

OVERALL SURVEY LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying or being within Land Lot 61 of the 17th District of Fulton County, within the City of Atlanta, Georgia, being two tracts of land (Tract "A" and Tract "B") and being more particularly described as follows:

Commencing at the point of intersection of the Southeasterly right of way of Peachtree Road (State Route 141) and the Southwesterly right of way of Piedmont Road (80' R/W) (State Route 237); thence, continuing Southeasterly along the Southwest right of way of Piedmont Road a distance of 187.18 feet to a Nail Set and the POINT OF BEGINNING thence continuing along said right of way South 23 Degrees 03 Minutes 08 Seconds East a distance of 55.54 feet to a Nail Set, thence continuing along said right of way South 23 Degrees 03 Minutes 08 Seconds East a distance of 48.81 feet to a Nail Set, thence leaving said right of way South 60 Degrees 53 Minutes 41 Seconds West a distance of 130.85 feet to a Nail Set, thence South 57 Degrees 15 Minutes 00 Seconds West a distance of 47.65 feet to a 1/2" Rebar Set, thence South 62 Degrees 14 Minutes 29 Seconds West a distance of 21.28 feet to a Nail Set, thence North 15 Degrees 15 Minutes 18 Seconds West a distance of 42.60 feet to a Nail Set, thence North 14 Degrees 58 Minutes 01 Seconds West a distance of 64.42 feet to a Nail Set, thence North 60 Degrees 07 Minutes 47 Seconds East a distance of 184.77 feet to a Nail Set on said Southwest right of way of Piedmont Road and the POINT OF BEGINNING.

#3162 Piedmont Road Owner's Name	#3162 Piedmont Road Owner's Signature	Date
owner 5 Nume	owner o orginatare	

#3150 Piedmont Road	#3150 Piedmont Road	Date
Öwner's Name	Öwner's Signature	

LOCATION MAP - N.T.S. - (BOUNDARY APPROXIMATELY SHOWN)

SPECIAL EXCEPTIONS

Schedule B-Section II Chicago Title Insurance Company Commitment No. 186022191 Commitment Date: September 19, 2018 at 5:00 P.M.

5. Joint Driveway Easement from James R. Routh to J. O. Tindall, dated October, 1928, filed for record October 16, 1928, recorded in Deed Book 1120, page 377, Records of Fulton County, Georgia. Affects Site-As Shown

6. Right of Way Easement from P.R. Lake to Georgia Power Company, dated May 1, 1956, filed for record May 10, 1956, recorded in Deed Book 3113, Page 502, Records of Fulton County, Georgia. Affects Site-Blanket in Nature

7. Right of way Easement from Dr. Grady v. Lake to Atlanta Federal Savings and Loan Association, dated July 20, 1956, filed for record July 23, 1956, recorded in Deed Book 3137, Page 122 Records of Fulton County, Georgia. Affects Tract A-As Shown & Blanket in Nature

ADDITIONAL REFERENCES

- 1. ALTA/ACSM Survey for: Stewart Title Guaranty Company, State Bank and Trust Company, its successors and/or assigns as their interest may appear, and 3130-3150 Piedmont Properties, LLC, a Georgia limited liability company. Prepared By Bostwick, Duke, Harper & Worthy, Inc. Land Surveying. Dated 11/11/2014.
- 2. Survey for Atlanta Federal Savings & Loan Asso. Prepared by Ernest L Boggus. Dated June 1956.
- 3. Survey of Ross Hunter Property for Haas & Howell. Prepared by O.I. Freeman. Dated Aug. 20, 1923.
- 4. Survey for Mrs. Victoria McArthur & J.D. Tindall. Prepared by Nalley Engr. Dated Aug-15-1924.
- 5. Survey of McKenzie Trust Property.
- 6. Plat Book 356, Page 65.

PARKING NOTE

Tract "A" Parking Spaces Tract "B" Parking Spaces Total Parking Spaces 25 30

ZONING

[City of Atlanta] (SPI-9 SA4) (Special Public Interest-Subarea 4) (Buckhead Village District-Peachtree Piedmont Subarea) Front yard setback-None Side yard setback-None Rear yard setback-None

Zoning report from client not provided as of 10/19/18

SURVEY NOTES

- 1. Equipment used; Leica 1200 robotic total station and Allegro MX data collector.
- 2. Software used: Carlson Survey 2013 and Carlson Survee.
- 3. Above ground visible utilities were obtained from field observations. Georgia Land Surveying Co. has not researched underground utility locations. Information shown hereon size, type, and location of underground utilities is based on observations while in the field and Georgia Land Surveying Co. is unable to certify the accuracy or completeness of this underground information.
- 4. Any graphic depiction of setback lines and other matters of zoning are the surveyor's interpretation of the zoning information furnished. The surveyor offers no certification as to the zoning of the subject property or compliance with zoning regulations for the structures or business on the subject property.

SPECIAL FLOOD HAZARD NOTE

I have this date, examined the "F.I.R.M. official flood hazard map" and found in my opinion referenced parcel is not in an area having special flood hazards, Zone"X", without an elevation certification the Surveyor is not responsible for any damage due its opinion for said parcel map ID 13121C0253F effective date 9/18/2013.

8. Easements and Property acquired by Fulton county as conveyed in Warranty Deed from Dr. Palmer R. Lake to Fulton County, dated October 30, 1958, recorded in Deed Book 3388, Page 300, Records of Fulton shown and described on ALTA/NSPS Survey by Georgia Land Surveying Co., bearing the seal and County, Georgia. No Longer Affects Site-As Shown

9. Easements and Property acquired by Fulton county as conveyed in Warranty Deed from I. Hill Preston et al. to Fulton County, dated January 6, 1959, recorded in Deed Book 3410, Page 364, Records of Fulton County, Georgia. No Longer Affects Site-As Shown

10. Easement from Palmer Lake to Georgia Power Company, dated November 10, 1959, filed for record December 2, 1959, recorded in Deed Book 3523, Page 425, Records of Fulton County, Georgia. Affects Site-Blanket in Nature

11. Notice of Lease, dated April, 1993, from NABROS, Inc. to Marcella corporation, recorded in Deed Book 16712, Page 012, Records of Fulton County, Georgia. No Longer Affects Site-Lease Expired

LEGAL DESCRIPTION NOTE

The Vesting Legal Description and the Survey Legal Description are and constitute the same parcel of land.

ALTA/NSPS CERTIFICATION

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Lewis IV

To: Nabros Inc.; Brady Avenue, LLC; Chicago Title Insurance Company;

Surveyor No. 3028

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 minimum standard detail requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 10(a), 11, 13, 14, and 20 of table A thereof.



As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat 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 governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies 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.

Said Tract "A" and Tract "B" having a combined area of 19,790 SQ. FT. Sq. Ft., 0.455 Acres, as certification of Josh L. Lewis IV, Georgia Registered Land Surveyor No. 3028, and being referenced as Job Number 199621.

EXHIBIT A LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying or being within Land Lot 61 of the 17th District of Fulton County, within the City of Atlanta, Georgia, and being more particularly described as follows:

Beginning at the point of intersection of the southeasterly right-of-way of Peachtree Road and the southwesterly right-of-way of Piedmont Road (80' R/W); thence, continuing southwesterly along the southwest right of way of Piedmont Road a distance of 187.18 feet to a point; said point being the TRUE POINT OF BEGINNING, thence, continuing along said right-of-way S 29'31'19" E, a distance of 55.54 feet to a point; thence, leaving said right of way S 51'34'13" W a distance of 194.87 feet to a point; thence, N 21°26'12" W a distance of 64.42 feet to a point; thence, N 53'39'38" E a distance of 184.76 feet to a point on the southwestern right-of-way of Piedmont said point being the TRUE POINT OF BEGINNING.

Said tract or parcel contains 0.2548 acres as shown on As-Built Survey for Nabros, Inc., SouthTrust Bank of Georgia, N.A. & Chicago Title Insurance Company, dated March 23, 1993.

