

LEGEND:

01 10'-0" MIN PLANTING BUFFER
02 4'-0" SIDEWALK
03 DOG PARK BERM
04 BENCH
05 SEATING AREA
06 SOD AREA
07 ORNAMENTAL TREE/FLOWERING TREE
08 GROUNDCOVER
09 EVERGREEN SHRUB
10 EVERGREEN TREE
11 1'-0" HT RETAINING WALL
12 9'-0" HT OPAQUE FENCE
13 DOG PARK FENCE AND GATE
14 TURF

0 5 10 20
SCALE: 1"= 10'-0"

IRON WOOD DG

DOG PARK CONCEPT PLAN

ATLANTA, GA
08/21/26

470 EAST PACES FERRY

Project Summary

This special administrative permit proposes the redevelopment of a 2.911 acre tract with frontage on Maple Drive and direct access to East Paces Ferry Road from an existing driveway easement. The subject property is zoned SPI-9, Subarea 3 and is located in the Buckhead Parking Overlay district. The proposal is to redevelop the property with 314 rental multifamily units with vehicular access provided from both Maple Drive and East Paces Ferry Road as the site is currently accessed. Parking will be provided in a parking structure incorporated into the building footprint.

Based on the City of Atlanta mylar map, the western portion of the property and the extension to East Paces Ferry Road was conditionally zoned prior to the adoption of SPI-9 pursuant to a 1970 zoning approval. The sole condition applicable to the property limits the use of the property to apartment use. Enclosed is a copy of the 1970 meeting minutes including the condition. The proposal to develop rental multifamily use on the property is aligned with the 1970 zoning condition.

Variations List

1. **Variation from Section 16-18I.011(2) – Transitional Yard.**

   Section 16-18I.011 imposes a transitional yard where properties in SPI-9 adjoin certain residential zoning districts and where the adjacent property has a FAR based on the SPI-9 Map Attachment A of less than 1.0 and the existing structures are less than 35 feet in height. The transitional yard applying to the subject property is based on the latter protected property designation. The adjoining properties to the west fronting on East Shadowlawn Avenue and two of the properties adjoining to the south in the western corner have an 0.848 FAR limit based on the SPI-9 Map Attachment A and have existing buildings with a building height of fewer than 35 feet. Notably, Section 16-18I.005(3) limits administrative relief with respect to transitional yards where the boundaries adjoin any residential district outside SPI-9 without an intervening street, but do not limit administrative variations for properties that adjoin other SPI-9 zoned parcels. The transitional yard is currently a paved parking lot and the development is proposing to disturb the transitional yard to add planting and a walkway/trail.

2. **Variation from Section 16-18I.016(2)(a) – Stoop / Patio Height**

   Section 16-18I.016(2)(a) imposes a maximum finished floor height of 30 inches above either the provided supplemental zone elevation or the finished sidewalk grade. The lobby/leasing level serves as the primary building entrance and is proposed at a finished floor elevation of 997 feet. Due to the existing grade conditions along the southern frontage, where the finished sidewalk grade is approximately 993 feet, the adjacent patio elevation is required to align with the lobby/leasing level. Accordingly, a variation is requested to allow a maximum patio height of 48 inches.

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) JLB Partners, LLC

ADDRESS 99 West Paces Ferry Road NW, Suite 7, Atlanta, GA 30305

PHONE NO. (803) 727-0479 EMAIL rsucher@jlbpartners.com

PROPERTY LANDOWNER A S I PROPERTIES INC

ADDRESS 470 E Paces Ferrry RD NE Atlanta, GA 30305

PHONE NO. _____ EMAIL _____

DATE STAMP RECEIVED BY OFFICE OF ZONING AND DEVELOPMENT

ADDRESS OF PROPERTY 470 East Paces Ferry Rd, Atlanta, Georgia 30305

Land District 17 *Land Lot* 61 *Council District* D-7 *NPU* B

Is property within the BeltLine Overlay District? Yes ☐ No ■ Zoning Classification SPI-9 SA3(BUCKHEAD VILLAGE)

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 07/30/2026 **Signature of Applicant** Robert J Sucher

Additional Submittal Requirements (as applicable):

- **SAP Hearings:** **Please note that **ALL** SAP applications are required to be placed on an agenda and heard at a public hearing PRIOR to City approval, in accordance with Georgia Open Meetings Act O.C.G.A. 50-14-1. See the schedule for closing dates.*
- **Inclusionary Zoning:** All new or conversion multifamily residential rental projects with 10 or more units in the Beltline Overlay District OR Westside & Westside Park Affordable Workforce Housing Overlay Districts must complete and submit the Inclusionary Zoning Certification Forms within the application. Review and complete pages 13-14 of this SAP for certification forms.
- **Beltline, NC-2, NC-6, NC-10, NC-11, NC-12, NC-14 & NC-16 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. To request this meeting, contact Jubie Thompson at 470-599-2131 or jthompson@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 (Georgia Regional Transportation Authority) and ARC (Atlanta Regional Commission). 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, and a public hearing are required to complete the SAP Application.**

SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Submittal 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): One (1) copy.

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: One** (1) copy for initial staff review. **Final Submission: One (1) copy.**

☐ 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, NC-14 and NC-16** 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 for the relevant zoning districts.

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).

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 Enrique Bascunana:
Ebascunana@atlantadowntown.com
(404) 918-4898

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 Forrest Rose: Frose@atlbeltline.org
(404) 921-7616

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

Application Submittal and Review Process

1) Submit a complete application to be provided with an official application number. If appliable, arrange a pre-application meeting prior to submission with Ms.Jubie Thompson at 470-599-2131 or jthompson@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 projects 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, A S I PROPERTIES INC SWEAR THAT I AM THE **LANDOWNER**

owner(s) name

OF THE PROPERTY LOCATED AT: 470 East Paces Ferry Road NE
Atlanta, GA 30305

AS SHOWN IN THE RECORDS OF FULTON COUNTY, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):
JLB Partners, LLC

ADDRESS: 99 West Paces Ferry Road NW, Suite 7, Atlanta, GA 30305

TELEPHONE: (803) 727-0479 EMAIL: rsucher@jlbpartners.com

Signature of Property Landowner

Neil S. Goldstein
Print Name of Property Landowner

Personally Appeared
Before Me
Shaun C. Willie

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

July 30, 2026
Date

SHAUN C. WILLIE NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES 02/04/2029

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

- 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)	132,498
Net Lot Area (NLA)	126,790

Floor Area Ratio (FAR) – as applicable. Check which used for residential: ☐ GLA, or ☑ NLA

	Residential FAR Ratio	Residential Square Footage	Non-Residential FAR Ratio	Non-Residential Square Footage
Base Allowed	2.696	341,826		
Base Provided	2.65	336,399		
Bonus Allowed				
Bonus Provided				

Bonus FAR Program (check bonus utilized if applicable)

Transit Station ☐	Ground Floor Retail ☐	Open Space and New Streets ☐	Community Center Facilities ☐	Workforce Housing ☐

Residential Units

Total Provided: 314

Number of Units Provided (without bonus)	314
Number of Bonus Units Provided (without workforce housing)	
Number of Bonus Workforce Housing Units Provided (20% required)	
Total Number of Units per Acre	107.9

Building Coverage ☑ or Lot Coverage ☐ (check applicable as required per zoning district)

	Percentage (%)	Square Footage
Max. Permitted	N/A	
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	N/A	N/A	N/A	65		
Provided (specify for each street)				65% provided at street level along leasing / amenity		

File # _____

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

Definitions and Methods of Calculation

- **LUI** = Land Use Intensity Ratios Table (per Section 16-08 R-G District Regulations)
- **TOSR** are calculated only for residential developments. TOSR includes the total horizontal area of uncovered open space plus ½ of the total horizontal area of covered open space subject to the limitations in Section 16-28.010 (4). Covered total open space is the open space closed to the sky but having two clear unobstructed open or partially open (50% or more) sides.
  - TOSR required = (LUI table) X (GLA).
  - TOSR provided = (GLA) – (area of building footprint) + (combined area of balconies and rooftop terraces).
- **UOSR** requirements are calculated using the residential FAR (of the corresponding net lot or GLA lot sized used to calculate FAR) for both residential and mixed-use developments. It does not include areas for vehicles. However, newly created on-street parking (outside of existing travel lanes) and new streets may be counted towards the UOSR calculations as specified in the district regulations.
  - UOSR required = (LUI table) X (the corresponding lot size used to calculate FAR).
  - If GLA is used for USOR, than the amount provided shall be = (NLA) – (area of building footprint + surface area of parking lots, and driveways) + (balconies, rooftop terraces, and landscaped areas on sidewalks within the adjacent right-of-way).

TOSR: Total Open Space Requirements for Residential Only Projects

(Not required in SPI-9, SPI-16, SPI-17, SPI-18, SPI-20, SPI-21, MRC, MR, or LW districts, or in mixed-use developments.)

