



APPLICATION FOR A SPECIAL ADMINISTRATIVE PERMIT (SAP)

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

City of Atlanta, Office of Zoning and Development (404-330-6145)

File No.: SAP-19-062

APPLICANT (name) Patti Wallis

ADDRESS 3780 Meeting Street NW, Duluth, GA 30096

PHONE NO. 678-357-7439 EMAIL pwallis@psi-atl-ga.us

PROPERTY LANDOWNER East Andrews Realty LLC

ADDRESS 1221 Main St, Suite 1000, Columbia, SC 29201

PHONE NO. 678-527-0401 EMAIL mschell@edens.com

ADDRESS OF PROPERTY 47 & 49 aka 45 Irby Ave NW

Land District 17 Land Lot 99 Council District 7 NPU B

Is property within the BeltLine Overlay District? Yes No Zoning Classification SPI 9 SA3

Is Inclusionary Zoning applicable to this project? Yes No (See additional requirements below)

Department of City Planning
Office of Zoning & Development

DATE STAMP
RECEIVED BY
APR 22 2019

OFFICE OF ZONING
AND DEVELOPMENT
65 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

Submittal Checklist (See detailed checklist on page 2):

- 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.
- Property Survey:** Submit two (2) copies. Lot consolidation, re-platting or subdivision may be required prior to approval of SAP.
- Site Plan (released for construction and sealed) and Building Elevations:**
 - a. **Initial Submission:** Four (4) Site plans & Two (2) Elevations; with two (2) more copies if DRI or NPU review is required.
 - b. **Other information:** Copies of applicable Rezoning Legislation, Special Use Permit and any letters for Variance or Special Exception. Note: additional plans or documents may be required at the discretion of the Office of Zoning and Development.
- Property Owner Authorization:** Submit required notarized owner consent per attached form (page 4).
- Notice to Applicant:** Submit attached form with signature and date (page 9).
- Development Controls Specification Form:** Provide the applicable information (pages 6 – 8).

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 sq.ft. of floor area: \$500.
- Developments 50,000 to 250,000 sq.ft. of floor area: \$1,000. Developments ≥ 250,000 sq.ft. of floor area: \$1,500.

Additional Submittal Requirements (as applicable):

- **Inclusionary Zoning:** All new or conversion multifamily residential rental projects with 10 or more units in the Beltline Overlay District OR Westside neighborhoods of English Avenue, Vine City, Ashview Heights, or AUC must complete and submit the Inclusionary Zoning Certification Form with their application. Review and complete pages 11-12 of this SAP for certification forms.
- **Beltline, NC-2, NC-6, NC-10, NC-11, NC-12, & NC-14 Districts:** Applicant must send a copy of the filed SAP application to the NPU contact. Afterwards, complete the Notarized Affidavit of NPU Notification form (page 5), and provide a copy of U.S. Postal Service Certificate of Mailing. The NPU has up to 21 days to review the SAP and forward comments to the City.
- **Pre-application Conference with Zoning and Development Staff (prior to SAP submittal):** Required only for the Beltline, but *recommended* for all other districts. To request this meeting contact Facia Brown at 404-330-6636 or fbrown@atlantaga.gov.
- **Development Review Committee (DRC):** Projects in the Beltline & SPIs 1, 9, 12, 15, 16, 17 districts may require DRC review (See page 3).
- **Development of Regional Impact (DRI) Study:** Developments either over 700,000 s.f. or having greater than 600 residential units may require a DRI approval by GRTA and ARC. For full thresholds and rules contact GRTA and/or ARC.
 - **Initial submission:** DRI Form 1 with the SAP application. Zoning and Development staff will then submit information to GRTA and ARC.
- **Watershed Management (DWM) Requirements (Section 74-504(a)):** Consultation meeting with DWM is **REQUIRED** for any site disturbance to determine applicable storm water work. Call 404-330-6249 or visit: www.atlantawatershed.org/greeninfrastructure

I HEREBY AUTHORIZE CITY STAFF TO INSPECT PREMISES OF ABOVE DESCRIBED PROPERTY. I HEREBY DEPOSE THAT ALL STATEMENTS HEREIN ATTACHED & SUBMITTED ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Date _____ Signature of Applicant Patti Wallis

The City Code provides that Zoning and Development 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 ZONING AND DEVELOPMENT 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 Zoning & Development _____

Staff Reviewer - Print Name _____



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:** Four (4) copies for initial staff review. If DRI or NPU review is required: one (1) extra copy per review. **Final Submission (after staff review):** Six (6) 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 storm water 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) Provide Developmental Control Specification Form (pages 6-8) information on the site plan.
 - Zoning Classification, Net Lot Area & Gross Land Area, Floor Area Ratio (FAR), square footage of structures & individual uses, etc.
- 6. **Rooftop plan** when counted towards open space requirements.
- 7. **Elevations of building facades** Two (2) copies for initial staff review. **Final Submission:** Three (3) 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.
- 10. **Transportation Management Plan/Association Membership (where applicable)** required based on the zoning district. See specific zoning regulations for confirmation.
- 11. **Beltline Overlay District, NC-2, NC-6, NC-10, NC-11, NC-12, and NC-14** properties:
 - Mail a copy of the **submitted SAP application & drawings stamped received by the Office of Zoning and Development** to the NPU contact person.
 - Submit a copy of **U.S. Postal Service Certificate of Mailing** and **Notarized Affidavit of NPU Notification** (page 5) as soon as possible to complete the application submission and begin the SAP review period.
- 12. **Photographs (buildings/site):** Show existing conditions for alterations to existing building facades and/or site modifications.
- 13. **Shared Off-site Parking:** Requests for approval of off-site parking submit materials on Shared Off-site Parking checklist.
- 14. **Other information** necessary for the SAP as requested by staff.



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
DEVELOPMENT/DESIGN REVIEW COMMITTEES (DRC)

****CHECK FOR APPLICABILITY** 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 Zoning and Development formal recommendations/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 Zoning and Development 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 Zoning and Development Staff: (404) 330-6145.

Application Submittal and Review Process

- 1) Pre-application meeting with Office of Zoning and Development staff. To arrange such a meeting contact Facia Brown at 404-330-6636 or fbrown@atlantaga.gov.
- 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.



