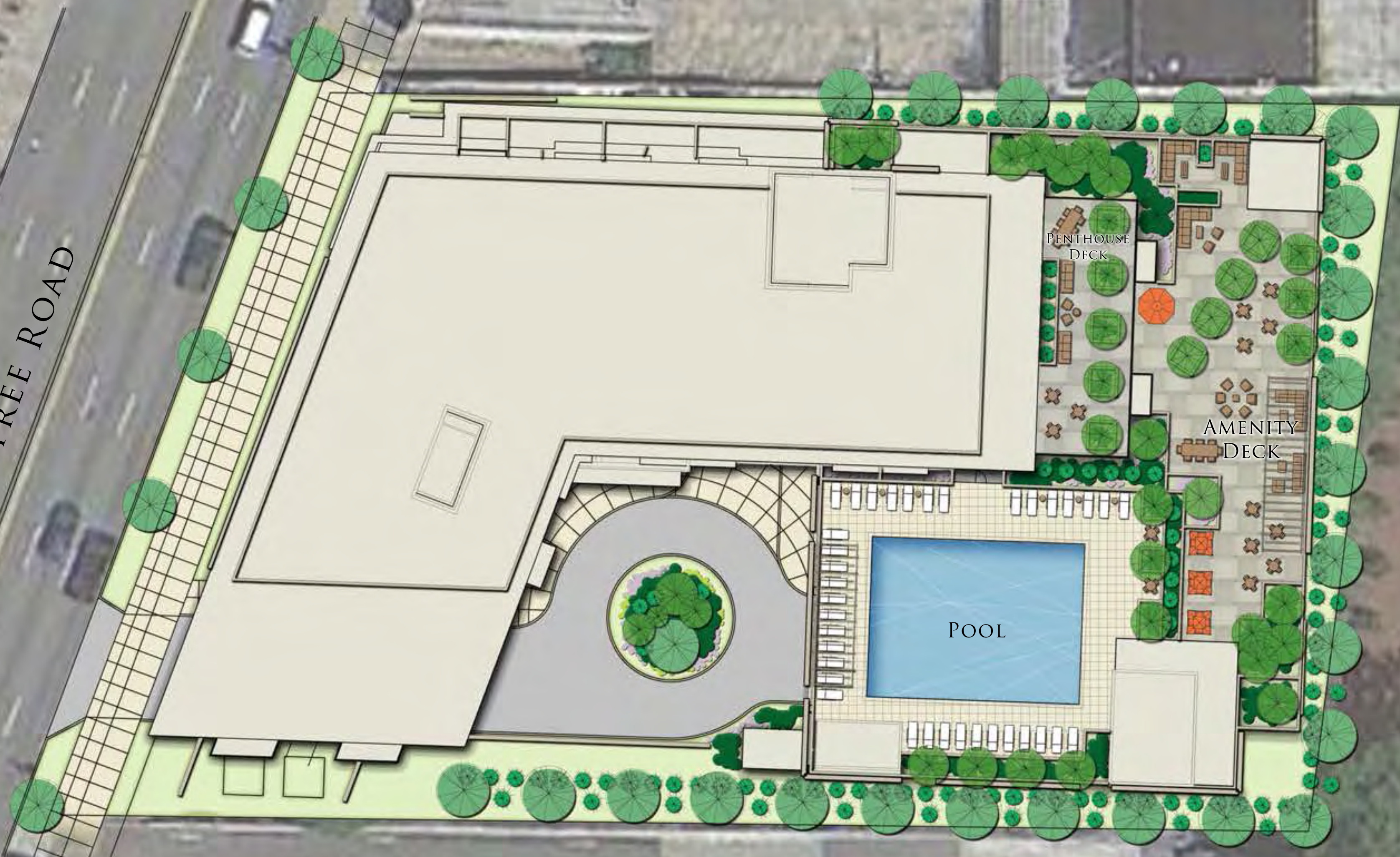


SOLIS PEACHTREE

ATLANTA, GA

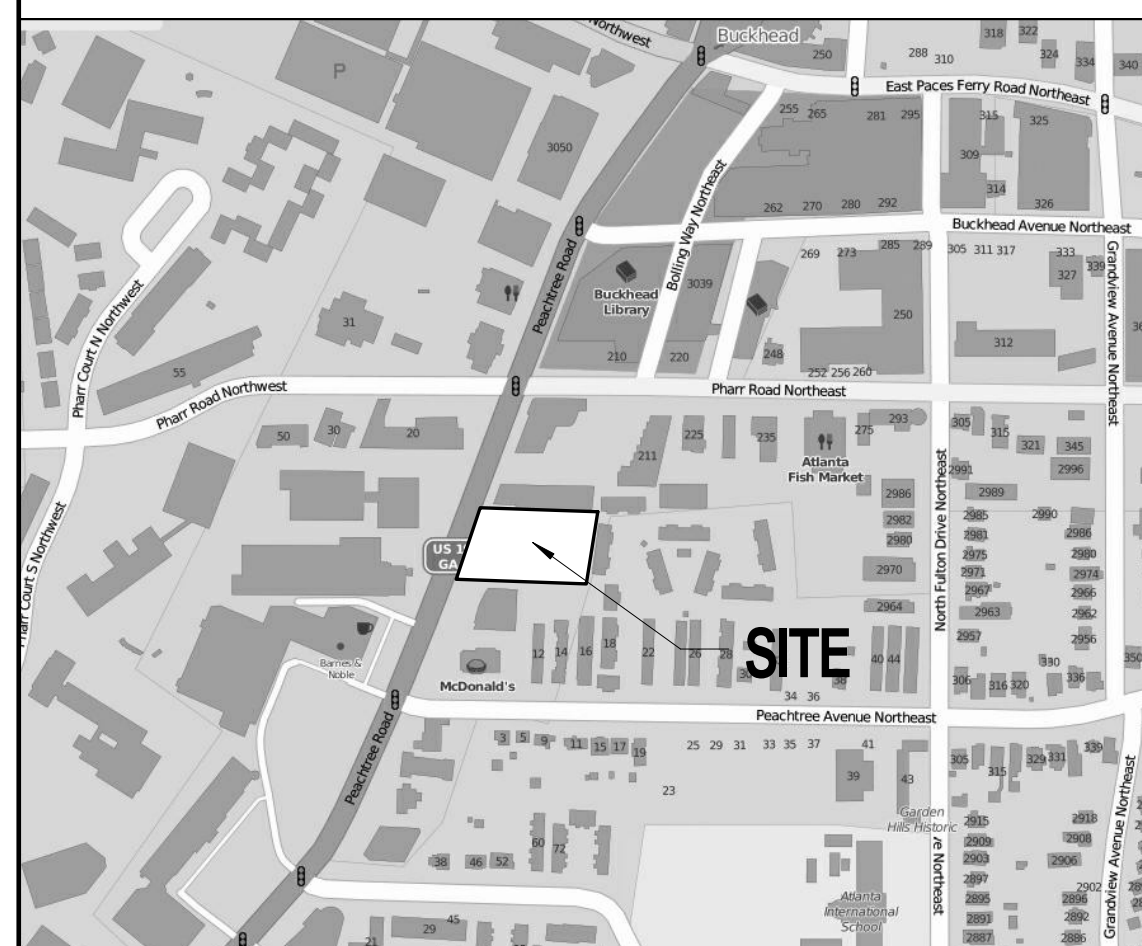
PEACHTREE ROAD



SPI-9 SUMMARY

SEC. 16-181.003 - BOUNDARIES OF THE DISTRICT ESTABLISHED
16-181.003.0: PROJECT IS LOCATED IN SPI-9 - SUBAREA TYPE 1 - CORE VILLAGE
SEC. 16-181.007 - PERMITTED PRINCIPAL USES AND STRUCTURES
16-181.007.0: MULTI-FAMILY DWELLINGS ARE A PERMITTED RESIDENTIAL AND DWELLING USE PER BUCKHEAD VILLAGE TABLE OF USES - SUBAREA 1 - CORE VILLAGE
SEC. 16-181.007 - PERMITTED PRINCIPAL USES AND STRUCTURES
16-181.007.0: MULTI-FAMILY DWELLINGS ARE A PERMITTED RESIDENTIAL AND DWELLING USE PER BUCKHEAD VILLAGE TABLE OF USES - SUBAREA 1 - CORE VILLAGE
16-181.007.6: ACTIVE SIDEWALK LEVEL USE IS REQUIRED
SEC. 16-181.011 - TRANSITIONAL HEIGHT PLANS AND YARDS
16-181.011.1: ALL ADJOINING PROPERTIES ARE ALSO SPI-9. NO TRANSITIONAL HEIGHT PLAN APPLIES
16-181.011.2: NO TRANSITIONAL YARD OR SCREEN APPLIES - ALL ADJOINING PROPERTIES HAVE AN ALLOWABLE FAR IN EXCESS OF 1.0 PER SPI-9 MAP ATTACHMENT A
SEC. 16-181.012 - DEVELOPMENT CONTROLS
16-181.012.0: PEACHTREE IS A TYPE 1 STREET. MAXIMUM SETBACK FROM THE BASE OF THE REQUIRED SIDEWALK IS 25'-0" PER DEVELOPMENT CONTROLS TABLE
16-181.012.0: BULK LIMITATIONS. SPI-9 ALLOWS FAR OF UP TO 8.2 PER MAP ATTACHMENT A. FORMER ZONING OF C3 PROVIDED A RESIDENTIAL FAR OF 3.2 PER 16-181.001.1
16-181.012.0: MAXIMUM HEIGHT IS 225'-0"
16-181.012.1: USOR TO BE CALCULATED USING NLA FOR DEVELOPMENTS UTILIZING BONUSES AS PROVIDED IN SECTION 16-181.013
NLA = 50,970 SF
USOR REQ = 10,194 SF (NLA x 0.2)
