



**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)** Lee Ann Gamble, Gamble & Gamble Architects

**ADDRESS** 935 Myrtle Street NE

**PHONE NO.** 404.875.7751 **EMAIL** lgamble@gg-architects.com

**PROPERTY LANDOWNER** ASH Ventures / Perrine Prieur Gallardo

**ADDRESS** 3060 Peachtree Road NW, Suite 950, Atlanta, GA 30305

**PHONE NO.** 470-795-5505 **EMAIL** perrine@perrineswine.com

**ADDRESS OF PROPERTY** 3121 East 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** 08/12/2021 **Signature of Applicant** Lee Ann Roth Gamble

**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 SPIs: 1, 9, 12, 15, 17, 18, 20, 21, 22 and *recommended* for all other districts. To request this meeting, contact Christian Olteanu at 404-330-6961 or [colteanu@atlantaga.gov](mailto:colteanu@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

**G + G**  
ARCHITECTS

ARCHITECTURE  
INTERIORS  
PLANNING

August 17, 2021

V I A E L E C T R O N I C D E L I V E R Y

**City of Atlanta Office of Planning**  
**55 Trinity Avenue Suite 3350**  
**Atlanta, Georgia 30303**

RE: Special Administrative Permit (SAP) 3121 East Shadowlawn, 30305, SPI-9 SA3

To Whom This May Concern:

Per DRC SAP Submittal Requirements we provide herein a written summary of proposed scope of work for a new retail development located at **3121 East Shadowlawn, 30305**, The property is classified by zoning as SPI-9 SA3, Council District 7, NPU B.

The net lot area (NLA) of the parcel is 7,345 square feet and a gross land area (GLA) is 8,770 square feet resulting from gross area calculations using Shadowlawn frontage of 50'-0".

- Current FAR is 22% and Proposed FAR is approximately 48%.
- The development is to consist of two retail levels, no food service, totaling 2100 SF per level x 2 levels = 4200 SF.
- Per zoning conditions that apply to this property, and the proposed new structure does not exceed maximum proposed building height.
- The façade materials for the structure will consist of painted brick, limestone, slate roofing, steel doors and windows, and flagstone.
- The required sidewalk and supplemental zone requirements are composed of 5'-0" supplemental, 10'-0" walk zone and 5'-0" amenity zone.

For the pre-application hearing, we would like to **discuss the following variances**, with variance requests updated post-meeting as needed:

- Required Parking Calculation Logic
- Fenestration: Page 7 of application. Justification should be that proposed fenestration is in keeping with adjacent buildings / character of this street.
- Walk Zone: reduce from 10 feet to 6 feet per precedent / character of street
- Window Sills: Max of 3' above sidewalk - we have a "plaza" 30" above sidewalk and an additional 30" up to entry level to meet ADA requirements.

If you have any questions or require additional information, please feel free to contact Lee Ann Gamble at 404.680.4700 or [lgamble@gg-architects.com](mailto:lgamble@gg-architects.com).

Thank you,

Lee Ann R. Gamble, Architect

935 MYRTLE STREET N.E.  
ATLANTA . GEORGIA . 30309  
WWW.GG-ARCHITECTS.COM  
T 404 . 875 . 7751  
F 404 . 875 . 9266

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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, Perrine Prieur Gallardo SWEAR THAT I AM THE LANDOWNER  
owner(s) name

OF THE PROPERTY LOCATED AT: 3121 EAST SHADOWLAWN AVE  
ATLANTA, GA, 30305

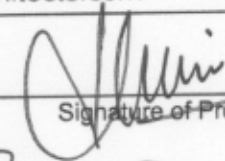
AS SHOWN IN THE RECORDS OF Fulton COUNTY, GEORGIA WHICH IS  
 THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED  
 BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

**NAME OF APPLICANT (PRINT CLEARLY):**

Gamble + Gamble Architects  
Michael Gamble / Lee Ann Gamble

ADDRESS: 935 Myrtle Street NE  
Atlanta, GA 30309

TELEPHONE: 404-875-7751 EMAIL: lgamble@gg-architects.com

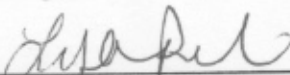
  
 Signature of Property Landowner  
Perrine Prieur Gallardo  
 Print Name of Property Landowner

Personally Appeared  
 Before Me

Lisa Perlin

Lisa Perlin  
 NOTARY PUBLIC  
 Fulton County, Georgia  
 My Commission Expires 12/15/2024

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

8-19-21  
 Date



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.

