



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)

File No.: _____

APPLICANT (name) Micah Hall

COMPANY ASD, Inc.

ADDRESS 55 Ivan Allen Jr., Blvd., Suite 100 Atlanta, GA 30308

PHONE NO. 678.538.4430 EMAIL mhall@asdnet.com

PROPERTY LANDOWNER Buckhead Exchange- FCA, LLC

ADDRESS 201 S. Tryon Street, Suite 900 Charlotte, NC 28202

PHONE NO. 404.264.8400 EMAIL win.kelly@fcapartners.com Contact: Win Kelly

ADDRESS OF PROPERTY 3167 Peachtree Road, Atlanta GA 30305

Land District 17 Land Lot 61 Council District 7 NPU B

Is property within the BeltLine Overlay District? Yes No Zoning Classification SPI-9, SA1

DATE STAMP
RECEIVED BY
OFFICE OF
PLANNING

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 (buildings/site):** For alterations to existing building facades and/or site modifications to document existing conditions.
- **Submittal Package Requirements (See detailed checklist):**
 - 1) **Project Summary:** Provide cover letter describing 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.
 - 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 (4) copies** that require DRI & NPU review). Also, copies of applicable Rezoning Legislation, Special Use Permit, Variance or Special Exception letters from 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-2, NC-10, NC-11, NC-12, NC-14 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 GRTA and ARC.
 - a. **Initial submission:** DRI Form 1 with the SAP application. Planning staff will then submit information to GRTA and ARC.
 - b. **Final submission:** Copy of the DRI Notice of Decision letter shall be printed on the final site plan submission.
- **Watershed Management (DWM) Requirements (Section 74-504(a)):** consultation meeting with DWM is **REQUIRED** to determine applicable stormwater improvements. Call 404-330-6249 or visit www.atlantawatershed.org/greeninfrastructure
- **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 50,000 to 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 # _____

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

TYPE OF APPLICATION: **Special Administrative Permit**

I, _____ SWEAR THAT I AM THE **LANDOWNER**
owner(s) name

OF THE PROPERTY LOCATED AT: 3167 PEACHTREE ROAD, NE
ATLANTA, GA 30305

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):

CINDY SILVER
CONSTRUCTION OUTSOURCE

ADDRESS: 7513 ST. CHARLES SQUARE
ROSWELL, GA 30075

TELEPHONE: 770.597.3994 EMAIL: cindysilver@construction outsource.com

Signature of Property Landowner

Print Name of Property Landowner

Personally Appeared
Before Me

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

Signature of Notary Public

Date

SAP Application- Project Summary

Buckhead Exchange (SAP-15-024) – Tenant façade modification

Address: Buckhead Exchange
3167 Peachtree Road, NE
Atlanta, GA 30305

Tenant: Yeah! Burger
643 11th Street
Atlanta, Ga 30318
404-426-4775

Landlord: FCA Partners
201 S. Tryon Street, Suite 900
Charlotte, NC 28202

Contact: Micah Hall, AIA
ASD, Inc.
mhall@asdnet.com
678-538-4430

Project Scope- Description

Revision to SAP-15-024

The project scope is the façade modification for Suite A at Buckhead Exchange. The previously approved façade design is being modified to respond to Tenant requests and modifications.

The proposed revisions will maintain the approved material pallet and landscaping. Materials will include wood, stucco, metal panel, concrete, steel, a green-wall and tenant-specific finishes such as graphics and paint. Existing storefront will be replaced with new storefront in the expanded areas. Signage and graphics- while permitted separately- will be an integrated key element to the project.

Proposed revisions to the approved SAP include the addition of a new building expansion, new site walls, patio seating, awnings, sidewalks and planters. The building is proposed to be expanded 8' to the east to absorb existing outdoor seating areas that are not useable as patio space due to ADA issues.

There are no revisions proposed for the parking areas of the site- all revisions fall behind the curb line.

