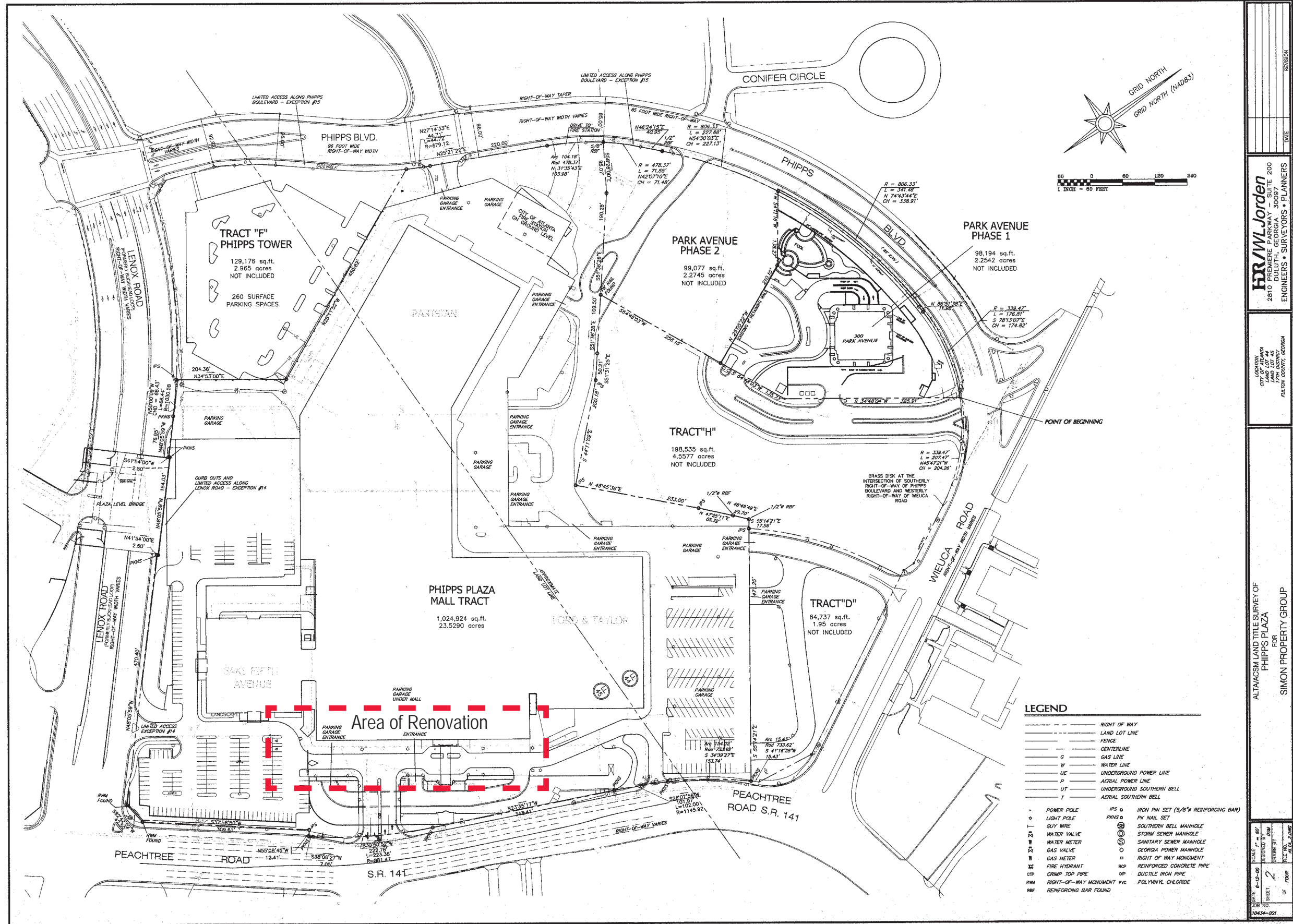


Phipps Plaza Renovation

Design Review Commission Package
Facade Renovation
08.06.2014





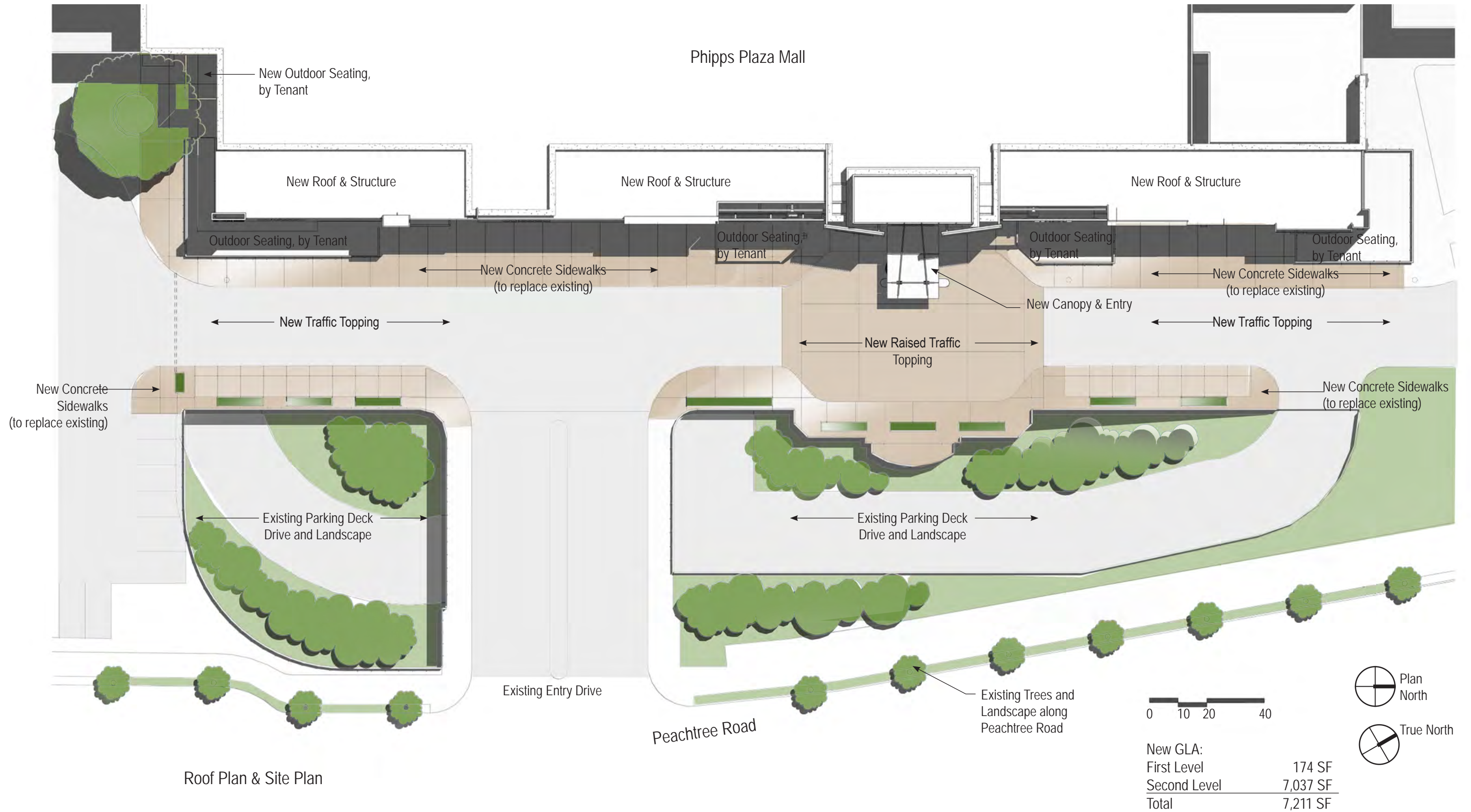
Site Survey

HR/WL Jorden
2810 BUCKNER ROAD, SUITE 200
DULUTH, GEORGIA 30097
ENGINEERS • SURVEYORS • PLANNERS

LOCATION: PHIPPS PLAZA, LOT 44
LAND LOT 45
FACTORY COUNTY, GEORGIA

ALTAACSM LAND TITLE SURVEY OF
PHIPPS PLAZA
FOR
SIMON PROPERTY GROUP

SCALE: 1" = 60'
REVISION: 2
DATE: 8-12-10



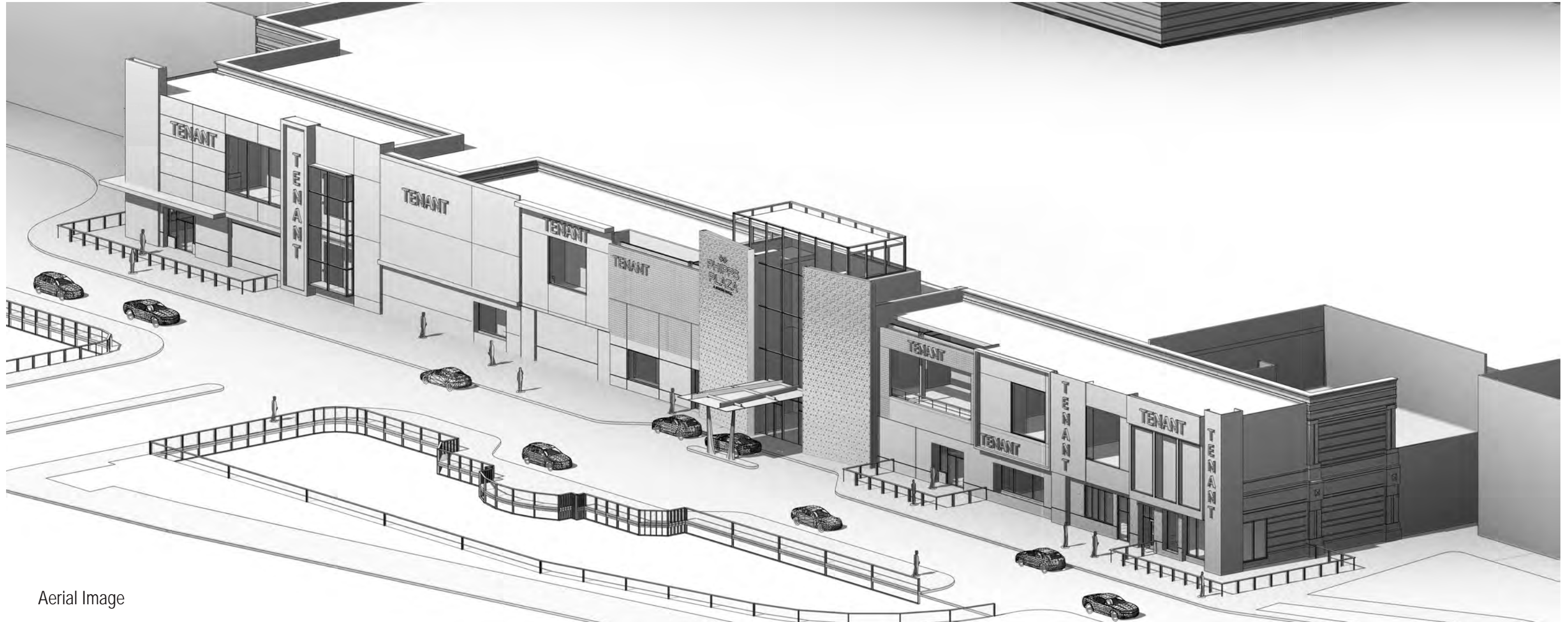
Roof Plan & Site Plan



Existing Photos



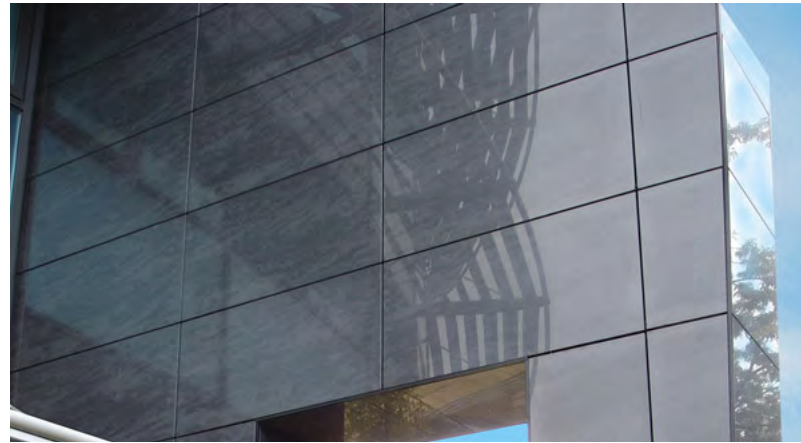
Existing Photos



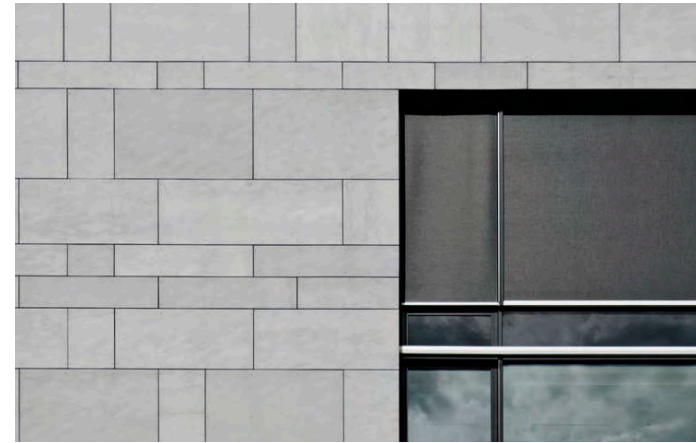
Aerial Image



Peachtree Road Elevation



