HAVERTYS
FURNITURE

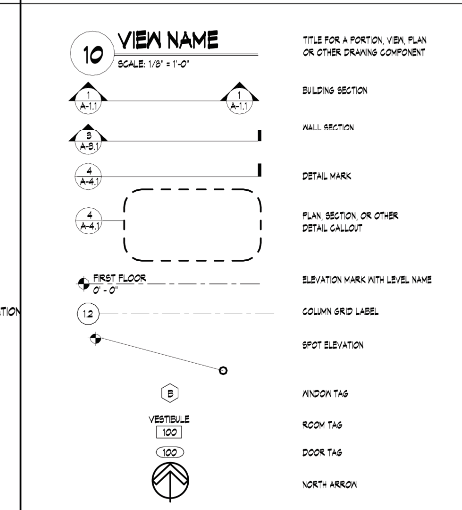
3255 PEACHTREE ROAD
SUITE 101
ATLANTA, GA 30305

EXTERIOR MODIFICATION PACKAGE

ABBREVIATIONS

A.	A.F.F.	ABOVE FINISHED FLOOR
	A.C.T.	ACOUSTIC CEILING TILE
	ADJ.	ADJUSTABLE
	ALUM.	ALUMINUM
	ARCH.	ARCHITECT OR ARCHITECTURAL
	A.D	AREA DRAIN
	A/C	AIR CONDITIONING
B.	BM.	BEAM
	BRG.	BEARING
	BLKG.	BLOCKING
	BD.	BOARD
	BOT.	BOTTOM
	BLDG.	BUILDING
	X	BY (2X4)
	B.U.R.	BUILT-UP ROOF
C.	C.B.	CATCH BASIN
	CLG.	CEILING
	C.M.U.	CONCRETE MASONRY UNIT
	CONC.	CONCRETE
	C.J.	CONTROL JOINT
	CLR.	CLEAR
	C.T.	CERAMIC TILE
	C.O.	CLEAN OUT
	COL.	COLUMN
	CONST.	CONSTRUCTION
	CONT.	CONTINUOUS
	CRSE.	COURSE
	C.Y.	CUBIC YARD
	CF.	CUBIC FOOT
D.	DIM.	DIMENSION
	DET.	DETAIL
	DIA.	DIAMETER
	DIFF.	DIFFUSER
	D.F.	DRINKING FOUNTAIN
	DN.	DOWN
	DWG.	DRAWING
E.	E	EAST
	EA.	EACH
	ELEV.	ELEVATION
	ELEC.	ELECTRICAL
	E.J.	EXPANSION JOINT
	EQ.	EQUAL
	EQUIP.	EQUIPMENT
	E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM
	E.W.C.	ELECTRIC WATER COOLER
	EXIST.	EXISTING
	EXP. BLT.	EXPANSION BOLT
F.	FIN.	FINISH OR FINISHED
	F.E.	FIRE EXTINGUISHER
	F.H.C.	FIRE HOSE CABINET
	F.P.	FIRE PROTECTION
	F.R.	FIRE RATED
	FL.	FLOOR
	FT.	FOOT / FEET
	FTG.	FOOTING
	FDN.	FOUNDATION
G.	GA.	GAUGE
	GALV.	GALVANIZED
	G.C.	GENERAL CONTRACTOR
	GL.	GLASS
	GRD.	GROUND
	GYP.BD.	GYPSUM DRYWALL BOARD
	GYP. SHEATH.	GYPSUM SHEATHING BOARD
H.	HC.	HANDICAP(PED)
	HDW.	HARDWARE
	HT.	HEIGHT
	H.P.	HIGH POINT
	H.M.	HOLLOW METAL
	HORIZ.	HORIZONTAL
	H.B.	HOSE BIBB
	HR.	HOUR
	HVAC	HEATING/VENTILATION/AIR CONDITIONING
I.	IN.	INCH OR INCHES
	INCL.	INCLUDE, INCLUDED, OR INCLUDING
	I.D.	INSIDE DIAMETER
	INSUL.	INSULATION
J.	JT.	JOINT
L.	LAM.	LAMINATE OR LAMINATED
	LAV.	LAVATORY
	LB.	POUND
	LF.	LINEAL FOOT
	L.L.V.	LONG LEG VERTICAL
	L.L.H.	LONG LEG HORIZONTAL
M.	MFR.	MANUFACTURE OR MANUFACTURE
	M.O.	MASONRY OPENING
	MAX.	MAXIMUM
	MECH.	MECHANICAL
	MEMB.	MEMBRANE
	MTL.	METAL
	MIN.	MINIMUM
	MISC.	MISCELLANEOUS
	MEZZ.	MEZZANINE
N.	N	NORTH
	N.F.P.A.	NATIONAL FIRE PROTECTION ASSOCIATION
	N.I.C.	NOT IN CONTRACT
	NO.	NUMBER
	N.T.S.	NOT TO SCALE
O.	O.C.	ON CENTER
	OPNG.	OPENING
	OPP.	OPPOSITE
	OZ.	OUNCE
	O.D.	OUTSIDE DIAMETER
P.	PR.	PAIR
	PL.	PLATE
	PLYWD.	PLYWOOD
	P.S.I.	POUNDS PER SQUARE INCH
	PREFAB.	PREFABRICATED
	PROT.	PROTECT, PROTECTED, OR PROTECTION
	PVC.	POLY VINYL CHLORIDE
Q.	Q.T.	QUARRY TILE
R.	R.	RISER
	REF.	REFER / REFERENCE
	REINF.	REINFORCING
	REQD.	REQUIRED
	R.O.	ROUGH OPENING
	R.D.	ROOF DRAIN
	RM.	ROOM
S.	S	SOUTH
	SAN.	SANITARY
	SCHD.	SCHEDULE
	SHT.	SHEET
	SIM.	SIMILAR
	SPEC.	SPECIFY, SPECIFIED OR SPECIFICATIONS
	SPKLR.	SPRINKLER
	SQ.	SQUARE
	STL.	STEEL
	S.S.	STAINLESS STEEL
	STD.	STANDARD
	STOR.	STORAGE
	ST.	STREET
	SUSP.	SUSPEND, SUSPENDED, OR SUSPENSION
	STRUC.	STRUCTURAL
	S.I.	SQUARE INCH
	S.F.	SQUARE FOOT
	S.Y.	SQUARE YARD
	SYS.	SYSTEM
T.	TEL.	TELEPHONE
	TEMP.	TEMPERED OR TEMPERATURE
	T.	TREAD
	TYP.	TYPICAL
	TV.	TELEVISION
U.	U.L.	UNDERWRITER'S LABORATORY
	U.H.	UNIT HEATER
	U.N.O.	UNLESS NOTED OTHERWISE
V.	VERT.	VERTICAL
	V.C.T.	VINYL COMPOSITION TILE
W.	W	WEST
	W/	WITH
	W.C.	WATER CLOSET OR WALL COVERING
	WD.	WOOD
	WP.	WATERPROOF(ING)
	WT.	WEIGHT
	W.W.F.	WELDED WIRE FABRIC

