

# DRC Sustainability Checklist

Response ID:12 Data

## 1. DRC Sustainability Checklist

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### 1. Please provide project name and address

111 West Paces Ferry Road

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### 2. Please provide the project applicant's name and contact information

111 WPFT, LLC, 111wpfr@gmail.com

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### 3. What type of project is it?

Mixed use

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### 4. Please provide a written summary of proposed scope of work (include applicable project information such as total square footage, # and breakout of residential units, and square footage break out of each commercial use, building height, parking and loading provided, etc.).

The project includes 570,636 square feet which consists of a 130 key hotel, 54 residential condominiums, a private membership club, 8,400 square feet of eating and drinking uses and 1,300 square feet of commercial use. Building height is 150 feet. Approximately 405 parking spaces are proposed and at least two loading spaces will be provided.

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### 5. Please state the project's Atlanta City Council District.

8

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### 6. Please state the project's NPU

B

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### 7. Is your project pursuing a green building certification?

*For more information on the rating systems listed please refer to page X of the [LBI Sustainability Resource Guidebook](#)*

Yes

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### 8. Please Identify all administrative variations requested, and written justification for each requested.

Variations are requested from Sections 16-18I.014(1), 16-18I.202(2)(c)(iii), 16-18I.020(2)(a) and 16-18I.0012. See the SAP application submittal for details on the justifications.

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### 9. What green building certification(s) is your project pursuing?

LEED

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### 10. What is your intended level of certification(s)

Silver

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### 11. On what date is/are certification(s) expected to be awarded?

Unknown at this time.

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### 12. Does this project have a sustainability consultant or expert on the project team?

YES

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### 13. Please provide contact information for the sustainability expert to be contacted for follow up information related to sustainability on this project.

The project will have a consultant that has yet to be selected.

**14. Does the developer or client have stated sustainability goals embedded into its current practices? For example: annual sustainability reports, specific sustainability targets for all projects, policies or practices to track and report sustainability efforts.**

NO

**15. Is this project a new build or major renovation?**

New build

**16. Is the project going beyond code/stretch code goals for energy efficiency?**

*For more information on beyond code/stretch codes please refer to page X of the [LBI Sustainability Resource Guidebook](#)*

NO

**17. Is the project installing solar to offset the building's operational energy consumption?**

*For more information on solar energy please refer to page X of the [LBI Sustainability Resource Guidebook](#)*

NO

**18. Would you like to be connected to resources to have a solar assessment conducted?**

NO

**19. What percentage of lighting in this project is high efficiency?**

*For more information on high efficiency lighting please refer to page X of the [LBI Sustainability Resource Guidebook](#)*

90%

**Is the parking deck/lot going to be lit by LED lights?**

**21. Are you aware of the requirement of the City of Atlanta's benchmarking and disclosure ordinance?**

*To review the City of Atlanta's benchmarking and disclosure ordinance go to <https://atlantabuildingefficiency.com> or email [buildingefficiency@atlantaga.gov](mailto:buildingefficiency@atlantaga.gov) for more information*

NO

**22. Are you aware of the City of Atlanta's 100% Clean Energy Plan which aims to meet the clean power goal for city buildings and operations by 2025, and for all buildings to meet the clean power goal by 2035?**

*To review the City of Atlanta's 100% Clean Energy Plan go to <https://atlantabuildingefficiency.com/clean-energy-atlanta-a-vision-for-a-100-clean-energy-future/>*

NO

**23. Does the project have stated water efficiency goals? For example: % reduction in potable water demand, % reduction in of wastewater discharge...**

NO

**24. Please choose all water efficiency measures or technologies the project is employing.**

*For more information on water efficiency measures or technologies listed please refer to page X of the [LBI Sustainability Resource Guidebook](#)*

Low flow toilets

Sink aerators

**25. What water reuse systems are does the project include? Choose all that apply.**

*For more information on the water reuse systems listed please refer to page X of the [LBI Sustainability Resource Guidebook](#)*

Rain water harvesting

**26. What climate appropriate landscape design choices are being made for water efficiency in this project? Choose all that apply.**

- Native and drought resistant species
- Storm water reclamation for irrigation
- Pervious pavers
- Recycled water for decorative water features

**27. Has the project team had a stream determination study completed to determine if "blue lines" exist on the property?**  
*For more information on what a stream determination study is please refer to page X of the [LBI Sustainability Resource Guidebook](#)*

NO

**28. Has the project requested any stream buffer variances?**  
*For more information on stream buffer variances please refer to page X of the [LBI Sustainability Resource Guidebook](#)*

NO

**29. Have you consulted the latest FEMA flood plain map?**  
*The FEMA flood plain map can be accessed at <http://map.georgiadfirm.com/>*

YES

**30. Is the project located in a flood plain?**

NO

**31. Does the project have a stormwater management plan that complies with the City of Atlanta's Post Development Stormwater Management Ordinance?**  
*Please find the City of Atlanta's Post Development Stormwater Management Ordinance at X*

YES

**32. Please describe the project's stormwater management plan**

The project will comply with the City's requirements. The specifics of the stormwater management plan are not finalized given the stage of development.

**33. Please list any green infrastructure elements that the project features. Please choose all that apply.**

*For more information on the green infrastructure elements listed please refer to page X of the [LBI Sustainability Resource Guidebook](#)*

Permeable surfaces

**34. Does your site plan provide for long-term stormwater infrastructure maintenance access?**  
*For more information long-term stormwater infrastructure maintenance access go to X.*

YES

**35. Please describe how your site plan allows for long-term stormwater infrastructure maintenance access.**

Part of the LDP approval includes approval of a maintenance plan. Providing details of the specific maintenance access at this stage would be premature.

**36. Is there enough space for a recycling AND trash compactor/receptacle in project design?**

YES

**37. Does the project allow for enough space to accommodate separate receptacles for glass recycling in the same area as the recycling and trash space?**

YES

**38. Is there access to sanitary line nearby recycling/trash receptacles?**

*Suggested to be useful for onsite pressure washing and diverts potential leaked waste liquid from the stormwater drain.*

YES

**39. Do you have a construction and demolition (C+D) waste recycling plan?**

*For more information on C+D waste please refer to page X of the [LBI Sustainability Resource Guidebook](#)*

NO

**40. Please describe any recycling or reuse elements that the project would like to highlight? Please describe below.**

No.

**41. What health and wellness amenities does the project include? Choose all that apply.**

Secured bike storage

Fitness rooms/gyms

Shower facilities

Bike or walking paths on property

**42. Does this project provide signage or paths to direct occupants to transit?**

NO

**43. Is the main entrance of the building oriented to pedestrian traffic?**

NO

**44. Has the project planned for last mile connectivity options? Choose all that apply.**

Uber/Lyft designated pick up/ drop-off site

**45. Are you aware of the City of Atlanta's electric vehicle charging infrastructure ordinance?**

*Please find more information on City of Atlanta's electric vehicle charging infrastructure ordinance by going to [http://atlantacityga.iqm2.com/Citizens/Detail\\_Legifile.aspx?MeetingID=2068&ID=13626&Print=Yes](http://atlantacityga.iqm2.com/Citizens/Detail_Legifile.aspx?MeetingID=2068&ID=13626&Print=Yes)*

YES

**46. Does the project include the installation of electric vehicle charging stations?**

YES

**47. How many charging stations will be installed?**

Undetermined at this stage in development.

