

**12-0-1426**

Committee: **CD/HK**  
Date: **10/30/12**  
Chair: **[Signature]**  
Referred To: **[Signature]**

**FINAL COUNCIL ACTION**  
Readings:  1st  2nd  3rd  
 Consent  V. Vote  FC Vote

**CERTIFIED**  
DEC 0 9 2012  
ATLANTA CITY COUNCIL PRESIDENT

**CERTIFIED**  
DEC 0 3 2012  
Municipal Clerk

**MAYOR'S ACTION**  
**APPROVED**  
DEC 1 2 2012  
WITHOUT SIGNATURE  
BY OPERATION OF LAW

AN ORDINANCE TO AMEND THE LAND USE ELEMENT OF THE 2011 ATLANTA COMPREHENSIVE DEVELOPMENT PLAN (CDP) SO AS TO REDESIGNATE PROPERTY THAT IS LOCATED AT 77 EAST ANDREWS DRIVE NW (TRACT ONE) FROM THE LOW DENSITY RESIDENTIAL AND THE MEDIUM DENSITY RESIDENTIAL LAND USE DESIGNATIONS TO THE LOW DENSITY COMMERCIAL LAND USE DESIGNATIONS (Z-12-29) AND FOR OTHER PURPOSES.

NPU-B COUNCIL DISTRICT 8

ADOPTED BY  
DEC 0 3 2012  
COUNCIL

REGULAR REPORT REFER  
 ADVERTISE & REFER  
 1st ADOPT 2nd READ & REFER  
 PERSONAL PAPER REFER

Date Referred: **11/5/12**  
Referred To: **CD/HK**  
Date Referred: **11/5/12**  
Referred To: **[Signature]**  
Date Referred: **11/5/12**  
Referred To: **[Signature]**

Municipal Clerk  
Atlanta, Georgia  
**12-0-1426**

AN ORDINANCE BY: COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE CDP-12-014

AN ORDINANCE TO AMEND THE LAND USE ELEMENT OF THE 2011 ATLANTA COMPREHENSIVE DEVELOPMENT PLAN (CDP) SO AS TO REDESIGNATE PROPERTY THAT IS LOCATED AT 77 EAST ANDREWS DRIVE NW (TRACT ONE) FROM THE LOW DENSITY RESIDENTIAL AND THE MEDIUM DENSITY RESIDENTIAL LAND USE DESIGNATIONS TO THE LOW DENSITY COMMERCIAL LAND USE DESIGNATIONS (Z-12-29) AND FOR OTHER PURPOSES.

NPU-B COUNCIL DISTRICT 8

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS:

**SECTION 1.** An Ordinance to amend the Land Use Element of the 2011 Comprehensive Development Plan (CDP) so as to redesignate property that is located at 77 East Andrews Drive NW (tract one) from the Low Density Residential and the Medium Density Residential Land Use Designations to the Low Density Commercial Land Use designations (Z-12-29) and for other purposes.

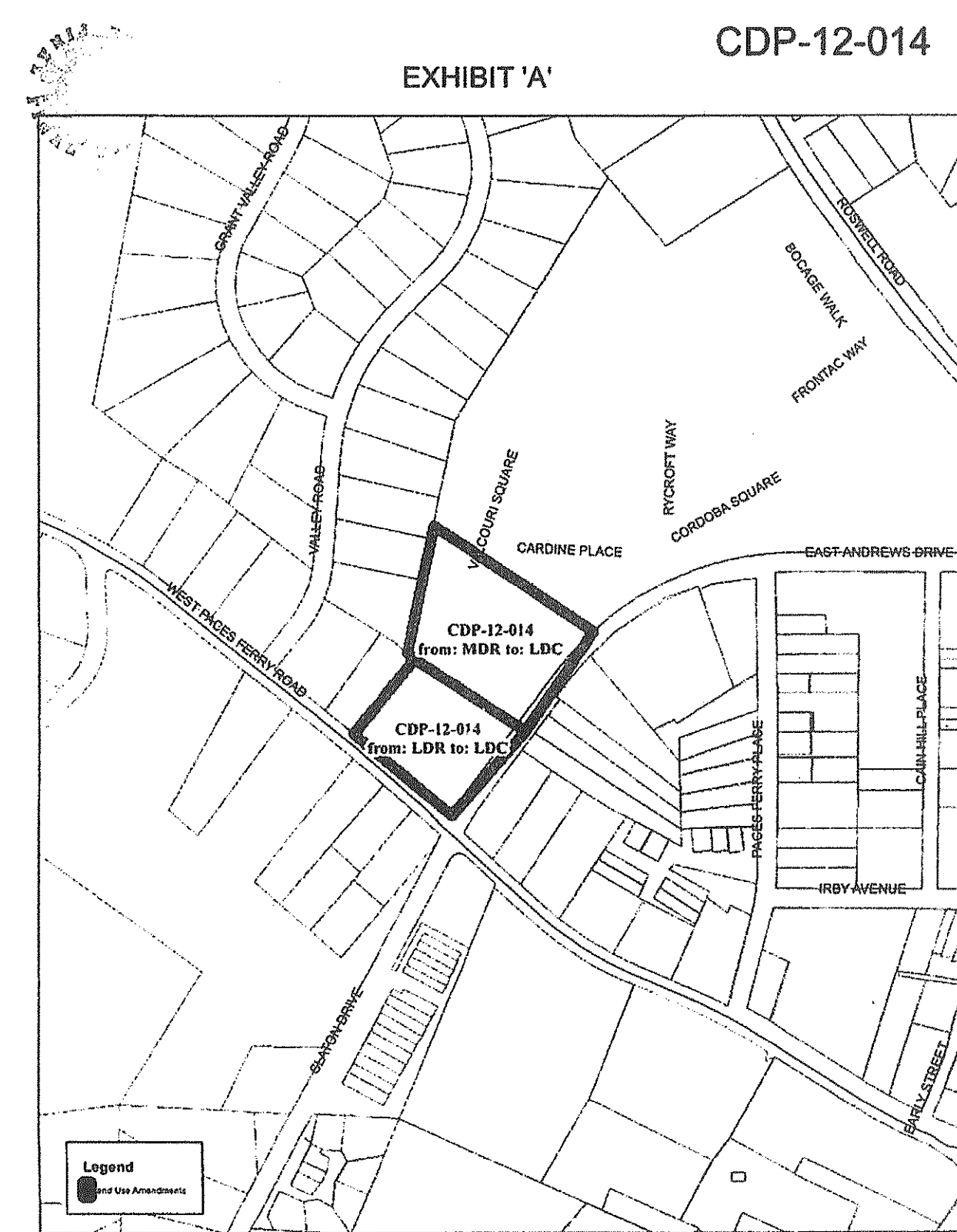
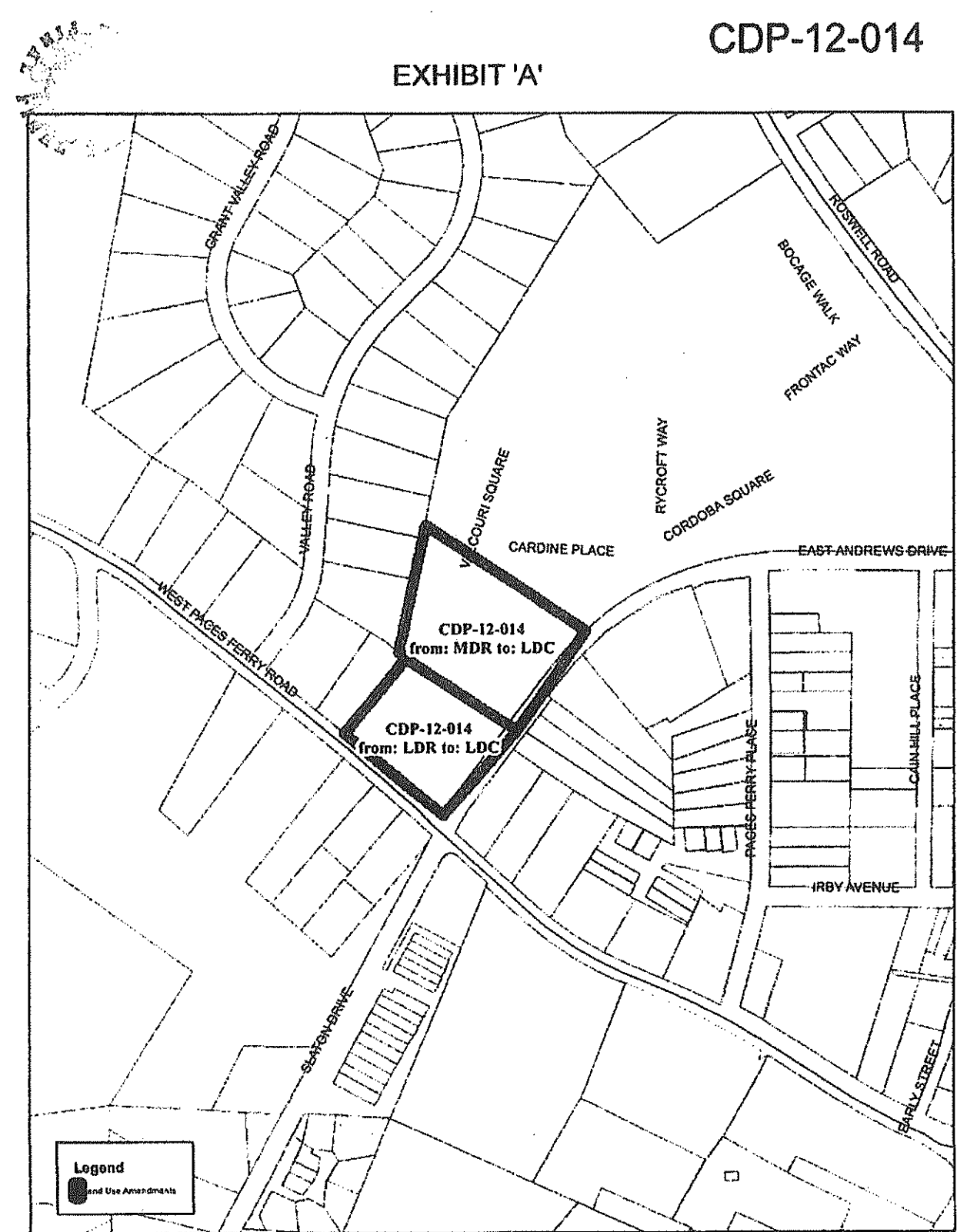
All that tract or parcels of land lying and being in Land Lot 99 of the 17th District of Fulton County, Georgia. Said property is more specifically shown on the attached map, Exhibit 'A', which is hereby made a part of this ordinance.

**SECTION 2.** That all ordinances or parts of ordinances which are in conflict with this ordinance are hereby repealed.

A true copy,  
*Rhonda Douglas Johnson*  
Municipal Clerk

ADOPTED by the Atlanta City Council  
APPROVED as per City Charter Section 2-403

DEC 03, 2012  
DEC 12, 2012



RCSB 2447  
12/03/12  
2:58 PM

Atlanta City Council

CONSENT I

CONSENT AGENDA SECTION I: ALL ITEMS EXCEPT 12-R-1647 ADOPT

YEAR: 12  
WAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 3  
EXCUSED: 0  
ABSENT: 1

Y Smith	Y Archibong	Y Moore	NV Bond
Y Hall	Y Man	Y Martin	NV Watson
B Young	Y Shook	Y Bottoms	Y Willis
Y Winslow	Y Adrean	Y Shepard	NV Mitchell

CONSENT I

ITEMS ADOPTED ON CONSENT	ITEMS ADOPTED ON CONSENT	ITEMS ADOPTED ON CONSENT
1. 12-O-1252	35. 12-R-1669	69. 12-R-1692
2. 12-O-1550	36. 12-R-1737	70. 12-R-1693
3. 12-O-1551	37. 12-R-1742	71. 12-R-1694
4. 12-O-1552	38. 12-R-1753	72. 12-R-1695
5. 12-O-1553	39. 12-R-1754	73. 12-R-1696
6. 12-O-1728	40. 12-R-1641	74. 12-R-1697
7. 12-O-1738	41. 12-R-1642	75. 12-R-1698
8. 12-O-1545	42. 12-R-1643	76. 12-R-1699
9. 12-O-1546	43. 12-R-1644	77. 12-R-1700
10. 12-O-1425	44. 12-R-1645	
11. 12-O-1426	45. 12-R-1648	
12. 12-O-1427	46. 12-R-1649	
13. 12-O-1429	47. 12-R-1650	
14. 12-O-1430	48. 12-R-1651	
15. 12-O-1569	49. 12-R-1727	
16. 12-O-1725	50. 12-R-1729	
17. 12-R-1675	51. 12-R-1731	
18. 12-R-1677	52. 12-R-1732	
19. 12-R-1678	53. 12-R-1745	
20. 12-R-1679	54. 12-R-1652	
21. 12-R-1565	55. 12-R-1653	
22. 12-R-1654	56. 12-R-1722	
23. 12-R-1655	57. 12-R-1752	
24. 12-R-1656	58. 12-R-1681	
25. 12-R-1657	59. 12-R-1682	
26. 12-R-1658	60. 12-R-1683	
27. 12-R-1659	61. 12-R-1684	
28. 12-R-1660	62. 12-R-1685	
29. 12-R-1661	63. 12-R-1686	
30. 12-R-1662	64. 12-R-1687	
31. 12-R-1664	65. 12-R-1688	
32. 12-R-1665	66. 12-R-1689	
33. 12-R-1666	67. 12-R-1690	
34. 12-R-1667	68. 12-R-1691	

