

COUSINS
PROPERTIES

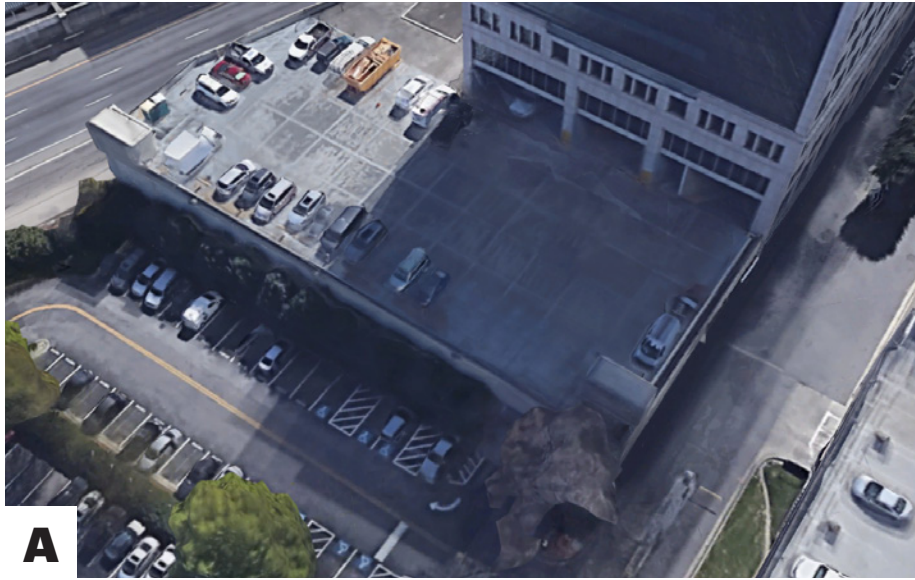
3350

PEACHTREE

Garage Plaza Expansion & Interior Renovation
DRC PACKAGE

10/05/2020

