



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		—
Provided		—

Square Footage Breakdown of PSR amounts provided by the following:

EXTERIOR (accessible to general public such as landscaped areas, plazas, terraces, patios, observation decks, fountains, sidewalks, common areas, open recreational spaces, etc.)

—

INTERIOR (ground-level area accessible to the general public during normal business hours such as malls, galleries, atria, lobbies, concourses, plaza, walkways, fountains, landscape areas for public recreation, pedestrian seating, or eating and similar public amenities)

—

Parking and Loading Requirements (refer to district regulations and Chapter 28 for clarification)

Residential Unit Breakout

Number of Studios	Number of 1 BR	Number of 2 BR	Number of 3 BR	Number of 4 BR

On-site Parking Spaces

Residential

Non-residential Uses

Minimum Required		<i>(With new additions)</i>	<i>245 No.s</i>	
Provided			<i>273 No.s</i>	
Maximum Allowed				

Bicycle Parking Spaces

Residential

Non-residential Uses

Minimum Required			<i>EXISTING TO REMAIN</i>	
Provided			<i>EXISTING TO REMAIN</i>	

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)		<i>EXISTING TO REMAIN</i>
Provided (specify for each use)		<i>EXISTING TO REMAIN</i>



APPLICATION FOR A SPECIAL ADMINISTRATIVE PERMIT (SAP)

For SPI, Beltline, LW, MR, MRC & NC Zoning Districts
City of Atlanta, Office of Planning (404-330-6145)

File No.: _____

APPLICANT (name) PREM KUMAR for ATLANTA TECH VILLAGE

COMPANY PHILLIPS PARTNERSHIP

ADDRESS 5901 PEACHTREE DUNWOODY ROAD, BUILDING A, SUITE 450

PHONE NO. 912-596-5807 EMAIL pkumar@phillipspar.com

PROPERTY LANDOWNER ATLANTA TECHNOLOGY VENTURES LLC.

ADDRESS 3423 PIEDMONT ROAD, GA 30305

PHONE NO. 678-463-8189 EMAIL david.lightborn@atlantatechvillage.com

ADDRESS OF PROPERTY 3423 PIEDMONT ROAD, GA 30305

Land District 17 Land Lot 229 Council District 7 NPU B

Is property within the BeltLine Overlay District? Yes No Zoning Classification SPI-12 SA1

INSTRUCTIONS (approved SAP plans shall be included in Building Permit Application submittal to the Office of Buildings):

- **Demolition Permits:** Applications for demolition permits shall not be approved until the SAP is approved.
- **Signage:** SAP approval for free-standing/monument and/or projecting structures only. Signage approval issued by Office of Buildings.
- **Submittal Package Requirements (See detailed checklist):**
 - 1) **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.
 - 2) **Property Survey:** Submit two (2) copies. Lot consolidation, replatting or subdivision may be required prior to approval of SAP.
 - 3) **Site Plan** (released for construction and sealed) **and Building Elevations:**
 - a. **Initial Plan Submission:** **Two (2)** copies for initial review (**four (4)** copies that require DRI & NPU review). Also, copies of applicable Rezoning Legislation, Special Use Permit, Variance or Special Exception letters from Board of Zoning Adjustment.
 - b. **Final Plan Submission** (after staff review) incorporating staff comments: **11** copies of site plan and **5** copies of elevations.
 - c. **Other information:** Additional plans or documents may be required at the discretion of the Office of Planning.
 - 4) **Property Owner Authorization:** Submit required notarized owner consent per attached form.
 - 5) **Notice to Applicant:** Submit attached form with signature and date.
- **Additional Submittal Requirements (as applicable):**
 - o **Photographs (buildings/site):** Show existing conditions for alterations to exterior building facades and/or site modifications.
 - o **Shared Off-site Parking:** Requests for approval of off-site parking submit materials on Shared Off-site Parking checklist.
 - o **BeltLine, NC-2, NC-6, NC-10, NC-11, NC-12, & NC-14 Districts:** Pre-application conference with Planning Staff is required **prior** to SAP submittal. **INCLUDE EXTRA COPY OF SUBMITTAL PACKAGE** for the required **21-day NPU review period** as detailed below. Submit one application and three sets of drawings, staff will make copies of the stamped received application for you.
 - > Mail a copy of the **submitted** SAP application & drawings **stamped received by the Office of Planning** to the NPU.
 - > Submit a copy of U.S. Postal Service Certificate of Mailing and notarized Affidavit of NPU Notification as soon as possible to complete the application submission and begin the plan review period.
 - o **Development Review Committee (DRC):** Projects within SPIs 1, 9, 12, 15, 16, 17 districts may require review by DRC.
 - o **Development of Regional Impact (DRI) Study:** Developments either; over 300,000 sf; or greater than 400 residential units; or a mixed-use development with more than 222 residential units require a DRI approval by GRTA and ARC.
 - > **Initial submission:** DRI Form 1 with the SAP application. Planning staff will then submit information to GRTA and ARC.
 - > **Final submission:** Copy of the DRI Notice of Decision letter shall be printed on the final site plan submission.
- **Watershed Management (DWM) Requirements (Section 74-504(a)):** consultation meeting with DWM is **REQUIRED** to determine applicable stormwater improvements. Call 404-330-6249 or visit www.atlantawatershed.org/greeninfrastructure
- **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 sqft of floor area: \$500.
 - Developments 50,000 to 250,000 sqft of floor area: \$1,000.
 - Developments ≥ 250,000 sqft 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 07/02/18 Signature of Applicant [Signature]

The City Code provides that Planning 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, are required to complete the SAP application.**

(FOR OFFICE OF PLANNING OFFICE USE ONLY)

The above request for a Special Administrative Permit (SAP) was approved or denied on _____
See attached **Special Administrative Permit Approval Form(s)** for detailed approval information.



City of Atlanta Office of Planning
**DEVELOPMENT / DESIGN REVIEW COMMITTEES (DRC)
In BeltLine Overlay and Special Public Interest (SPI) Districts**

Development / Design Review Committees (DRC) have been established as an advisory group for the purpose of providing to the Director of the Office of Planning formal comments on Special Administrative Permit (SAP) applications within the BeltLine Overlay and particular SPI zoning districts. Applicants are required to make a presentation of their project to the applicable DRC committee. DRC review is required as part of a completed SAP application.

Each DRC shall consist of committee members representing the corresponding district stakeholders including: property owner(s), business owner(s) or resident(s), and applicable neighborhood organization(s), among others.

The DRC convenes monthly (or as needed) to comment on SAP applications within a particular district. Each DRC shall provide recommendations to the Office of Planning Staff and the applicant within 7 business days, unless the applicant is requested to return to the applicable DRC and/or present to respective neighborhood organization(s), or NPU.

DRC Committees (established by City Council Resolution)

- SPI-1 Downtown (2007)
- SPI-9 Buckhead Village (2010)
- SPI-12 Buckhead/Lenox Stations (2012)
- SPI-15 Lindbergh (2001)
- SPI-16 Midtown (2001)
- SPI-17 Piedmont Avenue (2001)
- BeltLine Overlay (2015)

Meeting Dates and Locations

Downtown SPI-1

Meetings held the 4th Thursday morning monthly
Central Atlanta Progress, 84 Walton Street NW, Suite 500
Contact Audrey Leous: ALeous@atlantadowntown.com
(404) 658-5911

Midtown SPI-16 & Piedmont Avenue SPI-17

Meetings held the 2nd Tuesday evening monthly
Midtown Alliance, 999 Peachtree Street NE, Suite 730
Contact Ginny Kennedy: Ginny@midtownalliance.org
(404) 892-4782

Buckhead Village SPI-9 & Buckhead/Lenox SPI-12

Meeting held 1st Wednesday afternoon monthly
BATMA, 3340 Peachtree Road NE
Tower Place Bld. 100, Suite 1515
Contact Denise Starling: Denise@batma.org
(404) 842-2680

BeltLine Overlay

Meeting held the 3rd Wednesday evening monthly
Atlanta BeltLine Inc.
100 Peachtree Street NW, Suite 2300
Contact Lynnette Reid: LReid@atlbeltline.org
(404) 477-3551

Lindbergh SPI-15: Meetings coordinated by City of Atlanta Planning Staff: (404) 330-6145.

Application Submittal and Review Process

- 1) Pre-application meeting with Office of Planning staff.
- 2) Notify the applicable DRC contact (as listed above) to arrange placement on the next scheduled DRC meeting agenda.

DRC Submittal Requirements

- 1) Written summary of proposed scope of work (include applicable project information such as total square footage, # and breakout of residential units, and square footage of each commercial use, building height, parking and loading provided, etc.).
- 2) Identification of all administrative variations requested and written justification for each requested.
- 3) PDF Digital drawings (to-scale) of site plans and building elevations as applicable to the scope of work.
- 4) Photographs of the existing property.
- 5) Contact DRC representative to e-mail project information (prior to meeting) and confirm DRC meeting date and time.
- 6) At the DRC meeting:
 - a. Provide hardcopies of cover letter and drawings (in 11"x17" size) for distribution to each committee member.
 - b. Provide drawings on boards for project presentation to committee members or digital powerpoint presentation (coordinate with DRC representative on the latter).

Committee Review Responsibilities

- 1) Make recommendations on project concerning zoning requirements and administrative variations requested.
- 2) Make other design recommendations for consideration concerning an application. Note: these other recommendations are not code requirements.



SPECIAL ADMINISTRATIVE PERMIT (SAP)

Affidavit of NPU Notification for Beltline, NC-2, NC-6, NC-10, NC-11, NC-12 & NC-14 Districts

File # _____

This Affidavit form and a copy of the **United States Postal Service Certificate of Mailing** are required by owner and applicant of the property subject to the Special Administrative Permit application. Submit within FIVE (5) days of application submittal.

Neighborhood Planning Unit (NPU) has TWENTY ONE (21) days from the date of the associated certificate of mailing to provide one (1) set of written comments to the Office of Planning prior to any SAP approval.

LOCATION OF SUBJECT PROPERTY:

Street Address(es): 3423 PIEDMONT ROAD, GA 30305

Zoning Classifications _____ Land District 17 Land Lot 229 Council District 7 NPU B

APPLICANT:

Name: PREMKUMAR for ATLANTA TECH VILLAGE

Company: PHILLIPS PARTNERSHIP

Address: 5901 PEACHTREE DUNWOODY ROAD; BUILDING A; SUITE 450

Telephone: 912.596.5807 Email: PKUMAR@PHILLIPSPART.COM

As the APPLICANT, I, _____ swear and affirm that I have notified the NPU(s) to which this Special Administrative Permit (SAP) affects, and am aware of the applicable requirements of the City of Atlanta Zoning Ordinance Sections 16-36.004, 16-32J.002(1), 16-32K.002(1), and 16-32L.002(1).

NPU Contact Information

Name of Contact Person(s) _____ Phone Number _____ Email Address(es) _____

Adjacent NPU

Not needed?

Name of Contact Person(s) _____ Phone Number _____ Email Address(es) _____

(To be completed by Notary):

Personally Appeared Before Me this _____ day of _____, 20____.

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

Signature of Notary Public _____

Date _____

(To be completed by Applicant & Staff):

Signature of Applicant _____

Printed Name of Applicant _____

Office of Planning Staff _____

Signature of Staff only represents that the required notification to the NPU has been completed and does not indicate any position of the Office of Planning on the application.



City of Atlanta Office of Planning
BELTLINE SPECIAL ADMINISTRATIVE PERMIT (SAP)
NPU Notification Form

BL- _____

NPU Chairperson or Designee:

Enclosed is a copy of a Special Administrative Permit (SAP) application for a property located within the BeltLine Overlay Zoning District. As part of the SAP application, applicants are required to submit site plans and building elevations, as applicable to the scope of work, to the Office of Planning for approval prior to obtaining a building permit. Per **Section 16-36.004** of the Beltline district regulations SAP approval is required for:

“All exterior demolition, new construction (including additions to existing buildings), expansions of outdoor dining or any construction which results in increased lot coverage, modification of the building footprint, or modification of building facades that alters the configuration of openings. “

In addition to the SAP submittal as specified above, per **Section 16-36.004** the applicant is also required to send a full copy of the SAP application to the respective NPU chair or their designee, evidenced with a certificate of mailing, so that the NPU has an opportunity to review and provide written comments to the Office of Planning regarding an application prior to any SAP approval. Please note, where underlying regulations require Variance, Special Exception or Special Use Permit action, the SAP shall not be issued until the necessary approval has been obtained.

