



Applicants must appear in person to file an application. Applications by mail or courier will not be accepted.

APPLICATION FOR A SPECIAL ADMINISTRATIVE PERMIT (SAP)

For SPI, Beltline, LW, MR, MRC & NC Zoning Districts
City of Atlanta, Office of Planning (404-330-6145)

File No.: SAP-17-092

APPLICANT (name) Teresa Curry / Tiara Curry
COMPANY AXIS Infrastructure, LLC
ADDRESS 1111 Cambridge Sq., Ste. C, Alpharetta 30009
PHONE NO. 678-395-4920 EMAIL teresacurry@axiscompanies.com

PROPERTY LANDOWNER McDonald's Corp.
ADDRESS 1 Glenlake Parkway, Suite 500, Atlanta 30328
PHONE NO. 404-545-8474 EMAIL gary.zonitch@us.mcd.com

ADDRESS OF PROPERTY 2924 Peachtree Rd., NE, Atlanta 30305
Land District 17 Land Lot 100 Council District 7 NPU B

Office of Planning
JUL 12 2017
55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

Is property within the BeltLine Overlay District? Yes No Zoning Classification SPI-9, SAI Buckhead Village (NPU-B)

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.
- **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 and/or 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):**
 - **Photographs (buildings/site):** Show existing conditions for alterations to exterior building facades and/or site modifications.
 - **Shared Off-site Parking:** Requests for approval of off-site parking submit materials on Shared Off-site Parking checklist.
 - **Beltline, NC-2, NC-8, 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. Submit one application and three sets of drawings, staff will make copies of the stamped received application for you.
 - Mail a copy of the submitted SAP application & drawings stamped received by the Office of Planning to the NPU.
 - Submit a copy of U.S. Postal Service Certificate of Mailing and notarized Affidavit of NPU Notification as soon as possible to complete the application submission and begin the plan review period.
 - **Development Review Committee (DRC):** Projects within SPIs 1, 9, 12, 15, 16, 17 districts may require review by DRC.
 - **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.
 - **Initial submission:** DRI Form 1 with the SAP application. Planning staff will then submit information to GRTA and ARC.
 - **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 6-30-17 Signature of Applicant [Signature]

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
REVISED APPLICATION 2/24/15

Staff Reviewer - Print Name _____

SAP-17-092

JUL 12 2017



SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION

City of Atlanta Office of Planning

Notice to Applicants

File #

The applicant hereby acknowledges notification that in the process of design review in connection with the issuance of a Special Administrative Permit (SAP), the City of Atlanta Office of Planning (OOP) will only review such documents as are deemed necessary for the approval of a project concept in compliance with the district regulations set forth in the City of Atlanta Zoning Code. Such documents may include, without limitation, the elevations of the structures proposed and site plans specifying the arrangement of such structures and other features of the project, but generally will not include a full set of construction drawings. This level of review is for the purpose of determining compliance with those sections of the Zoning Code applying to the district where the project is located or to be located and to allow the applicant the flexibility to receive approval for a project concept without the requirement that a full set of construction drawings, that would otherwise be necessary to obtain a building permit, be prepared, presented and reviewed.

It is the applicant's duty to ensure that all drawings or plans, that may be required for further permitting of the actual construction of the project, will result in a finished project that complies with the elevations, site plan and other plans on which the SAP was granted.

The applicant is further notified that neither the Office of Buildings nor any of the other City of Atlanta agencies that review any other part of the overall project plans for compliance to building codes, zoning codes, the tree preservation, the riparian buffers ordinance, land disturbance regulations, drainage and sewer capacity or any other regulations in effect at the time of plan review have the authority to approve any changes to the exterior appearance of structures or site plans in a SAP.

It is the responsibility of the applicant to ensure that any changes required, requested, or allowed by any other City agency or any other agency reviewing the plans during any part of the building permit process will not alter the exterior appearance of any structure or cause the relocation, rearrangement and/or reorientation of any feature of the site plan. Therefore, it is important for the applicant to be aware that even changes which may be in compliance with other codes, including without limitation, an increase to the height of the structure, whether resulting from changes to the foundation plan or the grading plan of the site, alterations to the interior layout of the structure that affect the location or size of exterior doors or windows, or changes to the method of construction for any floor of a structure or the roof of any structure, may affect the exterior appearance in a manner which could cause the finished structure to be out of compliance with the elevations approved by the OOP.

The applicant is further put on notice that the location of any feature specified on the site plan is not to be changed from that location which is specified on the site plan approved by the OOP. This includes, without limitation, any such changes that might affect the setbacks of any structure, the orientation of structures or features on the lot, including, without limitation, accessory buildings, the location and size of driveways, walkways, fences, parking pads, parking spaces, loading zones and service areas. It shall be the responsibility of the applicant to ensure that any changes required by any agency reviewing plans for the project remain consistent with the site plan and elevations approved by the OOP. It shall be the responsibility of the applicant, not the OOP, to monitor any plan changes during the permitting of the project to be sure that such changes do not affect the elevations and site plan approved by the OOP at the time of issuance of the SAP.

It is also the responsibility of the applicant to ensure that any changes made on site during the construction of the project, regardless of whether such changes are approved by a City building inspector, or representative of another City agency as being in compliance with the building codes or other applicable codes, do not result in a change to the exterior appearance of a structure or in a change to the site plan. The City of Atlanta Zoning Ordinance provides a process under which changes to the elevations and site plan in a SAP may be approved, however such approval is not guaranteed and the applicant is hereby notified that such changes are based on the application of the district regulations and not on the fact that a hardship, financial or otherwise may result if such permission is not given. The duty to adequately monitor the construction of the project to ensure compliance to the approved SAP and or any other City permit shall at all times be on the applicant, who assumes all risk of loss, financial or otherwise, from enforcement actions that result from the failure to comply with the SAP or any other City permit.

The applicant acknowledges that relief from any stop work order or other enforcement action, whether resulting from action taken by the OOP staff, the Office of Buildings staff or by the staff of any other City agency, must be appealed within the time and in the manner provided by the City Code. The applicant further acknowledges that the decision to apply to the OOP for permission to alter the approved plans is not an appeal of a stop work order or other enforcement action. The applicant acknowledges that it is solely within their own discretion to choose a process to resolve any dispute arising from the interpretation of any ordinance, the issuance of a stop work order or any other enforcement action and that the resolution of any such matter shall be made in compliance with the City Code and other applicable laws. The applicant further acknowledges that no written or oral representation of any City officer, employee, agent or elected official can waive or modify the City Code.

Teresa Curry

Applicant Printed Name

Teresa Curry

Applicant Signature

6-30-17

Date



The following checklist is designed to assist those in preparing required materials for SPI, Beltline Overlay, NC, LW, MRC, and MR districts. **Items omitted will delay applicant's review process.** The following items are required as part of a complete application for a Special Administrative Permit. **NPU Notification and DRC review, as applicable, are required as a part of a completed SAP application.** Please note: * **FINAL APPROVED SAP PLANS ARE REQUIRED WITH THE PERMIT APPLICATION SUBMITTAL TO THE OFFICE OF BUILDINGS.**

- ✓ 1. **SAP Application Form and Property Landowner Authorization Form:** completed with notarized signatures.
- ✓ 2. **Notice to Applicant Form:** with signature and date.
- ___ 3. **Project Summary:** Provide cover letter clearly describing all new construction, alterations, repairs or other changes to the exterior appearance of existing structures or site. **Any administrative variations ARE REQUIRED to be accompanied by a written justification for each variation requested.**
- ✓ 4. **Property Survey:** Two (2) copies of survey (for new single-family and duplex construction, show existing footprints of principal structures on adjoining lots fronting the same street).
- ___ 5. **Site Plan** (drawn to scale, released and sealed for construction) of proposed improvements showing items listed below*. **Initial Submission:** two copies (three if DRI approval required) for staff review. **Final Submission** (after staff review): 11 copies.
 - a) Date, north arrow, and graphic scale.
 - b) Adjacent streets, with street names, property lines and dimensions, and easements.
 - c) **Existing conditions to remain: identify all overhead utility poles, transformers, above ground stormwater detention areas and inlets.**
 - d) **Proposed new installations: Identify the number, type and location of new street lights, transformers, AC units and other similar mechanical/accessory equipment at or above grade. Identify such items in the public right-of-way which final approval by Department of Public Works or GDOT is required.**
 - e) Specify location and widths for all Sidewalks (street furniture and clear zones) and Supplemental Zones.
 - f) Ground floor layout plan with building and tenant entrances also shown
 - g) Street-front ground floor façade fenestration – vertical/horizontal window dimensions and % of façade length
 - h) Outdoor dining – seating plan, dimensions, and % of business establishment floor area
 - i) Height of structures (including fences/walls)
 - j) Parking, driveway and curb cut layout and dimensions (auto, truck loading, & bicycle/moped)
 - k) Location of parking deck light fixtures. Also indicate amount of foot-candles, and type of light fixture
 - l) **Landscape plan:** Planting locations including street trees (with tree species and calipers indicated), parking lot and other on-site landscaped areas (with the dimensions and percentage of lot calculated).
 - m) **Site Plan Specifications Table*** (show specifications in table form on site plan):
 - Zoning Classification, Net Lot Area & Gross Land Area, Floor Area Ratio (FAR), square footage of structures & individual uses
 - Number of minimum and maximum required parking spaces (auto & bicycle/moped), & loading spaces**
 - **For commercial** uses:**
 - Maximum building coverage
 - Public space area (PSR)
 - **For residential** uses:**
 - Number of total dwelling units and bedroom count per unit.
 - Total open space (TOSR) as applicable
 - Total useable space (UOSR) – amount specified for balconies, rooftop terraces, plazas/parks, etc.
- * As applicable per scope of work on project
- ** Show required and proposed (where applicable measure in square footage)
- ___ 6. **Rooftop plan** when counted towards open space requirements.
- ___ 7. **Elevation drawings of all building facades** (5 copies)
- ___ 8. **Section drawing(s)** as needed showing required sidewalks, supplemental zones (with retaining walls), and building façade & finished floor-level dimensioned within 5 feet above the adjacent sidewalk-level.
- ___ 9. **DRI conditions of approval, rezoning legislation, variance or special exception letters** printed on site plan.
- N/A 10. **Beltline Overly District, NC-2, NC-6, NC-10, NC-11, and NC-12 properties:**
 - Notarized Affidavit of NPU Notification, and Copy of U.S. Postal Service Certificate of Mailing.
- ___ 11. **Zoning Conditions/Approvals:** provide copies of applicable Rezoning legislation, Special Use Permit, Variance or Special Exception letters from Board of Zoning Adjustment.
- ___ 12. **Other information** necessary for the SAP as requested by staff.
- ___ 13. **Watershed Management (DWM) Requirements (Section 74-504(a)):** consultation meeting with DWM is **REQUIRED** for any site disturbance activities to determine applicable stormwater improvements. Call 404-330-6249 or visit www.atlantawatershed.org/greeninfrastructure.

Scope of Work Summary
McDonald's Remodel – 2929 Peachtree Road NE

Office of Planning
SAP-17-092
JUL 12 2017

55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

A proposed remodel of the existing McDonald's Restaurant located in Buckhead at 2929 Peachtree Road NE is being submitted to the City of Atlanta for review. The scope of work for the project includes building rebranding and remodeling to include the building exterior, interior dining room, kitchen and restrooms. Site work will also be done to improve areas of the parking lot and also add a side-by-side drive thru with a total of two order points. The first drive-thru window will be pushed back but not major changes will occur to the building footprint. In addition, if not current the building will be brought to full ADA compliance.

Office of Planning
SAD-17-092
JUL 12 2017



City of Atlanta Office of Planning
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Notarized authorization by Property Landowner

55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

File # _____

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

TYPE OF APPLICATION: **Special Administrative Permit**

I, Gary Zonitch, on behalf of McDonalds Corp. SWEAR THAT I AM THE **LANDOWNER**
owner(s) name

OF THE PROPERTY LOCATED AT: 2924 Peachtree Road, NE
Atlanta, Georgia 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):

Tiara Crawley

AXIS INFRASTRUCTURE, LLC

ADDRESS: 1111 CAMBRIDGE SQ., STE C, ALPHARETTA, GA 30009

TELEPHONE: 678-395-4920

EMAIL: _____

X *Gary Zonitch*
Signature of Property Landowner

Gary Zonitch, on behalf of McDonalds Corp.
Print Name of Property Landowner

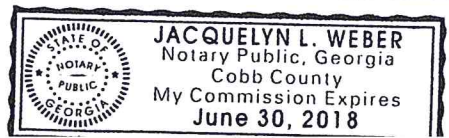
Personally Appeared
Before Me

GARY ZONITCH

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

Jacquelyn L. Weber
Signature of Notary Public

6-12-2017
Date



SAP-17-092
JUL 12 2017



SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Development Controls Specifications

File # _____

55 Trinity Ave. S.W.
Ste. 3350

These forms are intended to assist applicants in preparing the required submission materials for a Special Administrative Permit approval. In addition to these forms to be completed by the applicant, all applicable specifications should be shown on the site plan in chart form. Items omitted will delay the plan review process. Refer to City of Atlanta Zoning Code (Chapters 8, 19, and 28) for clarification.

Definitions and Methods of Calculation

- **Net Lot Area (NLA)** = length of property line X width of property line
- **GLA for corner lots** = (NLA) + [(street "A" right-of-way width +2) X (street "A" length of property line)] + [(street "B" right-of-way width +2) X (street "B" length of property line) + [(street "A" right-of-way width +2) X (street "B" right-of-way width +2)]
- **GLA (with only one front yard adjacent to street)** = (NLA) + [(street right-of-way width +2) X (length of front property line)]
- GLA may include half of the right-of-way (including streets, parks, lakes and cemeteries) up to 50 feet in width.
- GLA shall not be used for calculating FAR for properties within single-family or two-family-zoned subareas of SPI districts.
- **Building Lot Coverage provided** = (net lot area minus area of building footprint) + (net lot area)

Lot Size (in square footage)

Gross Land Area (GLA)	59,380
Net Lot Area (NLA)	45,275 SF

Floor Area Ratio (FAR) – as applicable. Check which used for residential: GLA, or NLA

	Residential FAR Ratio	Residential Square Footage	Non-Residential FAR Ratio	Non-Residential Square Footage
Base Allowed				
Base Provided				EXISTING TO REMAIN
Bonus Allowed				
Bonus Provided				

Bonus FAR Program (check bonus utilized if applicable)

Transit Station <input type="checkbox"/>	Ground Floor Retail <input type="checkbox"/>	Open Space and New Streets <input type="checkbox"/>	Community Center Facilities <input type="checkbox"/>	Workforce Housing <input type="checkbox"/>
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Residential Units

Number of Units Provided (without bonus)	Total Provided: N/A
Number of Bonus Units Provided (without workforce housing)	
Number of Bonus Workforce Housing Units Provided (20% required)	
Total Number of Units per Acre	

Building Coverage or Lot Coverage (check applicable as required per zoning district)

	Percentage (%)	Square Footage
Max. Permitted	EXISTING TO REMAIN	
Provided		

Fenestration (% of each street-fronting facade calculated separately, per district regulations)

	Residential Façade Percentage (%)		Non-residential Façade Percentage (%)	
	on Local Street	on Arterial/Collector	on Local Street	on Arterial/Collector
Min. Required			N/A	65% (TYPE 1-3)
Provided (specify for each street)			N/A	33'-8" / 52'-0" 65%

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City of Atlanta Office of Planning
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
 Development Controls Specifications

File # _____

Non-Residential Public Space Requirements (refer to Chapter 28 for clarification)

PSR: Public Space Requirements for Non-residential & Mixed-use Developments
 (These are areas not counted towards UOSR)

Public Space provided = (square footage area of exterior space) + (square footage area of interior space)

	Percentage (%)	Total Square Footage
Minimum Required	NA	
Provided	NA	

Square Footage Breakdown of PSR amounts provided by the following:

EXTERIOR (accessible to general public such as landscaped areas, plazas, terraces, patios, observation decks, fountains, sidewalks, common areas, open recreational spaces, etc.)	NA
INTERIOR (ground-level area accessible to the general public during normal business hours such as malls, galleries, atria, lobbies, concourses, plaza, walkways, fountains, landscape areas for public recreation, pedestrian seating, or eating and similar public amenities)	NA

Parking and Loading Requirements (refer to district regulations and Chapter 28 for clarification)

Residential Unit Breakout

Number of Studios	Number of 1 BR	Number of 2 BR	Number of 3 BR	Number of 4 BR
NA				

On-site Parking Spaces

	Residential	Non-residential Uses
Minimum Required		
Provided		NA
Maximum Allowed		40

Bicycle Parking Spaces

	Residential	Non-residential Uses
Minimum Required		
Provided		2

On-site Loading Spaces (see applicable zoning district requirements or Section 16-028.015)

	Residential/Hotel	Non-residential Uses (break out by use)
Minimum Required (specify for each use)		0
Provided (specify for each use)		0

SAP-17-092
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City of Atlanta Office of Planning

**DEVELOPMENT / DESIGN REVIEW COMMITTEES (DRC)
In BeltLine Overlay and Special Public Interest (SPI) Districts**

Development / Design Review Committees (DRC) have been established as an advisory group for the purpose of providing to the Director of the Office of Planning formal comments on Special Administrative Permit (SAP) applications within the BeltLine Overlay and particular SPI zoning districts. Applicants are required to make a presentation of their project to the applicable DRC committee. DRC review is required as part of a completed SAP application.

Each DRC shall consist of committee members representing the corresponding district stakeholders including: property owner(s), business owner(s) or resident(s), and applicable neighborhood organization(s), among others.

The DRC convenes monthly (or as needed) to comment on SAP applications within a particular district. Each DRC shall provide recommendations to the Office of Planning Staff and the applicant within 7 business days, unless the applicant is requested to return to the applicable DRC and/or present to respective neighborhood organization(s), or NPU.

DRC Committees (established by City Council Resolution)

- SPI-1 Downtown (2007)
- SPI-9 Buckhead Village (2010)
- SPI-12 Buckhead/Lenox Stations (2012)
- SPI-15 Lindbergh (2001)
- SPI-16 Midtown (2001)
- SPI-17 Piedmont Avenue (2001)
- BeltLine Overlay (2015)

Meeting Dates and Locations

Downtown SPI-1

Meetings held the 4th Thursday morning monthly
Central Atlanta Progress, 84 Walton Street NW, Suite 500
Contact Audrey Leous: ALeous@atlantadowntown.com
(404) 658-5911

Midtown SPI-16 & Piedmont Avenue SPI-17

Meetings held the 2nd Tuesday evening monthly
Midtown Alliance, 999 Peachtree Street NE, Suite 730
Contact Ginny Kennedy: Ginny@midtownalliance.org
(404) 892-4782

Buckhead Village SPI-9 & Buckhead/Lenox SPI-12

Meeting held 1st Wednesday afternoon monthly
BATMA, 3340 Peachtree Road NE
Tower Place Bld. 100, Suite 1515
Contact Denise Starling: Denise@batma.org
(404) 842-2680

BeltLine Overlay

Meeting held the 3rd Wednesday evening monthly
Atlanta BeltLine Inc.
100 Peachtree Street NW, Suite 2300
Contact Lynnette Reid: LReid@atlbeltline.org
(404) 477-3551

Lindbergh SPI-15: Meetings coordinated by City of Atlanta Planning Staff: (404) 330-6145.

Application Submittal and Review Process

- 1) Pre-application meeting with Office of Planning staff.
- 2) Notify the applicable DRC contact (as listed above) to arrange placement on the next scheduled DRC meeting agenda.

DRC Submittal Requirements

- 1) Written summary of proposed scope of work (include applicable project information such as total square footage, # and breakout of residential units, and square footage of each commercial use, building height, parking and loading provided, etc.).
- 2) Identification of all administrative variations requested and written justification for each requested.
- 3) PDF Digital drawings (to-scale) of site plans and building elevations as applicable to the scope of work.
- 4) Photographs of the existing property.
- 5) Contact DRC representative to e-mail project information (prior to meeting) and confirm DRC meeting date and time.
- 6) At the DRC meeting:
 - a. Provide hardcopies of cover letter and drawings (in 11"x17" size) for distribution to each committee member.
 - b. Provide drawings on boards for project presentation to committee members or digital powerpoint presentation (coordinate with DRC representative on the latter).

Committee Review Responsibilities

- 1) Make recommendations on project concerning zoning requirements and administrative variations requested.
- 2) Make other design recommendations for consideration concerning an application. Note: these other recommendations are not code requirements.



JUL 12 2017

STORMWATER CONCEPT PLAN AND CONSULTATION MEETING RECORD

DEPARTMENT OF WATERSHED MANAGEMENT

CITY OF ATLANTA

55 Trinity Ave. S.W.
Atlanta, GA

Contact the Site Development Office, 404-330-6249, to schedule a meeting time.

Site Name McDonalds Project Representative Luke Wemette
Address 2929 Peachtree Rd. Watershed Representative Cloreen Wesson
Date of Meeting Request 10/3/16 Date of Meeting 10/3/16

For applicable developments (see below), a stormwater concept plan and consultation meeting is required early in the design process. The project's engineer and Site Development staff shall discuss the post-development stormwater management measures necessary for the proposed project and to assess constraints, opportunities and ideas for better site design, green infrastructure and runoff reduction techniques early in the design process. This consultation meeting shall be held **prior to** submittal of an application for a building permit (BB) or land disturbance permit (LD).

Per the City of Atlanta's Post Development Stormwater Management Ordinance, the project's engineer must present a Stormwater Concept Plan to Site Development Staff for the following activities:

- New commercial development (Greenfield) that involves the creation of **any** impervious cover;
- Commercial redevelopment that includes the creation, addition, or replacement of 500 square feet of impervious cover or more;
- Commercial development or redevelopment that disturbs one acre of land or more; and,

For more information regarding the applicability and exemptions of the City's Post Development Stormwater Management ordinance, see Chapter 74-Environment, Article X. Section 74-504 of the city code.

The Stormwater Concept Plan should include the following:

- Project description;
- A preliminary survey showing the following:
 - Property lines, existing conditions, general topography, general soil conditions, easements, and adjacent rights-of-way;
 - Location of all state waters, wetlands, applicable buffers, and floodplains;
 - Any critical areas of the site which may affect the control of stormwater during and post-construction (steep slopes, eroded areas, buffers, invasive species, existing stormwater infrastructure, undersized culverts, floodplains, wetlands, etc.);
- A conceptual grading plan;
- Location and limit of proposed structures, land disturbing activities, demolition, and impervious surfaces;
- Infiltration rates shall be determined by soil surveys, on-site soil analysis, double-ring infiltrometer or percolation test. If a site has been previously developed or graded or contains urban soil types, a double-ring infiltrometer or percolation test is required. The test locations must be in the region where infiltration practices are proposed at the appropriate depth; and,
- Preliminary selection and location of proposed structural stormwater controls; location of existing and proposed conveyance systems such as grass channels, swales, and storm drains; flow paths; relationship of site to upstream and downstream properties and drainages; and preliminary location of proposed stream channel modifications, such as bridge or culvert crossings.



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Prior to the issuance of a permit, a stormwater management plan must adequately address the following ^{55 Trinity Ave, S.W. Atlanta, GA 30308} principles as required in the City's Post Development Stormwater ordinance, the Georgia Stormwater Management Manual (Blue Book), and the Coastal Stormwater Supplement (CSS):

Runoff Reduction (RR) and Green Infrastructure (GI): Discuss RR formula, infiltration techniques, better site design and limiting impervious surface, offsite drainage, rainwater harvesting, and GI incentives: 1) credit system in accordance with the CSS, 2) 1.0" runoff reduction vs. 1.0" water quality, 3) hardscape exemption, 4) for small commercial redevelopment sites involving less than 5,000 square feet of impervious surface (new or replaced), Stream Channel Protection, Overbank Flood, and Extreme Flood Protection will be waived if RR requirements are met, 5) rainwater harvesting techniques and potential water/sewer bill savings;

Water Quality: Discuss exemption if 1.0" RR is provided, multiplier, credit system, high risk operations, hot spots, and proprietary devices. If the 1.0" runoff volume cannot be reduced on site (RR requirement), engineer must provide a written analysis as to why and appropriate documentation to support the claim during BB or LD plan review process. If proprietary measures are proposed, provide all necessary documentation (See Chapter 3.3.10.2 of the Blue Book for guidelines for using proprietary systems). Staff will determine the appropriateness of said proprietary device based on site conditions;

Stream Channel Protection: Discuss preservation of buffers, 24-hr extended release of 1-year, 24-hr rainfall event, velocity dissipation, and waivers (< 2.0 cfs **OR** discharging into larger systems where streambank and channel stabilization will not be affected);

Overbank Flood Protection: Discuss new vs. redevelopment rate reduction requirements, what is considered pre-development impervious cover, and the formula for calculating rate reduction on redevelopment sites up to 25-yr storm:

PIC = Pre-development Impervious Cover

PDRR = Peak Discharge Rate Reduction;

Extreme Flood Protection: Discuss new requirement (peak discharge rate reduction does not apply to 100-yr storm event), no increase allowed from pre- to post-development peak discharge rate for 100-year storm event, etc.;

Downstream Analysis: Discuss size of basin to be studied, any known downstream flooding or drainage issues, etc.;

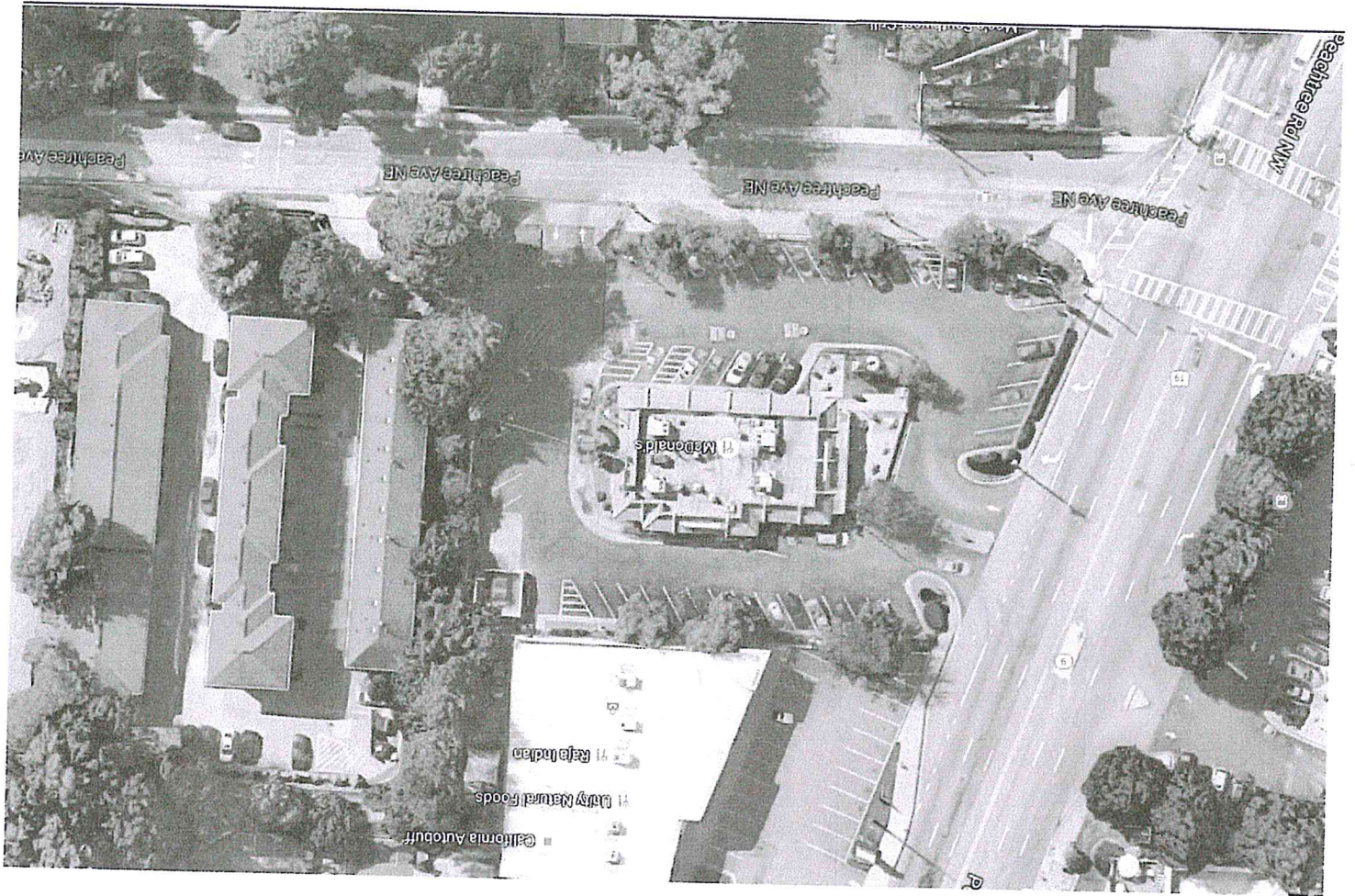
Operations and Maintenance Plan / Inspections and Maintenance Agreement: Discuss maintenance requirements.

