

19-BOA-10-15

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION**

Name of Applicant Steven Ellis, PRO Building Systems, Inc.
Mailing Address c/o The Galloway Law Group, 3500 Lenox Rd., Suite 760, Atlanta GA
Telephone 404-965-3680 Mobile # _____ Email laurel@glawgp.com
Property Owner (s) Porsche Cars North America, Inc.
Mailing Address 1 Porsche Drive, Atlanta GA 30354
Telephone 770-290-3833 Mobile # _____
Property Address/Location: Porsche Ave
Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14 0096 LL0593
Square Foot of Property 2.5 acres Building Size 20,815 SF Zoning B-P
Present Land Use undeveloped
Variance Requested see attached
Applicable Code Section see attached

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

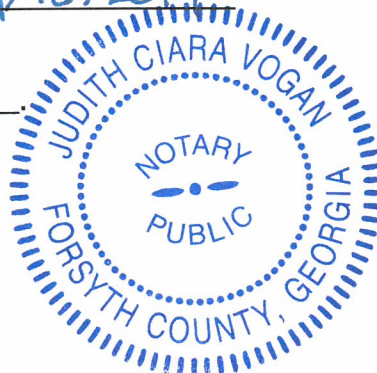
[Signature]
Applicant's signature

Date: 10/18/2019

Sworn to and subscribed before me

This 18 day of OCTOBER, 20 19

[Signature]
Notary Public



CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT VARIANCE APPLICATION

WRITTEN SUMMARY

In detail, explain any extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that would qualify for a variance.

Please see attached

Explain how the application of the ordinance to this particular piece of property would create an unnecessary hardship.

Explain how these conditions are peculiar to the particular piece of property involved.

What, if any, detriment to the public good would the proposed project have if a variance was granted?

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION**

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

Porsche Ave (14 0096 LL0593)

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF A VARIANCE FOR THE PROPERTY.

Name of Applicant Steven Ellis, PRO Building Systems, Inc.

Address of Applicant c/o The Galloway Law Group, 3500 Lenox Rd., Suite 760, Atlanta GA

Telephone of Applicant 404-965-3680



G. Fyfe
Signature of Owner
on behalf of Porsche Cars North America, Inc.

GEORGE FEYFEN
Print Name of Owner

Personally Appeared Before Me this 18th day of OCTOBER, 20 19.

[Signature]
Notary Public

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION**

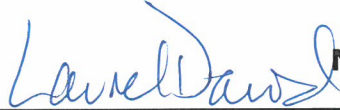
Date 10/21/19

AUTHORIZATION OF ATTORNEY

THIS SERVES TO CERTIFY THAT AS AN ATTORNEY-AT-LAW, I HAVE BEEN AUTHORIZED BY THE OWNER(S) TO FILE THE ATTACHED APPLICATION FOR VARIANCE OF THE PROPERTY LOCATED AT:

Porsche Ave (14 0096 LL0593)

City of Hapeville, County of Fulton, State of Georgia

 **Name of Attorney**

Laurel David, Bar No. 206505

The Galloway Law Group, LLC, **Address**
3500 Lenox Rd., Suite 760, Atlanta GA 30326

404-965-3680 **Telephone**

LETTER OF INTENT
APPLICATION FOR VARIANCES
CITY OF HAPEVILLE, GEORGIA

The Applicant, PRO Building Systems, Inc. (“Applicant”), requests variances on behalf of the Owner for approximately 2.50 acres of land located at Porsche Drive (14 0096 LL0593)(the “Property”). The Applicant proposes to redevelop and revitalize the existing undeveloped Property with a state-of-the-art proto-type for the next generation of Porsche Service Centers. The Applicant is requesting variances from the following sections of the Zoning Ordinance: Section 93-23-2 to increase the maximum width of 30 feet allowed for curb breaks to 36 feet; Section 93-23-10 to increase the maximum parking requirement of 110% to 180%; Section 93-23-11 to reduce the required percentage of compact spaces from 30% to 13%. The Applicant’s proposal will be a thoughtfully designed upgrade to the area with attractive architecture and landscaping.

Pursuant to Section 87-3-3 of the Zoning Ordinance, the Board of Appeals (the “Board”) may grant variances by applying the following criteria:

- 1. In detail, explain any extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that would qualify for a variance.**

The Property is located near the flight path for planes entering Hartsfield-Jackson Atlanta International Airport. As a result, Federal Aviation Administration (FAA) regulations inhibit the type of development that can occur on the Property, as well as the height of structures. The unusual configuration of the Property makes the development of the Property for an economically viable commercial use difficult, if not impossible. The requested variances are necessary to the efficient operation of a state-of-the-art service center. Consequently, strict application of the above mentioned ordinance requirements to the Property would deprive the Applicant of rights and privileges enjoyed by other property owners in the same area and zoning district as the Property.