The time period for NPU comment is 21 days from the date of the postage receipt. If the NPU has no comments, or feels they are unnecessary, the Office of Planning should receive such written notification as soon as possible within the 21-day period. Comments received after the designated review period cannot be considered in the Office’s project review or approval.

The BeltLine Zoning Overlay District primarily has design requirements that prescribe parameters for site layout and building elevations. The district regulations do not address issues related to land use or density (building square footage or number of units) as these are addressed by the underlying zoning district regulations. Therefore, NPU review should include the following items as addressed in the Beltline Zoning District including:

- Building placement
- Building setbacks adjacent to streets (pertaining to street frontages and supplemental zones widths), and transitional yards
- Provision of sidewalks and street trees
- Provision of parking, loading and bicycle spaces
- Location of parking and driveways
- Parking lot landscaping
- Parking deck façade elevations
- Building façade elevations related to entrances and windows
- ...and other BeltLine regulations

NOT NEEDED

For questions, ask for a BeltLine staff member at 404/330-6145.

Please send your written comments and or questions referencing the SAP case number and address to:

BeltlineBOP@atlantaga.gov

Applicant shall submit this form letter as the cover page to the package mailed to NPU chair or designee.



City of Atlanta Office of Planning
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Notarized authorization by Property Landowner

File # _____

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

TYPE OF APPLICATION: **Special Administrative Permit**

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

OF THE PROPERTY LOCATED AT: _____

AS SHOWN IN THE RECORDS OF _____ COUNTY, GEORGIA
WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE
PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS
APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):

ADDRESS: _____

TELEPHONE: _____ EMAIL: _____

Signature of Property Landowner

Print Name of Property Landowner

Personally Appeared
Before Me

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



Signature of Notary Public

Date



City of Atlanta Office of Planning
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Notice to Applicants

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 Planning (OOP) 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 OOP.

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 OOP. 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 OOP. It shall be the responsibility of the applicant, not the OOP, 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 OOP 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 OOP 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 OOP 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.

PREM KUMAR
 Applicant Printed Name


 Applicant Signature

07/02/18
 Date

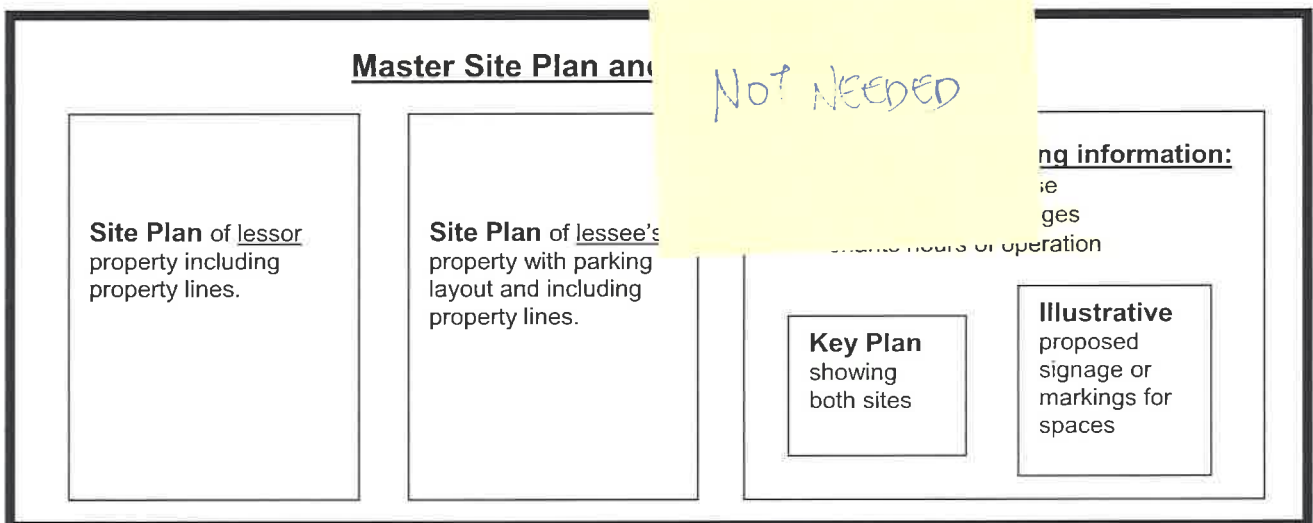


Submission Requirements for Shared Off-site Parking Arrangements

The Director of the Office of Planning or their designee may approve a shared off-site parking arrangement (on private property), as permitted by the corresponding zoning district, subject to the applicant providing all of the following documentation. Please check below each item submitted. **Items omitted can and will delay applicant's review process.**

- ___ 1. Written summary describing the shared parking arrangement which shall identify:
 - a) Subject property: the principal property address and the lessee's name and contact information
 - b) Off-site parking: the off-site property address and the lessor's (property owner) name and contact information
- ___ 2. Written notarized consent of the property owners agreeing to the shared parking arrangement.
- ___ 3. Property owner verification: affidavits, deeds or other documents that verify current property ownership information of the property providing the off-site parking.
- ___ 4. Copies of valid notarized parking leases which shall include:
 - a) The term of the lease and expiration date. Note: lapse of a required lease agreement may result in revocation of building permits/business licenses. Renewed leases shall be filed with the Office of Planning.
 - b) A list of all executed lease agreements for the off-site parking location which are current at the time that the application is filed with the Office of Planning. For each agreement identify the tenant, the time frame, the number of parking spaces to be used, and the hours of operation during which the spaces are leased. If no agreements exist, submit affidavit from property owner stating to that affect.
- ___ 5. Site plans for all properties to be included in the shared parking arrangement. Said plans shall include the following:
 - a) Drawn to-scale that indicates the location and the layout of the proposed parking spaces in relation to the lessor's property.
 - b) Documentation of all tenants sharing the parking facility, including:
 - i. By type of use (i.e. retail, eating and drinking establishment, office, residential, etc.) and their individual tenant square footages to determine minimum parking requirements for each.
 - ii. Hours of operation of each tenant.
 - c) Illustrative indication of how such shared off-site parking spaces shall be clearly marked and signed reserved during the specified lessor's hours.

Sample site plan with applicable information:



Please note the following requirements are also generally applicable:

- Compliance with the criteria of Section 16-25.002(3).
- Compliance with the parking lot landscape requirements of the applicable zoning district and Chapter 158-30.
- On-street parking in the public right-of-way is typically not counted towards a parking arrangement.

Applicant Printed Name

Applicant Signature

Date



SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION

Development Controls Specifications

File # _____

These forms are intended to assist applicants in preparing the required submission materials for a Special Administrative Permit approval. In addition to these forms to be completed by the applicant, 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				
<ul style="list-style-type: none"> <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)				
Net Lot Area (NLA)				
Floor Area Ratio (FAR) – as applicable. Check which used for residential: <input type="checkbox"/> GLA, or <input type="checkbox"/> NLA				
	Residential FAR Ratio	Residential Square Footage	Non-Residential FAR Ratio	Non-Residential Square Footage
Base Allowed				
Base Provided				
Bonus Allowed				
Bonus Provided				
Bonus FAR Program (check bonus utilized if applicable)				
Transit Station <input type="checkbox"/>	Ground Floor Retail <input type="checkbox"/>	Open Space and New Streets <input type="checkbox"/>	Community Center Facilities <input type="checkbox"/>	Workforce Housing <input type="checkbox"/>
Residential Units			Total Provided: _____	
Number of Units Provided (without bonus)				
Number of Bonus Units Provided (without workforce housing)				
Number of Bonus Workforce Housing Units Provided (20% required)				
Total Number of Units per Acre				
Building Coverage <input type="checkbox"/> or Lot Coverage <input type="checkbox"/> (check applicable as required per zoning district)				
	Percentage (%)		Square Footage	
Max. Permitted				
Provided				
Fenestration (% of each street-fronting facade calculated separately, per district regulations)				
	Residential Façade Percentage (%)		Non-residential Façade Percentage (%)	
	on Local Street	on Arterial/Collector	on Local Street	on Arterial/Collector
Min. Required				
Provided (specify for each street)				



SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Development Controls Specifications

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 corresponding net lot or GLA lot sized used to calculate FAR) for both residential and mixed-use developments. It does not include areas for vehicles. However, newly created on-street parking (outside of existing travel lanes) and new streets may be counted towards the UOSR calculations as specified in the district regulations.
 - UOSR required = (LUI table) X (the corresponding lot size used to calculate FAR).
 - If GLA is used for USOR, than the amount provided shall be = (NLA) – (area of building footprint + surface area of parking lots, and driveways) + (balconies, rooftop terraces, and landscaped areas on sidewalks within the adjacent right-of-way).

TOSR: Total Open Space Requirements for Residential Only Projects

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

	Ratio	Total Square Footage
Minimum Required		
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

(These are areas not counted towards Public Space Requirements)

	Ratio	Total Square Footage
Minimum Required		
Provided		

Square Footage Breakdown of UOSR amounts provided by the following:

Balconies	
Rooftop Terraces	
Landscaped Areas and Plazas	
Portions of Sidewalks on Private Property	
Portions of Landscaped Areas in Right-of-way adjacent to Property	



City of Atlanta Office of Planning
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Development Controls Specifications

File # _____

Non-Residential Public Space Requirements (refer to Chapter 28 for clarification)

PSR: Public Space Requirements for Non-residential & Mixed-use Developments		
<i>(These are areas not counted towards UOSR)</i>		
Public Space provided = (square footage area of exterior space) + (square footage area of interior space)		
	Percentage (%)	Total Square Footage
Minimum Required		
Provided		
Square Footage Breakdown of PSR amounts provided by the following:		
EXTERIOR (accessible to general public such as landscaped areas, plazas, terraces, patios, observation decks, fountains, sidewalks, common areas, open recreational spaces, etc.)		
INTERIOR (ground-level area accessible to the general public during normal business hours such as malls, galleries, atria, lobbies, concourses, plaza, walkways, fountains, landscape areas for public recreation, pedestrian seating, or eating and similar public amenities)		

Parking and Loading Requirements (refer to district regulations and Chapter 28 for clarification)

Residential Unit Breakout				
Number of Studios	Number of 1 BR	Number of 2 BR	Number of 3 BR	Number of 4 BR
On-site Parking Spaces	Residential		Non-residential Uses	
Minimum Required				
Provided				
Maximum Allowed				
Bicycle Parking Spaces	Residential		Non-residential Uses	
Minimum Required				
Provided				
On-site Loading Spaces (see applicable zoning district requirements or Section 16-028.015)				
	Residential/Hotel		Non-residential Uses (break out by use)	
Minimum Required (specify for each use)				
Provided (specify for each use)				

TABLE I

LAND USE INTENSITY RATIOS

LUI Ratios Times Gross Land Area

	<i>Floor Area (FAR)</i>	<i>Total Open Space (TOSR)</i>	<i>Useable Open Space (UOSR)</i>	<i>Parking Spaces Per Lodging Unit</i>	<i>Parking Spaces Per Dwelling Unit</i>
Sector 1	.100	.80	.65	1.0	2.2
	.107	.80	.62	1.0	2.1
	.115	.79	.60	1.0	2.1
	.123	.79	.58	1.0	2.0
	.132	.78	.55	1.0	1.9
	.141	.78	.54	1.0	1.9
	.152	.78	.53	1.0	1.8
	.162	.77	.53	1.0	1.8
Sector 2	.174	.77	.52	.67	1.7
	.187	.77	.52	.67	1.7
	.200	.76	.52	.67	1.6
	.214	.76	.51	.67	1.6
	.230	.75	.51	.67	1.5
	.246	.75	.49	.67	1.5
	.264	.74	.48	.67	1.5
	.283	.74	.48	.67	1.4
	.303	.73	.46	.67	1.4
	.325	.73	.46	.67	1.3
	.348	.73	.45	.67	1.3
	Sector 3	.373	.72	.45	.60
.400		.72	.44	.60	1.2
.429		.72	.43	.60	1.2
.459		.72	.42	.60	1.2
.492		.71	.41	.60	1.1
.528		.71	.41	.60	1.1
.566		.71	.40	.60	1.1
.606		.70	.40	.60	1.0
.650		.70	.40	.60	1.0
.696		.69	.40	.60	.99
Sector 4	.746	.69	.40	.45	.96
	.800	.68	.40	.45	.93
	.857	.68	.40	.45	.90
	.919	.68	.40	.45	.87
	.985	.68	.40	.45	.85
	1.06	.68	.40	.45	.83
	1.13	.67	.41	.45	.81
	1.21	.67	.41	.45	.79
	1.30	.67	.42	.45	.77
	1.39	.68	.42	.45	.75
	1.49	.68	.43	.35	.73
	Sector 5	1.60	.68	.43	.35
1.72		.68	.45	.35	.69
1.84		.69	.46	.35	.67
1.97		.70	.47	.35	.65
2.11		.71	.49	.35	.63
2.26		.72	.50	.35	.61
2.42		.75	.51	.35	.60
2.60		.76	.52	.35	.58
2.79		.81	.56	.35	.56
2.99		.83	.57	.35	.55
3.20	.86	.61	.35	.54	
Sector 6	3.43	.91	.64	.27	.53
	3.63	.95	.67	.27	.52
	3.95	1.00	.71	.27	.50
	4.24	1.05	.75	.27	.49
	4.55	1.11	.79	.27	.48
	4.88	1.17	.83	.27	.46
	5.23	1.24	.89	.27	.45
	5.60	1.31	.94	.27	.44
	5.99	1.39	.99	.27	.43
	6.40	1.46	1.05	.27	.42