**12-0-1155**  
(Do Not Write Above This Line)

City Council  
Atlanta, Georgia

AN AMENDED ORDINANCE BY: ZONING COMMITTEE 12-0-1155  
Date Filed: 7-23-12

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

**SECTION 1.** That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at 77 EAST ANDREWS DRIVE, N.E. (aka 3300) (West Paces frontage) be changed from the RG-2 (Residential General-Sector 2) and RG-3 (Residential General-Sector 3) District to the SPI-9-Subarea 2 (Special Public Interest) District to the SPI-9-Subarea 2 (Special Public Interest) District, to wit:

**ALL THAT TRACT** or parcel of land lying in Land Lot 99, 17th District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

**SECTION 2.** If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

**SECTION 3.** That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

**SECTION 4.** That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

**CERTIFIED**  
DEC 0 3 2012  
ATLANTA CITY COUNCIL PRESIDENT

**CERTIFIED**  
DEC 0 3 2012  
Municipal Clerk

**MAYOR'S ACTION**  
**APPROVED**  
DEC 1 2 2012  
WITHOUT SIGNATURE  
BY OPERATION OF LAW

AN ORDINANCE TO REZONE FROM THE RG-2 (Residential General-Sector 2) and RG-3 (Residential General-Sector 3) District to the SPI-9-Subarea 2 (Special Public Interest) District, property located at 77 EAST ANDREWS DRIVE, N.E. (aka 3300) (West Paces frontage) - fronting approximately 602 feet on the north side of East Andrews Drive at the northwest intersection of East Andrews Drive and West Paces Ferry Road. Depth: Varies Area: approximately 5.0 acres. Land Lot 99, 17th District, Fulton County, Georgia. OWNER: CAMDEN USA, INC. APPLICANT: CAMDEN USA, INC. NPU-B COUNCIL DISTRICT 8

ADOPTED BY  
DEC 0 3 2012  
COUNCIL

REGULAR REPORT REFER  
 ADVERTISE & REFER  
 1st ADOPT 2nd READ & REFER  
 PERSONAL PAPER REFER

Date Referred: **9/11/12**  
Referred To: **ZBA Zoning**  
Date Referred: **9/11/12**  
Referred To: **[Signature]**  
Date Referred: **9/11/12**  
Referred To: **[Signature]**

A true copy,  
*Rhonda Douglas Johnson*  
Municipal Clerk

ADOPTED as amended by the Council  
APPROVED as per City Charter Section 2-403

DEC 03, 2012  
DEC 12, 2012

2100 FIRST AVENUE NORTH  
BIRMINGHAM ALABAMA 35203  
205-332-9222 205-332-9999 FAX

GSWCC LEVEL II  
DESIGN PROFESSIONAL  
CERTIFICATION #0000021723

REGIONS BUCKHEAD BRANCH  
77 EAST ANDREWS  
ATLANTA, GEORGIA  
REGIONS NO. SCGA122447RL

JOB NUMBER  
12-147

SHEET TITLE  
ZONING CONDITIONS

DATE  
3-15-13

DRAWN BY  
SCE

CHECKED BY  
SCE

REVISIONS

SHEET NUMBER

CZ.1

(SHEET 1 of 2)  
This drawing is the property of PKA Architects and is not to be reproduced, copied, or altered in whole or in part, or used for any purpose without the approval of PKA Architects and is to be returned upon request.



Conditions for  
Z-12-28 and Z-12-29

"Property" shall mean the land that is the subject of these rezoning requests.

To the extent that the conditions of this Agreement are more restrictive than or are not reflected in conditions applied to the Property by the Atlanta City Council, the conditions in this Agreement will supersede and control. The proposed development shall be restricted as follows:

- An area not less than 30 feet on the western property line adjacent to single family homes fronting on Valley Road shall be restricted to use as a natural buffer, although it may be planted and vegetated to provide additional visual screening. No lights, machinery or activity, other than the planting and maintenance of landscaping shall be permitted in this natural buffer. Buffer areas and protected trees shall be marked using temporary chain link construction fencing no less than four feet in height prior to and maintained during the period of construction. All erosion control measures shall be installed outside any undisturbed buffer. Applicant shall provide adequate irrigation for landscaping installed on the Applicant's Property.
- The developer will work with the individual property owners on Valley Road which abut the proposed development to provide evergreen screening of a type and at a location to maximize visual screening of the proposed improvements. Such landscaping shall be located on the developer's property or may be located on land of the adjacent homeowners with their written permission. Such landscaping shall consist of evergreen trees of between 12 and 16 feet and shall be planted at the City Arborist recommended spacing for all lots adjacent to the property (3255, 3265, and 3275 Valley Road, NW).
- The developer agrees, at its sole cost and expense, to keep the evergreen screening in the buffers and on developer's land along the western property line dense, healthy and fully providing a visual screen from homes along the western property line, and this screening shall be monitored and maintained to a standard set by the City of Atlanta Arborist. Developer agrees to follow and comply with the provisions of condition number 2 and this condition as reviewed and enforced by the City of Atlanta Arborist for compliance with these Conditions.
- Nonresidential development on Tract One (the five acre tract fronting West Paces Ferry Road to the south of the RG-4 property) will not exceed four (4) stories in height and a total of 111,000 square feet. Residential development on Tract One will not exceed five (5) stories in height and a total of 147,000 square feet. Any parking deck constructed on Tract One to the rear of nonresidential uses will not exceed twenty-five feet in height on the side closest to the single family homes, and openings will be screened as required by code. If stacked flat residential units are constructed on Tract One, exterior balconies facing the rear of the homes

fronting on Valley Road will not exceed 75 square feet on average in area and will not contain grills or fireplaces. If a parking deck is constructed on Tract One, car headlights will be screened from the homes on Valley Road.

- Prior to application to the City for a Special Administrative Permit for any development on Tract One (other than a bank on the two acre portion of Tract One closest to West Paces Ferry Road), the Applicant will, for information, deliver the specific plans for such development to a representative of the abutting Valley Road neighbors and will meet with the neighbors if requested.
- The Property will be subject to covenants which address maintenance, use and security of the Property for the benefit of the master developer. In particular, the covenants will contain a requirement that owners of all parcels within the Property will provide measures to promote a safe environment.
- The project shall release stormwater runoff at a rate no greater than 70% of the current stormwater runoff from the Property. During construction, stormwater runoff shall be limited to a rate not greater than the current rate.
- Construction staging shall not take place within the South Tuxedo Park neighborhood or off or from Valley Road. Instead, construction staging for the project (including all equipment, vehicles, materials storage and construction parking) shall occur entirely on the Property. Applicant shall prepare a Transportation Management Plan (TMP) to be approved by the City of Atlanta prior to any land disturbing activities and shall cause its contractors and subcontractors to follow such TMP. Applicant shall provide a copy of the TMP to the South Tuxedo Park neighborhood association and NPU-B and shall confirm its compliance with this requirement in writing to the City. The development shall comply with existing City of Atlanta ordinances with regard to hours of construction and noise limitations (between the hours of 7:00 a.m. - 7:00 p.m. week days and 9:00 a.m. - 7:00 p.m. weekends and holidays). Also, during the period of construction, the developer will notify the president of South Tuxedo Park neighborhood and the Chair of the Zoning Committee of NPU-B of a contact name and telephone number which will be answered 24 hours a day, 7 days a week regarding problems with the construction. Such person shall be a human and not a recorded voice on an answering machine.
- All dumpsters and trash containers as well as service areas will be located within buildings or otherwise screened from homes along the western boundary of property. All garbage and refuse containers will have rubber wheels. Dumpsters and trash containers will only be emptied between the hours of 8:00 a.m. and 5:00 p.m. on non-holiday weekdays, between 9:00 a.m. and 5:00 p.m. on Saturdays and holidays, and will not be emptied on Sundays.
- Exterior lighting on buildings and parking decks (where permitted) shall be designed, shielded and constructed to shine only inward and downward so as to

mitigate light spill into single-family areas, especially along the western property line.

- Air conditioning units will be located on the roofs of multifamily buildings over three stories in height or, if at grade, will not be located between the buildings and the single family homes on Valley Road. Backup generators will be muffled with baffling and will be located between buildings or within buildings or parking decks. All noise levels from such equipment shall be limited to 55dBA as measured at the western property line of Property and 45dBA as measured from the residential homes offsite.
- Applicant agrees that during and after construction, no devices used for landscape maintenance or the cleaning of drives or parking structures shall be allowed to operate past 8:00 p.m., or before 8:00 a.m. on weekdays and past 5:00 p.m. or before 10:00 a.m. on Saturdays, Sundays and holidays.
- The Applicant shall request that the City re-time and coordinate the traffic signals in the vicinity of the property to optimize traffic progression and that transportation impact fees from this development be used for such work. Evidence of compliance with this condition shall be provided in writing to the Bureau of Planning prior to issuance of a Special Administrative permit.
- Any flooding to the adjacent neighborhoods caused by failure of detention facilities installed by Applicant during or after construction will be corrected immediately to the neighborhood's satisfaction at the expense of the Applicant. Silt run-off shall be limited during construction using 150% of the required silt fencing, along the western property line.
- No "Bars" as defined in Section 10-1 of the City of Atlanta's Alcoholic Beverage Code will be permitted on the property.
- No exterior loudspeakers or amplified music or sound systems of any kind, other than as required for operation of the drive-through facility for a bank located at the intersection of East Andrews Drive and West Paces Ferry Road, shall be used in the development with the exception that restaurants or the common areas may have external speakers or low noise level music, if and when such restaurants and common areas have outdoor tables and seating to provide background music of a type typically found in similar restaurants and developments. Speakers for such music will be oriented away from the single family homes fronting Valley Road, and the volume of any such music shall be controlled to a level reasonably necessary to prevent any adverse impact on the single family homes fronting Valley Road.
- No parking on the site will be leased to provide parking for any use off-site in the Buckhead Village.
- No curb cuts, access, entrance or exit shall be allowed along or from the western property line or to Valley Road and there shall be no connection or access to any

parking lot or access point that would allow any traffic or access from the Property to Valley Road.

- The Applicant will request and support legislation to permit the use of traffic impact fees paid as a result of this development within the immediate area.
- These conditions of zoning shall be binding upon all successors and assigns of the Applicant. The subdivision, sale, or partition of all or any part of this property shall not alter the obligation of all owners of the property to comply with these conditions of zoning. These zoning conditions shall run with and bind the land that is the subject of this rezoning.
- The Applicant will not request any administrative amendment of these conditions without providing evidence that notice of such request has been given to the Chair of the Zoning Committee of NPU-B and to the president of the South Tuxedo Park neighborhood and that both parties have had at least 30 days to consider and respond to each such request if such administrative amendment(s) deals with, touches, impacts, affects or relates to any part or portion of Property within 250 feet of the western property line of Property adjacent to single family homes or seeks to:
  - increase the square footage or height of any building specified in these conditions;
  - decrease any exterior setback or the amount of landscaped area;
  - materially reduce public access or public spaces; or
  - otherwise, materially alter these conditions.
 The Applicant will have the right to request administrative changes without such notification so long as such requested changes do not come within the requirements set forth hereinabove.
- All of these narrative conditions shall be printed on the final site plan filed with the City of Atlanta.



2100 FIRST AVENUE NORTH  
BIRMINGHAM ALABAMA 35203  
205-282-2522 205-282-8800 FAX

GSWCC LEVEL II  
DESIGN PROFESSIONAL  
CERTIFICATION #0000021723

REGIONS BUCKHEAD BRANCH  
77 EAST ANDREWS  
ATLANTA, GEORGIA  
REGIONS NO. SCGA122447RL

RCS# 2451  
12/03/12  
3:04 PM

Atlanta City Council

Tract One PROPERTY DESCRIPTION

All that tract or parcel of land lying in the City of Atlanta, Georgia, in Land Lot 99 of the 17th District of Fulton County and being more particularly described as follows:

Beginning at the intersection of the northwesterly right of way of East Andrews Drive having a 70 foot right of way and the northeasterly right of way of West Paces Ferry Road having a 50 foot right of way and thence run along said northeasterly right of way North 49 degrees 18 minutes 12 seconds West a distance of 147.11 feet to a point; Thence continue along said right of way along the arc of a curve to the left having a radius of 9678.74 feet a distance of 168.47 feet to a 1/2" rebar found with said curve being subtended by a chord bearing of North 49 degrees 48 minutes 07 seconds West and a chord distance of 168.47 feet; Thence leaving said right of way and run North 40 degrees 38 minutes 44 seconds East a distance of 249.21 feet to a 1" crimp top found; Thence North 49 degrees 25 minutes 21 seconds West a distance of 36.19 feet to a 1-1/2" crimp top found; Thence North 12 degrees 10 minutes 15 seconds East a distance of 371.23 feet to a 3/8" rebar set; Thence South 52 degrees 21 minutes 29 seconds East a distance of 503.46 feet to a 5/8" rebar set on the northwestern right of way East Andrews Drive; Thence run along said right of way along the arc of a curve to the left having a radius of 798.71 feet a distance of 152.62 feet to a point with said curve being subtended by a chord bearing of South 42 degrees 15 minutes 28 seconds West and a chord distance of 152.39 feet; Thence continue along said right of way South 36 degrees 47 minutes 01 seconds West a distance of 449.38 feet to a 1/2" rebar found and the point of beginning.

Said tract or parcel to contain 5.001 Acres.

