



Buckhead/Lenox SPI-12 DRC committee
BATMA, 3340 Peachtree Rd NE
Tower Place bld. 100, Suite 1515
Contact: Denise Starling, denise@livablebuckhead.org

September 30, 2016

RE: **Sage Social Kitchen & Bar Renovation**
3379 Peachtree Rd, Suite 125
Atlanta, GA 30326
DRC meeting October 5th, 3:00pm

Members of the SPI-12 Committee,

We are excited to present and discuss with all of you the proposed design and renovation of the above mentioned project, occupying the previous Morton's Steakhouse Buckhead location. Sage Social Kitchen & Bar is an energetic restaurant model with 4 locations throughout the Metro Atlanta area that seeks high level design inside and out promoting a communal atmosphere. The new location will build out roughly 8,450sf on the first 2 floors of the glass curtainwall office building off Peachtree Rd along with a 1,060sf patio.

The proposed exterior façade modifications will afford the restaurant an identity of its own inside the glass tower. Please reference exterior renderings and section details provided as part of this package describing the design intent. Below is a detailed list of the exterior renovation elements the Owner and design team are seeking in the scope of this renovation.

1. The most noticeable change in this renovation is the added façade treatment. The design team is proposing a new system of steel columns and steel beam cap to be placed in front of each existing vertical curtainwall mullions (up to the 3rd story floor level 27' above street level) from which we will suspend various lengths of wood panels horizontally w/ steel cables. During the day the randomly placed horizontal louvers will give the restaurant a unique appearance from the exterior and shadows cast will create interest inside the space as well. At night the louvers will glow, as the backside of the wood panels will be equipped with LED lights to help passerby's know the restaurant is open and active. The wood louvers will either be a durable wood species such as Ipe or will be a synthetic product such as Azek deck material. The design team is working to find the best maintenance free, durable product that will withstand the weather and sun.
2. As part of this renovation, entry to the restaurant is being relocated from the existing Morton's entry door defined by the travertine finished recessed portion of the building at the center of the façade to the more visible North (Peachtree Rd) side of the building. We are seeking approval to construct a new vestibule here in compliance with the International Energy Code requirements. The vestibule will project outside the existing building footprint by roughly 4'-0" and be covered by a new canopy described in item #3 below. To help direct pedestrians from Peachtree Road to the new entry vestibule, we are proposing

Kennesaw

1480 Shiloh Road NW
Suite 300
Kennesaw, GA 30144

770 790-3655 office
770 790-3650 fax

Blue Ridge

722 Black Dog Trail
PO Box 639
Blue Ridge, GA 30513

706 374-4304 office
404 386-6361 mobile

rdesignworks.com

new pavers be installed leading from the existing pavers currently directing pedestrians to the existing building entrance. Please reference dwg A-0.2.

3. Guests will be greeted at the restaurant entry and provided with valet parking service. At the Peachtree Road side of the building, we would like to add a 15' x 16' metal canopy to cover guests as they are dropped off and received by the valet staff. The underside of this new canopy will be roughly 13'-0" AFF and will be approx 14" thick. Valet parking is provided within the 2 parking deck levels under the office tower. Please reference the parking information provided on dwg A-0.2
4. On the East side of the building, the Owners are seeking to build a roughly 1,060 sf patio for outdoor dining and live music on occasion. The patio will be enclosed by a 36" high stone faced wall, similar to the landscape walls along the front of the building. At the top of the wall, the Owners would like to install a gas firepit w/ glass guards to add ambiance to the guests' experience. To provide shade on sunny days, we would like to install canvas canopies overhead that are triangular in shape and overlap one another like sails. The canopies will be supported by steel posts around the perimeter of the seating area. At the outdoor bar next to the building, we would like to install a permanent metal canopy similar to the one on the front of the building. The size of this canopy will be 5'-0" x 25'-0". Bar seating under this canopy will be served from inside the building via a new folding glass wall system that will be opened up when the weather is fair. The bartender on the inside will be able to take orders and serve guests inside and out when the glass wall is opened up. The final modification made to the façade on this side of the building will be the addition of (2) storefront access doors on each side of the bar seating. These will be the means of circulation to and from the patio for guests and staff. The floor surface will be the same durable wood product used on the façade, elevated above the existing concrete deck.
5. Being the corner tenant on the bottom 2 floors of the building, Sage would like to add façade mounted signage to both the North and East sides of the building. The wood panels used to create a random pattern in the body of the façade, will be assembled together as a solid mass at the Northeast corner and serve as a substrate for (2) backlit channel letter signs with an area of 42sf each.

Please feel free to reach out to the design team should you have any questions or require additional information prior to the meeting on October 5th. We look forward to meeting you then!

Sincerely,

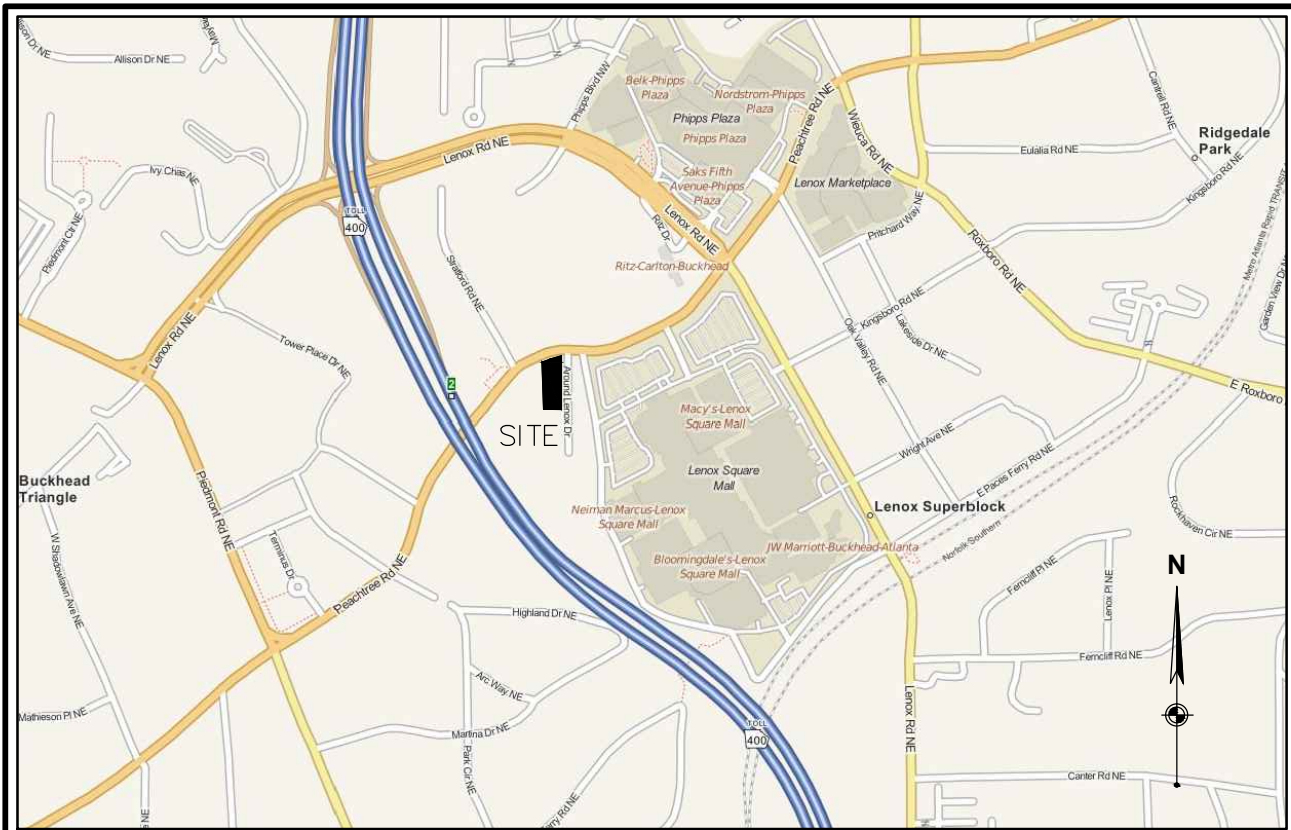
Chris Forest

Project Manager

R Design Works

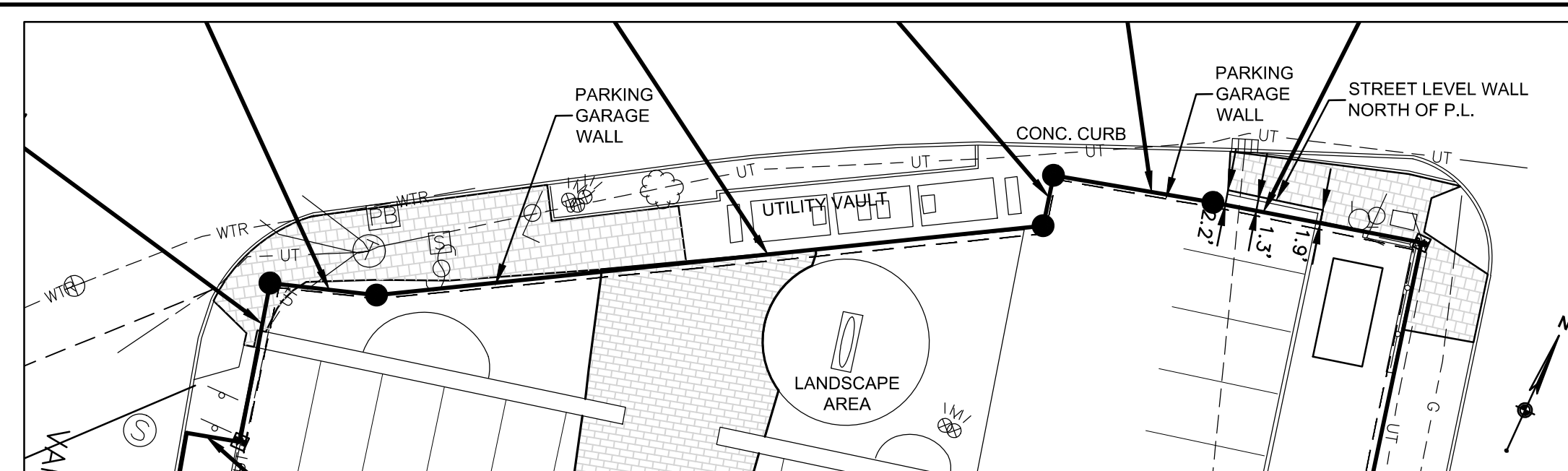
cforest@rdesignworks.com

770 790-3655 (Cobb Office); 770 790-3650 Fax



VICINITY MAP NOT TO SCALE

NET/GROSS AREA CALCULATION		
DESCRIPTION	SQ. FT.	
1 BUILDING	14,564	
2 PARKING DECK	20,110	
3 GROUND/SURFACE PARKING AREA	37,221	
4 GROSS AREA (1+2+3)	71,8951	
5 NET AREA (1+2)	51,785	



