Project Summary

Alta on Peachtree Residential Development

Land Lot 61, 17th District, Fulton County, Georgia

Alta on Peachtree is a luxury apartment development. The SPI-9 SA-1 and SA-3 zoned Buckhead property is an assemblage at the intersection of Peachtree Road and East Shadowlawn Avenue. The project will Peachtree Road with a 7' amenity zone for streetscape with trees, landscaping and ornamental lights, along with an additional 13' walk zone for sidewalks, street furniture and planting, and a required 5' supplemental zone. All along Peachtree Road there will be active and retail uses. The building will rest above a 6 level (plus basement / loading dock) parking deck.

On levels 1-6, structured off-street parking is provided for approximately 415 vehicles. Loading will occur in the basement level. The residential component (approximately 271,081 sf) will begin on Levels 7 and continue through to Level 21 and is comprised of 221 apartment units. On Level 7 will be the landscaped amenity plaza (19,153 sf) with pool and additional outdoor amenities for the 21-story tower. A Club Room and Fitness Center for residential tenants will also be located on Level 7. The residential tower's highest occupied floor will be approximately 21-stories or 225'-0" above the Peachtree Street entrance.

Residential vehicular access to the property will be located along the Shadowlawn entrance. The Shadowlawn access will also serve as the service drive for trash collection, deliveries and residential move-ins. Pedestrian access is located at the residential lobby of the tower at Peachtree Street.

A construction schedule with a start in summer 2016 and a 2018 completion is anticipated.

SHADOWLAWN RESIDENTIAL ATLANTA, GA

6600 PEACHTREE DUNWOODY RD. 600 EMBASSY ROW

SUITE 200 ATLANTA, GEORGIA 30328 T. 404.879.2001

www.reesevanderbilt.com

WOOD

PARTNERS

Shadowlawn

Residential

Atlanta, Georgia

DRC SUBMITTAL

CIVIL ENGINEER

WOOD PARTNERS PLANNERS & ENGINEERS COLLABORATIVE 3715 Northside Pkwy NW 350 Research Court Building 400, Suite 600 Norcross, GA 30092 Atlanta, GA. 30327 t. (404) 965-9938 t. (404) 770-451-2741

c. (404) 245-5039 Contact: Kenneth Wood Contact: Derek Owen

ARCHITECT:

REESE VANDERBILT & ASSOCIATES 6600 Peachtree Dunwoody Road 600 Embassy Row, Suite 200 Atlanta, Ga. 30328 t. (404) 879-2001

Contact: Keith Vanderbilt

ZONUNO ANIALI VOIO				
ZONING ANALYSIS			TOTAL / PROPOSED	ZONING REFERENC
ZONING DISTRICT	1	SPI-9		
SUBAREA	SUBAREA 3 EXTENDED VILLAGE	SUBAREA 1 CORE VILLAGE		16-181.007
GROSS LOT AREA	7,184 SF	36,299 SF	43,483 SF	
NET LOT AREA	7,184 SF	25,809 SF	32,993 SF	
SITE AREA	0.1649 ACRE	0.5925 ACRE	0.7574 ACRE	
BUILDING FOOTPRINT	6,802 SF	21,328 SF	28,130 SF	
RESIDENTIAL UNITS	28	193	221	
GROSS FLOOR AREA RESIDENTIAL	21,644 SF	249,437 SF	271,081 SF	
FAR	5	8.2		16-181.012, MAP ATTACHMENT A
USE	MULTI-FAMILY DVVEL	LINGS ARE A PERMITTED USE IN SPI-9	MULTI-FAMILY	16-181.007
HEIGHT	150'	225'	234'-0"	16-181.012
FLOORS ABOVE GRADE	13	21	21	
PARKING SPACES	HALF SPACE FOR EACH UNIT F	SIDENTIAL SPACES: 2 PER UNIT, PLUS ONE- T WITH THREE OR MORE BEDROOMS PLUS 1. FOR GUEST PARKING = 523 SPACES		
		AXIMUM # OF SPACES = 392 SPACES		16.181.023
BICYCLE SPACES	ONE SPACE FOR EVERY	FVE MULTI-FAMILY UNITS = 45 REQUIRED		16.181.025
STREET TREE SPACING	 	40' ON CENTER		16.181.015
STREET LIGHT SPACES	40	0' MAX ON CENTER		16.181.015
AMMENITY ZONE WIDTH	+	7 FEET	7'-0"	16.181.015
WALK ZONE WIDTH		13 FEET	13'-0"	16.181.015
SUPPLEMENTAL ZONE		5 FEET	5'-0"	16.181.015
LOADING DOCK SPACES		3 (12'x35')		16.181.019
STREET AND BUILDING	BUILDING FLOORS DELIN	IEATED AT OR BELOW 3RD STORY ABOVE SIDEWALK		

UNIT SUMMARY							
1.51/51		UNIT TYPE					
LEVEL	STUDIO	1 BR	2 BR	3BR	TOTAL COUNT		
LEVEL 7	3	6	6		15		
LEVEL 8	3	7	6	1	17		
LEVEL 9	3	7	6	1	17		
LEVEL 10	3	7	6	1	17		
LEVEL 11	3	7	6	1	17		
LEVEL 12	3	7	6	1	17		
LEVEL 13	3	7	6	1	17		
LEVEL 14	2	5	5	1	13		
LEVEL 15	2	5	5	1	13		
LEVEL 16	2	5	5	1	13		
LEVEL 17	2	5	5	1	13		
LEVEL 18	2	5	5	1	13		
LEVEL 19	2	5	5	1	13		
LEVEL 20	2	5	5	1	13		
LEVEL 21	2	5	5	1	13		
TOTAL	37	88	82	14	221		

PARKING SUMMARY								
LEVEL	TOTAL COUNT	STANDARD	COMPACT	ACCESSIBLE				
LOWER LEVEL	30	30						
P1	31	28	1	2				
P2	69	67	1	1				
Р3	74	71	1	2				
P4	74	71	1	2				
P5	74	71	1	2				
P6	63	62						
TOTAL	415	400	5	9				

SA1 - FLOOR	F	RESIDENTI	AL	PARKING	LOADING	RETAIL	BUILDING	GROSS AREA
SAI - FLOOR	HEATED	COMMON	AMENITIES	DECK	DOCK	KETAIL	FUNCTIONS	GROSS AREA
LOWER LEVEL		1,218 SF		8,042 SF	1,154 SF		3,413 SF	13,827 SF
LEVEL P1	2,428 SF	1,218 SF		11,935 SF		5,747 SF		21,328 SF
LEVEL P2		1,218 SF		20,110 SF				21,328 SF
LEVEL P3		1,218 SF		20,110 SF				21,328 SF
LEVEL P4		1,218 SF		20,110 SF				21,328 SF
LEVEL P5		1,218 SF		20,110 SF				21,328 SF
LEVEL P6		1,218 SF		20,110 SF				21,328 SF
7TH FLOOR	13,819 SF		2,242 SF					16,061 SF
8TH FLOOR	16,061 SF							16,061 SF
9TH FLOOR	16,061 SF							16,061 SF
10TH FLOOR	16,061 SF							16,061 SF
11TH FLOOR	16,061 SF							16,061 SF
12TH FLOOR	16,061 SF							16,061 SF
13TH FLOOR	16,061 SF							16,061 SF
14TH FLOOR	15,757 SF							15,757 SF
15TH FLOOR	15,757 SF							15,757 SF
16TH FLOOR	15,757 SF							15,757 SF
17TH FLOOR	15,757 SF							15,757 SF
18TH FLOOR	15,757 SF							15,757 SF
19TH FLOOR	15,757 SF							15,757 SF
20TH FLOOR	15,757 SF							15,757 SF
21ST FLOOR	15,757 SF							15,757 SF
TOTAL SA1	238,669 SF	8,526 SF	2,242 SF	120,527 SF	1,154 SF	5,747 SF	3,413 SF	380,278 SF
TOTAL RESIDENTIAL AREA SA1		249,437 SF	:					

SA3 - FLOOR	R	ESIDENTI	AL	PARKING	LOADING	DETAIL	BUILDING	CDOSC AREA
	HEATED	соммон	AMENITIES	DECK	DOCK	RETAIL	FUNCTIONS	GROSS AREA
LOWER LEVEL				4,847 SF	502 SF		1,453 SF	6,802 SF
LEVEL P1				6,802 SF				6,802 SF
LEVEL P2				6,802 SF				6,802 SF
LEVEL P3				6,802 SF				6,802 SF
LEVEL P4				6,802 SF				6,802 SF
LEVEL P5				6,802 SF				6,802 SF
LEVEL P6				6,802 SF				6,802 SF
7TH FLOOR	3,092 SF							3,092 SF
8TH FLOOR	3,092 SF							3,092 SF
9TH FLOOR	3,092 SF							3,092 SF
10TH FLOOR	3,092 SF							3,092 SF
11TH FLOOR	3,092 SF							3,092 SF
12TH FLOOR	3,092 SF							3,092 SF
13TH FLOOR	3,092 SF							3,092 SF
14TH FLOOR								
15TH FLOOR								
16TH FLOOR								
17TH FLOOR								
18TH FLOOR								
19TH FLOOR								
20TH FLOOR								
21ST FLOOR								
TOTAL SA3	21,644 SF	SF	SF	45,659 SF	502 SF	SF	1,453 SF	69, 2 58 SF
TOTAL RESIDENTIAL AREA SA3		21,644 SF						