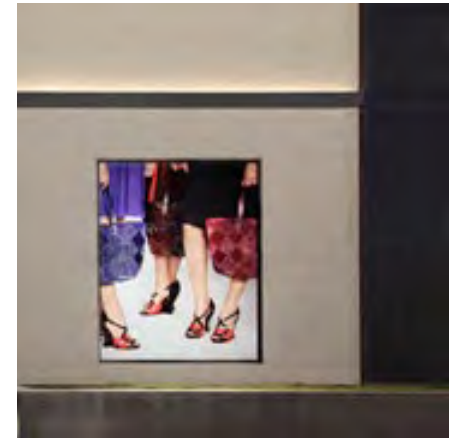
Porcelain Tile Sample



Fiber Cement Panel w/ Punched Opening



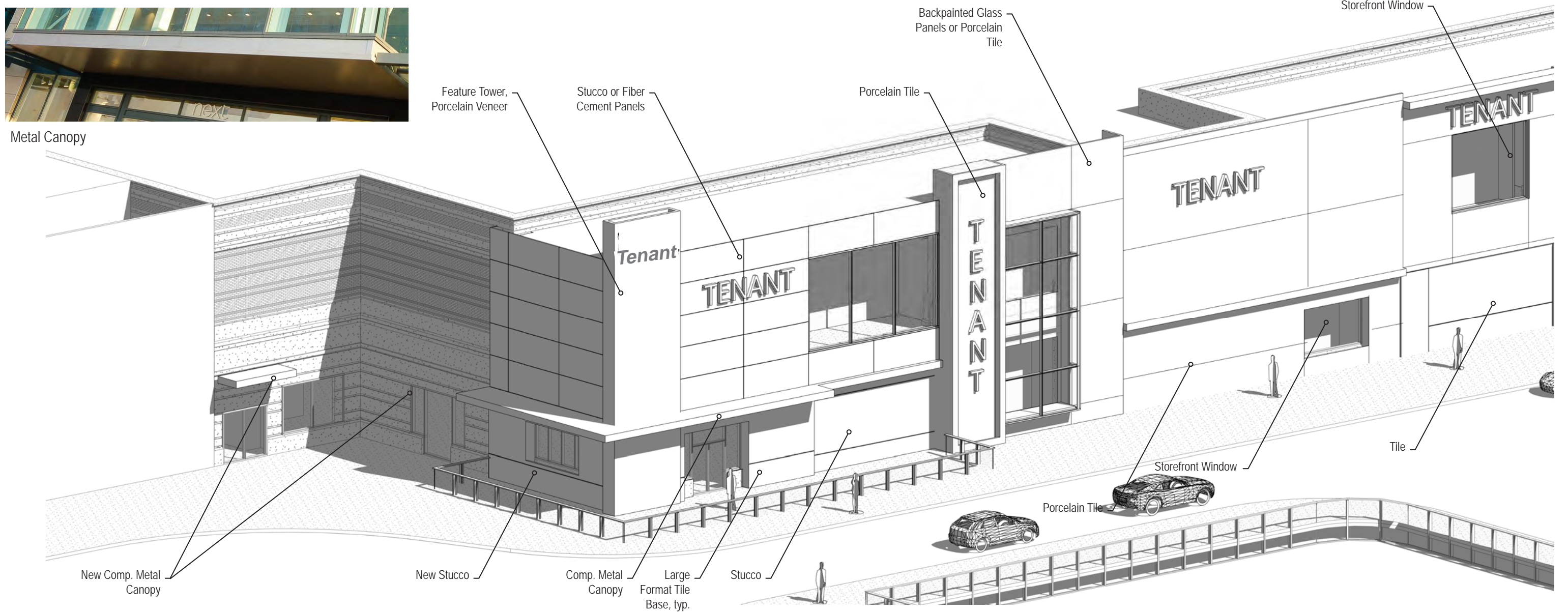
Back Painted Glass & Storefront



Stucco and Tile Base



Metal Canopy



Southwest Axon 1



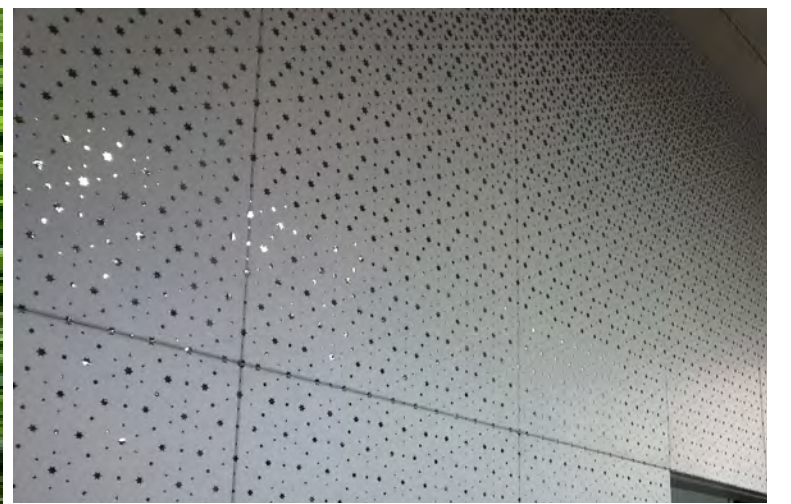
Composite Metal Panel



Canopy at Entry

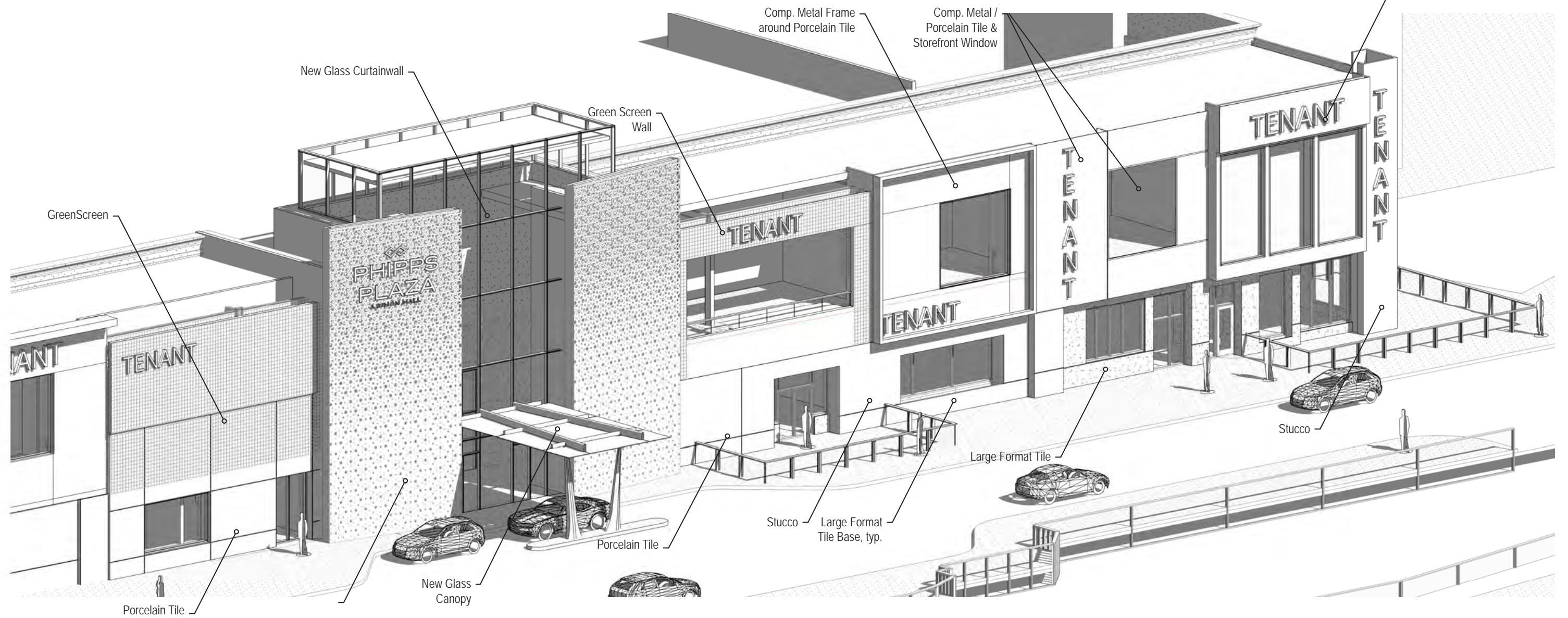


Green Screen

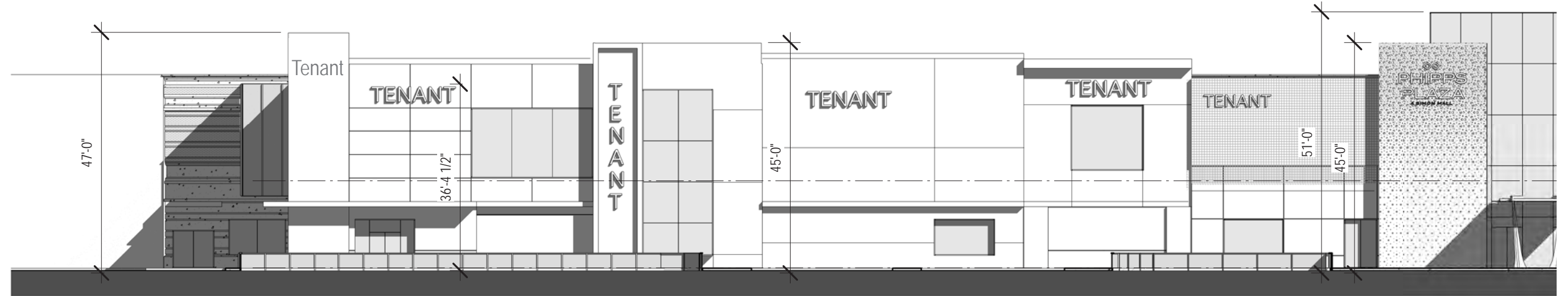


Metal Screenwall at Entry

Comp. Metal / Porcelain Tile



Southwest Axon 2



Peachtree Facade Elevations

Denise Starling
Buckhead/Lenox SPI-12
BATMA, 3340 Peachtree Road
Tower Place Building 100, Suite 1515
Atlanta, GA 30326

Re: **Buckhead/Lenox SPI-12 - Phipps Plaza Peachtree Road Renovation**