INSET SCALE 1" = 20'

DESCRIPTION	SYMBOL
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- BOUNDARY LINE
- ADJOINING PROPERTY LINE
- PK NAIL FOUND
- RIGHT OF WAY MONUMENT FOUND
- IRON REBAR SET (5/8")
- IRRIGATION VALVE
- WATER VALVE
- FIRE HYDRANT
- FIRE DEPT CONNECTION (FDC)
- WATER METER
- TELEPHONE MANHOLE
- SANITARY MANHOLE
- CLEANOUT
- CATCH BASIN
- STORM DRAIN MANHOLE
- GRATE INLET
- LIGHT POLE
- POWER POLE
- TELEPHONE POLE
- SIGNAL POLE
- TRANSFORMER
- ELECTRIC PULL BOX
- SIGNAL BOX
- ELECTRIC METER
- ELECTRIC MANHOLE
- GUY WIRE
- BOLLARD
- SIGN
- GAS METER
- CONCRETE
- EXISTING BUILDING
- STORM DRAIN PIPE
- FENCE CHAIN LINK
- GAS LINE (UG)
- TELEPHONE LINE (UG)
- ELECTRIC LINE (UG)
- ELECTRIC LINE (OH)
- WATER LINE (UG)
- PROPERTY LINE
- CORNER
- CONCRETE
- NOW/FORMALLY
- RIGH-OF-WAY
- DEED BOOK
- PAGE
- BUILDING
- EASEMENT
- UTILITY
- OFF-SET
- WITH/CAP
- TREE
- PARKING COUNT

PARKING COUNT
 NON-DECK SPACES = 17
 TOP DECK SPACES = 53
 MIDDLE DECK SPACES = 95
 GROUND DECK SPACES = 155
TOTAL REGULAR SPACES = 321
 CONTRACTOR SPACES = 6
TOTAL CONTRACTOR SPACES = 6
 HANDICAP SPACES = 8
TOTAL HANDICAP SPACES = 8

PARKING REQUIREMENTS:

MINIMUM PARKING: There shall be no minimum off-street parking required except that uses with alcoholic beverage licenses shall be required to meet the minimum parking requirements set forth in City of Atlanta, Chapter 10 of the Code of Ordinances (Alcoholic Beverages)

MAXIMUM PARKING: For Office uses, the maximum allowed parking is two and one-half spaces for each 1000 square feet of floor area.

SURVEY REFERENCES

- DEED BOOK 41446 PAGE 436 - PARCEL
- DEED BOOK 2410 PAGE 77 - 5' SEWER EASEMENT
- DEED BOOK 14609 PAGE 110 - ACCESS EASEMENT
- DEED BOOK 46911 PAGE 164 - GDOT R/W
- GDOT RIGHT-OF-WAY PLANS : Project Number CSMSL-0006-00-16831

COMMENTS / SPECIAL EXCEPTIONS

SURVEYOR'S COMMENTS ON SPECIAL EXCEPTIONS TO TITLE AS LISTED IN A COMMITMENT FOR TITLE INSURANCE PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2-32371 EFFECTIVE FEBRUARY 12, 2015 AT 5:00 P.M. THE NUMBERING BELOW IS CONSISTENT WITH THE FIRST AMERICAN TITLE COMMITMENT.

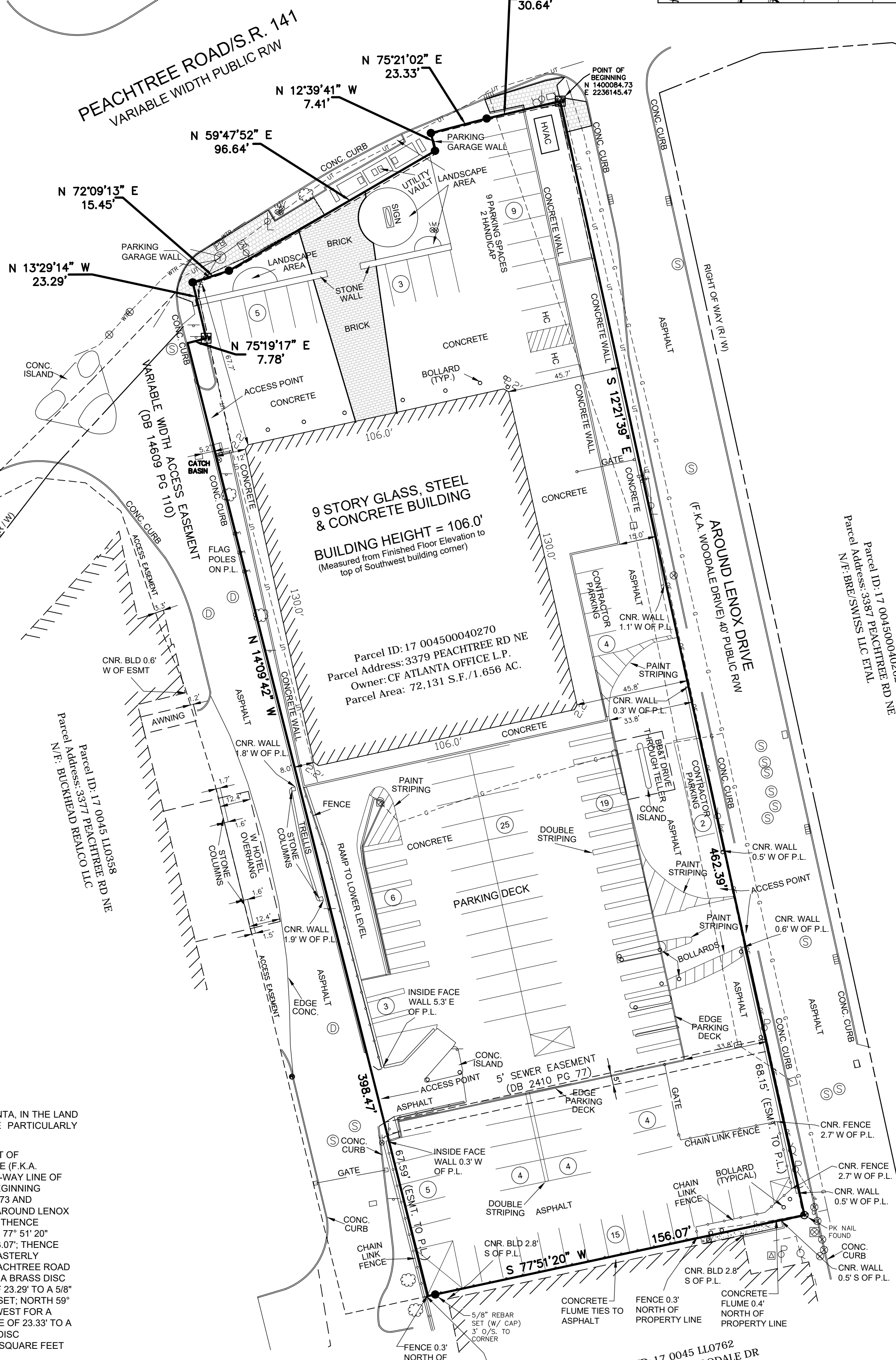
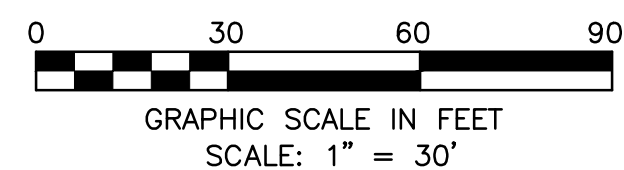
- 3(g) - EASEMENT FROM HARRY M. PASCHAL TO S.J. WARNER, JR., DATED FEBRUARY 6, 1947, FILED FOR RECORD FEBRUARY 21, 1947 AT 11:18A.M., RECORDED IN DEED BOOK 2197, PAGE 212, RECORDS OF FULTON COUNTY, GEORGIA (UNABLE TO PLOT - MAY OR MAY NOT AFFECT PROPERTY)
- 3(h) - EASEMENT FROM L.F. KENT, W.C. HUTCHINS TO J.L. BROOKS AND ROBERT THARPE, DATED MAY 6, 1949, FILED MAY 9, 1949, AND RECORDED AT DEED BOOK 2410, PAGE 77, AFORESAID RECORDS. (AFFECTS PROPERTY AND IS SHOWN - 5' SEWER EASEMENT)
- 3(i) - TERMS AND PROVISIONS OF THAT CERTAIN EASEMENT AGREEMENT, BY AND BETWEEN NORTH STRATFORD DEVELOPMENT CORPORATION, A GEORGIA CORPORATION AND NORTH STRATFORD ASSOCIATES, LTD., A GEORGIA LIMITED PARTNERSHIP, DATED OCTOBER 1, 1989, FILED SEPTEMBER 30, 1991, AND RECORDED AT DEED BOOK 14609, PAGE 110, AFORESAID RECORDS. (AFFECTS PROPERTY AND IS SHOWN - ACCESS EASEMENT)
- 3(j) - ANY IMPLIED EASEMENTS FOR THE MAINTENANCE OF SLOPES AS CONVEYED IN RIGHT-OF-WAY DEED FROM CF ATLANTA OFFICE, L.P., A DELAWARE LIMITED PARTNERSHIP TO DEPARTMENT OF TRANSPORTATION DATED JUNE 18, 2008, FILED FOR RECORD JUNE 26, 2008 AND RECORDED IN DEED BOOK 46911, PAGE 164, FULTON COUNTY, GEORGIA RECORDS. (AFFECTS PROPERTY)

