

# Construction Resources Buckhead

3084 Roswell Rd NW, Atlanta, GA 30305

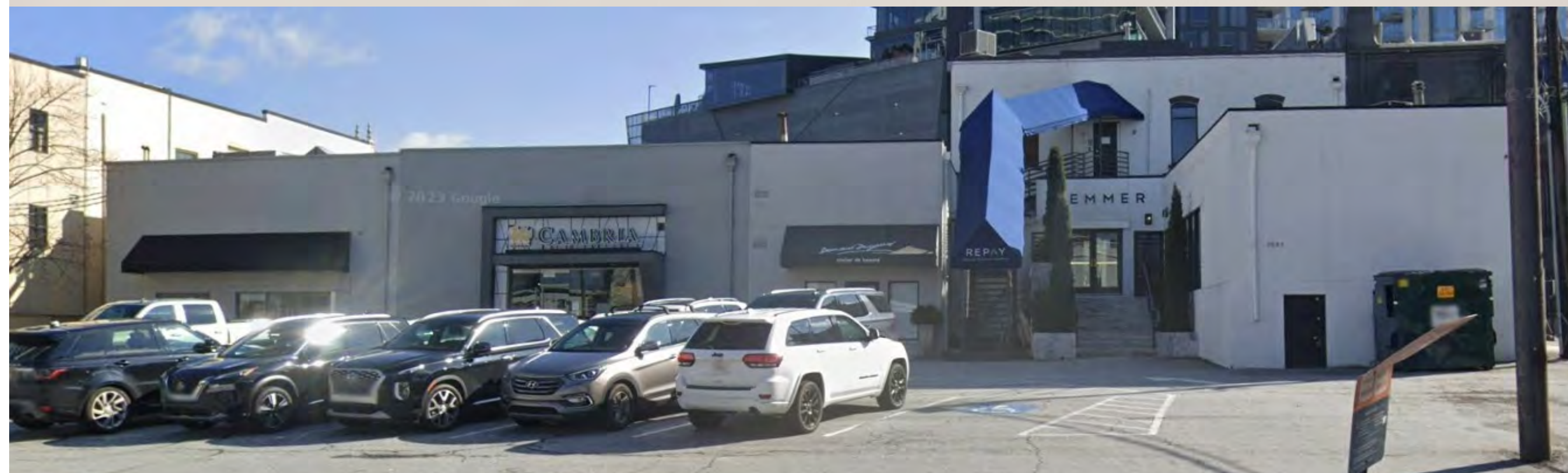
EXISTING ROSWELL RD ELEVATION



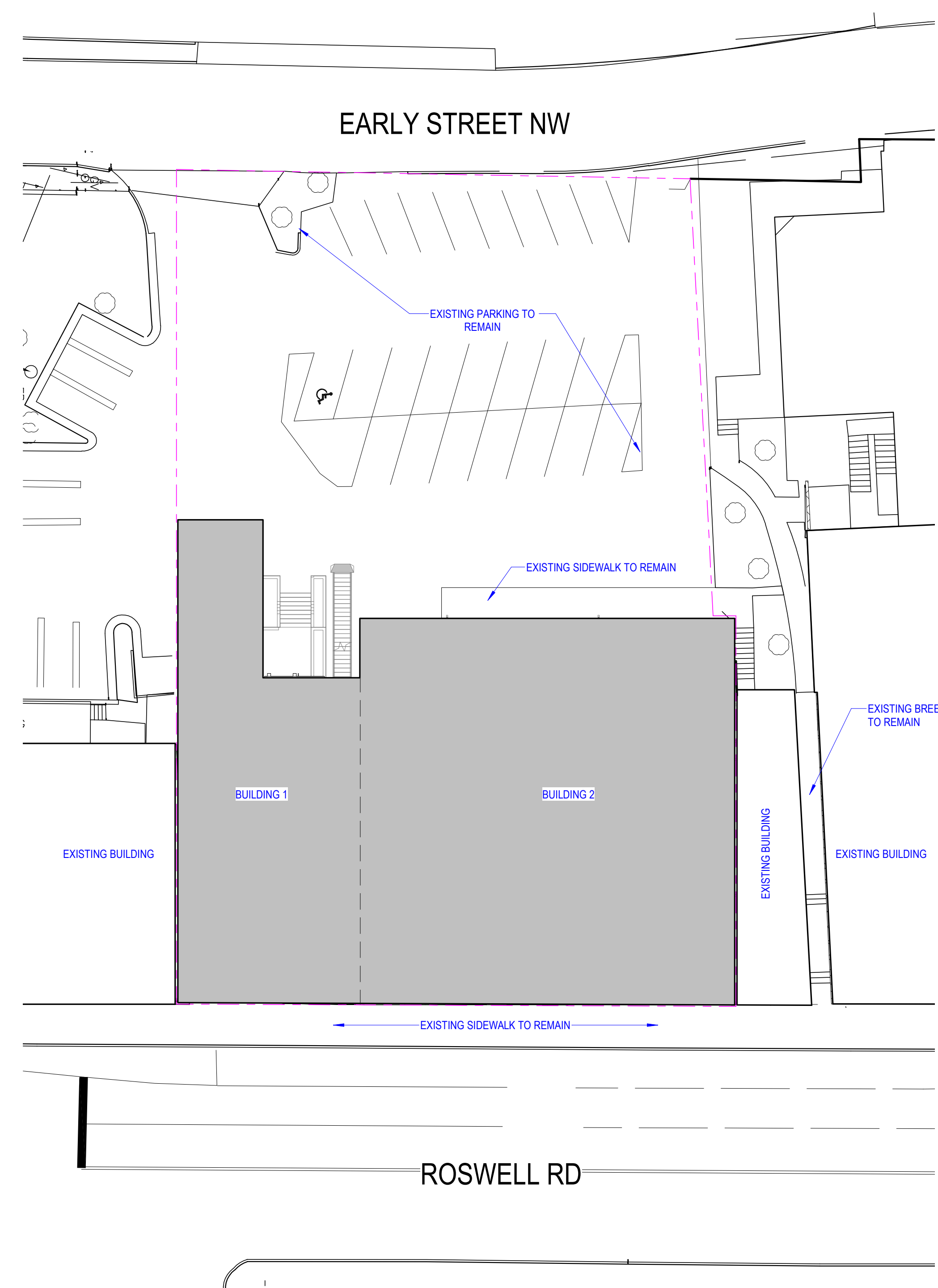
PROPOSED ROSWELL RD ELEVATION



EXISTING EARLY STREET ELEVATION



PROPOSED EARLY STREET ELEVATION



1 Site Plan  
A.001 1" = 20'-0"

**CONTACTS**

Owner: Construction Resources  
 Architect: Kevin Plenge, RA  
 P: 770.851.9501  
 E: kplenge@fathom.build  
 Contractor: TBD

**PROJECT**

Modification to front and back elevation of existing 17,597SF commercial building.

**CODE ANALYSIS**

Authorities Having Jurisdiction: City of Atlanta Development Department  
 City of Atlanta Fire Marshal  
 Applicable Codes/Ordinances: IBC, 2018 Edition, with GA Amendments  
 IECC, 2018 Edition, with GA Amendments  
 NEC, 2020 Edition  
 IFC, 2018 Edition, with GA Amendments  
 IFC, 2018 Edition, with GA Amendments  
 NFPA 101 - Life Safety Code 2018 Edition, with GA Amendments  
 IMC, 2018 Edition, with GA Amendments  
 Georgia Accessibility Code  
