



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.
- **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.

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.

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

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

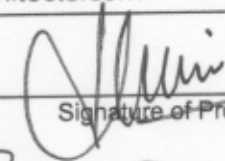
AS SHOWN IN THE RECORDS OF Fulton COUNTY, GEORGIA WHICH IS
 THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED
 BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

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

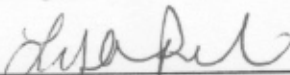

 Signature of Property Landowner
Ferrine Prieur Gallardo
 Print Name of Property Landowner

Personally Appeared
 Before Me

Lisa Perlin

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

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


 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.

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)		8,770				
Net Lot Area (NLA)		7,345				
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			0.848	7,437		
Base Provided			0.48	4,200		
Bonus Allowed						
Bonus Provided						
Bonus FAR Program (check bonus utilized if applicable)						
Transit Station <input type="checkbox"/>	Ground Floor Retail <input type="checkbox"/>	Open Space and New Streets <input type="checkbox"/>	Community Center Facilities <input type="checkbox"/>	Workforce Housing <input type="checkbox"/>		
Residential Units				Total Provided: _____		
Number of Units Provided (without bonus)						
Number of Bonus Units Provided (without workforce housing)						
Number of Bonus Workforce Housing Units Provided (20% required)						
Total Number of Units per Acre						
Building Coverage <input type="checkbox"/> or Lot Coverage <input type="checkbox"/> (check applicable as required per zoning district)						
		Percentage (%)		Square Footage		
Max. Permitted						
Provided						
Fenestration (% of each street-fronting facade calculated separately, per district regulations)						
	Residential Façade Percentage (%)			Non-residential Façade Percentage (%)		
	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)

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		
Provided		
Square Footage breakout of UNCOVERED TOSR amount provided by the following:		
	GLA minus building square footage	
	Open exterior balconies (per Section 16-28 or district regs)	
	Roof area improved as recreation space	
Square Footage breakout of COVERED TOSR amount provided by the following:		
	Areas closed to the sky (roof) but having two sides with a minimum of 50% open	
UOSR: Usable Open Space Requirements for Residential and or Mixed-use Developments		
<i>(These are areas not counted towards Public Space Requirements)</i>		
	Ratio	Total Square Footage
Minimum Required		
Provided		
Square Footage Breakdown of UOSR amounts provided by the following:		
	Balconies	
	Rooftop Terraces	
	Landscaped Areas and Plazas	
	Portions of Sidewalks on Private Property	
	Portions of Landscaped Areas in Right-of-way adjacent to Property	



City of Atlanta Office of 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		
Provided		
Square Footage Breakdown of PSR amounts provided by the following:		
EXTERIOR (accessible to general public such as landscaped areas, plazas, terraces, patios, observation decks, fountains, sidewalks, common areas, open recreational spaces, etc.)		
INTERIOR (ground-level area accessible to the general public during normal business hours such as malls, galleries, atria, lobbies, concourses, plaza, walkways, fountains, landscape areas for public recreation, pedestrian seating, or eating and similar public amenities)		

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

Residential Unit Breakout				
Number of Studios	Number of 1 BR	Number of 2 BR	Number of 3 BR	Number of 4 BR
On-site Parking Spaces	Residential		Non-residential Uses	
Minimum Required			75% OF MAX. PARKING - 10.5 SPACES	
Provided	3 on street, 5 on site		8 SPACES	
Maximum Allowed			1 SP/300 SF - 14 SPACES	
Bicycle Parking Spaces	Residential		Non-residential Uses	
Minimum Required			2	
Provided			2	
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)			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
MEISSAHEYMAN@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

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

PARKING

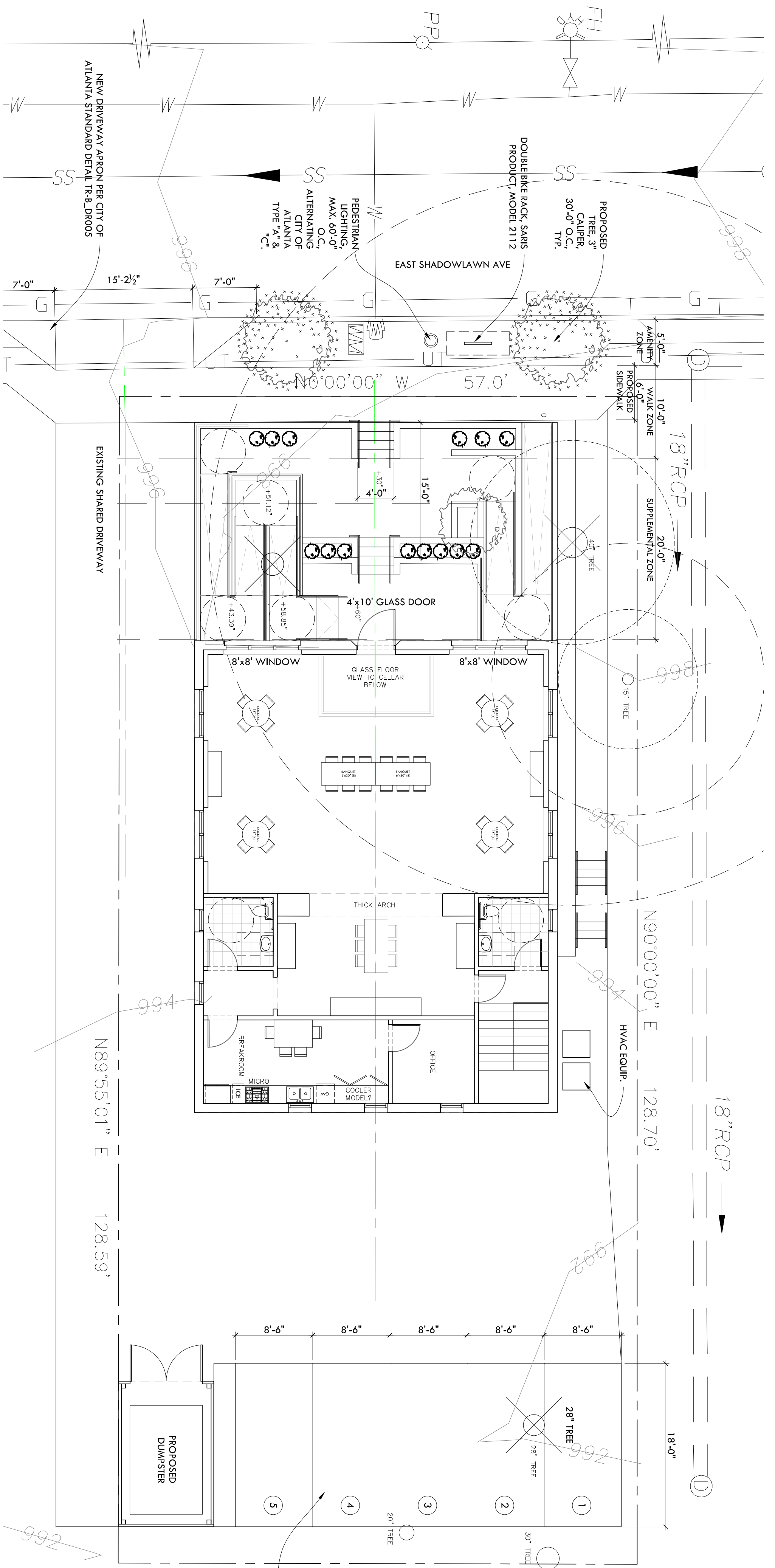
MAX. PARKING ALLOWED:
1 SPACE PER 300 SF OF FLOOR AREA
4,200 ÷ 300 = 14

MIN. PARKING REQUIRED:
75% OF MAX. PARKING
75% x 14 = 11
25% OF PARKING ON STREET = 3 SPACES
SPACES REQUIRED ON SITE = 8

SEEKING ADMINISTRATIVE VARIANCE
PARKING COUNT PROVIDED:
5 SPACES

STREET FENESTRATION

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



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

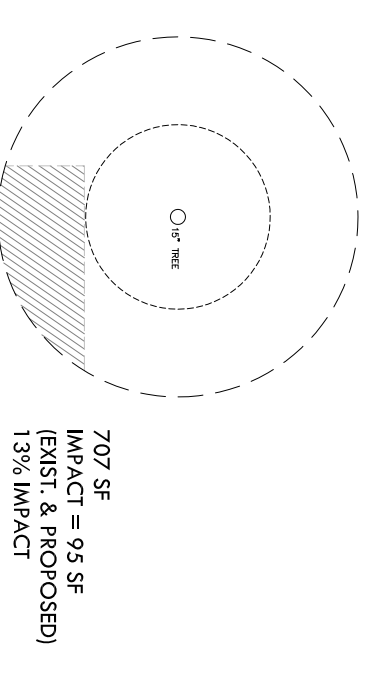


2 EXISTING STREET FRONT PHOTO
A-1 NOT TO SCALE



3 EXISTING REAR PHOTO
A-1 NOT TO SCALE

BUILDING HEIGHT	PROPOSED HEIGHT 34'-5"
PROPOSED USES	RETAIL 2100 SF ASSEMBLY 2100 SF
TREE IMPACT	TREES DESTROYED: 28', 36' & 40" RECOMPENSE: (3)(\$100)+(1)(0.4")(\$30)=\$3,420 TREES SAVED: 15"



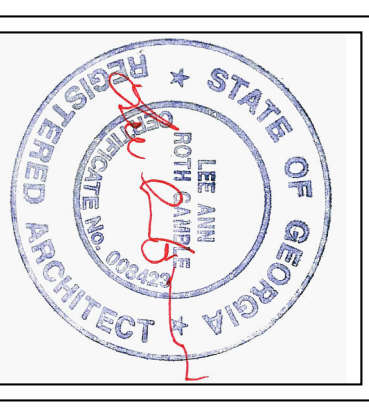
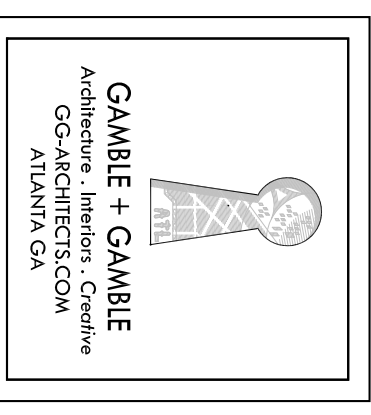
4 PROPOSED TREE IMPACT
SCALE: 3/32" = 1'-0"

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

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

STATE OF GEORGIA
REGISTERED ARCHITECT
LEE ANN GAMBLE
935 MYRTLE ST NE
ATLANTA, GA 30309
404.875.7751
LGAMBLE@GG-ARCHITECTS.COM

DATE	AUGUST 20, 2021
REVISIONS	
DRAWN BY	
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