GRAPHIC CONVENTIONS LEGEND



HAVERTYS VENDORS

FIRE ALARM
TYCO SECURITY SERVICES, INC
3607 ROBERTS DRIVE
SUITE 150
ATLANTA, GA 30350
CONTACT: DAVID HARTLEY
TEL: (404) 434-7768
FAX: (203) 975-4535
dlhartley@tyco.com

MILLWORK
RAYDEO
30 CHRISTA COURT
BALLGROUND, GA 30107
CONTACT: PRESTON BYERS
TEL: (770) 720-1100 X 225
preston@raydeo.com

LIGHTING
VOSS LIGHTING
CONTACT: MATT SPEER
TEL: (770) 438-8557
FEDERAL HEATHlighting.com

SIGNAGE
128 BELLVILLE RD
SUITE E
DAYTONA BEACH, FL 32114
CONTACT: DONNA COPP
TEL: (386) 255-1901
FAX: (386) 258-0211

I.T.
U.S. INFO COM
CONTACT: BOB MALONE
TEL: (888) 238-5782
TO BE CONTRACTED SEPARATELY WITH HAVERTYS

WASTE MANAGEMENT
OAK LEAF INTELLIGENT WASTE MANAGEMENT
415 DAY HILL ROAD
WINDSOR, CT 06095
CONTACT: STEVE CURLEY
TEL: (860) 760-4617
scurley@wm.com

CARPETING (INSTALLER)
SEIBEL FLOOR COVERINGS
1828 STONEBROOK COURT
LAWRENCEVILLE, GA 30043
CONTACT: RALPH SEIBEL
TEL: (770) 654-1008
FAX: (770) 654-0113

EMS EQUIPMENT
H.I. SOLUTIONS
4040 ROYAL DRIVE, SUITE 100
KENNESAW, GA 30144
CONTACT: ERIC HOUSE
TEL: (770) 423-1150
ehouse@hisolutions.net

EMS INSTALLER
EMS BY DESIGN
CONTACT: COREY SKILES
TEL: (770) 542-9114
cskiles@emsbydesignllc.com

SIRUS XM
INFO-HOLD, INC.
4120 AIRPORT ROAD
CINCINNATI, OHIO 45226
CONTACT: DAVID FINKHOUSEN
EMAIL: DAVIDF@INFOHOLD.COM
TEL: (513) 208-2017

STOREFRONT
TUBELITE
3056 WALKER RIDGE DR. NW
SUITE G
WALKER, MI 49544
CONTACT: BRIAN MCGINNESS
TEL: (616) 808-2529
bmcginness@tubeliteinc.com