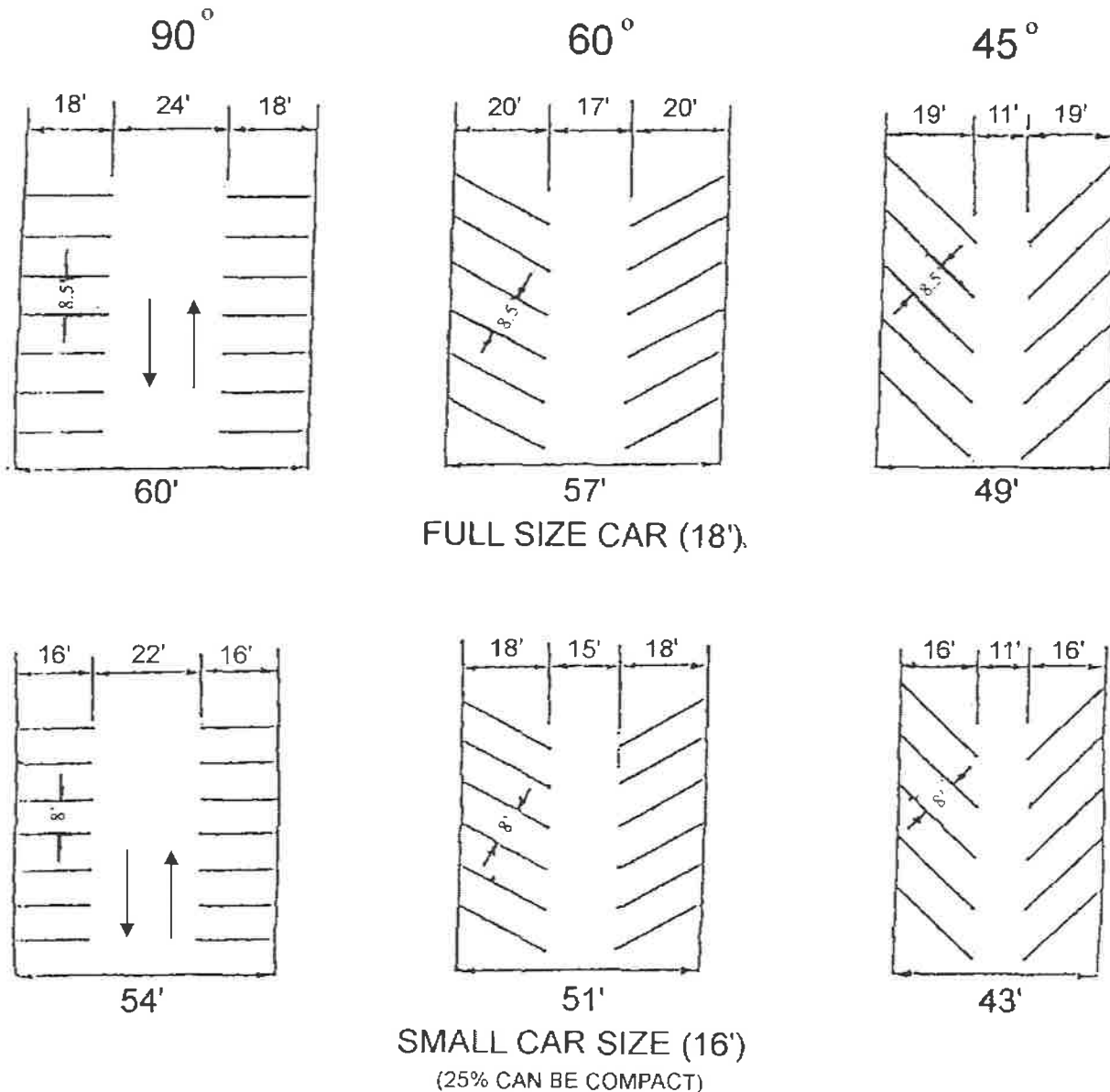
See section 16-28.010 for definitions of terms. See also section 16-28.00867.
(Code 1977, § 16-08.010)

City of Atlanta
Chapter 30 BUSINESSES*
ARTICLE XVII. PARKING LOTS AND PARKING GARAGES*

Section 30-1205. Parking facility reservoirs; required.

- a) In facilities where attendants, ticket dispensers or other devices are used to regulate or control entering vehicles, the reservoir shall be located between the street right-of-way and the point of control. Each vehicle space in the reservoir shall be 22 feet long and ten feet wide and, in addition, sufficient space shall be provided for turning and maneuvering.
- b) All new off-street parking facilities, with the exception of residential and apartment parking facilities of less than 50 parking spaces, shall provide, as a minimum, the number of vehicle spaces in the inbound reservoir as required by this section.
- c) In parking facilities of the attendant-parking type, the number of vehicle spaces in the inbound reservoir shall be one percent of the total parking capacity of the facility or at least two spaces, whichever is greater. Where multiple inbound lanes are used, each lane shall provide two or more vehicle spaces in the reservoir.
- d) In parking facilities of the self-parking type, the number of inbound reservoir spaces shall be determined in the following manner:
 - 1) Facilities with capacities of 300 parking spaces or less shall provide two inbound reservoir spaces.
 - 2) Facilities with capacities exceeding 300 parking spaces shall provide two parking spaces plus one additional inbound reservoir space for each additional 100 parking spaces or fraction thereof.
 - 3) Where multiple inbound lanes are used, each lane shall provide two or more vehicle spaces in the reservoir.

**Department of Public Works – Office of Transportation
Parking Modules**





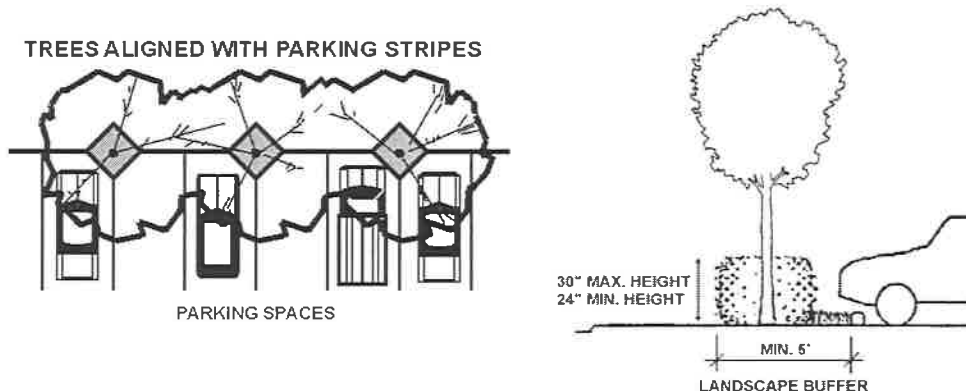
* In SPs 1, 9, 15, 16, 17, 18, 20, 21, 22, the Beltline Overlay District, and MR, LW, NC, MRC districts these requirements shall apply to all surface parking lots regardless of size. Refer to the zoning district regulations for any other requirements which may also be applicable, in addition to those in Chapter 158 (noted below).

Section 158-30. Parking lot requirements.

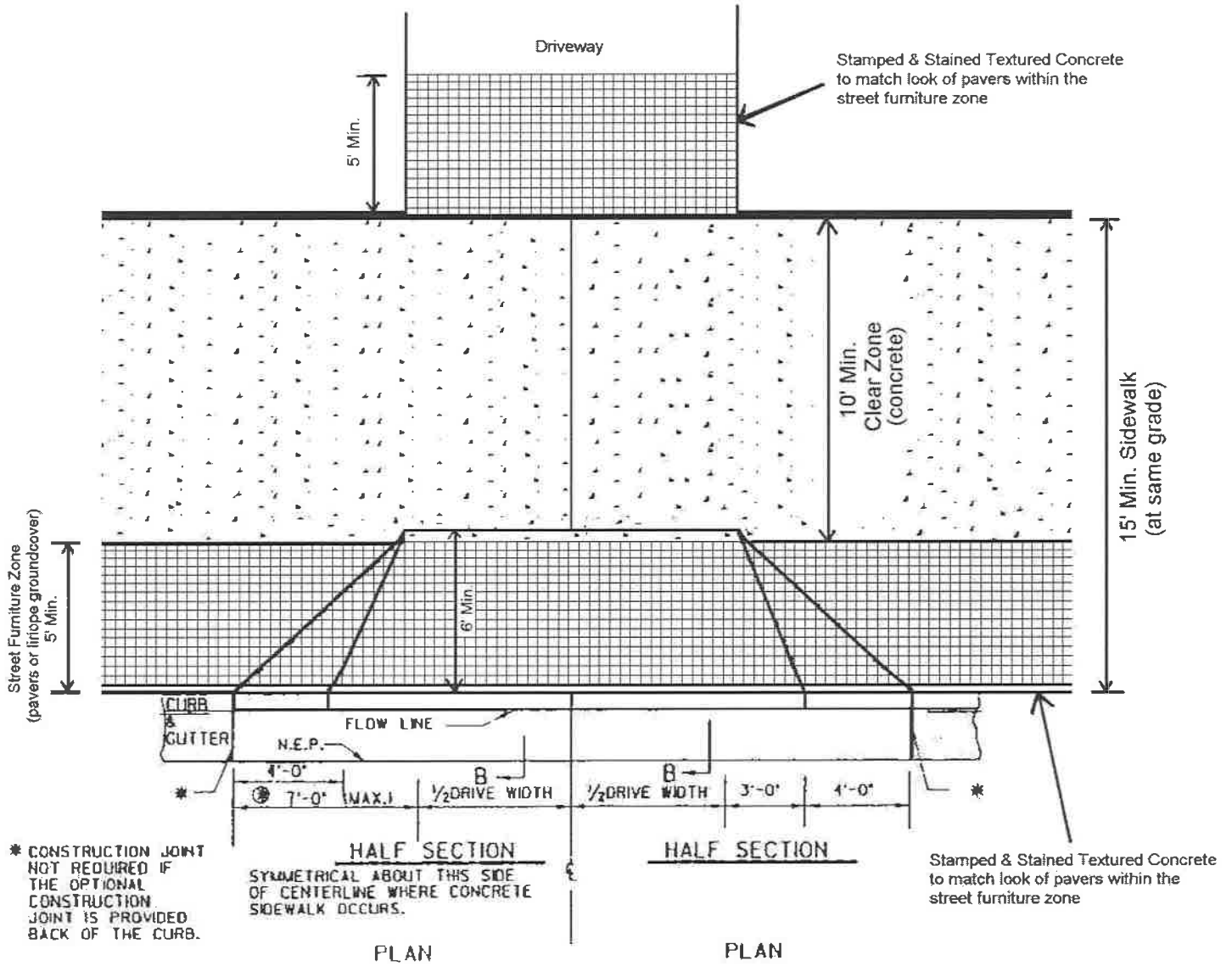
The owner of any surface parking lot that is being built and/or resurfaced, and that will have a total of 30 or more parking spaces, whether primary or accessory in use, and whether commercial or noncommercial, must present a plan to the city arborist for approval, indicating that the parking lot will meet the minimum barrier curb and landscaping requirements as follows:

- (1) **Barrier curbs shall be installed around the perimeter of the parking lot and around landscaped areas** that are required in this article, except where the perimeter abuts an adjacent building or structure and at points of ingress and egress into the facility, so as to prevent encroachment of vehicles onto adjacent property, rights-of-way and landscaped areas.
- (2) **Barrier curbs shall be a minimum of six inches in height and a minimum of eight inches in width and permanent in nature.** Barrier curbs shall be concrete or stone. Such curbs shall be securely installed and maintained in good condition.
- (3) Where the end of a parking space abuts a landscaped area, barrier curbs may be placed in the parking space at a maximum of two feet from the end of the parking space. This two-foot wide area may have the pavement removed and be developed as part of the required landscaped area.
- (4) **Surface parking lots shall have a minimum landscaped area equal to at least 10% of the paved area within such lot.** In no case shall a parking lot owner be required to provide landscaped areas that exceeds ten percent of the paved area. The director of the bureau of buildings, in consultation with the city arborist, shall have the authority to grant a variance from the requirements of this subsection if: the parking lot existed prior to 1977; and the director of the bureau of buildings finds that the applicant's circumstances meet the requirements set forth in subsection 158-30(15); and the director of the bureau of buildings finds that it is impossible to achieve the minimum landscaping requirement. For surface parking lots with fewer than 30 spaces, this variance may reduce or completely eliminate the amount of landscaped area required. For surface parking lots with 30 or greater spaces, this variance may reduce the landscaping requirement, but in no event shall the parking lot be permitted to have landscaped area that is less than ten percent of the paved area.
- (5) **A minimum of one (1) tree per eight (8) parking spaces shall be included in the required landscaped areas.** For the purpose of satisfying this requirement, existing trees that are two and one-half inches or more in caliper as measured at a height of 36 inches above ground level shall be considered to be equivalent to one or more newly planted trees on the basis of one tree for each two and one-half inches of caliper.
- (6) In addition to trees, ground cover shall also be provided in order to protect tree roots and to prevent erosion. Ground cover shall consist of shrubs, liriopse, pine bark mulch and other similar landscaping materials.
- (7) **Shrubs shall be maintained at a maximum height of two and one-half (2.5) feet, except where such shrubs are screening the parking surface from an adjacent residential use. (Minimum height of 2 feet is required in SPI, BL, LW, MR, NC, and MRC districts).**
- (8) If landscaped areas are in the interior of a parking lot they shall be a minimum of six (6) feet in width and six (6) feet in length with a minimum area of 36 square feet.
- (9) **Continuous landscaped buffer strips shall be constructed along sidewalks and public rights-of-way where surface parking lots are adjacent to such sidewalks or public rights-of-way except at points of ingress and egress into the facility.** Such landscaped buffer strips shall be a minimum of five (5) feet in width and shall contain, in addition to ground cover, trees planted a maximum of 42 1/2 feet on center along the entire length.
- (10) **Newly planted trees shall be a minimum of two and one-half (2.5) inches in caliper as measured at a height six inches above ground level, shall be a minimum of ten feet in height, shall have a 40-foot minimum mature height and shall be drought-tolerant.** Trees shall be planted at a minimum of 30 inches from any barrier curb so as to prevent injury to trees from vehicle bumpers.
- (11) **Where landscaped area is located adjacent to vehicle overhangs, the trees shall be planted in line with the side stripes between parking spaces in order to avoid injury to trees by vehicle bumpers.**
- (12) All landscaped areas, including trees located in the public right-of-way that are counted in the fulfillment of this requirement, shall be properly maintained in accordance with approved landscape plans. If a tree or any plant material dies, it shall be replaced within six months so as to meet all requirements of this section and to allow for planting in the appropriate planting season.
- (13) If it is determined by the city arborist that implementation of these regulations will result in the loss of parking spaces in existing lots, the director of the bureau of traffic and transportation may increase the allowable percentage of compact car spaces from 25 percent up to 35 percent so as to minimize the loss of parking spaces, but only with the approval of the city arborist.
- (14) Notwithstanding subsection (13) of this section, existing parking lots shall not be required to reduce the number of parking spaces by more than three percent as a result of implementing these landscaping regulations.
- (15) Upon written application by any person subject to the provisions of this section, the director of the bureau of buildings is hereby authorized to grant administrative variances to the requirements of this section only upon making all of the following findings:
 - (a) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, topography, subsurface conditions, overhead structures or the existence of sufficient trees in the public right-of-way within ten feet of the property line.
 - (b) Such conditions are peculiar to the particular piece of property involved; and
 - (c) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this article and of part 16 of this Code.

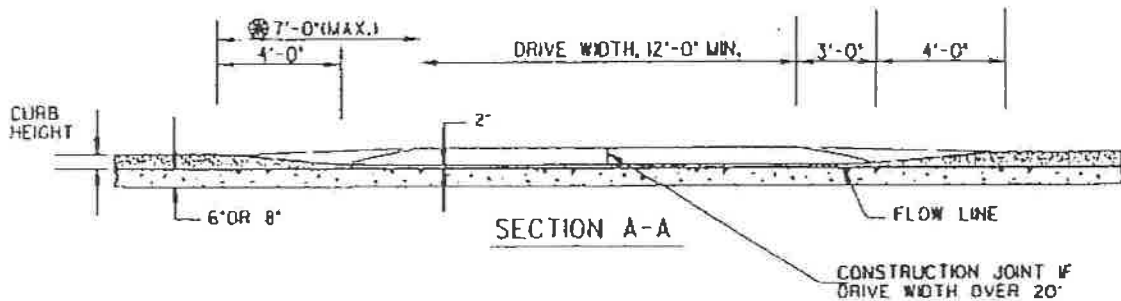
TREES ALIGNED WITH PARKING STRIPES



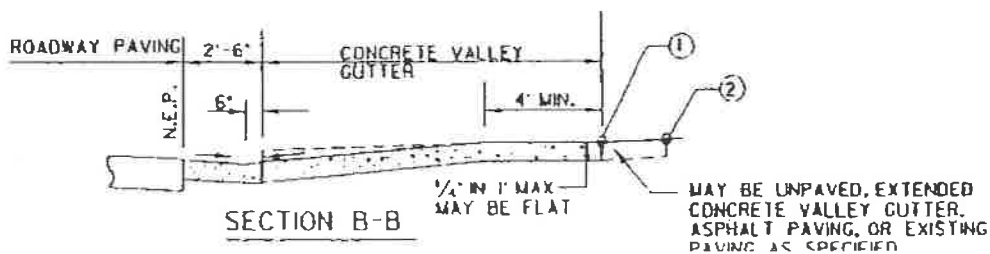
City of Atlanta Driveway Apron



⊙ 7'-0" OR DISTANCE EQUAL TO THAT FROM BACK OF CURB TO BACK OF SIDEWALK, WHICHEVER IS LESSER



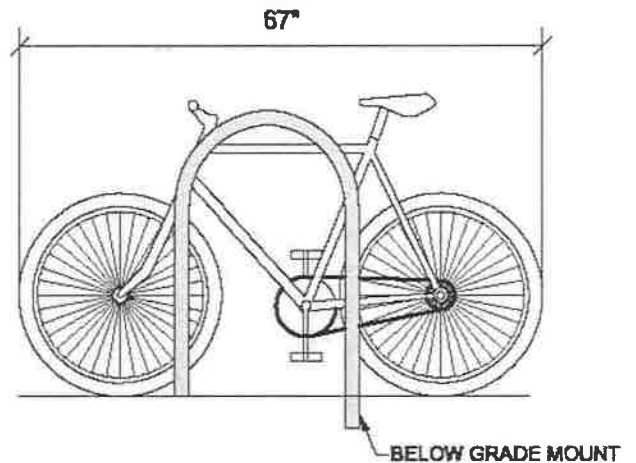
WHERE THE SHOULDER OR SIDEWALK IS SLOPED AWAY FROM THE ROAD)



City of Atlanta

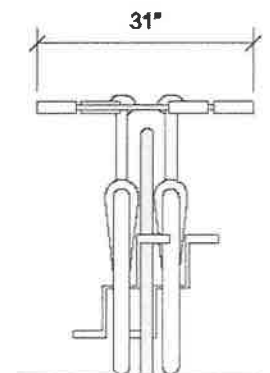
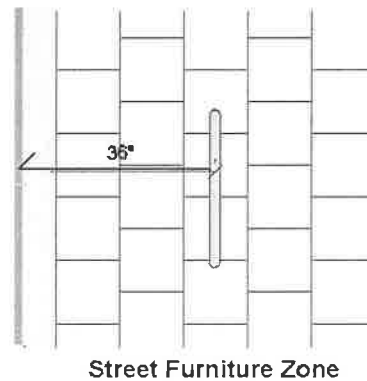
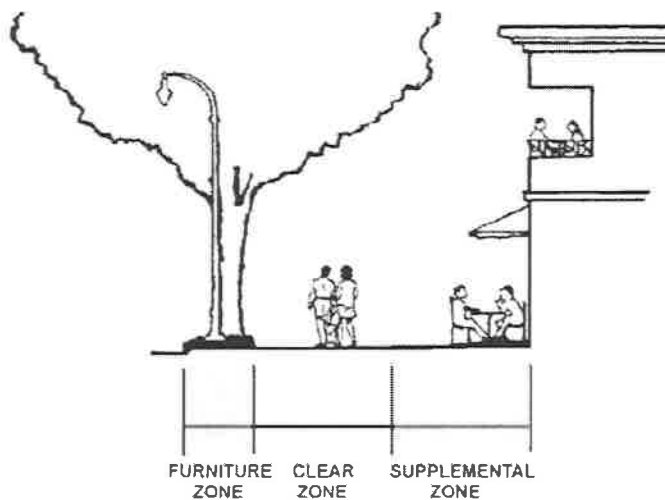
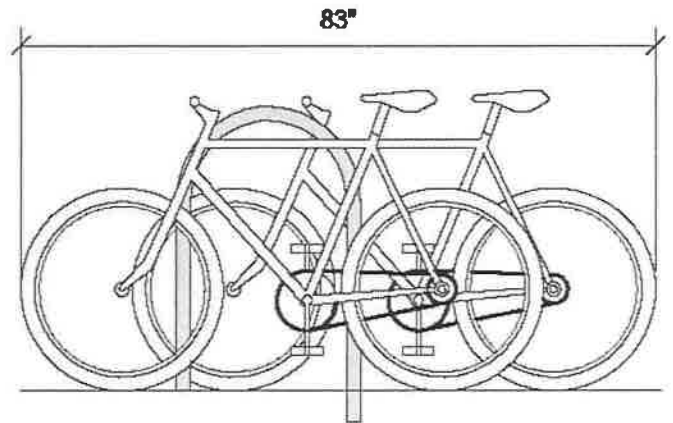
Bicycle Rack Standards

All elements painted Tnemec Black or 'CODA GREEN' (color Pantone 5535)



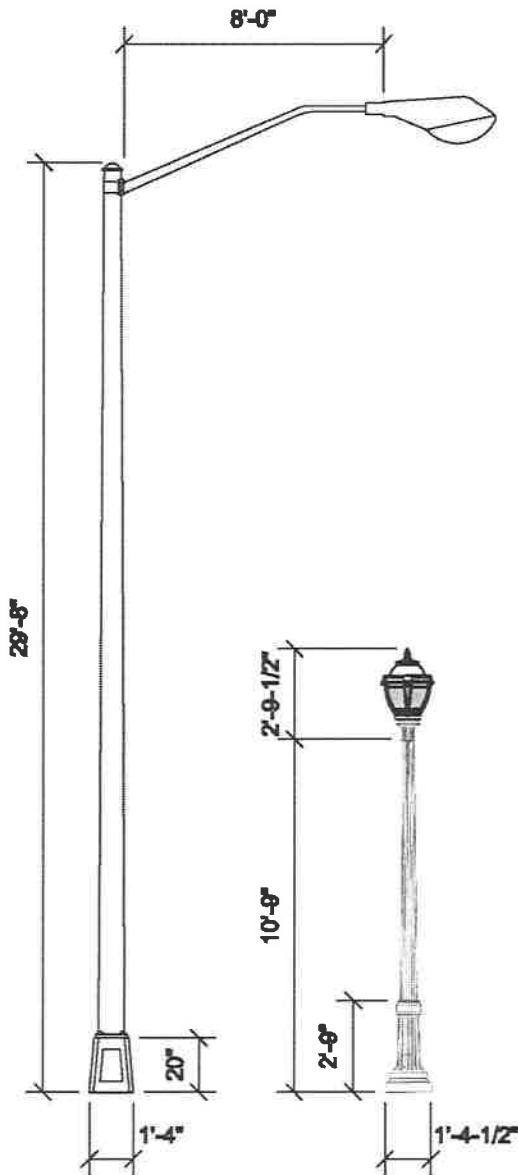
Minimum required number as specified per zoning district or per Section 16-28.014(6)

- 1) **Outdoor bike racks:** securely attached to concrete base with a below grade mount and shall be:
 - a) **Product:** Saris Product Model 2112, or equivalent
 - b) **Locations:**
 - Furniture zone: shall be installed parallel to the street within the street furniture zone a minimum of 36 inches from face of curb; or
 - Supplemental zone: a minimum of 36 inches from the building façade.
- 2) **Covered bike racks:** located near pedestrian entrances in the building/parking structure at nearest ground floor. Other rack products allowed.