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Notarized Authorization by Property Land Owner

File # _____

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

TYPE OF APPLICATION: **Special Administrative Permit**

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

OF THE PROPERTY LOCATED AT: 47 & 49 aka 45 Irby Ave

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):

Patti Wallis

ADDRESS: 3780 Meeting Street NW, Duluth, GA 30096

TELEPHONE: 678-357-7439 EMAIL: pwallis@psi-atl-ga.us

Signature of Property Landowner

Matthew Schell

Print Name of Property Landowner

Personally Appeared
 Before Me

Becca Dodd

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



Signature of Notary Public

4/2/19

Date



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Development Controls Specifications (Required)

File # _____

*Developmental Controls forms are required to be completed by the applicant, and 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"> 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)						
Net Lot Area (NLA)						
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						
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)						
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 type="checkbox"/> or Lot Coverage <input type="checkbox"/> (check applicable as required per zoning district)						
	Percentage (%)			Square Footage		
Max. Permitted						
Provided						
Fenestration (% of each street-fronting facade calculated separately, per district regulations)						
	Residential Façade Percentage (%)			Non-residential Façade Percentage (%)		
	Local Street	Arterial/Collector	Beltline Corridor	Local Street	Arterial/Collector	Beltline Corridor
Min. Required						
Provided (specify for each street)				15.54% Cains Hill PI NW 44.89% Irby Ave Nw		



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Development Controls Specifications (Required)

File # _____

APR 22 2019

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

PSR: Public Space Requirements for Non-residential & Mixed-use Developments		55 Trinity Ave. S.W. Ste. 3350 Atlanta, GA
<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		
Provided		
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.)		
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)		

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
On-site Parking Spaces	Residential	Non-residential Uses		
Minimum Required		2.5 per 1000 S.F. of floor area 7.5 for 2,708 S.F. of floor area		
Provided		13 spaces		
Maximum Allowed		2.5 per 1000 S.F. of floor area		
Bicycle Parking Spaces	Residential	Non-residential Uses		
Minimum Required		N/A		
Provided		N/A		
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)		Up to 15,000 S.F. floor area not required		
Provided (specify for each use)		For a less than 15,000 not required		



SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION

APR 22 2019

Notice to Applicant

File # JAP-19-062

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

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 Zoning & Development (OZD) 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 OZD.

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 OZD. 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 OZD

It shall be the responsibility of the applicant, not the OZD, 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 OZD 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 OZD 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 OZD 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.

Patti Wallis

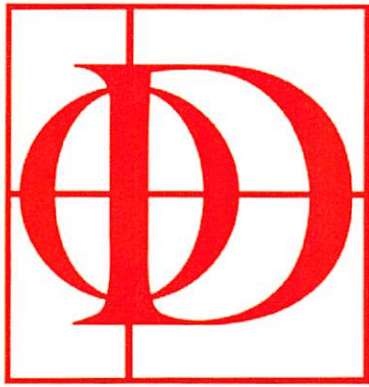
Applicant Printed Name

Applicant Signature

Date

APR 22 2019

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



**ORINATION
—DESIGN—**

Architecture . Planning . Interior Design

ORINATIONDESIGN, LLC

599 WCROSSVILLE RD.

SUITE 101

ROSWELL, GA 30075

O: 678.387.1814

M: 404.542.0838

INFO@ORINATIONDESIGN.COM

February 22nd, 2019

City of Atlanta

Office of Zoning & Development

Dear Committee Members,

The proposed project, Fire Hen Restaurant, is located in 45 (Alias 47-49) Irby Avenue, Atlanta, GA 30305, with a square footage of 2,708 S.F. (no new S.F. added) and a building height of 20'0" (existing single story). The zoning of the project is SPI-9 Buckhead Village District, no residential break applicable and existing parking remains unchanged.

Our work includes all labor, materials and equipment to build, finish, and provide tenant improvement for a proposed restaurant. All mechanical and electrical equipment as well as systems are to be included for a complete operating system with coordination and installation included. Interior changes include new partitions, doors, ceilings, floor tiles, lighting fixtures, outlets, switches, and new paint. Exterior changes include store front façade and canopy incorporation to front and side elevations.

For the fenestration of the building, the overall percentage is being increased in the dining area. However, the percentage cannot meet the 65% requirement to keep the privacy of the backhouse kitchen and restrooms of the restaurant.

For further information please call or email us if you want to discuss any further comments or questions.

Thank you for your time.

Yours Sincerely,

Joseph M. Ghobrial

Origination Design, llc

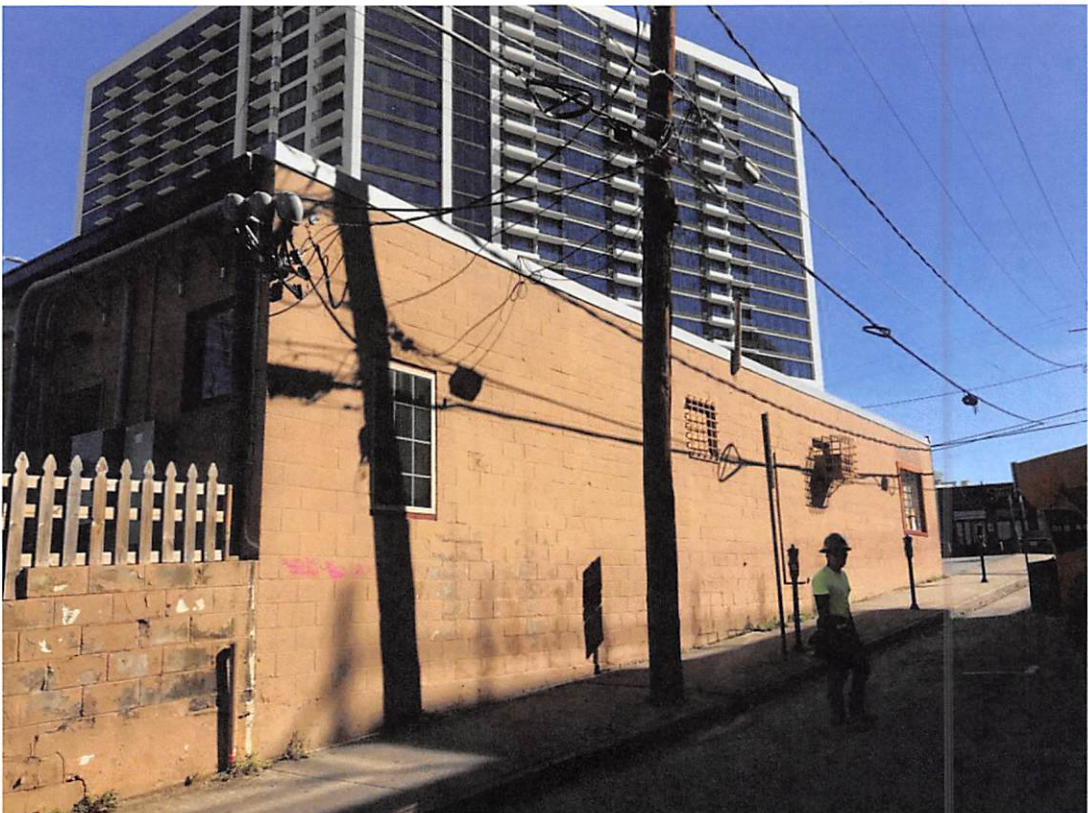
404.542.0538

jghobrial@originationdesign.com

45 & 47 Irby



Side Elevation along Cains Hill



SAP-19-062

Department of City Planning
Office of Zoning & Development

APR 22 2019

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



Department of City Planning
Office of Zoning & Development

APR 22 2019

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



RECEIPT

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

PAID
CITY OF ATLANTA
APR 22 2019
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

