

SAP-25-165



### Project Summary:

Scope of work only includes adding a fabricated aluminum exterior canopy at the building entry of Lenox Road.



## APPLICATION FOR A SPECIAL ADMINISTRATIVE PERMIT (SAP)

For SPI, Beltline, LW, MR, MRC, NC, I-Mix Zoning Districts & Unified Development Plans File No.:

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

APPLICANT (name) Shea Ervin

ADDRESS 531 Roselane Street, Suite 730

PHONE NO. 770-541-7700 EMAIL shea@cbi-interiors.com

PROPERTY LANDOWNER 3445 PT Buckhead LLC c/o Barings LLC

ADDRESS 300 S Tryon Street, Suite 2500 Charlotte, NC 28202

PHONE NO. 980-417-5829 EMAIL cassie.mccrain@barings.com

ADDRESS OF PROPERTY 3445 Peachtree Road NE Atlanta, GA 30326

Land District 17 Land Lot 45 Council District 7 NPU B

Is property within the BeltLine Overlay District? Yes  No  Zoning Classification SPI-12 SA1

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

DATE STAMP  
RECEIVED BY  
OFFICE OF ZONING  
AND DEVELOPMENT

### 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 10/10/2025 Signature of Applicant Shea Ervin

### Additional Submittal Requirements (as applicable):

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- **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](mailto: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](http://www.atlantawatershed.org/greeninfrastructure)
- **Unified Development Plans:** Applicable to all zoning districts except R-1 to R-5, RLC, PD, & historic bldgs/districts (Section 16-28.030)

The City Code provides that Zoning and Development Director shall review each request for an SAP within 30 days of a filing of a **completed\*** application. (Atlanta Code Chapter 16, Section 16-25). \* **Note: NPU/DRC notification and review, as applicable, and a public hearing are required to complete the SAP Application.**



City of Atlanta Office of Zoning & Development  
**SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION**  
Notarized Authorization by Property Owner

SAP-25-165



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

(Required only if applicant is not the owner of the property subject to the application)

TYPE OF APPLICATION: **Special Administrative Permit**

I, Cassie McCrain SWEAR THAT I AM THE **LANDOWNER**  
owner(s) name

OF THE PROPERTY LOCATED AT: 3445 Peachtree Road NE  
Atlanta, GA 30326

AS SHOWN IN THE RECORDS OF Fulton COUNTY, GEORGIA WHICH IS  
THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED  
BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

**NAME OF APPLICANT (PRINT CLEARLY):**

Shea Ervin

ADDRESS: 531 Roselane Street, Suite 730 Marietta, GA 30060

TELEPHONE: 770-541-7700 EMAIL: shea@cbi-interiors.com

Cassie McCrain  
Signature of Property Landowner

Cassie McCrain  
Print Name of Property Landowner

Personally Appeared  
Before Me

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

Elizabeth Smith  
Signature of Notary Public

10/10/2025  
Date





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.

Shea Ervin

Applicant Printed Name

*Shea Ervin*

Applicant Signature

10/10/2025

Date



City of Atlanta Office of Zoning & Development  
SAP-25-165

## SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION

Development Controls Specific **Application 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						
<ul style="list-style-type: none"> <li><u>Net Lot Area (NLA)</u> = length of property line X width of property line</li> <li><u>GLA for corner lots</u> = (NLA) + [(street "A" right-of-way width ÷2) X (street "A" length of property line)] + [(street "B" right-of-way width ÷2) X (street "B" length of property line)] + [(street "A" right-of-way width ÷2) X (street "B" right-of-way width ÷2)]</li> <li><u>GLA (with only one front yard adjacent to street)</u> = (NLA) + [(street right-of-way width ÷2) X (length of front property line)]</li> <li>GLA may include half of the right-of-way (including streets, parks, lakes and cemeteries) up to 50 feet in width.</li> <li>GLA shall not be used for calculating FAR for properties within single-family or two-family-zoned subareas of SPI districts.</li> <li><u>Building Lot Coverage provided</u> = (net lot area minus area of building footprint) ÷ (net lot area)</li> </ul>						
Lot Size (in square footage)						
Gross Land Area (GLA)						
Net Lot Area (NLA)						
Floor Area Ratio (FAR) – as applicable. Check which used for residential: <input type="checkbox"/> GLA, or <input type="checkbox"/> NLA						
	Residential FAR Ratio	Residential Square Footage	Non-Residential FAR Ratio	Non-Residential Square Footage		
Base Allowed						
<b>Base Provided</b>						
Bonus Allowed						
<b>Bonus Provided</b>						
Bonus FAR Program (check bonus utilized if applicable)						
Transit Station <input type="checkbox"/>	Ground Floor Retail <input type="checkbox"/>	Open Space and New Streets <input type="checkbox"/>	Community Center Facilities <input type="checkbox"/>	Workforce Housing <input type="checkbox"/>		
Residential Units			Total Provided: _____			
Number of Units Provided (without bonus)						
Number of Bonus Units Provided (without workforce housing)						
Number of Bonus Workforce Housing Units Provided (20% required)						
Total Number of Units per Acre						
Building Coverage <input type="checkbox"/> or Lot Coverage <input type="checkbox"/> (check applicable as required per zoning district)						
	Percentage (%)		Square Footage			
Max. Permitted						
Provided						
Fenestration (% of each street-fronting facade calculated separately, per district regulations)						
	Residential Façade Percentage (%)			Non-residential Façade Percentage (%)		
	Local Street	Arterial/Collector	Beltline Corridor	Local Street	Arterial/Collector	Beltline Corridor
Min. Required						
Provided (specify for each street)						



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

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

Definitions and Methods of Calculation		
<ul style="list-style-type: none"> <li>• <b>LUI</b> = Land Use Intensity Ratios Table (per Section 16-08 R-G District Regulations)</li> <li>• <b>TOSR</b> are calculated only for residential developments. TOSR includes the total horizontal area of uncovered open space plus ½ of the total horizontal area of covered open space subject to the limitations in Section 16-28.010 (4). Covered total open space is the open space closed to the sky but having two clear unobstructed open or partially open (50% or more) sides.               <ul style="list-style-type: none"> <li>○ TOSR required = (LUI table) X (GLA).</li> <li>○ TOSR provided = (GLA) – (area of building footprint) + (combined area of balconies and rooftop terraces).</li> </ul> </li> <li>• <b>UOSR</b> requirements are calculated using the residential FAR (of the <u>corresponding net lot or GLA lot sized used to calculate FAR</u>) for both residential and mixed-use developments. It does not include areas for vehicles. However, newly created on-street parking (outside of existing travel lanes) and new streets may be counted towards the UOSR calculations as specified in the district regulations.               <ul style="list-style-type: none"> <li>○ UOSR required = (LUI table) X (the corresponding lot size used to calculate FAR).</li> <li>○ If GLA is used for USOR, then the amount provided shall be = (NLA) – (area of building footprint + surface area of parking lots, and driveways) + (balconies, rooftop terraces, and landscaped areas on sidewalks within the adjacent right-of-way).</li> </ul> </li> </ul>		
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		



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

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

<b>PSR: Public Space Requirements for Non-residential &amp; Mixed-use Developments</b>		
<i>(These are areas not counted towards UOSR)</i>		
<b>Public Space provided</b> = (square footage area of exterior space) + (square footage area of interior space)		
	Percentage (%)	Total Square Footage
Minimum Required		
Provided		
<b>Square Footage Breakdown of PSR amounts provided by the following:</b>		
<b>EXTERIOR</b> (accessible to general public such as landscaped areas, plazas, terraces, patios, observation decks, fountains, sidewalks, common areas, open recreational spaces, etc.)		
<b>INTERIOR</b> (ground-level area accessible to the general public during normal business hours such as malls, galleries, atria, lobbies, concourses, plaza, walkways, fountains, landscape areas for public recreation, pedestrian seating, or eating and similar public amenities)		

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

<b>Residential Unit Breakout</b>				
Number of Studios	Number of 1 BR	Number of 2 BR	Number of 3 BR	Number of 4 BR
<b>On-site Parking Spaces</b>	<b>Residential</b>		<b>Non-residential Uses</b>	
Minimum Required				
Provided				
Maximum Allowed				
<b>Bicycle Parking Spaces</b>	<b>Residential</b>		<b>Non-residential Uses</b>	
Minimum Required				
Provided				
<b>On-site Loading Spaces</b> (see applicable zoning district requirements or Section 16-028.015)				
	<b>Residential/Hotel</b>		<b>Non-residential Uses (break out by use)</b>	
Minimum Required (specify for each use)				
Provided (specify for each use)				



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Cassie McCrain  
Signature of Property Landowner

Cassie McCrain  
Print Name of Property Landowner

Personally Appeared  
Before Me

\_\_\_\_\_

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

Elizabeth Smith  
Signature of Notary Public

10/10/2025  
Date





Not



Applicant

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

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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.

