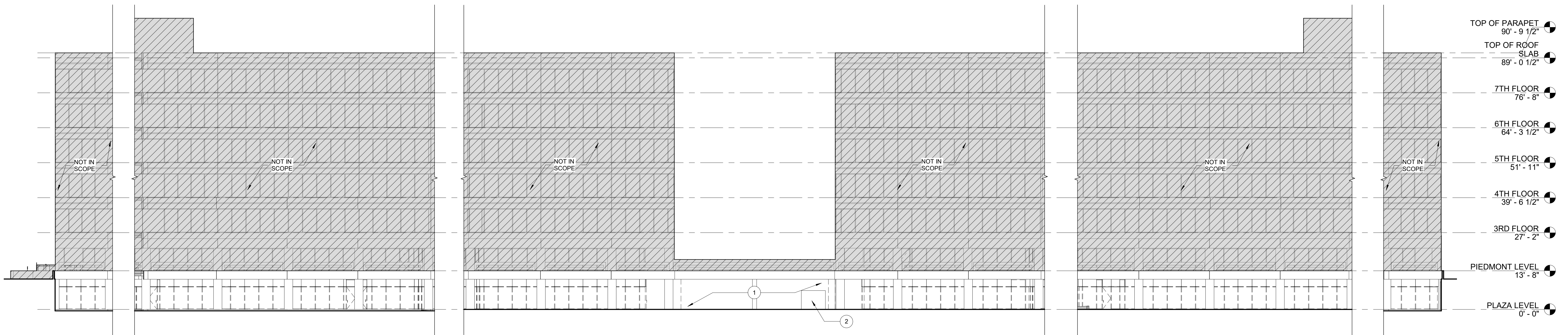


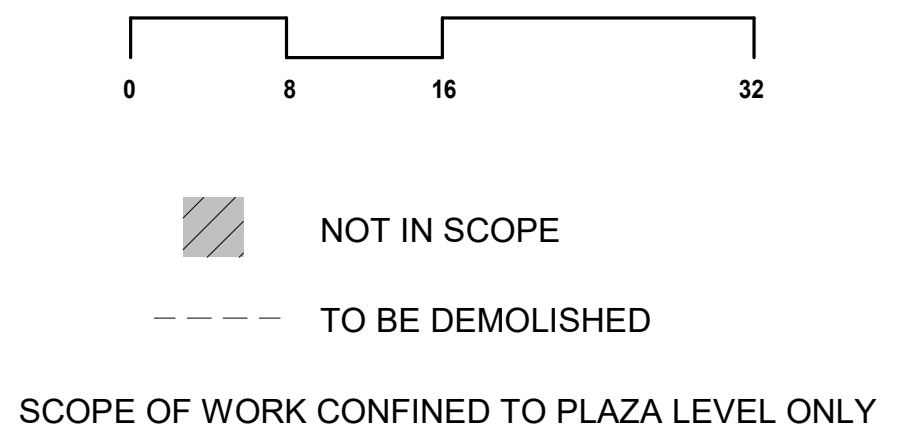


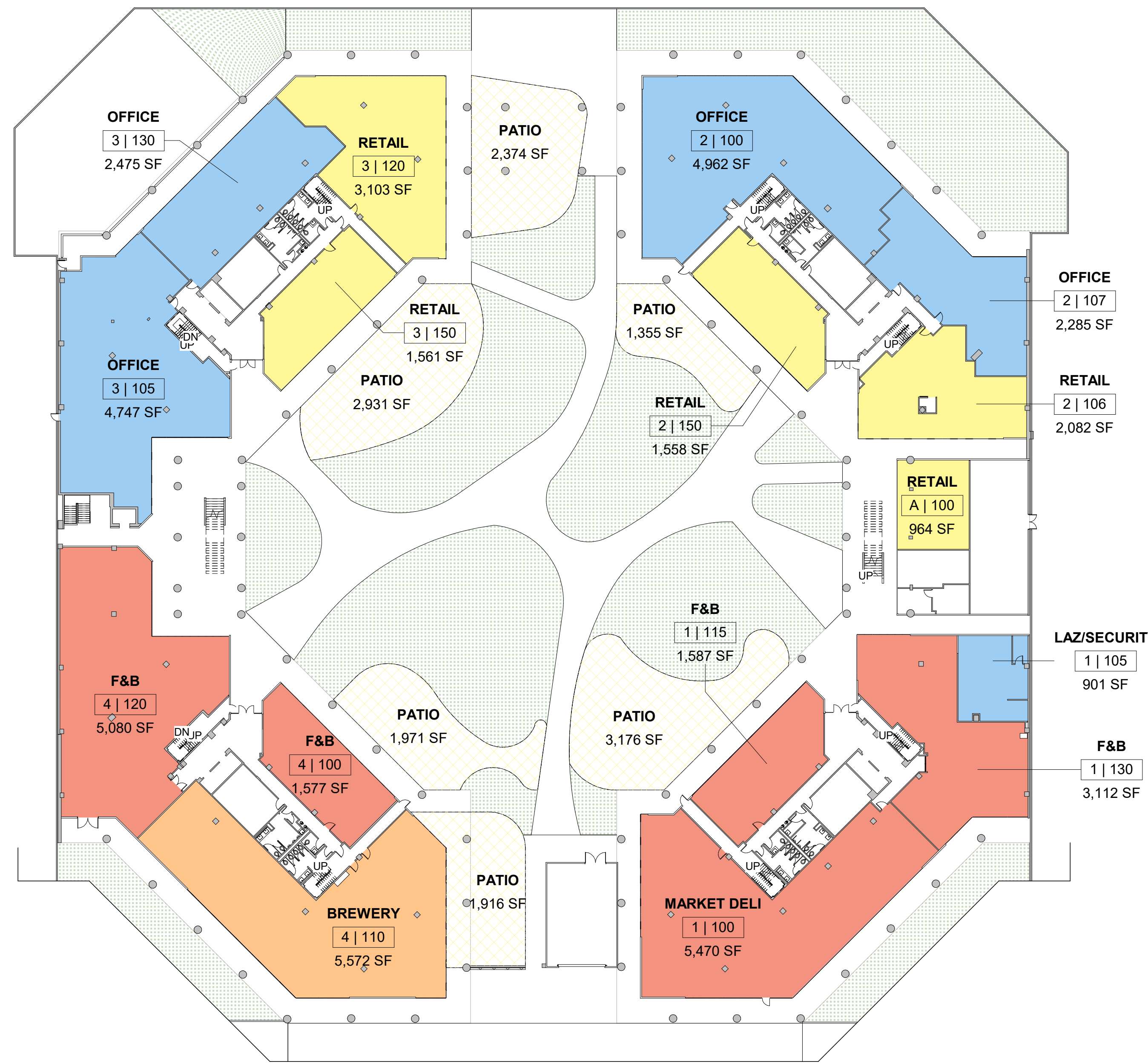
EXISTING CONDITIONS PHOTOS



KEY NOTES
 1. EXISTING LOADING DOCK AND TRASH COLLECTION
 2. VISIBLE TRASH COMPACTOR