 City of Atlanta Zoning Ordinance  
 Zoning: 17-00990005042  
 Parcel ID: 17-0099  
 Land District and Lot: SP19 SA1, NPU-B  
 District Overlays: 225R => Complex  
 Height Limitations:  
 Set Backs: Street Type 2: 25ft max Street Type 4: 10ft max Side: 0ft  
 Street Type 2: 0ft Street Type 4: 8ft Side: 0ft  
 Existing Set Back:  
 Net Lot Area: 24,894SF (0.571 ACRES)  
 Allowable FAR(8.2): 204,130.85F  
 Building 1 Level 1: 4,075SF  
 Building 1 Level 2: 2,755SF  
 Building 2 Basement: 2,964SF  
 Building 2 Level 1: 7,803SF  
 Total Existing Area: 17,597SF => Complex  
 Building Code: Business  
 Occupancy: VB  
 Construction Type: No  
 Sprinkler System: Yes  
 Fire Alarm System: 2  
 Stories: 28'-6"

DESIGN PROFESSIONAL



RELEASED FOR CONSTRUCTION

PROJECT NUMBER: 2024.003

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CLIENT: Construction Resources

REV	DATE	DESCRIPTION
0	2024.02.29	SAP Submittal

**SHEET LIST**

Sheet #	Sheet Name	Issue #
A.001	Project Information, Existing Images, Proposed Renderings	0
A.002	Existing Survey	0
A.001	Exteriors	0