More specifically, changes from the original SAP (SAP-15-024) package include;

- Creating a more open space at the patio by raising the storefront to its original height and extending it to be 30 feet wide.
- The approved open steel trellis is now proposed to be an enclosed canopy is raised to the top of storefront with wood soffit, fans and heaters. This change is in response to the Tenant's request for weatherizing the patio.
- The wood paneling included in the original SAP is raised in height, while reducing the stucco at the top. The patio stairs and planter are flipped to have the stairs more accessible to the public (as seen below). The angled storefront box as previously shown was revised to be parallel to the existing façade and integrated into the 8'-0" building expansion.

Existing Building- pre demolition



Approved Design (SAP-15-024)

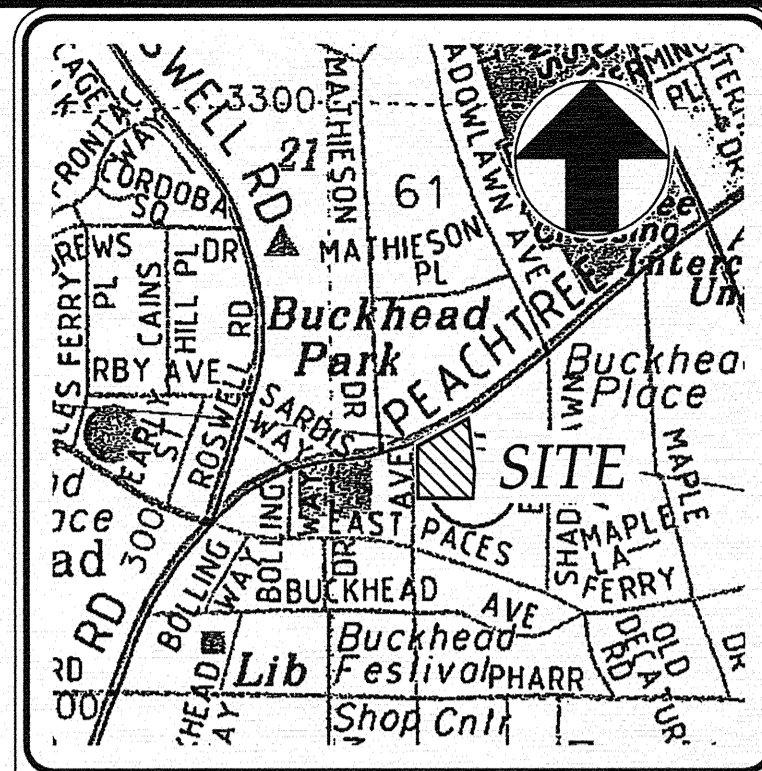
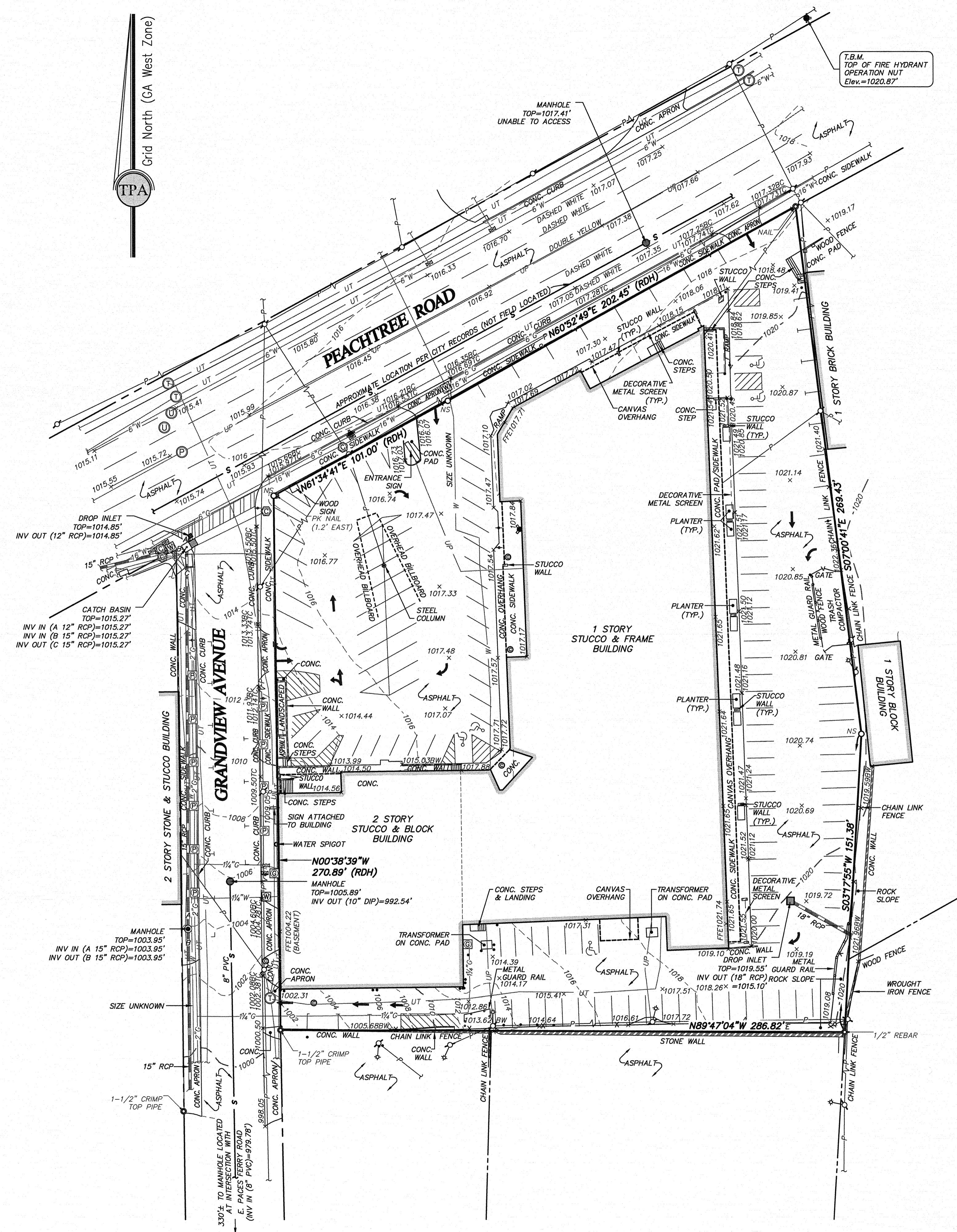


