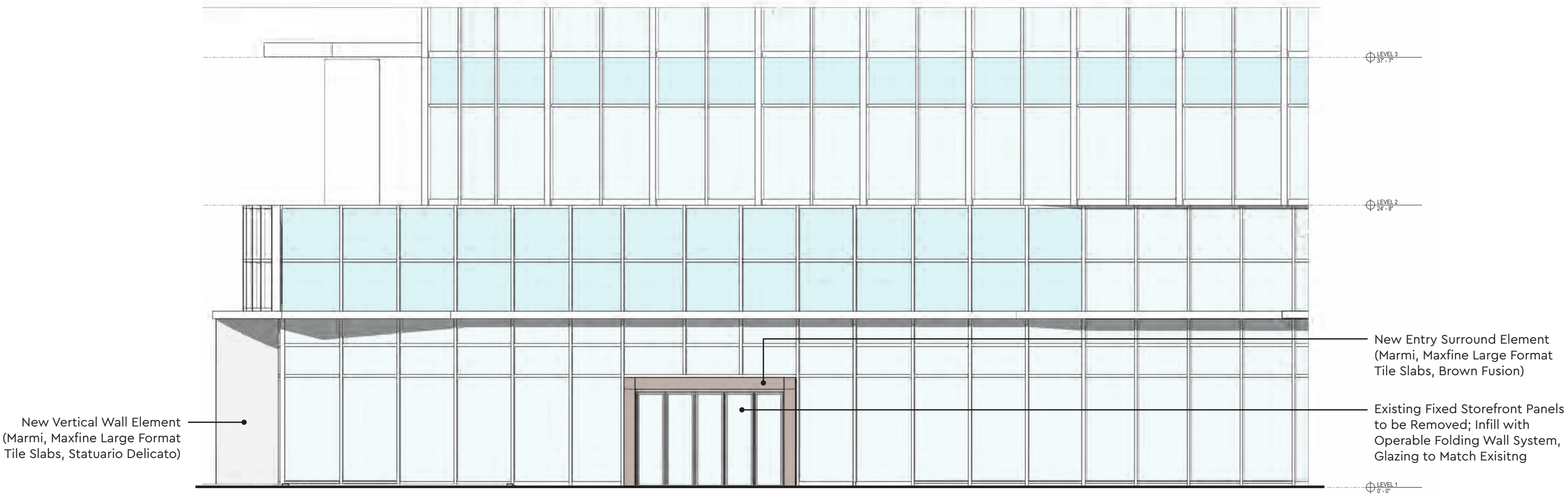


*Existing Exterior Elevation for Reference Only

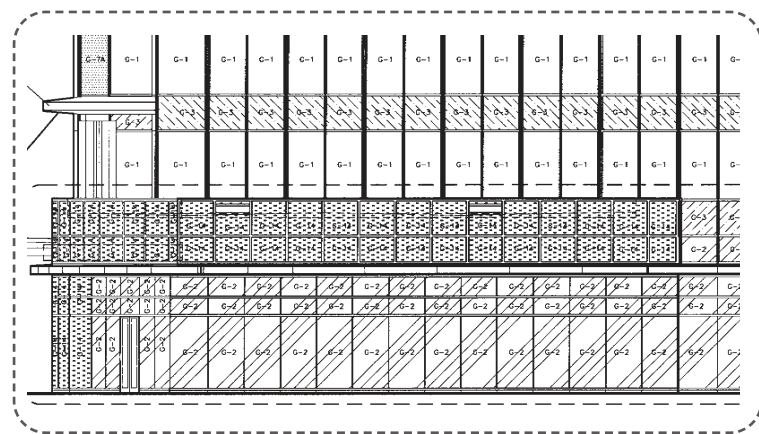


Marmi, Maxfine Large Formate Tile Slabs, Statuario Delicato

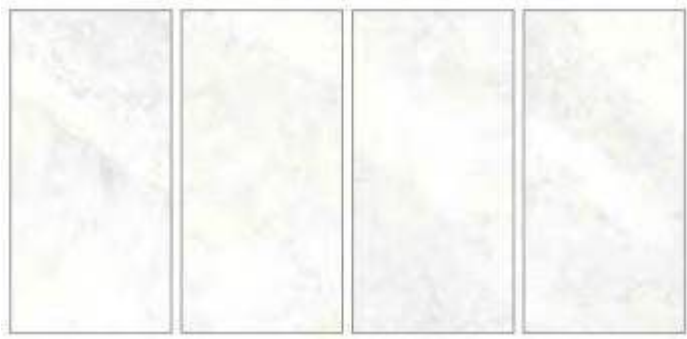
Terminus 200 – East Elevation



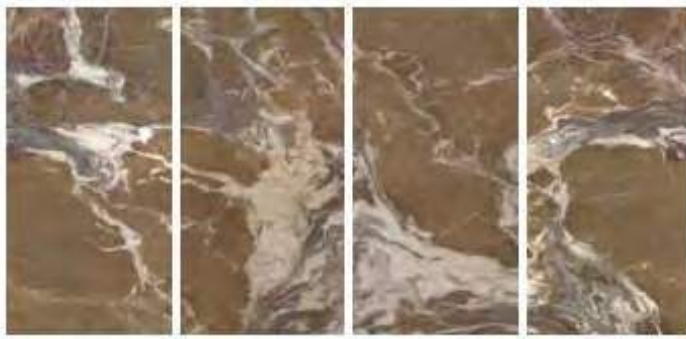
*Exterior Envelope Work is Limited to Work Described



*Existing Exterior Elevation for Reference Only



Marmi, Maxfine Large Formate Tile Slabs, Statuario Delicato



Marmi, Maxfine Large Formate Tile Slabs, Brown Fusion

Terminus 200 – North Elevation

MEMORANDUM

To: COA Office of Zoning and Development

From: Mr. Charles Zakem, PE
Kimley-Horn and Associates, Inc.

Date: January 3, 2025

Subject: SAP for 3333 Piedmont Road (Terminus 200) – Project Description

Project Description: Cousins Properties, Inc. desires to make capital improvements to the facility known “Terminus 200” or “T200” located at 3333 Piedmont Road and located on the north end of the Terminus master development at the northeast corner of Piedmont Road and Peachtree Road in Buckhead, Atlanta, GA. The scope of this project includes improvements to the interior and exterior public spaces of the building including the ground floor lobby and retail area, minor modifications to the ground floor facades to accommodate new entries, and an overhaul of the structured plaza and garden area to the northeast of the building. The intent of the project is to improve the public spaces of the building and the leasing potential for the ground floor retail spaces. These improvements will bring an enhanced user experience to the tenants, patrons, visitors, and passers-by of the building and the surrounding areas. The exterior improvements are outlined in more detail below.

- North structured garden/plaza: the garden and plaza area will be overhauled and to allow for more open plaza space adjacent to the lobby level of the building. This new plaza space will provide more opportunities for outdoor dining and informal gathering areas. The plantings in this structured garden will be replaced to refresh the space and allow for better visibility and privacy where desired by the property owner. The semicircular footpath will remain in its current configuration and the statue will remain in its current location.
- South lobby entry: the structured plaza here will be repaved to provide a consistent hardscape material. Opportunities for covered outdoor dining will be provided south of the entry doors. Pavers will be replaced in the vehicular areas due to maintenance concerns.
- Façade improvements: on the east façade of the building, the revolving entry will be removed and a new sliding door entry will be installed just to the north. The existing unused double-door entry will be removed and replaced with storefront. On the north façade, a folding wall system will be installed in the middle of the façade length in place of existing storefront panels.

This project will not make any changes to the floor area or parking of the building.

No variations to the applicable zoning code are contemplated as part of this project.

