



APPLICATION FOR A SPECIAL ADMINISTRATIVE PERMIT (SAP)

For SPI, Beltline, LW, MR, MRC, NC, I-Mix Zoning Districts & Unified Development Plans Fil
City of Atlanta, Office of Zoning and Development (404-330-6145)

SAP-22-048



APPLICANT (name) Patti Wallis

ADDRESS 3780 Meeting Street NW, Duluth, GA 30096

PHONE NO. 678-357-7439 EMAIL pwallis@psi-atl-ga.us

PROPERTY LANDOWNER East Andrews Realty LLC

ADDRESS 3050 Peachtree Rd NW, Suite 580, Atlanta, GA 30305

PHONE NO. 678-859-2692 EMAIL mschell@edens.com

ADDRESS OF PROPERTY 56 East Andrews Drive NW

Land District 99 Land Lot 17 Council District 8 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 3/15/22 Signature of Applicant Matt Schell

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 _____



SAP-22-048



RECEIVED

DATE: 03/31/2022

Date: 03.14.2022

Project Name: Proposed enclosing of existing patio for Isla & Co, Andrews Square Restaurant

Location: Andrews Square
Suite 17
56 E Andrews Drive NW
Atlanta, GA 30305

To: City of Atlanta Office of Buildings
55 Trinity Ave.
3rd Floor – Suite 3900
Atlanta, GA 30303

To whom it may concern:

The Scope of Work for the project referenced above involves the enclosing of an existing patio, with fencing and landscape elements, to be used as an outdoor dining area of and existing tenant space.

The scope of work is as follows:

- Existing paving / concrete patio area to remain.
- Provide new fence and planter boxes to enclose the new outdoor dining area.
- Provide new landscape area with 4' boxwood on parking lot side of patio.
- Provide new bike racks in vicinity of dining area.

Sincerely,

Taylor A. Pitelka

Taylor A. Pitelka, Architect





City of Atlanta
SPECIAL ADMINISTRATIVE PERM
Notarized Authorization

SAP-22-048



RECEIVED

DATE: 03/31/2022

File

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

TYPE OF APPLICATION: **Special Administrative Permit**

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

OF THE PROPERTY LOCATED AT: 56 East Andrews Drive NW, 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):

Patti Wallis

ADDRESS: 3780 Meeting Street NW, Duluth, GA 30096

TELEPHONE: 678-357-7439

EMAIL: pwallis@psi-atl-ga.us

Signature of Property Landowner

Matt Schell

Print Name of Property Landowner

Personally Appeared
Before Me

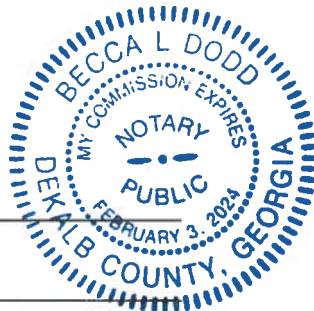
Matt Schell

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

3/17/22

Date





City of Atlanta
SPECIAL ADMINISTRATIVE PERM
Development Controls Sp

SAP-22-048



File #

*Developmental Controls forms are required to be completed by the applicant, and all app shown on the site plan in chart form. Items omitted will delay the plan review process. Re (Chapters 8, 19, and 28) for clarification.

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d)
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ode

Definitions and Methods of Calculation						
<ul style="list-style-type: none"> <u>Net Lot Area (NLA)</u> = length of property line X width of property line <u>GLA for corner lots</u> = (NLA) + [(street "A" right-of-way width +2) X (street "A" length of property line)] + [(street "B" right-of-way width +2) X (street "B" length of property line)] + [(street "A" right-of-way width +2) X (street "B" right-of-way width +2)] <u>GLA (with only one front yard adjacent to street)</u> = (NLA) + [(street right-of-way width +2) X (length of front property line)] GLA may include half of the right-of-way (including streets, parks, lakes and cemeteries) up to 50 feet in width. GLA shall not be used for calculating FAR for properties within single-family or two-family-zoned subareas of SPI districts. <u>Building Lot Coverage provided</u> = (net lot area minus area of building footprint) ÷ (net lot area) 						
Lot Size (in square footage)						
Gross Land Area (GLA)		111,936 sf				
Net Lot Area (NLA)						
Floor Area Ratio (FAR) – as applicable. Check which used for residential: <input type="checkbox"/> GLA, or <input type="checkbox"/> NLA						
	Residential FAR Ratio	Residential Square Footage	Non-Residential FAR Ratio	Non-Residential Square Footage		
Base Allowed						
Base Provided						
Bonus Allowed						
Bonus Provided						
Bonus FAR Program (check bonus utilized if applicable)						
Transit Station <input type="checkbox"/>	Ground Floor Retail <input type="checkbox"/>	Open Space and New Streets <input type="checkbox"/>	Community Center Facilities <input type="checkbox"/>	Workforce Housing <input type="checkbox"/>		
Residential Units			Total Provided:			
Number of Units Provided (without bonus)						
Number of Bonus Units Provided (without workforce housing)						
Number of Bonus Workforce Housing Units Provided (20% required)						
Total Number of Units per Acre						
Building Coverage <input type="checkbox"/> or Lot Coverage <input checked="" type="checkbox"/> (check applicable as required per zoning district)						
	Percentage (%)		Square Footage			
Max. Permitted						
Provided			418 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						
Provided (specify for each street)				No change to the existing fenestration		



City of Atlanta
SPECIAL ADMINISTRATIVE PERMIT
Development Controls Sp

File # _____

SAP-22-048



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

PSR: Public Space Requirements for Non-residential & Mixed-use Developments

(These are areas not counted towards UOSR)

Public Space provided = (square footage area of exterior space) + (square footage area of interior space)

	Percentage (%)	Total Square Footage
Minimum Required		
Provided		

Square Footage Breakdown of PSR amounts provided by the following:

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

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

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

Residential Unit Breakout				
Number of Studios	Number of 1 BR	Number of 2 BR	Number of 3 BR	Number of 4 BR
On-site Parking Spaces	Residential		Non-residential Uses	
Minimum Required			163	
Provided			184	
Maximum Allowed			323	
Bicycle Parking Spaces	Residential		Non-residential Uses	
Minimum Required				
Provided			4	
On-site Loading Spaces (see applicable zoning district requirements or Section 16-028.015)				
	Residential/Hotel		Non-residential Uses (break out by use)	
Minimum Required (specify for each use)				
Provided (specify for each use)			No change to the existing	



Date: **03.14.2022**

Project Name: **Proposed enclosing of existing patio for Isla & Co, Andrews Square Restaurant**

Location: **Andrews Square
Suite 17
56 E Andrews Drive NW
Atlanta, GA 30305**

To: **City of Atlanta Office of Buildings
55 Trinity Ave.
3rd Floor – Suite 3900
Atlanta, GA 30303**

To whom it may concern:

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- Provide new bike racks in vicinity of dining area.

