



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) Todd L. Wilson

ADDRESS 520 West 27th Street Ste 403, New York, NY 10001

PHONE NO. 212.352.8224 **EMAIL** twilson@tidalrep.com

PROPERTY LANDOWNER Pharr Road Owner, LLC

ADDRESS 520 West 27th Street Ste 403, New York, NY 10001

PHONE NO. 212.352.8224 **EMAIL** twilson@tidalrep.com

ADDRESS OF PROPERTY See attached.

Land District 17 **Land Lot** 60 **Council District** 7 **NPU** B

Is property within the BeltLine Overlay District? Yes No Zoning Classification SPI-9 SA1/Buckhead Parking Overlay

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 3.31.23 Signature of Applicant Todd L. Wilson

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 _____

Z-22-089



ADDRESS AND PARCEL LIST

321 Pharr Road

-
- 321 PHARR ROAD - 17 00600001079
 - 315 PHARR ROAD - 17 00600001069
 - 309 PHARR ROAD - 17 00600001067
 - 305 PHARR ROAD - 17 00600001068
 - 2996 GRANDVIEW AVE NE - 17 00600001073
 - 2990 GRANDVIEW AVE - 17 00600001022
 - 2991 NORTH FULTON DR NE - 17 00600001002
 - 2989 NORTH FULTON DR - 17 00600001003
 - 2985 NORTH FULTON DR 17 00600001004



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, Pharr Road Owner, LLC SWEAR THAT I AM THE **LANDOWNER**
owner(s) name

OF THE PROPERTY LOCATED AT: See attached.

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):

Todd L. Wilson

ADDRESS: 520 West 27th Street Ste 403, New York, NY 10001

TELEPHONE: 212.352.8224

EMAIL: twilson@tidalrep.com



Signature of Property Landowner

Pharr Road Owner, 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

3/31/23
Date

BARBARA S. MASSLER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01MA6099778
Qualified in New York County
My Commission Expires 10-06-2023

SAP Summary and Variation List
Pharr Road Assemblage

This application proposes the development of the subject property located along Pharr Road in SPI-9 Subarea 1/Buckhead Parking Overlay. The redevelopment of this property includes a mixed use development with commercial and multifamily residential uses. The redevelopment is proposed to include approximately 378 multifamily units and 18,540 square feet of commercial space. The development will achieve the mixed-use bonus, the usable open space bonus and the LEED Silver or equivalent bonus. Access to the property will be provided from North Fulton Drive, Grandview Avenue and Pharr Road with left turns out of the project onto North Fulton Drive prohibited. Parking will be provided via structured parking and in an amount in compliance with the Buckhead Parking Overlay requirements. Below are the variations currently identified as potential variations for the proposal.

1. Section 16-18I.007(6) and Section 16-18I.020(5)(a)(ii) – Variation to eliminate the requirement for an active use on Grandview (Type 3 Street).

The project includes three road frontages which leaves limited area for back of house functions, particularly those that are required to be accessible for fire prevention and utility access purposes. On the east side of Grandview Road the existing Alexan Buckhead Village apartment development provides its loading and service entry on Grandview Avenue as well, making it the most suitable location for loading and building service activities. Given the existing gas station use to the north on Grandview Avenue and the loading and service access for the apartments to the east, compliance with the active use requirement on Grandview Avenue is not necessary to accomplish the public purposes or public protection intended by the active use requirement.

2. Section 16-18I.017(5) - Variation to reduce the required fenestration on Grandview Avenue from 65% to 5.8%.

As noted in the variation request related to active use on Grandview Avenue, the uses proposed on the Grandview Avenue frontage require more screening than the fenestration requirement would accommodate. The building mechanical areas and loading dock are improved by the provision of screening that is not transparent as the fenestration requirements provide. While not in accordance with the regulations, the screening proposed satisfies the public purposes and intent of the regulations better than meeting the requirements would give the uses located at sidewalk level.

3. Section 16-18I.019(1) and Section 16-28.015 – Variation to allow shared loading to reduce the required loading from 3 spaces to 2 spaces.

The development will include two 12 foot by 35 foot loading spaces in a loading dock area accessed from Grandview Avenue. One loading space is required for the scope of the nonresidential use and two loading spaces are required for the multifamily use. Due to differing demands on the loading areas, the two areas can be shared. Use of the loading

spaces will be coordinated by the building management to avoid conflicting use of the loading areas.

4. Section 16-18I.020(2)(a) — Variation to increase the 24' maximum curb cut width to 58 feet on Grandview Avenue.

The project includes a loading access and vehicular access on Grandview Avenue. To aid in vehicular circulation throughout the site and in the surrounding neighborhood, the development includes curb cuts on Pharr Road, North Fulton Drive and Grandview Avenue. This variation is required to ensure that residential parking and loading and service deliveries are separated by separate security systems. The wider curb cut to add loading will also ensure traffic flow entering and exiting the residential parking will not queue within the right-of-way due to service and loading demands.

5. Section 16-18I.020(2)(b) – Variation to allow a curb cut on Grandview Avenue within 100' of the adjacent curb cut to the north for the existing gas station.

The project only contains 175 feet of frontage on Grandview Avenue and there are curb cuts for the gas station to the north and the abutting commercial property to the south within close proximity to the subject property. The project places the curb cut on Grandview Avenue next to the gas station because the gas station also has two curb cuts onto Pharr Road that provide primary access to the site. The proposed curb cut is 57 feet from the adjoining curb cut on the gas station site. Requiring the applicant to comply with the 100 foot distance requirements is not needed to accomplish public purposes or provision of public protection.



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) Bonuses = mixed use, open space and LEED cert. (see site plan)						
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)						



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

File # _____

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

Definitions and Methods of Calculation		
<ul style="list-style-type: none"> • LUI = Land Use Intensity Ratios Table (per Section 16-08 R-G District Regulations) • TOSR are calculated only for residential developments. TOSR includes the total horizontal area of uncovered open space plus ½ of the total horizontal area of covered open space subject to the limitations in Section 16-28.010 (4). Covered total open space is the open space closed to the sky but having two clear unobstructed open or partially open (50% or more) sides. <ul style="list-style-type: none"> ○ TOSR required = (LUI table) X (GLA). ○ TOSR provided = (GLA) – (area of building footprint) + (combined area of balconies and rooftop terraces). • UOSR requirements are calculated using the residential FAR (of the <u>corresponding net lot or GLA lot sized used</u> 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. <ul style="list-style-type: none"> ○ UOSR required = (LUI table) X (the corresponding lot size used to calculate FAR). ○ If GLA is used for USOR, then the amount provided shall be = (NLA) – (area of building footprint + surface area of parking lots, and driveways) + (balconies, rooftop terraces, and landscaped areas on sidewalks within the adjacent right-of-way). 		
TOSR: Total Open Space Requirements for Residential Only Projects		
<i>(Not required in SPI-9, SPI-16, SPI-17, SPI-18, SPI-20, SPI-21, MRC, MR, or LW districts, or in mixed-use developments.)</i>		
	Ratio	Total Square Footage
Minimum Required		
Provided		
Square Footage breakout of UNCOVERED TOSR amount provided by the following:		
	GLA minus building square footage	
	Open exterior balconies (per Section 16-28 or district regs)	
	Roof area improved as recreation space	
Square Footage breakout of COVERED TOSR amount provided by the following:		
	Areas closed to the sky (roof) but having two sides with a minimum of 50% open	
UOSR: Usable Open Space Requirements for Residential and or Mixed-use Developments		
<i>(These are areas not counted towards Public Space Requirements)</i>		
	Ratio	Total Square Footage
Minimum Required		
Provided		
Square Footage Breakdown of UOSR amounts provided by the following:		
	Balconies	
	Rooftop Terraces	
	Landscaped Areas and Plazas	
	Portions of Sidewalks on Private Property	
	Portions of Landscaped Areas in Right-of-way adjacent to Property	



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
[Development Controls Specifications \(Required\)](#)

File # _____

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

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

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

Residential Unit Breakout				
Number of Studios	Number of 1 BR	Number of 2 BR	Number of 3 BR	Number of 4 BR
On-site Parking Spaces	Residential		Non-residential Uses	
Minimum Required				
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.

Todd L. Wilson _____ Applicant Printed Name	 _____ Applicant Signature	3.31.23 _____ Date
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(COLOR OF COURT RECORDING INFORMATION)

GRID NORTH - GA. WEST ZONE

SITE PHOTOGRAPHS



Z-22-089 RECEIVED

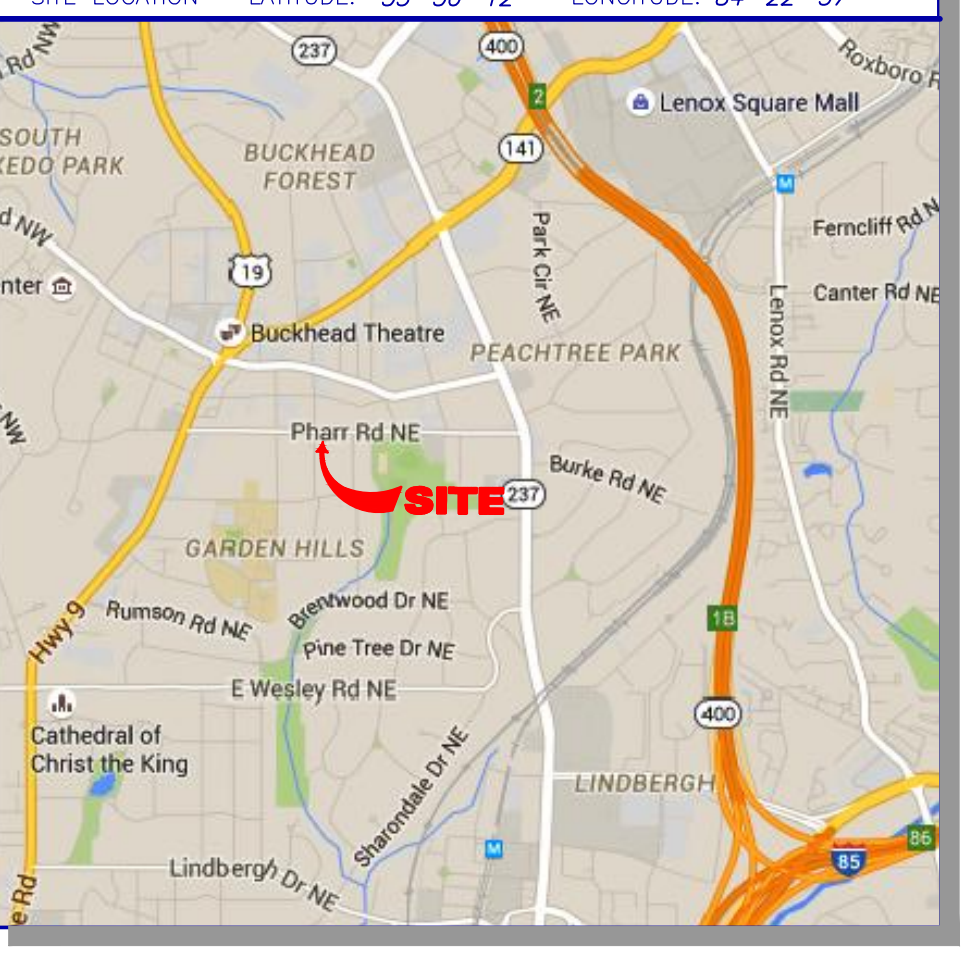
RECORD PROPERTY DESCRIPTION

PARCELS 1 (200 PHARR ROAD) ALL THAT TRACT OR PARCELS OF LAND LYING AND BEING IN THE CITY OF ATLANTA IN LAND LOT 60 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO FIND THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED...

