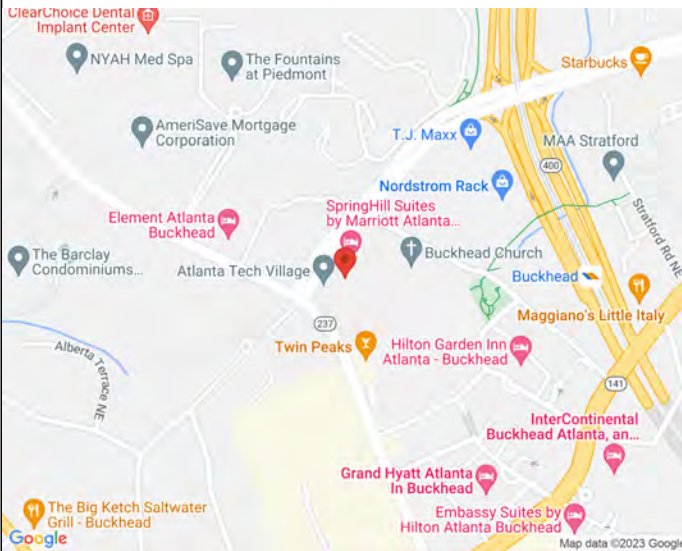
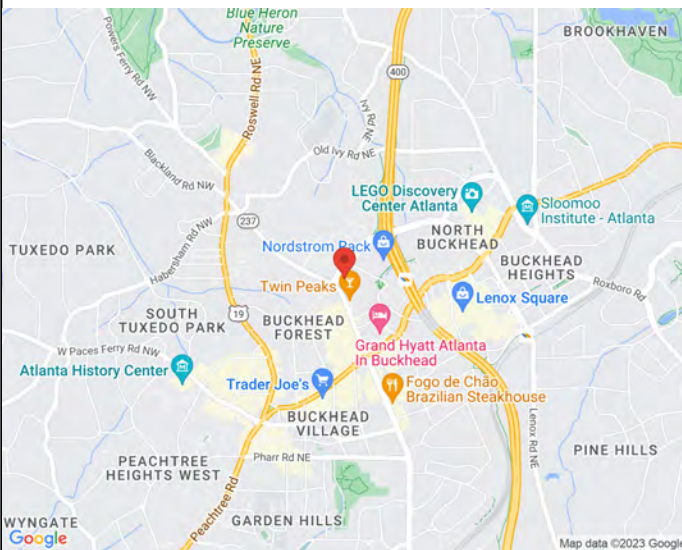


LOCATION MAP



VICINITY MAP



SCOPE OF WORK:

- INSTALL (2) PLUG-IN DISCONNECTS
- INSTALL (2) EKM SINGLE PHASE SUBMETERS
- INSTALL (2) STEP-DOWN TRANSFORMERS
- INSTALL (2) 400A, 120/240V, SINGLE PHASE, MCB, NEMA 3R BREAKER PANEL
- INSTALL (12) TESLA WALL MOUNTED CHARGING STATIONS
- INSTALL (2) TESLA CRADLE UNITS
- INSTALL (2) TESLA ACCESS POINTS
- INSTALL (12) TESLA CHARGING STATION SIGNAGE
- INSTALL (11) TESLA PARKING SPACES & STRIPING
- INSTALL (1) ADA PARKING SPACE & STRIPING

CONSTRUCTION CODES

ALL CONSTRUCTION SPECIFIED ON DOCUMENTS SUBMITTED FOR BUILDING PERMIT SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING:

- 2018 INTERNATIONAL BUILDING CODE WITH GEORGIA AMENDMENTS 2020 & 2022
- 2018 INTERNATIONAL FIRE CODE WITH GEORGIA AMENDMENTS 2020, 2022 & 2023
- 2020 NATIONAL ELECTRICAL CODE WITH GEORGIA AMENDMENTS 2021

PREPARED FOR:



PROJECT NUMBER:

TRT: 405305
JOB: JB-3031344-00

PROJECT NAME:

ATLANTA TECH VILLAGE

PROJECT ADDRESS:

3423 PIEDMONT ROAD NE
ATLANTA, GA 30305

PROJECT TYPE:

(12) TESLA EV CHARGING STATIONS

PROJECT INFORMATION

SITE ADDRESS: 3423 PIEDMONT ROAD NE
ATLANTA, GA 30305

LATITUDE: 33.84880311° (CENTER OF PARKING DECK)
LONGITUDE: -84.37324016° (CENTER OF PARKING DECK)

COUNTY: FULTON

JURISDICTION: CITY OF ATLANTA

APN: 17 006200040229

PROPERTY OWNER: ATLANTA TECH VILLAGE
3423 PIEDMONT ROAD NE
ATLANTA, GA 30305
IRINA BURLACK
PROPERTY MANAGER
770-561-0444

APPLICANT: TESLA, INC.
3500 DEER CREEK ROAD
PALO ALTO, CA 94304
JIA MORRIS-WILLIAMS
CONSTRUCTION MANAGER SOUTHEAST
864-337-4827

PERMITTING AGENT: CENTERLINE
1000 HOLCOMB WOODS PKWY, SUITE 210
ROSWELL, GA 30076
KIERSTEN LURER
PERMITTING PROJECT MANAGER
404-664-2718

ENGINEER: CENTERLINE
1000 HOLCOMB WOODS PKWY, SUITE 210
ROSWELL, GA 30076
A.J. BULOT, EIT
ENGINEERING PROJECT MANAGER
404-402-4867

CONTRACTOR: CENTERLINE
1000 HOLCOMB WOODS PKWY, SUITE 210
ROSWELL, GA 30076
LEW HALLFORD
CONSTRUCTION PROJECT MANAGER
706-949-2546

DRAWING INDEX

- T-1 TITLE SHEET & PROJECT INFORMATION
- C-1 GENERAL NOTES
- C-2 OVERALL SITE PLAN
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- C-5 CHARGING STATION EQUIPMENT DETAILS
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- E-2 ELECTRICAL PANEL SCHEDULES
- E-3 CONDUIT ROUTING PATH
- TESLA EQUIPMENT SPECIFICATIONS



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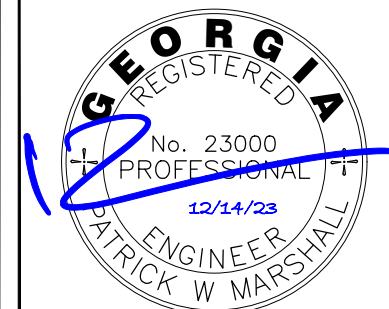
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JOB #: 23TSLEV-0022
DESIGNED: AJB
DRAWN: AJB
CHECKED: PWM

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Patrick W. Marshall, P.E.
Registered Engineer
State of Georgia #23000

TITLE SHEET & PROJECT INFORMATION

T-1

GENERAL NOTES:

