

CAMDEN BUCKHEAD - ATLANTA, GEORGIA
DESIGN REVIEW

SEPTEMBER 7, 2016

A RESIDENTIAL COMMUNITY DEVELOPED BY
CAMDEN USA, INC.

NILES BOLTON ASSOCIATES

Aerial Views

Camden Buckhead - Atlanta, Georgia

North Aerial View



Roswell Road Aerial View



- 1 Camden Buckhead
- 2 Roswell Road
- 3 E Andrews Dr NW
- 4 Camden Paces
- 5 Frontac Way NW



CAMDEN BUCKHEAD

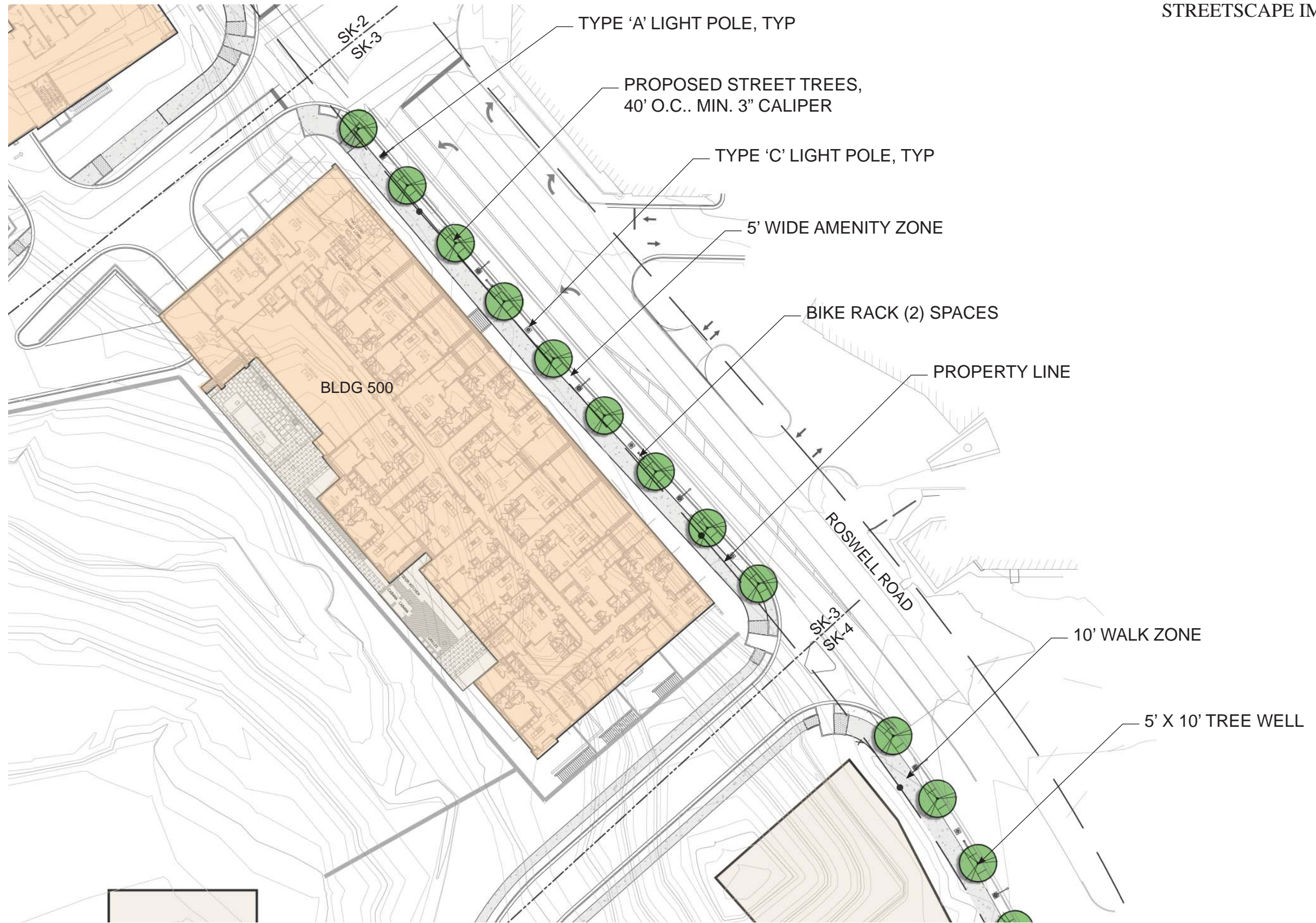
Atlanta, Georgia



SK-2

CAMDEN BUCKHEAD

Atlanta, Georgia



SK-3

CAMDEN BUCKHEAD

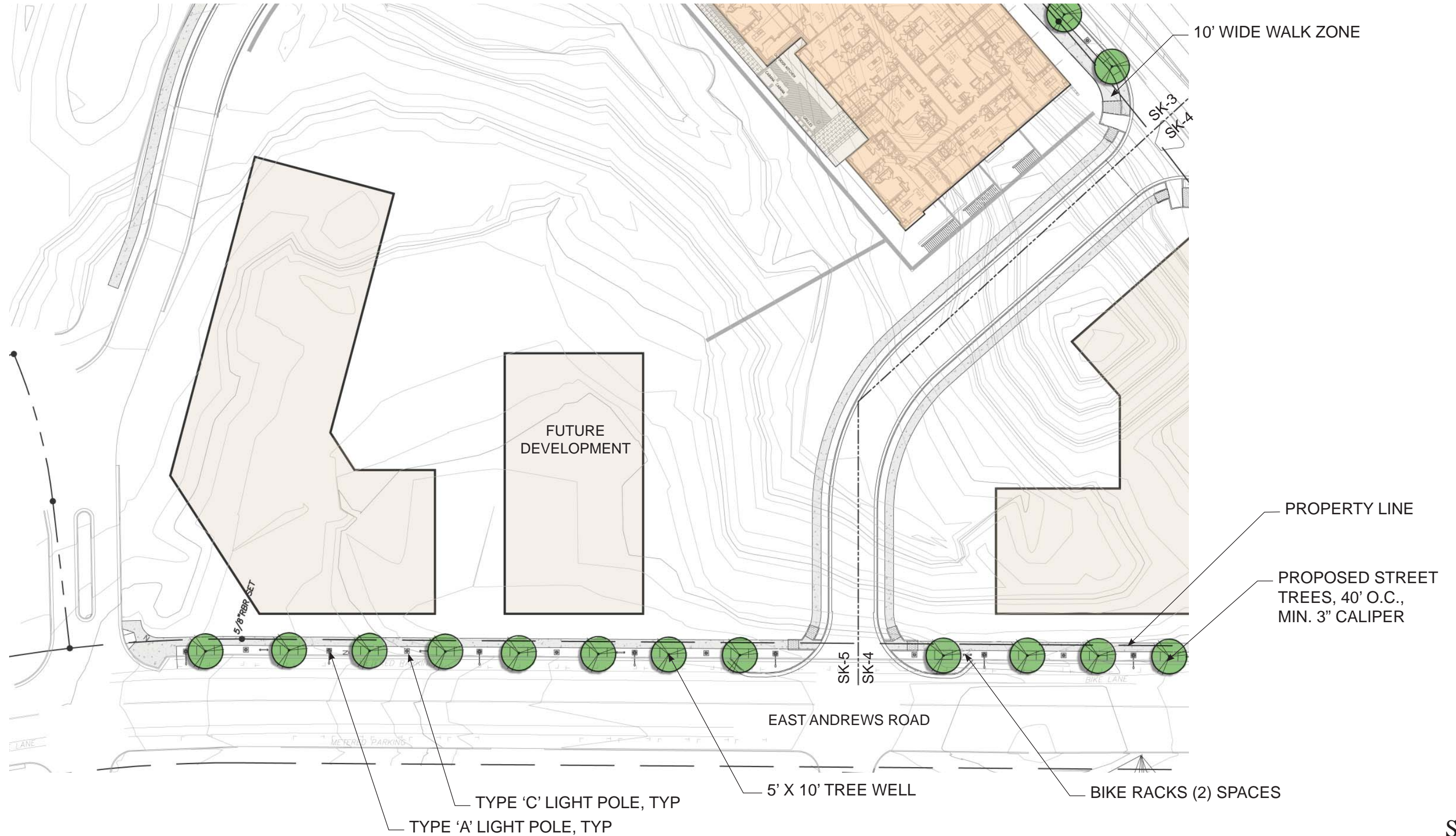
Atlanta, Georgia



SK-4

CAMDEN BUCKHEAD

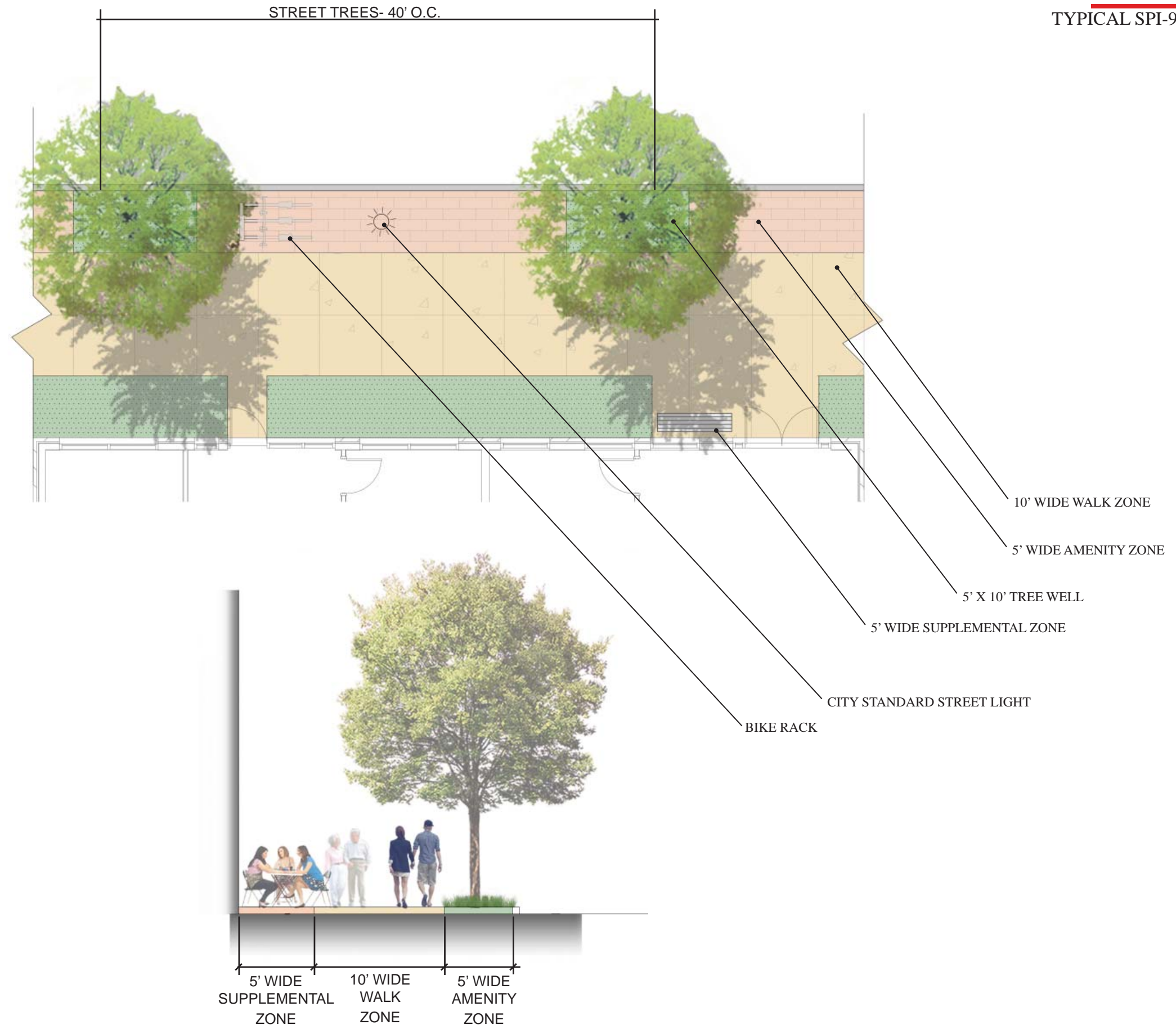
Atlanta, Georgia



SK-5

CAMDEN BUCKHEAD

Atlanta, Georgia



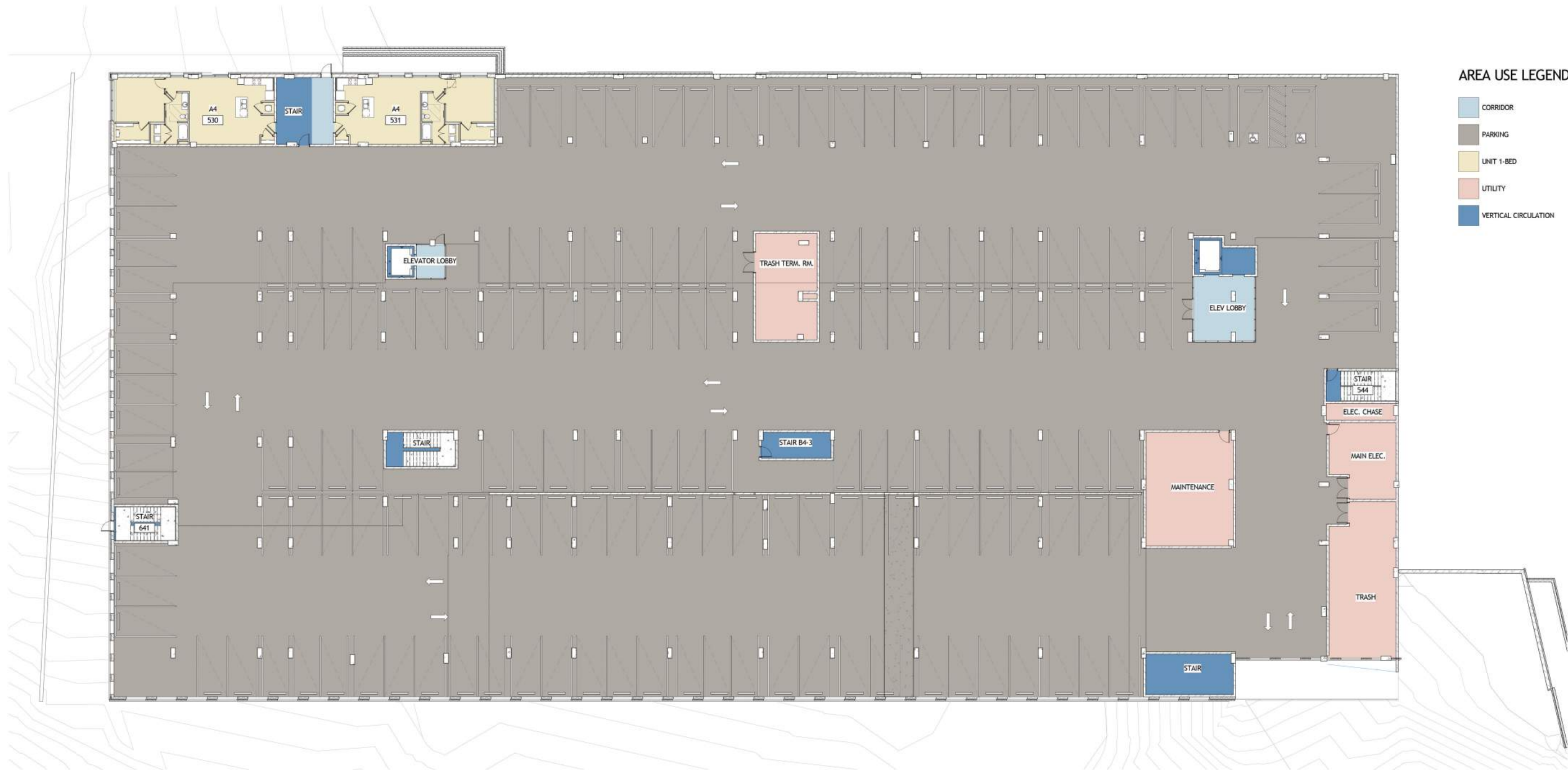