1 DEMOLITION ELEVATION - BUILDINGS 1 & 4 UNFOLDED EXTERIOR
 1/16" = 1'-0"





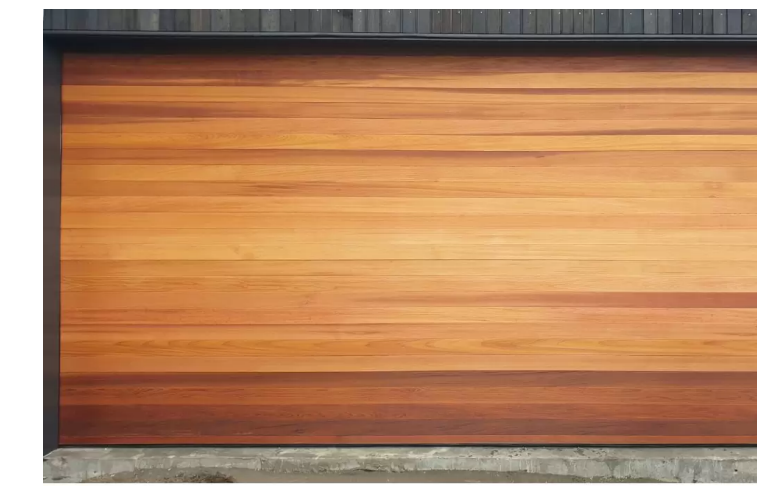
- BREWERY
- F&B
- LAZ/SECURITY
- MARKET DELI
- OFFICE
- PATIO
- RETAIL

| PROGRAM METRICS | | |
|-----------------|-------------|-----|
| NAME | AREA TOTALS | QTY |
| BREWERY | 5,572 SF | 1 |
| F&B | 11,356 SF | 4 |
| LAZ/SECURITY | 901 SF | 1 |
| MARKET DELI | 5,470 SF | 1 |
| OFFICE | 14,469 SF | 4 |
| PATIO | 13,723 SF | 6 |
| RETAIL | 9,269 SF | 5 |

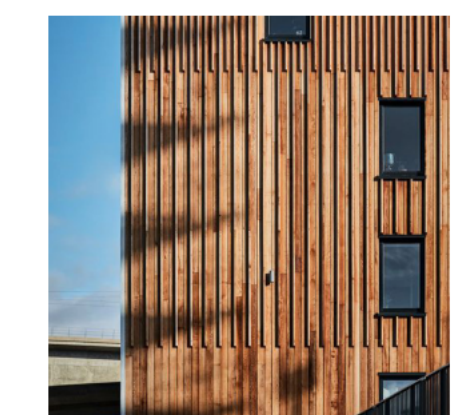
3 PROGRAM PLAN - PLAZA LEVEL
1/32" = 1'-0"



