

PARKING REQUIREMENTS

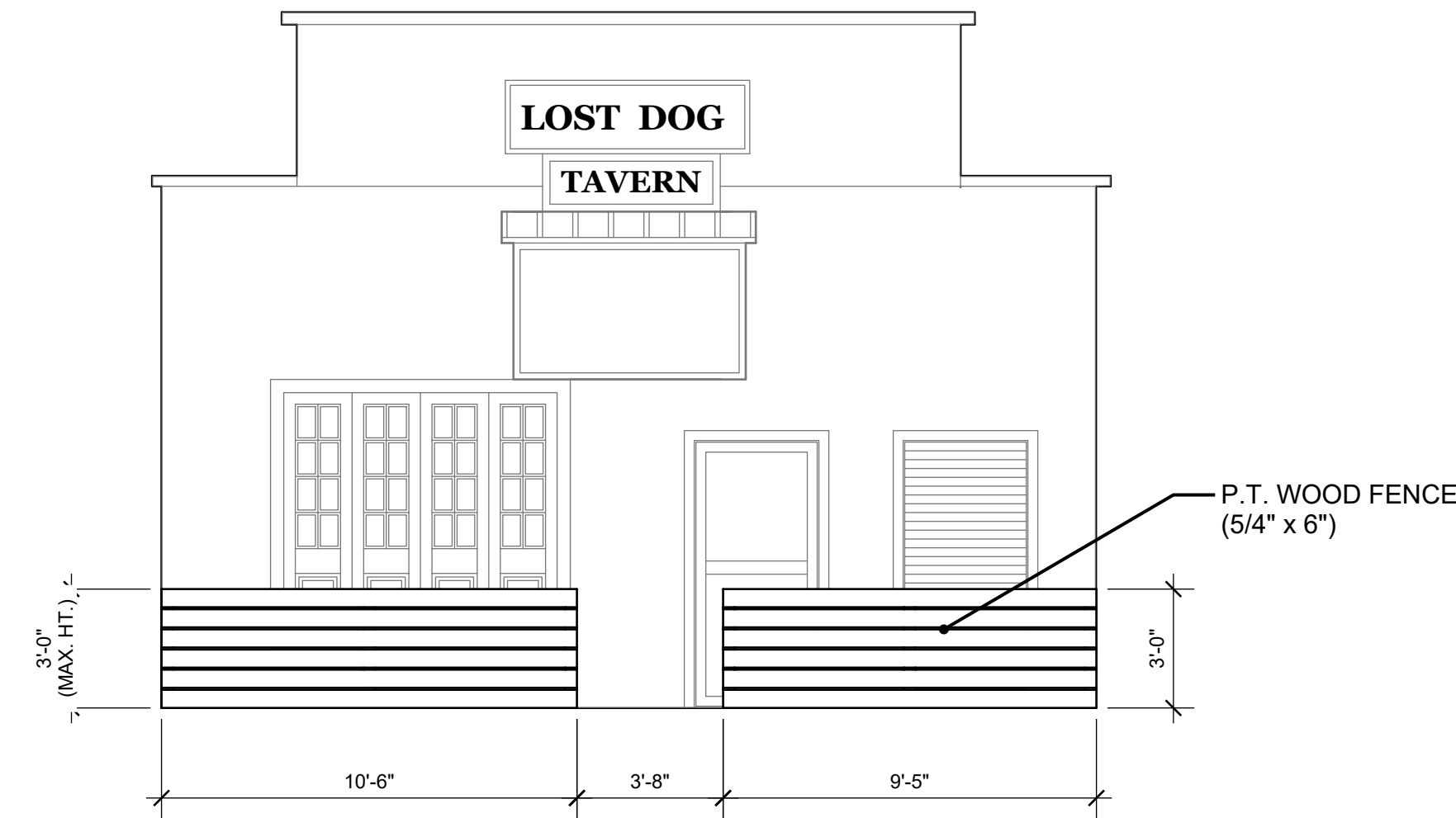
BUILDING FLOOR AREA: 2325 SF
COVERED BAR & PATIO AREA: 1320 SF
TOTAL COVERED AREA: 3645 SF
1 SPACE PER 75 SF OF FLOOR AREA =
MAXIMUM OF 49 SPACES

