

3162 PIEDMONT RD.
ATLANTA, GA 30305



No.	Description	Date

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Project Number	01972
Date	10/19/2019
Drawn By	C.H.
Checked By	J.G.

T101	
Scale	1/4" = 1'-0"



3050 ROYAL BLVD. S #175,
ALPHARETTA, GA 30005
O: 678.404.8456
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ALLEN'S SHOP
3162 PIEDMONT RD.
ATLANTA, GA 30305

EXISTING BASEMENT FLOOR PLAN

MR. ALLEN

[illegible]

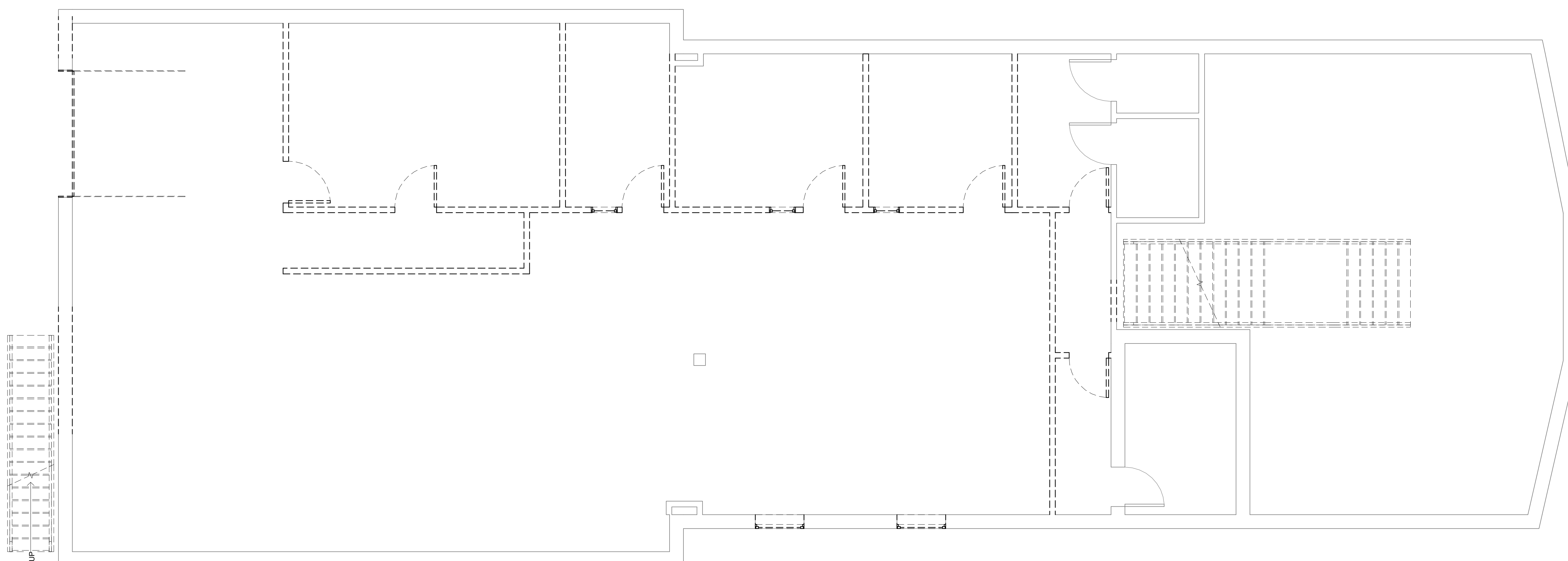
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Project Number	01972
Date	10/19/2019
Drawn By	C.C.
Checked By	J.G.

A101

Scale	1/4" = 1'-0"
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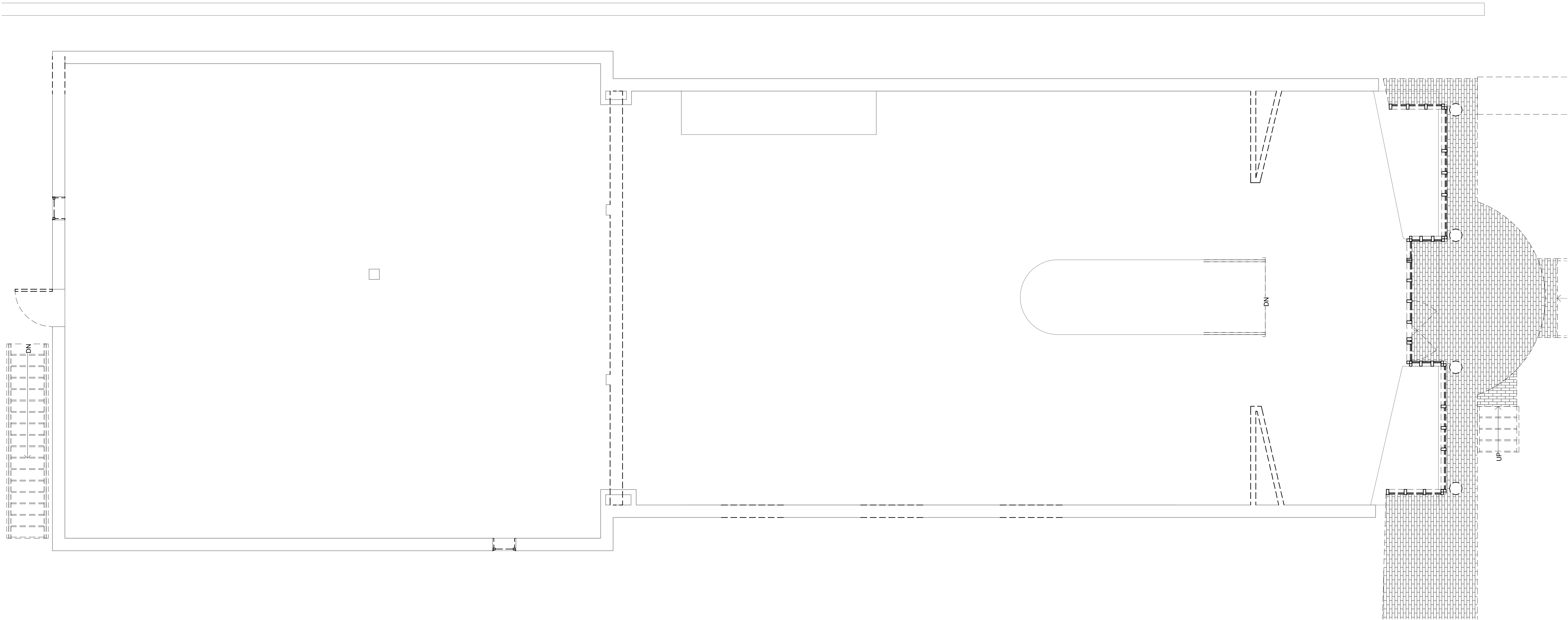
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EXISTING BASEMENT FLOOR PLAN

SCALE
1/4"= 1'-0"

1



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ALLEN'S SHOP

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EXISTING 1ST FLOOR PLAN

MR. ALLEN

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Project Number	01972
Date	10/19/2019
Drawn By	C.H.
Checked By	J.G.

