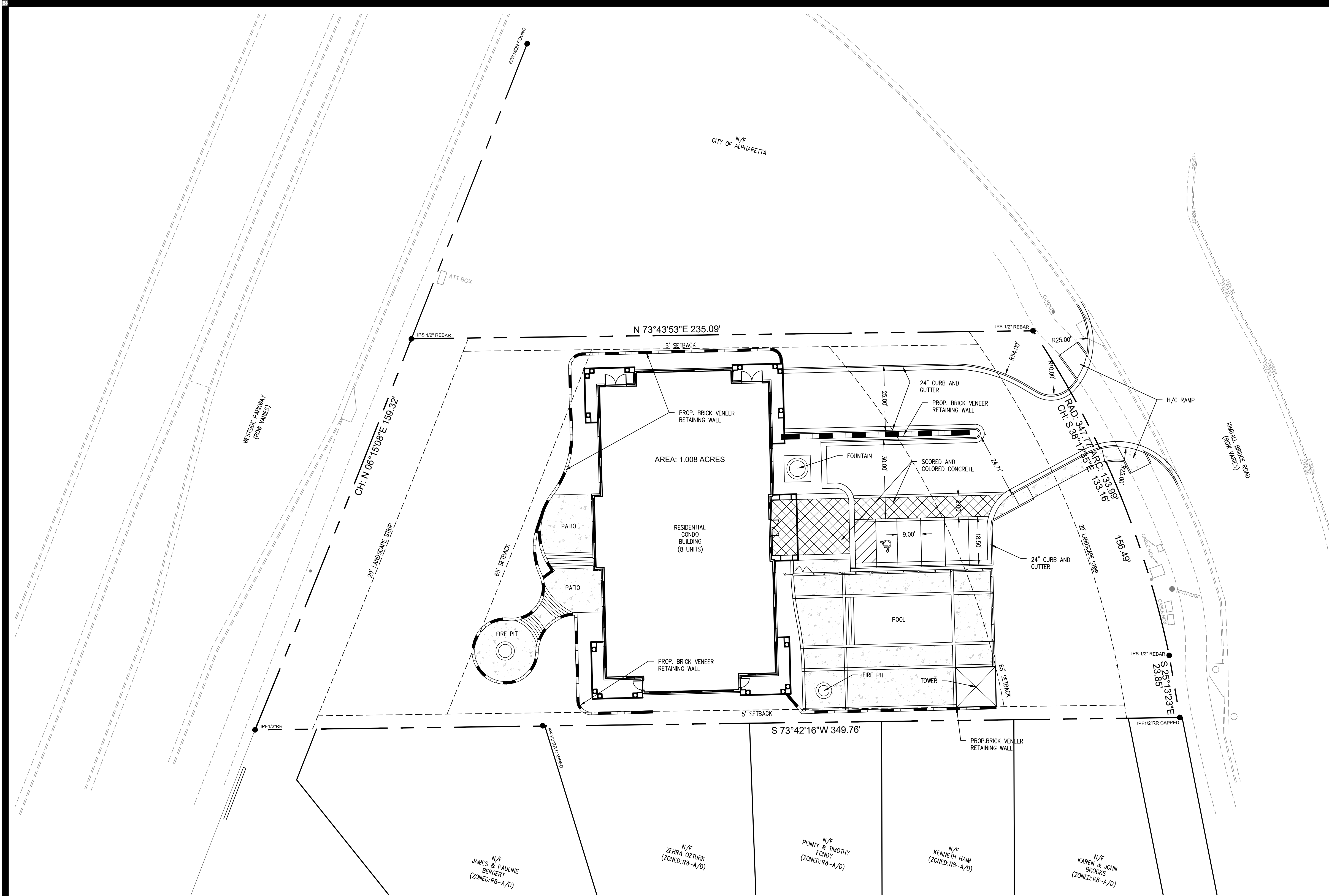
NO.	REVISIONS	DATE

COPYRIGHT BY AEC, INC.

PROJECT NO.: 18-4209.10
CIVIL DRAWN BY: XXX
CIVIL DESIGNED BY: XXX
LANDSCAPE DRAWN BY: JPS
LANDSCAPE DESIGNED BY: JPS
CHECKED BY: XXX
DATE - June 30, 2023

SHEET

C4.0



LINETYPE LEGEND		LEGEND	
PROPOSED CURB	---	BC	BACK OF CURB
EXISTING CURB	---	B.S.L.	BUILDING SETBACK LINE
SETBACKS	---	C&G	CURB AND GUTTER
PROPERTY LINES	---	OP	CAST IN PLACE
LIMITS OF DISTURBANCE (LOD)	---	CONC.	CONCRETE
		FO	FACE OF CURB
		H/C	HANDICAP
		L/S	LANDSCAPE AREA
		L	LEVEL/LANDING
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		S/W	SIDEWALK
		LD	LIGHT DUTY PAVEMENT
		HD	HEAVY DUTY PAVEMENT
		R/W	RIGHT OF WAY
		FOC	FACE OF CURB
		COA	CITY OF ALPHARETTA

- CITY OF ALPHARETTA TRAFFIC NOTES**
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 3. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
 4. ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD AND GDOT PLAN SPECIFICATION AND MUST BE THERMO-PLASTIC.
 5. ALL H/C RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
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 7. SIDEWALKS AND ISLANDS MUST BE DESIGNED TO ACCEPT H/C RAMPS AND LANDINGS THAT MEET ADA REQUIREMENTS (ALPHARETTA STANDARD 902).
 8. IF SIGNALIZATION OR SIGNAL MODIFICATIONS ARE REQUIRED AS PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENG. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

- CITY OF ALPHARETTA FIRE MARSHALL NOTES**
1. A GEORGIA CERTIFICATE OF COMPETENCY HOLDER FOR AUTOMATIC FIRE SPRINKLER SYSTEMS WILL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE UNDERGROUND SUPPLY PIPING.
 2. 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, 2006 EDITION.

CAUTION
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UTILITY PROVIDERS		
TELEPHONE & DSL	AT&T, INC.	(678) 624-7143
POWER	GEORGIA POWER	(877) 365-3276
WATER & SEWER	FULTON COUNTY WATER & SEWER	(404) 612-7470
GAS	ATLANTA GAS & LIGHT	(404) 391-7561

- LAYOUT NOTES**
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
 - ALL STRIPING TO BE THERMOPLASTIC WITHIN CITY AND GDOT RIGHT-OF-WAY.
 - ALL PROPOSED ROADWAYS ARE TO BE TYPE II PAVEMENT SECTION, PER CITY OF ALPHARETTA STANDARD 901.
 - ALL PAVING OUTSIDE OF PUBLIC RIGHT-OF-WAY TO BE 6:2:1 ASPHALT PAVING.

TRASH NOTE:
TRASH TO BE ROLLED OUT IN BINS FOR PICKUP.



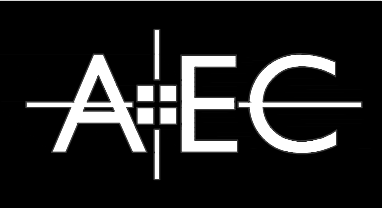
NORTH



Scale 1" = 20'



GEORGIA811
Utilities Protection Center, Inc.
Know what's below.
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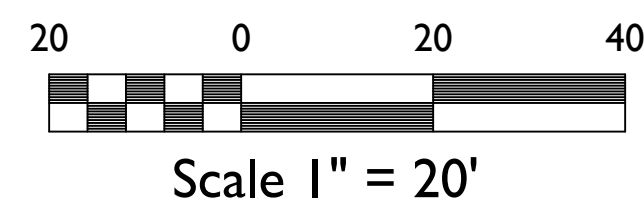
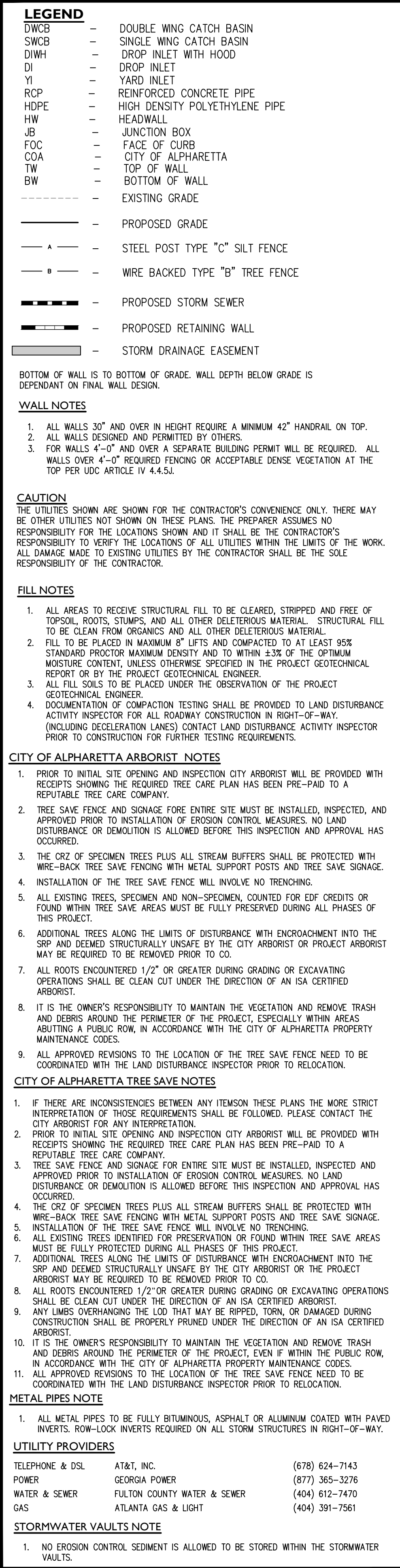
LAYOUT PLAN- MAIN FLOOR

KIMBALL BRIDGE CONDOS ALPHARETTA, GEORGIA

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Scale 1" = 20'



GRADING PLAN

**KIMBALL BRIDGE
CONDOS**
ALPHARETTA, GEORGIA

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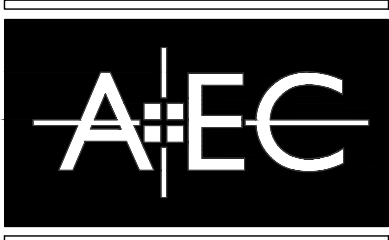
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20 0 20 40
Horizontal Scale 1" = 20'
Vertical Scale 1" = 20'



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SITE PROFILE

KIMBALL BRIDGE
CONDOS
ALPHARETTA, GEORGIA

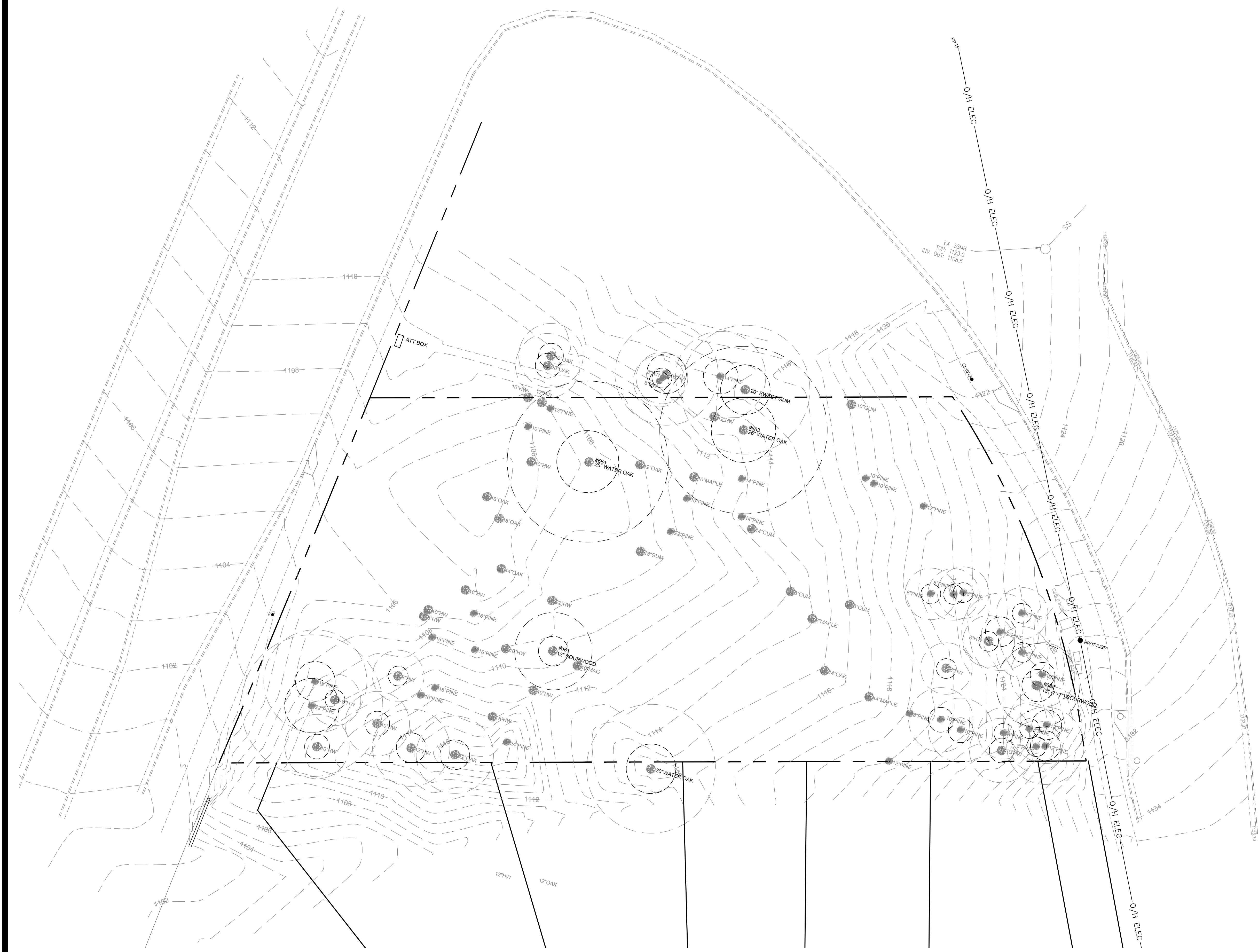
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NORTH

20 0 20 40

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TREE PROTECTION & REPLACEMENT KEY