ACCESSORY OUTDOOR AREA: 2298 SF
1 SPACE PER 600 SF OF FLOOR AREA =
MAXIMUM OF 4 SPACES

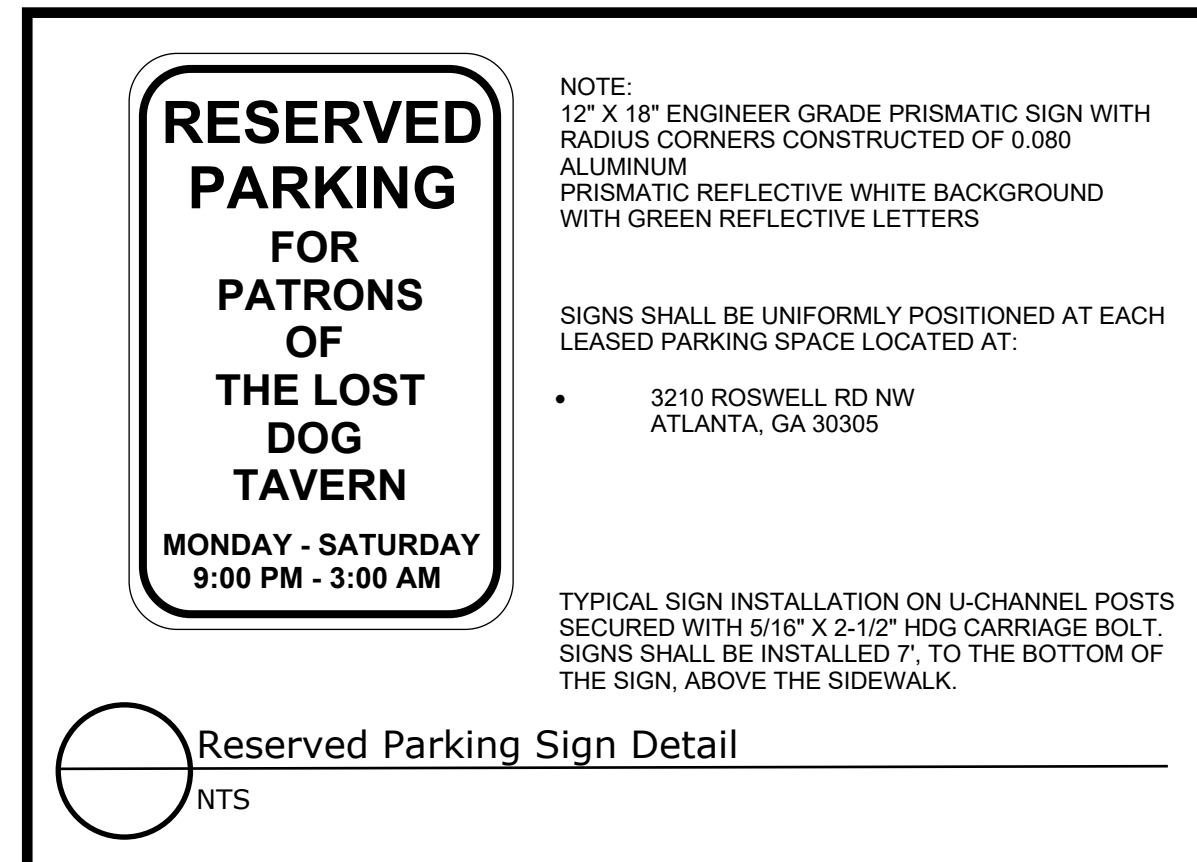
TOTAL MAX. # OF SPACES 53
75% OF THE MAX. # OF SPACES = MIN. # OF SPACES
(53 X .75 = 40 SPACES)

