



March 27, 2015

Ms. Denise Starling  
Executive Director

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Marietta, GA 30067

Livable Buckhead, Inc./BATMA  
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RE: Project Narrative  
Primrose of Buckhead  
3355 Lenox Rd  
Atlanta, Georgia

Ms. Starling,

Primrose School is proposing a tenant build out of the lower level of an existing office building located on the corner of Lenox Rd. and Wright Ave. Included in this build out, we will be adapting an existing walled courtyard into an outdoor play space for the children. The majority of the existing courtyard/playground will not be visible from Lenox Rd. or Wright Ave. except for a 60 ft. (+/-) section located at the end of the building along Wright Ave.

As part of the state mandated regulations for Daycare, we will be adding a 6' decorative fence (see provided photos) and intermediate 4' fences that divide the various age groups that will be visible in the 60ft (+/-) as mentioned above. In our meeting with Karl Smith-Davids, he identified this length of fencing, visible at street level, will require a variance to the current development code. We are requesting your consideration and approval for this fence.

We have also included a floorplan, survey, various photographs and a superimposed fence exhibit to assist with your review. We will be happy to answer any questions and look forward to meeting with you and the Buckhead/Lenox SPI 12 DRC committee.

Best regards,  
ATWELL, LLC

Linda Sims, RLA  
Project Coordinator

PROPOSED PRIMROSE OF BUCKHEAD  
3355 LENOX RD

PHOTO /EXHIBIT 4

EAST PACES FERRY ROAD  
VARIABLE WIDTH R/W

LOWER LEVEL PARKING SUMMARY  
239 90° PARKING SPACES (8.25' X 17')  
6 PARALLEL SPACES (8.1' X 26.0')  
1 ANGLED SPACE (8.3' X 21.2')  
246 TOTAL PARKING SPACES.

UPPER LEVEL PARKING SUMMARY  
99 90° PARKING SPACES  
149 ANGLED PARKING SPACES  
248 TOTAL PARKING SPACES.

TOTAL PARKING SPACES = 494

ZONING - C-3  
FRONT = 40' BSL  
STREET SIDE = 20' BSL  
INTERIOR SIDE = NONE  
REAR = NONE

This property is subject to the following exception as outlined in a Title Report prepared by Chicago Title Insurance Company, effective January 13, 1997 and shown as Commitment No. 2-08988.

1. Easement for a 6" water meter from Pharr Road Investment Company, a Georgia corporation, to the City of Atlanta, dated November 13, 1967, filed December 13, 1967 and recorded in Deed Book 4832, Page 168. (See plat for location)

LEGEND:  
M.H. ... MANHOLE.  
D.I. ... DROP INLET.  
C.B. ... CATCH BASIN.  
R.C.P. ... REINFORCED CONCRETE PIPE.  
P.P. ... POWER POLE.  
P.O. ... OVERHEAD POWER LINE.  
S.S. ... SANITARY SEWER LINE.  
R. ... PROPERTY LINE.  
L.L. ... LOWER LEVEL.  
BSL BUILDING SETBACK LINE

NOTES:  
1. AREA DRAINS SHOWN ON THE UPPER LEVEL OF THE PARKING DECK DRAIN INTO 8" CAST IRON PIPES WHICH EMPTY ONTO THE LOWER LEVEL OF THE PARKING DECK.

TOTAL AREA:  
107,454 SQ. FT.  
2.4668 ACRES

This map or plat has been calculated for closure and is found to be accurate within 1 foot to 2,500,000 feet.  
This plat has been prepared using a theodolite reading directly to 1 second and an electronic distance measuring device reading directly to 1.0 millimeter.  
The field data upon which this map or plat is based has a closure of (1) foot in 250,000 feet and an angular error of 1.0 second per angle point, and was adjusted using compass rule.

This plat was prepared for the exclusive use of the person, persons, or entity named in the certificate hereon. Said certificate does not extend to any unnamed person without an express recertification by the surveyor naming said person.

Information regarding the reputed presence, site, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.

