



OFFICE OF ZONING AND DEVELOPMENT

55 Trinity Avenue S.W., Suite 3350

Atlanta, Georgia 30303

(404) 330-6145

APPLICATION #: **SAP-25-021**

DATE ACCEPTED: **02/04/2025**

SAP-25-021



NOTICE TO APPLICANT

Address of Property:

1000 Park AVE NE

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

Special Administrative Permit (SAP) Hearing Date:

Thursday, March 27, 2025 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 404-330-6637.

Signed,

Lisheba Brown

LB, for Director, Office of Zoning and
Development

Earl Jackson

Metro Atlanta Permits



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) Earl Jackson

ADDRESS 650 Ponce de Leon Ave NE Atlanta, Ga., 30309

PHONE NO. 678-308-5731 EMAIL metroatlantapermits@gmail.com

PROPERTY LANDOWNER MFREVF IV - 1640 LLC Melanie turner

ADDRESS 353 N. Clark St. Chicago, Ill., 60654

PHONE NO. 404-988-6534 EMAIL m.turner@rampartnersllc.com

ADDRESS OF PROPERTY 1000 Park Ave. Atlanta, Ga., 30326

Land District 17 Land Lot XX 44 Council District 7 NPU B

Is property within the BeltLine Overlay District? Yes No Zoning Classification SPI-12-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 02/02/2025 Signature of Applicant Earl Jackson

Additional Submittal Requirements (as applicable):

- **SAP Hearings:** *Please note that **ALL** SAP applications are required to be placed on an agenda and heard at a public hearing PRIOR to City approval, in accordance with Georgia Open Meetings Act O.C.G.A. 50-14-1. See the schedule for closing dates.
- **Inclusionary Zoning:** All new or conversion multifamily residential rental projects with 10 or more units in the Beltline Overlay District OR Westside & Westside Park Affordable Workforce Housing Overlay Districts must complete and submit the Inclusionary Zoning Certification Forms within the application. Review and complete pages 13-14 of this SAP for certification forms.
- **Beltline, NC-2, NC-6, NC-10, NC-11, NC-12, NC-14 & NC-16 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. To request this meeting, contact Jubie Thompson at 470-599-2131 or jthompson@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 (Georgia Regional Transportation Authority) and ARC (Atlanta Regional Commission). 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, and a public hearing are required to complete the SAP Application.**



SPECIAL ADMINISTRATIVE PERMIT (SAP-25-021)
Notarized Authorization by Property Owner



File # _____

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

TYPE OF APPLICATION: **Special Administrative Permit**

I, Melanie Turner SWEAR THAT I AM THE **LANDOWNER**
owner(s) name

OF THE PROPERTY LOCATED AT: 1000 Park Ave Atlanta, Ga 30326

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):

Earl Jackson / Metro Atlanta Permits LLC

ADDRESS: 650 Ponce De Leon Ave Atlanta, Ga. 30308

TELEPHONE: 678-308-5731

EMAIL: metroatlantapermits@gmail.com

Melanie Turner

Signature of Property Landowner

Melanie Turner, VP as

Print Name of Property Landowner

agent for owner

Personally Appeared Before Me

Melanie Turner

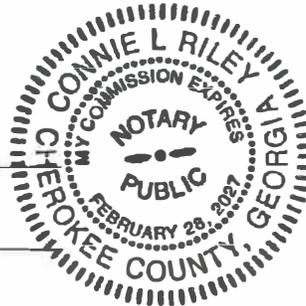
Who Swears That The Information Contained In this Authorization Is True and Correct To The Best of His or Her Knowledge and Belief.

Connie L Riley

Signature of Notary Public

2-3-2025

Date





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

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, NC-14 or NC-16 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, NC-14 and NC-16 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
-

Questions, please call 404-330-6145 and request to speak with the assigned SAP planner. Please reference the SAP application number in your request.

Please send your written comments and or questions to the following email. Please reference the SAP case number in the subject line:

SAPComments@atlantaga.gov



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

File # _____

*Developmental Controls forms are required to be shown on the site plan in chart form. (Chapters 8, 19, and 28) for clarification.

SAP-25-021



completed by the applicant, and all applicable specifications should be completed. will delay the plan review process. Refer to City of Atlanta Zoning Code

Definitions and Methods of Calculation

- Net Lot Area (NLA) = length of property line X width of property line
- GLA for corner lots = (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)]
- GLA (with only one front yard adjacent to street) = (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.
- Building Lot Coverage provided = (net lot area minus area of building footprint) ÷ (net lot area)

Lot Size (in square footage)

Gross Land Area (GLA)	N/A
Net Lot Area (NLA)	

Floor Area Ratio (FAR) – as applicable. Check which used for residential: GLA, or NLA

	Residential FAR Ratio	Residential Square Footage	Non-Residential FAR Ratio	Non-Residential Square Footage
Base Allowed				
Base Provided				
Bonus Allowed				
Bonus Provided				

Bonus FAR Program (check bonus utilized if applicable)

Transit Station <input type="checkbox"/>	Ground Floor Retail <input type="checkbox"/>	Open Space and New Streets <input type="checkbox"/>	Community Center Facilities <input type="checkbox"/>	Workforce Housing <input type="checkbox"/>
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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 or Lot Coverage (check applicable as required per zoning district)

	Percentage (%)	Square Footage
Max. Permitted		
Provided		

Fenestration (% of each street-fronting facade calculated separately, per district regulations)

	Residential Façade Percentage (%)			Non-residential Façade Percentage (%)		
	Local Street	Arterial/Collector	Beltline Corridor	Local Street	Arterial/Collector	Beltline Corridor
Min. Required						
Provided (specify for each street)						



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

Definitions and Methods of Calculation

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

TOSR: Total Open Space Requirements for Residential Only Projects

(Not required in SPI-9, SPI-16, SPI-17, SPI-18, SPI-20, SPI-21, MRC, MR, or LW districts, or in mixed-use developments.)

	Ratio	Total Square Footage
Minimum Required	N/A	
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	
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UOSR: Usable Open Space Requirements for Residential and or Mixed-use Developments

(These are areas not counted towards Public Space Requirements)

	Ratio	Total Square Footage
Minimum Required		
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	



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	N/A	
Provided		
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				
Provided				
Maximum Allowed				
Bicycle Parking Spaces	Residential		Non-residential Uses	
Minimum Required				
Provided				
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)				
Provided (specify for each use)				



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

SAP-25-021
OFFICE OF ZONING & DEVELOPMENT
RECEIVED
 DATE: 02/04/2025

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 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.

Earl Jackson
 Applicant Printed Name

Earl Jackson
 Applicant Signature

2/4/25
 Date



DPDH, Inc.

917 Honey Creek Road
Office 770-385-6296

Conyers, Ga. 30094
Fax 678-750-2970

JOB SUMMARY

The Huntley
1000 Park Avenue
Atlanta GA 30326

Driveway and pool areas.

This job will consist of enhancements for two areas at the circular driveway entry and the poolside area, excluding the pool itself.

1. Motorcade covering at front entry.

Install covered safety/walkway shelter from front door to driveway below the work area.

Install wood framework below glass roof sections, screwed into existing steel framework.

Apply cementitious fiberboard ceiling sections.

Wrap six columns in same area with the same fiber board on attached metal channels.

Run electrical from nearby outlets to permanent lighting fixtures on four of the six columns.

2. Curved sign wall on outer edge of driveway

Extend existing curved sign wall out approximately 13 inches, attaching C-channel to existing CMU block wall, horizontal hat channel, then finish with cementitious fiberboard.

Use existing electrical to reapply existing lighted lettering/signage.

3. Inside pool area

Existing grills to be replaced with new grills.

Add CMU to adjust for slight size difference, add vents, doors, and change out timers.

Entire grill area to be tiled on three sides and replace existing countertop with quartz.

Remove and replace wall material on nearby counter.

Add framing and electrical for televisions from nearby outlets.

Replace existing wall material with a composite based product.

4. Restroom renovation

Demo existing restroom.

Install sheetrock, tile floors and wall portions.

Fixtures to be installed at all existing locations.

5. Install Two aluminum structures.

10'x12' each

6" columnar supports to be bolted to concrete.

Add electrical for fans from nearby outlets.

6. New grilling area.

Install CMU framework, approximately 3'x12'.

Quartz countertop cut in for two grills, doors, vents, timers.

Front-faced with composite material run vertically.

7. Roofed lounge area

Install 4 cubicle type sections.

Install wood framework ceilings, screwed into existing steel structure.

Strip with cementitious fiberboard.

8. Remove and replace gas fire pit.

9. Circular seating area

Remove existing fire pit and cap off.

Remove all surrounding seating structure and floor pavers.

Pour continuous hollow concrete which will house landscaping.

Surrounding the circular portion will also have concrete seating with fabric cushions added.

10. Throughout pool area

Remove and replace existing light fixtures.

Repaint all knee walls.

SURVEY NOTES

EQUIPMENT USED:
A TOPCON 223 TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.

CLOSURE STATEMENT:
THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 119,640 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE OF ONE FOOT IN 61,538 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE SHOWN PER REFERENCE #.

ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY TO THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING.

THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

INFORMATION REGARDING STORM SEWER AND SANITARY SEWER AS SHOWN HEREON, IS BASED ON OBSERVATIONS TAKEN BY TERRAMARK EMPLOYEES AT THE GROUND ELEVATION OF THE EXISTING STRUCTURE. TERRAMARK EMPLOYEES ARE NOT AUTHORIZED TO ENTER A CONFINED SPACE SUCH AS A STRUCTURE. THEREFORE, THERE IS NO CERTAINTY OF THE PIPE SIZES AND PIPE MATERIAL THAT ARE SHOWN ON THIS SURVEY. EXCAVATION BY A CERTIFIED CONTRACTOR IS THE ONLY WAY TO VERIFY PIPE SIZE AND MATERIAL. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE PIPE INFORMATION SHOWN HEREON.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON JANUARY 6, 2005. SITE WAS LAST VISITED ON MARCH 14, 2016 TO UPDATE CURRENT CONDITIONS.

TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF FULTON COUNTY, GEORGIA (PANEL NUMBER 131210295 F), DATED SEPTEMBER 18, 2013, NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

TITLE TO THE SUBJECT PROPERTY APPEARS TO LIE VESTED IN 100 PARK AVENUE PARTNERS, L.P. AS RECORDED IN DEED BOOK 23750, PAGE 139 OF THE FULTON COUNTY LAND RECORDS.

SUBJECT PROPERTY HAS ACCESS TO THE RIGHT OF WAY OF PHIPPS BLVD. (DIRECTLY) AND WIEUCA ROAD (BY ACCESS EASEMENT SHOWN HEREON).

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 231533R11 WITH AN EFFECTIVE DATE OF FEBRUARY 22, 2014 AT 5:00 P.M., WHICH REVEALS THE FOLLOWING ENCUMBRANCES AND ARE SHOWN HEREON TO THE EXTENT SAME CAN BE OBSERVED AND LOCATED:

3. SPECIAL EXCEPTIONS:

- (G) EASEMENT FROM CHARGE CORPORATION TO GEORGIA POWER COMPANY, DATED APRIL 20, 1966, FILED FOR RECORD MAY 10, 1966 AT 12:52 P.M., RECORDED IN DEED BOOK 3113, PAGE 816, AFORESAID RECORDS. (NON DISCERNABLE)
- (H) EASEMENT FROM BUCKHEAD REALTY COMPANY TO GEORGIA POWER COMPANY, DATED APRIL 20, 1966, FILED FOR RECORD MAY 10, 1966 AT 12:52 P.M., RECORDED IN DEED BOOK 3113, PAGE 819, AFORESAID RECORDS. (NON DISCERNABLE)
- (I) GENERAL PERMIT FROM CHARGE CORP. TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, DATED APRIL 30, 1966, FILED FOR RECORD JULY 3, 1966 AT 9:12 A.M., RECORDED IN DEED BOOK 3113, PAGE 153, AFORESAID RECORDS. (NON DISCERNABLE-PROVIDED RECORD DOCUMENT NOT LEGIBLE)
- (J) PERMIT TO CUT OR TRIM TREES FROM MRS. E.V. CASH TO GEORGIA POWER COMPANY, A CORPORATION, DATED SEPTEMBER 21, 1966, FILED FOR RECORD OCTOBER 2, 1966 AT 11:13 P.M., RECORDED IN DEED BOOK 3157, PAGE 688, AFORESAID RECORDS. (NON DISCERNABLE)
- (K) INDEMNITY AGREEMENT FROM THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES TO THE CITY OF ATLANTA, DATED JANUARY 15, 1990, FILED FOR RECORD JANUARY 16, 1991 AT 9:46 A.M., RECORDED IN DEED BOOK 14017, PAGE 231, AFORESAID RECORDS. (AFFECTS PROPERTY, NOT PLOTTABLE)
- (L) INDEMNITY AGREEMENT FROM THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES TO THE CITY OF ATLANTA, DATED JUNE 28, 1991, FILED FOR RECORD JULY 16, 1991 AT 2:56 P.M., RECORDED IN DEED BOOK 14044, PAGE 160, AFORESAID RECORDS. (NOT PLOTTABLE)
- (M) EASEMENT AGREEMENT BY AND BETWEEN THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES AND GEORGIA POWER COMPANY, DATED JULY 23, 1992, FILED FOR RECORD AUGUST 13, 1992 AT 8:30 A.M., RECORDED IN DEED BOOK 15641, PAGE 166, AFORESAID RECORDS. (NON DISCERNABLE)
- (N) DECLARATION OF EASEMENTS AND AGREEMENT FOR DEVELOPMENT OF PHIPPS LAND AS A PLANNED DEVELOPMENT - MIXED USE BY THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, A NEW YORK CORPORATION, DATED DECEMBER 15, 1997, FILED FOR RECORD JANUARY 9, 1998 AT 4:29 P.M., RECORDED IN DEED BOOK 23750, PAGE 1, AFORESAID RECORDS, AS MODIFIED BY THAT CERTAIN FIRST MODIFICATION OF DECLARATION OF EASEMENTS AND AGREEMENT FOR DEVELOPMENT BY AND BETWEEN THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, A NEW YORK CORPORATION AND CPI PHIPPS LIMITED LIABILITY COMPANY, A DELAWARE LIMITED LIABILITY COMPANY, DATED AS OF SEPTEMBER 2, 1999, FILED FOR RECORD SEPTEMBER 3, 1999 AT 12:10 P.M., RECORDED IN DEED BOOK 27633, PAGE 27, AFORESAID RECORDS, AS FURTHER MODIFIED BY THAT CERTAIN SECOND MODIFICATION OF DECLARATION OF EASEMENTS AND AGREEMENT FOR DEVELOPMENT BY AND BETWEEN CRESCENT RESIDENTS, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND CPI-PHIPPS LIMITED LIABILITY COMPANY, A DELAWARE LIMITED LIABILITY COMPANY, DATED AS OF AUGUST 1, 2003, FILED FOR RECORD AUGUST 1, 2003 AT 3:37 P.M., RECORDED IN DEED BOOK 35678, PAGE 379, AFORESAID RECORDS, AS FURTHER MODIFIED BY THAT CERTAIN THIRD MODIFICATION OF DECLARATION OF EASEMENTS AND AGREEMENT FOR DEVELOPMENT BY AND BETWEEN CPI-PHIPPS LIMITED LIABILITY COMPANY AND CPI-PHIPPS LIMITED LIABILITY COMPANY, A DELAWARE LIMITED LIABILITY COMPANY, DATED AS OF MARCH 20, 2014, FILED FOR RECORD MARCH 20, 2014 AT 8:54 A.M., RECORDED IN DEED BOOK 53689, PAGE 281, AFORESAID RECORDS, AS FURTHER MODIFIED BY THAT CERTAIN FOURTH MODIFICATION OF DECLARATION OF EASEMENTS AND AGREEMENT FOR DEVELOPMENT BY AND BETWEEN 100 PARK AVENUE PARTNERS, L.P., A DELAWARE LIMITED PARTNERSHIP AND PARK AVENUE CONDOMINIUM ASSOCIATION, INC., A GEORGIA NON PROFIT CORPORATION, DATED AS OF SEPTEMBER 24, 2014, FILED FOR RECORD SEPTEMBER 26, 2014 AT 8:39 A.M., RECORDED IN DEED BOOK 64203, PAGE 162, AFORESAID RECORDS, BUT OMITTING ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS IT IS NECESSARY TO THE COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE HANDICAPPED PERSONS. (PLOTTABLE ITEMS SHOWN ON SURVEY)
- (O) ALL MATTERS AS DISCLOSED BY THAT CERTAIN SURVEY ENTITLED "ALTAIACSM LAND TITLE SURVEY OF 100 PARK AVENUE PARTNERS, L.P., CHICAGO TITLE INSURANCE COMPANY AND THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES" PREPARED BY W.L. JORDAN & CO., INC. DATED FOR RECORD AUGUST 1, 2003, FILED FOR RECORD DECEMBER 11, 1997, LAST REVISED DECEMBER 11, 1997.

REFERENCE MATERIAL

- ALTAIACSM LAND TITLE SURVEY OF PHIPPS PLAZA PREPARED BY W.L. JORDAN & CO., INC. DATED OCTOBER 31, 1997 AND LAST REVISED JANUARY 14, 1998
- EASEMENT PLAT EXHIBITS OF PHIPPS PLAZA PREPARED BY W.L. JORDAN & CO., INC. DATED JULY 31, 1997
- CONDOMINIUM PLAT OF PARK AVENUE RECORDED IN PG. 133 FULTON COUNTY RECORDS
- ALTAIACSM LAND TITLE SURVEY FOR 100 PARK AVENUE PARTNERS, L.P., PARK AVENUE GARDENS, LLC & CHICAGO TITLE INSURANCE COMPANY PREPARED BY TERRAMARK LAND SURVEYING, INC. DATED DECEMBER 29, 2004 AND LAST REVISED JANUARY 11, 2005.