Shea Ervin

Applicant Printed Name

*Shea Ervin*  
Applicant Signature

10/10/2025

Date



City of Atlanta Office  
**SPECIAL ADMINISTRATIVE PERMIT (SAP)**  
Development Controls Specific

SAP-25-165

**DEVELOPMENTAL CONTROL**  
REQUIRED

OFFICE OF ZONING & DEVELOPMENT

RECEIVED

DATE: 10/23/2025

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						
<ul style="list-style-type: none"> <li><u>Net Lot Area (NLA)</u> = length of property line X width of property line</li> <li><u>GLA for corner lots</u> = (NLA) + [(street "A" right-of-way width ÷2) X (street "A" length of property line)] + [(street "B" right-of-way width ÷2) X (street "B" length of property line)] + [(street "A" right-of-way width ÷2) X (street "B" right-of-way width ÷2)]</li> <li><u>GLA (with only one front yard adjacent to street)</u> = (NLA) + [(street right-of-way width ÷2) X (length of front property line)]</li> <li>GLA may include half of the right-of-way (including streets, parks, lakes and cemeteries) up to 50 feet in width.</li> <li>GLA shall not be used for calculating FAR for properties within single-family or two-family-zoned subareas of SPI districts.</li> <li><u>Building Lot Coverage provided</u> = (net lot area minus area of building footprint) ÷ (net lot area)</li> </ul>						
Lot Size (in square footage)						
Gross Land Area (GLA)						
Net Lot Area (NLA)						
Floor Area Ratio (FAR) – as applicable. Check which used for residential: <input type="checkbox"/> GLA, or <input type="checkbox"/> NLA						
	Residential FAR Ratio	Residential Square Footage	Non-Residential FAR Ratio	Non-Residential Square Footage		
Base Allowed						
<b>Base Provided</b>						
Bonus Allowed						
<b>Bonus Provided</b>						
Bonus FAR Program (check bonus utilized if applicable)						
Transit Station <input type="checkbox"/>	Ground Floor Retail <input type="checkbox"/>	Open Space and New Streets <input type="checkbox"/>	Community Center Facilities <input type="checkbox"/>	Workforce Housing <input type="checkbox"/>		
Residential Units			Total Provided: _____			
Number of Units Provided (without bonus)						
Number of Bonus Units Provided (without workforce housing)						
Number of Bonus Workforce Housing Units Provided (20% required)						
Total Number of Units per Acre						
Building Coverage <input type="checkbox"/> or Lot Coverage <input type="checkbox"/> (check applicable as required per zoning district)						
	Percentage (%)		Square Footage			
Max. Permitted						
Provided						
Fenestration (% of each street-fronting facade calculated separately, per district regulations)						
	Residential Façade Percentage (%)			Non-residential Façade Percentage (%)		
	Local Street	Arterial/Collector	Beltline Corridor	Local Street	Arterial/Collector	Beltline Corridor
Min. Required						
Provided (specify for each street)						



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

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

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



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

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

<b>PSR: Public Space Requirements for Non-residential &amp; Mixed-use Developments</b>		
<i>(These are areas not counted towards UOSR)</i>		
<b>Public Space provided</b> = (square footage area of exterior space) + (square footage area of interior space)		
	Percentage (%)	Total Square Footage
Minimum Required		
Provided		
<b>Square Footage Breakdown of PSR amounts provided by the following:</b>		
<b>EXTERIOR</b> (accessible to general public such as landscaped areas, plazas, terraces, patios, observation decks, fountains, sidewalks, common areas, open recreational spaces, etc.)		
<b>INTERIOR</b> (ground-level area accessible to the general public during normal business hours such as malls, galleries, atria, lobbies, concourses, plaza, walkways, fountains, landscape areas for public recreation, pedestrian seating, or eating and similar public amenities)		

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

<b>Residential Unit Breakout</b>				
Number of Studios	Number of 1 BR	Number of 2 BR	Number of 3 BR	Number of 4 BR
<b>On-site Parking Spaces</b>	<b>Residential</b>		<b>Non-residential Uses</b>	
Minimum Required				
Provided				
Maximum Allowed				
<b>Bicycle Parking Spaces</b>	<b>Residential</b>		<b>Non-residential Uses</b>	
Minimum Required				
Provided				
<b>On-site Loading Spaces</b> (see applicable zoning district requirements or Section 16-028.015)				
	<b>Residential/Hotel</b>		<b>Non-residential Uses (break out by use)</b>	
Minimum Required (specify for each use)				
Provided (specify for each use)				



3445

P E A C H T R E E

---

**ENTRY-A: LENOX ENTRY CANOPY & SIGN**



# ENTRY-A: LENOX ENTRY CANOPY & SIGN

NOTE: LOCATED AT THE ENTRY OFF LENOX ROAD

SEE ADDITIONAL DETAILS ON FOLLOWING PAGES

SAP-25-165



QTY: 1

WO. 2412008.05

CBRE  
3445 PEACHTREE

3445 PEACHTREE RD NE  
ATLANTA, GA 30326

SALES: LR  
PM: MW  
DESIGN: AS  
DATE: 06.03.25



**FRONT VIEW**  
SCALE: 1/4"=1'

**A**

3" DEEP FABRICATED ALUMINUM CHANNEL LETTER FACE LIT; FLUSH WITH CANOPY APPROX. 1-1/2" TO 2" PAST FIRST SURFACE OF CANOPY FACE; INTERNALLY ILLUMINATED WITH WHITE 5000K LEDS

**B**

FABRICATED ALUMINUM CANOPY PAINTED **P1** ON ALL SIDES; ANCHORED TO BUILDING VIA ENGINEER GRADE HARDWARE AND TIEBACKS; TOP AND BOTTOM EDGES OF CANOPY TO HAVE 3" HIGH BY 3" DEEP REVEAL; CANOPY CEILING TO BE PANELIZED WITH ALUMINUM WOOD MATERIAL **MT.1**; UNDERSIDE OF CANOPY TO ALSO INCLUDE CONCEAL COVE LED LIGHTING

