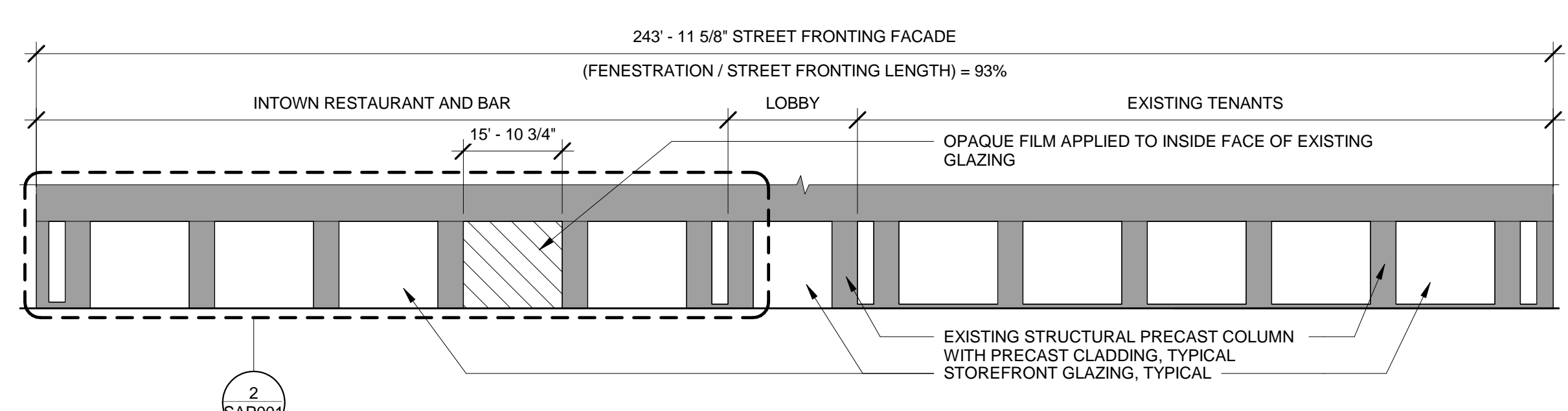


4 SITE PLAN
1" = 20'-0"



3 PEACHTREE STREET FENESTRATION ANALYSIS
1" = 20'-0"

PROJECT DESCRIPTION:

INTOWN RESTAURANT AND BAR IS AN INTERIOR ALTERATION PROJECT IN "SUITE 150" OF THE TWO BUCKHEAD PLAZA BUILDING AT 3050 PEACHTREE ROAD NW IN ATLANTA, GEORGIA.
INTOWN RESTAURANT AND BAR, LOCATED AT 3050 PEACHTREE ROAD NW IS A STAND ALONE RESTAURANT AND BAR WITH INTERACTIVE GOLF SIMULATORS. THE SPACE IS CURRENTLY PLANNED FOR A GROUND FLOOR FOOTPRINT OF APPROXIMATELY 10,675 SF WITH A 1,967 SF EXTERIOR PATIO SIZED FOR 30 SEATS.

SAP DESCRIPTION :

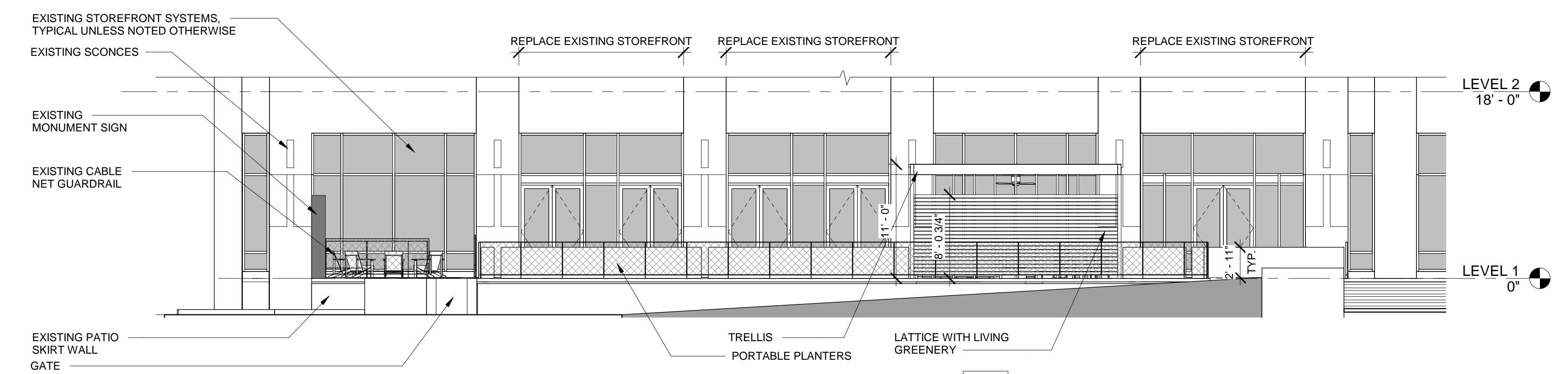
THIS PROJECT REFERS TO ALL EXISTING CONDITIONS AS WELL AS ITEMS RECENTLY APPROVED FOR THIS SITE AS PART OF SAP-20-002 AS EXISTING.
THE SCOPE OF THIS PROJECT IS TO DEMO AND RENOVATE THE EXISTING INTERIOR OF SUITE 150 OF TWO BUCKHEAD PLAZA. IT WILL INCLUDE THE REMOVAL AND REPLACEMENT OF A PORTION OF THE EXISTING STOREFRONT ALONG PEACHTREE ROAD IN ORDER TO RECONFIGURE OR ADD ADDITIONAL DOORS TO THE PATIO (SEE DIAGRAMS.) ALL EXISTING PRECAST PANELS ON THE FAÇADE ARE TO REMAIN UNTOUCHED.
IN ORDER TO CREATE A PLEASANT DINING EXPERIENCE, PORTABLE PLANTERS AND A TRELLIS ARE BEING ADDED TO THE PATIO. THE DESIGN ALSO CALLS FOR A PUTTING GREEN ON THE WEST CORNER OF THE PATIO, ALONG WITH THE EXISTING MATERIALS APPROVED IN SAP-20-002. THE DESIGN USES LANDSCAPING TO CREATE A COMFORTABLE ENVIRONMENT FOR USERS AND PASSERSBY.

PROJECT GENERAL NOTES:

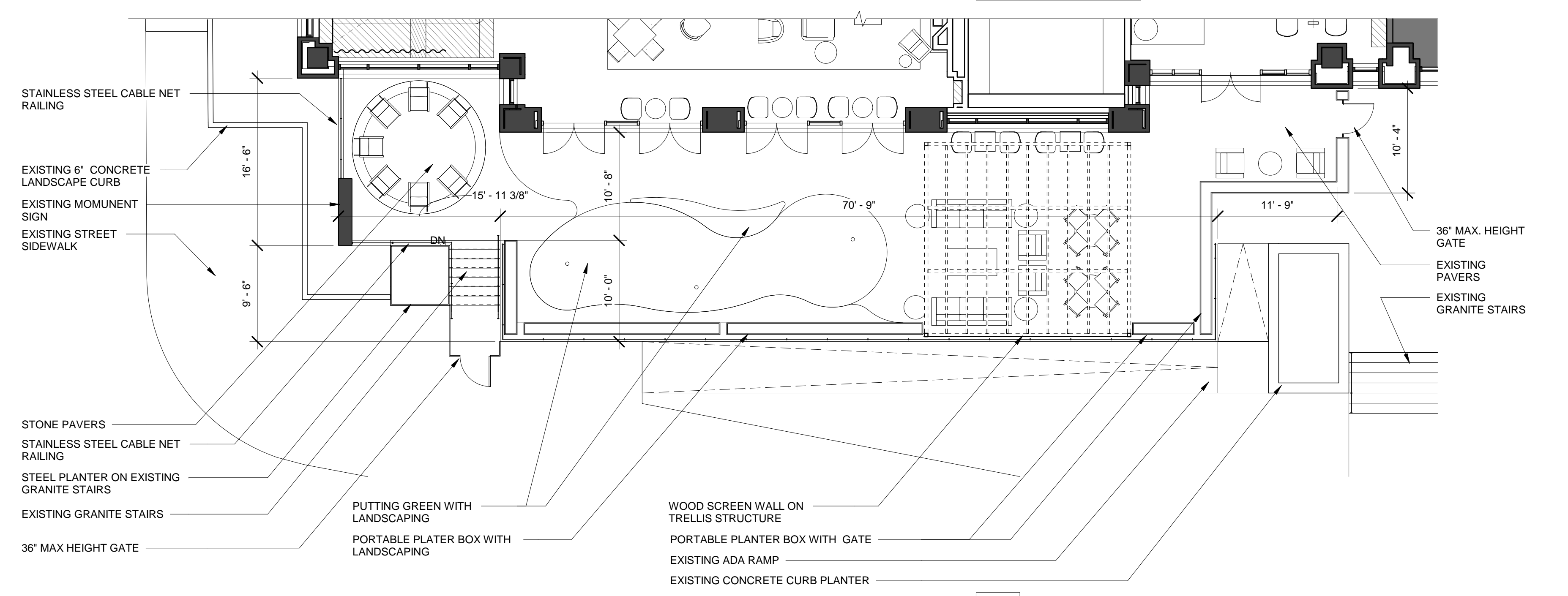
ZONING CLASSIFICATION: SP1-9 SUBAREA 1
ADJACENT STREETS: PEACHTREE ROAD: (TYPE 1) (NOT APPLICABLE / PRIVATE) FENESTRATION REQUIREMENTS DO NOT APPLY
BUCKHEAD AVE.: (TYPE 1) (NOT APPLICABLE / PRIVATE) FENESTRATION REQUIREMENTS DO NOT APPLY
MAX. ALLOWABLE BUILDING HEIGHT: 180'-0"
BUILDING HEIGHT: 118'-8"
MAX. ALLOWABLE BUILDING STORIES: 11 STORIES
NUMBER OF STORIES: 7 STORIES
TOTAL INTERIOR SQUAREFEET: 10,675 SF (82% OF TOTAL SPACE)
TOTAL PATIO SQUAREFEET: 1,967 SF (18% OF TOTAL SPACE)
TOTAL INTOWN RESTAURANT AND BAR SQUAREFEET INCLUDING PATIO: 12,413
PARKING ANALYSIS:
THIS PROJECT FALLS UNDER THE EATING AND DRINKING ESTABLISHMENTS UNDER THE SP1-9 ZONING CODE UNCOVERED PATIO IS LESS THAN 25% OF INTERIOR SQUARE FOOTAGE.
MAXIMUM ALLOWABLE SPACES: 10,675/300=36 SPACES
MINIMUM REQUIRED SPACES: 75% OF (36) MAXIMUM = 27 SPACES
EXISTING PARKING STRUCTURE IS PROVIDING 2.7 SPACES PER 1000 SQUARE FEET.
10,675/(2.7/1000) = 29 SPACES TOTAL PROVIDED



VIEW OF FACADE FROM PEACHTREE STREET



2 PROPOSED PEACHTREE STREET ELEVATION
1/8" = 1'-0"



1 PROPOSED PATIO PLAN
1/8" = 1'-0"

INTOWN RESTAURANT AND BAR
TWO BUCKHEAD PLAZA,
ATLANTA, GA 30305

Project Data

Revision	Submission	Date

TITLE
BUILDING ELEVATIONS
SAP APPLICATION

a3 Project Number: 2019.05
Drawing Date: 02/24/2020
Scale: As Noted

SAP001

Copyright © 2020 by ai3, Inc. All rights reserved. This document is the property of ai3, Inc. It is to be used only for the specific project identified or referred to herein and is not to be used on other projects or extensions to this project, in whole or in part, except for express written agreement with ai3, Inc.

RELEASED FOR CONSTRUCTION

SURVEY NOTES

EQUIPMENT USED:
A TRIMBLE S³ SERIES TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.
A TRIMBLE R-10 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.
CLOSURE STATEMENT:
SEE SHEET THREE FOR PROPERTY CLOSURES
THE FIELD DATA UPON WHICH THIS SURVEY IS BASED, ARE WITHIN THE POSITIONAL TOLERANCES ALLOWED FOR PLANS AND LOTS SURVEYS PER THE 2016 MINIMUM TECHNICAL STANDARDS ESTABLISHED BY ALTA AND NSPS AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE) NAD83.
ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES. MEASURING UNITS OF THIS SURVEY ARE IN U.S. SURVEY FEET.
CONTOURS ARE SHOWN AT ONE FOOT INTERVALS. ELEVATIONS ARE BASED ON RTK GLOBAL POSITIONING SYSTEMS OBSERVATION AND ARE RELATIVE TO NAVD 83 DATUM.
FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON SEPT. 1, 2017.
DISCLAIMERS:
INFORMATION REGARDING SIZE, LOCATION, AND SPECIES OF EXISTING TREES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE SIZE AND SPECIES OF THE SAID TREES WITHOUT VERIFICATION FROM THE DESIGNATED AGENCY BY THE LOCAL REGULATORY AUTHORITY. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON EXCEPT BY APPROVAL OF SAID AUTHORITY.
THIS SURVEY MAY NOT REPRESENT OFFSITE PAINT STRIPING TO THE ACCURACY REQUIRED FOR LANE DESIGN. TERRAMARK LOCATES THE EDGE OF PAVING AND CRITICAL POINTS TO REFLECT ACCURATE TOPOGRAPHIC DATA ONLY. ACCURACY OF PAINT LOCATIONS SHOULD BE VERIFIED WITH SURVEYOR PRIOR TO USING THIS SURVEY FOR DESIGN.
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY TO THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
INFORMATION REGARDING STORM SEWER AND SANITARY SEWER AS SHOWN HEREON, IS BASED ON OBSERVATIONS TAKEN BY TERRAMARK EMPLOYEES AT THE GROUND ELEVATION OF THE EXISTING STRUCTURE. TERRAMARK EMPLOYEES ARE NOT AUTHORIZED TO ENTER A CONFINED SPACE SUCH AS A STRUCTURE THEREFORE, THERE IS NO CERTAINTY OF THE PIPE SIZES AND PIPE MATERIAL THAT ARE SHOWN ON THIS SURVEY. EXCAVATION BY A CERTIFIED CONTRACTOR IS THE ONLY WAY TO VERIFY PIPE SIZE AND MATERIAL. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE PIPE INFORMATION SHOWN HEREON.
STATE WATERS AND BUFFERS AS SHOWN OR NOT SHOWN HEREON ARE SUBJECT TO REVIEW BY LOCAL JURISDICTION OFFICIALS. IT IS THE RESPONSIBILITY OF THE LOCAL AUTHORITY TO DETERMINE SPECIFIC WATER CLASSIFICATION. THEREFORE, TERRAMARK LAND SURVEYING ACCEPTS NO RESPONSIBILITY IN THE IDENTIFICATION OF SAID WATERS OR BUFFERS IDENTIFIED OR NOT IDENTIFIED HEREON.
PROPERTY IS SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATER OF CREEKS AND BRANCHES CROSSING OR ADJOINING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF, FREE FROM OBSTRUCTION OR POLLUTION.
THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.
TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