Dear Denise,

Simon Properties and Beck Architecture are pleased to submit the attached design package for the review by the SPI-12 Design Review Commission. Below you will find a summary of the renovation.

Project Summary

The project includes re-facing the Peachtree Road Facade from roughly the Tavern at Phipps on the south to the northern edge of the Peachtree Facade. The project is located at 3500 Peachtree Road, Atlanta, Georgia.

The renovation includes:

- New tenant facades along Peachtree Road
- New iconic entry and valet drop-off
- Enclosing the existing roof into GLA
- Structural design to support the facade
- Sidewalk upgrades above the parking deck
- Landscape design and modifications
- Lighting design and upgrades at entry and new pole lights

The proposed design utilizes much of the existing infrastructure and parking; and will enhance both the pedestrian and vehicular experience along Peachtree Road.

Sincerely,

Shelby Morris, AIA, LEED AP
shelbymorris@beckgroup.com



August 15, 2014

TO: KARL SMITH-DAVIDS, PRINCIPAL PLANNER - ZONING DEVELOPMENT & REVIEW
FROM: DEWAYNE HERBERT, MALL MANAGER – PHIPPS PLAZA
SUBJECT: PHIPPS PLAZA MONUMENT SIGN – AMMENDMANT

Please see the enclosed plans that have been revised to reflect the setback requirements that were requested during the Wednesday, August 6th DRC Meeting. Once you have reviewed, please amend the SAP-14-128 application.

