

Plot Book 425 Page 88
Filed and Recorded 11/11/2019 10:06:00 AM
2019.0314077
Cathelena Robinson
Clerk of Superior Court
Fulton County, GA
Participant ID: 2258299166

SAP-25-093



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

SPECIAL NOTES

- CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS, THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAN ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- PURSUANT TO RULE 180-6-09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATE" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

SURVEY NOTES

EQUIPMENT USED:
A TRIMBLE V2-400 LASER SCANNER WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.
A TRIMBLE R-10 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.
CLOSURE STATEMENT:
THIS OVERALL SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 676,653 FEET.
THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAD A CLOSURE OF ONE FOOT IN 71,550 FEET AND AN ANGULAR ERROR OF 2" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE) NAD83.
ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES. MEASURING UNITS OF THIS SURVEY ARE IN U.S. SURVEY FEET.
ELEVATIONS SHOWN ON THIS SURVEY ARE REFERENCED TO MEAN SEA LEVEL - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON AUGUST 23, 2019.

THIS SURVEY MAY NOT REPRESENT OFFSITE PAINT STRIPING TO THE ACCURACY REQUIRED FOR LANE DESIGN. TERRAMARK LOCATES THE EDGE OF PAVING AND CRITICAL POINTS TO REFLECT ACCURATE TOPOGRAPHIC DATA ONLY. ACCURACY OF PAINT LOCATIONS SHOULD BE VERIFIED WITH SURVEYOR PRIOR TO USING THIS SURVEY FOR DESIGN.
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY TO THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

INFORMATION REGARDING STORM SEWER AND SANITARY SEWER AS SHOWN HEREON, IS BASED ON OBSERVATIONS TAKEN BY TERRAMARK EMPLOYEES AT THE GROUND ELEVATION OF THE EXISTING STRUCTURE. TERRAMARK EMPLOYEES ARE NOT AUTHORIZED TO ENTER A CONFINED SPACE SUCH AS A STRUCTURE. THEREFORE, THERE IS NO CERTAINTY OF THE PIPE SIZES AND PIPE MATERIAL THAT ARE SHOWN ON THIS SURVEY. EXCAVATION BY A CERTIFIED CONTRACTOR IS THE ONLY WAY TO VERIFY PIPE SIZE AND MATERIAL. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE PIPE INFORMATION SHOWN HEREON.

STATE WATERS AND BUFFERS AS SHOWN OR NOT SHOWN HEREON ARE SUBJECT TO REVIEW BY LOCAL JURISDICTION OFFICIALS. IT IS THE RESPONSIBILITY OF THE LOCAL AUTHORITY TO DETERMINE SPECIFIC WATER CLASSIFICATION. THEREFORE, TERRAMARK LAND SURVEYING ACCEPTS NO RESPONSIBILITY IN THE IDENTIFICATION OF SAID WATERS OR BUFFERS IDENTIFIED OR NOT IDENTIFIED HEREON.

PROPERTY IS SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATER OF CREEKS AND BRANCHES CROSSING OR ADJOINING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF FULTON COUNTY, GEORGIA (PANEL NUMBER 13088C0051J), DATED MAY 16, 2013; NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN ON THIS SURVEY.
SUBJECT PROPERTY HAS ACCESS TO THE PUBLIC RIGHTS OF WAY OF PHIPPS BOULEVARD, PEACHTREE ROAD AND LENOX ROAD.

SITE AREA

641,381 SQ.FT.
OR
14.7241 AC.

LEGEND

	CURB AND GUTTER (C&G)		IRRIGATION CONTROL VALVE (ICV)		CROSSWALK SIGNAL
	FENCE		FIRE HYDRANT (FH)		POWER POLE WITH LIGHT
	HANDRAIL		WATER VALVE (VV)		POWER POLE (PP)
	STORM DRAIN LINE		WATER METER (WM)		UTILITY VALVE (UM)
	SANITARY SEWER		FIRE DEPT. CONNECTION (FDC)		SPOT ELEVATION
	WATER LINE		WATER VALVE MARKER		CONCRETE AREA
	GAS LINE		GAS VALVE (GV)		OVERHANG AREA
	UNDERGROUND POWER LINE		TELEPHONE PEDESTAL		RIP-RAP AREA
	OVERHEAD POWER LINE		COMMUNICATION BOX		BRICK AREA
	UNDERGROUND COMMUNICATION		TRAFFIC SIGNAL		TREE LINE
	TOPOGRAPHIC CONTOUR		BOLLARD (BO)		
	PROPERTY LINE		ELECTRIC METER (EM)		
			MAIL BOX		
			SIGN		
			CLEAN OUT (CO)		

100 0 100 200 300 FT.
SCALE: 1" = 100'

SITE INFORMATION

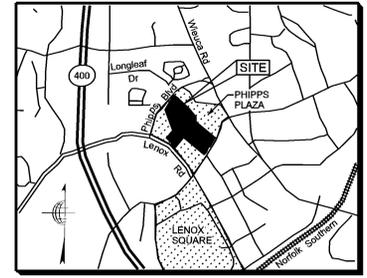
CURRENT OWNER: C P I PHIPPS LIMITED LIABILITY CO
DB. 23758 PG. 109
TAX PARCEL ID # 17 0045 LL0457, 17 0045 LL0570, 17 0045 LL0580 & 17 0044 LL0920
RETAINED ADDRESS: 3500 PEACHTREE ROAD
ZONING: SPH-12 (S.A1) SPECIAL PUBLIC INTEREST
JURISDICTION: CITY OF ATLANTA
BUILDING AND DEVELOPMENT CONTROLS SUCH AS BUILDING SETBACKS, MINIMUM LOT SIZES, MAXIMUM BUILDING HEIGHTS, ETC. ARE DETERMINED BY SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION AND APPROVAL.

PHIPPS BOULEVARD (85' RIGHT OF WAY)

LENOX ROAD, NE
CONNECTOR STATE ROAD 141
(VARIABLE WIDTH RIGHT OF WAY)

PEACHTREE ROAD
(VARIABLE WIDTH RIGHT OF WAY)

WIEUCA ROAD
(VARIABLE WIDTH RIGHT OF WAY)



LOCATION MAP

NOT TO SCALE
LAT - 33°12.34'N LONG - 84°21'43.70"W

MUNICIPAL STATEMENT

I, CHRISTIAN OLTEANU, ASSISTANT DIRECTOR OF THE OFFICE OF ZONING AND DEVELOPMENT FOR THE CITY OF ATLANTA'S DEPARTMENT OF CITY PLANNING, HEREBY AFFIRM THAT APPROVAL OF THE PHIPPS PLAZA PLAN BY THE CITY OF ATLANTA IS NOT NECESSARY, DUE TO THE SUBDIVIDED PARCELS BEING THREE-DIMENSIONAL PARCELS. I PROVIDE THIS AFFIRMATION PURSUANT TO O.C.G.A. 15-6-67 (C)(3)(A)(V).

PROPERTY DESCRIPTION

All that Tract or Parcel of Land lying and being in Land Lots 44 & 45 of the 17th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southwesterly right-of-way line of Wieuca Road (having an apparent variable width right-of-way) and the northwesterly right-of-way line of Peachtree Road a.k.a. State Route 141 (having an apparent variable width right-of-way); thence, continuing with the aforesaid right-of-way line of Peachtree Road 2.64 feet along the arc of a curve deflecting to the left, having a radius of 733.62 feet and a chord bearing and distance of South 41° 47' 32" West, 2.64 feet to a point; thence, 199.70 feet along the arc of a curve deflecting to the left, having a radius of 557.00 feet and a chord bearing and distance of South 35° 05' 30" West, 198.63 feet to a point; thence, South 24° 49' 14" West, 207.11 feet to a point; thence, North 65° 10' 48" West, 6.00 feet to a point; thence, North 74° 35' 25" West, 6.17 feet to a point; thence, South 24° 49' 14" West, 4.60 feet to a point and the TRUE POINT OF BEGINNING.

Thence, from said TRUE POINT OF BEGINNING as thus established and continuing with the aforesaid right-of-way line of Peachtree Road

- South 24° 49' 14" West, 188.82 feet to a point; thence,
- South 26° 43' 03" West, 45.07 feet to a point; thence,
- South 68° 10' 55" West, 26.73 feet to a point; thence,
- South 17° 33' 49" West, 88.37 feet to a point; thence,
- South 35° 40' 23" West, 87.00 feet to a point; thence,
- North 59° 09' 23" West, 1.77 feet to a point; thence,
- South 35° 40' 23" West, 1.77 feet to a point; thence, leaving the aforesaid right-of-way line of Peachtree Road
- North 55° 08' 13" West, 537.57 feet to a point; thence,
- South 34° 50' 00" West, 259.92 feet to a point on the northeasterly right-of-way line of Lenox Road (a.k.a. Buckhead Loop) (having an apparent variable width right-of-way); thence, running with the aforesaid right-of-way line of Lenox Road
- North 48° 04' 54" West, 142.76 feet to a point; thence,
- North 41° 55' 05" West, 2.50 feet to a point; thence,
- North 48° 04' 54" West, 76.95 feet to a point; thence,
- 65.44 feet along the arc of a curve deflecting to the left, having a radius of 1,030.58 feet and a chord bearing and distance of North 49° 59' 04" West, 68.43 feet to a point; thence, leaving the aforesaid right-of-way line of Lenox Road and running with property now or formerly owned by Development Authority of Fulton County per Deed Book 48650, Page 14 as recorded among the Land Records of Fulton County, Georgia.
- North 34° 54' 05" East, 204.36 feet to a point; thence,
- North 25° 10' 47" East, 450.82 feet to a point on the easterly right-of-way line of Phipps Boulevard (having an apparent variable width right-of-way); thence, running with the aforesaid right-of-way line of Phipps Boulevard
- 44.72 feet along the arc of a curve deflecting to the left, having a radius of 679.12 feet and a chord bearing and distance of North 27° 15' 30" East, 44.71 feet to a point; thence,
- North 25° 22' 27" East, 220.00 feet to a point; thence,
- 104.15 feet along the arc of a curve deflecting to the right, having a radius of 478.37 feet and a chord bearing and distance of North 31° 36' 48" East, 103.98 feet to a point; thence, leaving the aforesaid right-of-way line of Phipps Boulevard and running with property now or formerly owned by Buckhead Park Avenue Holdings, LLC per Deed Book 57501, Page 86, aforesaid records
- South 55° 24' 55" East, 95.07 feet to a point; thence,
- South 51° 39' 23" East, 180.28 feet to a point; thence, leaving the aforesaid property now or formerly owned by Buckhead Park Avenue Holdings, LLC and running with property now or formerly owned by Phipps Plaza Residential Partners, LP per Deed Book 54270, Page 476, aforesaid records
- South 51° 39' 23" East, 109.50 feet to a point; thence, leaving
- South 51° 39' 23" East, 50.21 feet to a point; thence,
- South 44° 10' 04" East, 200.18 feet to a point; thence, leaving the aforesaid property now or formerly owned by Phipps Plaza Residential Partners, LP
- South 09° 10' 52" East, 104.11 feet to a point; thence,
- South 45° 09' 22" East, 91.25 feet to a point; thence,
- North 34° 50' 00" East, 0.50 feet to a point; thence,
- South 59° 09' 22" East, 417.83 feet to the POINT OF BEGINNING, containing 641,381 square feet or 14.7241 acres of land, more or less.

Project No.	Drawn By	Checked By	Date
2017-058	JOV	AM	11/08/19
	APPROVED BY:	DATE:	
	DATE:		

ABBREVIATIONS

A	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC	ACRE	NF	NOTY OR FORMERLY
AE	ACCESS EASEMENT	OTF	OPEN TRENCH
BSL	BUILDING SETBACK LINE	PB	PLAT BOOK
BW	BARB WIRE	PG	PAGE
CH	CHORD LENGTH	POB	POINT OF BEGINNING
CLF	CHAIN LINK FENCE	PCC	POINT OF COMMENCEMENT
CMF	CONCRETE MONUMENT FOUND	R	RADIUS LENGTH
CMP	CORRUGATED METAL PIPE	R/W	RIGHT OF WAY
CONC.	CONCRETE	R/W MON	RIGHT OF WAY MONUMENT
CTP	CRIMP TOP PIPE	RB	REBAR
DB	DEED BOOK	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	SDE	STORM DRAINAGE EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	SO. FT.	SQUARE FEET
FND	FOUND	SS	SANITARY EASEMENT
HOPE	HIGH DENSITY POLYETHYLENE PIPE	WPF	WOOD FENCE
IPF	IRON PIN FOUND		

-SEE SHEET 2 OF 4 FOR ADDITIONAL PROPERTY DESCRIPTIONS
-SEE SHEETS 3 AND 4 OF 4 FOR ADDITIONAL PROPERTY INFORMATION

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAN IS TO CREATE THE TEN INDIVIDUAL TRACTS SHOWN ON SHEETS 3 & 4 FROM THE OVERALL PROPERTY SHOWN ON SHEET 1.

REFERENCE MATERIAL

- BOUNDARY AND TOPOGRAPHIC SURVEY FOR KIMLEY-HORN AND ASSOCIATES, INC. (PHIPPS PLAZA - TRACTS H & D). PREPARED BY TERRAMARK LAND SURVEYING, INC. DATED APRIL 26, 2005
- ALTAACSM LAND TITLE SURVEY FOR CPI-PHIPPS LIMITED LIABILITY COMPANY; PHIPPS PLAZA RESIDENTIAL PARTNERS, L.P.; J.F. MORGAN CHASE BANK, N.A. & FIRST AMERICAN TITLE INSURANCE COMPANY PREPARED BY TERRAMARK LAND SURVEYING, INC. DATED SEPTEMBER 12, 2014 AND LAST REVISED SEPTEMBER 25, 2014
- ALTAACSM LAND TITLE SURVEY FOR KIMLEY-HORN & ASSOCIATES, INC. PREPARED BY TERRAMARK LAND SURVEYING, INC. DATED MAY 9, 2012
- RE-PLAT FOR CPI PHIPPS LIMITED LIABILITY CO. PREPARED BY TERRAMARK LAND SURVEYING, INC. DATED DECEMBER 15, 2017

SURVEYOR'S FILING CERTIFICATE

AS REQUIRED BY SUBSECTION (j) OF O.C.G.A. SECTION 15-6-67, THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENT BODIES BY ANY PURCHASER OR USER OF THIS PLAN AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



RE-PLAT FOR CPI PHIPPS LIMITED LIABILITY CO (PHIPPS PLAZA) LOCATED IN LAND LOTS 44 & 45, 17TH DISTRICT CITY OF ATLANTA, FULTON COUNTY, GEORGIA

SHEET NO. 1/4
DRAWING# TM 17-136

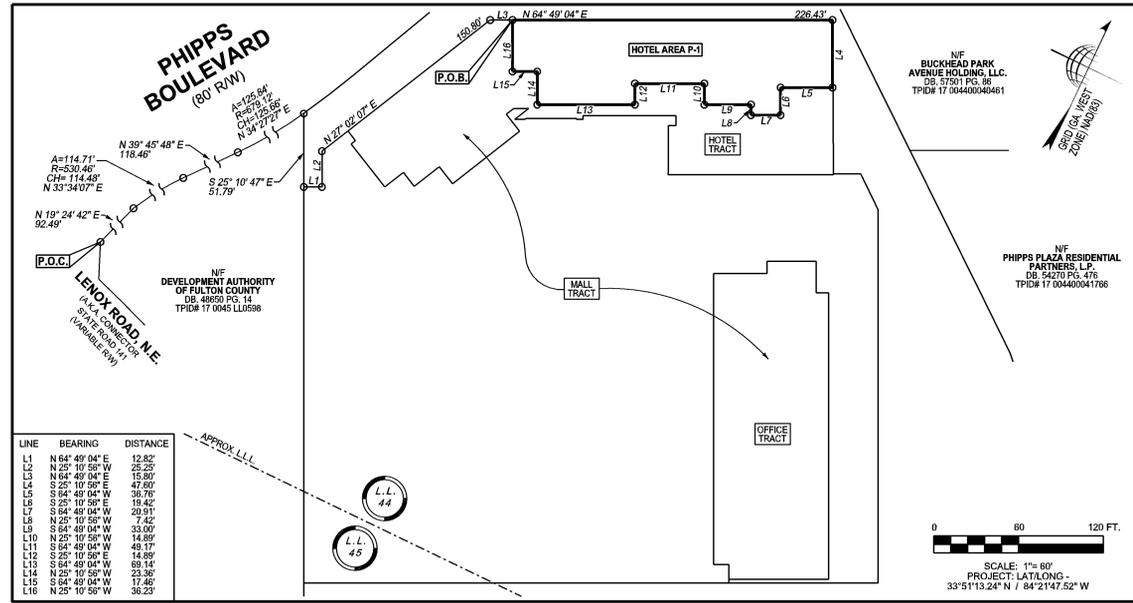
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SAP-25-093



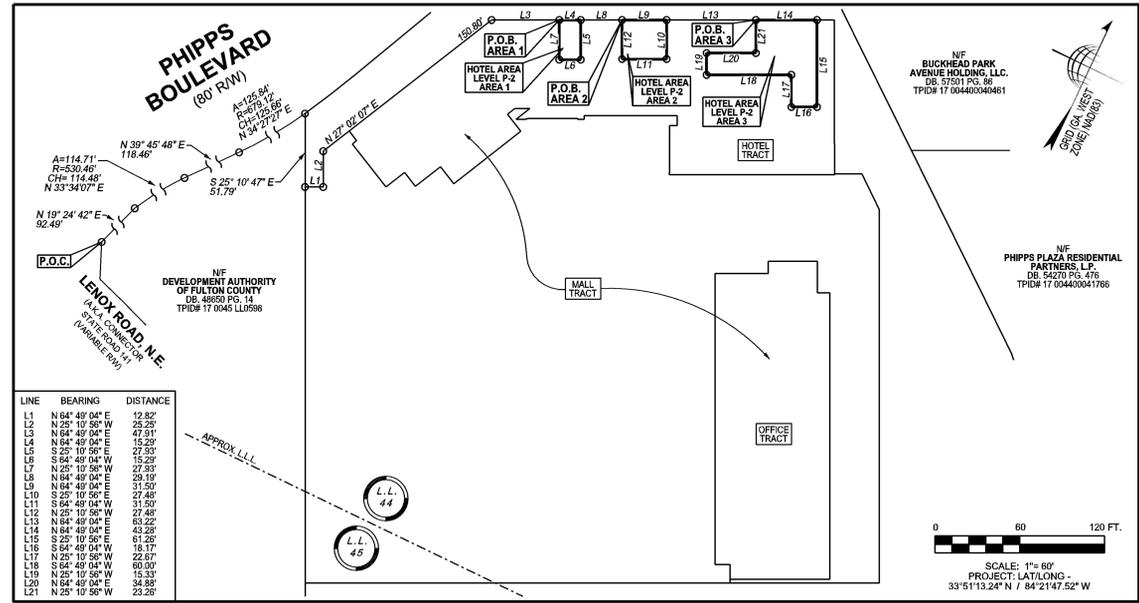
**HOTEL AREA P-1
(ELEV. 953.375 - 973.417)**

AREA= 12,069 SQ. FT./ 0.2771 AC.



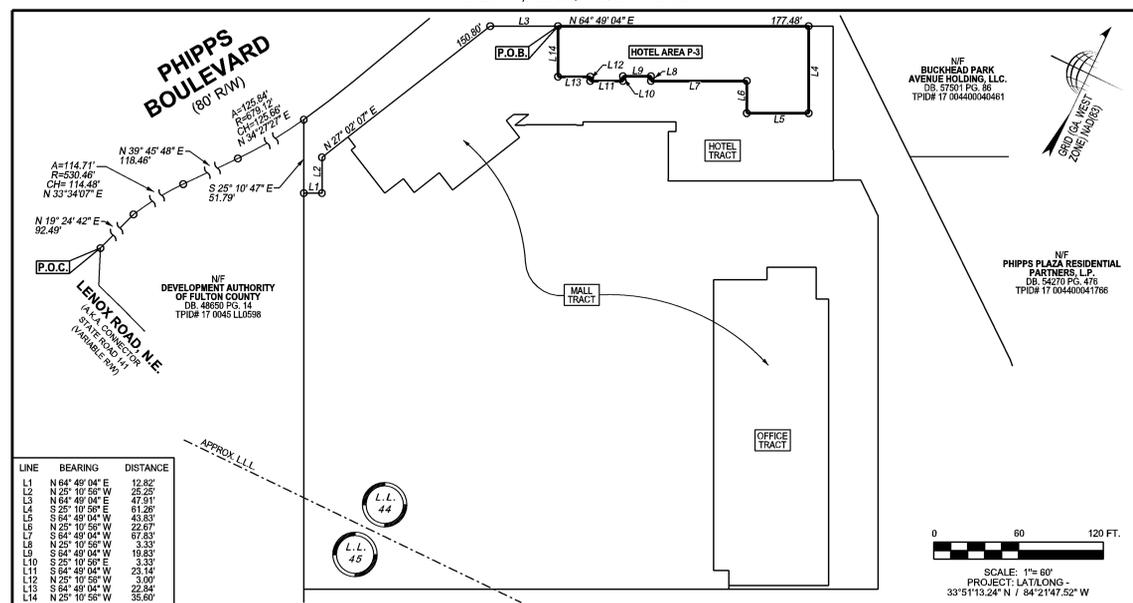
**HOTEL AREA P-2
(ELEV. 973.417 - 984.333)**

AREA 1= 427 SQ. FT./ 0.0098 AC. AREA 2= 866 SQ. FT./ 0.0199 AC. AREA 3= 2,617 SQ. FT./ 0.0601 AC.