SK-6

CAMDEN BUCKHEAD

Atlanta, Georgia

Building 400 Plans

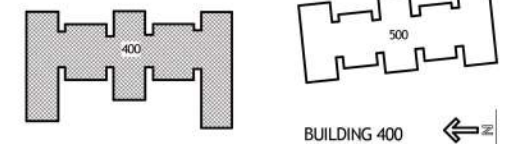
Camden Buckhead - Atlanta, Georgia



AREA USE LEGEND

- CORRIDOR
- PARKING
- UNIT 1-BED
- UTILITY
- VERTICAL CIRCULATION

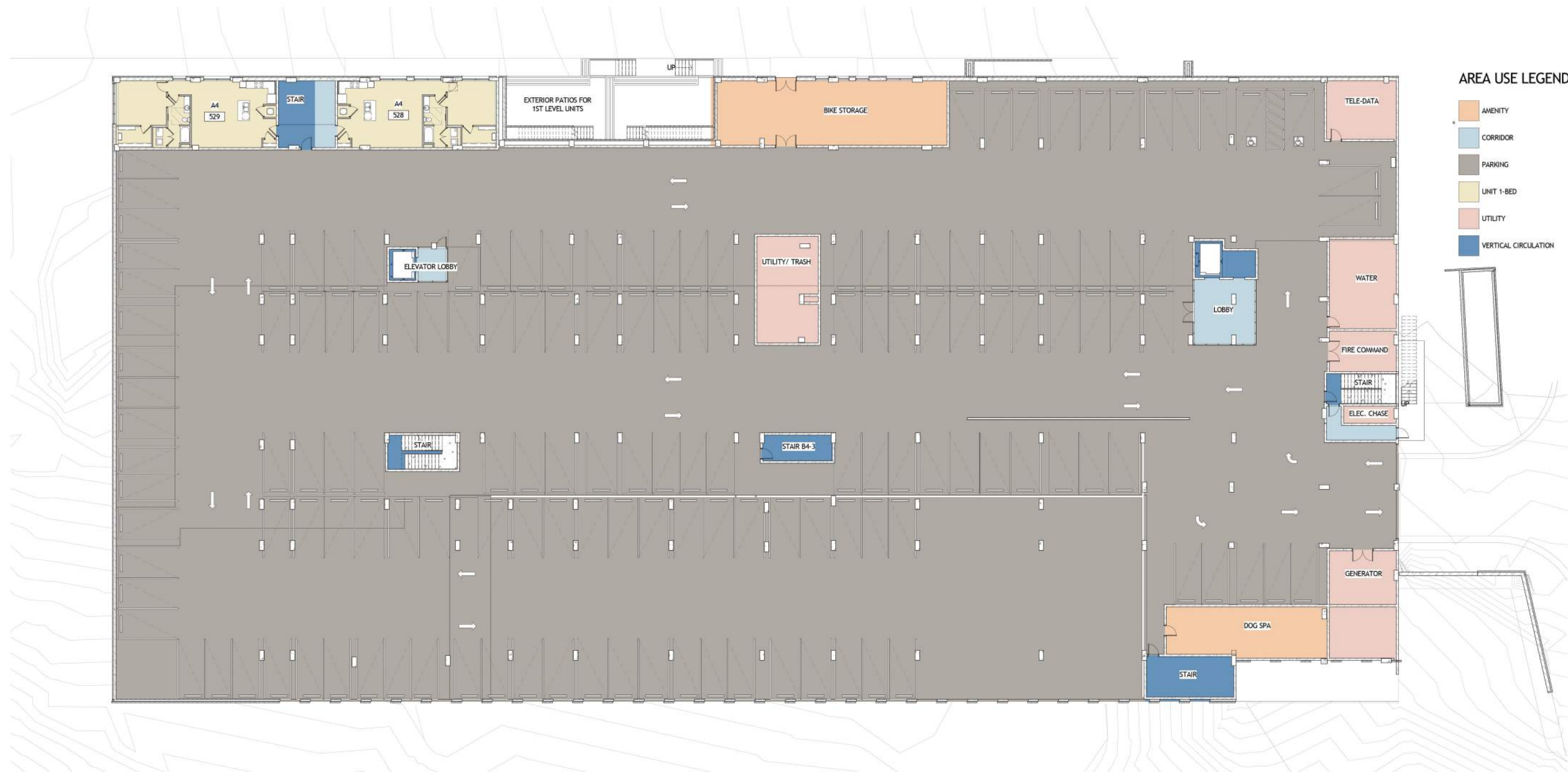
SITE PLAN



Building 400 Parking Level 2 (P2, elev 950'-0"), Scale 1/32" = 1'-0"