Proposed Revised Design



LEGEND

- IRON PIN FOUND (AS NOTED)
- PROPERTY CORNER
- BOLLARD
- SQUARE COLUMN
- ROUND COLUMN
- ⊕ HANDICAP PARKING
- ⊖ PARKING METER
- ⊕ SIGN
- ⊕ LAMP POST
- ⊕ POWER POLE W/LIGHT
- ⊕ AC UNIT
- ⊕ ELECTRIC BOX
- ⊕ ELECTRIC METER
- ⊕ GUY WIRE
- ⊕ POWER POLE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ CLEAN OUT
- ⊕ DROP INLET
- ⊕ JUNCTION BOX
- ⊕ CITY OF ATLANTA CATCH BASIN
- ⊕ CABLE TV BOX
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ WATER METER
- ⊕ FIRE DEPARTMENT CONNECTION
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ POWER MANHOLE
- ⊕ TELEPHONE MANHOLE
- ⊕ UNKNOWN MANHOLE
- T.B.M. TEMPORARY BENCHMARK
- R/W RIGHT OF WAY
- BC BOTTOM OF CURB
- TC TOP OF CURB
- BW BOTTOM OF WALL
- CONC. CONCRETE
- NS NAIL SET
- TYP. TYPICAL
- FFE FINISHED FLOOR ELEVATION
- INV INVERT
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- x1017.07 SPOT ELEVATION
- 1018- CONTOUR ELEVATION
- X- FENCE LINE
- S- SANITARY SEWER LINE
- SS- STORM SEWER LINE
- P- OVERHEAD POWER LINE
- G- APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
- UP- APPROXIMATE LOCATION OF UNDERGROUND POWER LINE
- UT- APPROXIMATE LOCATION OF UNDERGROUND TELEPHONE LINE
- W- APPROXIMATE LOCATION OF UNDERGROUND WATER LINE