1. ALL EXISTING CONDITIONS SHOWN ARE APPROXIMATE. EXISTING UTILITY LOCATIONS AND CROSSINGS ARE TO BE LOCATED IN THE FIELD. CONTRACTOR TO CONTACT 811 UTILITY PRIOR TO BEGINNING ANY EXCAVATION WORK.
2. ALL PAVEMENT, LANDSCAPING, UTILITIES AND OWNER PROPERTY THAT IS DAMAGED OR AFFECTED BY CONSTRUCTION SHALL BE RETURNED TO EXISTING CONDITIONS OR BETTER AT THE CONTRACTOR'S EXPENSE.
3. PROPOSED PAVEMENT STRIPING SHALL LINE UP WITH EXISTING STRIPING WHEREVER POSSIBLE. ADDITIONAL PAVEMENT STRIPE IS NOT NECESSARILY PARALLEL TO THE CONSTRUCTED CHARGING ISLAND.
4. AN ACCESSIBILITY REVIEW WAS UNDERTAKEN TO IDENTIFY DESIGN FEATURES OF THE PROJECT THAT MAY BE CONSIDERED BY GOVERNMENTAL AGENCIES OR DEPARTMENTS, OR NON-GOVERNMENTAL GROUPS TO BE NON-COMPLIANT WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, REVISED 2010 ADA REGULATIONS AND STANDARDS. THE AMERICANS WITH DISABILITIES ACT OF 1990 IS A FEDERAL CIVIL RIGHTS LAW, THERE IS NO FEDERAL REVIEW PROCESS TO ENSURE FULL COMPLIANCE WITH THE GUIDELINES, EXCEPT THROUGH THE FEDERAL COURT SYSTEM. THE DEPICTIONS, NOTES, AND RECOMMENDATIONS, EXPRESSED ON THIS PLAN ARE BASED ON PROFESSIONAL JUDGEMENT GAINED FROM PAST EXPERIENCE WITH ACCESSIBILITY LAWS, CODES, AND STANDARDS AND THE WORKING INVOLVEMENT TO DEVELOP ACCESSIBILITY STANDARDS THAT WILL MEET OR EXCEED THE APPLICABLE FEDERAL GUIDELINES. ACCORDINGLY, NO CLAIMS OR WARRANTIES, EXPRESSED OR IMPLIED, ARE MADE THAT IN PREPARING THIS PLAN AND PROPOSING RECOMMENDATIONS, THAT ALL POSSIBLE BARRIERS TO ALL PEOPLE HAVE BEEN IDENTIFIED.
5. CONTRACTOR SHALL ACHIEVE A MINIMUM OF 1% BUT NO MORE THAN A 2% SLOPE IN ANY DIRECTION WITHIN ADJACENT ACCESSIBLE SPACE AND BLEND ASPHALT OVERLAY TO EXISTING GRADES AS REQUIRED. CONTRACTOR SHALL PROVIDE A SKETCH TO RADIAL POWER OF PROPOSED LIMITS OF ASPHALT OVERLAY TO ACHIEVE THIS REQUIREMENT PRIOR TO BEGINNING PAVEMENT WORK.
6. ACCESSIBLE EV STALLS WERE DESIGNED BASED ON EXISTING CONDITIONS AND WITHOUT THE BENEFIT OF SURVEY DATA. ALL ADA AND LOCAL REQUIREMENTS INCLUDING BUT NOT LIMITED TO SLOPE AND SPACING SHALL BE CONFIRMED BY THE CONTRACTOR AND MET AT THE TIME OF CONSTRUCTION.
7. CONTRACTOR TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN ACCESSIBILITY PRIOR TO CONSTRUCTION.
8. UNDER NO CIRCUMSTANCES IS THE CONTRACTOR TO DISRUPT ANY OPERATIONS AT THE SITE HOST LOCATION, INCLUDING BUT NOT LIMITED TO CUSTOMER DISRUPTION, UTILITIES, AND INFRASTRUCTURE.
9. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT WORK AREAS WITH CONES AND/OR BARRICADES AT ALL TIMES.

EROSION CONTROL & GRADING NOTES:

1. ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
2. DISTURBED AREAS LEFT IDLE FOR FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION. MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
3. WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDING AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS), AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
4. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
5. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
6. SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT.
7. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN. THE CONTRACTOR IS TO NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.
8. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCKPILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
9. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
10. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
11. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
12. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.

ADA COMPLIANCE:

1. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.
3. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
4. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
5. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.

SITE NOTES:

