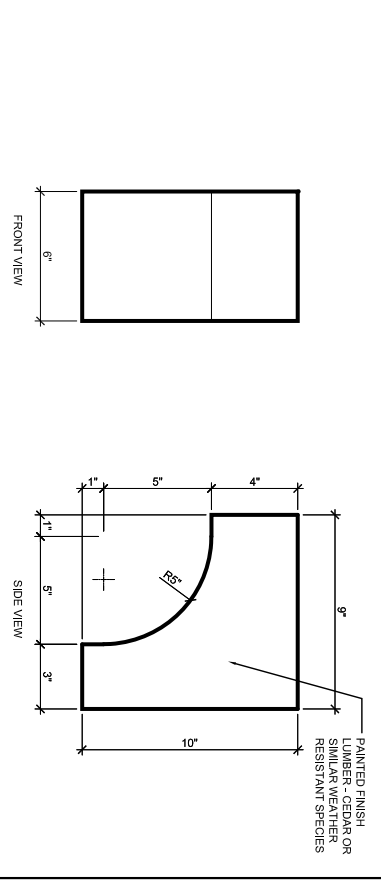
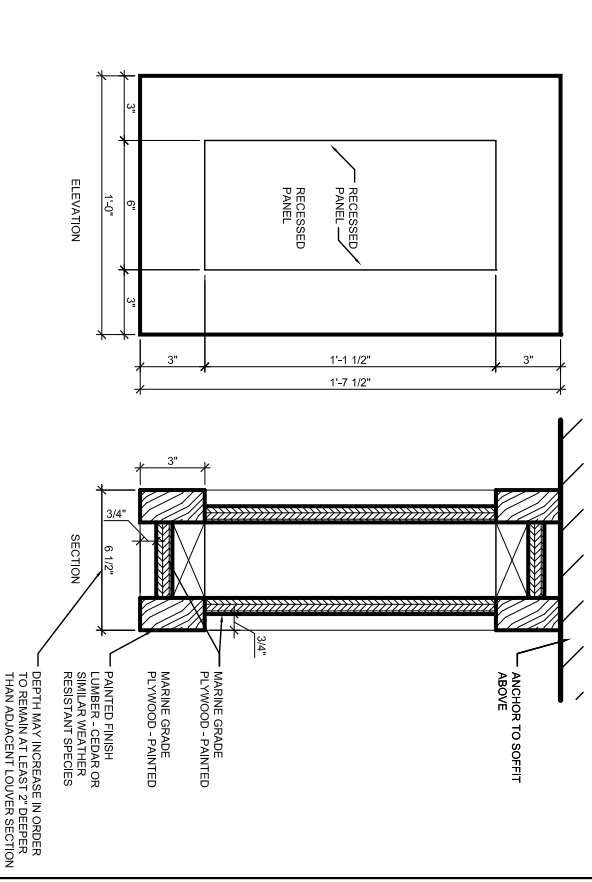