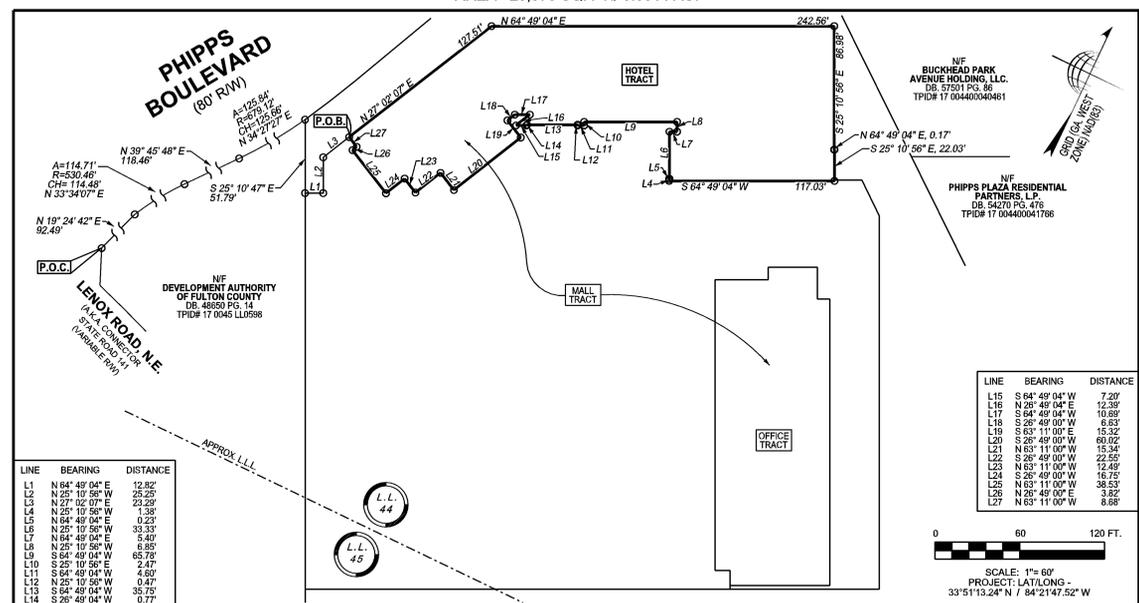
**HOTEL AREA P-3
(ELEV. 984.333 - 995.292)**

AREA= 7,709 SQ. FT./ 0.1770 AC.



**HOTEL TRACT
(ELEV. 995.292 - 1114.458)**

AREA= 28,375 SQ. FT./ 0.6514 AC.

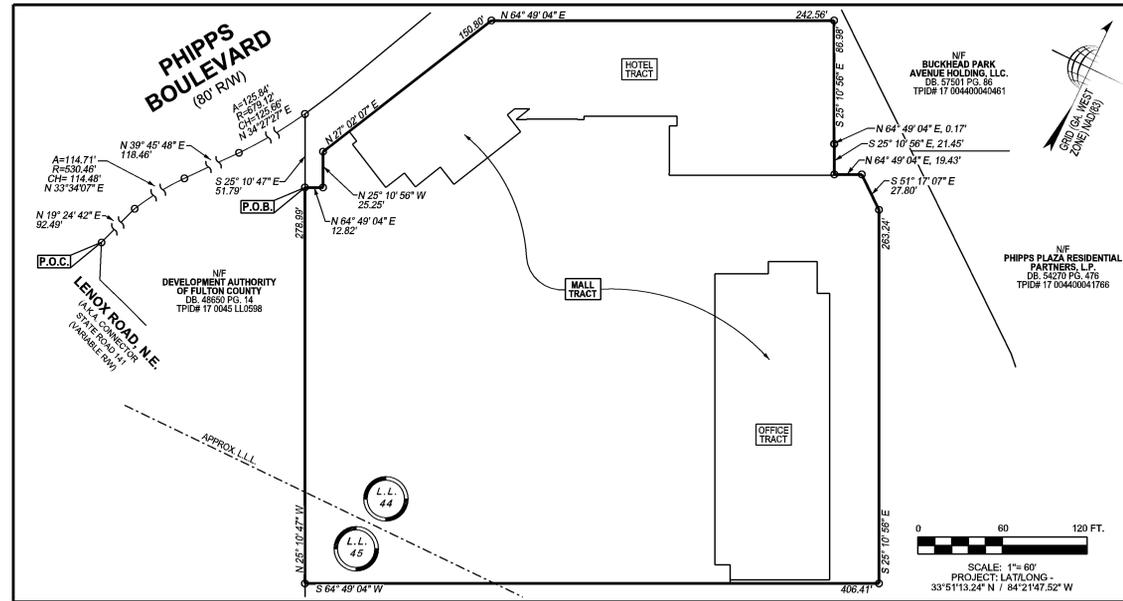


TerraMark Land Surveyors, Inc.
1366 Britts Ferry Road
Mableton, Georgia 30066
Phone No. (770) 421-1927
www.terra-mark.com
Fax No. (770) 421-0552
Professional Land Surveying C. G. A. 150000010

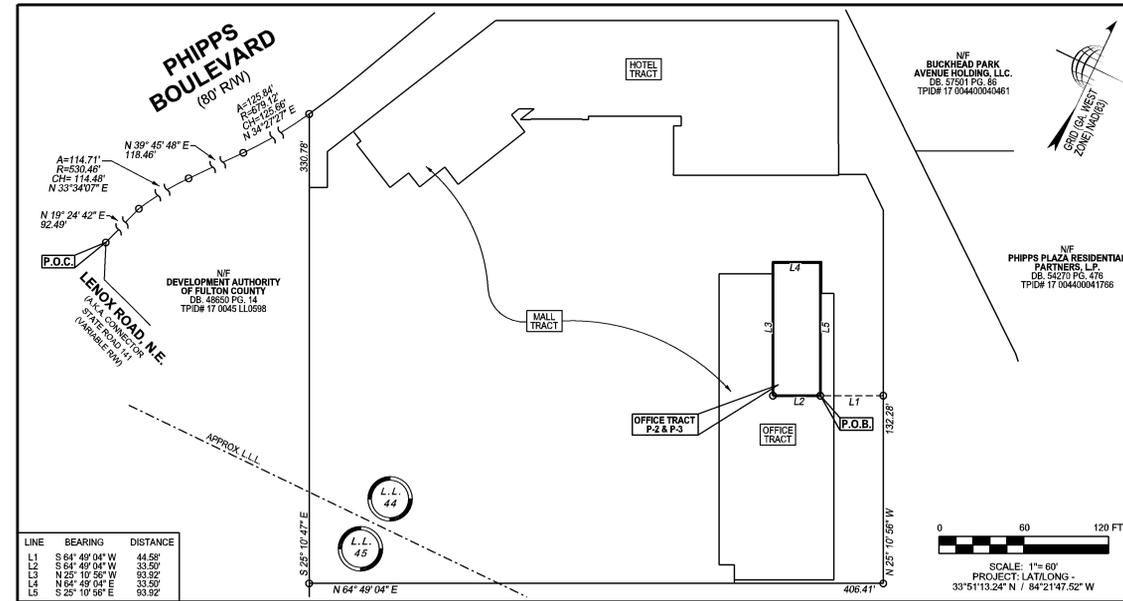
Project No.	2017-156
Scale	1"=60'
Date	08/28/19
Drawn By	JDIV
Checked By	PBC
Approved By	
Survey Crew	KM
Revision	ADDED MUNICIPAL STATEMENT
Date	7/10/2019

RE-PLAT FOR
CPI PHIPPS LIMITED LIABILITY CO
(PHIPPS PLAZA)
LOCATED IN
LAND LOTS 44 & 45, 17TH DISTRICT
CITY OF ATLANTA, FULTON COUNTY, GEORGIA

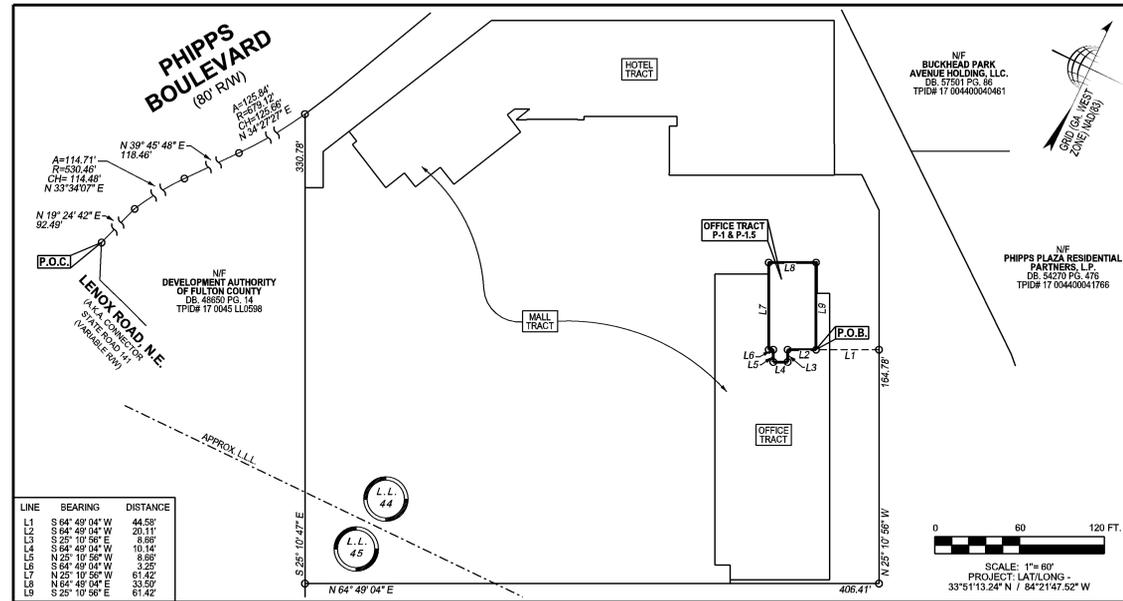
**MALL TRACT
(ELEVATION 953.375 AND ABOVE)**
AREA= 150,575 SQ. FT./ 3.4567 AC.



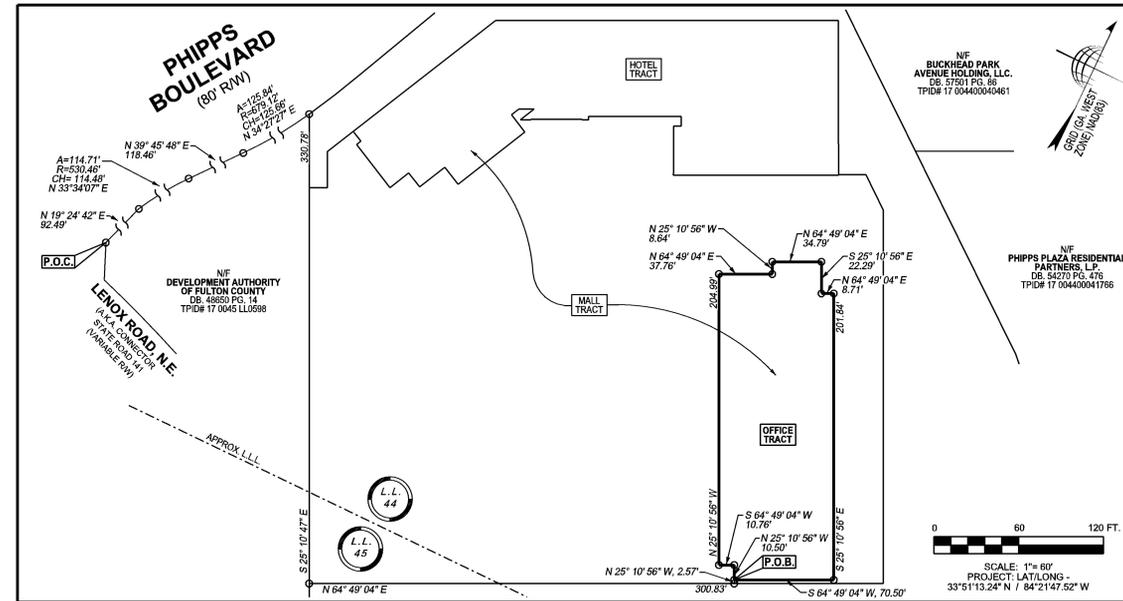
**OFFICE TRACT P-2 & P-3
(ELEV. 973.417 - 995.292)**
AREA= 3,146 SQ. FT./ 0.0722 AC.



**OFFICE TRACT P-1 & P-1.5
(ELEV. 953.375 - 973.417)**
AREA= 2,145 SQ. FT./ 0.0492 AC.



**OFFICE TRACT
(ELEV. 995.292 - 1202.792)**
AREA= 17,580 SQ. FT./ 0.4036 AC.



SAP-25-093



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TerraMark Land Surveying, Inc.
1386 Balls Ferry Road
Marietta, Georgia 30066
Phone No. (770) 421-1927
Fax No. (770) 421-0522
C.O.A.#LSF000910

Project No.	2017-158
Survey Crew	KM
Drawn By	JDY
Approved By	PBC
Date	08/28/19
Scale	1"=60'

REPLAT FOR
CPI PHIPPS LIMITED LIABILITY CO
(PHIPPS PLAZA)
LOCATED IN
LAND LOTS 44 & 45, 17TH DISTRICT
CITY OF ATLANTA, FULTON COUNTY, GEORGIA



JOB NUMBER 2017-138, PLOT SIZE 24 X 36

SAP-25-093
3500 PEACHTREE RD NE

SAP-25-093



SEE PLN-ONLINE-25-001413 FOR COMPLETE SET OF TENANT IMPROVEMENT PLANS
ONLY STAMPED PAGES ARE INCLUDED DUE TO SIZE OF FILE.



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)

File No.: _____

APPLICANT (name) Abigail Wimpsett

ADDRESS 51 E. Hines Hill Road, Boston Heights, OH 44236

PHONE NO. 440-670-3274 **EMAIL** awimpsett@arhaus.com

PROPERTY LANDOWNER Simon Properties - Phipps Plaza, Eric Howard

ADDRESS 3500 Peachtree Rd, Atlanta, GA 30326

PHONE NO. 440.261.7910 **EMAIL** eric.howard@simon.com

ADDRESS OF PROPERTY 3500 Peachtree Rd

Land District 17 **Land Lot** 44 **Council District** 7 **NPU** B

Is property within the BeltLine Overlay District? Yes No Zoning Classification SPI-12 Subarea 1

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:** One (1) site plan & One (1) 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 5/19/2025 **Signature of Applicant** Abigail Wimpsett

Additional Submittal Requirements (as applicable):

- **SAP Hearings:** *Please note that **ALL** SAP applications are required to be placed on an agenda and heard at a public hearing PRIOR to City approval, in accordance with Georgia Open Meetings Act O.C.G.A. 50-14-1. See the schedule for closing dates.
- **Inclusionary Zoning:** All new or conversion multifamily residential rental projects with 10 or more units in the Beltline Overlay District OR Westside & Westside Park Affordable Workforce Housing Overlay Districts must complete and submit the Inclusionary Zoning Certification Forms within the application. Review and complete pages 13-14 of this SAP for certification forms.
- **Beltline, NC-2, NC-6, NC-10, NC-11, NC-12, NC-14 & NC-16 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. To request this meeting, contact Jubie Thompson at 470-599-2131 or jthompson@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 (Georgia Regional Transportation Authority) and ARC (Atlanta Regional Commission). 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
- **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, and a public hearing are required to complete the SAP Application.

SAP-25-093





SAP-25-093



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

I, ERIC HOWARD SWEAR THAT I AM THE LANDOWNER
owner(s) name

OF THE PROPERTY LOCATED AT: 3500 PEACHTREE RD,
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):
Abigail Wimpsett

ADDRESS: 51 East Hines Hill Road,
Boston Heights, Ohio 44236

TELEPHONE: 440.670.3274 EMAIL: awimpsett@arhaus.com

[Signature]
Signature of Property Landowner

ERIC HOWARD
Print Name of Property Landowner

Personally Appeared
Before Me

ERIC HOWARD

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

[Signature]
Signature of Notary Public

5-22-25
Date





SAP-25-093



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.

Definitions and Methods of Calculation
Lot Size (in square footage)
Floor Area Ratio (FAR) - as applicable. Check which used for residential: [] GLA, or [] NLA
Bonus FAR Program (check bonus utilized if applicable)
Residential Units
Building Coverage [] or Lot Coverage [] (check applicable as required per zoning district)
Fenestration (% of each street-fronting facade calculated separately, per district regulations)



SAP-25-093



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		
<ul style="list-style-type: none"> • LUI = Land Use Intensity Ratios Table (per Section 16-08 R-G District Regulations) • TOSR 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"> o TOSR required = (LUI table) X (GLA). o TOSR provided = (GLA) – (area of building footprint) + (combined area of balconies and rooftop terraces). • UOSR 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. <ul style="list-style-type: none"> o UOSR required = (LUI table) X (the corresponding lot size used to calculate FAR). o 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		
<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		
Provided		
Square Footage breakout of UNCOVERED TOSR amount provided by the following:		
	GLA minus building square footage	
	Open exterior balconies (per Section 16-28 or district regs)	
	Roof area improved as recreation space	
Square Footage breakout of COVERED TOSR amount provided by the following:		
	Areas closed to the sky (roof) but having two sides with a minimum of 50% open	
UOSR: Usable Open Space Requirements for Residential and or Mixed-use Developments		
<i>(These are areas not counted towards Public Space Requirements)</i>		
	Ratio	Total Square Footage
Minimum Required		
Provided		
Square Footage Breakdown of UOSR amounts provided by the following:		
	Balconies	
	Rooftop Terraces	
	Landscaped Areas and Plazas	
	Portions of Sidewalks on Private Property	
	Portions of Landscaped Areas in Right-of-way adjacent to Property	



SAP-25-093



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 provided = (square footage area of exterior space) + (square footage area of interior space)		
	Percentage (%)	Total Square Footage
Minimum Required	N/A	N/A
Provided	N/A	N/A
Square Footage Breakdown of PSR amounts provided by the following:		
EXTERIOR (accessible to general public such as landscaped areas, plazas, terraces, patios, observation decks, fountains, sidewalks, common areas, open recreational spaces, etc.)		N/A
INTERIOR (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)		N/A

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

Residential Unit Breakout				
Number of Studios	Number of 1 BR	Number of 2 BR	Number of 3 BR	Number of 4 BR
N/A	N/A	N/A	N/A	N/A
On-site Parking Spaces	Residential		Non-residential Uses	
Minimum Required	N/A		N/A	
Provided	N/A		N/A	
Maximum Allowed	N/A		N/A	
Bicycle Parking Spaces	Residential		Non-residential Uses	
Minimum Required	N/A		N/A	
Provided	N/A		N/A	
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)	N/A		N/A	
Provided (specify for each use)	N/A		N/A	



SAP-25-093



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.

Abigail Wimpsett
Applicant Printed Name

Abigail Wimpsett
Applicant Signature

5/30/2025
Date

SAP-25-093



Project Summary

TO: **Department of City Planning**
55 Trinity Ave, Suite 3900
Atlanta, Georgia 30303
404-330-6150

FROM: **RDL Architects Inc.**
21111 Chagrin Blvd., Suite
110 Beachwood, Ohio
44122

OWNER:
Arhaus Furniture

DATE:
5/21/2025

RE: **Arhaus Phipps Plaza – phase III**
3500 Peachtree Road, Space 1022A & 2022A

Atlanta, Georgia 30326

RDLA
PROJECT
NUMBER:

#24136C

The following is the Architect of Record's description of work to be completed on the exterior of the existing structure.

ARHAUS PHIPPS PHASE 3 – PROJECT SUMMARY

The General Contractor is responsible for the selective demolition and modification of the existing mall exterior wall assembly of the Western façade, for a new face lift design on the existing Arhaus exterior tenant entry. The scope of work includes, but is not limited to, the selective demolition of exterior elements, remodel, and upgrades for the exterior elements of the existing shell building. In addition, with few changes to the existing structural, mechanical electrical, and plumbing elements of the tenant and shell utilities, maintenance to existing systems and exterior structure of canopy elements.

Plot Book 425 Page 88
Filed and Recorded 11/11/2019 10:06:00 AM
201903070077
Cathelena Robinson
Clerk of Superior Court
Fulton County, GA
Participant ID: 2258299166

SAP-25-093



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

SPECIAL NOTES

- CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS, THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAN ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- PURSUANT TO RULE 180-6-09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATE" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

SURVEY NOTES

EQUIPMENT USED:
A TRIMBLE V2-400 LASER SCANNER WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.
A TRIMBLE R-10 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.
CLOSURE STATEMENT:
THIS OVERALL SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 676,653 FEET.
THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAD A CLOSURE OF ONE FOOT IN 71,950 FEET AND AN ANGULAR ERROR OF 2" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE) NAD83.
ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES. MEASURING UNITS OF THIS SURVEY ARE IN U.S. SURVEY FEET.
ELEVATIONS SHOWN ON THIS SURVEY ARE REFERENCED TO MEAN SEA LEVEL - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON AUGUST 23, 2019.

