



**APPLICATION FOR A SPECIAL ADMINISTRATIVE PERMIT (SAP)**

For SPI, Beltline, LW, MR, MRC, NC, I-Mix Zoning Districts & Unified Development Plans

File No.: \_\_\_\_\_

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

**APPLICANT (name)** Diamonds Direct USA INC.

**ADDRESS** 4521 Sharon Rd Suite 101, Charlotte, NC 28211

**PHONE NO.** 404-900-8315 **EMAIL** jeff@diamondsdirect.com

**PROPERTY LANDOWNER** 3225 Peachtree LLC

**ADDRESS** 3715 Northside Parkway, NW, Bldg 400-100 Atlanta, GA 30327

**PHONE NO.** 470-510-2824 **EMAIL** bdelmerico@cororealty.com

**ADDRESS OF PROPERTY** 3225 Peachtree Rd NE

**Land District** 17 **Land Lot** 61 **Council District** 7 **NPU** B

Is property within the BeltLine Overlay District? Yes  No  **Zoning Classification** SPI-9 SA4

Is Inclusionary Zoning applicable to this project? Yes  No  Is this a Unified Development Plan? Yes  No



**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 one (1) copy. 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:** CbY(%) site plan & CbY(%) set of elevations.
  - 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 10).
- Development Controls Specification Form:** Provide the applicable information (pages 7 - 9).

**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.

**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** 03/17/2023 **Signature of Applicant** [Signature]

**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 6), 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 SPIs: 1, 9, 12, 15, 17, 18, 20, 21, 22 and *recommendeã* for all other districts. To request this meeting, contact Christian Olteanu at 404-330-6961 or [colteanu@atlantaga.gov](mailto:colteanu@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:** Mixed-use developments with at least 700,000 s.f. or residential with at least 700 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](http://www.atlantawatershed.org/greeninfrastructure)
- **Unified Development Plans:** Applicable to all zoning districts except R-1 to R-5, RLC, PD, & historic bldgs/districts (Section 16-28.030)

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



**P H I L L I P S**  
architects + engineers

2023.03.09

City of Atlanta – Office of Zoning and Development

Gerald Crain – Senior Project Manager  
Phillips Partnership  
5901 Peachtree Dunwoody Rd.  
Suite 450  
Atlanta, GA 30328

Regarding:  
Diamonds Direct USA Inc – Tenant Improvements  
3225 Peachtree Rd NE  
Atlanta, GA 30305

As requested, - Project summary for the Scope of Work Improvements at 3225 Peachtree Rd NE, Atlanta. The application has been submitted for the relevant permit to the City Planning Department for review.

The proposed improvements include the following scope of work:

- Upgrading all exterior finishes –
  - o EIFS Cladding.
  - o Porcelain Tile Base.
  - o New Aluminum Storefront Openings and Entrances with Laminated Glazing.
  - o New Prefinished Metal Canopies over Storefront Windows.
  - o Addition of ADA Compliant Ramp and Railings at the Rear of building.
  - o Removal of Existing Exterior Basement Access Stair.
- Fenestration Improvements – as noted above our improvements include all new aluminum storefront openings and entrances. We are increasing the fenestration percentages from approximately 40% to 43% on Arterial/ Collector and 10% to 52% on Local side. Window head and sill heights are generally increasing from existing conditions as well.
- Installation of new electrical, mechanical, and plumbing systems.
- New interior layout and finishes for new tenant.

Gerald Crain

Senior Project Manager  
Phillips Partnership



City of Atlanta Office of Zoning & Development  
**SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION**  
Submission 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:** One (1) copy 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:** One (1) copy for initial staff review.  
**Final Submission (after staff review): CbY (% copm)**
  - 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.** CbY (1) copy for initial staff review. **Final Submission: CbY (% copm)**
- 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 Overly 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**

File # \_\_\_\_\_

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

**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 4<sup>th</sup> Thursday morning monthly  
Central Atlanta Progress, 84 Walton Street NW, Suite 500  
Contact Fredalyn Frasier: [Ffrasier@atlantadowntown.com](mailto:Ffrasier@atlantadowntown.com)  
(404) 307-4286

Midtown SPI-16 & Piedmont Avenue SPI-17

Meetings held the 2<sup>nd</sup> Tuesday evening monthly  
Midtown Alliance, 999 Peachtree Street NE, Suite 730  
Contact Karl Smith-Davids: [Karl@MidtownATL.com](mailto:Karl@MidtownATL.com)  
(404) 443-6249

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

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

Beltline Overlay

Meeting held the 3<sup>rd</sup> Wednesday evening monthly  
Atlanta Beltline Inc.  
100 Peachtree Street NW, Suite 2300  
Contact Lynnette Reid: [LReid@atlbeltline.org](mailto: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 pre-application meeting, ~~contact Christian Olteanu at 404-330-6961 or [colteanu@atlantaga.gov](mailto:colteanu@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.





**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, 3225 Peachtree, LLC SWEAR THAT I AM THE **LANDOWNER**  
owner(s) name

OF THE PROPERTY LOCATED AT: 3225 Peachtree Rd NE

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

3225 Peachtree LLC  
By: Coro Realty Advisors, LLC, its agent  
Keirah N. Palmer  
Signature of Property Landowner

Keirah N. Palmer  
Print Name of Property Landowner  
Title: Director, Property Management

Personally Appeared  
Before Me

Keirah N. Palmer

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

Tonya M. Howard  
Signature of Notary Public

2-17-23  
Date





**SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION**

**NPU Notification Cover Page**

**(ONLY APPLICABLE FOR BELTLINE, NC-2, NC-6, NC-10, NC-11, NC-12 & NC-14 DISTRICT)**

File # \_\_\_\_\_

***\*\*Applicant shall submit this letter as the cover page to the package mailed to NPU chair or designee\*\****

NPU Chairperson or Designee:



Enclosed is a copy of a Special Administrative Permit (SAP) application for a property located within the Beltline Overlay, NC-2, NC-6, NC-10, NC-11, NC-12 or NC-14 zoning district. As part of the SAP application process applicants are required to submit site plans and building elevations, as applicable to the scope of work, to the Office of Zoning & Development for approval prior to obtaining a building permit. The following scopes of work may trigger SAP approval in the previously mentioned zoning districts:

“All exterior demolition, new construction (including additions to existing buildings), expansions of outdoor dining or any construction which results in increased lot coverage, modification of the building footprint, or modification of building facades that alters the configuration of openings. “

In addition to the SAP submittal as specified above, the applicant is also required to send a full copy of the SAP application to the respective NPU chair or their designee, evidenced with a mailing certificate, so that the NPU has an opportunity to review and provide written comments to the Office of Zoning & Development regarding an application prior to any SAP approval. Please note that for Beltline Overlay Districts where underlying zoning regulations require Variance, Special Exception or Special Use Permit action, the SAP shall not be issued until the necessary approval has been obtained.

