



**APPLICATION FOR A SPECIAL ADMINISTRATIVE PERMIT (SAP)**

For SPI, Beltline, LW, MR, MRC, NC, I-Mix Zoning Districts & Unified Development Plans File No.:

City of Atlanta, Office of Zoning and Development (404-330-6145)

APPLICANT (name) Oak Valley Owner, LLC; Contact: Taylor White

ADDRESS 80 SW 8th Street, Suite 2200, Miami, FL 33130

PHONE NO. 305.859.3175 EMAIL twhite@banyanstreet.com

PROPERTY LANDOWNER Oak Valley Owner, LLC; Contact: Taylor White

ADDRESS 80 SW 8th Street, Suite 2200, Miami, FL 33130

PHONE NO. 305.859.3175 EMAIL twhite@banyanstreet.com

ADDRESS OF PROPERTY 950 East Paces Ferry Road, Atlanta, GA 30326

Land District 9 Land Lot 17 Council District 7 NPU B

Is property within the BeltLine Overlay District? Yes  No  Zoning Classification SPI-12 SA2

Is Inclusionary Zoning applicable to this project? Yes  No  Is this a Unified Development Plan? Yes  No

**Submittal Checklist (See detailed checklist on page 2):**

- Project Summary:** Provide cover letter describing new construction, alterations, repairs or other changes to the exterior of existing structures and/or the site. Requests for administrative variations must be accompanied by a written justification for each.
- Property Survey:** Submit one (1) copy. Lot consolidation, re-platting or subdivision may be required prior to approval of SAP.
- Site Plan (released for construction and sealed) and Building Elevations:**
  - a. **Initial Submission:** One(1) site plan & One (1) set of elevations.
  - b. **Other information:** Copies of applicable Rezoning Legislation, Special Use Permit and any letters for Variance or Special Exception. Note: additional plans or documents may be required at the discretion of the Office of Zoning and Development.
- Property Owner Authorization:** Submit required notarized owner consent per attached form (page 4).
- Notice to Applicant:** Submit attached form with signature and date (page 10).
- Development Controls Specification Form:** Provide the applicable information (pages 7 - 9).

**Fees (non-refundable):** Payable to the "City of Atlanta" in the form of cash, credit card, personal or cashier check, or money order.

- Exterior demo, outdoor dining new/expansion, or non-expansion: \$250.
- Developments < 50,000 sq.ft. of floor area: \$500.
- Developments 50,000 to 250,000 sq.ft. of floor area: \$1,000.
- Developments ≥ 250,000 sq.ft. of floor area: \$1,500.

**I HEREBY AUTHORIZE CITY STAFF TO INSPECT PREMISES OF ABOVE DESCRIBED PROPERTY. I HEREBY DEPOSE THAT ALL STATEMENTS HEREIN ATTACHED & SUBMITTED ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.**

Date 7/28/20 Signature of Applicant [Signature]

**Additional Submittal Requirements (as applicable):**

- **Inclusionary Zoning:** All new or conversion multifamily residential rental projects with 10 or more units in the Beltline Overlay District OR Westside neighborhoods of English Avenue, Vine City, Ashview Heights, or AUC must complete and submit the Inclusionary Zoning Certification Form with their application. Review and complete pages 11-12 of this SAP for certification forms.
- **Beltline, NC-2, NC-6, NC-10, NC-11, NC-12, & NC-14 Districts:** Applicant must send a copy of the filed SAP application to the NPU contact. Afterwards, complete the Notarized Affidavit of NPU Notification form (page 6), and provide a copy of U.S. Postal Service Certificate of Mailing. The NPU has up to 21 days to review the SAP and forward comments to the City.
- **Pre-application Conference with Zoning and Development Staff (prior to SAP submittal):** Required only for the Beltline, but recommended for all other districts. To request this meeting contact Krishana Newton at 404-330-6065 or [knewton@atlantaga.gov](mailto:knewton@atlantaga.gov).
- **Development Review Committee (DRC):** Projects in the Beltline & SPIs 1, 9, 12, 15, 16, 17 districts may require DRC review (See page 3).
- **Development of Regional Impact (DRI) Study:** Mixed-use developments with at least 700,000 s.f. or residential with at least 700 residential units may require a DRI approval by GRTA and ARC. For full thresholds and rules contact GRTA and/or ARC.
  - **Initial submission:** DRI Form 1 with the SAP application. Zoning and Development staff will then submit information to GRTA and ARC.
- **Watershed Management (DWM) Requirements (Section 74-504(a)):** Consultation meeting with DWM is **REQUIRED** for any site disturbance to determine applicable storm water work. Call 404-330-6249 or visit: [www.atlantawatershed.org/greeninfrastructure](http://www.atlantawatershed.org/greeninfrastructure)
- **Unified Development Plans:** Applicable to all zoning districts except R-1 to R-5, RLC, PD, & historic bldgs/districts (Section 16-28.030)

The City Code provides that Zoning and Development Director shall review each request for an SAP within 30 days of a filing of a **completed\*** application. (Atlanta Code Chapter 16, Section 16-25). \* **Note: NPU/DRC notification and review, as applicable, are required to complete the SAP application.**

(FOR OFFICE OF ZONING AND DEVELOPMENT 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.

Signed for Director, Office of Zoning & Development \_\_\_\_\_

Staff Reviewer - Print Name \_\_\_\_\_



City of Atlanta Office of Zoning & Development  
**SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION**  
Submission Checklist

The following checklist is designed to assist those in preparing required materials for SPI, Beltline Overlay, NC, LW, MRC, and MR districts. **Items omitted will delay applicant's review process.** The following items are required as part of a complete application for a Special Administrative Permit. **NPU Notification and DRC review, as applicable, are required as a part of a completed SAP application.** Please note: \* FINAL APPROVED SAP PLANS ARE REQUIRED WITH THE PERMIT APPLICATION SUBMITTAL TO THE OFFICE OF BUILDINGS.