Sincerely,

Taylor A. Pitelka

Taylor A. Pitelka, Architect



GENERAL NOTES

- GENERAL CONTRACTOR (G.C.) SHALL FIELD VERIFY ALL DIMENSIONS AND STRUCTURAL LOCATIONS AT THE JOBSITE, AND BE RESPONSIBLE FOR THE PROPER FITTING OF WORK THERETO. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- WORK SHALL CONFORM TO APPLICABLE LOCAL CODES AND TO LANDLORD'S REQUIREMENTS.
- G.C. SHALL ERECT AND REMOVE TEMPORARY STOREFRONT BARRICADE AS REQUIRED. REMOVAL OF BARRICADE IS TO OCCUR ONLY AFTER APPROVAL IS RECEIVED FROM LANDLORD. VERIFY ALL REQUIREMENTS WITH LANDLORD PRIOR TO CONSTRUCTION. PRIOR TO COMMENCEMENT OF ANY DEMOLITION, LOCATE, PROTECT AND PRESERVE ALL LANDLORD'S EXISTING ELECTRICAL AND MECHANICAL SYSTEMS WITHIN THE SPACE.
- SECURE AND PAY FOR ALL PERMITS, TEMPORARY UTILITIES, AND CARRY LIABILITY INSURANCE AS REQD BY THE OWNER.
- THE CONTRACT FOR CONSTRUCTION SHALL BE BETWEEN THE G.C. AND THE OWNER.
- PRIOR TO THE START OF CONSTRUCTION, G.C. SHALL PROVIDE PERFORMANCE, LABOR AND MATERIAL PAYMENT BOND AND GENERAL LIABILITY INSURANCE AS REQUIRED.
- CHANGE ORDERS, IF ANY, SHALL BE WRITTEN AND AGREED TO BY THE G.C., THE OWNER, AND THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY CHANGES IN THE WORK.
- DEMISING METAL WALL STUDS ARE EXISTING TO REMAIN. G.C. SHALL PROVIDE ONE LAYER 5/8" TYPE "X" FIRE CODE GYPSUM BOARD AND SEALED TO DECK PER UL DESIGN #465, INCLUDING OWNER'S SIDE OF BULKHEAD, IF NOT EXISTING.
- IF ANY ROOF PENETRATIONS ARE REQUIRED, G.C. SHALL EMPLOY AND PAY FOR LANDLORD'S ROOFING CONTRACTOR TO PERFORM THE CUTTING, REINFORCING, AND FLASHING OF ROOF OPENINGS, IF ANY.
- IF ANY FIRE SPRINKLER, FIRE ALARM AND/OR FIRE RETARDANT WORK IS TO BE DONE, G.C. SHALL EMPLOY AND PAY FOR LANDLORD'S APPROVED CONTRACTOR TO PERFORM THE WORK.
- G.C. SHALL PROVIDE TO LANDLORD A MINIMUM ONE-YEAR WARRANTY, NAMING BOTH OWNER AND LANDLORD, AGAINST DEFECTS IN WORKMANSHIP, MATERIALS AND EQUIPMENT.
- G.C. SHALL PROVIDE TO THE OWNER AS-BUILT DRAWINGS FOR THE PLUMBING SYSTEMS INCLUDING ANY AND ALL MODIFICATIONS TO THE DRAWINGS.
- G.C. SHALL CERTIFY THAT NO ASBESTOS-CONTAINING MATERIALS (ACMS) WERE USED IN THE CONSTRUCTION OF THE PREMISES.
- G.C. SHALL OBTAIN ALL REQUIRED INSPECTIONS, AND SECURE ALL OFFICIAL APPROVALS OF WORK PERFORMED. THE CONTRACTOR SHALL SUBMIT ALL CERTIFICATES OF INSPECTION AND CERTIFICATE OF OCCUPANCY TO THE OWNER UPON COMPLETION OF THE WORK.
- G.C. SHALL OBTAIN LIEN WAIVERS FROM ALL SUBCONTRACTORS OR SUPPLIERS WHO HAVE A CONTRACT WITH G.C. OR PROVIDE SERVICES OR SUPPLIES, AND SHALL DELIVER LIEN WAIVERS AND G.C.'S LIEN WAIVER TO OWNER WITH EACH PAY REQUEST.
- PROPERLY SEAL ALL FLOORS, WALLS, AND CEILINGS AROUND DUCTS, PIPES, AND CABLES TO PREVENT VERMIN HARBORAGE. SEAL ALL GAPS, CRACKS, JOINTS, AND OPENINGS GREATER THAN 1/4" WIDE WITH PAINTABLE CAULK. USE BACKER ROD BEHIND CAULK WHERE JOINTS EXCEED 1/4". PAINT TO MATCH ADJOINING SURFACES. SEAL ALL FLOOR-MOUNTED EQUIPMENT TO FLOOR UNLESS EQUIPMENT IS MOUNTED ON LEGS AT LEAST 6" HIGH.
- ALL PAINTED WOOD SHALL BE PAINT-GRADE BIRCH OR COMPARABLE.
- G.C. SHALL BE RESPONSIBLE FOR ALL FINISH WORK UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ALL PAINTING REQUIRED SHALL BE THREE-COAT SEMI-GLOSS ENAMEL UNLESS OTHERWISE INDICATED IN THE DRAWINGS.
- AT THE COMPLETION OF THE WORK, G.C. SHALL FURNISH TO THE ARCHITECT ONE SET OF DRAWINGS MARKED IN RED WHERE CHANGES WERE MADE TO THE DRAWINGS, WHERE SUGGESTIONS OR COMMENTS MIGHT HAVE IMPROVED OR CLARIFIED THE DOCUMENTS, OR WHERE FUTURE DETAILS ON FUTURE SETS OF DOCUMENTS COULD BE IMPROVED. THESE ARE FOR THE ARCHITECT'S ON-GOING DOCUMENT QUALITY ENHANCEMENT PROGRAM.
- PROVIDE MINIMUM OF ONE, MAXIMUM OF TWO (2A RATING) FIRE EXTINGUISHER(S), TO COMPLY WITH REQUIREMENTS OF THE NFPA, THE LOCAL FIRE DEPARTMENT, AND THE LANDLORD'S INSURANCE COMPANY.

ABBREVIATIONS

AL ALUMINUM	FD FLOOR DRAIN	O.C. ON CENTER
A.F.F. ABOVE FINISHED FLOOR	FE FIRE EXTINGUISHER (FINISHED)	P.L. PLASTIC LAMINATE
BD BOARD	FLR FLOORING(S)	PLAM. PLASTIC LAMINATE
BLDG BUILDING	FRR FIBERGLASS REINFORCED PANEL	PT. PAINT
BLKG BLOCKING	FT FOOT OR FEET	P.T. PRESSURE TREATED PLYWOOD
CAB CABINET	FURR FURRED (ING)	REF. REFERENCE / REFER TO REFRIGERATOR REQUIREMENTS
CTR COUNTER	F.R. FIRE RESISTANT	REQMTS. REQUIREMENTS
CT. CERAMIC TILE	GALV. GALVANIZED GAUGE	S.F. SQUARE FEET
DIA. DIAMETER	GL. GLASS	SIM. SIMILAR
DM. DIMENSION	GYP. GYPSUM GENERAL CONTRACTOR	SO. SQUARE
DISP. DISPENSER	G.C. G.C.	SST. STAINLESS STEEL
DTL. DETAIL	GYP. BD. GYPSUM WALL BOARD	STL. STEEL
DWG. DRAWING	HC HANDICAPPED	TEL. TELEPHONE
EA. EACH	LAM. LAMINATE	TEN. TENANT / OWNER / FRANCHISEE
ELEC. ELECTRICAL	LAV. LAVATORY	TYP. TYPICAL
EL. ELEVATION	LL. LANDLORD	T.E.C. TENANT'S ELECTRICAL CONTRACTOR
EMER. EMERGENCY	MAX. MAXIMUM	T.G.C. TENANT'S GENERAL CONTRACTOR
EQUIP. EQUIPMENT	MDF. MEDIUM DENSITY FIBER BOARD	U.N.O. UNLESS NOTED OTHERWISE
EQ. EQUAL	MFG. MANUFACTURER	V.I.F. VERIFY IN FIELD
EXIST. EXISTING	MN. MINIMUM	
	MISC. MISCELLANEOUS	