ON SITE SPACES PROVIDED: 2
OFF-SITE SPACES PROVIDED: 46
TOTAL # OF SPACES PROVIDED: 48

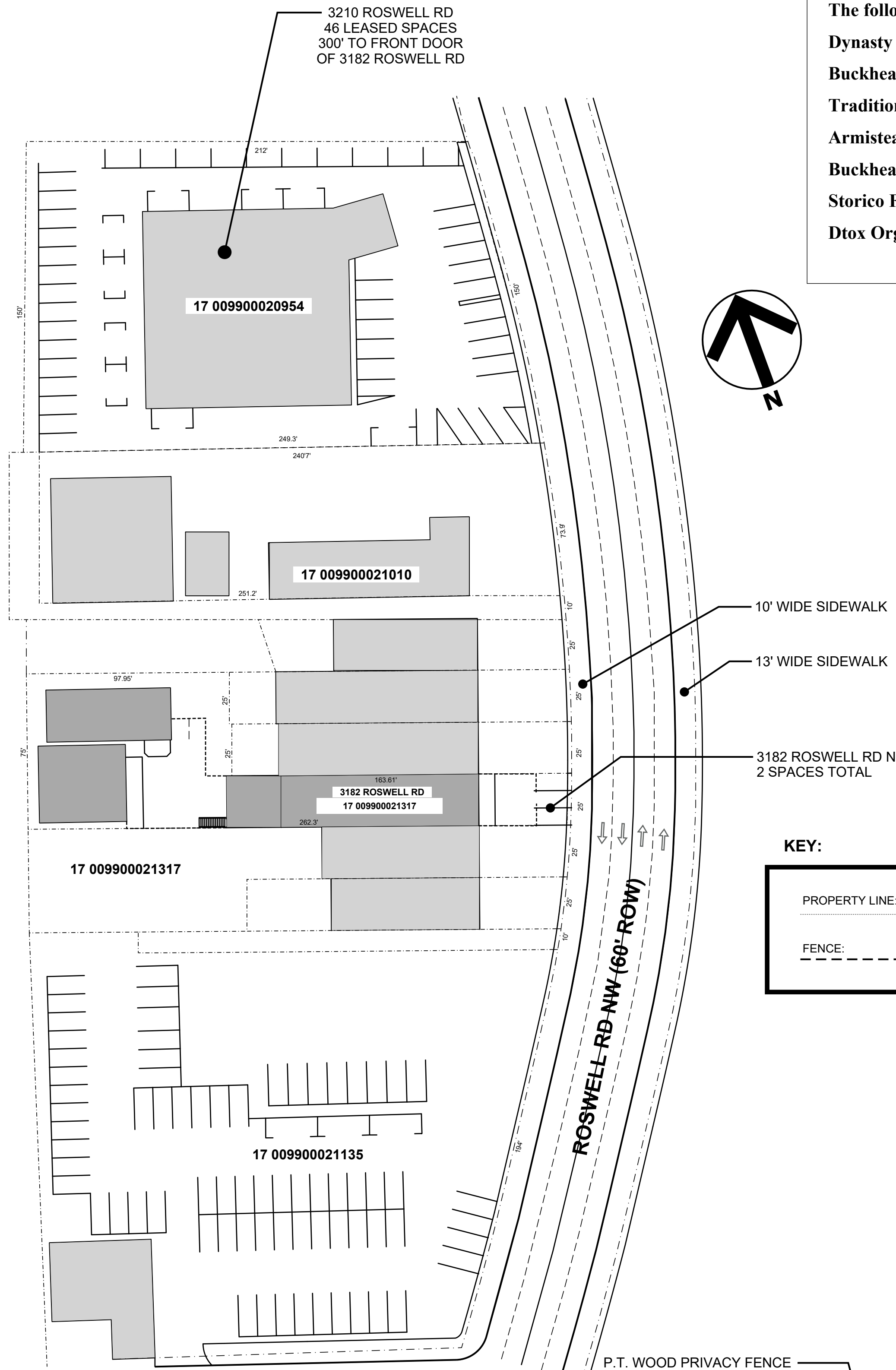
TOTAL SPACES WITHIN 600' OF
3182 ROSWELL RD NW= 48