MULTIPLE 12-0-1152; 12-0-1154; 12-0-1155 AND  
12-0-1327  
ADOPT AS AMENDED

YEAS: 13  
NAYS: 0  
ABSENTIONS: 0  
NOT VOTING: 2  
EXCUSED: 0  
ABSENT 1

Y Smith	Y Archibong	Y Moore	Y Bond
Y Hall	Y Wan	Y Martin	NV Watson
B Young	Y Shook	Y Bottoms	Y Willis
Y Winslow	Y Adrean	Y Shepard	NV Mitchell

MULTIPLE

Z-12-29

JOB NUMBER  
12-147

SHEET TITLE  
ZONING  
CONDITIONS

DATE  
3-15-13

DRAWN BY	CHECKED BY
SCE	SCE

REVISIONS


SHEET NUMBER  
CZ.2  
(SHEET 2 of 2)

This drawing is the property of PKA Architects and is not to be reproduced, copied, or shared in whole or in part, or used for any purpose without the approval of PKA Architects and is to be returned upon request.



## Letter of Transmittal

To: City of Atlanta Office of Planning  
 55 Trinity Avenue SW, Suite 3350  
 Atlanta, GA 30303  
 404-330-6628

Date: 5/21/13	Job No. 12-147
Attention: Mr. Karl Smith-Davids, Urban Planner	
Re: Regions Bank 77 East Andrews Drive	
Atlanta, GA <b>SAP-13-49</b>	

We are sending you  Attached  Under separate cover via \_\_\_ the following items:  
 Shop Drawings  Prints  Plans  Samples  Specifications  
 Copy of letter  Change order  Other :

Copies	Date	No.	Description
2 Ea.			Construction Drawings with Amended Drawings <b>TS.01</b> – Title Sheet, dated 3/15/13 Survey – dated 10/22/12 <b>CZ.1</b> – Zoning Conditions, dated 3/15/13 <b>CZ.2</b> – Zoning Conditions, dated 3/15/13 <b>C.SAP</b> – SAP Plan, revision dated 5/16/13 <b>SAP-LA</b> – SAP Landscape and Hardscape Plan, revision dated 5/17/13 <b>SAP.1</b> – Street Elevations and Partial Site Sections, revision dated 5/16/13 <b>SAP.2</b> – Exterior Elevations and Glazing Transparency Chart, revision dated 5/16/13 <b>SAP.3</b> – Exterior Elevations, revision dated 5/16/13 <b>SAP.4</b> – Building Roof Plan, revision dated 5/16/13
6 Ea.			Construction Drawings Elevations- Sheets SAP.1, SAP.2, SAP.3
11 Ea.			Construction Drawings- Landscape Sheet SAP-LA
1 Ea.	5/21/13		Project Summary-Amended Application

These are transmitted as checked below:  
 For Approval  Approved as submitted  Resubmit \_\_\_ copies for approval  
 For your use  Approved as noted  Submit \_\_\_ copies for distribution  
 As requested  Returned for corrections  Return \_\_\_ corrected prints  
 For review and comment  \_\_\_ Hand Delivered  
 For bids due



## Letter of Transmittal

Date: 5/21/13	Job No. 12-147
Attention: Mr. Karl Smith-Davids, Urban Planner	
Re: Regions Bank 77 East Andrews Drive	
Atlanta, GA <b>SAP-13-49</b>	

To: City of Atlanta Office of Planning

55 Trinity Avenue SW, Suite 3350

Atlanta, GA 30303

404-330-6628

### PAGE 2

Remarks: Please find enclosed for your review the Amended Special Administration Permit Drawings and the Project Summary for SAP Application 13-49. If you have any questions or need additional information, please feel free to contact me.

Thank you.

Signed: Jill Bryan

  
[jbryan@pkarchitects.com](mailto:jbryan@pkarchitects.com)

Permitting Coordinator

2100 FIRST AVENUE NORTH SUITE 100  
BIRMINGHAM, ALABAMA 35203  
205/252-8222  
205/252-8899 Fax





Special Administration Permit Application – Amended Application, May 21, 2013  
Regions Bank  
Buckhead Relocation  
77 East Andrews Drive  
Atlanta, GA

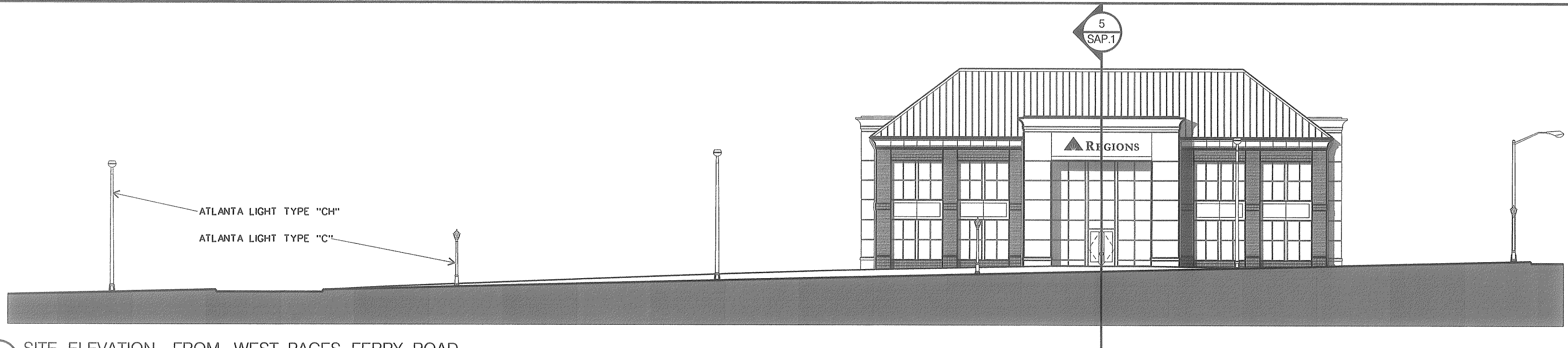
**Project Summary:**

Regions Financial Corporation is looking to develop a site located on the corner of West Paces Ferry and East Andrews Drive in Atlanta, Georgia. The site is zoned SPI-9, SA-2 and is 87,636 square feet or 2.01 acres. Regions Financial Corporation will be constructing a new two-story branch building on site. The building has 7,328 square feet on each floor for a total of 14,656 square feet. The building will also provide five (5) drive-thru lanes. The overall height of the building is 29'-4" A.F.F. to the truss bearing. The architectural entrance elements are 34'-4" A.F.F. Note that the highest point of the hipped roof is 45'-4" A.F.F. The site is provided with a total of 55 parking spaces, 1 loading space, and 5 bicycle spaces.

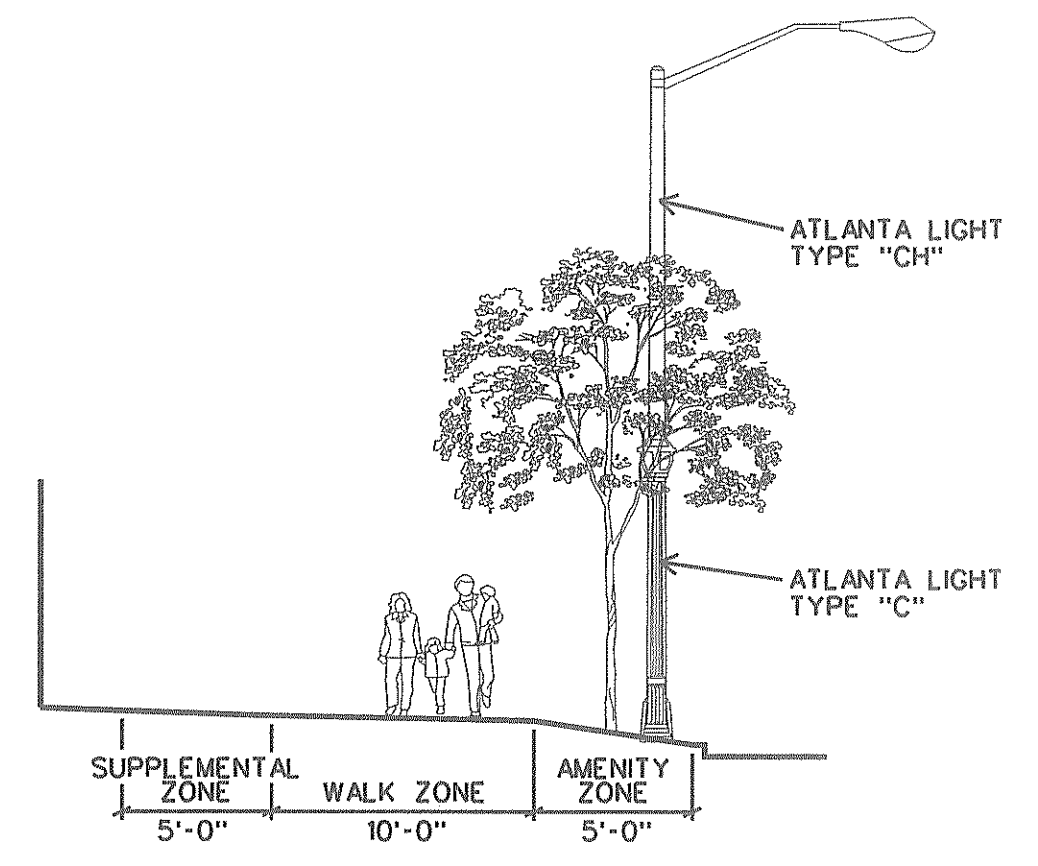
Revisions to the original SAP submittal:

The finished floor elevation has been lowered two (2') feet to be more in line with the existing curb elevation. This revision allowed for the elimination of the steps and ramps at the front entrance facing West Paces Ferry Road. It also reduced the number of steps required at the East Andrew Drive entrance, as well as reduced the height and length of the retaining wall facing East Andrews Drive. The pre-cast material at the exterior of the building has been changed to stucco and EIFS.

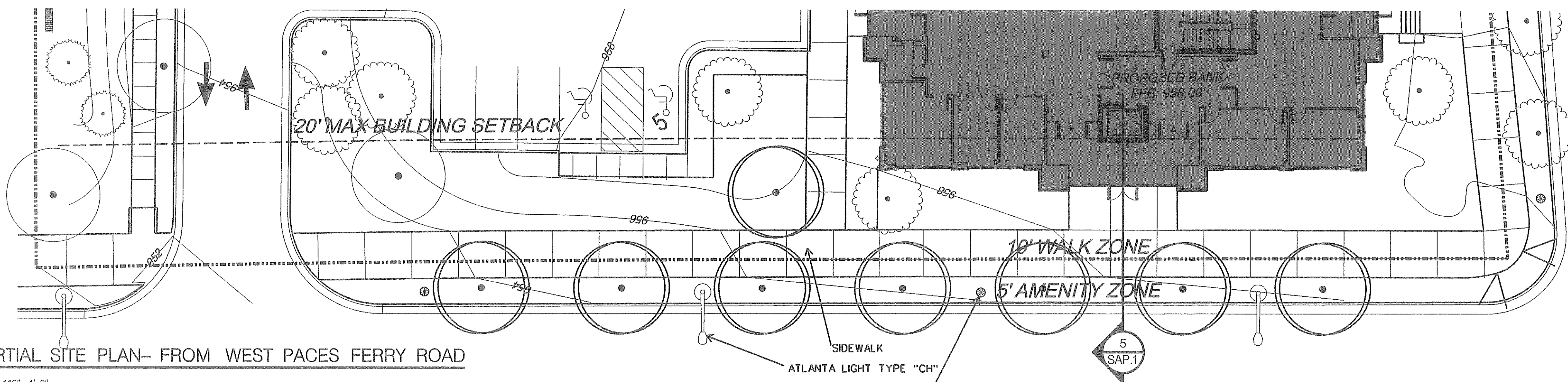




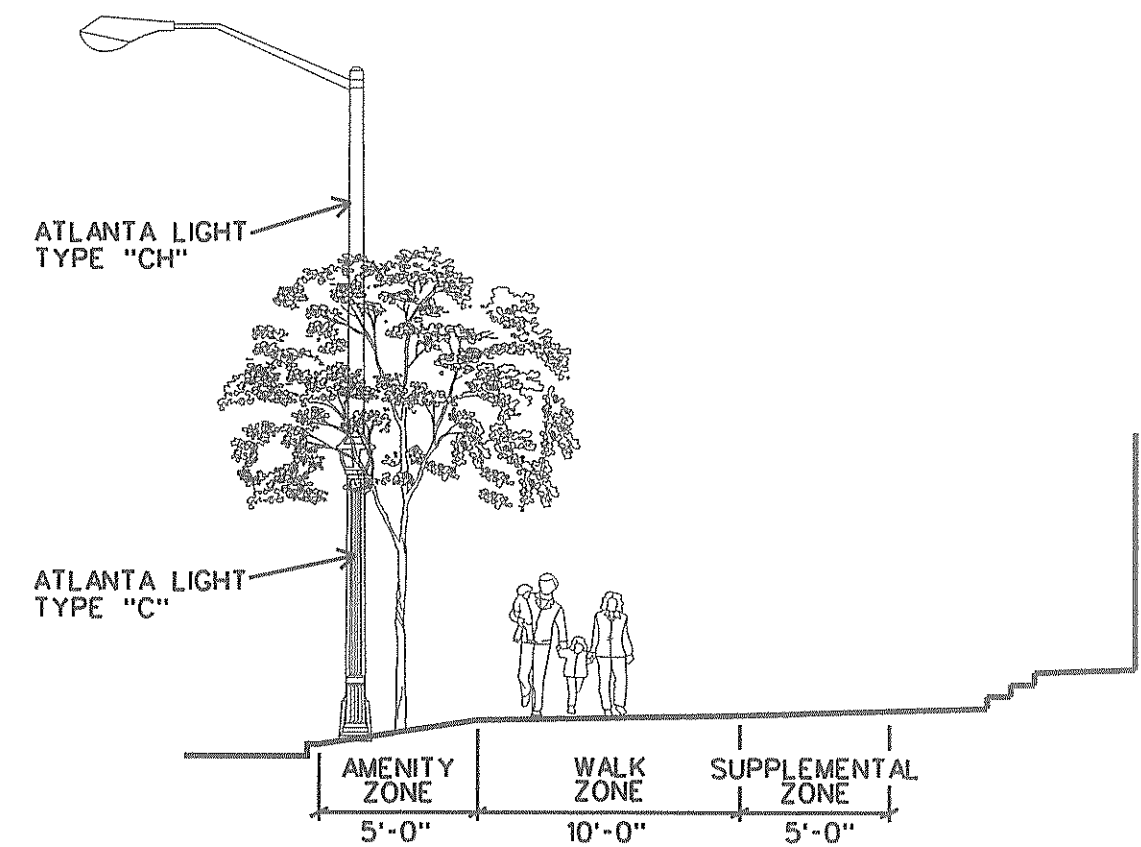
1 SITE ELEVATION- FROM WEST PACES FERRY ROAD  
SAP.1 SCALE: 1/16" = 1'-0"