TITLE NOTES

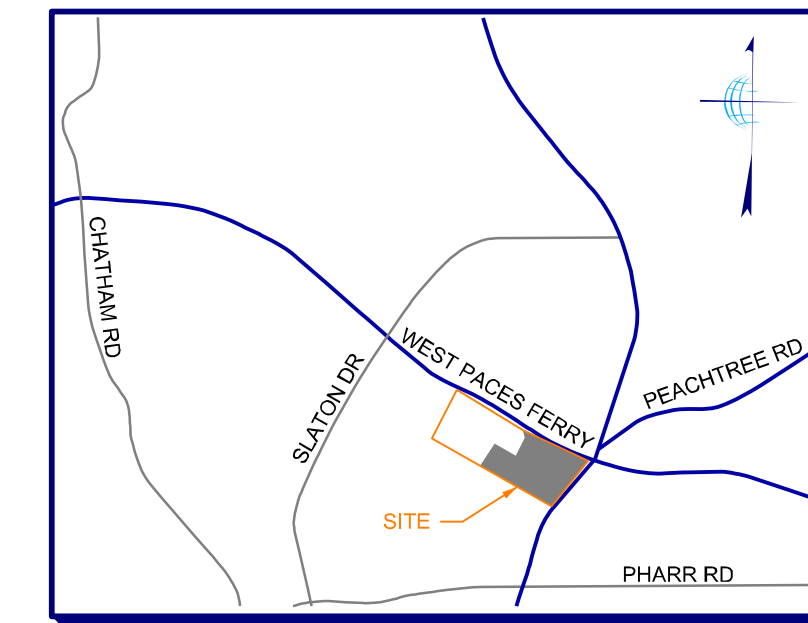
ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF FULTON COUNTY, GEORGIA (PANEL NUMBERS 13121022M F), DATED SEPTEMBER 19, 2015, NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN ON THIS SURVEY.
SUBJECT PROPERTY HAS ACCESS TO THE PUBLIC RIGHT OF WAY OF PEACHTREE ROAD.

SITE INFORMATION

ONE BUCKHEAD PLAZA
CURRENT OWNER: 3060 PEACHTREE SUB, LLC.
DB: 54538 PG. 452
TAX PARCEL ID #: 17-0099-L0502 & 17-0099-L0528
ADDRESS: 3060 PEACHTREE ROAD
TWO BUCKHEAD PLAZA
CURRENT OWNER: RHY TRP, LLC.
DB: 55453 PG. 694 & DB: 55454 PG. 1
TAX PARCEL ID#: 17-0099-L0561, 17-010000071004 & 17-0099-L0585
ZONING: SPL9 (SA2) SPECIAL PUBLIC INTEREST
JURISDICTION: CITY OF ATLANTA

BOUNDARY AND TOPOGRAPHIC SURVEY FOR COUSINS PROPERTY INCORPORATED (BUCKHEAD PLAZA ONE AND TWO)

LOCATED IN LAND LOT 99, 17TH DISTRICT CITY OF ATLANTA, FULTON COUNTY, GEORGIA

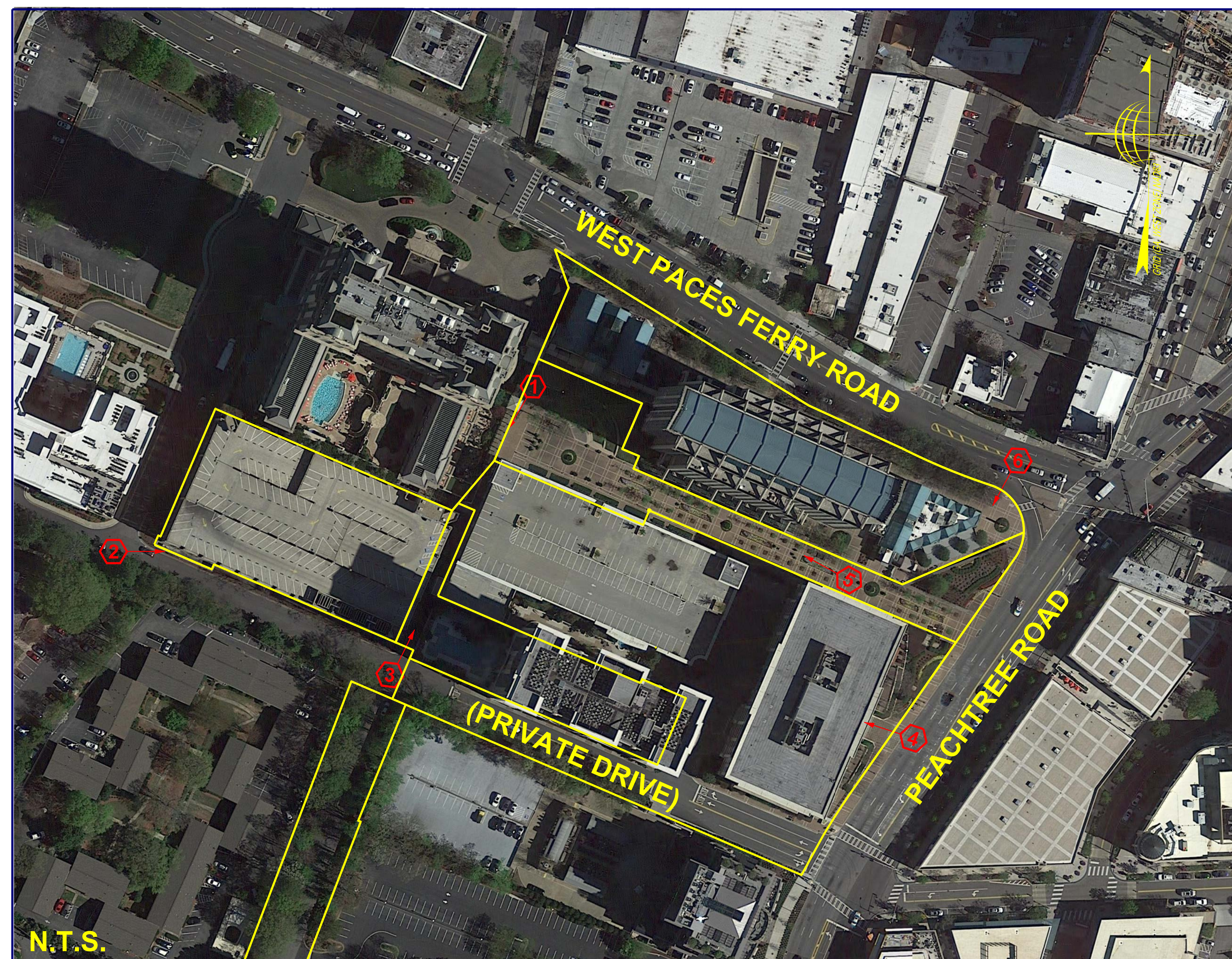


LOCATION MAP

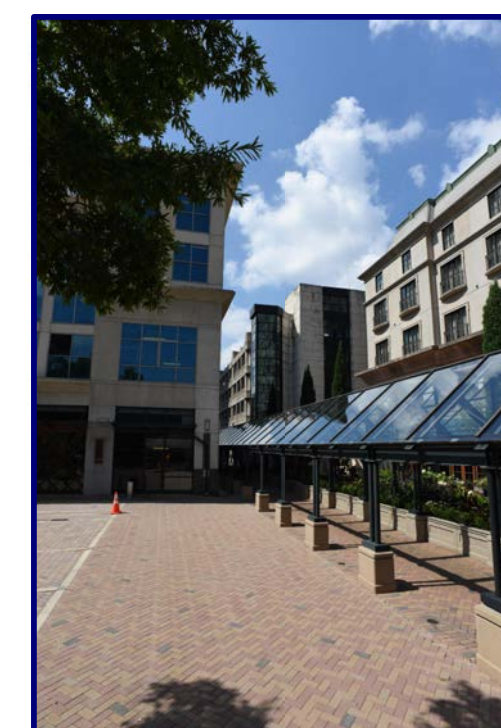
NOT TO SCALE
LAT: 33° 52' 25" N
LONG: 84° 22' 57" W

PICTURE LOCATION AND DIRECTION

SITE MAP



AERIAL IMAGE PROVIDED BY GOOGLE EARTH (IMAGERY DATED MARCH 31, 2017)



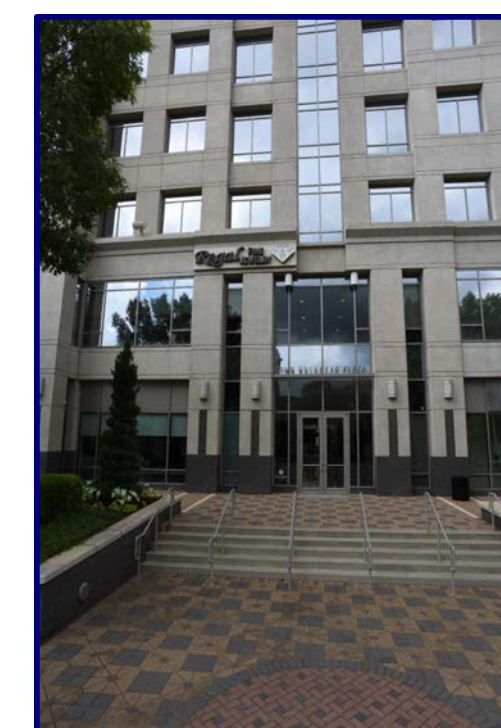
PICTURE #1



PICTURE #2



PICTURE #3



PICTURE #4



PICTURE #5



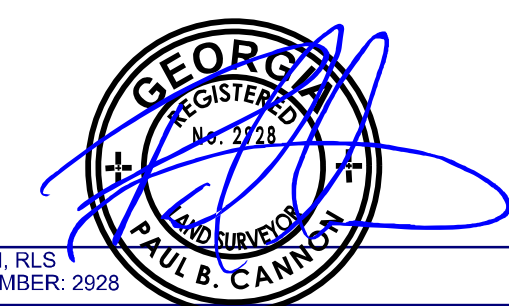
PICTURE #6

REFERENCE MATERIAL

1. CONDOMINIUM PLAT FOR OVIATION CONDOMINIUM RECORDED IN CONDO PLAT BOOK 17 PAGE 13 AMONG LAND RECORDS OF FULTON COUNTY GEORGIA
2. MASTER CONDOMINIUM PLAT FOR WEST PACES FERRY A MASTER CONDOMINIUM RECORDED IN CONDO PLAT BOOK 19 PAGE 94 AFORESAID RECORDS
3. RESIDENTIAL CONDOMINIUM PLAT FOR THE RESERVES AT WEST PACES FERRY CONDOMINIUM RECORDED IN CONDO PLAT BOOK 19 PAGE 97 AFORESAID RECORDS

SURVEYOR'S CERTIFICATE

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA SURVEY ACT C.C.A. 15-8-87. AUTHORITY O.C.G.A. SECS. 15-6-87, 43-15-4, 43-15-6, 43-15-19, 43-15-22.



PAUL B. CANNON, RLS
REGISTERED NUMBER: 2928

BOUNDARY AND TOPOGRAPHIC SURVEY FOR COUSINS PROPERTY INCORPORATED (BUCKHEAD PLAZA ONE AND TWO)

LOCATED IN LAND LOT 99, 17TH DISTRICT CITY OF ATLANTA, FULTON COUNTY, GEORGIA

SHEET NO.

1/3

DRAWING# TM 17-113

Project No.	Survey	Drawn By	Approved By	Date	Scale	
2017-113	ATA	RWH	PBC	9/8/2017	1"=30'	
No.	#1	#2	#3	#4	#5	#6
Revision						
Date						

TerraMark Land Surveying, Inc.
1386 Belts Ferry Road
Marietta, Georgia 30066
Phone No. (770) 421-1927
Fax No. (770) 421-4652
www.terra-mark.com
Professional Land Surveying C.O. #E 15F000810

LEGEND

	CURB AND GUTTER (C&G)		CATCH BASIN (DWBC)		IRRIGATION CONTROL VALVE (ICV)		LIGHT POLE (LP)		CROSSWALK SIGNAL
	FENCE		HANDRAIL		FIRE HYDRANT (FH)		POWER POLE WITH LIGHT		SPOT ELEVATION
	STORM DRAIN LINE		SANITARY SEWER		WATER METER (WM)		UTILITY MANHOLE (UM)		SPOTLIGHT
	WATER LINE		GAS LINE		FIRE DEPT. CONNECTION (FDC)		GAS VALVE (GV)		CONCRETE AREA
	UNDERGROUND POWER LINE		OVERHEAD POWER LINE		TRANSFORMER BOX (TB)		TELEPHONE PEDESTAL		OVERHANG AREA
	UNDERGROUND COMMUNICATION		ELECTRIC METER INLET		AIR CONDITIONER (AC)		TRAFFIC SIGNAL		RIP-RAP AREA
	TOPOGRAPHIC CONTOUR		ELECTRIC UTILITY		BOLLARD (BO)		MAIL BOX		BRICK AREA
	PROPERTY LINE		CLEAN OUT (CO)		SIGN		TREELINE		

ABBREVIATIONS

A	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC	ACCESS EASEMENT	NOF	NOW OR FORMERLY
BSL	BUILDING SETBACK LINE	OTF	OPEN TOP PIPE
BW	BARB WIRE	PAGE	PAGE
CH	CHAIN LINK FENCE	POB	POINT OF BEGINNING
CLF	CHAIN LINK FENCE	POC	POINT OF COMMENCEMENT
CMF	CONCRETE MONUMENT FOUND	RSL	RIGHT OF WAY
CMR	CORRUGATED METAL PIPE	R/W	RIGHT OF WAY MONUMENT
CONC.	CONCRETE	R/W MON	RIGHT OF WAY MONUMENT
CRMP	CRAMP TOP PIPE	R/W	RIGHT OF WAY MONUMENT
DB	DEED BOOK	REIN	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	SDE	STORM DRAINAGE EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	SFE	SQUARE FEET
FND	FOUND	SSE	SANITARY SEWER EASEMENT
HDP	HIGH DENSITY POLYETHYLENE PIPE	WPF	WOOD PRIVACY FENCE
IPF	IRON PIN FOUND		

