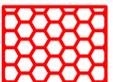
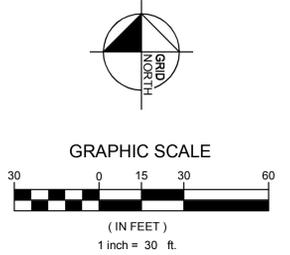


Drawing name: K:\AMI\_Civil\019938000\_Lenox Towers\CADD\PlanSheets\UOSR.dwg    09-01    Aug 28, 2013 10:33am    by: aaron.legg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Issue of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



### UOSR TABULATION

USOR	QTY	COMMON NAME
	12,683 sf	GREENSPACE & PET WALK AREA
	15,412 sf	SIDEWALK
<b>TOTAL</b>	<b>28,095 sf</b>	



  
**Kimley-Horn and Associates, Inc.**  
 817 WEST PEACHTREE ST., NW    Tel: (404) 419-8700  
 SUITE 601    ATLANTA, GEORGIA 30308-1121    Fax: (404) 419-8701  
 © 2011 Kimley-Horn and Associates, Inc.

No.	REVISIONS	DATE	BY

LENOX TOWERS  
 APARTMENT BUILDING  
 ATLANTA, GA 30226  
 SAP UOSR EXHIBIT

SCALE (H): AS SHOWN  
 SCALE (V): AS SHOWN  
 DESIGNED BY: BS&AL  
 DRAWN BY: AL  
 CHECKED BY: BS&KS  
 DATE: 08/27/2013  
 KHA PROJECT NO.: 019938000  
 SHEET NUMBER  
**C9-01**

File No.: SAP-13-131 Date of Completed Submittal: \_\_\_\_\_ Reviewed by: \_\_\_\_\_



**APPLICATION FOR A SPECIAL ADMINISTRATIVE PERMIT (SAP)**  
**For SPI, Beltline Overlay, LW, MR, MRC, and NC Zoning Districts**  
City of Atlanta, Office of Planning (404/330-6145)



**APPLICANT**

Jessica Hill

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

**COMPANY**

Morris Manning & Martin LLP

**ADDRESS**

3343 Peachtree Rd, Ste 1600, Atlanta GA 30326

**PHONE NO.**

(404) 504-7754 EMAIL jhill@mmmlaw.com

**PROPERTY LANDOWNER**

The Retail Property Trust

**ADDRESS**

225 West Washington St., Indianapolis IN 46204

**PHONE NO.**

(317) 263-7734 EMAIL ppetelman@simon.com

**ADDRESS OF PROPERTY**

a portion of 3343 Peachtree Rd (rear)

Is property within the BeltLine Overlay District? Yes  No

Zoning Classification SPI-12 SAI Land District 17 Land Lot 46 Council District 7 NPU B

**INSTRUCTIONS (approved SAP plans shall be included in Building Permit Application submittal to the Office of Buildings):**

- **Demolition Permits:** Applications for demolition permits shall not be approved until the SAP is approved.
- **Signage:** SAP approval for free-standing/monument and/or projecting structures only. Signage approval issued by Office of Buildings.
- **Photographs:** For alterations to existing building facades to document existing conditions.

**Submittal Package Requirements (See detailed checklist):**

- 1) **Project Summary:** Describe all new construction, alterations, repairs or other changes to the exterior of existing structures or to the site. Requests for administrative variations must be accompanied by a written justification for each variation requested.
- 2) **Property Survey:** Submit two (2) copies. Lot consolidation, replatting or subdivision may be required prior to approval of SAP.
- 3) **Site Plan (released for construction and sealed) and Building Elevations:**
  - a. **Initial Plan Submission:** Two (2) copies for initial review (four copies that require DRI & NPU review). Also, copies of applicable Rezoning Legislation, Special Use Permit, Variance or Special Exception letters from the Board of Zoning Adjustment.
  - b. **Final Plan Submission (after staff review) incorporating staff comments:** 11 copies of site plan and 5 copies of elevations.
  - c. **Other information:** Additional plans or documents may be required at the discretion of the Office of Planning.
- 4) **Property Owner Authorization:** Submit required notarized owner consent per attached form.
- 5) **Notice to Applicant:** Submit attached form with signature and date.