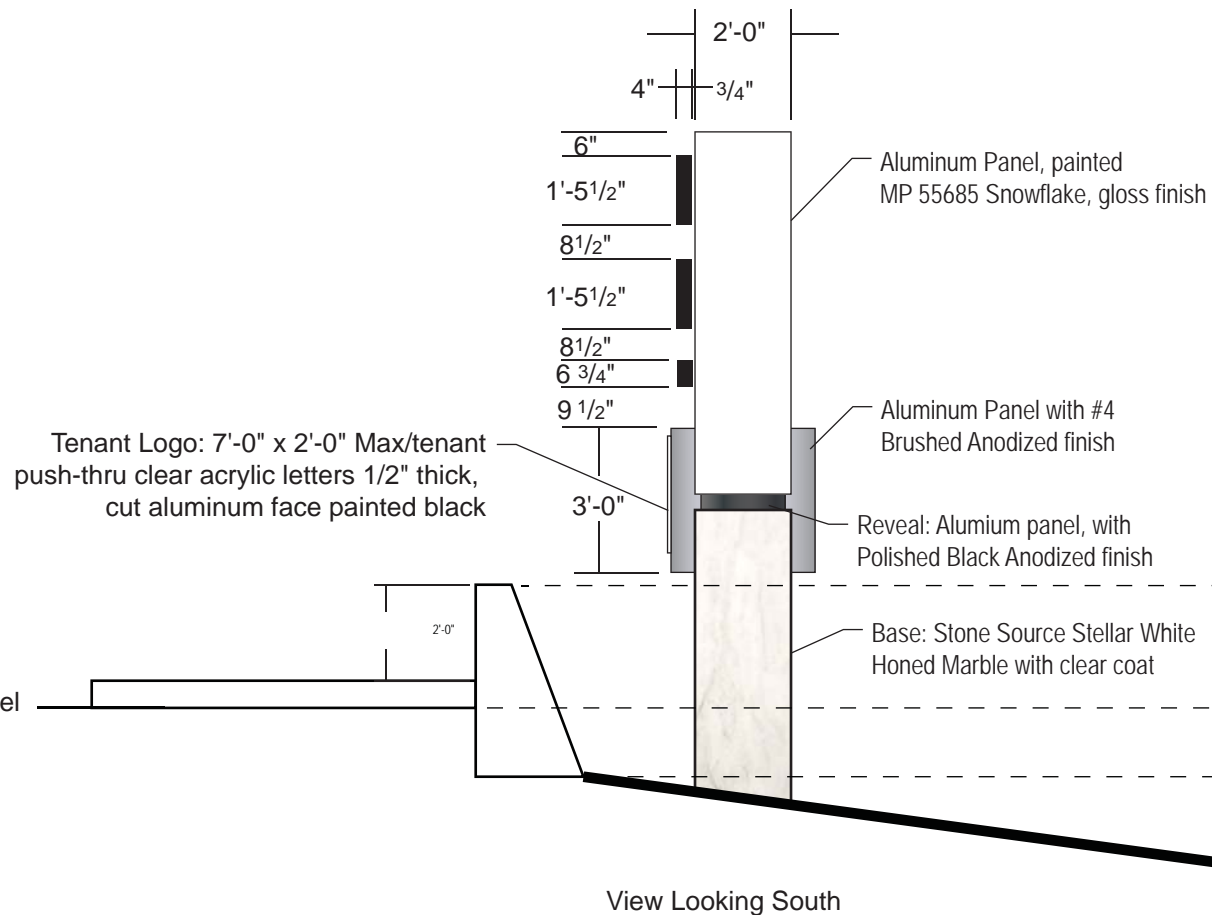
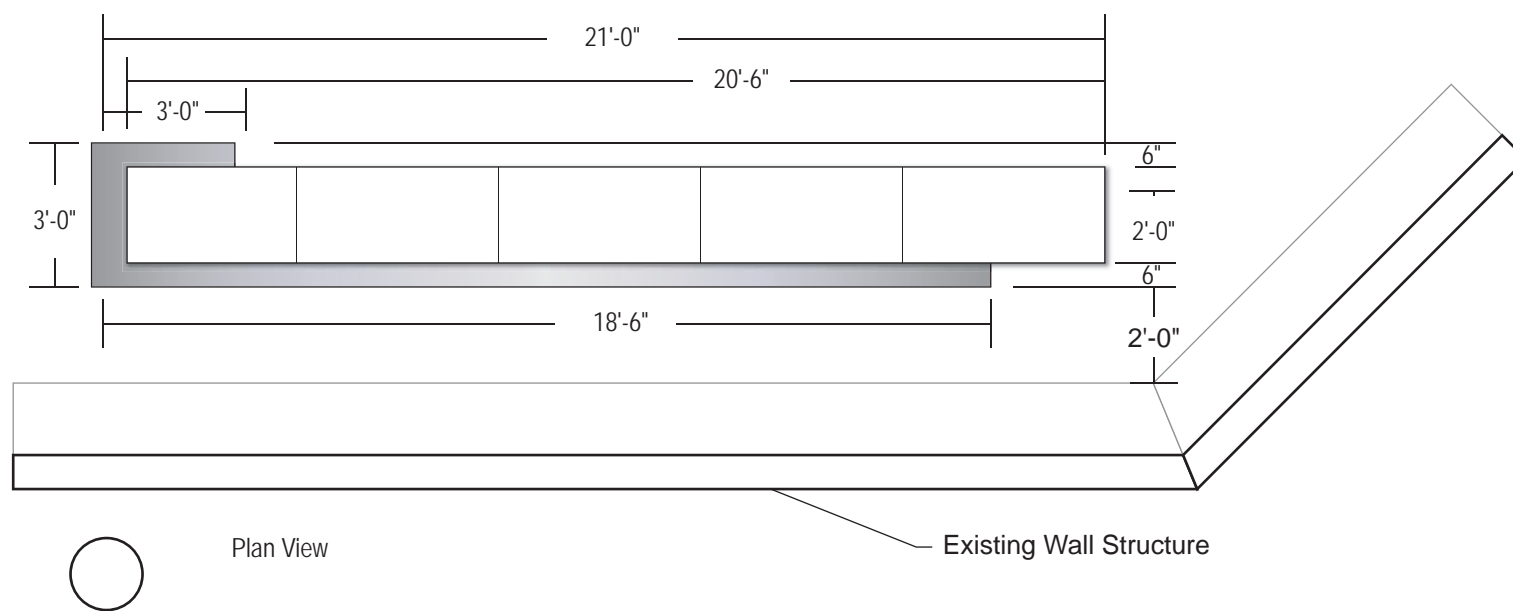
Please contact me should you have any additional questions or concerns. Thanks.

A handwritten signature in black ink, appearing to read "Dewayne Herbert".

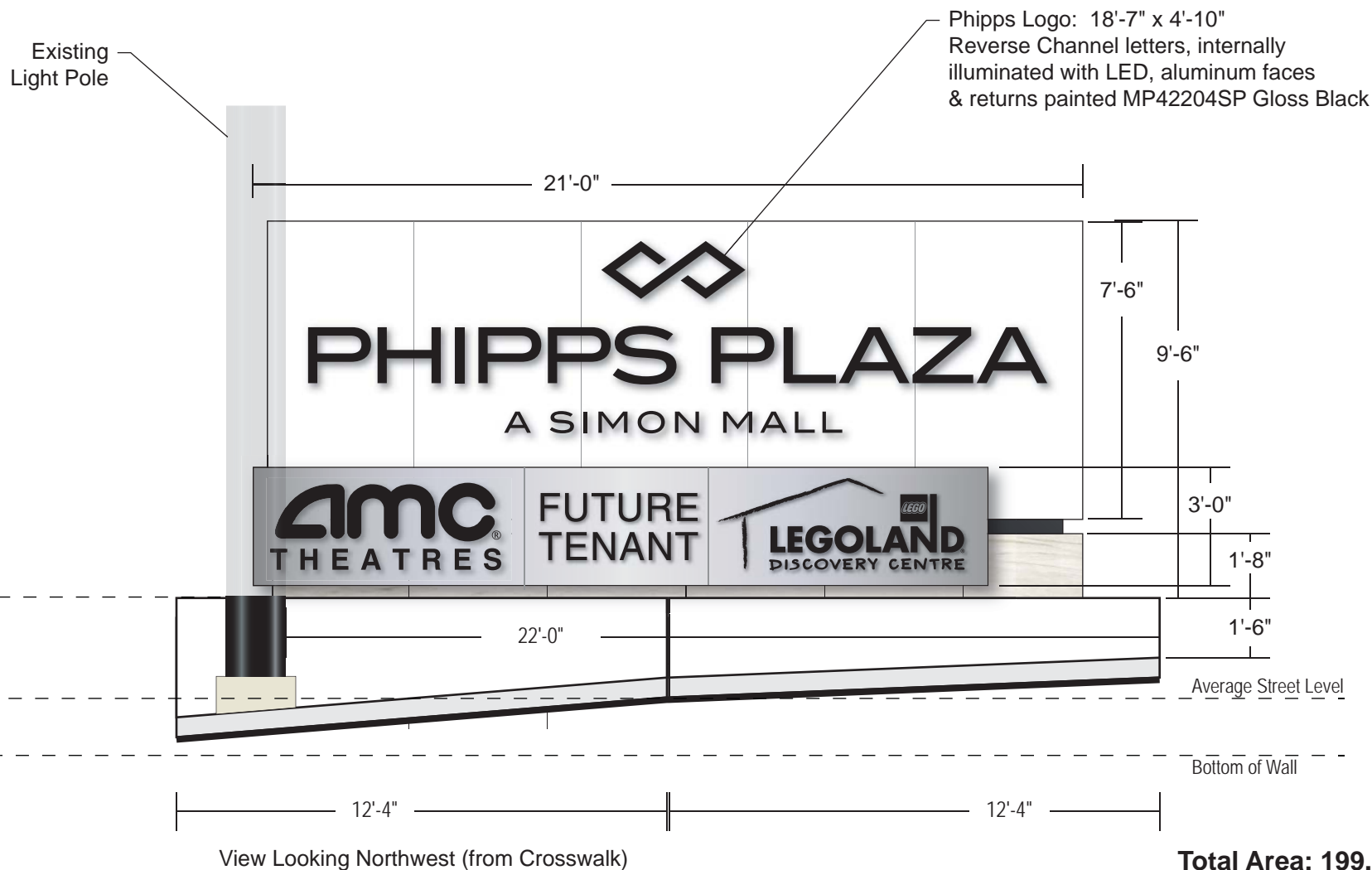
Dewayne Herbert
Mall Manager, Phipps Plaza
404.261.7910
deherber@simon.com