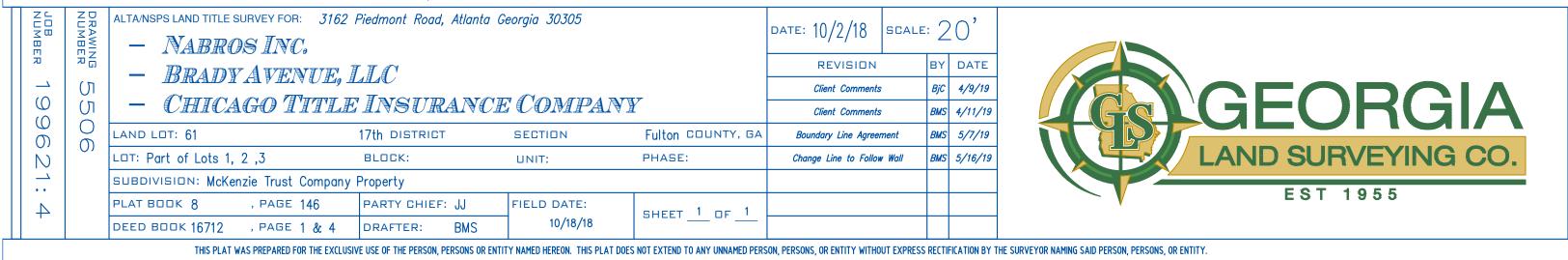
ALL THAT TRACT or parcel of land lying or being within Land Lot 61 of the 17th District of Fulton County, within the City of Atlanta, Georgia, and being more particularly described as follows:

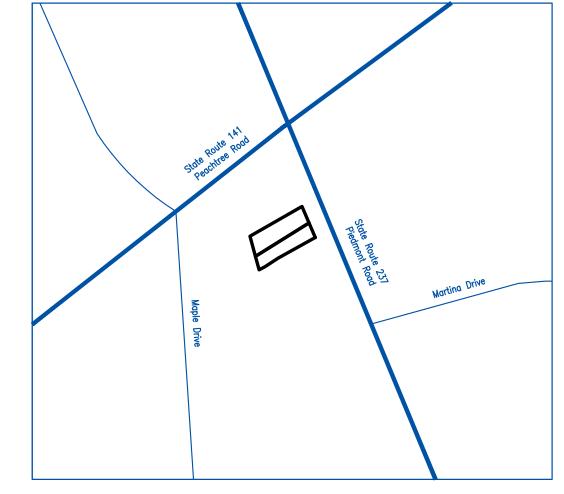
Beginning at the point of intersection of the southeasterly right-of-way of Peachtree Road and the southwesterly right-of-way of Piedmont Road (80' R/W); thence, continuing southwesterly along the southwest right of way of Piedmont Road a distance of 242.72 feet to a point, said point being the TRUE POINT OF BEGINNING, thence, continuing along said right-of-way S 29'31'19" E, a distance of 53.14 feet to a point; thence, leaving said right of way S 54'56'11" W a distance of 199.23 feet to a point; thence, N 21°42'23' W a distance of 42.59 feet to a point; thence, N 51°34'13E a distance of 194.87 feet to a point on the southwestern right-of-way of Piedmont Road said point being the TRUE POINT OF BEGINNING.

Said tract or parcel contains 0.2122 acres as shown on As-Built Survey for Nabros, Inc., SouthTrust Bank of Georgia, N.A. & Chicago Title Insurance Company, dated March 23, 1993.



155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM



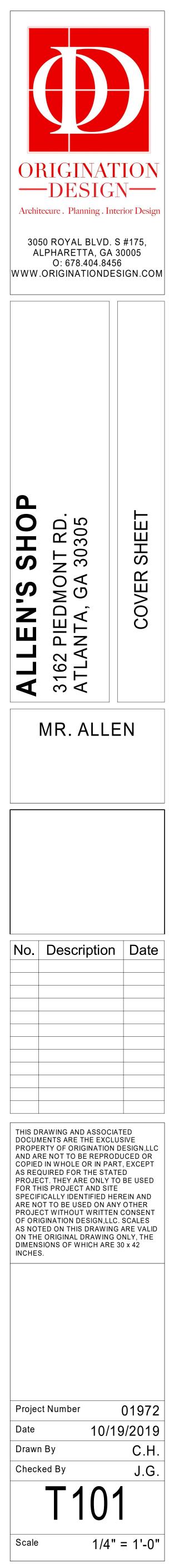


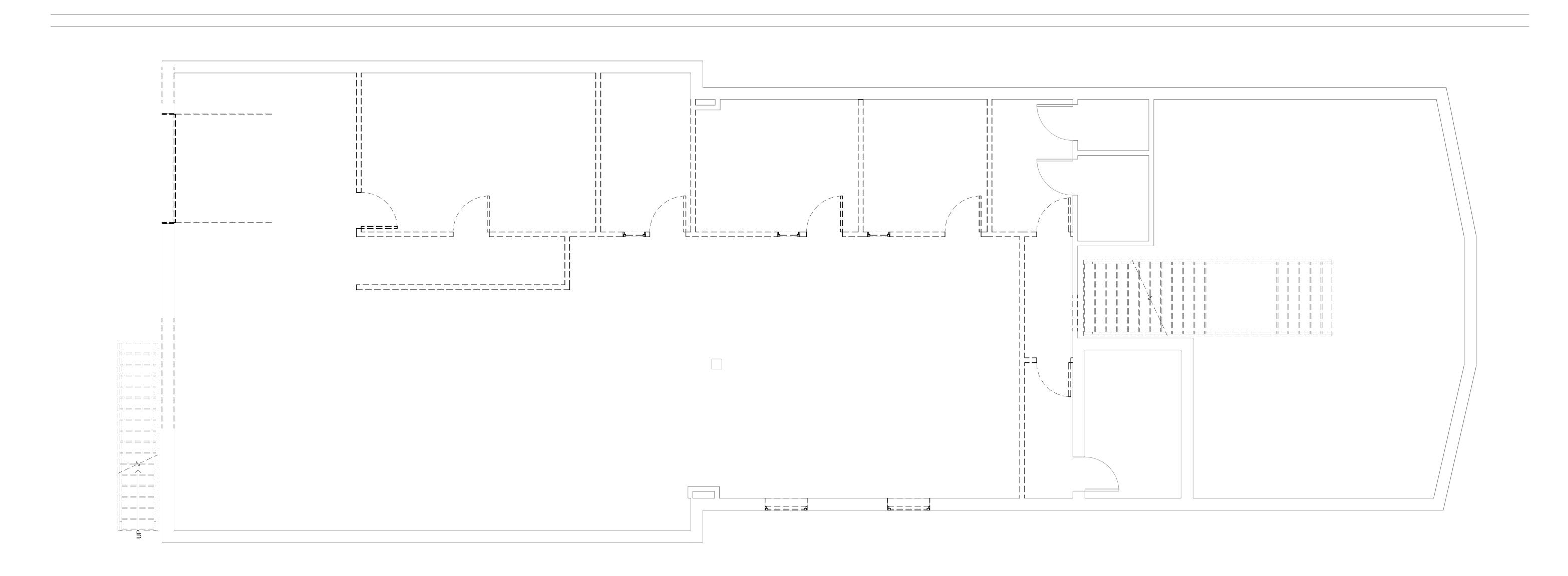
FULTON COUNTY G.I.S. AERIAL - N.T.S. - (BOUNDARY APPROXIMATELY SHOWN)