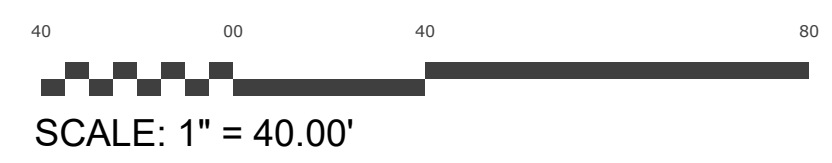
1 FRONT FACADE AND FENCE ELEVATION
 A01 SCALE: 1/4" = 1.00'



PROPERTY: 3182 ROSWELL RD NW
 ATLANTA, GEORGIA 30305
 FULTON COUNTY
 PARCEL ID: 17009900021036
 LAND LOT: 99; 17TH DISTRICT
 ZONING: SPI-9 SA2
 0.2616 ACRES

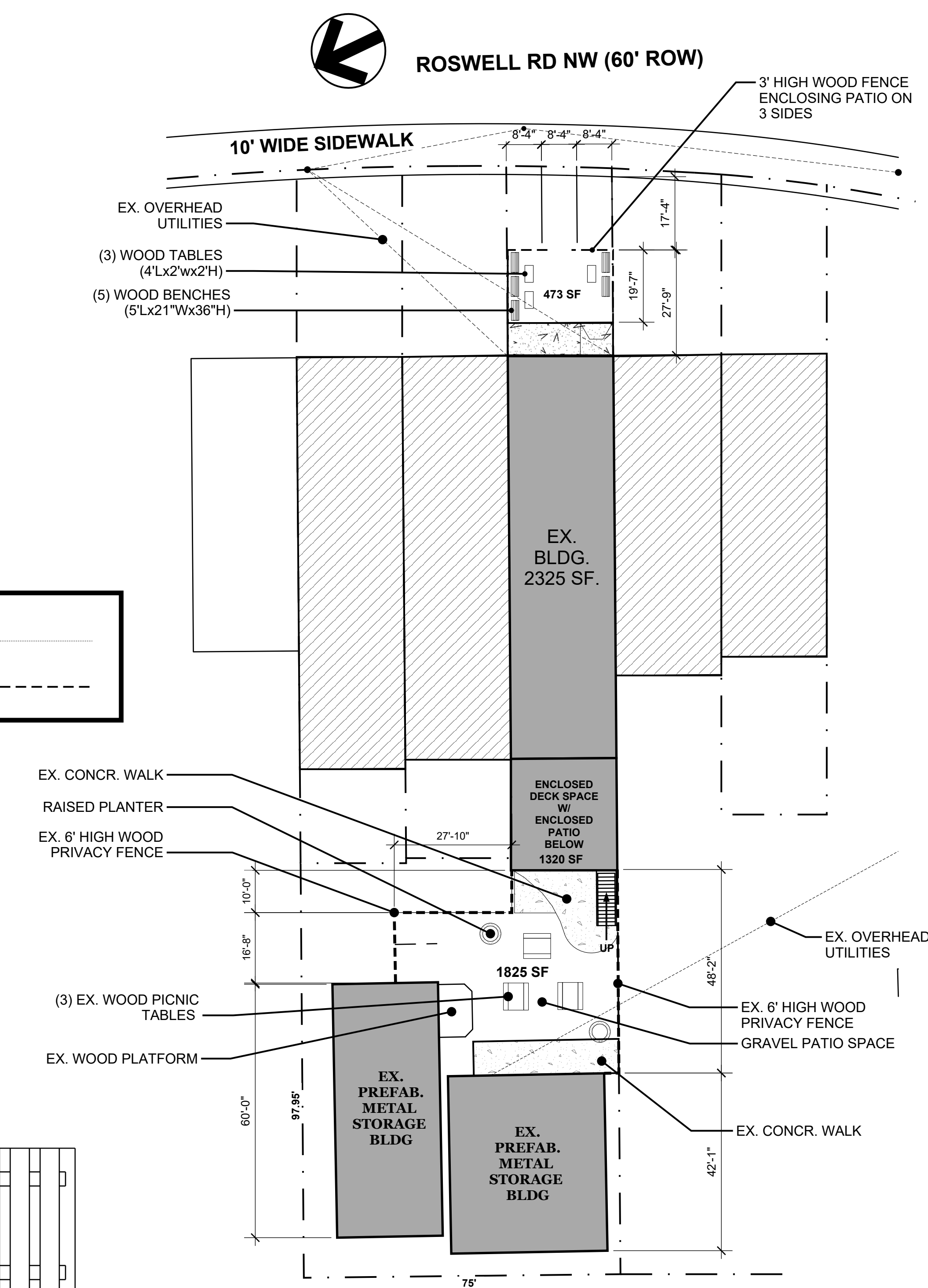
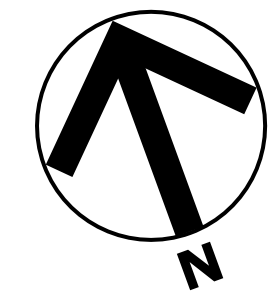


