#### CALLISORTKL

CallisonRTKL Inc. The Woolworth Building 233 Broadway 16th Floor New York, NY 10279

CallisonRTKL.com

#### **Project Summary**

Project: FENDI Atlanta Phipps Plaza – Rear Façade Renovation
 Address: 3500 Peachtree Road, Space#1105B Level 1, Atlanta GA, 30326
 Date: Feb 15<sup>th</sup>, 2024

To Whom It May Concern:

The following is the proposed scope of work for the Fendi renovation at Phipps Plaza, Atlanta, GA.

The scope of work is limited to removing a small portion (approximately 31'-8") of the existing mall façade, and installing a new façade as shown on the drawings that aligns with the interior of the recently completed Fendi store along Peachtree Road. The height of the new façade will align with the top of the existing façade height. The existing building structure, sidewalk, parking and site utilities will all remain and will not be disturbed.

Thank you,

Malul Rosthanki

Michael Rostkowski, AIA Principal +1 212 354 9240 Main +1 646 908 7827 Direct

#### CALLISORTKL

CallisonRTKL Architects P.C. The Woolworth Building 233 Broadway, 16th Floor New York, NY 10279

CallisonRTKL.com

APPLICATION FOR A SPECIAL ADMINISTRATIVE PERMIT (SAP) For SPI, Beltline, LW, MR, MRC, NC, I-Mix Zoning Districts & Unified Development Plans City of Atlanta, Office of Zoning and Development (404-330-6145)	o.:
APPLICANT (name) Patti Wallis	r1
	DATE STAMP
PROPERTY LANDOWNER CPI Phipps LLC	RECEIVED BY OFFICE OF ZONING
ADDRESS PO Box 6120, Indianapolis, IN 46206	AND DEVELOPMENT
PHONE NO. 317-260-0045 EMAIL _megan.evans@simon.com	
ADDRESS OF PROPERTY 3500 Peachtree Rd NE, Suite 1105B	
Land District 17 Land Lot 45 Council District 7 NPU B	
Is property within the BeltLine Overlay District? Yes No Zoning Classification SPI-12	SA1
Is Inclusionary Zoning applicable to this project?Yes 🗌 No 🔳 Is this a Unified Development Pla	an?Yes 🗌 No 🔳
<ul> <li>✓ Site Plan (released for construction and sealed) and Building Elevations:         <ul> <li>a. Initial Submission: One(1) site plan &amp; One (1) set of elevations.</li> <li>b. Other information: Copies of applicable Rezoning Legislation, Special Use Permit and Exception. Note: additional plans or documents may be required at the discretion of the O</li> <li>✓ Property Owner Authorization: Submit required notarized owner consent per attached form of Notice to Applicant: Submit attached form with signature and date (page 10).</li> <li>✓ Development Controls Specification Form: Provide the applicable information (pages 7 - 9)</li> </ul> </li> <li>Fees (non-refundable): Payable to the "City of Atlanta" in the form of cash, credit card, personal or</li> <li>Exterior demo, outdoor dining new/expansion, or non-expansion: \$250. □ Developments 20,000 sq.ft. of floor area: \$1,000. □ Developments ≥</li> <li><i>I</i> HEREBY AUTHORIZE CITY STAFF TO INSPECT PREMISES OF ABOVE DESCRIBED PROP ALL STATEMENTS HEREIN ATTACHED &amp; SUBMITTED ARE TRUE TO THE BEST OF MY KNOW</li> </ul>	Office of Zoning and Development. (page 4). cashier check, or money order. 50,000 sq.ft. of floor area: \$500. 250,000 sq.ft. of floor area: \$1,500. <b>PERTY. I HEREBY DEPOSE THAT</b>
Date 02/28/2024 Signature of Applicant to Call Signature	
<ul> <li>Additional Submittal Requirements (as applicable):         <ul> <li>Inclusionary Zoning: All new or conversion multifamily residential rental projects with 10 or District OR Westside neighborhoods of English Avenue, Vine City, Ashview Heights, or All Inclusionary Zoning Certification Form with their application. Review and complete pages 11-12 or Beltline, NC-2, NC-6, NC-10, NC-11, NC-12, &amp; NC-14 Districts: Applicant must send a copy of contact. Afterwards, complete the Notarized Affidavit of NPU Notification form (page 6), and predetificate of Mailing. The NPU has up to 21 days to review the SAP and forward comments to the Pre-application Conference with Zoning and Development Staff (prior to SAP submittal 15, 17, 18, 20, 21, 22 and recommended for all other districts. To request this meeting, contact Conference (DRC): Projects in the Beltline &amp; SPIs 1, 9, 12, 15, 16, 17 di page 3).</li> <li>Development of Regional Impact (DRI) Study: Mixed-use developments with at least 700,000 residential units may require a DRI approval by GRTA and ARC. For full thresholds and rules con 1. Initial submission: DRI Form 1 with the SAP application. Zoning and Development staff v and ARC.</li> <li>Watershed Management (DWM) Requirements (Section 74-504(a)): Consultation meeting v disturbance to determine applicable storm water work. Call 404-330-6249 or visit: www.atlantawy.</li> <li>Unified Development Plans: Applicable to all zoning districts except R-1 to R-5, RLC, PD, &amp; his The City Code provides that Zoning and Development Director shall review each request for an SAP within 30 data to the complete the share and the complete to all zoning districts except R-1 to R-5, RLC, PD, &amp; his The City Code provides that Zoning and Development Director shall review each request for an SAP within 30 data to the complex and the com</li></ul></li></ul>	JC must complete and submit the of this SAP for certification forms. the filed SAP application to the NPU ovide a copy of U.S. Postal Service the City. ): Required only for SPIs: 1, 9, 12, christian Olteanu at 404-330-6961 or stricts may require DRC review (See 0 s.f. or residential with at least 700 intact GRTA and/or ARC. vill then submit information to GRTA with DWM is <u>REQUIRED</u> for any site <u>atershed.org/greeninfrastructure</u> storic bldgs/districts (Section 16-28.030) ys of a filing of a <b>completed*</b> application.
(Atlanta Code Chapter 16, Section 16-25). * Note: NPU/DRC notification and review, as applicable, are require	
(FOR OFFICE OF ZONING AND DEVELOPMENT OFFICE USE ONLY) The above request for a Special Administrative Permit (SAP) was approved or a denied on	
See attached Special Administrative Permit (SAP) was approved or a denied on	



The following checklist is designed to assist those in preparing required materials for SPI, Beltline Overlay, NC, LW, MRC, and MR districts. <u>Items omitted will delay applicant's review process</u>. 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**. <u>Please note</u>: \* 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. <u>Any administrative variations ARE REQUIRED</u> to be accompanied by a written justification for each variation requested.
- N/A \_\_\_\_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): One (1) copy.

- a) Date, north arrow, and graphic scale.
- b) Adjacent streets, with street names, property lines and dimensions, and easements.
- c) <u>Existing conditions to remain</u>: identify all overhead utility poles, transformers, above ground storm water detention areas and inlets.
- d) <u>Proposed new installations</u>: 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)

N/A

- 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
- I) 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: One (1) copy for initial staff review. Final Submission: One (1) copy.
- 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.
- N/A 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.

#### A 11. Beltline Overly District, NC-2, NC-6, NC-10, NC-11, NC-12, and NC-14 properties:

- Mail a copy of the <u>submitted SAP application & drawings stamped received by the Office of Zoning and</u> <u>Development</u> to the NPU contact person.
- Submit a copy of <u>U.S. Postal Service Certificate of Mailing</u> and <u>Notarized Affidavit of NPU Notification</u> (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.
- N/A 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-15 Lindbergh (2001) • SPI-16 Midtown (2001)
- Beltline Overlay (2015)
- SPI-9 Buckhead Village (2010) • SPI-12 Buckhead/Lenox Stations (2012) • SPI-17 Piedmont Avenue (2001)
- 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 (404) 307-4286

uckhead 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 (404) 842-2680

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 (404) 443-6249

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 (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.
- 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.
- Make other design recommendations for consideration concerning an application. Note: these other recommendations 2) 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 ERIC HOWARD SWEAR THAT I AM THE LANDOWNER owner(s) name OF THE PROPERTY LOCATED AT: 3500 Peachtree Rd NE, Atlanta, GA 30326 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): Permit Solutions, Inc. Patti Wallis ADDRESS: 3780 Meeting Street Duluth, GA 30096-3102 678-357-7439 pwallis@psi-atl-ga.us TELEPHONE: EMAIL: Signature of Property Landowner ERIC HOWARD Print Name of Property Landowner **Personally Appeared** Before Me AWSON IRAVIS Who Swears That The Information Contained In this Authorization Is True and Correct To The Best of His or Her Knowledge and Belief. Rithmon Signature of Notary Public Date



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

(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.

<u>The time period for NPU comment is 21 days from the date of the postage certificate.</u> 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



#### 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 <u>applicable</u> specifications should be shown on the site plan in chart form. Items omitted will delay the plan review process. <u>Refer to City of Atlanta Zoning Code</u> (Chapters 8, 19, and 28) for clarification.

#### **Definitions and Methods of Calculation**

- <u>Net Lot Area (NLA)</u> = length of property line X width of property line
- <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" right-of-way width ÷2)]
- <u>GLA (with only one front yard adjacent to street)</u> = (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)

					<b>3</b> . , (	,			
Lot Size (in squa	re footage)								
Gross Lan	d Area (GLA) NA								
Net L	ot Area (NLA)	NA							
Floor Area Rati	o (FAR) – as	s applicabl	e. C	heck which use	ed for residen	itial: 🗹 GLA, or			
	Residential FAR Ratio	Residential S	Squar	e Footage	Non- Residential FAR Ratio	Non-Residential Squ	are Footage		
Base Allowed					NA				
Base Provided					NA				
Bonus Allowed					NA				
Bonus Provided					NA				
Bonus FAR Pro	gram (check	bonus utilize	ed if a	applicable)					
Transit Station ☑	Ground Floor Retail	Ground Floor Open Space and			Community Workforce Housing Center Facilities				
Residential Uni	ts				Total Provided: NOT APPLICABLE				
	Num	ber of Units P	Provide	ed (without bonus)					
Number	of Bonus Units	Provided (with	hout v	vorkforce housing)					
Number of Bonu	is Workforce H	ousing Units F	Provid	ed (20% required)					
		Total N	umbe	r of Units per Acre					
Building Covera	age 🗹 or	Lot Cove	rage	e 🗌 (check ap	plicable as requ	ired per zoning dist	rict)		
				Percentage (%)			Square Footage		
Max. Permitted		EXISTING TO	) REM	1AIN	EXISTING TO REMAIN				
Provided		EXISTING TO	) REN	1AIN	EXISTING TO REMAIN				
Fenestration (%	of each street	t-fronting fac	ade c	alculated separate	ly, per district re	gulations)			
	Reside	Residential Façade Percentage (%)			Non-residential Façade Percentage (%)				
	Local Street	Arterial/Colle	ector	Beltline Corridor	Local Street	Arterial/Collector	Beltline Corridor		
Min. Required					65%				
Provided (specify for each street)									



#### 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)

#### **Definitions and Methods of Calculation**

- <u>LUI</u> = Land Use Intensity Ratios Table (per Section 16-08 R-G District Regulations)
- <u>TOSR</u> 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.
  - TOSR required = (LUI table) X (GLA).
  - TOSR provided = (GLA) (area of building footprint) + (combined area of balconies and rooftop terraces).
- **<u>UOSR</u>** requirements are calculated using the residential FAR (of the <u>corresponding net lot or GLA lot sized used</u> to calculate FAR) 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.
  - UOSR required = (LUI table) X (the corresponding lot size used to calculate FAR).
  - If GLA is used for USOR, than 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).