NON-SPECIMEN TREE REMOVED

CRITICAL ROOT ZONE

DRIP LINE / ROOT PLATE

A A TREE PROTECTION FENCE

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EXISTING CONDITIONS

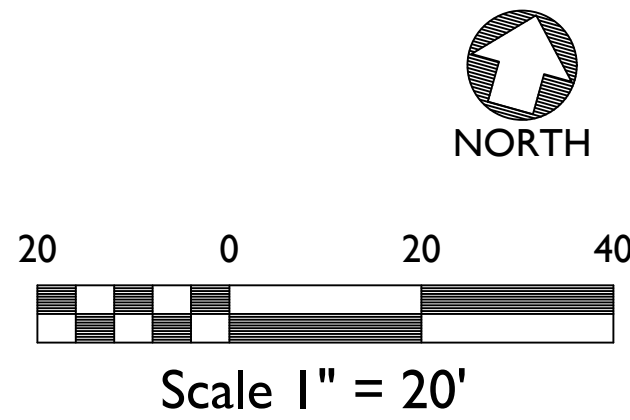
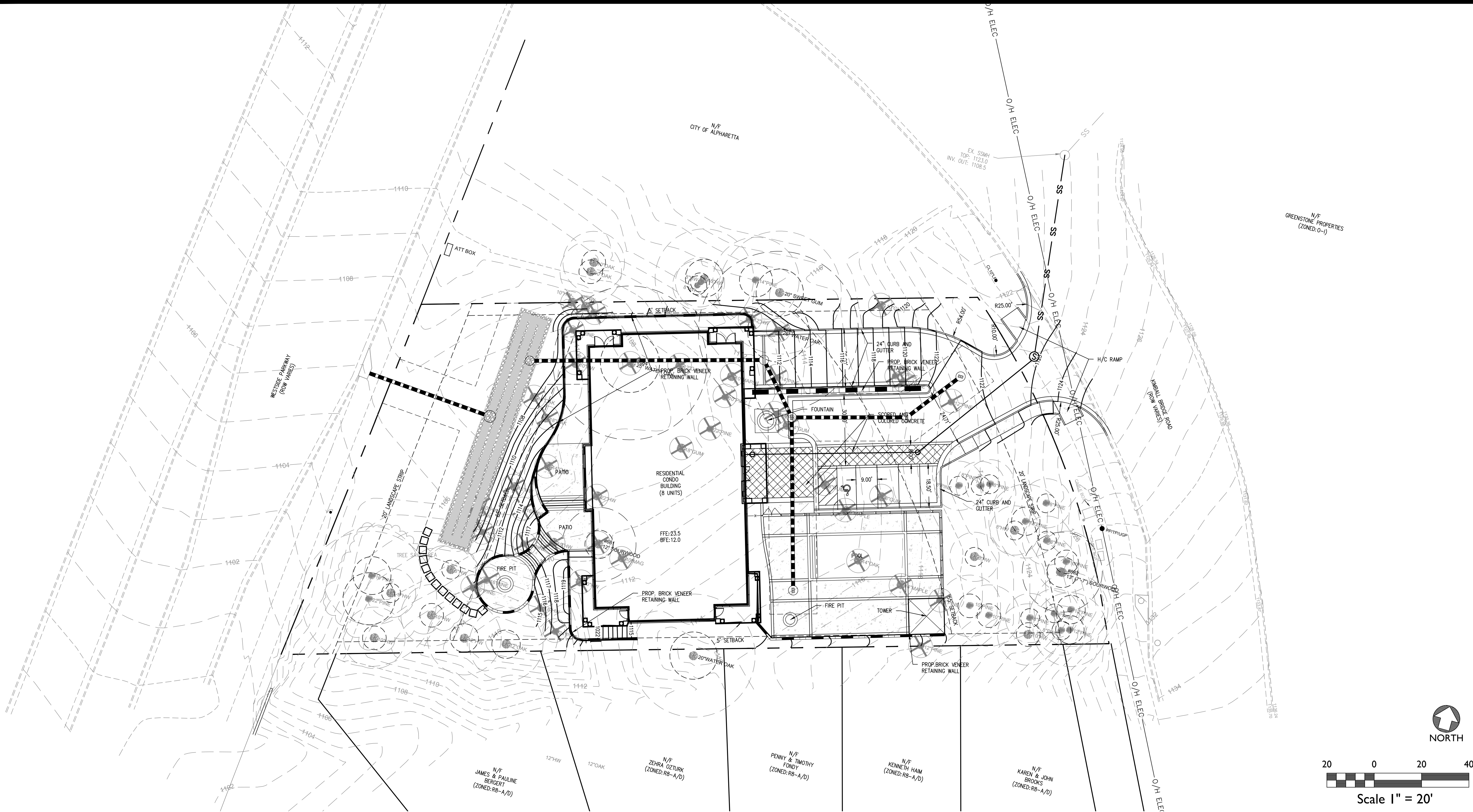
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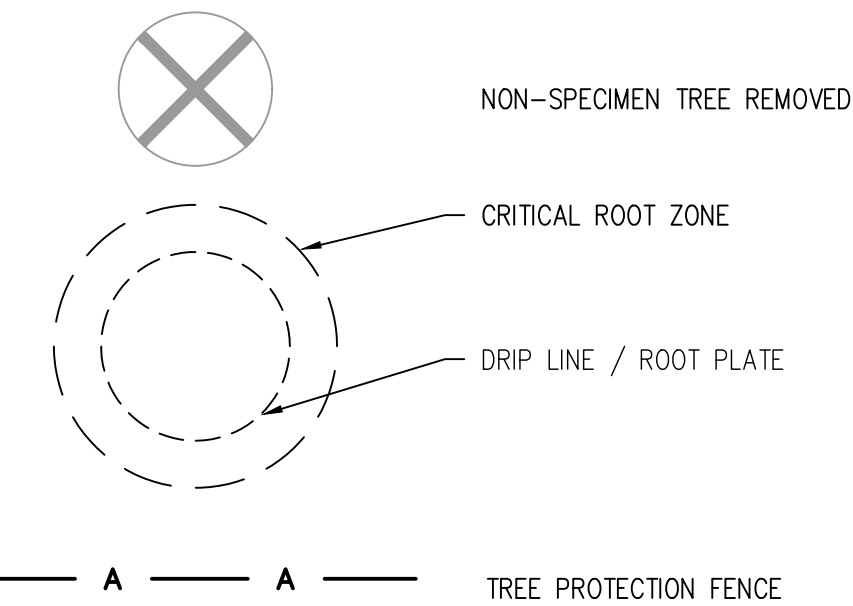
NOTE: NO SPECIMEN TREES ARE TO BE REMOVED WITHIN PROPERTY BOUNDARY.

Tagged Trees to be Removed					
Tag #	Tree	DBH	Specimen	Specimen Multiplier	Total Inches
481	Sourwood	12"	No	0	
483	Water Oak	26"	No	0	
484	Water Oak	25"	No	0	
Total Specimen Tree Inches To Reconcile					0

Tree Density Calculations					
Total Site Area(ac)	1.01				
Utility & Maintenance Easements (on Site/within Project Limits) (ac)	0.0				
Site Acreage Considered for Density (ac)	1.01				
(Total Acreage - Utility Easement Acreage)					
Density Inches Requirement (Inches/acre)	130				
Total Site Density Factor (SDF) (Inches)	131.3"				
(Density Acreage X Density Unit Requirement)					
Total Existing Density Factor (EDF) (Inches)	267.0"				
Total Replacement Density Factor (RDF) (Inches)	(135.7")				
(SDF - EDF)					
Replacement Density Inches Provided (Inches)	126.0"				
Density Requirement Met					

Trees to Remain						
Qty	Tag #	Tree	DBH	Unit Value	Specimen Multiplier	Total Inches
4		Hardwood	8"	8	1	32"
2		Oak	12"	12	1	24"
3		Hardwood	10"	10	1	30"
8		Pine	8"	8	1	64"
3		Pine	10"	10	1	30"
3		Pine	12"	12	1	36"
1		Pine	16"	16	1	16"
1		Pine	22"	22	1	22"
1	682	Sourwood	13"	13	1	13"
26					Total Inches to Remain	267"

TREE PROTECTION & REPLACEMENT KEY



OVERALL TREE
PROTECTION PLAN

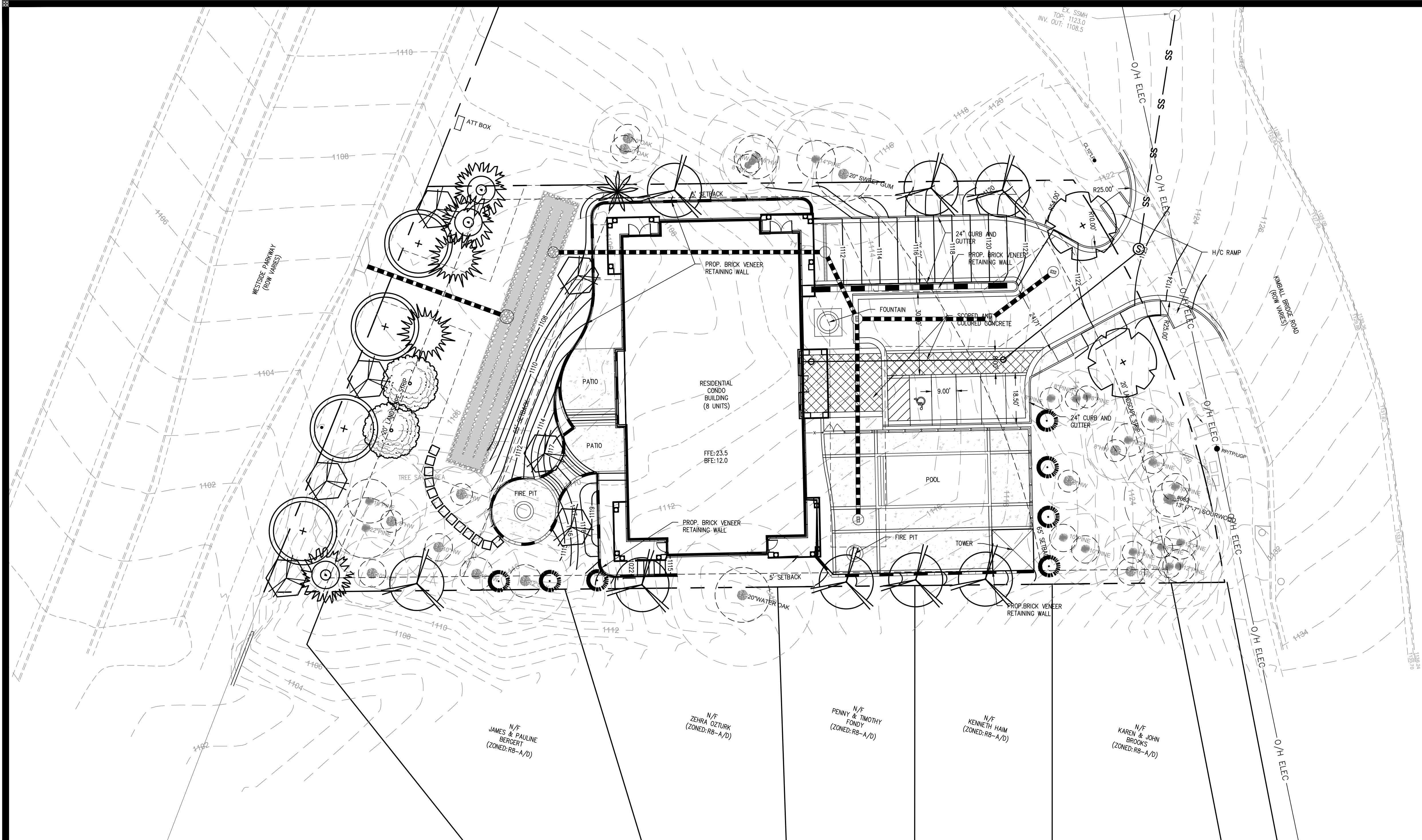
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TREE SYMBOL KEY	
	PRINCETON ELM
	BLACK GUM
	WILLOW OAK
	GREEN GIANT ARBORVITAE
	RADICANS JAPANESE CEDAR
	BRACKENS BROWN BEAUTY MAGNOLIA
	BRODIE JAPANESE CEDAR
	EUROPEAN HORNBEAM
	NELLIE R. STEVENS HOLLY
	RIISING SUN REDBUD



Scale 1" = 20'



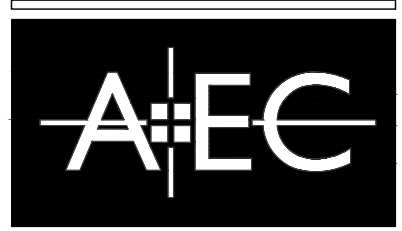
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TREE PROTECTION & REPLACEMENT KEY	
	NON-SPECIMEN TREE REMOVED
	CRITICAL ROOT ZONE
	DRIP LINE / ROOT PLATE
	TREE PROTECTION FENCE

Tree Density Calculations	
Total Site Acreage(ac)	1.01
Utility & Maintenance Easements [on Site/within Project Limits] (ac)	0.0
Site Acreage Considered for Density (ac)	1.01
(Total Acreage - Utility Easement Acreage)	
Density Inches Requirement (Inches/acre)	130
Total Site Density Factor (SDF) (Inches)	131.3*
(Density Acreage X Density Unit Requirement)	
Total Existing Density Factor (EDF) (Inches)	267.0*
Total Replacement Density Factor (RDF) (Inches)	(135.7*)
(SDF - EDF)	
Replacement Density Inches Provided (Inches)	126.0*
Density Requirement Met	

Landscape Strip Calculations	
Minimum Requirements:	
1 Tree/ 40 LF Max of Frontage Length (spacing dependent on type of specified tree)	
Westside Parkway - 20' Landscape Strip	
Frontage Length (LF) (Excluding Storm Easement)	139.3
Trees Required (Frontage Length X 1 Tree / 40 LF)	4
Overstory Trees Provided (Willow Oak)	4
Understory Trees Provided (Rising Sun Redbud)	4
Total Trees	8
Kimball Bridge Road - 20' Landscape Strip	
Frontage Length (LF) (Excluding Driveway)	133.7
Trees Required (Frontage Length X 1 Tree / 40 LF)	4
Existing Trees	7
Trees Provided (Princeton Elm)	2
Total Trees	9
Requirements:	
1 Shade Tree / 50 LF of Frontage	
S' Landscape Strip (North)	
Length (LF) (Excluding Storm Easement & Critical Root Zone of Boundary Trees)	93.6
Trees Required (Frontage Length X 1 Tree / 50 LF)	2
Trees Provided (Black Gum)	3
S' Landscape Strip (South)	
Length (LF) (Excluding Critical Root Zone of Boundary Tree)	255.28
Trees Required	6
Existing Trees	1
Trees Provided (Black Gum)	5
Total Trees	6
Landscape Strip Requirements Met	

Density & Specimen Replacement Trees								
Density Replacement Qty	Botanical Name	Common Name	Min. Size at Planting	Unit Value	Total Density Inches (0 Required)	% Of Total*	Overstory**	Native to GA Piedmont***
1	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	4" Cal.	4.0	4.0"	2.7%		
2	Cryptomeria japonica 'Radicans'	Radicans Japanese Cedar	13'-14" Ht.	4.0	8.0"	5.4%	5.4%	
7	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	9'-10" Ht.	2.0	14.0"	18.9%		
2	Magnolia grandiflora 'Brackens Brown Beauty'	Brackens Brown Beauty Magnolia	13'-14" Ht.	4.0	8.0"	5.4%	5.4%	5.4%
4	Quercus phellos	Willow Oak	4" Cal.	4.0	16.0"	10.8%	10.8%	10.8%
8	Nyssa sylvatica	Black Gum	4" Cal.	4.0	32.0"	21.6%	21.6%	21.6%
3	Thuja standishii x plicata 'Green Giant'	Green Giant Arborvitae	13'-14" Ht.	4.0	12.0"	8.1%	8.1%	
8	Cercis canadensis 'JN2'	Rising Sun Redbud	3" Cal.	3.0	24.0"	21.6%		21.6%
2	Ulmus americana 'Princeton'	Princeton American Elm	4" Cal.	4.0	8.0"	5.4%	5.4%	5.4%
37	Total Tree Inches Replaced				126.0"	100.0%	56.8%	64.2%
*NO MORE THAN 25% OF ALL TREES PLANTED ARE OF ANY ONE GENUS								
**NO LESS THAN 40% OF ALL TREES PLANTED ARE OVERSTORY TREES								
***NO LESS THAN 50% OF ALL TREES PLANTED ARE NATIVE/ADAPTED TO GA PIEDMONT								



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OVERALL TREE REPLACEMENT PLAN