**LOCATION MAP**



**Project Information, Existing Images, Proposed Renderings**

**A.001**



DESIGN PROFESSIONAL



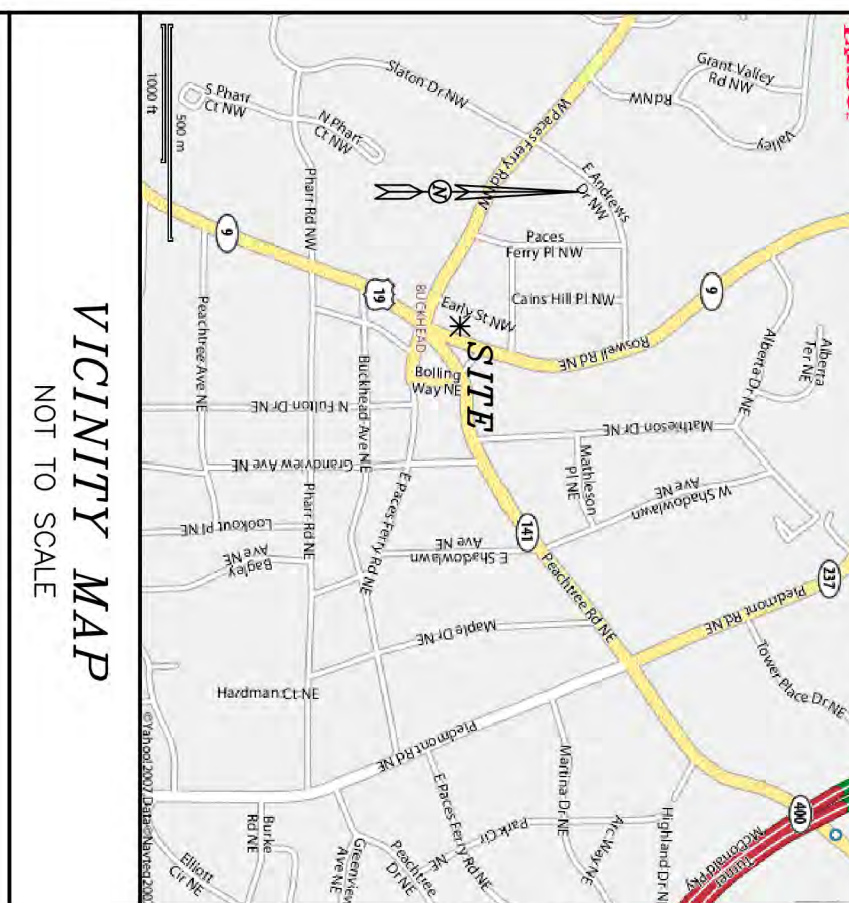
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VICINITY MAP  
NOT TO SCALE

- LEGEND**
- 0 RPS 1/2" IRON PIN SET
  - 1 RUF CONCRETE RIGHT-OF-WAY MONUMENT FOUND
  - 2 OIF OPEN TOP PIPE FOUND
  - 3 OIF CHIMNEY TOP PIPE FOUND
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- GENERAL NOTES**
- 1) THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY SHALL BE CONSIDERED PRESUMED ONLY. THE CONTRACTOR MUST VERIFY THE UTILITY PROTECTION SERVICE (AF 890) 282-241 OR (770) 623-4344 THREE WORKING DAYS PRIOR TO CONSTRUCTION.
  - 2) ACCORDING TO THE F.A.M.A. FOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 1312022A E (PAVE) 20M OF 4800, DATED JUNE 22, 1988 FROM FULTON COUNTY, GA, THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS SHOWN BY F.A.M.A. COUNTY RECORDS. ACCORDING TO THE CITY OF ATLANTA'S LISTED AS-C-3 ZONING ORDINANCE, THE CITY OF ATLANTA'S ZONING DEPARTMENT MUST BE REFERENCED FOR ALL REQUIREMENTS UNDER THIS ZONING.
  - 3) MINIMUM FRONT SETBACK = 10 FEET - 10% OF LOT AREA.
  - 4) MINIMUM SIDE SETBACK = 20 FEET - 10% OF LOT AREA.
  - 5) MINIMUM REAR SETBACK = 20 FEET - 10% OF LOT AREA.
  - 6) MAXIMUM BUILDING HEIGHT IS LIMITED BY TRANSITION, HEIGHT RANGES, OTHERWISE NONE.
  - 7) BUILDING SETBACK SHALL BE 10 FEET FROM THE FRONT AND REAR YARD LINES.
  - 8) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTA'S ZONING ORDINANCE AND ALL APPLICABLE ORDINANCES.
  - 9) CONTROL INTERVALS SHOWN ARE ONE FOOT.
- PLAT REFERENCES**
- 1) "CONSTRUCTION MAP FOR THE ROSEWELL GROUP" PREPARED BY HIGHLAND ENGINEERING, INC., DATED 2/18/06, RECORDED IN PLAT BOOK 314, PAGE 10, FULTON COUNTY, GEORGIA RECORDS.
  - 2) "AS-BUILT SURVEY FOR UNDERLYING/ROHRIG 3084, LLC, A GEORGIA LIMITED LIABILITY COMPANY, ROHRIG INVESTMENTS, LP, A GEORGIA LIMITED PARTNERSHIP, 3110 ROSWELL ROAD, LLC, A GEORGIA BROWNING ENGINEERS, INC., DATED 09/09/04, LAST REVISED 09/01/07."
  - 3) "PROPERTY OF GEORGE W. ROHRIG" PREPARED BY RHP/E ENGINEERING CO., DATED 6/29/83.
  - 4) SANITARY SEWER MAPS RECEIVED FROM THE CITY OF ATLANTA'S PUBLIC WORKS DEPARTMENT.