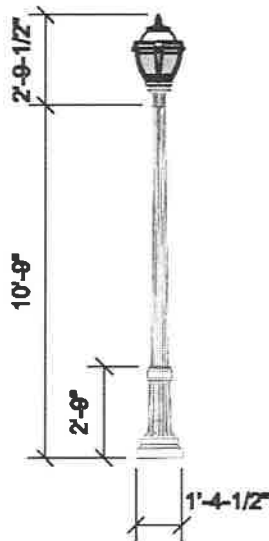


City of Atlanta Street Furniture Standards

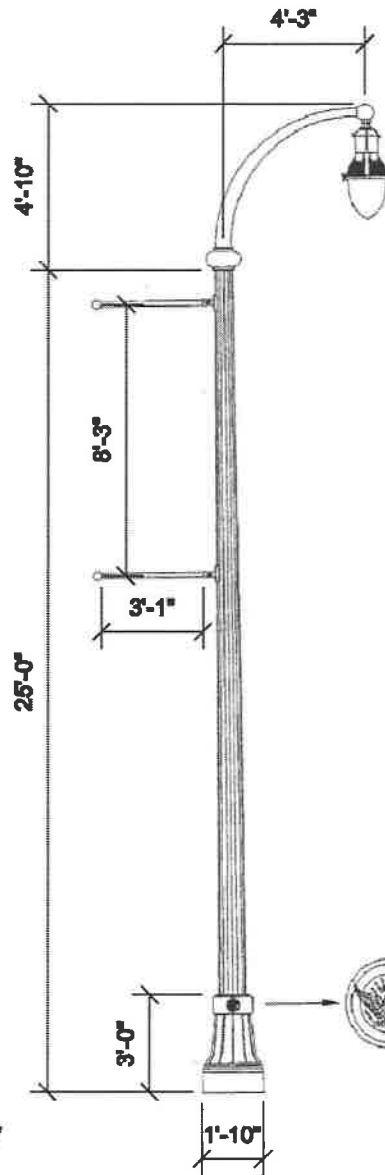
(All elements painted in Tnemec 'CODA Green' color (Pantone 5535))



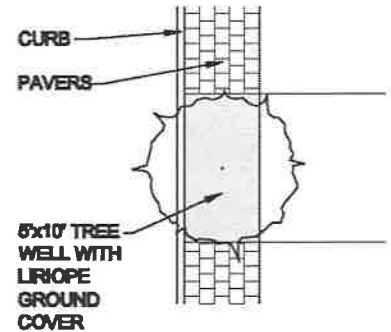
Type "CH"
CobraHead (CH)
Install street lights 36" O.C. from the face of curb.



Type "C"
Atlanta Light



Type "A"
Atlanta Light



Tree Well Detail



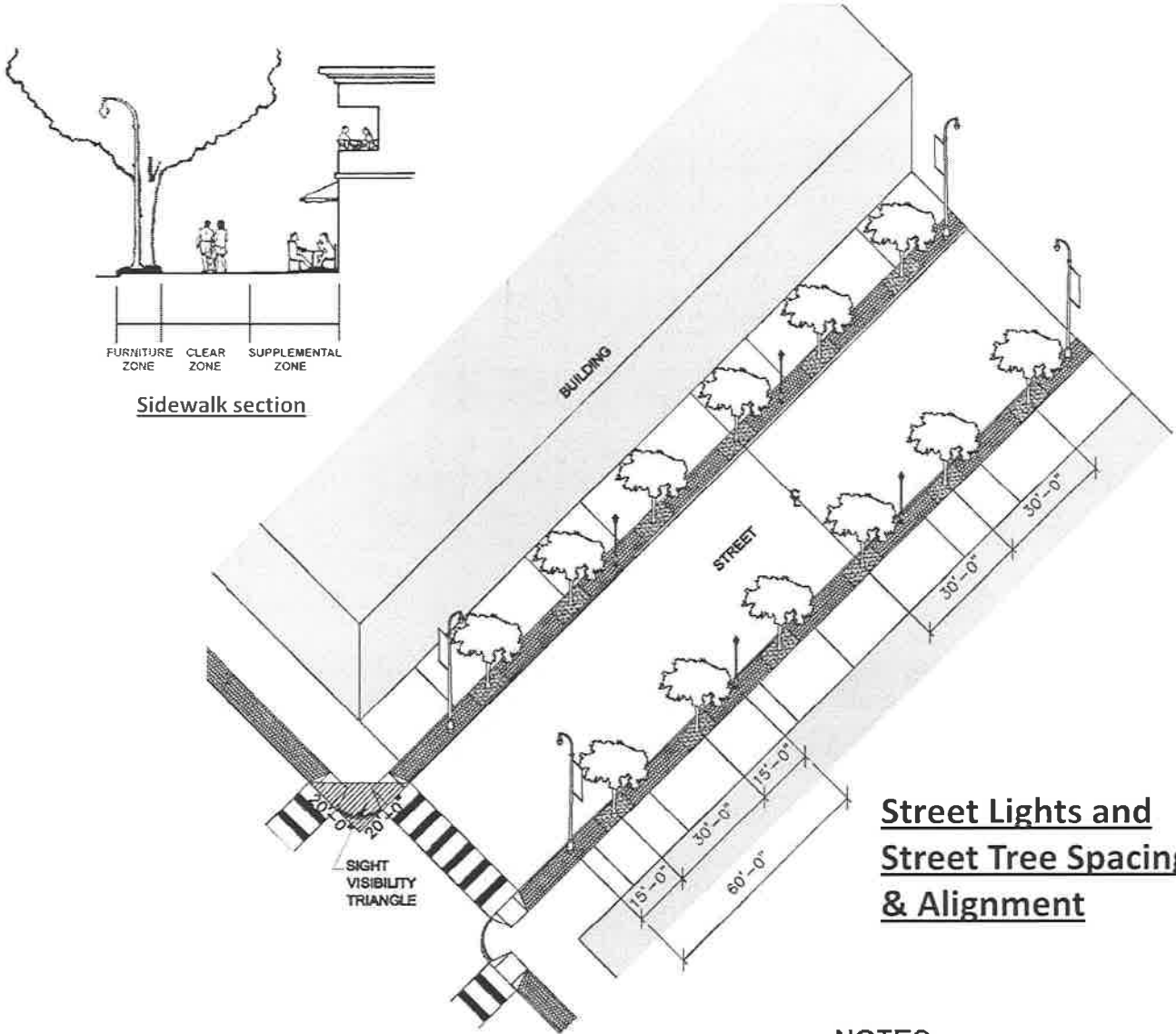
Bench
Victor Stanley
Model CR-98 (With
Vertical Steel Scrolls)
or equivalent



Trash Receptacle
Victor Stanley
Model SD-42
or equivalent

Contact Rick White in the Public Works Department for detailed light specifications at 404-330-6501

City of Atlanta Street Light & Street Tree Spacing



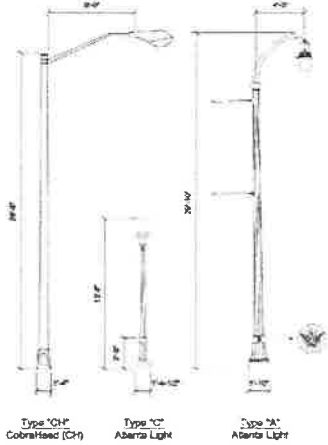
Street Lights and Street Tree Spacing & Alignment

NOTES

1. Align trees and lights at the center lines on opposite sides of street.
2. Light spacing shall be 60 feet on-center.
3. Street tree spacing shall be 30 feet on-center.
4. Street trees must be located outside the sight visibility triangle.
5. One street tree species to be planted per street.
6. Each street shall have a different street tree. The same species shall not be planted on connecting or immediately adjacent streets.

LEGEND

- Pedestrian Light - type "C"
- Street Light - type "A" or "CH"
- Center Line



Type "CH" CobraHead (Ch) Type "C" Avenir Light Type "A" Avenir Light

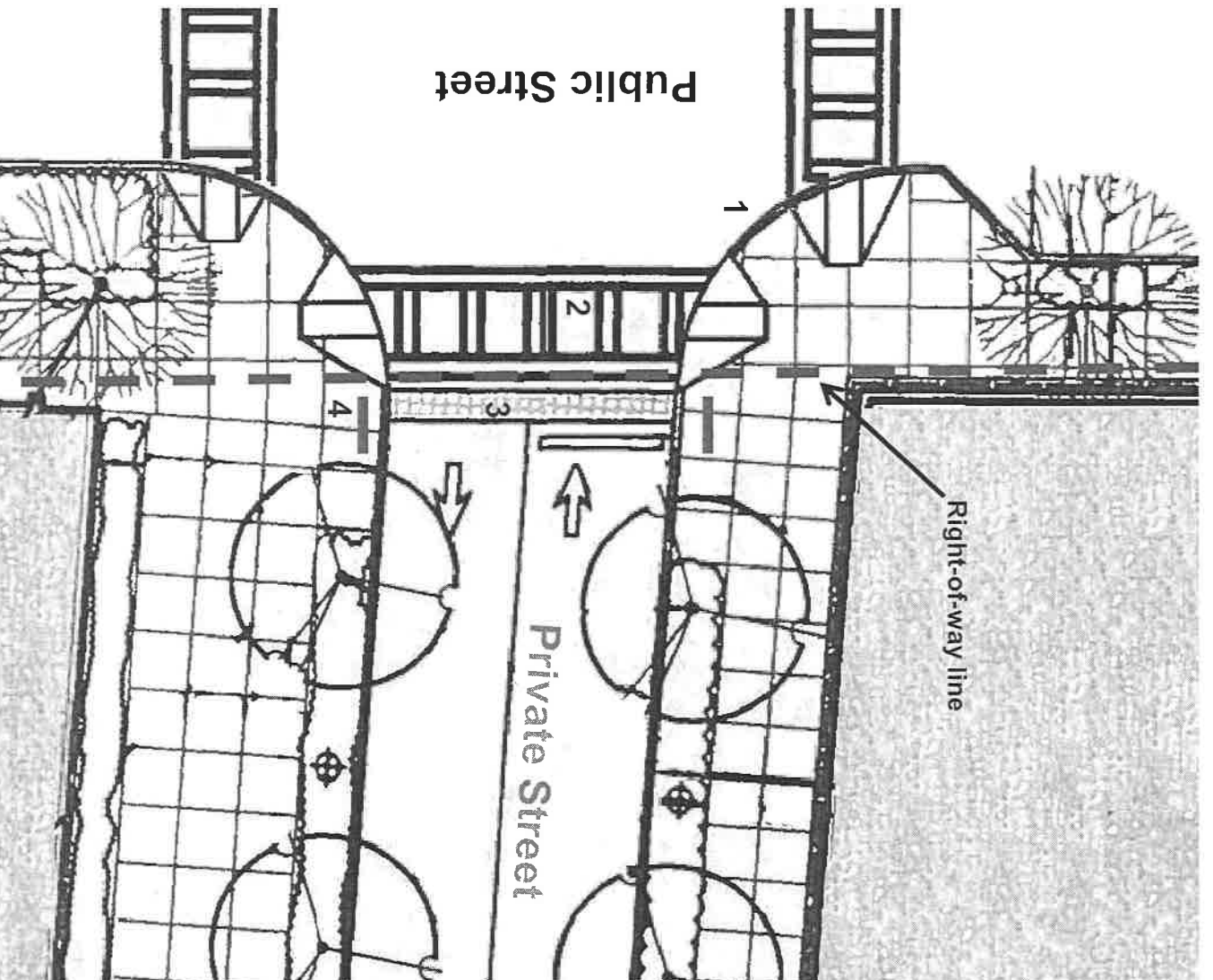
City of Atlanta

Street Intersection/Signalized

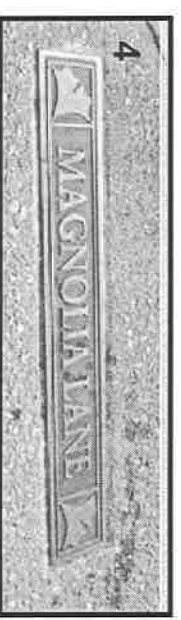
Curb Cut Design

Street intersections and or driveway curb cuts located at signalized intersections shall be designed with the following components:

- 1) Curb radius installed at street corners; and
- 2) Crosswalks/ADA ramps installed per City Standards; and
- 3) A 2ft wide band of special pavers or stamped asphalt installed behind the crosswalk, on private property; and
- 4) Street nameplates installed in the sidewalk pavement parallel to the street curb; and
- 5) Street name signs installed with reflective letters and background on both sides. Green letters (at least 4 inches tall – upper case and 3 inches tall – lower case) on white background (at least 6 inches tall) with green border.



