

5/2/2023 9:47:54 AM O:\2022\2022261105_Disco Kroger (ATL)\4-WorkingFiles\01-Revit\2021\00-Arch\00-A Model\98713-00_1_78363 Piedmont Rd & Tower Pl Dr_Test_Flt.rvt



3 DT Bump Elevation
Scale: 3" = 1'-0"



4 Rear Elevation
Scale: 3" = 1'-0"



1 Front Entry Elevation
Scale: 3" = 1'-0"



2 Patio Elevation
Scale: 3" = 1'-0"



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STARBUCKS TEMPLATE VERSION: i2022.01.21



GPD PROJECT NO: [blank]

SCHEMATIC DESIGN ONLY - NOT INTENDED FOR CONSTRUCTION USE

PROJECT NAME:
PIEDMONT RD & TOWER PL DR.

PROJECT ADDRESS:
**PIEDMONT RD NE
ATLANTA, GA 30305**

STORE #: 78363
PROJECT #: 98713-001
ISSUE DATE: 05/02/23
DESIGN MANAGER: IC
PRODUCTION DESIGNER: AY
CHECKED BY: GPD GROUP

Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
SCHEMATIC EXTERIOR ELEVATIONS
SCALE: AS SHOWN

SHEET NUMBER:
SD1-1

SAP FILE NUMBER:
SAP-23-XXX

ZONING CLASSIFICATION:
SPI-9 SUBAREA 4
APPROVED ZONING CASE Z-21-07
ADJACENT BUCKHEAD LANDING DEVELOPMENT WAS APPROVED UNDER SAP-21-095

ADJACENT STREETS:
PIEDMONT ROAD (TYPE 2) (GDOT STATE ROUTE 237)

SITE PLAN LEGEND:

- PROPERTY LINE
- [Symbol] STEETScape INSTALLED BY GDOT AS PART OF PIEDMONT ROAD WIDENING PROJECT (OUTSIDE THE SCOPE OF THE IMPROVEMENTS)
- [Symbol] PROPOSED TREE
- [Symbol] EXISTING TREE
- [Symbol] STANDARD DUTY CONCRETE SIDEWALK
- [Symbol] PROPOSED LANDSCAPED AREA

SAP SITE NOTES:

- ADDRESS NUMBERS ARE TO BE PROVIDED ON BUILDING AND BE A MINIMUM OF 6 INCHES IN HEIGHT.
- ALL LIGHTING THAT UP-LIGHTS TREES, BUILDINGS, OR OTHER ELEMENTS, SHALL BE LOCATED AT A MINIMUM HEIGHT OF 8 FT ABOVE THE SIDEWALK, DRIVEWAY, OR PEDESTRIAN AREA WHEN NOT LOCATED WITHIN COMPLETED LANDSCAPED AREAS.
- PER ORDINANCE 21-0-0117, ALL EXTERIOR LIGHTING ELEMENTS ALONG THE WESTERN AND NORTHERN PROPERTY BOUNDARIES SHALL BE LIGHTED ONLY WITH "FULL CUTOFF" TYPE LIGHT FIXTURES TO REDUCE LIGHT POLLUTION TO ADJOINING RESIDENTIAL PROPERTIES TO ZERO SPILLOVER AT THE PROPERTY LINE.

DEVELOPMENT SUMMARY:

SITE SUMMARY (STARBUCKS SITE ONLY):

STUDY AREA:	0.32 ACRES
	13,800 SF

EXISTING BUILDING SQUARE FOOTAGE TO REMAIN: 1,700 SF
 PROPOSED NEW SQUARE FOOTAGE: 355 SF
 TOTAL PROPOSED BUILDING SQUARE FOOTAGE: 2,055 SF

FLOOR AREA RATIO (FAR): 0.15
 TRANSITIONAL YARD (REAR YARD): 35 FT

USEABLE OPEN SPACE (STARBUCKS SITE ONLY):