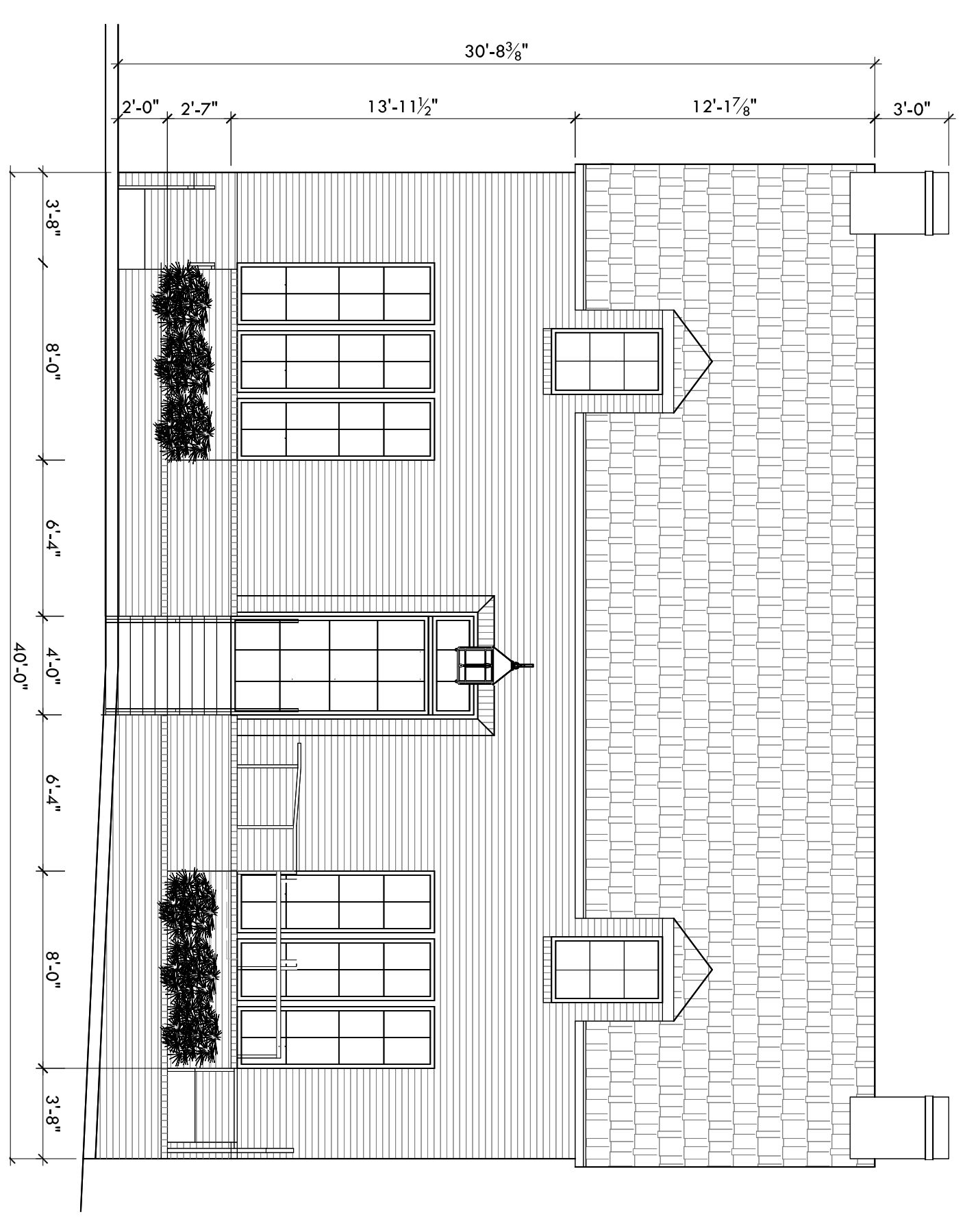
LAND LOT
61
17th
DISTRICT

DATE
AUGUST 20, 2021
 REVISED

DRAWN BY
 SCALE
AS NOTED
 TITLE
PROPOSED ELEVATIONS

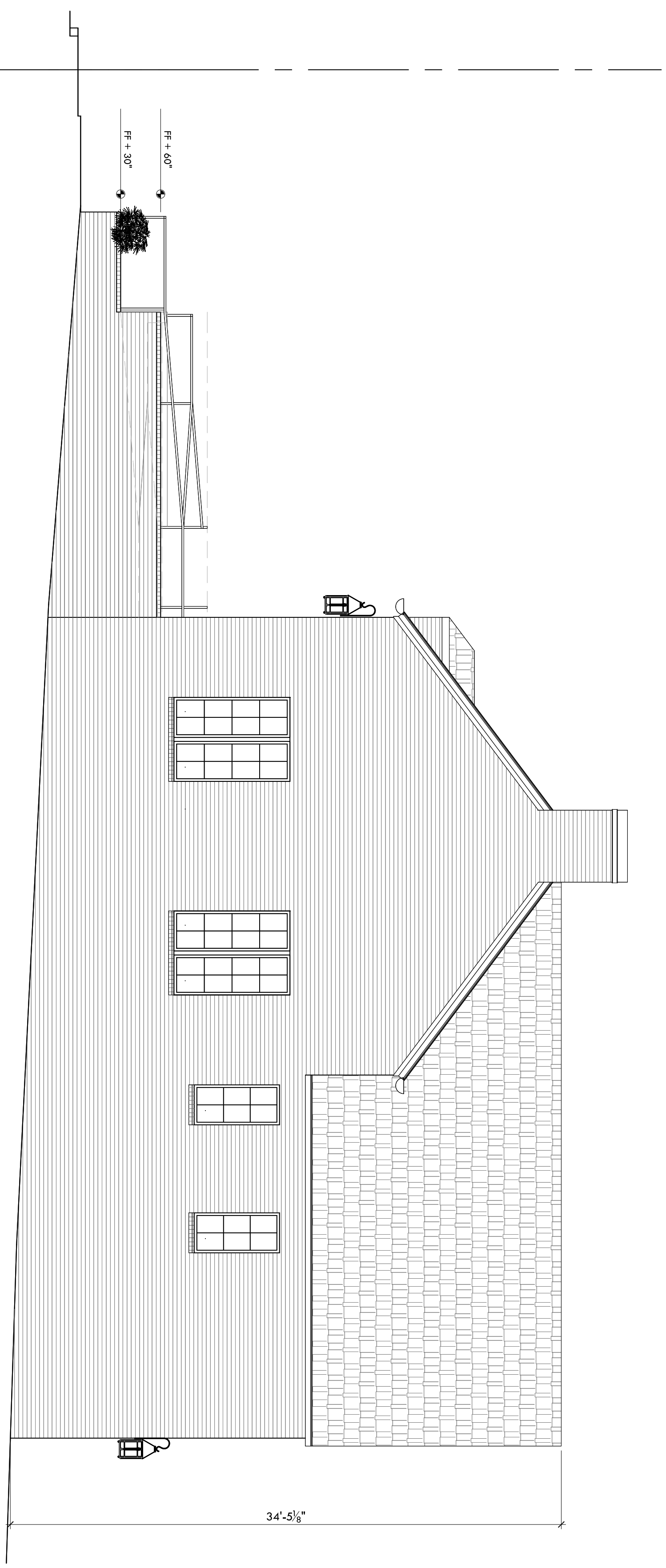
SHEET

A-2

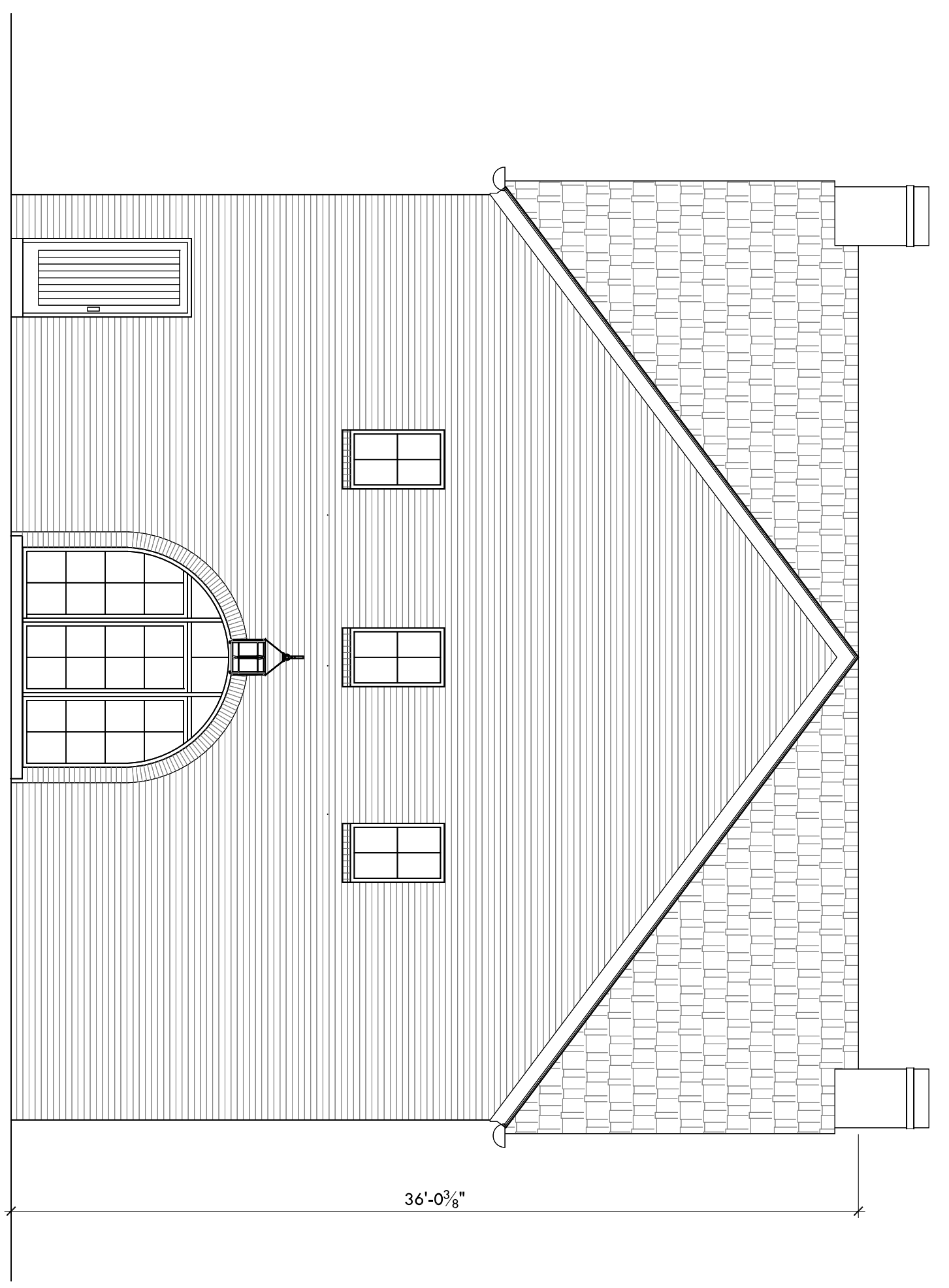


1 PROPOSED FRONT(WEST) ELEVATION
 A-2 SCALE: 3/16" = 1'-0"

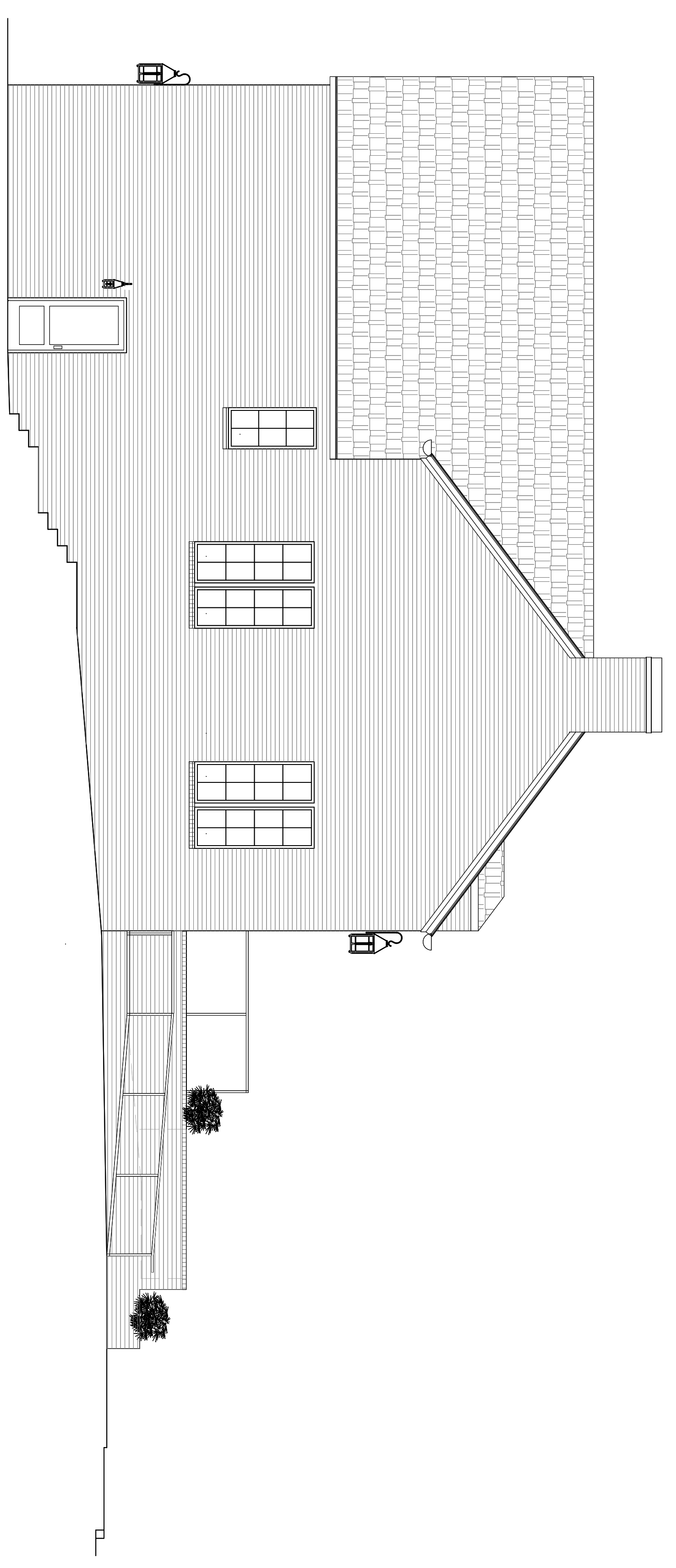
FENESTRATION CALCULATIONS:
 STREET FACADE LENGTH = 40'-0"
 UNBARRICADED WINDOWS = 20'-0"
 50% FENESTRATION REQUIRES VARIANCE



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"



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP)
Approval Form
SAP-21-147

Address: 3121 East Shadowlawn Avenue
Zoning District: SPI-9 SA-3

Approval Date: 05/03/2022

Staff Signature:

Project Summary: To permit 2,080 square feet of retail use and 2,323 square feet of eating and drinking.

Improvements at the above address are hereby authorized to apply for a building permit in accordance with Sections 16-18.007 and 16-25.002(3) of the City of Atlanta Zoning Ordinance. Improvements are granted as indicated on the attached site plan and building elevations with:

No variations are granted.

Variations are granted with Section 16-18I.005 (3) as indicated in the attached Written Findings and Conditions of Approval.

Approval is subject to the written Conditions of Approval noted below.

Approval is subject to red-line comments on the plans.

Administrative Variations: In accordance with Section 16-18I.005 (3), the following variations are granted from the code sections referenced:

1. **Section 16-18I.015, SPI-9 Buckhead Village: Streetscape Regulations Table:** Minimum walk zone of ten feet.
2. **Section 16-18I.017 (5):** Fenestration including all window and door openings shall be provided at the sidewalk level for a minimum of 65 percent of the length of the building for nonresidential uses on all Type 1, 2 and 3 streets.
3. **Section 16-18I.022:** The requirements of City of Atlanta Code of Ordinances, Chapter 158 Vegetation, Article II Tree Protection, Section 30 Parking Lot Requirements shall apply to surface parking lots in this district. Existing facilities operating before the effective date of this section shall have 48 months to comply with the requirements of this section.
4. **Section 16-18I.023(5) (b):** Reduction of off-street parking requirements:
 - i. The character or use of the building is such as to make unnecessary the full provision of parking facilities as verified by a valid shared parking analysis based on the Urban Land Institute (ULI) standard or other similarly recognized standard; or
 - ii. The applicant shall establish a valid shared or off-site parking arrangement which:
 1. Meets all other criteria of section 16.25.002(3);
 2. Provides safe pedestrian circulation and access between the principal structure and off-site parking facilities at no more than 600 feet in horizontal walking distance;



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP)
Approval Form
SAP-21-147

Address: 3121 East Shadowlawn Avenue
Zoning District: SPI-9 SA-3

Approval Date: 05/03/2022

Staff Signature:

3. Segregates required residential parking from parking associated for other uses;