**ALTA/ACSM CERTIFICATION**

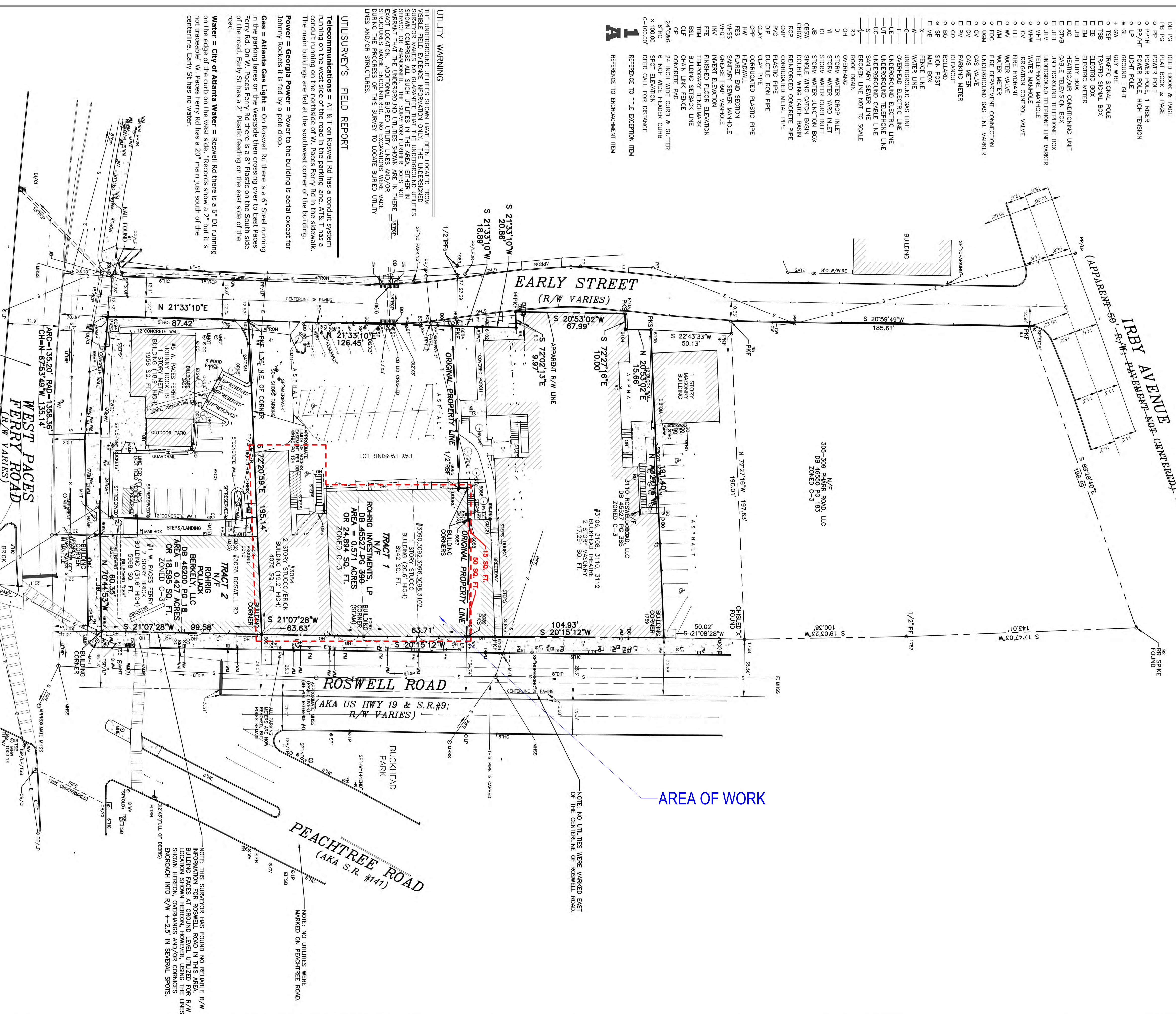
TO: ROHRIG INVESTMENTS, LP  
 CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DEED REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, 5, 6, 7A, 7B, 7C, 8, 9, 10, 11A, 11B, 12, 13, 14, 15, 16, 17 & 18 OF TITLE 44, THEREBY FURNISHING CERTIFICATION UNLESS FURTHER CERTIFICATES THAT IN ANY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF GEORGIA, THE RELATIVE POSITION, ACCURACY OF THIS SURVEY IS NOT AS GOOD AS THAT WHICH COULD BE OBTAINED BY THE PROFESSIONAL SURVEYOR, IN THE OPINION OF THIS SURVEYOR, TO THE COMPLETION OF THIS SURVEY.