USOR BONUS = 2,548 SF (NLA x 0.05)
USOR PROVIDED: 17,477 SF
SEC. 16-181.013 - DENSITY BONUS
16-181.013.1: FAR BONUSES PER SPI-9 BUCKHEAD VILLAGE: FAR BONUS TABLE
BASE FAR FROM PREVIOUS ZONING - 3.2 FAR
SUBAREA 1 MIXED-USE BONUS - 0.5 FAR
INCREASED USOR BONUS - 1.0 FAR
SUSTAINABILITY BONUS (MIXED-USE) - 0.5 FAR
TOTAL ALLOWABLE FAR - 5.2
FAR UTILIZED - 5.195
SEC. 16-181.015 - SIDEWALKS
16-181.015.0: 7' MIN. AMENITY ZONE PER SPI-9 BUCKHEAD VILLAGE: STREETSCAPE REGULATIONS TABLE
16-181.015.0: 13' MIN. WALK ZONE PER SPI-9 BUCKHEAD VILLAGE: STREETSCAPE REGULATIONS TABLE
16-181.015.0: 5' MIN. SUPPLEMENTAL ZONE PER SPI-9 BUCKHEAD VILLAGE: STREETSCAPE REGULATIONS TABLE
16-181.015.0: 40' TREE SPACING PER SPI-9 BUCKHEAD VILLAGE: STREETSCAPE REGULATIONS TABLE
16-181.015.0: 47' LIGHT SPACING PER SPI-9 BUCKHEAD VILLAGE: STREETSCAPE REGULATIONS TABLE - ALTERNATE CITY OF ATLANTA TYPES 'A' AND 'C'
SEC. 16-181.016 - SUPPLEMENTAL ZONE
16-181.016.3.c: MIN. 80% OF SUPPLEMENTAL ZONE TO BE WALKABLE SURFACE ADJACENT TO NON-RESIDENTIAL USES.
SEC. 16-181.017 - RELATIONSHIP OF BUILDING TO STREET
16-181.017.1: BUILDING FLOORS SHALL BE DELINEATED AT OR BELOW THE THIRD STORY ABOVE SIDEWALK LEVEL
16-181.017.2: PEDESTRIAN ENTRANCE SHALL BE VISIBLE FROM THE STREET
16-181.017.3: PRIMARY STREET ADDRESS NUMBER SHALL BE 6' MIN. IN HEIGHT AND ADJACENT TO THE PRIMARY ENTRANCE
16-181.017.7: BUILDING FACADES IN EXCESS OF 100' IN LENGTH SHALL INCLUDE A VARIETY OF TREATMENTS
SEC. 16-181.019 - LOADING, LOADING DOCK ENTRANCES, AND BUILDING MECHANICAL AND ACCESSORY FEATURES
