

**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. c/o Anamaria Hazard Meanes**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 Avenue NE, Atlanta, GA 30308**PHONE NO.** 404-835-8230 **EMAIL** frances.bohn@jamestownlp.com**ADDRESS OF PROPERTY** 309 Buckhead Avenue NE, Atlanta, GA 30305**Land District** 17 **Land Lot** 99 **Council District** 7 **NPU** BIs property within the BeltLine Overlay District? Yes ☐ No ☒ **Zoning Classification** SPI-9 SA-1Is Inclusionary Zoning applicable to this project? Yes ☐ No ☒ Is this a Unified Development Plan? Yes ☐ No ☒DATE STAMP
RECEIVED BY
OFFICE OF ZONING
AND DEVELOPMENT**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** 10/17/2020 **Signature of Applicant** [Signature]**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 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.**



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						
• <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)		67,468				
Net Lot Area (NLA)		49,421				
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	2.696	181,893.728		2.696	181,893.728	
Base Provided	2.696	181,893.728		0.089	6,005	
Bonus Allowed	8.2	553,237.6		8.2	553,237.6	
Bonus Provided	5.107	344,559		0.089	6,005	
Bonus FAR Program (check bonus utilized if applicable)						
Transit Station ☐	Ground Floor Retail ☒	Open Space and New Streets ☒	Community Center Facilities ☐	Workforce Housing ☐		
Residential Units			Total Provided: 284			
Number of Units Provided (without bonus)			284			
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	N/A					
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	NA	NA	NA	NA	NA	NA
Provided (specify for each street)						



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		
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 <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. - 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	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		
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	20% GLA	13,494
Provided	51%	34,437
Square Footage Breakdown of UOSR amounts provided by the following:		
Balconies		
Rooftop Terraces		8,719
Landscaped Areas and Plazas		290
Portions of Sidewalks on Private Property		2,768
Portions of Landscaped Areas in Right-of-way adjacent to Property		1,160



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 (These are areas not counted towards UOSR)		
Public Space provided = (square footage area of exterior space) + (square footage area of interior space)		
	Percentage (%)	Total Square Footage
Minimum Required	50% of USOR	6,747
Provided	381%	25,718
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.)		25,718
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
48	151	72	13	0
On-site Parking Spaces	Residential		Non-residential Uses	
Minimum Required	0			
Provided	302			
Maximum Allowed	411		2.5	
Bicycle Parking Spaces	Residential		Non-residential Uses	
Minimum Required	50		2	
Provided	50		2	
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)	2		2	
Provided (specify for each use)	2		2	



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Notice to Applicant

File # _____

The applicant hereby acknowledges notification that in the process of design review in connection with the issuance of a **Special Administrative Permit (SAP)**, the City of Atlanta Office of Zoning & Development (OZD) will only review such documents as are deemed necessary for the approval of a project concept in compliance with the district regulations set forth in the City of Atlanta Zoning Code. Such documents may include, without limitation, the elevations of the structures proposed and site plans specifying the arrangement of such structures and other features of the project, but generally will not include a full set of construction drawings. This level of review is for the purpose of determining compliance with those sections of the Zoning Code applying to the district where the project is located or to be located and to allow the applicant the flexibility to receive approval for a project concept without the requirement that a full set of construction drawings, that would otherwise be necessary to obtain a building permit, be prepared, presented and reviewed.

It is the applicant's duty to ensure that all drawings or plans, that may be required for further permitting of the actual construction of the project, will result in a finished project that complies with the elevations, site plan and other plans on which the SAP was granted. The applicant is further notified that neither the Office of Buildings nor any of the other City of Atlanta agencies that review any other part of the overall project plans for compliance to building codes, zoning codes, the tree preservation, the riparian buffers ordinance, land disturbance regulations, drainage and sewer capacity or any other regulations in effect at the time of plan review have the authority to approve any changes to the exterior appearance of structures or site plans in a SAP.

It is the responsibility of the applicant to ensure that any changes required, requested, or allowed by any other City agency or any other agency reviewing the plans during any part of the building permit process will not alter the exterior appearance of any structure or cause the relocation, rearrangement and/or reorientation of any feature of the site plan. Therefore, it is important for the applicant to be aware that even changes which may be in compliance with other codes, including without limitation, an increase to the height of the structure, whether resulting from changes to the foundation plan or the grading plan of the site, alterations to the interior layout of the structure that affect the location or size of exterior doors or windows, or changes to the method of construction for any floor of a structure or the roof of any structure, may affect the exterior appearance in a manner which could cause the finished structure to be out of compliance with the elevations approved by the OZD.

The applicant is further put on notice that the location of any feature specified on the site plan is not to be changed from that location which is specified on the site plan approved by the OZD. This includes, without limitation, any such changes that might affect the setbacks of any structure, the orientation of structures or features on the lot, including, without limitation, accessory buildings, the location and size of driveways, walkways, fences, parking pads, parking spaces, loading zones and service areas. It shall be the responsibility of the applicant to ensure that any changes required by any agency reviewing plans for the project remain consistent with the site plan and elevations approved by the OZD.

It shall be the responsibility of the applicant, not the OZD, to monitor any plan changes during the permitting of the project to be sure that such changes do not affect the elevations and site plan approved by the OZD at the time of issuance of the SAP.

It is also the responsibility of the applicant to ensure that any changes made on site during the construction of the project, regardless of whether such changes are approved by a City building inspector, or representative of another City agency as being in compliance with the building codes or other applicable codes, do not result in a change to the exterior appearance of a structure or in a change to the site plan. The City of Atlanta Zoning Ordinance provides a process under which changes to the elevations and site plan in a SAP may be approved, however such approval is not guaranteed and the applicant is hereby notified that such changes are based on the application of the district regulations and not on the fact that a hardship, financial or otherwise may result if such permission is not given. The duty to adequately monitor the construction of the project to ensure compliance to the approved SAP and or any other City permit shall at all times be on the applicant, who assumes all risk of loss, financial or otherwise, from enforcement actions that result from the failure to comply with the SAP or any other City permit.