**Additional Submittal Requirements (as applicable):**

- 1) **BeltLine, NC-10, NC-11, NC-12 Districts:** Pre-application conference with Planning Staff is required prior to SAP submittal. **INCLUDE EXTRA COPY OF SUBMITTAL PACKAGE** for the required 21-day NPU review period as detailed below:
    - a. Mail a copy of the SAP application and plans which are stamped received by the Office of Planning to the NPU.
    - b. Submit a copy of U.S. Postal Service Certificate of Mailing within 5 business days of SAP application submittal.
    - c. Submit notarized Affidavit of NPU Notification within 5 business days of SAP application submittal.
  - 2) **Development Review Committee (DRC):** Projects within SPIs 1, 9, 12, 15, 16, 17 districts may require review by DRC.
  - 3) **Development of Regional Impact (DRI) Study:** Developments either; over 300,000 sf; or greater than 400 residential units; or a mixed-use development with more than 222 residential units require a DRI approval by GRTA and ARC.
    - a. **Initial submission:** DRI Form 1 with the SAP application. Planning staff will then submit information to GRTA and ARC.
    - b. **Final submission:** Copy of the DRI Notice of Decision letter shall be printed on the final site plan submission.
- **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 sqft of floor area: \$500.
    - Developments between 50,000 and 250,000 sqft of floor area: \$1,000.
    - Developments ≥ 250,000 sqft 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 8/27/13 Signature of Applicant Jessica Hill

The City Code provides that Planning 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 PLANNING 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 Planning

Staff Reviewer - Print Name

## PROJECT SUMMARY

This Special Administrative Permit application proposes the development of a new multifamily development on a currently vacant 1.8 acre tract located at the rear of Lenox Mall. The proposed development consists of 375 multifamily units in a 35 story building with an attached parking deck as shown on the plans and elevations included in the application. A second phase of development is anticipated in the future on the adjacent parcel that abuts East Paces Ferry Road. The existing private road from East Paces Ferry Road (public ROW) to Lenox Square Parkway (private) will be relocated west to abut Georgia 400 as a part of the redevelopment in this phase. The major sidewalk level building façade requirement will be addressed on Lenox Square Parkway. Although not required by SPI-12 for development of this phase, this application also proposes: (1) a pedestrian connection from Lenox Square Parkway to East Paces Ferry Road as shown on the site plan; (2) the improvement of East Paces Ferry Road to the SPI-12 streetscape standards as shown on the site plan; and (3) the improvement of a vehicular connection to East Paces Ferry Road as shown on the site plan.

## VARIATIONS

1. Active Use – Section 16-18L.011(2)(c)(i): Applicant requests a variation from the requirement that an active use be provided along the major sidewalk level façade (i.e., Lenox Square Parkway) along the parking deck portion of the façade as shown on the site plan. The entry court area in front of the parking deck is envisioned an extension of the main lobby. Clear vision glass between the main lobby and the entry court is proposed and will provide a strong visual connection between interior and exterior. The entry court area is anticipated to be a shared use area for pedestrians, bikes and vehicles. The area between the entry drives to the parking deck will be screened with a 36”-42” landscaping element as shown on the site plan. In addition, the northeast corner of the parking deck has a small area where a viable active use cannot be accommodated given location at the edge of the deck facing the rear service area and parking decks for Lenox Mall. The Applicant has positioned its amenities and other active uses along the front of the building to satisfy the active use requirements to the extent commercially reasonable.



SAP13-131



City of Atlanta Office of Planning  
**SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION**  
Notarized authorization by Property Landowner

File # SAP-13-131

(Required only if applicant is not the owner of the property subject to the application)

TYPE OF APPLICATION: Special Administrative Permit

I, The Retail Property Trust SWEAR THAT I AM THE LANDOWNER  
owner(s) name

OF THE PROPERTY LOCATED AT: 3393 Peachtree Road (rear)

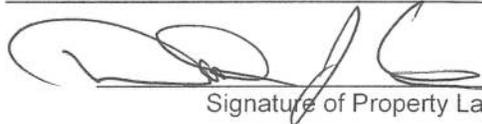
AS SHOWN IN THE RECORDS OF Fulton COUNTY, GEORGIA  
WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE  
PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS  
APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):

Jessica Hill

ADDRESS: 3343 Peachtree Rd., NE, 1600 Atlanta Financial Center  
Atlanta, GA 30326