1. HORIZONTAL DIRECTIONAL DRILLING (HDD) OR OTHER TRENCHLESS METHODS AS APPROVED BY SITE HOST ARE THE PREFERRED METHOD TO INSTALL CONDUIT BENEATH EXISTING PARKING LOTS AND PAVED AREAS.
 - 1.1. CONDUIT SHALL BE INSTALLED AT A MINIMUM DEPTH OF TWO AND ONE-HALF FEET (2.5') OR BELOW THE FREEZE LINE, WHICHEVER IS DEEPER. CONDUIT TYPE AND DESIGN TO BE SPECIFIED BY EV CHARGING STATION VENDOR AND MEET ALL LOCAL REQUIREMENTS. CONDUIT DIAMETER SHALL BE NO LARGER THAN (2) INCHES.
 - 1.2. THE RECEIVING PIT SHALL BE LOCATED AS CLOSE AS REASONABLY POSSIBLE TO THE PROPOSED WALL PENETRATION TO LIMIT THE LENGTH OF BUILDING-MOUNTED CONDUIT. LOCATE RECEIVING PIT WITHIN ASPHALT PAVED AREA OR CONCRETE SIDEWALK AREA; RECEIVING PIT SHALL NOT BE LOCATED WITHIN THE UNLOADING PAD [SIX TO TEN INCH (6-10") REINFORCED CONCRETE SLAB AT THE REAR OF THE STORE]. RECEIVING PIT LOCATION AND WORK AREA SHALL NOT AFFECT SITE HOST CUSTOMER OR DELIVERY TRAFFIC. SEE SUPPLEMENTAL DOCUMENTS, RECEIVING AREA DIAGRAM.
 - 1.3. THE RECEIVING AREA PIT SIZE SHALL BE LIMITED TO THREE FEET (3') BY THREE FEET (3') AND SHALL NOT UNDERMINE THE BUILDING FOUNDATION, ENCLOSURES OR CONCRETE UNLOADING PAD.
 - 1.4. BACKFILL EXCAVATIONS AND REPAIR PAVEMENT PER SPECIFICATIONS BELOW.
 - 1.5. WHERE CONCRETE PAVEMENT, SIDEWALK, ASPHALT PAVEMENT, CURBING, OR CURBING GUTTER IS REMOVED, THE WIDTH OF THE REMOVAL SHALL EXCEED THE ACTUAL WIDTH AT THE TOP OF THE TRENCH BY TWELVE INCHES (12") ON EACH SIDE OF THE TRENCH, OR A TOTAL OF TWO FEET (2') WIDER THAN THE TRENCH.
 - 1.6. TRENCHING THROUGH THE CONCRETE RECEIVING PAD AT THE REAR OF THE STORE OR THE DRIVE-THRU SLAB IS NOT ALLOWED. ONLY TRENCHING THROUGH MINOR CONCRETE INSTALLATIONS SUCH AS SIDEWALKS WILL BE PERMITTED.
 - 1.7. EXCAVATE TRENCHES TO A DEPTH FOUR INCHES (4") DEEPER THAN BOTTOM OF FINISHED PIPE ELEVATION.
 - 1.8. THE BOTTOM WIDTH OF THE TRENCH SHALL BE AS REQUIRED TO PERMIT CONDUIT TO BE PROPERLY LAIN AND BACKFILL TO BE PLACED AND PROPERLY COMPACTED.
 - 1.9. REMOVED PAVEMENT, CONCRETE AND EXCAVATED MATERIALS UNSUITABLE FOR USE AS BACKFILL SHALL BE DISPOSED OFFSITE.
 - 1.10. BEDDING AND BACKFILL MAY BE MATERIAL EXCAVATED FROM THE TRENCH PROVIDED THAT IT IS FREE FROM DEBRIS AND ROCKS LARGER THAN ONE AND ONE-HALF INCHES (1-1/2").
 - 1.11. OVER THE PIPE, IN LAYERS NOT TO EXCEED FOUR INCHES (4"), PLACE AND COMPACT SUITABLE FILL MATERIAL TO NINETY-FIVE PERCENT (95%) DRY DENSITY AS DETERMINED BY ASTM D698.
 - 1.12. COMPACTING EQUIPMENT SHALL BE OF SUCH DESIGN, WEIGHT, AND QUALITY AS IS REQUIRED TO OBTAIN THE DENSITIES SPECIFIED HEREIN OR INDICATED ON THE DESIGN DRAWINGS. AREAS IN ACCESSIBLE TO SELF-PROPELLED COMPACTING EQUIPMENT SHALL BE COMPACTED OR CONSOLIDATED BY HAND-OPERATED MECHANICAL TAMPERS OR VIBRATORS.
 - 1.13. RESTORE GRASS, LANDSCAPING, IRRIGATION AND ALL FEATURES TO THEIR PRE-CONSTRUCTION CONDITION.
2. ANY UTILITIES, PAVEMENT, IRRIGATION, LANDSCAPING OR OTHER SITE FEATURES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY EV CHARGING STATION VENDOR TO SITE HOST SPECIFICATION.
 - 2.1. WHERE LANDSCAPING IS IMPACTED, IT IS THE RESPONSIBILITY OF THE EV CHARGING STATION VENDOR TO REPOSITION OR PROVIDE NEW LANDSCAPING WITHIN SITE HOST PROPERTY TO ENSURE COMPLIANCE WITH ANY CODE REQUIREMENTS.
 - 2.2. WHERE PARKING LOT, SIDEWALK OR OTHER PAVED AREAS ARE IMPACTED OR DAMAGED, IT IS THE RESPONSIBILITY OF EV CHARGING STATION VENDOR TO REPAIR THE AREA TO LIKE NEW CONDITION, REPAIR SHOULD EXTEND BEYOND DAMAGED AREA TO NEAREST CLEAN BREAK THAT ALIGNS WITH ARCHITECTURAL BREAKS, MATERIAL JOINTS, PAVEMENT MARKINGS, ETC.
3. WHERE APPLICABLE, UTILITY SERVICE PROVIDER TO USE SITE HOST APPROVED ROE (RIGHT OF ENTRY) AGREEMENT. SITE HOST PROGRAM MANAGER WILL PROVIDE TEMPLATE WHEN NECESSARY.
4. ASPHALT PAVEMENT REMOVAL AND REPLACEMENT
 - 4.1. SAW CUT THE PAVEMENT TO NEAT, STRAIGHT LINES TO THE FULL DEPTH OF THE PAVEMENT. PAVEMENT REMOVAL SHALL EXTEND A MINIMUM OF TWELVE INCHES (12") BEYOND THE EDGES OF THE REMOVAL AREA. ANY OTHER PAVEMENT AREAS DAMAGED DURING REMOVAL SHALL ALSO BE REPAIRED OR REPLACED AS NECESSARY
 - 4.2. REMOVE THE PAVEMENT WITHOUT DAMAGING THE PAVEMENT THAT IS TO REMAIN IN-PLACE.
 - 4.3. IF BASE REPLACEMENT IS REQUIRED, COMPACT THE IN-SITU SOILS TO NINETY-FIVE PERCENT (95%) ASTM D698 AND PLUS OR MINUS TWO PERCENT(2%) OF OPTIMUM MOISTURE CONTENT. REMOVE AND REPLACE ANY UNSUITABLE IN-SITU SOILS.
 - 4.4. PLACE AND COMPACT BASE MATERIAL TO NINETY-FIVE PERCENT (95%) OF ASTM D698.
 - 4.5. APPLY PRIME COAT TO AGGREGATE BASE IN COMPLIANCE WITH THE DOT SPECS. PRIME COAT SHALL NOT BE APPLIED MORE THAN TWENTY-FOUR (24) HOURS BEFORE ASPHALT PAVEMENT IS PLACED. APPLICATION RATE TO BE PER THE DOT SPEC.
 - 4.6. CLEAN AND APPLY TACK COAT TO THE ENDS OF CURBS, EDGES OF CONCRETE SURFACES, EDGES OF MANHOLES AND INLETS AND EDGES OF SAW CUT PAVEMENT THAT WILL REMAIN IN-PLACE.
 - 4.7. PLACE AND COMPACT HOT-MIX ASPHALT, HOT-MIX ASPHALT THICKNESS SHALL BE THE GREATER OF THE IN-PLACE ASPHALT OR THREE AND ONE-HALF (3.5"). ASPHALT MIX DESIGN SHALL BE BY THE CONTRACTOR.
 - 4.8. PLANT MIXED ASPHALT BASE/BINDER COURSE: PROVIDE ONE COURSE LAID TO A MINIMUM COMPACTED THICKNESS OF TWO INCHES (2").
 - 4.9. PLANT MIXED ASPHALT SURFACE COURSE: PROVIDE ONE COURSE LAID TO A MINIMUM COMPACTED THICKNESS OF ONE AND ONE-HALF INCHES (1-1/2").
 - 4.10. FOR SMALLER JOBS, IT MAY NOT BE FEASIBLE TO INSTALL BINDER AND SURFACE COURSES, IN WHICH CASE SURFACE COURSE, PLACED AND COMPACTED IN TWO LIFTS, WILL BE ACCEPTED.
 - 4.11. IF PLACING HOT MIX ASPHALT (HMA) WITH A SHOVEL, BEGIN PLACING HMA AGAINST THE EDGES OF THE PATCH AND WORKING INWARD. HMA SHOULD NOT BE PLACED IN THE CENTER OF THE PATCH AND RAKED TOWARD THE EDGES.
 - 4.12. THE FIRST PAST OF THE ROLLER OR COMPACTION EQUIPMENT SHOULD BE ALONG THE EDGES OF THE PATCH TO PROPERLY FORM THE JOINT. THE ROLLER WHEEL OR COMPACTION EQUIPMENT SHOULD OVERHANG THE EXISTING PAVEMENT ONTO THE PATCH BY 6 INCHES (6"). AFTER THE PERIMETER OF THE PATCH HAS BEEN COMPACTED BEGIN TO WORK TOWARDS THE CENTER OF THE PATCH WITH SUCCESSIVE PASSES OFFSET BY SIX INCHES (6").
 - 4.13. THE CONTRACTOR SHALL UTILIZE THE APPROPRIATE HEAVY COMPACTION EQUIPMENT TO ACHIEVE THE REQUIRED COMPACTION OF THE ASPHALT.
 - 4.14. SEAL THE AREA AROUND THE EDGES WITH AN ELASTOMERIC LIQUID ASPHALT SEALER TO PROTECT AGAINST WATER INFILTRATION, INCLUDING ANY INADVERTENT OVERCUTS DURING THE SAW CUTTING PROCEDURE.