BREEZE BLOCK SCREENING



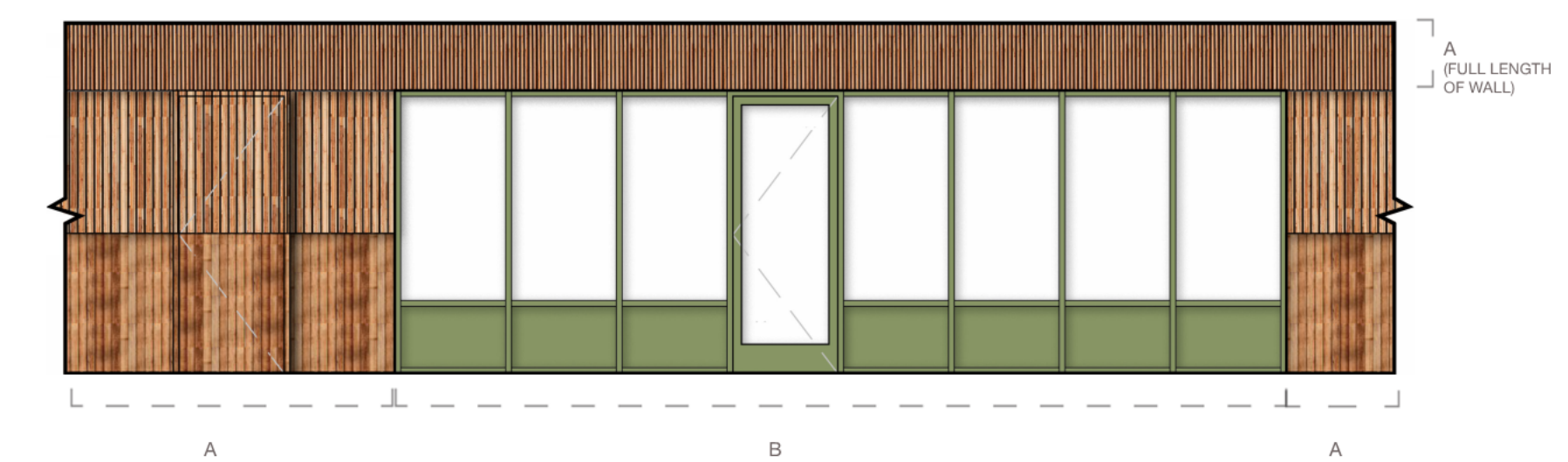
WOOD ROLL-UP GARAGE DOOR



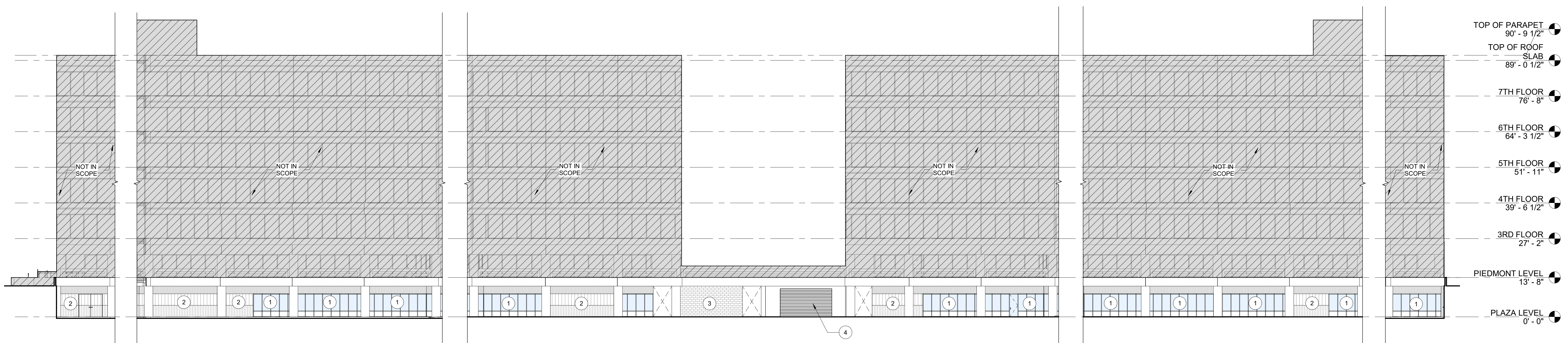
A: STAINED WOOD CLADDING W/ APPLIED SLATS



B: ALUMINUM STOREFRONT (COLORED / POWDERCOATED)



2 MATERIAL CONCEPT AT NEW STOREFRONT ELEVATION
1/16" = 1'-0"

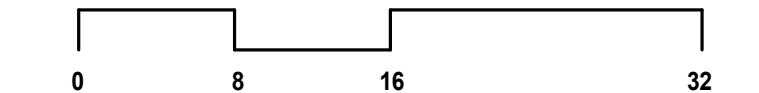


- KEY NOTES**
1. NEW STOREFRONT AT EXISTING STOREFRONT LOCATIONS
 2. NEW SOLID WALL WITH WOOD CLADDING
 3. NEW BREEZE BLOCK SCREEN WALL, COVERED PATIO BEYOND
 4. NEW WOOD ROLL UP DOOR AT REDUCED FOOTPRINT TRASH

FENESTRATION:
REQUIRED: 65%
EXISTING: 100%
PROPOSED: 79%

- NOT IN SCOPE
- TO BE DEMOLISHED

1 PROPOSED ELEVATION - BUILDINGS 1 & 4 UNFOLDED EXTERIOR
1/16" = 1'-0"



SCOPE OF WORK CONFINED TO PLAZA LEVEL ONLY









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) TAC PCN, LLC, c/o Morris, Manning & Martin, LLP