TERMINUS 200

3333 Piedmont Road

GROUND FLOOR AND GARDEN IMPROVEMENTS

JANUARY 2025



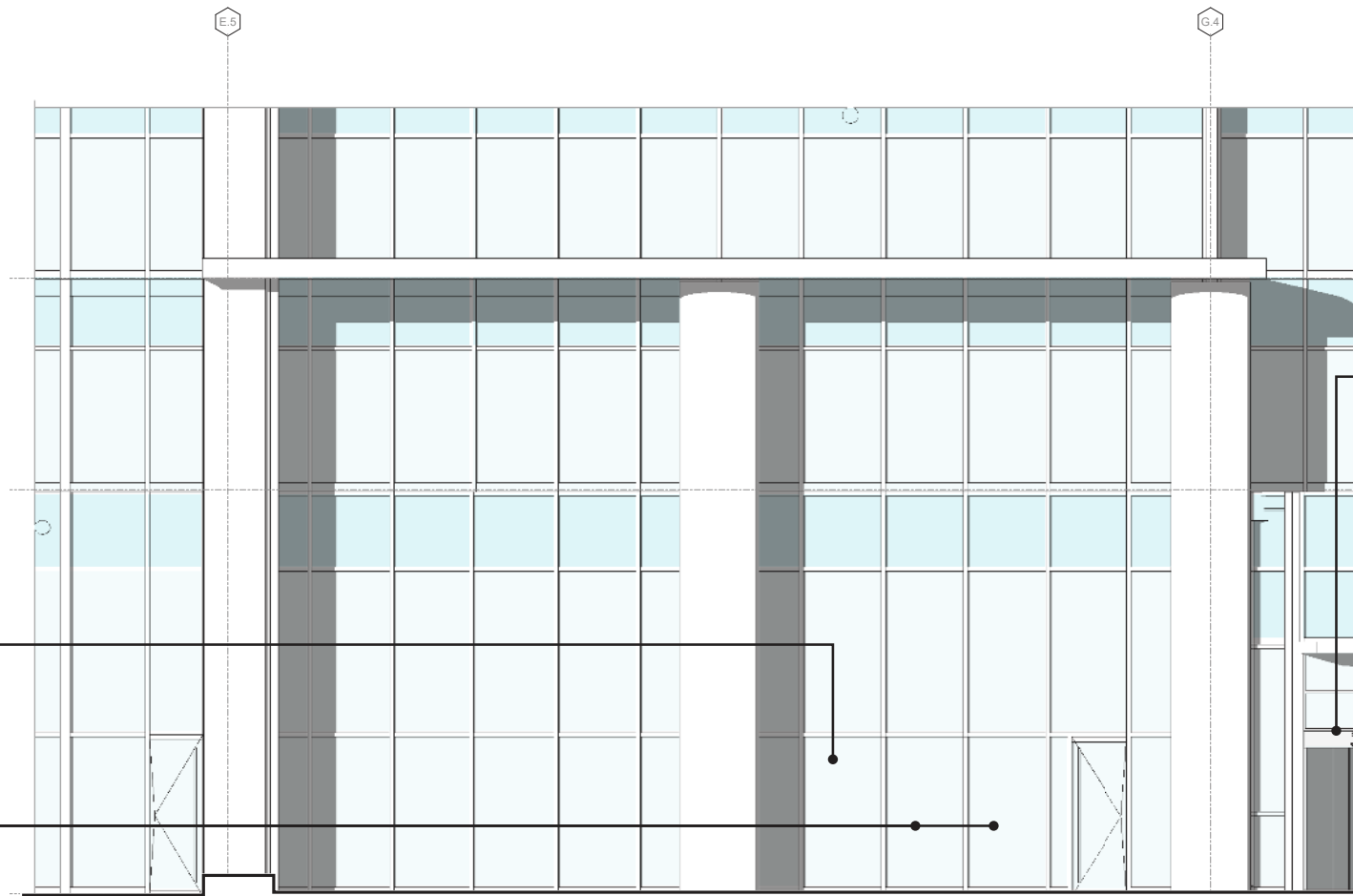
PROPOSED PLAN



EXISTING



EXISTING



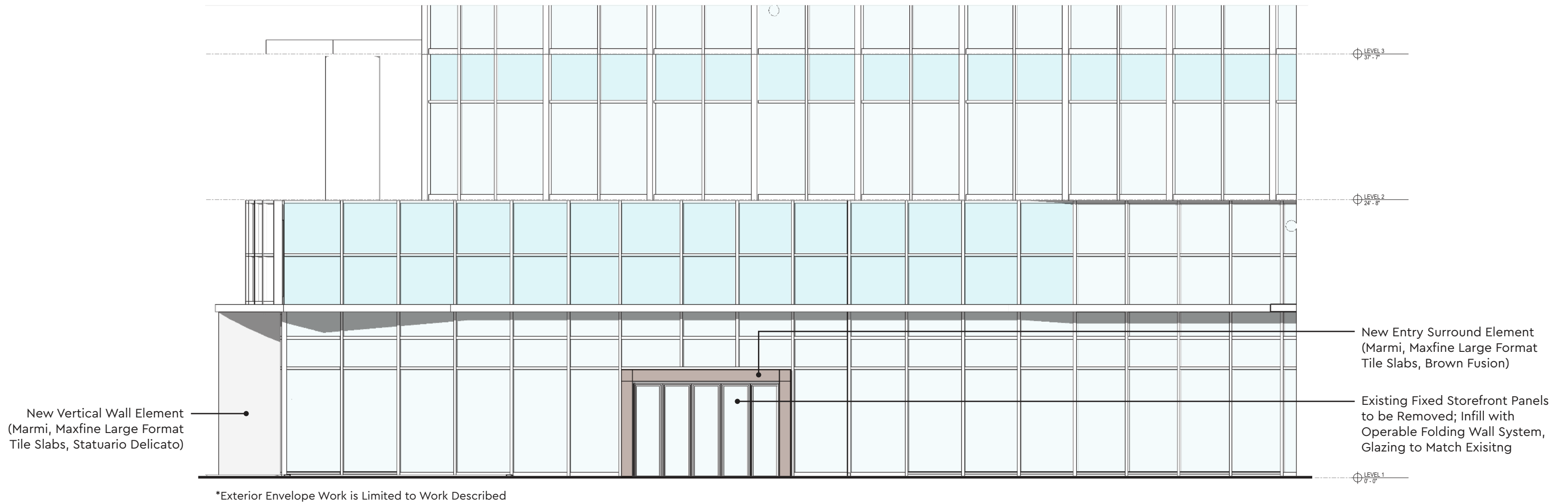
Existing Single Entry
Door to be Removed;
Infill Curtainwall Panel
with Glazing to Match
Existing

