



Planning & Zoning Meeting

AGENDA

Tuesday, October 15, 2019

5:30 PM

215 N Broad Street, Monroe, GA 30655

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **MINUTES OF PREVIOUS MEETING**
 1. Minutes of Previous Meeting - September 17, 2019
- IV. **REPORT FROM CODE ENFORCEMENT OFFICER**
- V. **PUBLIC HEARINGS**
 1. Request for COA - 250 Ga Hwy 138
- VI. **RECOMMENDATIONS ON REQUESTS**
- VII. **OLD BUSINESS**
- VIII. **NEW BUSINESS**
- IX. **ADJOURNMENT**

**MONROE PLANNING COMMISSION
MINUTES
September 17, 2019**

Present: Randy Camp, Kyle Harrison, Rosalind Parks, David Butler, Mike Eckles

Absent:

Staff: Debbie Adkinson – Code Dept Assistant
Darrell Stone – Director of Planning and Development
Pat Kelley – Director of Planning and Code

Visitors: Robert Barclift, Randy Crosby, Ron Smith, Debra Smith, Mike Birnbrey, Steve Lee, George Baker III, Ram Ready

CALL TO ORDER by CHAIRMAN MIKE ECKLES at 5:30 pm

Chairman Eckles asked for any changes, corrections or additions to the August 20, 2019 minutes. Hearing none he entertained a motion. Harrison made a motion to approve. Camp seconded. Motion carried. Minutes approved.

Chairman Eckles

Public Hearing open 5:31 pm

The first item of business: is for petition #VAR-000023-2019 for a Variance at 906 Alcovy Street. The applicant, Alcovy Surveying & Engineering Inc. wants to vary Article VII, Section 700.1, Table 11 for lot frontage on lot #4.

Code Officer Report: Kelley stated the applicant is requesting a variance on frontage of one lot that has approximately 386 linear feet of road frontage. They need 400 ft of frontage to subdivide this lot into 4 separate lots with the minimum lot frontage of 100 ft.

Ron Smith of Alcovy Surveying and Engineering spoke to the request. He thanked the commission for their service. The lot that needs the variance is the largest in size but has less frontage.

Harrison: The minimum lot size is 14,000 sq. ft?

Kelley: yes, and this lot has over 5000 sq. ft more than required.

Chairman Eckles asked for any other questions. He asked for any opposition. There was none.

Public Hearing Closed at 5:33
Chairman Eckles entertained a motion.

Camp made a motion to approve. Parks
seconded. Motion Carried.

Public Hearing opened 5:34 pm

The Second & Third Items of business: are for petition # ZONE-000025-2019 for 123 Plaza Trace and ZONE-000024-2019 for 143 Plaza Trace. The applicant, Monroe Family LTD is asking for a rezone of these properties from "P" Professional to "R2" Multi Family Residential.

Code Officer Report: Kelley stated this is a rezone to show on financing documents that shows the use that is there and not an existing non-conforming use.

Randy Crosby with Monroe Family LTD spoke to the request. He stated they are preparing a package for the Department of Community Affairs to get rehab funding. They require the property to show it is zoned for its use.

Chairman Eckles asked for any opposition. There was none.
PH closed at 5:36 pm

Chairman Eckles entertained a motion.

Harrison made a motion to approve. Parks
Seconded. Motion Carried.

Public Hearing opened at 5:37 pm

The fourth item of business: is a request for a COA at 2130 West Spring Street. The applicant Southbound Monroe LLC is requesting a COA for a 7500 sq. ft. retail strip center with 4 tenants.

Code Officer report: Kelley mentioned on the recommendation be tabled or denied due to not having all information needed regarding the impervious surface calculations and the reduction requested by suppling pervious pavers. No response since August 8th but if they have that information now it can be considered. If the information is not available it is recommended to deny or table until that information is received.

Mike Birnbrey, owner of the property and Robert Barclift of Kimberly Horne spoke to the request. The presented more information on the pavers and the 50% reduction. There was more discussion on the type of pavers or surface that would need to be used. Also, the landscaping plan and the need for one was discussed along with the sidewalk that would not be placed there but paid to put someplace else in the City.

Chairman Eckles asked for any opposition. There was none.

Public Hearing closed at 5:49 pm

Chairman Eckles entertained a motion.

Harrison made a motion to approve with Conditions the landscaping plan and pervious Paver infiltration data be submitted. Camp Seconded. Motion Carried. COA granted

Old Business: none

New Business: Preliminary Plat Review for petition # PLAT-000028-2019 at 1415 East Church Street.

Kelley: Mentioned the previous submittal of a plan which has since been revised to accommodate the 6 out of 7 items requested by the City. #7 was not a required item so therefore was not accommodated. Recommendation is to approve.

Steve Lee of Terrastone Development spoke to the request for plat review. He stated this would be an 86-lot development of R1 Single Family Residence.

Kelley also stated the required and indicate a sewer easement. They have done but all required parties have not signed off on this. If recommended by Commission for approval it should be with the condition this is in place before Council hears it.

Lee stated this easement is in two conservation with several members and trustees involved. They have a verbal indication there will be no problem.

Chairman Eckles asked if there was any opposition. There was none.

Chairman Eckles entertained a motion.

Camp made a motion to approve with the condition the sanitary sewer easement be submitted before Council Meeting. Butler Seconded. Motion Passed

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn by Parks
Motion Carried – Meeting adjourned at
5:56 pm



To: Planning and Zoning
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 10-01-2019
Description: Corridor COA request for 250 GA Hwy 138

Budget Account/Project Name: NA

Funding Source: 2019 NA

Budget Allocation: NA

Budget Available: NA

Requested Expense: \$NA

Company of Purchase: NA

Recommendation: *Denial* based on the considerations listed below in the background section or *table* the matter for revision to be considered in the next regularly scheduled meeting of the Commission.

Background: This is a request for a new restaurant location for Tokyo II.

This property does not currently have sewer service and is requesting approval of a septic system. The septic system may not be necessary due to sewer system expansion intended to cover this area. There is no approval of the street cut provided from the GDOT. This request includes the site design and building design only. No irrigation plan has been provided. No landscape plan has been provided. Approval and permitting are all contingent upon the aforementioned deficiencies being addressed. Many of the design parameters of the corridor overlay appear to have been ignored in this design.

