

LAND USE INTENSITY CALCULATIONS

A. ZONING: SP1-12 BUCKHEAD/LENOX DIST., SUB AREA 1

B. GROSS LAND AREA (G.L.A.)

- SITE AREA: 85,551.84 S.F.
- TOTAL OFFSITE RIGHT-OF-WAY CREDITS: 7,798 S.F.
- STRAITFORD ROAD: 6,707 S.F.
- GROSS LAND AREA = SITE AREA + OFF-SITE CREDITS: 93,349.84 S.F.

C. RESIDENTIAL FLOOR AREA

- APARTMENTS: 327 DWELLING UNITS (NET RESIDENTIAL S.F.): 261,551 S.F.

D. FLOOR AREA RATIO (F.A.R.)

- RESIDENTIAL FLOOR AREA / GROSS LAND AREA = F.A.R.: N/A PER SP1-12
- MAXIMUM ALLOWED F.A.R.: N/A PER SP1-12
- F.A.R. AS SHOWN ON SITE PLAN: N/A PER SP1-12
- F.A.R. ROUNDED UP TO NEAREST SECTOR (PER TABLE 1): 2.83

E. TOTAL OPEN SPACE

- REQUIRED (20% OF NET LOT AREA): 17,110.37 S.F.
- PROVIDED: 17,110.37 S.F.
- A. SIDEWALKS AND TERRACES (ON SITE): 5,980 S.F.
- B. LANDSCAPE: 20,044 S.F.
- C. TOTAL USEABLE OPEN SPACE PROVIDED: 26,024 S.F.

F. USEABLE OPEN SPACE: N/A PER SP1-12

G. PARKING

- MAXIMUM (2 / D.U. + 0.5 / 3 BR. UNITS + 0.33 / D.U.): 814 SPACES
- MINIMUM: NONE
- PROVIDED: 495 SPACES

H. LOADING ZONES

- REQUIRED: 3 SPACES
- PROVIDED: 3 SPACES

I. BICYCLE PARKING

- REQUIRED (EST. D.U./5 PER D.U.): 66 SPACES
- PROVIDED: 70 SPACES

J. STREET TREES

- PEACHTREE ROAD: WILLOW OAKS, 40' O.C., 3" CAL. MIN.
- STRAITFORD ROAD: NUTTAL OAKS, 40' O.C., 3" CAL. MIN.

K. STREET LIGHTS: EXISTING DECORATIVE STREET LIGHTS TO REMAIN ON PEACHTREE ROAD

L. MAXIMUM BUILDING HEIGHT

- MAXIMUM ALLOWED (PER SP1-12 BUCKHEAD/LENOX DISTRICT): 347.79 FT.
- PROVIDED: 206.5 FT.

M. PET WALK AREA

- REQUIRED: 500 S.F.
- PROVIDED: 1,000 S.F.

N. NOTES

- TRANSFORMERS WILL BE SCREENED FROM STREET VIEW PER CITY OF ATLANTA REQUIREMENTS WITH LANDSCAPING OR FENCES.

BUILDING LEVEL	NET SQUARE FOOTAGE (INCLUDES CIRCULATION AND AMENITY)	BALCONIES PER FLOOR	BALCONY SQUARE FOOTAGE/FL	AMENITY SQUARE FOOTAGE	PARKING	A1	A2	A3	A4	B1	B2	B3	B4	S1	C1	C2	C3	C4	C5	TOTAL UNITS	
1	11,505	12	720	42	55																0
2	14,913	16	960	48	65																0
3	14,913	16	960	48	65																0
4	14,913	16	960	48	65																0
5	14,913	16	960	48	65																0
6	14,913	16	960	48	65																0
7	14,913	16	960	48	65																0
8	14,913	16	960	48	65																0
9	14,913	16	960	48	65																0
10	14,913	16	960	48	65																0
11	14,913	16	960	48	65																0
12	14,913	16	960	48	65																0
13	14,913	16	960	48	65																0
14	14,913	16	960	48	65																0
15	14,913	16	960	48	65																0
16	14,913	16	960	48	65																0
17	14,913	16	960	48	65																0
18	14,913	16	960	48	65																0
19	14,913	16	960	48	65																0
20	14,913	16	960	48	65																0
21	13,987	8	1,488																		0
22	13,987	8	1,488																		0
TOTALS	221,896	24,384	17,832	495		57	38	37	17	38	37	38	3	38	3	6	6	6	3	327	

UNIT GROSS SQUARE FOOTAGE*	UNIT NET SQUARE FOOTAGE*	TOTAL GROSS SQUARE FOOTAGE*	TOTAL NET SQUARE FOOTAGE*
667	692	712	808
864	1,045	1,056	1,089
595	1,275	1,311	1,372
1,311	1,372	1,353	1,405
38,019	26,296	28,344	13,736
32,832	38,665	40,138	3,267
22,610	3,825	7,866	8,232
8,106	4,218	174,444	
633	657	680	774
819	1,002	1,012	1,048
560	1,232	1,266	1,379
1,303	1,362		
36,081	24,966	25,160	13,158
81,122	37,074	38,456	3,144
21,280	3,696	7,954	7,914
4,086			
261,551			

SITE DATA

EXISTING ZONING: SP1-12, BUCKHEAD/LENOX DISTRICT

ACREAGE: 1.984 ACRES

TOTAL UNITS: 327 D.U.