ABBREVIATIONS

A	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC	ACRE	N/F	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTF	OPEN TOP PIPE
BSL	BUILDING SETBACK LINE	PB	PLAT BOOK
BW	BARB WIRE	PG	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
CTP	CRIMP TOP PIPE	R/W MON	RIGHT OF WAY MONUMENT
DB	DEED BOOK	REAR	REAR
DIP	DUCTILE IRON PIPE	RCR	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



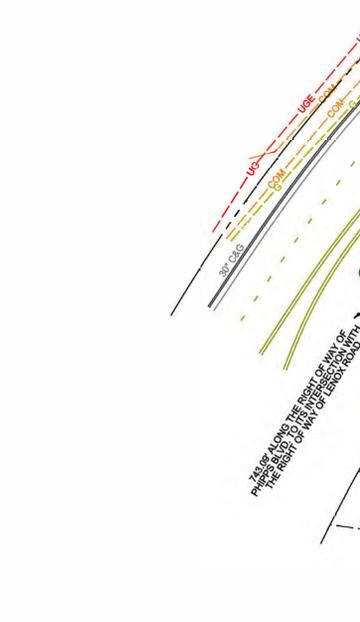
PHOTO #1



PHOTO #2



PHOTO #3



PHIPPS BOULEVARD
(85' RIGHT OF WAY)

LONGLEAF DRIVE

PRIVATE DRIVE

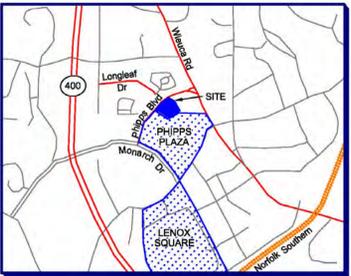
PARK AVENUE PHASE 2
AREA = 99,075 SQ FT
OR
2.2744 ACRES

SAP-25-021

OFFICE OF ZONING & DEVELOPMENT

RECEIVED

DATE: 02/04/2025



LOCATION MAP

NOT TO SCALE
LAT - 33°51'18.32" N
LONG - 84°21'46.68" W

LEGEND

	CURB AND GUTTER (C&G)
	FENCE
	STORM DRAIN LINE
	SANITARY SEWER
	WATER LINE
	GAS LINE
	UNDERGROUND POWER LINE
	OVERHEAD POWER LINE
	COMMUNICATION
	PROPERTY LINE
	DROP INLET (DI)
	JUNCTION BOX (JB)
	CURB INLET (CI)
	SS MANHOLE (MH)
	FIRE HYDRANT (FH)
	WATER VALVE (WV)
	LIGHT POLE (LP)
	POWER POLE (PP)
	UTILITY MANHOLE (UM)
	ELECTRIC UTILITY BOX
	TRAFFIC SIGNAL BOX (TSB)
	SIGN
	AREA OF PHOTOGRAPH
	CONCRETE AREA
	GRAVEL AREA

TERRAMARK LAND SURVEYING, INC.
100 PARK AVENUE
MARIETTA, GA 30066
PHONE NO. (770) 421-1927
FAX NO. (770) 421-0552
WWW.TERRAMARK.COM
C. O. #A15P006810

TerraMark
Professional Land Surveying

Project No.	Date	Revision
2014-1050	10/31/14	
1	10/31/14	1
2	10/31/14	2
3	10/31/14	3
4	10/31/14	4
5	10/31/14	5
6	10/31/14	6
7	10/31/14	7
8	10/31/14	8
9	10/31/14	9
10	10/31/14	10

PROPERTY DESCRIPTION

All that tract or parcel of land lying in the City of Atlanta and being a portion of Land Lot 44 of the 17th District of Fulton County, Georgia and being more particularly described as follows:
To find the POINT OF BEGINNING, commence at a brass disk located at the intersection of the Southwesterly right of way of Wieuca Road (right of way varies and is metered at this point) and the Northwesterly right of way of Peachtree Road (right of way varies) (said brass disk being located at a distance of 372.17 feet to a right of way monument; thence, continuing along said right of way of Wieuca Road the following: North 28° 16' 50" West for a distance of 109.92 feet to a brass disk; thence, along the Southwesterly right of way of Wieuca Road North 28° 16' 50" West for a distance of 372.17 feet to a right of way monument; thence, continuing along said right of way of Wieuca Road the following: North 28° 16' 50" West for a distance of 1.61 feet to a brass disk; thence, North 03° 31' 42" East for a distance of 22.83 feet to a brass disk; thence, North 28° 16' 50" West for a distance of 121.11 feet to a brass disk located on the Southwesterly right of way of Phipps Boulevard (85' right of way); thence, along the Southwesterly right of way of Phipps Boulevard along a curve to the left having a radius of 339.47 feet and an arc length of 207.47 feet, being subtended by a chord of North 45° 47' 21" West for a distance of 204.26 feet to a point; continuing along the right of way of Phipps Boulevard the following: run along a curve to the left having a radius of 339.47 feet and an arc length of 178.51 feet, being subtended by a chord of North 79° 13' 07" West for a distance of 174.92 feet to a point; thence South 86° 51' 38" West for a distance of 11.98 feet to a right of way monument; thence, along a curve to the left having a radius of 806.33 feet and an arc length of 341.46 feet, being subtended by a chord of South 74° 45' 44" West for a distance of 338.91 feet to a point being the POINT OF BEGINNING.

SITE INFORMATION

CURRENT OWNER: 100 PARK AVENUE PARTNERS, L.P.
DB. 23750 PG. 139

TAX PARCEL ID #17 004400040461

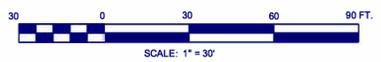
ADDRESS: NOT ASSIGNED

ZONING: PD-MU PER ZONING CASE 2-01-25

JURISDICTION: CITY OF ATLANTA

SETBACKS ARE NOT DEFINED IN REFERENCED ZONING CASE

NO PARKING SPACES WERE OBSERVED ON SITE



SURVEYOR'S CERTIFICATE

TO: 100 PARK AVENUE PARTNERS, L.P., CHICAGO TITLE INSURANCE COMPANY & COMPASS BANK, AN ALABAMA BANKING CORPORATION, COLLECTIVELY WITH ITS SUCCESSORS AND ASSIGNS AS ADMINISTRATIVE AGENT FOR ITSELF AND FOR THE BENEFIT OF THE LENDERS, FROM TIME TO TIME:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTAIACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 11, 13, 16, 17, 18 AND 19 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 22, 2016.

THE ORIGINAL OF THIS DOCUMENT WAS SEALED AND SIGNED BY SCOTT E. BURSON, R/S, #4, #3037

THIS REPRODUCTION IS NOT A CERTIFIED COPY

DATE OF PLAT OR MAP-MARCH 22, 2016
REGISTERED NUMBER: 3037

ALTAIACSM LAND TITLE SURVEY FOR 100 PARK AVENUE PARTNERS, L.P., COMPASS BANK & CHICAGO TITLE INSURANCE COMPANY (PARK AVENUE - PHASE 2) LOCATED IN LAND LOT 44, 17TH DISTRICT CITY OF ATLANTA, GEORGIA FULTON COUNTY, GEORGIA

SHEET NO.

1/1

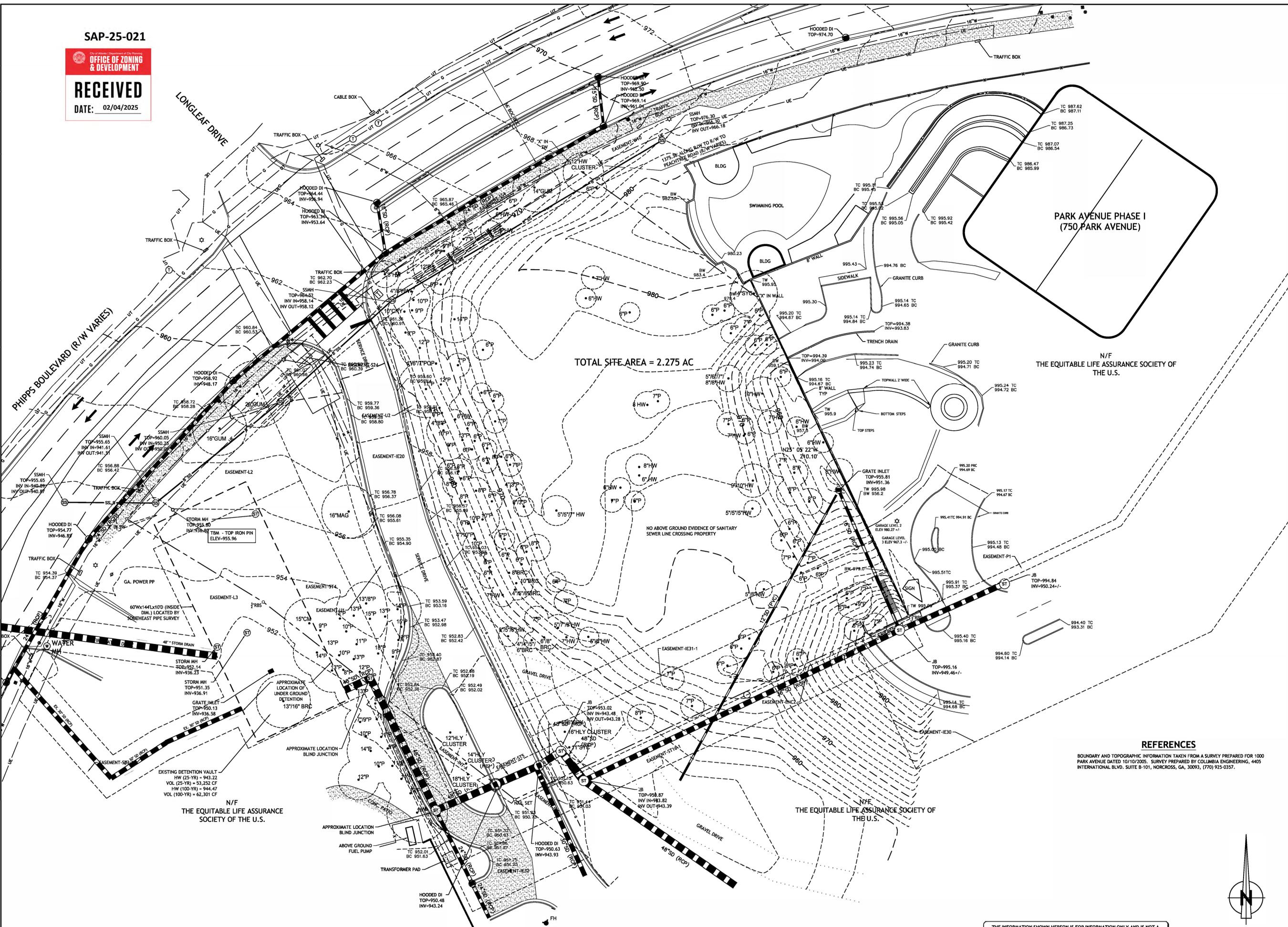
DRAWING# TM 14-109D

SAP-25-021



RECEIVED

DATE: 02/04/2025



TOTAL SITE AREA = 2.275 AC

PARK AVENUE PHASE I
(750 PARK AVENUE)

N/F
THE EQUITABLE LIFE ASSURANCE SOCIETY OF
THE U.S.