**The time period for NPU comment is 21 days from the date of the postage certificate.** If the NPU does or does not have comments, or feels they are unnecessary, the Office of Zoning & Development should receive such written notification as soon as possible within the 21-day period. Comments received after the designated review period are not required to be considered in the Office’s project review or approval.

The Beltline Overlay, NC-2, NC-6, NC-10, NC-11, NC-12 and NC-14 zoning districts primarily have design requirements that prescribe parameters for site layout and building elevations. Issues of land use or density (building square footage or number of units) are addressed by the underlying zoning district regulations. Therefore, NPU review should primarily focus their comments on the following items:

- Building placement
- Building setbacks adjacent to streets (pertaining to minimum sidewalks and supplemental zones widths), and transitional yards
- Provision of sidewalks and street trees
- Provision of parking, loading and bicycle spaces
- Location of parking and driveways
- Parking lot landscaping
- Parking deck façade elevations
- Building façade elevations related to entrances and windows
- Other zoning regulations that are eligible for administrative variations

For questions, ask for an SAP staff member at 404-330-6145.

Please send your written comments and or questions referencing the SAP case number and address to:

**[SAPComments@atlantaga.gov](mailto:SAPComments@atlantaga.gov)**



City of Atlanta Office of Zoning & Development  
**SPECIAL ADMINISTRATIVE PERMIT (SAP)**  
**AFFIDAVIT OF NPU NOTIFICATION**

**(ONLY APPLICABLE FOR BELTLINE, NC-2, NC-6, NC-10, NC-11, NC-12 & NC-14 DISTRICT)**

**File #** \_\_\_\_\_

This Affidavit form and a copy of the **United States Postal Service Certificate of Mailing** are required by owner and applicant of the property subject to the Special Administrative Permit application. Submit within FIVE (5) days of application submittal.

The Neighborhood Planning Unit (NPU) has **TWENTY ONE (21)** days from the date of the associated certificate of mailing to provide one (1) set of written comments to the Office of Zoning and Development prior to any SAP approval.

**LOCATION OF SUBJECT PROPERTY:**



Street Address(es): \_\_\_\_\_

Zoning Classifications \_\_\_\_\_ Land District \_\_\_\_ Land Lot \_\_\_\_\_ Council District \_\_\_\_ NPU \_\_\_\_

**APPLICANT:**

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

As the APPLICANT, I, \_\_\_\_\_ swear and affirm that I have notified the NPU(s) to which this Special Administrative Permit (SAP) affects, and am aware of the applicable requirements of the City of Atlanta Zoning Ordinance Sections 16-36.004, 16-32J.002(1), 16-32K.002(1), and 16-32L.002(1).

**NPU Contact Information**

\_\_\_\_\_  
 Name of Contact Person(s)                      Phone Number(s)                      Email Address (es)

**Adjacent NPU(s) Contact Information**

\_\_\_\_\_  
 Name of Contact Person(s)                      Phone Number(s)                      Email Address (es)

***(To be completed by Notary):***

Personally Appeared Before Me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

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

\_\_\_\_\_  
 Date

***(To be completed by Applicant & Staff):***

\_\_\_\_\_  
 Signature of Applicant

\_\_\_\_\_  
 Printed Name of Applicant

\_\_\_\_\_  
 Office of Zoning & Development Staff  
*Signature of Staff only represents that the required notification to the NPU has been completed and does not indicate any position of the Office of Zoning and Development on the application.*



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.

<b>Definitions and Methods of Calculation</b>						
<ul style="list-style-type: none"> <li><u>Net Lot Area (NLA)</u> = length of property line X width of property line</li> <li><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)]</li> <li><u>GLA (with only one front yard adjacent to street)</u> = (NLA) + [(street right-of-way width ÷2) X (length of front property line)]</li> <li>GLA may include half of the right-of-way (including streets, parks, lakes and cemeteries) up to 50 feet in width.</li> <li>GLA shall not be used for calculating FAR for properties within single-family or two-family-zoned subareas of SPI districts.</li> <li><u>Building Lot Coverage provided</u> = (net lot area minus area of building footprint) ÷ (net lot area)</li> </ul>						
<b>Lot Size (in square footage)</b>						
Gross Land Area (GLA)		28,543 Square Feet				
Net Lot Area (NLA)		28,543 Square Feet				
<b>Floor Area Ratio (FAR) – as applicable. Check which used for residential: <input type="checkbox"/> GLA, or <input type="checkbox"/> NLA</b>						
	Residential FAR Ratio	Residential Square Footage	Non-Residential FAR Ratio	Non-Residential Square Footage		
Base Allowed	Not Applicable					
<b>Base Provided</b>	Not Applicable - No changes to building footprint in scope					
Bonus Allowed	Not Applicable					
<b>Bonus Provided</b>	Not Applicable					
<b>Bonus FAR Program (check bonus utilized if applicable)</b>						
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"/>		
<b>Residential Units</b>			<b>Total Provided:</b> <u>Not Applicable</u>			
Number of Units Provided (without bonus)			Not Applicable - Commercial Project			
Number of Bonus Units Provided (without workforce housing)						
Number of Bonus Workforce Housing Units Provided (20% required)						
Total Number of Units per Acre						
<b>Building Coverage <input type="checkbox"/> or Lot Coverage <input type="checkbox"/> (check applicable as required per zoning district)</b>						
	Percentage (%)			Square Footage		
Max. Permitted	Not Applicable - No changes to building footprint in scope					
Provided	Not Applicable					
<b>Fenestration (% of each street-fronting facade calculated separately, per district regulations)</b>						
	Residential Façade Percentage (%)			Non-residential Façade Percentage (%)		
	Local Street	Arterial/Collector	Beltline Corridor	Local Street	Arterial/Collector	Beltline Corridor
Min. Required	Not Applicable			65%	65%	N/A
Provided (specify for each street)	Not Applicable			52%	43%	(Existing = 40%)
				(Existing = 10%)		