LOCATION MAP
not to scale

SITE LOCATION:
Peachtree Road, Atlanta, GA 30305

REFERENCE PLATS:

1. ALTA/ACSM Land Title Survey for Moore & Van Allen, PLLC, Buckhead Exchange-FCA, LLC, Wells Fargo Bank, National Association, its successors and assigns & First American Title Insurance Company prepared by Travis Pruitt & Associates, Inc., dated May 16, 2013, last revised June 6, 2013. (FN:156-D-191)

UTILITY STATEMENT:

1. Information regarding the reputed presence, size, character and location of existing underground utilities and structure 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 structure 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.
2. Underground utility research, field markings, size and character of material has been provided by UtiliSurvey, LLC, on January 25, 2015.

NOTES:

1. This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
2. The survey shown hereon was prepared without benefit of any abstract of title; therefore, it is Lanier Dunn and Travis Pruitt & Associates, Inc. make no guarantees or representations regarding information shown hereon pertaining to easements, rights of way, setback lines, agreements, reservations, and other similar matters.
3. Unless otherwise specified, all distances as shown are horizontal ground distances in U.S. survey feet (39.37 inches = 1 meter).
4. Boundary information shown hereon is based on data provided by Survey Reference #1.
5. Surveyor's Certification extends only to the topographic aspects and the topographic survey shown hereon is not to be recorded or used to convey property.

Flood Hazard Note:

6. By graphic plotting only, this property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia and incorporated areas map number 13121C0234F, map revised September 18, 2013.

CERTIFICATION:

This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based has a closure precision of one foot in 87,007 feet, and an angular error of 5" per angle point, and was adjusted using the least squares method. Angular and linear measurements were made using a Leica TS 15 Robotic Total Station. A portion of this survey was performed using Leica GS 15 GPS receivers with network adjusted real time kinematic measurements referenced to the eGPS network. The GPS survey included redundant measurements with positional accuracy better than 0.07'.

H. Lanier Dunn 2.0.15 Date
H. Lanier Dunn, Land Surveyor No. 2243
For the Firm Travis Pruitt & Associates, Inc.

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com

Travis Pruitt & Associates, Inc.
LANDSCAPE ARCHITECTS

Certificate of Authorization Number 613

TOPOGRAPHIC & UTILITY SURVEY

Buckhead Exchange

AUTHORIZED BY: Mr. Joe Herman representing Lucky Star Design Studios, LLC
LAND LOT 61 ~ 17th DISTRICT ~ CITY OF ATLANTA, FULTON COUNTY, GEORGIA

GRAPHIC SCALE: 1" = 30' / 1" = 60' / 1" = 120'

REGISTERED
No. 2243
H. LANIER DUNN
LAND SURVEYOR

For The Firm
Travis Pruitt & Associates, Inc.

