

SITE LOCATION MAP
NOT TO SCALE

PROPERTY IS ZONED VC CITY OF CHAMBLEE

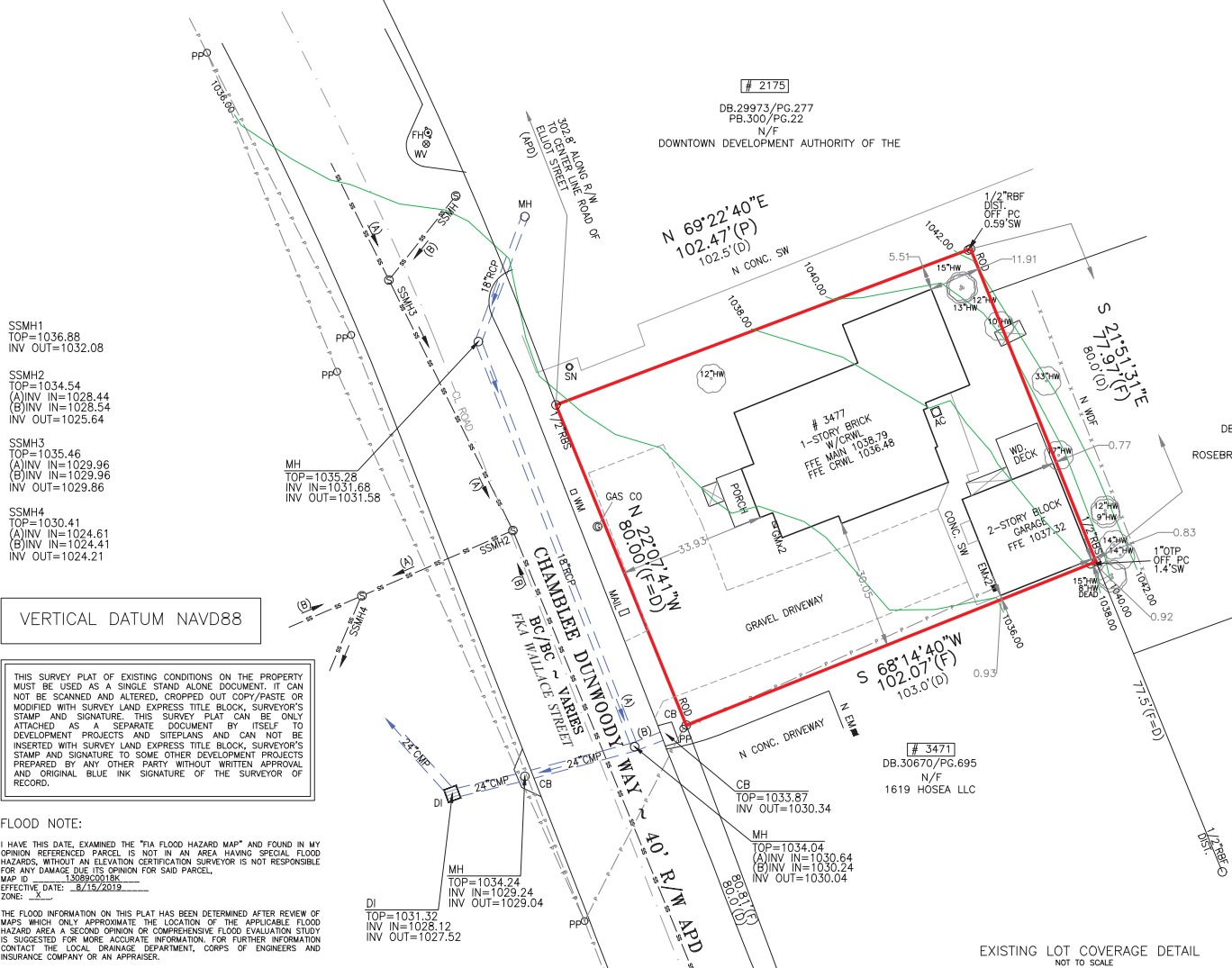
BUILDING SETBACKS:
FRONT: NONE
SIDE: NONE
REAR: NONE
MAX LOT COVERAGE 80%
MAX BUILDING HEIGHT 75'

ZONING NOTE:

BEFORE DEVELOPMENT OF THIS PROPERTY,
DEVELOPER AND ARCHITECT TO CONFIRM
ZONING DISTRICT, PER ZONING DEPARTMENT.
ZONING INFORMATION SHOWN HEREON WAS
DERIVED FROM ONLINE SOURCE MUNICODE.