GENERAL NOTES

1. THESE PLANS HAVE BEEN PREPARED TO LIMIT, CONVEY, EXPLAIN, AND DEFINE CONDITIONS AND SPECIFIED REQUIREMENTS, PIPE SIZES, AND MANNER OF ERECTING WORK. THE CONTRACTOR SHALL REALIZE THAT THE DRAWINGS COULD NOT DELVE INTO EVERY STEP, SEQUENCE, OR OPERATION NECESSARY FOR THE COMPLETION OF THE PROJECT WITHOUT DRAWING ON THE CONTRACTOR'S INGENUITY OR EXPERIENCE. THEREFORE IT IS A MANDATORY REQUIREMENT OF THIS PROJECT THAT SUBCONTRACTORS VISIT THE SITE PRIOR TO BIDDING, TO THOROUGHLY FAMILIARIZE THEMSELVES W/THE EXISTING CONDITIONS AND THE PROPOSED IMPROVEMENTS. NO REQUEST FOR CHANGE IN CONTRACT PRICE WILL BE CONSIDERED FOR WORK REQUIRED THAT COULD HAVE BEEN DETERMINED BY A THOROUGH INSPECTION OF THE WORK AREA AND PROPOSED IMPROVEMENTS. THE INFORMATION GIVEN AS EXISTING IS BASED ON THE ORIGINAL CONSTRUCTION DOCUMENTS OF THE BUILDING AND SOME SELECTED FIELD MEASUREMENTS AND VERIFICATION. THEREFORE ANY REFERENCE TO OR COORDINATION WITH EXISTING CONDITIONS OR MATERIALS SHOULD BE FIELD VERIFIED.
2. OMISSIONS FROM THE DRAWINGS, SPECIFICATIONS OR THE DETAILS OF WORK WHICH ARE CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MISDESCRIBED DETAILS OF THE WORK. ALL WORK SHALL BE PERFORMED AS FULLY AND CORRECTLY AS SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
3. THE CONTRACTOR SHALL CHECK ALL DRAWINGS FURNISHED TO HIM IMMEDIATELY UPON THEIR RECEIPT, AND SHALL PROMPTLY NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL COMPARE ALL DRAWINGS AND VERIFY THE FIGURES BEFORE LAYING OUT THE WORK, AND WILL BE RESPONSIBLE FOR ANY ERRORS WHICH MIGHT HAVE BEEN AVOIDED THEREBY.
4. SUBCONTRACTORS BIDDING THIS PROJECT SHOULD CAREFULLY REVIEW ALL PAGES OF THE PLANS. ITEMS UNDER THEIR SUB-TRADE MAY BE DENOTED ON SHEETS OTHER THAN THOSE SPECIFICALLY MARKED M, E OR P. GENERAL CONTRACTOR SHOULD INSURE THAT SUBCONTRACTORS REVIEW COMPLETE SETS OF DRAWINGS
5. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONSTRUCTION DOCUMENTS.
6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE/COMPLIANCE WITH GEORGIA AND FEDERAL CODES AND ORDINANCES. IN THE EVENT OF CONFLICT BETWEEN THESE PLANS AND CODES, THE GOVERNING CODE SHALL PREVAIL.
7. DO NOT SCALE DRAWINGS.
8. ALL SECTIONS, DETAILS, MATERIALS, METHODS, ETC. THAT ARE SHOWN AND/OR NOTED ON ANY PLAN, SECTION, DETAIL OR SCHEDULE SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS NOTED OTHERWISE.
9. THIS PROJECT MUST BE SUPERVISED BY THE CONTRACTOR'S PERSONNEL AT ALL TIMES.
10. THE GENERAL CONTRACTOR SHALL BEAR THE FULL RESPONSIBILITY AND COSTS FOR THE FOLLOWING:
    A. TEMPORARY POWER AND UTILITIES.
    B. TRASH REMOVAL.
    C. LIABILITY AND WORKMAN'S COMPENSATION INSURANCE.
11. ALL EXTERIOR SHEATHING SHALL BE 5/8" GLASS FIBER REINFORCED EXTERIOR GRADE SHEATHING, UNLESS OTHERWISE NOTED.
12. ALL INTERIOR GYPSUM WALLS SHALL BE TAPED, MUDDED, SANDED, SEALED, PRIMED AND PAINTED IN ACCORDANCE WITH THE FINISH PLAN, FINISH SCHEDULE AND HAVERTYS PAINT PLAN.
13. ALL INTERIOR FINISHES SHALL BE CLASS A or B PER CURRENT NFPA.
14. PROVIDE PORTABLE FIRE EXTINGUISHERS PER CURRENT NFPA AND FIRE MARSHALL APPROVAL
15. PROVIDE BARRIER-FREE ACCESSIBILITY INTO/THROUGHOUT SPACE, PER OFFICIAL CODE ICC A-117.1
16. ALL EXISTING AND NEW EXIT DOORS SHALL BE A MINIMUM OF 32" CLEAR OPENING WIDTH, PER 2012 NFPA #101 AND PER ICC A-117.1
17. EXACT COLUMN LOCATIONS ARE IMPERATIVE FOR THE INTENDED MERCHANDISING PLAN. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFYING AND CONFIRMING DIMENSIONS SHOWN ON THESE DRAWINGS AS IT RELATES TO ALL COLUMN LINES. EXISTING WALLS NOTED TO REMAIN AND EXTERIOR MASONRY WALL OPENINGS. FAILURE TO DO SO WILL RESULT IN THE GENERAL CONTRACTOR BEING RESPONSIBLE FOR ADDITIONAL CONSTRUCTION AND DESIGN FEES TO MODIFY THE CONSTRUCTION AT A LATER DATE.

DRAWING INDEX / ISSUE / REVISION DATE

Sheet Number	Sheet Name	ISSUE FOR PRICING	ISSUE FOR DEMOLITION	IFP-EXTERIORS
ARCHITECTURAL				
A-0.0	COVER SHEET	03.14.14	03.21.14	04.07.14
A-0.1	RESPONSIBILITY SCHEDULE	03.14.14		04.07.14
AS-1.1	SITE PLAN	03.14.14		04.07.14
A-1.1	FLOOR PLAN	03.14.14		04.07.14
A-1.2	TERRACE LEVEL FLOOR PLAN	03.14.14		04.07.14
A-1.3	STREET LEVEL RCP	03.14.14		
A-1.6	ROOF PLAN A	03.14.14		04.07.14
A-1.7	ROOF PLAN B	03.14.14		04.07.14
A-1.8	BUILDING PLAN	03.14.14		04.07.14
A-2.1	EXTERIOR ELEVATIONS	03.14.14		04.07.14
A-3.1	WALL SECTIONS & DETAILS	03.14.14		04.07.14
A-3.2	WALL SECTIONS & DETAILS	03.14.14		04.07.14
A-3.3	WALL SECTIONS & DETAILS	03.14.14		04.07.14
A-3.4	ENLARGED ENTRY SECTIONS AND DETAILS	03.14.14		04.07.14
A-3.5	TRANSVERSE SECTIONS THRU ENTRY	03.14.14		04.07.14
A-3.6	ENLARGED EXTERIOR PLANS & DETAILS	03.14.14		04.07.14
A-3.7	ENLARGED PLAN DETAILS	03.14.14		04.07.14
A-7.0	BUILDING SECTIONS	03.14.14		04.07.14
STRUCTURAL				
S0.0	PERSPECTIVE ELEVATION	03.14.14		04.07.14
S0.1	DESING CRITERIA AND GENERAL NOTES	03.14.14	03.21.14	04.07.14
S1.1	ENTRANCE FLOOR AND ROOF FRAMING PLANS	03.14.14	03.21.14	04.07.14
S2.1	SECTIONS AND DETAILS	03.14.14		04.07.14
S2.2	SECTIONS AND DETAILS	03.14.14		04.07.14
S2.3	SECTIONS AND DETAILS	03.14.14		04.07.14
ELECTRICAL				
E-1.1	EXTERIOR ELECTRICAL LIGHTING PLAN	03.14.14		04.07.14