Attachment(s):

Civil site plans and elevation.



City of Monroe
 215 N. Broad Street
 Monroe, GA 30655
 (770)207-4674

Plan Report

Plan NO.: PCOM-000029-2019

Plan Type: Planning Commission

Work Classification: Certificate of Appropriateness

Plan Status: In Review

Apply Date: 09/12/2019

Expiration:

Location Address

250 GA HWY 138, MONROE, GA 30655

Contacts


HOHWAN, LLC **Owner**
 3351 North Berkeley Lake Road Ste 110, Duluth, GA 30096
 (404)932-4466

Description: REQUEST FOR COA FOR NEW RESTUARANT BUILDING - P&Z MTG 10/15/19 @ 5:30 PM 215 N BROAD ST

Valuation: \$0.00
Total Sq Feet: 0.00

| Fees | Amount |
|---|----------------|
| Planning Commission Regular Meeting (COA) | \$50.00 |
| Total: | \$50.00 |

| Payments | Amt Paid |
|--------------------|----------------|
| Total Fees | \$50.00 |
| Check # 5845 | \$50.00 |
| Amount Due: | \$0.00 |

| <u>Condition Name</u> | <u>Description</u> | <u>Comments</u> |
|-----------------------|---|--------------------|
| |  Issued By: Debbie Adkinson | September 12, 2019 |
| | Plan_Signature_1 | Date |
| | Plan_Signature_2 | Date |

REQUEST FOR A CERTIFICATE OF APPROPRIATENESS

Under Monroe's Historic Preservation ordinance, you are required to obtain a Certificate of Appropriateness (COA) for any exterior material change you wish to make to your property if your property is located within a historic district, or if the change would affect property in a historic district. Please see pages 3 and 4, Definitions.

The following steps must be taken in order to have your proposed change considered by the Historic Preservation Commission (HPC):

1. Stop by the Code Office at least 10 working days in advance of the next regular meeting of the HPC (the second Tuesday of each month at 6:00 pm), read the Historic Preservation Ordinance, and request that your proposal be added to the agenda.
2. Fill out the application for a COA and turn it in to the Code Office.
3. Pay the \$10.00 fee. If you request a "special meeting" at some date or time (other than the 2nd Tuesday of every month), the fee is \$50.00.
4. Provide all documentation which will assist the HPC in deciding if your proposed change(s) are in keeping with the historic district standards and guidelines. The more complete your presentation, the more efficiently your request can be handled. Please see the COA application for additional information.

Suggested documentation consists of all architectural drawings, sketches, pictures, diagrams, or actual examples. All documentation should be turned in to the Code Office at the time of your application, as it gives HPC members time to consider your request prior to the meeting. Physical samples, if applicable, should be brought with you to the meeting.

5. Appear at the meeting on the scheduled day and time to present your proposal.

Thank you, the HPC looks forward to considering your request.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
MONROE HISTORIC PRESERVATION COMMISSION

Please read the Historic Preservation Ordinance (Code Sections 8-4-1 through 8-4-91). In addition, please consult with the Code Office to determine if any other Monroe ordinances apply, and if applicable, read those ordinances.

DATE: 9/10/2019

APPLICANT: HOHWAN, LLC / MIKYUNG PYUN

APPLICANT'S ADDRESS: 250 MARTIN LUTHER KING JR BLVD
MONROE, GA 30655

TELEPHONE NUMBER: (404) 931-4466

PROPERTY OWNER: HOHWAN, LLC / MIKYUNG PYUN

OWNER'S ADDRESS: 250 MARTIN LUTHER KING JR BLVD
MONROE, GA 30655

TELEPHONE NUMBER: (404) 931-4466

PROJECT ADDRESS: 250 MARTIN LUTHER KING JR BLVD

MONROE, GA 30655

Brief description of project: _____
NEW BUILDING CONSTRUCTION FOR JAPANESE HIBACHI RESTAURANT

(Continue on separate sheet, if necessary.)

Attach photograph(s) of existing condition of property necessary to show all areas affected.

Attach plans, sketches, drawings, and diagrams of the project and detail the materials that will be used.

Provide such other information that is necessary for the HPC to adequately consider the application in light of the following criteria.

In reviewing applications for COAs, the HPC's duties include taking into account the historic and architectural significance of the structure and maintaining maps showing the historic and architectural significance of structures in the Historic Districts.

In its review, the HPC shall also take into account the following elements to ensure that the exterior form and appearance of the structure is consistent with the historical and visual character of the District:

1. The height of the building in relation to the average height of the nearest adjacent and opposite buildings;
2. The setback and placement of the building on the lot in relation to the average setback and placement of the nearest adjacent and opposite building;
3. Exterior construction materials, including textures and patterns.
4. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials;
5. Roof shapes, forms, and materials;
6. Proportions, shapes, positionings and locations, patterns and sizes of any elements of fenestration.

The **Code Office** will post a notice which will notify all affected property owners of the material change being requested not less than seven (7) days prior to the meeting at which the request for a COA is to be considered. The applicant and the affected property owners will be given an opportunity to be heard at the meeting in which the application is presented.

DEFINITIONS:

A "material change in appearance" means a change that will affect either the exterior architectural or environmental features of a historic property or any structure, site, or work of art within a historic district, and may include any one or more of the following:

1. A reconstruction or alteration of the size, shape, or façade, including any of the architectural elements or details;
2. Demolition;
3. Commencement of excavation for construction purposes;

4. A change in the location of advertising visible from the public right-of-way; and
5. The erection, alteration, restoration, or removal of any building or other structure within a historic property or district, including walls, fences, steps and pavements, or other appurtenant features.

[Sec. 8-4-2(f)]

“Exterior architectural features” means the architectural style, general design, and general arrangement of the exterior of a building or other structure, including but not limited to, the kind or texture of the building material and the type and style of all windows, doors, signs, and other appurtenant architectural fixtures, features, details, or elements relative to the foregoing [Sec. 8-4-2(b)].

“Exterior environmental features” means all those aspects of the landscape or the development of the site which affect the historical character of the property [Sec. 8-4-2(c)].