TITLE EXCEPTIONS

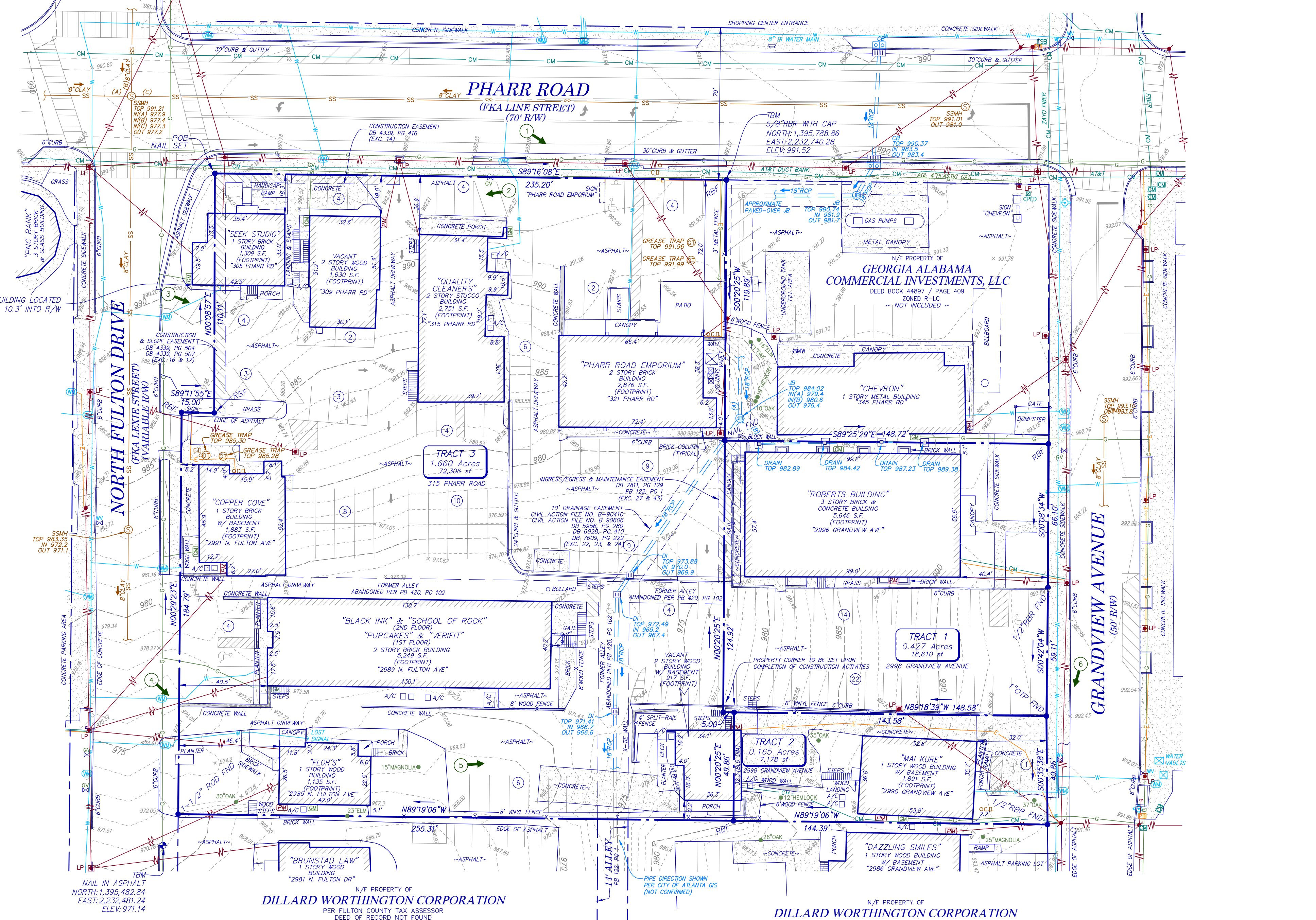
THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMENTARY FOR TITLE INSURANCE AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY...

VICINITY MAP



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREIN. 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.



SURVEY PROPERTY DESCRIPTION

OVERALL SITE DESCRIPTION All that tract or parcel of land lying or being in Land Lot 60, 17th District, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows: Beginning of a nail set at the intersection of the Eastern right-of-way of North Fulton Drive (formerly known as Levee Street) (variable right-of-way) with the Southern right-of-way of Pharr Road (formerly known as Line Street) (70' foot right-of-way)...

PARKING SUMMARY

123 REGULAR 5 HANDICAP 128 TOTAL

CLOSURE STATEMENT

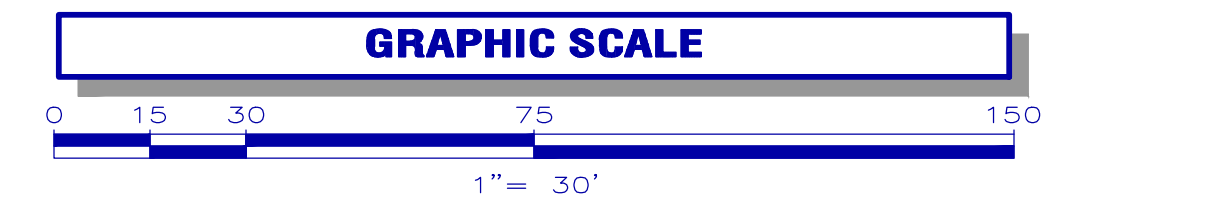
THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 50,000, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE 5700 GPS WITH AN APPROVAL AND TRIMBLE TSC-2 DATA COLLECTOR WAS USED TO COLLECT THIS DATA.

IF YOU DIG

Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

LEGEND

Table with columns for STANDARD ABBREVIATIONS and STANDARD SYMBOLS, listing various survey features like ACIL, BC, CL, CM, etc.



N/F PROPERTY OF MELTZER GROUP, LLC M.A.T. INVESTMENTS, LLC

DEED BOOK 46526 / PAGE 67 DEED BOOK 46526 / PAGE 71 DEED BOOK 55545 / PAGE 269 DEED BOOK 55545 / PAGE 272

TOTAL SITE AREA 2.252 Acres 98,094 sq. ft.

GeoSurvey

Land Surveying • 3D Laser Scanning 11660 Barnes Mill Road Marietta, Georgia 30062 Phone: (770) 795-9900 Fax: (770) 795-8880

SURVEYOR CERTIFICATION (ALTA/NSPS)

To: Tidal Real Estate Partners Lionheart Strategic Management LLC, its Successors and/or assigns First American 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 2008 Minimum Standards Detail Requirements for ALTA/NSPS Land Title Surveys...

SURVEYOR CERTIFICATION (GEORGIA)

This plat is a retracement of an existing parcel or parcels of land and does not subdivide, create a new parcel or make any changes to any real property boundaries. The recording information of the parcels or parcels as stated herein, RECORDED OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

ALTA/NSPS LAND TITLE SURVEY

Pharr Road PLAT BOOK 420 ~ PAGE 102 FOR Tidal Real Estate Partners Lionheart Strategic Management LLC First American Title Insurance Company

REVISIONS	DESCRIPTION	DATE	REQUESTED BY

2550 HERITAGE COURT, STE 250
ATLANTA, GA 30339
TEL 770.951.2495, FAX 770.951.2496
www.longeng.com

LONG
ENGINEERING

321 PHARR ROAD
321 PHARR ROAD
ATLANTA, GA 30305

SAP SITE PLAN

17TH

REGISTERED
No. PE046874
PROFESSIONAL
ENGINEER
DAVID G.R. MCKENNEY

DATE: 12/06/2022
DESIGN QC:
CADD QC:
DESIGNED BY:
DRAWN BY:

SHEET
CS101

SITE DATA NOTES

PROJECT ADDRESS: 321 PHARR ROAD
ATLANTA, GA 30305

OWNER: TIDAL REAL ESTATE PARTNERS, LP
520 W 27TH STREET
NEW YORK, NEW YORK 10001

ARCHITECT: Esa
1033 DEMONBREUN STREET, SUITE 800
NASHVILLE, TN 37203
615-760-6720

ENGINEER: LONG ENGINEERING, INC.
2550 HERITAGE COURT
SUITE 250
ATLANTA, GEORGIA 30339
770-951-2495

ZONING: SPI-9 SA1 / BUCKHEAD PARKING OVERLAY

BUILDING SETBACK LINES: MAXIMUM SETBACK FROM REQUIRED SIDEWALK:
TYPE 3 STREET: 20 FEET - PHARR ROAD &
TYPE 4 STREET: 10 FEET - NORTH FULTON DR

THE APPROXIMATE SITE AREA IS 2.25 AC / 98,010 SF.

DENSITY
BASE FAR= 2.379
MAXIMUM ALLOWED FAR WITH BONUSES = 8.2
PROPOSED DENSITY BONUSES PER SECTION 16-181.013
• MIXED USE BONUS = 0.5 FAR
• INCREASED OPEN SPACE = 1.0 FAR
• LEED CERTIFICATION OR SIMILAR = 0.5 FAR

PROPOSED FAR = 4.379
PROPOSED RESIDENTIAL SQUARE FOOTAGE = 499,653 SF
PROPOSED NONRESIDENTIAL SQUARE FOOTAGE = 17,793 SF

OPEN SPACE SUMMARY
MINIMUM UOSR = 20% X NLA = 19,618 SF
MINIMUM ADDITIONAL UOSR FOR BONUS = 5% X NLA = 4,904 SF
MINIMUM PUBLIC SPACE REQUIRED = 50% OF UOSR = 14,713 SF
PROPOSED UOSR = 45,985 SF
PROPOSED PUBLIC SPACE = 16,982 SF

PARKING SUMMARY
MINIMUM PARKING REQUIRED = 31 SPACES (75% OF 12,241 COMMERCIAL SF / 1 SPACE PER 300 SF = 31 SPACES)

- EATING AND DRINKING ESTABLISHMENTS 75% OF 1 SPACE PER 300SF
- UNCOVERED OUTDOOR DINING GREATER THAN 25% OF THE GROSS FLOOR AREA REQUIRES 75% OF 1 SPACE PER 600SF

MAXIMUM PARKING REQUIRED = 702 SPACES

- RESIDENTIAL USE
 - 1.25 SPACES PER ONE BEDROOM UNIT = 255 SPACES
 - 2.25 SPACES PER TWO OR MORE BEDROOM UNIT = 392 SPACES
- COMMERCIAL/OFFICE USE
 - 2.5 SPACES PER 1,000SF = 14 SPACES
- EATING AND DRINKING ESTABLISHMENTS
 - 1 SPACE PER 300SF = 41 SPACES

