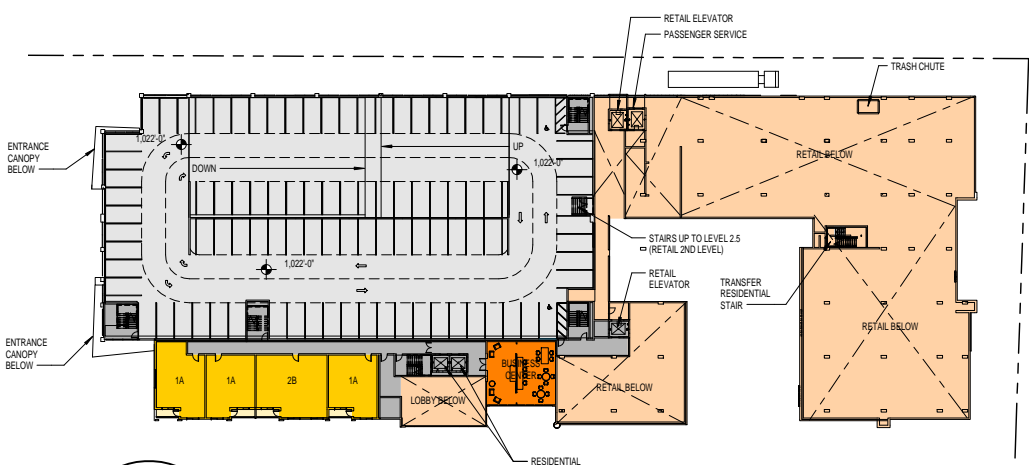
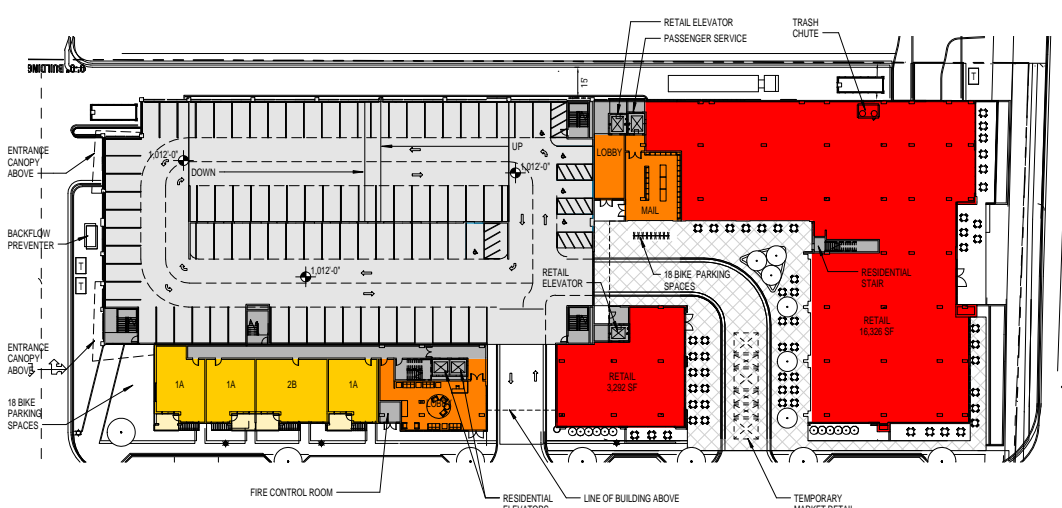


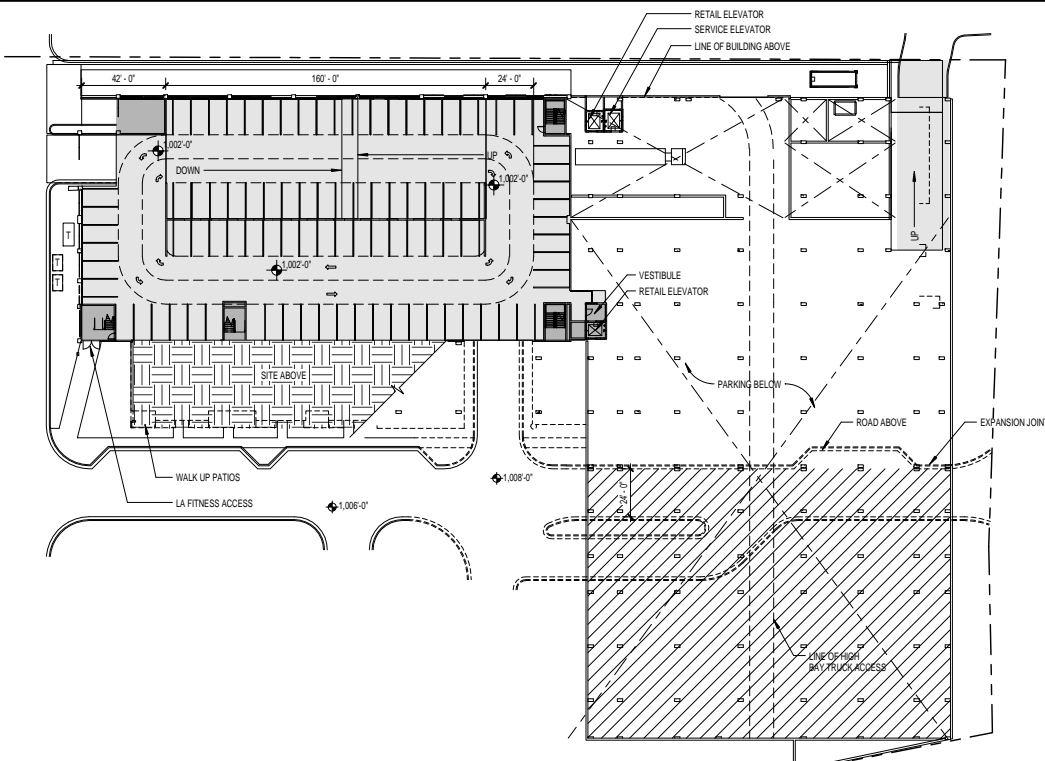
5 LEVEL 2.5
POZ.01 SCALE: 1" = 40'-0"



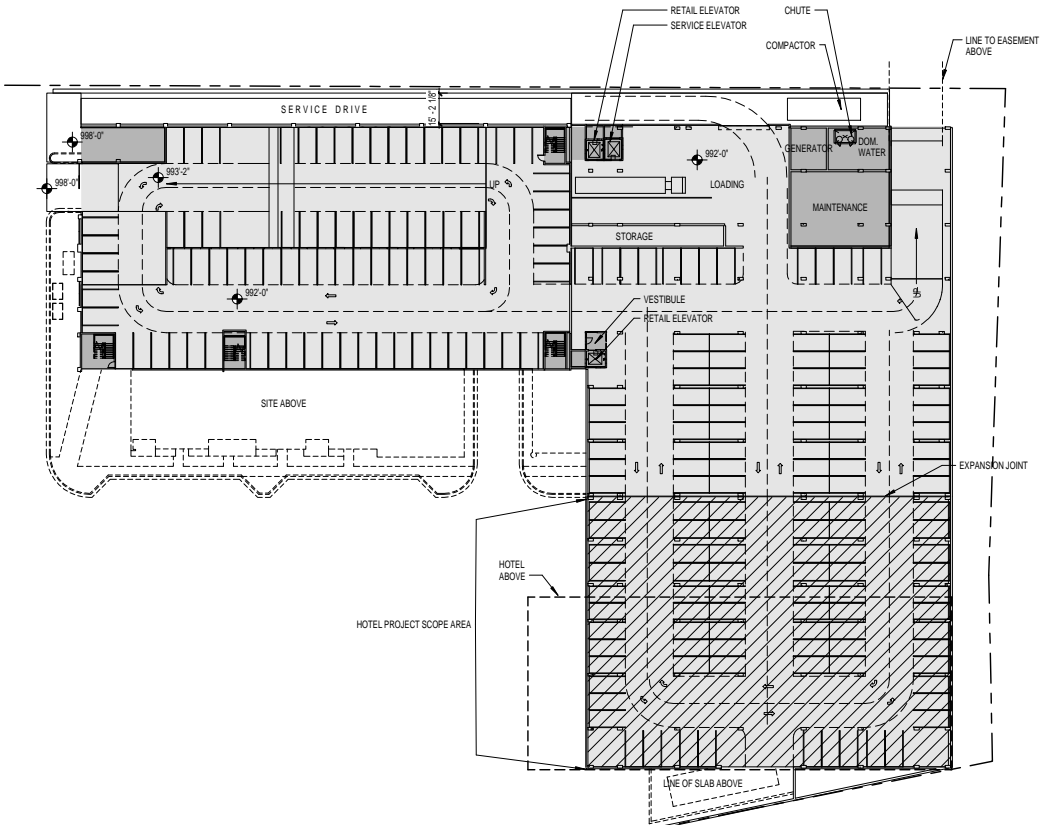
4 LEVEL 2
POZ.01 SCALE: 1" = 40'-0"



