

File No.: SAP-13-087 Date of Completed Submittal: _____ Reviewed by: _____



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)

APPLICANT NORMAN A. KOPLON

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

COMPANY TROTMAN SANDERS

ADDRESS 600 PEACHTREE ST ATLANTA GA.

PHONE NO. 404 895 2697 EMAIL norman.koplon@trotmansanders.com

PROPERTY LANDOWNER CAINS PLACE, INC

ADDRESS 3198 CAINS HILL PLACE

PHONE NO. 404 365 7760 EMAIL debra.deborah@hansondesignassociates.com

ADDRESS OF PROPERTY 3201 CAINS HILL PLACE

Is property within the BeltLine Overlay District? Yes No

Zoning Classification SPI-9 SA3 Land District 17 Land Lot 99 Council District 8 NPU B

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:** For alterations to existing building facades to document existing conditions.

- **Submittal Package Requirements (See detailed checklist):**
 - 1) **Project Summary:** Describe all 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 variation requested.
 - 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 copies that require DRI & NPU review). Also, copies of applicable Rezoning Legislation, Special Use Permit, Variance or Special Exception letters from the 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-10, NC-11, NC-12 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 GRТА and ARC.
 - a. **Initial submission:** DRI Form 1 with the SAP application. Planning staff will then submit information to GRТА and ARC.
 - b. **Final submission:** Copy of the DRI Notice of Decision letter shall be printed on the final site plan submission.

- **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 between 50,000 and 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 _____

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-13-087

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

TYPE OF APPLICATION: Special Administrative Permit

I, DEBORAH HARRISON, PRESIDENT CAINS PLACE LLC. SWEAR THAT I AM THE LANDOWNER
owner(s) name

OF THE PROPERTY LOCATED AT: 3201 CAINS HILL PLACE, NW

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):
NORMAN A. KOPLON
c/o TROUTMAN SANDERS, LLP

ADDRESS: 600 PEACHTREE STREET
ATLANTA, GA 30308-2216

TELEPHONE: 404 885 2697 EMAIL: norman.koplon@troutmansanders.com

[Signature]
Signature of Property Landowner

Deborah Harrison
Print Name of Property Landowner
President, Cains Place LLC.

Personally Appeared
Before Me
Deborah Harrison

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

Lee B Kinsella
Signature of Notary Public

6/3/13
Date





City of Atlanta Office of Planning
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Notice to Applicants

File # SAP-13-087

The applicant hereby acknowledges notification that in the process of design review in connection with the issuance of a **Special Administrative Permit (SAP)**, the City of Atlanta Office of Planning (OOP) will only review such documents as are deemed necessary for the approval of a project concept in compliance with the district regulations set forth in the City of Atlanta Zoning Code. Such documents may include, without limitation, the elevations of the structures proposed and site plans specifying the arrangement of such structures and other features of the project, but generally will not include a full set of construction drawings. This level of review is for the purpose of determining compliance with those sections of the Zoning Code applying to the district where the project is located or to be located and to allow the applicant the flexibility to receive approval for a project concept without the requirement that a full set of construction drawings, that would otherwise be necessary to obtain a building permit, be prepared, presented and reviewed.

It is the applicant's duty to ensure that all drawings or plans, that may be required for further permitting of the actual construction of the project, will result in a finished project that complies with the elevations, site plan and other plans on which the SAP was granted. The applicant is further notified that neither the Office of Buildings nor any of the other City of Atlanta agencies that review any other part of the overall project plans for compliance to building codes, zoning codes, the tree preservation, the riparian buffers ordinance, land disturbance regulations, drainage and sewer capacity or any other regulations in effect at the time of plan review have the authority to approve any changes to the exterior appearance of structures or site plans in a SAP.

It is the responsibility of the applicant to ensure that any changes required, requested, or allowed by any other City agency or any other agency reviewing the plans during any part of the building permit process will not alter the exterior appearance of any structure or cause the relocation, rearrangement and/or reorientation of any feature of the site plan. Therefore, it is important for the applicant to be aware that even changes which may be in compliance with other codes, including without limitation, an increase to the height of the structure, whether resulting from changes to the foundation plan or the grading plan of the site, alterations to the interior layout of the structure that affect the location or size of exterior doors or windows, or changes to the method of construction for any floor of a structure or the roof of any structure, may affect the exterior appearance in a manner which could cause the finished structure to be out of compliance with the elevations approved by the OOP.

The applicant is further put on notice that the location of any feature specified on the site plan is not to be changed from that location which is specified on the site plan approved by the OOP. This includes, without limitation, any such changes that might affect the setbacks of any structure, the orientation of structures or features on the lot, including, without limitation, accessory buildings, the location and size of driveways, walkways, fences, parking pads, parking spaces, loading zones and service areas. It shall be the responsibility of the applicant to ensure that any changes required by any agency reviewing plans for the project remain consistent with the site plan and elevations approved by the OOP. It shall be the responsibility of the applicant, not the OOP, to monitor any plan changes during the permitting of the project to be sure that such changes do not affect the elevations and site plan approved by the OOP at the time of issuance of the SAP.

It is also the responsibility of the applicant to ensure that any changes made on site during the construction of the project, regardless of whether such changes are approved by a City building inspector, or representative of another City agency as being in compliance with the building codes or other applicable codes, do not result in a change to the exterior appearance of a structure or in a change to the site plan. The City of Atlanta Zoning Ordinance provides a process under which changes to the elevations and site plan in a SAP may be approved, however such approval is not guaranteed and the applicant is hereby notified that such changes are based on the application of the district regulations and not on the fact that a hardship, financial or otherwise may result if such permission is not given. The duty to adequately monitor the construction of the project to ensure compliance to the approved SAP and or any other City permit shall at all times be on the applicant, who assumes all risk of loss, financial or otherwise, from enforcement actions that result from the failure to comply with the SAP or any other City permit.