	Ratio	Total Square Footage
Minimum Required	N/A	N/A
Provided		
Square Footage breakout of UNCOVERED TOSR amount provided by the following:		
GLA minus building square footage		
Open exterior balconies (per Section 16-28 or district regs)		
Roof area improved as recreation space		
Square Footage breakout of COVERED TOSR amount provided by the following:		
Areas closed to the sky (roof) but having two sides with a minimum of 50% open		

UOSR: Usable Open Space Requirements for Residential and or Mixed-use Developments

(These are areas not counted towards Public Space Requirements)

	Ratio	Total Square Footage
Minimum Required	25% of NLA	31,698 SF
Provided	51.4%	65,185 SF
Square Footage Breakdown of UOSR amounts provided by the following:		
Balconies		17,120 SF
Rooftop Terraces		16,766 SF
Landscaped Areas and Plazas		28,961 SF
Portions of Sidewalks on Private Property		1,134 SF
Portions of Landscaped Areas in Right-of-way adjacent to Property		1,204 SF

File # _____

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

PSR: Public Space Requirements for ~~Non-residential & Mixed-use Developments~~ *~~(These are areas not counted towards UOSR)~~* SEC. 16-18I.012 (1)(c) - For all uses, a minimum of 50 percent of the useable open space requirement (UOSR) shall be public space...		
***Public Space provided** = (square footage area of exterior space) + (square footage area of interior space)*		
	Percentage (%)	Total Square Footage
Minimum Required	50% of UOSR	15,849 SF
Provided	50.4%	16,000 SF
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.)	16,000 SF - Sidewalk, amenity space, supplemental zone along maple,landscaped area along north driveway easement and portion of walking path	
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
24	177	100	13	0
On-site Parking Spaces	**Residential**		**Non-residential Uses**	
Minimum Required	0 (Buckhead Parking Overlay)			
Provided	424			
Maximum Allowed	507			
Bicycle Parking Spaces	**Residential**		**Non-residential Uses**	
Minimum Required	50			
Provided	50			

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)	2	
Provided (specify for each use)	2	

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.

Robert J Sucher	Robert J Sucher	7/30/26
Applicant Printed Name	Applicant Signature	Date

RECORDING INFORMATION

LEGEND

AE	ACCESS EASEMENT
AGL	ATLANTA GAS LIGHT
BFE	BASEMENT FLOOR ELEVATION
BSL	BSL LINE
BOC	BACK OF CURB
C&G	CURB & GUTTER
C/L	CENTERLINE
CMF	CONCRETE MONUMENT FOUND
CMP	CORRUGATED METAL PIPE
C/O	CLEAN OUT
CTP	CRIMPED TOP PIPE
DB/PG	DEED BOOK/PAGE NUMBER
DE	DRAINAGE EASEMENT
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
EB	ELECTRIC BOX/TRANSFORMER
EC	EDGE OF CONCRETE
EP	EDGE OF PAVEMENT
ELEV	ELEVATION
EX	EXISTING
-x-x-x-	FENCE LINE
FH	FIRE HYDRANT
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
←FA	FLOW ARROW
FSB	FRONT BSL LINE
GV	GAS VALVE
GI	GRATE INLET
GW	GUY WIRE
HW	HARDWOOD TREE
ICV	IRRIGATION CONTROL VALVE
IE/INV	INVERT ELEVATION
IPF	IRON PIN FOUND
IPS	IRON PIN SET
JB	JUNCTION BOX
LP	LIGHT POLE/LAMP POST
LL	LAND LOT
LLL	LAND LOT LINE
MFE	MINIMUM FLOOR ELEVATION
N/F	NOW OR FORMERLY
NTS	NOT TO SCALE
OCS	OUTLET CONTROL STRUCTURE
--OHP--OHP--	OVERHEAD POWER LINE
OTP	OPEN TOP PIPE
PN	PINE TREE
PB/PG	PLAT BOOK/PAGE
PL	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
POL	POINT ON LINE
PP	POWER POLE
RAH	RECORD ANGLE HELD
RSB	REAR BSL LINE
RD	RECORD DISTANCE
RDH	RECORD DISTANCE HELD
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
RWM	RIGHT OF WAY MONUMENT
SMH	SANITARY SEWER MANHOLE
SSCB	SINGLE WING CATCH BASIN
SSB	SIDE BSL LINE
--SS--	SANITARY SEWER LINE
SSE	SANITARY SEWER EASEMENT
STA	STATION
T(#)	TREE WITH ID NUMBER
T/F	TRANSFORMER
TBM	TEMPORARY BENCHMARK
TBX	TELEPHONE BOX/PEDESTAL
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
--C--C--C--	UNDERGROUND CABLE TV LINE
--E--E--E--	UNDERGROUND ELECTRIC LINE
--G--G--G--	UNDERGROUND GAS LINE
--T--T--T--	UNDERGROUND TELECOMM. LINE
--W--W--W--	UNDERGROUND WATER LINE
--U--U--U--	UNKNOWN UNDERGROUND UTILITY
WM	WATER METER
WV	WATER VALVE
WI	WEIR INLET

AS-SURVEYED LEGAL DESCRIPTION - TRACT 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in the City of Atlanta, Land Lot 61, 17th District, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at the intersection of the northwesterly R/W line of East Paces Ferry Road (70' R/W) with the southwesterly R/W line of Maple Drive (50' R/W); THENCE running along said R/W line of Maple Drive in a northwesterly direction a distance of 261.63 feet to a 1/2" rebar found; said point being the **POINT OF BEGINNING**;

THENCE leaving said R/W line of Maple Drive South 78 degrees 35 minutes 36 seconds West a distance of 96.31 feet to a 1/2" rebar found; THENCE South 01 degrees 33 minutes 34 seconds West a distance of 18.75 feet to a 1/2" rebar found; **THENCE** South 70 degrees 13 minutes 22 seconds West a distance of 53.69 feet to a 1.5" open top pipe (leaning) found; THENCE South 70 degrees 58 minutes 00 seconds West a distance of 85.86 feet to a 3/8" rebar found; THENCE South 71 degrees 09 minutes 37 seconds West a distance of 34.26 feet to an iron pin set; THENCE South 71 degrees 09 minutes 37 seconds West a distance of 27.30 feet to an iron pin set; THENCE North 18 degrees 59 minutes 59 seconds West a distance of 234.10 feet to a PK nail set; THENCE North 71 degrees 07 minutes 49 seconds East a distance of 315.45 feet to an iron pin set on the southwesterly R/W line of Maple Drive; THENCE running along said R/W line of Maple Drive South 15 degrees 54 minutes 44 seconds East a distance of 228.28 feet to a point; said point being the **POINT OF BEGINNING**.

Said tract or parcel of land containing 71,082 square feet, or 1.632 acres.

AS-SURVEYED LEGAL DESCRIPTION - TRACT 2

ALL THAT TRACT OR PARCEL OF LAND lying and being in the City of Atlanta, Land Lot 61, 17th District, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at the intersection of the northwesterly R/W line of East Paces Ferry Road (70' R/W) with the southwesterly R/W line of Maple Drive (50' R/W); THENCE running along said R/W line of Maple Drive in a northwesterly direction a distance of 261.63 feet to a 1/2" rebar found; THENCE leaving said R/W line of Maple Drive South 78 degrees 35 minutes 36 seconds West a distance of 96.31 feet to a 1/2" rebar found; THENCE South 01 degrees 33 minutes 34 seconds West a distance of 18.75 feet to a 1/2" rebar found; THENCE South 70 degrees 13 minutes 22 seconds West a distance of 53.69 feet to a 1.5" open top pipe (leaning) found; THENCE South 70 degrees 58 minutes 00 seconds West a distance of 85.86 feet to a 3/8" rebar found; THENCE South 71 degrees 09 minutes 37 seconds West a distance of 34.26 feet to an iron pin set; THENCE South 71 degrees 09 minutes 37 seconds West a distance of 27.30 feet to an iron pin set; said point being the **POINT OF BEGINNING**;

THENCE South 71 degrees 09 minutes 37 seconds West a distance of 230.30 feet to a 5/8" rebar found; THENCE North 01 degrees 08 minutes 19 seconds East a distance of 249.01 feet to an iron pin set; THENCE North 71 degrees 07 minutes 49 seconds East a distance of 144.57 feet to a PK nail set; THENCE South 18 degrees 59 minutes 59 seconds East a distance of 234.10 feet to an iron pin set; said point being the **POINT OF BEGINNING**.

Said tract or parcel of land containing 43,869 square feet, or 1.007 acres.