2,652 SF

OUTDOOR AMENITY DECK =

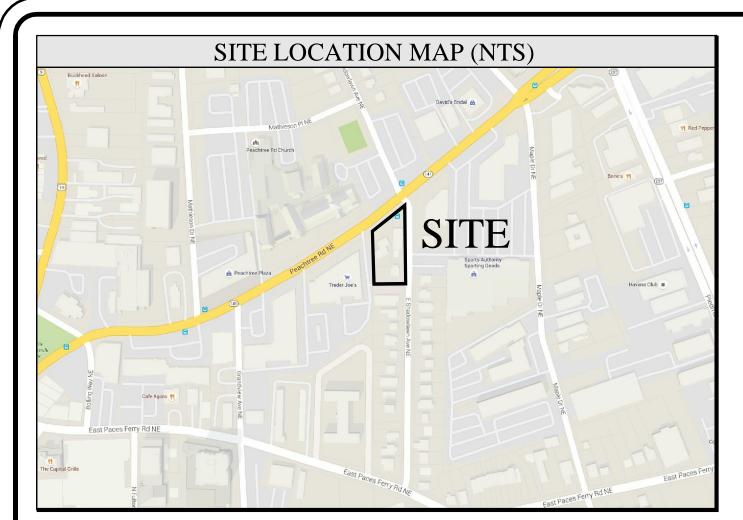
Elevator cores and stairs in Tower and Parking Deck are included in the residential common area calculations.

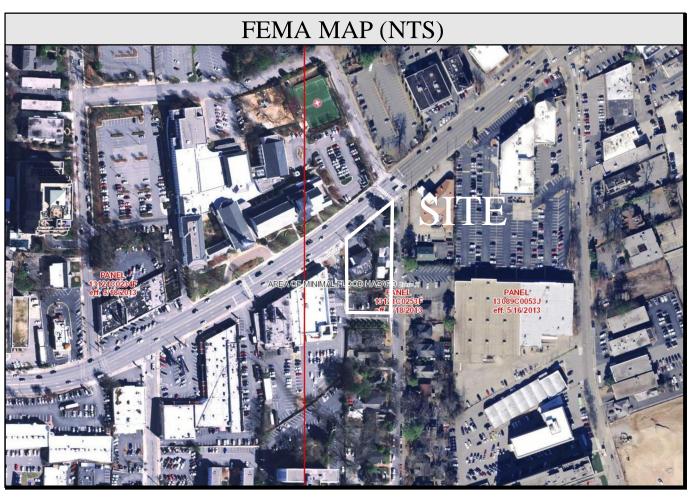
Vertical shafts and circulation are included in residential common area. Unit areas - area calculated from center line of demising walls between units, to exterior face of building, and to the corridor side of wall separating unit and corridor.

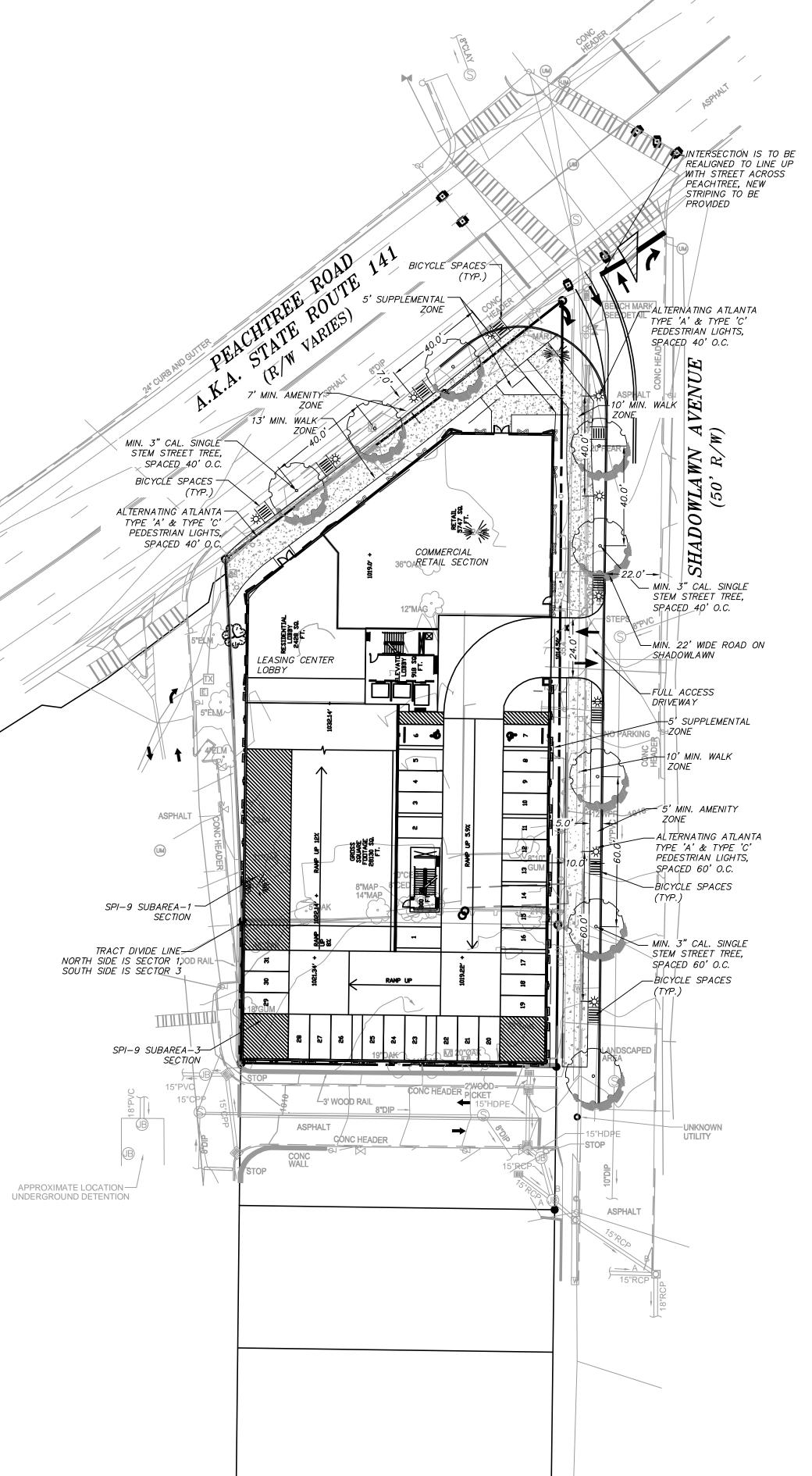
OUTDOOR AMENITY DECK =

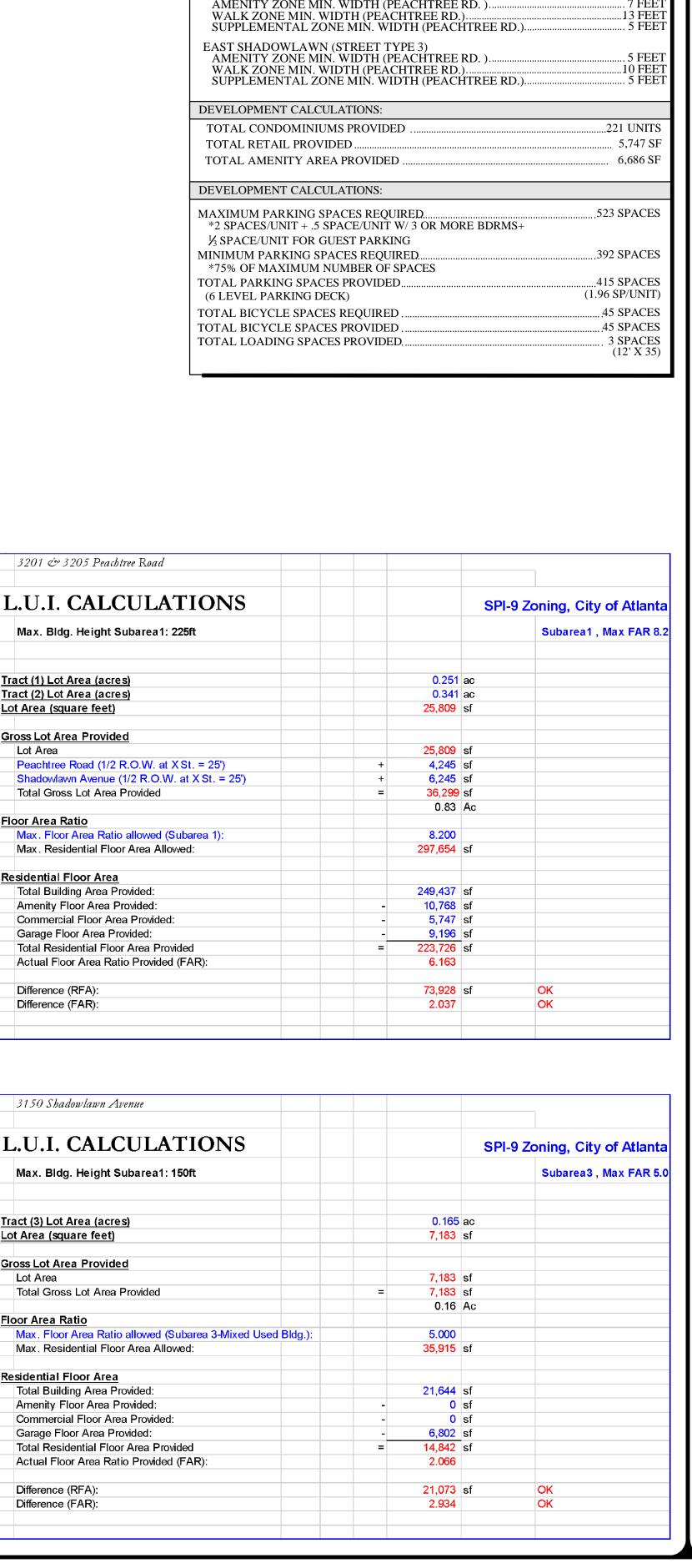
TITLE SHEET

Principal-in-Charge	Project No.	14104.00
Gray Reese Project Designer		
James Hampel Project Architect	AS NOTED Scale	
Keith Vanderbilt Project Manager		
James Hampel Drawn By	A	T.1
	Drawing No.	