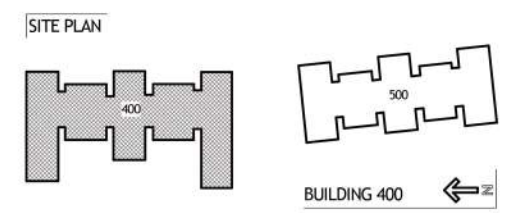
Building 400 Plans

Camden Buckhead - Atlanta, Georgia



AREA USE LEGEND

- AMENITY
- CORRIDOR
- PARKING
- UNIT 1-BED
- UTILITY
- VERTICAL CIRCULATION



Building 400 Parking Level 1 (P1, elev 962'-0"), Scale 1/32" = 1'-0"

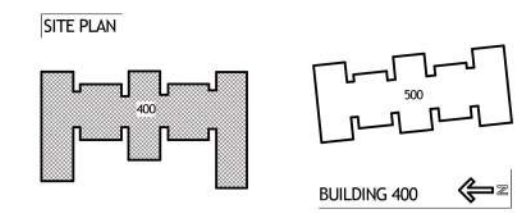
Building 400 Plans

Camden Buckhead - Atlanta, Georgia



AREA USE LEGEND

| | |
|--------------------|----------------------|
| [Orange Box] | AMENITY |
| [Light Blue Box] | CORRIDOR |
| [Dark Orange Box] | LEASE OFFICE |
| [Light Yellow Box] | UNIT 1-BED |
| [Light Green Box] | UNIT 2-BED |
| [Pink Box] | UTILITY |
| [Dark Blue Box] | VERTICAL CIRCULATION |



Building 400 Level 1 (elev 975'-0"), Scale 1/32" = 1'-0"

Building 500 Plans

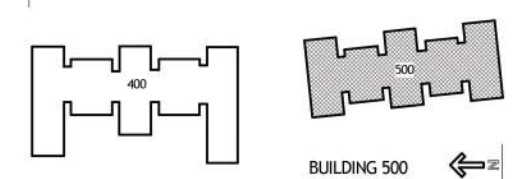
Camden Buckhead - Atlanta, Georgia

AREA USE LEGEND

- CORRIDOR
- PARKING
- UTILITY
- VERTICAL CIRCULATION



KEY PLAN



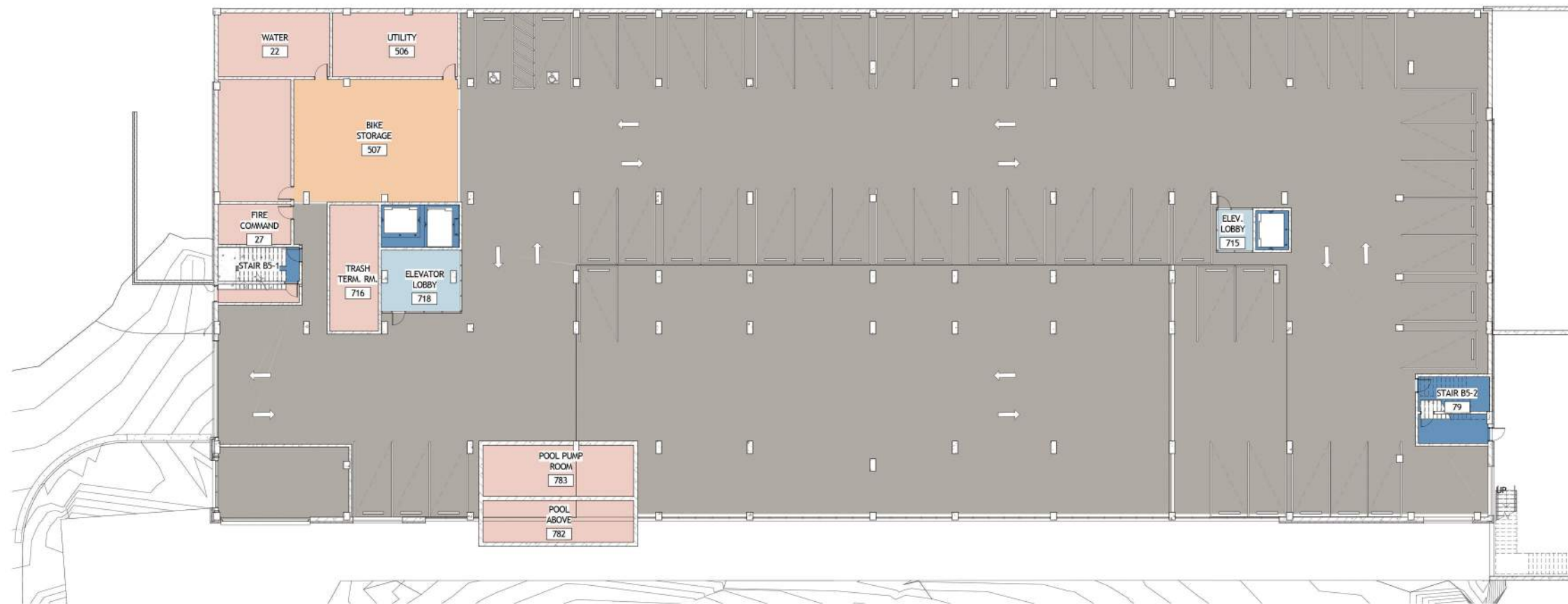
Building 500 Parking Level 2 (P2, elev 952'-4"), Scale 1/32" = 1'-0"

Building 500 Plans

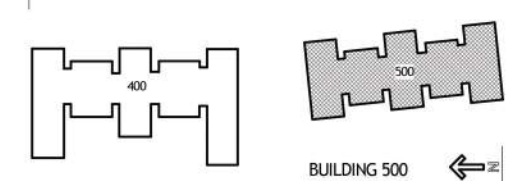
Camden Buckhead - Atlanta, Georgia

AREA USE LEGEND

- AMENITY
- CORRIDOR
- PARKING
- UTILITY
- VERTICAL CIRCULATION



KEY PLAN



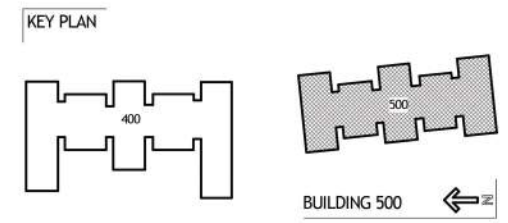
Building 500 Parking Level 1 (P1, elev 963'-0"), Scale 1/32" = 1'-0"

