

JUNE 15, 2017

SAP REQUEST FOR:

3500 PEACHTREE RD., NE

SUITE #2093

ATLANTA GA 30326

PID#:17 0045 LL 050

CURRENT ZONING: **(SPI-12 SA1-BUCKHEAD/LENOX STATIONS)**

CITY OF ATANTA
OFFICE OF ZONING AND DEVELOPMENT
55 TRINITY AVE SE STE 3350
ATLANTA GA 30303

Summary of the Proposed Development:

The owner, ***THE CHEESECAKE FACTORY INCORPORATED***, desires to convert a soon-to-be-former retail space to a restaurant called GRAND LUX CAFE. The restaurant is located in Suite 2093, on the second level between the Boss store and the Metal Mall entrance. The work occurs within the existing building footprint which also has an existing outdoor patio or patio floor space. GLC interior is approximately 10,250 sq. ft. The patio is approximately 1,055 sq. ft. The work entails major interior renovations for the conversion, including a small 355 sqft lobby on the ground level and moderate exterior improvements. The property owner has an interior permit for improvements to the interior shell that will be finalized by them by the time of our building permit application.

Find below the details for exterior scope of work:

- **PATIO: 1,055 sqft (outdoor dining)**
 - The patio opening at the second level will be modified and will include new lighting, new seating and a roll-up shade/rain screen.
 - The existing railing will be modified. There will a curb and a higher glass railing for security.
 - The patio is under roof but open to the outdoors.
- **FAÇADE MATERIALS:**
 - The existing EIFS system will be removed and replaced with new 3-coat stucco with a special finish.
- **WINDOWS AND DOORS:**
 - The new entry element will include new doors.
 - Adding an entry element on the first floor that will project out from the facade.
- **ROOF:**

- The only activity for our work is to modify the roof membrane as needed to install new roof top units.
- **NEW SIGNAGE**
 - Will make separate application for signage.

The parking is not adversely impacted. The Restaurant will require 1 space per 100 square feet. Grand Lux Cafe would require 96 spaces interior and the patio area is not greater than 25% of the total gross floor area. The Mall has adequate parking provisions with over 4,000 parking spaces. A parking plan has not been provided.

We do not seek any other variations at this time (unless so deemed by the City as required. If so, we will amend the application).

