



OFFICE OF ZONING AND DEVELOPMENT
55 Trinity Avenue S.W., Suite 3350
Atlanta, Georgia 30303
(404) 330-6145

APPLICATION #: **SAP-24-029**
DATE ACCEPTED **02/07/2024**

NOTICE TO APPLICANT

Address of Property:

3035 Peachtree RD NE

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

Special Administrative Permit (SAP) Hearing Date:

Wednesday, March 27, 2024 at 12:00 PM

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

The contact person for NPU **B** is:

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,

JW, for Director, Office of Zoning and
Development

Anamaria Hazard

SAP-24-029





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) JPPF Buckhead Village, L.P. by Dentons US LLP
ADDRESS 303 Peachtree Street, NE, Suite 5300 Atlanta, GA 30308
PHONE NO. 404-527-4907 **EMAIL** anamaria.meanes@dentons.com

PROPERTY LANDOWNER JPPF Buckhead Village, L.P.
ADDRESS 675 Ponce de Leon Ave. NE. Suite 7000, Atlanta, Ga 30308
PHONE NO. 770-805-1000 **EMAIL** frances.bohn@jmaestownlp.com

ADDRESS OF PROPERTY 3035 Peachtree Street, Atlanta, GA 30305
Land District 17 **Land Lot** 99 **Council District** 7 **NPU** B

Is property within the BeltLine Overlay District? Yes No Zoning Classification SPI-9 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.
- 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).
- 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 2/6/24 Signature of Applicant [Signature]

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 _____
Revised for Online Submissions, February 2021



SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION

NPU Notification Cover Page

(ONLY APPLICABLE FOR BELTLINE, NC-2, NC-6, NC-10, NC-11, NC-12 & NC-14 DISTRICT)

File # _____

*****Applicant shall submit this letter as the cover page to the package mailed to NPU chair or designee*****

NPU Chairperson or Designee:

Enclosed is a copy of a Special Administrative Permit (SAP) application for a property located within the Beltline Overlay, NC-2, NC-6, NC-10, NC-11, NC-12 or NC-14 zoning district. As part of the SAP application process applicants are required to submit site plans and building elevations, as applicable to the scope of work, to the Office of Zoning & Development for approval prior to obtaining a building permit. The following scopes of work may trigger SAP approval in the previously mentioned zoning districts:

“All exterior demolition, new construction (including additions to existing buildings), expansions of outdoor dining or any construction which results in increased lot coverage, modification of the building footprint, or modification of building facades that alters the configuration of openings. “

In addition to the SAP submittal as specified above, the applicant is also required to send a full copy of the SAP application to the respective NPU chair or their designee, evidenced with a mailing certificate, so that the NPU has an opportunity to review and provide written comments to the Office of Zoning & Development regarding an application prior to any SAP approval. Please note that for Beltline Overlay Districts where underlying zoning regulations require Variance, Special Exception or Special Use Permit action, the SAP shall not be issued until the necessary approval has been obtained.

The time period for NPU comment is 21 days from the date of the postage certificate. If the NPU does or does not have comments, or feels they are unnecessary, the Office of Zoning & Development should receive such written notification as soon as possible within the 21-day period. Comments received after the designated review period are not required to be considered in the Office's project review or approval.

The Beltline Overlay, NC-2, NC-6, NC-10, NC-11, NC-12 and NC-14 zoning districts primarily have design requirements that prescribe parameters for site layout and building elevations. Issues of land use or density (building square footage or number of units) are addressed by the underlying zoning district regulations. Therefore, NPU review should primarily focus their comments on the following items:

- Building placement
- Building setbacks adjacent to streets (pertaining to minimum sidewalks and supplemental zones widths), and transitional yards
- Provision of sidewalks and street trees
- Provision of parking, loading and bicycle spaces
- Location of parking and driveways
- Parking lot landscaping
- Parking deck façade elevations
- Building façade elevations related to entrances and windows
- Other zoning regulations that are eligible for administrative variations

For questions, ask for an SAP staff member at 404-330-6145.

Please send your written comments and or questions referencing the SAP case number and address to:

SAPComments@atlantaga.gov



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP)
AFFIDAVIT OF NPU NOTIFICATION

[ONLY APPLICABLE FOR BELTLINE, NC-2, NC-6, NC-10, NC-11, NC-12 & NC-14 DISTRICT]

File # _____

This Affidavit form and a copy of the United States Postal Service Certificate of Mailing are required by owner and applicant of the property subject to the Special Administrative Permit application. Submit within FIVE (5) days of application submittal.

The Neighborhood Planning Unit (NPU) has TWENTY ONE (21) days from the date of the associated certificate of mailing to provide one (1) set of written comments to the Office of Zoning and Development prior to any SAP approval.

LOCATION OF SUBJECT PROPERTY:

Street Address(es): 3035 Peachtree Street, Atlanta, GA 30305

Zoning Classifications SPI-9 SA1 Land District 17 Land Lot 99 Council District 2 NPU B

APPLICANT:

Name: _____

Company: _____

Address: 303 Peachtree Street, NE, Suite 5300 Atlanta, GA 30308

Telephone: 404-527-4907 Email: anamaria.meanes@dentons.com

As the APPLICANT, I, _____ swear and affirm that I have notified the NPU(s) to which this Special Administrative Permit (SAP) affects, and am aware of the applicable requirements of the City of Atlanta Zoning Ordinance Sections 16-36.004, 16-32J.002(1), 16-32K.002(1), and 16-32L.002(1).

NPU Contact Information

Name of Contact Person(s) Phone Number(s) Email Address (es)

Adjacent NPU(s) Contact Information

Name of Contact Person(s) Phone Number(s) Email Address (es)

(To be completed by Notary):

Personally Appeared Before Me this _____ day of _____, 20_____.

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

Signature of Notary Public

Date

(To be completed by Applicant & Staff):

Signature of Applicant

Printed Name of Applicant

Office of Zoning & Development Staff

Signature of Staff only represents that the required notification to the NPU has been completed and does not indicate any position of the Office of Zoning and Development on the application.



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)	174,308					
Net Lot Area (NLA)	132,193					
Floor Area Ratio (FAR) – as applicable. Check which used for residential: <input type="checkbox"/> GLA, or <input checked="" type="checkbox"/> NLA						
	Residential FAR Ratio	Residential Square Footage	Non-Residential FAR Ratio	Non-Residential Square Footage		
Base Allowed	n/a		8.2	1,083,983		
Base Provided	n/a		1.5	198,160		
Bonus Allowed	n/a		n/a			
Bonus Provided	n/a		n/a			
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				65%		
Provided (specify for each street)				Peachtree: 68% Pharr: 76% Buckhead: 77%		



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		
<ul style="list-style-type: none"> • 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. <ul style="list-style-type: none"> ○ 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 <u>corresponding net lot or GLA lot sized used to calculate FAR</u>) 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. <ul style="list-style-type: none"> ○ 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		
<i>(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.)</i>		
	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		
<i>(These are areas not counted towards Public Space Requirements)</i>		
	Ratio	Total Square Footage
Minimum Required		
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
Development Controls Specifications (Required)

File # _____

Non-Residential Public Space Requirements (refer to Chapter 28 for clarification)

PSR: Public Space Requirements for Non-residential & Mixed-use Developments		
<i>(These are areas not counted towards UOSR)</i>		
Public Space provided = (square footage area of exterior space) + (square footage area of interior space)		
	Percentage (%)	Total Square Footage
Minimum Required	5%	6,610
Provided	5%	6,610
Square Footage Breakdown of PSR amounts provided by the following:		
EXTERIOR (accessible to general public such as landscaped areas, plazas, terraces, patios, observation decks, fountains, sidewalks, common areas, open recreational spaces, etc.)		
INTERIOR (ground-level area accessible to the general public during normal business hours such as malls, galleries, atria, lobbies, concourses, plaza, walkways, fountains, landscape areas for public recreation, pedestrian seating, or eating and similar public amenities)		

Parking and Loading Requirements (refer to district regulations and Chapter 28 for clarification)

Residential Unit Breakout				
Number of Studios	Number of 1 BR	Number of 2 BR	Number of 3 BR	Number of 4 BR
On-site Parking Spaces				
	Residential		Non-residential Uses	
Minimum Required			n/a	
Provided			n/a	
Maximum Allowed			n/a	
Bicycle Parking Spaces				
	Residential		Non-residential Uses	
Minimum Required			n/a	
Provided			n/a	
On-site Loading Spaces (see applicable zoning district requirements or Section 16-028.015)				
	Residential/Hotel		Non-residential Uses (break out by use)	
Minimum Required (specify for each use)			n/a	
Provided (specify for each use)			n/a	



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.