N/F
THE EQUITABLE LIFE ASSURANCE
SOCIETY OF THE U.S.

N/F
THE EQUITABLE LIFE ASSURANCE SOCIETY OF
THE U.S.

REFERENCES

BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED FOR 1000 PARK AVENUE DATED 10/10/2005. SURVEY PREPARED BY COLUMBIA ENGINEERING, 4405 INTERNATIONAL BLVD., SUITE B-101, NORCROSS, GA, 30093, (770) 925-0357.



SCALE: 1"=20'

THE INFORMATION SHOWN HEREON IS FOR INFORMATION ONLY AND IS NOT A SUBSTITUTE FOR THE ACTUAL SURVEY PREVIOUSLY REFERENCED. LONG ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY OR COMPLETENESS. ALL INTERPRETATIONS OR CLARIFICATIONS SHALL BE MADE DIRECTLY BY THE SURVEYOR. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AFFECTING THE WORK UNDER THIS CONTRACT.

NO.	DATE	DESCRIPTION
10/27/16	STORM REVISION	
10/27/16	WATERFISHED COMMENTS	
01/10/16	FINAL REVISIONS	
01/10/16	SITE LAYOUT COMMENTS	
01/13/16	SITE REVISIONS/FLOOR PLAN UPDATE	
12/18/15	SERVICE DRIVE REVISION	
	REV #	DATE

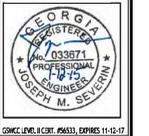
2550 Heritage Court, Ste 250
Atlanta, GA 30339
Tel 770-951-2495, Fax 770-951-2496
www.longeng.com



GA

1000 PARK AVENUE
ATLANTA, FULTON
EXISTING CONDITIONS

LL 44, 17TH DIST
GMP SET



DATE: 02-15-2016
DESIGNED BY: AH
DRAWN BY: AH

SHEET
C1.0

Plot Date: 10/31/2016 8:20 AM
File Location: \\...

LEI: 00489-0010

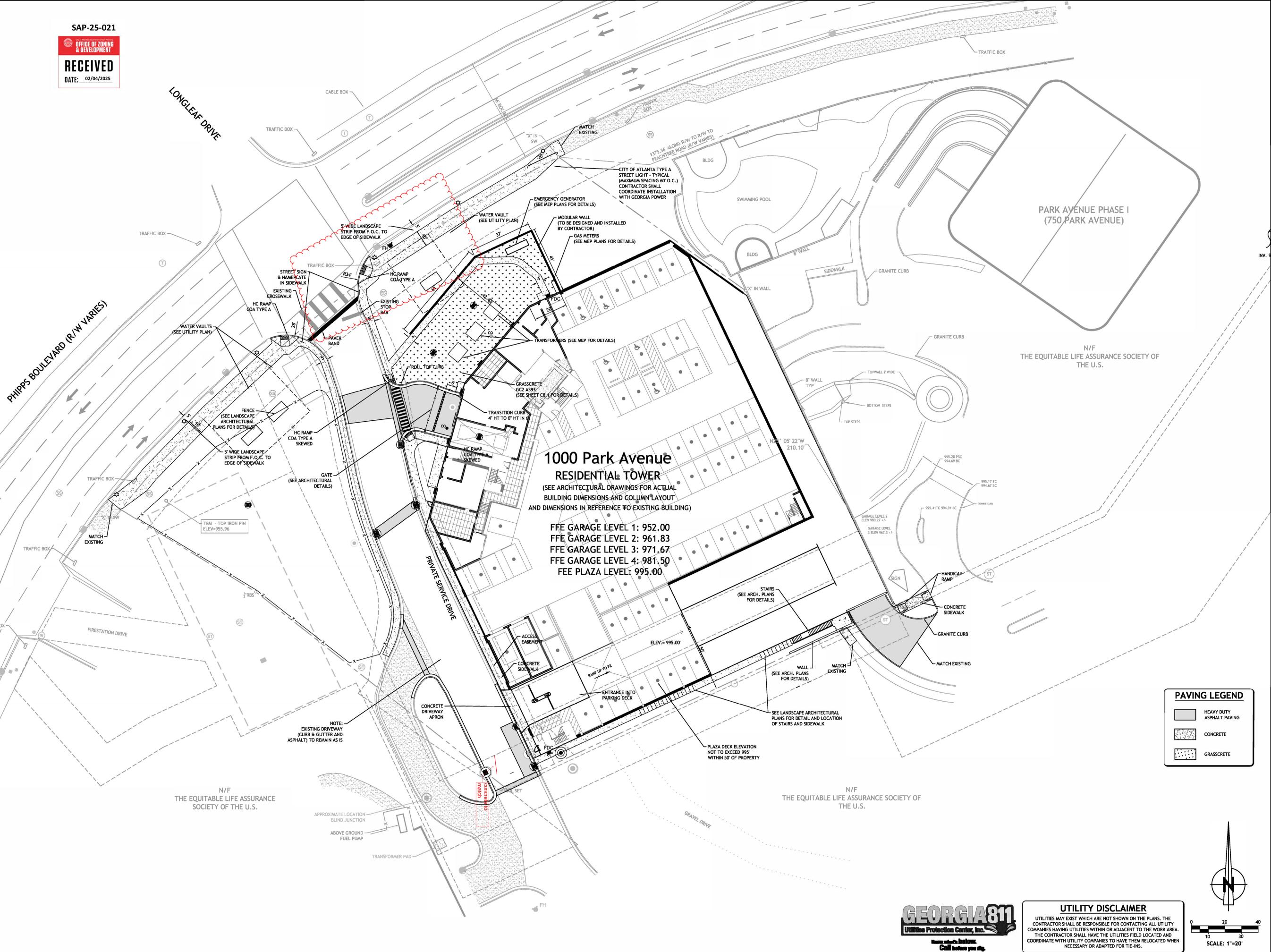
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LONGLEAF DRIVE

PHIPPS BOULEVARD (R/W VARIES)

Plot Date: 10/31/2016 8:30 AM



1000 Park Avenue RESIDENTIAL TOWER

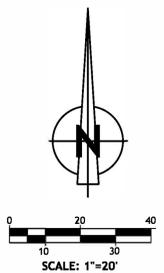
(SEE ARCHITECTURAL DRAWINGS FOR ACTUAL BUILDING DIMENSIONS AND COLUMN LAYOUT AND DIMENSIONS IN REFERENCE TO EXISTING BUILDING)

- FFE GARAGE LEVEL 1: 952.00
- FFE GARAGE LEVEL 2: 961.83
- FFE GARAGE LEVEL 3: 971.67
- FFE GARAGE LEVEL 4: 981.50
- FFE PLAZA LEVEL: 995.00

PAVING LEGEND

- HEAVY DUTY ASPHALT PAVING
- CONCRETE
- GRASSCRETE

UTILITY DISCLAIMER
 UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH UTILITY COMPANIES TO HAVE THEM RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.



NO.	DATE	DESCRIPTION
10/27/16		STORM REVISION
01/27/17		REVISIONS TO ELECTRICAL & UTILITIES REVISIONS
03/10/18		REVISIONS TO ELECTRICAL & UTILITIES REVISIONS
03/10/18		SITE DEVELOPMENT COMMENTS
01/13/19		SITE REVISIONS/FLOOR PLAN UPDATE
12/18/19		SERVICE DRIVE REVISION

2550 Heritage Court, Ste 250
 Atlanta, GA 30328
 Tel: 770-951-2495, Fax: 770-951-2496
 www.longeng.com

LONG ENGINEERING, INC.

1000 PARK AVENUE
 1000 PARK AVENUE
 ATLANTA, FULTON
 SITE PLAN
 GMP SET

LL 44, 17TH DIST

GEORGIA PROFESSIONAL ENGINEERING
 JOSEPH M. SEVERIN

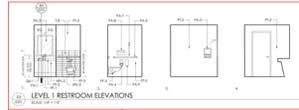
DATE: 02-15-2016
 DESIGN QC:
 CAD QC:
 DESIGNED BY: AH
 DRAWN BY: AH