3 LEVEL 1
POZ.01 SCALE: 1" = 40'-0"



2 LEVEL B.1
POZ.01 SCALE: 1" = 40'-0"



1 LEVEL B.0
POZ.01 SCALE: 1" = 40'-0"

PLAN KEY	
[Yellow Box]	RESIDENTIAL
[Light Yellow Box]	RESIDENTIAL TERRACE
[Orange Box]	AMENITY/LOBBY
[Light Orange Box]	AMENITY TERRACE/OPEN TO BELOW
[Red Box]	RETAIL
[Light Red Box]	OFFICE/RETAIL
[Grey Box]	CORRIDOR/SERVICE
[White Box]	PARKING

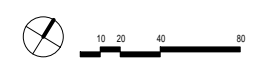
LEVEL 2.5 - 1,027'-0"	
BUILDING AREA:	23,781 SF
UNITS:	0 UNITS
RESIDENTIAL AREA:	0 SF
LOBBY/AMENITY:	7,108 SF
RETAIL:	15,194 SF
PARKING:	0 SPACES
PARKING AREA:	0 SF

LEVEL 02 - 1,022'-0"	
BUILDING AREA:	7,726 SF
UNITS:	4 UNITS
RESIDENTIAL AREA:	3,531 SF (W/O TERRACE); 3,723 SF (WITH TERRACE)
LOBBY/AMENITY:	1,137 SF
RETAIL:	0 SF
PARKING:	95 SPACES
PARKING AREA:	28,670 SF

LEVEL 01 - 1,012'-0"	
BUILDING AREA:	30,500 SF
UNITS:	4 UNITS
RESIDENTIAL AREA:	3,531 SF (W/O TERRACE); 3,826 SF (WITH TERRACE)
LOBBY/AMENITY:	2,971 SF
RETAIL:	20,096 SF
PARKING:	87 SPACES
PARKING AREA:	28,787 SF

LEVEL B.1 - 1,002'-0"	
BUILDING AREA:	1,724 SF
UNITS:	0 UNITS
RESIDENTIAL AREA:	0 SF
LOBBY/AMENITY:	0 SF
RETAIL:	0 SF
PARKING:	91 SPACES
PARKING AREA:	27,769 SF

LEVEL B.0 - 992'-0"	
BUILDING AREA:	5,653 SF
UNITS:	0 UNITS
RESIDENTIAL AREA:	0 SF
LOBBY/AMENITY:	0 SF
RETAIL:	0 SF
PARKING:	196 SPACES
PARKING AREA:	84,008 SF



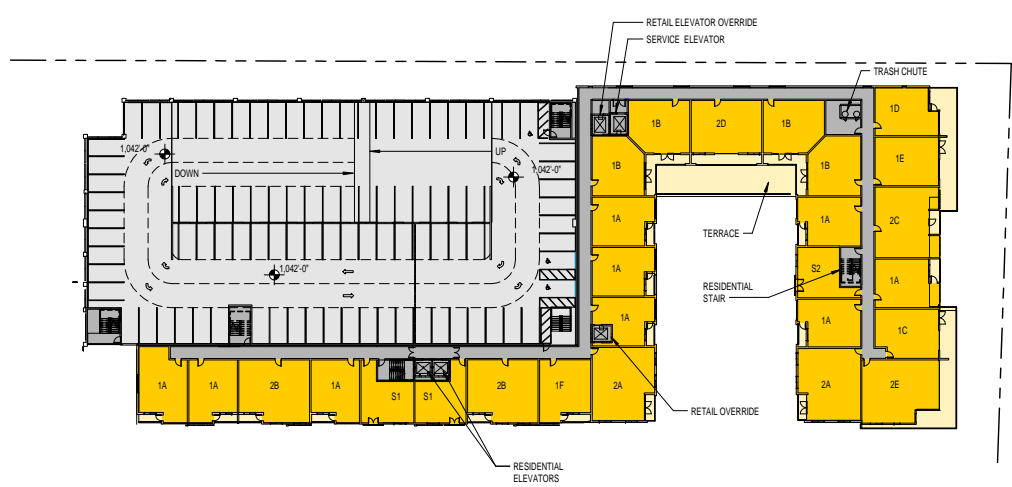
PLAN KEY	
	RESIDENTIAL
	RESIDENTIAL TERRACE
	AMENITY LOBBY
	AMENITY TERRACE/OPEN TO BELOW
	RETAIL
	OFFICE/RETAIL
	CORRIDOR/SERVICE
	PARKING

LEVEL 06 - 1,063'-0"	
BUILDING AREA:	31,300 SF
UNITS:	27 UNITS
RESIDENTIAL AREA:	23,365 SF (W/O TERRACE); 25,002 SF (WITH TERRACE)
LOBBY/AMENITY:	0 SF
RETAIL:	0 SF
PARKING:	96 SPACES
PARKING AREA:	28,796 SF

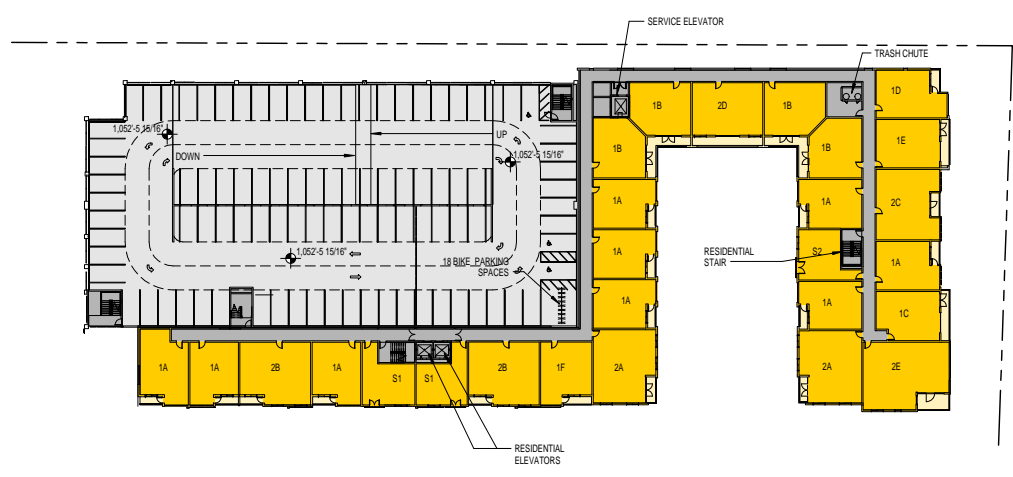
LEVEL 05 - 1,052'-6"	
BUILDING AREA:	31,300 SF
UNITS:	27 UNITS
RESIDENTIAL AREA:	23,365 SF (W/O TERRACE); 25,002 SF (WITH TERRACE)
LOBBY/AMENITY:	0 SF
RETAIL:	0 SF
PARKING:	96 SPACES
PARKING AREA:	28,796 SF

LEVEL 04 - 1,042'-0"	
BUILDING AREA:	32,897 SF
UNITS:	27 UNITS
RESIDENTIAL AREA:	23,033 SF (W/O TERRACE); 26,621 SF (WITH TERRACE)
LOBBY/AMENITY:	0 SF
RETAIL:	0 SF
PARKING:	96 SPACES
PARKING AREA:	28,802 SF