Photo 1: View from Crosswalk, Corner of Peachtree & Lenox



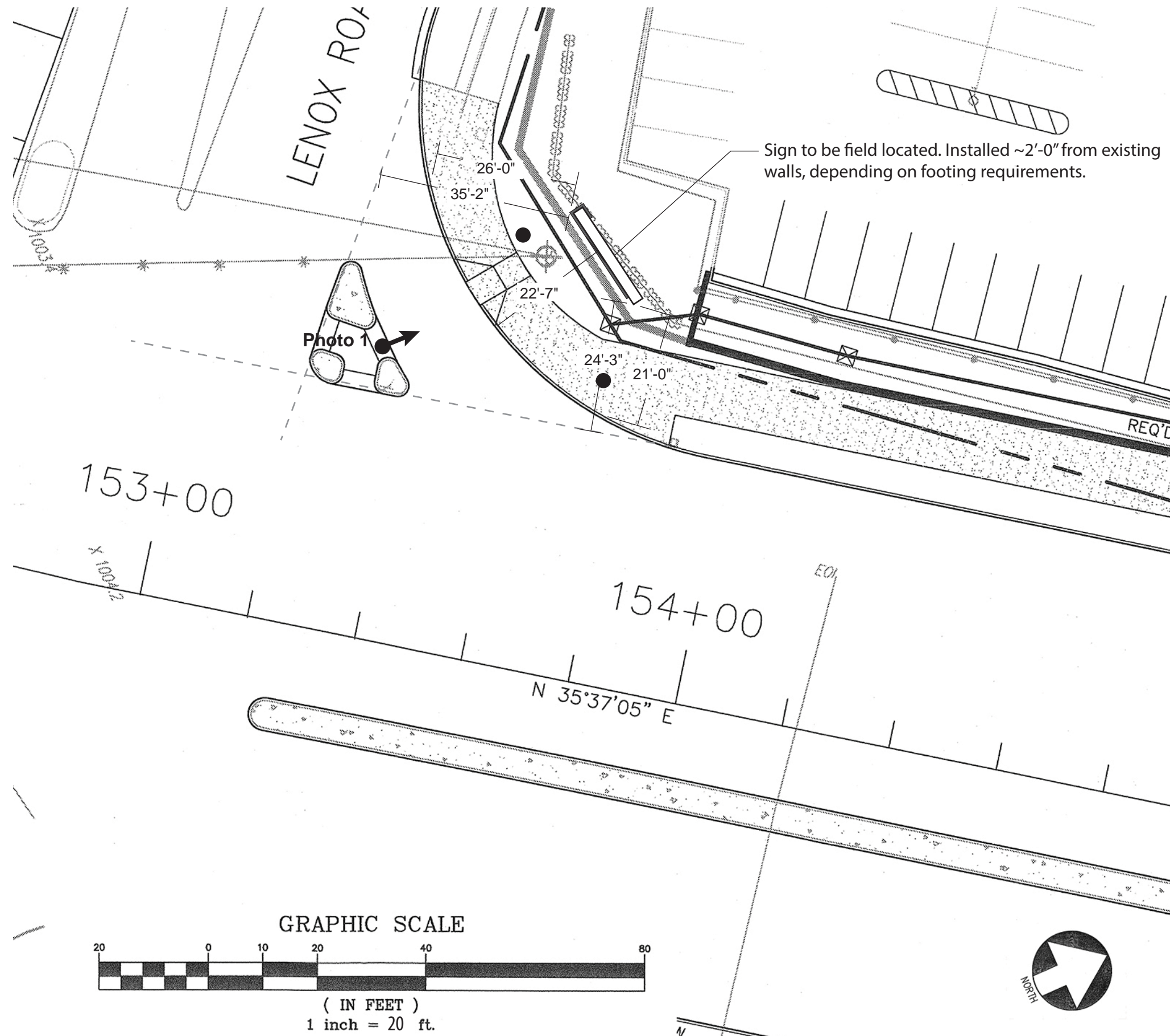
View Looking South



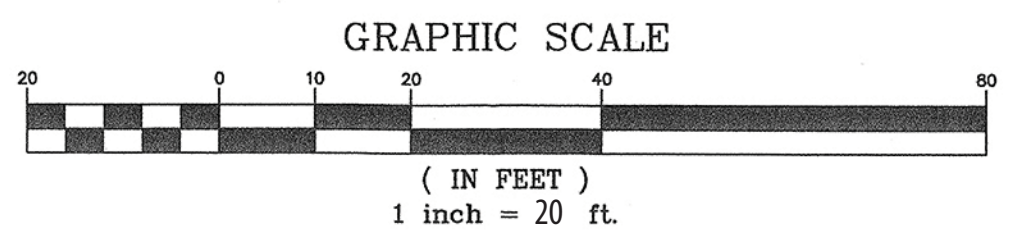
View Looking Northwest (from Crosswalk)

Total Area: 199.5 SF

<p>COOPER CARRY</p>	<p>© 2014 COOPER CARRY, INC. 191 Peachtree Street NE, Suite 2400, Atlanta, GA 30303-1770 Tel: 404-237-2000 • Fax: 404-237-0276 • www.coopercarry.com</p>	<p>Phipps Mall Renovation Simon Property Group, L.P. Atlanta, Georgia</p>	<p>Gar Muse Principal</p>	<p>Rick Casey Project Manager</p>	<p>Stephen Carlin Designer</p>	<p>August 14, 2014 Date</p>	<p>G-1.1 Page Number</p>
			<p>Project No 20140031.60 M:\2014\20140031\1d-10 egd\03_design_development</p>			<p>Design Intent Phase</p>	<p>1/4" = 1'-0" Scale</p>