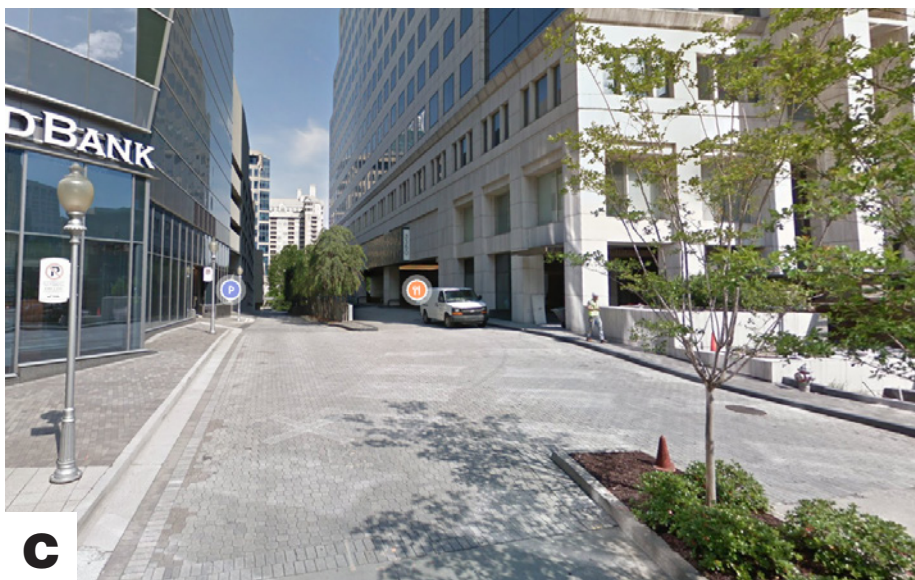
HKS



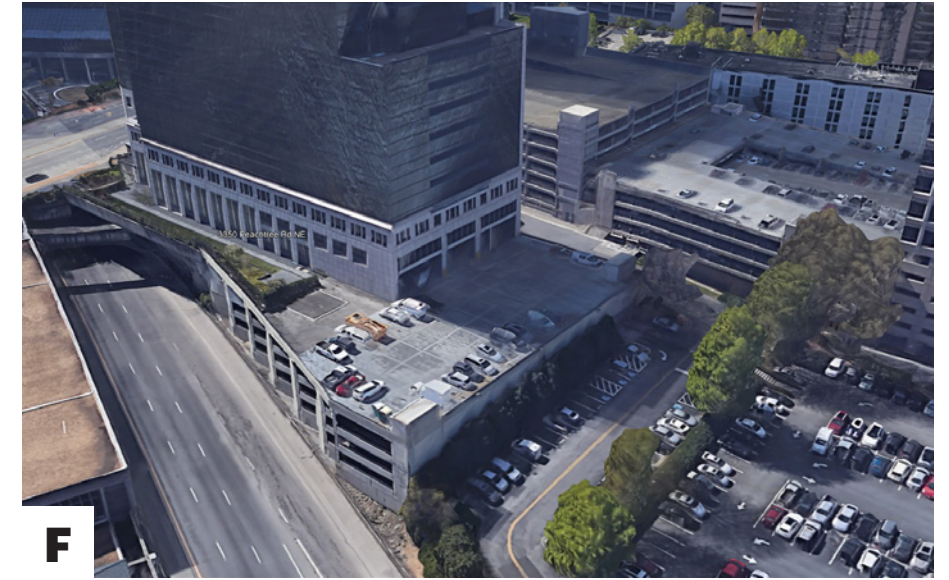
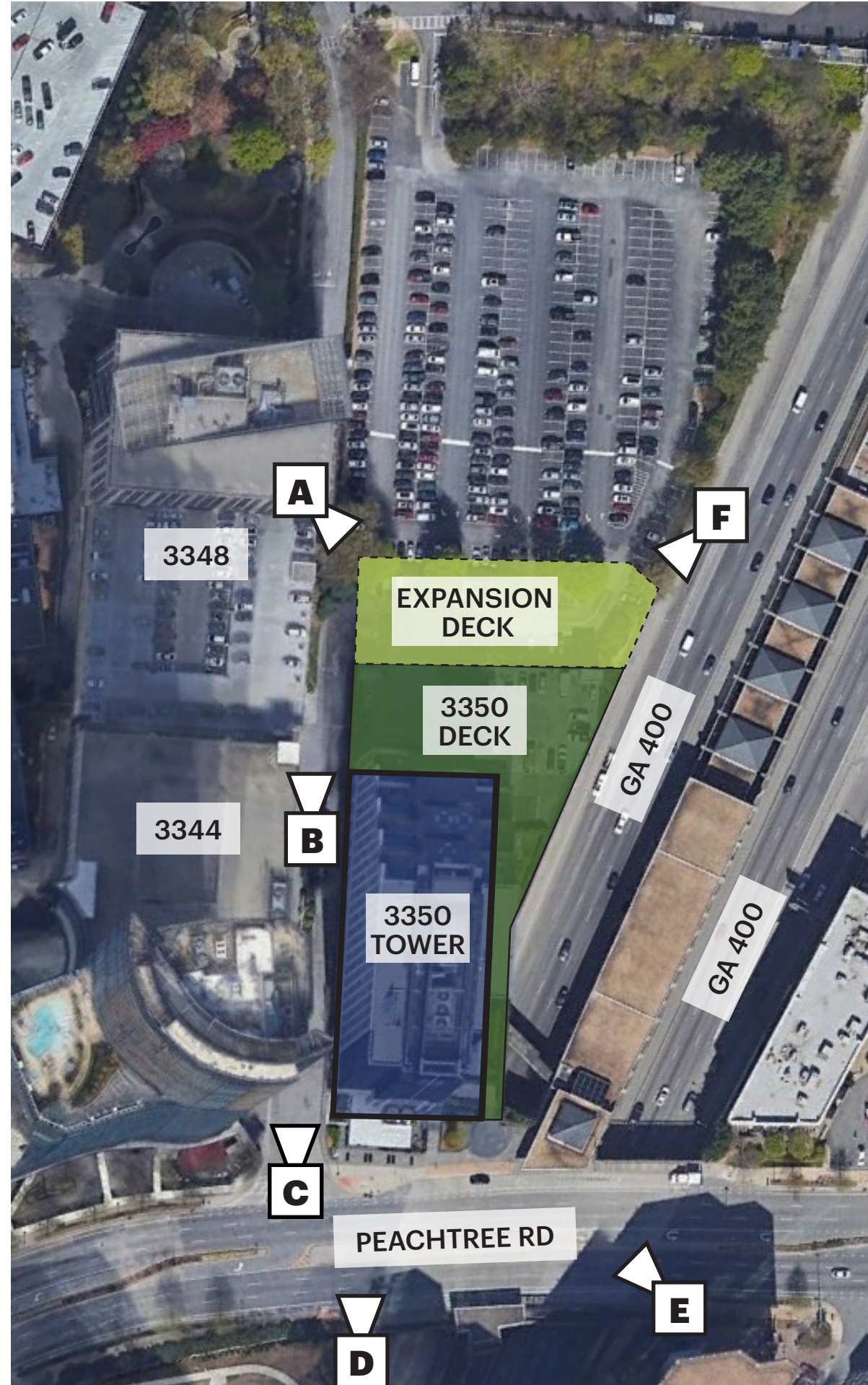
A
VIEW FROM TOWER PLACE, LOOKING SOUTH