**48. Are there opportunities for adjacent properties to connect for the purpose of facilitating off-street mobility?**

**For example, inter-parcel walking paths or trails.**

NO

**49. Is the owner/developer aware of Livable Buckhead's suite of services to provide mobility plans for future tenants to reduce traffic stress caused by single occupancy vehicles?**

*For more information on stream buffer variances please refer to page X of the [LBI Sustainability Resource Guidebook](#)*

NO

**50. Does your project exceed the zoning code requirements for dedicated greenspace for occupants and community to access?**

*For more information about greenspace in the zoning code please refer to [WEBSITE FOR ZONING CODE REFERENCE]*

YES

**51. Please describe the project's community and occupant accessible greenspace.**

The project has significant greenspace as identified on the site plan.

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**52. Does the project have a green roof?**

NO

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**53. Does the roof have a high albedo (white roof)?**

NO

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**54. Why doesn't the project's roof have a high albedo (white roof)?**

The specifics on the roof have not been determined at this stage to provide a response to this question.

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**55. Does the project design incorporate any permanent art installation(s)?**

YES

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**56. Please describe the permanent art installation(s) included in the project design.**

The project is anticipated to include sculpture(s). Details on the specifics of the art installation are premature at this point in the development.

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**57. Does the project include public or communal space for hosting events?**

YES

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**58. Please describe the public or communal space in the project design.**

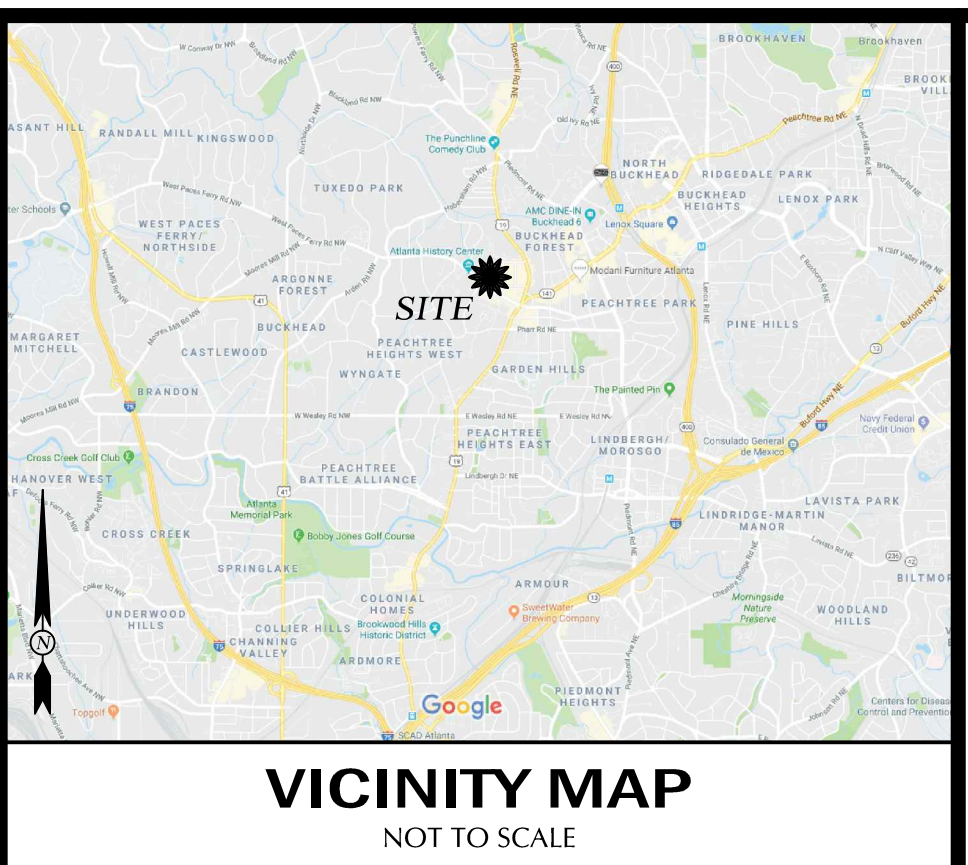
The hotel will have event space included in the amenities.

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**59. Please use the space below to highlight any other sustainability related project details include in the project plan.**

None at this time.

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LEGEND table listing symbols for various utility lines and features such as BROKEN LINE NOT TO SCALE, FENCE LINE, GUARDRAIL, OVERHEAD GAS LINE, OVERHEAD ELECTRIC LINE, OVERHEAD TELEPHONE LINE, SANITARY SEWER LINE, UNDERGROUND ELECTRIC LINE, UNDERGROUND TELEPHONE LINE, UNKNOWN UNDERGROUND UTILITY LINE, WATER LINE, WETLANDS AREA, CATCH BASIN SINGLE WING, CATCH BASIN DOUBLE WING, COMPUTED POINT, BROWING HOLE, CLEANOUT, COMMUNICATION BOX, ELECTRIC BOX, ELECTRIC LINE MARKER, ELECTRIC MANHOLE, ELECTRIC METER, ELECTRIC OUTLET, ELECTRIC SWITCH, FIBER OPTIC BOX, FIBER OPTIC LINE MARKER, FIRE HYDRANT, FLARED END SECTION, GAS LINE MARKER, GAS METER, GAS VALVE, GROUND LIGHT, GUY POLE, GUY WIRE, HEADWALL, HEATING/AC CONDITIONING UNIT, IRRIGATION CONTROL VALVE, LIGHT POLE, POST INDICATOR VALVE, POWER POLE, SANITARY SEWER MANHOLE, SIGN POST, STORM WATER DRAIN INLET, STORM WATER FUNCTION BOX, STORM WATER YARD INLET, TELEPHONE MANHOLE, TELEPHONE POLE, TRAFFIC SIGNAL BOX, TRAFFIC SIGNAL POLE, WATER MANHOLE, WATER METER, WATER VALVE, WATER VALVE LINE MARKER, BOLLARD, CONCRETE MONUMENT FOUND, CRIMPED TOP PIPE FOUND, ELECTRIC PANEL, FINISHED FLOOR ELEVATION, IRRIGATION BOX, IRON PIPE FOUND, IPS, 1/2" IRON PIN SET, MB, MAIL BOX, ODF, OPENS TOP PIPE FOUND, PK, PK NAIL FOUND, PKF, PKF NAIL SET, REBAR FOUND, RMB, RIGHT-OF-WAY MONUMENT FOUND, RRSB, RAILROAD SIGNAL BOX, STUB OUT, BUILDING TRACK LINE, CURB & GUTTER, CONCRETE PAD, CHAIN LINK FENCE, CMP, CORRUGATED METAL PIPE, DB PG, DEED BOOK & PAGE, DDP, DUCTILE IRON PIPE, HC, HEADER CURB, HDPE, HIGH DENSITY POLYETHYLENE PIPE, INV, INVERT ELEVATION, OCS, OUTLET CONTROL STRUCTURE, PB PG, PLAT BOOK & PAGE, PVC, PLASTIC PIPE, RBCP, REINFORCED CONCRETE PIPE, RCP, TEMPORARY BENCHMARK, SPT, SPOT ELEVATION, C100.00, DEED CALL FOR DISTANCE, REFERENCE TO TITLE EXCEPTION ITEM, REFERENCE TO ENCROACHMENT ITEM

UTILITY CONTACTS table listing contact information for GAS (SOUTHERN COMPANY GAS), POWER (GEORGIA POWER COMPANY), WATER (CITY OF ATLANTA DEPARTMENT OF WATER/SEWER MANAGEMENT), and COMMUNICATION (AT&T, BELL, etc.).

TREE LEGEND table listing tree species and their diameters, such as APPLE TREE 18" (DIAMETER), ASH TREE 18" (DIAMETER), BASSWOOD TREE 18" (DIAMETER), BEECH TREE 18" (DIAMETER), etc.

ENCROACHMENT NOTE table detailing requirements for utility encroachments, including notes on utility locations, protection centers, and the need for verification by utility owners.