THIS SURVEY MAY NOT REPRESENT OFFSITE PAINT STRIPING TO THE ACCURACY REQUIRED FOR LANE DESIGN. TERRAMARK LOCATES THE EDGE OF PAVING AND CRITICAL POINTS TO REFLECT ACCURATE TOPOGRAPHIC DATA ONLY. ACCURACY OF PAINT LOCATIONS SHOULD BE VERIFIED WITH SURVEYOR PRIOR TO USING THIS SURVEY FOR DESIGN.
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY TO THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

INFORMATION REGARDING STORM SEWER AND SANITARY SEWER AS SHOWN HEREON, IS BASED ON OBSERVATIONS TAKEN BY TERRAMARK EMPLOYEES AT THE GROUND ELEVATION OF THE EXISTING STRUCTURE. TERRAMARK EMPLOYEES ARE NOT AUTHORIZED TO ENTER A CONFINED SPACE SUCH AS A STRUCTURE. THEREFORE, THERE IS NO CERTAINTY OF THE PIPE SIZES AND PIPE MATERIAL THAT ARE SHOWN ON THIS SURVEY. EXCAVATION BY A CERTIFIED CONTRACTOR IS THE ONLY WAY TO VERIFY PIPE SIZE AND MATERIAL. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE PIPE INFORMATION SHOWN HEREON.

STATE WATERS AND BUFFERS AS SHOWN OR NOT SHOWN HEREON ARE SUBJECT TO REVIEW BY LOCAL JURISDICTION OFFICIALS. IT IS THE RESPONSIBILITY OF THE LOCAL AUTHORITY TO DETERMINE SPECIFIC WATER CLASSIFICATION. THEREFORE, TERRAMARK LAND SURVEYING ACCEPTS NO RESPONSIBILITY IN THE IDENTIFICATION OF SAID WATERS OR BUFFERS IDENTIFIED OR NOT IDENTIFIED HEREON.

PROPERTY IS SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATER OF CREEKS AND BRANCHES CROSSING OR ADJOINING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF FULTON COUNTY, GEORGIA (PANEL NUMBER 13088C0051J), DATED MAY 16, 2013; NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN ON THIS SURVEY.
SUBJECT PROPERTY HAS ACCESS TO THE PUBLIC RIGHTS OF WAY OF PHIPPS BOULEVARD, PEACHTREE ROAD AND LENOX ROAD.

SITE AREA

641,381 SQ.FT.
OR
14.7241 AC.

LEGEND

	CURB AND GUTTER (C&G)		IRRIGATION CONTROL VALVE (ICV)		CROSSWALK SIGNAL
	FENCE		FIRE HYDRANT (FH)		POWER POLE WITH LIGHT
	HANDRAIL		WATER VALVE (VV)		POWER POLE (PP)
	STORM DRAIN LINE		WATER METER (WM)		UTILITY VALVE (UM)
	SANITARY SEWER		FIRE DEPT. CONNECTION (FDC)		SPOT ELEVATION
	WATER LINE		WATER VALVE MARKER		CONCRETE AREA
	GAS LINE		GAS VALVE (GV)		OVERHANG AREA
	UNDERGROUND POWER LINE		TELEPHONE PEDESTAL		RIP-RAP AREA
	OVERHEAD POWER LINE		COMMUNICATION BOX		BRICK AREA
	UNDERGROUND COMMUNICATION		TRAFFIC SIGNAL		TREE LINE
	TOPOGRAPHIC CONTOUR		BOLLARD (BO)		
	PROPERTY LINE		ELECTRIC METER (EM)		
			MAIL BOX		
			SIGN		
			CLEAN OUT (CO)		

100 0 100 200 300 FT.
SCALE: 1" = 100'

SITE INFORMATION

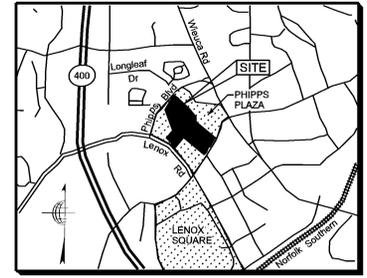
CURRENT OWNER: C P I PHIPPS LIMITED LIABILITY CO
DB. 23758 PG. 109
TAX PARCEL ID # 17 0045 LL0457, 17 0045 LL0507, 17 0045 LL0580 & 17 0044 LL0920
RETAINED ADDRESS: 3500 PEACHTREE ROAD
ZONING: SPH-12 (S.A1) SPECIAL PUBLIC INTEREST
JURISDICTION: CITY OF ATLANTA
BUILDING AND DEVELOPMENT CONTROLS SUCH AS BUILDING SETBACKS, MINIMUM LOT SIZES, MAXIMUM BUILDING HEIGHTS, ETC. ARE DETERMINED BY SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION AND APPROVAL.

PHIPPS BOULEVARD (85' RIGHT OF WAY)

LENOX ROAD, NE
CONNECTOR STATE ROAD 141
(VARIABLE WIDTH RIGHT OF WAY)

PEACHTREE ROAD
(VARIABLE WIDTH RIGHT OF WAY)

WIEUCA ROAD
(VARIABLE WIDTH RIGHT OF WAY)



LOCATION MAP

NOT TO SCALE
LAT - 33°12.34'N LONG - 84°21'43.70"W

MUNICIPAL STATEMENT

I, CHRISTIAN OLTEANU, ASSISTANT DIRECTOR OF THE OFFICE OF ZONING AND DEVELOPMENT FOR THE CITY OF ATLANTA'S DEPARTMENT OF CITY PLANNING, HEREBY AFFIRM THAT APPROVAL OF THE PHIPPS PLAZA PLAN BY THE CITY OF ATLANTA IS NOT NECESSARY, DUE TO THE SUBDIVIDED PARCELS BEING THREE-DIMENSIONAL PARCELS. I PROVIDE THIS AFFIRMATION PURSUANT TO O.C.G.A. 15-6-67 (C)(3)(A)(V).

PROPERTY DESCRIPTION

All that Tract or Parcel of Land lying and being in Land Lots 44 & 45 of the 17th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southwesterly right-of-way line of Wieuca Road (having an apparent variable width right-of-way) and the northwesterly right-of-way line of Peachtree Road a.k.a. State Route 141 (having an apparent variable width right-of-way); thence, continuing with the aforesaid right-of-way line of Peachtree Road 2.64 feet along the arc of a curve deflecting to the left, having a radius of 733.62 feet and a chord bearing and distance of South 41° 47' 32" West, 2.64 feet to a point; thence, 199.70 feet along the arc of a curve deflecting to the left, having a radius of 557.00 feet and a chord bearing and distance of South 35° 05' 30" West, 198.63 feet to a point; thence, South 24° 49' 14" West, 207.11 feet to a point; thence, North 65° 10' 48" West, 6.00 feet to a point; thence, North 74° 35' 25" West, 6.17 feet to a point; thence, South 24° 49' 14" West, 4.60 feet to a point and the TRUE POINT OF BEGINNING.

Thence, from said TRUE POINT OF BEGINNING as thus established and continuing with the aforesaid right-of-way line of Peachtree Road

- South 24° 49' 14" West, 188.82 feet to a point; thence,
- South 26° 43' 03" West, 45.07 feet to a point; thence,
- South 68° 10' 55" West, 26.73 feet to a point; thence,
- South 17° 33' 49" West, 88.37 feet to a point; thence,
- South 35° 40' 23" West, 87.00 feet to a point; thence,
- North 59° 09' 23" West, 1.77 feet to a point; thence,
- South 35° 40' 23" West, 1.77 feet to a point; thence, leaving the aforesaid right-of-way line of Peachtree Road
- North 55° 08' 13" West, 537.57 feet to a point; thence,
- South 34° 50' 00" West, 259.92 feet to a point on the northeasterly right-of-way line of Lenox Road (a.k.a. Buckhead Loop) (having an apparent variable width right-of-way); thence, running with the aforesaid right-of-way line of Lenox Road
- North 48° 04' 54" West, 142.76 feet to a point; thence,
- North 41° 55' 05" West, 2.50 feet to a point; thence,
- North 48° 04' 54" West, 76.95 feet to a point; thence,
- 65.44 feet along the arc of a curve deflecting to the left, having a radius of 1,030.58 feet and a chord bearing and distance of North 49° 59' 04" West, 68.43 feet to a point; thence, leaving the aforesaid right-of-way line of Lenox Road and running with property now or formerly owned by Development Authority of Fulton County per Deed Book 48650, Page 14 as recorded among the Land Records of Fulton County, Georgia.
- North 34° 54' 05" East, 204.36 feet to a point; thence,
- North 25° 10' 47" East, 450.82 feet to a point on the easterly right-of-way line of Phipps Boulevard (having an apparent variable width right-of-way); thence, running with the aforesaid right-of-way line of Phipps Boulevard
- 44.72 feet along the arc of a curve deflecting to the left, having a radius of 679.12 feet and a chord bearing and distance of North 27° 15' 30" East, 44.71 feet to a point; thence,
- North 25° 22' 27" East, 220.00 feet to a point; thence,
- 104.15 feet along the arc of a curve deflecting to the right, having a radius of 478.37 feet and a chord bearing and distance of North 31° 36' 48" East, 103.98 feet to a point; thence, leaving the aforesaid right-of-way line of Phipps Boulevard and running with property now or formerly owned by Buckhead Park Avenue Holdings, LLC per Deed Book 57501, Page 86, aforesaid records
- South 55° 24' 55" East, 95.07 feet to a point; thence,
- South 51° 39' 23" East, 180.28 feet to a point; thence, leaving the aforesaid property now or formerly owned by Buckhead Park Avenue Holdings, LLC and running with property now or formerly owned by Phipps Plaza Residential Partners, LP per Deed Book 54270, Page 476, aforesaid records
- South 51° 39' 23" East, 109.50 feet to a point; thence, leaving
- South 51° 39' 23" East, 50.21 feet to a point; thence,
- South 44° 10' 04" East, 200.18 feet to a point; thence, leaving the aforesaid property now or formerly owned by Phipps Plaza Residential Partners, LP
- South 09° 10' 52" East, 104.11 feet to a point; thence,
- South 45° 09' 22" East, 91.25 feet to a point; thence,
- North 34° 50' 00" East, 0.50 feet to a point; thence,
- South 59° 09' 22" East, 417.83 feet to the POINT OF BEGINNING, containing 641,381 square feet or 14.7241 acres of land, more or less.

ABBREVIATIONS

A	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC	ACRE	NF	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTF	OPEN TRENCH
BSL	BUILDING SETBACK LINE	PB	PLAT BOOK
BW	BARB WIRE	PG	PAGE
CH	CHORD LENGTH	POB	POINT OF BEGINNING
CLF	CHAIN LINK FENCE	PCC	POINT OF COMMENCEMENT
CMF	CONCRETE MONUMENT FOUND	R	RADIUS LENGTH
CMP	CORRUGATED METAL PIPE	R/W	RIGHT OF WAY
CONC.	CONCRETE	R/W MON	RIGHT OF WAY MONUMENT
CTP	CRIMP TOP PIPE	RB	REBAR
DB	DEED BOOK	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	SDE	STORM DRAINAGE EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	SO. FT.	SQUARE FEET
FND	FOUND	SS	SANITARY EASEMENT
HOPE	HIGH DENSITY POLYETHYLENE PIPE	WPF	WOOD PRIVACY FENCE
IPF	IRON PIN FOUND		

- SEE SHEET 2 OF 4 FOR ADDITIONAL PROPERTY DESCRIPTIONS
- SEE SHEETS 3 AND 4 OF 4 FOR ADDITIONAL PROPERTY INFORMATION

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAN IS TO CREATE THE TEN INDIVIDUAL TRACTS SHOWN ON SHEETS 3 & 4 FROM THE OVERALL PROPERTY SHOWN ON SHEET 1.

REFERENCE MATERIAL

- BOUNDARY AND TOPOGRAPHIC SURVEY FOR KIMLEY-HORN AND ASSOCIATES, INC. (PHIPPS PLAZA - TRACTS H & D). PREPARED BY TERRAMARK LAND SURVEYING, INC. DATED APRIL 26, 2005
- ALTAACSM LAND TITLE SURVEY FOR CPI-PHIPPS LIMITED LIABILITY COMPANY; PHIPPS PLAZA RESIDENTIAL PARTNERS, L.P.; J.F. MORGAN CHASE BANK, N.A. & FIRST AMERICAN TITLE INSURANCE COMPANY PREPARED BY TERRAMARK LAND SURVEYING, INC. DATED SEPTEMBER 12, 2014 AND LAST REVISED SEPTEMBER 25, 2014
- ALTAACSM LAND TITLE SURVEY FOR KIMLEY-HORN & ASSOCIATES, INC. PREPARED BY TERRAMARK LAND SURVEYING, INC. DATED MAY 9, 2012
- RE-PLAT FOR CPI PHIPPS LIMITED LIABILITY CO. PREPARED BY TERRAMARK LAND SURVEYING, INC. DATED DECEMBER 15, 2017

SURVEYOR'S FILING CERTIFICATE

AS REQUIRED BY SUBSECTION (j) OF O.C.G.A. SECTION 15-6-67, THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENT BODIES BY ANY PURCHASER OR USER OF THIS PLAN AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



PAUL B. CANNON, RLS
REGISTERED NUMBER: 2928

RE-PLAT FOR
CPI PHIPPS LIMITED LIABILITY CO
(PHIPPS PLAZA)
LOCATED IN
LAND LOTS 44 & 45, 17TH DISTRICT
CITY OF ATLANTA, FULTON COUNTY, GEORGIA

SHEET NO.
1/4

DRAWING# TM 17-136

TerraMark Land Surveying, Inc.
1896 Bufile Fwy Road
Atlanta, Georgia 30398
Phone No. (770) 421-1527
Fax No. (770) 421-0552
www.TerraMark.com
Professional Land Surveying C. O. #15006810

Project No.	No.	Rev.	Date
2017-09	1	1	11/08/19
Survey Cw:	AM		
Drawn By:	JOV		
Approved By:	PBC		
Date:	06/25/19		
Scale:	1"=100'		
Revision:			
ADDED MUNICIPAL STATEMENT			
DATE:	2019/06/27		
BY:	S. SWANLEY		
DATE:	2019/06/27		
BY:	DAVID L. CANNON		

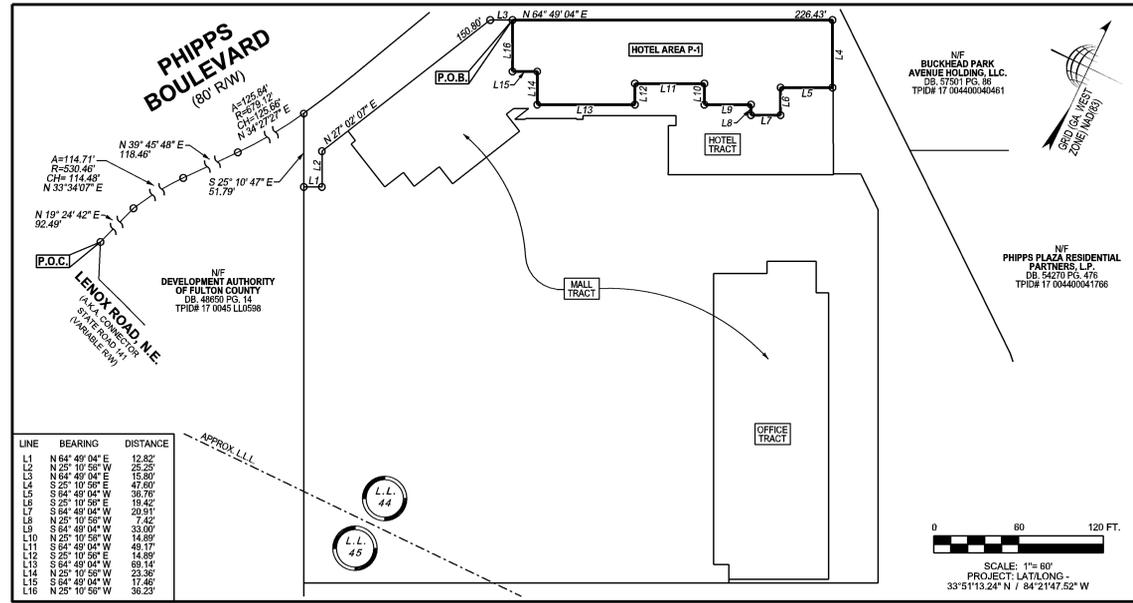
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

SAP-25-093



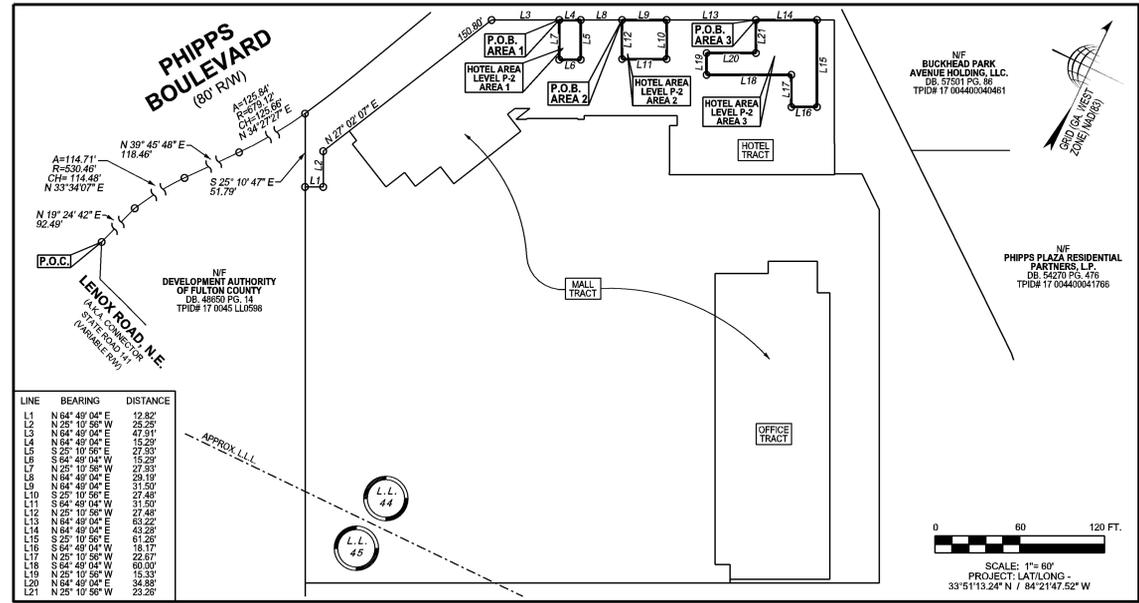
**HOTEL AREA P-1
(ELEV. 953.375 - 973.417)**

AREA= 12,069 SQ. FT./ 0.2771 AC.



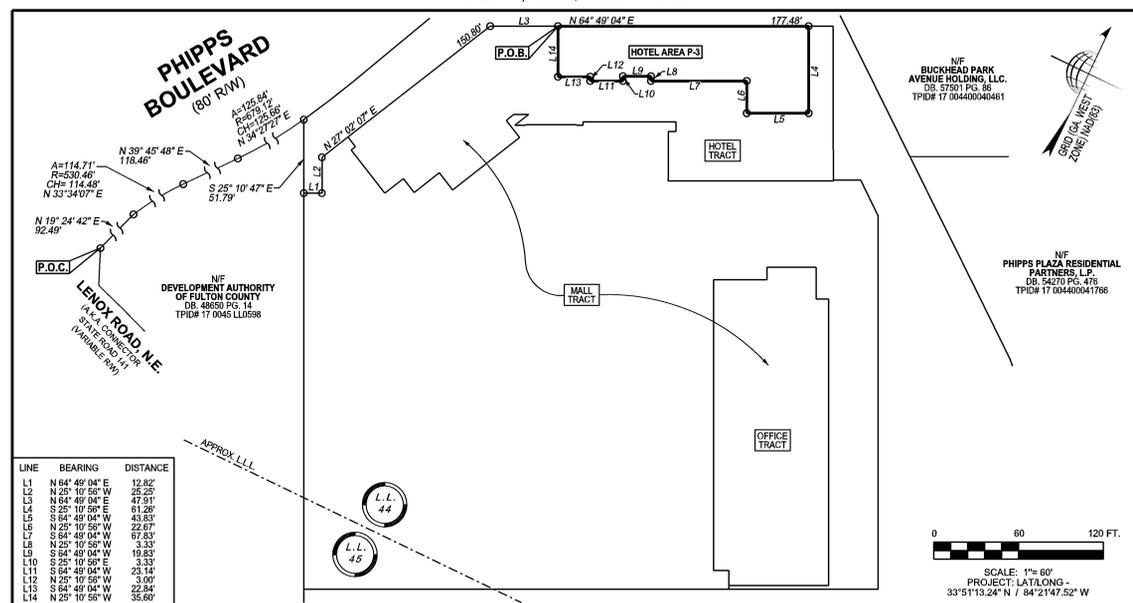
**HOTEL AREA P-2
(ELEV. 973.417 - 984.333)**

AREA 1= 427 SQ. FT./ 0.0098 AC. AREA 2= 866 SQ. FT./ 0.0199 AC. AREA 3= 2,617 SQ. FT./ 0.0601 AC.