- 2. Explain how the application of the ordinance to this particular piece of property would create an unnecessary hardship.**

A literal interpretation and strict application of the applicable provisions and

requirements of the Zoning Ordinance to the Property would cause undue and unnecessary hardship for the Applicant and would inhibit the efficient operation of the proposed service center. The Applicant desires to increase the 30-foot maximum width allowed for curb breaks to 36 feet in order to construct a drive with one entering lane and two exit lanes for vehicular traffic. The purpose is to ensure continued efficient movement on and off the site by customers and auto delivery vehicles, even while a vehicle is attempting to turn left to exit onto Porsche Ave. To ameliorate the effects of the wider drive upon pedestrians, the Applicant proposes stamped concrete or other treatment to ensure their safe crossing of the driveway width. The variance from Section 93-23-10 to increase the maximum parking requirement of 110% to 180% is to accommodate loaner vehicles on-site, vehicles that are being repaired but may need to be left overnight, customers visiting the parts shop and employee parking. The Applicant will require 35 spaces for employees of this customer-service oriented business alone. The variance from Section 93-23-11 to reduce the required percentage of compact spaces from 30% to 13% reflects a need to provide for ample room to park the luxury vehicles and ensure they are not damaged while on-site. The Applicant is requesting the parking lot variances for the area of the lot that is behind the building, which will screen it from view by the general public traveling on Porsche Ave. A strict interpretation and application of the requirements in the current ordinance would make development of the Property for the proposed commercial use for which it is zoned difficult, if not impossible, given the unique characteristics of the Property described above. The requested variances do not go beyond the minimum necessary to afford relief and do not constitute a grant of special privilege inconsistent with the limitations on the Property.

3. Explain how these conditions are peculiar to the particular piece of property involved.

The Property's location close to airport runways and as a component of a campus with a national corporate headquarters makes it unique in this area.

4. What, if any, detriment to the public good would the proposed project have if a variance was granted?

Granting the variances requested will not be detrimental to the public welfare or injurious to other property in the area or zoning district in which the Property is located. On the contrary, support of the requested variances will allow the Applicant to construct a state-of-the-art service

facility that will complement existing nearby commercial uses, be beneficial to the economy of the surrounding area, increase the tax base and provide employment opportunities. The existing undeveloped site will be replaced with a development with a high standard of architectural design. Allowing the widening of the driveway width will allow more efficient traffic flow and approving the variances to the parking lot requirements behind the building will support efficient operation of the service facility in a manner that will likely not be seen by the general public. Granting the variances will support the purpose and intent of the B-P zoning district by encouraging the development of a high-quality community of businesses, office services and uses to promote economic development and create continuity for the aesthetic of the buildings and sites within the business park.

Because these variance requests are consistent with the foregoing standards established in the Zoning Ordinance, the Applicant respectfully asks that the variances be granted as requested.

THE GALLOWAY LAW GROUP

By: Laurel David

Laurel A. David
Attorney for Applicant

3500 Lenox Road NE, Suite 760
Atlanta, Georgia 30326
(404) 965-3680

Porsche Service Center Lease Area

All that tract or parcel of land lying and being in Land Lot 96 of the 14th District, City of Hapeville, Fulton County, Georgia and being more particularly described as follows:

Beginning at an iron pin set on the southwesterly right-of-way of Porsche Avenue (formerly known as Henry Ford II Avenue and having a varied right-of-way) located 950.91 feet as measured northwesterly along said right-of-way from its intersection with the westerly right-of-way of Porsche Drive (having a varied right-of-way); Thence leaving said right-of-way and running South 35 degrees 19 minutes 11 seconds West a distance of 402.62 feet to an iron pin set; Thence running North 89 degrees 35 minutes 16 seconds West a distance of 191.68 feet to an iron pin set; Thence running North 00 degrees 24 minutes 44 seconds East a distance of 140.11 feet to nail found; Thence running North 35 degrees 19 minutes 11 seconds East a distance of 379.13 feet to nail found; Thence running North 32 degrees 25 minutes 35 seconds East a distance of 22.59 feet to nail found on the southwesterly right-of-way of Porsche Avenue; Thence running along said right-of-way South 53 degrees 39 minutes 04 seconds East a distance of 238.55 feet to and iron pin set and The Point of Beginning;

Said tract contains 2.50 acres (108,900 square feet.

Drawing name: KVALP_PRL017294001_PCNA Service Center/CAD/PlanSheets/C2-00 SITE PLAN.dwg Oct 21, 2019 11:21am by: Bobby Szoch

N/F APORT LLC
DB 57228-84

N/F APORT LLC
DB 57228- OIL COMPRESSOR AREA

24" CURB AND GUTTER (TYP.)

AC CHARGING STATIONS

PROPERTY LINE, TYP.