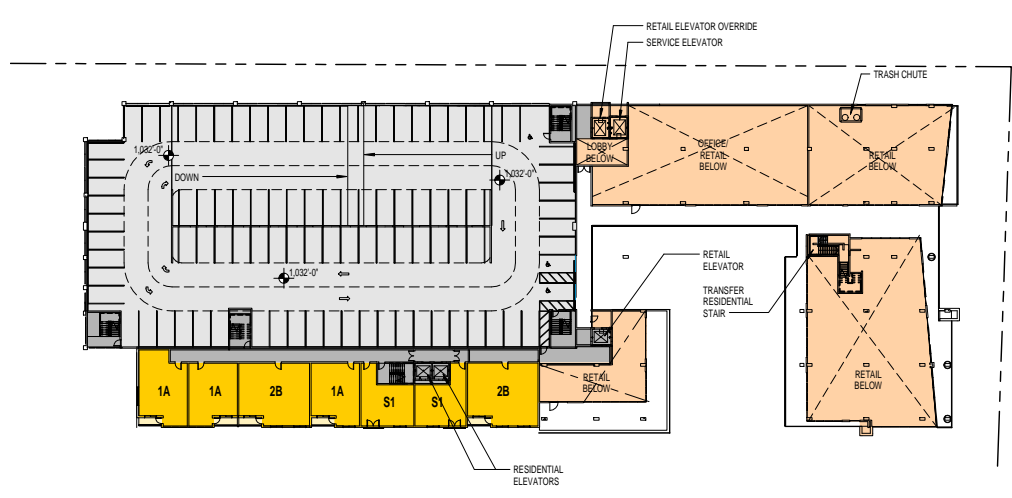
LEVEL 03 - 1,032'-0"	
BUILDING AREA:	9,178 SF
UNITS:	7 UNITS
RESIDENTIAL AREA:	5,914 SF (W/O TERRACE); 6,133 SF (WITH TERRACE)
LOBBY/AMENITY:	1,212 SF
RETAIL:	0 SF
PARKING:	96 SPACES
PARKING AREA:	28,516 SF



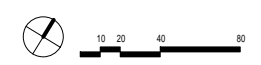
2 LEVEL 4
POZ.02 SCALE: 1" = 40'-0"



3 LEVELS 5 & 6
POZ.02 SCALE: 1" = 40'-0"



1 LEVEL 3
POZ.02 SCALE: 1" = 40'-0"



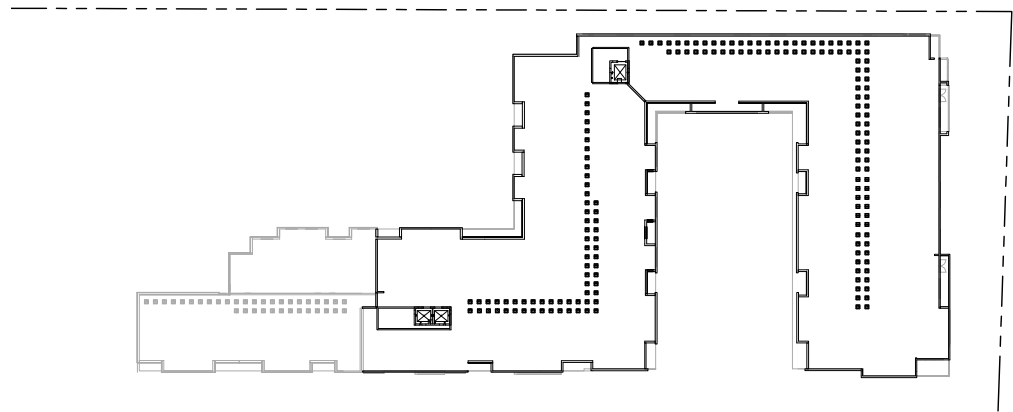
PLAN KEY	
	RESIDENTIAL
	RESIDENTIAL TERRACE
	AMENITY/LOBBY
	AMENITY TERRACE-OPEN TO BELOW
	RETAIL
	OFFICE/RETAIL
	CORRIDOR/SERVICE
	PARKING

ROOF - 1,111'-0"	
BUILDING AREA:	
UNITS:	0 UNITS
RESIDENTIAL AREA:	0 SF
LOBBY/AMENITY:	0 SF
RETAIL:	0 SF
PARKING:	0 SPACES
PARKING AREA:	0 SF

LEVEL 09 - 1,099'-0"	
BUILDING AREA:	31,921 SF
UNITS:	35 UNITS
RESIDENTIAL AREA:	24,960 SF (W/O TERRACE) 26,702 SF (WITH TERRACE)
LOBBY/AMENITY:	0 SF
RETAIL:	0 SF
PARKING:	0 SPACES
PARKING AREA:	0 SF

LEVEL 08 - 1,087'-0"	
BUILDING AREA:	38,810 SF
UNITS:	35 UNITS
RESIDENTIAL AREA:	30,574 SF (W/O TERRACE) 32,606 SF (WITH TERRACE)
LOBBY/AMENITY:	0 SF
RETAIL:	0 SF
PARKING:	0 SPACES
PARKING AREA:	0 SF

LEVEL 07 - 1,075'-0"	
BUILDING AREA:	52,560 SF
UNITS:	30 UNITS
RESIDENTIAL AREA:	26,436 SF (W/O TERRACE) 28,201 SF (WITH TERRACE)
LOBBY/AMENITY:	18,296 SF
RETAIL:	0 SF
PARKING:	0 SPACES
PARKING AREA:	0 SF



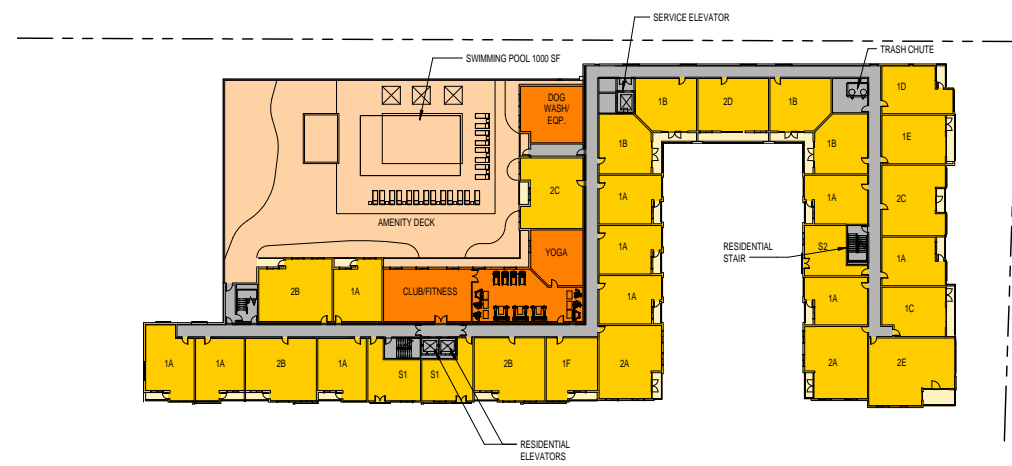
4 ROOF
PO2.03 SCALE: 1" = 40'-0"



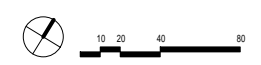
2 LEVEL 8
PO2.03 SCALE: 1" = 40'-0"