Lee Ann Roth Gamble

*Lee Ann Roth Gamble*

08-20-2021

Applicant Printed Name

Applicant Signature

Date



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)		8,770				
Net Lot Area (NLA)		7,345				
<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				0.848	7,437	
<b>Base Provided</b>				0.48	4,200	
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						
<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				65%		
Provided (specify for each street)				50%		



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

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

**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, than the amount provided shall be = (NLA) – (area of building footprint + surface area of parking lots, and driveways) + (balconies, rooftop terraces, and landscaped areas on sidewalks within the adjacent right-of-way).</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.)		
<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			75% OF MAX. PARKING - 10.5 SPACES	
Provided	3 on street, 5 on site		8 SPACES	
Maximum Allowed			1 SP/300 SF - 14 SPACES	
<b>Bicycle Parking Spaces</b>	<b>Residential</b>		<b>Non-residential Uses</b>	
Minimum Required			2	
Provided			2	
<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)			0	
Provided (specify for each use)			0	

**PROJECT CONTACT INFO**

**OWNER:**  
ASH VENTURES  
MEISSA HEYMAN  
3060 PEACHTREE ROAD NW  
SUITE 930  
ATLANTA, GA 30305  
470.793.5505  
MEISSA.HEYMAN@ASHV.COM

**APPLICANT:**  
G+G ARCHITECTS,  
LEE ANN GAMBLE  
935 MYRTLE ST NE  
ATLANTA, GA 30309  
404.875.7751  
LGAMBLE@GG-ARCHITECTS.COM

**SITE PLAN SPECIFICATIONS**

ZONING CLASSIFICATION	SP1-9 SA3
COUNCIL DISTRICT	7th
NPU	8
NET LOT AREA (SF)	7,345
R.O.W. WIDTH (FT)	50
LENGTH OF FRONTAGE (FT)	57
STREET TYPE	3
Residential collector	
GROSS LOT AREA (SF)	8,770
MAX. ALLOWABLE FAR	0.848
EXIST. BLDG SQ FOOTAGE	1,650
EXISTING FAR	0.22
PROPOSED BLDG SQ FOOTAGE	4,200
PROPOSED FAR	0.48
OPEN SPACE REQUIREMENT	NONE
MAX. FRONT SETBACK (MEASURED FROM SIDEWALK)	20'-0"
PROPOSED FRONT SETBACK	20'-0"