USEABLE OPEN SPACE REQUIRED (UOSR):	1,380 SF
50% OF UOSR QUALIFYING AS PUBLIC SPACE:	690 SF
PROVIDED USEABLE OPEN SPACE:	1,400 SF
UOSR QUALIFYING AS PUBLIC SPACE:	700 SF

PARKING SUMMARY (STARBUCKS SITE ONLY):

VEHICLE PARKING:	
EXISTING:	8 SPACES
MINIMUM REQUIRED:	7 SPACES
MAXIMUM ALLOWED:	11 SPACES*
PROPOSED PARKING AFTER RESTRIPING:	8 SPACES

*PER APPROVED ZONING ORDINANCE (Z-21-07), PROPOSED PARKING COUNT WILL NOT EXCEED EXISTING PARKING COUNT.

BICYCLE PARKING:	
MINIMUM REQUIRED:	2 SPACES
PROPOSED:	2 SPACES

LOADING DOCK REQUIRED:	0 SPACES
LOADING DOCK PROVIDED:	0 SPACES

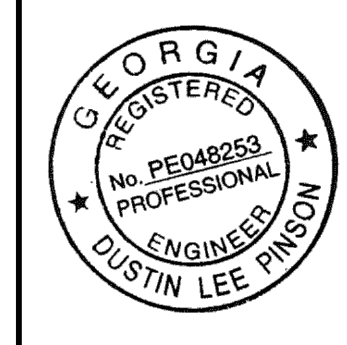
- REQUESTED VARIATIONS**
- SEC. 16-181.007.6 - VARIATION FROM REQUIREMENTS OF ACTIVE SIDEWALK USE ALONG PIEDMONT ROAD.
 - SEC. 16-181.012 - VARIATION FROM THE 25FT MAXIMUM SETBACK FROM A TYPE 2 STREET IS EXCEEDED ALONG PIEDMONT ROAD.
 - SEC. 16-181.015 - VARIATION FROM CONFORMING SIDEWALK & STREET TREE PLANTING ALONG PIEDMONT ROAD. GDOT WILL BE CONSTRUCTING A NEW STREETSCAPE AS PART OF THEIR ROAD WIDENING PROJECT.
 - SEC. 16-181.016.3.c.1 - VARIATION FROM REQUIREMENT FOR SUPPLEMENTAL ZONE TO ALLOW PEDESTRIANS TO WALK ON 80% OF SUPPLEMENTAL ZONE SURFACE
 - SEC. 16-181.017.2 - VARIATION FROM REQUIREMENTS SURROUNDING ADA ACCESS TO EXISTING OUTPARCEL RETAIL BUILDING ALONG PIEDMONT ROAD.
 - SEC. 16-181.020.3 - VARIATION FROM DRIVE THRU REQUIREMENTS AS THE DRIVE THRU IS EXISTING AND WILL NOT BE ALTERED.

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NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	EGS	BY