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

File # \_\_\_\_\_

**Residential Open Space Requirements** (refer to Chapter 28 for clarification)

<b>Definitions and Methods of Calculation</b>		
<ul style="list-style-type: none"> <li>• <b>LUI</b> = Land Use Intensity Ratios Table (per Section 16-08 R-G District Regulations)</li> <li>• <b>TOSR</b> are calculated only for residential developments. TOSR includes the total horizontal area of uncovered open space plus ½ of the total horizontal area of covered open space subject to the limitations in Section 16-28.010 (4). Covered total open space is the open space closed to the sky but having two clear unobstructed open or partially open (50% or more) sides.               <ul style="list-style-type: none"> <li>○ TOSR required = (LUI table) X (GLA).</li> <li>○ TOSR provided = (GLA) – (area of building footprint) + (combined area of balconies and rooftop terraces).</li> </ul> </li> <li>• <b>UOSR</b> requirements are calculated using the residential FAR (of the <u>corresponding net lot or GLA lot sized used to calculate FAR</u>) for both residential and mixed-use developments. It does not include areas for vehicles. However, newly created on-street parking (outside of existing travel lanes) and new streets may be counted towards the UOSR calculations as specified in the district regulations.               <ul style="list-style-type: none"> <li>○ UOSR required = (LUI table) X (the corresponding lot size used to calculate FAR).</li> <li>○ If GLA is used for USOR, then the amount provided shall be = (NLA) – (area of building footprint + surface area of parking lots, and driveways) + (balconies, rooftop terraces, and landscaped areas on sidewalks within the adjacent right-of-way).</li> </ul> </li> </ul>		
<b>TOSR: Total Open Space Requirements for Residential Only Projects</b>		
<i>(Not required in SPI-9, SPI-16, SPI-17, SPI-18, SPI-20, SPI-21, MRC, MR, or LW districts, or in mixed-use developments.)</i>		
	Ratio	Total Square Footage
Minimum Required	Not Applicable - Commercial Project - SPI-9	
Provided		
<b>Square Footage breakout of UNCOVERED TOSR amount provided by the following:</b>		
	GLA minus building square footage	Not Applicable - Commercial Project - SPI-9
	Open exterior balconies (per Section 16-28 or district regs)	
	Roof area improved as recreation space	
<b>Square Footage breakout of COVERED TOSR amount provided by the following:</b>		
	Areas closed to the sky (roof) but having two sides with a minimum of 50% open	Not Applicable - Commercial Project - SPI-9
<b>UOSR: Usable Open Space Requirements for Residential and or Mixed-use Developments</b>		
<i>(These are areas not counted towards Public Space Requirements)</i>		
	Ratio	Total Square Footage
Minimum Required	Not Applicable - Commercial Project	
Provided		
<b>Square Footage Breakdown of UOSR amounts provided by the following:</b>		
	Balconies	Not Applicable - Commercial Project
	Rooftop Terraces	
	Landscaped Areas and Plazas	
	Portions of Sidewalks on Private Property	
	Portions of Landscaped Areas in Right-of-way adjacent to Property	





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

File # \_\_\_\_\_

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

<b>PSR: Public Space Requirements for Non-residential &amp; Mixed-use Developments</b>		
<i>(These are areas not counted towards UOSR)</i>		
<b>Public Space provided</b> = (square footage area of exterior space) + (square footage area of interior space)		
	Percentage (%)	Total Square Footage
Minimum Required	Not Applicable - C-3 Zoning	
Provided		
<b>Square Footage Breakdown of PSR amounts provided by the following:</b>		
<b>EXTERIOR</b> (accessible to general public such as landscaped areas, plazas, terraces, patios, observation decks, fountains, sidewalks, common areas, open recreational spaces, etc.)	Not Applicable - C-3 Zoning	
<b>INTERIOR</b> (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)	Not Applicable - C-3 Zoning	

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

<b>Residential Unit Breakout</b>				
Number of Studios	Number of 1 BR	Number of 2 BR	Number of 3 BR	Number of 4 BR
Not Applicable - Commercial Project				
On-site Parking Spaces	Residential	Non-residential Uses		
Minimum Required	Not Applicable - Commercial Project			
Provided			42 - Existing	
Maximum Allowed			22	
Bicycle Parking Spaces	Residential	Non-residential Uses		
Minimum Required	Not Applicable - Commercial Project		2	
Provided			0 - Existing	
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)	Not Applicable - Commercial Project		None	
Provided (specify for each use)			None	



City of Atlanta Office of Zoning & Development  
**SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION**  
Notice to Applicant

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 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

03/17/2023  
 \_\_\_\_\_  
 Date



**SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION**  
**(\*APPLICABLE ONLY FOR SHARED OFF-SITE PARKING ARRANGEMENTS)**



File # \_\_\_\_\_

The Director of the Office of Zoning & Development or their designee may approve a shared off-site parking arrangement (on private property), as permitted by the corresponding zoning district, subject to the applicant providing all of the following documentation. Please check below each item submitted. **Items omitted can and will delay applicant's review process.**

- \_\_\_ 1. Written summary describing the shared parking arrangement which shall identify:
  - a) Subject property: the principal property address and the lessee's name and contact information
  - b) Off-site parking: the off-site property address and the lessor's (property owner) name and contact information
- \_\_\_ 2. Written notarized consent of the property owners agreeing to the shared parking arrangement.
- \_\_\_ 3. Property owner verification: affidavits, deeds or other documents that verify current property ownership information of the property providing the off-site parking.
- \_\_\_ 4. Copies of valid notarized parking leases which shall include:
  - a) The term of the lease and expiration date. Note: lapse of a required lease agreement may result in revocation of building permits/business licenses. Renewed leases shall be filed with the Office of Zoning & Development.
  - b) A list of all executed lease agreements for the off-site parking location which are current at the time that the application is filed with the Office of Zoning & Development. For each agreement identify the tenant, the time frame, the number of parking spaces to be used, and the hours of operation during which the spaces are leased. If no agreements exist, submit affidavit from property owner stating to that affect.
- \_\_\_ 5. Site plans for all properties to be included in the shared parking arrangement. Said plans shall include the following:
  - a) Drawn to-scale that indicates the location and the layout of the proposed parking spaces in relation to the lessor's property.
  - b) Documentation of all tenants sharing the parking facility, including:
    - i. By type of use (i.e. retail, eating and drinking establishment, office, residential, etc.) and their individual tenant square footages to determine minimum parking requirements for each.
    - ii. Hours of operation of each tenant.
  - c) Illustrative indication of how such shared off-site parking spaces shall be clearly marked and signed reserved during the specified lessor's hours.