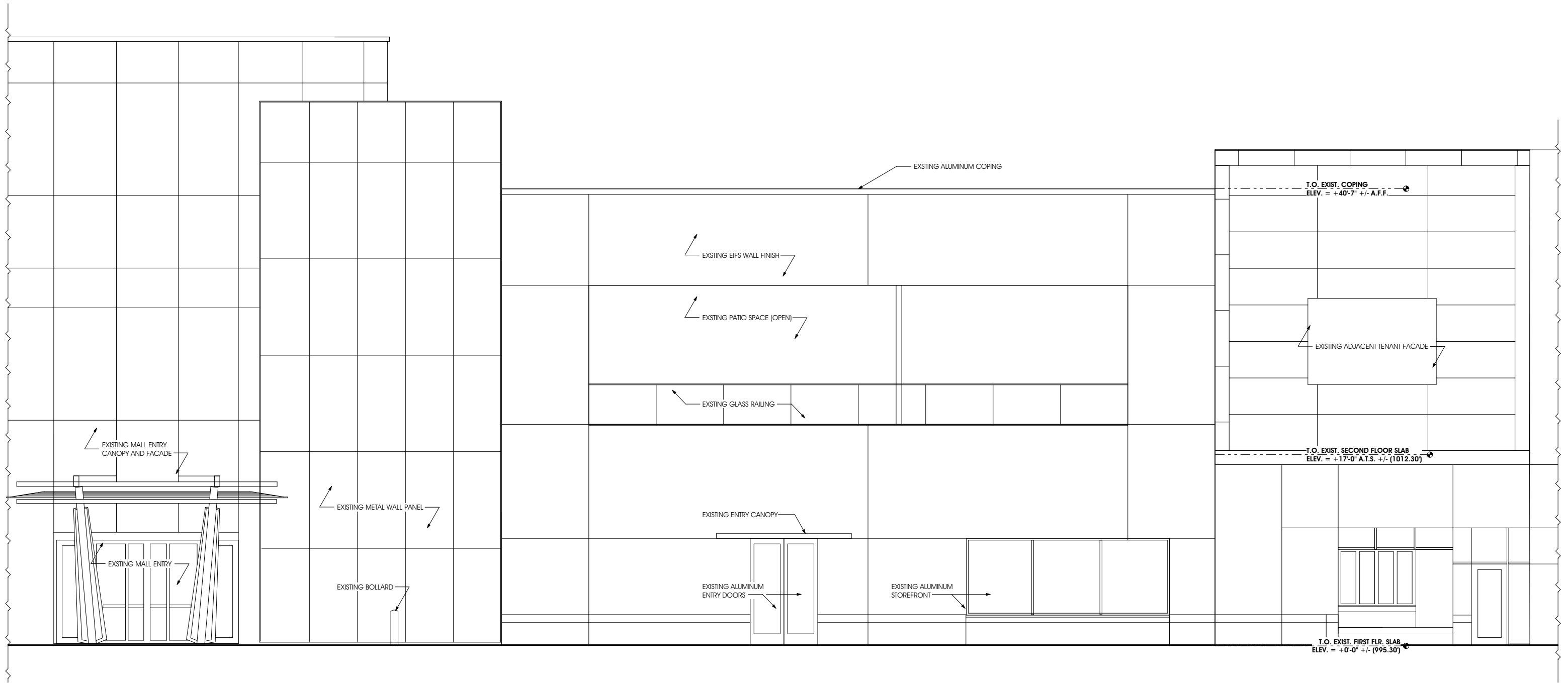
April Ingraham

Consultant, Agent for Tenant/Owner -Operator

The Permit Specialist, LLC

404-421-1520

Consultant@ThePermitSpecialist.com



PHIPPS PLAZA: PARTIAL EXISTING FRONT ELEVATION
 AT PROPOSED GRAND LUX CAFE FIT-OUT

SCALE: N.T.S.