16-181.019.0: 3x 12x35' RESIDENTIAL LOADING SPACES REQUIRED PER SPI-9 BUCKHEAD VILLAGE: LOADING TABLE
16-181.019.0: 0x 12x35' COMMERCIAL LOADING SPACES REQUIRED PER SPI-9 BUCKHEAD VILLAGE: LOADING TABLE
SEC. 16-181.020 - DRIVEWAYS, CURB CUTS, AND PARKING STRUCTURES
16-181.020.1: SIDEWALK PAVING MATERIALS TO CONTINUE ACROSS CURB CUTS
16-181.020.2: SEE PLAN FOR CURB CUT LOCATION AND INFORMATION
16-181.020.5: SEE PLAN FOR PARKING STRUCTURE INFORMATION
SEC. 16-181.023 - OFF-STREET PARKING REQUIREMENTS
16-181.023.1: 2 SPACES + 1/3 GUEST SPACE PER UNIT MAX PARKING
16-181.023.2: MIN PARKING IS 75% OF MAX PARKING
16-181.023.3: C3 PARKING MAY GOVERN PER 16-181.001.1
16-181.023.0: RETAIL / RESTAURANT PARKING - 1 SPACE PER 300 SF
PARKING SUMMARY:
MAX RESIDENTIAL PARKING: 620 SPACES (310 UNITS x 2.0)
MAX GUEST PARKING: 103 SPACES (310 UNITS x 0.33)
RETAIL PARKING: 22 SPACES (6,400 SF / 300)
TOTAL MAX PARKING: 745 SPACES
MIN RESIDENTIAL PARKING: 465 SPACES (MAX x 0.75)
MIN GUEST PARKING: 76 SPACES (MAX x 0.75)
MIN RETAIL PARKING: 17 SPACES (MAX x 0.75)
TOTAL MIN PARKING: 560 SPACES
PARKING PROVIDED: 440 SPACES
SEC. 16-181.024 - TRANSPORTATION MANAGEMENT PLANS
16-181.024: TRANSPORTATION MANAGEMENT PLAN TO BE PROVIDED PRIOR TO BUILDING CO PER THIS SECTION
SEC. 16-181.025 - MINIMUM BICYCLE PARKING
16-181.017: A MINIMUM OF 50 BICYCLE PARKING SPACES PROVIDED PER BUCKHEAD SPI-9 BICYCLE PARKING TABLE - SEE PLAN FOR LOCATION
SEC. 16-181.027 - STANDARDS OF ARCHITECTURAL DESIGN
16-181.027: DESIGN TO CONFORM TO SPI-9 GRAPHIC APPENDIX AND STANDARDS PER THIS SECTION