OVERALL TOTAL SITE AREA	0.757 ACRI
TRACT (1)	
TRACT (2)	
TRACT (3)	0.1649 ACRI
ZONING:	
TRACT (1) EXISTING ZONING	
TRACT (2) EXISTING ZONING	
TRACT (3) EXISTING ZONING	SPI-9 (SUBAREA-
SEE SURVEY FOR PAR	
ZONING JURISDICTION	CITY OF ATLAN
PROPERTY SETBACKS:	
SPI-9 BUCKHEAD VILLAGE OVERLAY	
PEACHTREE ROAD (STREET TYPE 1) AMENITY ZONE MIN. WIDTH (PEACHTREE RI	D) 7 FF
WALK ZONE MIN. WIDTH (PEACHTREE RD.) SUPPLEMENTAL ZONE MIN. WIDTH (PEACHT	13 FE
SUPPLEMENTAL ZONE MIN. WIDTH (PEACH)	REE RD.) 5 FE
EAST SHADOWLAWN (STREET TYPE 3)	
AMENITY ZONE MIN. WIDTH (PEACHTREE R)	D.) 5 FE
WALK ZONE MIN. WIDTH (PEACHTREE RD.) SUPPLEMENTAL ZONE MIN. WIDTH (PEACHT	10 FE
BOTT LEMENT LE LOT LE MAIN. MARTIN (12.10.11.	
DEVELOPMENT CALCULATIONS:	
TOTAL CONDOMINIUMS PROVIDED	
TOTAL RETAIL PROVIDED	
TOTAL AMENITY AREA PROVIDED	6,686 \$
DEVELOPMENT CALCULATIONS:	
MAXIMUM PARKING SPACES REQUIRED	523 SPACI
*2 SPACES/UNIT + .5 SPACE/UNIT W/ 3 OR MORE	E BDRMS+
⅓ SPACE/UNIT FOR GUEST PARKING	
MINIMUM PARKING SPACES REQUIRED	392 SPACI
*75% OF MAXIMUM NUMBER OF SPACES	415 CD A CI
TOTAL PARKING SPACES PROVIDED	415 SPACI (1.96 SP/UNI
(6 LEVEL PARKING DECK)	`
TOTAL BICYCLE SPACES REQUIRED	
TOTAL LOADING SPACES PROVIDED	
TOTAL LOADING SPACES PROVIDED	3 SPACI (12' X 3

REVISIONS: NO. DATE BY DESCRIPTION

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MASTER SAP SITE PLAN

1'' = 30'

SCALE: NOV. 19, 2015 DATE: PROJECT: 15245.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

PROFESSIONAL

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/27/2018



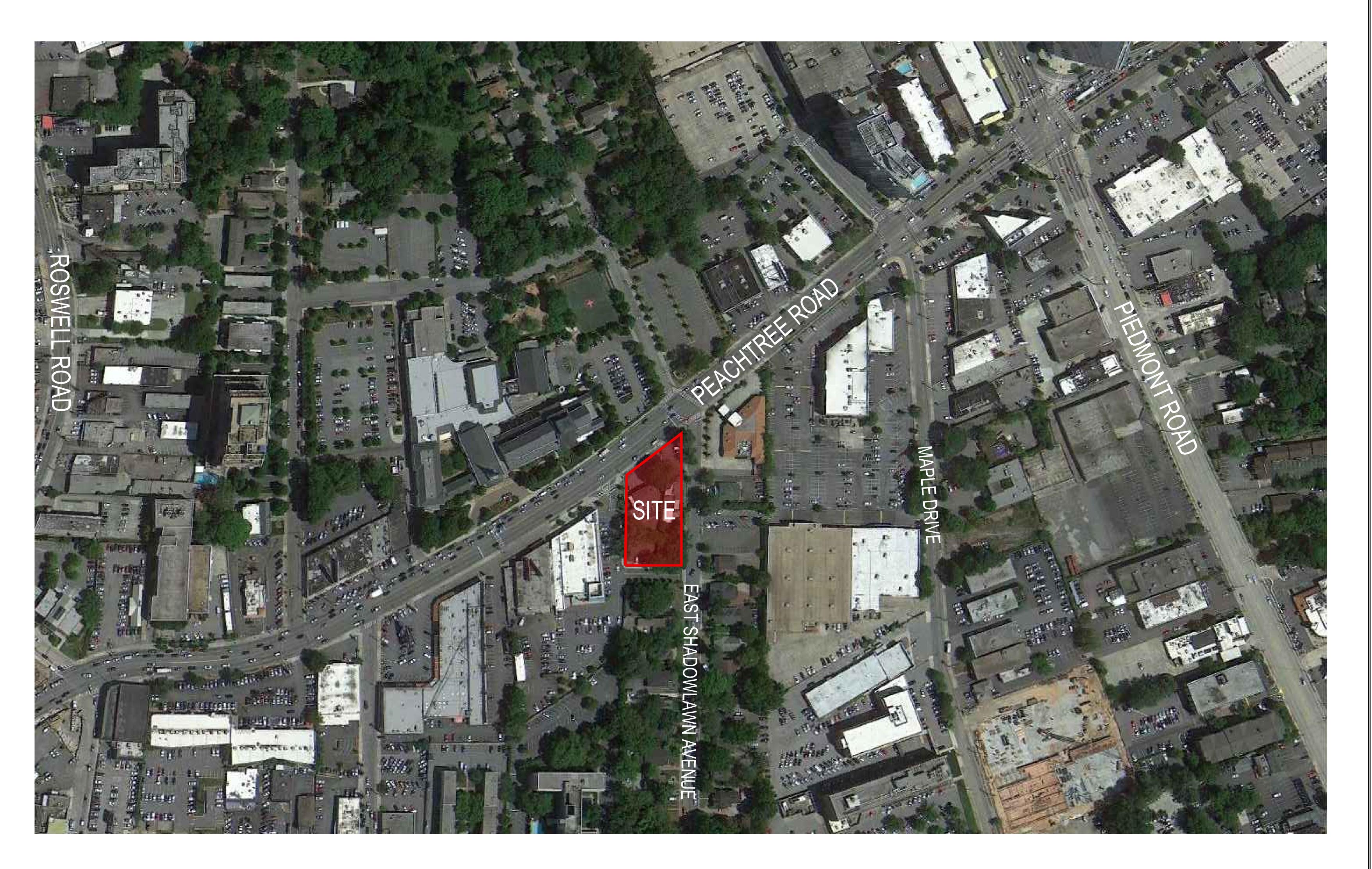
Max. Bldg. Height Subarea1: 225ft Tract (1) Lot Area (acres) Tract (2) Lot Area (acres) Lot Area (square feet) Gross Lot Area Provided Peachtree Road (1/2 R.O.W. at X St. = 25') Shadowlawn Avenue (1/2 R.O.W. at X St. = 25') Total Gross Lot Area Provided Floor Area Ratio Max. Floor Area Ratio allowed (Subarea 1): Max. Residential Floor Area Allowed: Residential Floor Area Total Building Area Provided: Amenity Floor Area Provided: Commercial Floor Area Provided: Garage Floor Area Provided: Total Residential Floor Area Provided Actual Floor Area Ratio Provided (FAR): Difference (RFA): Difference (FAR): 3150 Shadowlawn Avenue L.U.I. CALCULATIONS Max. Bldg. Height Subarea1: 150ft Tract (3) Lot Area (acres) Lot Area (square feet) Gross Lot Area Provided Total Gross Lot Area Provided Floor Area Ratio
Max. Floor Area Ratio allowed (Subarea 3-Mixed Used Bldg.): Max. Residential Floor Area Allowed: Residential Floor Area Total Building Area Provided: Amenity Floor Area Provided: Commercial Floor Area Provided: Garage Floor Area Provided: Total Residential Floor Area Provided Actual Floor Area Ratio Provided (FAR): Difference (RFA): Difference (FAR):

Know what's below. Call before you dig. SEPTEMBER 18, 2013), NO PORTION OF THE SUBJECT

SITE ADDRESS: 3201 & 3205 PEACHTREE ROAD AND 3150 EAST SHADOWLAWN AVENUE, ATLANTA, GEORGIA.