**SIDEWALK**

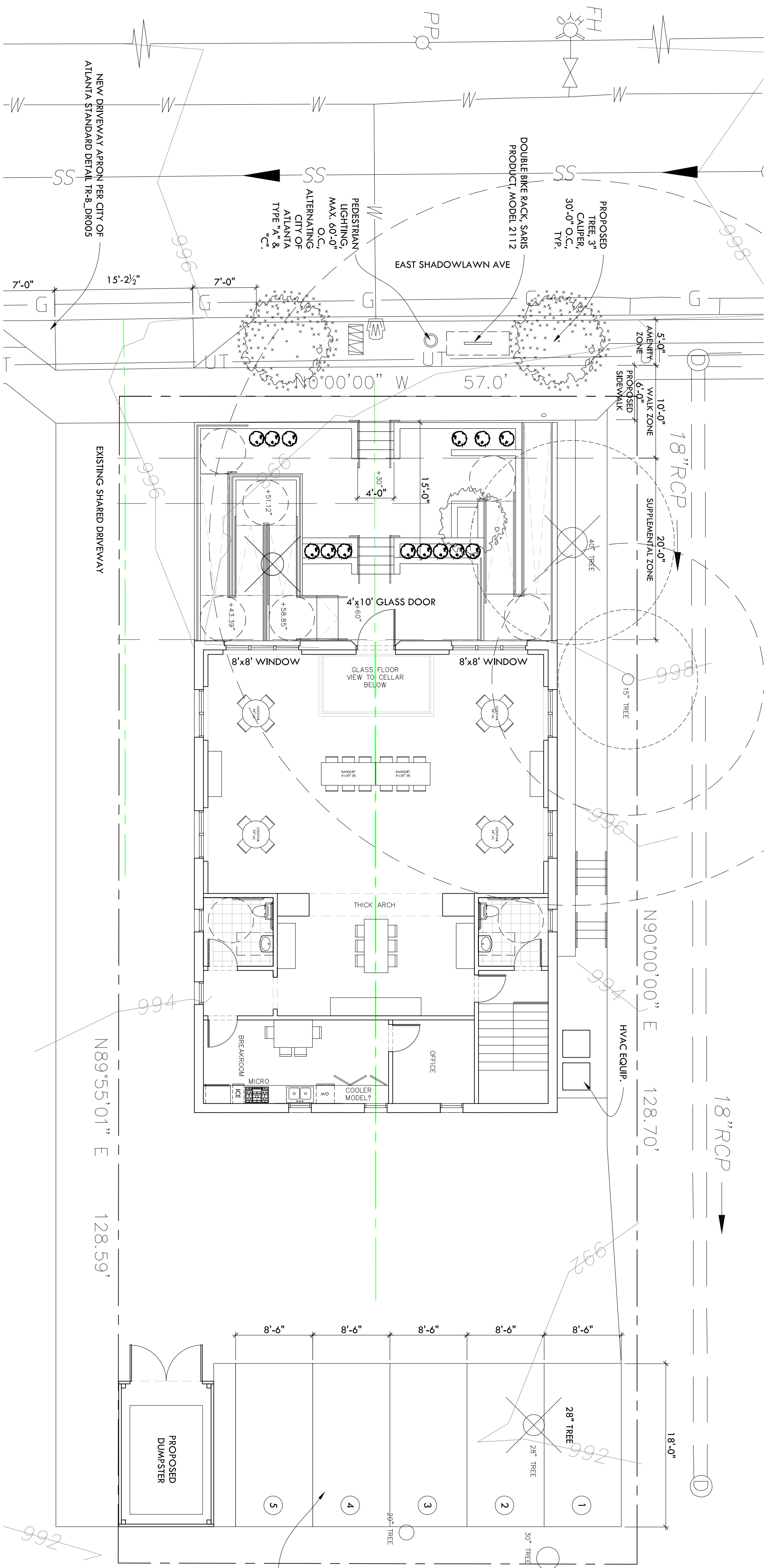
<b>SEEKING ADMINISTRATIVE VARIANCE</b>	
EXISTING SIDEWALK WIDTH	5'-0"
REQUIRED	5'-0"
AMENITY ZONE WALK ZONE	10'-0"
SUPPLEMENTAL ZONE	20'-0" MAX.

**PARKING**

<b>MAX. PARKING ALLOWED:</b>	
1 SPACE PER 300 SF OF FLOOR AREA	
4,200 ÷ 300 = 14	
<b>MIN. PARKING REQUIRED:</b>	
75% OF MAX. PARKING	
75% x 14 = 11	
25% OF PARKING ON STREET = 3 SPACES	
SPACES REQUIRED ON SITE = 8	
<b>SEEKING ADMINISTRATIVE VARIANCE</b>	
PARKING COUNT PROVIDED:	
5 SPACES	

**STREET FENESTRATION**

<b>SEEKING ADMINISTRATIVE VARIANCE</b>	
MIN. REQUIRED:	65%
PROVIDED:	20' OF 40' FRONT = 50%



**1 PROPOSED SITE PLAN**  
SCALE: 1/8" = 1'-0"  
0 8 16 24

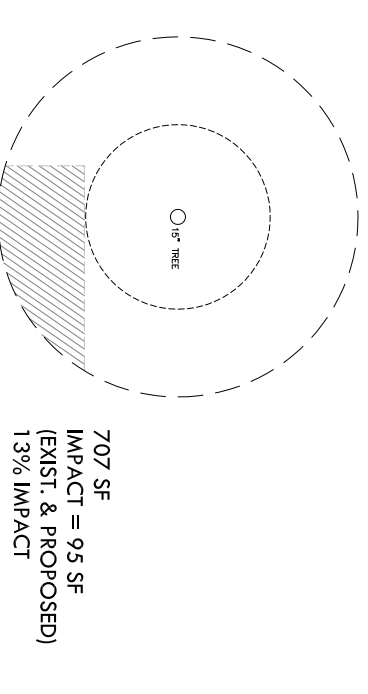


**2 EXISTING STREET FRONT PHOTO**  
A-1 NOT TO SCALE



**3 EXISTING REAR PHOTO**  
A-1 NOT TO SCALE

<b>BUILDING HEIGHT</b>	PROPOSED HEIGHT 34'-5"
<b>PROPOSED USES</b>	RETAIL 2100 SF ASSEMBLY 2100 SF
<b>TREE IMPACT</b>	TREES DESTROYED: 28', 36' & 40" RECOMPENSE: (3)(\$.100)+(1)(.04)*(\$30)=\$3,420 TREES SAVED: 15"