DRAWING SYMBOL KEY

- DOOR NUMBER (SEE DOOR SCHEDULE)
- REVISION TAG (SEE PROJECT TRACKING)
- REVISION CLOUD (REVISIONS ARE ON ITEM OR DRAWING AFFECTED BY REVISION)
- ITEM DENOTED (ELEVATION OF ITEM) ELEVATION MARK
- DETAIL # (SHEET #) DETAIL REFERENCE TAG
- ELEVATION # (SHEET #) INTERIOR ELEVATION REFERENCE TAGS

SCOPE OF WORK

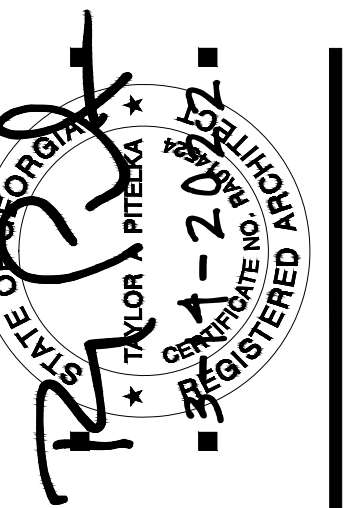
- TO ENCLOSE EXISTING PATIO FOR OUTDOOR DINNING AREA OF AN EXISTING TENANT SPACE, ADDING PLANTER BOXES, BOXWOODS AND A FENCE.

DEFERRED SUBMITTALS

PROPOSED ENCLOSING FOR EXISTING PATIO FOR: ISLA & CO

ANDREWS SQUARE RESTAURANT
56 E ANDREWS DRIVE NW
SUITE 17
ATLANTA GA 30305

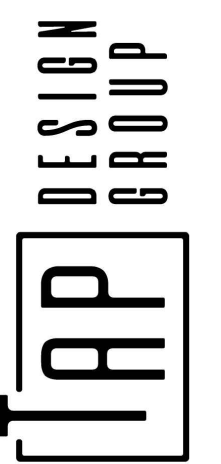
SAP-22-048



DATE: 03-14-2022
REVISION:

ISLA & CO
56 E ANDREWS DR NW
SUITE 17
ATLANTA GA 30305

TAP DESIGN GROUP, LLC
 800 GLENWOOD AVE SE SUITE 510288 ATLANTA, GA 30316 TEL: 404584-1680



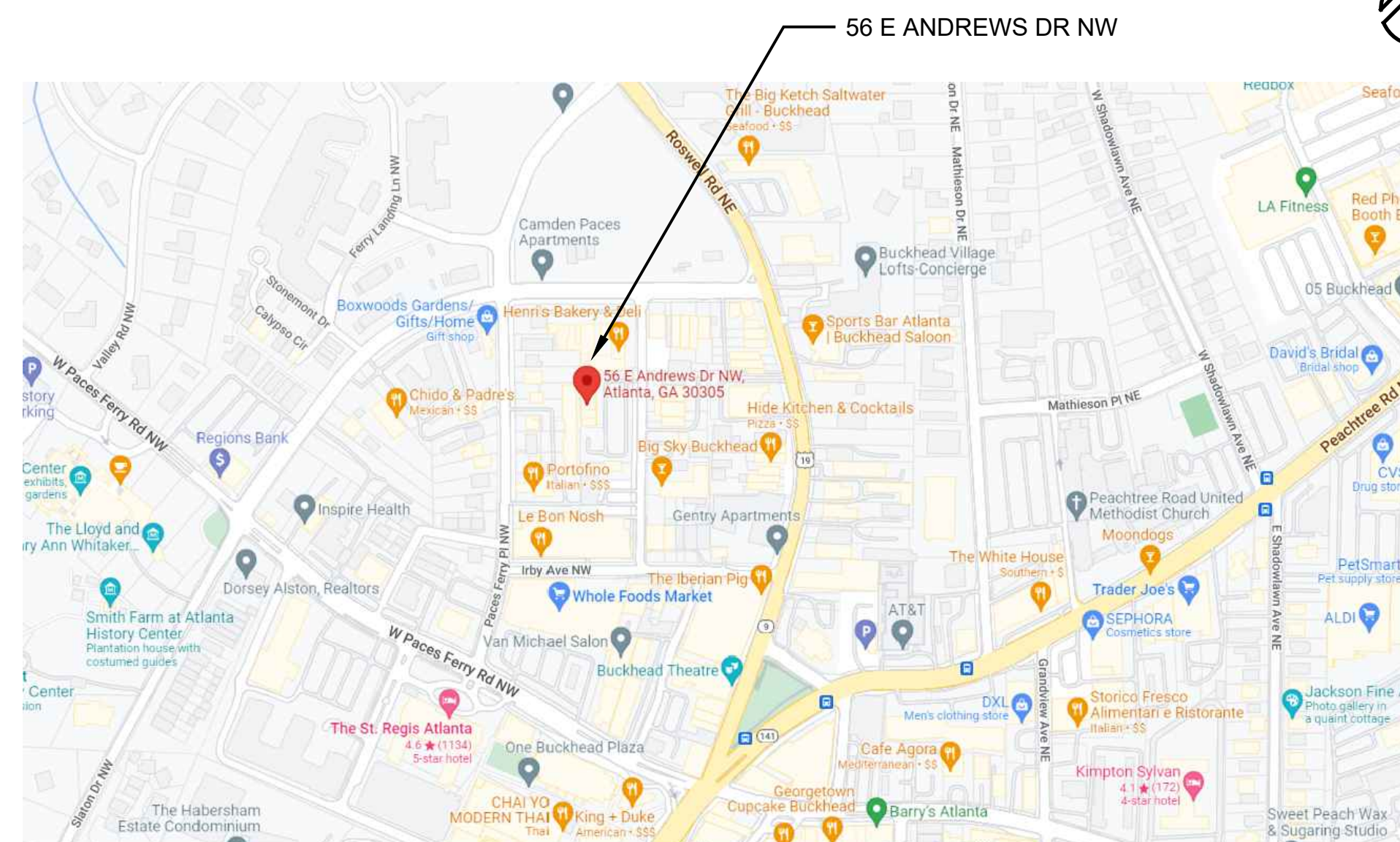
COVER SHEET
RELEASED FOR CONSTRUCTION

T1.0

KEY PLAN



VICINITY MAP



DIRECTORY

OWNER / TENANT
Eddens Contact: Matt Schell 3050 Peachtree Rd, NW Suite 580 Atlanta, GA 30305 678.859.2692 Email: mschell@eddens.com
TENANT'S ARCHITECT:
TAP Design Group 830 Glenwood Ave. SE, Ste 510-248 Atlanta, GA 30316 Project Architect: Taylor Pitelka Email: taylor@tap-dg.com 404.584.1680
BUILDING DEPARTMENT:
City of Atlanta Office of Buildings 55 Trinity Ave 3rd Floor - Suite 3900 Atlanta, GA 30303 404.546.1704 Email: commercial-oo@atlantaga.gov
HEALTH DEPARTMENT:
Fulton County Board of Health - Central District Office Attn: Environmental Health Services 10 Park Place South, SE 4th Floor Atlanta, GA 30303 404-613-1303

