



**APPLICATION FOR A SPECIAL ADMINISTRATIVE PERMIT (SAP)**  
**For SPI, Beltline, LW, MR, MRC, NC, I-Mix Zoning Districts & Unified Development Plans**  
 City of Atlanta, Office of Zoning and Development (404-330-6145)

File No.: \_\_\_\_\_

**APPLICANT (name)** \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE NO. \_\_\_\_\_ EMAIL \_\_\_\_\_

**PROPERTY LANDOWNER** \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE NO. \_\_\_\_\_ EMAIL \_\_\_\_\_

**ADDRESS OF PROPERTY** \_\_\_\_\_

Land District \_\_\_\_\_ Land Lot \_\_\_\_\_ Council District \_\_\_\_\_ NPU \_\_\_\_\_

Is property within the BeltLine Overlay District? Yes  No  Zoning Classification \_\_\_\_\_

Is Inclusionary Zoning applicable to this project? Yes  No  Is this a Unified Development Plan? Yes  No

DATE STAMP  
RECEIVED BY  
OFFICE OF ZONING  
AND DEVELOPMENT

**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:** **CbY(%)** site plan & **CbY(%)** 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 \_\_\_\_\_ Signature of Applicant Harri Jarvenpaa

**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 *recommendeã* for all other districts. To request this meeting, contact Christian Olteanu at 404-330-6961 or [colteanu@atlantaga.gov](mailto:colteanu@atlantaga.gov).
- **Development Review Committee (DRC):** Projects in the Beltline & SPIs 1, 9, 12, 15, 16, 17 districts may require DRC review (See page 3).
- **Development of Regional Impact (DRI) Study:** Mixed-use developments with at least 700,000 s.f. or residential with at least 700 residential units may require a DRI approval by GRTA and ARC. For full thresholds and rules contact GRTA and/or ARC.
  - **Initial submission:** DRI Form 1 with the SAP application. Zoning and Development staff will then submit information to GRTA and ARC.
- **Watershed Management (DWM) Requirements (Section 74-504(a)):** Consultation meeting with DWM is **REQUIRED** for any site disturbance to determine applicable storm water work. Call 404-330-6249 or visit: [www.atlantawatershed.org/greeninfrastructure](http://www.atlantawatershed.org/greeninfrastructure)
- **Unified Development Plans:** Applicable to all zoning districts except R-1 to R-5, RLC, PD, & historic bldgs/districts (Section 16-28.030)

The City Code provides that Zoning and Development Director shall review each request for an SAP within 30 days of a filing of a **completed\*** application. (Atlanta Code Chapter 16, Section 16-25). \* **Note: NPU/DRC notification and review, as applicable, are required to complete the SAP application.**

(FOR OFFICE OF ZONING AND DEVELOPMENT OFFICE USE ONLY)

The above request for a Special Administrative Permit (SAP) was  **approved** or  **denied** on \_\_\_\_\_

See attached **Special Administrative Permit Approval Form(s)** for detailed approval information.

Signed for Director, Office of Zoning & Development \_\_\_\_\_

Staff Reviewer - Print Name \_\_\_\_\_



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, TAC 3321 Lenox, LLC SWEAR THAT I AM THE **LANDOWNER**  
 owner(s) name

OF THE PROPERTY LOCATED AT: 3321 Lenox 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):**

TC Atlanta Development, INC.

ADDRESS: 3350 Lenox Rd., Ste. 2200, Atlanta, GA 30326

TELEPHONE: 404-630-7562 EMAIL: hjarvenpaa@trammellcrow.com

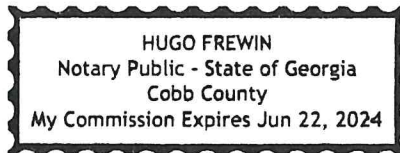
  
 \_\_\_\_\_  
 Signature of Property Landowner


TAC 3321 Lenox, LLC  
 \_\_\_\_\_  
 Print Name of Property Landowner

Personally Appeared  
 Before Me



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



  
 Signature of Notary Public

8-30-22  
 Date

## **Project Summary.**

The proposed development contemplates a high-rise residential development on a 0.9 acre property in the SPI-12, Subarea 1 zoning district. The property is located at the northeast intersection of Lenox Road and East Paces Ferry Road. The development will include 395 multifamily units with accessory parking. Vehicular access to the development will be provided from Lenox Road with secondary service access occurring from East Paces Ferry Road. Lenox Road is the major sidewalk level façade for this development.

## **Variations.**

1. Variation from Section 16-18L.010 (A Table 6) to allow maximum two foot encroachment into the 10 foot supplemental zone on East Paces Ferry Road.

The development includes a maximum two foot encroachment in the supplemental zone for building architectural features and columns to provide visual interest to the façade. The property is less than an acre and the lot depth on the East Paces Ferry Road frontage ranges from 129 feet to 149 feet. The narrowness and size of the property justify the requested supplemental zone reduction.

2. Variation from Section 16-18L.010(5) to reduce the minimum vertical clearance for cantilevering over the supplemental zone from 24 feet to 20 feet on East Paces Ferry Road.

The property's topography slopes approximately five feet starting at the middle of the site on the East Paces Ferry Road frontage heading east. As a result, the building overhang proposed encroaches into the supplemental zone minimum vertical clearance for a portion of the building at varying dimensions as the grade changes. Further, the site is only 0.9 acres and includes frontages on two streets which constrains development on the property. The topography and size support the requested variation.

3. Variation from Section 16-18L.011(3)(a)(i) to reduce the minimum fenestration requirements on East Paces Ferry Road from 65% to 30 %.

The small size of the property limits the available locations for generators, transformers and loading accommodations. Lenox Road has been prioritized as the major sidewalk frontage based on the site orientation, built environment and plans for a Complete Street improvement to Lenox Road in this corridor. Loading and back of house functions have been located on East Paces Ferry Road due to accessibility requirements. As a result, the fenestration proposed on East Paces Ferry Road is reduced to provide appropriate screening for the various mechanical and loading functions. Aesthetically, screening the mechanical and loading areas with an alternative screening will be preferable to meeting the fenestration requirements.



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

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

\*Developmental Controls forms are required to be completed by the applicant, and all applicable specifications should be shown on the site plan in chart form. Items omitted will delay the plan review process. Refer to City of Atlanta Zoning Code (Chapters 8, 19, and 28) for clarification.

<b>Definitions and Methods of Calculation</b>						
<ul style="list-style-type: none"> <li><u>Net Lot Area (NLA)</u> = length of property line X width of property line</li> <li><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)]</li> <li><u>GLA (with only one front yard adjacent to street)</u> = (NLA) + [(street right-of-way width ÷2) X (length of front property line)]</li> <li>GLA may include half of the right-of-way (including streets, parks, lakes and cemeteries) up to 50 feet in width.</li> <li>GLA shall not be used for calculating FAR for properties within single-family or two-family-zoned subareas of SPI districts.</li> <li><u>Building Lot Coverage provided</u> = (net lot area minus area of building footprint) ÷ (net lot area)</li> </ul>						
<b>Lot Size (in square footage)</b>						
Gross Land Area (GLA)						
Net Lot Area (NLA)						
<b>Floor Area Ratio (FAR) – as applicable. Check which used for residential: <input type="checkbox"/> GLA, or <input type="checkbox"/> NLA</b>						
	Residential FAR Ratio	Residential Square Footage	Non-Residential FAR Ratio	Non-Residential Square Footage		
Base Allowed						
<b>Base Provided</b>						
Bonus Allowed						
<b>Bonus Provided</b>						
<b>Bonus FAR Program (check bonus utilized if applicable)</b>						
Transit Station <input type="checkbox"/>	Ground Floor Retail <input type="checkbox"/>	Open Space and New Streets <input type="checkbox"/>	Community Center Facilities <input type="checkbox"/>	Workforce Housing <input type="checkbox"/>		
<b>Residential Units</b>			<b>Total Provided: _____</b>			
Number of Units Provided (without bonus)						
Number of Bonus Units Provided (without workforce housing)						
Number of Bonus Workforce Housing Units Provided (20% required)						
Total Number of Units per Acre						
<b>Building Coverage <input type="checkbox"/> or Lot Coverage <input type="checkbox"/> (check applicable as required per zoning district)</b>						
	Percentage (%)			Square Footage		
Max. Permitted						
Provided						
<b>Fenestration (% of each street-fronting facade calculated separately, per district regulations)</b>						
	Residential Façade Percentage (%)			Non-residential Façade Percentage (%)		
	Local Street	Arterial/Collector	Beltline Corridor	Local Street	Arterial/Collector	Beltline Corridor
Min. Required						
Provided (specify for each street)						



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**

- **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	
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**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)

<b>PSR: Public Space Requirements for Non-residential &amp; Mixed-use Developments</b>		
<i>(These are areas not counted towards UOSR)</i>		
<b>Public Space provided</b> = (square footage area of exterior space) + (square footage area of interior space)		
	Percentage (%)	Total Square Footage
Minimum Required		
Provided		
<b>Square Footage Breakdown of PSR amounts provided by the following:</b>		
<b>EXTERIOR</b> (accessible to general public such as landscaped areas, plazas, terraces, patios, observation decks, fountains, sidewalks, common areas, open recreational spaces, etc.)		
<b>INTERIOR</b> (ground-level area accessible to the general public during normal business hours such as malls, galleries, atria, lobbies, concourses, plaza, walkways, fountains, landscape areas for public recreation, pedestrian seating, or eating and similar public amenities)		

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

<b>Residential Unit Breakout</b>				
Number of Studios	Number of 1 BR	Number of 2 BR	Number of 3 BR	Number of 4 BR
<b>On-site Parking Spaces</b>	<b>Residential</b>		<b>Non-residential Uses</b>	
Minimum Required				
Provided				
Maximum Allowed				
<b>Bicycle Parking Spaces</b>	<b>Residential</b>		<b>Non-residential Uses</b>	
Minimum Required				
Provided				
<b>On-site Loading Spaces</b> (see applicable zoning district requirements or Section 16-028.015)				
	<b>Residential/Hotel</b>		<b>Non-residential Uses (break out by use)</b>	
Minimum Required (specify for each use)				
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.

*Harri Jarvenpaa*

\_\_\_\_\_  
Applicant Printed Name

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

RESERVED FOR CLERK OF COURT

LEGEND

- BROKEN LINE NOT TO SCALE
FENCE LINE
COURTLINE
UNDERGROUND GAS LINE
OVERHEAD ELECTRIC LINE
OVERHEAD TELEPHONE LINE
SANITARY SEWER LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND TELEPHONE LINE
UNDERGROUND UTILITY LINE
WATER LINE
WETLANDS AREA
CATCH BASIN SINGLE WING
CATCH BASIN DOUBLE WING
COMPUTED POINT
BORING HOLE
COMMUNICATION BOX
ELECTRIC BOX
ELECTRIC LINE MARKER
ELECTRIC MANHOLE
ELECTRIC METER
ELECTRIC OUTLET
ELECTRIC SWITCH
FIBER OPTIC BOX
FIBER OPTIC LINE MARKER
FIRE HYDRANT
FLARED END SECTION
GAS LINE MARKER
GAS WATER
GAS VALVE
GROUND LIGHT
GLY POLE
GLY WIRE
HEADWALL
HEATING/AIR CONDITIONING UNIT
IRRIGATION CONTROL VALVE
LIGHT POLE
POST INDICATOR VALVE
POWER POLE
SANITARY SEWER MANHOLE
SIGN POST
STORM WATER DROP INLET
STORM WATER JUNCTION BOX
STORM WATER YARD INLET
TELEPHONE MANHOLE
TELEPHONE POLE
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL POLE
WATER MANHOLE
WATER METER
WATER VALVE
WATER VALVE LINE MARKER
BOLLARD
CONCRETE MONUMENT FOUND
CRIMPED TOP PIPE FOUND
ELECTRIC PANEL
FINISHED FLOOR ELEVATION
IRRIGATION BOX
IRON PIN FOUND
1/2" IRON PIN SET
MAIL BOX
OPEN TOP PIPE FOUND
PK NAIL FOUND
PK NAIL SET
REBAR FOUND
RIGHT-OF-WAY MONUMENT FOUND
RAILROAD SIGNAL BOX
SUBUT
BUILDING SETBACK LINE
CURB & GUTTER
CONCRETE PAD
CHAIN LINK FENCE
CORRUGATED METAL PIPE
CREED BOOK & PAGE
DUCTILE IRON PIPE
HEADER CURB
HIGH DENSITY POLYETHYLENE PIPE
INVERT ELEVATION
OUTLET CONTROL STRUCTURE
PLAY BOOK & PAGE
PLASTIC PIPE
REINFORCED CONCRETE PIPE
TEMPORARY BENCHMARK
SPOT ELEVATION
REFERENCE TO TITLE EXCEPTION ITEM
REFERENCE TO ENCROACHMENT ITEM

ENCROACHMENT NOTE

- A: STONE RETAINING WALL ENCROACHES ONTO ADJOINING PROPERTY ALONG THE NORTHERLY BOUNDARY LINE.
B: CONCRETE PLANTER WALLS EXTEND ACROSS PROPERTY LINE TO ABUT AGAINST ADJOINER'S PARKING DECK.
C: CONCRETE RETAINING WALL ENCROACHES ONTO ADJOINING PROPERTY ALONG EASTERLY BOUNDARY LINE.

TREE LEGEND

- DOGWOOD TREE 13" (DIAMETER)
MAPLE TREE 14" (DIAMETER)
PINE TREE 18" (DIAMETER)
HARDWOOD TREE 18" (DIAMETER)

UNDERGROUND UTILITY LOCATION PROVIDED BY

UTILISURVEY, LLC
514 DUNELIA LANE
PACHTREE CITY, GA 30269
PHONE 404-314-0912
FAX (770) 486-7784

ALL UTILITY LOCATIONS ARE SUBJECT TO VERIFICATION BY THE UTILITIES PROTECTION CENTER AT 1-800-282-7411 PRIOR TO ANY CONSTRUCTION. THESE UTILITY LOCATIONS ARE GAINED BY INFORMATION FROM ON-SITE PERSONNEL AND SURROUNDING FACILITIES. ALL POSSIBLE BUILDINGS AND MECHANICAL AREAS ARE UTILIZED IN ORDER TO PROVIDE THE MOST ACCURATE AND THOROUGH REPRESENTATION OF THE EXISTING UTILITY LAYOUT. UTILITY LOCATIONS ARE FOR SURVEYING AND PLANNING PURPOSES ONLY.