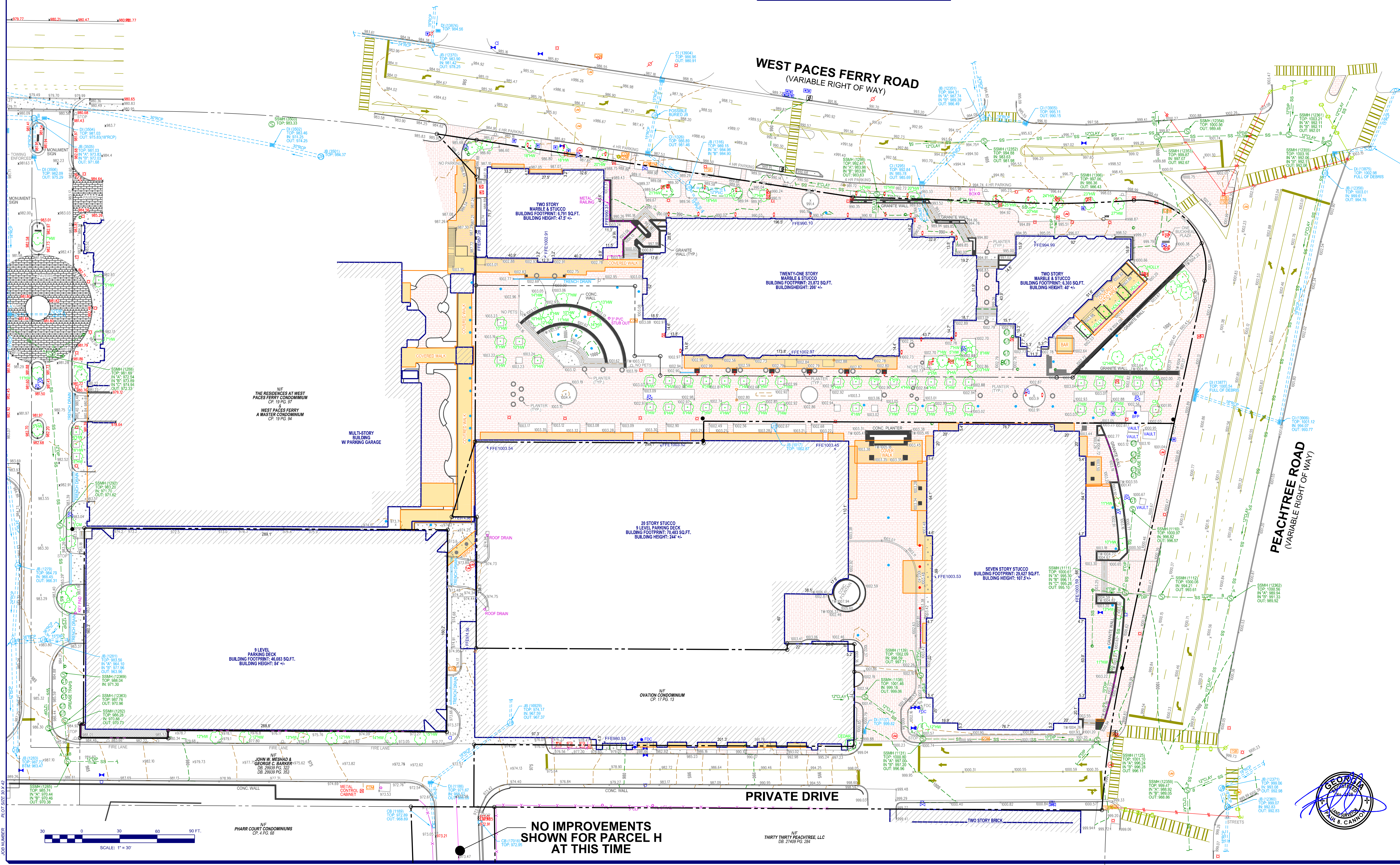
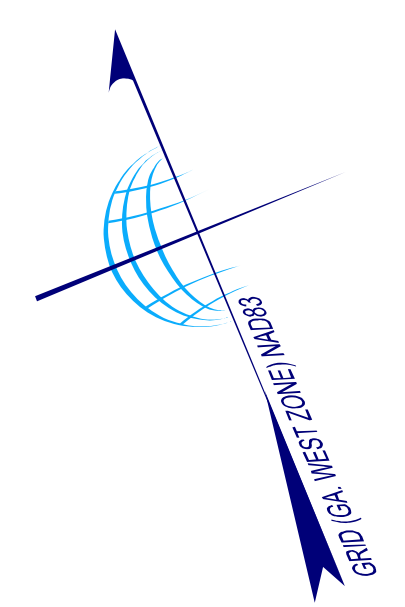
TREE LEGEND (ABBREVIATIONS)

	DECIDUOUS (TREE)	BIR	BIRCH	HLY	HOLLY
	CONIFEROUS (TREE)	BCH	BEECH	HW	HARDWOOD
		CM	CYPRESS	MAG	MANGROVE
		CHY	CHERRY	MAP	MAPLE
		COP	CORNER	ORN	ORNAMENTAL
		FIR	FIR	PEAR	PEAR
		GUM	GUM	POP	POPLAR
		HC	HICKORY	SYC	SYCAMORE

PARKING COUNT

ONE BUCKHEAD PLAZA	981 REGULAR SPACES 180 RESERVED 183 VALET SPACES 1244 TOTAL SPACES
TWO BUCKHEAD PLAZA	252 REGULAR SPACES 9 HANDICAPPED SPACES 261 TOTAL SPACES

SEE SHEET 3 OF 3 FOR
PROPERTY INFORMATION



TerraMark
Professional Land Surveying C.O.A.#LSF000810

TerraMark Land Surveying, Inc.
1386 Bells Ferry Road
Marietta, Georgia 30066
Phone No. (770) 421-1927
Fax No. (770) 421-4552

Project No.	2017-113	No	Date
Survey/Drawn By	ATA	#1	
Drawn By	KWH	#2	
Approved By	PBC	#3	
Date	9/8/2017	#4	
Scale	1"=30'	#5	
Path	S:\SURVEY\2017\113\DRAWING\1.DWG	#6	

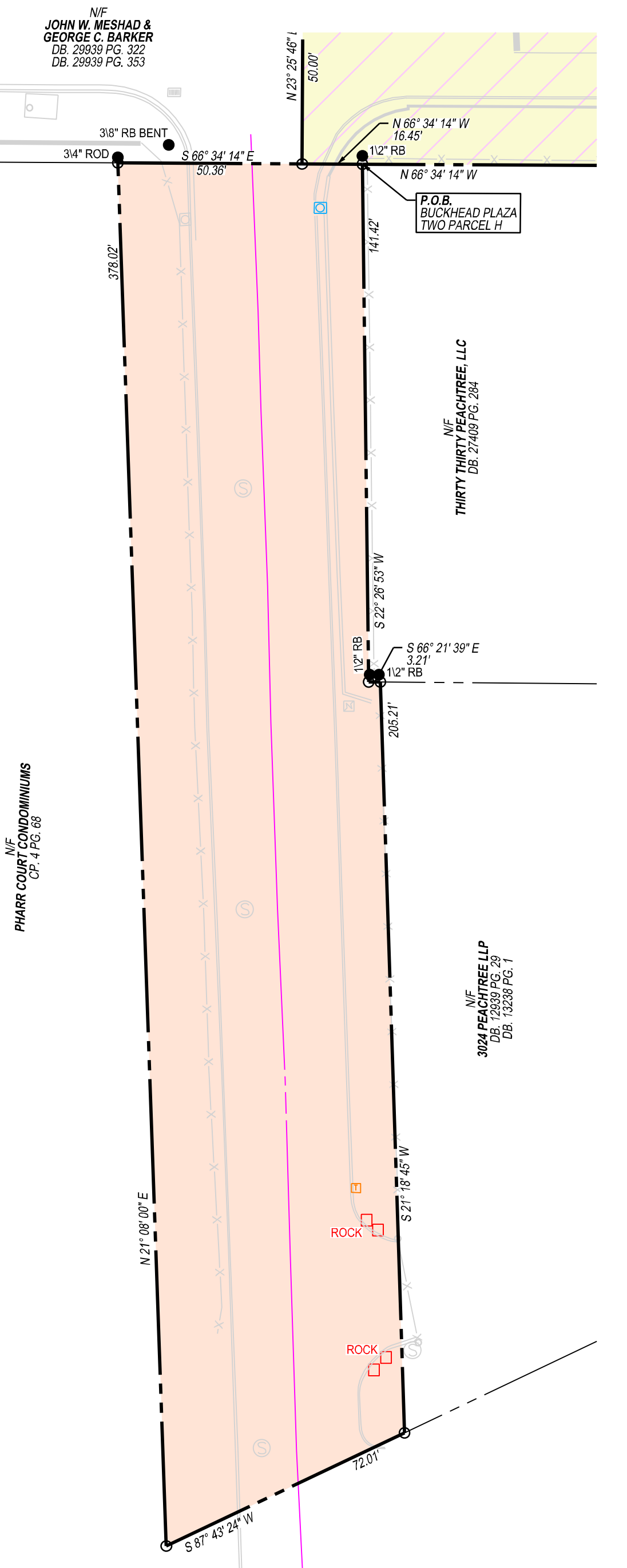
BOUNDARY AND TOPOGRAPHIC SURVEY
FOR
COUSINS PROPERTY INCORPORATED
(BUCKHEAD PLAZA ONE AND TWO)

LOCATED IN LAND LOT 99, 17TH DISTRICT
CITY OF ATLANTA, FULTON COUNTY, GEORGIA

SHEET NO.
2
3

DRAWING# TM 17-113

INSERT "A"



AREA TABLE

BUCKHEAD PLAZA "ONE"

TRACT A 74,605 SQ.FT. OR 1.7127 AC.
 TRACT B 47,588 SQ.FT. OR 1.0925 AC.
 TRACT C 38,358 SQ.FT. OR 0.8806 AC.

BUCKHEAD PLAZA "TWO"

PARCEL A-1 38,920 SQ.FT. OR 0.8935 AC.
 PARCEL A-2 1,702 SQ.FT. OR 0.0391 AC.
 PARCEL B 11,554 SQ.FT. OR 0.2652 AC.
 PARCEL C 7,701 SQ.FT. OR 0.1768 AC.
 PARCEL D 2,768 SQ.FT. OR 0.0636 AC.
 PARCEL E 3,200 SQ.FT. OR 0.0735 AC.
 PARCEL F 84,669 SQ.FT. OR 1.9437 AC.
 PARCEL G 18,511 SQ.FT. OR 0.4250 AC.
 PARCEL H 23,879 SQ.FT. OR 0.5482 AC.

PARCEL LEGEND

PARCEL A-1	ELEVATIONS 1003 & ABOVE
PARCEL A-2	ELEVATIONS 1003 & BELOW
PARCEL B	ELEVATIONS 991 & BELOW
PARCEL C	ELEVATIONS 1012 TO 1021
PARCEL D	ELEVATIONS 1012 & ABOVE
PARCEL E	ELEVATIONS 1012 TO 1039
PARCEL F	ELEVATIONS 1003 & ABOVE
PARCEL G	ELEVATIONS 1003 & BELOW
PARCEL H	PHARR ROAD CONNECTOR PARCEL ONE

LEGEND

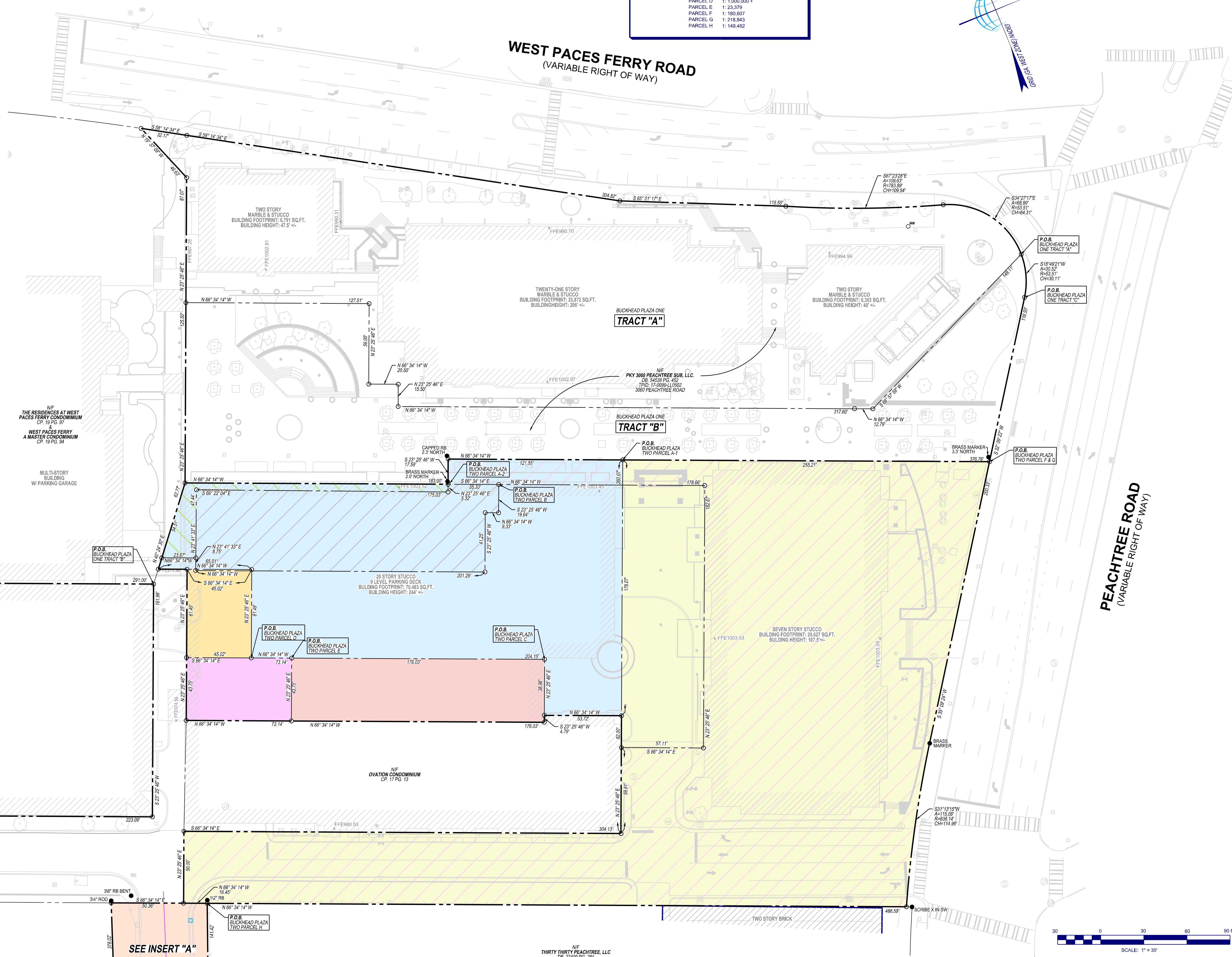
	CURB AND GUTTER (CSG)		CATCH BASIN (DWCB)		IRRIGATION CONTROL VALVE (ICV)		LIGHT POLE (LP)		CROSSWALK SIGNAL
	FENCE		DROP INLET (DI)		FIRE HYDRANT (FH)		POWER POLE (PP)		SPOT ELEVATION
	HANDRAIL		JUNCTION BOX (JB)		WATER METER (WM)		UTILITY MANHOLE (UM)		SPOT LIGHT
	STORM DRAIN LINE		HEAD WALL (HW)		FIRE DEPT. CONNECTION (FDC)		GAS METER (GM)		CONCRETE AREA
	SANITARY SEWER		CURB INLET (CI)		WATER VALVE MARKER		GAS VALVE (GV)		OVERHANG AREA
	WATER LINE		FLARED END SECTION (FES)		TRANSFORMER BOX (TX)		TELEPHONE PEDESTAL		REBAR
	GAS LINE		OUTLET CONTROL STRUCTURE		AIR CONDITIONER (AC)		COMMUNICATION BOX		DUCTILE IRON PIPE
	UNDERGROUND POWER LINE		YARD DRAIN INLET		ELECTRIC METER (EM)		TRAFFIC SIGNAL		CORRUGATED METAL PIPE
	OVERHEAD POWER LINE		SS MANHOLE (MH)		ELECTRIC UTILITY		BOLLARD (BO)		REINFORCED CONCRETE PIPE
	UNDERGROUND COMMUNICATION		CLEAN OUT (CO)		GREASE TRAP (GT)		MAIL BOX		STORM DRAINAGE EASEMENT
	TOPOGRAPHIC CONTOUR						SIGN		SQ. FT.
	PROPERTY LINE						TREE LINE		SANITARY SEWER EASEMENT

