APPLICATION FOR A SPECIAL ADMINISTRATIVE PERMIT (SAP)

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

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

APPLICANT (name) WILLIAM J. GEORGE (W.J. GEORGE DESIGN, LLC)

ADDRESS 15 FRANKLIN ST. #10 AVONDALE ESTATES, GA. 30002

PHONE NO. 678·596·8096 EMAIL wjgdesign090@gmail.com

PROPERTY LANDOWNER HILL CREEK RESIDENTIAL (PAT CHESSN)

ADDRESS 3715 NORTHSIDE PARKWAY · SUITE 2-440 · ATLANTA, GA. 30327

PHONE NO. 404·310·3947 EMAIL jnelson@mctrust.com

ADDRESS OF PROPERTY 3005 PEACHTREE RD. NE · SUITE 400

Land District _____ *Land Lot* 100 *Council District* _____ *NPU* BUCKHEAD VILLAGE SPI-9

Is property within the BeltLine Overlay District? Yes☐ No☒ Zoning Classification SPI 9 SUBAREA TYPE 1 (SA1)

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

Submittal Checklist (See detailed checklist on page 2):

☒ **Project Summary:** Provide cover letter describing new construction, alterations, repairs or other changes to the exterior of existing structures and/or the site. Requests for administrative variations must be accompanied by a written justification for each.

N/A ☐ **Property Survey:** Submit one (1) copy. Lot consolidation, re-platting or subdivision may be required prior to approval of SAP.

☒ **Site Plan** (released for construction and sealed) **and Building Elevations:**

a. **Initial Submission**: **One(1)** site plan & **One (1)** set of elevations.

b. **Other information**: Copies of applicable Rezoning Legislation, Special Use Permit and any letters for Variance or Special Exception. Note: additional plans or documents may be required at the discretion of the Office of Zoning and Development.

☒ **Property Owner Authorization:** Submit required notarized owner consent per attached form (page 4).

☒ **Notice to Applicant:** Submit attached form with signature and date (page 10).

N/A ☐ **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 01/19/2021 **Signature of Applicant** _____

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 SPIs: 1, 9, 12, 15, 17, 18, 20, 21, 22 and *recommended* for all other districts. To request this meeting, contact Christian Olteanu at 404-330-6961 or colteanu@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

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:** One (1) copy 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**: One (1) copy for initial staff review.
Final Submission (after staff review): One (1) copy.

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: One** (1) copy for initial staff review. **Final Submission: One (1) copy.**

☒ 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.

City of Atlanta Office of Zoning & Development

SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION

DEVELOPMENT/DESIGN REVIEW COMMITTEES (DRC)

CHECK FOR APPLICABILITY Beltline Overlay and Special Public Interest (SPI) Districts

File # _____

Development / Design Review Committees (DRC) have been established as an advisory group for the purpose of providing to the Director of the Office of Zoning and Development formal recommendations/comments on Special Administrative Permit (SAP) applications within the Beltline Overlay and particular SPI zoning districts. Applicants are required to make a presentation of their project to the applicable DRC committee. DRC review is required as part of a completed SAP application.

Each DRC shall consist of committee members representing the corresponding district stakeholders including: property owner(s), business owner(s) or resident(s), and applicable neighborhood organization(s), among others.

The DRC convenes monthly (or as needed) to comment on SAP applications within a particular district. Each DRC shall provide recommendations to the Office of Zoning and Development Staff and the applicant within 7 business days, unless the applicant is requested to return to the applicable DRC and/or present to respective neighborhood organization(s), or

DRC Committees (established by City Council Resolution)

- SPI-1 Downtown (2007)
- SPI-9 Buckhead Village (2010)
- SPI-12 Buckhead/Lenox Stations (2012)
- SPI-15 Lindbergh (2001)
- SPI-16 Midtown (2001)
- SPI-17 Piedmont Avenue (2001)
- Beltline Overlay (2015)

Meeting Dates and Locations

Downtown SPI-1
Meetings held the 4th Thursday morning monthly
Central Atlanta Progress, 84 Walton Street NW, Suite 500
Contact Fredalyn Frasier: Ffrasier@atlantadowntown.com
(404) 307-4286

Buckhead Village SPI-9 & Buckhead/Lenox SPI-12
Meeting held 1st Wednesday afternoon monthly
BATMA, 3340 Peachtree Road NE
Tower Place Bld. 100, Suite 1515
Contact Denise Starling: Denise@batma.org
(404) 842-2680

Midtown SPI-16 & Piedmont Avenue SPI-17
Meetings held the 2nd Tuesday evening monthly
Midtown Alliance, 999 Peachtree Street NE, Suite 730
Contact Ginny Kennedy: Ginny@midtownalliance.org
(404) 892-4782

Beltline Overlay
Meeting held the 3rd Wednesday evening monthly
Atlanta Beltline Inc.
100 Peachtree Street NW, Suite 2300
Contact Lynnette Reid: LReid@atlbeltline.org
(404) 477-3551

Lindbergh SPI-15: Meetings coordinated by City of Atlanta Zoning and Development Staff: (404) 330-6145.