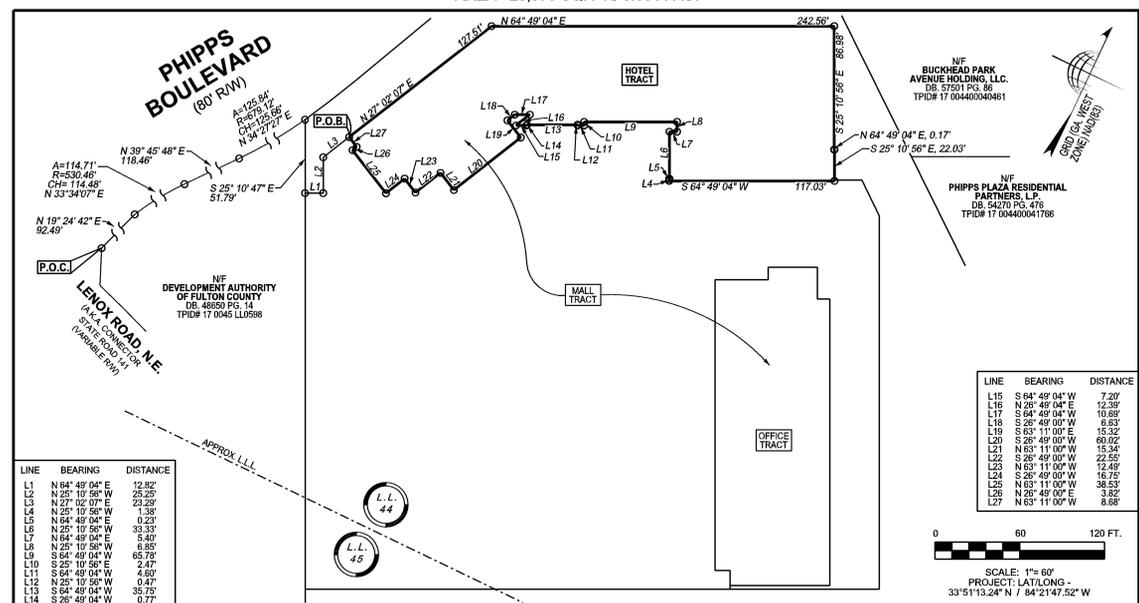
**HOTEL AREA P-3
(ELEV. 984.333 - 995.292)**

AREA= 7,709 SQ. FT./ 0.1770 AC.



**HOTEL TRACT
(ELEV. 995.292 - 1114.458)**

AREA= 28,375 SQ. FT./ 0.6514 AC.



JOB NUMBER: 2017-156; PLAT SIZE: 24 X 36

TerraMark Land Surveyors, Inc.
1366 Britts Ferry Road
Mableton, Georgia 30066
Phone No. (770) 421-1927
www.terra-mark.com
Fax No. (770) 421-0552
Professional Land Surveying C. A. # 159000010

Project No.	2017-156
Scale	1"=60'
Survey Crew:	KM
Drawn By:	JDV
Approved By:	PRC
Date:	08/28/19
Revision:	ADDED MUNICIPAL STATEMENT
Drawn:	1/10/19

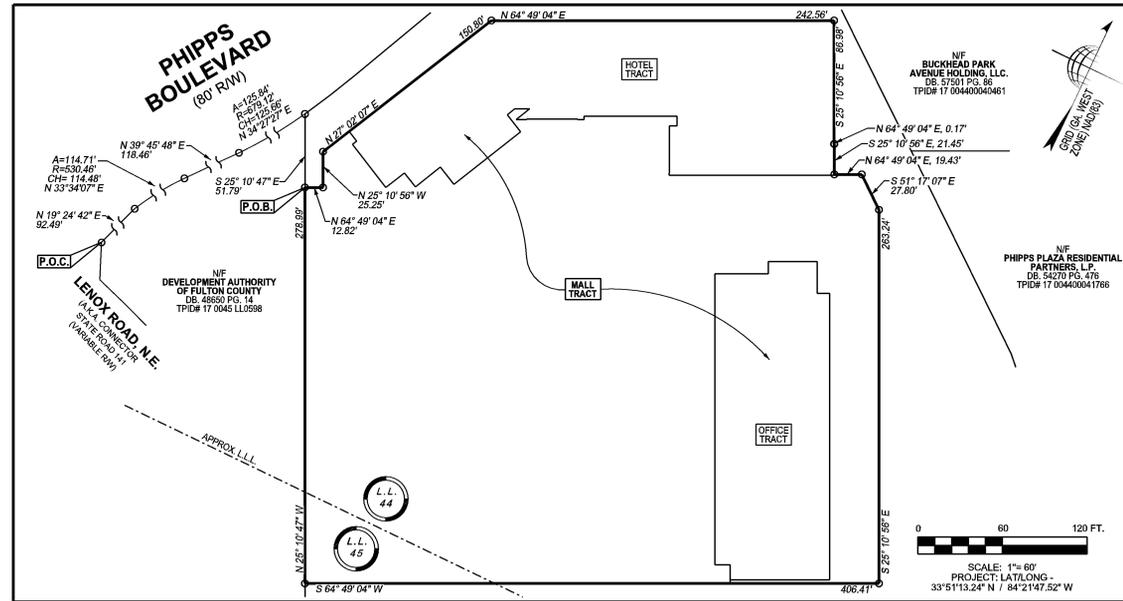
**RE-PLAT FOR
CPI PHIPPS LIMITED LIABILITY CO
(PHIPPS PLAZA)
LOCATED IN
LAND LOTS 44 & 45, 17TH DISTRICT
CITY OF ATLANTA, FULTON COUNTY, GEORGIA**

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

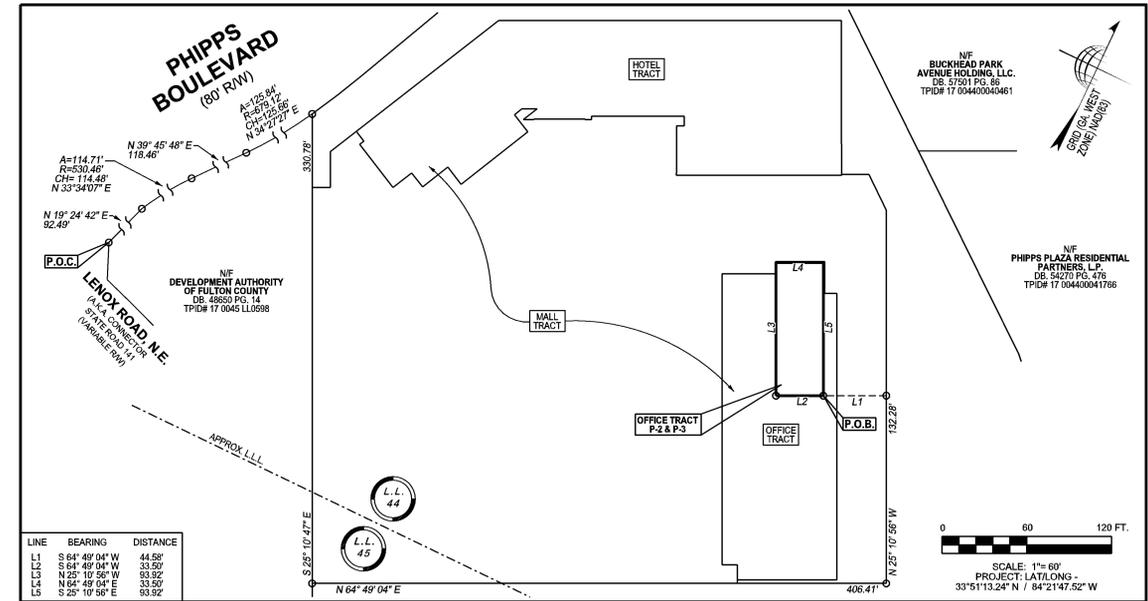
SAP-25-093



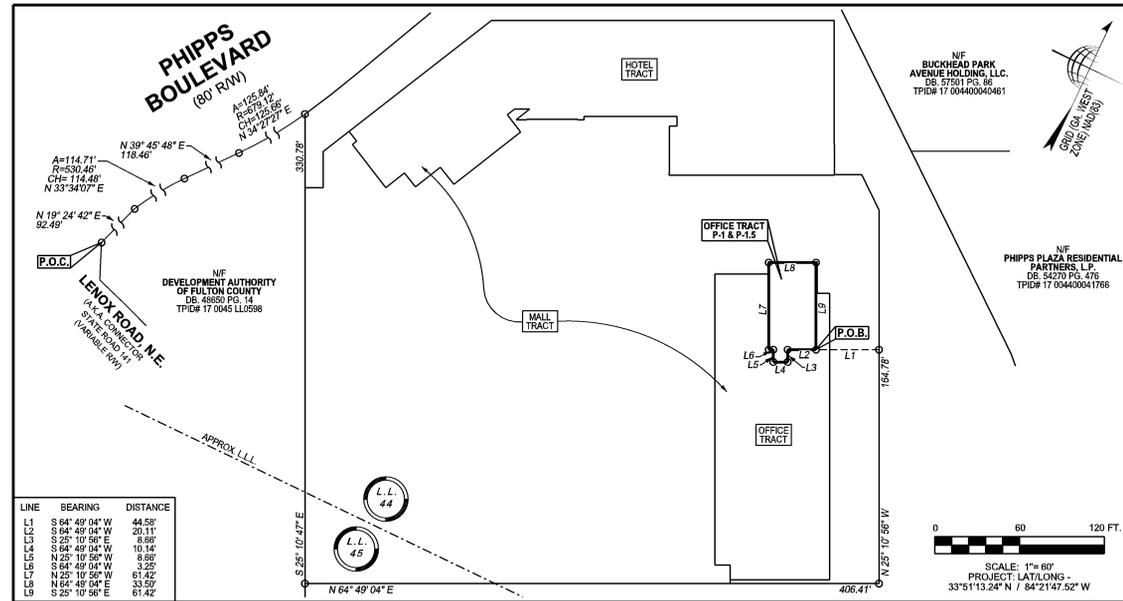
**MALL TRACT
(ELEVATION 953.375 AND ABOVE)**
AREA= 150,575 SQ. FT./ 3.4567 AC.



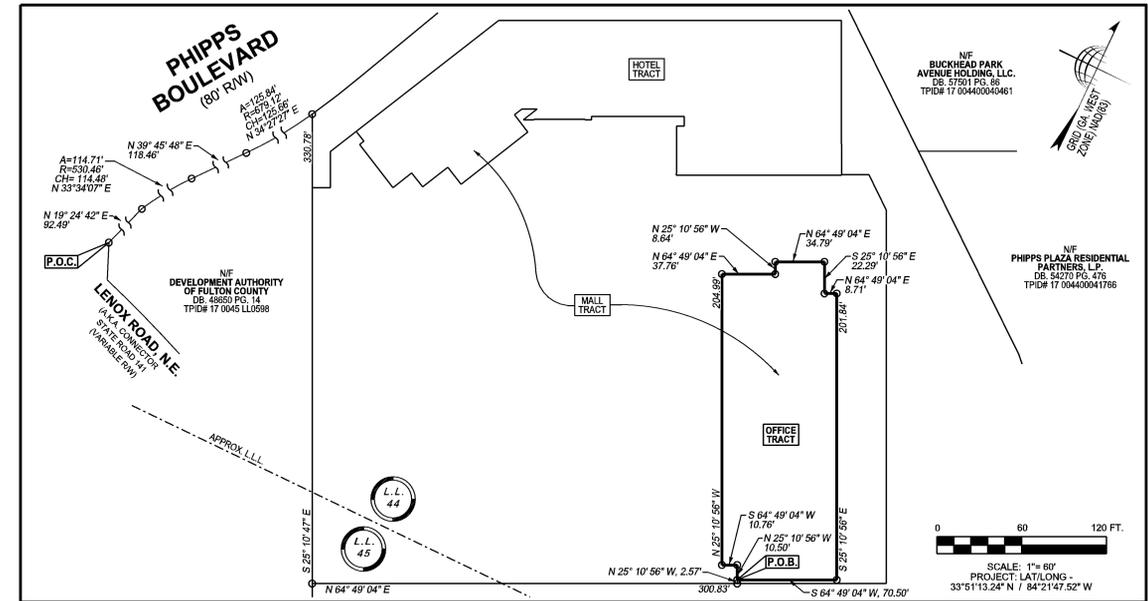
**OFFICE TRACT P-2 & P-3
(ELEV. 973.417 - 995.292)**
AREA= 3,146 SQ. FT./ 0.0722 AC.



**OFFICE TRACT P-1 & P-1.5
(ELEV. 953.375 - 973.417)**
AREA= 2,145 SQ. FT./ 0.0492 AC.



**OFFICE TRACT
(ELEV. 995.292 - 1202.792)**
AREA= 17,580 SQ. FT./ 0.4036 AC.



TerraMark Land Surveying, Inc.
1366 Balls Ferry Road
Marietta, Georgia 30066
Phone No. (770) 421-1927
Fax No. (770) 421-0522
C.O.A.#LSF000910

TerraMark
Professional Land Surveying

Project No.	2017-158
Survey Crew:	KM
Drawn By:	JDY
Approved By:	PBC
Date:	08/28/19
Scale:	1"=60'

REPLAT FOR
CPI PHIPPS LIMITED LIABILITY CO
(PHIPPS PLAZA)
LOCATED IN
LAND LOTS 44 & 45, 17TH DISTRICT
CITY OF ATLANTA, FULTON COUNTY, GEORGIA



JOB NUMBER 2017-136, PLOT SIZE 24 X 36

ARHAUS PHIPPS PLAZA MALL - PHASE III

PHIPPS PLAZA TENANT SPACE 1022 A & 2022 A
3500 PEACHTREE ROAD, ATLANTA, GEORGIA 30326

SAP-25-093



RECEIVED

DATE: 6/25/2025

RDL ARCHITECTS

2111 CHAGRIN BLVD. SUITE 110
BEACHWOOD, OHIO 44122
PH: 216.292.4300
WWW.RDLARCHITECTS.COM



PROJECT INDEX:

ARCHITECTURAL
AL10 ARCHITECTURAL SITE PLAN
AL10B EXTERIOR ELEVATIONS & DEMOLITION DETAILS
AL11 EXTERIOR REFERENCE ELEVATIONS - WEST WALL
AL12 EXTERIOR REFERENCE ELEVATIONS - WEST WALL
AL20 EXTERIOR WALL SECTIONS
AL31 EXTERIOR WALL SECTIONS
AL40 EXTERIOR PHOTOGRAPHS

PROJECT DATA:	
1. PROJECT NAME:	ARHAUS PHIPPS PLAZA PHASE III
2. PROJECT ADDRESS:	ARHAUS FURNITURE CT PHIPPS PLAZA TENANT SPACE 1022 A & 2022 A 3500 PEACHTREE ROAD ATLANTA, GEORGIA 30326
3. APPLICABLE CODES:	GEORGIA STATE BUILDING CODE (IBC) 2018 GEORGIA STATE ELECTRICAL CODE 2017 GEORGIA STATE MECHANICAL CODE (IMC) 2018 GEORGIA STATE PLUMBING CODE (IPC) 2018 GEORGIA STATE FIRE ALARMS CODE 2018 GEORGIA STATE ENERGY CODE 2018 GEORGIA STATE HEALTH DEPARTMENT GEORGIA STATE FIRE AND MARSHAL SERVICE
4. USE GROUP:	N-MERCHANDISE
5. CONSTRUCTION TYPE:	II (PROTECTED EXTERIOR WALLS) III (PROTECTED EXTERIOR WALLS - FULLY FINISHED)
6. ALLOWABLE AREA:	11,000 SQ. FT. (SEE PERMITTED RECORDS) 11,000 SQ. FT. (SEE PERMITTED RECORDS) 11,000 SQ. FT. (SEE PERMITTED RECORDS) N-MERCHANDISE SECONDARY 3,350 SQ. FT. (SEE PERMITTED RECORDS)

PROJECT TEAM:

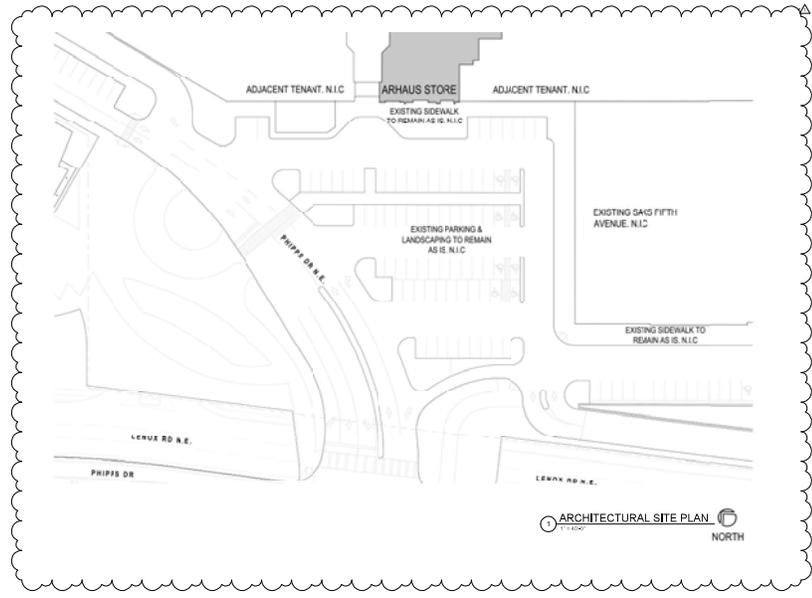
OWNER:
SIMON PROPERTY GROUP
WEST WASHINGTON STREET, 8TH FLOOR
INDIANAPOLIS, IN 46204-3438
PHONE: (317) 263.7784 FAX: (317) 685.7260

TENANT:
ARHAUS FURNITURE
51 EAST HINES AVE. ROAD
HARDON, OHIO 44028
PHONE: (440) 439.7700

ARCHITECT:
RDL ARCHITECTS
2111 CHAGRIN BLVD. SUITE 110
BEACHWOOD, OHIO 44122
CONTACT: MARK FOX/TOREK
PHONE: 216.292.4300

STRUCTURAL ENGINEER:
SHENBERGER & ASSOCIATES, INC.
827 BRECKSVILLE ROAD
BRECKSVILLE, OHIO 44141
CONTACT: BONNIE JENSEN
PHONE: 440.526.3100

MEP ENGINEER:
McHENRY & ASSOCIATES, INC.
25001 EMERY ROAD, SUITE 200
WARRENDALE, OHIO 44128
CONTACT: MICHAEL VORPENT
PHONE: 216.292.4096



ARHAUS

ARHAUS PHIPPS PLAZA PHASE III

SCALE PROJECT 1/8" = 1'-0"
DATE: 06/25/2025
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 06/25/2025

ISSUE

NO.	DATE	DESCRIPTION
1	06/25/2025	ISSUED FOR PERMIT
2	06/25/2025	REVISIONS
3	06/25/2025	REVISIONS
4	06/25/2025	REVISIONS
5	06/25/2025	REVISIONS
6	06/25/2025	REVISIONS
7	06/25/2025	REVISIONS
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14	06/25/2025	REVISIONS
15	06/25/2025	REVISIONS
16	06/25/2025	REVISIONS
17	06/25/2025	REVISIONS
18	06/25/2025	REVISIONS
19	06/25/2025	REVISIONS
20	06/25/2025	REVISIONS

ARCHITECTURAL SITE PLAN

DATE: 06/25/2025
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 06/25/2025

AS.10



ARHAUS

ARHAUS PHIPPS PLAZA PHASE III

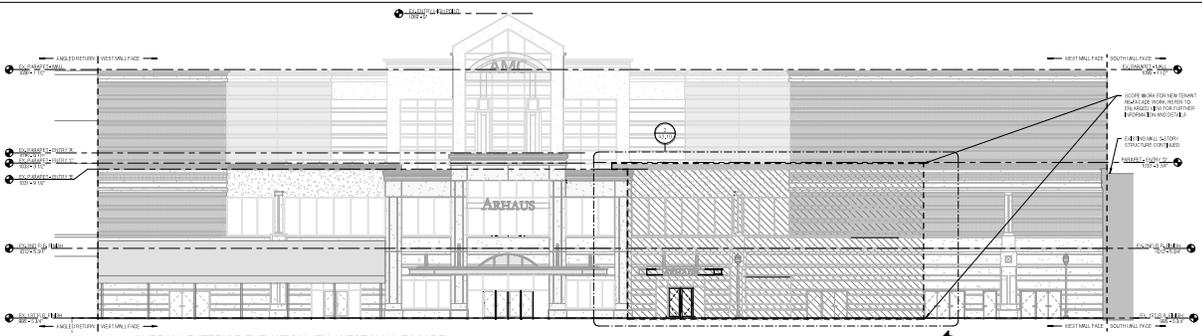
ISSUE

NO.	DESCRIPTION	DATE
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20	REVISION	

EXISTING ELEVATIONS & DEMOLITION DETAILS

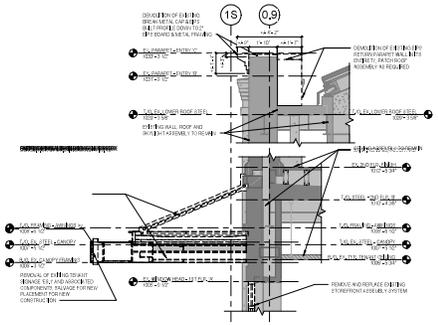
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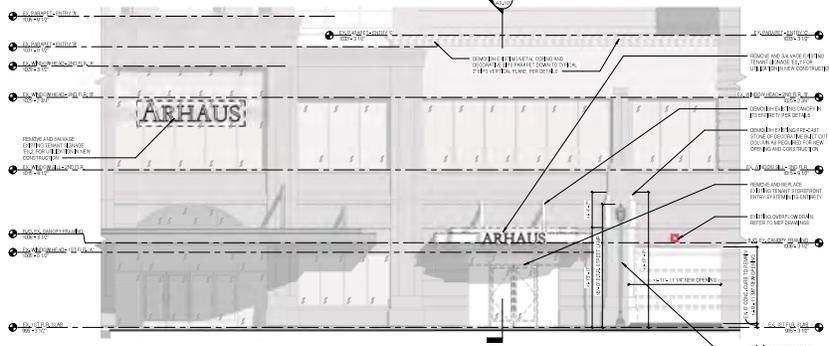


