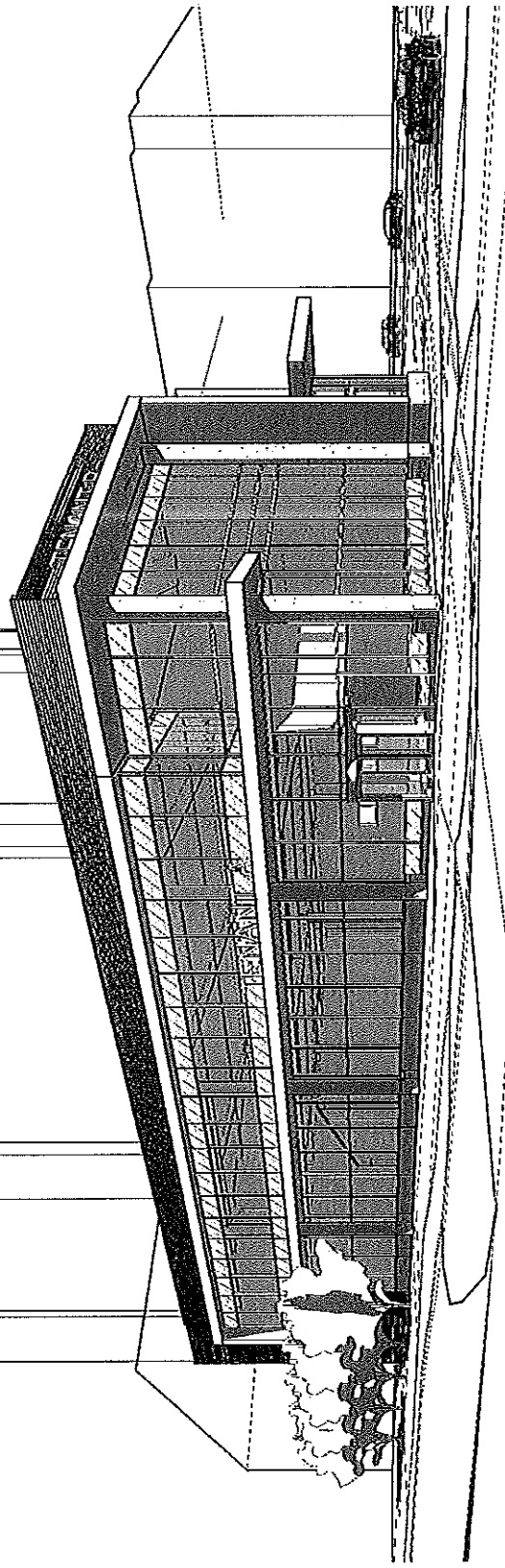




**NOTES:**  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.  
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.  
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.  
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PROCESS.  
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS TO ORIGINAL OR BETTER CONDITION UPON COMPLETION OF THE PROJECT.  
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES AND BARRIERS AT ALL TIMES.  
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.  
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK DONE.  
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE APPLICABLE AGENCIES.

NO.	REVISION	DATE
1	ISSUED FOR SAP	05/09/2012

**3330 PEACHTREE ROAD**  
3330 PEACHTREE STREET  
ATLANTA, GA



**ISSUED FOR SAP**  
ISSUE DATE: MAY 09, 2012

3330 PEACHTREE ROAD

3330 Peachtree Road, Atlanta, GA  
P.O. 3330 Peachtree Road, L.P.

COVER SHEET

NO.	REVISION	DATE
1	ISSUED FOR SAP	05/09/2012

G-0.00

**ARCHITECT:**  
COOPER CARRY, INC  
191 Peachtree Street, NE  
Suite 2400  
Atlanta, GA 30303  
tel: (404) 257-2000  
web: www.coopercarry.com

**MEP:**  
Barrett Woodyard  
3465 Holcomb Bridge Road  
Norcross, GA 30092  
tel: (770) 810-8800  
web: www.barrettwoodyard.com

**STRUCTURE:**  
Luzon Casa  
201 17th Street, NW  
Suite 1200  
Atlanta, GA 30363  
tel: (678) 553-5200  
web: www.luzoncasa.com

**CIVIL:**  
URS Corporation  
400 Northpark Town Center  
1000 Abernathy Road, NE Suite 900  
Atlanta, GA 30328  
www.URSCorp.com

**DEVELOPER:**  
Regent Partners  
3344 Peachtree Road  
Suite 1800  
Atlanta, GA 30326  
tel: (404) 364-1400  
web: www.regentpartners.com

**DEVELOPER:**  
Pope & Land Enterprises  
3225 Cumberland Boulevard  
Suite 400  
Atlanta, GA 30339  
tel: (770) 380-0918  
web: www.popeandland.com