Application Submittal and Review Process

1) Pre-application meeting with Office of Zoning and Development staff. To arrange pre-application meeting, contact Christian Olteanu at 404-330-6961 or colteanu@atlantaga.gov.
2) Notify the applicable DRC contact (as listed above) to arrange placement on the next scheduled DRC meeting agenda.

DRC Submittal Requirements

1) Written summary of proposed scope of work (include applicable project information such as total square footage, # and breakout of residential units, and square footage of each commercial use, building height, parking and loading provided, etc.).
2) Identification of all administrative variations requested and written justification for each requested.
3) PDF Digital drawings (to-scale) of site plans and building elevations as applicable to the scope of work.
4) Photographs of the existing property.
5) Contact DRC representative to e-mail project information (prior to meeting) and confirm DRC meeting date and time.
6) At the DRC meeting:
    a. Provide hardcopies of cover letter and drawings (in 11"x17" size) for distribution to each committee member.
    b. Provide drawings on boards for project presentation to committee members or digital PowerPoint presentation (coordinate with DRC representative on the latter).

Committee Review Responsibilities

1) Make recommendations on project concerning zoning requirements and administrative variations requested.
2) Make other design recommendations for consideration concerning an application. Note: these other recommendations are not code requirements.

City of Atlanta Office of Zoning & Development

SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION

Notarized Authorization by Property Land Owner

File # _____

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

TYPE OF APPLICATION: **Special Administrative Permit**

I, Pat Chesser SWEAR THAT I AM THE **LANDOWNER**

owner(s) name

OF THE PROPERTY LOCATED AT: 3005 Peachtree Rd NE Atlanta GA 30305

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):

WILLIAM JAY GEORGE / W. JAY GEORGE DESIGN, LLC

ADDRESS: 15 FRANKLIN ST. #10
AVONDALE ESTATES, GA. 30002

TELEPHONE: 678.596.8096 EMAIL: wjgdesign0930@gmail.com

Signature of Property Landowner

Pat Chesser

Print Name of Property Landowner

Personally Appeared Before Me

Jessica Lucariello

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

JESSICA LEE LUCARIELLO NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 21, 2023

Signature of Notary Public

Date 1/4/21

W JAY GEORGE DESIGN, LLC
ARCHITECTURE . INTERIORS . PLANNING . CONCEPT DEVELOPMENT
15 FRANKLIN STREET . #10 . AVONDALE ESTATES, GEORGIA 30002 . 678.596.8096 . WJGDESIGN090@GMAIL.COM
wjgdesign.com

01.19.2021

TABLA RESTAURANT EXTERIOR PATIO COVERING
3005 PEACHTREE RD., N.E.-SUITE 400
ATLANTA, GA. 30305

PROJECT SCOPE

CONSTRUCTION OF A PRE-FINISHED METAL ROOF OVER A PREVIOUSLY PERMITTED EXTERIOR DINING AREA. THE STRUCTURE WILL CONSIST OF LIGHT STEEL FRAMING WITH A PRE-FINISHED METAL ROOF AND TRIM AND 3'-0" HIGH PRE-FINISHED METAL RAILINGS AND EXIT GATES AT THE STREET LEVEL. THE HIGH EXISTING BUILDING OVERHANG DOES NOT PROVIDE AMPLE PROTECTION DURING INCLEMENT WEATHER THUS THE NEED TO PROVIDE ADDITIONAL PROTECTION TO MAXIMIZE DINING CAPABILITY DURING THIS DIFFICULT CLIMATE FOR RESTAURANTS.

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.

WILLIAM JAY GEORGE		01/19/2021
Applicant Printed Name	Applicant Signature	Date

SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION

Inclusionary Zoning Certification Form

File # _____

VI. Please review Exhibit D, the Land Use Restriction Agreement. This legal document needs to be executed, recorded, and returned prior to issuance of the certificate of occupancy (only applicable to projects that comply with affordability requirement).

Certification *(for plan reviewer use only)*

____Proposed project meets all IZ on-site affordability and program requirements
____Project applicant elects to pay in-lieu fee and are not subject to on-site affordability requirements

Plan reviewer	Signature	Date

QA/QC Review by OHCD (for internal use only)

Compliance specialist	Signature	Date

Note: Inclusionary Zoning is applicable for conversions or new multifamily residential rental developments with ten (10) or more units in either the Beltline Overlay District or four Westside Neighborhoods (English Avenue, Vine City, Ashview Heights, or AUC). Affordability and program requirements are mandatory unless applicant elects to pay a one-time per-unit in-lieu fee.