UTILITY WARNING

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNERS, THEIR EMPLOYEES, THEIR CONSULTANTS, AND/OR THEIR AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON.

UTILITY CONTACTS

- GAS: SOUTHERN COMPANY GAS, ATLANTA, GA 30309
POWER: GEORGIA POWER COMPANY, ATLANTA, GA 30318
WATER: CITY OF ATLANTA DEPARTMENT OF WATER RESOURCES, ATLANTA, GA 30318
COMMUNICATION: AT&T, DALLAS, TX 75202; ANGLO FINES, HOUSTON, TX 77057; COMCAST, HOUSTON, TX 77057; GOOGLE FIBER INC, MOUNTAIN VIEW, CA 94043; CROWN CASTLE NG NETWORKS, INC, HOUSTON, TX 77057

GENERAL NOTES

- 1) THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A TOPCON GTS-213W TOTAL STATION WITH AN ANGLE ERROR OF 5 SECONDS PER STATION. THE SURVEY UPON WHICH THIS PLAT IS BASED, HAS BEEN CALCULATED FOR CLOSURE BY THE LEAST SQUARE RULE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 19,103 FEET. FOR THE ADJUSTED ACCURACY OF THIS PLAT SEE MAP CLOSURES.
2) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13121C0210, DATED SEPTEMBER 18, 2013 FOR FULTON COUNTY, GEORGIA THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A.
3) CURRENT ZONING ACCORDING TO THE CITY OF ATLANTA IS LISTED AS SP-12-S1. SPECIAL PUBLIC INTEREST AREA 12 (BUCKHEAD/LENOX STATIONS, SUB-AREAS 1, ALSO THE BUCKHEAD PARKING OVERLAY DISTRICT, THE CITY OF ATLANTA ZONING DEPARTMENT MUST BE REFERENCED FOR ALL REQUIREMENTS UNDER THIS ZONING.
MINIMUM FRONT SETBACK - NEW DEVELOPMENT: MUST MEET SIDEWALK AND SUPPLEMENTAL ZONE REQUIREMENTS.
MINIMUM SIDE SETBACK - NO MINIMUM.
MINIMUM REAR SETBACK - NO MINIMUM.
MAXIMUM BUILDING HEIGHT IS 515 FEET.
PARKING: MINIMUM - NO MINIMUM.
MAXIMUM - 1 SPACE PER 200 S.F. FLOOR AREA (WITHOUT ALCOHOLIC BEVERAGE LICENSE) 1 SPACE PER 100 S.F. FLOOR AREA (WITH ALCOHOLIC BEVERAGE LICENSE).
4) HORIZONTAL AND VERTICAL REFERENCE SHOWN HEREON WAS TAKEN FROM REAL-TIME ADJUSTED GPS OBSERVATIONS. (NAD 83 / NAVD 88)
5) ALL DISTANCES SHOWN HEREON ARE "GROUND" DISTANCES, UNLESS OTHERWISE STATED AS "GRID" DISTANCES.
6) CONTOUR INTERVALS ARE CERTIFIED TO TWO FEET (ONE FOOT INTERVALS SHOWN FOR CONVENIENCE).

ALTA NOTES

- 1) THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN THE SUBJECT PROPERTY.
2) THIS SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, AND THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS NEAR THE SUBJECT PROPERTY.
3) THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
4) THERE ARE NO DESIGNATED WETLAND AREAS WITHIN THE SUBJECT PROPERTY.
5) THIS SURVEYOR OBSERVED NO EVIDENCE OF ANY CEMETERIES OR BURIAL REMAINS WITHIN THE SITE.
6) THE SUBJECT PROPERTY HAS UNRESTRICTED ACCESS TO EAST PACES FERRY ROAD (PUBLIC RW) AND LENOX ROAD (PUBLIC RW).
7) THE SURVEYED PROPERTY IS CONTIGUOUS WITH THE PUBLIC STREETS AND THERE ARE NO GAPS OR GORES BETWEEN THE SUBJECT PROPERTY AND THE PUBLIC STREETS.
8) THE COMBINATION OF TRACTS 1 & 2 SURVEYED PROPERTY IS THE SAME PROPERTY AS DESCRIBED IN DEED BOOK 7036 PAGE 33 (VESTING DEED) MINUS THE 21.55 ACRES AND EXCEPT PARCELS AS DESCRIBED IN DEED BOOK 7951 PAGE 282 AND DEED BOOK 8306 PAGE 204 AND IS THE SAME PROPERTY CONTAINED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 200869GA, DATED JUNE 8, 2020.
9) SITE ADDRESS: 3321 LENOX ROAD, ATLANTA, GEORGIA 30305

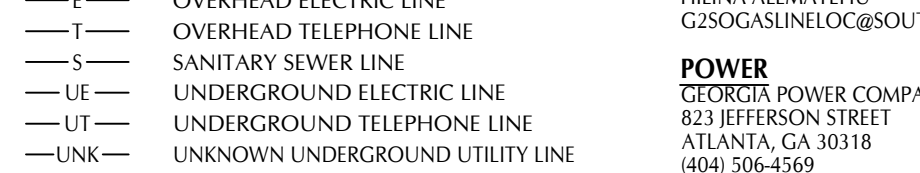
SPECIAL NOTES

- 1) CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
3) PURSUANT TO RULE 188-6-09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

PLAT REFERENCES

- 1) "SURVEY FOR COLLIER INTERNATIONAL," PREPARED BY PLATINUM GEOMATICS, CERTIFIED BY BYRON T. FREEMAN, DATED 07/27/2018.
2) "TOPOGRAPHIC SURVEY FOR A PORTION OF LENOX SQUARE MALL," PREPARED BY TERRAMARK LAND SURVEYING, INC., CERTIFIED BY PAUL B. CANNON, DATED 01/18/2007.
3) STORM AND SANITARY SEWER MAP, PROVIDED BY THE CITY OF ATLANTA DEPARTMENT OF WATERSHED MANAGEMENT, DATED 5/22/2019.
4) "THE GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP," DATED 5/18/1980, LAST REVISED 6/10/1981, PROJECT: LENOX ROAD BRIDGE AND APPROACHES PPRN-8530-1(21), FULTON COUNTY, P.L. #758660.
5) MARTA PROPERTY DISPOSAL MAP, PARCEL D3009A, SHEET 2 OF 3, DATED 12/08/1983 LAST REVISED 4/23/1984.

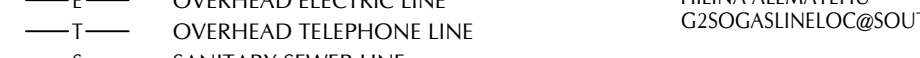
VICINITY MAP



ALTA/NSPS LAND TITLE SURVEY FOR

TAC 3321 LENOX, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

GRID NORTH



LEGAL DESCRIPTION, TRACT 1

All that tract or parcel of land lying and being in Land Lots 9 and 45, 17th District, City of Atlanta, Fulton County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. (908 819-0312; Drawing# 19-0312), bearing the seal of Glenn A. Valentino, Co. Registered Land Surveyor #1258, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:
BEGINNING at a 1/2" iron pin set at the northwesterly end of the mitered intersection of the northwesterly right-of-way line of East Paces Ferry Road (variable width public r/w) and the northwesterly right-of-way line of Lenox Road (variable width public r/w), THENCE proceeding northwesterly along said northwesterly right-of-way line of Lenox Road North 31 degrees 47 minutes 06 seconds West for a distance of 129.88 feet to a PK (iron) nail set, said PK (iron) nail set being witness by a 1/2" iron pin set located South 61 degrees 41 minutes 19 seconds West for a distance of 1.08 feet;
THENCE departing said right-of-way line of Lenox Road North 61 degrees 41 minutes 19 seconds East for a distance of 275.60 feet to a 1/2" rebar found;
THENCE South 28 degrees 37 minutes 44 seconds East for a distance of 140.11 feet to a 1/2" rebar found;
THENCE South 60 degrees 59 minutes 11 seconds West for a distance of 116.75 feet to a computed point on the aforementioned northwesterly right-of-way line of East Paces Ferry Road;
THENCE proceeding along said right-of-way line of East Paces Ferry Road North 32 degrees 02 minutes 23 seconds West for a distance of 2.12 feet to a PK (iron) nail set;
THENCE South 59 degrees 03 minutes 00 seconds West for a distance of 74.14 feet to a computed point;
THENCE South 60 degrees 51 minutes 58 seconds West for a distance of 62.65 feet to a PK (iron) nail set at the southeasterly end of the mitered intersection with the aforementioned right-of-way line of Lenox Road;
THENCE along said miter North 74 degrees 37 minutes 18 seconds West for a distance of 20.64 feet to a 1/2" iron pin set, said 1/2" iron pin set being the POINT OF BEGINNING;
Said tract or parcel of land contains 0.882 acres or 38,401 square feet and is intended to be a portion of the property as previously conveyed by Deed Book 7036, Page 33, less and except that tract or parcel of land as described in Deed Book 7951, Page 282, and further less and except that tract or parcel of land as described in Deed Book 8306, page 204.

LEGAL DESCRIPTION, TRACT 2

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THENCE proceeding southwesterly along said right-of-way line of East Paces Ferry Road along a curve to the right having a radius of 1417.42 feet for an arc distance of 24.90 feet said arc being subtended by a chord of South 61 degrees 31 minutes 04 seconds West for a distance of 24.90 feet to a computed point;
THENCE South 62 degrees 00 minutes 38 seconds West for a distance of 91.38 feet to a computed point;
THENCE North 32 degrees 02 minutes 23 seconds West for a distance of 7.90 feet to a computed point, said computed point being the POINT OF BEGINNING;
Said tract or parcel of land contains 0.024 acres or 1,038 square feet and is intended to be a portion of the property as previously conveyed by Deed Book 7036, Page 33, less and except that tract or parcel of land as described in Deed Book 7951, Page 282, and further less and except that tract or parcel of land as described in Deed Book 8306, page 204.

EASEMENTS AND AGREEMENTS LISTED IN SCHEDULE B2 OF TITLE COMMITMENT # 200869GA, EFFECTIVE DATE 6/08/20

- 13. Terms and provisions of unrecorded lease evidenced by Memorandum of Lease Agreement by and between Lenox Road Partners, a partnership organized and existing pursuant to the Uniform Partnership Act of the State of Tennessee, and Houston's Restaurant of Georgia, Inc., a Tennessee corporation which is the holder of all of the outstanding capital stock of Lessee, George W. Bell, a resident of Fulton County, Georgia, and Joseph B. Ledbetter, a resident of Davidson County, Tennessee, dated August 25, 1978 and recorded August 25, 1978 in Deed Book 7036, Page 34, aforesaid records, as affected by Quitclaim Deed between Houston's Restaurants of Georgia, Inc., a Delaware corporation (successor to Houston's Restaurants of Georgia, Inc.) of the County of Fulton, and State of Georgia, and Lenox Road Partners, a Tennessee general partnership composed of (William J. Tyle, Jr., The Ledbetter Partnership, a Tennessee general partnership, and The Sartana Corporation, a Tennessee general partnership, dated August 11, 1981 and recorded September 11, 1981 in Deed Book 7951, Page 284, aforesaid records, and further affected by Surrender and Recordation of Leasehold by the Metropolitan Atlanta Rapid Transit Authority (MARTA), dated November 30, 1982 and recorded December 4, 1982 in Deed Book 8306, Page 216, aforesaid records. Surveyor's opinion: Said documents describe the boundaries of the subject property but do not contain any other pertinent matters.
14. Rights of others, including the public generally, to the sidewalk and possible right of way located at the southeastern portion of the premises adjacent to East Paces Ferry Road (aka Railroad Ave.), as to Tract 2. Surveyor's opinion: Does affect Tract 2, shown on survey.
15. Easement from Houston's Restaurant to Georgia Power Company, dated September 15, 1982 and recorded October 28, 1982 in Deed Book 8704, Page 44, aforesaid records. Surveyor's opinion: Said Easement does affect the subject property but is blank in nature and not plottable.
Per Containment Letter dated June 16, 2020: "The Company claims no further interest in the above mentioned documents except the right to operate, maintain, rebuild and renew its existing facilities, under all terms and conditions of its easements, within its presently maintained rights-of-way.
16. Intentionally deleted.

ALTA/NSPS CERTIFICATION

TO: TAC 3321 LENOX, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND FIDELITY NATIONAL TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAILS REQUIREMENTS FOR ALL ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7A, 7B, 11 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 6/10/2020.
DATE OF PLAT OR MAP: 7/01/2020 BY: GLENN A. VALENTINO, GEORGIA REGISTERED SURVEYOR #2528

STATE OF GEORGIA PLAT ACT CERTIFICATION

THIS PLAT IS A RETRAITEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON.
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL REGULATIONS OR REQUIREMENTS, OR SUBSTITUTION FOR ANY USE OR PURPOSE OF THE LAND, FURTHERMORE, THE UNDERWRITERS OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, A GEORGIA CORPORATION, HAS BEEN ISSUED BY THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

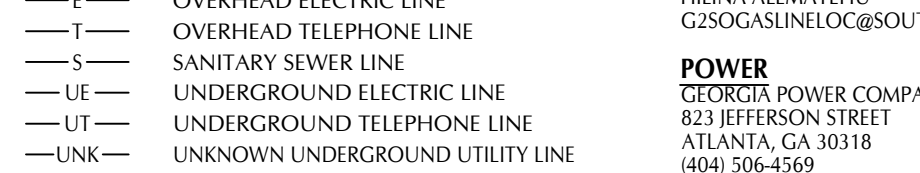
PARKING TABULATION

REGULAR PARKING SPACES = 51
CONTRACT PARKING SPACES = 11
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TOTAL PARKING SPACES = 65

MAP CLOSURES

TRACT 1 - IS WITHIN ONE FOOT IN 277,077 FEET.
TRACT 2 - IS WITHIN ONE FOOT IN 53,443 FEET.