PROJECT DATA

PROJECT INFORMATION:

PROJECT LOCATION:
3255 PEACHTREE ROAD SUITE 101
ATLANTA, GA 30305

OCCUPANCY CLASSIFICATION: MERCANTILE
TYPE OF CONSTRUCTION: IIB SPRINKLERED:YES PROTECTED: NO
BUILDING AREA: 28,875 SF
BUILDING HEIGHT: 34'-8" AT HIGHEST POINT
NUMBER OF STORIES: 2 STORY
PERMIT TYPE: ALTERATION/ LEVEL III

APPLICABLE CODES:
INTERNATIONAL BUILDING CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2013)
INTERNATIONAL FIRE CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2013)
INTERNATIONAL PLUMBING CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2013)
INTERNATIONAL MECHANICAL CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2012)
INTERNATIONAL FUEL GAS CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2013)
NATIONAL ELECTRICAL CODE, 2011 EDITION, WITH NO GEORGIA AMENDMENTS
INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2011) (2012)
2012 NFPA 101 – LIFE SAFETY CODE WITH STATE AMENDMENTS (2013)

BUILDING AREA AND OCCUPANTS CALCULATIONS

TERRACE LEVEL:
MERCANTILE: 5,584 SF — 5,584/30 SF/PERSON = 187 PERSONS
STOCK: 154 SF — 154/300 SF/PERSON = 1 PERSONS
TOTAL: 5,738 SF — 188 PERSONS

STREET LEVEL:
MERCANTILE: 20,122 SF — 20,122/30 SF/PERSON = 187 PERSONS
STOCK: 1,150 SF — 1,150/300 SF/PERSON = 4 PERSONS
BUSINESS: 1,428 SF — 1,428/100 SF/PERSON = 15 PERSONS
TOTAL: 22,700 SF — 690 PERSONS

MEZZANINE:
STOCK: 437 SF — 437/300 SF/PERSON = 2 PERSONS
TOTAL: 437 SF — 2 PERSONS

OVERALL TOTAL: 28,875 SF
880 OCCUPANTS

PLUMBING FACILITIES CALCULATIONS:
TOILET REQUIRED: 4 — TOILET PROVIDED: 4
SINKS REQUIRED: 2 — SINKS PROVIDED: 2
WATER FOUNTAIN REQ.: 2 — WATER FOUNTAIN PROVIDED: 2
MOP SINK REQUIRED: 1 — MOP SINK PROVIDED: 1

FOR EXITING REQUIREMENTS SEE SHEET A-0.2 LIFE SAFETY PLANS

PROJECT DIRECTORY

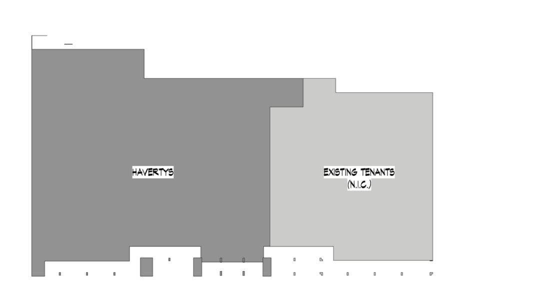
TENANT:
HAVERTY FURNITURE COMPANIES, INC.
780 JOHNSON FERRY ROAD
SUITE 800
ATLANTA, GA. 30342
CONTACT: GLENN BOONE
EMAIL: GBOONE@HAVERTYS.COM
TEL: (404) 443-4331
FAX: (404) 443-4176
CONTACT: BRAD SMITH
EMAIL: BSMITH@HAVERTYS.COM
TEL: (404) 443-4218
FAX: (404) 443 4176

MECHANICAL/ ELECTRICAL/ PLUMBING:
(UNDER SEPARATE CONTRACT WITH HAVERTYS)
DEVITA & ASSOCIATES
150 EAST WASHINGTON STREET
PO BOX 1546
GREENVILLE, SC. 29602
CONTACT: TREY MORAN
EMAIL: TMORAN@DEVITAINC.COM
TEL: (864) 232-6642
FAX: (864) 242-4878

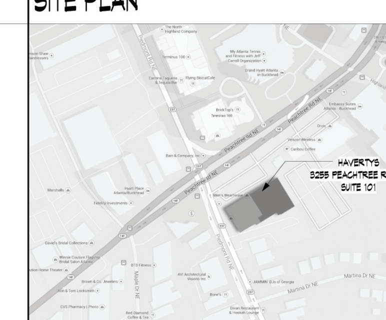
STRUCTURAL:
MCVEIGH & MANGUM
340 INTERSTATE NORTH PARKWAY
SUITE 360
ATLANTA, GEORGIA 30339
CONTACT: CHAD MCDONALD
EMAIL: CMCDONALD@MCVEIGHMANGUM.COM
TEL: (678) 213-1616
FAX: (678) 213-1617

ARCHITECT:
WAKEFIELD BEASLEY & ASSOCIATES
5155 PEACHTREE PARKWAY
BUILDING 300, SUITE 3220
NORCROSS, GEORGIA 30092
CONTACT: MITCHELL DAVIS
EMAIL: MDAVIS@WBASSOCIATES.COM
TEL: (770) 209-9393
FAX: (770) 209-7050
CONTACT: MORGAN ELLINGTON
EMAIL: MELLINGTON@WBASSOCIATES.COM
TEL: (770) 209-9393
FAX: (770) 209-7050
CONTACT: KYLIE CARTWRIGHT
EMAIL: KCARTWRIGHT@WBASSOCIATES.COM
TEL: (770) 209-9393
FAX: (770) 209-7050