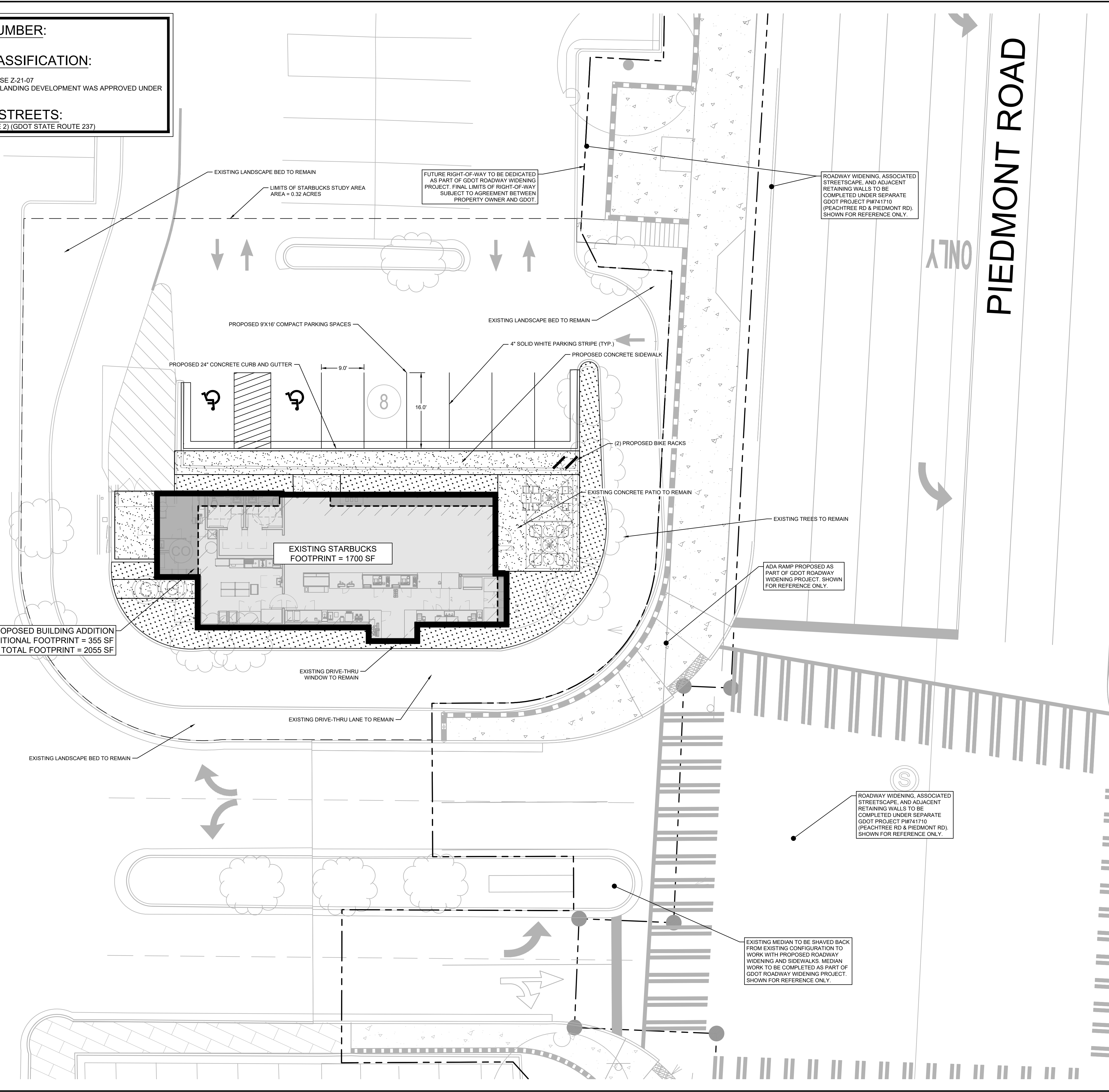
STARBUCKS RENOVATIONS
 3330 PIEDMONT ROAD NE, ATLANTA, GA 30305
 LAND LOT 61 & 62, 17TH DISTRICT
 PARCEL ID: 17062003065