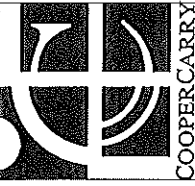
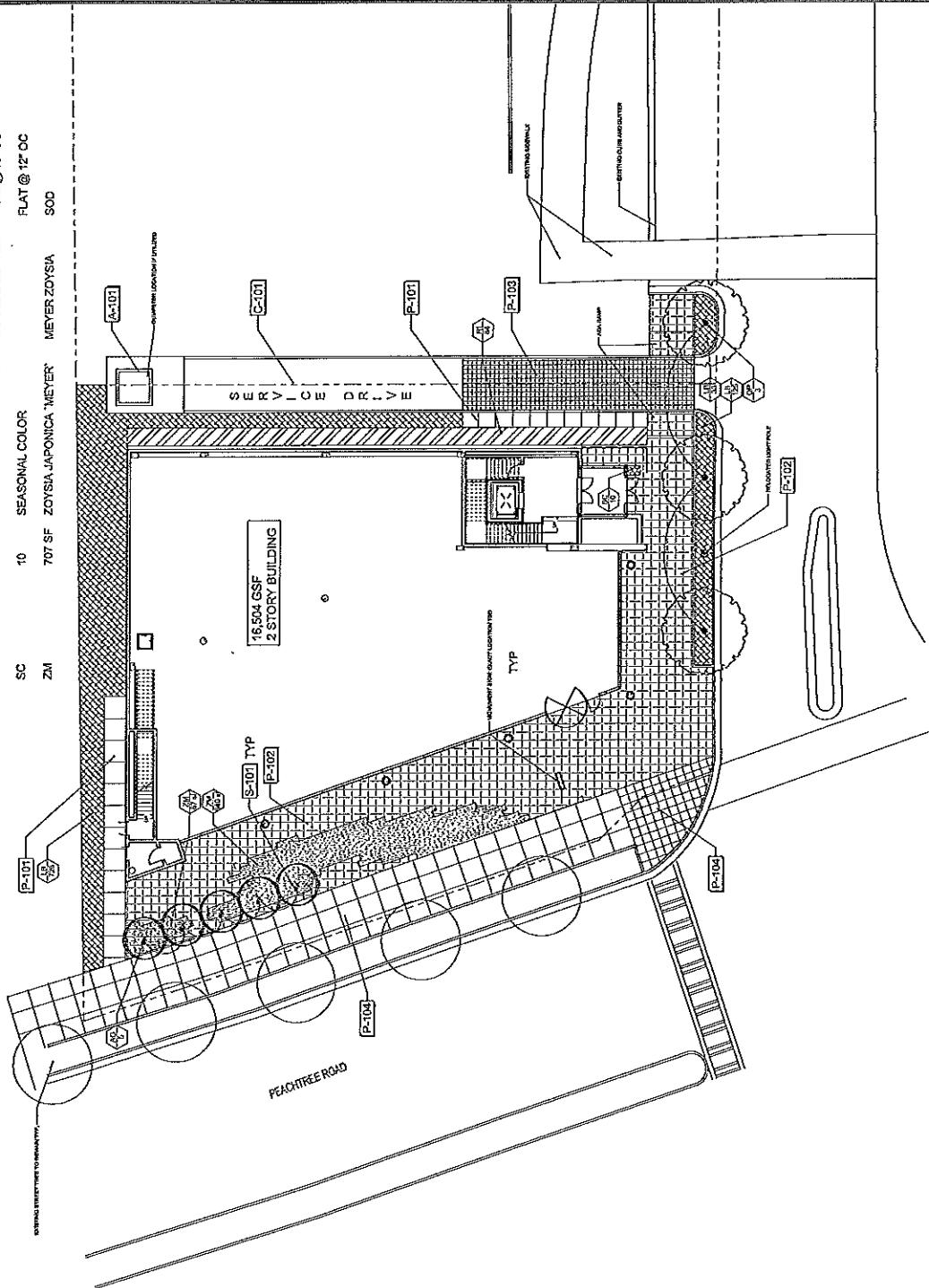
**OWNER:**  
PLR 3330 PEACHTREE ROAD, L.P.  
C/O REGENT PARTNERS, LLC

REFERENCE NO. 1.01 SCHEDULE

SYMBOL	ARCHITECTURAL FEATURE DESCRIPTION
[A-101]	8' DUMPSTER ENCLOSURE; BLACK PRE-FINISHED STRUCTURAL WALL PANEL TO MATCH BUILDING FACADE
SYMBOL	CIVIL ENGINEERING FEATURE DESCRIPTION
[E-101]	ASPHALT SERVICE DRIVE WITH CONCRETE CURB AND GUTTER; SEE CIVIL DRAWINGS
SYMBOL	PAVING DESCRIPTION
[P-101]	4" STANDARD GRAY CONCRETE; TOOLED JOINTS WITH BROOM SWEET FINISH
[P-102]	PEDESTRIAN HANOVER BRICK PAVEMENT
[P-103]	VEHICULAR HANOVER BRICK PAVEMENT
[P-104]	EXISTING CONCRETE WALK TO REMAIN
SYMBOL	SITE FINISHINGS DESCRIPTION
[F-101]	IN GROUND TREE LIP-LIGHT FIXTURE; 9100 SERIES BY HYDRELL

PLANT SCHEDULE

TREES	AG	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE
		5	ACER GRIBSDUM	PAPERBARK MAPLE	B & B	12" HT MIN.
CP		3	QUERCUS PALLISTRIS	PIN OAK	B & B	
SRUB AREAS	RI	QTY	BOTANICAL NAME	COMMON NAME	CONT	
		64	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	3 GAL @ 36" OC	
GROUND COVERS	LB	QTY	BOTANICAL NAME	COMMON NAME	CONT	
		633	LIRIOPE MUSCARI	BIG BLUE	1 GAL @ 18" OC	
	SC	10	SEASONAL COLOR	MEYER ZOYSIA	FLAT @ 12" OC	
	ZM	707 SF	ZOYSIA JAPONICA	MEYER	SOD	



91 Peachtree Street NE  
 Suite 200  
 Atlanta, GA 30309  
 404.525.3300  
 www.coopercarry.com

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/20/2013
2	REVISED PER COMMENTS	11/20/2013
3	REVISED PER RFP	11/20/2013

3330 Peachtree Road

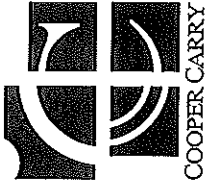
3330 Peachtree Road  
 Atlanta, GA 30326  
 PLOT 3330 Peachtree Road, L.P.