CLOSURE TABLE

TRACT A	1:593,130
TRACT B	1:1,000,000 +
TRACT C	1:387,806
PARCEL A-1	1:246,096
PARCEL A-2	1:79,083
PARCEL B	1:18,053
PARCEL C	1:1,000,000 +
PARCEL D	1:1,000,000 +
PARCEL E	1:23,379
PARCEL F	1:180,007
PARCEL G	1:238,843
PARCEL H	1:148,482

ABBREVIATIONS

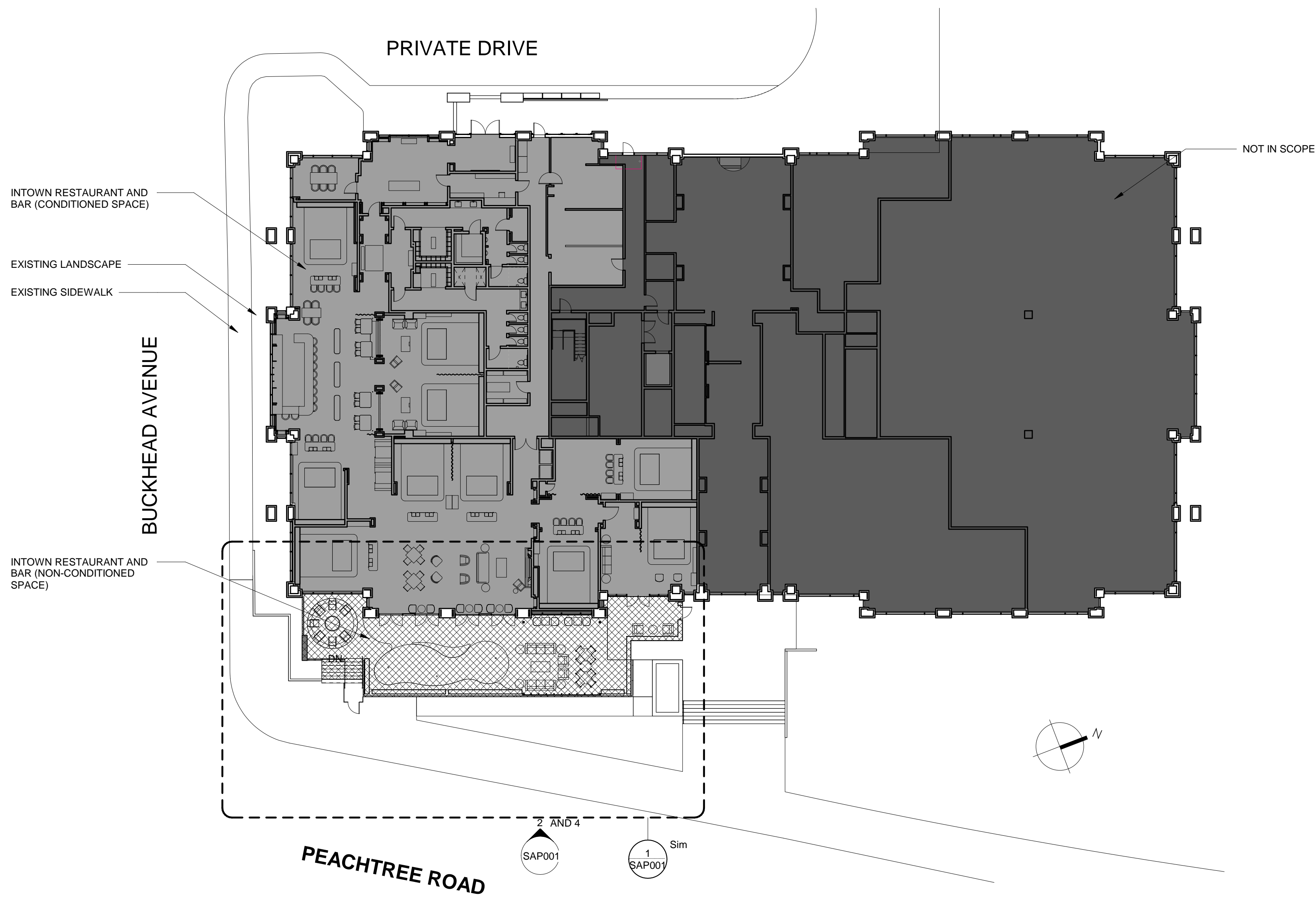
A	ARC LENGTH	IPS	IRON PIN SET (CARPED)
AC	ACRE	NF	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTF	OPEN TOP PIPE
BSL	BUILDING SETBACK LINE	PL	PLAT BOOK
BW	BARWIRE	PG	PAGE
CH	CHAIN LINK FENCE	POB	POINT OF BEGINNING
CLF	CHAIN LINK FENCE	POC	POINT OF COMMENCEMENT
CL	CHAIN LINK FENCE	PL	PLAT BOOK
CMP	CONCRETE MONUMENT FOUND	R	RADIUS LENGTH
CONC	CONCRETE	R/W	RIGHT OF WAY
CTP	CRIMP TOP PIPE	RW MON	RIGHT OF WAY MONUMENT
DB	DEED BOOK	REB	REBAR
DIP	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
FDC	FIRE DEPARTMENT CONNECTION	SD	STORM DRAINAGE EASEMENT
FND	FOUND	SFE	SQUARE FEET
HDPE	HIGH DENSITY POLYETHYLENE PIPE	SSE	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	WPF	WOOD PRIVACY FENCE



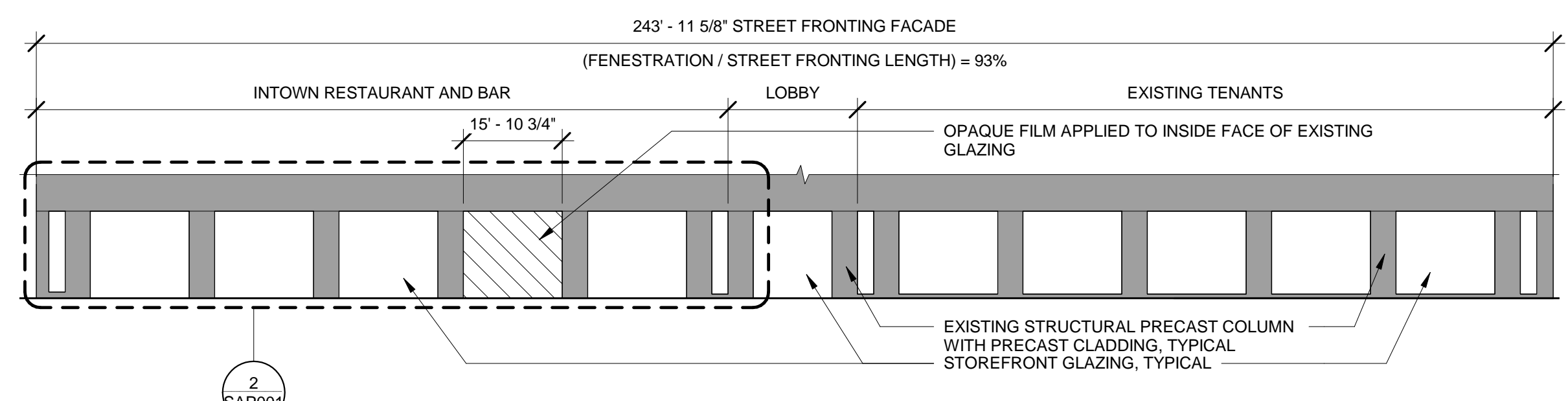
TerraMark Land Surveying, Inc.
 1396 Bells Ferry Road
 Marietta, Georgia 30066
 Phone No. (770) 421-1927
 Fax No. (770) 421-6552
TerraMark
 Professional Land Surveying C.O.A.#LSF000810

Project No.	2017-113	No.	Date
Survey/Drawn By:	ATA	#1	
Drawn By:	KWH	#2	
Approved By:	PBC	#3	
Date:	9/8/2017	#4	
Scale:	1"=30'	#5	
Path:	S:\SURVEY\2017\113\DRAWING\	#6	
		#7	
		#8	

BOUNDARY AND TOPOGRAPHIC SURVEY FOR COUSINS PROPERTY INCORPORATED (BUCKHEAD PLAZA ONE AND TWO)
 LOCATED IN LAND LOT 99, 17TH DISTRICT CITY OF ATLANTA, FULTON COUNTY, GEORGIA



4 SITE PLAN
1" = 20'-0"



3 PEACHTREE STREET FENESTRATION ANALYSIS
1" = 20'-0"

PROJECT DESCRIPTION:

INTOWN RESTAURANT AND BAR IS AN INTERIOR ALTERATION PROJECT IN "SUITE 150" OF THE TWO BUCKHEAD PLAZA BUILDING AT 3050 PEACHTREE ROAD NW IN ATLANTA, GEORGIA.

INTOWN RESTAURANT AND BAR, LOCATED AT 3050 PEACHTREE ROAD NW IS A STAND ALONE RESTAURANT AND BAR WITH INTERACTIVE GOLF SIMULATORS. THE SPACE IS CURRENTLY PLANNED FOR A GROUND FLOOR FOOTPRINT OF APPROXIMATELY 10,675 SF WITH A 1,967 SF EXTERIOR PATIO SIZED FOR 30 SEATS.

SAP DESCRIPTION :

THIS PROJECT REFERS TO ALL EXISTING CONDITIONS AS WELL AS ITEMS RECENTLY APPROVED FOR THIS SITE AS PART OF SAP-20-002 AS EXISTING.

THE SCOPE OF THIS PROJECT IS TO DEMO AND RENOVATE THE EXISTING INTERIOR OF SUITE 150 OF TWO BUCKHEAD PLAZA. IT WILL INCLUDE THE REMOVAL AND REPLACEMENT OF A PORTION OF THE EXISTING STOREFRONT ALONG PEACHTREE ROAD IN ORDER TO RECONFIGURE OR ADD ADDITIONAL DOORS TO THE PATIO (SEE DIAGRAMS.) ALL EXISTING PRECAST PANELS ON THE FAÇADE ARE TO REMAIN UNTOUCHED.

IN ORDER TO CREATE A PLEASANT DINING EXPERIENCE, PORTABLE PLANTERS AND A TRELLIS ARE BEING ADDED TO THE PATIO. THE DESIGN ALSO CALLS FOR A PUTTING GREEN ON THE WEST CORNER OF THE PATIO. ALONG WITH THE EXISTING MATERIALS APPROVED IN SAP-20-002, THE DESIGN USES LANDSCAPING TO CREATE A COMFORTABLE ENVIRONMENT FOR USERS AND PASSERSBY.

PROJECT GENERAL NOTES:

ZONING CLASSIFICATION: SP1-9 SUBAREA 1
ADJACENT STREETS: PEACHTREE ROAD: (TYPE 1) BUCKHEAD AVE.: (NOT APPLICABLE / PRIVATE) FENESTRATION REQUIREMENTS DO NOT APPLY

MAX. ALLOWABLE BUILDING HEIGHT: 180'-0"
BUILDING HEIGHT: 118'-8"

MAX. ALLOWABLE BUILDING STORIES: 11 STORIES
NUMBER OF STORIES: 7 STORIES

TOTAL INTERIOR SQUAREFEET: 10,675 SF (82% OF TOTAL SPACE)
TOTAL PATIO SQUAREFEET: 1,967 SF (18% OF TOTAL SPACE)
TOTAL INTOWN RESTAURANT AND BAR SQUAREFEET INCLUDING PATIO: 12,413

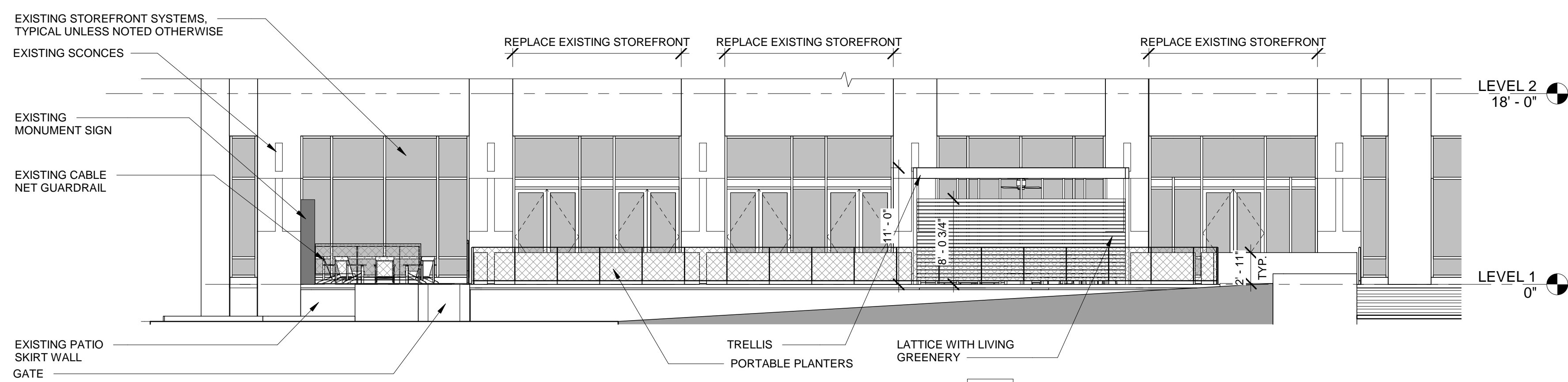
PARKING ANALYSIS:
THIS PROJECT FALLS UNDER THE EATING AND DRINKING ESTABLISHMENTS UNDER THE SP1-9 ZONING CODE UNCOVERED PATIO IS LESS THAN 25% OF INTERIOR SQUARE FOOTAGE.