Ordinary maintenance or repair of any exterior architectural feature in or on a historic property, that does not involve a material change in design, material, or outer appearance is excluded from review. [Sec. 8-4-81]


Applicant

Date: 09/10/19

2/99 MGG



TOKYO 2 SUSHI & HIBACHI

MFT LAND INVESTMENTS
PO BOX 2656
LOGANVILLE, GA 30054
ZONED: B3

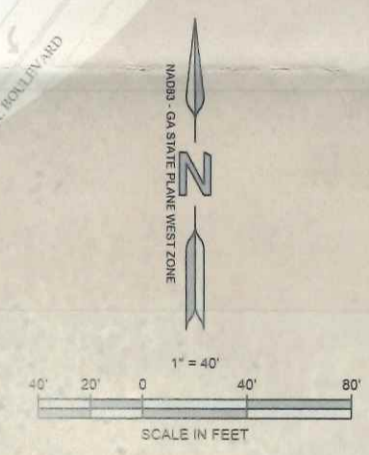
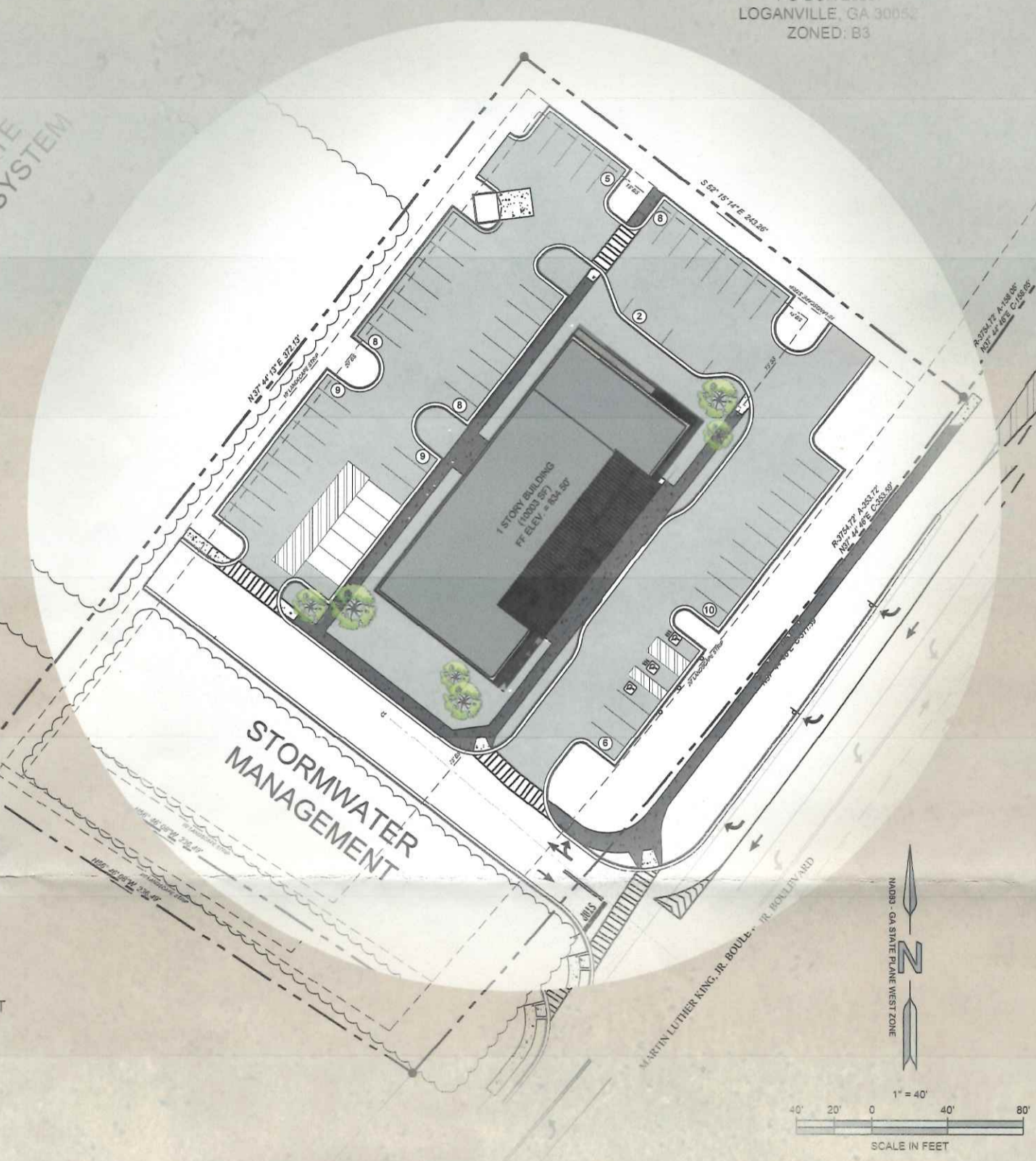
PROJECT DATA

ADDRESS: 242 MLK JR. BOULEVARD,
MONROE, GEORGIA. 30655
PARCEL: M0020001B00
ZONING: B3
LOT SIZE: 1.15 ACRES

BUILDING AREA: 8,022 S.F
BUILDING HEIGHT: 30'-10'

PROJECT DESCRIPTION

THE PROPOSED DEVELOPMENT PRESENTS A NEW
ATMOSPHERE OF THE HIBACHI RESTAURANT IN THE
CITY OF MONROE, GA. IT IS A PLACE FOR NOT
ONLY EATING FOOD, BUT FOR PROVIDING
CULTURAL EXPERIENCES ALSO.



FRONT VIEW ELEVATION



RIGHT SIDE VIEW ELEVATION



in·arch
architecture | interiors | planning

This design presentation board shall be used only for the meeting on October 16, 2018 and is the property of the inarch, LLC. It is not to be reproduced or copied in whole or in part and shall be used only for the project. It is also not to be used by any other consultant or on any other project. This design package is to be returned to the the inarch, LLC upon request.

GENERAL NOTES:

- 1) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADII ARE GIVEN AT THE FACE OF CURB.
- 2) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
- 3) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.