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ATLANTA, IN THE LAND LOT 45 OF THE 17th DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS DISC RIGHT OF WAY MONUMENT LOCATED AT THE POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF AROUND LENOX DRIVE (F.K.A. WOODALE DRIVE) (RIGHT-OF-WAY VARIES) AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PEACHTREE ROAD (RIGHT-OF-WAY VARIES), SAID POINT BEING THE POINT OF BEGINNING (P.O.B.), HAVING GEORGIA WEST STATE PLANE COORDINATES, NORTH - 140084.73 AND EAST - 2236145.47, THENCE ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF AROUND LENOX DRIVE, SOUTH 12° 21' 39" EAST FOR A DISTANCE OF 462.39' TO A PK NAIL FOUND; THENCE LEAVING THE SAID WESTERLY RIGHT-OF-WAY OF AROUND LENOX DRIVE, SOUTH 77° 51' 20" WEST FOR A DISTANCE OF 156.07'; PASSING A 5/8" REBAR SET (3' OFFSET) AT 153.07'; THENCE NORTH 14° 09' 42" WEST FOR A DISTANCE OF 398.47' TO A POINT IN THE SOUTHEASTERLY RIGHT-OF-WAY OF PEACHTREE ROAD; THENCE WITH SAID RIGHT-OF-WAY OF PEACHTREE ROAD THE FOLLOWING COURSES: NORTH 75° 19' 17" EAST FOR A DISTANCE OF 7.78' TO A BRASS DISC RIGHT-OF-WAY MONUMENT FOUND; NORTH 13° 29' 14" WEST FOR A DISTANCE OF 23.29' TO A 5/8" REBAR SET; NORTH 72° 09' 13" EAST FOR A DISTANCE OF 15.45' TO A 5/8" REBAR SET; NORTH 59° 47' 52" EAST FOR A DISTANCE OF 96.64' TO A 5/8" REBAR SET; NORTH 12° 39' 41" WEST FOR A DISTANCE OF 7.41' TO A 5/8" REBAR SET; NORTH 75° 21' 02" EAST FOR A DISTANCE OF 23.33' TO A 5/8" REBAR SET; NORTH 76° 41' 43" EAST FOR A DISTANCE OF 30.64' TO A BRASS DISC RIGHT-OF-WAY MONUMENT AND THE POINT OF BEGINNING, CONTAINING 72,131 SQUARE FEET OR 1.656 ACRES, MORE OR LESS.

TOGETHER WITH THOSE EASEMENT RIGHTS ARISING UNDER THAT CERTAIN EASEMENT AGREEMENT, BY AND BETWEEN NORTH STRATFORD DEVELOPMENT CORPORATION, A GEORGIA CORPORATION AND NORTH STRATFORD ASSOCIATES, LTD., A GEORGIA LIMITED PARTNERSHIP, DATED OCTOBER 1, 1989, FILED SEPTEMBER 30, 1991, AT 1:49 P.M., AND RECORDED AT DEED BOOK 14609, PAGE 110, RECORDS OF FULTON COUNTY, GEORGIA.



SURVEYOR NOTES

- EQUIPMENT USED:
ANGULAR & LINEAR: TRIMBLE TOTAL STATION S6
GPS: TRIMBLE R-8
DATA COLLECTOR: TRIMBLE TSC3
- THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 39,412 FEET AND AN ANGULAR ERROR OF 12 SECONDS PER ANGLE AND WAS ADJUSTED USING LEAST SQUARES
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 527,422 FEET.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2-32371, EFFECTIVE FEBRUARY 12, 2015 AT 5:00 P.M., AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT ARE APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME. HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- AN ACTUAL SURVEY WAS MADE OF THE PREMISES BY WOOLPERT ON MARCH 5TH, 2015.
- HORIZONTAL COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO NAD 83 GEORGIA WEST STATE PLANE COORDINATES, ZONE 1002, US SV FT. THIS COORDINATE/BEARING SYSTEM WAS DERIVED FROM GPS CONTROL REFERENCED TO THE GEORGIA EGPS VRS NETWORK.
- ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88), GEOID 12A. ELEVATIONS WERE ESTABLISHED USING EGPS VRS NETWORK.
- HORIZONTAL AND VERTICAL UNITS ARE SHOWN AS U.S. SURVEY FEET.
- RECORD BEARINGS AND MEASUREMENTS FOR PROPERTY LINES SHOWN HEREON IN PARENTHESIS TAKEN FROM CURRENT RECORDED DEED BOOK.
- THE SUBJECT PROPERTY LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE NATIONAL FLOOD INSURANCE PROGRAM AND AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 131210251F FOR FULTON COUNTY, GEORGIA DATED SEPTEMBER 18, 2013. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.
- PARCEL ID: 17 004500040270
PARCEL ADDRESS: 3379 PEACHTREE RD NE
OWNER: CF ATLANTA OFFICE L.P.
- PROPERTY CORNERS SET ARE 5/8" REBAR, 18" IN LENGTH WITH A PLASTIC PLUG PLACED ON TOP INSCRIBED "WOOLPERT" UNLESS OTHERWISE NOTED HEREON.
- PROPERTY CORNERS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- NO CEMETERIES WERE OBSERVED ON THE SUBJECT PARCELS.
- THE SUBJECT PARCELS ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARY LINES WITH NO GAPS, GORES OR OVERLAPS NOTED.
- THE USER OF THIS SURVEY WILL NEED TO REVIEW ALL ZONING INFORMATION AVAILABLE, SINCE ALL ZONING REQUIREMENTS CAN NOT BE DEPICTED GRAPHICALLY, TO DETERMINE THE SUITABILITY OF THE SITE FOR A SPECIFIC INTENDED USE.
- THE ORIGINAL OF THIS DRAWING IS SIGNED IN BLUE INK. SIGNATURE COLORS OTHER THAN BLUE ARE NOT ORIGINAL AND THE DRAWING CANNOT BE GUARANTEED TO BE UNCHANGED FROM THE ORIGINAL SURVEY.
- ANY USE OF THIS DRAWING BY PARTIES NOT CONTRACTED DIRECTLY WITH WOOLPERT OR CERTIFIED TO ON THIS DRAWING IS PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.
- SUBJECT PROPERTY WITHIN CITY OF ATLANTA IS ZONED: "SP1-12 SA1" BUCKHEAD / LENOX STATIONS SPECIAL PUBLIC INTEREST DISTRICT WITHIN SUBAREA 1 - BUCKHEAD CENTRAL CORE.
EXISTING LAND USE - OFFICE
BUILDING SETBACKS: FRONT / SIDE / REAR - NONE SPECIFIED
MAXIMUM BUILDING HEIGHT OR STORIES: MINIMUM: PEACHTREE FRONTING FACADE: 35 FEET
MAXIMUM: BASELINE: 225 FEET PEACHTREE FRONTAGE AREA: 75 FEET
BUILDING HEIGHT IS IN COMPLIANCE WITH BUILDING SETBACK REQUIREMENTS
NO FRONT / SIDE / REAR SETBACK LINES SPECIFIED
- RIGHT-OF-WAY ALONG PEACHTREE IS PER THE LOCATION DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN DEED BOOK 46911 PAGE 164 (SURVEYOR REFERENCE NO. 4) AND GDOT RIGHT OF WAY PLANS (SURVEYOR REFERENCE NO. 5). THE LOCATION OF RIGHT-OF-WAY MONUMENTS FOUND ALONG PEACHTREE ROAD ARE SHOWN IN REFERENCE TO THE RIGHT-OF-WAY LINE.
- INFORMATION SHOWING UNDERGROUND STRUCTURES AND UTILITIES WAS OBTAINED FROM A LIMITED FIELD SURVEY. THE EXACT LOCATION OF ANY UNDERGROUND ITEMS SHOULD BE VERIFIED THROUGH UTILITY COMPANIES. THIS PLAT SHALL NOT BE USED FOR EXACT LOCATIONS OR PRESENCE OF UNDERGROUND WORK. DESIGN TICKET (TICKET NUMBER 01174-300002, DATED 01-11-14) TICKET ORDERED THROUGH GEORGIA UTILITY PROTECTION CENTER THE FOLLOWING UTILITIES WERE PRESENT PER DESIGN TICKET:
 - ATLANTA GAS LIGHT PEACHTREE GAS
 - CITY OF ATLANTA SEWER SEWER
 - CITY OF ATLANTA WATER WATER
 - AT&T TELECOMMUNICATION
 - ATT / D TELECOMMUNICATION
 - COMCAST COMMUNICATIONS CATV
 - FBRLTE FIBERLIGHT LCC TELECOMMUNICATION
 - GEORGIA POWER ELECTRIC
 - LEVEL 3 COMMUNICATIONS TELECOMMUNICATION
 - VERIZON BUSINESS (MCI FACILITIES) TELECOMMUNICATION
 - MARTA ELECTRIC ELECTRIC
 - GEORGIA POWER ELECTRIC
 - TW TELECOM TELECOMMUNICATION
 - X O COMMUNICATIONS TELECOMMUNICATION
 - ZAYO FIBER SOLUTIONS TELECOMMUNICATION

NOTE:

No portion of the parking garage wall encroaches into the right-of-way of Peachtree Street.

SURVEYOR CERTIFICATION

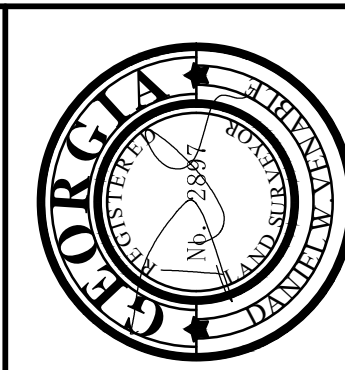
TO: PM REALTY GROUP, L.P., DLA PIPER LLP (US), FIRST AMERICAN TITLE INSURANCE COMPANY, CALLOWAY TITLE AND ESCROW, LLC, AND SUNTRUST BANK, ITS SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND N.S.P.A. AN INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18, 19, 20(a), and 21 in the amount of \$1,000,000 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 05, 2015.