Exhibit A: 2019 In-lieu Fee Table

Area	Construction cost/unit	Land cost/unit	Total cost/unit
Beltline Subarea 1	$120,698	$4,133	$138,501
Beltline Subarea 2	$120,698	$7,696	$133,838
Beltline Subarea 3	$120,698	$15,780	$152,568
Beltline Subarea 4	$120,698	$37,755	$158,453
Beltline Subarea 5	$120,698	$46,667	$167,364
Beltline Subarea 6	$120,698	$20,917	$141,615
Beltline Subarea 7	$120,698	$16,214	$136,912
Beltline Subarea 8	$120,698	$26,801	$147,498
Beltline Subarea 9	$120,698	$10,667	$131,364
Beltline Subarea 10	$120,698	$12,333	$133,031
Westside neighborhoods	$120,698	$11,208	$131,905

Exhibit B: 2019 Maximum Rental Limits Table

	Efficiency/Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
60% AMI	$786	$842	$1,011	$1,167	$1,302
80%AMI	$1,048	$1,123	$1,348	$1,556	$1,736

Maximum rental rates are calculated by the methodology indicated within the ordinances: 17-O-1556 and 17-O-1542

Exhibit C: 2019 HUD Income Limits

% AMI / Household size	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
30% AMI	$16,750	$19,150	$21,550	$25,750	$30,170	$34,590
50% AMI	$27,900	$31,900	$35,900	$39,850	$43,050	$46,250
60% AMI	$33,480	$38,280	$43,080	$47,820	$51,660	$55,500
80% AMI	$44,650	$51,000	$57,400	$63,750	$68,850	$73,950
120% AMI	$55,800	$63,800	$71,800	$79,700	$86,100	$92,500

Based on Atlanta Area Median Income ($79,700) as published periodically by HUD

Exhibit D: Inclusionary Zoning Land Use Restriction Agreement
(See https://www.atlantaga.gov/home/showdocument?id=33627

PHARR ROAD

PEACHTREE ROAD

S.A.P. SCOPE AREA

RETAIL ELEVATOR LOBBY

INTAKE

tabla

RESTAURANT AND BAR AT MODERA . BUCKHEAD

3005 PEACHTREE ROAD - SUITE 400
ATLANTA, GEORGIA 30305

C
RETAIL C
3,233 SF

FIRE COMMAND CENTER (FCC)

MAIL AND PACKAGE ROOM

SCABA

SP-A

ELEV #1

ELEV #2

ELEV #3 (FSA)

ELEV #4 (FSA)

B3
RETAIL B3
695 SF

B2
RETAIL B2
1,007 SF
TOS EL 989.00'

B1
RETAIL B1
2,116 SF

ELEC

TRASH / RECYCLE

RETAIL REFRIDGERATED TRASH

TRANSFORMER ROOM

LOADING DOCK

A
RETAIL A
5,157 SF
TOS EL 989.00'

TOS EL 989.00'

EL 989.00'
EL 985.93'
EL 985.93
EL 984.50'
EL 982.82'
EL 981.00'
EL 982.00'
EL 981.27'
EL 978.00'
EL 987.50'
EL 1004.25'
EL 991.04'

19.23%
6.29%
4.79%
8.31%
8.08%
5.26%
6.4%

175'-10 1/2"

TRASH FACILITIES

1 / A.1.1 MASTER 1ST FLOOR REFERENCE SITE PLAN
3/32"=1'-0"

RELEASED FOR CONSTRUCTION

W. JAY GEORGE DESIGN, LLC
ARCHITECTURE . INTERIORS . PLANNING
15 FRANKLIN STREET , #10
AVONDALE ESTATES, GEORGIA 30002
678.596.8096 . WJGDESIGN09@GMAIL.COM
WJGDESIGN.COM