The applicant acknowledges that relief from any stop work order or other enforcement action, whether resulting from action taken by the OOP staff, the Office of Buildings staff or by the staff of any other City agency, must be appealed within the time and in the manner provided by the City Code. The applicant further acknowledges that the decision to apply to the OOP for permission to alter the approved plans is not an appeal of a stop work order or other enforcement action. The applicant acknowledges that it is solely within their own discretion to choose a process to resolve any dispute arising from the interpretation of any ordinance, the issuance of a stop work order or any other enforcement action and that the resolution of any such matter shall be made in compliance with the City Code and other applicable laws. The applicant further acknowledges that no written or oral representation of any City officer, employee, agent or elected official can waive or modify the City Code.

Norwood A. Koplov

Applicant Printed Name

Norwood A. Koplov

Applicant Signature

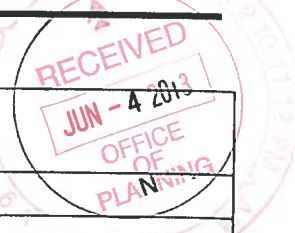
June 4, 2013

Date



City of Atlanta Office of Planning
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Development Controls Specifications

File # SAP-13-087



Non-Residential Public Space Requirements (refer to Chapter 28 for clarification)

PSR: Public Space Requirements for Non-residential & Mixed-use Developments
 (These are areas not counted towards UOSR)

Public Space provided = (square footage area of exterior space) + (square footage area of interior space)

	Percentage (%)	Total Square Footage
Minimum Required		
Provided		

Square Footage Breakdown of PSR amounts provided by the following:

<p>EXTERIOR (accessible to general public such as landscaped areas, plazas, terraces, patios, observation decks, fountains, sidewalks, common areas, open recreational spaces, etc.)</p>	
<p>INTERIOR (ground-level area accessible to the general public during normal business hours such as malls, galleries, atria, lobbies, concourses, plaza, walkways, fountains, landscape areas for public recreation, pedestrian seating, or eating and similar public amenities)</p>	

Parking and Loading Requirements (refer to district regulations and Chapter 28 for clarification)

Residential Unit Breakout				
Number of Studios	Number of 1 BR	Number of 2 BR	Number of 3 BR	Number of 4 BR
On-site Parking Spaces	Residential		Non-residential Uses	
Minimum Required	<p>(EXISTING OFFICE)</p>		<p>RESTAURANT = $\frac{4940}{300} \times 75\% = 13$</p> <p>17 spaces</p> <p>25 spaces</p>	
Provided				
Maximum Allowed				
Bicycle Parking Spaces	Residential		Non-residential Uses	
Minimum Required			1	
Provided			2	
On-site Loading Spaces (see applicable zoning district requirements or Section 16-028.015)				
	Residential/Hotel		Non-residential Uses (break out by use)	
Minimum Required (specify for each use)	/		NR	
Provided (specify for each use)	/		NR	

Project Summary
Special Administrative Permit Application
Proposed Restaurant
3201 Cains Hill Place



The Existing Building

1. The existing one story building, presently utilized as the architectural office of Harrison Design Associates, located at 3201 Cains Hill Place contains approximately 9,240 square feet is located on a 0.44 acre parcel, as depicted in the attached photograph and survey by Pearson & Associates, Land Surveyors.
2. The property is presently zoned SPI 9-SA 3 (Buckhead Village) and contains a single building (9,240 square feet) with an existing paved parking lot for 17 parking spaces.

The Scope of Work for Proposed Restaurant

1. This project involves: the conversion of 2,542 square feet of the existing office building space, a footprint expansion of 455 square feet, and a proposed second story addition of 1,943 square feet (over the existing office building).
2. The renovation increases the existing floor area by 2,398 sf. of the building, which represents a 26% increase.
3. Importantly, the maximum land disturbance of the site (footprint expansion) is limited to only 455 square feet.
4. The total heated space of the restaurant is 4,940 square feet.
5. The second story includes two open decks totaling 1,056 square feet, which represents 21% of the heated space of the restaurant.
6. No administrative variations are requested.

Parking Requirement

1. The parking requirement for the restaurant = $(4,940 \text{ sf}/300) \times 75\% = 13$ spaces in accordance with Section 16-18I-023.
2. The required parking for the remaining office use is zero (0) in accordance with Section 16-18I-023.
3. Total parking provided: 17 spaces which include 2 handicap spaces.



Staff Recommendations of the Preliminary Meeting on May 6, 2013

As a result of the May 6 preliminary review of this project, the following staff suggestions have been implemented and/or indicated on the site plan:

1. Screening, 30” – 42,” has been provided to shield certain parking spaces adjoining Cains Hill Place
2. Two bike racks have been provided for each occupancy.
3. Existing handicap entrance to the office building has been modified.
4. Handicap parking spaces have been redistributed to accommodate the restaurant and the office.
5. Exterior façade shall comply with Section 16-18I.027. Exterior walls shall be block and stucco. A limited amount of architectural wood detailing is provided.
6. Ten feet of the existing masonry exterior wall located on the south property line has been reduced in height from 36” to zero to improve the existing sidewalk width.