KIMBALL BRIDGE CONDOS

ALPHARETTA, GEORGIA

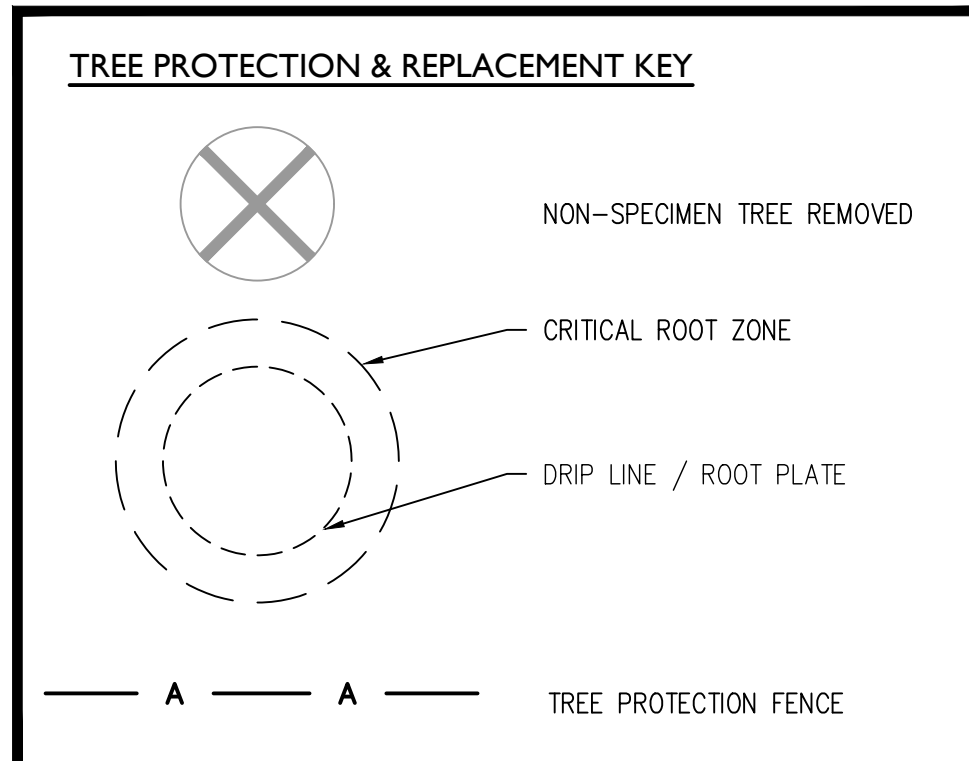
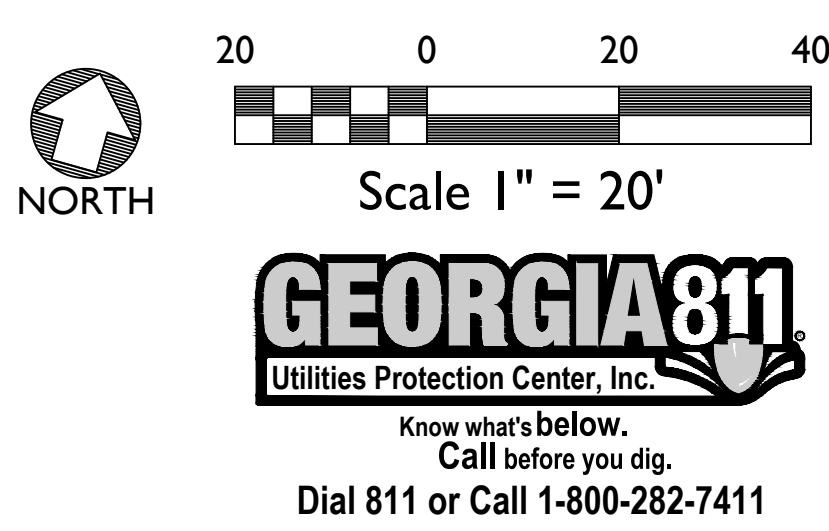
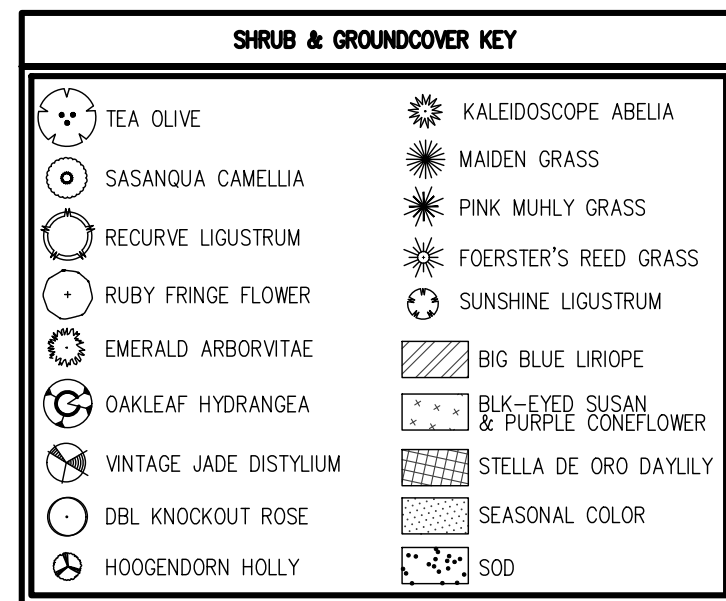
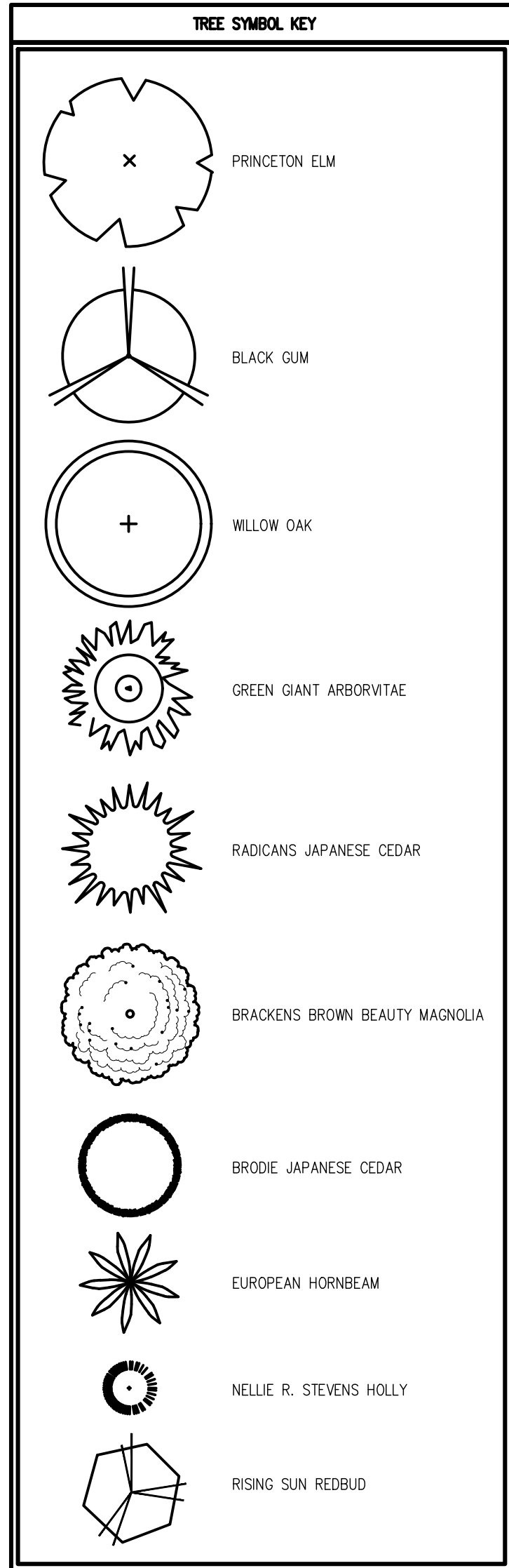
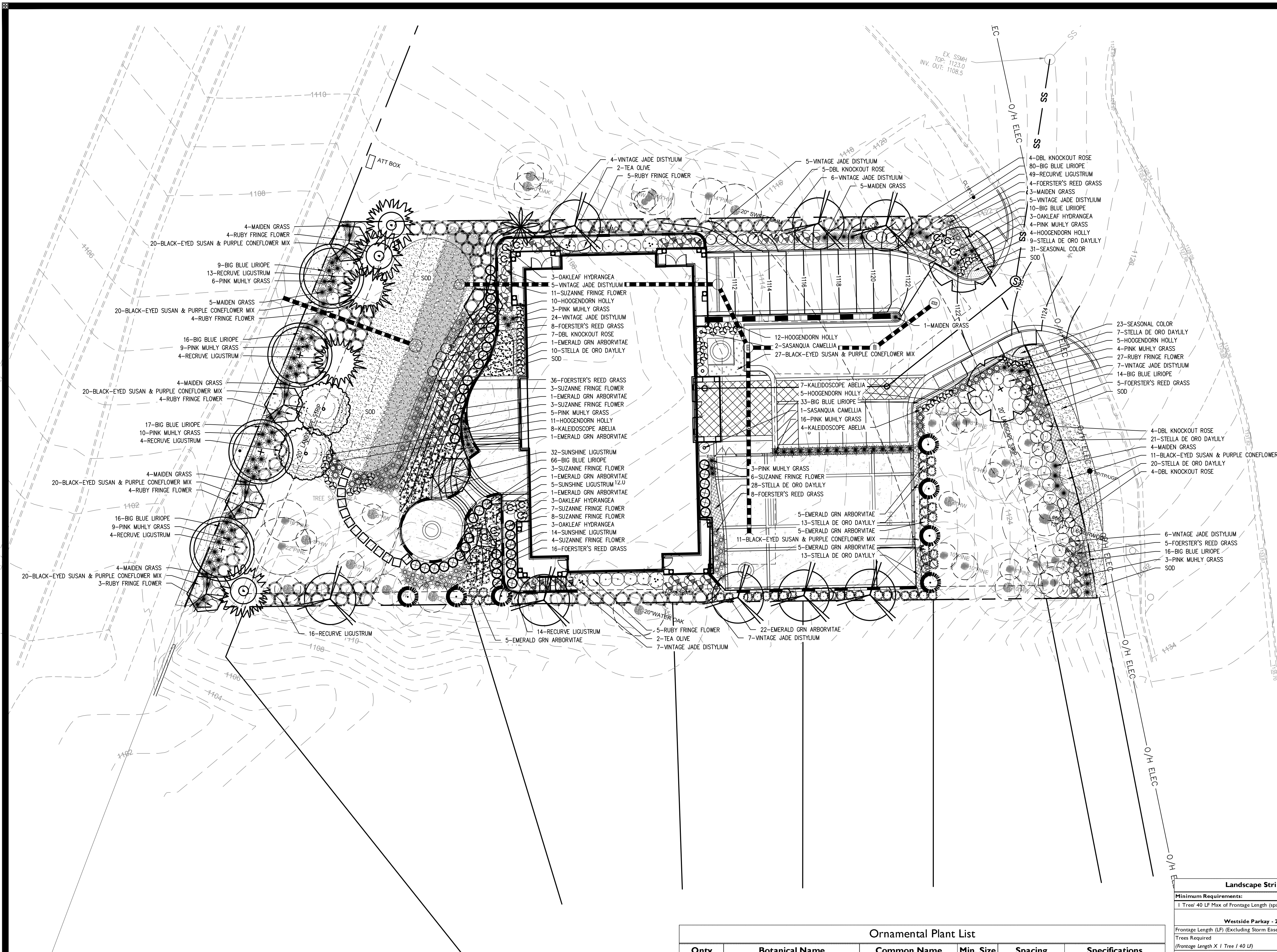
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Ornamental Plant List					
Qty	Botanical Name	Common Name	Min. Size	Spacing	Specifications
Ornamental Trees					
47	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	2" Cal.	As Shown	Free of Pests and Disease
Shrubs					
4	Osmanthus fragrans	Fragrant Tea Olive	7 Gal.	As Shown	Free of Pests and Disease
3	Camellia sasanqua	Sasanqua Camellia	7 Gal.	As Shown	Free of Pests and Disease
104	Ligustrum japonicum 'Recurvifolium'	Recurve Waxleaf Ligustrum	7 Gal.	As Shown	Free of Pests and Disease
51	Ligustrum sinense 'Sunshine'	Sunshine Ligustrum	3 Gal.	As Shown	Free of Pests and Disease
56	Loropetalum chinense 'Ruby'	Ruby Fringe Flower	7 Gal.	As Shown	Free of Pests and Disease
56	Hydrangea quercifolia	Oakleaf Hydrangea	3 Gal.	As Shown	Free of Pests and Disease
76	Distylium 'Vintage Jade'	Vintage Jade Distylium	3 Gal.	As Shown	Free of Pests and Disease
24	Rosa x 'Radiko'	Double Knock Out Rose	3 Gal.	As Shown	Free of Pests and Disease
47	Ilex crenata 'Hoogendorn'	Hoogendorn Japanese Holly	1 Gal.	As Shown	Free of Pests and Disease
19	Abelia x grandiflora 'Kaleidoscope'	Kaleidoscope Abelia	1 Gal.	As Shown	Free of Pests and Disease
Ferns/Grasses					
34	Miscanthus sinensis 'Gracillimus'	Maiden Grass	1 Gal.	As Shown	Free of Pests and Disease
72	Muhlenbergia capillaris	Pink Muhly Grass	1 Gal.	As Shown	Free of Pests and Disease
82	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	1 Gal.	As Shown	Free of Pests and Disease
Perennial/Groundcover					
277	Liriope muscari 'Big Blue'	Big Blue Liriope	4" Pot	18" OC x 18" Stag. Rows	Free of Pests and Disease
121	Hemerocallis x 'Stella de Oro'	Stella de Oro Dwarf Daylily	1 Gal.	18" OC x 18" Stag. Rows	Free of Pests and Disease
149	Echinacea purpurea & Rudbeckia fulgida 'Goldsturm'	Purple Coneflower & Black-eyed Susan	1 Gal.	24" OC x 24" Stag. Rows	Free of Pests and Disease
54	Seasonal Color	Seasonal Color	1 Gal.	12" OC x 12" Stag. Rows	Free of Pests and Disease
Mulch/Pinestraw					
Tifway 419 Bermuda sod			Free of Pests and Disease		
Mulch/Pinestraw			Min 4" Depth. Free of Pests and Disease		
*CONTRACTOR TO FIELD VERIFY SOD & MULCH/PINESTRAW QUANTITIES BASED ON DISTURBED LIMITS					

Landscape Strip Calculations	
Minimum Requirements:	
1 Tree/ 40 LF Max of Frontage Length (spacing dependent on type of specified tree)	
Westsides Parlor - 20' Landscape Strip	
Frontage Length (LF) (Excluding Storm Easement)	139.3
Trees Required	4
Overstory Trees Provided (Willow Oak)	4
Understory Trees Provided (Rising Sun Redbud)	4
Total Trees	8
Kimball Bridge Road - 20' Landscape Strip	
Frontage Length (LF) (Excluding Driveway)	133.7
Trees Required	4
Existing Trees	7
Trees Provided (Princeton Elm)	2
Total Trees	9
Requirements:	
1 Shade Tree / 50 LF of Frontage	
5' Landscape Strip (North)	
Length (LF) (Excluding Storm Easement & Critical Root Zone of Boundary Trees)	93.6
Trees Required	2
Frontage Length X 1 Tree / 50 LF	
Trees Provided (Black Gum)	3
5' Landscape Strip (South)	
Length (LF) (Excluding Critical Root Zone of Boundary	255.28
Trees Required	6
Existing Trees	1
Trees Provided (Black Gum)	5
Total Trees	6
Landscape Strip Requirements Met	