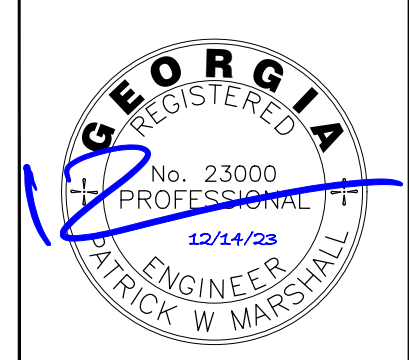
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PROJECT ADDRESS:
**3423 PIEDMONT RD NE
 ATLANTA, GA 30305**

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JOB #: 23TSLEV-0022	DESIGNED: AJB DRAWN: AJB CHECKED: PWM
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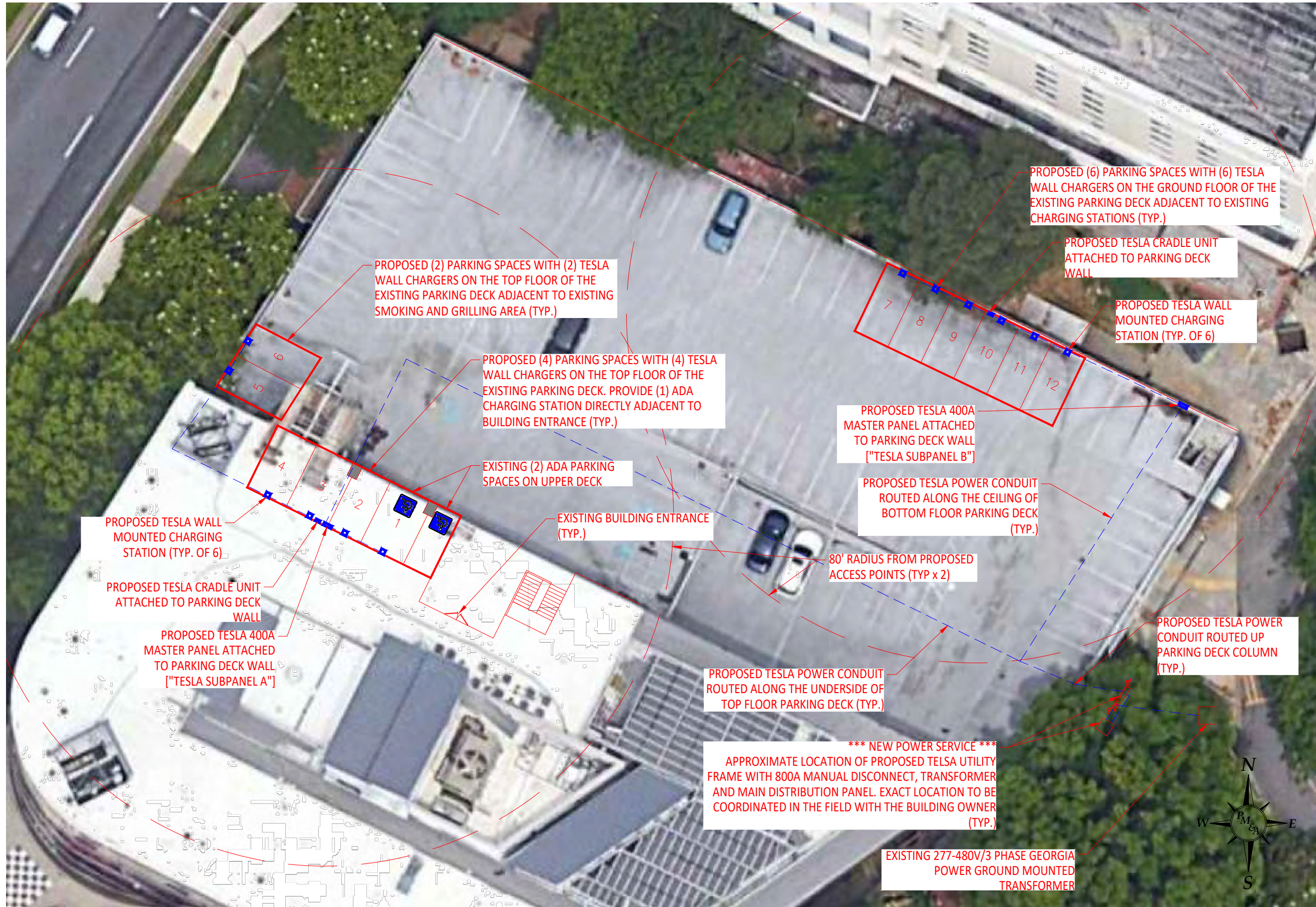
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Patrick W. Marshall, P.E.
 Registered Engineer
 State of Georgia #23000

GENERAL NOTES

C-1



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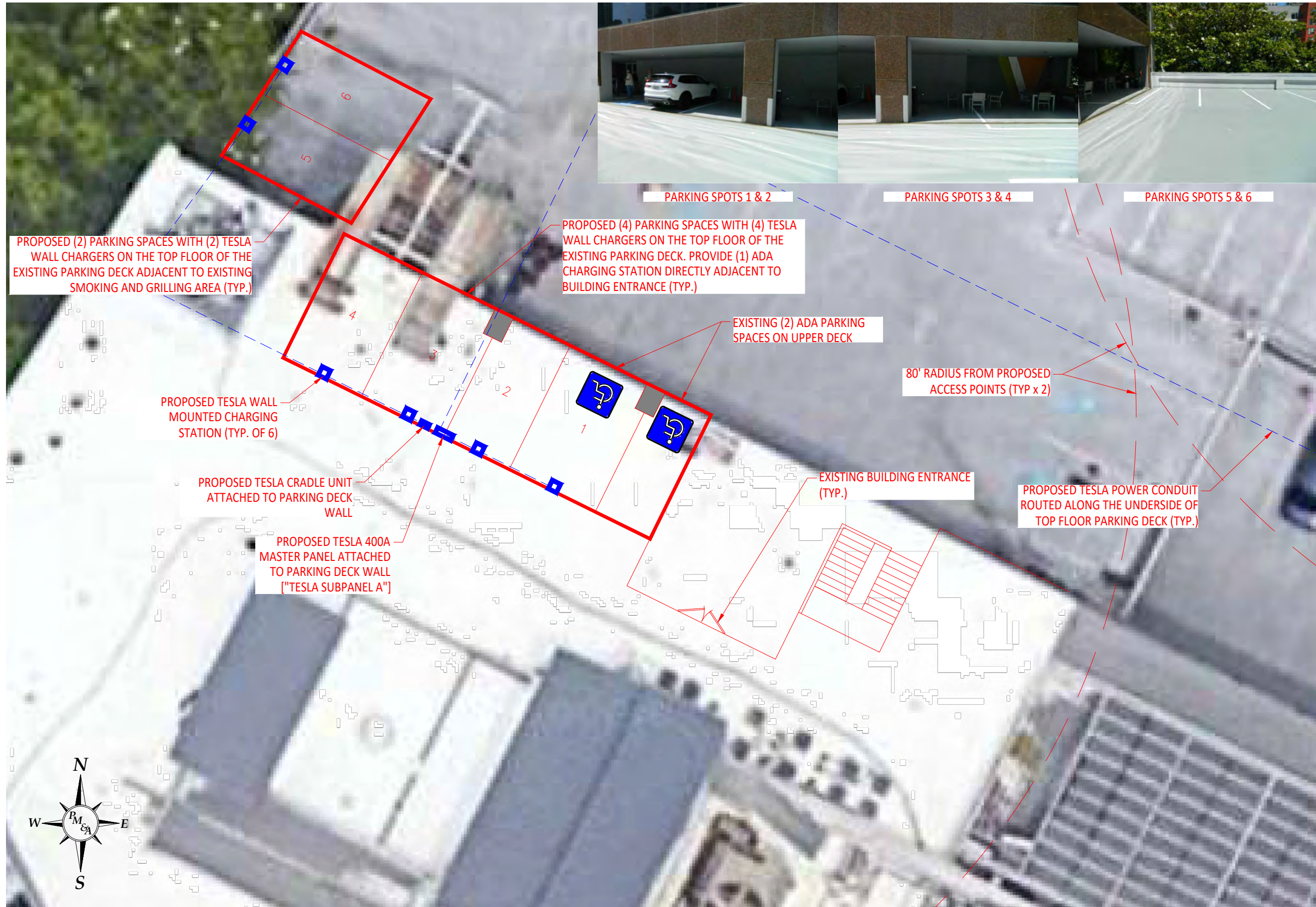