1 OVERALL EXTERIOR ELEVATION - EX. WEST MALL FACADE

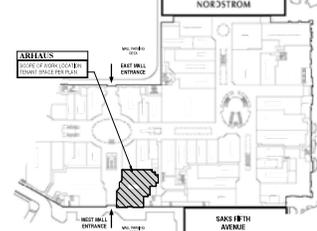
NOTE: OVERALL ELEVATION SHOWN FOR GENERAL REFERENCE ONLY



2 DEMOLITION SECTION - TENANT ENTRY



3 PARTIAL EXTERIOR DEMO ELEVATION - WEST MALL FACADE



4 PARTIAL MALL KEY PLAN - LENOX ROAD WEST ENTRY

SAP-25-093
 OFFICE OF ZONING & DEVELOPMENT
RECEIVED
 DATE: 6/25/2025

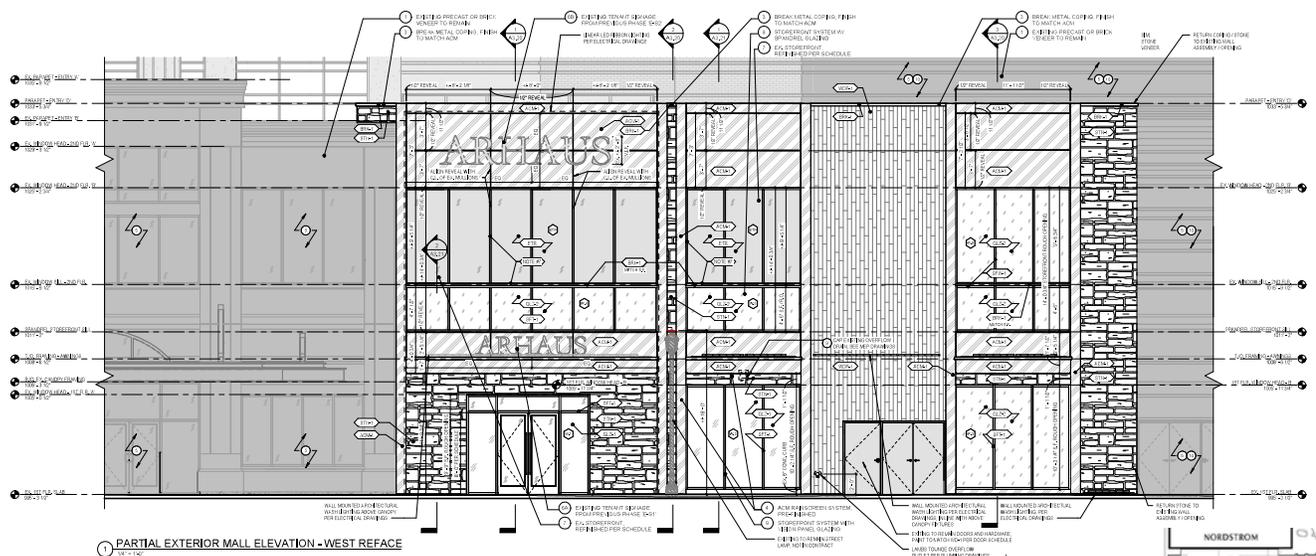
EXTERIOR ELEVATION KEYNOTES:

1. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LENOX ZONING ORDINANCE, CHAPTER 110, ARTICLE 10, SECTION 10.01, AND THE CITY OF LENOX ZONING ORDINANCE, CHAPTER 110, ARTICLE 10, SECTION 10.02.
2. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LENOX ZONING ORDINANCE, CHAPTER 110, ARTICLE 10, SECTION 10.03.
3. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LENOX ZONING ORDINANCE, CHAPTER 110, ARTICLE 10, SECTION 10.04.
4. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LENOX ZONING ORDINANCE, CHAPTER 110, ARTICLE 10, SECTION 10.05.
5. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LENOX ZONING ORDINANCE, CHAPTER 110, ARTICLE 10, SECTION 10.06.

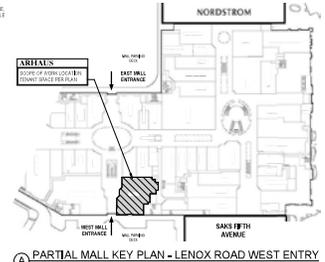
MATERIAL TYPE LEGEND:

- 1. BRICK
- 2. CONCRETE
- 3. GLASS
- 4. METAL
- 5. STONE
- 6. WOOD

SYMBOL	DESCRIPTION
[Symbol]	BRICK
[Symbol]	CONCRETE
[Symbol]	GLASS
[Symbol]	METAL
[Symbol]	STONE
[Symbol]	WOOD



1 PARTIAL EXTERIOR MALL ELEVATION - WEST REFACE



A PARTIAL MALL KEY PLAN - LENOX ROAD WEST ENTRY



ARHAUS

ARHAUS PHIPPS PLAZA PHASE III

PROJECT NO. 2023-001
 DATE: 06/25/2025
 SCALE: AS SHOWN

ISSUE

NO.	DATE	DESCRIPTION
1	06/25/2025	ISSUED FOR PERMIT

PARTIAL EXTERIOR ELEVATION - WEST MALL

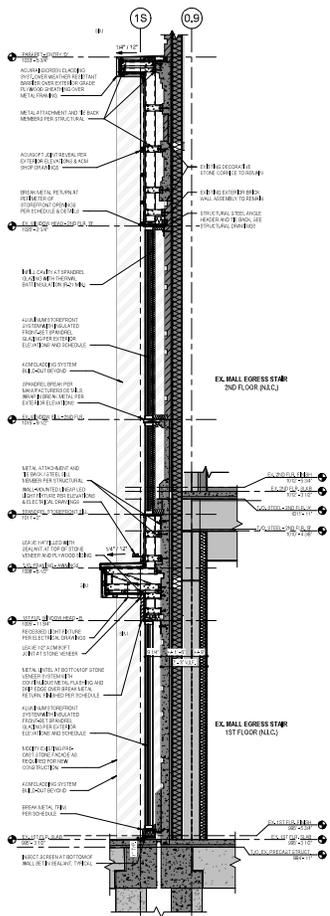
DATE: 06/25/2025
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 SCALE: AS SHOWN

A3.12

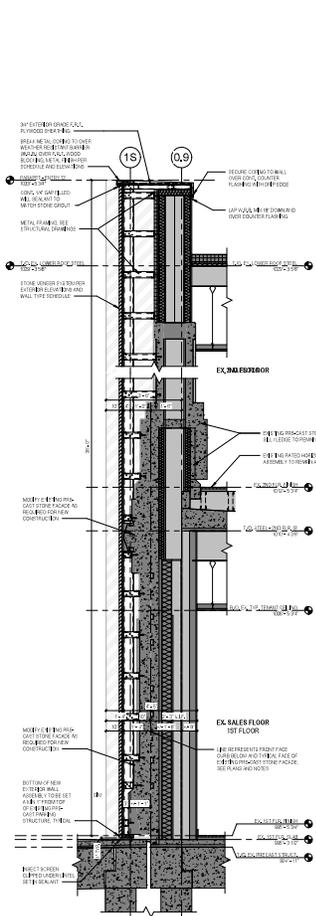
SAP-25-093
 OFFICE OF ZONING & DEVELOPMENT
RECEIVED
 DATE: 6/25/2025

SAP-25-093

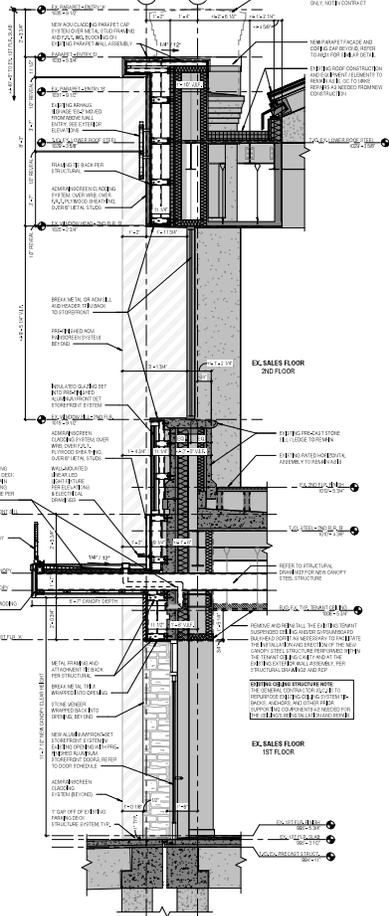
OFFICE OF ZONING & DEVELOPMENT
RECEIVED
DATE: 6/25/2025



SECTION - SPANDREL PANELS
1/2" = 1'-0"



SECTION - STONE BREAK
1/2" = 1'-0"



SECTION - TENANT ENTRY CANOPY
1/2" = 1'-0"



ARHAUS

ARHAUS PHIPPS PLAZA PHASE III

ISSUE

NO.	DATE	DESCRIPTION
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EXTERIOR WALL SECTIONS

DATE: 07/14/2024
DRAWN BY: J. J. JONES
SCALE: 1/2" = 1'-0"

A3.20

SAP-25-093

OFFICE OF ZONING & DEVELOPMENT
RECEIVED
 DATE: 6/25/2025

RDL ARCHITECTS

2111 DUNDAS STREET WEST
 TORONTO, ONTARIO M6J 1B5
 WWW.RDLARCHITECTS.COM



ARHAUS

ARHAUS PHIPPS PLAZA PHASE III

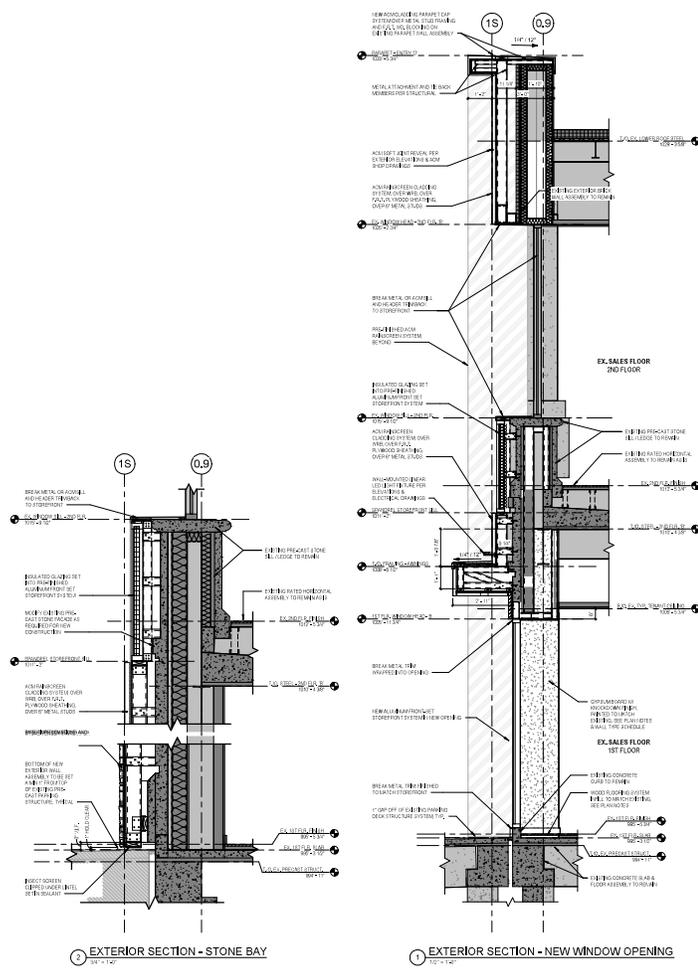
ISSUE

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50	ISSUE

EXTERIOR WALL SECTIONS

DATE: 06/25/2025
 DRAWN BY: [Name]
 SCALE: 1/8" = 1'-0"

A3.21



2 EXTERIOR SECTION - STONE BAY

1 EXTERIOR SECTION - NEW WINDOW OPENING

SAP-25-093

OFFICE OF ZONING & DEVELOPMENT
RECEIVED
 DATE: 6/25/2025

PHIPPS BOULEVARD (80' R/W)

A=125.84'
 R=679.12'
 CH=125.66'
 N 34° 27' 27" E

N 39° 45' 48" E
 118.46'
 S 25° 10' 47" E
 51.79'

N 19° 24' 42" E
 92.49'

P.O.C.

LENOX ROAD, N.E.
 (A.K.A. CONNECTOR
 STATE ROAD 141
 (VARIABLE R/W))

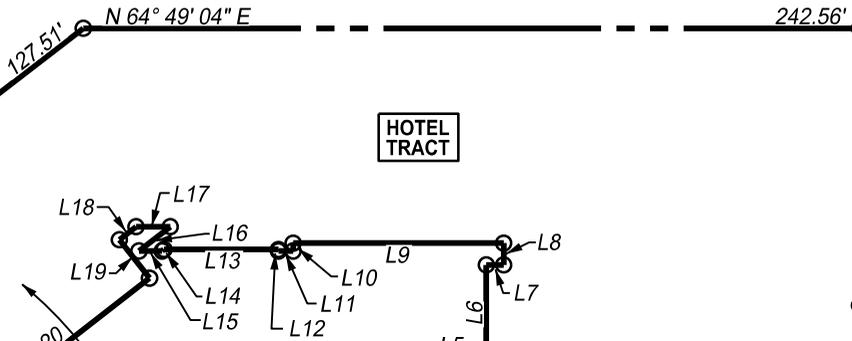
N/F
 DEVELOPMENT AUTHORITY
 OF FULTON COUNTY
 DB. 48650 PG. 14
 TPID# 17 0045 LL0598

LINE	BEARING	DISTANCE
L1	N 64° 49' 04" E	12.82'
L2	N 25° 10' 56" W	25.25'
L3	N 27° 02' 07" E	23.29'
L4	N 25° 10' 56" W	1.38'
L5	N 64° 49' 04" E	0.23'
L6	N 25° 10' 56" W	33.33'
L7	N 64° 49' 04" E	5.40'
L8	N 25° 10' 56" W	6.85'
L9	S 64° 49' 04" W	65.78'
L10	S 25° 10' 56" E	2.47'
L11	S 64° 49' 04" W	4.60'
L12	N 25° 10' 56" W	0.47'
L13	S 64° 49' 04" W	35.75'
L14	S 26° 49' 04" W	0.77'

APPROX. L.L.L.

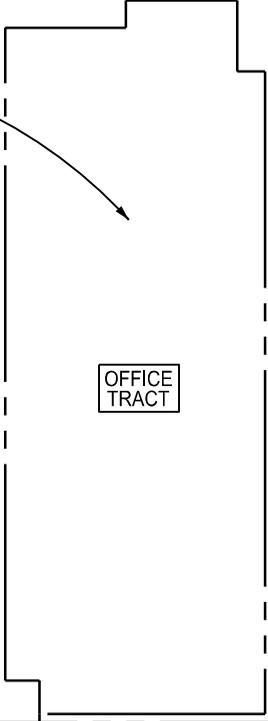
L.L.
44

L.L.
45



HOTEL TRACT

MALL TRACT



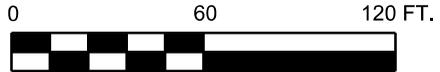
OFFICE TRACT

N/F
 BUCKHEAD PARK
 AVENUE HOLDING, LLC.
 DB. 57501 PG. 86
 TPID# 17 004400040461

N/F
 PHIPPS PLAZA RESIDENTIAL
 PARTNERS, L.P.
 DB. 54270 PG. 476
 TPID# 17 004400041766



LINE	BEARING	DISTANCE
L15	S 64° 49' 04" W	7.20'
L16	N 26° 49' 04" E	12.39'
L17	S 64° 49' 04" W	10.69'
L18	S 26° 49' 00" W	6.63'
L19	S 63° 11' 00" E	15.32'
L20	S 26° 49' 00" W	60.02'
L21	N 63° 11' 00" W	15.34'
L22	S 26° 49' 00" W	22.55'
L23	N 63° 11' 00" W	12.49'
L24	S 26° 49' 00" W	16.75'
L25	N 63° 11' 00" W	38.53'
L26	N 26° 49' 00" E	3.82'
L27	N 63° 11' 00" W	8.68'



SCALE: 1"= 60'
 PROJECT: LAT/LONG -
 33°51'13.24" N / 84°21'47.52" W

HOTEL TRACT AREA=
 28,375 SQ. FT./ 0.6514 AC.

LOCATED IN LAND LOT 44
 17TH DISTRICT
 FULTON COUNTY, GA
 DATE: 08/29/18

SKETCH OF HOTEL TRACT
 (ELEV. 995.292 - 1114.458)
 FOR:
 EBERLY & ASSOCIATES, INC.

THROUGH THE PROPERTY OF:
 CPI PHIPPS LIMITED LIABILITY CO
 FULTON COUNTY
 DB. 23758 PG. 109
 TAX PARCEL # 17 0044 LL0920

TerraMark Land Surveying, Inc.
 1396 Bells Ferry Road
 Marietta, Georgia 30066
 www.TerraMark.com
 (P) (770) 421-1927

SAP-25-093



PHIPPS BOULEVARD
(80' R/W)

A=125.84'
R=679.12'
CH=125.66'
N 34° 27' 27" E

N 39° 45' 48" E
118.46'

A=114.71'
R=530.46'
CH=114.48'
N 33° 34' 07" E

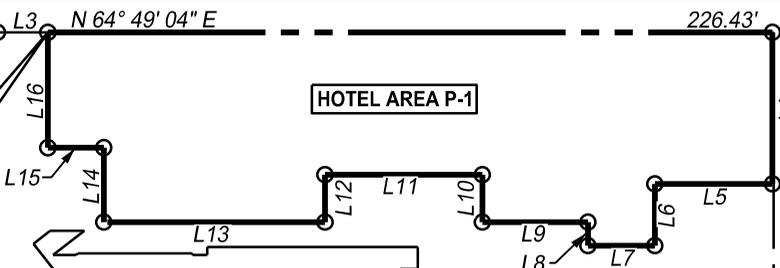
N 19° 24' 42" E
92.49'

P.O.C.

LENOX ROAD, N.E.
(A.K.A. CONNECTOR
STATE ROAD 141
(VARIABLE R/W))

N/F
DEVELOPMENT AUTHORITY
OF FULTON COUNTY
DB. 48650 PG. 14
TPID# 17 0045 LL0598

P.O.B.



HOTEL AREA P-1

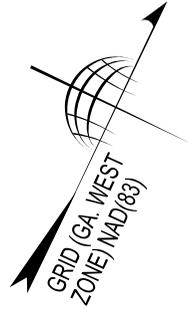
HOTEL TRACT

MALL TRACT

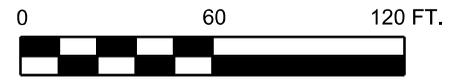
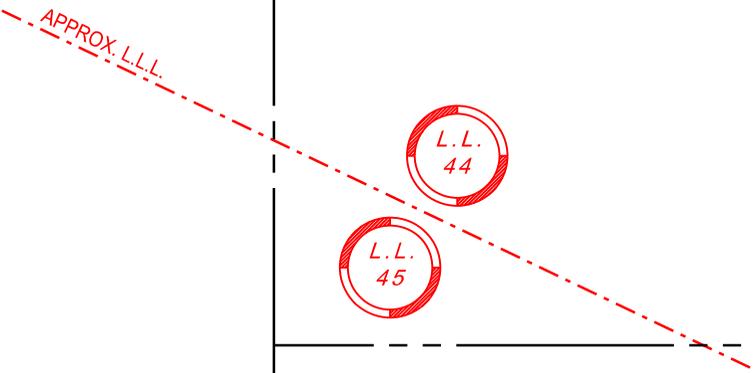
OFFICE TRACT

N/F
BUCKHEAD PARK
AVENUE HOLDING, LLC.
DB. 57501 PG. 86
TPID# 17 004400040461

N/F
PHIPPS PLAZA RESIDENTIAL
PARTNERS, L.P.
DB. 54270 PG. 476
TPID# 17 004400041766



LINE	BEARING	DISTANCE
L1	N 64° 49' 04" E	12.82'
L2	N 25° 10' 56" W	25.25'
L3	N 64° 49' 04" E	15.80'
L4	S 25° 10' 56" E	47.60'
L5	S 64° 49' 04" W	36.76'
L6	S 25° 10' 56" E	19.42'
L7	S 64° 49' 04" W	20.91'
L8	N 25° 10' 56" W	7.42'
L9	S 64° 49' 04" W	33.00'
L10	N 25° 10' 56" W	14.89'
L11	S 64° 49' 04" W	49.17'
L12	S 25° 10' 56" E	14.89'
L13	S 64° 49' 04" W	69.14'
L14	N 25° 10' 56" W	23.36'
L15	S 64° 49' 04" W	17.46'
L16	N 25° 10' 56" W	36.23'



SCALE: 1"= 60'
PROJECT: LAT/LONG -
33°51'13.24" N / 84°21'47.52" W

HOTEL AREA P-1=
12,069 SQ. FT./ 0.2771 AC.

LOCATED IN LAND LOT 44
17TH DISTRICT
FULTON COUNTY, GA
DATE: 08/29/18

SKETCH OF HOTEL AREA P-1
(ELEV. 953.375 - 973.417)
FOR:
EBERLY & ASSOCIATES, INC.