- P1** BENJAMIN MOORE 2117-10 CARBON COPY
- MT.1** EW-1301 NAKED ITALIAN WALNUT

CLIENT ARTWORK REQUIRED

COLOR MATCH REQUIRED

SURVEY REQUIRED

SITE CONDITION PHOTOS REQUIRED

PRODUCTION READY



# ENTRY-A: LENOX ENTRY CANOPY & SIGN

NOTE: LOCATED AT THE ENTRY OFF LENOX ROAD

WO. 2412008.05

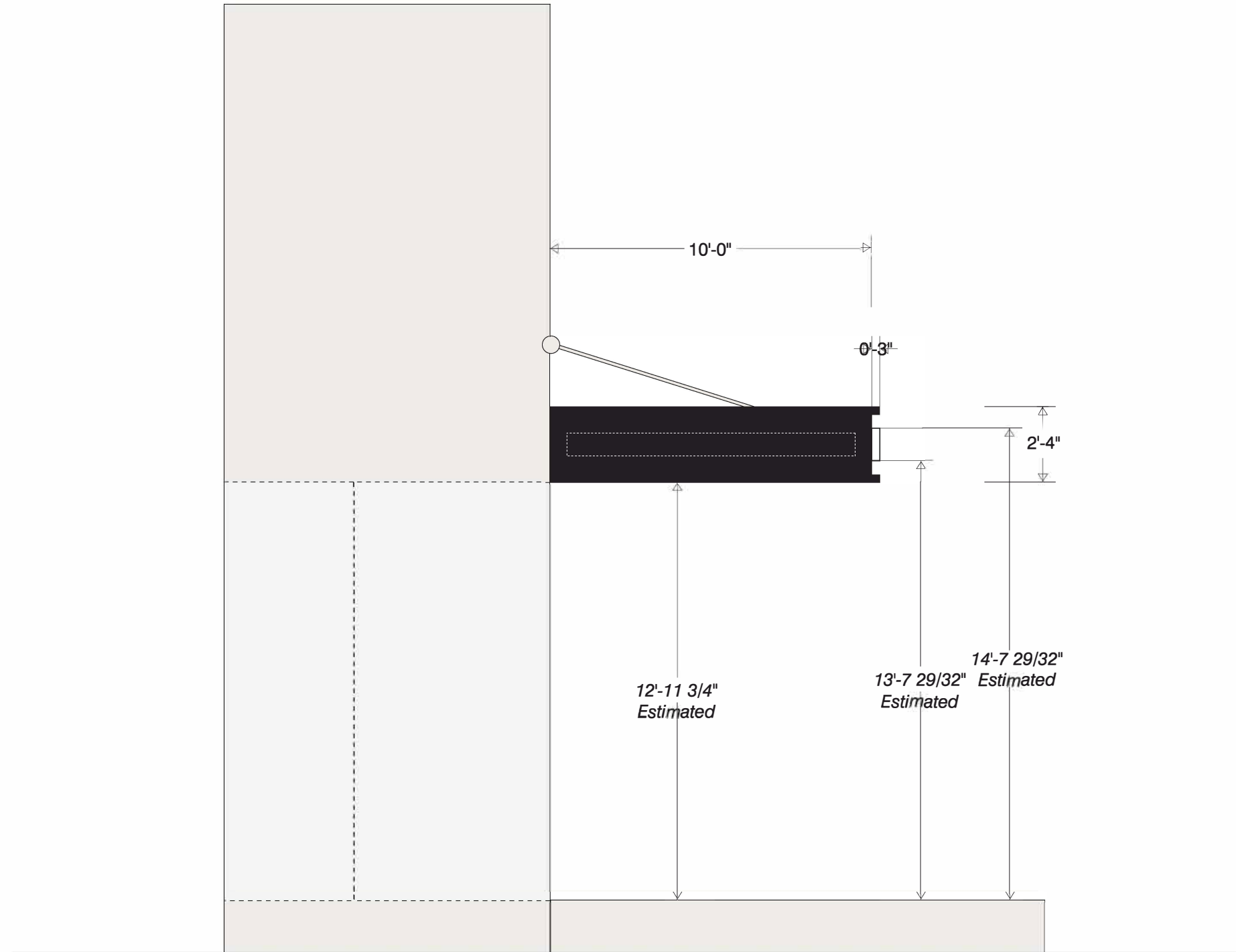
CBRE  
3445 PEACHTREE

3445 PEACHTREE RD NE  
ATLANTA, GA 30326

SAP-25-165



SALES: LR  
PM: MW  
DESIGN: AS  
DATE: 06.03.25



**SIDE VIEW**  
SCALE: 1/4"=1'

- CLIENT ARTWORK REQUIRED
- COLOR MATCH REQUIRED
- SURVEY REQUIRED
- SITE CONDITION PHOTOS REQUIRED
- PRODUCTION READY



# ENTRY-A: LENOX ENTRY CANOPY & SIGN

NOTE: LOCATED AT THE ENTRY OFF LENOX ROAD

SAP-25-165



WO. 2412008.05

CBRE  
3445 PEACHTREE

3445 PEACHTREE RD NE  
ATLANTA, GA 30326

SALES: LR  
PM: MW  
DESIGN: AS  
DATE: 06.03.25



**FRONT VIEW @ NIGHT**  
SCALE: 1/4"=1'

CLIENT ARTWORK REQUIRED

COLOR MATCH REQUIRED

SURVEY REQUIRED

SITE CONDITION PHOTOS REQUIRED

PRODUCTION READY



# ENTRY-A: LENOX ENTRY CANOPY & SIGN

NOTE: LOCATED AT THE ENTRY OFF LENOX ROAD

WO. 2412008.05

CBRE  
3445 PEACHTREE

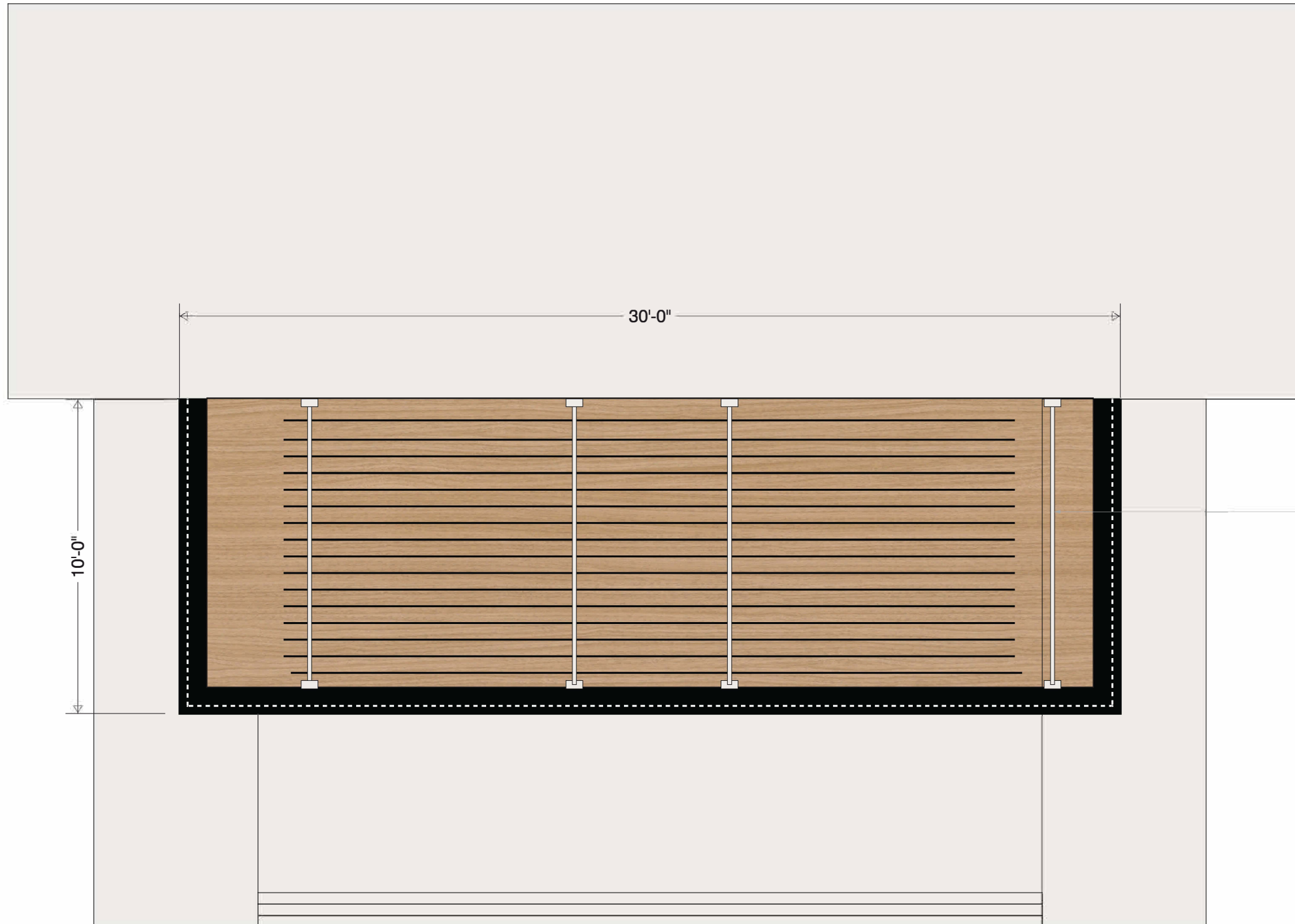
3445 PEACHTREE RD NE  
ATLANTA, GA 30326