MAXIMUM ALLOWABLE SPACES: 10,675/300=36 SPACES
MINIMUM REQUIRED SPACES: 75% OF (36) MAXIMUM = 27 SPACES

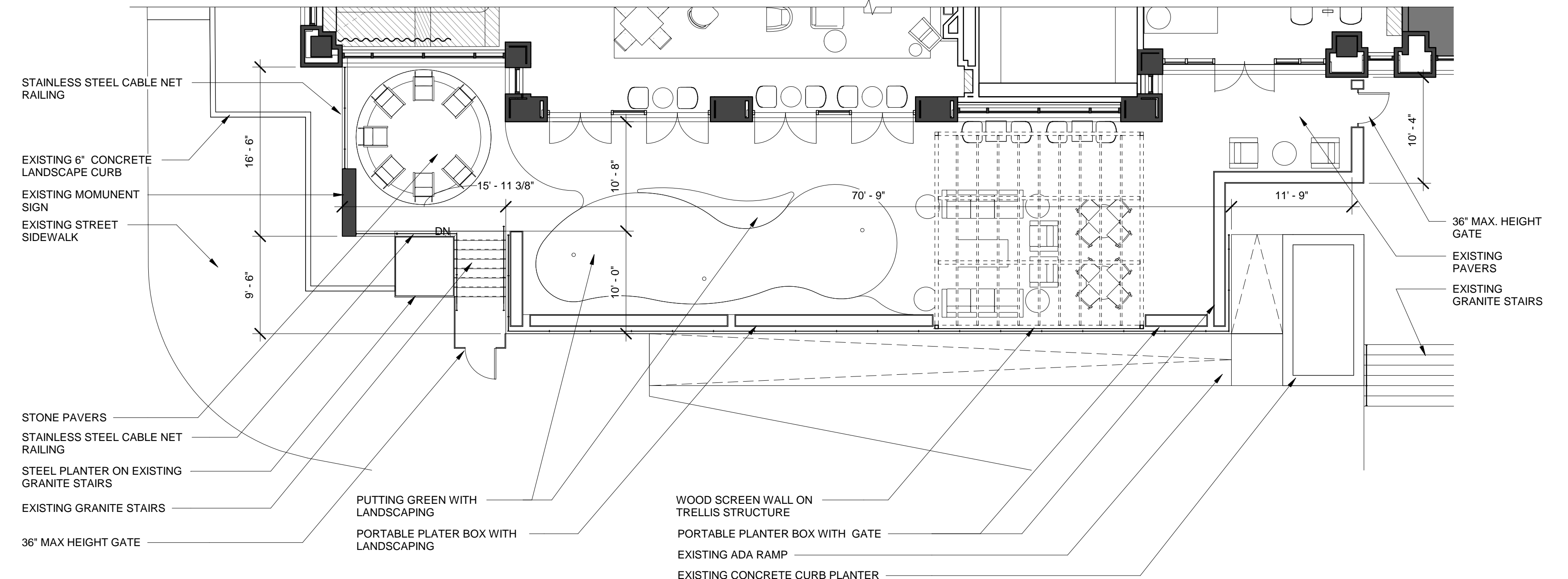
EXISTING PARKING STRUCTURE IS PROVIDING 2.7 SPACES PER 1000 SQUARE FEET.
10,675/(2.7/1000) = 29 SPACES TOTAL PROVIDED



VIEW OF FACADE FROM PEACHTREE STREET



2 PROPOSED PEACHTREE STREET ELEVATION
1/8" = 1'-0"



1 PROPOSED PATIO PLAN
1/8" = 1'-0"

INTOWN RESTAURANT AND BAR
TWO BUCKHEAD PLAZA,
ATLANTA, GA 30305

Project Data

Revision	Submission	Date

TITLE
BUILDING ELEVATIONS
SAP APPLICATION

a3 Project Number: 2019.05
Drawing Date: 02/24/2020
Scale: As Noted

Drawing Number
SAP001

Copyright © 2020 by ai3, Inc. All rights reserved. This document is the property of ai3, Inc. It is to be used only for the specific project identified or referred to herein and is not to be used on other projects or extensions to this project, in whole or in part, except for express written agreement with ai3, Inc.

RELEASED FOR CONSTRUCTION

SURVEY NOTES

EQUIPMENT USED:
A TRIMBLE S³ SERIES TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.
A TRIMBLE R-10 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.
CLOSURE STATEMENT:
SEE SHEET THREE FOR PROPERTY CLOSURES
THE FIELD DATA UPON WHICH THIS SURVEY IS BASED, ARE WITHIN THE POSITIONAL TOLERANCES ALLOWED FOR PLANS AND LOTS SURVEYS PER THE 2016 MINIMUM TECHNICAL STANDARDS ESTABLISHED BY ALTA AND NSPS AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE) NAD83.
ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES. MEASURING UNITS OF THIS SURVEY ARE IN U.S. SURVEY FEET.
CONTOURS ARE SHOWN AT ONE FOOT INTERVALS. ELEVATIONS ARE BASED ON RTK GLOBAL POSITIONING SYSTEMS OBSERVATION AND ARE RELATIVE TO NAVD 88 DATUM.
FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON SEPT. 1, 2017.
DISCLAIMERS:
INFORMATION REGARDING SIZE, LOCATION, AND SPECIES OF EXISTING TREES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE SIZE AND SPECIES OF THE SAID TREES WITHOUT VERIFICATION FROM THE DESIGNATED AGENCY BY THE LOCAL REGULATORY AUTHORITY. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON EXCEPT BY APPROVAL OF SAID AUTHORITY.
THIS SURVEY MAY NOT REPRESENT OFFSITE PAINT STRIPING TO THE ACCURACY REQUIRED FOR LANE DESIGN. TERRAMARK LOCATES THE EDGE OF PAVING AND CRITICAL POINTS TO REFLECT ACCURATE TOPOGRAPHIC DATA ONLY. ACCURACY OF PAINT LOCATIONS SHOULD BE VERIFIED WITH SURVEYOR PRIOR TO USING THIS SURVEY FOR DESIGN.
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY TO THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
INFORMATION REGARDING STORM SEWER AND SANITARY SEWER AS SHOWN HEREON, IS BASED ON OBSERVATIONS TAKEN BY TERRAMARK EMPLOYEES AT THE GROUND ELEVATION OF THE EXISTING STRUCTURE. TERRAMARK EMPLOYEES ARE NOT AUTHORIZED TO ENTER A CONFINED SPACE SUCH AS A STRUCTURE THEREFORE, THERE IS NO CERTAINTY OF THE PIPE SIZES AND PIPE MATERIAL THAT ARE SHOWN ON THIS SURVEY. EXCAVATION BY A CERTIFIED CONTRACTOR IS THE ONLY WAY TO VERIFY PIPE SIZE AND MATERIAL. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE PIPE INFORMATION SHOWN HEREON.
STATE WATERS AND BUFFERS AS SHOWN OR NOT SHOWN HEREON ARE SUBJECT TO REVIEW BY LOCAL JURISDICTION OFFICIALS. IT IS THE RESPONSIBILITY OF THE LOCAL AUTHORITY TO DETERMINE SPECIFIC WATER CLASSIFICATION. THEREFORE, TERRAMARK LAND SURVEYING ACCEPTS NO RESPONSIBILITY IN THE IDENTIFICATION OF SAID WATERS OR BUFFERS IDENTIFIED OR NOT IDENTIFIED HEREON.
PROPERTY IS SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATER OF CREEKS AND BRANCHES CROSSING OR ADJOINING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF, FREE FROM OBSTRUCTION OR POLLUTION.
THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.
TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF FULTON COUNTY, GEORGIA (PANEL NUMBERS 13121002M F), DATED SEPTEMBER 19, 2015, NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN ON THIS SURVEY.
SUBJECT PROPERTY HAS ACCESS TO THE PUBLIC RIGHT OF WAY OF PEACHTREE ROAD.

SITE INFORMATION

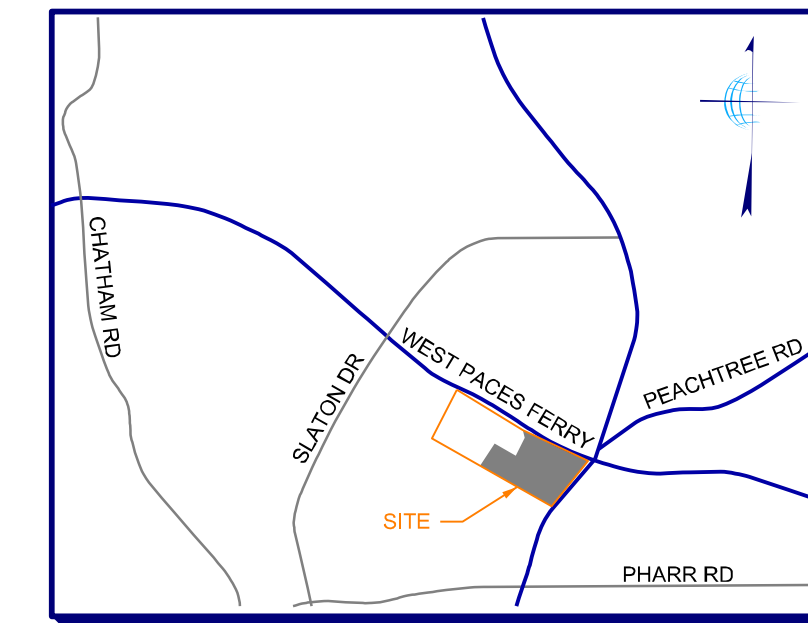
ONE BUCKHEAD PLAZA
CURRENT OWNER: 3060 PEACHTREE SUB, LLC.
DB: 54538 PG. 452
TAX PARCEL ID #: 17-0099-L0502 & 17-0099-L0528
ADDRESS: 3060 PEACHTREE ROAD
TWO BUCKHEAD PLAZA
CURRENT OWNER: RHY TRP, LLC.
DB: 55453 PG. 694 & DB: 55454 PG. 1
TAX PARCEL ID#: 17-0099-L061, 17-010000071004 & 17-0099-L0585
ZONING: SP19 (SA2) SPECIAL PUBLIC INTEREST
JURISDICTION: CITY OF ATLANTA

REFERENCE MATERIAL

1. CONDOMINIUM PLAT FOR OVATION CONDOMINIUM RECORDED IN CONDO PLAT BOOK 17 PAGE 13 AMONG LAND RECORDS OF FULTON COUNTY GEORGIA
2. MASTER CONDOMINIUM PLAT FOR WEST PACES FERRY A MASTER CONDOMINIUM RECORDED IN CONDO PLAT BOOK 19 PAGE 94 AFORESAID RECORDS
3. RESIDENTIAL CONDOMINIUM PLAT FOR THE RESERVES AT WEST PACES FERRY CONDOMINIUM RECORDED IN CONDO PLAT BOOK 19 PAGE 97 AFORESAID RECORDS

BOUNDARY AND TOPOGRAPHIC SURVEY FOR COUSINS PROPERTY INCORPORATED (BUCKHEAD PLAZA ONE AND TWO)

LOCATED IN LAND LOT 99, 17TH DISTRICT CITY OF ATLANTA, FULTON COUNTY, GEORGIA

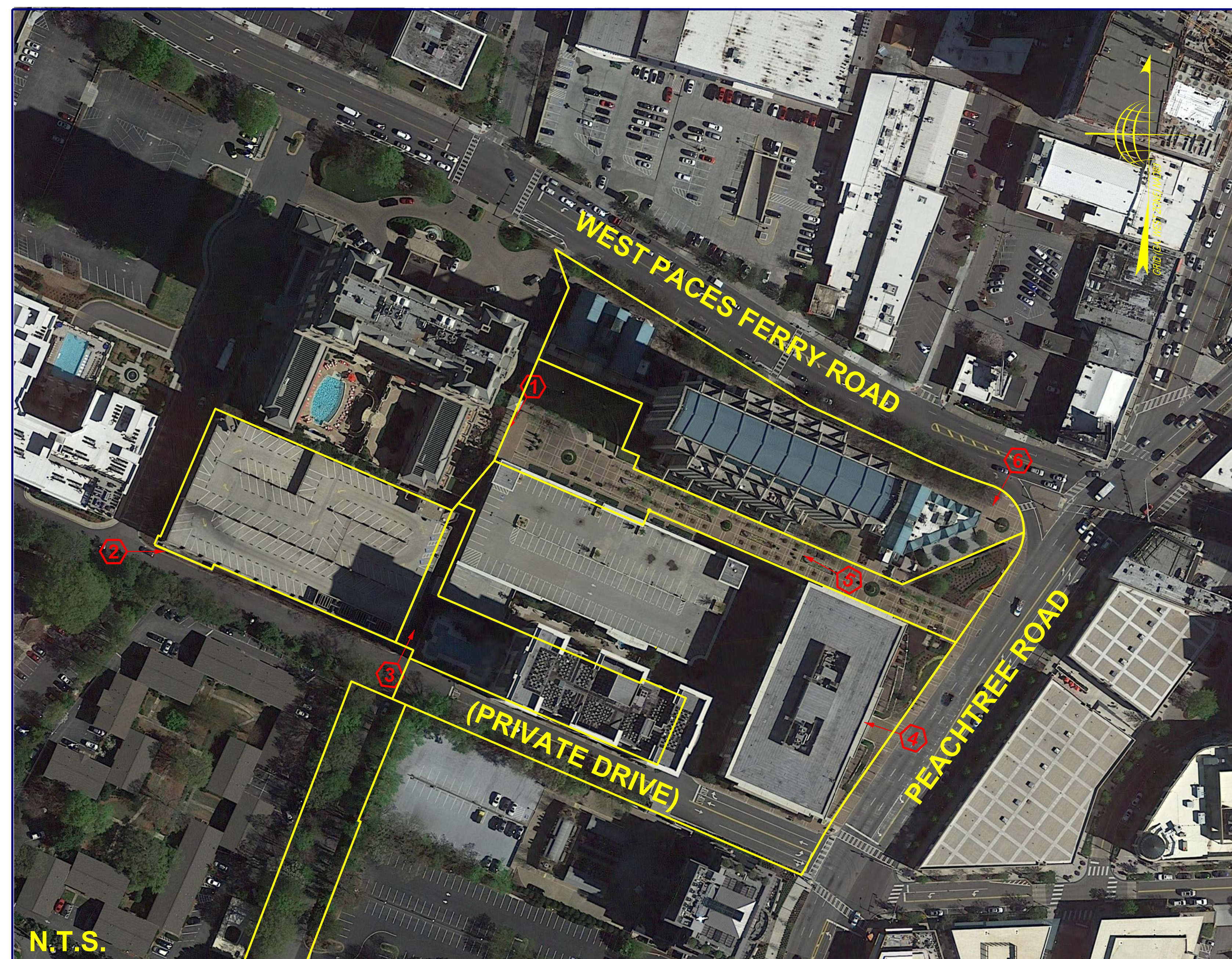


LOCATION MAP

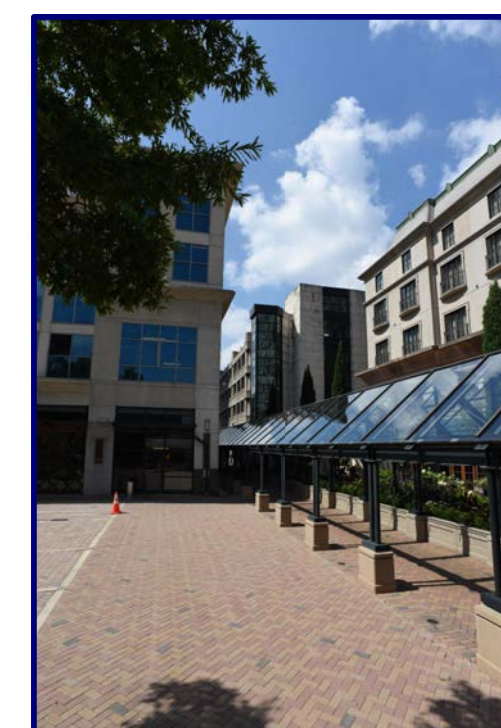
NOT TO SCALE
LAT: 33° 52' 25" N
LONG: 84° 22' 57" W