FLOOD NOTE: ACCORDING FIRM HAZARD FLOOD MAP OF FULTON COUNTY, GEORGIA (PANEL #: 13121C0253F, DATED

SITE LIES WITHIN A SPECIAL FLOOD HAZARD AREA. 24 HOUR CONTACT: DEREK OWEN @ 404-965-9938



VICINITY MAP



6600 PEACHTREE DUNWOODY RD. 600 EMBASSY ROW SUITE 200 ATLANTA, GEORGIA 30328

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Shadowlawn Residential Atlanta, Georgia

DRC SUBMITTAL	11/24/15
DRG SUBMITTAL	11/24/13

VICINITY MAP

GRAY REESE	
Principal-in-Charge	Project No.
Gray Reese	
Project Designer	
James Hampel	A\$ NOTED
Project Architect	Scale
Keith Vanderbilt	
Project Manager	

AT.2

Drawing No.





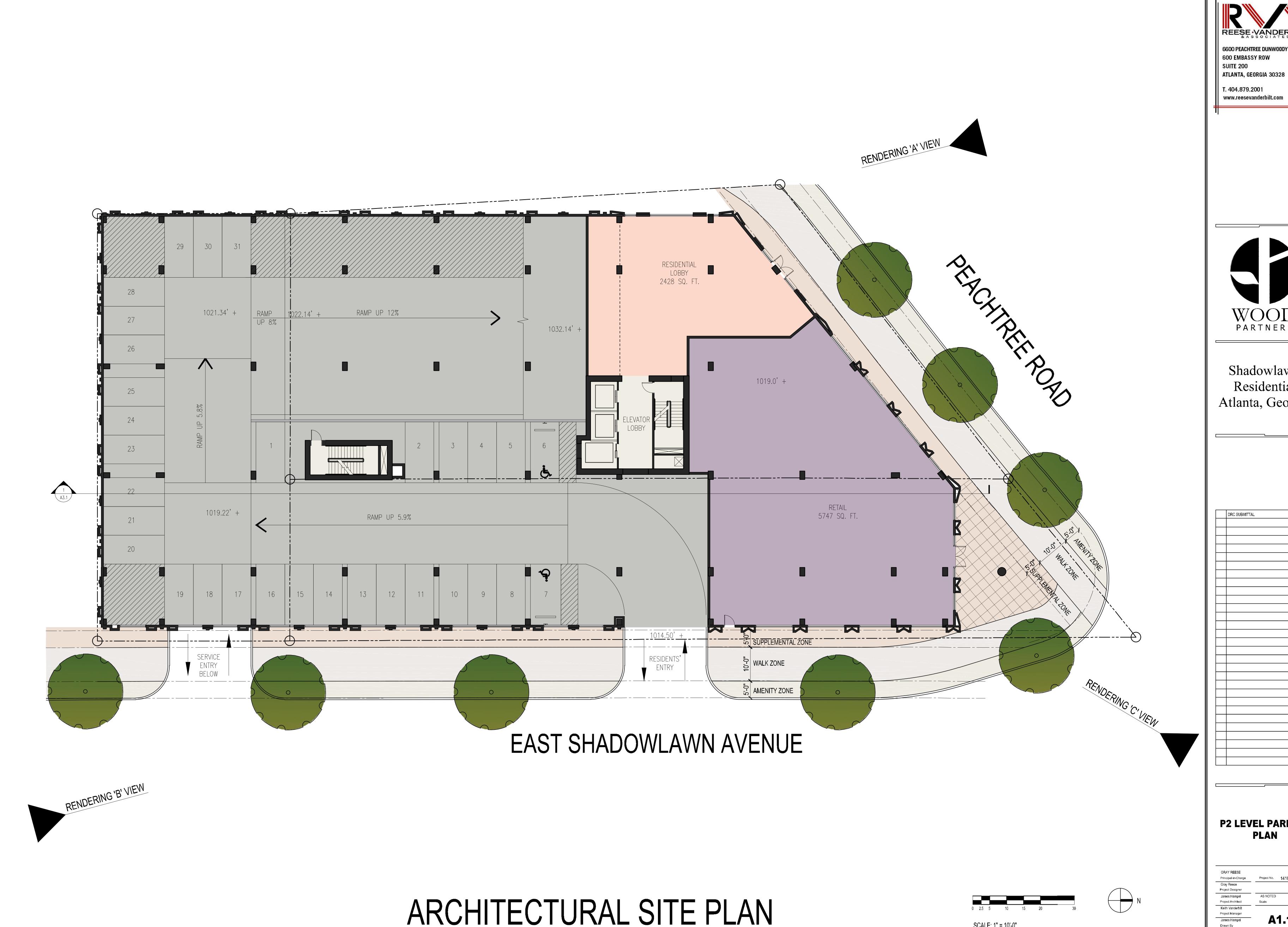


DRC SUBMITTAL	11/24/1

P1 LOWER LEVEL PARKING PLAN

GRAY REESE		
Principal-in-Charge	Project No.	14104.00
Gray Reese	-	
Project Designer		
James Hampel	AS NOTED	
Project Architect	Scale	
Keith Vanderbilt		
Project Manager	_	
James Hampel	Δ	1.0
Drawn By		

1 P1 LOWER LEVEL PARKING PLAN SCALE: 1" = 10'-0"



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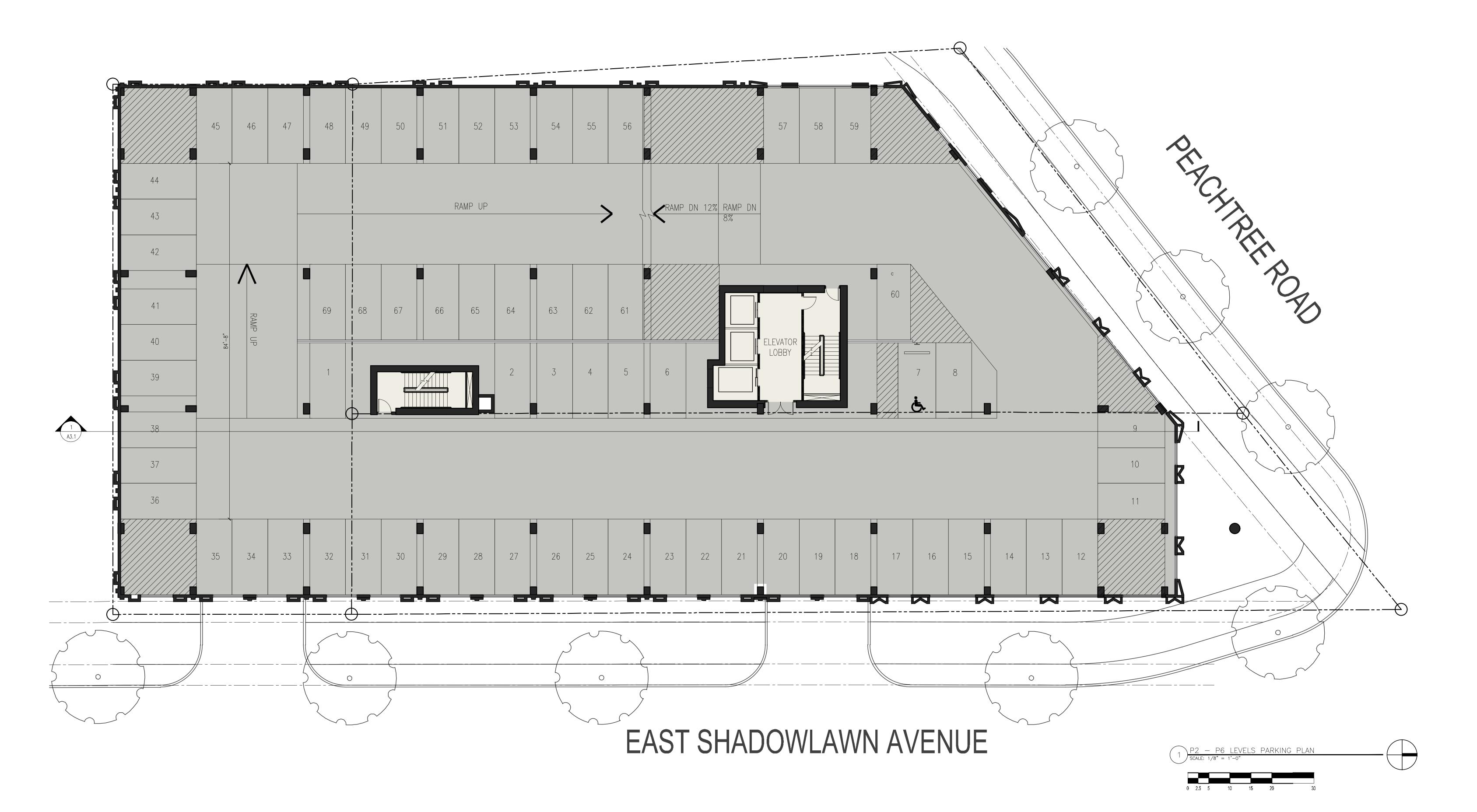
DRC SUBMITTAL	11/24/15