* LEGEND *

- APD AS PER DEED
- APP AS PER FIELD
- AI ANGLE IRON FOUND
- AF ANGLE IRON FOUND
- APP AS PER PLAT
- APR AS PER RECORD
- APZ AS PER ZONING
- B BOLLARD
- BC BACK OF CURB
- BL BUILDING LINE SETBACK
- BR BRICK
- CB CATCH BASIN
- CR CABLE BOX
- CL CENTER LINE
- CM CORRUGATED METAL PIPE
- CM CADASTRAL MAP
- C.O.A. CITY OF ATLANTA
- CS SAN SEWER CLEANOUT
- CP CALCULATED POINT
- CPT CARPORT
- CTP CRIMP TOP PIPE FOUND
- DEE DEED
- DE DRAINAGE EASEMENT
- DI DRAINAGE INLET
- EP ELECTRIC POWER BOX
- ET ELECTRIC TOWER
- EP EDGE OF PAVEMENT
- FC FENCE CORNER
- FI FIRE HYDRANT
- FP FENCE POST
- FR FRAME
- GS GAS LINE
- GM GAS METER
- GV GAS VALVE
- GW GUY WIRE
- HW HEAD WALL
- HW HARDWOOD TREE
- ICM IRRIGATION CONTROL METER
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- IR IRON ROD FOUND
- IRF IRON FENCE
- IM IRRIGATION METER
- IV IRRIGATION VALVE
- JUN JUNCTION BOX
- LP LIGHT POLE
- LL LAND LOT LINE
- MAG MAGNETIC READING
- MCH MAGNOLIA TREE
- MH MAN HOLE
- MTF METAL FENCE
- N NEBORS
- OH OVERHANG
- OTP OPEN TOP PIPE FOUND
- OU OWNERSHIP UNCLAR
- P PORCH
- PC PROPERTY CORNER
- PL PROPERTY LINE
- PNE PINE TREE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PP POWER POLE
- FW POWER LINE
- (P) PLAT
- R RECORD
- RFB REINFORCING BAR FOUND
- RBS REINFORCING BAR SET
- RCF REINFORCED CONC. PIPE
- R/W RIGHT-OF-WAY
- SN SIGN
- SSL SANITARY SENEER LINE
- SSE SANITARY SENEER EASEMENT
- SP SLOPED PORCH
- TB TOP OF BANK
- TP TRAFFIC POLE
- UE UTILITY EASEMENT
- WD WOOD
- WDF WOOD FENCE
- WDK WOOD DECK
- WL WATER LINE
- WM WATER METER
- WTF WET WEATHER
- WV WATER VALVE
- WY YARD INLET
- X- FENCE
- X- INDICATES STAIRS
- X- INDICATES BUSHES



VERTICAL DATUM NAVD88

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED OR ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL.
MAP ID: 10096001BK
EFFECTIVE DATE: 8/15/2019
ZONE: X

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

FUTURE FLOOD DISCLAIMER:

THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE, AS SHOWN, THERE MAY BE FUTURE FLOOD ELEVATION INFORMATION STUDIED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC. THEREFORE, WHENEVER POSSIBLE, IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.

SURVEY NOTES:

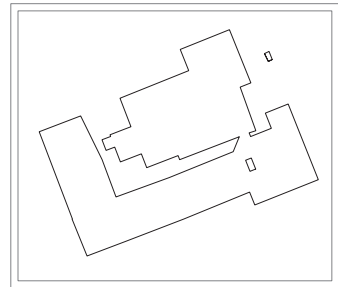
1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIZE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT A CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
4. SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED BY BUREN THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES. TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
5. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSONS, PERSONS, ENTITY.