UNDERGROUND UTILITY LOCATION PROVIDED BY table listing utility providers such as UTILISURVEY, LLC and their respective utility types.

UTILITY WARNING text regarding the accuracy of utility information and the responsibility of the user to verify utility locations before construction.

TRACT 1 N/F JAME REALTY, LLC DB 28187 PG 136 AREA=0.737 ACRES ZONED SPI-9/SA2 ORZD 32.090 SQ.FT. TAX ID #1700990010534 (LOT 10 & PART OF 11) #111 WEST PACES FERRY ROAD NW

TRACT 2 N/F JAME REALTY, LLC DB 28187 PG 136 AREA=0.532 ACRES ORZD 23.159 SQ.FT. ZONED SPI-9/SA2 TAX ID #1700990010021 (LOT 9 & PART OF 11) #107 WEST PACES FERRY ROAD NW

TRACT 3 N/F ANP, LP DB 36286 PG 202 AREA=2.303 ACRES OR 100.323 SQ.FT. ZONED SPI-9/SA2 TAX ID #1700990010039 #1700990010286 #1700990010278 #1700990010280 (PART OF LOT 7, LOT 8, PART OF LOT 11 & LOTS 12 & 13) #103 WEST PACES FERRY ROAD NW #144 EAST ANDREWS DRIVE NW #146 EAST ANDREWS DRIVE NW #134 EAST ANDREWS DRIVE NW

TRACT 4 N/F PARTNERS, LLP DB 39781 PG 48 ZONED SPI-9/SA3 TAX ID #1700990010377 ONE TWENTY EIGHT EAST ANDREWS DRIVE NW

TRACT 5 N/F JLB 99 WEST PACES FERRY, LLC DB 55539 PG 582 ZONED SPI-9/SA2 TAX ID #1700990011012 WEST PACES FERRY ROAD NW

TRACT 6 N/F JLB 99 WEST PACES FERRY, LLC DB 55539 PG 582 ZONED SPI-9/SA2 TAX ID #1700990011012 WEST PACES FERRY ROAD NW

PLAT REFERENCES table listing various survey plat numbers and dates, such as 'SURVEY FOR HOUSE OF PERSIA, INC.' and 'SURVEY FOR EDWARD MOATTAR'.

MAP CLOSURES table listing tract boundaries and their respective widths, such as 'TRACT 1 - IS WITHIN ONE FOOT IN 266,007 FEET'.

LEGAL DESCRIPTION, TRACT 1 text describing the boundaries and area of Tract 1, including bearings and distances.

LEGAL DESCRIPTION, TRACT 2 text describing the boundaries and area of Tract 2.

LEGAL DESCRIPTION, TRACT 3 text describing the boundaries and area of Tract 3.

LEGAL DESCRIPTION, TRACT 4 text describing the boundaries and area of Tract 4.

LEGAL DESCRIPTION, TRACT 5 text describing the boundaries and area of Tract 5.

LEGAL DESCRIPTION, TRACT 6 text describing the boundaries and area of Tract 6.

LEGAL DESCRIPTION, TRACT 7 text describing the boundaries and area of Tract 7.

LEGAL DESCRIPTION, TRACT 8 text describing the boundaries and area of Tract 8.

LEGAL DESCRIPTION, TRACT 9 text describing the boundaries and area of Tract 9.

LEGAL DESCRIPTION, TRACT 10 text describing the boundaries and area of Tract 10.

LEGAL DESCRIPTION, TRACT 11 text describing the boundaries and area of Tract 11.

GENERAL NOTES table listing various notes regarding surveying standards, zoning requirements, and other relevant information.

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SPECIAL NOTES table listing specific notes related to the survey, such as 'CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK'.

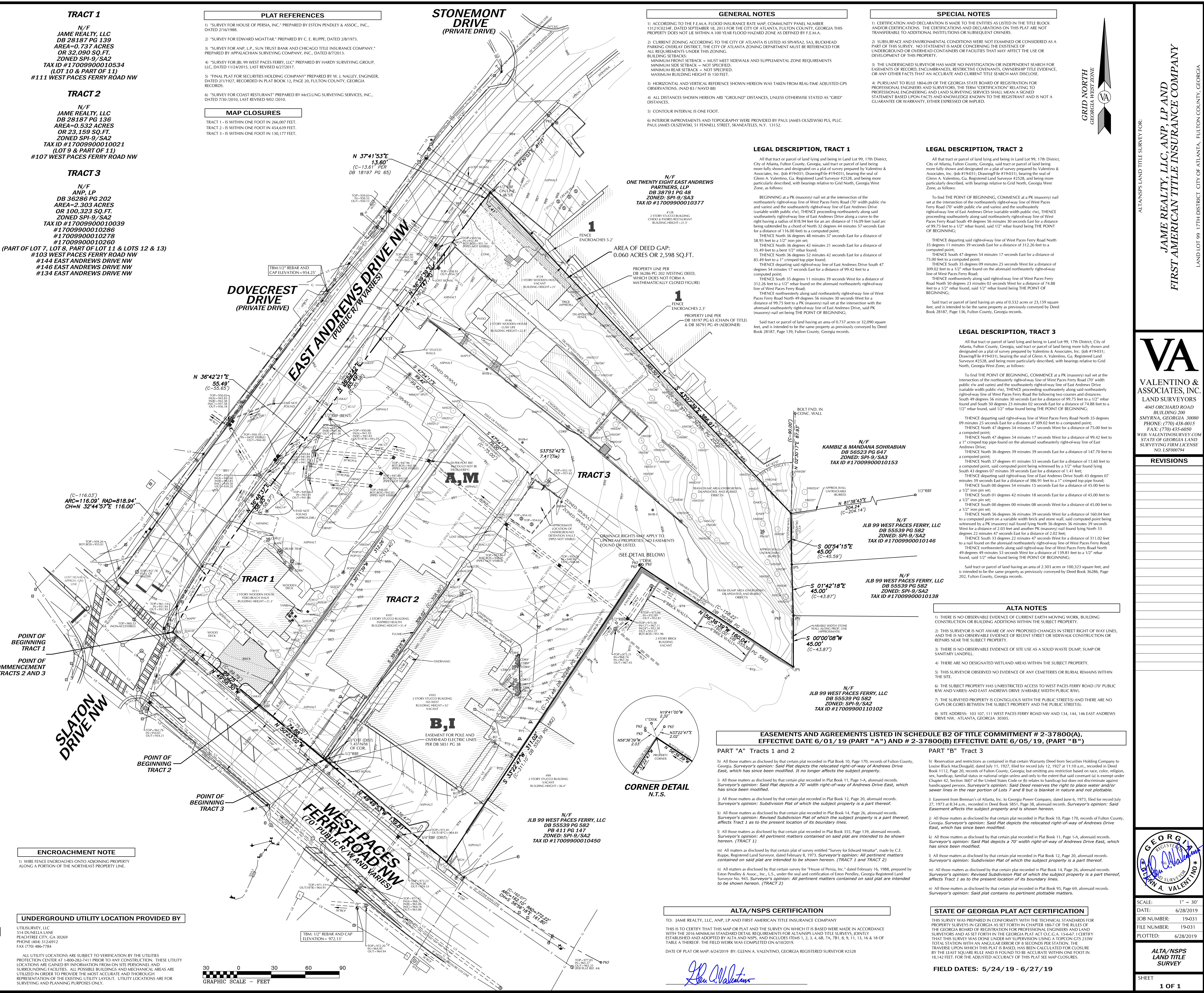
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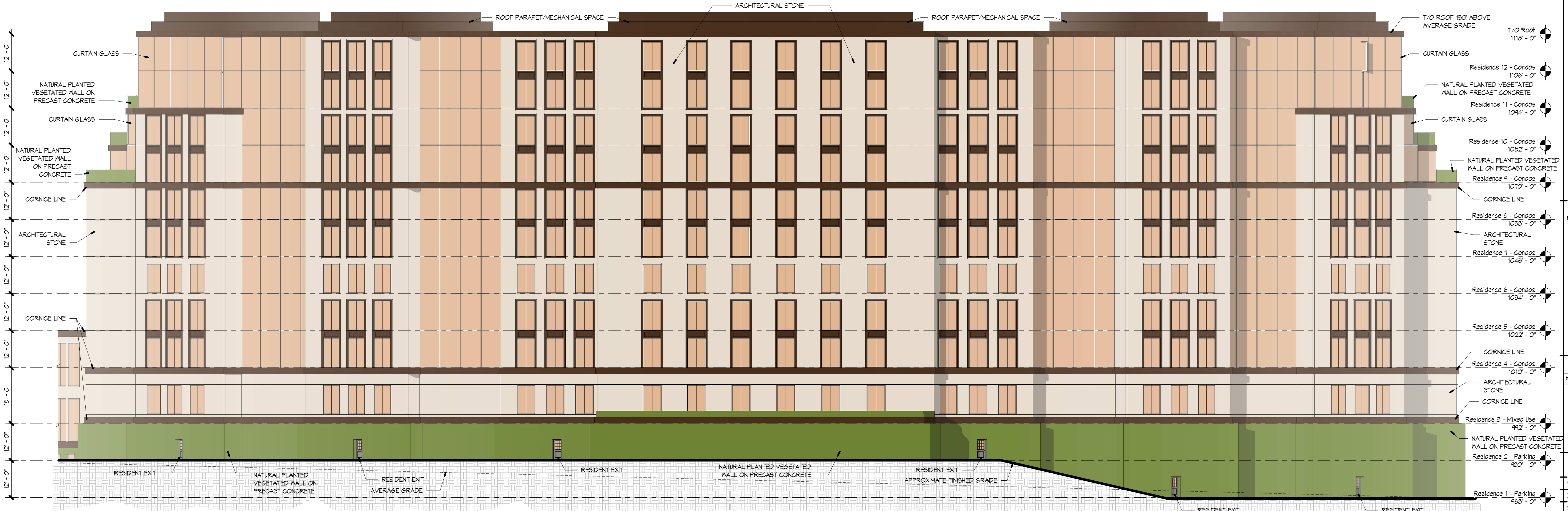
SPECIAL NOTES table listing specific notes related to the survey, such as 'CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK'.