STATE OF GEORGIA
WILLIAM JAY GEORGE
01.19.2021
REGISTERED ARCHITECT

tabla
RESTAURANT AND BAR AT MODERA . BUCKHEAD
3005 PEACHTREE ROAD - SUITE 400
ATLANTA, GEORGIA 30305

PRINT LOG

DATE	REMARKS
01.19.2021	S.A.P. APPLICATION REVIEW AND BUILDING PERMIT REVIEW

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DRAWING TITLE:
MASTER 1ST FLOOR REFERENCE SITE PLAN

RELEASE DATE:
01.19.2021

SHEET NO.:
A.1.1

TENANT SIGNAGE

NEW PRE-FINISHED METAL ROOF

TENANT STOREFRONT

METAL PATIO RAILING

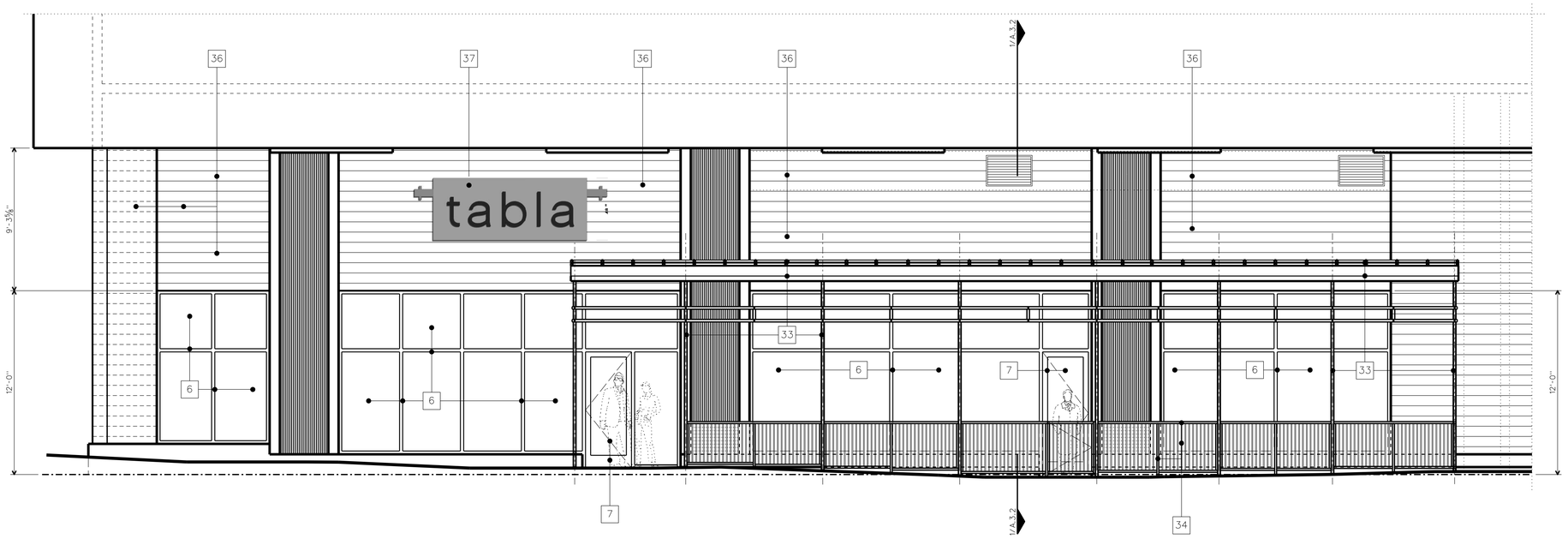
W. JAY GEORGE DESIGN, LLC

NORTH EXTERIOR ELEVATION - PROPOSED PATIO ROOF COVERING

01.19.2021

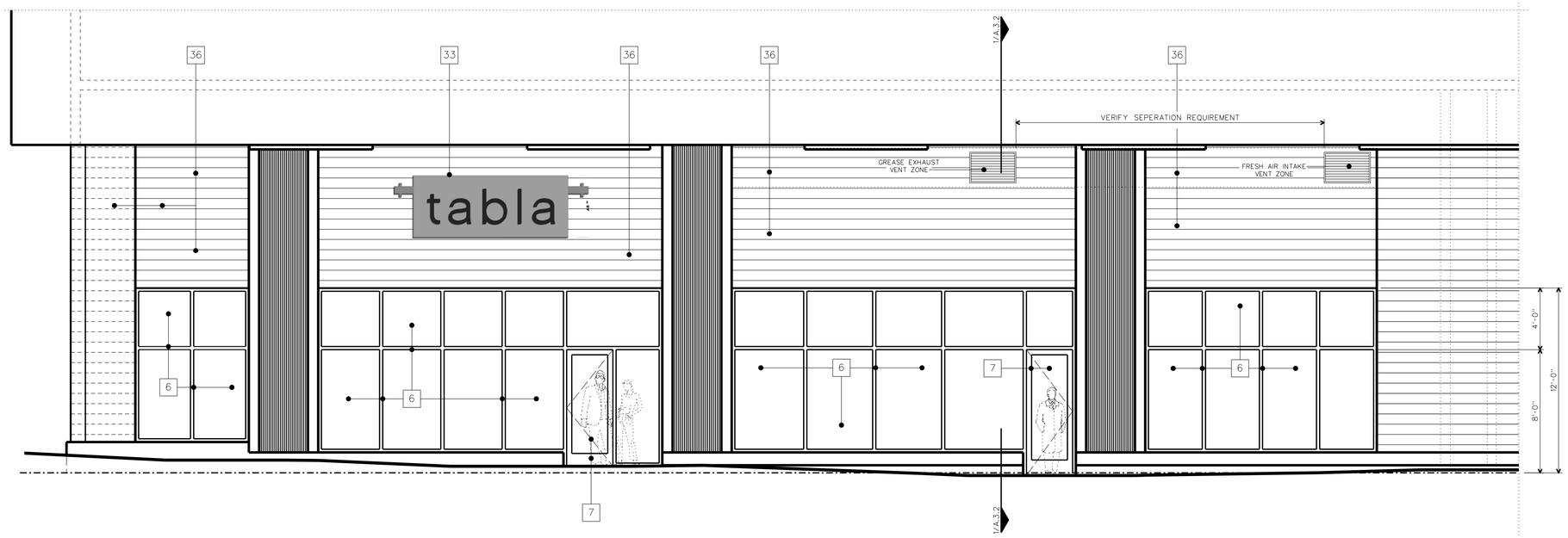
tabla

AT MODERA.BUCKHEAD . ATLANTA , GEORGIA



1 A.4.1 EXTERIOR NORTH ELEVATION - PATIO ROOF STRUCTURE

1/4"=1'-0"



2 A.4.1 EXTERIOR NORTH ELEVATION - STOREFRONT

1/4"=1'-0"