PLAT OF ABOVE GROUND AS-BUILT  
SURVEY  
FOR  
CUMBERLAND-LENOX LLC,  
a Tennessee limited liability company,  
CHICAGO TITLE INSURANCE COMPANY,  
MERIT LIFE INSURANCE COMPANY and  
AMERICAN GENERAL REALTY ADVISORS, INC.

IN  
CITY OF ATLANTA  
LAND LOTS 9 & 45 17<sup>TH</sup> DISTRICT  
FULTON COUNTY GEORGIA  
SCALE 1" = 30' DEC. 16, 1985

30' 20' 10' 0' 30' 60' 90' 120' 150'  
SCALE IN FEET

TRAVIS PRUITT & ASSOCIATES, P.C.  
Consultants, Engineers, Surveyors  
& Landscape Architects

5555 Oakbrook Parkway - Suite 280  
Norcross, Georgia 30093  
Phone: (404) 416-7511 Fax: (404) 416-6759



FOR THE FIRM  
TRAVIS PRUITT & ASSOC., P.C.

REV. NO.	DATE	DESCRIPTION
1	01/20/95	INSPECT & UPDATE (95036)
2	3/28/97	UPDATE (97127.1)
3	4/23/97	ATTORNEY'S COMMENTS (97127.1)

126-D-138 ABG

WN W-271 JH 85-637 FN 126-D-138 ABG.1

















NEW 6'-0"h BLACK VINYL F

EXISTING 3'-4"h CONCRETE





Google

Image capture: Sep 2014 © 2014





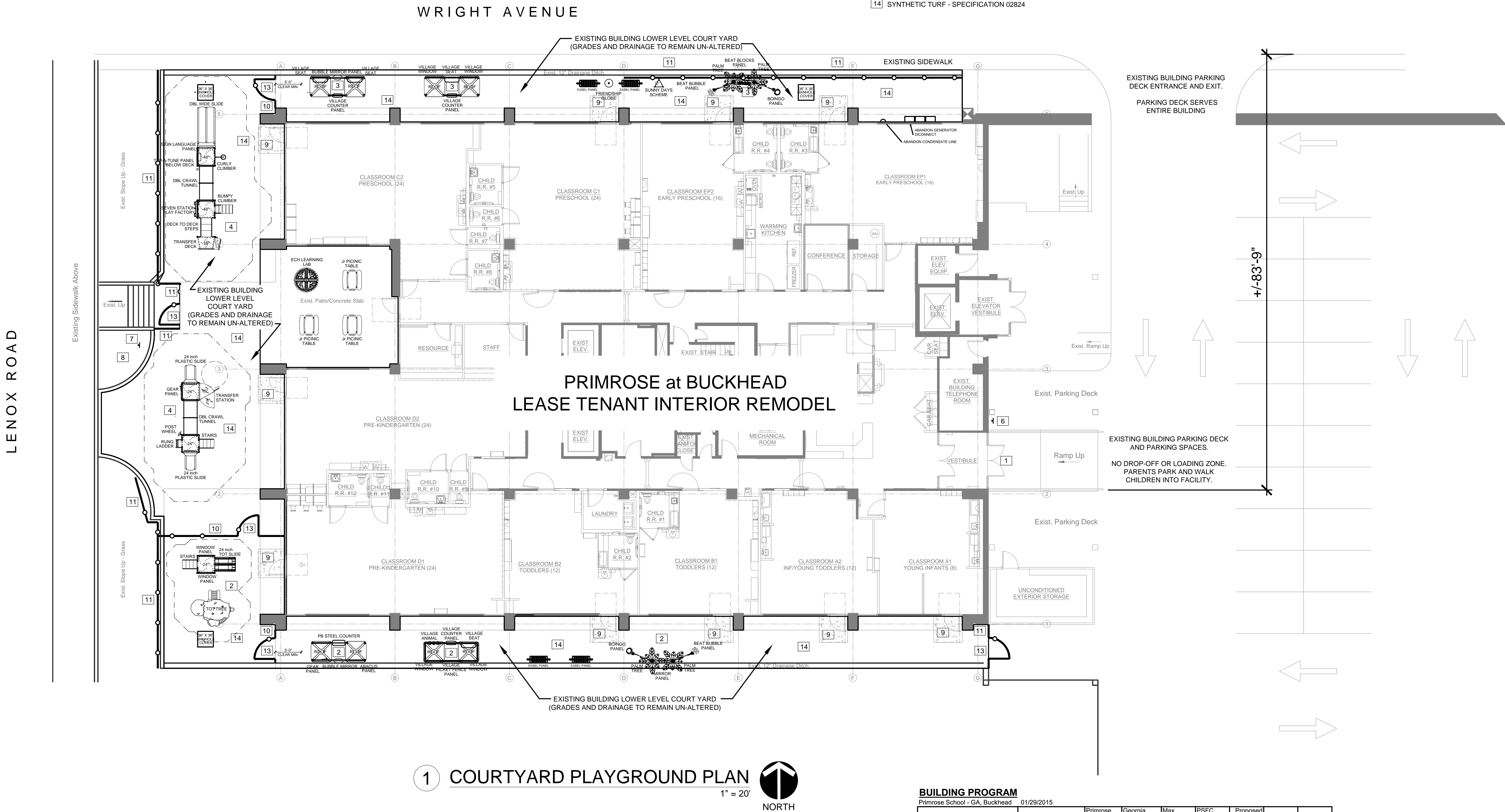


SITE KEY NOTES:

- 1 PRIMROSE LOGO ENTRY SIGN
- 2 TODDLER PLAYGROUND EQUIPMENT - SEE X3.1
- 3 EARLY PRESCHOOL PLAYGROUND EQUIPMENT - SEE X3.1
- 4 PRESCHOOL PLAYGROUND EQUIPMENT - SEE X3.1
- 5 CONCRETE ENTRY RAMP - SEE X2.1
- 6 PARENT INFORMATION BOX - SEE 10/X3.1
- 7 PRIMROSE PATCH SIGN - SEE 10/X3.1
- 8 PRIMROSE PATCH - SEE 11/X3.1
- 9 NEW 5'x5' CONCRETE STOOP.