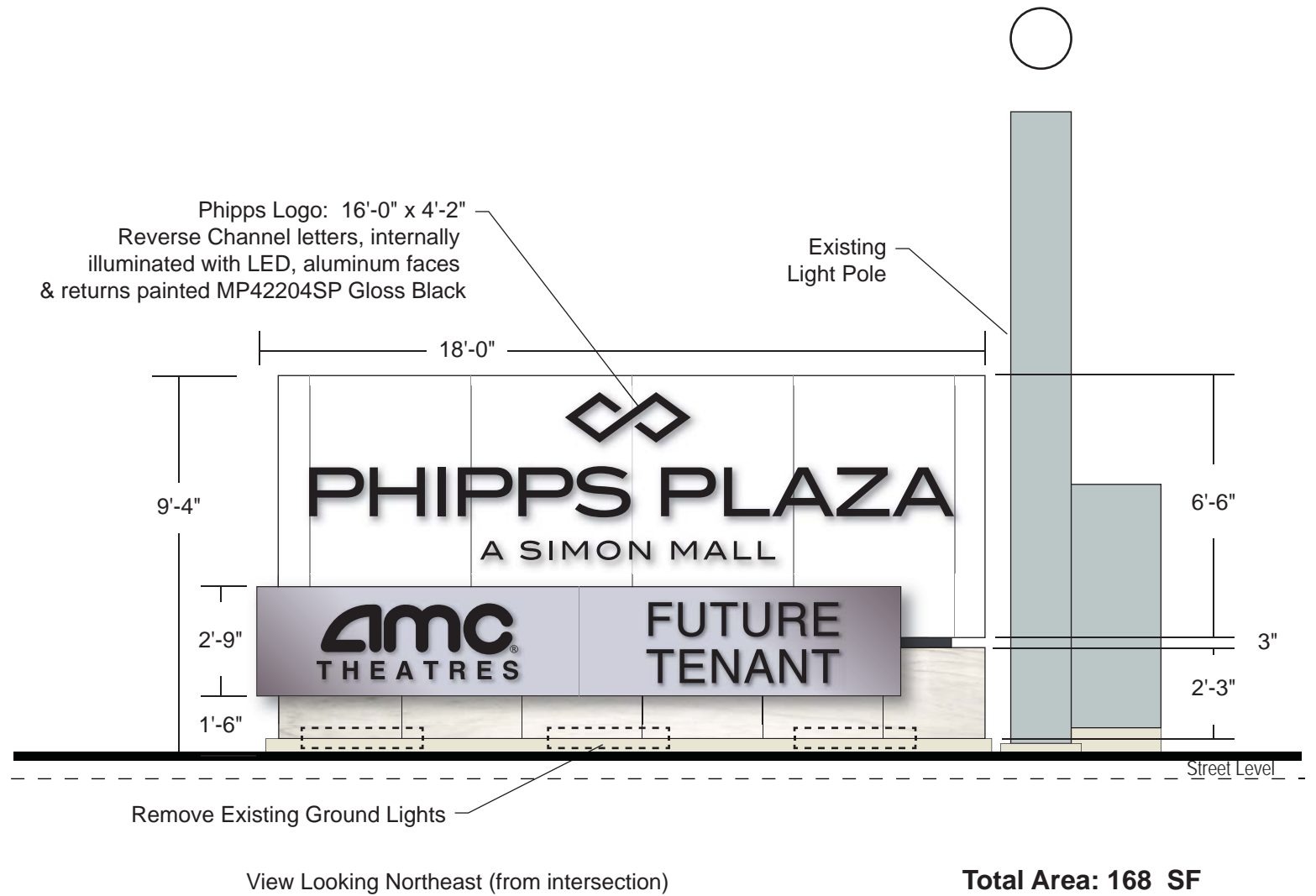
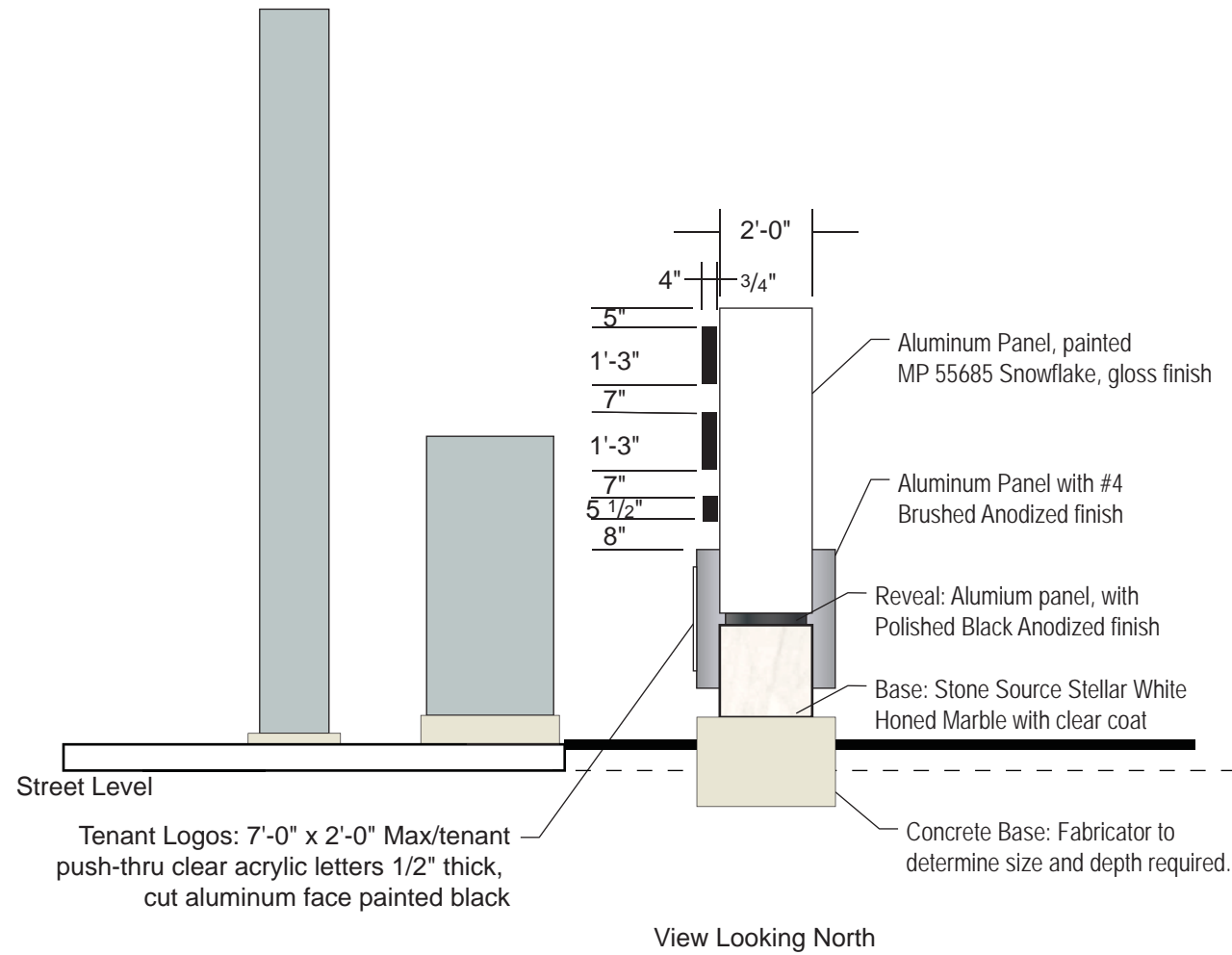
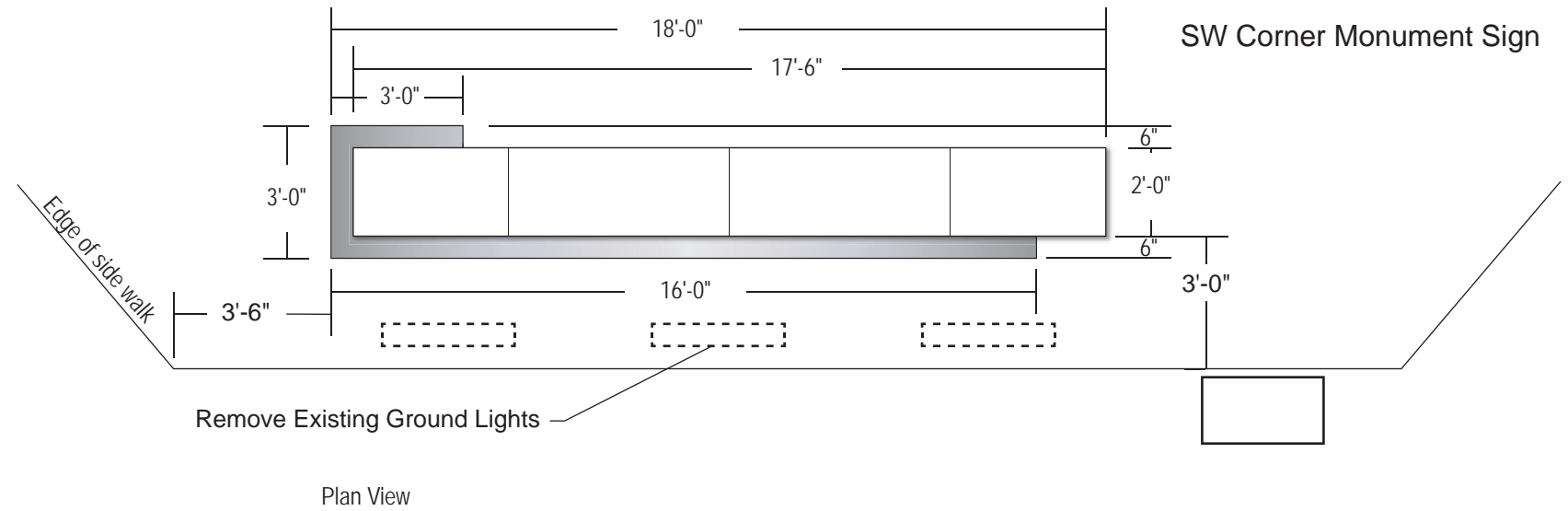
Engineering Stamped
Drawings will be required
for all footing and structural
elements. They are the sole
responsibility of the sign
fabricator.