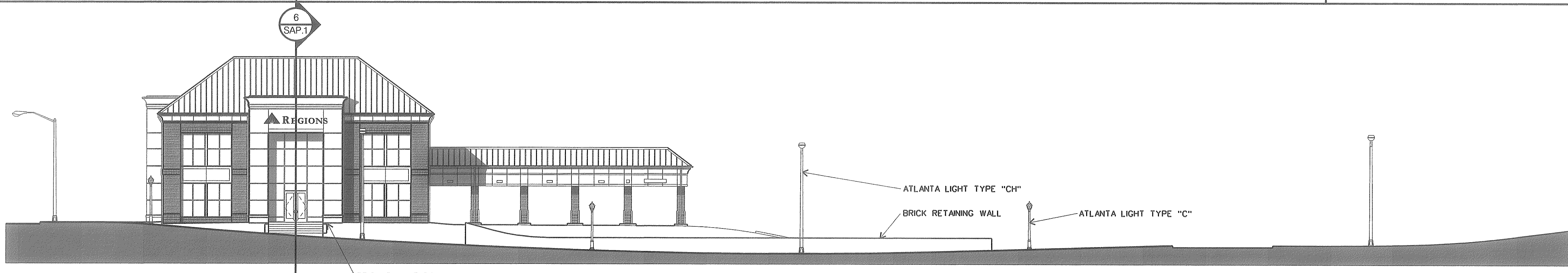
5 SITE SECTION  
SAP.1 SCALE: 1/8" = 1'-0"



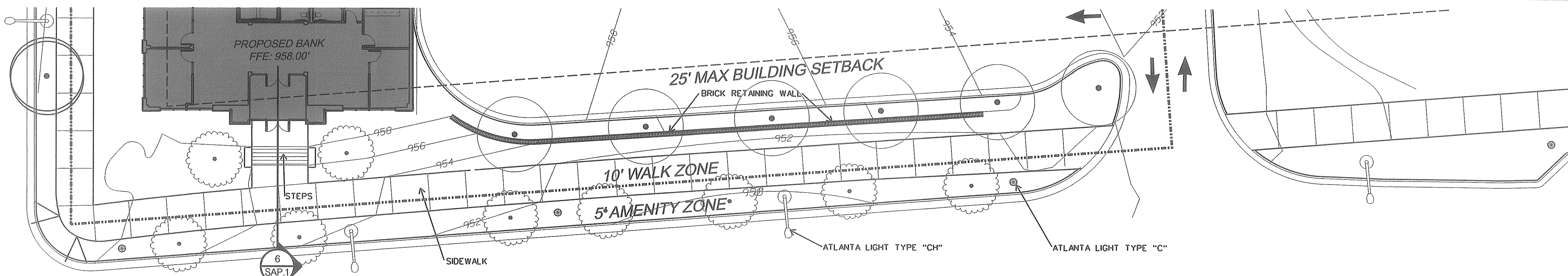
2 PARTIAL SITE PLAN- FROM WEST PACES FERRY ROAD  
SAP.1 SCALE: 1/16" = 1'-0"



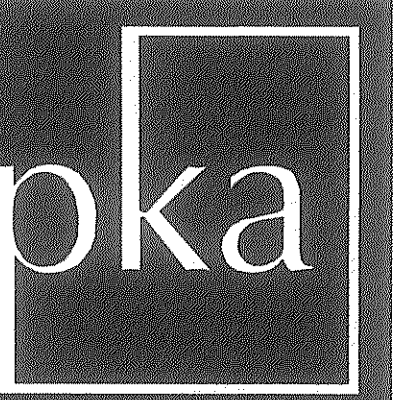
6 SITE SECTION  
SAP.1 SCALE: 1/8" = 1'-0"



3 SITE ELEVATION- FROM EAST ANDREWS DRIVE  
SAP.1 SCALE: 1/16" = 1'-0"

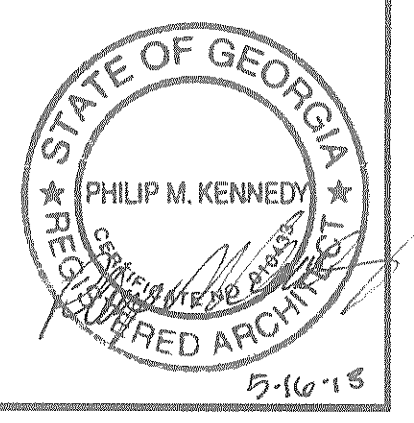


4 PARTIAL SITE PLAN- FROM WEST PACES FERRY ROAD  
SAP.1 SCALE: 1/16" = 1'-0"



ARCHITECTS

2100 FIRST AVENUE NORTH  
SUITE 100  
BIRMINGHAM ALABAMA 35203  
205-252-8222 205-252-8889 FAX



REGIONS BUCKHEAD BRANCH  
ATLANTA, GEORGIA  
REGIONS NO. SCGA122447RL

JOB NUMBER  
12-147

SHEET TITLE  
STREET ELEVATIONS  
AND PARTIAL  
SITE SECTIONS

DATE  
3-15-13

DRAWN BY  
JTM

CHECKED BY  
PMK

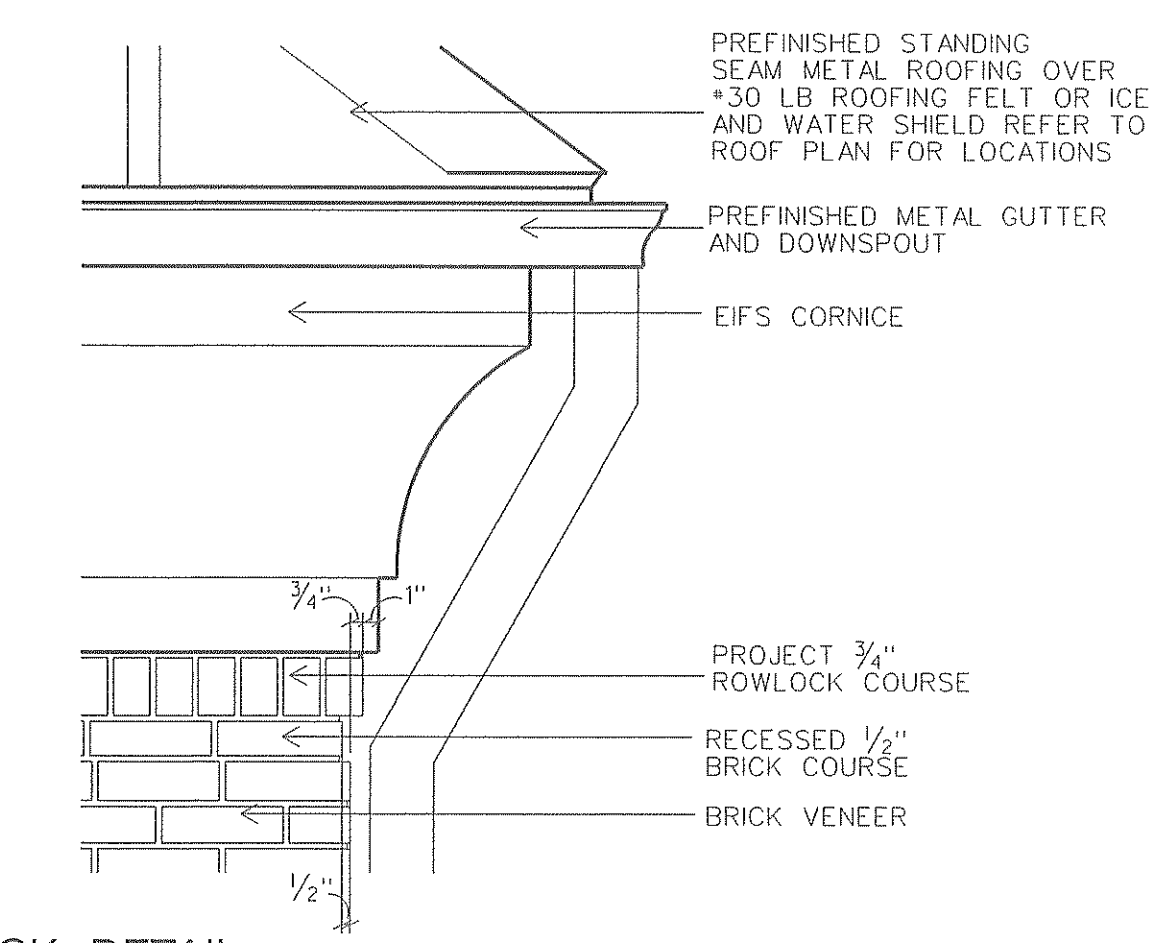
REVISIONS

1	05-16-2013	REVISIONS PER OWNER REQUESTED VE ITEMS

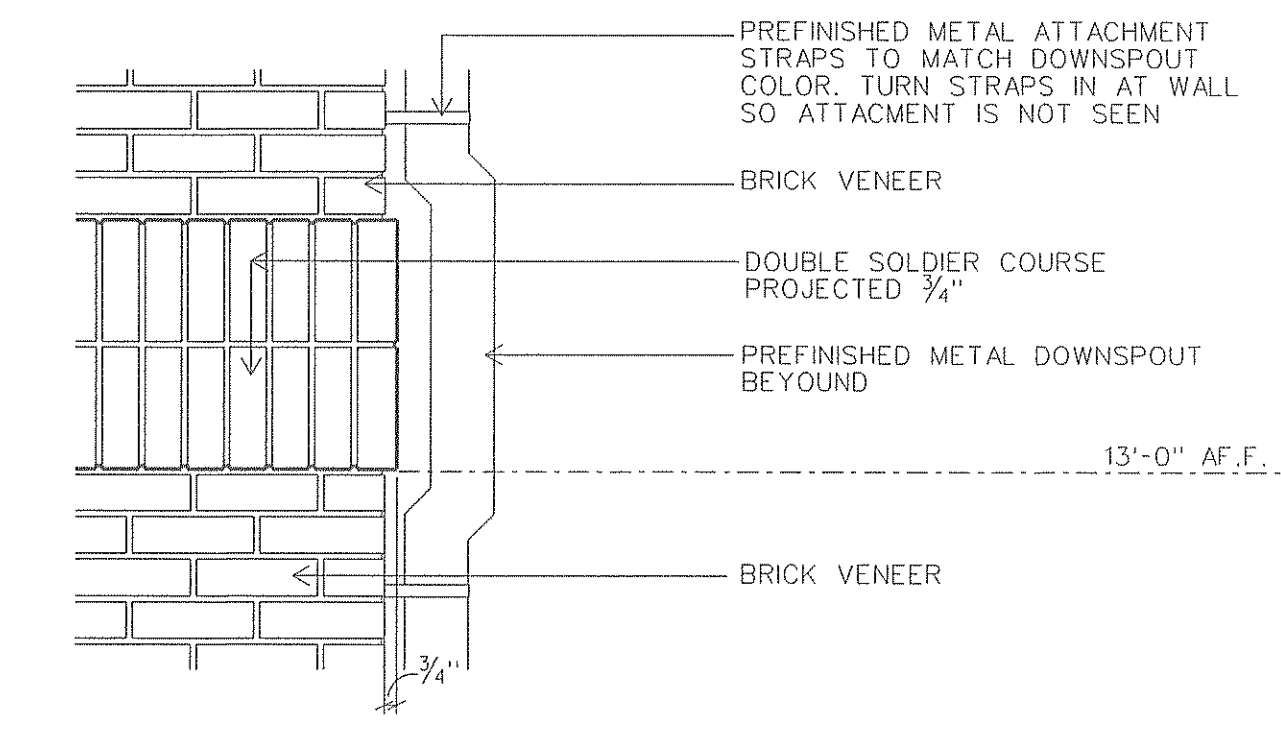
SHEET NUMBER  
**SAP.1**

This drawing is the property of PKA Architects and is not to be reproduced, copied, or altered in whole or in part, or used for any purpose without the approval of PKA Architects and is to be returned upon request.