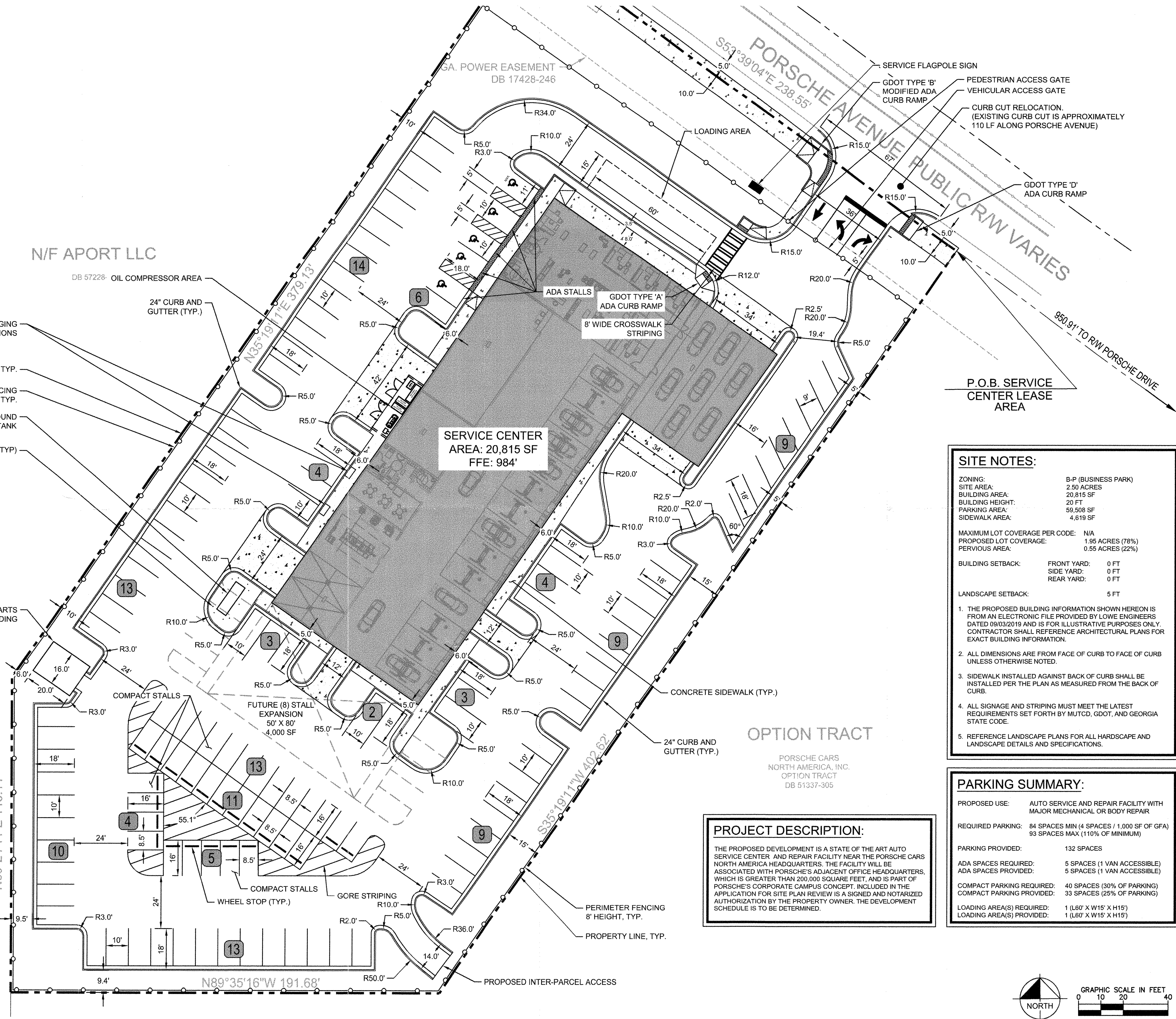
PERIMETER FENCING
8' HEIGHT, TYP.

ABOVE GROUND STORAGE TANK

BOLLARD (TYP.)

ENCLOSED PARTS
RETURN BUILDING

N00°24'44"E 140.11'



SERVICE CENTER
AREA: 20,815 SF
FFE: 984'

SITE NOTES:

ZONING: B-P (BUSINESS PARK)
SITE AREA: 2.50 ACRES
BUILDING AREA: 20,815 SF
BUILDING HEIGHT: 20 FT
PARKING AREA: 59,508 SF
SIDEWALK AREA: 4,619 SF

MAXIMUM LOT COVERAGE PER CODE: N/A
PROPOSED LOT COVERAGE: 1.95 ACRES (78%)
PERVIOUS AREA: 0.55 ACRES (22%)

BUILDING SETBACK: FRONT YARD: 0 FT
SIDE YARD: 0 FT
REAR YARD: 0 FT

LANDSCAPE SETBACK: 5 FT

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY LOWE ENGINEERS DATED 09/03/2019 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
4. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
5. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

PARKING SUMMARY:

PROPOSED USE: AUTO SERVICE AND REPAIR FACILITY WITH MAJOR MECHANICAL OR BODY REPAIR

REQUIRED PARKING: 84 SPACES MIN (4 SPACES / 1,000 SF OF GFA)
93 SPACES MAX (110% OF MINIMUM)

PARKING PROVIDED: 132 SPACES

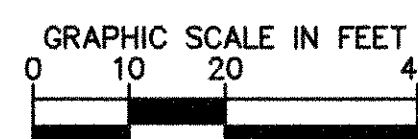
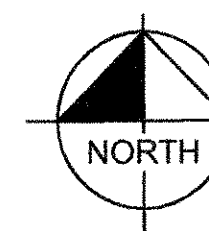
ADA SPACES REQUIRED: 5 SPACES (1 VAN ACCESSIBLE)
ADA SPACES PROVIDED: 5 SPACES (1 VAN ACCESSIBLE)

COMPACT PARKING REQUIRED: 40 SPACES (30% OF PARKING)
COMPACT PARKING PROVIDED: 33 SPACES (25% OF PARKING)

LOADING AREA(S) REQUIRED: 1 (L60' X W15' X H15')
LOADING AREA(S) PROVIDED: 1 (L60' X W15' X H15')

PROJECT DESCRIPTION:

THE PROPOSED DEVELOPMENT IS A STATE OF THE ART AUTO SERVICE CENTER, AND REPAIR FACILITY NEAR THE PORSCHE CARS NORTH AMERICA HEADQUARTERS. THE FACILITY WILL BE ASSOCIATED WITH PORSCHE'S ADJACENT OFFICE HEADQUARTERS, WHICH IS GREATER THAN 200,000 SQUARE FEET, AND IS PART OF PORSCHE'S CORPORATE CAMPUS CONCEPT. INCLUDED IN THE APPLICATION FOR SITE PLAN REVIEW IS A SIGNED AND NOTARIZED AUTHORIZATION BY THE PROPERTY OWNER. THE DEVELOPMENT SCHEDULE IS TO BE DETERMINED.