**Sample site plan with applicable information:**

**Master Site Plan and Tenant Information**

<p style="text-align: center;"><b>Site Plan</b> of <u>lessor</u> property including property lines.</p>	<p style="text-align: center;"><b>Site Plan</b> of <u>lessee's</u> property with parking layout and including property lines.</p>	<p style="text-align: center;"><b><u>Chart with the following information:</u></b></p> <ul style="list-style-type: none"> <li>Tenants by type of use</li> <li>Tenants square footages</li> <li>Tenants hours of operation</li> </ul> <table border="1" style="width: 100%; margin-top: 10px;"> <tr> <td style="width: 50%; padding: 5px; text-align: center;"> <p><b>Key Plan</b> showing both sites</p> </td> <td style="width: 50%; padding: 5px; text-align: center;"> <p><b>Illustrative</b> proposed signage or markings for spaces</p> </td> </tr> </table>	<p><b>Key Plan</b> showing both sites</p>	<p><b>Illustrative</b> proposed signage or markings for spaces</p>
<p><b>Key Plan</b> showing both sites</p>	<p><b>Illustrative</b> proposed signage or markings for spaces</p>			

Please note the following requirements are also generally applicable:

- Compliance with the criteria of Section 16-25.002(3).
- Compliance with the parking lot landscape requirements of the applicable zoning district and Chapter 158-30.
- On-street parking in the public right-of-way is typically not counted towards a parking arrangement.

\_\_\_\_\_  
Applicant Printed Name

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date







**SITE PHOTOGRAPHS**



**TITLE EXCEPTIONS**

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 31282.02, EFFECTIVE DATE MAY 17, 2012.

8. Easement contained in that certain Right-of-Way Deed from Maier Investment Company, Ltd., to the Department of Transportation, dated June 21, 2005, recorded in Deed Book 40309, page 461, Fulton County, Georgia Records. DOES NOT AFFECT SITE- R/W WAS DEDICATED AS SHOWN & EASEMENT EXPIRED.

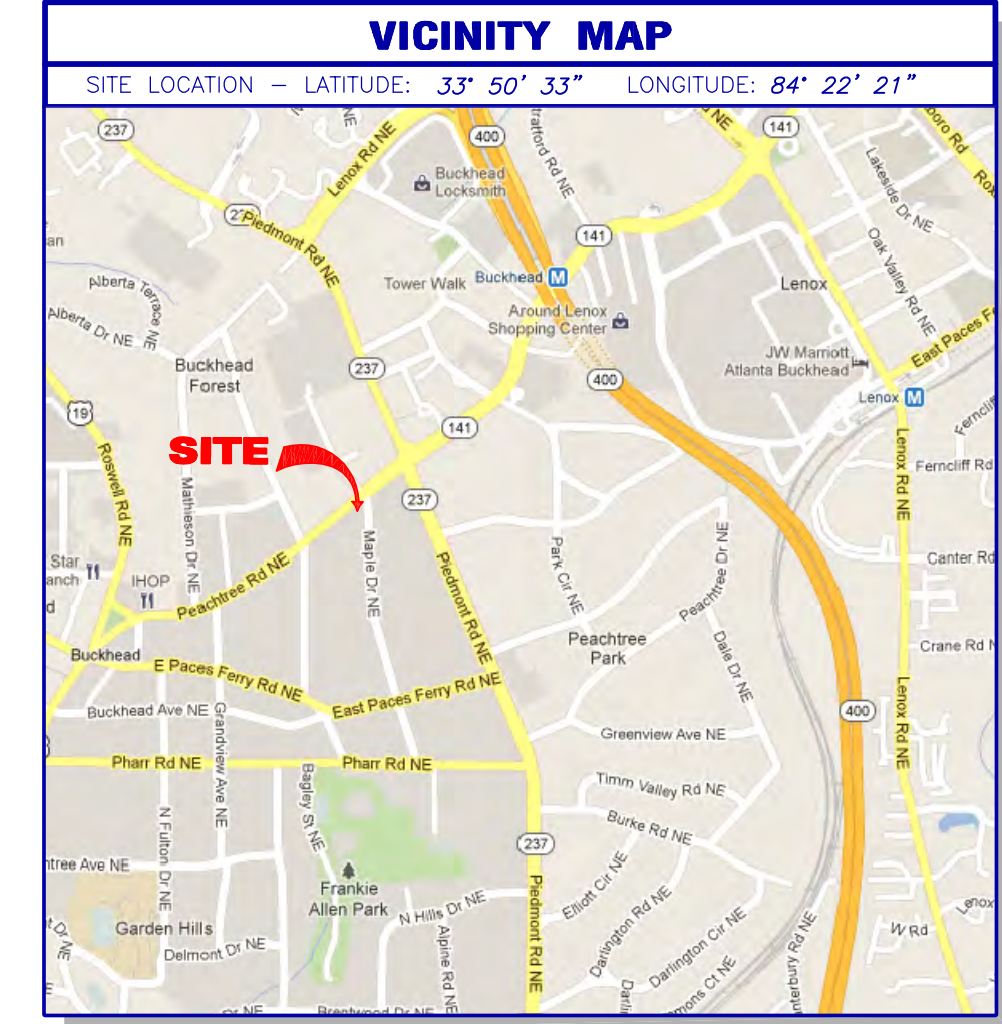
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**PROPERTY DESCRIPTION**

All that tract or parcel of land lying and being in Land Lot 61 of the 17th District, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a nail set at the southern most point of the mitered right-of-way intersection of the Southeastly right-of-way line of Peachtree Road (variable right-of-way) with the Westerly right-of-way line of Maple Drive (variable right-of-way at this point), said point being the True Point of Beginning; Thence along said right-of-way of Maple Drive South 11 degrees 12 minutes 33 seconds East, a distance of 41.60 feet to a nail set; Thence continue along said right-of-way South 02 degrees 44 minutes 08 seconds East, a distance of 224.14 feet to a nail set; Thence departing said right-of-way South 56 degrees 27 minutes 24 seconds West, a distance of 127.64 feet to a 5/8-inch rebar with cap found; Thence North 01 degrees 04 minutes 24 seconds East, a distance of 300.32 feet to a 1/2-inch rebar found located on the Southeastly right-of-way line of Peachtree Road; Thence along said right-of-way North 51 degrees 01 minutes 52 seconds East, a distance of 74.25 feet to a nail set; Thence South 64 degrees 09 minutes 37 seconds East, a distance of 26.94 feet to a nail set and the True Point of Beginning.

Said tract of land contains 0.655 Acres.