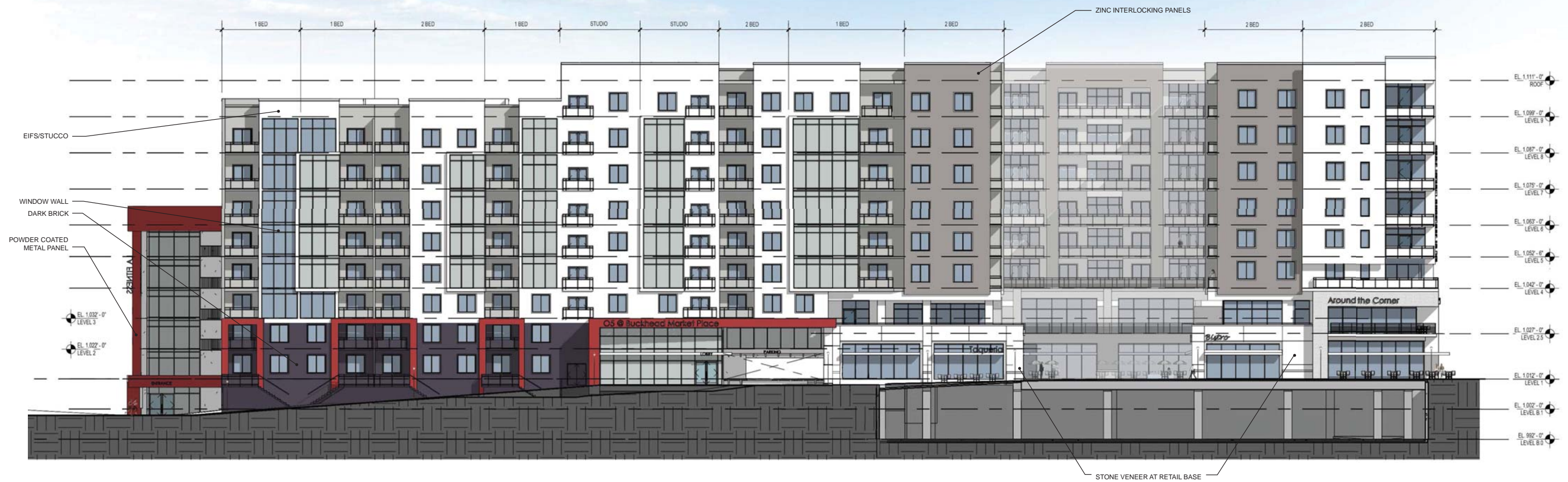


3 LEVEL 9
PO2.03 SCALE: 1" = 40'-0"



1 LEVEL 7
PO2.03 SCALE: 1" = 40'-0"

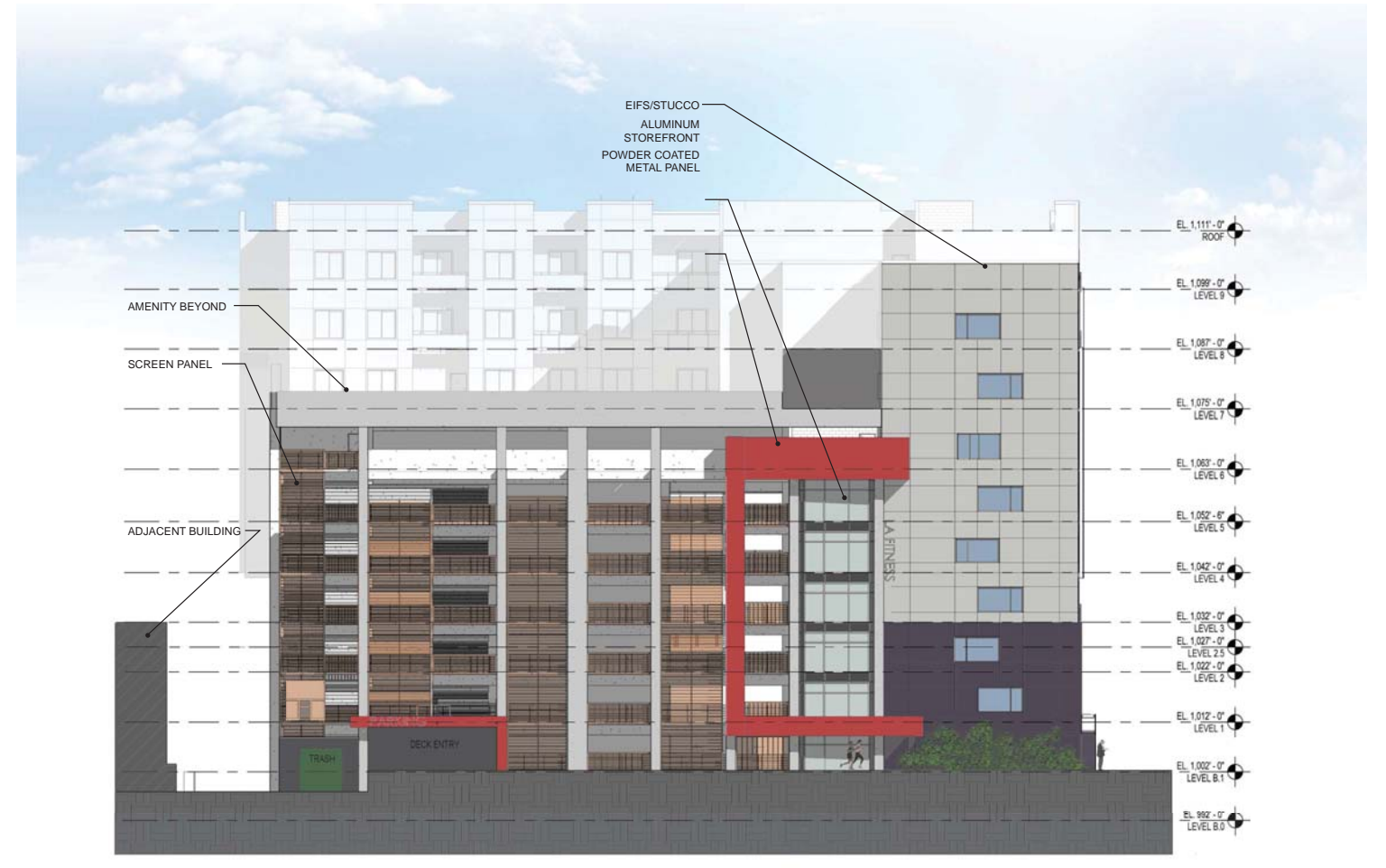




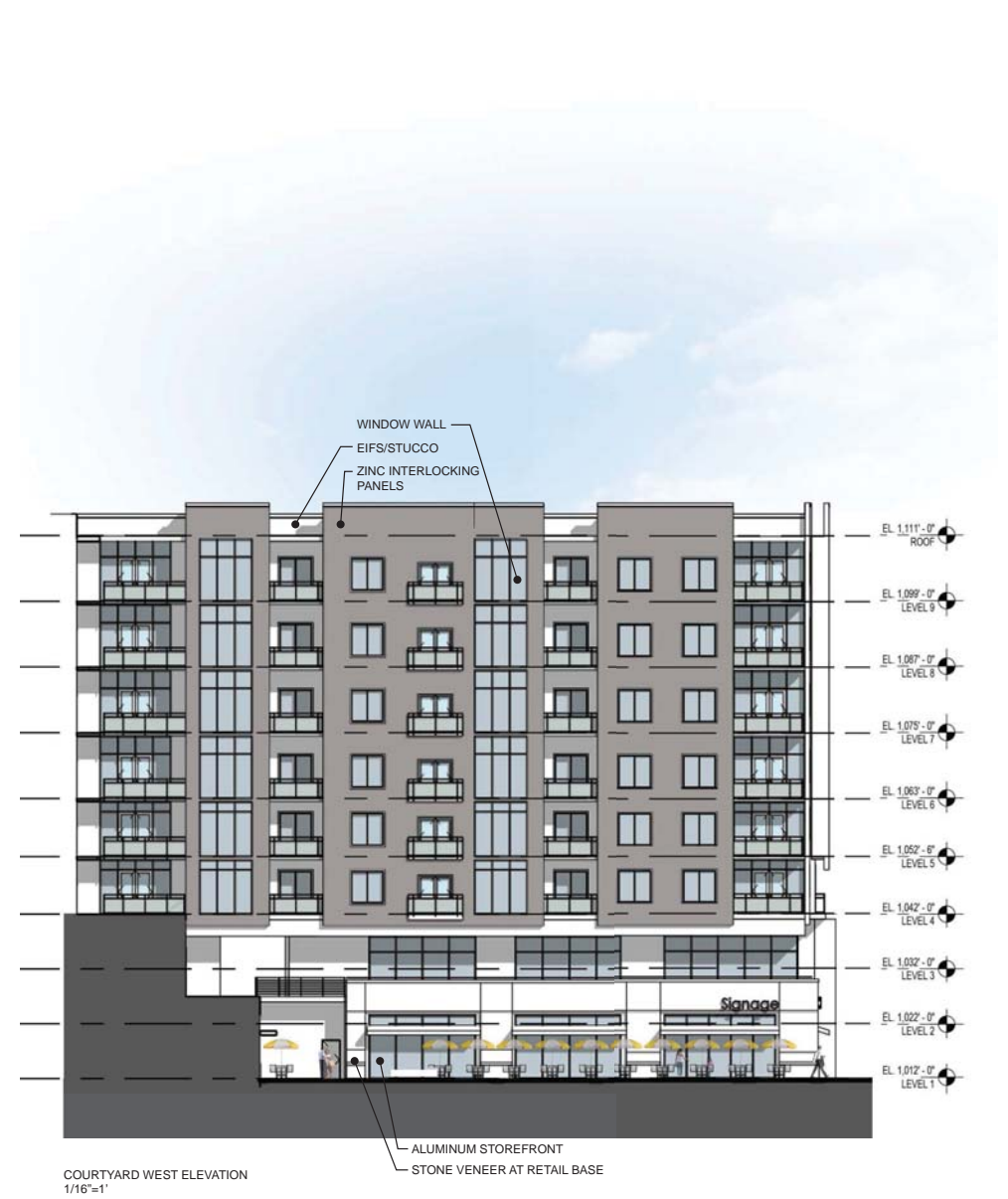
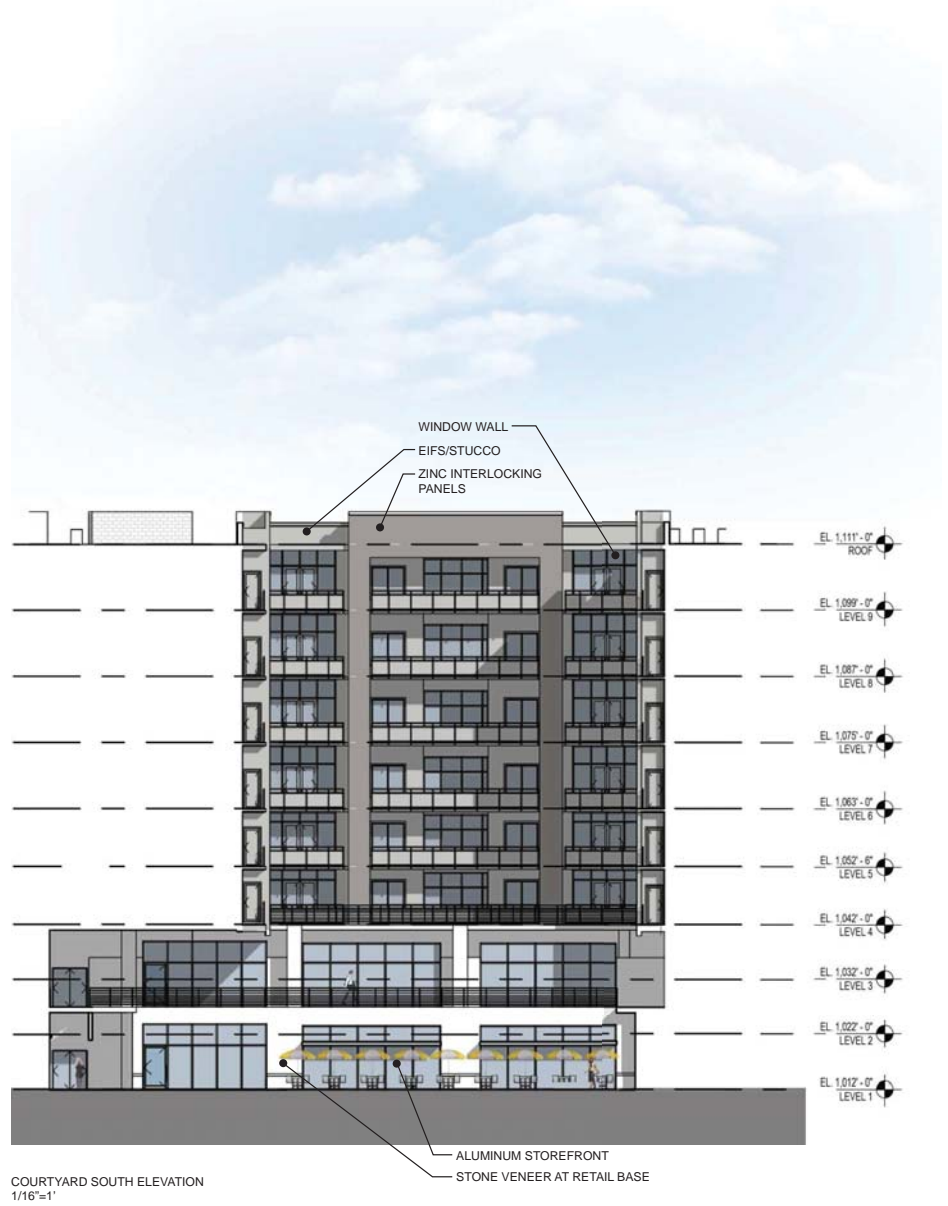


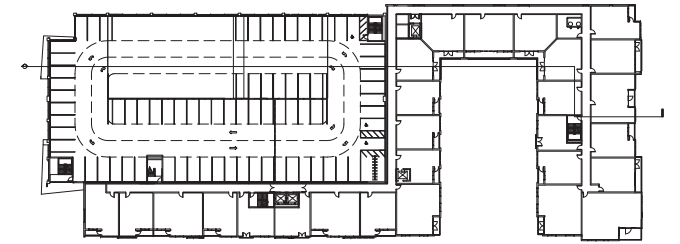


EAST ELEVATION
1/16" = 1'-0"



WEST ELEVATION
1/16" = 1'-0"







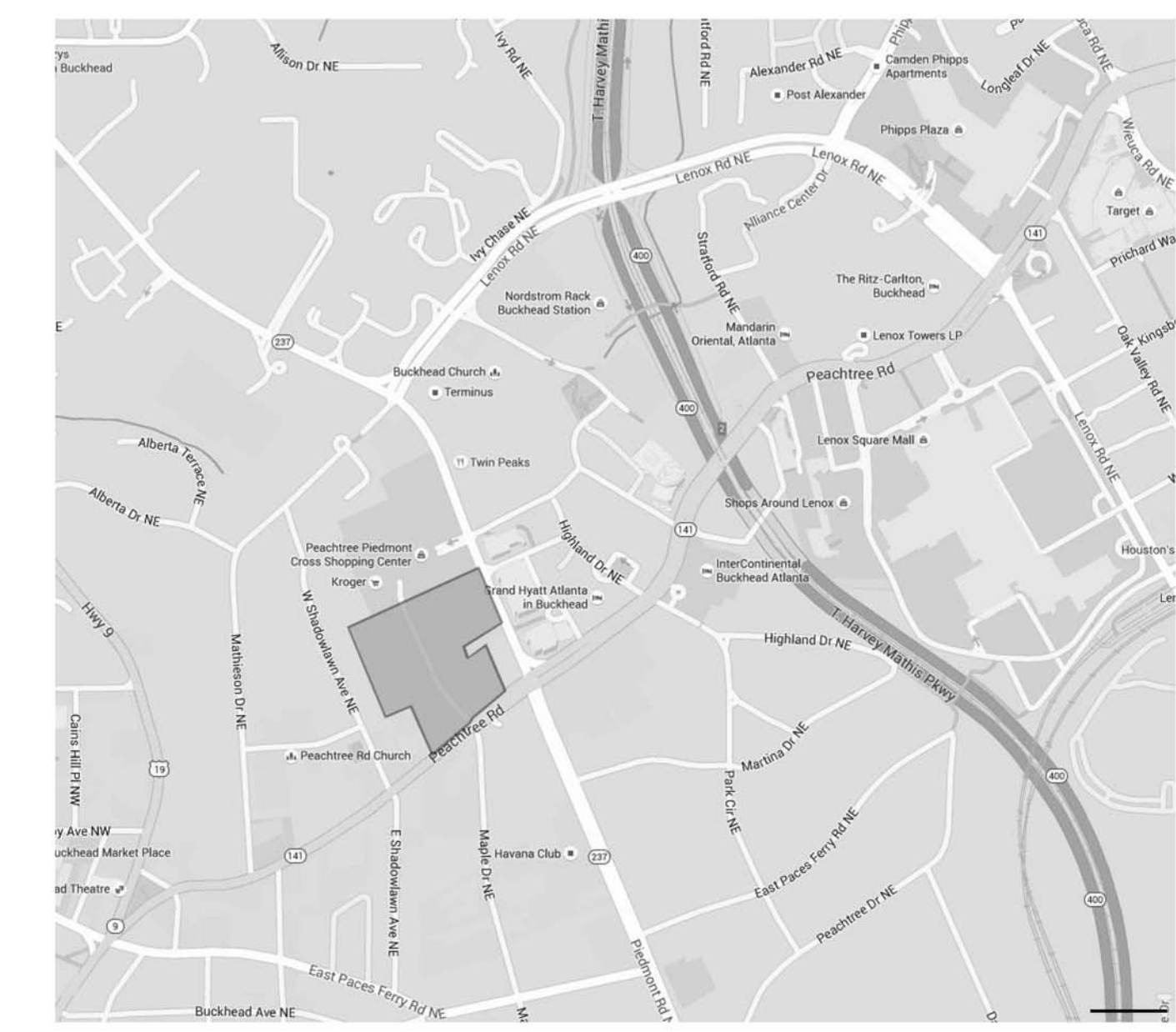
SCOPE DOCUMENTS

The Construction Documents have not been completed therefore this drawing may be incomplete or not coordinated. The documents issued indicate the general scope of the Project. The Contractor is responsible for complete and coordinated pricing and Work, and shall include all items necessary for the proper execution and completion of the Project, whether indicated or not. All components of the Project shall comply with any and all requirements of national, state, and local codes. The Contractor shall inform the Owner and Architect of any omissions, inconsistencies or errors in the information provided. If no notice is given and any omissions, inconsistencies or errors are discovered, the Architect's decisions on items of Work included in the scope shall be binding on the Contractor, when consistent with the general scope and quality of the Project.