#### TOSR: Total Open Space Requirements for Residential Only Projects

(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.)

	Ratio	Total Square Footage
Minimum Required		
Provided		
Square Footage b	preakout of UNCOVERED TOSR amount prov	vided by the following:
	GLA minus building square footage	
Open exterio	r balconies (per Section 16-28 or district regs)	
	Roof area improved as recreation space	
Square Footage b	preakout of COVERED TOSE amount provide	ed by the following:
Areas close	ed to the sky (roof) but having two sides with a pinimum of 50% open	
	e Open Space Requirements for Re-	sidential and or Mixed-use Developments
	Ratio	Total Square Footage
Minimum Required		
Provided		
Square Footage E	Breakdown of UOSR amounts provided by th	ne following:
	Balconies	
	Rooftop Terraces	
	Landscaped Areas and Plazas	
	Portions of Sidewalks on Private Property	
Portions of L	andscaped 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)						
PSR: Public Space Requirements for Non-residential & Mixed-use Developments (These are areas not counted towards UOSR)						
Public Space pro	vided = (square footage area of exterior space)	) + (square footage area of interior space)				
	Percentage (%)	Total Square Footage				
Minimum Required						
Provided	EXISTING TO REMAIN					
Square Footage E	Breakdown of PSR amounts provided by the	following:				
areas, plazas, ter	ssible to general public such as landscaped races, patios, observation decks, fountains, n areas, open recreational spaces, etc.)	EXISTING				
during normal bus lobbies, concours	d-level area accessible to the general public siness hours such as malls, galleries, atria, es, plaza, walkways, fountains, landscape ecreation, pedestrian seating, or eating and hities)	EXISTING				

NOT APPLICABLE

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

<b>Residential Unit Breako</b>	ut			
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				
Provided				
Maximum Allowed				
Bicycle Parking Spaces		Residential		Non-residential Uses
Minimum Required				
Provided				
On-site Loading Spaces	(see applicable zoning dis	trict requirements or Sectio	n 16-028.015)	
		<b>Residential/Hotel</b>	Non-residential	Uses (break out by use)
Minimum Required (specify for each use)				
Provided (specify for each use)				



**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

02/28/2024 Date

#### CALLISORTKL

CallisonRTKL Inc. The Woolworth Building 233 Broadway 16th Floor New York, NY 10279

CallisonRTKL.com

#### **Project Summary**

Project: FENDI Atlanta Phipps Plaza – Rear Façade Renovation
 Address: 3500 Peachtree Road, Space#1105B Level 1, Atlanta GA, 30326
 Date: Feb 15<sup>th</sup>, 2024

To Whom It May Concern:

The following is the proposed scope of work for the Fendi renovation at Phipps Plaza, Atlanta, GA.

The scope of work is limited to removing a small portion (approximately 31'-8") of the existing mall façade, and installing a new façade as shown on the drawings that aligns with the interior of the recently completed Fendi store along Peachtree Road. The height of the new façade will align with the top of the existing façade height. The existing building structure, sidewalk, parking and site utilities will all remain and will not be disturbed.

Thank you,

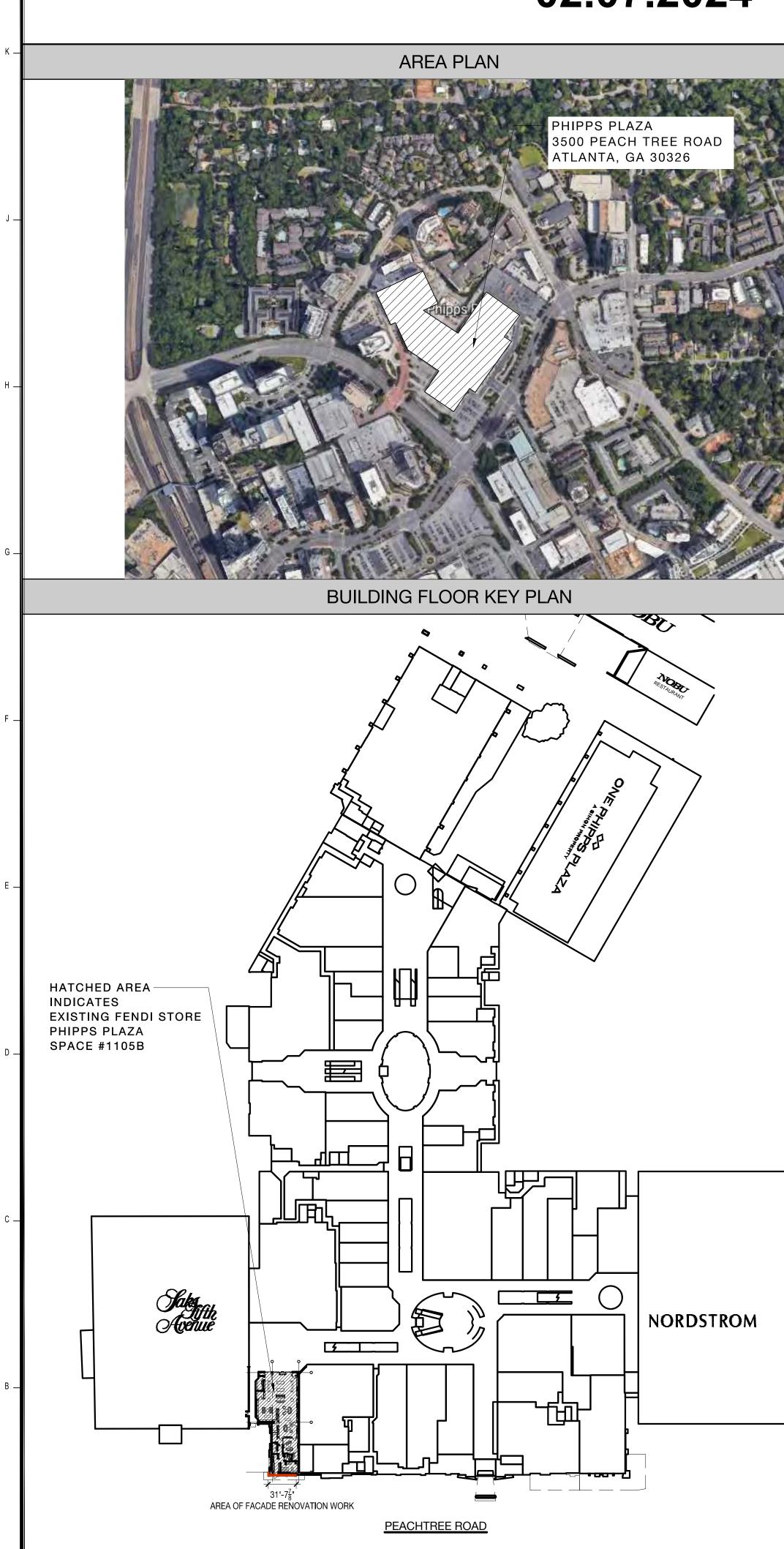
Malul Rosthanki

Michael Rostkowski, AIA Principal +1 212 354 9240 Main +1 646 908 7827 Direct

#### CALLISORTKL

CallisonRTKL Architects P.C. The Woolworth Building 233 Broadway, 16th Floor New York, NY 10279

CallisonRTKL.com



# 02.07.2024 - ISSUED FOR CONSTRUCTION - EXTERIOR SCOPE OF WORK

BUILDING D	EPARTMENT INFORMATION	LAN
EXTERIOR FACADE RENOVATION	ON G-003. THIS PROJECT IS FULLY SPRINKLED AND REMENTS.	<ul> <li>PLANS REVIEWED AND APPROVED PRESENT ON THE JOB SITE AND B PERMIT. ANY PROPOSED DEVIATIO NUMBERED AND CLOUDED ON TH TO THE LANDLORD FOR RE-APPRO TAKING PLACE IN THE FIELD.</li> <li>TENANT'S GC IS REQUIRED TO CH MANAGER PRIOR TO THE START O MANAGEMENT OFFICE.</li> <li>CONTACT PROPERTY MANAGEME INCLUDING BARRICADE GRAPHICS</li> <li>TENANT'S GC IS RESPONSIBLE TO AND AS INSTRUCTED ON SITE BY</li> <li>ANY DAMAGE TO LANDLORD'S PR CONSTRUCTION (MALL FLOORING REPAIRED PER MALL SPECIFICATION ANY LANDLORD EQUIPMENT, COM TENANT(S) THAT IS EXISTING IN TH THE LANDLORD EQUIPMENT, COM TENANT(S) THAT IS EXISTING IN TH THE LANDLORD COMMENTS SHALL COORDINATE WITH MALL OPERAT</li> <li>ALL LANDLORD COMMENTS FROM INTO THE FINAL SET OF APPROVED FIELD.</li> <li>ALL LANDLORD COMMENTS ON TO DOCUMENT SET, EVEN IF NOT REF</li> <li>THE RE-USE OF ANY EXISTING CO PLUMBING OR HVAC SYSTEMS CU BEING APPROPRIATE FOR RE-USE RE-USED MUST BE RESTORED TO WARRANTY ON THE RE-USE OF ANY SYSTEMS OCCUR, IT IS THE SOLE REPLACE, AT TENANT EXPENSE.</li> <li>LANDLORD AND TENANT RESPONSI LANDLORD AND TENANT RESPONSI EQUIPMENT WHENEVER POSSIBLE ENERGY CONSUMPTION.</li> </ul>
TENANT, TENANT'S DESIGN TEAM ALL FIELD CONDITIONS PRIOR TO ALL CHANGES AND MODIFICATIO RESUBMITTED TO LANDLORD FOR	AND TENANT'S CONTRACTORS SHALL FIELD VERIFY THE START OF ANY CONSTRUCTION. BE ADVISED THAT N TO THE LANDLORD'S APPROVED DRAWINGS SHALL BE R RE-APPROVAL. ANY CONSTRUCTION COMPLETED WITH L BE CORRECTED AS APPROVED BY LANDLORD AT	TENANT         FENDI         555 MADISON AVENUE         NEW YORK, NY 10022         CONTACT: NADIN AHMED         PHONE:       929.587.9988         EMAIL:       NADIN.AHMED@FENDI.CO
<ul> <li>SPECIFIC STRUCTURAL SPECIAL</li> <li>ALL POST-INSTALLED ANCHOR</li> <li>FREQUENCY).</li> </ul>	ECIAL INSPECTIONS INSPECTIONS REQUIRED: DRS (SEE POST-INSTALLED ANCHORS SECTION FOR TEST EPT WELDING PERFORMED IN AN AISC APPROVED SHOP.	STRUCTURAL ENGINEER ARMOUR UNSDERFER ENGINEERING 202 WEST 40TH STREET, 14TH FLOOF NEW YORK, NY 10018 STRUGTUR ARE MOUNSER RDER
REFER TO STRUCTURAL SHEET S	<u>-001 FOR MORE INFO</u>	PHONE: 425.502.5071 EMAIL: BRIANU@AU-ENG.COM