VA VALENTINO & ASSOCIATES, INC. LAND SURVEYORS. 4045 ORCHARD ROAD, SMYRNA, GEORGIA 30080. PHONE: (770) 438-0015. FAX: (770) 435-6050. WEBSITE: WWW.VALENTINOLANDSURVEY.COM. LICENSE NO. 158700794.



1 East Exterior Elevation - Building 2  
SCALE: 1/16" = 1'-0"



2 North Exterior Elevation - Building 2  
SCALE: 1/16" = 1'-0"

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.  
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE USED ONLY ON THE JOB DESIGNATED COPYRIGHT

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**REVISIONS**

#	DESCRIPTION	DATE

Building 2 Elevations

PROJ#:	1814
DRAWN BY:	ASD
SCALE:	1/16" = 1'-0"
DATE:	6/28/2019



1 South Exterior Elevation - Building 2  
SCALE: 1/16" = 1'-0"



2 West Exterior Elevation - Building 2  
SCALE: 1/16" = 1'-0"

**Kimley-Horn**  
Expect More. Experience Better.  
911 N Peachtree St., Suite 601  
Atlanta, GA 30308  
404-960-0011

**in** ARCHITECTS  
291 E. 42nd St., 2nd Fl.  
Syosset, NY 11002  
516-471-8669

**RYAN BIGGS  
CLARK DAVIS**  
ENGINEERING & SURVEYING  
P.O. Box 217  
Sharpsburg, NY 13022  
315-889-4192

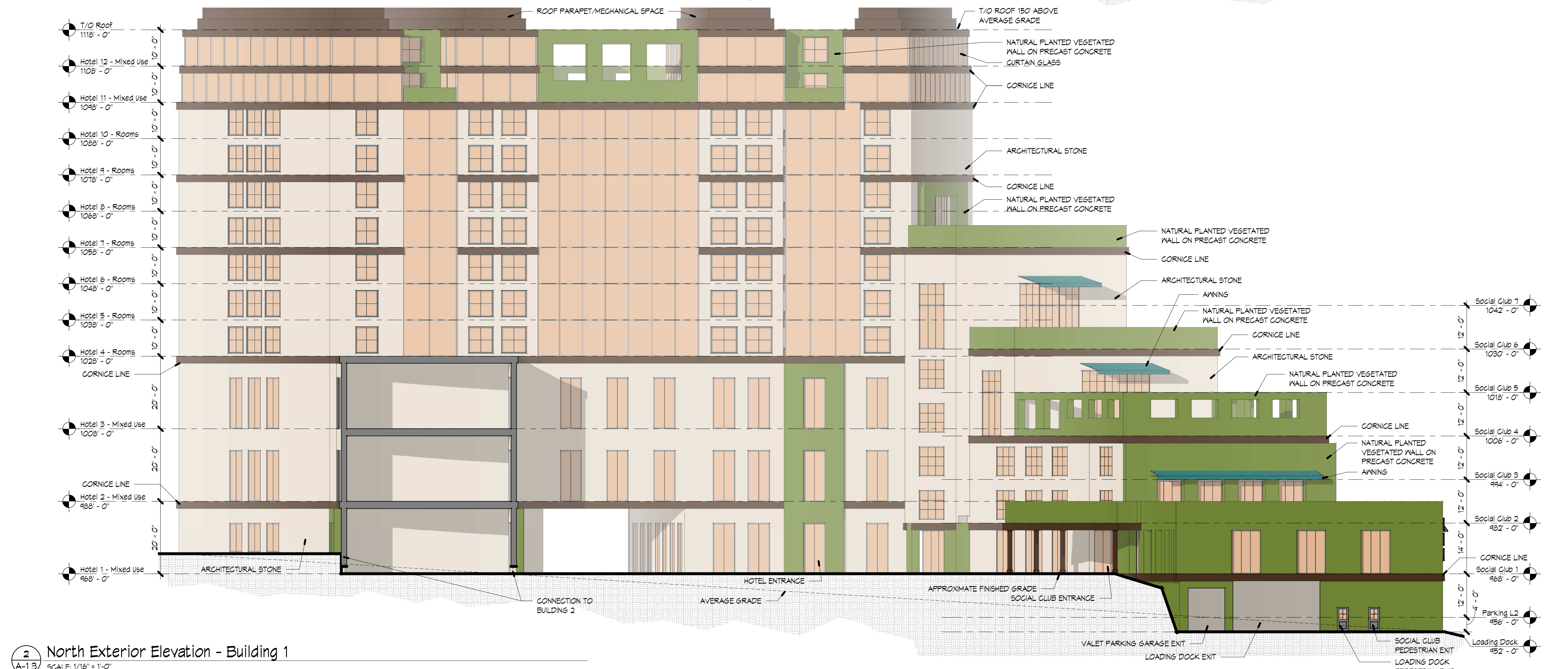
**RAMSGARD**  
architects • planners • designers  
66 East Genesee Street  
Stamatoles, New York 13152  
315-685-0263 | ramsgard.com