AS-SURVEYED LEGAL DESCRIPTION - TRACT 3

ALL THAT TRACT OR PARCEL OF LAND lying and being in the City of Atlanta, Land Lot 61, 17th District, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at the intersection of the northwesterly R/W line of East Paces Ferry Road (70' R/W) with the southwesterly R/W line of Maple Drive (50' R/W); THENCE running along said R/W line of Maple Drive in a northwesterly direction a distance of 261.63 feet to a 1/2" rebar found; THENCE continuing along said R/W line of Maple Drive North 15 degrees 54 minutes 44 seconds West a distance of 228.28 feet to an iron pin set; said point being the **POINT OF BEGINNING**;

THENCE leaving said R/W line of Maple Drive South 71 degrees 07 minutes 49 seconds West a distance of 460.02 feet to an iron pin set; THENCE North 01 degrees 08 minutes 19 seconds East a distance of 27.63 feet to a point, said point being 0.35 feet northeast of a 5/6" rebar found; THENCE North 71 degrees 07 minutes 49 seconds East a distance of 451.91 feet to an iron pin set on the southwesterly R/W line of Maple Drive; THENCE running along said R/W line of Maple Drive South 15 degrees 54 minutes 44 seconds East a distance of 26.00 feet to an iron pin set; said point being the **POINT OF BEGINNING**.

Said tract or parcel of land containing 11,839 square feet, or 0.272 acres.

AS-SURVEYED LEGAL DESCRIPTION - OVERALL

ALL THAT TRACT OR PARCEL OF LAND lying and being in the City of Atlanta, Land Lot 61, 17th District, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at the intersection of the northwesterly R/W line of East Paces Ferry Road (70' R/W) with the southwesterly R/W line of Maple Drive (50' R/W); THENCE running along said R/W line of Maple Drive in a northwesterly direction a distance of 261.63 feet to a 1/2" rebar found; said point being the **POINT OF BEGINNING**;

THENCE leaving said R/W line of Maple Drive South 78 degrees 35 minutes 36 seconds West a distance of 96.31 feet to a 1/2" rebar found; THENCE South 01 degrees 33 minutes 34 seconds West a distance of 18.75 feet to a 1/2" rebar found; THENCE South 70 degrees 13 minutes 22 seconds West a distance of 53.69 feet to a 1.5" open top pipe (leaning) found; THENCE South 70 degrees 58 minutes 00 seconds West a distance of 85.86 feet to a 3/8" rebar found; THENCE South 71 degrees 09 minutes 37 seconds West a distance of 34.26 feet to an iron pin set; THENCE South 71 degrees 09 minutes 37 seconds West a distance of 27.30 feet to an iron pin set; THENCE South 71 degrees 09 minutes 37 seconds West a distance of 230.30 feet to a 5/8" rebar found; THENCE North 01 degrees 08 minutes 19 seconds East a distance of 249.01 feet to an iron pin set; THENCE North 01 degrees 08 minutes 19 seconds East a distance of 27.63 feet to a point, said point being 0.35 feet northeast of a 5/6" rebar found; THENCE North 71 degrees 07 minutes 49 seconds East a distance of 451.91 feet to an iron pin set on the southwesterly R/W line of Maple Drive; THENCE running along said R/W line of Maple Drive South 15 degrees 54 minutes 44 seconds East a distance of 26.00 feet to an iron pin set; THENCE running along said R/W line of Maple Drive South 15 degrees 54 minutes 44 seconds East a distance of 228.28 feet to a point; said point being the **POINT OF BEGINNING**.

Said tract or parcel of land containing 126,790 square feet, or 2.911 acres.

AS-SURVEYED LEGAL DESCRIPTION - DRIVEWAY ESMT. PARCEL

ALL THAT TRACT OR PARCEL OF LAND lying and being in the City of Atlanta, Land Lot 61, 17th District, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at the intersection of the northwesterly R/W line of East Paces Ferry Road (70' R/W) with the southwesterly R/W line of Maple Drive (50' R/W); THENCE running along said R/W line of Maple Drive in a northwesterly direction a distance of 261.83 feet to a 1/2" rebar found; THENCE leaving said R/W line of Maple Drive South 78 degrees 35 minutes 36 seconds West a distance of 96.31 feet to a 1/2" rebar found; THENCE South 01 degrees 33 minutes 34 seconds West a distance of 18.75 feet to a 1/2" rebar found; THENCE South 01 degrees 33 minutes 34 seconds West a distance of 53.69 feet to a 1.5" open top pipe (leaning) found; THENCE South 70 degrees 58 minutes 00 seconds West a distance of 85.86 feet to a 3/8" rebar found; THENCE South 70 degrees 13 minutes 22 seconds West a distance of 53.69 feet to a 1.5" open top pipe (leaning) found; THENCE South 70 degrees 58 minutes 00 seconds West a distance of 85.86 feet to a 3/8" rebar found; said point being the **POINT OF BEGINNING**;

THENCE South 47 degrees 43 minutes 17 seconds East a distance of 97.57 feet to a point; THENCE along a curve to the right an arc distance of 37.73 feet, said arc having a radius of 66.47 feet, and a chord bearing South 32 degrees 15 minutes 03 seconds East a chord distance of 37.22 feet; THENCE South 15 degrees 23 minutes 26 seconds East a distance of 111.62 feet to a point on the northwesterly R/W line of East Paces Ferry Road; THENCE running along said R/W line of East Paces Ferry Road South 78 degrees 20 minutes 43 seconds West a distance of 31.08 feet to a point; THENCE leaving said R/W line of East Paces Ferry Road North 13 degrees 49 minutes 17 seconds West a distance of 109.69 feet to a point; THENCE along a curve to the left an arc distance of 20.63 feet, said arc having a radius of 33.60 feet, and a chord bearing North 31 degrees 01 minutes 44 seconds West a chord distance of 20.31 feet; THENCE North 48 degrees 50 minutes 17 seconds West a distance of 115.53 feet to an iron pin set; THENCE North 71 degrees 09 minutes 37 seconds East a distance of 34.26 feet to a 3/6" rebar found; said point being the **POINT OF BEGINNING**.

Said tract or parcel of land containing 7,142 square feet, or 0.164 acres.

RECORD DESCRIPTION

All those tracts or parcels of land and easements lying and being in Land Lot 61 of the 17th District of Fulton County, Georgia as shown on Plat of Survey for 470 East Paces Ferry, Road, And Home Life Insurance Company prepared by D. W. Lynah, G. R. L. S., dated April 22, 1979, last revised June 24, 1981, and being more particularly described as follows:

Parcel No. 1:
To find the point or beginning commence at the Northwesterly Intersection of the Western side or the right-of-way of East Paces Ferry Road and run Westerly and Southwesterly along the Northern side of the right-of-way of East Paces Ferry Road 150 feet to an iron pin found, running thence North 15° 4' West a distance of 236.72 feet to an iron pin found at a fence corner and the POINT OF BEGINNING, running thence North 70° 14' feet East a distance of 53.5 feet to an iron pin found; running thence North 1° 28' East a distance of 18.5 feet to an iron pin found; running thence North 78° 5' East a distance of 97.69 feet to a iron pin found; running North 16 °09' West along the Western side of the right-of-way of Maple Drive a distance of 226.5 feet to an iron pin found (hereinafter "Parcel No. 3 Beginning Point"); running thence South 71°04' West a distance of 315.45 feet to a point (hereinafter "Parcel No. 2 Beginning Point"); running thence South 18° 57' East a distance of 234.27 feet to a nail found; running thence North 71° 6' East a distance of 27.13 feet to a nail set; an continuing thence North 71° 6' East a distance of 34.26 feet to an iron pin set; and continuing thence North 71° 6' East, a distance of 85.81 feet to an iron pin found and the POINT OF BEGINNING, Shown as Parcel No. 1 on the aforesaid survey and shown to contain 1.637 acres.

Parcel No. 2:
BEGINNING at the Parcel No. 2 Beginning Point herein above described and running thence South 71 degrees 4 feet West a distance of 145.45 feet to an iron pin found; running thence South 0° 58' West a distance of 249.0 feet to an iron pin found; and continuing thence South 0° 58' West a distance of 23.66 feet to an iron pin set; running thence North 71° 6' East a distance of 230.3 feet to a nail found; running thence North 18° 57' West 234.27 feet to the POINT OF BEGINNING, being shown as Parcel No. 2 and said to contain 1.009 acres on the above described Plat of Survey.

Parcel No. 3:
BEGINNING at the Parcel No. 3 Beginning Point hereinabove described and running thence South 71° 84' West a distance of 315.45 feet to a point and continuing thence South 71° 4' West a distance of 145.45 feet to an iron pin found; running thence North 0° 58' East a distance of 27.75 feet to an iron pin set; running thence North 71° 4' East a distance of 452.7 feet to an iron pin set on the Western side of the right-of-way of Maple Drive; running thence South 16° 9' East along the Western side of the right-of-way a distance of 25 feet to the POINT OF BEGINNING. Shown as Parcel No. 3 and said to contain .273 acres on the above described Plat of Survey.