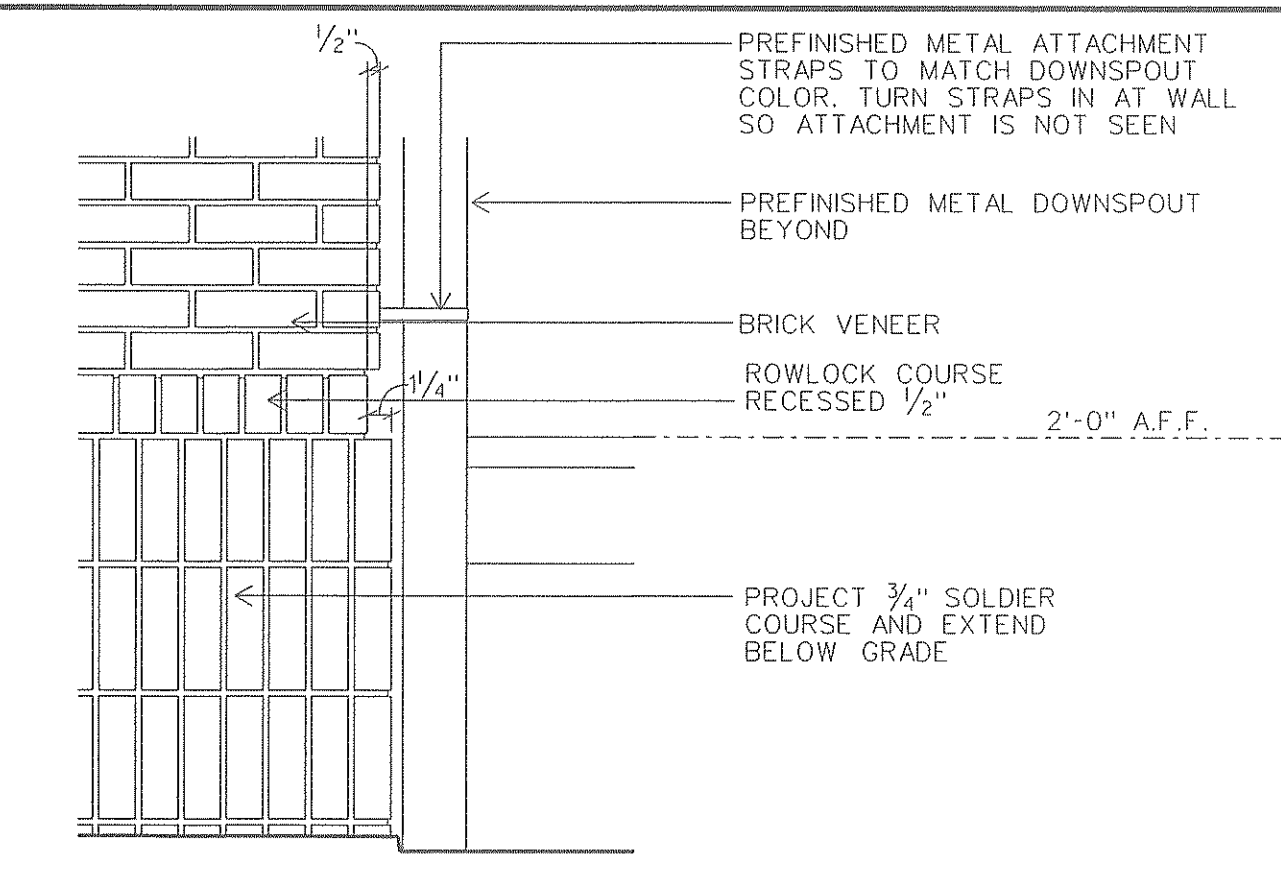




3 BRICK DETAIL  
SAP.2 SCALE: 1" = 1'-0"

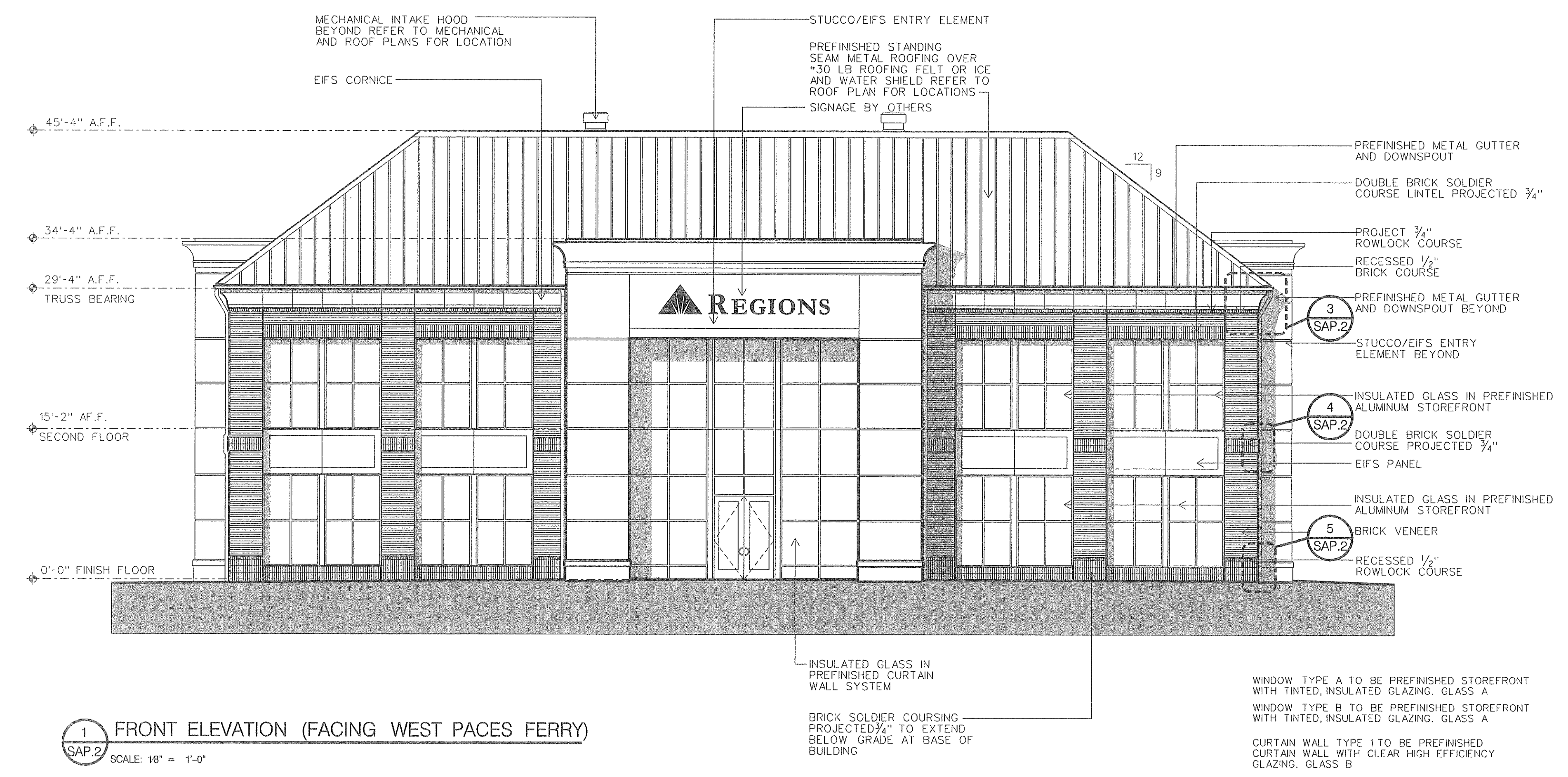


4 BRICK DETAIL  
SAP.2 SCALE: 1" = 1'-0"

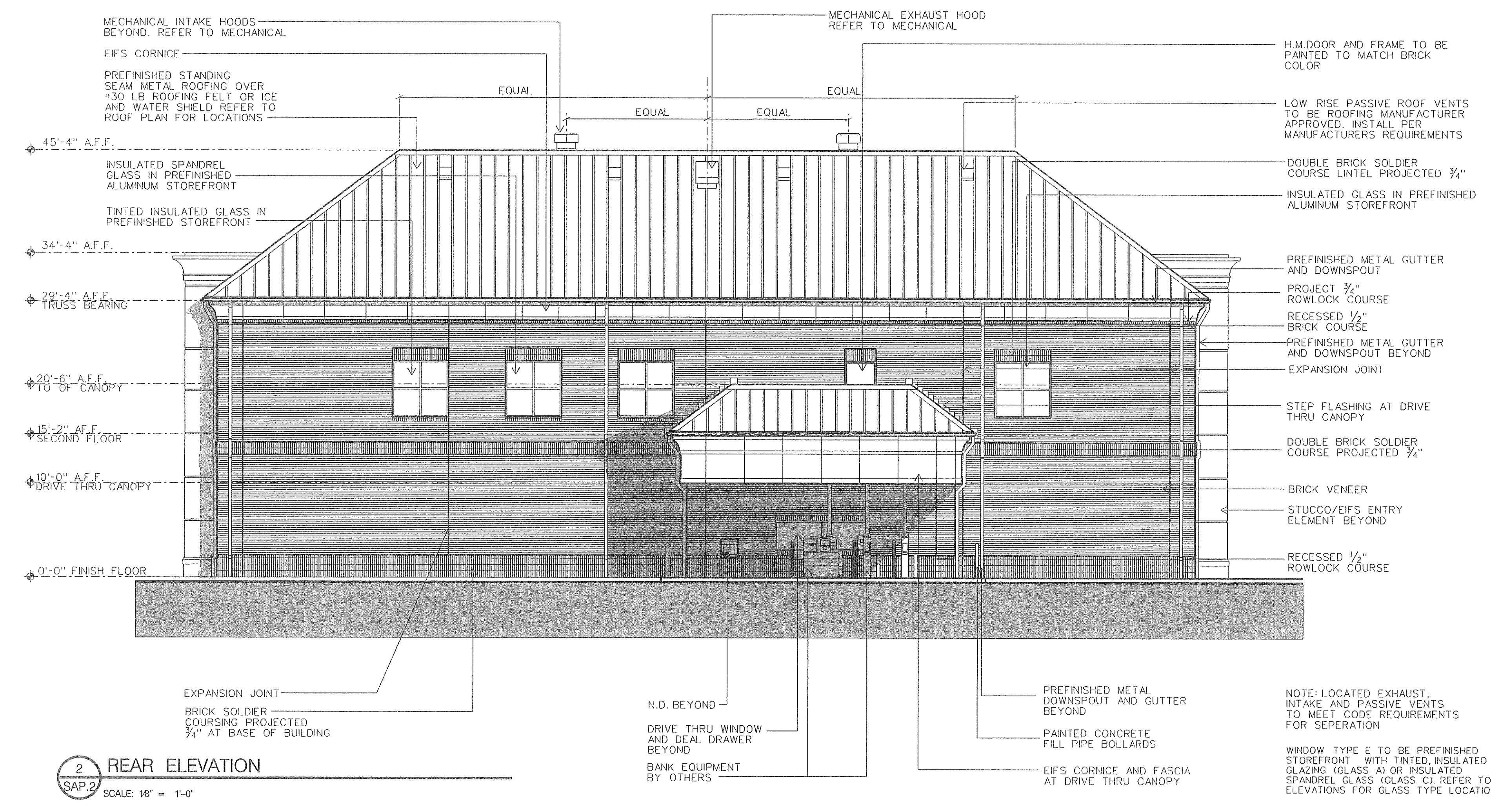


5 BRICK /PRECAST DETAIL  
SAP.2 SCALE: 1" = 1'-0"

PERCENTAGE OF TRANSPARENCY						
ELEVATION	OVERALL WALL AREA	TRANSPARENT AREA	PERCENTAGE TRANSPARENT	GROUND WALL AREA	GROUND FLOOR TRANSPARENT AREA	PERCENTAGE TRANSPARENT
WEST PACES FERRY ELEVATION (SOUTH)	3,102 sf	1,384 sf	44.6%	1,580 sf	759 sf	48%
EAST ANDREWS ELEVATION (EAST)	2,157 sf	860 sf	39.9%	1,105 sf	559 sf	50.5%
PARKING LOT ELEVATION (WEST)	2,157 sf	860 sf	39.9%	1,105 sf	559 sf	50.5%
REAR ELEVATION (NORTH)	3,052 sf	176 sf	5.7%	1,580 sf	32 sf	2.0%