The applicant acknowledges that relief from any stop work order or other enforcement action, whether resulting from action taken by the OZD staff, the Office of Buildings staff or by the staff of any other City agency, must be appealed within the time and in the manner provided by the City Code. The applicant further acknowledges that the decision to apply to the OZD for permission to alter the approved plans is not an appeal of a stop work order or other enforcement action. The applicant acknowledges that it is solely within their own discretion to choose a process to resolve any dispute arising from the interpretation of any ordinance, the issuance of a stop work order or any other enforcement action and that the resolution of any such matter shall be made in compliance with the City Code and other applicable laws. The applicant further acknowledges that no written or oral representation of any City officer, employee, agent or elected official can waive or modify the City Code.

Anamaria Hazard Meanes

Applicant Printed Name

Applicant Signature

6/17/20

Date

APPLICATION FOR SPECIAL ADMINISTRATIVE PERMIT

309 Buckhead Avenue, N.E.

SPI-9, SA-1

Submitted June 18, 2026

on behalf of

JPPF Buckhead Village, L.P.

by
Anamaria Hazard Meanes, Esq.
Dentons US LLP
303 Peachtree Street, N.E.
Suite 5300
Atlanta, Georgia 30308
404.527.4907
anamaria.meanes@dentons.com

INTRODUCTION AND BACKGROUND

This special administrative permit (“SAP”) application is submitted for an approximately 1.13 acre (49,421 SF) portion of land located in Land Lot 99 of the 17th District of Fulton County and known as 3035 Peachtree Road, N.E. (currently zoned SPI-9, SA1) (“the Property”). JPPF Buckhead Village, L.P. (the “Applicant”), an entity of Jamestown Properties, seeks approval of an SAP for the purpose of constructing and developing a high rise mass timber multifamily development with accessory retail.

The Property, depicted as Parcel D-1 on the survey by Valentino and Associates, Inc. dated 04-11-2011, last revised on 07-21-2025, and filed with this application (the "Survey"), lies at the intersection of Buckhead Avenue and North Fulton Drive in the mixed used development of Buckhead Village.

Buckhead Village is a renowned, highly walkable neighborhood in Buckhead Atlanta’s historic business district. It’s open-air streetscape features cobblestone streets, landscaped courtyards, boutique retail, an exceptional and diverse culinary scene, and luxury residences. As demand continues to grow for centrally located, walkable urban living, the Buckhead Village District lacks additional housing options that match its character and vitality. The proposed high-rise mass timber multifamily development would meet that demand with thoughtfully designed studio, one-bedroom, two-bedroom, and three-bedroom homes for residents seeking access, convenience, and a distinctive Buckhead Village lifestyle. By combining sustainable construction with residences tailored to the area’s needs, the proposed development would strengthen Buckhead Village as one of Atlanta’s most desirable places to live, work, and gather.

SUMMARY OF PROPERTY AND PROJECT

The Applicant proposes development of a high rise mass timber multifamily development with accessory retail consisting of 6,000 SF of ground floor retail, 17 levels of apartment units, 302 vehicular parking spaces, 11 parallel parking spaces, and 50 bike spaces. The 17 levels of residential units will consist of 48 studio units, 151 one-bedroom units, 72 two-bedroom units, and 13 three-bedroom units for a total of 284 multifamily units.

REQUEST FOR ADMINISTRATIVE VARIANCES

Section 16-18I.005(3) of the SPI-9 regulations provide that the director of the Office of Planning may authorize variations from regulations generally applying based on written findings that either:

1. A plan proposed by an applicant, while not strictly in accordance with regulations applying generally within the district, satisfies the public purposes and intent of such regulations, and provides public protection to an equivalent or greater degree; or
2. In the particular circumstances of the case, strict application of a particular regulation or regulations is not necessary for the accomplishment of public purposes or the provision of public protection, at the time or in the future.

The Applicant respectfully requests authorization for variation from the following regulations:

Section 16-18I.012: Increase of maximum setback from 10' to 12' for North Fulton Road.

Rationale: The site plan proposes a 12 foot setback along North Fulton Road. A 10 foot setback still gives pedestrians adequate sidewalk width to comfortably use the sidewalk on North Fulton Road. Additionally, the setback reduction is necessary to accommodate the road width required by SPI-9 guidelines while accounting for the existing location of the right-of-way line. Given these fixed constraints, the Project cannot reasonably satisfy both the SPI-9 road width guidelines and the applicable setback requirement. Thus, strict application of the aforementioned regulation is not necessary for public protection and the proposed increase still satisfies the public purpose and intent, while ensuring compliance with the applicable road width guidelines. The proposed design is also consistent with the existing development pattern in the surrounding area while also satisfying the public purpose and intent of the regulation.

Section 16-18I.015: Reduction of walk zone from 10' to 6' for Buckhead Avenue NE.

Rationale: The site plan proposes a reduction in the walk zone from a width of 10 feet to 6 feet along portions of Buckhead Avenue. The Project proposes a reduced 6 foot walk zone for approximately 105 feet of the 240-foot frontage along Buckhead Avenue. This variation is necessary to accommodate an expanded outdoor dining area adjacent to the retail frontage on Buckhead Avenue and will support an active, pedestrian-oriented streetscape while preserving a functional 6 foot walk zone that meets the adjacent Type 4 street requirements along North Fulton Road. Thus, strict application of the aforementioned regulation is not necessary for public protection and the proposed reduction still satisfies the public purpose and intent.

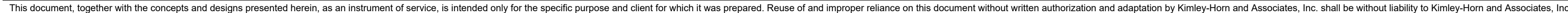
Conclusion: The Applicant submits that allowing for the requested variations, while not strictly in accordance with the regulations, satisfies the public purposes and intent and provides public protection to an equivalent degree than would strict compliance with the code. Further, strict application of a particular regulation is not necessary for the accomplishment of public purposes or the provision of public protection, currently or in the future. For the reasons discussed above, the Applicant respectfully requests that the variations be granted, and the SAP be approved

Submitted this 18th day of June, 2026.