KEY PLAN



SITE PLAN



WAKEFIELD BEASLEY & ASSOCIATES
ARCHITECTS INTERIORS
ATLANTA · JACKSONVILLE · PANAMA
ABU DHABI · DUBAI · SHANGHAI

HAVERTYS FURNITURE

Havertys Buckhead
3255 PEACHTREE ROAD
SUITE 101
ATLANTA, GA 30305

Tenant:
HAVERTY FURNITURE COMPANIES INC
780 Johnson Ferry Road
Atlanta , GA 30342

©2014, Wakefield Beasley & Associates Architects, Inc. These drawings are protected by the copyright laws of the United States. These drawings or any part thereof may not be used for any purpose or reproduced in any form or by any means without the written consent of Wakefield Beasley.

Print Record

Revisions

Date 04.07.14
Job No. 1303074.000
Sheet Title COVER SHEET
Sheet No. A-0.0

RELEASED FOR CONSTRUCTION

3-FORM LIGHT BOX
CHROMA XT GLOW

EIFS W/ 2'X4' REVEAL PATTERN
TO MATCH SW 7024 FUNCTIONAL GREY

TUBELITE STOREFRONT
ANODIZED DARK BRONZE

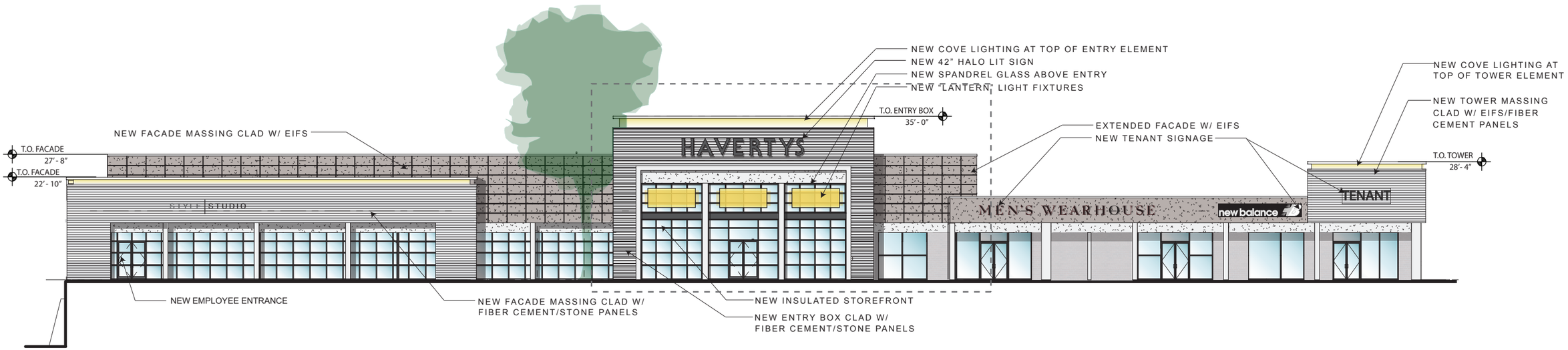
NEW LOW-E INSULATED STOREFRONT

NEW CONCRETE PAVERS & ENTRY APRON

AFC CLADDING
ETER- COLOR CREME WHITE (E00)

ENLARGED EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"



EXTERIOR W/ LANDLORD IMPROVEMENTS

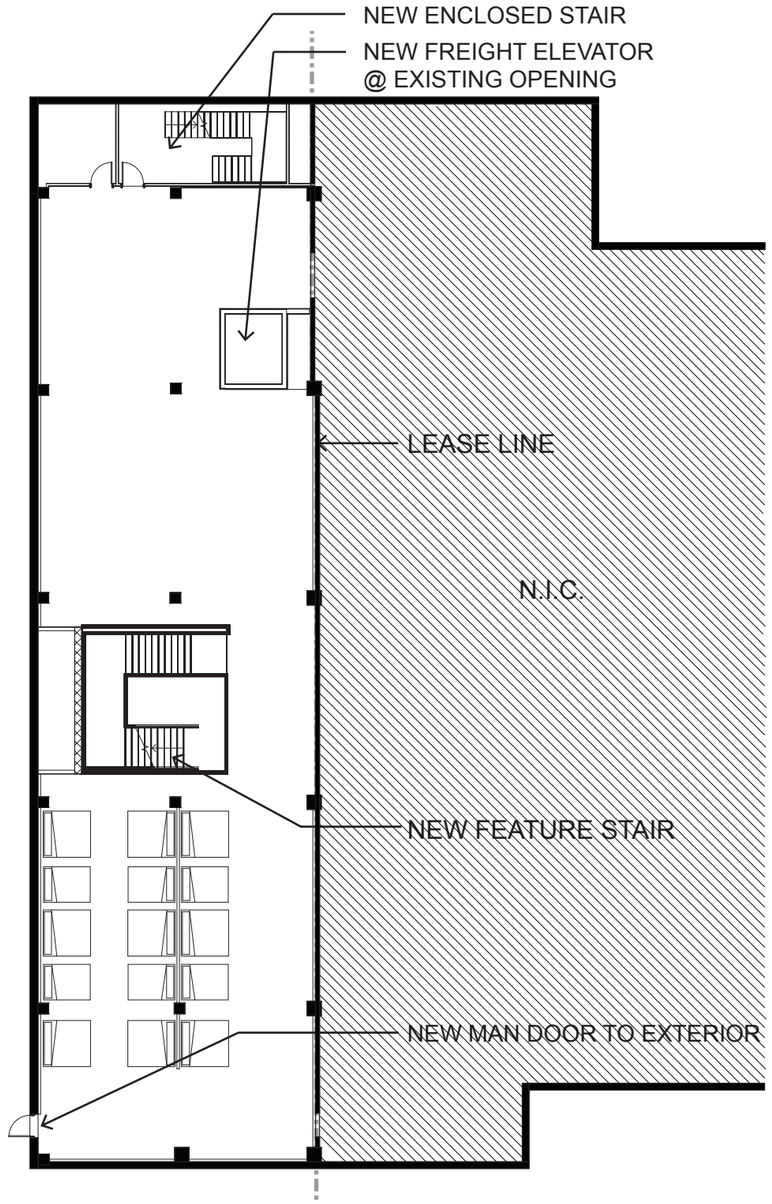
SCALE: 3/64" = 1'-0"