0 20
SCALE 1" = 20'

TOTAL LAND AREA
8076.66 SF / 0.185 AC

ALLOWABLE LOT COVERAGE
6461.33 SF / 0.148 AC / 80%
EXISTING LOT COVERAGE
4901.52 SF / 0.113 AC / 60.68%

EXISTING LOT COVERAGE DETAIL NOT TO SCALE



* SYMBOLS *

- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- GAS METER
- WATER VALVE
- SANITARY SENEER MANHOLE
- STORM MANHOLE
- TRAFFIC/PAVO SIGN
- GAS MARKER
- LAMP POST
- FIRE HYDRANT
- DRAINAGE INLET

* LINE INDICATORS *

- INDICATES EASEMENT
- INDICATES FENCE LINE
- INDICATES POWER LINE
- INDICATES SANITARY SENEER LINE
- INDICATES DRAINAGE LINE
- INDICATES WATER LINE
- GRE - GAS
- YELLOW LINE (FUEL/GAS/OIL)
- RED LINE (ELECTRICAL)
- ORANGE LINE (TELECOMM)



IF YOU ARE GEORGIA
1-800-282-7411
1-404-481-0941
(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW

LOT	BLOCK
SUBDIVISION	UNIT
LAND LOT 299	18TH DISTRICT
DEKALB COUNTY, GEORGIA	DB.31516/P.G.207
FIELD WORK DATE DECEMBER 16, 2024	PRINTED/SIGNED DECEMBER 20, 2024
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 17" x 22"

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

VY
COORD #20242114
DWG #20242114

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

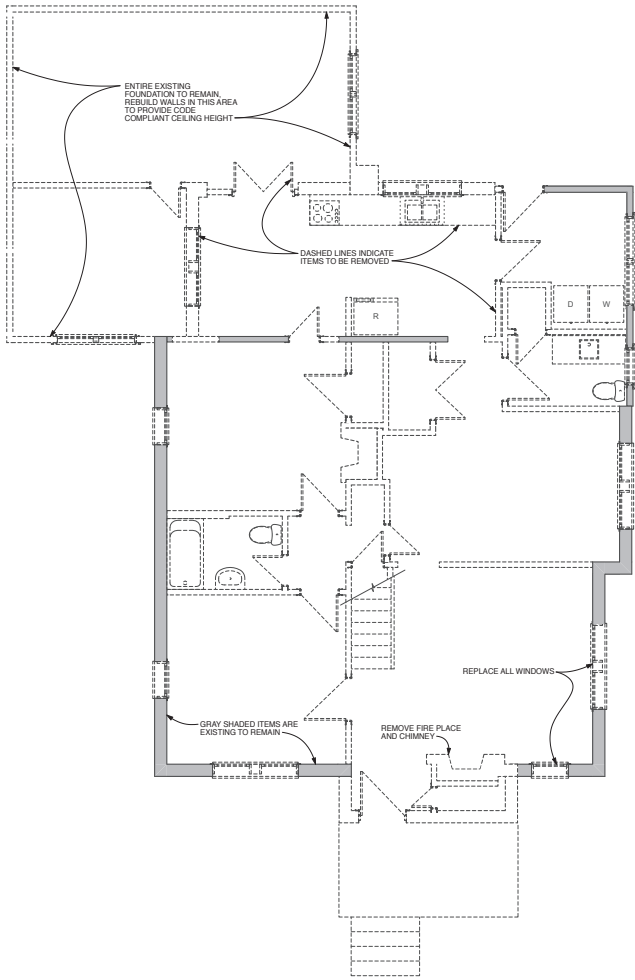
PROPERTY ADDRESS:
3477 CHAMBLEE DUNWOODY WAY
CHAMBLEE, GA 30341

24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-801-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM



BY MY OFFICIAL SEAL I HAVE CERTIFIED THAT THIS IS A CORRECT REPRESENTATION OF THE FIELD DATA AND HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARD PRACTICES AND REQUIREMENTS OF THE STATE OF GEORGIA.