ADDRESS 3565 Piedmont Rd., Bldg One, St., 200, Atlanta, GA 30305

PHONE NO. 770-450-8739 **EMAIL** mguynn@theardentcompanies.com

PROPERTY LANDOWNER TAC PCN, LLC

ADDRESS 3565 Piedmont Rd., Bldg One, St., 200, Atlanta, GA 30305

PHONE NO. 770-450-8739 **EMAIL** mguynn@theardentcompanies.com

ADDRESS OF PROPERTY 3565 and 3575 Piedmont Road

Land District 17 **Land Lot** 62 & 98 **Council District** 7 **NPU** B

Is property within the BeltLine Overlay District? Yes No Zoning Classification SPI-12/SA4

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 October 21, 2022 **Signature of Applicant** 

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

Revised for Online Submissions, February 2021

15463699 v1

Project Summary

Piedmont Center Buildings 1-4 Proposed Scope

This special administrative permit application applies to Buildings 1-4 in the Piedmont Center development on Piedmont Road. The project scope consists of the conversion of 31,667 square feet of existing ground level office space to a combination of retail and food and beverage uses. The conversion will activate the ground level spaces and provide needed retail and food and beverages uses for the existing office tenants and the general public. In addition to general tenant interior renovations, the changes contemplated by this application are:

- Storefront glass will be replaced with new retail facades;
- Outdoor seating areas will be created both on existing concrete areas and new wood decks in current pervious areas of the project;
- The loading area on the Piedmont frontage of the building will reduced in size to provide additional outdoor seating and the remaining, existing loading area will be screened; and
- Interior bathrooms will be reconfigured to serve the new demand loads of the proposed uses.

No new building square footage will be constructed with this project scope. With the exception of the Piedmont Road facing elevation and interior courtyard facing elevations, no changes to exterior building elevations are proposed.

No variations are anticipated based on the scope of 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, TAC PCN, LLC SWEAR THAT I AM THE **LANDOWNER**
owner(s) name

OF THE PROPERTY LOCATED AT: 3565 and 3575 Piedmont Road

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):

TAC PCN, LLC c/o Morris, Manning & Martin, LLP

ADDRESS: 3565 Piedmont Rd., Bldg One, St., 200, Atlanta, GA 30305

TELEPHONE: 770-450-8739 EMAIL: mguynn@theardentcompanies.com

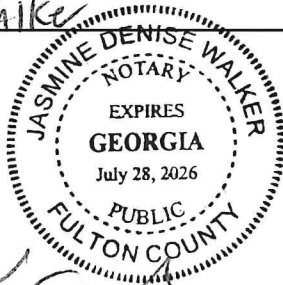
Signature of Property Landowner

TAC PCN, LLC
Print Name of Property Landowner

Personally Appeared
Before Me

Jasmine Denise Walker

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



[Handwritten Signature]

Signature of Notary Public

10-21-2022
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) | | | | | | |
| 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 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 | | | | | | |
| Provided (specify for each street) | | | | | | |



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

Definitions and Methods of Calculation

- **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.
 - 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 corresponding net lot or GLA lot sized used to calculate FAR) 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.
 - UOSR required = (LUI table) X (the corresponding lot size used to calculate FAR).
 - 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).

TOSR: Total Open Space Requirements for Residential Only Projects

(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.)

| | 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

(These are areas not counted towards Public Space Requirements)

| | 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 | | | | |
| Provided | | | | |
| Maximum Allowed | | | | |
| Bicycle Parking Spaces | Residential | | Non-residential Uses | |
| Minimum Required | | | | |
| Provided | | | | |
| On-site Loading Spaces (see applicable zoning district requirements or Section 16-028.015) | | | | |
| | Residential/Hotel | | Non-residential Uses (break out by use) | |
| Minimum Required (specify for each use) | | | | |
| Provided (specify for each use) | | | | |



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

File # _____

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

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

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

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

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

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

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

Dror Bezalel
 Applicant Printed Name


 Applicant Signature

10/20/2022
 Date





VISITOR

VISITOR

CS06698

TCL9600





12 FT RIN

WMA