COLOR LEGEND

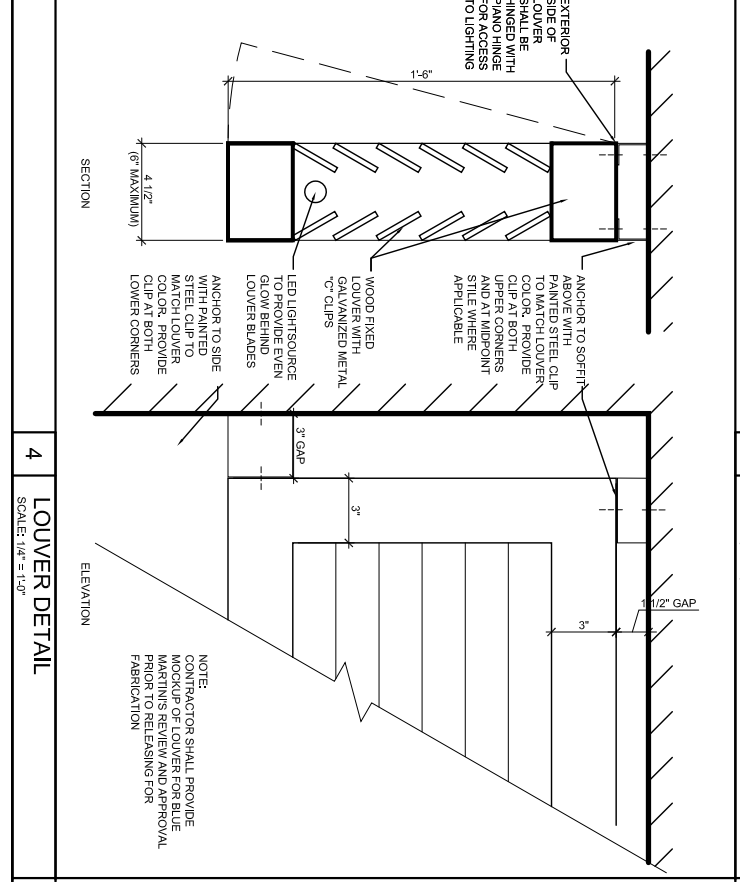
| | | | |
|-----------------|--------------------------------------|-------------------|---------------------------|
| (1) = WHITE | BENJAMIN MOORE WHITE OPULENCE #OC-69 | (5) = TERNE METAL | MATCH EXISTING ROOF COLOR |
| (2) = DARK BLUE | BENJAMIN MOORE OLD MAVY #2063-10 | (6) = STONE | FLORIDA SILICA SAND |
| (3) = BRONZE | TO BE DETERMINED | | |
| (4) = BRASECOAT | MATCH EXISTING BUILDING BASE COLOR | | |



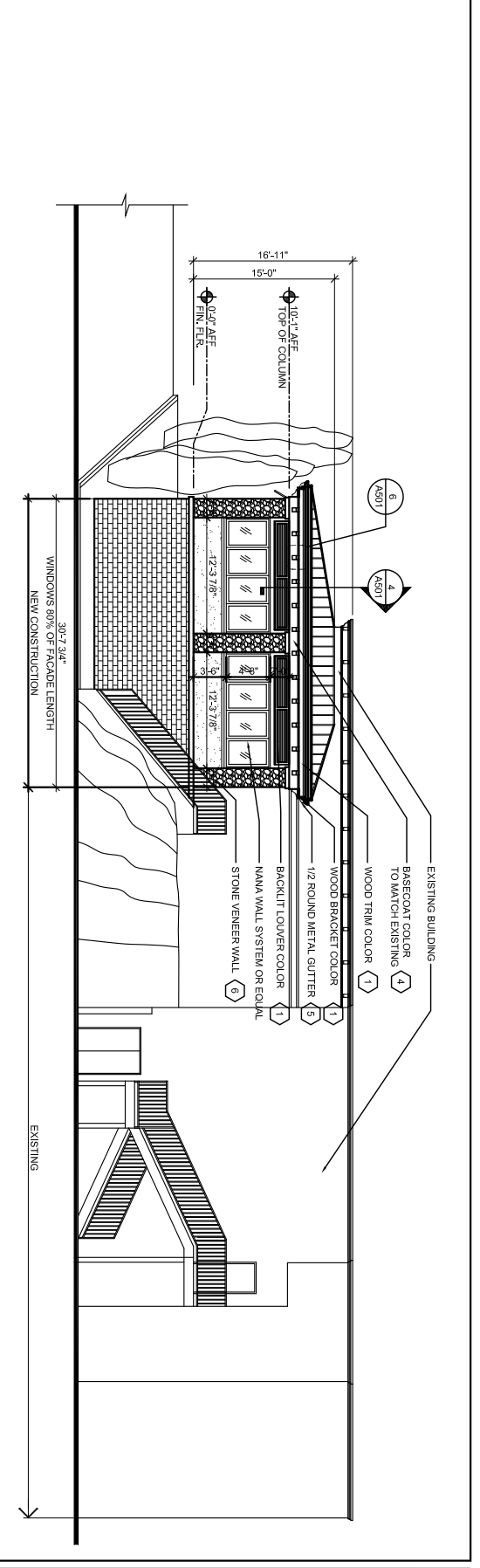
6 BRACKET DETAIL
SCALE: 3" = 1'-0"