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.

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.

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, 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 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.

Anamaria Howard Meares
Applicant Printed Name

[Handwritten Signature]
Applicant Signature

2/6/24
Date



February 6, 2024

RE: Project Summary for 3035 Peachtree Road Unit A156: Vuori

COA Office of Zoning and Development:

Jamestown seeks approval to upgrade the façade of Suite A156, located at Buckhead Village (3035 Peachtree Street, Suite A156, Atlanta, GA 30305), including the addition of tenant signage. There will be no expansion of the structure itself. All existing development controls will remain the same from the approved SAP on site (SAP-11-108). The attached plans outline following work proposed for the facade:

- Limewash of existing precast stone façade columns, base and cornice
- Painting of existing canopies
- Install plaster finish at existing metal infill panels
- Replacement of existing sconce light fixtures
- Install illuminated tenant signage on canopy

SAP-24-029

City of Atlanta | Department of City Planning
OFFICE OF ZONING & DEVELOPMENT

RECEIVED

DATE: 2/7/2024

PROJECT DESCRIPTION

REQUEST TO ADD TWO (2) NEW TENANT SIGNS TO BE MOUNTED TO THE TOP OF THE EXISTING CANOPIES, ONE (1) ALONG PEACHTREE ROAD AND ONE (1) ALONG BUCKHEAD AVENUE.

SAP SUBMISSION

UNIT A156
3035 PEACHTREE ROAD
ATLANTA, GA 30305

JANUARY 30, 2024

LAND LOT 99
DISTRICT 17TH
SPI-9, SA-1
SAP-12-39,
APPROVED 11.08.2012
CITY COUNCIL 7TH DISTRICT
NPU B

AREA OF WORK



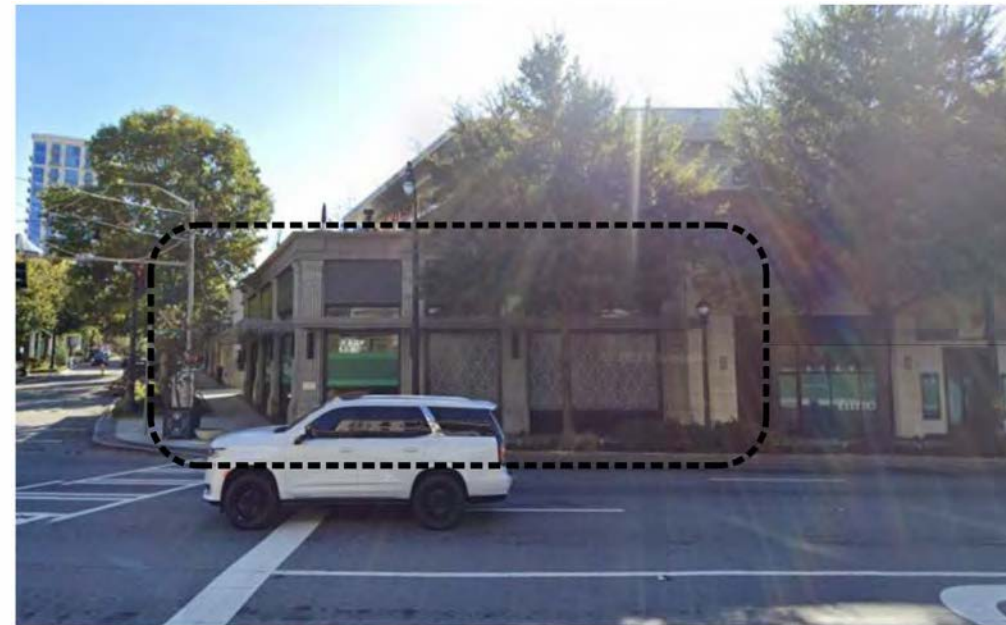
EXISTING - BUCKHEAD AVENUE



EXISTING - BUCKHEAD AVENUE & PEACHTREE ROAD



KEY PLAN



EXISTING - PEACHTREE ROAD

AREA OF WORK



PROJECT TEAM

CLIENT REPRESENTATIVE:
FRANCES BOHN, DIRECTOR
JAMESTOWN, LLP
3035 PEACHTREE ROAD, 100
ATLANTA, GA 30305
P: 404.835.8230

ARCHITECT:
JOHN MOORES, AIA
LUPO GROUP, LLC
400 VILLAGE PARKWAY, UNIT 106
ATLANTA, GA 30306
P: 770.316.9739

PROPERTY LANDLORD

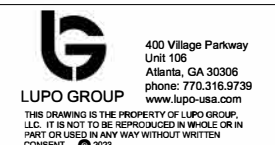
JPPF BUCKHEAD VILLAGE, L.P.
675 PONCE DE LEON AVENUE, NE
7TH FLOOR
ATLANTA, GA 30308