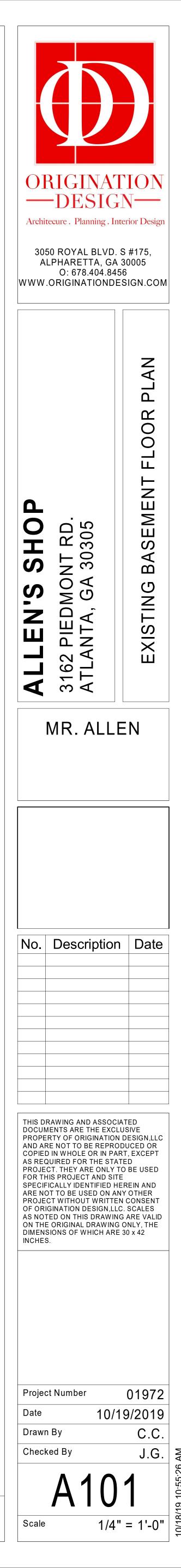


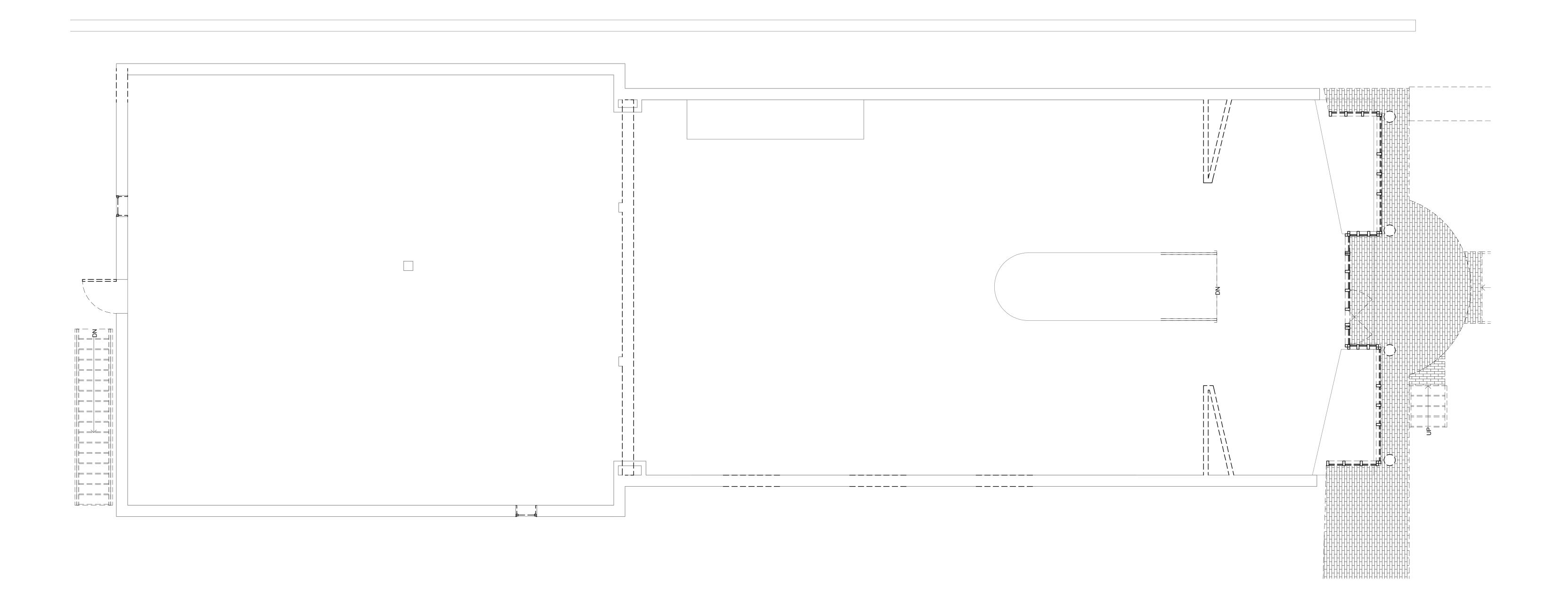
3162 PIEDMONT RD. ATLANTA, GA 30305

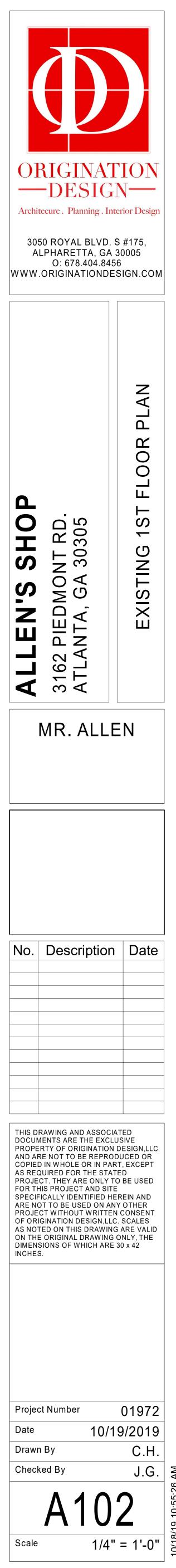


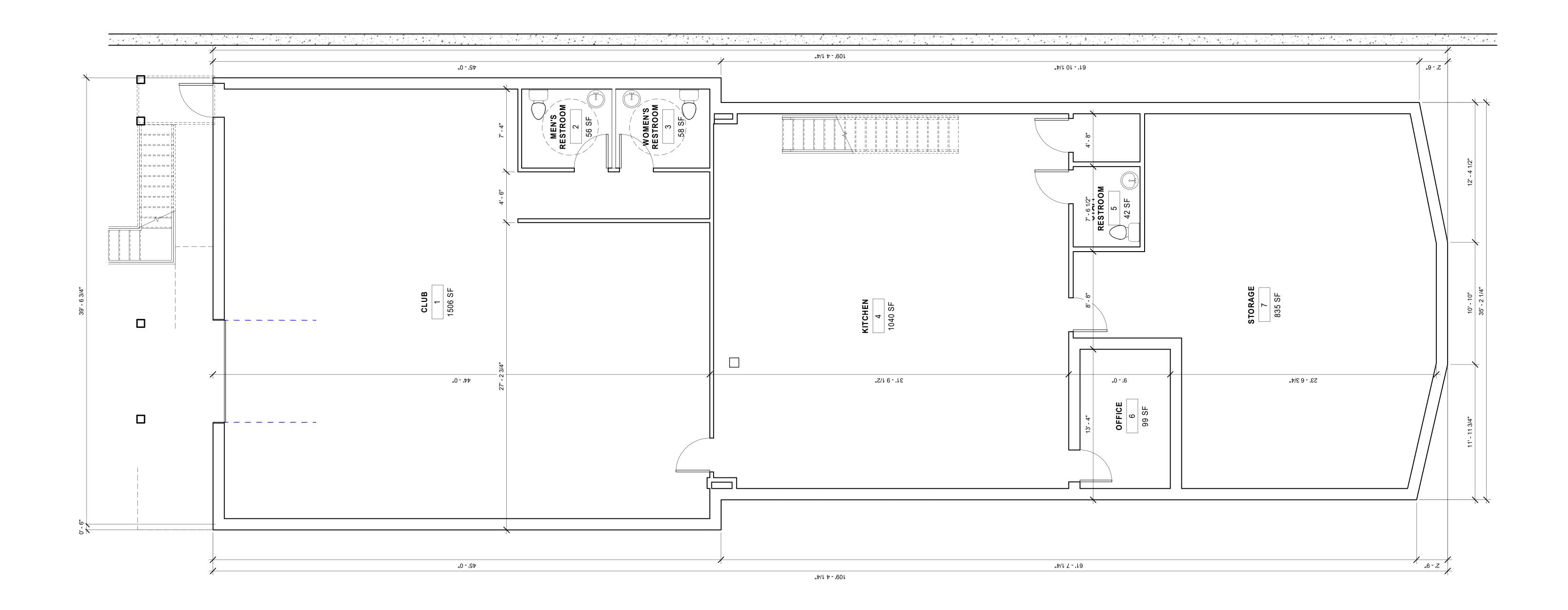


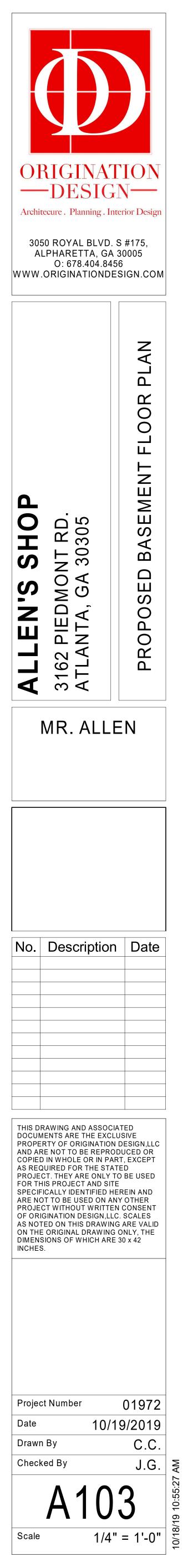


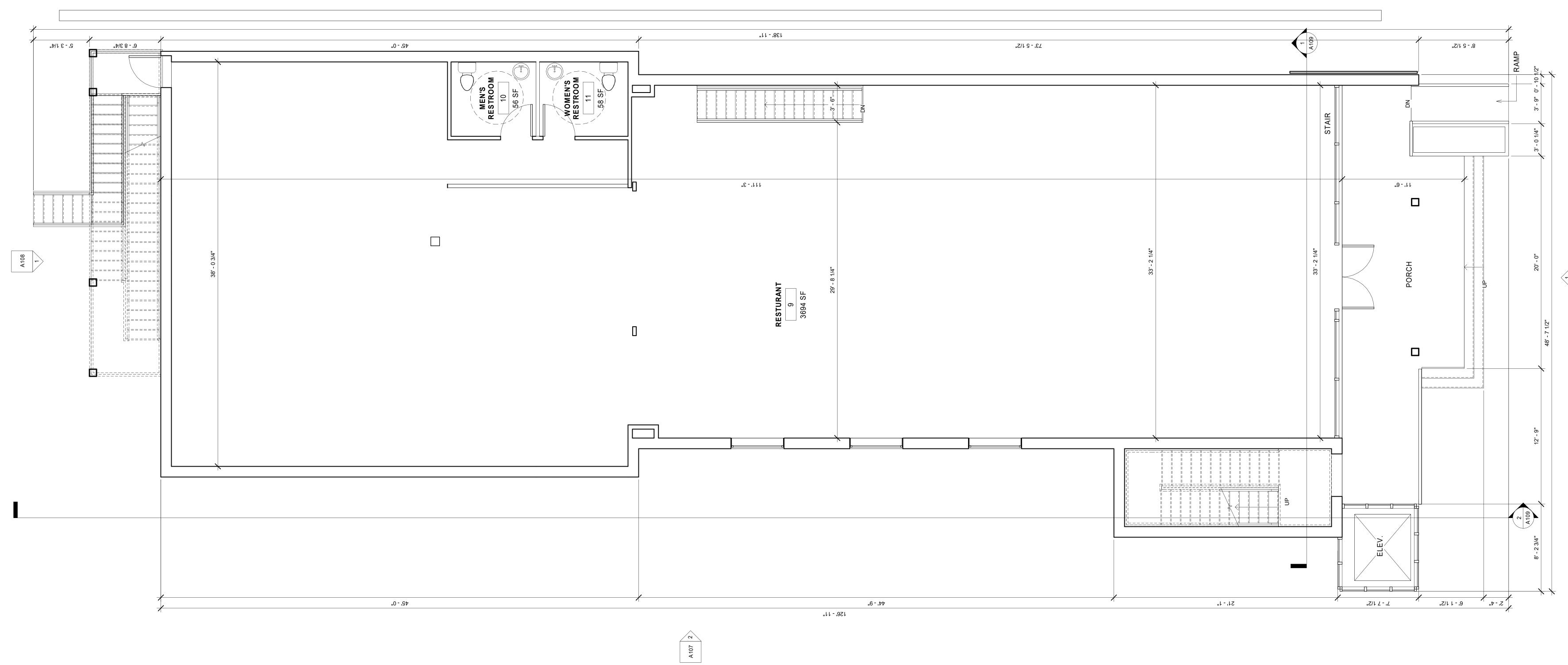