1 FRONT ELEVATION (FACING WEST PACES FERRY)  
SAP.2 SCALE: 1/8" = 1'-0"



2 REAR ELEVATION  
SAP.2 SCALE: 1/8" = 1'-0"



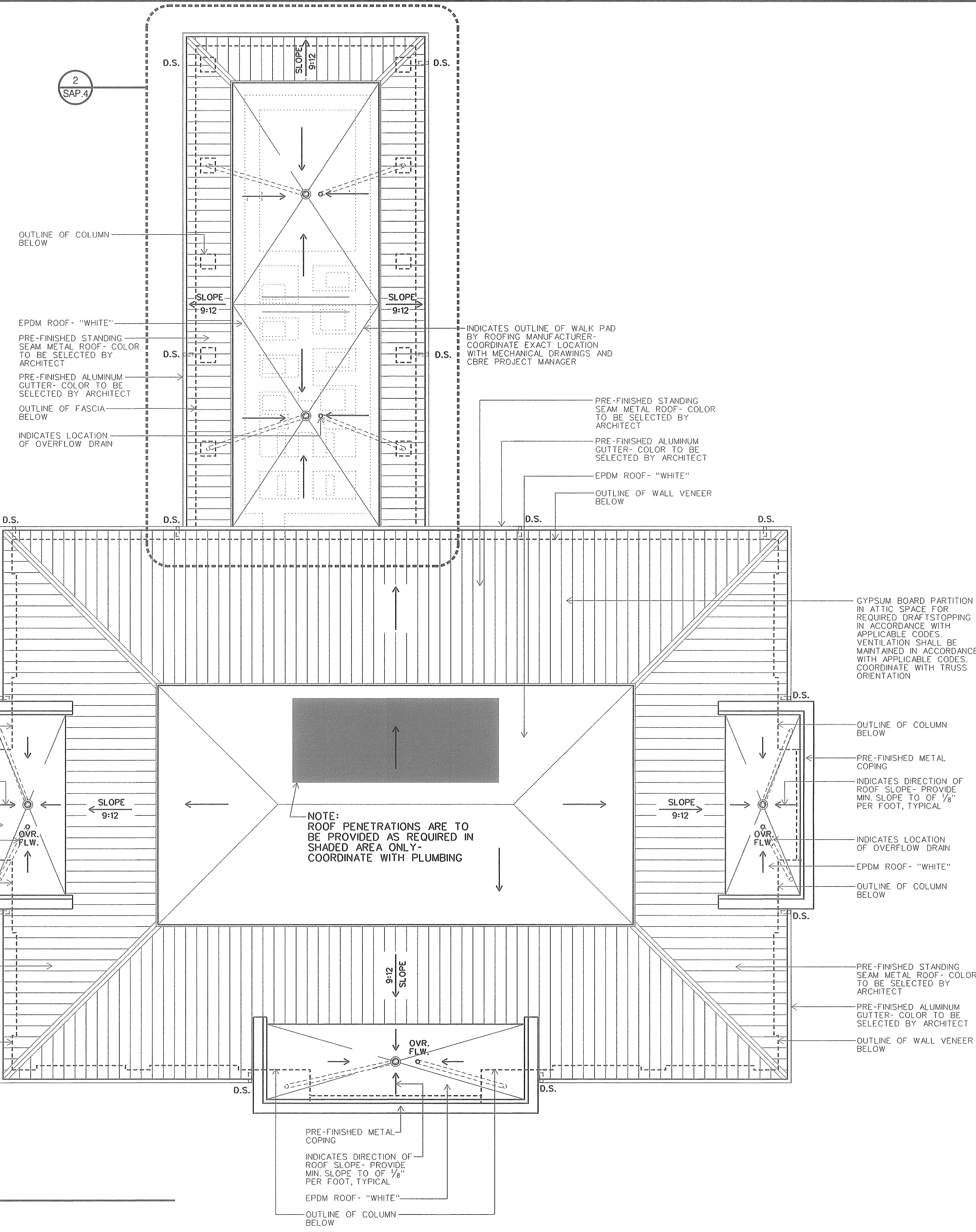


1 SIDE ELEVATION (FACING EAST ANDREWS)  
SAP.3 SCALE: 1/8" = 1'-0"

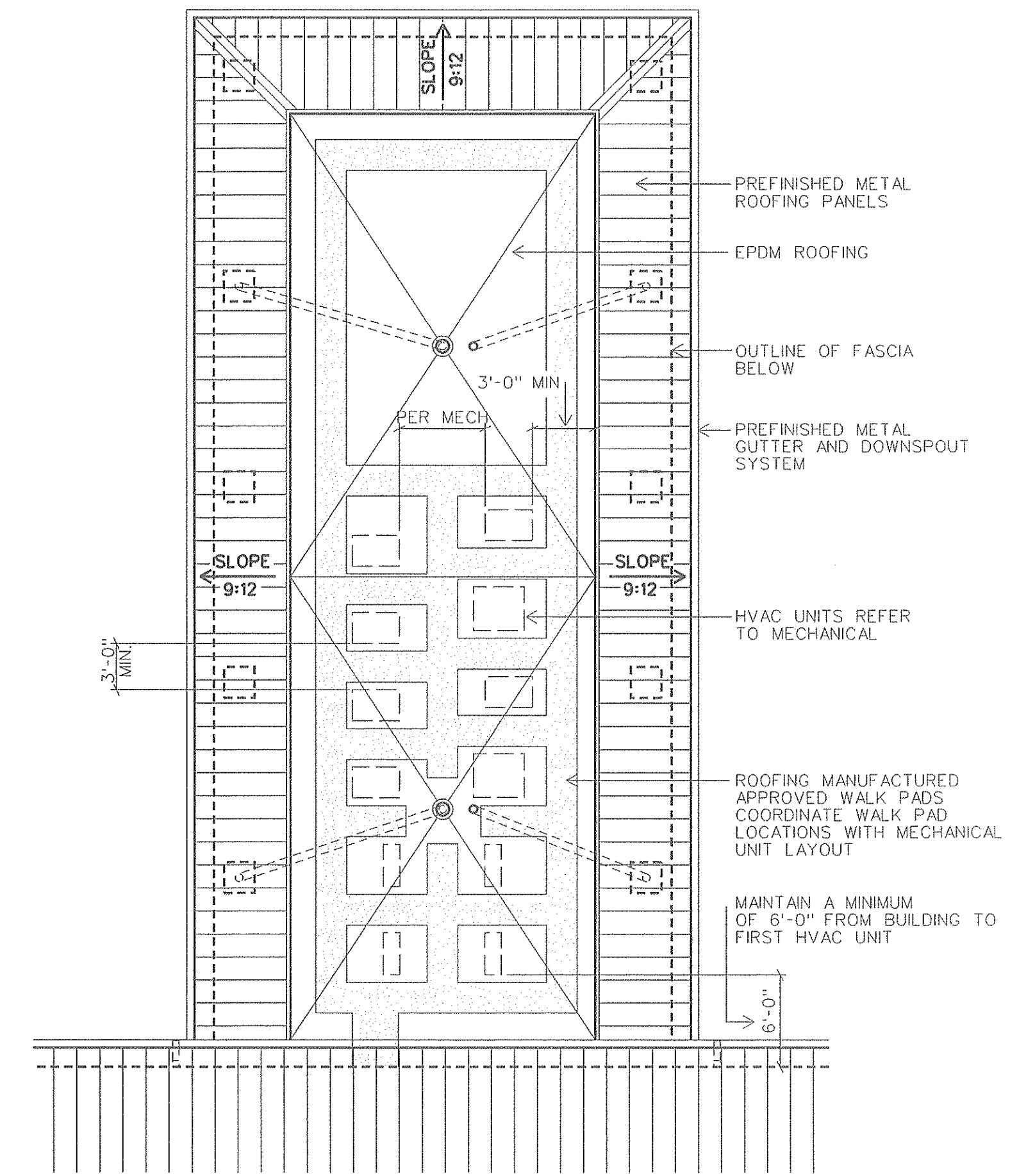


2 SIDE ELEVATION (FACING PARKING)  
SAP.3 SCALE: 1/8" = 1'-0"

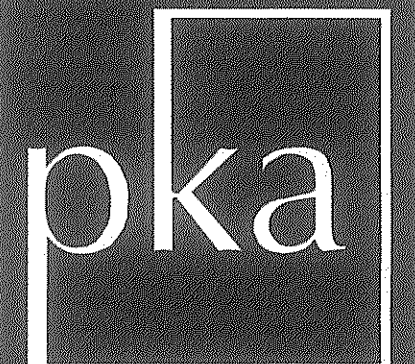




1 ROOF PLAN  
SAP.4  
SCALE: 1/8" = 1'-0"



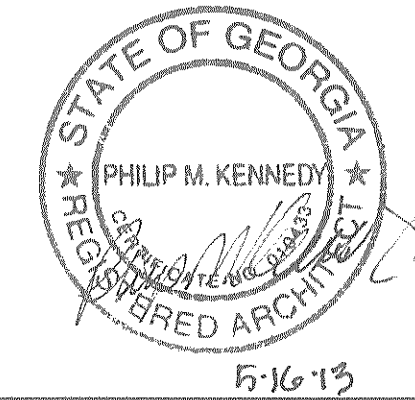
2 PARTIAL ROOF PLAN  
SAP.4  
SCALE: 1/8" = 1'-0"



ARCHITECTS

2100 FIRST AVENUE NORTH  
SUITE 100  
BIRMINGHAM ALABAMA 35203

205-252-8222 205-252-8800 FAX



REGIONS BUCKHEAD BRANCH  
ATLANTA, GEORGIA  
REGIONS NO. SCGA122447RL

JOB NUMBER  
12-147

SHEET TITLE  
BUILDING ROOF PLAN

DATE  
3-15-13

DRAWN BY  
JTM

CHECKED BY  
PMK

REVISIONS

NO.	DATE	REVISIONS PER OWNER REQUESTED VE ITEMS
1	05-15-2013	

SHEET NUMBER  
SAP.4

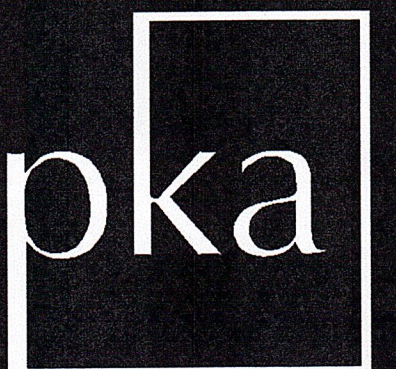
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(4)

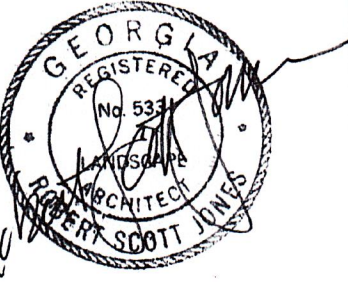
N/F PROPERTY OF  
**THIAM ABOUBACAR**  
DEED BOOK-189201 / PAGE-286  
UNIT ONE, BLOCK C  
GRAND ESTATES  
PB 82 / PG 100

**SITE**  
solutions



ARCHITECTS



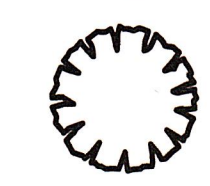
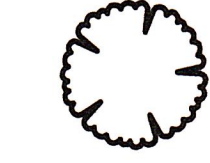
2100 FIRST AVENUE NORTH  
SUITE 100  
BIRMINGHAM ALABAMA 35203  
205-252-8222 205-252-8899 FAX



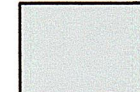


REGIONS BUCKHEAD BRANCH  
ATLANTA, GEORGIA  
REGIONS NO. SCGA122447RL

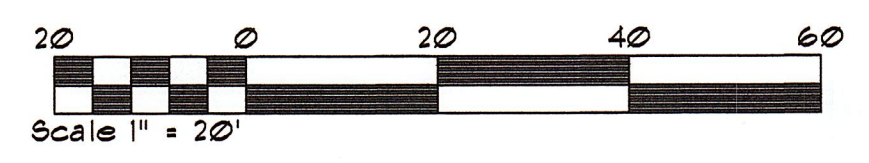


**PLANT SCHEDULE**

-  OVERSTORY STREET TREE  
3" CAL. HIGHTOWER WILLOW OAK W/ LIRIOPE BELOW @ AMENITY ZONE
-  STREET TREE W/ OVERHEAD UTILITIES  
3" CAL. SINGLE STEM CRAPE MYRTLE W/ LIRIOPE BELOW
-  ORNAMENTAL TREE  
2.5" CAL. DOGWOOD, REDBUD, MULTI-STEM CRAPE MYRTLE, OR EQUAL
-  EVERGREEN SCREENING  
2.5" CAL. CRYPTOMERIA OR EQUAL

**SITE DEVELOPMENT**

- | SYMBOL  | NOTES  |
|---|--|
|  | PAVING - SIDEWALK  |
|  | PLANTING - AMENITY ZONE PLANTINGS<br>STEET TREES @ 30' O.C. W/ EVERGREEN GROUNDCOVER BELOW |
|  | PLANTING - LANDSCAPE AREA  |



MIN. LANDSCAPED AREA REQ.  
REFER TO CIVIL DWGS. FOR MIN.  
LANDSCAPED AREA CALCULATIONS.

JOB NUMBER  
12-147

SHEET TITLE  
SAP  
LANDSCAPE &  
HARDSCAPE  
PLAN

DATE  
3-15-13

DRAWN BY  
RF

CHECKED BY  
MM

REVISIONS  
5/17/13 VE ITEMS @ OWNERS REQUEST


SHEET NUMBER

SAP-LA

This drawing is the property of P.K.A. Architects and is not to be reproduced, copied, or altered in whole or in part, or used for any purpose without the approval of P.K.A. Architects and is to be returned upon request.



**DESCRIPTION**

All that tract or parcel of land lying and being in Land Lot 99 of the 17th District, Fulton County, Georgia, being Part of Lot 1, Lot 2 and Lot 3, Block "C", Unit One, Grant Estates as recorded in Plat Book 62, Page 100, and a tract to the rear, and being more fully described as follows:

Beginning at an iron pin located at the intersection of the northeast right-of-way of West Paces Ferry Road (50' R/W) and the northwest right-of-way of East Andrews Drive (70' R/W), said iron pin being the Point of Beginning. Thence from the Point of Beginning running North 50 degrees 42 minutes 12 seconds West along the said northeast right-of-way of West Paces Ferry Road a distance of 147.11 feet to a point. Thence continuing northwesterly along the said northeast right-of-way of West Paces Ferry Road and following the arc of a curve to the left an arc distance of 168.36 feet (said arc having a radius of 9,678.74 feet, a chord bearing of North 51 degrees 12 minutes 09 seconds West, and a chord distance of 168.36 feet) to an iron pin located at the southerly corner common to the said Lot 3 and Lot 4, aforesaid subdivision. Thence running North 39 degrees 18 minutes 04 seconds East along the line dividing the said Lots 3 and 4 a distance of 249.31 feet to a crimp top pipe located at the northerly corner common to the said Lots 3 and 4. Thence running North 86 degrees 59 minutes 44 seconds East a distance of 59.82 feet to a point. Thence running South 50 degrees 55 minutes 03 seconds East a distance of 159.89 feet to a point. Thence running South 54 degrees 37 minutes 01 seconds East a distance of 91.50 feet to a point located on the said northwest right-of-way of East Andrews Drive. Thence running South 35 degrees 23 minutes 01 seconds West along the said northwest right-of-way of East Andrews Drive a distance of 295.48 feet to the said iron pin located at the intersection of the northeast right-of-way of West Paces Ferry Road and the northwest right-of-way of East Andrews Drive and the Point of Beginning.