SAP-25-165

OFFICE OF ZONING  
& DEVELOPMENT

RECEIVED

DATE: 10/23/2025



Concealed cove LED lighting placed on underside of canopy structure

**Client to confirm LED brightness**

**PLAN VIEW**

SCALE: 1/4"=1'

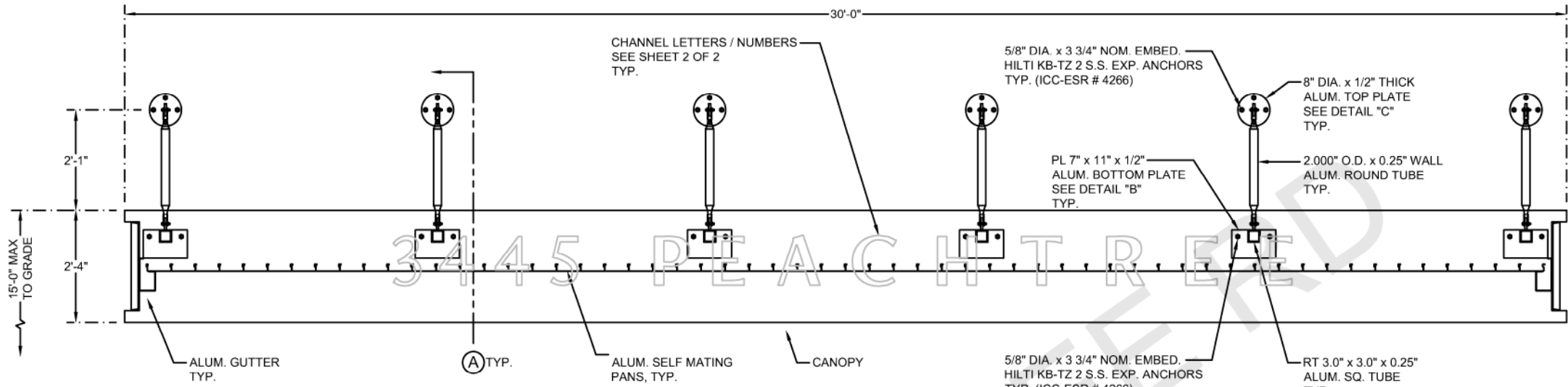
CLIENT ARTWORK REQUIRED

COLOR MATCH REQUIRED

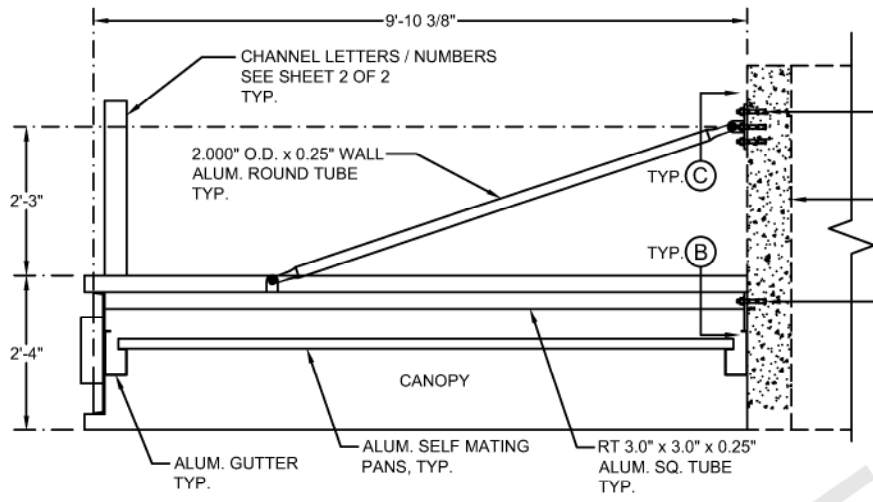
SURVEY REQUIRED

SITE CONDITION PHOTOS REQUIRED

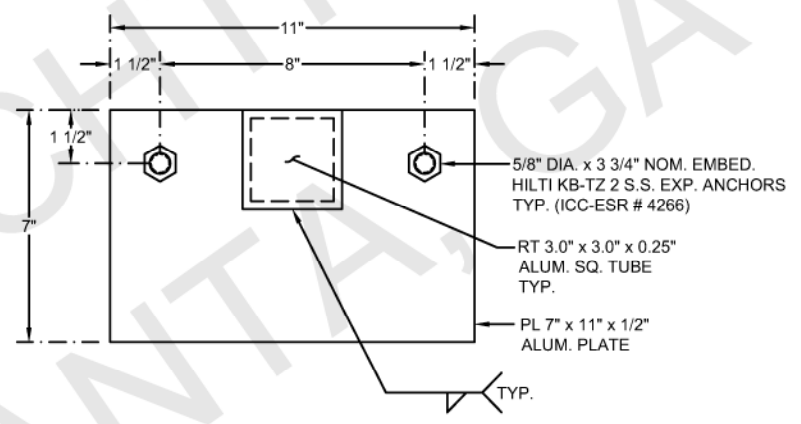
PRODUCTION READY



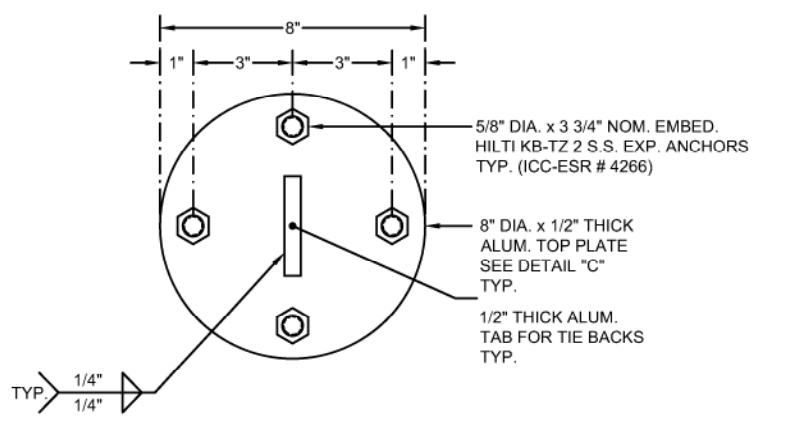
**ELEVATION**  
N.T.S.



**A SECTION**  
N.T.S.



**B ALUM. MOUNTING PLATE**  
t = 1/2" (6 PLACES) N.T.S.



**C ALUM. MOUNTING PLATE**  
t = 1/2" (6 PLACES) N.T.S.

**NOTES :**

**GENERAL :**

- SIGN DESIGN IS BASED ON ADEQUATE EXISTING SUPPORT ELEMENTS.
- PROVIDE ISOLATION OF DISSIMILAR MATERIALS.
- COAT ALUMINUM IN CONTACT WITH CONCRETE WITH ZINC RICH PAINT.
- PROVIDE FULLY WELDED END CAPS AT EXPOSED OPEN ENDS OF STEEL / ALUM. TUBES, MATCH THICKNESS LIKE FOR LIKE.
- SLOPE TOP OF EXPOSED FOOTING AWAY FROM DIRECT BURIAL POSTS
- ALL EXPOSED STEEL TO BE PRIMED & PAINTED (POWDER COAT AS AN OPTION) OR ALTERNATIVELY USE GALVANIZED STEEL.

**STEEL :**

DESIGN AND FABRICATION ACCORDING TO 2018 IBC W/ GEORGIA AMENDMENTS

- PLATE, ANGLE, CHANNEL TEE: ASTM A36
- WIDE FLANGE: ASTM A992
- ROUND PIPE: ASTM A53 GRADE B OR EQUIVALENT.
- HSS ROUND, SQUARE, AND RECTANGULAR TUBE: ASTM A500 GRADE B OR EQUIVALENT.
- STAINLESS STEEL ROUND, SQUARE, AND RECTANGULAR TUBE: ASTM A276 T304 OR EQUIVALENT.
- ALL ANCHORS BOLTS SHALL BE: ASTM F1554 OR ASTM F593 T304 U.N.O.
- ALL STEEL MACHINED BOLTS SHALL BE: ASTM A307, A325 OR A449 U.N.O.
- ALL STAINLESS STEEL MACHINED BOLTS SHALL BE: ASTM F593 T304 U.N.O.
- ALL BOLTS TO BE ZINC COATED: ASTM B633
- DEFORMED REINFORCING REBAR: ASTM A615 GRADE 60.