A.1

COVER SHEET
PROJECT DESCRIPTION

SUITE A156
BUCKHEAD VILLAGE DISTRICT
3065 PEACHTREE STREET
ATLANTA, GA 30306

ISSUED FOR CONSTRUCTION

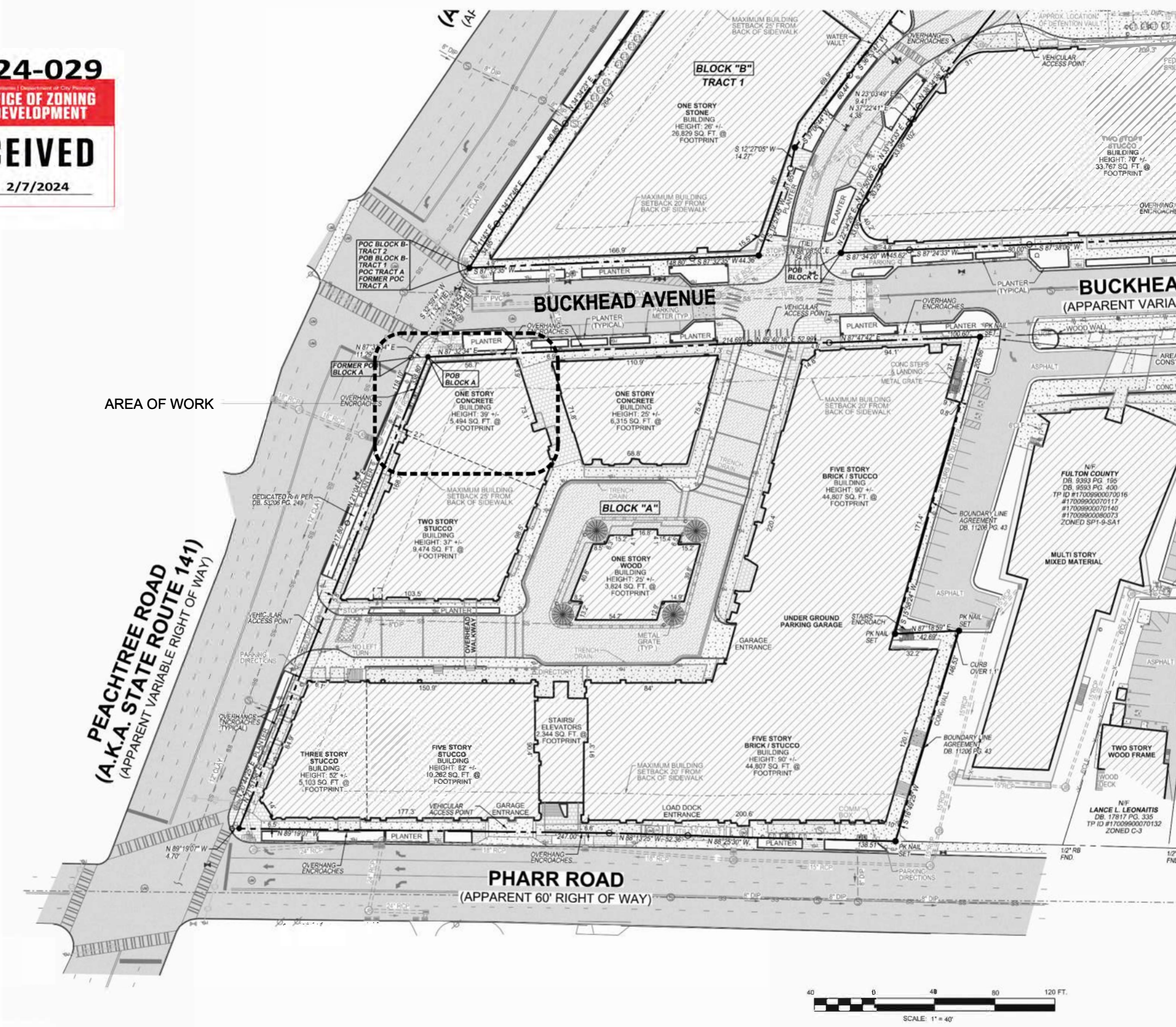


SAP-24-029

City of Atlanta | Department of City Planning
OFFICE OF ZONING
& DEVELOPMENT

RECEIVED

DATE: 2/7/2024



A.2 PARCEL A - SITE PLAN

SUITE A156
BUCKHEAD VILLAGE DISTRICT
3065 PEACHTREE STREET
ATLANTA, GA 30306



ISSUED FOR CONSTRUCTION

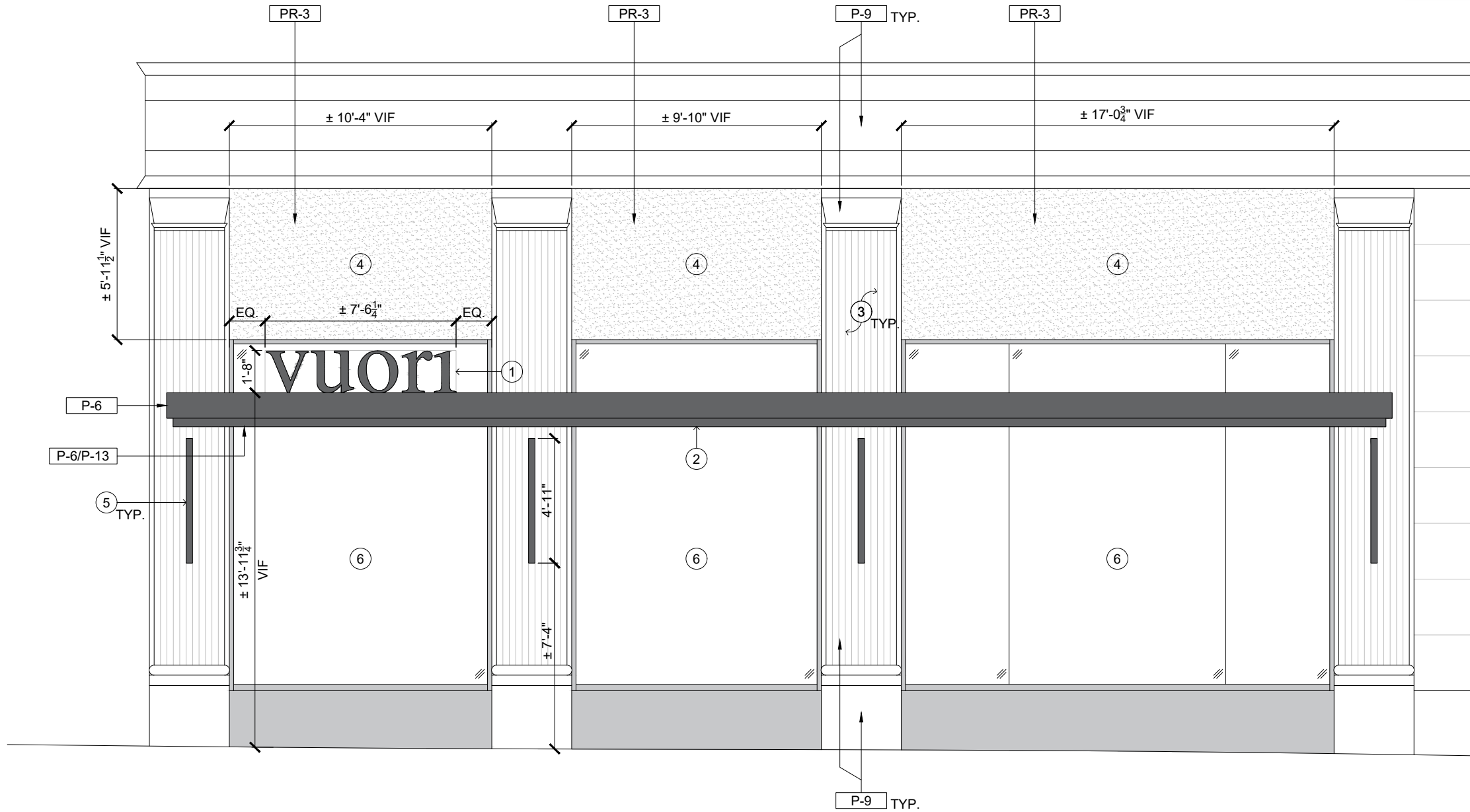


SAP-24-029

City of Atlanta | Department of City Planning
OFFICE OF ZONING & DEVELOPMENT

RECEIVED

DATE: 2/7/2024



EXTERIOR ELEVATION KEYNOTES

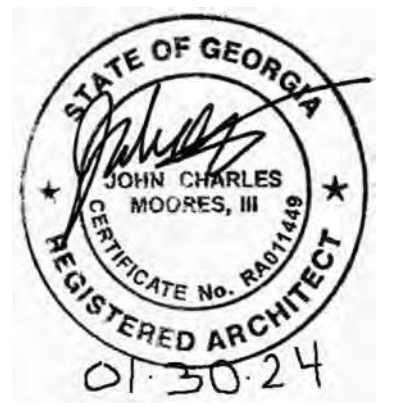
- ① ILLUMINATED SIGNAGE ON ASTRONOMICAL TIMER MOUNTED TO TOP OF EXISTING CANOPY. COORDINATE WITH SIGNAGE VENDOR'S SHOP DRAWINGS.
- ② EXISTING CANOPY TO BE PAINTED AS SCHEDULED, TYP. ALL SIDES AND EDGES. SEE RENDERINGS FOR PAINT TRIM AT UNDERSIDE OF CANOPIES.
- ③ EXISTING STONE FACADE TO BE THOROUGHLY CLEANED AS REQUIRED. PROVIDE LIMEWASH AS SCHEDULED, TYP. ALL SURFACES.
- ④ PLASTER FINISH AS SCHEDULED OVER EXISTING METAL PANEL, TYP. ALL SURFACES.
- ⑤ SCONCE (L-28) AS SCHEDULED. REUSE EXISTING POWER CONNECTION.
- ⑥ EXISTING STOREFRONT SYSTEM, GLASS, AND DOORS TO REMAIN. THOROUGHLY CLEAN AS REQUIRED.