NOTE: Signature on this document does **NOT** constitute design approval, nor is it intended as a comprehensive list of all issues. Signature authorizes applicant to proceed with application for a land development/building permit. Issues identified must be addressed prior to plan approval by Site Development.

FOR ADMINISTRATIVE USE ONLY

Issues Discussed	Potential Opportunities and Comments
<input type="checkbox"/> Stream buffer	- hill parking lot instead of
<input type="checkbox"/> Wetland	rem/ repl
<input type="checkbox"/> Floodplain	
<input type="checkbox"/> Easement	Use land Scaping.
<input type="checkbox"/> Steep slope	- ADA requirements
<input type="checkbox"/> RR limitations	
<input type="checkbox"/> Other	patio permeable paver.

Reviewed by: P. Wesson (Print Name) C. Lorenson Wesson (Signature)



Office of Planning

JUL 12 2017

55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA



Rear of the Building



Office of Planning

JUL 12 2007 Front of building from Peachtree Road



Rear of the Building



Office of Planning

JUL 12 2011 Front of building from Peachtree Road



Patio



Office of Planning

JUL 12 2017 Front of the building and front circulation lane



Patio



Office of Planning

JUL 12 2007 Front of the building and front circulation lane



DT and rear of the building



Office of Planning

JUL 12 2017

Dining Room Side Driveway and Parking



DT and rear of the building



Dining Room Side Driveway and Parking

Office of Planning

JUL 12 2017



Rear Parking and Trash Corral



Office of Planning

Rear and DT side of the building

JUL 12 2017



Rear Parking and Trash Corral



Office of Planning

Rear and DT side of the building

JUL 12 2017

RECEIPT

CITY OF ATLANTA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVE SW, ATLANTA GA 30303
404-330-6070

PAID
CITY OF ATLANTA
JUL 12 2017

Application: SAP-17-092
Application Type: Planning/SAP/SPI/NA
Address: 2924 PEACHTREE RD NE, ATLANTA, GA 00000
Owner Name: MC DONALDS CORP
Owner Address:
Application Name:

EX OFFICIO MUNICIPAL
REVENUE COLLECTOR



Receipt No.	531700					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	1266	\$250.00	07/12/2017	PAMITCHELL		

Owner Info.: MC DONALDS CORP

Work Description: Remodel of the existing McDonald's Restaurant located Buckhead at 2929 Peachtree.

Applicants must appear in person to file an application. Applications by mail or courier will not be accepted.



APPLICATION FOR A SPECIAL ADMINISTRATIVE PERMIT (SAP)

For SPI, Beltline, LW, MR, MRC & NC Zoning Districts

City of Atlanta, Office of Planning (404-330-6145)

File No.: _____

APPLICANT (name) Teresa Curry

COMPANY AXIS Infrastructure, LLC

ADDRESS 1111 Cambridge Sq, Ste. C, Alpharetta 30009

PHONE NO. 678-395-4920 EMAIL teresacurry@axiscompanies.com

PROPERTY LANDOWNER McDonald's Corp.

ADDRESS 1 Glenlake Parkway, Suite 500, Atlanta 30328

PHONE NO. 404-545-8474 EMAIL gary.zonitch@us.mcd.com

ADDRESS OF PROPERTY 2924 Peachtree Rd., NE, Atlanta 30305

Land District 17 Land Lot 100 Council District 7 NPU B

Is property within the BeltLine Overlay District? Yes No Zoning Classification SPI-9, SAI Buckhead Village (NPU-B)

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.
- **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 and/or 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):**
 - **Photographs (buildings/site):** Show existing conditions for alterations to exterior building facades and/or site modifications.
 - **Shared Off-site Parking:** Requests for approval of off-site parking submit materials on Shared Off-site Parking checklist.
 - ~~**Beltline, NC-2, NC-6, 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. Submit one application and three sets of drawings, staff will make copies of the stamped received application for you.
 - Mail a copy of the submitted SAP application & drawings **stamped received by the Office of Planning** to the NPU.
 - Submit a copy of U.S. Postal Service Certificate of Mailing and notarized Affidavit of NPU Notification as soon as possible to complete the application submission and begin the plan review period.~~
 - **Development Review Committee (DRC):** Projects within SPIs 1, 9, 12, 15, 16, 17 districts may require review by DRC.
 - **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.
 - **Initial submission:** DRI Form 1 with the SAP application. Planning staff will then submit information to GRTA and ARC.
 - **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 6-30-17 Signature of Applicant [Signature]

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 or _____ See attached **Special Administrative Permit Approval Form(s)** for detailed approval information.



City of Atlanta Office of Planning
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Notice to Applicants

File # _____

The applicant hereby acknowledges notification that in the process of design review in connection with the issuance of a **Special Administrative Permit (SAP)**, the City of Atlanta Office of Planning (OOP) will only review such documents as are deemed necessary for the approval of a project concept in compliance with the district regulations set forth in the City of Atlanta Zoning Code. Such documents may include, without limitation, the elevations of the structures proposed and site plans specifying the arrangement of such structures and other features of the project, but generally will not include a full set of construction drawings. This level of review is for the purpose of determining compliance with those sections of the Zoning Code applying to the district where the project is located or to be located and to allow the applicant the flexibility to receive approval for a project concept without the requirement that a full set of construction drawings, that would otherwise be necessary to obtain a building permit, be prepared, presented and reviewed.

It is the applicant's duty to ensure that all drawings or plans, that may be required for further permitting of the actual construction of the project, will result in a finished project that complies with the elevations, site plan and other plans on which the SAP was granted. The applicant is further notified that neither the Office of Buildings nor any of the other City of Atlanta agencies that review any other part of the overall project plans for compliance to building codes, zoning codes, the tree preservation, the riparian buffers ordinance, land disturbance regulations, drainage and sewer capacity or any other regulations in effect at the time of plan review have the authority to approve any changes to the exterior appearance of structures or site plans in a SAP.

It is the responsibility of the applicant to ensure that any changes required, requested, or allowed by any other City agency or any other agency reviewing the plans during any part of the building permit process will not alter the exterior appearance of any structure or cause the relocation, rearrangement and/or reorientation of any feature of the site plan. Therefore, it is important for the applicant to be aware that even changes which may be in compliance with other codes, including without limitation, an increase to the height of the structure, whether resulting from changes to the foundation plan or the grading plan of the site, alterations to the interior layout of the structure that affect the location or size of exterior doors or windows, or changes to the method of construction for any floor of a structure or the roof of any structure, may affect the exterior appearance in a manner which could cause the finished structure to be out of compliance with the elevations approved by the OOP.

The applicant is further put on notice that the location of any feature specified on the site plan is not to be changed from that location which is specified on the site plan approved by the OOP. This includes, without limitation, any such changes that might affect the setbacks of any structure, the orientation of structures or features on the lot, including, without limitation, accessory buildings, the location and size of driveways, walkways, fences, parking pads, parking spaces, loading zones and service areas. It shall be the responsibility of the applicant to ensure that any changes required by any agency reviewing plans for the project remain consistent with the site plan and elevations approved by the OOP. It shall be the responsibility of the applicant, not the OOP, to monitor any plan changes during the permitting of the project to be sure that such changes do not affect the elevations and site plan approved by the OOP at the time of issuance of the SAP.

It is also the responsibility of the applicant to ensure that any changes made on site during the construction of the project, regardless of whether such changes are approved by a City building inspector, or representative of another City agency as being in compliance with the building codes or other applicable codes, do not result in a change to the exterior appearance of a structure or in a change to the site plan. The City of Atlanta Zoning Ordinance provides a process under which changes to the elevations and site plan in a SAP may be approved, however such approval is not guaranteed and the applicant is hereby notified that such changes are based on the application of the district regulations and not on the fact that a hardship, financial or otherwise may result if such permission is not given. The duty to adequately monitor the construction of the project to ensure compliance to the approved SAP and or any other City permit shall at all times be on the applicant, who assumes all risk of loss, financial or otherwise, from enforcement actions that result from the failure to comply with the SAP or any other City permit.

The applicant acknowledges that relief from any stop work order or other enforcement action, whether resulting from action taken by the OOP staff, the Office of Buildings staff or by the staff of any other City agency, must be appealed within the time and in the manner provided by the City Code. The applicant further acknowledges that the decision to apply to the OOP for permission to alter the approved plans is not an appeal of a stop work order or other enforcement action. The applicant acknowledges that it is solely within their own discretion to choose a process to resolve any dispute arising from the interpretation of any ordinance, the issuance of a stop work order or any other enforcement action and that the resolution of any such matter shall be made in compliance with the City Code and other applicable laws. The applicant further acknowledges that no written or oral representation of any City officer, employee, agent or elected official can waive or modify the City Code.

Teresa Curry
 Applicant Printed Name

T Curry
 Applicant Signature

6-30-17
 Date



City of Atlanta Office of Planning
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Submittal Checklist

The following checklist is designed to assist those in preparing required materials for SPI, Beltline Overlay, NC, LW, MRC, and MR districts. **Items omitted will delay applicant's review process.** The following items are required as part of a complete application for a Special Administrative Permit. **NPU Notification and DRC review, as applicable, are required as a part of a completed SAP application.** Please note: * FINAL APPROVED SAP PLANS ARE REQUIRED WITH THE PERMIT APPLICATION SUBMITTAL TO THE OFFICE OF BUILDINGS.

- ✓ 1. **SAP Application Form and Property Landowner Authorization Form:** completed with notarized signatures.
- ✓ 2. **Notice to Applicant Form:** with signature and date.
- ___ 3. **Project Summary:** Provide cover letter clearly describing all new construction, alterations, repairs or other changes to the exterior appearance of existing structures or site. **Any administrative variations ARE REQUIRED to be accompanied by a written justification for each variation requested.**
- ✓ 4. **Property Survey:** Two (2) copies of survey (for new single-family and duplex construction, show existing footprints of principal structures on adjoining lots fronting the same street).
- ___ 5. **Site Plan** (drawn to scale, released and sealed for construction) of proposed improvements showing items listed below*. **Initial Submission:** two copies (three if DRI approval required) for staff review. **Final Submission (after staff review):** 11 copies.
 - a) Date, north arrow, and graphic scale.
 - b) Adjacent streets, with street names, property lines and dimensions, and easements.
 - c) **Existing conditions to remain:** identify all overhead utility poles, transformers, above ground stormwater detention areas and inlets.
 - d) **Proposed new installations:** Identify the number, type and location of new street lights, transformers, AC units and other similar mechanical/accessory equipment at or above grade. Identify such items in the public right-of-way which final approval by Department of Public Works or GDOT is required.
 - e) Specify location and widths for all Sidewalks (street furniture and clear zones) and Supplemental Zones.
 - f) Ground floor layout plan with building and tenant entrances also shown
 - g) Street-front ground floor façade fenestration – vertical/horizontal window dimensions and % of façade length
 - h) Outdoor dining – seating plan, dimensions, and % of business establishment floor area
 - i) Height of structures (including fences/walls)
 - j) Parking, driveway and curb cut layout and dimensions (auto, truck loading, & bicycle/moped)
 - k) Location of parking deck light fixtures. Also indicate amount of foot-candles, and type of light fixture
 - l) **Landscape plan:** Planting locations including street trees (with tree species and calipers indicated), parking lot and other on-site landscaped areas (with the dimensions and percentage of lot calculated).
 - m) **Site Plan Specifications Table*** (show specifications in table form on site plan):
 - Zoning Classification, Net Lot Area & Gross Land Area, Floor Area Ratio (FAR), square footage of structures & individual uses
 - Number of minimum and maximum required parking spaces (auto & bicycle/moped), & loading spaces**
 - **For commercial** uses:**
 - Maximum building coverage
 - Public space area (PSR)
 - **For residential** uses:**
 - Number of total dwelling units and bedroom count per unit.
 - Total open space (TOSR) as applicable
 - Total useable space (UOSR) – amount specified for balconies, rooftop terraces, plazas/parks, etc.

* As applicable per scope of work on project

** Show required and proposed (where applicable measure in square footage)

- ___ 6. **Rooftop plan** when counted towards open space requirements.
- ___ 7. **Elevation drawings of all building facades** (5 copies)
- ___ 8. **Section drawing(s)** as needed showing required sidewalks, supplemental zones (with retaining walls), and building façade & finished floor-level dimensioned within 5 feet above the adjacent sidewalk-level.
- ___ 9. **DRI conditions of approval, rezoning legislation, variance or special exception letters** printed on site plan.
- N/A 10. **Beltline Overly District, NC-2, NC-6, NC-10, NC-11, and NC-12** properties:
 - Notarized **Affidavit of NPU Notification**, and Copy of **U.S. Postal Service Certificate of Mailing**.
- ___ 11. **Zoning Conditions/Approvals:** provide copies of applicable Rezoning legislation, Special Use Permit, Variance or Special Exception letters from Board of Zoning Adjustment.
- ___ 12. **Other information** necessary for the SAP as requested by staff.
- ___ 13. **Watershed Management (DWM) Requirements (Section 74-504(a)):** consultation meeting with DWM is **REQUIRED** for any site disturbance activities to determine applicable stormwater improvements. Call 404-330-6249 or visit www.atlantawatershed.org/greeninfrastructure.

Scope of Work Summary

McDonald's Remodel – 2929 Peachtree Road NE

A proposed remodel of the existing McDonald's Restaurant located in Buckhead at 2929 Peachtree Road NE is being submitted to the City of Atlanta for review. The scope of work for the project includes building rebranding and remodeling to include the building exterior, interior dining room, kitchen and restrooms. Site work will also be done to improve areas of the parking lot and also add a side-by-side drive thru with a total of two order points. The first drive-thru window will be pushed back but not major changes will occur to the building footprint. In addition, if not current the building will be brought to full ADA compliance.



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, Gary Zonitch, on behalf of McDonalds Corp. SWEAR THAT I AM THE **LANDOWNER**
owner(s) name

OF THE PROPERTY LOCATED AT: 2924 Peachtree Road, NE
Atlanta, Georgia 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):

AXIS INFRASTRUCTURE, LLC
ADDRESS: 1111 CAMBRIDGE SQ., STE C, ALPHARETTA, GA 30009

TELEPHONE: 678-395-4920 EMAIL: _____

X *Gary Zonitch*
Signature of Property Landowner

Gary Zonitch, on behalf of McDonalds Corp.
Print Name of Property Landowner

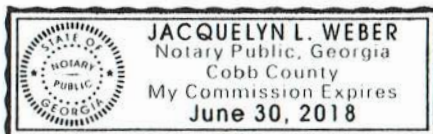
Personally Appeared
Before Me

GARY ZONITCH

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

J. Weber
Signature of Notary Public

6-12-2017
Date





City of Atlanta Office of Planning
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Development Controls Specifications

File # _____

These forms are intended to assist applicants in preparing the required submission materials for a Special Administrative Permit approval. In addition to these forms to be completed by the applicant, all applicable specifications should be shown on the **site plan in chart form**. Items omitted will delay the plan review process. Refer to City of Atlanta Zoning Code (Chapters 8, 19, and 28) for clarification.

Definitions and Methods of Calculation				
<ul style="list-style-type: none"> • <u>Net Lot Area (NLA)</u> = length of property line X width of property line • <u>GLA for corner lots</u> = (NLA) + [(street "A" right-of-way width +2) X (street "A" length of property line)] + [(street "B" right-of-way width +2) X (street "B" length of property line) + [(street "A" right-of-way width +2) X (street "B" right-of-way width +2)] • <u>GLA (with only one front yard adjacent to street)</u> = (NLA) + [(street right-of-way width +2) X (length of front property line)] • GLA may include half of the right-of-way (including streets, parks, lakes and cemeteries) up to 50 feet in width. • GLA shall not be used for calculating FAR for properties within single-family or two-family-zoned subareas of SPI districts. • <u>Building Lot Coverage provided</u> = (net lot area minus area of building footprint) + (net lot area) 				
Lot Size (in square footage)				
Gross Land Area (GLA)	59,380			
Net Lot Area (NLA)	45,275 sf			
Floor Area Ratio (FAR) – as applicable. Check which used for residential: <input type="checkbox"/> GLA, or <input type="checkbox"/> NLA				
	Residential FAR Ratio	Residential Square Footage	Non-Residential FAR Ratio	Non-Residential Square Footage
Base Allowed				EXISTING TO REMAIN
Base Provided				
Bonus Allowed				
Bonus Provided				
Bonus FAR Program (check bonus utilized if applicable)				
Transit Station <input type="checkbox"/>	Ground Floor Retail <input type="checkbox"/>	Open Space and New Streets <input type="checkbox"/>	Community Center Facilities <input type="checkbox"/>	Workforce Housing <input type="checkbox"/>
Residential Units			Total Provided:	
Number of Units Provided (without bonus)			N/A	
Number of Bonus Units Provided (without workforce housing)				
Number of Bonus Workforce Housing Units Provided (20% required)				
Total Number of Units per Acre				
Building Coverage <input checked="" type="checkbox"/> or Lot Coverage <input type="checkbox"/> (check applicable as required per zoning district)				
	Percentage (%)	Square Footage		
Max. Permitted	EXISTING TO REMAIN			
Provided				
Fenestration (% of each street-fronting facade calculated separately, per district regulations)				
	Residential Façade Percentage (%)		Non-residential Façade Percentage (%)	
	on Local Street	on Arterial/Collector	on Local Street	on Arterial/Collector
Min. Required			N/A	65% (TYPE 1-3)
Provided (specify for each street)			N/A	33'-8" / 52'-0" 65%



City of Atlanta Office of Planning
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Development Controls Specifications

File # _____

Non-Residential Public Space Requirements (refer to Chapter 28 for clarification)

PSR: Public Space Requirements for Non-residential & Mixed-use Developments		
<i>(These are areas not counted towards UOSR)</i>		
Public Space provided = (square footage area of exterior space) + (square footage area of interior space)		
	Percentage (%)	Total Square Footage
Minimum Required	NA	
Provided	NA	
Square Footage Breakdown of PSR amounts provided by the following:		
EXTERIOR (accessible to general public such as landscaped areas, plazas, terraces, patios, observation decks, fountains, sidewalks, common areas, open recreational spaces, etc.)		NA
INTERIOR (ground-level area accessible to the general public during normal business hours such as malls, galleries, atria, lobbies, concourses, plaza, walkways, fountains, landscape areas for public recreation, pedestrian seating, or eating and similar public amenities)		NA

Parking and Loading Requirements (refer to district regulations and Chapter 28 for clarification)

Residential Unit Breakout				
Number of Studios	Number of 1 BR	Number of 2 BR	Number of 3 BR	Number of 4 BR
NA				
On-site Parking Spaces	Residential		Non-residential Uses	
Minimum Required			NA	
Provided			40	
Maximum Allowed			15 (EXISTING TO REMAIN)	
Bicycle Parking Spaces	Residential		Non-residential Uses	
Minimum Required			2	
Provided			2	
On-site Loading Spaces (see applicable zoning district requirements or Section 16-028.015)				
	Residential/Hotel		Non-residential Uses (break out by use)	
Minimum Required (specify for each use)			0	
Provided (specify for each use)			0	



City of Atlanta Office of Planning
DEVELOPMENT / DESIGN REVIEW COMMITTEES (DRC)
In BeltLine Overlay and Special Public Interest (SPI) Districts

Development / Design Review Committees (DRC) have been established as an advisory group for the purpose of providing to the Director of the Office of Planning formal comments on Special Administrative Permit (SAP) applications within the BeltLine Overlay and particular SPI zoning districts. Applicants are required to make a presentation of their project to the applicable DRC committee. DRC review is required as part of a completed SAP application.

Each DRC shall consist of committee members representing the corresponding district stakeholders including: property owner(s), business owner(s) or resident(s), and applicable neighborhood organization(s), among others.

The DRC convenes monthly (or as needed) to comment on SAP applications within a particular district. Each DRC shall provide recommendations to the Office of Planning Staff and the applicant within 7 business days, unless the applicant is requested to return to the applicable DRC and/or present to respective neighborhood organization(s), or NPU.

DRC Committees (established by City Council Resolution)

- SPI-1 Downtown (2007)
- SPI-9 Buckhead Village (2010)
- SPI-12 Buckhead/Lenox Stations (2012)
- SPI-15 Lindbergh (2001)
- SPI-16 Midtown (2001)
- SPI-17 Piedmont Avenue (2001)
- BeltLine Overlay (2015)

Meeting Dates and Locations

Downtown SPI-1

Meetings held the 4th Thursday morning monthly
 Central Atlanta Progress, 84 Walton Street NW, Suite 500
 Contact Audrey Leous: ALeous@atlantadowntown.com
 (404) 658-5911

Midtown SPI-16 & Piedmont Avenue SPI-17

Meetings held the 2nd Tuesday evening monthly
 Midtown Alliance, 999 Peachtree Street NE, Suite 730
 Contact Ginny Kennedy: Ginny@midtownalliance.org
 (404) 892-4782

Buckhead Village SPI-9 & Buckhead/Lenox SPI-12

Meeting held 1st Wednesday afternoon monthly
 BATMA, 3340 Peachtree Road NE
 Tower Place Bld. 100, Suite 1515
 Contact Denise Starling: Denise@batma.org
 (404) 842-2680

BeltLine Overlay

Meeting held the 3rd Wednesday evening monthly
 Atlanta BeltLine Inc.
 100 Peachtree Street NW, Suite 2300
 Contact Lynnette Reid: LReid@atlbeltline.org
 (404) 477-3551

Lindbergh SPI-15: Meetings coordinated by City of Atlanta Planning Staff: (404) 330-6145.

Application Submittal and Review Process

- 1) Pre-application meeting with Office of Planning staff.
- 2) Notify the applicable DRC contact (as listed above) to arrange placement on the next scheduled DRC meeting agenda.

DRC Submittal Requirements

- 1) Written summary of proposed scope of work (include applicable project information such as total square footage, # and breakout of residential units, and square footage of each commercial use, building height, parking and loading provided, etc.).
- 2) Identification of all administrative variations requested and written justification for each requested.
- 3) PDF Digital drawings (to-scale) of site plans and building elevations as applicable to the scope of work.
- 4) Photographs of the existing property.
- 5) Contact DRC representative to e-mail project information (prior to meeting) and confirm DRC meeting date and time.
- 6) At the DRC meeting:
 - a. Provide hardcopies of cover letter and drawings (in 11"x17" size) for distribution to each committee member.
 - b. Provide drawings on boards for project presentation to committee members or digital powerpoint presentation (coordinate with DRC representative on the latter).

Committee Review Responsibilities

- 1) Make recommendations on project concerning zoning requirements and administrative variations requested.
- 2) Make other design recommendations for consideration concerning an application. Note: these other recommendations are not code requirements.



STORMWATER CONCEPT PLAN AND CONSULTATION MEETING RECORD
DEPARTMENT OF WATERSHED MANAGEMENT
CITY OF ATLANTA

Contact the Site Development Office, 404-330-6249, to schedule a meeting time.

Site Name McDonalds Project Representative Luke Wemette
Address 2929 Peachtree Rd. Watershed Representative Cloresen Wesson
Date of Meeting Request 10/31/16 Date of Meeting 10/31/16

For applicable developments (see below), a stormwater concept plan and consultation meeting is required early in the design process. The project's engineer and Site Development staff shall discuss the post-development stormwater management measures necessary for the proposed project and to assess constraints, opportunities and ideas for better site design, green infrastructure and runoff reduction techniques early in the design process. This consultation meeting shall be held **prior to** submittal of an application for a building permit (BB) or land disturbance permit (LD).

Per the City of Atlanta's Post Development Stormwater Management Ordinance, the project's engineer must present a Stormwater Concept Plan to Site Development Staff for the following activities:

- New commercial development (Greenfield) that involves the creation of **any** impervious cover;
- Commercial redevelopment that includes the creation, addition, or replacement of 500 square feet of impervious cover or more;
- Commercial development or redevelopment that disturbs one acre of land or more; and,

For more information regarding the applicability and exemptions of the City's Post Development Stormwater Management ordinance, see Chapter 74-Environment, Article X. Section 74-504 of the city code.