By:



Anamaria Hazard Meanes, Esq.
Dentons US LLP



DEVELOPMENT AREAS AND DENSITIES	
LOT SIZE:	
NET LOT AREA (NLA):	1.15 AC (49,421 SF)
GROSS LOT AREA (GLA):	1.55 AC (67,468 SF)
USEABLE OPEN SPACE:	
REQUIRED RESIDENTIAL OPEN SPACE:	13,949 SF (20% GLA)
PROPOSED OPEN SPACE:	34,437 SF
SIDEWALK ON PRIVATE PROPERTY:	2,768 SF
LANDSCAPED AREAS IN ROW:	1,166 SF
LANDSCAPED AREAS:	290 SF
GROUND EXTERIOR AMENITY:	6,500 SF
ELEVATED EXTERIOR AMENITY:	8,718 SF
PUBLIC ART BONUS:	15,000 SF
"PUBLIC" SPACE:	25,718 SF
FAR	
MAX FAR WITHOUT BONUSES:	2.696
APPLICABLE BONUSES:	
MIXED-USE W/ MIN. 50% RESIDENTIAL:	0.5
STRUCTURED PARKING:	0.5
LEED CERTIFICATION:	0.5
INCREASED PUBLIC SPACE:	1.0
MAX FAR WITH BONUSES:	5.196
FAR PROVIDED:	
RESIDENTIAL FAR:	5.107
NON-RESIDENTIAL FAR:	0.089
PROPOSED LAND USE & DENSITIES	
STUDIO:	344,559 SF (284 UNITS)
1 BEDROOM UNIT:	48 UNITS (17%)
2 BEDROOM UNITS:	151 UNITS (53%)
2 BEDROOM UNITS:	72 UNITS (25%)
3 BEDROOM UNITS:	13 UNITS (5%)
RETAIL:	6,005 SF
<u>OFF-STREET PARKING SUMMARY</u>	
MAX. RESIDENTIAL PARKING:	411 SPACES
	(1.25x1 BR + 2.25x2+ BR)
PROPOSED PARKING:	302 SPACES
<u>BIKE RACK SUMMARY</u>	
REQUIRED SPACES:	50 SPACES
RESIDENTIAL SPACES:	50 SPACES
RETAIL SPACES:	2 SPACES
PROPOSED SPACES:	52 SPACES



PROGRESS DRAWINGS ONLY.
NOT FOR CONSTRUCTION.