Driveway Easement:
To find the Point of Beginning commence at the Northwesterly intersection f the Western side of the rights-of-way of Maple Drive and the Northern side of the right-of-way of East Paces Ferry Road and run thence South and Southwesterly along the Northern side of the right-of-way of East Paces Ferry Road a distance of 150 feet to an iron pin found; running thence South 79° 9' West a distance of 24.79 feet to an iron pin set and the POINT O BEGINNING, running thence North 14° 40' West a distance of 111.72 feet to a point; running thence Northerly and Northwesterly along a curve which has an arc of 33.12 feet and subtended by a chord running North 30° 49'10' West a distance of 32.96 feet to a point; running thence North 46° 59'West a distance of 97.97 feet to an iron pin set; running thence South 71° 6' West a distance of 34.26 feet to a nail set; running thence South 48° 6' East a distance of 114.23 feet to a point; running thence Southeasterly along a curve having an arc of 20.53 feet and subtended by a chord running South 30° 35' 30" East a distance of 20.22 feet to a point; running thence South 13° 5' East a distance of 109.69 feet to an iron pin set; running thence North 79° 9' East a distance of 31.08 feet to an iron pin set and the POINT OF BEGINNING

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

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

TITLE REFERENCES

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. 2340000110GA
EFFECTIVE DATE: APRIL 9, 2026 AT 8:00 AM

SCHEDULE B-2 EXCEPTIONS

8. Terms, conditions and stipulations contained in Permit for Anchors, Guy Poles and Wires, executed by and between R. E. Borough, and Georgia Power Company, a Corporation, dated April 5, 1957, filed May 14, 1957, recorded in Book 3221, Page 519 of the Clerk of Superior Court Records of Fulton County, Georgia. *[May or may not affect subject property, not plottable.]*

9. Driveway Easement and incidental rights thereto, in that certain Warrant Deed, granted to 3120 MAPLE DRIVE, INC., a corporation, dated March 4, 1960, filed April 5, 1960, recorded in Book 3555, Page 613 of the Clerk of Superior Court Records of Fulton County, Georgia. *[Affects subject property as shown on survey.]*

10. Intentionally Deleted.

11. Utility, Ingress and Egress Easements and incidental rights thereto, granted to EAST PACES TOWN OFFICES ASSOCIATION, INC., a Georgia non-profit corporation, dated October 5, 1982, filed October 5, 1982, recorded in Book 8262, Page 234 of the Clerk of Superior Court Records of Fulton County, Georgia. *[Does not affect subject property but does affect Driveway Easement Parcel.]*

12. Easement Agreement by 3100 Maple Drive Co., a limited partnership composed of R. E. Dorough and James C. Wise, et al, dated May 31, 1966, filed June 1, 1966 and recorded in Deed Book 4598, Page 321, aforesaid records. *[Affects subject property as shown on survey.]*

13. Electric Easement and incidental rights thereto, granted to Georgia Power Company, dated May 23, 1966, filed July 8, 1966, recorded in Book 4613, Page 435 of the Clerk of Superior Court Records of Fulton County, Georgia. *[Affects subject property, blanket easement, not plottable.]*

14. Electric Easement and incidental rights thereto, granted to Georgia Power Company, dated November 2, 1979, filed December 7, 1979, recorded in Book 7428, Page 246 of the Clerk of Superior Court Records of Fulton County, Georgia. *[Affects subject property, blanket easement, not plottable.]*

15. Terms, conditions and stipulations contained in Non-Exclusive Ingress and Egress Easement Agreement, executed by and between ASI PROPERTIES II, LLC, a Georgia limited liability company, successor by merger to ASI Properties,, and ROHRIG-811, LLC, a Georgia limited liability company, dated February 23, 2017, filed February 24, 2017, recorded in Book 57209, Page 580 of the Clerk of Superior Court Records of Fulton County, Georgia. *[Affects subject property as shown on survey.]*

16. Intentionally Deleted.

17. Intentionally Deleted.

18. Intentionally Deleted.

19. Intentionally Deleted.

20. Intentionally Deleted.

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	37.73'	66.47'	37.22'	S 32°15'03" E
C2	20.63'	33.60'	20.31'	N 31°01'44" W



TREE TABLE				
Tree ID	Species	Size (DBH)	Condition	Status
1	Cattalpa, southern	13	Fair	
2	Crapemyrtle	11	Fair	
3	Cherrylaurel	6	Fair	DDH
4	Cherrylaurel	7	Fair	DDH
5	allanthus	10	Poor	DDH
6	sugarberry	19	Fair	
7	allanthus	16	Poor	DDH
8	allanthus	6	Fair	DDH
9	Cherrylaurel	6	Fair	DDH
10	sugarberry	13	Poor	DDH
11	allanthus	13	Poor	DDH
12	allanthus	7	Poor	DDH
13	Pear, bradford	16	Poor	DDH
14	Pear, bradford	12	Fair	DDH
15	Pear, bradford	10	Fair	DDH
16	oak, water	12	Fair	
17	oak, water	22	Fair	
18	Mimosa	11	Fair	DDH
19	allanthus	7	Fair	DDH
20	sugarberry	6	Fair	
21	oak, water	13	Fair	
22	mulberry, white	13	Poor	DDH
23	pecan	15	Fair	
24	pecan	18	Fair	
25	Crapemyrtle	10	Poor	DDH
26	pecan	12	Fair	DDH
27	Mimosa	6	Poor	DDH
28	oak, water	29	Fair	
29	sweetgum	19	Fair	
30	sweetgum	17	Fair	
31	sweetgum	25	Fair	
32	Maple, sugar	11	Poor	DDH
33	Maple, red	16	Poor	
34	oak, water	26	Good	
35	pine, loblolly	21	Fair	
36	Holly, palatka	12	Fair	
37	oak, water	20	Fair	
38	sugarberry	14	Fair	
39	Elm, winged	13	Fair	
40	sweetgum	16	Fair	

TREE TABLE				
Tree ID	Species	Size (DBH)	Condition	Status
41	mulberry, white	12	Poor	DDH
42	oak, pin	14	poor	DDH
43	oak, water	6	Dead	DDH
44	oak, water	20	Fair	
45	Elm, winged	12	Good	
46	oak, water	22	Fair	
47	oak, water	22	Fair	
48	sweetgum	24	Fair	
49	oak, water	7	Fair	
50	oak, pin	9	Poor	DDH
51	oak, willow	21	Fair	
52	oak, willow	25	Good	
53	oak, overcup	17	Good	
54	Crytomeria	11	Good	
55	oak, water	36	Fair	
56	oak, water	33	Fair	
57	sweetgum	13	Fair	
58	Holly hybrid	36	Good	DDH
59	Dogwood, flowering	8	Good	
60	Crapemyrtle	6	Fair	
61	Crapemyrtle	10	Fair	
62	Crapemyrtle	7	Fair	
63	Pear, bradford	14	Poor	
64	Pear, bradford	22	Fair	
65	Pear, bradford	21	Poor	DDH
66	Pear, bradford	8	Poor	DDH
67	Pear, bradford	25	Fair	DDH
68	Crapemyrtle	6	Fair	
69	oak, pin	17	Poor	DDH
70	oak, pin	11	Declining	DDH
71	oak, pin	8	Poor	DDH
72	oak, pin	14	Declining	DDH
73	oak, pin	10	Declining	DDH
74	oak, pin	19	Declining	DDH
75	oak, pin	20	poor	DDH
76	oak, pin	14	Declining	DDH
77	oak, pin	13	Poor	DDH
78	oak, water	28	Fair	
79	Holly, palatka	9	Fair	
80	Holly, palatka	8	Fair	

Encroachment Table		
Encroachment No.	Location	Description
1	Westerly P/L adjacent to Tax Parcel 17 006100060228	Adjoiner's concrete 4.5± over P/L
2	Westerly P/L adjacent to Tax Parcel 17 006100060210	Adjoiner's asphalt paving 4.6± over P/L
3	Westerly P/L adjacent to Tax Parcel 17 006100060202	Adjoiner's asphalt paving 6.4± over P/L
4	Southerly P/L adjacent to Tax Parcel 17 006400060947	Adjoiner's asphalt paving 8.0± over P/L

GRAPHIC SCALE (1 INCH = 30 FEET)