2 ON-SITE/ OFF-SITE PARKING PLAN
 A01 SCALE: 1" = 40.00'



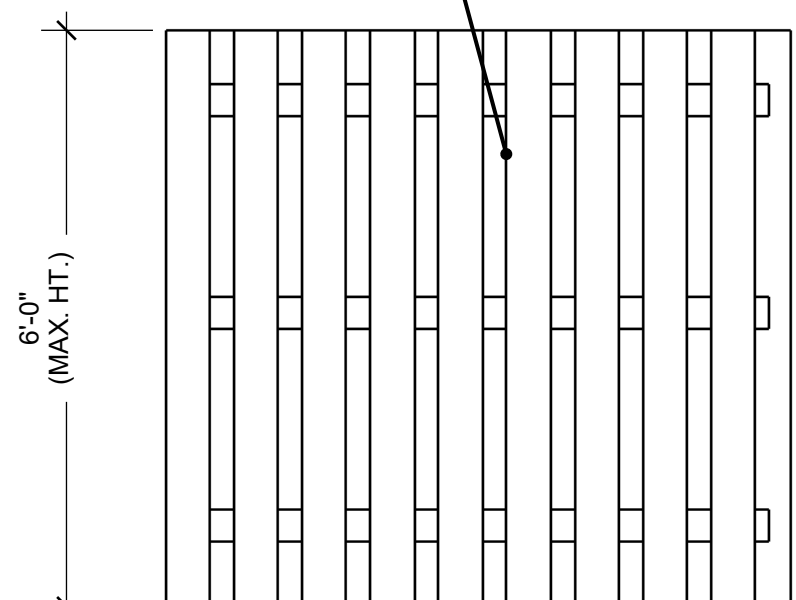
The following businesses occupy retail space at 3210 Roswell Road NE, Atlanta, Georgia:

Dynasty Cleaners	Operating hours - 7:00AM -7:00PM (M-F); 8:00AM-6:00PM (Sat)
Buckhead Nail & Toe Spa	Operating hours - 10:00AM -8:00PM (M-TH); 9:30AM-8PM (F-Sat); Noon-6:00PM (Sun)
Traditions In Tile	Operating hours - 9:00AM -5:00PM (M-F)
Armistead Paint	Operating hours - 7:30AM -5:00PM (M-F); 9:00AM-1:00PM (Sat)
Buckhead Diamond Wholesale	Operating hours - Noon-6:00PM (M-F) By appointment only
Storico Fresco	Operating hours - 10:00AM-6:00PM (M-F); 10:00AM-5:00PM (Sat)
Dtox Organic Juice	Operating hours - 8:00AM-5:00PM (M-F); 9:00AM-4:00PM (Sat)