PROJECT

309 Buckhead Ave NE
Atlanta, GA 30305

TITLE

EXTERIOR ELEVATIONS

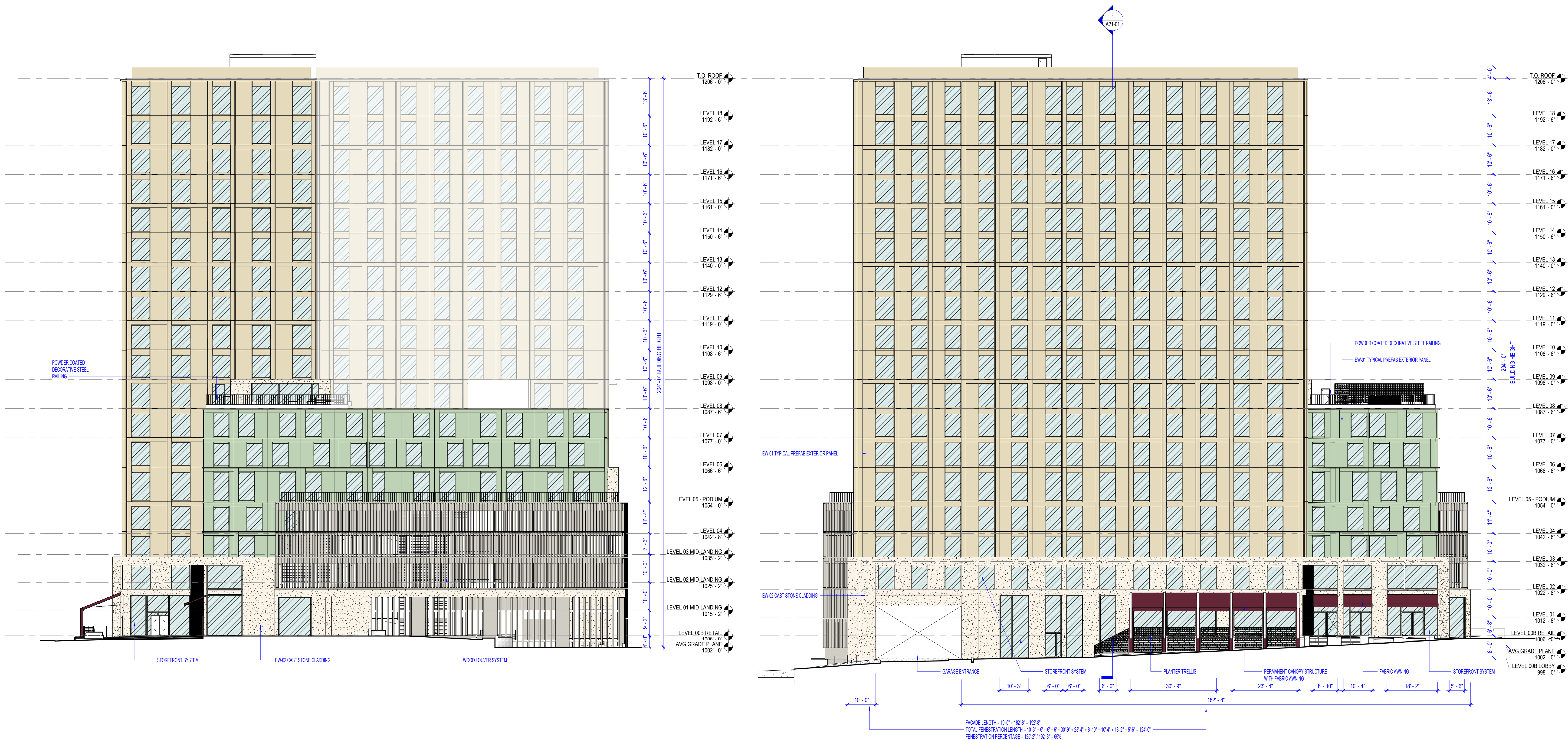
SHEET NUMBER

SAP-1

© 2024 Perkins and Will

EXTERIOR ELEVATION
LEGEND

- METAL FACADE PANEL - COLOR 1, TWO COAT PVDF FINISH AAMA 2665 FROM MFR
STANDARD COLOR
ALTERNATE 4, THREE COAT METALLIC PVDF AAMA 2665 WITH CUSTOM COLOR
- METAL FACADE PANEL - COLOR 2, TWO COAT PVDF FINISH AAMA 2665 FROM MFR
STANDARD COLOR
ALTERNATE 4, THREE COAT METALLIC PVDF AAMA 2665 WITH CUSTOM COLOR
- ALUMINUM-FRAMED GLAZING
ALTERNATE 11, UPVC FRAMED WINDOW AT RESIDENTIAL UNITS
- CAST STONE CLADDING WITH STOREFRONT SYSTEM
ALTERNATE 5, BRICK VENEER
ALTERNATE 6, TIMBER CLADDING
- WOOD LOUVER SYSTEM
ALTERNATE 8, PERFORATED METAL PANEL
ALTERNATE 9, PREFABRICATED PANEL SYSTEM TO MATCH TOWER PANELS



EXTERIOR ELEVATION
LEGEND

- METAL FACADE PANEL - COLOR 1, TWO COAT PVDF FINISH AAMA 2606 FROM MFR
STANDARD COLOR
ALTERNATE 4: THREE COAT METALLIC PVDF AAMA 2606 WITH CUSTOM COLOR
- METAL FACADE PANEL - COLOR 2, TWO COAT PVDF FINISH AAMA 2606 FROM MFR
STANDARD COLOR
ALTERNATE 4: THREE COAT METALLIC PVDF AAMA 2606 WITH CUSTOM COLOR
- ALUMINUM-FRAMED GLAZING
ALTERNATE 11: UPVC FRAMED WINDOW AT RESIDENTIAL UNITS
- CAST STONE CLADDING WITH STOREFRONT SYSTEM
ALTERNATE 5: BRICK VENEER
ALTERNATE 6: TIMBER CLADDING
- WOOD LOUVER SYSTEM
ALTERNATE 8: PERFORATED METAL PANEL
ALTERNATE 9: PREFABRICATED PANEL SYSTEM TO MATCH TOWER PANELS

PROGRESS DRAWINGS ONLY.
NOT FOR CONSTRUCTION.