OVERALL LANDSCAPE PLAN

KIMBALL BRIDGE CONDOS

ALPHARETTA, GEORGIA

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GENERAL LANDSCAPE NOTES

1. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES & SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY & ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACCURATE PLANT COUNTS PRIOR TO PRICING OF TREE, SHRUBS, PERENNIALS, ANNUALS, GROUND COVERS, SOD, SEED AND PINE STRAW. QUANTITIES ARE GIVEN FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN, AND SHALL PROVIDE AND INSTALL ALL PLANT MATERIAL SHOWN ON THE PLAN. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
3. ALL PLANT MATERIAL CHOSEN MUST BE FREE OF DISEASE AND PESTS, BE OF GOOD QUALITY AND WELL SHAPED AND BRANCHED. ALL TREES IN LAWN AREA TO HAVE A 4" DIAMETER MULCH BED. NO PLANTING BED EDGE SHALL BE CLOSER THAN 21" FROM THE BACK OF CURB OR SIDEWALK.
4. PLANTING BED LINES, TREE, SHRUB, GROUNDCOVER, & SEASONAL COLOR PLACEMENT SHALL BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE, PRIOR TO INSTALLATION.
5. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE AT 2% MINIMUM IN ALL PLANTED AREAS. O. C. = ON CENTER, & S.A.S. = SPACE AS SHOWN.
6. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED & BURLAPPED (B&B) AS INDICATED IN THE PLANT LIST.
7. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED & MEET ALL REQUIREMENTS SPECIFIED.
8. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT & THE OWNER BEFORE, DURING & AFTER INSTALLATION. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
9. ALL PLANTS & PLANTING AREAS MUST BE COMPLETELY MULCHED AND WATERED IMMEDIATELY AFTER PLANTING AS SPECIFIED.
10. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING IRRIGATION SYSTEM PER A DESIGN/BUILD ARRANGEMENT AND FOR FULLY MAINTAINING ALL PLANTINGS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE LANDSCAPE ARCHITECT & THE OWNER.
11. PINE STRAW BEDS ARE TO BE MULCHED WITH 4" OF PINE STRAW. ALL BEDS ARE TO BE MULCHED IMMEDIATELY AFTER PLANTING. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF FINAL ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).
12. THE OWNER AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE ONE YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
13. THE LANDSCAPE ARCHITECT WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
14. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
15. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE & REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
16. STANDARDS SET FORTH IN 'AMERICAN STANDARDS' FOR NURSERY STOCK' REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
17. NO TREES SHALL BE LOCATED LESS THAN 2' FROM THE BACK OF CURB.

IRRIGATION NOTES

1. IRRIGATION IS TO BE DONE BY THE LANDSCAPE CONTRACTOR AS A DESIGN BUILD SCOPE USING THE FOLLOWING PARAMETERS:
2. TURF, SHRUB AND SEASONAL COLOR ARE TO BE ON SEPARATE ZONES.
3. ALL ZONES MUST HAVE COMPLETE COVERAGE WITH 100% OVERLAP OF HEAD SPRAY.
4. ALL SLEEVING WILL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND MUST BE COORDINATED WITH THE GENERAL CONTRACTOR.
5. THE IRRIGATION CLOCK IS TO BE MOUNTED INSIDE THE BUILDING AS DIRECTED BY THE OWNER.
6. THE IRRIGATION SYSTEM WILL BE CONNECTED TO THE IRRIGATION METER LOCATED NEAR THE WATER VAULT. (SEE UTILITY PLAN FOR SPECIFIC LOCATION)
7. AN ACCURATE AS-BUILT MYLAR DRAWING SHALL BE PROVIDED TO THE OWNER FOR THEIR RECORDS AS WELL AS ALL MANUFACTURERS OWNERS MANUALS FOR THE INSTALLED COMPONENTS.
8. ALL IRRIGATION IS TO BE RAINBIRD OR EQUIVALENT. ANY ALTERNATE MANUFACTURERS MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
9. IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR FOR AUTOMATIC SHUT OFF. LOCATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT

MULCHING NOTE

ALL LANDSCAPE BEDS TO BE MULCHED WITH PINESTRAW (4" MINIMUM).

CITY OF ALPHARETTA UTILITY LANDSCAPE NOTE

ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY UTILITY LINE AND OR EASEMENTS.