The Stormwater Concept Plan should include the following:

- Project description;
- A preliminary survey showing the following:
 - Property lines, existing conditions, general topography, general soil conditions, easements, and adjacent rights-of-way;
 - Location of all state waters, wetlands, applicable buffers, and floodplains;
- Any critical areas of the site which may affect the control of stormwater during and post-construction (steep slopes, eroded areas, buffers, invasive species, existing stormwater infrastructure, undersized culverts, floodplains, wetlands, etc.);
- A conceptual grading plan;
- Location and limit of proposed structures, land disturbing activities, demolition, and impervious surfaces;
- Infiltration rates shall be determined by soil surveys, on-site soil analysis, double-ring infiltrometer or percolation test. If a site has been previously developed or graded or contains urban soil types, a double-ring infiltrometer or percolation test is required. The test locations must be in the region where infiltration practices are proposed at the appropriate depth; and,
- Preliminary selection and location of proposed structural stormwater controls; location of existing and proposed conveyance systems such as grass channels, swales, and storm drains; flow paths; relationship of site to upstream and downstream properties and drainages; and preliminary location of proposed stream channel modifications, such as bridge or culvert crossings.



Prior to the issuance of a permit, a stormwater management plan must adequately address the following principles as required in the City's Post Development Stormwater ordinance, the Georgia Stormwater Management Manual (Blue Book), and the Coastal Stormwater Supplement (CSS):

Runoff Reduction (RR) and Green Infrastructure (GI): Discuss RR formula, infiltration techniques, better site design and limiting impervious surface, offsite drainage, rainwater harvesting, and GI incentives: 1) credit system in accordance with the CSS, 2) 1.0" runoff reduction vs. 1.0" water quality, 3) hardscape exemption, 4) for small commercial redevelopment sites involving less than 5,000 square feet of impervious surface (new or replaced), Stream Channel Protection, Overbank Flood, and Extreme Flood Protection will be waived if RR requirements are met, 5) rainwater harvesting techniques and potential water/sewer bill savings;

Water Quality: Discuss exemption if 1.0" RR is provided, multiplier, credit system, high risk operations, hot spots, and proprietary devices. If the 1.0" runoff volume cannot be reduced on site (RR requirement), engineer must provide a written analysis as to why and appropriate documentation to support the claim during BB or LD plan review process. If proprietary measures are proposed, provide all necessary documentation (See Chapter 3.3.10.2 of the Blue Book for guidelines for using proprietary systems). Staff will determine the appropriateness of said proprietary device based on site conditions;

Stream Channel Protection: Discuss preservation of buffers, 24-hr extended release of 1-year, 24-hr rainfall event, velocity dissipation, and waivers (< 2.0 cfs **OR** discharging into larger systems where streambank and channel stabilization will not be affected);

Overbank Flood Protection: Discuss new vs. redevelopment rate reduction requirements, what is considered pre-development impervious cover, and the formula for calculating rate reduction on redevelopment sites up to 25-yr storm:

PIC = Pre-development Impervious Cover

PDRR = Peak Discharge Rate Reduction;

Extreme Flood Protection: Discuss new requirement (peak discharge rate reduction does not apply to 100-yr storm event), no increase allowed from pre- to post-development peak discharge rate for 100-year storm event, etc.;

Downstream Analysis: Discuss size of basin to be studied, any known downstream flooding or drainage issues, etc.;

Operations and Maintenance Plan / Inspections and Maintenance Agreement: Discuss maintenance requirements.

NOTE: Signature on this document does **NOT** constitute design approval, nor is it intended as a comprehensive list of all issues. Signature authorizes applicant to proceed with application for a land development/building permit. Issues identified must be addressed prior to plan approval by Site Development.

FOR ADMINISTRATIVE USE ONLY

Issues Discussed

- Stream buffer
- Wetland
- Floodplain
- Easement
- Steep slope
- RR limitations
- Other

Potential Opportunities and Comments

- mill parking lot instead of rem/repl

Use Land Scaping.

- ADA requirements

patio permeable pavers.

Reviewed by:

P. Wesson
(Print Name)

Ploresca Wesson
(Signature)





Rear of the Building



Front of building from Peachtree Road



Rear of the Building



Front of building from Peachtree Road



Patio



Front of the building and front circulation lane



Patio



Front of the building and front circulation lane



DT and rear of the building



Dining Room Side Driveway and Parking



DT and rear of the building



Dining Room Side Driveway and Parking



Rear Parking and Trash Corral



Rear and DT side of the building



Rear Parking and Trash Corral



Rear and DT side of the building

RECORD DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 100 OF THE 17TH DISTRICT OF FULTON COUNTY (CITY OF ATLANTA) GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron pin located at the corner formed by the intersection of the northerly right-of-way line of Peachtree Avenue (50 foot right-of-way) with the southerly right-of-way line of Peachtree Road, 50.00 feet to a point; thence North 21°02'05" east, along the southerly right-of-way line of Peachtree Road, 50.00 feet to a point; thence North 20°51'33" east, along the southerly right-of-way line of Peachtree Road, 50.00 feet to an iron pin; thence North 20°14'14" east, along the southerly right-of-way line of Peachtree Road, 50.00 feet to a point; thence North 19°52'01" east, along the southerly right-of-way line of Peachtree Road, 50.00 feet to a point; thence North 19°09'23" east, along the southerly right-of-way line of Peachtree Road, 50.00 feet to an iron pin; thence North 89°42'29" east, 209.60 feet to an iron pin; thence South 01°14'07" west, 253.20 feet to an iron pin located on the northerly right-of-way line of Peachtree Avenue; thence South 89°30'07" west, along the northerly right-of-way line of Peachtree Avenue, 269.10 feet to an iron pin and **THE POINT OF BEGINNING**; said property containing 04,316 square feet or 1.4765 acres of land, and being shown and delineated as Parcel 1 and 2 on a plat of survey prepared for McDonald's Corporation by Trank Hunt & Associates, P.C.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in the City of Atlanta in land lot 100 of the 17th District of Fulton County, Georgia and being more particularly described as follows:

BEGINNING at the intersection formed by the existing existing 60' right of way line of Peachtree Road with the northerly right of way line of Peachtree Avenue, thence northerly along the existing existing right of way line of Peachtree Street the following courses and distances: North 21 degrees 28 minutes 28 seconds East 184.04 feet, North 21 degrees 02 minutes 05 seconds East 50.00 feet, North 21 degrees 02 minutes 05 seconds East 50.00 feet, North 20 degrees 51 minutes 52 minutes East a distance of 50.00 feet, North 20 degrees 14 minutes 44 seconds East a distance of 50.00 feet, North 19 degrees 43 minutes 29 seconds East a distance of 10.70 feet to an iron pin set, thence southerly along the proposed right of way line of Peachtree Road (50 feet from centerline) the following courses and distances: South 19 degrees 00 minutes 23 seconds West a distance of 25.71 feet, South 19 degrees 52 minutes 01 seconds West a distance of 50.11 feet, South 20 degrees 14 minutes 44 seconds West a distance of 50.09 feet, South 20 degrees 31 minutes 33 seconds West a distance of 50.07 feet, South 21 degrees 02 minutes 05 seconds West a distance of 50.05 feet, South 21 degrees 28 minutes 28 seconds West a distance of 184.04 feet, North 21 degrees 02 minutes 05 seconds West a distance of 50.00 feet, to a point at the intersection formed by the proposed right of way line of Peachtree Street with the existing existing right of way line of Peachtree Avenue, thence South 89 degrees 30 minutes 07 seconds West along the existing existing right of way line of Peachtree Avenue a distance of 43.30 feet to the Point of Beginning, containing 3,152 square feet or 0.0724 acre of land.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in the City of Atlanta in Land Lot 100 of the 17th District of Fulton County, Georgia and being more particularly described as follows:

To find the True Point of Beginning, commence at the northerly end of the intended intersection at the center of right of way line of Peachtree Road (50' from the centerline) with the northerly right of way line of Peachtree Avenue (50' right of way), thence run northerly along said right of way line of Peachtree Road the following courses and distances: North 21 degrees 28 minutes 28 seconds East 184.04 feet, North 21 degrees 02 minutes 05 seconds East 50.05 feet, North 20 degrees 51 minutes 52 minutes East 50.00 feet, North 20 degrees 14 minutes 44 seconds East a distance of 50.11 feet, South 19 degrees 43 minutes 29 seconds East a distance of 10.70 feet to an iron pin set, thence southerly along said southerly right of way line of Peachtree Road, North 19 degrees 00 minutes 23 seconds East a distance of 25.71 feet to a point, thence continuing along said right of way line North 19 degrees 52 minutes 01 seconds East a distance of 50.11 feet to a 1/2" rebar set, thence leaving said right of way line North 19 degrees 00 minutes 23 seconds East a distance of 25.71 feet to a 1/2" rebar set, thence leaving said right of way line North 89 degrees 43 minutes 29 seconds East a distance of 188.00 feet to a 1/2" rebar set, thence South 01 degree 14 minutes 07 seconds west a distance of 76.08 feet to a 1/2" rebar set, thence North 89 degrees 30 minutes 07 seconds West a distance of 223.14 feet to a 1/2" rebar set on the easterly right of way line of Peachtree Road at the True Point of Beginning.

BEGIN THE SAME AS:

FIELD DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 100 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR AND SURVEYORS CAP SET (STAMPED "SELLER & ASSOCIATES, INC. LSF# 390 GEORGIA) AT THE NORTHEASTERLY END OF A METERED RIGHT OF WAY LINE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF PEACHTREE AVENUE (50 FOOT TOTAL RIGHT OF WAY WIDTH) AND THE EASTERLY RIGHT OF WAY LINE OF PEACHTREE STREET (TOTAL RIGHT OF WAY WIDTH VARIES).

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF PEACHTREE STREET NORTH 23 DEGREES 10 MINUTES 26 SECONDS EAST, 19.04 FEET TO A 1/2" REBAR AND SURVEYORS CAP SET (STAMPED "SELLER & ASSOCIATES, INC. LSF# 390 GEORGIA);

THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE OF PEACHTREE STREET NORTH 23 DEGREES 10 MINUTES 26 SECONDS EAST, 19.04 FEET TO A 1/2" REBAR AND SURVEYORS CAP SET (STAMPED "SELLER & ASSOCIATES, INC. LSF# 390 GEORGIA);

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF PEACHTREE STREET NORTH 22 DEGREES 34 MINUTES 21 SECONDS EAST, 50.07 FEET TO A PK WALL SET IN ASPHALT;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF PEACHTREE STREET NORTH 21 DEGREES 50 MINUTES 46 SECONDS EAST, 47.47 FEET TO A PK WALL FOUND;

THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE OF PEACHTREE STREET SOUTH 88 DEGREES 02 MINUTES 01 SECONDS EAST, 223.74 FEET TO A PK WALL SET IN CONCRETE;

THENCE SOUTH 02 DEGREES 56 MINUTES 32 SECONDS WEST, 176.93 FEET TO A PK WALL SET IN A CONCRETE WALL ON THE NORTHERLY RIGHT OF WAY LINE OF PEACHTREE AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF PEACHTREE AVENUE NORTH 88 DEGREES 58 MINUTES 38 SECONDS WEST, 236.48 FEET TO A NAIL FOUND AT THE SOUTHEASTERLY END OF A METERED RIGHT OF WAY LINE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF PEACHTREE AVENUE (50 FOOT TOTAL RIGHT OF WAY WIDTH) AND THE EASTERLY RIGHT OF WAY LINE OF PEACHTREE STREET;

THENCE ALONG SAID METERED RIGHT OF WAY LINE NORTH 40 DEGREES 37 MINUTES 07 SECONDS WEST, 33.50 FEET TO THE **POINT OF BEGINNING**

SAID TRACT OR PARCEL OF LAND CONTAINING 1.0394 ACRES (45,275 SQUARE FEET).

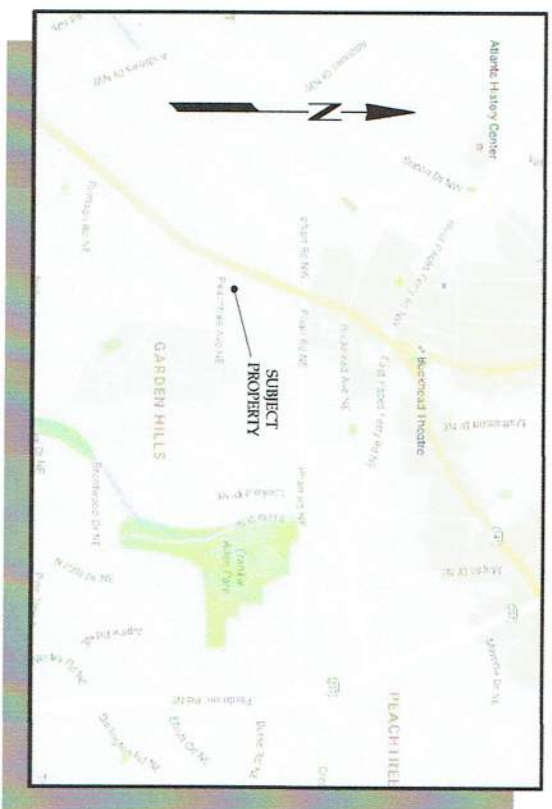
FLOOD NOTE:

ACCORDING TO FEMA FIRM PANEL NUMBER 132110224E EFFECTIVE DATE 08/01/2010, THE SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA ZONE OF THE FLOOD INSURANCE RATE MAP FOR FULTON COUNTY, GA.

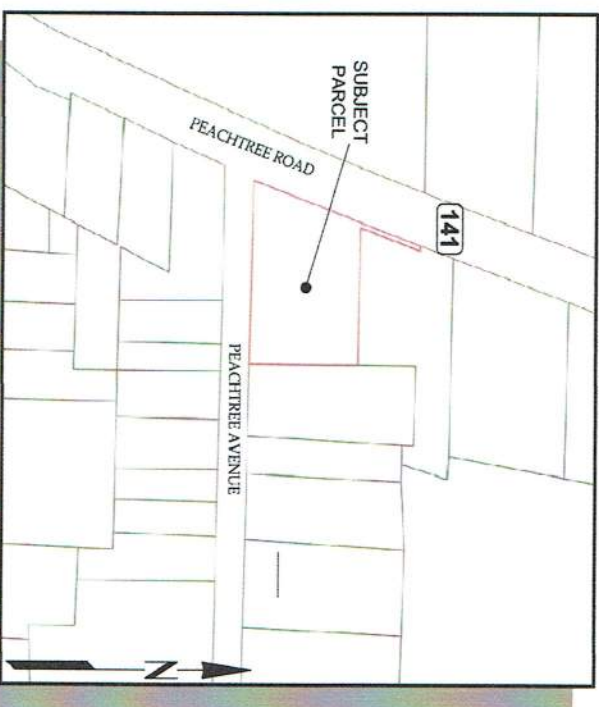
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A.L.T.A./N.S.P.S. LAND TITLE SURVEY
FOR
MCDONALD'S USA, LLC,
A DELAWARE LIMITED LIABILITY COMPANY, MCDONALD'S
REAL ESTATE COMPANY, A DELAWARE CORPORATION,
MCDONALD'S CORPORATION AND
CHICAGO TITLE INSURANCE COMPANY

LAND LOT 100 • 17TH DISTRICT • FULTON COUNTY, GA
L/C 010-0026



VICINITY MAP
NOT TO SCALE



TAX MAP OVERLAY
NOT TO SCALE

UTILITY PROVIDERS

GAS	SOUTHERN COMPANY GAS 10 PEACHTREE STREET NE ATLANTA, GA 30309 (404) 584-4126 mmr@dogas.com
WATER	CITY OF ATLANTA DEPARTMENT OF WATERBRED MANAGEMENT 651 14TH STREET N.W. ATLANTA, GA 30308 JAMES BOCKMUELLER (404) 330-6800
COMMUNICATIONS	COMCAST SANDRA ANDREWS (770) 559-6979
CABLE	ZAYO FIBER SOLUTIONS 200 CENTRAL PARK S.W. LOUISVILLE, CO 80027 MIC FLORES (678) 666-2493
XO/ADSL	10 PEACHTREE PLACE ATLANTA, GA 30309 (770) 901-9160
POWER	GEORGIA POWER COMPANY 823 JEFFERSON ST ATLANTA, GA 30309 HE COLLINS (404) 506-4569

FOR SURVEYORS REFERENCE #1, SEE NOTE #7)

SCHEDULE B - SECTION II ITEMS
CHICAGO TITLE INSURANCE COMPANY
FILE NO. 002137-00294 EFFECTIVE DATE: AUGUST 15, 2016

1. CONVICTION OF ACCESS RIGHTS FROM MCDONALD'S CORPORATION TO THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, DATED JULY 3, 1986, FILED JULY 14, 1986, RECORDED IN DEED BOOK 10307, PAGE 588, FULTON COUNTY. **THIS ITEM AFFECTS THE SUBJECT PROPERTY.**
2. AGREEMENT BETWEEN DUFFE-FREEMAN, INC. AND THE CITY OF ATLANTA, DATED JUNE 7, 1985, RECORDED IN DEED BOOK 10307, PAGE 588, FULTON COUNTY. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, HOWEVER, THE "PLUM" DESCRIBED IN THIS ITEM IS NOT ASSERVED.**
3. EMBEZZLEMENT IN FAVOR OF GEORGIA POWER COMPANY.
4. FROM GEORGIA INDUSTRIAL PROPERTIES, INC., DATED MARCH 1, 1967, FILED APRIL 17, 1967, RECORDED IN DEED BOOK 10307, PAGE 588, FULTON COUNTY. **THIS ITEM IS NOT PLOTTED HEREON BECAUSE IT IS OFFSITE AND DOES NOT AFFECT THE SUBJECT PROPERTY.**
5. FROM MCDONALD'S CORPORATION, DATED AUGUST 1, 2007, FILED AUGUST 28, 2007, RECORDED IN DEED BOOK 4806, PAGE 241, ACRESAD RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, RELATED FACILITIES ARE PLOTTED HEREON.**
6. AND INDEMNITY AGREEMENT BETWEEN MCDONALD'S CORPORATION AND THE CITY OF ATLANTA, DATED AUGUST 5, 1986, FILED AUGUST 7, 1986, RECORDED IN DEED BOOK 1026, PAGE 15, ACRESAD RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, HOWEVER, THE RELATED FACILITIES ("STORM PIPE AND RETENTION TANKS") WERE NOT OBSERVED.**
7. EMBEZZLEMENT INCLUDING GENERATOR AND PIPE, SUPPLY SYSTEM FROM MCDONALD'S CORPORATION TO BELLSOUTH TELECOMMUNICATIONS, INC., DATED NOVEMBER 13, 2004, FILED MARCH 15, 2007, RECORDED IN DEED BOOK 44494. **THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**
8. ALL MATTERS SHOWN AND DETICED ON SURVEY FOR DUFFE-FREEMAN, INC. BY L. H. STEPHENSON, C.E., DATED MARCH 1961, FILED JULY 22, 1965, RECORDED IN DEED BOOK 10307, PAGE 588, FULTON COUNTY. **A COMPLETE COPY OF THIS ITEM WAS NOT FURNISHED FOR REVIEW. THE CANOPY ENCROACHMENT CITED IN THE SURVEY NOTES NO LONGER EXISTS, AND THEREFORE DOES NOT AFFECT THE SUBJECT PROPERTY.**

STATEMENT OF ENCROACHMENTS

- (A) ROOF DRAIN ON ADJACENT BUILDING DRAINS ONTO SUBJECT PROPERTY WITH NO KNOWN EMBEZZLEMENT.

SURVEYOR'S NOTES

1. A TOPCON DS ROBOTIC TOTAL STATION AND A SPECTRA PRECISION SP-80 GPS RECEIVER WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR THIS SURVEY.
2. THE CONVENTIONAL FIELD DATA, UPON WHICH THIS PLAT IS BASED, HAS A CLOSURE PRECISION OF ONE FOOT IN 67,676 FEET. AN ANGULAR ERROR OF 36 SECONDS PER ANGLE POINT AND A LINEAR ERROR OF 0.001 FEET PER 100 FEET WERE OBTAINED USING COMPASS RULE. CERTAIN DATA SHOWN ON THIS PLAT WAS OBTAINED UTILIZING GPS, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF IMPROVEMENTS WITHIN THE PEACHTREE ROAD AND PEACHTREE AVENUE RIGHTS OF WAY. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A SPECTRA SP-80 GPS RECEIVER (DUAL FREQUENCY WITH A TDS RANGING DATA COLLECTOR RECEIVING CORRECTIONS VIA A CELL PHONE FROM THE GPS SOLUTIONS REAL TIME NETWORK. THE NETWORK OPERATED BY GPS SOLUTIONS, INC.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 124,854 FEET.
4. NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
5. THE SOURCE OF VERTICAL DATUM IS THE GPS VRS CORS NETWORK.
6. THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 2011. (NAD83 (2011)). THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).
7. UNDERGROUND WATER, ELECTRIC, GAS AND TELEPHONE LINES DEPICTED HEREON WERE FIELD MARKED BY UTLSURVEY, LLC.
8. THE ADDRESS OF THE SUBJECT PROPERTY IS 2624 PEACHTREE ROAD NW ATLANTA, GA 30305
9. THIS SURVEY WAS PREPARED FOR MCDONALD'S USA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MCDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION AND MCDONALD'S CORPORATION, A DELAWARE CORPORATION AND CHICAGO TITLE INSURANCE COMPANY. THIS PLAN REPRESENTS A SURVEY ACTUALLY MADE ON THE GROUND UNDER MY SUPERVISION ON OCTOBER 25, 2016, AND IT IS CORRECT AND COMPLETE WITH THE REQUIREMENTS PROVIDED BY MCDONALD'S CORPORATION.

SURVEYOR'S REFERENCES

1. UTILITY LOCATION EXHIBIT PROVIDED BY UTLSURVEY, LLC DATED OCTOBER 3, 2016 DEPICTING LOCATION OF UNDERGROUND WATER, POWER, TELECOMMUNICATION AND GAS LINES.

SURVEYOR'S CERTIFICATION

TO: MCDONALD'S USA LLC, A DELAWARE LIMITED LIABILITY COMPANY, MCDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION, MCDONALD'S CORPORATION, A DELAWARE CORPORATION AND CHICAGO TITLE INSURANCE COMPANY, SUCCESSORS AND ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 7, 9, 11 & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 25, 2016.