- 10 4' BLACK VINYL CLAD CHAIN LINK FENCE, TYPICAL ALL INTERIOR FENCES - SEE 15/X3.1
- 11 BLACK DECORATIVE VINYL FENCE, MAINTAIN 6'H ABOVE PLAYGROUND SURFACE AT EXTERIOR PERIMETER BOUNDARY - SEE X1.2
- 12 NOT USED.
- 13 4"W BLACK GATE W/ PANIC DEVICE TO MATCH ADJACENT FENCE MATERIAL - SEE X1.2
- 14 SYNTHETIC TURF - SPECIFICATION 02824

GENERAL NOTES:

1. ENTRAPMENT: THE DISTANCE BETWEEN ANY OPPOSING SURFACES SHALL NOT BE GREATER THAN 3-1/2" AND LESS THAN 9".
2. CONTRACTOR TO FURNISH, ASSEMBLE AND INSTALL PER MANUFACTURER'S INSTRUCTIONS ALL EQUIPMENT LISTED ON THIS PLAN UNLESS OTHERWISE NOTED.
3. CONCRETE WALKS SHALL BE FLUSH AT FINISH FLOOR WITH A 2% MAX. SLOPE AWAY FROM BUILDING. SIDEWALKS ELSEWHERE SHALL BE 2" MIN. BELOW FINISH FLOOR AND SLOPING AWAY FROM THE BUILDING AT 2% MAX. SLOPE ACROSS PLAY SURFACING SHALL BE 2% AT FALL SURFACES, SOD AREAS 8%. PATH OF TRAVEL FROM PUBLIC WALK TO FRONT DOOR SHALL BE 5% MAX. WITH A 1% MAX. CROSS SLOPE.
4. DO NOT USE TOXIC PLANTS. EXISTING PLANS SHALL BE EVALUATED AND HAZARDOUS PLANTS REMOVED. CONTACT OWNER FOR LIST OF POISONOUS PLANTS. CONTRACTOR IS RESPONSIBLE FOR ENSURING NO POISONOUS PLANTS ARE USED. PLANTS WHICH HAVE FRUITS THAT POSE A CHOKING HAZARD SHALL NOT BE USED. PLANTS WITH OTHER HAZARDS SUCH AS THORNS SHALL NOT BE USED. EXISTING VEGETATION SHALL BE PROTECTED WHEREVER POSSIBLE.