**Residence, Social Club & Hotel**  
MIXED-USE DEVELOPMENT  
West Faces Ferry & Andrews  
Buckhead, Atlanta

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REVISIONS		
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PROJ#:	1814	
DRAWN BY:	ASD	
SCALE:	1/16" = 1'-0"	
DATE:	6/28/2019	





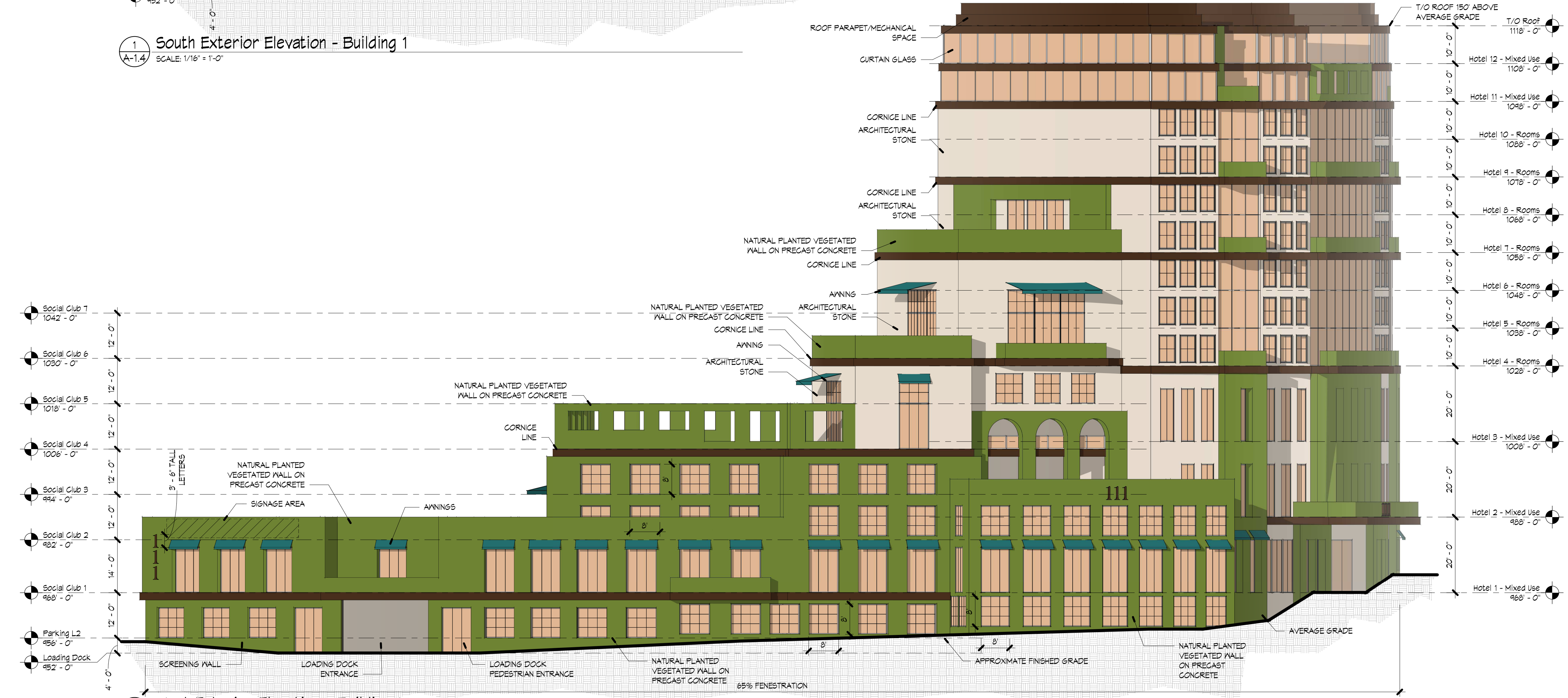
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REVISIONS		
#	DESCRIPTION	DATE

Building 1 Elevations	
PROJ#:	1814
DRAWN BY:	AGD
SCALE:	1/16" = 1'-0"
DATE:	9/24/2019



1 South Exterior Elevation - Building 1  
SCALE: 1/16" = 1'-0"

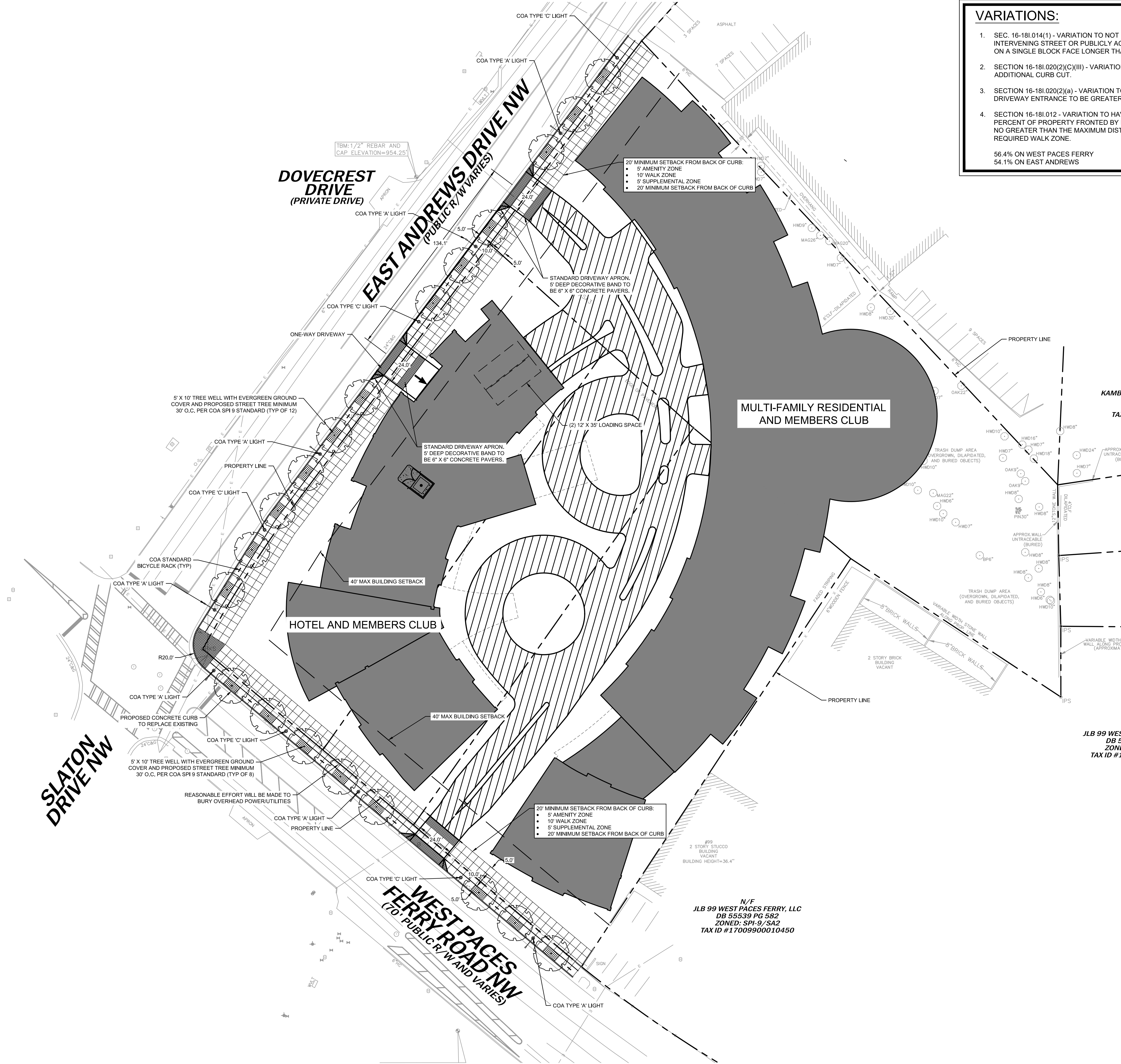


2 West Exterior Elevation - Building 1  
SCALE: 1/16" = 1'-0"

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REVISIONS		
#	DESCRIPTION	DATE