THROUGH THE PROPERTY OF:
CPI PHIPPS LIMITED LIABILITY CO
FULTON COUNTY
DB. 23758 PG. 109
TAX PARCEL # 17 0044 LL0920

TerraMark Land Surveying, Inc.
1396 Bells Ferry Road
Marietta, Georgia 30066
www.TerraMark.com
TerraMark
Professional Land Surveying (P) (770) 421-1927

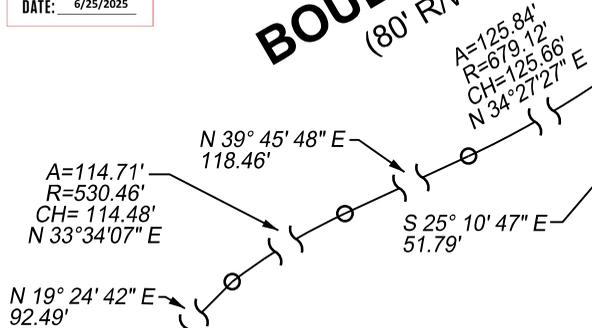
SAP-25-093



RECEIVED

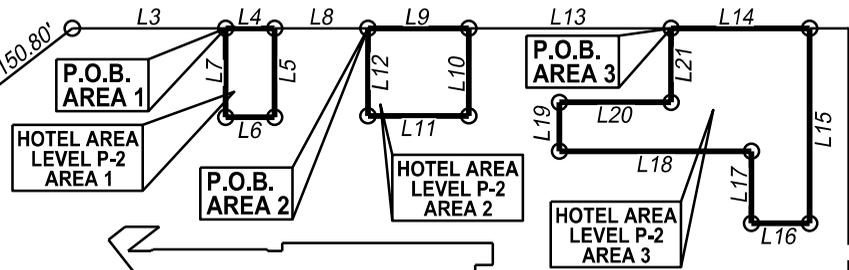
DATE: 6/25/2025

PHIPPS BOULEVARD (80' R/W)



P.O.C.
LENOX ROAD, N.E.
 (A.K.A. CONNECTOR
 STATE ROAD 141
 (VARIABLE R/W))

N/F
 DEVELOPMENT AUTHORITY
 OF FULTON COUNTY
 DB. 48650 PG. 14
 TPID# 17 0045 LL0598



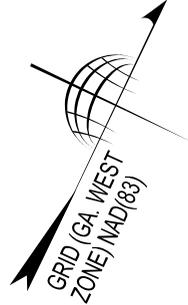
HOTEL TRACT

MALL TRACT

OFFICE TRACT

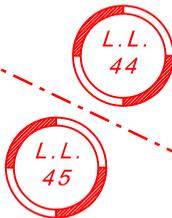
N/F
 BUCKHEAD PARK
 AVENUE HOLDING, LLC.
 DB. 57501 PG. 86
 TPID# 17 004400040461

N/F
 PHIPPS PLAZA RESIDENTIAL
 PARTNERS, L.P.
 DB. 54270 PG. 476
 TPID# 17 004400041766



LINE	BEARING	DISTANCE
L1	N 64° 49' 04" E	12.82'
L2	N 25° 10' 56" W	25.25'
L3	N 64° 49' 04" E	47.91'
L4	N 64° 49' 04" E	15.29'
L5	S 25° 10' 56" E	27.93'
L6	S 64° 49' 04" W	15.29'
L7	N 25° 10' 56" W	27.93'
L8	N 64° 49' 04" E	29.19'
L9	N 64° 49' 04" E	31.50'
L10	S 25° 10' 56" E	27.48'
L11	S 64° 49' 04" W	31.50'
L12	N 25° 10' 56" W	27.48'
L13	N 64° 49' 04" E	63.22'
L14	N 64° 49' 04" E	43.28'
L15	S 25° 10' 56" E	61.26'
L16	S 64° 49' 04" W	18.17'
L17	N 25° 10' 56" W	22.67'
L18	S 64° 49' 04" W	60.00'
L19	N 25° 10' 56" W	15.33'
L20	N 64° 49' 04" E	34.88'
L21	N 25° 10' 56" W	23.26'

APPROX. L.L.L.



SCALE: 1"= 60'
 PROJECT: LAT/LONG -
 33°51'13.24" N / 84°21'47.52" W

HOTEL AREA LEVEL P-2 AREA 1=
 427 SQ. FT./ 0.0098 AC.
 HOTEL AREA LEVEL P-2 AREA 2=
 866 SQ. FT./ 0.0199 AC.
 HOTEL AREA LEVEL P-2 AREA 3=
 2,617 SQ. FT./ 0.0601 AC.

LOCATED IN LAND LOT 44
 17TH DISTRICT
 FULTON COUNTY, GA
 DATE: 08/29/18

**SKETCH OF HOTEL AREA P-2
 (ELEV. 973,417 - 984,333)
 FOR:
 EBERLY & ASSOCIATES, INC.**

THROUGH THE PROPERTY OF:
CPI PHIPPS LIMITED LIABILITY CO
 FULTON COUNTY
 DB. 23758 PG. 109
 TAX PARCEL # 17 0044 LL0920

TerraMark Land Surveying, Inc.
 1396 Bells Ferry Road
 Marietta, Georgia 30066
TerraMark
 Professional Land Surveying
 www.TerraMark.com
 (P) (770) 421-1927

SAP-25-093

OFFICE OF ZONING & DEVELOPMENT
RECEIVED
DATE: 6/25/2025

PHIPPS BOULEVARD
(80' R/W)

A=114.71'
R=530.46'
CH= 114.48'
N 33°34'07" E

N 39° 45' 48" E
118.46'

S 25° 10' 47" E
51.79'

A=125.84'
R=679.12'
CH=125.66'
N 34°27'27" E

N 19° 24' 42" E
92.49'

P.O.C.

LENOX ROAD, N.E.
(A.K.A. CONNECTOR
STATE ROAD 141
(VARIABLE RW))

N/F
DEVELOPMENT AUTHORITY
OF FULTON COUNTY
DB. 48650 PG. 14
TPID# 17 0045 LL0598

P.O.B.

HOTEL AREA P-3

N/F
**BUCKHEAD PARK
AVENUE HOLDING, LLC.**
DB. 57501 PG. 86
TPID# 17 004400040461



N/F
**PHIPPS PLAZA RESIDENTIAL
PARTNERS, L.P.**
DB. 54270 PG. 476
TPID# 17 004400041766

MALL TRACT

HOTEL TRACT

OFFICE TRACT

LINE	BEARING	DISTANCE
L1	N 64° 49' 04" E	12.82'
L2	N 25° 10' 56" W	25.25'
L3	N 64° 49' 04" E	47.91'
L4	S 25° 10' 56" E	61.26'
L5	S 64° 49' 04" W	43.83'
L6	N 25° 10' 56" W	22.67'
L7	S 64° 49' 04" W	67.83'
L8	N 25° 10' 56" W	3.33'
L9	S 64° 49' 04" W	19.83'
L10	S 25° 10' 56" E	3.33'
L11	S 64° 49' 04" W	23.14'
L12	N 25° 10' 56" W	3.00'
L13	S 64° 49' 04" W	22.84'
L14	N 25° 10' 56" W	35.60'

APPROX. L.L.L.

L.L.
44

L.L.
45



SCALE: 1"= 60'
PROJECT: LAT/LONG -
33°51'13.24" N / 84°21'47.52" W

HOTEL AREA P-3=
7,709 SQ. FT./ 0.1770 AC.

LOCATED IN LAND LOT 44
17TH DISTRICT
FULTON COUNTY, GA

DATE: 08/29/18

SKETCH OF HOTEL AREA P-3
(ELEV. 984,333 - 995,292)
FOR:
EBERLY & ASSOCIATES, INC.

THROUGH THE PROPERTY OF:
CPI PHIPPS LIMITED LIABILITY CO
FULTON COUNTY
DB. 23758 PG. 109
TAX PARCEL # 17 0044 LL0920

TerraMark Land Surveying, Inc.
1396 Bells Ferry Road
Marietta, Georgia 30066
www.TerraMark.com
TerraMark
Professional Land Surveying (P) (770) 421-1927

SAP-25-093

OFFICE OF ZONING & DEVELOPMENT
RECEIVED
DATE: 6/25/2025

PHIPPS BOULEVARD
(80' R/W)

$A=114.71'$
 $R=530.46'$
 $CH=114.48'$
 $N 33^{\circ}34'07'' E$

$A=125.84'$
 $R=679.12'$
 $CH=125.66'$
 $N 34^{\circ}27'27'' E$

$N 39^{\circ}45'48'' E$
118.46'

$N 19^{\circ}24'42'' E$
92.49'

$S 25^{\circ}10'47'' E$
51.79'

$N 27^{\circ}02'07'' E$

$N 25^{\circ}10'56'' W$
25.25'

$N 64^{\circ}49'04'' E$
12.82'

$N 64^{\circ}49'04'' E$
150.80'

$N 64^{\circ}49'04'' E$
242.56'

$S 25^{\circ}10'56'' E$
86.98'

$N 64^{\circ}49'04'' E, 0.17'$

$S 25^{\circ}10'56'' E, 21.45'$

$N 64^{\circ}49'04'' E, 19.43'$

$S 51^{\circ}17'07'' E$
27.80'

$S 25^{\circ}10'56'' E$
263.24'

$S 64^{\circ}49'04'' W$
406.41'

$N 25^{\circ}10'47'' W$
278.99'

P.O.B.

P.O.C.

LENOX ROAD, N.E.
(A.K.A. CONNECTOR STATE ROAD 141 (VARIABLE R/W))

N/F
DEVELOPMENT AUTHORITY
OF FULTON COUNTY
DB. 48650 PG. 14
TPID# 17 0045 LL0598

N/F
BUCKHEAD PARK
AVENUE HOLDING, LLC.
DB. 57501 PG. 86
TPID# 17 004400040461

N/F
PHIPPS PLAZA RESIDENTIAL
PARTNERS, L.P.
DB. 54270 PG. 476
TPID# 17 004400041766



MALL TRACT

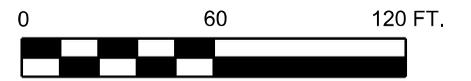
HOTEL TRACT

OFFICE TRACT

APPROX. L.L.L.

L.L.
44

L.L.
45



SCALE: 1"= 60'
PROJECT: LAT/LONG -
33°51'13.24" N / 84°21'47.52" W

MALL TRACT AREA=
150,575 SQ. FT./ 3.4567 AC.

LOCATED IN LAND LOTS 44 & 45
17TH DISTRICT
FULTON COUNTY, GA

DATE: 08/29/18

SKETCH OF MALL TRACT
FOR:
EBERLY & ASSOCIATES, INC.

THROUGH THE PROPERTY OF:
CPI PHIPPS LIMITED LIABILITY CO

FULTON COUNTY
DB. 23758 PG. 109
TAX PARCEL # 17 0044 LL0920

TerraMark Land Surveying, Inc.
1396 Bells Ferry Road
Marietta, Georgia 30066
www.TerraMark.com
TerraMark
Professional Land Surveying (P) (770) 421-1927

SAP-25-093

OFFICE OF ZONING & DEVELOPMENT
RECEIVED
DATE: 6/25/2025

PHIPPS BOULEVARD
(80' R/W)

A=125.84'
R=679.12'
CH=125.66'
N 34° 27' 27" E

N 39° 45' 48" E
118.46'

A=114.71'
R=530.46'
CH= 114.48'
N 33° 34' 07" E

N 19° 24' 42" E
92.49'

P.O.C.

LENOX ROAD, N.E.
(A.K.A. CONNECTOR STATE ROAD 141 (VARIABLE R/W))

N/F
DEVELOPMENT AUTHORITY
OF FULTON COUNTY
DB. 48650 PG. 14
TPID# 17 0045 LL0598

APPROX. L.L.L.

L.L.
44

L.L.
45

S 25° 10' 47" E

N 64° 49' 04" E

LOCATED IN LAND LOT 44
17TH DISTRICT
FULTON COUNTY, GA

DATE: 08/29/18

SKETCH OF OFFICE TRACT
(ELEV. 995.292 - 1202.792)
FOR:
EBERLY & ASSOCIATES, INC.

HOTEL TRACT

MALL TRACT

OFFICE TRACT

P.O.B.

N 25° 10' 56" W
8.64'

N 64° 49' 04" E
37.76'

204.99'

N 25° 10' 56" W

N 25° 10' 56" W, 2.57'

300.83'

N 64° 49' 04" E
34.79'

S 25° 10' 56" E
22.29'

N 64° 49' 04" E
8.71'

201.84'

S 64° 49' 04" W
10.76'

N 25° 10' 56" W
10.50'

S 64° 49' 04" W, 70.50'

THROUGH THE PROPERTY OF:
CPI PHIPPS LIMITED LIABILITY CO
FULTON COUNTY
DB. 23758 PG. 109
TAX PARCEL # 17 0044 LL0920

N/F
BUCKHEAD PARK
AVENUE HOLDING, LLC.
DB. 57501 PG. 86
TPID# 17 004400040461

N/F
PHIPPS PLAZA RESIDENTIAL
PARTNERS, L.P.
DB. 54270 PG. 476
TPID# 17 004400041766



SCALE: 1"=60'
PROJECT: LAT/LONG -
33°51'13.24" N / 84°21'47.52" W

OFFICE TRACT AREA=
17,580 SQ. FT. / 0.4036 AC.

SAP-25-093



PHIPPS BOULEVARD (80' R/W)

A=125.84'
R=679.12'
CH=125.66'
N 34° 27' 27" E

N 39° 45' 48" E
118.46'

A=114.71'
R=530.46'
CH=114.48'
N 33° 34' 07" E

N 19° 24' 42" E
92.49'

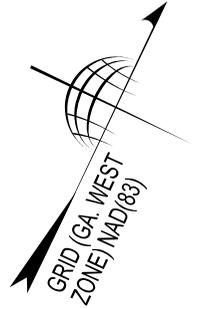
P.O.C.

LENOX ROAD, N.E.
(A.K.A. CONNECTOR
STATE ROAD 141
(VARIABLE RW))

N/F
DEVELOPMENT AUTHORITY
OF FULTON COUNTY
DB. 48650 PG. 14
TPID# 17 0045 LL0598

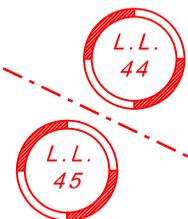
N/F
BUCKHEAD PARK
AVENUE HOLDING, LLC.
DB. 57501 PG. 86
TPID# 17 004400040461

N/F
PHIPPS PLAZA RESIDENTIAL
PARTNERS, L.P.
DB. 54270 PG. 476
TPID# 17 004400041766



LINE	BEARING	DISTANCE
L1	S 64° 49' 04" W	44.58'
L2	S 64° 49' 04" W	20.11'
L3	S 25° 10' 56" E	8.66'
L4	S 64° 49' 04" W	10.14'
L5	N 25° 10' 56" W	8.66'
L6	S 64° 49' 04" W	3.25'
L7	N 25° 10' 56" W	61.42'
L8	N 64° 49' 04" E	33.50'
L9	S 25° 10' 56" E	61.42'

APPROX. L.L.L.



OFFICE AREA P-1 & P-1.5=
2,145 SQ. FT./ 0.0492 AC.

LOCATED IN LAND LOT 44
17TH DISTRICT
FULTON COUNTY, GA
DATE: 08/29/18

SKETCH OF OFFICE TRACT P-1 & P-1.5
(ELEV. 953,375 - 973,417)
FOR:
EBERLY & ASSOCIATES, INC.

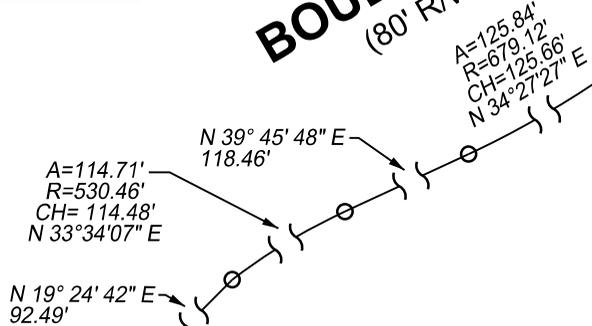
THROUGH THE PROPERTY OF:
CPI PHIPPS LIMITED LIABILITY CO
FULTON COUNTY
DB. 23758 PG. 109
TAX PARCEL # 17 0044 LL0920

TerraMark Land Surveying, Inc.
1396 Bells Ferry Road
Marietta, Georgia 30066
www.TerraMark.com
(P) (770) 421-1927

SAP-25-093



PHIPPS BOULEVARD
(80' R/W)

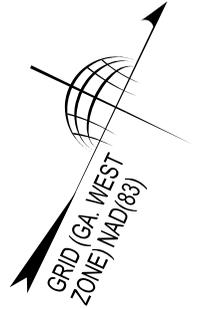


LENOX ROAD N.E.
(A.K.A. CONNECTOR STATE ROAD 141 VARIABLE R/W)

N/F
DEVELOPMENT AUTHORITY
OF FULTON COUNTY
DB. 48650 PG. 14
TPID# 17 0045 LL0598

N/F
BUCKHEAD PARK
AVENUE HOLDING, LLC.
DB. 57501 PG. 86
TPID# 17 004400040461

N/F
PHIPPS PLAZA RESIDENTIAL
PARTNERS, L.P.
DB. 54270 PG. 476
TPID# 17 004400041766



P.O.C.

P.O.B.

MALL TRACT

OFFICE TRACT P-2 & P-3

OFFICE TRACT

HOTEL TRACT

330.78'

132.28'

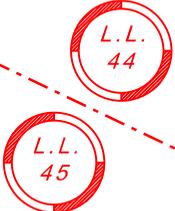
N 25° 10' 56" W

S 25° 10' 47" E

N 64° 49' 04" E

406.41'

APPROX. L.L.L.



LINE	BEARING	DISTANCE
L1	S 64° 49' 04" W	44.58'
L2	S 64° 49' 04" W	33.50'
L3	N 25° 10' 56" W	93.92'
L4	N 64° 49' 04" E	33.50'
L5	S 25° 10' 56" E	93.92'



SCALE: 1"= 60'
PROJECT: LAT/LONG -
33°51'13.24" N / 84°21'47.52" W

OFFICE AREA P-2 & P-3=
3,146 SQ. FT./ 0.0722 AC.

LOCATED IN LAND LOT 44
17TH DISTRICT
FULTON COUNTY, GA

DATE: 08/29/18

SKETCH OF OFFICE TRACT P-2 & P-3
(ELEV. 973,417 - 995,292)

FOR:

EBERLY & ASSOCIATES, INC.

THROUGH THE PROPERTY OF:
CPI PHIPPS LIMITED LIABILITY CO

FULTON COUNTY
DB. 23758 PG. 109
TAX PARCEL # 17 0044 LL0920

TerraMark Land Surveying, Inc.
1396 Bells Ferry Road
Marietta, Georgia 30066
www.TerraMark.com
(P) (770) 421-1927

STRUCTURAL GENERAL NOTES

2018 INTERNATIONAL BUILDING CODE WITH GA AMENDMENTS/ ASCE 7-16

LIVE LOADS

Table with 2 columns: Load Description, Value. Includes Roof Live Load (20 PSF), Floor Live Load 1st Floor Retail (100 PSF), etc.

SNOW LOAD

Table with 2 columns: Load Description, Value. Includes Ground Snow Load (5 PSF), Rain on Snow Surcharge (5 PSF).

WIND LOADS ULTIMATE DESIGN WIND SPEED

Table with 3 columns: Parameter, Value, Unit. Includes Ultimate Design Wind Speed (107 MPH), Risk Category (II), etc.

EARTHQUAKE DESIGN DATA SEISMIC

Table with 2 columns: Parameter, Value. Includes Importance Factor (1.0), Risk Category (II), Response Accelerations (0.192), etc.

(NO EXISTING MAIN LATERAL SYSTEMS HAVE BEEN ALTERED) NEW ARCHITECTURAL COMPONENTS DESIGNED PER ASCE 7-16 CHAPTER 13 Rp=2.5 Ip=1.0

SEISMIC LOADS CALCULATED IN ACCORDANCE WITH THE EQUIVALENT LATERAL FORCE PROCEDURE.

SPECIAL LOADS

INTERIOR WALLS & PARTITIONS THAT EXCEED 6 FT IN HEIGHT - LATERAL LOAD - 5 PSF HANDRAIL - LOADS IN ACCORDANCE WITH CBC SECTION 1607.8.1

GENERAL

THE STRUCTURE OR STRUCTURAL MODIFICATIONS ARE DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE WORK IS FULLY COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE AND INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION.

PRIOR TO BIDDING, THE CONTRACTOR SHALL CONDUCT A REVIEW OF CONSTRUCTION DOCUMENTS AND A SITE WALK THROUGH TO ENSURE CONSTRUCTABILITY AND SAFETY AND NOTIFY ARCHITECTURAL/ENGINEERING OF ANY AND ALL POTENTIAL ISSUES.

FIELD VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING CONSTRUCTION IF NEW CONSTRUCTION IS ADJACENT TO OR IS WITHIN AN EXISTING STRUCTURE.

CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECTURAL/ENGINEERING OF ANY AND ALL DISCREPANCIES.

WORK THESE DRAWINGS WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL AND CIVIL DRAWINGS.

STRUCTURAL STEEL

STRUCTURAL STEEL SHAPES SHALL CONFORM TO ASTM A-992 GRADE 50 (Fy = 50 KSI). SQUARE AND RECTANGULAR HOLLOW STRUCTURAL SECTIONS (HSS) SHALL CONFORM TO ASTM A-500 GRADE B (Fy = 46 KSI).

DETAILING, FABRICATION, AND ERECTION SHALL CONFORM TO THE LATEST AISC SPECIFICATIONS.

ALL STRUCTURAL STEEL SHALL BE SHOP PRIMED UNO.

FIELD CONNECTIONS SHALL BE BOLTED, BEARING TYPE UNLESS NOTED OTHERWISE, USING 3/4" HIGH STRENGTH BOLTS CONFORMING TO ASTM A-325. ONE SIDED CONNECTIONS ARE NOT PERMITTED UNLESS DETAILED ON DRAWINGS OR APPROVED PRIOR TO PRODUCTION OF FABRICATION SHOP DRAWINGS.