SITE PLAN

PROJECT NO.	DATE
13-001	11/20/2013
13-001	11/20/2013
13-001	11/20/2013
13-001	11/20/2013
13-001	11/20/2013
13-001	11/20/2013
13-001	11/20/2013
13-001	11/20/2013
13-001	11/20/2013
13-001	11/20/2013

L1.01

NO. 13-001-01-01-01



**COOPER CARRY**

PLANNING • ARCHITECTURE • INTERIORS • CONSTRUCTION ADMINISTRATION

PROJECT NO. 2017-001  
 DATE: 08/15/17  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 SCALE: AS SHOWN

**KEY NOTES**

1. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
2. FINISHES SHALL BE AS NOTED OR AS SHOWN ON THE FINISH SCHEDULE.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE LOCAL ORDINANCES.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA MECHANICAL CODE (CMC) AND ALL APPLICABLE LOCAL ORDINANCES.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA ELECTRICAL CODE (CEC) AND ALL APPLICABLE LOCAL ORDINANCES.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA PLUMBING CODE (CPC) AND ALL APPLICABLE LOCAL ORDINANCES.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA FIRE CODE (CFC) AND ALL APPLICABLE LOCAL ORDINANCES.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA SAFETY CODE (CSC) AND ALL APPLICABLE LOCAL ORDINANCES.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA ENVIRONMENTAL CODE (CEC) AND ALL APPLICABLE LOCAL ORDINANCES.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA LAND USE CODE (CLUC) AND ALL APPLICABLE LOCAL ORDINANCES.
11. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA HISTORIC PRESERVATION CODE (CHPC) AND ALL APPLICABLE LOCAL ORDINANCES.
12. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA CULTURAL HERITAGE CODE (CHC) AND ALL APPLICABLE LOCAL ORDINANCES.
13. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA ANTI-DISCRIMINATION ACT (ADA) AND ALL APPLICABLE LOCAL ORDINANCES.
14. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA LABOR CODE (CLC) AND ALL APPLICABLE LOCAL ORDINANCES.
15. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA EMPLOYMENT LAW (EL) AND ALL APPLICABLE LOCAL ORDINANCES.
16. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA WAGE ORDER (WO) AND ALL APPLICABLE LOCAL ORDINANCES.
17. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA LABOR RELATIONS ACT (LRA) AND ALL APPLICABLE LOCAL ORDINANCES.
18. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA UNEMPLOYMENT INSURANCE CODE (UC) AND ALL APPLICABLE LOCAL ORDINANCES.
19. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA SOCIAL SECURITY CODE (SSC) AND ALL APPLICABLE LOCAL ORDINANCES.
20. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA PENSION AND RETIREMENT CODE (PRC) AND ALL APPLICABLE LOCAL ORDINANCES.

**CLASS TYPE SCHEDULE**

CLASS TYPE 1: ISOLATED GLAZING SYSTEMS IN CLEAR FRAMEWORKS WITH LOW EMISSION COATING  
 CLASS TYPE 2: ISOLATED GLAZING SYSTEMS IN CLEAR FRAMEWORKS WITH LOW EMISSION COATING AND TINTED GLASS  
 CLASS TYPE 3: ISOLATED GLAZING SYSTEMS IN CLEAR FRAMEWORKS WITH LOW EMISSION COATING AND TINTED GLASS AND WHITE DRAPING FILM

3330 PEACHTREE ROAD  
 3330 Peachtree Road, Atlanta, GA  
 P.L.P. 1300 Peachtree Road, L.P.  
 ZONING-ELEVATIONS

DATE	DESCRIPTION
08/15/17	ISSUED FOR PERMITTING
08/15/17	ISSUED FOR CONSTRUCTION
08/15/17	ISSUED FOR ARCHITECTURAL RECORDS

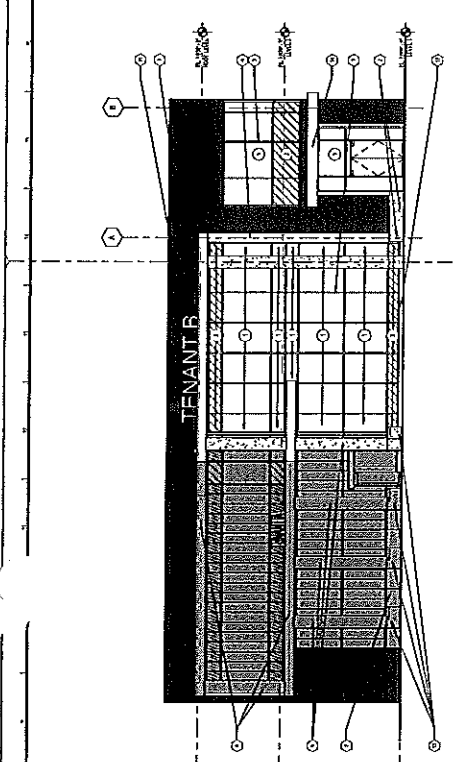
PROJECT NUMBER: 2017-001  
 DATE: 08/15/17  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 SCALE: AS SHOWN

3330 PEACHTREE ROAD  
 3330 Peachtree Road, Atlanta, GA  
 P.L.P. 1300 Peachtree Road, L.P.  
 ZONING-ELEVATIONS

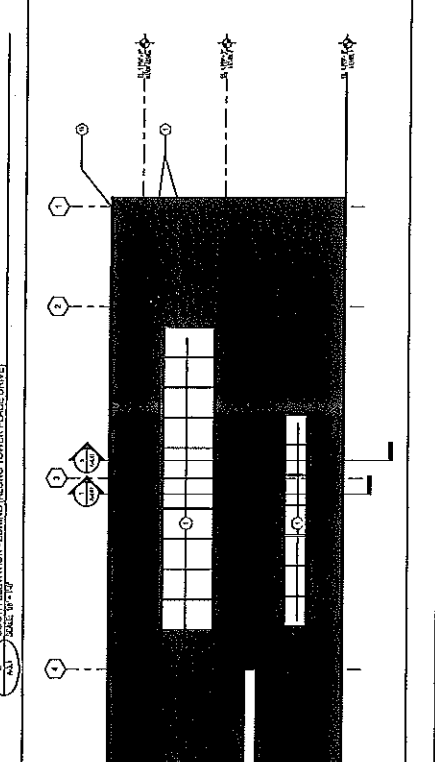
PROJECT NUMBER: 2017-001  
 DATE: 08/15/17  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 SCALE: AS SHOWN