DETAIL OF LESS & EXCEPT PARCELS



ENCROACHMENT NOTE

- A: STONE RETAINING WALL ENCROACHES ONTO ADJOINING PROPERTY ALONG THE NORTHERLY BOUNDARY LINE.
B: CONCRETE PLANTER WALLS EXTEND ACROSS PROPERTY LINE TO ABUT AGAINST ADJOINER'S PARKING DECK.
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EASEMENTS AND AGREEMENTS LISTED IN SCHEDULE B2 OF TITLE COMMITMENT # 200869GA, EFFECTIVE DATE 6/08/20

- 13. Terms and provisions of unrecorded lease evidenced by Memorandum of Lease Agreement by and between Lenox Road Partners, a partnership organized and existing pursuant to the Uniform Partnership Act of the State of Tennessee, and Houston's Restaurant of Georgia, Inc., a Tennessee corporation which is the holder of all of the outstanding capital stock of Lessee, George W. Bell, a resident of Fulton County, Georgia, and Joseph B. Ledbetter, a resident of Davidson County, Tennessee, dated August 25, 1978 and recorded August 25, 1978 in Deed Book 7036, Page 34, aforesaid records, as affected by Quitclaim Deed between Houston's Restaurants of Georgia, Inc., a Delaware corporation (successor to Houston's Restaurants of Georgia, Inc.) of the County of Fulton, and State of Georgia, and Lenox Road Partners, a Tennessee general partnership composed of (William J. Tyle, Jr., The Ledbetter Partnership, a Tennessee general partnership, and The Sartana Corporation, a Tennessee general partnership, dated August 11, 1981 and recorded September 11, 1981 in Deed Book 7951, Page 284, aforesaid records, and further affected by Surrender and Recordation of Leasehold by the Metropolitan Atlanta Rapid Transit Authority (MARTA), dated November 30, 1982 and recorded December 4, 1982 in Deed Book 8306, Page 216, afo



Drawing name: K:\A\T\_CIVIL\019754020\_3321 Lenox Road\CAD\Plansheets\CO-20 - SAP SITE PLAN.dwg C2-00 SITE PLAN Oct.25.2022 3:19pm by: Abigail Bruning

**SAP FILE NUMBER:**  
SAP-22-XXX

**ZONING CLASSIFICATION:**  
SPI-12, SUBAREA 1  
BUCKHEAD PARKING OVERLAY

**ADJACENT STREETS:**  
LENOX ROAD (PRIMARY STREET)  
EAST PACES FERRY ROAD (PRIMARY STREET)

**DEVELOPMENT SUMMARY:**

**SITE SUMMARY:**

ZONING:	SPI-12, SUBAREA 1 BUCKHEAD PARKING OVERLAY
SITE AREA:	0.90 ACRES
NET LOT AREA:	39,411 SF
REQUIRED OPEN SPACE:	7,883 SF (20% OF NLA)
PROVIDED OPEN SPACE:	7,883 SF
AMENITY/SUPP. ZONE:	6,587 SF
DOG PARK:	500 SF
ROOFTOP:	796 SF
MAXIMUM FAR:	N/A
MAXIMUM BUILDING HEIGHT:	502 FT
BASELINE HEIGHT:	225 FT
BLOCK AREA HEIGHT:	177 FT
TRANSIT STATION:	100 FT
PROPOSED BUILDING HEIGHT:	315 FT

**PROPOSED LAND USES & DENSITIES:**

TOTAL BUILDING SQ FT:	404,399 SF
MULTIFAMILY RESIDENTIAL	395 UNITS
0-BR:	22 UNITS
1-BR:	312 UNITS
2-BR:	61 UNITS

**PARKING SUMMARY:**

<b>REQUIRED MINIMUM PARKING:</b>	<b>0 SPACES (TOTAL)</b>
MULTIFAMILY (430 UNITS)	0 SPACES (NO MINIMUM)
RETAIL/RESTAURANT (15,000 SF)	0 SPACES (NO MINIMUM)
<b>MAXIMUM ALLOWABLE PARKING:</b>	<b>556 SPACES (TOTAL)</b>
MULTIFAMILY (385 UNITS)	418 SPACES
1.25 PER 1-BR UNIT	138 SPACES
2.25 PER 2-BR UNIT	
<b>PROPOSED PARKING:</b>	<b>458 SPACES (TOTAL)</b>

**BIKE PARKING**

BIKE PARKING REQUIRED:	50 SPACES
BIKE PARKING PROVIDED:	50 SPACES
STREETSCAPE:	6 SPACES
BIKE STORAGE ROOM:	44 SPACES

**TRUCK LOADING**

LOADING REQUIRED:	(2) 12' X 35'
LOADING PROVIDED:	(2) 12' X 35'

- SITE NOTES:**
- THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY COOPER CARRY, DATED 08/11/2022 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
  - EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY VALENTINO & ASSOCIATES, INC., DATED 6/21/2013.
  - ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
  - ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.

**SITE PLAN LEGEND:**

	PROPERTY LINE
	SUPPLEMENTAL ZONE SETBACK
	STANDARD DUTY CONCRETE SIDEWALK
	STAMPED CONCRETE PER CITY OF ATLANTA STANDARD DETAIL

**GEORGIA811**  
Utility Protection Center, Inc.  
Know what's below.  
Call before you dig.

**GRAPHIC SCALE IN FEET**  
0 10 20 40

**ISSUED FOR CONSTRUCTION**

**PROJECT:** COBB GALLERIA HARDSCAPE IMPROVEMENTS  
200 GALLERIA PARKWAY, ATLANTA, GA 30339  
LAND LOT 947, 17TH DISTRICT  
PARCEL ID: 17094700080

**REGISTERED PROFESSIONAL ENGINEER**  
10/24/2022

GSWCC NO. (LEVEL II) 00000XXXXX  
DRAWN BY ALB  
DESIGNED BY ZLR  
REVIEWED BY ZLR  
DATE 10/25/2022  
PROJECT NO. 019754021  
TITLE  
**SAP SITE PLAN**  
SHEET NUMBER  
**C0-20**

**Kimley-Horn**  
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
817 W. PEACHTREE STREET, NW  
THE BILTMORE, SUITE 601  
ATLANTA, GEORGIA 30308  
PHONE (404) 419-9700  
WWW.KIMLEY-HORN.COM

**COOPER CARRY, INC.**  
191 PEACHTREE ST. NE, SUITE 2400  
ATLANTA, GA 30303  
PHONE: (404) 237-2000

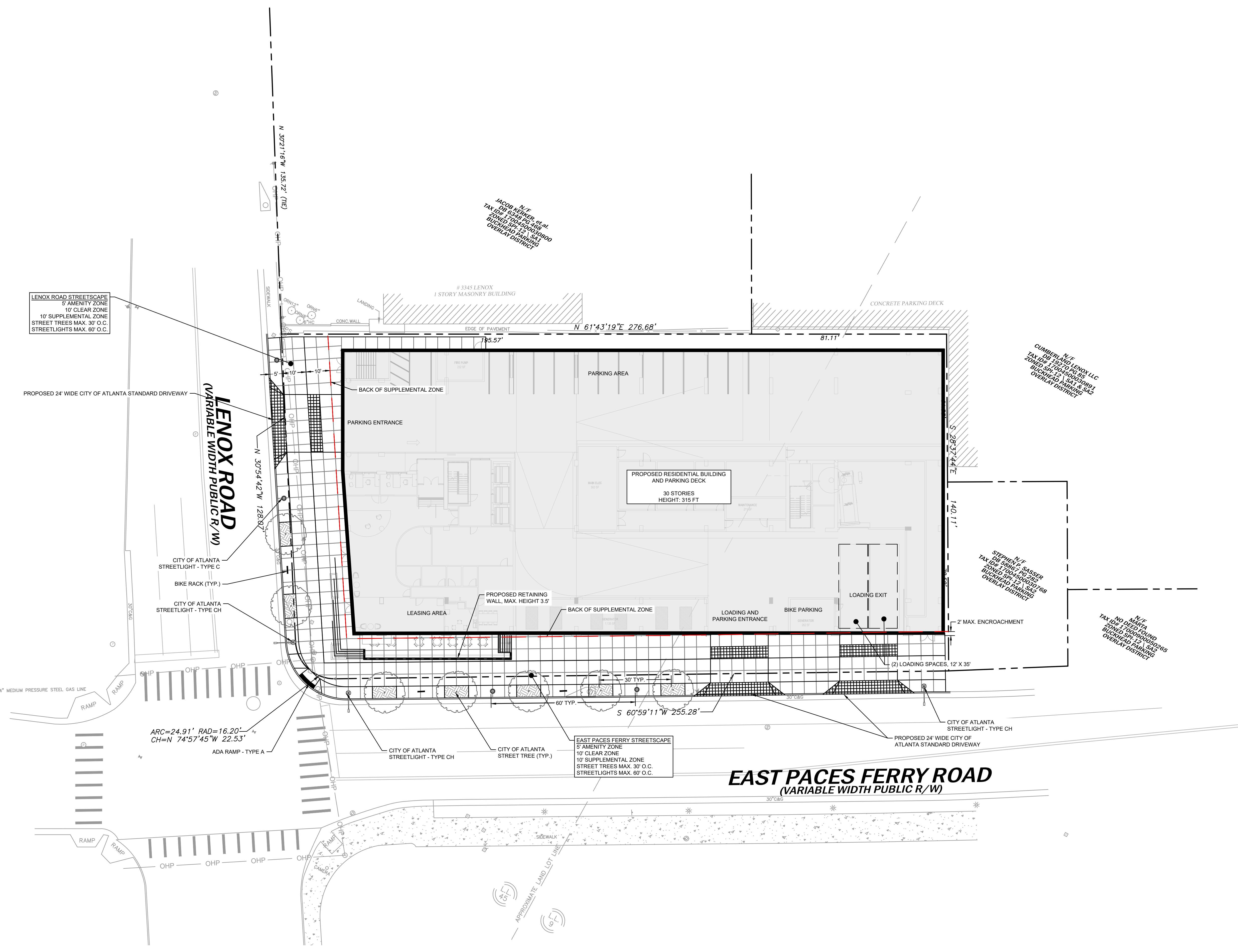
**PREPARED FOR:** COOPER CARRY, INC.

**DATE:** 10/25/2022

**BY:** ALB

**ISSUANCE AND REVISION DESCRIPTIONS**

No.	DATE	BY	DESCRIPTION
1	10/25/2022	ALB	SAP SUBMITTAL



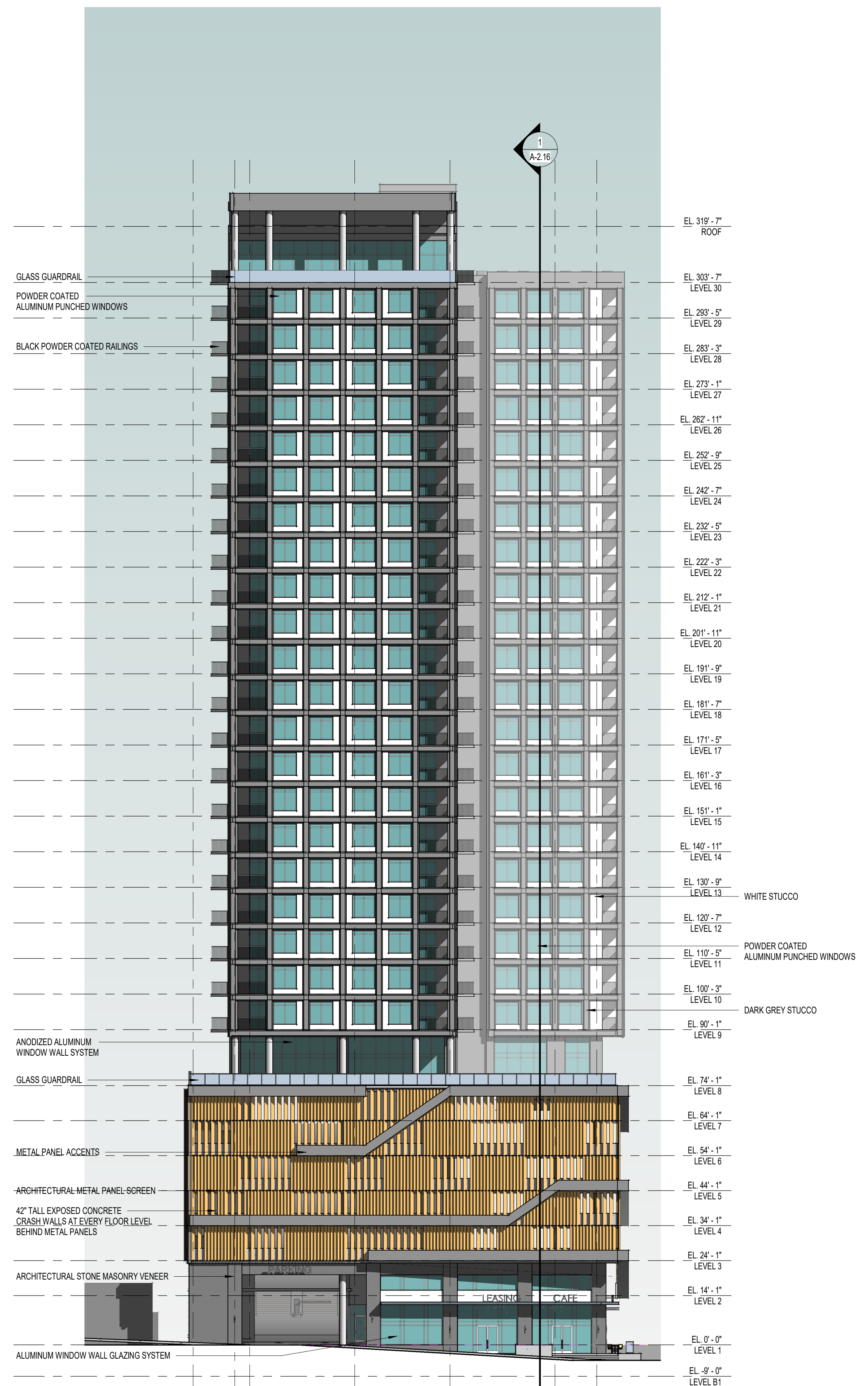
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