TELEPHONE: (404) 504-7754 EMAIL: jhill@mmmlaw.com

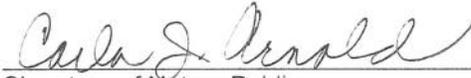
  
Signature of Property Landowner

David J. Contis  
Print Name of Property Landowner

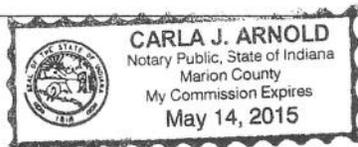
Personally Appeared  
Before Me

DAVID J. CONTIS

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

  
Signature of Notary Public

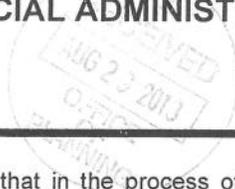
8-16-13  
Date





City of Atlanta Office of Planning  
**SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION**  
Notice to Applicants

File # SAP-13-151



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 Planning (OOP) 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 OOP.

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 OOP. 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 OOP. It shall be the responsibility of the applicant, not the OOP, 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 OOP 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 OOP 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 OOP 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.

Jessica Hill  
 Applicant Printed Name

Jessica L. Hill  
 Applicant Signature

8/27/13  
 Date



City of Atlanta Office of Planning  
**SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION**  
**Development Controls Specifications**

File # SAP-13-131

These forms are intended to assist applicants in preparing the required submission materials for a Special Administrative Permit approval. In addition to these forms to be completed by the applicant, 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)	97,269 SF
Net Lot Area (NLA)	78,490 SF

**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	N/A		N/A	
<b>Base Provided</b>	4.52	440,000 SF	0	0
Bonus Allowed	N/A			
<b>Bonus Provided</b>	N/A			

**Bonus FAR Program (check bonus utilized if applicable)**

Transit Station <input type="checkbox"/>	Ground Floor Retail <input type="checkbox"/>	Open Space and New Streets <input type="checkbox"/>	Community Center Facilities <input type="checkbox"/>	Workforce Housing <input type="checkbox"/>
--	--	---	--	--

<b>Residential Units</b>	<b>Total Provided:</b> 375
Number of Units Provided (without bonus)	375
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	208

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

	Percentage (%)	Square Footage
Max. Permitted	N/A	
Provided	N/A	

**Fenestration (% of each street-fronting facade calculated separately, per district regulations)**

	Residential Façade Percentage (%)		Non-residential Façade Percentage (%)	
	on Local Street	on Arterial/Collector	on Local Street	on Arterial/Collector
Min. Required	50%			
Provided (specify for each street)	Lenox Square Pkwy = 50%			



City of Atlanta Office of Planning  
**SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION**  
**Development Controls Specifications**

File # SAP-13-131

**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 1/2 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.
  - o TOSR required = (LUI table) X (GLA).
  - o 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.
  - o UOSR required = (LUI table) X (the corresponding lot size used to calculate FAR).
  - o 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	20%	15,698 SF
Provided	35.71%	28,095 SF

**Square Footage breakout of UNCOVERED TOSR amount provided by the following:** SEE EXHIBIT

GLA minus building square footage	N/A
Open exterior balconies (per Section 16-28 or district regs)	N/A
Roof area improved as recreation space	N/A

**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	N/A	
Provided	N/A	

**Square Footage Breakdown of UOSR amounts provided by the following:**

Balconies	N/A
Rooftop Terraces	N/A
Landscaped Areas and Plazas	N/A
Portions of Sidewalks on Private Property	N/A
Portions of Landscaped Areas in Right-of-way adjacent to Property	N/A



City of Atlanta Office of Planning  
**SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION**  
**Development Controls Specifications**

File # SAP-13-131

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

<b>PSR: Public Space Requirements for Non-residential &amp; Mixed-use Developments</b> (These are areas not counted towards UOSR)		
<b>Public Space provided</b> = (square footage area of exterior space) + (square footage area of interior space)		
	Percentage (%)	Total Square Footage
Minimum Required	N/A	
Provided	N/A	
<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.)	N/A	
<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)	N/A	

**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
34	136	170	34	0
<b>On-site Parking Spaces</b>	<b>Residential</b>		<b>Non-residential Uses</b>	
Minimum Required	N/A		N/A	
Provided	636		0	
Maximum Allowed	889		N/A	
<b>Bicycle Parking Spaces</b>	<b>Residential</b>		<b>Non-residential Uses</b>	
Minimum Required	50		N/A	
Provided	50		0	
<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)	3-residential		0	
Provided (specify for each use)	3-residential		0	