A102

Scale 1/4" = 1'-0"

EXISTING 1ST FLOOR PLAN

SCALE
1/4" = 1'-0"

1

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ALLEN'S SHOP

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PROPOSED BASEMENT FLOOR PLAN

MR. ALLEN

[illegible]

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Project Number 01972

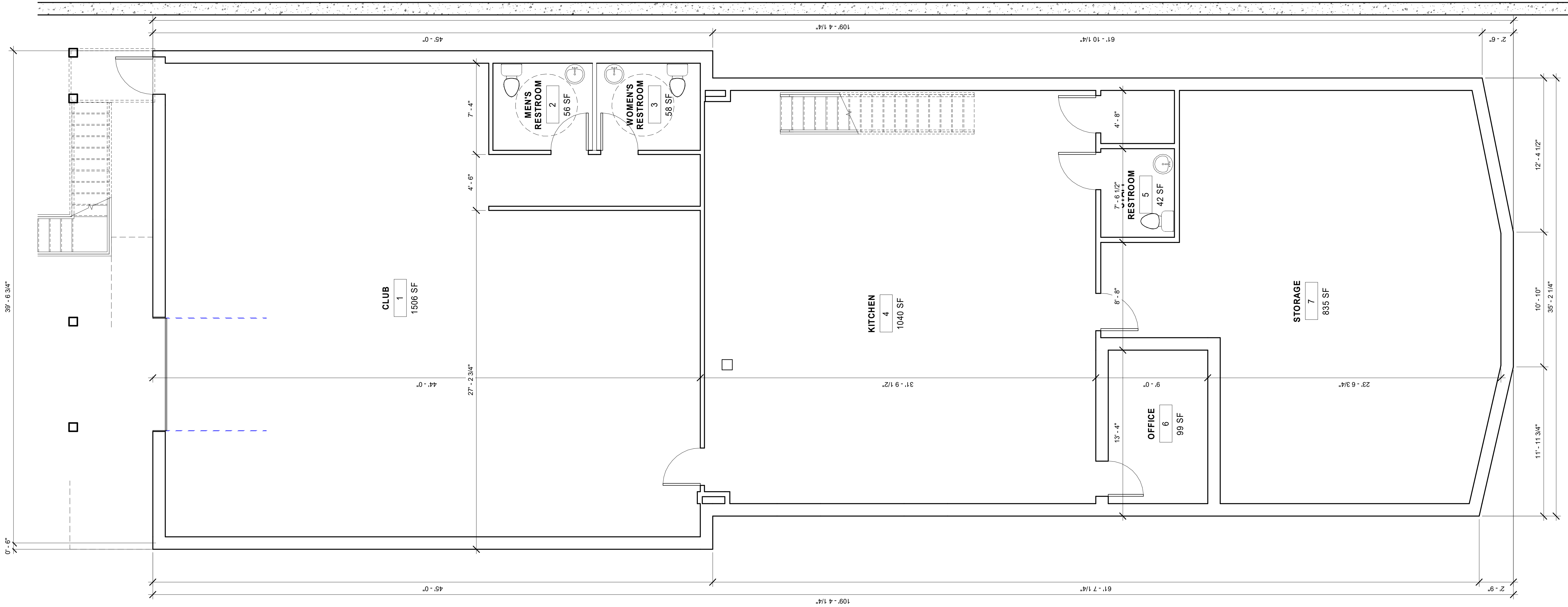
Date 10/19/2019

Drawn By C.C.

Checked By J.G.

A103

Scale $1/4" = 1'-0"$





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PROPOSED FIRST FLOOR PLAN

MR. ALLEN

[illegible]

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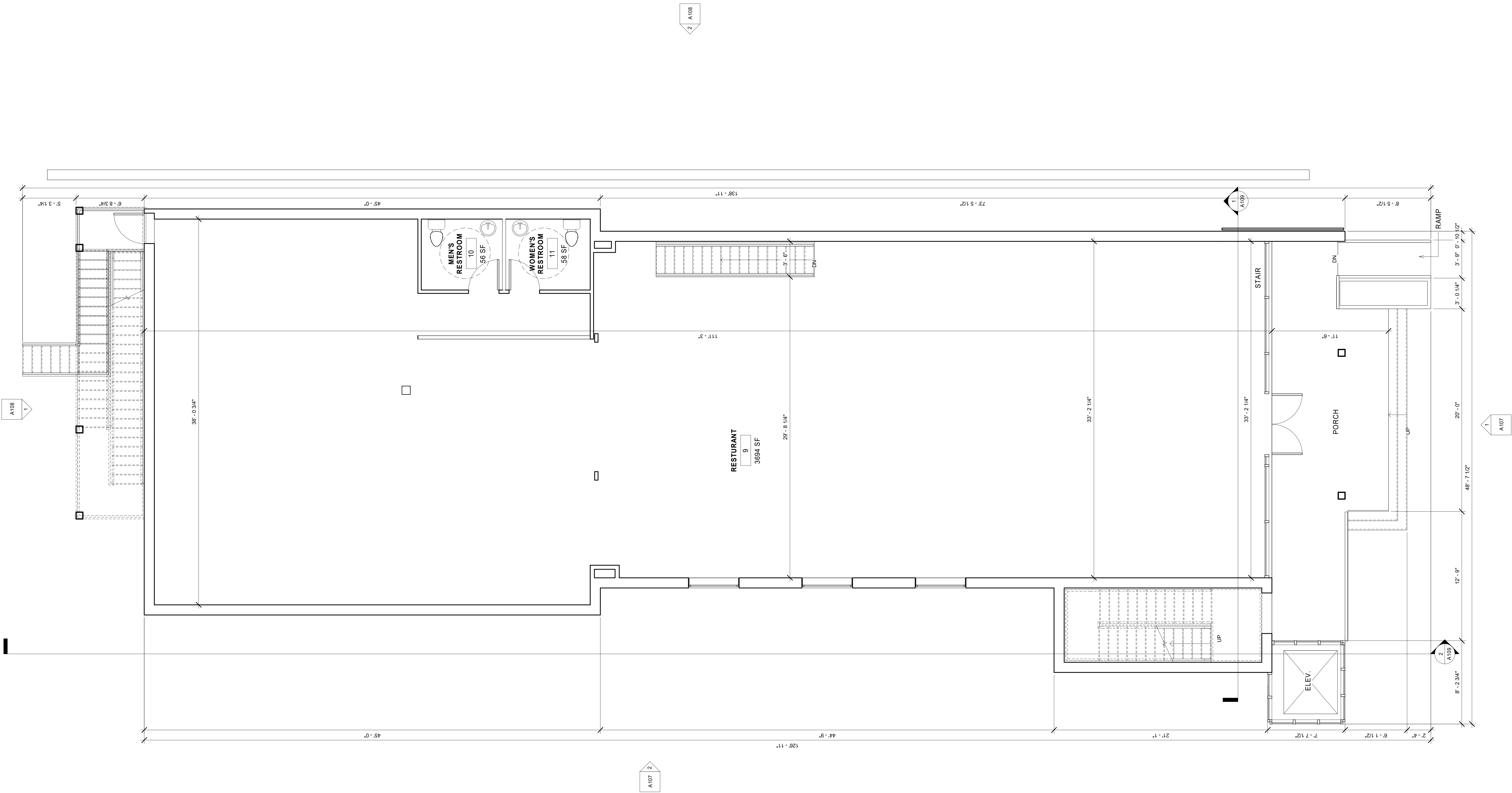
Date 10/19/2019

Drawn By C.C.

Checked By J.G.

A 104

Scale $1/4" = 1'-0"$





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ALLEN'S SHOP
3162 PIEDMONT RD.
ATLANTA, GA 30305

PROPOSED SECOND FLOOR PLAN

MR. ALLEN

[illegible]