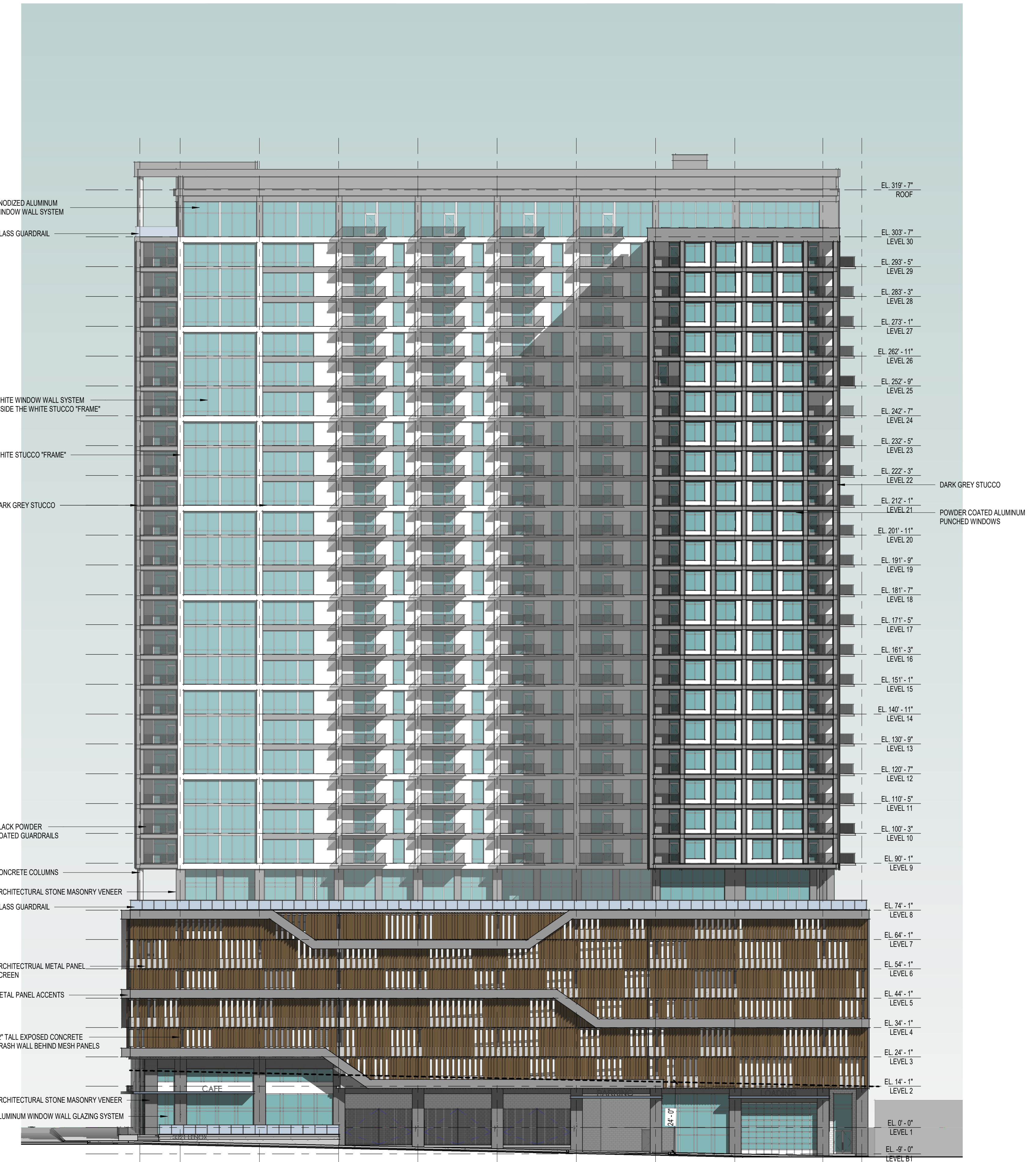
**SCOPE DOCUMENTS**

The Contract Documents issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction] are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, Design/Builder] is responsible for complete and coordinated pricing (and execution) of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work of delegated designs, systems, assemblies, components and materials shall comply with national, state and local code requirements. The [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES		
No.	Drawing Issue Description	Date



**1** LENOX RD ELEVATION  
SAP - 2.01 SCALE: 1" = 20'-0"



**2** EAST PACES ELEVATION  
SAP - 2.01 SCALE: 1" = 20'-0"

**3321 LENOX**

3321 Lenox Rd. Owner

**BUILDING ELEVATIONS**

Designer	20220261
Principal-in-Charge	Project No.
Approver	09/09/2022
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

**SAP - 2.01**

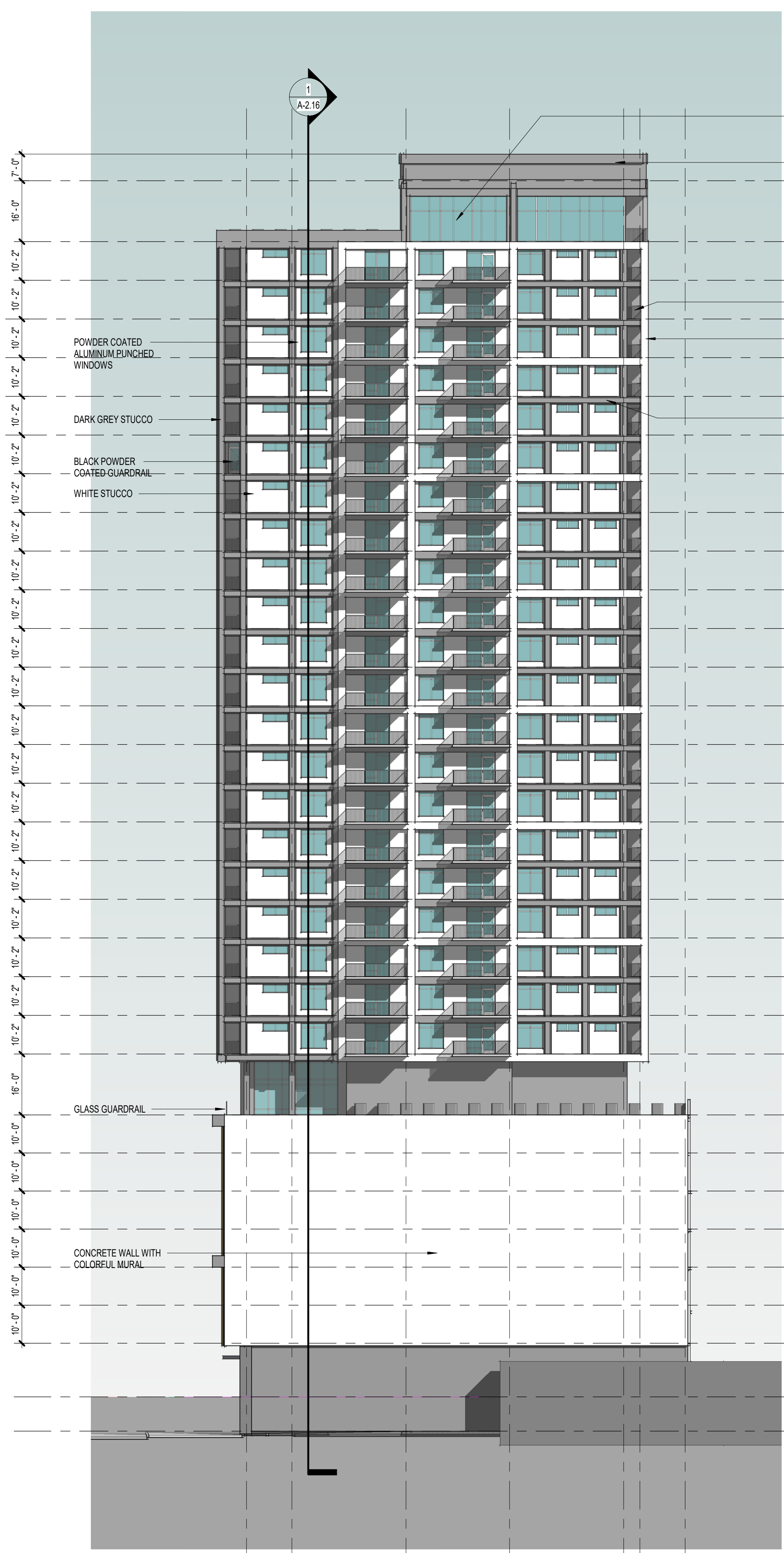
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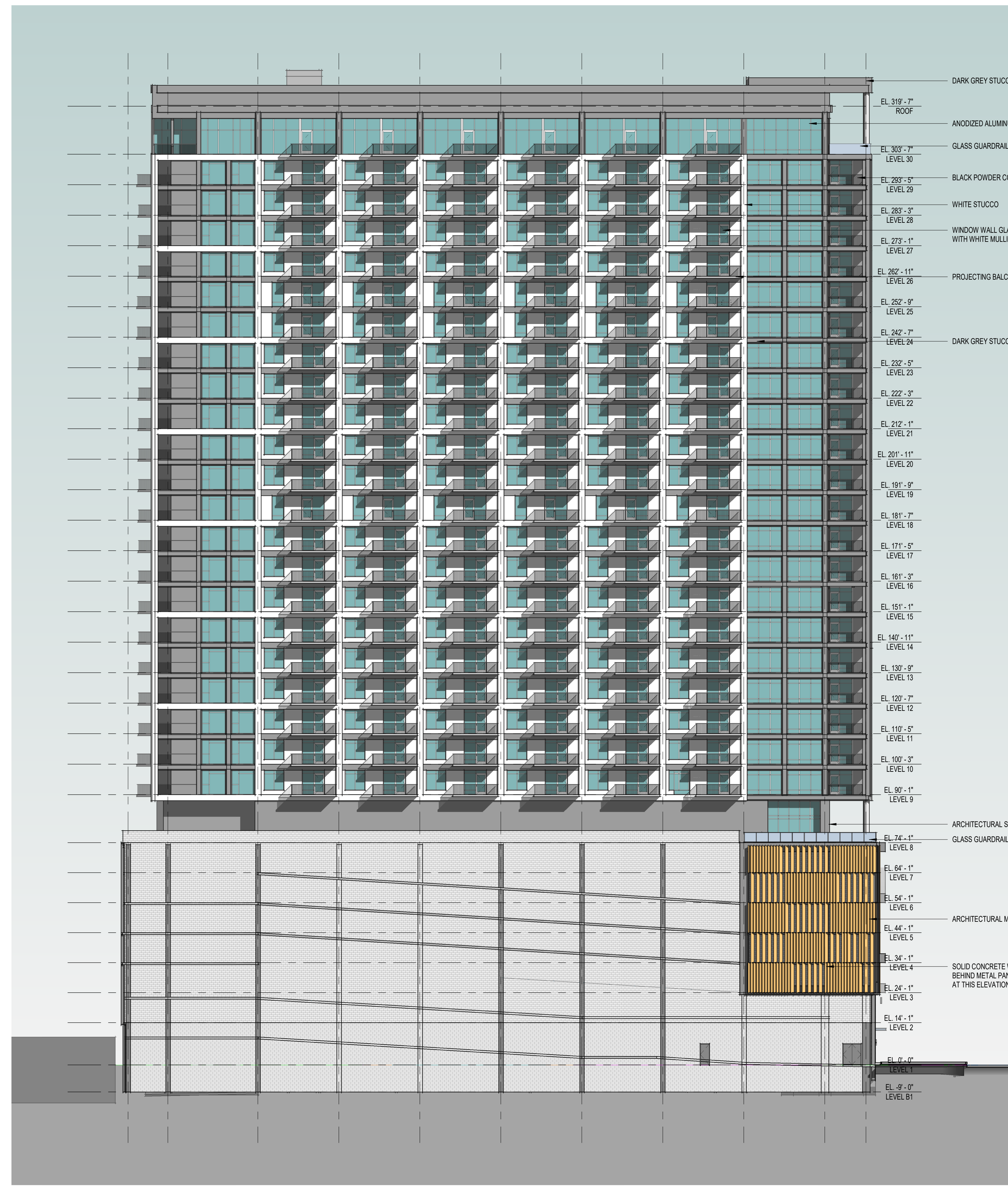
**SCOPE DOCUMENTS**

The Contract Documents issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction] are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, Design/Builder] is responsible for complete and coordinated pricing (and execution) of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work of delegated designs, systems, assemblies, components and materials shall comply with national, state and local code requirements. The [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES		
No.	Drawing Issue Description	Date



**1 EAST ELEVATION**  
SAP - 2.02 SCALE: 1" = 20'-0"



**2 NORTH ELEVATION**  
SAP - 2.02 SCALE: 1" = 20'-0"

3321 LENOX

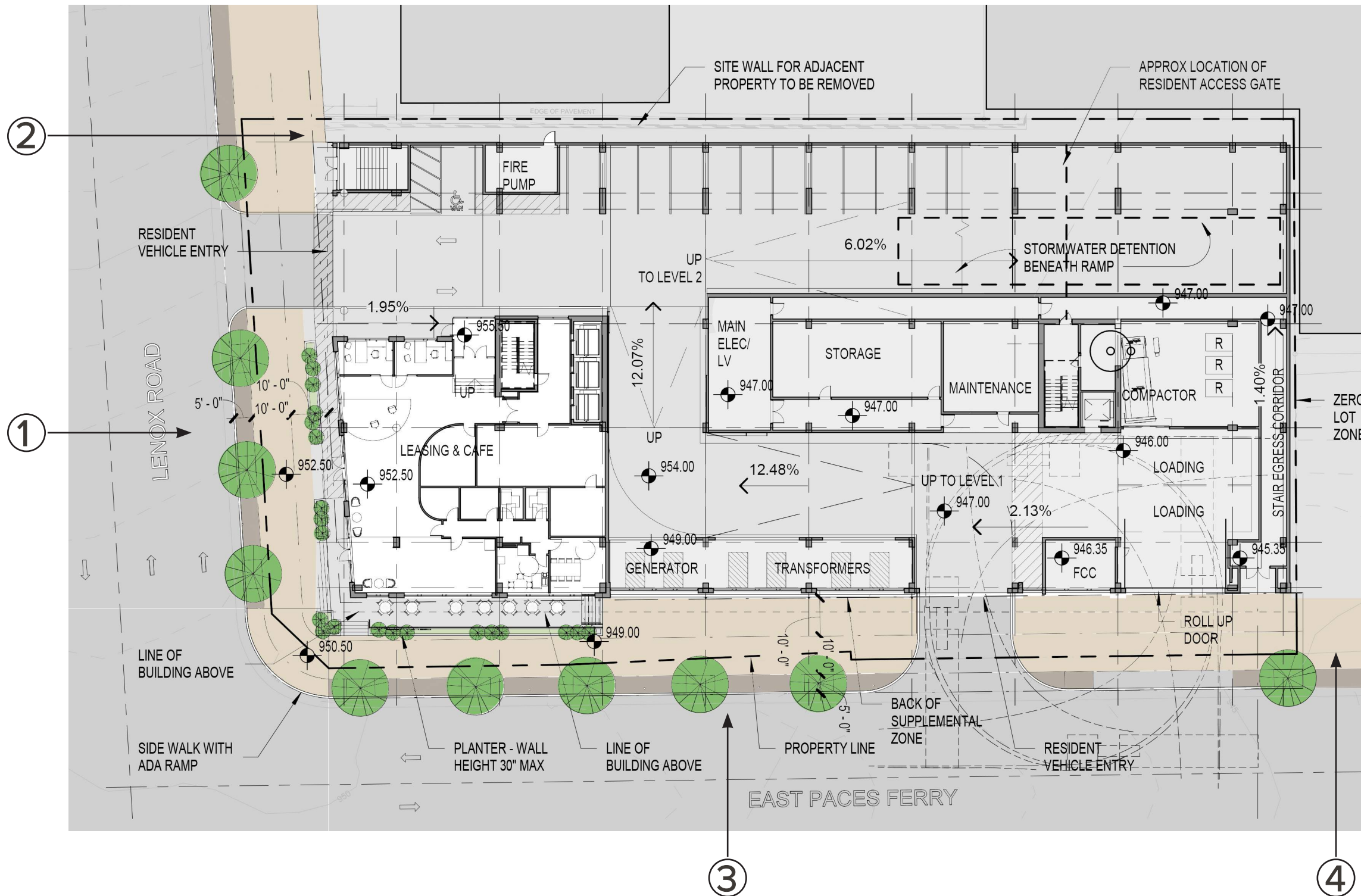
3321 Lenox Rd. Owner

**BUILDING ELEVATIONS**

Designer	20220261
Principal-in-Charge	Project No.
Approver	09/09/2022
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