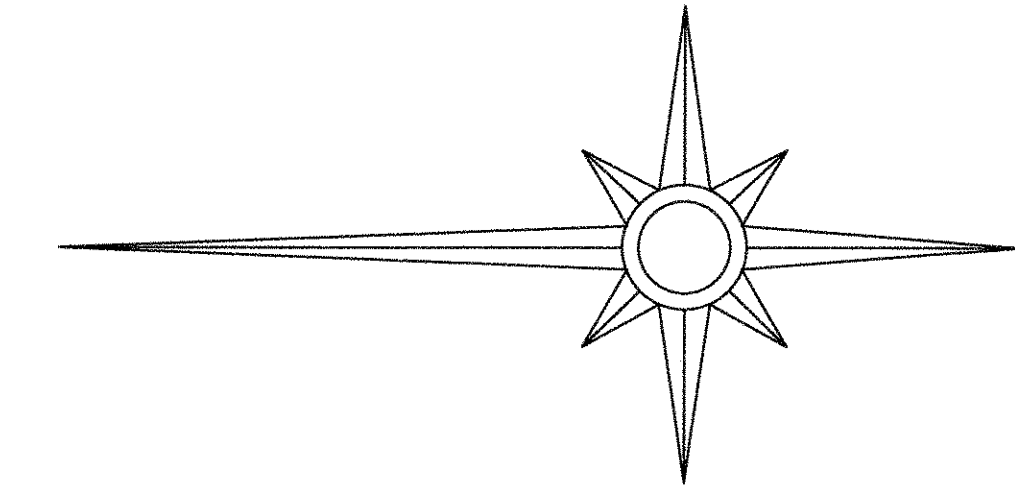
Kimley»Horn
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

PORSCHE
ONE PORSCHE DRIVE, ATLANTA, GA 30354

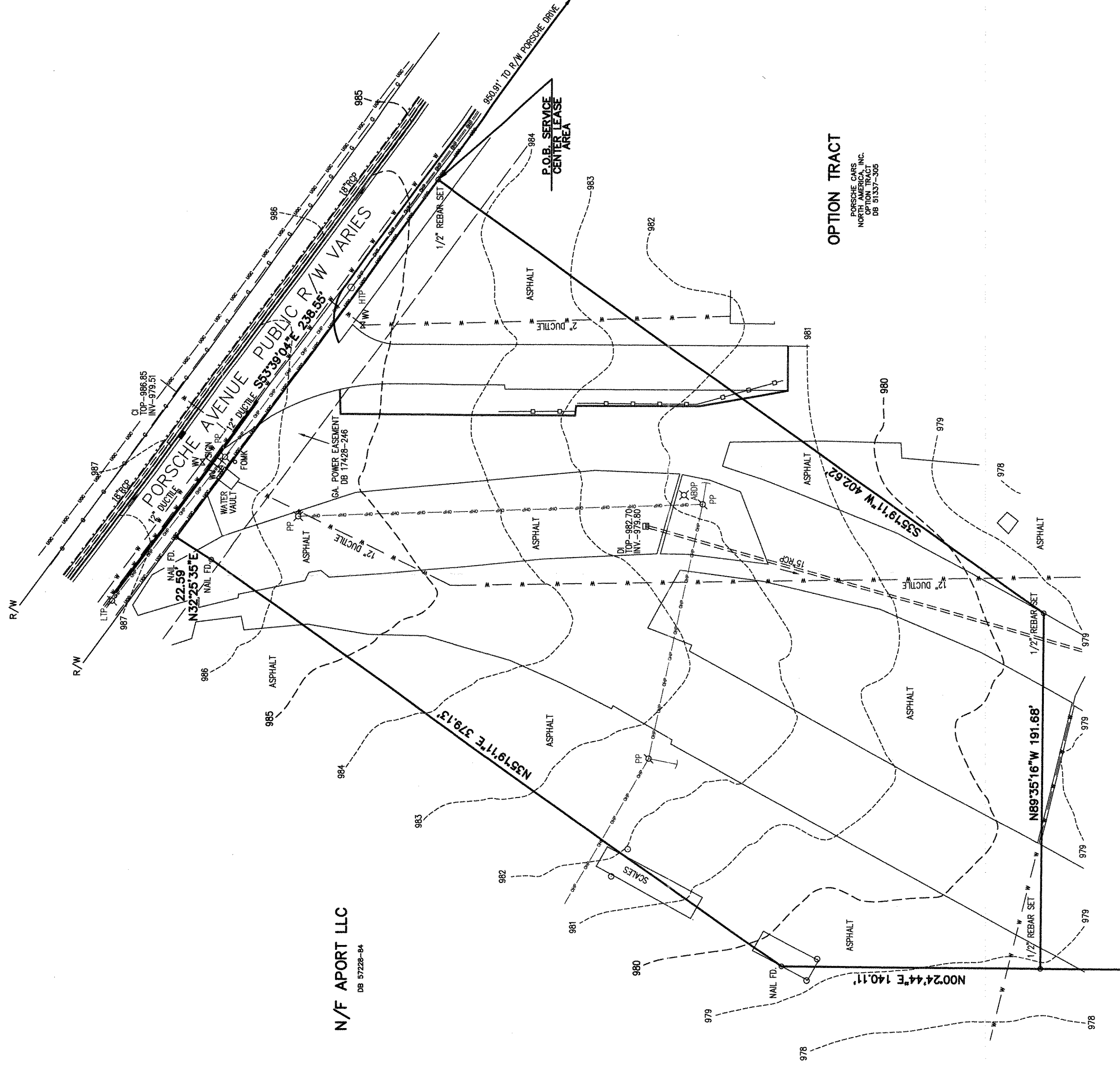
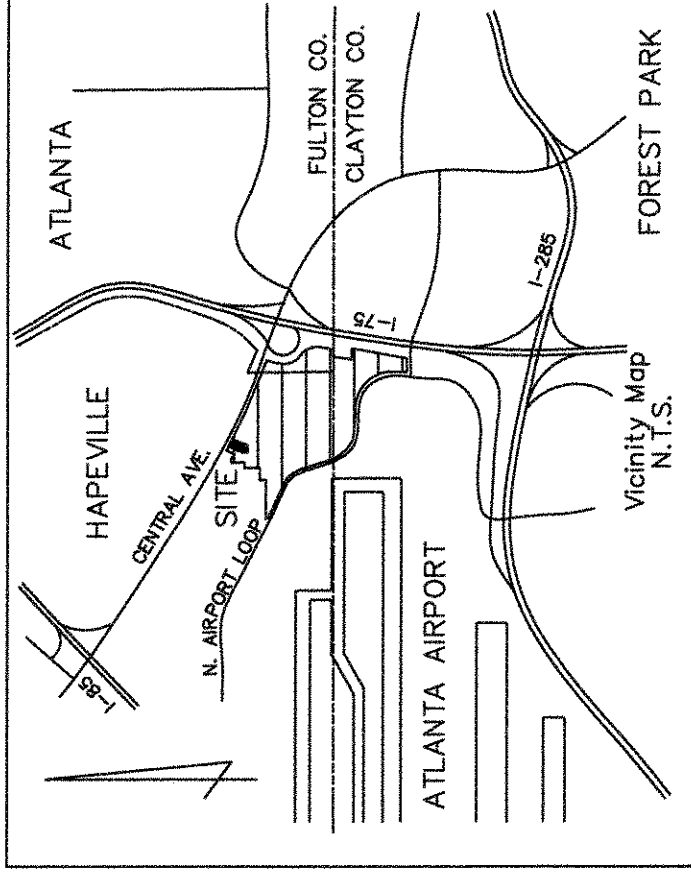
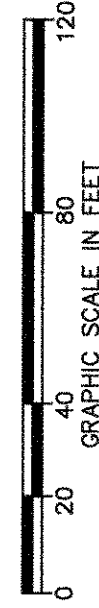
PCNA SERVICE CENTER
PORSCHE AVE, HAPEVILLE, GA
LAND LOT 96, 14TH DISTRICT