Application: SAP-19-062
Application Type: Planning/SAP/SPI/NA
Address:
Owner Name: AZAR CARL A & MRS CORNELIA
Owner Address: 5260 LONG ISLAND DR NW ATLANTA,GA 30327
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
641495		\$500.00	04/22/2019	LALANG		

Owner Info.: AZAR CARL A & MRS CORNELIA
5260 LONG ISLAND DR NW
ATLANTA, GA 30327

Work Description: Labor, materials, and equipment build, finish and provide tenant improvement for a proposed restaurant. Address (s) included are: 47 & 49 and 45 Irby Avenue NW



FIRE HEN
RESTAURANT



FIRE HEN
RESTAURANT





ORIGINATION DESIGN Architecture . Planning . Interior Design

599 CROSSVILLE RD. SUITE 111 ROSWELL, GA 30075 O: 678.387.1814 M: 404.542.0838 WWW.ORIGINATIONDESIGN.COM

A TENANT FIT-OUT IN AN EXISTING BUILDING FOR:

FIRE HEN RESTAURANT

45 (ALIAS 47-49) IRBY AVENUE, ATLANTA, GA 30305

FIRE HEN RESTAURANT 45 (ALIAS 47-49) IRBY AVENUE ATLANTA, GA 30305 COVER SHEET

MR. KHALID RAJI



Table with 3 columns: No., Description, Date

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Project Number 01823 Date 01/23/2019 Drawn By J.G. Checked By J.G.

T1.1 Scale

1/23/19 5:17:56 PM

ABBREVIATIONS

Table of abbreviations and their meanings, including ANCHOR BOLT, ASPHALTIC CONCRETE, ALUM. COMPOSITE METAL PANEL, etc.

GENERAL NOTES

- 1. ALL CONTRACTORS AND SUBCONTRACTORS WILL THOROUGHLY FAMILIARIZE THEMSELVES WITH THESE CONSTRUCTION DOCUMENTS AND WILL VERIFY EXISTING SITE AND CONDITIONS PRIOR TO SUBMITTING A BID. ALL SUBCONTRACTORS WILL PROVIDE ALL LABOR, SUPERVISION, AND MATERIALS OF EVERY TYPE WHICH MAY BE NECESSARY FOR A SUCCESSFUL COMPLETION. ALL WORK TO BE PERFORMED IN A GOOD AND WORKMANLIKE MANNER ACCORDING TO THE TRUE INTENT AND MEANING OF THE DRAWINGS AND SPECIFICATIONS.

SYMBOL AND LEGEND

Diagrammatic legend for symbols including ELEVATION IDENTIFICATION, ENLARGED DETAIL IDENTIFICATION, PARTIAL SECTION IDENTIFICATION, INTERIOR ELEVATION IDENTIFICATION, GRID LINE IDENTIFICATION, CEILING IDENTIFICATION, ROOM IDENTIFICATION, and PROJECT SYMBOL IDENTIFICATION.