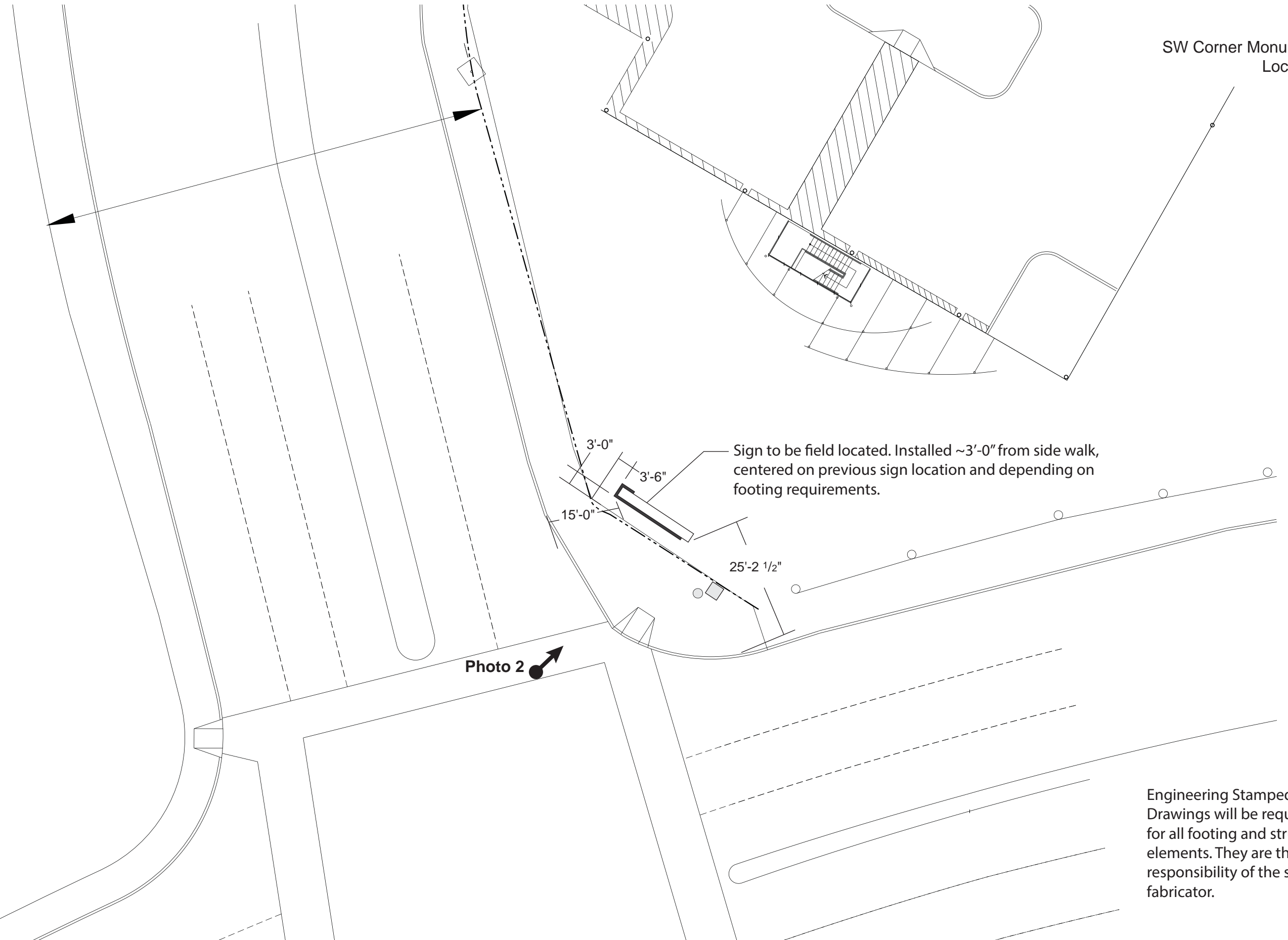
	© 2014 COOPER CARRY, INC. 191 Peachtree Street NE, Suite 2400, Atlanta, GA 30303-1770 Tel: 404-237-2000 • Fax: 404-237-0276 • www.coopercarry.com	Phipps Mall Renovation Simon Property Group, L.P. Atlanta, Georgia	Gar Muse <small>Principal</small>	Rick Casey <small>Project Manager</small>	Stephen Carlin <small>Designer</small>	August 14, 2014 <small>Date</small>	G-1.2 <small>Page Number</small>
			Project N° 20140031.60 <small>M:\2014\20140031\4-10 egd\03_design_development</small>			Design Intent <small>Phase</small>	1" = 20'-0" <small>Scale</small>



Photo 1: View from Crosswalk, Corner of Phipps Blvd. & Lenox Rd.+



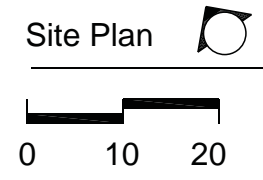
Total Area: 168 SF



Sign to be field located. Installed ~3'-0" from side walk, centered on previous sign location and depending on footing requirements.

Photo 2

Engineering Stamped Drawings will be required for all footing and structural elements. They are the sole responsibility of the sign fabricator.



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					Project N° 20140031.60 <small>M:\2014\20140031\1d-10 egd\03_design_development</small>			Design Intent <small>Phase</small>	As Noted <small>Scale</small>