**STEEL**

DESIGN AND FABRICATION ACCORDING TO AWS D1.1. / D1.3 & D1.6

- AWS CERTIFICATION REQUIRED FOR ALL STRUCTURAL WELDERS.

**ALUMINUM :**

DESIGN AND FABRICATION ACCORDING TO 2015 ALUM. DESIGN MANUAL PLATES, ANGLES, CHANNELS, TEE, AND SQUARE TUBING: ALUMINUM ALLOY 6061 - T6 WITH 0.098 LBS PER CUBIC INCH.

**ALUMINUM**

DESIGN AND FABRICATION ACCORDING TO AWS D1.2. ALL WELDING IN ACCORDANCE WITH THE LATEST EDITION OF THE AWS A.5.10. FILLER ALLOYS PER TABLES M.9.1 & M.9.2 OF 2015 ALUMINUM DESIGN MANUAL.

**WELDING :**

- WELD SIZE (LEG LENGTH) SHALL BE EQUAL TO THE THICKNESS OF THE THINNEST MEMBER AT THE JOINT, UNLESS NOTED OTHERWISE.
- E70 XX ELECTRODE FOR SMAW PROCESS.
- E70S XX ELECTRODE FOR GMAW PROCESS.
- ER7 XX ELECTRODE FOR GTAW PROCESS.
- E70T XX ELECTRODE FOR FCAW PROCESS.

ALL WELDS SHALL BE MADE WITH A FILLER METAL THAT CAN PRODUCE WELDS THAT HAVE A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20FT-LB AT ZERO 0° AS DETERMINED BY THE APPROPRIATE AWS A5 CLASSIFICATION TEST METHOD OR MFG'S. CERTIFICATION.

**ANCHORS :**

- BRAND NAME APPROVED ANCHORS SPECIFIED ON PLANS MAY BE SUBSTITUTED BY APPROVED EQUAL.



DATE SIGNED: 09/23/2025

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www.yjinc.com  
P.O. BOX 802050  
SANTA CLARITA, CA. 91380  
TEL. (661)259-0700 FAX. (661)259-0900

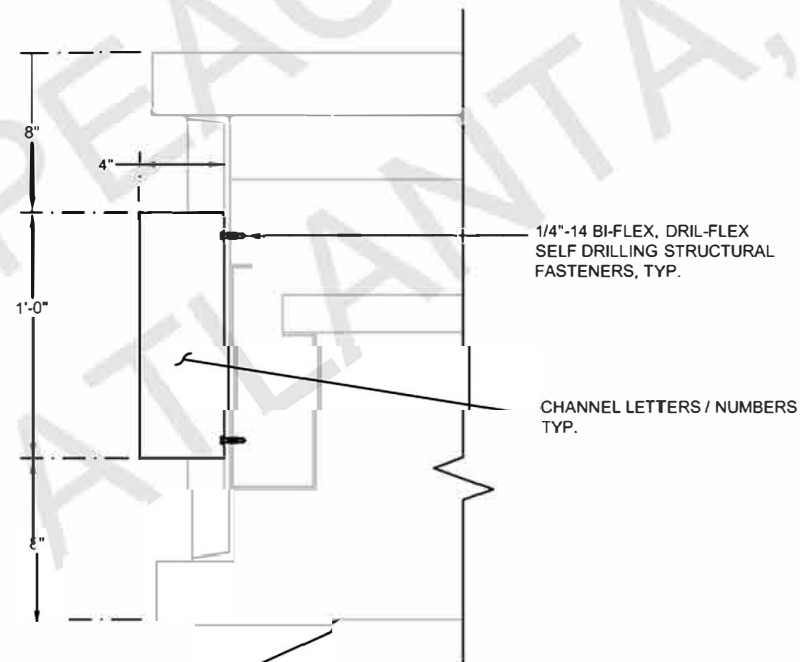
SHEET TITLE:

**PEACHTREE  
CANOPY**

DRN BY: K.S.P.	DATE LAST REVISED: Sep 23, 2025	PROJECT JOB #: JTS_168125_3445 Peachtree_Peachtree Rd_Atlanta_GA.dwg
CHK BY: T.J.	PROJ. START DATE: July 30, 2025	REV. NO. REV. DATE REVISED BY
REV BY: T.J.	SCALE: AS SHOWN	1 09/23/2025 K.S.P.
PLOTTED BY: Gabriela	ON 9/23/2025 4:25:50 PM	2 -/-/-
PROJECT LOCATION: PEACHTREE 3445 PEACHTREE RD. ATLANTA, GA		SHEET # 1 OF 2



**ELEVATION**  
N.T.S.



**A SECTION**  
N.T.S.

**Sign Design Based On 2018 IBC w/ Georgia Amendments**

Job # JTS\_168125\_R  
 Project 3445 Peachtree - Channel Letters  
 Job Location 3445 Peachtree Rd.  
 Atlanta,

INPUT DATA		Consider Letter "H"	
Exposure category (B, C or D)	=	C	
Risk Category	=	II	
Ultimate Design Windspeed	$V_{ULT}$	=	115 MPH
Topographic factor	$K_{zt}$	=	1 Flat
Height of the sign	$h$	=	14.33 FT
Vertical dimension (for wall, $s = h$ )	$s$	=	1.00 FT
Average Horizontal dimension	$B$	=	0.43 FT
Dimension of return corner	$L_r$	=	0.33 FT

ANALYSIS	
<b>Velocity pressure</b>	
$q_z = 0.00256 K_z K_{zt} K_d V^2 K_e$	= 24.46 PSF
where:	
$q_z$ = velocity pressure at height $h$ . (Eq. 26.10-1 page 268)	
$K_z$ = velocity pressure exposure coefficient	= 0.85
evaluated at height above gRnd. level, $h$ (Tab. 26.10-1, page 268)	
$K_d$ = wind directionality factor. (Tab. 26.6-1, page 266)	= 0.85
$K_e$ = ground elevation factor, see (Tab. 26.9-1, page 268)	= 1.00

Wind Force Case A: resultant force through geometric center	
Max horizontal wind pressure = $p = q_z G C_f$	= 38 PSF
where:	
$G$ = gust effect factor. (Sec. 26.11-1, page 269)	= 0.85
$C_f$ = net force coefficient (Fig. 29.3-1, page 323)	= 1.85
$A_g = B s$ = the gross area	= 0.43 FT <sup>2</sup>
Estimated sign cabinet weight	= 3 LBS.

DESIGN SUMMARY	
Allowable Stress Design Wind Factor =	0.60
Design Wind Pressure =	$0.6 \times p = 23.08$ PSF
Design Windforce, $F$ =	$23.08 \times A_s = 0.010$ KIIPS

Sign Parameters:	
Weight of cabinet, DL =	2.6 LBS
Vertical distance between anchors, $y$ =	0.83 FT
$b$ (return) =	0.33 FT
Offset from wall =	0.00 FT
Min. no. of top or bott. anchors =	1 NO.