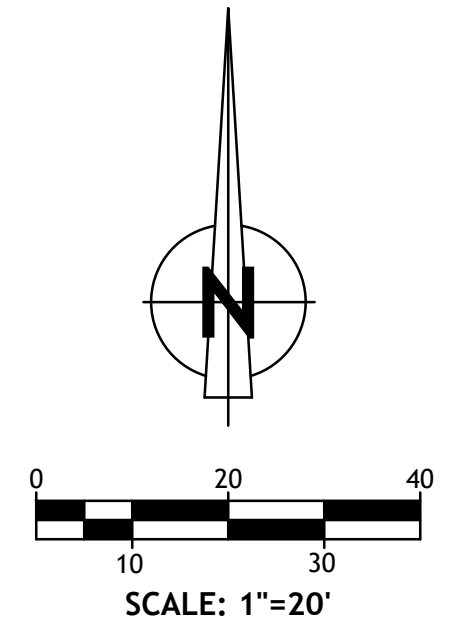
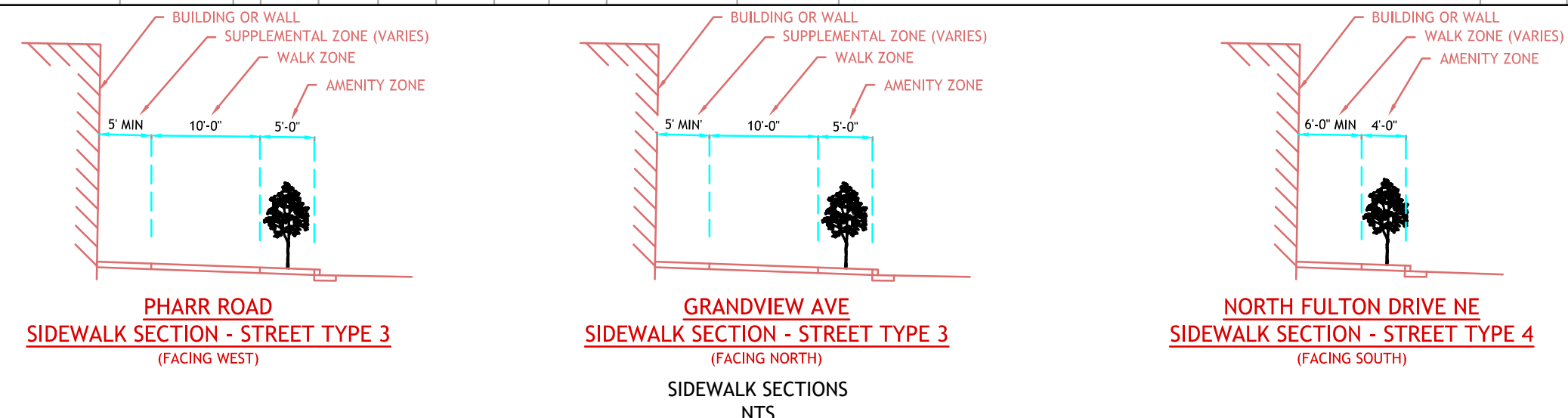
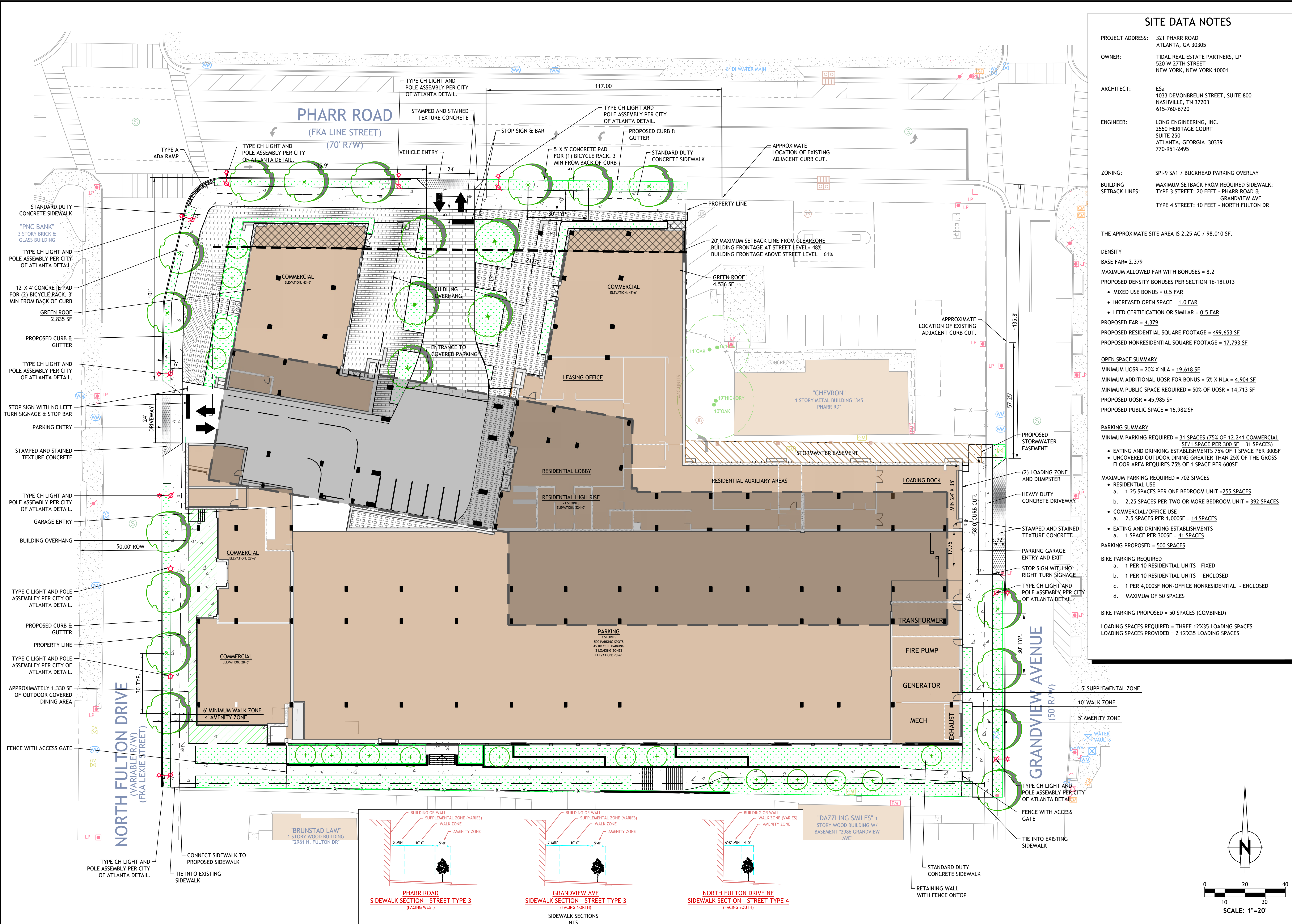
PARKING PROPOSED = 500 SPACES

BIKE PARKING REQUIRED

- 1 PER 10 RESIDENTIAL UNITS - FIXED
- 1 PER 10 RESIDENTIAL UNITS - ENCLOSED
- 1 PER 4,000SF NON-OFFICE NONRESIDENTIAL - ENCLOSED
- MAXIMUM OF 50 SPACES

BIKE PARKING PROPOSED = 50 SPACES (COMBINED)