SHEET
C3.0

LEI #0489-0010



BS/ED201 - POOL LOUNGER STRUCTURE RENDERING

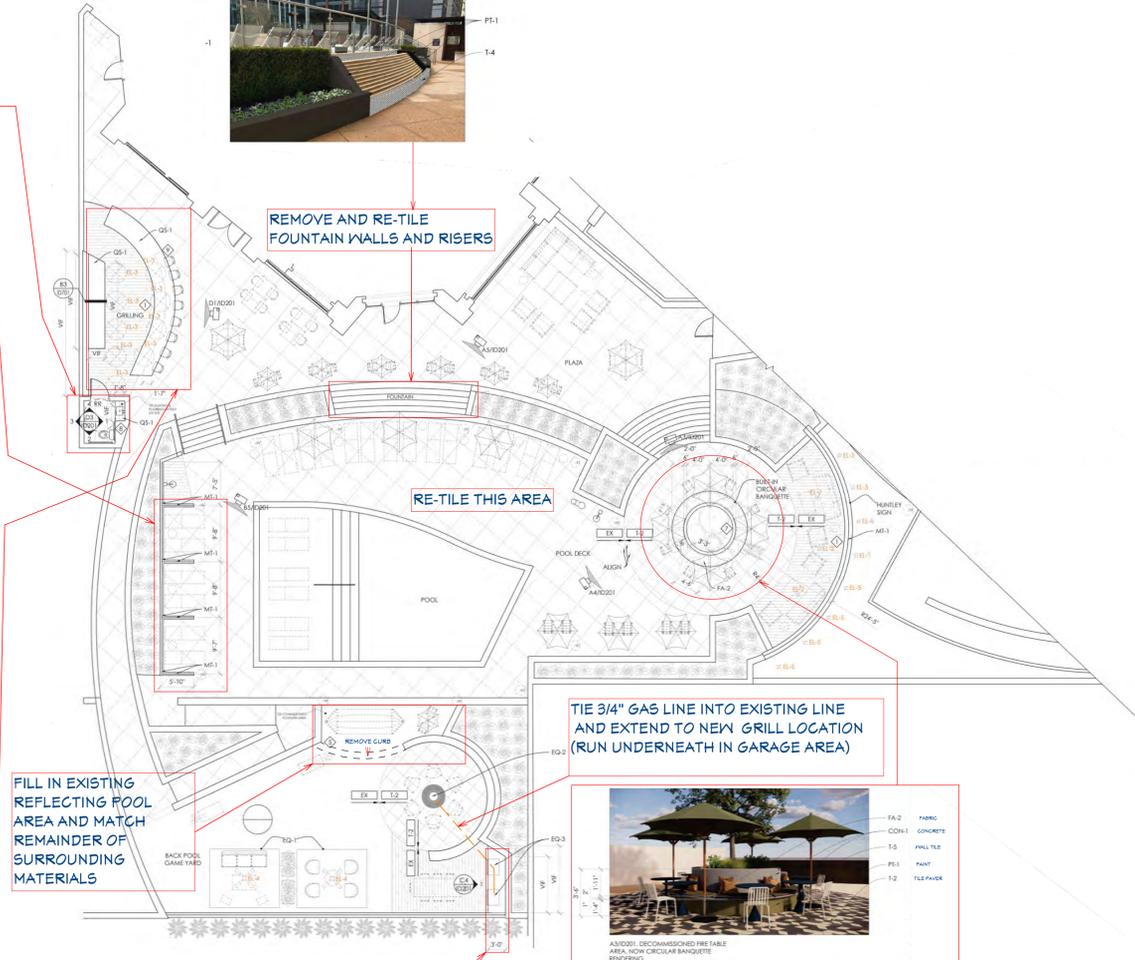


REPLACE PLUMBING FIXTURES AND LIGHT FIXTURES IN SAME LOCATIONS



REMOVE AND RE-TILE FOUNTAIN WALLS AND RISERS

EL-3		Type: Exterior Pendant Item: Daphne PD4332 15WBR Manufacturer: Kuzco Lighting Finish: White/Brushed Rope Dimensions: 2700K Location: Outdoor Grilling	QC to provide and install
FA-2		Item: POLAR UPOLARITY Finish: White/Brushed Rope Manufacturer: BoneWick Date: 23 Empire Color: 54"V Site: Wendy Kuhn <NANCY@INTDESIGNRESOURCE.COM>	QC to provide and install
HPL-1		Item: High Pressure Laminate Manufacturer: Wilsonart Type: Walnut Heights 7945 Finish: 12' Jutland Iron with ALCN Size: 4' x 8'	QC to provide and install
PT-1		Item: Sherwin Williams Color: Room Black SW 6258 Application: walls, some closets or base, trim, and doors, hair of ceilings, and epoxy at Restrooms	QC to provide and install Verify Paint Type and Durability with Paint Sub per Application
QS-1		Item: Quartz Surface - Outdoor Counter Manufacturer: Casaplane Color: 313 Palm Shade - Honest Size: 36" x 120" x 3/4" Edge: Beveled Edge Finish: White Wash <EMILY@HYATTICASAPLANE.COM>	QC to provide and install OUTDOOR KAPO
SF-2		Item: Social First - Wood Slat Wall at Grilling and New Grilling Station Built-in Manufacturer: Norwegian Board - Brillion Ipe Finish: Re-factorywood Installation: Vertical Slat Contact: Arish Banskota <ANISH@NEWTECHWOOD.COM>	QC to provide and install
SN-1		Item: 3/4" Outdoor wood Finish: Stained to Match PT-1 Manufacturer: Contractor to provide Installation: Outdoor Wood Trellis	QC to provide and install Provide control sample to interior for approval
T-2		Item: Top Floor - Flagstone Replacement Manufacturer: Techno Brick Color: Diamond Smooth Size: Mega Cream & Gray Block Installation: Ground Color Contact:	QC to provide and install
T-3		Item: Outdoor Bar Tile Manufacturer: Clay Imports Color: Porcelain Finish: 6" x 6" tile Site: Ref 1-3 photo for pattern layout Installation: Ground Color Contact: Arno Lood <ARNO@CLAYIMPORTS.COM>	QC to provide and install
T-4		Item: Wall Tile - Outdoor Banquette Base Manufacturer: Agazzi Color: Seno 4010 Size: 12"x12" tile on 12"x12" Sheet Finish: Brick Bond Installation: Ground Color Contact: David Davis <DAVID@STATEMENTSBLE.COM>	QC to provide and install



RE-TILE THIS AREA

TIE 3/4" GAS LINE INTO EXISTING LINE AND EXTEND TO NEW GRILL LOCATION (RUN UNDERNEATH IN GARAGE AREA)

FILL IN EXISTING REFLECTING POOL AREA AND MATCH REMAINDER OF SURROUNDING MATERIALS

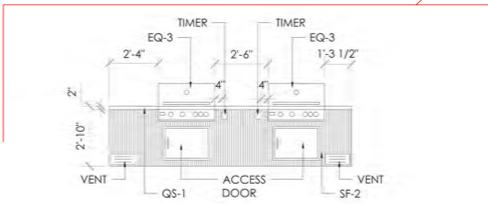


AS/ED201 - DECOMMISSIONED FIRE TABLE AREA, NOW CIRCULAR BANQUETTE RENDERING



D1/ID201 - GRILLING STATION RENDERING

- PT-1 & SN-1 PAINT & STAIN
- SF-2 INSTALL FLOOR
- EL-3 REPLACE PENDANTS AND FANS
- NEW SINK PANEL, HPL-1
- QS-1 REPLACE COUNTERTOP
- T-3 INSTALL BAR TILE
- PT-1 PAINT



C4 BACK DECK NEW GRILLING ELEVATION
SCALE: 1/4" = 1'-0"

- PLAN NOTES**
- A. FURNITURE SHOWN FOR REFERENCE ONLY. TO BE PROCURED AND INSTALLED BY VIDA DESIGN.
 - B. (OFCI) = OWNER FURNISHED, CONTRACTOR INSTALLED.
 - C. (OFOI) = OWNER FURNISHED, OWNER INSTALLED.
 - D. (CFCI) = CONTRACTOR FURNISHED, CONTRACTOR INSTALLED.
 - E. VERIFY ALL FIXTURE & APPLIANCE DIMENSIONS PRIOR TO CASEWORK FABRICATION. FIELD VERIFY ALL DIMENSIONS PRIOR TO INSTALLATION.
 - F. PROVIDE PLUMBING AND ELECTRICAL FOR ALL EQUIPMENT AND APPLIANCES PER MANUFACTURER'S RECOMMENDATION. REFERENCE LEGENDS FOR SPECIFICATIONS.
 - G. PROVIDE SHOP DRAWINGS FOR ALL CASEWORK AND MILLWORK TO DESIGNER FOR APPROVAL PRIOR TO FABRICATION AND ORDERING OF MATERIALS.
 - H. ALL DIMENSIONS ARE TO FACE-OF-FINISH, UNLESS NOTED OTHERWISE.
 - I. FIELD VERIFY ALL EXISTING DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. COORDINATE ANY DISCREPANCIES WITH DESIGNER IN FIELD.
 - J. PREPARE ALL FLOOR AND WALL SURFACES FOR NEW FINISHES. PROVIDE FLOOR LEVELING, PER DESIGNER PRE-APPROVED METHOD AND MATERIALS, AS REQUIRED TO INSURE PROPER INSTALLATION OF PRODUCTS.
 - K. PROVIDE SHOP DRAWINGS FOR ALL CASEWORK AND MILLWORK TO DESIGNER FOR APPROVAL PRIOR TO FABRICATION AND ORDERING OF MATERIALS.
 - L. COORDINATE EXTENT OF ALL DEMOLITION WORK WITH OWNER AND DESIGNER IN FIELD.
 - M. PROTECT ALL EXISTING ITEMS TO REMAIN FROM DAMAGE DURING DEMOLITION.
 - N. NON-STRUCTURAL DEMOLITION ONLY. NO MODIFICATIONS TO EXTERIOR WALLS, STRUCTURAL ROOF, OR STRUCTURAL WALLS AND COLUMNS.
 - O. OWNER SHALL HAVE RIGHT OF FIRST REFUSAL FOR EQUIPMENT AND MATERIALS REMOVED DURING DEMOLITION AND WILL PROMPTLY REMOVE SELECTED ITEMS. SALVAGEABLE / RECYCLABLE EQUIPMENT AND MATERIALS SHALL BE STOCKPILED AT AN OWNER PROVIDED ON-SITE LOCATION FOR FUTURE USE / RECYCLING. ALL OTHER DEMOLISHED MATERIALS ARE TO BE REMOVED DAILY. FEES ASSOCIATED WITH DISPOSAL SHALL BE INCLUDED IN THE CONTRACTOR'S BASE BID.
 - P. ALL ITEMS NOT REUSED FOR NEW CONSTRUCTION TO BE RECYCLED TO THE MAXIMUM EXTENT ALLOWED PER LOCAL CODE. VERIFY WHICH ITEMS TO BE REUSED WITH OWNER AND DESIGNER PRIOR TO REMOVAL.
- KEYNOTES** Not every keynote exists on every page.
- EXISTING FIXTURE AT THIS LOCATION TO BE REPLACED AS TAGGED
 - CASEWORK AT THIS LOCATION TO BE REVISED TO REFLECT THE CHANGES DETAILED.
 - EXISTING FIXTURE AT THIS LOCATION TO BE MOVED ABOVE SKY LOUNGE ISLAND. REPLACE WITH NEW FIXTURE AS TAGGED. SWAG FIXTURES TO CENTER ABOVE NEW BANQUETTE TABLES.
 - DEMO EXISTING TABLE. PATCH AND REPLACE FLOOR TO MATCH ADJACENT.
 - DEMO EXISTING FOUNTAIN. LEVEL FLOOR AND MATCH EXISTING TURF.
 - PAINTE CEILING PT-2
 - PLANTINGS BY OTHERS.
 - RESTROOM IS NOT ADA ACCESSIBLE. OWNERSHIP TO CONFIRM IF ACCESSIBLE UPGRADES ARE REQUIRED.
 - COUNTER OVERHANG - 19" DEEP TO ENSURE KNEE CLEARANCE FOR ADA