Said tract or parcel containing 2.010± acres or 87,592± square feet.

**THIS PROPERTY SUBJECT TO THE FOLLOWING**

FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT # 2-28431 DATE JULY 25, 2012

**PART II, SCHEDULE B**

**3. SPECIAL EXCEPTIONS:**

- (b) TERMS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN THAT CERTAIN EASEMENT BY AND BETWEEN TRUSTEES OF YOUNG MEN'S CHRISTIAN ASSOCIATION OF METROPOLITAN ATLANTA, INC., A CORPORATION AND JOHN W. GRANT, JR., DATED SEPTEMBER 17, 1959, FILED FOR RECORD SEPTEMBER 23, 1959 AT 10:13 a.m., RECORDED IN DEED BOOK 3502, PAGE 116, RECORDS OF FULTON COUNTY, GEORGIA. (does not affect subject property)
- (f) TERMS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN THAT CERTAIN EASEMENT FROM JOHN A. WATTS, DUNN O. PEER AND LARKIN H. HARRIS, AS TRUSTEES FOR THE USE AND BENEFIT OF PEACHTREE ROAD PRESBYTERIAN CHURCH TO TRUSTEES OF YOUNG MEN'S CHRISTIAN ASSOCIATION OF METROPOLITAN ATLANTA, INC., A CORPORATION, FILED FOR RECORD SEPTEMBER 23, 1959 AT 10:13 a.m., RECORDED IN DEED BOOK 3502, PAGE 119, AFORESAID RECORDS. (does not affect subject property)
- (i) WARRANTY DEED (right of way purposes) FROM JOHN W. GRANT, JR. TO FULTON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, DATED JANUARY 5, 1965, FILED FOR RECORD JANUARY 6, 1965 AT 8:36 a.m., RECORDED IN DEED BOOK 4354, PAGE 55, AFORESAID RECORDS. ACQUIRED RIGHT-OF-WAY (affects subject property)
- (k) WARRANTY DEED (right of way purposes) FROM CRAIGELLACHIE DEVELOPMENT CO. TO FULTON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, DATED JANUARY 5, 1965, FILED FOR RECORD JANUARY 6, 1965 AT 8:36 a.m., RECORDED IN DEED BOOK 4354, PAGE 57, AFORESAID RECORDS. ACQUIRED RIGHT-OF-WAY (affects subject property)
- (l) EASEMENT FROM C&F OF GEORGIA, LTD. TO GEORGIA POWER COMPANY, DATED DECEMBERS, 1969, FILED FOR RECORD JANUARY 30, 1970, AT 2:10 p.m., RECORDED IN DEED BOOK 5181, PAGE 416, AFORESAID RECORDS. GENERAL EASEMENT FOR CONSTRUCTION AND MAINTENANCE. (affects subject property)
- (m) INTERNET ACCESS SERVICES AGREEMENT BY AND BETWEEN ONE POINT COMMUNICATIONS-GEORGIA, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND GERALD A. BLONDER, UNDATED, FILED FOR RECORD FEBRUARY 19, 2001 AT 12:46 p.m., RECORDED IN DEED BOOK 25906, PAGE 348, AFORESAID RECORDS. GENERAL EASEMENT FOR EQUIPMENT AND SERVICE. (affects subject property)
- (n) RESTRICTIONS AS CONTAINED IN THAT CERTAIN TRUSTEE'S DEED FROM JOHN W. GRANT III, AS SOLE TRUSTEE UNDER JOHN W. GRANT JR. TRUST AGREEMENT DATED JUNE 15, 1971 TO CAMDEN USA, INC., A DELAWARE CORPORATION, DATED AUGUST 5, 2011, FILED FOR RECORD AUGUST 8, 2011 AT 8:47 a.m., RECORDED IN DEED BOOK 50277, PAGE 574, AFORESAID RECORDS. (restriction does not affect subject property)
- (o) RESTRICTIONS AS CONTAINED IN THAT CERTAIN TRUSTEE'S DEED FROM SUNTRUST BANK, AS CO-TRUSTEE UNDER JOHN W. GRANT JR. TRUST AGREEMENT DATED JUNE 15, 1971, AND JOHN W. GRANT, III, AS CO-TRUSTEE UNDER JOHN W. GRANT JR. TRUST AGREEMENT DATED JUNE 15, 1971 TO CAMDEN USA, INC., A DELAWARE CORPORATION, DATED AUGUST 5, 2011, FILED FOR RECORD AUGUST 8, 2011 AT 8:47 a.m., RECORDED IN DEED BOOK 50277, PAGE 581, AFORESAID RECORDS. (restriction does not affect subject property)
- (p) ALL MATTERS AS SHOWN ON THAT CERTAIN PLAT OF SURVEY FOR JOHN W. GRANT, III, AND CHICAGO TITLE INSURANCE COMPANY, AS CELESTINO, AS CELESTINO, AS CELESTINO, AS CELESTINO, WATTS AND BROWNING ENGINEERS, INC., DATED JULY 13, 2010, LAST REVISED JULY 21, 2011.

**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 IS BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS. EASEMENTS AS SHOWN ARE APPROXIMATE AND TAKEN FROM RECORDED DOCUMENTS.

TELEPHONE: AT&T  
ELECTRIC: GEORGIA POWER COMPANY  
WATER AND SEWER: CITY OF ATLANTA  
GAS: ATLANTA GAS LIGHT COMPANY

CALL THREE WORKING DAYS BEFORE YOU DIG  
UTILITIES PROTECTION CENTER:  
IN METRO ATLANTA 770-623-4344  
THROUGH OUT GEORGIA 1-800-282-7411

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. 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 RECONSTRUCTION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000± FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE TO BE AS ACCURATE WITHIN ONE FOOT IN 100,000± FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. CONTOUR INTERVALS= 2'
7. PARKING AREA IS OFF STREET AND NO PARKING SPACES ARE DESIGNATED.
8. THIS PLAT NOT INTENDED FOR RECORDING.
9. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. COMMUNITY PANEL No. 1312100234 E EFFECTIVE DATE: JUNE 22, 1998 FULTON COUNTY, GEORGIA UNSHADED ZONE X

**AS A MATTER OF INFORMATION**

CURRENT ZONING- R-2 & RG-3  
CITY OF ATLANTA

FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT # 2-28431 DATE JULY 25, 2012

**PART II, SCHEDULE B**

1. NOTICE OF COMMENCEMENT BY CAMDEN DEVELOPMENT, INC., A DELAWARE CORPORATION, DATED MARCH 29, 2012, FILED FOR RECORD APRIL 2, 2012 AT 4:17 P.M., RECORDED IN DEED BOOK 51049, PAGE 342, FULTON COUNTY, GEORGIA RECORDS. (does not affect subject property)

**LEGEND**

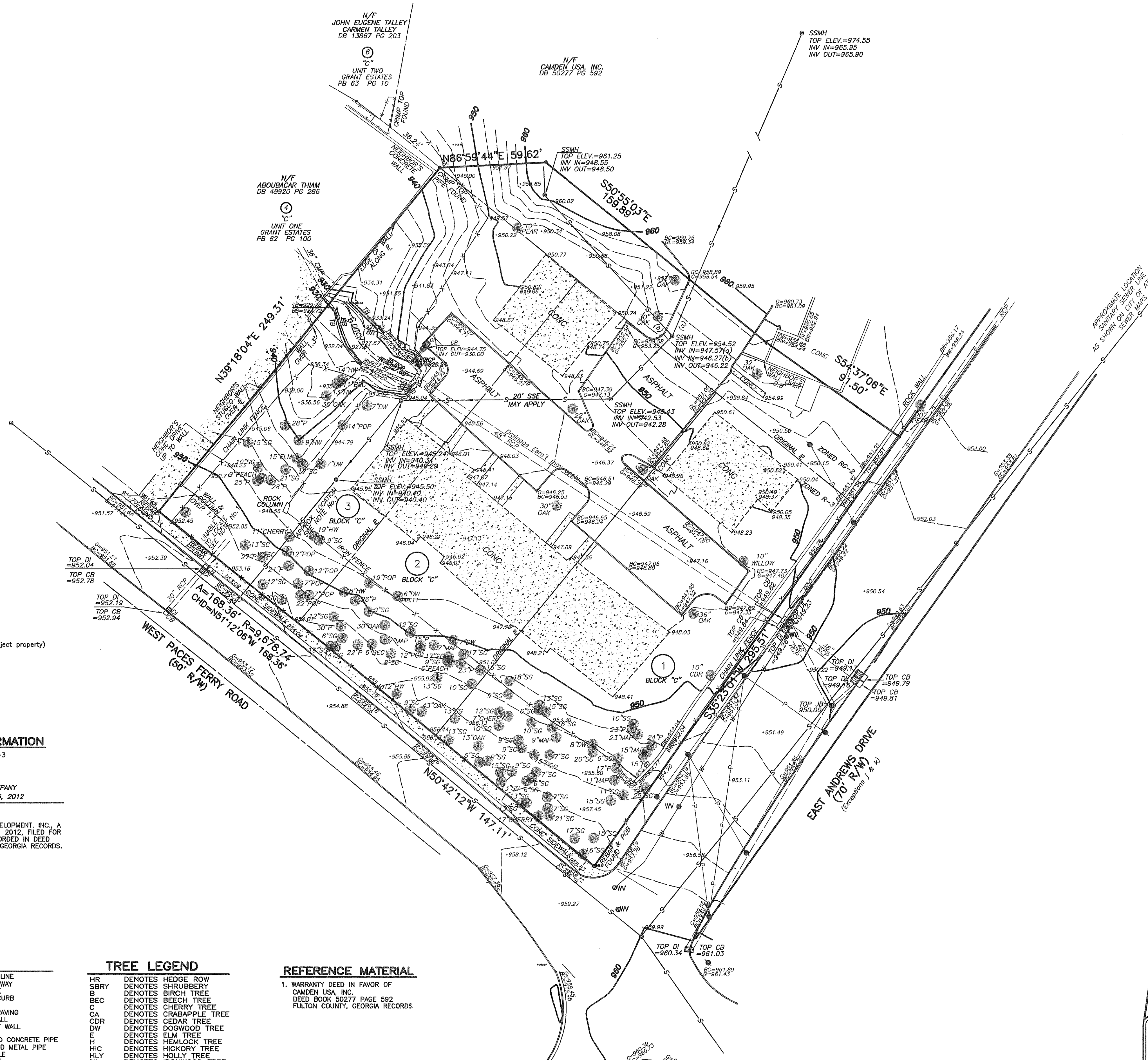
R/W	■	DENOTES PROPERTY LINE
SBRY	—	DENOTES RIGHT-OF-WAY CENTERLINE
BEC	—	DENOTES BACK OF CURB
OC	—	DENOTES CUTTER
EP	—	DENOTES EDGE OF PAVING
TW	—	DENOTES TOP OF WALL
BW	—	DENOTES BOTTOM OF WALL
— X —	—	DENOTES REINFORCED CONCRETE PIPE
RCP	—	DENOTES CORRUGATED METAL PIPE
PP	—	DENOTES POWER POLE
LP	—	DENOTES LIGHT POLE
GW	—	DENOTES GUY WIRE
— P —	—	DENOTES POWER LINE
PM	—	DENOTES POWER METER
PB	—	DENOTES POWER BOX
A/C	—	DENOTES AIR CONDITION
TB	—	DENOTES TELEPHONE BOX
GM	—	DENOTES GAS METER
GV	—	DENOTES GAS VALVE
GLM	—	DENOTES GAS LINE MARKER
WM	—	DENOTES WATER METER
WV	—	DENOTES WATER VALVE
FH	—	DENOTES FIRE HYDRANT
MW	—	DENOTES MONITORING WELL
HW	—	DENOTES HEADWALL
JB	—	DENOTES JUNCTION BOX
DI	—	DENOTES DROP INLET
— S —	—	DENOTES SANITARY SEWER LINE
SSMH	—	DENOTES SANITARY SEWER MANHOLE
CO	—	DENOTES CLEAN OUT

**TREE LEGEND**

HR	—	DENOTES HEDGE ROW
SBRY	—	DENOTES SHRUBBERY
B	—	DENOTES BIRCH TREE
BEC	—	DENOTES BEECH TREE
C	—	DENOTES CHERRY TREE
CA	—	DENOTES CRABAPPLE TREE
CDR	—	DENOTES CEDAR TREE
DW	—	DENOTES DOGWOOD TREE
E	—	DENOTES ELM TREE
H	—	DENOTES HEMLOCK TREE
HIC	—	DENOTES HICKORY TREE
HLY	—	DENOTES HOLLY TREE
IW	—	DENOTES IRONWOOD TREE
MAG	—	DENOTES MAGNOLIA TREE
MAP	—	DENOTES MAPLE TREE
MB	—	DENOTES MULBERRY TREE
O	—	DENOTES OAK TREE
P	—	DENOTES PINE TREE
POP	—	DENOTES POPLAR TREE
RB	—	DENOTES REDBUD TREE
SG	—	DENOTES SWEETGUM
SYC	—	DENOTES SYCAMORE TREE
SW	—	DENOTES SOURWOOD TREE
UM	—	DENOTES UMBRELLA TREE
WO	—	DENOTES WATER OAK TREE

**REFERENCE MATERIAL**

1. WARRANTY DEED IN FAVOR OF CAMDEN USA, INC. DEED BOOK 50277 PAGE 592 FULTON COUNTY, GEORGIA RECORDS



**SURVEYORS CERTIFICATION**

TO: REGIONS BANK  
FIRST AMERICAN TITLE INSURANCE COMPANY  
AND CALLOWAY TITLE & ESCROW, LLC.