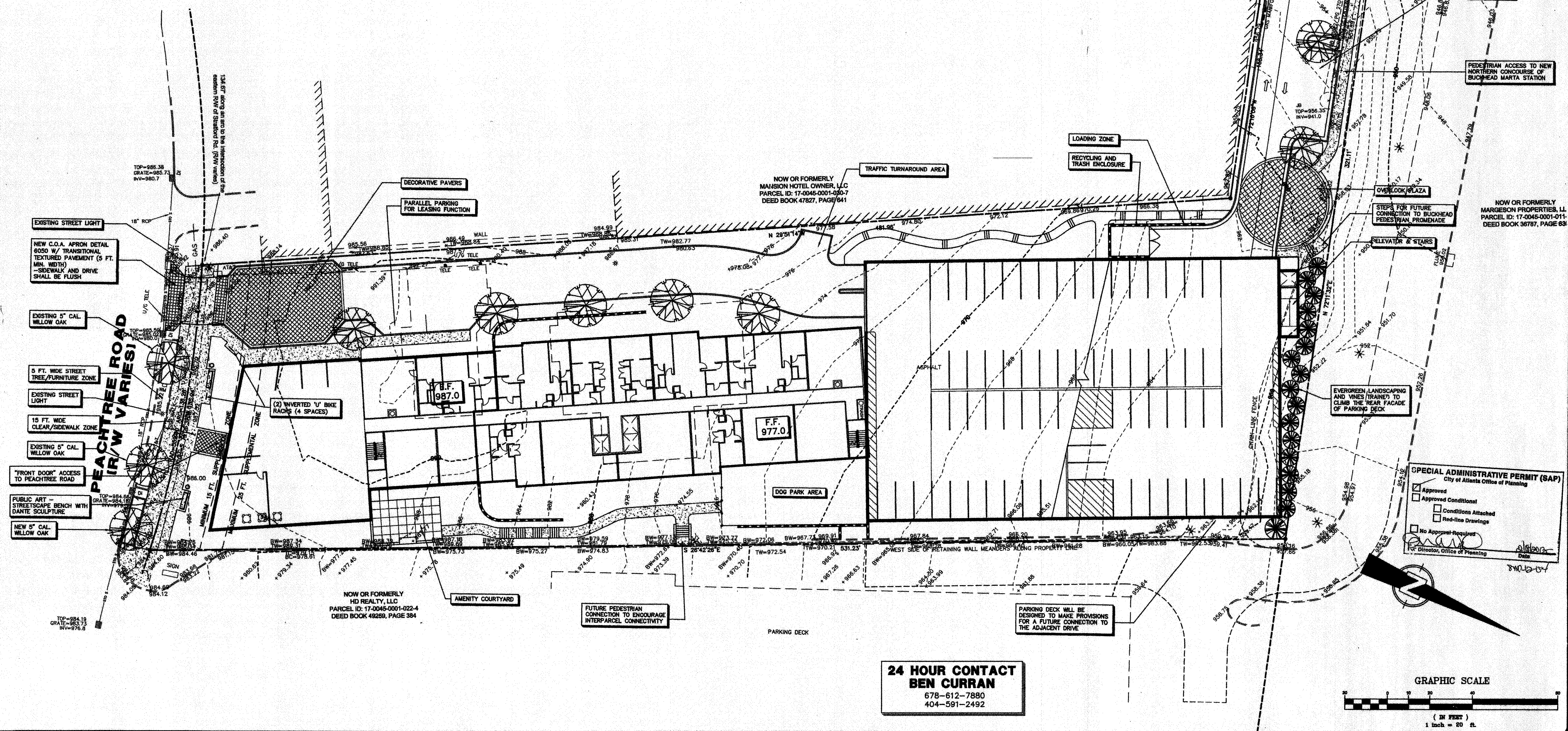
DENSITY: 166.50 D.U./AC.

TOTAL PARKING: 495 SPACES

PARKING RATIO: 1.51 SPACES/D.U.

Sheet List Table

Sheet Number	Sheet Title
SAP-1	SPECIAL ADMINISTRATIVE PERMIT SITE PLAN
SAP-2	SURVEY
SAP-3	ARCHITECTURAL BUILDING ELEVATION - SOUTH
SAP-4	ARCHITECTURAL BUILDING ELEVATION - NORTH



24 HOUR CONTACT
BEN CURRAN
678-612-7880
404-591-2492

REVISIONS	BY

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ATLANTIC REALTY PARTNERS
3378 PEACHTREE ROAD, SUITE 3028
ATLANTA, GEORGIA 30326
404-591-2496

SPECIAL ADMINISTRATIVE PERMIT SITE PLAN

RESERVE AT PEACHTREE APARTMENTS - SAP
LL 45, 17TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA

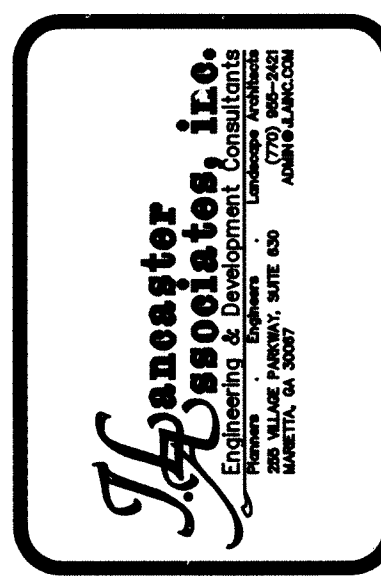
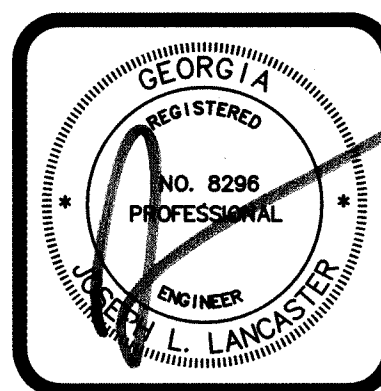
DRAWN BY: APR
CHECKED BY: RH
DATE: 2-11-13
SCALE: 1" = 20'
JOB NO: 12-030
CAD FILE: 12030-SAP.dwg
SHEET: **SAP-1**