Building 500 Plans

Camden Buckhead - Atlanta, Georgia



- AREA USE LEGEND**
- AMENITY
 - CORRIDOR
 - UNIT 1-BED
 - UNIT 2-BED
 - UTILITY
 - VERTICAL CIRCULATION



Building 500 Level 1 (elev 975'-0"), Scale 1/32" = 1'-0"

Inspiration

Camden Buckhead - Atlanta, Georgia



The Leafy, Walkable Neighborhood Experience
Brick Detailing and Moments of Craftsmanship

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Inspiration

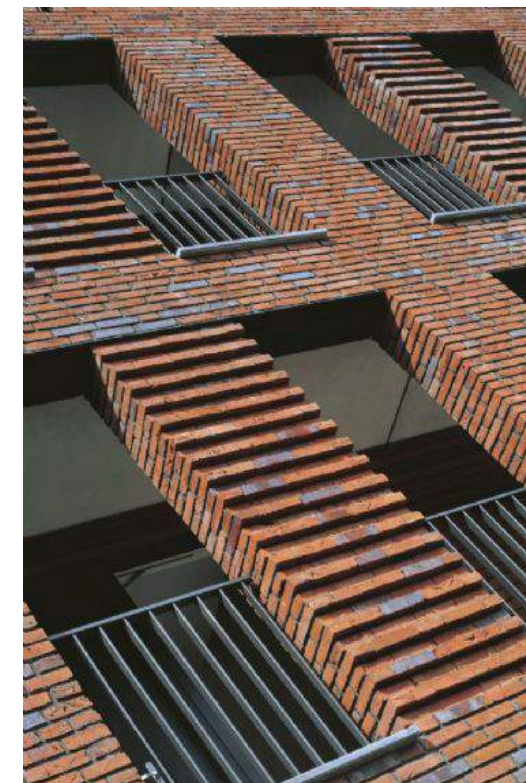
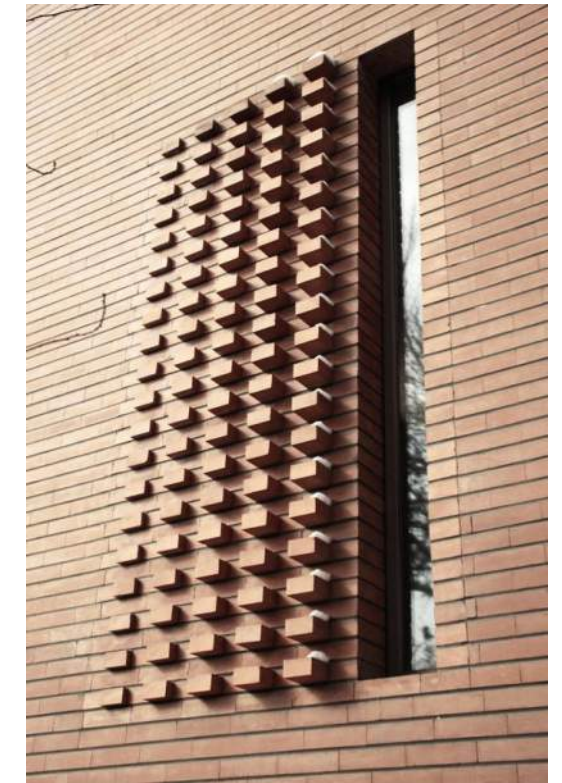
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Articulated Massing
Stepping Volumes = Landscaped Terraces
Outdoor Living



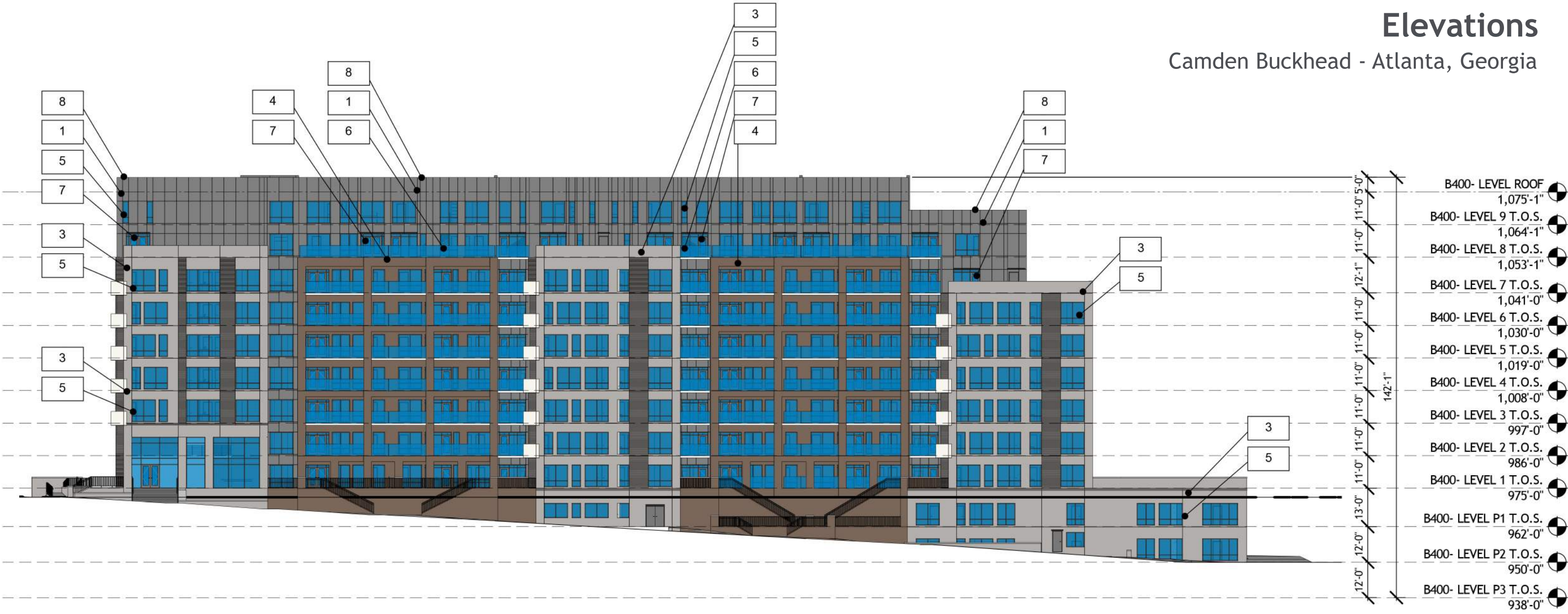
Brick Details - Inspiration

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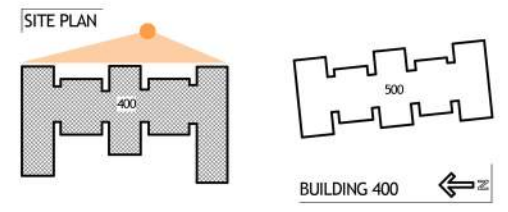
Elevations