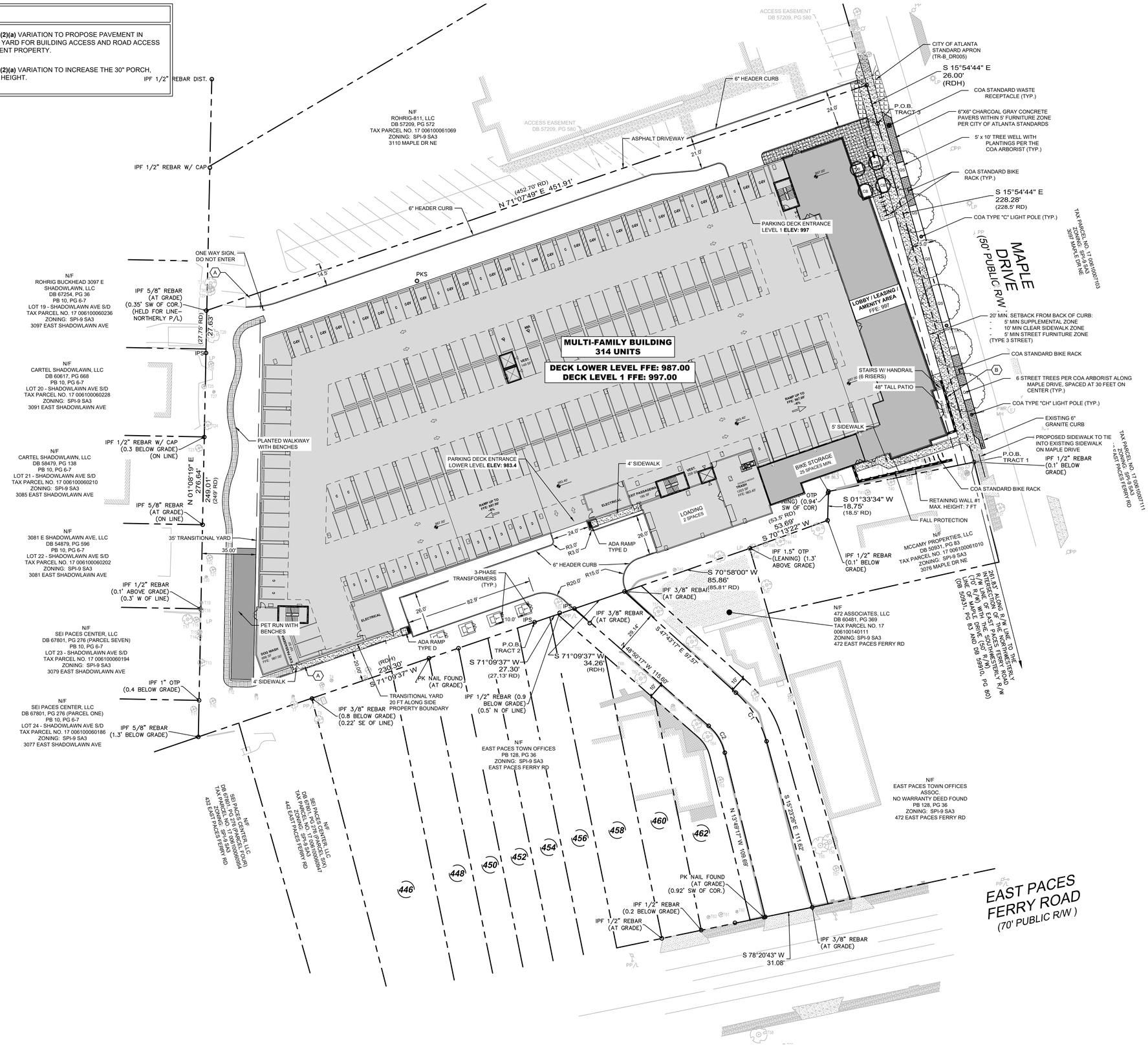
SURVEY NOTES

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 86,476 FEET, AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. ANGULAR AND DISTANCE MEASUREMENTS WERE MADE USING A GEOMAX ZOOM 95 ROBOTIC TOTAL STATION. A PORTION OF THIS SURVEY, INCLUDING THE ESTABLISHMENT OF HORIZONAL AND VERTICAL CONTROL, WAS PERFORMED USING A CARLSON BRX7 GNSS BASE AND ROVER WITH NETWORK ADJUSTED REAL TIME KINEMATIC MEASUREMENTS REFERENCED TO THE LEICA HXGN SMARTNET NETWORK. THE GPS SURVEY INCLUDED REDUNDANT MEASUREMENTS WITH POSITIONAL ACCURACY OF BETTER THAN 0.04' (HORIZONTAL) AND 0.07' (VERTICAL).
2. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 252,703 FEET.
3. HORIZONTAL DATUM: NAD83. DISTANCES SHOWN ON THIS PLAT ARE IN U.S. SURVEY FEET. VERTICAL DATUM: NAVD88 USING GEOID MODEL GEOID2018.
4. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM CONVENTIONAL SURVEY METHODS UTILIZING THE ROBOTIC TOTAL STATION AND GNSS EQUIPMENT LISTED IN NOTE #1.
5. THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND SIGNED BY A REGISTERED LAND SURVEYOR OF PARAMOUNT SURVEYS, INC., AUTHORITY OF O.C.G.A. 43-15-22.
6. ZONING INFORMATION SHOWN HEREON OBTAINED FROM CITY OF ATLANTA PUBLIC RECORDS AT THE TIME OF SURVEY. THIS SURVEYOR MAKES NO CERTIFICATION AS TO MATTERS OF ZONING. IT IS THE RESPONSIBILITY OF THE CLIENT, DEVELOPER, OR BUILDER TO VERIFY ANY MATTERS OF ZONING SHOWN ON THIS SURVEY HEREON PRIOR TO ANY DEVELOPMENT, CONSTRUCTION OR BUILDING AC

VARIATIONS

(A) **SEC. 16-18I.011(2)(a)** VARIATION TO PROPOSE PAVEMENT IN TRANSITIONAL YARD FOR BUILDING ACCESS AND ROAD ACCESS TO THE ADJACENT PROPERTY.

(B) **SEC. 16-18I.016(2)(a)** VARIATION TO INCREASE THE 30" PORCH, STOOP, PLAZA HEIGHT.



DEVELOPMENT SUMMARY:

EXISTING ZONING: SPI-9 (BUCKHEAD VILLAGE) SA3
BUCKHEAD PARKING OVERLAY

SITE SUMMARY:

SITE AREA:	2.91 AC (126,790 SF)
NET LOT AREA:	2.91 AC (126,790 SF)
GROSS LOT AREA:	3.04 AC (132,498 SF)

BUILDING HEIGHT:

MAXIMUM:	150 FT WITH DENSITY BONUS
PROVIDED:	76' - 8"

BUILDING SETBACKS: MAX. 25FT OFF OF SIDEWALK
5 FT AMENITY ZONE
10 FT WALKZONE
5 FT SUPPLEMENTAL ZONE

TRANSITIONAL YARD: 35 FT ALONG REAR YARD
20 FT ALONG SIDE YARD AT SOUTHWEST CORNER
REFER TO SITE PLAN

LAND USES & DENSITIES:

MULTIFAMILY RESIDENTIAL **314 UNIT**

BULK LIMITATIONS:

MAX. RESIDENTIAL FLOOR AREA RATIO (FAR):
ALLOWED: 2.696 (REFER TO MAP ATTACHMENT A)
PROVIDED: 2.65 (336,399 SF / NLA)

USEABLE OPEN SPACE
REQUIRED: 25% OF NLA = 31,698 SF
PROVIDED: 51.4% OF NLA = 65,185 SF

PUBLIC SPACE
REQUIRED: 50% OF UOSR = 15,849 SF
PROVIDED: 50.5% = 16,000 SF

PARKING SUMMARY:

REQUIRED:
MIN.: 0 (BUCKHEAD PARKING OVERLAY)
MAX.: 507 (1.25 SPACE / 1 BED UNIT + 2.25 / 2 OR MORE BED UNIT)
TOTAL PROVIDED: 424 SPACES TOTAL
424 INTERIOR GARAGE SPACES

BICYCLE PARKING:

RESIDENTIAL USE:
- MIN. REQ. FIXED SPACES (1 PER 10 UNITS): 25 SPACES
  PROVIDED: 25
- MIN. REQ. ENCLOSED SPACES (1 PER 10 UNITS): 25 SPACES
  PROVIDED : 25

LOADING SPACES (12'X35'):

RESIDENTIAL:
- MIN. REQ'D: 2 SPACES
- **PROVIDED: 2 SPACES**

SITE NOTES

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5. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
6. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

SITE NOTES

- PROPERTY LINE
- TRANSITIONAL YARD & SUPPLEMENTAL ZONES
- CONCRETE SIDEWALK
- COA STONE PAVERS
- COA DRIVEWAY PAVEMENT

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

811 Know what's below. Call before you dig.

PREPARED BY
Kimley»Horn
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615 MOLLY LANE
SUITE 150
WOODSTOCK, GEORGIA 30188

PREPARED FOR
JLB PARTNERS, LLC
99 WEST PACES FERRY ROAD NW
ATLANTA, GA 30305
PHONE 000.000.0000

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
JLB EAST PACES FERRY RD
470 EAST PACES FERRY RD NE
ATLANTA, GA 30305
PIN 17 006100061051, LAND LOT 97, 17 DISTRICT