1 FIRST LEVEL DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



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Revisions

Drawing Date:
2/20/25

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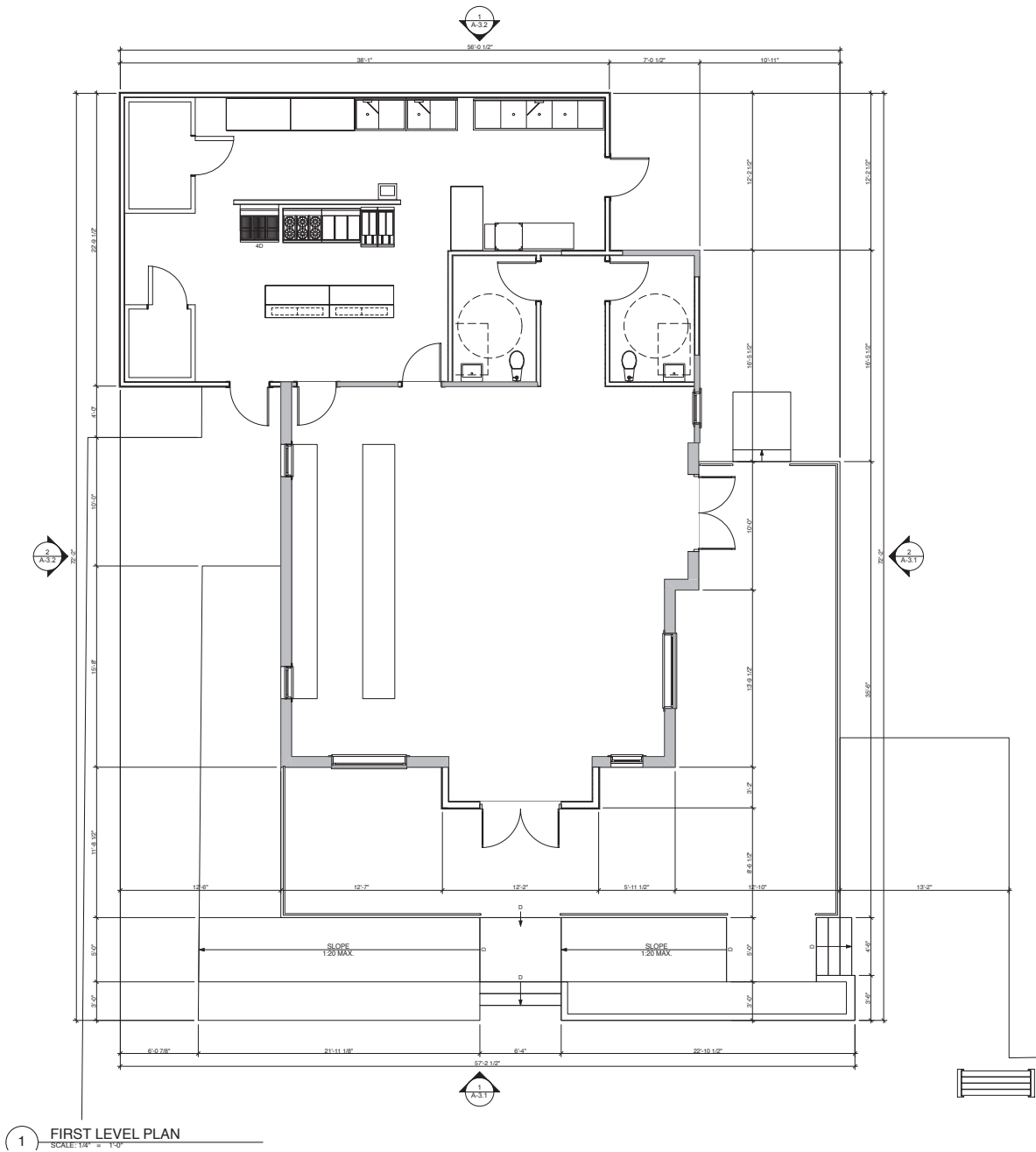
PRELIMINARY NOT
RELEASED FOR
CONSTRUCTION

Project Number:
2431

3477 CHAMBLEE RESTAURANT
3477 CHAMBLEE DUNWOODY WAY
CHAMBLEE, GA 30341
VLADIMIR ONYSKO

Drawing Description:
Floor Plans

A-2.1



1 FIRST LEVEL PLAN
SCALE: 1/8" = 1'-0"

Rawlings Design, Inc.
100 E. 10th Avenue
Chamblee, GA 30341
404-488-0275
www.rawlingsdesign.com