B
VIEW FROM SHARED DRIVE, LOOKING NORTH



C
VIEW FROM PEACHTREE RD VEHICULAR ENTRY, LOOKING NORTH



F
VIEW ABOVE GA 400, LOOKING SOUTH



E
VIEW FROM PEACHTREE RD, LOOKING WEST



D
VIEW FROM PEACHTREE RD LOOKING NORTH

Peachtree Street - Entry

PERIMETER VIEWS



Shared Drive - Entry

PERIMETER VIEWS



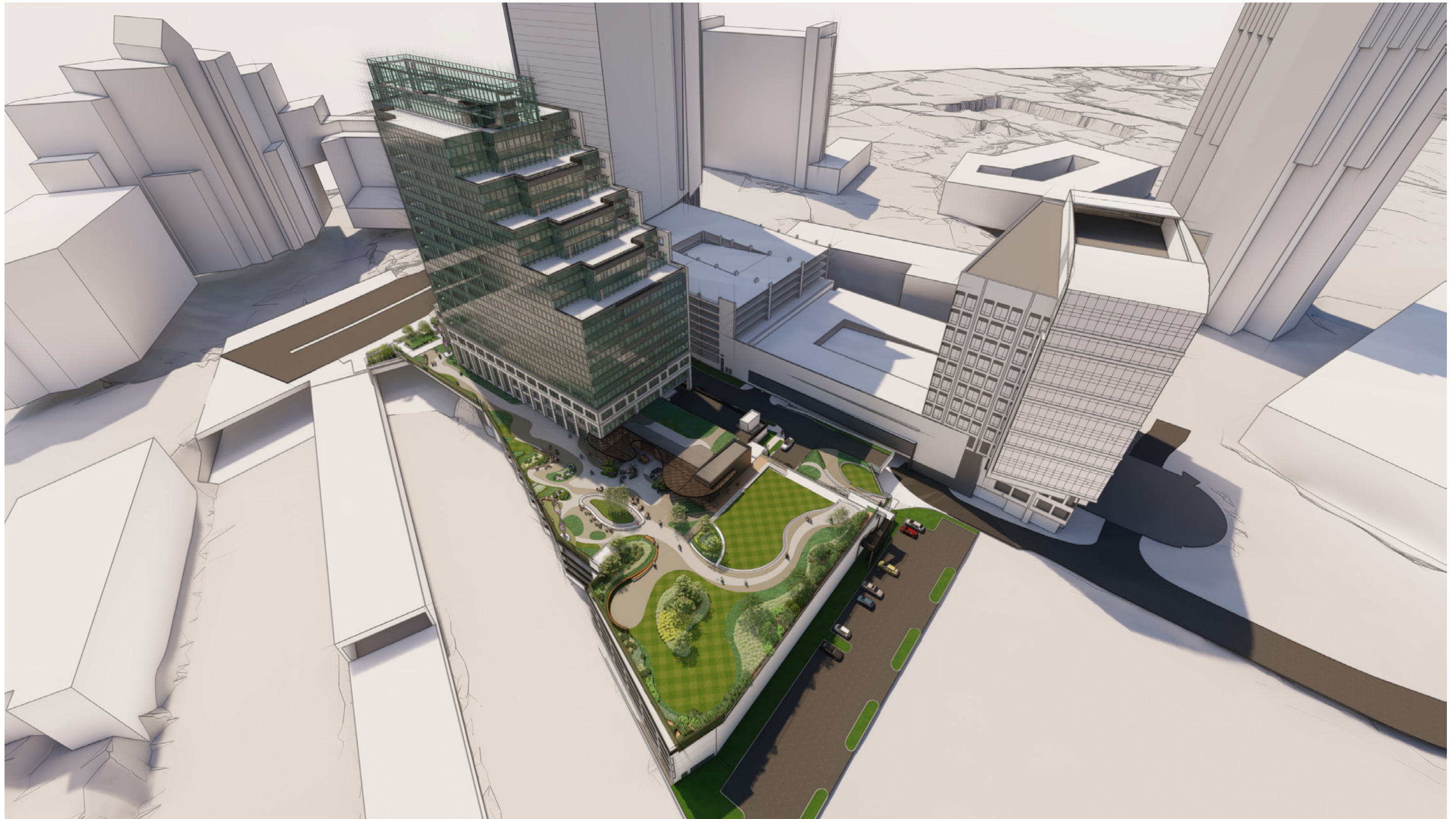
Aerial View from South

PLAZA VIEWS



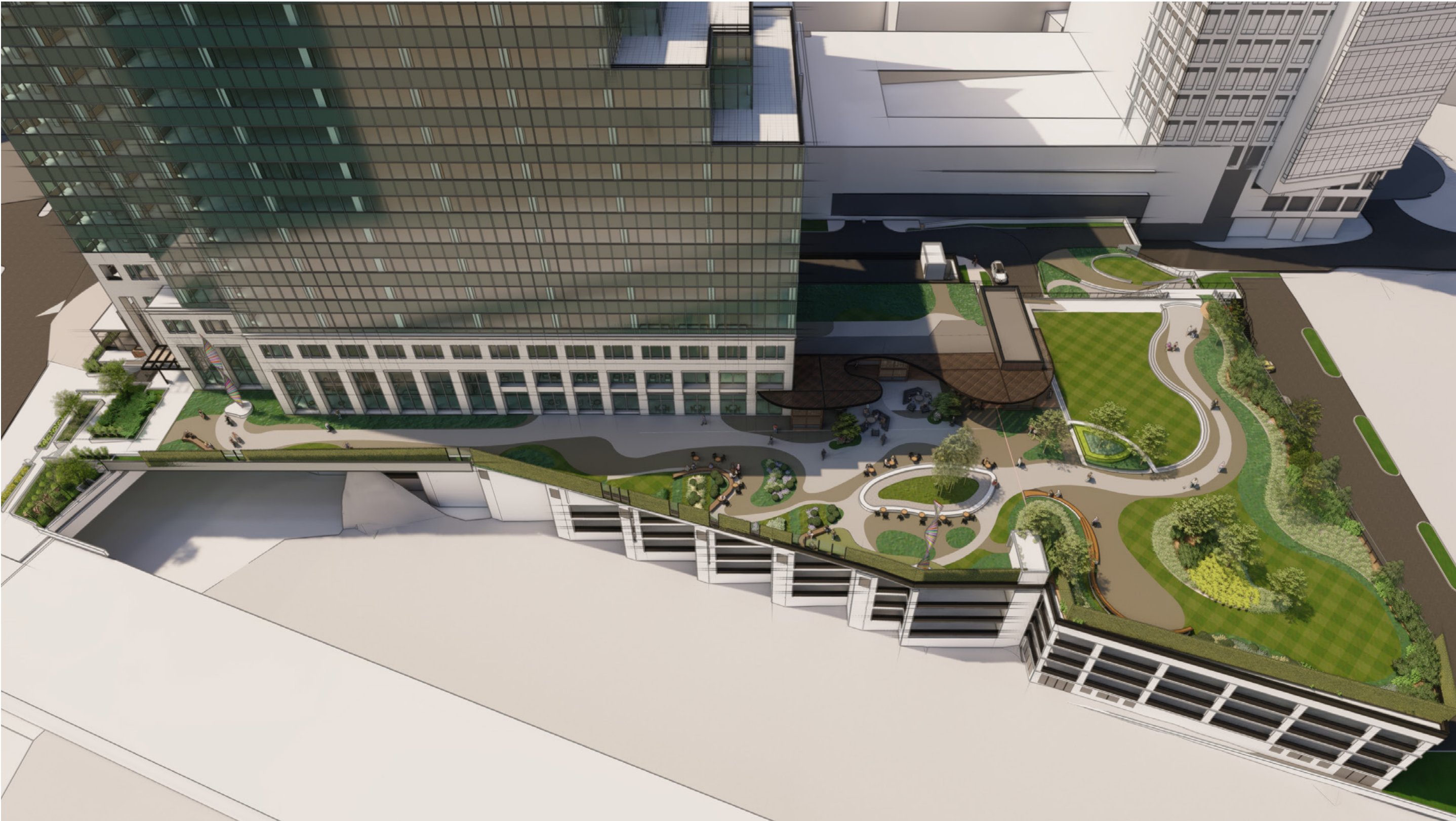
Aerial View

AERIAL VIEWS



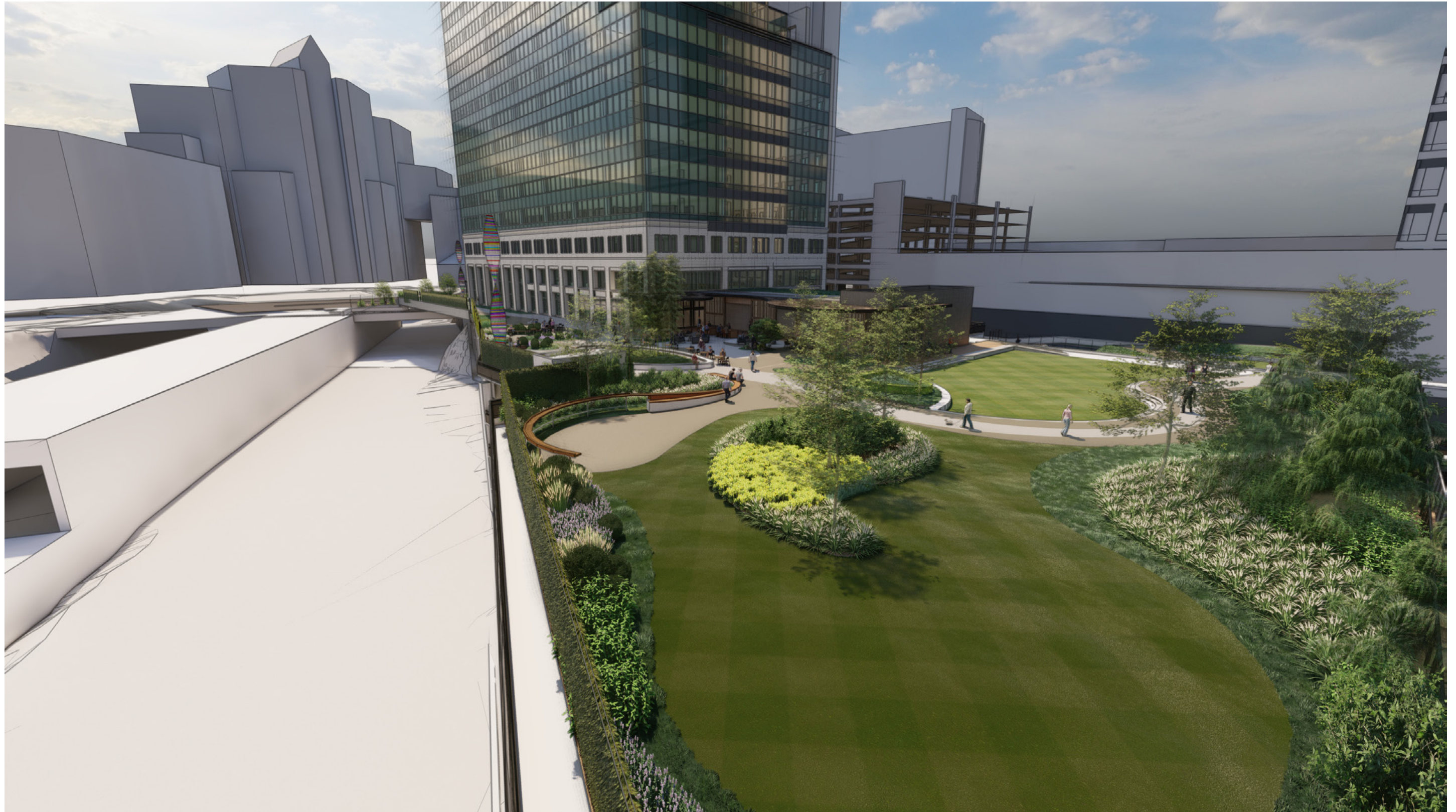
Aerial View from Northeast

PLAZA VIEWS



Aerial View from North

PLAZA VIEWS



Plaza Entry from Peachtree Street

PLAZA VIEWS



View Facing Exterior Commons

PLAZA VIEWS



View from Vestibule

PLAZA VIEWS



View from Restroom Alcove

PLAZA VIEWS



View from Southwest Plaza

PLAZA VIEWS



Developmental Controls Summary

SAP FILE NUMBER:
SAP-20-XXX

ZONING CLASSIFICATION:
SPI -12 SUBAREA 1

ADJACENT STREETS:
HIGHWAY 400 (ARTERIAL)
PEACHTREE ROAD (ARTERIAL)