24 HOUR CONTACT
JAY DANIEL
CELL: 404-299-4498
OFFICE: 404-591-2496

SITE ADDRESS:
3380 PEACHTREE ROAD
ATLANTA, GEORGIA 30326

REVISIONS	BY

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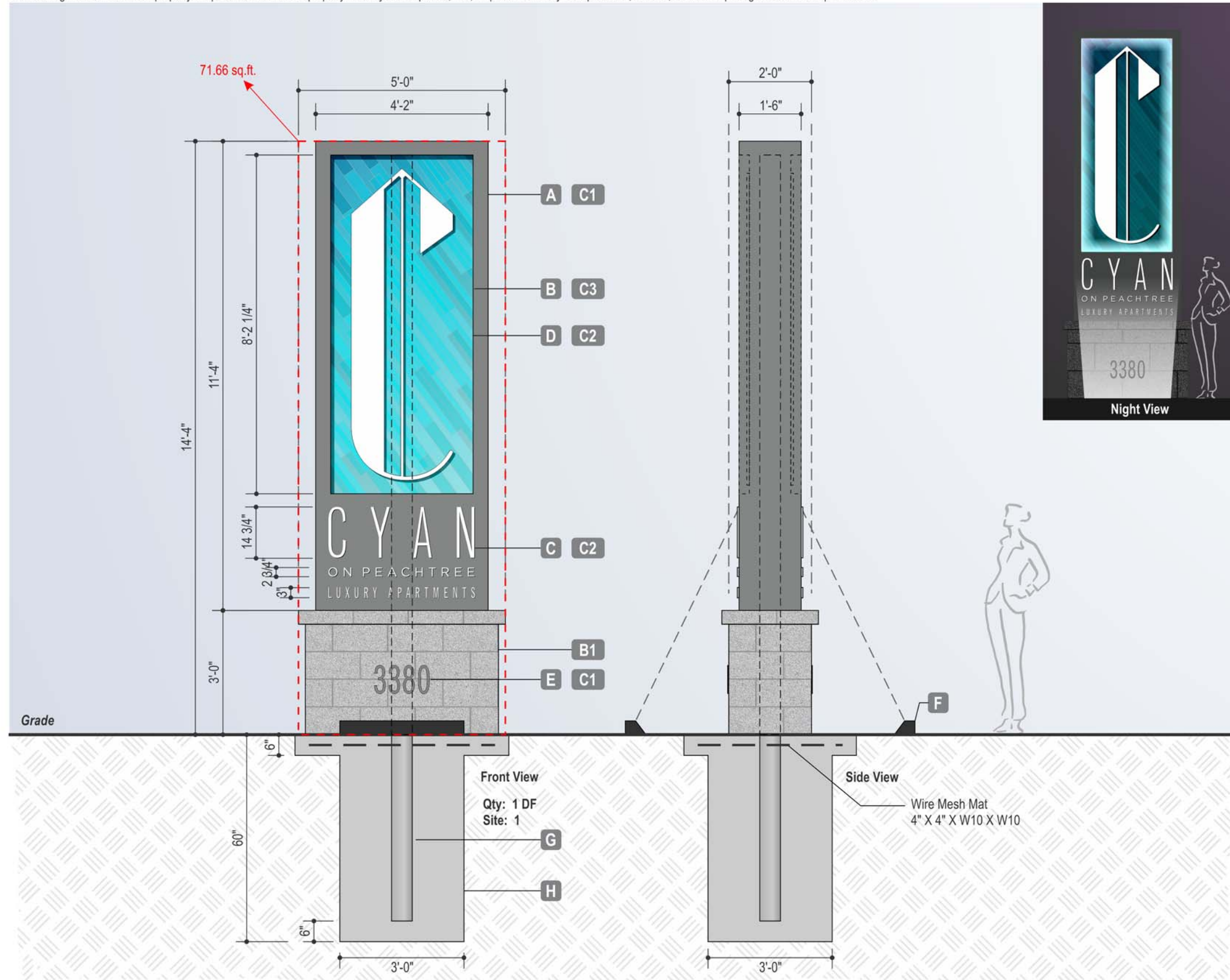
APPROVED SAP PLAN

BEIRINGER HARVARD PEACHTREE PROJECT OWNER, LLC
3438 PEACHTREE ROAD, PHIPPS TOWER, SUITE 1425
ATLANTA, GEORGIA 30326
OFFICE: 404-591-2496

CYAN AT 3380 PEACHTREE
LL 45, 17TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA

DRAWN BY: APR
CHECKED BY: RH
DATE: 7-25-13
SCALE: 1" = 20'
JOB NO: 12-030
CAD FILE: 12030-SAP.dwg
SHEET

C-2



Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1** ● Pantone Cool Gray 9 C
- C2** ○ White
- C3** ● Digitally Printed Graphics (color match not required)
- B1** ● Concrete Masonry
- L1** ○ White LED

Construction Specifications

- A** Aluminum fabricated monument; painted. Monument to have lath on bottom portion for applied concrete masonry.
- B** 0.5" Non-glare acrylic with first surface v-groove routed lines and second surface applied digitally printed graphics. Panel is recessed into face with Indirect, Halo LED perimeter lighting.
- C** 0.75" Routed Acrylic; flush mounted.
- D** 0.5" Routed Acrylic; flush mounted.
- E** 0.125" Flat Cut out aluminum; painted.
- F** External LED Flood Lighting.
- G** 6" Dia. X 0.280" wall - A53B
- H** 3000⁺/in² Concrete Footing calculated for 115mph winds.

Code Research

Max Sign Area Allowed: 200 (Boxed around copy area only)
Max Height: 18'h X 8'w X 2'd
Wind Load: 115 mph

Electrical Notes

Disconnect switch(s) UL & ID labels Vent - 2" Dia. Louvered

FINAL ELECTRICAL HOOK UP BY OTHERS
Electrical Requirements: 120 volt 60 hz
Connection Type: permanent continuous operation
Number of Circuits: One (1) 20 amp Dedicated Branch Circuit(s)
Wire Size: 12 awg / conduit size: 1/2"
Max. Line Current: tbd

Inspected and labeled in accordance with UL Standard for Electric Signs Installed using UL listed parts and methods of installation in accordance with Article 600 of the National Electric Code and other applicable local codes. This includes proper grounding and bonding.

This lighted product may contain Fluorescent, Neon, HID lamps or components that use Mercury in them. Dispose of these lamps & components according to the laws of the authority having jurisdiction.

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Management Company
 Atlantic Realty Partners

Property Name & Address
 CYAN
 3380 Peachtree Rd NE
 Atlanta, GA 30326

Bid Number / Project Id
 64388 / 10562

DeNyse Representative
 Ashley Schmitt

Designer
 C.Craig

Date
 10.06.2014

Revision Date

0	11.04.2014 ccraig
	11.26.2014 ccraig
	12.12.2014 ccraig
	01.02.2015 ccraig
	01.20.2015 ccraig
	02.23.2015 ccraig
	03.02.2015 ccraig