Patrick W. Marshall, P.E.
Registered Engineer
State of Georgia #23000

**OVERALL
SITE PLAN**

C-2

OVERALL SITE PLAN
 1"=10'-0" (FULL SIZE)
 1"=20'-0" (11x17)



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Registered Engineer
State of Georgia #23000

**DETAILED
SITE PLAN**

DETAILED SITE PLAN – UPPER DECK
 1"=10'-0" (FULL SIZE)
 1"=20'-0" (11x17)



PARKING SPOTS 7 & 8

PARKING SPOTS 9 & 10

PARKING SPOTS 11 & 12

DETAILED SITE PLAN – LOWER DECK
 1"=10'-0" (FULL SIZE)
 1"=20'-0" (11x17)



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DETAILED SITE PLAN



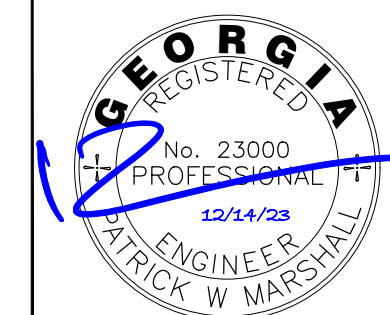
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	DRAWN: AJB
	CHECKED: PWM

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Patrick W. Marshall, P.E.
Registered Engineer
State of Georgia #23000

**CHARGING STATION
EQUIPMENT
DETAILS**

C-5

Installation Requirements



Connectivity

- 5G CRADLEPOINT (preferred):** Tesla provided [Cradlepoint, Antenna](#) and SIMs. WIFI range is 80 ft line of site (unobstructed) to chargers. (Identify mounting location on plan). [Power over ethernet \(POE\)](#) injection module provided by Tesla. Can be used (as needed) to power up to seven (4) CI provided tethered access points or (2-3) Tesla provided [Aruba560](#) access points
- HARD WIRED:** Dedicated SSID from host server room if site is below grade and/or 5G cellular connectivity is poor. LI must agree to Tesla usage or facilitate Tesla setting up an independent account. (Identify on plans)

ADDITIONAL NOTES:

- SIGNAL:** Minimum -65dBm wifi signal strength required on connectors.
 - ORIENTATION:** Must be mounted on horizontal plane.
 - ACCESS POINTS:** Need to be hardwired to their cellular modem (Cradlepoint) or router. Access points to be shown on plans and to be within 80 ft line of site to Leader wall connector.
 - HEIGHT:** Cradlepoint to be mounted at minimum 10ft height and 20cm separation from humans
 - ENCLOSURE:** Tesla supplied external enclosure available to house Cradlepoint
 - WI-FI PASSWORD MANAGEMENT:** C&I shall email te_fts-wc@tesla.com to retrieve site Wifi Password.
 - Email Template sent from their business email address and copy their Tesla CM/PM contact:
- "Please provide WiFi Site Password for SSID: "Wall_E" for charging site with TRTID: XX and address: XX. Thank you."

Power Sharing Install Guidance

Environment	Max distance between Leader & Follower	Max distance between Leader and Local Wifi access point
No obstruction-Line of sight	141 ft (42m)	141 ft (42m)
Lumber Wall	95 ft (28 m)	95 ft (28 m)
Brick Wall	46 ft (14 m)	46 ft (14 m)
Concrete/Reinforced Wall	3.3 ft (1m)	3.3 ft (1m)

- Best Practices**
- Place the Leader closest to the Local Wifi Access point if possible
 - Place the Leader in the middle of a power sharing network if possible.
 - Avoid obstructions like concrete wall between Wifi Connectors if possible. Consider cutting into multiple power sharing networks if connectivity is poor.

Note

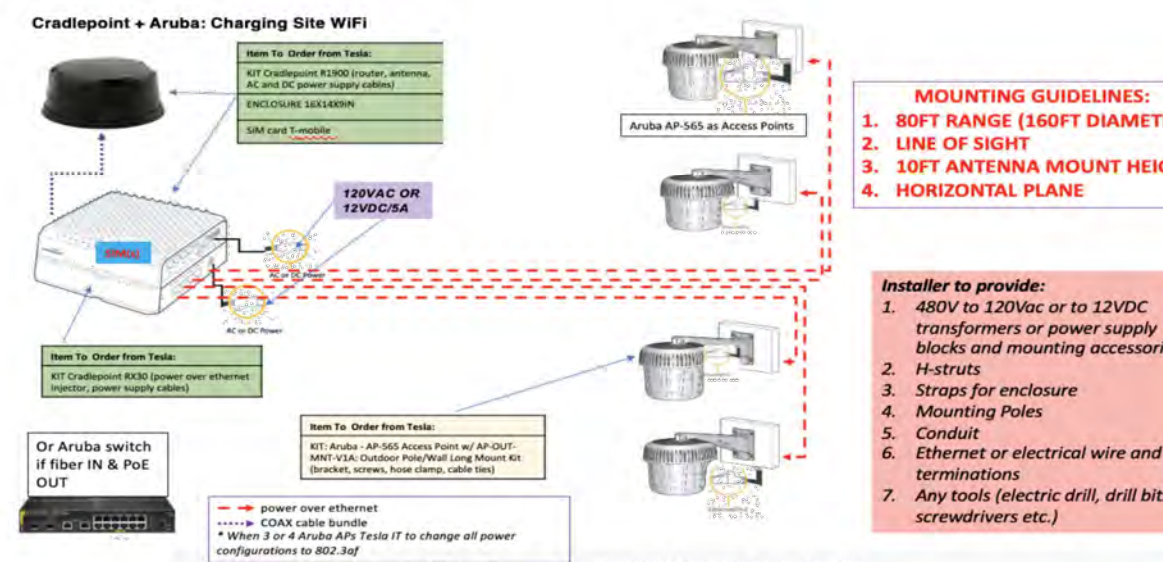
Wifi connection strength can vary significantly depending on the local environment and nearby wireless infrastructure. The install guidance does not guarantee great connectivity and installer must check strength by installing connectors at the Leader Wall Connector and the Farthest Follower Wall Connector.

Electrical

- Circuits:** Power sharing on individual circuits allowed as long as minimum power requirements are met at 100% utilization PM0
- Voltage:** 208V acceptable, 240V preferred (especially when stepping down a service voltage)
- Amperage:** Power sharing acceptable as long as minimum amperages at 100% utilization are achieved, per below:
- Groupings:** For 3 Phase power sources, all wall connectors in a power sharing group must be pulled from the same phase (AB, BC, or AC). Phasing to be balanced and shown in load schedule.
- Nema 3R panel construction:** Both indoor garage and outdoor (exception for enclosed electrical rooms)
- Lockable Panels:** All publicly accessible panels to be locked and provisioned with installer provided Combo lock set to "8752"
- Lighting:** Ensure that all stalls have adequate lighting in place for all operating hours of lot/facility. Minimum 1 FC in stall areas. Spec out additional lamps on Tesla power if necessary and show in plans.
- Follow standard load schedule and power sharing schedule format as given in the examples below.
- House power sites - include full panel schedule and EE validated load availability (Load study only required if EE not capable to ascertain available power based on existing conditions and/or utility billing)
- All WCs in a power sharing group must be on the same phase.
- Standard wiring guidance: 2 x #6 Cu + #10 PE. **Bundled/Direct bury cable** available through WESCO.
- Burndy Pedestal Splice Connector** (1) 60amp x 2 WC located on single pedestal option.