SEASONAL COLOR PLANTING NOTES

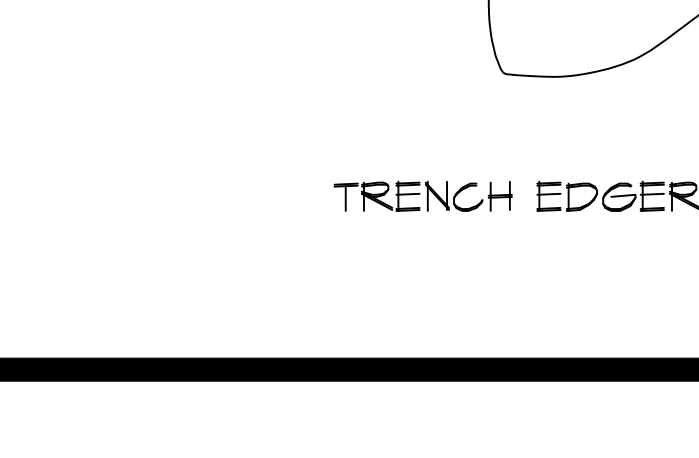
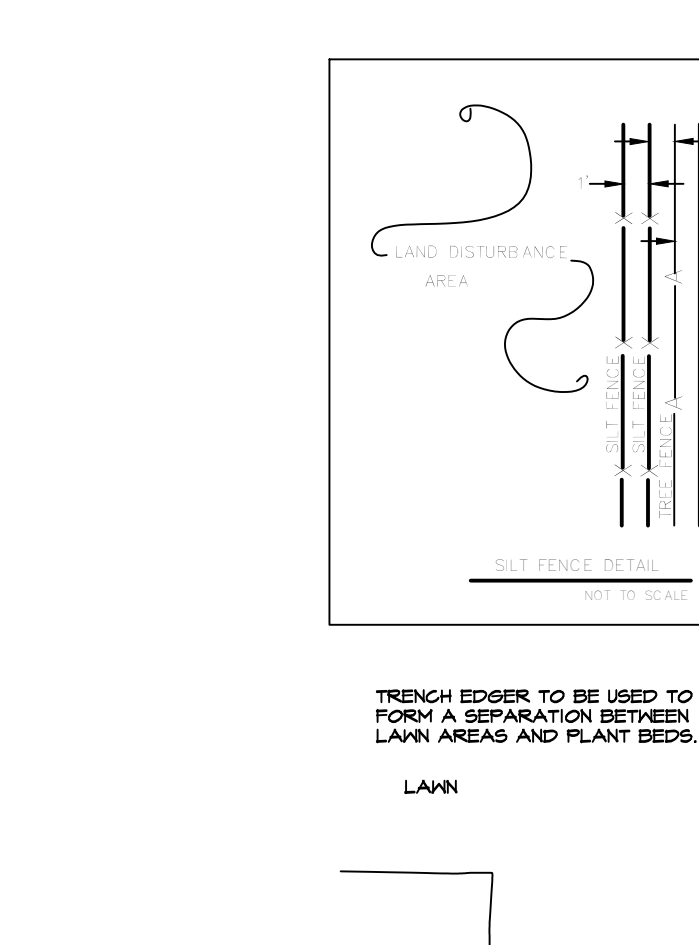
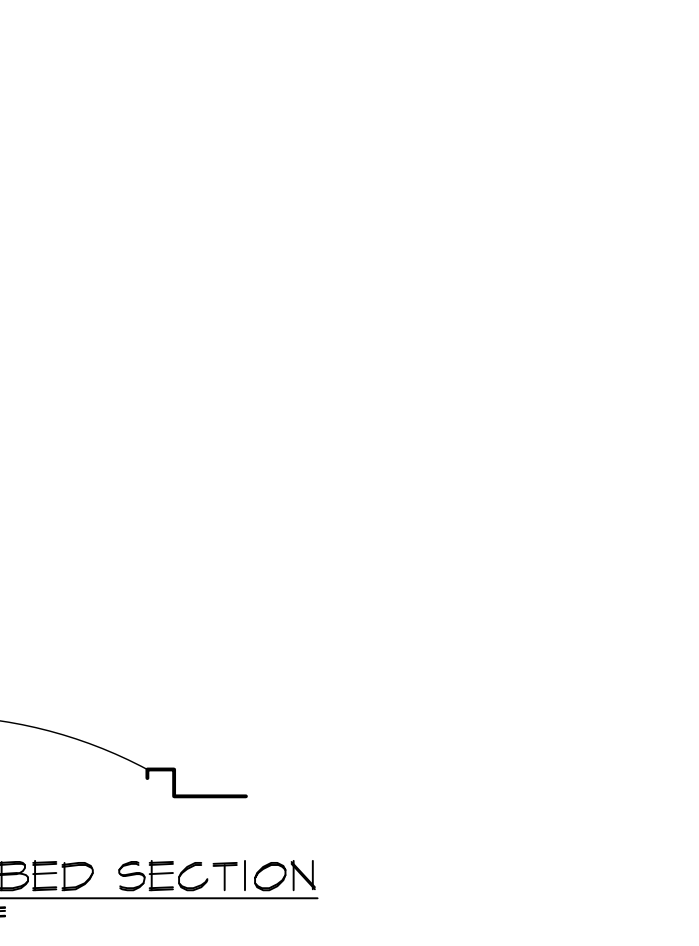
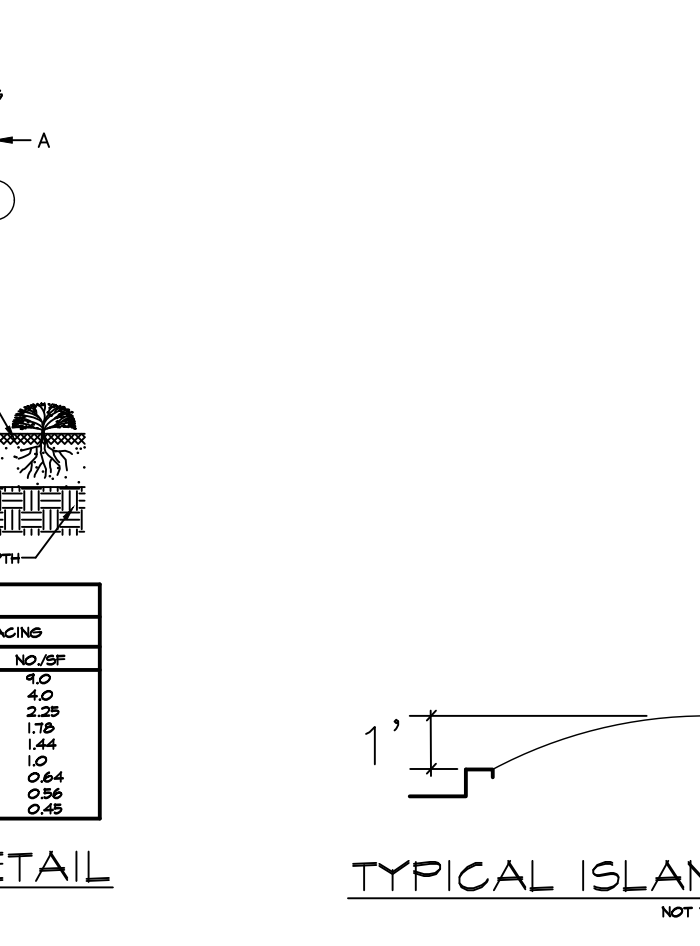
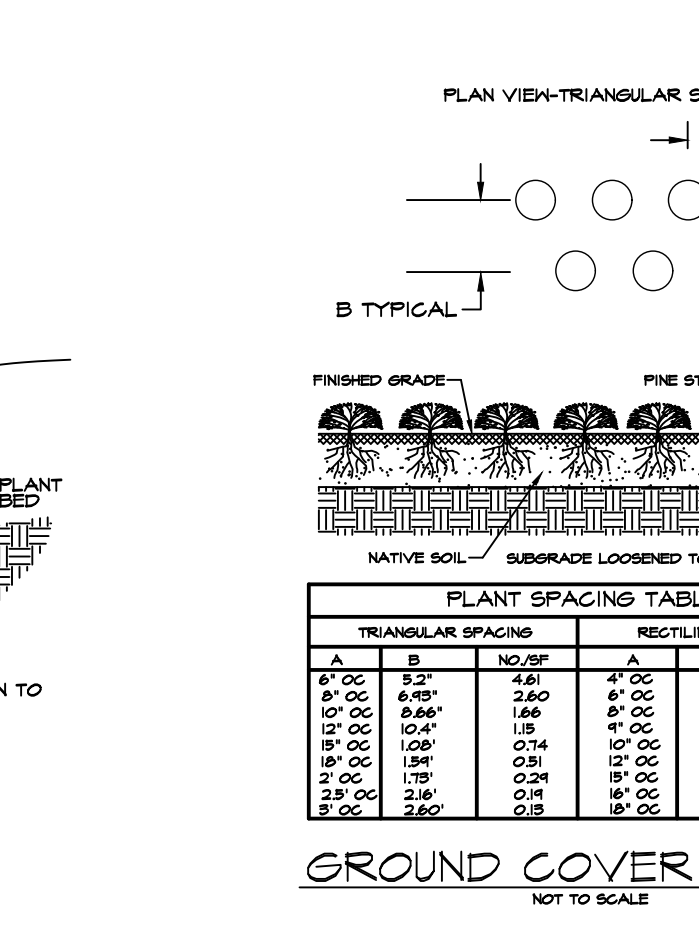
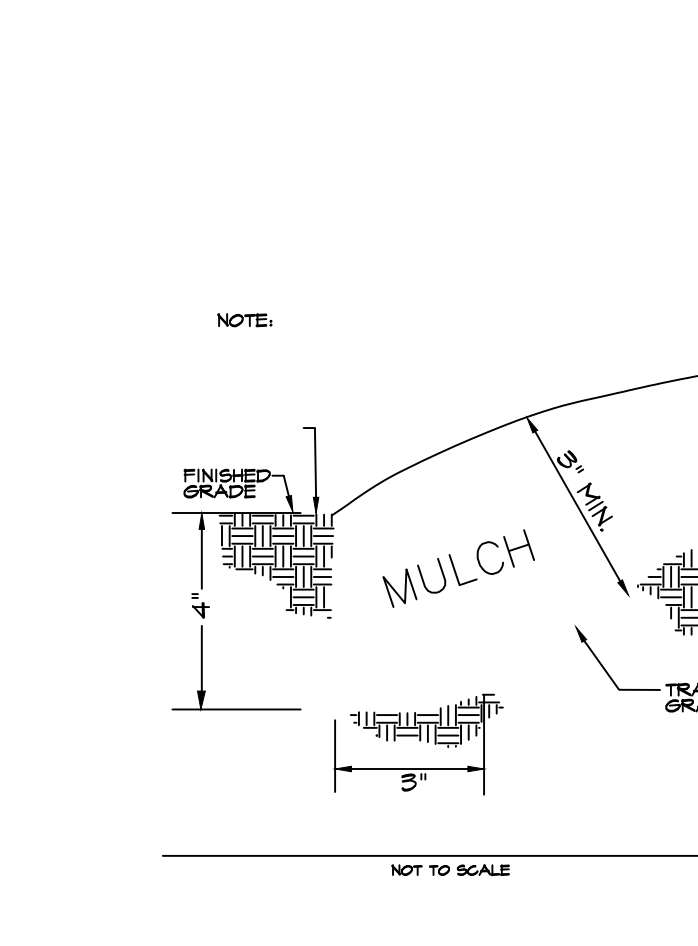
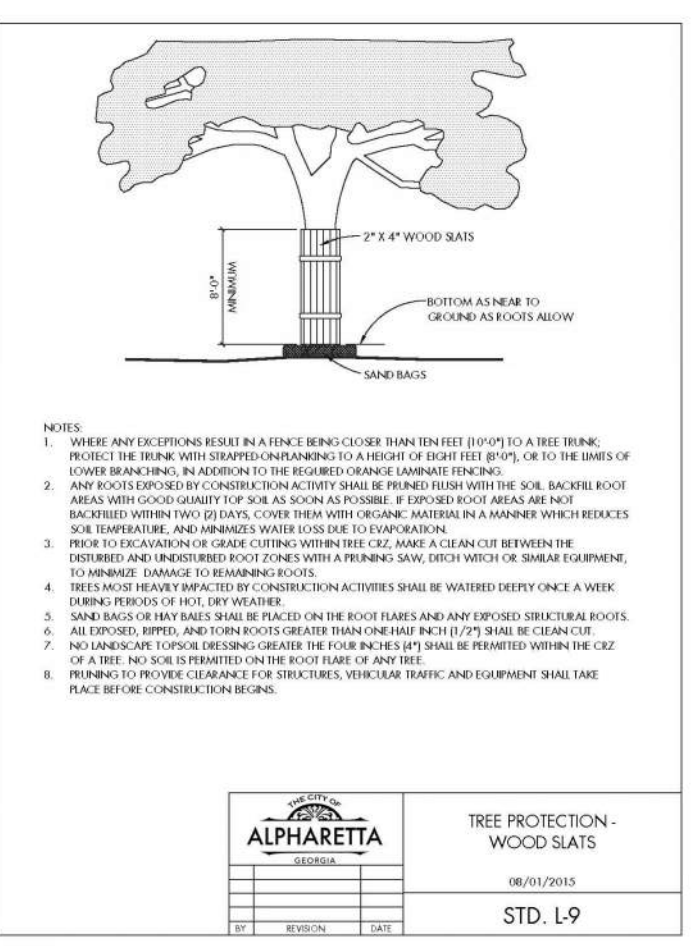
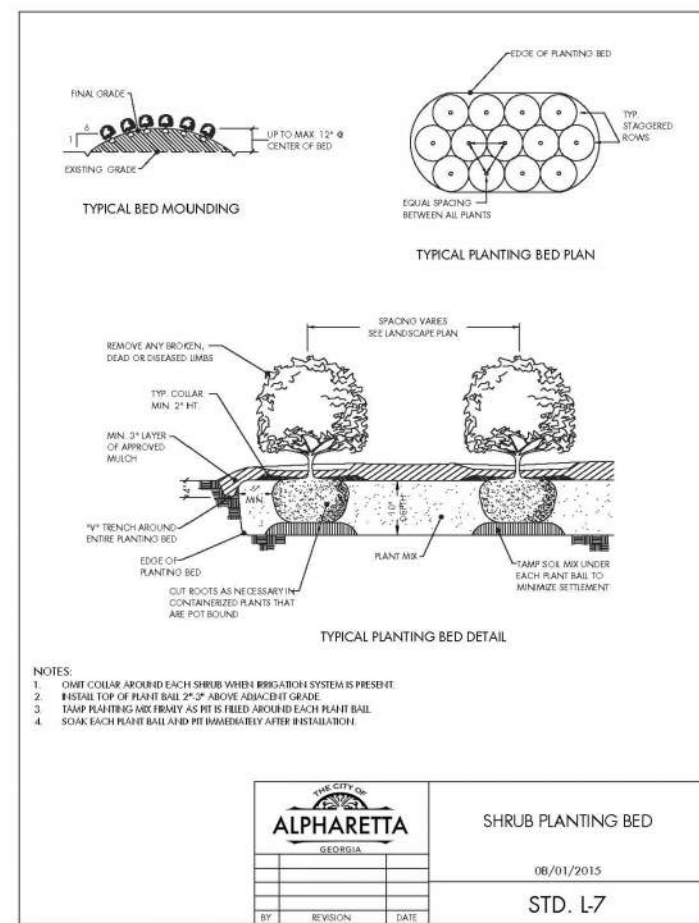
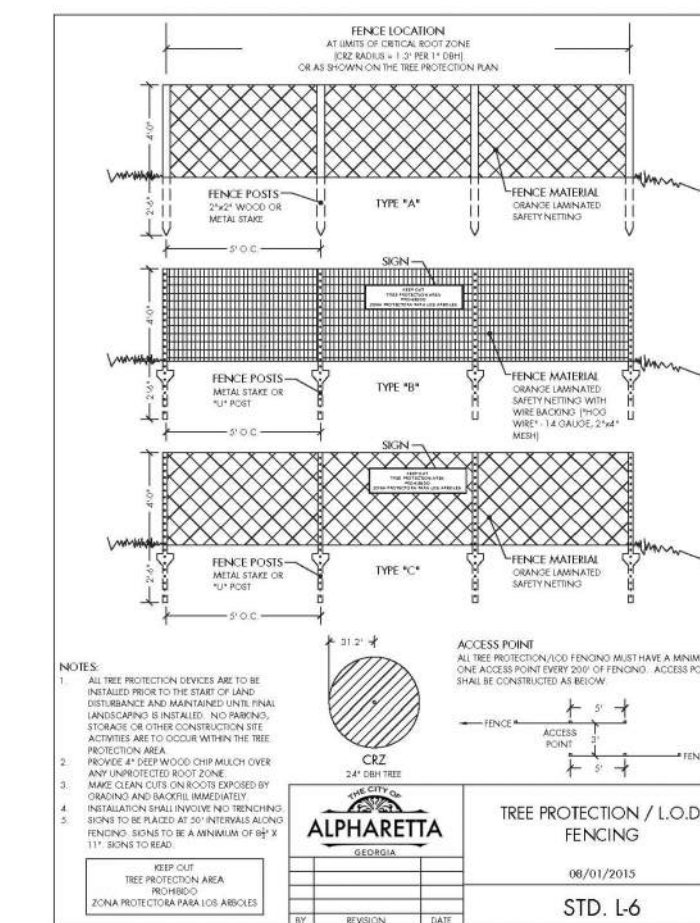
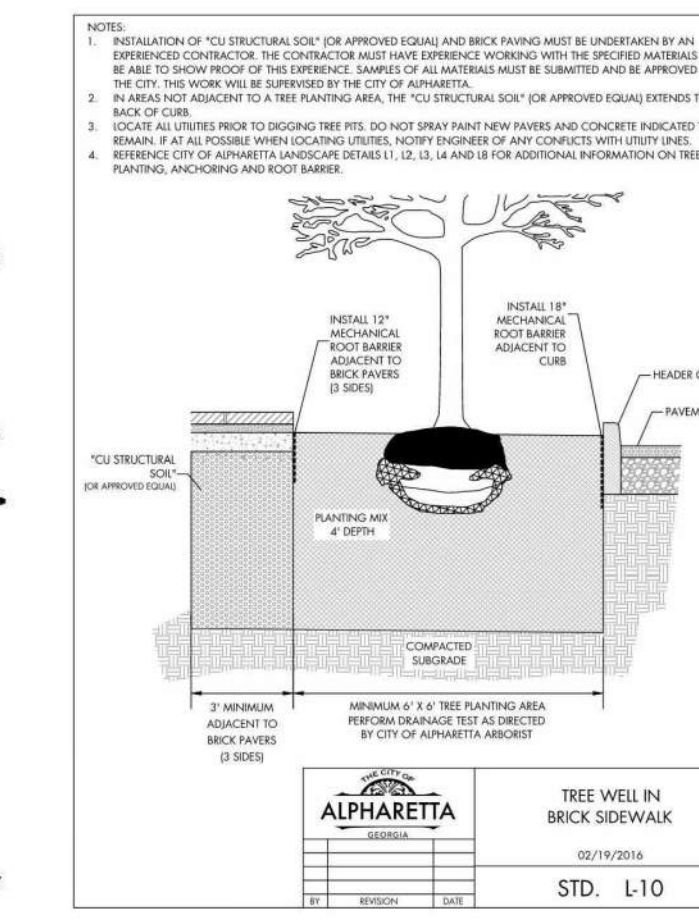
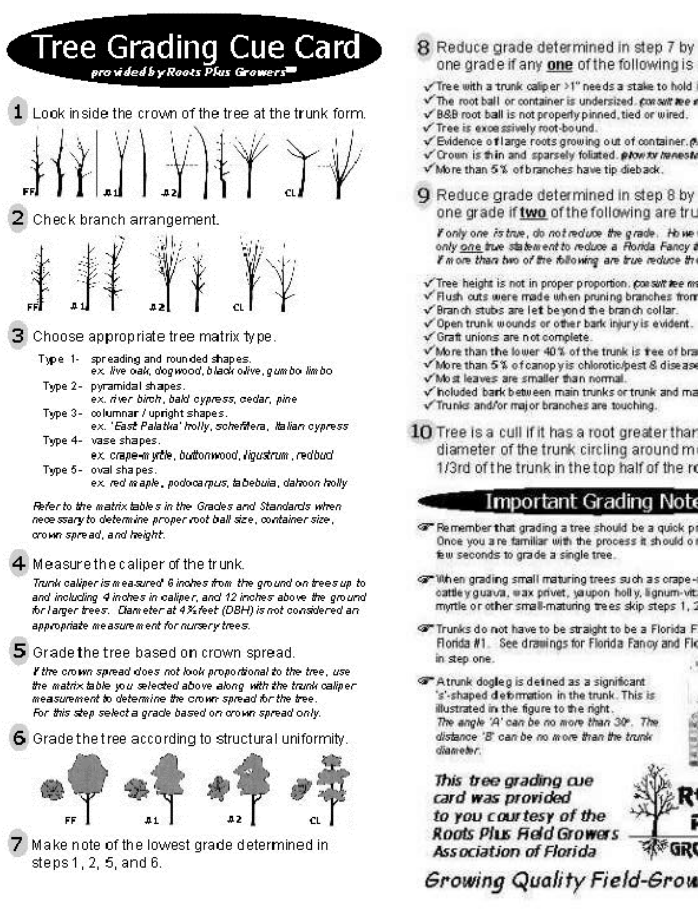
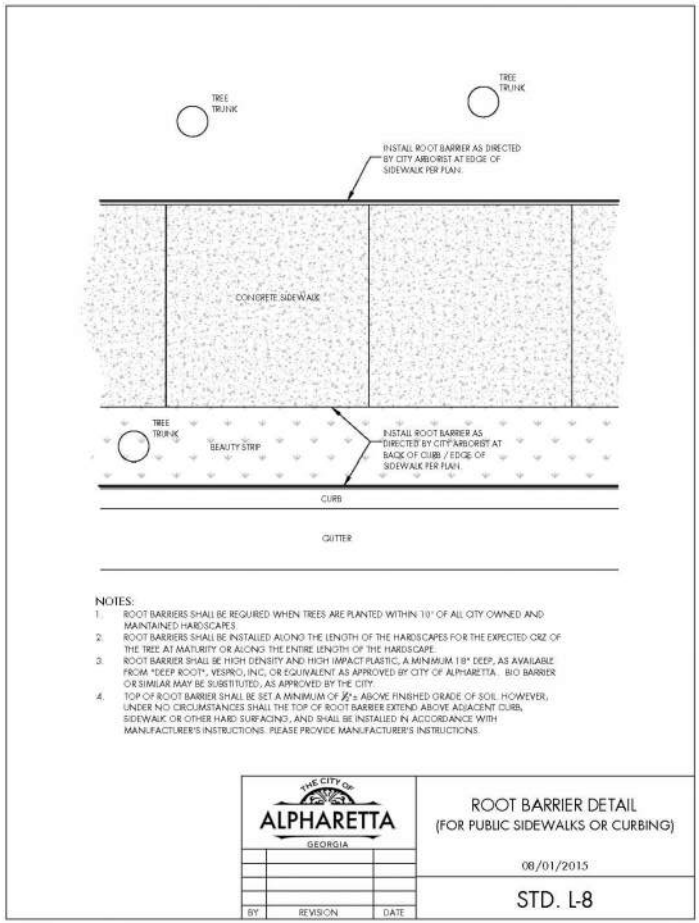
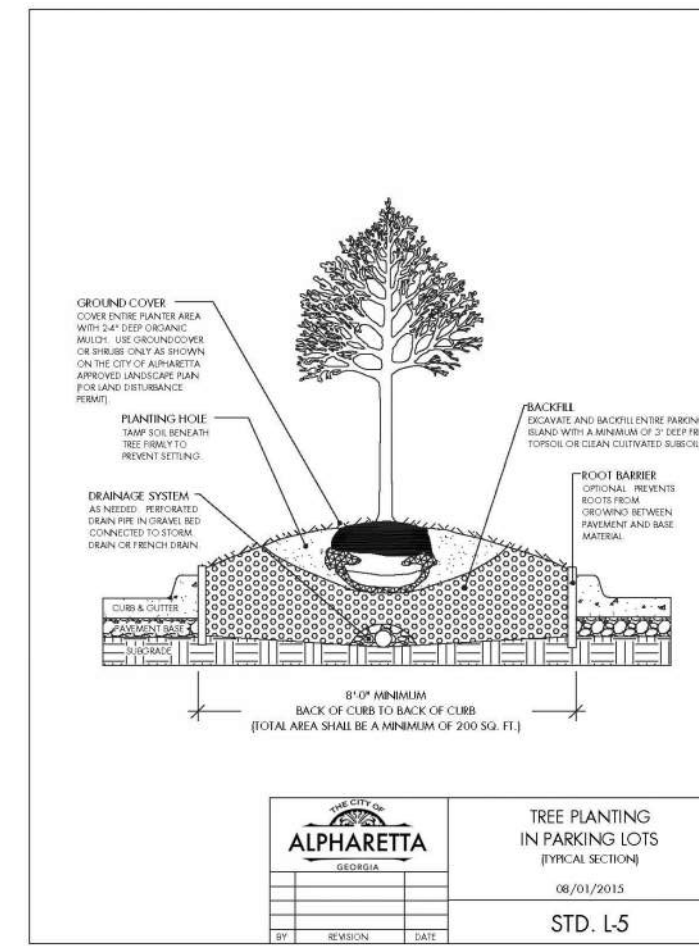
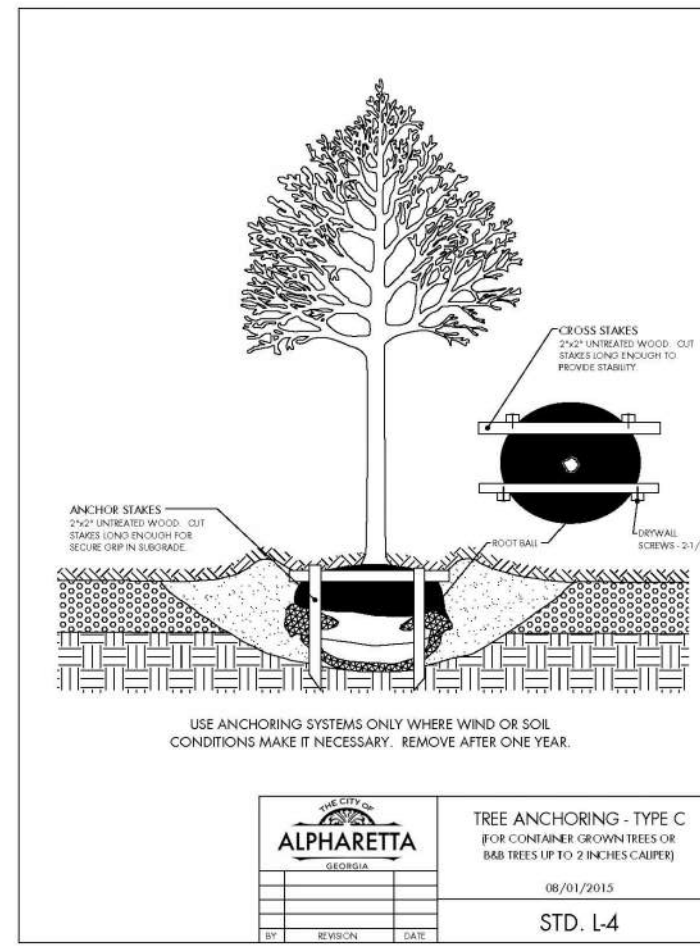
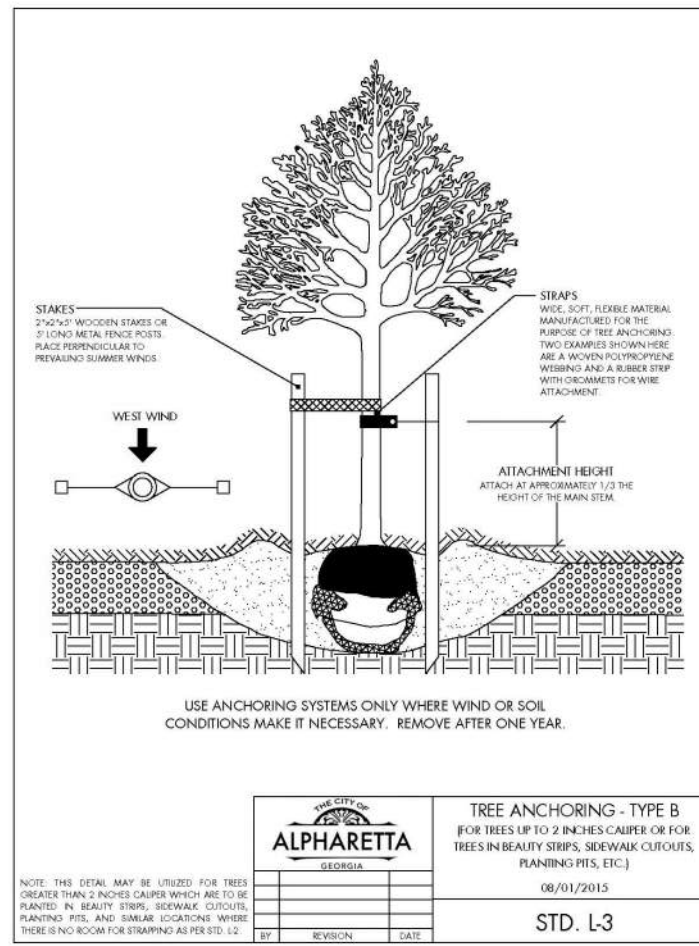
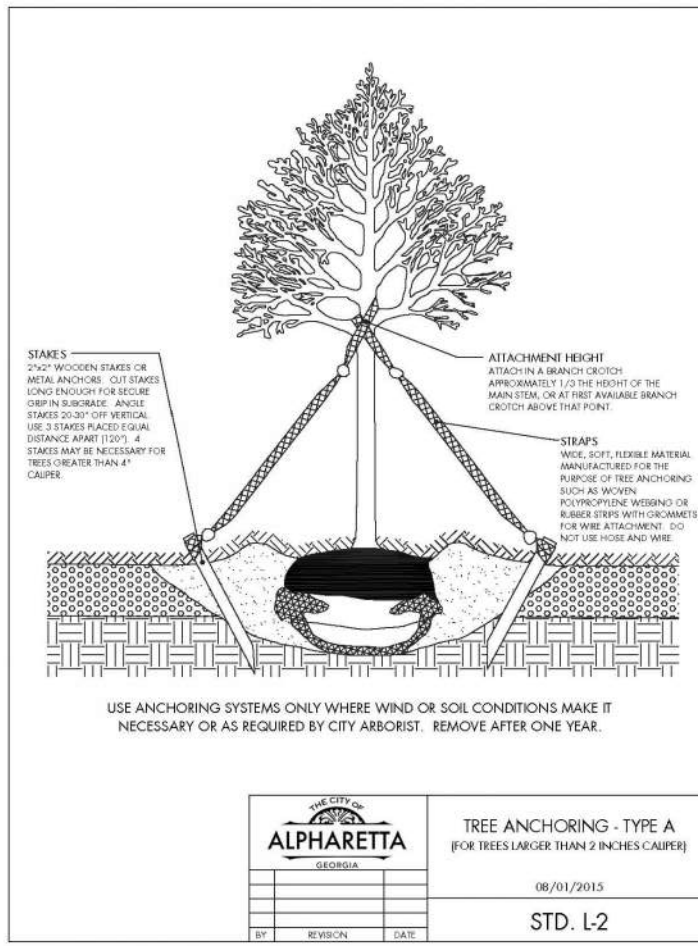
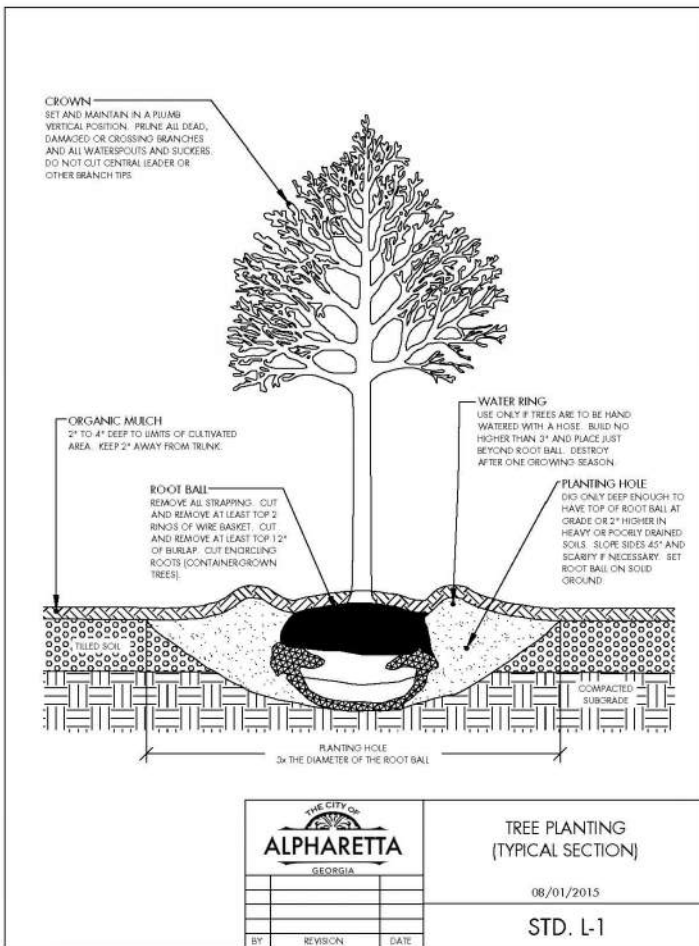
1. EXCAVATE SEASONAL COLOR BED TO A DEPTH OF 4". REMOVE EXISTING SOIL FROM SITE. BREAK THROUGH 'HARDPAN' AND REMOVE ALL STONE, ROOTS, DEBRIS, ETC. ROTOTILL EXCAVATED BED AND ADDITIONAL 6-8" DEPTH.
2. SLOPE THE BASE OF THE SEASONAL COLOR BED TO THE TRENCH EDGE.
3. PREPARE PLANTING SOIL MIX CONSISTING OF TOPSOIL AND THE FOLLOWING SOIL AMENDMENTS PER 100 S.F.:
 - 400 LBS. OF COMPOSTED COW MANURE
 - 45 C.F. OF HUMUS
 - 500 LBS. OF PEAT MOSS
 - 5 LBS. OF LIME (ADJUST FOR ALKALINE SOILS)
4. ADD 6" OF PLANTING SOIL TO EXCAVATED BED AND ROTOTILL INTO EXISTING SOIL.
5. PLACE ADDITIONAL PLANTING SOIL MIX TO RAISE ENTIRE BED 6" ABOVE FINISHED GRADE. IF SEASONAL BED FRONTS A SHRUB OR GROUNDCOVER BED, MATCH THAT BED'S HEIGHT (4" ABOVE FINISHED GRADE) AND CONTINUE POSITIVE SLOPE TOWARD TRENCH EDGE.
6. ROTOTILL ENTIRE BED TO A DEPTH OF 10-12".
7. EVENLY SPREAD FERTILIZER APPROPRIATE TO VARIETY OF SEASONAL COLOR AT A MAXIMUM RATE OF 2.5 LBS. PER 100 S.F. AND RAKE INTO TOP 3" OF SOIL.
8. PLANT SEASONAL COLOR AS SPECIFIED AND AT INDICATED SPACING SHOWN ON PLANS.
9. EDGE SEASONAL COLOR BED AND MULCH WITH SMALL PINE BARK NUGGETS (1" MAX).
10. WATER THOROUGHLY.