DEFERRED SUBMITTAL

- EXTERIOR WALL MOUNTED BUILDING SIGNS
• AUTOMATIC FIRE SPRINKLER
• FIRE ALARM

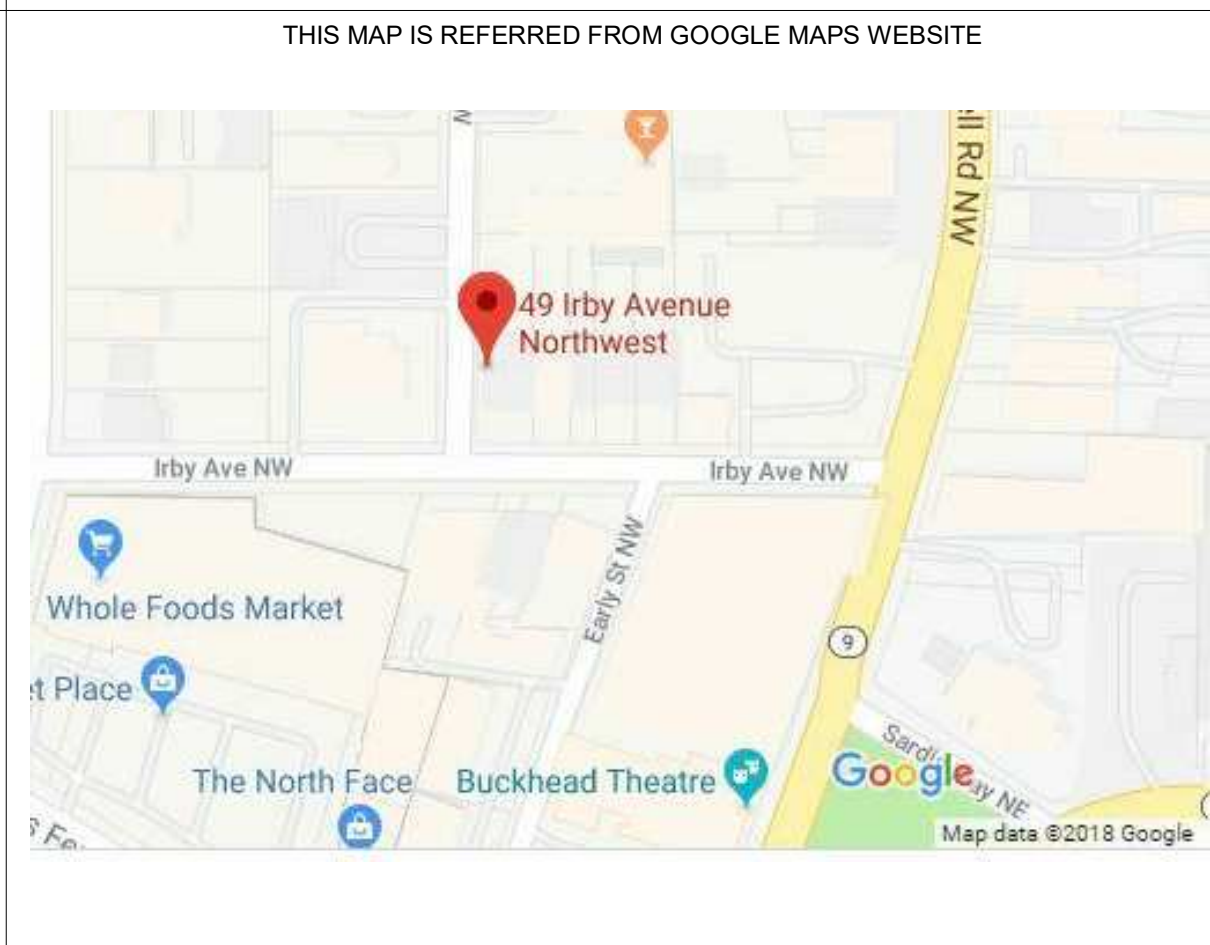
PROJECT TEAM

TENANT FIREHEN 45 (ALIAS 47-49) IRBY AVENUE, ATLANTA, GA 30305 CONTACT: KHALID RAJI CELL: 202-746-4612 EMAIL: khalid_raji@hotmail.com ARCHITECT ORIGINATION DESIGN, LLC 599 CROSSVILLE RD. SUITE 111 ROSWELL, GEORGIA 30075 404-542-0838 info@originationdesign.com www.originationdesign.com MECHANICAL ELECTRICAL PLUMBING CONSULTING ENTERPRISES, CORP. 1048 INDUSTRIAL COURT SUITE F SUWANEE, GEORGIA 30024 THE DRAWINGS FOR THIS PROJECT ARE THE PROPERTY OF ORIGINATION DESIGN, LLC. COPIES OF THE DRAWINGS MAY BE USED ONLY BY THE OWNER TO CONSTRUCT AND OCCUPY HIS PROJECT. NEITHER THE DRAWINGS NOR THE DESIGN INDICATED ON THE DRAWINGS MAY BE REPRODUCED NOR USED FOR ANY OTHER PROJECT OR PURPOSE. ORIGINATION DESIGN, LLC. ACCEPTS RESPONSIBILITY ONLY FOR THOSE DRAWINGS WHICH HAVE AN ORIGINAL SEAL, SIGNATURE, CONSTRUCTION ISSUE DATE, AND DATE OF FINAL REVISION FOR THE DRAWINGS.

PROJECT INFORMATION

PROPOSED USE PROPOSED TENANT IMPROVEMENT/ ALTERATION CONSTRUCTION FOR A RESTAURANT CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE CODES OR STATUS WHETHER OR NOT SPECIFICALLY REFERENCED IN THE CONSTRUCTION DOCUMENTS APPLICABLE CODES: BUILDING: 2012 INTERNATIONAL BUILDING CODE WITH 2014 GEORGIA AMENDMENTS PLUMBING: 2012 INTERNATIONAL PLUMBING CODE WITH 2014 GEORGIA AMENDMENTS ELECTRICAL: 2014 NFPA 70 NATIONAL ELECTRICAL CODE WITH NO GEORGIA AMENDMENTS MECHANICAL: 2012 INTERNATIONAL MECHANICAL CODE WITH 2014 GEORGIA AMENDMENTS SAFETY: 2012 NFPA 101 LIFE SAFETY CODE FIRE: 2012 INTERNATIONAL FIRE CODE WITH 2014 GEORGIA AMENDMENTS GAS: 2012 INTERNATIONAL FUEL AND GAS CODE WITH 2014 GEORGIA AMENDMENTS ENERGY: 2009 INTERNATIONAL ENERGY CONSERVATION CODE WITH 2011 AND 2012 GEORGIA AMENDMENTS ACCESSIBILITY: 2010 AMERICANS WITH DISABILITIES ACT O.C.G.A. SECTION 120-3-20.01 - CHAPTER 30-3-7(g) ACCESS AND USE OF PUBLIC FACILITIES BY HANDICAPPED PERSONS BUILDING: THESE PLANS ARE INTENDED TO COMPLY WITH ALL OF THE PROVISIONS SET FORTH BY CHAPTER 118 OF THE 2016 CBC AND THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN CODE COMPLIANCE OCCUPANCY GROUP: A-2 RESTAURANT CONSTRUCTION TYPE: V-B EXISTING SPRINKLERED (NON-SEPARATED PER TABLE 508.4) LEGAL DESCRIPTION ASSESSOR PARCEL NUMBER: 1089-031-35-0000 BUILDING SUMMARY TENANT IMPROVEMENT AREA TENANT IMPROVEMENT AREA: 2,708 S.F. (NO NEW S.F. ADDED) TOTAL BUILDING HEIGHT ± 20'-0" (EXISTING SINGLE STORY) SEATING COUNT TOTAL - PROPOSED (N) DINING AREA: 57 TOTAL - ADA SEATING: 3 TOTAL (PROVIDED AND INCLUDED) PARKING SUMMARY SITE AND PARKING (EXISTING REMAIN UNCHANGED)

VICINITY MAP



SHEET INDEX

Table with 2 columns: SHEET NO., SHEET. Lists sheets T1.1 through P400 including COVER SHEET, GENERAL NOTES, ADA STANDARDS ACCESSIBLE DESIGN PLAN, LIFE SAFETY PLAN, EXISTING/ DEMO FLOOR PLAN, PROPOSED FLOOR PLAN, REFLECTED CEILING PLAN, REFLECTED CEILING PLAN DETAILS, EXTERIOR ELEVATIONS, WALL SECTIONS, ENLARGED RESTROOM PLAN, INTERIOR ELEVATIONS, AND DETAILS, INTERIOR ELEVATIONS, INTERIOR ELEVATIONS, DETAILS, DETAILS, DOOR SCHEDULE HARDWARE NOTES AND DETAILS, ROOM FINISH PLAN AND SCHEDULE, EQUIPMENT/ FIXTURE PLAN AND SCHEDULE, STRUCTURAL NOTES, DEMOLITION PLAN, PROPOSED PLAN, FRAMING PLAN, INTERNAL WALL'S PLAN, STEEL FRAMING DETAIL, TYPICAL STEEL FRAMING DETAIL, FRAMING DETAILS, MECHANICAL NOTES, MECHANICAL PLANS, ELECTRICAL NOTES, LIGHTING PLANS, POWER PLAN, ELECTRICAL SCHEDULE, PUMBLING NOTES, SANITARY STEWER PLAN, WATER SUPPLY PLAN, PUMBLING RISER DIAGRAMS.