William B. King
WILLIAM B. KING, GA. R.L.S. NO. 3132
MEMBER, SURVEYING AND MAPPING SOCIETY OF GEORGIA

DATE: 11-16-16

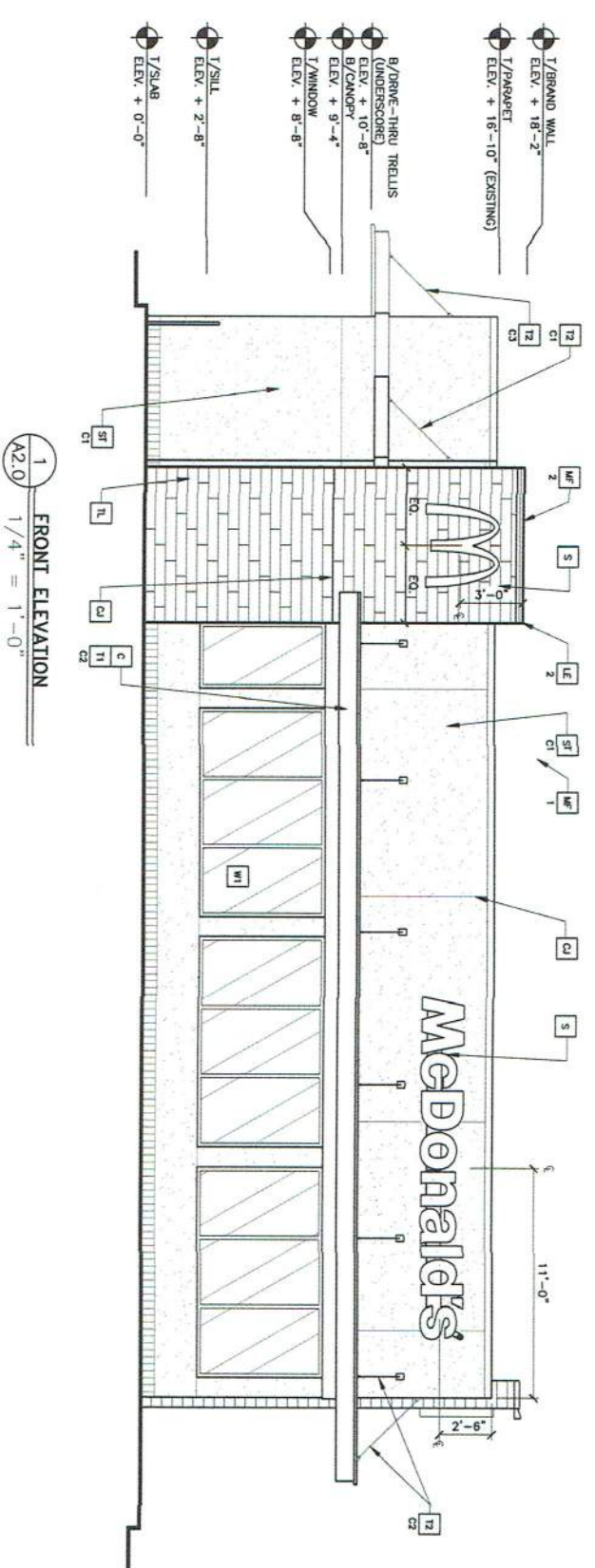
ON SITE PARKING	51
REGULAR SPACES	2
HANDICAP SPACES	2
TOTAL SPACES	53

SHEET	DATE: NOVEMBER 16, 2016
	SCALE: HORIZ. 1"=20'
1	VERT.: N/A
	FIELD BOOK: MCDONALD'S #15
2	DATE OF FIELD SURVEY: OCTOBER 25, 2016
	LAND LOT(S): 100
3	DISTRICT: 17TH
	SECTION: N/A
4	COUNTY: FULTON (CITY OF ATLANTA)
	SURVEYED: RP, AC
5	DRAWN: BCM
	CHECKED: WBK
6	APPROVED: WBK
	PROJECT NO.: 16-030-G
7	DWG NAME: 16030-100-001-0-d.dwg

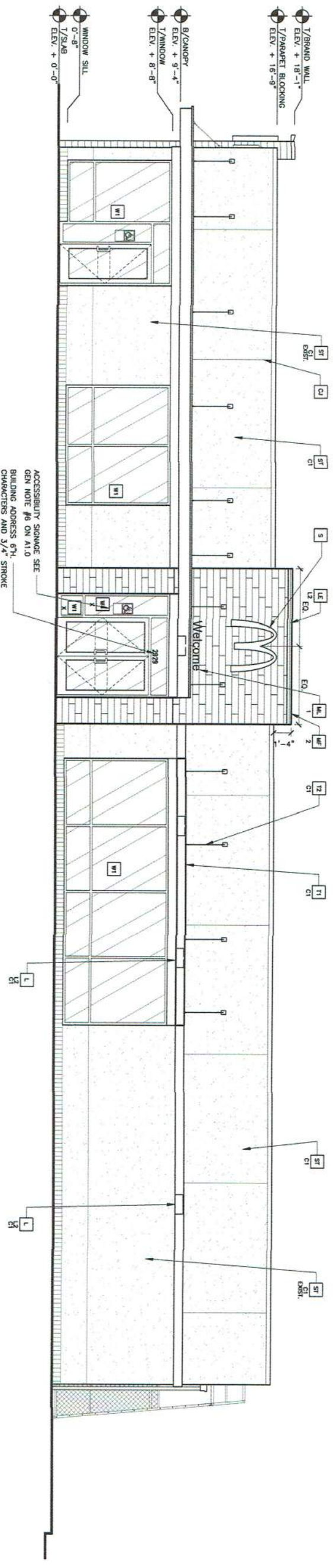


A.L.T.A./N.S.P.S. LAND TITLE SURVEY
FOR
MCDONALD'S USA, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
MCDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION,
MCDONALD'S CORPORATION, A DELAWARE CORPORATION,
THEIR SUCCESSORS AND ASSIGNS
AND
CHICAGO TITLE INSURANCE COMPANY
L/C 010-0026

SELLER & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS
124 ANDREW DRIVE • STOCKBRIDGE • GA 30281 • 678-565-9200
FIND US ON THE WEB AT WWW.SELLERASSOC.COM



1 FRONT ELEVATION
1/4" = 1'-0"



2 NON-DRIVE-THRU ELEVATION
1/4" = 1'-0"

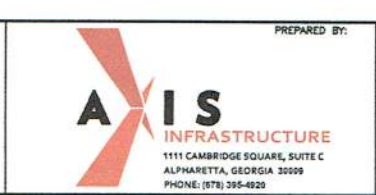
COLOR SCHEME: 'CRAFTSMAN' SCHEME
(SEE ELEVATION KEYNOTES FOR MATERIALS AND COLOR SPECIFICATIONS)

KEY NOTES:

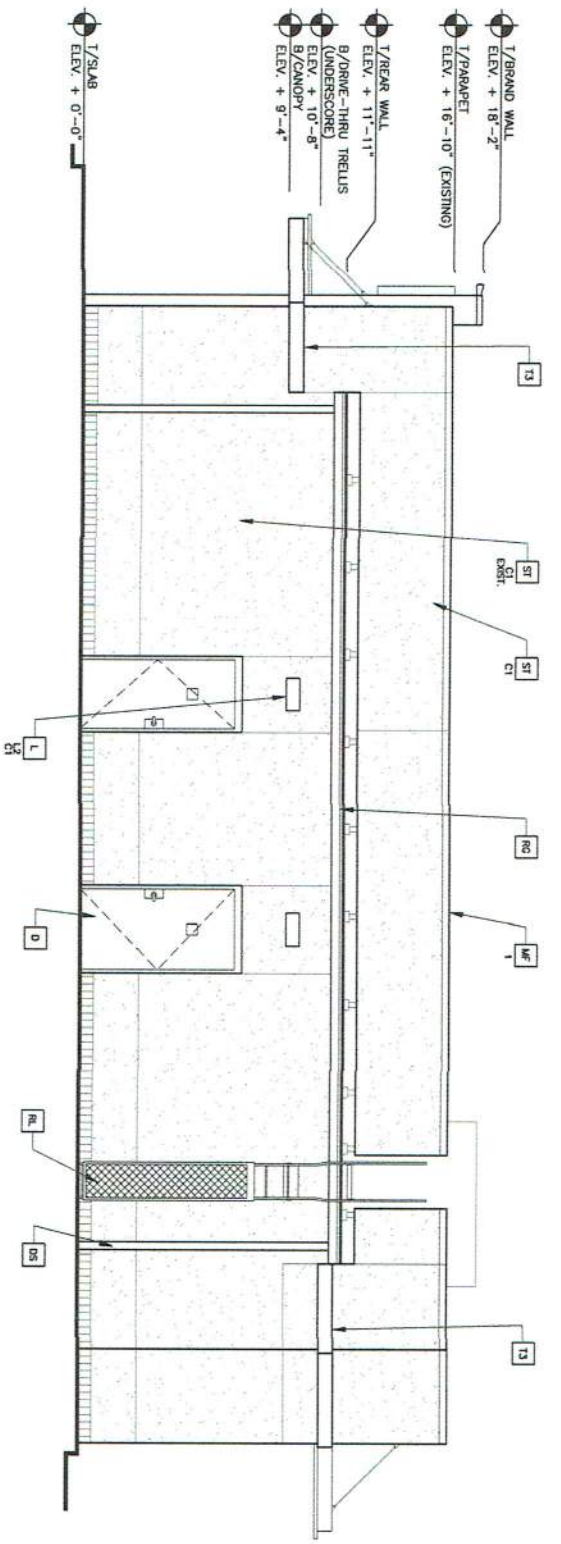
- C** ALUMINUM CANOPY FACSA SYSTEM
COLOR: WHITE
- CI** CONTROL JOINT
- X-1** MATCHING SPACING OF EXISTING STUCCO BELOW OR SPACE PER MFR'S RECOMMENDATIONS
- CS** DOUBLE CORNER STUCCO SCULPTURE SYSTEMS
ALUMINUM, HORIZONTAL COLOR: DARK
287-9817 www.superiorstucco.com, (800)
- D** HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- GR** GUARDRAIL
- FL** SQUARE FLASHING BEHIND STUCCO W/AIL DRIP OVER SEAL
- L** LIGHT FIXTURE - SEE ELECTRICAL
X-1 TYPE UP AND DOWN SCENE
X-2 TYPE DOWN ONLY SCENE
X-3 TYPE RECESSED DOWN FIXTURE
C1 = SILVER
C2 = WHITE
- LE** ACCENT LIGHTING - SEE ELECTRICAL
X-1 TYPE UP AND DOWN FIXTURE
X-2 TYPE DOWN ONLY FIXTURE
X-3 TYPE RECESSED DOWN FIXTURE
X-4 TYPE RECESSED DOWN FIXTURE
- MF** METAL FACSA (COLOR: ONYX) SEE 4/AJ.2
X-1 TYPE PRE-FAB ANCHOR-TIE FACSA
X-2 TYPE PRE-FAB CUSTOM ANCHOR FACSA
METAL LETTERING - BY OTHERS
X-1 TYPE "WELCOME" - COLOR: SILVER
- MO** MORTAR JOINT - DEXE BMT100S BY SOLULITE SYSTEMS
COLOR: BLACK
- PR** PIPE BOLLARD - PAINTED YELLOW
- PT** PASS-THRU COIL COLLECTOR - OPTIONAL (N/A/C)
- RG** CONTINUOUS RAIN GUTTERS AT ROOF
COLOR TO MATCH
- RL** ROOF LADDER - PAINT TO MATCH BUILDING
- S** McDONALD'S SIGNAGE BY OTHERS - UNDER McDONALD'S SIGNAGE. SEE SIGNAGE SUPPORT NOTE ON THIS SHEET.
- ST** STUCCO EXTERIOR FINISH
X-1 TYPE (COLOR-SEE COLOR LEGEND)
X-2 TYPE ALUMINUM TRUSS
X-3 TYPE RSN RAINSCREEN BAY 2134-30
X-4 TYPE ALUMINUM TRUSS
- T1** ALUMINUM TRUSS TRELLIS SYSTEM
X-1 TYPE ONYX
X-2 TYPE WHITE
X-3 TYPE CAMEL
X-4 TYPE GOLD
- T2** ALUMINUM TRUSS TRELLIS SYSTEM
X-1 TYPE ONYX
X-2 TYPE WHITE
X-3 TYPE CAMEL
X-4 TYPE GOLD
- T3** ALUMINUM TRUSS 2" x 8" WALL FACSA SYSTEM
COLOR: ONYX
- TL** ENGINEER: E-WOOD COLLECTION 1/4" RAINING BOARD WATER-RESISTING MATERIAL AND GROUNDWATER PROOF GROUT COLOR: ULTRIA COLOR PLUS - 47 CHIMCOAL
GROUT: 5M BLEN (1/4") 537-7500
- W1** NEW STOREFRONT AND GLAZING
X-1 = NEW STOREFRONT AND GLAZING
X-2 = EXISTING WINDOW TO REMAIN

SHEET NO.	TITLE	DRAWN BY	PREPARED FOR	PREPARED BY:
010-0026	MAJOR REMODEL PROGRAM 45-85/86	JRO	© 2017 McDonald's USA, LLC	
A2.0	DESCRIPTION EXISTING STEEL FRAME WALLS OPEN WEB STEEL JOIST ROOF FRAMING CORE '16 DESIGN	ORIG. BUILD DATE 03/28/87	McDonald's USA, LLC	DATE
	SITE ID	REVIEWED BY	These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the services of a properly licensed architect and engineer. Reproduction of the contract documents for reuse on another project is not authorized.	
	010-0026	DATE ISSUED 07/03/17	AXIS INFRASTRUCTURE	
	010-0026	ATLANTA, GA 30305	1111 CAMBRIDGE SQUARE, SUITE C ALPHARETTA, GEORGIA 30009 PHONE: (878) 365-6820	

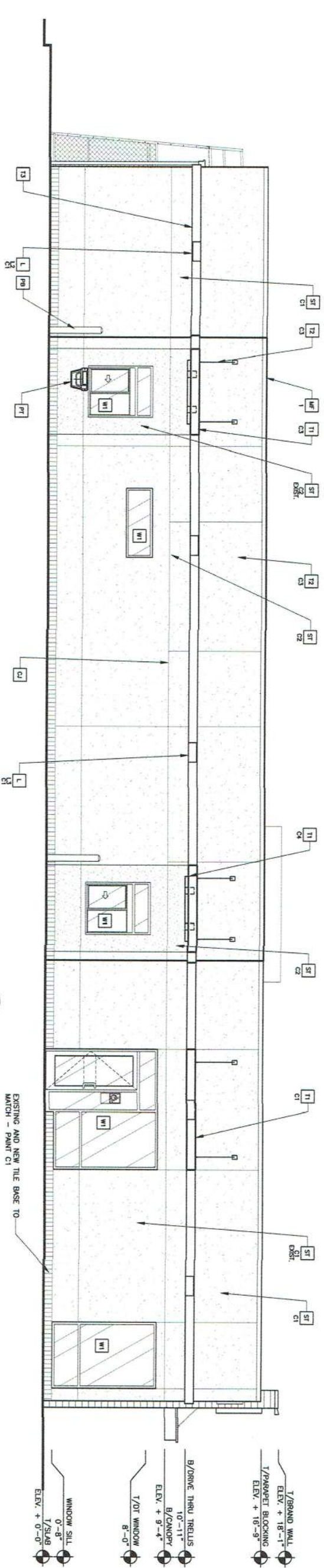
REV	DATE	DESCRIPTION	BY



SHEET NO.	TITLE	DRAWN BY	PREPARED FOR	PREPARED BY:
010-0026	MAJOR REMODEL PROGRAM 45-85/86	JRO	© 2017 McDonald's USA, LLC	
A2.0	DESCRIPTION EXISTING STEEL FRAME WALLS OPEN WEB STEEL JOIST ROOF FRAMING CORE '16 DESIGN	ORIG. BUILD DATE 03/28/87	McDonald's USA, LLC	DATE
	SITE ID	REVIEWED BY	These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the services of a properly licensed architect and engineer. Reproduction of the contract documents for reuse on another project is not authorized.	
	010-0026	DATE ISSUED 07/03/17	AXIS INFRASTRUCTURE	
	010-0026	ATLANTA, GA 30305	1111 CAMBRIDGE SQUARE, SUITE C ALPHARETTA, GEORGIA 30009 PHONE: (878) 365-6820	



1 REAR ELEVATION
A2.1 1/4" = 1'-0"



2 DRIVE-THRU ELEVATION
A2.1 1/4" = 1'-0"

COLOR SCHEME: 'CRAFTSMAN' SCHEME
(SEE ELEVATION KEYNOTES FOR MATERIALS AND COLOR SPECIFICATIONS)

KEY NOTES:

- C ALUMINUM CANOPY FASCIA SYSTEM
- CS COLOR WHITE
- X-TYPE: 1 = MATCHING SPACING OF EXISTING STUCCO BELOW OR SPACE PER MFR'S RECOMMENDATIONS
- CS OUTSIDE CORNER STRIPS - RONDIC ROTOFORM BY SCHULTER SYSTEMS ALUMINUM, HORIZONTAL COLOR: DARK COMMERCIAL SUPPLY/SCHULTER.COM, (800) 267-0817
- D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- DR QUARZAL
- FL PROVIDE FLASHING BEHIND STUCCO W/ML DEP OVER CAU
- L LIGHT FIXTURE - SEE ELECTRICAL
- XX-TYPE: L1 = UP AND DOWN SCIENCE L2 = DOWN ONLY SCIENCE L3 = DOWN AND DOWN SCIENCE L4 = DOWN ONLY SCIENCE L5 = DOWN AND DOWN SCIENCE L6 = DOWN ONLY SCIENCE L7 = DOWN ONLY SCIENCE L8 = DOWN ONLY SCIENCE L9 = DOWN ONLY SCIENCE L10 = DOWN ONLY SCIENCE L11 = DOWN ONLY SCIENCE L12 = DOWN ONLY SCIENCE L13 = DOWN ONLY SCIENCE L14 = DOWN ONLY SCIENCE L15 = DOWN ONLY SCIENCE L16 = DOWN ONLY SCIENCE L17 = DOWN ONLY SCIENCE L18 = DOWN ONLY SCIENCE L19 = DOWN ONLY SCIENCE L20 = DOWN ONLY SCIENCE L21 = DOWN ONLY SCIENCE L22 = DOWN ONLY SCIENCE L23 = DOWN ONLY SCIENCE L24 = DOWN ONLY SCIENCE L25 = DOWN ONLY SCIENCE L26 = DOWN ONLY SCIENCE L27 = DOWN ONLY SCIENCE L28 = DOWN ONLY SCIENCE L29 = DOWN ONLY SCIENCE L30 = DOWN ONLY SCIENCE L31 = DOWN ONLY SCIENCE L32 = DOWN ONLY SCIENCE L33 = DOWN ONLY SCIENCE L34 = DOWN ONLY SCIENCE L35 = DOWN ONLY SCIENCE L36 = DOWN ONLY SCIENCE L37 = DOWN ONLY SCIENCE L38 = DOWN ONLY SCIENCE L39 = DOWN ONLY SCIENCE L40 = DOWN ONLY SCIENCE L41 = DOWN ONLY SCIENCE L42 = DOWN ONLY SCIENCE L43 = DOWN ONLY SCIENCE L44 = DOWN ONLY SCIENCE L45 = DOWN ONLY SCIENCE L46 = DOWN ONLY SCIENCE L47 = DOWN ONLY SCIENCE L48 = DOWN ONLY SCIENCE L49 = DOWN ONLY SCIENCE L50 = DOWN ONLY SCIENCE L51 = DOWN ONLY SCIENCE L52 = DOWN ONLY SCIENCE L53 = DOWN ONLY SCIENCE L54 = DOWN ONLY SCIENCE L55 = DOWN ONLY SCIENCE L56 = DOWN ONLY SCIENCE L57 = DOWN ONLY SCIENCE L58 = DOWN ONLY SCIENCE L59 = DOWN ONLY SCIENCE L60 = DOWN ONLY SCIENCE L61 = DOWN ONLY SCIENCE L62 = DOWN ONLY SCIENCE L63 = DOWN ONLY SCIENCE L64 = DOWN ONLY SCIENCE L65 = DOWN ONLY SCIENCE L66 = DOWN ONLY SCIENCE L67 = DOWN ONLY SCIENCE L68 = DOWN ONLY SCIENCE L69 = DOWN ONLY SCIENCE L70 = DOWN ONLY SCIENCE L71 = DOWN ONLY SCIENCE L72 = DOWN ONLY SCIENCE L73 = DOWN ONLY SCIENCE L74 = DOWN ONLY SCIENCE L75 = DOWN ONLY SCIENCE L76 = DOWN ONLY SCIENCE L77 = DOWN ONLY SCIENCE L78 = DOWN ONLY SCIENCE L79 = DOWN ONLY SCIENCE L80 = DOWN ONLY SCIENCE L81 = DOWN ONLY SCIENCE L82 = DOWN ONLY SCIENCE L83 = DOWN ONLY SCIENCE L84 = DOWN ONLY SCIENCE L85 = DOWN ONLY SCIENCE L86 = DOWN ONLY SCIENCE L87 = DOWN ONLY SCIENCE L88 = DOWN ONLY SCIENCE L89 = DOWN ONLY SCIENCE L90 = DOWN ONLY SCIENCE L91 = DOWN ONLY SCIENCE L92 = DOWN ONLY SCIENCE L93 = DOWN ONLY SCIENCE L94 = DOWN ONLY SCIENCE L95 = DOWN ONLY SCIENCE L96 = DOWN ONLY SCIENCE L97 = DOWN ONLY SCIENCE L98 = DOWN ONLY SCIENCE L99 = DOWN ONLY SCIENCE L100 = DOWN ONLY SCIENCE
- LE ACCENT LIGHTING - SEE ELECTRICAL
- XX-TYPE: L1 = UP AND DOWN FIXTURE L2 = DOWN ONLY FIXTURE L3 = DOWN ONLY FIXTURE L4 = DOWN ONLY FIXTURE L5 = DOWN ONLY FIXTURE L6 = DOWN ONLY FIXTURE L7 = DOWN ONLY FIXTURE L8 = DOWN ONLY FIXTURE L9 = DOWN ONLY FIXTURE L10 = DOWN ONLY FIXTURE L11 = DOWN ONLY FIXTURE L12 = DOWN ONLY FIXTURE L13 = DOWN ONLY FIXTURE L14 = DOWN ONLY FIXTURE L15 = DOWN ONLY FIXTURE L16 = DOWN ONLY FIXTURE L17 = DOWN ONLY FIXTURE L18 = DOWN ONLY FIXTURE L19 = DOWN ONLY FIXTURE L20 = DOWN ONLY FIXTURE L21 = DOWN ONLY FIXTURE L22 = DOWN ONLY FIXTURE L23 = DOWN ONLY FIXTURE L24 = DOWN ONLY FIXTURE L25 = DOWN ONLY FIXTURE L26 = DOWN ONLY FIXTURE L27 = DOWN ONLY FIXTURE L28 = DOWN ONLY FIXTURE L29 = DOWN ONLY FIXTURE L30 = DOWN ONLY FIXTURE L31 = DOWN ONLY FIXTURE L32 = DOWN ONLY FIXTURE L33 = DOWN ONLY FIXTURE L34 = DOWN ONLY FIXTURE L35 = DOWN ONLY FIXTURE L36 = DOWN ONLY FIXTURE L37 = DOWN ONLY FIXTURE L38 = DOWN ONLY FIXTURE L39 = DOWN ONLY FIXTURE L40 = DOWN ONLY FIXTURE L41 = DOWN ONLY FIXTURE L42 = DOWN ONLY FIXTURE L43 = DOWN ONLY FIXTURE L44 = DOWN ONLY FIXTURE L45 = DOWN ONLY FIXTURE L46 = DOWN ONLY FIXTURE L47 = DOWN ONLY FIXTURE L48 = DOWN ONLY FIXTURE L49 = DOWN ONLY FIXTURE L50 = DOWN ONLY FIXTURE L51 = DOWN ONLY FIXTURE L52 = DOWN ONLY FIXTURE L53 = DOWN ONLY FIXTURE L54 = DOWN ONLY FIXTURE L55 = DOWN ONLY FIXTURE L56 = DOWN ONLY FIXTURE L57 = DOWN ONLY FIXTURE L58 = DOWN ONLY FIXTURE L59 = DOWN ONLY FIXTURE L60 = DOWN ONLY FIXTURE L61 = DOWN ONLY FIXTURE L62 = DOWN ONLY FIXTURE L63 = DOWN ONLY FIXTURE L64 = DOWN ONLY FIXTURE L65 = DOWN ONLY FIXTURE L66 = DOWN ONLY FIXTURE L67 = DOWN ONLY FIXTURE L68 = DOWN ONLY FIXTURE L69 = DOWN ONLY FIXTURE L70 = DOWN ONLY FIXTURE L71 = DOWN ONLY FIXTURE L72 = DOWN ONLY FIXTURE L73 = DOWN ONLY FIXTURE L74 = DOWN ONLY FIXTURE L75 = DOWN ONLY FIXTURE L76 = DOWN ONLY FIXTURE L77 = DOWN ONLY FIXTURE L78 = DOWN ONLY FIXTURE L79 = DOWN ONLY FIXTURE L80 = DOWN ONLY FIXTURE L81 = DOWN ONLY FIXTURE L82 = DOWN ONLY FIXTURE L83 = DOWN ONLY FIXTURE L84 = DOWN ONLY FIXTURE L85 = DOWN ONLY FIXTURE L86 = DOWN ONLY FIXTURE L87 = DOWN ONLY FIXTURE L88 = DOWN ONLY FIXTURE L89 = DOWN ONLY FIXTURE L90 = DOWN ONLY FIXTURE L91 = DOWN ONLY FIXTURE L92 = DOWN ONLY FIXTURE L93 = DOWN ONLY FIXTURE L94 = DOWN ONLY FIXTURE L95 = DOWN ONLY FIXTURE L96 = DOWN ONLY FIXTURE L97 = DOWN ONLY FIXTURE L98 = DOWN ONLY FIXTURE L99 = DOWN ONLY FIXTURE L100 = DOWN ONLY FIXTURE
- M1 METAL FASCIA (COLOR: CINSOAP) SEE 4/A12
- X-TYPE: 1 = PRE-FAB ANCHOR-TITE FASCIA 2 = PRE-FAB CUSTOM ANCHOR FASCIA
- M2 METAL LETTERING - BY OTHERS
- X-TYPE: 1 = "WELCOME" - COLOR: SILVER
- M3 ANCHOR JOINT - DEFS: BMB1000S BY SCHULTER SYSTEMS
- DR COLOR: BLACK
- M4 PIPE ROLLAND - PAINTED YELLOW
- M5 PASS-THRU COIN COLLECTOR - OPTIONAL (RMC)
- M6 CONTINUOUS RAIN OUTLET AT ROOF
- M7 COLOR TO MATCH
- M8 ROOF LADDER - PAINT TO MATCH BUILDING
- M9 MCDONALD'S, SPANSE BY OTHERS - UNDER SEPARATE PERMIT. SEE SIGNAGE SYSTEM NOTE ON THIS SHEET
- ST STUCCO EXTERIOR FINISH
- XX-TYPE: (COLOR-SEE COLOR LEGEND) C1 = FARMER PALE HC-85 C2 = NEW MOUNTAIN BW# 2134-30
- 11 ALUMINUM TRELLIS SYSTEM
- XX-TYPE: C1 = CINSOAP C2 = WHITE C3 = QUARZAL C4 = DRD
- 12 ALUMINUM TRELLIS TIE-BACK SYSTEM
- XX-TYPE: C1 = CINSOAP C2 = WHITE C3 = QUARZAL
- 13 ALUMINUM TRELLIS 2" x 8" WALL FASCIA SYSTEM
- XX-TYPE: C1 = CINSOAP C2 = WHITE C3 = QUARZAL
- 14 BRACKET E-MOUNT COLLECTION COLOR: TO MATCH SETTING MATERIAL AND GROUT BY MFR WATERPROOFING SETTING MATERIAL AND GROUT BY MFR GROUT COLOR: LATER, COLOR PLUS - 47 CHANGOL CONTRACT: JAN DEFER, (714) 937-7500
- 15 NEW STONEWORK AND GLAZING
- T-1 = NEW STONEWORK AND GLAZING - SEE ASSURANCE NOTE TO REMAIN
- 2 = EXISTING WINDOW TO REMAIN

SHEET NO.	TITLE	DRAWN BY	PREPARED FOR:
A2.1	MAJOR REMODEL PROGRAM	JRO	McDonald's USA, LLC
010-0026	45-85/86	ORIG. BUILD DATE	© 2017 McDonald's USA, LLC
ELEVATIONS	DESCRIPTION	03/28/87	These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.
	EXISTING STEEL FRAME WALLS	REVIEWED BY	
	OPEN WEB STEEL JOIST ROOF FRAMING	JRO	
	CORE '16 DESIGN	DATE ISSUED	
		07/03/17	
SITE 10	SITE ADDRESS	ATLANTA, GA 30305	
010-0026	2929 PEACHTREE ROAD NE		

PREPARED BY:

1111 CAMBRIDGE SQUARE, SUITE C
ALPHARETTA, GEORGIA 30009
PHONE: (878) 395-4825

REV	DATE	DESCRIPTION	BY

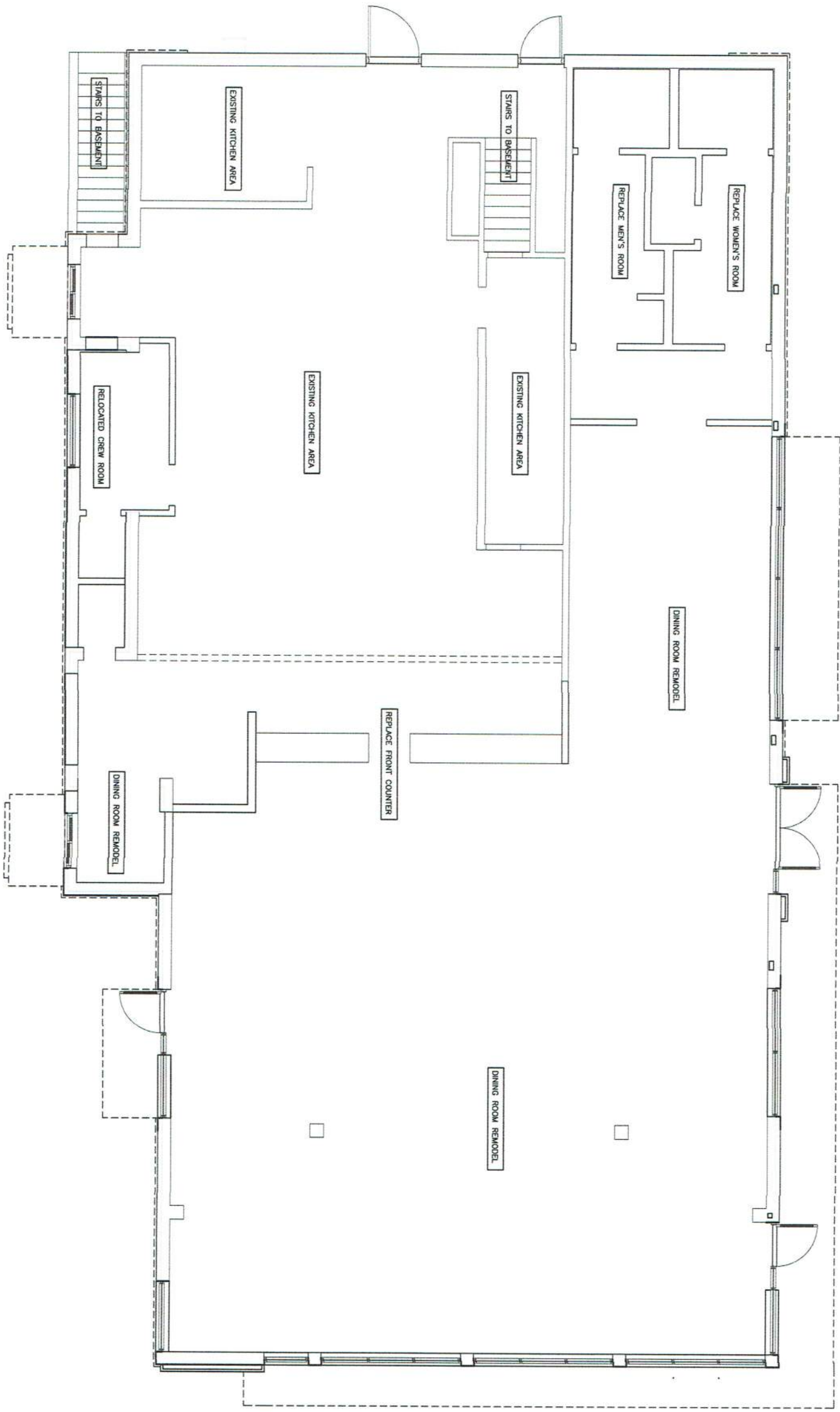
STATE OF GEORGIA

REGISTERED ARCHITECT

07-005-17

DATE

1
A1.0
SCALE: 1/4" = 1'-0"
FLOOR PLAN
NORTH



2
A2.0

2
A2.0

1
A1.0

SHEET NO.	TITLE	DRAWN BY	PREPARED FOR:
A1.0	MAJOR REMODEL PROGRAM	TRM	© 2017 McDonald's USA, LLC
010-0026	45-85/86	ORIG. BUILD DATE	McDonald's USA, LLC
FLOOR PLAN	EXISTING STEEL FRAME WALLS	03/28/87	These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.
	OPEN WEB STEEL JOIST ROOF FRAMING	REVIEWED BY	
	CORE '16 DESIGN	JRO	
		DATE ISSUED	
		07/03/17	
SITE ID	SITE ADDRESS		
010-0026	2929 PEACHTREE ROAD NE		
	ATLANTA, GA 30305		

PREPARED BY:

AXIS
INFRASTRUCTURE
1111 CAMBRIDGE SQUARE, SUITE C
ALPHARETTA, GEORGIA 30009
PHONE: (878) 285-4220

DATE	REV	DATE	DESCRIPTION	BY



RELEASED FOR CONSTRUCTION

REQUIRED	PROPOSED
25'	>25'
0'	N/A
20'	>20'
20'	>20'
8.5'x18'	9'x18'
8'x16'	9'x16'
17'	18'
24'	20'
15	40

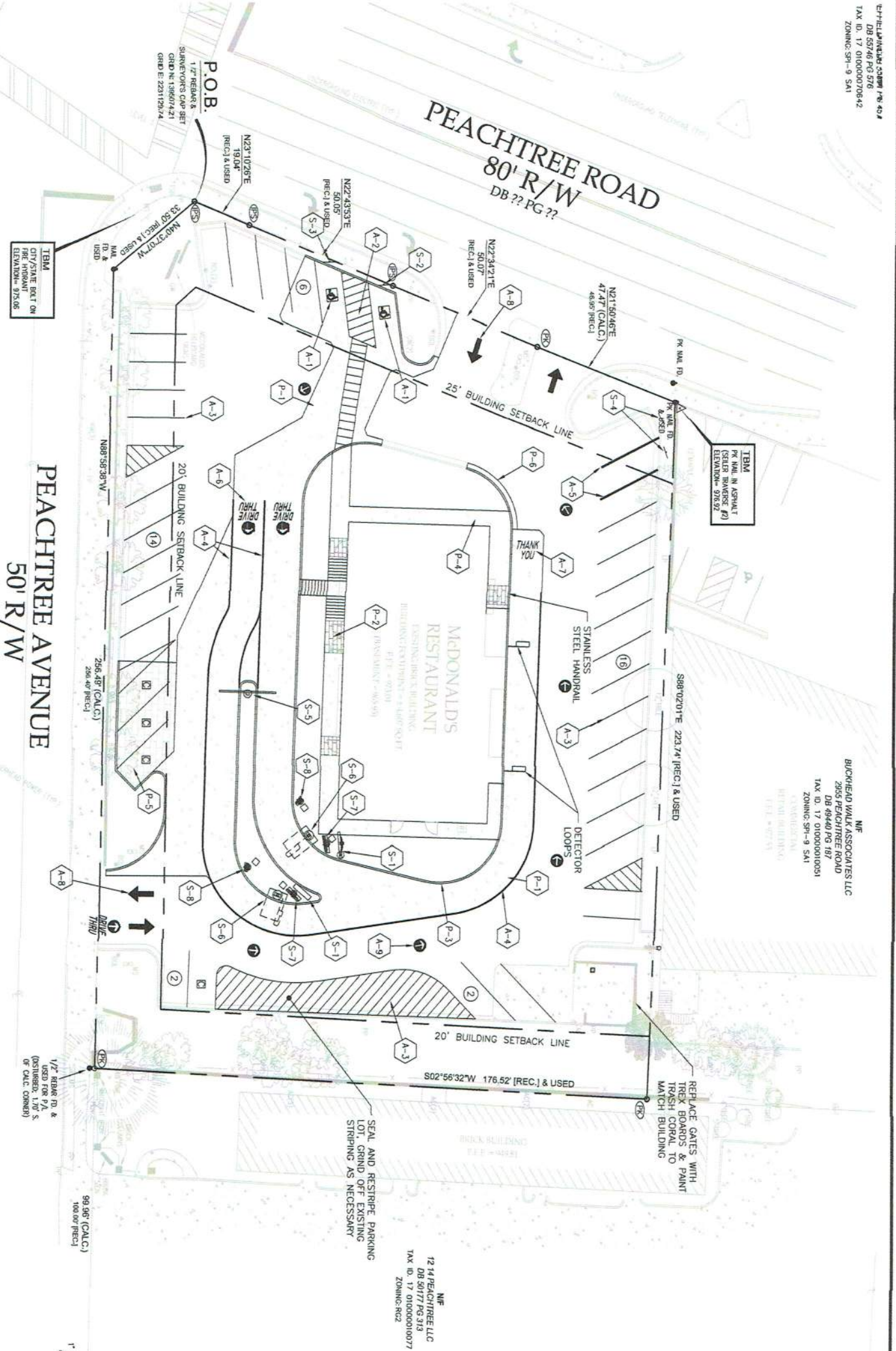
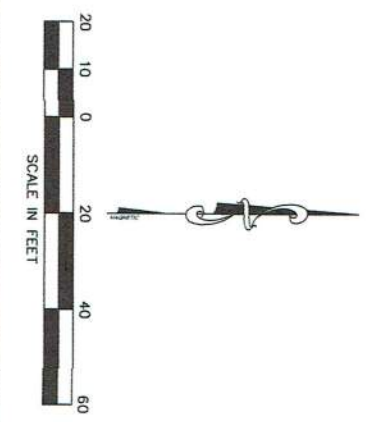
KEY	DESCRIPTION	SPECIFICATION	QTY.
P-1	CONCRETE PAVEMENT	6" THK. 4,000 PSI CONCRETE WITH FIBERESH	8,443 SF
P-2	PAVER SIDEWALK	COLOR, PATTERN & MFR. BY PROJECT MANAGER	172 SF
P-3	STANDING CURB	6" x18" 4,000 PSI CONCRETE WITH FIBERESH	551 LF
P-4	CONCRETE SIDEWALK	4" THK. 4,000 PSI CONCRETE WITH FIBERESH (BROOM FINISH)	1,451 SF
P-5	PERVIOUS PAVERS	SEE DETAIL SD-1.3	648 SF
P-6	18" CURB & GUTTER	4,000 PSI CONCRETE WITH FIBERESH	29 LF

KEY	DESCRIPTION	SPECIFICATION
A-1	ADA ACCESSIBLE STALL WHITE STRIPING	EXISTING FP-43 MENSBOARD TO BE REISSUED OR TEMP. MENU BOARD TO BE ADDED
A-2	HANDICAP ACCESSIBLE AISLE-4" WHITE STRIPES @ 45', 2' O.C.	BOLLARD MOUNTED AUTO SIGN R7-8
A-3	4" WHITE PARKING STRIPE OR STRIPED AREA - 4" WHITE STRIPES @ 45', 2' O.C.	BOLLARD MOUNTED AUTO SIGN R7-8 & R7-8a - ADA VAN ACCESSIBLE HANDICAP PARKING
A-4	6" YELLOW DRIVE-THRU STRIPE	BOLLARD MOUNTED "RESERVED" DRIVE-THRU SIGN
A-5	8" YELLOW STRIPE	DOUBLE GATEWAY SIGN
A-6	"ORBE-THRU" W/ARROW PAVEMENT MARKING	LOD COO & TWIN POLE DRIVE-THRU CANOPY
A-7	"THANK YOU" PAVEMENT MARKING	DIGITAL MENU BOARD
A-8	INGRESS/EGRESS ARROWS	DIGITAL PRE BROWSE BOARD
A-9	PARKING LOT ARROWS @ 40'-60" (32" IDEAL)	

CONCRETE PAVING SPECS.

4000 P.S.I. WITH FIBER MESH:
 -USE MIN. 517 LBS. OF CEMENT
 -ADD FIBERESH REINFORCEMENT TO CEMENT OR OWNER APPROVED EQUIVALENT. DOSAGE RATE SHALL BE AT MANUFACTURERS FULL RECOMMENDED DOSAGE.
 -MAX. AGGREGATE SIZE SHALL BE 1 1/2"
 -MAX. SLUMP OF 3'-4"

PROJECT MANAGER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TEST WILL BE AT THE EXPENSE OF MCDONALD'S CORPORATION OTHERWISE THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR TESTING FEES AND MATERIAL REPLACEMENT.



- GENERAL NOTES:**
- THE MAJOR ROAD SIGNS AND BASES AND ALL INSTALLATION IS PART OF THE SIGN CONTRACTOR'S PACKAGE. CONDUIT AND WIRE TO THE SIGNS INSTALLED BY GC AND COST PAID BY THE OPERATOR. THE CONCRETE BASE FOR THE SIGN IS INCLUDED AS PART OF THE SIGN COST AND PAID FOR BY THE OPERATOR.
 - ENTRANCE AND EXIT SIGNS, DRIVE-THRU MENU BOARDS AND FLAGPOLES, INCLUDING THE INSTALLATION, ARE PART OF THE SIGN CONTRACTOR'S PACKAGE. BASES AND WIRING TO THE SIGNS AND CONDUIT ARE INSTALLED BY GC AND COSTS PAID BY THE OPERATOR.
 - LOT LIGHTING SUPPLIER NOTE: LIGHT FOR AMERICAN FLAG ILLUMINATION TO BE LOCATED ON BUILDING NEAR THE FLAG WHEN REQUIRED.
 - BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR.
 - ANCHOR BOLTS ARE BY OTHERS.
 - PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
 - THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
 - ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND TO BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUND/BUILDING.
 - FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.
 - ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS, FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.
 - REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE.
 - THE GEN. CONTRACTOR SHALL CONFIRM WHICH TYPE OF FOUNDATION IS TO BE USED BY THE SIGN COMPANY INSTALLING CURBS AND PAVEMENT.
 - ANY REMAINING SITE IMPROVEMENTS PRIOR TO CONSTRUCTION SHALL BE CARRIED TO THE NEXT EXPANSION JOINT ON DOT R.O.W.
 - ALL CONCRETE WALKS TO BE 4" THICK AND BROOM FINISHED. SIGNS AND/OR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.
 - ANY WORK PERFORMED IN THE STATE R.O.W. SHALL BE PER DOT GUIDELINES AND STANDARD SPECIFICATIONS.
 - ALL EXPOSED CONCRETE CONCRETS TO BE CHAMFERED AND/OR TO HAVE BOWL.
 - ALL EXPOSED CONCRETE CURBS, SIDEWALK, SLABS, PAVEMENT AND FOUNDATIONS SHALL BE TREATED WITH AN AQUORON CONCRETE TREATMENT AS MANUFACTURED BY AQUORON OR APPROVED EQUIVALENT.
 - THE COMPACTOR REQUIREMENTS FOR ALL FILL MATERIAL(S) PLACED ANYWHERE ON MCDONALD'S CORPORATION PROPERTY SHALL BE 100% OF THE STANDARD PROCTOR (ASTM D-698).
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF ANY REMAINING SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
 - ALL JOINTS WHERE NEW PAVEMENT ADJOINS EXISTING PAVEMENT SHALL BE SAW CUT TO INSURE A STRAIGHT CLEAN LINE, OR WILL BE CARRIED TO THE NEXT EXPANSION JOINT ON DOT R.O.W.

PROJECT NO.: LW
 DATE: 06/30/17
 SCALE: AS NOTED
 DRAWN BY: JDC
 CHECKED BY: JDC
 SHEET NO.: C-2.0

SITE PLAN

PROJECT NAME:
MCDONALD'S RESTAURANT
 2929 PEACHTREE ROAD NE, ATLANTA, GA 30305 SITE CODE: 010-0026

CLIENT:
MCDONALD'S CORPORATION
 ONE GLENLAKE PARKWAY, SUITE 500, ATLANTA, GA, 30328

AXIS
 INFRASTRUCTURE
 1111 CAMBRIDGE SQUARE, SUITE C
 ALPHARETTA, GEORGIA 30009
 PHONE: (678) 995-4920

NO.	DATE:	DESCRIPTION
4		
3		
2		
1		



NIF
 BUCKHEAD WALK ASSOCIATES LLC
 2855 PEACHTREE ROAD
 DB 5940 PG 187
 TAX ID. 17 010000010051
 ZONING: SP-9 SAI
 COMMERCIAL
 RETAIL BUILDING
 FEE = \$725

PEACHTREE ROAD
 80' R/W
 DB-?? PG-??

PEACHTREE AVENUE
 50' R/W

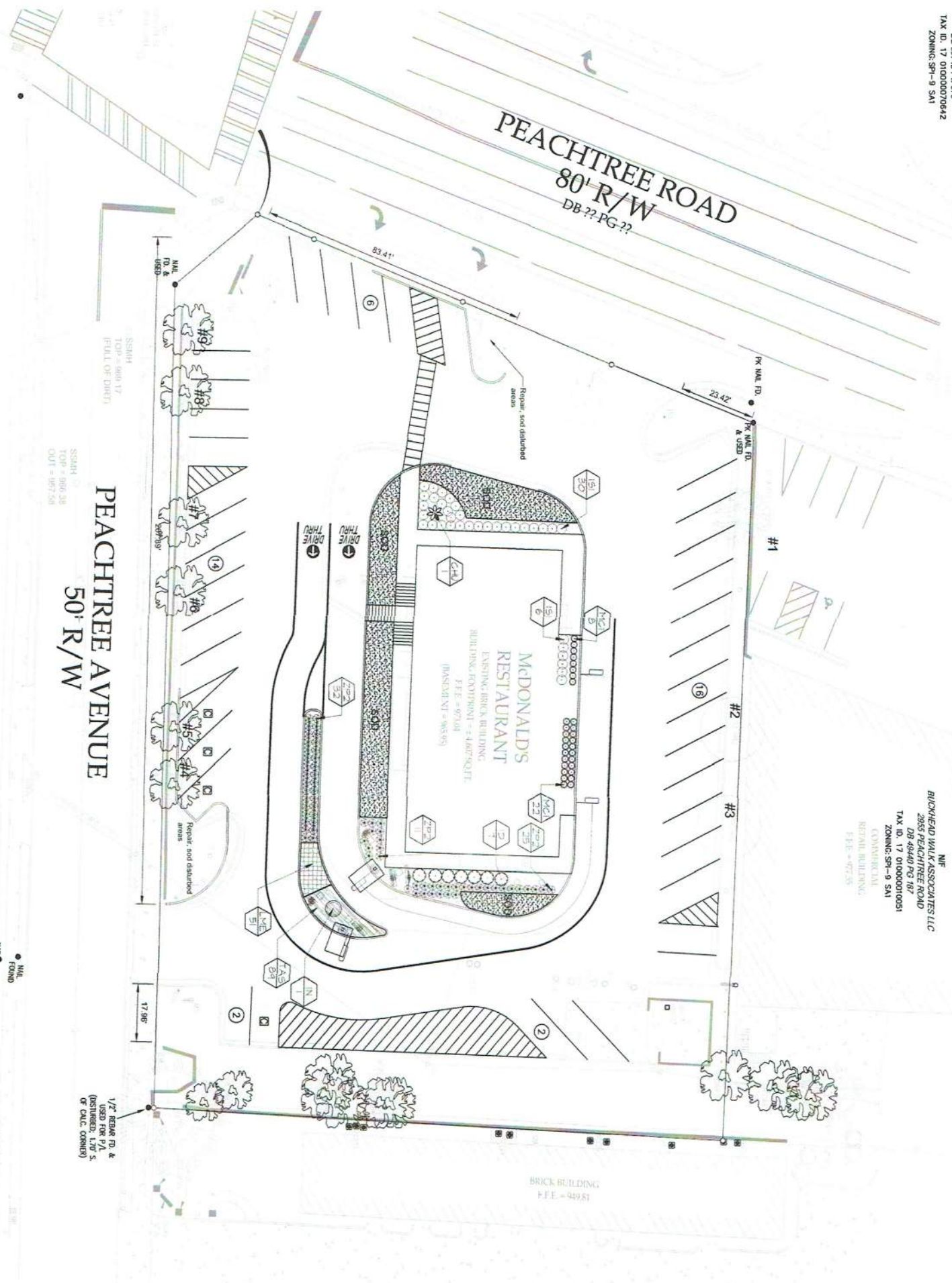
NIF
 JAMES E. ALFORD ET AL
 DB 55807 PG 457
 TAX ID. 17 010000010549
 ZONING: SP-9 SAI

NIF
 MARY CHARLOTTE PROPERTIES LLC
 DB 51744 PG 148
 TAX ID. 17 010000010531
 ZONING: R02

NIF
 LEON WILLIAMS
 TAX ID. 17 010000010077
 ZONING: R02

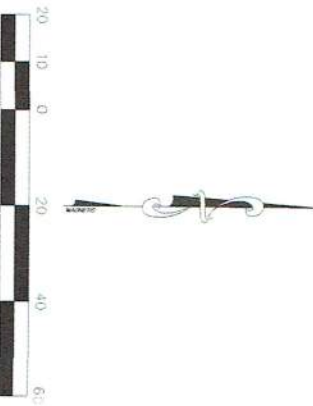
NIF
 CINCULAN ASSOCIATES LLC
 DB 45229 PG 536
 TAX ID. 17 010000010515
 ZONING: R02

NIF
 1214 PEACHTREE LLC
 DB 50177 PG 313
 TAX ID. 17 010000010077
 ZONING: R02



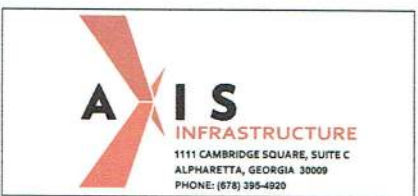
PLANT SCHEDULE

SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
	CHU	1	Chamaecyparis humilis / Mediterranean Fan Palm	15 gal	60" o.c.
	10	7	Ilex cornuta 'Dwarf Barford' / Dwarf Barford Holly	3 gal	36" o.c.
	151	36	Ilex vomitoria 'Schubertii' / Schubert's Holly	24" o.c.	36" o.c.
	IN	1	Ilex x 'Nellie R. Stevens' / Nellie Stevens Holly	15 gal	60" o.c.
	MC1	30	Muhlenbergia capillaris / Pink Muhly	1 gal	24" o.c.
	ZP2	67	Zamia pumila / Coonle	30" o.c.	30" o.c.
	LME	51	Liriodendron 'Emerald Goddess' / Liriodendron	1 gal	18" o.c.
	TAS	89	Trachelospermum asiaticum / Star Jasmine	1 gal	18" o.c.



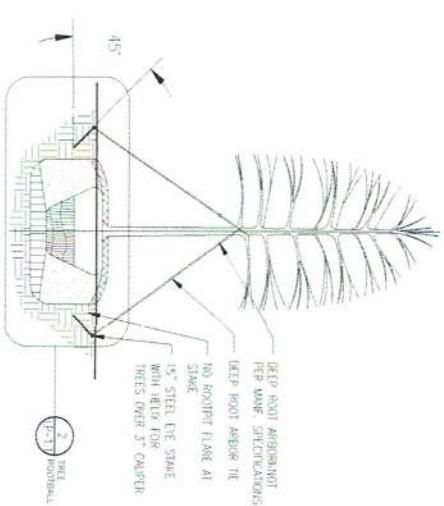
PROJECT NO.	LANDSCAPE PLAN
DATE	06/30/17
SCALE	AS NOTED
DESIGNED BY	JDC
CHECKED BY	JDC
DATE	07/10/17

LANDSCAPE PLAN
 PROJECT NAME: McDonald's RESTAURANT
 2929 PEACHTREE ROAD, ATLANTA, GA 30305 SITE CODE: 010-0026
 CLIENT: McDonald's CORPORATION
 ONE GLENLAKE PARKWAY, SUITE 500, ATLANTA, GA, 30328

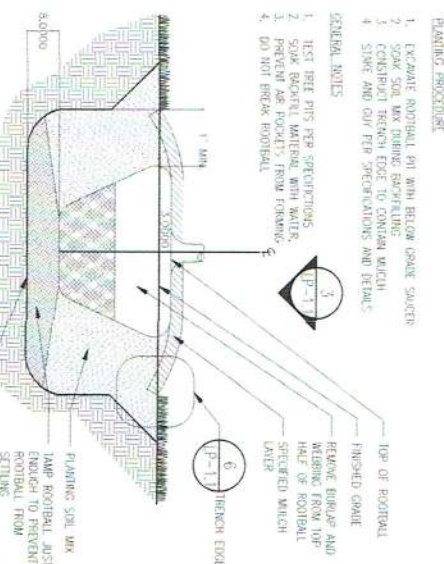


NO.	DATE	DESCRIPTION
4		
3		
2		
1		

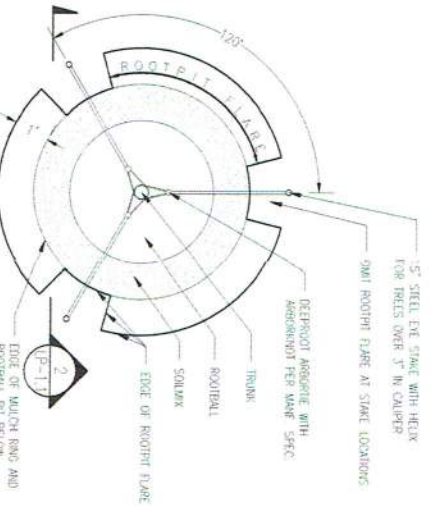




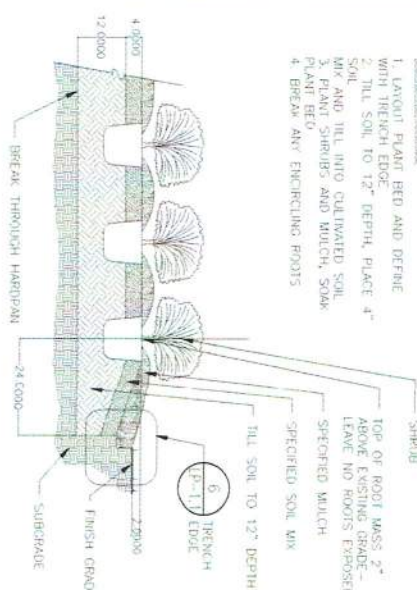
1 TREE STAKING AND GUYING - SECTION
1/4" = 1'-0"
PLANNING-TREES-32 9343.33-02



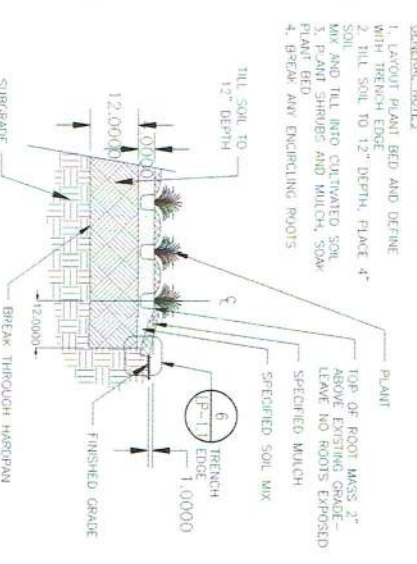
2 TYPICAL TREE ROOTBALL
1/2" = 1'-0"
PLANNING-TREES-32 9343.33-05