LOADING SPACES REQUIRED = THREE 12X35 LOADING SPACES
LOADING SPACES PROVIDED = 2 12X35 LOADING SPACES



REV #	DATE	DESCRIPTION	REQUESTED BY

LONG
ENGINEERING

2550 HERITAGE COURT, STE 250
ATLANTA, GA 30339
TEL 770.951.2495, FAX 770.951.2496
www.longeng.com

321 PHARR ROAD
321 PHARR ROAD
ATLANTA, GA 30305

SAP SITE AREAS

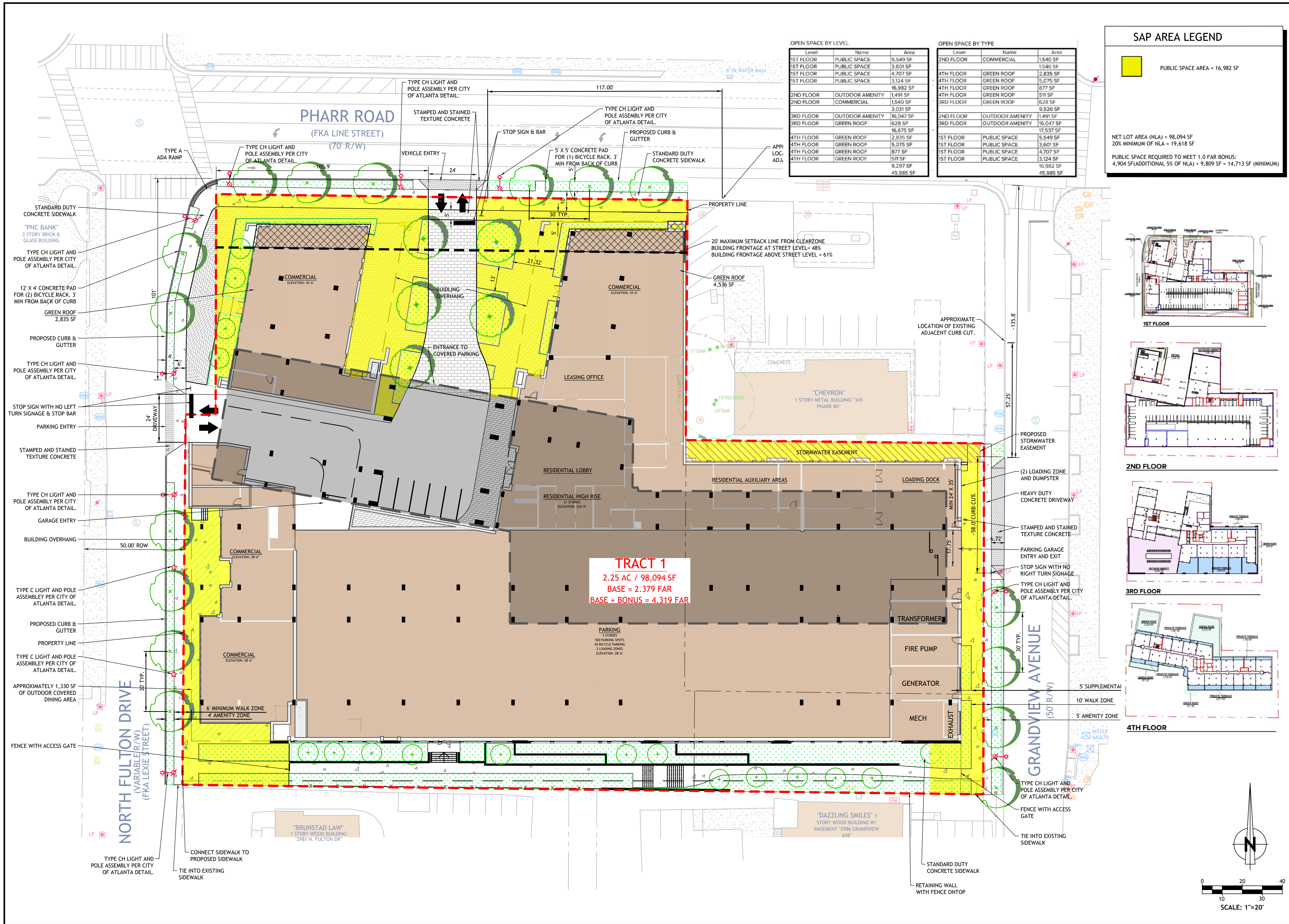
17TH

REGISTERED PROFESSIONAL ENGINEER
No. PE046874
DAVID G.R. MCKENNEY

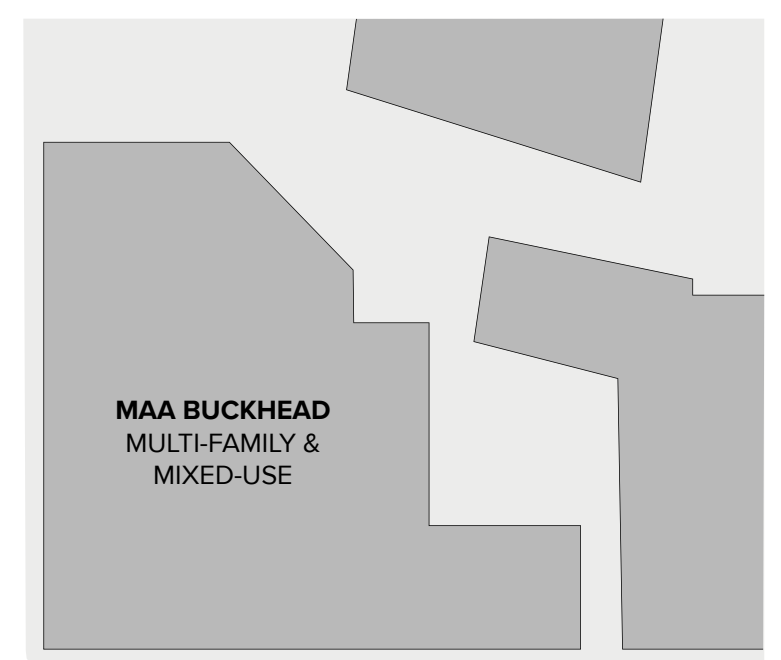
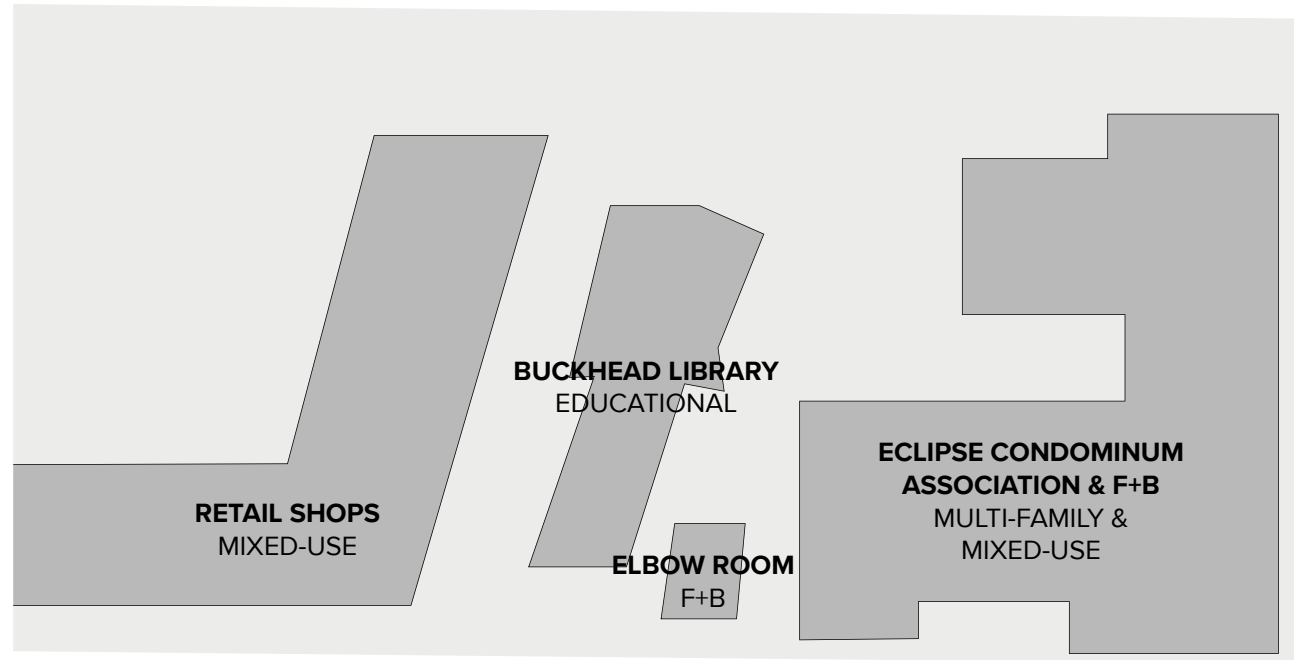
DATE: 12/06/2022
DESIGN QC:
CADD QC:
DESIGNED BY:
DRAWN BY:

SHEET
CS102

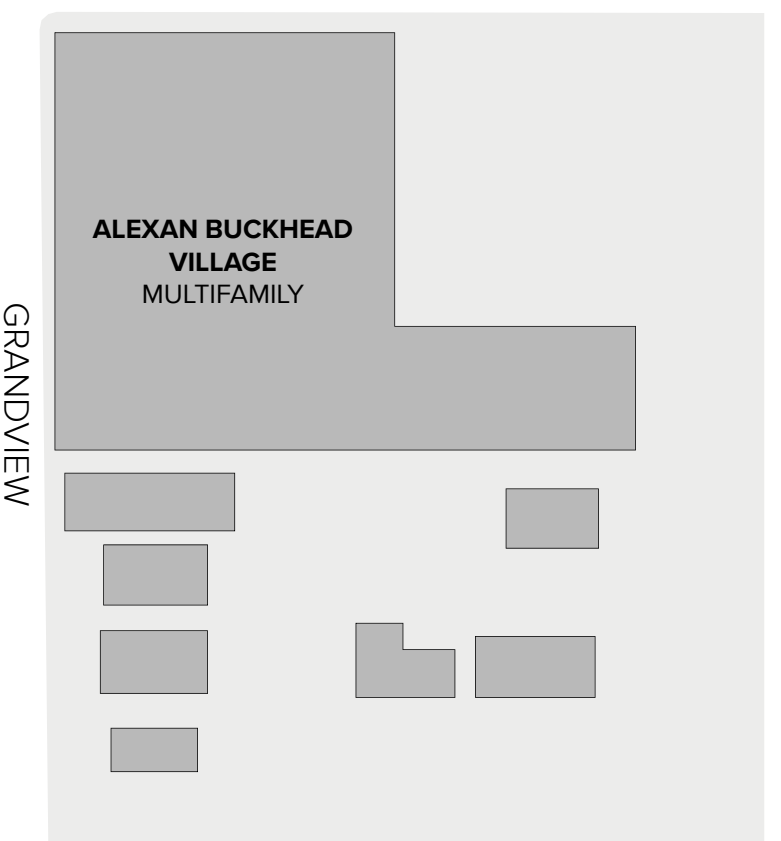
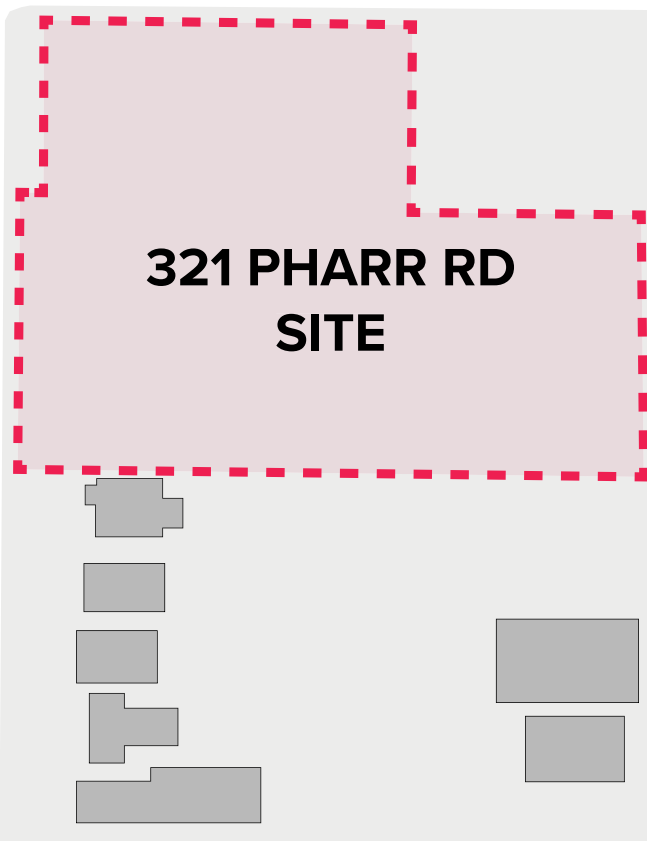
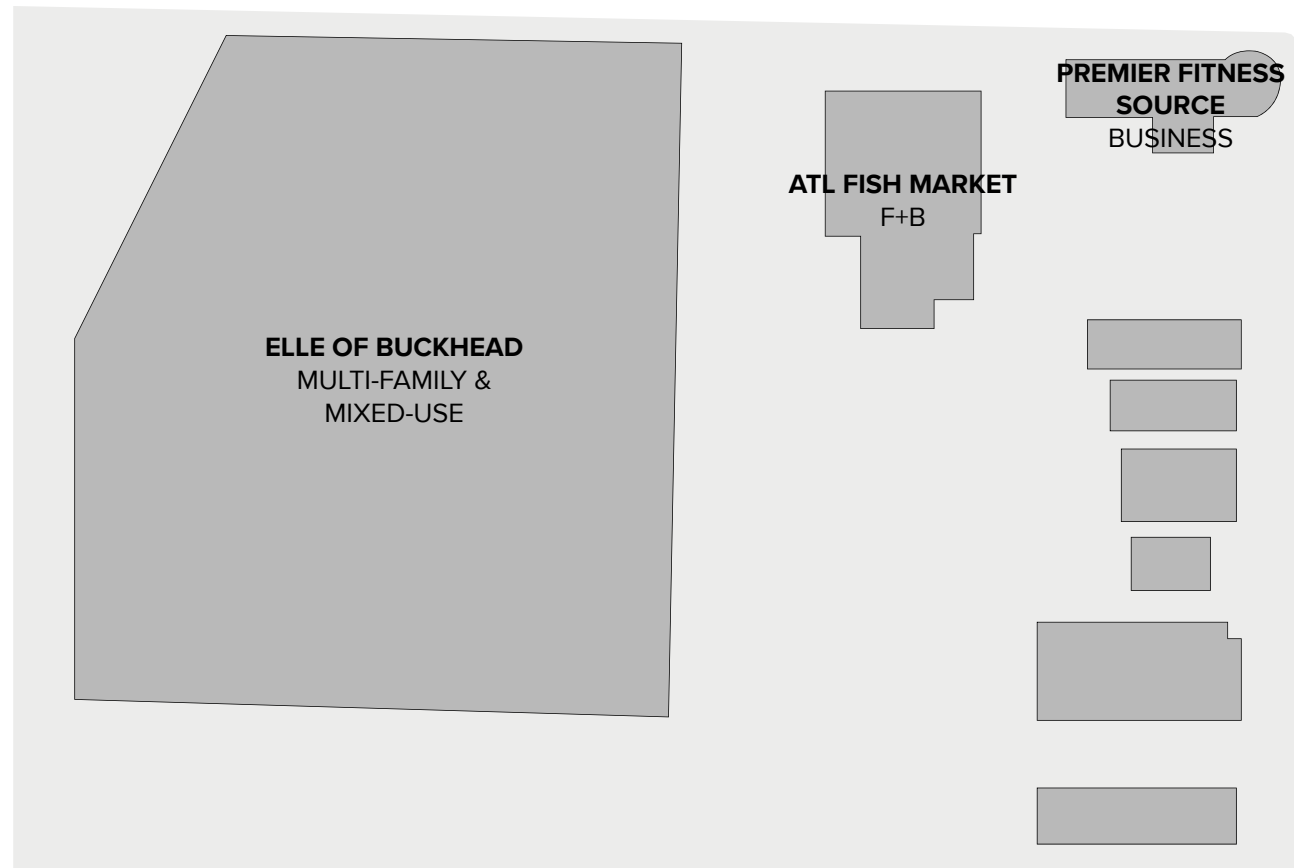
ISSUED FOR CONSTRUCTION