SHEET TITLE: VARIOUS COURTYARD MODIFICATIONS

PROJECT DESCRIPTION: THE HUNTLEY DESIGNER JOHN NUTTER ATLANTA, GA

DRAWINGS PROVIDED BY: JOHN NUTTER

DATE: 10/31/2024

SCALE: 1/4" = 1 FT

SHEET: A-1

SAP-25-021



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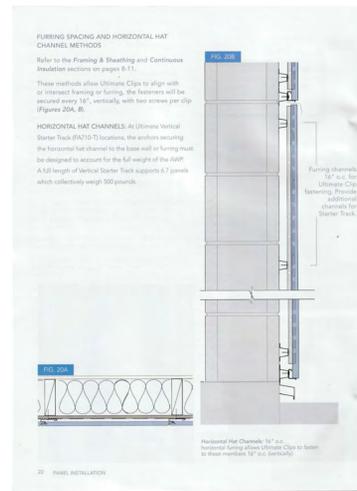
DATE: 02/04/2025

PT-1		Item: Paint Manufacturer: Sherwin Williams Color: Monarch Black LW 6238 Finish: Eggshell or semi-gloss Notes: Use on base, trim, and doors, not on ceilings, and tops of columns.	OC to provide and install Paint: Paint Type and Durability with Paint Sub per Application
SF-1		Item: Stone Manufacturer: Stone Source Type: Natural Stone Color: Blue Finish: Polished Notes: Ref 1-3 photo for pattern layout Contact: Mark Chikley - MCHLDRY@STONESOURCE.COM	OC to provide and install
SF-1		Item: Metal Manufacturer: Hurdley Sign Finish: Column Wrap, and Porte Cochere Ceiling Notes: Hurdley Sign Contact: Mark Fugate - MFUGATE@HURDLEY.COM	OC to provide and install
EL-1		Item: Exterior Sconce Manufacturer: Quadrate Outdoor Wall Sconce Type: Luminaire Finish: Bronze Dimensions: 13 1/2" x 5 1/2" x 4 1/2" Lighting: 2100K Location: Outdoor Entry Columns	OC to provide and install

EXISTING COLUMNS
STEEL COLUMNS
WITH CMU SURROUNDS

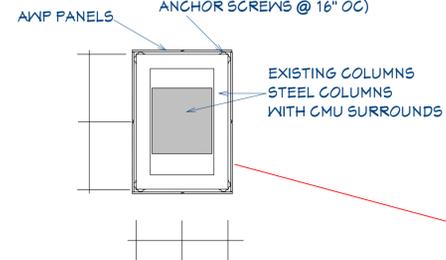


2. MOTORCADE ENTRY - EXISTING CONDITION



Install p5

3" x 1" METAL HAT CHANNEL
(ATTACHED WITH MASONRY
ANCHOR SCREWS @ 16" OC)



EXISTING COLUMNS
WRAPPED WITH ANP PANELS



1. MOTORCADE ENTRY RENDERING

11/14/2024



NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
**MOTORCADE
ENTRY CANOPY
COLUMNS**

PROJECT DESCRIPTION:
**THE HUNTLEY
1000 PARK AVE
ATLANTA, GA**

DRAWINGS PROVIDED BY:
**DESIGNER
JOHN NUTTER**

DATE:

10/31/2024

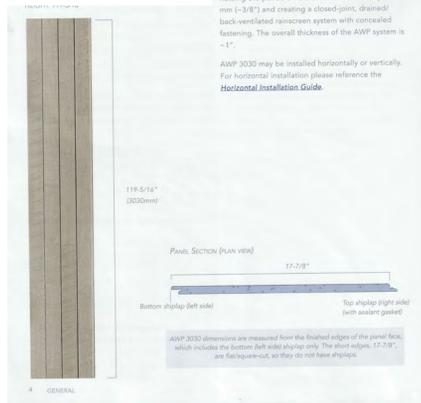
SCALE:

1/4" = 1 FT

SHEET:

A-2.1

RECEIVED
DATE: 02/04/2025



Siding dimensions

CLIPS/PANEL		
PANEL	ULTIMATE CLIP	
3030	4	

FASTENERS/CLIP		
	WOOD/STEEL FRAMING	OSB & PLYWOOD
ULTIMATE CLIP	2	4

MINIMUM SIZE FASTENERS	
ULTIMATE CLIPS	#10 SCREW
STARTER TRACK	#10 SCREW
FACE FASTENING	#8 SCREW
METAL TRIMS AND SEALANT BACKERS	#10 SCREW

MINIMUM O.C. SPACING OF FASTENERS		
COMPONENT	WOOD/STEEL FRAMING	OSB & PLYWOOD
METAL TRIMS	16"	16"
FACE FASTENING	16"	16"

Vertical panel installation requires the use of our vertical starter track. One of the following fastening schedules shall be used:

- Install 8" o.c. fastening into the horizontal framing member.
- With 16" o.c. framing members, space fasteners 8" o.c. with every other fastener alternating between vertical framing members and attaching directly to minimum 7/16" OSB or plywood sheathing.

MINIMUM CLEARANCES TO PANEL	
FLASHING	1/4"
COMPRESSION JOINT FLASHING	1/2"
HARDSCAPE	2"
FINISHED SOIL GRADE/ SOFT SCAPE	6" (200MM CANADA)
LOW SLOPED ROOF	REFER TO ROOFING MANUFACTURER
DECKING/BALCONY	2"
PITCHED ROOF	1"

Fasteners p2

FACE FASTENING BEST PRACTICES

To minimize the appearance of face fasteners, utilize the following steps:

Apply low adhesive tape such as painters tape to the panel at face fastening locations.

Pre-drill panels a minimum 1" from the cut edge to be face fastened. It is recommended to use a bi-metal countersink drill bit matching the head diameter of the face fasteners.

Fill counter-sunk fastener holes with an exterior patching compound.

Use a high grade exterior acrylic latex paint to conceal the patched area.

It is very important to keep the paint to the patched hole area only. Feathering the paint into a large area can negatively highlight the fastener locations.

Remove the painter's tape only after applying the patch and touch up paint.

Face fastening

FASTENERS

Fasteners must be exterior grade corrosion resistant, screws such as stainless steel, hot-dipped zinc or ceramic coated.

Comply with all local building codes for fastener requirements.

The minimum size for Ultimate Clip, Starter Track fasteners is a #10 screw. Component screws must have a pan, washer, or hex type full head. Bugle head screws are not approved for component fastening.

A min. #8 or larger screw with a bugle head or trim head is appropriate for face fastening locations. Refer to the Face Fastening.

Best Practices section on page #16 for face fastening procedure.

Fasteners must penetrate framing or furring per the minimum requirements below.

When installing AWP with the Structural Sheathing Method on stud framing, over SIPs, or nailbases, ensure clip fasteners are at least 1" in length to fully penetrate the OSB/Plywood. Whenever possible when face fasteners are needed, screws must be long enough to penetrate all the way through the sheathing and into the framing/furring.

For the Horizontal Furring the fasteners must always penetrate the steel furring with a minimum of 1/2". A minimum of three threads are needed for an effective grab.

Fasteners p1

INSTALLATION HARDWARE & ACCESSORIES



Hardware p1



Hardware p2

ALL APPLICATIONS

To fully secure Vertical Starter Track, use corrosion resistant screws of sufficient length to ensure full penetration of the sheathing a minimum of 1" into wood framing member and a minimum 1/2" into metal framing members. Starter must be level.

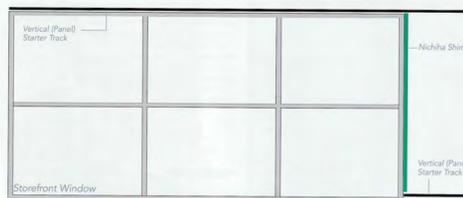
WOOD & METAL STUDS

Vertical Starter Track must be secured every 8". One of the below fastening schedules shall be used:

- Install 8" o.c. fastening into the horizontal framing member.
- With 16" o.c. framing members, space fasteners 8" o.c. with every other fastener alternating between vertical framing members and attaching directly to minimum 7/16" OSB or plywood sheathing.

