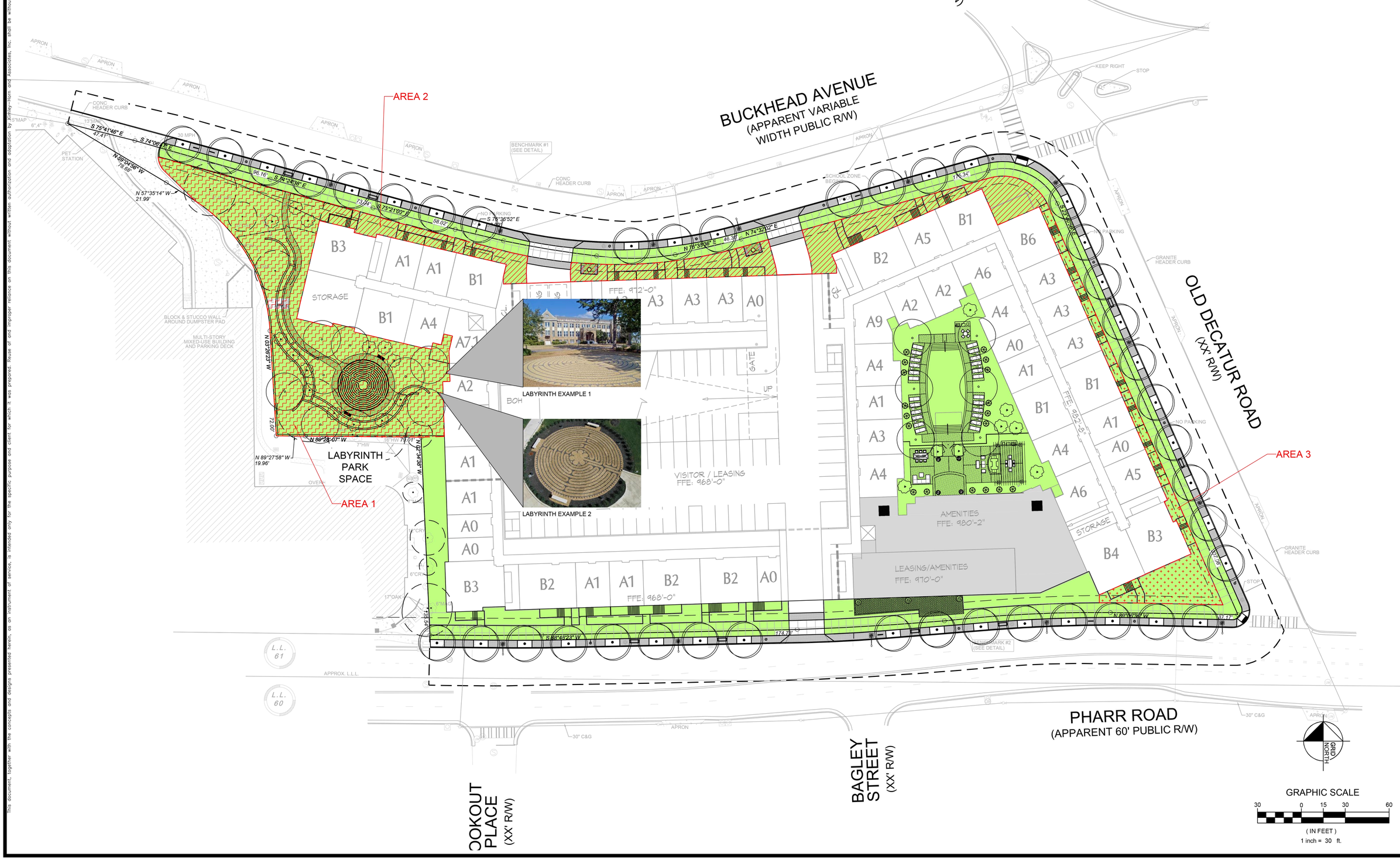
NLA = 158,118 SF
25% NLA = 39,529 SF
GLA = 203,802 SF
25% GLA = 50,950 SF
USEABLE OPEN SPACE = 54,885 SF
(EXCEEDS 25% REQUIREMENT)

PUBLIC ACCESS PARK SPACE (BOUNDARY SHOWN IN RED):

LABYRINTH PARK (AREA 1)	= 13,467 SF
BUCKHEAD AVENUE (AREA 2)	= 6,698 SF
OLD DECATUR ROAD (AREA 3)	= 3,331 SF
TOTAL	= 23,496 SF



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

©2014 Kimley-Horn and Associates, Inc.

No.	REVISIONS	DATE	BY

475 BUCKHEAD AVE
ATLANTA, GA 30326

USEABLE OPEN SPACE EXHIBIT

SCALE (H):	AS SHOWN
SCALE (V):	AS SHOWN
DESIGNED BY:	BS&AL
DRAWN BY:	AL
CHECKED BY:	BS&KS
DATE:	12/20/2013
KHA PROJECT NO.:	0198150000
SHEET NUMBER	C9-00

Drawing name: K:\AMT_CIVIL\0198150000_ 475 Buckhead Ave\CADD\Exhibits\2013-12-13 Open Space Calculations.dwg C9-00 Dec 31, 2013 9:11am by: aaron.legg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse 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.

GENERAL NOTES:

1. ALL REQUIRED MINIMUM DISTANCES FROM BUILDING TO BACK OF CURB HAVE A TOLERANCE LIMIT OF 1%
2. ADDRESS NUMBERS ARE TO BE PROVIDED ON BUILDING AND BE A MINIMUM OF 6" IN HEIGHT.
3. 3 - 12' X 35' LOADING ZONES REQUIRED; 2 PROVIDED WITH A THIRD FOR TRASH COMPACTOR.
4. MAXIMUM ALLOWABLE BUILDING HEIGHT = 150'. PROPOSED BUILDING HEIGHT = 76'-5"..