Camden Buckhead - Atlanta, Georgia



ELEVATION KEYNOTE LEGEND ● # ELEVATION KEYNOTE

| | |
|----|--------------------------------------|
| 1 | FIBER CEMENT - COLOR 01 |
| 2 | FIBER CEMENT - COLOR 02 |
| 3 | WHITE PAINTED BRICK |
| 4 | WIRE CUT MODULAR BRICK |
| 5 | WINDOW |
| 6 | GLASS RAILING |
| 7 | DOOR |
| 8 | METAL COPING |
| 9 | METAL FRAMED SCREENING |
| 10 | THINSET BRICK (DARK GREY BRICK) |
| 11 | 42" CRASH BARRIER (LIGHT GREY BRICK) |



Building 400 - East Elevation

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Elevations

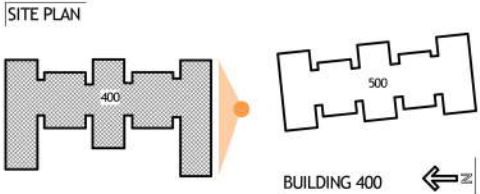
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ELEVATION KEYNOTE LEGEND

● — # ELEVATION KEYNOTE

- 1 FIBER CEMENT - COLOR 01
- 2 FIBER CEMENT - COLOR 02
- 3 WHITE PAINTED BRICK
- 4 WIRE CUT MODULAR BRICK
- 5 WINDOW
- 6 GLASS RAILING
- 7 DOOR
- 8 METAL COPING
- 9 METAL FRAMED SCREENING
- 10 THINSET BRICK (DARK GREY BRICK)
- 11 42" CRASH BARRIER (LIGHT GREY BRICK)



Building 400 - South Elevations

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Elevations

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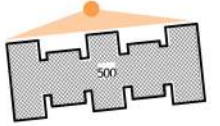
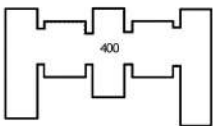


ELEVATION KEYNOTE LEGEND

● — # ELEVATION KEYNOTE

- 1 FIBER CEMENT - COLOR 01
- 2 FIBER CEMENT - COLOR 02
- 3 WHITE PAINTED BRICK
- 4 WIRE CUT MODULAR BRICK
- 5 WINDOW
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- 7 DOOR
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- 9 METAL FRAMED SCREENING
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SITE PLAN



BUILDING 500

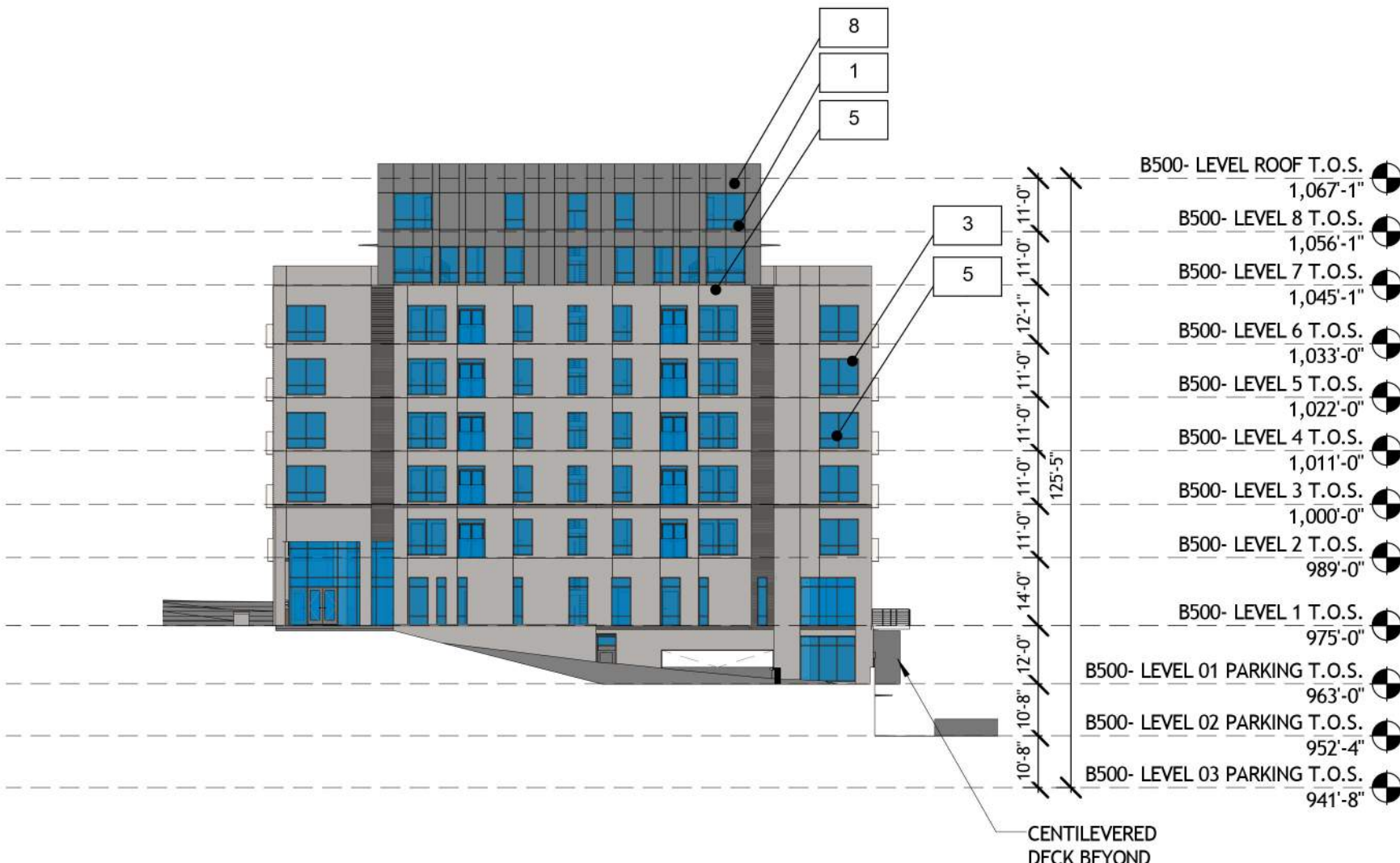
Building 500 - East Elevation

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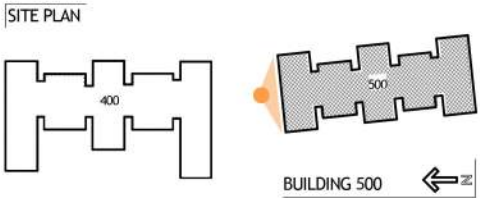
NILES BOLTON ASSOCIATES