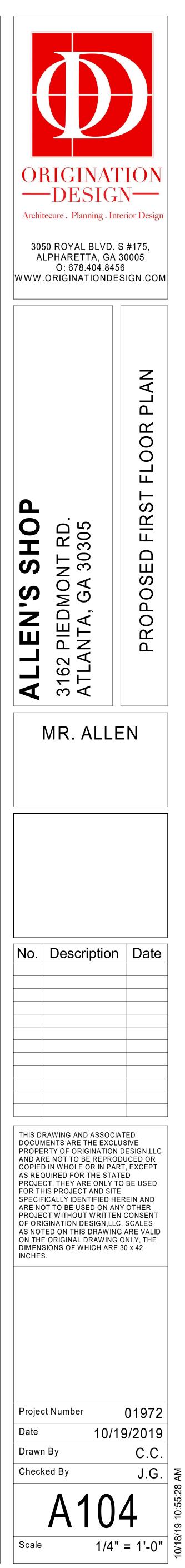




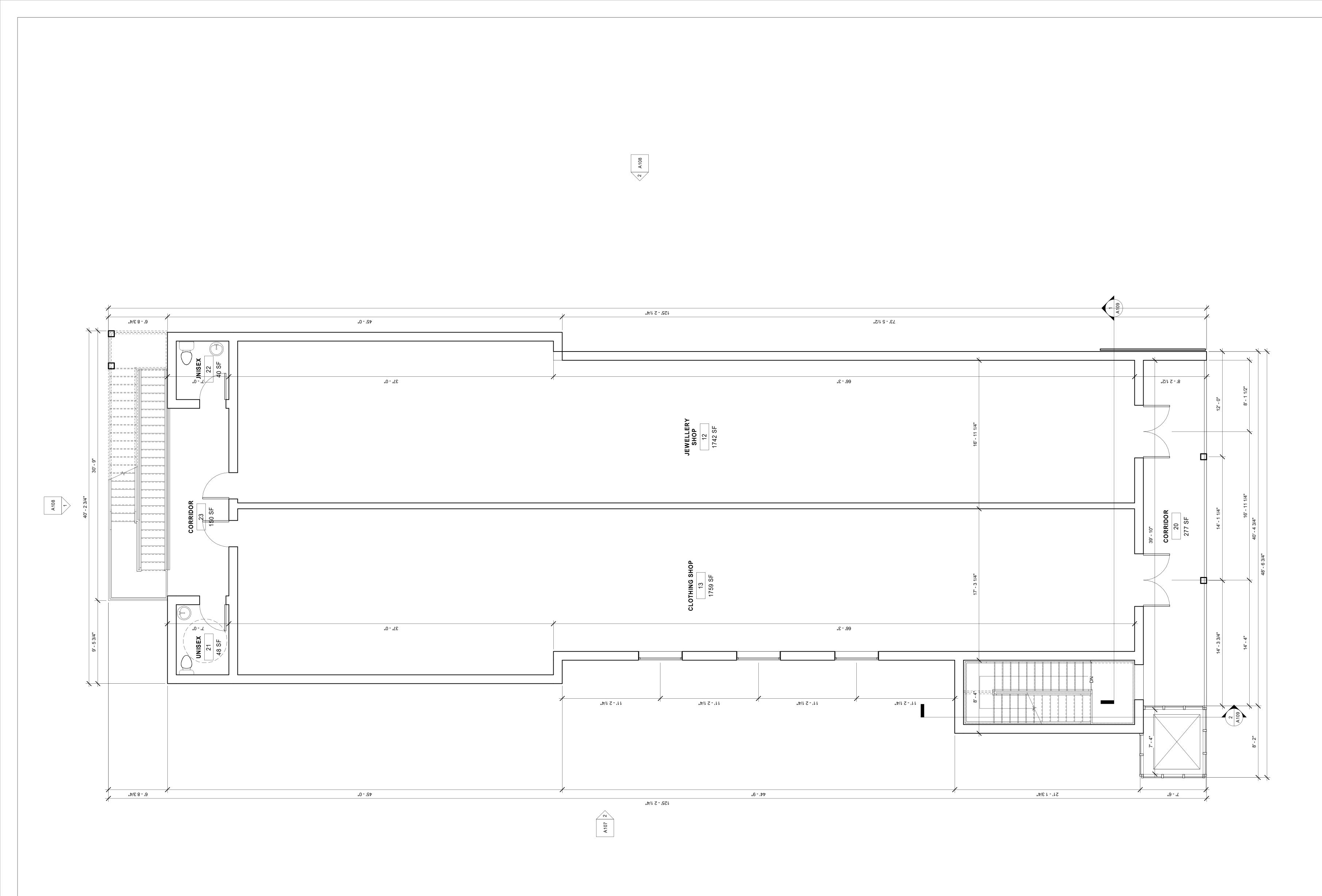


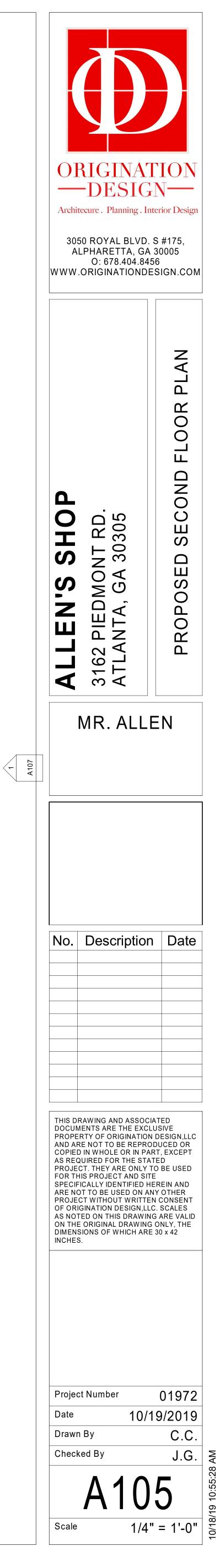


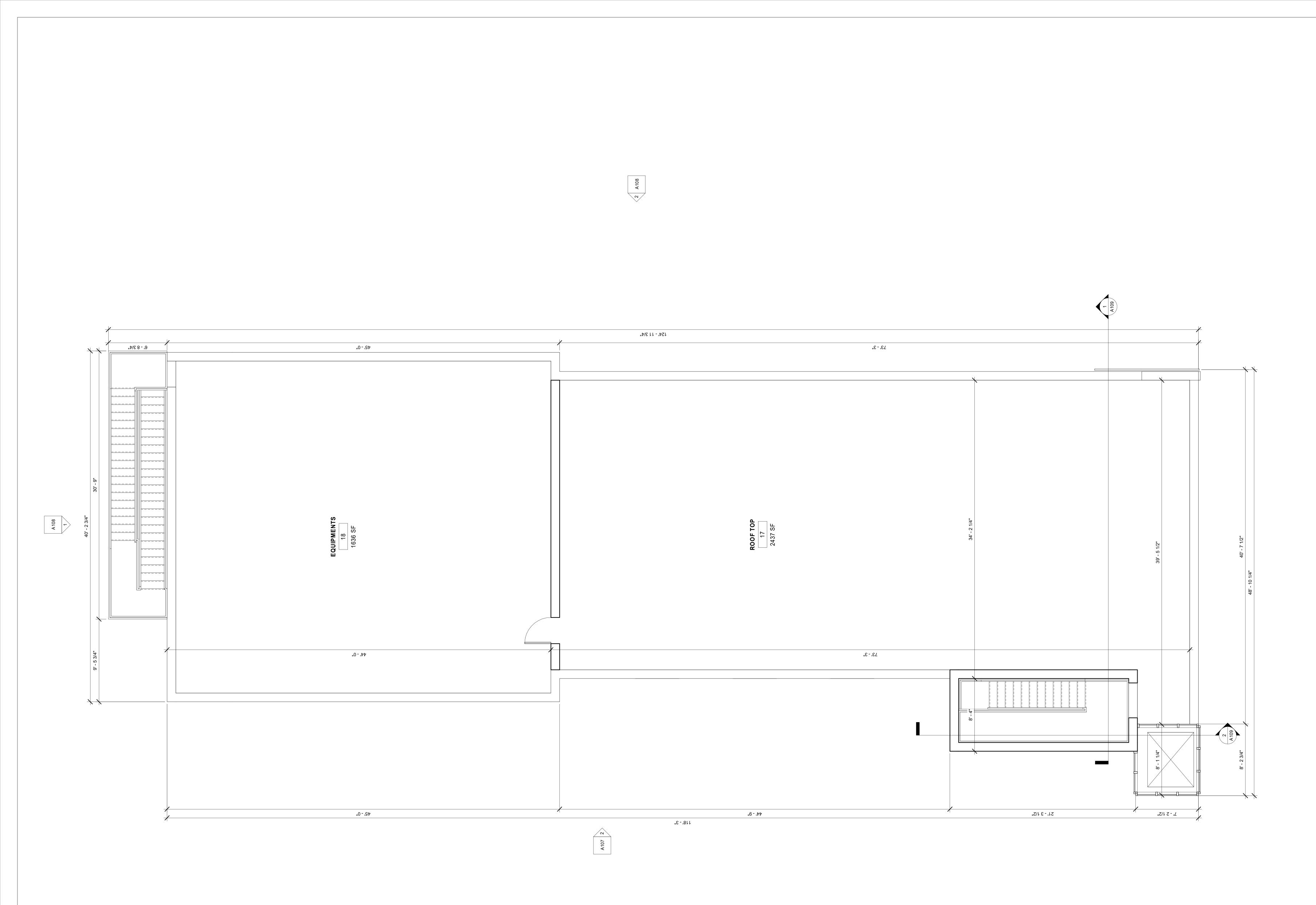
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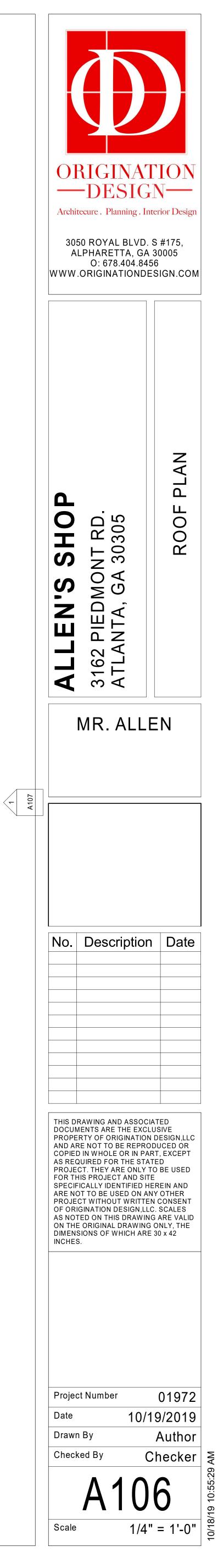