DATE OF PLAT OR MAP: March 05, 2015

DANIEL VENABLE, PLS
 REGISTRATION/LICENSE NO: GA LS 2897

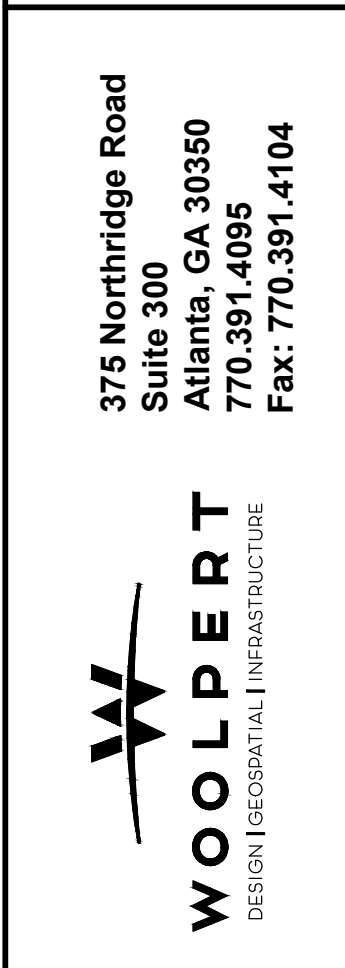
6-24-15
 DATE



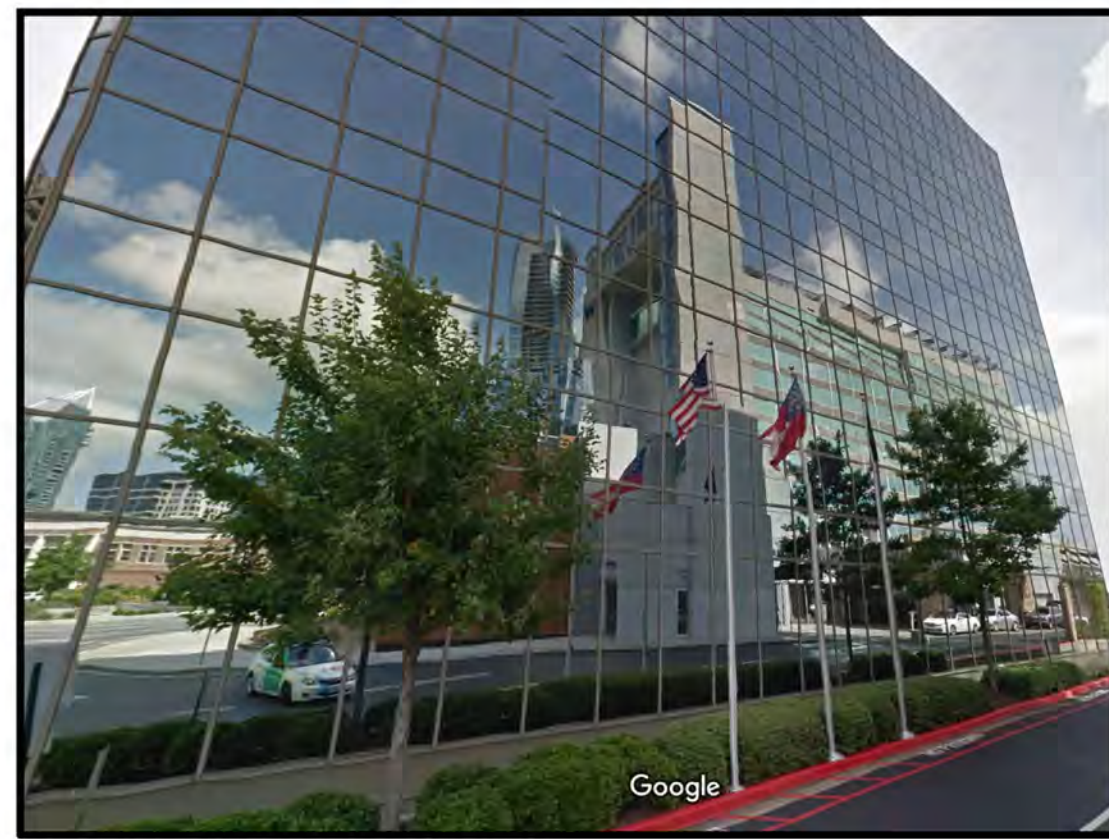
REVISION	ADD D.O.T. RIGHT-OF-WAY AREA	ADDRESS ATTORNEY COMMENTS
1.	6-10-15	
2.	6-24-15	

No.	DATE	PROJECT NO.	DATE	DES.	DR.	DWV	MS
1.	6-10-15	75310	3-5-15				
2.	6-24-15						

375 Northridge Road
 Suite 300
 Atlanta, GA 30350
 770.391.4095
 Fax: 770.391.4104



PREPARED FOR
 PM REALTY GROUP, L.P., DLA PIPER LLP (US), FIRST AMERICAN TITLE INSURANCE COMPANY, CALLOWAY TITLE AND ESCROW, LLC, & SUNTRUST BANK, ITS SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR
 3379 Peachtree Road, NE
 Atlanta, Fulton County, Georgia



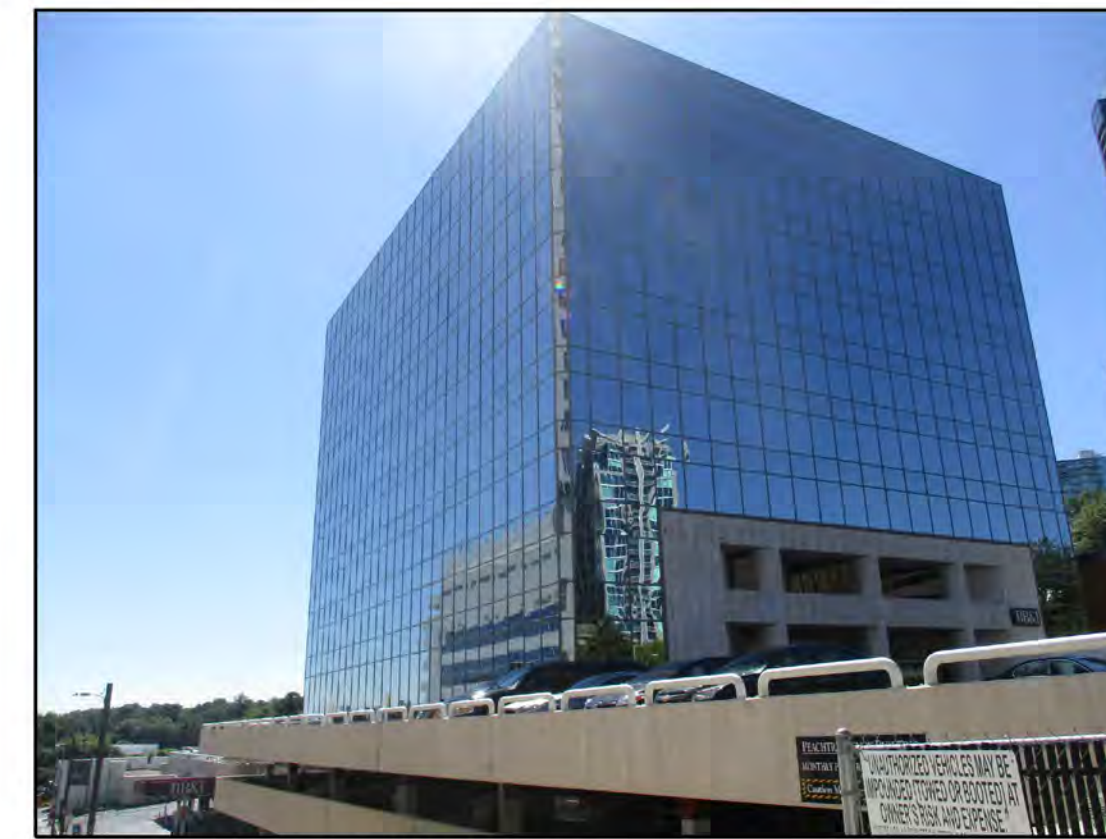
EXISTING PHOTO 1



EXISTING PHOTO 2



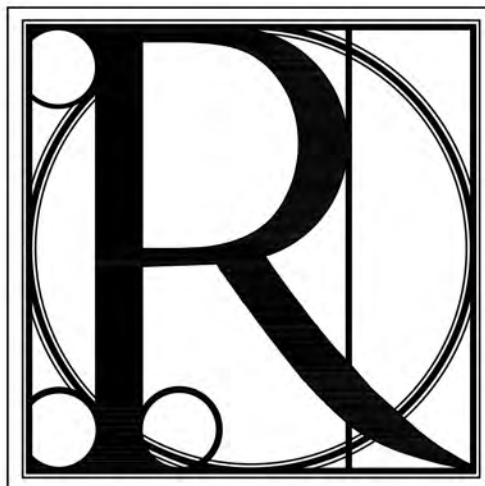
EXISTING PHOTO 3



EXISTING PHOTO 4



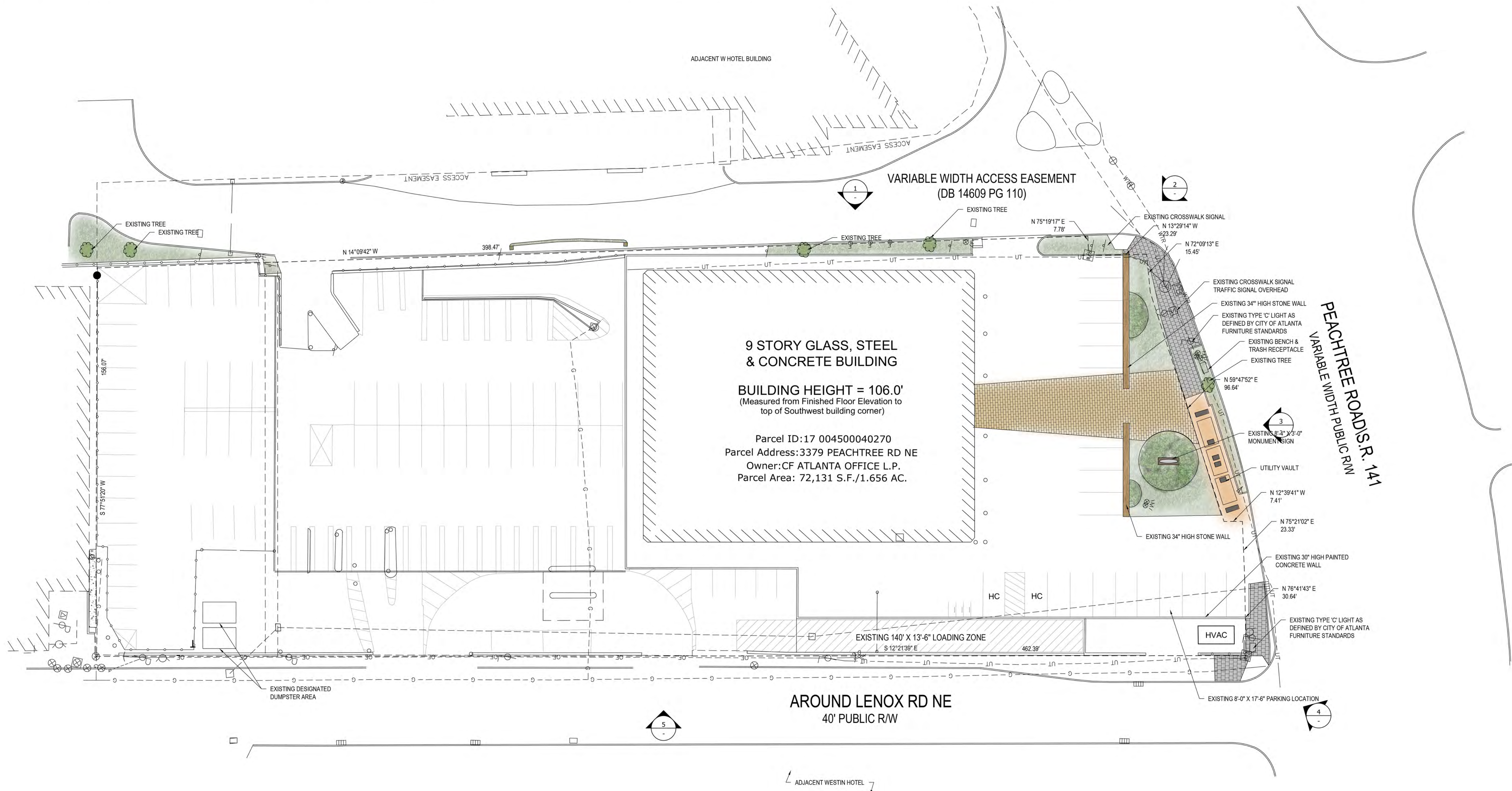
EXISTING PHOTO 5



**DESIGN
WORKS**

COBB COUNTY:
1480 Shiloh Road NW
Suite #300
Kennesaw, GA 30144
Phone 770.790.3655
Fax 770.790.3650