1. **SAP Application Form and Property Landowner Authorization Form:** completed with notarized signatures.
2. **Notice to Applicant Form:** with signature and date.
3. **Project Summary:** Provide cover letter clearly describing all new construction, alterations, repairs or other changes to the exterior appearance of existing structures or site. **Any administrative variations ARE REQUIRED to be accompanied by a written justification for each variation requested.**
4. **Property Survey:** One (1) copy of survey (for new single-family and duplex construction, show existing footprints of principal structures on adjoining lots fronting the same street).
5. **Site Plan** (drawn to scale, released and sealed for construction) of proposed improvements showing items listed below\*. **Initial Submission:** One (1) copy for initial staff review.  
**Final Submission (after staff review): One (1) copy.**
  - a) Date, north arrow, and graphic scale.
  - b) Adjacent streets, with street names, property lines and dimensions, and easements.
  - c) Existing conditions to remain: identify all overhead utility poles, transformers, above ground storm water detention areas and inlets.
  - d) Proposed new installations: Identify the number, type and location of new street lights, transformers, AC units and other similar mechanical/accessory equipment at or above grade. Identify such items in the public right-of-way which final approval by Department of Public Works or GDOT is required.
  - e) Specify location and widths for all Sidewalks (street furniture and clear zones) and Supplemental Zones.
  - f) Ground floor layout plan with building and tenant entrances also shown
  - g) Street-front ground floor façade fenestration – vertical/horizontal window dimensions and % of façade length
  - h) Outdoor dining – seating plan, dimensions, and % of business establishment floor area
  - i) Height of structures (including fences/walls)
  - j) Parking, driveway and curb cut layout and dimensions (auto, truck loading, & bicycle/moped)
  - k) Location of parking deck light fixtures. Also indicate amount of foot-candles, and type of light fixture
  - l) Landscape plan: Planting locations including street trees (with tree species and calipers indicated), parking lot and other on-site landscaped areas (with the dimensions and percentage of lot calculated).
  - m) Provide Developmental Control Specification Form (pages 6-8) information on the site plan.
    - Zoning Classification, Net Lot Area & Gross Land Area, Floor Area Ratio (FAR), square footage of structures & individual uses, etc.
6. **Rooftop plan** when counted towards open space requirements.
7. **Elevations of building facades:** One (1) copy for initial staff review. **Final Submission: One (1) copy.**
8. **Section drawing(s)** as needed showing required sidewalks, supplemental zones (with retaining walls), and building façade & finished floor-level dimensioned within 5 feet above the adjacent sidewalk-level.
9. **DRI conditions of approval, rezoning legislation, variance or special exception letters** printed on site plan.
10. **Transportation Management Plan/Association Membership (where applicable)** required based on the zoning district. See specific zoning regulations for confirmation.
11. **Beltline Overly District, NC-2, NC-6, NC-10, NC-11, NC-12, and NC-14 properties:**
  - Mail a copy of the **submitted SAP application & drawings stamped received by the Office of Zoning and Development** to the NPU contact person.
  - Submit a copy of **U.S. Postal Service Certificate of Mailing** and **Notarized Affidavit of NPU Notification** (page 5) as soon as possible to complete the application submission and begin the SAP review period.
12. **Photographs (buildings/site):** Show existing conditions for alterations to existing building facades and/or site modifications.
13. **Shared Off-site Parking:** Requests for approval of off-site parking submit materials on Shared Off-site Parking checklist.
14. **Other information** necessary for the SAP as requested by staff.

City of Atlanta Office of Zoning & Development  
**SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION**  
**DEVELOPMENT/DESIGN REVIEW COMMITTEES (DRC)**

**\*\*CHECK FOR APPLICABILITY\*\* Beltline Overlay and Special Public Interest (SPI) Districts**

File # \_\_\_\_\_

Development / Design Review Committees (DRC) have been established as an advisory group for the purpose of providing to the Director of the Office of Zoning and Development formal recommendations/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 Zoning and Development 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

**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 4<sup>th</sup> Thursday morning monthly  
Central Atlanta Progress, 84 Walton Street NW, Suite 500  
Contact Fredalyn Frasier: [Ffrasier@atlantadowntown.com](mailto:Ffrasier@atlantadowntown.com)  
(404) 307-4286

Midtown SPI-16 & Piedmont Avenue SPI-17

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

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

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

Beltline Overlay

Meeting held the 3<sup>rd</sup> Wednesday evening monthly  
Atlanta Beltline Inc.  
100 Peachtree Street NW, Suite 2300  
Contact Lynnette Reid: [LReid@atlbeltline.org](mailto:LReid@atlbeltline.org)  
(404) 477-3551

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

**Application Submittal and Review Process**

- 1) Pre-application meeting with Office of Zoning and Development staff. To arrange pre-application meeting, contact Krishanna Newton at 404-330-6065 or [knewton@atlantaga.gov](mailto:knewton@atlantaga.gov).
- 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.



City of Atlanta Office of Zoning & Development  
**SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION**  
Notarized Authorization by Property Land Owner

File # \_\_\_\_\_

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

TYPE OF APPLICATION: **Special Administrative Permit**

I, Oak Valley Owner, LLC SWEAR THAT I AM THE **LANDOWNER**  
owner(s) name

OF THE PROPERTY LOCATED AT: 950 East Paces Ferry Rd  
Atlanta, GA 30326

AS SHOWN IN THE RECORDS OF Fulton 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):

Oak Valley Owner, LLC ; Contact: Taylor White

ADDRESS: 80 SW 8th Street, Suite 2200  
Miami, FL 33130

TELEPHONE: (305) 859-3175 EMAIL: twhite@banyanstreet.com

[Signature]  
 Signature of Property Landowner

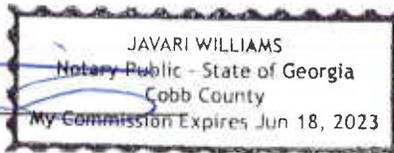
Taylor White, Vice President,  
 Print Name of Property Landowner  
Oak Valley Owner, LLC

Personally Appeared  
 Before Me

Taylor White

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

[Signature]  
 Signature of Notary Public



8/27/20  
 Date



**SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION**

**NPU Notification Cover Page**

**(ONLY APPLICABLE FOR BELTLINE, NC-2, NC-6, NC-10, NC-11, NC-12 & NC-14 DISTRICT)**

File # \_\_\_\_\_

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

NPU Chairperson or Designee:

Enclosed is a copy of a Special Administrative Permit (SAP) application for a property located within the Beltline Overlay, NC-2, NC-6, NC-10, NC-11, NC-12 or NC-14 zoning district. As part of the SAP application process applicants are required to submit site plans and building elevations, as applicable to the scope of work, to the Office of Zoning & Development for approval prior to obtaining a building permit. The following scopes of work may trigger SAP approval in the previously mentioned zoning districts:

“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, 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 mailing certificate, so that the NPU has an opportunity to review and provide written comments to the Office of Zoning & Development regarding an application prior to any SAP approval. Please note that for Beltline Overlay Districts where underlying zoning 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 certificate.** If the NPU does or does not have comments, or feels they are unnecessary, the Office of Zoning & Development should receive such written notification as soon as possible within the 21-day period. Comments received after the designated review period are not required to be considered in the Office's project review or approval.

The Beltline Overlay, NC-2, NC-6, NC-10, NC-11, NC-12 and NC-14 zoning districts primarily have design requirements that prescribe parameters for site layout and building elevations. Issues of land use or density (building square footage or number of units) are addressed by the underlying zoning district regulations. Therefore, NPU review should primarily focus their comments on the following items:

- Building placement
- Building setbacks adjacent to streets (pertaining to minimum sidewalks 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
- Other zoning regulations that are eligible for administrative variations

For questions, ask for an SAP staff member at 404-330-6145.

