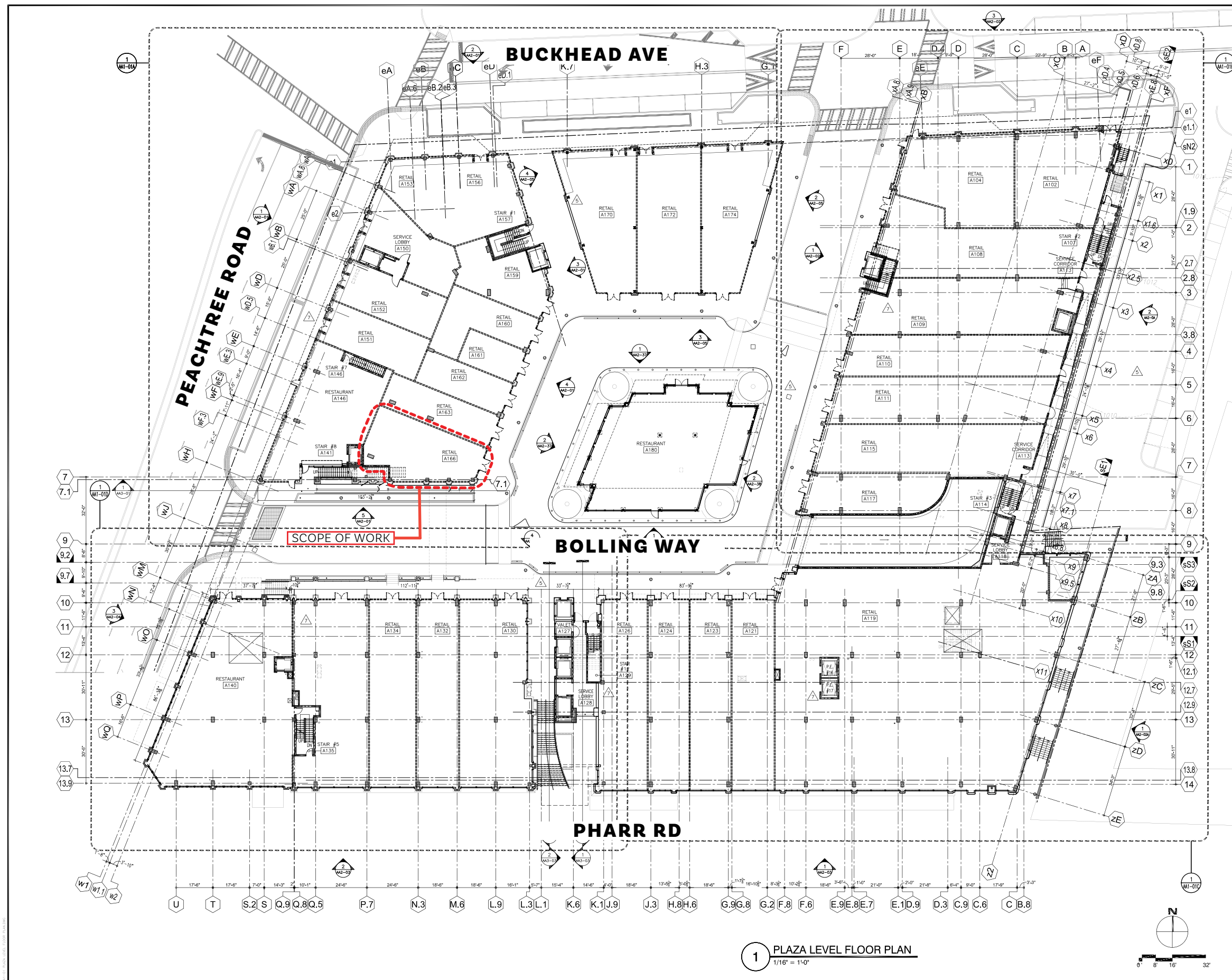


Brown & Co Jewelers
SAP Application Presentation

01.12.2024

PROJECT # 11981.00



1 PLAZA LEVEL FLOOR PLAN
1/16" = 1'-0"

One Piedmont Center, Suite 303 3565 Piedmont Road Atlanta, Georgia 30305

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc. Architects

REVISIONS	
NO.	REMARKS
1	03/15/13
2	07/03/13

PRINTED	
DATE	REMARKS
1/22/12	DD PROGRESS PRINTING
02/08/12	DD DESIGN/PRINT
04/03/12	DD DESIGN DEVELOPMENT
04/16/12	DD FOR INFORMATION ONLY
08/31/12	DDP ISSUE
10/19/12	PERMIT ISSUE
03/15/13	ISSUED FOR CONSTRUCTION
07/03/13	AS #1
08/05/13	AS #2
05/05/14	AS #6

OM OliverMcMillan
<small>© COPYRIGHT 2012</small> <small>THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF</small> <small>SMALLWOOD REYNOLDS STEWART STEWART & ASSOCIATES, INC.</small> <small>ALL RIGHTS RESERVED.</small>
BUCKHEAD PLAZA LEVEL FLOOR PLAN BUCKHEAD ATLANTA PARCEL A ATLANTA, GEORGIA
DATE: 10/19/12 JOB NO.: 211023.00 SHEET NO.: AA1-01

ISSUED FOR CONSTRUCTION

ZONING SPECIFICATION TABLE

PROJECT DESCRIPTION:

THIS PROJECT/SET OF DRAWINGS IS FOR NEW TENANT BUILDING PERMIT AT 3035 PEACHTREE RD NE SUITE #A-166. THE SCOPE OF WORK INLCUDES NEW EXTERIOR STOREFRONT, INTERIOR PARTITIONS AND FINISHES.