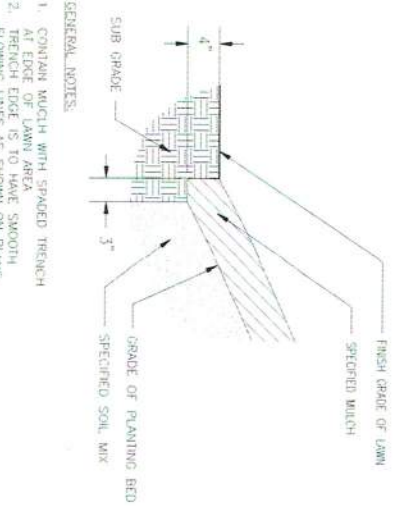
3 TREE STAKING - PLAN
3/8" = 1'-0"
PLANNING-TREES-32 9343.33-04



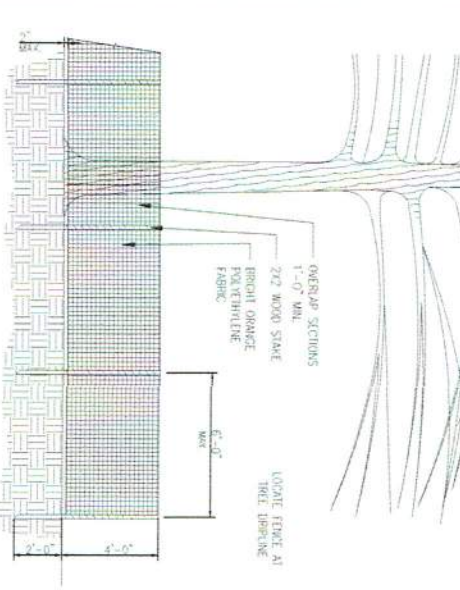
4 SHRUB PLANTING IN MULCH BED
1/2" = 1'-0"
PLANNING-SHRUBS-32 9333.13-05



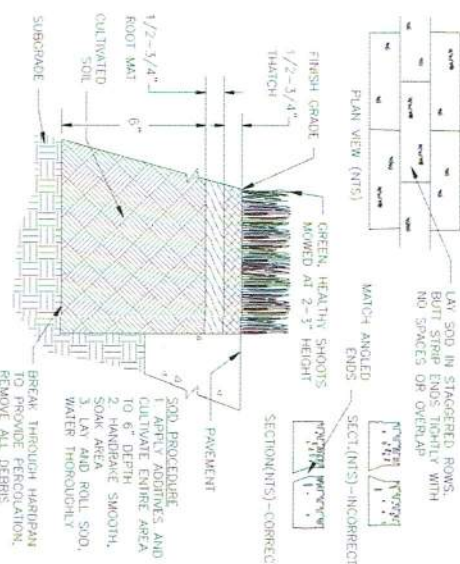
5 GROUNDCOVER IN MULCH BED - SECTION
1/2" = 1'-0"
PLANNING-GROUNDCOVER-32 9313.13-05



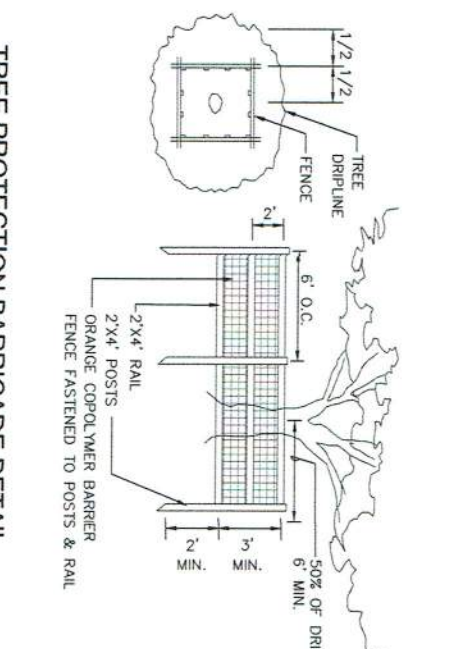
6 TRENCH EDGE AT LAWN AREA
1" = 1'-0"
PLANNING-LANDSCAPE EDGING-32 9413.23-01



7 TREE PROTECTION FENCE
1/4" = 1'-0"
PLANNING-TREES-32 3123-01



8 SOD INSTALLATION
3" = 1'-0"
PLANNING-GROUNDCOVER-32 9313-02



9 TREE PROTECTION BARRICADE DETAIL
N.T.S.

PLANTING NOTES

1. PROVIDE PLANTS TRUE TO SPECIES AND VARIETY AND OTHER FEATURES INDICATED IN THE PLANT SCHEDULE AND COMPLYING WITH ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK", NOMENCLATURE TO COMPLY WITH "NATIONAL LIST OF SCIENTIFIC PLANT NAMES."
2. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT. DURING AND AFTER INSTALLATION, ALL REJECTED PLANT MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TOTAL AND CONFIRM ALL PLANT MATERIAL QUANTITIES, NUMERICAL QUANTITIES ON DRAWING LABELS GOVERN OVER PLANT LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
5. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
6. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 "AMERICAN STANDARDS FOR NURSERY STOCK," FOR TYPES AND FORM OF PLANTS REQUIRED.
7. THE LANDSCAPE CONTRACTOR AGREES TO REPAIR OR REPLACE ACCESSORIES THAT FAIL IN MATERIALS AND/OR WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
8. THE LANDSCAPE CONTRACTOR AGREES TO REPLACE PLANTING THAT DIES, TURNS BROWN, OR DEFOLIATES WITHIN ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. REMOVE REJECTED MATERIAL FROM THE SITE PROMPTLY AND REPLACE WITH MATERIAL OF THE SAME QUANTITY, SPECIES, AND SIZE IN ACCORDANCE WITH THE PLANT LIST SPECIFICATIONS.
9. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE WARRANTY PERIOD AS DIRECTED BY THE LANDSCAPE ARCHITECT.
10. UNLESS OTHERWISE NOTED, ALL STAKING AND GUYING MATERIALS ARE TO BE REMOVED FROM PLANT MATERIALS BY THE LANDSCAPE CONTRACTOR WITHIN 120 DAYS AFTER THE DATE OF PLANTING COMPLETION.
11. CONTRACTOR SHALL NOT LOCATE IRRIGATION EQUIPMENT WITHIN ROADWAY RIGHT-OF-WAYS UNDER ANY CIRCUMSTANCE. CONTRACTOR TO INSPECT EXISTING IRRIGATION SYSTEM AND MAKE ALL NECESSARY MODIFICATIONS TO THE SYSTEM TO PROVIDE WATER FOR NEW AND EXISTING PLANTINGS.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING TO WITHIN 2 FEET OF THE GRADE SHOWN ON CIVIL ENGINEERING DRAWINGS. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINAL DISTRIBUTION OF TOPSOIL & REPARATION FOR PLANTING WITH FRIABLE, NATURAL TOPSOIL TYPICAL OF THE REGION. TOPSOIL SHALL BE FREE OF WEEDS AND FOREIGN MATERIAL. DO NOT HANDLE TOPSOIL IN MUDDY OR FROZEN CONDITION.
13. THE LANDSCAPE CONTRACTOR SHALL RAKE AND SMOOTH TOPSOIL IN ALL AREAS TO BE PLANTED, INCLUDING LAWNS TO PROVIDE A SMOOTH SURFACE WHICH WILL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND WALKS. NO SEDIMENT CHARGED RUNOFF SHALL GO INTO TRAVEL LANES OR STATE ROUTE.
14. MULCH ALL PLANTING BEDS WITH 3" OF PINE STRAW.
15. UPRIGHT SHRUBS SHALL BE AT LEAST 24" HIGH. SPREADING SHRUBS SHALL HAVE A MINIMUM SPREAD OF 18". ALL SHRUBS SHALL BE SURROUNDED WITH PINE STRAW.
16. PLANTING BEDS FOR PERENNIALS, ANNUALS AND GROUNDCOVER ARE TO BE MOUNDDED WITH SIDE SLOPES OF 1 INCH VERTICAL PER 1 FOOT HORIZONTAL AND TO BE SURROUNDED BY MULCH.
17. PLANTING MIXTURE SHALL CONSIST OF 1/3 TOPSOIL, 1/3 EXISTING SOIL, AND 1/3 'NATURES HELPER' OR EQUAL QUALITY ORGANIC SOIL AMENDMENT.
18. CAREFULLY CUT AND REMOVE WEEDING, BURDAP, ROPE AND WIRE BASKETS FROM TOPS AND FROM SIDES OF ROOTBALLS BUT DO NOT REMOVE FROM UNDER ROOTBALLS
19. REMOVE SURPLUS SOIL AND WASTE MATERIAL INCLUDING EXCESS SOIL, UNSUITABLE SOIL, TRASH AND DEBRIS AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
20. DO NOT MAKE SUBSTITUTIONS: IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT. WITH WRITTEN STATEMENTS FROM A MINIMUM OF THREE NURSERY (AMERICAN NURSERYMAN'S ASSOCIATION MEMBERS) SOURCES THAT THE PLANT IN QUESTION IS NOT OBTAINABLE IN THE SURROUNDING GEOGRAPHICAL REGION.
21. A CONDITION OF APPROVAL IS IF ANY OF THE EXISTING TREES DIE, THEY SHALL BE REPLACED WITH A TREE THAT COMPLIES WITH THE MINIMUM REQUIREMENTS OF THE ORDINANCE.



NO.	DATE:	DESCRIPTION
4		
3		
2		
1		

A I S
INFRASTRUCTURE
1111 CAMBRIDGE SQUARE, SUITE C
ALPHARETTA, GEORGIA 30009
PHONE: (678) 395-4920

DRAWING TITLE:
LANDSCAPE DETAILS & NOTES

PROJECT NAME:
McDONALD'S RESTAURANT
2929 PEACHTREE ROAD, ATLANTA, GA 30305 SITE CODE: 010-0026

CLIENT:
McDONALD'S CORPORATION
ONE GLENLAKE PARKWAY, SUITE 500 - ATLANTA, GA, 30328

PROJECT NO.: LW
DATE: 06/30/17
SCALE: AS NOTED
DRAWING: JDC
SHEET NO. L-1.2





Applicants must appear in person to file an application. Applications by mail or courier will not be accepted.

APPLICATION FOR A SPECIAL ADMINISTRATIVE PERMIT (SAP)

For SPI, Beltline, LW, MR, MRC & NC Zoning Districts
City of Atlanta, Office of Planning (404-330-6145)

File No.: SAP-17-092

APPLICANT (name) Teresa Curry / Tiara Crumby
COMPANY AXIS Infrastructure, LLC
ADDRESS 1111 Cambridge Sq., Ste. C, Alpharetta 30009
PHONE NO. 678-395-4920 EMAIL teresacurry@axiscompanies.com

PROPERTY LANDOWNER McDonald's Corp.
ADDRESS 1 Glenlake Parkway, Suite 500, Atlanta 30328
PHONE NO. 404-545-8474 EMAIL gary.zonitch@us.mcd.com

ADDRESS OF PROPERTY 2924 Peachtree Rd., NE, Atlanta 30305
Land District 17 Land Lot 100 Council District 7 NPU B

Office of Planning

JUL 12 2017

55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

Is property within the BeltLine Overlay District? Yes No Zoning Classification SPI-9, SAI Buckhead Village (NPU-B)

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.
- **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 and/or 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):**

- **Photographs (buildings/site):** Show existing conditions for alterations to exterior building facades and/or site modifications.
- **Shared Off-site Parking:** Requests for approval of off-site parking submit materials on Shared Off-site Parking checklist.
- **Beltline, NC-2, NC-3, 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. Submit one application and three sets of drawings, staff will make copies of the stamped received application for you.
 - Mail a copy of the submitted SAP application & drawings stamped received by the Office of Planning to the NPU.
 - Submit a copy of U.S. Postal Service Certificate of Mailing and notarized Affidavit of NPU Notification as soon as possible to complete the application submission and begin the plan review period.

- **Development Review Committee (DRC):** Projects within SPIs 1, 9, 12, 15, 16, 17 districts may require review by DRC.
- **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.
 - **Initial submission:** DRI Form 1 with the SAP application. Planning staff will then submit information to GRTA and ARC.
 - **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 6-30-17 Signature of Applicant [Signature]

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 _____

Office of Planning
SAP-17-092
JUL 12 2017



City of Atlanta Office of Planning
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Notice to Applicants

File # _____

The applicant hereby acknowledges notification that in the process of design review in connection with the issuance of a **Special Administrative Permit (SAP)**, the City of Atlanta Office of Planning (OOP) will only review such documents as are deemed necessary for the approval of a project concept in compliance with the district regulations set forth in the City of Atlanta Zoning Code. Such documents may include, without limitation, the elevations of the structures proposed and site plans specifying the arrangement of such structures and other features of the project, but generally will not include a full set of construction drawings. This level of review is for the purpose of determining compliance with those sections of the Zoning Code applying to the district where the project is located or to be located and to allow the applicant the flexibility to receive approval for a project concept without the requirement that a full set of construction drawings, that would otherwise be necessary to obtain a building permit, be prepared, presented and reviewed.

It is the applicant's duty to ensure that all drawings or plans, that may be required for further permitting of the actual construction of the project, will result in a finished project that complies with the elevations, site plan and other plans on which the SAP was granted.

The applicant is further notified that neither the Office of Buildings nor any of the other City of Atlanta agencies that review any other part of the overall project plans for compliance to building codes, zoning codes, the tree preservation, the riparian buffers ordinance, land disturbance regulations, drainage and sewer capacity or any other regulations in effect at the time of plan review have the authority to approve any changes to the exterior appearance of structures or site plans in a SAP.

It is the responsibility of the applicant to ensure that any changes required, requested, or allowed by any other City agency or any other agency reviewing the plans during any part of the building permit process will not alter the exterior appearance of any structure or cause the relocation, rearrangement and/or reorientation of any feature of the site plan. Therefore, it is important for the applicant to be aware that even changes which may be in compliance with other codes, including without limitation, an increase to the height of the structure, whether resulting from changes to the foundation plan or the grading plan of the site, alterations to the interior layout of the structure that affect the location or size of exterior doors or windows, or changes to the method of construction for any floor of a structure or the roof of any structure, may affect the exterior appearance in a manner which could cause the finished structure to be out of compliance with the elevations approved by the OOP.

The applicant is further put on notice that the location of any feature specified on the site plan is not to be changed from that location which is specified on the site plan approved by the OOP. This includes, without limitation, any such changes that might affect the setbacks of any structure, the orientation of structures or features on the lot, including, without limitation, accessory buildings, the location and size of driveways, walkways, fences, parking pads, parking spaces, loading zones and service areas. It shall be the responsibility of the applicant to ensure that any changes required by any agency reviewing plans for the project remain consistent with the site plan and elevations approved by the OOP. It shall be the responsibility of the applicant, not the OOP, to monitor any plan changes during the permitting of the project to be sure that such changes do not affect the elevations and site plan approved by the OOP at the time of issuance of the SAP.

It is also the responsibility of the applicant to ensure that any changes made on site during the construction of the project, regardless of whether such changes are approved by a City building inspector, or representative of another City agency as being in compliance with the building codes or other applicable codes, do not result in a change to the exterior appearance of a structure or in a change to the site plan. The City of Atlanta Zoning Ordinance provides a process under which changes to the elevations and site plan in a SAP may be approved, however such approval is not guaranteed and the applicant is hereby notified that such changes are based on the application of the district regulations and not on the fact that a hardship, financial or otherwise may result if such permission is not given. The duty to adequately monitor the construction of the project to ensure compliance to the approved SAP and or any other City permit shall at all times be on the applicant, who assumes all risk of loss, financial or otherwise, from enforcement actions that result from the failure to comply with the SAP or any other City permit.

The applicant acknowledges that relief from any stop work order or other enforcement action, whether resulting from action taken by the OOP staff, the Office of Buildings staff or by the staff of any other City agency, must be appealed within the time and in the manner provided by the City Code. The applicant further acknowledges that the decision to apply to the OOP for permission to alter the approved plans is not an appeal of a stop work order or other enforcement action. The applicant acknowledges that it is solely within their own discretion to choose a process to resolve any dispute arising from the interpretation of any ordinance, the issuance of a stop work order or any other enforcement action and that the resolution of any such matter shall be made in compliance with the City Code and other applicable laws. The applicant further acknowledges that no written or oral representation of any City officer, employee, agent or elected official can waive or modify the City Code.

Teresa Curry
Applicant Printed Name

[Signature]
Applicant Signature

6-30-17
Date



The following checklist is designed to assist those in preparing required materials for SPI, Beltline Overlay, NC, LW, MRC, and MR districts. **Items omitted will delay applicant's review process.** The following items are required as part of a complete application for a Special Administrative Permit. **NPU Notification and DRC review, as applicable, are required as a part of a completed SAP application.** Please note: * **FINAL APPROVED SAP PLANS ARE REQUIRED WITH THE PERMIT APPLICATION SUBMITTAL TO THE OFFICE OF BUILDINGS.**

- ✓ 1. **SAP Application Form and Property Landowner Authorization Form:** completed with notarized signatures.
- ✓ 2. **Notice to Applicant Form:** with signature and date.
- ___ 3. **Project Summary:** Provide cover letter clearly describing all new construction, alterations, repairs or other changes to the exterior appearance of existing structures or site. **Any administrative variations ARE REQUIRED to be accompanied by a written justification for each variation requested.**
- ✓ 4. **Property Survey:** Two (2) copies of survey (for new single-family and duplex construction, show existing footprints of principal structures on adjoining lots fronting the same street).
- ___ 5. **Site Plan** (drawn to scale, released and sealed for construction) of proposed improvements showing items listed below*. **Initial Submission:** two copies (three if DRI approval required) for staff review. **Final Submission** (after staff review): 11 copies.
 - a) Date, north arrow, and graphic scale.
 - b) Adjacent streets, with street names, property lines and dimensions, and easements.
 - c) **Existing conditions to remain: identify all overhead utility poles, transformers, above ground stormwater detention areas and inlets.**
 - d) **Proposed new installations: Identify the number, type and location of new street lights, transformers, AC units and other similar mechanical/accessory equipment at or above grade. Identify such items in the public right-of-way which final approval by Department of Public Works or GDOT is required.**
 - e) Specify location and widths for all Sidewalks (street furniture and clear zones) and Supplemental Zones.
 - f) Ground floor layout plan with building and tenant entrances also shown
 - g) Street-front ground floor façade fenestration – vertical/horizontal window dimensions and % of façade length
 - h) Outdoor dining – seating plan, dimensions, and % of business establishment floor area
 - i) Height of structures (including fences/walls)
 - j) Parking, driveway and curb cut layout and dimensions (auto, truck loading, & bicycle/moped)
 - k) Location of parking deck light fixtures. Also indicate amount of foot-candles, and type of light fixture
 - l) **Landscape plan:** Planting locations including street trees (with tree species and calipers indicated), parking lot and other on-site landscaped areas (with the dimensions and percentage of lot calculated).
 - m) **Site Plan Specifications Table*** (show specifications in table form on site plan):
 - Zoning Classification, Net Lot Area & Gross Land Area, Floor Area Ratio (FAR), square footage of structures & individual uses
 - Number of minimum and maximum required parking spaces (auto & bicycle/moped), & loading spaces**
 - **For commercial** uses:**
 - Maximum building coverage
 - Public space area (PSR)
 - **For residential** uses:**
 - Number of total dwelling units and bedroom count per unit.
 - Total open space (TOSR) as applicable
 - Total useable space (UOSR) – amount specified for balconies, rooftop terraces, plazas/parks, etc.
- * As applicable per scope of work on project
- ** Show required and proposed (where applicable measure in square footage)
- ___ 6. **Rooftop plan** when counted towards open space requirements.
- ___ 7. **Elevation drawings of all building facades** (5 copies)
- ___ 8. **Section drawing(s)** as needed showing required sidewalks, supplemental zones (with retaining walls), and building façade & finished floor-level dimensioned within 5 feet above the adjacent sidewalk-level.
- ___ 9. **DRI conditions of approval, rezoning legislation, variance or special exception letters** printed on site plan.
- NA 10. **Beltline Overly District, NC-2, NC-6, NC-10, NC-11, and NC-12 properties:**
 - Notarized Affidavit of NPU Notification, and Copy of U.S. Postal Service Certificate of Mailing.
- ___ 11. **Zoning Conditions/Approvals:** provide copies of applicable Rezoning legislation, Special Use Permit, Variance or Special Exception letters from Board of Zoning Adjustment.
- ___ 12. **Other information** necessary for the SAP as requested by staff.
- ___ 13. **Watershed Management (DWM) Requirements (Section 74-504(a)):** consultation meeting with DWM is **REQUIRED** for any site disturbance activities to determine applicable stormwater improvements. Call 404-330-6249 or visit www.atlantawatershed.org/greeninfrastructure.

Scope of Work Summary
McDonald's Remodel – 2929 Peachtree Road NE

Office of Planning
SAP-17-092
JUL 12 2017

55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

A proposed remodel of the existing McDonald's Restaurant located in Buckhead at 2929 Peachtree Road NE is being submitted to the City of Atlanta for review. The scope of work for the project includes building rebranding and remodeling to include the building exterior, interior dining room, kitchen and restrooms. Site work will also be done to improve areas of the parking lot and also add a side-by-side drive thru with a total of two order points. The first drive-thru window will be pushed back but not major changes will occur to the building footprint. In addition, if not current the building will be brought to full ADA compliance.

Office of Planning
SAD-17-092
JUL 12 2017



City of Atlanta Office of Planning
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Notarized authorization by Property Landowner

55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

File # _____

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

TYPE OF APPLICATION: Special Administrative Permit

I, Gary Zonitch, on behalf of McDonalds Corp. SWEAR THAT I AM THE LANDOWNER
owner(s) name

OF THE PROPERTY LOCATED AT: 2924 Peachtree Road, NE
Atlanta, Georgia 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):

Tiara Crawley

AXIS INFRASTRUCTURE, LLC

ADDRESS: 1111 CAMBRIDGE SQ., STE C, ALPHARETTA, GA 30009

TELEPHONE: 678-395-4920

EMAIL: _____

X [Signature]
Signature of Property Landowner

Gary Zonitch, on behalf of McDonalds Corp.
Print Name of Property Landowner

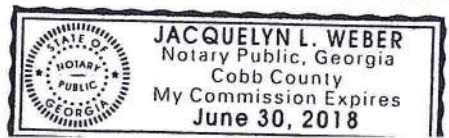
Personally Appeared
Before Me

GARY ZONITCH

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

[Signature]
Signature of Notary Public

6-12-2017
Date



SAP-17-092
JUL 12 2017



SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Development Controls Specifications

File # _____

55 Trinity Ave. S.W.
Ste. 3350

These forms are intended to assist applicants in preparing the required submission materials for a Special Administrative Permit approval. In addition to these forms to be completed by the applicant, all applicable specifications should be shown on the site plan in chart form. Items omitted will delay the plan review process. Refer to City of Atlanta Zoning Code (Chapters 8, 19, and 28) for clarification.

Definitions and Methods of Calculation

- **Net Lot Area (NLA)** = length of property line X width of property line
- **GLA for corner lots** = (NLA) + [(street "A" right-of-way width +2) X (street "A" length of property line)] + [(street "B" right-of-way width +2) X (street "B" length of property line) + [(street "A" right-of-way width +2) X (street "B" right-of-way width +2)]
- **GLA (with only one front yard adjacent to street)** = (NLA) + [(street right-of-way width +2) X (length of front property line)]
- GLA may include half of the right-of-way (including streets, parks, lakes and cemeteries) up to 50 feet in width.
- GLA shall not be used for calculating FAR for properties within single-family or two-family-zoned subareas of SPI districts.
- **Building Lot Coverage provided** = (net lot area minus area of building footprint) + (net lot area)

Lot Size (in square footage)

Gross Land Area (GLA)	59,380
Net Lot Area (NLA)	45,275 SF

Floor Area Ratio (FAR) – as applicable. Check which used for residential: GLA, or NLA

	Residential FAR Ratio	Residential Square Footage	Non-Residential FAR Ratio	Non-Residential Square Footage
Base Allowed				
Base Provided				EXISTING TO REMAIN
Bonus Allowed				
Bonus Provided				

Bonus FAR Program (check bonus utilized if applicable)

Transit Station <input type="checkbox"/>	Ground Floor Retail <input type="checkbox"/>	Open Space and New Streets <input type="checkbox"/>	Community Center Facilities <input type="checkbox"/>	Workforce Housing <input type="checkbox"/>
--	--	---	--	--

Residential Units

Total Provided:

Number of Units Provided (without bonus)	N/A
Number of Bonus Units Provided (without workforce housing)	
Number of Bonus Workforce Housing Units Provided (20% required)	
Total Number of Units per Acre	

Building Coverage or Lot Coverage (check applicable as required per zoning district)

	Percentage (%)	Square Footage
Max. Permitted	EXISTING TO REMAIN	
Provided		

Fenestration (% of each street-fronting facade calculated separately, per district regulations)

	Residential Façade Percentage (%)		Non-residential Façade Percentage (%)	
	on Local Street	on Arterial/Collector	on Local Street	on Arterial/Collector
Min. Required			N/A	65% (TYPE 1-3)
Provided (specify for each street)			N/A	33'-8" / 52'-0" 65%



File # _____

Non-Residential Public Space Requirements (refer to Chapter 28 for clarification)

PSR: Public Space Requirements for Non-residential & Mixed-use Developments
 (These are areas not counted towards UOSR)

Public Space provided = (square footage area of exterior space) + (square footage area of interior space)

	Percentage (%)	Total Square Footage
Minimum Required	NA	
Provided	NA	

Square Footage Breakdown of PSR amounts provided by the following:

EXTERIOR (accessible to general public such as landscaped areas, plazas, terraces, patios, observation decks, fountains, sidewalks, common areas, open recreational spaces, etc.)	NA
INTERIOR (ground-level area accessible to the general public during normal business hours such as malls, galleries, atria, lobbies, concourses, plaza, walkways, fountains, landscape areas for public recreation, pedestrian seating, or eating and similar public amenities)	NA

Parking and Loading Requirements (refer to district regulations and Chapter 28 for clarification)

Residential Unit Breakout

Number of Studios	Number of 1 BR	Number of 2 BR	Number of 3 BR	Number of 4 BR
NA				

On-site Parking Spaces

	Residential	Non-residential Uses
Minimum Required		
Provided		NA
Maximum Allowed		40

Bicycle Parking Spaces

	Residential	Non-residential Uses
Minimum Required		
Provided		2

On-site Loading Spaces (see applicable zoning district requirements or Section 16-028.015)

	Residential/Hotel	Non-residential Uses (break out by use)
Minimum Required (specify for each use)		0
Provided (specify for each use)		0

SAP-17-092
JUL 12 2017

City of Atlanta Office of Planning

**DEVELOPMENT / DESIGN REVIEW COMMITTEES (DRC)
In BeltLine Overlay and Special Public Interest (SPI) Districts**

Development / Design Review Committees (DRC) have been established as an advisory group for the purpose of providing to the Director of the Office of Planning formal comments on Special Administrative Permit (SAP) applications within the BeltLine Overlay and particular SPI zoning districts. Applicants are required to make a presentation of their project to the applicable DRC committee. DRC review is required as part of a completed SAP application.