PRELIMINARY
NOT FOR CONSTRUCTION

GSWCC NO. (LEVEL II)
DRAWN BY: RTS
DESIGNED BY:
REVIEWED BY: BBW
DATE: 10/21/2019
PROJECT NO.
TITLE: SITE PLAN
SHEET NUMBER: C2-00



GRID NORTH
NAD 83 GEORGIA WEST ZONE



N/F APORT LLC
DB 57228-84

N/F APORT LLC
DB 57228-84

OPTION TRACT
PORSCHE CARS
NORTH AMERICA, INC.
DB 51337-305

OPTION TRACT
PORSCHE CARS
NORTH AMERICA, INC.
DB 51337-305

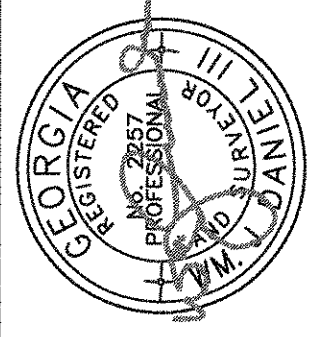
SERVICE CENTER LEASE AREA: 2.50 ACRES 108,900 SQ.FT.

NOTES:
Equipment used:
Angular & Linear: Sokkia IX Robotic Total Station
Reference: Deed Book 51337 Page 335
The field data upon which this plat is based has a closure precision of one foot in 225,000 feet and an angular error of one second in 100,000 feet and was adjusted using the Least Squares Method.
This plat has been calculated for closure and is found to be accurate to within one foot in 250,000 feet.
Bearings are referenced to Grid North, Georgia State Plane Coordinate System, West Zone.
1" contour interval based on NAVD83 datum.
No portion of the property lies within an H.U.D. Identified Flood Hazard Area per F.I.R.M. Map No. 1312100369 F, dated September 18, 2013. Subject property lies within Zone "X" determined to be outside of the 0.2% chance annual floodplain.
Information showing underground structures and utilities was obtained from a utility field investigation. The location of any underground items should be verified through utility companies. This plat shall not be used for exact locations or presence of underground work.

Porsche Service Center Lease Area
All that tract or parcel of land lying and being in Land Lot 96 of the 14th District, City of Hapeville, Fulton County, Georgia and being more particularly described as follows:
Beginning at an iron pin set on the southwestern right-of-way of Porsche Avenue (formerly known as Henry Ford II Avenue and having a varied right-of-way) located 950.91 feet as measured northwesterly 35 degrees 11 minutes 11 seconds East a distance of 379.13 feet to an iron pin set; Thence running North 00 degrees 24 minutes 35 seconds West a distance of 402.62 feet to an iron pin set; Thence running North 89 degrees 35 minutes 11 seconds East a distance of 379.13 feet to an iron pin set; Thence running North 32 degrees 25 minutes 11 seconds East a distance of 379.13 feet to nail found; Thence running North 32 degrees 25 minutes 11 seconds East a distance of 223.59 feet to nail found on the southwestern right-of-way of Porsche Avenue; Thence running North 35 degrees 39 minutes 04 seconds East a distance of 238.55 feet to and iron pin set and The Point of Beginning.
Solid tract contains 2.50 acres (108,900 square feet).