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/ACSM Land Title Surveys," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6, 11A, 13 & 14 OF Table A THEREOF.

THE FIELD WORK WAS COMPLETED ON 9-12-12

10-22-12  
Date of Plat Michael R. Nolee G.S. RLS #2646  
Member SAMSOG

This original of this document was sealed and signed by Michael R. Nolee G.S. RLS #2646 on 10-22-12. THIS REPRODUCTION IS NOT A CERTIFIED DOCUMENT.

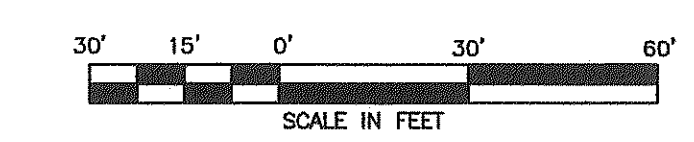
TOTAL AREA= 2.010± ACRES  
OR 87,592± SQ.FT.  
WEST PACES FERRY ROAD  
ATLANTA, GEORGIA

**McLUNG SURVEYING SERVICES, INC.** 4833 South Cobb Drive Suite 200  
Smarts, Georgia 30080 (770)-434-3383

**ALTA/ACSM Asbuilt Survey For**  
REGIONS BANK  
FIRST AMERICAN TITLE INSURANCE COMPANY  
AND CALLOWAY TITLE & ESCROW, LLC

PART OF LOT 1, LOT 2 & LOT 3  
BLOCK "C" UNIT ONE  
GRANT ESTATES  
PB 62 PG 100  
AND TRACT TO REAR

LOCATED IN  
LAND LOT 99 17TH. DISTRICT  
CITY OF ATLANTA  
FULTON COUNTY, GEORGIA  
PLAT PREPARED: 9-28-12  
FIELD: 9-12-12 SCALE: 1"=30'  
JOB#232320



No.	Revision	Date
1.	REVISED NORTH EAST PROPERTY LINE	10-22-12





**Development Reference:**

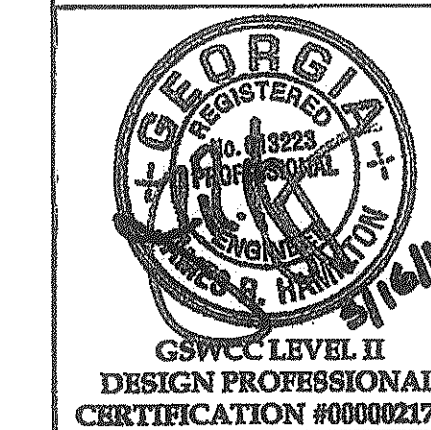
**DEVELOPER/OWNER:** REGIONS BANK PROPERTIES AND CORPORATE REAL ESTATE DIVISION  
250 RIVERCHASE PARKWAY EAST, SUITE 600  
BIRMINGHAM, ALABAMA 35244  
CONTACT: JOHN EARLEY  
PHONE: (205) 560-5348

**ARCHITECT:** PKA ARCHITECTS, INC.  
2100 FIRST AVENUE NORTH, SUITE 100  
BIRMINGHAM, ALABAMA 35203  
CONTACT: JACK MARSHALL  
PHONE: (205) 701-9638

**CIVIL ENGINEER:** SOUTHERN CIVIL ENGINEERS, INC.  
10 ROSWELL STREET, SUITE 210  
ALPHARETTA, GEORGIA 30009  
CONTACT: BOB VANCE  
PHONE: (770) 619-4280

**LANDSCAPE ARCHITECT:** SITE SOLUTIONS  
3715 NORTHSIDE PARKWAY  
NORTHCREEK 200, SUITE 720  
ATLANTA, GEORGIA 30327  
CONTACT: DAVID FLOYD  
PHONE:

2100 FIRST AVENUE NORTH  
BIRMINGHAM ALABAMA 35203  
205-282-8222 205-282-9899 FAX



**Site Data:**

**ZONING:** SPI-9, SA-2  
**USE:** BANK

**GROSS LOT AREA:** 87,636 SF (2.01 ACRES)  
**NET LOT AREA:** 87,636 SF (2.01 ACRES)

**BUILDING FLOOR AREA:** 7,328 SF (EACH FLOOR) = 14,656 SF TOTAL  
**MAX BUILDING COVERAGE:** 74,491 SF PROVIDED: 7,719 SF  
**BUILDING HEIGHT:** 45'-4" (2 STORIES)

**EAST ANDREWS DRIVE - (TYPE 2) FROM BACK OF CURB**  
5.0' AMENITY ZONE  
10.0' WALK ZONE  
5.0' SUPPLEMENTAL ZONE  
25.0' MAXIMUM SETBACK

**WEST PACES FERRY ROAD - (TYPE 3) FROM BACK OF CURB**  
5.0' AMENITY ZONE  
10.0' WALK ZONE  
2.0' SUPPLEMENTAL ZONE  
20.0' MAXIMUM SETBACK

**MAX FLOOR AREA RATIO (FAR):** 0.90 (PER REZONING)  
**PROVIDED:** 0.17

**MIN NON-RESIDENTIAL OPEN SPACE:** 21,780 SF (0.50 ACRES)

**PROVIDED:** 79,917 SF

**MIN NON RESIDENTIAL USABLE OPEN SPACE (10% OF NLA):** 8,764 SF

**PROVIDED:** 34,769 SF

**MIN PUBLIC SPACE (50% OF UOSR):** 4,382 SF

**PROVIDED:** 5,686 SF

**OFF STREET PARKING:**

**REQUIRED HANDICAP SPACES:** 3 SPACES **PROVIDED:** 4

**MAX REQUIRED SPACES:** 73 SPACES

**MIN REQUIRED SPACES:** 55 SPACES **PROVIDED:** 55

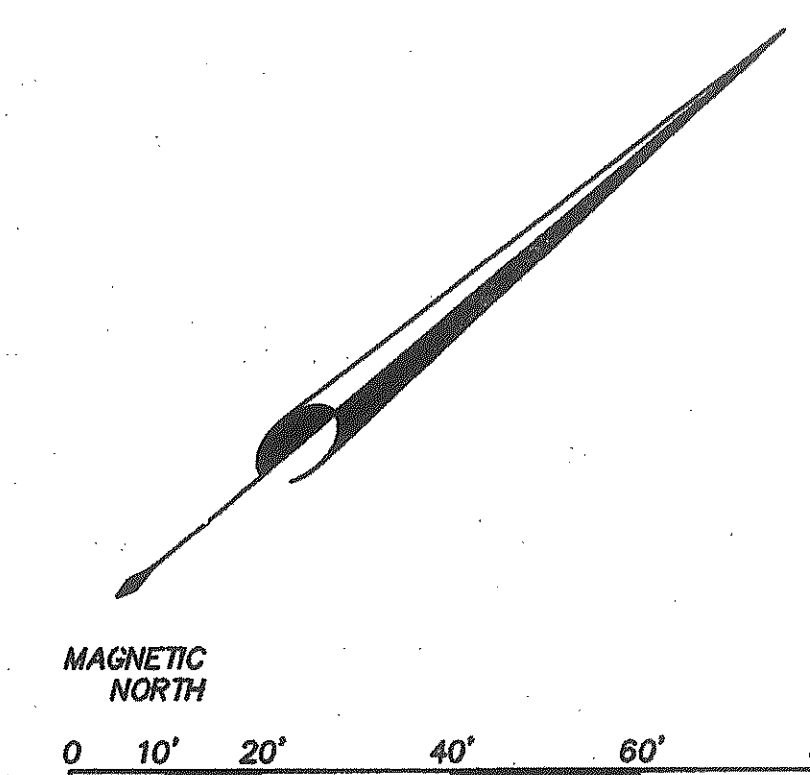
**LOADING SPACE REQUIRED (12'x35'): 1 PROVIDED: 1**

**MAX BICYCLE SPACES REQUIRED:** 50 SPACES

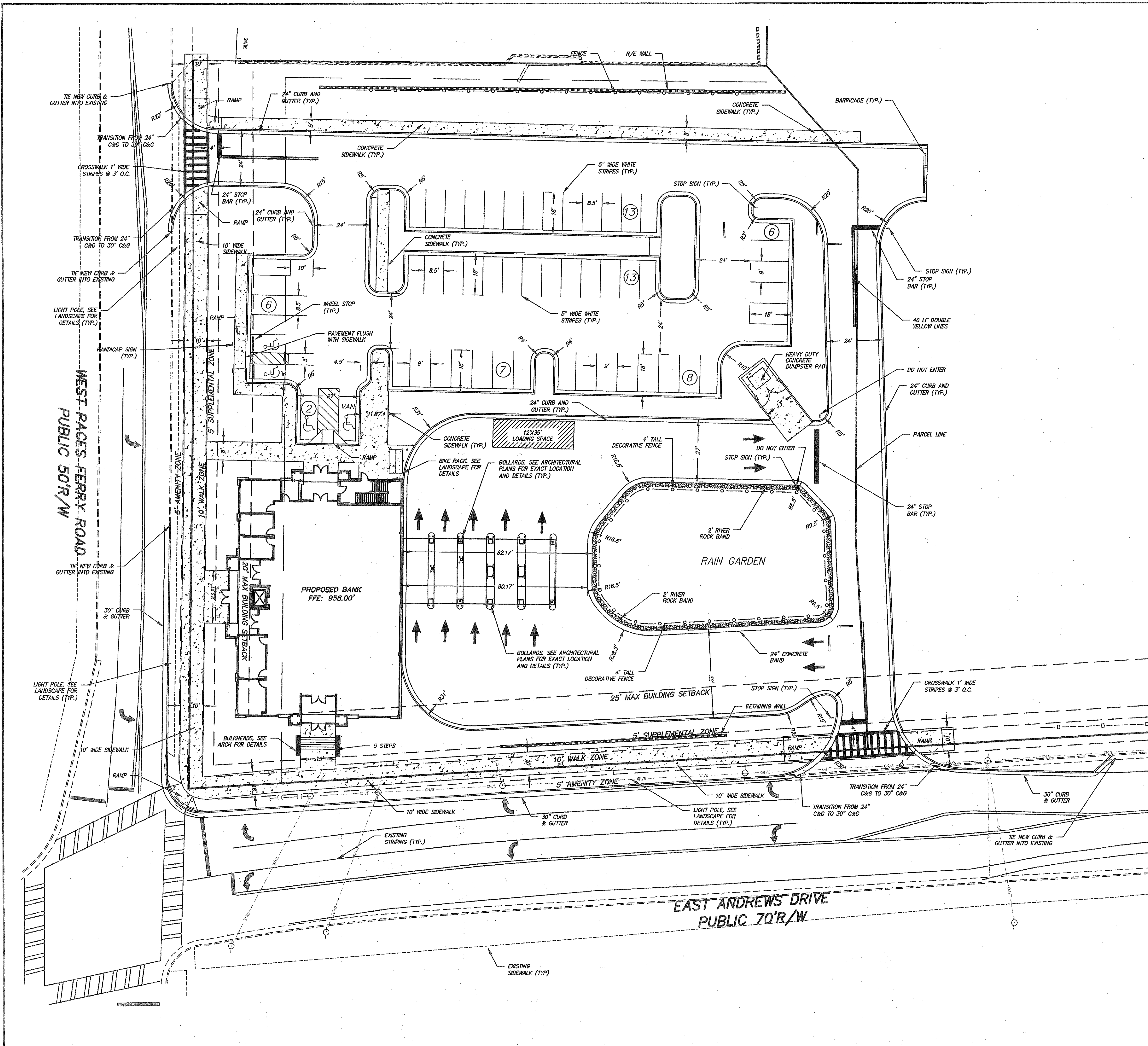
**MIN BICYCLE SPACES REQUIRED:** 4 SPACES **PROVIDED:** 5

**Site Notes:**

1. THE AMENITY ZONE WILL HAVE BENCHES, STREET TREES, TRASH RECEPTACLES AND OTHER PEDESTRIAN FRIENDLY AMENITIES.
2. ALL INTERNAL SIDEWALKS WILL CONNECT TO EXISTING AND PROPOSED STREET SIDEWALKS. CROSSWALKS WILL BE PROVIDED AT EACH INTERSECTION. THE INTERSECTION AT PACES FERRY PLACE, ROSWELL ROAD AND WEST PACES FERRY ROAD WILL HAVE SIGNALIZED CROSSWALKS.
3. BICYCLE RACKS WILL BE PROVIDED AT KEY LOCATION.



SCALE: 1" = 20'



REGIONS BUCKHEAD BRANCH  
77 EAST ANDREWS  
ATLANTA, GEORGIA  
REGIONS NO. SCGA122447RL

**JOB NUMBER**  
12-147

**SHEET TITLE**  
SAP PLAN

**DATE**  
3-15-13

**DRAWN BY** SCE  
**CHECKED BY** SCE

**REVISIONS**

05-17-2013	MODIFIED PER REVISIONS PER OWNER
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**SHEET NUMBER**  
C.SAP

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