Design Time
 6.75

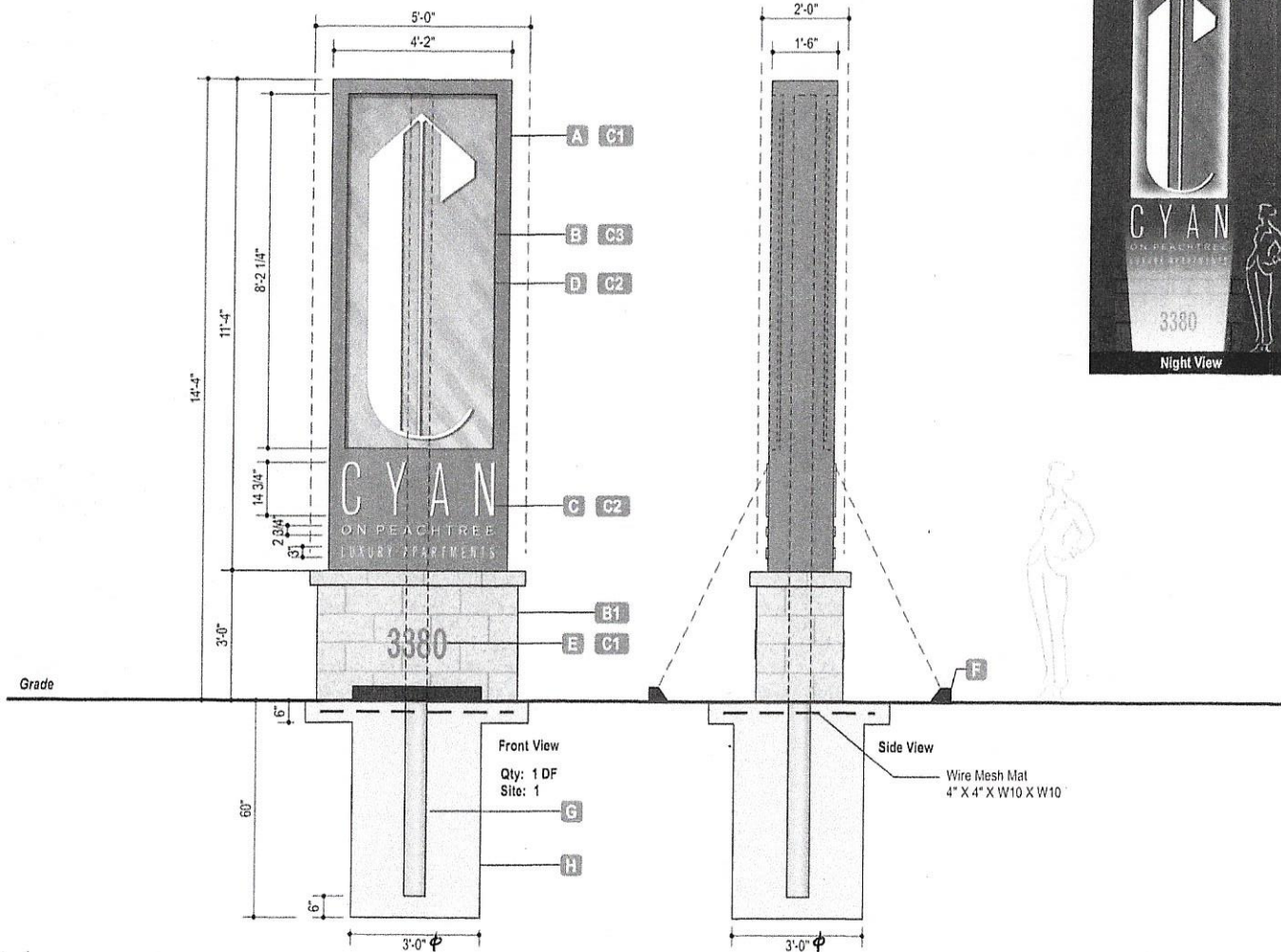
Customer Approval

Filename
 Main Id v7

- Concept
- Preliminary
- Production



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Colors & Finishes

Colors shown here may not exactly match what you see on your computer screen. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications.

- C1** Pantone Cool Gray 9 C
- C2** White
- C3** Digitally Printed Graphics (color match not required)
- B1** Concrete Masonry
- L1** White LED

Construction Specifications

- A** Aluminum fabricated monument; painted. Monument to have lath on bottom portion for applied concrete masonry.
- B** 0.5" Non-glare acrylic with first surface y-groove routed lines and second surface applied digitally printed graphics. Panel is recessed into face and surface lit with LED perimeter lighting.
- C** 0.75" Routed Acrylic; flush mounted.
- D** 0.5" Routed Acrylic; flush mounted.
- E** 0.125" Flat Cut out aluminum; painted.
- F** External LED Flood Lighting.
- G** 6" Dia. X 0.280" wall - A53B
- H** 3000' in² Concrete Footing calculated for 115mph winds.

Code Research

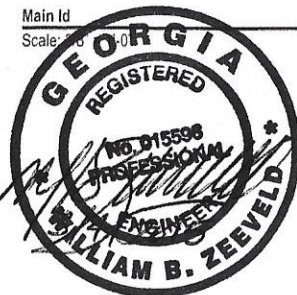
Max Sign Area Allowed: 200 (Boxed around copy area only)
 Max Height: 18'h X 6'w X 2'd
 Wind Load: 115 mph

Electrical Notes

Disconnect switch(es) UL & ID labels Vent - 2" Dia. Louvered
FINAL ELECTRICAL HOOK UP BY OTHERS
 Electrical Requirements: 120 volt 60 Hz
 Connection Type: permanent continuous operation
 Number of Circuits: One (1) 20 amp Dedicated Branch Circuit(s)
 Wire Size: 12 awg / conduit size: 1/2"
 Max. Line Current: tbd

- UL LISTED** Inspected and labeled in accordance with UL Standard for Electric Signs installed using UL listed parts and methods of installation in accordance with Article 600 of the National Electric Code and other applicable local codes. This includes proper grounding and bonding.
- Hg** This lighted product may contain Fluorescent, Neon, HID lamps or components that use Mercury in them. Dispose of these lamps & components according to the laws of the authority having jurisdiction.

COMPLIES WITH:
 2012 FBC WITH 2014 GA AMEND.
 ASCE 7-10
 WINDSPEED, V (ULT) = 113M/HR
 WIND PRESSURE = 35 LBS/FT2
 SOIL BEARING MIN = 1000 LBS/FT2
 SOIL RESISTANCE = 200 LBS/FT2
 CONCRETE 3000 LBS/IN2 @ 28 days



Sign Type A - Vertical Main Id

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Design Time
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 CYAN
 Atlanta, GA

Bid Number / Project Id
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DeNyse Representative
 Ashley Schmitt

