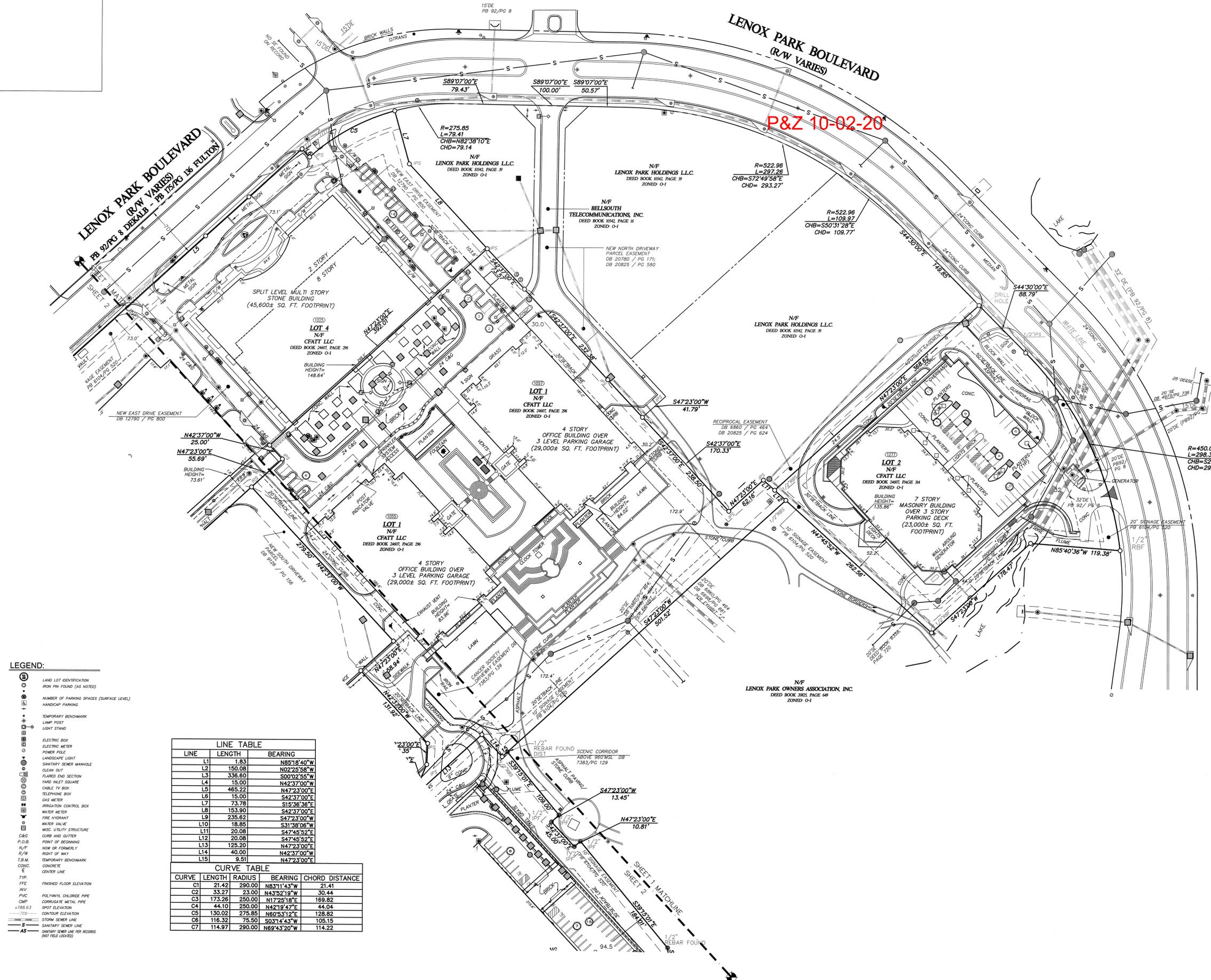


Grid North (GA West Zone)
TPA



P&Z 10-02-20

- LEGEND:**
- ⊙ LAND LOT IDENTIFICATION
 - ⊙ IRON PIN FOUND (AS NOTED)
 - ⊙ NUMBER OF PARKING SPACES (SURFACE LEVEL)
 - ⊙ HANDICAP PARKING
 - ⊙ TEMPORARY BENCHMARK
 - ⊙ LAMP POST
 - ⊙ LIGHT STAND
 - ⊙ ELECTRIC BOX
 - ⊙ ELECTRIC METER
 - ⊙ POWER POLE
 - ⊙ LANDSCAPE LIGHT
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ CLEAN OUT
 - ⊙ FLARED END SECTION
 - ⊙ YARD INLET SQUARE
 - ⊙ CABLE TV BOX
 - ⊙ TELEPHONE BOX
 - ⊙ GAS METER
 - ⊙ IRRIGATION CONTROL BOX
 - ⊙ WATER METER
 - ⊙ FIRE HYDRANT
 - ⊙ WATER VALVE
 - ⊙ MISC. UTILITY STRUCTURE
 - ⊙ CURB AND GUTTER
 - ⊙ P.O.B. POINT OF BEGINNING
 - ⊙ N/F NOW OR FORMERLY
 - ⊙ R/W RIGHT OF WAY
 - ⊙ T.B.M. TEMPORARY BENCHMARK
 - ⊙ CONC. CONCRETE
 - ⊙ CENTER LINE
 - ⊙ TYP. FINISHED FLOOR ELEVATION
 - ⊙ INV. INVERT
 - ⊙ PVC POLYVINYL CHLORIDE PIPE
 - ⊙ CMP CORRUGATED METAL PIPE
 - ⊙ SPT. SPOT ELEVATION
 - ⊙ 758.63 CONTOUR ELEVATION
 - ⊙ STORM SEWER LINE
 - ⊙ SANITARY SEWER LINE
 - ⊙ SANITARY COVER LINE FOR RECORDS (NOT FIELD LOCATED)

LINE TABLE			
LINE	LENGTH	BEARING	
L1	1.83	N85°18'40"W	
L2	150.08	N02°25'58"W	
L3	336.60	S00°02'55"W	
L4	15.00	N42°37'00"W	
L5	465.22	N47°23'00"E	
L6	15.00	S42°37'00"E	
L7	73.78	S13°38'38"E	
L8	153.90	S42°37'00"E	
L9	235.62	S47°23'00"W	
L10	18.85	S31°38'08"W	
L11	20.08	S47°45'52"E	