**4 PROPOSED TREE IMPACT**  
SCALE: 3/32" = 1'-0"

**GAMBLE + GAMBLE**  
Architects + Interiors + Creative  
GG ARCHITECTS.COM  
ATLANTA, GA

STATE OF GEORGIA  
REGISTERED ARCHITECT  
LEE ANN GAMBLE  
404.875.7751

**PERRINE'S WINE SHOP**  
3121 EAST SHADOWLAWN AVENUE NE | ATLANTA, GA 30305  
**SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION**

LAND LOT 61  
17th DISTRICT

DATE: AUGUST 20, 2021  
DRAWN BY: [REDACTED]  
SCALE: AS NOTED  
TITLE: COVER SHEET & SITE PLAN  
SHEET: A-1



**PERRINE'S WINE SHOP**  
 3121 EAST SHADOWLAWN AVENUE NE | ATLANTA, GA 30305  
**SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION**

LAND LOT  
 61  
 17th  
 DISTRICT

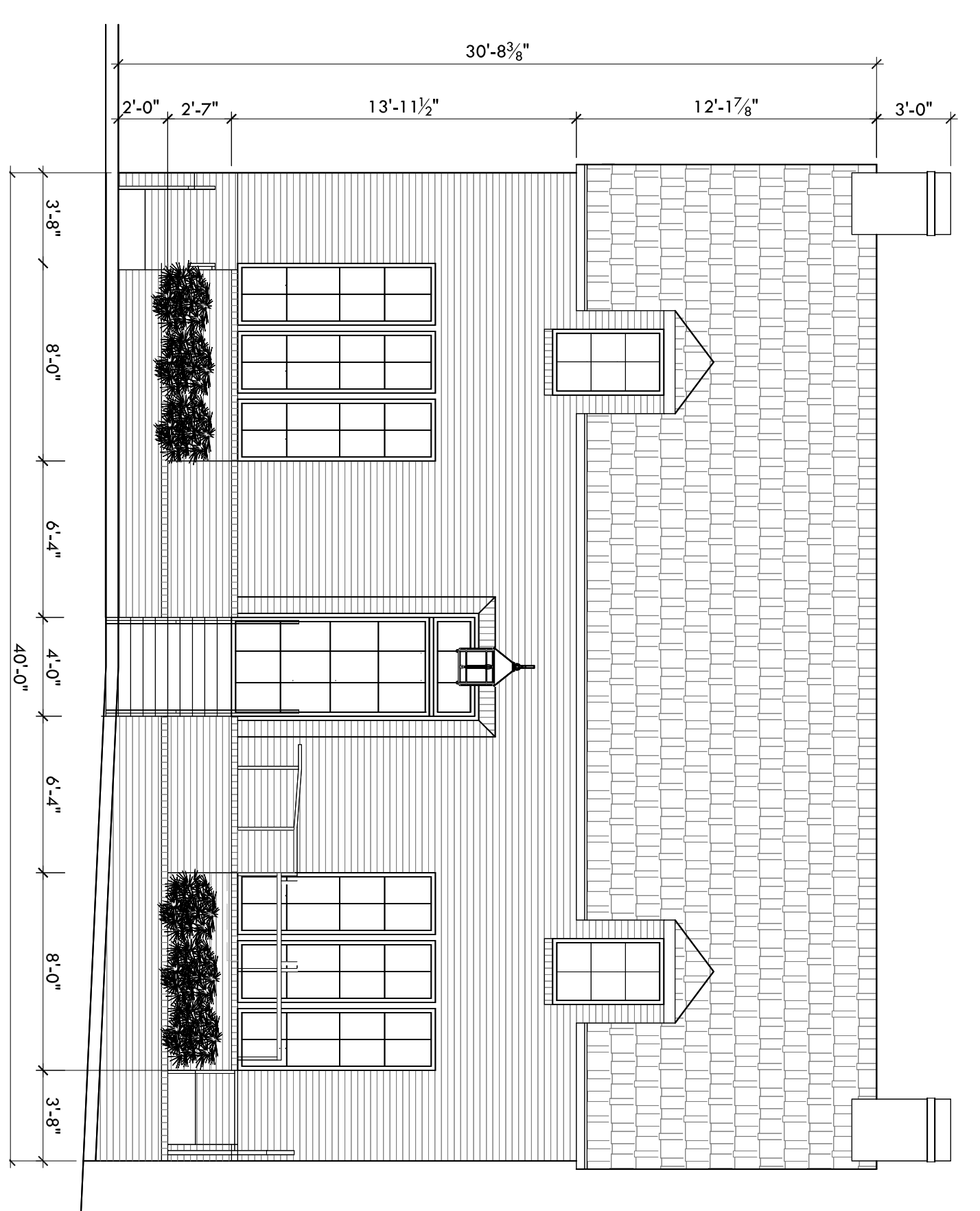
DATE  
 AUGUST 20, 2021

REVISIONS  
 DRAWN BY

SCALE  
 AS NOTED  
 TITLE  
 PROPOSED ELEVATIONS

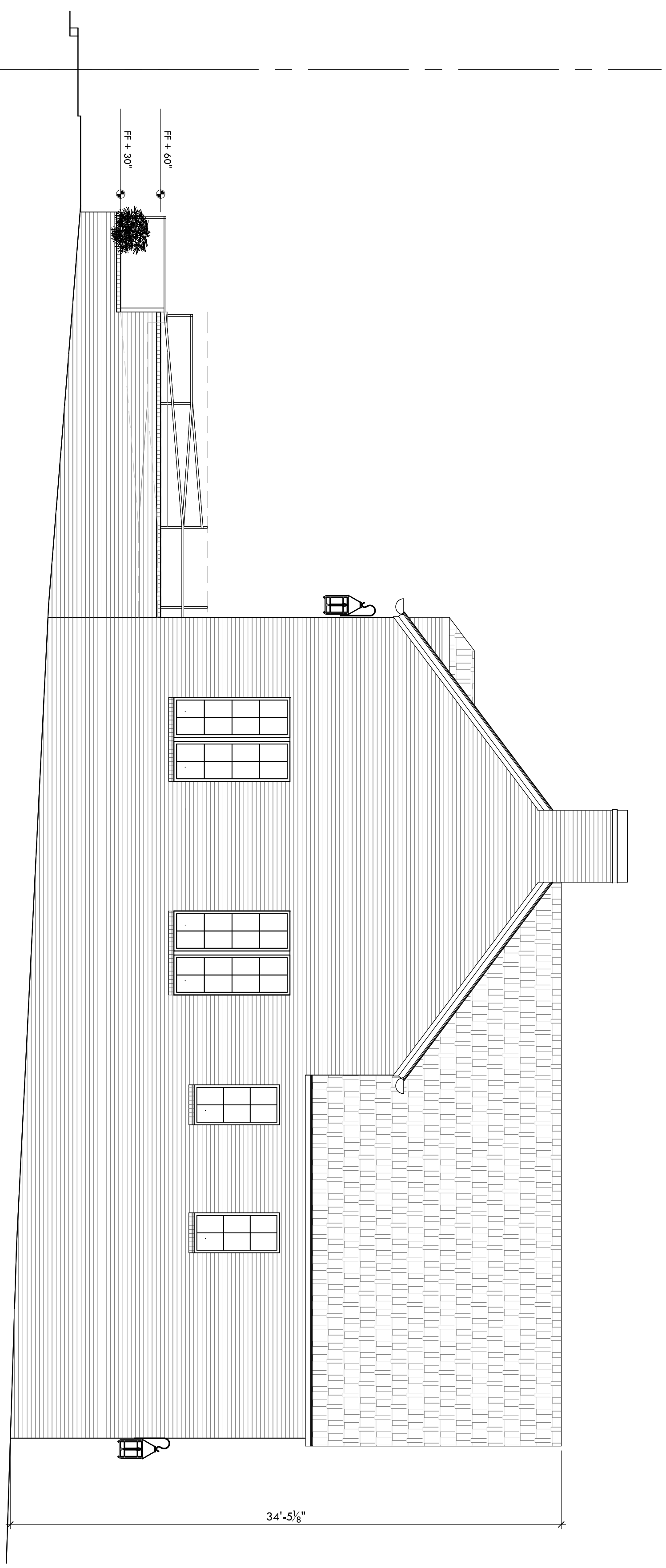
SHEET  
**A-2**

\*\*\*RELEASED FOR CONSTRUCTION\*\*\*

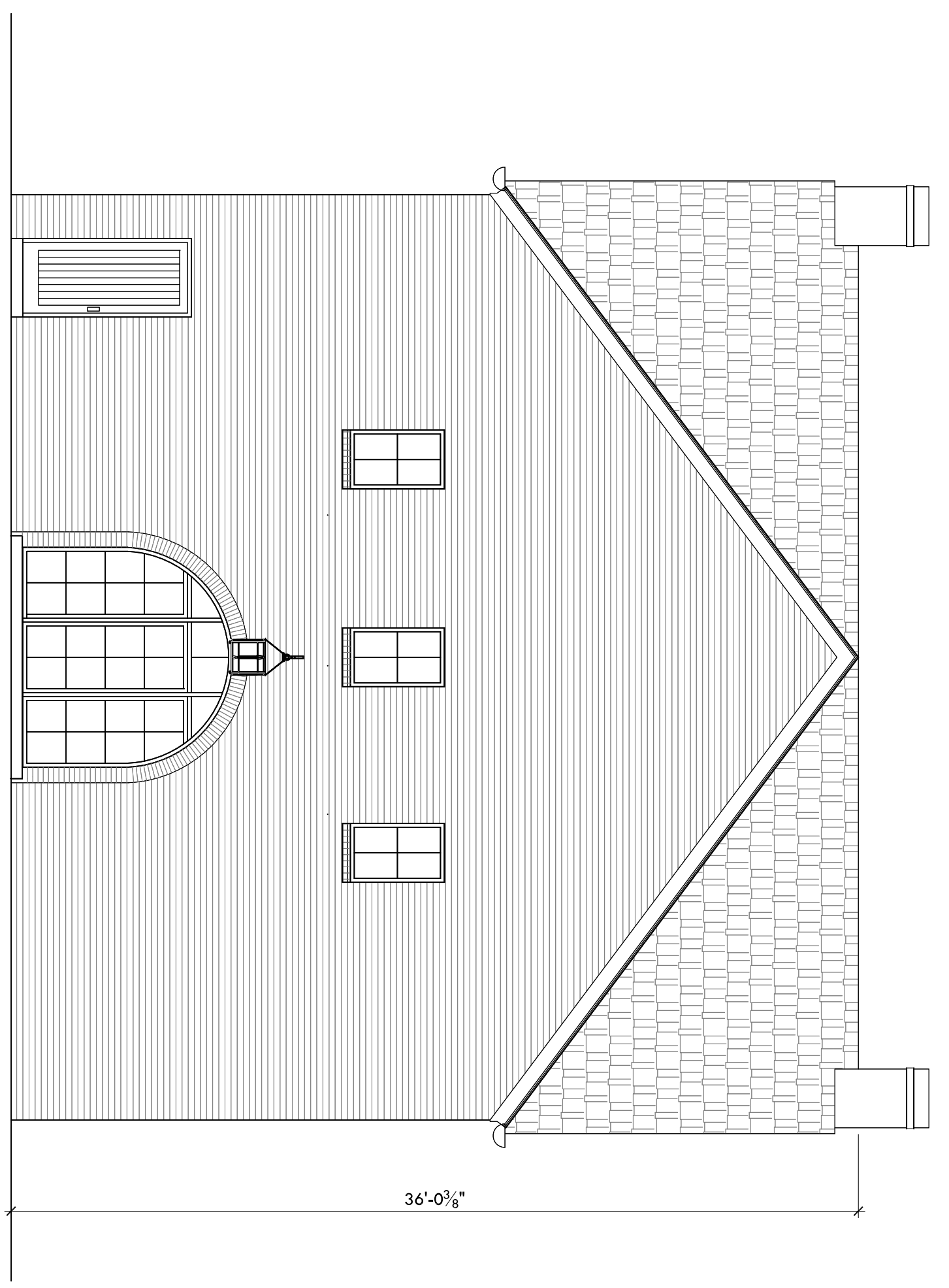


**1 PROPOSED FRONT (WEST) ELEVATION**  
 A-2 SCALE: 3/16" = 1'-0"