MARCH 12, 2010

- UTILITY WARNING**
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISUAL FIELD EVIDENCE INFORMATION ONLY. THE UNDERGROUND UTILITIES SHOWN COME WITH NO WARRANTIES IN THE UNDERGROUND UTILITIES SERVICE OR ADVISORY. THE SURVEYOR FURTHER DOES NOT WARRANT THE EXACT LOCATION, DEPTH, OR CHARACTER OF ANY UTILITIES OR STRUCTURES SHOWN. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES AND/OR STRUCTURES AND/OR STRUCTURES.
- UTILITIES/STRUCTURES FIELD REPORT**
- Telnet/communications** = AT & T on Roswell Rd has a conduit system running on the west side of the road in the parking lane. AT&T. This is a conduit running on the north side of W. Paces Ferry Rd in the sidewalk. The main buildings are fed at the southwest corner of the building.
- Power = Georgia Power** = Power to the building is aerial except for Johnny Rockets it is fed by a pole drop.
- Gas = Atlanta Gas Light** = On Roswell Rd there is a 6" steel running in the parking lanes on the Westside then crossing over to East Paces Ferry Rd. On W. Paces Ferry Rd there is a 8" Plastic on the South side of the road. Lenny St has a 2" Plastic feeding on the east side of the road.
- Water = City of Atlanta Water** = Roswell Rd there is a 6" DI running on the edge of the curb on the west side. Records show a 2" but it is a 6" DI running on the east side of the road. Lenny St has a 2" plastic just south of the centerline. Lenny St has no water.

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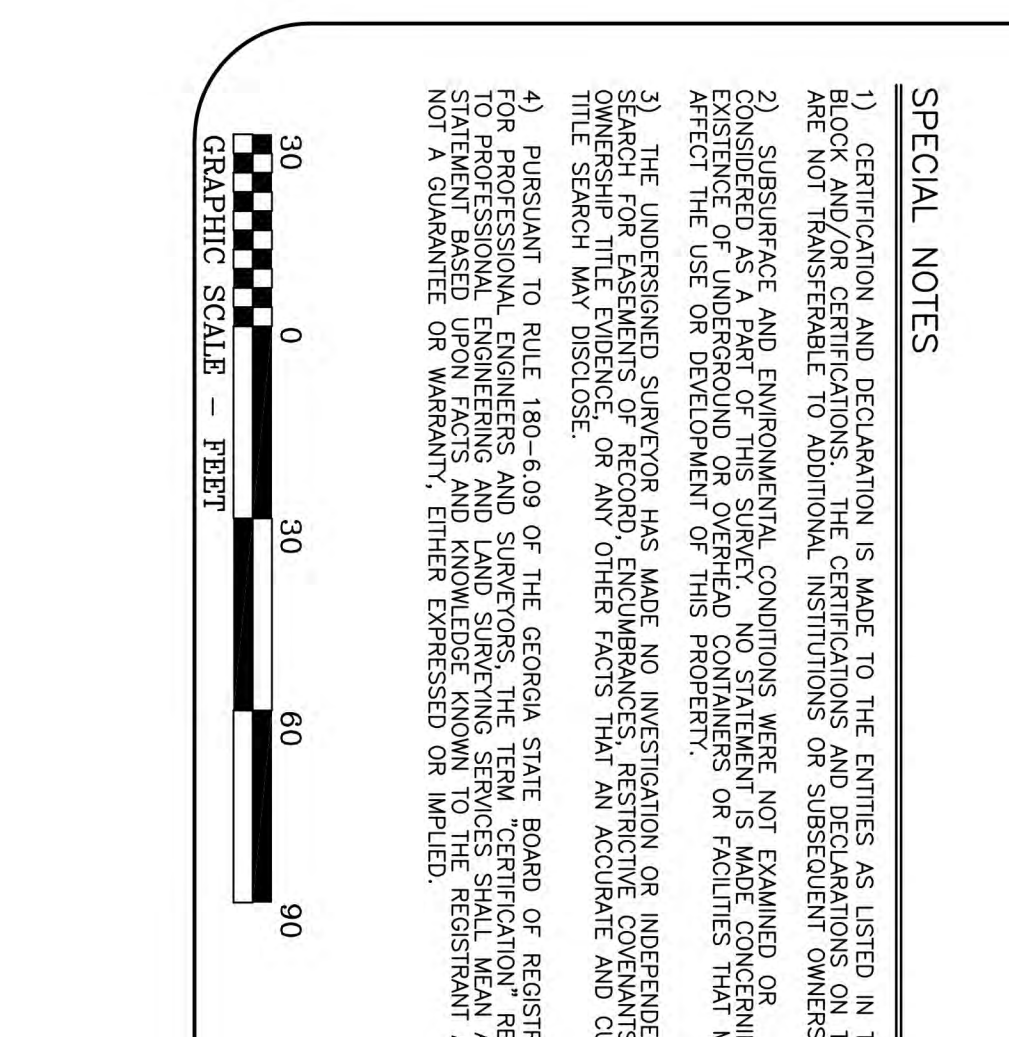