Building 1 Elevations	
PROJ#:	1814
DRAWN BY:	AGD
SCALE:	1/16" = 1'-0"
DATE:	9/24/2019



**VARIATIONS:**

- SEC. 16-181.014(1) - VARIATION TO NOT CONSTRUCT AN INTERVENING STREET OR PUBLICLY ACCESSIBLE WALKWAY ON A SINGLE BLOCK FACE LONGER THAN 400 FEET.
- SECTION 16-181.020(2)(III) - VARIATION TO ALLOW AN ADDITIONAL CURB CUT.
- SECTION 16-181.020(2)(a) - VARIATION TO ALLOW A ONE-WAY DRIVEWAY ENTRANCE TO BE GREATER THAN 12.
- SECTION 16-181.012 - VARIATION TO HAVE BELOW 60 PERCENT OF PROPERTY FRONTED BY BUILDINGS LOCATED NO GREATER THAN THE MAXIMUM DISTANCE FROM THE REQUIRED WALK ZONE.

56.4% ON WEST PACES FERRY  
54.1% ON EAST ANDREWS

**SAP FILE NUMBER:**  
SAP-19-XXX

**SUP FILE NUMBER:**  
U-19-19  
Z-19-75

**ZONING CLASSIFICATION:**  
SPI-9 SUBAREA 2

**ADJACENT STREETS:**  
WEST PACES FERRY ROAD NW (TYPE 3)  
EAST ANDREWS DRIVE NW (TYPE 3)

**SITE PLAN LEGEND:**

- LANDSCAPED AREA
- 6"x6" CONCRETE PAVERS TO BE CONSISTENT WITH AMENITY ZONE AT 121 WEST PACES FERRY ROAD
- STANDARD DUTY CONCRETE SIDEWALK
- CONCRETE PAVEMENT

**GENERAL NOTES:**

- ADDRESS NUMBERS ARE TO BE PROVIDED ON BUILDING AND BE A MINIMUM OF 6" IN HEIGHT.
- REASONABLE EFFORT WILL BE MADE TO BURY OVERHEAD POWER/UTILITIES.
- SUPPLEMENTAL ZONE SHALL HAVE A MAXIMUM ELEVATION OF 30 INCHES ABOVE SIDEWALK GRADE.
- ALL LIGHTING THAT UP-LIGHTS TREES, BUILDINGS, OR OTHER ELEMENTS, SHALL BE LOCATED AT A MINIMUM HEIGHT OF EIGHT (8) FEET ABOVE THE SIDEWALK, DRIVEWAY, OR PEDESTRIAN AREA WHEN NOT LOCATED WITHIN COMPLETELY LANDSCAPED AREAS.
- A MINIMUM DEPTH OF 20' OF ACTIVE SIDEWALK-LEVEL USES IS REQUIRED FROM ANY BUILDING FACADE ALONG THE PUBLIC SIDEWALK.

**BIKE RACK NOTES:**

MULTIFAMILY:  
FIXED BIKE PARKING REQUIRED = 5.4 SPACES  
ENCLOSED BIKE PARKING REQUIRED = 5.4 SPACES

NONRESIDENTIAL:  
FIXED BIKE PARKING REQUIRED = 50 SPACES  
ENCLOSED BIKE PARKING REQUIRED = 0 SPACES

PROPOSED BIKE PARKING TO MEET MINIMUM REQUIRED.

**USABLE OPEN SPACE:**

1. REQUIRED USABLE OPEN SPACE =	31,115 SF
1.1. 50% BEING PUBLIC OPEN SPACE =	15,558 SF
2. PROVIDED USABLE OPEN SPACE =	15,558 SF
2.1. PROVIDED PUBLIC OPEN SPACE =	15,558 SF
<b>TOTAL USABLE OPEN SPACE PROVIDED=</b>	<b>31,116 SF</b>

**LOT SIZE:**

NET LOT AREA (NLA) = 3.57 ACRES (155,572 SF)

TOTAL PROPOSED SF = 570,636 SF

FLOOR AREA RATIO (FAR)

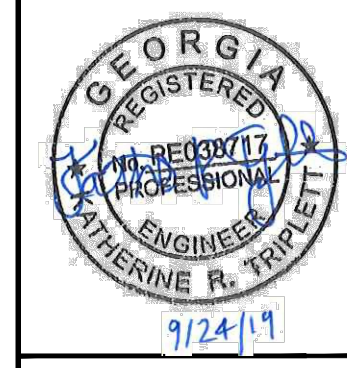
PROPOSED FAR = 570,636 / 155,572 = 3.668 (NLA)
CURRENT FAR = 2.696 (BASE FAR) - (PER SPI-9 SA2 ZONING)
BONUS FAR = 1.000 (BASE FAR) - (PER SPI-9 SA2 ZONING)
MAX FAR = 3.696 (BASE FAR) - (PER SPI-9 SA2 ZONING)

MAX BUILDING HEIGHT = 150'  
PROPOSED BUILDING HEIGHT = 150'

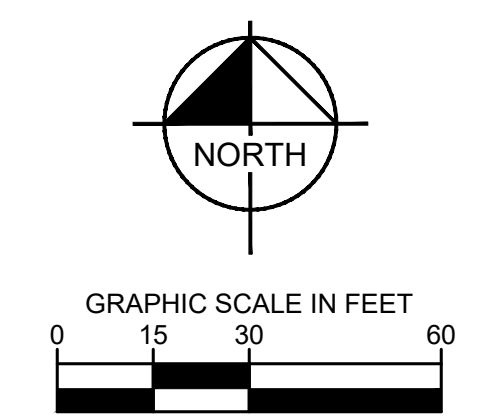
N/F  
JLB 99 WEST PACES FERRY, LLC  
DB 55539 PG 582  
ZONED: SPI-9/SA2  
TAX ID #17009900010450

A  
JLB 99 WEST P.  
DB 555:  
ZONED:  
TAX ID #1701

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY



GSWCC NO. (LEVEL II)	0000072560
DRAWN BY	HJA
DESIGNED BY	MJL
REVIEWED BY	KRT
DATE	09/25/2019
PROJECT NO.	013426000
TITLE	SITE PLAN



\* Applicants must appear in person to file an application. Applications by mail or courier will not be accepted.



**APPLICATION FOR A SPECIAL ADMINISTRATIVE PERMIT (SAP)**

For **SPI, Beltline, LW, MR, MRC & NC Zoning Districts**  
City of Atlanta, Office of Zoning and Development (404-330-6145)

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

**APPLICANT (name)** 111 WPFR, LLC c/o Morris, Manning & Martin, LLP

**ADDRESS** 83 Baxter Street, 6F, New York, NY

**PHONE NO.** 470-985-7175 **EMAIL** 111wpfr@gmail.com and jhill@mmmlaw.com

**PROPERTY LANDOWNER** SEE ATTACHED

**ADDRESS** \_\_\_\_\_

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

**ADDRESS OF PROPERTY** 103, 107, 111 West Paces Ferry Road and 134, 140 (aka 146) and 144 East Andrews Drive

Land District 99 Land Lot 17 Council District 8 NPU B

Is property within the BeltLine Overlay District? Yes  No  Zoning Classification SPI-9, SA2 (pending)

Is Inclusionary Zoning applicable to this project? Yes  No  (See additional requirements below)

**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 two (2) copies. 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:** **Four (4)** Site plans & **Two (2)** Elevations; with two (2) more copies if DRI or NPU review is required.
  - 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 9).
- Development Controls Specification Form:** Provide the applicable information (pages 6 – 8).