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Project Number 01972

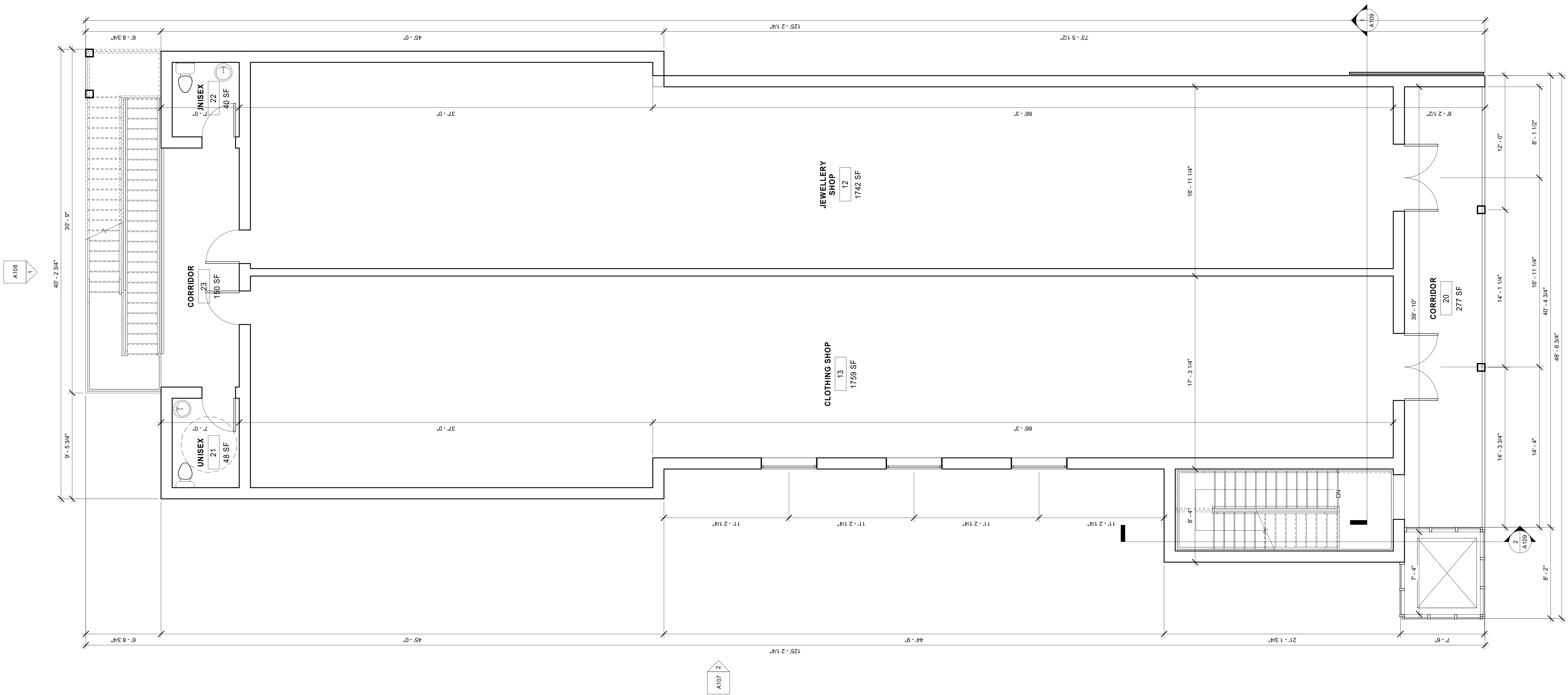
Date 10/19/2019

Drawn By C.C.

Checked By J.G.

A 105

scale $1/4" = 1'-0"$



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ROOF PLAN

MR. ALLEN

[illegible]

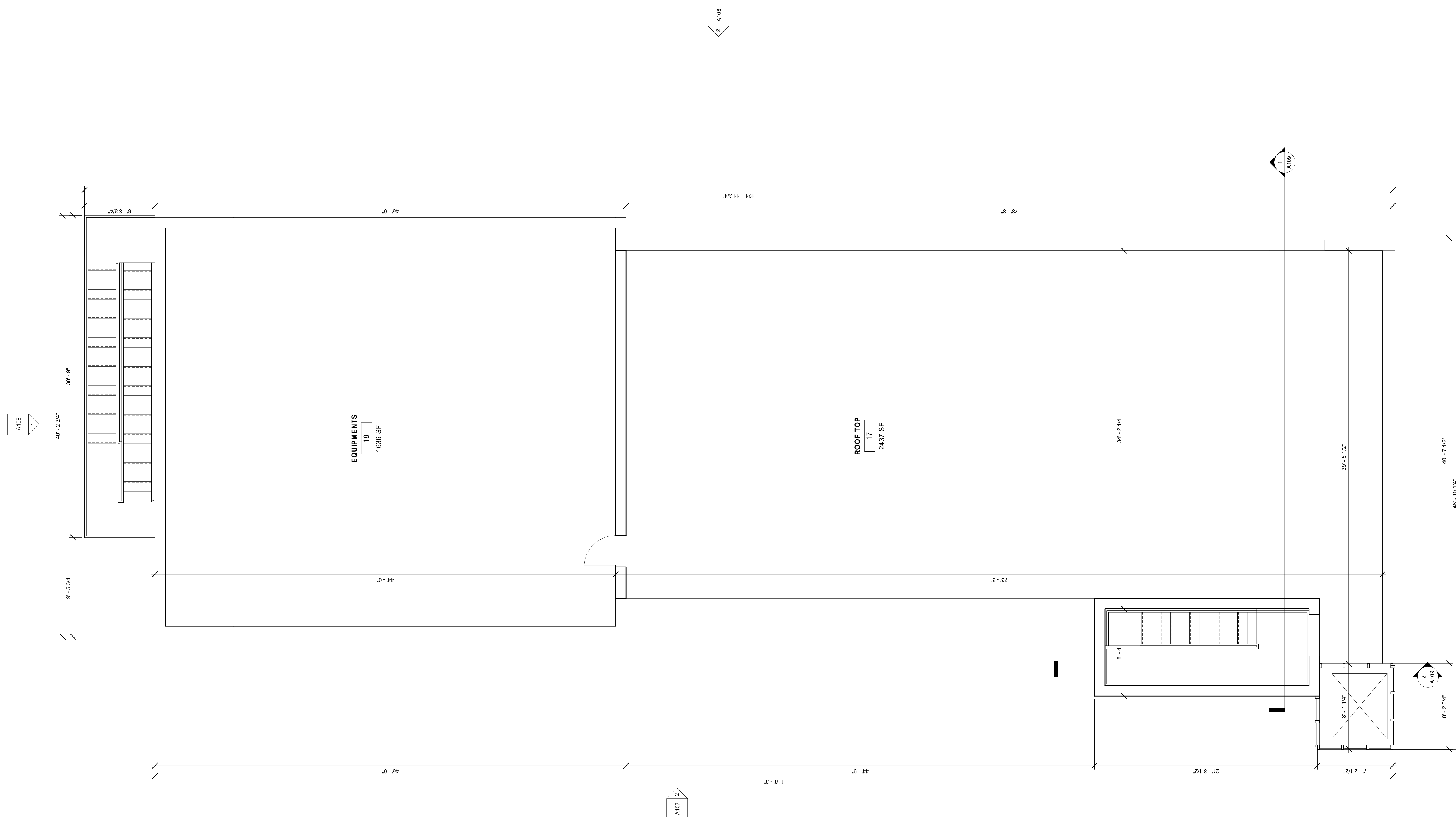
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Project Number	019722
Date	10/19/2019
Drawn By	Author
Checked By	Checker

A106

Scale	1/4" = 1'-0"
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ALLEN'S SHOP

3162 PIEDMONT RD.
ATLANTA, GA 30305

ELEVATIONS

MR. ALLEN

[illegible]