CONTEXT PLAN



PHARR RD



ARCHITECTURAL SITE PLAN

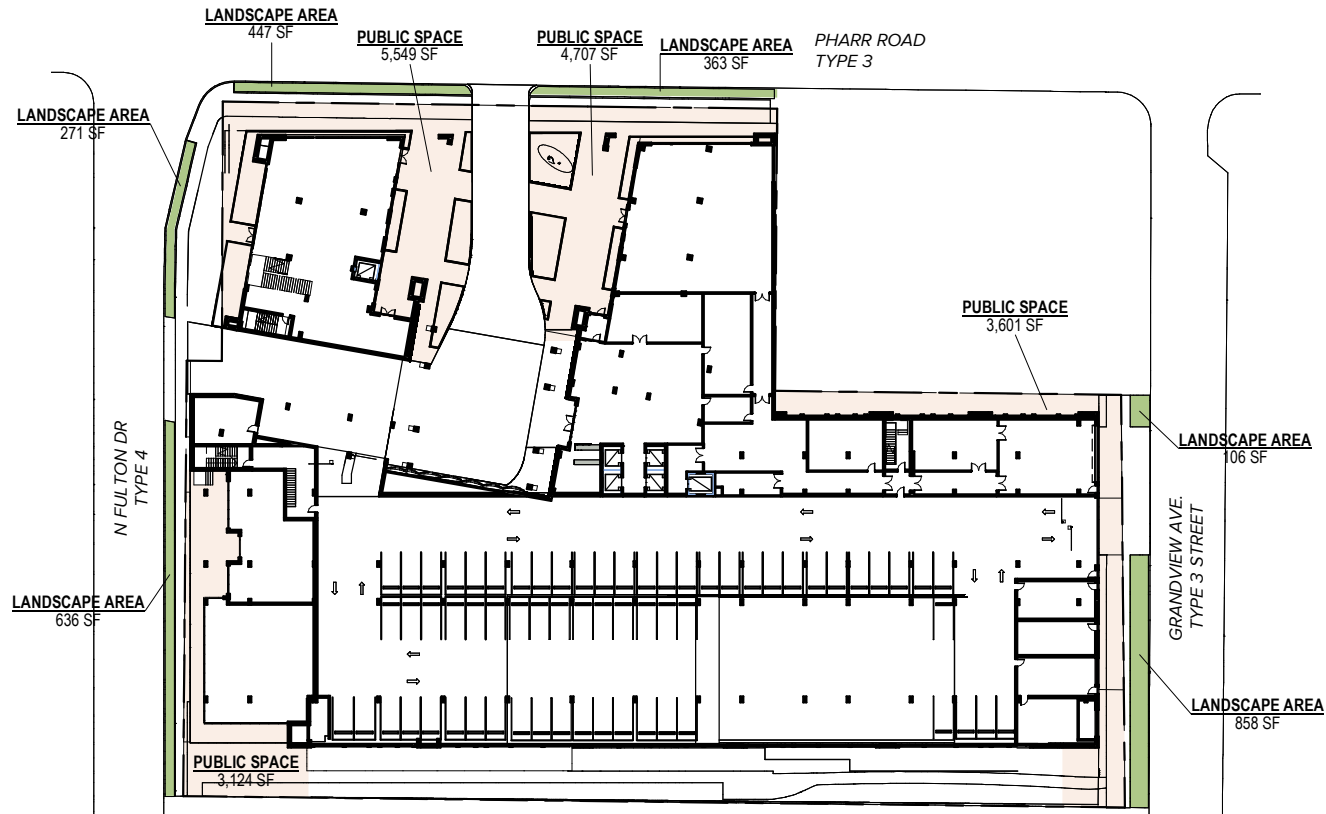


ARCHITECTURAL SITE PLAN

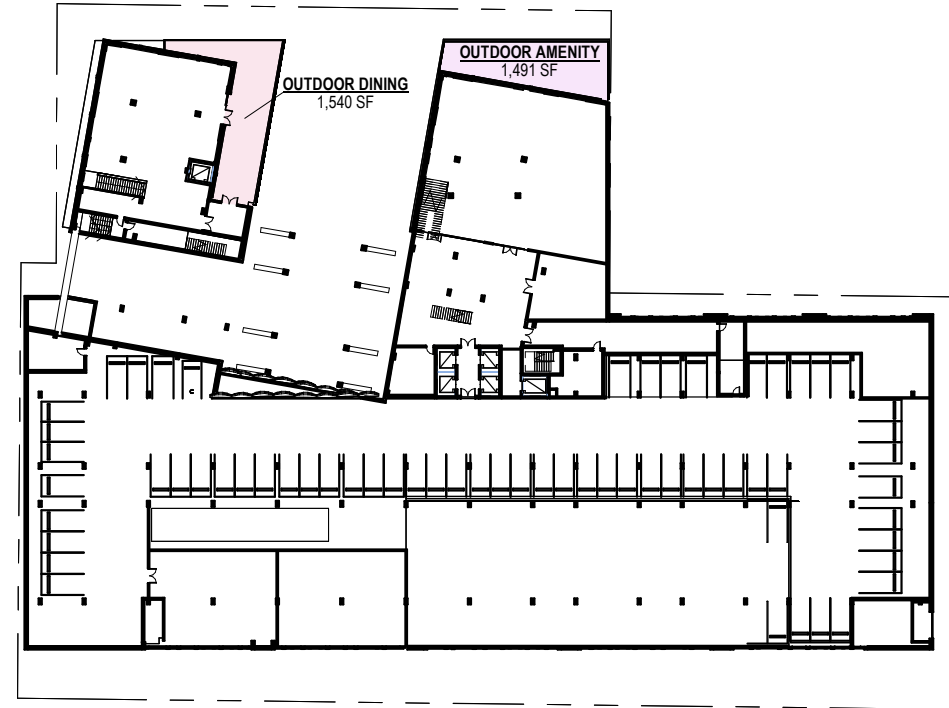


3RD FL AMENITY

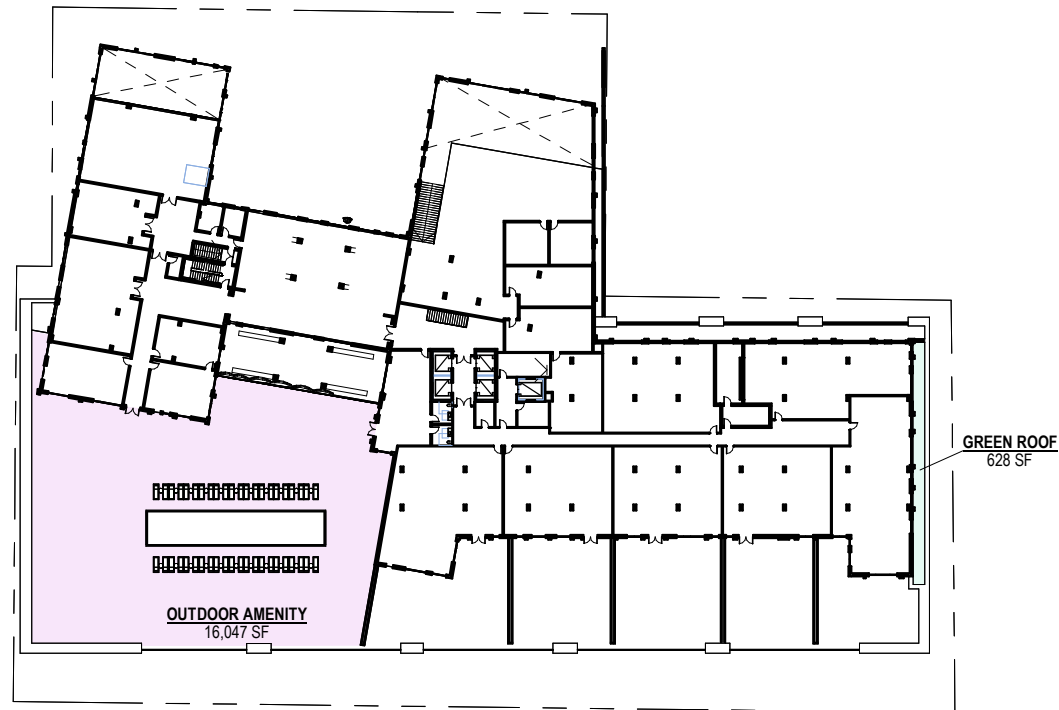
USABLE OPEN SPACE



1ST FLOOR



2ND FLOOR



3RD FLOOR



4TH FLOOR

USEABLE OPEN SPACE CALCULATIONS

TOTAL: 45,985 SF

NET LOT AREA: 98,094 SF
 20% MINIMUM OF NET LOT AREA: 19,618 SF
 50% OF MINIMUM UOSR FOR PUBLIC SPACE: 9,809 SF
 1% OF NET LOT AREA: 980 SF

PUBLIC SPACE NEEDED TO ACHIEVE 1.0 FAR BONUS:
 4,904 SF (ADDITIONAL 5% OF NLA) + 9,809 SF = **14,713 SF (MINIMUM)**

CURRENT DEDICATED PUBLIC SPACE: **16,982 SF**

OPEN SPACE BY LEVEL

Level	Name	Area
1ST FLOOR	PUBLIC SPACE	5,549 SF
1ST FLOOR	PUBLIC SPACE	3,601 SF
1ST FLOOR	PUBLIC SPACE	4,707 SF
1ST FLOOR	PUBLIC SPACE	3,124 SF
		16,982 SF
2ND FLOOR	OUTDOOR AMENITY	1,491 SF
2ND FLOOR	OUTDOOR DINING	1,540 SF
		3,031 SF
3RD FLOOR	OUTDOOR AMENITY	16,047 SF
3RD FLOOR	GREEN ROOF	628 SF
		16,675 SF
4TH FLOOR	GREEN ROOF	2,835 SF
4TH FLOOR	GREEN ROOF	5,075 SF
4TH FLOOR	GREEN ROOF	877 SF
4TH FLOOR	GREEN ROOF	511 SF
		9,297 SF
		45,985 SF