SITE NOTES:

- 1) TRACT IS ZONED: B3 (COMMERCIAL)
- 2) SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.
- 3) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
- 4) HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND DOES NOT INTERFERE WITH TRAFFIC. (SEE PHOTOMETRICS PLAN IN ARCH. PLANS).
- 5) ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- 6) NO OUTSIDE STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, VEHICLE, EQUIPMENT, PRODUCTS, ETC.
- 7) SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.
- 8) ALL PAVEMENT MARKING WITHIN CITY OF MONROE RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND ACCORDING TO GEORGIA DOT DISTRICT 1 SPECIFICATIONS.
- 9) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER, HOWEVER A CONTRACTOR/DEVELOPER CAN DO PERMITTING WITH AGENT AUTHORIZATION.
- 10) ALL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.
- 11) MAXIMUM CUT OR FILL SLOPE=2:1V
- 12) CITY OF MONROE ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR SAID ACT.
- 13) 24 HOUR CONTACT: GI YOUNG KIM, 404-514-3412
- 14) CONTRACTOR SHALL COORDINATE WITH THE CITY/COUNTY JURISDICTION, WATER AND SEWER JURISDICTION, AND DEPARTMENT OF TRANSPORTATION INSPECTORS REGARDING ALL CERTIFICATE OF OCCUPANCY REQUIREMENTS AND COORDINATE WITH THE ENGINEER APPROXIMATELY 8 WEEKS PRIOR TO ANTICIPATED CERTIFICATE OF OCCUPANCY DATE REGARDING ANY ITEMS REQUIRING APPROVAL OR CERTIFICATIONS BY THE ENGINEER.
- 15) ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED

N/F
MFT LAND INVESTMENTS LLC
PO BOX 2655.
LOGANVILLE, GA 30052
ZONED: B3

**SITE IMPERVIOUS AREA: 56.9%,
50,043 SF. (1.15 AC)**

INTERIOR LANDSCAPED AREA REQUIRED: 12% x PARKING AREA
PARKING AREA = 12040 SF
LANDSCAPED AREA REQUIRED = 12% x 12040 SF = 1445 SF
LANDSCAPED AREA PROVIDED = 3780 SF

N/F
MFT LAND INVESTMENTS LLC
PO BOX 2655.
LOGANVILLE, GA 30052
ZONED: B3

N/F
WITH II LLC C/O THE
STALLINGS GROUP
TUCKER, GA 30084
ZONED: A1

ENGINEER:
FORESITE
group
Foresite Group, Inc.
3740 Davinci Ct.
Suite 100
Peachtree Corners, GA 30092
www.fg-inc.net
770.368.1399
770.368.1944

DEVELOPER:

IN-ARCH
6050 PEACHTREE PKWY, SUITE 240-213
NORCROSS, GA 30092
(404) 514-3412
CONTACT: GI YOUNG KIM

PROJECT:
TOKYO 2 SUSHI & HIBACHI

M.L.K. JR. BLVD (GA HWY 138)
MONROE, GA 30655
LANDLOT 005, DISTRICT 03
PARCEL # M0020001B00

SEAL:

| REVISIONS | DATE |
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PROJECT MANAGER: JPS
DRAWING BY: LTR
JURISDICTION: CITY OF MONROE
DATE: 2018-10-04
SCALE: 1" = 30'
TITLE:

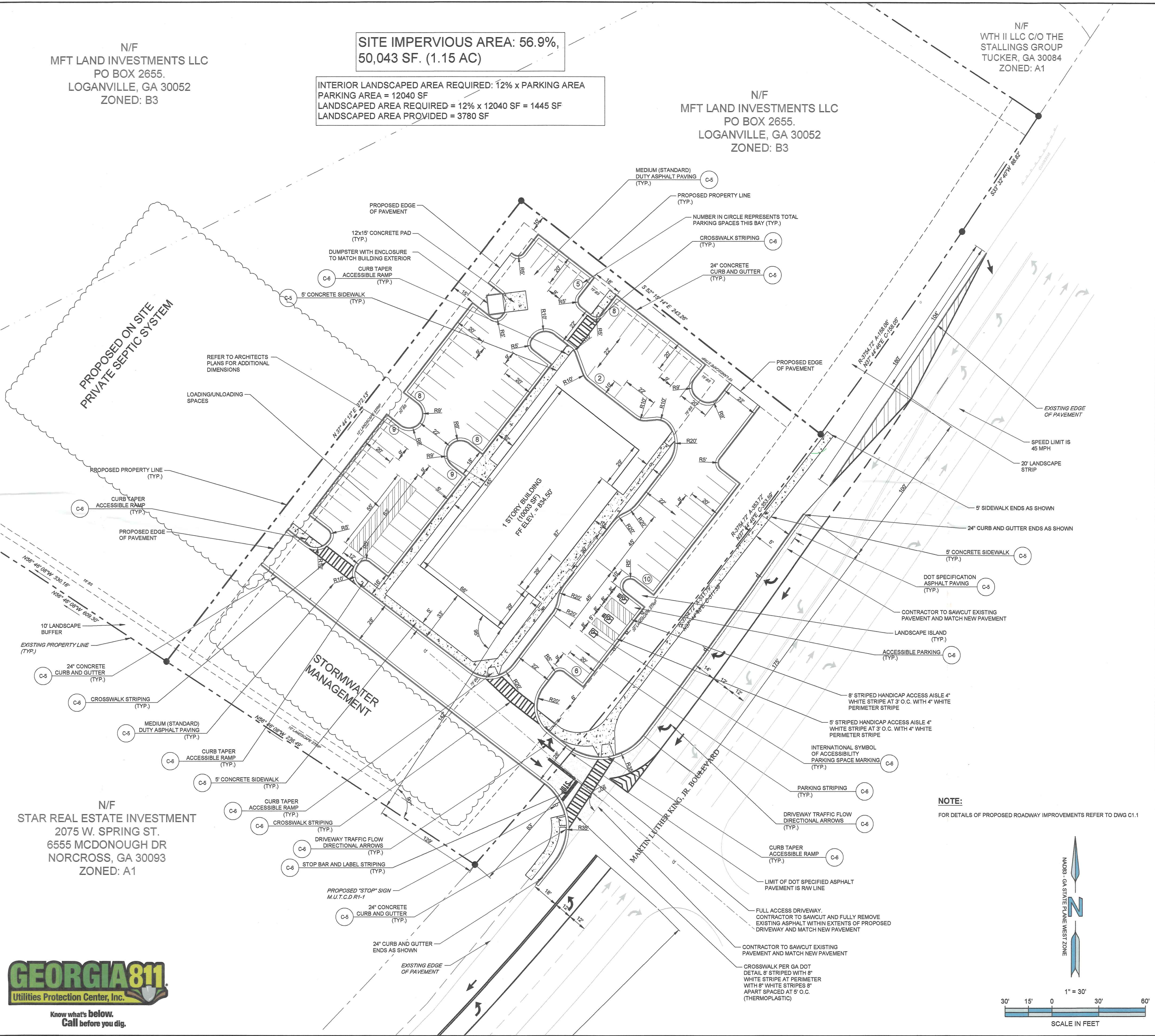
ENLARGED SITE & PAVING PLAN
SHEET NUMBER: **C-1**
COMMENTS: NOT RELEASED FOR CONSTRUCTION
JOB/FILE NUMBER: 1120.005