Elevations

Camden Buckhead - Atlanta, Georgia



| ELEVATION KEYNOTE LEGEND | | # | ELEVATION KEYNOTE |
|--------------------------|--------------------------------------|---|-------------------|
| 1 | FIBER CEMENT - COLOR 01 | | |
| 2 | FIBER CEMENT - COLOR 02 | | |
| 3 | WHITE PAINTED BRICK | | |
| 4 | WIRE CUT MODULAR BRICK | | |
| 5 | WINDOW | | |
| 6 | GLASS RAILING | | |
| 7 | DOOR | | |
| 8 | METAL COPING | | |
| 9 | METAL FRAMED SCREENING | | |
| 10 | THINSET BRICK (DARK GREY BRICK) | | |
| 11 | 42" CRASH BARRIER (LIGHT GREY BRICK) | | |



Building 500 - North Elevation

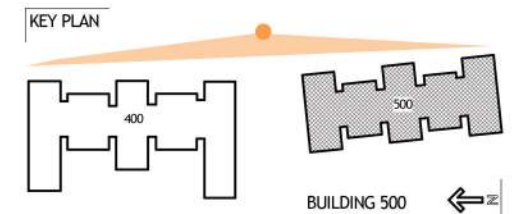
Elevation

Camden Buckhead - Atlanta, Georgia



Roswell Road Elevation

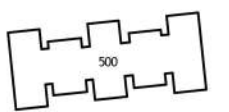
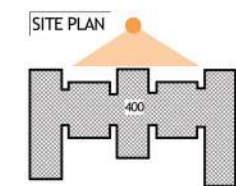
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Street Views

Camden Buckhead - Atlanta, Georgia



BUILDING 400 ←

Building 400

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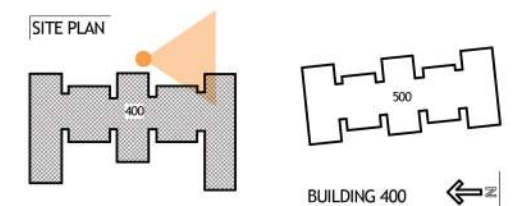
Street Views

Camden Buckhead - Atlanta, Georgia



Building 400

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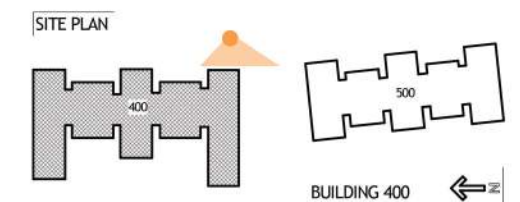
Street Views

Camden Buckhead - Atlanta, Georgia



Building 400 Roswell Road Entry

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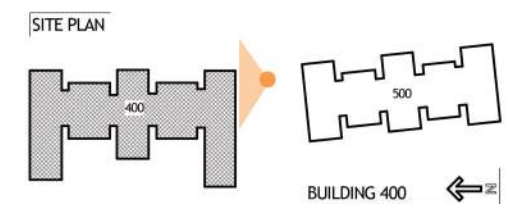
Street Views

Camden Buckhead - Atlanta, Georgia



Building 400 Plaza Entry

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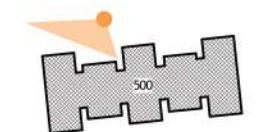
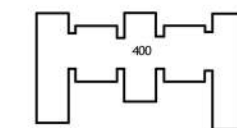


Street Views

Camden Buckhead - Atlanta, Georgia



KEY PLAN



BUILDING 500 ←

Building 500

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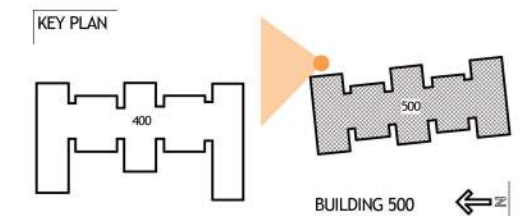
Street Views

Camden Buckhead - Atlanta, Georgia



Building 500

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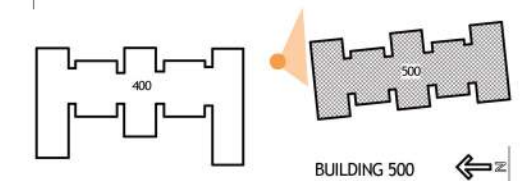
NILES BOLTON ASSOCIATES