1 COURTYARD PLAYGROUND PLAN  
1" = 20'  
NORTH

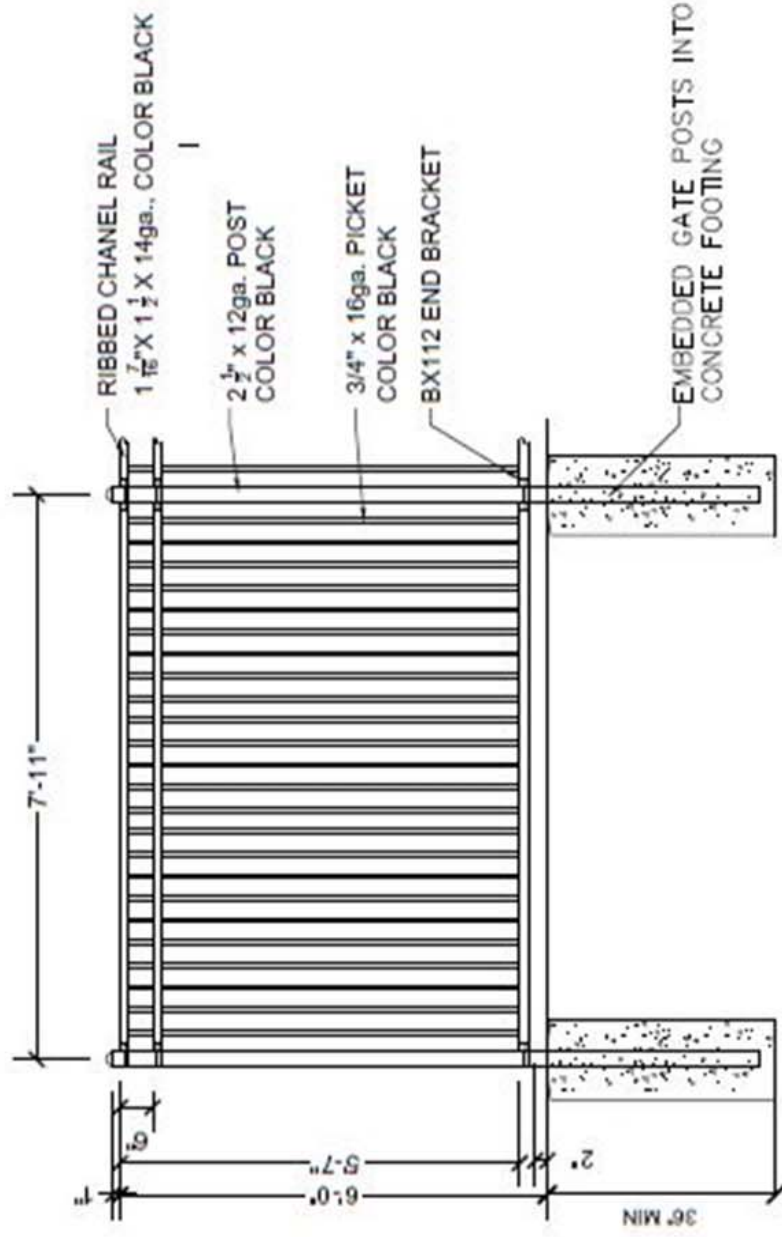
BUILDING AREA 12,488 G.S.F.  
PARKING AREA EXIST. PARKING DECK TO REMAIN  
PLAYGROUND AREA 5,912 S.F.