LEGEND

- STANDARD DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- DOT SPECIFICATION ASPHALT PAVING
- CONCRETE SIDEWALK PAVING
- HEAVY DUTY CONCRETE PAVING
- PROPERTY LINE
- PARKING COUNT
- SPILL CURB
- TRAFFIC SIGN
- PAINTED TRAFFIC ARROWS
- TRAFFIC FLOW LANE DESIGNATION
- VEHICLE STACKING POSITION

SITE DATA

| | |
|---------------------------------------|---------------------------|
| ZONING: | B3 (COMMERCIAL) |
| OVERLAY DISTRICT: | N/A |
| FUTURE LAND USE DESIGNATION: | B3 (COMMERCIAL) |
| PARCEL IDENTIFICATION NUMBER: | M0020001B00 |
| TOTAL SITE AREA: | 8.412 AC. |
| PROJECT SITE AREA: | 2.017 AC. |
| DISTURBED AREA: | 2.01 AC. |
| IMPERVIOUS SURFACE AREA MAXIMUM (%): | 1.21 AC. (80%) |
| IMPERVIOUS SURFACE AREA PROPOSED (%): | 1.15 AC. (56.9%) |
| PERVIOUS SURFACE AREA PROPOSED (%): | 0.867 AC. (43.1%) |
| OPEN SPACE AREA REQUIRED (%): | N/A |
| OPEN SPACE AREA PROPOSED (%): | N/A |
| LANDSCAPE STRIP - FRONT 1: | 20 FT |
| FRONT 2: | N/A |
| SIDE: | 10 FT |
| REAR: | 10 FT |
| BUILDING SETBACK - FRONT 1: | 75 FT |
| FRONT 2: | N/A FT |
| SIDE: | 15 FT |
| REAR: | 20 FT |
| LANDSCAPE BUFFER - SIDE: | N/A |
| REAR: | N/A |
| BUILDING FLOOR AREA: | TOTAL GROUND: 10,003 S.F. |
| CANOPIES & OVERHANGS: | 0 S.F. |
| RESTAURANT: | 8020 S.F. |
| RETAIL: | 1983 S.F. |
| FLOOR AREA RATIO MAXIMUM: | ### |
| FLOOR AREA RATIO PROPOSED: | 11.39 |
| BUILDING HEIGHT: | 28'-0" |
| BUILDING HEIGHT (MAX.): | 35'-0" |
| PARKING RATIO REQUIRED - RESTAURANT: | 1 SPACE / 600 S.F. |
| RETAIL: | 1 SPACE / 5 SEATS |
| | 1 SPACE / 600 S.F. |
| | 1 SPACE / EMPLOYEE |
| PARKING REQUIRED: | 62 SPACES |
| PARKING PROVIDED: | 62 SPACES |
| ACCESSIBLE PARKING REQUIRED: | 3 SPACES |
| ACCESSIBLE PARKING PROVIDED: | 3 SPACES |
| OFF-STREET LOADING REQUIRED: | 1 SPACE (12'X55') |
| OFF-STREET LOADING PROVIDED: | 1 SPACE (12'X55') |



N/F
STAR REAL ESTATE INVESTMENT
2075 W. SPRING ST.
6555 MCDONOUGH DR
NORCROSS, GA 30093
ZONED: A1



NOTE:
FOR DETAILS OF PROPOSED ROADWAY IMPROVEMENTS REFER TO DWG C-1.

30' 15' 0' 30' 60'
SCALE IN FEET

| REVISIONS | No. | Date | Description |
|-----------|-----|------|-------------|
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| | | | |