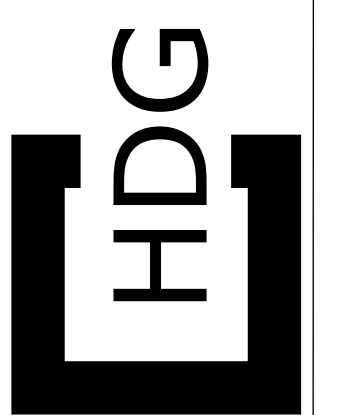


4 SITE PLAN: 3182 ROSWELL RD
 A01 SCALE: 1" = 20.00'

3 ELEVATION OF REAR PATIO PRIVACY FENCE
 A01 SCALE: 1/2" = 1.00'



3182 ROSWELL RD



HARVEY DESIGN GROUP, INC.
 LANDSCAPE ARCHITECTURE CONSULTATION
 & PROJECT MANAGEMENT
 214 ASHLEY DRIVE
 MCDONOUGH, GA, 30252
 P: 404.425.2282
 E: HARVEYDESIGNGROUP@GMAIL.COM

CLIENT: LOST DOG TAVERN
 3182 ROSWELL RD NW
 ATLANTA, GA 30305
 Tel: 404.254.3341
 CONTACT: MARSHALL WHIDBY
 EMAIL: marshallwhidby@gmail.com

ISSUE: 10.29.15
 REVISED: 11.02.15
 CORRECTED PARKING REQUIRE.

PROJECT NO.: 0915.388
 PROJECT: LOST DOG TAVERN
 DESCRIPTION: PARKING PLAN/SITE PLAN

**PROJECT SUMMARY AND
SUMMARY OF SHARED PARKING ARRANGEMENT**

Berry-Southall, LLC owns the property located at 3182 Roswell Road, Atlanta, Georgia (the "Premises") and operates the business known as Lost Dog Tavern (the "Business") on the Premises. The total floor area of the interior of the Business is 2,325 SF. The Premises has two (2) on-site parking spaces.

Berry-Southall, LLC has constructed covered and uncovered bar and patio areas at the rear of the Premises. The total square footage of the covered bar and patio area is 1,320 SF and the total square footage of the uncovered bar and patio area is 2,298 SF. Pursuant Atlanta City Code Section 16-18I.023(2), Berry-Southall, LLC has to have minimum parking of seventy five percent (75%) of the maximum shown in the SPI-9 Buckhead Village Parking Table. (Table Attached)

The minimum parking required for Lost Dog Tavern pursuant to Atlanta City Code Section 16-18I.023(2), is thirty six (36) parking spaces for the total floor area of the interior of the Business and covered bar and patio areas $[(2,235 \text{ SF} + 1,320 \text{ SF} = 3,645 \text{ SF}) \div 1 \text{ Space for Every } 75 \text{ Square Feet of Floor Area} = 49 \times 0.75 = 36.45 \text{ Parking Spaces}]$ and four (4) parking spaces for the uncovered bar and patio area $[2,298 \text{ SF} \div 1 \text{ Spaces for Every } 600 \text{ Square Feet of Floor Area} = 3.83 \text{ Parking Spaces} \times 0.75 = 2.87 \text{ Parking Spaces}]$.

Berry-Southall, LLC has obtained the exclusive right for the use of a total of forty six (46) off-site parking spaces at 3210 Roswell Road, Atlanta, Georgia. The principal property and shared parking property information are below.

PRINCIPAL PROPERTY INFORMATION:

Property Address: 3182 Roswell Road, Atlanta, Georgia 30305

Business Name: Lost Dog Tavern

Owner Name: Barry-Southall, LLC

Contact Information: Warren Southall, warrensouthall@gmail.com

Use: Bar

Building Square Footage: 2,325 SF

Hours of Operation: Sunday Closed, M – Sat 9:00 pm – 2:30 am

Number of Parking Spaces: 2

Property Address: 3210 Roswell Road, Atlanta, Georgia 30305

Business Names: Dynasty Cleaners; Benjamin Moore Paints, Traditions In Tile, Storico Fresco and Buckhead Nail and Toe Spa

Owner Name: The Ben Moshe Family Limited Partnership

Contact Information: Leeor Ben-Moshe, kdp.leeor@gmail.com

Use: Retail

Building Square Footage: 10,000 SF Downstairs; 6,000 SF Upstairs

Hours of Operation: Dynasty Cleaners Sun Closed, M- F 7:00 am – 7:00 pm, Sat 9:00 am – 5:00 pm;

Armstead Paint & Supply Company Sun Closed, M – F 7:30 am – 5:00 pm, Sat 9:00 am – 1:00 pm,

Traditions In Tile Sun Closed, M – F 9:00 am – 5:00pm, Sat Closed; Storico Fresco S, M Closed, T – F

10:00 am – 6:00 pm, Sat 10:00 am – 5:00 pm; Buckhead Nail and Toe Spa, Sun 12:00 pm – 6:00pm, M –

F 10:00am – 8:00; Sat 9:30 am – 8:00 pm.