4. All shared or off-site parking spaces shall be clearly marked and signed as reserved during specified hours; and
5. An applicant applying to share or transfer parking requirements shall submit documentation including the following:
 - a. A map drawn to scale that indicates the location of proposed parking spaces; and
 - b. Documentation of the hours of operation of nonresidential parking users that avoids conflicting parking demands; and
 - c. Copies of valid shared parking agreements. Renewed agreements shall be filed with the office of planning.

Findings of Staff, which support the relief granted:

The plan as proposed by the applicant while not strictly in accord with regulations applying generally within the district, meets public purposes and provides public protection to an equivalent or greater degree; and in the particular circumstances of this case, strict application of a particular regulation or regulations is not necessary for the accomplishment of public purposes or the provision of public protection, at this time or in the future due to the following particular circumstances:

Variation 1: The applicant has proposed a six-foot walk zone where a ten-foot walk zone is required. Given East Shadowlawn Avenue's designation as a local street, and previous variation approvals along this street to reduce the walk zone to a more proportional size in relation to proposed projects, staff is supportive of this request. Strict application of a particular regulation or regulations is not necessary for the accomplishment of public purposes.

Variation 2: The applicant has proposed 50 percent fenestration along the frontage of the building where 65 percent is required. The city understands the desire of the applicant to maintain the existing neighborhood character. Buildings along this street have been converted to non-residential use and have a more single-family residential character. As a result, staff is supportive of this request. Strict application of a particular regulation or regulations is not necessary for the accomplishment of public purposes.

Variation 3: The applicant has proposed not to apply Section 30 Parking Lot Requirements to the proposed surface lot. Given the narrowness of the lot and the limited number of parking spaces proposed, staff is supportive of this request. Strict application of a particular regulation or regulations is not necessary for the accomplishment of public purposes.

Variation 4: This proposal requires a minimum of six-off street parking spaces for their eating and drinking establishment component. There are only five parking spaces located on site. The applicant has entered into a shared parking arrangement with property located at 3121 East Shadowlawn



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP)
Approval Form
SAP-21-147

Address: 3121 East Shadowlawn Avenue
Zoning District: SPI-9 SA-3

Approval Date: 05/03/2022

Staff Signature:

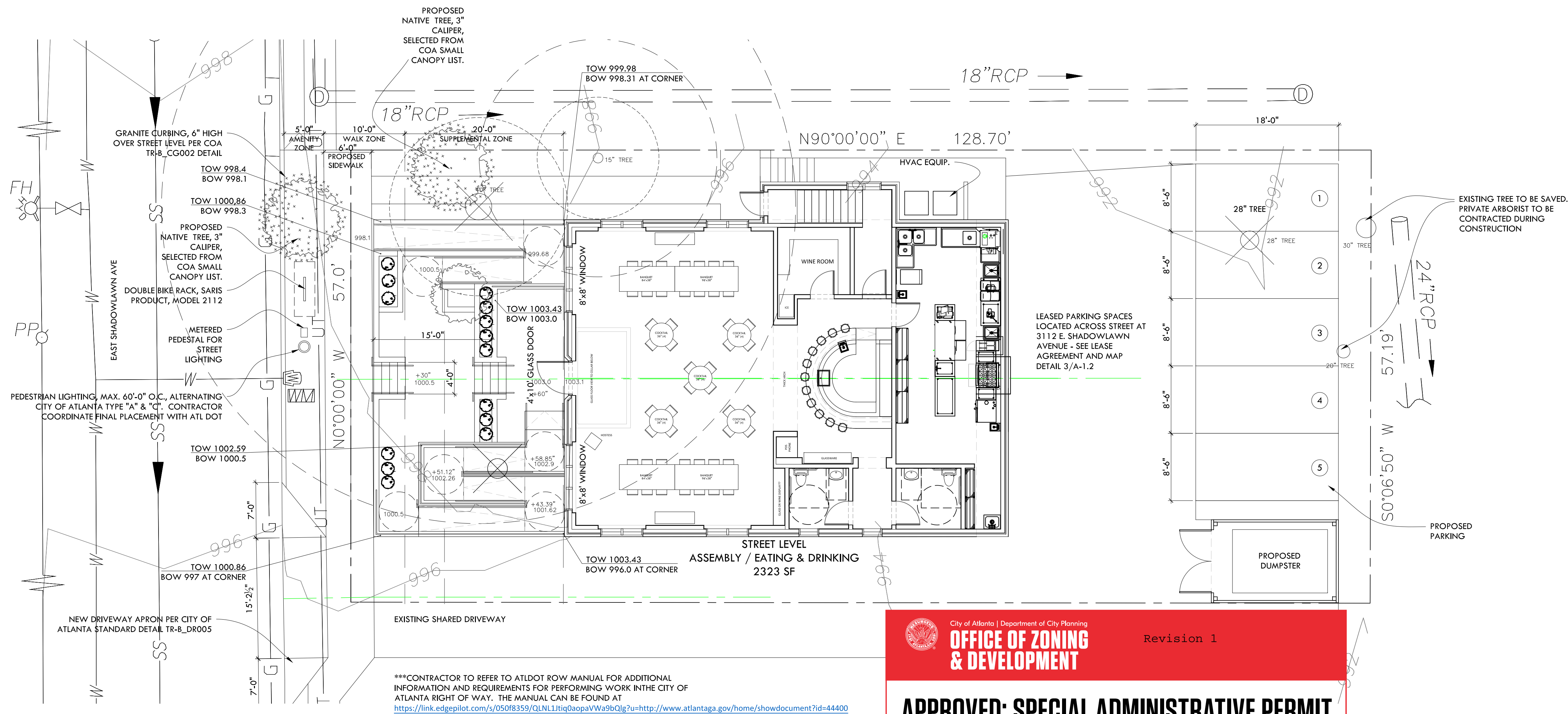
Drive to provide the remaining one parking space. This shared parking arrangement meets the criteria of section 6-18I.023(5) (b) of the zoning ordinance.