# PHIPPS PLAZA, 3500 PEACH TREE ROAD. SPACE# 1105B

# ANDLORD NOTES

VED BY LANDLORD'S TENANT COORDINATOR MUST BE D BE ACCOMPANIED BY PLANS APPROVED FOR BUILDING ATION FROM THE LANDLORD APPROVED PLANS MUST BE I THE PLANS, AND THEN RESUBMITTED BY THE TENANT PROVAL PRIOR TO ANY CONSTRUCTION CHANGES

CHECK IN WITH LANDLORD'S ON SITE PROPERTY T OF TENANT CONSTRUCTION. CONTACT MALL

- MENT FOR CONSTRUCTION BARRICADE REQUIREMENTS,
- HCS. TO COMPLY WITH ALL MALL RULES AND REGULATIONS BY MALL MANAGEMENT.
- PROPERTY DURING TENANT DEMOLITION OR
- NG, BULKHEAD, NEUTRAL PIERS, ETC.) WILL BE ATIONS, AT TENANT'S EXPENSE.
- COMPONENT, AND / OR SERVICE FEEDING OTHER I THE SPACE MUST REMAIN VISIBLE AND ACCESSIBLE TO L INSTALL ACCESS PANELS AS REQUIRED TO MAINTAIN ALL BE LABELED TO PROPERLY IDENTIFY SYSTEM,
- RATIONS. ROM PREVIOUS REVIEW(S) ARE TO BE INCORPORATED OVED DRAWINGS AND ARE TO BE ADHERED TO IN THE
- ON THIS SET OF DRAWINGS SHALL APPLY TO THE ENTIRE REPEATED ON EVERY SHEET IN DRAWING SET. CONSTRUCTION, FINISHES, EQUIPMENT, OR ELECTRICAL, CURRENTLY IN THE SPACE IS CONDITIONAL UPON IT USE. ANY EXISTING CONDITION OR EQUIPMENT TO BE TO LIKE NEW CONDITIONS. THE LANDLORD MAKES NO F ANY EXISTING CONDITION IN THE SPACE. PGRADES, AND / OR IMPROVEMENTS TO EXISTING
- DLE RESPONSIBILITY OF THE TENANT TO REPAIR OR

ONSIBILITIES ARE AS DEFINED IN LEASE AGREEMENT. RS USE OF ENERGY STAR PRODUCTS AND/OR IBLE DURING TENANT BUILD OUT, WHICH CAN REDUCE

DRAWING LIST								
		ISSUED DATE	ISSUED FOR CONSTRUCTION 2024/02/07					
DRAWING	DRAWING ARCHITECTURAL							
G-000	COVER SHEET		••					
G-001	SITE PLAN		••					
G-004	4 ROOF PLAN		••					
G-005	EXISTING AND PROPOSED EXTERIOR ELEVATIONS		••					
D-100	DEMOLITION PLAN AND NOTES		••					
D-120	0 REAR FACADE DEMO SECTIONS		••					
A-100	PROPOSED PLAN		••					
A-306	REAR FACADE PLAN		••					
A-309	REAR FACADE ELEVATION		••					
A-315	REAR FACADE SECTIONS		••					
A-320	320 REAR FACADE DETAILS		••					

	PROJECT DIREC	IORY	
IDI.COM	LANDLORDSIMON PROPERTY GROUP235 WEST WASHINGTON STREETINDIANAPOLIS, IN 46204TENANT COORDINATOR:MEGAN EVANSPHONE:AMAL:MEGAN EVANS@SIMON.COMPROPERTY MANAGER:ERIC S. HOWARDPHONE:A04.261.7910EMAL:COPERATIONS DIRECTOR: SCUTT LEWISPHONE:470.240.8707EMAL:SCOTT.LEWIS@SIMON.COM	ARCHITECTCALLISONRTKL INC.2101 L ST, NW, SUITE 200WASHINGTON, DC 20037CONTACT: MICHAEL ROSTKOWSKIPHONE: 646.908.7827EMAIL:MICHAEL.ROSTKOWSKI@ARCADIS.COMARCHITECT OF RECORDCONTACT: DAVID ASFOURLICENSE N.: RA015548EMAIL:EMAIL:CARLI:CARLI:CARLI:MAIL:CARLI: </td <td>HEP ENGINEER FISKAA 589 EIGHTH AVENUE 589 EIGHTH AVENUE 580 YORK, NY 10018</td>	HEP ENGINEER FISKAA 589 EIGHTH AVENUE 589 EIGHTH AVENUE 580 YORK, NY 10018
ering, inc. Loor	EXPEDITOR PERMIT SOLUTIONS, INC. 3780 MEETING STREET DULUTH, GA 30096-3102 CONTACT: PATTI WALLIS PHONE: 678.357.7439 EMAIL: PWALLIS@PSI-ATL-GA.COM	MILLWORKER ALBERTO TACCHI ARREDAMENTI S.R.L. VIA S. ALLENDE, 11 50058 SIGNA, FLORENCE, ITALY CONTACT: GLAUCO GUIDOTTI O: +39 055 876456 INTERNO 229 M: +39 346 962 6526 EMAIL: G.GUIDOTTI@TACCHIARREDAMENTI.IT	

# FENDI

# PHIPPS PLAZA 3500 PEACH TREE ROAD SPACE #1105B LEVEL 01 ATLANTA, GA 30326

PROJECT INFORMATION 003-220127.00

GROSS AREA: SALES AREA: BOH AREA:

4,368 SQ.F 3,659 SQ. FT. 709 SQ. FT.

TENANT

FENDI AMERICAS 555 MADISON AVE 15TH FLOOR NEW YORK, NY 10022

ARCHITECT CALLISONRTKL INC. 2101 L ST, NW, SUITE 200 WASHINGTON, DC 20037

## MEP ENGINEER

FISKAA 589 8TH AVENUE NEW YORK, NY 10018

## STRUCTURAL ENGINEER

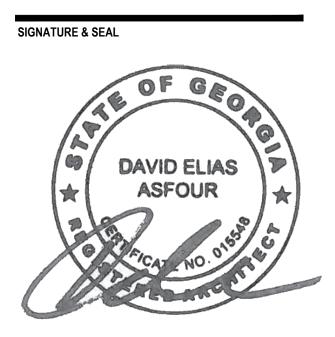
AUE 202 WEST 40TH STREET, 14TH FLOOR NEW YORK, NY 10018

EXPEDITOR PERMIT SOLUTIONS, INC 3780 MEETING STREET

DULUTH, GA 30096-3102

# LANDLORD

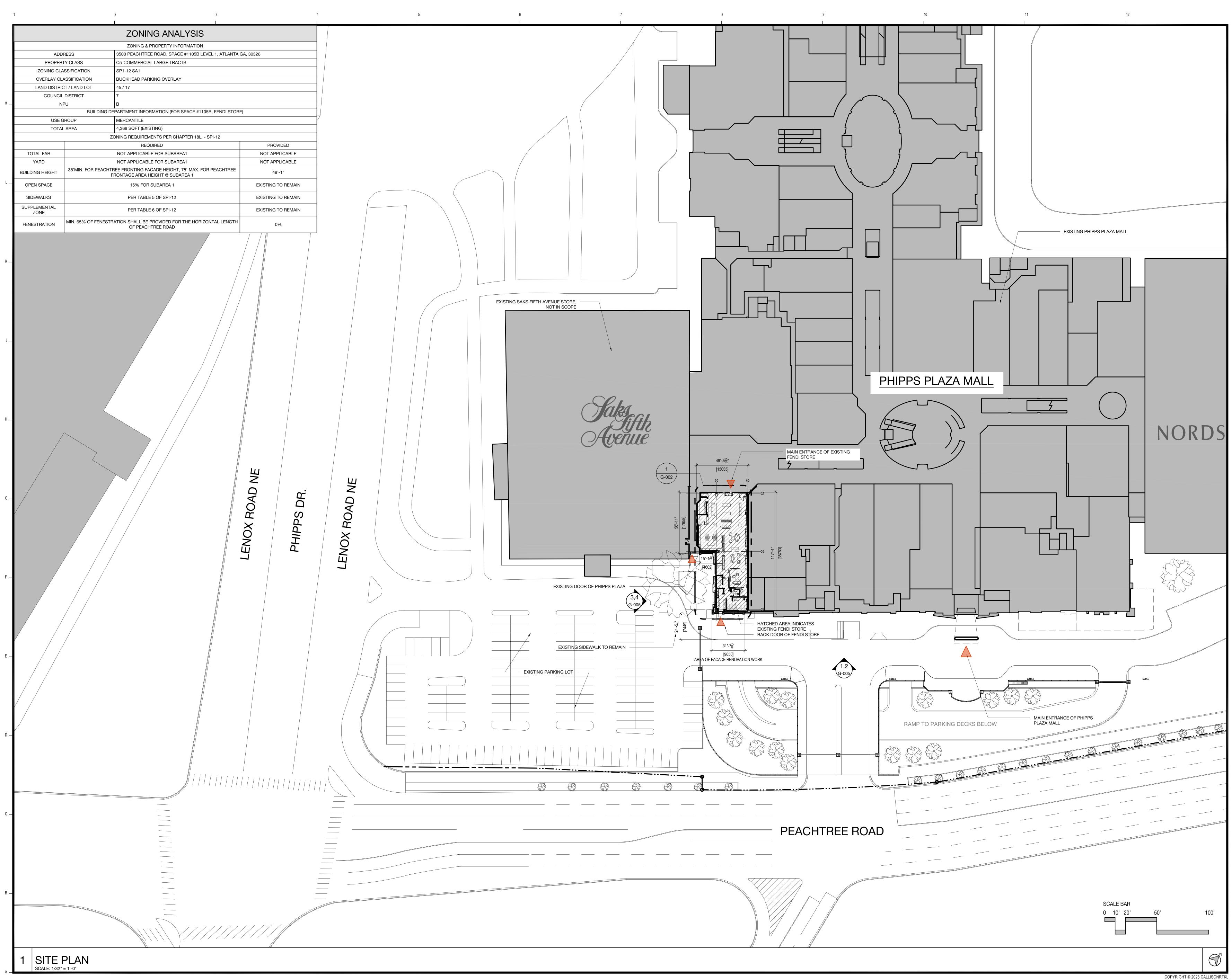
SIMON 225 WEST WASHINGTON STREET INDIANAPOLIS, IN 46204-3438



ISSUED / REVISED	DEV	DATE
ISSUED / REVISED	REV.	DATE
ISSUED FOR CONSTRUCTION		2024.02.07

COVER SHEET





# FENDI

# PHIPPS PLAZA 3500 PEACH TREE ROAD SPACE #1105B LEVEL 01 ATLANTA, GA 30326

PROJECT INFORMATION 003-220127.00

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3,659 SQ. FT. 709 SQ. FT.