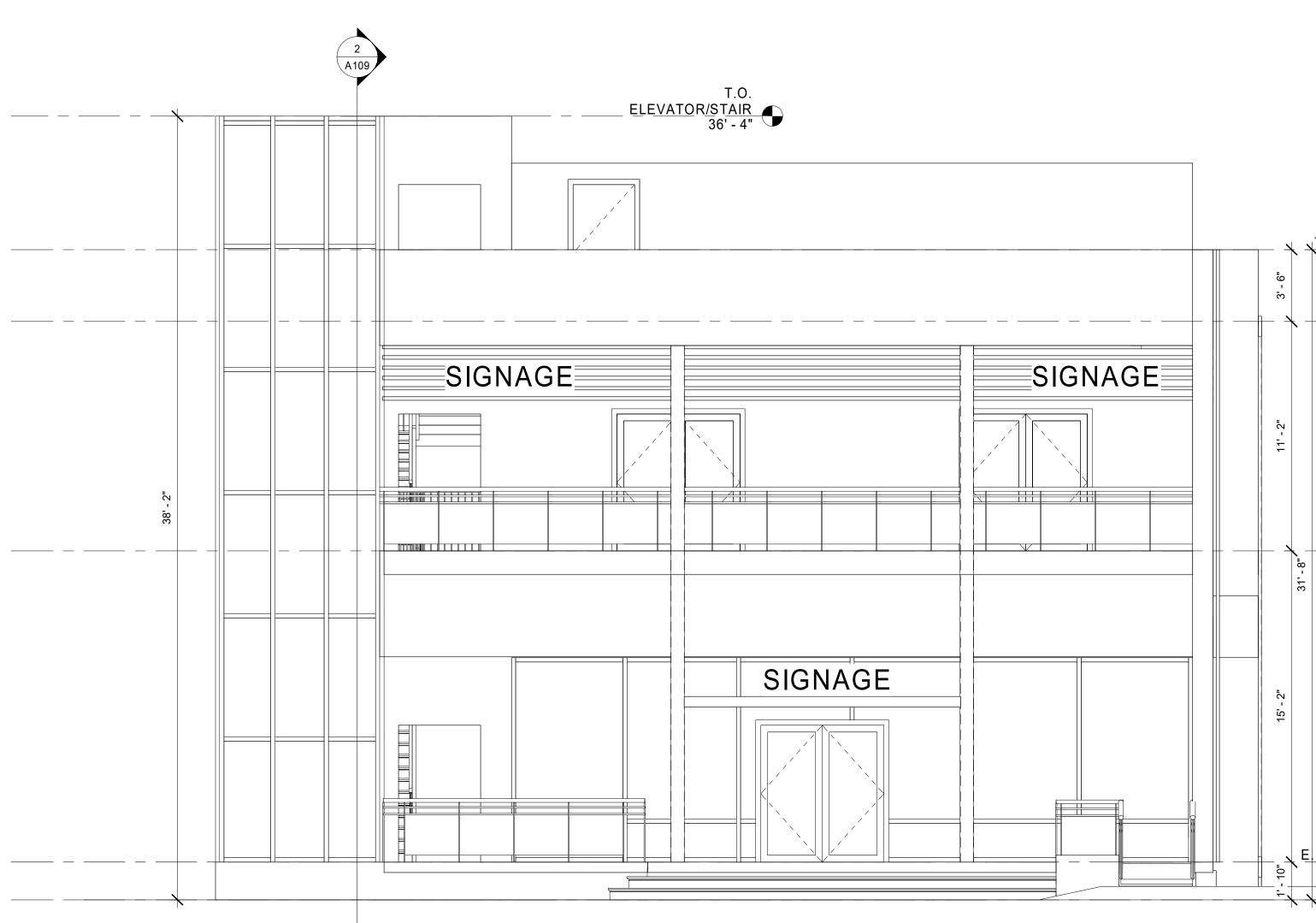
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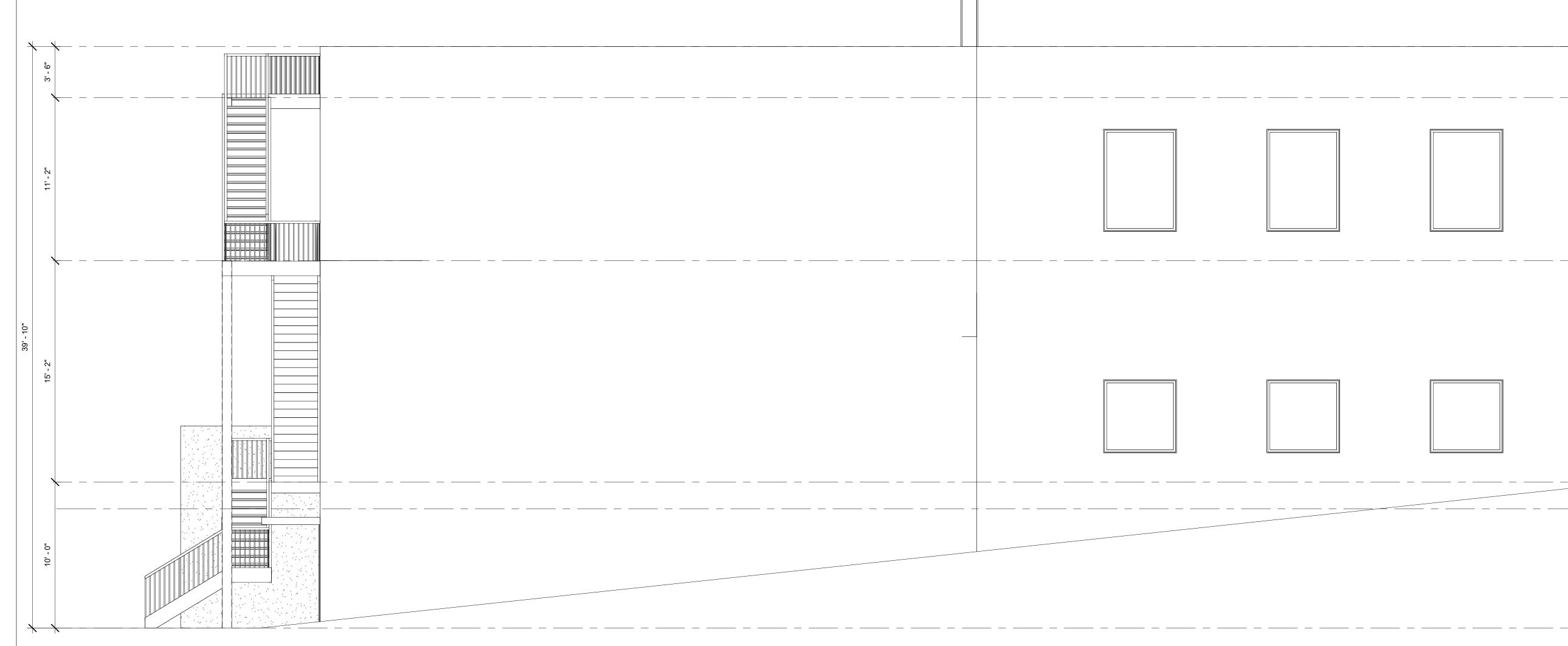