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Revisions

Drawing Date:
2/20/25

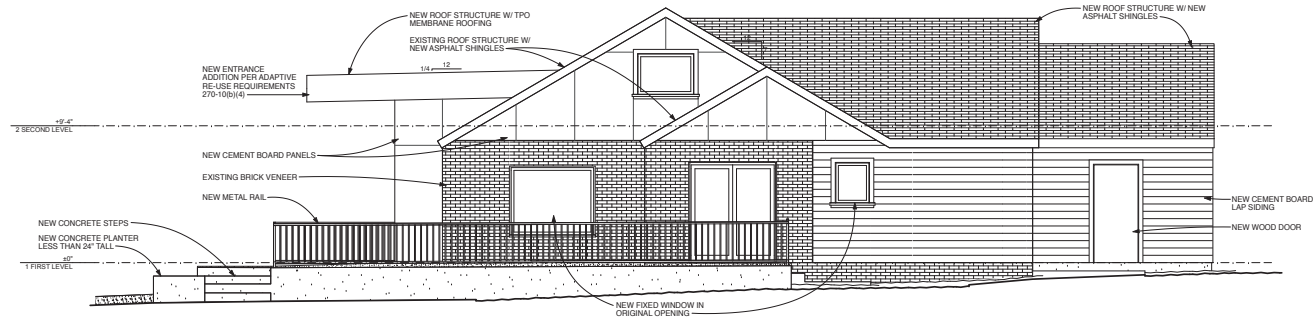
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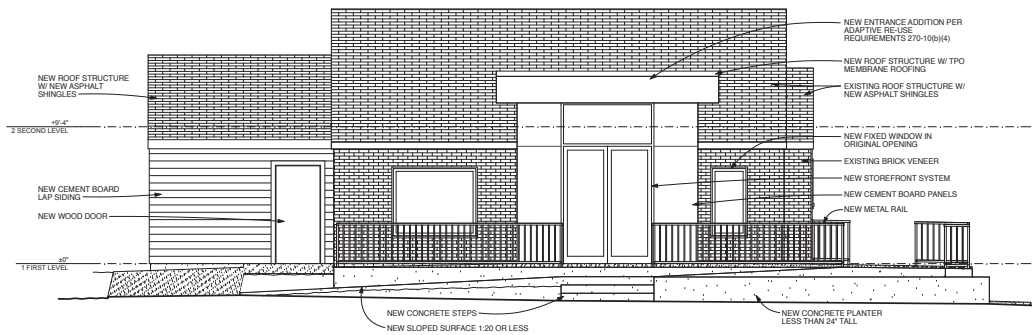
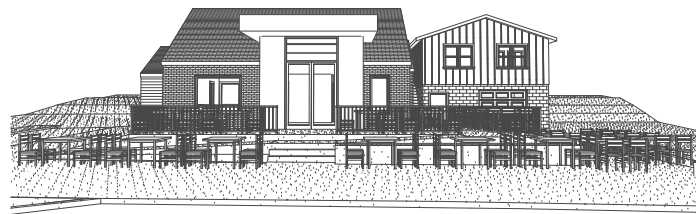
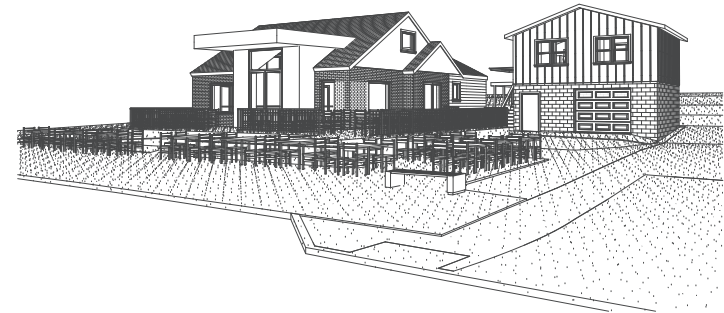
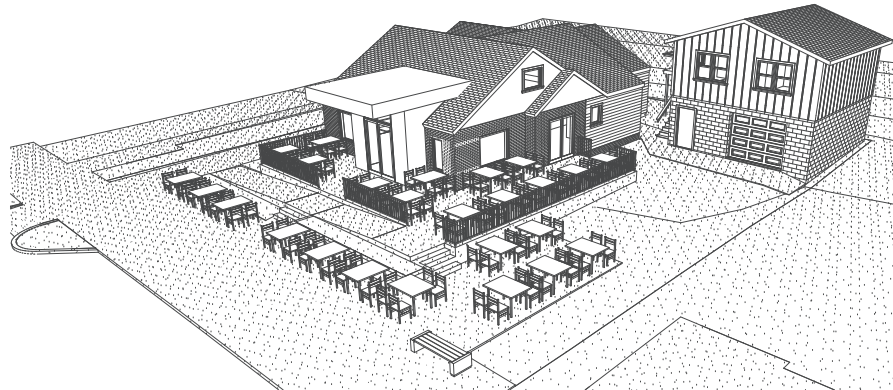
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Floor Plans