GSWCC NO. (LEVEL II) 0000076496
 DRAWN BY EGS
 DESIGNED BY DLP
 REVIEWED BY ZLR
 DATE 05/01/2023
 PROJECT NO. 014102106

TITLE
SAP SITE PLAN
 SHEET NUMBER
C0-30

PRELIMINARY - NOT FOR CONSTRUCTION



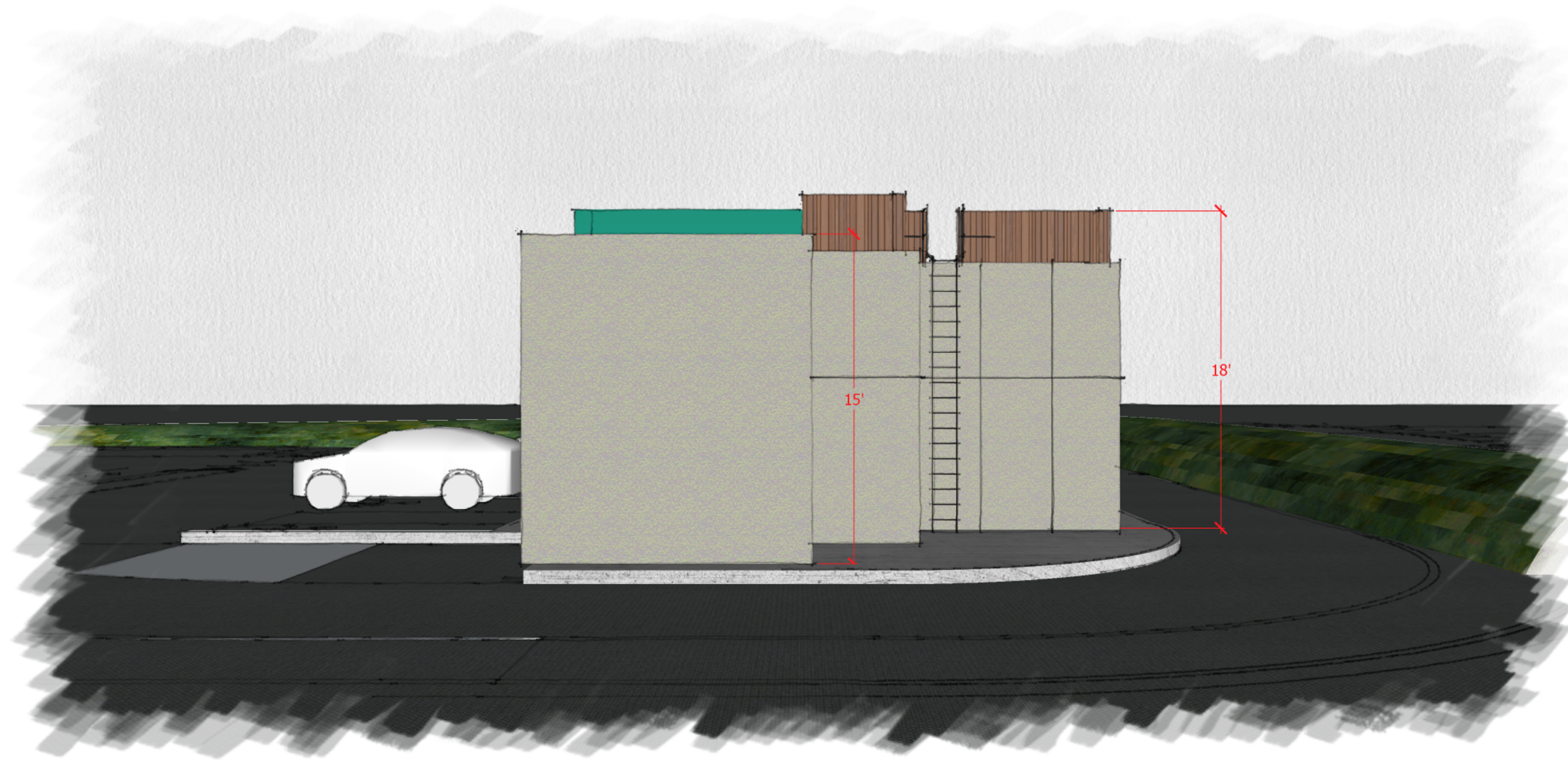
Drawing name: K:\A\T_CIVIL\012733046_Disco Kroger\CAD\PlanSheets\Starbucks\C0-30 - SAP SITE PLAN.dwg CO-30 SAP SITE PLAN May 01, 2023 4:34pm by: Dustin Pinson

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GPD PROJECT NO:
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