WBA ARCHITECTURE - INTERIORS - PLANNING

EXTERIOR ELEVATION
JUNE 2014

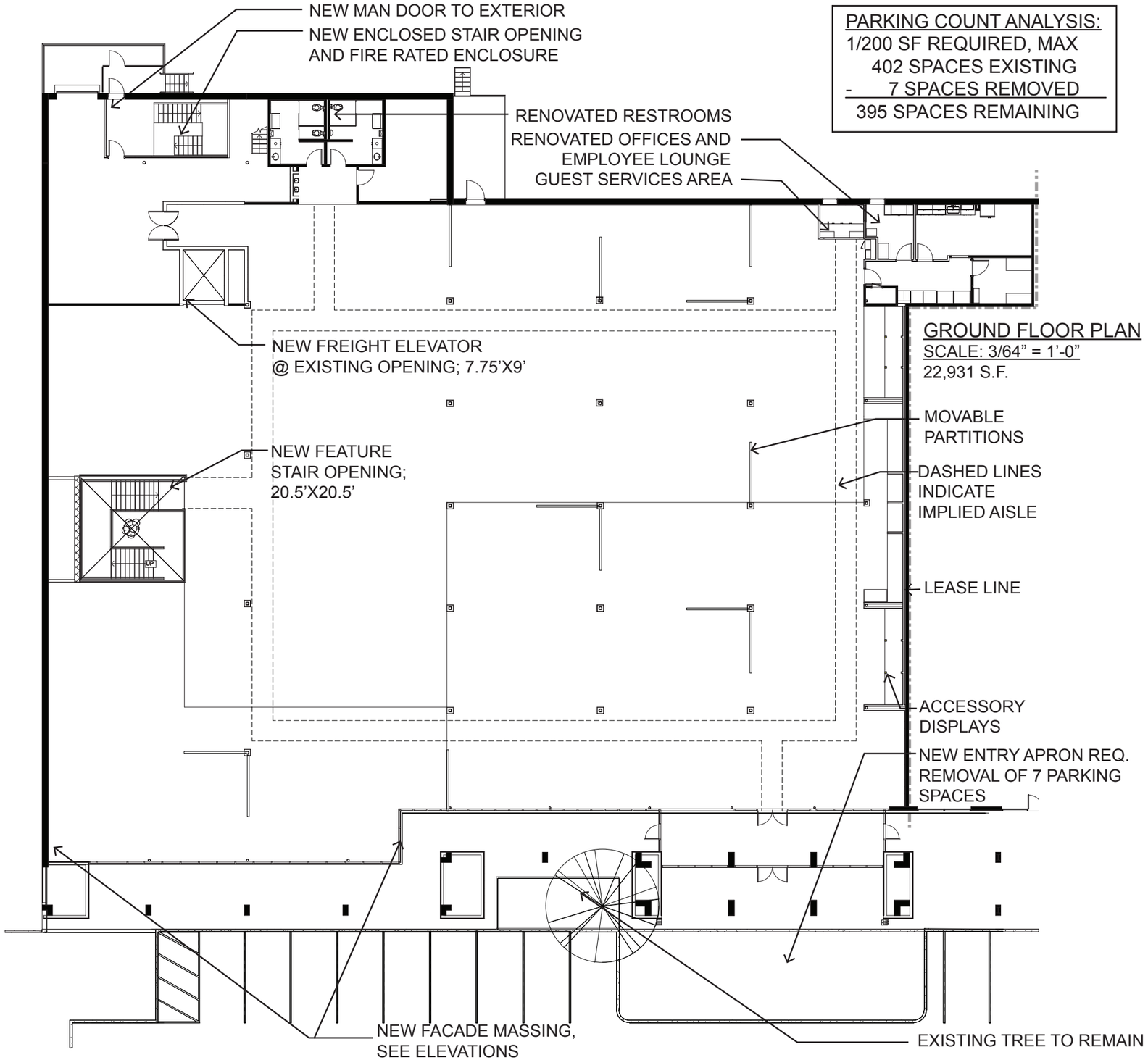
HAVERTYS BUCKHEAD
ATLANTA, GA

Wakefield Beasley & Associates



LOWER TERRACE PLAN
SCALE: 3/64" = 1'-0"
5,986 S.F.