PROJECT NUMBER: 2017-001  
 DATE: 08/15/17  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 SCALE: AS SHOWN

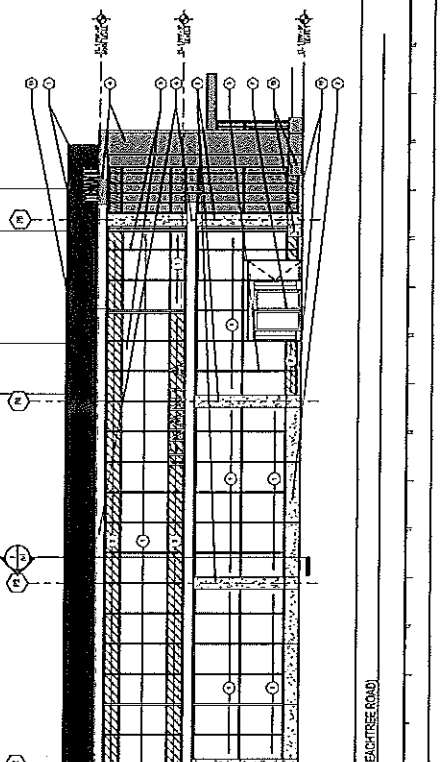
PROJECT NUMBER: 2017-001  
 DATE: 08/15/17  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 SCALE: AS SHOWN



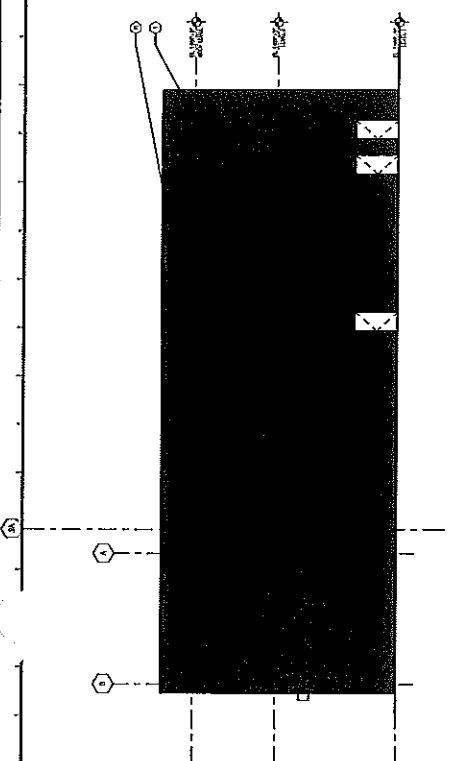
1 NORTH ELEVATION - ZONING  
 SCALE: 1/8" = 1'-0"



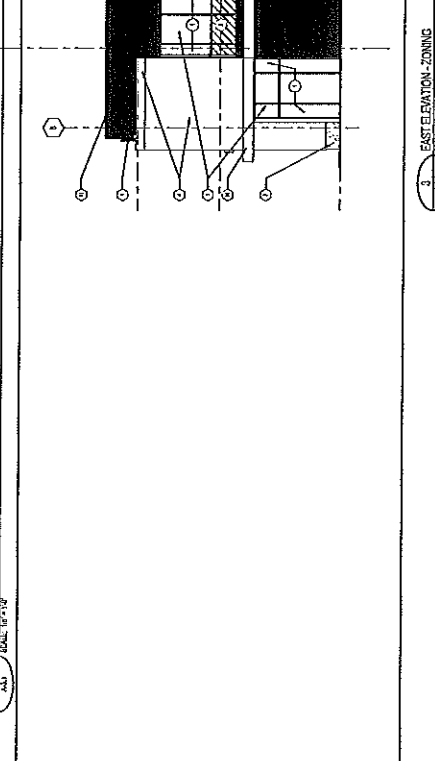
2 SOUTH ELEVATION - ZONING (ALONG TOWER PLACE DRIVE)  
 SCALE: 1/8" = 1'-0"



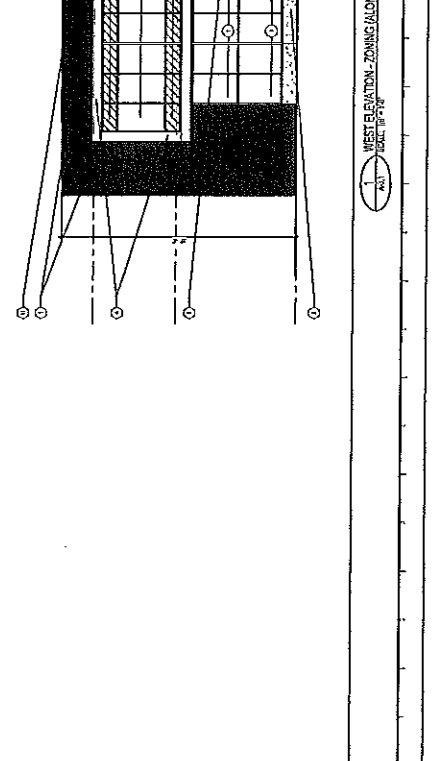
3 EAST ELEVATION - ZONING  
 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION - ZONING (ALONG PEACHTREE ROAD)  
 SCALE: 1/8" = 1'-0"



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



6 SOUTH ELEVATION - ZONING (ALONG TOWER PLACE DRIVE)  
 SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 2017-001  
 DATE: 08/15/17  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 SCALE: AS SHOWN