Number of Spaces: 46

- **Sec. 16-181.023. - Off-street parking requirements.** In addition to the provisions of section 16-28.008(7), which shall apply and are incorporated herein, off-street parking for all uses shall be provided in accordance with the, SPL-9 Buckhead Village Parking Table and subject to subsections 1 through 6 below. See also sections 16-28.013 and 16-28.014. 1. *Maximum parking*: Unless otherwise shown in the SPL-9 Buckhead Village Parking Table, the maximum allowable off-street parking shall be one space for each 200 square feet of floor area. 2. *Minimum parking*: The minimum off-street parking required shall be 75 percent of the maximum shown in the SPL-9 Buckhead Village Parking Table unless reduced in accordance with part 5 below. 3. Off-street surface parking lots, including those for the authorized sale or lease of vehicles, shall not be located between a building and the adjacent street without an intervening building. 4. Off-street surface parking lots shall be screened from adjacent streets and sidewalks by a decorative fence or wall, berm, or vegetative screen at a minimum of 30 inches and at a maximum of 42 inches in height between the parking lot and the sidewalk(s). Only perpendicular driveway crossings and delineated pedestrian paths shall be allowed through such screening. 5. *Reduction of off-street parking requirements*: a. On-street parking spaces may be used to meet up to 25 percent of the required off-street parking. Only those on-street parking spaces that are within, contiguous to, and/or located on right-of-way directly adjacent to the parcel (on the same side of the street) may be counted. b. Parking requirements may be reduced at the discretion of the director upon a written determination that either: i. The character or use of the building is such as to make unnecessary the full provision of parking facilities as verified by a valid shared parking analysis based on the Urban Land Institute (ULI) standard or other similarly recognized standard; or ii. The applicant shall establish a valid shared or off-site parking arrangement which: 1. Meets all other criteria of section 16.25.002(3); 2. Provides safe pedestrian circulation and access between the principal structure and off-site parking facilities at no more than 600 feet in horizontal walking distance; 3. Segregates required residential parking from parking associated for other uses; 4. All shared or off-site parking spaces shall be clearly marked and signed as reserved during specified hours; and 5. An applicant applying to share or transfer parking requirements shall submit documentation including the following: a. A map drawn to scale that indicates the location of proposed parking spaces; and b. Documentation of the hours of operation of nonresidential parking

users that avoids conflicting parking demands; and c. Copies of valid shared parking agreements. Renewed agreements shall be filed with the office of planning. 6. *Office uses, additional requirements:* Any development providing more than 50,000 square feet of gross office space shall reserve and designate at least five percent of the required parking spaces as "Carpool Only," or "Vanpool Only". Such spaces shall be located near the building's entrance or other preferable locations. Parking structures accommodating vanpool access at entry level must provide a minimum ceiling height of eight feet and two inches. SPI-9 Buckhead Village Parking Table table NOT(@selectout) do_table...

<ul style="list-style-type: none"> • Child care centers, day care centers, pre-kindergartens, kindergartens, play and other special schools or day care centers for young children 	<ul style="list-style-type: none"> • One space per 600 square feet of floor area. In addition to providing off-street parking, such establishments shall provide safe and convenient facilities for loading and unloading children, approved by the public works department.
<ul style="list-style-type: none"> • Commercial recreation establishments, including bowling alleys, theaters, convention halls, places of assembly, and similar uses, with primary activities conducted within fully enclosed buildings 	<ul style="list-style-type: none"> • One space for each 100 square feet of floor area
<ul style="list-style-type: none"> • Drive-in establishments • Eating and drinking establishments - Indoor dining and covered outdoor dining 	<ul style="list-style-type: none"> • See section 16-28.021 • One space for each 300 square feet of floor area unless an eating and drinking establishment derives more than 60 percent of its gross income from the sale of malt beverages, wine and/or distilled spirits.
<ul style="list-style-type: none"> • Eating and drinking establishments - Uncovered outdoor dining 	<ul style="list-style-type: none"> • If outdoor uncovered dining space is greater than 25 percent of the total gross floor area of the