VICINITY MAP



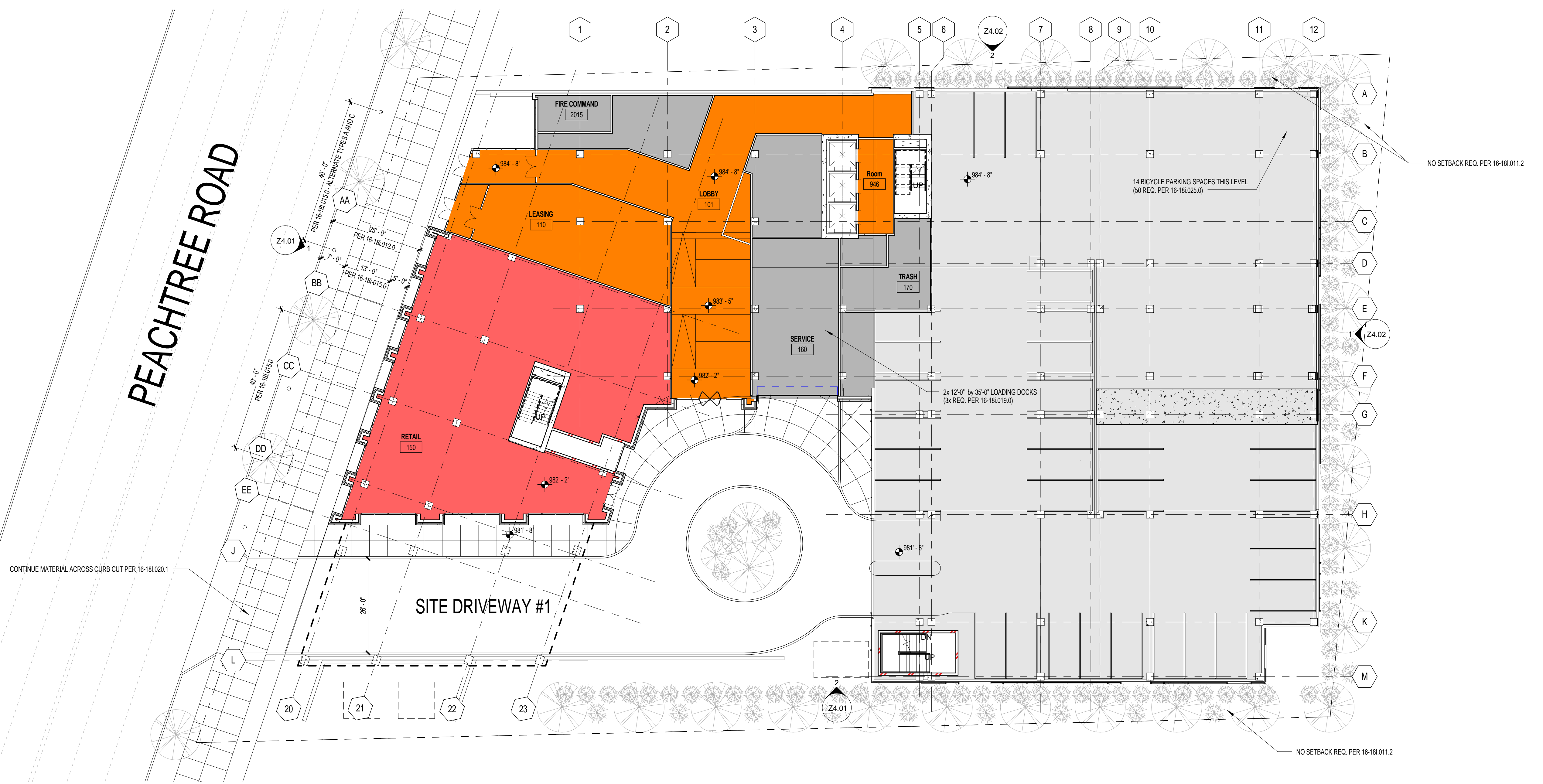
PLAN KEY

	RESIDENTIAL
	RESIDENTIAL TERRACE
	AMENITY / LOBBY
	AMENITY TERRACE/OPEN TO BELOW
	RETAIL
	CORRIDOR / SERVICE
	PARKING

LEVEL 01 SUMMARY

BUILDING AREA:	15,775 GSF
UNITS:	0 UNITS
RETAIL AREA:	4,700 SF
LOBBY/AMENITY:	4,385 SF
PARKING:	49 SPACES
PARKING AREA:	18,585 SF

PEACHTREE ROAD



1 ZONING - LEVEL 1 PLAN
22.01 SCALE: 1/16" = 1'-0"



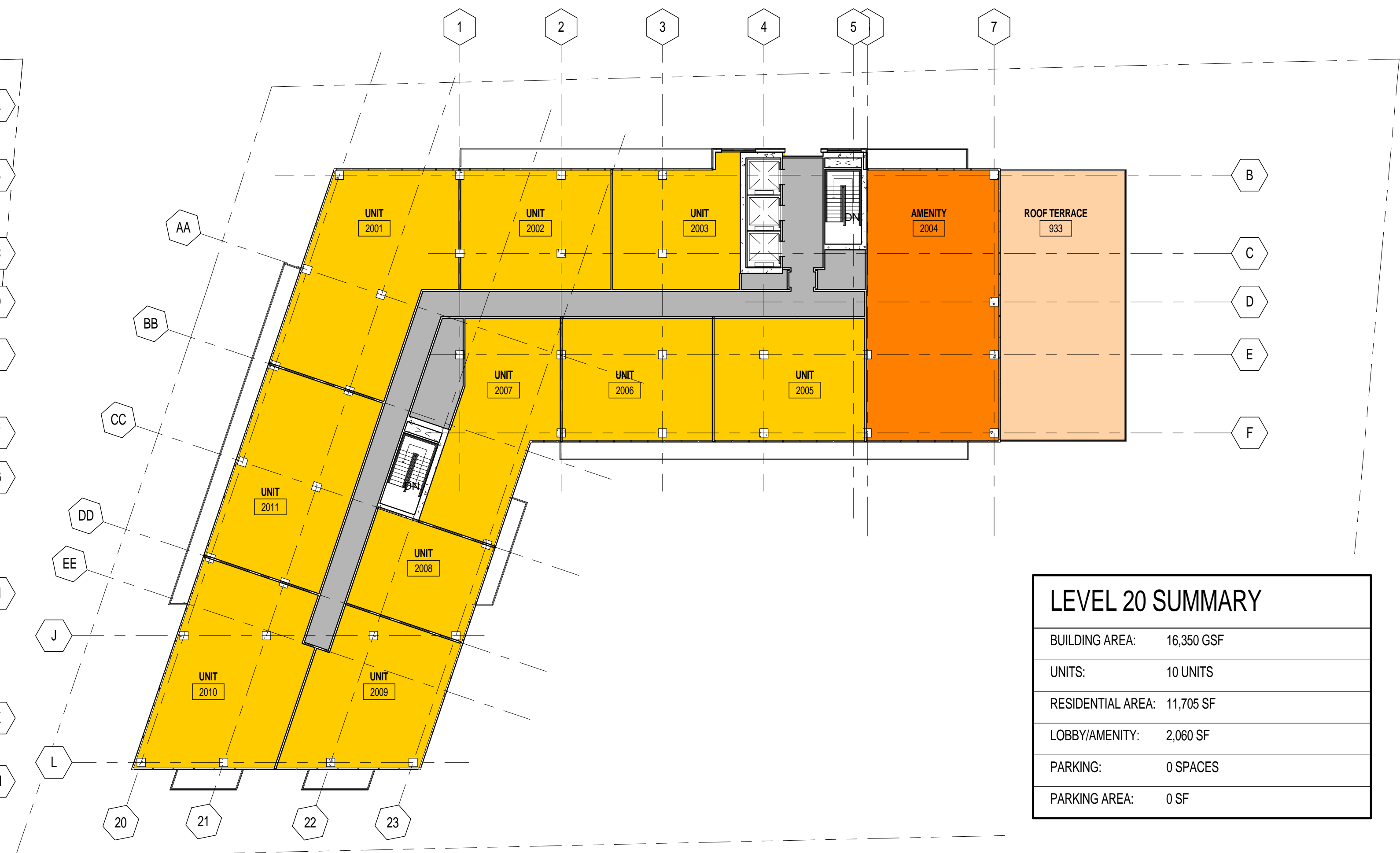
ZONING GROUND FLOOR PLAN
SOLIS PEACHTREE
Enter address here