APPROXIMATE SQUARE FOOTAGES:	
GROSS:	28,917 SF
NET RETAIL:	24,852 SF
OFFICE:	1,704 SF
UTILITY:	2,361 SF



PARKING COUNT ANALYSIS:
1/200 SF REQUIRED, MAX
402 SPACES EXISTING
- 7 SPACES REMOVED
395 SPACES REMAINING

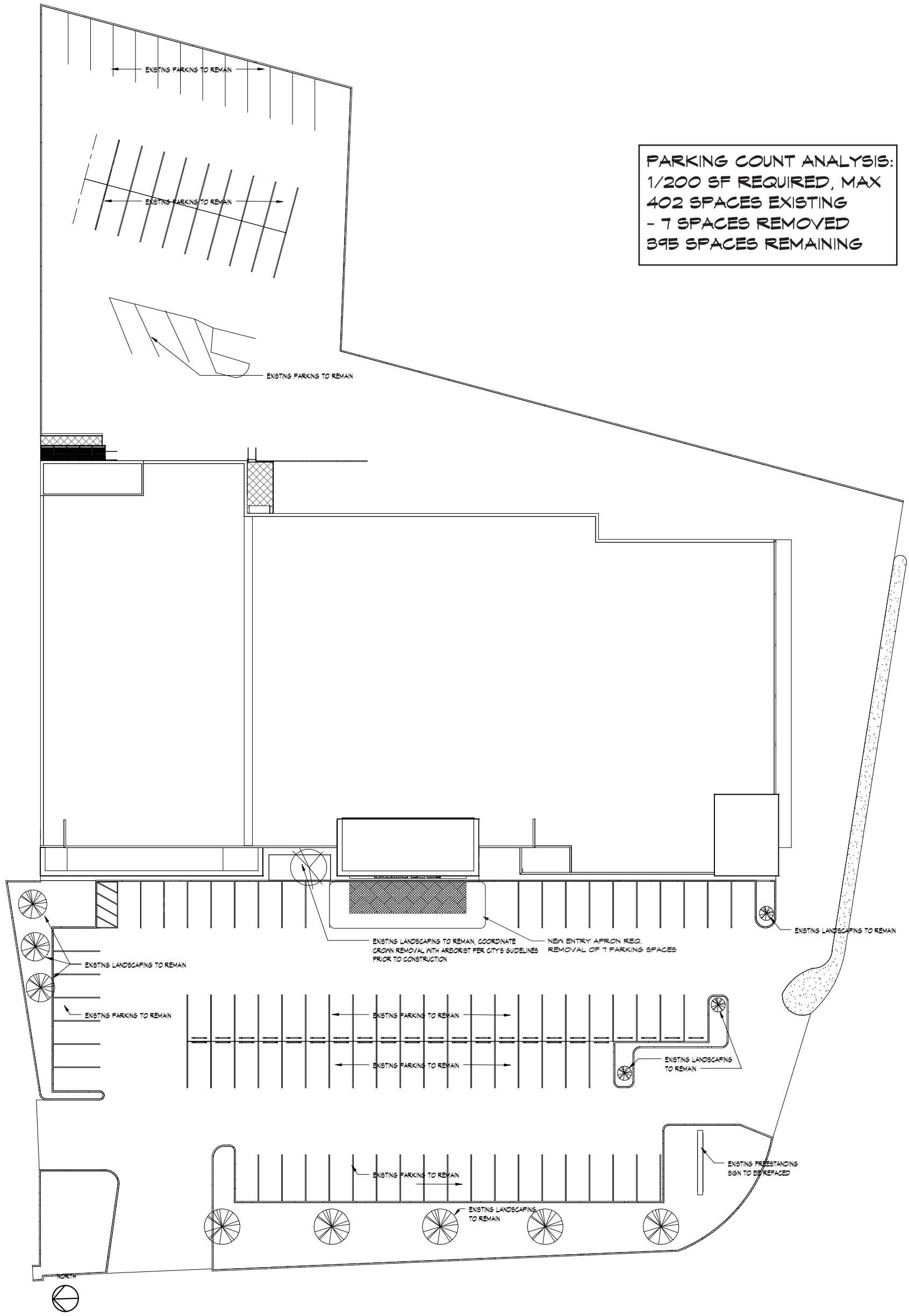
GROUND FLOOR PLAN
SCALE: 3/64" = 1'-0"
22,931 S.F.

WBA ARCHITECTURE - INTERIORS - PLANNING

INTERIOR PARTITION PLAN
JUNE 2014

HAVERTYS BUCKHEAD
ATLANTA, GA

WAKEFIELD BEASLEY & ASSOCIATES



SITE PLAN W/ IMPROVEMENTS

SCALE: 1:60

Applicants must appear in person to file an application. Applications by mail or courier will not be accepted.

APPLICATION FOR A SPECIAL ADMINISTRATIVE PERMIT (SAP)

For SPI, Beltline Overlay, LW, MR, MRC, and NC Zoning Districts

City of Atlanta, Office of Planning (404/330-6145)

File No.: SAP-14-071

APPLICANT (name) Stephanie Loew

COMPANY

ADDRESS 150 Rose Creek Dr. Covington

PHONE NO. 404-456-6145 EMAIL Sloew@bellsouth.net

PROPERTY LANDOWNER Selig Enterprises

ADDRESS 1100 Spring St. Atlanta GA 30309

PHONE NO. 404-876-5511 EMAIL

ADDRESS OF PROPERTY 3255 Peachtree a.k.a. 3261 Peachtree Rd

Land District 17 Land Lot 61 Council District 7 NPU B

Is property within the BeltLine Overlay District? Yes ☐ No ☑ Zoning Classification SPI — 12 SAP

INSTRUCTIONS (approved SAP plans shall be included in Building Permit Application submittal to the Office of Buildings):