Approval Conditions:

1. A copy of a valid shared parking agreement will be kept on file with the Office of Zoning & Development. Renewed agreements shall be filed with the Office of Zoning & Development.
2. Details for the preservation of the 30" and 20" trees located towards the rear of the site will be resolved during the building permit application phase.
3. Final streetlight installment shall be approved by the Department of Transportation (ATL DOT).

Additional Office of Zoning & Development staff comments:

1. Future SAP revision may be required if there are alterations to approved SAP plan.
2. This approval form was revised on May 3, 2022.



***CONTRACTOR TO REFER TO ATLDOT ROW MANUAL FOR ADDITIONAL INFORMATION AND REQUIREMENTS FOR PERFORMING WORK IN THE CITY OF ATLANTA RIGHT OF WAY. THE MANUAL CAN BE FOUND AT <https://link.edgeplot.com/s/0508359/QLNLI1tiQoapavWa9bQig?u=http://www.atlantaga.gov/home/showdocument?id=44400>

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

City of Atlanta | Department of City Planning
OFFICE OF ZONING & DEVELOPMENT Revision 1

APPROVED: SPECIAL ADMINISTRATIVE PERMIT

with Red-Lines with Conditions Revision

DATE: 05/03/2022 REVIEWER: Alex Deus

APPLICATION NUMBER: SAP-21-147

PROJECT CONTACT INFO

OWNER: ASH VENTURES
 MELISSA HEYMAN
 3060 PEACHTREE ROAD NW
 SUITE 950
 ATLANTA, GA 30305
 470.795.5505
 MELISSA.HEYMAN@ASHVX.COM

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

SITE PLAN SPECIFICATIONS

ZONING CLASSIFICATION	SPI-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	4,403
PROPOSED FAR	0.50
OPEN SPACE REQUIREMENT	NONE
MAX. FRONT SETBACK (MEASURED FROM SIDEWALK)	20'-0"
PROPOSED FRONT SETBACK	20'-0"



PERRINE'S WINE SHOP
 3121 EAST SHADOWLAWN AVENUE NE | ATLANTA, GA 30305
SPECIAL ADMINISTRATIVE PERMIT / APPLICATION SAP-21-147

LAND LOT 61
 17th DISTRICT

DATE: AUGUST 20, 2021
 REVISED:
 REV.1 DECEMBER 14, 2021
 REV.2 MARCH 29, 2022

DRAWN BY:
 SCALE: AS NOTED
 TITLE: COVER SHEET & SITE PLAN
 SHEET:

A-1

RELEASED FOR CONSTRUCTION



2 EXISTING STREET FRONT PHOTO
 A-1 NOT TO SCALE



3 EXISTING REAR PHOTO
 A-1 NOT TO SCALE

BUILDING HEIGHT

PROPOSED HEIGHT 34'-5"

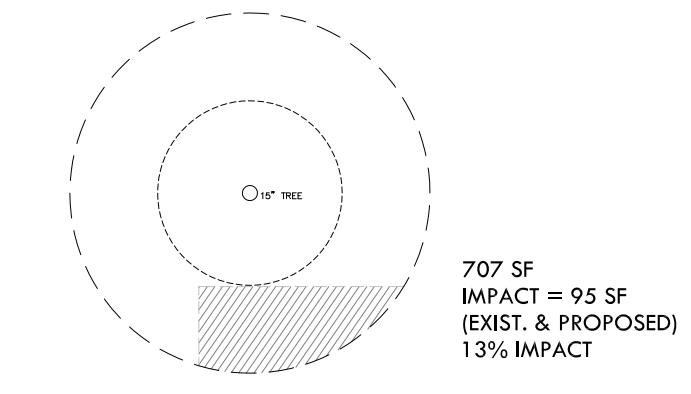
PROPOSED USES

RETAIL 2080 SF
 ASSEMBLY / EATING & DRINKING 2323 SF

TREE IMPACT

TREES DESTROYED: 28", 36" & 40"
 RECOMPENSE: (3)(\$100)+(104")(\$30)=\$3,420

TREES SAVED: 15"
 EXISTING IMPACT: 13%
 PROPOSED IMPACT 13%
 SEE 4/A-1



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

SIDEWALK

SEEKING ADMINISTRATIVE VARIATION

EXISTING SIDEWALK WIDTH 5'-0"

	REQUIRED	PROPOSED
AMENITY ZONE	5'-0"	5'-0"
WALK ZONE	10'-0"	6'-0"
SUPPLEMENTAL ZONE	20'-0" MAX.	20'-0"

PARKING

MAX. PARKING ALLOWED:
 1 SPACE PER 300 SF OF FLOOR AREA
 2,323 SF EATING & DRINKING ÷ 300 = 8

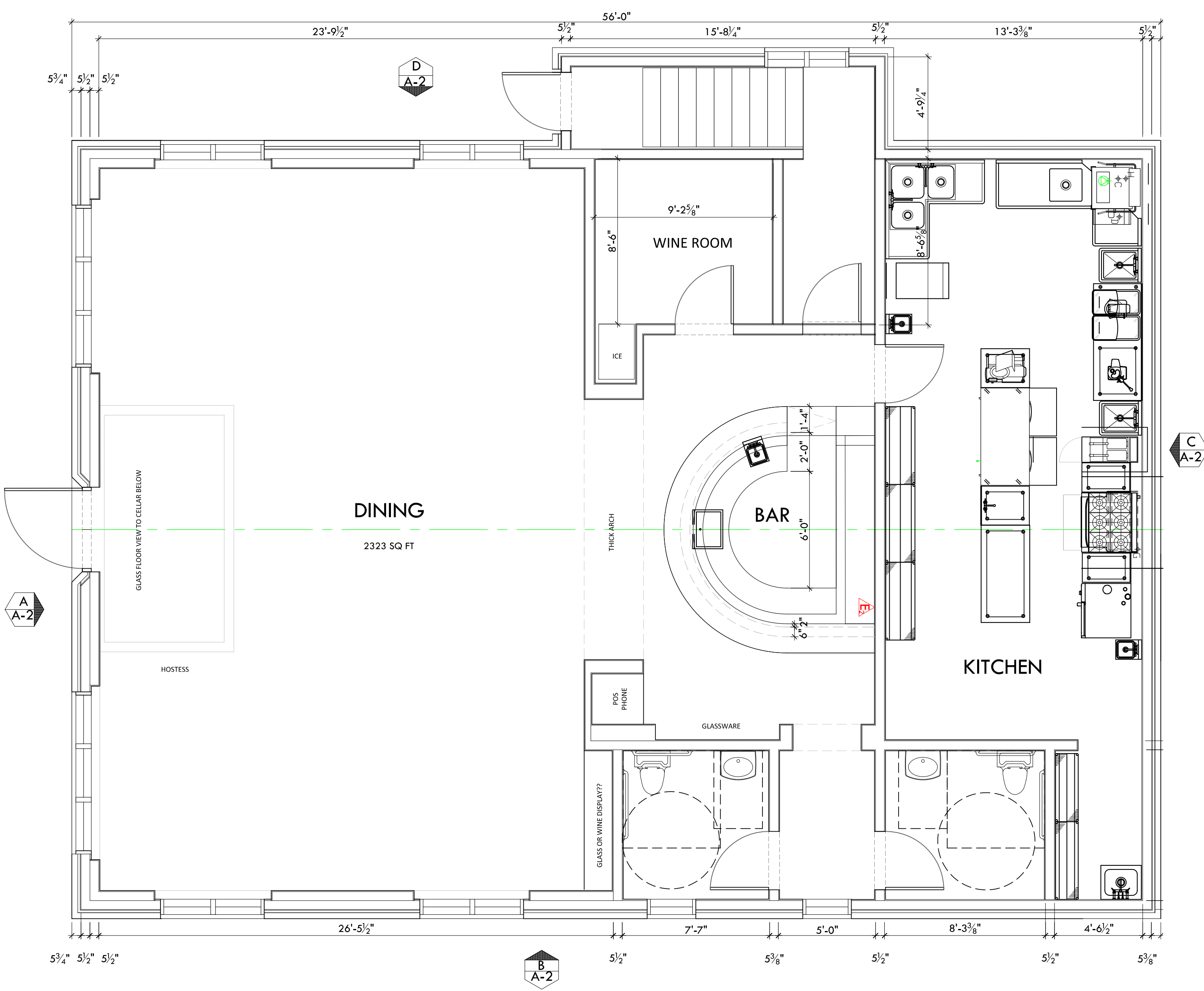
MIN. PARKING REQUIRED:
 NONE FOR RETAIL USE
 6 FOR EATING & DRINKING (75% OF 8 MAXIMUM)
 5 SPACES PROVIDED ON SITE
 5 SPACES SHARED AT 3112 E. SHADOWLAWN AVE.

SEEKING ADMINISTRATIVE VARIATION PARKING COUNT PROVIDED FOR SHARED PARKING AGREEMENT. SEE MAP 3/A-1.2 FOR LOCATION AND PARKING AGREEMENT ATTACHED.