PROPERTY ADDRESS 3035 PEACHTREE ROAD
STE #A-166
ATLANTA, GA 30305

ZONING CLASSIFICATION SP1-9 SA 1

ZONING OVERLAY BUCKHEAD PARKING

NET LOT AREA EXISTING

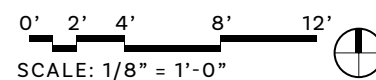
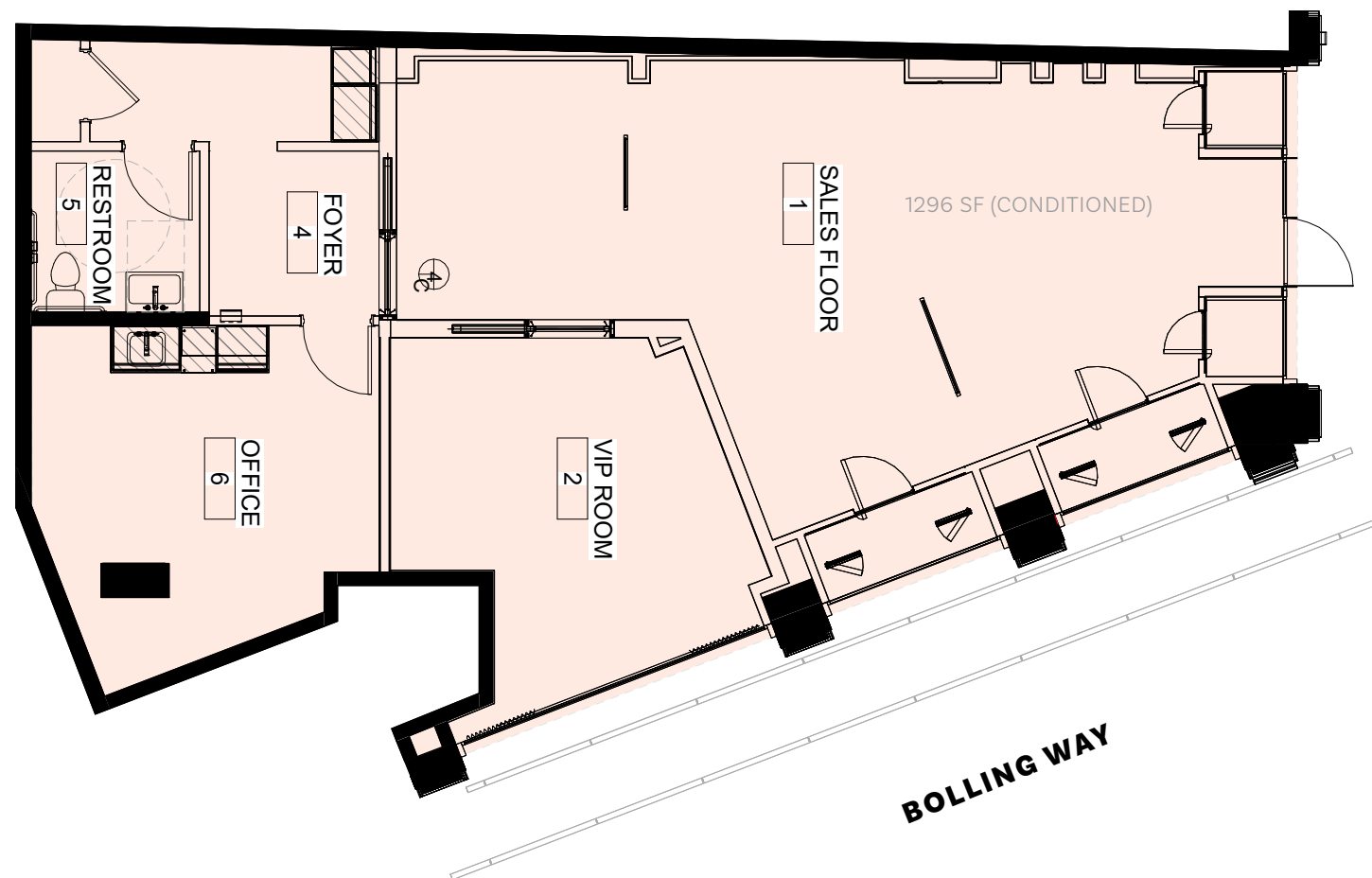
GROSS LAND AREA EXISTING