REVISIONS	DATE	DESCRIPTION
1	9/12/10	INITIAL SURVEY, TITLE COMMITMENT PROVIDED

**VALENTINO & ASSOCIATES, INC.**  
 LAND SURVEYORS  
 1280 WINCHESTER PARKWAY SUITE 243 SMYRNA, GEORGIA 30080  
 PHONE (770) 438-0015 FAX (770) 435-6050

**ROHRIG INVESTMENTS, LP, ESSEX BANK, AND CHICAGO TITLE INSURANCE COMPANY**  
 LAND LOT 99, 17TH DISTRICT CITY OF ATLANTA FULTON COUNTY, GEORGIA

BOUNDARY, TOPOGRAPHIC, & UTILITY SURVEY FOR:  
 1" = 30'  
 DATE: 9/17/07  
 JOB NUMBER: 21077  
 PLOTTED: 3/12/10



**SPECIAL NOTES**

- 1) CERTIFICATION AND DECLARATION IS MADE TO THE ENTIRE AS LISTED IN THE TITLE.
- 2) SIGNATURE AND EMPLOYMENT CONDITIONS WERE NOT EXAMINED OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD UTILITIES OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- 3) THE UNDERGROUND SURVEYOR HAS MADE NO INVESTIGATION OR INTERVIEW OF OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT STATEMENT OF RECORDS CAN BE MADE.
- 4) PRESIDENT TO RULE 180-608 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TEAM TEMPORARILY CEASING STATEMENT BEING UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRAR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

**PARKING COUNT (ALL TRACTS)**

REGULAR PARKING SPACES=42  
 HANDICAPPED PARKING SPACES=1  
 TOTAL PARKING SPACES=43

**STATE OF GEORGIA PLAT ACT CERTIFICATION**

I, ROHRIG INVESTMENTS, LP, A GEORGIA LIMITED PARTNERSHIP, DO HEREBY CERTIFY THAT THIS PLAT IS BASED UPON A SURVEY MADE BY ME OR BY AN ANNUAL ERROR OF 2 SECONDS PER STATION. THE TRACTS SHOWN ON THIS PLAT ARE ACCURATE AND CORRECT AND HAVE BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 36000 FEET. THE SURVEY WAS CONDUCTED ON 09/17/07. THE SURVEY WAS COMPLETED ON 09/17/07. THE SURVEY WAS REVIEWED ON 09/17/07. THE SURVEY WAS APPROVED ON 09/17/07. THE SURVEY WAS FILED ON 09/17/07. THE SURVEY WAS RECORDED ON 09/17/07. THE SURVEY WAS PLOTTED ON 09/17/07. THE SURVEY WAS PRINTED ON 09/17/07. THE SURVEY WAS SIGNED ON 09/17/07. THE SURVEY WAS DATED ON 09/17/07. THE SURVEY WAS MADE BY ME OR BY AN ANNUAL ERROR OF 2 SECONDS PER STATION. THE TRACTS SHOWN ON THIS PLAT ARE ACCURATE AND CORRECT AND HAVE BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 36000 FEET. THE SURVEY WAS CONDUCTED ON 09/17/07. THE SURVEY WAS COMPLETED ON 09/17/07. THE SURVEY WAS REVIEWED ON 09/17/07. THE SURVEY WAS APPROVED ON 09/17/07. THE SURVEY WAS FILED ON 09/17/07. THE SURVEY WAS RECORDED ON 09/17/07. THE SURVEY WAS PLOTTED ON 09/17/07. THE SURVEY WAS PRINTED ON 09/17/07. THE SURVEY WAS SIGNED ON 09/17/07. THE SURVEY WAS DATED ON 09/17/07. THE SURVEY WAS MADE BY ME OR BY AN ANNUAL ERROR OF 2 SECONDS PER STATION.