Anchor Design		BI-FLEX DRIL-FLEX SELF DRILLING STRUCTURAL FASTENER	
Pull-out Req'd.	USE	ICC-ESR#4374	INTO MIN. 0.125" THK ALUM. V.I.F.
$P = 5$	1/4" - 14	$P = 473$	
Shear Req'd.		$V = 594$	
Unity =	$(5 / 473) + (1 / 594) = 0.01$	$< 1$ (OK)	

**NOTES :**

- GENERAL :**
- SIGN DESIGN IS BASED ON ADEQUATE EXISTING SUPPORT ELEMENTS.
  - PROVIDE ISOLATION OF DISSIMILAR MATERIALS.
  - COAT ALUMINUM IN CONTACT WITH CONCRETE WITH ZINC RICH PAINT.
  - PROVIDE FULLY WELDED END CAPS AT EXPOSED OPEN ENDS OF STEEL / ALUM. TUBES, MATCH THICKNESS LIKE FOR LIKE.
  - SLOPE TOP OF EXPOSED FOOTING AWAY FROM DIRECT BURIAL POSTS
  - ALL EXPOSED STEEL TO BE PRIMED & PAINTED (POWDER COAT AS AN OPTION) OR ALTERNATIVELY USE GALVANIZED STEEL.
- STEEL :**
- DESIGN AND FABRICATION ACCORDING TO 2018 IBC W/ GEORGIA AMENDMENTS
- PLATE, ANGLE, CHANNEL TEE: ASTM A36
  - WIDE FLANGE: ASTM A992
  - ROUND PIPE: ASTM A53 GRADE B OR EQUIVALENT.
  - HSS ROUND, SQUARE, AND RECTANGULAR TUBE: ASTM A500 GRADE B OR EQUIVALENT.
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  - ALL BOLTS TO BE ZINC COATED: ASTM B633
  - DEFORMED REINFORCING REBAR: ASTM A615 GRADE 60.
- STEEL**
- DESIGN AND FABRICATION ACCORDING TO AWS D1.1. / D1.3 & D1.6
- AWS CERTIFICATION REQUIRED FOR ALL STRUCTURAL WELDERS.

- ALUMINUM :**
- DESIGN AND FABRICATION ACCORDING TO 2015 ALUM. DESIGN MANUAL
- PLATES, ANGLES, CHANNELS, TEE, AND SQUARE TUBING: ALUMINUM
- ALLOY 6061 - T6 WITH 0.098 LBS PER CUBIC INCH.
- ALUMINUM**
- DESIGN AND FABRICATION ACCORDING TO AWS D1.2. ALL WELDING IN ACCORDANCE WITH THE LATEST EDITION OF THE AWS A.5.10. FILLER ALLOYS PER TABLES M.9.1 & M.9.2 OF 2015 ALUMINUM DESIGN MANUAL.
- WELDING :**
- WELD SIZE (LEG LENGTH) SHALL BE EQUAL TO THE THICKNESS OF THE THINNEST MEMBER AT THE JOINT, UNLESS NOTED OTHERWISE.
  - E70 XX ELECTRODE FOR SMAW PROCESS.
  - E70S XX ELECTRODE FOR GMAW PROCESS.
  - ER7 XX ELECTRODE FOR GTAW PROCESS.
  - E70T XX ELECTRODE FOR FCAW PROCESS.
- ALL WELDS SHALL BE MADE WITH A FILLER METAL THAT CAN PRODUCE WELDS THAT HAVE A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20FT-LB AT ZERO 0° AS DETERMINED BY THE APPROPRIATE AWS A5 CLASSIFICATION TEST METHOD OR MFG'S. CERTIFICATION.
- ANCHORS :**
- BRAND NAME APPROVED ANCHORS SPECIFIED ON PLANS MAY BE SUBSTITUTED BY APPROVED EQUAL.



DATE SIGNED: 09/23/2025

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 P.O. BOX 802050  
 SANTA CLARITA, CA. 91380  
 TEL. (661)259-0700 FAX. (661)259-0900

SHEET TITLE:

**PEACHTREE CHANNEL LETTERS**

DRN BY: K.S.P.	DATE LAST REVISED: Sep 23, 2025	PROJECT JOB #: JTS_168125_3445 Peachtree_Peachtree Rd_Atlanta_GA.dwg
CHK BY: T.J.	PROJ. START DATE: July 30, 2025	REV. NO.   REV. DATE   REVISED BY
REV BY: T.J.	SCALE: AS SHOWN	1   09/23/2025   K.S.P.
PLOTTED BY: Gabriela	ON 9/23/2025 4:24:54 PM	2   - -  -

PROJECT LOCATION: PEACHTREE  
 3445 PEACHTREE RD.  
 ATLANTA, GA

RECORDING INFORMATION:

Plat Book 404 Page 24 Filed and Recorded 10/12/2017 4:04:00 PM 2017-0303774 Catherine Robinson Clerk of Superior Court Fulton County, GA Participant ID# 4291595655

PARCEL A DESCRIPTION:

Situated in the City of Atlanta, County of Fulton and State of Georgia. Known as being part of Land Lot 45 of the 17th District being a 22,292 square foot parcel of land now or formerly conveyed to ND Properties Inc. as recorded in Book 38169, Page 4 of Fulton County Records and being more particularly described as follows: Commencing at the intersection of the southeast right-of-way of Peachtree Road and the extension of the northeast right-of-way of Lenox Road; thence, North 37°56'53" East, along said extension of the right-of-way of Peachtree Road, a distance of 46.10 feet to the Point of Beginning; Thence, North 37°56'53" East, along said southeast right-of-way of Peachtree Road, a distance of 125.72 feet; thence, along the arc of a curve to the right, said curve having an arc length of 13.35 feet, a radius of 27.94 feet, a delta angle of 27°23'16", a chord bearing North 84°10'39" East and a chord distance of 13.23 feet; thence, along the arc of a curve to the right, said curve having an arc length of 16.31 feet, a radius of 19.87 feet, a delta angle of 47°01'24", a chord bearing South 64°04'53" East and a chord distance of 15.85 feet; thence, along the arc of a curve to the right, said curve having an arc length of 11.51 feet, a radius of 9.39 feet, a delta angle of 70°13'12", a chord bearing South 01°00'01" East and a chord distance of 10.80 feet; thence, along the arc of a curve to the left, said curve having an arc length of 53.70 feet, a radius of 71.51 feet, a delta angle of 42°50'45", a chord bearing South 11°31'27" West and a chord distance of 52.46 feet; thence, along the arc of a curve to the right, said curve having an arc length of 59.47 feet, a radius of 70.38 feet, a delta angle of 34°15'40", a chord bearing South 11°31'27" East and a chord distance of 11.49 feet; thence, South 17°24'51" West, a distance of 5.68 feet; thence, South 01°23'45" East, a distance of 10.26 feet; thence, along the arc of a curve to the left, said curve having an arc length of 40.86 feet, a radius of 58.93 feet, a delta angle of 39°43'45", a chord bearing South 11°31'27" West and a chord distance of 40.05 feet; thence, South 61°36'39" West, a distance of 135.57 feet to said northeast right-of-way of Lenox Road; thence, North 29°05'21" West, along said northeast right-of-way of Lenox Road, a distance of 83.12 feet; thence, North 06°31'22" East, a distance of 72.89 feet to the Point of Beginning and containing 0.511 acres (22,292 square feet) of land, more or less.

MISCELLANEOUS NOTES:

- 1. There is direct access to the subject property via Peachtree Road and Oak Valley Road, both public right-of-ways. 2. With regard to Table A Item 11, an 811 utility locate request was made and markings found at the site, if any, have been noted. All underground utilities may not be shown and markings found at the site may not depict underground features accurately. Lacking exception, the exact location of underground features cannot be accurately, completely, and reliably depicted. In some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. 3. The posted address on site is 3445 & 3455 Peachtree Road, Atlanta, Georgia. 4. At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months. 5. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill. 6. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction. 7. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs. 8. There are no underground storage tanks on the Property. 9. At the time of the survey, no party walls were observed. 10. There were no wetlands flagged on the subject property at the time of the survey, nor has the surveyor been provided with maps or an environmental assessment report showing location of potential wetlands.