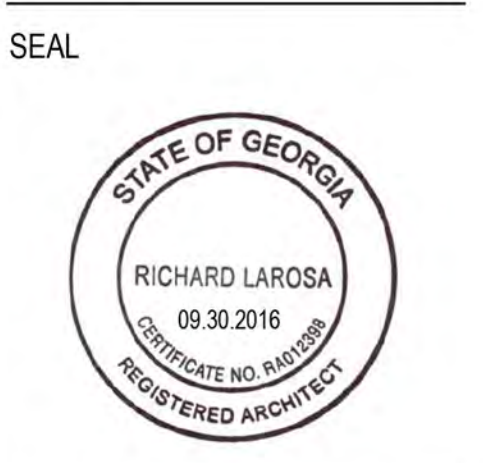
FANNIN COUNTY:
722 Black Dog Trail
P.O. Box 639
Blue Ridge, GA 30513
Phone 706.374.4304



EXISTING SITE PLAN (PEACHTREE ROAD LEVEL)
& PHOTOS

PROJECT:
SAGE SOCIAL KITCHEN AND BAR
PEACHTREE LENOX
3379 PEACHTREE RD, SUITE 125
ATLANTA GA 30326

TITLE:	PROJECT:
ISSUE:	REVISIONS:
2016.09.30	ISSUE FOR SAP



DRAWN BY:	DATE:
B.S.	09.30.2016
PROJECT NO.:	SHEET NO.:
1655	A-0.1



PROPOSED ENCASED FIRE PIT AT TOP OF NEW STONE WALLS



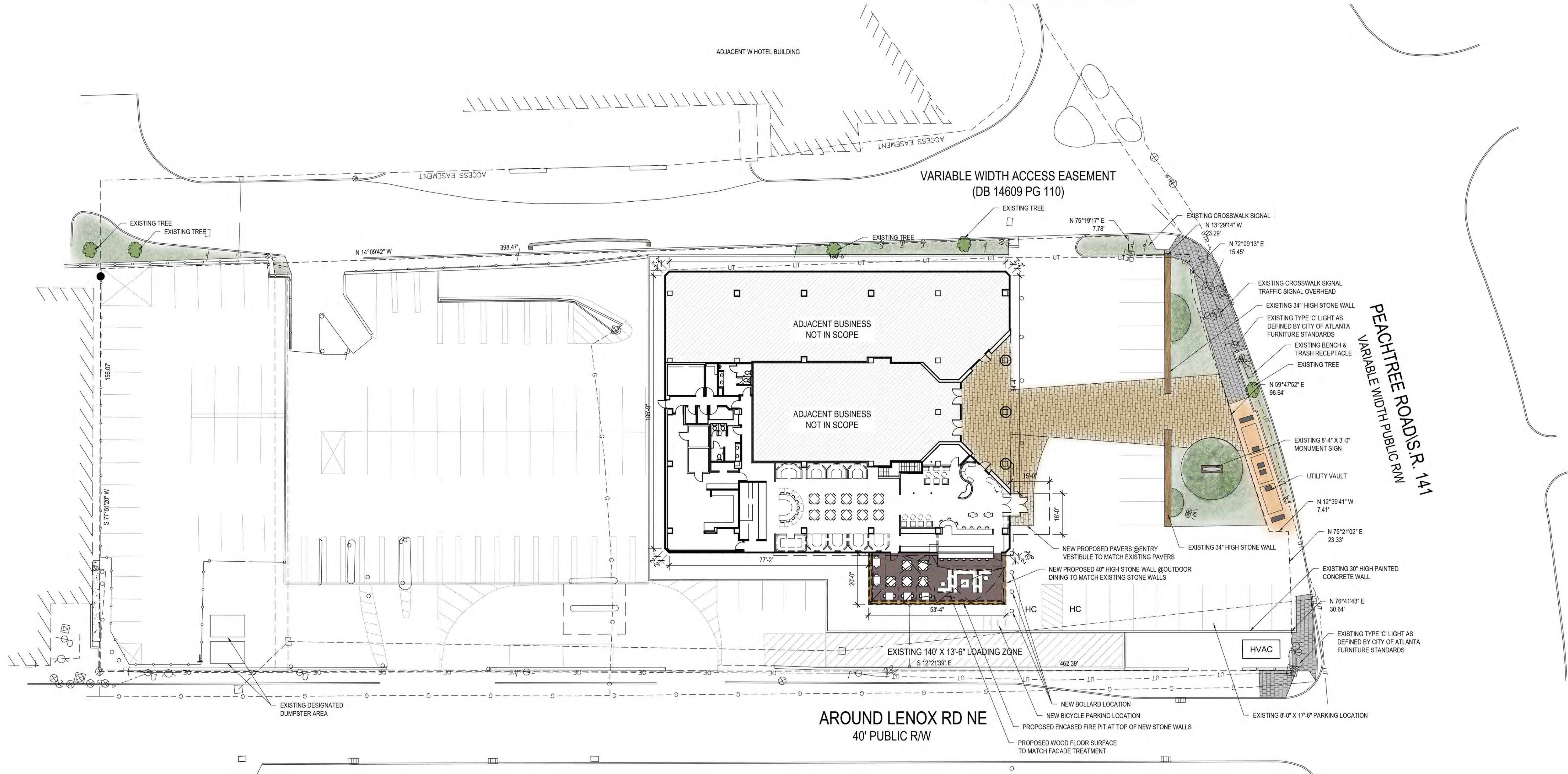
PROPOSED WOOD SURFACE @OUTDOOR DINING TO MATCH BUILDING FACADE



PROPOSED STONE WALL @PERIMETER OF OUTDOOR DINING TO MATCH EXISTING STONE WALL



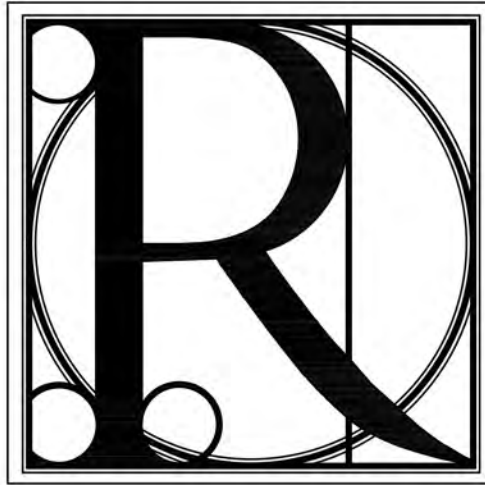
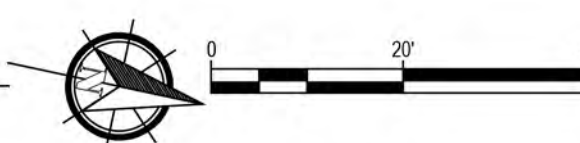
PROPOSED SURFACE TREATMENT @ENTRY TO MATCH EXISTING PAVERS



GROSS AREA	718,951 SF
AREA USAGE (FIRST FLOOR)	7,203.8 SF
AREA USAGE (SECOND FLOOR)	2,302.1 SF
TOTAL AREA USAGE	9,505.9 SF

PARKING REQUIREMENTS						
USE GROUP	AREA	MINIMUM PARKING REQ.	MAXIMUM PARKING REQ.	PARKING PROVIDED	MINIMUM BICYCLE PARKING	BICYCLE PARKING PROVIDED
RESTAURANT (ALCOHOLIC BEVERAGES)	8,445.9 SF	-	85	20	3	3
RESTAURANT OUTDOOR DINING	1,060.0 SF	-	-	-	-	-
OFFICE / BUSINESS	122,630.1 SF	-	307	315	NOT IN SCOPE	NOT IN SCOPE
TOTAL	132,136 SF	-	403	335	3	3

A PROPOSED ARCHITECTURAL SITE PLAN (PEACHTREE ROAD LEVEL)
SCALE: 1" = 20'-0"



DESIGN WORKS

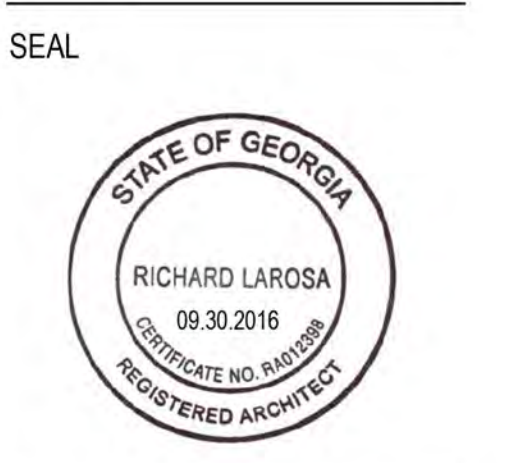
COBB COUNTY:
1480 Shiloh Road NW
Suite #300
Kennesaw, GA 30144
Phone 770.790.3655
Fax 770.790.3650

FANNIN COUNTY:
722 Black Dog Trail
P.O. Box 639
Blue Ridge, GA 30513
Phone 706.374.4304

PROPOSED ARCHITECTURAL SITE PLAN
(PEACHTREE ROAD LEVEL)