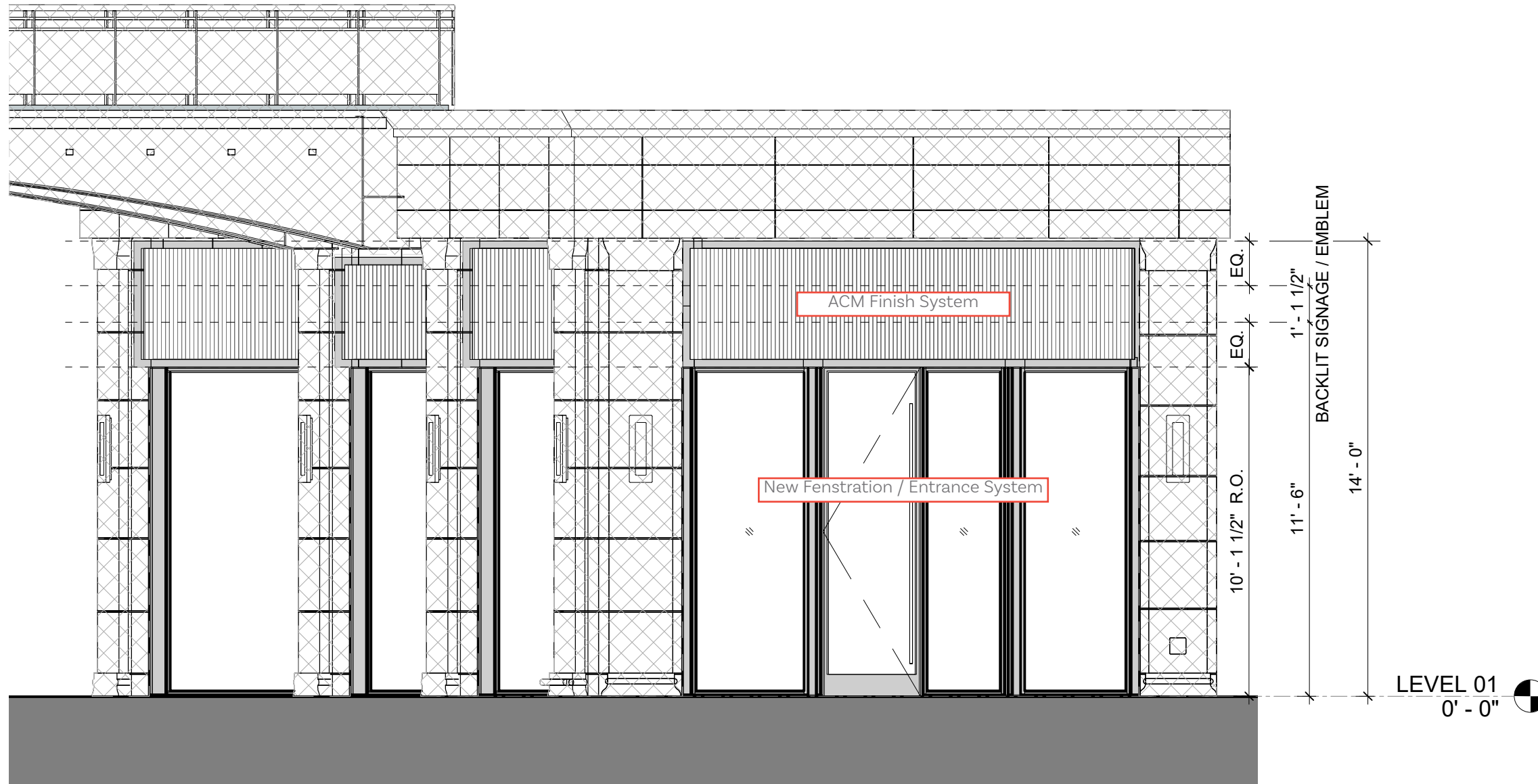
FLOOR AREA RATIO EXISTING

SQUARE FOOTAGE (STRUCTURES) 129.998 SF EXISTING

PARKING EXISTING

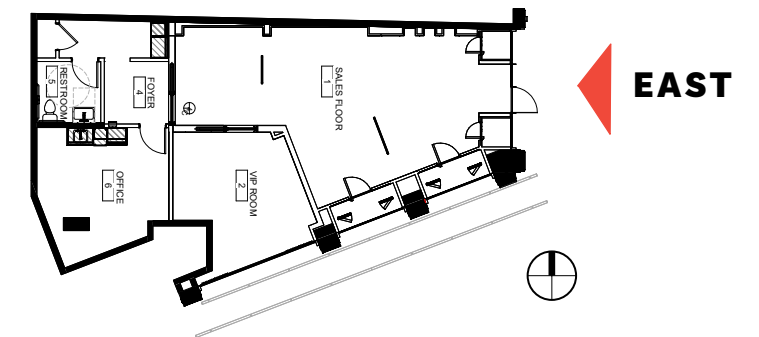
SCOPE OF WORK





1 Proposed East Elevation (Fenestration Replacement)

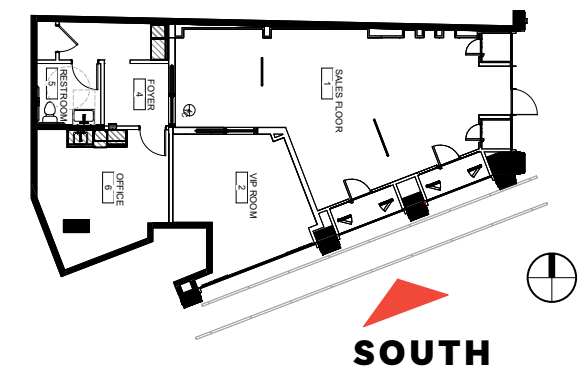
0' 2' 4' 8' 12'
SCALE: 1/8" = 1'-0"





