

HOPARCH, LLC

2653 Sharondale Circle
Atlanta, Georgia 30305
404-841-9482

December 15, 2020

Mr. David Siegel
Siegel Construction & Design, LLC

Re: Project Summary for SAP Application
Jackson Fine Art
3122 E. Shadowlawn Avenue, NE
Atlanta, GA 30305

Dear Sir or Madam,

The proposed project referenced in the attached SAP application is described as follows:

- 1) Removal of an existing residential structure located at 2122 Shadowlawn Drive, NE.
- 2) Reconfiguration and grading of the existing site in compliance with current regulations'
- 3) Construction of a new office building with exhibit space for Jackson Fine Art.
- 4) Proposed building area: 4,086 square feet
- 5) Proposed building height: 28 feet, two stories
- 6) 5 parking spaces, including 1 accessible parking space to be provided onsite

Additionally, we are requesting an administrative variation from the City of Atlanta Code of Ordinances Section 16-181.017.5, requiring fenestration for 65 percent of the length of the building for non-residential uses on Type 1, 2 and 3 streets.

We are requesting a reduction in this fenestration ratio from 65 percent to 37 percent, as natural lighting in the art exhibition spaces inside the front of the proposed building must be strictly controlled. Additionally, interior display walls are needed internally on both sides of the proposed fenestration, and the fenestration pattern proposed is in keeping with the predominantly residential character of E. Shadowlawn Avenue. Proposed elevations are attached to this application for reference.

Sincerely,

J. Michael Hopkins, AIA
President, HopArch, LLC



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) Cindy Silver

ADDRESS 7513 St Charles Square Roswell GA 30075

PHONE NO. 770-599-3994 **EMAIL** CindySilver@Constructionoutsourcing.com

PROPERTY LANDOWNER East Shadowlawn Development, ILC

ADDRESS _____

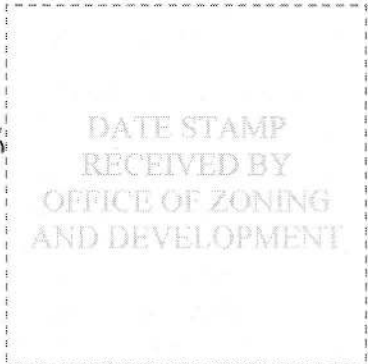
PHONE NO. 404-626-9000 **EMAIL** katherine.cohen@ashvx.com

ADDRESS OF PROPERTY 3122 E. Shadowlawn Ave., NE

Land District 17 **Land Lot** 61 **Council District** 7 **NPU** B

Is property within the BeltLine Overlay District? Yes No **Zoning Classification** SPI-9, SA3

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 12-18-2020 **Signature of Applicant** Cindy Silver

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.
- **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
- **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.



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Submittal 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 Overlay 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 4th Thursday morning monthly
Central Atlanta Progress, 84 Walton Street NW, Suite 500
Contact Fredalyn Frasier: Ffrasier@atlantadowntown.com
(404) 307-4286

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 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.
- 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, Andy Heyman (3122 East Shadowlawn Road/LLC) SWEAR THAT I AM THE **LANDOWNER**
 owner(s) name

OF THE PROPERTY LOCATED AT: 3122 East Shadowlawn Ave NE.
ATL. GA 30305

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):
 CINDY SILVER

ADDRESS: 7513 ST CHARLES SQUARE - ROSWELL, GA 30075

TELEPHONE: (770) 597-3994 EMAIL: cindysilver@constructionoutsource.com

[Signature]
 Signature of Property Landowner

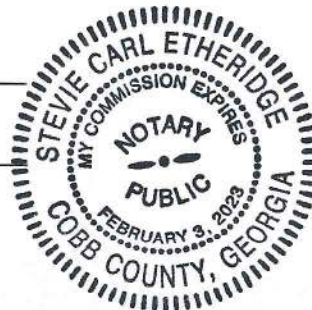
Andy Heyman
 Print Name of Property Landowner

Personally Appeared Before Me [Signature]

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

Stevie Carl Etheridge
 Signature of Notary Public

December 14, 2020
 Date





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): 3122 East Shadowlawn Avenue

Zoning Classifications SPI-9 SA4 Land District 17 Land Lot 61 Council District NPU B

APPLICANT:

Name: _____

Company: _____

Address: _____

Telephone: _____ Email: _____

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

<u>Nancy Bliwise</u>	<u>404-727-40170</u>	<u>Nancy.Bliwise@Emory.edu</u>
Name of Contact Person(s)	Phone Number(s)	Email Address (es)

Adjacent NPU(s) Contact Information

<u>Zack Gober</u>	<u>404-931-7887</u>	<u>Zgober@LaVista.com</u>
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.

Definitions and Methods of Calculation						
<ul style="list-style-type: none"> Net Lot Area (NLA) = length of property line X width of property line 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)] GLA (with only one front yard adjacent to street) = (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. Building Lot Coverage provided = (net lot area minus area of building footprint) ÷ (net lot area) 						
Lot Size (in square footage)						
Gross Land Area (GLA)		8,241 sf				
Net Lot Area (NLA)		6,864 sf				
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	N/A			0.848	5,820	
Base Provided				0.59	4,086	
Bonus Allowed	0.50			5.0		
Bonus Provided	N/A	N/A		N/A	N/A	
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: <u>N/A</u>		
Number of Units Provided (without bonus)				N/A		
Number of Bonus Units Provided (without workforce housing)				N/A		
Number of Bonus Workforce Housing Units Provided (20% required)				N/A		
Total Number of Units per Acre				N/A		
Building Coverage <input type="checkbox"/> or Lot Coverage <input checked="" type="checkbox"/> (check applicable as required per zoning district)						
	Percentage (%)			Square Footage		
Max. Permitted	N/A					
Provided	87.33%			5,995 sf		
Fenestration (% of each street-fronting facade calculated separately, per district regulations)						
	Residential Façade Percentage (%)			Non-residential Façade Percentage (%)		
	Local Street	Arterial/Collector	Beltline Corridor	Local Street	Arterial/Collector	Beltline Corridor
Min. Required				65% of building	65% of building	65% of building
Provided (specify for each street)				22.75 ft		



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

Definitions and Methods of Calculation		
<ul style="list-style-type: none"> • 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. <ul style="list-style-type: none"> ○ 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 <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"> ○ UOSR required = (LUI table) X (the corresponding lot size used to calculate FAR). ○ 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). 		
TOSR: Total Open Space Requirements for Residential Only Projects		
<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	N/A	N/A
Provided	0.74 of GLA	6,115 sf
Square Footage breakout of UNCOVERED TOSR amount provided by the following:		
GLA minus building square footage		6,115
Open exterior balconies (per Section 16-28 or district regs)		N/A
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		
<i>(These are areas not counted towards Public Space Requirements)</i>		
	Ratio	Total Square Footage
Minimum Required	N/A	N/A
Provided	0.23 of NLA	1,595 sf
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		258 sf



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		
<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	N/A	
Provided		779 sf in Front
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.)	779 sf in front/ side of establishment.	
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
N/A	N/A	N/A	N/A	N/A
On-site Parking Spaces	Residential		Non-residential Uses	
Minimum Required			7.5 (reduced to 5)	
Provided			5	
Maximum Allowed			10	
Bicycle Parking Spaces	Residential		Non-residential Uses	
Minimum Required			N/A	
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)			N/A	
Provided (specify for each use)				



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.

Candy Silver
 Applicant Printed Name

Candy Silver
 Applicant Signature

12-18-2020
 Date

HOPARCH, LLC

2653 Sharondale Circle
Atlanta, Georgia 30305
404-841-9482

December 15, 2020

Mr. David Siegel
Siegel Construction & Design, LLC

Re: Project Summary for SAP Application
Jackson Fine Art
3122 E. Shadowlawn Avenue, NE
Atlanta, GA 30305

Dear Sir or Madam,

The proposed project referenced in the attached SAP application is described as follows:

- 1) Removal of an existing residential structure located at 2122 Shadowlawn Drive, NE.
- 2) Reconfiguration and grading of the existing site in compliance with current regulations'
- 3) Construction of a new office building with exhibit space for Jackson Fine Art.
- 4) Proposed building area: 4,086 square feet
- 5) Proposed building height: 28 feet, two stories
- 6) 5 parking spaces, including 1 accessible parking space to be provided onsite

Additionally, we are requesting an administrative variation from the City of Atlanta Code of Ordinances Section 16-181.017.5, requiring fenestration for 65 percent of the length of the building for non-residential uses on Type 1, 2 and 3 streets.

We are requesting a reduction in this fenestration ratio from 65 percent to 37 percent, as natural lighting in the art exhibition spaces inside the front of the proposed building must be strictly controlled. Additionally, interior display walls are needed internally on both sides of the proposed fenestration, and the fenestration pattern proposed is in keeping with the predominantly residential character of E. Shadowlawn Avenue. Proposed elevations are attached to this application for reference.

Sincerely,

J. Michael Hopkins, AIA
President, HopArch, LLC

Site Notes:

- THE SITE CONTAINS: 0.158 ACRES / 6,882 SF
TOTAL DISTURBED ACREAGE: 0.158 ACRES
- ADDRESS: 3122 EAST SHADOWLAWN AVE., ATLANTA, GEORGIA, 30305
- SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY MERIDIAN GEOMATICS, LLC, DATED 6-17-20.
- THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121C0253 F DATED SEPTEMBER 18, 2013 FOR FULTON COUNTY, GEORGIA AND INCORPORATED AREAS.
- THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE OWNERS CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.
- ALL FUTURE CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY, COUNTY, AND STATE STANDARDS.
- CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.
- CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
- ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY OF ATLANTA, FULTON COUNTY, AND STATE OF GEORGIA STANDARDS.
- UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT VIEW ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-282-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.
- THE CONTRACTOR MUST OBTAIN ADDITIONAL "RIGHT OF WAY" PERMIT FOR ALL NECESSARY WORK DONE IN THE RIGHT OF WAY.
- THERE ARE NO WATERS OF THE STATE OF GEORGIA LOCATED WITHIN 200 FEET OF THE SITE. THEREFORE THERE ARE APPLICABLE STATE WATER BUFFERS THAT APPLY TO THIS SITE.
- TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS
- THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON STAKING BY A REGISTERED LAND SURVEYOR. THE FOOTPRINT IS BASED ON AN ARCHITECTURAL PLAN BY OTHERS. THE ARCHITECTURAL PLAN SHOULD BE USED FOR HOUSE POSITIONING AND LOCATION.

City of Atlanta General Notes:

- COMPLETE PLANS:** ALL PLANS SUBMITTED FOR PERMIT MUST BE COMPLETE AND PROVIDE ALL APPLICABLE ITEMS LISTED IN THIS CHECKLIST.
- SURVEY:** ALL PLANS FOR NEW BUILDINGS OR PROPOSED WORK WITHIN OR NEAR A STREAM BUFFER, FLOODPLAIN, WETLAND OR SEWER EASEMENT MUST INCLUDE A RECENT BOUNDARY AND TOPOLOGICAL SURVEY DRAWING SHOWING EXISTING CONDITIONS SIGNED, SEALED, AND DATED BY A GEORGIA REGISTERED LAND SURVEYOR. SUCH SURVEY IS HIGHLY RECOMMENDED FOR OTHER PROJECTS NEEDING SITE DEVELOPMENT REVIEW AND MAY BE REQUIRED AFTER PLAN REVIEW.
- SEAL PLANS:** GRADING PLANS MUST BE SIGNED AND SEALED BY A GEORGIA REGISTERED ENGINEER, LAND SURVEYOR, ARCHITECT, LANDSCAPE ARCHITECT, OR OTHER QUALIFIED PROFESSIONAL AS APPROPRIATE. PLANS WITH DISTURBED AREA GREATER THAN 1.0 ACRE OR FOR NEW BUILDINGS OR PROPOSING WORK WITHIN OR NEAR A STREAM BUFFER, FLOODPLAIN OR WETLAND MUST INCLUDE THE CERTIFICATION OF THE GSWCC LEVEL II DESIGN PROFESSIONAL (NAME, NUMBER AND EXPIRATION DATE OF CERTIFICATE), WHO PREPARED THE EROSION, SEDIMENTATION AND POLLUTION CONTROL (ES&PC) PLAN.
- DEMOLITION PLAN:** ALL PLANS FOR REDEVELOPMENT MUST INCLUDE A DEMOLITION PLAN, CLEARLY INDICATING ALL EXISTING STRUCTURES AND SITE FEATURES TO BE DEMOLISHED AND THOSE STRUCTURES AND SITE FEATURES THAT WILL REMAIN.

CONSTRUCTION AND FINAL INSPECTION:

- PRE-CONSTRUCTION MEETING:** BEFORE STARTING ANY LAND DISTURBING ACTIVITIES, THE CONTRACTOR IS REQUIRED TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH EROSION & SEDIMENT CONTROL. CALL 404-546-1305. FAILURE TO SCHEDULE MAY RESULT IN A STOP WORK ORDER OR PERMIT REVOCATION.
- REVISIONS TO PERMITTED PLANS:** REVISIONS TO PERMITTED PLANS MUST BE SUBMITTED THROUGH THE BUREAU OF BUILDINGS. FOR SITE DEVELOPMENT PURPOSES FOUR(4) SETS OF PLANS ARE REQUIRED; HOWEVER ADDITIONAL SETS OF PLANS MAY BE REQUIRED BY BUREAU OF BUILDINGS FOR OTHER AGENCY REVIEW.
- FINAL STABILIZATION AND SIGN-OFF:** FOLLOWING THE COMPLETION OR CESSATION OF LAND-DISTURBING ACTIVITIES AT A SITE, ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES SHALL BE UNIFORMLY COVERED (ONE-HUNDRED (100) PERCENT OF THE SOIL WITHIN THE DISTURBED AREA) WITH PERMANENT VEGETATION WITH A DENSITY OF SEVENTY (70) PERCENT OR GREATER, OR EQUIVALENT PERMANENT STABILIZATION MEASURES, INCLUDING, BUT NOT LIMITED TO, RIP RAP, GABIONS, PERMANENT MULCHES, OR GEOTEXTILES. A FINAL SIGN-OFF BY THE DEPARTMENT OF WATERSHED MANAGEMENT SHALL BE REQUIRED FOR ALL PROJECTS INVOLVING LAND-DISTURBING ACTIVITIES, AND SAID SIGN OFF SHALL OCCUR PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR THE RECORDING OF ANY FINAL PLAT. CALL 404-546-1305.