GEORGIA REGISTERED No. 36134 PROFESSIONAL ENGINEER Jared K. McKinnon

GSWCC NO. (LEVEL II) 00000299507
DRAWN BY AEB
DESIGNED BY BAC
REVIEWED BY BAC
DATE 07/24/2026
PROJECT NO. 019734008

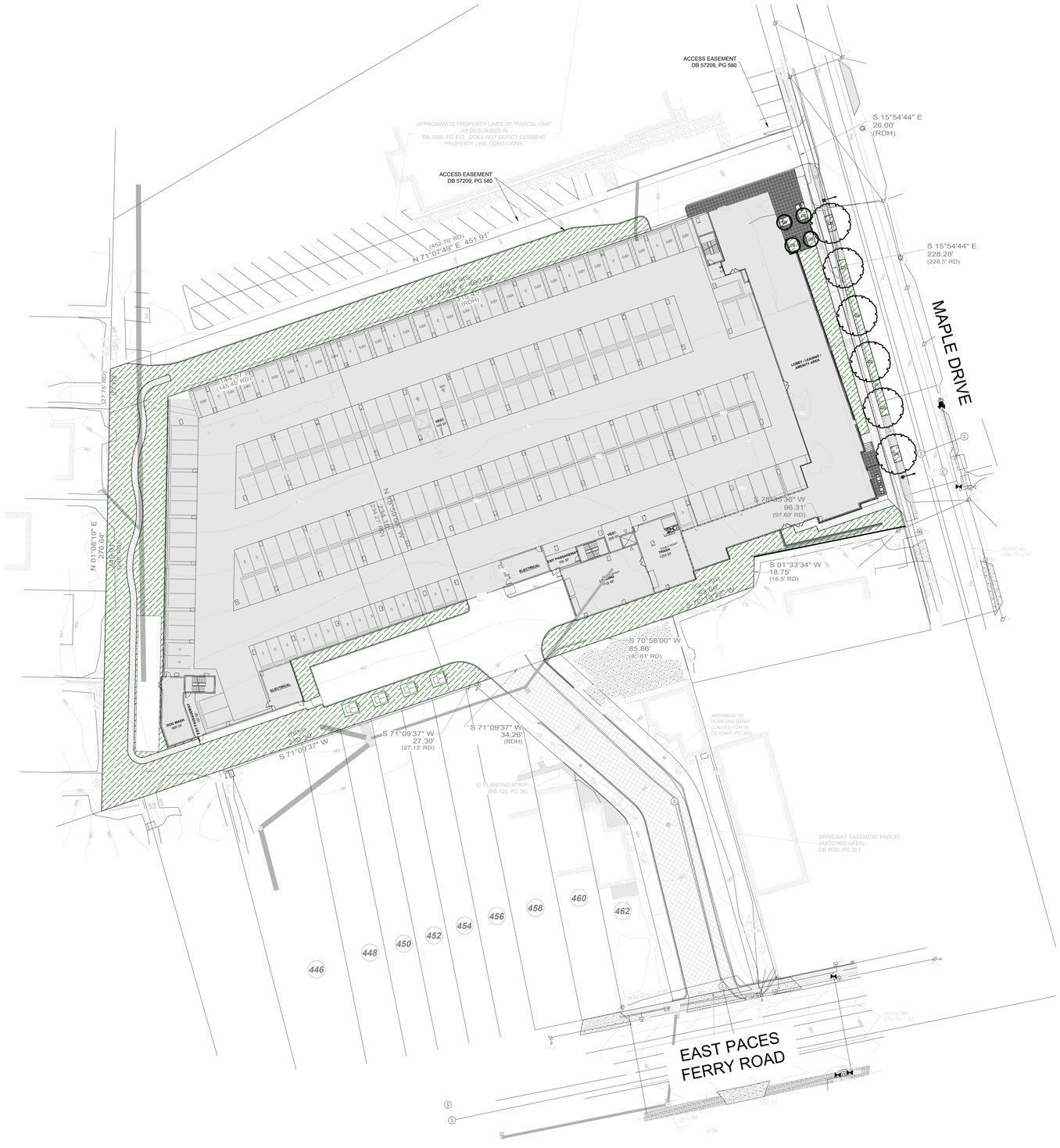
TITLE
SAP SITE PLAN

SHEET NUMBER
C0.50

ISSUED FOR CONSTRUCTION

Drawing name: K:\WST_Civil\019734008_JLB East Paces Ferry Rd\CAD\Plansheets\C0.50 - SAP SITE PLAN.dwg C2.00 SITE PLAN Jul 28, 2026 2:32pm by: Aidan Bruton

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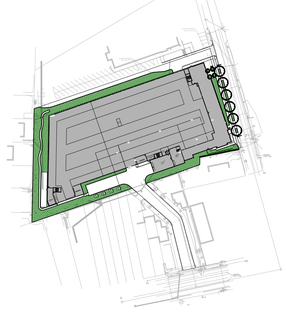


PLANT SCHEDULE								
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	CAL.	SIZE	FORM	NOTES
TREES								
CB	CB	4	PYRAMIDAL EUROPEAN HORNBEAM / CARPINUS BETULUS `FASTIGIATA`	B & B	2" CAL.	MINIMUM 10` HGT.	6` TRUNK HT.	FULL AND HEALTHY
QS	QS	6	SHUMARD RED OAK / QUERCUS SHUMARDII	B & B	2.5"CAL	MINIMUM 14` HGT.	CENTRAL LEADER	FULL AND HEALTHY

PLANT SCHEDULE			
SYMBOL	CODE	QTY	COMMON NAME
GROUND COVERS			
	PN	23,219 SF	PLANTING AREA

NOTE:
ALL LANDSCAPE AND HARDSCAPE MATERIALS AND LOCATIONS ARE SUBJECT TO CHANGE DUE TO THE INPUT FROM THE CITY OF ATLANTA, ACTUAL SITE CONDITIONS, ETC.

KEY MAP



NORTH SCALE

NORTH

0 30 60 90 120 feet

1" = 30'

IRONWOOD DESIGNGROUP
IRONWOODDG.COM
Landscape Architecture | Project Management
Planning | LEED Consulting | Urban Design