Designer
 C. Craig

Date
 01.08.2015

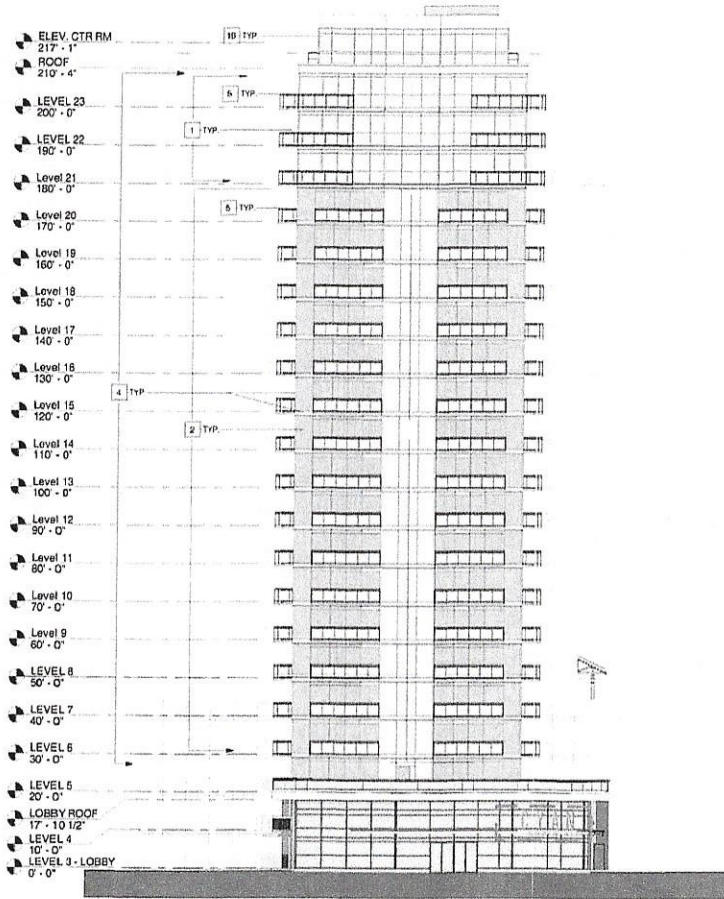
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 01.20.2015 ccraig

Design Time
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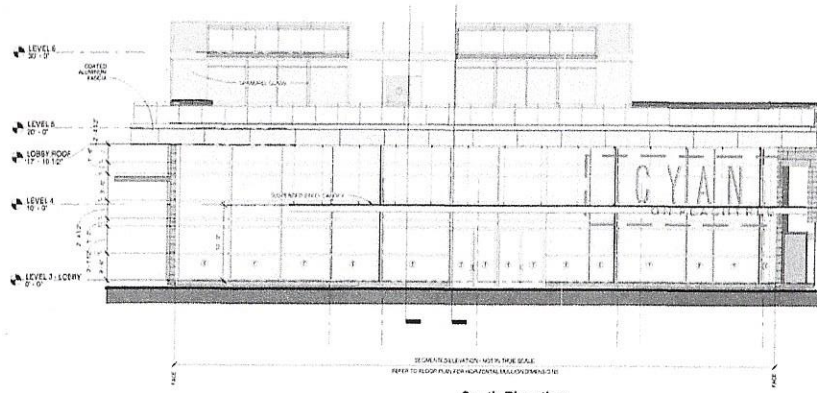
Customer Approval

Filename
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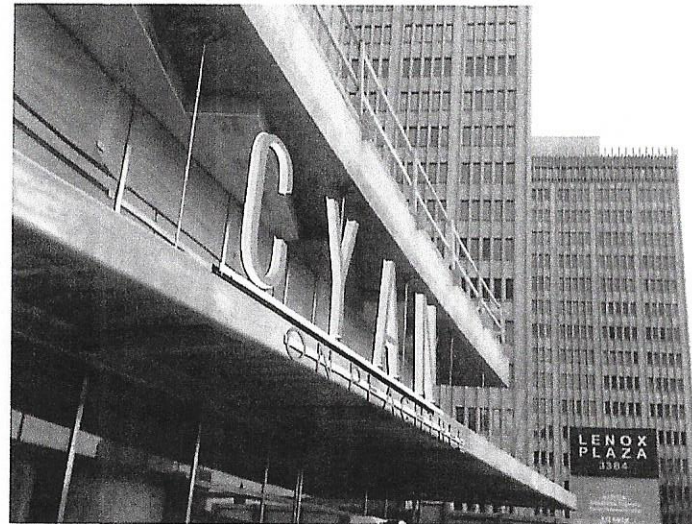
Concept
 Preliminary
 Production



South Elevation
 Scale: 1/32" = 1'-0"



South Elevation
 Scale: 1/16" = 1'-0"



South Elevation
 Scale: Not to Scale



Sign Type B - Canopy (South Elevation)

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 CYAN
 Atlanta, GA

Bid Number / Project Id
 64388 / 1547

DeNyse Representative
 Ashley Schmitt

Designer
 C.Craig

Date
 01.08.2015

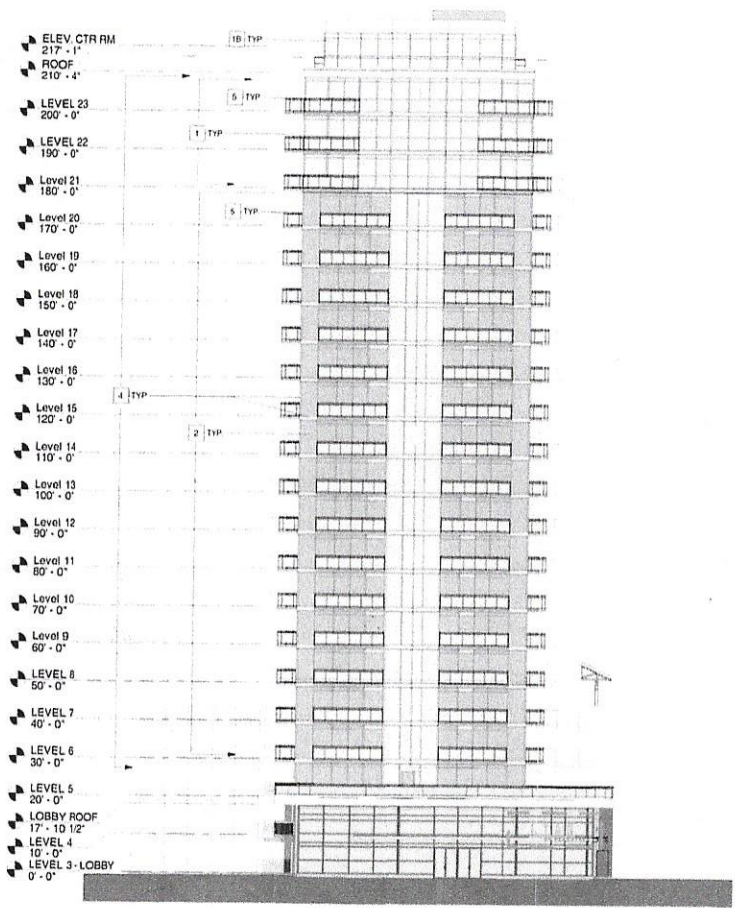
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 02.23.2015 ccraig