Existing Revolving Entry
Door to be Removed;
Infill Curtainwall
Panels with Glazing to
Match Existing, Match
Curtianwall Vertical
Mullion Extrusion

*Exterior Envelope Work is Limited to Work Described

PROPOSED

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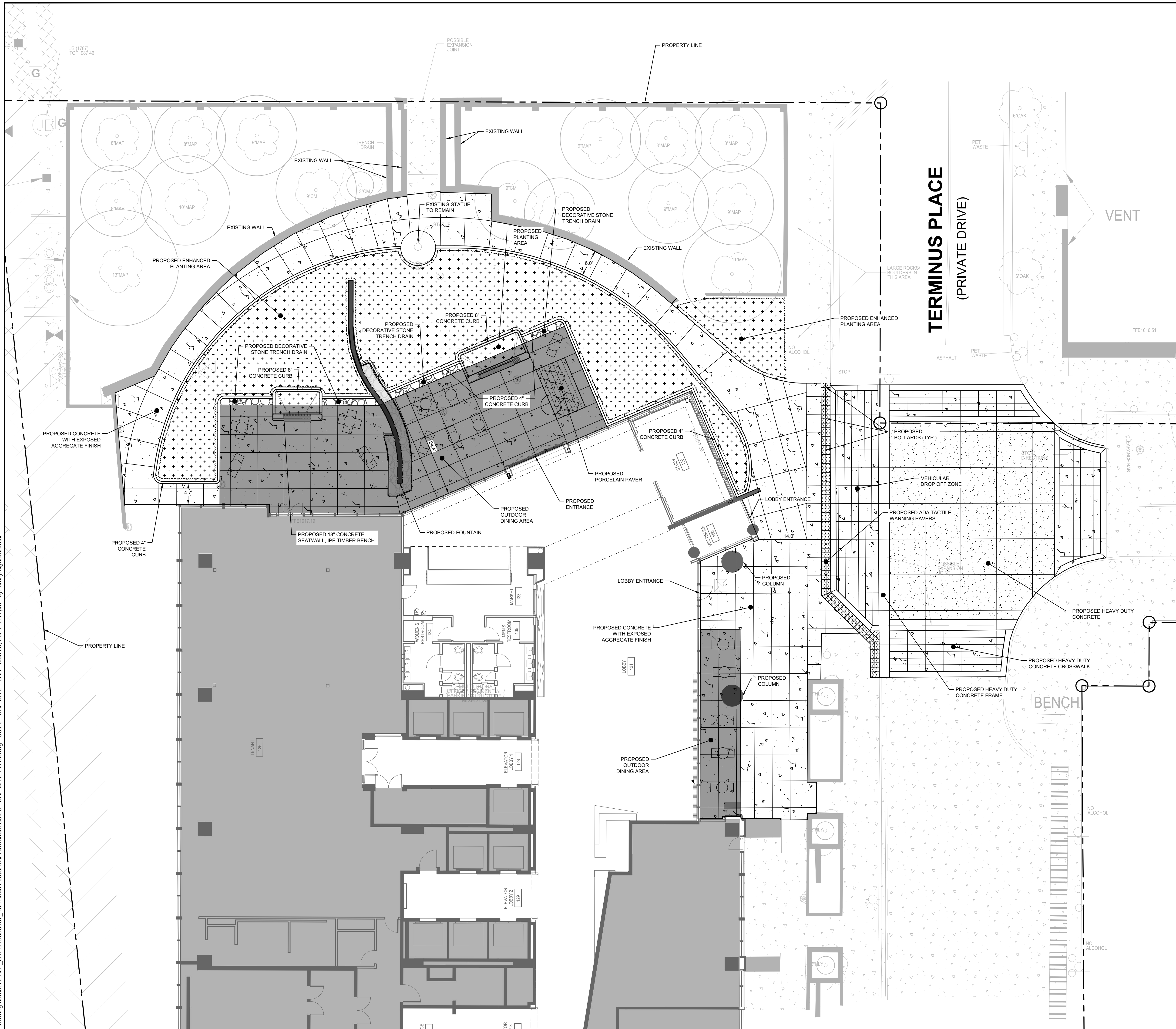