*Provide preferred power unless it pushes cost outside approved guardrail. Discuss with your Project Developer

Connectivity Diagram:

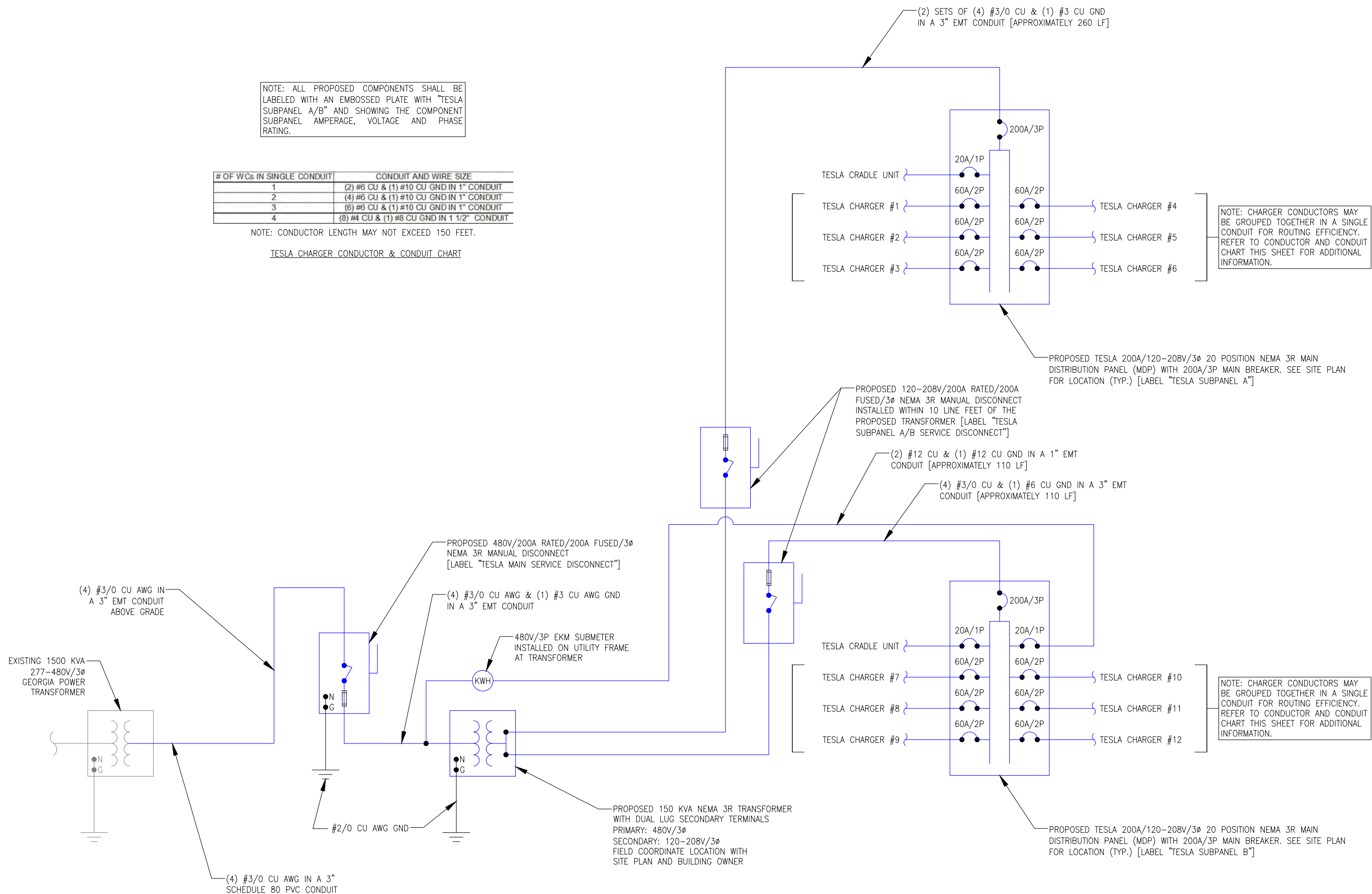


NOTE: ALL PROPOSED COMPONENTS SHALL BE LABELED WITH AN EMBOSSED PLATE WITH "TESLA SUBPANEL A/B" AND SHOWING THE COMPONENT SUBPANEL AMPERAGE, VOLTAGE AND PHASE RATING.

# OF WCs IN SINGLE CONDUIT	CONDUIT AND WIRE SIZE
1	(2) #6 CU & (1) #10 CU GND IN 1" CONDUIT
2	(4) #6 CU & (1) #10 CU GND IN 1" CONDUIT
3	(6) #6 CU & (1) #10 CU GND IN 1" CONDUIT
4	(8) #4 CU & (1) #8 CU GND IN 1 1/2" CONDUIT

NOTE: CONDUCTOR LENGTH MAY NOT EXCEED 150 FEET.

TESLA CHARGER CONDUCTOR & CONDUIT CHART



ONE LINE DIAGRAM - TYPICAL FOR UPPER & LOWER PARKING DECK
NOT TO SCALE



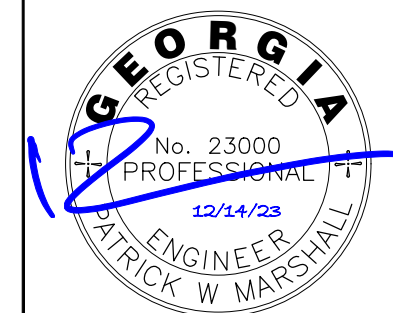
PROJECT NAME:
ATLANTA TECH VILLAGE

PROJECT ADDRESS:
3423 PIEDMONT RD NE
ATLANTA, GA 30305

REV	DATE	DESCRIPTION
A	8/23/23	ISSUED FOR REVIEW
B	8/24/23	ISSUED FOR REVIEW
C	8/29/23	ISSUED FOR REVIEW
0	8/31/23	ISSUED FOR CONSTRUCTION
1	9/18/23	ISSUED FOR CONSTRUCTION
2	11/28/23	ISSUED FOR REVIEW
3	12/8/23	ISSUED FOR CONSTRUCTION

JOB #: 23TSLEV-0022	DESIGNED: AJB DRAWN: AJB CHECKED: PWM
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State of Georgia #23000

**ONE LINE
DIAGRAM**

E-1



PROJECT NAME:
ATLANTA TECH VILLAGE

PROJECT ADDRESS:
3423 Piedmont Rd NE
Atlanta, GA 30305

REV	DATE	DESCRIPTION
A	8/23/23	ISSUED FOR REVIEW
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**ELECTRICAL
PANEL SCHEDULES**