Attachments

The following attachments are included to facilitate this SAP review:

- Architectural plans for the proposed restaurant prepared by Harrison Designs.
- Photograph of existing office building.
- Aerial photo of the site.
- Copy of City zoning map indicating SPI-9 SA3.
- Copy of first floor architectural site plan indicating the land disturbance (a new slab addition) of 455 sf. for site development.
- Copy of the City Cadastral.

Norman A. Koplou, PE
Troutman Sanders LLP
600 Peachtree Street, NE
Suite 5200
Atlanta, GA 30308-2216
404-885-2697

TROUTMAN SANDERS

SAP-13-087

June 4, 2013

Mr. Karl Smith Davids
City of Atlanta Bureau of Planning
68 Mitchell Street, S.W.
Suite 3350
Atlanta, Georgia 30335



Re: Special Administrative Permit Application
Proposed Restaurant, 3201 Cains Hill Place

Dear Karl:

Pursuant to our previous meeting on May 6, 2013, attached for your review and consideration is an application package seeking a Special Administrative Permit (SAP) to allow the following modifications to 3201 Cains Hill Place (an existing office building) in order to provide an addition for a new proposed restaurant. The property is zoned SPI-9 SA3. Also included within this application are all six (6) recommendations that you suggested in the preliminary planned review meeting and have been implemented in this proposal. In summary,

- This alteration increases the footprint area of the building with an expansion of only 455 square feet and with a second story addition (2,760 square feet) above a portion of the existing building as indicated on plans prepared by Harrison Design Associates.
- No increase in on-site parking is required. All parking will be provided on the existing paved parking lot.
- No grading activity is proposed other than the total land disturbance for this project is 455 square feet.
- No trees will be impacted.
- A liquor license is proposed for this new establishment. The percentage of alcohol sales is estimated to be less than 40% of total sales.
- All permits for signs shall be independently submitted to the Bureau of Buildings

In accordance with the SAP application requirements, the following are attached:

- Completed Application Form and check for the review fee of \$250
- A Project Summary
- Two copies of the Site Plan and six copies of the building elevation
- Property Owner Authorization Form

Please accept this letter and its attachments to provide the information required for you to consider the requested Special Administrative Permit. However, should you have any questions or desire any additional information during your review, please do not hesitate to contact me at your convenience.

Sincerely,



Norman A. Koplon
Sr. Consultant RE Development

NAK/ngm
Attachments



SAP-13-087

3100 Cains Hill Place, Suite 100
Atlanta, Georgia 30305
Phone: 404.525.2200
Fax: 404.525.7700
http://www.hda.com

3201 CAINS HILL PLACE
ATLANTA, GA 30305

BUILDING CODE SUMMARY (BC 2000) (NFPA 101 2000)

CLASSIFICATION
A. TYPE OF CONSTRUCTION: TYPE II (NON-FIRE RESISTANT) (NON-PANICLED)
B. TYPE OF OCCUPANCY: ASSEMBLY A-2
C. TYPE OF USE: 5108 SF

PERMITS
D. PERMIT NO.: 1270
E. PERMIT DATE: 5/10/13
F. PERMIT EXPIRES: 5/10/14

CONTRACTOR
G. CONTRACTOR: [Name]
H. CONTRACT NO.: [Number]

OWNER
I. OWNER: [Name]
J. OWNER ADDRESS: [Address]

DESIGNER
K. DESIGNER: [Name]
L. DESIGNER ADDRESS: [Address]

REVISIONS
M. REVISIONS: [List of changes]

NOTES
N. ALL BUILDING CONSTRUCTION DESCRIBED IN THESE PLANS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE LATEST CITY OF ATLANTA ORDINANCES AND ALL APPLICABLE STATE AND FEDERAL REGULATIONS AND STANDARDS TO THE FOLLOWING CODES:
1. INTERNATIONAL BUILDING CODE - 2009
2. INTERNATIONAL FIRE CODE - 2009
3. INTERNATIONAL ELECTRICAL CODE - 2009
4. INTERNATIONAL MECHANICAL AND PLUMBING CODE - 2009
5. INTERNATIONAL PLUMBING AND PIPELINE CODE - 2009
6. INTERNATIONAL SOIL AND WATER CONSTRUCTION CODE - 2009
7. INTERNATIONAL SAFETY CODE - 2009
8. INTERNATIONAL SIGN CODE - 2009
9. INTERNATIONAL SWEET'S STRUCTURAL STEEL DESIGNER'S MANUAL AND SPECIFICATIONS
10. INTERNATIONAL SWEET'S STRUCTURAL STEEL DESIGNER'S MANUAL AND SPECIFICATIONS
11. SWEET'S STRUCTURAL STEEL DESIGNER'S MANUAL AND SPECIFICATIONS
12. SWEET'S STRUCTURAL STEEL DESIGNER'S MANUAL AND SPECIFICATIONS

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. CONSTRUCTION SHALL COMPLY WITH ALL CITY, STATE, AND FEDERAL BUILDING CODES.

3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND ANY OTHER AFFECTING AGENCIES.

5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.

7. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL CONSTRUCTION ACTIVITIES.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL WORKERS AND THE PUBLIC.

9. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE WORKING ENVIRONMENT.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

11. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL CONSTRUCTION ACTIVITIES.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL WORKERS AND THE PUBLIC.

13. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE WORKING ENVIRONMENT.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

15. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL CONSTRUCTION ACTIVITIES.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL WORKERS AND THE PUBLIC.

17. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE WORKING ENVIRONMENT.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

19. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL CONSTRUCTION ACTIVITIES.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL WORKERS AND THE PUBLIC.