DEVELOPMENT SUMMARY:

SITE SUMMARY:

ZONING: SPI-12 SA-1
SITE AREA: 2.38 ACRES
TOTAL DISTURBED AREA: 0.88 ACRES

BUILDING SQUARE FOOTAGE:

EXISTING RESIDENTIAL: 0 SF
EXISTING BISTRO/SUNDRIES: 8,750 SF
EXISTING OFFICE: 423,800 SF
TOTAL EXISTING: 432,550 SF

ADDITIONAL RESIDENTIAL: 0 SF
ADDITIONAL BISTRO/SUNDRIES: 2,300 SF
ADDITIONAL OFFICE: 9,800 SF
TOTAL ADDITIONAL PROPOSED: 12,100 SF

PROPOSED RESIDENTIAL: 0 SF
PROPOSED BISTRO/SUNDRIES: 11,050 SF
PROPOSED OFFICE: 433,600 SF
TOTAL PROPOSED SQUARE FOOTAGE: 444,650 SF

PARKING SUMMARY:

ZONING REQUIREMENTS:

MINIMUM REQUIRED: 0 SPACES
MAXIMUM ALLOWED:
OFFICE: 1084 SPACES
BISTRO/SUNDRIES: 39 SPACES
MAXIMUM ALLOWED TOTAL: 1123 SPACES
CARPOOL SPACES REQUIRED: 7 SPACES
VANPOOL SPACES REQUIRED: 3 SPACES
MAXIMUM PARKING SPACES: 1133 SPACES

PARKING PROVIDED:

EXISTING PARKING DECK: 663 SPACES
PROPOSED PARKING:
STANDARD PARKING: 320 SPACES
ADA PARKING: 21 SPACES
TOTAL PROPOSED: 341 SPACES

TOTAL DEVELOPMENT PARKING PROVIDED: 1004 SPACES

TRUCK LOADING:

EXISTING LOADING: (1) 12'X35'; (1) 12'X55'; (1) TRASH BAY
PROPOSED LOADING:
SERVICING 3350 PEACHTREE:
(1) 12'X35'; (1) 12'X55'; (1) TRASH BAY
SERVICING FUTURE DEVELOPMENT:
(1) 12'X35'; (1) 12'X55'; (1) TRASH BAY
TOTAL LOADING PROPOSED: (1) 12'X35'; (1) 12'X55'; (1) TRASH BAY

LANDSCAPE/OPEN SPACE SUMMARY:

SURFACE PARKING LANDSCAPE SUMMARY:

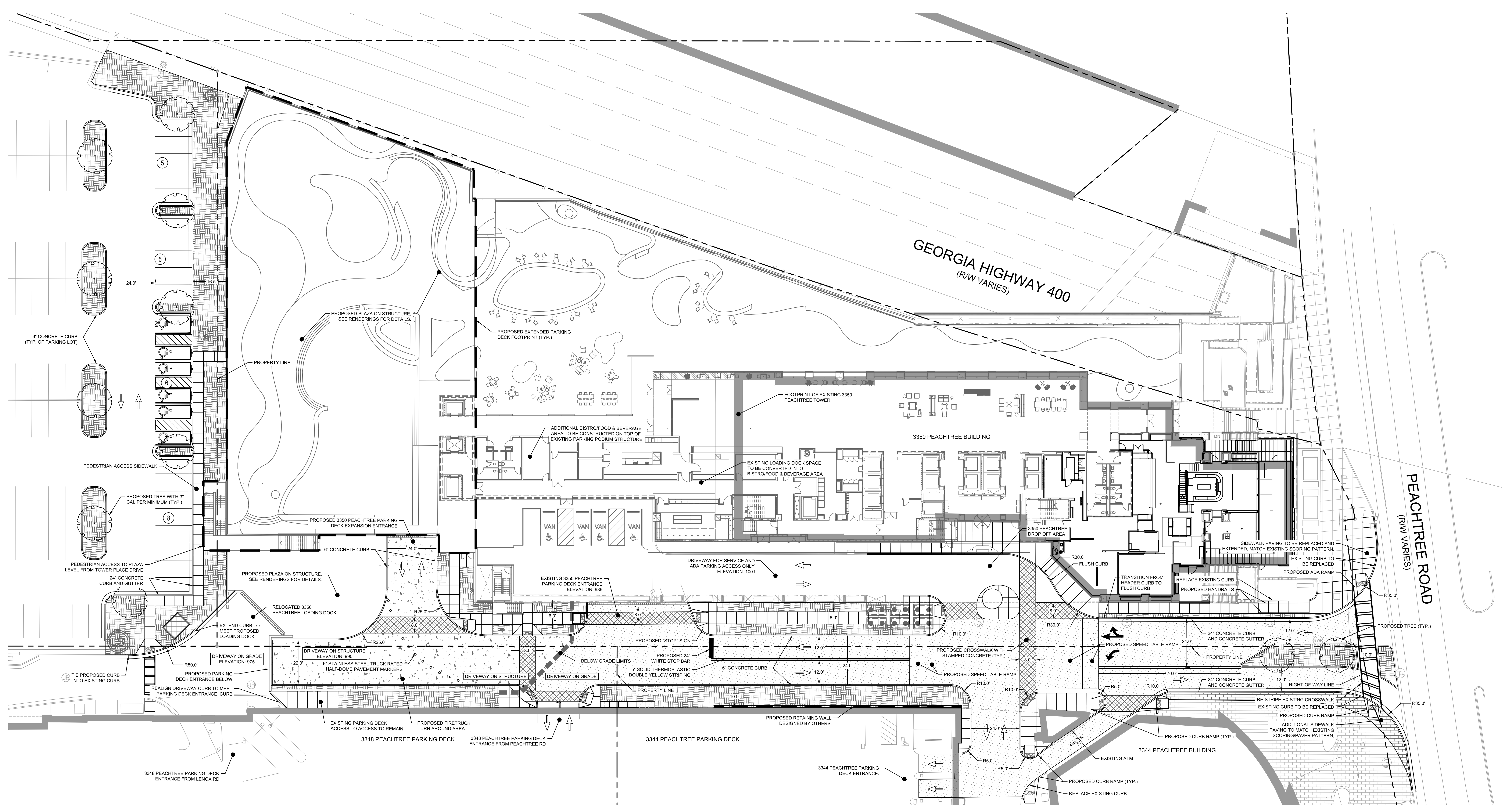
AREA OF ADDITIONAL PARKING: 4,000 SF
REQUIRED LANDSCAPE AREA (10% OF PARKING AREA): 400 SF
PROPOSED LANDSCAPE AREA: 6,600 SF

OPEN SPACE ON 3350 PEACHTREE PROPERTY:

REQUIRED OPEN SPACE: 15,570 SF
PROPOSED OPEN SPACE:
RIGHT-OF-WAY LANDSCAPE: 0 SF
PRIVATE PROPERTY GREENSPACE: 2,500 SF
PRIVATE PROPERTY SIDEWALK: 10,000 SF
PEDESTRIAN PLAZA: 52,500 SF
TOTAL OPEN SPACE PROVIDED: 55,000 SF

NO.	SUBMITTAL DESCRIPTIONS	DATE	BY

GSVCC CERT. (LEVEL II)	0000076499
DRAWN BY	MEM
DESIGNED BY	CAZ
REVIEWED BY	EFM
DATE	10/5/2020
PROJECT NO.	013677000
TITLE	SAP SITE PLAN



SAP FILE NUMBER:
 SAP-20-XXX

ZONING CLASSIFICATION:
 SPI-12 SUBAREA 1

ADJACENT STREETS:
 HIGHWAY 400 (ARTERIAL)
 PEACHTREE ROAD (ARTERIAL)

DEVELOPMENT SUMMARY:

SITE SUMMARY:

ZONING:	SPI-12 SA-1
SITE AREA:	2.38 ACRES
TOTAL DISTURBED AREA:	0.88 ACRES

BUILDING SQUARE FOOTAGE:

EXISTING RESIDENTIAL:	0 SF
EXISTING BISTRO/SUNDRIES:	8,750 SF
EXISTING OFFICE:	423,800 SF
TOTAL EXISTING:	432,550 SF
ADDITIONAL RESIDENTIAL:	0 SF
ADDITIONAL BISTRO/SUNDRIES:	2,300 SF
ADDITIONAL OFFICE:	9,800 SF
TOTAL ADDITIONAL PROPOSED:	12,100 SF
PROPOSED RESIDENTIAL:	0 SF
PROPOSED BISTRO/SUNDRIES:	11,050 SF
PROPOSED OFFICE:	433,600 SF
TOTAL PROPOSED SQUARE FOOTAGE:	444,650 SF