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

**[SAPComments@atlantaga.gov](mailto:SAPComments@atlantaga.gov)**



City of Atlanta Office of Zoning & Development  
**SPECIAL ADMINISTRATIVE PERMIT (SAP)**

**AFFIDAVIT OF NPU NOTIFICATION**

**(ONLY APPLICABLE FOR BELTLINE, NC-2, NC-6, NC-10, NC-11, NC-12 & NC-14 DISTRICT)**

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.

The 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 Zoning and Development prior to any SAP approval.

**LOCATION OF SUBJECT PROPERTY:**

Street Address(es): N/A

Zoning Classifications \_\_\_\_\_ Land District \_\_\_\_ Land Lot \_\_\_\_\_ Council District \_\_\_\_ NPU \_\_\_\_

**APPLICANT:**

Name: N/A

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

As the APPLICANT, I, N/A 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(s)                      Email Address (es)

**Adjacent NPU(s) Contact Information**

\_\_\_\_\_  
Name of Contact Person(s)                      Phone Number(s)                      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 Zoning & Development 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 Zoning and Development on the application.*



City of Atlanta Office of Zoning & Development  
**SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION**  
Development Controls Specifications (Required)

File # \_\_\_\_\_

\*Developmental Controls forms are required to be completed by the applicant, and all applicable specifications should be shown on the site plan in chart form. Items omitted will delay the plan review process. Refer to City of Atlanta Zoning Code (Chapters 8, 19, and 28) for clarification.

<b>Definitions and Methods of Calculation</b>						
<ul style="list-style-type: none"> <li>Net Lot Area (NLA) = length of property line X width of property line</li> <li>GLA for corner lots = (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)]</li> <li>GLA (with only one front yard adjacent to street) = (NLA) + [(street right-of-way width +2) X (length of front property line)]</li> <li>GLA may include half of the right-of-way (including streets, parks, lakes and cemeteries) up to 50 feet in width.</li> <li>GLA shall not be used for calculating FAR for properties within single-family or two-family-zoned subareas of SPI districts.</li> <li>Building Lot Coverage provided = (net lot area minus area of building footprint) ÷ (net lot area)</li> </ul>						
<b>Lot Size (in square footage)</b>						
Gross Land Area (GLA)	$(237.63 \times 35) + (394.99 \times 25) + (241.7 + 22.5) = 94958 = 118,588 \text{ SF}$					
Net Lot Area (NLA)	94,958 SF					
<b>Floor Area Ratio (FAR) – as applicable. Check which used for residential: <input type="checkbox"/> GLA, or <input type="checkbox"/> NLA</b>						
	Residential FAR Ratio	Residential Square Footage	Non-Residential FAR Ratio	Non-Residential Square Footage		
Base Allowed						
<b>Base Provided</b>						
Bonus Allowed						
<b>Bonus Provided</b>						
<b>Bonus FAR Program (check bonus utilized if applicable)</b>						
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"/>		
<b>Residential Units</b>				<b>Total Provided: _____</b>		
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						
<b>Building Coverage <input type="checkbox"/> or Lot Coverage <input type="checkbox"/> (check applicable as required per zoning district)</b>						
	Percentage (%)			Square Footage		
Max. Permitted						
Provided	$94,958 - (25,400 + 54,700) = 84\%$			80,1000 SF		
<b>Fenestration (% of each street-fronting facade calculated separately, per district regulations)</b>						
	Residential Façade Percentage (%)			Non-residential Façade Percentage (%)		
	Local Street	Arterial/Collector	Beltline Corridor	Local Street	Arterial/Collector	Beltline Corridor
Min. Required						
Provided (specify for each street)						



**Residential Open Space Requirements** (refer to Chapter 28 for clarification)

<b>Definitions and Methods of Calculation</b>		
<ul style="list-style-type: none"> <li>• <b>LUI</b> = Land Use Intensity Ratios Table (per Section 16-08 R-G District Regulations)</li> <li>• <b>TOSR</b> 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.               <ul style="list-style-type: none"> <li>○ TOSR required = (LUI table) X (GLA).</li> <li>○ TOSR provided = (GLA) – (area of building footprint) + (combined area of balconies and rooftop terraces).</li> </ul> </li> <li>• <b>UOSR</b> requirements are calculated using the residential FAR (of the <u>corresponding net lot or GLA lot sized used to calculate FAR</u>) for both residential and mixed-use developments. It does not include areas for vehicles. However, newly created on-street parking (outside of existing travel lanes) and new streets may be counted towards the UOSR calculations as specified in the district regulations.               <ul style="list-style-type: none"> <li>○ UOSR required = (LUI table) X (the corresponding lot size used to calculate FAR).</li> <li>○ If GLA is used for USOR, then the amount provided shall be = (NLA) – (area of building footprint + surface area of parking lots, and driveways) + (balconies, rooftop terraces, and landscaped areas on sidewalks within the adjacent right-of-way).</li> </ul> </li> </ul>		
<b>TOSR: Total Open Space Requirements for Residential Only Projects</b>		
<i>(Not required in SPI-9, SPI-16, SPI-17, SPI-18, SPI-20, SPI-21, MRC, MR, or LW districts, or in mixed-use developments.)</i>		
	Ratio	Total Square Footage
Minimum Required		
Provided		
<b>Square Footage breakout of UNCOVERED TOSR amount provided by the following:</b>		
GLA minus building square footage		
Open exterior balconies (per Section 16-28 or district regs)		
Roof area improved as recreation space		
<b>Square Footage breakout of COVERED TOSR amount provided by the following:</b>		
Areas closed to the sky (roof) but having two sides with a minimum of 50% open		
<b>UOSR: Usable Open Space Requirements for Residential and or Mixed-use Developments</b>		
<i>(These are areas not counted towards Public Space Requirements)</i>		
	Ratio	Total Square Footage
Minimum Required		
Provided		
<b>Square Footage Breakdown of UOSR amounts provided by the following:</b>		
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 Zoning & Development  
**SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION**  
Development Controls Specifications (Required)

File # \_\_\_\_\_

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

<b>PSR: Public Space Requirements for Non-residential &amp; Mixed-use Developments</b>		
<i>(These are areas not counted towards UOSR)</i>		
<b>Public Space provided</b> = (square footage area of exterior space) + (square footage area of interior space)		
	Percentage (%)	Total Square Footage
Minimum Required		
Provided		
<b>Square Footage Breakdown of PSR amounts provided by the following:</b>		
<b>EXTERIOR</b> (accessible to general public such as landscaped areas, plazas, terraces, patios, observation decks, fountains, sidewalks, common areas, open recreational spaces, etc.)	14,849 SF	
<b>INTERIOR</b> (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)