1 Proposed South Elevation (Fenstration Replacement)

0' 2' 4' 8' 12'
SCALE: 1/8" = 1'-0"





2 Proposed Conditions



1 Existing Conditions

THANK YOU



OFFICE OF ZONING AND DEVELOPMENT

55 Trinity Avenue S.W., Suite 3350

Atlanta, Georgia 30303

(404) 330-6145

APPLICATION #: **SAP-24-021**

DATE ACCEPTED **01/29/2024**

NOTICE TO APPLICANT

Address of Property:

3035 Peachtree RD NE

City Council District: **7** Neighborhood Planning Unit (NPU): **B**

Special Administrative Permit (SAP) Hearing Date:

March 27th, 2024 at 12:00 PM

Council Chambers, 2nd Floor, City Hall
55 Trinity Avenue, S.W.

The contact person for NPU B is:

Kim Shorter

404-482-7460

kimzim@gmail.com

Contact info for adjacent NPUs is provided below if necessary:

Additional Contacts:

Please contact the person(s) listed above within five days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

Signed,

Arianna Blake

AB, for Director, Office of Zoning and
Development

Olivia Freeman

OLIVIA A FREEMAN

ZONING SPECIFICATION TABLE

PROJECT DESCRIPTION:

THIS PROJECT/SET OF DRAWINGS IS FOR NEW TENANT BUILDING PERMIT AT 3035 PEACHTREE RD NE SUITE #A-166. THE SCOPE OF WORK INLCUDES NEW EXTERIOR STOREFRONT, INTERIOR PARTITIONS AND FINISHES.

PROPERTY ADDRESS 3035 PEACHTREE ROAD
STE #A-166
ATLANTA, GA 30305

ZONING CLASSIFICATION SP1-9 SA 1

ZONING OVERLAY BUCKHEAD PARKING

NET LOT AREA EXISTING

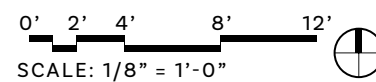
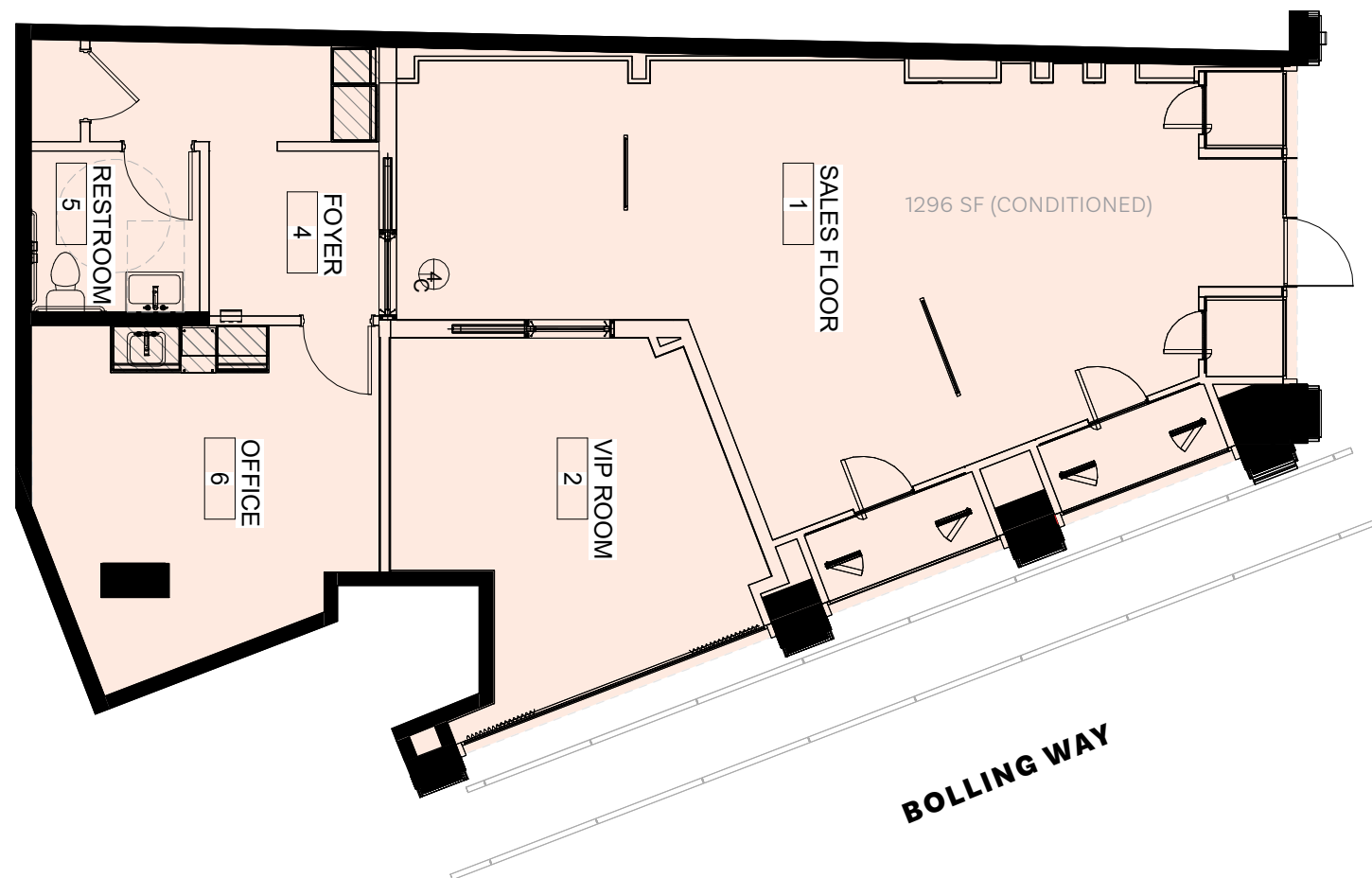
GROSS LAND AREA EXISTING