PROJECT TEAM

OWNER: [Name]
ARCHITECT: [Name]
GENERAL CONTRACTOR: [Name]

INDEX

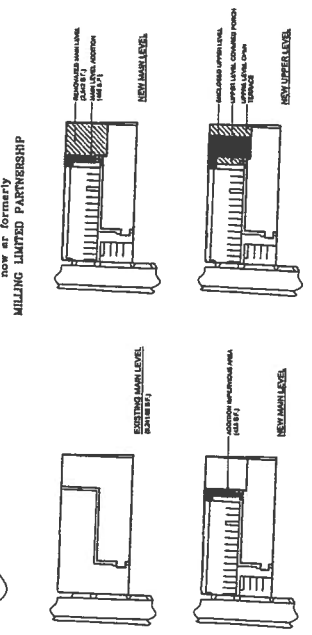
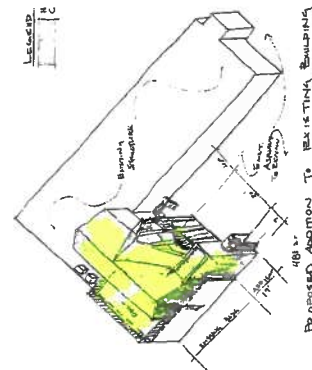
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3.00	FLOOR SLABS
4.00	WALLS
5.00	ROOFING
6.00	MECHANICAL
7.00	ELECTRICAL
8.00	PLUMBING
9.00	PAINT
10.00	FINISHES
11.00	LANDSCAPE
12.00	UTILITIES
13.00	ACCESSIBILITY
14.00	GENERAL CONTRACTOR

FOUNDATION

1. ALL FOUNDATION WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CITY OF ATLANTA ORDINANCES AND ALL APPLICABLE STATE AND FEDERAL REGULATIONS AND STANDARDS TO THE FOLLOWING CODES:
1. INTERNATIONAL FOUNDATION AND STRUCTURAL CONSTRUCTION CODE - 2009
2. INTERNATIONAL SOIL AND WATER CONSTRUCTION CODE - 2009



Copy of first floor architectural site plan indicating the land disturbance (a new slab development of 455 sf. for site development)