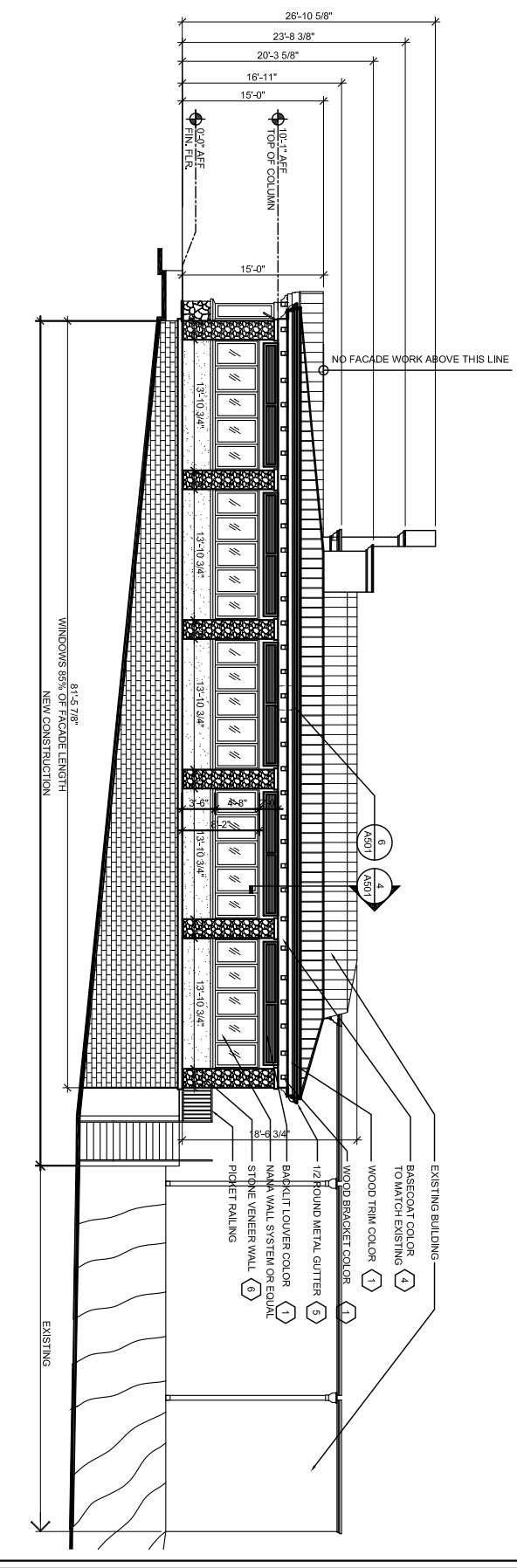
5 CONSOLE DETAIL
SCALE: 3" = 1'-0"