Drawing for illustrative purposes

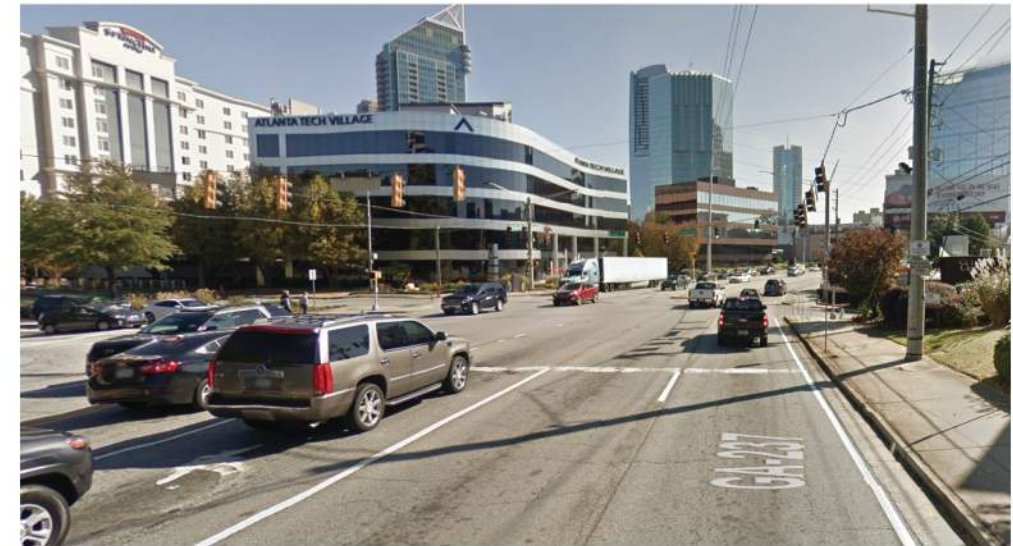




VIEW FROM PIEDMONT ROAD



VIEW FROM PIEDMONT ROAD



VIEW FROM PIEDMONT ROAD

This board is to demonstrate sight line studies from different intersection. Board shows existing photos of the building from nearby intersections. The new rooftop addition will not be visible from most of the intersection as shown in the photos.

The new addition will not be visible from the main streets for the most part and only a minor portion of the new addition will be visible from one intersection as shown in these renderings.

We are proposing to build a new office space (approximately 2,000 SF) for an existing tenant in the building. The new office space will be located on the existing roof utilizing the current buildings structural systems. New office space will be 14'-0" to 15'-0" tall overall and we will be using all high end finishes like curtain wall glazing, wood, composite panels etc.,

The new addition will not be visible from the street level as it is not located on any facade that faces Piedmont Road or Lenox Road. We will be utilizing existing egress stairwells for exiting from the new office space.

No new parking will added for the space as there is a surplus of 30 parking spots currently for the building. The new space will have a fire alarm and fully automated sprinkler system but will be filed under a separate permit by the General Contractor.



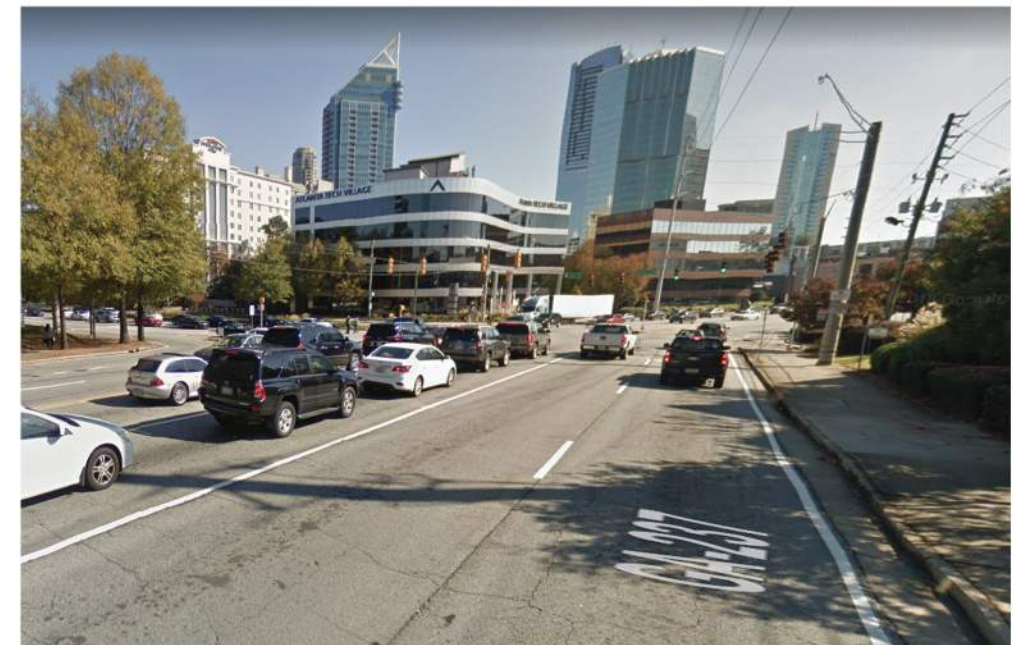
VIEW FROM LENOX ROAD



VIEW FROM LENOX ROAD



VIEW FROM PIEDMONT ROAD



VIEW FROM PIEDMONT ROAD



PHILLIPS

Atlanta Tech Village, Buckhead, Atlanta

June 28, 2018

To whom it may concern:

Project scope of work:

We are proposing to build a new office space (approximately 2,000 SF) for an existing tenant in the building. The new office space will be located on the existing roof utilizing the current buildings structural systems. Currently, there is an existing outdoor shaded deck that is being used by all the tenants and the new office will be adjacent to the existing outdoor shaded deck area catered to one particular tenant. New office space will have separate HVAC and will be 14'-0" to 15'-0" tall overall and we will be using all high end finishes like curtain wall glazing, wood, composite panels etc.,

The new addition will have new columns/beams connecting to the main building structure and everything has been designed by a structural engineer. The new addition will not be visible from the street level as it is not located on any facade that faces Piedmont Road or Lennox Road. We will be utilizing existing egress stairwells for exiting from the new office space. No new parking will added for the space as there is a surplus of 30 parking spots currently for the building. The new space will have a fire alarm and fully automated sprinkler system but will be filed under a separate permit by the General Contractor.

Code Analysis:

- Existing structure: Concrete structure-Type II-A-Fully Sprinklered- 98,300 GSF
- Existing number of Stories: Five story concrete structure with 1 hour rated columns, beams, floors, and roof.
- Building Occupancy: Business – Group B
- The overall height of the structure – 64'-6" (existing)
- Allowed height per IBC 2012 – 65'-0"
- Per IBC 2012, Table 503 – Type IIA building with business occupancy are allowed 5 floors with 37,500 SF of floor area



PHILLIPS

- Per 504.2, if a building is equipped with fully automated sprinkler system, we can increase the height of the building by 20'-0" or 1 story. Hence, we comply.
- Existing number of parking spots – 273 spaces
- Required space for existing use – 245 Spaces (this is less than 30)
- New addition – 2000 SF – 5 new spaces are required. We have more parking spaces provided in the building. Hence, we comply.
- Per IBC, section 2902.3.2 – Required public and employee toilet facilities shall be located not more than 1 story above or below the space and path of travel should not be more than 500'-0", we comply per this section.

*******We are not requesting any variance/variations here.**

Should you have any questions or concerns with this information, please feel free to contact our office.

Sincerely,
Prem Kumar

Project Manager



PHILLIPS

5901 PEACHTREE DUNWOODY ROAD | BUILDING A | SUITE 450
ATLANTA, GA 30328
770.394.1616 OFFICE | 770.670.7468 DIRECT



P H I L L I P S

ATV - ATLANTA TECH VILLAGE 3423 PIEDMONT ROAD NE ATLANTA, GA 30305 OFFICE BUILDING ADDITION AND DECK EXTENSION



PHILLIPS

KEYPLAN _____

CONSULTANT _____

SEAL _____

ISSUE & REVISION RECORD _____

#	DATE	DESCRIPTION
	06/29/18	SAP SUBMITTAL

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PROJECT _____

**ATLANTA TECH.VILLAGE
ROOF TOP PROJECT
3423 PIEDMONT ROAD NE
ATLANTA, GA 30305**

CLIENT _____

ATLANTA TECH.VILLAGE

PHILLIPS JOB NUMBER _____

ISSUE DATE 1861201

DRAWN BY/CHECKED BY 06/29/18

DRAWING TITLE ATL

COVER SHEET

SHEET NUMBER _____

CS-1

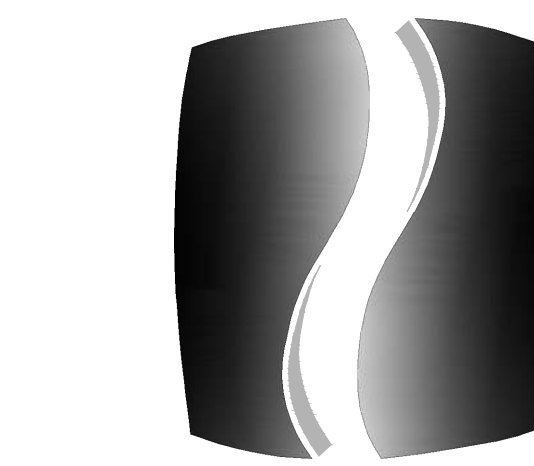
5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450