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Project Number 01972

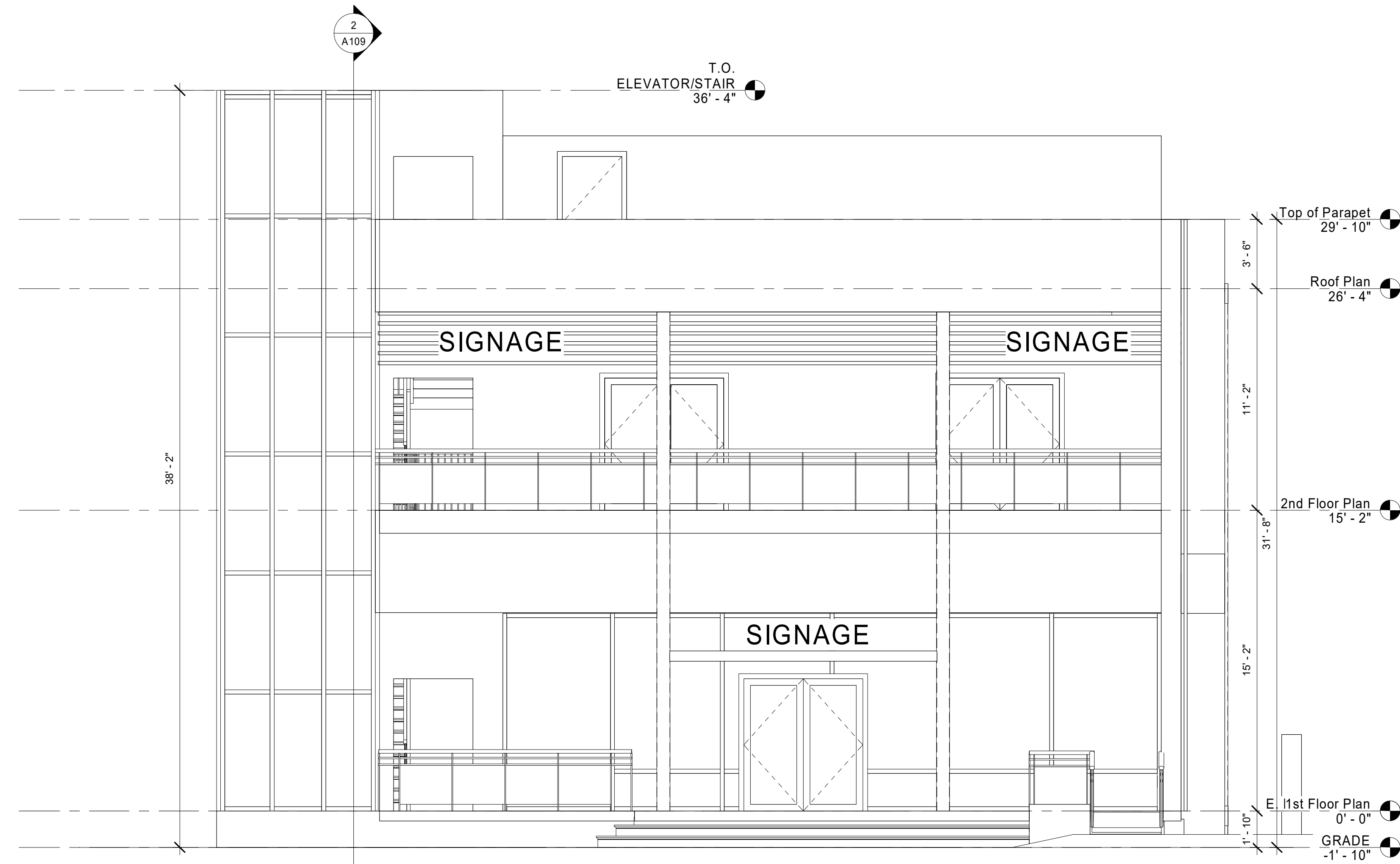
Date 10/19/2019

Drawn By _____ Author _____

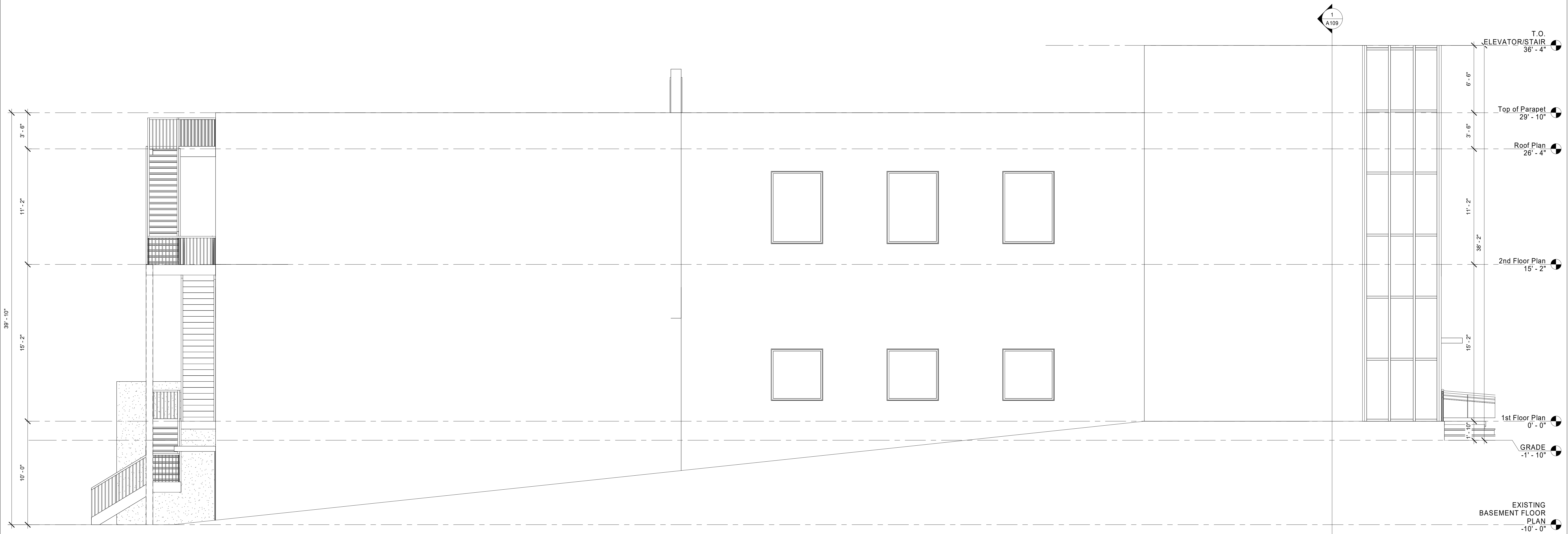
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A107

scale $1/4" = 1'-0"$



FRONT ELEVATION



RIGHT ELEVATION

ALLEN'S SHOP

3162 PIEDMONT RD.
ATLANTA GA 30305

ELEVATIONS

MR. ALLEN

[illegible]

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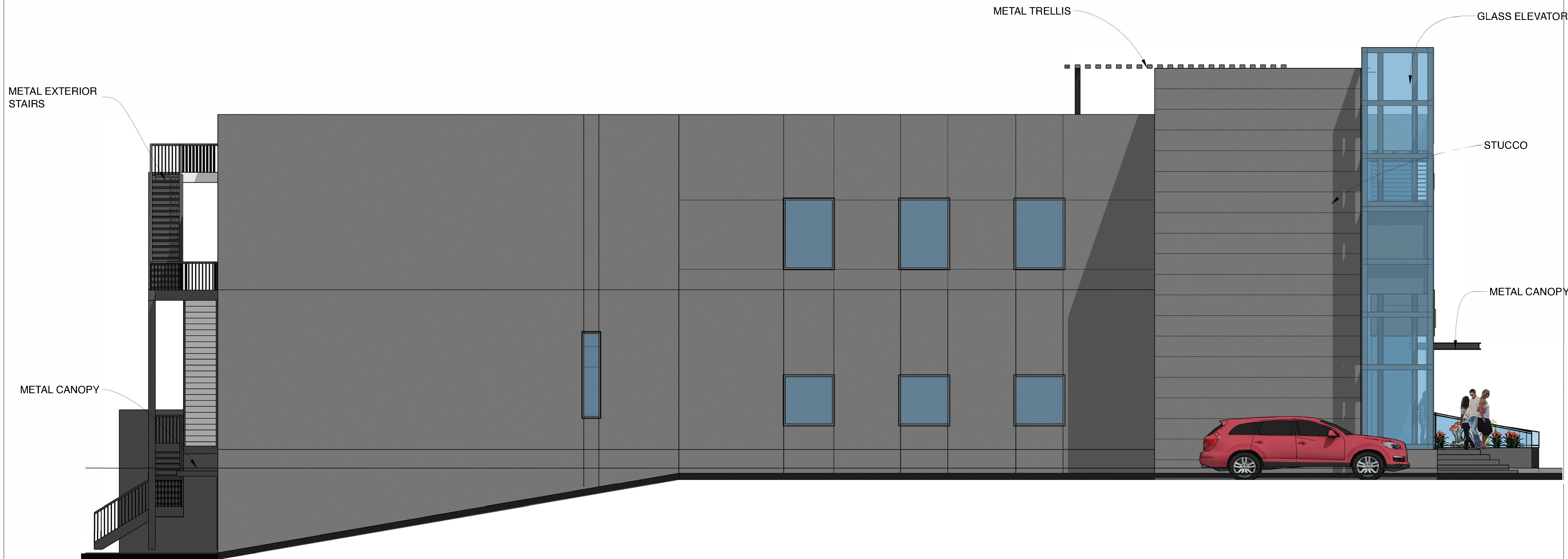
Project	Number	01972
Date		10/19/2019
Drawn	3y	C.C.
Checked	d By	J.G.