PICTURE LOCATION AND DIRECTION

SITE MAP



AERIAL IMAGE PROVIDED BY GOOGLE EARTH (IMAGERY DATED MARCH 31, 2017)



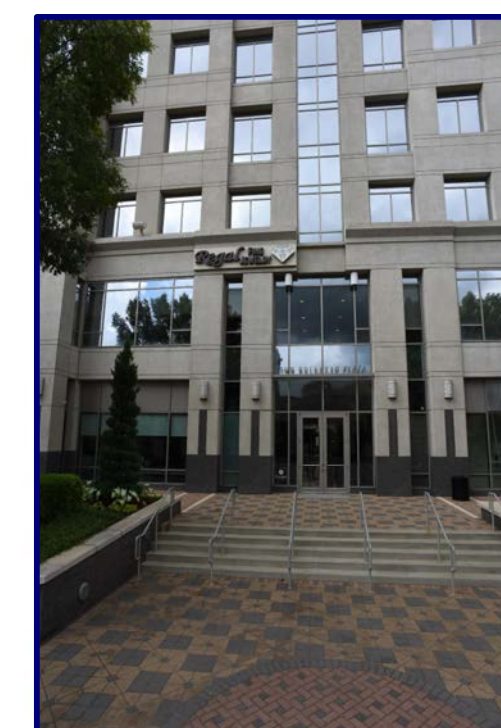
PICTURE #1



PICTURE #2



PICTURE #3



PICTURE #4



PICTURE #5



PICTURE #6

TerraMark Land Surveying, Inc.
1386 Bellis Ferry Road
Marietta, Georgia 30066
Phone No. (770) 421-1927
Fax No. (770) 421-4652
www.terra-mark.com
Professional Land Surveying C.O. #E 15F000810

Project No.	Survey	Drawn By	Approved By	Date	Scale
2017-113	ATA	RWH	PBC	9/8/2017	1"=30'
No. #1					
#2					
#3					
#4					
#5					
#6					
#7					
#8					
Revision					
Date					

BOUNDARY AND TOPOGRAPHIC SURVEY FOR COUSINS PROPERTY INCORPORATED (BUCKHEAD PLAZA ONE AND TWO)
LOCATED IN LAND LOT 99, 17TH DISTRICT CITY OF ATLANTA, FULTON COUNTY, GEORGIA

SURVEYOR'S CERTIFICATE

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA SURVEY ACT C.C.A. 15-8-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.



PAUL B. CANNON, RLS
REGISTERED NUMBER: 2928

SHEET NO.
1 / 3
DRAWING# TM 17-113

JOB NUMBER: PLOT SIZE: 30' X 42'

LEGEND

	CURB AND GUTTER (C&G)		CATCH BASIN (DWBC)		IRRIGATION CONTROL VALVE (ICV)		LIGHT POLE (LP)		CROSSWALK SIGNAL
	FENCE		HANDRAIL		FIRE HYDRANT (FH)		POWER POLE WITH LIGHT		SPOT ELEVATION
	STORM DRAIN LINE		SANITARY SEWER		WATER METER (WM)		UTILITY MANHOLE (UM)		SPOTLIGHT
	WATER LINE		GAS LINE		FIRE DEPT. CONNECTION (FDC)		GAS VALVE (GV)		CONCRETE AREA
	UNDERGROUND POWER LINE		OVERHEAD POWER LINE		TRANSFORMER BOX (TB)		TELEPHONE PEDESTAL		OVERHANG AREA
	UNDERGROUND COMMUNICATION		ELECTRIC METER INLET		AIR CONDITIONER (AC)		TRAFFIC SIGNAL		RIP-RAP AREA
	TOPOGRAPHIC CONTOUR		ELECTRIC UTILITY		BOLLARD (BO)		MAIL BOX		BRICK AREA
	PROPERTY LINE		CLEAN OUT (CO)		SIGN		TREELINE		

ABBREVIATIONS

A	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC	ACRE	NIF	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTF	OPEN TOP PIPE
BSL	BUILDING SETBACK LINE	FB	FLAT BOOK
BW	BARB WIRE	PC	PAGE
CH	CHAIN LINK FENCE	POB	POINT OF BEGINNING
CLT	CHAIN LINK FENCE	POC	POINT OF COMMENCEMENT
CMF	CONCRETE MONUMENT FOUND	RSL	RIGHT OF WAY
CMR	CORRUGATED METAL PIPE	R/W	RIGHT OF WAY MONUMENT
CONC.	CONCRETE	R/W MON	RIGHT OF WAY MONUMENT
CRMP	CRAMP TOP PIPE	RE	REINFORCED CONCRETE PIPE
CTP	CONCRETE TOP PIPE	SD	STORM DRAINAGE EASEMENT
DB	DEED BOOK	SFE	SQUARE FEET
DIP	DUCTILE IRON PIPE	SSE	SANITARY SEWER EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	SO, FT.	SQ. FT.
FND	FOUND	SSE	SANITARY SEWER EASEMENT
HDP	HIGH DENSITY POLYETHYLENE PIPE	WPF	WOOD PRIVACY FENCE
IPF	IRON PIN FOUND		

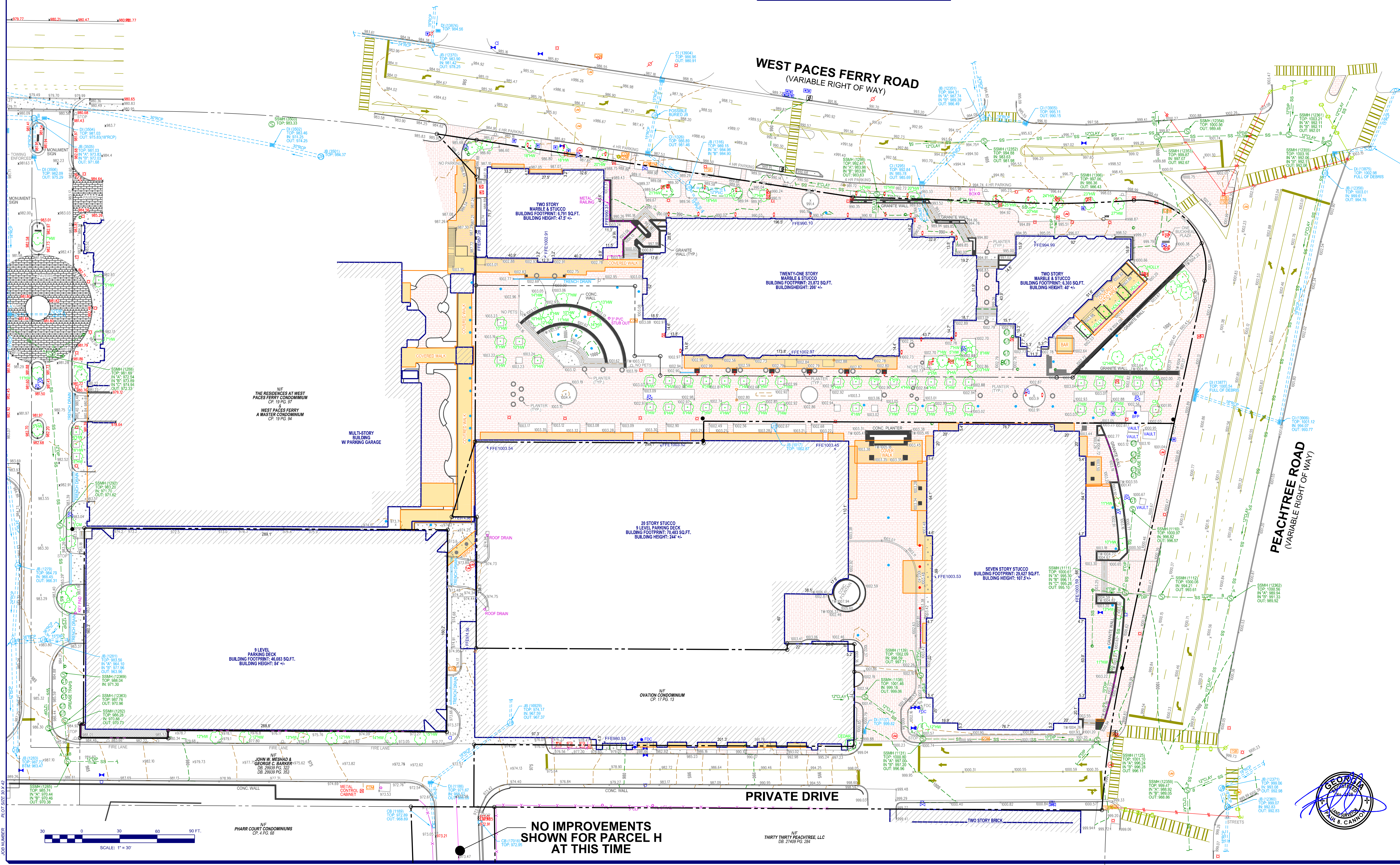
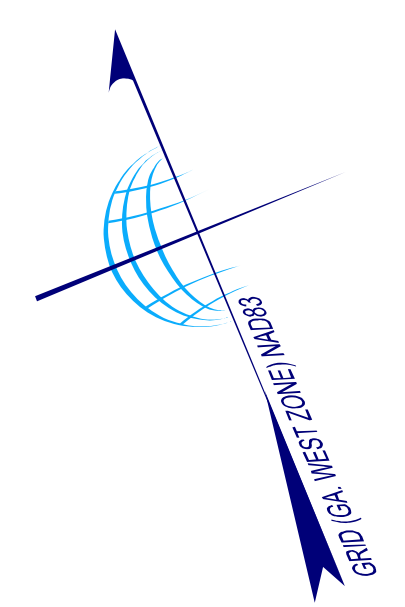
TREE LEGEND (ABBREVIATIONS)

	DECIDUOUS (TREE)	BIR	BIRCH	HLV	HOLLY
	CONIFEROUS (TREE)	BCH	BEECH	HW	HARDWOOD
		CM	CYPRESS	MAG	MANGROVE
		CHY	CHERRY	MAP	MAPLE
		OP	OPUNTIA	ORN	ORNAMENTAL
		FIR	FIR	PEAR	PEAR
		GUM	GUM	POP	POPLAR
		HC	HICKORY	SYC	SYCAMORE

PARKING COUNT

ONE BUCKHEAD PLAZA	981 REGULAR SPACES 180 RESERVED 183 VALET SPACES 1244 TOTAL SPACES
TWO BUCKHEAD PLAZA	252 REGULAR SPACES 9 HANDICAPPED SPACES 261 TOTAL SPACES

SEE SHEET 3 OF 3 FOR
PROPERTY INFORMATION



TerraMark
Professional Land Surveying C.O.A.# LSF000810

TerraMark Land Surveying, Inc.
1386 Bells Ferry Road
Marietta, Georgia 30066
Phone No. (770) 421-1927
Fax No. (770) 421-4552

Project No.	2017-113	No	Date
Survey/Drawn By	ATA	#1	
Drawn By	ATW	#2	
Approved By	PBC	#3	
Date	9/8/2017	#4	
Scale	1"=30'	#5	
Path	S:\SURVEY\2017\113\DWG\113.DWG	#6	