PERMITS AND BONDS

- HAUL ROUTE:** A HAUL ROUTE PERMIT IS REQUIRED FROM THE TRAFFIC AND TRANSPORTATION SECTION (404-330-6501) OF PUBLIC WORKS WHEN MORE THAN 500 CUBIC YARDS OF MATERIAL IS HAULED TO OR FROM THE SITE. - NOT REQUIRED FOR THIS PROJECT.
- QUALIFIED CONTRACTOR:** A QUALIFIED CONTRACTOR PERMIT IS REQUIRED FROM THE TRAFFIC AND TRANSPORTATION SECTION (404-330-6501) OF PUBLIC WORKS FOR CONSTRUCTION OF NEW SEWER CONNECTION, SIDEWALKS, DRIVEWAY APRON OR OTHER WORK IN THE PUBLIC RIGHT OF WAY. QUALIFIED CONTRACTOR PERMITS REQUIRE PROOF OF AN IN-FORCE GENERAL LIABILITY INSURANCE POLICY IN THE AMOUNT OF \$3 MILLION, AND VALID BUSINESS LICENSE AND PAYMENT OF APPLICABLE FEES. THE CITY OF ATLANTA SHALL BE SHOWN AS THE CERTIFICATE HOLDER OF THE POLICY.

RELEASE FOR CONSTRUCTION

24 HOUR EMERGENCY CONTACT: DAVID SIEGEL 404-218-3276

CITY OF ATLANTA COMMERCIAL CONSTRUCTION DOCUMENTS FOR

3122 East Shadowlawn Avenue

LAND LOTS 61, DISTRICT 17th

CITY OF ATLANTA, FULTON COUNTY, GEORGIA

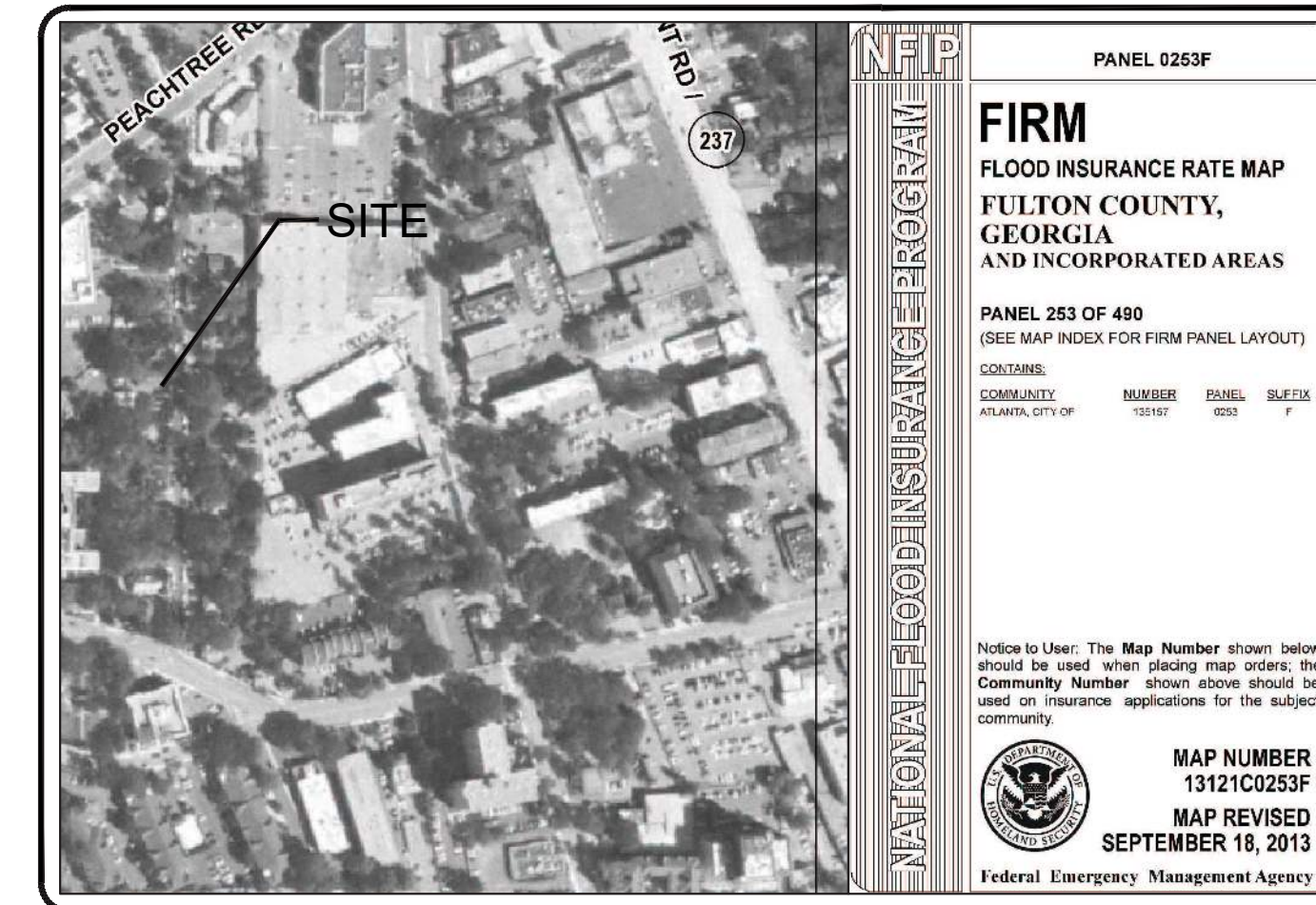
PRIOR TO LAND DISTURBANCE ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR. CALL 404-546-1300 TO CONTACT THE INSPECTOR

Prepared By:
CRESCENT VIEW ENGINEERING, LLC
211 Frasier Street
Marietta, GA 30060
678-324-8410
www.crescentvieweng.com

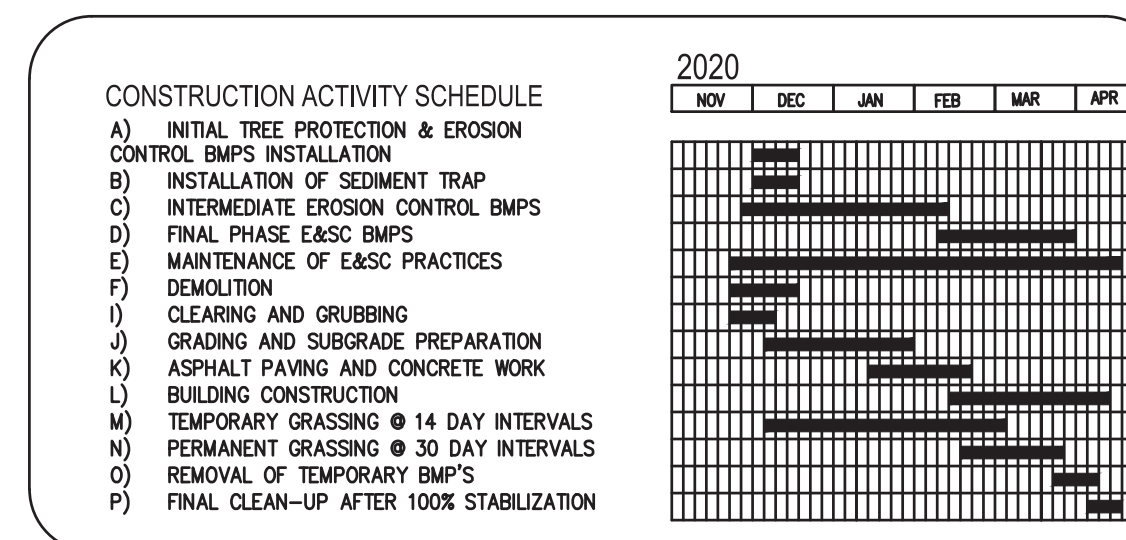
Prepared For
Siegel Construction & Design
807 FORREST STREET NW
ATLANTA, GA 30318



Location Map
N.T.S.



FEMA Map
N.T.S.



Current Mandatory Codes as Adopted by DCA:

- INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL FIRE CODE, 2018 EDITION (NO GEORGIA AMENDMENTS)
- INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- NATIONAL ELECTRICAL CODE, 2017 EDITION (NO GEORGIA AMENDMENTS)
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)
- INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- FOR INFORMATION AND QUESTIONS REGARDING THE LIFE SAFETY CODE (NFPA 101) OR THE GEORGIA ACCESSIBILITY CODE PLEASE CONTACT THE STATE FIRE MARSHAL'S OFFICE.
- CURRENT PERMISSIVE CODES AS ADOPTED BY DCA:
 - DISASTER RESILIENT BUILDING CODE IBC APPENDIX (2013)
 - DISASTER RESILIENT BUILDING CODE IRC APPENDIX (2013)
 - INTERNATIONAL PROPERTY MAINTENANCE CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2015)
 - INTERNATIONAL EXISTING BUILDING CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2015)
 - NATIONAL GREEN BUILDING STANDARD, 2008 EDITION, WITH GEORGIA AMENDMENTS (2011)

Owner / Contractor

DAVID SIEGEL
3122 EAST SHADOWLAWN AVE. NW
ATLANTA, GA 30305

Utility Listing

- GAS – ATLANTA GAS LIGHT COMPANY
- TELEPHONE – AT&T
- POWER – GEORGIA POWER
- WATER & SEWER – CITY OF ATLANTA

State Waters Statement:

THERE ARE NO WATERS OF THE STATE OF GEORGIA LOCATED WITHIN 200 FEET OF THE SITE. THEREFORE THERE ARE APPLICABLE STATE WATER BUFFERS THAT APPLY TO THIS SITE.
THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121C0253 F DATED SEPTEMBER 18, 2013 FOR FULTON COUNTY, GEORGIA AND INCORPORATED AREAS.

TOTAL SITE ACRES = 0.158 ACRES
TOTAL DISTURBED AREA = 0.158 ACRES

Construction Narrative:

THE PROPOSED PLANS CALL FOR THE DEMOLITION OF EXISTING PARKING, DRIVEWAY AND BUILDING ONSITE AND THE CONSTRUCTION OF A PROPOSED PARKING, DRIVEWAY, BUILDING AND ACCOMPANYING INFRASTRUCTURE. ALL PHASED EROSION CONTROL BMP'S ARE TO REMAIN IN PLACE UNTIL THE SITE IS 100% STABILIZED.

Lot Data:

LOT AREA = 6,882 SF = 0.158 ACRES
EXISTING IMPERVIOUS AREA = 0.12 ACRES
PROPOSED IMPERVIOUS = 0.14 ACRES
PROPOSED BUILDING = 0.06 ACRES
PROPOSED DRIVEWAY = 0.08 ACRES
EXISTING FFE = N/A
PROPOSED FFE = 1006.5

Addressing:

3122 EAST SHADOWLAWN AVE. NW
ATLANTA, GEORGIA, 30305

SHEET LIST

SHEET TITLE	SHEET #
COVER	CV
SURVEY	S-1
SITE PLAN	C-1
GRADING AND DRAINAGE PLAN	C-2
STORMWATER MANAGEMENT PLAN	C-2-1
UTILITY PLAN	C-3
ESCP - INITIAL	C-4
ESCP - INTERMEDIATE	C-4-1
ESCP - FINAL	C-4-2
ESCP - DETAILS	C-4-3
CONSTRUCTION DETAILS	C-5
CONSTRUCTION DETAILS	C-5-1
TREE PROTECTION PLAN	TP-1

REVISIONS	DATE	SCALE	DRAWN	CHECKED
	11-13-20	AS SHOWN	PG	CHB



Construction Plans For
3122 East Shadowlawn Avenue
Land Lot 61, 17th District
City of Atlanta

CVE PI # 20-268

SHEET NO.
CV

RELEASE FOR CONSTRUCTION
24 HOUR EMERGENCY CONTACT: DAVID SIEGEL 404-218-3276

Site Notes:

THE SITE CONTAINS: 0.158 ACRES / 6,882 SF
 TOTAL DISTURBED ACREAGE: 0.158 ACRES
 SITE ZONING: SPI-9 SA3(BUCKHEAD VILLAGE)
 SPECIAL PUBLIC INTEREST-9 SUBAREA 3
 ADDRESS: 3122 EAST SHADOWLAWN AVE., ATLANTA, GEORGIA, 30305
 SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY MERIDIAN GEOMATICS, LLC DATED 06-17-2020.
 THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121C0253 F DATED SEPTEMBER 18, 2013 FOR FULTON COUNTY, GEORGIA AND INCORPORATED AREAS.
 THERE ARE NO WATERS OF THE STATE OF GEORGIA OR WETLANDS WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLAN. THERE ARE NO PROPOSED IMPACTS TO ANY STATE WATER BUFFERS.
 NO WETLANDS EXIST WITHIN 200 FEET OF THE PROJECT SITE.
 ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY OF ATLANTA, FULTON COUNTY, AND GEORGIA STANDARDS.