TENANT

FENDI AMERICAS 555 MADISON AVE 15TH FLOOR NEW YORK, NY 10022

ARCHITECT CALLISONRTKL INC. 2101 L ST, NW, SUITE 200 WASHINGTON, DC 20037

### MEP ENGINEER

FISKAA 589 8TH AVENUE NEW YORK, NY 10018

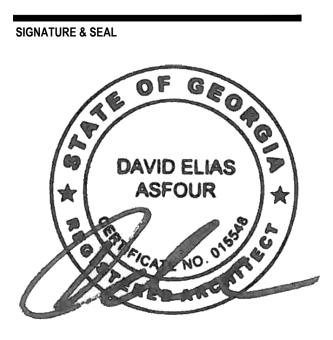
STRUCTURAL ENGINEER

AUE 202 WEST 40TH STREET, 14TH FLOOR NEW YORK, NY 10018

EXPEDITOR PERMIT SOLUTIONS, INC. 3780 MEETING STREET DULUTH, GA 30096-3102

#### LANDLORD

SIMON 225 WEST WASHINGTON STREET INDIANAPOLIS, IN 46204-3438

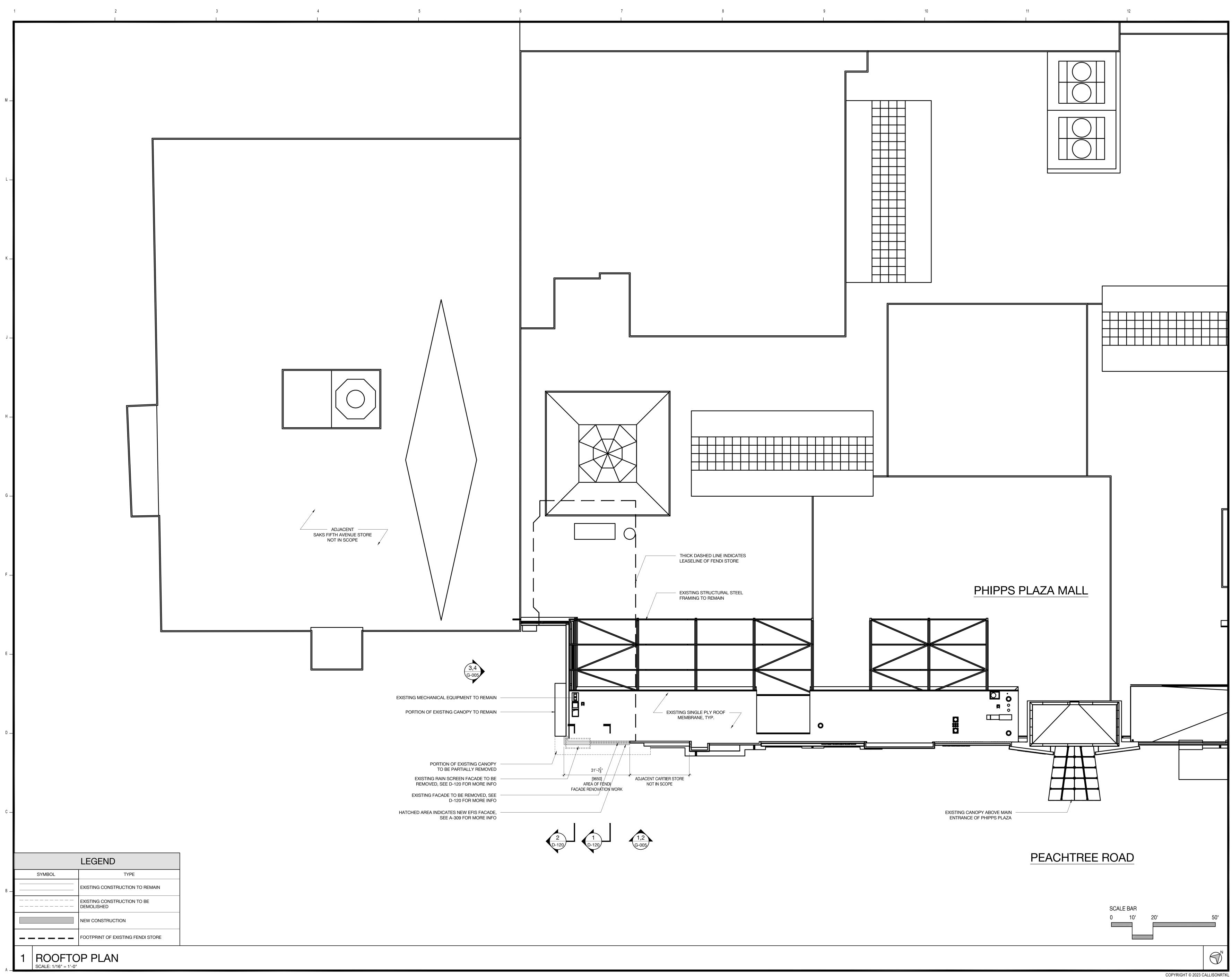


REV.	DATE
	2024.02.07
	REV.

 $\bigwedge^{N}$ 

SITE PLAN

G-001



# FENDI

# PHIPPS PLAZA 3500 PEACH TREE ROAD SPACE #1105B LEVEL 01 ATLANTA, GA 30326

PROJECT INFORMATION 003-220127.00

GROSS AREA: 4,368 SQ.FT. SALES AREA: 3,659 SQ. FT.

BOH AREA: 709 SQ. FT.

TENANT

FENDI AMERICAS 555 MADISON AVE 15TH FLOOR NEW YORK, NY 10022

ARCHITECT CALLISONRTKL INC. 2101 L ST, NW, SUITE 200 WASHINGTON, DC 20037

## MEP ENGINEER

FISKAA 589 8TH AVENUE NEW YORK, NY 10018

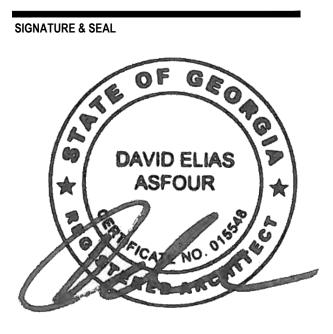
STRUCTURAL ENGINEER

AUE 202 WEST 40TH STREET, 14TH FLOOR NEW YORK, NY 10018

EXPEDITOR PERMIT SOLUTIONS, INC. 3780 MEETING STREET DULUTH, GA 30096-3102

LANDLORD SIMON

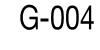
225 WEST WASHINGTON STREET INDIANAPOLIS, IN 46204-3438



ISSUED / REVISED	REV.	DATE
ISSUED FOR CONSTRUCTION		2024.02.07

50'  $\bigcirc$ 

ROOFTOP PLAN









T.O. EXISTING FACADE @ FENDI T.O. EXISTING FACADE @ ADJACENT STORE 44'- 10", V.I.F

T.O. EXISTING FACADE @ FENDI T.O. EXISTING FACADE @ ADJACENT STORE 44'- 10", V.I.F

10

11

	1				
DEMOLITION LEGEND					
SYMBOL	TYPE				
	EXISTING CONSTRUCTION TO REMAIN				
	EXISTING CONSTRUCTION TO BE DEMOLISHED				

12

# FENDI

# PHIPPS PLAZA 3500 PEACH TREE ROAD SPACE #1105B LEVEL 01 ATLANTA, GA 30326

PROJECT INFORMATION 003-220127.00

GROSS AREA: 4,368 SQ.FT. SALES AREA: 3,659 SQ. FT. BOH AREA:

709 SQ. FT.

TENANT

FENDI AMERICAS 555 MADISON AVE 15TH FLOOR NEW YORK, NY 10022

ARCHITECT CALLISONRTKL INC. 2101 L ST, NW, SUITE 200 WASHINGTON, DC 20037

#### MEP ENGINEER

FISKAA 589 8TH AVENUE NEW YORK, NY 10018

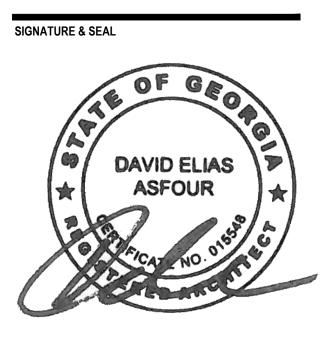
STRUCTURAL ENGINEER

AUE 202 WEST 40TH STREET, 14TH FLOOR NEW YORK, NY 10018

EXPEDITOR PERMIT SOLUTIONS, INC 3780 MEETING STREET DULUTH, GA 30096-3102

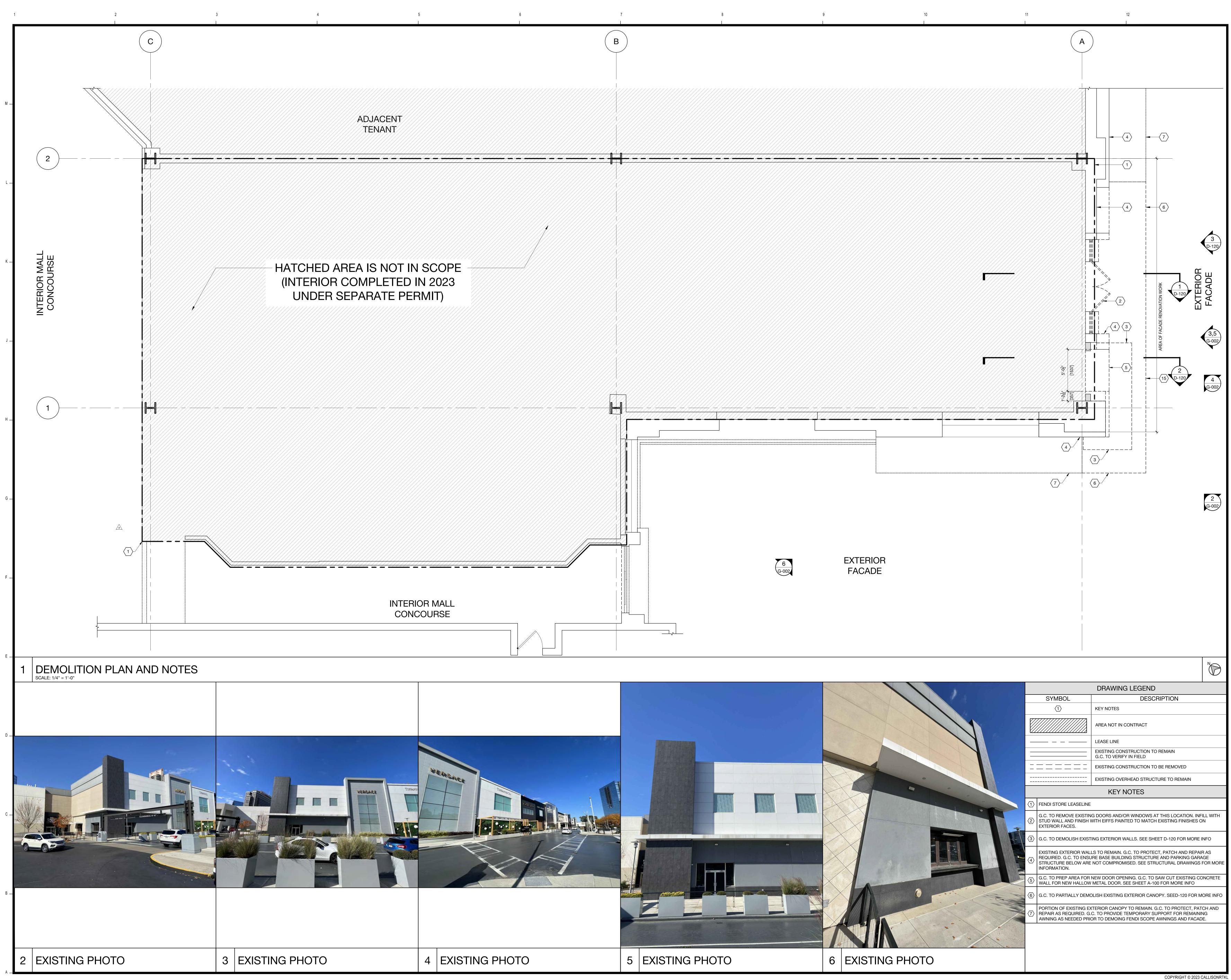
#### LANDLORD

SIMON 225 WEST WASHINGTON STREET INDIANAPOLIS, IN 46204-3438



ISSUED / REVISED	REV.	DATE
ISSUED FOR CONSTRUCTION		2024.02.07

**EXISTING & PROPOSED** EXTERIOR ELEVATIONS



P:\Retail\NYC\FENDI\Atlanta Phipps\1.4 Architecture\2-CAD\Sheets\D-100 DEMOLITION PLAN AND NOTES\_exterior scope.dwg 2/7/2024 12:27:45 PM

# FENDI

# PHIPPS PLAZA 3500 PEACH TREE ROAD SPACE #1105B LEVEL 01 ATLANTA, GA 30326

PROJECT INFORMATION 003-220127.00

GROSS AREA: SALES AREA: 4,368 SQ.FT. 3,659 SQ. FT. 709 SQ. FT. BOH AREA:

TENANT

FENDI AMERICAS 555 MADISON AVE 15TH FLOOR NEW YORK, NY 10022

ARCHITECT CALLISONRTKL INC. 2101 L ST, NW, SUITE 200 WASHINGTON, DC 20037

# MEP ENGINEER

FISKAA 589 8TH AVENUE NEW YORK, NY 10018

# STRUCTURAL ENGINEER

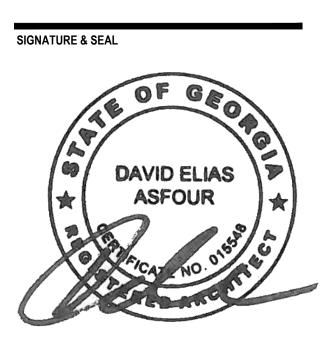
AUE 202 WEST 40TH STREET, 14TH FLOOR NEW YORK, NY 10018

# EXPEDITOR

PERMIT SOLUTIONS, INC. 3780 MEETING STREET DULUTH, GA 30096-3102

## LANDLORD

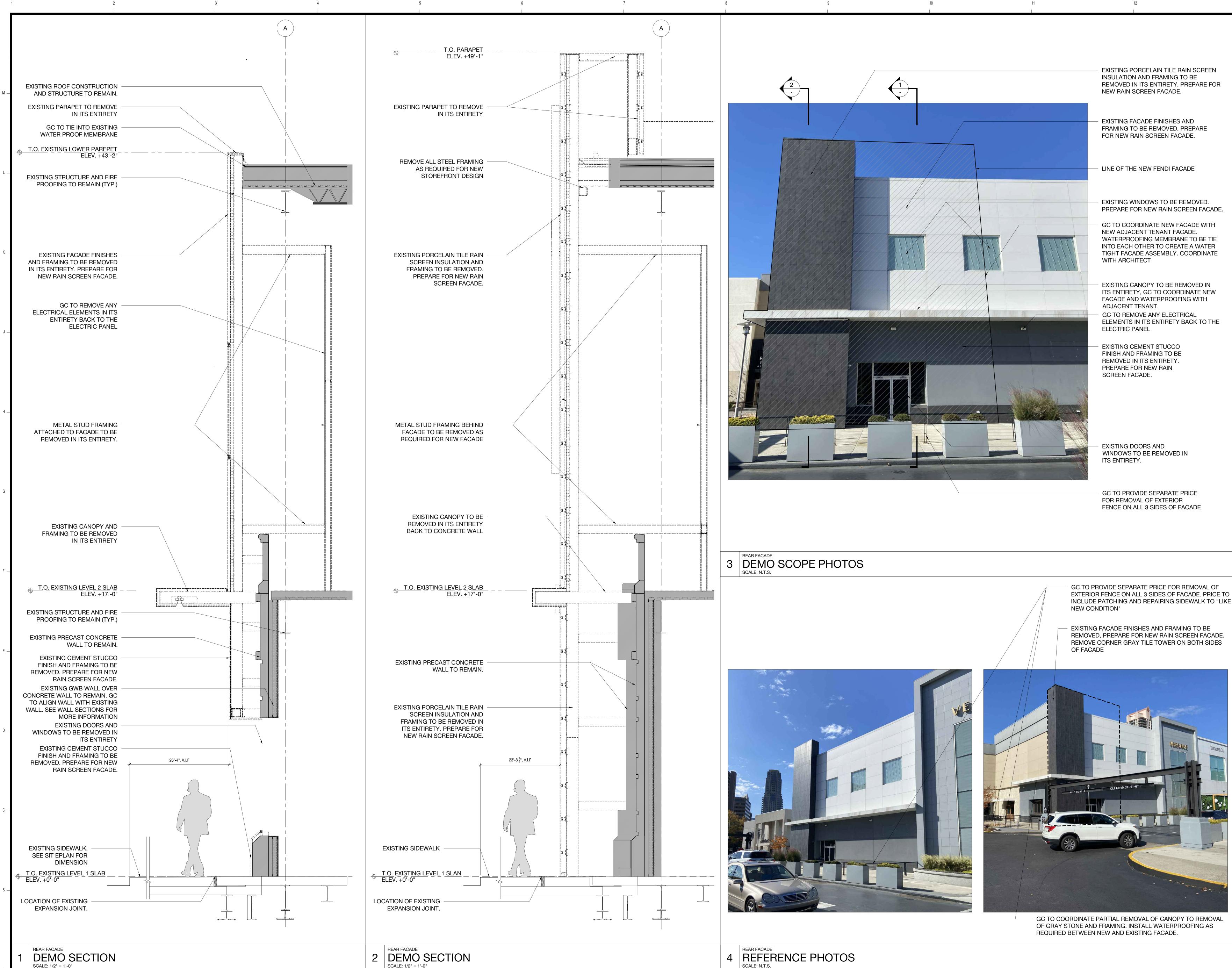
SIMON 225 WEST WASHINGTON STREET INDIANAPOLIS, IN 46204-3438



ISSUED / REVISED	REV.	DATE
ISSUED FOR CONSTRUCTION		2024.02.07

DEMOLITION PLAN

# D-100



SCALE: N.T.S.

# FENDI

#### PHIPPS PLAZA 3500 PEACH TREE ROAD SPACE #1105B LEVEL 01 ATLANTA, GA 30326

PROJECT INFORMATION 003-220127.00

GROSS AREA: 4.368 SQ.FT. SALES AREA: BOH AREA:

3,659 SQ. FT. 709 SQ. FT.