LEVEL 09 SUMMARY	
BUILDING AREA:	19,340 GSF
UNITS:	14 UNITS
RESIDENTIAL AREA:	14,330 SF
LOBBY/AMENITY:	1,981 SF
PARKING:	0 SPACES
PARKING AREA:	0 SF



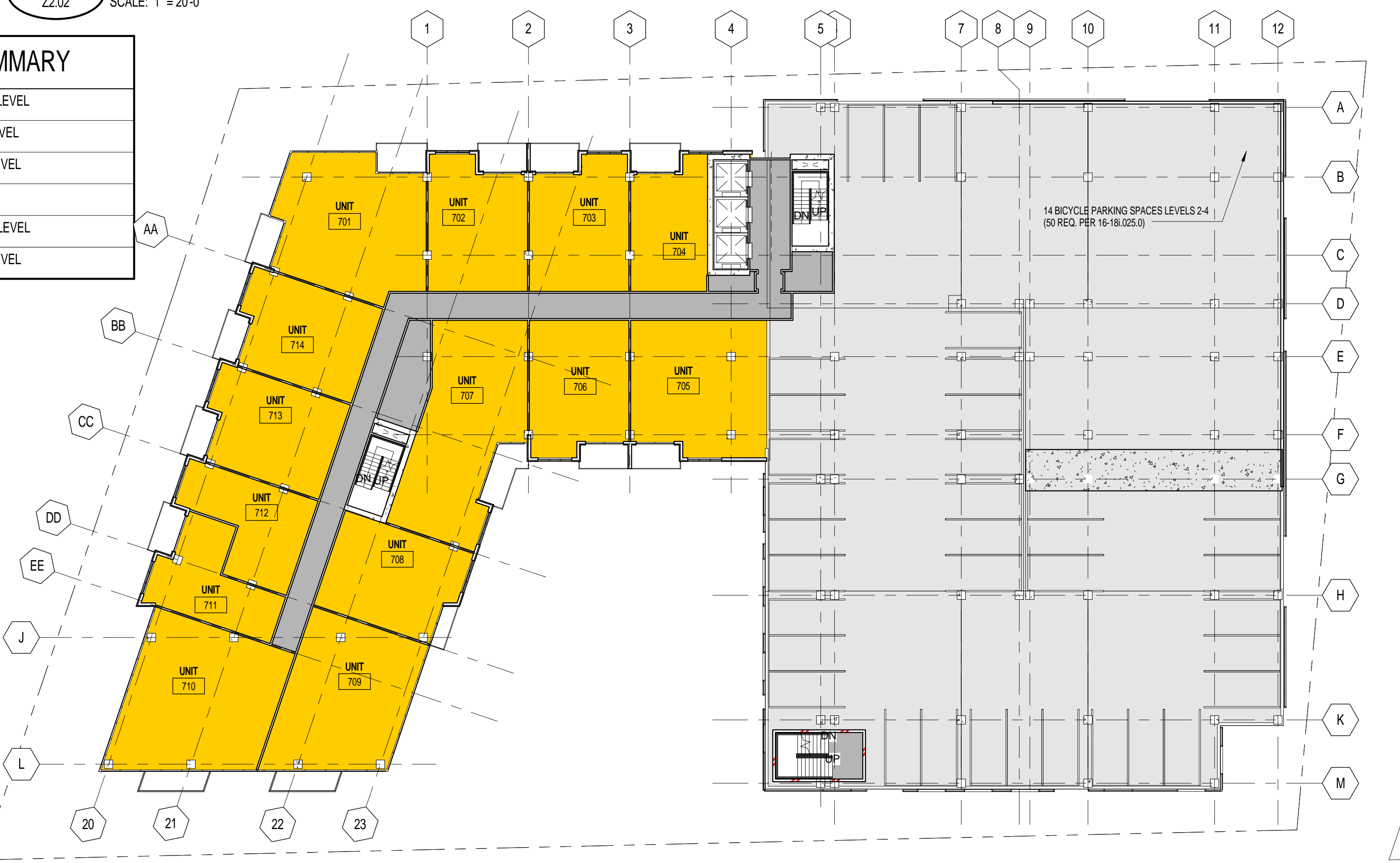
2 ZONING - LEVEL 9 PLAN - AMENITY
 Z2.02 SCALE: 1" = 20'-0"