C100

DATE	12-2-2011
BY	ML
CHKD	CM

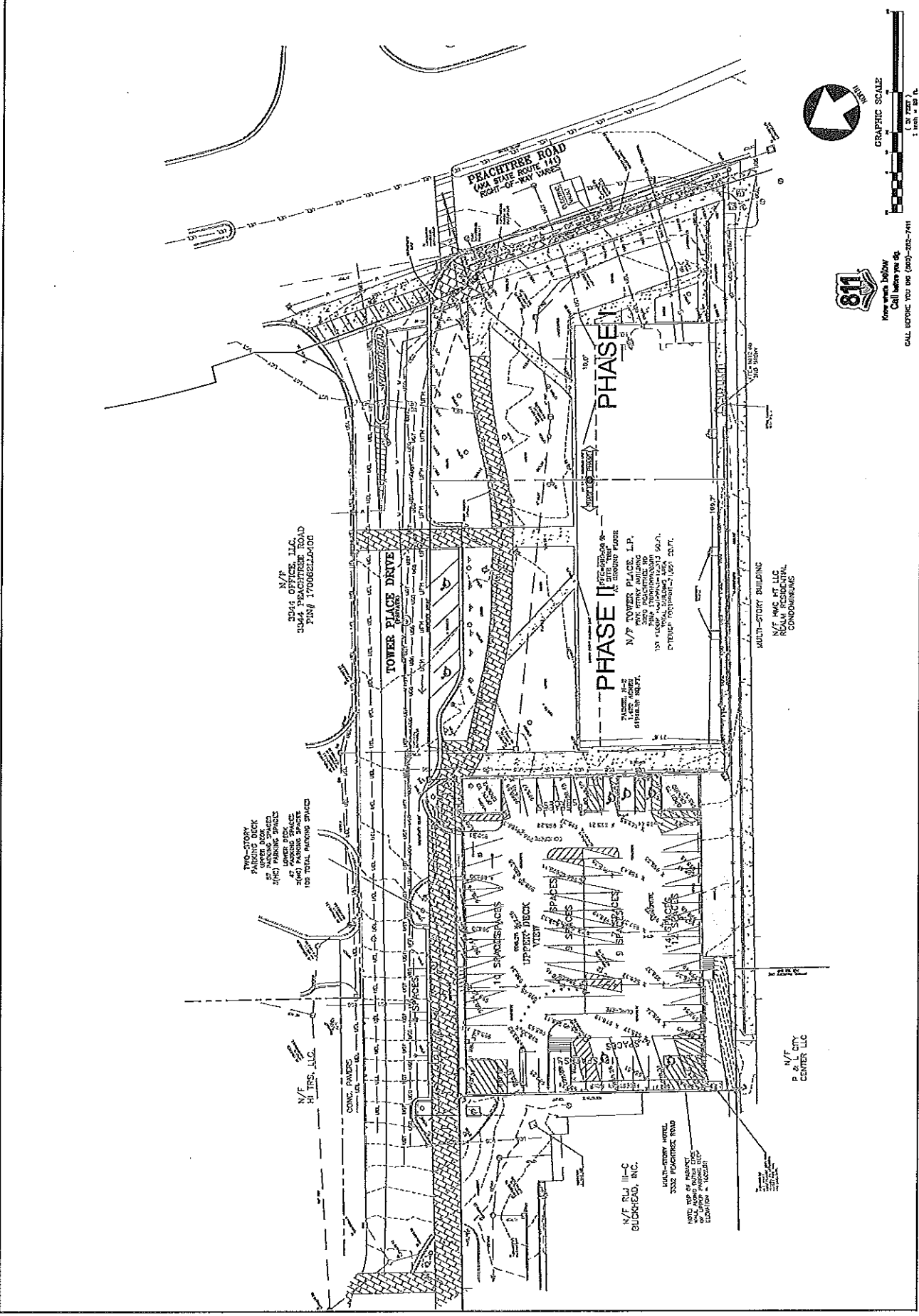


URS Corporation  
 400 Northpark Drive  
 Atlanta, Georgia 30328  
 Tel: 404 875 8000 Fax: 404 875 8000

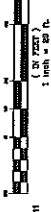
3330 PEACHTREE ROAD  
 PEACHTREE  
 3330 PEACHTREE ROAD, L.P.  
 3341 PEACHTREE ROAD, SUITE 1000  
 ATLANTA, GA 30328

REVISIONS

NO.	DATE	DESCRIPTION
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811  
 Know what's below  
 Call before you dig  
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N/F RLJ III-C  
 BUCKHEAD, INC.  
 3332 PEACHTREE ROAD  
 SUITE 1000  
 ATLANTA, GA 30328

N/F  
 P & L CITY  
 CENTER LLC

N/F  
 GOV'TTORGANIZ  
 3341 PEACHTREE ROAD  
 SUITE 1000  
 ATLANTA, GA 30328

TWO-STORY  
 UPPER DECK  
 2000 PARKING SPACES  
 LOWER DECK  
 2000 PARKING SPACES  
 4000 TOTAL PARKING SPACES

N/F  
 HI TRS, LLC  
 3330 PEACHTREE ROAD  
 SUITE 1000  
 ATLANTA, GA 30328



URS Corporation  
1000 Avenue of the Americas  
New York, New York 10020-1300  
Tel: 212 904 6000 Fax: 212 904 6000

SITE PLAN

3330 PEACHTREE ROAD  
MANHATTAN  
3344 PEACHTREE ROAD, ATLANTA, GA 30339  
PLN 3330 PEACHTREE ROAD LP

REVISIONS

NO.	DATE	DESCRIPTION
1		ISSUE
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6		ISSUE
7		ISSUE
8		ISSUE
9		ISSUE
10		ISSUE

- SITE PLAN NOTES
- SEE SHEETS CIVIL AND COORD FOR NOTES, ABBREVIATIONS, UNITS, AND DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  - SEE SHEETS CIVIL AND COORD FOR NOTES, ABBREVIATIONS, UNITS, AND DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