P2 LEVEL PARKING PLAN

GRAY REESE Principal-in-Charge	Project No.	14104.00
Gray Reese Project Designer		
James Hampel Project Architect	AS NOTED Scale	
Keith Vanderbilt Project Manager		
James Hampel Drawn By	A	1.1
	Danie Na	

SCALE: 1" = 10'-0"





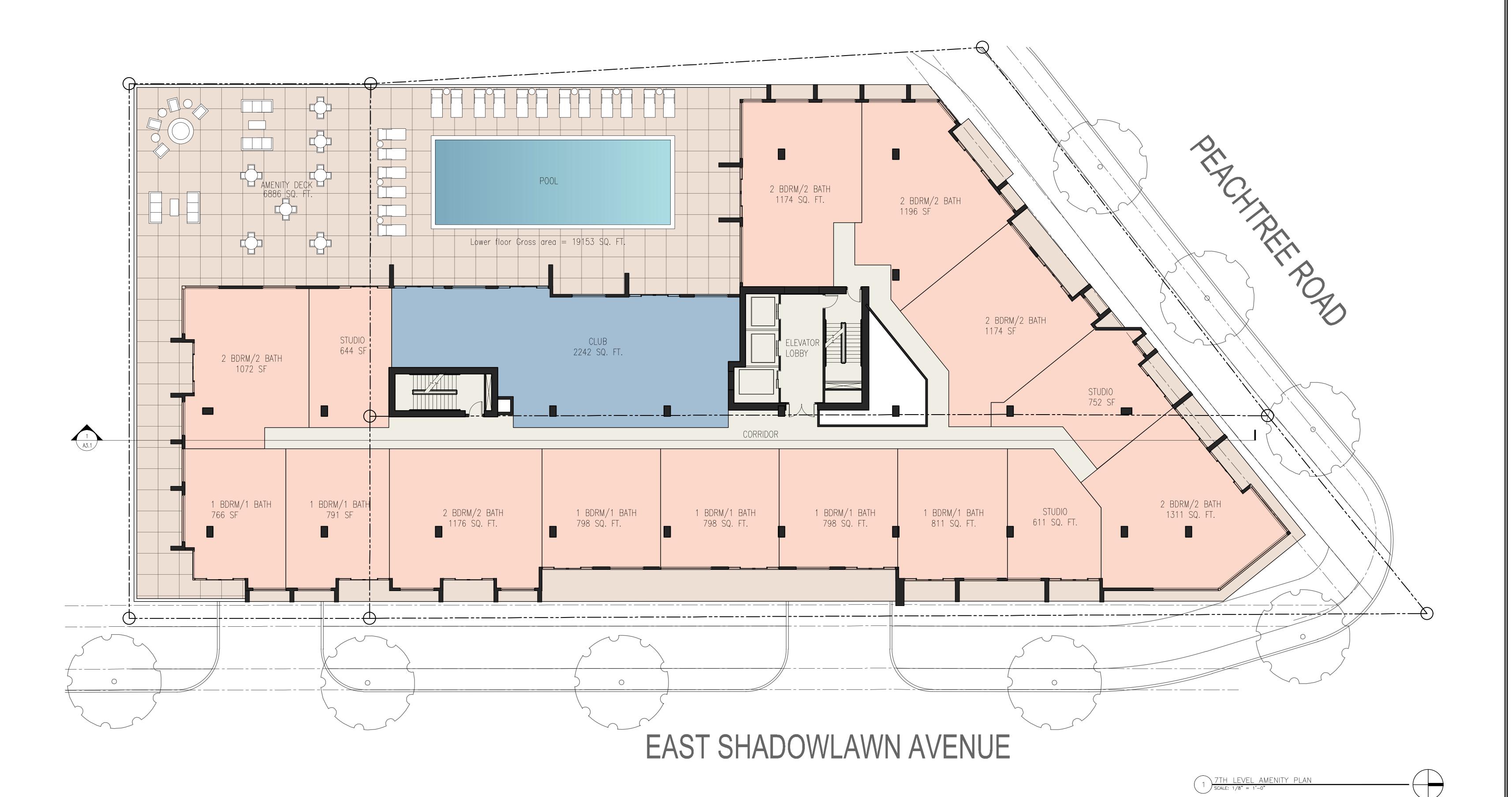


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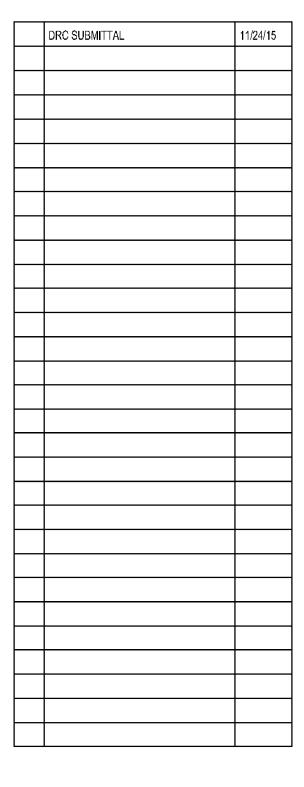
P2 - P6 LEVELS PARKING PLAN

GRAY REESE			
Principal-in-Charge	e Project No.	14104.00	_
Gray Reese Project Designer			
James Hampel	AS NOTED		– <u>ک</u>
Project Architect	Scale		\overline{a}
Keith Vanderbilt			- H
Project Manager		4.0	<u> </u>
James Hampel	— Д	1.2	Ć
Drawn By			2
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	Drawing No.		\sim



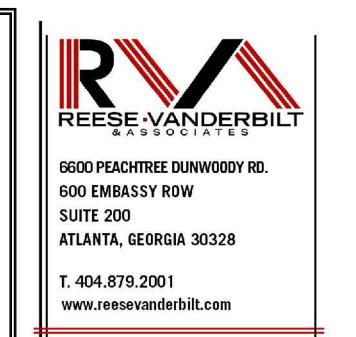


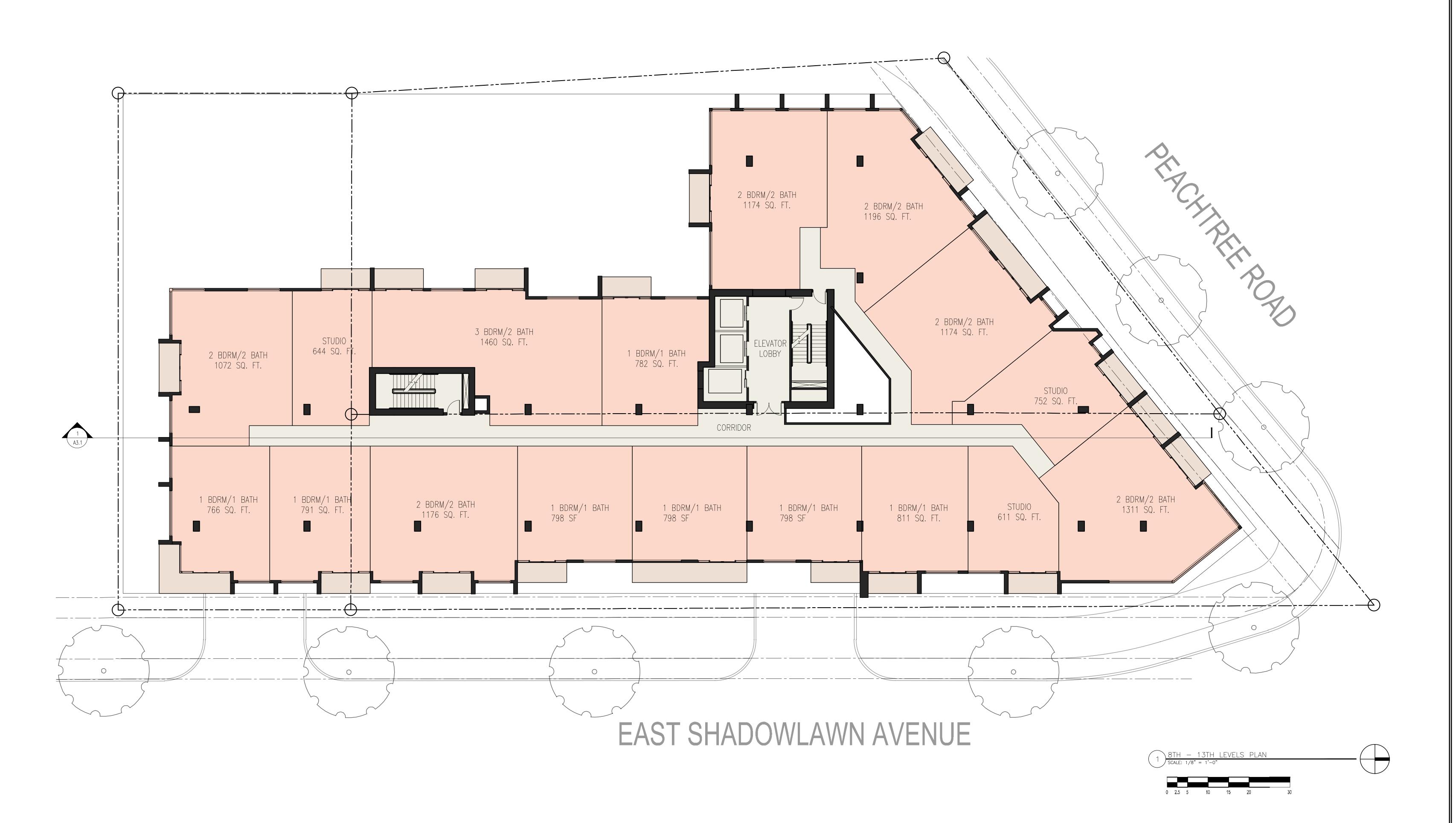




7TH LEVEL
AMENITY PLAN

GRAY REESE Principal-in-Charge	Project No.	14104.00
Gray Reese Project Designer	- Trapacito.	14104.00
James Hampel Project Architect	AS NOTED Scale	
Keith Vanderbilt Project Manager		
James Hampel Drawn By	A	1.3