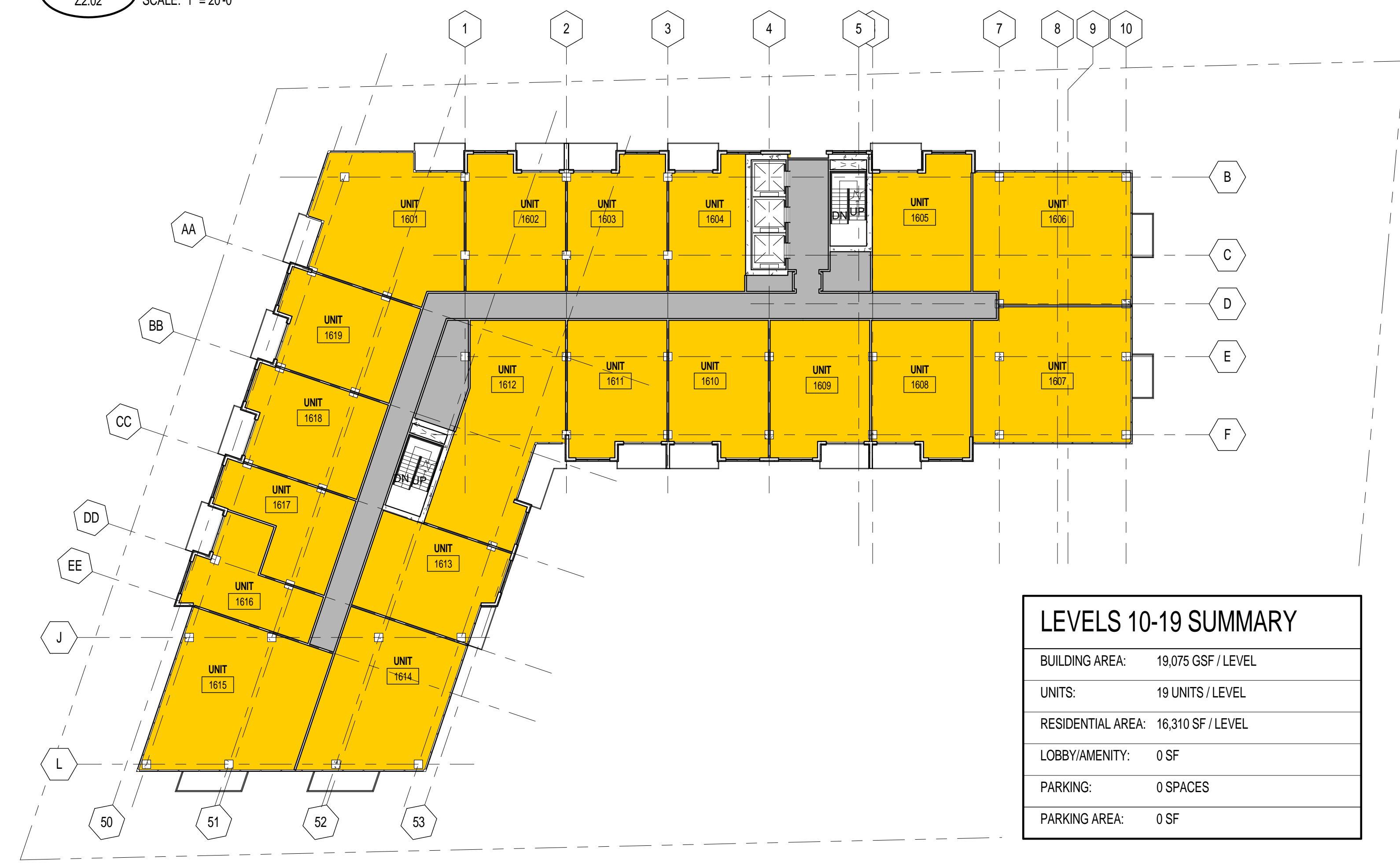
4 ZONING - PENTHOUSE LEVEL PLAN
 Z2.02 SCALE: 1" = 20'-0"

LEVEL 20 SUMMARY	
BUILDING AREA:	16,350 GSF
UNITS:	10 UNITS
RESIDENTIAL AREA:	11,705 SF
LOBBY/AMENITY:	2,060 SF
PARKING:	0 SPACES
PARKING AREA:	0 SF

LEVELS 03-08 SUMMARY	
BUILDING AREA:	14,710 GSF / LEVEL
UNITS:	14 UNITS / LEVEL
RESIDENTIAL AREA:	11,915 SF / LEVEL
LOBBY/AMENITY:	0 SF
PARKING:	53 SPACES / LEVEL
PARKING AREA:	18,785 SF / LEVEL

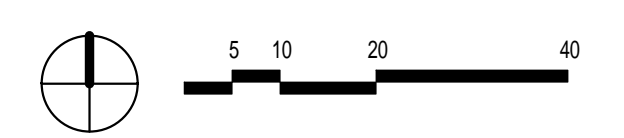


1 ZONING - LEVEL 3-8 PLAN
 Z2.02 SCALE: 1" = 20'-0"



3 ZONING - TYPICAL LEVEL PLAN 10-19
 Z2.02 SCALE: 1" = 20'-0"

LEVELS 10-19 SUMMARY	
BUILDING AREA:	19,075 GSF / LEVEL
UNITS:	19 UNITS / LEVEL
RESIDENTIAL AREA:	16,310 SF / LEVEL
LOBBY/AMENITY:	0 SF
PARKING:	0 SPACES
PARKING AREA:	0 SF





ELEVATOR OVERRIDE AND STAIR TO ROOF
 225' MAX HEIGHT PER 15-18.0120

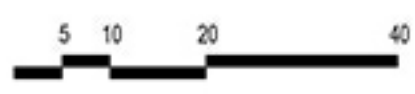
EL. 1,205'-4" LEVEL 21
 EL. 1,189'-4" LEVEL 20
 EL. 1,178'-8" LEVEL 19
 EL. 1,166'-0" LEVEL 18
 EL. 1,155'-4" LEVEL 17
 EL. 1,144'-8" LEVEL 16
 EL. 1,134'-0" LEVEL 15
 EL. 1,123'-4" LEVEL 14
 EL. 1,112'-8" LEVEL 13
 EL. 1,102'-0" LEVEL 12
 EL. 1,091'-4" LEVEL 11
 EL. 1,080'-8" LEVEL 10
 EL. 1,070'-0" LEVEL 09
 EL. 1,059'-4" LEVEL 08
 EL. 1,048'-8" LEVEL 07
 EL. 1,038'-0" LEVEL 06
 EL. 1,027'-4" LEVEL 05
 EL. 1,016'-8" LEVEL 04
 EL. 1,006'-0" LEVEL 03
 EL. 995'-4" LEVEL 02
 EL. 984'-8" LEVEL 01
 EL. 974'-0" LEVEL B1