- LEGEND
- Iron Pin Set
 - R/W
 - Right-of-Way
 - P.O.C.
 - Point of Beginning
 - Dead Book
 - Deed Book
 - As Shown As
 - Title Exception
 - SSMH
 - Sanitary Sewer Manhole
 - CMF
 - Corrugated Metal Pipe
 - RCP
 - Reinforced Concrete Pipe
 - Ductile Pipe
 - CB
 - Catch Basin
 - Drop Inlet
 - DI
 - Water Manhole
 - WMH
 - Water Meter
 - WM
 - Water Valve
 - WVLT
 - Utility Vault
 - FL
 - Fire Hydrant
 - Gas Valve
 - GMV
 - Gas Meter
 - UP
 - Utility Pole
 - LTP
 - Light Pole
 - CP
 - Overhead Power
 - HP
 - High Tension Pole
 - Other Utilities as labeled
 - Other
 - Approximate
 - Typical Lot Line
 - Land Lot Line
 - 6" Chain Link Fence
 - Building
 - Guard Rail
 - Concrete

DATE	NO.	REVISION	DESCRIPTION
9/3/19	1	REVISE PL PER PONA	



DESIGNED	DE
DRAWN	WJW
CHECKED	WJW
APPROVED	WJW

990 HAMMOND DRIVE
SUITE 900
ATLANTA, GEORGIA 30328
TEL: 770-857-8400
FAX: 770-857-8401

LOWE
ENGINEERS

AN BOUNDARY & TOPOGRAPHICAL SURVEY FOR

PORSCHE CARS
NORTH AMERICA, INC.
SERVICE CENTER LEASE AREA

LAND LOT 96 14th DISTRICT CITY OF HAPEVILLE FULTON COUNTY, GEORGIA

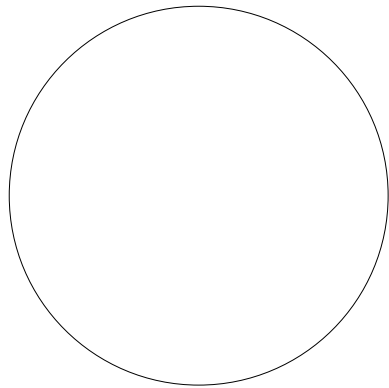
JOB NO. 19-0140
DATE SEPTEMBER 3, 2019
SCALE 1" = 40'
DWG. NO. 1 OF 1

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Porsche Atlanta Service Center

HAPEVILLE, GA



Signed & Sealed:

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Rev	Date	Comments
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Client:
Client Name Here ?

?? CLIENT ADDRESS ??