**FIELD DATES:** 8/30/07 - 9/4/07, 3/12/10

SCALE: 1" = 30'  
 DATE: 9/17/07  
 JOB NUMBER: 21077  
 PLOTTED: 3/12/10



DESIGN PROFESSIONAL



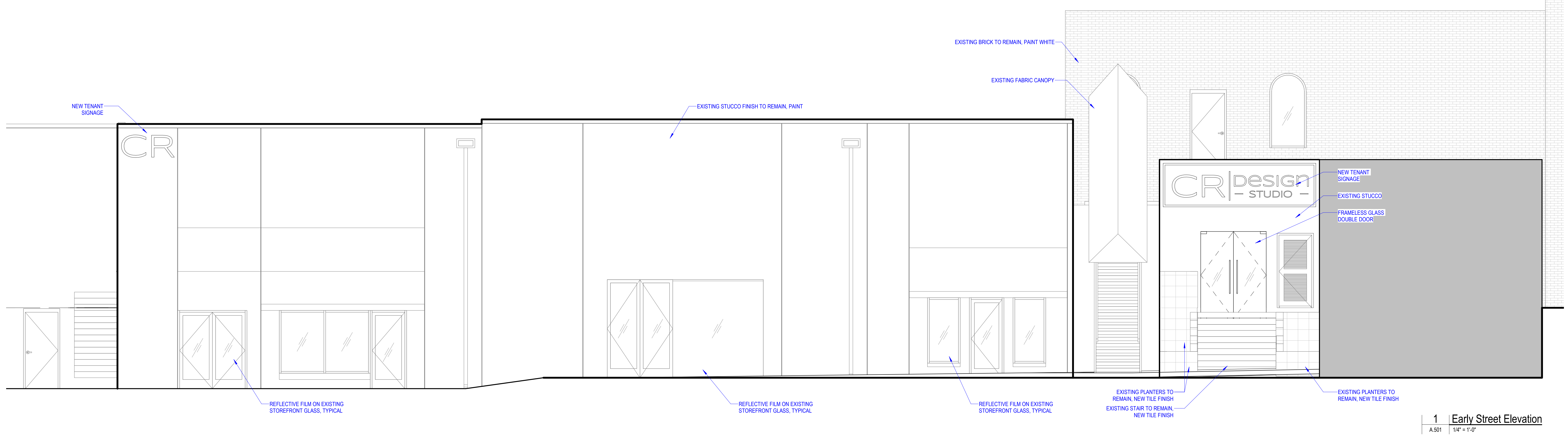