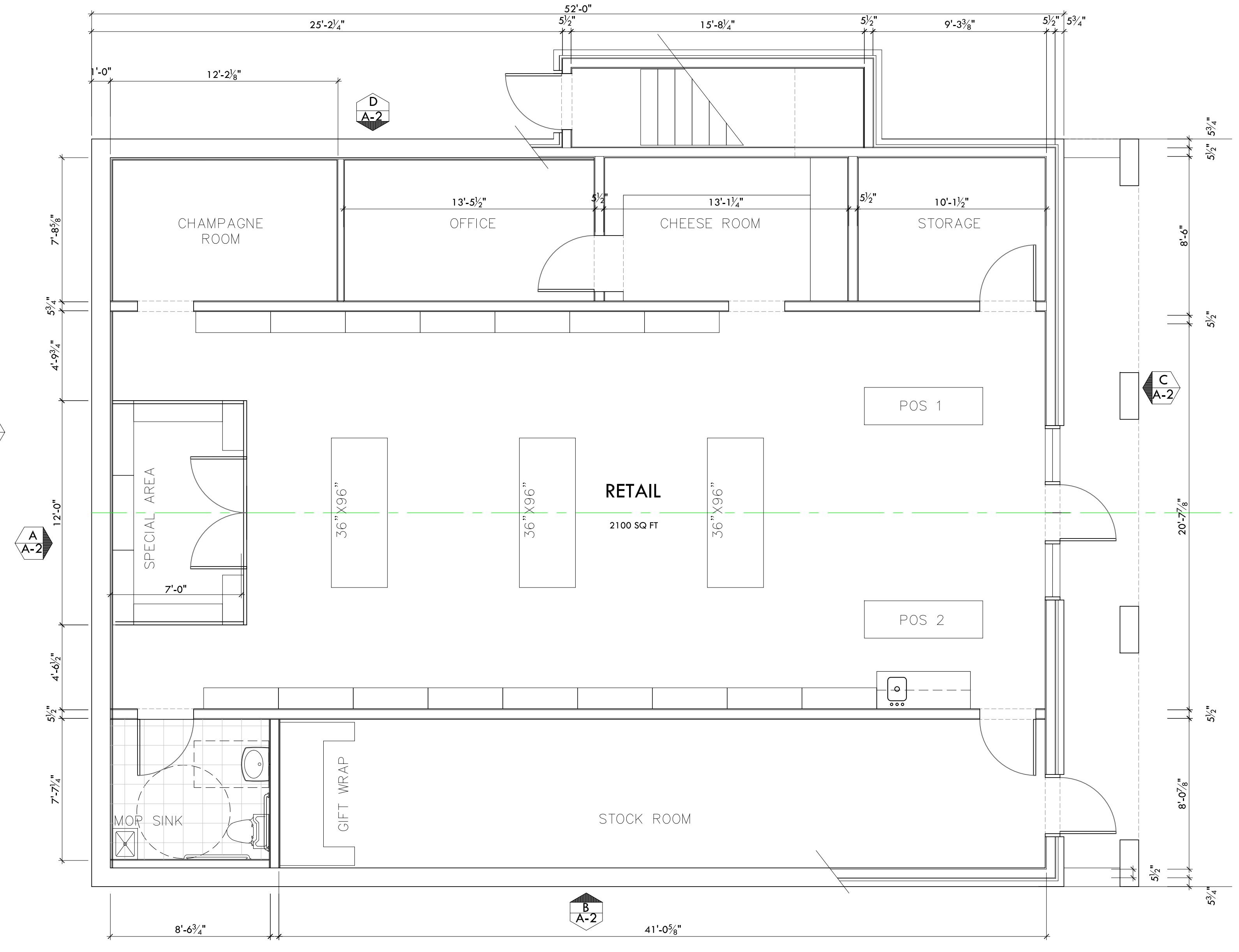
STREET FENESTRATION

SEEKING ADMINISTRATIVE VARIATION

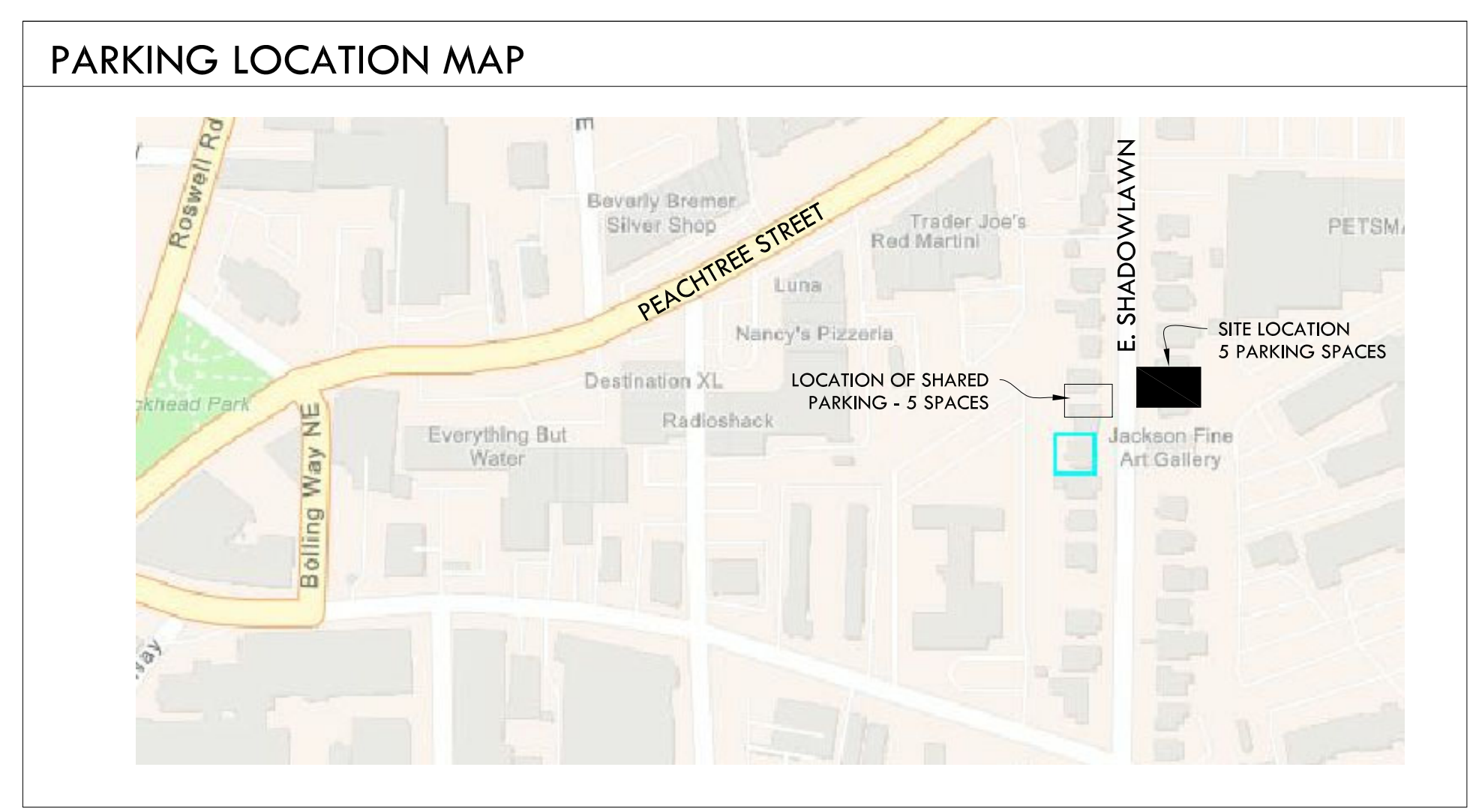
MIN. REQUIRED: 65%
 PROVIDED: 20' OF 40' FRONT = 50%



1 FLOOR PLAN - UPPER (STREET) LEVEL 2323 SQ FT
 SCALE: 1/4"=1'-0"



2 FLOOR PLAN - LOWER PARKING LEVEL 2100 SQ FT
 SCALE: 1/4"=1'-0"



3 LOCATION OF LEASED SHARED PARKING
 NOT TO SCALE

City of Atlanta | Department of City Planning
OFFICE OF ZONING & DEVELOPMENT Revision 1

APPROVED: SPECIAL ADMINISTRATIVE PERMIT

with Red-Lines with Conditions Revision

05/03/2022 Alex Deus
 DATE REVIEWER

SAP-21-147
 APPLICATION NUMBER

PERRINE'S WINE SHOP
 3121 EAST SHADOWLAWN AVENUE NE | ATLANTA, GA 30305
SPECIAL ADMINISTRATIVE PERMIT / APPLICATION SAP-21-147

LAND LOT 61
 17th DISTRICT

DATE	AUGUST 20, 2021
REVISED	
REV.1	DECEMBER 14, 2021
REV.2	MARCH 29, 2022
DRAWN BY	
SCALE	AS NOTED
TITLE	FLOOR PLANS
SHEET	

A-1.2

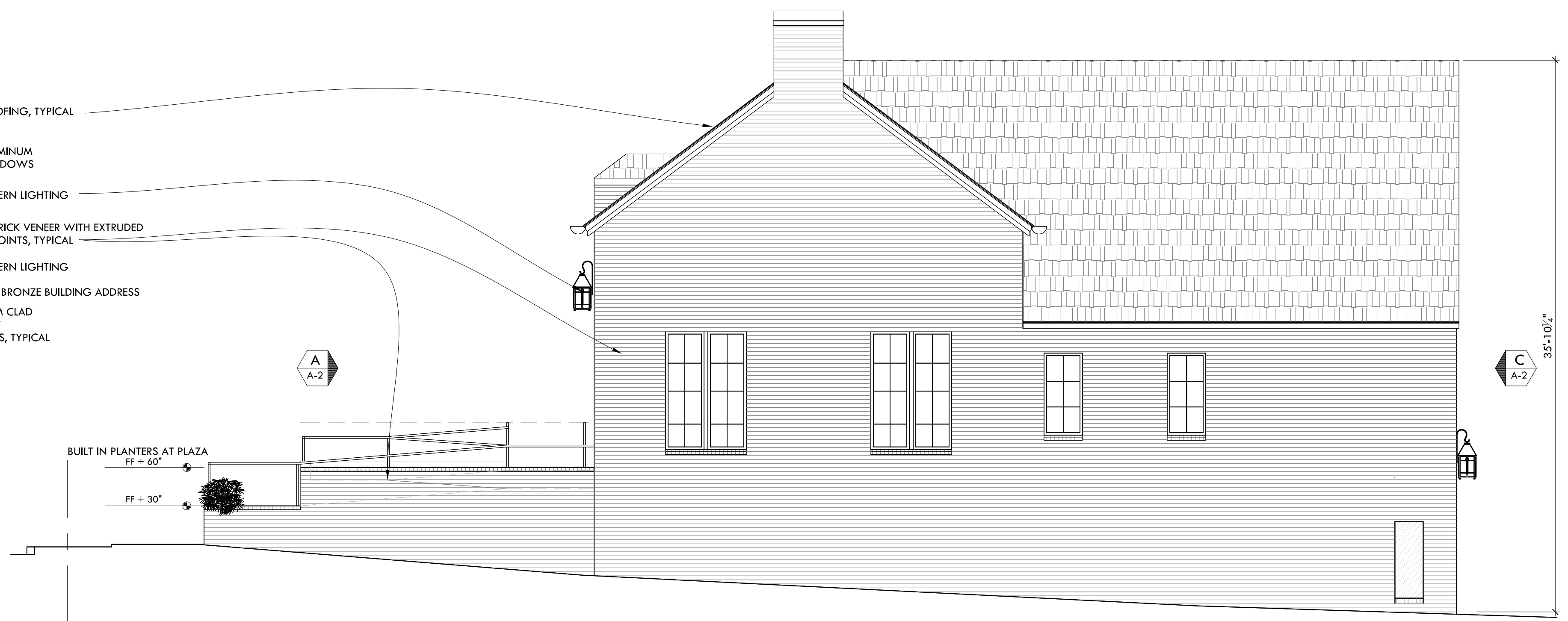
RELEASED FOR CONSTRUCTION



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

FENESTRATION CALCULATIONS:
 STREET FACADE LENGTH = 40'-0"
 LINEAR FEET OF WINDOWS = 20'-0"
 50% FENESTRATION REQUIRES
 ADMINISTRATIVE VARIATION