ALL CONNECTIONS TO TUBES AND PIPES SHALL USE THRU PLATES UNLESS NOTED OTHERWISE.

ALL WELDING SHALL BE DONE USING E-70XX ELECTRODES IN ACCORDANCE WITH THE LATEST AWS SPECIFICATIONS.

WORK THESE DRAWINGS WITH ARCHITECTURAL DRAWINGS FOR NAILER HOLES AND ARCHITECTURAL CLEARANCES.

GENERAL CONTRACTOR SHALL VERIFY ALL STRUCTURAL BEAM LOCATIONS, MECHANICAL UNIT WEIGHTS AND OPENING SIZES AND LOCATIONS WITH MECHANICAL CONTRACTOR AND VENDOR'S EQUIPMENT LAYOUT DRAWINGS FOR ACTUAL MECHANICAL UNIT PURCHASED.

ALL 4 x 4 x 5/16 ANGLES REQUIRED FOR ROOF UNITS AND ROOF OPENINGS OVER 12" x 12" TO BE SUPPLIED BY STRUCTURAL STEEL FABRICATOR AND BE COORDINATED BY GENERAL CONTRACTOR WITH THE JOIST FABRICATOR, MECHANICAL DRAWINGS AND MECHANICAL EQUIPMENT SUPPLIER.

FIELD VERIFY ALL CONDITIONS AT AND CONNECTIONS TO THE EXISTING CONSTRUCTION AS REQUIRED BEFORE FABRICATION.

LIGHT GAGE FRAMING

ALL METAL STUD FRAMING SIZES, SPACINGS AND CONNECTIONS ARE SHOWN FOR BIDDING PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE FINAL DESIGN OF METAL STUD FRAMING AND CONNECTIONS. FINAL DESIGN SHALL COMPLY WITH APPLICABLE CODE REQUIREMENTS AND INTENT OF ARCHITECTURAL AND STRUCTURAL DESIGN.

CONTRACTOR SHALL SUBMIT FINAL DESIGN, FABRICATION AND ERECTION DRAWINGS TO THE ENGINEER OF RECORD FOR REVIEW OF ALL FRAMING CONDITIONS, CONNECTIONS AND LAYOUTS. DRAWINGS AND CALCULATIONS SHALL BEAR THE STAMP OF AN ENGINEER

REGISTERED IN THE STATE WHERE THE STRUCTURE IS LOCATED.

METAL STUD FRAMING SHOWN ON THE DRAWINGS IS BASED ON SSMA "S" TYPE STUDS WITH SSMA MINIMUM SECTION PROPERTIES AND ALLOWABLE RESISTING MOMENT CAPACITIES.

ALL LIGHT GAGE FRAMING SHALL BE DESIGNED IN ACCORDANCE WITH THE AMERICAN IRON AND STEEL INSTITUTE (AISI) "NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS," AISI S100-12 WITH ADDITIONAL APPLICABLE AISI DESIGN STANDARDS NOTED IN THE FLORIDA BUILDING CODE AS REQUIRED TO PROVIDE A COMPLETE FINAL DESIGN.

ALL FRAMING MEMBERS SHALL BE FORMED FROM STEEL WITH A MINIMUM YIELD STRENGTH OF 33 KSI FOR 18 GA AND THINNER MEMBERS AND 50 KSI FOR 16 GA AND THICKER MEMBERS.

ALL FRAMING SHALL BE GALVANIZED.

ALL CONNECTIONS SHALL BE SCREWED (UNO). POWDER DRIVEN FASTENERS (.157" DIAMETER) ARE ACCEPTABLE BUT ONLY FOR STRUCTURAL APPLICATIONS TO STRUCTURAL STEEL UNLESS NOTED OTHERWISE.

ALL GALVANIZED STUDS, JOISTS AND ACCESSORIES SHALL HAVE A MINIMUM G-60 COATING PER ASTM A924.

PRIOR TO FABRICATION OF FRAMING, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT OR ENGINEER TO OBTAIN APPROVAL.

SHOP DRAWINGS SHALL BE DOCUMENTS ILLUSTRATING MATERIALS, SHOP COATINGS, STEEL THICKNESS, DETAILS OF FABRICATION, DETAILS OF ATTACHMENT TO ADJOINING WORK, SIZE, LOCATION AND SPACING OF FASTENERS FOR ATTACHING FRAMING TO ITSELF, DETAILS OF ATTACHMENT.

PROVIDE ALL ACCESSORIES INCLUDING, BUT NOT LIMITED TO, TRACKS, CLIPS, WEB STIFFENERS, ANCHORS, FASTENING DEVICES, RESILIENT CLIPS, AND OTHER ACCESSORIES REQUIRED FOR A COMPLETE AND PROPER INSTALLATION, AND AS RECOMMENDED BY THE MANUFACTURER FOR THE STEEL MEMBERS USED.

FASTENING OF COMPONENTS SHALL BE WITH SELF-DRILLING SCREWS (#10 MINIMUM). SCREWS SHALL BE OF SUFFICIENT SIZE TO INSURE THE STRENGTH OF THE CONNECTION.

ALL FRAMING COMPONENTS SHALL BE CUT SQUARELY FOR ATTACHMENT TO PERPENDICULAR MEMBERS OR AS REQUIRED FOR AN ANGULAR FIT AGAINST ABUTTING MEMBER.

STUDS SHALL BE PLUMBED, ALIGNED AND SECURELY ATTACHED TO FLANGES OF BOTH UPPER AND LOWER RUNNERS.

JOISTS SHALL BE LOCATED DIRECTLY OVER BEARING STUDS OR A LOAD DISTRIBUTION MEMBER SHALL BE PROVIDED AT THE TOP OF THE BEARING WALL.

WEB STIFFENERS SHALL BE PROVIDED AT REACTION POINTS AND/OR POINTS OF CONCENTRATED LOADS WHERE INDICATED ON THE DRAWINGS.

JOIST BRIDGING SHALL BE PROVIDED WHERE INDICATED ON THE DRAWINGS (4'-0" MAXIMUM SPACING).

SPICES IN AXIAL LOAD BEARING MEMBERS OTHER THAN RUNNER TRACK ON BASE FLOOR BEARING SHALL NOT BE PERMITTED.

DIAGONALLY BRACED STUD WALLS OR SPECIALLY INDICATED GYPSUM SHEATHED WALLS, AS INDICATED ON THE DRAWINGS, SHALL BE PROVIDED AT LOCATIONS DESIGNATED AS "SHEAR WALLS" FOR FRAME STABILITY AND LATERAL LOAD RESISTANCE.

LATERAL BRACING SHALL BE PROVIDED BY USE OF GYPSUM BOARD AND CEMENT BONDED PARTICLE BOARD OR BY HORIZONTAL STRAPS OR COLD-ROLLED CHANNELS. BRACING SHALL CONFORM TO THE AISI SPECIFICATION.

PROVISIONS FOR STRUCTURE VERTICAL MOVEMENT SHALL BE PROVIDED WHERE INDICATED ON THE DRAWINGS AT ROOF LEVEL.

COMPLETE, UNIFORM AND LEVEL BEARING SUPPORT SHALL BE PROVIDED FOR THE BOTTOM RUNNER. RUNNERS SHOULD BE SECURELY ANCHORED TO THE SUPPORTING STRUCTURE AS SHOWN ON THE DRAWINGS.

END BLOCKING SHALL BE PROVIDED WHERE JOIST ENDS ARE NOT OTHERWISE RESTRAINED FROM ROTATION.

JACK STUDS OR CRIPPLES SHALL BE INSTALLED BELOW DOOR HEADS AND ELSEWHERE TO FURNISH SUPPORTS.

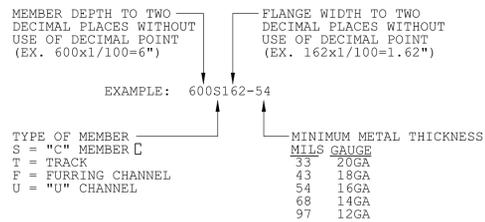
MINIMUM EXTERIOR SHEATHING ATTACHMENT TO EXTERIOR LIGHT GAGE FRAMING SHALL BE AS FOLLOWS (UNLESS MORE STRINGENT NOA REQUIREMENTS ARE REQUIRED)

5/8" EXTERIOR GRADE PRESERVATED-TREATED PLYWOOD SHEATHING: #8 SELF-DRILLING TAPPING SCREWS @ 4" C/C ALONG VERTICAL STUDS AND 8" C/C ALONG HORIZONTAL TRACKS.

5/8" EXTERIOR GRADE GLASS-MAT SHEATHING: #6 SELF-DRILLING SCREW WITH BUGLE HEAD X 1 1/4" MINIMUM LENGTH @ 4" C/C ALONG VERTICAL STUDS AND 8" C/C ALONG HORIZONTAL TRACKS.

MINIMUM WOOD BLOCKING ANCHORAGE TO TOP TRACK OF LIGHT GAGE WALL FRAMING SHALL CONSIST OF 2-#14 SELF DRILLING SCREWS WITH FLAT HEAD FOR COUNTER-SINKING + WINGS FOR WOOD REAMING @ 16" C/C.

ALL STEEL STUDS ARE IDENTIFIED BY THE STEEL STUD ASSOCIATION NOMENCLATURE AS FOLLOWS:



COLD FORMED MANUFACTURING SHALL MEET ICC ESR-1166P REQUIREMENTS STEEL STUD/JOIST NOMENCLATURE

Table with 2 columns: Member Description, Minimum Metal Thickness (Mills Gauge). Includes S = "C" MEMBER C (33, 20GA), T = TRACK (43, 18GA), F = FURRING CHANNEL (54, 16GA), U = "U" CHANNEL (68, 14GA; 97, 12GA).

SPECIAL INSPECTIONS PER IBC 2018 SECTIONS 1704 AND 1705

THE OWNER SHALL EMPLOY A REGISTERED ENGINEER OR TEST AGENCY WITH EXPERIENCED TECHNICIANS UNDER THE DIRECT SUPERVISION OF A REGISTERED ENGINEER TO PERFORM THE DUTIES OF THE SPECIAL INSPECTOR. THE SPECIAL INSPECTOR SHALL MEET THE QUALIFICATIONS AS STATED IN THE BUILDING CODE.

DUTIES AND RESPONSIBILITIES OF THE INSPECTOR: THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS, AND THE FOLLOWING TABLE.

THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, THE ENGINEER OR ARCHITECT OF RECORD AND OTHER DESIGNATED PERSONS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, TO THE PROPER DESIGN AUTHORITY AND TO THE BUILDING OFFICIAL.

THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CURRENT BUILDING CODE. REPORTS SHALL COMPLY WITH THE REQUIREMENTS OF IBC SECTIONS 1704 AND 1705.

DEFERRED STRUCTURAL SUBMITTALS

DRAWINGS AND CALCULATIONS FOR DEFERRED SUBMITTALS SHALL BE STAMPED BY AN ENGINEER REGISTERED IN THE STATE WHERE THE STRUCTURE IS LOCATED AND SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO SUBMISSION TO THE BUILDING DEPARTMENT FOR REVIEW. DEFERRED SUBMITTALS SHALL INCLUDE THE FOLLOWING STRUCTURAL COMPONENTS: -EXTERIOR LIGHT GAUGE FRAMING, CONNECTIONS, CALCULATIONS

STATEMENT OF SPECIAL INSPECTIONS SCHEDULE IBC 2018. Table with 4 columns: Inspection Description, Continuous, Periodic, Remarks. Includes Steel Construction (Materials, Welding, Steel frame details, High-strength bolts), Concrete Construction (Reinforcing steel, Conc Placement, Design Mix Verification, Sampling & Strength tests, Bolts in concrete, Adhesive & expansion anchors), Masonry Construction (Essential facility glass units & veneer, Nonessential facility, Essential facility).

ABBREVIATIONS

Table with 4 columns: Abbreviation, Description, Symbol, Meaning. Includes AB (ANCHOR BOLTS), AFF (ABOVE FINISH FLOOR), AISC (AMERICAN INSTITUTE OF STEEL CONSTRUCTION), ARCH (ARCHITECT OR ARCHITECTURAL DRAWINGS), BLDG (BUILDING), BLK (BLOCK), BM (BEAM), BOT (BOTTOM), BRG (BEARING), BTJ (BOLTED TIE JOIST), CANT'L (CANTILEVER), CIP (CAST-IN-PLACE), CJ (CONTROL JOINT), CL (CENTERLINE), CLR (CLEAR), CMU (CONCRETE MASONRY UNIT), COL (COLUMN), CONN (CONNECTION), CONC (CONCRETE), CONSTR (CONSTRUCTION), CONT (CONTINUOUS), COORD (COORDINATE), DET (DETAIL), DIA (DIAMETER), DJ (DOUBLE JOIST), DK (DECK), DWG (DRAWING), DWLS (DOWELS), EA (EACH), EF (EACH FACE), EXP.JT (EXPANSION JOINT), EJ (EXPANSION JOINT), EL/ELEV (ELEVATION), E.O.S. (EDGE OF SLAB), ES (EACH SIDE), EQ (EQUAL), EW (EACH WAY), (E) (EXISTING), FB (FACE OF BUILDING), F/CONC (FACE OF CONCRETE), FDN (FOUNDATION), FIN (FINISH), FLG (FLANGE), FLR (FLOOR), FRT (FIRE-RETARDANT TREATED), FS (FAR SIDE OR FOOTING STEP VERT), FTG (FOOTING), GA (GAGE OR GAUGE), GB (GRADE BEAM), GC (GENERAL CONTRACTOR), GALV (GALVANIZED), HORIZ (HORIZONTAL), IF (INSIDE FACE), J/B (JOIST BEARING), JST (JOIST GIRDER), JGH (JOIST GIRDER HORIZONTAL), LLV (LONG LEG VERTICAL), LSV (LONG SIDE VERTICAL), LW (LONG WAY), LT.GA (LIGHT GAGE), MS (MASONRY), MAX (MAXIMUM), MC (MOMENT CONNECTION), MECH. (MECHANICAL), MFR (MANUFACTURER), MIN. (MINIMUM), MTL (METAL), (N) (NEW), NA (NOT APPLICABLE), N.S. (NEAR SIDE), NTS (NOT TO SCALE), OC (ON CENTER), OF (OUTSIDE FACE), OPP (OPPOSITE), PC (PRECAST CONCRETE), PL (PLATE), PLCS (PLACES), PROJ (PROJECTION), PSF (POUNDS PER SQUARE FOOT), R (RADIUS), REIN (REINFORCEMENT), REQ'D (REQUIRED), RET. (RETAINING), SECT (SECTION), SHT (SHEET), SIM (SIMILAR TO DETAIL; BUT NOT EXACTLY THE SAME. INTENT OF DETAIL IS THE SAME.), SOG (SLAB ON GRADE), SPA (SPACE), STIFF (STIFFENED OR STIFFENER), STL (STEEL), W (SHORT WAY), T/B (TOP & BOTTOM), THK (THICK), T/, TO (TOP OF), T/S (TOP OF STEEL), TYP (TYPICAL), UNO (UNLESS NOTED OTHERWISE), VERT (VERTICAL), W/ (WITH), WF (WIDE FLANGE), WP (WORK POINT), WWF (WELDED WIRE FABRIC)



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NOTE: INTERIOR WORK ON SEPARATE PERMIT

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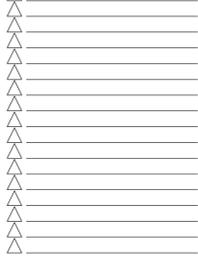


ARHAUS PHIPPS PLAZA PHASE III

RDLA PROJECT #: 24136C

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(E) EXISTING (N) NEW (FV) FIELD VERIFY NOTE: ALL DIMENSIONS OF EXISTING STRUCTURE ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO FABRICATION.

NOTE: SCALES INDICATED ARE BASED ON FULL SIZE 24"x36" DRAWING DIMENSIONS SHALL NOT BE DETERMINED BY COMPUTER SCALING OF DRAWINGS.

Shenberger & Associates, Inc. Structural Engineers. 8227 Brecksville Road, Cleveland, Ohio 44141. Telephone: (440) 526-3100. Fax: (440) 526-7753. EMAIL: soi@shenberger.net

STRUCTURAL SPECIFICATIONS & GENERAL NOTES

SHEET PLOT DATE 04.11.2025 DRAWN BY SAI

S0.01

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NOTE: INTERIOR WORK ON SEPARATE PERMIT

PARTIAL 1ST FLOOR PLAN
3/16"=1'-0"

- NOTES:
- EXISTING FLOOR CONSTRUCTION (BELOW): PRECAST FRAMING WITH CONCRETE TOPPING
GC TO FIELD VERIFY AS REQUIRED PRIOR TO ALL TRADE FABRICATION.
 - EXISTING FLOOR CONSTRUCTION (ABOVE): CONCRETE ON METAL DECK ON STEEL BEAM/GIRDER FRAMING
GC TO FIELD VERIFY AS REQUIRED PRIOR TO ALL TRADE FABRICATION.
 - SEE SHEET S0.01 FOR GENERAL NOTES.
 - SEE SHEET S2.00 FOR TYPICAL DETAILS.

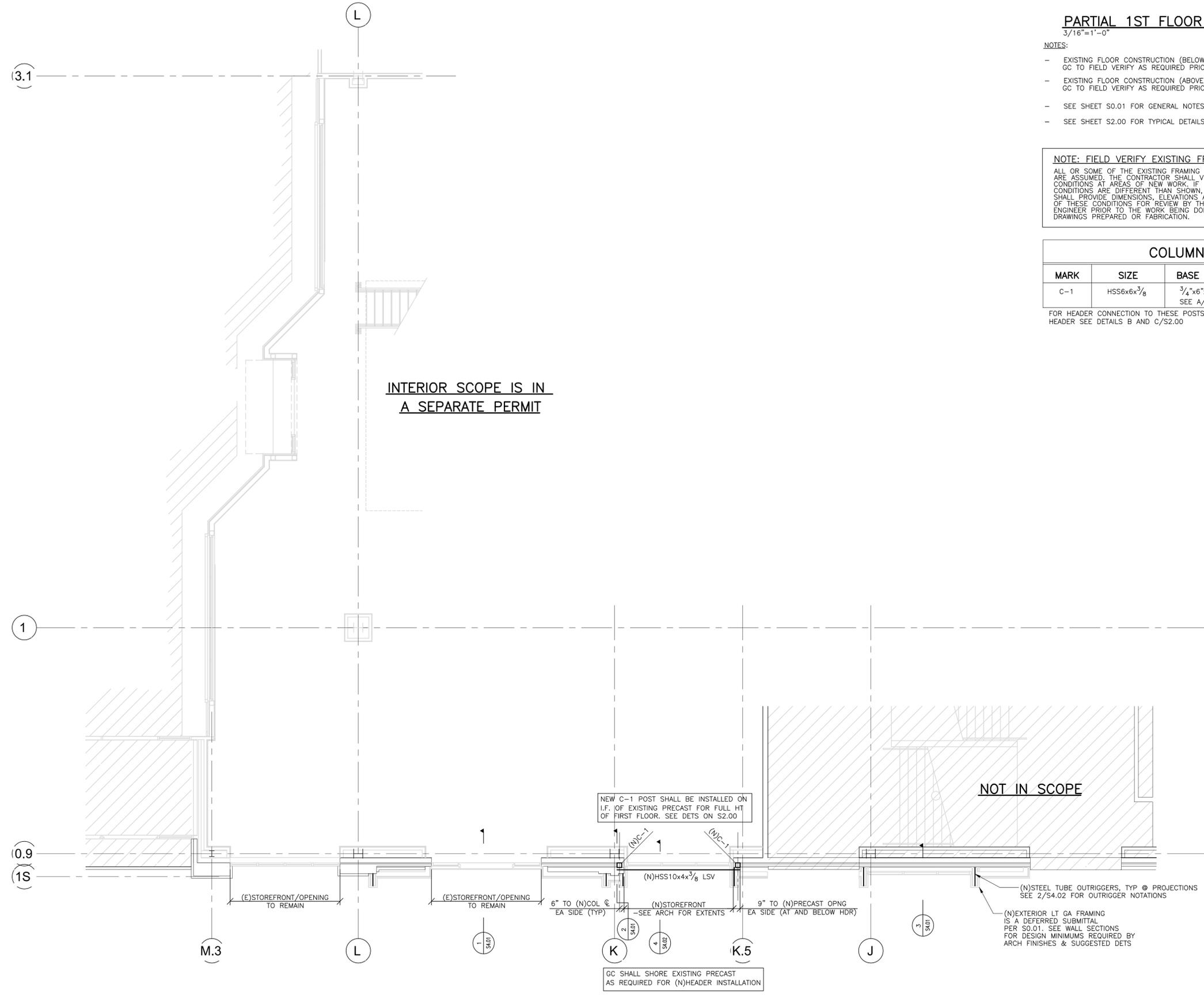
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COLUMN SCHEDULE			
MARK	SIZE	BASE PLATE	ANCHOR RODS
C-1	HSS6x6x3/8	3/4"x6"x1'-0" SEE A/S2.00	4-3/8"Ø HILTI KWIK HUS-EZ ANCH (2" MIN EMBED IN EXISTING SLAB)

FOR HEADER CONNECTION TO THESE POSTS AND POST CONNECTION TO PRECAST ABOVE
HEADER SEE DETAILS B AND C/S2.00

INTERIOR SCOPE IS IN
A SEPARATE PERMIT

NOT IN SCOPE



(E) EXISTING
(N) NEW
(FV) FIELD VERIFY

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▲ BID PERMIT 04.11.2025
▲ FOR CONSTRUCTION 05.15.2025