LANDSCAPE AREA OUTSIDE OF PROPERTY LINE

Level	Name	Area
1ST FLOOR	LANDSCAPE AREA	106 SF
1ST FLOOR	LANDSCAPE AREA	858 SF
1ST FLOOR	LANDSCAPE AREA	636 SF
1ST FLOOR	LANDSCAPE AREA	271 SF
1ST FLOOR	LANDSCAPE AREA	447 SF
1ST FLOOR	LANDSCAPE AREA	363 SF
		2,681 SF
		2,681 SF

OPEN SPACE BY TYPE

Level	Name	Area
4TH FLOOR	GREEN ROOF	2,835 SF
4TH FLOOR	GREEN ROOF	5,075 SF
4TH FLOOR	GREEN ROOF	877 SF
4TH FLOOR	GREEN ROOF	511 SF
3RD FLOOR	GREEN ROOF	628 SF
		9,926 SF
2ND FLOOR	OUTDOOR AMENITY	1,491 SF
3RD FLOOR	OUTDOOR AMENITY	16,047 SF
		17,537 SF
2ND FLOOR	OUTDOOR DINING	1,540 SF
		1,540 SF
1ST FLOOR	PUBLIC SPACE	5,549 SF
1ST FLOOR	PUBLIC SPACE	3,601 SF
1ST FLOOR	PUBLIC SPACE	4,707 SF
1ST FLOOR	PUBLIC SPACE	3,124 SF
		16,982 SF
		45,985 SF

EXTERIOR MATERIAL

INSPIRATION IMAGERY



PRECAST PANELS



BEIGE BRICK



PRECAST PANELS



BRONZE METAL CURTAIN WALL



321 PHARR RD

SAP APPLICATION

ATLANTA, GA - 21141.00 - 03/31/2023

EXTERIOR PERSPECTIVE

CORNER OF PHARR + N FULTON



321 PHARR RD

SAP APPLICATION
ATLANTA, GA - 21141.00 - 03/31/2023

EXTERIOR PERSPECTIVE

CORNER OF PHARR + N FULTON



321 PHARR RD

SAP APPLICATION

ATLANTA, GA - 21141.00 - 03/31/2023

EXTERIOR PERSPECTIVE

ENTRY DRIVE OFF OF PHARR RD

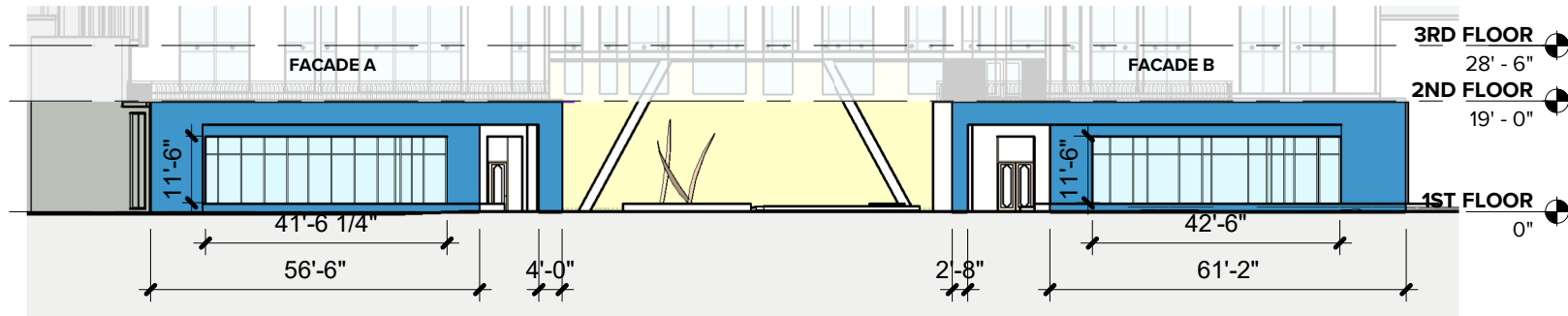


321 PHARR RD

SAP APPLICATION
ATLANTA, GA - 21141.00 - 03/31/2023

FACADE TRANSPARENCY DIAGRAMS

TYPE 3 + 4 STREETS

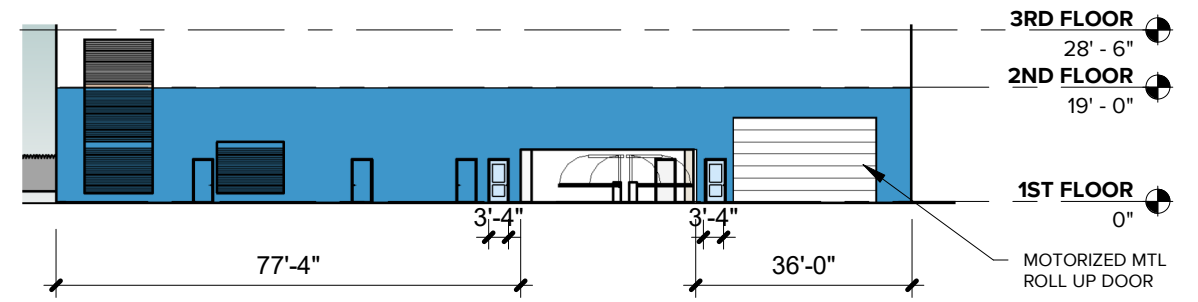


STREET LEVEL FACADE LENGTHS:

FACADE A:
 $41'-6'' (498'') / 60'-6'' (726'') = 68\%$

FACADE B:
 $42'-6'' (510'') / 63'-10'' (766'') = 66\%$

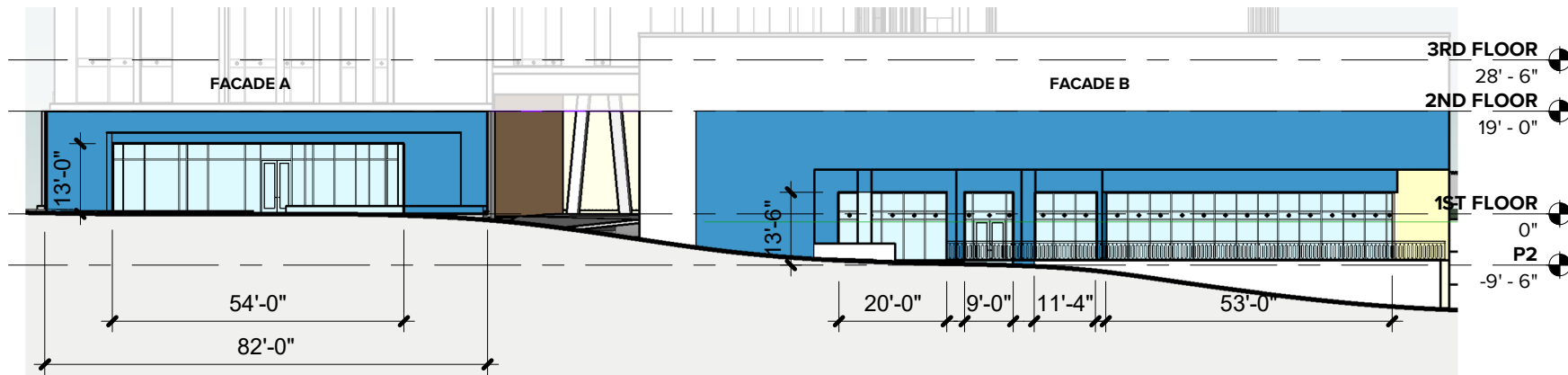
SAP - NORTH ELEVATION @ GROUND FL



STREET LEVEL FACADE LENGTHS:

FACADE:
 $6'-8'' (80'') / 113'-4'' (1360'') = 5.8\%$

SAP - EAST ELEVATION @ GROUND FL



STREET LEVEL FACADE LENGTHS:

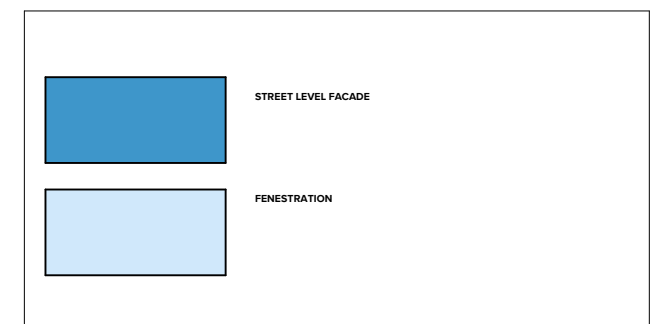
FACADE A:
 $54'-0'' (648'') / 82'-0'' (984'') = 65\%$

FACADE B:
 $93'-4'' (1120'') / 139'-8'' (1676'') = 66\%$

SAP - WEST ELEVATION @ GROUND FL

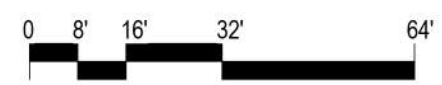
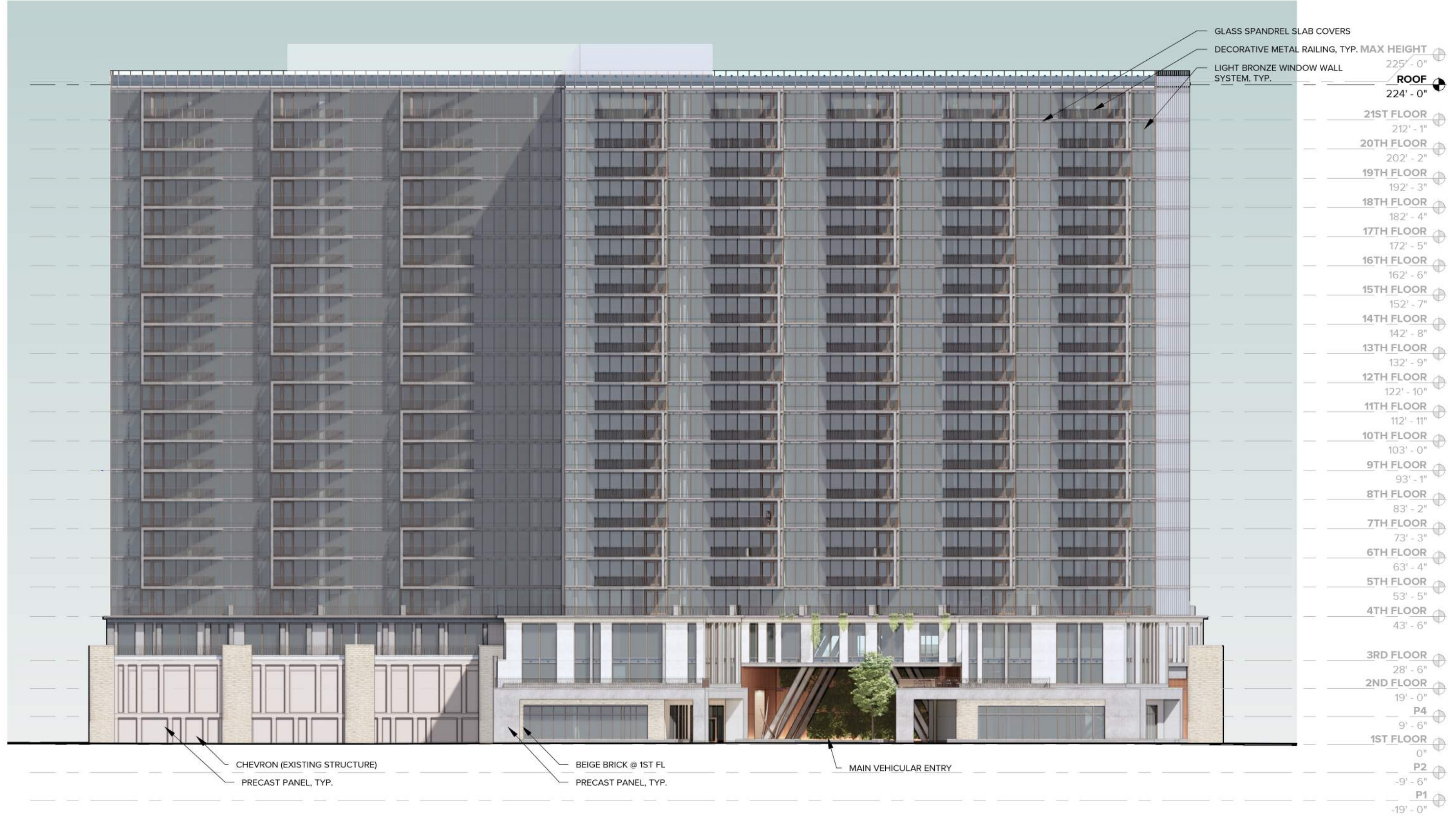
NOT REQUIRED FOR TYPE 4 STREET