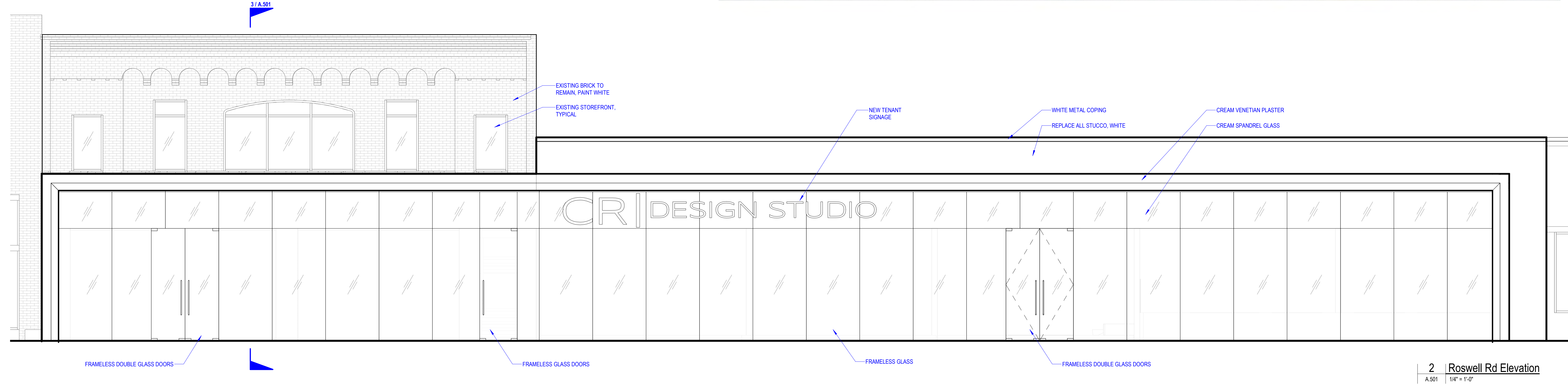
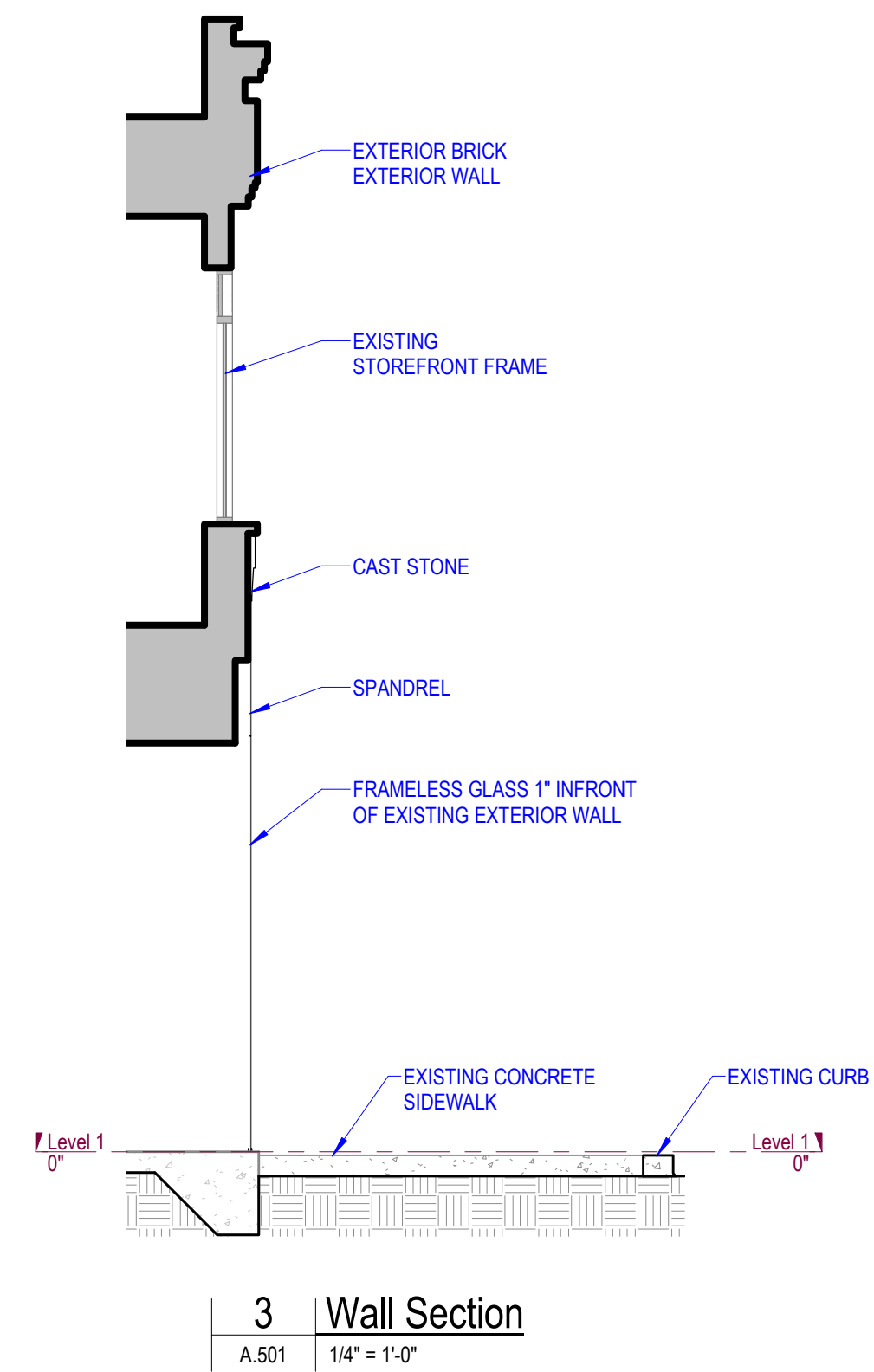
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Exteriors

**A.501**