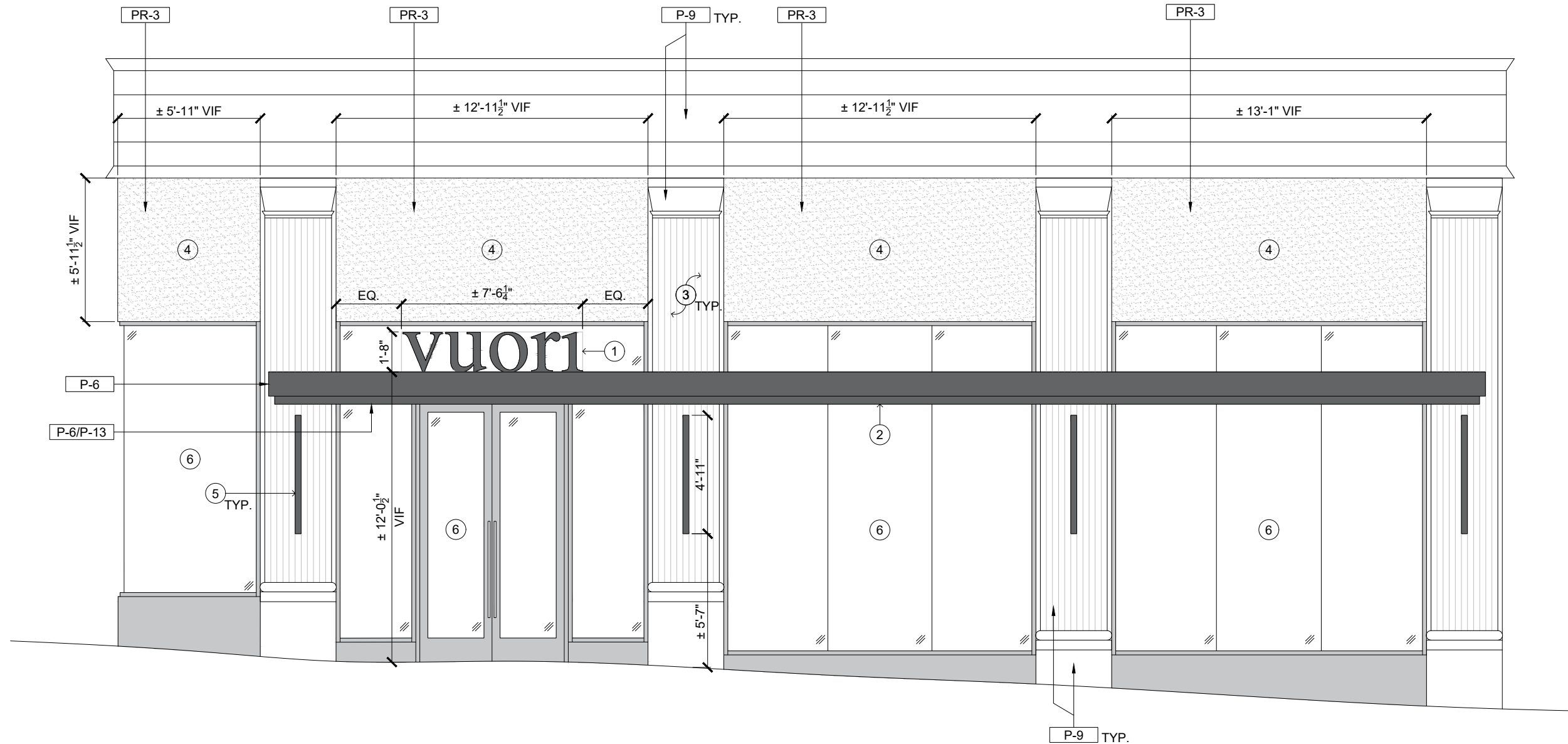
NOTE: DIMENSIONS SHOWN ARE SOURCED FROM THE LANDLORD'S PROVIDED DRAWINGS, DATED 10/3/22. TENANT AND TENANT'S ARCHITECT MAKE NO CLAIMS AS TO THE ACCURACY OF THE DIMENSIONS AND CONDITIONS SHOWN. ALL DIMENSIONS AND EXISTING CONDITIONS MUST BE VERIFIED IN FIELD.

NORTH ELEVATION

VUORI BUCKHEAD VILLAGE

STOREFRONT DESIGN INTENT | 12.18.23





EXTERIOR ELEVATION KEYNOTES

- ① ILLUMINATED SIGNAGE ON ASTRONOMICAL TIMER MOUNTED TO TOP OF EXISTING CANOPY. COORDINATE WITH SIGNAGE VENDOR'S SHOP DRAWINGS.
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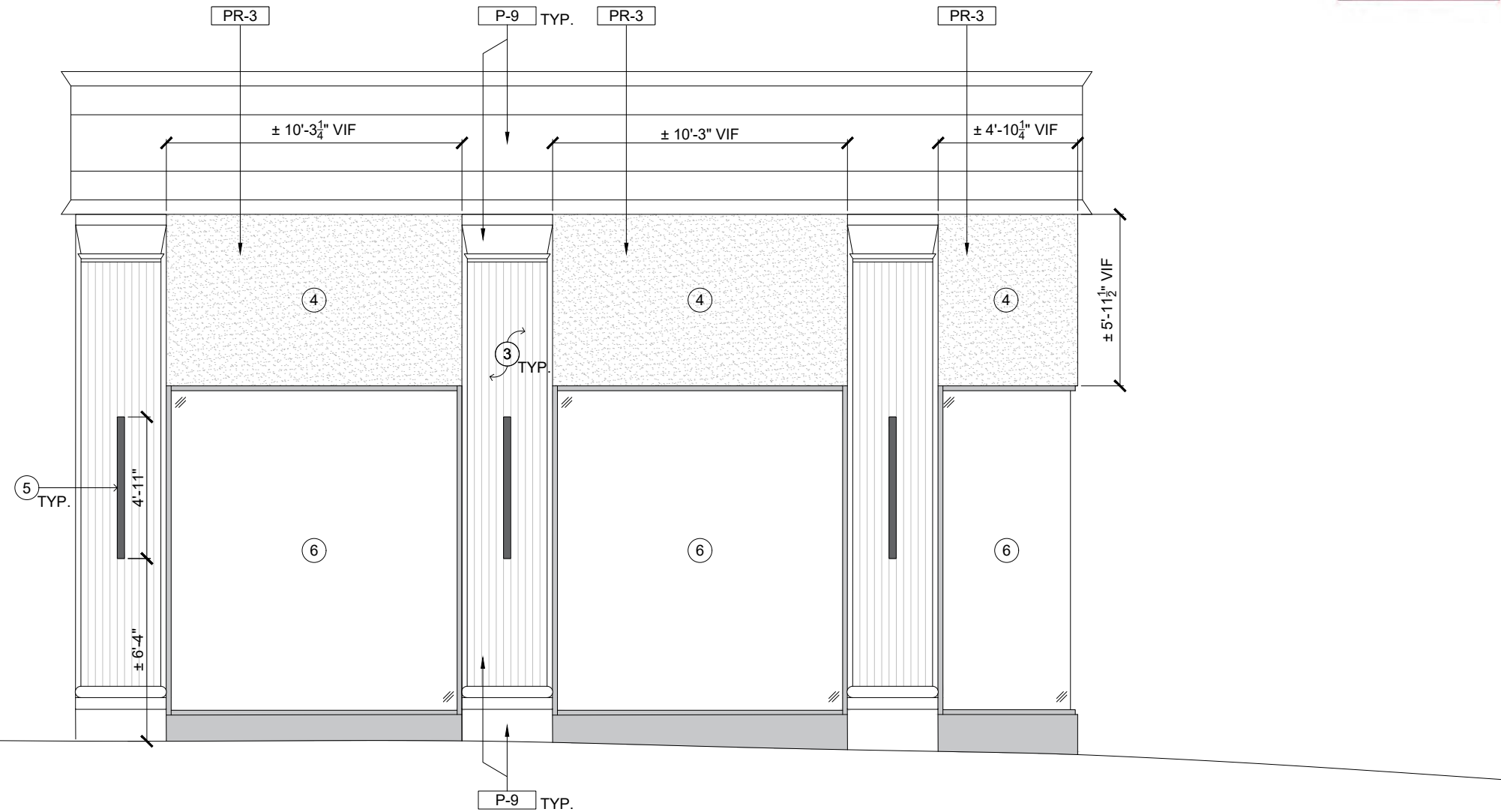
EAST ELEVATION