FRONT ELEVATION

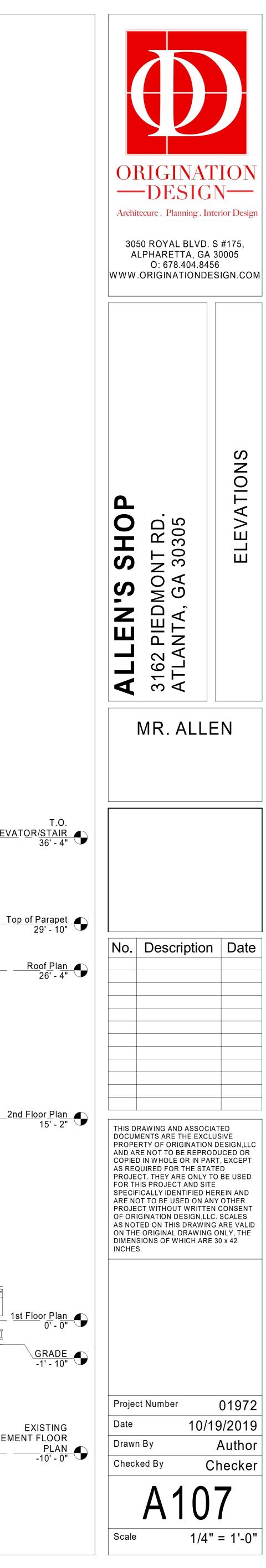


Top of Parapet 29' - 10"

2nd Floor Plan 5' - 2"

E l1st Floor Plan C 0' - 0" GRADE -1' - 10"