<b>Residential Unit Breakout</b>				
Number of Studios	Number of 1 BR	Number of 2 BR	Number of 3 BR	Number of 4 BR
<b>On-site Parking Spaces</b>	<b>Residential</b>		<b>Non-residential Uses</b>	
Minimum Required			N/A	
Provided			1,404	
Maximum Allowed			1,574	
<b>Bicycle Parking Spaces</b>	<b>Residential</b>		<b>Non-residential Uses</b>	
Minimum Required			Existing	
Provided			Existing	
<b>On-site Loading Spaces</b> (see applicable zoning district requirements or Section 16-028.015)				
	<b>Residential/Hotel</b>		<b>Non-residential Uses (break out by use)</b>	
Minimum Required (specify for each use)			Existing	
Provided (specify for each use)			Existing	



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

File # \_\_\_\_\_

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

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

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

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

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

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

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

\_\_\_\_\_  
Applicant Printed Name

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date



# SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION (\*APPLICABLE ONLY FOR SHARED OFF-SITE PARKING ARRANGEMENTS)

File # \_\_\_\_\_

The Director of the Office of Zoning & Development 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 Zoning & Development.
  - 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 Zoning & Development. 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:**

**Master Site Plan and Tenant Information**

<p style="text-align: center;"><b>Site Plan of <u>lessor</u></b> property including property lines.</p>	<p style="text-align: center;"><b>Site Plan of <u>lessee's</u></b> property with parking layout and including property lines.</p>	<p><b><u>Chart with the following information:</u></b></p> <ul style="list-style-type: none"> <li>Tenants by type of use</li> <li>Tenants square footages</li> <li>Tenants hours of operation</li> </ul> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p><b>Key Plan</b> showing both sites</p> </div> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p><b>Illustrative</b> proposed signage or markings for spaces</p> </div> </div>
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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





City of Atlanta Office of Zoning & Development  
**SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION**  
Inclusionary Zoning Certification Form

File # \_\_\_\_\_

**VI. Please review Exhibit D, the Land Use Restriction Agreement. This legal document needs to be executed, recorded, and returned prior to issuance of the certificate of occupancy (only applicable to projects that comply with affordability requirement).**

Certification (for plan reviewer use only)

- Proposed project meets all IZ on-site affordability and program requirements  
 Project applicant elects to pay in-lieu fee and are not subject to on-site affordability requirements

Plan reviewer \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

**QA/QC Review by OHCD (for internal use only)**

Compliance specialist \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Note: Inclusionary Zoning is applicable for conversions or new multifamily residential rental developments with ten (10) or more units in either the Beltline Overlay District or four Westside Neighborhoods (English Avenue, Vine City, Ashview Heights, or AUC). Affordability and program requirements are mandatory unless applicant elects to pay a one-time per-unit in-lieu fee.

**Exhibit A: 2019 In-lieu Fee Table**

Area	Construction cost/unit	Land cost/unit	Total cost/unit
Beltline Subarea 1	\$120,698	\$4,133	\$138,501
Beltline Subarea 2	\$120,698	\$7,696	\$133,838
Beltline Subarea 3	\$120,698	\$15,780	\$152,568
Beltline Subarea 4	\$120,698	\$37,755	\$158,453
Beltline Subarea 5	\$120,698	\$46,667	\$167,364
Beltline Subarea 6	\$120,698	\$20,917	\$141,615
Beltline Subarea 7	\$120,698	\$16,214	\$136,912
Beltline Subarea 8	\$120,698	\$26,801	\$147,498
Beltline Subarea 9	\$120,698	\$10,667	\$131,364
Beltline Subarea 10	\$120,698	\$12,333	\$133,031
Westside neighborhoods	\$120,698	\$11,208	\$131,905

**Exhibit B: 2019 Maximum Rental Limits Table**

	Efficiency/Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
60% AMI	\$786	\$842	\$1,011	\$1,167	\$1,302
80% AMI	\$1,048	\$1,123	\$1,348	\$1,556	\$1,736

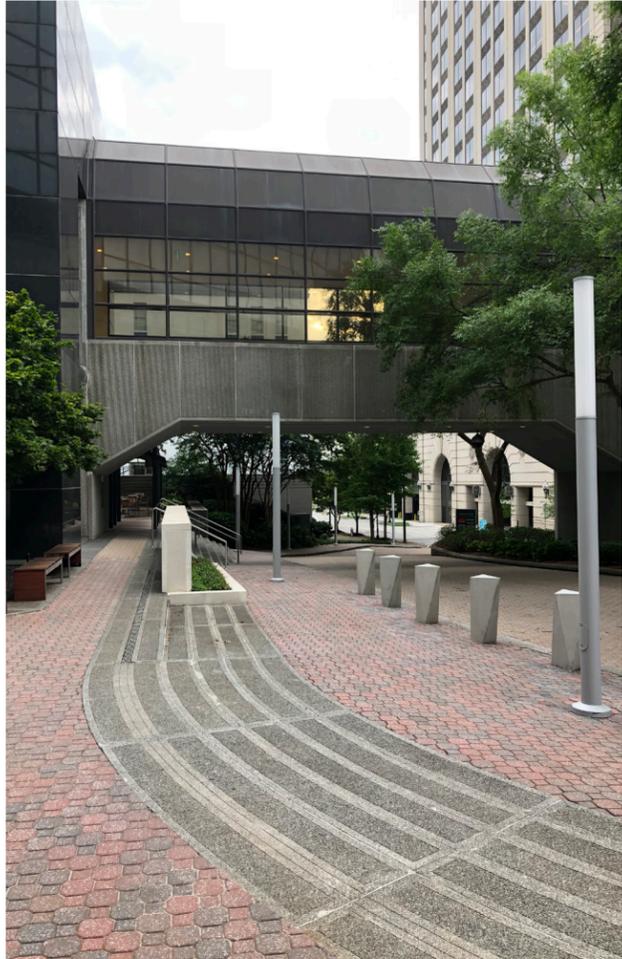
Maximum rental rates are calculated by the methodology indicated within the ordinances: 17-O-1556 and 17-O-1542