VUORI BUCKHEAD VILLAGE

STOREFRONT DESIGN INTENT | 12.18.23



SAP-24-029



EXTERIOR ELEVATION KEYNOTES

- ① ILLUMINATED SIGNAGE ON ASTRONOMICAL TIMER MOUNTED TO TOP OF EXISTING CANOPY. COORDINATE WITH SIGNAGE VENDOR'S SHOP DRAWINGS.
- ② EXISTING CANOPY TO BE PAINTED AS SCHEDULED, TYP. ALL SIDES AND EDGES. SEE RENDERINGS FOR PAINT TRIM AT UNDERSIDE OF CANOPIES.
- ③ EXISTING STONE FACADE TO BE THOROUGHLY CLEANED AS REQUIRED. PROVIDE LIMEWASH AS SCHEDULED, TYP. ALL SURFACES.
- ④ PLASTER FINISH AS SCHEDULED OVER EXISTING METAL PANEL, TYP. ALL SURFACES.
- ⑤ SCIONCE (L-28) AS SCHEDULED. REUSE EXISTING POWER CONNECTION.
- ⑥ EXISTING STOREFRONT SYSTEM, GLASS, AND DOORS TO REMAIN. THOROUGHLY CLEAN AS REQUIRED.

NOTE: DIMENSIONS SHOWN ARE SOURCED FROM THE LANDLORD'S PROVIDED DRAWINGS, DATED 10/3/22. TENANT AND TENANT'S ARCHITECT MAKE NO CLAIMS AS TO THE ACCURACY OF THE DIMENSIONS AND CONDITIONS SHOWN. ALL DIMENSIONS AND EXISTING CONDITIONS MUST BE VERIFIED IN FIELD.

SOUTH ELEVATION

VUORI BUCKHEAD VILLAGE

STOREFRONT DESIGN INTENT | 12.18.23





FINISH SCHEDULE

TAG	DESCRIPTION	MANU.	PRODUCT / MODEL / SPECIES / GRADE	COLOR	FINISH	SIZE / THICKNESS	SUB. (Y/N)	MAT. (Y/N)	FLAME SPREAD RATING	NOTES
P-6	PAINT - EXTERIOR - METAL	SHERWIN WILLIAMS	PRO INDUSTRIAL WATERBASED ALKYD URETHANE	7062 ROCK BOTTOM	LOW GLOSS	N/A	Y	Y	CLASS A	PRIME PER MANU. INSTRUCTIONS.
P-9	PAINT - MASONRY LIMEWASH	ROMABIO	AVORIO WHITE LIMEWASH	WHITE	LIMEWASH	N/A	Y	Y	CLASS A	GC TO PROVIDE ON SITE MOCKUPS FOR REVIEW.
P-13	PAINT - EXTERIOR - METAL	SHERWIN WILLIAMS	PRO INDUSTRIAL WATERBASED ALKYD URETHANE	7029 AGREEABLE GRAY	LOW GLOSS	N/A	Y	Y	CLASS A	PRIME PER MANU. INSTRUCTIONS.
PR-3	MINERAL LIME - EXTERIOR PLASTER	NOVACOLOR	MARMORINO KS	CUSTOM MATCH TO SW 7004 SNOWBOUND	N/A	N/A	Y	Y	N/A	PROVIDE PRIMER PER MANUFACTURER'S RECOMMENDATIONS FOR SUBSTRATE. PROVIDE WITH NOVACOLOR RASAL BASE COAT AND (2) COATS NOVACOLOR ACQUADIVETRO SEALANT.

LIGHTING SCHEDULE

TAG	QTY.	DESCRIPTION	MANU.	PRODUCT / MODEL	FIXTURE / TRIM FINISH	LAMP / COLOR TEMP	UNIT WATT (W)	TOTAL WATT (W)	SUB (Y/N)	MAT (Y/N)	NOTES
L28	11	WALL SCONCE - EXTERIOR	HAYLEN	WATERPROOF LED WALL LIGHT, SIZE #5 59" x 3" x 1.8"	BLACK METAL	DIMMABLE	60	660	Y	N	-





SAP-24-029
 OFFICE OF ZONING
 & DEVELOPMENT
RECEIVED
 DATE: 2/7/2024

SIGNAGE AND ASSOCIATED
 POWER BY TENANT, TYP. FOR (2)

4" WIDE PAINT TRIM (P-13) AS
 SCHEDULED, TYP. AROUND ALL
 EDGES OF RECESS AT UNDERSIDE
 OF CANOPY.



RENDERINGS

VUORI BUCKHEAD VILLAGE

STOREFRONT DESIGN INTENT | 12.18.23



SURVEY NOTES

EQUIPMENT USED:
A TOPCON Z23 TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.
A TRIMBLE R-8 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.
CLOSURE STATEMENT:
THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE. BLOCK "A" IS ACCURATE WITHIN ONE FOOT IN 500,145 FEET. BLOCK "B" IS ACCURATE WITHIN ONE FOOT IN 726,833 FEET. BLOCK "C" IS ACCURATE WITHIN ONE FOOT IN 85,077 FEET. BLOCK "D" IS ACCURATE WITHIN ONE FOOT IN 115,837 FEET. BLOCK "E" OVERALL IS ACCURATE WITHIN ONE FOOT IN 777,834 FEET. BLOCK "E" TRACT ONE IS ACCURATE WITHIN ONE FOOT IN 68,240 FEET. BLOCK "E" TRACT TWO IS ACCURATE WITHIN ONE FOOT IN 75,066 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED, ARE WITHIN THE POSITIONAL TOLERANCES ALLOWED FOR ALTA/NSPS LAND TITLE 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.

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 IS SHOWN IN THIS SURVEY. ADDITONALLY A CERTIFIED CONTRACTOR IS THE ONLY WAY TO VERIFY THE 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 WATERERS 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 WATERERS OR BUFFERS IDENTIFIED OR NOT IDENTIFIED HEREON.

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.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON JANUARY 12, 2016. SITE WAS LAST UPDATED ON SEPTEMBER 15, 2016 TO VERIFY FIELD CONDITIONS.

THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY ALTA COMMITMENT, COMMITMENT NO. GA 162377 WITH AN EFFECTIVE DATE OF AUGUST 18, 2016, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

THIS SURVEY ACCURATELY SHOWS THE LOCATION OF OBSERVED BUILDINGS, STRUCTURES, AND OTHER IMPROVEMENTS SITUATED ON THE PREMISES. EXCEPT AS SHOWN HEREON, THERE ARE NO OBSERVED ENCROACHMENTS ONTO ADJOINING PREMISES, ALLEYS, STREETS OR EASEMENT AREAS BY OBSERVED BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.

THIS SURVEY SHOWS THE LOCATION OF OBSERVED STORM DRAINAGE APPURTENANCES FOR THE COLLECTION AND DISPOSAL OF ROOF AND SURFACE DRAINAGE.

PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE AMOUNT OF \$2,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. THE CERTIFICATE OF INSURANCE TO BE PROVIDED UPON REQUEST.

EXCEPT AS SHOWN, THERE IS NO OBSERVED EVIDENCE OF CONSTRUCTION, BUILDING ADDITIONS OR EARTH MOVING WORK.
THERE IS NO OBSERVED EVIDENCE OF USE OF PREMISES AS A SOLID WASTE DUMP, SLURP OR SANITARY LANDFILL.

THERE IS NO OBSERVED EVIDENCE OF WETLAND AREAS.
THERE IS NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS FOUND. THE SURVEYOR HAS NO KNOWLEDGE OF ANY PROPOSED STREET WIDENING.