T.O. <u>ELEVATOR/STAIR</u> 36' - 4" _____ 8 1st Floor Plan

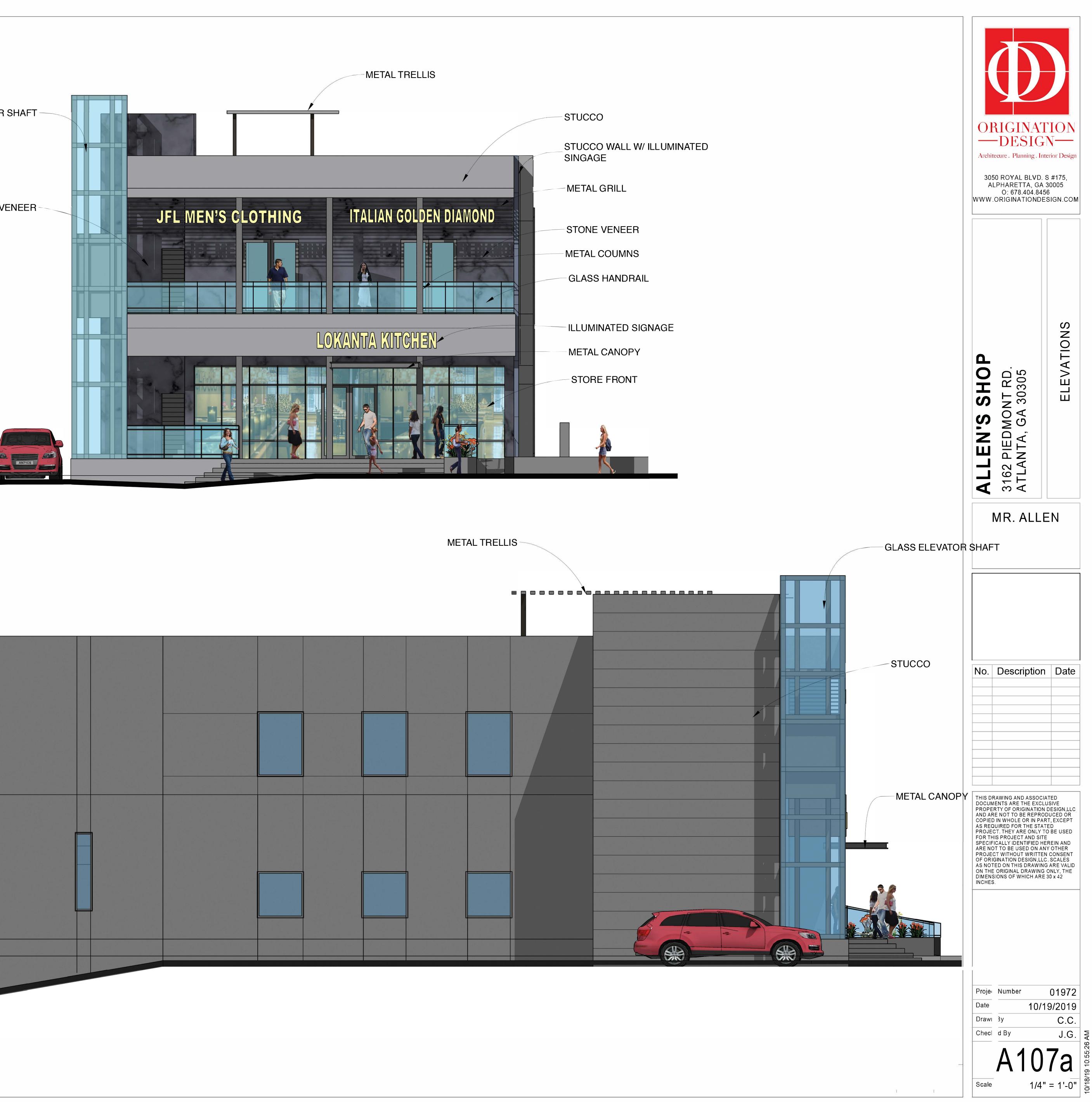


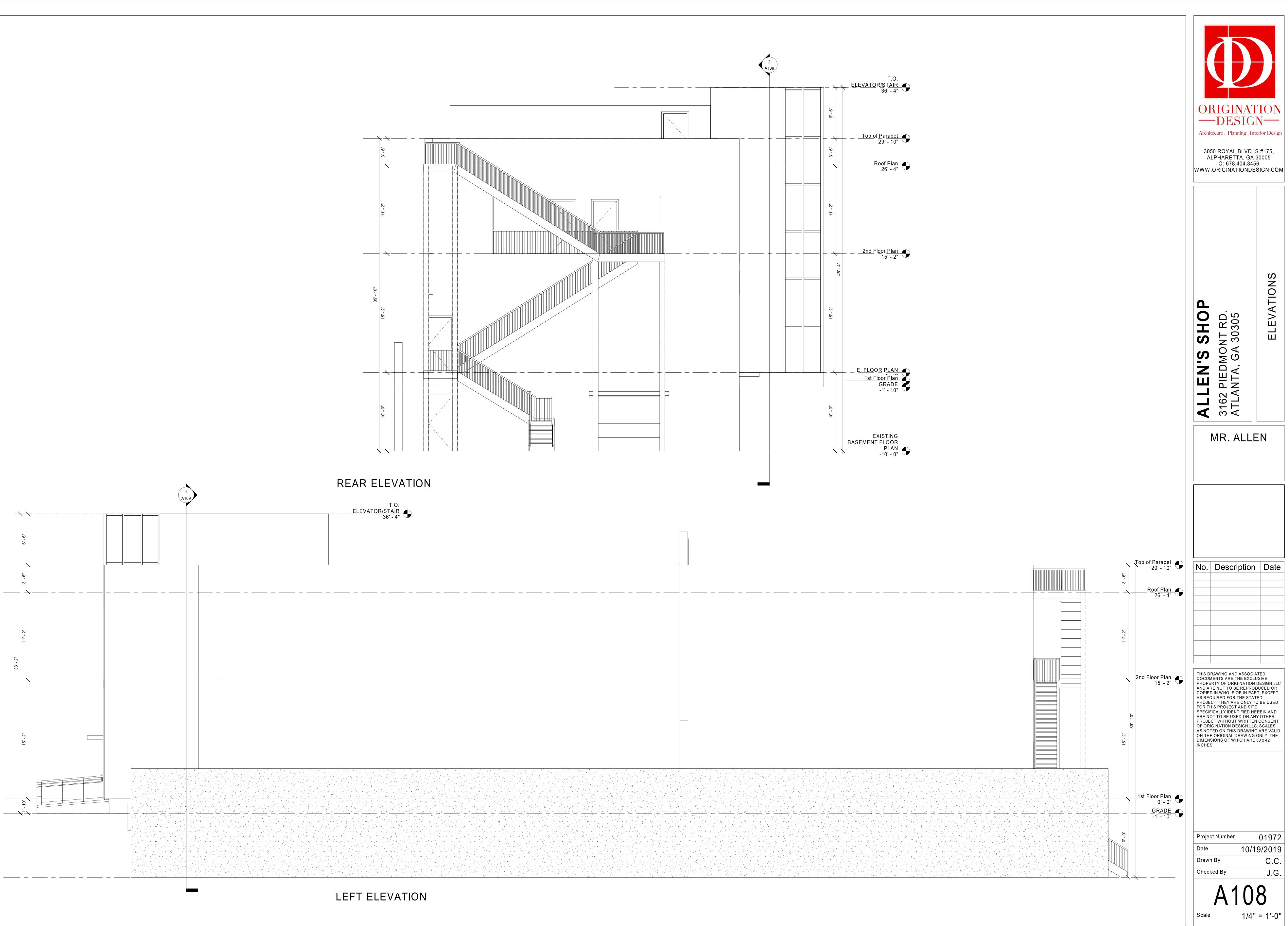


FRONT ELEVATION

METAL EXTERIOR STAIRS METAL CANOPY

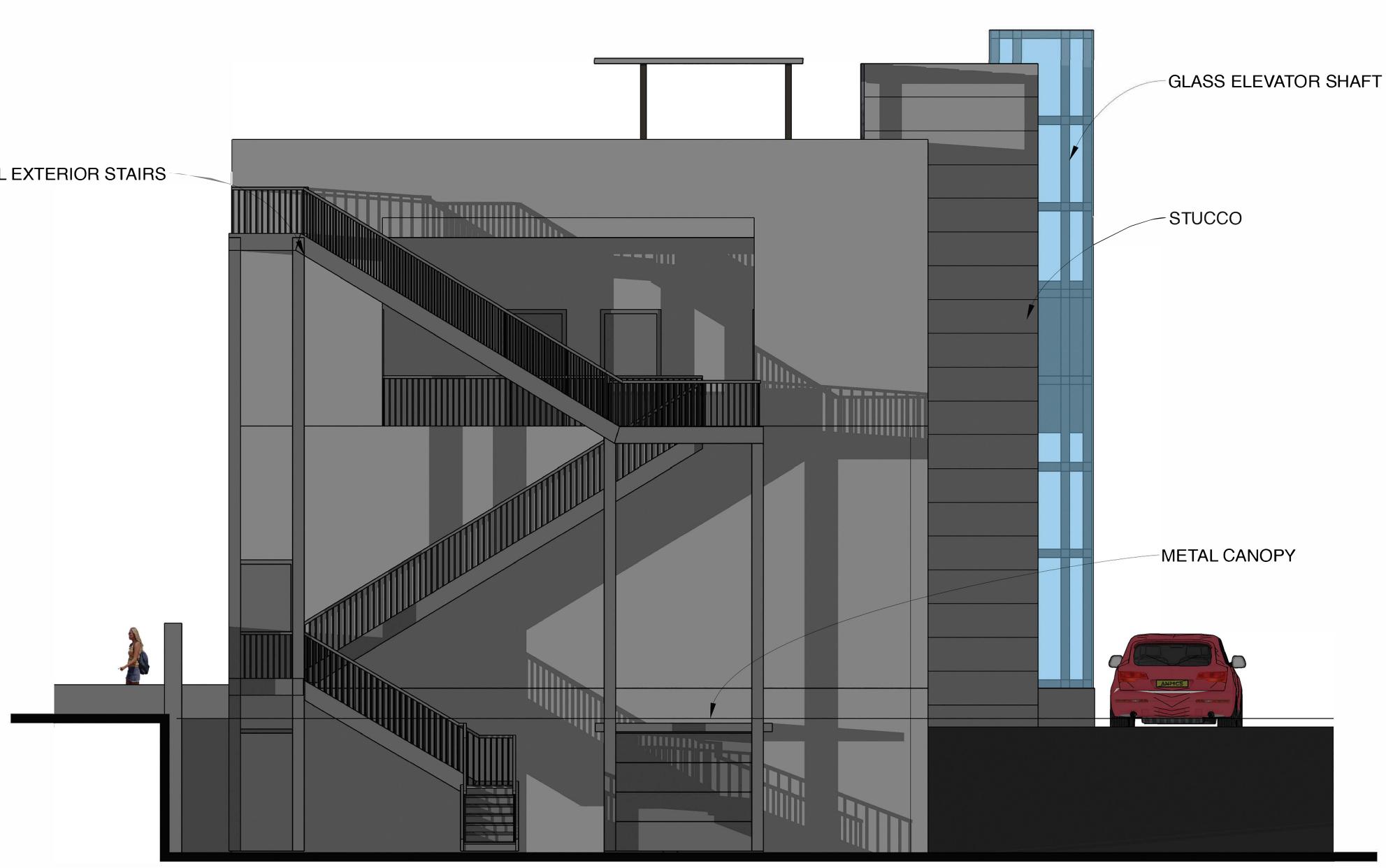
RIGHT ELEVATION

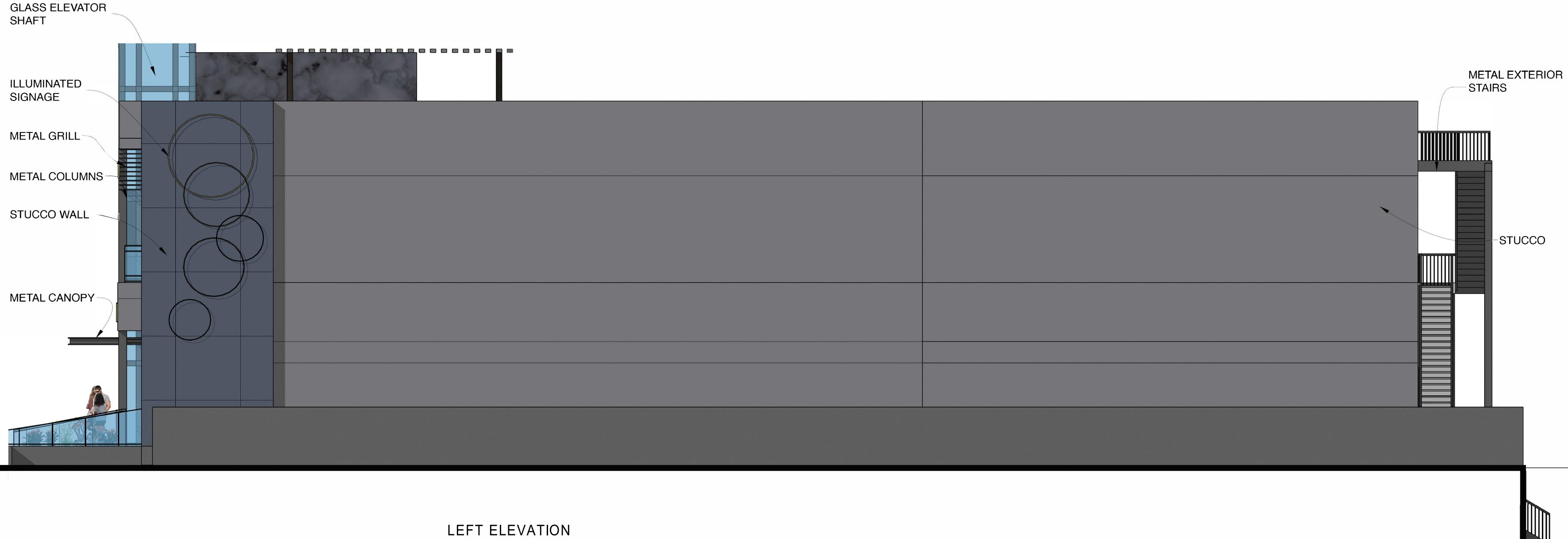






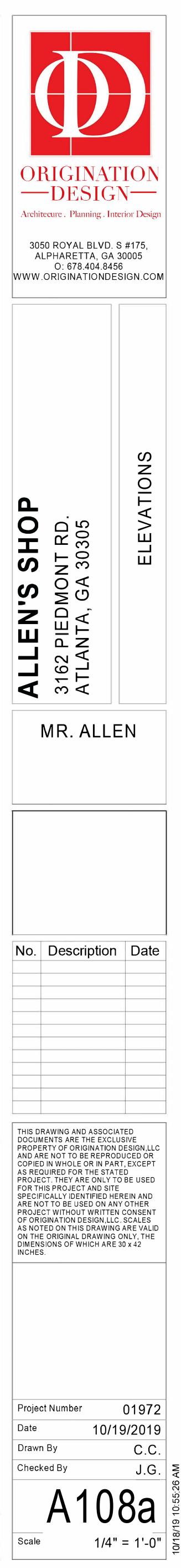
METAL EXTERIOR STAIRS

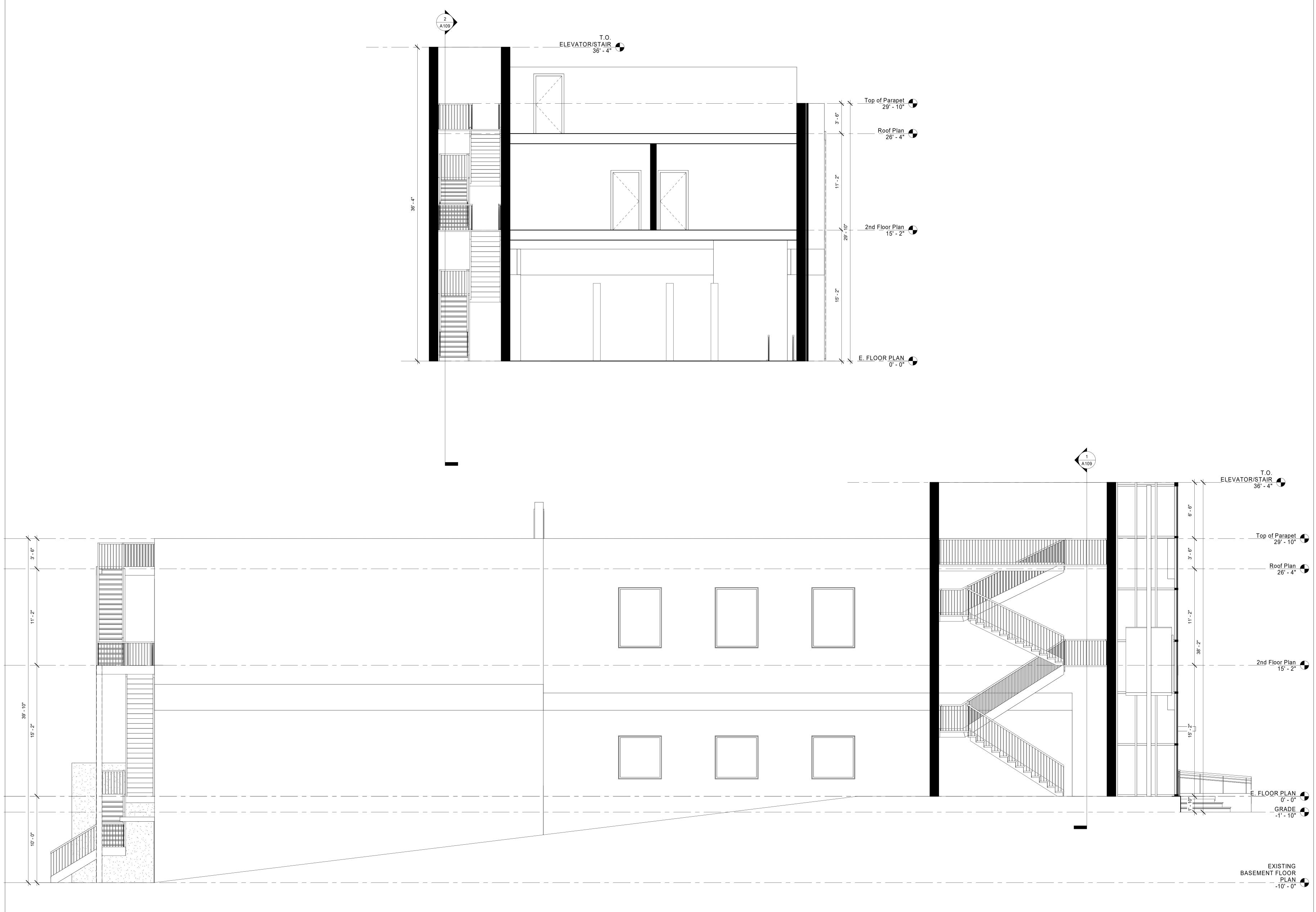


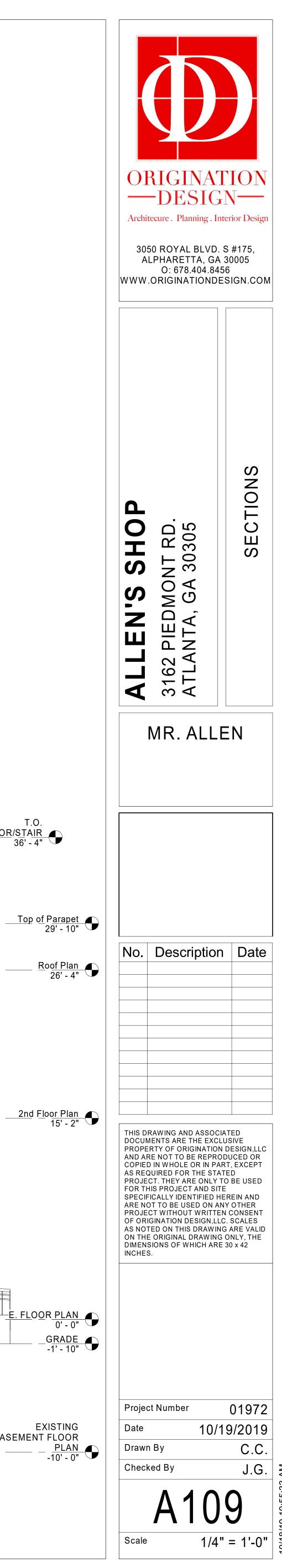


REAR ELEVATION









MEMORANDUM

TO: Keyetta Holmes, Director City of Atlanta Office of Planning

FROM: Denise Starling, on behalf of the SPI-9 Development Review Committee

Date: November 6, 2019

Committee Members Present

Sally Silver Dwight Bell Denise Starling Bonnie Dean Bob Stasiowski Committee Members Absent None City Staff Members Present Tshaka Warren

1. Proposed Development Address: 3162 Piedmont Road

Applicant: Joseph Gobrial, Jerry Lacey, Allen Ensari SAP#:

Variation Requested:

Description: Modification of existing building to add second story, exterior elevator and potentially a rooftop space. Development to include two retail tenants on second floor, restaurant on ground floor, lounge and kitchen in basement.

Owner eliminates the roof top and changed lounge to restaurant at the basement, revised areas provided at the architecture drawings **Recommendations Regarding Variations:**

Section 16-18I.023 Parking Table

Recommendation: There was a great deal of confusion regarding the parking requirements triggered by the uses on the site. The committee recommends the applicant revisit the parking requirements to ensure calculations are correct, reflective of all spaces including the rooftop use since elevator access will be provided to it and incorporate these calculations on the revised plans.

Parking calculations are revised, no parking required for retail,1/300 sf required for restaurant, total 23 parking required, 31 parking provided Section 16-18I.023.4 Parking Lot Screening between surface parking lot and the Piedmont Road frontage. *Recommendation:* Committee recommends applicant update plans to include 30-42 inch high landscape buffer to comply with this requirement. 30-42 inch landscape buffer is provided

Section 16-18L.022 (Parking Lot Landscaping)

Recommendation: The committee recommends the applicant revise plans to incorporate the required number of trees necessary to satisfy the code requirement. (The 48-month period for compliance referenced in the code has expired and is no longer applicable). Required trees are provided

16-18I.023.5.b.II: Shared Parking Arrangements. The applicant has indicated that he will establish a shared parking arrangement with neighboring Wells Fargo to meet parking requirements for the expanded development (39 spaces).

Recommendation: The committee recommends the applicant return to the December DRC meeting with a written an executed parking agreement that meets all requirements on this section. Of particular note are 1) ensuring the WellsFargo site is eligible for such an arrangement given the presence of the median on the Piedmont frontage, and 2) signage requirements are satisfied as required on the designated parking spaces.

No need to proceed for this agreement based on parking calculations

Section 16-18I.025: Minimum Bicycle parking requirements

Recommendation: The committee recommends the applicant incorporate three bicycle parking spaces/racks to satisfy the code requirements <u>3 Bicycle parking spaces/ racks are provided</u>

Additional Recommendations