**RECEIPT**

CITY OF ATLANTA  
ATLANTATEST  
55 TRINITY AVE SW

**Application:** SAP-13-131  
**Application Type:** Planning/SAP/SPI/NA  
**Address:** 3393 PEACHTREE RD NE, REAR ATLANTA, GA 30326  
**Owner Name:** LTD  
**Owner Address:** 0 PO BOX 6120 ST INDIANAPOLIS,IN 46207  
**Application Name:**

---

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
340963	1698	\$1,500.00	08/29/2013	RPLEWIS		

**Owner Info.:** LTD  
0 PO BOX 6120 ST  
INDIANAPOLIS, IN 46207

**Work Description:** Residential development for 375 units. (Applicant has been advised on the need to re-plat the overall property to create subject parcel)

PAID  
CITY OF ATLANTA  
AUG 29 2013  
  
EX OFFICIO MUNICIPAL  
REVENUE COLLECTOR

SAP File Number: SAP

Zoning Classification  
SPI-12

GENERAL NOTES:

- ALL REQUIRED MINIMUM DISTANCES FROM BUILDING TO BACK OF CURB HAVE A TOLERANCE LIMIT OF 1%.
- ADDRESS NUMBERS ARE TO BE PROVIDED ON BUILDING AND BE A MINIMUM OF 6" IN HEIGHT.
- PARKING STRUCTURE LIGHTING SHALL BE CUTOFF LUMINARIES WITH 90 DEGREE ILLUMINATION.
- A MINIMUM OF ONE PARKING DECK ENTRANCE TO HAVE A MINIMUM HEIGHT OF 90 INCHES FOR THE INGRESS AND EGRESS OF VANPOOL VEHICLES.
- 3 - 12' X 35' LOADING ZONES REQUIRED, 2 PROVIDED WITH A THIRD FOR TRASH COMPACTOR.
- MAXIMUM ALLOWABLE BUILDING HEIGHT = 474'; PROPOSED BUILDING HEIGHT = 400'.

BIKE RACK NOTES:

- 3 BIKE RACKS (6 SPACES) PROVIDED ON THE SITE WITHIN THE STREETSCAPE FURNITURE ZONE.
- 22 BIKE RACKS (44 SPACES) PROVIDED WITHIN THE PARKING DECK. SEE ARCHITECTURAL PLANS FOR LOCATIONS.

LOT SIZE:

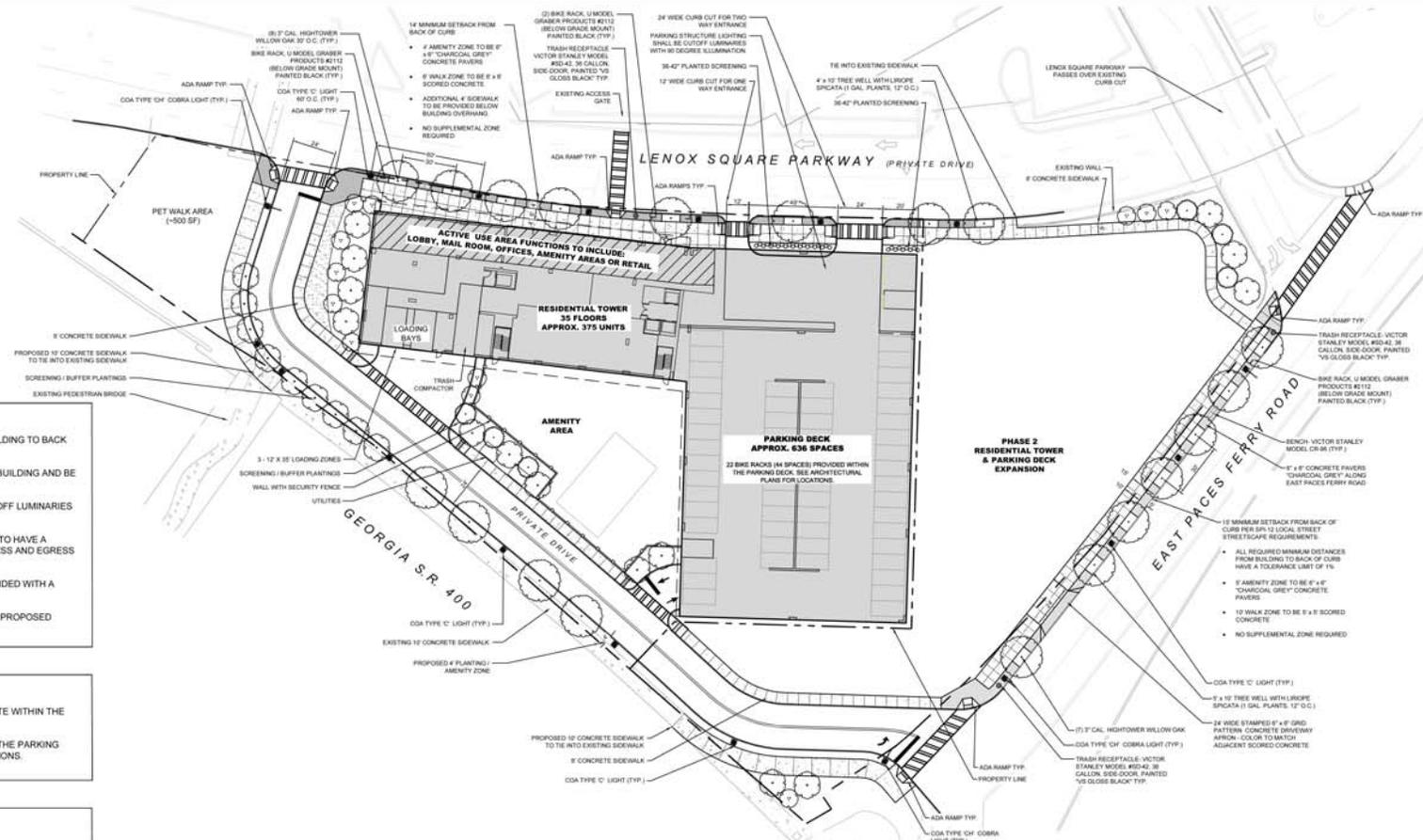
1.8 ACRES (78,492 SF)