A107a

scale $1/4" = 1'-0"$



FRONT ELEVATION



RIGHT ELEVATION



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ATLANTA, GA 30305

ELEVATIONS

MR. ALLEN

No.	Description	Date

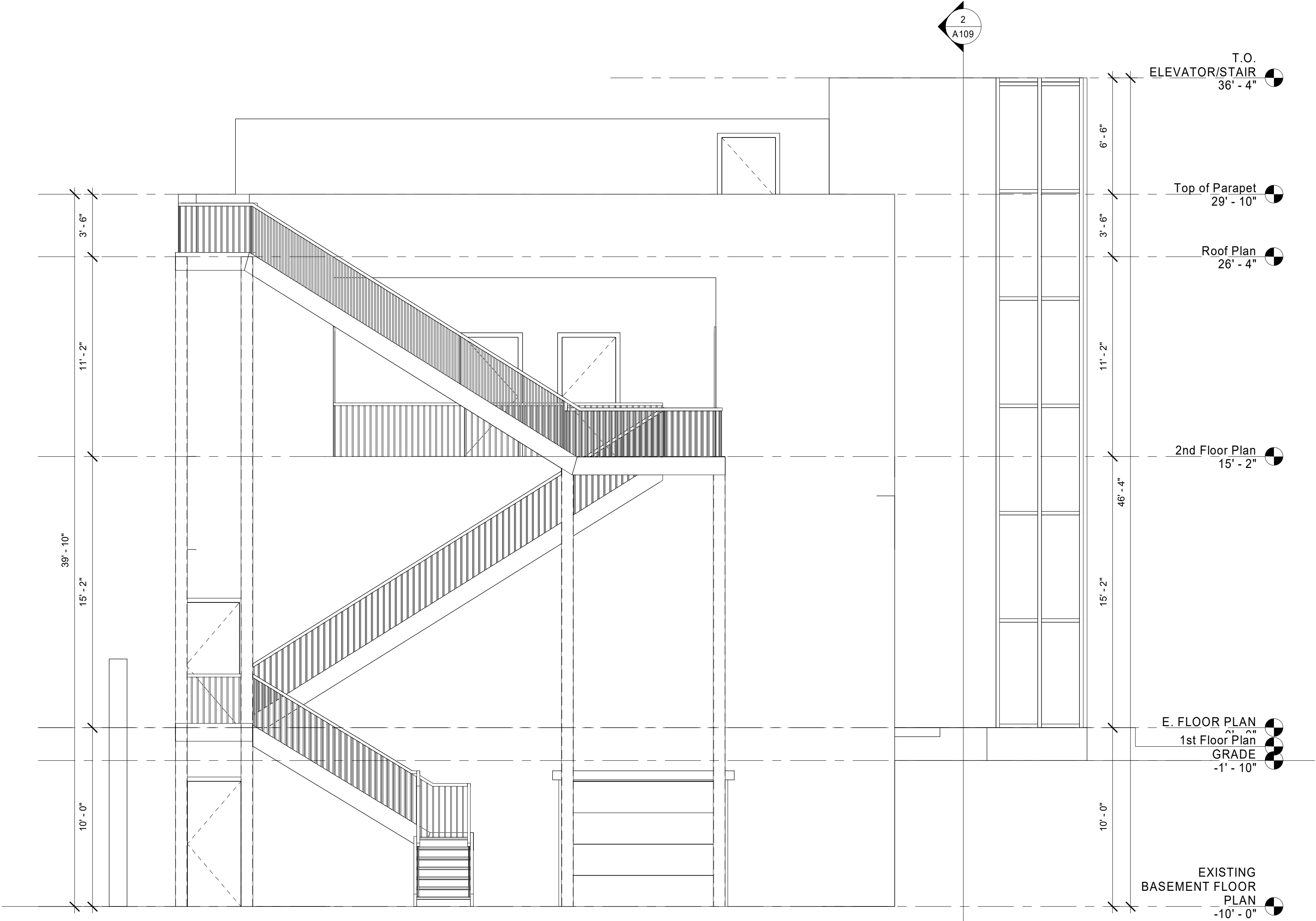
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Date 10/19/2019
Drawn By C.C.
Checked By J.G.