TENANT

FENDI AMERICAS 555 MADISON AVE 15TH FLOOR NEW YORK, NY 10022

ARCHITECT CALLISONRTKL INC. 2101 L ST, NW, SUITE 200 WASHINGTON, DC 20037

### MEP ENGINEER

FISKAA 589 8TH AVENUE NEW YORK, NY 10018

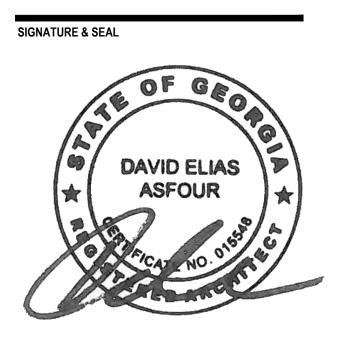
STRUCTURAL ENGINEER

202 WEST 40TH STREET, 14TH FLOOR NEW YORK, NY 10018

EXPEDITOR PERMIT SOLUTIONS, INC 3780 MEETING STREET DULUTH, GA 30096-3102

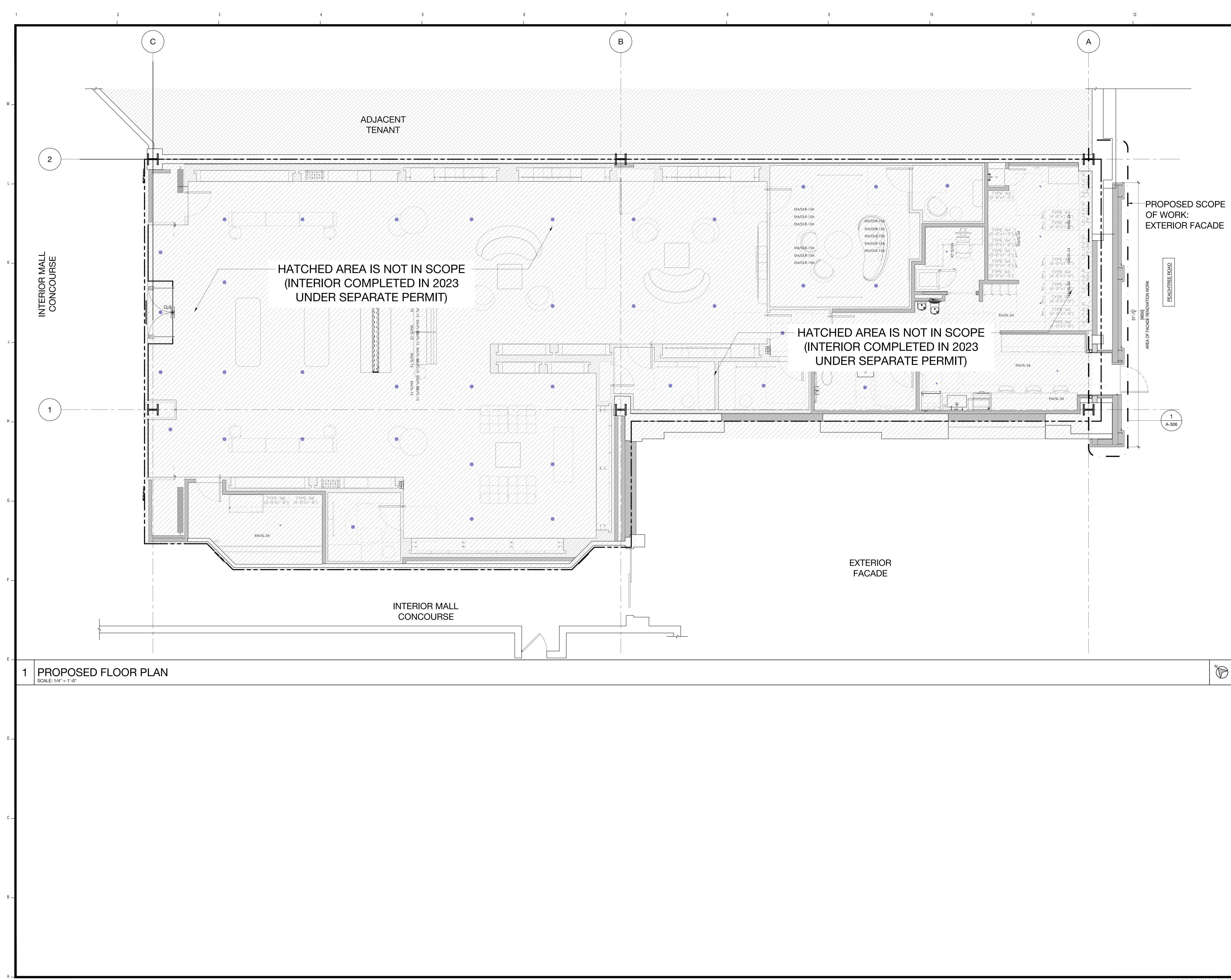
#### LANDLORD

SIMON 225 WEST WASHINGTON STREET INDIANAPOLIS, IN 46204-3438



ISSUED / REVISED	REV.	DATE
ISSUED FOR CONSTRUCTION		2024.02.07

REAR FACADE DEMO SECTIONS



# FENDI

#### PHIPPS PLAZA 3500 PEACH TREE ROAD SPACE #1105B LEVEL 01 ATLANTA, GA 30326

PROJECT INFORMATION 003-220127.00

GROSS AREA: 4, SALES AREA: 3, BOH AREA:

4,368 SQ.FT. 3,659 SQ. FT. 709 SQ. FT.

TENANT

FENDI AMERICAS 555 MADISON AVE 15TH FLOOR NEW YORK, NY 10022

ARCHITECT CALLISONRTKL INC. 2101 L ST, NW, SUITE 200 WASHINGTON, DC 20037

#### MEP ENGINEER

FISKAA 589 8TH AVENUE NEW YORK, NY 10018

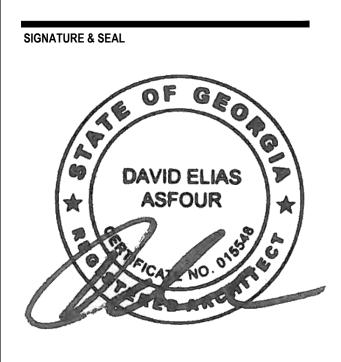
STRUCTURAL ENGINEER

AUE 202 WEST 40TH STREET, 14TH FLOOR NEW YORK, NY 10018

EXPEDITOR PERMIT SOLUTIONS, INC. 3780 MEETING STREET DULUTH, GA 30096-3102

# LANDLORD

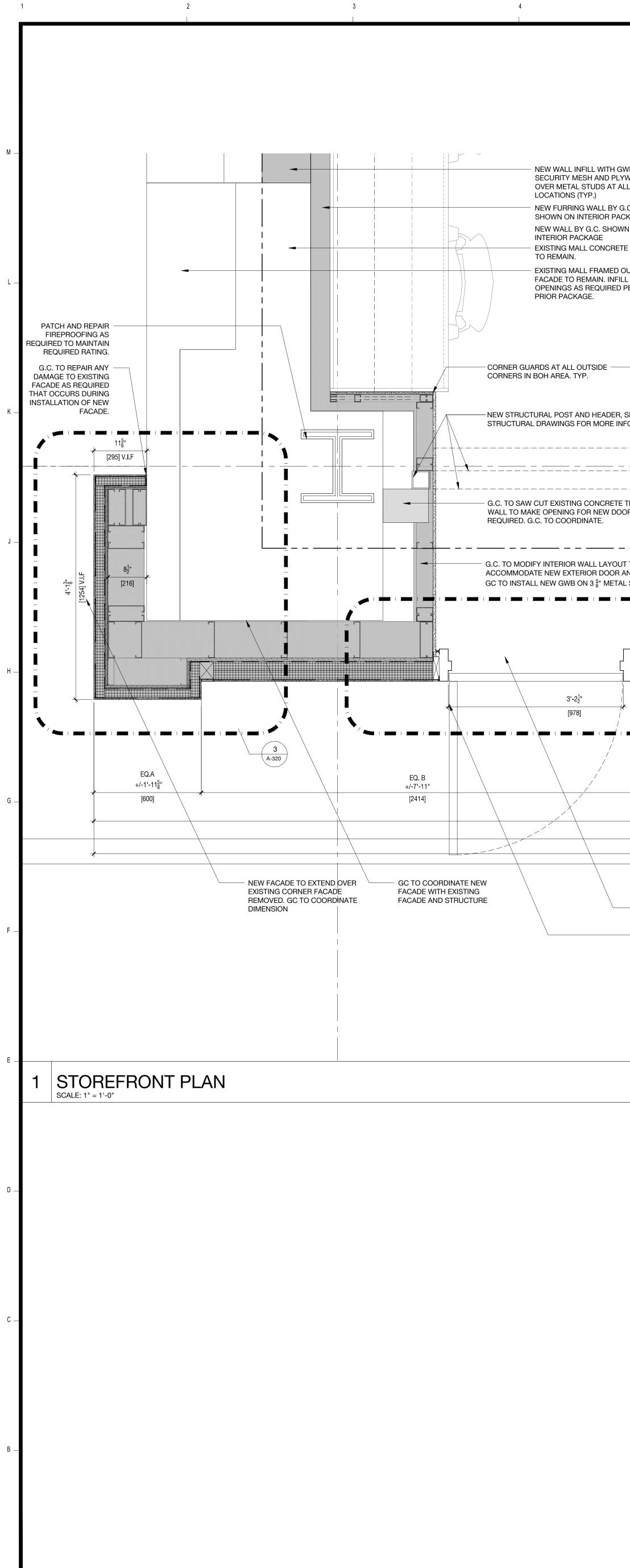
SIMON 225 WEST WASHINGTON STREET INDIANAPOLIS, IN 46204-3438



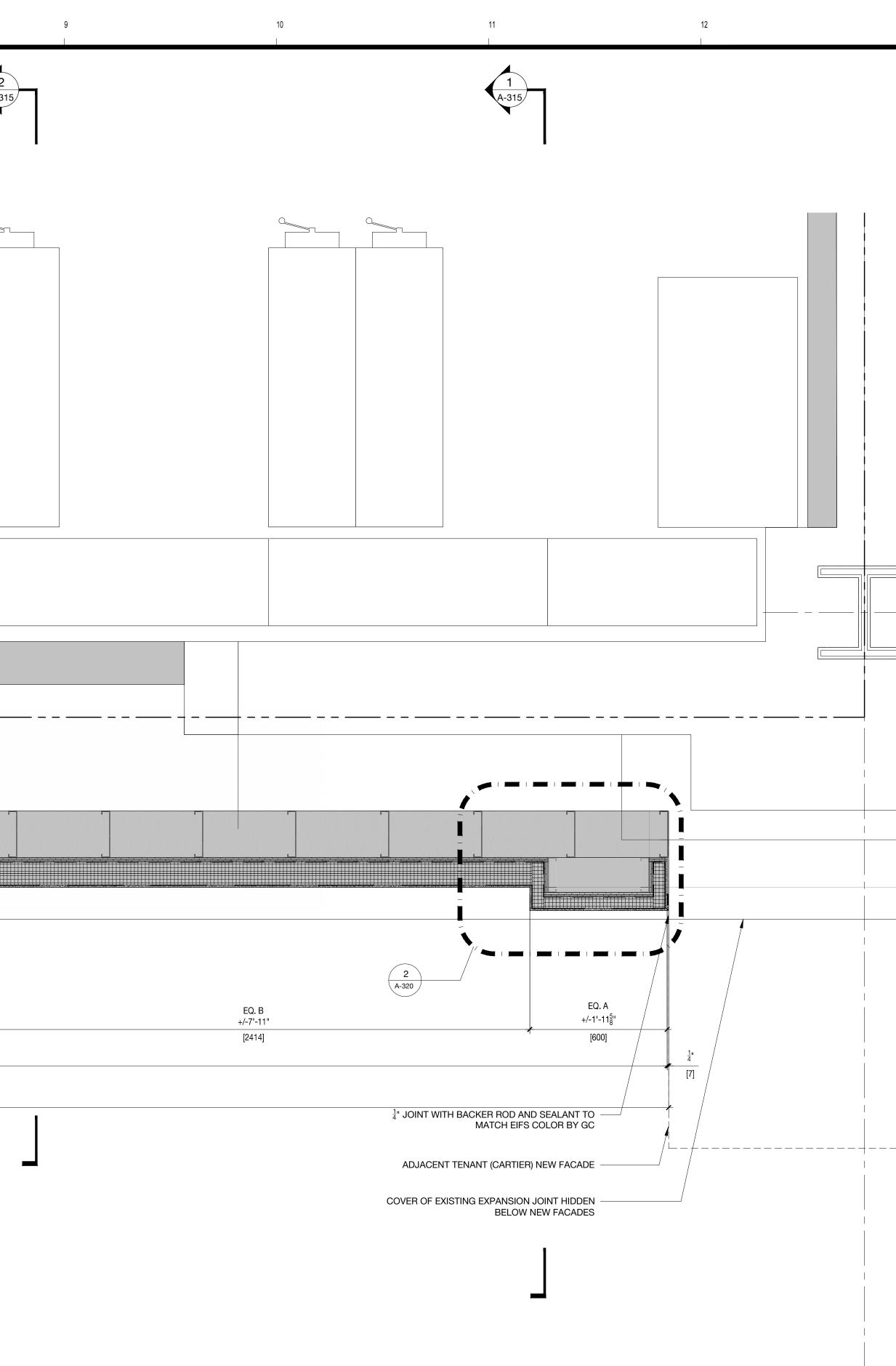
ISSUED / REVISED	REV.	DATE
ISSUED FOR CONSTRUCTION		2024.02.07