JLB EAST PACES FERRY RD

470 EAST PACES FERRY RD NE
ATLANTA, GA 30305

Stamp

No.	Drawing Issuance	Date
01	SAP	07/22/26

No.	Drawing Revision	Date

Sheet Title

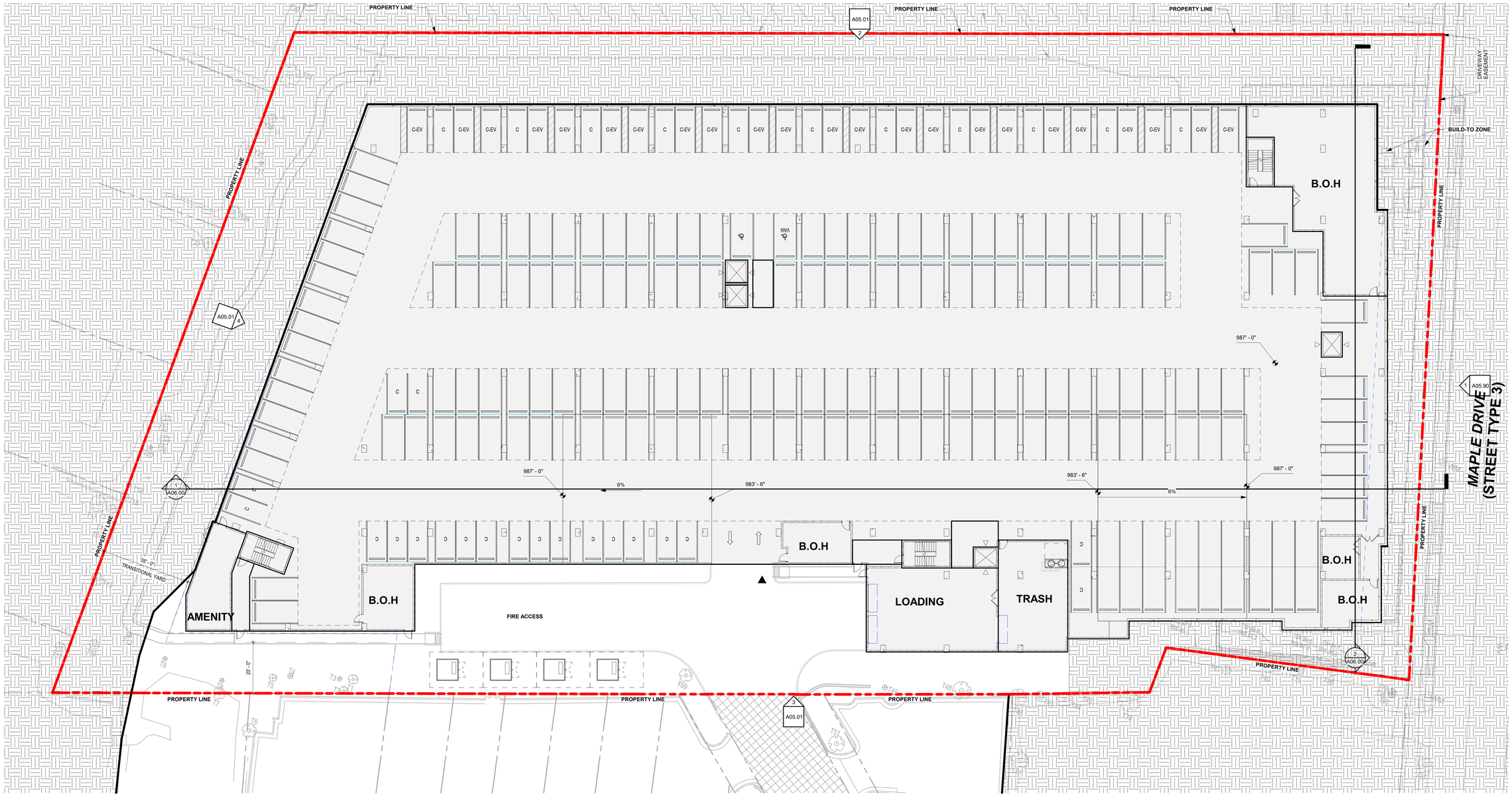
SAP
PLANTING
PLAN

Sheet Number

L-11.0

Not for Construction

Project Number: 2026-042



1 OVERALL CONCEPT PLAN - LOWER LEVEL (GARAGE)
1/16" = 1'-0"

dwell design studio
1280 HIGHTOWER TRAIL
ATLANTA, GA 30350
PHONE: 770.864.1035
dwelldesignstudio.com

CONSULTANT

DEVELOPER

PROJECT: 2512501

EAST PACES FERRY
470 EAST PACES FERRY
ATLANTA, GA 30305

SUBMISSION

DATE	DESCRIPTION	REV

DRAWN Author CHECKED Checker

DESIGN SEAL

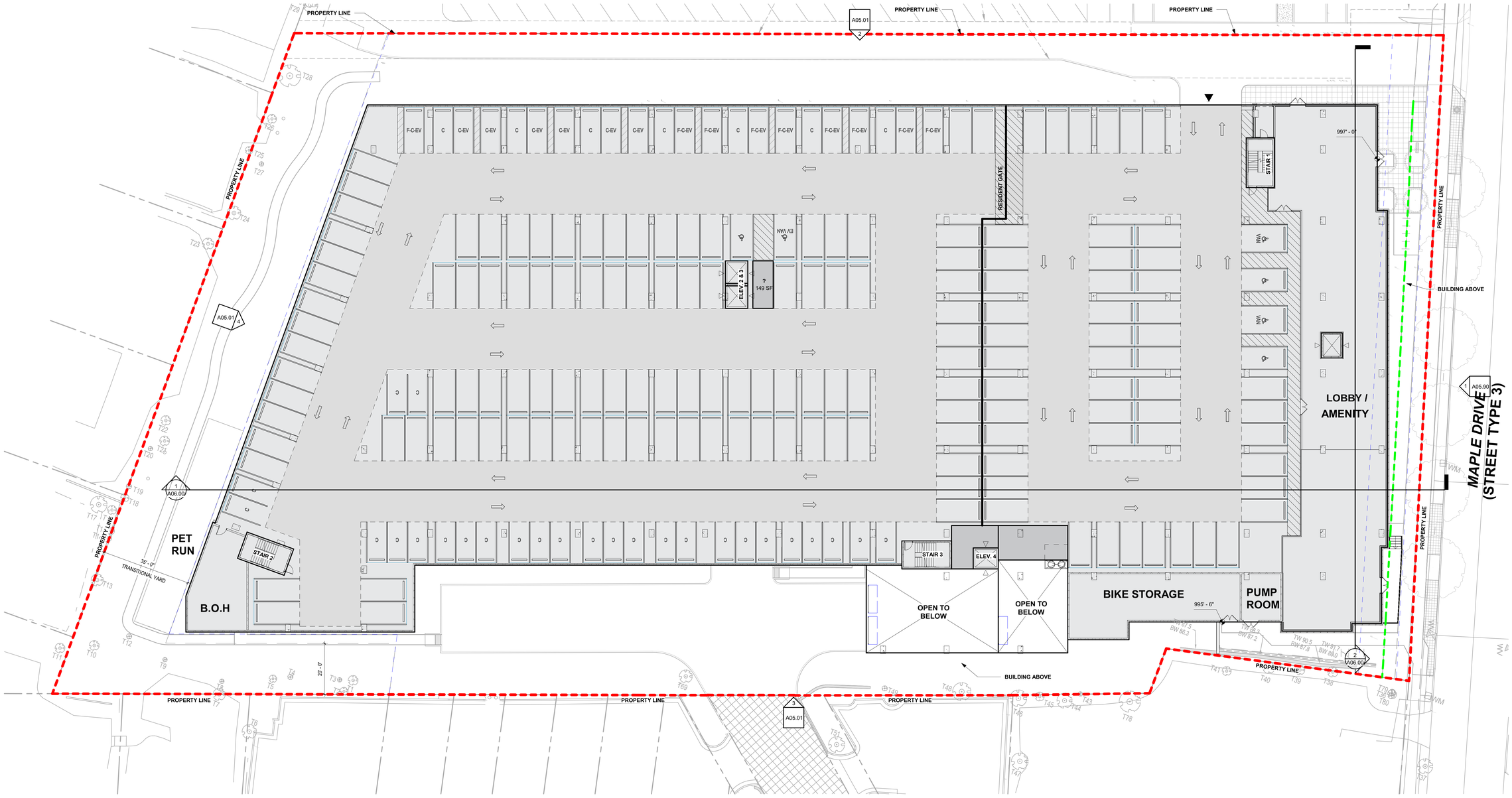
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SHEET NAME
OVERALL FLOOR PLAN - LOWER LEVEL

SHEET NUMBER
A02.00
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1 OVERALL CONCEPT PLAN - LEVEL 1 (GARAGE LEVEL)
1/16" = 1'-0"

dwell design studio
1280 HIGHTOWER TRAIL
ATLANTA, GA 30350
PHONE: 770.864.1035
dwelldesignstudio.com

CONSULTANT

DEVELOPER

PROJECT: 2512501

EAST PACES FERRY
470 EAST PACES FERRY
ATLANTA, GA 30305

SUBMISSION

DATE	DESCRIPTION	REV

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SHEET NAME
OVERALL FLOOR PLAN - LEVEL 1

SHEET NUMBER
A02.01
NOT FOR CONSTRUCTION

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MATERIAL PERCENTAGE	
TOTAL SURFACE	83,000 SF
TOTAL FIBER CEMENT	41,151 SF
PERCENTAGE	50%
MAX ALLOWED	50%

MATERIAL LEGEND			
BR-01	BRICK 1	CB-01	CEMENT BOARD 1
BR-02	BRICK 2	CB-02	CEMENT BOARD 2
BR-03	BRICK 3	CB-03	CEMENT BOARD 3
BR-04	BRICK 4	LS-01	LAP SIDING 1
BR-05	BRICK 5	LS-02	LAP SIDING 2



3 OVERALL BUILDING ELEVATION - SOUTH
1/16" = 1'-0"



2 OVERALL BUILDING ELEVATION - NORTH
1/16" = 1'-0"



4 OVERALL BUILDING ELEVATION - WEST
1/16" = 1'-0"



1 OVERALL BUILDING ELEVATION - EAST
1/16" = 1'-0"

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PHONE: 770.864.1035
dwelldesignstudio.com

CONSULTANT

DEVELOPER

PROJECT: 2512501

EAST PACES FERRY
470 EAST PACES FERRY
ATLANTA, GA 30305

SUBMISSION

DATE	DESCRIPTION	REV

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SHEET NAME
OVERALL BUILDING ELEVATIONS

SHEET NUMBER
A05.10
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MATERIAL LEGEND			
BR-01	BRICK 1	CB-01	CEMENT BOARD 1
BR-02	BRICK 2	CB-02	CEMENT BOARD 2
BR-03	BRICK 3	CB-03	CEMENT BOARD 3
BR-04	BRICK 4	LS-01	LAP SIDING 1
BR-05	BRICK 5	LS-02	LAP SIDING 2

MATERIAL PERCENTAGE - MAPLE DR	
TOTAL SURFACE	14,388 SF
TOTAL FIBER CEMENT	3,900 SF
PROVIDED	27%
MAX ALLOWED	30%

FENESTRATION CALCULATION - MAPLE DR NE FACADE			
TOTAL LENGTH (LF)	TOTAL FENESTRATION LENGTH (LF)	TOTAL PERCENTAGE	
		REQUIRED	PROVIDED
2508"	1655.5"	65%	**68.75%**