FLOOR AREA RATIO EXISTING

SQUARE FOOTAGE (STRUCTURES) 129.998 SF EXISTING

PARKING EXISTING

SCOPE OF WORK



TITLE NOTES

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER GA-19037...

- 27. INTENTIONALLY DELETED.
28. INTENTIONALLY DELETED.
29. INDEMNITY AGREEMENT BETWEEN THE STREETS OF BUCKHEAD DEVELOPMENT CO. AT BLOCK C, LLC AND THE CITY OF ATLANTA, DATED AUGUST 28, 2007...

- 50. INDEMNITY AGREEMENT BY AND BETWEEN OMB BUCKHEAD LENDER, LLC AND GEORGIA DEPARTMENT OF TRANSPORTATION, DATED NOVEMBER 4, 2013, AND RECORDED IN DEED BOOK 5248, PAGE 442, FULTON COUNTY, GEORGIA RECORDS.
51. INDEMNITY AGREEMENT BY AND BETWEEN OMB BUCKHEAD LENDER, LLC AND GEORGIA DEPARTMENT OF TRANSPORTATION, DATED NOVEMBER 4, 2013...

BLOCK E:

- 73. TERMS AND PROVISIONS AS CONTAINED IN THAT CERTAIN GROUND LEASE WITH OPTION TO PURCHASE, AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE AND PURCHASE OPTION FROM THE ADAMS PARTNERSHIP A FLORIDA GENERAL PARTNERSHIP TO BUCKHEAD AVENUES DEVELOPMENT CO. AT BLOCK E, LLC...

AS TO BLOCK A, B, AND C ONLY:

- 76. OBLIGATIONS AND PROVISIONS CONTAINED IN THAT CERTAIN THE BACK EASEMENT AGREEMENT BETWEEN THE CITY OF ATLANTA AND BUCKHEAD RECORDS, LLC, DATED AUGUST 29, 2006, FILED AUGUST 29, 2006 AND RECORDED IN DEED BOOK 4354, PAGE 482...

NEW ITEMS

- 80. STORMWATER MANAGEMENT FACILITY INSPECTION AND MAINTENANCE & RENOVATION AGREEMENT, BETWEEN OMB BUCKHEAD LENDER, LLC AND CITY OF ATLANTA, RECORDED ON JANUARY 25, 2013 AT DEED BOOK 52186, PAGE 209, AFORSAID RECORDS.

THE FOLLOWING EXCEPTIONS AFFECT THE PARCELS AS NOTED:

- 47. STORMWATER MANAGEMENT FACILITY INSPECTION AND MAINTENANCE AGREEMENT BETWEEN THE STREETS OF BUCKHEAD LENDERS, LLC, DATED FEBRUARY 22, 2012, AND RECORDED IN DEED BOOK 5047, PAGE 448, FULTON COUNTY, GEORGIA RECORDS...

- 70. DECLARATION OF CONDOMINIUM FOR 262 BUCKHEAD AVENUE, A PARKING CONDOMINIUM BY OMB BUCKHEAD LENDER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED AUGUST 9, 2016 AND RECORDED AUGUST 10, 2016 IN DEED BOOK 5481, PAGE 892, FULTON COUNTY, GEORGIA RECORDS.

PROPERTY DESCRIPTION PARCEL "A" (per Title Commitment)

Being all that tract or parcel of land lying and being in Land Lot 99, 17th District Fulton County, Georgia and being more particularly described as follows: BEGINNING at a point on the southeastern side of Peachtree Road, as an 80 foot right of way which point is 75.85 feet southwesterly from the intersection of the southeastern side of Peachtree Road with the southwestern side of East Paces Ferry Road...

PROPERTY DESCRIPTION PARCEL "B" (per Title Commitment)

Being all that tract or parcel of land lying and being in Land Lot 99, 17th District, Fulton County, Georgia and being more particularly described as follows: BEGINNING at a point on the southeastern side of Peachtree Road, as an 80 foot right of way which point is 75.85 feet southwesterly from the intersection of the southeastern side of Peachtree Road with the southwestern side of East Paces Ferry Road...