PROJECT

309 Buckhead Ave NE
Atlanta, GA 30305

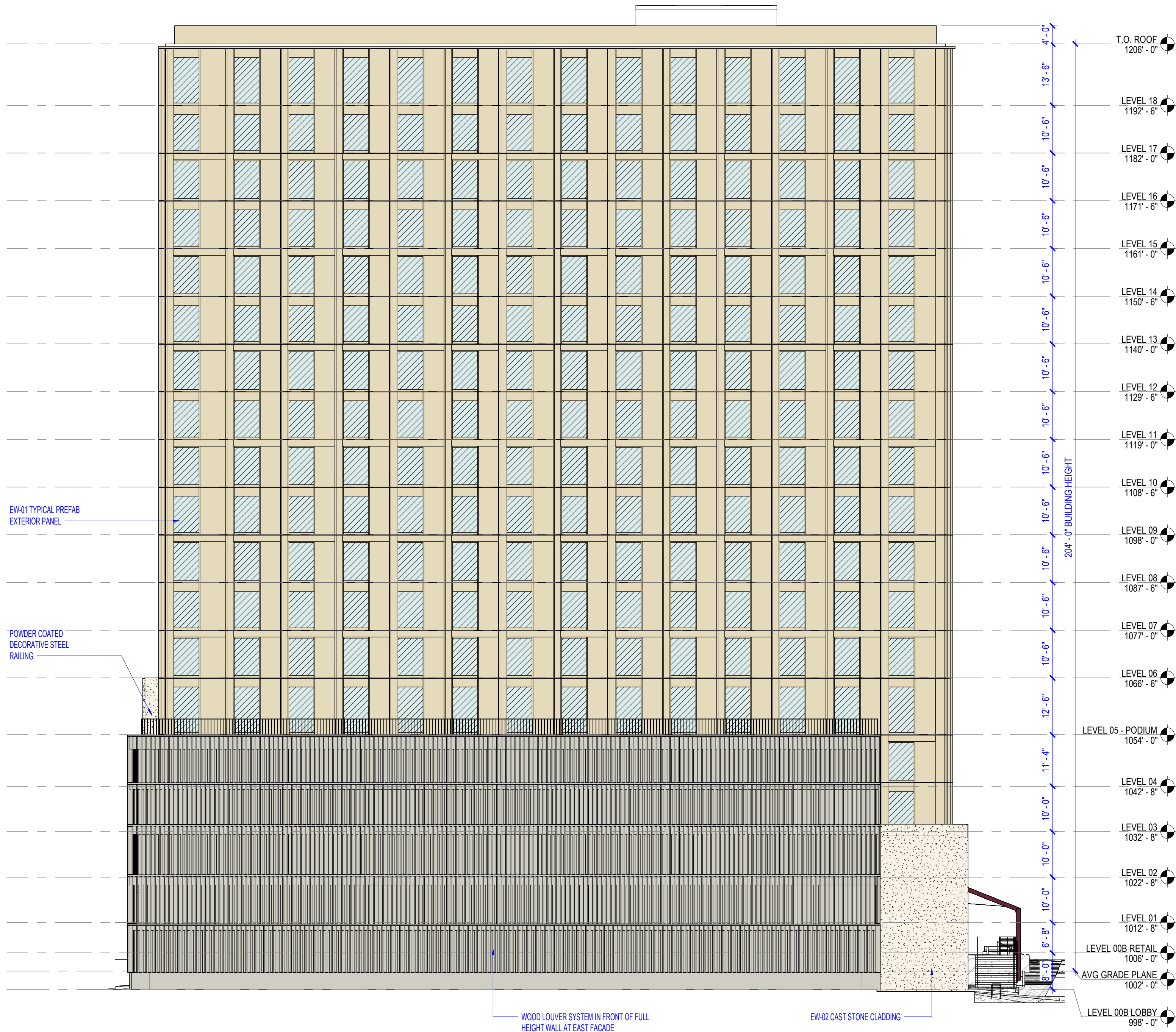
TITLE

EXTERIOR ELEVATIONS

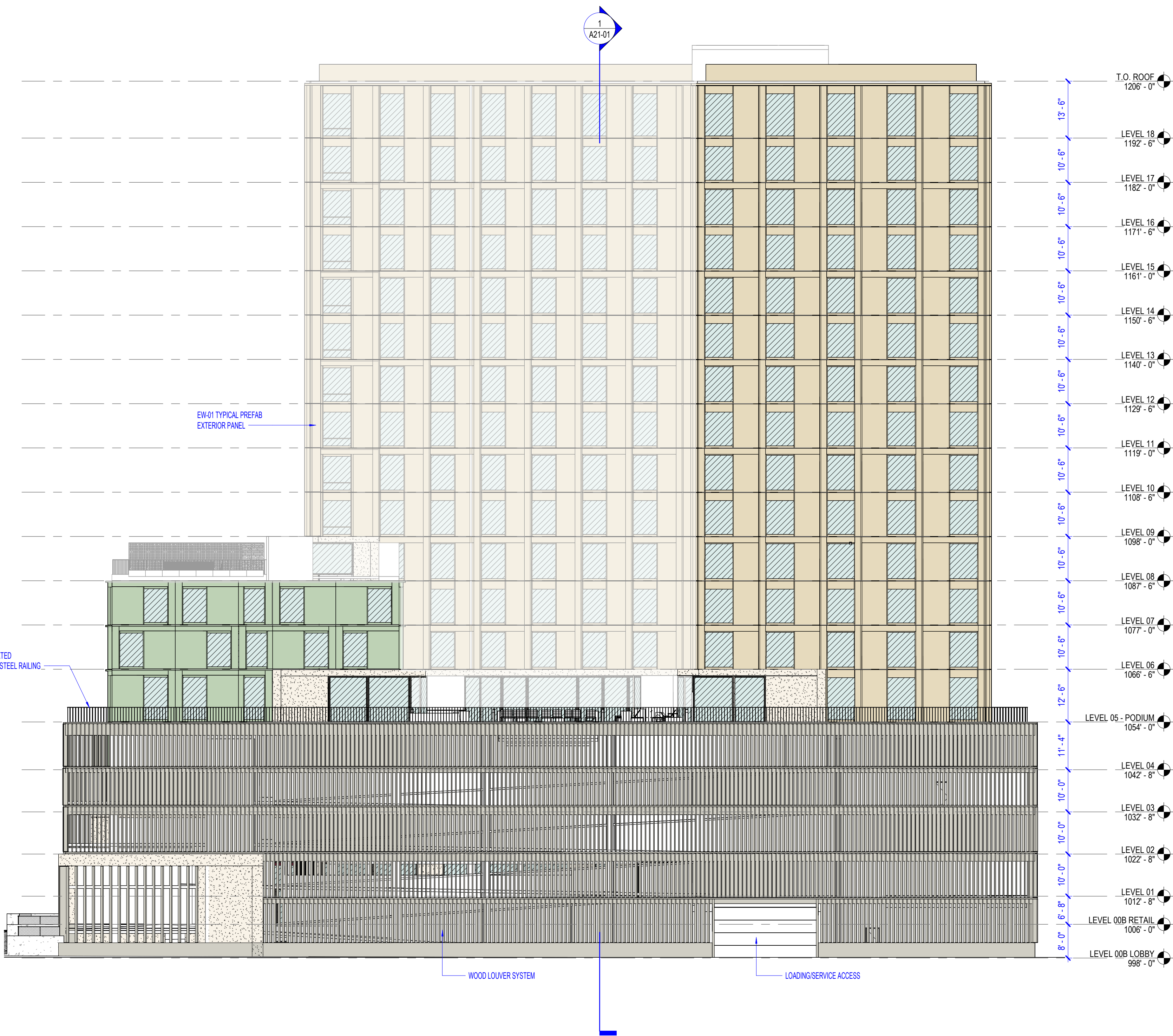
SHEET NUMBER

SAP-2

© 2024 Perkins and Will



2 EAST ELEVATION
SCALE 1/16" = 1'-0"



1 SOUTH ELEVATION
SCALE 1/16" = 1'-0"

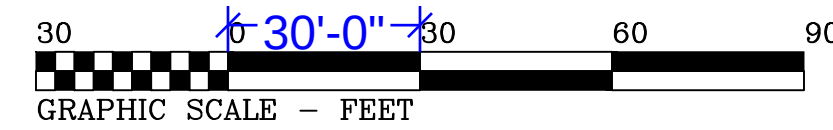
RESERVED FOR CLERK OF COURT

LEGEND

—	BROKEN LINE NOT TO SCALE
—	FENCE LINE
—	GUARDRAIL
—	UNDERGROUND GAS LINE
—	OVERHEAD ELECTRIC LINE
—	OVERHEAD TELEPHONE LINE
—	SANITARY SEWER LINE
—	SANITARY SEWER FORCEMAIN LINE
—	UNDERGROUND ELECTRIC LINE
—	UNDERGROUND TELEPHONE LINE
—	UNKNOWN UNDERGROUND UTILITY LINE
—	WATER LINE
—	WETLANDS AREA
—	CATCH BASIN SINGLE WING
—	CATCH BASIN DOUBLE WING
—	COMPUTED POINT
—	BORING HOLE
—	CLEANOUT
—	COMMUNICATION BOX
—	ELECTRIC BOX
—	ELECTRIC LINE MARKER/PANEL
—	ELECTRIC MANHOLE
—	ELECTRIC METER
—	ELECTRIC OUTLET
—	ELECTRIC SWITCH
—	FIBER OPTIC BOX
—	FIBER OPTIC LINE MARKER
—	FIRE HYDRANT
—	FLARED END SECTION
—	GASLINE MARKER
—	GAS METER
—	GAS VALVE
—	GROUND LIGHT
—	GUY POLE
—	GUY WIRE
—	HEADWALL
—	HEATING/AIR CONDITIONING UNIT
—	IRRIGATION CONTROL VALVE
—	LIGHT POLE
—	POST INDICATOR VALVE
—	POWER POLE
—	SANITARY SEWER MANHOLE
—	SIGN POST
—	STORM WATER DROP INLET
—	STORM WATER JUNCTION BOX
—	STORM WATER YARD INLET
—	TELEPHONE MANHOLE
—	TELEPHONE POLE
—	TRAFFIC SIGNAL BOX
—	TRAFFIC SIGNAL POLE
—	WATER MANHOLE
—	WATER METER
—	WATER VALVE
—	WATER VALVE LINE MARKER
—	ROLLARD
—	CONCRETE MONUMENT FOUND
—	CROWDED TOP PIPE FOUND
—	FINISHED FLOOR ELEVATION
—	IRRIGATION BOX
—	IRON PIN FOUND
—	1/2" IRON PIN & CAP SET #2528
—	MAIL BOX
—	OPEN TOP PIPE FOUND
—	PK NAIL FOUND
—	PK NAIL SET
—	REBAR FOUND
—	RIGHT-OF-WAY MONUMENT FOUND
—	RRSS
—	RAILROAD SIGNAL BOX
—	STUB OUT
—	BUILDING SETBACK LINE
—	CURB & GUTTER
—	CONCRETE PAD
—	CHAIN LINK FENCE
—	CORRUGATED METAL PIPE
—	DEEP BOOK & PAGE
—	DUCTILE IRON PIPE
—	HEADER CURB
—	HIGH DENSITY POLYETHYLENE PIPE
—	INV
—	OUTLET CONTROL STRUCTURE
—	PLAY BOOK & PAGE
—	PLASTIC PIPE
—	REINFORCED CONCRETE PIPE
—	TEMPORARY BENCHMARK
—	SPOT ELEVATION
—	DEED CALL FOR DISTANCE
—	REFERENCE TO TITLE EXCEPTION ITEM
—	REFERENCE TO ENCRoACHMENT ITEM

ENCROACHMENT NOTE

THERE ARE NO SIGNIFICANT ENCROACHMENTS WHICH AFFECT THE SUBJECT PROPERTY.



SPECIAL NOTES

- 1) CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 2) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- 3) PURSUANT TO RULE 180-0-9 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