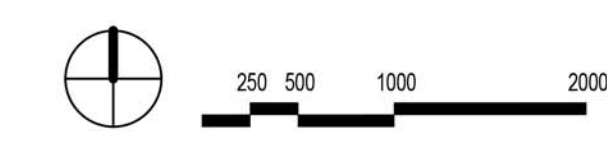
FL STATE LICENSE # AA26000496

ISSUANCES

No.	Drawing Issue Description	Date



VICINITY MAP



SITE PLAN LEGEND

	TREE		STREET BENCH
	NORTH ARROW		BIKE/COMPED RACK
	SPOT ELEVATION		TRASH CAN
	BLDG. ENTRANCE		STREET LIGHT
	BUILDING		PARKING DECK
	GRASS		

BUCKHEAD PLACE RE-DEVELOPMENT - ZONING ANALYSIS

A DEVELOPMENT OF CORO REALTY ADVISORS FOR JH HOLDINGS, INC. AUGUST 20, 2015			
CURRENT ZONING CLASSIFICATION:	PD-OC		
PROPOSED ZONING:	SPI-9		
LAND AREA (LEGAL DESCRIPTION):	566,097 SF	12.996 ACRES	
GROSS LAND AREA (GLA) - INCLUDING ADDITIONAL PUBLIC STREETS:	606,854 SF	13.997 ACRES	
*PER SPI-9			
FLOOR AREA RATIO (PER SPI-9):	2.10	1.65 (PROVIDED)	1,045,984 NSF
		OK ABOVE	
USABLE OPEN SPACE REQUIREMENT:	0.20		OK
SQUARE FEET:	113,219 SF	267,998 SF	OK
*PER SPI-9			

PARKING & LOADING REQUIREMENTS

DESCRIPTION	TOTAL
PARKING SPACES EXISTING:	1,279
MINIMUM SPACES ALLOWED:	1,874
MAXIMUM SPACES ALLOWED:	2,499
PARKING SPACES PROJECTED:	2,474
LOADING SPACES EXISTING:	17
LOADING SPACES REQUIRED:	17
LOADING SPACES PROJECTED:	17

BUILDING AREA

DESCRIPTION	AREA
EXISTING RETAIL:	19,600 SF
BUILDING A:	250,000 SF
BUILDING B:	259,205 SF
BUILDING C:	96,000 SF
BUILDING D:	107,940 SF
BUILDING E:	204,580 SF
BUILDING F:	108,659 SF
TOTAL:	1,045,984 SF

TOTAL OPEN SPACE

DESCRIPTION	TOTAL
BUILDING A:	16,000 SF
BUILDING B:	8,571 SF
BUILDING C:	13,123 SF
BUILDING D:	48,846 SF
BUILDING E:	63,102 SF
BUILDING F:	15,649 SF
TOTAL:	165,291 SF

USABLE OPEN SPACE

DESCRIPTION	TOTAL
BALCONIES:	15,924 SF
ROOFTOP TERRACES/POOL DECK:	31,888 SF
LOBBIES:	4,851 SF
GROUND PROPOSED:	44,727 SF
TOTAL:	108,598 SF

NET LAND AREA	566,097 SF
TOTAL BUILDING FOOTPRINT	165,291 SF
TOSR PROVIDED	400,806 SF

NET LAND AREA	566,097 SF
TOTAL BUILDING FOOTPRINT	165,291 SF
PARKING & DRIVEWAY AREA	217,657 SF
BALCONIES/TERRACES/LOBBIES	50,141 SF
UOSR PROVIDED	267,998 SF

NET LAND AREA	566,097 SF
UOSR REQUIREMENT	113,219 SF

Buckhead Place Multifamily

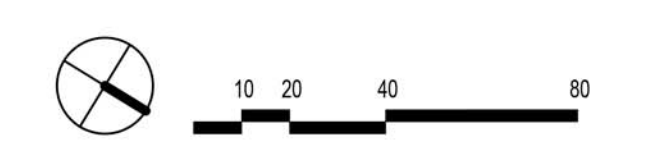
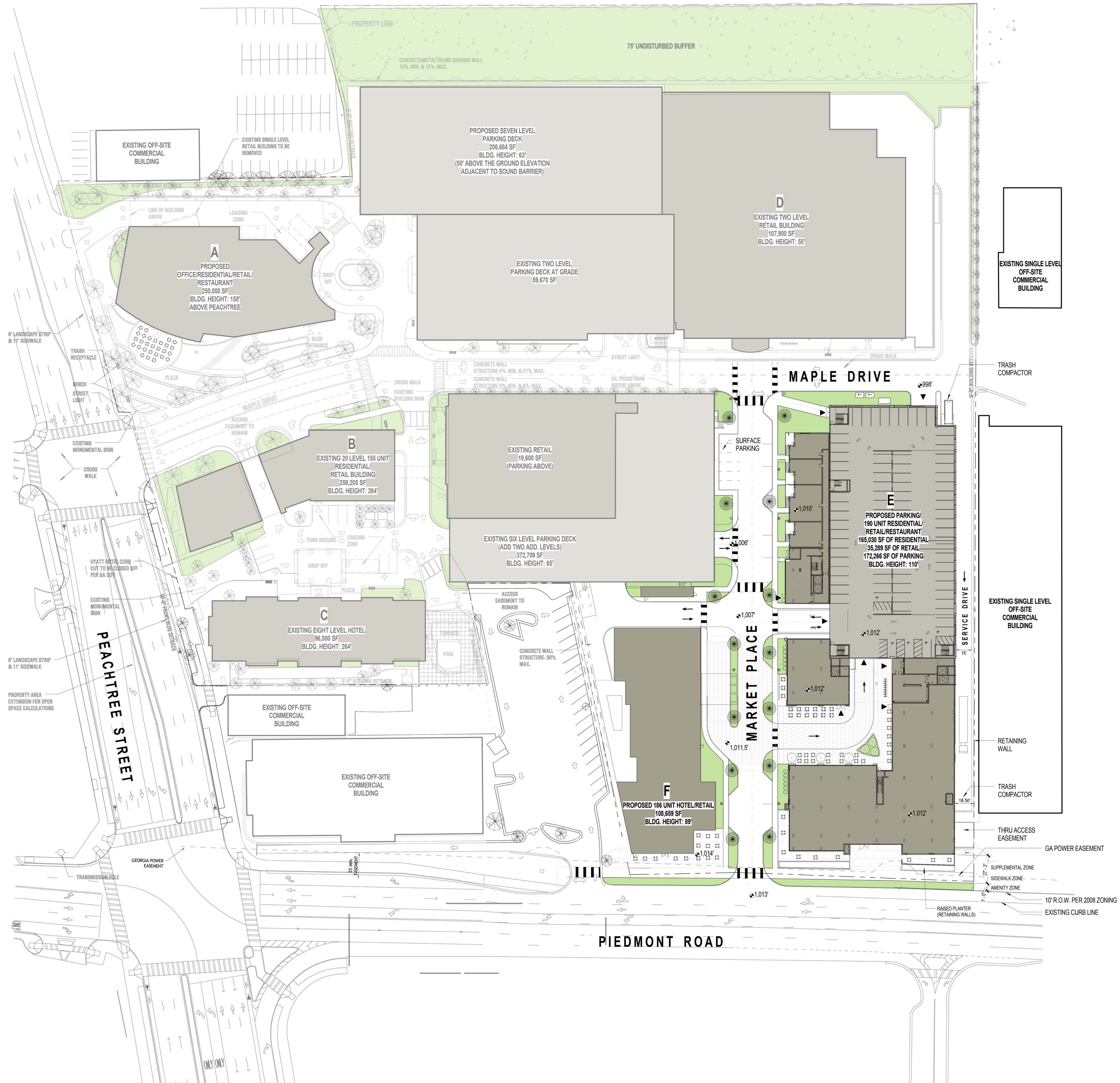
Piedmont Road
Owner