PROPERTY DESCRIPTION PARCEL "C" (per Title Commitment)

All that tract or parcel of land lying and being in Land Lot 99 of the 17th District, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows: The "Commoner Master Unit" of 262 Buckhead Avenue. A Master Condominium, as more particularly described and delineated in the Declaration of Condominium for 262 Buckhead Avenue, A Master Condominium, recorded in Deed Book 56481, Page 819, et seq., Fulton County, Georgia records, as amended.

PROPERTY DESCRIPTION PARCEL "E" (per Title Commitment)

All that tract or parcel of land lying and being in Land Lot 99 of the 17th District, Fulton County, Georgia, and being more particularly described as follows: CONDOMINIUM UNIT #10 of Edgemoor Retail Condominium, a Condominium, as more particularly described and delineated in the Declaration of Condominium for Edgemoor Retail Condominium, recorded in Deed Book 38697, page 319, et seq., Fulton County, Georgia records, as amended.



AL TAMPS LAND TITLE SURVEY FOR OMB BUCKHEAD LENDER, LLC, TPG RE FINANCE II, LTD, A CAYMAN ISLANDS EXEMPTED COMPANY, ITS SUCCESSORS, AFFILIATES AND ASSIGNS, FIDELITY NATIONAL TITLE GROUP, ZONING INFO, INC. & CHICAGO TITLE INSURANCE COMPANY (BLOCKS A, B, C & E) LOCATED IN LAND LOTS 61, 99 & 100, 17TH DISTRICT FULTON COUNTY, GEORGIA

Table with columns: Date, Revision, Survey Crew, No., Project No., Approved By, Date, Scale, Path. Includes a detailed revision log with dates and descriptions of changes.

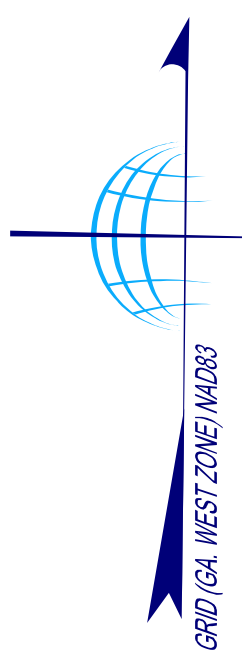
TerraMark Land Surveying, Inc. logo and contact information: 1366 Bells Ferry Road, Marietta, Georgia 30068, Phone No. (770) 421-1927, Fax No. (770) 421-6552, C. A. E. LSP00810.

ABBREVIATIONS

A	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC	ACRE	NF	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTF	OPEN TOP PIPE
B/L	BUILDING SETBACK LINE	PC	POINT OF BEGINNING
BW	BARS/WIRE	PC	POINT OF COMMENCEMENT
CH	CHORD LENGTH	R	RADIUS LENGTH
CLF	CHAINLINK FENCE	ROW	RIGHT OF WAY MONUMENT
CMP	CORRUGATED METAL PIPE	R/W	RIGHT OF WAY
CMC	CONCRETE	R/W MON	RIGHT OF WAY MONUMENT
CTP	CRIMP TOP PIPE	RIB	REBAR
DB	DEED BOOK	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
FDC	FIRE DEPARTMENT CONNECTION	SDE	STORM DRAINAGE EASEMENT
FND	FOUND	SQ. FT.	SQUARE FEET
HDPE	HIGH DENSITY POLYETHYLENE PIPE	SSE	SANITARY SEWER EASEMENT
HPF	IRON PIN FOUND	WPF	WOOD PRIVACY FENCE

AREA TABLE

BLOCK "A"	129,634 SQ FT OR 2.9760 AC
BLOCK "B"	46,604 SQ FT OR 1.0699 AC
TRACT 1	6,363 SQ FT OR 0.1461 AC
TRACT 2	6,363 SQ FT OR 0.1461 AC
BLOCK "C"	121,470 SQ FT OR 2.7886 AC
BLOCK "E"	20,829 SQ FT OR 0.4782 AC
TRACT 1	6,342 SQ FT OR 0.1456 AC
TRACT 3	14,487 SQ FT OR 0.3326 AC
TOTAL:	324,900 SQ FT OR 7.4588 AC



PEACHTREE ROAD
(A.K.A. STATE ROUTE 141)
(APPARENT VARIABLE RIGHT OF WAY)

EAST PACES FERRY ROAD
(APPARENT VARIABLE RIGHT OF WAY)

BOLLING WAY
(APPARENT VARIABLE RIGHT OF WAY)

N. FULTON DRIVE
(APPARENT VARIABLE RIGHT OF WAY)

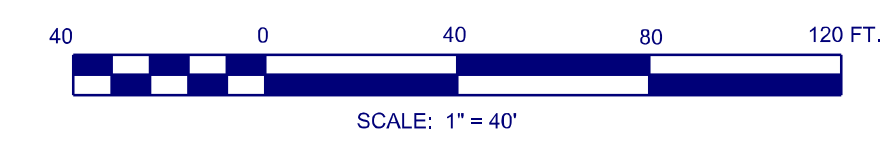
BUCKHEAD AVENUE
(APPARENT VARIABLE RIGHT OF WAY)

PEACHTREE ROAD
(A.K.A. STATE ROUTE 141)
(APPARENT VARIABLE RIGHT OF WAY)

PHARR ROAD
(APPARENT 60' RIGHT OF WAY)