LOT SIZE:

3.63 ACRES (158,118 SF)

OPEN SPACE CALCULATIONS:

1. OPEN SPACE REQUIRED (25% GLA) = 50,950 SF
2. TOTAL OPEN SPACE = 54, 885 SF

BIKE RACK NOTES:

1. 5 BIKE RACKS (10 SPACES) PROVIDED ON THE SITE WITHIN THE STREETSCAPE FURNITURE ZONE.
2. 20 BIKE RACKS (40 SPACES) PROVIDED WITHIN THE PARKING DECK. SEE ARCHITECTURAL PLANS FOR LOCATIONS.

SAP File Number: SAP - XX-XXX

Zoning Classification
SPI-9 Subarea Type 3

Adjacent Strees:
Buckhead Avenue - Street Type 3
Old Decatur Road - Street Type 3
Pharr Road - Street Type 3

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

©2014 Kimley-Horn and Associates, Inc.

No.	REVISIONS	DATE	BY

475 BUCKHEAD AVE
ATLANTA, GA 30326

SAP SITE PLAN

SCALE (H):	AS SHOWN
SCALE (V):	AS SHOWN
DESIGNED BY:	BS&AL
DRAWN BY:	AL
CHECKED BY:	BS&KS
DATE:	12/20/2013
KHA PROJECT NO.:	0198150000
SHEET NUMBER	C9-00

Drawing name: K:\AMT_CIVIL\0198150000_ 475 Buckhead Ave\CADD\PlanSheets\C9-00_SAP.dwg C9-00 Dec 20, 2013 8:44am by: hollie.colony
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse 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.

1 South Elevation - Pharr Rd.

SCALE: 1" = 20'-0"

1 East Elevation - Old Decatur Rd.

SCALE: 1" = 20'-0"

20' 0 20' 40' 80'

(IN FEET)
1 inch = 20 feet

© WGW ARCHITECTS, INC. These plans are copyrighted and are subject to copyright protection as an "Architectural work" under Section 102 of the Copyright Act, 17 USC, as amended December 1, 1990, and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to, the overall form, as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented can legally result in the cessation of such construction on buildings being erected and/or razed.

Date Plotted:
Drawn By:
Checked By:

Issued:

No.	Date:	Revision Description:

ARCHITECT OF RECORD:

REGISTRATION:

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

Wallace Garcia Wilson Architects
4600 Post Oak Place Dr.
Suite 190
Houston, Texas 77027
P. 713.993.0439
F. 713.993.0475
www.wgwarchitects.com

475 Buckhead Ave
APARTMENTS

Owner:
THE HANOVER COMPANY

Atlanta,
GA 30326

PROJECT NO: 13-56

SHEET CONTENTS:
Conceptual Building Elevations

Scale: 1" = 20'-0"

SHEET NO.
A5.1.1

HANOVER\13-56\PRESENTATION\2014.01.02_DRC IMAGES\A5.1.1
DATE: JAN 2, 2014 TIME: 2:20 PM

1 Perspective 01

SCALE: N.T.S.

Date Plotted:
Drawn By:
Checked By:

Issued:

No.	Date:	Revision Description:

ARCHITECT OF RECORD:

REGISTRATION:

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

Wallace Garcia Wilson Architects
4600 Post Oak Place Dr.
Suite 190
Houston, Texas 77027
P: 713.993.0439
F: 713.993.0475
www.wgwarchitects.com

475 Buckhead Ave
APARTMENTS

Owner:
THE HANOVER COMPANY
Atlanta, GA 30326

PROJECT NO: 13-56

SHEET CONTENTS:
Conceptual Building Elevations

Scale: N.T.S.

SHEET NO.
A5.2.1

HANOVER\13-56\PRESENTATION\2014.01.02_DRC IMAGES\A5.2.1
DATE: JAN 2, 2014 TIME: 4:20 PM

© WGW ARCHITECTS, INC. These plans are copyrighted and are subject to copyright protection as an "architectural work" under Section 102 of the Copyright Act, 17 U.S.C. as amended December 1, 1990, and known as Architectural Works Copyright Protection Act of 1990. The protection includes, but is not limited to, the overall form, as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented can legally result in the cessation of such construction on buildings being erected and/or razed.

1 Perspective 02

SCALE: N.T.S.

Date Plotted:
Drawn By:
Checked By:

Issued:

No.	Date:	Revision Description:

ARCHITECT OF RECORD:

REGISTRATION:

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

Wallace Garcia Wilson Architects
4600 Post Oak Place Dr.
Suite 190
Houston, Texas 77027
P: 713.993.0439
F: 713.993.0475
www.wgwarchitects.com

475 Buckhead Ave
APARTMENTS

Owner:
THE HANOVER COMPANY

Atlanta,
GA 30326

PROJECT NO: 13-56

SHEET CONTENTS:
Conceptual Building Elevations

Scale: N.T.S.

SHEET NO.
A5.2.2

HANOVER\13-56\PRESENTATION\2014.01.02_DRC IMAGES\A5.2.2
DATE: JAN 2, 2014 TIME: 6:20 PM

© WGW ARCHITECTS, INC. These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1, 1990, and known as Architectural Works Copyright Protection Act of 1990. The protection includes, but is not limited to, the overall form, as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented can legally result in the cessation of such construction on buildings being erected and/or razed