ACCORDING TO THE "TRM" (FLOOD INSURANCE RATE MAP OF FULTON COUNTY, GEORGIA, PANEL NUMBER 130120024-F, HAVING AN EFFECTIVE DATE OF SEPTEMBER 18, 2013, BY USE OF GRAPHICAL PLOTTING, NO PORTION OF THIS PROPERTY APPEARS TO BE WITHIN A SPECIAL FLOOD HAZARD AREA.

PARCELS A, PARCEL B1, PARCEL B2, PARCEL B3, PARCEL E1 AND PARCEL E2 APPEAR TO HAVE DIRECT PEDESTRIAN AND VEHICULAR ACCESS TO APPARENT PUBLIC RIGHTS-OF-WAY AS SHOWN HEREON.

SITE INFORMATION

BLOCK "A"
CURRENT OWNER: OMB BUCKHEAD LENDER, LLC
DB 50115 PG. 598
TAX PARCEL ID #17-0099-0008-0116
ADDRESS: 3036 PEACHTREE ROAD
ZONING: SP-9-SA1

BLOCK "B" - FEE PARCEL
CURRENT OWNER: OMB BUCKHEAD LENDER, LLC
DB 50115 PG. 598
TAX PARCEL ID #17-0099-0008-0116
ADDRESS: 3036 PEACHTREE ROAD
ZONING: SP-9-SA1

BLOCK "C" - LEASEHOLD PARCEL
CURRENT OWNER: G&M MANAGEMENT CORPORATION
LEASEHOLD TO: OMB BUCKHEAD LENDER, LLC
DB 50115 PG. 598
TAX PARCEL ID #17-0099-0006-0141
ZONING: SP-9-SA1

BLOCK "D"
CURRENT OWNER: OMB BUCKHEAD LENDER, LLC
DB 50115 PG. 598
TAX PARCEL ID #17-0099-0006-0232
ADDRESS: 262 BUCKHEAD AVENUE
ZONING: SP-9-SA1

BLOCK "E" - TRACT ONE - FEE PARCEL
CURRENT OWNER: OMB BUCKHEAD LENDER, LLC
DB 50115 PG. 598
TAX PARCEL ID #17-0099-0007-0118
ADDRESS: 273 BUCKHEAD AVENUE
ZONING: SP-9-SA1

BLOCK "E" - TRACT TWO - LEASEHOLD PARCEL
CURRENT OWNER: THE ADAMS PARTNERSHIP
DB 43205 PG. 639
LEASEHOLD TO: OMB BUCKHEAD LENDER, LLC
DB 50115 PG. 598
TAX PARCEL ID #17-0099-0007-3862
ADDRESS: 273 BUCKHEAD AVENUE
ZONING: SP-9-SA1

BLOCK "E" - TRACT THREE - LEASEHOLD PARCEL
CURRENT OWNER: THE ADAMS PARTNERSHIP
DB 43205 PG. 639
LEASEHOLD TO: OMB BUCKHEAD LENDER, LLC
DB 50115 PG. 598
TAX PARCEL ID #17-0099-0007-3862
ADDRESS: 273 BUCKHEAD AVENUE
ZONING: SP-9-SA1

BLOCK "E" - TRACT FOUR - LEASEHOLD PARCEL
CURRENT OWNER: THE ADAMS PARTNERSHIP
DB 43205 PG. 639
LEASEHOLD TO: OMB BUCKHEAD LENDER, LLC
DB 50115 PG. 598
TAX PARCEL ID #17-0099-0007-3862
ADDRESS: 273 BUCKHEAD AVENUE
ZONING: SP-9-SA1

BLOCK "E" - TRACT FIVE - LEASEHOLD PARCEL
CURRENT OWNER: THE ADAMS PARTNERSHIP
DB 43205 PG. 639
LEASEHOLD TO: OMB BUCKHEAD LENDER, LLC
DB 50115 PG. 598
TAX PARCEL ID #17-0099-0007-3862
ADDRESS: 273 BUCKHEAD AVENUE
ZONING: SP-9-SA1

BLOCK "E" - TRACT SIX - LEASEHOLD PARCEL
CURRENT OWNER: THE ADAMS PARTNERSHIP
DB 43205 PG. 639
LEASEHOLD TO: OMB BUCKHEAD LENDER, LLC
DB 50115 PG. 598
TAX PARCEL ID #17-0099-0007-3862
ADDRESS: 273 BUCKHEAD AVENUE
ZONING: SP-9-SA1

BLOCK "E" - TRACT SEVEN - LEASEHOLD PARCEL
CURRENT OWNER: THE ADAMS PARTNERSHIP
DB 43205 PG. 639
LEASEHOLD TO: OMB BUCKHEAD LENDER, LLC
DB 50115 PG. 598
TAX PARCEL ID #17-0099-0007-3862
ADDRESS: 273 BUCKHEAD AVENUE
ZONING: SP-9-SA1

BLOCK "E" - TRACT EIGHT - LEASEHOLD PARCEL
CURRENT OWNER: THE ADAMS PARTNERSHIP
DB 43205 PG. 639
LEASEHOLD TO: OMB BUCKHEAD LENDER, LLC
DB 50115 PG. 598
TAX PARCEL ID #17-0099-0007-3862
ADDRESS: 273 BUCKHEAD AVENUE
ZONING: SP-9-SA1

BLOCK "E" - TRACT NINE - LEASEHOLD PARCEL
CURRENT OWNER: THE ADAMS PARTNERSHIP
DB 43205 PG. 639
LEASEHOLD TO: OMB BUCKHEAD LENDER, LLC
DB 50115 PG. 598
TAX PARCEL ID #17-0099-0007-3862
ADDRESS: 273 BUCKHEAD AVENUE
ZONING: SP-9-SA1

BLOCK "E" - TRACT TEN - LEASEHOLD PARCEL
CURRENT OWNER: THE ADAMS PARTNERSHIP
DB 43205 PG. 639
LEASEHOLD TO: OMB BUCKHEAD LENDER, LLC
DB 50115 PG. 598
TAX PARCEL ID #17-0099-0007-3862
ADDRESS: 273 BUCKHEAD AVENUE
ZONING: SP-9-SA1

BLOCK "E" - TRACT ELEVEN - LEASEHOLD PARCEL
CURRENT OWNER: THE ADAMS PARTNERSHIP
DB 43205 PG. 639
LEASEHOLD TO: OMB BUCKHEAD LENDER, LLC
DB 50115 PG. 598
TAX PARCEL ID #17-0099-0007-3862
ADDRESS: 273 BUCKHEAD AVENUE
ZONING: SP-9-SA1

BLOCK "E" - TRACT TWELVE - LEASEHOLD PARCEL
CURRENT OWNER: THE ADAMS PARTNERSHIP
DB 43205 PG. 639
LEASEHOLD TO: OMB BUCKHEAD LENDER, LLC
DB 50115 PG. 598
TAX PARCEL ID #17-0099-0007-3862
ADDRESS: 273 BUCKHEAD AVENUE
ZONING: SP-9-SA1

BLOCK "E" - TRACT THIRTEEN - LEASEHOLD PARCEL
CURRENT OWNER: THE ADAMS PARTNERSHIP
DB 43205 PG. 639
LEASEHOLD TO: OMB BUCKHEAD LENDER, LLC
DB 50115 PG. 598
TAX PARCEL ID #17-0099-0007-3862
ADDRESS: 273 BUCKHEAD AVENUE
ZONING: SP-9-SA1

BLOCK "E" - TRACT FOURTEEN - LEASEHOLD PARCEL
CURRENT OWNER: THE ADAMS PARTNERSHIP
DB 43205 PG. 639
LEASEHOLD TO: OMB BUCKHEAD LENDER, LLC
DB 50115 PG. 598
TAX PARCEL ID #17-0099-0007-3862
ADDRESS: 273 BUCKHEAD AVENUE
ZONING: SP-9-SA1