SITE DATA TABLE

SITE ADDRESS	3330 PEACHTREE ROAD, ATLANTA, GA 30339
COUNTY	FULTON
PARCEL NUMBER	17-002-06-00-2
TOTAL SITE AREA	1.42 AC
TOTAL IMPAVED AREA	0.0X AC
PARKING REQUIRED	0 + 0 ADA
PAVING REQUIRED	0 SPACES / 00 FT <sup>2</sup>
CONCRETE REQUIRED	0 SPACES (00)
BRICK REQUIRED	0 SPACES (00)
SEWER REQUIRED	0 SPACES (00)
WATER REQUIRED	0 SPACES (00)
STANDARD	0 SPACES
HANDICAP CAR	0 SPACES
HANDICAP VAN	0 SPACES
COMPACT SPACES	0 SPACES
TOTAL PARKING PROVIDED	0 + 0 ADA
PARKING REQUIREMENT	0 SPACES
COMPACT STANDARD RATIO	0

PARKING PROVIDED

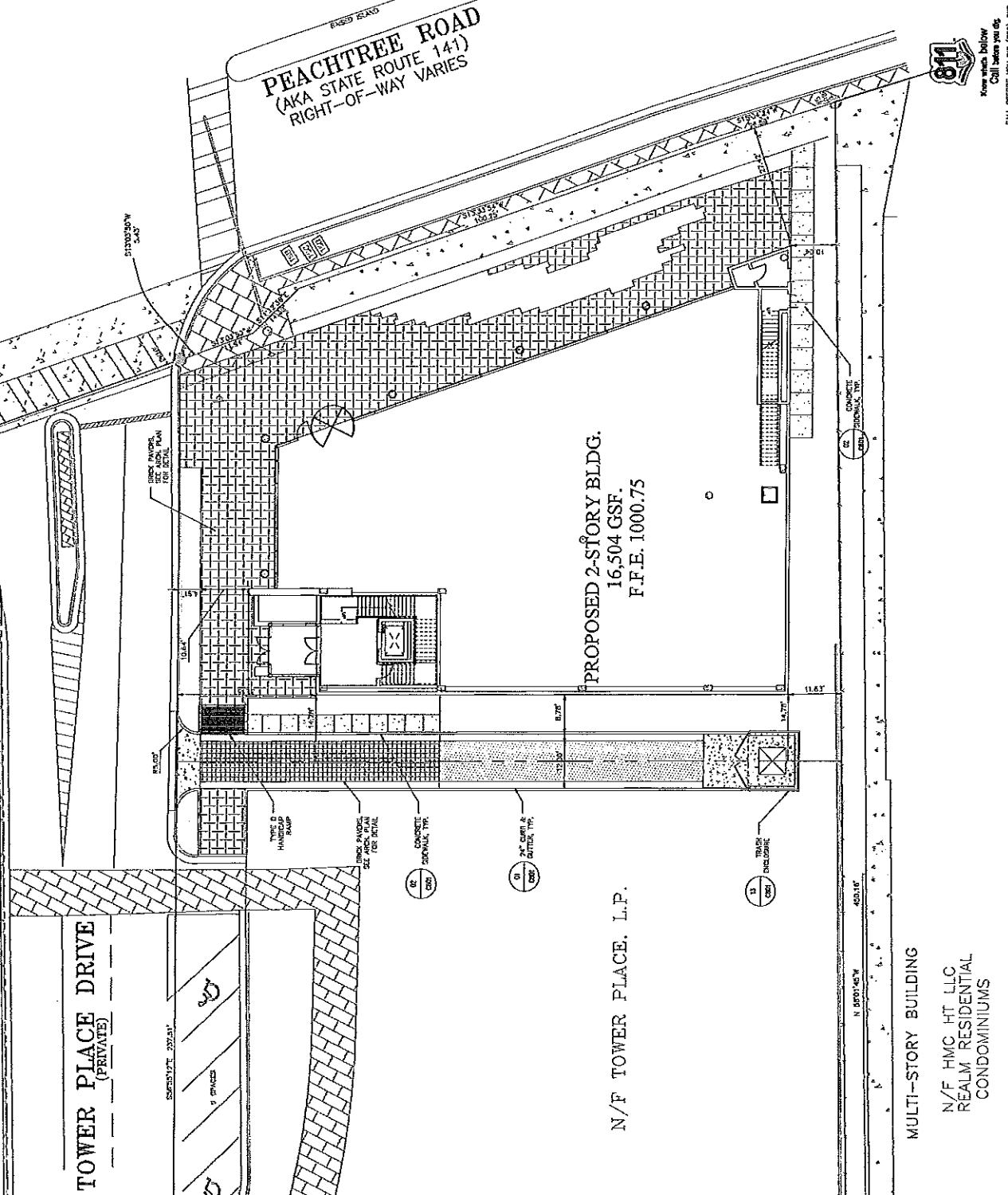
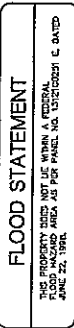
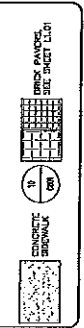
STANDARD	0 SPACES
6.5' x 11'	0 SPACES
5.5' x 11'	0 SPACES
HANDICAP CAR	0 SPACES
5.5' x 11'	0 SPACES
HANDICAP VAN	0 SPACES
6.5' x 11'	0 SPACES
COMPACT SPACES	0 SPACES
5' x 11'	0 SPACES
TOTAL PARKING PROVIDED	0 + 0 ADA
PARKING REQUIREMENT	0 SPACES
COMPACT STANDARD RATIO	0

PAVEMENT LEGEND

HEAVY DUTY PAVEMENT	CONCRETE PAVEMENT
CONCRETE SIDEWALK	BRICK PAVEMENT
CONCRETE DRIVEWAY	SEE SHEET CIVIL

FLOOD STATEMENT

THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARDOUS AREA AS PER PANEL NO. 151010001 G. DATED APRIL 24, 1998.