Each DRC shall consist of committee members representing the corresponding district stakeholders including: property owner(s), business owner(s) or resident(s), and applicable neighborhood organization(s), among others.

The DRC convenes monthly (or as needed) to comment on SAP applications within a particular district. Each DRC shall provide recommendations to the Office of Planning Staff and the applicant within 7 business days, unless the applicant is requested to return to the applicable DRC and/or present to respective neighborhood organization(s), or NPU.

DRC Committees (established by City Council Resolution)

- SPI-1 Downtown (2007)
- SPI-9 Buckhead Village (2010)
- SPI-12 Buckhead/Lenox Stations (2012)
- SPI-15 Lindbergh (2001)
- SPI-16 Midtown (2001)
- SPI-17 Piedmont Avenue (2001)
- BeltLine Overlay (2015)

Meeting Dates and Locations

Downtown SPI-1

Meetings held the 4th Thursday morning monthly
Central Atlanta Progress, 84 Walton Street NW, Suite 500
Contact Audrey Leous: ALeous@atlantadowntown.com
(404) 658-5911

Midtown SPI-16 & Piedmont Avenue SPI-17

Meetings held the 2nd Tuesday evening monthly
Midtown Alliance, 999 Peachtree Street NE, Suite 730
Contact Ginny Kennedy: Ginny@midtownalliance.org
(404) 892-4782

Buckhead Village SPI-9 & Buckhead/Lenox SPI-12

Meeting held 1st Wednesday afternoon monthly
BATMA, 3340 Peachtree Road NE
Tower Place Bld. 100, Suite 1515
Contact Denise Starling: Denise@batma.org
(404) 842-2680

BeltLine Overlay

Meeting held the 3rd Wednesday evening monthly
Atlanta BeltLine Inc.
100 Peachtree Street NW, Suite 2300
Contact Lynnette Reid: LReid@atlbeltline.org
(404) 477-3551

Lindbergh SPI-15: Meetings coordinated by City of Atlanta Planning Staff: (404) 330-6145.

Application Submittal and Review Process

- 1) Pre-application meeting with Office of Planning staff.
- 2) Notify the applicable DRC contact (as listed above) to arrange placement on the next scheduled DRC meeting agenda.

DRC Submittal Requirements

- 1) Written summary of proposed scope of work (include applicable project information such as total square footage, # and breakout of residential units, and square footage of each commercial use, building height, parking and loading provided, etc.).
- 2) Identification of all administrative variations requested and written justification for each requested.
- 3) PDF Digital drawings (to-scale) of site plans and building elevations as applicable to the scope of work.
- 4) Photographs of the existing property.
- 5) Contact DRC representative to e-mail project information (prior to meeting) and confirm DRC meeting date and time.
- 6) At the DRC meeting:
 - a. Provide hardcopies of cover letter and drawings (in 11"x17" size) for distribution to each committee member.
 - b. Provide drawings on boards for project presentation to committee members or digital powerpoint presentation (coordinate with DRC representative on the latter).

Committee Review Responsibilities

- 1) Make recommendations on project concerning zoning requirements and administrative variations requested.
- 2) Make other design recommendations for consideration concerning an application. Note: these other recommendations are not code requirements.



JUL 12 2017

STORMWATER CONCEPT PLAN AND CONSULTATION MEETING RECORD

DEPARTMENT OF WATERSHED MANAGEMENT

CITY OF ATLANTA

55 Trinity Ave. S.W.
Atlanta, GA

Contact the Site Development Office, 404-330-6249, to schedule a meeting time.

Site Name McDonalds Project Representative Luke Wemette
Address 2929 Peachtree Rd. Watershed Representative Cloreen Wesson
Date of Meeting Request 10/31/16 Date of Meeting 10/31/16

For applicable developments (see below), a stormwater concept plan and consultation meeting is required early in the design process. The project's engineer and Site Development staff shall discuss the post-development stormwater management measures necessary for the proposed project and to assess constraints, opportunities and ideas for better site design, green infrastructure and runoff reduction techniques early in the design process. This consultation meeting shall be held **prior to** submittal of an application for a building permit (BB) or land disturbance permit (LD).

Per the City of Atlanta's Post Development Stormwater Management Ordinance, the project's engineer must present a Stormwater Concept Plan to Site Development Staff for the following activities:

- New commercial development (Greenfield) that involves the creation of **any** impervious cover;
- Commercial redevelopment that includes the creation, addition, or replacement of 500 square feet of impervious cover or more;
- Commercial development or redevelopment that disturbs one acre of land or more; and,

For more information regarding the applicability and exemptions of the City's Post Development Stormwater Management ordinance, see Chapter 74-Environment, Article X. Section 74-504 of the city code.

The Stormwater Concept Plan should include the following:

- Project description;
- A preliminary survey showing the following:
 - Property lines, existing conditions, general topography, general soil conditions, easements, and adjacent rights-of-way;
 - Location of all state waters, wetlands, applicable buffers, and floodplains;
- Any critical areas of the site which may affect the control of stormwater during and post-construction (steep slopes, eroded areas, buffers, invasive species, existing stormwater infrastructure, undersized culverts, floodplains, wetlands, etc.);
- A conceptual grading plan;
- Location and limit of proposed structures, land disturbing activities, demolition, and impervious surfaces;
- Infiltration rates shall be determined by soil surveys, on-site soil analysis, double-ring infiltrometer or percolation test. If a site has been previously developed or graded or contains urban soil types, a double-ring infiltrometer or percolation test is required. The test locations must be in the region where infiltration practices are proposed at the appropriate depth; and,
- Preliminary selection and location of proposed structural stormwater controls; location of existing and proposed conveyance systems such as grass channels, swales, and storm drains; flow paths; relationship of site to upstream and downstream properties and drainages; and preliminary location of proposed stream channel modifications, such as bridge or culvert crossings.



JUL 12 2017

Prior to the issuance of a permit, a stormwater management plan must adequately address the following ^{55 Trinity Ave, S.W.} principles as required in the City's Post Development Stormwater ordinance, the Georgia Stormwater Management Manual (Blue Book), and the Coastal Stormwater Supplement (CSS):

Runoff Reduction (RR) and Green Infrastructure (GI): Discuss RR formula, infiltration techniques, better site design and limiting impervious surface, offsite drainage, rainwater harvesting, and GI incentives: 1) credit system in accordance with the CSS, 2) 1.0" runoff reduction vs. 1.0" water quality, 3) hardscape exemption, 4) for small commercial redevelopment sites involving less than 5,000 square feet of impervious surface (new or replaced), Stream Channel Protection, Overbank Flood, and Extreme Flood Protection will be waived if RR requirements are met, 5) rainwater harvesting techniques and potential water/sewer bill savings;

Water Quality: Discuss exemption if 1.0" RR is provided, multiplier, credit system, high risk operations, hot spots, and proprietary devices. If the 1.0" runoff volume cannot be reduced on site (RR requirement), engineer must provide a written analysis as to why and appropriate documentation to support the claim during BB or LD plan review process. If proprietary measures are proposed, provide all necessary documentation (See Chapter 3.3.10.2 of the Blue Book for guidelines for using proprietary systems). Staff will determine the appropriateness of said proprietary device based on site conditions;

Stream Channel Protection: Discuss preservation of buffers, 24-hr extended release of 1-year, 24-hr rainfall event, velocity dissipation, and waivers (< 2.0 cfs OR discharging into larger systems where streambank and channel stabilization will not be affected);

Overbank Flood Protection: Discuss new vs. redevelopment rate reduction requirements, what is considered pre-development impervious cover, and the formula for calculating rate reduction on redevelopment sites up to 25-yr storm:

PIC = Pre-development Impervious Cover

PDRR = Peak Discharge Rate Reduction;

Extreme Flood Protection: Discuss new requirement (peak discharge rate reduction does not apply to 100-yr storm event), no increase allowed from pre- to post-development peak discharge rate for 100-year storm event, etc.;

Downstream Analysis: Discuss size of basin to be studied, any known downstream flooding or drainage issues, etc.;

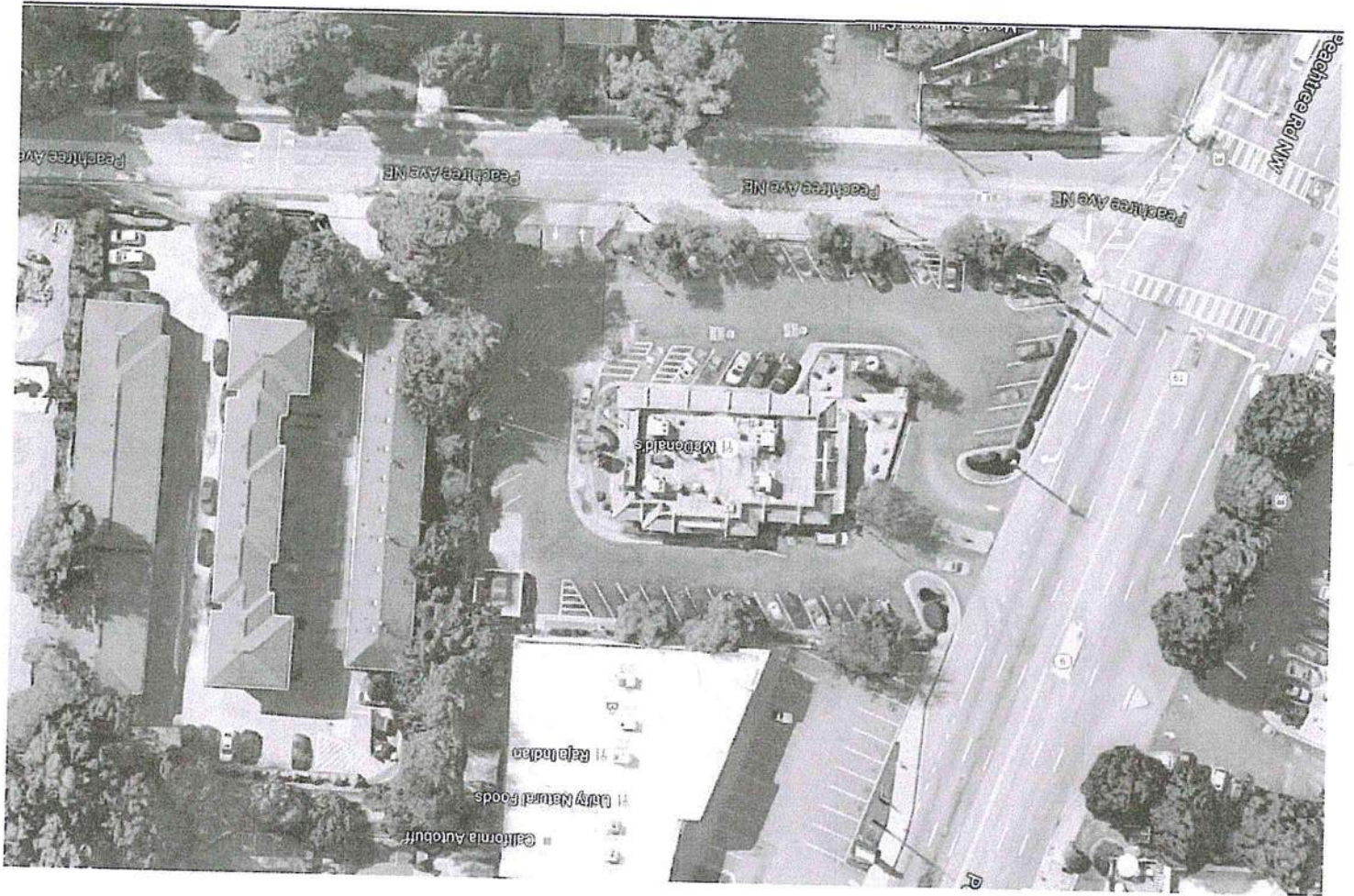
Operations and Maintenance Plan / Inspections and Maintenance Agreement: Discuss maintenance requirements.

NOTE: Signature on this document does **NOT** constitute design approval, nor is it intended as a comprehensive list of all issues. Signature authorizes applicant to proceed with application for a land development/building permit. Issues identified must be addressed prior to plan approval by Site Development.

FOR ADMINISTRATIVE USE ONLY

Issues Discussed	Potential Opportunities and Comments
<input type="checkbox"/> Stream buffer	- hill parking lot instead of
<input type="checkbox"/> Wetland	rem/ repl
<input type="checkbox"/> Floodplain	
<input type="checkbox"/> Easement	Use land Scapping.
<input type="checkbox"/> Steep slope	- ada requirements
<input type="checkbox"/> RR limitations	
<input type="checkbox"/> Other	patio permeable paver

Reviewed by: P. Wesson (Print Name) C. Lorenson Wesson (Signature)



Office of Planning

JUL 12 2017

55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA



Rear of the Building



Office of Planning

JUL 12 2011 Front of building from Peachtree Road



Patio



Office of Planning

JUL 12 2017 Front of the building and front circulation lane



DT and rear of the building



Office of Planning

JUL 12 2017

Dining Room Side Driveway and Parking



Rear Parking and Trash Corral



Office of Planning

Rear and DT side of the building

JUL 12 2017

RECEIPT

CITY OF ATLANTA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVE SW, ATLANTA GA 30303
404-330-6070

PAID
CITY OF ATLANTA
JUL 12 2017

Application: SAP-17-092
Application Type: Planning/SAP/SPI/NA
Address: 2924 PEACHTREE RD NE, ATLANTA, GA 00000
Owner Name: MC DONALDS CORP
Owner Address:
Application Name:

EX OFFICIO MUNICIPAL
REVENUE COLLECTOR



Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
531700	1266	\$250.00	07/12/2017	PAMITCHELL		

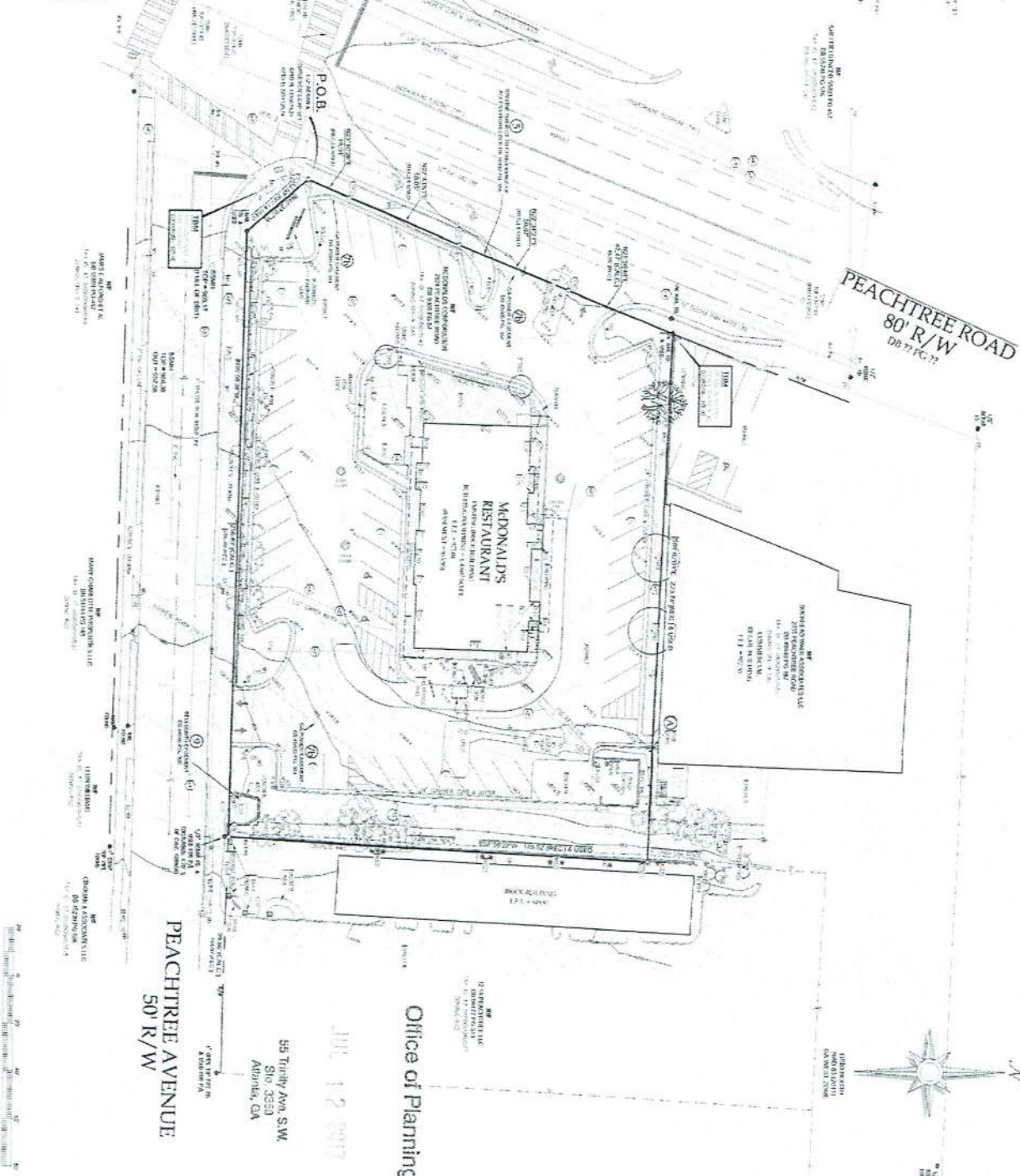
Owner Info.: MC DONALDS CORP

Work Description: Remodel of the existing McDonald's Restaurant located Buckhead at 2929 Peachtree.

LEGEND

- 1. EXISTING LOT LINES
- 2. EXISTING BUILDING FOOTPRINTS
- 3. EXISTING DRIVEWAYS
- 4. EXISTING SIDEWALKS
- 5. EXISTING CURBS
- 6. EXISTING STREETS
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FLOOD NOTE:
 ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD ZONING MAPS, THE SUBJECT PROPERTY IS ZONED AS A SPECIAL FLOOD HAZARD AREA (SFHA) AND IS SUBJECT TO FLOODING DURING HIGH WATER. THE FLOODING IS CAUSED BY THE PROXIMITY OF THE PROPERTY TO THE COASTLINE AND THE PROXIMITY OF THE PROPERTY TO THE COASTLINE.



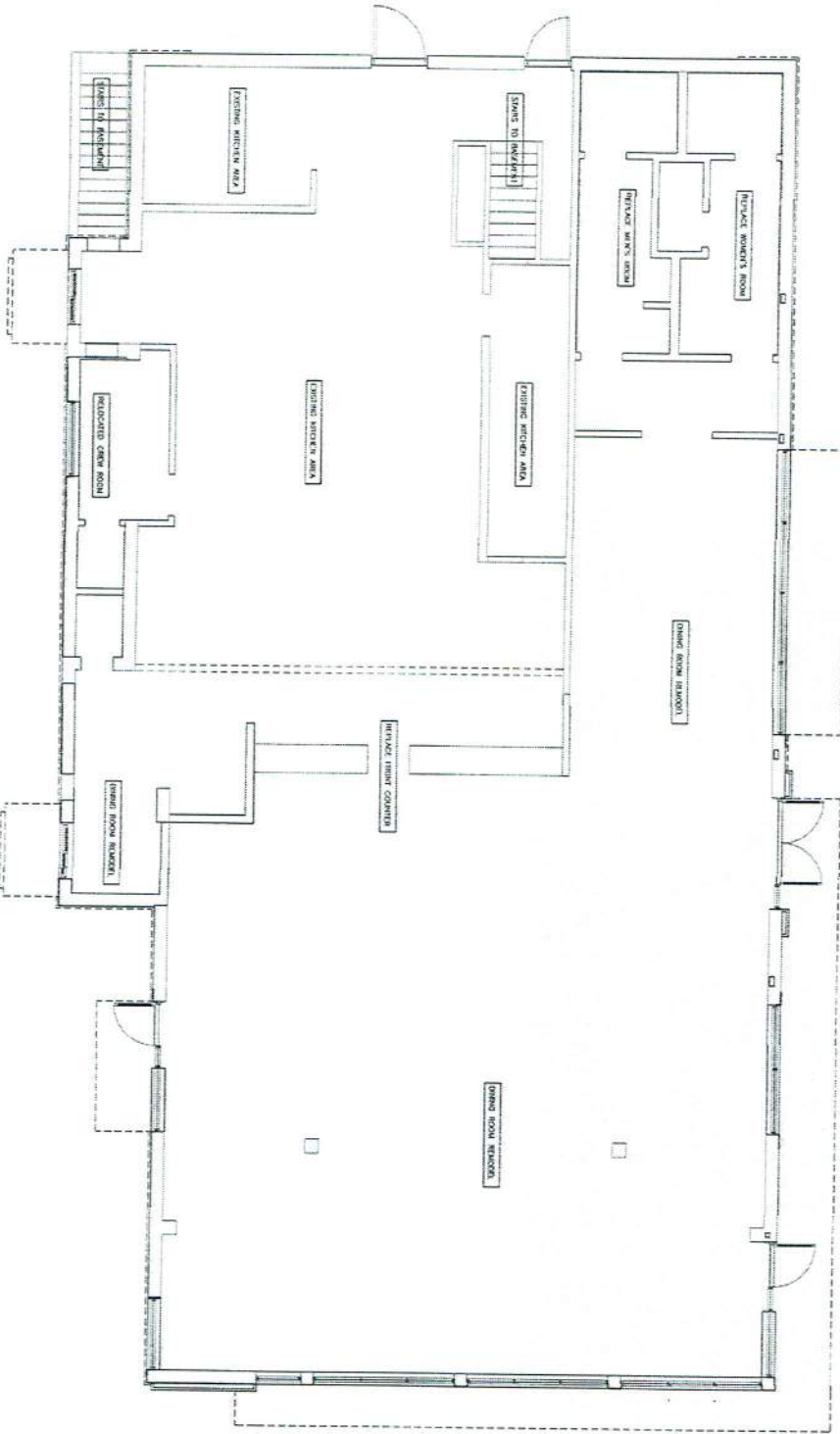
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ALTA/N.S.P.S. LAND TITLE SURVEY
 MCDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION,
 MCDONALD'S CORPORATION, A DELAWARE CORPORATION,
 THEIR SUCCESSORS AND ASSIGNS
 AND
 GREAT TITLE INSURANCE COMPANY
 L/C 010-0026

SEILER ASSOCIATES, INC.
 PROFESSIONAL SURVEYORS
 124 ANDREW DRIVE • STOCKBRIDGE, GA 30221 • 878-668-0059
 FPO US 24 THE WEB AT WWW.SEILERASSOCIATES.COM

1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



Office of Planning

JUL 12 2017

55 Trinity Ave, S.W.
Suite 2020
Atlanta, GA

RELEASED FOR CONSTRUCTION

SHEET NO. A1.0	TITLE MAJOR REMODEL PROGRAM 45-55/26	DESIGNER JMD	DATE 07/03/17
	DESCRIPTION EXISTING STEEL FRAME WALLS CORE AND STEEL JOIST ROOF STRUCTURE CORE, 18' SECTION	DATE ISSUED 07/03/17	DATE REVISION 07/03/17
SCALE 1/4" = 1'-0"	SITE NO. 2017-000001	PROJECT NAME 2017-000001	DATE 07/03/17

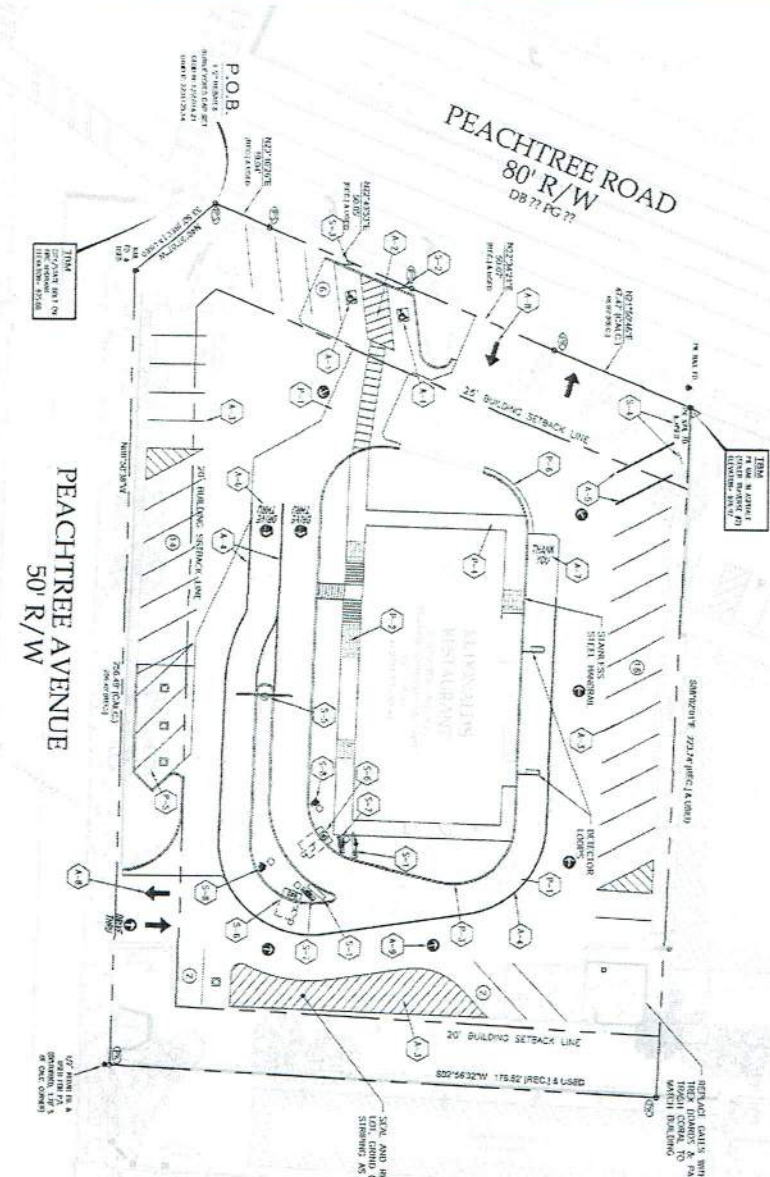
PREPARED FOR McDonald's USA, LLC	PROJECT NO. 2017-000001
DESIGNED BY JMD	DATE 07/03/17
CHECKED BY JMD	DATE 07/03/17