**GENERAL NOTES**

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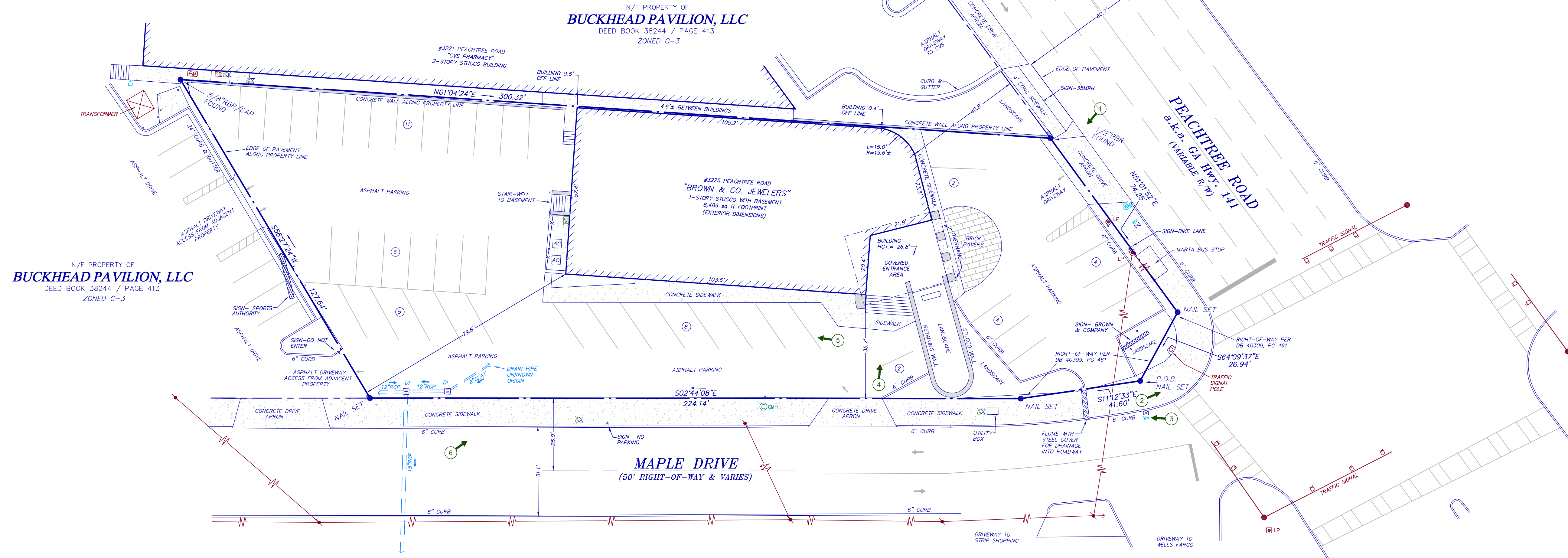
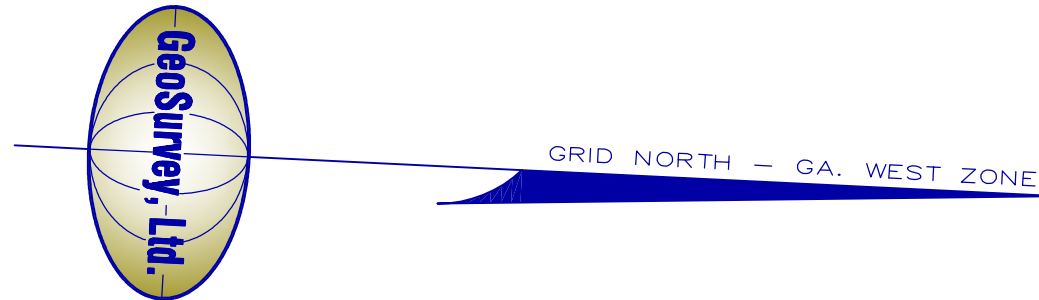
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**LEGEND**

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	K 1000.00 SPOT ELEVATION
BH BORE HOLE	→ POWER POLE
CI CURB INLET	→ POWER LINE
CMP CORRUGATED METAL PIPE	→ GUY WIRE
CMF CONCRETE MONUMENT FND	→ POWER LINE
CO SANITARY CLEANOUT	→ LIGHT POLE
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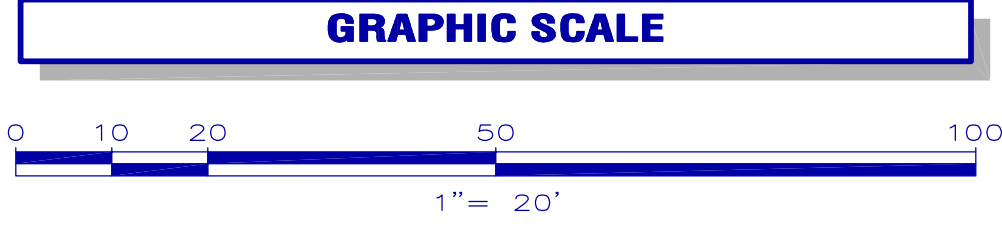


**CLOSURE STATEMENT**

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 13,845, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 ROBOTIC TOTAL STATION AND TDS RANGER DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,016,810 FEET. BDC INIT.

**IF YOU DIG**



**Maier Investment Company, Ltd.**  
 N/F PROPERTY OF  
 DEED BOOK 16322 / PAGE 23

**TOTAL SITE AREA**  
 0.655 Acre  
 28,543 sf  
 ZONED C-3

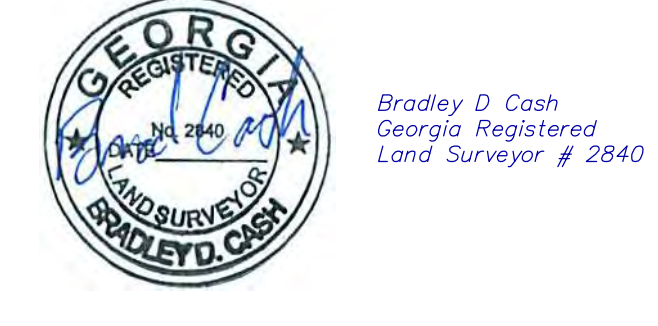
**PARKING SUMMARY**  
 42 REGULAR  
 0 HANDICAP  
 42 TOTAL

**SURVEYOR CERTIFICATION**

To: JH Holdings, Inc.,  
 Maier Investment Company, Ltd.,  
 Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 7(a), 7(b-1), 8, 9, 10, 11(a), and of Table A thereof. The field work was completed on June 06, 2012.