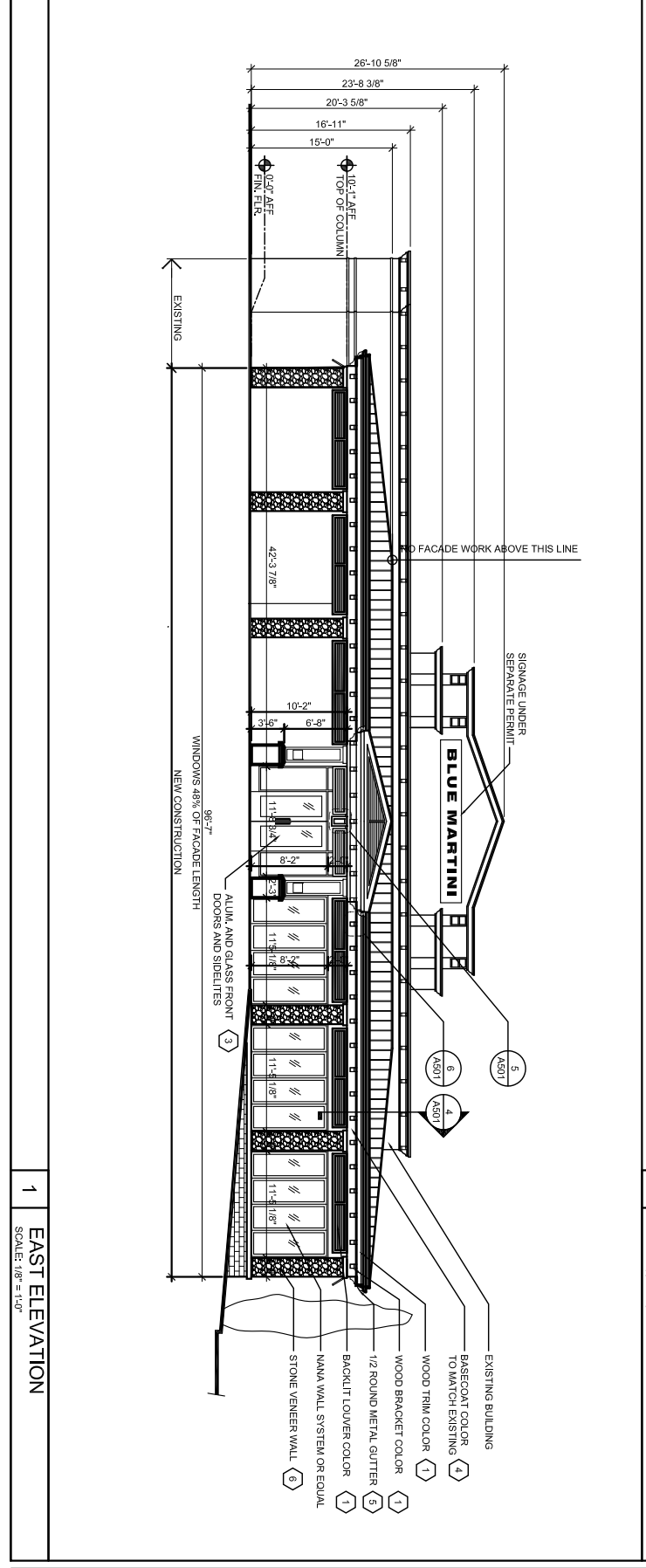
4 LOUVER DETAIL
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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

AW architects
RODOLFO ACEVEDO AIA
JAMES R. WILLIAMS AIA
7700 CONGRESS AVE.
SUITE 1100
ROCKY HILL, MD 20851
TEL: 301.997.1244
FAX: 301.997.1252
JAMES R. WILLIAMS - 384.014697

BLUE MARTINI
PIEDMONT ROAD
3402 PIEDMONT RD N.E. ATLANTA, GA 30305

GEORGIA LICENSE #SRA 014367
PROJECT NO. 17060
DESIGNED BY: TH
DRAWN BY: MBR/A
CHECKED BY: MS
SERIALS:
DATE/QUANTITY: 06.13.2018
DRAWING NO.: 11.10.2018
PERMIT SET: 11.10.2018

REVISIONS:
EXTERIOR ELEVATIONS
A501

A
B
C
D
E
F
G
H
I
J
K
L

2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32

PROJECT DATA

PROPERTY OWNER: SELIG ENTERPRISES INC
1100 SPRING ST NW - STE 550
ATLANTA, GA 30309

DEVELOPER: BLUE BAR ATLANTA, INC.
1775 HEMAREE ROAD
ALPHARETTA, GA 30009
ATTN: MARIA LICOR
770.570.0702

AUTHORIZED AGENT: W&A ENGINEERING
2470 DANIELS BRIDGE RD, SUITE 161
ATHENS, GA 30606
706.310.0400

PHYSICAL ADDRESS: 3402 PIEDMONT RD
TAX PARCEL: 6200030618
TOTAL PROJECT ACREAGE: 1.11 ACRES (48,328.00 SF.)
CONTOUR INTERVAL: 2' FIELD RUN TOPO BY W&A ENGINEERING DATED 10/24/2018.