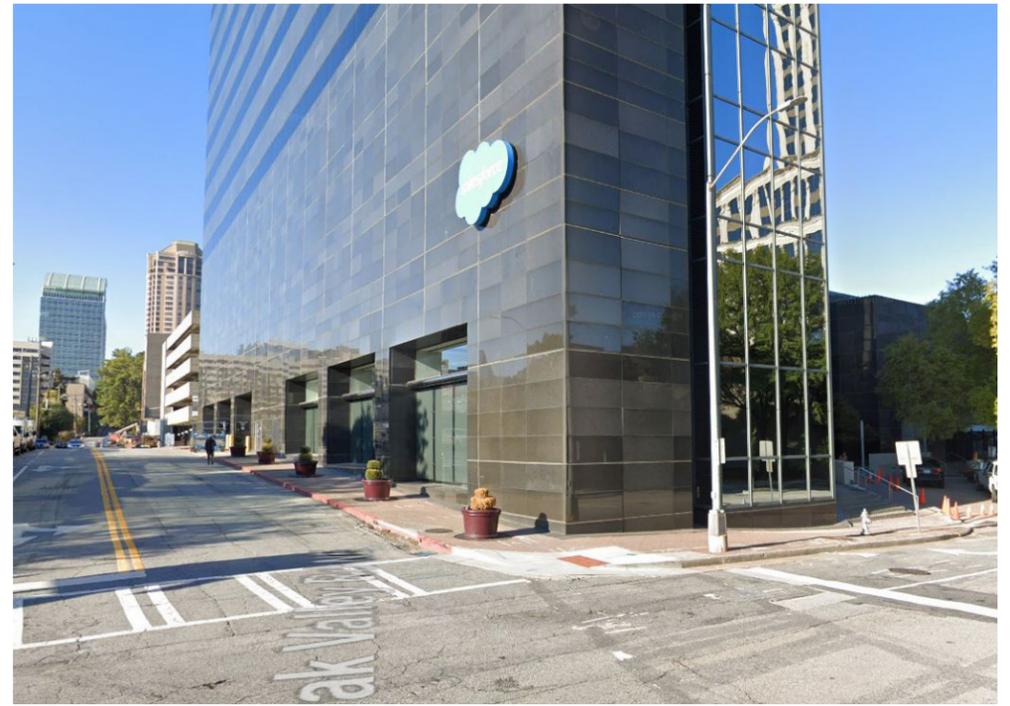
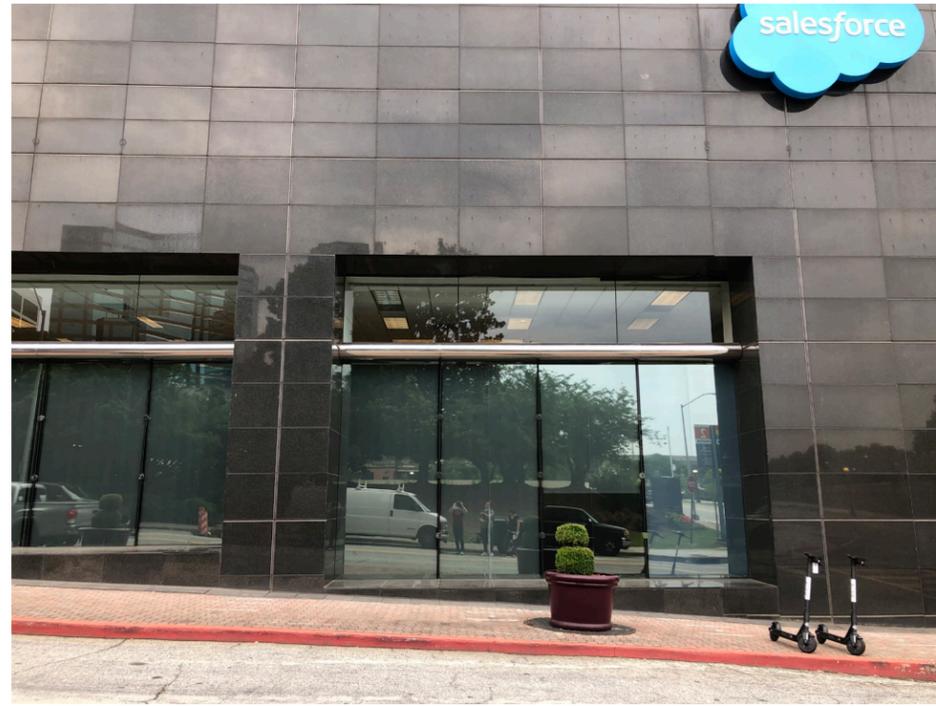
**Exhibit C: 2019 HUD Income Limits**

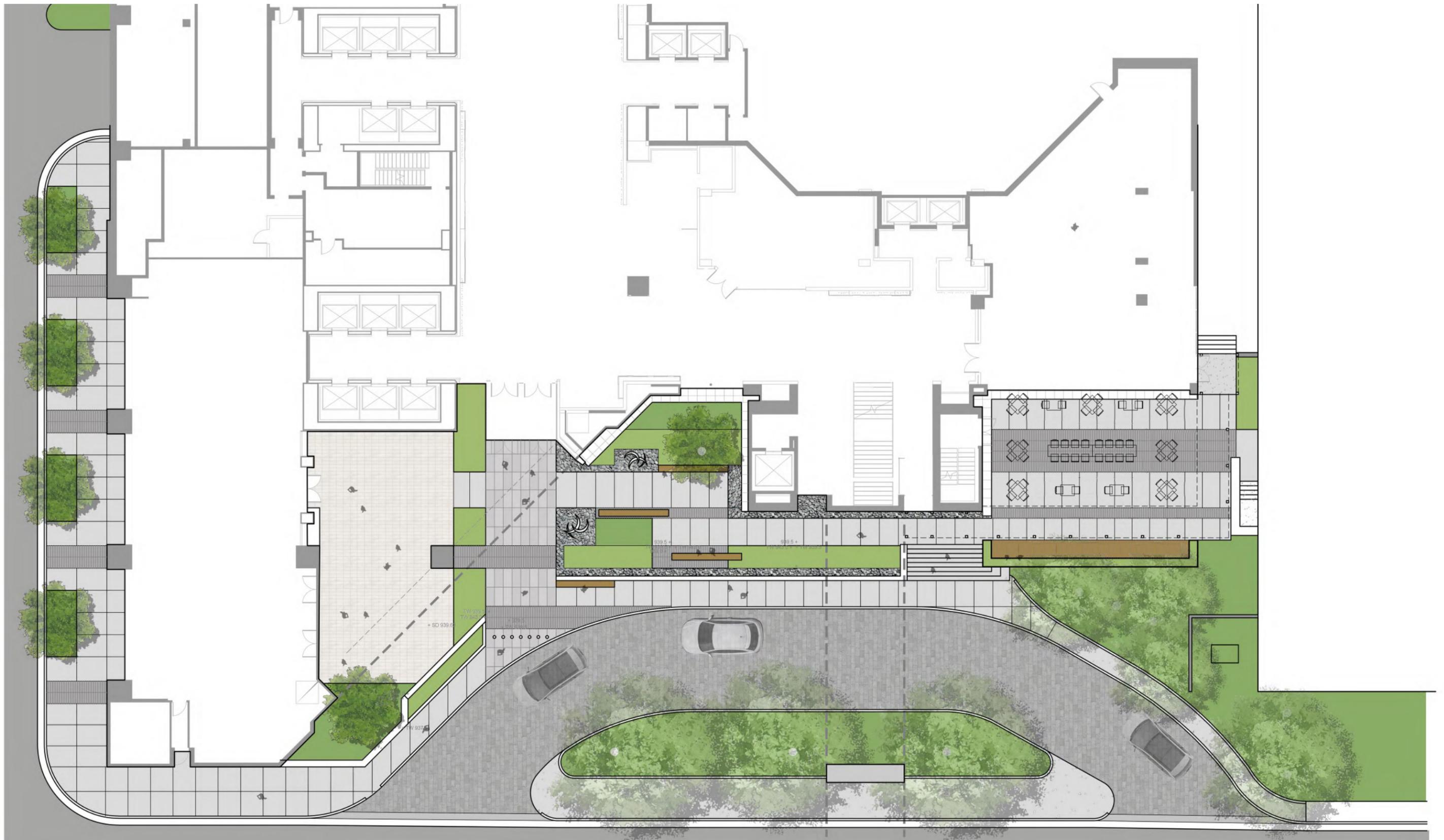
% AMI / Household size	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
30% AMI	\$16,750	\$19,150	\$21,550	\$25,750	\$30,170	\$34,590
50% AMI	\$27,900	\$31,900	\$35,900	\$39,850	\$43,050	\$46,250
60% AMI	\$33,480	\$38,280	\$43,080	\$47,820	\$51,660	\$55,500
80% AMI	\$44,650	\$51,000	\$57,400	\$63,750	\$68,850	\$73,950
120% AMI	\$55,800	\$63,800	\$71,800	\$79,700	\$86,100	\$92,500