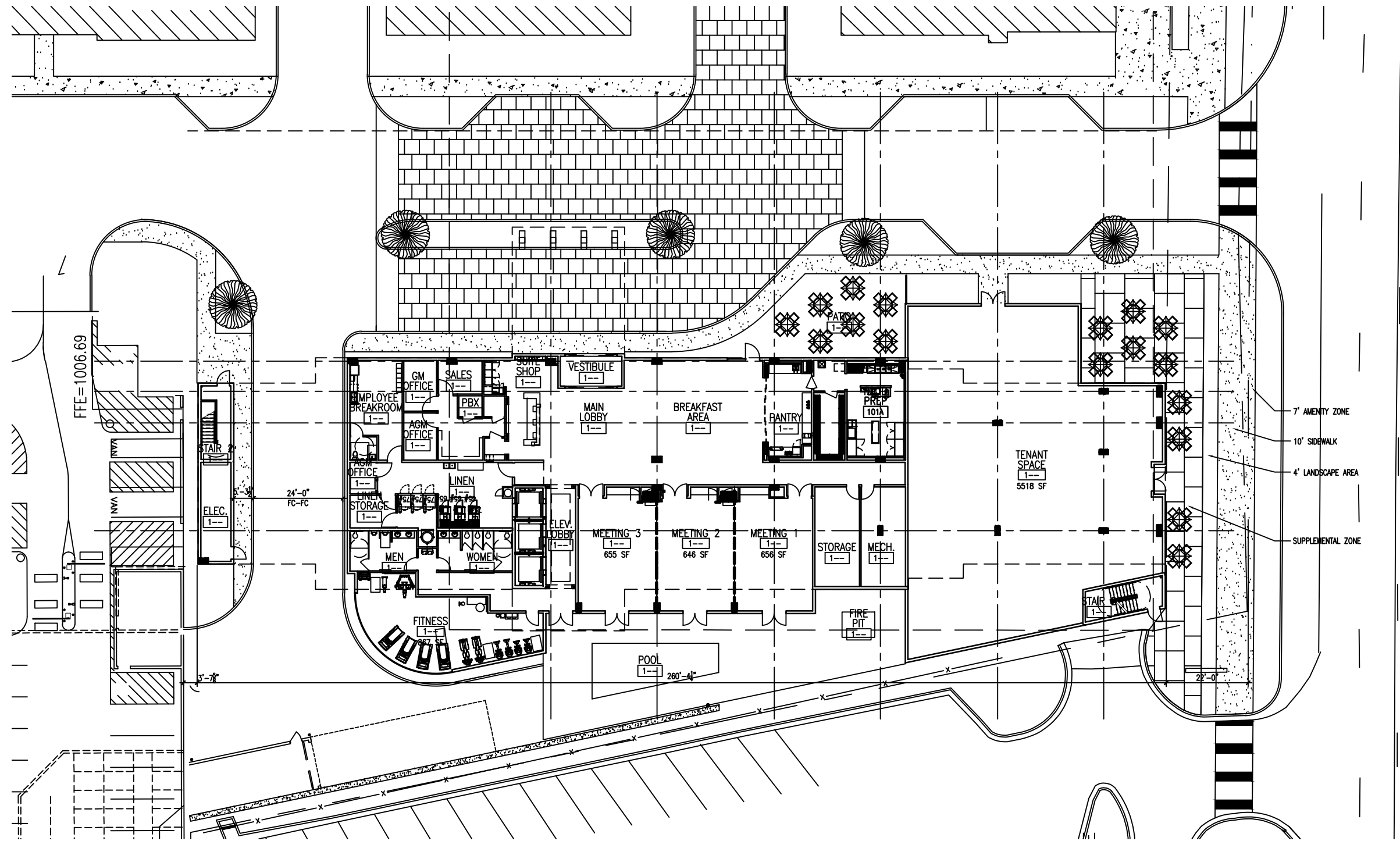
BUCKHEAD PLACE MASTER SITE PLAN FOR PD-OC ZONING

Designer	20140171
Principal in Charge	Project No.
Approver	08/12/15
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

P00.01

PROJECT NUMBER: 20140171 PROJECT NAME: Buckhead Place Multifamily
SHEET NUMBER: P00.01 - BUCKHEAD PLACE MASTER SITE PLAN FOR PD-OC ZONING
M:\2014\20140171\1-7 drawings\pd-7-1 rev\users\20140171_2015_buckheadplace_building_15x8x20650.rvt
8/28/2015 3:36:06 PM



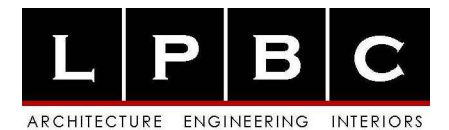


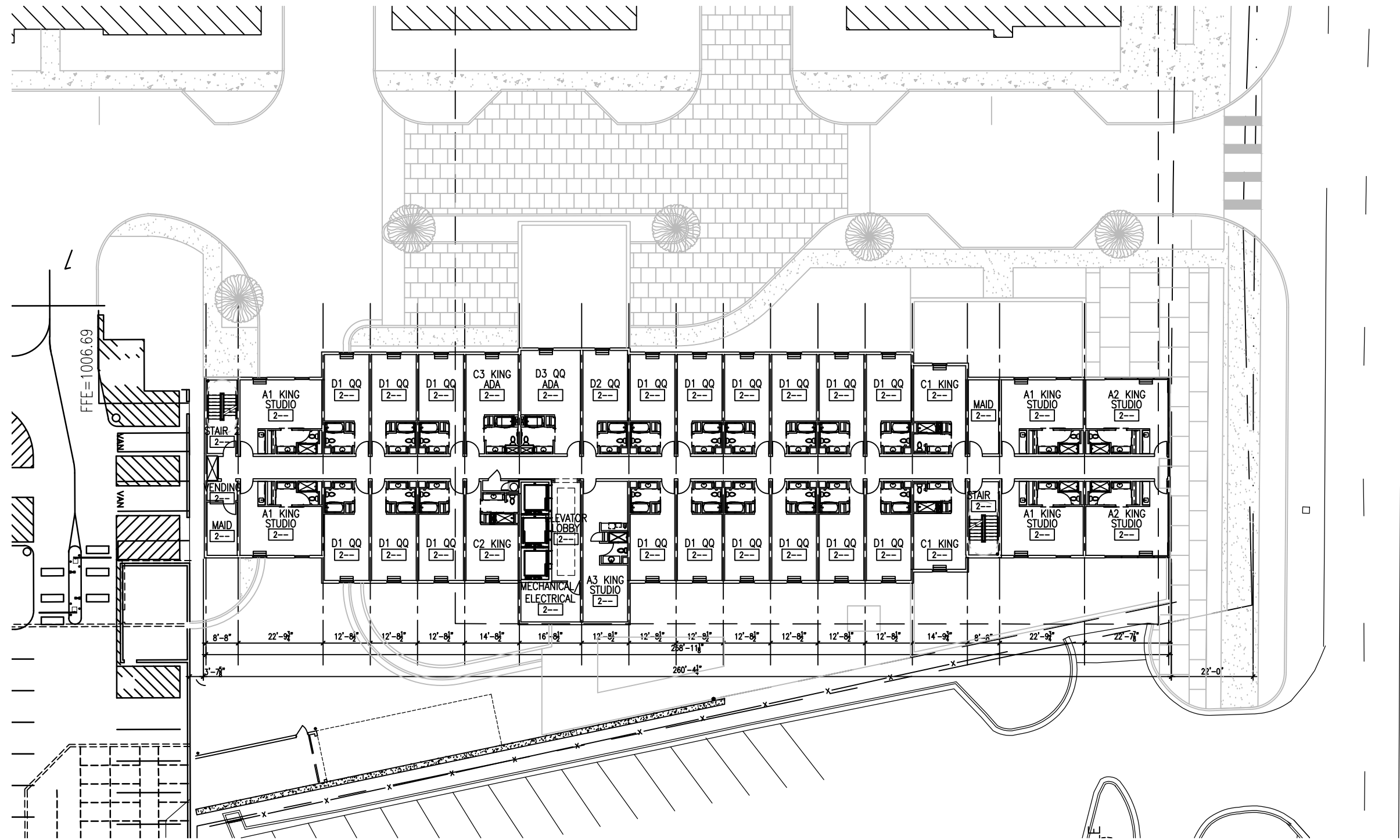
LOBBY LEVEL
SCALE: 1"=30'