FENESTRATION LEGEND



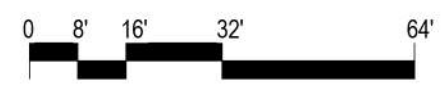
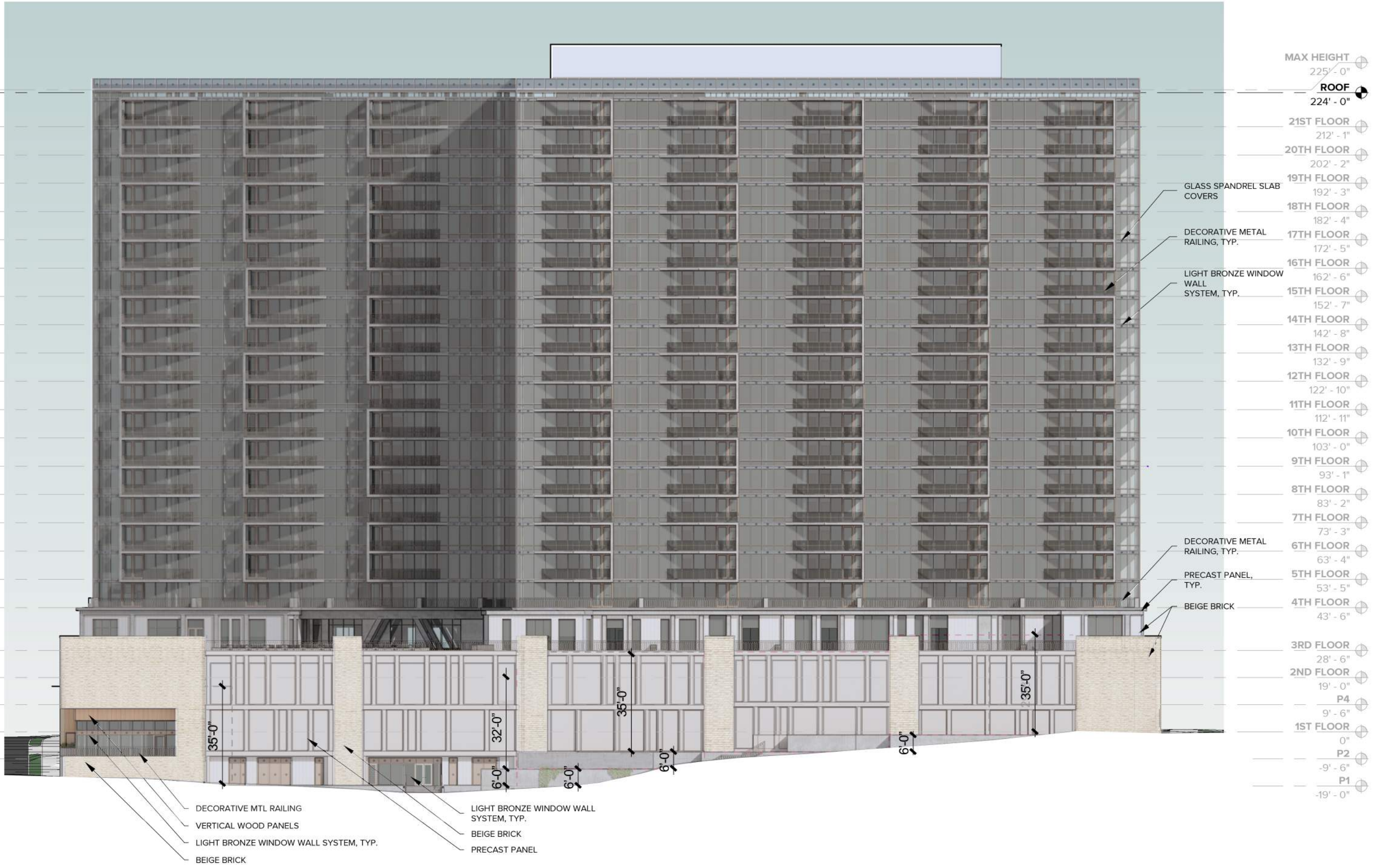
BUILDING ELEVATIONS

NORTH (PHARR RD)