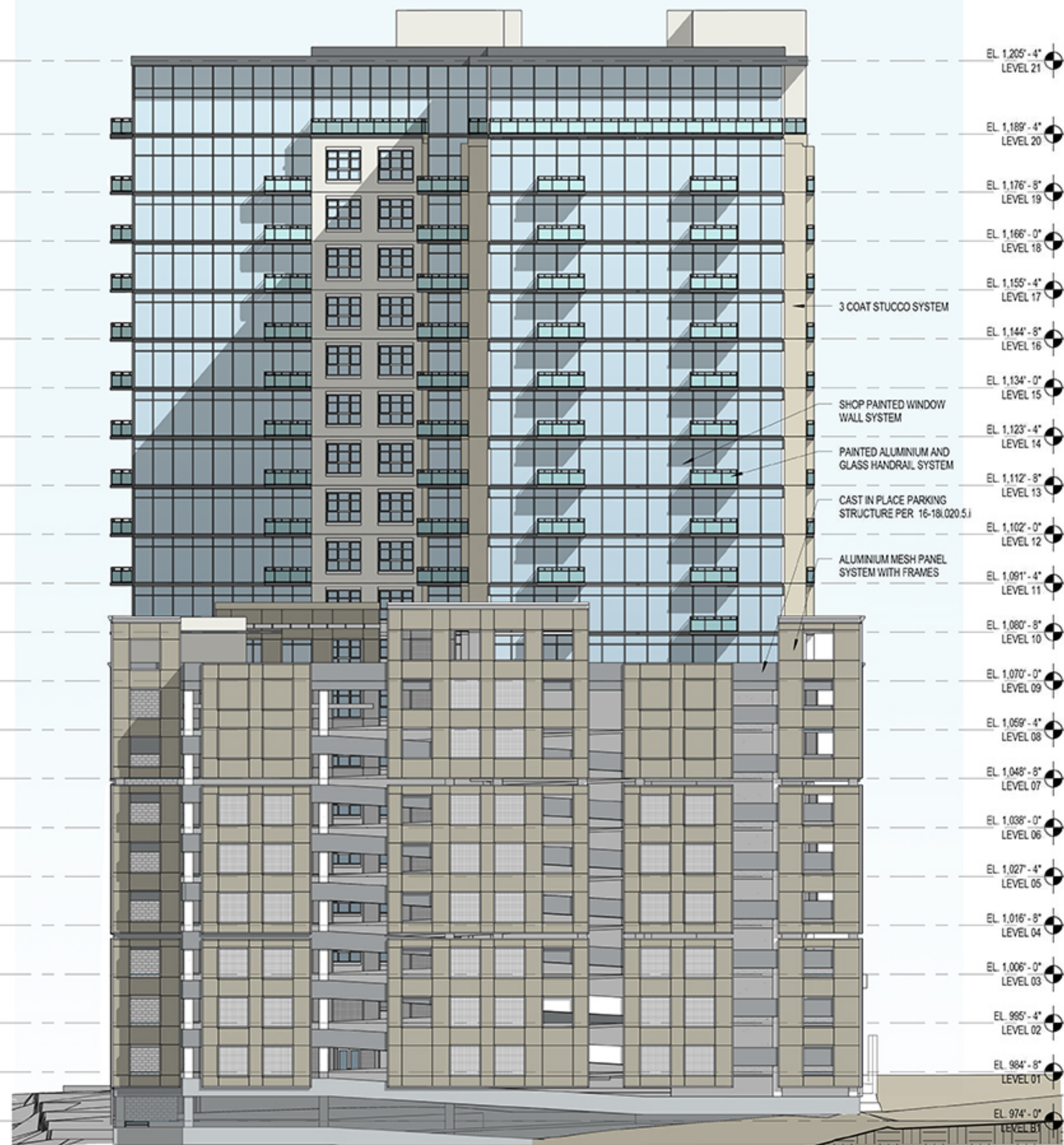


EL. 1,205'-4" LEVEL 21
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 EL. 1,178'-8" LEVEL 19
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 EL. 1,016'-8" LEVEL 04
 EL. 1,006'-0" LEVEL 03
 EL. 995'-4" LEVEL 02
 EL. 984'-8" LEVEL 01
 EL. 974'-0" LEVEL B1