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

PLAT DATE: FEBRUARY 2, 2015
FIELD DATE: JANUARY 25, 2015
SCALE: 1"=30'
LSV: BT
JN: 1-15-0019.614
FN: 158-D-140

Sheet No. 1 of 1

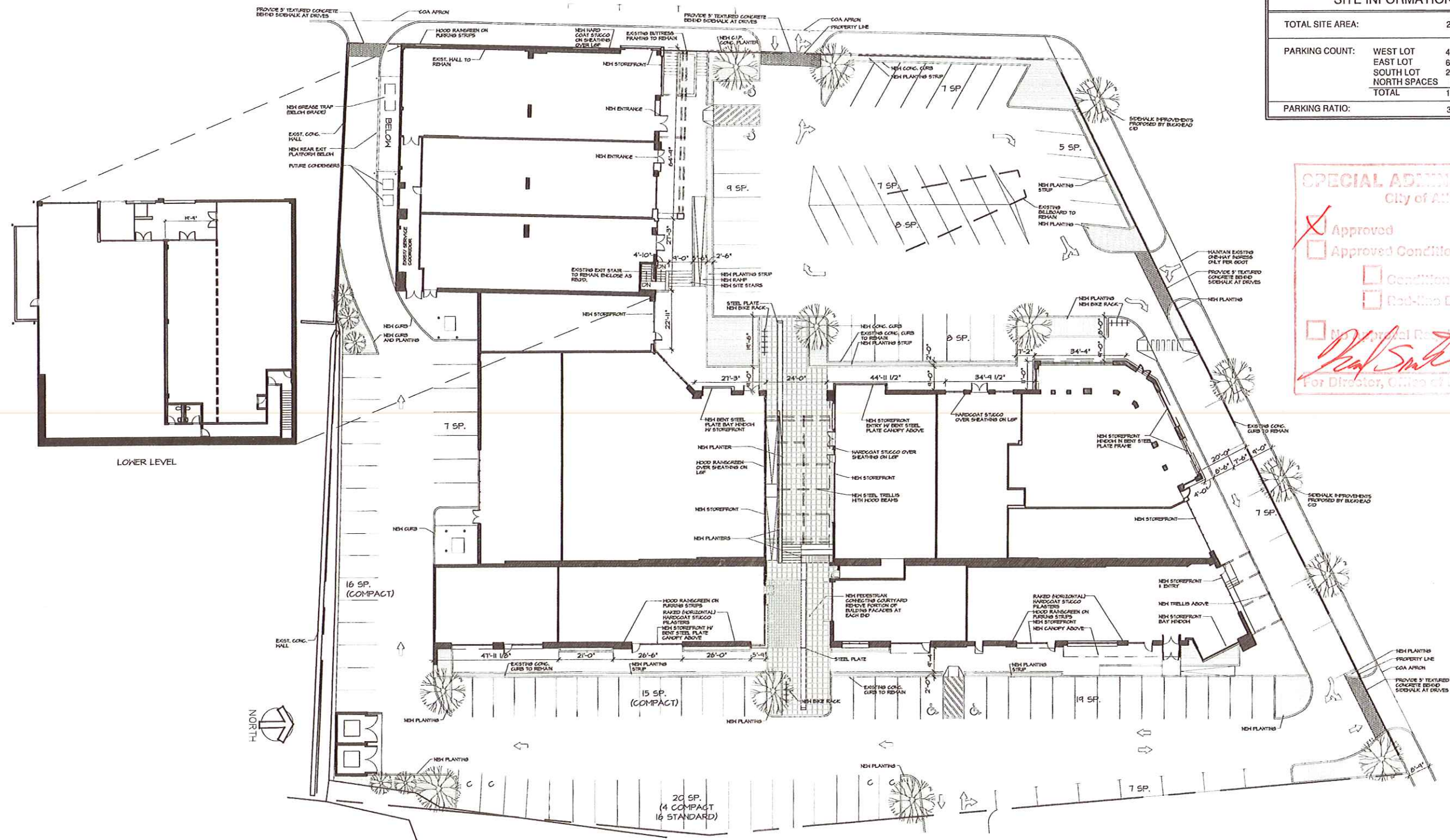
SITE INFORMATION	
TOTAL SITE AREA:	2.29 Acres
PARKING COUNT:	WEST LOT 44 SPACES EAST LOT 61 SPACES SOUTH LOT 23 SPACES NORTH SPACES 7 SPACES TOTAL 135 SPACES
PARKING RATIO:	3.1