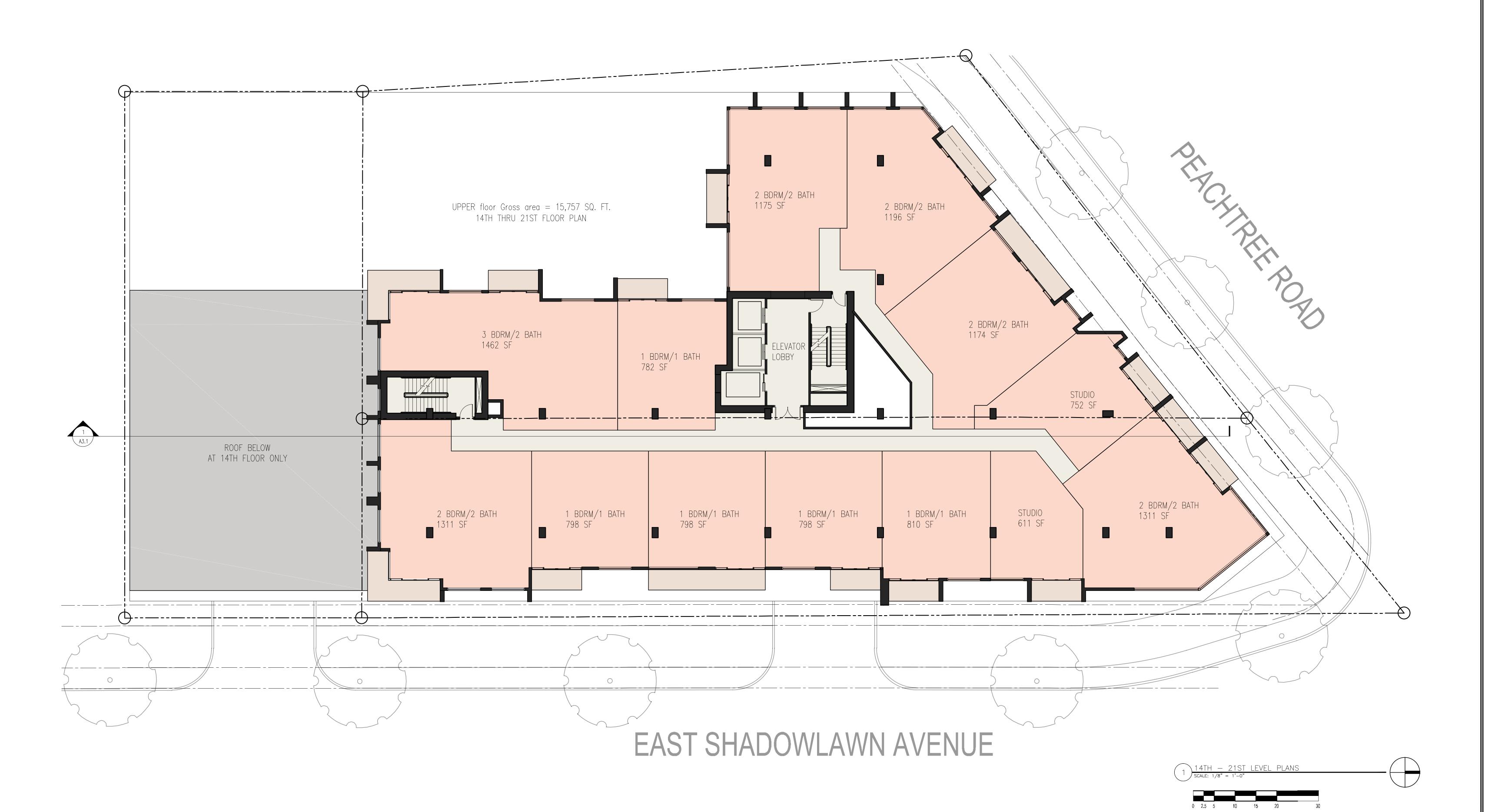


DRC SUBMITTAL	11/24/15

8TH -13TH LEVELS PLAN

GRAY REESE		
Principal-in-Charge	Project No.	14104.00
Gray Reese		
Project Designer		
James Hampel	A\$ NOTED	
Project Architect	Scale	
Keith Vanderbilt		
Project Manager	_	
James Hampel	Δ	1.4
Drawn By		
	Drawing No.	



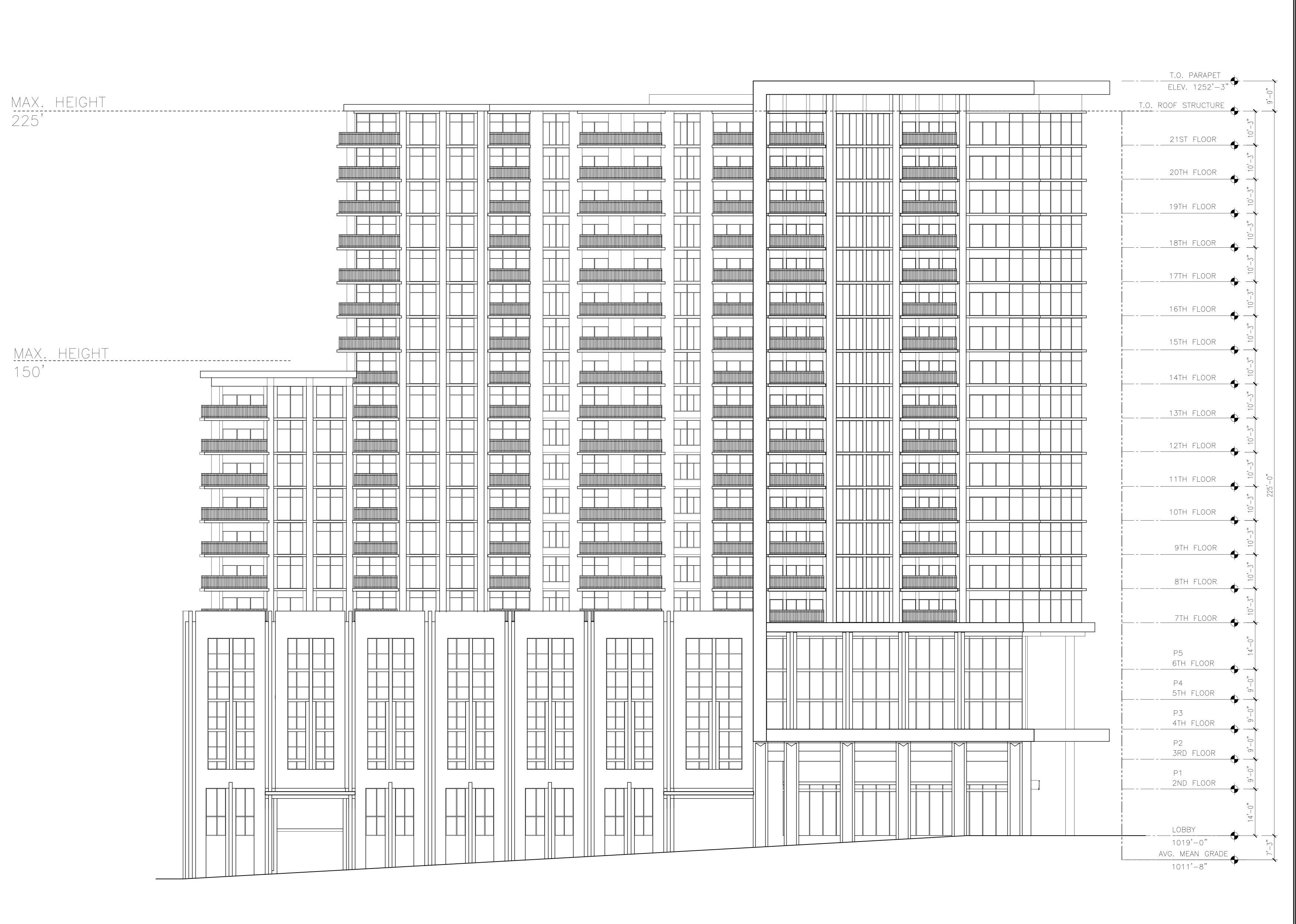




DRC SUBMITTAL	11/24/15

14TH - 21ST LEVELS PLAN

GRAY REESE	Builded	44404.00
Principal-in-Charge Gray Reese Project Designer	Project No.	14104.00
James Hampel Project Architect	A\$ NOTED Scale	
Keith Vanderbilt Project Manager		
James Hampel Drawn By	A	1.5
	Drawing No.	