DATE	DESCRIPTION
12-1-2011	REVISED
11-1-2011	REVISED
10-1-2011	REVISED
9-1-2011	REVISED
8-1-2011	REVISED
7-1-2011	REVISED
6-1-2011	REVISED
5-1-2011	REVISED
4-1-2011	REVISED
3-1-2011	REVISED
2-1-2011	REVISED
1-1-2011	REVISED

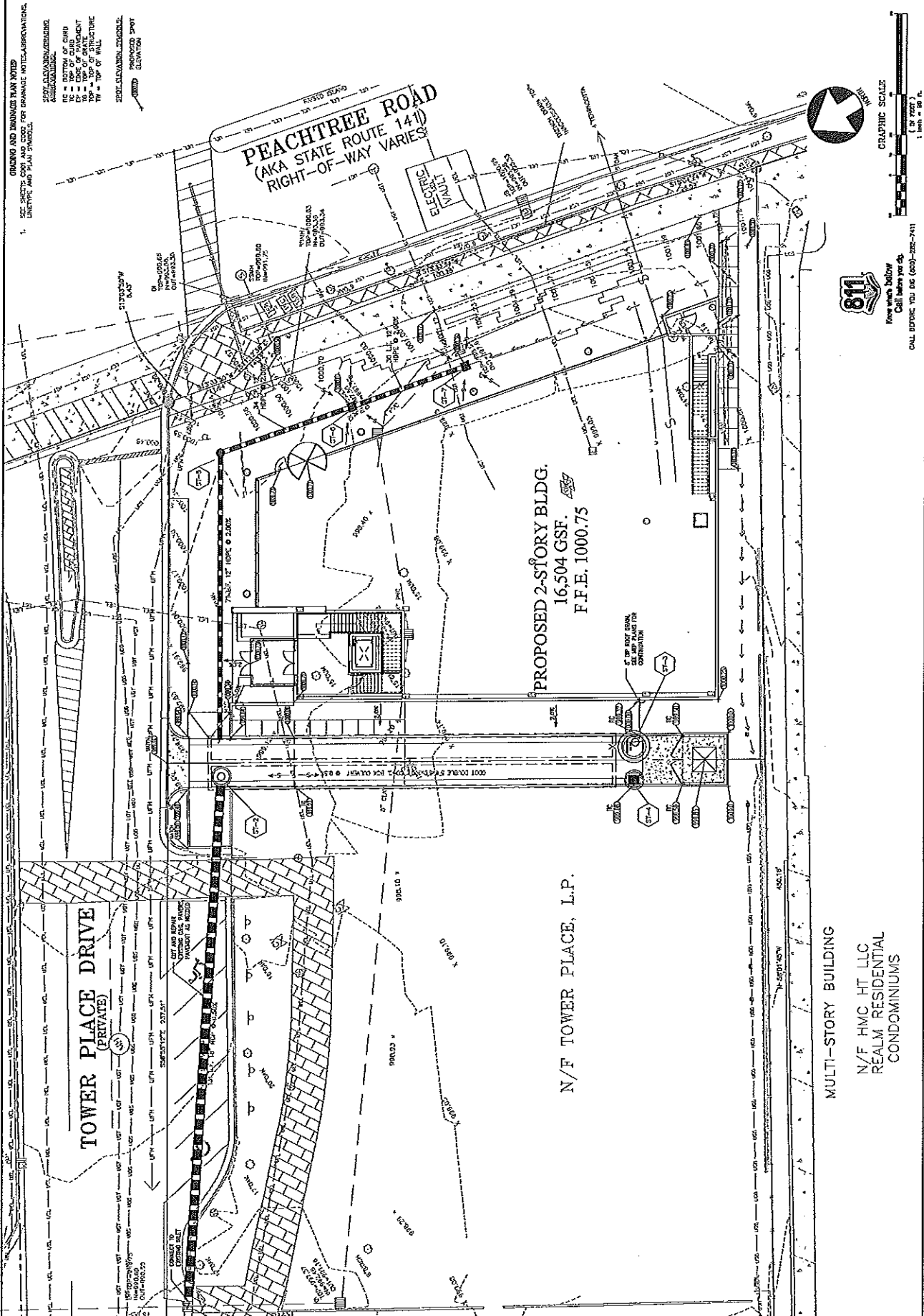


URS  
 400 Peachtree Center East  
 Atlanta, Georgia 30308  
 Tel: (404) 521-2000 Fax: (404) 521-2000

3330 PEACHTREE ROAD  
 PEACHTREE ROAD, L.P.  
 3330 PEACHTREE ROAD, L.P.  
 3330 PEACHTREE ROAD, L.P.  
 3330 PEACHTREE ROAD, L.P.

NO.	DATE	DESCRIPTION
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GRADING & DRAINAGE PLAN



DATE	12-24-24
REV.	
BY	
CHK	



URS Corporation  
 1000 Peachtree Road, N.E., Suite 800  
 Atlanta, Georgia 30309  
 Tel: 404.524.4400 Fax: 404.524.4400