Design Time
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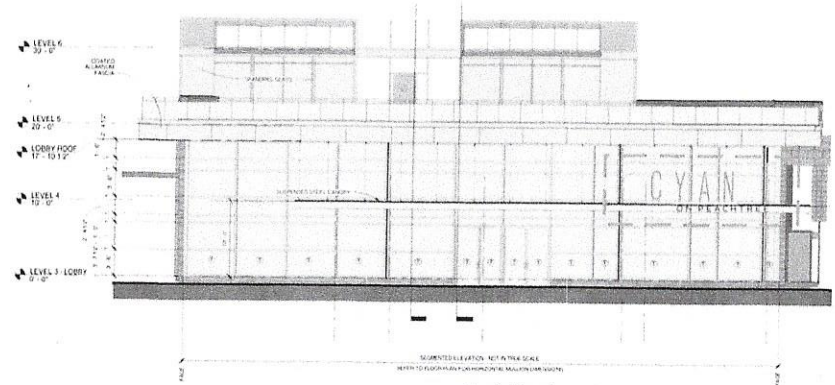
Customer Approval

Filename
 Canopy Id v3

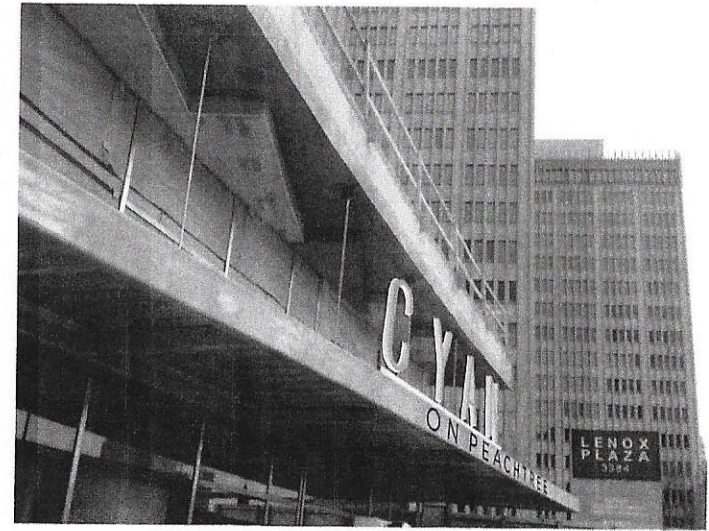
- Concept
- Preliminary
- Production



South Elevation
 Scale: 1/32" = 1'-0"



South Elevation
 Scale: 1/16" = 1'-0"

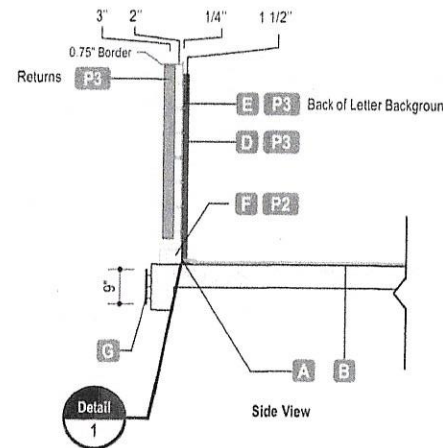
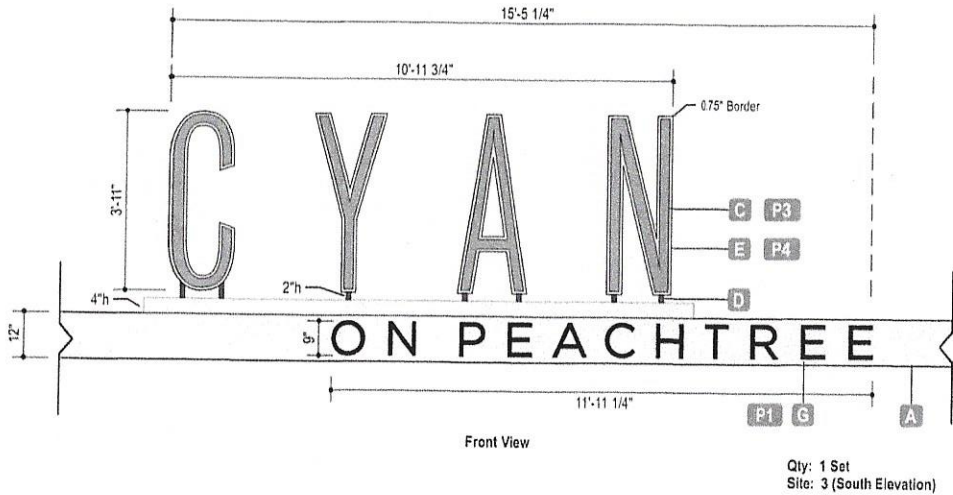
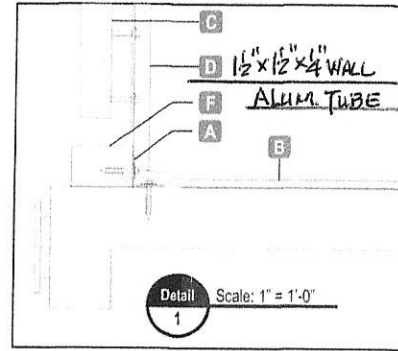


South Elevation
 Scale: Not to Scale



Sign Type B - Canopy (South Elevation)

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Colors & Finishes

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- P1** ● Black
- P2** ○ Gray (to match existing canopy)
- P3** ● Pantone Process Cyan
- P4** ○ White
- A1** ○ Acrylic: #7328 White
- L1** ○ White LEDs

Construction Specifications

- A** 3" x 3" Steel angle: Sign to install to existing canopy.
- B** Electrical Provision: Primary Electrical to be run to sign location Coordinate w/Owner
- C** Aluminum Fabricated Reverse Channel Letters with 3" deep Returns and Internal LED Lighting
- D** Letter Support Post: 1.5" Aluminum Square Tube Post with Capped Top. To be attached to canopy structure.
1 1/2" x 1 1/2" x 1/4" WALL AL TUBE
- E** Letter Backgrounds: 0.25" thick Flat Cut Out Aluminum
- F** Raceway of 4x6 Aluminum Tube to Attach Letter Support Post and house LED Power Supplies and route secondary wiring to letters.
- G** 0.5" Thick Routed acrylic; pin mounted 1" from canopy.