DESCRIPTIVE SUMMARY OF WORK

THE WORK INCLUDES ALL LABOR, MATERIALS, AND EQUIPMENT TO BUILD, FINISH, AND PROVIDE TENANT IMPROVEMENT FOR A PROPOSED RESTAURANT. THE WORK SHALL INCLUDE ALL ITEMS REQUIRED AS SHOWN ON THE DRAWINGS. ALL MECHANICAL EQUIPMENT AND SYSTEMS, ALL ELECTRICAL SYSTEMS, AND EQUIPMENT ARE TO BE INCLUDED FOR A COMPLETE OPERATING SYSTEM WITH COORDINATION AND INSTALLATION INCLUDED. INTERIOR: NEW INTERIOR PARTITIONS/ DOORS/ CEILING/ FLOOR TILES. NEW LIGHTING FIXTURES/ OUTLETS AND SWITCHES. NEW PAINT/ GRAPHIC SIGNAGE. EXTERIOR: NEW BUILDING SIGNAGE

17 009900020558
HARRISON HODGE LTD
Book 9611 Page 492

CAINS PLACE INC
Book 42984 Page 475

Pt

SHEET NUMBER
1
of 1

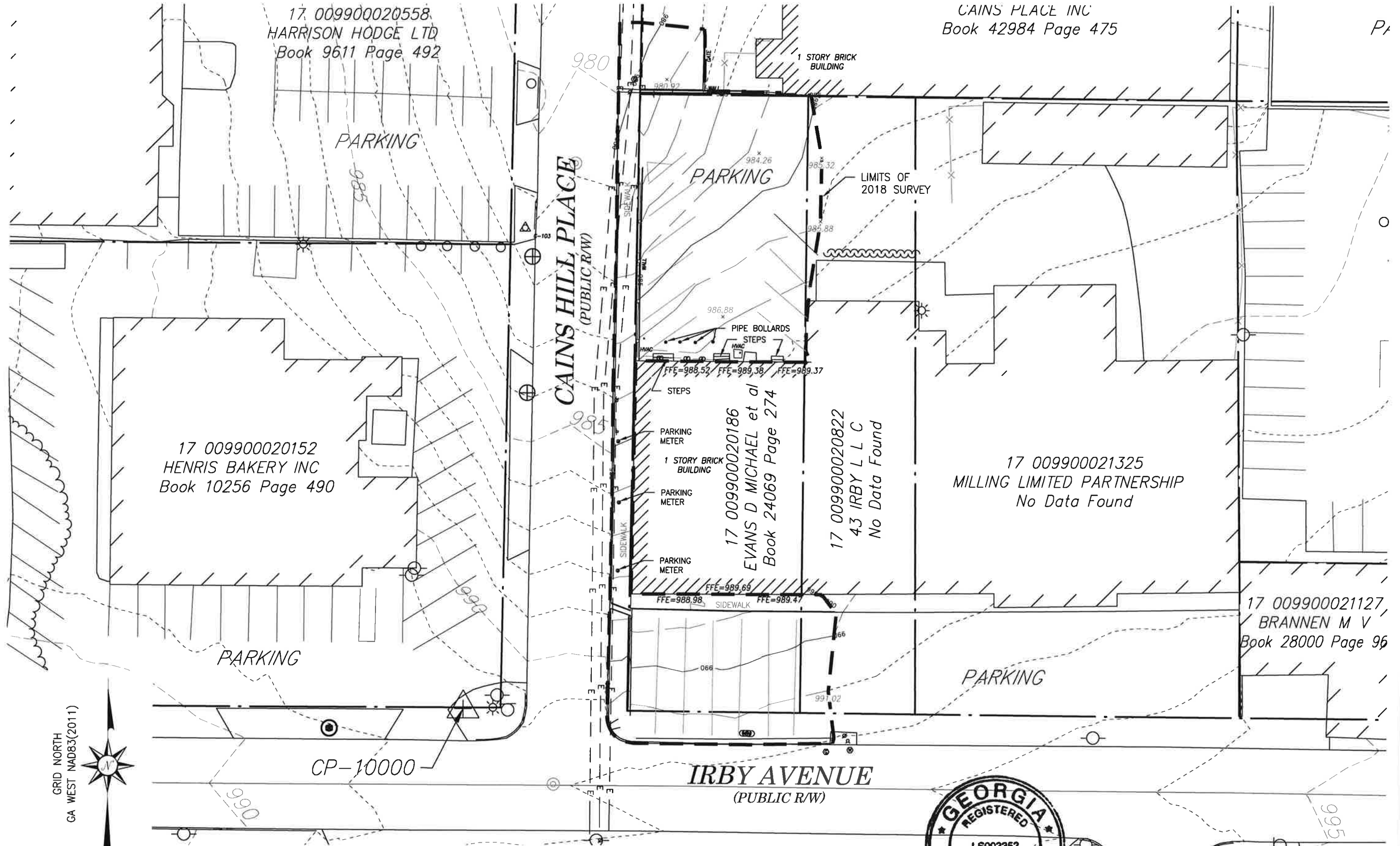
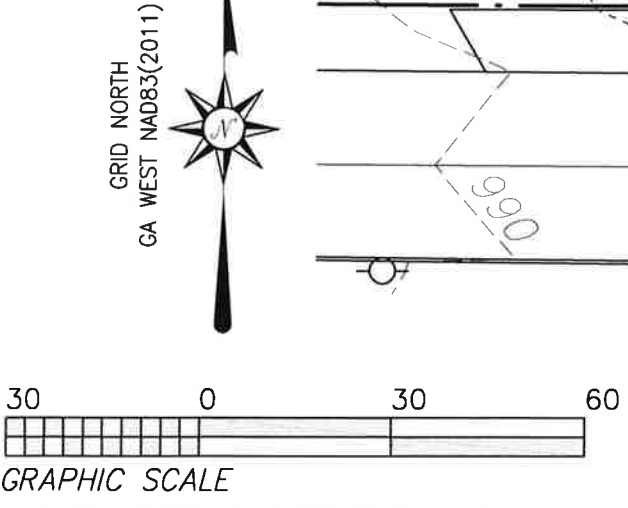


EXHIBIT FOR:
EDENS
LAND LOT 99 - 17th DISTRICT
FULTON COUNTY, GEORGIA

CHECKED BY: TNT
JOB No. 18-EP-069
DATE: 07/19/2018
SCALE: 1" = 30'