LEGEND

- CURB AND GUTTER (C&G)
- FENCE
- HANDRAIL
- STORM DRAIN LINE
- SANITARY SEWER
- WATER LINE
- GAS LINE
- UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- COMMUNICATION
- TOPOGRAPHIC CONTOUR
- PROPERTY LINE
- CATCH BASIN (DWCB)
- CATCH BASIN (SWCB)
- DRAIN INLET (DI)
- JUNCTION BOX (JB)
- HEAD WALL (HW)
- CURB INLET (CI)
- FLARED END SECTION (FES)
- OUTLET CONTROL STRUCTURE
- YARD DRAIN INLET
- SS MANHOLE (MH)
- CLEANOUT (CO)
- GREASE TRAP (GT)
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- WATER METER (WM)
- FIRE DEPT. CONNECTION (FDC)
- WATER VALVE MARKER
- TRANSFORMER BOX (TX)
- AIR CONDITIONER (AC)
- ELECTRIC METER (EM)
- ELECTRIC UTILITY
- LIGHT POLE (LP)
- POWER POLE (PP)
- UTILITY MANHOLE (UM)
- SPOTLIGHT
- GAS METER (GM)
- GAS VALVE (GV)
- TELEPHONE PEDESTAL
- TRAFFIC SIGNAL BOX (TSB)
- TRAFFIC SIGNAL
- BOLLARD (BO)
- MAIL BOX
- SIGN
- SPOT ELEVATION
- CONCRETE AREA
- OVERHANG AREA
- RIP-RAP AREA
- BRICK AREA
- TREELINE



ALTAIANSPS LAND TITLE SURVEY FOR
OMB BUCKHEAD LENDER, LLC;
TPG RE FINANCE II, LTD. A CAYMAN ISLANDS EXEMPTED
COMPANY, ITS SUCCESSORS, AFFILIATES AND ASSIGNS;
FIDELITY NATIONAL TITLE GROUP, ZONING INFO, INC. &
CHICAGO TITLE INSURANCE COMPANY
(BLOCKS A, B, C, & E)
LOCATED IN LAND LOTS 61, 99 & 100, 17TH DISTRICT
FULTON COUNTY, GEORGIA

SHEET NO.
3
4
DRAWING# TM 11 130

Project No.	2011-130V	Drawn By	KV/NC	Checked By	PBC	Date	11/08/16	Scale	1"=40'
Survey/Check	JR	Drawn By	KV/NC	Checked By	PBC	Date	11/08/16 <td>Scale</td> <td>1"=40'</td>	Scale	1"=40'
Revision		Addressed Comments		Addressed Comments					
#1	11/22/16	Addressed Comments		Addressed Comments					
#2	11/23/16	Addressed Comments		Addressed Comments					
#3	11/23/16	Addressed Comments		Addressed Comments					
#4	12/14/16	Addressed Comments		Addressed Comments					

TerraMark Land Surveying, Inc.
1396 Bell's Ferry Road
Marietta, Georgia 30066
Phone No. (770) 421-1927
Fax No. (770) 421-6552
E-Mail: info@terramark.com
Professional Land Surveying C.O. #E LSF000810

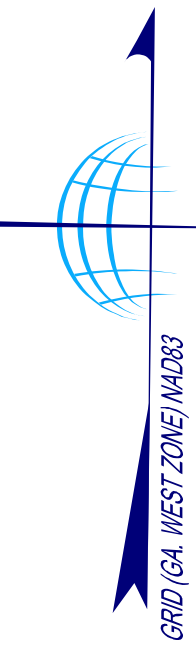
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ABBREVIATIONS