PROJECT TRACKING

#	SHEET NAME	SHEET NO.	REV. #
1	COVER SHEET	T1.0	
2	SITE PLAN	A1.0	
3	FLOOR PLAN - SECTION DETAILS	A1.1	
4	EXTERIOR ELEVATION	A2.0	

INDEX TO DRAWINGS

#	SHEET NAME	SHEET NO.	REV. #
1	COVER SHEET	T1.0	
2	SITE PLAN	A1.0	
3	FLOOR PLAN - SECTION DETAILS	A1.1	
4	EXTERIOR ELEVATION	A2.0	

PROJECT DATA

APPLICABLE CODES:
 2018 INTERNATIONAL BUILDING CODE**
 2018 INTERNATIONAL PLUMBING CODE**
 2018 INTERNATIONAL MECHANICAL CODE**
 2018 INTERNATIONAL FUEL GAS CODE**
 2018 INTERNATIONAL FIRE CODE**
 2015 INTERNATIONAL ENERGY CONSERVATION CODE
 2020 NFPA 70: NATIONAL ELECTRIC CODE
 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
 2012 NFPA 101 - LIFE SAFETY CODE
 GEORGIA DEPARTMENT OF PUBLIC HEALTH : ENVIRONMENTAL HEALTH SECTION : RULES AND REGULATIONS - FOOD SERVICE CHAPTER 511-6-1
 **CODES HAVE GEORGIA STATE AMENDMENTS

CODE ANALYSIS

AUTHORITIES HAVING JURISDICTION:
 CITY OF ATLANTA DEVELOPMENT DEPARTMENT
 CITY OF ATLANTA FIRE MARSHAL
 FULTON COUNTY DEPARTMENT OF HEALTH AND WELLNESS
 ENVIRONMENTAL HEALTH SERVICES

GENERAL BUILDING LIMITATIONS:

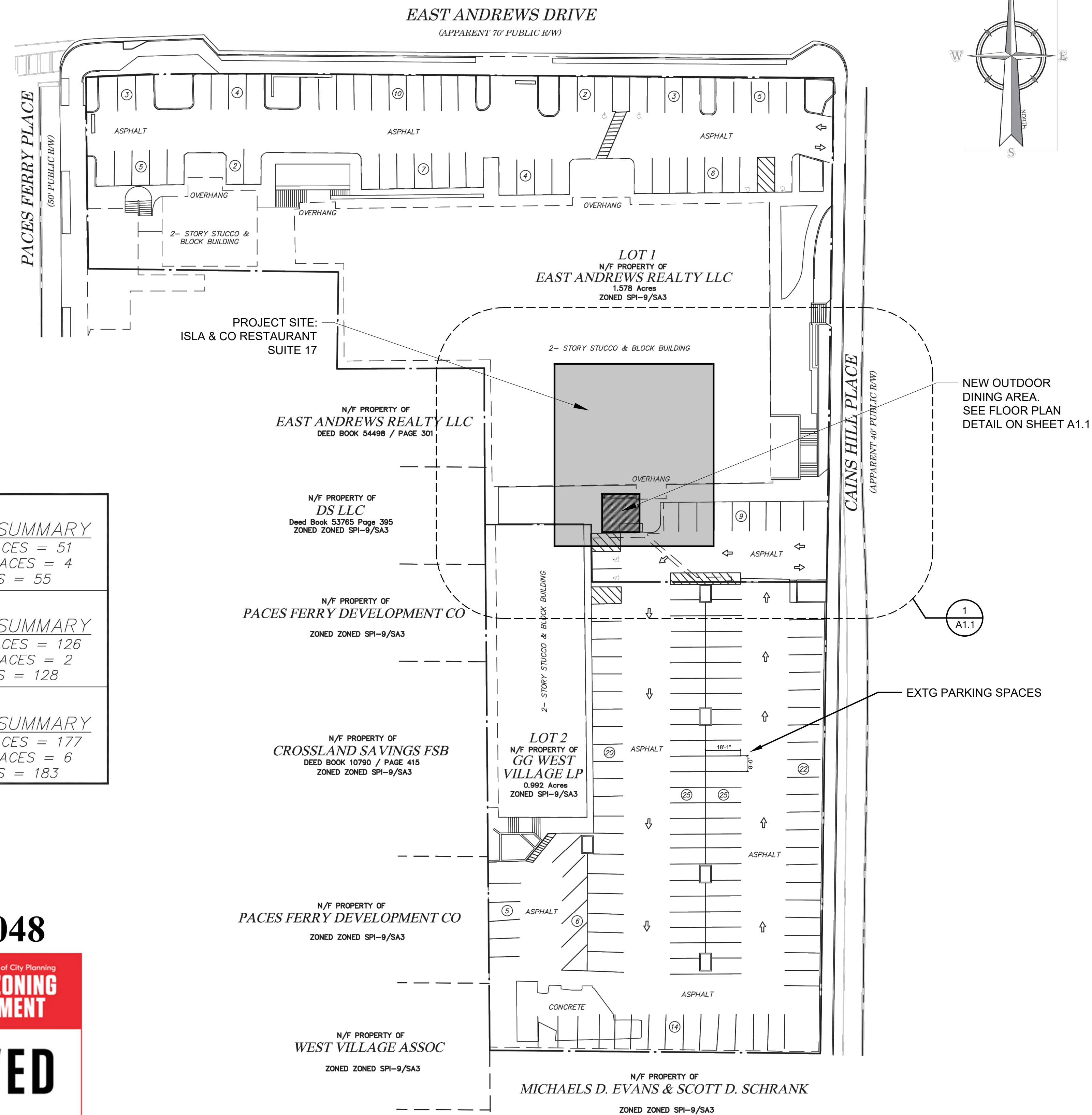
OCCUPANCY CLASSIFICATION	BUILDING:	TENANT:
CONSTRUCTION TYPE	TYPE IIB	ASSEMBLY A2
HEIGHT LIMITS	2 STORY	TENANT: 1 STORY
AREA LIMITS	9,500 SF/FL	2,774 GSF
FIRE PROTECTION SPRINKLERED	YES	YES
FIRE ALARM	NO	NO
TENANT SEPARATION (A2) / MERCANTILE		1 HR DEMISING WALL-EXTG

EXITS & TRAVEL DISTANCE
 MEANS OF EGRESS: 2 EXITS REQ'D, 3 PROVIDED
 TRAVEL DISTANCE: 200 FT MAX
 DEAD END CORRIDOR: 20 FT
 COMMON PATH OF TRAVEL: 100 FT