ATLANTA, GEORGIA 30328

PHILLIPSPART.COM 770-394-1616

TEAM MEMBERS	PROJECT INFORMATION	GENERAL NOTES	DRAWING INDEX	VICINITY MAP																													
<p>OWNER: ATLANTA TECH VILLAGE 3423 PIEDMONT ROAD NE ATLANTA, GA 30305 CONTACT: GABE SEIBEL TEL: (404) 445-1525</p> <p>ARCHITECT: PHILLIPS PARTNERSHIP THE PALISADES 5901 PEACHTREE DUNWOODY RD BUILDING A, SUITE 450 ATLANTA, GA 30328 PREM KUMAR BRAD REARDON TEL: (770) 394-1616 FAX: (770) 394-1314</p> <p>STRUCTURAL: M2 STRUCTURAL, LLC 867 WEST MARIETTA STREET NW SUITE 1-103 ATLANTA, GA 30318 NILS V. ERICSON, P.E. TEL: (404) 829-2612</p> <p>GENERAL CONTRACTOR: TBD CONTACT: TEL: FAX:</p>	<p>PROJECT NAME: ATLANTA TECH VILLAGE - ROOF TOP OFFICE ADDITION AND DECK EXTENSION</p> <p>PROJECT ADDRESS: 3423 PIEDMONT ROAD NE ATLANTA GA 30305</p> <p>OCCUPANCY GROUP: B - BUSINESS / OFFICE A - ASSEMBLY EXISTING OUTDOOR DECK</p> <p>TYPE OF CONSTRUCTION: TYPE IIA, SPRINKLERED - EXCEPT FOR OUTDOOR ROOF DECK EXTENSION.</p> <p>SPRINKLERED: BUILDING FULLY SPRINKLERED EXCEPT OPEN ROOF TOP TERRACE</p> <p>EXISTING ROOF TOP TERRACE AREA: 4, 015 SF (APPROX. EXISTING)</p> <p>NUMBER OF STORIES: 1 STORY - EXISTING BUILDING IS A 5 STORY CONCRETE STRUCTURE</p> <p>BUILDING HEIGHT: 14'-0" AFF</p> <p>ZONE: 64'-6" (EXISTING) - APPROX. SPI 12 SA1 DISTRICT, BUCKHEAD CENTRAL CORE SUB AREA (1)</p>	<p>GENERAL NOTES THE EXISTING CONDITIONS IN THE CONSTRUCTION DOCUMENTS ARE BASED ON: SURVEY PERFORMED BY PHILLIPS PARTNERSHIP, P.C. PREPARED BY: PREM KUMAR ANY DISCREPANCIES BETWEEN THE (E) CONDITIONS DOCUMENTS AND THE ACTUAL FIELD DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND ARCHITECT BEFORE PROCEEDING WITH ANY WORK. PHILLIPS DID NOT MEASURE EXISTING SPACE AND ALL DRAWINGS WERE DONE BASED ON THE EXISTING PLANS PROVIDED BY THE OWNER TO PHILLIPS. COLUMN LOCATIONS SHOWN IN THE DRAWINGS ARE APPROXIMATE LOCATION BASED ON THE STRUCTURAL DRAWINGS PROVIDED BY THE OWNER. GC TO FIELD VERIFY WITH EXISTING STRUCTURAL DRAWING BEFORE ACTUAL CONSTRUCTION</p> <p>REGULATIONS</p> <ol style="list-style-type: none"> THE CONTRACTOR SHALL HAVE EVIDENCE OF CURRENT WORKER'S COMPENSATION INSURANCE ON FILE IN COMPLIANCE WITH LOCAL CODE. BEFORE COMMENCING WITH THE WORK, THE G. C. SHALL SHOW EVIDENCE OF ALL THE INSURANCE REQUIREMENTS. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL LANDLORD REQUIREMENTS AND SHALL BE RESPONSIBLE FOR COMPLIANCE WITH SAME. THE CONTRACTOR SHALL INVESTIGATE LOCAL CODES AND PROCEDURES AND SHALL COMPLY WITH ALL REQUIREMENTS. THE CONTRACTOR SHALL CONTACT LANDLORD REPRESENTATIVE BEFORE CONSTRUCTION COMMENCES. ALL CONSULT EQUIPMENT AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST SAFETY RULES AND REGULATIONS OF ALL AUTHORITIES AND AGENCIES HAVING JURISDICTION. THE CONTRACTOR SHALL MAINTAIN FOR THE ENTIRE DURATION OF THE WORK ALL EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES. PROVIDE OCCUPANCY SIGNS CONFORMING TO APPLICABLE BUILDING CODE REQUIREMENTS. PROVIDE ADDITIONAL EXIT SIGNS AND FIRE EXTINGUISHERS IN TYPE, NUMBER AND LOCATIONS AS DIRECTED BY THE FIRE DEPARTMENT FIELD INSPECTOR. <p>JOB SITE OPERATIONS</p> <ol style="list-style-type: none"> DURING ALL PHASES OF WORK DO NOT DISTURB THE DELIVERIES AND FUNCTIONS OF ADJACENT AND NEIGHBORING TENANTS. EACH CONTRACTOR SHALL LEAVE THE SITE IN A NEAT, CLEAN AND ORDERLY CONDITION UPON THE COMPLETION OF HIS WORK ON A DAILY BASIS. AREA OF WORK TO BE DUSTED, SWEEP AND MOPPED TO SAME CONDITION AS START OF WORK. ALL WASTE, RUBBISH AND EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE PROMPTLY. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL TRASH, INCLUDING TRASH GENERATED FROM OWNER FURNISHED ITEMS AND BY OWNER'S CONTRACTORS FOR THE DURATION OF THE PROJECT. ALL EXISTING WORK NOT IN THIS SCOPE OF WORK SHALL BE MAINTAINED IN ITS ORIGINAL CONDITION, U.O.N. PROTECT WORK FROM DAMAGE RESULTING FROM THIS WORK. REMOVE ALL ABANDONED IMPROVEMENTS, INCLUDING ELECTRICAL AND MECHANICAL, U.O.N. ANY WOOD CONSTRUCTION SHALL BE FIRE RETARDANT TREATED. INTERIOR FINISHES SHALL NOT EXCEED A FLAME SPREAD RATINGS OF 25 AT EXIT CORRIDORS. ALL SAW CUTTING AND CORING LOCATIONS SHALL BE REVIEWED AND COORDINATED WITH THE LANDLORD PRIOR TO CUTTING/ CORING GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY POWER, LIGHT, AND TELEPHONE IN ACCORDANCE WITH THE LANDLORD'S REQUIREMENTS. GENERAL CONTRACTOR SHALL REMOVE ALL THESE ITEMS AT THE COMPLETION OF WORK OR AS REQUIRED. <p>DRAWINGS</p> <ol style="list-style-type: none"> ALL CONTRACTORS, SUBCONTRACTORS, VENDORS AND MATERIAL SUPPLIERS SHALL BE RESPONSIBLE FOR REVIEWING THE COMPLETE SET OF DOCUMENTS AS SHOWN IN THE SHEET INDEX. FAILURE TO REVIEW CONSTRUCTION DOCUMENTS WILL NOT RELIEVE ANY CONTRACTORS, SUB-CONTRACTORS, VENDORS OR MATERIAL SUPPLIERS FROM PERFORMING WORK OR PROVIDING MATERIALS REQUIRED FOR THE COMPLETION OF THIS PROJECT AS DEFINED WITHIN THE DOCUMENTS AT TIME OF BID. GENERAL CONTRACTOR SHALL COORDINATE WORK PERFORMED BY OTHER CONTRACTORS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE OWNER'S REPRESENTATIVE'S ATTENTION BEFORE PROCEEDING WITH WORK. SHOULD A CONFLICT EXIST BETWEEN THE CONSTRUCTION DOCUMENTS AND/OR THE SPECIFICATIONS THE OWNER'S REPRESENTATIVE SHALL BE INFORMED OF THIS DISCREPANCY IMMEDIATELY, AT WHICH TIME OWNER'S REPRESENTATIVE SHALL PROVIDE DIRECTION AS TO HOW TO PROCEED. INSPECT SITE AND VERIFY FIELD DIMENSIONS BEFORE COMMENCING WITH CONSTRUCTION. NOTIFY OWNER'S REPRESENTATIVE AND LANDLORD IMMEDIATELY IF THERE ARE ANY SIGNIFICANT DISCREPANCIES. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS. ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER OTHER DRAWINGS FOR LAYOUT DIMENSIONS AND NUMBER OF ITEMS PROVIDED. UPON DISCOVERY OF DISCREPANCIES BETWEEN ARCHITECTURAL DRAWINGS AND ENGINEERING DRAWINGS, OWNER'S REPRESENTATIVE SHALL BE IMMEDIATELY NOTIFIED IN WRITING. IF ANY ERRORS OR OMISSIONS APPEAR IN CONTRACT DOCUMENTS CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING OF SUCH ERRORS OR OMISSIONS. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS, VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND CONFIRM WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC. SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT / OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO PERFORMANCE OF ANY WORK IN QUESTION. A COPY OF LANDLORD-APPROVED CONSTRUCTION DOCUMENTS MUST BE ON SITE DURING CONSTRUCTION. 	<table border="1"> <thead> <tr> <th>ISSUE DATE</th> <th>SHEETS</th> </tr> </thead> <tbody> <tr> <td>SAP ISSUE 6/29/18</td> <td>GENERAL SHEETS CS-1 COVER SHEET</td> </tr> <tr> <td>6/29/18</td> <td>ARCHITECTURAL AS-1 ARCHITECTURAL SITE PLAN</td> </tr> <tr> <td>6/29/18</td> <td>A-1.0 ROOF TOP TERRACE FLOOR PLAN</td> </tr> <tr> <td>6/29/18</td> <td>A-2.0 ROOF TOP TERRACE ELEVATIONS AND REFERENCE IMAGES</td> </tr> </tbody> </table>	ISSUE DATE	SHEETS	SAP ISSUE 6/29/18	GENERAL SHEETS CS-1 COVER SHEET	6/29/18	ARCHITECTURAL AS-1 ARCHITECTURAL SITE PLAN	6/29/18	A-1.0 ROOF TOP TERRACE FLOOR PLAN	6/29/18	A-2.0 ROOF TOP TERRACE ELEVATIONS AND REFERENCE IMAGES																				
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<p>APPLICABLE CODES</p> <p>CONSTRUCTION CODES:</p> <ul style="list-style-type: none"> 2012 INTERNATIONAL BUILDING CODE W/ 2018 GEORGIA STATE AMENDMENTS 2012 INTERNATIONAL MECHANICAL CODE W/ 2015 GEORGIA STATE AMENDMENTS 2012 INTERNATIONAL PLUMBING CODE W/ 2015 GEORGIA STATE AMENDMENTS 2012 INTERNATIONAL FUEL GAS CODE W/ 2015 GEORGIA STATE AMENDMENTS 2017 NATIONAL ELECTRICAL CODE 2009 INTERNATIONAL ENERGY CONSERVATION CODE 2012 GEORGIA STATE SUPPLEMENTS AND AMENDMENTS 2012 LIFE SAFETY CODE, NFPA 101 <p>FIRE CODES:</p> <ul style="list-style-type: none"> NFPA CODES AND STANDARDS: CURRENT EDITION 2012 NFPA 101 LIFE SAFETY CODE 2012 INTERNATIONAL FIRE CODE (IFC) 2010 ADA STANDARDS ADAAG (GEORGIA ACCESS LAW, CHAPTER 120-3-20), ACCESSIBILITY CODE 		<p>OCCUPANT LOAD - UNCHANGED</p> <table border="1"> <thead> <tr> <th colspan="5">EXISTING OCCUPANCY LOAD CALCULATIONS - FOR REFERENCE ONLY</th> </tr> <tr> <th>FLOORS EXISTING</th> <th>EXISTING USE - UNCHANGED</th> <th>OCCUPANT LOAD</th> <th># OF EXIT</th> <th>CLASSIFICATION</th> </tr> </thead> <tbody> <tr> <td>ROOF TOP</td> <td>ASSEMBLY - 15 OCC./SFT</td> <td>4015 SFT / 15 = 268 OCC.</td> <td>2</td> <td>ASSEMBLY</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>UNCHANGED</td> </tr> <tr> <td>NEW OFFICE</td> <td>BUSINESS - 100 GROSS / SFT</td> <td>2,129 SFT / 100 = 22 OCC.</td> <td>1</td> <td>BUSINESS</td> </tr> <tr> <td>TOTAL OCCUPANTS</td> <td></td> <td>EXISTING 268 OCCUPANTS - 22 NEW OCCUPANTS</td> <td></td> <td></td> </tr> </tbody> </table>		EXISTING OCCUPANCY LOAD CALCULATIONS - FOR REFERENCE ONLY					FLOORS EXISTING	EXISTING USE - UNCHANGED	OCCUPANT LOAD	# OF EXIT	CLASSIFICATION	ROOF TOP	ASSEMBLY - 15 OCC./SFT	4015 SFT / 15 = 268 OCC.	2	ASSEMBLY					UNCHANGED	NEW OFFICE	BUSINESS - 100 GROSS / SFT	2,129 SFT / 100 = 22 OCC.	1	BUSINESS	TOTAL OCCUPANTS		EXISTING 268 OCCUPANTS - 22 NEW OCCUPANTS		
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<p>SYMBOLS</p> <ul style="list-style-type: none"> 11.0 CENTERLINE OF EXISTING COLUMN 24 NOTE TAG REFERENCING GENERAL NOTES ON PLANS ENLARGED PLAN REF SHEET NUMBER ENLARGED PLAN DETAIL MARK SECTION/ELEV. REF SHEET NUMBER DOOR NUMBER, SEE DOOR SCHEDULE 3 PARTITION REFERENCE / WALL TAGS SECTION MARK SIM - SIMILAR OH - OPPOSITE HAND INTERIOR ELEVATION MARK DETAIL REFERENCE SHEET NUMBER 		<p>KEY PLAN</p>																															
<p>PROJECT DESCRIPTION</p> <ul style="list-style-type: none"> - EXISTING ROOF TOP IS AN ASSEMBLY USE AND USED ONLY FOR A GATHERING SPACE FOR EVENTS BY THE OWNER - AN EXTENSION WILL BE ADDED TO COMPENSATE FOR LOST SPACE DUE TO INSTALLATION OF NEW OFFICE SPACE. - THE OCCUPANCY USE OF THE OUTDOOR ROOF DECK SPACE WILL NOT BE CHANGED AND THE - OCCUPANCY LOAD FACTOR AND OVERALL LOAD WILL CHANGE WITH THE ADDITION OF THE NEW OFFICE SPACE. - APPROX. 2,129 SF OF NEW OFFICE SPACE WILL BE ADDED TO THE ROOF DECK AREA WITH A MAXIMUM ROOF DECK BEARING HEIGHT OF 14'-0" - ELEVATOR OPENINGS IN ELEVATOR LOBBY WILL BE UPDATED WITH NEW SMOKE PROTECTION FEATURES AND ANY OTHER MISCELLANEOUS LIFE SAFETY UPGRADES 		<p>PROJECT SCOPE</p> <ol style="list-style-type: none"> RELOCATION OF EXISTING ROOF TOP EQUIPMENT FOR NEW OFFICE SPACE REMOVE A PORTION OF WOODEN DECKING IN ORDER TO INSTALL NEW STEEL COLUMNS AND STEEL FOR NEW OFFICE SPACE INSTALLATION OF NEW WALLS AND STOREFRONT FOR NEW OFFICE AND MODIFICATIONS TO ELEVATOR LOBBY FOR OFFICE ENTRY MODIFY EXISTING DECK FOR NEW EXTENSION AND NEW OFFICE SPACE WORK TO BE SUBMITTED: <ul style="list-style-type: none"> - ALL WORK THAT IS ASSOCIATED WITH THE ROOF DECK EXTENSION AND NEW OFFICE SPACE - MEP, STRUCTURAL, FIRE SPRINKLER, AND FIRE ALARM DRAWINGS. 																															