SPECIAL ADMINISTRATIVE PERMIT (SAP)
City of Atlanta Office of Planning

Approved
 Approved Conditional
 Conditions Attached
 Red-Line Drawings
 Not a Final Record

Paul S. [Signature] 3/4/15
For Director, Office of Planning

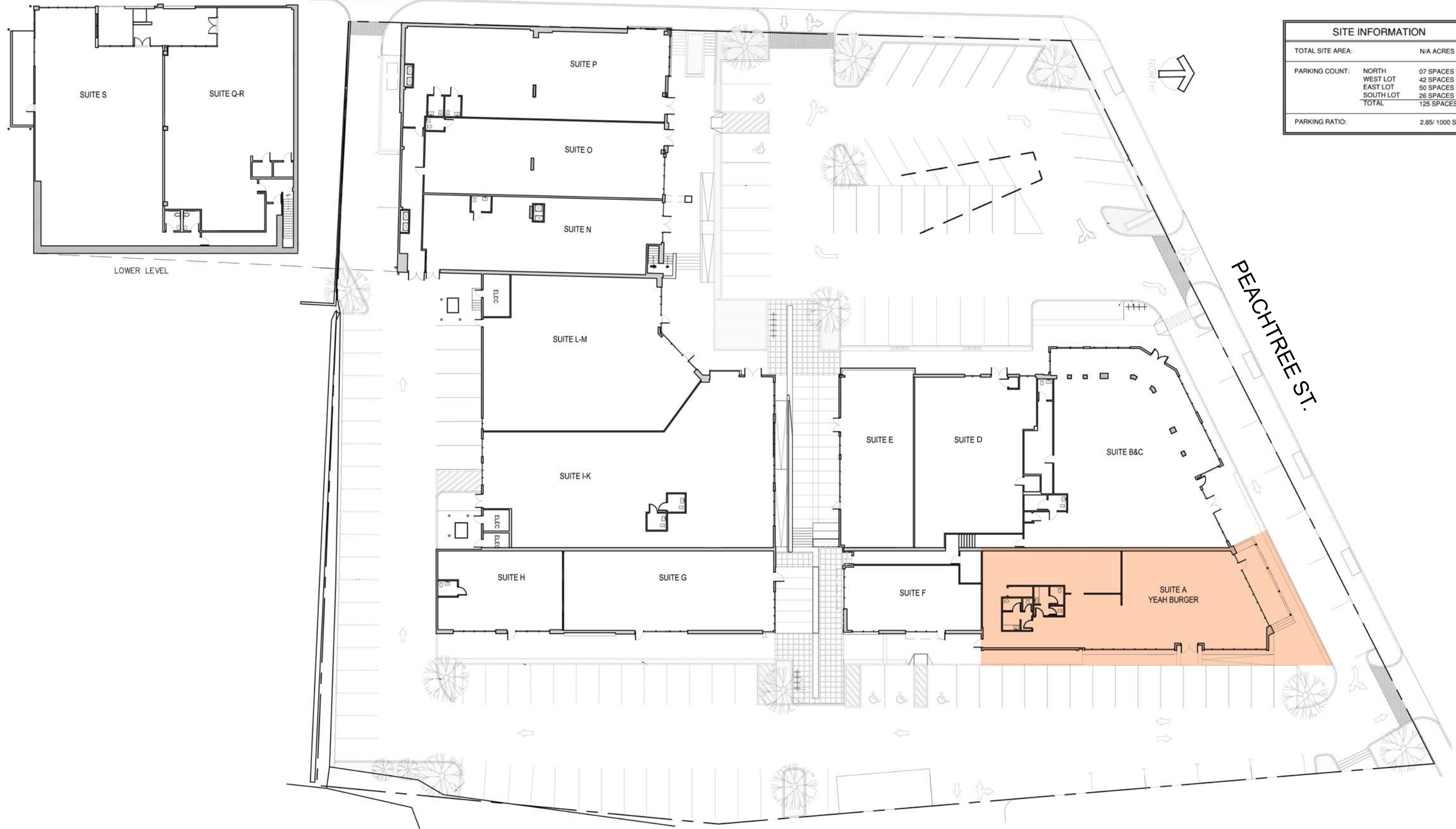
SAP-15-024



SPECIAL ADMINISTRATIVE PERMIT (SAP)
 City of Atlanta Office of Planning
 SAP-15-024
 Approved
 Approved Conditional
 Conditions Attached
 Conditions Excluded
 No Approval Required
Paul S. Daniels
 For Director, Office of Planning
 3/4/15



GRANDVIEW AVE.