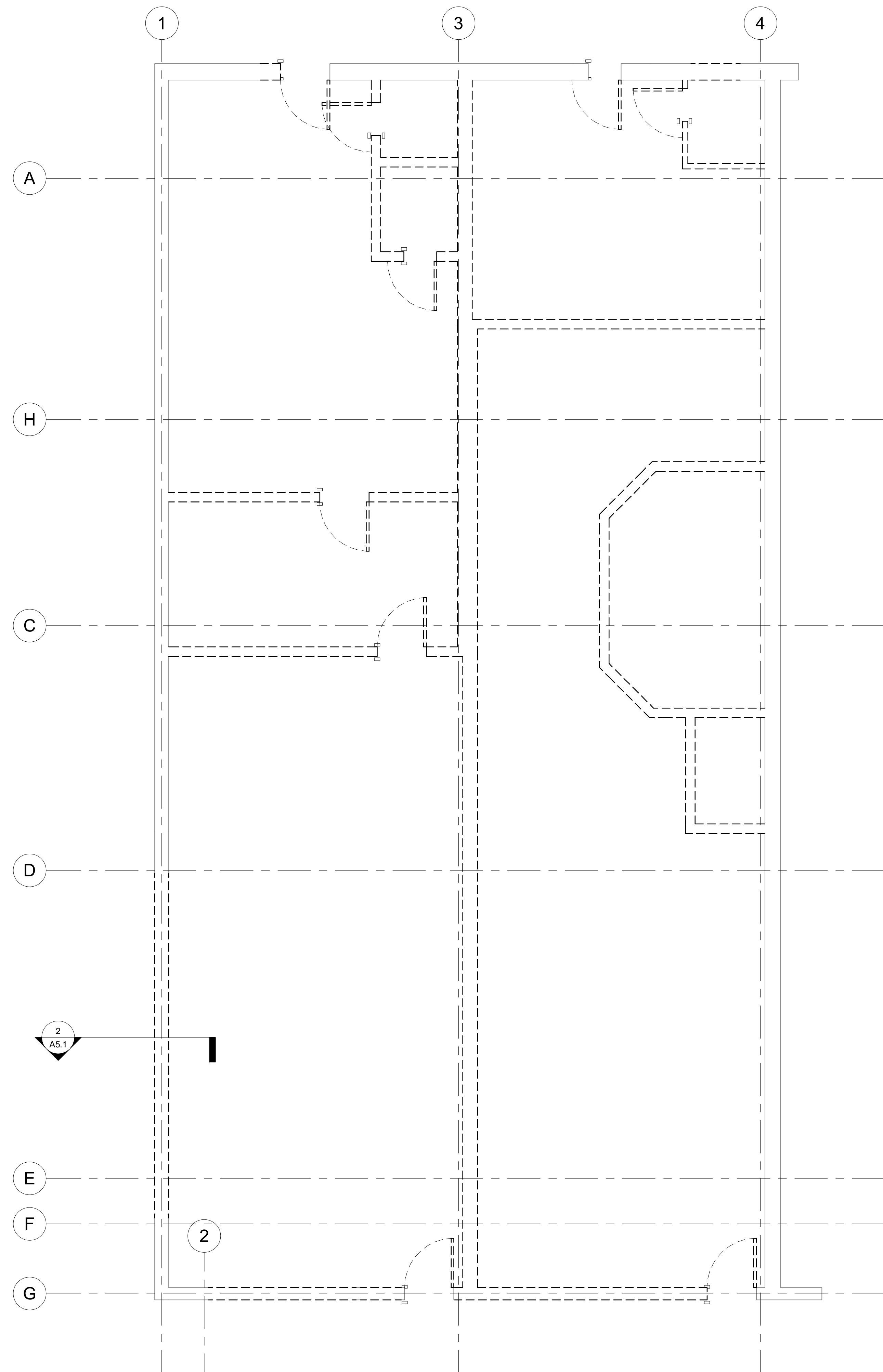
WOLVERTON
Engineering Solutions You Can Trust
6745 Sugarloaf Parkway • Suite 100 • Duluth, Georgia 30097
Phone: 770-447-8999
www.wolvertoninc.com



GENERAL NOTE

1. FIELD WORK WAS COLLECTED 07-05-2018 THRU 07-06-2018. A TRIMBLE S6 AND R10 WAS USED TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS.

GEORGIA REGISTERED LAND SURVEYOR
LS003352
THOMAS N TRUE
Thomas N True
a/6/18



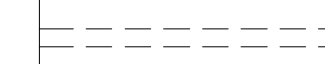
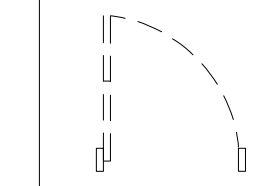
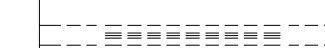
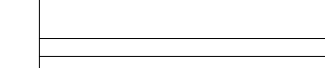
DEMOLITION FLOOR PLAN

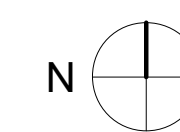
DEMOLITION GENERAL NOTES:

1. SEE T1.1 FOR FURTHER GENERAL DEMOLITION NOTES.

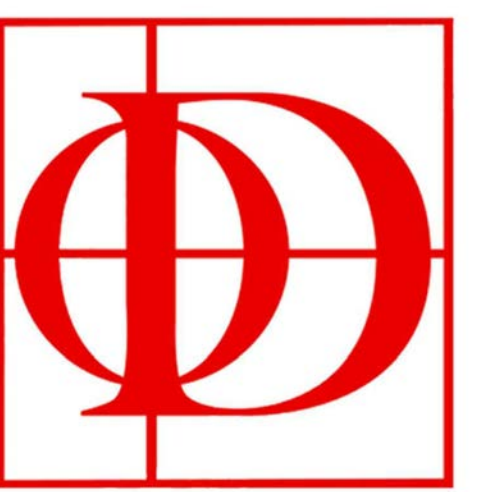
DEMOLITION KEYNOTES: TO BE REVIEW AND MODIFY BASED ON TENANT COMMENTS.

DEMOLITION LEGEND:

-  DEMOLISHED WALLS
-  DEMOLISHED DOORS
-  DEMOLISHED WINDOWS
-  EXISTING WALLS TO REMAIN UNLESS OTHERWISE NOTED



SCALE
1/4" = 1'-0" 1



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FIRE HEN RESTAURANT
45 (ALIAS 47-49) IRBY AVENUE
ATLANTA, GA 30305

EXISTING/ DEMO FLOOR PLAN

**MR. KHALID
RAJI**



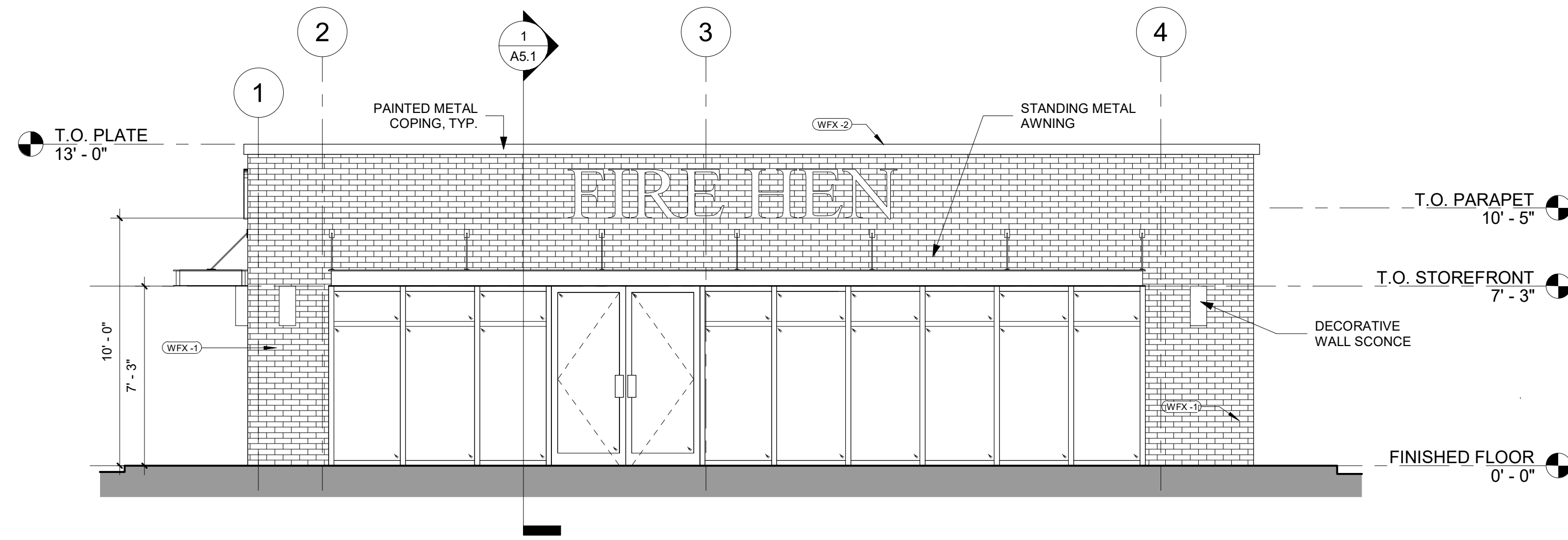
No.	Description	Date

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Project Number 01823
Date 01/23/2019
Drawn By M.D.
Checked By J.G.

A1.1

Scale 1/4" = 1'-0"




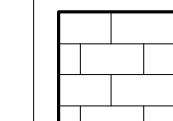
EXTERIOR ELEVATION - SOUTH SIDE- FRONT ENTRANCE

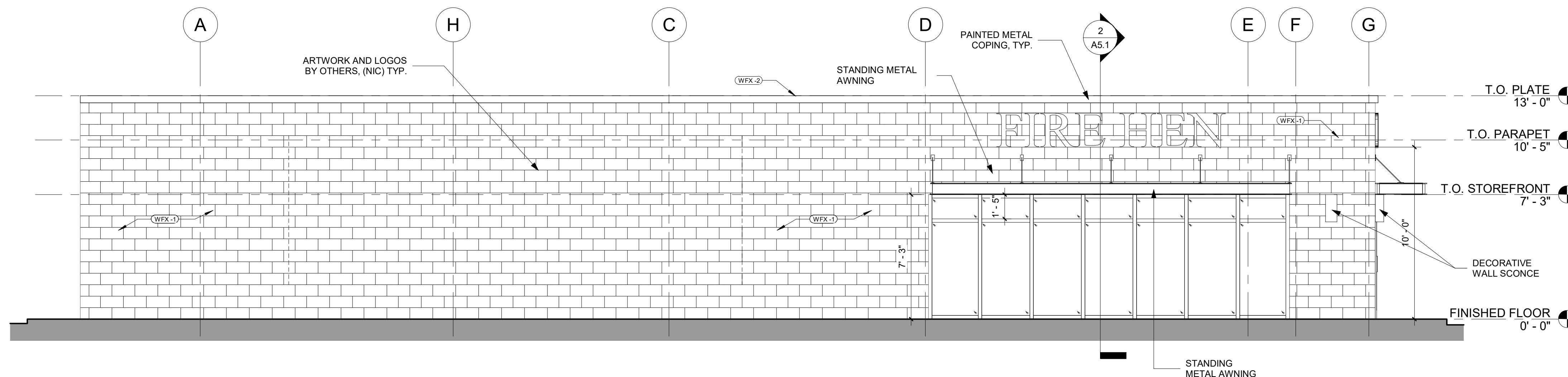
SCALE
1/4" = 1'-0"

4

FINISH LEGEND

NOTE:
REFER TO FINISH SCHEDULE AND FINISH LEGEND ON SHEET A8.2 FOR SPECIFICATION OF ALL MATERIALS AND FINISHES

-  WALL FINISH, REFER TO FINISH SCHEDULE
-  FULL CMU, REFER TO FINISH SCHEDULE



EXTERIOR ELEVATION - WEST SIDE

SCALE
1/4" = 1'-0"

6

GENERAL NOTES

1. REFER TO ARCHITECTURAL FLOOR PLAN FOR ADDITIONAL DIMENSIONS.
2. ALL HEIGHT REFERENCES ARE TAKEN FROM DATUM-TOP OF SLAB FOR AREA INDICATED.
3. REFER TO WINDOW SCHEDULE FOR WINDOW FINISHES AND WINDOW TYPES.
4. REFER TO DOOR SCHEDULE FOR DOOR FINISHES AN DOOR TYPES, SHEET 8.1.
5. BUILDING SINAGE UNDER SEPARATE PERMIT AND SUBMITAL.
6. ALL SIGNS AND LOGOS BY SIGN VENDOR.
7. LIGHTING FIXTURES PER ELECTRICAL LIGHTING SCHEDULE.



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ATLANTA, GA 30305

EXTERIOR ELEVATIONS

MR. KHALID
RAJI



No.	Description	Date

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Checked By J.G.

A4.1

Scale 1/4" = 1'-0"