Zoning Conformance:

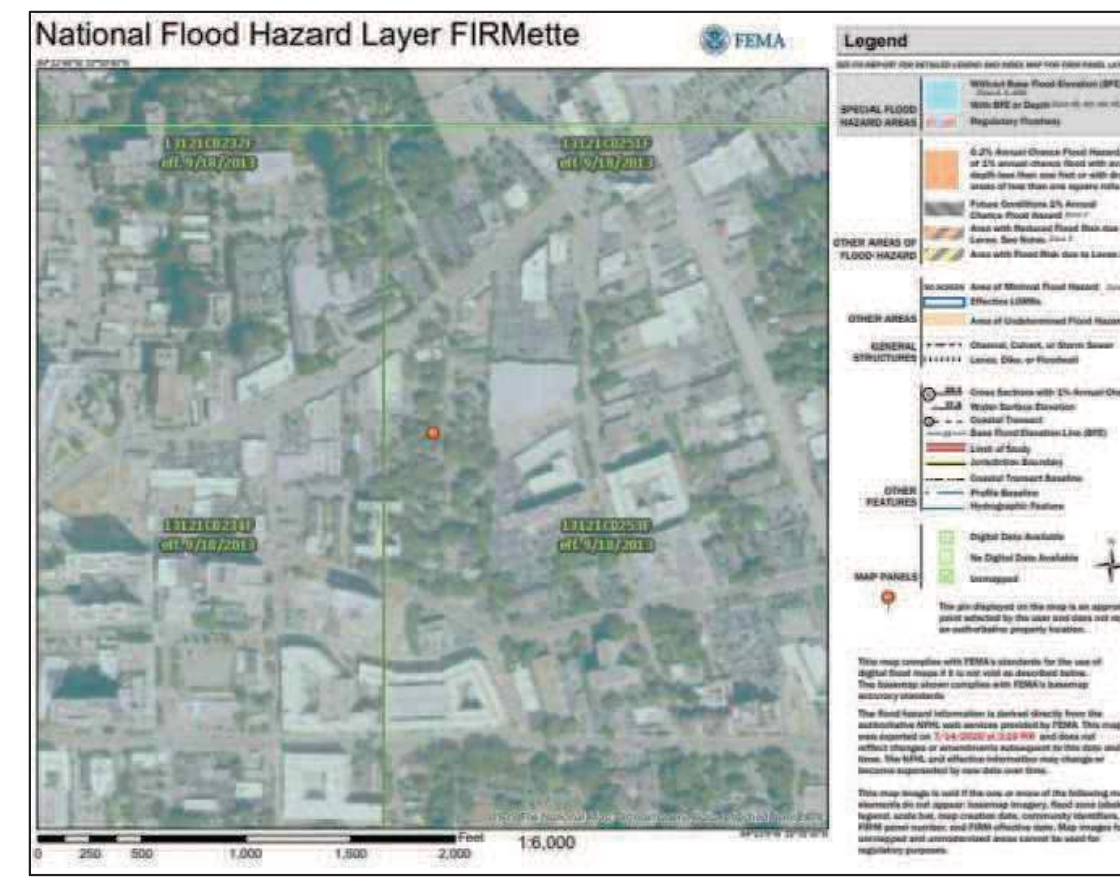
MAX SETBACK FROM BACK OF REQUIRED SIDEWALK: 20 FEET
 BUILDING HEIGHT: NO MORE THAN 150 FEET
 BULK LIMITATIONS:
 MAX FAR WITHOUT BONUSSES = 0.848 OF SITE AREA
 = 0.848 X 6,882 S.F. = 5,835 S.F.
 MAX FAR WITH BONUSSES: 5.0 FOR MIXED USE BUILDINGS/3.0 FOR SINGLE-USE BUILDINGS
 GROSS FLOOR AREA (GFA) EQUAL TO 2 TIMES THE SQUARE FOOTAGE OF THE FACILITY PROVIDED FOR MUSEUMS, GALLERIES, AUDITORIUMS, LIBRARIES, AND SIMILAR CULTURAL FACILITIES WITH A MINIMUM SIZE OF 2,500 S.F.
 THERE ARE NO USEABLE OPEN SPACE REQUIREMENTS FOR DEVELOPMENTS WITH NO RESIDENTIAL SPACES AND LESS THAN 1 ACRE OF PARCEL AREA.

Street Furniture / Tree Planting:

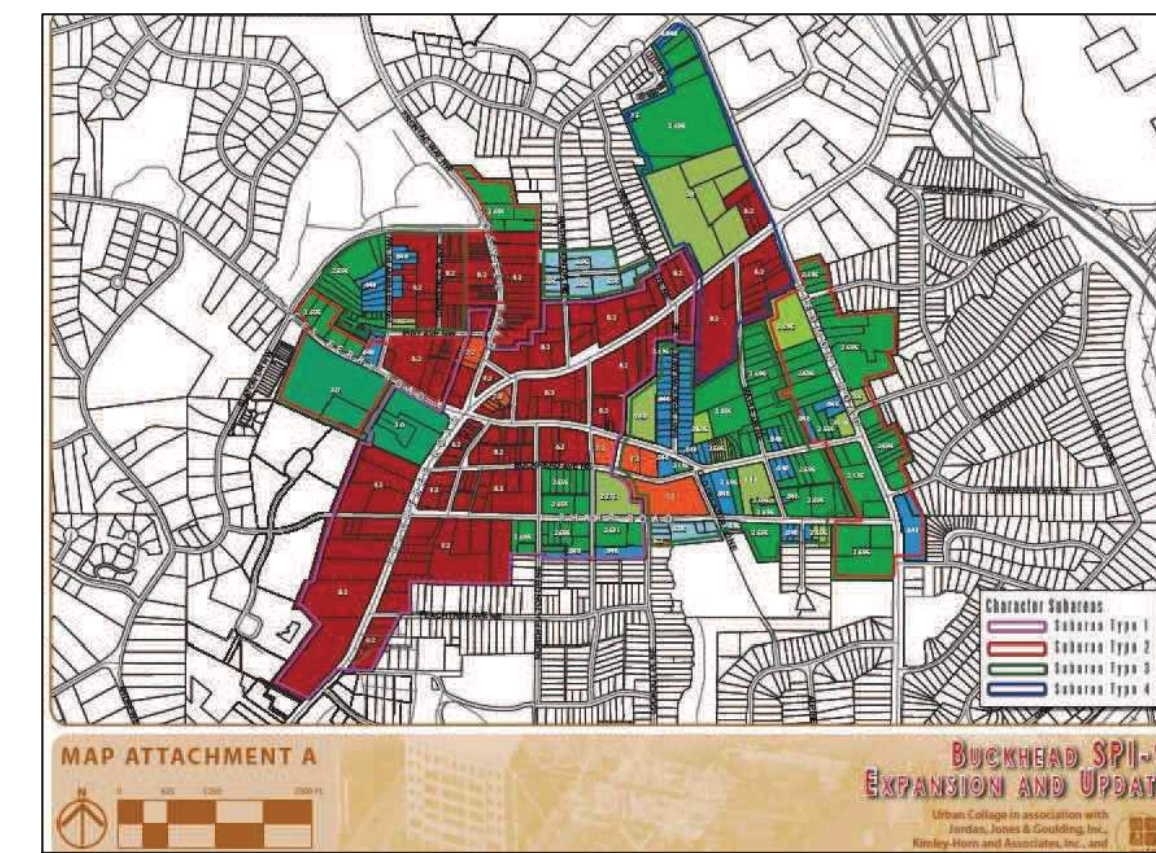
PUBLIC SIDEWALKS SHALL BE LOCATED ALONG ALL PUBLIC STREETS AND SHALL CONSIST OF TWO ZONES: AN AMENITY ZONE AND A WALK ZONE.
 ACCORDING TO ZONING STANDARDS FOR STREET TYPE 3:
 AMENITY ZONE MINIMUM WIDTH: 5 FEET
 WALK ZONE MINIMUM WIDTH: 10 FEET
 TREE PLANTING AREAS SHALL BE A MINIMUM OF 40 S.F. WITH AND EVERGREEN GROUNDCOVER
 TREE PLANTING STANDARDS: 30 FEET ON CENTER
 (SHALL BE PLACED AN EQUAL DISTANCE BETWEEN STREET LIGHTS)
 STREET TREES - 3" CALIPER, 12' MINIMUM HEIGHT AT TIME OF PLANT AND LIMBED UP TO A MINIMUM HEIGHT OF 7'
 PEDESTRIAN LIGHTING: MAXIMUM 60 FEET ON CENTER
 LIGHT TYPE: ALTERNATING TYPE "A" AND TYPE "C"
 ALL STREET FURNITURE AND OBJECTS IN THE AMENITY ZONE SHALL BE A TYPE SPECIFIED BY THE DIRECTOR IN ACCORDANCE WITH THE UNIFORM DESIGN STANDARDS FOR PLACEMENT OF OBJECTS IN THE PUBLIC RIGHT-OF-WAY.



SITE LOCATION MAP
N.T.S.



FEMA FIRMAP
N.T.S.

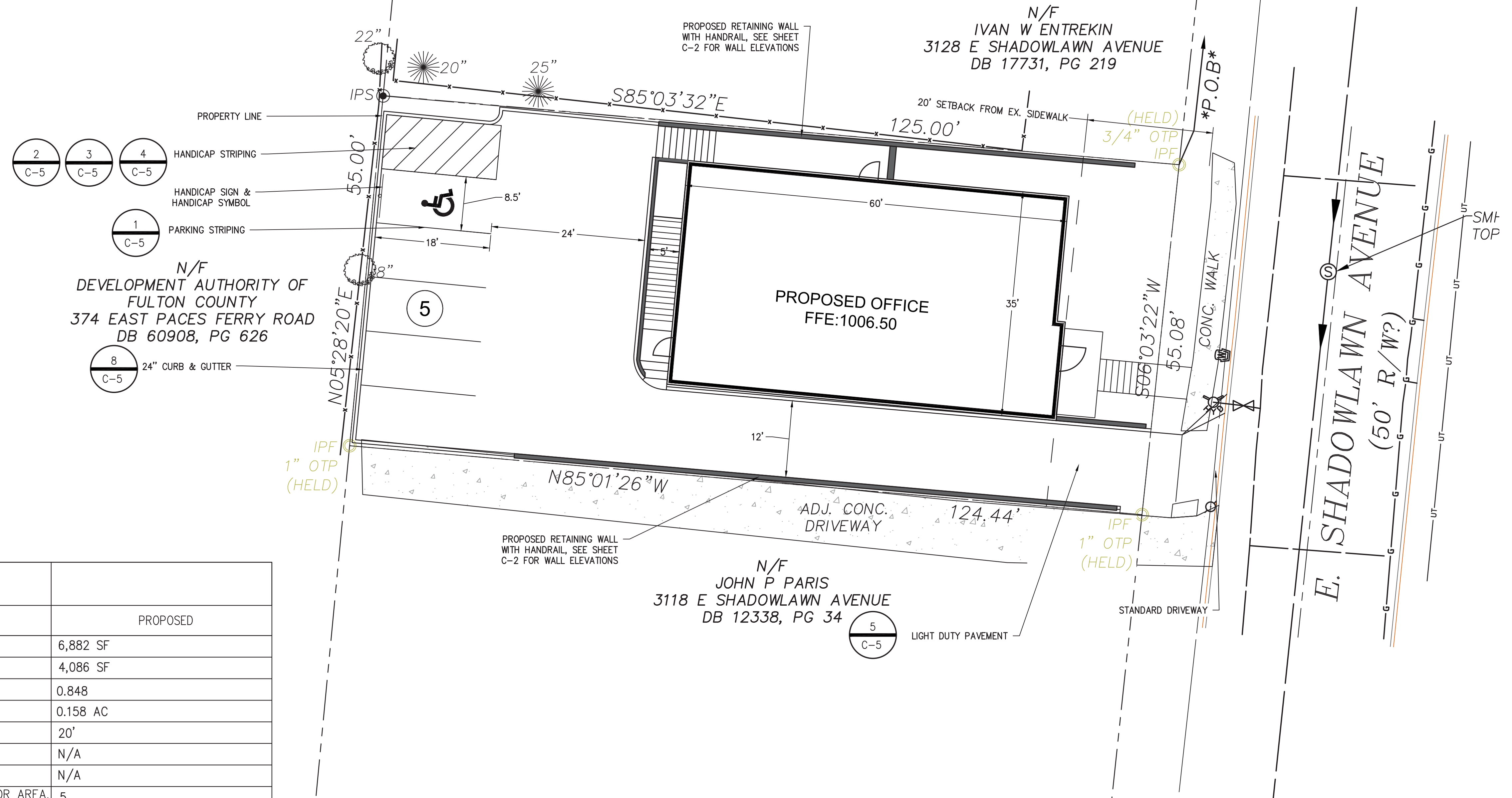


BUCKHEAD SUBAREA MAP
N.T.S.

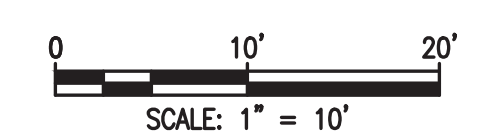
Parking and Driveways:

PARKING: SPI-9 BUCKHEAD VILLAGE PARKING TABLE FOR OFFICE USES :NO MINIMUM. A MAXIMUM OF TWO AND ONE-HALF SPACES FOR EACH 1,000 SQUARE FEET OF FLOOR AREA.
 DRIVEWAYS SHALL BE A MAXIMUM OF 24 FEET IN WIDTH FOR TWO-WAY ENTRANCES AND 12 FEET IN WIDTH FOR ONE WAY ENTRANCES, UNLESS OTHERWISE PERMITTED BY THE COMMISSIONER OF PUBLIC WORKS.
 ONLY ONE DRIVEWAY CURB CUT IS PERMITTED FOR DEVELOPMENTS WITH STREET FRONTAGE WHICH IS LESS THAN 300 FEET IN LENGTH.