OPEN SPACE CALCULATIONS:

- GREENSPACE & PET WALK AREA = 12,683 SF
- SIDEWALK = 15,412 SF
- TOTAL OPEN SPACE = 28,095 SF (35.8% OVERALL OPEN SPACE)



PEDESTRIAN CONNECTIVITY MAP



City of Atlanta Office of Planning  
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION  
Development Controls Specifications  
File #

City of Atlanta Office of Planning  
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION  
Development Controls Specifications  
File #

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SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION  
Development Controls Specifications  
File #

**Definitions and Methods of Calculation**

**Residential Open Space Requirements**

**Residential Open Space Requirements for Residential Only Projects**

Minimum Required	2 or 1%	15,412 SF
Proposed	2 or 1%	15,412 SF

**Open Space Treatment of UNCOVERED OPEN AREAS**

Minimum Required	0	0
Proposed	0	0

**Open Space Treatment of COVERED OPEN AREAS**

Minimum Required	0	0
Proposed	0	0

**Definitions and Methods of Calculation**

**Non-Residential Public Space Requirements**

**Public Space Requirements for Non-Residential & Mixed-Use Developments**

Minimum Required	0	0
Proposed	0	0

**Parking and Loading Requirements**

Minimum Required	3	0
Proposed	3	0

**Definitions and Methods of Calculation**

**Residential Open Space Requirements for Residential Only Projects**

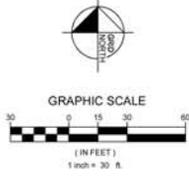
Minimum Required	2 or 1%	15,412 SF
Proposed	2 or 1%	15,412 SF

**Open Space Treatment of UNCOVERED OPEN AREAS**

Minimum Required	0	0
Proposed	0	0

**Open Space Treatment of COVERED OPEN AREAS**

Minimum Required	0	0
Proposed	0	0



**Kimley-Horn and Associates, Inc.**  
917 WEST PEACHTREE ST. NW  
ATLANTA, GEORGIA 30308-1121  
Tel: (404) 418-8700  
Fax: (404) 418-6701

**LENOX TOWERS APARTMENT BUILDING**  
ATLANTA, GA 30308

**SAP SITE PLAN**

SCALE (H): AS SHOWN  
SCALE (V): AS SHOWN  
DESIGNED BY: BS&AL  
DRAWN BY: AL  
CHECKED BY: BO&KS  
DATE: 08/27/2013  
KHA PROJECT NO.: 09990006  
SHEET NUMBER: C9-00