Proposed Addition to Existing Building

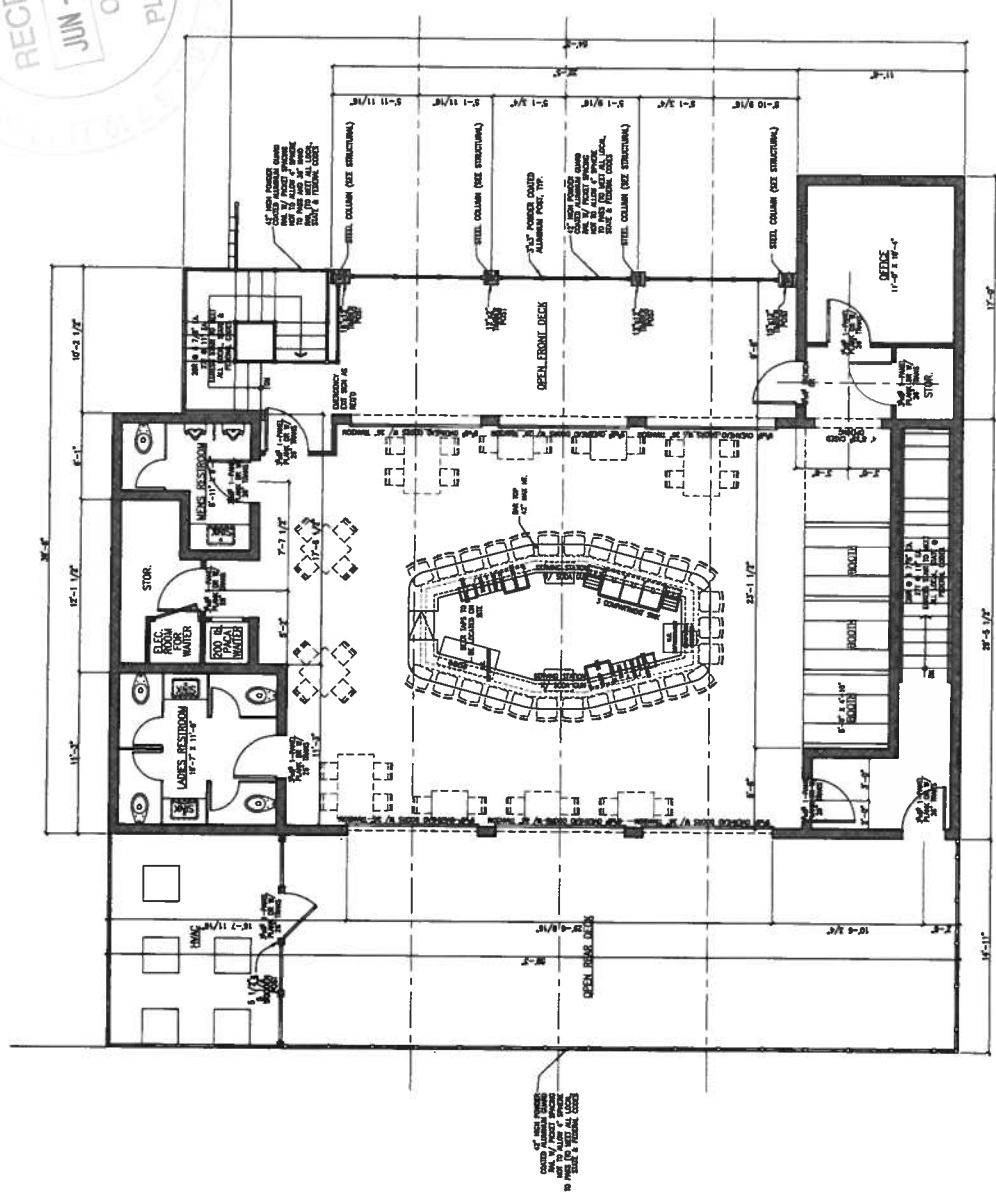


1140 Peachtree Street, N.E.
Atlanta, Georgia 30309
Phone: (404) 261-2000
Fax: (404) 261-2001
www.hda.com

3201 GAINS HILL PLACE
ATLANTA, GA 30306

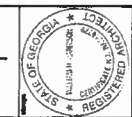
STATE OF GEORGIA
REGISTERED ARCHITECT
NO. 12144 HARRISON
RECEIVED

DATE: 2/14/2013
PROJECT: AS-BUILT
DRAWING NO.: 1/154
SHEET: Upper Level Floor Plan
A-2.420