**SAP - 2.02**

PROJECT NUMBER: 20220261, PROJECT NAME: 3321 LENOX  
SHEET NUMBER: SAP - 2.02 - BUILDING ELEVATIONS  
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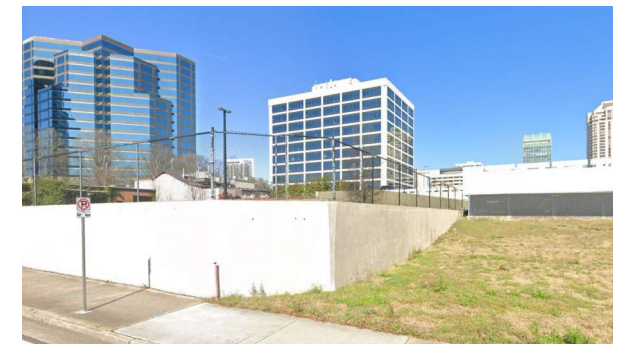
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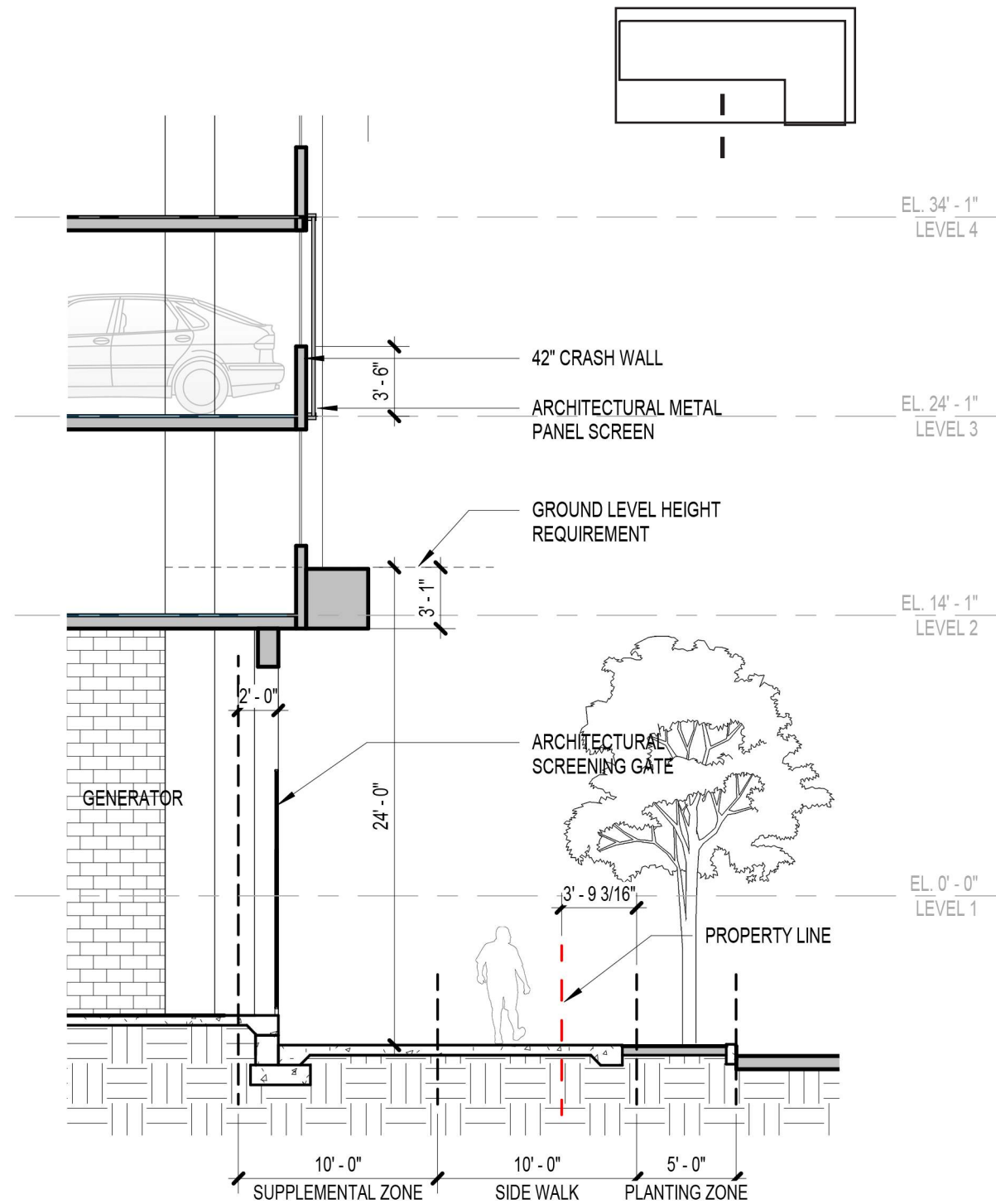


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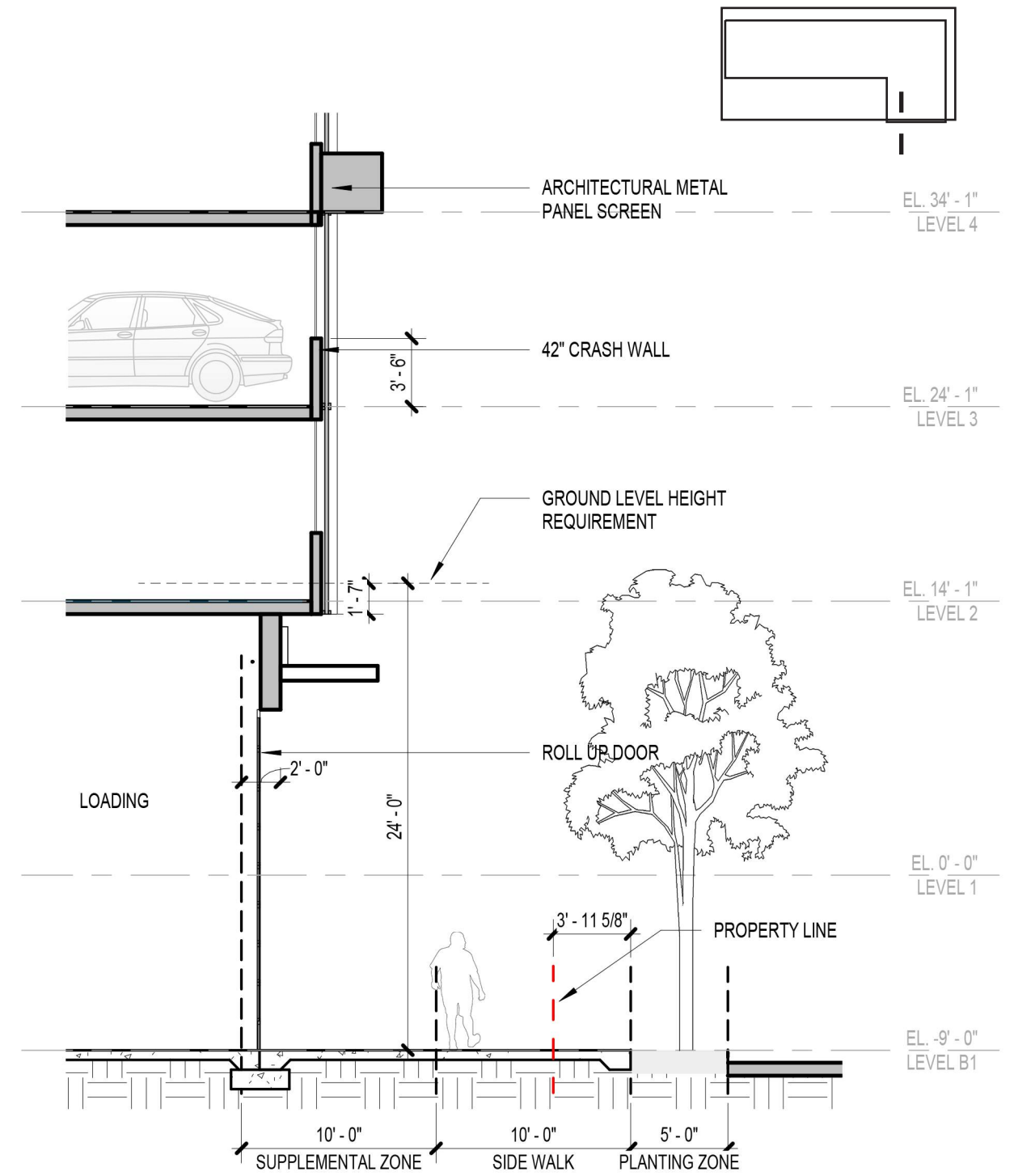