L12	20.08	N47°23'00"E	
L13	125.20	N47°23'00"E	
L14	40.00	N42°37'00"W	
L15	9.51	N47°23'00"E	

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD DISTANCE
C1	21.42	290.00	N83°11'43"W	21.41
C2	33.27	23.00	N43°52'19"W	30.44
C3	173.28	250.00	N17°25'18"E	169.82
C4	44.10	250.00	N42°19'47"E	44.04
C5	130.02	275.95	N69°31'27"E	128.82
C6	116.32	75.50	S03°14'43"W	108.15
C7	114.97	290.00	N69°43'20"W	114.22

NO.	DATE	REVISIONS	DESCRIPTION
1	7/26/18		
2	8/02/18		
3	8/02/18		
4			
5			
6			
7			
8			

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
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Travis Prutt & Associates, Inc.
LANDSCAPE ARCHITECTS

Certificate of Authorization Number 613

ALTA/ANSI'S LAND TITLE SURVEY

Bridge Office Fund Manager LLC, a Delaware limited liability company, TPG RE FINANCE 1, LTD, an exempted company incorporated with limited liability under the laws of the Cayman Islands, together with its successors, affiliates and/or assigns, BOF GA LENOX PARK LLC, a Delaware limited liability company, and First American Title Insurance Company

AUTHORIZED BY Mr. John E. Bushner representing Troutman Sanders LLP
LAND LOT 200, 18TH DISTRICT, CITY OF BROOKHAVEN, DEKALB COUNTY, LAND LOT 9, 17TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA

SCALE: 1" = 50'
GRAPHIC SCALE: 1" = 50'



For The Firm
Travis Prutt & Associates, Inc.