**PARTIAL ARHAUS
1ST FLOOR PLAN**

SHEET PLOT DATE 04.11.2025
DRAWN BY SAI

S1.01



PARTIAL 2ND FLOOR PLAN

3/16" = 1'-0"

NOTES:

- EXISTING FLOOR CONSTRUCTION (BELOW): CONCRETE ON METAL DECK ON STEEL BEAM/GIRDER FRAMING GC TO FIELD VERIFY AS REQUIRED PRIOR TO ALL TRADE FABRICATION.
- EXISTING FLOOR CONSTRUCTION (ABOVE): CONCRETE ON METAL DECK ON STEEL BEAM/GIRDER FRAMING GC TO FIELD VERIFY AS REQUIRED PRIOR TO ALL TRADE FABRICATION.
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EXTERIOR FACADE PERMIT SET

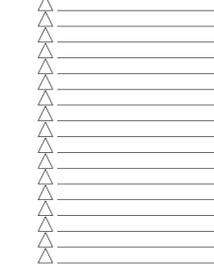
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ARHAUS PHIPPS PLAZA PHASE III

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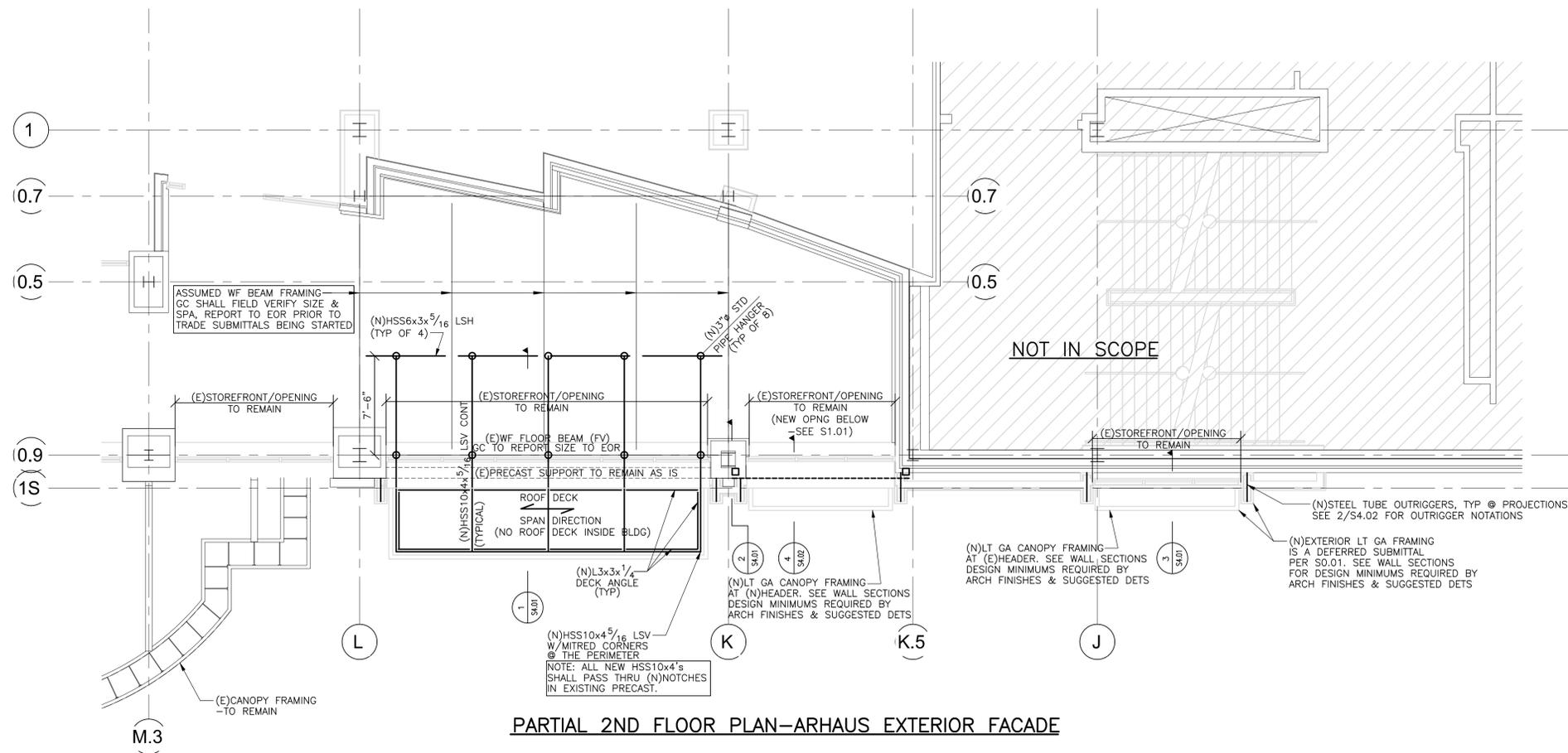
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PARTIAL ARHAUS 2ND FLOOR PLAN

SHEET PLOT DATE 04.11.2025
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PARTIAL 2ND FLOOR PLAN—ARHAUS EXTERIOR FACADE

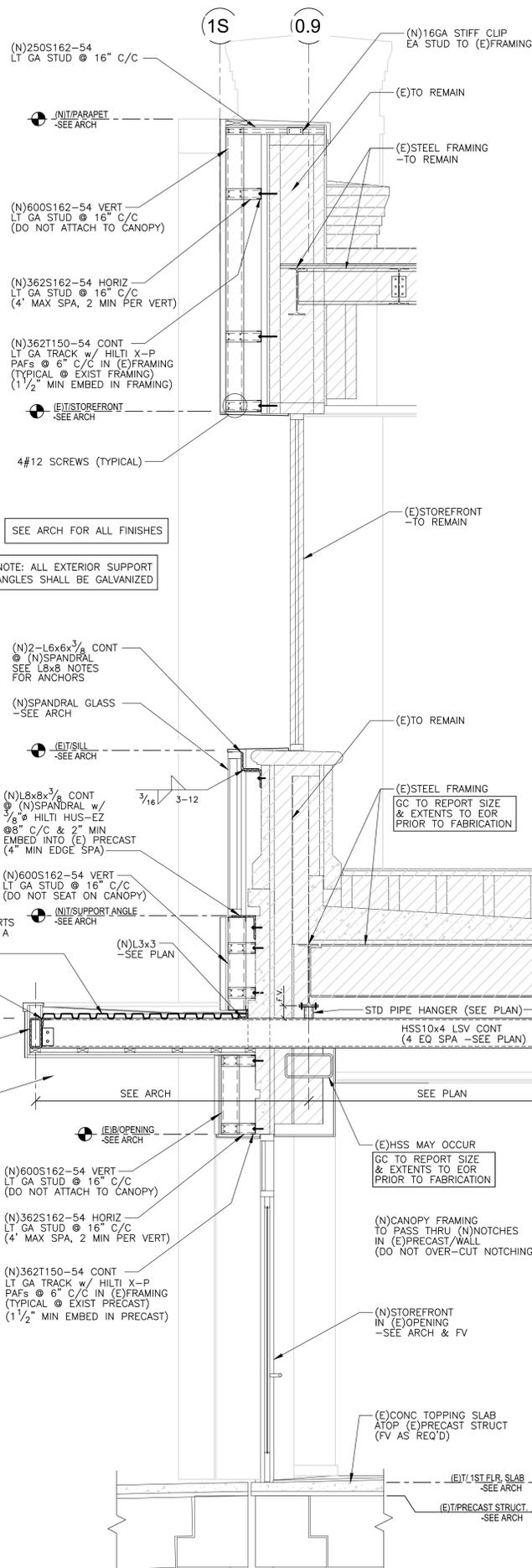
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(N) NEW
(FV) FIELD VERIFY

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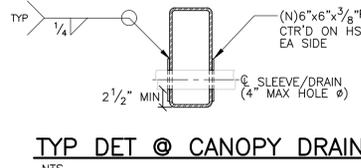
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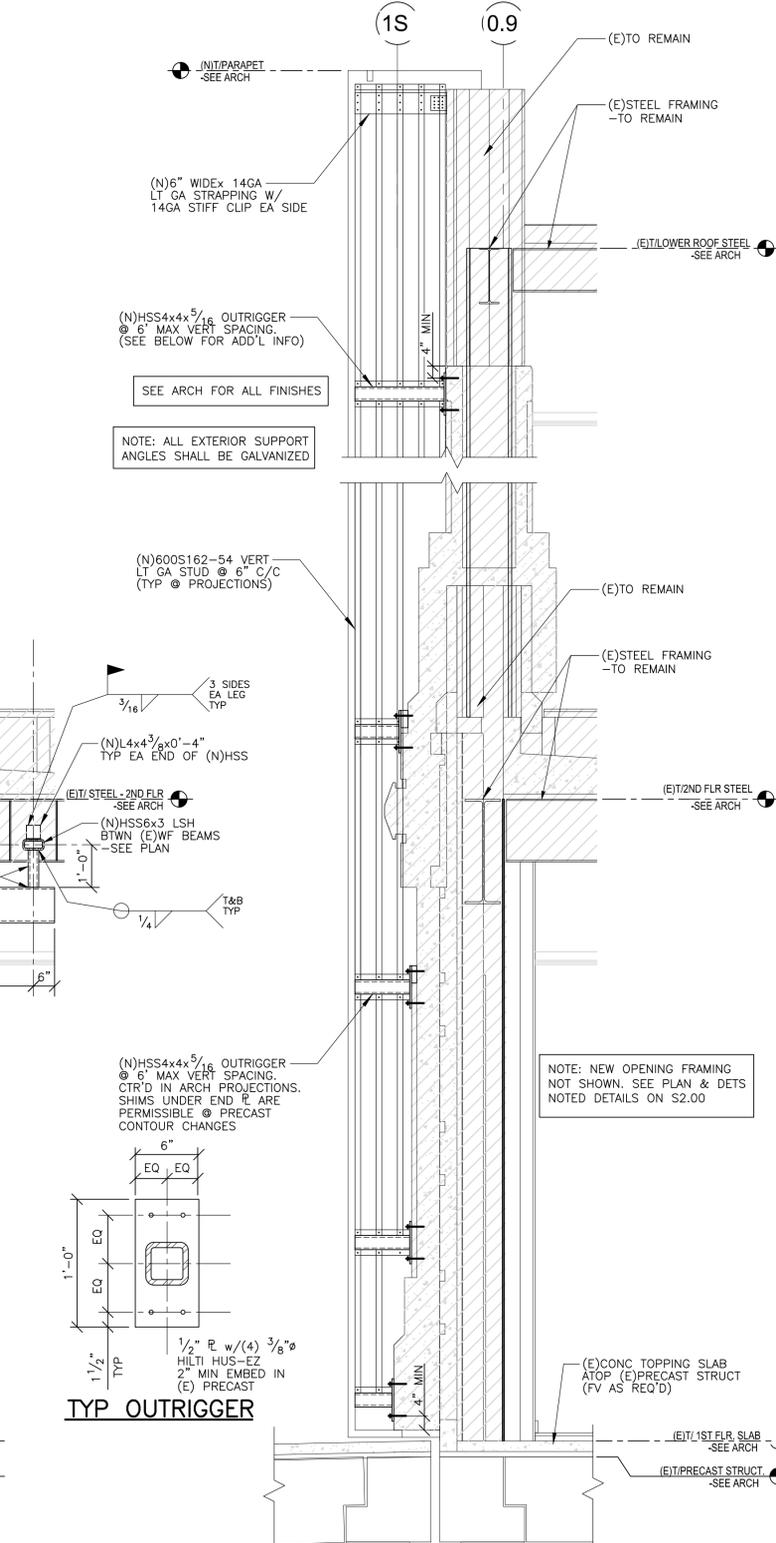
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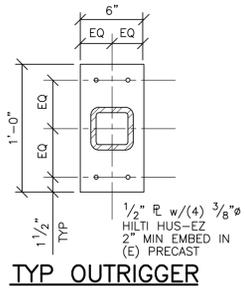
SECTION 1
1/2"=1'-0"



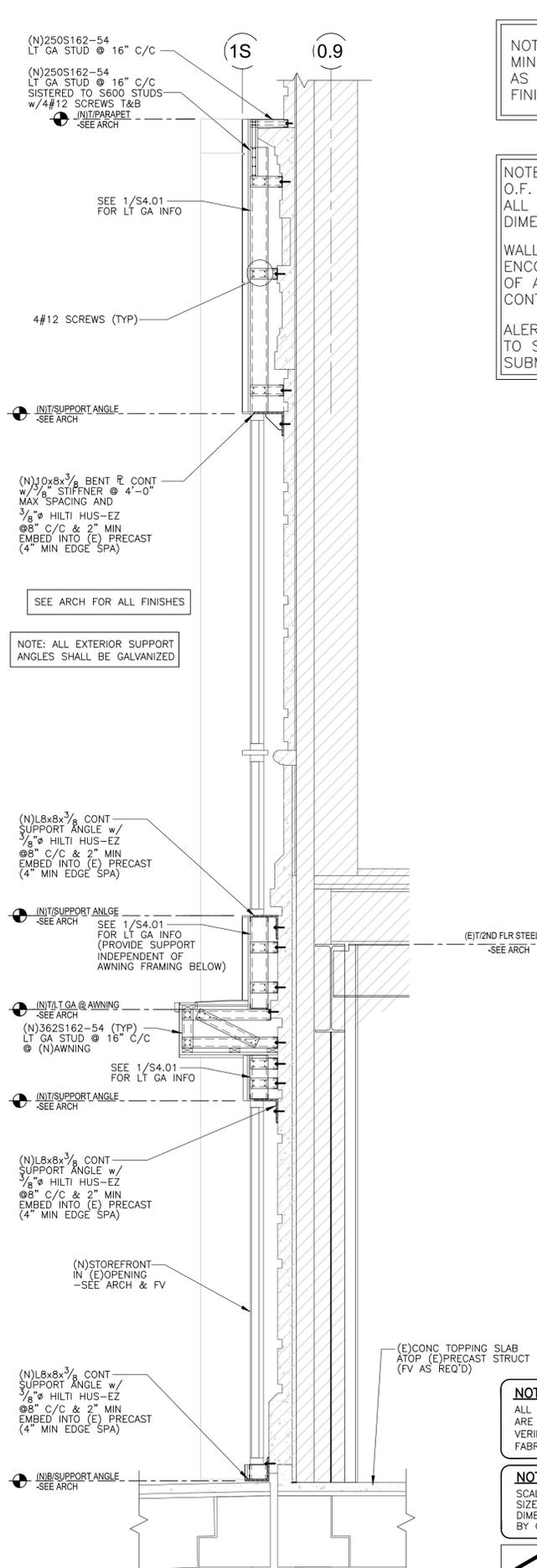
TYP DET @ CANOPY DRAIN
NTS



SECTION 2
1/2"=1'-0"



TYP OUTRIGGER



SECTION 3
1/2"=1'-0"

NOTE 1: EXTERIOR LT GA MINIMUM 16GA AT FACADE AS REQ'D BY PRODUCT FINISHES SUPPLIER

NOTE 2: GC TO VERIFY O.F. OF PRECAST AT ALL HORIZ CLIPS. DIMENSIONS MAY VARY

WALL SECTIONS MAY NOT ENCOMPASS THE BALANCE OF ALL (E)PRECAST CONTOUR CONDITIONS.

ALERT ALL TRADES PRIOR TO SHOP DRAWING SUBMITTALS.

NOTE: INTERIOR WORK ON SEPARATE PERMIT



EXTERIOR FACADE PERMIT SET

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ARHAUS PHIPPS PLAZA PHASE III

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WALL SECTIONS

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ARHAUS FURNITURE

**Tenant Improvement
At Phipps Plaza
Atlanta, GA**

PREPARED BY:

**RDL ARCHITECTS, INC.
21111 CHAGRIN BOULEVARD
SUITE 110
BEACHWOOD, OHIO 44122**

SHENBERGER & ASSOCIATES – STRUCTURAL ENGINEERS
MCHENRY AND ASSOCIATES – MECHANICAL, PLUMBING &
ELECTRICAL ENGINEERS

RDL
ARCHITECTS

DATE:
11 April 2025



Signed: 04.11.2025
Ronald D. Lloyd, Jr., Certificate #RA011783
Expiration Date 06.30.2025



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to the project manual for:
ARHAUS FURNITURE

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Section 01250	Contract Modification Procedures
Section 01270	Unit Prices
Section 01290	Payment Procedures
Section 01310	Project Management and Coordination
Section 01320	Construction Progress Documentation
Section 01330	Submittal Procedures
Section 01400	Quality Requirements
Section 01420	References
Section 01500	Temporary Facilities and Controls
Section 01600	Product Requirements
Section 01700	Execution Requirements
Section 01770	Closeout Procedures
Section 01781	Project Record Documents
Section 01782	Operation and Maintenance Data

DIVISION 2 - SITEWORK:

Section 02060	Demolition
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DIVISION 3 - CONCRETE: (See Structural Drawing Specifications)

DIVISION 4 - MASONRY: (See Structural Drawing Specifications)

DIVISION 5 - METALS:

Section 05400	Cold-Formed Metal Framing
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DIVISION 6 - WOOD AND PLASTIC:

Section 06100	Rough Carpentry and Roof Insulation
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DIVISION 7 - THERMAL AND MOISTURE PROTECTION

Section 07141	Cold Fluid applied waterproofing
Section 07200	Insulation
Section 02100	Thermal Insulation
Section 07211	Exterior wall batt insulation
Section 07280	Fluid applied membrane air & water barriers
Section 07410	Aluminum Composite Metal Panels
Section 07530	Flexible Sheet Roofing
Section 07600	Sheet Metal and Roof Accessories

Section 07900 Joint Sealers

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DIVISION 8 - DOORS AND WINDOWS:

Section 08400 Aluminum Storefront Systems
Section 08411 Aluminum Framed Entrances
Section 08710 Finish Hardware and Schedules
Section 08800 Glass and Glazing

DIVISION 9 - FINISHES:

Section 09250 Gypsum Drywall
Section 09900 Painting

DIVISION 10 - SPECIALTIES:

DIVISION 14 - CONVEYING EQUIPMENT:

DIVISION 15 - MECHANICAL: (See Mechanical Drawing Specifications)

DIVISION 16 - ELECTRICAL: (See Electrical Drawing Specifications)

MATERIALS TO BE PROVIDED BY ARHAUS FURNITURE
(to be installed by general contractor):

1. **LIGHTING**
2. **ELECTRICAL GEAR**

SAP-25-093





EXISTING PHOTO LOCATION KEY



EXISTING EXTERIOR PHOTO 2

SAP-25-093

City of Atlanta | Department of City Planning
OFFICE OF ZONING & DEVELOPMENT
RECEIVED
 DATE: 6/25/2025



EXISTING EXTERIOR PHOTO 1

RDL ARCHITECTS
 2111 DUNWOODY BLVD, SUITE 110
 BUCKINGHAM, GA 30619
 WWW.RDLARCHITECTS.COM



ARHAUS

ARHAUS PHIPPS PLAZA PHASE III

ISSUE NO. 000001
 DATE: 06/25/2025
 DRAWN BY: CAG

ISSUE

NO.	DATE	DESCRIPTION
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EXISTING EXTERIOR PHOTOS

DATE: 06/25/2025
 DRAWN BY: CAG

A4.00



PROJECTED COST OF CONSTRUCTION FORM

APPLICATION NUMBER	
---------------------------	--

PROJECT ADDRESS					
Street address	3500 Peachtree Road				
City	Atlanta	State	Georgia	Zip Code	30326

Project Name (if applicable)	Arhaus Phipps Plaza Mall - Phase III				
Projected Cost of Construction	\$1,250,000				
Methodology Used	<input type="checkbox"/> Bid	<input checked="" type="checkbox"/> Estimate	<input type="checkbox"/> Other:		

This form must be completed by the: <input type="checkbox"/> Owner, <input type="checkbox"/> Contractor, <input checked="" type="checkbox"/> Architect, or <input type="checkbox"/> Engineer (check one).					
Name	Nick Ingagliato				
Company	RDL Architects				
Address	21111 Chagrin Blvd. Suite 110, Beachwood, OH 44122				
Phone	216.752.4300	Email	nick@rdlarchitects.com mark@rdlarchitects.com		

<i>Nick Ingagliato</i>	04/15/2025
Signature	Date

Sworn to and subscribed before me this 15th day of April, 2025

Katherine Cunningham
Notary Public, State of Ohio
Commission No. 2016-RE-616759
My Commission Expires
December 29, 2026

RECEIPT

SAP-25-093

CITY OF ATLANTA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVE SW, ATLANTA GA 30303
404-330-6070



Application: SAP-25-093
Application Type: Planning/SAP/SPI/NA
Address: 3500 PEACHTREE RD NE, ATLANTA, GA 30326
Owner Name:
Owner Address:
Application Name: 3500 PEACHTREE RD NE

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
984149		\$1,500.00	06/25/2025	PUBLICUSER1027821		

Work Description: The General Contractor is responsible for the selective demolition and modification of the existing mall exterior wall assembly of the Western façade, for a new face lift design on the existing Arhaus exterior tenant entry. The scope of work includes, but is not limited to, the selective demolition of exterior elements, remodel, and upgrades for the exterior elements of the existing shell building. In addition, with few changes to the existing structural, mechanical electrical, and plumbing elements of the tenant and shell utilities, maintenance to existing systems and exterior structure of canopy elements.

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3500 PEACHTREE RD NE

SAP-25-093



SEE PLN-ONLINE-25-001413 FOR COMPLETE SET OF TENANT IMPROVEMENT PLANS
ONLY STAMPED PAGES ARE INCLUDED DUE TO SIZE OF FILE.