- SLATE ROOFING, TYPICAL
- FIXED ALUMINUM CLAD WINDOWS
- GAS LANTERN LIGHTING
- PAINTED BRICK VENEER WITH EXTRUDED MORTAL JOINTS, TYPICAL
- GAS LANTERN LIGHTING
- 6" HEIGHT BRONZE BUILDING ADDRESS
- ALUMINUM CLAD CASEMENT WINDOWS, TYPICAL



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

BUILT IN PLANTERS AT PLAZA
 FF + 60"
 FF + 30"

City of Atlanta | Department of City Planning
OFFICE OF ZONING & DEVELOPMENT Revision 1

APPROVED: SPECIAL ADMINISTRATIVE PERMIT

with Red-Lines with Conditions Revision

DATE 05/03/2022 REVIEWER Alex Deus

APPLICATION NUMBER SAP-21-147



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

- SLATE ROOFING, TYPICAL
- PAINTED BRICK VENEER WITH EXTRUDED MORTAL JOINTS, TYPICAL
- RECESSED BRICK DETAIL
- ALUMINUM CLAD CASEMENT WINDOWS, TYPICAL
- GAS LANTERN LIGHTING



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

PAINTED BRICK VENEER WITH EXTRUDED MORTAL JOINTS, TYPICAL



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP)
Approval Form
SAP-21-147

Address: 3121 East Shadowlawn Avenue
Zoning District: SPI-9 SA-3

Approval Date: 05/03/2022

Staff Signature:

Project Summary: To permit 2,080 square feet of retail use and 2,323 square feet of eating and drinking.

Improvements at the above address are hereby authorized to apply for a building permit in accordance with Sections 16-18.007 and 16-25.002(3) of the City of Atlanta Zoning Ordinance. Improvements are granted as indicated on the attached site plan and building elevations with:

No variations are granted.

Variations are granted with Section 16-18I.005 (3) as indicated in the attached Written Findings and Conditions of Approval.

Approval is subject to the written Conditions of Approval noted below.

Approval is subject to red-line comments on the plans.

Administrative Variations: In accordance with Section 16-18I.005 (3), the following variations are granted from the code sections referenced:

1. **Section 16-18I.015, SPI-9 Buckhead Village: Streetscape Regulations Table:** Minimum walk zone of ten feet.
2. **Section 16-18I.017 (5):** Fenestration including all window and door openings shall be provided at the sidewalk level for a minimum of 65 percent of the length of the building for nonresidential uses on all Type 1, 2 and 3 streets.
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 2. Provides safe pedestrian circulation and access between the principal structure and off-site parking facilities at no more than 600 feet in horizontal walking distance;



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SPECIAL ADMINISTRATIVE PERMIT (SAP)
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Approval Date: 05/03/2022

Staff Signature:

3. Segregates required residential parking from parking associated for other uses;
4. All shared or off-site parking spaces shall be clearly marked and signed as reserved during specified hours; and
5. An applicant applying to share or transfer parking requirements shall submit documentation including the following:
 - a. A map drawn to scale that indicates the location of proposed parking spaces; and
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 - c. Copies of valid shared parking agreements. Renewed agreements shall be filed with the office of planning.

Findings of Staff, which support the relief granted:

The plan as proposed by the applicant while not strictly in accord with regulations applying generally within the district, meets public purposes and provides public protection to an equivalent or greater degree; and in the particular circumstances of this case, strict application of a particular regulation or regulations is not necessary for the accomplishment of public purposes or the provision of public protection, at this time or in the future due to the following particular circumstances:

Variation 1: The applicant has proposed a six-foot walk zone where a ten-foot walk zone is required. Given East Shadowlawn Avenue's designation as a local street, and previous variation approvals along this street to reduce the walk zone to a more proportional size in relation to proposed projects, staff is supportive of this request. Strict application of a particular regulation or regulations is not necessary for the accomplishment of public purposes.

Variation 2: The applicant has proposed 50 percent fenestration along the frontage of the building where 65 percent is required. The city understands the desire of the applicant to maintain the existing neighborhood character. Buildings along this street have been converted to non-residential use and have a more single-family residential character. As a result, staff is supportive of this request. Strict application of a particular regulation or regulations is not necessary for the accomplishment of public purposes.

Variation 3: The applicant has proposed not to apply Section 30 Parking Lot Requirements to the proposed surface lot. Given the narrowness of the lot and the limited number of parking spaces proposed, staff is supportive of this request. Strict application of a particular regulation or regulations is not necessary for the accomplishment of public purposes.

Variation 4: This proposal requires a minimum of six-off street parking spaces for their eating and drinking establishment component. There are only five parking spaces located on site. The applicant has entered into a shared parking arrangement with property located at 3121 East Shadowlawn



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP)
Approval Form
SAP-21-147

Address: 3121 East Shadowlawn Avenue
Zoning District: SPI-9 SA-3

Approval Date: 05/03/2022

Staff Signature:

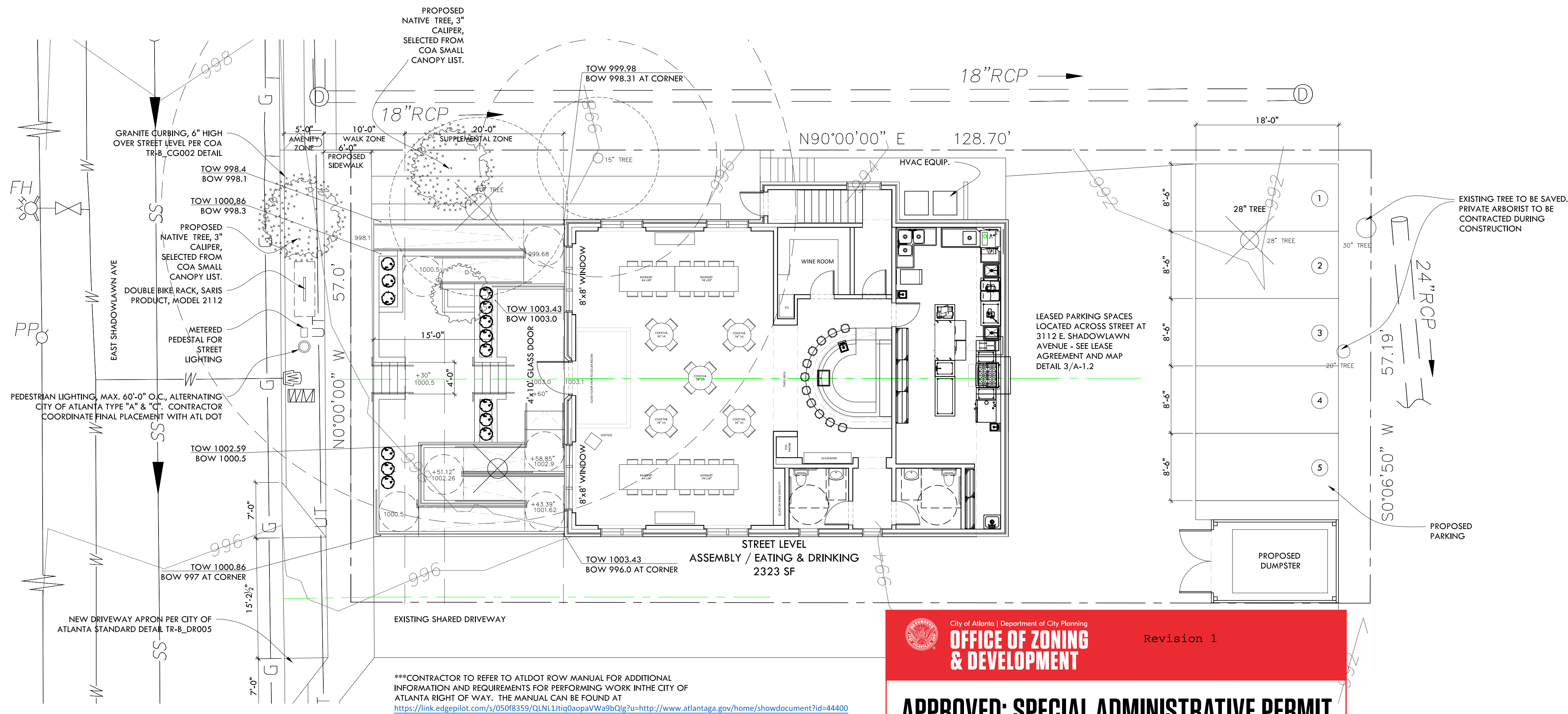
Drive to provide the remaining one parking space. This shared parking arrangement meets the criteria of section 6-18I.023(5) (b) of the zoning ordinance.

Approval Conditions:

1. A copy of a valid shared parking agreement will be kept on file with the Office of Zoning & Development. Renewed agreements shall be filed with the Office of Zoning & Development.
2. Details for the preservation of the 30" and 20" trees located towards the rear of the site will be resolved during the building permit application phase.
3. Final streetlight installment shall be approved by the Department of Transportation (ATL DOT).

Additional Office of Zoning & Development staff comments:

1. Future SAP revision may be required if there are alterations to approved SAP plan.
2. This approval form was revised on May 3, 2022.