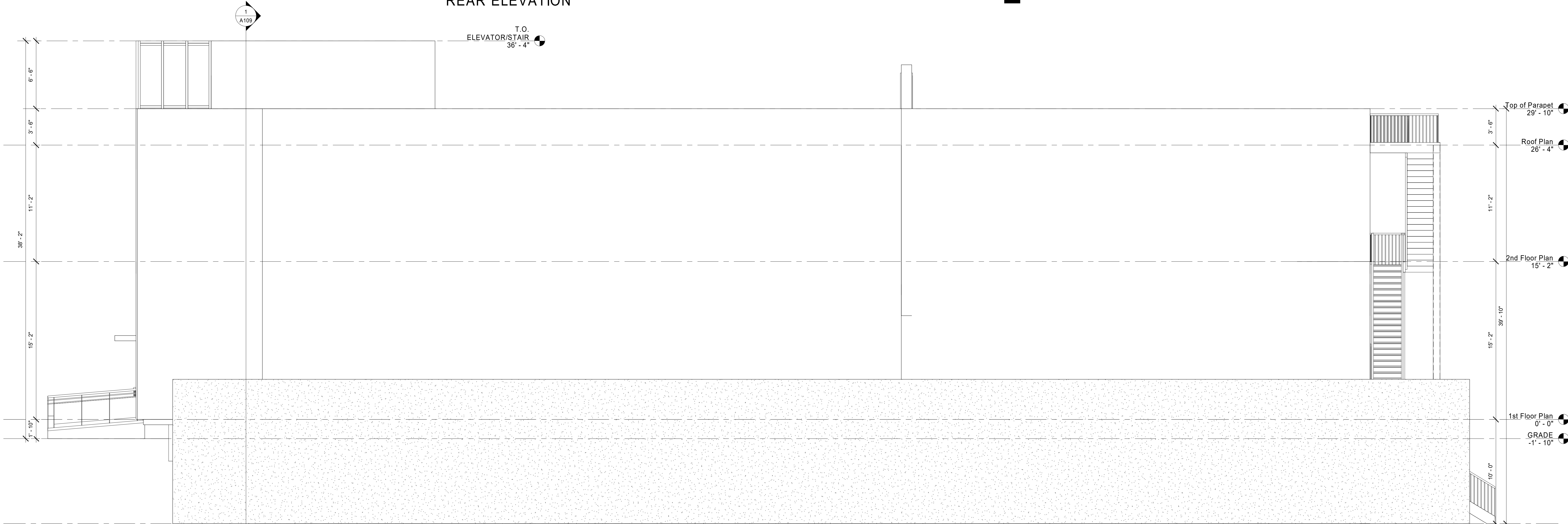
A108

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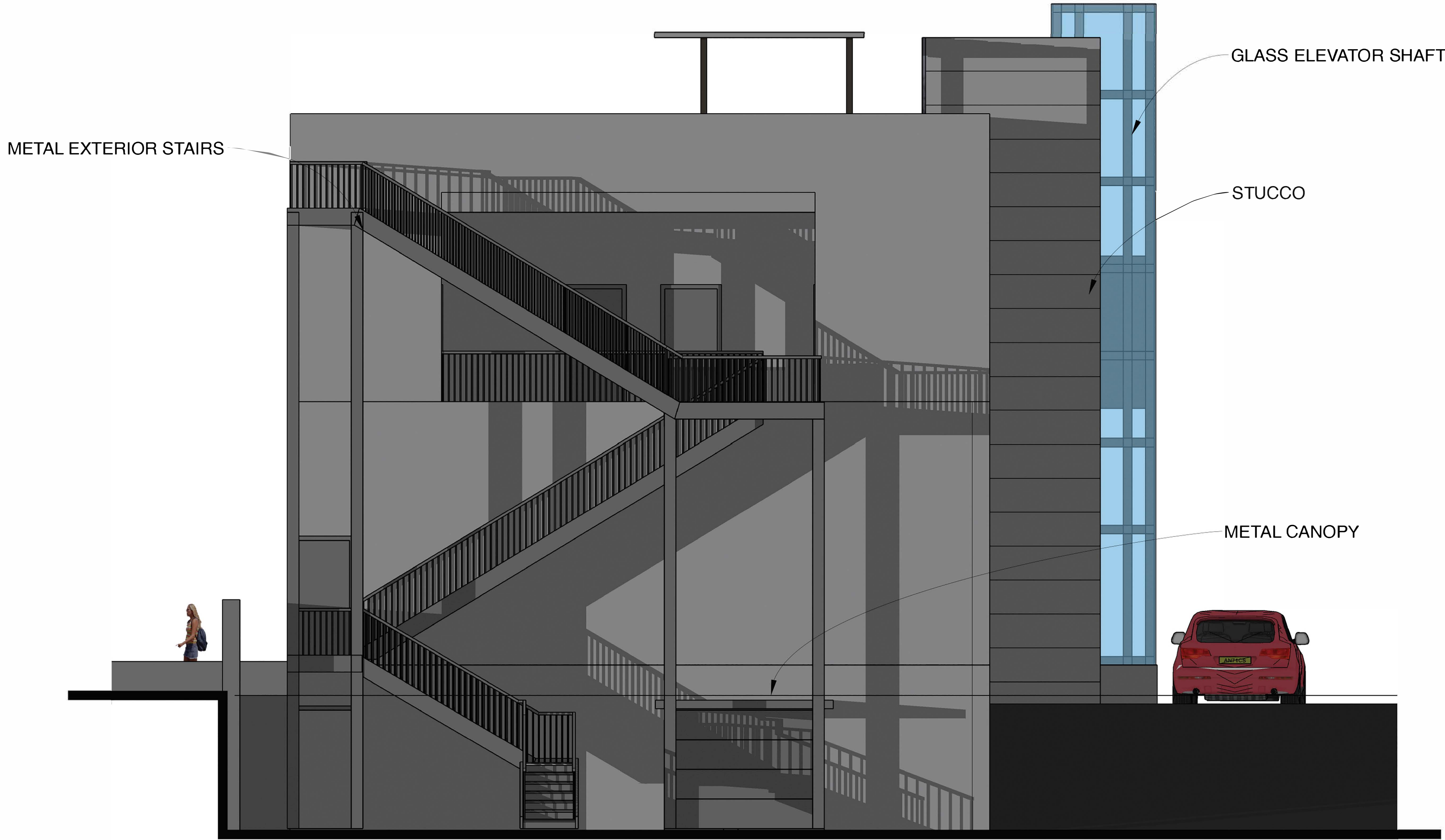
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REAR ELEVATION



LEFT ELEVATION



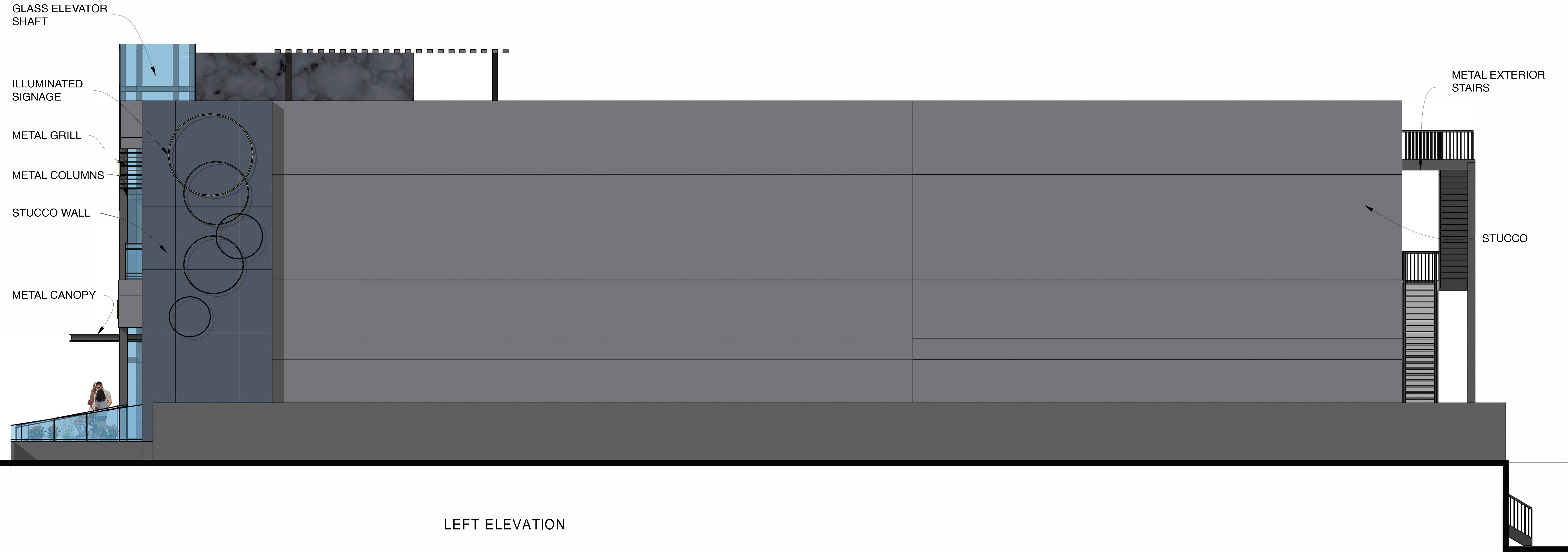
METAL EXTERIOR STAIRS

GLASS ELEVATOR SHAFT

STUCCO

METAL CANOPY

REAR ELEVATION



GLASS ELEVATOR
SHAFT

ILLUMINATED
SIGNAGE

METAL GRILL

METAL COLUMNS

STUCCO WALL

METAL CANOPY

METAL EXTERIOR
STAIRS

STUCCO

LEFT ELEVATION



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ELEVATIONS

MR. ALLEN

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Date	10/19/2019
Drawn By	C.C.
Checked By	J.G.

A108a

Scale 1/4" = 1'-0"

10/18/19 10:55:26 AM

ALLEN'S SHOP

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SECTIONS

MR. ALLEN

[illegible]