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A W&A ENGINEERING TOPOGRAPHIC & BOUNDARY SURVEY FOR W&A ENGINEERING, DATED 10/24/2018.

EXISTING ZONING: SP19-4
PROPOSED ZONING: SP19-4
EXISTING USE: VACANT
PROPOSED USE: RESTAURANT & OFFICE

FLOOD PLAIN: SUBJECT PROPERTIES ARE WITHIN AREAS HAVING ZONE DESIGNATION OF ZONE X, PER FLOOD INSURANCE RATE MAP NO. 13121C0251F, WITH AN EFFECTIVE DATE OF 09/18/2013.

THERE ARE NO STATE WATERS ONSITE, NOR WITHIN 200' OF THE SITE.
THERE ARE NO WETLANDS DELINEATED ON SITE.

SITE PARAMETERS

EX. BUILDING AREA: 16400 SF
PR. BUILDING EXPANSION: 1880 SF (11.5% OF EX)
TOTAL BUILDING AREA: 18280 SF
GROSS LOT AREA: 53607 SF
NET LOT AREA: 48328 SF
FAR: 0.378
ALLOWABLE FAR: 2.696

BUILDING FOOTPRINT: 10080 SF
BUILDING COVERAGE: 20.9 %

MIN. SETBACK FROM REQ. SIDEWALK: 10'
REQ. USABLE OPEN SPACE: 4833 SF (10% OF NLA)
PR. USABLE OPEN SPACE: 12855 SF (PR. LANDSCAPE AREA + SIDEWALK & SUPPLEMENTAL AREA IN ROW)

REQ. CIVIC OPEN SPACE: 2416 SF (50% UOSR)
PR. CIVIC OPEN SPACE: 2739 SF (SIDEWALK & SUPPLEMENTAL AREA IN ROW)

MAX. RESTAURANT PARKING: 50 (10,080SF X 1SPACE/200 SF - RESTAURANT DERIVING MORE THAN 60% OF GROSS INCOME FROM SALE OF ALCOHOL.)
MIN. RESTAURANT PARKING: 38 (75% OF MAX REQ.)
MAX. OFFICE PARKING: 21 (8200SF X 2.5 SPACES/1000 SF)
MIN. OFFICE PARKING: NONE
MAX. TOTAL PARKING: 71 SPACES
MIN. TOTAL PARKING: 38 SPACES
PR. PARKING: 56 SPACES

REQ. LOADING AREA: 1-12'X35'
PR. LOADING AREA: 1-12'X35'