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

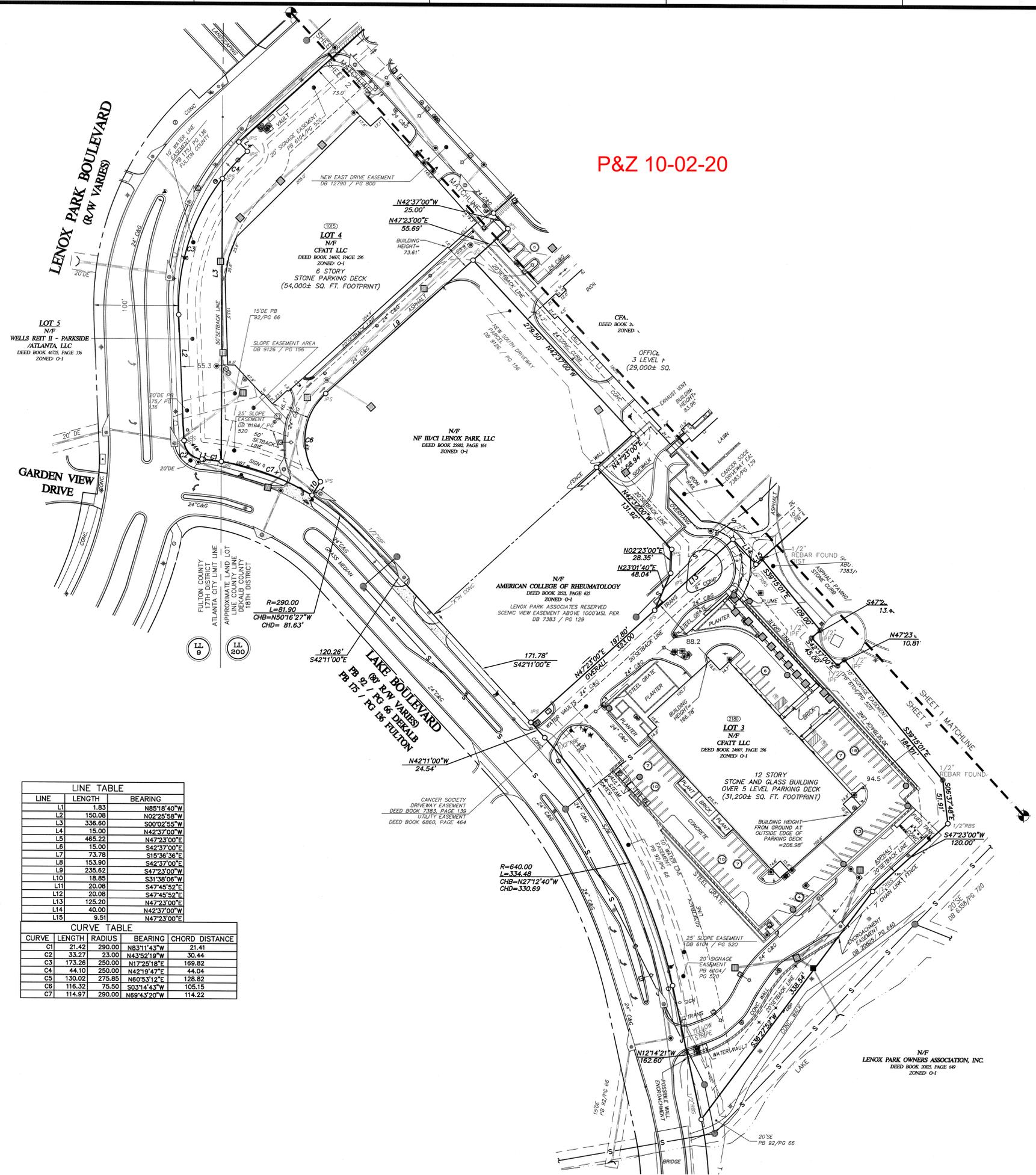
PLAT DATE: JUNE 1, 2018
FIELD DATE: MAY 17, 2018
SCALE: 1"=50'
LSV: BT
JN: 1-18-0181.600
FN: 213-E-102

NOTE:
1. See sheet 1 for general notes and certification.

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P&Z 10-02-20

Grid North (GA West Zone)
TPA



LEGEND:

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- ⊙ NUMBER OF PARKING SPACES (SURFACE LEVEL)
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- ⊙ P.O.B.
- ⊙ N/F
- ⊙ HOW OR FORMERLY
- ⊙ R/W
- ⊙ T.B.M.
- ⊙ TEMPORARY BENCHMARK
- ⊙ CONC.
- ⊙ S
- ⊙ TYP.
- ⊙ FFE
- ⊙ RW
- ⊙ PVC
- ⊙ CMP
- ⊙ +785.63
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NO.	DATE	DESCRIPTION
1	7/26/18	REVISIONS
2	8/02/18	ZONING REQUIREMENTS
3	8/02/18	REVISIONS
4	8/02/18	REVISIONS
5	8/02/18	REVISIONS
6	8/02/18	REVISIONS
7	8/02/18	REVISIONS
8	8/02/18	REVISIONS

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www.travispruitt.com

Travis Pruitt & Associates, Inc.
LANDSCAPE ARCHITECTS

Certificate of Authorization Number 013

ALTA/ANSI'S LAND TITLE SURVEY

Bridge Office Fund Manager LLC, a Delaware limited liability company, TPG RE FINANCE 1, LTD., an exempted company incorporated with limited liability under the laws of the Cayman Islands, together with its successors, affiliates and/or assigns, BOF GA LENOX PARK LLC, a Delaware limited liability company, and First American Title Insurance Company

AUTHORIZED BY Mr. John B. Reisher representing Troutman Sanders LLP

LAND LOT 200, 18TH DISTRICT, CITY OF BROOKHAVEN, DEKALB COUNTY - LAND LOT 9, 17TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA

SCALE: 1"=50'



For The Firm
Travis Pruitt & Associates, Inc.