4

# 3321 LENOX - ZONING SUMMARY

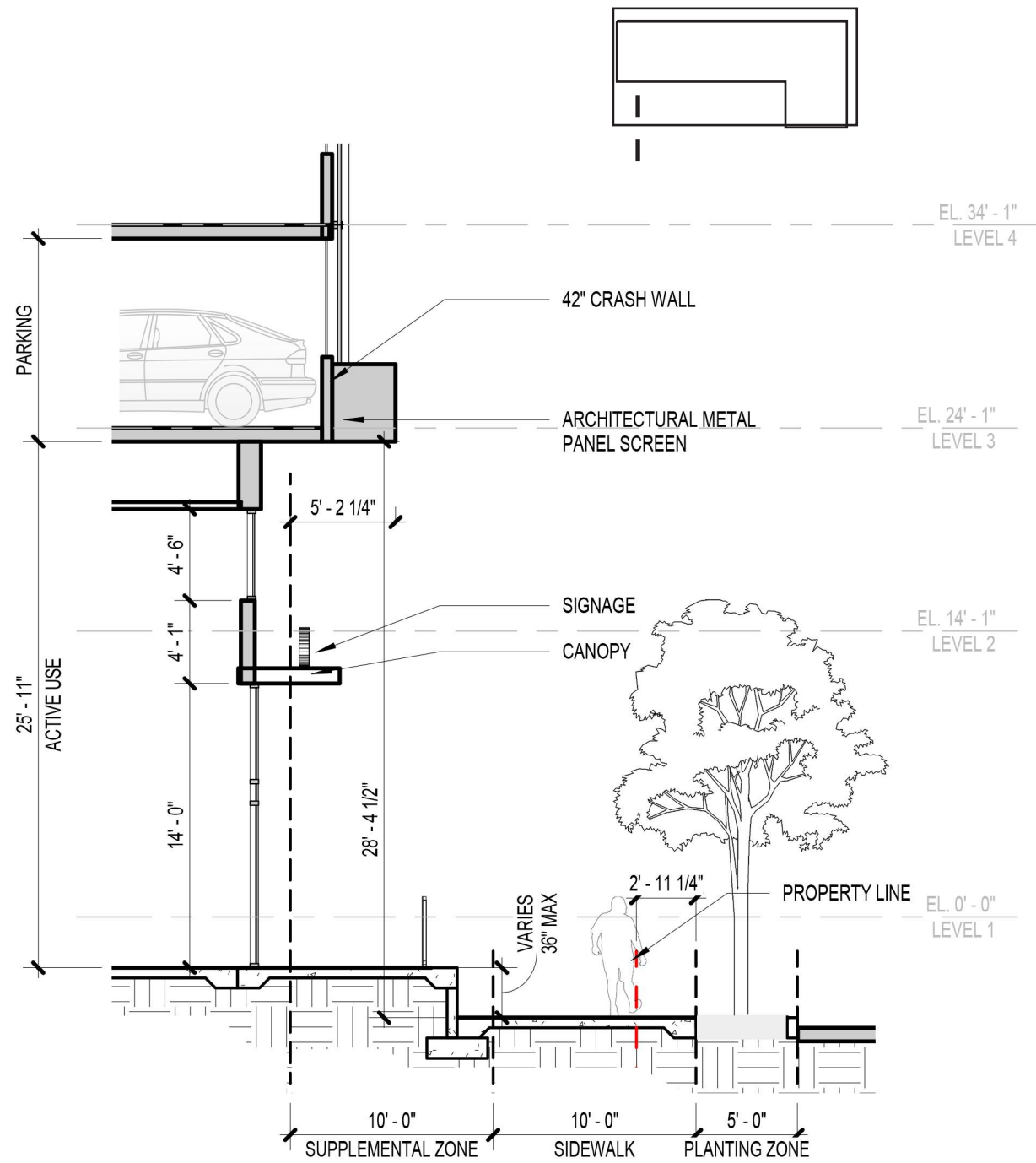


SERVICE AREA



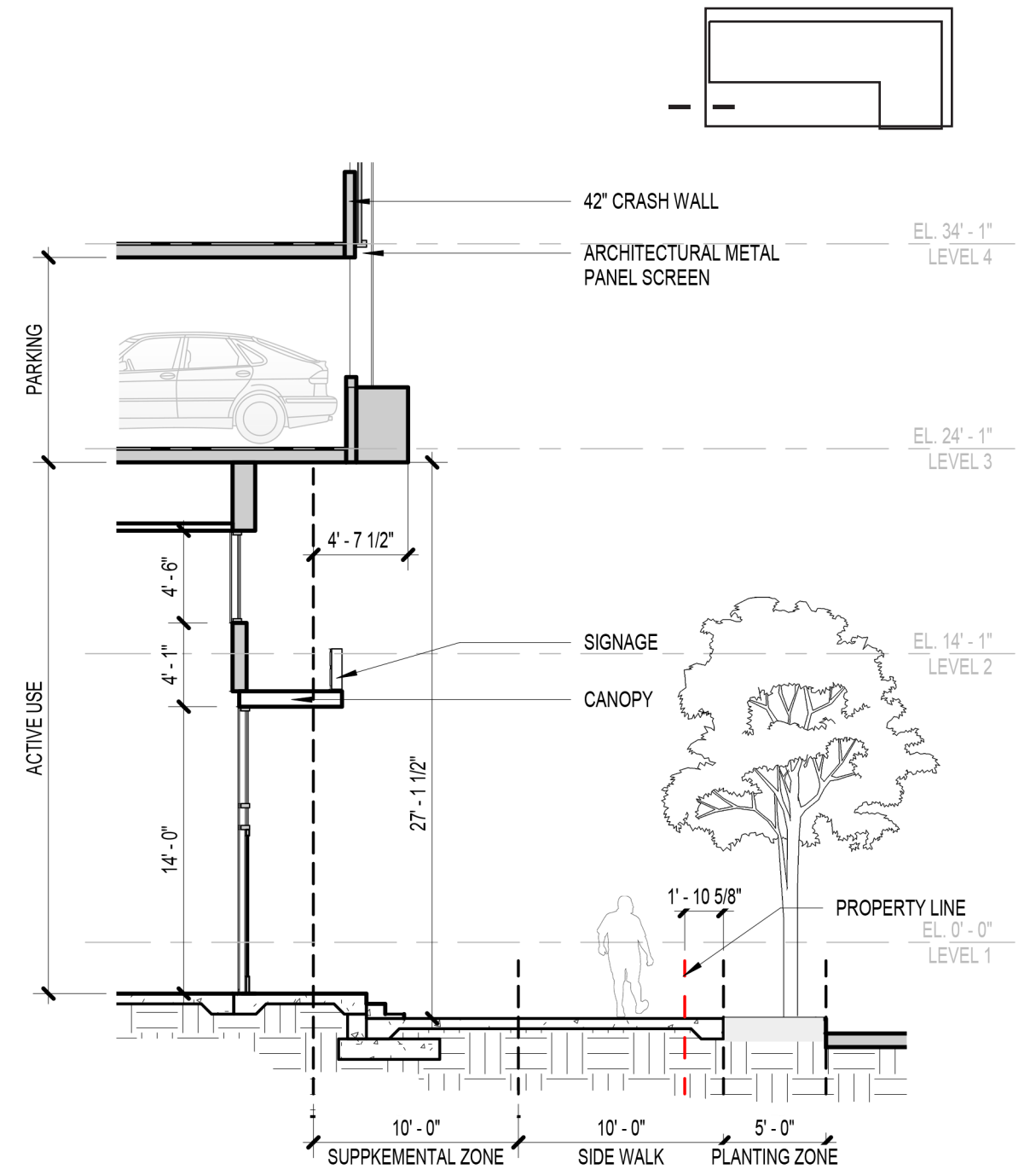
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# SIDEWALK SECTIONS