carter's

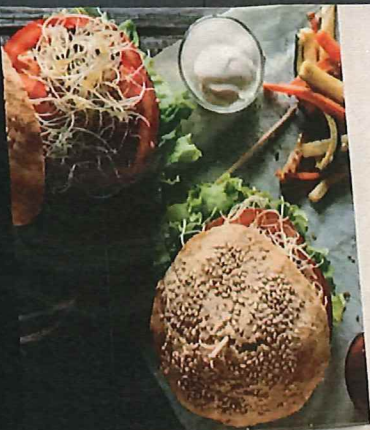

**PHIPPS
PLAZA**
A SIMON CENTER

THE PUBLIC
KITCHEN & BAR
COMING SOON



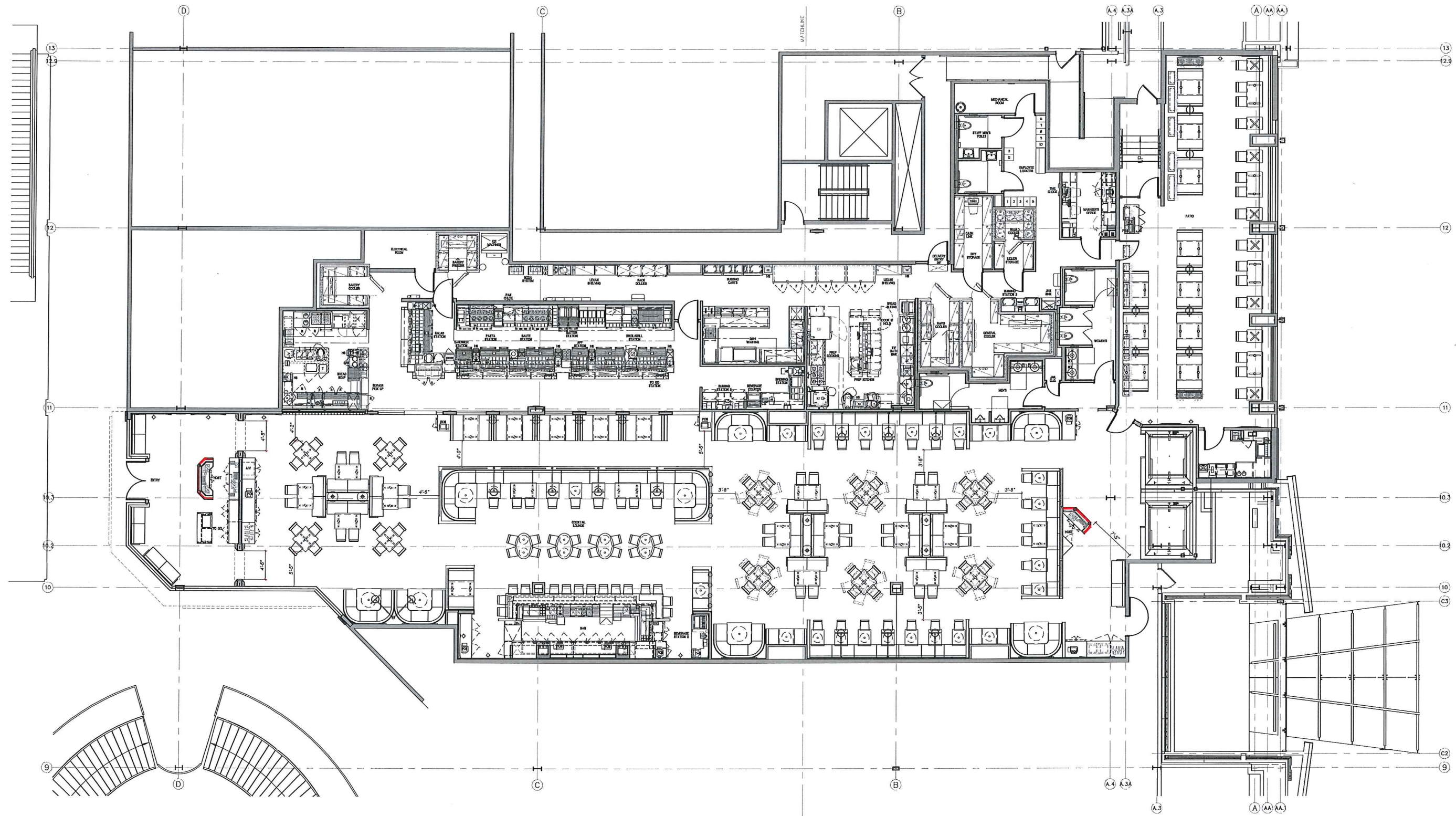


**THE PUBLIC
KITCHEN & BAR
COMING SOON**



PHIPPS PLAZA
A SIMON CENTER

BO
HUGO



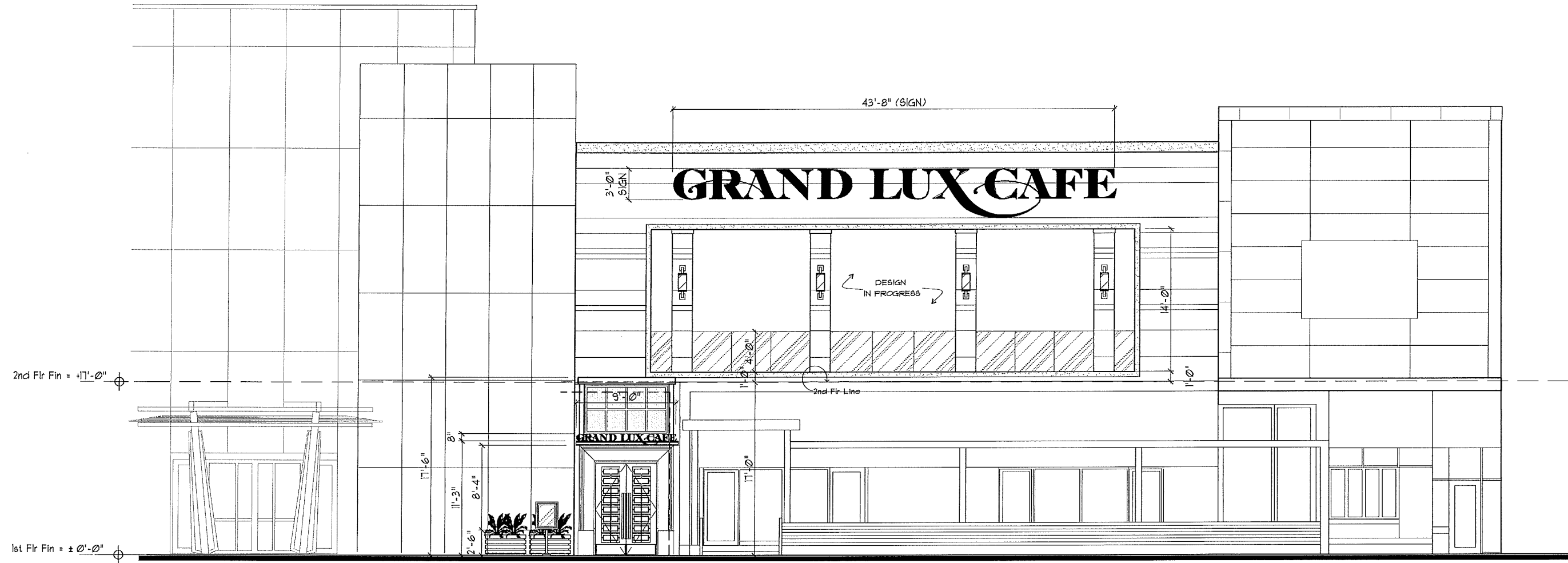
GRAND LUX CAFE

PHIPPS PLAZA, - ATLANTA
 DATE: MAY 31, 2014

FLOOR PLAN

FOR DISTRIBUTION
 SCALE: N.T.S.

THESE DRAWINGS PREPARED BY THE CHEESECAKE FACTORY, INC. FOR THIS PROJECT ARE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, THE CHEESECAKE FACTORY, INC. SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THESE DRAWINGS SHALL NOT BE USED BY OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING BY THE CHEESECAKE FACTORY, INC.



EXTERIOR ELEVATION

GRAND LUX CAFE

PHIPPS PLAZA, - ATLANTA
 DATE: MAY 31, 2014

FOR DISTRIBUTION
 SCALE: N.T.S.

THESE DRAWINGS PREPARED BY THE CHEESECAKE FACTORY, INC. FOR THIS PROJECT ARE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, THE CHEESECAKE FACTORY, INC. SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THESE DRAWINGS SHALL NOT BE USED BY OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING BY THE CHEESECAKE FACTORY, INC.