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ATLANTA, GA 30305

WALL SECTIONS

**MR. KHALID
RAJI**



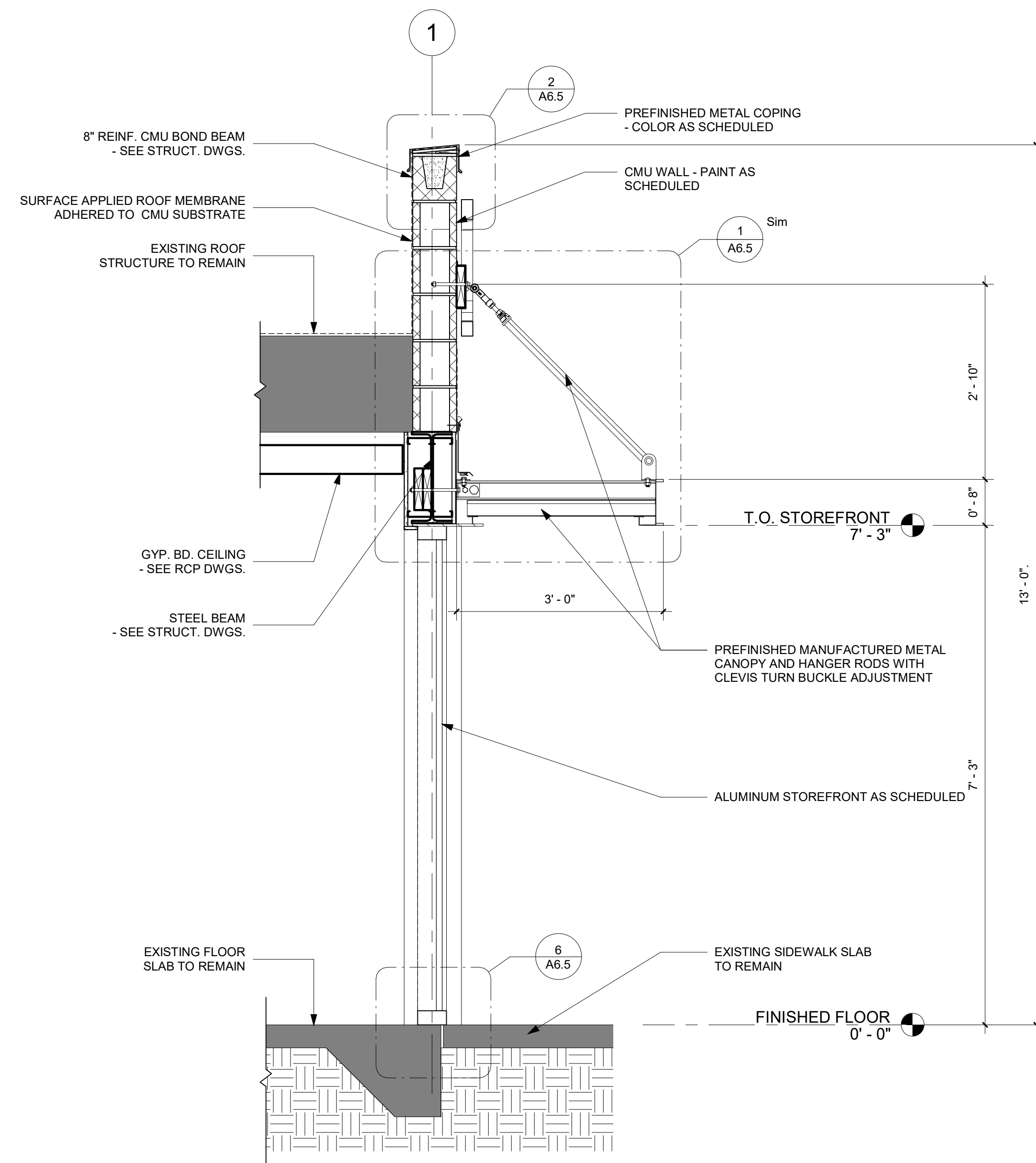
No.	Description	Date

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Checked By J.G.

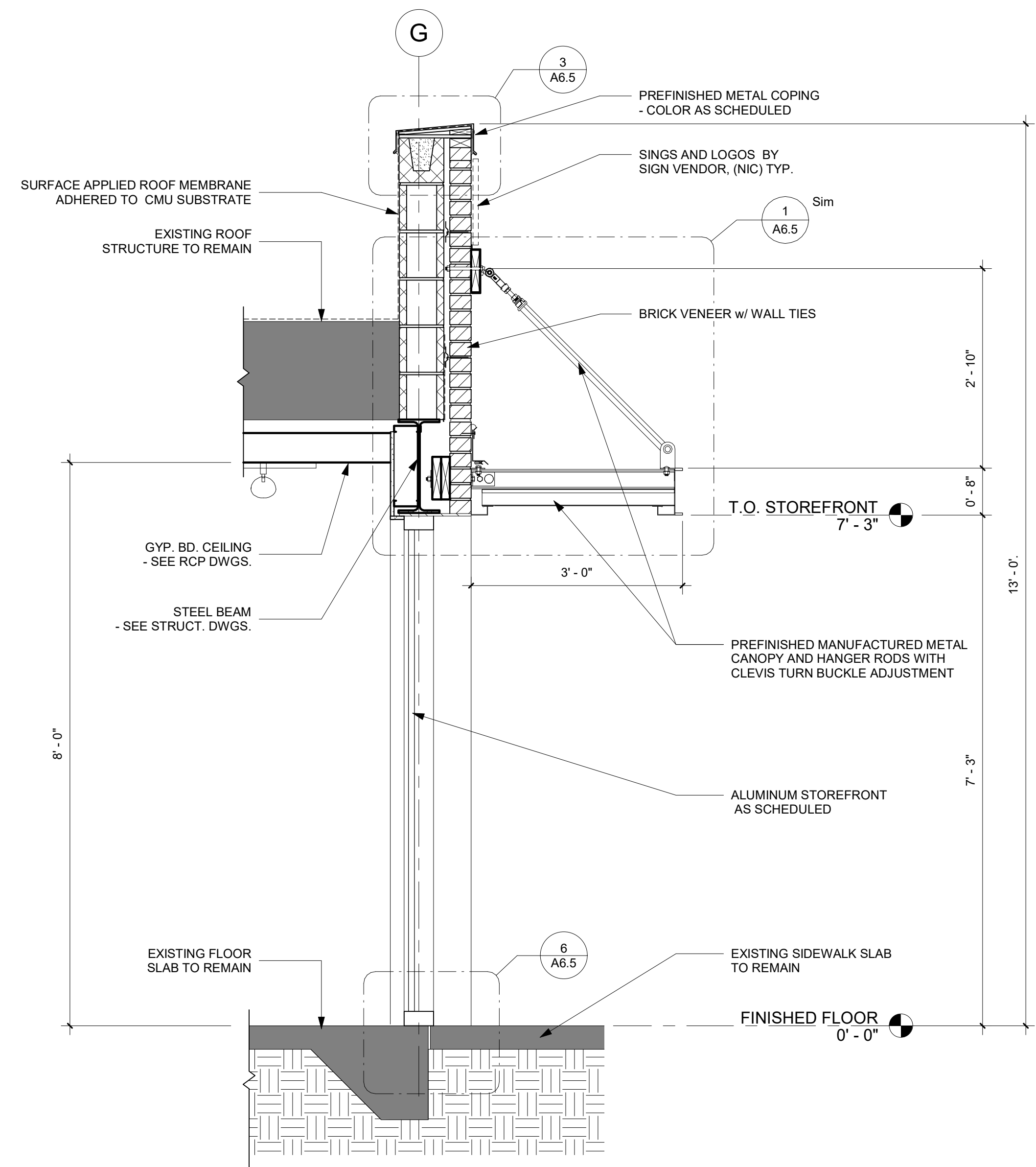
A5.1

Scale 3/4" = 1'-0"



WALL SECTION AT STOREFRONT w/ CMU WALL

SCALE
3/4" = 1'-0" 2



WALL SECTION AT STOREFRONT w/ BRICK VENEER

SCALE
3/4" = 1'-0" 1