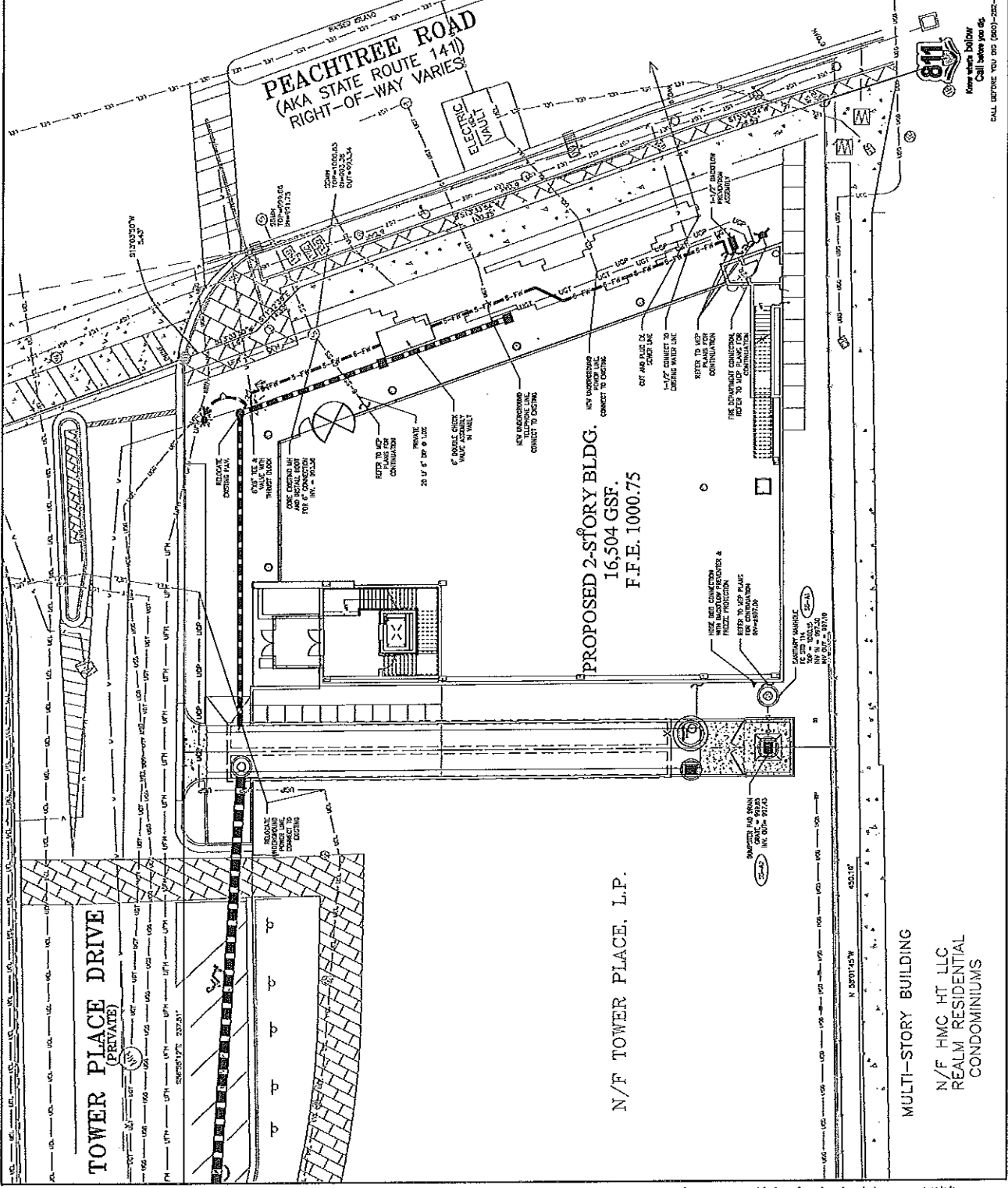
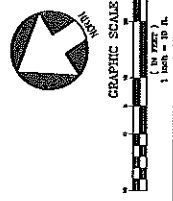
UTILITY PLAN  
 3330 PEACHTREE ROAD  
 PEACHTREE  
 P.O. BOX 3330  
 PEACHTREE ROAD, N.E.  
 ATLANTA, GA 30324

REVISIONS

NO.	DATE	DESCRIPTION
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- WATER NOTES:**
- WATER SERVICE IS PROVIDED BY CITY OF ATLANTA.
  - NOTIFY WATER AND SEWER INSPECTOR PRIOR TO START OF CONSTRUCTION.
  - IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND ANY JURISDICTIONS WITHIN THE CITY OF ATLANTA.
  - A FINAL INSPECTION BY SANITARY DIVISION (604-800-7113) IS REQUIRED AND THE INSTALLATION MUST BE APPROVED PRIOR TO TURNING ON WATER SERVICE.
  - IT SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND ANY JURISDICTIONS WITHIN THE CITY OF ATLANTA PRIOR TO THE START DATE.

- WASTEWATER NOTES:**
- ALL SANITARY SERVICES AND STRUCTURES SHALL CONFORM TO CITY OF ATLANTA STANDARD DETAILS.
  - THE MINIMUM COVER REQUIREMENTS FOR SANITARY SERVICES ARE 4'-0" OVER IN URBAN AREAS AND 5'-0" OVER IN RURAL AREAS.
  - THE MINIMUM VERTICAL DISTANCE BETWEEN WATER AND SEWER LINES SHALL BE 18" IN URBAN AREAS.
  - CONTRACTOR TO FIELD VERIFY LOCATION AND INVERT ELEVATIONS OF EXISTING SANITARY SERVICES AND MAKE NECESSARY ADJUSTMENTS TO WATER MAIN PIPE FOR CONNECTION TO EXISTING WASTEWATER MAIN.
  - A RUBBER BOOT IS REQUIRED ON P.V.C. PIPE MANHOLE CONNECTIONS TO PREVENT ROOT PENETRATION.
  - CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND ANY JURISDICTIONS WITHIN THE CITY OF ATLANTA PRIOR TO THE START DATE.
  - DOUBLE ROW PIPE (DRP) OR UNDRILLED CLAY PIPE (UCP) ARE REQUIRED FOR SANITARY SERVICES WHICH WILL BE INSTALLED ON THE CITY OF ATLANTA.
  - A WATER STOP WILL BE CONSTRUCTED ON THE BUILDING WITHIN 24" OF EACH MANHOLE AND CONDUIT PENETRATION.



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 For more information  
 Call before you dig  
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