P.O.B
 534.9' ALONG R/W TO R/W
 OF PEACHTREE ROAD
 (PER DEEDS)



ZONING DIALOG BOX		
CATAGORY	REQUIREMENT	PROPOSED
NET LOT AREA	N/A PER SPI-9 SA3(BUCKHEAD VILLAGE	6,882 SF
ALLOWABLE FLOOR AREA	N/A	4,086 SF
FLOOR AREA RATIO (FAR)	0.848	0.848
LOT COVERAGE	N/A	0.158 AC
YARDS		
- FRONT	20' FROM EXISTING SIDEWALK	20'
- SIDE	N/A	N/A
- REAR	N/A	N/A
PARKING	A MAXIMUM OF 2.5 SPACES FOR EACH 1,000 SF FLOOR AREA.	5
UNIT HEIGHT	N/A	2 STORIES



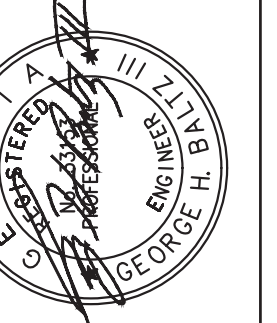
Prepared By:
CRESCENT VIEW
 ENGINEERING, LLC.
 211 Frazier Street
 Marietta, GA 30060
 076-324-8410
 www.crescentvieweng.com

Prepared For
Siegel Construction & Design
 807 FORREST STREET NW
 ATLANTA, GA 30318

SITE PLAN

DATE	SCALE	AS SHOWN	DRAWN	PG	REVISIONS
11-13-20					

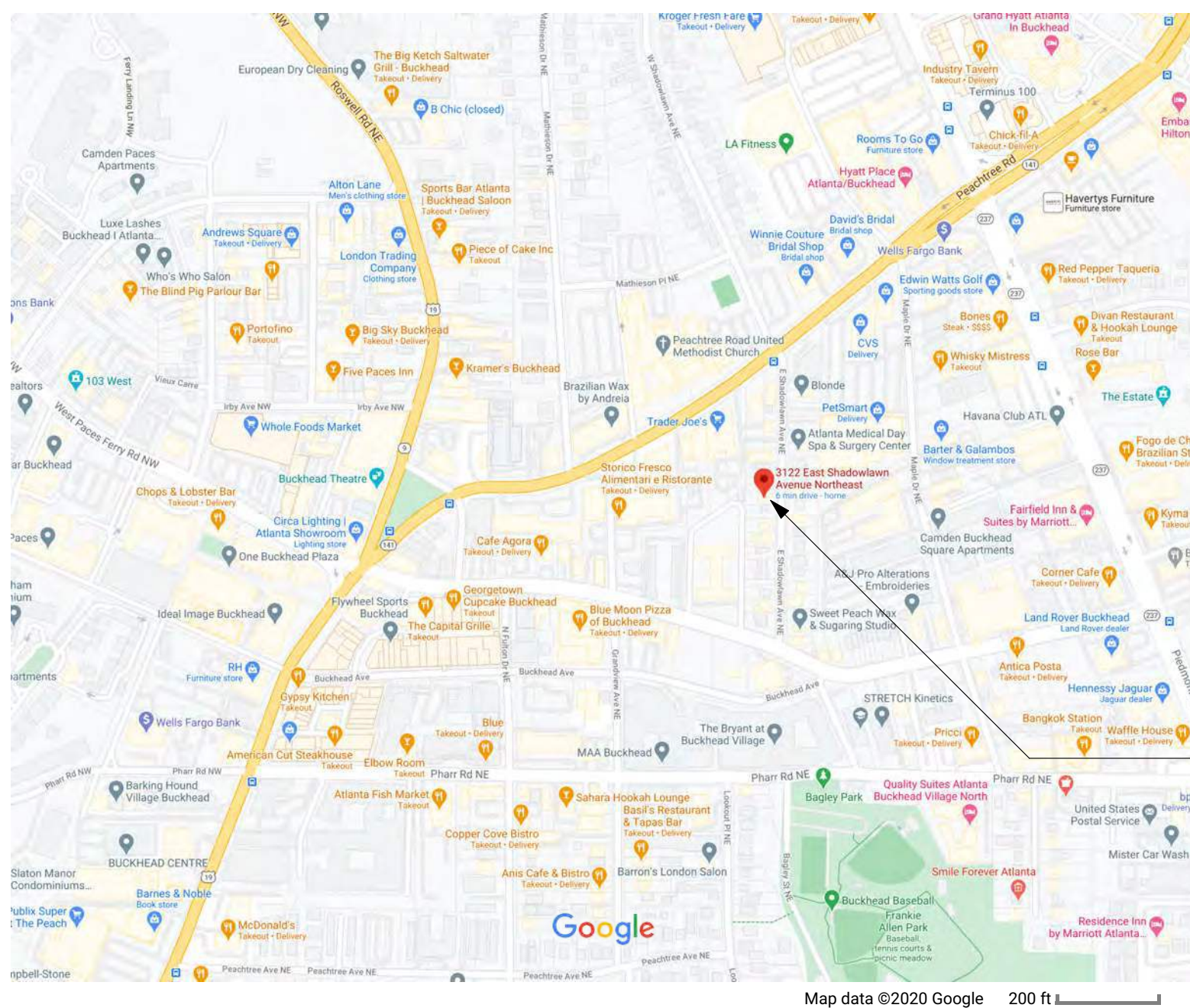
CHECKED: GHB



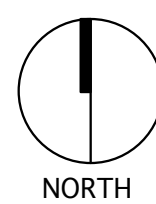
Construction Plans For
3122 East Shadowlawn Avenue
 Land Lot 61, 17th District
 City of Atlanta

CVE PI # 20-268

SHEET NO.
C-1



PROPOSED JACKSON FINE ART
3122 E. SHADOWLAWN AVE., NE
ATLANTA, GA 30305



LOCATION PLAN
NOT TO SCALE

BUILDING CODES

- INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION WITH GEORGIA STATE AMENDMENTS (2020)
- INTERNATIONAL MECHANICAL CODE (IMC), 2018 EDITION WITH GEORGIA STATE AMENDMENTS (2020)
- INTERNATIONAL FUEL GAS CODE (IFGC), 2018 EDITION WITH GEORGIA STATE AMENDMENTS (2020)
- INTERNATIONAL PLUMBING CODE (IPC), 2018 EDITION WITH GEORGIA STATE AMENDMENTS (2020)
- NFPA NATIONAL ELECTRICAL CODE (NEC), 2017 EDITION
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION WITH GEORGIA STATE SUPPLEMENTS & AMENDMENTS (2020)
- INTERNATIONAL FIRE CODE (IFC), 2018 EDITION WITH GEORGIA STATE AMENDMENTS (2020)
- 2018 NFPA 101 LIFE SAFETY CODE WITH GEORGIA STATE AMENDMENTS (2020)
- 2010 ADA ACCESSIBILITY CODE

CONTACT LIST

- OWNER:** JACKSON FINE ART
3115 E. SHADOWLAWN AVENUE, NE
ATLANTA, GEORGIA. 30305
- ARCHITECT:** HOPARCH, LLC
2653 SHARONDALE CIRCLE, NE
ATLANTA, GEORGIA 30305
404-841-9482
CONTACT: MIKE HOPKINS
hoparch@gmail.com
- STRUCTURAL ENGINEER:** WILLIAM TRAIN, P.E.
3655 HABERSHAM ROAD, N.E.
SUITE 355
ATLANTA, GEORGIA 30305
404-816-0293
CONTACT: BILL TRAIN
- ELECTRICAL, MECHANICAL & PLUMBING ENGINEER:** PROFICIENT ENGINEERING, INC.
6991 PEACHTREE INDUSTRIAL BLVD.
BUILDING 700
PEACHTREE CORNERS, GEORGIA 30092
404-330-9798
CONTACT: HEYOUNG LEE
hlee@proficientengineering.com
- GENERAL CONTRACTOR:** SIEGEL CONSTRUCTION & DESIGN, LLC
807 FORREST STREET, NW.
ATLANTA, GEORGIA 30318
404-218-3276
CONTACT: DAVID SIEGEL
david@siegelcd.com

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S AND/OR TRADE ASSOCIATION'S RECOMMENDATIONS AND SPECIFICATIONS.
2. ALL DIMENSIONS ARE TO FACE OF FRAMING OR CENTERLINE OF OPENING UNLESS NOTED OTHERWISE.
3. THESE PLANS HAVE BEEN PREPARED IN CONFORMITY WITH THE 2010 AMERICANS WITH DISABILITIES ACT TO THE BEST OF OUR PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF FOR THE SCOPE OF THE WORK HEREIN PERMITTED.
4. EXIT SIGNAGE SHALL BE LOCATED AND CONFIGURED TO MEET THE PROVISIONS OF SECTION 7.10 OF NFPA 101 2012 LIFE SAFETY CODE.
5. BACKFLOW PREVENTERS SHALL BE INSTALLED ON ALL WATER METERS.
6. FIRE EXTINGUISHERS SHALL BE LOCATED PER THE REQUIREMENTS OF NFPA 10. THE SIZE SHALL BE A MINIMUM OF 2_A_10_BC_2_ IS/ARE REQUIRED AND SHALL BE INSTALLED AT A MAXIMUM OF 48" ABOVE THE FINISHED FLOOR TO THE TOP OF THE HANDLE.
7. (COMBUSTIBLE INTERIOR FINISH PRODUCTS) SHALL BE PROVIDED PER THE REQUIREMENTS OF THE RELEVANT CHAPTER OF THE 2012 LSC (CHAPTER 40 IS FOR INDUSTRIAL OCCUPANCIES), PROVIDE VERIFICATION AT THE TIME OF FINAL INSPECTION THAT THE PRODUCTS COMPLY WITH THE REQUIREMENTS.
8. (PENETRATIONS) INTO OR THROUGH, OF EITHER VERTICAL OR HORIZONTAL FIRE RATED BARRIERS SHALL BE PROTECTED BY A SYSTEM LISTED BY A RECOGNIZED TESTING AGENCY.
10. (ARRANGEMENT) OF THE MEANS OF EGRESS PER CHAPTER 7 OF THE 2012 LSC SHALL BE PROVIDED.
11. A SIGN CLEARLY STATING THAT SMOKING IS PROHIBITED SHALL BE CONSPICUOUSLY POSTED BY THE BUILDING OWNER, OPERATOR, MANAGER, OR OTHER PERSON IN CONTROL, IN EVERY PUBLIC PLACE AND PLACE OF EMPLOYMENT. NO SMOKING SIGNS OR THE INTERNATIONAL 'NO SMOKING' SYMBOL, CONSISTING OF A PICTORAL REPRESENTATION OF A BURNING CIGARETTE ENCLOSED IN A RED CIRCLE WITH A RED BAR ACROSS IT SHALL BE POSTED.
12. SIGNS ARE NOT APPROVED WITHIN THE SCOPE OF THIS BUILDING PERMIT. A SEPARATE SIGN LOCATION PERMIT IS REQUIRED FOR EACH SIGN.

PROJECT DESCRIPTION

1. A NEW OFFICE BUILDING WITH EXHIBIT SPACE FOR JACKSON FINE ART.

PROJECT NOTES

- BUILDING TYPE: WOOD FRAMED WITH BRICK EXTERIOR
- TENANT FLOOR AREA: 4,086 SQUARE FEET
- NO. OF STORIES: 2
- BUILDING TYPE: TYPE V B (BUILDING IS NOT SPRINKLERED)
- OCCUPANCY: BUSINESS (GROUP B)
- ALLOWABLE AREA PER 2018 IBC TABLE 503: 9,000 SQUARE FEET
- CALCULATED MAXIMUM OCCUPANT LOAD (2018 NFPA 101 TABLE 7.3.1.2):
- FIRST FLOOR:
 - SHIPPING/RECEIVING AREA: 304 S.F./300= 1 PERSON
 - EXHIBITION AREA: 445 S.F./7= 64 PEOPLE
 - BUSINESS AREAS: 1,377/150= 9 PEOPLE
 - TOTAL FIRST FLOOR OCCUPANT LOAD: 74 PEOPLE
- SECOND FLOOR:
 - BUSINESS AREAS: 1,960 S.F./150= 13 PEOPLE
- TOTAL BUILDING OCCUPANT LOAD: 87 PEOPLE
- REQUIRED EGRESS WIDTH: 87 PEOPLE X 0.2" PER PERSON= 17.4"
- EGRESS WIDTH PROVIDED: 504"
- MAXIMUM DEAD END: 10'
- MAXIMUM ALLOWABLE DEAD END LIMIT: 20'
- MAXIMUM COMMON PATH OF TRAVEL: 43.0'
- MAXIMUM ALLOWABLE COMMON PATH OF TRAVEL: 75'
- MAXIMUM TRAVEL DISTANCE TO EXIT: 96'
- MAXIMUM ALLOWABLE TRAVEL DISTANCE TO GRADE LEVEL EXIT: 200'
- MAXIMUM TRAVEL DISTANCE TO EXIT FROM SECOND FLOOR: 96'
- MAXIMUM ALLOWABLE TRAVEL DISTANCE TO EXIT FROM SECOND FLOOR: 100'

PRELIMINARY INDEX OF DRAWINGS

- A0 COVER SHEET
- A1 FLOOR PLANS & NOTES
- A2 EXTERIOR ELEVATIONS & NOTES
- A4 FRONT WALL SECTIONS
- A5 RIGHT SIDE WALL SECTIONS
- A6 REAR WALL SECTIONS
- A7 LEFT WALL SECTIONS
- SAP1 BUILDING ELEVATIONS WITHOUT NOTES
- SAP2 SITE SECTION

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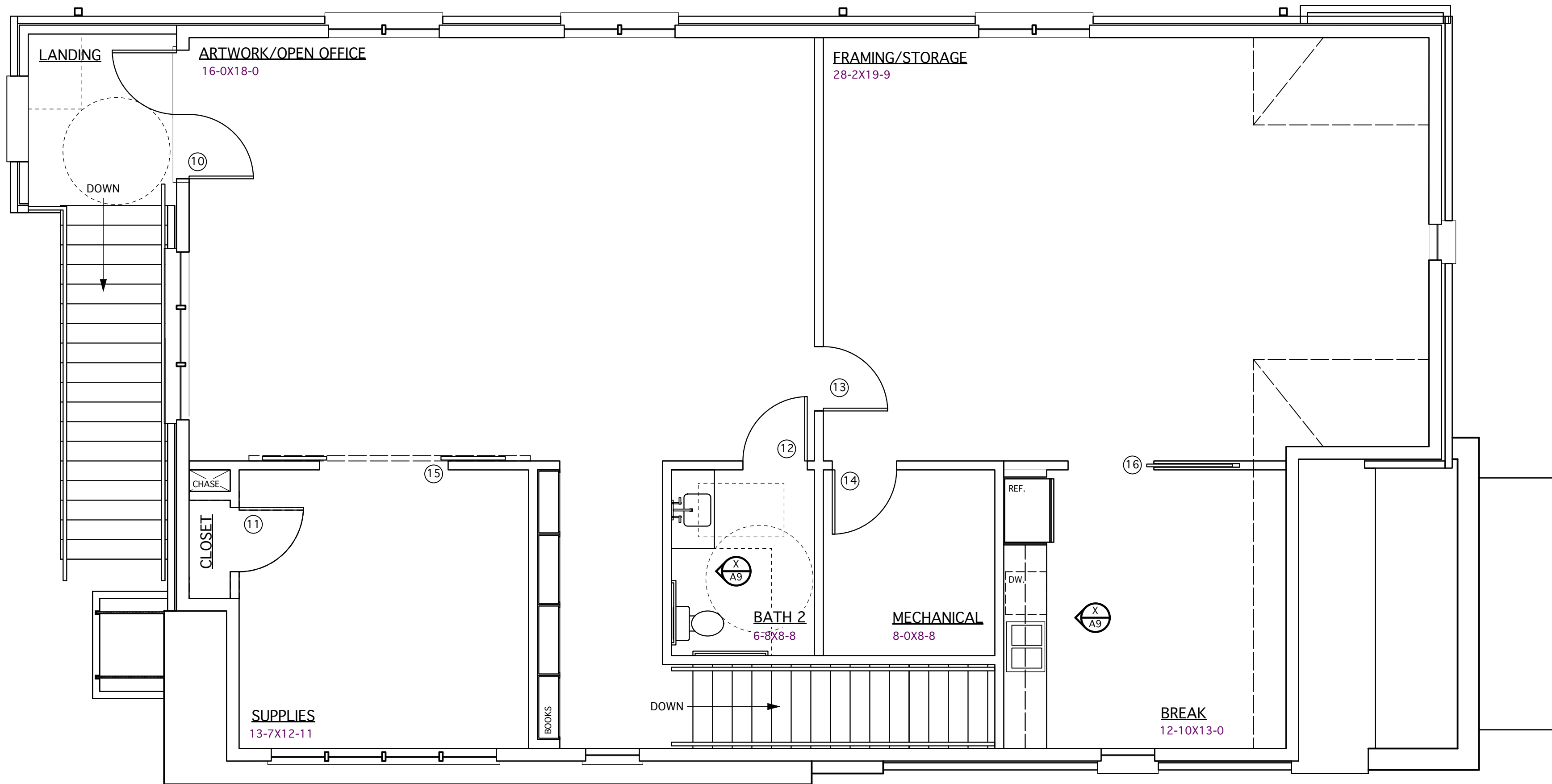
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FLOOR PLANS & NOTES