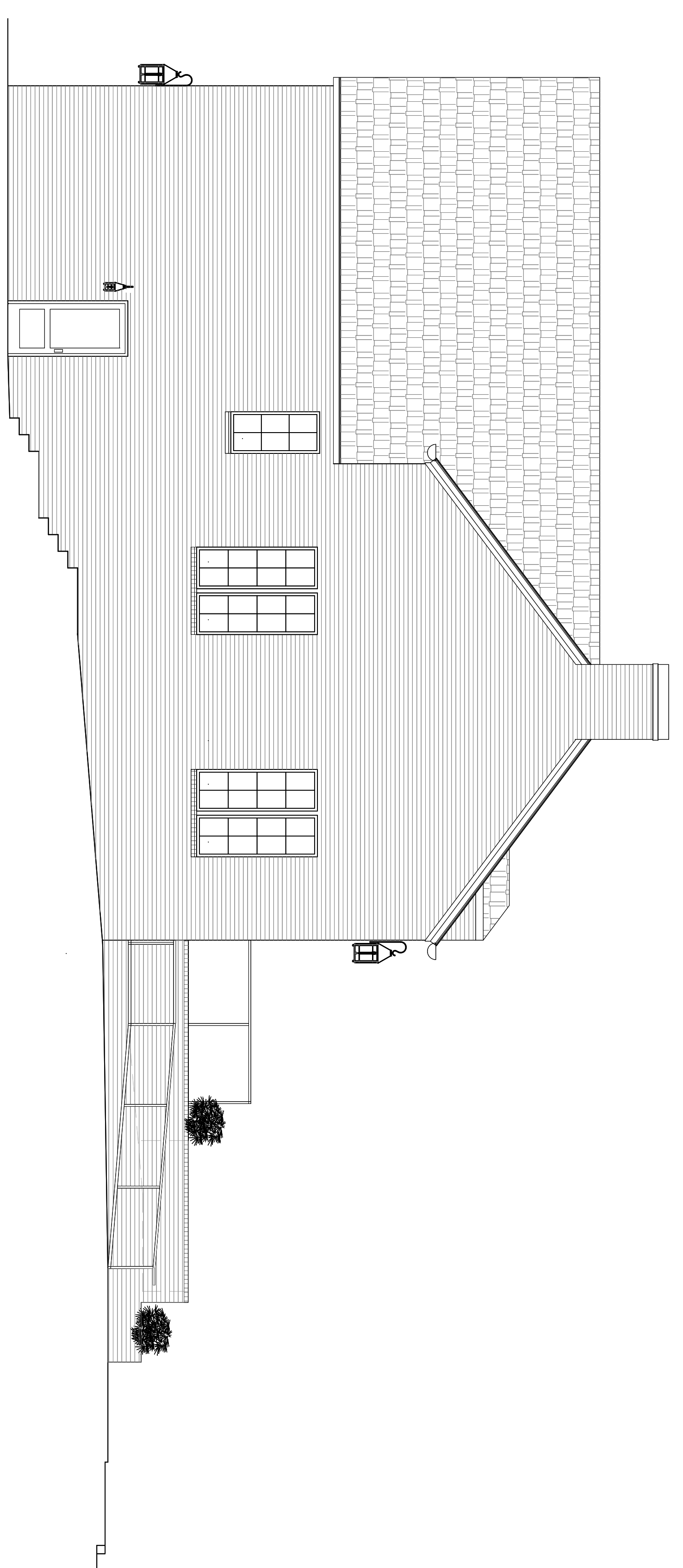
FENESTRATION CALCULATIONS:  
 STREET FACADE LENGTH = 40'-0"  
 UNBARRICADED WINDOWS = 20'-0"  
 50% FENESTRATION REQUIRES VARIANCE



**2 PROPOSED SOUTH ELEVATION**  
 A-2 SCALE: 3/16" = 1'-0"



**3 PROPOSED EAST ELEVATION**  
 A-2 SCALE: 3/16" = 1'-0"



**4 PROPOSED NORTH ELEVATION**  
 A-2 SCALE: 3/16" = 1'-0"