BUILDING PROGRAM

Primrose School - GA, Buckhead 01/29/2015

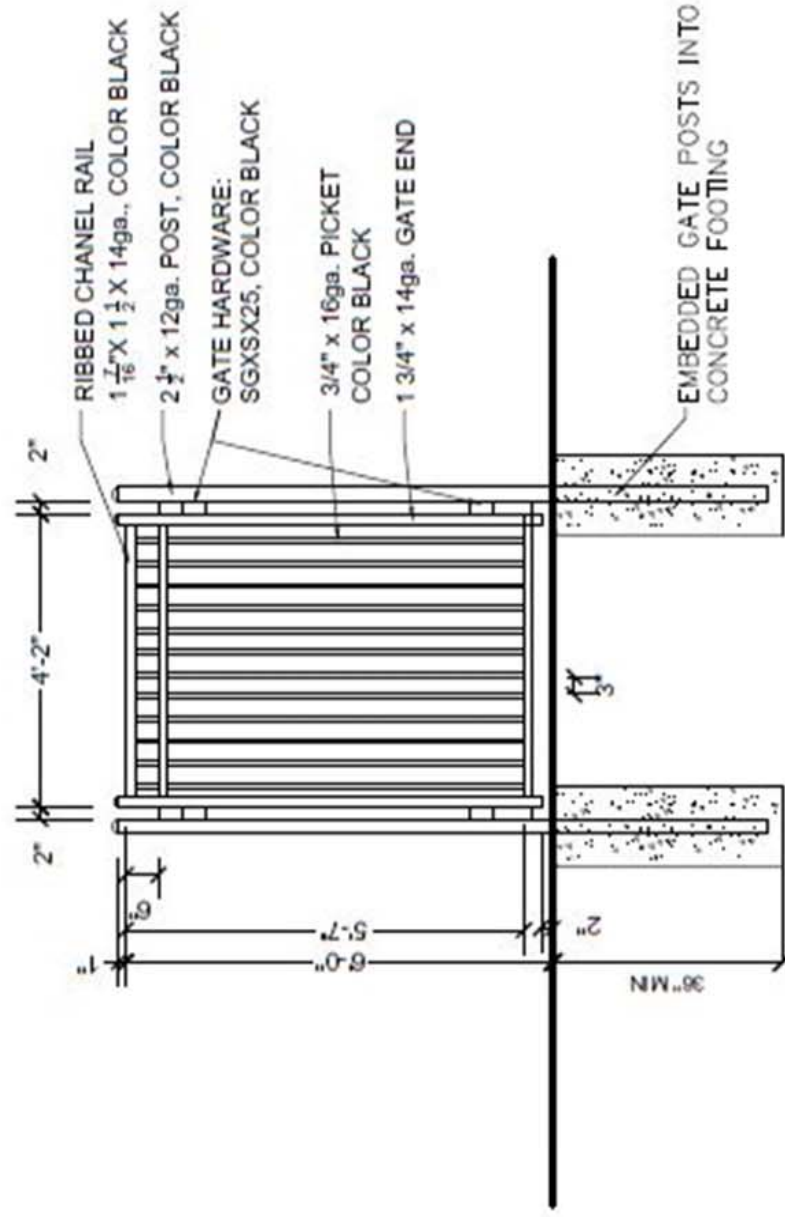
Room	Ages	Primrose SF per Child	Georgia State Ratio	Max Group Size	PSFC Staff Ratio	Proposed Room Capacity	Staff Req'd	Req'd Area
A1 - Young Infants	6wks -12 mos	50	1:6	12	1:4	8	2	400
A2 - Inf/Young Tod	12-18 mos	35	1:6	12	1:6	12	2	420
B1 - Toddlers	18-23 mos	35	1:8	16	1:6	12	2	420
B2 - Toddlers	18-23 mos	35	1:8	16	1:6	12	2	420
EP1 -Early Preschool	24-29 mos	35	1:10	20	1:8	16	2	560
EP2 -Early Preschool	30-35 mos	35	1:10	20	1:8	16	2	560
C1 - Preschool	3 yo	35	1:15	30	1:12	24	2	840
C2 - Preschool	3 yo	35	1:15	30	1:12	24	2	840
D1 - Pre-Kindergarten	4 yo	35	1:18	36	1:12	24	2	840
D2 - Pre-Kindergarten	4 yo	35	1:18	36	1:12	24	2	840
						172	20	6140