**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.

**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 5), 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 the Beltline, but recommended for all other districts. To request this meeting contact Krishana Newton at 404-330-6065 or [knewton@atlantaga.gov](mailto:knewton@atlantaga.gov).
- **Development Review Committee (DRC):** Projects in the Beltline & SPIs 1, 9, 12, 15, 16, 17 districts may require DRC review (See page 3).
- **Development of Regional Impact (DRI) Study:** Mixed-use developments with at least 700,000 s.f. or residential with at least 700 residential units may require a DRI approval by GRTA and ARC. For full thresholds and rules contact GRTA and/or ARC.
  - **Initial submission:** DRI Form 1 with the SAP application. Zoning and Development staff will then submit information to GRTA and ARC.
- **Watershed Management (DWM) Requirements (Section 74-504(a)):** Consultation meeting with DWM is **REQUIRED** for any site disturbance to determine applicable storm water work. Call 404-330-6249 or visit: [www.atlantawatershed.org/greeninfrastructure](http://www.atlantawatershed.org/greeninfrastructure)

**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 9/25/19 Signature of Applicant [Signature]

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

Property Owner, Address and Parcel List

Property Address	Parcel ID	Owner Name and Address
111 West Paces Ferry Road NW	17 00990001053	Jame Realty, LLC 351 Peachtree Hills Avenue Suite 314 Atlanta, Georgia 30305
107 West Paces Ferry Road NW	17 00990001002	
103 West Paces Ferry Road NW	17 00990001003	ANP, L.P. 265 Pharr Road, NE Atlanta, Georgia 30305
140 (a/k/a 146) East Andrews Drive NW	17 00990001027	
134 East Andrews Drive NW	17 00990001026	
144 East Andrews Drive NW	17 00990001028	

**SAP APPLICATION**  
**West Paces Ferry Road Project**

**I. Project Summary**

This SAP application proposes the redevelopment of a 3.57 acre tract located in SPI-9, SubArea 2. The property is being rezoned pursuant to application Z-19-075 and a special use permit to allow a private club use has been pursued pursuant to application U-19-19. Both applications are on track for a favorable vote by the Atlanta City Council on October 7<sup>th</sup>.

The development includes two new buildings with a mix of uses including 54 condominium residential units, an 81,070 square foot private membership social and business club, a 130 key luxury hotel and approximately 8,400 square feet of eating and drinking uses and 1,300 square feet of commercial/retail/service use. Access to the property will be provided from both West Paces Ferry Road and East Andrews Drive. Loading for the project will occur off of East Andrews Drive. Parking will be located in a parking deck and valet service for the project will be provided interior to the site.

**II. Variations List and Responses**

- A. Section 16-18I.014(1) - Variation to not construct an intervening street or publicly accessible walkway on a single block face longer than 400 feet on East Andrews Drive.

The frontage of the property on East Andrews Drive is approximately 477 feet. Due to a significant topography change between the subject property and the property to the east, a pedestrian or vehicular connection between the two properties is not feasible.

- B. Section 16-18I.020(2)(c)(iii) - Variation to allow an additional curb cut.

The project proposes to provide curb cuts on West Paces Ferry Road and East Andrews Drive to serve predominantly vehicular traffic and a second curb cut on East Andrews Drive to provide loading and service. The scope and mix of uses proposed will necessitate two curb cuts for traffic management and a sizeable loading area to manage all of the uses. The second curb cut on East Andrews Drive is proposed to be one-way to minimize the impact.

- C. Section 16-18I.020(2)(a) - Variation to allow a one-way driveway entrance to be greater than 12 feet.

The loading only curb cut on East Andrews Drive is proposed to accommodate one way traffic. Due to truck turning radius requirements to facilitate service and delivery trucks for the project, a wider curb cut than the 12' allowed for a one way curb cut is necessary.

D. Section 16-18I.012 – Variation to reduce the percentage of the property fronted by buildings located no greater than the maximum distance from the required walk zone from 60 percent to 56 percent on West Paces Ferry Road and 54 percent on East Andrews Drive.

The project has a unique curved design with varying articulation in the building façade to create visual interest on both road frontages. Although the building placement does not meet the strict standard of the code, the building design and location offers equivalent public protection with respect to the visual aesthetic on both rights of way.



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, Jame Realty, LLC SWEAR THAT I AM THE **LANDOWNER**  
 owner(s) name

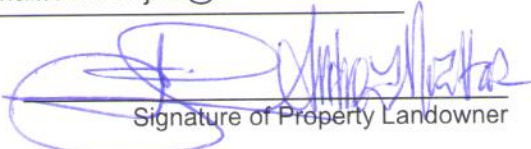
OF THE PROPERTY LOCATED AT: 107 and 111 West Paces Ferry Road, Atlanta, GA 30305

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):**  
111 WFPR, LLC c/o Morris, Manning & Martin, LLP

ADDRESS: 83 Baxter Street, 6F, New York, NY

TELEPHONE: 470-985-7175 EMAIL: 111wpfr@gmail.com or jhill@mmmlaw.com

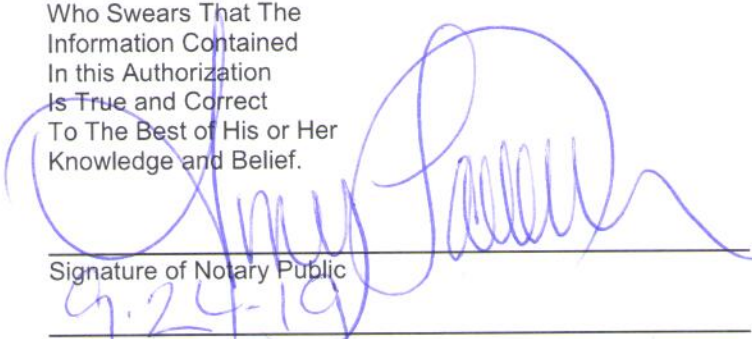
  
 Signature of Property Landowner

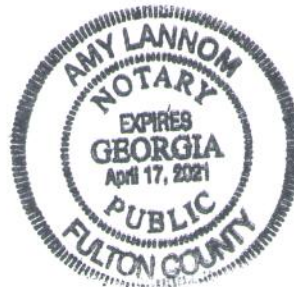
Jame Realty, LLC  
 Print Name of Property Landowner

Personally Appeared  
 Before Me

ANDREA & JASON MOATTAR

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  
9.24.19  
 Date







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, ANP, L.P. SWEAR THAT I AM THE **LANDOWNER**  
owner(s) name

OF THE PROPERTY LOCATED AT: 103 West Paces Ferry Drive and 134, 140 (aka 146), and  
144 East Andrews Drive, Atlanta, Georgia 30305

AS SHOWN IN THE RECORDS OF Fulton COUNTY, GEORGIA WHICH IS  
THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED  
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Signature of Property Landowner

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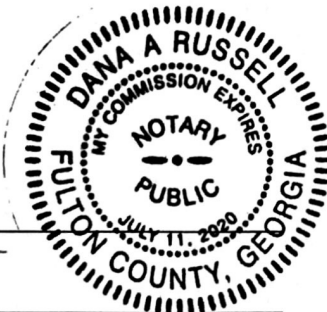
Print Name of Property Landowner