- Demolition Permits: Applications for demolition permits shall not be approved until the SAP is approved.
- Signage: SAP approval for free-standing/monument and/or projecting structures only. Signage approval issued by Office of Buildings.
- Photographs (buildings/site): For alterations to existing building facades and/or site modifications to document existing conditions.
- **Submittal Package Requirements (See detailed checklist):**
  1) **Project Summary:** Provide cover letter describing new construction, alterations, repairs or other changes to the exterior of existing structures or to the site. Requests for administrative variations must be accompanied by a written justification for each.
  2) **Property Survey:** Submit two (2) copies. Lot consolidation, replatting or subdivision may be required prior to approval of SAP.
  3) **Site Plan** (released for construction and sealed) **and Building Elevations:**
     a. **Initial Plan Submission**: **Two (2)** copies for initial review (**four (4)** copies that require DRI & NPU review). Also, copies of applicable Rezoning Legislation, Special Use Permit, Variance or Special Exception letters from Board of Zoning Adjustment.
     b. **Final Plan Submission** (after staff review) incorporating staff comments: **11** copies of site plan and **5** copies of elevations.
     c. Other information: Additional plans or documents may be required at the discretion of the Office of Planning.
  4) **Property Owner Authorization:** Submit required notarized owner consent per attached form.
  5) **Notice to Applicant:** Submit attached form with signature and date.
- **Additional Submittal Requirements (as applicable):**
  1) **BeltLine, NC-2, NC-10, NC-11, NC-12, NC-14 Districts:** Pre-application conference with Planning Staff is required prior to SAP submittal. **INCLUDE EXTRA COPY OF SUBMITTAL PACKAGE** for the required 21-day NPU review period as detailed below:
     a. Mail a copy of the SAP application and plans which are stamped received by the Office of Planning to the NPU.
     b. Submit a copy of U.S. Postal Service Certificate of Mailing within 5 business days of SAP application submittal.
     c. Submit notarized Affidavit of NPU Notification within 5 business days of SAP application submittal.
  2) **Development Review Committee (DRC):** Projects within SPIs 1, 9, 12, 15, 16, 17 districts may require review by DRC.
  3) **Development of Regional Impact (DRI) Study:** Developments either; over 300,000 sf; or greater than 400 residential units; or a mixed-use development with more than 222 residential units require a DRI approval by GRTA and ARC.
     a. Initial submission: DRI Form 1 with the SAP application. Planning staff will then submit information to GRTA and ARC.
     b. Final submission: Copy of the DRI Notice of Decision letter shall be printed on the final site plan submission.
- **Watershed Management (DWM) Requirements (Section 74-504(a)):** consultation meeting with DWM is REQUIRED to determine applicable stormwater improvements. Call 404-330-6249 or visit www.atlantawatershed.org/greeninfrastructure
- **Fees (non-refundable):** Payable to the "City of Atlanta" in the form of cash, credit card, personal or cashier check, or money order.
  - Exterior demo, outdoor dining new/expansion, or non-expansion: $250.
  - Developments < 50,000 sqft of floor area: $500.
  - Developments 50,000 to 250,000 sqft of floor area: $1,000.
  - Developments ≥ 250,000 sqft of floor area: $1,500.

I HEREBY AUTHORIZE CITY STAFF TO INSPECT PREMISES OF ABOVE DESCRIBED PROPERTY. I HEREBY DEPOSE THAT ALL STATEMENTS HEREIN ATTACHED & SUBMITTED ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Date _____ **Signature of Applicant** Stephanie Loew

The City Code provides that Planning Director shall review each request for an SAP within 30 days of a filing of a **completed*** application. (Atlanta Code Chapter 16, Section 16-25). * **Note: NPU/DRC notification and review, as applicable, are required to complete the SAP application.**

(FOR OFFICE OF PLANNING OFFICE USE ONLY)

The above request for a Special Administrative Permit (SAP) was ☐ **approved** or ☐ **denied** on _____

See attached **Special Administrative Permit Approval Form(s)** for detailed approval information.

Signed for Director, Office of Planning

Staff Reviewer - Print Name

City of Atlanta Office of Planning

SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION

Notarized authorization by Property Landowner

File # SAP-14-071

(Required only if applicant is not the owner of the property subject to the application)

TYPE OF APPLICATION: **Special Administrative Permit**

I, Selig Enterprises / Kevin Curry SWEAR THAT I AM THE **LANDOWNER**
owner(s) name

OF THE PROPERTY LOCATED AT: 3255 Peachtree Rd. Suite 101

AS SHOWN IN THE RECORDS OF Fulton COUNTY, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):
Stephanie Loew

ADDRESS: 3255 Peachtree Rd. Suite 101
Atlanta GA

TELEPHONE: _____ EMAIL: _____

SELIG ENTERPRISES, INC.
by: S/Kevin Curry
Signature of Property Landowner

by: S. KEVIN CURRY, V.P.
Print Name of Property Landowner

Personally Appeared
Before Me
S/Kevin Curry

Who Swears That The
Information Contained
In this Authorization
Is True and Correct
To The Best of His or Her
Knowledge and Belief.

Elizabeth D Wolfe
Signature of Notary Public

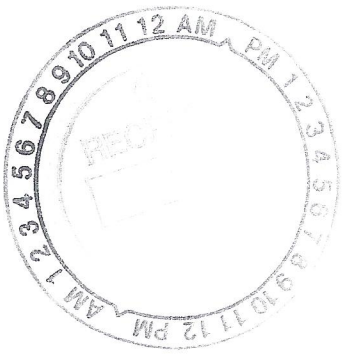
4/9/14
Date

ELIZABETH A. WOLFE NOTARY PUBLIC COBB COUNTY EXPIRES GEORGIA JAN. 23, 2018

WAKEFIELD BEASLEY & ASSOCIATES

SAP-14-071

14 April 2014



City of Atlanta
Office of Planning
55 Trinity Ave SW
Atlanta, GA 30303

Project Address:

3255 Peachtree St
Suite 101
Atlanta, GA 30305

Project Scope:

The project scope at the above address consists of conversion of Suite 101 from the previous tenant's configuration to the new tenant's configuration. The scope also includes façade enhancements and unification efforts along Peachtree and Piedmont. The façade elements across both facades will unify the center with a similar design language and color palette.

Signed,

Mitchell B. Davis, NCARB, LEED AP BD+C
Project Manager

Wakefield Beasley & Associates
5155 Peachtree Parkway
Building 300, Suite 3220
Norcross, GA 30092
770.209.9393