E-2

TFSI A PANFL A			LOCATION:		VOLTAGE: 208/120/3Ø				MOUNTING / ENCLOSURE SURFACE / NFMA 3R					
200A/3Ø			UPPER DECK		MAIN C/B: 200 AMPS				AVAIL. FAULT CURRENT:					
11/28/2023			BUS RATING: 200 AMPS				SHORT CIRCUIT RATING: 35,000							
AMPS/POLES	WIRE & CONDUIT	TYPE	DESCRIPTION	KVA	CKT	A	B	C	CKT	KVA	DESCRIPTION	TYPE	WIRE & CONDUIT	AMPS/POLES
60/2	REFER TO CHART	EQ	TESLA CHARGER #1	4.78	1	9.57			2	4.78	TESLA CHARGER #4	EQ	REFER TO CHART	60/2
-	-	EQ	-	4.78	3		9.57		4	4.78	-	EQ	-	-
60/2	REFER TO CHART	EQ	TESLA CHARGER #2	4.78	5			9.57	6	4.78	TESLA CHARGER #5	EQ	REFER TO CHART	60/2
-	-	EQ	-	4.78	7	9.57			8	4.78	-	EQ	-	-
60/2	REFER TO CHART	EQ	TESLA CHARGER #3	4.78	9		9.57		10	4.78	TESLA CHARGER #6	EQ	REFER TO CHART	60/2
-	-	EQ	-	4.78	11			9.57	12	4.78	-	EQ	-	-
			SPACE		13				14		SPACE			
			SPACE		15				16		SPACE			
			SPACE		17				18		SPACE			
			SPACE		19				20		SPACE			
			SPACE		21				22		SPACE			
			SPACE		23				24		SPACE			
			SPACE		25				26		SPACE			
			SPACE		27				28		SPACE			
20/1	2#12, 1#12G, 1/2" C	EQ	TESLA CRADLE UNIT	0.10	29			0.10	30		SPACE			
				PHASE TOTAL				19.1 19.1 19.2 KVA						
				SUB FEED LUGS				TOTAL CONNECTED LOAD						
				0 0 0				57.5 kVA 159.62 A						
				LARGEST MOTOR				TOTAL DEMAND LOAD						
				KVA				71.89 kVA 199.53 A						
LOAD TYPE	DESCRIPTION	CONN. LOAD	DEMAND FACTOR	DESIGN LOAD										
L	LIGHTING	0.0 0.0	1.25	0.0 0.0										
R	RECEPTACLE	0.0 0.0	NEC	0.0 0.0										
M	MOTOR	0.0 0.0	NCC	0.0 0.0										
H	HEATING	0.0 0.0	1.00	0.0 0.0										
AC	HVAC	0.0 0.0	1.00	0.0 0.0										
EQ	EQUIPMENT	57.5 159.6	1.25	71.89 199.8										
E	EXISTING	0.0 0.0	1.25	0.0 0.0										

* ALL EQUIPMENT LOADS CONSIDERED CONTINUOUS

NOTE: TESLA'S EV POWER SHARING (LOAD MANAGEMENT SYSTEM) SHALL BE CONFIGURED AS A SINGLE GROUP OF 6 CHARGERS, SO THAT IN THE EVENT THAT ALL (6) CHARGERS ARE IN USE, THE LOAD MANAGEMENT SYSTEM WILL LIMIT THE MAXIMUM OUTPUT CURRENT OF EACH CHARGER TO 46 AMPS. REFER TO THE LOAD MANAGEMENT

PANEL SCHEDULE – SUBPANEL A UPPER PARKING DECK
NOT TO SCALE

TFSI A PANFL B			LOCATION:		VOLTAGE: 208/120/3Ø				MOUNTING / ENCLOSURE SURFACE / NFMA 3R					
200A/3Ø			LOWER DECK		MAIN C/B: 200 AMPS				AVAIL. FAULT CURRENT:					
11/28/2023			BUS RATING: 200 AMPS				SHORT CIRCUIT RATING: 35,000							
AMPS/POLES	WIRE & CONDUIT	TYPE	DESCRIPTION	KVA	CKT	A	B	C	CKT	KVA	DESCRIPTION	TYPE	WIRE & CONDUIT	AMPS/POLES
60/2	REFER TO CHART	EQ	TESLA CHARGER #7	4.78	1	9.57			2	4.78	TESLA CHARGER #10	EQ	REFER TO CHART	60/2
-	-	EQ	-	4.78	3		9.57		4	4.78	-	EQ	-	-
60/2	REFER TO CHART	EQ	TESLA CHARGER #8	4.78	5			9.57	6	4.78	TESLA CHARGER #11	EQ	REFER TO CHART	60/2
-	-	EQ	-	4.78	7	9.57			8	4.78	-	EQ	-	-
60/2	REFER TO CHART	EQ	TESLA CHARGER #9	4.78	9		9.57		10	4.78	TESLA CHARGER #12	EQ	REFER TO CHART	60/2
-	-	EQ	-	4.78	11			9.57	12	4.78	-	EQ	-	-
			SPACE		13				14		SPACE			
			SPACE		15				16		SPACE			
			SPACE		17				18		SPACE			
			SPACE		19				20		SPACE			
			SPACE		21				22		SPACE			
			SPACE		23				24		SPACE			
			SPACE		25				26		SPACE			
			SPACE		27				28		SPACE			
20/1	2#12, 1#12G, 1/2" C	EQ	TESLA CRADLE UNIT	0.10	29			0.20	30	0.10	EKM SUBMETER	EQ	2#12, 1#12G, 1/2" C	20/1
				PHASE TOTAL				19.1 19.1 19.3 KVA						
				SUB FEED LUGS				TOTAL CONNECTED LOAD						
				0 0 0				57.6 kVA 159.90 A						
				LARGEST MOTOR				TOTAL DEMAND LOAD						
				KVA				72.01 kVA 199.87 A						
LOAD TYPE	DESCRIPTION	CONN. LOAD	DEMAND FACTOR	DESIGN LOAD										
L	LIGHTING	0.0 0.0	1.25	0.0 0.0										
R	RECEPTACLE	0.0 0.0	NEC	0.0 0.0										
M	MOTOR	0.0 0.0	NCC	0.0 0.0										
H	HEATING	0.0 0.0	1.00	0.0 0.0										
AC	HVAC	0.0 0.0	1.00	0.0 0.0										
EQ	EQUIPMENT	57.6 159.9	1.25	72.01 200.1										
E	EXISTING	0.0 0.0	1.25	0.0 0.0										

* ALL EQUIPMENT LOADS CONSIDERED CONTINUOUS

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PANEL SCHEDULE – SUBPANEL B LOWER PARKING DECK
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PROJECT NAME:
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CONDUIT ROUTING PATH



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



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 _____

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 ~~recommende~~ 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 _____



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Submission Checklist

The following checklist is designed to assist those in preparing required materials for SPI, Beltline Overlay, NC, LW, MRC, and MR districts. **Items omitted will delay applicant's review process.** The following items are required as part of a complete application for a Special Administrative Permit. **NPU Notification and DRC review, as applicable, are required as a part of a completed SAP application.** Please note: * FINAL APPROVED SAP PLANS ARE REQUIRED WITH THE PERMIT APPLICATION SUBMITTAL TO THE OFFICE OF BUILDINGS.