PROPOSED HOTEL - BUCKHEAD, ATLANTA, GEORGIA

PROJECT NO. 215017
SEPTEMBER 2, 2015



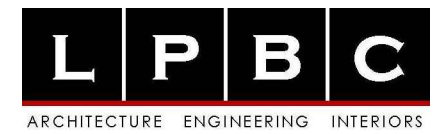


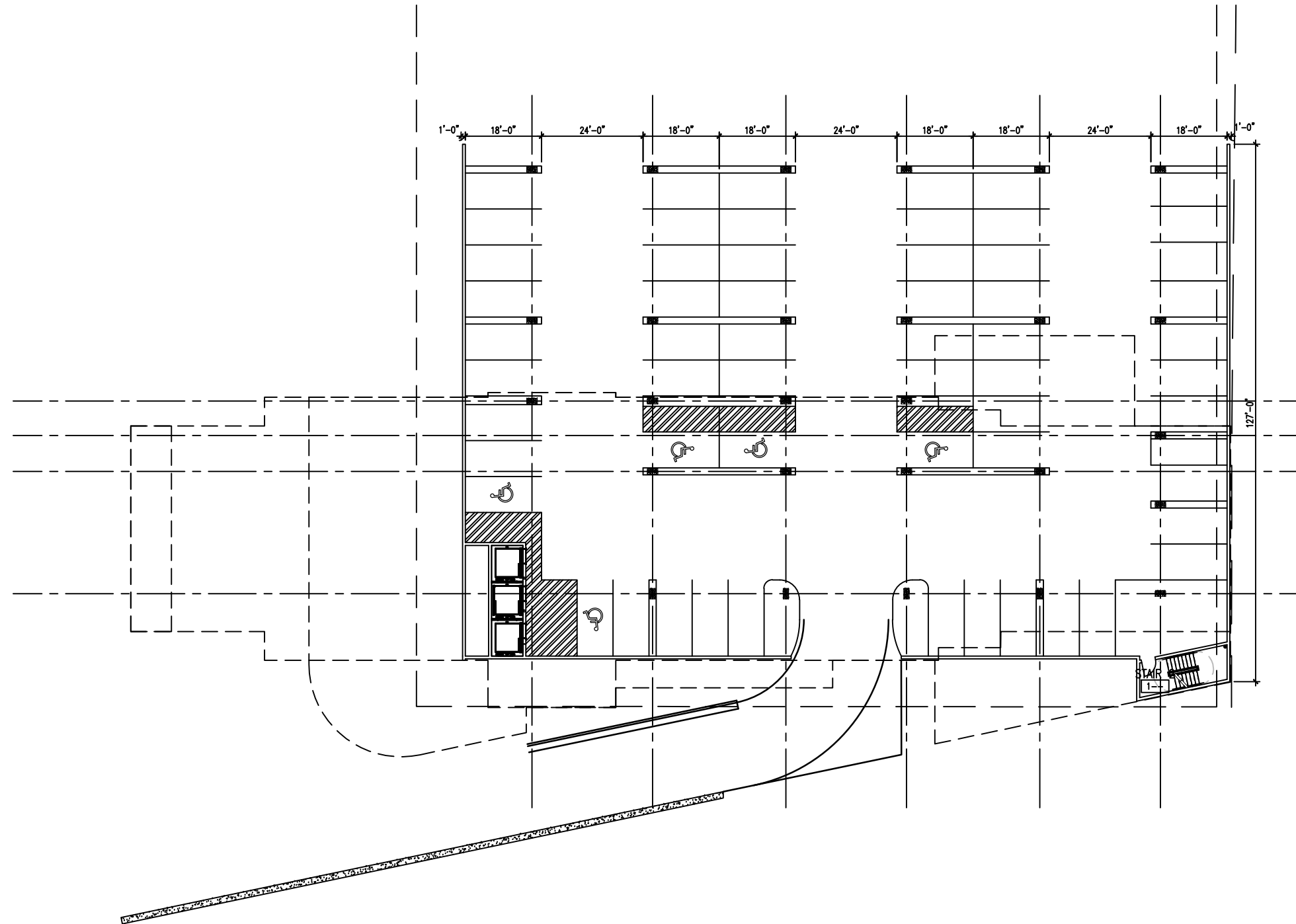
GUESTROOM LEVELS
SCALE: 1"=30'



PROPOSED HOTEL - BUCKHEAD, ATLANTA, GEORGIA

PROJECT NO. 215017
SEPTEMBER 2, 2015





PARKING LEVEL 
 SCALE: 1"=30'

PROPOSED HOTEL - BUCKHEAD, ATLANTA, GEORGIA

PROJECT NO. 215017
 SEPTEMBER 2, 2015





SOUTH ELEVATION

1/16" = 1'-0" (ON 24"X36" SHEET)



NORTH ELEVATION

1/16" = 1'-0" (ON 24"X36" SHEET)

PROPOSED HOTEL - BUCKHEAD, ATLANTA, GEORGIA

PROJECT NO. 215017
SEPTEMBER 2, 2015





PERSPECTIVE VIEW

NTS



EAST ELEVATION

1/16" = 1'-0" (ON 24"X36" SHEET)



PERSPECTIVE VIEW

NTS

PROPOSED HOTEL - BUCKHEAD, ATLANTA, GEORGIA

PROJECT NO. 215017
SEPTEMBER 2, 2015





REALTY ADVISORS, LLC

404-846-4000

400 Northcreek, Suite 100
3715 Northside Parkway
Atlanta, Georgia 30327

Fax: 404-846-8660

In September 2008, the Buckhead Place Master Site Plan was approved by the Atlanta City Council conditioned on a site plan dated September 24, 2008 (attached) (hereinafter "2008 Site Plan"). Since the rezoning, Coro Realty Advisors, LLC has continued the normal process of site plan development to address various pragmatic and aesthetic issues. Coro proposes to apply for an SAP to begin construction in the area at the Piedmont Road entrance. This design work has resulted in a revised site plan that is in substantial conformity with the 2008 Site Plan and has several features that significantly improve the quality of the development (see site plan dated August 2015 attached) (hereinafter "2015 Site Plan").

The development data regarding square footage, open space, building heights, etc. is noted on the 2015 Site Plan. The 2015 Site Plan includes an overall reduction in density on the portion of the Site Plan adjacent to the Piedmont Road entrance. The locations of the proposed hotel/retail/restaurant and residential/retail/restaurant/office were swapped. Comparison of the two plans illustrates the density reductions. The 2008 Site Plan included a hotel/retail/restaurant building of 208,795 square feet, including 330 hotel rooms; the 2015 Site Plan reflects a 186 room hotel in a building totaling 108,659 square feet, 100,136 less than the 2008 Site Plan. The 2015 Site Plan residential/retail/restaurant building contains 190 apartment units and 34,706 square feet of retail/restaurant/office as part of the 199,736 square foot structure; 98,764 less than the 2008 Site Plan's 298,500 square feet.

The core characteristics of the 2008 Site Plan have not changed. The buffer requirement imposed in the original zoning remains the same and the revisions do not alter the impact of the development on nearby properties. The percentage of open space meets the 2008 zoning and the SPI 9 requirements. An extensive pedestrian plaza is maintained along the new private road to the interior of the development from Piedmont Road. In addition, pedestrian streetscape and seating areas have increased along the Piedmont Road frontage, visible from the street. The essential urban nature of the project and the provision of pedestrian-friendly streets and sidewalks are maintained.

In addition, in the 2008 zoning, Coro agreed to dedicate ten (10) feet of property along Piedmont Road to accommodate the widening of Piedmont. In the 2015 Plan, Coro has provided for this ten (10) feet and the opportunity for an additional nine (9) feet to allow for the future widening of Piedmont Road in accordance with the Buckhead CID's 2008 Piedmont Area Transportation Study. Coro will be requesting an administrative variation in order to set the buildings back to provide for this additional nine (9) feet. Until such time as Piedmont Road is widened, this extra area will be incorporated into the Supplemental Zone in front of the development.