Code Research

Max Sign Area Allowed: Not Provided
 Max Height: Not Provided
 Wind Load: 115 mph

Electrical Notes

- Disconnect switch(es) UL & ID labels Vent - 2" Dia. Louvered
- FINAL ELECTRICAL HOOK UP BY OTHERS**
- Electrical Requirements: 120 volt 60 hz
- Connection Type: permanent continuous operation
- Number of Circuits: One (1) 20 amp Dedicated Branch Circuit(s)
- Wire Size: 12 awg / conduit size: 1/2"
- Max. Line Current: TBD

UL LISTED Inspected and labeled in accordance with UL Standard for Electric Signs installed using UL listed parts and methods of installation in accordance with Article 600 of the National Electric Code and other applicable local codes. This includes proper grounding and bonding.

Hg This lighted product may contain Fluorescent, Neon, HID lamps or components that use Mercury in them. Dispose of these lamps & components according to the laws of the authority having jurisdiction.

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Management Company
 Atlantic Realty Partners

Property Name & Address
 CYAN
 Atlanta, GA

Bid Number / Project Id
 64388 / 1547

DeNyse Representative
 Ashley Schmitt

Designer
 C.Craig

Date
 01.08.2015

Revision Date
 01.20.2015 ccrag
 02.23.2015 ccrag

Design Time
 4

Customer Approval

Filename
 Canopy Id 1v3

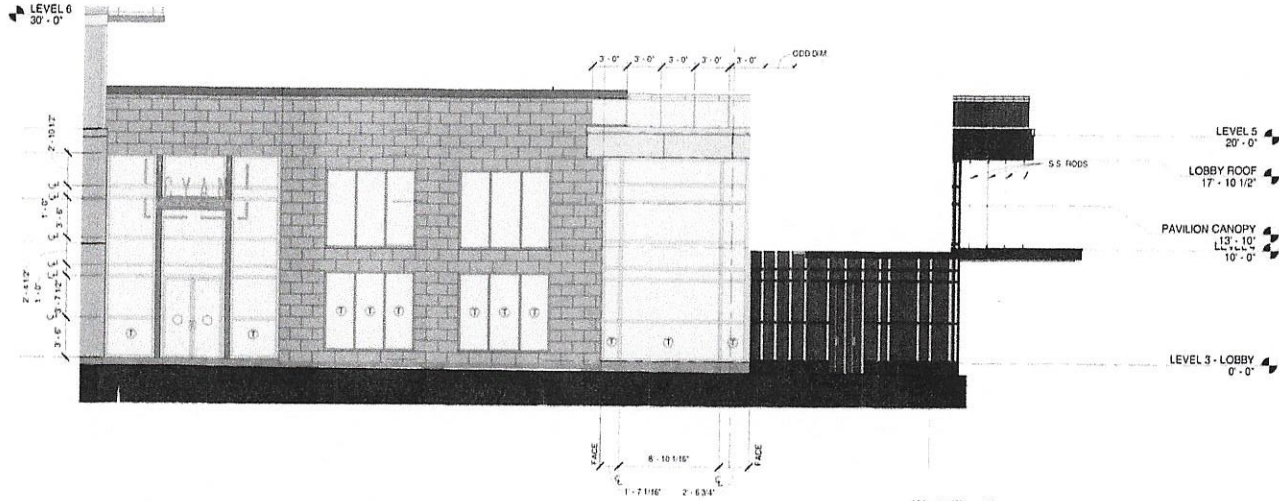
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- Preliminary
- Production



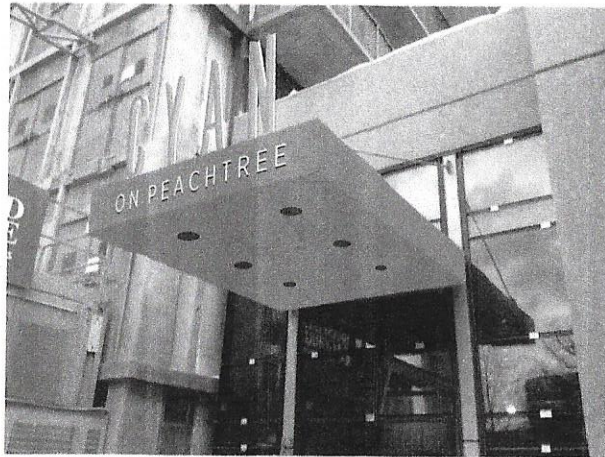
Sign Type B - Canopy (South Elevation)

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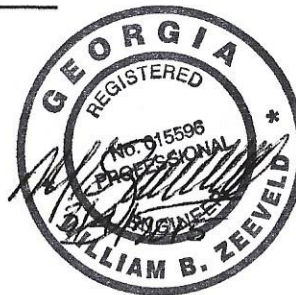
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West Elevation
Scale: 3/32" = 1'-0"



West Elevation
Scale: Not to Scale



Sign Type C - Canopy (West Elevation)

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Management Company
Atlantic Realty Partners