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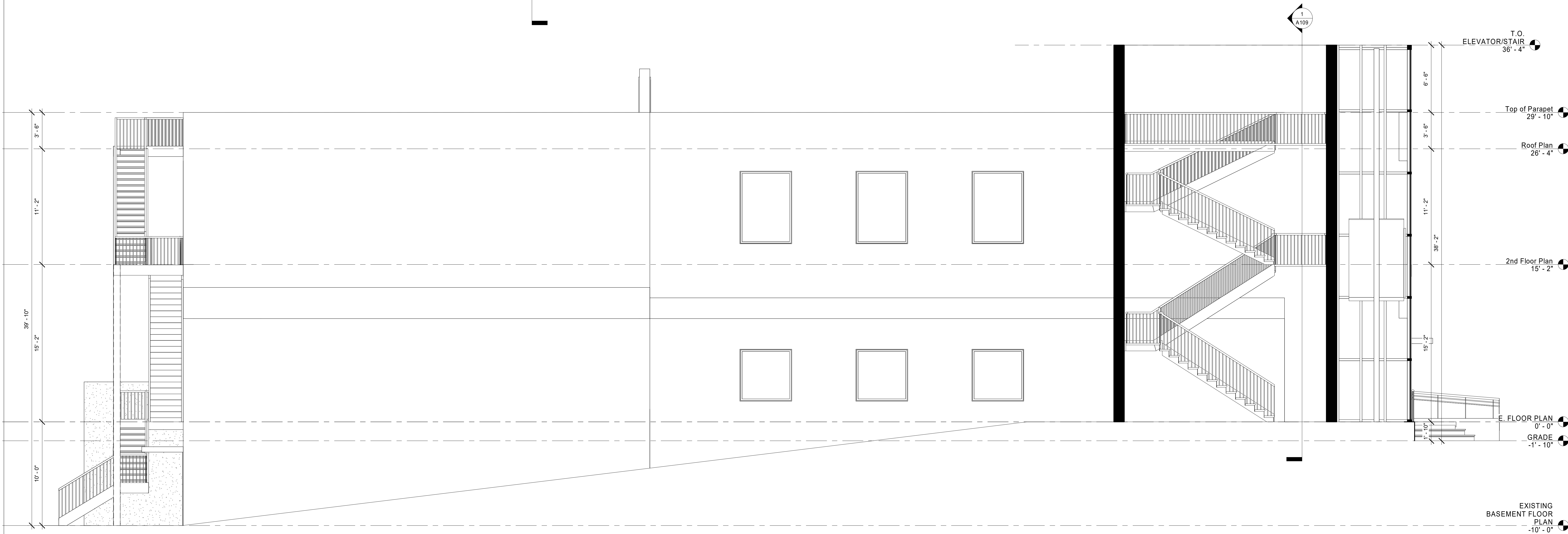
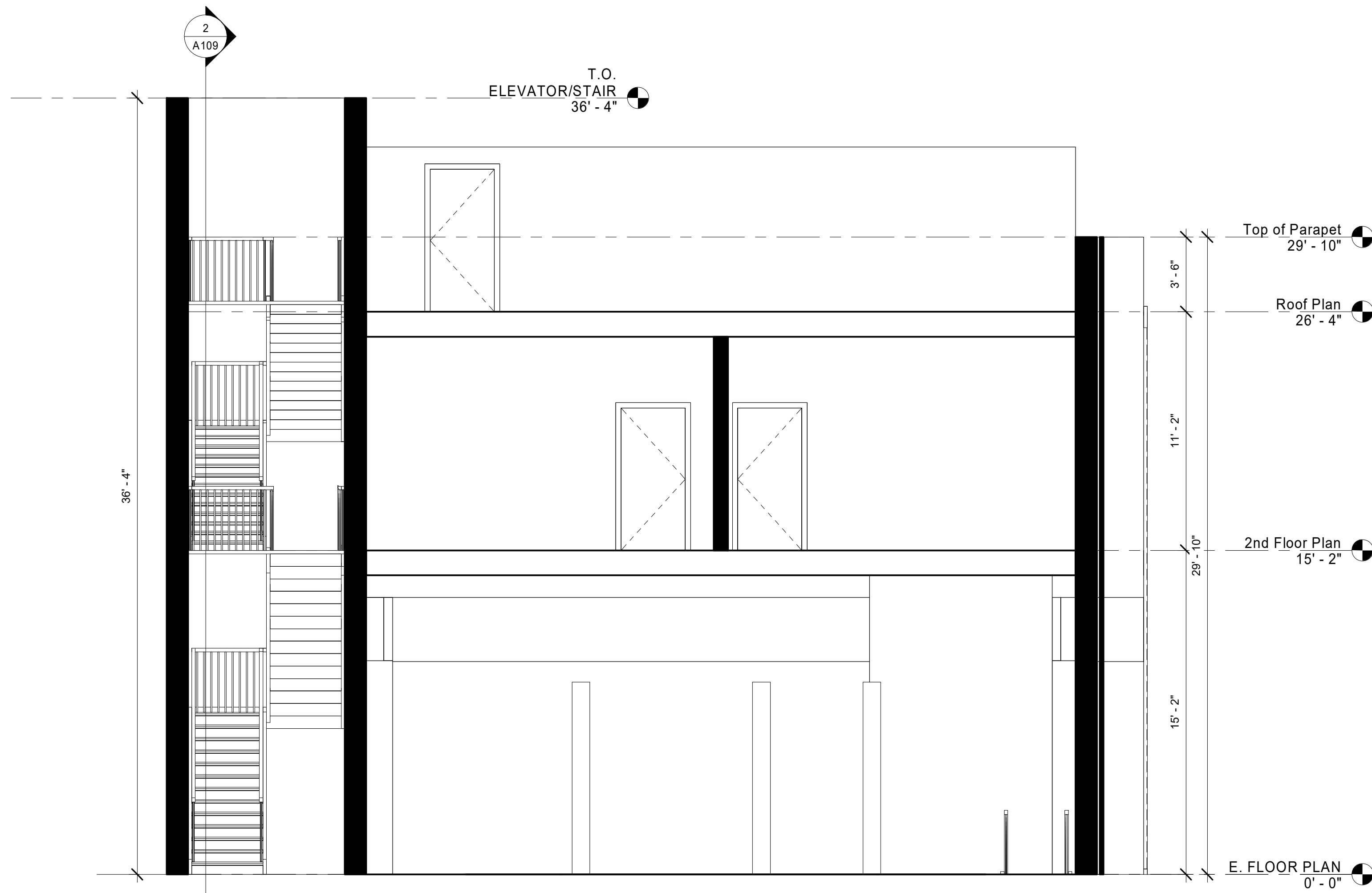
Date 10/19/2019

Drawn By C.C.

Checked By J.G.

A 109

scale $1/4" = 1'-0"$



EXISTING
BASEMENT FLOOR
PLAN
-10' - 0"

SPI-9 Development Review Committee

MEMORANDUM

TO: Keyetta Holmes, Director City of Atlanta Office of Planning

FROM: Denise Starling, on behalf of the SPI-9 Development Review Committee

Date: November 6, 2019

Committee Members Present

Sally Silver
Dwight Bell
Denise Starling
Bonnie Dean
Bob Stasiowski

Committee Members Absent

None

City Staff Members Present

Tshaka Warren

1. Proposed Development Address: 3162 Piedmont Road

Applicant: Joseph Gobrial, Jerry Lacey, Allen Ensari

SAP#:

Variation Requested:

Description: Modification of existing building to add second story, exterior elevator and potentially a rooftop space. Development to include two retail tenants on second floor, restaurant on ground floor, lounge and kitchen in basement.

Owner eliminates the roof top and changed lounge to restaurant at the basement, revised areas provided at the architecture drawings

Recommendations Regarding Variations:

Section 16-18I.023 Parking Table

Recommendation: There was a great deal of confusion regarding the parking requirements triggered by the uses on the site. The committee recommends the applicant revisit the parking requirements to ensure calculations are correct, reflective of all spaces including the rooftop use since elevator access will be provided to it and incorporate these calculations on the revised plans.

Parking calculations are revised, no parking required for retail, 1/300 sf required for restaurant, total 23 parking required, 31 parking provided

Section 16-18I.023.4 Parking Lot Screening between surface parking lot and the Piedmont Road frontage.

SPI-9 Development Review Committee

Recommendation: Committee recommends applicant update plans to include 30-42 inch high landscape buffer to comply with this requirement.

30-42 inch landscape buffer is provided

Section 16-18L.022 (Parking Lot Landscaping)

Recommendation: The committee recommends the applicant revise plans to incorporate the required number of trees necessary to satisfy the code requirement. (The 48-month period for compliance referenced in the code has expired and is no longer applicable).

Required trees are provided

16-18L.023.5.b.II: Shared Parking Arrangements. The applicant has indicated that he will establish a shared parking arrangement with neighboring Wells Fargo to meet parking requirements for the expanded development (39 spaces).

Recommendation: The committee recommends the applicant return to the December DRC meeting with a written and executed parking agreement that meets all requirements on this section. Of particular note are 1) ensuring the Wells Fargo site is eligible for such an arrangement given the presence of the median on the Piedmont frontage, and 2) signage requirements are satisfied as required on the designated parking spaces.