BLOCK "E" - TRACT FIFTEEN - LEASEHOLD PARCEL
CURRENT OWNER: THE ADAMS PARTNERSHIP
DB 43205 PG. 639
LEASEHOLD TO: OMB BUCKHEAD LENDER, LLC
DB 50115 PG. 598
TAX PARCEL ID #17-0099-0007-3862
ADDRESS: 273 BUCKHEAD AVENUE
ZONING: SP-9-SA1

BLOCK "E" - TRACT SIXTEEN - LEASEHOLD PARCEL
CURRENT OWNER: THE ADAMS PARTNERSHIP
DB 43205 PG. 639
LEASEHOLD TO: OMB BUCKHEAD LENDER, LLC
DB 50115 PG. 598
TAX PARCEL ID #17-0099-0007-3862
ADDRESS: 273 BUCKHEAD AVENUE
ZONING: SP-9-SA1

BLOCK "E" - TRACT SEVENTEEN - LEASEHOLD PARCEL
CURRENT OWNER: THE ADAMS PARTNERSHIP
DB 43205 PG. 639
LEASEHOLD TO: OMB BUCKHEAD LENDER, LLC
DB 50115 PG. 598
TAX PARCEL ID #17-0099-0007-3862
ADDRESS: 273 BUCKHEAD AVENUE
ZONING: SP-9-SA1

BLOCK "E" - TRACT EIGHTEEN - LEASEHOLD PARCEL
CURRENT OWNER: THE ADAMS PARTNERSHIP
DB 43205 PG. 639
LEASEHOLD TO: OMB BUCKHEAD LENDER, LLC
DB 50115 PG. 598
TAX PARCEL ID #17-0099-0007-3862
ADDRESS: 273 BUCKHEAD AVENUE
ZONING: SP-9-SA1

BLOCK "E" - TRACT NINETEEN - LEASEHOLD PARCEL
CURRENT OWNER: THE ADAMS PARTNERSHIP
DB 43205 PG. 639
LEASEHOLD TO: OMB BUCKHEAD LENDER, LLC
DB 50115 PG. 598
TAX PARCEL ID #17-0099-0007-3862
ADDRESS: 273 BUCKHEAD AVENUE
ZONING: SP-9-SA1

BLOCK "E" - TRACT TWENTY - LEASEHOLD PARCEL
CURRENT OWNER: THE ADAMS PARTNERSHIP
DB 43205 PG. 639
LEASEHOLD TO: OMB BUCKHEAD LENDER, LLC
DB 50115 PG. 598
TAX PARCEL ID #17-0099-0007-3862
ADDRESS: 273 BUCKHEAD AVENUE
ZONING: SP-9-SA1

ALTANS/NSPS 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

SAP-24-029

OFFICE OF ZONING & DEVELOPMENT

RECEIVED

DATE: 2/7/2024



LOCATION MAP

NOT TO SCALE
LAT: 33°50'18.24" N
LONG: 84°22'43.19" W

PROPERTY DESCRIPTION BLOCK "A" (AS SURVEYED)

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:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF BUCKHEAD AVENUE (A VARIABLE WIDTH RIGHT OF WAY) AND THE EASTERN RIGHT-OF-WAY LINE OF PEACHTREE ROAD (A VARIABLE WIDTH RIGHT OF WAY); THENCE LEAVING SAID POINT AND RUNNING ALONG SAID EASTERN RIGHT-OF-WAY LINE OF PEACHTREE ROAD SOUTH 24°54'34" WEST 86.42 FEET TO A POINT AT THE INTERSECTION OF THE SAID EAST LINE OF PEACHTREE ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF BUCKHEAD AVENUE; SAID POINT BEING THE TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, RUNNING WITH THE SAID SOUTH LINE OF BUCKHEAD AVENUE THE FOLLOWING COURSES AND DISTANCES:

- NORTH 87°32'34" EAST, 214.69 FEET TO A POINT; THENCE
- NORTH 89°40'10" EAST, 52.99 FEET TO POINT; THENCE
- NORTH 87°42'02" EAST, 100.80 FEET TO A NAIL SET; THENCE LEAVING THE AFORESAID SOUTH LINE OF BUCKHEAD AVENUE AND RUNNING SOUTH 15°22'44" WEST, 203.86 FEET TO A NAIL SET; THENCE
- NORTH 87°18'59" EAST, 42.69 FEET TO A NAIL SET; THENCE
- SOUTH 16°42'27" WEST, 146.53 FEET TO A NAIL SET ON THE NORTH RIGHT-OF-WAY LINE OF PHARR ROAD (A 60 FOOT WIDE RIGHT OF WAY); THENCE, RUNNING WITH THE SAID LINE OF PHARR ROAD THE FOLLOWING COURSES AND DISTANCES:
- NORTH 88°26'32" WEST, 138.51 FEET TO A POINT; THENCE
- NORTH 88°12'02" WEST, 52.36 FEET TO A POINT; THENCE
- NORTH 87°19'07" WEST, 241.00 FEET TO A POINT; THENCE, THE INTERSECTION OF THE AFORESAID LINE OF PHARR ROAD AND THE AFORESAID LINE OF PEACHTREE ROAD; THENCE, RUNNING WITH THE SAID LINE OF PEACHTREE ROAD THE FOLLOWING COURSES AND DISTANCES:
- NORTH 21°51'58" EAST, 338.80 FEET TO A POINT OF BEGINNING, CONTAINING 120.64 SQUARE FEET OR 2.8769 ACRES OF LAND, MORE OR LESS.

PROPERTY DESCRIPTION BLOCK "C" (AS SURVEYED)

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:

To find the Point of Beginning, commence at a point at the intersection of the North Right-of-Way Line of Buckhead Avenue, (a variable width right of way), and the Eastern Right-of-Way Line of Peachtree Road (a variable width right of way); thence, leaving said point and running with the said line of Peachtree Road south 24°54'34" west 86.42 feet to a nail found; thence north 87°32'34" east, 214.69 feet to a nail found; thence north 89°40'10" east, 52.99 feet to a nail found; thence north 87°18'59" east, 42.69 feet to a nail found; thence south 16°42'27" west, 146.53 feet to a nail set on the north right-of-way line of Pharr Road (a 60 foot wide right of way); thence, running with the said line of Pharr Road the following courses and distances:

- North 22°34'20" East, 33.04 feet; thence
- North 27°05'00" East, 30.25 feet; thence
- North 33°34'33" East, 33.88 feet; thence
- North 37°22'41" East, 4.39 feet to a point on the previous East Line of Bolting Way; thence, running with the said East Line of Bolting Way
- North 23°03'49" East, 9.41 feet; thence
- North 38°34'38" East, 80.20 feet; thence
- North 37°29'30" East, 11.46 feet; thence, leaving the aforesaid East Line of Bolting Way and running with the property line of formerly Royal Capital Development, LLC as described in a deed recorded among the Land Records of Fulton County, Georgia in Deed Book 26447, Page 7
- South 85°04'27" East, 147.10 feet; thence
- North 87°32'34" East, 11.65 feet; thence
- North 02°32'45" West, 135.11 feet to a 3 inch pipe found on the South Right of Way Line of East Paces Ferry Road (a 60 foot wide right of way); thence, running with the said line of East Paces Ferry Road
- North 37°22'41" East, 4.39 feet to a point on the previous East Line of Bolting Way; thence, running with the said East Line of Bolting Way
- North 23°03'49" East, 9.41 feet; thence
- North 38°34'38" East, 80.20 feet; thence
- North 37°29'30" East, 11.46 feet; thence, leaving the aforesaid East Line of Bolting Way and running with the property line of formerly Royal Capital Development, LLC as described in a deed recorded among the Land Records of Fulton County, Georgia in Deed Book 26447, Page 7
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- North 38°34'38" East, 80.20 feet; thence
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- North 37°22'41" East, 4.39 feet to a point on the previous East Line of Bolting Way; thence, running with the said East Line of Bolting Way
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- North 38°34'38" East, 80.20 feet; thence
- North 37°29'30" East, 11.46 feet; thence, leaving the aforesaid East Line of Bolting Way and running with the property line of formerly Royal Capital Development, LLC as described in a deed recorded among the Land Records of Fulton County, Georgia in Deed Book 26447, Page 7
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- North 37°22'41" East, 4.39 feet to a point on the previous East Line of Bolting Way; thence, running with the said East Line of Bolting Way
- North 23°03'49" East, 9.41 feet; thence
- North 38°34'38" East, 80.20 feet; thence
- North 37°29'30" East, 11.46 feet; thence, leaving the aforesaid East Line of Bolting Way and running with the property line of formerly Royal Capital Development, LLC as described in a deed recorded among the Land Records of Fulton County, Georgia in Deed Book 26447, Page 7
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- North 38°34'38