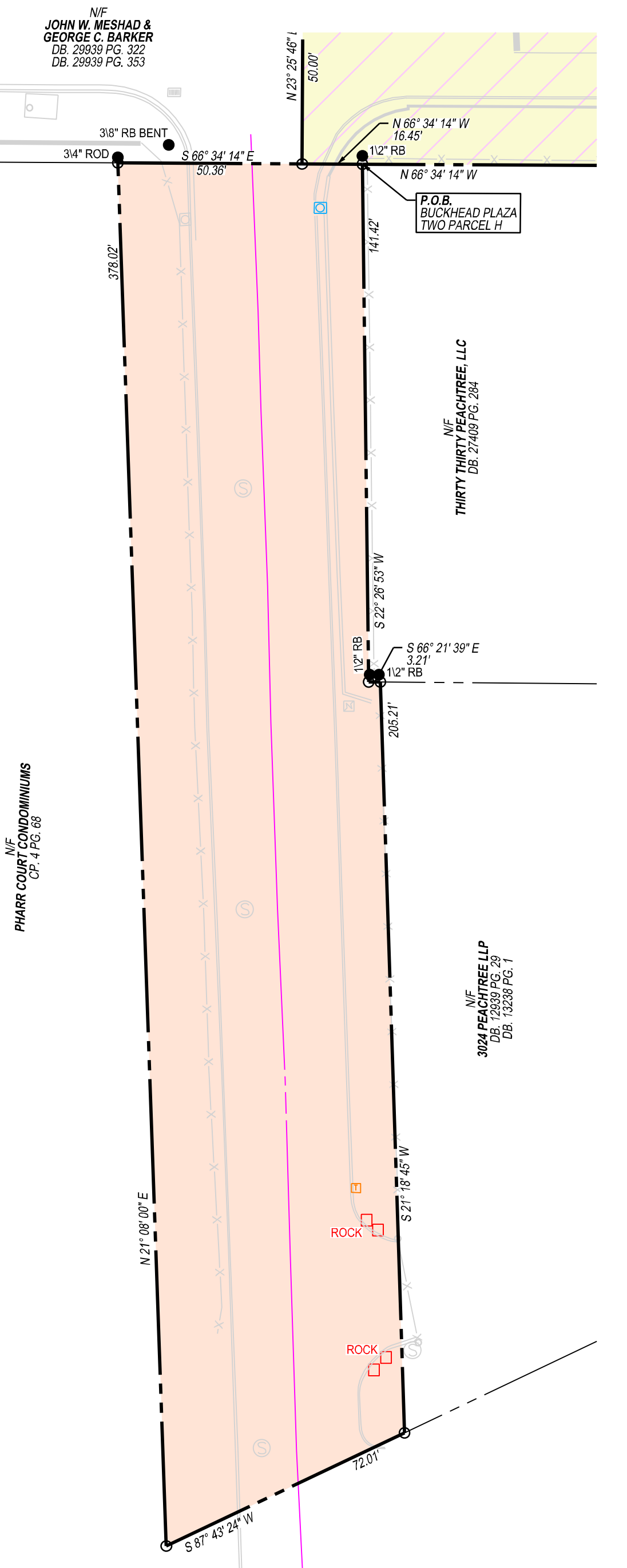
BOUNDARY AND TOPOGRAPHIC SURVEY
FOR
COUSINS PROPERTY INCORPORATED
(BUCKHEAD PLAZA ONE AND TWO)

LOCATED IN LAND LOT 99, 17TH DISTRICT
CITY OF ATLANTA, FULTON COUNTY, GEORGIA

SHEET NO.
2
3

DRAWING# TM 17-113

INSERT "A"



AREA TABLE

BUCKHEAD PLAZA "ONE"

TRACT A 74,605 SQ.FT. OR 1.7127 AC.
 TRACT B 47,588 SQ.FT. OR 1.0925 AC.
 TRACT C 38,358 SQ.FT. OR 0.8806 AC.

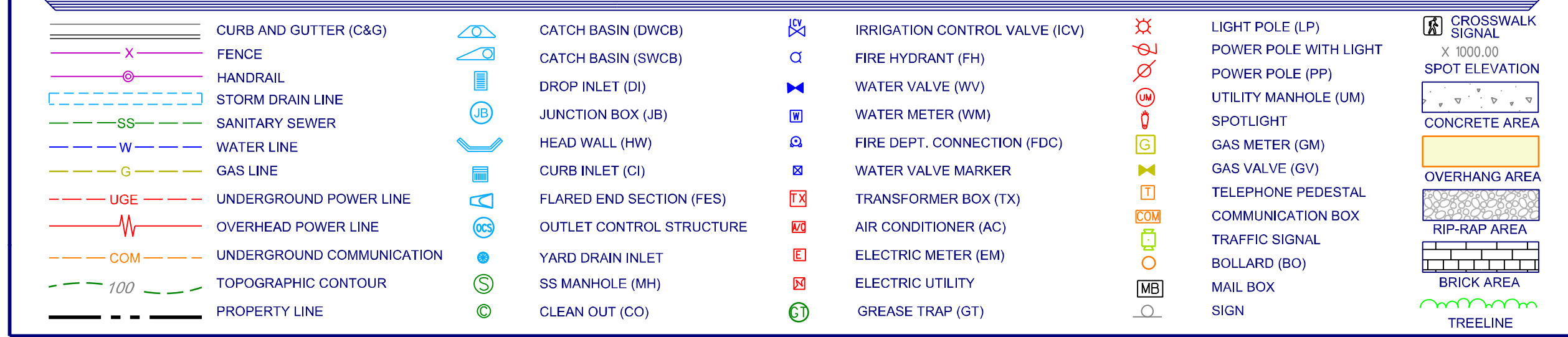
BUCKHEAD PLAZA "TWO"

PARCEL A-1 38,920 SQ.FT. OR 0.8935 AC.
 PARCEL A-2 1,702 SQ.FT. OR 0.0391 AC.
 PARCEL B 11,554 SQ.FT. OR 0.2652 AC.
 PARCEL C 7,701 SQ.FT. OR 0.1768 AC.
 PARCEL D 2,768 SQ.FT. OR 0.0636 AC.
 PARCEL E 3,200 SQ.FT. OR 0.0735 AC.
 PARCEL F 84,669 SQ.FT. OR 1.9437 AC.
 PARCEL G 18,511 SQ.FT. OR 0.4250 AC.
 PARCEL H 23,879 SQ.FT. OR 0.5482 AC.

PARCEL LEGEND

PARCEL A-1	ELEVATIONS 1003 & ABOVE
PARCEL A-2	ELEVATIONS 1003 & BELOW
PARCEL B	ELEVATIONS 991 & BELOW
PARCEL C	ELEVATIONS 1012 TO 1021
PARCEL D	ELEVATIONS 1012 & ABOVE
PARCEL E	ELEVATIONS 1012 TO 1039
PARCEL F	ELEVATIONS 1003 & ABOVE
PARCEL G	ELEVATIONS 1003 & BELOW
PARCEL H	PHARR ROAD CONNECTOR PARCEL ONE

LEGEND

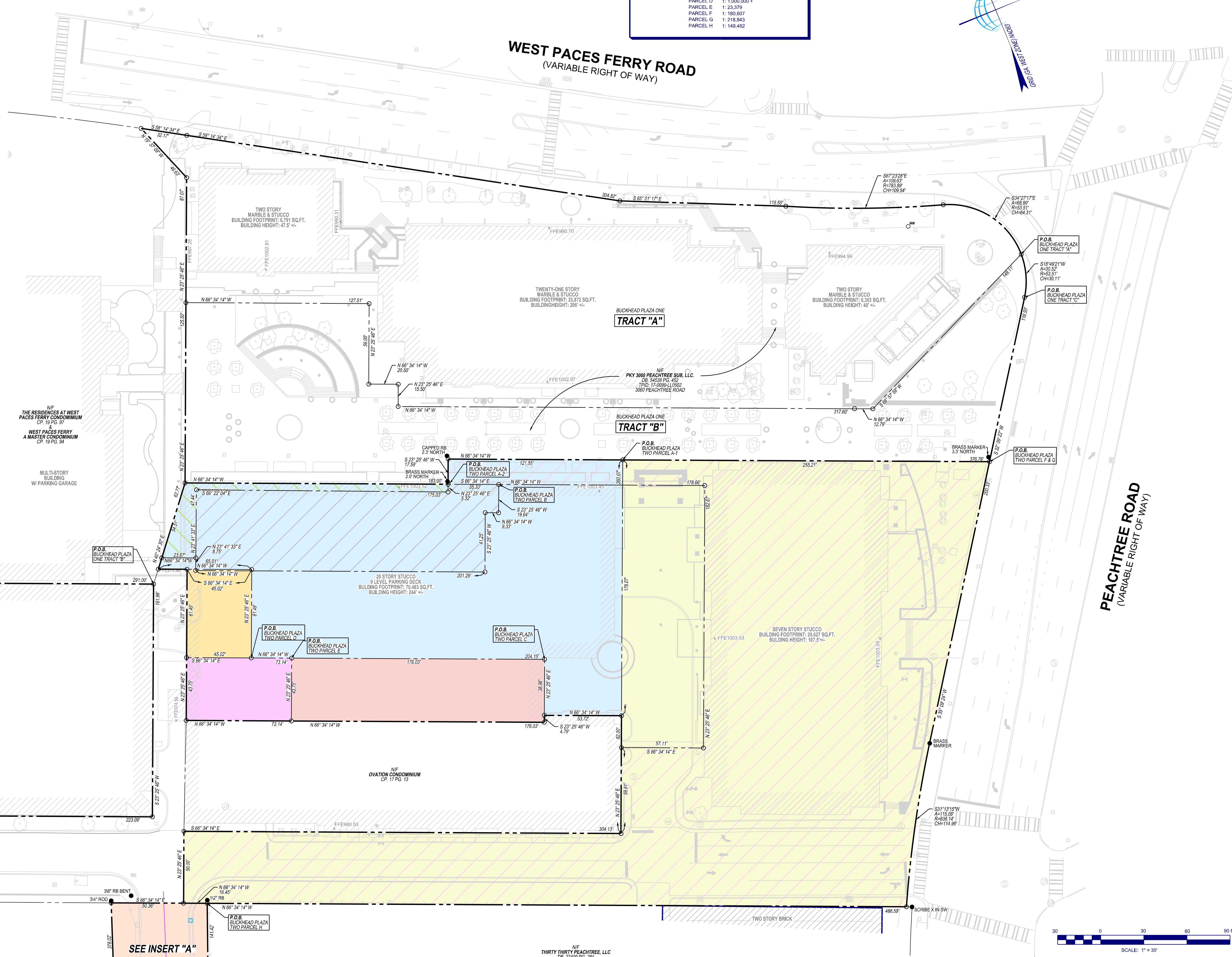


CLOSURE TABLE

TRACT A	1:593,130
TRACT B	1:1,000,000 +
TRACT C	1:387,806
PARCEL A-1	1:246,096
PARCEL A-2	1:79,083
PARCEL B	1:18,053
PARCEL C	1:1,000,000 +
PARCEL D	1:1,000,000 +
PARCEL E	1:23,379
PARCEL F	1:180,007
PARCEL G	1:238,843
PARCEL H	1:148,482

ABBREVIATIONS

A	ARC LENGTH	IPS	IRON PIN SET (CARPED)
AC	ACRE	NF	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTF	OPEN TOP PIPE
BBL	BUILDING SETBACK LINE	PL	PLAT BOOK
BW	BARWIRE	PG	PAGE
CH	CHAIN LINK FENCE	POB	POINT OF BEGINNING
CLF	CHAIN LINK FENCE	POC	POINT OF COMMENCEMENT
CL	CHAIN LINK FENCE	RL	RADIUS LENGTH
CMP	CORRUGATED METAL FOUND	R	RIGHT OF WAY
CMP	CORRUGATED METAL PIPE	R/W	RIGHT OF WAY MONUMENT
CONC	CONCRETE	REBAR	REBAR
CTP	CRIMP TOP PIPE	RCP	REINFORCED CONCRETE PIPE
DB	DEED BOOK	SD	STORM DRAINAGE EASEMENT
DIP	DUCTILE IRON PIPE	SF	SQUARE FEET
FDC	FIRE DEPARTMENT CONNECTION	SSE	SANITARY SEWER EASEMENT
FND	FOUND	WPF	WOOD PRIVACY FENCE
HDPE	HIGH DENSITY POLYETHYLENE PIPE		
IPF	IRON PIN FOUND		



TerraMark Land Surveying, Inc.
 1396 Bells Ferry Road
 Marietta, Georgia 30066
 Phone No. (770) 421-1927
 Fax No. (770) 421-6552
 C.O.A.# LS000810

TerraMark
 Professional Land Surveying

Project No.	2017-113	No.	1	Date
Survey/Drawn By	ATA	#1		
Drawn By	ATW	#2		
Approved By	PBC	#3		
Date	9/8/2017	#4		
Scale	1"=30'	#5		
Path	S:\SURVEY\2017\113\DRAWING\A.DWG	#6		
		#7		
		#8		

BOUNDARY AND TOPOGRAPHIC SURVEY FOR COUSINS PROPERTY INCORPORATED (BUCKHEAD PLAZA ONE AND TWO)

LOCATED IN LAND LOT 99, 17TH DISTRICT CITY OF ATLANTA, FULTON COUNTY, GEORGIA

* Applicants must appear in person to file an application. Applications by mail or courier will not be accepted.



APPLICATION FOR A SPECIAL ADMINISTRATIVE PERMIT (SAP)

For SPI, Beltline, LW, MR, MRC, NC, I-Mix Zoning Districts & Unified Development Plans
City of Atlanta, Office of Zoning and Development (404-330-6145)

File No.: SAP-20-033

APPLICANT (name) Patti Wallis

ADDRESS 3780 Meeting St NW, Duluth, GA 30096

PHONE NO. 678-357-7439 EMAIL pwallis@psi-atl-ga.us

PROPERTY LANDOWNER Cousins TBP LLC

ADDRESS 3344 Peachtree Rd NE, Suite 1800, Atlanta, GA 30326

PHONE NO. 404-407-1940 EMAIL jdils@cousins.com

ADDRESS OF PROPERTY 3050 Peachtree

Land District 17 Land Lot 99 Council District 8 NPU B

Is property within the BeltLine Overlay District? Yes No Zoning Classification SPI-9-SAI / Buckhead

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

Department of City Planning
Office of Zoning & Development
DATE STAMP
RECEIVED BY
FEB 27 2020
ZONING AND DEVELOPMENT
65 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

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 two (2) copies. 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:** **Four (4)** Site plans & **Two (2)** Elevations; with two (2) more copies if DRI or NPU review is required.
 - 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 02/27/2020 Signature of Applicant P Wallis

Additional Submittal Requirements (as applicable):

- **Inclusionary Zoning:** All new or conversion multifamily residential rental projects with 10 or more units in the Beltline Overlay District OR Westside neighborhoods of English Avenue, Vine City, Ashview Heights, or AUC must complete and submit the Inclusionary Zoning Certification Form with their application. Review and complete pages 11-12 of this SAP for certification forms.
- **Beltline, NC-2, NC-6, NC-10, NC-11, NC-12, & NC-14 Districts:** Applicant must send a copy of the filed SAP application to the NPU contact. Afterwards, complete the Notarized Affidavit of NPU Notification form (page 6), and provide a copy of U.S. Postal Service Certificate of Mailing. The NPU has up to 21 days to review the SAP and forward comments to the City.
- **Pre-application Conference with Zoning and Development Staff (prior to SAP submittal):** Required only for the Beltline, but recommended for all other districts. To request this meeting contact Krishana Newton at 404-330-6065 or knewton@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 and ARC. For full thresholds and rules contact GRTA and/or ARC.
 - **Initial submission:** DRI Form 1 with the SAP application. Zoning and Development staff will then submit information to GRTA and ARC.
- **Watershed Management (DWM) Requirements (Section 74-504(a)):** Consultation meeting with DWM is **REQUIRED** for any site disturbance to determine applicable storm water work. Call 404-330-6249 or visit: www.atlantawatershed.org/greeninfrastructure
- **Unified Development Plans:** Applicable to all zoning districts except R-1 to R-5, RLC, PD, & historic bldgs/districts (Section 16-28.030)

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

(FOR OFFICE OF ZONING AND DEVELOPMENT OFFICE USE ONLY)

The above request for a Special Administrative Permit (SAP) was approved or denied on _____
See attached **Special Administrative Permit Approval Form(s)** for detailed approval information.