No need to proceed for this agreement based on parking calculations

Section 16-18L.025: Minimum Bicycle parking requirements

Recommendation: The committee recommends the applicant incorporate three bicycle parking spaces/racks to satisfy the code requirements

3 Bicycle parking spaces/ racks are provided

Additional Recommendations

The committee understands the applicant will be seeking an alcohol permit which may trigger different parking requirements than the SPI-9 zoning code. The applicant is advised to ensure they incorporate these requirements into the revised plans.

Restaurant Sales are 75% food& 25% alcohol, no need for special requirements for parking since alcohol sales not over 60%

The committee recommends the applicant revise the plans to designate the areas for each use type and include specific area calculations for each use on the plans.

Revised plans to reflect designate areas of each use

The applicant indicated that they are considering modifications to the existing monument sign. The committee recommends the applicant consult the sign ordinance to ensure compliance with requirements.

Monument sign moved to side of drive way, location will confirmed during the submission of civil drawings

The Development Committee expects to see this applicant back for the December meeting prior to issuance of the SAP by the City staff.

SPI-9 Development Review Committee

2. Proposed Development Address: 3221 Peachtree Road

Applicant: Coro Realty (Patti Wallis representing applicant)

SAP#:

Variation Requested:

Description: Demolition and subdivision of existing retail space to accommodate new tenant.

Recommendations Regarding Variations:

Section 16-18I.017.5: Fenestration

Recommendation: The committee recommends the applicant make every effort to satisfy the code requirement of 65% fenestration along the length of the building.

Section 16-18I.025: Minimum Bicycle parking requirements

Recommendation: The committee recommends the applicant incorporate bicycle parking spaces/racks to satisfy the code requirements

Section 16-18L.022 (Parking Lot Landscaping)

Recommendation: The committee recommends the applicant revise plans to incorporate the required number of trees necessary to satisfy the code requirement. (The 48-month period for compliance referenced in the code has expired and is no longer applicable).

Additional Recommendations

The committee recommends the applicant incorporate high efficiency HVAC systems to reduce energy consumption for the space.

The committee recommends the applicant incorporate a comprehensive recycling program in the development.

The Development Committee does not expect to see this applicant again unless significant changes are made to the proposed plans that necessitate additional variations or the City staff requests additional input from the DRC.



**ORIGINATION
—DESIGN—**

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3050 Royal Blvd S, Suite 175

Alpharetta, GA 30022

O: 678.404.8456

M: 404.542.0838

info@originationdesign.com

www.originationdesign.com

Nov. 1st, 2019

ATT:

3162 Piedmont Rd.

Atlanta, GA 30305

Project Summary:

Alteration of one story building above basement located at 3162 Piedmont Rd., Atlanta, GA 30305.

Adding Second story with roof top, exterior glass shaft for elevator and enclosed stairs.

Storefront to the front facade, open stairs and canopy to the rear facade.

Building foot print area per floor +/- 4000 s.f.

Occupancy used at the building:

1- Basement level: +/- 2000 s.f Lounge, +/- 2000 s.f Kitchen

2- First Floor: +/- 4000 s.f Restaurant

3- Second Floor: +/- 4000 s.f., 2 Retail shops

4- Roof Floor: +/- 2000 Roof top used by the restaurant, and +/- 2000 used for equipment.

Origination Design, LLC

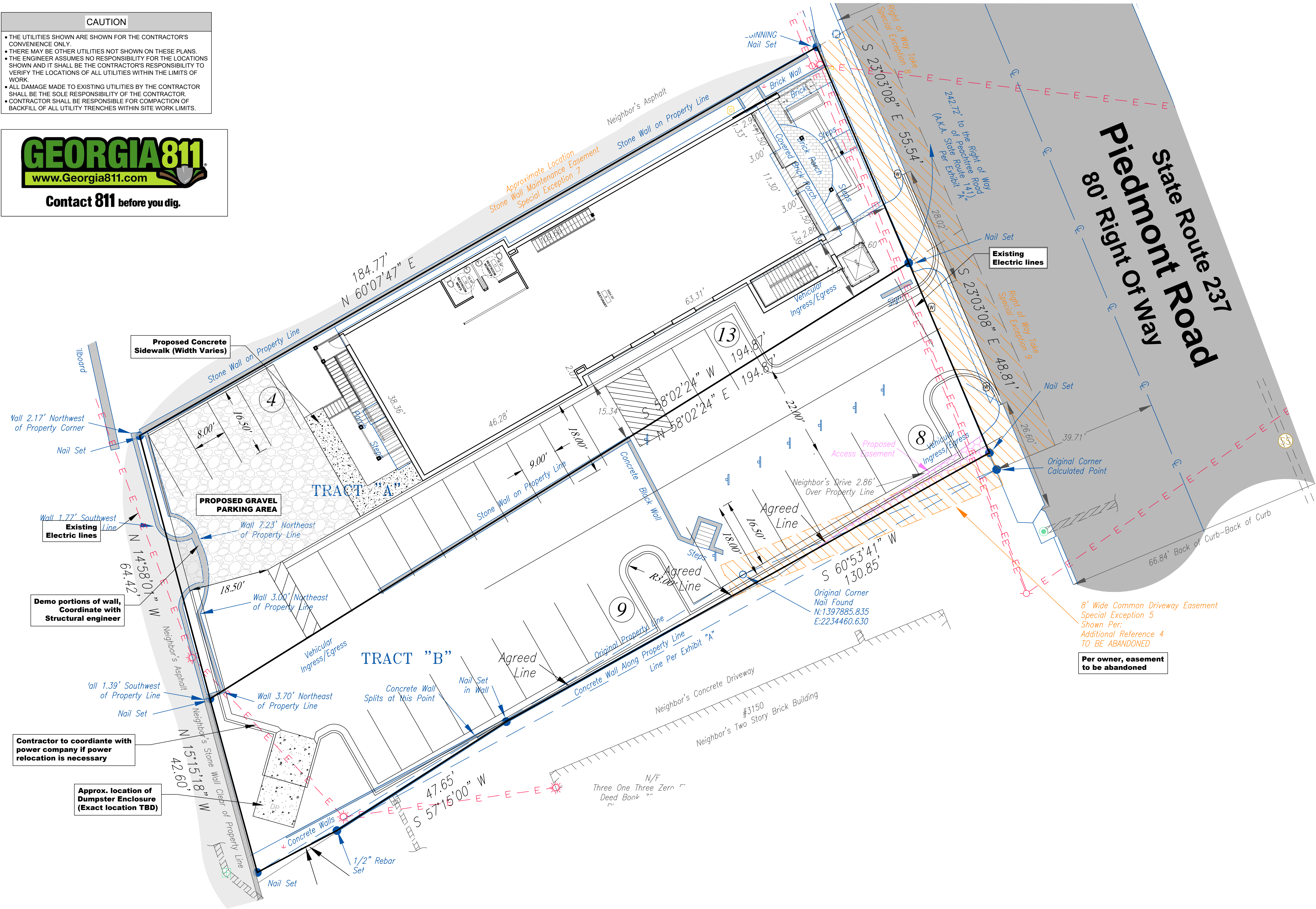
Joseph M. Ghobrial, NCARB
Creative Director

CAUTION

- THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY.
- THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK.
- ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTION OF BACKFILL OF ALL UTILITY TRENCHES WITHIN SITE WORK LIMITS.



Contact 811 before you dig.



8030 MAGNOLIA WAY
ROSWELL, GA 30075
TEL: (404) 663-8881
pinnaclelpe@gmail.com

PINNACLE
LAND PLANNING AND ENGINEERING INC

3162 Piedmont Road

CITY OF ATLANTA
FULTON COUNTY, GA

17TH DISTRICT

LAND LOT 61

SCALE: 1" = 10'

CONCEPTUAL SITE PLAN

REV. #	DATE	DESCRIPTION	BY
0	00/00/00		