CITY OF ALPHARETTA LANDSCAPE NOTES

1. 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.
2. 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.
3. 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.
4. THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
5. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
6. A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ OF SPECIMEN TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
7. A MINIMUM 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
8. ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH IS NOT APPROVED FOR USE BY THE CITY ARBORIST.
9. 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.
10. 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.
11. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
12. WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
13. 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.
14. NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
15. TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIANS, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS, USE AN AUGER TO DRILL A 10" INCH HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT, IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND/OR PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH UNSATISFACTORY DRAINAGE SO THAT A SOLUTION CAN BE ARRIVED AT BEFORE PLANTING. ALL TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
16. ALL BUFFERS SHALL BE REPLANTED WHERE SPARSE OR AS DIRECTED BY THE CITY OF ALPHARETTA IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITHIN 2 YEARS OF CONSTRUCTION. THIS MAY BE IN ADDITION TO WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.
17. ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
18. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
19. ALL LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO STARTING WORK ON ANY PROJECT. PLEASE CONTACT (678)297-6200 FOR INFORMATION AND TO RESERVE A SPOT.

CITY OF ALPHARETTA DAM NOTE

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



GENERAL LANDSCAPE NOTES

1. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES & SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY & ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACCURATE PLANT COUNTS PRIOR TO PRICING OF TREE, SHRUBS, PERENNIALS, ANNUALS, GROUND COVERS, SOD, SEED AND PINE STRAW. QUANTITIES ARE GIVEN FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN, AND SHALL PROVIDE AND INSTALL ALL PLANT MATERIAL SHOWN ON THE PLAN. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
3. ALL PLANT MATERIAL CHOSEN MUST BE FREE OF DISEASE AND PESTS, BE OF GOOD QUALITY AND WELL SHAPED AND BRANCHED. ALL TREES IN LAWN AREA TO HAVE A 4" DIAMETER MULCH BED. NO PLANTING BED EDGE SHALL BE CLOSER THAN 21" FROM THE BACK OF CURB OR SIDEWALK.
4. PLANTING BED LINES, TREE, SHRUB, GROUNDCOVER, & SEASONAL COLOR PLACEMENT SHALL BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE, PRIOR TO INSTALLATION.
5. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE AT 2% MINIMUM IN ALL PLANTED AREAS. O. C. = ON CENTER, & S.A.S. = SPACE AS SHOWN.
6. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED & BURLAPPED (B&B) AS INDICATED IN THE PLANT LIST.
7. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED & MEET ALL REQUIREMENTS SPECIFIED.
8. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT & THE OWNER BEFORE, DURING & AFTER INSTALLATION. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
9. ALL PLANTS & PLANTING AREAS MUST BE COMPLETELY MULCHED AND WATERED IMMEDIATELY AFTER PLANTING AS SPECIFIED.
10. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING IRRIGATION SYSTEM PER A DESIGN/BUILD ARRANGEMENT AND FOR FULLY MAINTAINING ALL PLANTINGS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE LANDSCAPE ARCHITECT & THE OWNER.
11. PINE STRAW BEDS ARE TO BE MULCHED WITH 4" OF PINE STRAW. ALL BEDS ARE TO BE MULCHED IMMEDIATELY AFTER PLANTING. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF FINAL ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).
12. THE OWNER AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE ONE YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
13. THE LANDSCAPE ARCHITECT WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
14. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
15. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE & REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
16. STANDARDS SET FORTH IN 'AMERICAN STANDARDS' FOR NURSERY STOCK' REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
17. NO TREES SHALL BE LOCATED LESS THAN 2' FROM THE BACK OF CURB.

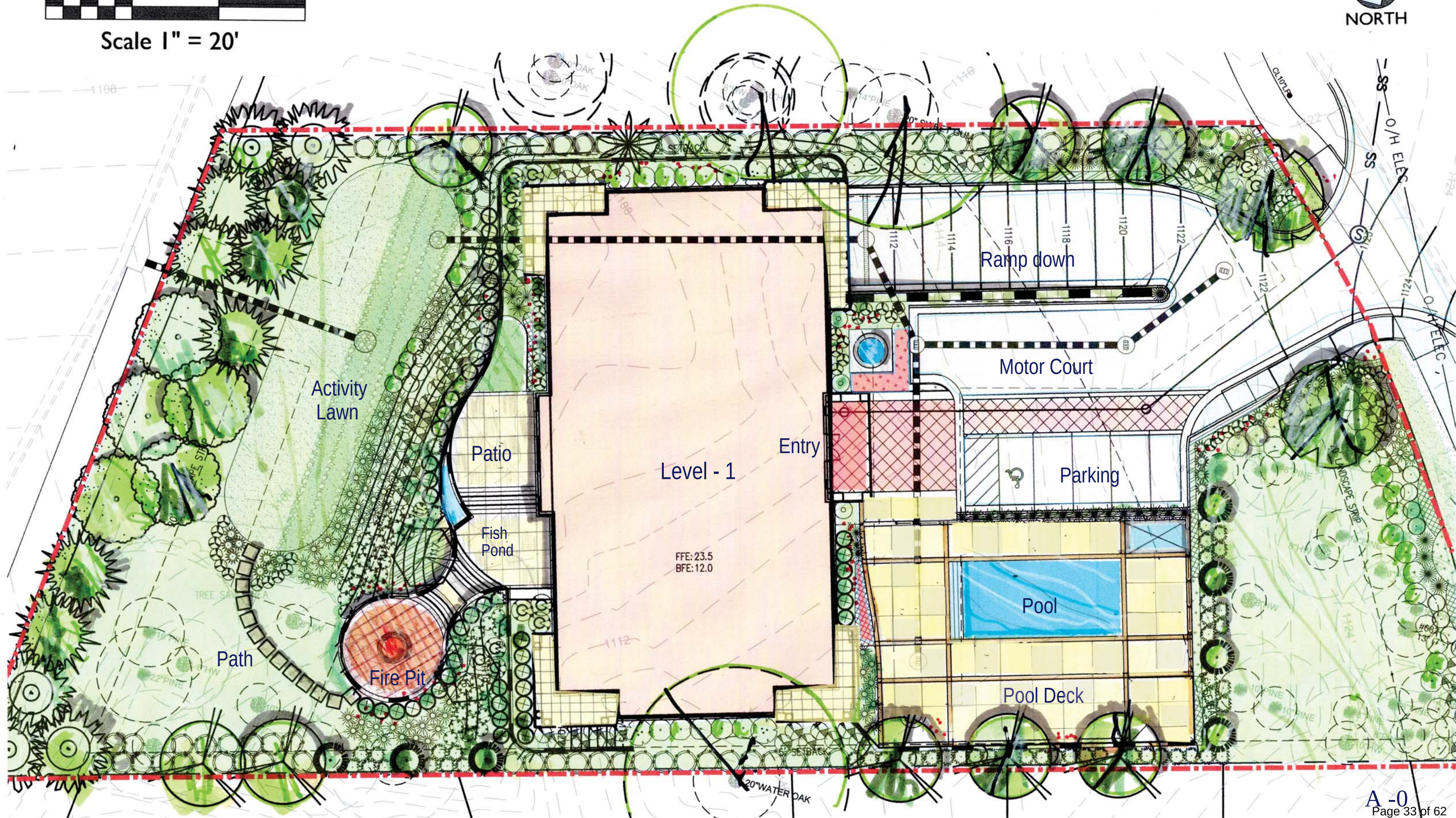
IRRIGATION NOTES

ALL LANDSCAPE BEDS TO BE MULCHED WITH PINESTRAW (4" MINIMUM).