Street Views

Camden Buckhead - Atlanta, Georgia



KEY PLAN

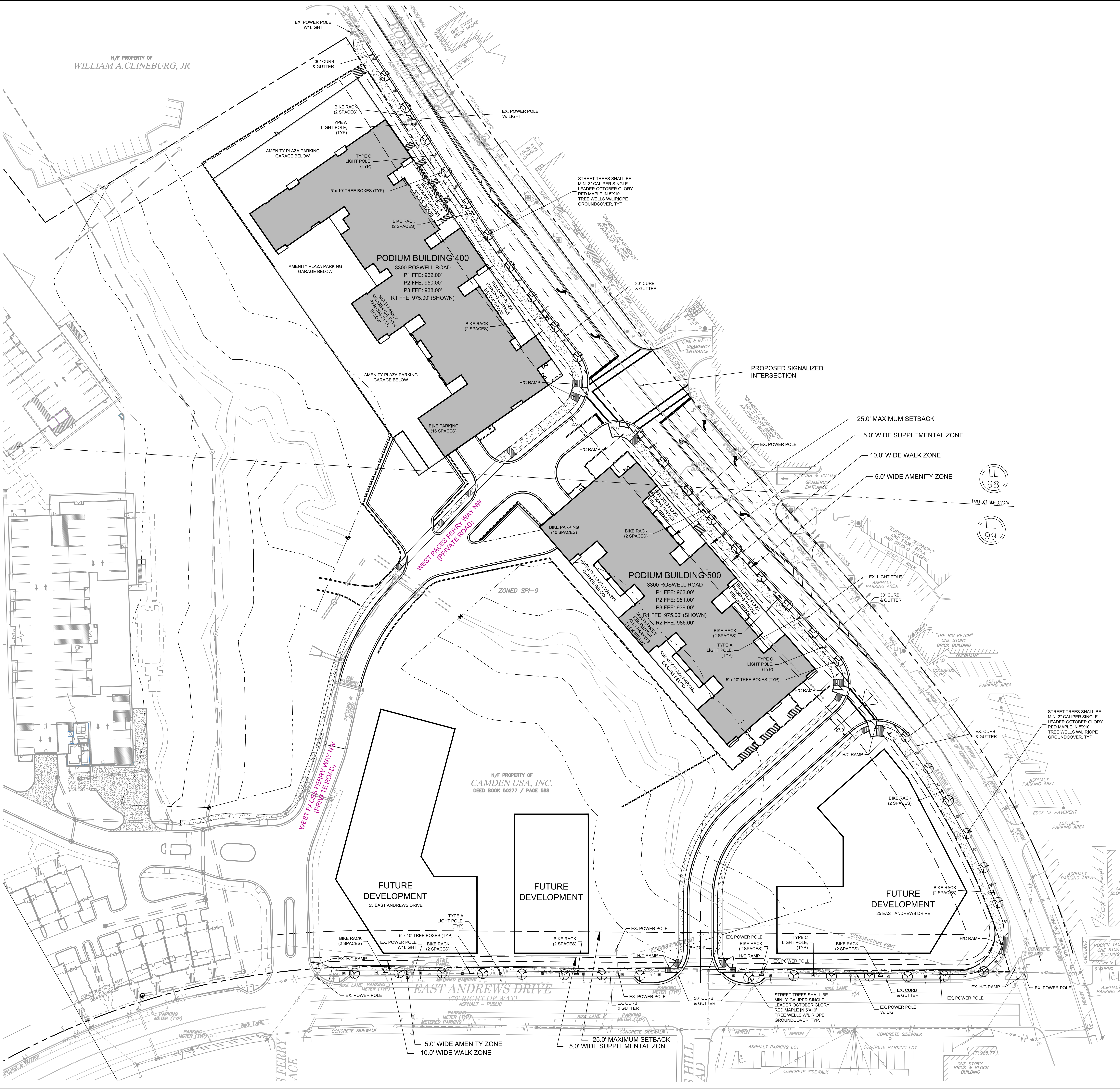


Building 500 Plaza Entry

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Drawing name: K:\ALP_P\01951106_Camden Places Phase 2\CAD\Drawings\SAP SITE PLAN AND REFERENCE PLEES011 - SAP SITE PLAN.dwg SAP-1 Sep 06, 2016 11:19am by jay.madock
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SITE DATA CHART

ZONING:
SPL-9 (BUCKHEAD COMMUNITY IMPROVEMENT DISTRICT)
SUB AREA 2 (CORRIDOR AREAS)

USE:
MULTIFAMILY RESIDENTIAL DEVELOPMENT

GROSS LOT AREA:
13.15 ACRES (572,796 S.F.)

NET LOT AREA:
11.59 ACRES (501,050 S.F.)

SETBACKS:
5' STREET FURNITURE AND TREE PLANTING ZONE
10' SIDEWALK ZONE
5' SUPPLEMENTAL ZONE ALONG ROSWELL ROAD AND EAST ANDREWS DRIVE
25' MAXIMUM BUILDING SETBACK
0' REAR YARD
35' SIDE YARD (ADJACENT TO R-1 THRU R-6 ZONING)

DENSITY:
MULTIFAMILY RESIDENTIAL (NET 386,107 S.F.)
DWELLING UNITS PROVIDED: 374 UNITS
UNIT MATRIX:
237 ONE BEDROOM
137 TWO BEDROOMS

BULK LIMITATIONS:
MAX. BUILDING HEIGHT ALLOWED: 150 FT.
PROVIDED: 8 STORES (RESIDENTIAL)
MAX. FLOOR AREA RATIO (FAR): 1.2 * GLA = 687,355 S.F.
PROVIDED: 0.82 (470,821 S.F./GLA)
MAX. BUILDING COVERAGE: NONE
MIN. TOTAL OPEN SPACE REQUIRED: NONE
MIN. USABLE OPEN SPACE (RESIDENTIAL) REQUIRED: 0.20 * GLA = 114,559 S.F.
PROVIDED: 0.65 (375,117 S.F./GLA)
MIN. PUBLIC SPACE (NON-RESIDENTIAL) REQUIRED: 0.10 * GLA = 57,300 S.F.
PROVIDED: 0.10 (57,300 S.F./GLA)

PARKING:

| | MIN. / MAX. # OF SPACES PER UNIT | # OF UNITS OR S.F. | MIN. REQ'D | MAX. ALLOWED | PROVIDED |
|----------------------------|-------------------------------------|-------------------------|------------|--------------|------------|
| RESIDENTIAL | MAX. 2 PER UNIT UP TO 2 BEDROOMS | 237 - 1BR 137 - 2 BR | 75% of MAX | 748 SPACES | 561 SPACES |
| VISITOR PARKING | MAX. 0.33 PER UNIT | 374 UNITS | 75% of MAX | 124 SPACES | 115 SPACES |
| TOTAL PROVIDED: 676 SPACES | | | | | |

HANDICAP SPACES REQUIRED: 12 SPACES
PROVIDED: 12 SPACES (INCLUDED AS PART OF NUMBER OF SPACES SHOWN ABOVE)

OF ELECTRIC VEHICLE CHARGING SPACES REQUIRED: 1 PER 100 AUTOMOBILE SPACES
PROVIDED: 7 SPACES (INCLUDED AS PART OF NUMBER OF SPACES SHOWN ABOVE)

BICYCLE PARKING:
OF BICYCLE PARKING SPACES REQUIRED (MAX. 50 REQUIRED): 50 SPACES
PROVIDED: 50 SPACES

LOADING:
12' X 35' LOADING SPACES REQUIRED: 3 SPACES
PROVIDED: 3 SPACES

CITY OF ATLANTA NOTES

- THE STREET FURNITURE AND TREE PLANTING ZONE WILL HAVE BENCHES, LANDSCAPING, TRASH RECEPTACLES AND OTHER PEDESTRIAN FRIENDLY AMENITIES.
 - ALL INTERNAL SIDEWALKS WILL CONNECT TO EXISTING AND PROPOSED STREET SIDEWALKS.
 - BICYCLE RACKS WILL BE PROVIDED AT KEY LOCATIONS.
 - TREE PLANTING SHALL BE 40' ON CENTER.
- FUTURE PHASE STREETScape ALONG EAST ANDREWS DRIVE SHOWN FOR REFERENCE ONLY. A 5' TEMPORARY SIDEWALK IS REQUIRED DURING THIS PHASE

Kimley-Horn
2016 KIMLEY-HORN AND ASSOCIATES, INC.
10 ROSWELL STREET, SUITE 210
ALPHARETTA, GEORGIA 30009
PHONE (770) 919-4280
WWW.KIMLEY-HORN.COM

GEORGIA REGISTERED PROFESSIONAL ENGINEER
JAMES K. MCKINNON
7-21-16

SCALE: AS LISTED
DRAWN BY: JBM
DESIGNED BY: JBM
CHECKED BY: BV

CAMDEN
CAMDEN DEVELOPMENT, INC.
3 GREENWAY PLAZA, HOUSTON, TX 77046
PHONE: 713-354-2500

PROJECT: CAMDEN BUCKHEAD
25 & 55 EAST ANDREWS DRIVE
& 3300 ROSWELL ROAD

TITLE: SAP SITE PLAN

DATE: 06/07/2016
PROJECT NO: 019551001
SHEET NUMBER: SAP-1

GEORGIA811
Utilities Protection Center, Inc.
Know what's Below.
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GRAPHIC SCALE IN FEET
0 10 20 30 40 50