CONCRETE/CMU

When installing over concrete construction, the wall must be furred out with pressure treated lumber, metal hat channel, or z-furring. Refer to Framing & Sheathing Requirements on page 8 for furring design options. Starter Track must be secured with an overall fastener spacing of 8" o.c.



Install p2

SEALANT

Sealants to be used with AWP must match the following requirements:

- Comply with ASTM C920 as a class of 35, 50, or 100/50 (minimum 35% joint movement).
- Provide two-sided adhesion at joints (Nichiha sealant backers are light gauge steel with galvalume and fluorine coatings.)

Refer to the Technical Bulletin: Sealants available at Nichiha.com/resource-center.

Sealant

SEALANT JOINTS/CAULKING

Fasten Single Flange Sealant Backers at inside corners (one wall at corner), along window and door jambs, and transition points with other cladding. Fasten to framing, blocking or OSB/plywood sheathing at 16" o.c. with the 3/8" bump/sealant portion butting the corner or jamb.

- Place low-adhesive tape over the panel along the areas requiring sealant joints for a clear caulk line.
- Fill the gap between the panels with a color-matched/coordinating sealant. Nichiha Sealant Backers allow for the proper depth of sealant (75-80%).
- Before removing tape, tool the sealant with a caulk spatula or similar tool to ensure an even and smooth surface.
- Remove tape before sealant cures.
- Following the sealant manufacturer's recommendations remove any excess sealant from the face of the panel before allowing it to cure.

AWP3030 - VERTICAL: INSTALLING THE FA710T VERTICAL STARTER TRACK

All Applications

When using the structural sheathing method outlined in the Framing & Sheathing Requirements section, 7/16" or thicker APA rated OSB or plywood sheathing MUST be used to enable vertical installation of AWP 3030. Refer also to the Continuous Insulation information on pages 10-11. OSB/plywood shall be secured to building framing or furring in compliance with best practices and local building codes. For nailbase insulation sheathings with sheathings other than OSB or plywood please contact Nichiha Technical Services for guidance.

Starter Track must remain continuous and level. Staggering of horizontal joints is not permitted.



Vertical (Panel) Starter Track fastened every 8" to wood framing and sheathing

AWP 3030 - VERTICAL INSTALLATION

Reference the Framing & Sheathing Requirements and Continuous Insulation sections for wall assembly requirements and adjustments. With standard wall stud or vertical furring spacing, 7/16" or thicker APA rated OSB or plywood sheathing MUST be used to enable vertical installation of AWP 3030. Wall surfaces must be flat.

STRUCTURAL SHEATHING METHOD
Use fully-threaded corrosion resistant screws of minimum 1" in length to ensure full penetration of wood sheathing to secure Ultimate Clips. Face fasteners must account for the AWP system thickness (+1" plus adequate length for minimum 1" penetration into wood studs or 1/2" and a minimum three threads are needed for effective grab into metal studs or furring).

Single Flange Sealant Backer and metal trim should typically be installed before panels. Refer to the Inside Corners, Windows & Doors and Outside Corners sections.

Nichiha can be installed right to left or left to right. Must lead with the gasketed edge of the panel.

If starting at an inside corner, predetermine which wall will include the Single Flange Sealant Backer. Consider the location to minimize the visibility of the sealant line. Clad the higher visibility wall without the sealant joint first so that the adjoining wall panels can terminate to it with the Single Flange Sealant Backer detail. Alternatively, utilize Inside Corner metal trim. If beginning at an outside corner, refer to the Outside Corners section regarding when it is best to add metal trim.

Looking at an AWP 3030 oriented horizontally, remove the bottom ship-lapped edge (Fig. 18). This will be the beginning side of the panel when it is aligned vertically. If necessary, cut the panel to the proper height of the area to be clad. Coat all cut edges with exterior acrylic latex paint and be sure to clean dust from cut panels with a dry, soft cloth or HEPA vacuum.

Prior to installing the first vertical panel, add 10mm corrugated Shim at the wall edges (starting and termination locations). The Shim should extend upwards to where the panel will end (Fig. 19A).

20 PANEL INSTALLATION

MINIMUM CLEARANCES

The Vertical Ultimate Starter Track must be level and positioned to enable a minimum panel clearance of 4" above finished soil grade or per local building codes (the National Building Code of Canada requires minimum 200mm clearance). When installing over a hard surface such as driveways or sidewalks the starter track must be positioned to enable the minimum panel clearance of 2". It is recommended to use a laser level to verify.

Keep AWP at least 1" above steep slope roofs. Otherwise, follow roofing manufacturer instructions and water management best practices.

When sidewalks are poured after AWP installation, take steps to cover/protect panels near grade. Cement dried on AWP cannot be removed.

Position Flashing and/or Starter Track to leave 1/4"



Essential Starter Flashing may be installed prior to the Starter Track to conceal the clearance gap above hard surfaces. Follow the WRB manufacturer instructions or local code with respect to flashing details for waterproofing. Beginning with outside and inside corner segments, "tack" the Flashing to the substrate. Using a roofing nail or similar exterior flat head fastener. Fasten Flashing inside and outside corner segments to substrate on both sides, keeping at least 1" from vertical edges. Main segments will slide into the corner segments.

Position Flashing and/or Starter Track to leave 1/4"



Install p4



Install p5

11/14/2024



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PANEL INSTALLATION NOTES

PROJECT DESCRIPTION:
**THE HUNTLEY DESIGNER
1000 PARK AVE
ATLANTA, GA**

DRAWINGS PROVIDED BY:
**DESIGNER
JOHN NUTTER**

DATE:
10/25/2024

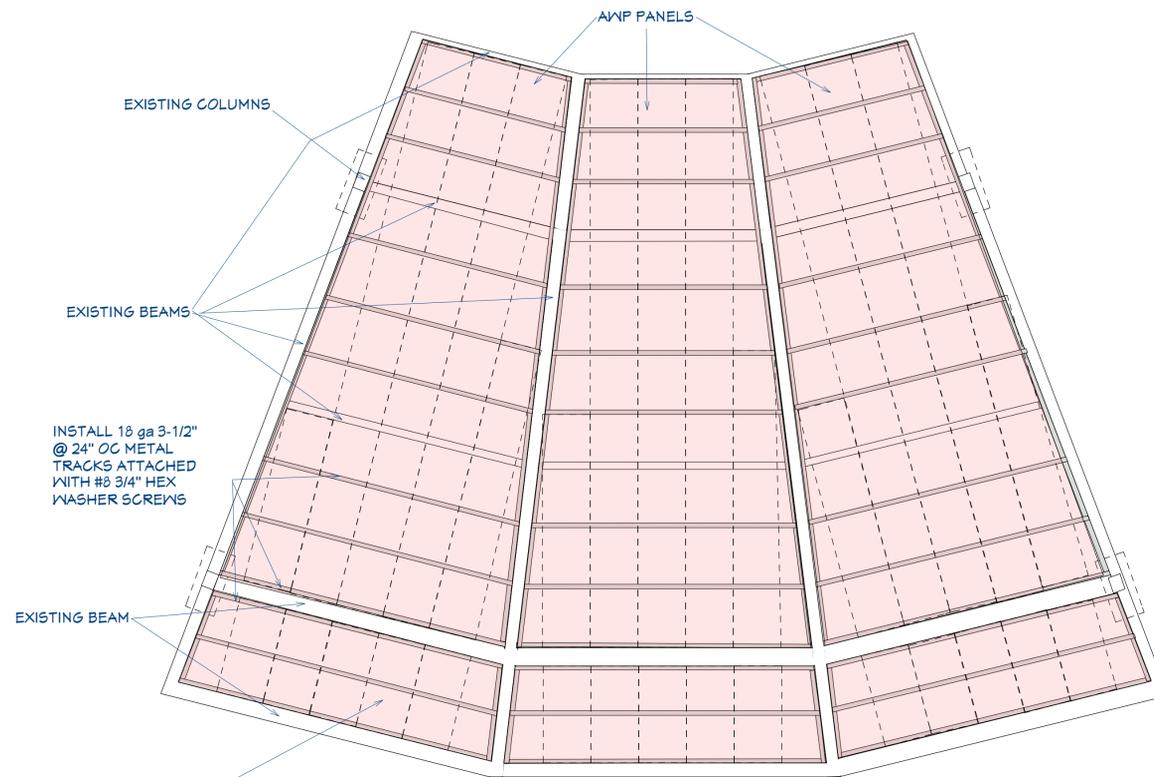
SCALE:
1/4" = 1 FT

SHEET:
A-2.2

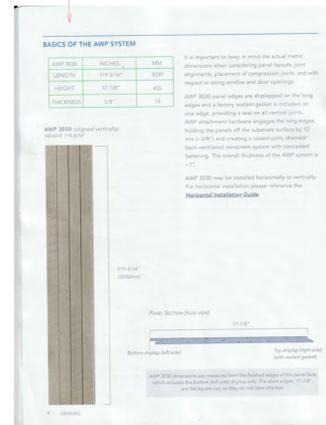
SAP-25-021



ORCADE ENTRY RENDERING



- PT-1
- SF-1
- EL-1
- PT-1
- T-1; 30" HIGH PLANTER BOXES



Siding dimensions

CANOPY CEILING PANELS



NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: MOTORCADE ENTRY CANOPY CEILING PANELS