Project:
PORSCHE ATLANTA SERVICE CENTER

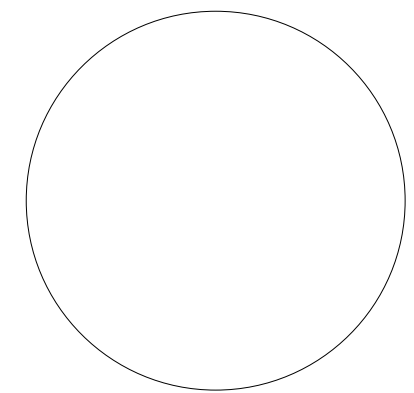
**SOUTH CENTRAL AVENUE
HAPEVILLE, GA**

Project Number: 19044
Drawn By: Author
Checked By: Checker
Approved By: Approver

Sheet Title:
COVER

Sheet Number:
A001

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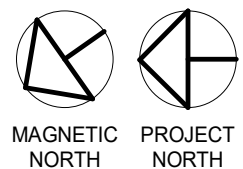
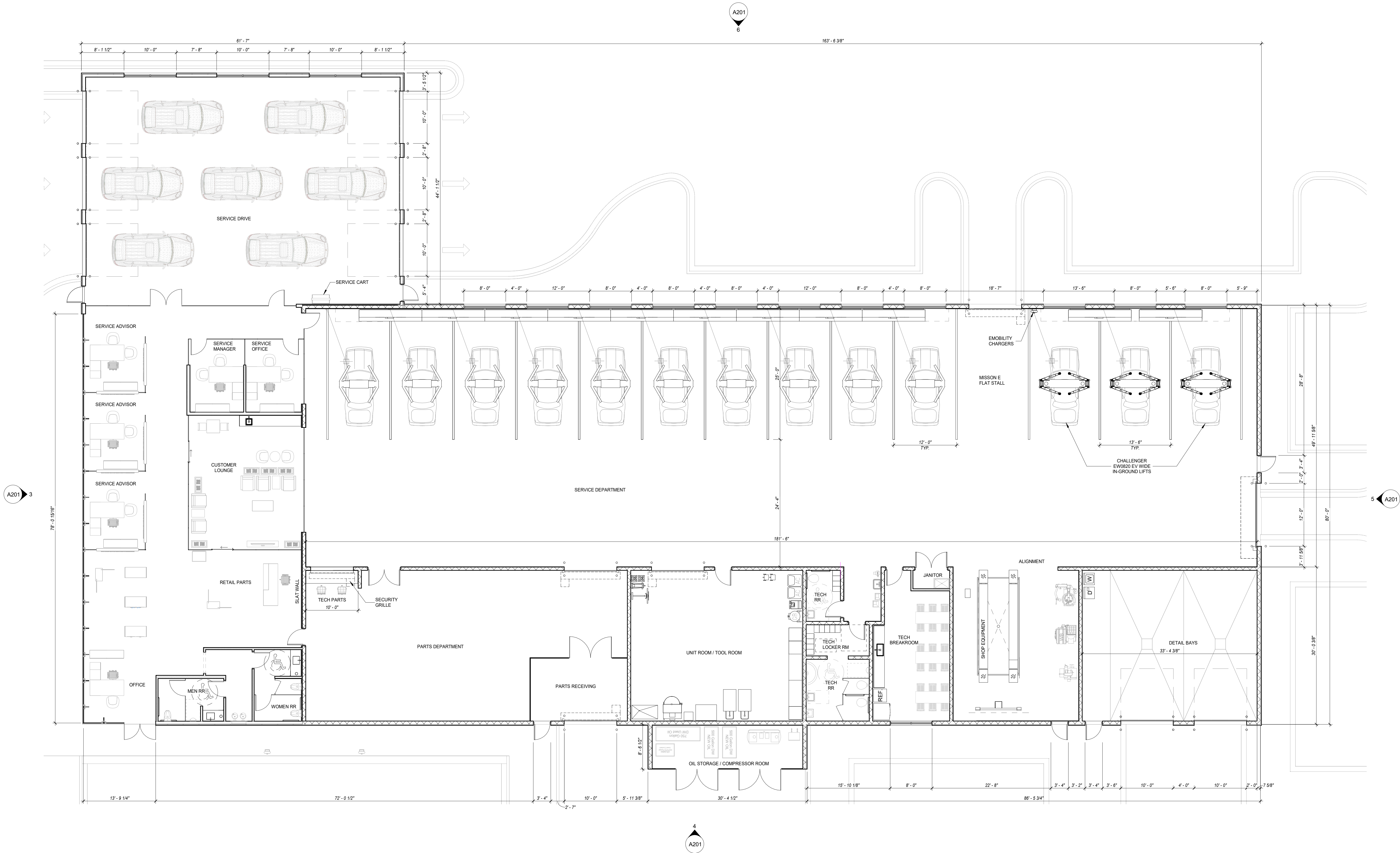


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Rev	Date	Comments
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FLOOR PLAN - FIRST FLOOR

1/8" = 1'-0"



Client:
Client Name Here ?

?? CLIENT ADDRESS ??

Project:
**PORSCHE
ATLANTA
SERVICE
CENTER**

**SOUTH CENTRAL AVENUE
HAPEVILLE, GA**

Project Number: 19044
Drawn By: Author
Checked By: Checker
Approved By: Approver

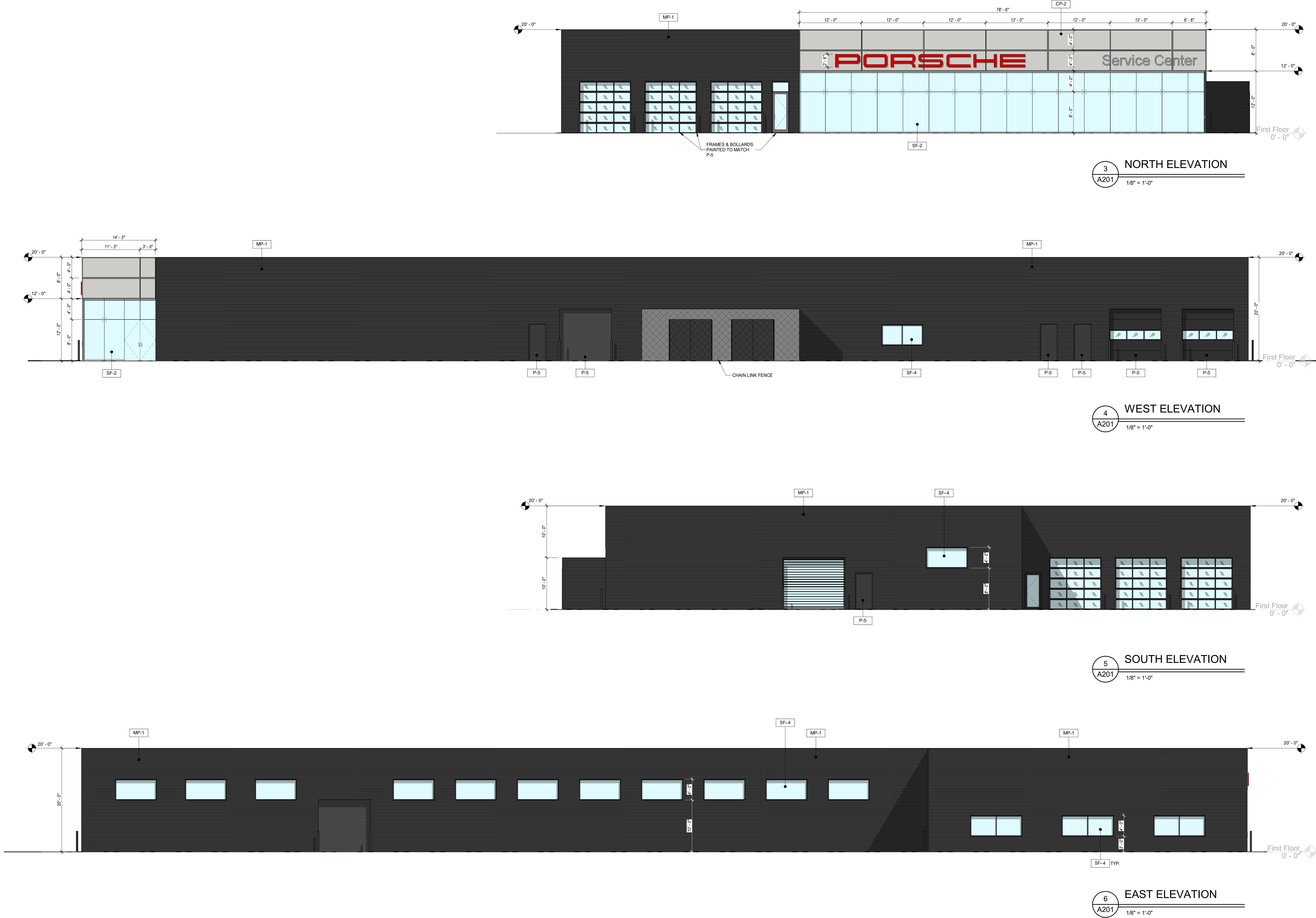
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FLOOR PLAN