Date: June 13, 2012



Land Surveying & Mapping  
 1660 BARNES MILL ROAD  
 Marietta, Georgia 30062  
 Phone: (770) 795-9900  
 Fax: (770) 795-8880  
 www.geosurvey.com

ALTA/ACSM LAND TITLE SURVEY			
<b>3225 Peachtree Road</b>			
FOR			
<b>JH Holdings, Inc., Maier Investment Company, Ltd., Chicago Title Insurance Company</b>			
GS JOB NO:	20083558	DRAWING SCALE:	1" = 20'
FIELD WORK:	RE	CITY:	ATLANTA STATE: GA
PROJ. MGR:	BDC	COUNTY:	FULTON
REVIEWED:	JRC	LAND LOT:	61
DWG FILE:	20083558-04.dwg	DISTRICT:	17TH
SURVEY DATE:		06-13-12	
		REVISIONS	
No.	Date	Description	

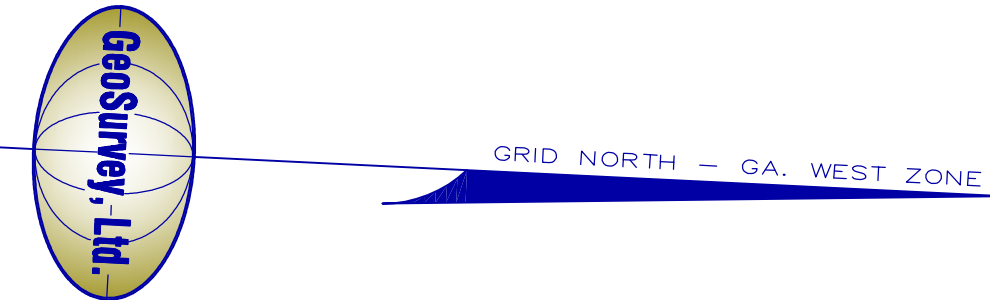


**SITE PHOTOGRAPHS**



# PROPOSED ARCHITECTURAL IMPROVEMENTS SITE PLAN

2023.03.09



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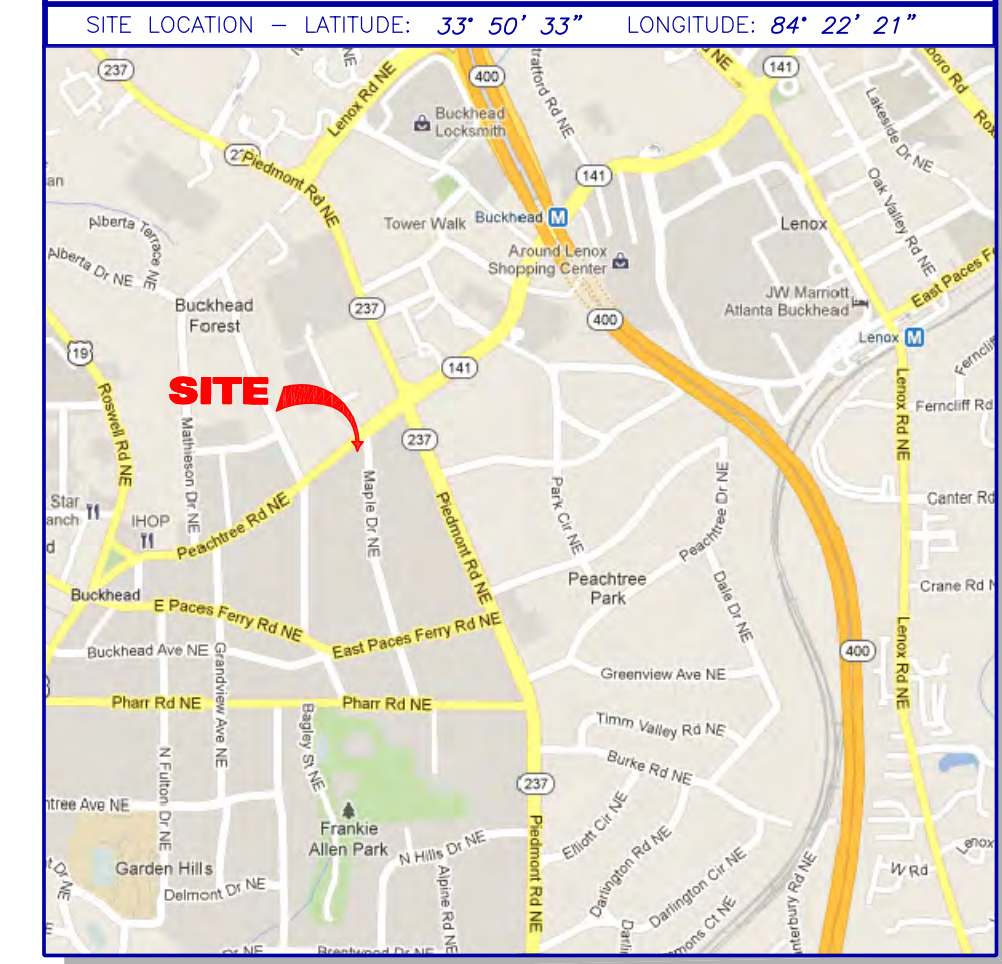
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**VICINITY MAP**



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SS SANITARY SEWER	
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TRANS ELECTRIC TRANSFORMER	

N/F PROPERTY OF  
**BUCKHEAD PAVILION, LLC**  
DEED BOOK 38244 / PAGE 413  
ZONED C-3

N/F PROPERTY OF  
**BUCKHEAD PAVILION, LLC**  
DEED BOOK 38244 / PAGE 413  
ZONED C-3

N/F PROPERTY OF  
**Maier Investment Company, Ltd.**  
DEED BOOK 16322 / PAGE 23

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ZONED C-3

PARKING SUMMARY  
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0 HANDICAP  
42 TOTAL



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Fax: (770) 795-8880  
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**CLOSURE STATEMENT**

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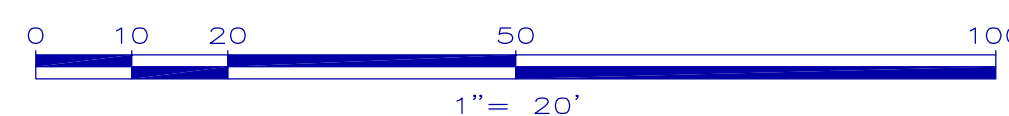
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**IF YOU DIG**



Know what's below.  
Call before you dig.  
Dial 811  
Or Call 800-282-7411

**GRAPHIC SCALE**



ALTA/ACSM LAND TITLE SURVEY

**3225 Peachtree Road**

FOR

**JH Holdings, Inc.,  
Maier Investment Company, Ltd.,  
Chicago Title Insurance Company**

GS JOB NO:	20083558	DRAWING SCALE:	1" = 20'	SURVEY DATE:	06-13-12
FIELD WORK:	RE	CITY:	ATLANTA	STATE:	GA
PROJ. MGR:	BDC	COUNTY:	FULTON	NO. / DATE	REVISIONS / DESCRIPTION
REVIEWED:	JRC	LAND LOT:	61		
DWG FILE:	20083558-04.dwg	DISTRICT:	17TH		









# DIAMONDS DIRECT













PROGRESS SET 02-10-2023 /  
NOT FOR CONSTRUCTION

project name

New store for:

**DIAMONDS DIRECT**  
ATLANTA - GA.

3225 PEACHTREE RD NE  
ATLANTA, GA. 30305

date

February 10th., 2023

revisions

drawn by

M.S. / F.P.