EQUIPMENT USED

CARLSON BR7 GNSS RECEIVER (BASE & ROVER)
GOMAX ZOOM 90 ROBOTIC TOTAL STATION
TOPCON GTS-233W TOTAL STATION

GENERAL NOTES

- 1) THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A TOPCON GTS-233W TOTAL STATION, AND A CARLSON BR7 GNSS RECEIVER WITH AN ANGULAR ERROR OF 04 SECONDS PER STATION, THE TRAVERSE UPON WHICH THIS PLAT IS BASED, HAS BEEN CALCULATED FOR CLOSURE BY THE LEAST SQUARE RULE AND THE RELATIVE POSITIONAL ACCURACY IS 0.008 FEET. THE ADJUSTED ACCURACY OF THIS PLAT IS ONE FOOT IN 88,688 FEET.
- 2) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 131210224F, DATED 8/18/2013 FOR FULTON COUNTY, GEORGIA THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A.
- 3) CURRENT ZONING ACCORDING TO THE CITY OF ATLANTA IS LISTED AS SP9 (SA1), SPECIAL PUBLIC INTEREST DISTRICT (SUB AREA 1), AND IS WITHIN THE BUCKHEAD VILLAGE OVERLAY. THE CITY OF ATLANTA ZONING DEPARTMENT MUST BE REFERENCED FOR ALL REQUIREMENTS UNDER THIS ZONING. DISTRICT RESTRICTIONS:
MINIMUM FRONT SETBACK = NONE FOUND.
MINIMUM SIDE SETBACK = NONE FOUND.
MINIMUM REAR SETBACK = NONE FOUND.
MAXIMUM BUILDING HEIGHT IS 225 FEET.
- 4) HORIZONTAL AND VERTICAL REFERENCE SHOWN HEREON WAS TAKEN FROM FULTON COUNTY CONTROL MONUMENT NO. F031, ELEVATION = 842.03 FEET, (NAD 83 / NAVD 88).
- 5) ALL DISTANCES SHOWN HEREON ARE "GROUND" DISTANCES, UNLESS OTHERWISE STATED AS "GRID" DISTANCES.

ALTA NOTES

- 1) THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN THE SUBJECT PROPERTY.
- 2) THIS SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, AND THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS NEAR THE SUBJECT PROPERTY.
- 3) THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- 4) THERE ARE NO DESIGNATED WETLAND AREAS WITHIN THE SUBJECT PROPERTY.
- 5) THIS SURVEYOR OBSERVED NO EVIDENCE OF ANY CEMETERIES OR BURIAL REMAINS WITHIN THE SITE.
- 6) THE SUBJECT PROPERTY HAS DIRECT, UNRESTRICTED ACCESS TO BUCKHEAD AVENUE.
- 7) THE SURVEYED PROPERTY IS CONTIGUOUS WITH THE PUBLIC STREETS AND THERE ARE NO GAPS OR GORES BETWEEN THE SUBJECT PROPERTY AND THE PUBLIC STREETS(S).
- 8) SITE ADDRESS: 309 BUCKHEAD AVENUE, ATLANTA, GEORGIA 30305.
- 9) THE PROPERTY SHOWN ON THIS SURVEY IS THE SAME PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT #251768GA, DATED JULY 1, 2023.