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

City of Atlanta | Department of City Planning
OFFICE OF ZONING & DEVELOPMENT Revision 1

APPROVED: SPECIAL ADMINISTRATIVE PERMIT

with Red-Lines with Conditions Revision

05/03/2022 Alex Deus

DATE REVIEWER

SAP-21-147

APPLICATION NUMBER

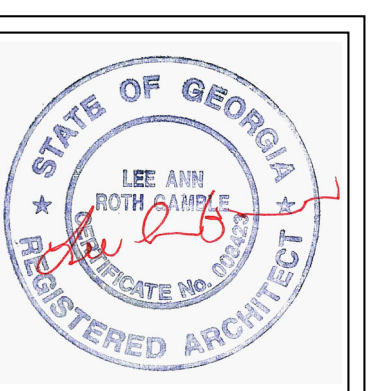
PROJECT CONTACT INFO

OWNER: ASH VENTURES
 MELISSA HEYMAN
 3060 PEACHTREE ROAD NW
 SUITE 950
 ATLANTA, GA 30305
 470.795.5505
 MELISSA.HEYMAN@ASHVX.COM

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

SITE PLAN SPECIFICATIONS

ZONING CLASSIFICATION	SPI-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	4,403
PROPOSED FAR	0.50
OPEN SPACE REQUIREMENT	NONE
MAX. FRONT SETBACK (MEASURED FROM SIDEWALK)	20'-0"
PROPOSED FRONT SETBACK	20'-0"



PERRINE'S WINE SHOP
 3121 EAST SHADOWLAWN AVENUE NE | ATLANTA, GA 30305
SPECIAL ADMINISTRATIVE PERMIT / APPLICATION SAP-21-147

LAND LOT 61
 17th DISTRICT

DATE: AUGUST 20, 2021
 REVISED:
 REV.1 DECEMBER 14, 2021
 REV.2 MARCH 29, 2022

DRAWN BY:
 SCALE: AS NOTED
 TITLE: COVER SHEET & SITE PLAN
 SHEET:

A-1

RELEASED FOR CONSTRUCTION



2 EXISTING STREET FRONT PHOTO
 A-1 NOT TO SCALE



3 EXISTING REAR PHOTO
 A-1 NOT TO SCALE

BUILDING HEIGHT

PROPOSED HEIGHT 34'-5"

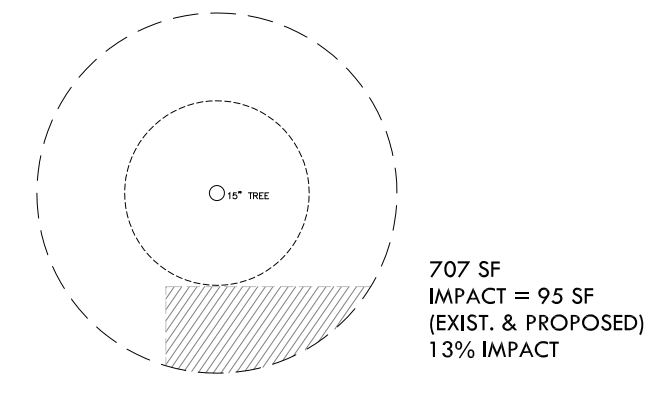
PROPOSED USES

RETAIL 2080 SF
 ASSEMBLY / EATING & DRINKING 2323 SF

TREE IMPACT

TREES DESTROYED: 28", 36" & 40"
 RECOMPENSE: (3)(\$100)+(104")(\$30)=\$3,420

TREES SAVED: 15"
 EXISTING IMPACT: 13%
 PROPOSED IMPACT 13%
 SEE 4/A-1



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

SIDEWALK

SEEKING ADMINISTRATIVE VARIATION

EXISTING SIDEWALK WIDTH 5'-0"

	REQUIRED	PROPOSED
AMENITY ZONE	5'-0"	5'-0"
WALK ZONE	10'-0"	6'-0"
SUPPLEMENTAL ZONE	20'-0" MAX.	20'-0"

PARKING

MAX. PARKING ALLOWED:
 1 SPACE PER 300 SF OF FLOOR AREA

2,323 SF EATING & DRINKING ÷ 300 = 8

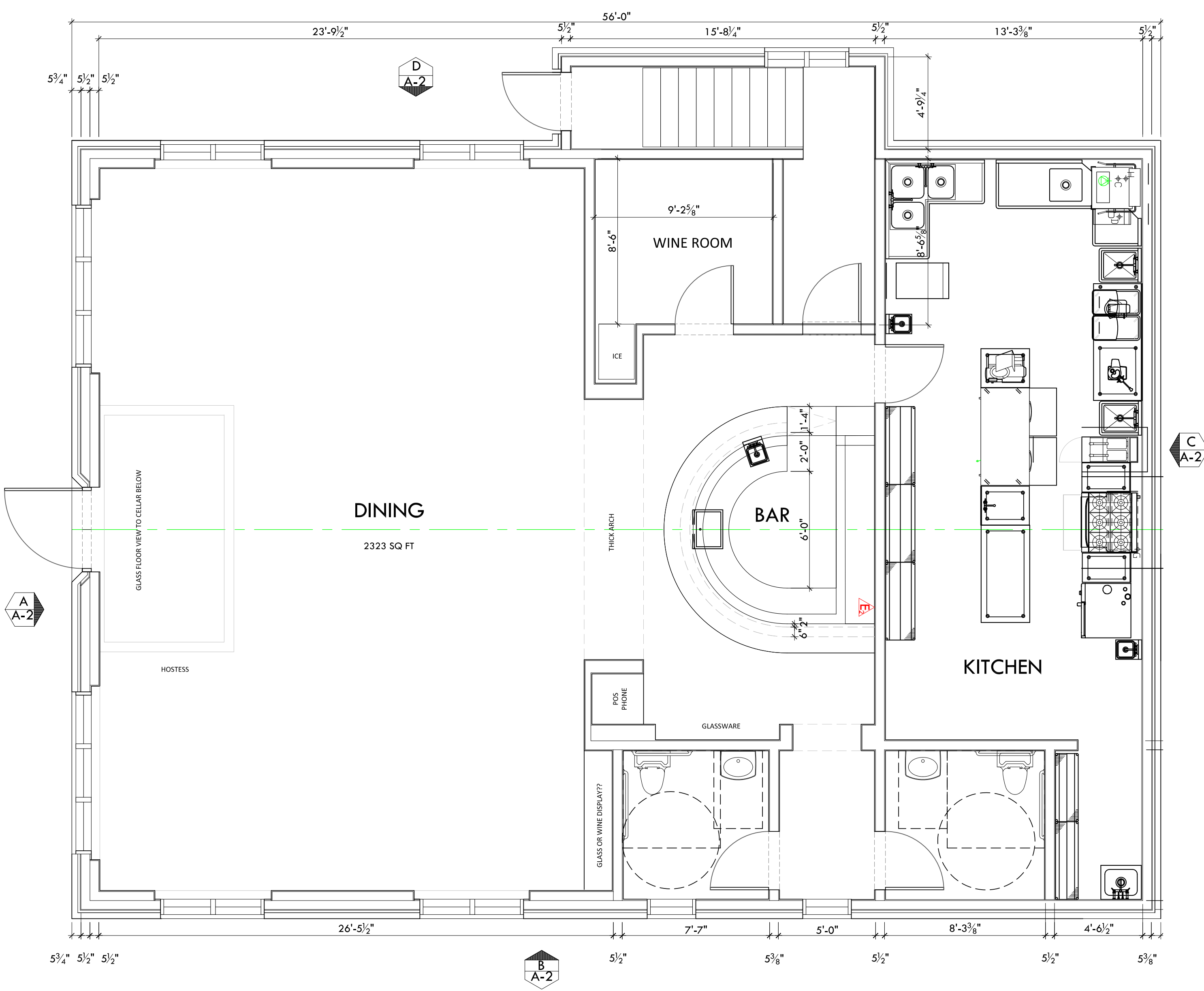
MIN. PARKING REQUIRED:
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 6 FOR EATING & DRINKING (75% OF 8 MAXIMUM)
 5 SPACES PROVIDED ON SITE
 5 SPACES SHARED AT 3112 E. SHADOWLAWN AVE.

SEEKING ADMINISTRATIVE VARIATION PARKING COUNT PROVIDED FOR SHARED PARKING AGREEMENT. SEE MAP 3/A-1.2 FOR LOCATION AND PARKING AGREEMENT ATTACHED.