ABBREVIATIONS

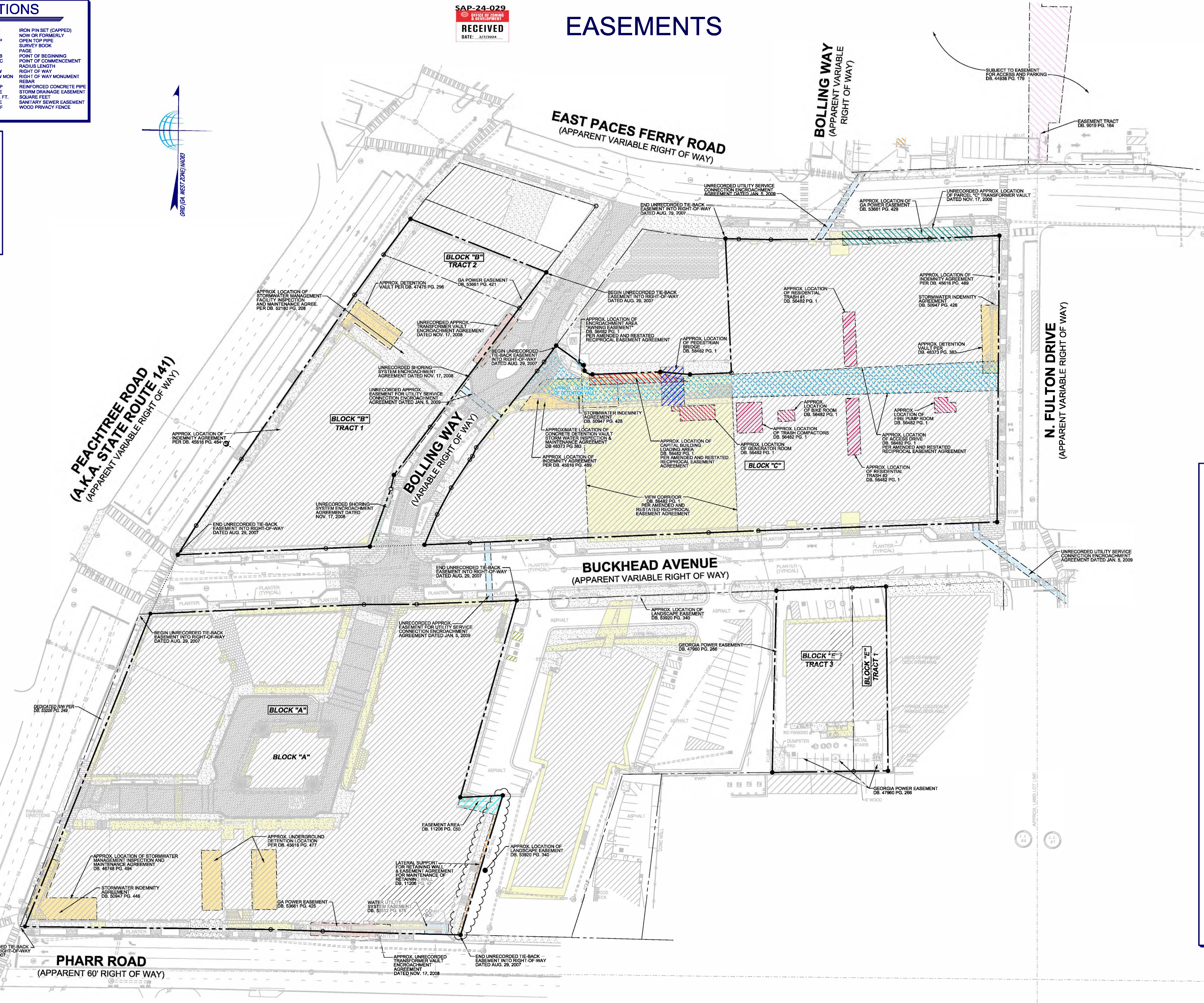
A	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC	ACRE	NF	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTF	OPEN TOP PIPE
BL	BUILDING SETBACK LINE	PS	SURVEY BOOK
BV	BARBRIE	PL	PAGE
CH	CHORD LENGTH	POB	POINT OF BEGINNING
CLF	CHAINLINK FENCE	POC	POINT OF COMMENCEMENT
CMP	CORRUGATED METAL PIPE	R	RADIUS LENGTH
CONC	CONCRETE	R/W	RIGHT OF WAY
CIP	CRIMP TOP PIPE	R/W MON	RIGHT OF WAY MONUMENT
DB	DEED BOOK	RB	REBAR
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
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

SAP-24-029
OFFICE OF PERMITS & DEVELOPMENT
RECEIVED
DATE: 3/27/2024

EASEMENTS



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)

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)
	DROP INLET (DI)
	JUNCTION BOX (JB)
	HEAD WALL (HW)
	CURB INLET (CI)
	FLARED END SECTION (FES)
	OUTLET CONTROL STRUCTURE
	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 (TB)
	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)
	BOLLARD (BO)
	MAIL BOX
	SIGN
	SPOT ELEVATION
	CONCRETE AREA
	OVERHANG AREA
	RIP-RAP AREA
	BRICK AREA
	TREELINE

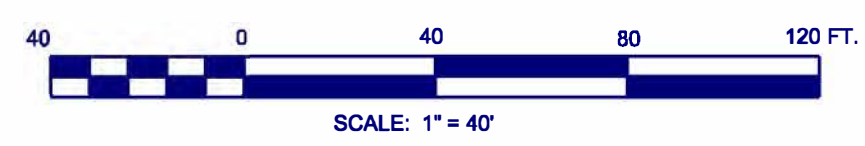
TerraMark Land Surveying, Inc.
1586 Bells Ferry Road
Marietta, Georgia 30066
Phone No. (770) 421-1927
Fax No. (770) 421-0552
www.terra-mark.com

TerraMark
Professional Land Surveying C.O. #15800810

Project No.	2011-1307	Revision	Date
Survey/Drawn	JR	#1	11/22/16
Drawn By	KWNC	#2	11/29/16
Approved By	PBC	#3	11/30/16
		#4	12/14/16
		#5	
		#6	
		#7	
		#8	
Scale:	1"=40'	DATE:	3 SURVEY 2011-1307.DWG - FINAL 3/16/2024

ALTA/NSPS LAND TITLE SURVEY FOR
OMB BUCKHEAD LENDER, LLC;
RPG 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.
4 / 4
DRAWING# TM 11 130



JOB NUMBER: 2011-1307.PLO.DWG, SHEET 28 OF 42

RECEIPT

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



Application: SAP-24-023
Application Type: Planning/SAP/Other/NA
Address: 955 WYLIE ST SE, ATLANTA, GA 30316
Owner Name: FREE GOSPEL INT CHURCH INC
Owner Address:
Application Name: 955 Wylie St S.E

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
906627		\$250.00	02/01/2024	PUBLICUSER0		

Owner Info.: FREE GOSPEL INT CHURCH INC

Work Description: Adding a new retaining wall less than 4' along the front of the property to hold back the slope of the front yard.