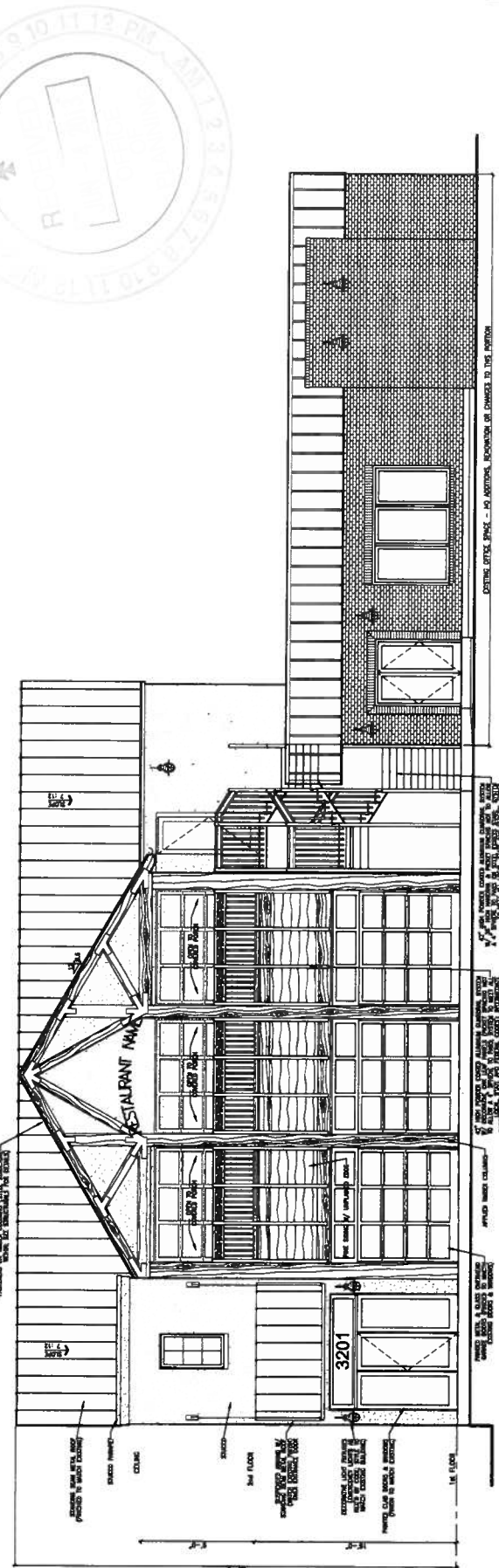


3201 Gains Hill Place, N.E.
Atlanta, Georgia 30305
Phone: (404) 251-7777
Fax: (404) 251-7778

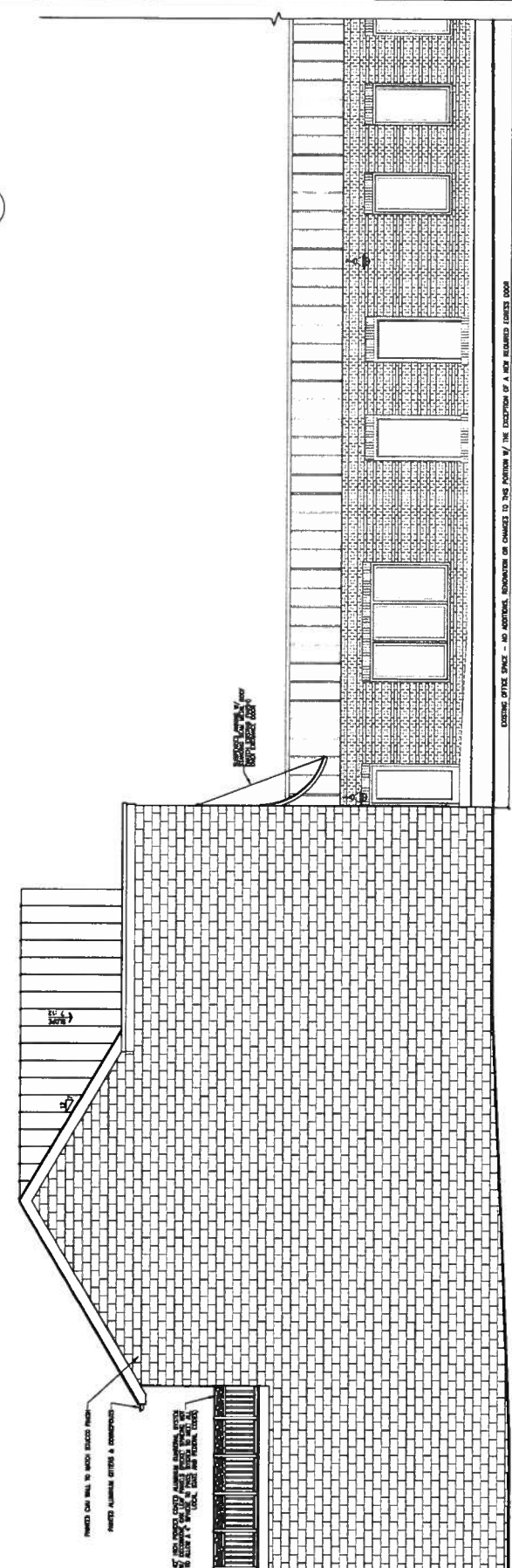
3201 GAINS HILL PLACE
ATLANTA, GA 30305



DATE	04/27/10-04/14
DATE	2010-04-30
DATE	AS-BUILT
PROJECT	3201 GAINS HILL PLACE
PROJECT NO.	14264
DESIGNER	
SCALE	A-3-100



1 FRONT ELEVATION
A-3-100 SCALE 1/4" = 1'-0"



2 PARTIAL LEFT ELEVATION
A-3-100 SCALE 1/4" = 1'-0"

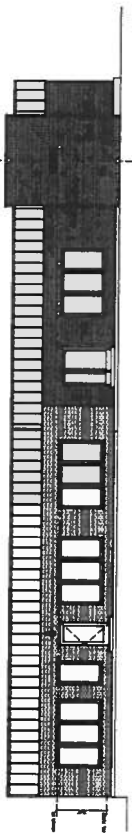
HDA
COMMERCIAL

3201 CAINS HILL PLACE
Atlanta, Georgia 30305
Tel: (404) 361-7700
Fax: (404) 361-7700

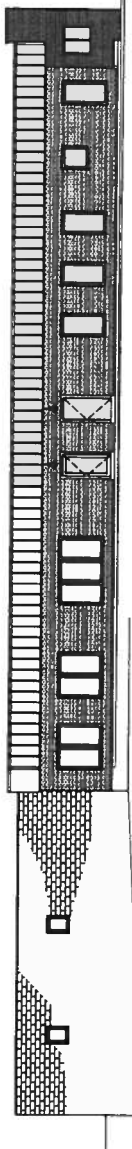
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ATLANTA, GA 30305



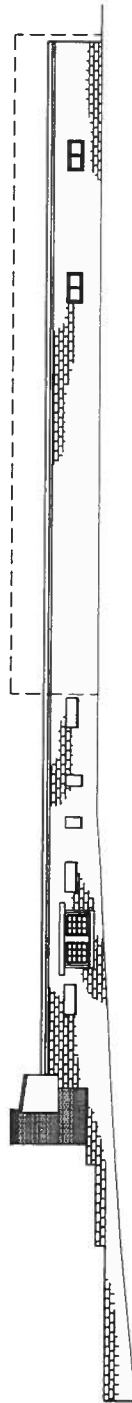
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PROJECT: 2010-05-01
SHEET: AS-BUILT
ELEVATIONS
AB-3-100



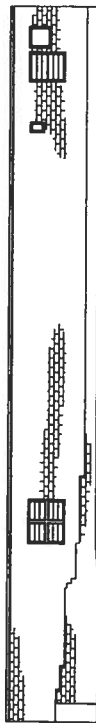
1 AS-BUILT FRONT ELEVATION
AS-3-100 SCALE: 1/4" = 1'-0"