- ___ 1. **SAP Application Form and Property Landowner Authorization Form:** completed with notarized signatures.
- ___ 2. **Notice to Applicant Form:** with signature and date.
- ___ 3. **Project Summary:** Provide cover letter clearly describing all new construction, alterations, repairs or other changes to the exterior appearance of existing structures or site. **Any administrative variations ARE REQUIRED to be accompanied by a written justification for each variation requested.**
- ___ 4. **Property Survey:** One (1) copy of survey (for new single-family and duplex construction, show existing footprints of principal structures on adjoining lots fronting the same street).
- ___ 5. **Site Plan** (drawn to scale, released and sealed for construction) of proposed improvements showing items listed below*. **Initial Submission:** One (1) copy for initial staff review.
Final Submission (after staff review): CbY (% copm)
 - a) Date, north arrow, and graphic scale.
 - b) Adjacent streets, with street names, property lines and dimensions, and easements.
 - c) Existing conditions to remain: identify all overhead utility poles, transformers, above ground storm water detention areas and inlets.
 - d) Proposed new installations: Identify the number, type and location of new street lights, transformers, AC units and other similar mechanical/accessory equipment at or above grade. Identify such items in the public right-of-way which final approval by Department of Public Works or GDOT is required.
 - e) Specify location and widths for all Sidewalks (street furniture and clear zones) and Supplemental Zones.
 - f) Ground floor layout plan with building and tenant entrances also shown
 - g) Street-front ground floor façade fenestration – vertical/horizontal window dimensions and % of façade length
 - h) Outdoor dining – seating plan, dimensions, and % of business establishment floor area
 - i) Height of structures (including fences/walls)
 - j) Parking, driveway and curb cut layout and dimensions (auto, truck loading, & bicycle/moped)
 - k) Location of parking deck light fixtures. Also indicate amount of foot-candles, and type of light fixture
 - l) Landscape plan: Planting locations including street trees (with tree species and calipers indicated), parking lot and other on-site landscaped areas (with the dimensions and percentage of lot calculated).
 - m) Provide Developmental Control Specification Form (pages 6-8) information on the site plan.
 - Zoning Classification, Net Lot Area & Gross Land Area, Floor Area Ratio (FAR), square footage of structures & individual uses, etc.
- ___ 6. ~~Rooftop plan when counted towards open space requirements.~~
- ___ 7. ~~Elevations of building facades. CbY (1) copy for initial staff review. Final Submission: CbY (% copm)~~
- ___ 8. **Section drawing(s)** as needed showing required sidewalks, supplemental zones (with retaining walls), and building façade & finished floor-level dimensioned within 5 feet above the adjacent sidewalk-level.
- ___ 9. **DRI conditions of approval, rezoning legislation, variance or special exception letters** printed on site plan.
- ___ 10. ~~Transportation Management Plan/Association Membership (where applicable) required based on the zoning district. See specific zoning regulations for confirmation.~~
- ___ 11. ~~Beltline Overly District, NC-2, NC-6, NC-10, NC-11, NC-12, and NC-14 properties:~~
 - ~~Mail a copy of the submitted SAP application & drawings stamped received by the Office of Zoning and Development to the NPU contact person.~~
 - ~~Submit a copy of U.S. Postal Service Certificate of Mailing and Notarized Affidavit of NPU Notification (page 5) as soon as possible to complete the application submission and begin the SAP review period.~~
- ___ 12. Photographs (buildings/site): Show existing conditions for alterations to existing building facades and/or site modifications.
- ___ 13. ~~Shared Off site Parking: Requests for approval of off site parking submit materials on Shared Off site Parking checklist.~~
- ___ 14. **Other information** necessary for the SAP as requested by staff.

City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
DEVELOPMENT/DESIGN REVIEW COMMITTEES (DRC)

****CHECK FOR APPLICABILITY** Beltline Overlay and Special Public Interest (SPI) Districts**

File # _____

Development / Design Review Committees (DRC) have been established as an advisory group for the purpose of providing to the Director of the Office of Zoning and Development formal recommendations/comments on Special Administrative Permit (SAP) applications within the Beltline Overlay and particular SPI zoning districts. Applicants are required to make a presentation of their project to the applicable DRC committee. DRC review is required as part of a completed SAP application.

Each DRC shall consist of committee members representing the corresponding district stakeholders including: property owner(s), business owner(s) or resident(s), and applicable neighborhood organization(s), among others.

The DRC convenes monthly (or as needed) to comment on SAP applications within a particular district. Each DRC shall provide recommendations to the Office of Zoning and Development Staff and the applicant within 7 business days, unless the applicant is requested to return to the applicable DRC and/or present to respective neighborhood organization(s), or

DRC Committees (established by City Council Resolution)

- SPI-1 Downtown (2007)
- SPI-9 Buckhead Village (2010)
- SPI-12 Buckhead/Lenox Stations (2012)
- SPI-15 Lindbergh (2001)
- SPI-16 Midtown (2001)
- SPI-17 Piedmont Avenue (2001)
- Beltline Overlay (2015)

Meeting Dates and Locations

Downtown SPI-1

Meetings held the 4th Thursday morning monthly
Central Atlanta Progress, 84 Walton Street NW, Suite 500
Contact Fredalyn Frasier: Ffrasier@atlantadowntown.com
(404) 307-4286

Midtown SPI-16 & Piedmont Avenue SPI-17

Meetings held the 2nd Tuesday evening monthly
Midtown Alliance, 999 Peachtree Street NE, Suite 730
Contact Karl Smith-Davids: Karl@MidtownATL.com
(404) 443-6249

Buckhead Village SPI -9 & Buckhead/Lenox SPI-12

Meeting held 1st Wednesday afternoon monthly
BATMA, 3340 Peachtree Road NE
Tower Place Bld. 100, Suite 1515
Contact Denise Starling: Denise@batma.org
(404) 842-2680

Beltline Overlay

Meeting held the 3rd Wednesday evening monthly
Atlanta Beltline Inc.
100 Peachtree Street NW, Suite 2300
Contact Lynnette Reid: LReid@atlbeltline.org
(404) 477-3551

Lindbergh SPI-15: Meetings coordinated by City of Atlanta Zoning and Development Staff: (404) 330-6145.

Application Submittal and Review Process

- 1) Pre-application meeting with Office of Zoning and Development staff. To arrange pre-application meeting, contact Christian Olteanu at 404-330-6961 or colteanu@atlantaga.gov.
- 2) Notify the applicable DRC contact (as listed above) to arrange placement on the next scheduled DRC meeting agenda.

DRC Submittal Requirements

- 1) Written summary of proposed scope of work (include applicable project information such as total square footage, # and breakout of residential units, and square footage of each commercial use, building height, parking and loading provided, etc.).
- 2) Identification of all administrative variations requested and written justification for each requested.
- 3) PDF Digital drawings (to-scale) of site plans and building elevations as applicable to the scope of work.
- 4) Photographs of the existing property.
- 5) Contact DRC representative to e-mail project information (prior to meeting) and confirm DRC meeting date and time.
- 6) At the DRC meeting:
 - a. Provide hardcopies of cover letter and drawings (in 11"x17" size) for distribution to each committee member.
 - b. Provide drawings on boards for project presentation to committee members or digital PowerPoint presentation (coordinate with DRC representative on the latter).

Committee Review Responsibilities

- 1) Make recommendations on project concerning zoning requirements and administrative variations requested.
- 2) Make other design recommendations for consideration concerning an application. Note: these other recommendations are not code requirements.



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, AV 3423 PIEDMONT LLC SWEAR THAT I AM THE **LANDOWNER**
owner(s) name

OF THE PROPERTY LOCATED AT: 3423 PIEDMONT RD

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.

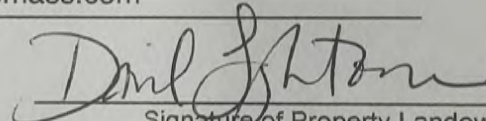
NAME OF APPLICANT (PRINT CLEARLY):

Donna Carroll, obo TESLA, INC.

ADDRESS: 3500 DEER CREEK ROAD PALO ALTO, CA 94304

TELEPHONE: 863-669-5660

EMAIL: dcarroll@pmass.com


 Signature of Property Landowner

DAVID LIGHTBURN
 Print Name of Property Landowner
AUTHORIZED SIGNER

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.

Megan Brown
 Signature of Notary Public

1.30.2024
 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)						



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, 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		
<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.

 Applicant Printed Name

 Applicant Signature

 Date