PROPOSED FLOOR PLAN

COPYRIGHT © 2023 CALLISONRTKL



	5	6 		7		8	
			2 A-315		1 A-315		2 A-31
NB, WOOD LL INFILL C. CKAGE N ON E WALL DUT L PER							
SEE FO 							
TILT UP		METAL	VALL INFILL WITH GWB, SEC . STUD, TYPICAL AT ALL INF NG MALL CONCRETE WALL	ILL LOCATIONS.			
	EQ. A +/-1'-11 <sup>5</sup> 8" [600]	1 A-320	EQ. B +/-7'-11" [2414] $31'-7_8^5$ " [9643] $31'-7_8^7$ "			EQ. A +/-1'-11 <sup>5</sup> 8" [600]	
	COVER OF EXISTING EXPA		[9650] DF FACADE RENOVATION WORK				
		D CENTER OF DOOR. MODIFY SLAB AS INISH TO ALIGN WITH EXISTING SIDEWAL DOR BY GC	.К.	<b></b>	لم ا		



# FENDI

#### PHIPPS PLAZA 3500 PEACH TREE ROAD SPACE #1105B LEVEL 01 ATLANTA, GA 30326

PROJECT INFORMATION 003-220127.00

GROSS AREA: 4,368 SQ.FT. SALES AREA: 3,659 SQ. FT. BOH AREA:

709 SQ. FT.

TENANT

FENDI AMERICAS 555 MADISON AVE 15TH FLOOR NEW YORK, NY 10022

ARCHITECT CALLISONRTKL INC. 2101 L ST, NW, SUITE 200 WASHINGTON, DC 20037

#### MEP ENGINEER

FISKAA 589 8TH AVENUE NEW YORK, NY 10018

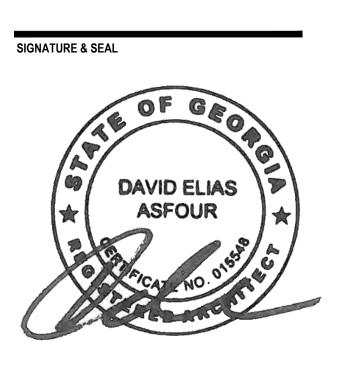
## STRUCTURAL ENGINEER

AUE 202 WEST 40TH STREET, 14TH FLOOR NEW YORK, NY 10018

EXPEDITOR PERMIT SOLUTIONS, INC. 3780 MEETING STREET DULUTH, GA 30096-3102

#### LANDLORD

SIMON 225 WEST WASHINGTON STREET INDIANAPOLIS, IN 46204-3438



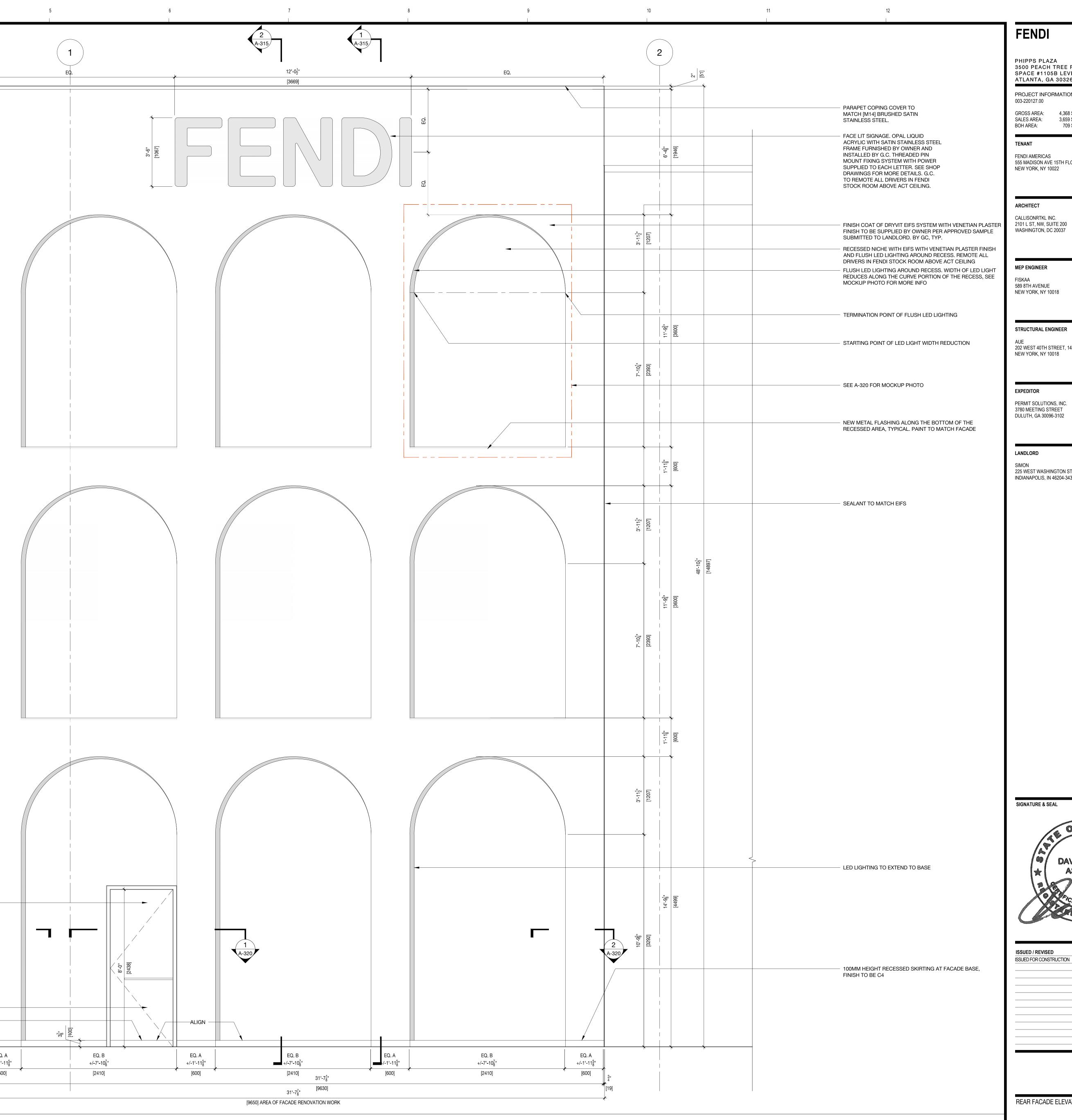
ISSUED / REVISED	REV.	DATE
ISSUED FOR CONSTRUCTION		2024.02.07

REAR FACADE PLAN



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T.O. NEW ADJACENT TENANT (CARTIER) FACADE			
⊕ T.O. EXISTING ROOF      + 42'-9 3/4" A.F.F. (V.I.F.)			
⊕ T.O. EXISTING ADJACENT FACADE			
GENERAL CONTRACTOR REQUIREMENT: G.C. IS RESPONSIBLE TO DESIGN, FABRICATE AND INSTALL A COMPLETE STOREFRONT SYSTEM. THIS INCLUDES THE DESIGN OF ALL COMPONENTS INCLUDING STRUCTURAL STEEL, GLAZING SIZE AND THICKNESS, FRAMING COMPONENTS, WATERPROOFING ETC. THE SYSTEM MUST MATCH THE DESIGN INTENT SHOWN ON THE ARCHITECTURAL DRAWINGS. THE BID THE G.C. SUBMITS MUST INCLUDE THE COMPLETE DESIGNED SYSTEM. ANY CHANGES TO THE COMPONENTS AFTER BID, UNLESS THE DESIGN CONCEPT HAS CHANGED, DOES NOT CONSTITUTE A CHANGE ORDER OR PROJECT DELAY.			
NOTE: STOREFRONT DWGS SHOW DESIGN INTENT. G.C. TO WORK WITH ARCHITECT & OWNER TO DESIGN AND DEVELOP STOREFRONT DETAILS TO MATCH DESIGN INTENT AND TO COMPLY WITH ASCE7-10			
SIGNAGE NOTE: SIGNAGE SHOP DRAWINGS TO BE SUBMITTED TO LANDLORD FOR APPROVAL. SIGNAGE MUST BE IN COMPLIANCE WITH LEASE EXHIBIT.			
STRUCTURAL DOCUMENTATION NOTE: G.C. TO NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES BETWEEN ARCHITECTURAL DESIGN DOCUMENTS AND STRUCTURAL DOCUMENTS			
	F	ACADE BEYOND	
EXISTING ADJACENT MALL		_ <b>-</b>	
⊕ <u>T.O. EXISTING CANOPY</u> <u>TO BE REMOVED</u>			
			$\times$
EXISTING CANOPY BEYOND TO REMAIN			<u> </u>
NEW SECURITY DOOR BY GC			
		3 A-320	
T.O. BASE			
⊕ T.O. FINISHED FLOOR			



# FENDI

# PHIPPS PLAZA 3500 PEACH TREE ROAD SPACE #1105B LEVEL 01 ATLANTA, GA 30326

PROJECT INFORMATION 003-220127.00

GROSS AREA: 4,368 SQ.FT. SALES AREA: 3,659 SQ. FT. BOH AREA: 709 SQ. FT.