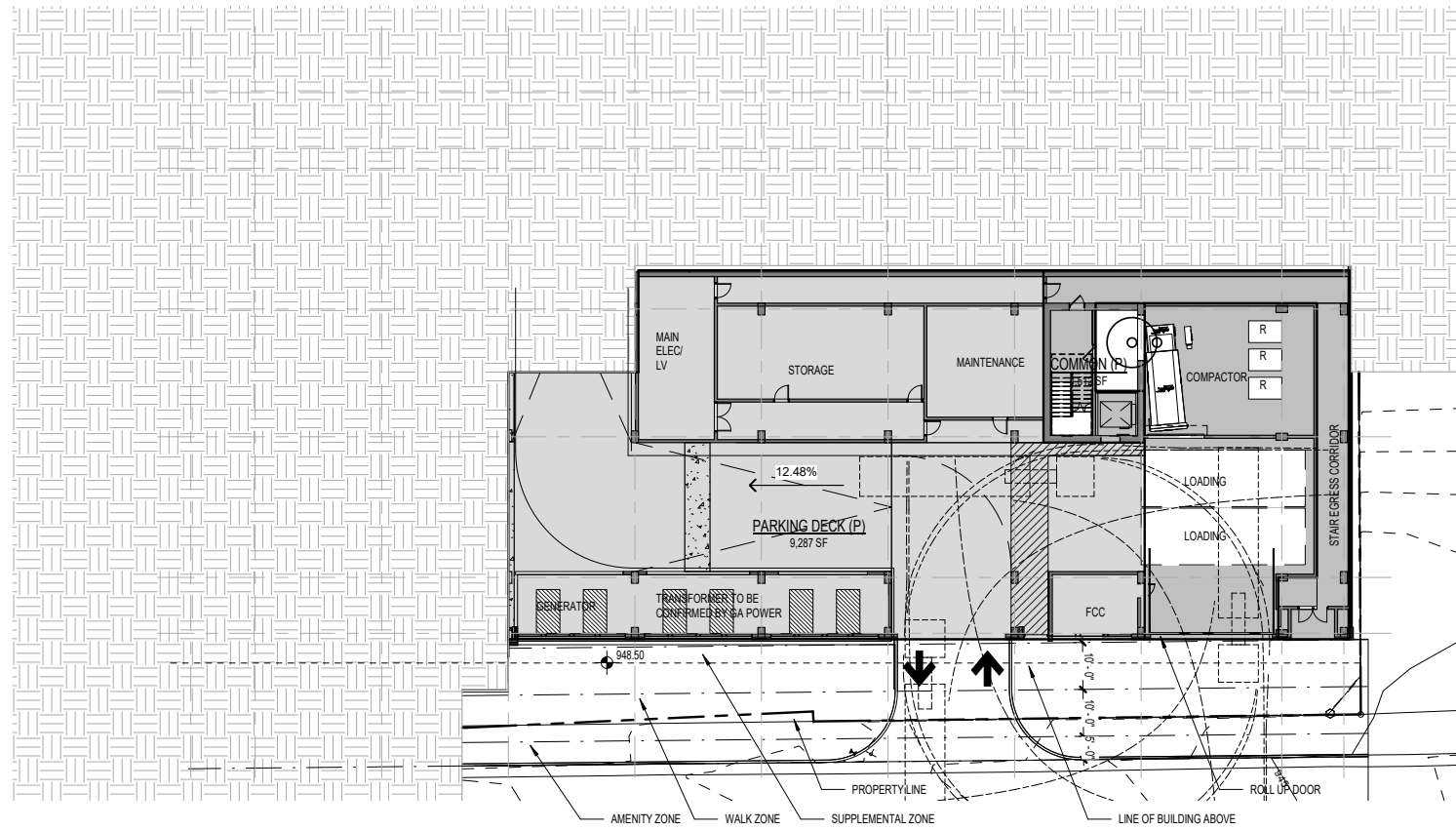


LEASING AND CAFE

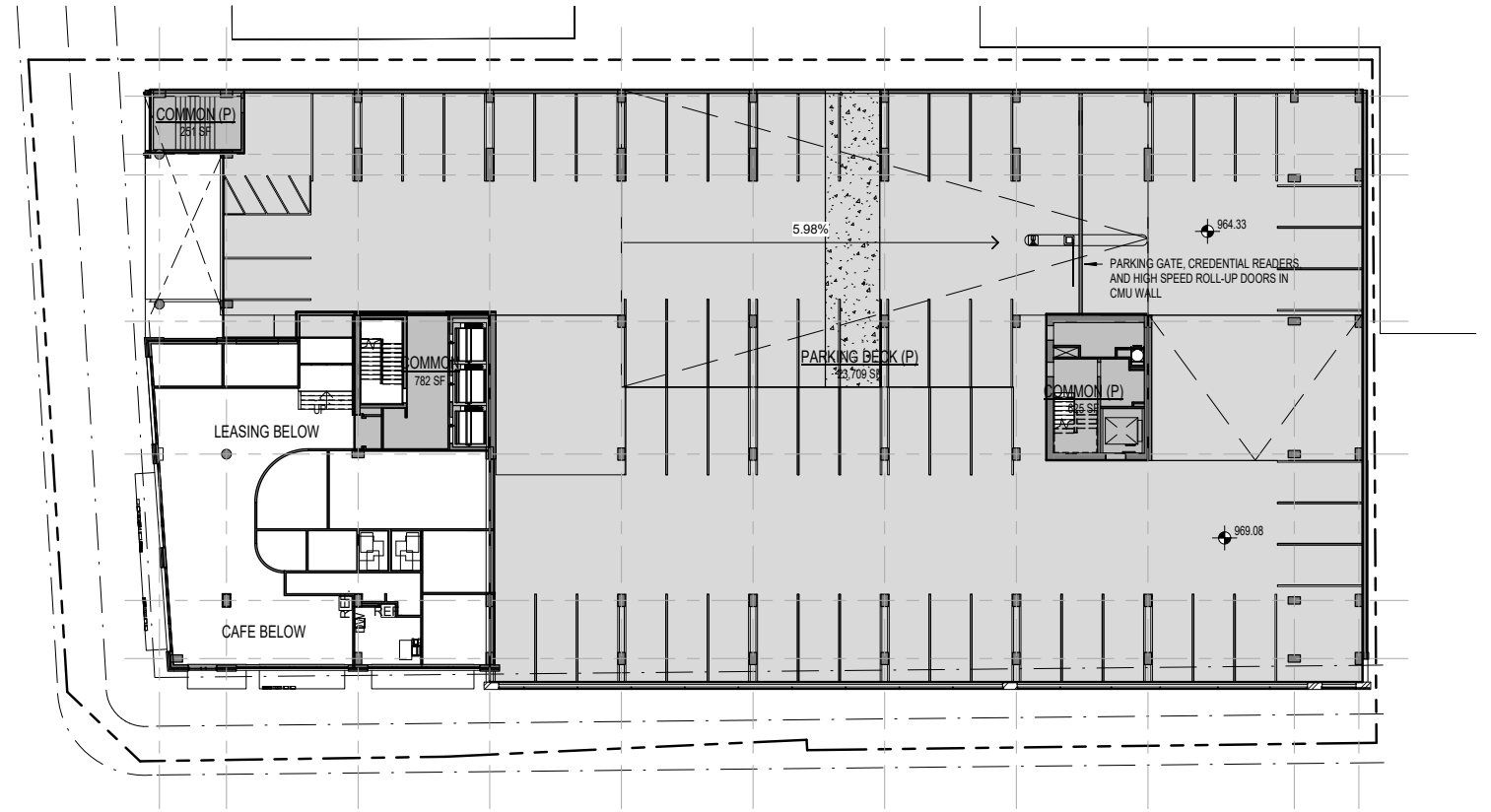
# SIDEWALK SECTIONS



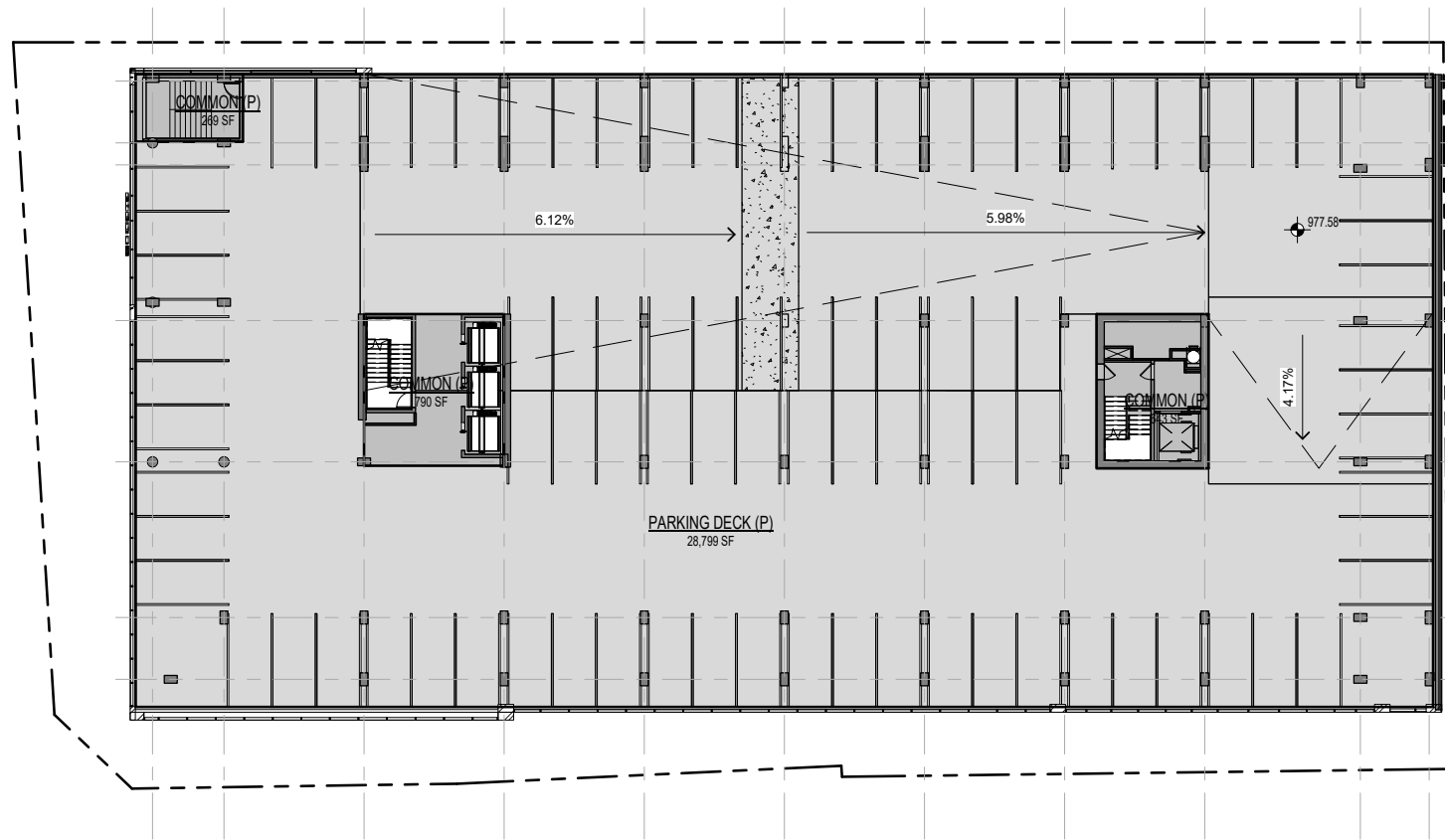
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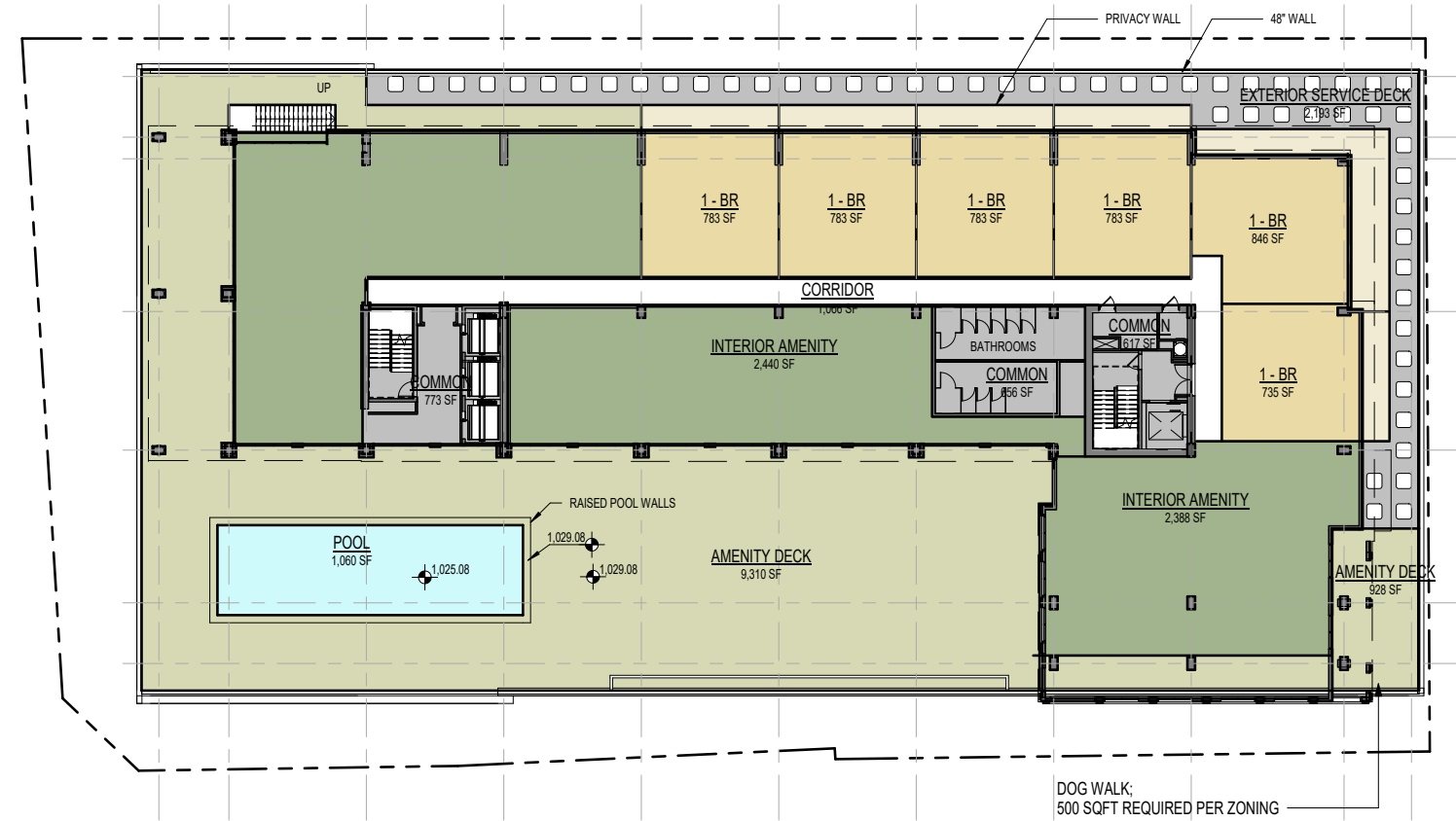
  