1 PEACHTREE ELEVATION
 Z4.01 SCALE: 1" = 20'-0"

2 SOUTH ELEVATION
 Z4.01 SCALE: 1" = 20'-0"

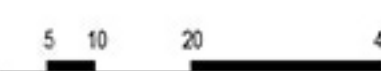




1 EAST ELEVATION
Z4.02 SCALE: 1" = 20'-0"



2 NORTH ELEVATION
Z4.02 SCALE: 1" = 20'-0"

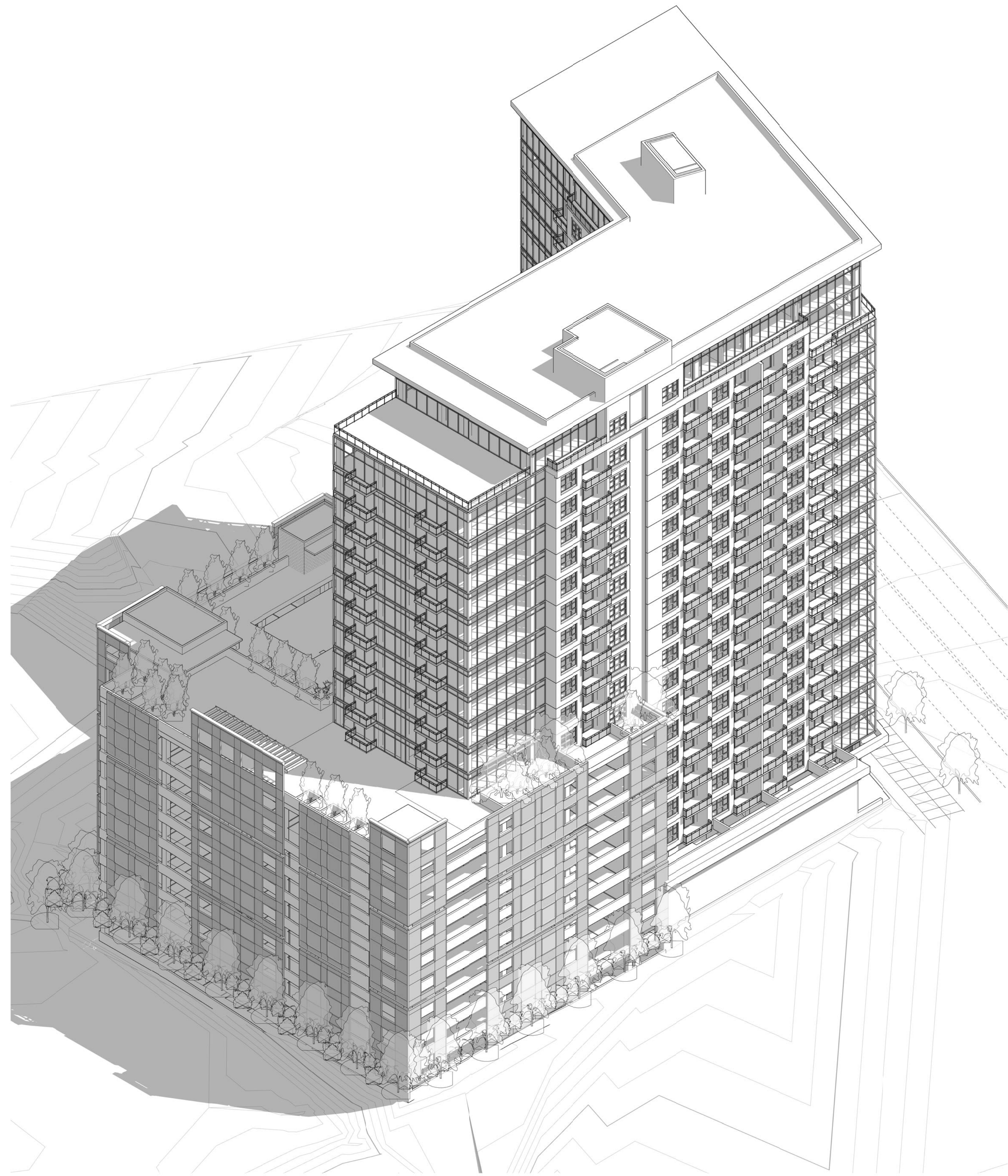




1 ZONING 3D NW VIEW
SCALE: Z4.05



2 ZONING 3D SW VIEW
SCALE: Z4.05



1 ZONING 3D NE VIEW
Z4.06 SCALE:



2 ZONING 3D SE VIEW
Z4.06 SCALE:



Memo

To: Karl Smith-Davids
From: David Goodman, AIA, Cooper Carry
Date: November 27, 2014
Re: Solis Peachtree Request for Variations

Jerome M. Cooper, FAIA
E. Pope Bullock, AIA
Kevin R. Cantley, AIA
Angelo A. Carusi, AIA
Richmond Cogburn, AIA
C. Timothy Fish, AIA
Mark D. Jensen, AIA
David W. Kitchens, AIA
M. Sean McLendon, AIA
Gregory A. Miller, AIA
Roger L. Miller, AIA
Gar Muse, AIA
C. Robert Neal, AIA
Keith A. Simmel, AIA
Stephen M. Smith, AIA
Robert F. Uhrin, AIA
J. Ben Wauford, AIA

The following variations are requested as discussed and presented to the SPI-9 DRC:

1: Variation from the requirements outlined in Sec. 16-18i.019 Loading Docks:

Variation to reduce the number of 12' by 35' loading dock bays from 3 to 2.

Comment:

Based on Terwilliger Pappas' experience, two loading bays are adequate for a multifamily property of this size. The owner will establish a formal policy governing the scheduling of move-ins so as to manage the use of our loading zones. Both bays will be used for resident move-ins and move-outs, with one bay being used for trash and recycling pick up in the morning.

Dorothy M. Colley, AIA
R. Allen Dedels, AIA
Robert M. Fischel, AIA
Richard W. Fredlund, AIA
Robert A. Just, AIA
Kathryn E. K. Peterschmidt, AIA
Andrea Schaub, AIA
Michael G. Service, AIA
David F. Thomson, AIA
Sherry M. Wilson
Manny Dominguez, AIA
William R. Halter, AIA
Mark G. Kill, AIA
Oscar A. Perez, AIA
Richard E. Stonis
Gary E. Warner, ASLA

2: Variation from the requirements outlined in Sec. 16-18i.023 Off-Street Parking Requirements. Variation to decrease the minimum required parking from 563 parking spaces to 440 spaces.

Comment:

Based upon Terwilliger Pappas' experience, the minimum parking requirement of 1.75 spaces per residential unit is greater than what a project of this size will demand. A residential parking ratio of 1.4 parking and guest spaces per unit will be adequate to serve the project.