Signed for Director, Office of Zoning & Development _____

Staff Reviewer - Print Name _____

PROJECT DESCRIPTION:

INTOWN RESTAURANT AND BAR IS AN INTERIOR ALTERATION PROJECT IN "SUITE 150" OF THE TWO BUCKHEAD PLAZA BUILDING AT 3050 PEACHTREE ROAD NW IN ATLANTA, GEORGIA.

INTOWN RESTAURANT AND BAR, LOCATED AT 3050 PEACHTREE ROAD NW IS A STAND ALONE RESTAURANT AND BAR WITH INTERACTIVE GOLF SIMULATORS. THE SPACE IS CURRENTLY PLANNED FOR A GROUND FLOOR FOOTPRINT OF APPROXIMATELY 10,675 SF WITH A 1,967 SF EXTERIOR PATIO SIZED FOR 30 SEATS.

SAP DESCRIPTION :

THIS PROJECT REFERS TO ALL EXISTING CONDITIONS AS WELL AS ITEMS RECENTLY APPROVED FOR THIS SITE AS PART OF **SAP-20-002** AS EXISTING.

THE SCOPE OF THIS PROJECT IS TO DEMO AND RENOVATE THE EXISTING INTERIOR OF SUITE 150 OF TWO BUCKHEAD PLAZA. IT WILL INCLUDE THE REMOVAL AND REPLACEMENT OF A PORTION OF THE EXISTING STOREFRONT ALONG PEACHTREE ROAD IN ORDER TO RECONFIGURE OR ADD ADDITIONAL DOORS TO THE PATIO (SEE DIAGRAMS.) ALL EXISTING PRECAST PANELS ON THE FAÇADE ARE TO REMAIN UNTOUCHED.

IN ORDER TO CREATE A PLEASANT DINING EXPERIENCE, PORTABLE PLANTERS AND A TRELIS ARE BEING ADDED TO THE PATIO. THE DESIGN ALSO CALLS FOR A PUTTING GREEN ON THE WEST CORNER OF THE PATIO. ALONG WITH THE EXISTING MATERIALS APPROVED IN SAP-20-002, THE DESIGN USES LANDSCAPING TO CREATE A COMFORTABLE ENVIRONMENT FOR USERS AND PASSERSBY.



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Submittal Checklist

The following checklist is designed to assist those in preparing required materials for SPI, Beltline Overlay, NC, LW, MRC, and MR districts. **Items omitted will delay applicant's review process.** The following items are required as part of a complete application for a Special Administrative Permit. **NPU Notification and DRC review, as applicable, are required as a part of a completed SAP application.** Please note: * FINAL APPROVED SAP PLANS ARE REQUIRED WITH THE PERMIT APPLICATION SUBMITTAL TO THE OFFICE OF BUILDINGS.

- ✓ 1. **SAP Application Form and Property Landowner Authorization Form:** completed with notarized signatures.
- ✓ 2. **Notice to Applicant Form:** with signature and date.
- ✓ 3. **Project Summary:** Provide cover letter clearly describing all new construction, alterations, repairs or other changes to the exterior appearance of existing structures or site. **Any administrative variations ARE REQUIRED to be accompanied by a written justification for each variation requested.**
- ___ 4. **Property Survey:** Two (2) copies of survey (for new single-family and duplex construction, show existing footprints of principal structures on adjoining lots fronting the same street).
- ✓ 5. **Site Plan** (drawn to scale, released and sealed for construction) of proposed improvements showing items listed below*. **Initial Submission:** Four (4) copies for initial staff review. If DRI or NPU review is required: one (1) extra copy per review. **Final Submission (after staff review): Six (6) copies.**
 - a) Date, north arrow, and graphic scale.
 - b) Adjacent streets, with street names, property lines and dimensions, and easements.
 - c) Existing conditions to remain: identify all overhead utility poles, transformers, above ground storm water detention areas and inlets.
 - d) Proposed new installations: Identify the number, type and location of new street lights, transformers, AC units and other similar mechanical/accessory equipment at or above grade. Identify such items in the public right-of-way which final approval by Department of Public Works or GDOT is required.
 - e) Specify location and widths for all Sidewalks (street furniture and clear zones) and Supplemental Zones.
 - f) Ground floor layout plan with building and tenant entrances also shown
 - g) Street-front ground floor façade fenestration – vertical/horizontal window dimensions and % of façade length
 - h) Outdoor dining – seating plan, dimensions, and % of business establishment floor area
 - i) Height of structures (including fences/walls)
 - j) Parking, driveway and curb cut layout and dimensions (auto, truck loading, & bicycle/moped)
 - k) Location of parking deck light fixtures. Also indicate amount of foot-candles, and type of light fixture
 - l) Landscape plan: Planting locations including street trees (with tree species and calipers indicated), parking lot and other on-site landscaped areas (with the dimensions and percentage of lot calculated).
 - m) Provide Developmental Control Specification Form (pages 6-8) information on the site plan.
 - Zoning Classification, Net Lot Area & Gross Land Area, Floor Area Ratio (FAR), square footage of structures & individual uses, etc.
- ___ 6. **Rooftop plan** when counted towards open space requirements.
- ✓ 7. **Elevations of building facades** Two (2) copies for initial staff review. **Final Submission: Three (3) copies.**
- ___ 8. **Section drawing(s)** as needed showing required sidewalks, supplemental zones (with retaining walls), and building façade & finished floor-level dimensioned within 5 feet above the adjacent sidewalk-level.
- ___ 9. **DRI conditions of approval, rezoning legislation, variance or special exception letters** printed on site plan.
- ___ 10. **Transportation Management Plan/Association Membership (where applicable)** required based on the zoning district. See specific zoning regulations for confirmation.
- ___ 11. **Beltline Overly District, NC-2, NC-6, NC-10, NC-11, NC-12, and NC-14 properties:**
 - Mail a copy of the **submitted SAP application & drawings stamped received by the Office of Zoning and Development** to the NPU contact person.
 - Submit a copy of **U.S. Postal Service Certificate of Mailing** and **Notarized Affidavit of NPU Notification** (page 5) as soon as possible to complete the application submission and begin the SAP review period.
- ✓ 12. **Photographs (buildings/site):** Show existing conditions for alterations to existing building facades and/or site modifications.
- ___ 13. **Shared Off-site Parking:** Requests for approval of off-site parking submit materials on Shared Off-site Parking checklist.
- ___ 14. **Other information** necessary for the SAP as requested by staff.

Department of City Planning
Office of Zoning & Development
SAP-20-033
FEB 27 2020



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

File # SAP-20-033

(Required only if applicant is not the owner of the property subject to the application)
 Department of City Planning
 Department of Zoning & Development
 TYPE OF APPLICATION: **Special Administrative Permit**

I, John S. McColl sup of Cousins TBP, LLC SWEAR THAT I AM THE **LANDOWNER**
 owner(s) name

FEB 27 2020

55 Trinity Ave. S.W.
 Ste. 3350
 Atlanta, GA

OF THE PROPERTY LOCATED AT: 3050 Peachtree Rd

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):

Patti Wallis

ADDRESS: 3780 Meeting St NW, Suluth, GA 30096

TELEPHONE: 678-357-7439 EMAIL: pwallis@psi-atl-ga.us

John S. McColl
 Signature of Property Landowner

John S. McColl sup Cousins TBP, LLC
 Print Name of Property Landowner

Personally Appeared
 Before Me

John S. McColl

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

Bridget LeBeouf Wright
 Signature of Notary Public

2/26/20
 Date





City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Development Controls Specifications (Required)

File # _____

*Developmental Controls forms are required to be completed by the applicant, and all applicable specifications should be shown on the site plan in chart form. Items omitted will delay the plan review process. Refer to City of Atlanta Zoning Code (Chapters 8, 19, and 28) for clarification.

Definitions and Methods of Calculation						
<ul style="list-style-type: none"> • <u>Net Lot Area (NLA)</u> = length of property line X width of property line • <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)] • <u>GLA (with only one front yard adjacent to street)</u> = (NLA) + [(street right-of-way width +2) X (length of front property line)] • GLA may include half of the right-of-way (including streets, parks, lakes and cemeteries) up to 50 feet in width. • GLA shall not be used for calculating FAR for properties within single-family or two-family-zoned subareas of SPI districts. • <u>Building Lot Coverage provided</u> = (net lot area minus area of building footprint) ÷ (net lot area) 						
Lot Size (in square footage)						
Gross Land Area (GLA)	EXISTING CONDITIONS					
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		EXISTING CONDITIONS				
Base Provided						
Bonus Allowed						
Bonus Provided						
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)						



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Development Controls Specifications (Required)

File # _____

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

Definitions and Methods of Calculation

- **LUI** = Land Use Intensity Ratios Table (per Section 16-08 R-G District Regulations)
- **TOSR** are calculated only for residential developments. TOSR includes the total horizontal area of uncovered open space plus ½ of the total horizontal area of covered open space subject to the limitations in Section 16-28.010 (4). Covered total open space is the open space closed to the sky but having two clear unobstructed open or partially open (50% or more) sides.
 - TOSR required = (LUI table) X (GLA).
 - TOSR provided = (GLA) – (area of building footprint) + (combined area of balconies and rooftop terraces).
- **UOSR** requirements are calculated using the residential FAR (of the corresponding net lot or GLA lot sized used to calculate FAR) for both residential and mixed-use developments. It does not include areas for vehicles. However, newly created on-street parking (outside of existing travel lanes) and new streets may be counted towards the UOSR calculations as specified in the district regulations.
 - UOSR required = (LUI table) X (the corresponding lot size used to calculate FAR).
 - 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).

TOSR: Total Open Space Requirements for Residential Only Projects

(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.)

	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

(These are areas not counted towards Public Space Requirements)

	Ratio	Total Square Footage
Minimum Required	EXISTING CONDITIONS	
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	



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Notice to Applicant

File # _____

The applicant hereby acknowledges notification that in the process of design review in connection with the issuance of a **Special Administrative Permit (SAP)**, the City of Atlanta Office of Zoning & Development (OZD) will only review such documents as are deemed necessary for the approval of a project concept in compliance with the district regulations set forth in the City of Atlanta Zoning Code. Such documents may include, without limitation, the elevations of the structures proposed and site plans specifying the arrangement of such structures and other features of the project, but generally will not include a full set of construction drawings. This level of review is for the purpose of determining compliance with those sections of the Zoning Code applying to the district where the project is located or to be located and to allow the applicant the flexibility to receive approval for a project concept without the requirement that a full set of construction drawings, that would otherwise be necessary to obtain a building permit, be prepared, presented and reviewed.

It is the applicant's duty to ensure that all drawings or plans, that may be required for further permitting of the actual construction of the project, will result in a finished project that complies with the elevations, site plan and other plans on which the SAP was granted. The applicant is further notified that neither the Office of Buildings nor any of the other City of Atlanta agencies that review any other part of the overall project plans for compliance to building codes, zoning codes, the tree preservation, the riparian buffers ordinance, land disturbance regulations, drainage and sewer capacity or any other regulations in effect at the time of plan review have the authority to approve any changes to the exterior appearance of structures or site plans in a SAP.

It is the responsibility of the applicant to ensure that any changes required, requested, or allowed by any other City agency or any other agency reviewing the plans during any part of the building permit process will not alter the exterior appearance of any structure or cause the relocation, rearrangement and/or reorientation of any feature of the site plan. Therefore, it is important for the applicant to be aware that even changes which may be in compliance with other codes, including without limitation, an increase to the height of the structure, whether resulting from changes to the foundation plan or the grading plan of the site, alterations to the interior layout of the structure that affect the location or size of exterior doors or windows, or changes to the method of construction for any floor of a structure or the roof of any structure, may affect the exterior appearance in a manner which could cause the finished structure to be out of compliance with the elevations approved by the OZD.

The applicant is further put on notice that the location of any feature specified on the site plan is not to be changed from that location which is specified on the site plan approved by the OZD. This includes, without limitation, any such changes that might affect the setbacks of any structure, the orientation of structures or features on the lot, including, without limitation, accessory buildings, the location and size of driveways, walkways, fences, parking pads, parking spaces, loading zones and service areas. It shall be the responsibility of the applicant to ensure that any changes required by any agency reviewing plans for the project remain consistent with the site plan and elevations approved by the OZD

It shall be the responsibility of the applicant, not the OZD, to monitor any plan changes during the permitting of the project to be sure that such changes do not affect the elevations and site plan approved by the OZD at the time of issuance of the SAP.

It is also the responsibility of the applicant to ensure that any changes made on site during the construction of the project, regardless of whether such changes are approved by a City building inspector, or representative of another City agency as being in compliance with the building codes or other applicable codes, do not result in a change to the exterior appearance of a structure or in a change to the site plan. The City of Atlanta Zoning Ordinance provides a process under which changes to the elevations and site plan in a SAP may be approved, however such approval is not guaranteed and the applicant is hereby notified that such changes are based on the application of the district regulations and not on the fact that a hardship, financial or otherwise may result if such permission is not given. The duty to adequately monitor the construction of the project to ensure compliance to the approved SAP and or any other City permit shall at all times be on the applicant, who assumes all risk of loss, financial or otherwise, from enforcement actions that result from the failure to comply with the SAP or any other City permit.

The applicant acknowledges that relief from any stop work order or other enforcement action, whether resulting from action taken by the OZD staff, the Office of Buildings staff or by the staff of any other City agency, must be appealed within the time and in the manner provided by the City Code. The applicant further acknowledges that the decision to apply to the OZD for permission to alter the approved plans is not an appeal of a stop work order or other enforcement action. The applicant acknowledges that it is solely within their own discretion to choose a process to resolve any dispute arising from the interpretation of any ordinance, the issuance of a stop work order or any other enforcement action and that the resolution of any such matter shall be made in compliance with the City Code and other applicable laws. The applicant further acknowledges that no written or oral representation of any City officer, employee, agent or elected official can waive or modify the City Code.

Patti Wallis
Applicant Printed Name

M. Galeri
Applicant Signature

02/27/2020
Date

RECEIPT

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

Application: SAP-20-033
Application Type: Planning/SAP/SPI/NA
Address: 3050 PEACHTREE RD NW, ATLANTA, GA 30305
Owner Name: CRESCENT ONE BUCKHEAD PLAZA LLC
Owner Address:
Application Name:

FEB 27 2020

Receipt No.	698107					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Credit Card		\$250.00	02/27/2020	TSIMON		

Owner Info.: CRESCENT ONE BUCKHEAD PLAZA LLC

Work Description: Intown restaurant and bar interior