MINIMUM PLUMBING FACILITIES - IPC CH.4

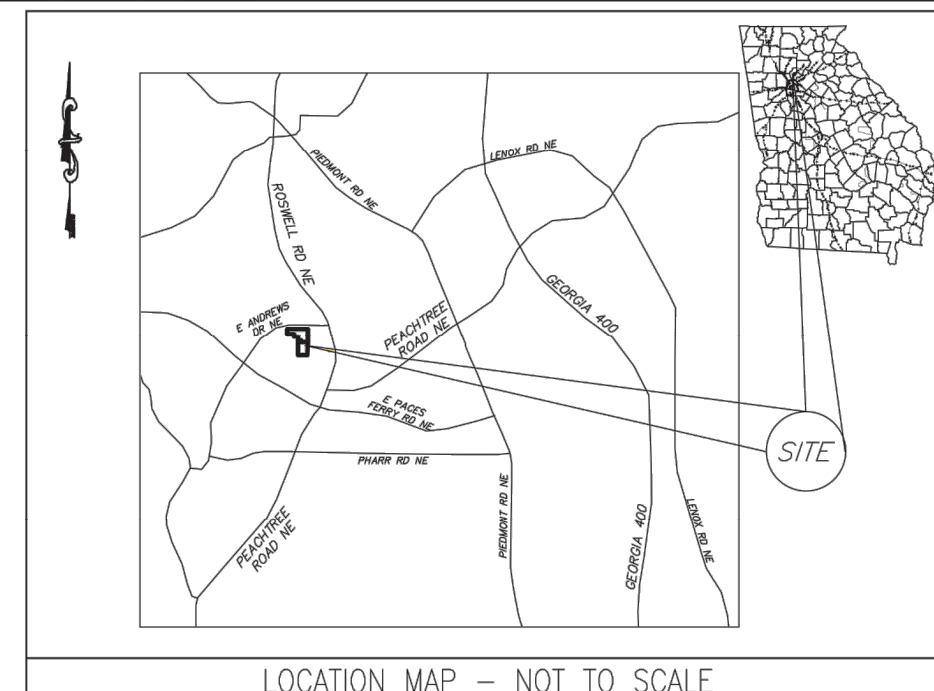
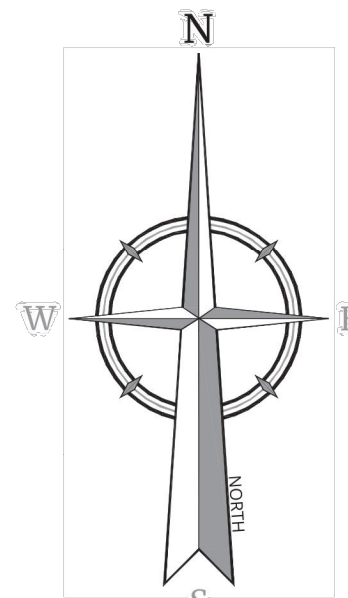
OCCUPANCY	WATER CLOSETS	LAVATORIES	DRINKING FOUNTAIN	OTHER
ASSEMBLY A2	1 PER 75	1 PER 200	1 PER 500	1 SERVICE SINK
PROVIDED	1	2	1	SEE NOTE BELOW

410.3 SUBSTITUTION: WHERE RESTAURANTS PROVIDE DRINKING WATER IN A CONTAINER FREE OF CHARGE, DRINKING FOUNTAINS SHALL NOT BE REQUIRED IN THOSE RESTAURANTS.



<p>LOT 1 PARKING SUMMARY REGULAR SPACES = 51 HANDICAP SPACES = 4 TOTAL SPACES = 55</p>
<p>LOT 2 PARKING SUMMARY REGULAR SPACES = 126 HANDICAP SPACES = 2 TOTAL SPACES = 128</p>
<p>COMBINED PARKING SUMMARY REGULAR SPACES = 177 HANDICAP SPACES = 6 TOTAL SPACES = 183</p>

SAP-22-048



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSURANCE REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C0234F, AND THE DATE OF SAID MAP IS 09-18-2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: ABOVE GROUND UTILITIES ARE SHOWN HEREON. NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED.

THE HORIZONTAL DATUM & CONTROL FOR THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD'83) FROM GPS OBSERVATIONS PERFORMED BY GEOSURVEY, LTD.

THE VERTICAL DATUM & CONTROL FOR THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1988 (NAVD'88) FROM GPS OBSERVATIONS PERFORMED BY GEOSURVEY, LTD.

THE FULTON COUNTY PARCEL IDENTIFICATION NUMBER FOR THE SUBJECT PROPERTY IS 17 009900021309.

CONSTRUCTION ACTIVITY WAS OBSERVED ON DATE OF SURVEY.

ZONING INFORMATION
NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "SPI-9/SA3" (SPECIAL PUBLIC INTEREST DISTRICT) AS SHOWN ON THE ZONING MAP OF THE CITY OF ATLANTA. FAR VALUE FOR THIS SITE IS 8.2.

Parking Requirements for Lot 1:
10,340 SF of Restaurant
31,922 SF of Retail
42,627 SF of Total Building
Maximum Parking for Restaurant and Retail per SPI-9 = 1/300 SF = 143 spaces
Minimum Parking for Restaurant and Retail per SPI-9 = 75% of Maximum Parking = 108 spaces

Parking Provided = 68 spaces

Parking Requirements for Lot 2:
11,056 SF of Retail
Maximum Parking for Retail per SPI-9 = 1/300 SF = 37 spaces
Minimum Parking for Retail per SPI-9 = 75% of Maximum Parking = 28 spaces

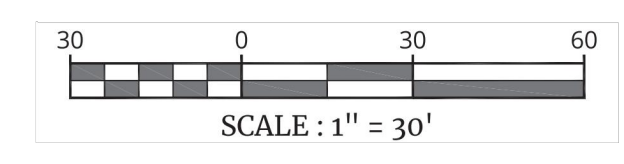
Parking Provided = 116 spaces

Note: Existing parking on Lot 1 and Lot 2 predates the SPI-9 district formation and the Buckhead Parking Overlay Moratorium.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

SURVEY REFERENCES

- 1> ALTA/ACSM LAND TITLE SURVEY FOR EAST ANDREWS REALTY, LLC, PREPARED BY VALENTINO AND ASSOCIATES, INC., DATED 06/09/2014.
- 2> ALTA/ACSM LAND TITLE SURVEY FOR EAST ANDREWS REALTY, LLC, PREPARED BY GEOSURVEY, LTD., DATED 06/17/2017.
3. THE ACCOMPANYING SURVEY WAS MADE BY USE OF AERIAL IMAGERY CAPTURED BY DRONE AND SHOWS THE LOCATION OF BUILDINGS, STRUCTURES AND OTHER ABOVE GROUND IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; FIELDWORK WAS PERFORMED 1/19/2022.
4. THE FIELD SURVEY AND IMAGERY CONTROL WAS ESTABLISHED USING TRIMBLE R12 RECEIVER. ALL COORDINATES SHOWN HEREON ARE REFERENCED TO GEORGIA WEST STATE PLANE NAD83 (2011).
5. THE SURVEY REFLECTS ONLY VISIBLE ABOVE GROUND UTILITIES. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED OR SHOWN. IT IS THE OWNERS/TENANTS RESPONSIBILITY TO VERIFY THE LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. COLLIER'S ENGINEERING & DESIGN CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.
6. ALL PROPERTY INFORMATION IS FROM OTHERS.