The committee understands the applicant will be seeking an alcohol permit which may trigger different parking requirements than the SPI-9 zoning code. The applicant is advised to ensure they incorporate these requirements into the revised plans.

Restaurant Sales are 75% food& 25% alcohol, no need for special requirements for parking since alcohol sales not over 60% The committee recommends the applicant revise the plans to designate the areas for each use type and include specific area calculations for each use on the plans.

Revised plans to reflect designate areas of each use

The applicant indicated that they are considering modifications to the existing monument sign. The committee recommends the applicant consult the sign ordinance to ensure compliance with requirements.

Monument sign moved to side of drive way, location will confirmed during the submission of civil drawings

The Development Committee expects to see this applicant back for the December meeting prior to issuance of the SAP by the City staff.

2. Proposed Development Address: 3221 Peachtree Road

Applicant: Coro Realty (Patti Wallis representing applicant) SAP#:

Variation Requested:

Description: Demolition and subdivision of existing retail space to accommodate new tenant.

Recommendations Regarding Variations:

Section 16-18I.017.5: Fenestration

Recommendation: The committee recommends the applicant make every effort to satisfy the code requirement of 65% fenestration along the length of the building.

Section 16-18I.025: Minimum Bicycle parking requirements

Recommendation: The committee recommends the applicant incorporate bicycle parking spaces/racks to satisfy the code requirements

Section 16-18L.022 (Parking Lot Landscaping)

Recommendation: The committee recommends the applicant revise plans to incorporate the required number of trees necessary to satisfy the code requirement. (The 48-month period for compliance referenced in the code has expired and is no longer applicable).

Additional Recommendations

The committee recommends the applicant incorporate high efficiency HVAC systems to reduce energy consumption for the space.

The committee recommends the applicant incorporate a comprehensive recycling program in the development.

The Development Committee does not expect to see this applicant again unless significant changes are made to the proposed plans that necessitate additional variations or the City staff requests additional input from the DRC.



3050 Royal Blvd S, Suite 175 Alpharetta, GA 30022 O: 678.404.8456 M:404.542.0838 info@originationdesign.com www.originationdesign.com

Nov. 1st, 2019

ATT:

3162 Piedmont Rd.

Atlanta, GA 30305 Project Summary:

Alteration of one story building above basement located at 3162 Piedmont Rd., Atlanta, GA 30305.

Adding Second story with roof top, exterior glass shaft for elevator and enclosed stairs.

Storefront to the front facade, open stairs and canopy to the rear facade.

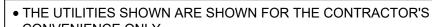
Building foot print area per floor +/- 4000 s.f.

Occupancy used at the building:

- 1- Basement level: +/- 2000 s.f Lounge, +/- 2000 s.f Kitchen
- 2- First Foor: +/- 4000 s.f Restaurant
- 3- Second Foor: +/- 4000 s.f., 2 Retail shops
- 4- Roof Foor: +/- 2000 Roof top used by the restaurant, and +/- 2000 used for equipment.

Origination Design, LLC

Joseph M. Ghobrial, NCARB Creative Director



- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF
- ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. • CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTION OF