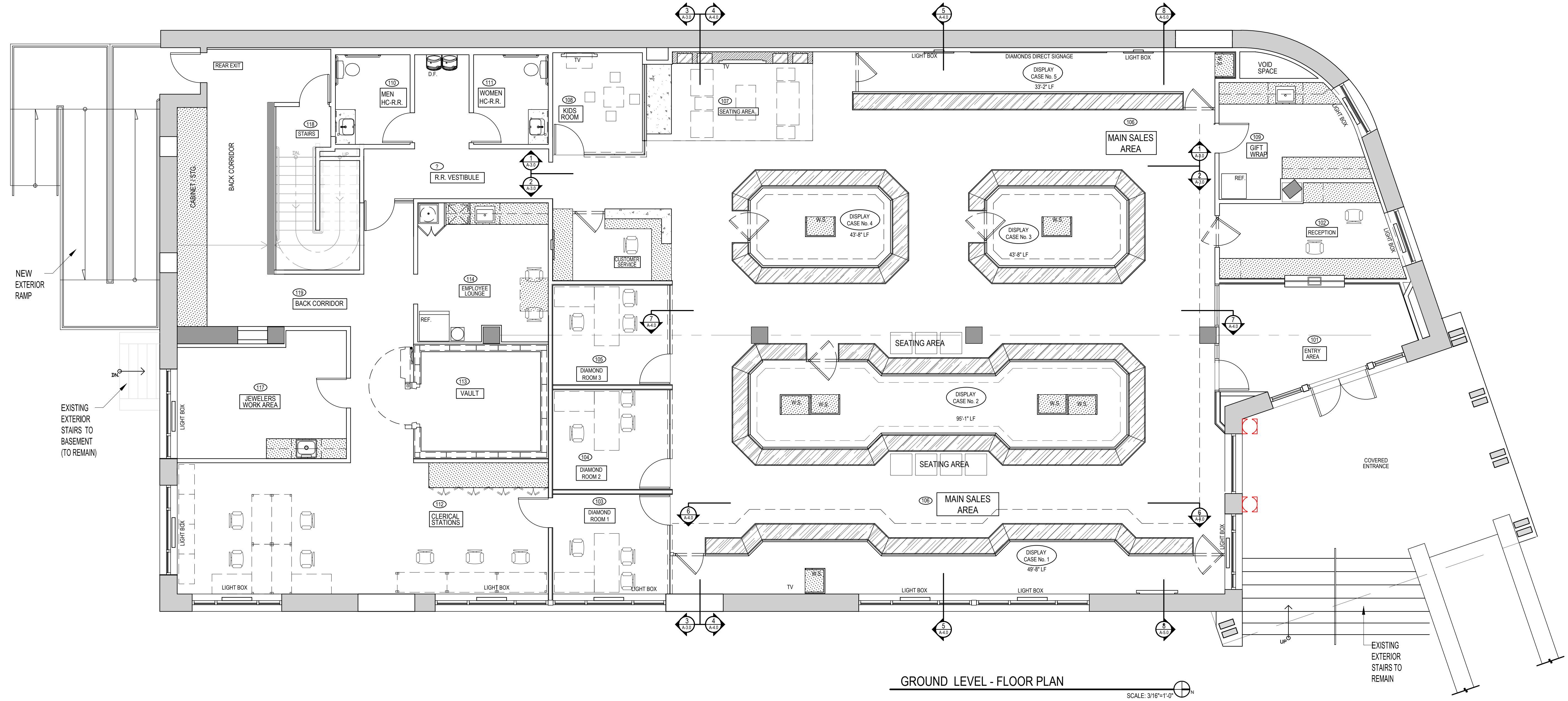
sheet title

FLOOR PLAN

SCALE: AS SHOWN

sheet number

A-1.1



GROUND LEVEL - FLOOR PLAN

SCALE: 3/16"=1'-0"

PLEASE NOTE:  
G.C. TO PROVIDE BACKING AT CEILING AS REQUIRED FOR ALL HANGING MTD. LIGHT BOXES (TYP.) / COORD. W/ OWNER.

LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[Symbol]	EXTERIOR WALLS / REFER TO EXTERIOR ELEVATIONS & STRUCTURAL DRAWINGS	[Symbol]	EXTERIOR STOREFRONT SYSTEM & WINDOWS / BLACK MATE FINISH SEE EXTERIOR ELEVATIONS
[Symbol]	INTERIOR PARTITION WALLS W/ 3/8" - 20 GA. METAL STUDS @ 16" O.C. W/ 5/8" TYPE 'X' DRYWALL EACH SIDE (SEE FLOOR PLAN, INTERIOR ELEVATIONS, & DETAILS)	[Symbol]	INT. GLASS PARTITION: 1/2" CLR. TEMP. GLASS W/ SURF. MTD. 'U' CHANNEL TOP & BOTTOM - BRUSHED STAINLESS FINISH (SEE FLOOR PLAN, INTERIOR ELEVATIONS, SECTIONS & DETAILS)
[Symbol]	INTERIOR PARTITION WALLS W/ 3/8" - 20 GA. METAL STUDS @ 16" O.C. W/ 5/8" TYPE 'X' DRYWALL EACH SIDE & BATT INSULATION (SEE FLOOR PLAN, INT. ELEV. & DETAILS)	[Symbol]	INTERIOR STOREFRONT SYSTEM (CLEAR ANODIZED FINISH, W/ LEVEL 4 CLR. BULLET PROOF GLASS, CHARGE FILM INSIDE (SEE FLOOR PLAN, INTERIOR ELEVATIONS, & DETAILS)
[Symbol]	INT. PARTITION WALLS W/ LAMINATED FINISH OVER 5/8" P.T. PLYWOOD W/ 1/4" REVEALS (ENTRY SIDE & DND. RING ONLY OVER 5/8" TYPE 'X' DRYWALL EACH SIDE / OVER 3/8" - 20 GA. INTL. STUDS @ 16" O.C. & BATT INSULATION WHERE OCCURS (SEE PLAN, INT. ELEV., & DETAILS)	[Symbol]	SAFE WALLS: FURRED OUT W/ 7/8" - 20 GA. METAL FURRING STRIPS @ 16" O.C. AND 1/2" DRYWALL EACH SIDE
[Symbol]	INT. PARTITION WALLS W/ 5/8" TYPE 'X' DRYWALL - OVER 1/4" OPEN WIRE MESH (UP TO 10'-0" AFF.) - OVER 5/8" DUROCK (FULL HOT EACH SIDE) - OVER 3/8" - 20 GA. METAL STUDS @ 16" O.C. / PROVIDE FULL HOT LAMINATED FINISH W/ 1/4" - REVEALS OVER 5/8" P.T. PLYWOOD OVER DRYWALL AT ENTRY AREA ONLY (SEE PLAN, INT. ELEV., & DETAILS)	[Symbol]	LAMINATED COUNTER TOP / LAMINATED PANELS (FINISH & HEIGHT VARIES) / (SEE FLOOR PLAN, INTERIOR ELEVATIONS, SECTIONS & DETAILS)
[Symbol]	OBJECTS OVERHEAD	[Symbol]	GRANITE OR CORIAN COUNTER TOP (FINISH & HEIGHT VARIES) / (SEE FLOOR PLAN, INTERIOR ELEVATIONS, SECTIONS & DETAILS)
[Symbol]	OBJECTS HIDDEN	[Symbol]	SECTION DESIGNATION
		[Symbol]	SECTION CUT

PLEASE NOTE:  
G.C. TO COORD. W/ OWNER ALL WORK RELATED TO VAULT & VAULT'S DOOR. REFER TO VAULT'S MANUFACTURER SHOP DRAWINGS FOR REINFORCED SLAB DETAILS, STEEL WALLS & DOOR INSTALLATION.

PLEASE NOTE:  
- ANY EXTERIOR WALL OR INTERIOR PARTITION TO BE USED FOR THE SUPPORT OF SHELF STANDARDS OR HEAVY ATTACHMENTS MUST BE REINFORCED, PROVIDING ADDITIONAL METAL STUDS, ADEQUATE BLOCKING, OR INDEPENDENT SUPPORTS.

- G.C. TO PROVIDE CONTINUOUS BACKING AT WALL MOUNTED CABINETS, SHELVES, ETC. (TYPICAL). COORDINATE WITH OWNER'S MILLWORK SUBCONTRACTOR.

- FIRE EXTINGUISHERS SHALL BE 5lb ABC MOUNTED @ 48" AFF. TO TOP OF HANDLE, NOT TO EXCEED 75' OF TRAVEL DISTANCE, AND SHALL BE CURRENTLY TAGGED BY A LICENSED FIRE EQUIPMENT COMPANY. G.C. TO COORDINATE W/ FIRE PROTECTION AUTHORITY & OWNER FOR PLACEMENT OF EXTINGUISHERS.

PLEASE NOTE:  
ALL EXISTING DIMENSIONS, UTILITY LOCATIONS & CONDITIONS, TO BE FIELD VERIFIED PRIOR TO START OF CONSTRUCTION.

PLEASE NOTE:  
FOR ARCHITECT (BLITSTEIN DESIGN) & OWNER APPROVAL, G.C. TO PROVIDE SHOP DRAWINGS FOR ALL LAMINATED & GLASS DISPLAY CASES, P.O.S., CABINETS, & COUNTER TOPS

PLEASE NOTE:  
PRIOR TO START CONSTRUCTION, G.C. TO COORDINATE & CONFIRM WITH OWNER THE EXACT DIMENSIONS FOR ALL WALL RECESSED, SURFACE MTD. & HANGING LITE BOXES (TYP.)

PLEASE NOTE:  
PRIOR TO START OF CONSTRUCTION, GENERAL CONTRACTOR & ALL SUBCONTRACTORS SHALL FIELD VERIFY ALL EXISTING DIMENSIONS, UTILITY LOCATIONS & CONDITIONS. IF A DISCREPANCY EXISTS ON THE DRAWINGS, CONTRACTOR IS TO NOTIFY ARCHITECT BEFORE PROCEEDING W/ WORK. IF CONTRACTOR PROCEEDS WITHOUT NOTIFICATION TO ARCHITECT, CONTRACTOR SHALL BE RESPONSIBLE FOR MODIFICATION TO IMPROVEMENTS.

PLEASE NOTE:  
GENERAL CONTRACTOR MUST COORDINATE COLOR OF ALL FLOOR OUTLETS AND WALL OUTLETS LOCATION WITH FLOOR, WALL FINISHES & FURNITURE COLORS. PLEASE SEE ELECTRICAL PLAN & CONTACT MILLWORK SUBCONTRACTOR FOR ANY CLARIFICATION.

PLEASE NOTE:  
THE TENANT'S CONTRACTOR SHALL NOT BE PERMITTED TO MODIFY, ATTACH TO OR HANG ANY LOADS FROM THE LL'S DUCTWORK, WATER LINES, OR CONDUITS. ALL FINISHED SURFACES TO BE TRUE, LEVEL AND PLUMB

PLEASE NOTE:  
ALL MODIFICATIONS TO THE SLAB FOR INFILL AREAS OR PENETRATIONS SHALL BE REPAIRED TO MEET OR EXCEED THE ORIGINAL SLAB DESIGN CHARACTERISTICS. THE TENANT SHALL PROPERLY SEAL ALL PENETRATIONS TO COMPLY WITH CODE REQUIREMENTS. THE FIRE RATED FLOOR ASSEMBLY SHALL BE MAINTAINED AND ALL PLUMBING, MECHANICAL, AND ELECTRICAL DEVICES PENETRATING FLOOR SHALL BE FIRE RATED.

PLEASE NOTE:  
PLEASE SEE SHEET A-0.0 FOR GENERAL NOTES, DOOR SCHEDULE & INTERIOR FINISH SCHEDULE.

PLEASE NOTE:  
EXTERIOR SIGN BY OTHERS - NOT PART OF THIS PERMIT / G.C. TO PROVIDE SHOP DRAWINGS FOR OWNER & CITY APPROVAL.