RELEASED FOR CONSTRUCTION

INTERIOR ELEVATIONS KEY NOTES

1	EXISTING BASE BUILDING CONCRETE FLOOR SLAB
2	EXISTING BASE BUILDING CONCRETE CEILING SLAB
3	EXISTING BASE BUILDING STRUCTURAL CONCRETE COLUMN
4	EXISTING BASE BUILDING EXTERIOR WALL
5	EXISTING BASE BUILDING INTERIOR WALL
6	NEW TENANT ALUMINUM STOREFRONT SYSTEM W/INSULATED GLASS
7	NEW TENANT ALUMINUM AND GLASS STOREFRONT DOOR
8	3 5/8" MTL. FRAMING–BRACE TO EXISTING CONC. STRUCTURE AS REQUIRED, TYP.
9	6" MTL. FRAMING–BRACE TO EXISTING CONC. STRUCTURE AS REQUIRED, TYP.
10	5/8" GYP. BD.–FINISH MATERIAL AS INDICATED ON INTERIOR ELEVATIONS, TYP.
11	1 X 8 WOOD BASE
12	1 X 4 WOOD TRIM
13	1 X 6 WOOD TRIM
14	DECORATIVE CROWN MOULDING
15	CONTINUOUS L.E.D. LIGHT STRIP
16	PAINTED GYP. BOARD
17	VINYL WALL COVERING
18	DECORATIVE SUSPENDED CHANDELIER FIXTURE
19	DECORATIVE CUSTOM MULTI–GLOBE FIXTURE
20	STONE BAR TOP
21	WOOD CLAD BAR FRONT
22	METAL FOOTRAIL
23	DECORATIVE GLASS PENDANT FIXTURE
24	WOOD, METAL AND GLASS BACKBAR MILL WORK
25	UPHOLSTURED BANQUETTE SEATING W/STAINED WOOD TRIM AND BASE
26	CUSTOM WATERJET CUT STONE VENEER PANELS W/L.E.D. BACKLIGHTING
27	DUAL SWING ALUM. "ELIASON" DOOR AND FRAME
28	CUSTOM ART BY OWNER–INSTALLED BY CONTRACTOR
29	FIRE RETARDANT FABRIC PRIVACY CURTAIN AND METAL ROD
30	FIRE RATED VISION GLASS PANEL IN FIRE RATED FRAME
31	STAINED WOOD MILL WORK SERVICE STATION
32	MEZZANINE FLOOR FRAMING–16 GA MTL. JOISTS @ 1'–0" O.C. W/3/4" F.R.T. PLYWOOD FLOORING–PAINT
33	STEEL FRAMED PATIO COVERING STRUCTURE WITH PRE–FINISHED STANDING SEAM METAL ROOFING
34	DECORATIVE METAL RAILING
35	DECORATIVE METAL "FALSE HOOD"
36	EXTERIOR FINISHES TO MATCH EXISTING BASE BUILDING STANDARDS
37	ILLUMINATED EXTERIOR TENANT SIGNAGE
38	ILLUMINATED EXTERIOR TENANT BLADE SIGNAGE
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WILLIAM JAY GEORGE
01.19.2021
REGISTERED ARCHITECT
CERTIFICATE No. RA016777

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RESTAURANT AND BAR AT MODERA . BUCKHEAD
3005 PEACHTREE ROAD - RETAIL SPACE "D"
ATLANTA, GEORGIA 30305

PRINT LOG

DATE	REMARKS
10.29.2020	CLIENT REVIEW AND COMMENT
11.03.2020	CLIENT REVIEW AND COMMENT
11.18.2020	CLIENT REVIEW AND COMMENT
01.19.2021	S.A.P. APPLICATION REVIEW AND BUILDING PERMIT REVIEW

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DRAWING TITLE:

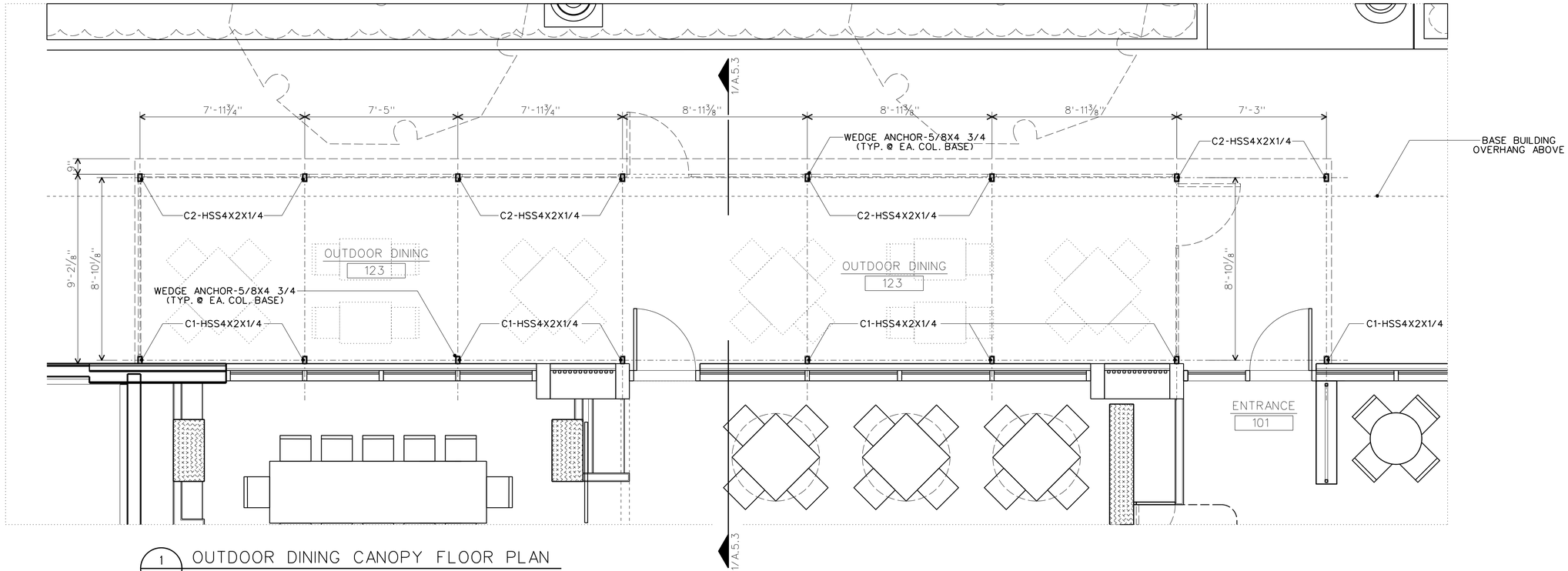
EXTERIOR ELEVATIONS

RELEASE DATE:

01.19.2021

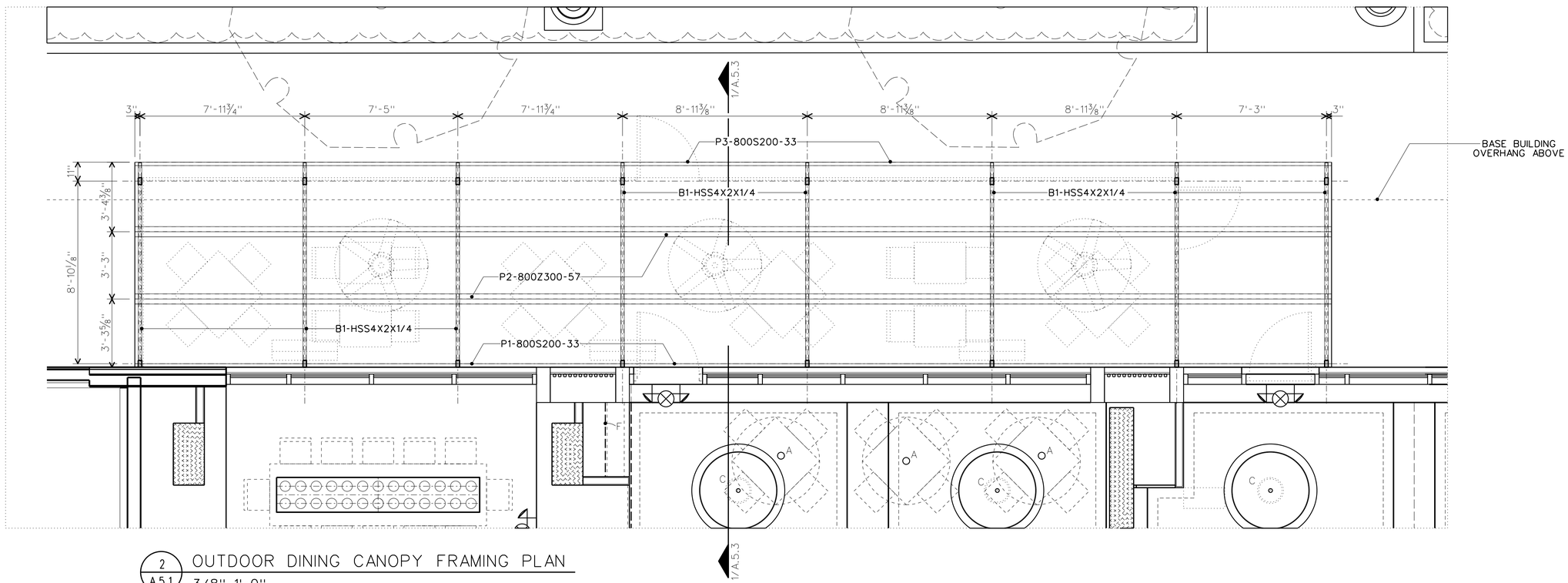
SHEET NO.:

A.4.1



1 A.5.1 OUTDOOR DINING CANOPY FLOOR PLAN

3/8"=1'-0"



2 A.5.1 OUTDOOR DINING CANOPY FRAMING PLAN

3/8"=1'-0"

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RESTAURANT AND BAR AT MODERA . BUCKHEAD

3005 PEACHTREE ROAD - SUITE 400
ATLANTA, GEORGIA 30305

PRINT LOG

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DRAWING TITLE:

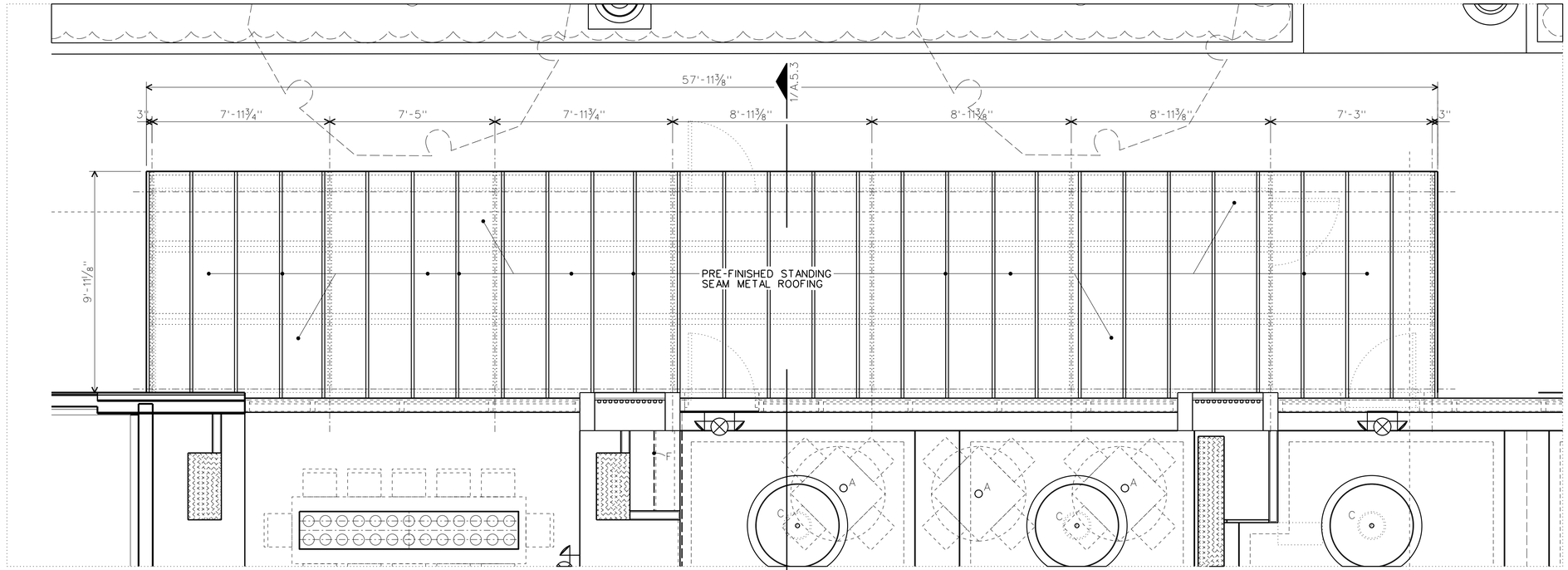
OUTDOOR DINING CANOPY FLOOR PLAN AND FRAMING PLAN

RELEASE DATE:

01.19.2021

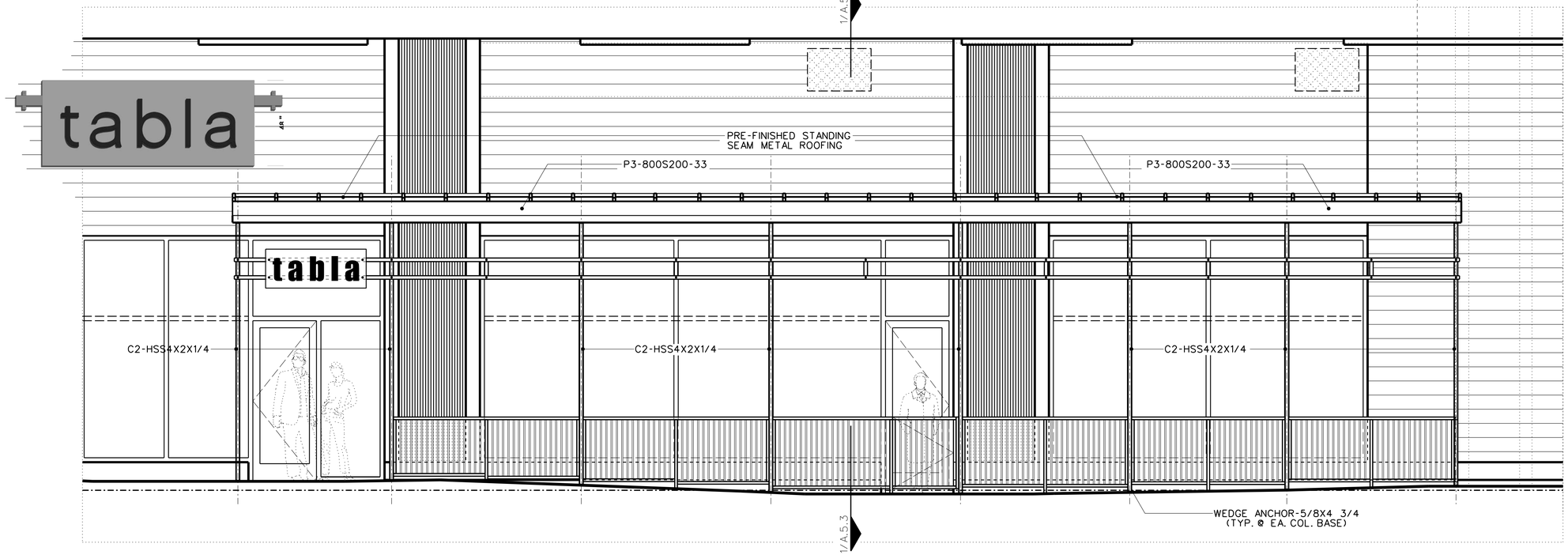
SHEET NO.:

A.5.1



1 A.5.2 OUTDOOR DINING CANOPY ROOF PLAN

3/8"=1'-0"



2 A.5.2 OUTDOOR DINING CANOPY PHARR ROAD EXTERIOR ELEVATION

3/8"=1'-0"

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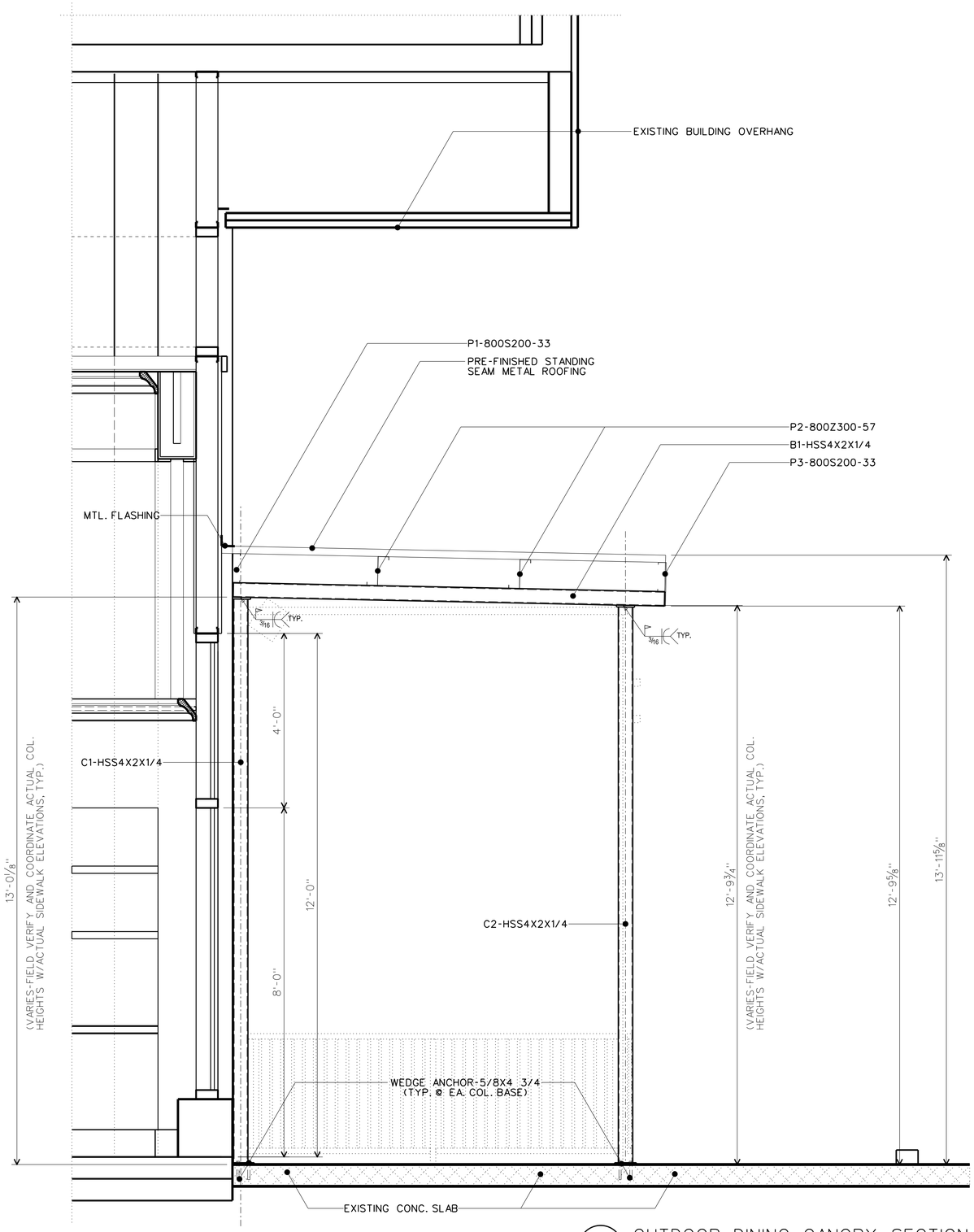

1 / A.5.3 OUTDOOR DINING CANOPY SECTION

3/4"=1'-0"

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DRAWING TITLE:

OUTDOOR DINING CANOPY SECTION

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01.19.2021

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A.5.3