## 1 ORNAMENTAL FENCE

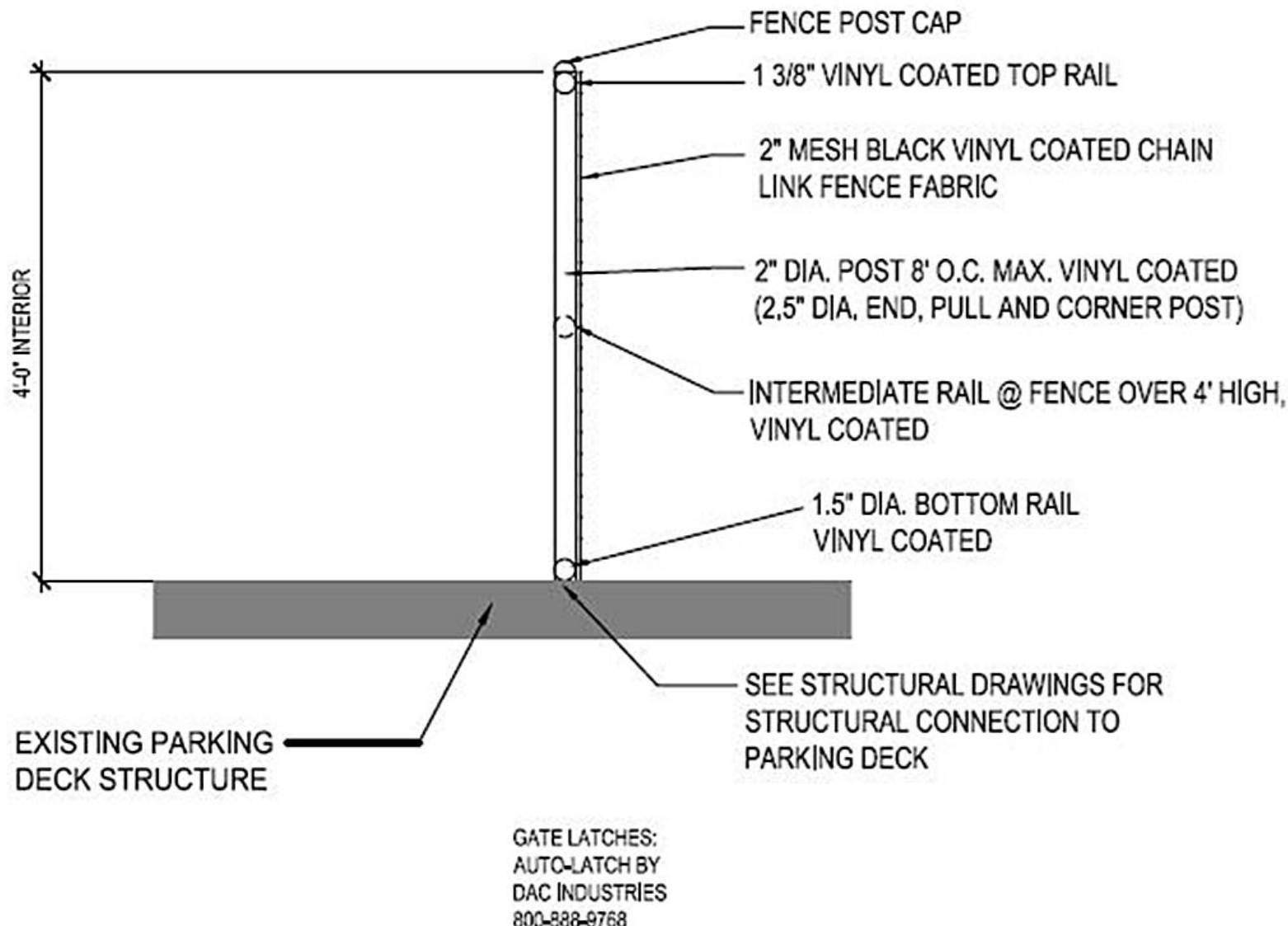
3/8" = 1'-0"



## 2 ORNAMENTAL FENCE GATE

3/8" = 1'-0"





NOTE:  
HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE GATES SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.

13

## CHAIN LINK FENCE

NTS

ENTRAPMENT: THE DISTANCE BETWEEN ANY OPPOSING SURFACES SHALL NOT BE GREATER THAN 3 INCHES AND LESS THAN 9 INCHES.