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Know what's below. Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DESCRIPTION

GARETA REGISTERED
No. 3277
2/1/2022
GLENN SURVEYOR
GLENN E. KAISER

PARKING EXHIBIT
FOR
EDENS

LAND LOT 99
17th DISTRICT
FULTON COUNTY
GEORGIA

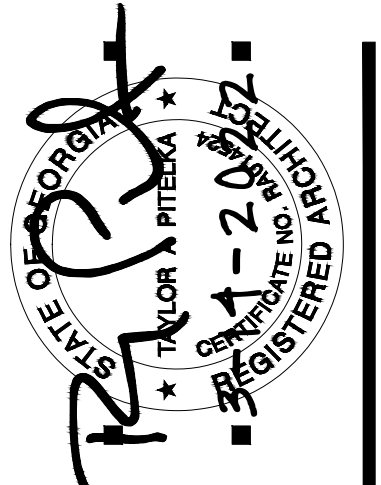
Colliers
Engineering & Design

RED BANK (Headquarters)
331 Newnam Springs Road,
Suite 203
Red Bank, NJ 07701
Phone: 732.383.1950
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTANTS

SCALE: AS SHOWN DATE: 03/01/2022 DRAWN BY: JKC CHECKED BY: GK
PROJECT NUMBER: 22001196A DRAWING NAME: V_SURV_DATA_GK

SHEET TITLE: **ALTA/NSPS LAND TITLE SURVEY**

SHEET NUMBER: **1 OF 1**



DATE: 03-14-2022
REVISION:

ISLA & CO
56 E ANDREWS DR NW
SUITE 17
ATLANTA GA 30305



SITE PLAN
RELEASED FOR CONSTRUCTION

A1.0

TAP DESIGN GROUP, LLC
830 GLENWOOD AVE, SE SUITE 510-248 ATLANTA, GA 30316 TEL: 404/984-1680

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION



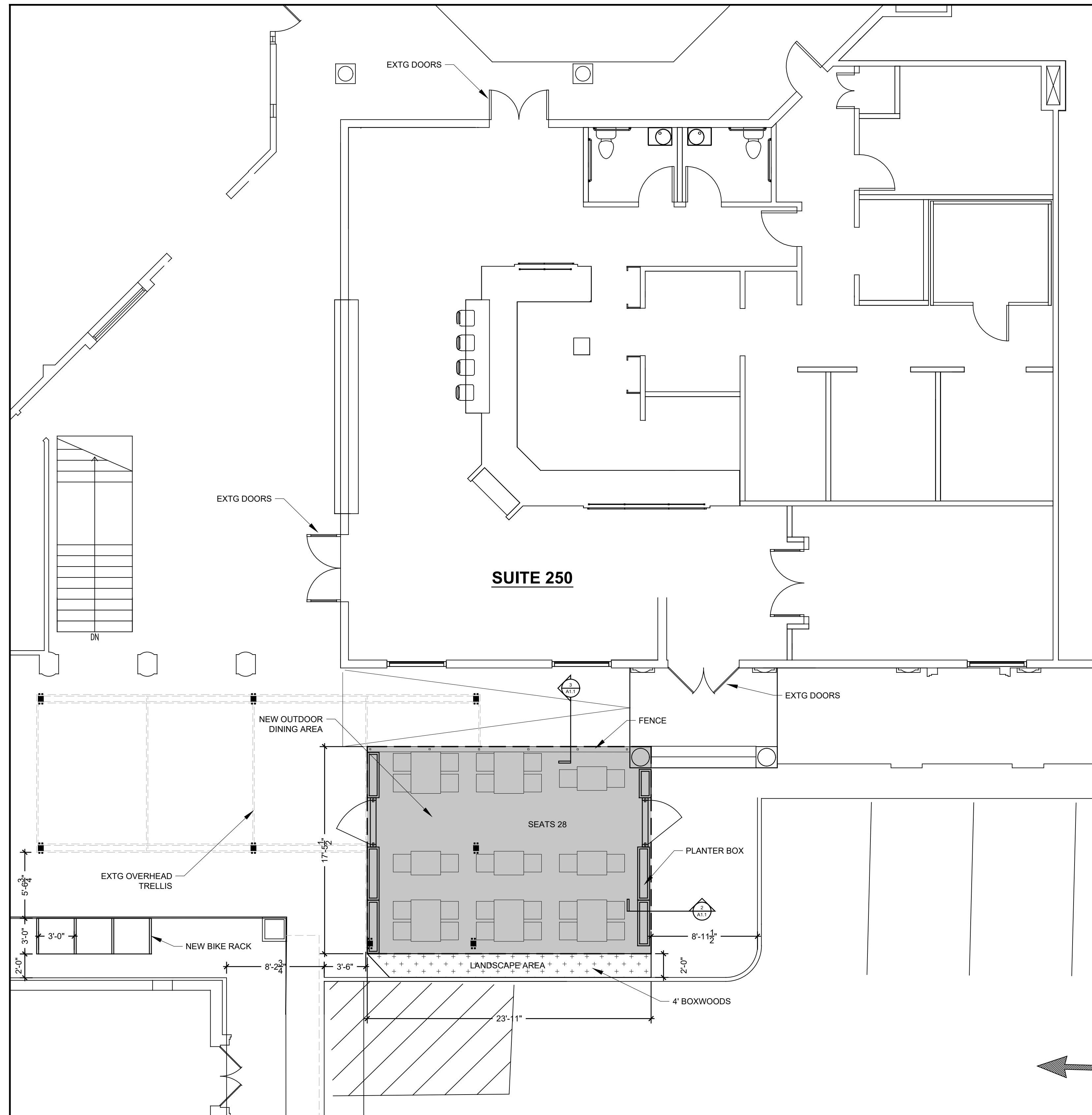
SAP-22-048



City of Atlanta | Department of City Planning
**OFFICE OF ZONING
& DEVELOPMENT**

RECEIVED

DATE: 03/31/2022



1 | FLOOR PLAN
3/16" = 1'-0"