UTILITY WARNING

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF 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 OWNERS, THEIR EMPLOYEES, THEIR CONSULTANTS, THEIR CONTRACTORS, AND/OR THEIR AGENTS SHALL HEREBY DISTINGUISHLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON.

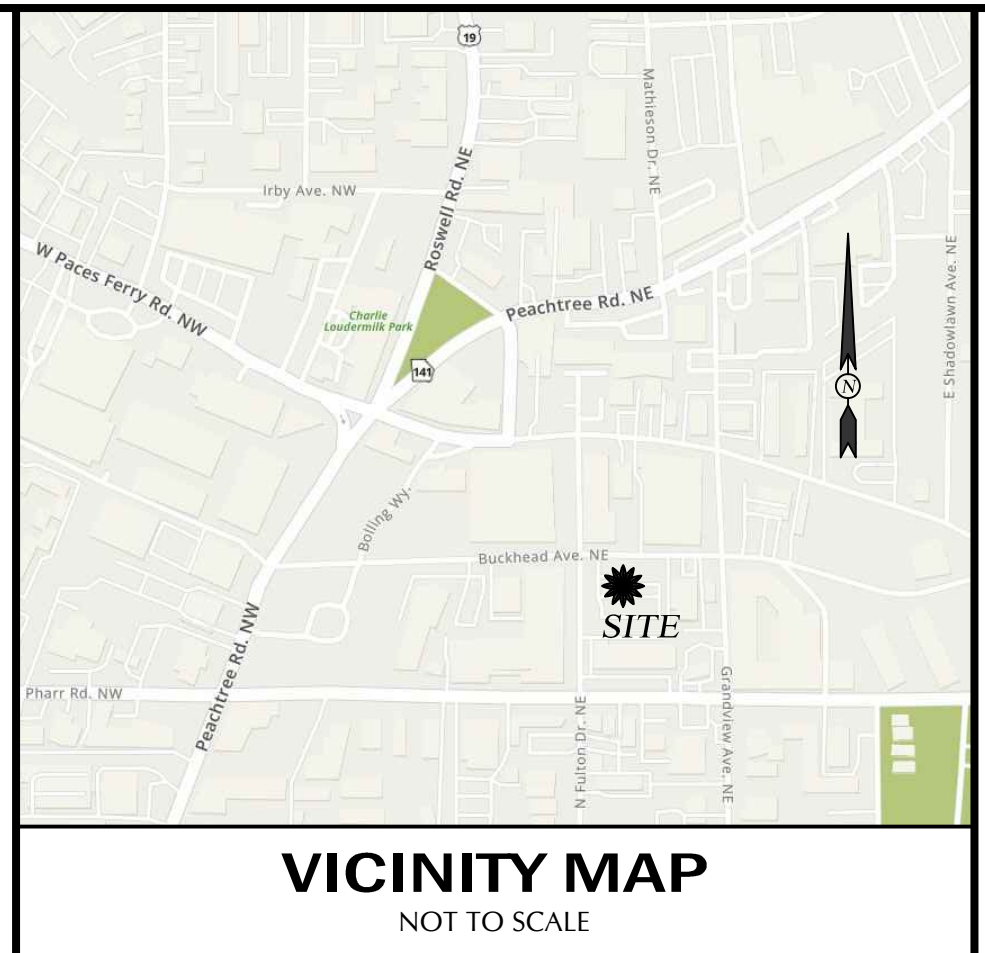
PLAT REFERENCES

- 1) "LOT CONSOLIDATION PLAT FOR BEN CARTER PROPERTIES, BUCKHEAD AVENUE, PARCEL D-1" PREPARED BY TERRAHARK LAND SURVEYING, INC., DATED 8/25/2007, RECORDED IN PLAT BOOK 325, PAGE 41, AS REVISED PER PLAT BOOK 327, PAGE 78 FULTON COUNTY, GEORGIA RECORDS.
- 2) "PROPERTY OF WOODALL FAMILY ENTERPRISES, LLP" PREPARED BY MCCLUNG SURVEYING SERVICES, INC., DATED 2/25/2005, RECORDED IN PLAT BOOK 271, PAGE 40, FULTON COUNTY, GEORGIA RECORDS.



Know what's below.
Call before you dig.
Or Call 800-282-7411
Three working days prior to construction

GRID NORTH
GEORGIA WEST ZONE



LEGAL DESCRIPTION, PARCEL D-1 (PER THIS SURVEY)

All that tract or parcel of land lying and being in Land Lot 61 of the 17th Land District, City of Atlanta, Fulton County, Georgia, said tract or parcel of land being more fully shown and designated as Parcel D-1 on a plat of survey prepared by Valentino & Associates, Inc., Job #10-076; Drawing File #10-076, bearing the seal of Glenn A. Valentino, a Georgia Registered Land Surveyor #2528, and being more particularly described as follows:

BEGINNING at a 1/2" iron pin set located at the intersection of the southerly right-of-way line of Buckhead Avenue (FKA Simms Avenue) 60' public R/W, and the easterly right-of-way line of North Fulton Drive (apparent 60' public R/W);
THENCE departing said easterly right-of-way line of North Fulton Drive and proceeding along said southerly right-of-way line of Buckhead Avenue, South 88 degrees 50 minutes 33 seconds East (Grid bearing, Ga West Zone, typical for a distance of 214.99 feet to a 1/2" iron pin set;
THENCE departing said southerly right-of-way line of Buckhead Avenue South 88 degrees 50 minutes 33 seconds West for a distance of 210.77 feet to a PK (manhole) nail set;
THENCE North 89 degrees 43 minutes 32 seconds West for a distance of 232.25 feet to a PK nail set on the easterly right-of-way line of North Fulton Drive;
THENCE proceeding along said easterly right-of-way line of North Fulton Drive, North 89 degrees 43 minutes 32 seconds West for a distance of 212.39 feet to a 1/2" iron pin set at the intersection of the southerly right-of-way line of Buckhead Avenue and the easterly right-of-way line of North Fulton Drive, said 1/2" iron pin set being the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

The above described tract or parcel of land contains 1.135 acres 09.421 square feet and is shown on and described according to that certain ALTA/ACSM Land Title Survey of the Streets of Buckhead Parcel D prepared for OliverMcMillan, Inc., et al., by Valentino & Associates, Inc., dated January 26, 2011, bearing the seal of Glenn Valentino, GRS #2528, which survey is hereby made a part of this description by this reference.