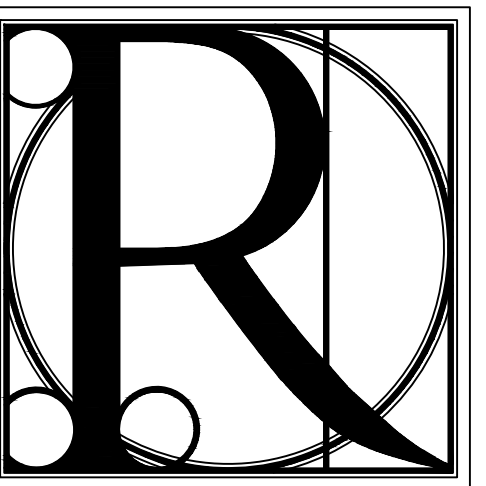
PROJECT:
SAGE SOCIAL KITCHEN AND BAR
PEACHTREE LENOX
3379 PEACHTREE RD, SUITE 125
ATLANTA GA 30326

TITLE:	PROJECT:
ISSUE:	REVISIONS:
2016.09.30	ISSUE FOR SAP



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1655	A-0.2
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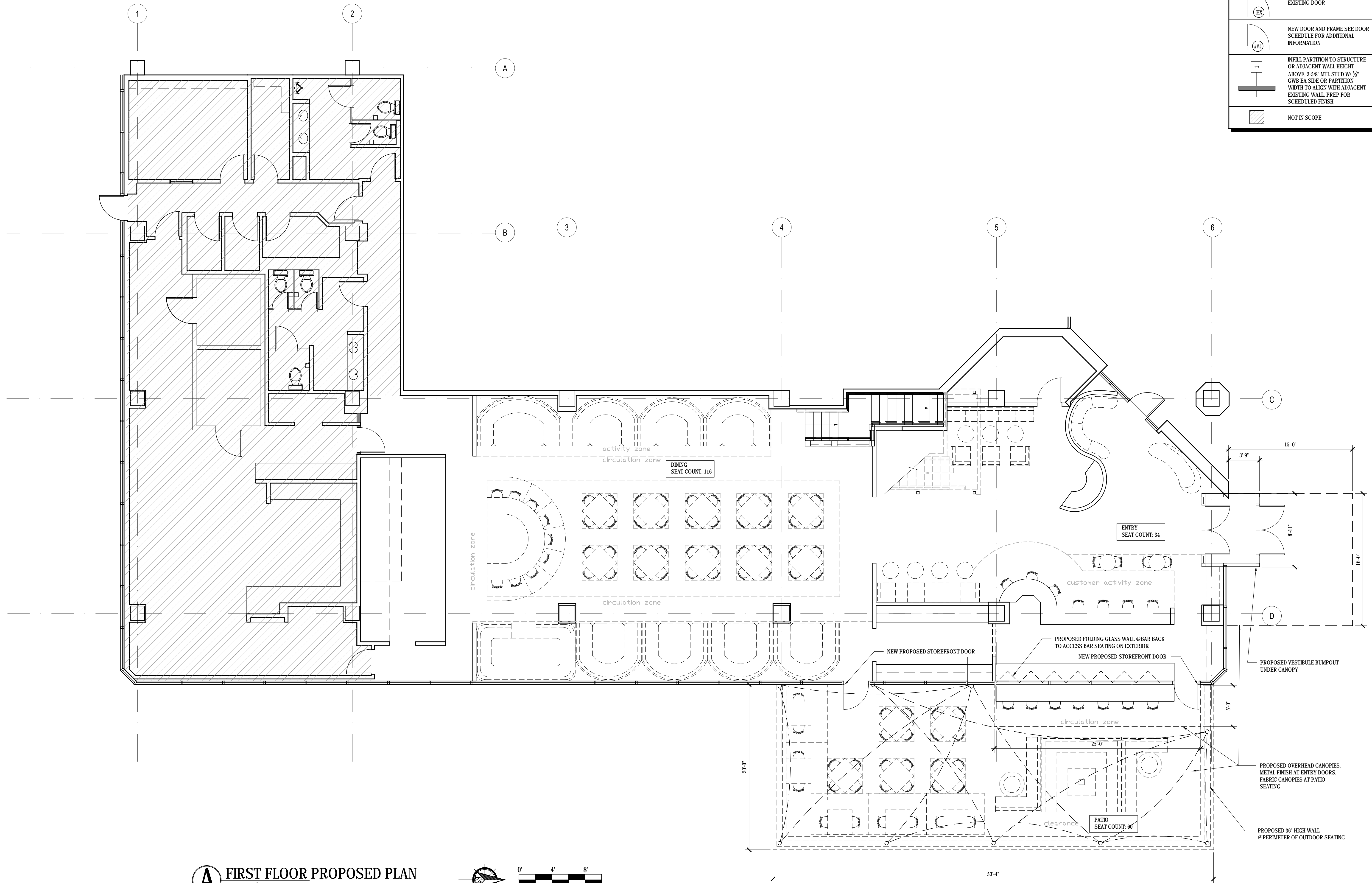
NEW PLAN LEGEND	
SYM	DESCRIPTION
	EXISTING WALL
	NEW WALL
	EXISTING DOOR
	NEW DOOR AND FRAME SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION
	INFILL PARTITION TO STRUCTURE OR ADJACENT WALL HEIGHT ABOVE 3'-8" MTL STUD W/ 1/2" GWB EA SIDE OR PARTITION WIDTH TO ALIGN WITH ADJACENT EXISTING WALL. PREP FOR SCHEDULED FINISH
	NOT IN SCOPE



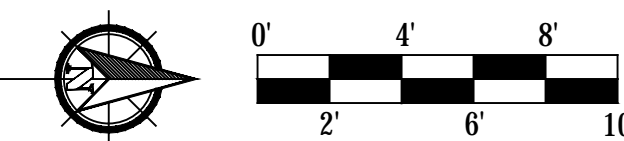
DESIGN WORKS

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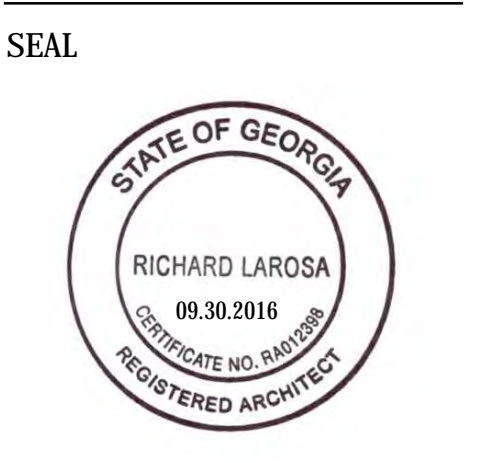
A FIRST FLOOR PROPOSED PLAN
SCALE: 3/16" = 1'-0"



TITLE: **PROPOSED FIRST FLOOR OVERALL PLAN**

PROJECT: **SAGE SOCIAL KITCHEN AND BAR
PEACHTREE LENOX
3379 PEACHTREE RD, SUITE 125
ATLANTA GA 30326**

ISSUE:	REVISIONS:
2018.09.30	ISSUE FOR SAP



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T/ BUILDING
106'-0" AFF

T/ FACADE
27'-3" F.F.E

T/ CANOPY
14'-2" AFF

LEVEL 01
+0'-0" F.F.E



EXISTING CURTAIN WALL
TO REMAIN

42 SF BUILDING MOUNTED BUSINESS
ID SIGN BACKLIT CHANNEL LETTER

PRE FIN. METAL CANOPY
SIMILAR COLOR TO EXIST. TRAVERTINE

PROPOSED CANVAS
CANOPIES BEYOND

STONE WALL AROUND
OUTDOOR DINING AREA

NEW VESTIBULE ENTRY

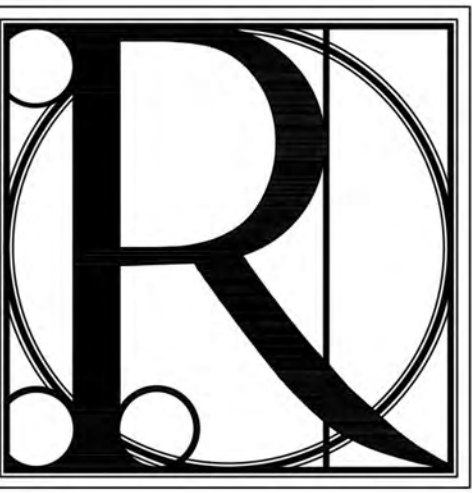
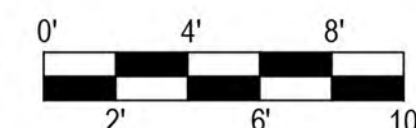
PROPOSED 2"x6" RANDOM PATTERN
"FLOATING" WOOD LOUVER SYSTEM
SEE SECTION PRODUCT SIMILAR TO
WHAT USED ON ADJACENT W HOTEL

EXISTING TRAVERTINE FINISH

EXISTING APPROX. 24 SF
BUILDING MOUNTED BB&T SIGN

B
A-4.3

A PROPOSED NORTH ELEVATION (PEACHTREE ROAD)
SCALE: 3/16" = 1'-0"



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**PROPOSED NORTH ELEVATION
(PEACHTREE ROAD SIDE)**
**SAGE SOCIAL KITCHEN AND BAR
PEACHTREE LENOX
3379 PEACHTREE RD, SUITE 125
ATLANTA GA 30326**

TITLE:

PROJECT:

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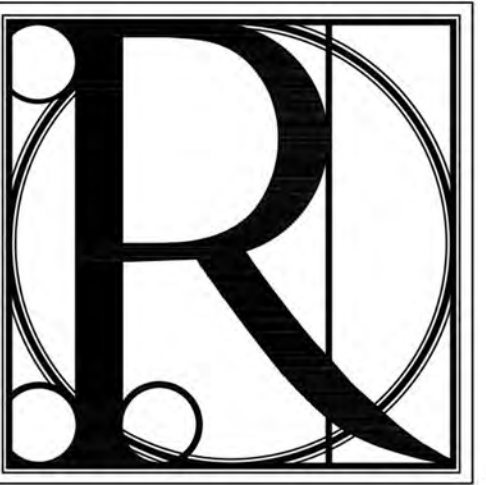
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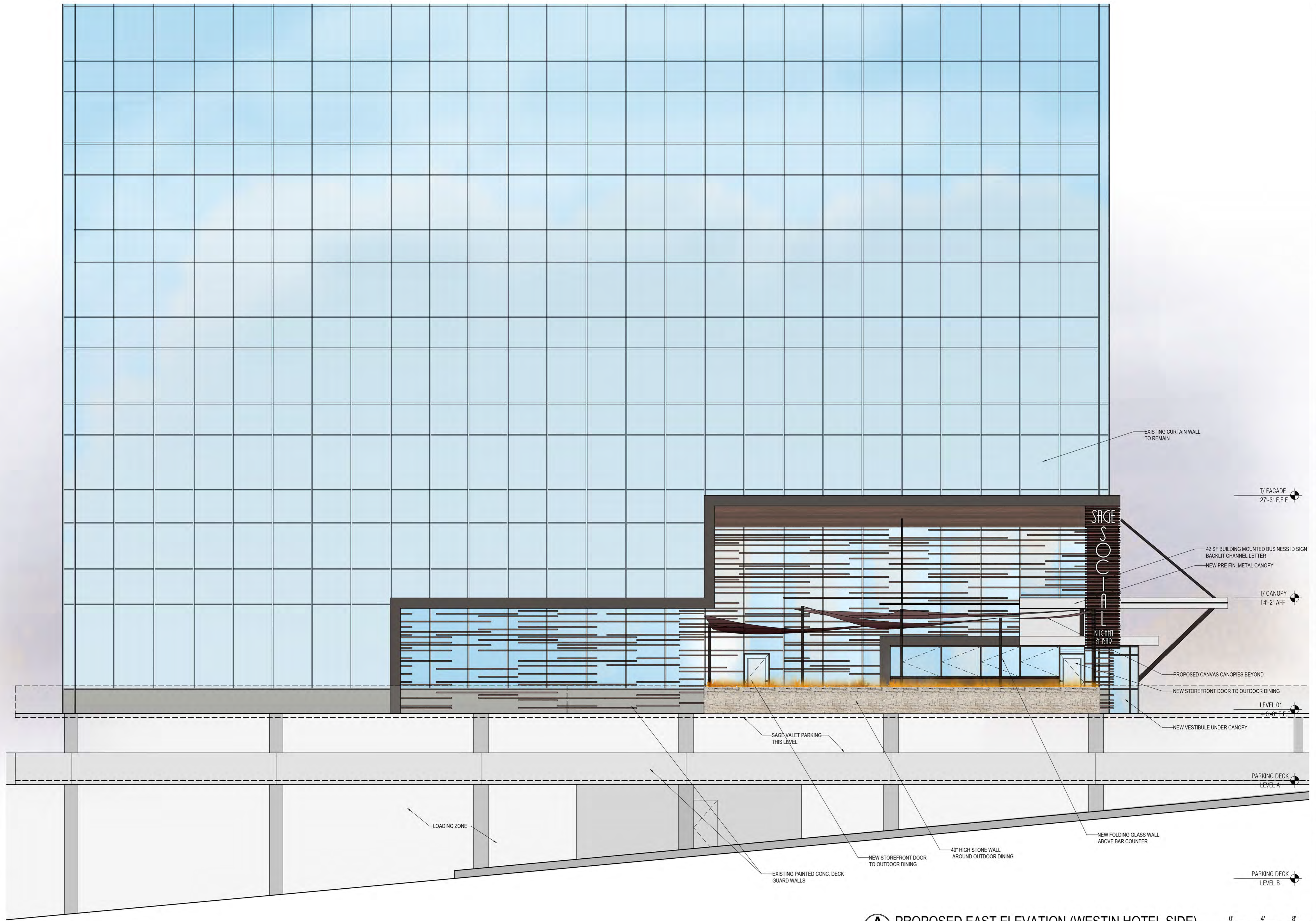
**PROPOSED EAST ELEVATIONS
(WESTIN HOTEL SIDE)**
PROJECT:
SAGE SOCIAL KITCHEN AND BAR
PEACHTREE LENOX
3379 PEACHTREE RD, SUITE 125
ATLANTA GA 30326

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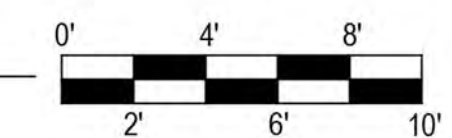


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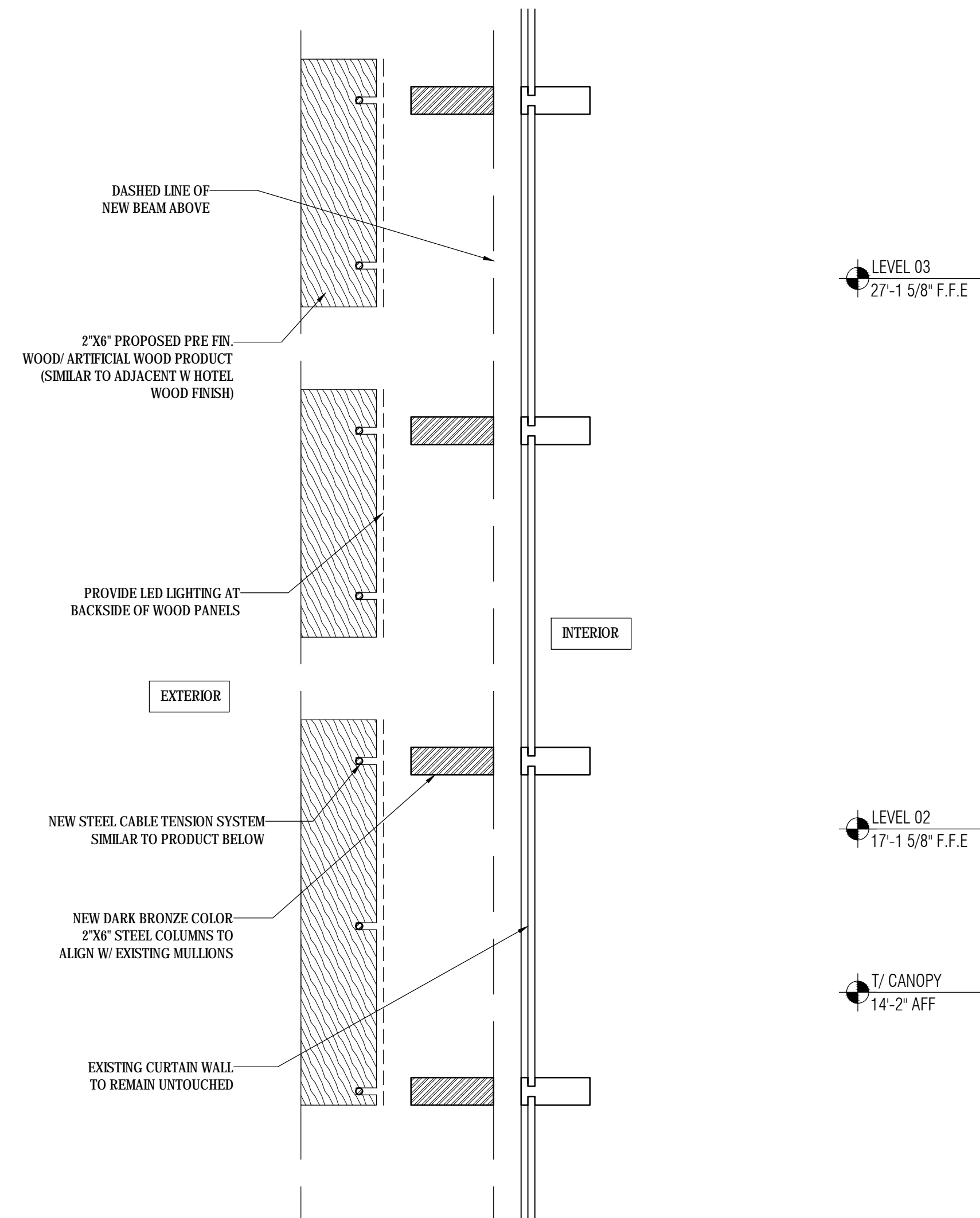


A PROPOSED EAST ELEVATION (WESTIN HOTEL SIDE)
SCALE: 3/16" = 1'-0"