PROJECT DESCRIPTION: THE HUNTLEY 1000 PARK AVE ATLANTA, GA

DRAWINGS PROVIDED BY: DESIGNER JOHN NUTTER

DATE: 10/31/2024

SCALE: 1/4" = 1 FT

SHEET: A-3

RECEIVED

DATE: 02/04/2025



1. ENTRY SIGNAGE - RENDERING

PT-1 & SN-1
MT-1

SF-1

ETHER ADD BACKLIGHTING TO EXISTING SIGN OR REPLACE SIGN COMPLETELY WITH NEW BACKLIT SIGN

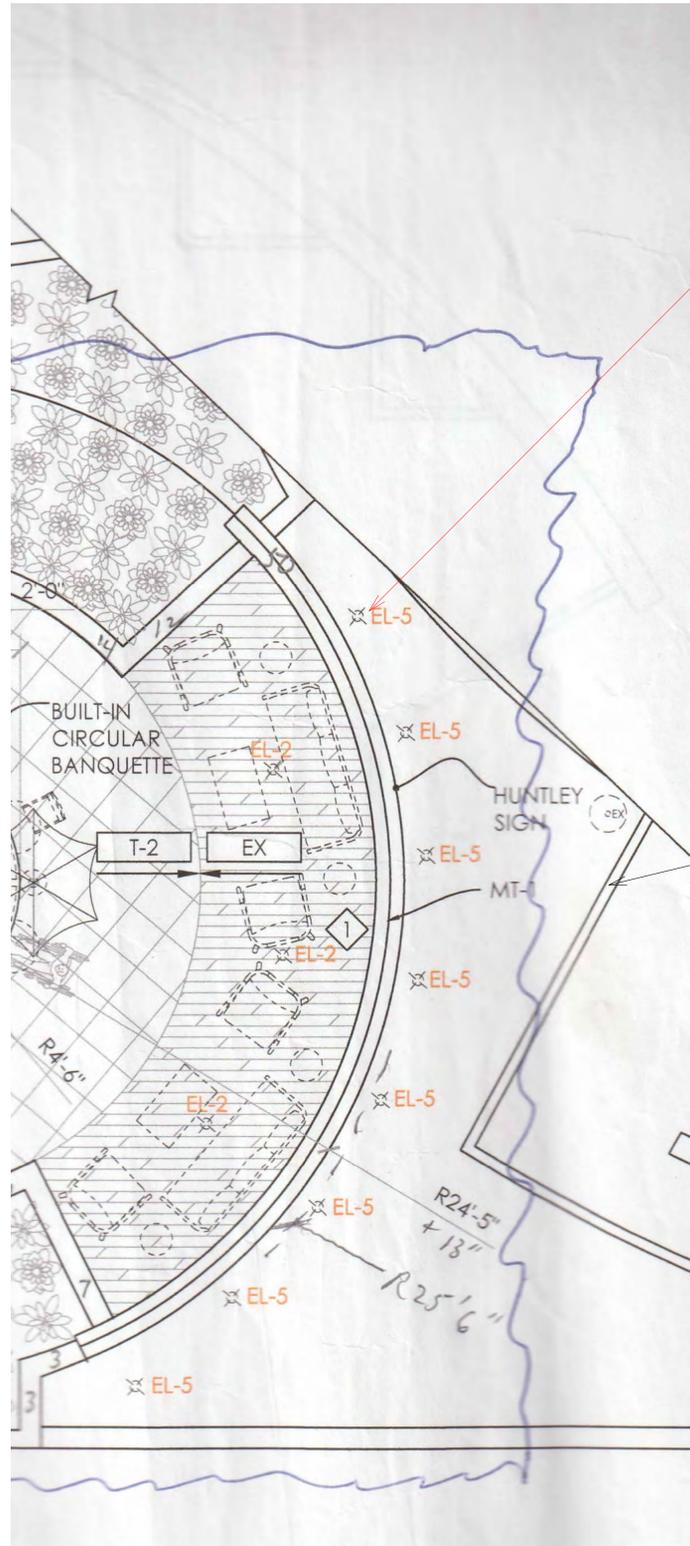
EL-5, CONFIRM WITH OWNERSHIP IF THESE NEED REPLACED.



2. EXISTING CONDITIONS

ENTRY SIGNAGE - PHOTO FINISH DOCUMENTATION

MT-1		Name: Metal Panels Manufacturer: B&K Modern Type: ACP Panel Finish: Matte Color: Silver Contact: Taylor Fitzgerald <TAYLOR@BOKMODERN.COM>	GC to provide and install
PT-1		Name: Paint Manufacturer: Sherwin Williams Color: Bicrom Black SW 6208 Finish: Eggshell or satin, semi-gloss or paste, trim, and doors, hat or ceilings, and epoxy or Resinrooms	GC to provide and install. Veneer Paint type and Durability with Paint Sub per Application
SN-1		Name: Sign Material: Outdoor wood Finish: Stained to match PT-1 Manufacturer: Contractor to provide Installation: Outdoor Wood Finish	GC to provide and install. Provide color sample to interior for approval
SF-1		Name: Special Finish - Huntley Sign, Column Wrap, and Porte Cochere Ceiling Material: Veneerwood - Cedar Finish: Vertical Slats Manufacturer: Contractor to provide Installation: Vertical Slats Contact: Mark Fuggle <MFUGGLE@NCHHA.COM>	GC to provide and install

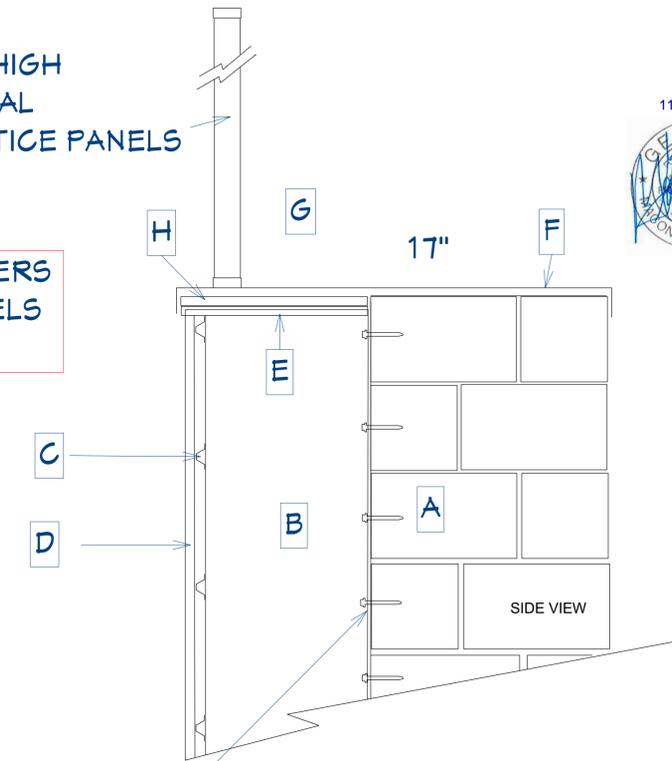


Planned radius extended

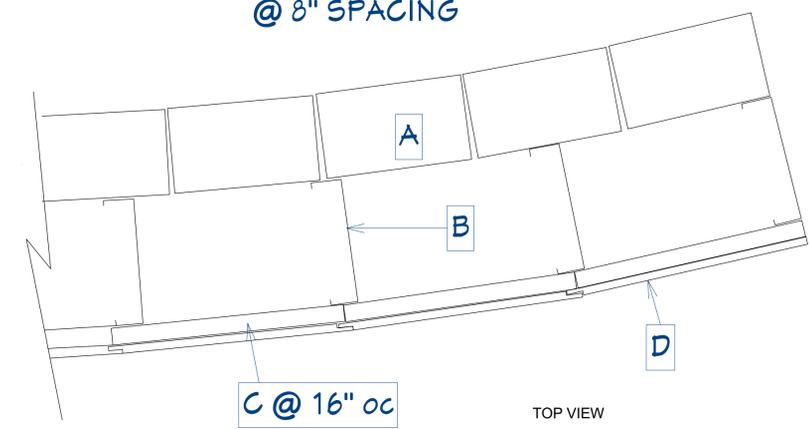
REMOVE EXISTING LIGHTED SIGN LETTERS AND REPLACE ON NEW EXTERIOR PANELS (EXTEND WIRING)

17" WIDE (2) 3/4" PT PLYWOOD CAP ON SIGN WALL

48" HIGH METAL LATTICE PANELS



ATTACH 18ga METAL 12" JOISTS TO CMU WALL WITH 5/16" X 1-3/4" HEX WASHER HEAD MASONRY SCREENS @ 8" SPACING



- A 17" THICK WALL
- B 18 ga 12" METAL STUDS
- C HAT CHANNEL (16" OC)
- D ANP PANELS (17-7/8" WIDE)
- E (2) 3/4" PRESSURE TREATED PLYWOOD
- F FLASHING (INDIVIDUAL PIECES BREAK AND CAULK WITH SILICONE)
- G EXTENT OF CEILING FRAME
- H TRACK FOR WALL ABOVE



NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
HUNTLEY SIGN

PROJECT DESCRIPTION:
THE HUNTLEY
1000 PARK AVE
ATLANTA, GA

DRAWINGS PROVIDED BY:
DESIGNER
JOHN NUTTER

DATE:
11/11/2024

SCALE:
1/2" = 1 FT

SHEET:
A-4

RECEIPT

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

SAP-25-021



Application: SAP-25-021
Application Type: Planning/SAP/SPI/NA
Address: 1000 PARK AVE NE, ATLANTA, GA 30315
Owner Name:
Owner Address:
Application Name:

Receipt No.	962460					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Credit Card		\$250.00	02/04/2025	PUBLICUSER971952		

Work Description: JOB SUMMARY; The Huntley 1000 Park Avenue Atlanta GA 30326 Driveway and pool areas. This job will consist of enhancements for two areas at the circular driveway entry and the poolside area, excluding the pool itself.