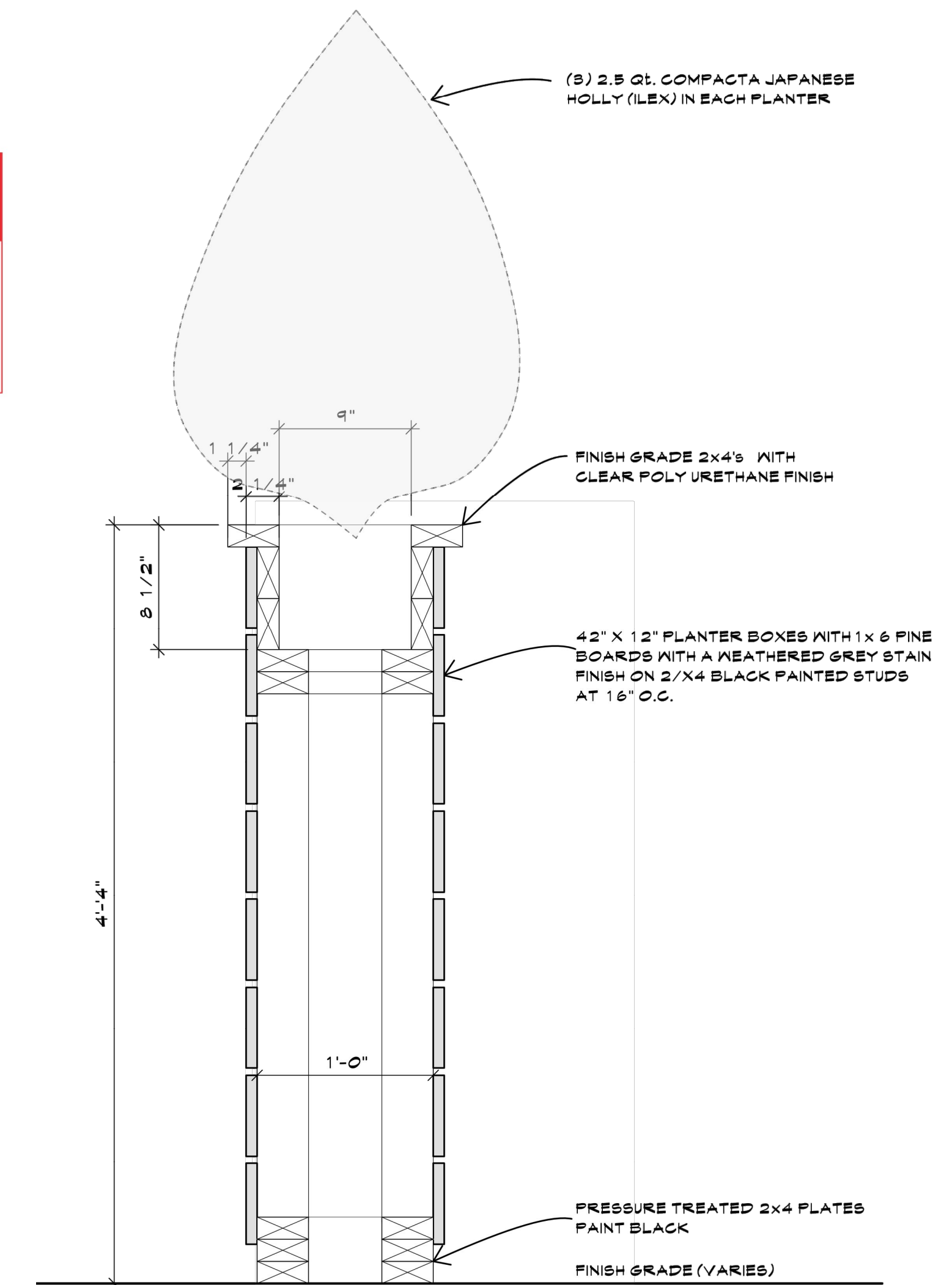
SCOPE OF WORK: TO ENCLOSE EXISTING PATIO FOR OUTDOOR DINING AREA OF AN EXISTING TENANT SPACE, ADDING PLANTER BOXES, BOXWOODS AND A FENCE.