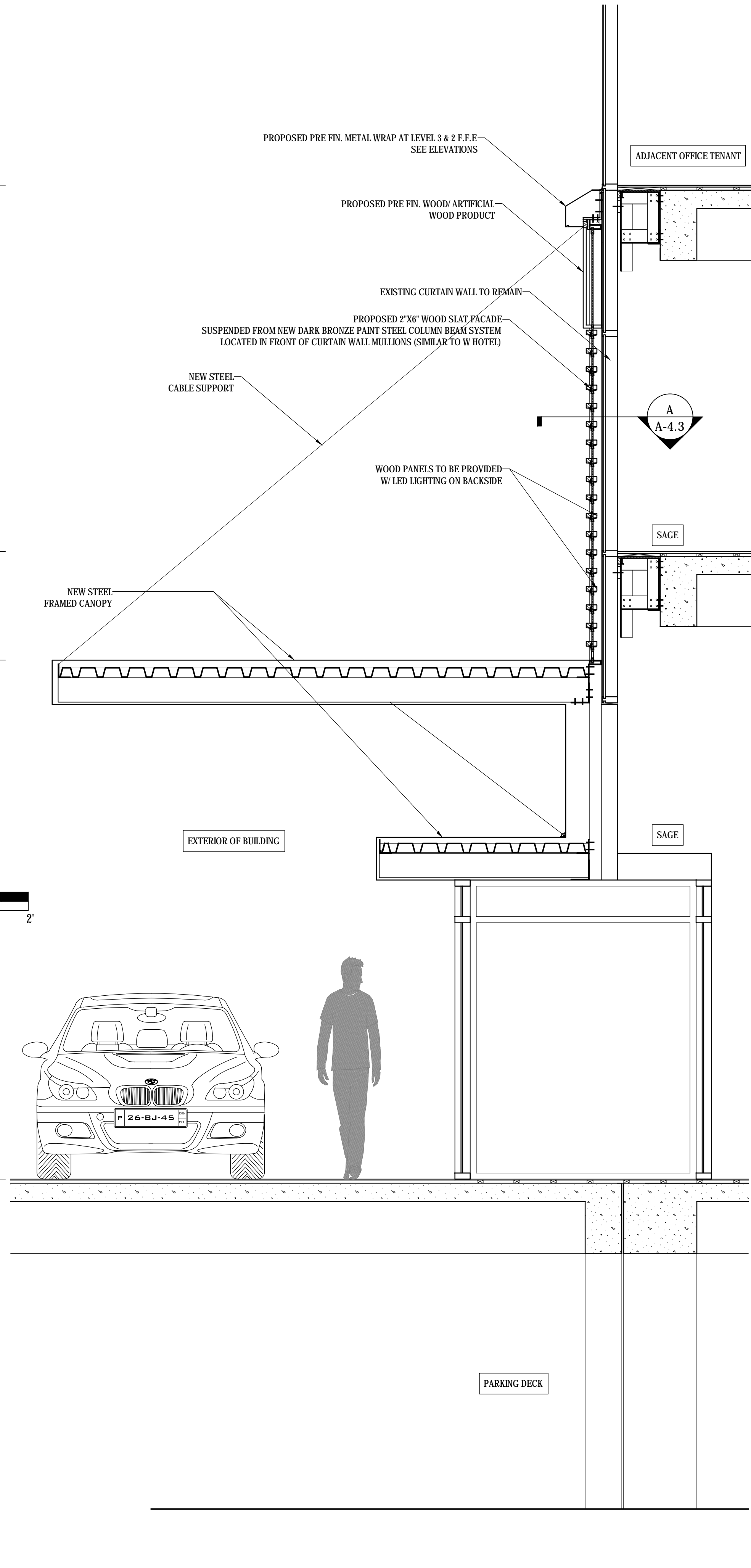




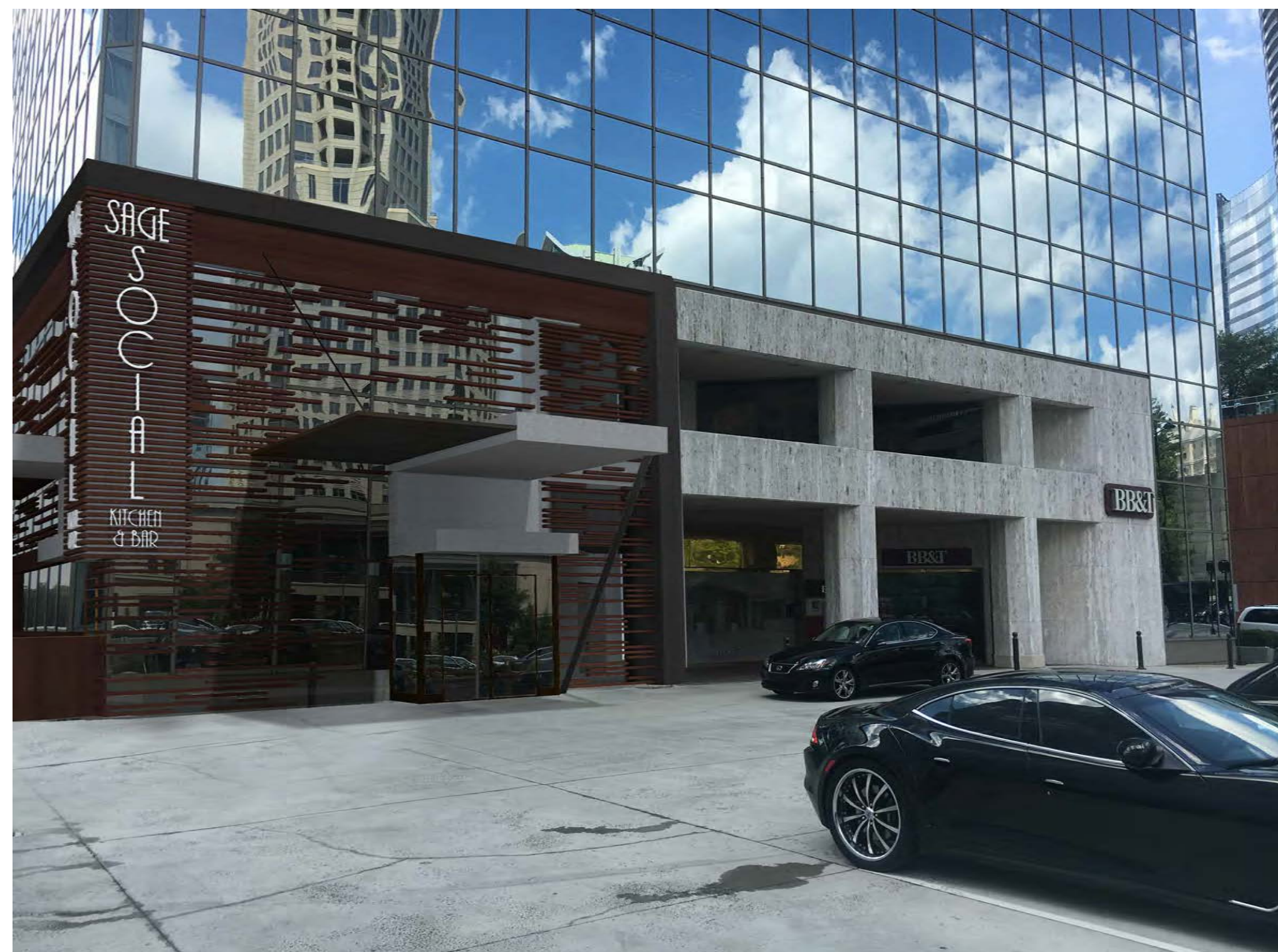
EXISTING FACADE PHOTO



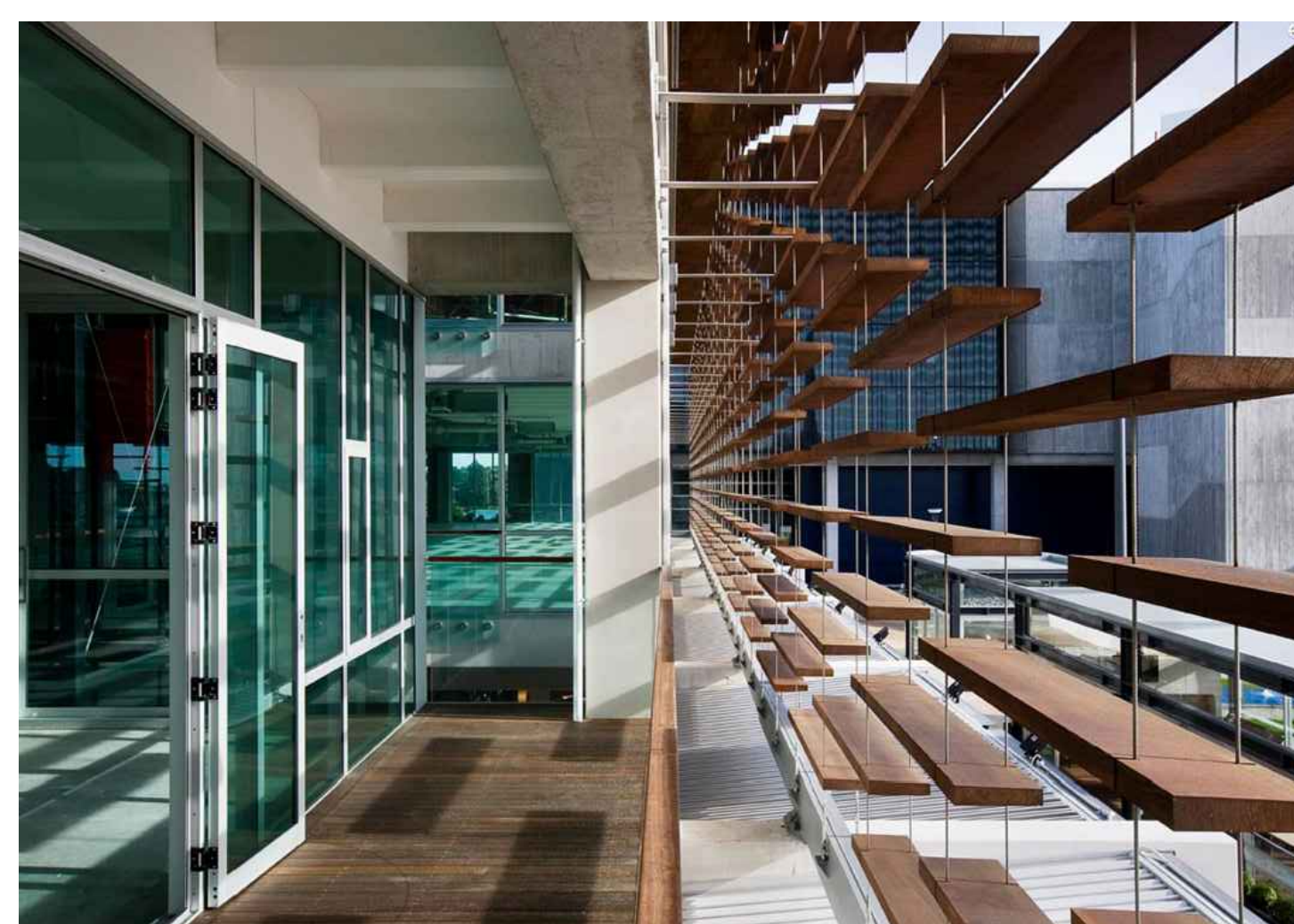
A PROPOSED FACADE PLAN DETAIL
SCALE: 1-1/2" = 1'-0"
0' 1/2' 1' 2'



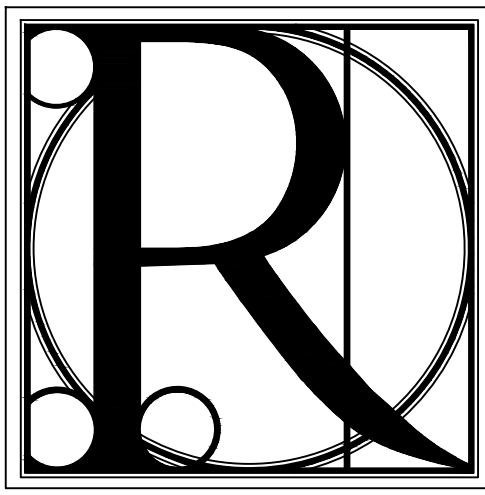
B PROPOSED FACADE SECTION
SCALE: 1/2" = 1'-0"
0' 1' 2' 3' 4' 5'



PROPOSED NORTH ELEVATION



PRECEDENT PHOTO OF WOOD FACADE PRODUCT (RONSTAN ARCH PRODUCTS)



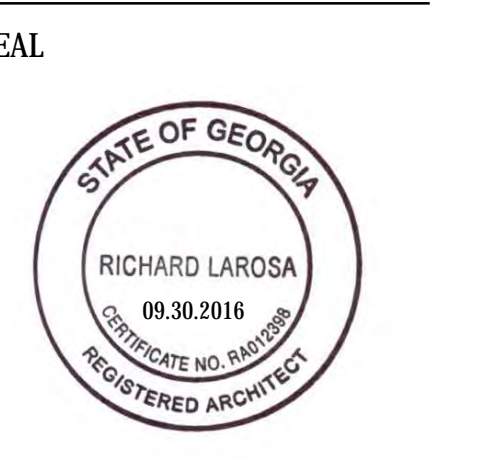
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EXISTING NORTH ELEVATION
PROPOSED NORTH ELEVATION
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