<ul style="list-style-type: none"> Hotels and motels 	<p>establishment, it shall provide a maximum of one additional space per 600 square feet for such accessory outdoor dining area.</p> <ul style="list-style-type: none"> One space per rental unit plus one-half space per employee and one space per 100 square feet of restaurant/lounge gross leasable area as applicable, and one space per 300 square feet of other convention facilities
<ul style="list-style-type: none"> Nursing homes Office uses 	<ul style="list-style-type: none"> One space for each four beds No minimum. A maximum of two and one-half spaces for each 1,000 square feet of floor area. Parking during off-peak hours (after 6:00 p.m.) may be shared for other uses
<ul style="list-style-type: none"> Personal care homes, assisted living facilities, and rehabilitation centers with a residential component 	<ul style="list-style-type: none"> See section 16-08.007 for applicable ratios according to the appropriate floor area ratio
<ul style="list-style-type: none"> Poolrooms, billiard parlors, amusement arcades and similar establishments 	<ul style="list-style-type: none"> One space for each 100 square feet of floor area
<ul style="list-style-type: none"> Recreational establishments Residential 	<ul style="list-style-type: none"> One space for each 400 square feet of floor area Two parking spaces per unit plus one-half space for each unit with three or more bedrooms + one-third space per unit for guest parking.
<ul style="list-style-type: none"> Retail establishments, including catering, delicatessen and bakeries with wholesale operations 	<ul style="list-style-type: none"> One space for each 300 square feet of floor area
<ul style="list-style-type: none"> Schools, colleges, churches, recreation or community centers and other places of assembly 	<ul style="list-style-type: none"> One space for each four fixed seats (with 18 inches of bench length counted as one seat; or One space

<ul style="list-style-type: none"> • Shelter and supportive housing 	<p>for each 35 square feet of enclosed floor area for the accommodation of movable seats in the largest assembly room, whichever is greater, plus the following:</p> <ul style="list-style-type: none"> • i. For elementary or middle schools: Two spaces for each classroom; • ii. For high schools: Four spaces for each classroom; • iii. For colleges and universities: Eight spaces for each classroom.
<ul style="list-style-type: none"> • Single room occupancy residences 	<ul style="list-style-type: none"> • One parking space for each on duty staff member, whether paid or unpaid. In addition to staff parking, a space of sufficient size is required for each van, bus or other vehicle used by the facility and one additional parking space shall be provided for each 2,000 square feet of the facility.
<ul style="list-style-type: none"> • Tailoring, custom dressmaking, millinery and similar establishments 	<ul style="list-style-type: none"> • One space for each two dwelling units plus one space for each employee • One space for each 300 square feet of floor area
<ul style="list-style-type: none"> • Accessory uses • All other uses 	<ul style="list-style-type: none"> • One space for each 300 square feet of floor area • One space for each 200 square feet of floor area
<ul style="list-style-type: none"> • 1 Unless specified otherwise, minimum on-site off-street parking shall be no less than 75 percent of the maximum allowable parking spaces, see section 16-181.025(2). 	
<ul style="list-style-type: none"> • 2 Parking in excess of maximum parking allowed: Only parking structures providing shared or off-site parking in accordance with section 16-181.023(5) and allowed by Special Administrative Permit (SAP) may exceed 	

the maximum parking allowed by this section.

- Use
- Maximum Allowable Parking Spaces 1,2 □ (Ord. No. 2010-54(10-O-1339), § 1(Att. A), 10-13-10)
- (Ord. No. 2010-54(10-O-1339), § 1(Att. A), 10-13-10)
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