Based on Atlanta Area Median Income (\$79,700) as published periodically by HUD

**Exhibit D: Inclusionary Zoning Land Use Restriction Agreement**  
 (See <https://www.atlantaga.gov/home/showdocument?id=33627>)

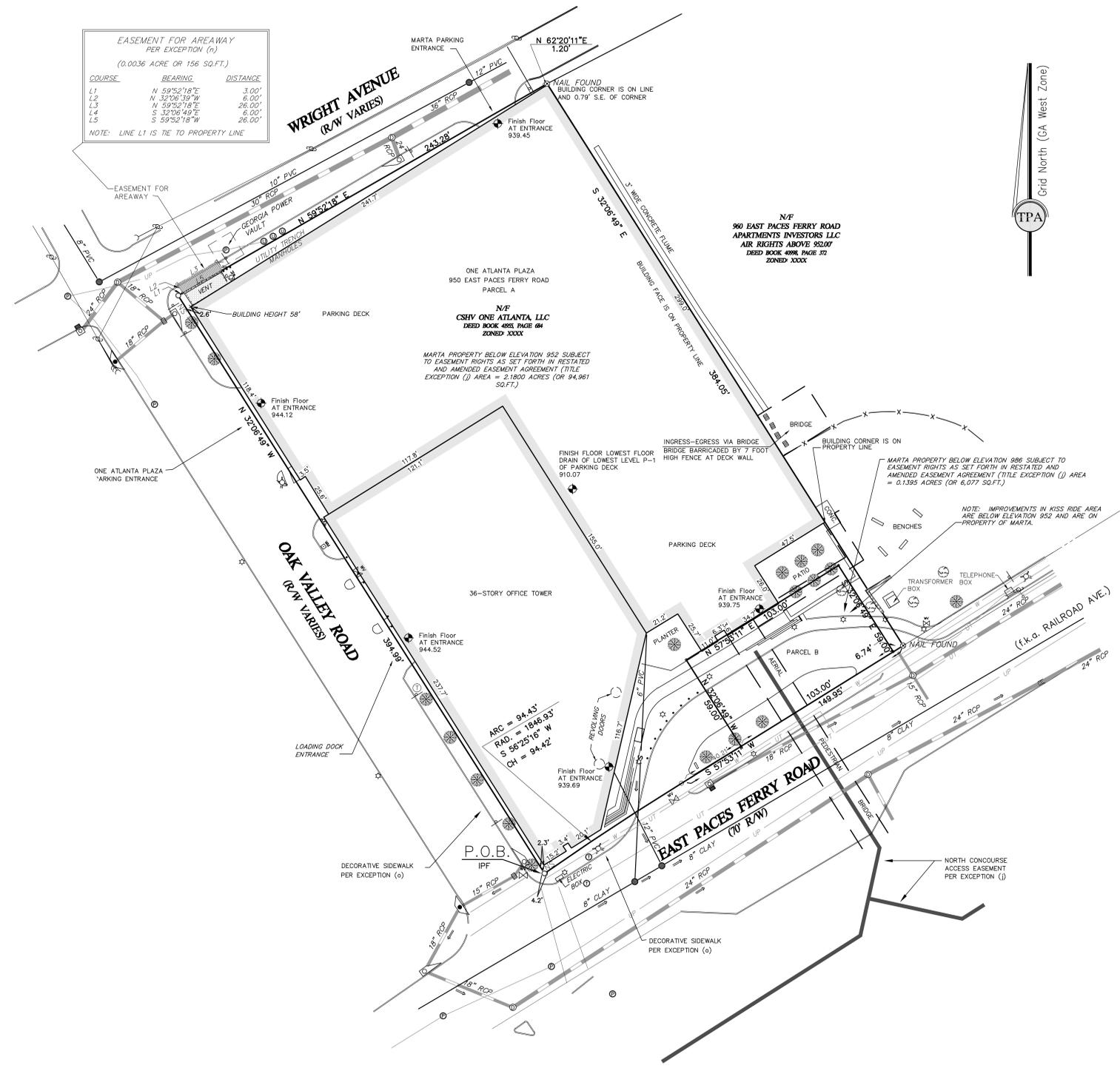






LEGEND:

- UT UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE
UNDERGROUND GAS LINE
WATER LINE
CHAIN LINK FENCE
SANITARY SEWER MANHOLE
STORM DRAIN MANHOLE
DROP INLET
DOUBLE-WING CATCH BASIN
SINGLE-WING CATCH BASIN
POWER MANHOLE
TELEPHONE MANHOLE
UTILITY POLE
GUY WIRE
LAMP STANDARD
SIGN
FIRE HYDRANT
WATER METER
WATER VALVE
TREE
P.O.B. POINT OF BEGINNING
DHS DRILL HOLE SET
IPS IRON PIN SET (5/8" REINFORCING BAR)



TITLE EXCEPTIONS:

- (j) Agreement by and between the City of Atlanta, a municipal corporation of the State of Georgia and Vantage Properties, Inc., a Texas corporation, dated as of April 13, 1984, filed for record April 23, 1984 at 10:56 a.m., recorded in Deed Book 8941, Page 431, aforesaid Records.
Comment: Allows for construction onto city right-of-way of East Paces Ferry Road and Wright Avenue the necessary anchor systems and retaining wall systems pertinent to the development of the subject property.
(k) Restated and Amended Easement Agreement for Pedestrian Bridge and Access Through North Concourse by and between Metropolitan Atlanta Rapid Transit Authority, a public body corporate created under the laws of the State of Georgia and Vantage Properties, Inc., a Texas corporation, dated as of December 15, 1984, filed for record June 13, 1985 at 1:25 p.m., recorded in Deed Book 8563, Page 251, aforesaid Records; as affected by that certain Assignment of Agreements by and between DVPI, Inc., a Texas corporation formerly known as Vantage Properties, Inc., and The Travelers Insurance Company, a Connecticut corporation, dated effective as of November 2, 1988, filed for record November 4, 1988 at 12:33 p.m., recorded in Deed Book 12021, Page 293, aforesaid Records.
Comment: Affects subject property, as shown herein.
(l) Restated and Amended Easement Agreement for Johnsontown North Site by and between Metropolitan Atlanta Rapid Transit Authority, a public body corporate created under the laws of the State of Georgia and Vantage Properties, Inc., a Texas corporation, dated as of December 15, 1984, filed for record June 13, 1985 at 1:25 p.m., recorded in Deed Book 8563, Page 275, aforesaid Records; as affected by that certain Assignment of Agreements by and between DVPI, Inc., a Texas corporation formerly known as Vantage Properties, Inc., and The Travelers Insurance Company, a Connecticut corporation, dated effective as of November 2, 1988, filed for record November 4, 1988 at 12:33 p.m., recorded in Deed Book 12021, Page 293, aforesaid Records.
Comment: Affects subject property, does not contain a plottable description.
(m) Reciprocal Easement and Operating Agreement by and between One Atlanta Plaza Associates, a Georgia limited partnership, whose sole general partners are One Atlanta Plaza Investors, Ltd. and Vantage Properties, Inc., and Vantage Properties, Inc., a Texas corporation, dated December 16, 1985, filed for record December 17, 1985 at 8:31 a.m., recorded in Deed Book 8867, Page 159, aforesaid Records; as amended by that certain First Amendment to Reciprocal Easement and Operating Agreement by and between One Atlanta Plaza Associates, a Georgia limited partnership, whose sole general partners are One Atlanta Plaza Investors, Ltd. and Vantage Properties, Inc., a Texas corporation and Marriott Corporation, a Delaware corporation, dated as of December 29, 1987, filed for record December 30, 1987 at 12:48 p.m., recorded in Deed Book 11247, Page 84, aforesaid Records; as affected by that certain Assignment of Agreements by and between DVPI, Inc., a Texas corporation formerly known as Vantage Properties, Inc., and The Travelers Insurance Company, a Connecticut corporation, dated effective as of November 2, 1988, filed for record November 4, 1988 at 12:33 p.m., recorded in Deed Book 12021, Page 293, aforesaid Records.
Comment: Affects subject property, does not contain a plottable description.
(n) Agreement by and between the City of Atlanta, a municipal corporation of the State of Georgia and Vantage Properties, Inc., a Texas corporation, dated as of December 20, 1985, filed for record December 23, 1985 at 11:11 a.m., recorded in Deed Book 8882, Page 4, 11, aforesaid Records.
Comment: Affects subject property, as shown herein.
(o) Sidewalk Agreement by and between the City of Atlanta, a municipal corporation of the State of Georgia and One Atlanta Plaza Associates, a Georgia limited partnership, undated, filed for record October 21, 1986 at 3:41 p.m., recorded in Deed Book 10397, Page 473, aforesaid Records.
Comment: Provides for decorative sidewalk on northeast side of Oak Valley Road and northwest side of East Paces Ferry Road, as noted.
NOTE: The above document as filed contains no Exhibit "A".

- (p) Agreement Regarding Development, Parking and Leasing by and between One Atlanta Plaza Associates, a Georgia limited partnership having as its sole general partners DVPI, Inc. (1/4) Vantage Properties, Inc., a Texas corporation and One Atlanta Plaza Investors, LTD, a Texas limited partnership having as its sole general partner The Prospect Company, a Georgia corporation and DVPI, Inc., a Texas corporation, dated September 27, 1988, filed for record October 15, 1988 at 3:38 p.m., recorded in Deed Book 11939, Page 66, aforesaid Records, as affected by that certain Assignment of Agreements by and between DVPI, Inc., a Texas corporation formerly known as Vantage Properties, Inc., and The Travelers Insurance Company, a Connecticut corporation, dated effective as of November 2, 1988, filed for record November 4, 1988 at 12:33 p.m., recorded in Deed Book 12021, Page 293, aforesaid Records; as further assigned by that certain Assignment and Assumption Agreement by and between One Atlanta Plaza Associates, L.P., a Georgia limited partnership (formerly known as One Atlanta Plaza Associates) and One Atlanta Plaza Company, LLC, a Georgia limited liability company, dated January 2, 1997, filed for record January 2, 1997 at 4:21 p.m., recorded in Deed Book 21980, Page 326, aforesaid Records.
Comment: Affects subject property, does not contain a plottable description.
(q) Reciprocal Easement and Operating Agreement by and between Buckhead Atlanta Plaza, Inc., a Florida corporation and TRC/TIC Lenox, LLC, a Georgia limited liability company, dated October 9, 2002, filed for record October 11, 2002 at 2:24 p.m., recorded in Deed Book 33293, Page 110, aforesaid Records; as amended by that certain First Amendment to Reciprocal Easement and Operating Agreement by and between Buckhead Atlanta Plaza, Inc., a Florida corporation and TRC/TIC Lenox, LLC, a Georgia limited liability company, dated September 15, 2003, filed for record September 19, 2003 at 10:00 a.m., recorded in Deed Book 36013, Page 693, aforesaid Records.
Comment: Affects subject property, does not contain a plottable description.
(r) All matters as disclosed by that certain ALTA/ACSM Land Title Survey of One Atlanta Plaza at Buckhead Atlanta Plaza, Inc., California State Teachers Retirement Systems (CalSTRS), and Commonwealth Title Insurance Company, dated January 19, 2006, last revised on February 7, 2006 prepared by HDR Engineering, Inc., certified by Phillip S. Curry, GA RLS No. 2242.

CERTIFICATION:
This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based has a closure precision of one foot in 91,235 feet, and an angular error of 2" per angle point, and was adjusted using the least squares method. Angular and linear measurements were made using a TOPCON GT-303 Total Station.
This map or plat has been calculated for closure and is found to be accurate within one foot in 128,070 feet.
To Banyan Street Capital, LLC, a Delaware Limited Liability Company, First American Title Insurance Company, Stearns Weaver Miller Weissler Alhadeff & Silterson, P.A., and each of their respective successors and assigns.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 6(a), 7(a)(1)(C), 8, 9, 13, 16, 17, 18, 19, 20(\$5,000,000) of Table A thereof. The fieldwork was completed on May 5, 2016.
PRELIMINARY 06/01/16
Jaime F. Higgins Date
Georgia Reg. Land Surveyor No. 2602
For the Firm Travis Pruitt & Associates, Inc.