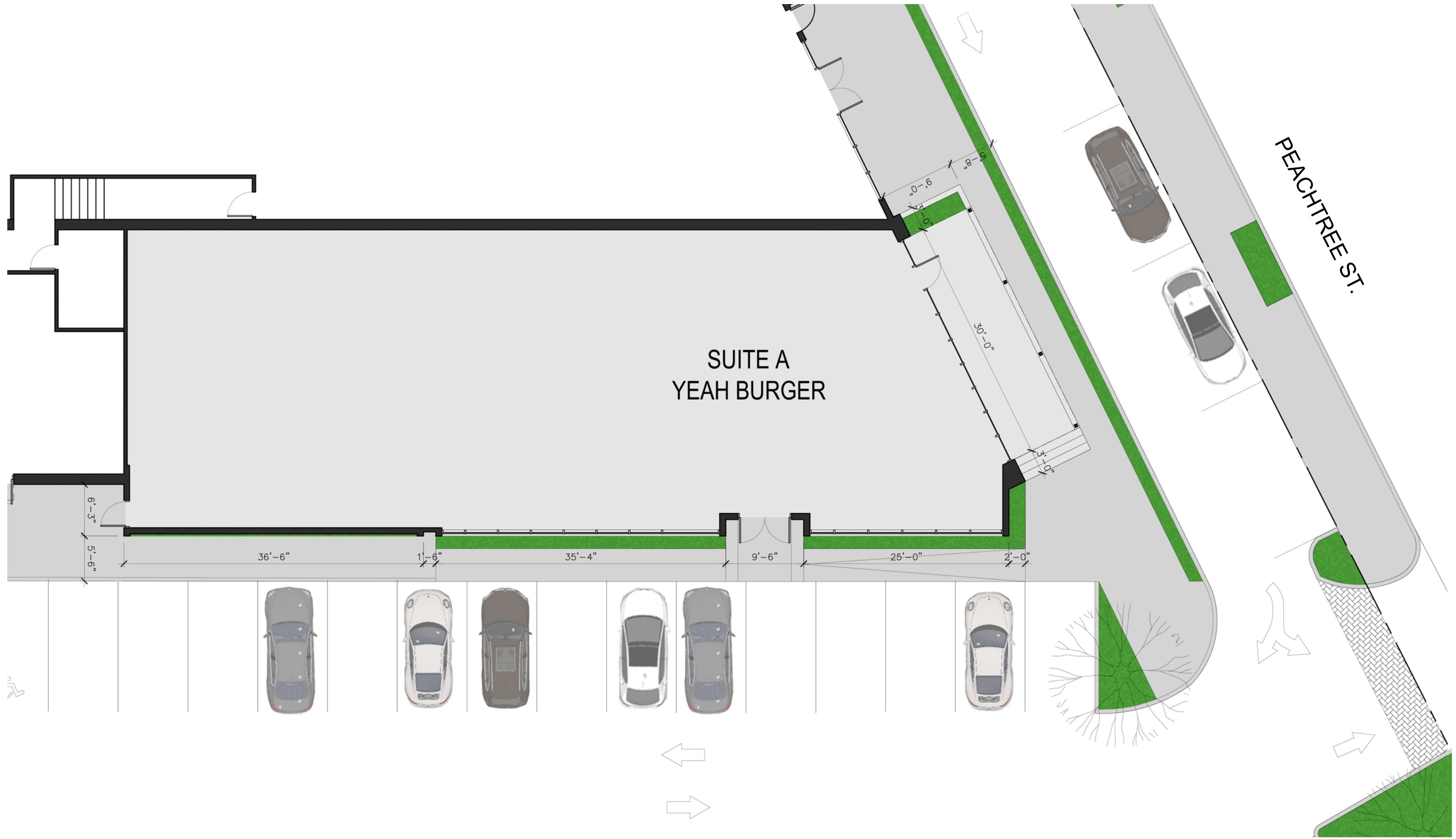


SITE INFORMATION		
TOTAL SITE AREA:	N/A ACRES	
PARKING COUNT:	NORTH	07 SPACES
	WEST LOT	42 SPACES
	EAST LOT	50 SPACES
	SOUTH LOT	26 SPACES
	TOTAL	125 SPACES
PARKING RATIO:	2.85/ 1000 SF	