REQ. BIKE PARKING: 5 (BUILDING AREA X 1/4000 SF)
PR. BIKE PARKING: 5

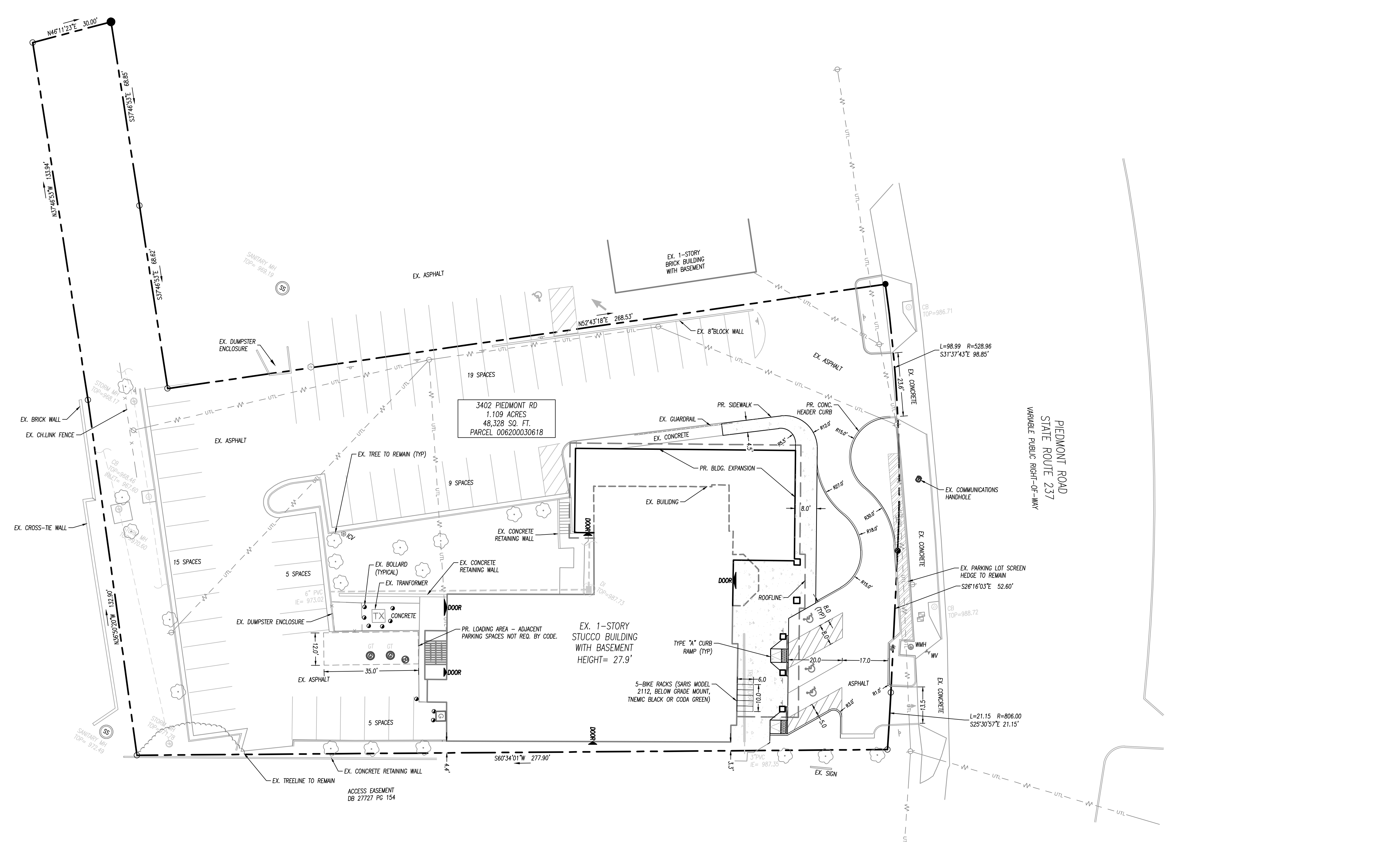
PR. PARKING LOT AREA: 27544 SF
PR. PARKING LOT LS AREA: 10116 SF (36.7%)

TREES REMOVED: 1
CALIPER INCHES REMOVED: 3"
TREES REMAINING: >90'/AC.

REFER TO BUILDING ELEVATIONS FOR FENESTRATION DIMENSIONS.