TERMINUS 200

3333 Piedmont Road

THANK YOU

Drawing name: K:\ALP_LAP\019335057_Terminus 200\CAD\PlanSheets\C0.20 - SAP SITE PLAN.dwg C0.20 - SAP SITE PLAN Dec 23, 2024 2:17pm by: emily.sigurdardottir



SAP FILE NUMBER:
SAP-21-XXX

ZONING CLASSIFICATION:
SPI -12 SUBAREA 1

ADJACENT STREETS:
PIEDMONT RD NE

SITE PLAN LEGEND:

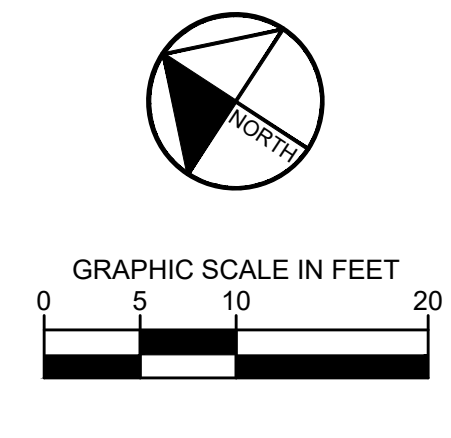
- PROPERTY LINE
- [Pattern] PROPOSED ENHANCED PLANTING AREA
- [Pattern] PROPOSED CONCRETE ON STRUCTURE
- [Pattern] PROPOSED STONE
- [Pattern] EXISTING CONCRETE
- [Pattern] PROPOSED PORCELAIN PAVER
- [Pattern] PROPOSED ADA TACTILE WARNING PAVERS
- [Pattern] PROPOSED HEAVY DUTY CONCRETE
- [Pattern] PROPOSED OUTDOOR DINING AREA

SITE SUMMARY:

SITE AREA:	1.98 ACRES
SITE USAGE:	
EXISTING BUILDING GROSS OFFICE AREA:	XXX SF

- SITE NOTES - CITY OF ATLANTA:**
- A STREET ADDRESS NUMBER SHALL BE LOCATED DIRECTLY ABOVE OR BESIDE THE PRIMARY BUILDING AND BUSINESS ESTABLISHMENT ENTRANCES. SHALL BE CLEARLY VISIBLE FROM THE SIDEWALK, AND SHALL HAVE A MINIMUM HEIGHT OF SIX INCHES.
 - ALL SIDEWALK PAVING MATERIALS SHALL BE CONTINUED ACROSS ANY INTERVENING DRIVEWAY CURB CUT AT THE SAME PREVAILING GRADE AND CROSS SLOPE AS THE ADJACENT SIDEWALK CLEAR ZONE.

- SITE NOTES:**
- THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILES PROVIDED BY TVS DESIGN ATLANTA AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
 - EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY TERRAMARK, DATED 07/01/2024.
 - ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
 - ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
 - REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
 - ALL UTILITIES ALONG PEACHTREE STREET & PEACHTREE CENTER WAY WILL BE COORDINATED WITH GEORGIA POWER.
 - ANY HARDSCAPE DAMAGED IN THE RIGHT OF WAY DURING CONSTRUCTION SHALL BE REPLACED IN KIND
 - ALL PROPOSED STREELIGHTS SHALL BE PAINTED CODA GREEN PENDING ATL DOT APPROVAL



Kimley»Horn
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SUITE 800
ATLANTA, GEORGIA 30309
PHONE: (404) 419-9700
WWW.KIMLEY-HORN.COM

COUSINS PROPERTIES
3344 PEACHTREE RD NE, SUITE 1800
ATLANTA, GA 30326
PHONE: 404.407.1000

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

TERMINUS 200 IMPROVEMENTS

GSWCC NO. (LEVEL II)	0000076499
DRAWN BY	ESS
DESIGNED BY	ESS
REVIEWED BY	CAZ
DATE	01/06/2025
PROJECT NO.	019335057
TITLE	SAP SITE PLAN

SHEET NUMBER
C0.20

PRELIMINARY - NOT FOR CONSTRUCTION

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