NOT FOR CONSTRUCTION



PHILLIPS

KEYPLAN _____

CONSULTANT _____

SEAL _____

ISSUE & REVISION RECORD _____

#	DATE	DESCRIPTION
	06/23/18	SAP SUBMITTAL

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PROJECT _____

**ATLANTA TECH.VILLAGE
ROOF TOP PROJECT
3423 PIEDMONT ROAD NE
ATLANTA, GA 30305**

CLIENT _____

ATLANTA TECH.VILLAGE

PHILLIPS JOB NUMBER _____ 1861201

ISSUE DATE _____ 06/23/18

DRAWN BY/CHECKED BY _____ PK

DRAWING TITLE _____

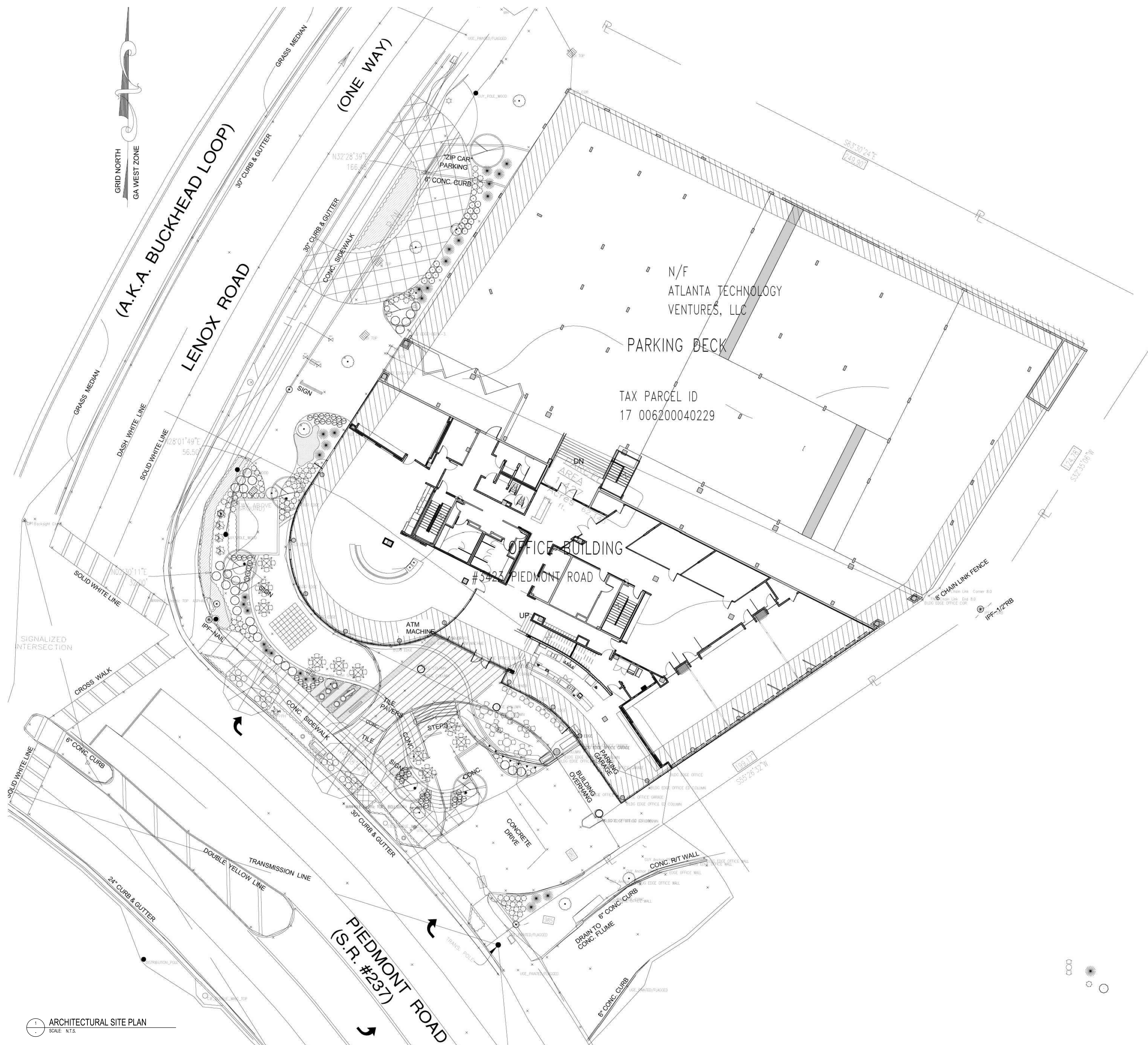
**ARCHITECTURAL
SITE PLAN**

SHEET NUMBER _____

AS-1

5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328
PHILLIPSPART.COM 770-394-1616

NOT FOR CONSTRUCTION



1 ARCHITECTURAL SITE PLAN
SCALE: N.T.S.

New Office Area
1900 SF Approx.
14'-0" Roof height
and ceiling height
inside will be lower

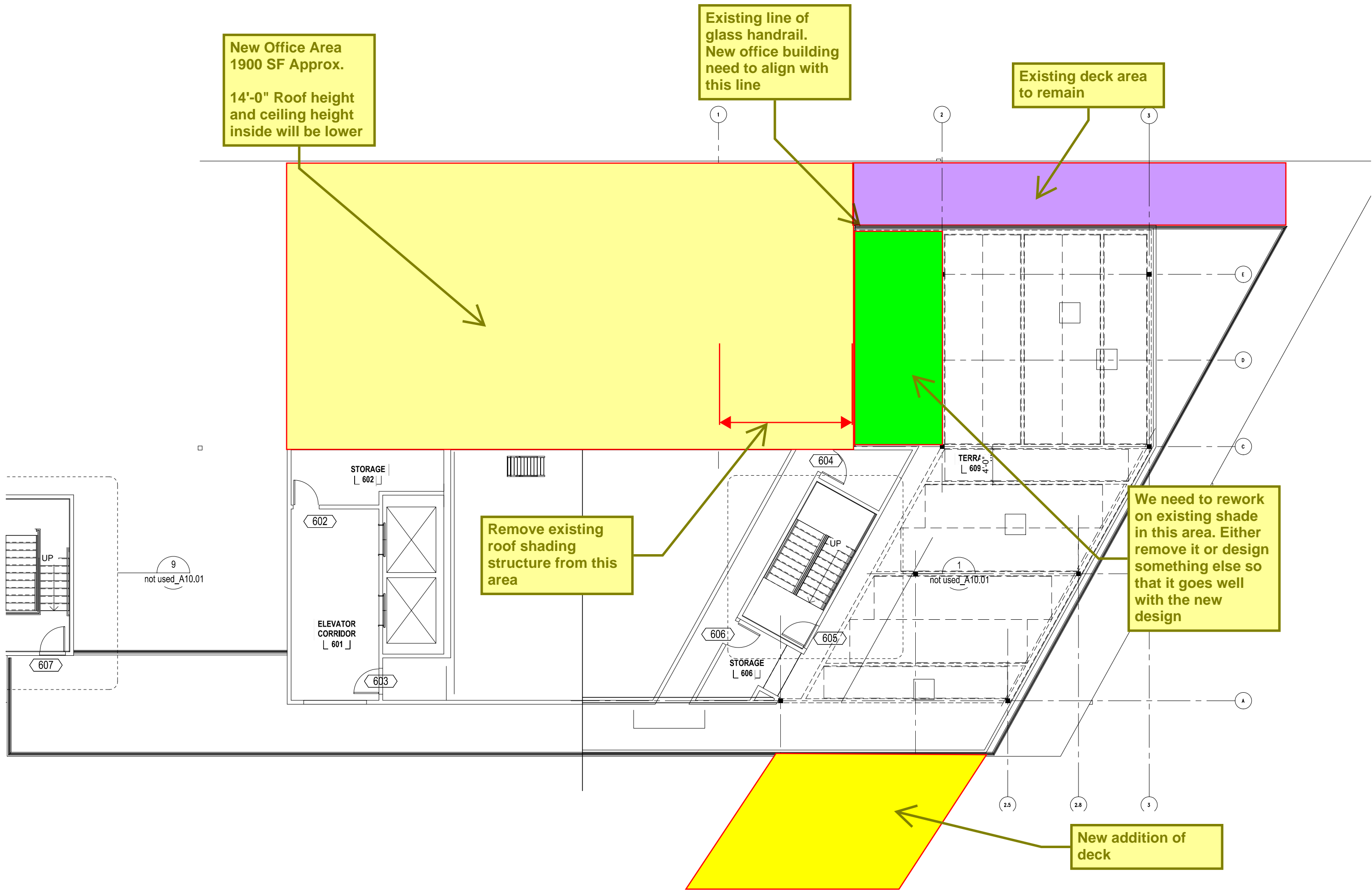
**Existing line of
glass handrail.**
New office building
need to align with
this line

**Existing deck area
to remain**

**Remove existing
roof shading
structure from this
area**

**We need to rework
on existing shade
in this area. Either
remove it or design
something else so
that it goes well
with the new
design**

**New addition of
deck**



Lenox Rd NE

WorkN

This is where the new office space addition will be added for new users.

Atlanta Tech Village

AcuityComplete

This shaded area is existing terrace with shading. This will remain as-is and unaltered.

Steppingblocks

Marketing Eye

AppZoro Technologies Inc.

Acuity

Clickscope

Octane Coffee Bar



Planning to add extra deck and extend existing roof deck area to make it a little bigger. Design will look similar to existing terrace with shade.



Marketing Eye
3423 Piedmont Rd NE #234, Atlan..
33.848658, -84.373246



This is the new structure we are planning to add. This is where the new office space addition will be added for new users.



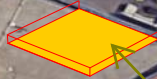
Atlanta Tech Wriage

Clickscape

AppZoro Technologies Inc.

WorkN

This is the new deck area to match existing deck area. Planning to add extra deck and extend existing roof deck area to make it a little bigger. Design will look similar to existing terrace with shade.



Piedmont road



Google



Area where new sliding glass doors will be

View from Inside of the new space

Existing terrace area - shown graphically

New curtain wall glazing