Personally Appeared  
Before Me

S. Pano Karatasos

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

J. Hill  
Signature of Notary Public  
9/25/19  
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.

<b>Definitions and Methods of Calculation</b>								
<ul style="list-style-type: none"> <li><u>Net Lot Area (NLA)</u> = length of property line X width of property line</li> <li><u>GLA for corner lots</u> = (NLA) + [(street "A" right-of-way width +2) X (street "A" length of property line)] + [(street "B" right-of-way width +2) X (street "B" length of property line)] + [(street "A" right-of-way width +2) X (street "B" right-of-way width +2)]</li> <li><u>GLA (with only one front yard adjacent to street)</u> = (NLA) + [(street right-of-way width +2) X (length of front property line)]</li> <li>GLA may include half of the right-of-way (including streets, parks, lakes and cemeteries) up to 50 feet in width.</li> <li>GLA shall not be used for calculating FAR for properties within single-family or two-family-zoned subareas of SPI districts.</li> <li><u>Building Lot Coverage provided</u> = (net lot area minus area of building footprint) ÷ (net lot area)</li> </ul>								
<b>Lot Size (in square footage)</b>								
Gross Land Area (GLA)		N/A						
Net Lot Area (NLA)		155,572						
<b>Floor Area Ratio (FAR) – as applicable. Check which used for residential: <input type="checkbox"/> GLA, or <input checked="" type="checkbox"/> NLA</b>								
	Residential FAR Ratio	Residential Square Footage	Non-Residential FAR Ratio	Non-Residential Square Footage				
Base Allowed		See total	2.696	419,422				
<b>Base Provided</b>		See total	2.696	419,422				
Bonus Allowed		See total	1.0	155,572				
<b>Bonus Provided</b>		See total	0.97 (3.66 total)	151,214 (570,636 SF total)				
<b>Bonus FAR Program (check bonus utilized if applicable)</b>								
Transit Station <input type="checkbox"/>	Ground Floor Retail <input type="checkbox"/>	Open Space and New Streets <input type="checkbox"/>	Community Center Facilities <input type="checkbox"/>	Workforce Housing <input type="checkbox"/>				
<b>Residential Units</b>			<b>Total Provided: 54 units</b>					
Number of Units Provided (without bonus)			54					
Number of Bonus Units Provided (without workforce housing)			n/a					
Number of Bonus Workforce Housing Units Provided (20% required)			n/a					
Total Number of Units per Acre			15.12					
<b>Building Coverage <input type="checkbox"/> or Lot Coverage <input type="checkbox"/> (check applicable as required per zoning district)</b>								
		Percentage (%)	Square Footage					
Max. Permitted	n/a		n/a					
Provided	n/a		n/a					
<b>Fenestration (% of each street-fronting façade calculated separately, per district regulations)</b>								
		Residential Façade Percentage (%)			Non-residential Façade Percentage (%)			
		Local Street	Arterial/Collector	Beltline Corridor	Local Street	Arterial/Collector	Beltline Corridor	
Min. Required						n/a	65%	n/a
Provided (specify for each street)						65%		



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)

<b>Definitions and Methods of Calculation</b>		
<ul style="list-style-type: none"> <li>• <b>LUI</b> = Land Use Intensity Ratios Table (per Section 16-08 R-G District Regulations)</li> <li>• <b>TOSR</b> 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"> <li>○ TOSR required = (LUI table) X (GLA).</li> <li>○ TOSR provided = (GLA) – (area of building footprint) + (combined area of balconies and rooftop terraces).</li> </ul> </li> <li>• <b>UOSR</b> 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"> <li>○ UOSR required = (LUI table) X (the corresponding lot size used to calculate FAR).</li> <li>○ 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).</li> </ul> </li> </ul>		
<b>TOSR: Total Open Space Requirements for Residential Only Projects</b>		
<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		
<b>Square Footage breakout of UNCOVERED TOSR amount provided by the following:</b>		
GLA minus building square footage		
Open exterior balconies (per Section 16-28 or district regs)		
Roof area improved as recreation space		
<b>Square Footage breakout of COVERED TOSR amount provided by the following:</b>		
Areas closed to the sky (roof) but having two sides with a minimum of 50% open		
<b>UOSR: Usable Open Space Requirements for Residential and or Mixed-use Developments</b>		
<i>(These are areas not counted towards Public Space Requirements)</i>		
	Ratio	Total Square Footage
Minimum Required	<b>20% of NLA</b>	<b>31,115</b>
Provided	a minimum of 20% of NLA	a minimum of 31,115
<b>Square Footage Breakdown of UOSR amounts provided by the following:</b>		
Balconies		
Rooftop Terraces		
Landscaped Areas and Plazas		23,057
Portions of Sidewalks on Private Property		8,058
Portions of Landscaped Areas in Right-of-way adjacent to Property		



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

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

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

<b>PSR: Public Space Requirements for Non-residential &amp; Mixed-use Developments</b>		
<i>(These are areas not counted towards UOSR)</i>		
<b>Public Space provided = (square footage area of exterior space) + (square footage area of interior space)</b>		
	Percentage (%)	Total Square Footage
Minimum Required	50% of UOSR <span style="float: right;">+</span>	15,558 SF <span style="float: right;">+</span>
Provided	a minimum of 50% of UOSR	a minimum of 15,558 SF
<b>Square Footage Breakdown of PSR amounts provided by the following:</b>		
<b>EXTERIOR</b> (accessible to general public such as landscaped areas, plazas, terraces, patios, observation decks, fountains, sidewalks, common areas, open recreational spaces, etc.)	15,558 SF provided by sidewalks, landscaped areas	
<b>INTERIOR</b> (ground-level area accessible to the general public during normal business hours such as malls, galleries, atria, lobbies, concourses, plaza, walkways, fountains, landscape areas for public recreation, pedestrian seating, or eating and similar public amenities)		

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

<b>Residential Unit Breakout</b>				
Number of Studios	Number of 1 BR	Number of 2 BR	Number of 3 BR	Number of 4 BR
			10	44 (4 or more BR)
<b>On-site Parking Spaces</b>	<b>Residential</b>		<b>Non-residential Uses</b>	
Minimum Required	None (Buckhead Parking Overlay)		21 for restaurant (Buckhead Parking Overlay)	
Provided	122 (405 total spaces)		283 (405 total spaces)	
Maximum Allowed	122 (i.e., 2.25 x 54 2 BR + units)		283 (i.e., 130 keys, 81,070 SF club, 1,300 SF commercial, 8,400 SF restaurant)	
<b>Bicycle Parking Spaces</b>	<b>Residential</b>		<b>Non-residential Uses</b>	
Minimum Required	11		50	
Provided	11		50	
<b>On-site Loading Spaces</b> (see applicable zoning district requirements or Section 16-028.015)				
	<b>Residential/Hotel</b>		<b>Non-residential Uses (break out by use)</b>	
Minimum Required (specify for each use)	1 - 12' X 35' LOADING SPACE (51 - 200 residential/hotel units)		1 - 12' X 35' LOADING SPACE (15,001 sq. ft. to 250,000 sq. ft. floor area)	
Provided (specify for each use)	1 - 12' X 35' LOADING SPACE		1 - 12' X 35' LOADING SPACE	



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.

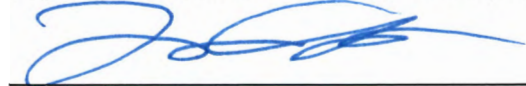
The applicant is further put on notice that the location of any feature specified on the site plan is not to be changed from that location which is specified on the site plan approved by the OZD. This includes, without limitation, any such changes that might affect the setbacks of any structure, the 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.

111 WPFR, LLC  
 By: Joachim Ohlin  
 Applicant Printed Name

  
 Applicant Signature

9/25/19  
 Date