TOKYO 2 SUSHI & HIBACHI

NEW BUILDING

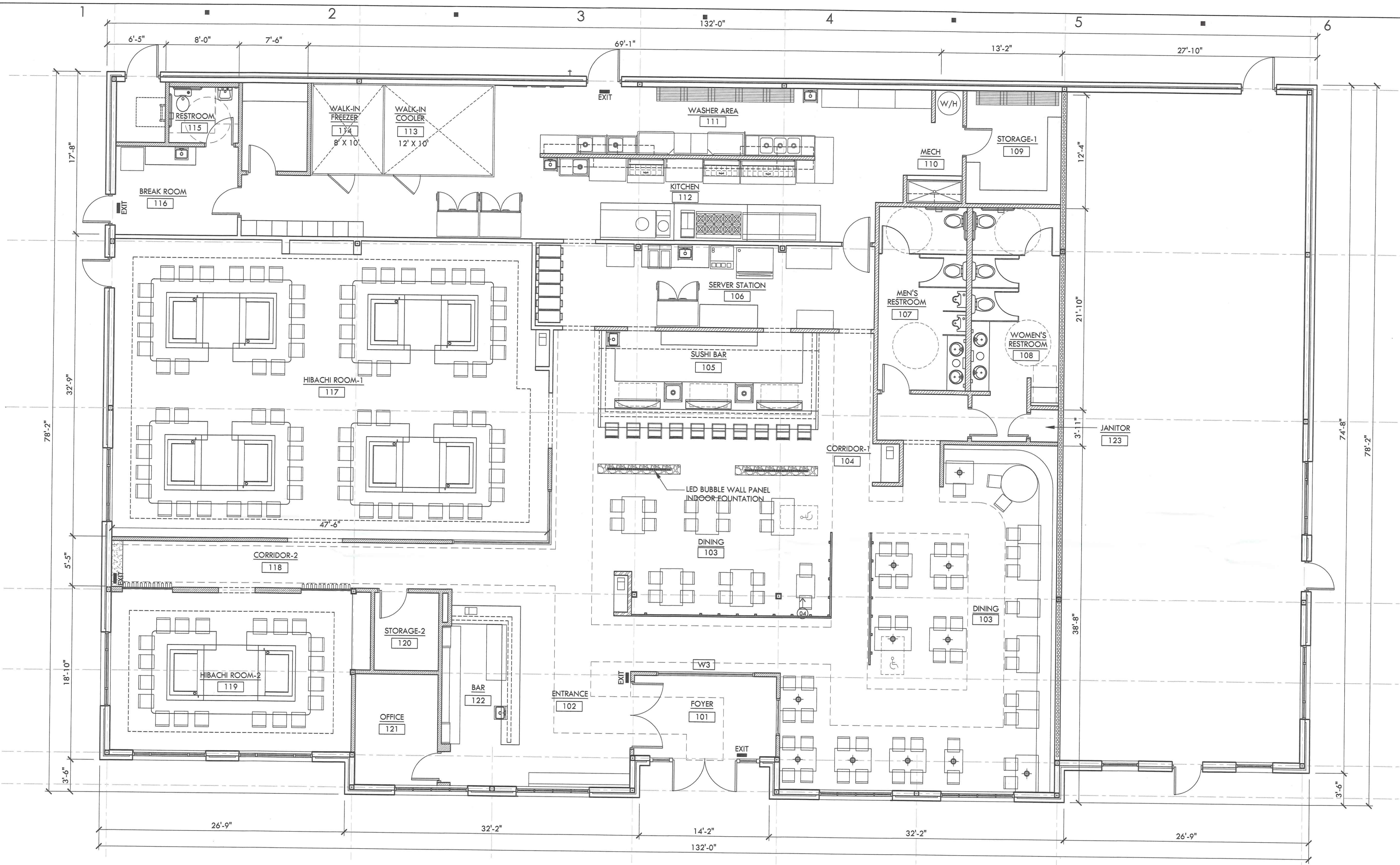
250 MLK JR. BOULEVARD, MONROE, GA 30655
CLIENT: TOKYO 2 SUSHI & HIBACHI
250 MLK JR. BOULEVARD, MONROE, GA 30655

KEY PLAN

| | |
|----------|--------------------|
| DATE | FEBRUARY, 08, 2019 |
| DRAWN: | STAFF |
| CHECKED: | GK |
| JOB NO.: | 18-09 |

TITLE
FLOOR PLAN

SHEET NUMBER
A3.0



1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

PLAN LEGENDS

- EXTERIOR WALL
- TENANT SEPARATION WALL FIRE RATED PARTITION CONTRACTOR SHALL VERIFY AND MAINTAIN CODE REQUIREMENTS OF 1 HOUR FIRE RATED WALL.
- INTERIOR WALL - 3/8" 25 GA METAL STUD @16" O.C. W/ 1/2" GYP. BD. - SEE DRAWING A9.0
- LOW PARTITION WALL - 3/8" 25 GA METAL STUD @16" O.C. W/ 1/2" GYP. BD. - SEE DRAWING A9.0
- FURRING WALL (PLUMBING)
- 8" CMU WALL
- DECORATIVE WOOD PARTITION - SEE DRAWING 3/A3.1
- WINDOW - SEE DRAWING A3.1
- DOOR - SEE DRAWING DOOR SCHEDULE A3.1
- PROVIDE ADA EXIT SIGN @ 5'-0" A.F.F. ADA EXIT SIGN SHALL BE IDENTIFIED BY TACTILE SIGNS COMPLYING WITH 703.1, 703.2, AND 703.5. (ADA REGULATION 2010 SECTION 216.4.1)
- ADA ACCESSIBLE SEATS WHERE PROVIDED, ADA ACCESSIBLE SEATS SHALL COMPLY WITH 2010 ADA STANDARDS SECTION 221.2 AND SECTION 902
- ELECTRICAL PANEL
- SERVICE COUNTER WITH CABINET
- HOOD
- DECORATIVE WOOD PARTITION - SEE DRAWING 3/A3.1
- ROOF ACCESS ABOVE - SEE DRAWING 1/A11.0

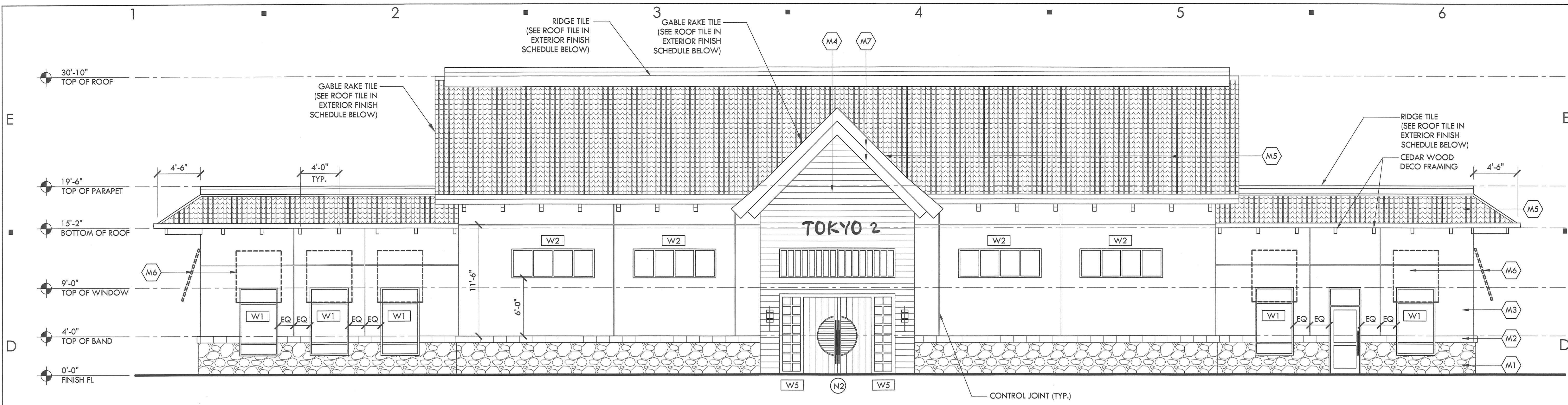
| TOKYO 2 SUSHI & HIBACHI | |
|-------------------------|--|
| TOTAL | 8,020 SF (190 SEATS) |
| SUSHI BAR | 10 SEATS |
| DINING | 4 PER. X 19 = 76 6 PER. X 2 = 12 88 SEATS |
| HIBACHI ROOM | 18 PER. X 4 = 72 20 PER. X 1 = 20 92 SEATS |