SAP-22-048

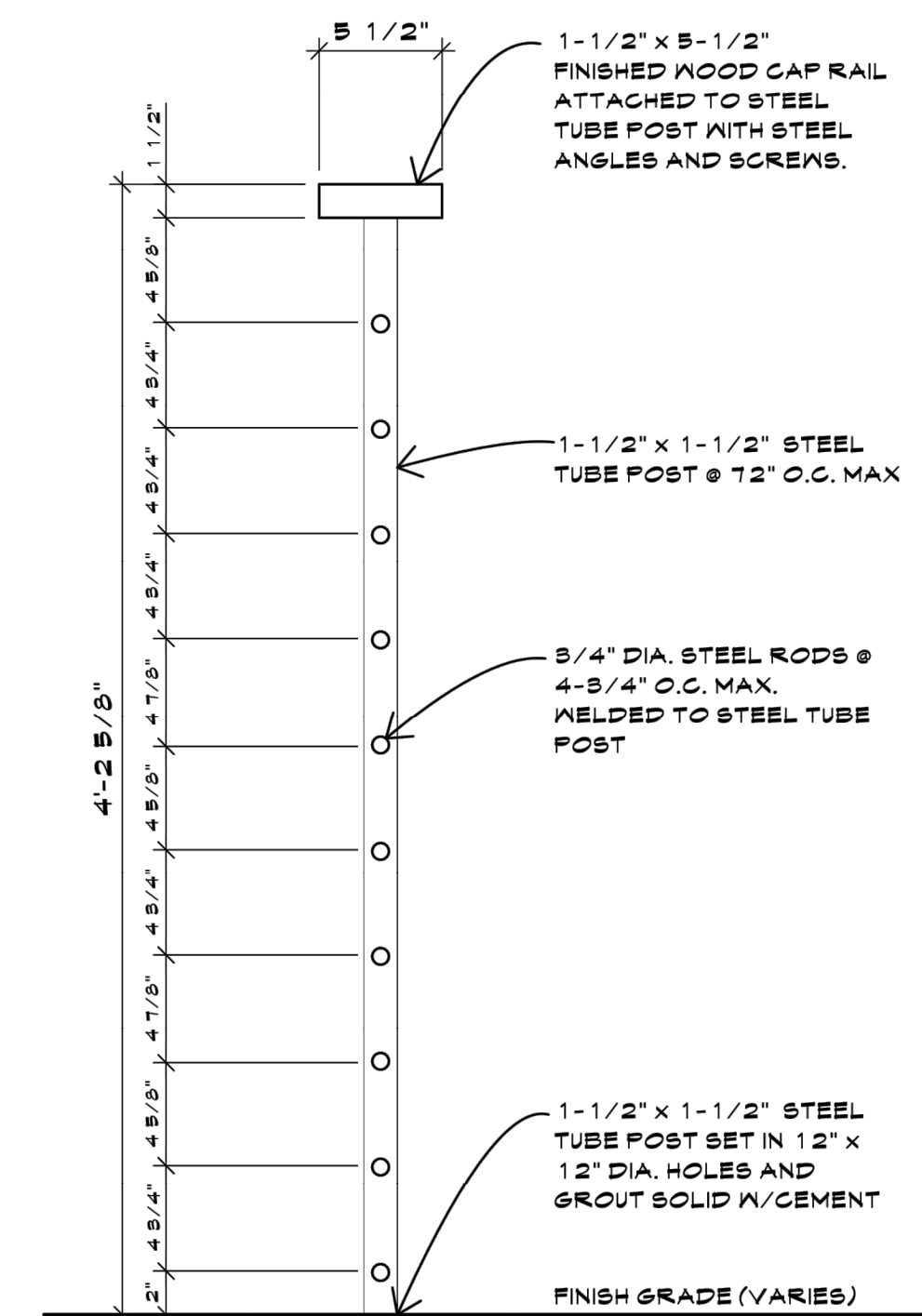


RECEIVED

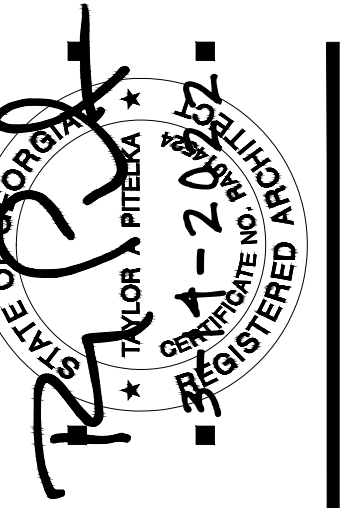
DATE: 03/31/2022



2 | PLANTER BOX SECTION DETAIL

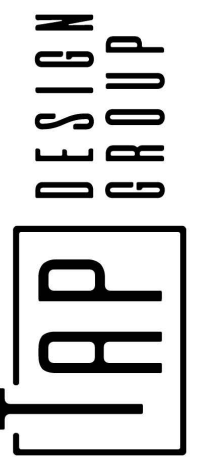


3 | FENCE SECTION DETAIL



DATE: 03-14-2022
REVISION:

ISLA & CO
56 E ANDREWS DR NW
SUITE 17
ATLANTA GA 30305



FLOOR PLAN SECTION DETAILS
RELEASED FOR CONSTRUCTION

A1.1

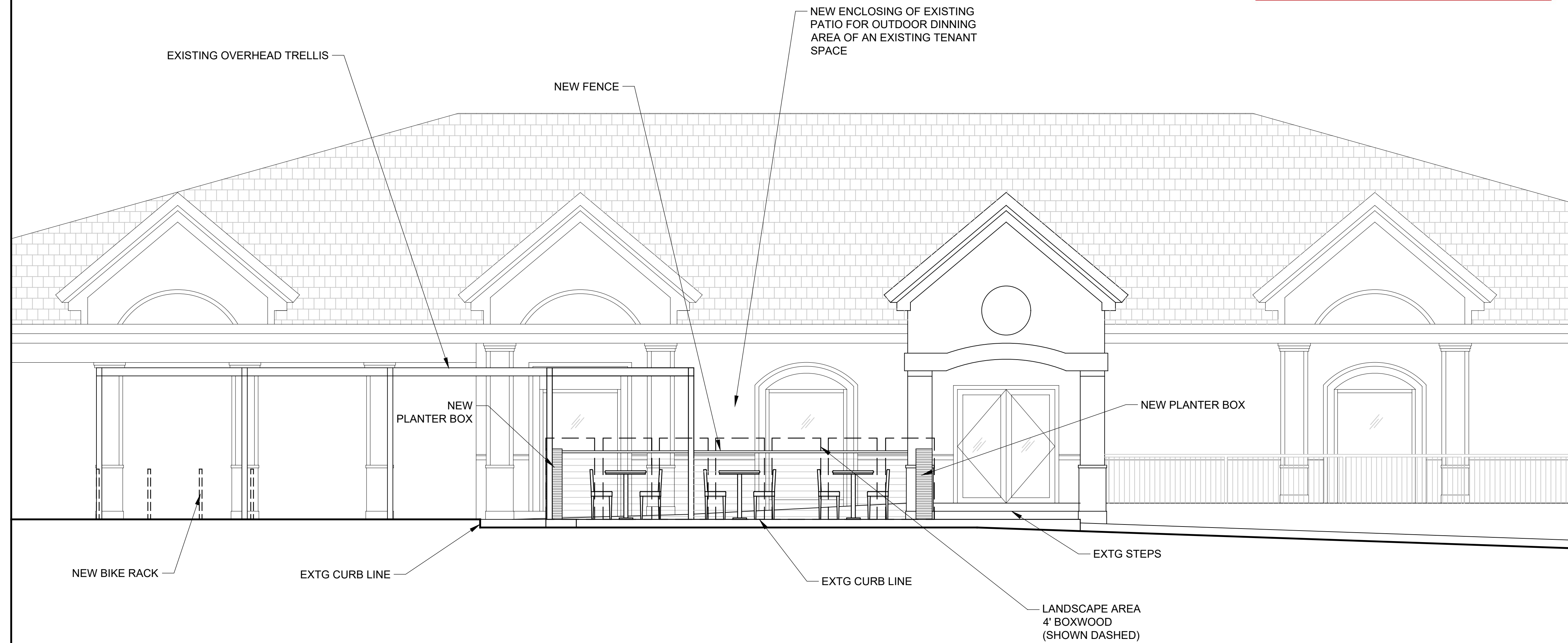
TAP DESIGN GROUP, LLC
830 GLENWOOD AVE. SE SUITE 510-248 ATLANTA, GA 30316 TEL: 404-864-1680

SAP-22-048



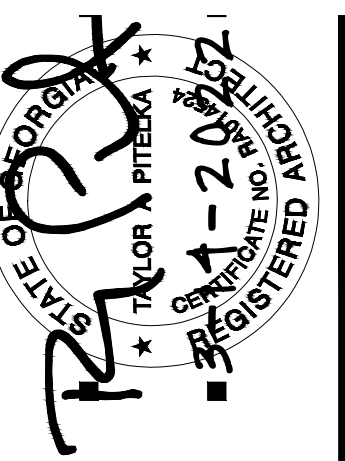
RECEIVED

DATE: 03/31/2022



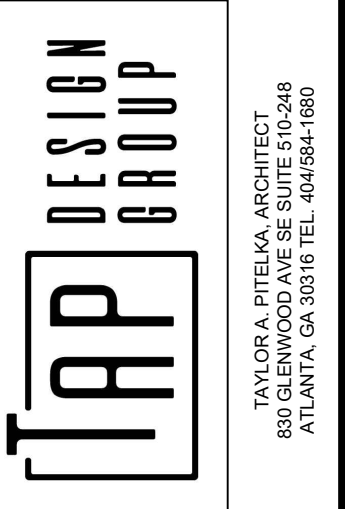
1 EXTERIOR ELEVATION
1/4" = 1'-0"

SCOPE OF WORK: TO ENCLOSE EXISTING PATIO FOR OUTDOOR DINNING AREA OF AN EXISTING TENANT SPACE, ADDING PLANTER BOXES, BOXWOODS AND A FENCE.



DATE 03-14-2022
REVISION

ISLA & CO
56 E ANDREWS DR NW
SUITE 17
ATLANTA GA 30305



EXTERIOR ELEVATION
RELEASED FOR CONSTRUCTION

A2.0

RECEIPT

CITY OF ATLANTA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVE SW, ATLANTA GA 30303
404-330-6070

Application: SAP-22-048
Application Type: Planning/SAP/SPI/NA
Address: 56 EAST ANDREWS DR NW, ATLANTA, GA 30305
Owner Name: TRIPLE N CO INC
Owner Address:
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
804781		\$250.00	03/31/2022	PUBLICUSER239699		

Owner Info.: TRIPLE N CO INC

Work Description: The scope of work follows: Existing paving / concrete patio area to remain. Provide new fence and planter boxes to enclose the new outdoor dining area. Provide a new landscape area with 4' boxwood on the parking lot side of the patio. Provide new bike racks in the vicinity of the dining area.

SAP-22-048