A1

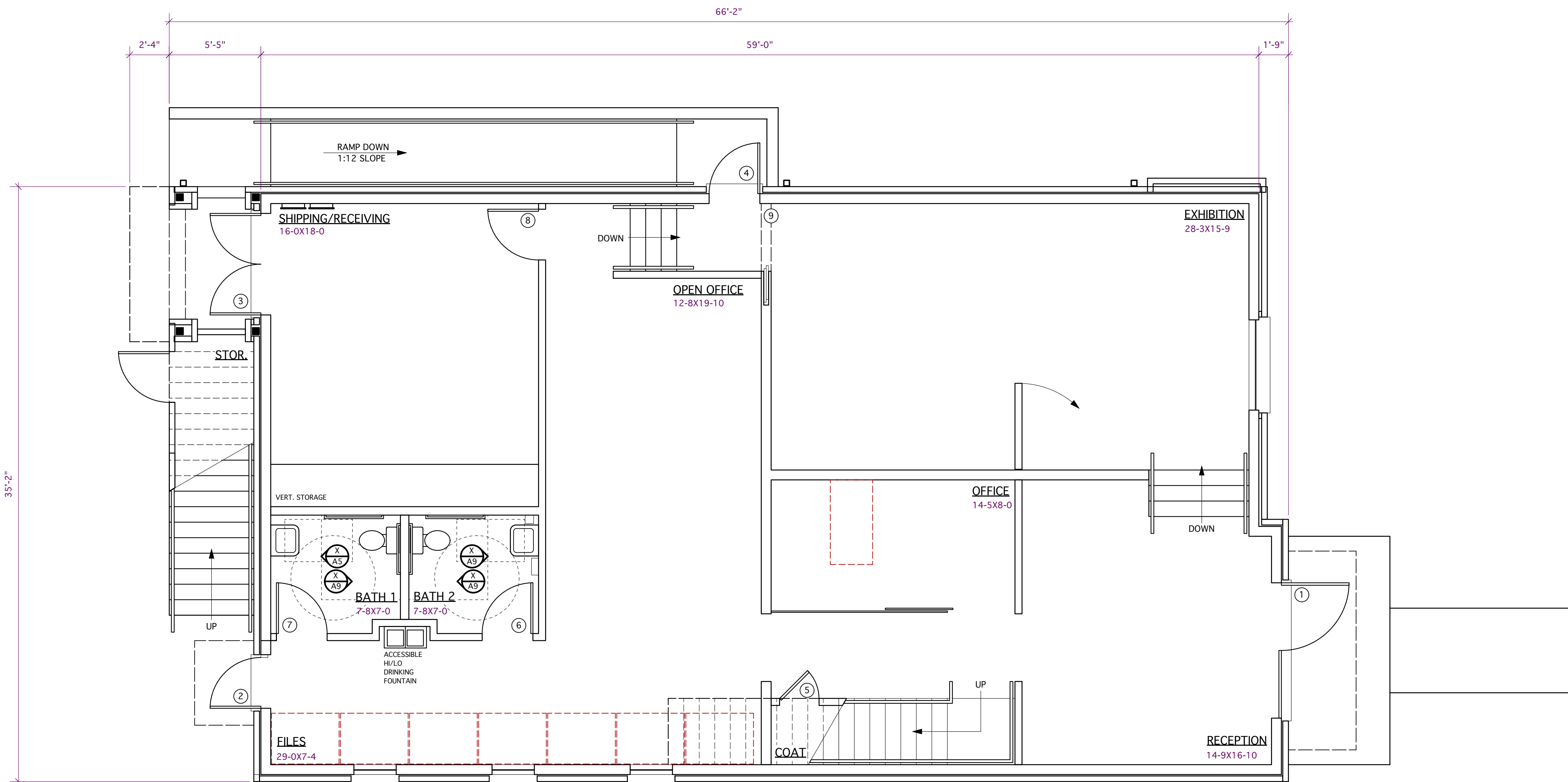


NO	SIZE	TYPE	FRAME	REMARKS/OPTIONS
1	8-0 X 9-0	TEMP. GLASS/IRON	IRON	CUSTOM IRON ENTRANCE W/CLOSER
2	3-0 X 8-0	TEMP. GLASS/ALUMINUM	EXTR. ALUM.	STOREFRONT EXIT DOOR W/CLOSER
3	6-0 X 7-0	FLUSH 1 HOUR 'B' LABEL	HOLLOW MTL.	EXIT HARDWARE W/CLOSER
4	3-0 X 7-0	FLUSH 1 HOUR 'B' LABEL	HOLLOW MTL.	EXIT HARDWARE W/CLOSER
5	2-4 X 6-8	F.C. FLUSH BIRCH	WOOD	ARCHED DOOR W/PASSAGE HDWRE
6	3-0 X 8-0	F.C. FLUSH BIRCH	WOOD	PASSAGE HDWRE W/PRIVACY LOCK, CLOSER
7	3-0 X 8-0	F.C. FLUSH BIRCH	WOOD	PASSAGE HDWRE W/PRIVACY LOCK, CLOSER
8	3-0 X 8-0	F.C. FLUSH BIRCH	WOOD	PASSAGE HDWRE W/LOCK, CLOSER
9	4-0 X 8-0	F.C. FLUSH BIRCH	CONCEALED	CUSTOM DOUBLE POCKET DOOR
10	6-0 X 7-0	FLUSH 1 HOUR 'B' LABEL	HOLLOW MTL.	CUSTOM DOOR W/ EXIT HARDWARE W/CLOSER
11	3-0 X 7-0	F.C. FLUSH BIRCH	WOOD	PASSAGE HDWRE
12	3-0 X 7-0	F.C. FLUSH BIRCH	WOOD	PASSAGE HDWRE W/PRIVACY LOCK, CLOSER
13	3-0 X 7-0	F.C. FLUSH BIRCH	WOOD	PASSAGE HDWRE
14	3-0 X 7-0	F.C. FLUSH BIRCH	WOOD	PASSAGE HDWRE W/ LOCK, CLOSER
15	6-0 X 8-0	CUSTOM DOUBLE BARN DOOR	CUSTOM	CUSTOM
16	4-0 X 8-0	F.C. FLUSH BIRCH	CONCEALED	CUSTOM POCKET DOOR

- DOOR & WINDOW NOTES**
- GLASS DOORS SHALL HAVE TEMPERED GLASS.
 - EXIT DOORS SHALL NOT BE SUBJECT TO THE USE OF A KEY OR REQUIRE SPECIAL KNOWLEDGE TO OPERATE PER NFPA 101 LIFE SAFETY CODE CHAPTER 7.2.1.5.1.
 - DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS.
 - NO THUMB-TURN HARDWARE SHALL BE USED ON ANY ACCESSIBLE INTERIOR OR EXTERIOR DOORS, PASSAGE SETS OR LOCKS.
 - INTERIOR DOOR HANDLES SHALL BE APPROVED BY OWNER; SCHLAGE COMMERCIAL GRADE OR APPROVED EQUAL. REAR DOORS SHALL HAVE MORTISE LOCKSETS WITH TAMPER GUARDS.
 - SWING AND FORCE TO OPEN DOORS SHALL MEET THE REQUIREMENTS OF THE NFPA 101 LIFE SAFETY CODE CHAPTER 7.2.1.4.
 - ALL EXIT DOORS, DOORS IN FIRE-RATED PARTITIONS, AND BATHROOM DOORS SHALL HAVE CLOSERS. SELF CLOSING DEVICES SHALL MEET THE REQUIREMENTS OF THE NFPA 101 LIFE SAFETY CODE CHAPTER 7.2.1.8.
 - DOOR OPENINGS IN THE MEANS OF EGRESS SHALL BE A MINIMUM OF 32" CLEAR WIDTH. WHEN PAIRS OF DOORS ARE USED ONE DOOR SHALL BE A MINIMUM OF 32" CLEAR WIDTH. NFPA 101 LSC 7.2.1.2.2.

- FLOOR PLAN NOTES**
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S AND/OR TRADE ASSOCIATION'S RECOMMENDATIONS AND SPECIFICATIONS.
 - ALL DIMENSIONS ARE TO FACE OF FRAMING OR CENTERLINE OF OPENING UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL COORDINATE ACTUAL CONDITIONS WITH THE INFORMATION SHOWN ON THESE DRAWINGS. ANY DISCREPANCIES BETWEEN OTHER DRAWINGS, ACTUAL CONDITIONS AND THESE DRAWINGS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
 - EXIT SIGNAGE SHALL BE LOCATED AND CONFIGURED TO MEET THE PROVISIONS OF SECTION 5-10 OF NFPA 101 2018 LIFE SAFETY CODE.
 - ELECTRICAL CONTRACTOR SHALL PERFORM A WALK-THROUGH INSPECTION WITH OWNER DURING ROUGH-IN TO FINALIZE LOCATION OF ALL OUTLETS & FIXTURES.
 - ALL FINISHES SHALL BE SELECTED OR APPROVED BY OWNER.

2 SECOND FLOOR PLAN
A1 1/4"=1'-0"



FLOOR AREA BREAKDOWN:

MAIN FLOOR AREA:	2,126 SQ. FT.
2ND FLOOR AREA:	1,960 SQ. FT.
TOTAL FLOOR AREA:	4,086 SQ. FT.

- WALL LEGEND**
- EXISTING WALLS TO REMAIN
 - EXISTING STRUCTURE TO BE REMOVED
 - 1-HOUR FIRE RATED PARTITION TO BOTTOM OF RATED STRUCTURE- 6" 20 GA. METAL STUDS @ 16" O.C. MAX WITH 1 LAYER 5/8" FIRE RATED GYPSUM WALLBOARD BOTH SIDES- REF. U.L. DESIGN U419 ON SHEET A7
 - MATCHING PARTITION TO BOTTOM OF RATED STRUCTURE- 6" 20 GA. METAL STUDS @ 16" O.C. MAX WITH 5/8" GYPSUM WALLBOARD BOTH SIDES
 - INTERIOR PARTITIONS- 10'- 0" HIGH EXCEPT WHERE NOTED 3 5/8" 20 GA. METAL STUDS @ 24" O.C. MAX WITH 5/8" GYPSUM WALLBOARD BOTH SIDES

1 MAIN FLOOR PLAN
A1 1/4"=1'-0"

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FLOOR PLANS & NOTES

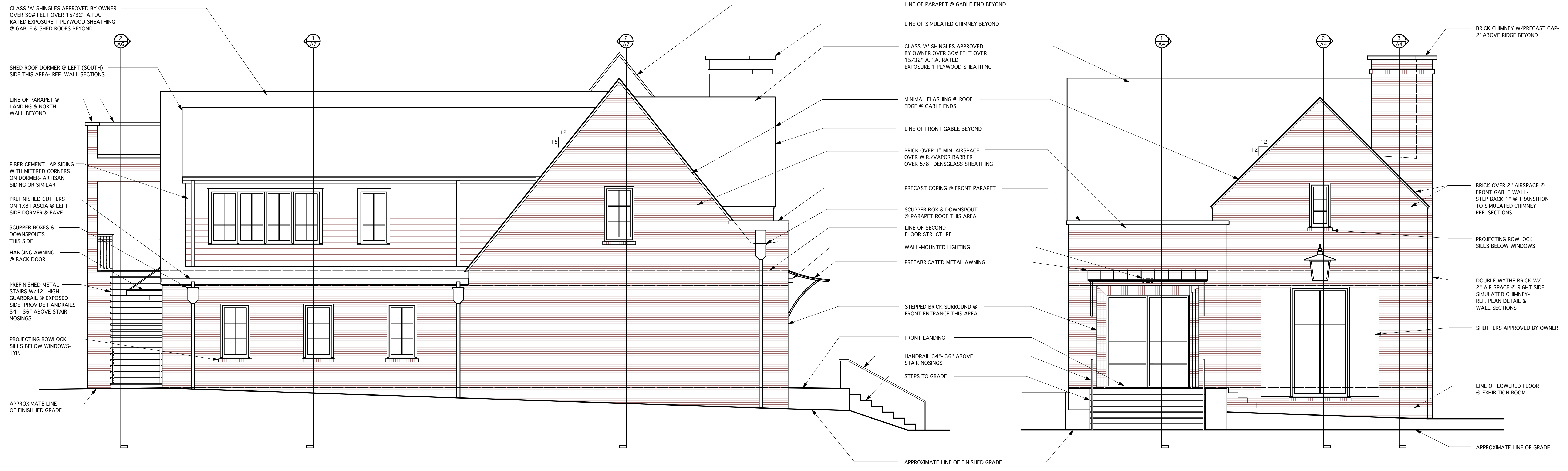
A1

BUILDING HEIGHT BREAKDOWN:

BUILDING HEIGHT:	
FRONT	26.00'
LEFT SIDE	25.50'
RIGHT SIDE	32.25'
REAR	26.00'
AVERAGE:	109.75' / 4 = 27.4' BUILDING HEIGHT

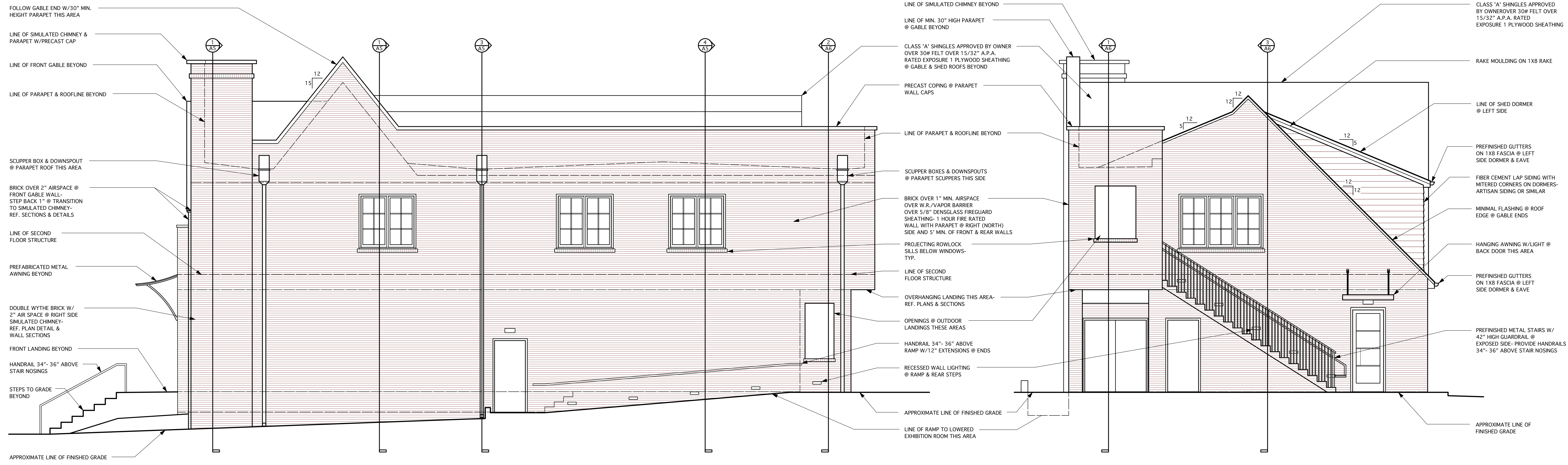
ALLOWABLE UNPROTECTED OPENING BREAKDOWN:

ALLOWABLE UNPROTECTED AREA WITH FIRE SEPARATION DISTANCE ON NORTH SIDE OF BUILDING OF 5' TO LESS THAN 10' PER 2018 IBC TABLE 705.8= 10%:
 NORTH WALL AREA: 1,760 SQ. FT.
 UNPROTECTED OPENINGS:
 (3) WINDOWS= 90 SQ. FT.
 (3) SCUPPERS= 4 SQ. FT.
 TOTAL 94 SQ. FT. / 1,760 SQ. FT. = .053= 5%



1 LEFT SIDE (SOUTH) ELEVATION
 A2 1/4"=1'-0"

2 FRONT (EAST) ELEVATION
 A2 1/4"=1'-0"



3 RIGHT SIDE (NORTH) ELEVATION
 A2 1/4"=1'-0"

4 REAR (WEST) ELEVATION
 A2 1/4"=1'-0"

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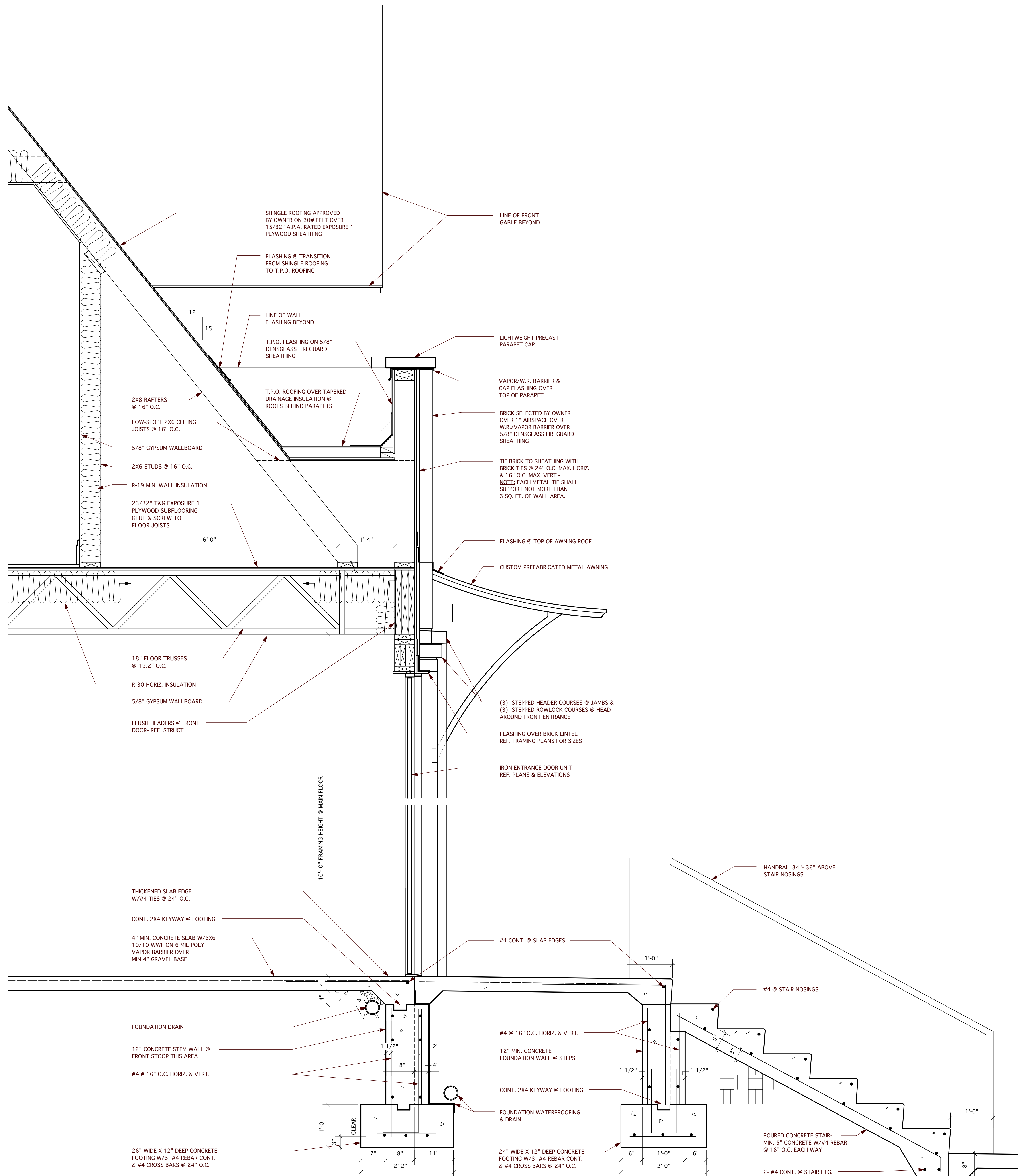
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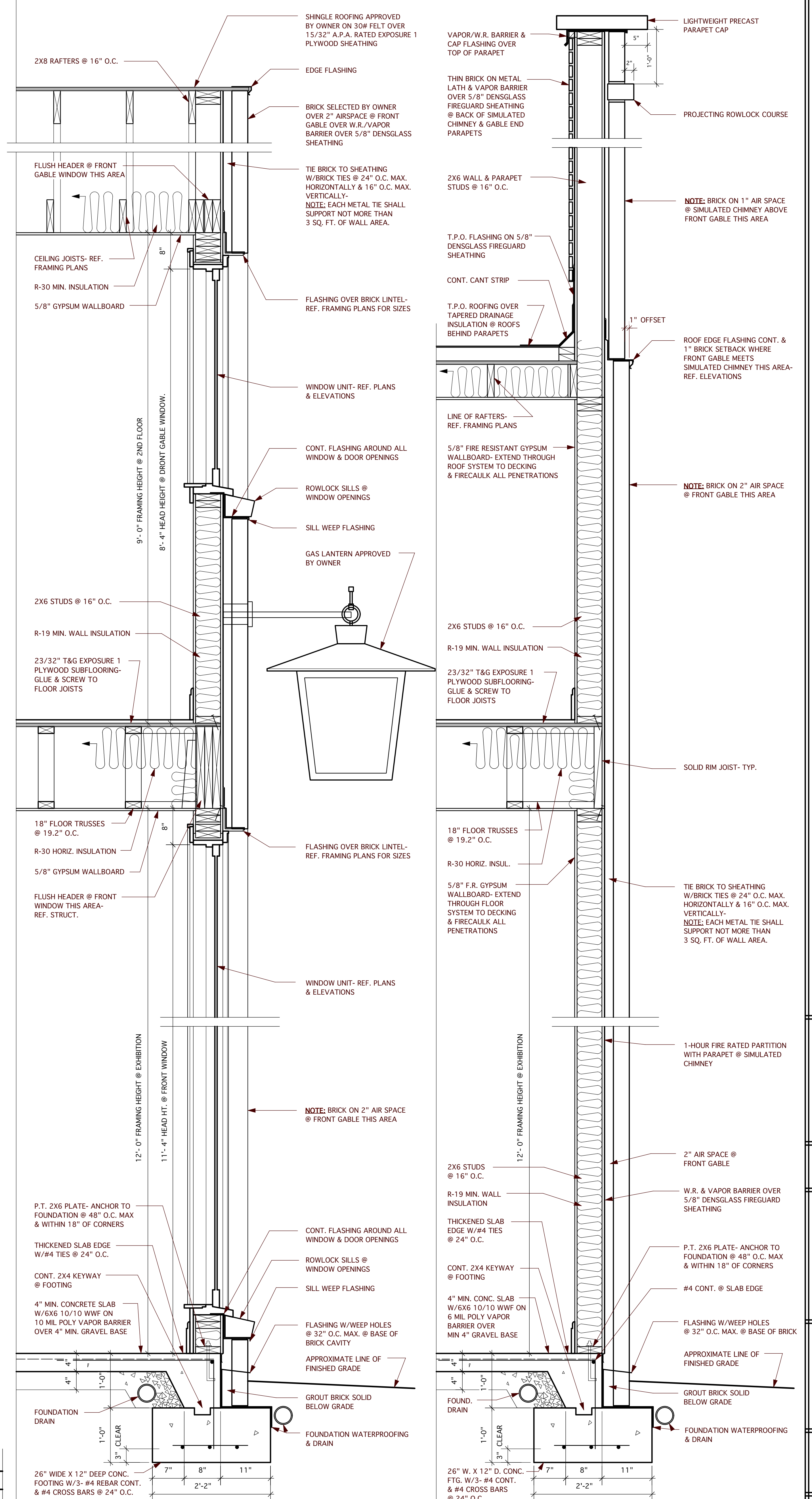
revisions:

drawings:
 EXTERIOR ELEVATIONS

A2



1 FRONT WALL SECTION @ ENTRANCE
1"=1'-0"



2 FRONT WALL SECTION @ EXHIBITION
1"=1'-0"

3 FRONT WALL SECTION @ SIMULATED CHIMNEY
1"=1'-0"

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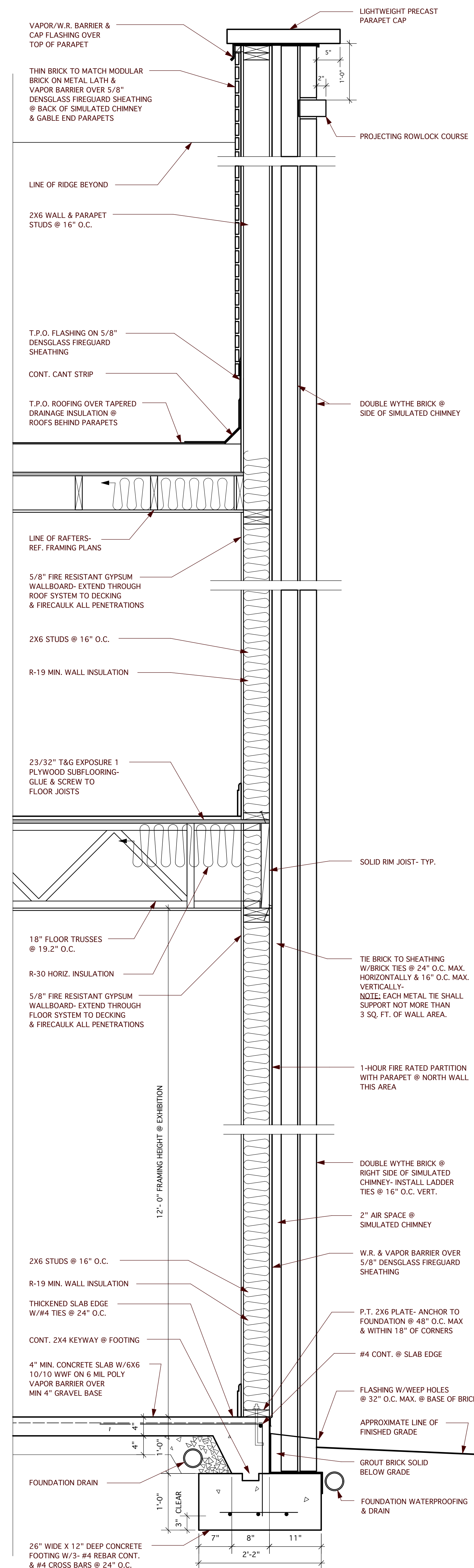
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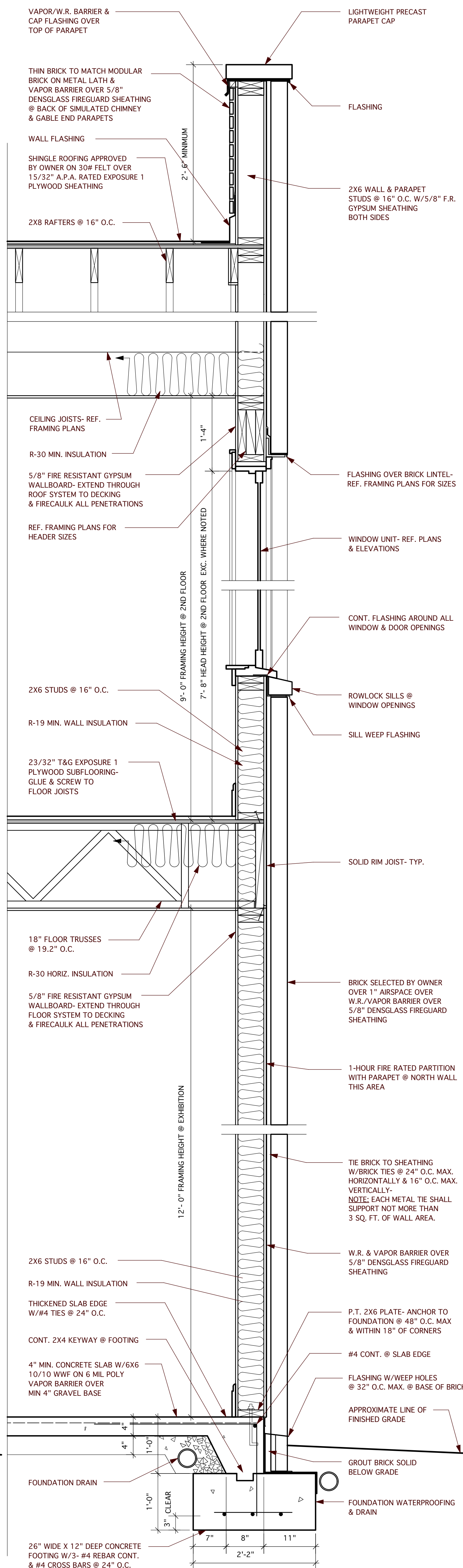
revisions:

drawings: FRONT WALL SECTIONS

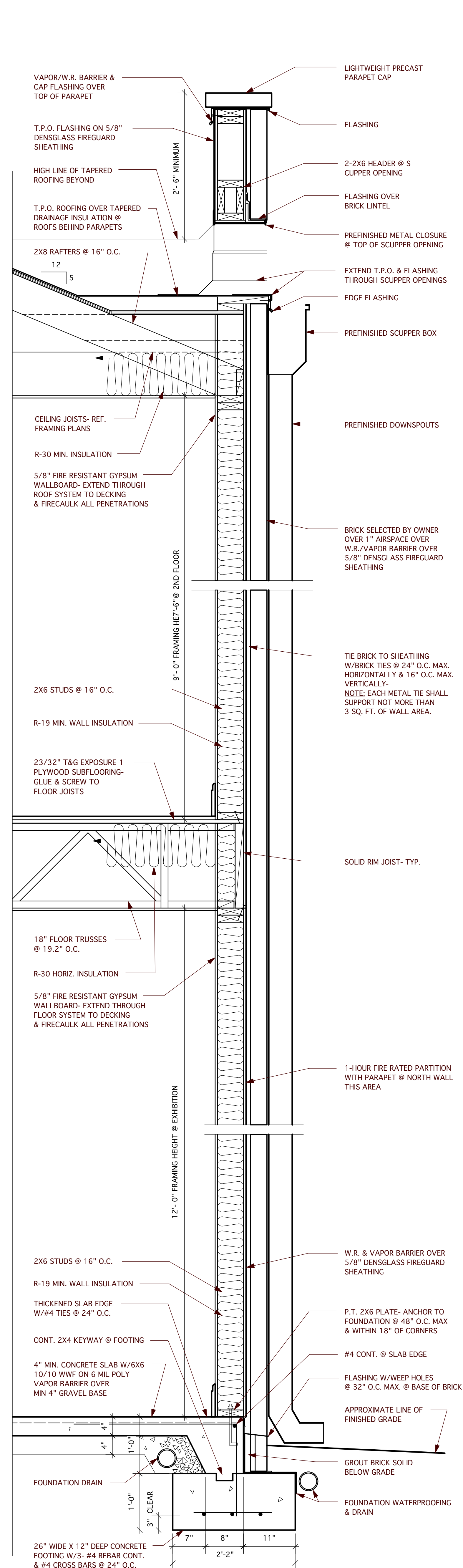
A4



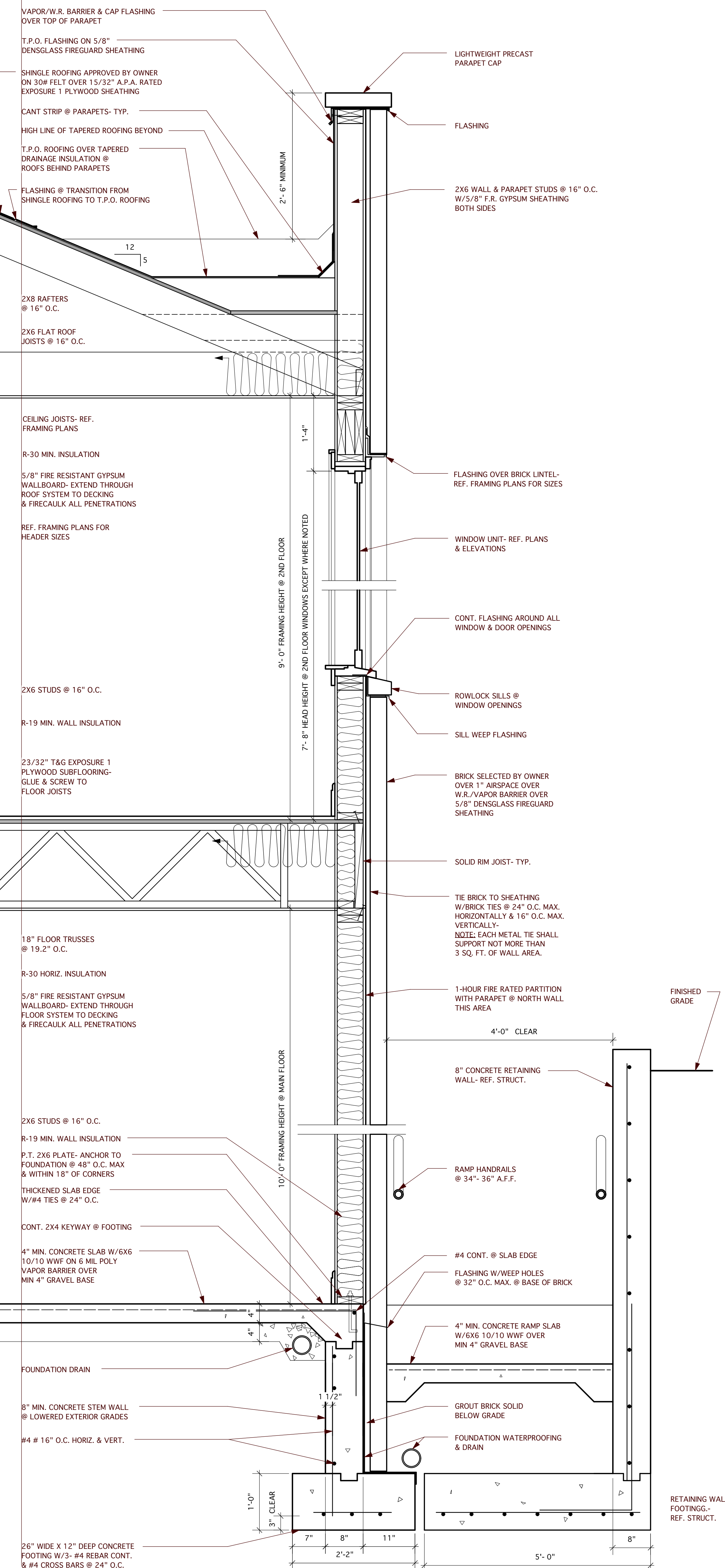
1 RIGHT SIDE SIMULATED CHIMNEY SECTION- 1 HOUR EXT. WALL
A5 1"=1'-0"



2 RIGHT SIDE WALL SECTION- 1-HOUR EXT. WALL
A5 1"=1'-0"



3 RIGHT SIDE WALL SECTION @ ROOF SCUPPER- 1-HOUR EXT. WALL
A5 1"=1'-0"



4 RIGHT SIDE WALL SECTION @ RAMP- 1-HOUR EXT. WALL
A5 1"=1'-0"

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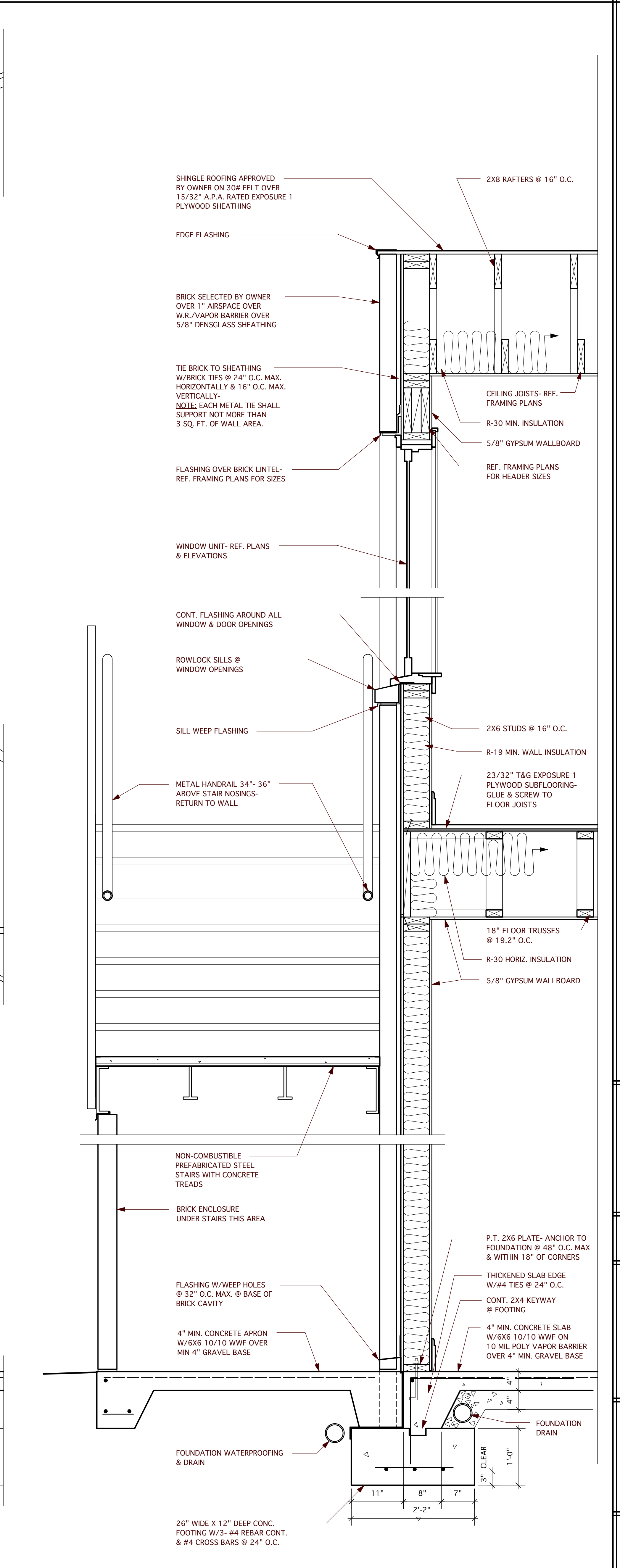
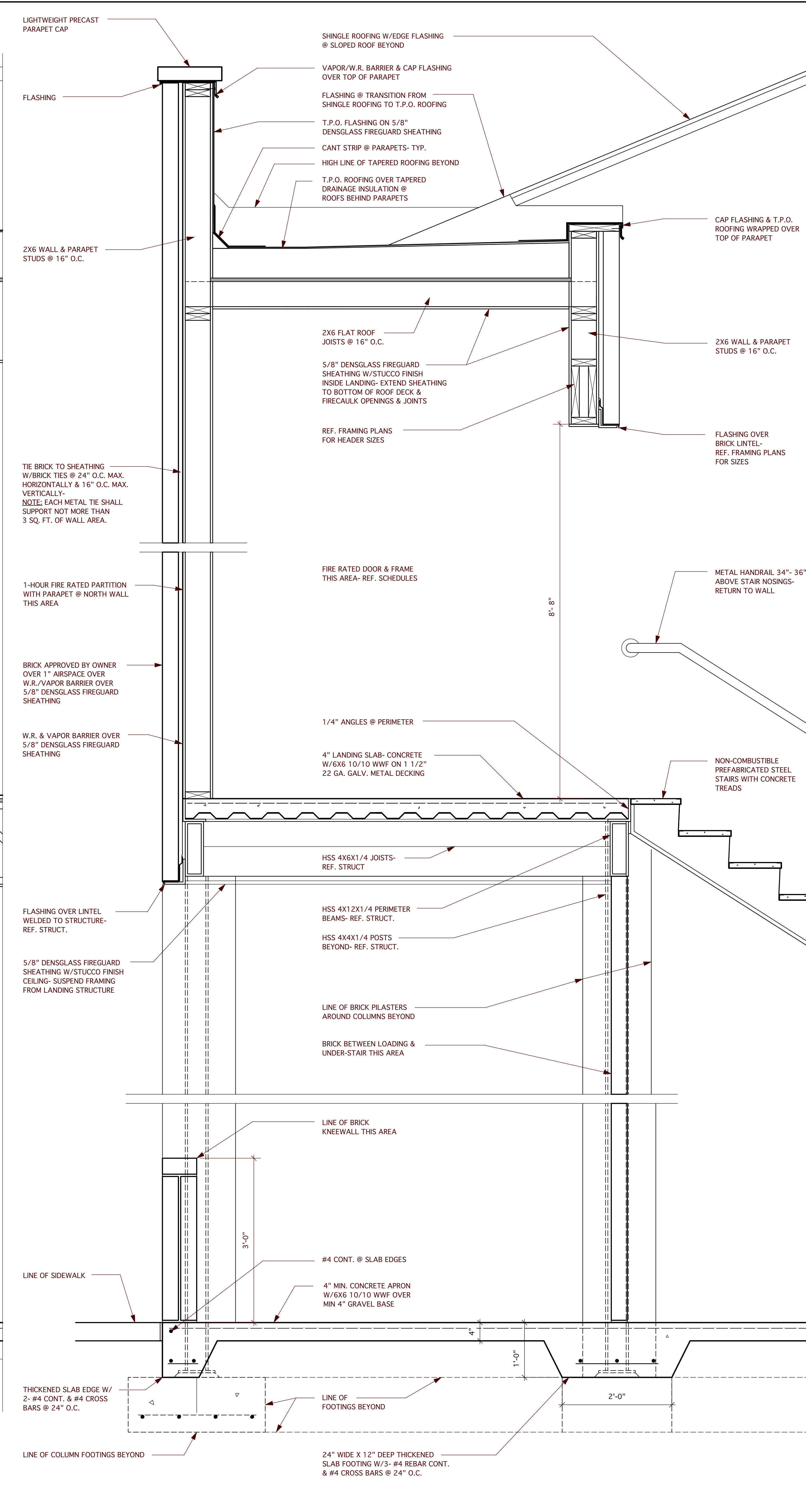
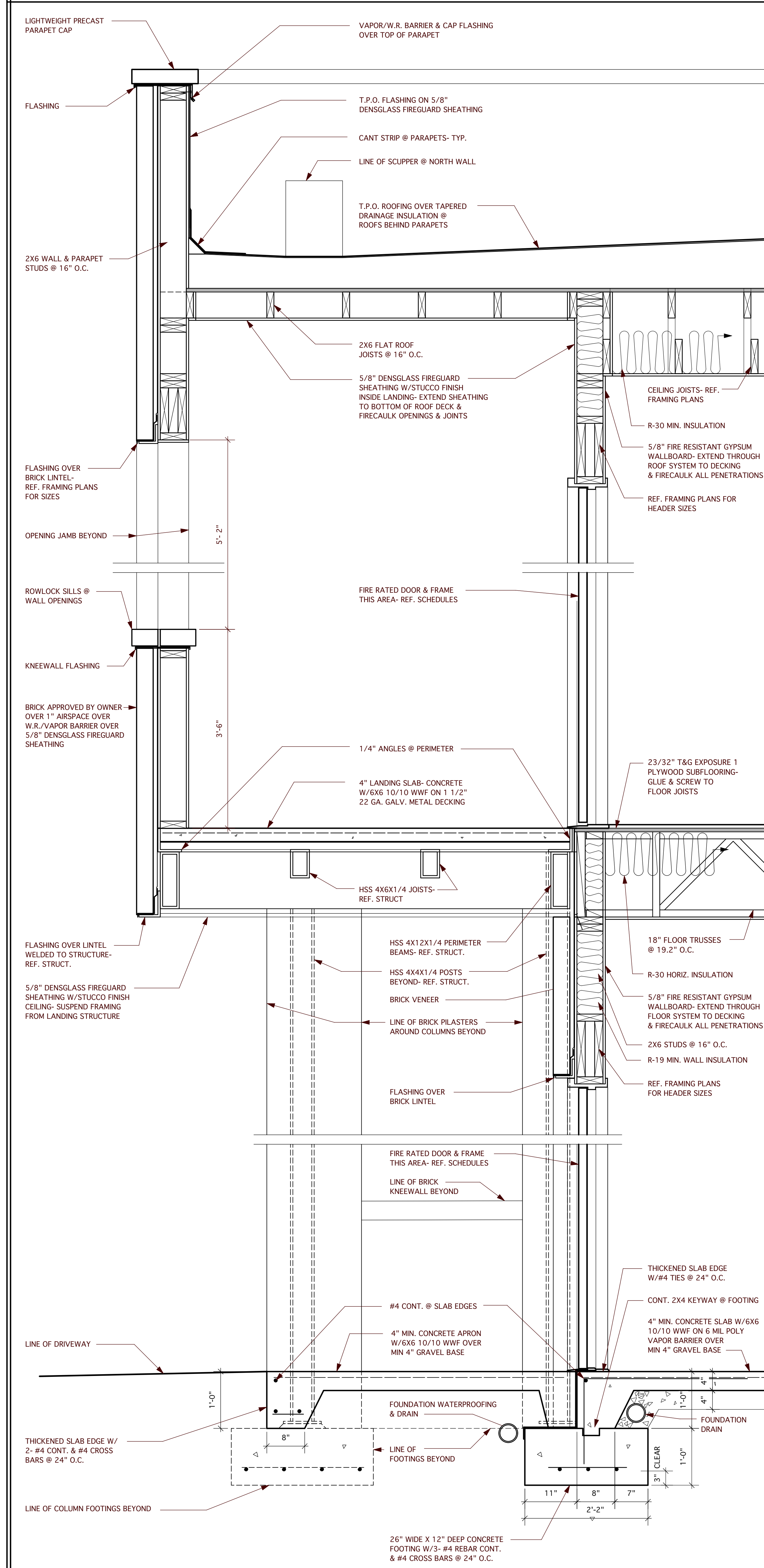
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RIGHT SIDE WALL SECTIONS