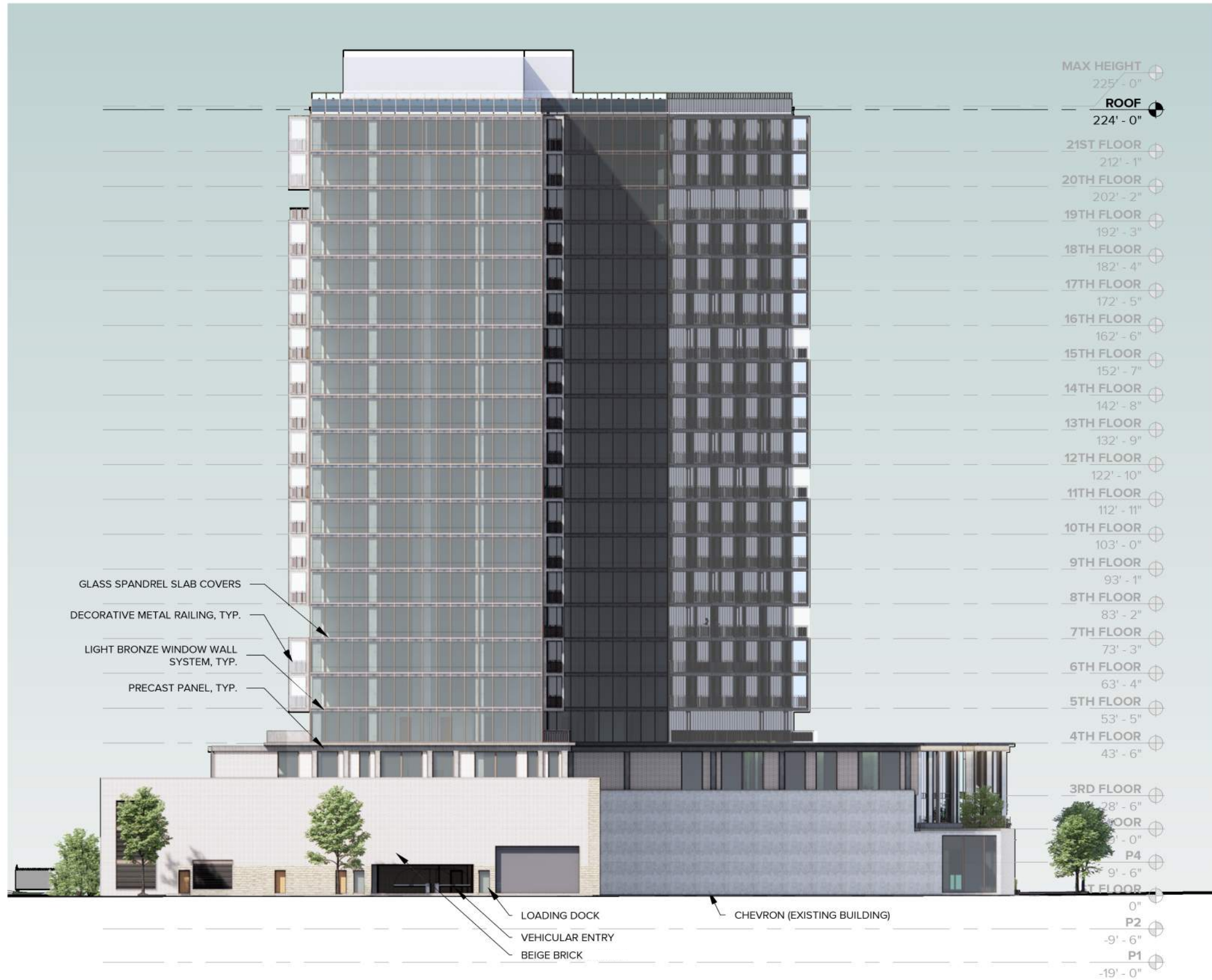
BUILDING ELEVATIONS

SOUTH



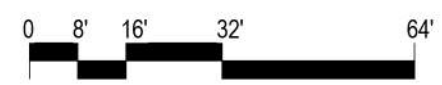
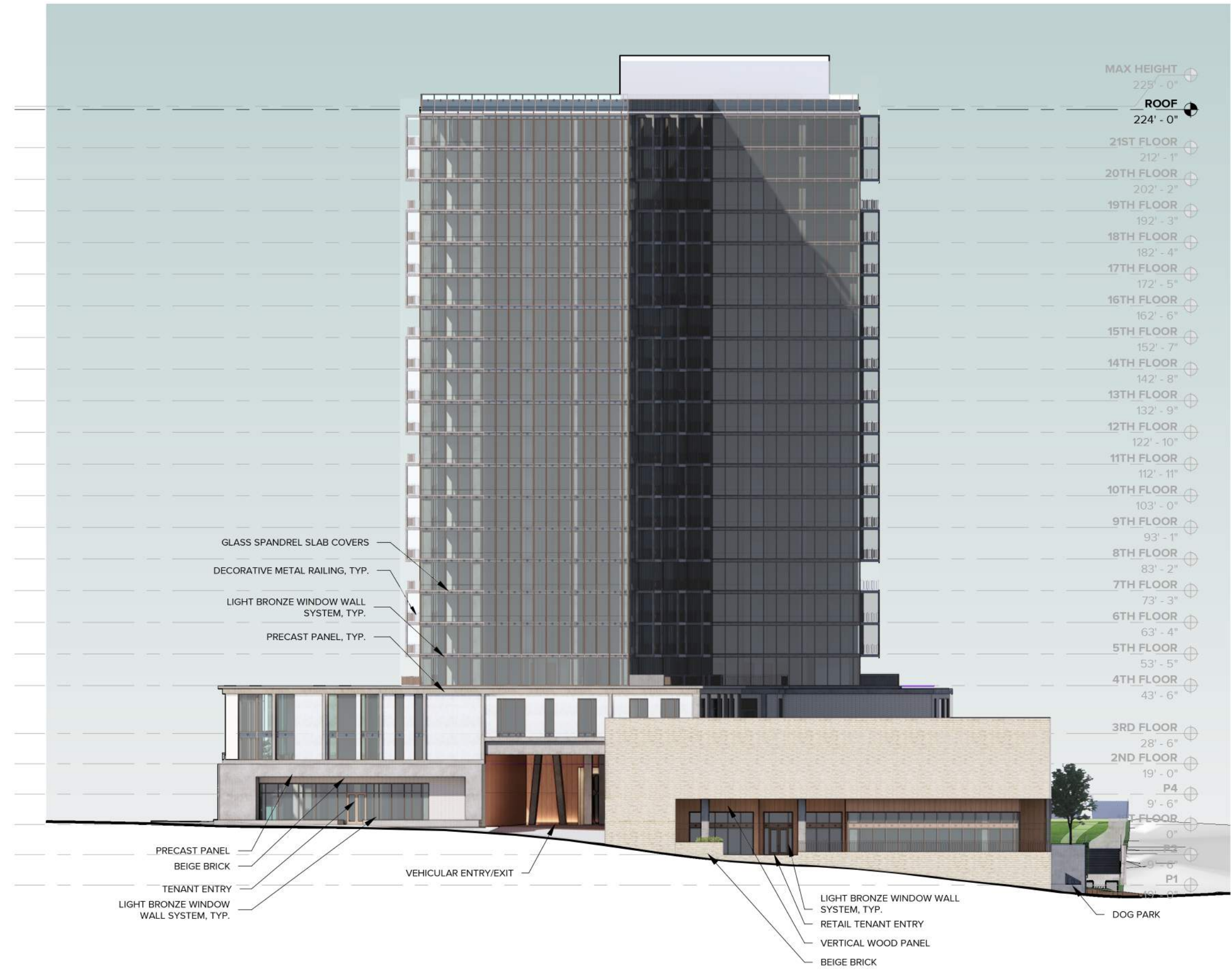
BUILDING ELEVATIONS

EAST (GRANDVIEW)



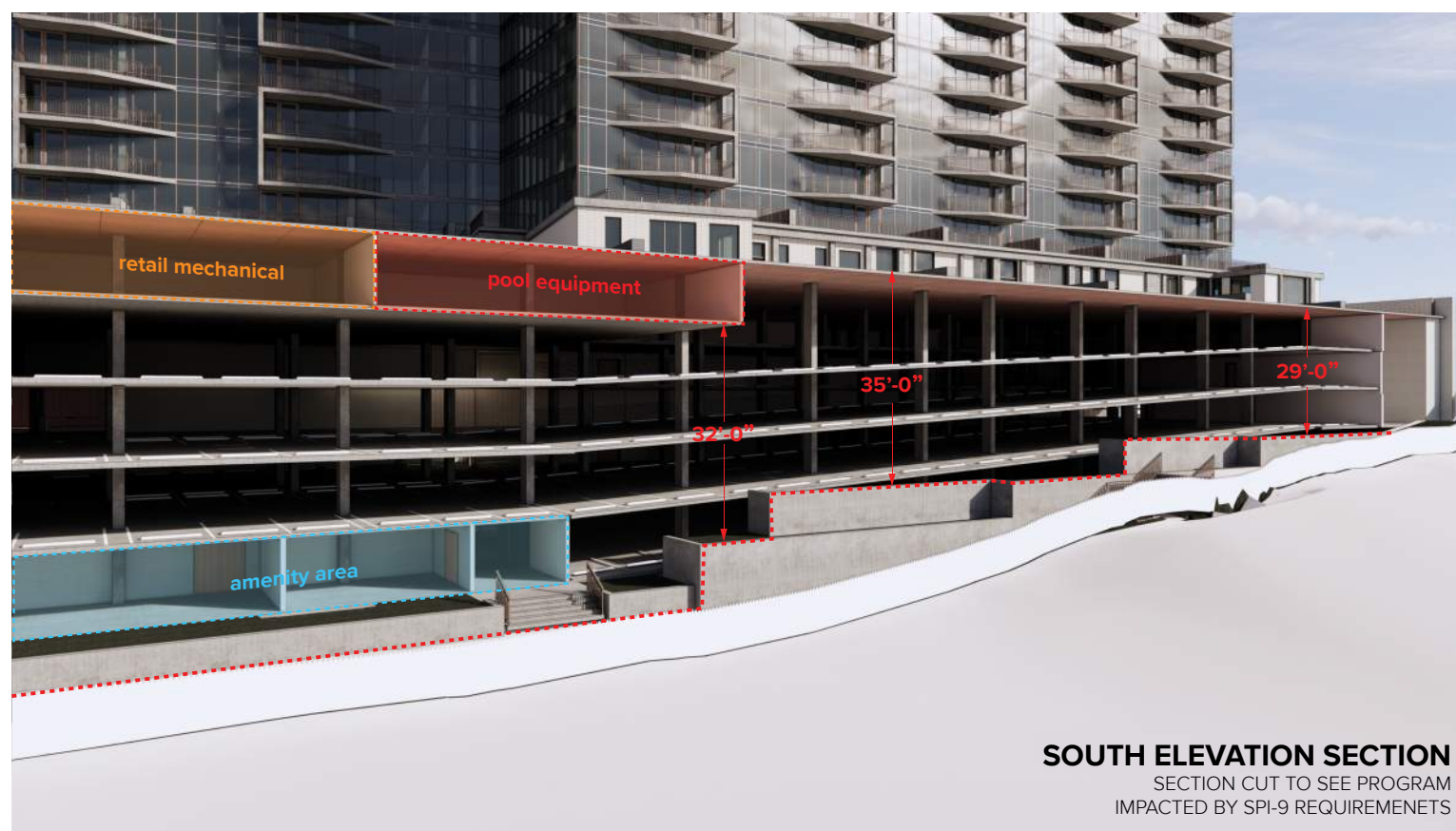
BUILDING ELEVATIONS

WEST (N FULTON)



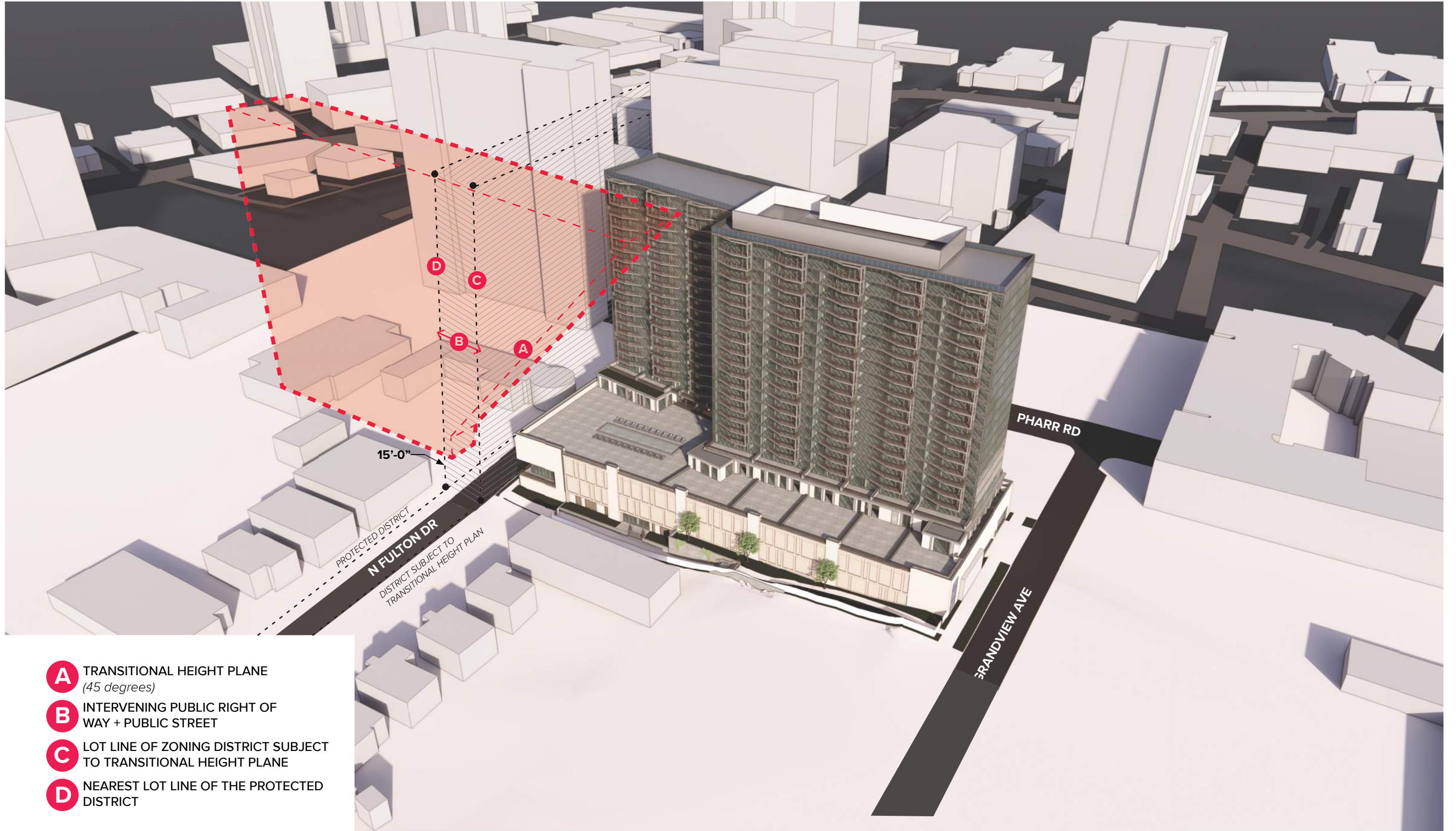


SOUTH ELEVATION



SOUTH ELEVATION SECTION
SECTION CUT TO SEE PROGRAM
IMPACTED BY SPI-9 REQUIREMENTS

TRANSITIONAL HEIGHT PLANE



- A** TRANSITIONAL HEIGHT PLANE
(45 degrees)
- B** INTERVENING PUBLIC RIGHT OF WAY + PUBLIC STREET
- C** LOT LINE OF ZONING DISTRICT SUBJECT TO TRANSITIONAL HEIGHT PLANE
- D** NEAREST LOT LINE OF THE PROTECTED DISTRICT

EXISTING ROAD CONDITIONS



GRANDVIEW



PHARR RD (looking west)



N FULTON



PHARR RD (looking east)