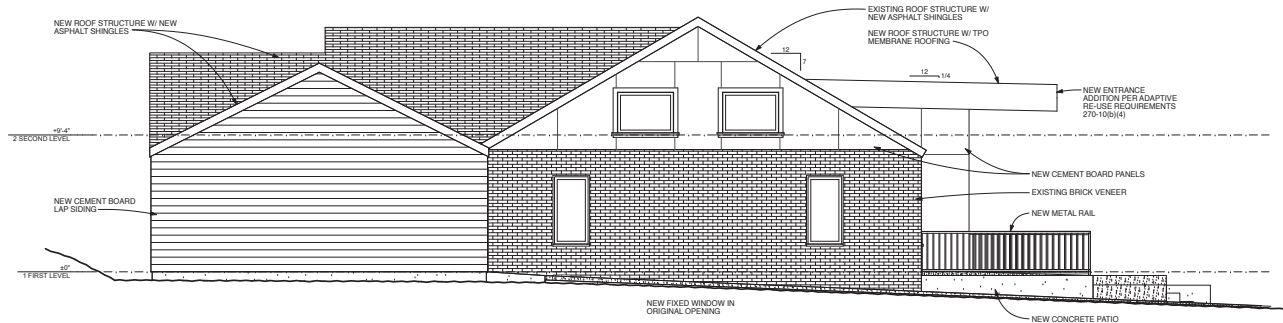
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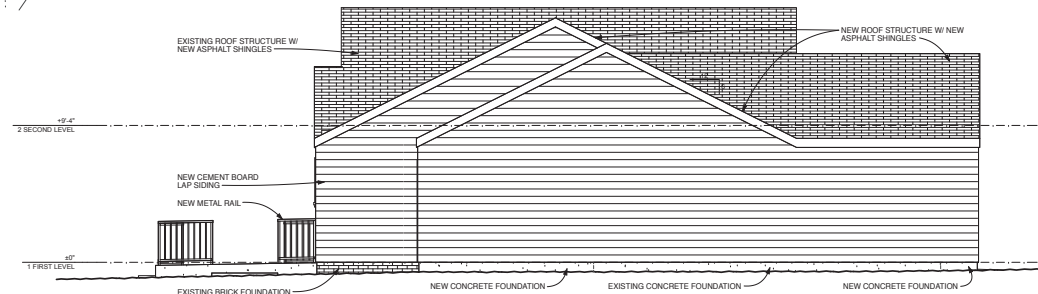
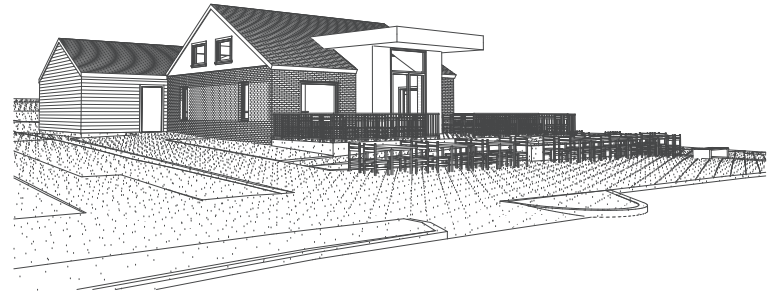
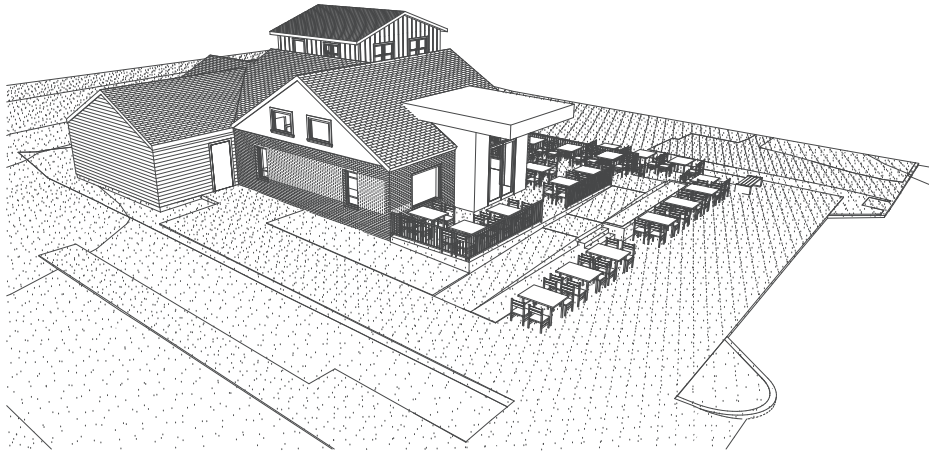
2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"