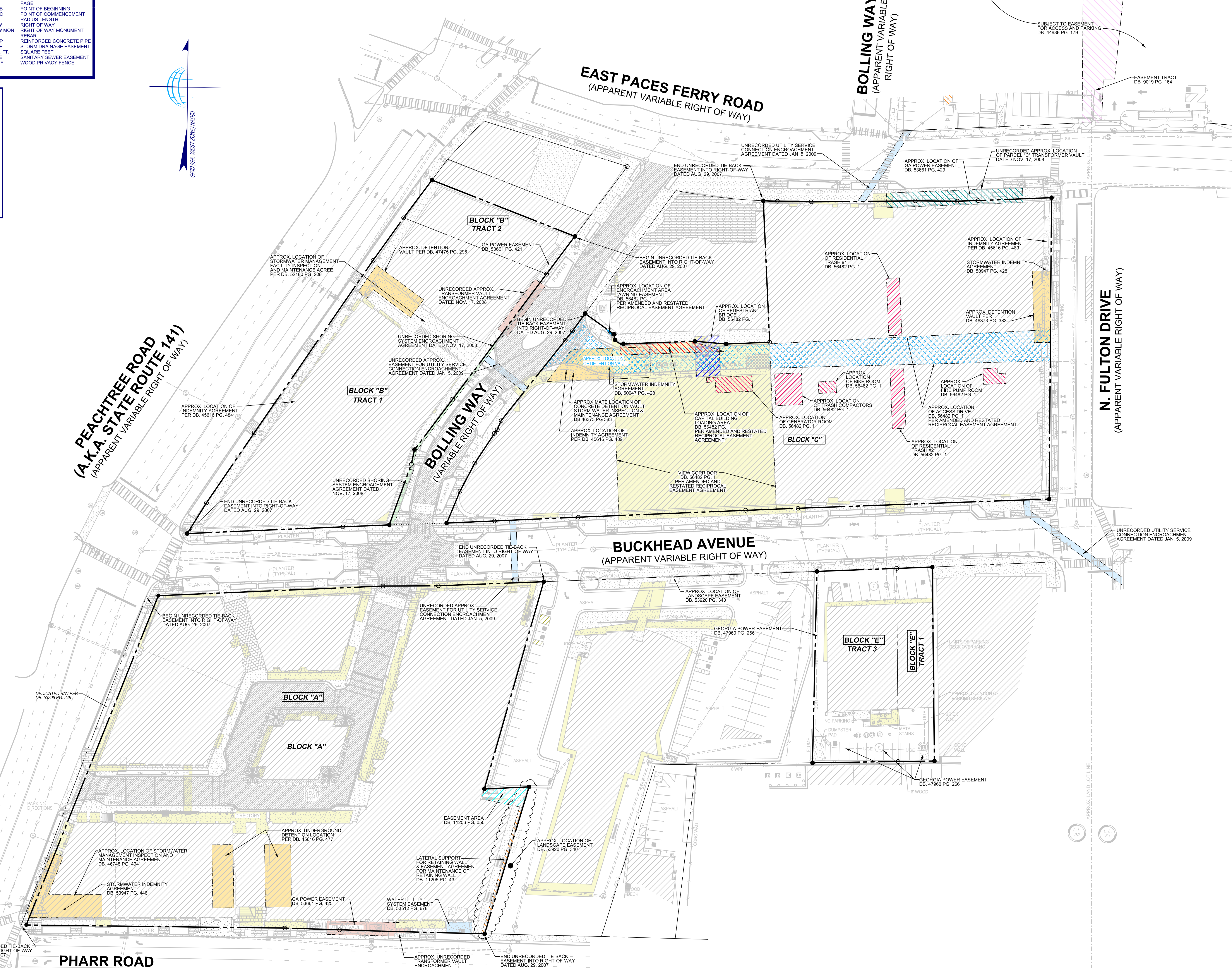
A	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC	ACRE	NF	NOW OR FORMERLY
AE	ACCESS EASEMENT	OP	OPEN TOP PIPE
BSL	BUILDING SETBACK LINE	PS	SURVEY BOOK
BW	BARRIERS	PL	PAGE
CH	CHORD LENGTH	POB	POINT OF BEGINNING
CLF	CHAIN LINK FENCE	POC	POINT OF COMMENCEMENT
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FND	FOUND	SQ. FT.	SQUARE FEET
HDPE	HIGH DENSITY POLYETHYLENE PIPE	SSE	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	WPF	WOOD PRIVACY FENCE

AN UNRECORDED TIE-BACK PERMANENT ENCROACHMENT AGREEMENT FROM THE CITY OF ATLANTA EXISTS ALONG THE FOLLOWING PROPERTY LINES:

- BLOCK "A": PHARR ROAD RIGHT-OF-WAY, BUCKHEAD AVENUE RIGHT-OF-WAY
- BLOCK "B": BUCKHEAD AVENUE RIGHT-OF-WAY, BOLLING WAY RIGHT-OF-WAY
- BLOCK "C": BOLLING WAY RIGHT-OF-WAY, BUCKHEAD AVENUE RIGHT-OF-WAY, NORTH FULTON DRIVE RIGHT-OF-WAY, EAST PACES FERRY ROAD RIGHT-OF-WAY



EASEMENTS



LEGEND

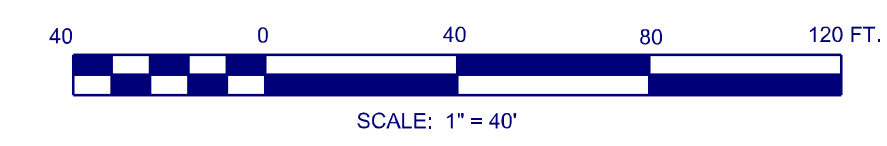
	CURB AND GUTTER (C&G)
	FENCE
	HANDRAIL
	STORM DRAIN LINE
	SANITARY SEWER
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	OUTLET CONTROL STRUCTURE
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Professional Land Surveying C. O. A.# LSP000810

Project No.	2011-130V	Survey/Drawn By	JR/KV/NC	Revision	Date
No.	#1	ADDRESS COMMENTS	11/22/16	11/22/16	
			11/20/16	11/20/16	
			12/14/16	12/14/16	
			12/14/16	12/14/16	

ALTA/NSPS LAND TITLE SURVEY FOR
 OMB BUCKHEAD LENDER, LLC;
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 COMPANY, ITS SUCCESSORS, AFFILIATES AND ASSIGNS;
 FIDELITY NATIONAL TITLE GROUP-ZONING-INFO, INC. &
 CHICAGO TITLE INSURANCE COMPANY
(BLOCKS A, B, C, & E)
 LOCATED IN LAND LOTS 61, 99 & 100, 17TH DISTRICT
 FULTON COUNTY, GEORGIA



JOB NUMBER: 2011-130V PG. 02 OF 02 SIZE: 24 X 36