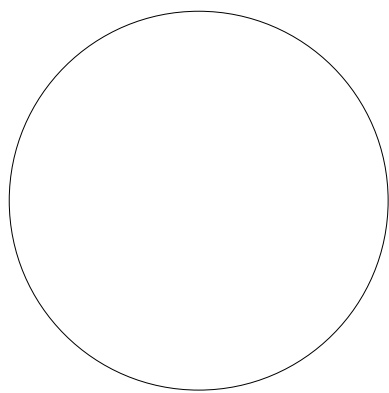
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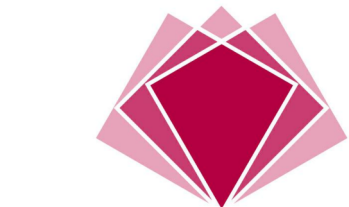
EXTERIOR FINISHES						
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PAINT	P-5	EXTERIOR PAINT	SHERWIN WILLIAMS	FLAT FINISH	TO MATCH RAL 7021	EXTERIOR DOORS, FRAMES & BOLLARDS
METALS	CP-2	PERFORATED METAL PANEL	ALPOLIC BY PATTISON SIGNS	--	SUNRISE SILVER	ALPOLIC BY PATTISON SIGNS
	MC-1	PRE-FINISHED METAL COPING	TBD	--	COLOR TO MATCH MP-1	
	MP-1	ARCH. RIBBED METAL	CENTRIA	RIGID WALL #9916	ATAS TARGA BLACK (TO MATCH RAL 7021)	
GLAZING	SF-2	STRUCTURAL CURTAINWALL	SLIMPACT	--	BLACK SEALANT AT VERTICAL JOINTS	FRAMELESS, STACK WALL
	SF-4	EXTERIOR STOREFRONT	KAWNEER	451T	TO MATCH MP-1	



Signed & Sealed:

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Rev	Date	Comments
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**PRO
BUILDING
SYSTEMS**

DESIGN BUILD
CONTRACTORS

Client:

Client Name Here ?

?? CLIENT ADDRESS ??

Project:

**PORSCHE
ATLANTA
SERVICE
CENTER**

**SOUTH CENTRAL AVENUE
HAPEVILLE, GA**

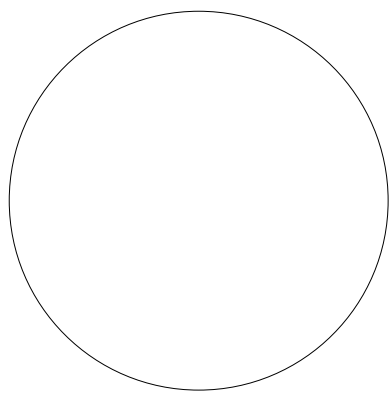
Project Number: 19044
Drawn By: FB
Checked By: AA
Approved By: YSM

Sheet Title:

**BUILDING
ELEVATIONS**

Sheet Number:

A201



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Rev	Date	Comments
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1 EXTERIOR PERSPECTIVE



**PRO
BUILDING
SYSTEMS**

DESIGN BUILD
CONTRACTORS

Client:

Client Name Here ?

?? CLIENT ADDRESS ??

Project:

**PORSCHE
ATLANTA
SERVICE
CENTER**

**SOUTH CENTRAL AVENUE
HAPEVILLE, GA**

Project Number: 19044
Drawn By: Author
Checked By: Checker
Approved By: Approver

Sheet Title:

**EXTERIOR 3D
VIEWS**

Sheet Number:

A205

2 EXTERIOR PERSPECTIVE

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PRO
BUILDING
SYSTEMS

DESIGN BUILD
CONTRACTORS

Client:

Client Name Here ?

?? CLIENT ADDRESS ??

Project:

PORSCHE
ATLANTA
SERVICE
CENTER

SOUTH CENTRAL AVENUE
HAPEVILLE, GA

Project Number: 19044
Drawn By: Author
Checked By: Checker
Approved By: Approver

Sheet Title:

RENDERING

Sheet Number:

A206