A5



1 REAR WALL SECTION & DELIVERY ENTRANCE & LANDING
1"=1'-0"

2 WALL SECTION @ REAR LANDING & STAIRS
1"=1'-0"

3 REAR WALL SECTION
1"=1'-0"

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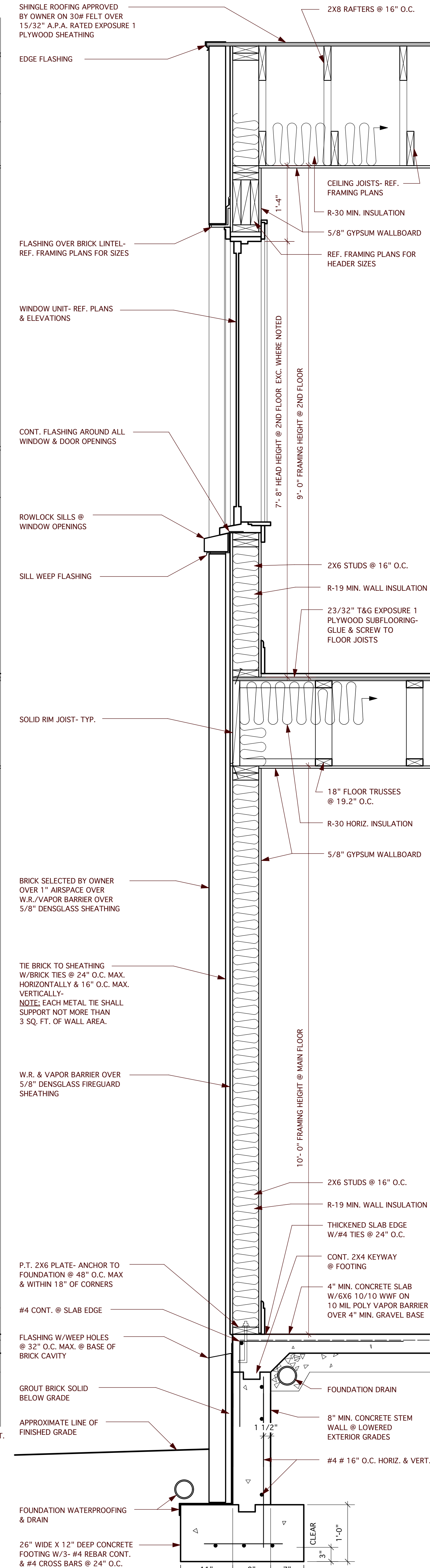
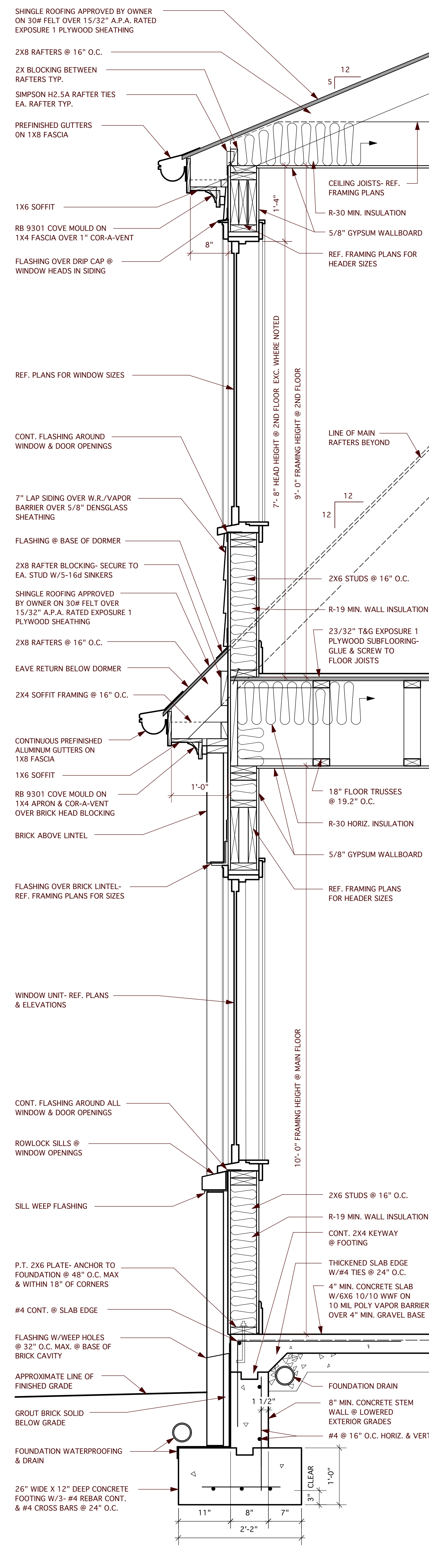
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REAR WALL SECTIONS

A6



1 LEFT WALL SECTION @ DORMER
1"=1'-0"

2 LEFT WALL SECTION @ DORMER
1"=1'-0"

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LEFT SIDE
WALL SECTIONS

A7



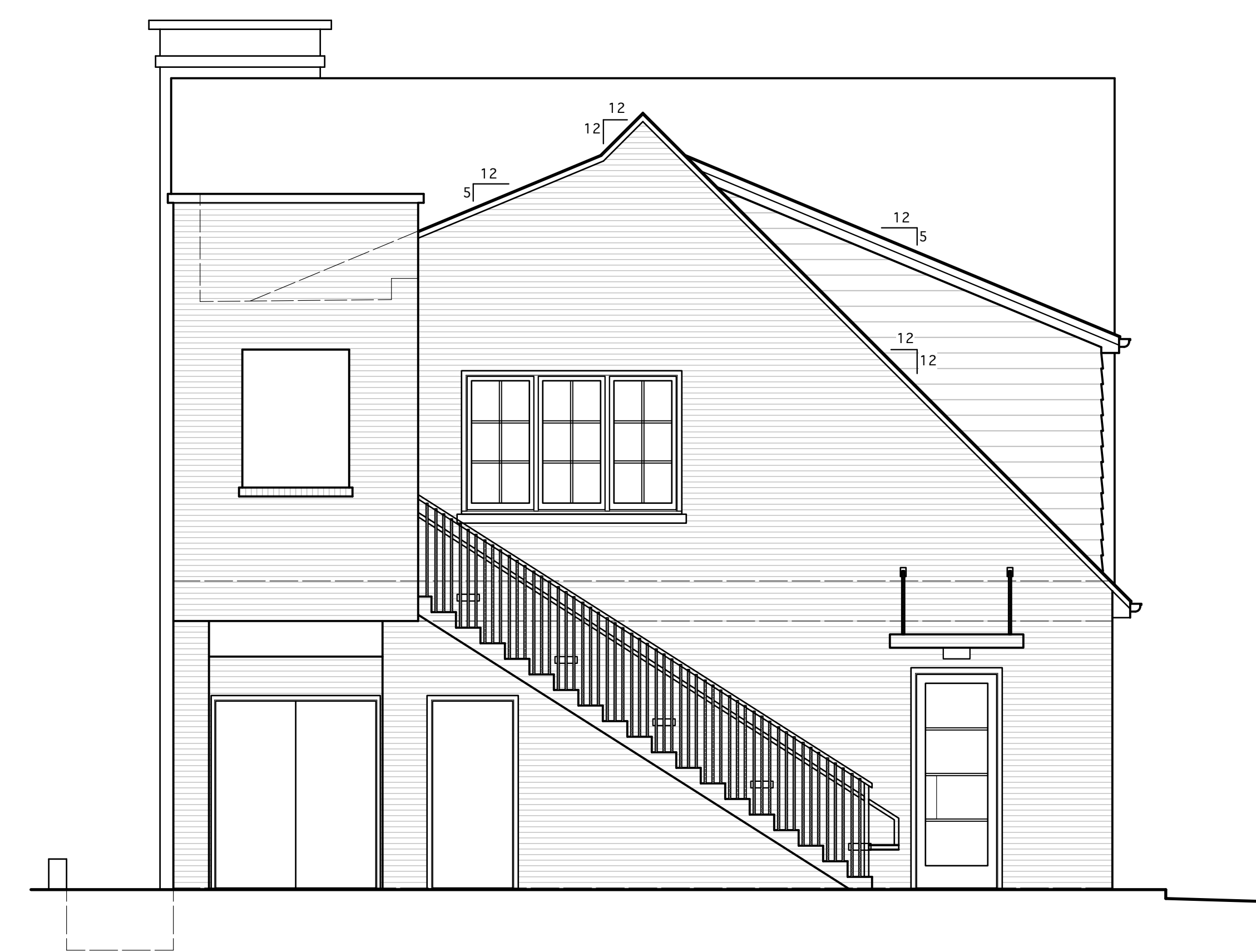
1 LEFT SIDE (SOUTH) ELEVATION
SAP1 1/4"=1'-0"



2 FRONT (EAST) ELEVATION
SAP1 1/4"=1'-0"



3 RIGHT SIDE (NORTH) ELEVATION
SAP1 1/4"=1'-0"



4 REAR (WEST) ELEVATION
SAP1 1/4"=1'-0"

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EXTERIOR ELEVATIONS

SAP1



1 SITE SECTION- CUT FROM WEST TO EAST
 SAP2 1/4"=1'-0"

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 BUILDING SECTIONS

SAP2