TENANT

FENDI AMERICAS 555 MADISON AVE 15TH FLOOR NEW YORK, NY 10022

ARCHITECT CALLISONRTKL INC. WASHINGTON, DC 20037

### MEP ENGINEER

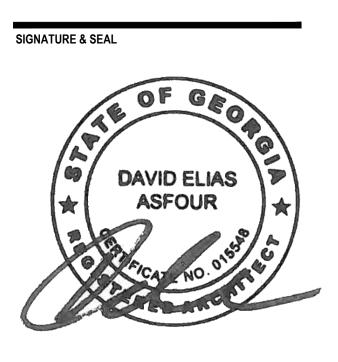
FISKAA 589 8TH AVENUE NEW YORK, NY 10018

STRUCTURAL ENGINEER

AUE 202 WEST 40TH STREET, 14TH FLOOR NEW YORK, NY 10018

EXPEDITOR PERMIT SOLUTIONS, INC. 3780 MEETING STREET DULUTH, GA 30096-3102

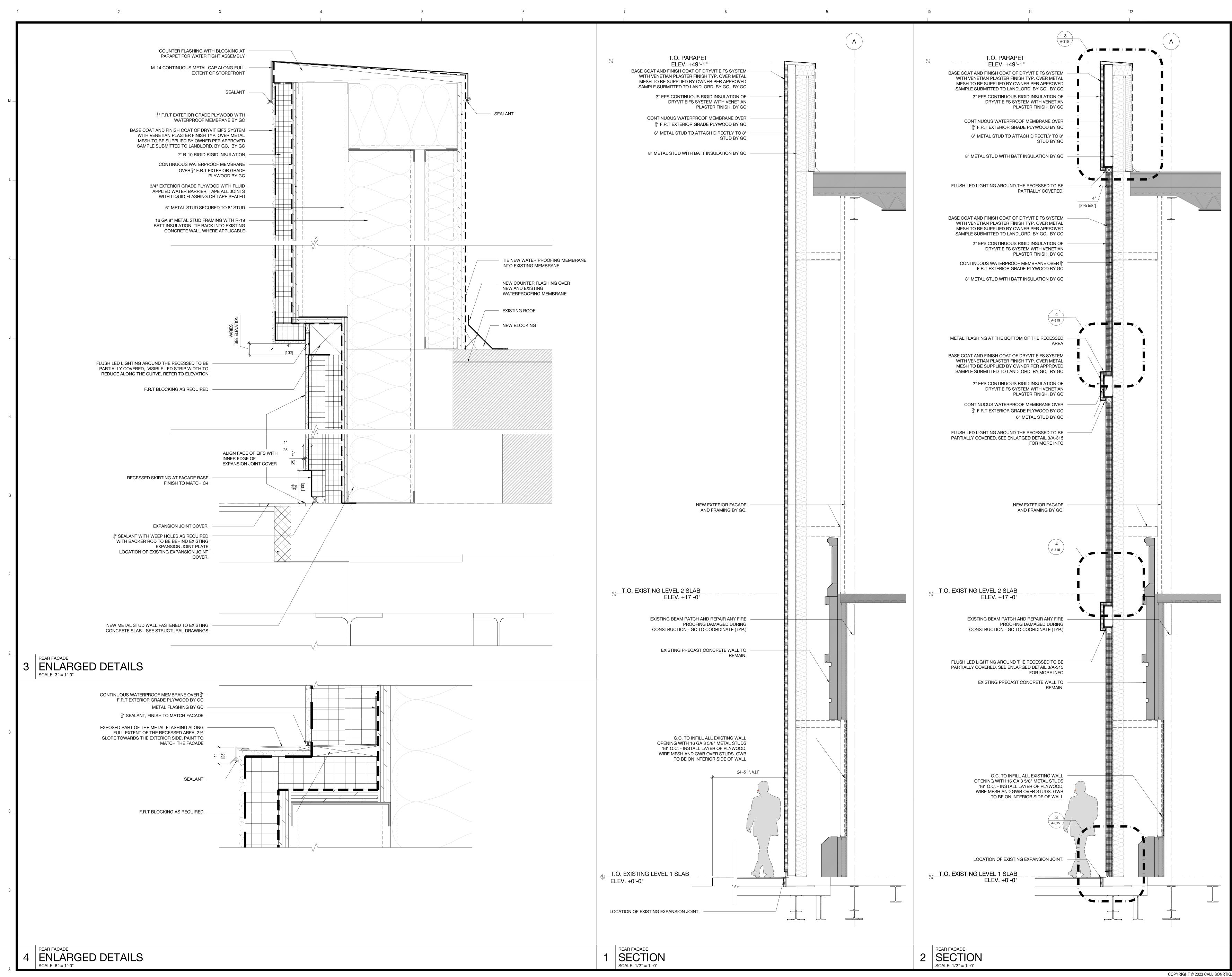
LANDLORD SIMON 225 WEST WASHINGTON STREET INDIANAPOLIS, IN 46204-3438



ISSUED / REVISED	REV.	DATE
ISSUED FOR CONSTRUCTION		2024.02.07

REAR FACADE ELEVATION





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# FENDI

#### PHIPPS PLAZA 3500 PEACH TREE ROAD SPACE #1105B LEVEL 01 ATLANTA, GA 30326

PROJECT INFORMATION 003-220127.00

GROSS AREA: 4,368 SQ.FT. SALES AREA: 3,659 SQ. FT. BOH AREA:

709 SQ. FT.

TENANT

FENDI AMERICAS 555 MADISON AVE 15TH FLOOR NEW YORK, NY 10022

ARCHITECT CALLISONRTKL INC. 2101 L ST, NW, SUITE 200 WASHINGTON, DC 20037

#### MEP ENGINEER

FISKAA 589 8TH AVENUE NEW YORK, NY 10018

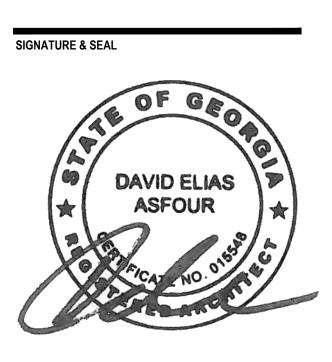
STRUCTURAL ENGINEER

202 WEST 40TH STREET, 14TH FLOOR NEW YORK, NY 10018

EXPEDITOR PERMIT SOLUTIONS, INC. 3780 MEETING STREET DULUTH, GA 30096-3102

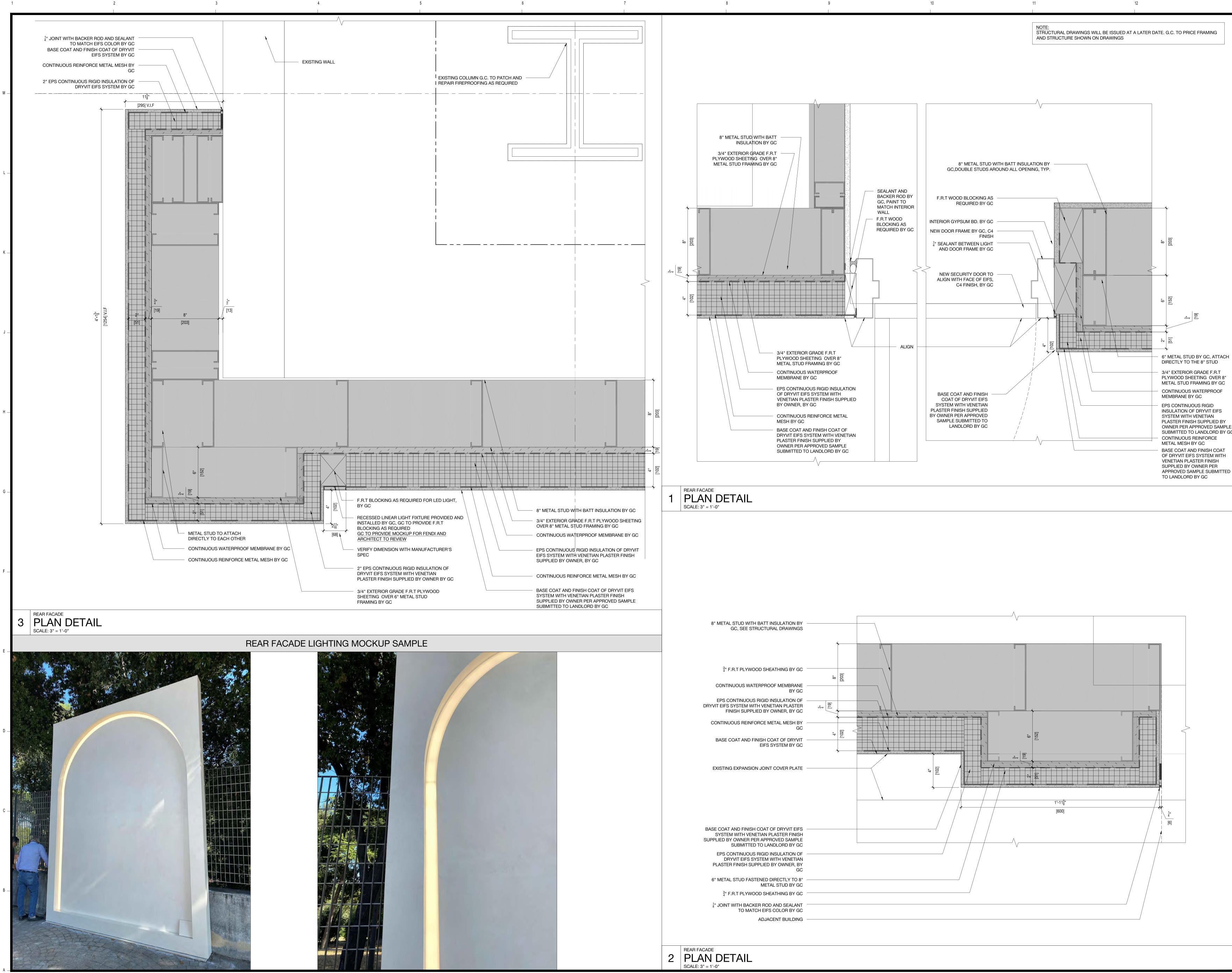
LANDLORD SIMON

225 WEST WASHINGTON STREET INDIANAPOLIS, IN 46204-3438



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REAR FACADE SECTIONS



# FENDI

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#### MEP ENGINEER FISKAA

589 8TH AVENUE NEW YORK, NY 10018

STRUCTURAL ENGINEER

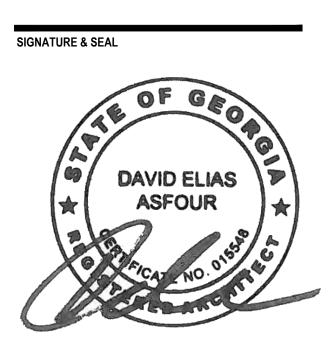
AUE 202 WEST 40TH STREET, 14TH FLOOR NEW YORK, NY 10018

# EXPEDITOR PERMIT SOLUTIONS, INC.

3780 MEETING STREET DULUTH, GA 30096-3102

# LANDLORD

SIMON 225 WEST WASHINGTON STREET INDIANAPOLIS, IN 46204-3438



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REAR FACADE DETAILS