3445 PEACHTREE PARCEL:

ALL THAT TRACT or parcel of land lying and being in Land Lot 45 of the 17th District, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at the point of intersection of the southeasterly right of way line of Peachtree Road (having a variable right of way width) and the northeasterly right of way line of Lenox Road (having a variable right of way width) if said rights of way were extended to form an angle, running thence South 29 degrees 05 minutes 54 seconds East along such extension of the northeasterly right of way line of Lenox Road a distance of 41.27 feet to a point; running thence along the northeasterly right of way line of Lenox Road South 29 degrees 05 minutes 54 seconds East a distance of 53.12 feet to a point, which point marks the POINT OF BEGINNING; FROM SAID POINT OF BEGINNING AS THUS ESTABLISHED, thence leaving the northeasterly right of way line of Lenox Road and running North 61 degrees 36 minutes 39 seconds East a distance of 271.70 feet to a point; running thence South 29 degrees 05 minutes 24 seconds East a distance of 50.02 feet to a point; running thence South 28 degrees 55 minutes 17 seconds East a distance of 200.08 feet to a point; running thence North 61 degrees 31 minutes 13 seconds East a distance of 10.94 feet to a point; running thence South 28 degrees 47 minutes 40 seconds East a distance of 200.11 feet to a point; running thence South 61 degrees 12 minutes 40 seconds West a distance of 121.90 feet to a point; running thence North 28 degrees 58 minutes 28 seconds West a distance of 210.20 feet to a point; running thence South 61 degrees 19 minutes 38 seconds West a distance of 160.00 feet to a point on the northeasterly right of way line of Lenox Road; running thence along the northeasterly right of way line of Lenox Road North 28 degrees 58 minutes 48 seconds West a distance of 241.58 feet to a point, which point marks the POINT OF BEGINNING; being shown as Tracts 5 and 8 land containing 91,022 square feet or 2.08 acres, more or less, on Survey for CSI-Georgia Limited Partnership, Loret Holdings, L.L.C., Cousins Properties Incorporated, The Prudential Insurance Company of America, & Chicago Title Insurance Company, Prepared by Engineering & Inspection Systems, Inc., certified by John Evan Norton, Georgia Registered Land Surveyor No. 1948, dated April 7, 1997, last revised July 26, 1997.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED PROPERTY ANY PORTION THEREOF WITHIN ANY PUBLIC RIGHT-OF-WAY.

ZONING:

Zoning Classification: SPl-12-SA1 (Buchhead/Lenox Station Special Public Interest District: Buckhead Central Core Subarea 1) Permitted Use: Yes Minimum Building Setbacks: Front - None | Side - None | Rear - None | Parking/Other Setbacks - None Building Height - Baseline Height - 225 Feet shall be permitted. an additional building height of up to 225 feet may be permitted per the following formula: (160,000/block area square footage) x 225 = additional building height in feet, not to exceed 225 feet. Peachtree Frontage Area - An additional 75 feet shall be allowed within this area. Transit Station Area - An additional 100 feet shall be permitted within this area. Maximum Building Height - Shall be the sum of subsections above, provided that the sum shall not exceed 500 feet, except as below. Architectural Features - May exceed a maximum height of 60 feet above the height otherwise authorized in aforementioned subsections. Open Space Requirements: Non-Residential Uses (Commercial & Retail Uses): 15% - Subarea 1 | 25% - Subarea 2 | 65% - Subarea 3 Non-Residential Uses (all other uses): 10% - Subarea 1

Parking Ratio: Restaurants - Indoor and covered outdoor dining: One space for each 200 feet of floor area for uses without alcoholic beverages; One space for each 100 square feet of floor area for uses with alcoholic beverage licenses. Uncovered outdoor dining: If space is greater than 25 percent of the total gross floor area of the establishment, it shall provide one additional space per 600 square feet for such outdoor dining area. Office Uses - Two and one-half (2 1/2) spaces for each 1,000 SF of floor area. Parking Structures - No Parking Requirement. Confirmation Statement: This project was constructed in 1996 and 1998, prior to the adoption in 2012 of maximum parking requirements. therefore the nonconforming characteristic of this project is considered "Legal Nonconforming". Source: This zoning information is taken from a zoning report compiled by The Zoning Committee of Atlanta, Georgia under Report No. 12-D-0228, dated May 10, 2012 and was accurate at that date.

SYMBOL LEGEND: P.O.C. - Point of Commencement, P.O.B. - Point of Beginning, R/W - Right-of-Way, Centerline, Irrigation Control Valve, Electric Box, Junction Box, Catch Basin, Manhole, Curb Inlet Basin w/ Grate, Sanitary Manhole, Fire Hydrant, Water Valve, Water Meter, Gas Meter, Electric Transformer, Telephone Manhole, Bollard Post, Sign, Wall (As Noted), Light Pole, Cleanout, Electric Vault, Building Area, 5/8" Iron Pin w/ Cap Set Stamped "RLS 2301"

PARCEL B DESCRIPTION:

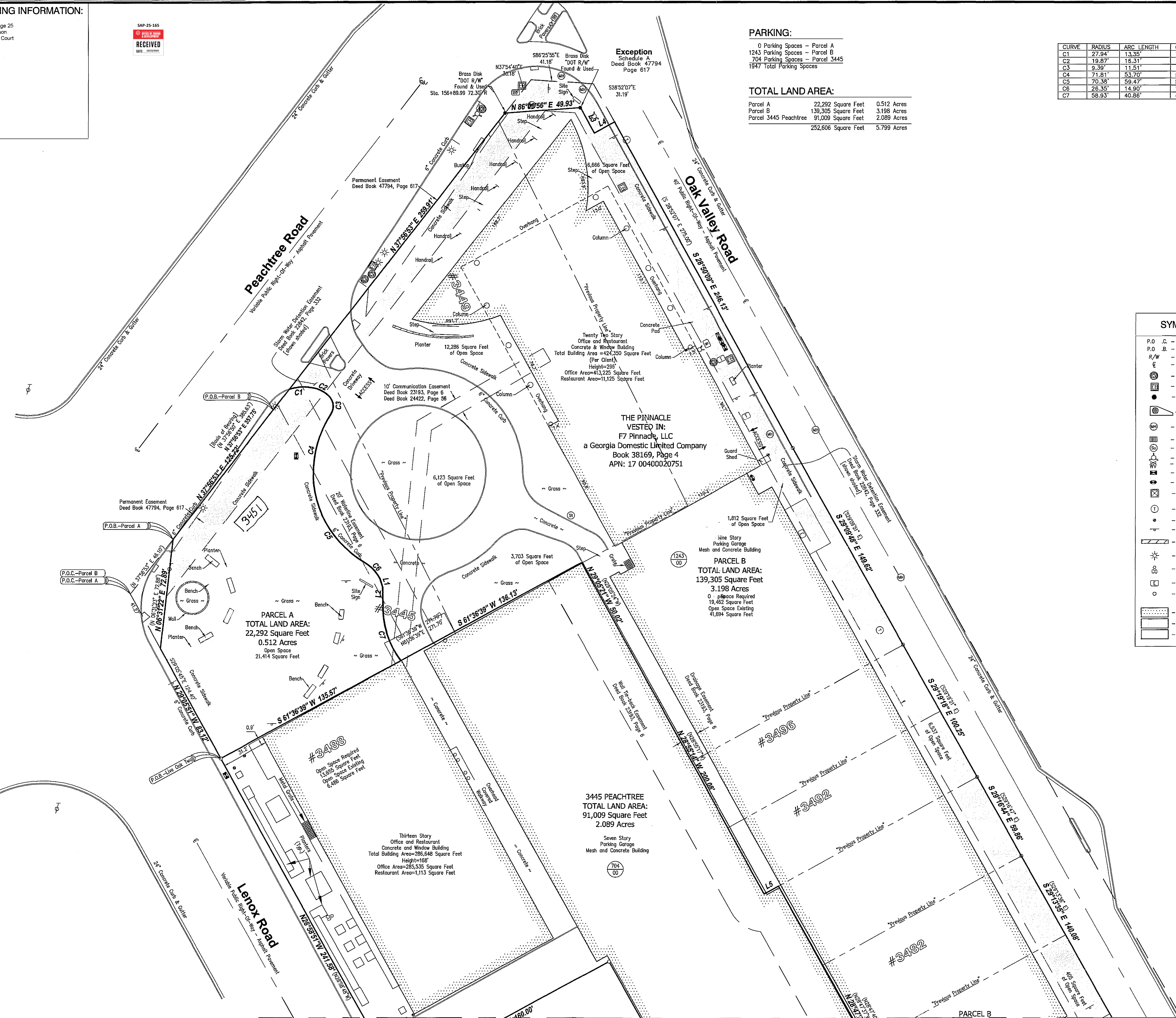
Situated in the City of Atlanta, County of Fulton and State of Georgia. Known as being part of Land Lot 45 of the 17th District being a 139,304 square foot parcel of land now or formerly conveyed to ND Properties Inc. as recorded in Book 38169, Page 4 of Fulton County Records and being more particularly described as follows:

Commencing at the intersection of the southeast right-of-way of Peachtree Road and the extension of the northeast right-of-way of Lenox Road; thence, North 37°56'53" East, along said extension of the right-of-way of Peachtree Road, a distance of 46.10 feet; thence, North 37°56'53" East, along said southeast right-of-way of Peachtree Road, a distance of 125.72 feet to the Point of Beginning;

Thence, North 37°56'53" East, continuing along said southeast right-of-way of Peachtree Road, a distance of 232.04 feet to a brass disk stamped "DOT R/W"; thence, North 86°02'56" East, a distance of 49.93 feet to a brass disk stamped "DOT R/W"; thence, South 28°50'09" East, a distance of 19.00 feet; thence, North 61°09'51" East, a distance of 15.20 feet to the southwest right-of-way of Oak Valley Road; thence, South 28°50'09" East, along said southwest right-of-way of Oak Valley Road, a distance of 246.13 feet to an angle therein; thence, South 29°09'46" East, continuing along said southwest right-of-way of Oak Valley Road, a distance of 149.62 feet to an angle therein; thence, South 29°19'18" East, continuing along said southwest right-of-way of Oak Valley Road, a distance of 100.25 feet to an angle therein; thence, South 29°15'44" East, continuing along said southwest right-of-way of Oak Valley Road, a distance of 59.88 feet to an angle therein; thence, South 29°13'35" East, continuing along said southwest right-of-way of Oak Valley Road, a distance of 140.08 feet; thence, South 61°09'18" West, a distance of 151.23 feet; thence, North 28°47'37" West, a distance of 200.11 feet; thence, South 61°13'16" West, a distance of 10.94 feet; thence, North 28°55'14" West, a distance of 200.08 feet; thence, North 29°05'21" West, a distance of 50.02 feet; thence, South 61°36'39" West, a distance of 136.13 feet; thence, along the arc of a curve to the right, said curve having an arc length of 40.86 feet, a radius of 58.93 feet, a delta angle of 39°43'45", a chord bearing North 17°10'32" West and a chord distance of 40.05 feet; thence, North 01°23'45" West, a distance of 10.26 feet; thence, North 17°24'51" West, a distance of 5.68 feet; thence, along the arc of a curve to the right, said curve having an arc length of 59.47 feet, a radius of 70.38 feet, a delta angle of 34°15'40", a chord bearing North 11°31'27" West and a chord distance of 11.49 feet; thence, along the arc of a curve to the right, said curve having an arc length of 53.70 feet, a radius of 71.51 feet, a delta angle of 42°50'45", a chord bearing North 11°31'27" East and a chord distance of 52.46 feet; 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**RECORDING INFORMATION:**

Plat Book 404 Page 25  
Cathelene Robinson  
Clerk of Superior Court



**PARKING:**

0 Parking Spaces - Parcel A  
1243 Parking Spaces - Parcel B  
704 Parking Spaces - Parcel 3445  
1947 Total Parking Spaces

**TOTAL LAND AREA:**

Parcel A	22,292 Square Feet	0.512 Acres
Parcel B	139,305 Square Feet	3.198 Acres
Parcel 3445	91,009 Square Feet	2.089 Acres
<b>Total</b>	<b>252,606 Square Feet</b>	<b>5.799 Acres</b>

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	27.94'	13.35'	13.23'	N 84°10'39" E	27°23'16"
C2	19.87'	18.31'	15.85'	S 64°04'53" E	47°01'24"
C3	9.39'	11.51'	10.80'	S 01°10'01" E	70°13'12"
C4	71.81'	53.70'	52.46'	S 11°31'27" W	42°50'45"
C5	70.38'	59.47'	57.72'	S 34°55'55" E	48°24'50"
C6	26.35'	14.90'	14.71'	S 43°25'48" E	32°24'12"
C7	58.93'	40.66'	40.05'	S 17°10'32" E	39°43'45"

LINE	BEARING	DISTANCE
L1	S 17°24'51" E	5.68'
L2	S 01°23'45" E	10.26'
L3	S 28°50'09" E	19.00'
L4	N 61°09'51" E	15.20'
L5	S 61°13'16" W	10.94'

**SYMBOL LEGEND**

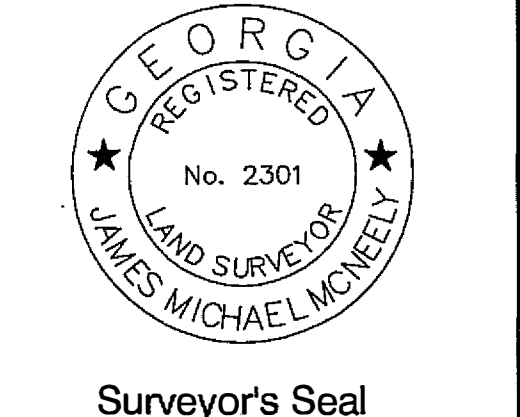
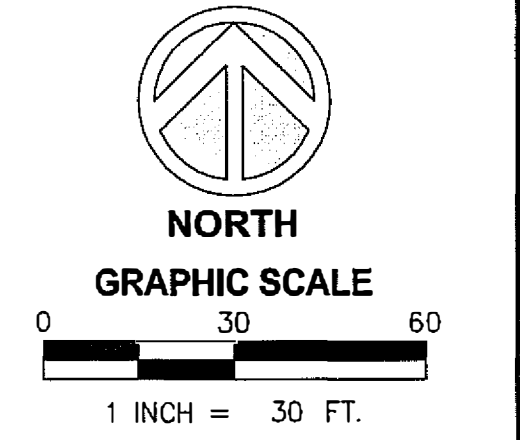
- P.O. .C. - Point of Commencement
- P.O. .B. - Point of Beginning
- R/W - Right-of-Way
- - Centerline
- ⊕ - Irrigation Control Valve
- ⊞ - Electric Box
- - Junction Box
- ⊞ - Catch Basin
- ⊕ - Manhole
- ⊞ - Curb Inlet Basin w/ Grate
- ⊞ - Sanitary Manhole
- ⊞ - Fire Hydrant
- ⊞ - Water Valve
- ⊞ - Water Meter
- ⊞ - Gas Meter
- ⊞ - Electric Transformer
- ⊞ - Telephone Manhole
- ⊞ - Bollard Post
- ⊞ - Sign
- - Wall (As Noted)
- ⊞ - Light Pole
- ⊞ - Cleanout
- ⊞ - Electric Vault
- ⊞ - 5/8" Iron Pin w/ Cap Set Stamped "RLS 2301"
- ▨ - Building Area
- ▨ - Shaded Easement Area
- - Open Space

REP-17-080  
APPROVAL FOR  
SUBDIVISION REPLAT  
*[Signature]*  
Director, Bureau of Planning Date 18/11/17

**millman**  
National Land Services  
Transforming the Industry  
Surveying  
Zoning  
Environmental  
Real Support - Title Review  
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Corporate Headquarters  
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Canton, OH 44718  
Phone: 800-520-1010  
Fax: 330-342-0834  
www.millmanland.com  
landsurveyors@millmanland.com

LOT SPLIT SURVEY  
PREPARED FOR:  
**THE BROOKDALE GROUP**  
3455 Peachtree Road  
Suite 650  
Atlanta, Georgia 30326

3445 & 3455 Peachtree Road  
City of Atlanta  
County of Fulton  
State of Georgia



Sheet No. **2** of **2**

MSI Project No. 39706  
PC: ERF  
PM: TAR  
Drafter: MTP

**MATCH LINE - SEE SHEET 1**

SAP-25-165



**RECEIPT**

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



**Application:** SAP-25-165  
**Application Type:** Planning/SAP/SPI/NA  
**Address:** 3445 PEACHTREE RD NE, ATLANTA, GA 00000  
**Owner Name:**  
**Owner Address:**  
**Application Name:**

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Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
1002058		\$250.00	10/23/2025	PUBLICUSER249862		

**Work Description:** SUMMARY: Scope of work only includes adding a fabricated aluminum exterior canopy at the building entry of Lenox Road.