The scale as stated, is valid only on original drawing.

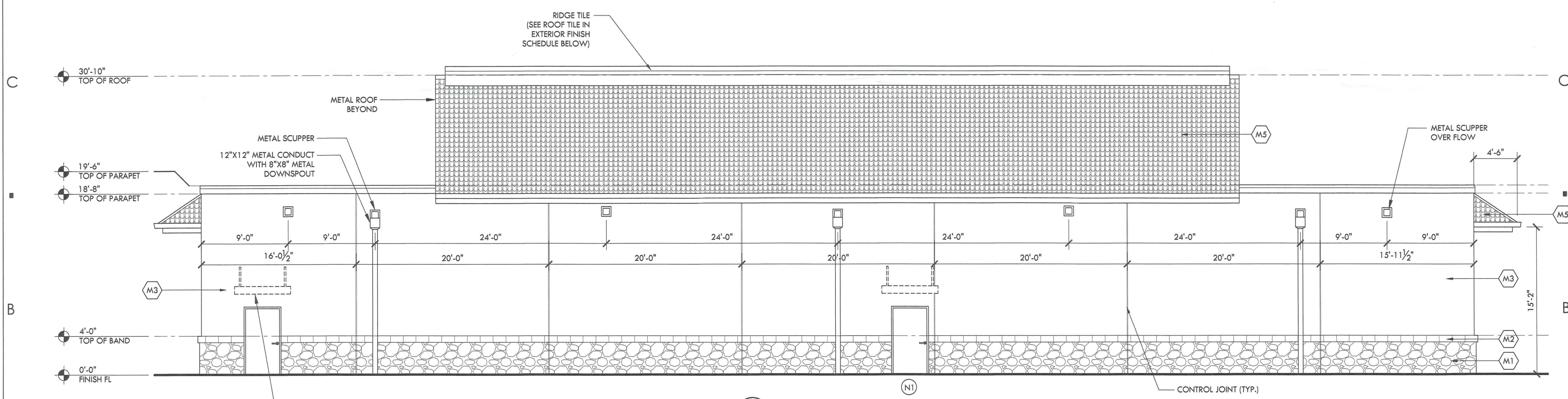
This drawing is the property of the in-arch, LLC and is not to be reproduced or copied in whole or in part. It is to be used only for the project and site specified herein, and is not to be used by any other consultant on any other project. This drawing is to be returned to the in-arch, LLC upon request.

SEAL

| REVISIONS | | |
|-----------|------|-------------|
| No. | Date | Description |
| | | |
| | | |
| | | |
| | | |
| | | |



1 FRONT ELEVATION
 SCALE: 3/16" = 1'-0"



2 REAR ELEVATION
 SCALE: 3/16" = 1'-0"

| # | MATERIALS | MANUFACTURE | PRODUCT MODEL | COLOR | REMARKS |
|-------|-------------------|--------------------------|-------------------------|--------------------|--|
| (M1) | CULTURED STONE | NATIVE CUSTOM STONE, LLC | APPALACHIAN FIELD STONE | - | |
| (M2) | EIFS BAND | PAREX | AGED LIMESTONE FINE | 820 SILVERADO | |
| (M3) | EIFS WALL | PAREX | AGED LIMESTONE FINE | 40 DOVE GREY | |
| (M4) | ROOF TILE | MCA TILES | ORIENTAL | LIGHT GREY | ALTERNATIVE PRODUCT SHALL BE APPROVED. |
| (M5) | EIFS COPING | PAREX | AGED LIMESTONE FINE | 820 SILVERADO | WITH METAL COPING AT TOP (COLOR MATCHED) |
| (M6) | CLAY ROOF TILE | NORTHERN ROOF TILES | ORIENTAL-S DOUBLE LAYER | LIGHT GREY | |
| (M7) | METAL TILE | CUSTOM PRODUCT | 12X12 | SILVER (DARK GREY) | ACCENT TILE |
| (M8) | PAINTED WOOD | SHERWIN WILLIAMS | EXTERIOR GRADE | DARK GREY | |
| (M9) | WOOD CANOPY | CUSTOM PRODUCT | 5'-0" (W) X 6'-0" (H) | DARK GREY | |
| (M10) | CENTER SCORED CMU | - | - | LIGHT GREY | |
| (M11) | METAL COPING | - | - | DARK GREY | |

TOKYO 2 SUSHI & HIBACHI
 NEW BUILDING
 242 MLK JR. BOULEVARD, MONROE, GA 30655
 CLIENT: TOKYO 2 SUSHI & HIBACHI
 242 MLK JR. BOULEVARD, MONROE, GA 30655

KEY PLAN

DATE: JUNE, 04, 2018
 DRAWN: STAFF
 CHECKED: GK
 JOB NO.: 18-09

TITLE
BUILDING ELEVATIONS - 1

SHEET NUMBER
A5.0

The scale as stated, is valid only on original drawing.