SITE PLAN NOTES

- DIMENSIONS ARE SHOWN TO THE FACE OF CURB, IF PRESENT, OR TO THE EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. BUILDING MEASUREMENTS ARE TO ASSUMED FACE OF STRUCTURE. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND CONTACT ARCHITECT PRIOR TO POURING ANY FOOTINGS OR WALLS. ANY DISCREPANCIES IN THE LAYOUT SHALL BE REPORTED TO W&A ENGINEERING IMMEDIATELY.
- ALL CURB RADI SHALL BE STAKED BY A SURVEYOR AS SHOWN ON THE SITE PLAN.
- PAVEMENT MARKINGS SHALL MEET THE REQUIREMENTS OF AND BE INSTALLED IN ACCORDANCE WITH APPLICABLE DETAILS AND SPECIFICATIONS.
- CONSTRUCTION AND IMPLEMENTATION OF PLAN TO COMPLY WITH ALL ADA REQUIREMENTS AND, IF APPLICABLE, ALL FHWA REQUIREMENTS.
- INSTALL 4" PVC SLEEVES UNDERNEATH ALL WALKS FOR FUTURE IRRIGATION AND LIGHTING PRIOR TO INSTALLING HARDSCAPE. SKETCH AS-BUILT LOCATIONS ON SITE PLANS FOR FUTURE USE.
- STRIPING AND SIGNAGE AT THE ENTRANCE(S) TO BE PLACED PER THE CURRENT MUTCD STANDARDS. A 24" STOP BAR IS TO BE PLACED 4' BEHIND THE PROPOSED CROSOWALK AT THE APRON WITH DOUBLE YELLOW LANE STRIPING EXTENDED 25' INTO PROPERTY. STOP SIGN (STANDARD R11-1) TO BE PLACED 6' OFF THE BACK OF CURB, MINIMUM 5' ABOVE FINISHED DRIVE GRADE.



W&A Engineering

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
SURVEYING • SOIL AND ENVIRONMENTAL CONSULTING
TRAFFIC ENGINEERING • ECONOMIC DEVELOPMENT

2470 Daniels Bridge Road, Suite 161
Athens, GA 30606
P: (706) 310-0400 • F: (706) 310-0411
waengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETURN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

BLUE MARTINI
PIEDMONT ROAD
FULTON COUNTY, GA
3402 PIEDMONT DR - 1.11 ACRES

DATE: 10/29/2018

| REVISIONS | |
|-----------|---------|
| DATE | COMMENT |
| | |
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| | |

Know what's below.
Call before you dig.