AXIS
INFRASTRUCTURE
1111 COLUMBIA SQUARE, SUITE C
ATLANTA, GEORGIA 30309
PHONE: 404.399.4545



REV	DATE	DESCRIPTION	BY

RECORDED MAP ASSOCIATION
 2017-0000000000
 144 IN 17 JURISDICTION
 ZONING 50-9-SM



- GENERAL NOTES:**
1. THE ABOVE ROAD CROSS AND LINES AND ALL REGULATIONS TO BE OBSERVED BY THE APPLICANT AND ALL CONTRACTORS TO THE SITE, SPECIFIED BY GC AND 2007 EMD 97-14, AND ALL APPLICABLE ORDINANCES AND REGULATIONS, SHALL BE STRICTLY OBSERVED AND ENFORCED BY THE APPLICANT AND ALL CONTRACTORS TO THE SITE.
 2. THE APPLICANT AND ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES, INCLUDING THE REGULATIONS, AND PART OF THE COST OF OBTAINING SUCH PERMITS AND APPROVALS SHALL BE THE APPLICANT'S RESPONSIBILITY.
 3. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES, INCLUDING THE REGULATIONS, AND PART OF THE COST OF OBTAINING SUCH PERMITS AND APPROVALS SHALL BE THE APPLICANT'S RESPONSIBILITY.
 4. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES, INCLUDING THE REGULATIONS, AND PART OF THE COST OF OBTAINING SUCH PERMITS AND APPROVALS SHALL BE THE APPLICANT'S RESPONSIBILITY.
 5. THROUGHOUT THE PROJECT, THE APPLICANT SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND TO ALL UTILITIES AND SERVICES.
 6. THE CONTRACTOR SHALL COOPERATE WITH ALL UTILITIES AND SERVICES TO MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND TO ALL UTILITIES AND SERVICES.
- CONCRETE FINISH SPECIES:**
1. ALL CONCRETE SHALL BE 4" THICK AND FINISH TO MATCH EXISTING CONCRETE.
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SITE DATA

SHEET LOCKING 2017 REVISION NOW, ALANTA, GA 30305
 SHEET NO. 104 OF 104
 SHEET DATE: 05-11-2017
 SHEET TIME: 05:15:00
 SHEET USER: JIC

NO.	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE	15	CU YD
2	REBAR	20	TON
3	STEEL	20	TON
4	BRICK	20	TON
5	PAVING	20	TON
6	ASPHALT	20	TON
7	GRAVEL	20	TON
8	SAND	20	TON
9	WOOD	20	TON
10	GLASS	20	TON
11	PAINT	20	TON
12	PLASTER	20	TON
13	CEMENT	20	TON
14	AGGREGATE	20	TON
15	ROOFING	20	TON
16	MECHANICAL	20	TON
17	ELECTRICAL	20	TON
18	PLUMBING	20	TON
19	HEATING	20	TON
20	Cooling	20	TON

CONCRETE FINISH SPECIES

NO.	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE	15	CU YD
2	REBAR	20	TON
3	STEEL	20	TON
4	BRICK	20	TON
5	PAVING	20	TON
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7	GRAVEL	20	TON
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13	CEMENT	20	TON
14	AGGREGATE	20	TON
15	ROOFING	20	TON
16	MECHANICAL	20	TON
17	ELECTRICAL	20	TON
18	PLUMBING	20	TON
19	HEATING	20	TON
20	Cooling	20	TON

Office of Planning
 55 Trinity Ave. S.W.
 S.W. 3520
 Atlanta, GA

DATE: 12 2017

SCALE: 1/8" = 1'-0"

Office of Planning
 55 Trinity Ave. S.W.
 S.W. 3520
 Atlanta, GA

McDONALD'S RESTAURANT
 2017 PEACHTREE ROAD NE, ATLANTA, GA 30305 SITE 0000 010-00226

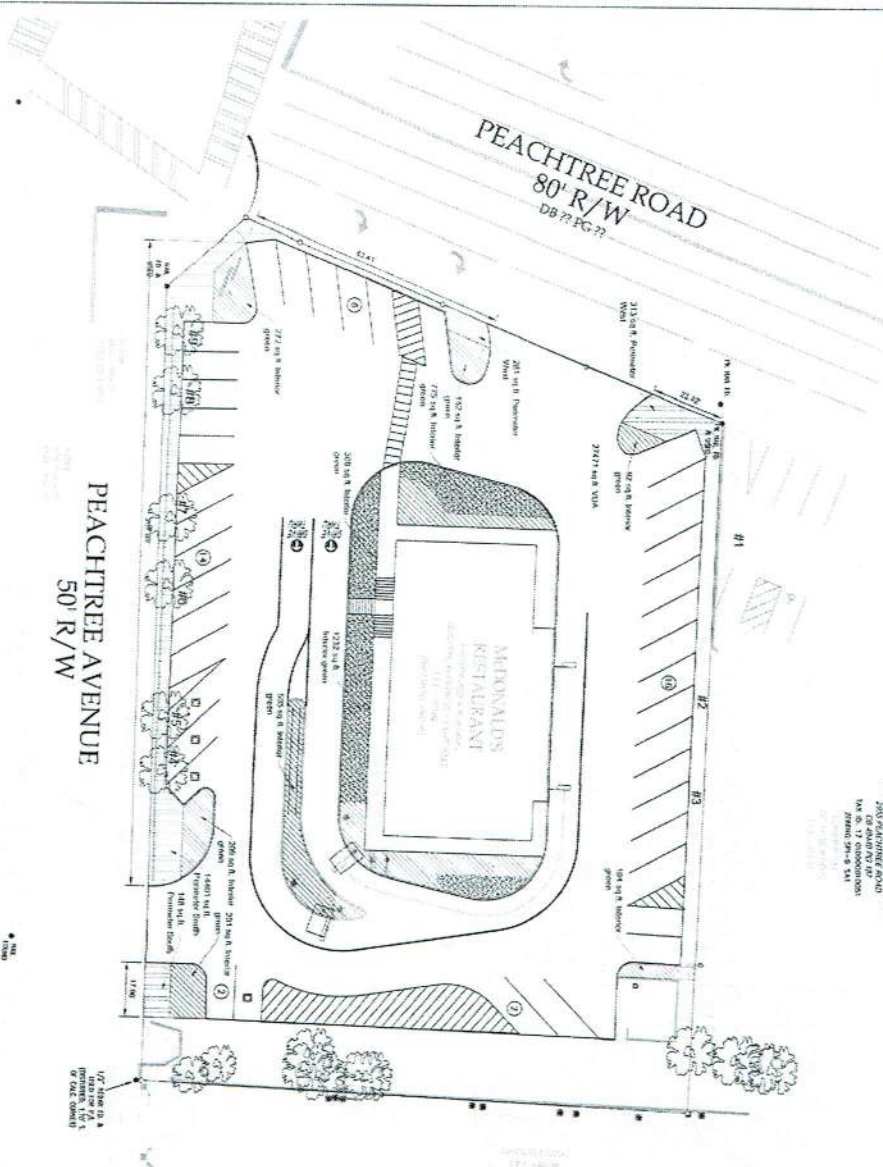
McDONALD'S CORPORATION
 ONE DOLBY PARKWAY, SUITE 500, ATLANTA, GA 30328

AXIS INFRASTRUCTURE
 1111 LAMAR AVENUE, SUITE 1000
 ALPHARETTA, GEORGIA 30606
 PHONE: 404-585-1000

GEORGIA
 REGISTERED PROFESSIONAL ENGINEER
 JIC

McDONALD'S

DATE: 12/20/17
 DRAWN BY: JIC
 CHECKED BY: JIC
 SCALE: AS SHOWN



McDONALD'S RESTAURANT
 2017-07-20 11:00 AM (1/1/2017)
 2017-07-20 11:00 AM (1/1/2017)

JAMES F. ALLEN, P.E.
 2017-07-20 11:00 AM (1/1/2017)
 2017-07-20 11:00 AM (1/1/2017)

MORTENSON ENGINEERING
 2017-07-20 11:00 AM (1/1/2017)
 2017-07-20 11:00 AM (1/1/2017)

LANDSCAPE ARCHITECT
 2017-07-20 11:00 AM (1/1/2017)
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LANDSCAPE ARCHITECT
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LANDSCAPE ARCHITECT
 2017-07-20 11:00 AM (1/1/2017)
 2017-07-20 11:00 AM (1/1/2017)

Office of Planning

JUL 4 2 2017

55 Trinity Ave. S.W.
 Ste. 3250
 Atlanta, GA

PERMETER LANDSCAPE REQUIREMENTS

Required	Provided
SOUTH : 226 ft.	
AREA 226'X5 = 1130 sq. ft.	AREA 14649 sq. ft. provided
TREES 226'W/2.5=5 Trees required	Trees x Trees Provided (See note #1)
WEST : 107 ft.	
AREA 107'X.5 = 535 sq. ft. required	AREA 594 sq. ft. provided
TREES 107'W/2.5 = 3 Trees required	Trees x Trees Provided (See note #1)

INTERIOR LANDSCAPE REQUIREMENTS

Interior area required
 27471 x 10% = 2747 sq. ft. required 3850 sq. ft. provided
 Interior trees required
 40 Parking Spaces
 5 Interior trees required

Notes

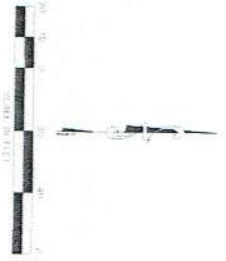
- Trees provided via Existing tree credit. (See Chart)
 88'W/2.5 = 35 Tree Credits (per sec. 158-30(f))



Existing Trees/Tree Credits

Tree #	DBH
#1	12"
#2	12"
#3	12"
#4	8"
#5	8"
#6	8"
#7	8"
#8	10"
#9	10"
Total 88"	

88'W/2.5 = 35 Tree Credits



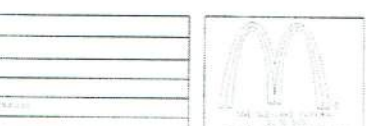
DATE	06/20/17	BY	JDY
DESIGNED BY	AS NOTED	DATE	JDC
PROJECT	LANDSCAPE		
SCALE	L=1.0		

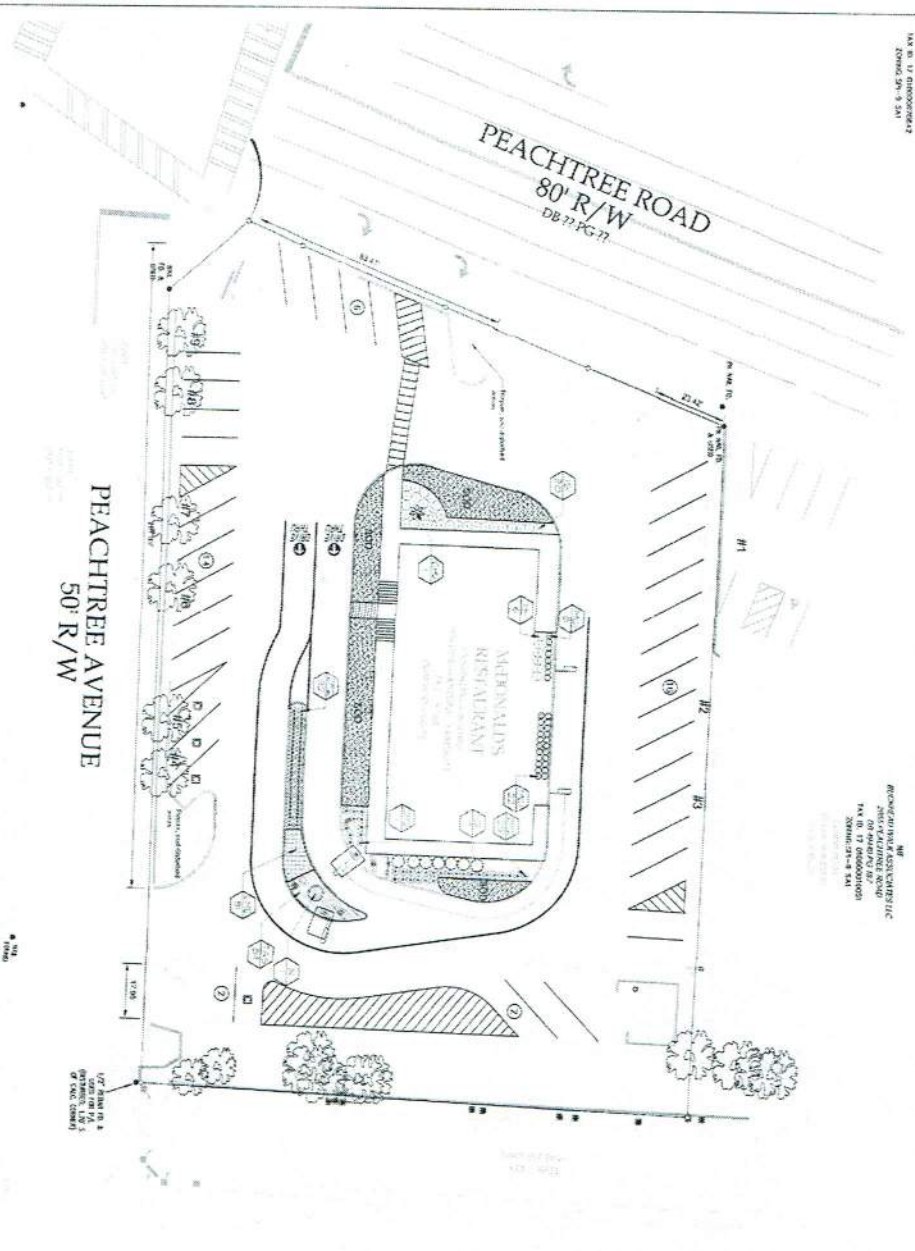
LANDSCAPE REQUIREMENTS

McDONALD'S RESTAURANT
 2017-07-20 11:00 AM (1/1/2017)

McDONALD'S CORPORATION
 2017-07-20 11:00 AM (1/1/2017)

AXIS INFRASTRUCTURE
 1111 CAMBRIDGE SQUARE, SUITE 4
 ALPHARETTA, GEORGIA 30004
 PHONE: 404.331.1111





1467 S. ATLANTA ST.
 1467 S. ATLANTA ST.
 ZONING: S-1-A, S-1-A

1467 S. ATLANTA ST.
 1467 S. ATLANTA ST.
 ZONING: S-1-A, S-1-A

1467 S. ATLANTA ST.
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1467 S. ATLANTA ST.
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 ZONING: S-1-A, S-1-A

1467 S. ATLANTA ST.
 1467 S. ATLANTA ST.
 ZONING: S-1-A, S-1-A

PLANT SCHEDULE

Symbol	Plant Name	Quantity	Notes
1	12' HIGHT HYDRANGEA	1	Plant in front of building
2	6' HIGHT HYDRANGEA	2	Plant in front of building
3	4' HIGHT HYDRANGEA	4	Plant in front of building
4	2' HIGHT HYDRANGEA	8	Plant in front of building
5	1' HIGHT HYDRANGEA	16	Plant in front of building
6	12' HIGHT HYDRANGEA	1	Plant in front of building
7	6' HIGHT HYDRANGEA	2	Plant in front of building
8	4' HIGHT HYDRANGEA	4	Plant in front of building
9	2' HIGHT HYDRANGEA	8	Plant in front of building
10	1' HIGHT HYDRANGEA	16	Plant in front of building
11	12' HIGHT HYDRANGEA	1	Plant in front of building
12	6' HIGHT HYDRANGEA	2	Plant in front of building
13	4' HIGHT HYDRANGEA	4	Plant in front of building
14	2' HIGHT HYDRANGEA	8	Plant in front of building
15	1' HIGHT HYDRANGEA	16	Plant in front of building

Office of Planning

JUL 12 2017

56 Trinity Ave. S.W.
 S.W. 3520
 Atlanta, GA



DATE	06/30/17	BY	JMW
AS NOTED	JDC		
LANDSCAPE			

LANDSCAPE PLAN
 McDONALD'S RESTAURANT
 2201 75th Street, Suite 100, Atlanta, GA 30328
 McDONALD'S CORPORATION
 111 GAMBROFF SQUARE, SUITE C
 ALPHARETTA, GEORGIA 30606
 PHONE: (478) 266-0000

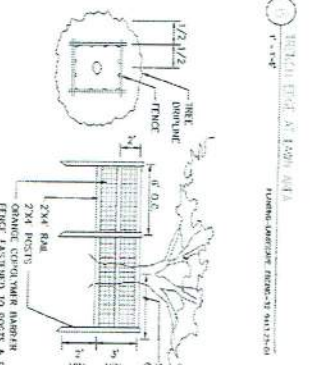
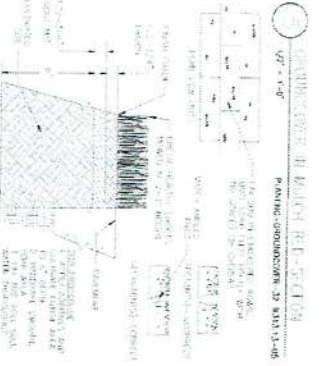
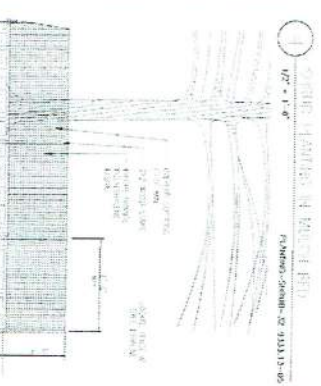
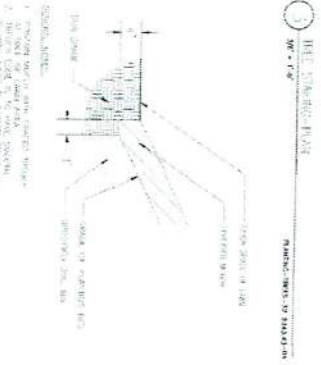
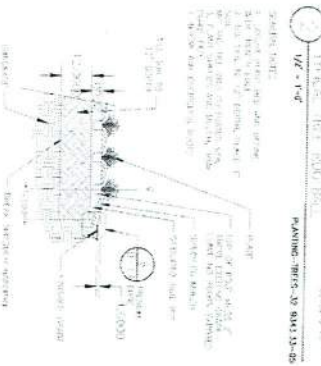
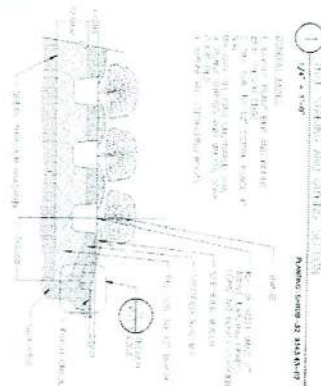
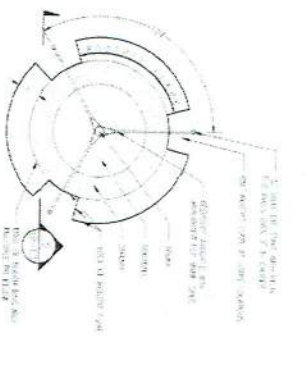
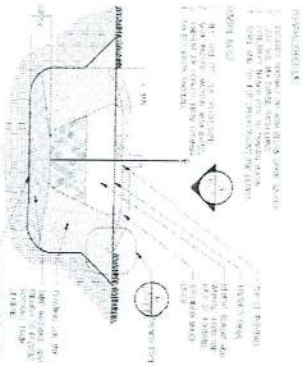
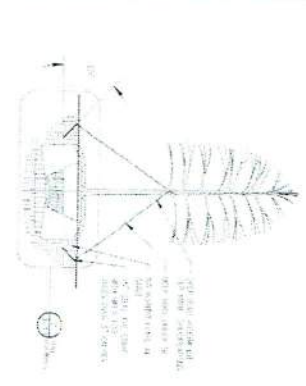
AXIS INFRASTRUCTURE
 111 GAMBROFF SQUARE, SUITE C
 ALPHARETTA, GEORGIA 30606
 PHONE: (478) 266-0000

1			
2			
3			
4			
5			



PLANTING NOTES

1. PROPOSE PLANTS IN LINE TO SPECIES AND VARIETY AND OTHER FEATURES INDICATED IN THE PLANT SCHEDULE AND CORRELATE WITH ANSI Z60.1 "AMERICAN LIST OF SCIENTIFIC PLANT NAMES."
2. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT. PLANTS NOT LISTED IN THE SCHEDULE SHALL BE REPLACED BY PLANTS OF EQUAL OR BETTER QUALITY AND SPECIES, AND SHALL BE IN A MATURE CONDITION AT THE TIME OF PLANTING.
3. THE CONTRACTOR'S RESPONSIBILITY TO TOTAL AND COMPLETE ALL PLANT MATERIAL QUANTITIES, NUMERICAL QUANTITIES, UNLESS OTHERWISE SPECIFIED IN THE PLANT SCHEDULE, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR IS SPECIFICALLY CONTAINED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR TO BE REPAIRED BY THE CONTRACTOR AT HIS OWNERS RISK.
5. THE CONTRACTOR MUST OBTAIN THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO DETERMINE THE LOCATION AND DEPTH OF EXISTING UTILITIES WHICH MAY BE AFFECTED BY THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
6. PROPOSE PLANTS OF TREES, GRASSES, AND SHALL BE CONTAINER SIZES CORRELATING WITH THE PLANT SCHEDULE AND SHALL BE PLANTS OF THE SPECIES AND VARIETY INDICATED IN THE PLANT SCHEDULE.
7. THE LANDSCAPE CONTRACTOR AGREES TO REMOVE OR REPLACE ACCESSORIES FROM THE DATE OF SUBMITTAL COMPLETION.
8. THE LANDSCAPE CONTRACTOR AGREES TO REMOVE PLANTING THAT DIES, DROPS, OR DETACHES WITHIN ONE YEAR FROM THE DATE OF SUBMITTAL COMPLETION. REMOVE REJECTED MATERIAL FROM THE SITE PROMPTLY AND ACCORDANCE WITH THE PLANT LIST SPECIFICATIONS.
9. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY WEEDOUT ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBMITTAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAINTAIN ALL PLANTS IN THE SITE OR AT THE END OF THE WARRANTY PERIOD AS DIRECTED BY THE LANDSCAPE ARCHITECT.
10. UNLESS OTHERWISE NOTED, ALL STAKING AND GROUND MARKERS ARE TO BE PLACED AT THE DATE OF PLANTING COMPLETION.
11. CONTRACTOR SHALL NOT LOCATE UNDESIRABLE EQUIPMENT WITHIN ROADWAY RIGHT-OF-WAYS UNDER ANY CIRCUMSTANCES. CONTRACTOR SHALL PROVIDE PROTECTION SYSTEMS AND MAKE ALL NECESSARY MODIFICATIONS TO THE SYSTEM TO PROTECT WATER FOR NEW AND EXISTING PLANTINGS.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING TO WHICH CONTRACTOR THE SCHEDULE SHOWS ON CIVIL ENGINEERING DRAWINGS. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WEEDS AND FOREIGN MATERIAL, DO NOT REMOVE TOPSOIL IN ORDER TO PROTECT CONSTRUCTION.
13. THE LANDSCAPE CONTRACTOR SHALL FENCE AND STAKEOUT TOPSOIL IN ALL AREAS TO BE PROTECTED. CONTRACTOR SHALL PROVIDE A SMOOTH SURFACE WHICH WILL ASSURE POSITIVE DRAINAGE AWAY FROM THE PLANTING AREA. CONTRACTOR SHALL CHANGED RUNOFF SHALL GO INTO TRAVEL LANES OR SIDE DRIVE.
14. MAINTAIN ALL PLANTING BEDS WITH 1" OF ONE INCH STONE.
15. UPRIGHT STAKES SHALL BE AT LEAST 24" HIGH SPRAYING SHIELDS SHALL BE 18" HIGH. ALL STAKES SHALL BE SURROUNDING WITH FINE STRAW.
16. PLANTING BEDS FOR PERENNIALS, ANNUALS AND GROUNDCOVERS ARE TO BE MAINTAINED BY MULCH. 1" HIGH VERTICAL PIR 1" HIGH HORIZONTAL AND 1/2" VERTICALS VERTICAL ON EQUAL QUALITY ORGANIC SOIL AMENDMENT.
17. PLANTING BEDS SHALL BE 1/2" TOPSOIL, 1/2" EXISTING SOIL, AND 1/2" VERTICALS VERTICAL ON EQUAL QUALITY ORGANIC SOIL AMENDMENT.
18. CAREFULLY CUT AND REMOVE WEEDING, BURLAP, ROPE AND WIRE BASTERS FROM TOPS FROM SITES OF ROOTBALLS (IF DO NOT REMOVE FROM LAND). ROOTBALLS SHALL BE PLANTED WITHIN 14 DAYS OF PLANTING.
19. PREPARE SURFACE SOIL AND WEED WITHIN INCLUDING EXCESS SOIL, UNDESIRABLE SOIL, STONE AND DEBRIS AND CLEANLY DEPOSED OF TRAIL OFF OWNER'S PROPERTY.
20. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT AVAILABLE, SUBMIT PROPOSAL FOR NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL OBTAIN THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE ANY SUBSTITUTIONS ARE MADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR TO BE REPAIRED BY THE CONTRACTOR AT HIS OWNERS RISK.
21. A CONDITION OF APPROVAL IS IF ANY OF THE EXISTING TREES OR THEY SHALL BE REMOVED OR TRIMMED IN A MANNER THAT INTERFERES WITH THE WINDOW RECORDERS OF THE ORDINANCE.



TREE PROTECTION BARRICADE DETAIL



PROJECT NO.	17
DATE	06/20/17
KS NO.	JHC
LANDSCAPE	
SCALE	1" = 12'

LANDSCAPE DETAILS & NOTES

McDONALD'S RESTAURANT

McDONALD'S CORPORATION

AXIS INFRASTRUCTURE

1111 GARDNER SQUARE, SUITE 100

ATLANTA, GA 30309

PH: 404.525.8888

WWW.AXISINFRASTRUCTURE.COM

NO.	DATE	DESCRIPTION