Tenant Facade **Site Plan**

03.02.2016



SUITE A
YEAH BURGER

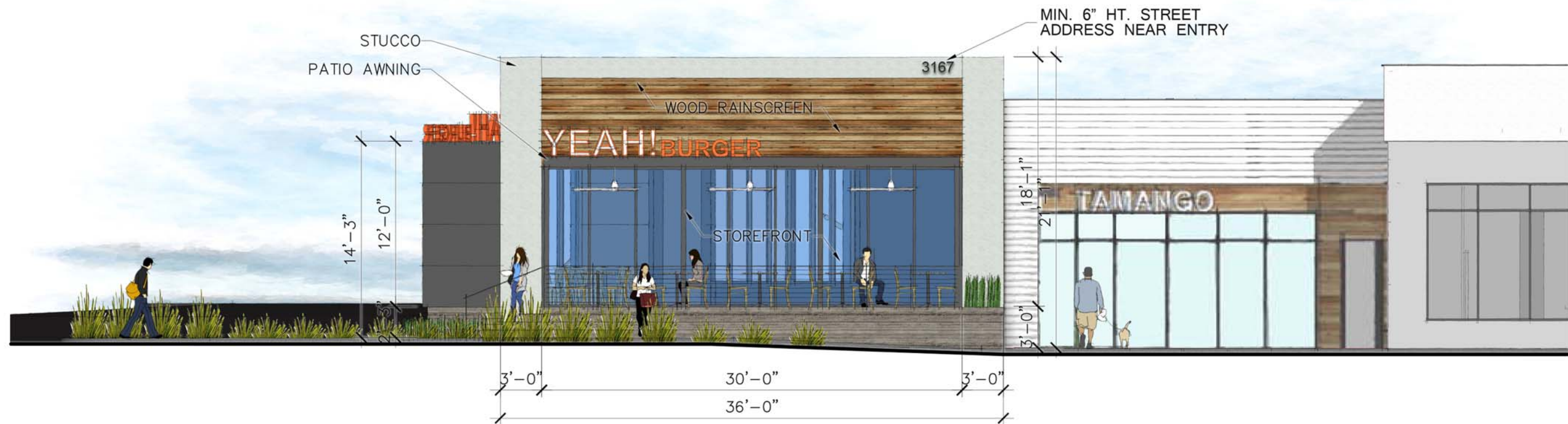
PEACHTREE ST.

Tenant Facade Plan

03.02.2016



ASD | SKY



Buckhead Exchange - North Elevation
Tenant Facade Revision

03.31.2016