CITY OF ALPHARETTA UTILITY LANDSCAPE NOTE



Scale 1" = 20'







July 3, 2023
Gray Reese LLC - Architects

KIMBALL - BRIDGE CONDOMINIUMS
Alpharetta, Georgia

Park View
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All windows are casement style metal clad with 5/8" simulated divided lites

Porch lighting is 3 can lights and one wall lantern (2 foot-candles each fixture)

Factory finished metal rails with 1 & 1/2" pickets

Painted fiberglass reinforced concrete columns

Sconce lantern fixtures (2 foot-candles)

Brick chimney

Brick parapet, walls & pilasters

Colored cementitious cornice

Parapet

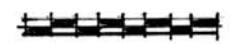
Top of Roof

3 rd.

2 nd.

1 st.

Grade



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

Stacked stone base

Entry Porch

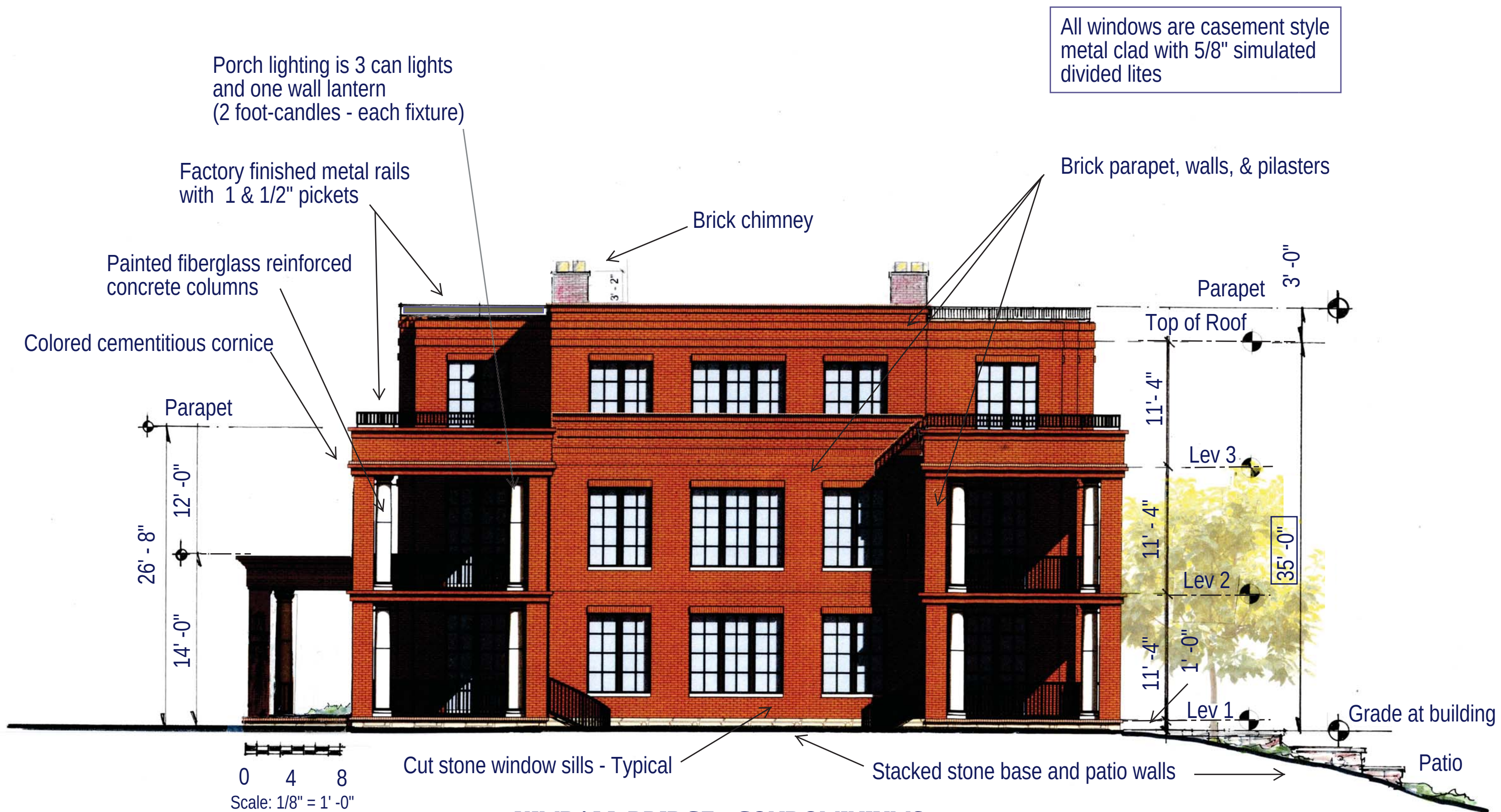
Cut stone window sill -Typical

Metal garage door with glass panels - below grade

July 3, 2023
Gray Reese LLC - Architects

KIMBALL BRIDGE - CONDOMINIUMS
Alpharetta, Georgia

Front Elevation East



All windows are casement style metal clad with 5/8" simulated divided lites

Painted fiberglass reinforced concrete columns

Colored cementitious cornice

Factory finished metal rails with 1 & 1/2" pickets

Brick chimney

Brick parapet, walls, & pilasters

Parapet

Parapet

Top of Roof

Lev 3

Lev 2

Lev 1

Grade at building

Patio

0 4 8
Scale: 1/8" = 1'-0"

Cut stone window sills - Typical

Stacked stone base and patio walls

All windows are casement style metal clad with 5/8" simulated divided lights

Factory finished metal rails with 1 & 1/2" pickets

colored cementitious cornice

Brick parapet, walls and pilasters

Brick chiminev

Porch lighting is 3 can lights and one wall lantern (2 foot-candles - each fixture)

Painted fiberglass reinforced concrete columns

Parapet
Top of Roof

Lev 3

Lev 2

Lev 1

Stacked stone base and patio wall

Cut stone window sills - Typical

3'-0"
11'-4"
26'-8"
11'-4"
11'-4"
1'-0"
35'-0"

All windows are casement style metal clad with 5/8" simulated divided lights

Porch lighting is 3 can lights and one wall lantern (2 foot-candles - each fixture)

Brick parapet, walls and pilasters

Brick chimney

3' - 2"

Factory finished metal rails with 1 & 1/2" pickets

Colored cementitious cornice

Painted fiberglass reinforced concrete columns

Parapet

12' - 0"

Porch Parapet

Entry Porch

14' - 0"

26' - 8"

Parapet

Top of Roof

11' - 4"

Lev 3

11' - 4"

Lev 2

11' - 4"

Lev 1

3' - 0"

35' - 0"

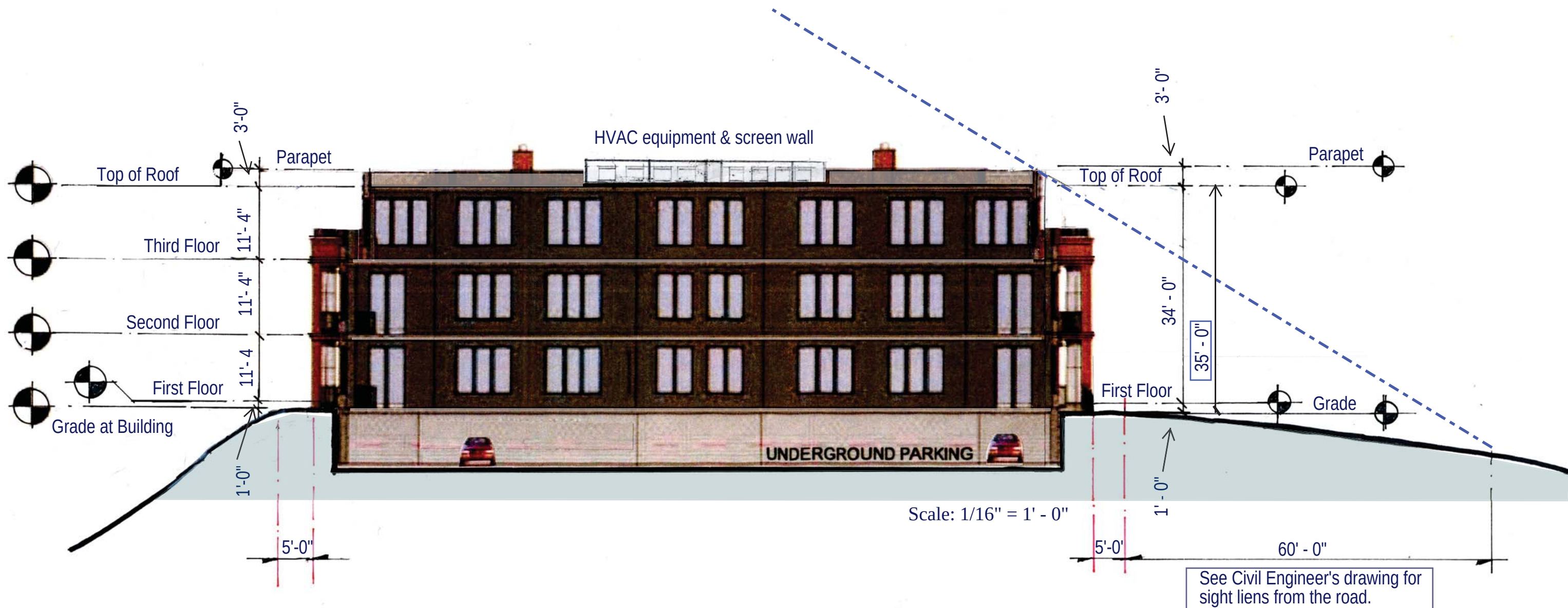
1' - 0"

Grade at Building

Stacked stone patio wall and base

Cut stone window sill - Typical

0 4 8
Scale: 1/8" = 1' - 0"

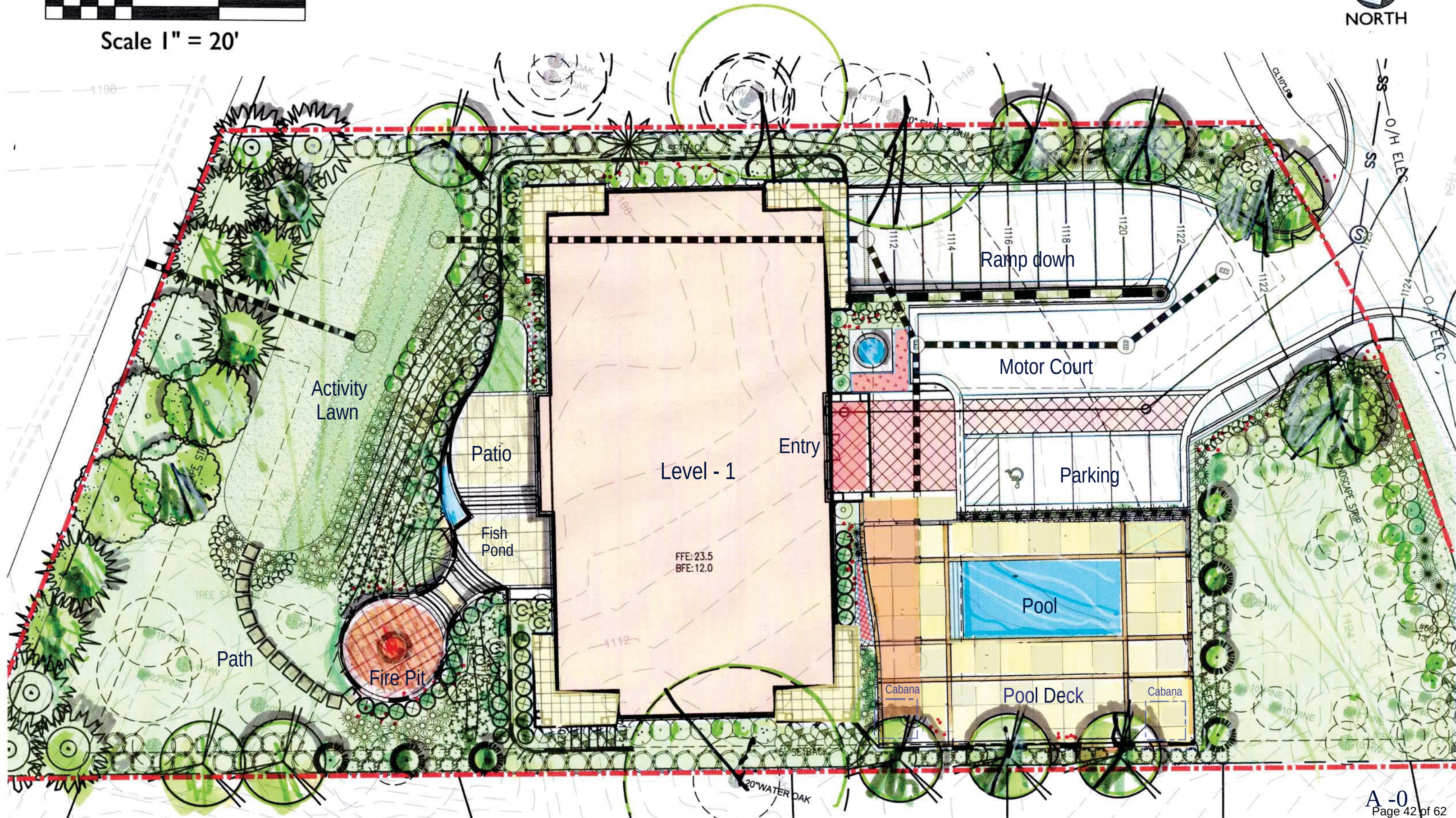




Scale 1" = 20'



NORTH





July - 3, 2023
Gray Reese - LLC Architects

KIMBALL BRIDGE - CONDOMINIUMS
Alpharetta, Georgia

Entry View - Alt. Drive Plan



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KIMBALL - BRIDGE CONDOMINIUMS
Alpharetta, Georgia

Park View
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July 3, 2023 Revised July 17, 2023
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KIMBALL - BRIDGE CONDOMINIUMS
 Alpharetta , Georgia

Overhead Site View
 A - 3

All windows are casement style metal clad with 5/8" simulated divided lites

Porch lighting is 3 can lights and one wall lantern (2 foot-candles each fixture)

Factory finished metal rails with 1 & 1/2" pickets

Painted fiberglass reinforced concrete columns

Sconce lantern fixtures (2 foot-candels)

Brick chimney

Brick parapet, walls & pilasters

Colored cementitious cornice

Parapet

Top of Roof

3 rd.