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PLAT DATE: JUNE 1, 2018
FIELD DATE: MAY 17, 2018
SCALE: 1"=50'
LSV: BT
IN: 1-18-0181.600
FN: 213-E-102

ZONING VARIANCE TABLE:

ZONING USE: O-1 (OFFICE INSTITUTIONAL)
 LAND LOT 200 OF 18TH DISTRICT
 TOTAL ACREAGE: 5.59 ACRES
 DISTURBED ACREAGE: 0.39 ACRES

SETBACKS

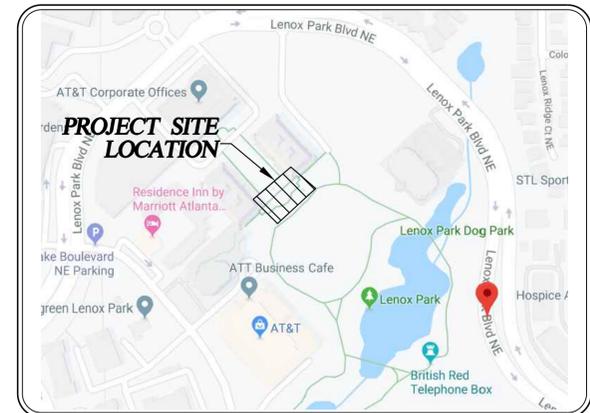
FRONT: 15'
 REAR: 30'
 SIDE: 15'
 INTERIOR SIDE: 20'
 MAXIMUM BUILDING HEIGHT: 5 STORIES/70 FEET

PARKING DATA

PARKING IS PROVIDED BY INTERNAL PARKING DECK

PROPOSED BUILDING DATA

NUMBER OF STORIES: 2
 TOTAL HEIGHT: 27'-3"
 TOTAL SQUARE FOOTAGE: 2,095 SF
 FLOOR 1: 1,680 SF
 FLOOR 2: 415 SF



LOCATION MAP

N.T.S.

SEE PLANS BY TSW FOR
 PLANTING, PAVING, PATIO &
 FURNITURE DETAILS.

PAVING LEGEND

- PROPOSED PLANTINGS
- REINFORCED TURF FIRE TRUCK ROAD
- PROPOSED STAINED CONCRETE
- PROPOSED WOODEN DECK
- PROPOSED BUILDING
- PERMITTED SEPARATELY

DEVELOPER

BRIDGE COMMERCIAL REAL ESTATE, LLC
 5 CONCOURSE PARKWAY
 SUITE 500
 ATLANTA, GA 30328

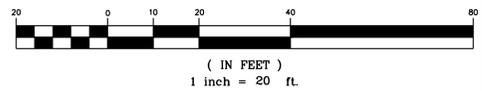
ENGINEER

DOMINIC SERRA
 EBERLY & ASSOCIATES, INC.
 2951 FLOWERS ROAD SOUTH
 SUITE 119
 ATLANTA, GEORGIA 30341
 (770) 452-7849

24 HOUR CONTACT

CONTACT: KEMP AMASON
 NUMBER: 470-322-0316

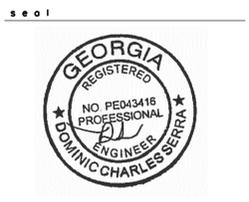
GRAPHIC SCALE



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 ATLANTA, GA 30319
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 BROOKHAVEN, GA
 BRIDGE COMMERCIAL REAL ESTATE, LLC
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 Atlanta, GA 30328

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revisions
 2020.07.10 LDP RESUBMITTAL
 2020.08.03 LDP RESUBMITTAL
 2020.09.14 LDP RESUBMITTAL

north arrow + scale

drawing information
 project number: 19098
 contact: BB
 drawn by: CM, NL, DL
 checked by: BB
 scale: 1" = 20'-0"

drawing date
 MAY 22, 2020

sheet title
 ZONING VARIANCE
 SITE PLAN
 sheet number

C3.2