PARKING SUMMARY:

ZONING REQUIREMENTS:

MINIMUM REQUIRED:	0 SPACES
MAXIMUM ALLOWED:	1064 SPACES
OFFICE:	39 SPACES
BISTRO/SUNDRIES:	1123 SPACES
MAXIMUM ALLOWED TOTAL:	1162 SPACES
CARPPOOL SPACES REQUIRED:	7 SPACES
VANPOOL SPACES REQUIRED:	3 SPACES
MAXIMUM PARKING SPACES:	1133 SPACES

PARKING PROVIDED:

EXISTING PARKING DECK:	663 SPACES
PROPOSED PARKING:	470 SPACES
STANDARD PARKING:	320 SPACES
ADA PARKING:	21 SPACES
TOTAL PROPOSED:	341 SPACES
TOTAL DEVELOPMENT PARKING PROVIDED:	1004 SPACES

TRUCK LOADING:

EXISTING LOADING:	(1) 12'X35'; (1) 12'X55'; (1) TRASH BAY
PROPOSED LOADING:	SERVICING 3350 PEACHTREE: (1) 12'X35'; (1) 12'X55'; (1) TRASH BAY
SERVICING 3350 PEACHTREE:	(1) 12'X35'; (1) 12'X55'; (1) TRASH BAY
SERVICING FUTURE DEVELOPMENT:	(1) 12'X35'; (1) 12'X55'; (1) TRASH BAY
TOTAL LOADING PROPOSED:	(1) 12'X35'; (1) 12'X55'; (1) TRASH BAY

LANDSCAPE/OPEN SPACE SUMMARY:

SURFACE PARKING LANDSCAPE SUMMARY:

AREA OF ADDITIONAL PARKING:	4,000 SF
REQUIRED LANDSCAPE AREA (10% OF PARKING AREA):	400 SF
PROPOSED LANDSCAPE AREA:	6,600 SF

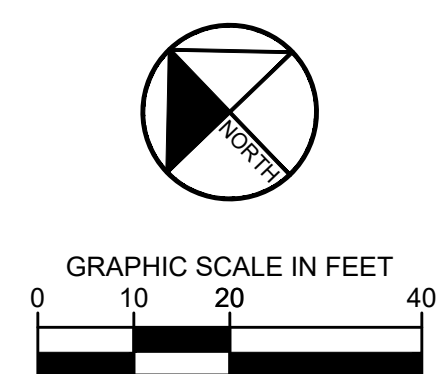
OPEN SPACE ON 3350 PEACHTREE PROPERTY:

REQUIRED OPEN SPACE:	15,570 SF
PROPOSED OPEN SPACE:	0 SF
RIGHT-OF-WAY LANDSCAPE:	2,500 SF
PRIVATE PROPERTY GREENSPACE:	10,000 SF
PRIVATE PROPERTY SIDEWALK:	52,500 SF
PEDESTRIAN PLAZA:	55,000 SF
TOTAL OPEN SPACE PROVIDED:	70,570 SF

- SITE NOTES:**
- THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY HKS, INC., DATED 8/21/2020 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
 - EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY TRAVIS PRUITT & ASSOCIATES, INC., DATED 04/07/2020.
 - ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
 - ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
 - REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

SITE PLAN LEGEND:

--- (Dashed Line)	PROPERTY LINE
[Pattern]	STANDARD DUTY ASPHALT PAVEMENT
[Pattern]	STANDARD DUTY CONCRETE SIDEWALK
[Pattern]	STAMPED CONCRETE PAVEMENT
[Pattern]	HEAVY DUTY CONCRETE PAVEMENT ON STRUCTURE
[Pattern]	CONCRETE SPEED TABLE
[Pattern]	LANDSCAPED AREA
[Arrow]	TRAFFIC DIRECTION (NOT FOR STRIPING)
[Arrow]	PAVEMENT MARKING ARROW



Drawing name: K:\AMT_CIVIL\013677000_3350 Peachtree Lobby Plaza\CAD\Plan\Sheet\SAP-01 - SAP SITE PLAN.dwg SAP-01 SAP SITE PLAN Oct 05, 2020 5:49pm by: james.zakem