Property Name & Address
CYAN
Atlanta, GA

Bid Number / Project Id
64388 / 1547

DeNyse Representative
Ashley Schmitt

Designer
C.Craig

Date
01.08.2015

Revision Date

Q	01.20.2015	ccraig
	02.23.2015	ccraig

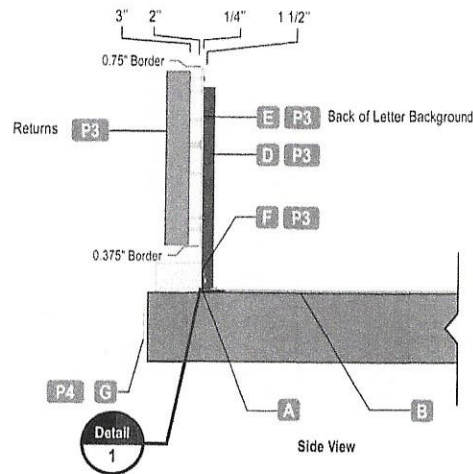
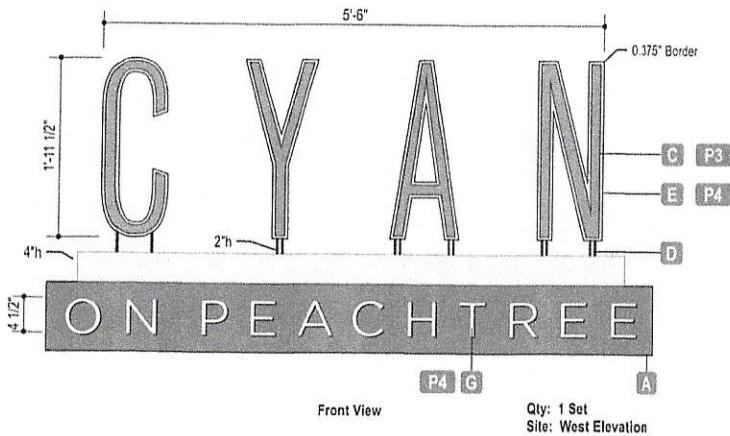
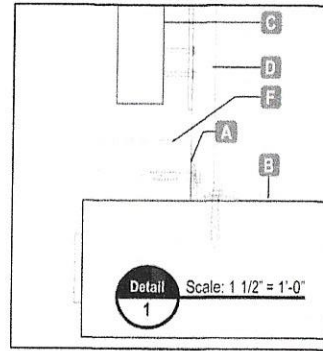
Design Time
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Customer Approval

Filename
Canopy Id 1v3

- Concept
- Preliminary
- Production

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- P1 ● Black
- P2 ● To match existing canopy
- P3 ● Pantone Process Cyan
- P4 ○ White
- A1 ○ Acrylic: #7328 White
- L1 ○ White LEDs

Construction Specifications

- A 3" x 3" Steel angle; Sign to install to existing canopy.
- B Electrical Provision: Primary Electrical to be run to sign location Coordinate w/Owner
- C Aluminum Fabricated Reverse Channel Letters with 3" deep Returns and Internal LED Lighting
- D Letter Support Post: 1.5" Aluminum Square Tube Post with Capped Top **1 1/2" x 1 1/2" WALL AL TUBE**
- E Letter Backgrounds: 0.25" thick Flat Cut Out Aluminum
- F Raceway of 4x6 Aluminum Tube to Attach Letter Support Post and house LED Power Supplies and route secondary wiring to letters.
- G 0.5" Thick Routed acrylic; pin mounted 1" from canopy.

Code Research

Max Sign Area Allowed: XX (Boxed around copy area only)
 Max Height: XX
 Max Projection: XX Sq Ft (boxed around copy area only)
WIND LOAD = 115 MPH

Electrical Notes

- Disconnect switch(es) UL & ID labels Vent - 2" Dia. Louvered
- FINAL ELECTRICAL HOOK UP BY OTHERS
- Electrical Requirements: 120 volt 60 Hz
- Connection Type: permanent continuous operation
- Number of Circuits: One (1) 20 amp Dedicated Branch Circuit(s)
- Wire Size: 12 awg / conduit size: 1/2"
- Max. Line Current: 10A

UL LISTED Inspected and labeled in accordance with UL Standard for Electric Signs installed using UL listed parts and methods of installation in accordance with Article 600 of the National Electric Code and other applicable local codes. This includes proper grounding and bonding.

Hg This lighted product may contain Fluorescent, Neon, HID lamps or components that use Mercury in them. Dispose of these lamps & components according to the laws of the authority having jurisdiction.

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Management Company
Atlantic Realty Partners

Property Name & Address
CYAN
 Atlanta, GA

Bid Number / Project Id
 64388 / 1547

DeNyse Representative
Ashley Schmitt

Designer
C. Craig

Date
 01.08.2015

Revision Date
 01.20.2015 ccraig
 02.23.2015 ccraig

Design Time
 4

Customer Approval

Filename
 Canopy Id 1v3

- Concept
- Preliminary
- Production



Sign Type C - Canopy (West Elevation)

14'4" OAH MONUMENT I.D. SIGN
 EXTERIOR CANOPY LETTER SIGNS
 CYAN ON PEACHTREE
 ATLANTA, GA

WIND LOAD = 115 ^M/HR, WIND PRESSURE = 35 ^{FT}/FT², EXP. C, RISK CAT II

SIGN TYPE B - SOUTH ELEVATION

CONSIDER LTR "Y" AREA = (6" W)(8'0" L) = 4 FT² WT = 20 ^{FT} (EST.)

WIND BEND. MT. AT CANOPY ATTACHMENT = 4(35)(2.5) = 350 FT[#] (REQ'D.)

SUPPORT POST: 1 1/2" x 1 1/2" x 4" WALL, STR. ALUM. MAT'L., SEC. MOD. = 0.45 I³

ALLOW. BEND. MT. = 19000 x .45 / 12
 = 714 FT[#] > 350 FT[#] REQ'D. OK

SIGN TYPE C - WEST ELEVATION

CONSIDER LTR "Y" AREA = (6" W)(3'0" L) = 1.5 FT² WT = 10 ^{FT} (EST.)

WIND BEND. MT. AT CANOPY ATTACHMENT = 1.5(35)(1.5) = 79 FT[#] (REQ'D.)

SUPPORT POST: 1 1/2" x 1 1/2" x 4" WALL, STR. ALUM. MAT'L., SEC. MOD. = 0.45 I³

ALLOW. BEND. MT. = 19000 x .45 / 12
 = 714 FT[#] > 79 FT[#] REQ'D. OK

SIGN TYPE A - MAIN I.D. MONUMENT

SIGN: 4'2" W x 14'4" H AREA = 59.8 FT² WT = 1200 ^{FT} (EST.)

WIND - BEND. MT. @ GRADE = 59.8(35)(9.0) = 18837 FT[#] (REQ'D.)

STEEL PIPE POLE: 6" ϕ x .280" WALL, A53B MAT'L., SEC. MOD. = 8.50 I³

ALLOW. BEND. MT. = 35000 x 8.50 / 12 = 24791 FT[#] > 18837 FT[#] REQ'D. OK

AugERED CONCRETE FOOTING: 3'0" ϕ x 5'0" DEEP

(ROTATION ABOUT OUTER EDGE)

CONCRETE FOOTING WT = $\pi(3/2)^2(5.0)(150) = 5301 ^{FT}$

SOIL RESIST. PRESSURE = $\pi(3.0)(5.0)(200) = 9424 ^{FT}$

OVERTURNING RESIST. MT. (DD. WT.) = (5301 + 1200)(3/2) = 9751 FT[#]

OVERTURNING RESIST. MT. (SOIL) = (9424)(5/3) = 15706 FT[#]

TOTAL = 25457 FT[#]
 > 18837 FT[#] REQ'D. OK