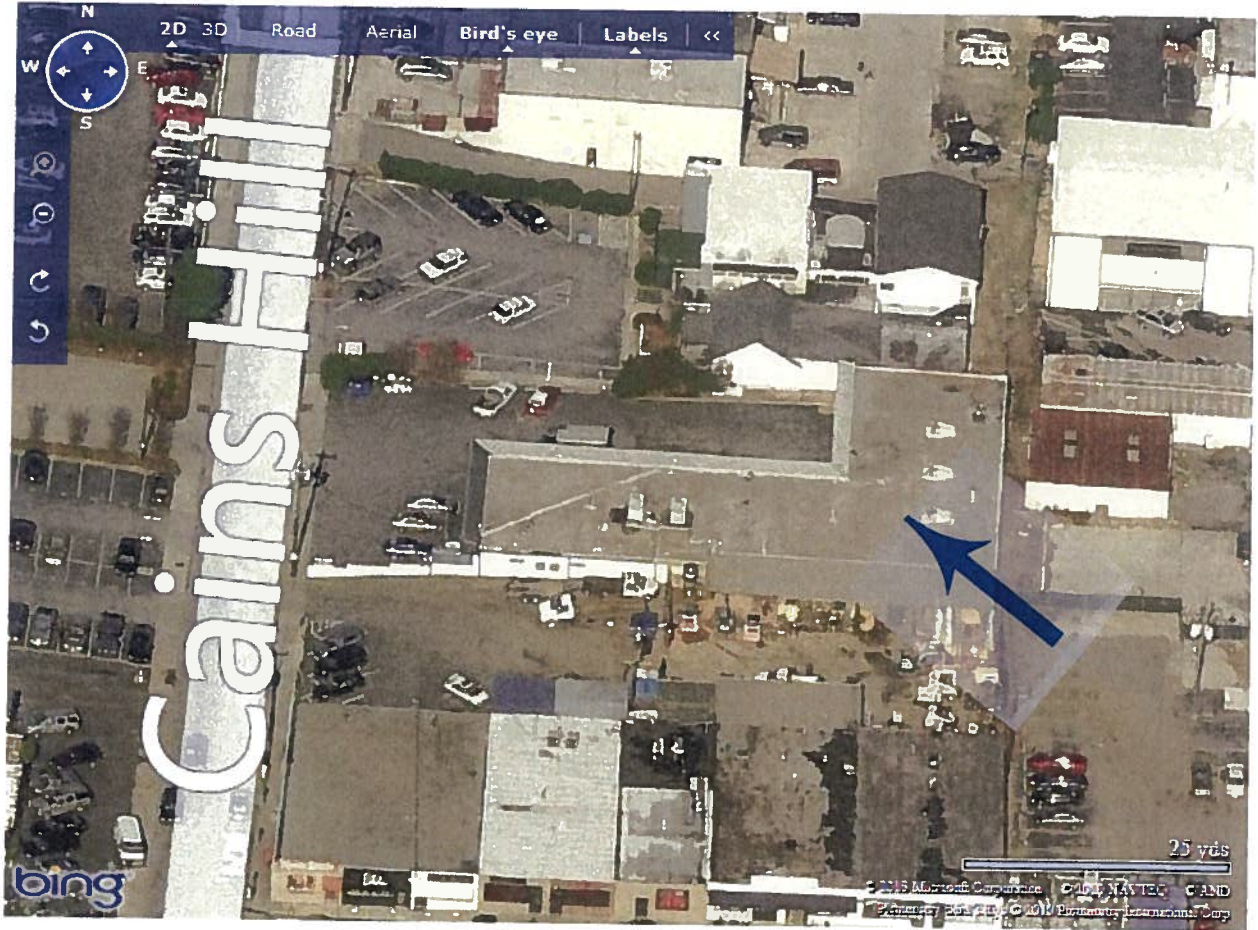
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AS-3-100 SCALE: 1/4" = 1'-0"



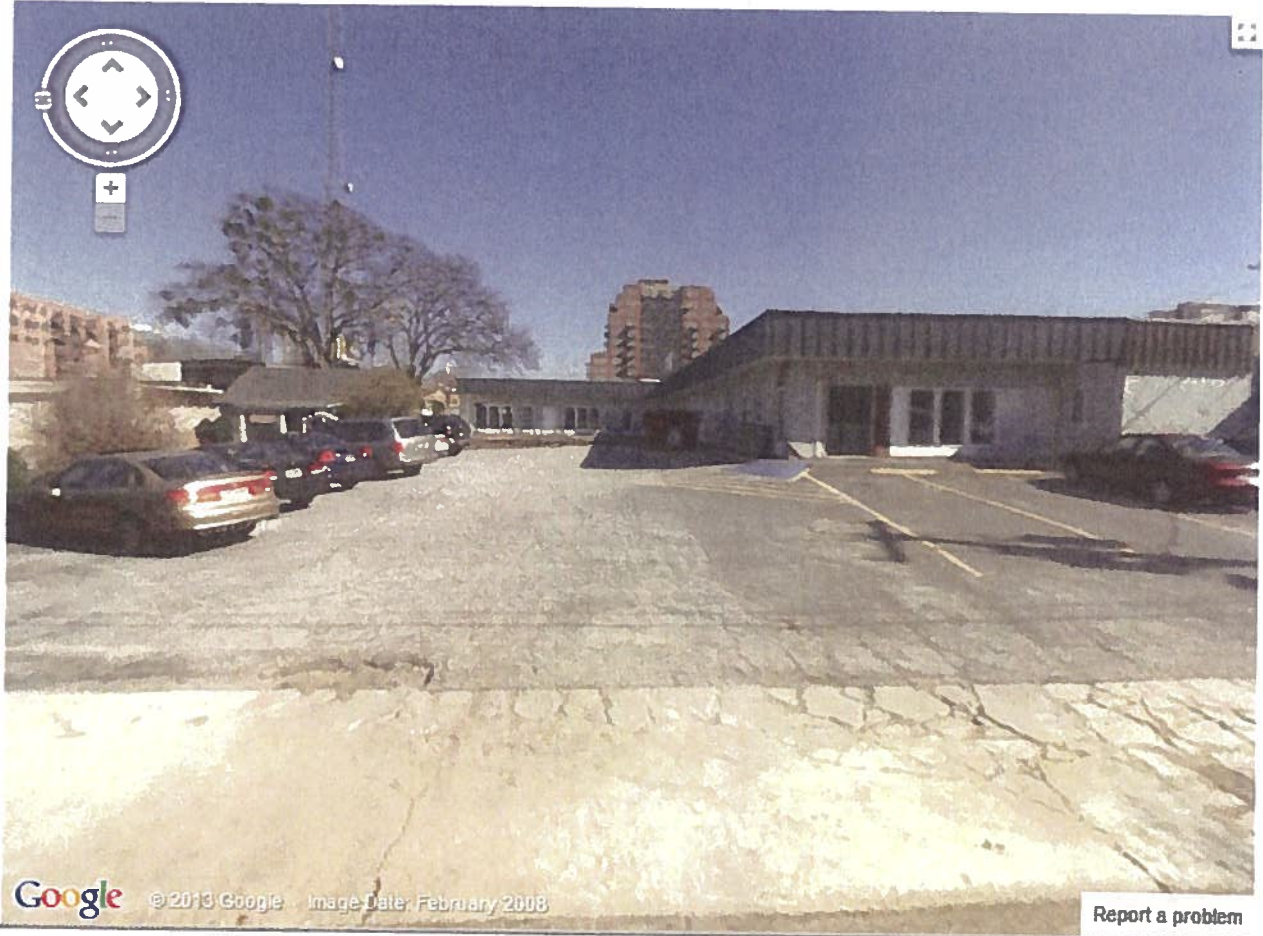
3 AS-BUILT RIGHT SIDE ELEVATION
AS-3-100 SCALE: 1/4" = 1'-0"