ZONING: RG-4-C
Front Yard: None specified per Buckhead/Lenox stations special public interest district.
Side/Rear Yard: Transitional side/rear: 20 ft. per Buckhead/Lenox stations special public interest district.
Building Height: No portion of any structure shall protrude through a height limiting plane beginning at 35 ft. above the buildable area boundary nearest lot he common district boundary and extending inward over this district at an angle of 45 degrees (1:1) per Buckhead/Lenox stations special public interest district.
Floor Space Area: None specified, approximately 629,701 square feet.
Parking Requirements: 2.5 spaces for each 1,000 square foot of floor area.
This information is set forth in a Planning & Zoning Report for Atlanta Plaza 950 East Paces Ferry Road Northeast Atlanta, Georgia, prepared by the Planning & Zoning Resource Company. Draft date May 23, 2016, PZR Site Number: 93552-1. It is not the intent of the surveyor to interpret or make conclusions regarding the zoning designation shown herein.

- REFERENCE PLATS:
1. COMPOSITE BOUNDARY PLAT OF ATLANTA PLAZA - PHASE I AND II FOR SUMITOMO LIFE REALTY (N.Y.), INC. AND CHICAGO TITLE INSURANCE COMPANY, PREPARED BY W.L. JORDEN & CO., INC., DATED 9/22/88, REVISED 9/23/88, FILE NO. 88-1810-B.
2. COMPOSITE BOUNDARY PLAT OF ATLANTA PLAZA - PHASE I AND II FOR VANTAGE SOUTHEAST, PREPARED BY W.L. JORDEN & CO., INC., DATED 5/10/88, LAST REVISED 10/10/88, FILE NO. 88-1020-B.
3. SURVEY FOR ONE ATLANTA PLAZA ASSOCIATES, VANTAGE PROPERTIES, INC., ONE ATLANTA PLAZA INVESTORS, LTD., THE TRAVELERS INSURANCE COMPANY AND PHILADELPHIA SAVINGS FUND SOCIETY, PREPARED BY W.L. JORDEN & CO., INC., DATED 11/14/85, LAST REVISED 12/16/85, FILE NO. 85-8140-3.
4. SURVEY FOR VANTAGE SOUTHEAST PROPERTIES COMPANY, PREPARED BY W.L. JORDEN & CO., INC., DATED 4/16/85, LAST REVISED 5/10/85, FILE NO. 84-0087-3.
5. BOUNDARY SURVEY FOR VANTAGE SOUTHEAST PROPERTY CO., PREPARED BY W.L. JORDEN & COMPANY, INC., DATED 3/01/84, LAST REVISED 4/09/85, FILE NO. 84-0087-3.
6. RIGHT-OF-WAY MAPPING FOR METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY (MARTA), ENTITLED "NORTH LINE PROPERTY CERTIFICATION MAP" PROJECT CCI 0490, DRAWING NUMBER RW29, DATED 2/17/81, LAST REVISED 12/17/81.
7. LEASE CONTRACT BETWEEN THE METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY (MARTA) (LEASEE) AND CNM MANAGEMENT ASSOCIATES (LESSOR) DATED 08/28/97, ON FILE WITH MARTA IN ASSOCIATION WITH MARTA PARCEL D3095 - PARKING LENOX STATION.
8. ALTA/ACSM LAND TITLE SURVEY OF ONE ATLANTA PLAZA FOR CSHV ONE ATLANTA PLAZA, LLC, CB RICHARD ELLIS INVESTORS AND COMMONWEALTH TITLE INSURANCE COMPANY, PREPARED BY HDR ENGINEERING, INC. DATED JANUARY 19, 2006, LAST REVISED FEBRUARY 7, 2006.



SITE ADDRESS:
950 East Paces Ferry Rd. NE #1675
Atlanta, GA 30326

SITE AREA TRACT 1:
Parcel A = 2.04 or 88,881 square feet
Parcel B = 0.14 or 6,077 square feet
Total = 2.18 acres

PARKING SUMMARY:
Atlanta Plaza Parking Usage:
Total: 1381 H/C 23
Marta Parking Usage:
Total: 375 H/C 11
Combined: 1756 H/C 34

- NOTES:
1. This survey is a retracement survey of an existing tract or combination of existing tracts. This survey is not intended to create new tracts of land or change existing tracts of land. This survey is not a subdivision plat and has not been approved by the correct jurisdictional authorities.
2. This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
3. Unless otherwise specified, all distances as shown are horizontal ground distances in U.S. survey feet (39.37 inches = 1 meter).
4. Basis of grid bearing is Georgia State Plane Coordinate System, West Zone, 1927 North American Datum (NAD '23), and is based on Vertical Datum is 1929 North American Vertical Datum (NAVD '29) and is also based on MARTA Monument "N-47".
5. Spot elevations shown at curb lines are at top of curb. Elevations shown with benchmark symbol (were run by differential elevations to finish floor ("FF") as shown. All other elevations are "rigorously" as shown.
6. No portion of this property lies within a designated wetlands area.
7. The subject property has access to and from Oak Valley Road, a duly dedicated and accepted public street or highway.
8. There are no party walls or visible encroachments on the subject property by streets, alleys, or buildings, structure or other improvements which encroach upon the property, except as shown on the Survey.
Title Exceptions:
9. This survey relied upon information contained within a title commitment number 2-34000 prepared by First American Title Insurance Company, with an effective date of April 11, 2016 at 5:00 p.m., with respect to the property surveyed described in "Exhibit A", and the exceptions listed in "Schedule B, Section II".
Flood Hazard Note:
10. By graphic plotting only, this property does not lie within a 100 year flood hazard zone and is depicted as unshaded zone X or zone D as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia, incorporated area map number 13121C0251F, effective date September 18, 2013.

UTILITY STATEMENT:
1. Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown herein. There is no certainty of the accuracy of this information and it shall be considered that any utility shown on this drawing, the location and arrangement of underground utilities and structures shown herein may be inaccurate and utilities and structure not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.

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Travis Pruitt & Associates, Inc.
THESE DRAWINGS AND THEIR REPRODUCTIONS ARE THE PROPERTY OF TRAVIS PRUITT & ASSOCIATES, INC. AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

REVISIONS table with columns for NO., DATE, and DESCRIPTION.

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Norcross, Georgia 30092
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Fax: (770) 449-6759
www.travispruit.com
Travis Pruitt & Associates, Inc.
LAND SURVEYOR
Professional Seal

ALTA/ACSM LAND TITLE SURVEY
Banyan Street Capital, LLC, a Delaware limited liability company,
First American Title Insurance Company &
Stearns Weaver Miller Weissler Alhadeff & Silterson, P.A., and each of their respective successors and assigns.
AUTHORIZED BY LOIRI DUNNE REPRESENTING BANYAN STREET CAPITAL.
LAND LOT 9 - 17th DISTRICT - CITY OF ATLANTA, FULTON COUNTY, GEORGIA

Scale: 1" = 60' IN FEET
Graphic Scale: 0 15 30 45 60 IN FEET

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

PLAT DATE: May 11, 2016
FIELD DATE: May 5, 2016
SCALE: 1"=60'
LSV: BT
NO: 116-0208-000
PN: 211-E-150
Sheet No. 1 of 2