1 FENESTRATION CALCS. - MAPLE DR NE ELEVATION
1/16" = 1'-0"

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CONSULTANT

DEVELOPER

PROJECT: 2512501

EAST PACES FERRY
470 EAST PACES FERRY
ATLANTA, GA 30305

SUBMISSION

DATE	DESCRIPTION	REV

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Author Checker

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SHEET NAME
FENESTRATION CALCULATION

SHEET NUMBER
A05.90
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Aerial taken from Southwest corner:



From Maple Drive:



Parking lot looking at back southwest corner:

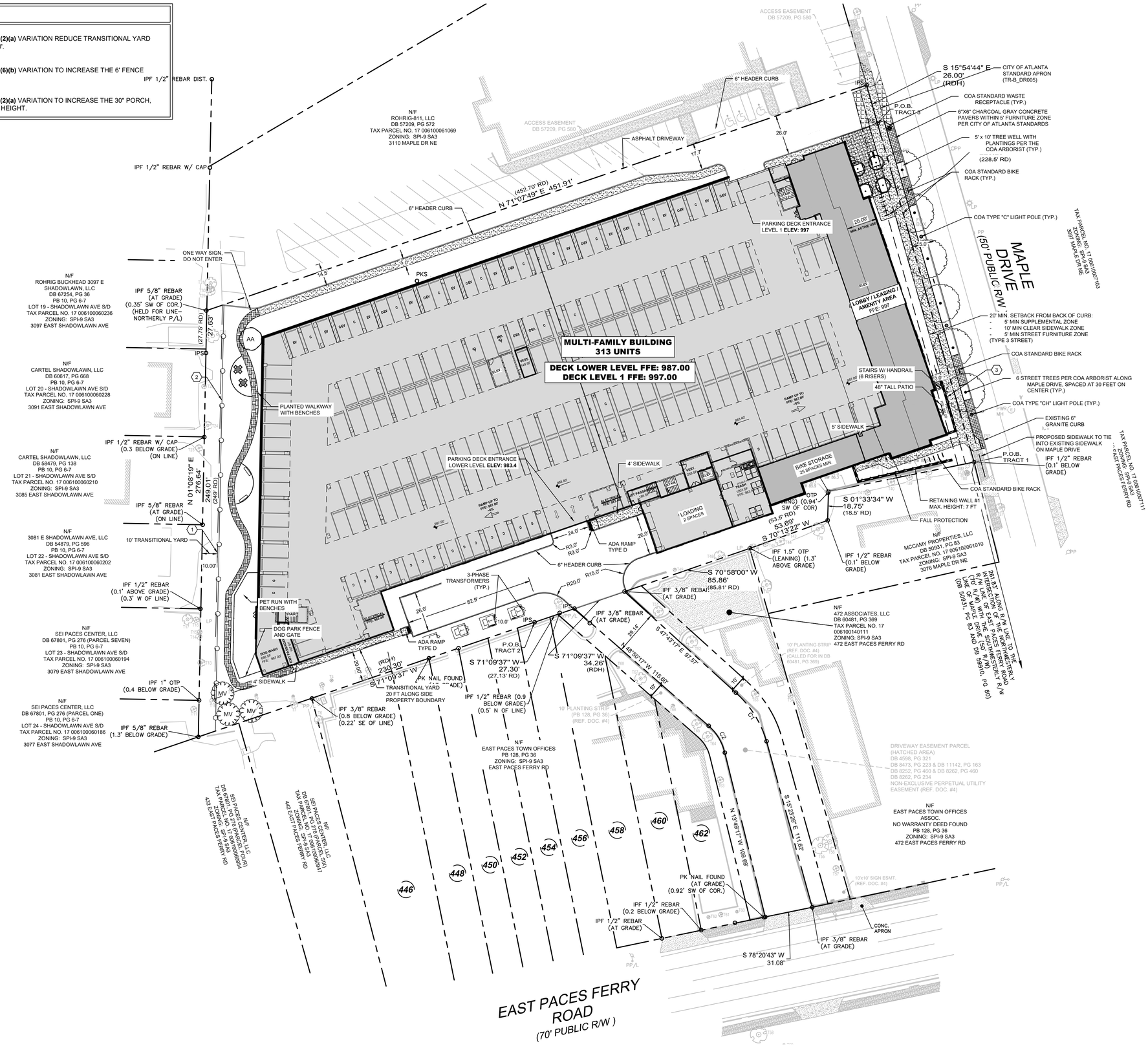


From Existing Curb Cut along Maple Drive:



VARIATIONS

1. **SEC. 16-18I.011(2)(a)** VARIATION REDUCE TRANSITIONAL YARD FROM 35' TO 10'.
2. **SEC. 16-18I.017(6)(b)** VARIATION TO INCREASE THE 6' FENCE HEIGHT TO 9'.
3. **SEC. 16-18I.016(2)(a)** VARIATION TO INCREASE THE 30" PORCH, STOOP, PLAZA HEIGHT.



DEVELOPMENT SUMMARY:

EXISTING ZONING: SPI-9 (BUCKHEAD VILLAGE) SA3
BUCKHEAD PARKING OVERLAY

SITE SUMMARY:

SITE AREA:	2.91 AC (126,790 SF)
NET LOT AREA:	2.91 AC (126,790 SF)
GROSS LOT AREA:	3.04 AC (132,498 SF)

BUILDING HEIGHT:

MAXIMUM:	150 FT WITH DENSITY BONUS
PROVIDED:	76' - 8"

BUILDING SETBACKS: MAX. 25FT OFF OF SIDEWALK
5 FT AMENITY ZONE
10 FT WALKZONE
5 FT SUPPLEMENTAL ZONE

TRANSITIONAL YARD: 10 FT ALONG REAR YARD
20 FT ALONG SIDE YARD AT SOUTHWEST CORNER
REFER TO SITE PLAN

LAND USES & DENSITIES:
MULTIFAMILY RESIDENTIAL **313 UNIT**

BULK LIMITATIONS:
MAX. RESIDENTIAL FLOOR AREA RATIO (FAR):
ALLOWED: 2.696 (REFER TO MAP ATTACHMENT A)
PROVIDED: 2.54 (336,040 SF / GLA)

USEABLE OPEN SPACE
REQUIRED: 25% OF GLA = 33,125 SF
PROVIDED: 51.4% OF NLA = 65,185 SF

PUBLIC SPACE
REQUIRED: 50% OF UOSR = 16,562 SF
PROVIDED: 58.3% = 19,299SF

PARKING SUMMARY:

REQUIRED:
MIN.: 0 (BUCKHEAD PARKING OVERLAY)
MAX.: 507 (1.25 SPACE / 1 BED UNIT + 2.25 / 2 OR MORE BED UNIT)
TOTAL PROVIDED: 419 SPACES TOTAL
419 INTERIOR GARAGE SPACES

BICYCLE PARKING:

RESIDENTIAL USE:
- MIN. REQ. FIXED SPACES (1 PER 10 UNITS): 25 SPACES
  PROVIDED: 25
- MIN. REQ. ENCLOSED SPACES (1 PER 10 UNITS): 25 SPACES
  PROVIDED : 25

LOADING SPACES (12'X35'):

RESIDENTIAL:
- MIN. REQ'D: 2 SPACES
- **PROVIDED: 2 SPACES**

SITE NOTES

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5. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
6. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
7. SIGNAGE TO BE POSTED IN LOADING AND SERVICE AREAS TO INDICATE NO IDLING TIME LONGER THAN 5 MINUTES.

SITE NOTES

- PROPERTY LINE
- TRANSITIONAL YARD & SUPPLEMENTAL ZONES
- CONCRETE SIDEWALK
- COA STONE PAVERS
- COA DRIVEWAY PAVEMENT

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

Know what's below. Call before you dig.

PREPARED BY
Kimley»Horn
PHONE 770.284.7081
WWW.KIMLEY-HORN.COM
615 MOLLY LANE
SUITE 150
WOODSTOCK, GEORGIA 30188

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PREPARED FOR
JLB PARTNERS, LLC
99 WEST PACES FERRY ROAD NW
ATLANTA, GA 30305
PHONE 443.812.8194

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
JLB EAST PACES FERRY RD
470 EAST PACES FERRY RD NE
ATLANTA, GA 30305
PIN 17 006100060105, LAND LOT 67, 17TH DISTRICT

GEORGIA REGISTERED No. 36134 PROFESSIONAL ENGINEER K. MCKINNON

GSWCC NO. (LEVEL II)	0000029507
DRAWN BY	AEB
DESIGNED BY	BAC
REVIEWED BY	JKM
DATE	09/28/2026
PROJECT NO.	019734008

TITLE
SAP SITE PLAN

SHEET NUMBER
C0.50

Drawing name: K:\WST_Civil\019734008_JLB East Paces Ferry Rd\CAD\Plansheets\C0.50 - SAP SITE PLAN.dwg C2.00 SITE PLAN Sep 24, 2026 5:24pm by: Aidan.Bruton

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