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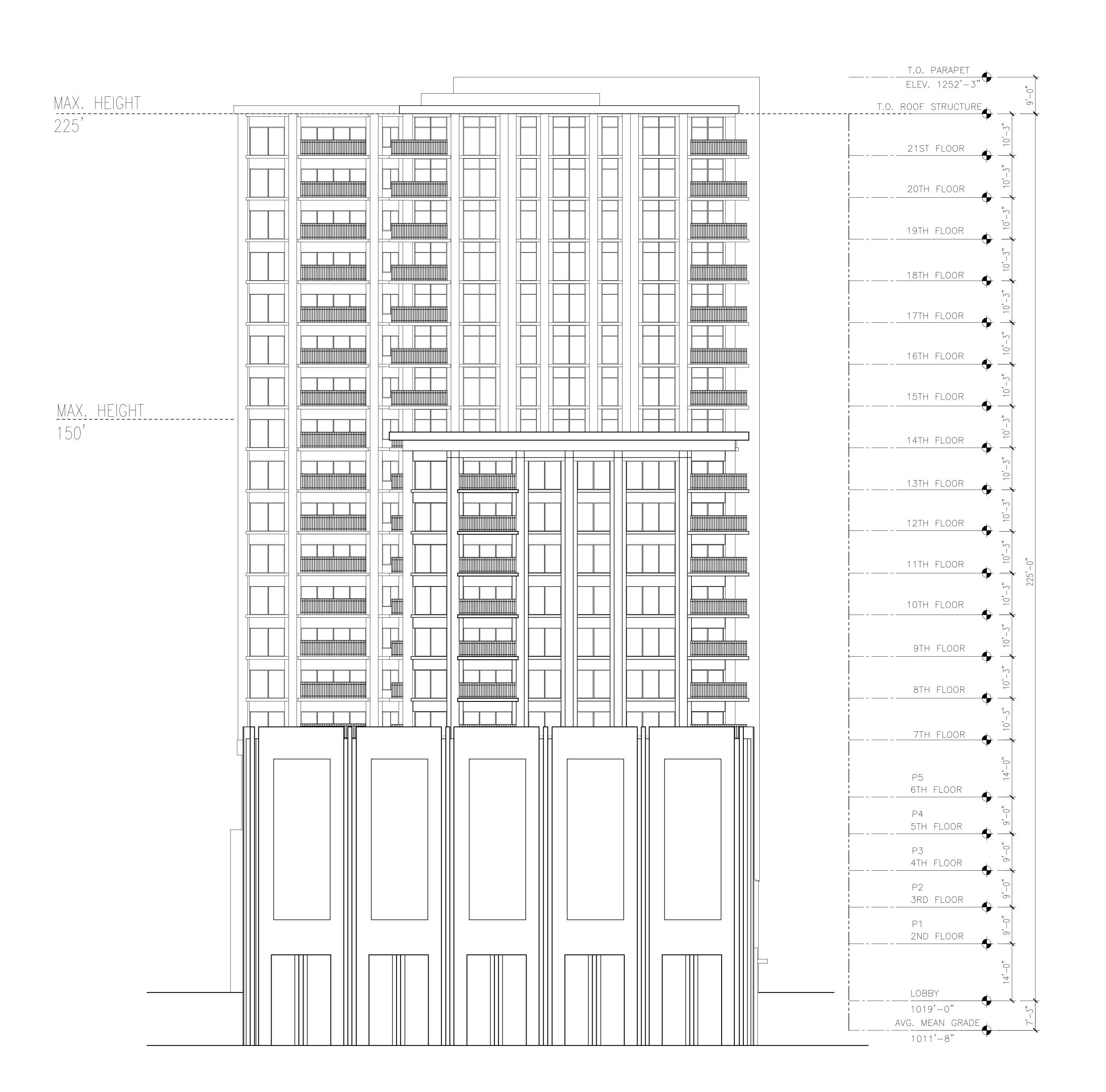


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DRC SUBMITTAL	11/24/15

BUILDING ELEVATIONS

GRAY REESE	
Principal-in-Charge	Project No.
Gray Reese	
Project Designer	
James Hampel	AS NOTED
Project Architect	Scale
Keith Vanderbilt	
Project Manager	
James Hampel	Δ2.1
Drown By	





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	+

BUILDING ELEVATIONS

GRAY REESE	
Principal-in-Charge	Project No.
Gray Reese	
Project Designer	
James Hampel	AS NOTED
Project Architect	Scale
Keith Vanderbilt	
Project Manager	
James Hampel	Δンン

SOUTH ELEVATION

SCALE: 3/32" = 1'-0"





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BUILDING ELEVATIONS

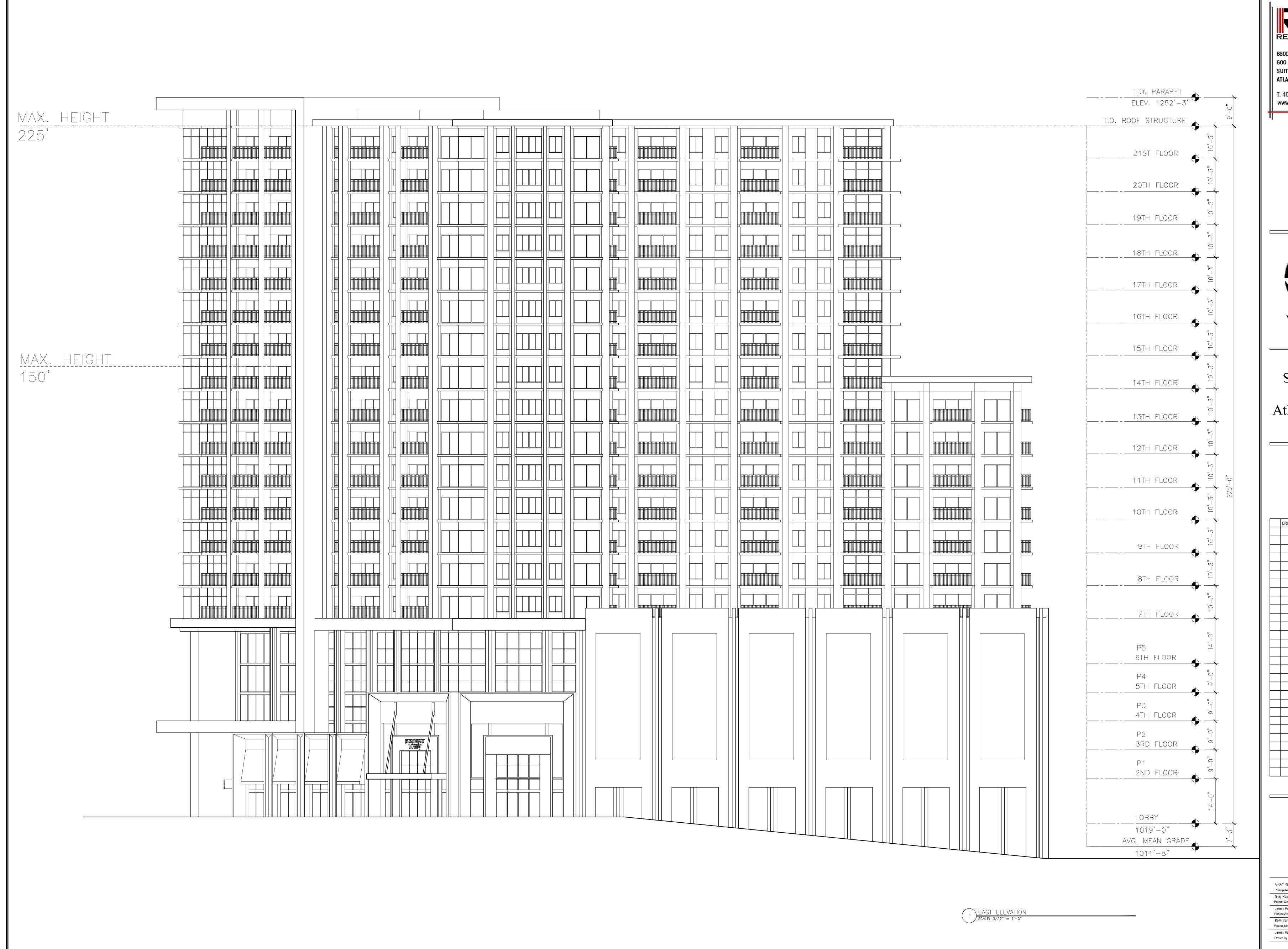
GRAY REESE
Principal-in-Charge Project No.