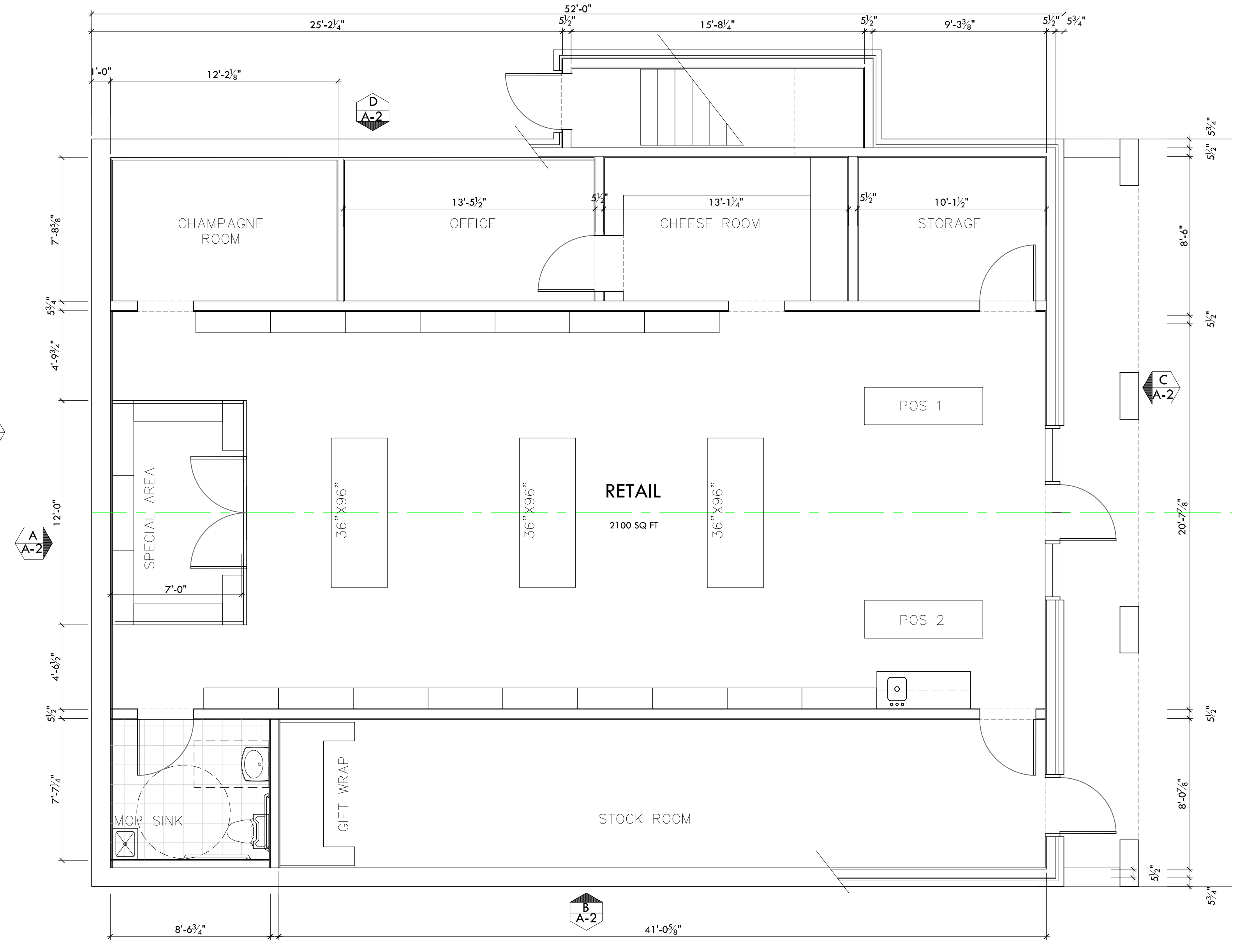
STREET FENESTRATION

SEEKING ADMINISTRATIVE VARIATION

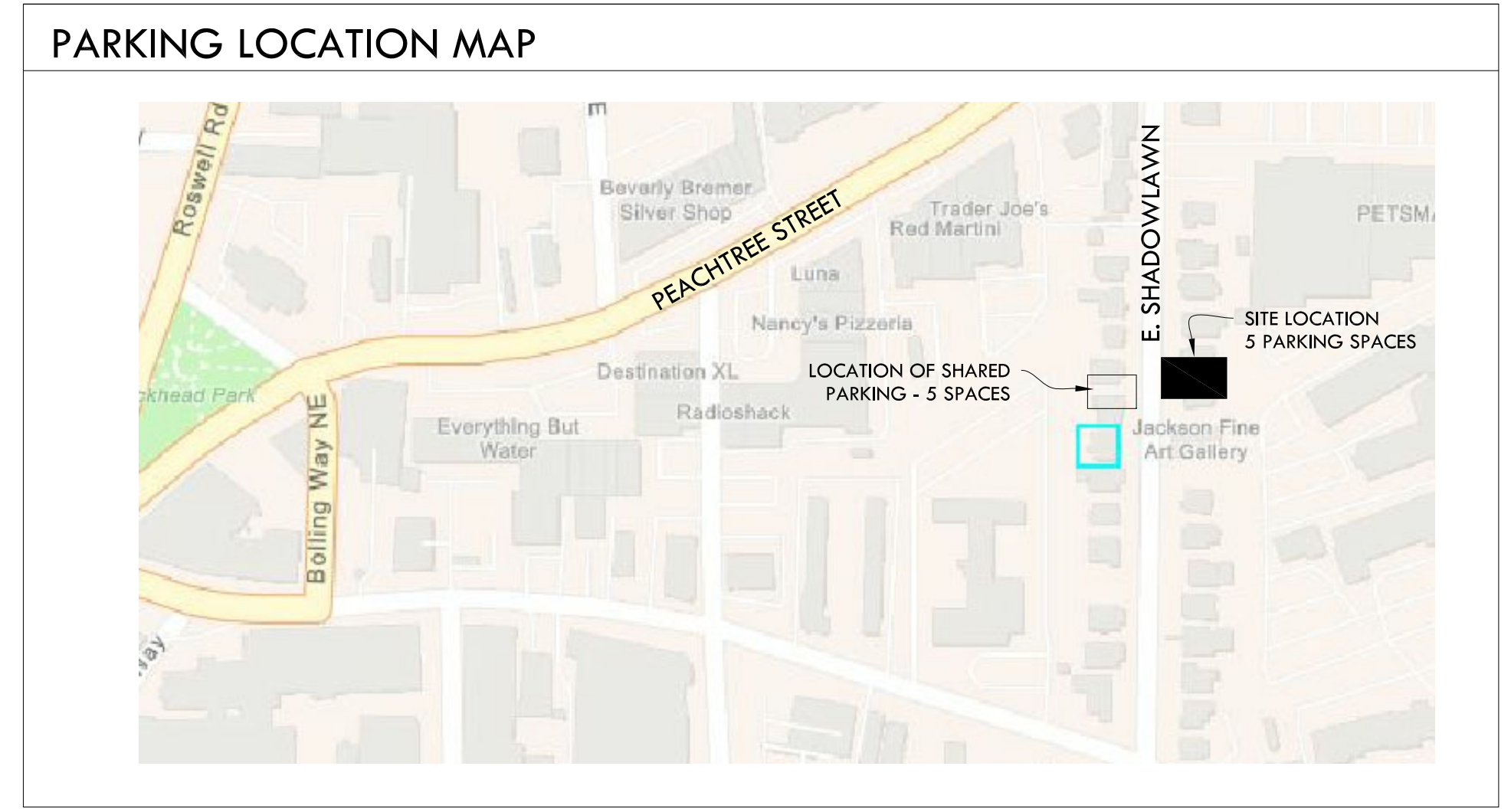
MIN. REQUIRED: 65%
 PROVIDED: 20' OF 40' FRONT = 50%



1 FLOOR PLAN - UPPER (STREET) LEVEL 2323 SQ FT
 SCALE: 1/4"=1'-0"



2 FLOOR PLAN - LOWER PARKING LEVEL 2100 SQ FT
 SCALE: 1/4"=1'-0"



3 LOCATION OF LEASED SHARED PARKING
 NOT TO SCALE

City of Atlanta | Department of City Planning
OFFICE OF ZONING & DEVELOPMENT Revision 1

APPROVED: SPECIAL ADMINISTRATIVE PERMIT

with Red-Lines with Conditions Revision

DATE: 05/03/2022 REVIEWER: Alex Deus

APPLICATION NUMBER: SAP-21-147

PERRINE'S WINE SHOP
 3121 EAST SHADOWLAWN AVENUE NE | ATLANTA, GA 30305
 SPECIAL ADMINISTRATIVE PERMIT / APPLICATION SAP-21-147

LAND LOT 61
 17th DISTRICT

DATE	AUGUST 20, 2021
REVISED	
REV.1	DECEMBER 14, 2021
REV.2	MARCH 29, 2022
DRAWN BY	
SCALE	AS NOTED
TITLE	FLOOR PLANS
SHEET	

A-1.2

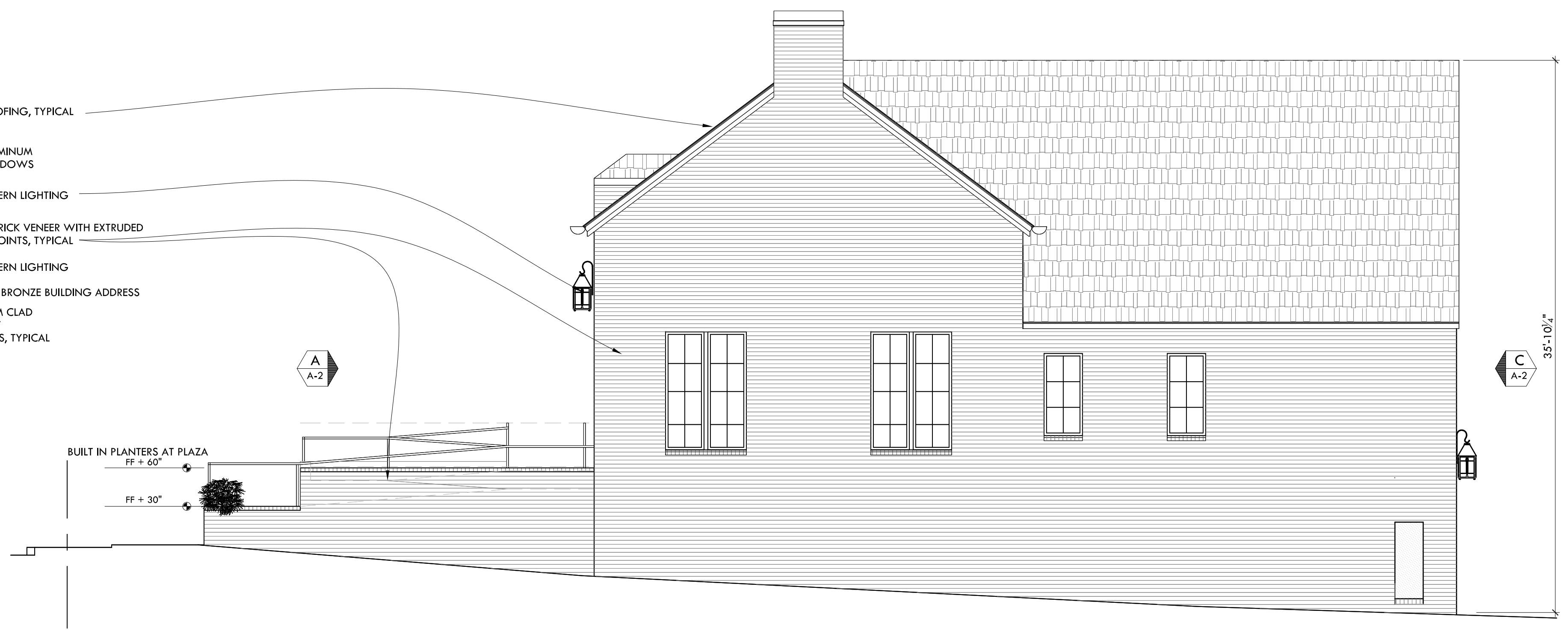
RELEASED FOR CONSTRUCTION



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

FENESTRATION CALCULATIONS:
 STREET FACADE LENGTH = 40'-0"
 LINEAR FEET OF WINDOWS = 20'-0"
 50% FENESTRATION REQUIRES
 ADMINISTRATIVE VARIATION

- SLATE ROOFING, TYPICAL
- FIXED ALUMINUM CLAD WINDOWS
- GAS LANTERN LIGHTING
- PAINTED BRICK VENEER WITH EXTRUDED MORTAL JOINTS, TYPICAL
- GAS LANTERN LIGHTING
- 6" HEIGHT BRONZE BUILDING ADDRESS
- ALUMINUM CLAD CASEMENT WINDOWS, TYPICAL



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

BUILT IN PLANTERS AT PLAZA
 FF + 60"
 FF + 30"

City of Atlanta | Department of City Planning
OFFICE OF ZONING & DEVELOPMENT Revision 1

APPROVED: SPECIAL ADMINISTRATIVE PERMIT

with Red-Lines with Conditions Revision

DATE 05/03/2022 REVIEWER Alex Deus

APPLICATION NUMBER SAP-21-147



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

- SLATE ROOFING, TYPICAL
- PAINTED BRICK VENEER WITH EXTRUDED MORTAL JOINTS, TYPICAL
- RECESSED BRICK DETAIL
- ALUMINUM CLAD CASEMENT WINDOWS, TYPICAL
- GAS LANTERN LIGHTING



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

PAINTED BRICK VENEER WITH EXTRUDED MORTAL JOINTS, TYPICAL