ALTA/NSPS LAND TITLE SURVEY FOR:

JPPF BV LAND, L.P., A DELAWARE LIMITED PARTNERSHIP
AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

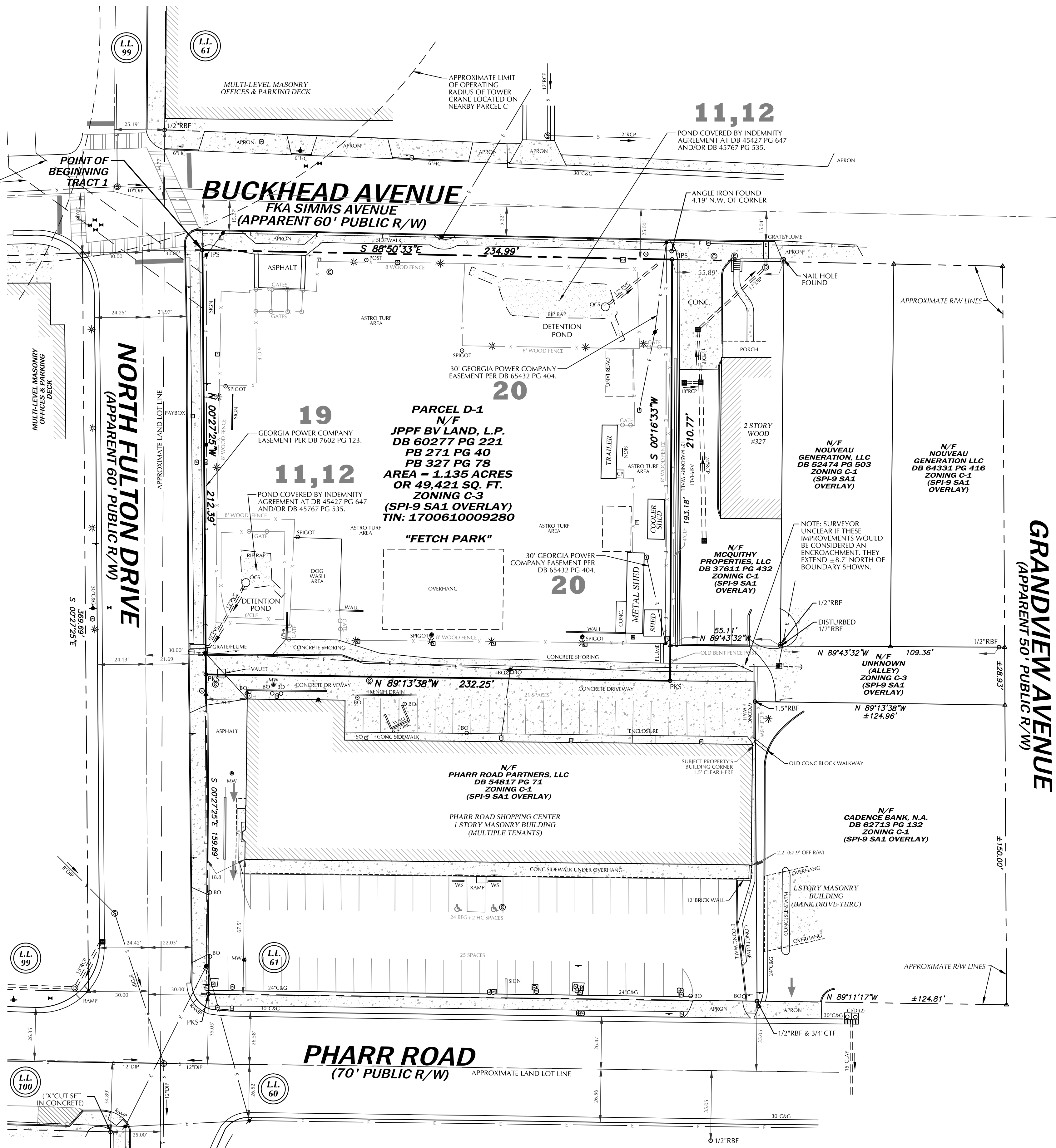
VA

VALENTINO & ASSOCIATES, INC.
LAND SURVEYORS

4045 ORCHARD ROAD
BUILDING 200
SMYRNA, GEORGIA 30080
PHONE: (770) 438-0015
FAX: (770) 435-6050
WEB: VALENTINOSURVEY.COM
STATE OF GEORGIA LAND
SURVEYING FIRM LICENSE NO. LSP000794

REVISIONS

4/12/21: ATTORNEY COMMENTS.
6/17/24: UPDATE SURVEY; FIELD INSPECTION.
7/21/25: REVIEW CURRENT TITLE COMMITMENT.



ALTA/NSPS CERTIFICATION

TO: JPPF BV LAND, L.P., A DELAWARE LIMITED PARTNERSHIP AND FIDELITY NATIONAL 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 THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 7B, 7C, 8, 9, 13, 15, 16, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 6/12/2024.

DATE OF PLAT OR MAP: 4/12/2021, LAST REVISED 7/21/2025, BY: GLENN A. VALENTINO, GEORGIA REGISTERED SURVEYOR #2528

Glenn A. Valentino

FIELD DATES (THIS UPDATE): 6/10/24 - 6/12/24

STATE OF GEORGIA PLAT ACT CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON.
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A., SECTION 15-6-67.

Glenn A. Valentino
GLENN A. VALENTINO - GA R.E.S. #2528
DATE OF EXPIRATION: 12/31/2025



SCALE: 1" = 30'
DATE: 4/12/2011
JOB NUMBER: 10-076
FILE NUMBER: 10-076
PLOTTED: 7/21/2025

ALTA/NSPS
LAND TITLE
SURVEY

SHEET

1 OF 1