LOADING



  
PARKING LEVEL 2

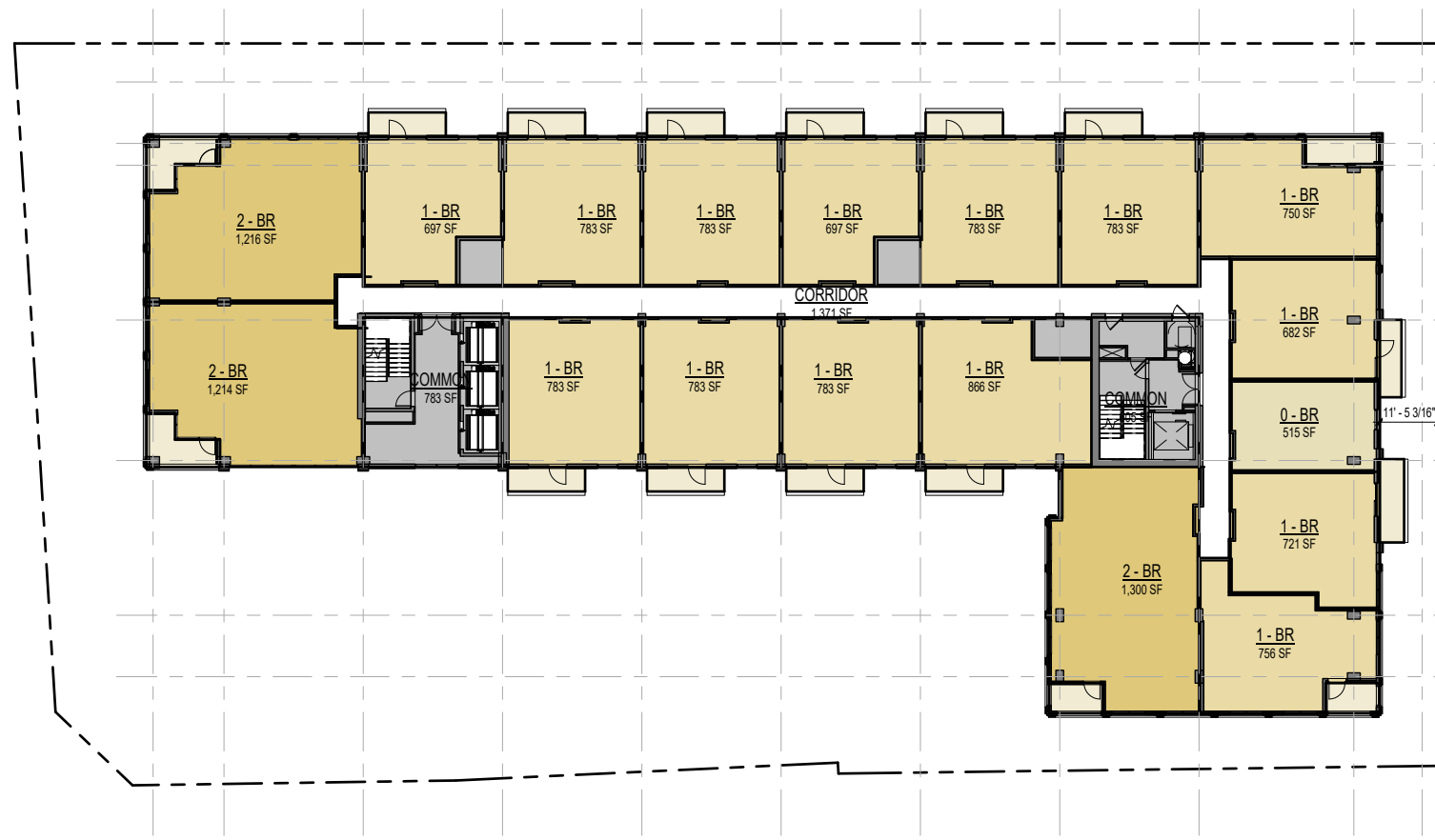



  
**TYPICAL PARKING LEVEL**

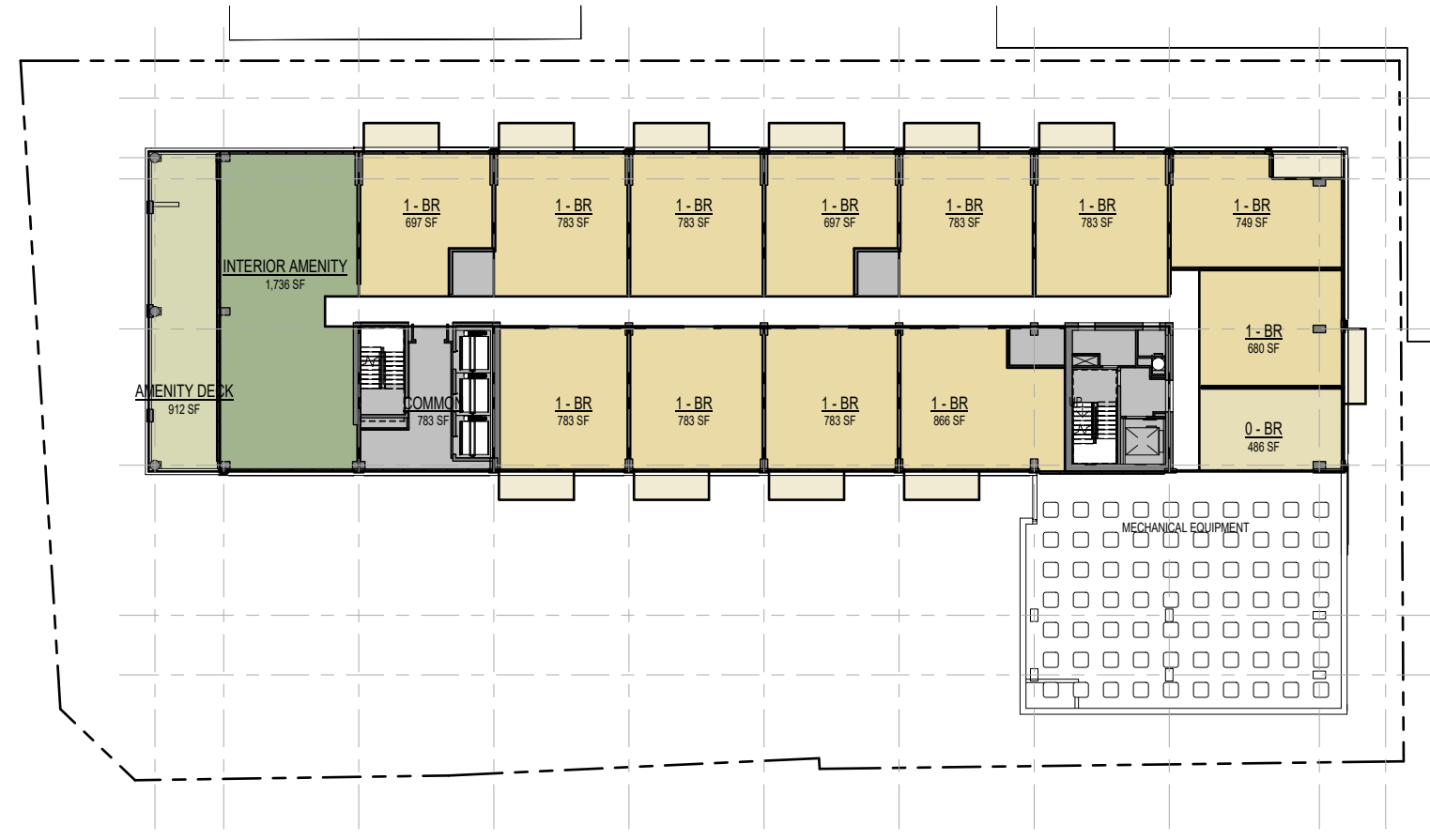



  
**AMENITY SPACE**

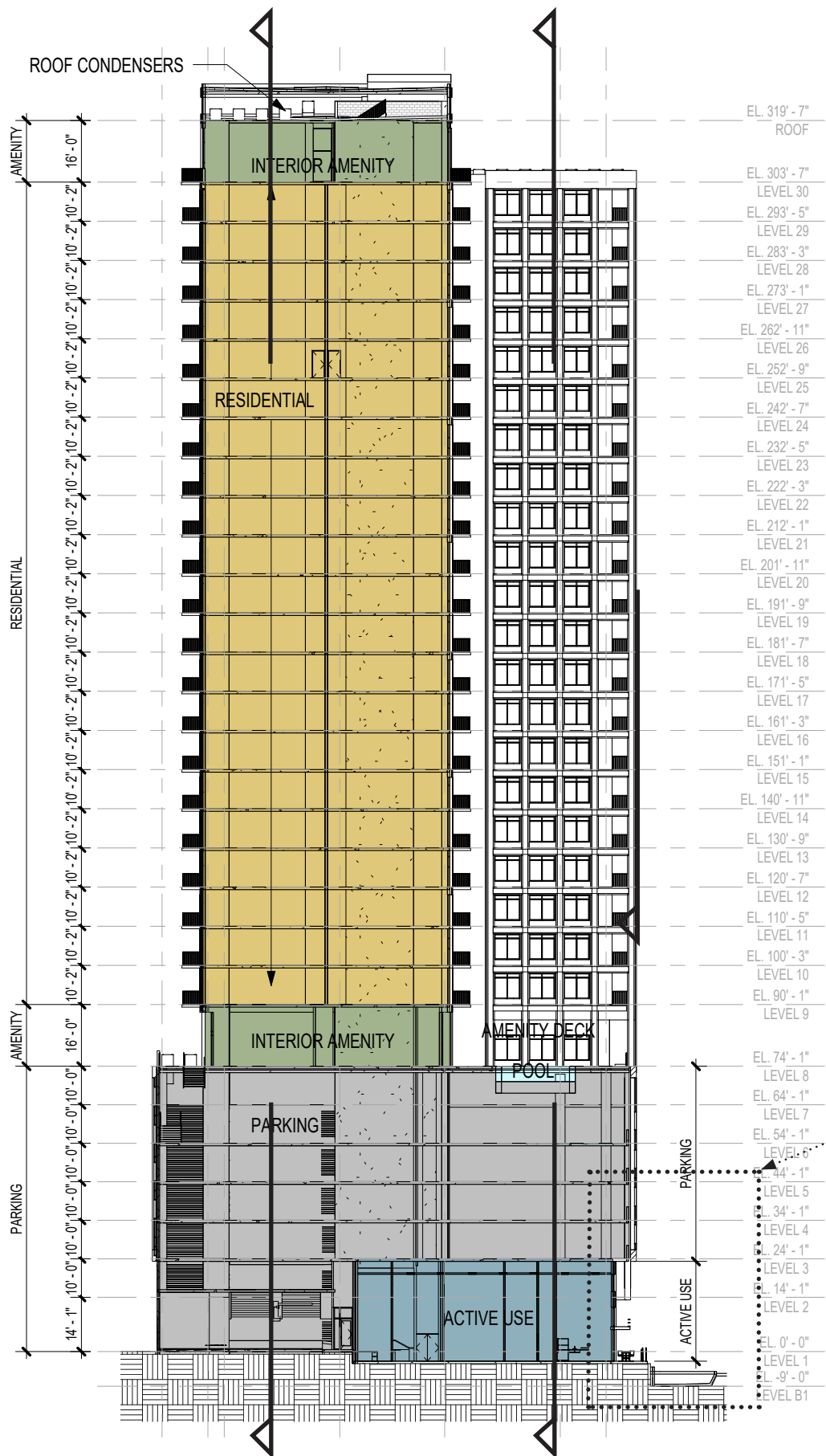




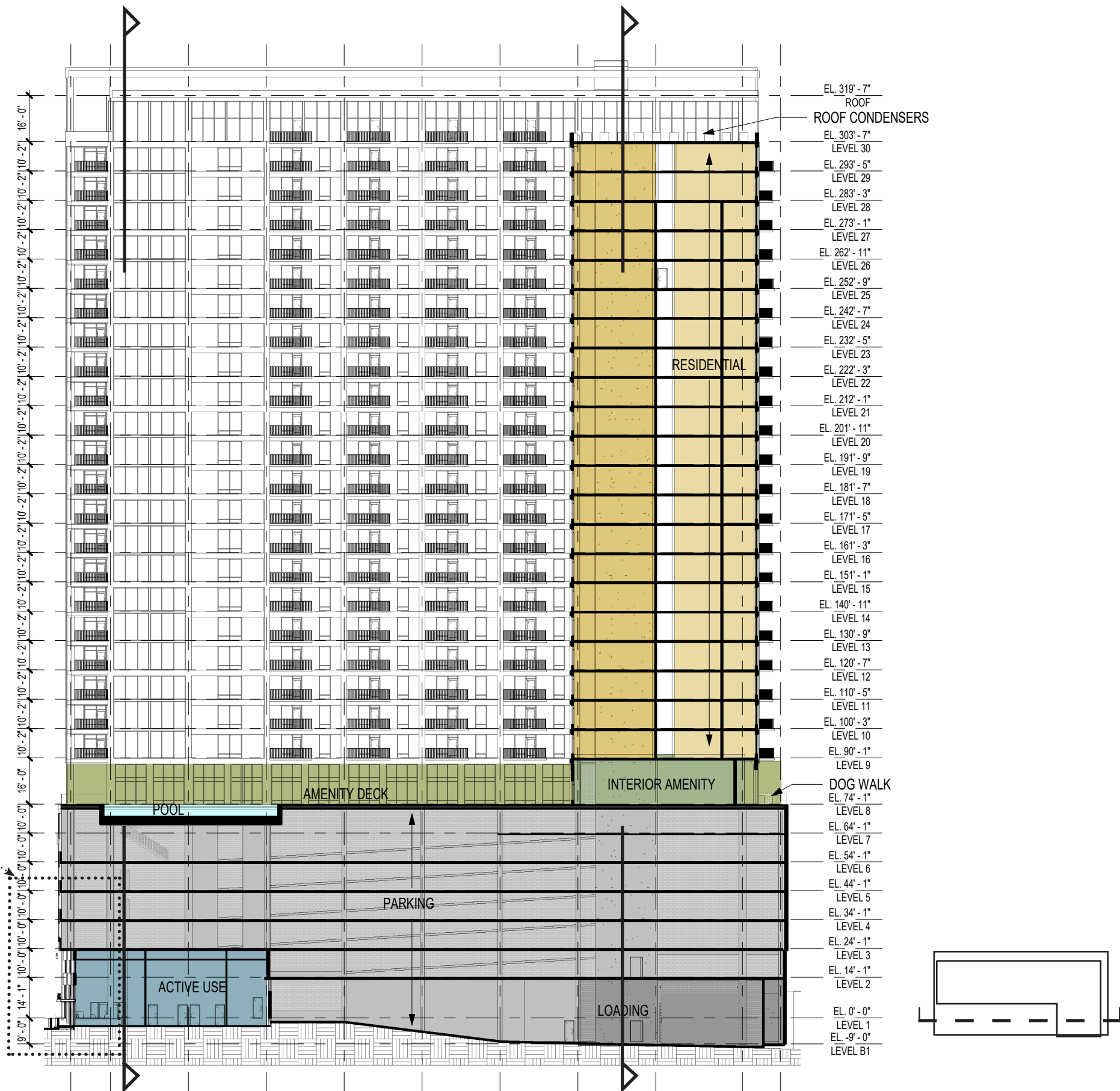
TYPICAL RESIDENTIAL LEVEL



PENTHOUSE LEVEL

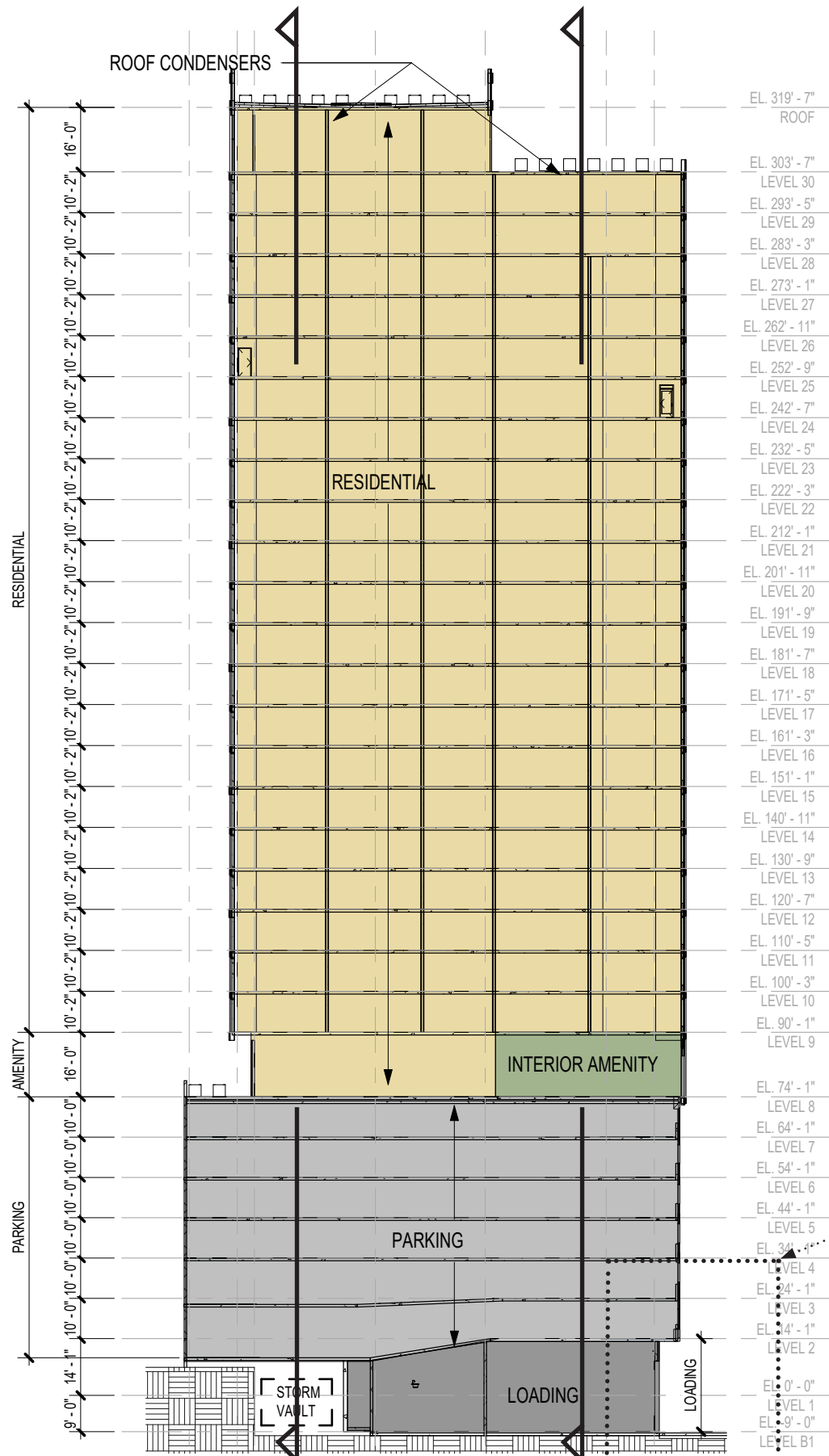


LATITUDINAL SECTION - LEASING

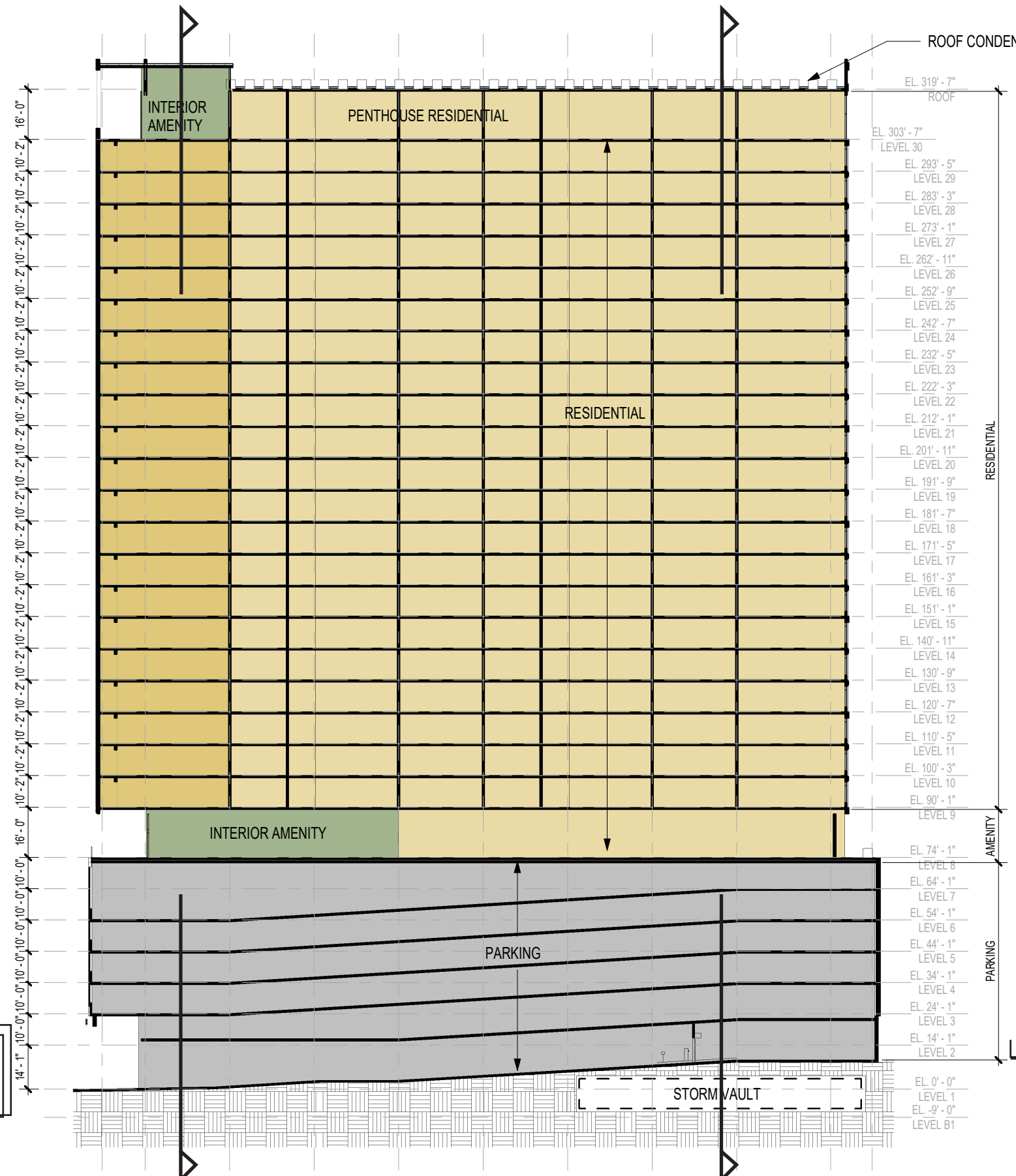


LONGITUDINAL SECTION - LEASING & LOADING

# BUILDING SECTION



**LATITUDINAL SECTION - LOADING**



**LONGITUDINAL SECTION - PARKING**

# BUILDING SECTION