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SEAL

| REVISIONS | | |
|-----------|------|-------------|
| No. | Date | Description |
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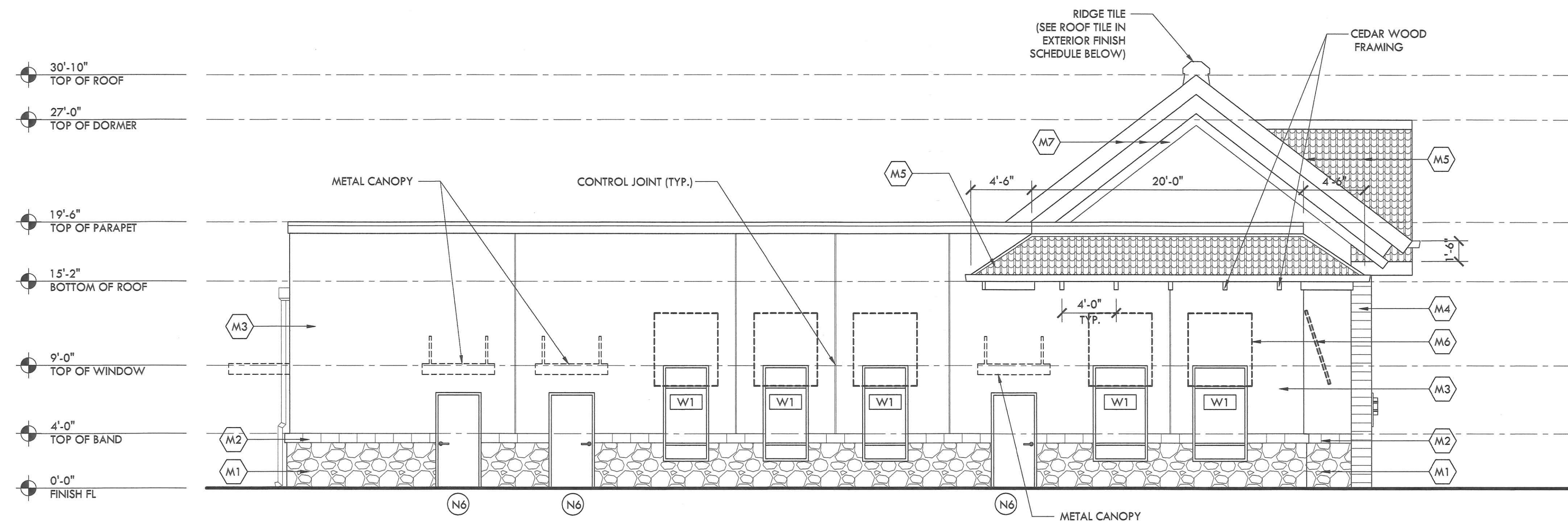
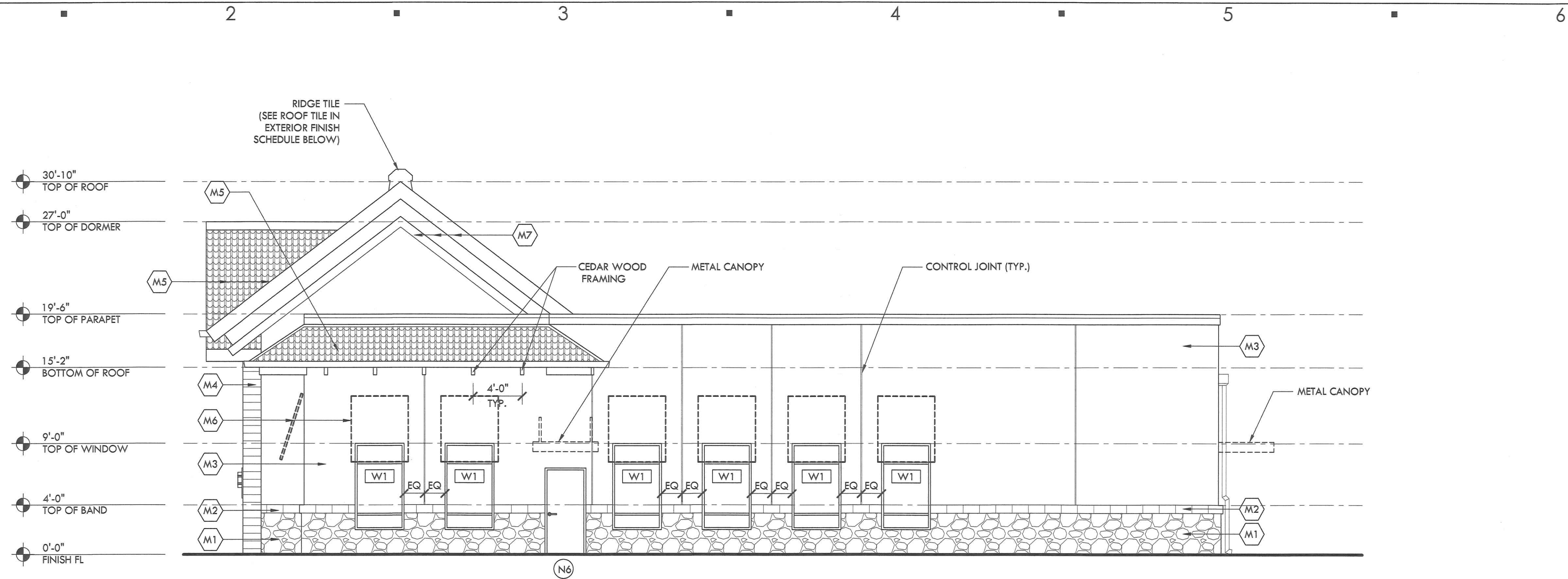
KEY PLAN

DATE: JUNE. 04, 2018
 DRAWN: STAFF
 CHECKED: GK
 JOB NO.: 18-09

TITLE
 BUILDING ELEVATIONS - 2

SHEET NUMBER
A5.1

FILE:



2 BUILDING ELEVATION
 SCALE: 3/16" = 1'-0"

The scale as stated, is valid only on original drawing.

RELEASED FOR CONSTRUCTION

**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe has received a request for a Certificate of Appropriateness. A public hearing will be held on October 15, 2019 before the Planning & Zoning Commission, at 5:30 P. M. for a restaurant at 250 Ga Hwy 138.

The meeting will be held in City Hall Meeting Room, 215 North Broad Street. All those having an interest should be present.

Please run on the following date:

September 29, 2019