4 AS-BUILT REAR ELEVATION
AS-3-100 SCALE: 1/4" = 1'-0"

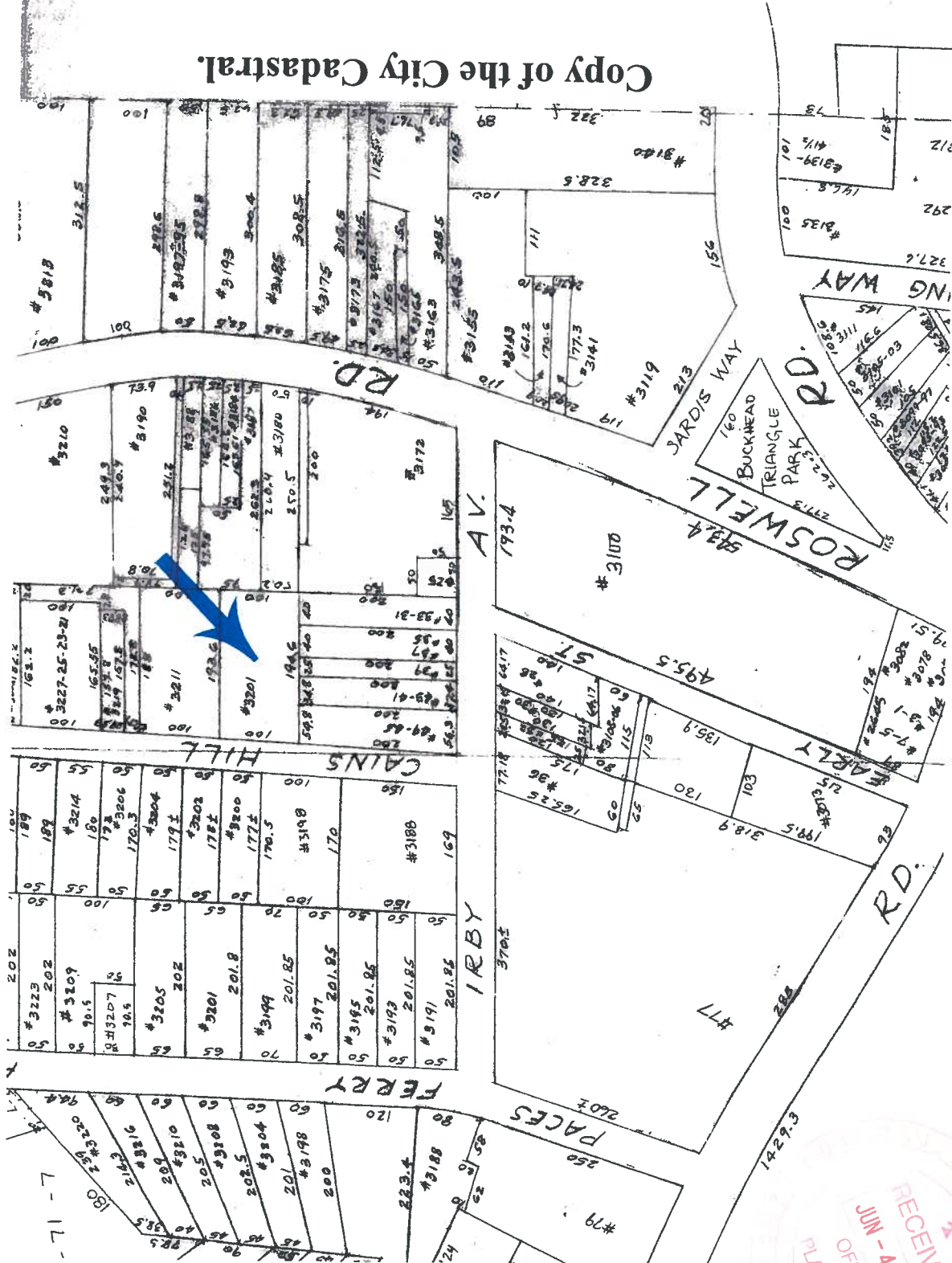


Aerial photo of the site.



**Photograph of
existing office building.**

Copy of the City Cadastral.



RECEIPT

CITY OF ATLANTA
 ATLANTATEST
 55 TRINITY AVE SW

Application: SAP-13-087
Application Type: Planning/SAP/SPI/NA
Address: 3201 CAINS HILL PL NW, ATLANTA, GA 30305
Owner Name: CAINS PLACE INC
Owner Address:
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
330183						
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	1005	\$250.00	06/04/2013	RPLEWIS		
Check	9392	\$250.00	06/04/2013	RPLEWIS		

Owner Info.: CAINS PLACE INC

Work Description: Adaptive reuse of an existing building with an expansion for a new restaurant.

PAID
 CITY OF ATLANTA
 JUN 04 2013

 EX OFFICIO MUNICIPAL
 REVENUE COLLECTOR