2 nd.

1 st.

Grade

Entry Porch

Metal garage door with glass panels - below grade

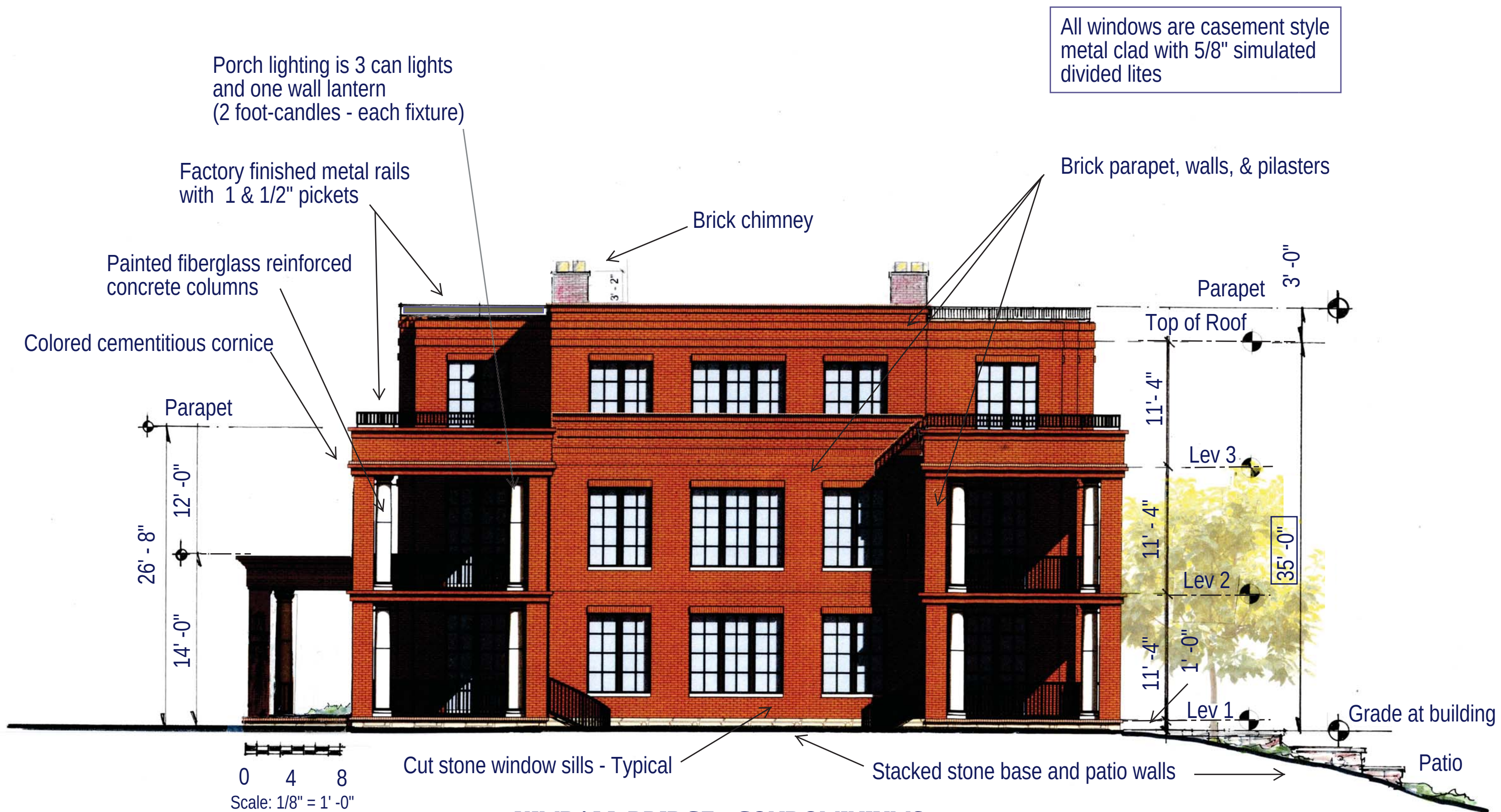
Cut stone window sill -Typical

Stacked stone base

0 4 8
Scale: 1/4" = 1' - 0"

KIMBALL BRIDGE - CONDOMINIUMS
Alpharetta, Georgia

Front Elevation East



All windows are casement style metal clad with 5/8" simulated divided lites

Brick parapet, walls, & pilasters

Brick chimney

Factory finished metal rails with 1 & 1/2" pickets

Painted fiberglass reinforced concrete columns

Colored cementitious cornice

Parapet

Parapet

Top of Roof

Lev 3

Lev 2

Lev 1

Grade at building

Patio

Cut stone window sills - Typical

Stacked stone base and patio walls

Side Elevation - North

All windows are casement style metal clad with 5/8" simulated divided lights

Factory finished metal rails with 1 & 1/2" pickets

colored cementitious cornice

Brick parapet, walls and pilasters

Brick chiminev

Painted fiberglass reinforced concrete columns

Porch lighting is 3 can lights and one wall lantern (2 foot-candles - each fixture)

Parapet
Top of Roof

Lev 3

Lev 2

Lev 1

Stacked stone base and patio wall

Cut stone window sills - Typical

3'-0"

11'-4"

26'-8"

11'-4"

11'-4"

35'-0"

1'-0"

All windows are casement style metal clad with 5/8" simulated divided lights

Porch lighting is 3 can lights and one wall lantern (2 foot-candles - each fixture)

Brick parapet,walls and pilasters

Brick chimney

3' - 2"

Factory finished metal rails with 1 & 1/2" pickets

Colored cementitious cornice

Painted fiberglass reinforced concrete columns

Parapet

12' - 0"

Porch Parapet

14' - 0"

26' - 8"

Entry Porch

Cut stone window sill - Typical

Stacked stone patio wall and base

0 4 8
Scale: 1/8" = 1' - 0"

Parapet

Top of Roof

11' - 4"

Lev 3

11' - 4"

Lev 2

11' - 4"

Lev 1

1' - 0"

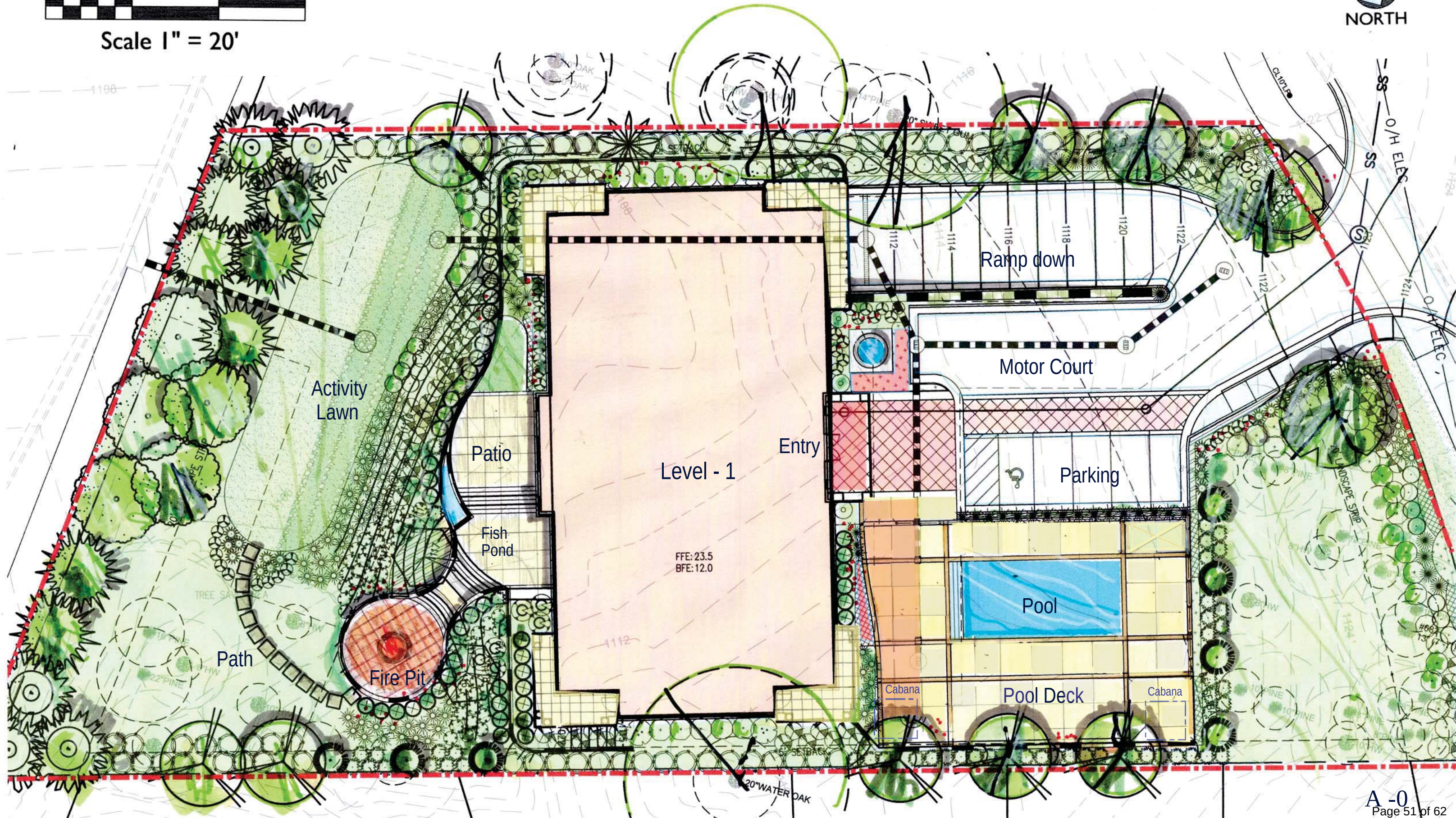
35' - 0"

3' - 0"

Grade at Building



Scale 1" = 20'





July 3, 2023 Revised July 17, 2023
Gray Reese LLC - Architects

KIMBALL - BRIDGE CONDOMINIUMS
Alpharetta , Georgia

Overhead Site View
A - 3

Material samples, specifications & architectural details for:

*Application for The City of Alpharetta
for the July
Design Review Board Hearing*



Submitted July 3, 2023

for

**KIMBALL BRIDGE CONDOMINIUMS
Alpharetta, Georgia**

for the applicant
Steve Allen

Gray Reese LLC – Consulting Group - Architects

244 13 Street NE - Suite 200, Atlanta, Georgia 30309 - grayreese@gmail.com - 404.234.6002

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2. Exterior Materials – *Brick, Stone, Chimney*
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6. Exterior Materials – *Stone seat wall, Brick Pavers*
7. Exterior Materials – *Lights, Bench, Driveway*
8. Exterior Materials – *Exterior Colors*
9. Exterior Materials – *Windows & Details*
10. Exterior Materials – *Windows & Details*
11. Andersen Window Specification



Brick sample color with grape - vine joint.



Casement window installation in brick wall with 6" recess from face of brick wall to face of window.



Brick and foundation stone joint detail.



Brick chimney & chimney pot detail.

Kimball Bridge Condominiums – EXTERIOR MATERIALS

Railings, Sill, Entry Doors, Garage

July 3, 2023

pg. 5



Typical exterior porch rails & gates:

- 2" x 2" horizontal & posts
- 1" x 1" vertical pickets



Cut stone window sill detail



Steel & Glass garage doors



Steel & Glass exterior entry doors



Brick Specification:

WRIGHTSVILLE TUDOR

Lightweight **Queen size** 6024031170

Brickhaven NC

Mortar Specification:

Argos Ivory Buff

- Manufacturer – General Shale



Stone seat wall & cut stone steps with red mixed beveled pavers



Stone seat wall & cut stone steps with red mixed beveled pavers at entry & walkways



Cut stone cap detail & seat wall



Metal amenity bench 5' – 0" long



Stamped concrete with integral color – slate pattern
at driveway



Lamp for brick corner pilasters at pool
(2 foot-candles)



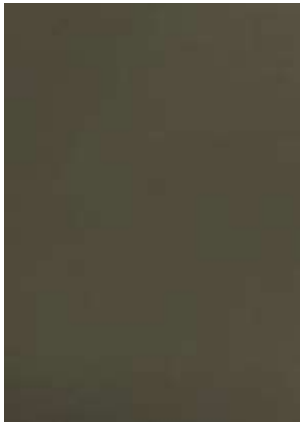
Lantern at stone in-line pilasters
(2 Foot-candles)



Typical exterior porch light
(1.5 foot-candles)

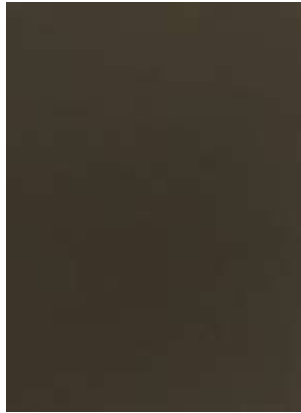


Typical exterior ceiling fan



Window Color

Andersen E- Series aluminum clad
“Clay”



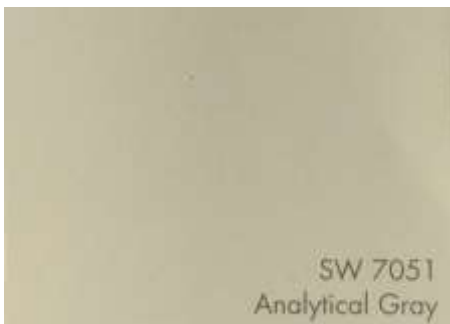
Metal Rails & Gate Color

Match: Andersen E- Series aluminum clad
“Suede”



Concrete Cornice

SW 6047 – Hot Cocoa



Exterior Columns

SW 7051 – Analytical Gray

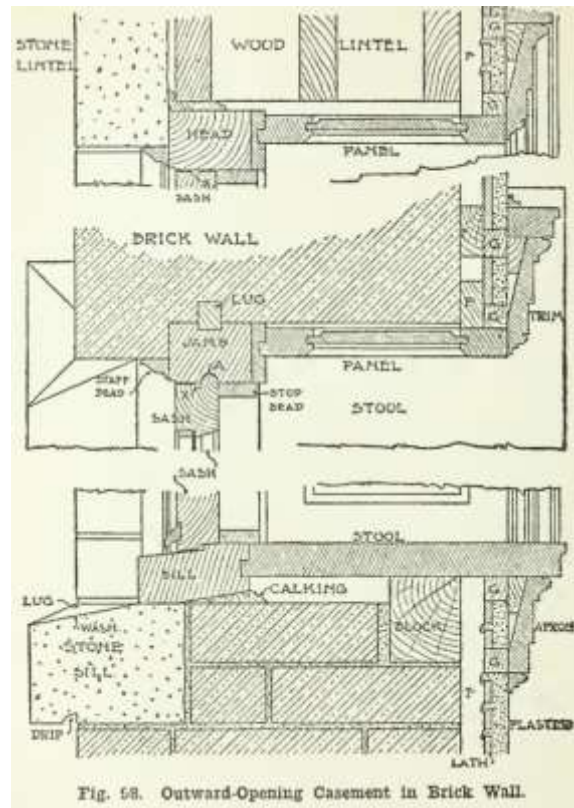


Exterior Ceiling

SW 7050 – Useful Gray



Andersen E- Series **aluminum clad wood windows** – Casement Style



Window unit cross section and installation detail showing cut stone sill & Brick header. The face of the window trim is set back 6" from the face of brick wall.