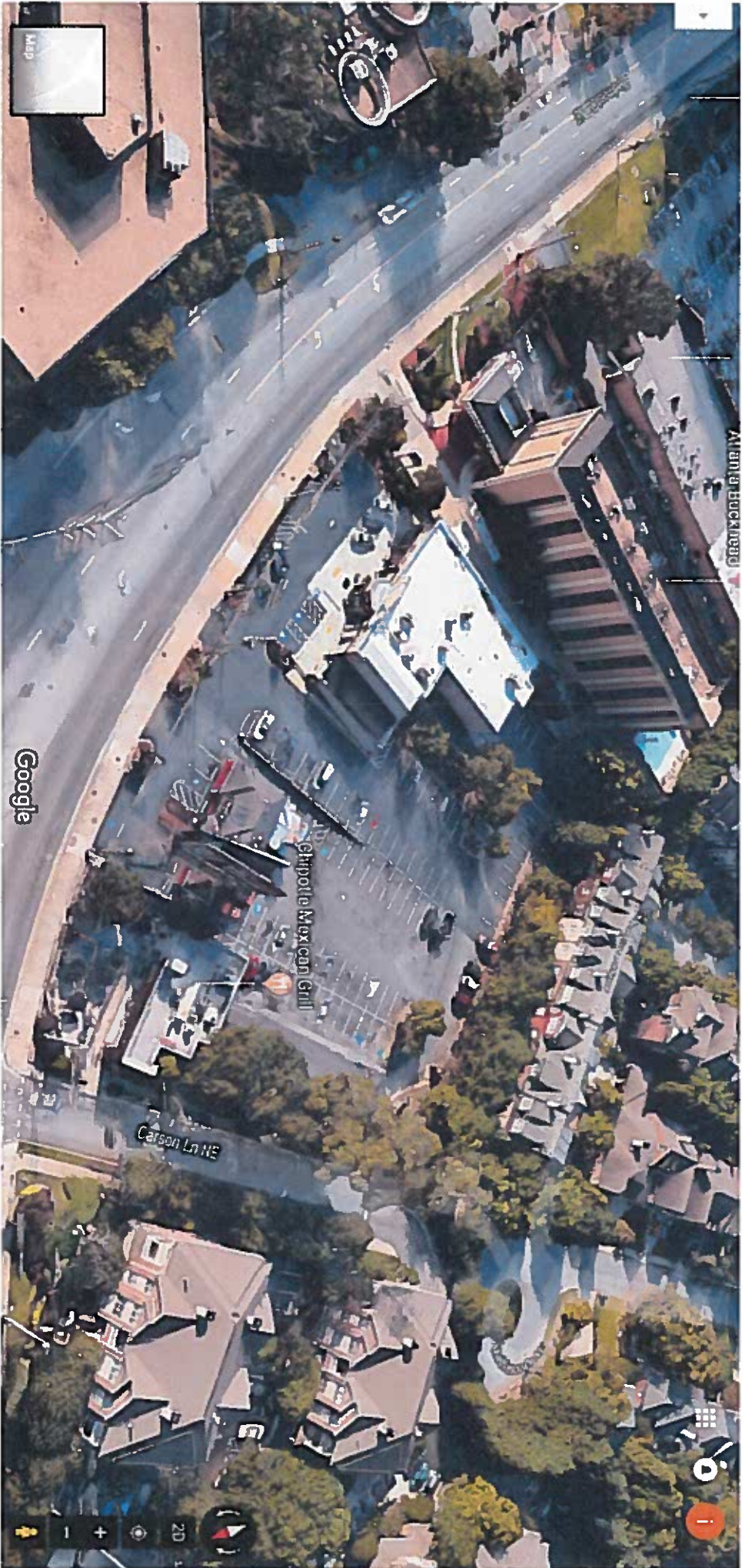
FOR CONSTRUCTION

18269

SAP SITE PLAN

SAP

Scale 1" = 20'



Atlanta Buckhead

Chipotle Mexican Grill

Carson Ln NE

Google





REPORT VIOLATIONS TO:
THE JURY ROOM
MAXIMUM FINE: \$500.00

**NO
TRESPASSING**
VIOLATORS WILL
BE PROSECUTED
CA CODE 49-7-20





NO
PARKING
IN THIS AREA
EXCEPT AS
INDICATED
BY SIGNS
OR MARKINGS





PROJECT SUMMARY

Pursuant to the requirements outlined in the City of Atlanta Code of Ordinances (the “City Code”), Blue Bar Atlanta, Inc. (“Blue Martini”) is seeking review and comment by the Development Review Committee of its application for a special administrative permit associated with property located at 3402 Piedmont Road, Atlanta, Georgia (the “subject property”). The building located on the subject property consists of 16,400 square feet and is currently vacant. The applicant seeks to make changes to the existing building and its immediate surroundings to aesthetically and functionally prepare it for its use as a restaurant.

The work proposed to prepare the subject property for the Applicant’s intended use is explained in detail on the attached site plan and elevations, but a summary of this work is also listed below:

- A. Expand the existing building by adding an additional 1880 square feet.
- B. Restaurant use – 10,080 square feet
Maximum Parking Allowed: 50 spaces; Minimum Parking Required: 38 spaces
- C. Office use, not affiliated with restaurant use – 8,200 square feet (4 employees)
Maximum Parking Allowed: 21 spaces; Minimum Parking Required: None
- D. 1 – 12’x35’ loading space (Required)
- E. Alterations to the east, west and north building façade.
- F. Addition of a covered patio.

Please note, although the application demonstrates compliance with the required parking for the subject property, the applicant intends to employ a full-time valet service for the comfort and convenience of its customers, as well as to ensure that all loading can safely and efficiently take place within the boundaries of the subject property. As necessary, the applicant may also rely upon adjacent off-site parking spaces owned by the same property owner as the owner of the subject property. This additional parking has been made available by written agreement and would be accessed by the applicant’s valet company only by way of inter-parcel access.

The balance of the improvements to the building will occur on the interior of the space and are not subject to the special administrative permit review process. This said, the floor plan detailing the proposed interior improvements are provided herein for your information.