Gray Reese
Project Designer

James Hampel AS NOTED
Project Architect Scale

Keith Vanderbilt
Project Manager

James Hampel
Drawn By





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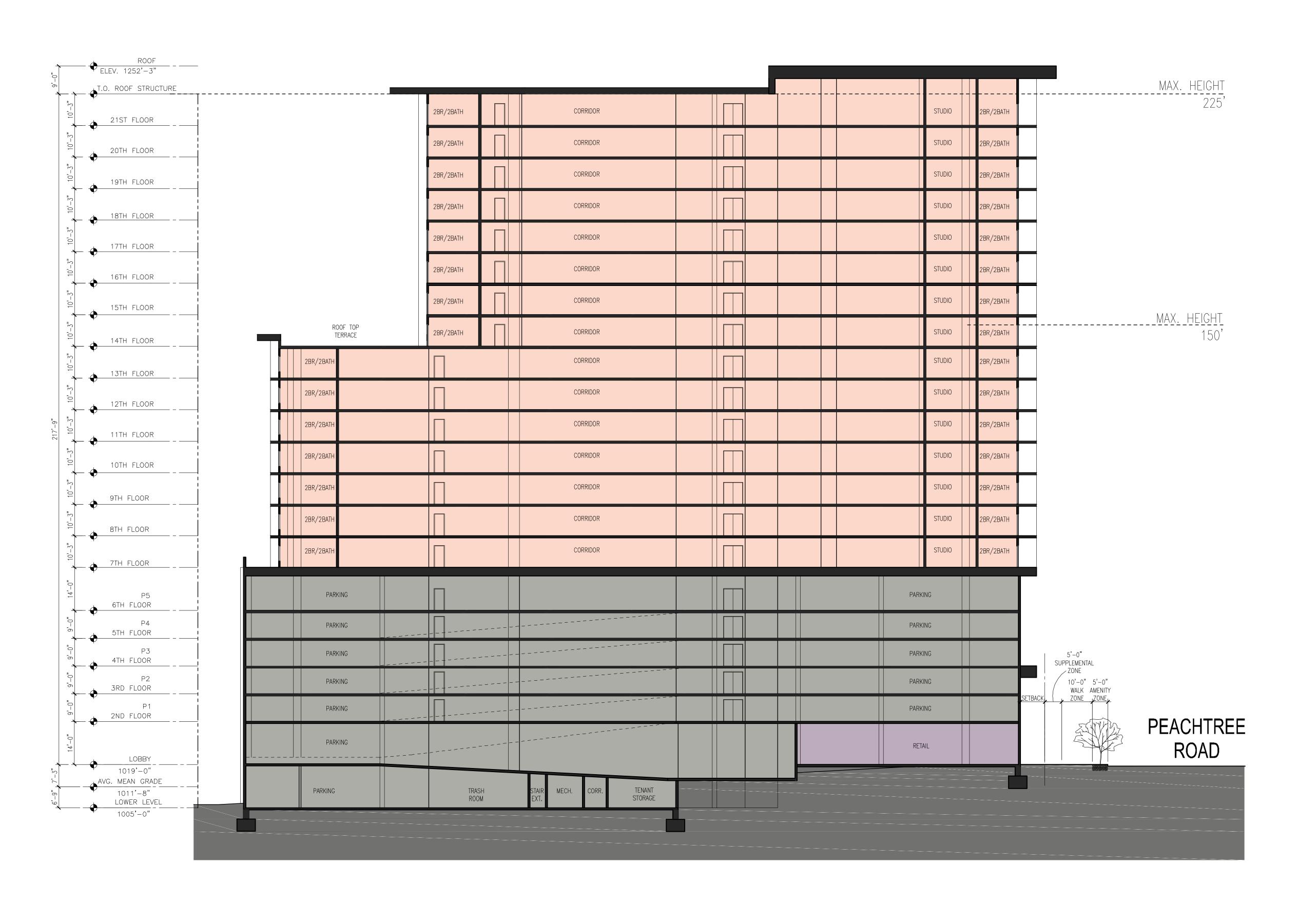
WOOD

Shadowlawn Residential Atlanta, Georgia

DRC SUBMITTAL 11/24/15

BUILDING ELEVATIONS

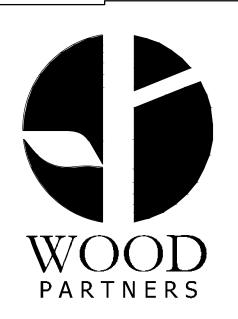
GRAY REESE Principal-in-Charge	Project No.
Gray Reese Project Designer	
James Hampel Project Architect	AS NOTED Scale
Keith Vanderbilt Project Manager	
James Hampel Drawn By	A2.4





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Shadowlawn Residential Atlanta, Georgia

DRC SUBMITTAL	11/24/15

BUILDING SECTION

GRAY REESE Principal-in-Charge	Project No.
Gray Reese Project Designer	
James Hampel Project Architect	AS NOTED Scale
Keith Vanderbilt Project Manager	10.4
James Hampel	A3.1



RENDERING 'A' VIEW



RENDERING 'B' VIEW



ATLANTA, GEORGIA 30328 T. 404.879.2001 www.reesevanderbilt.com



Shadowlawn Residential Atlanta, Georgia

DRC SUBMITTAL	11/24/15

RENDERINGS

GRAY REESE	
Principal-in-Charge	Project No.
Gray Reese	
Project Designer	
James Hampel	AS NOTED
Project Architect	Scale
Keith Vanderbilt	
During Manager	



RENDERING 'C' VIEW



600 EMBASSY ROW
SUITE 200
ATLANTA, GEORGIA 30328
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Shadowlawn Residential Atlanta, Georgia

 DRC SUBMITTAL	11/24/15
	+
	+

RENDERING

GRAY REESE Principal-in-Charge	Project No.
Gray Reese Project Designer	
James Hampel Project Architect	AS NOTED Scale
Keith Vanderbilt	





T. 404.879.2001

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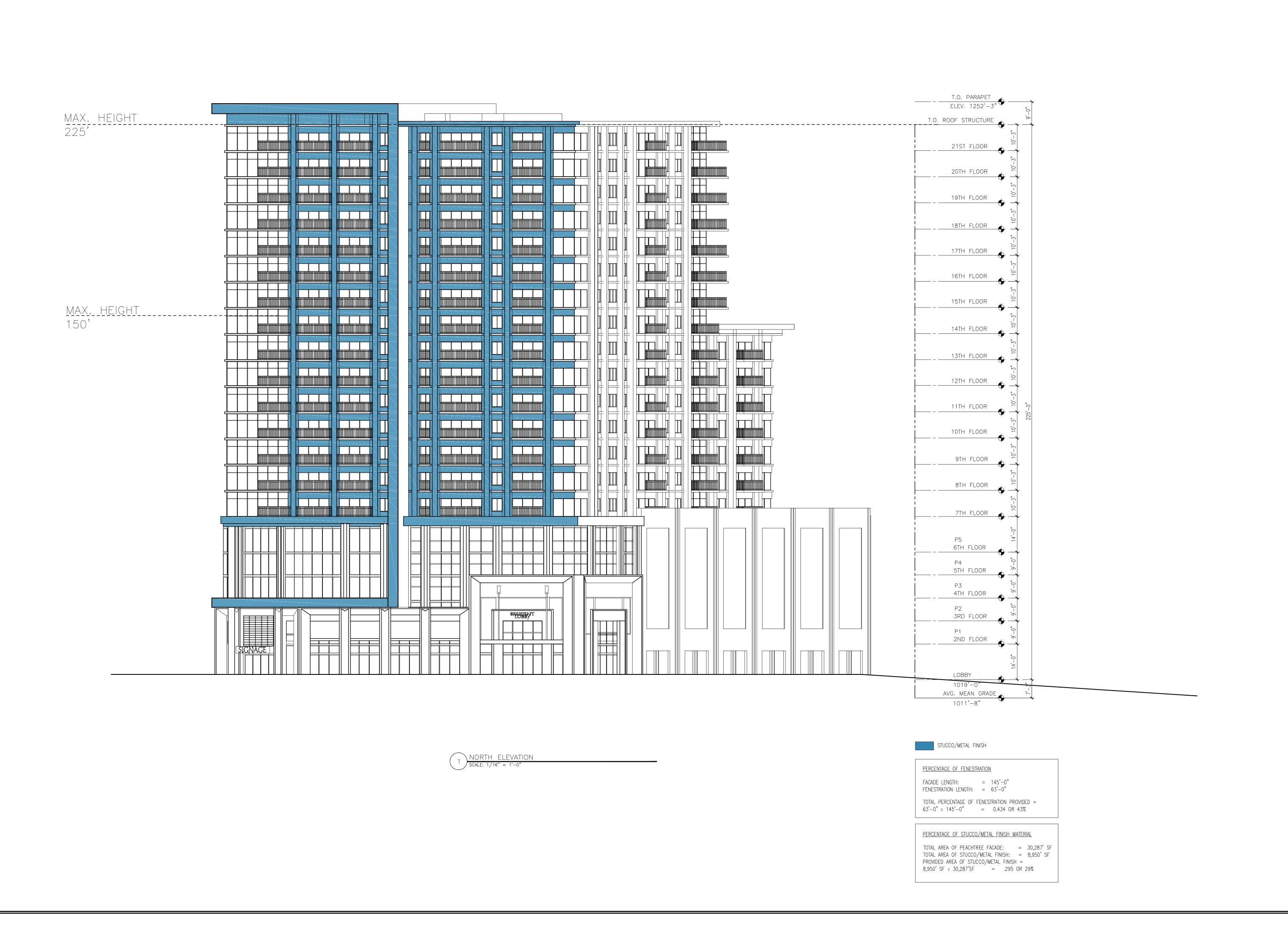


Shadowlawn Residential Atlanta, Georgia

 DRC SUBMITTAL	1 1/24/

FENESTRATION / MATERIAL DIAGRAM

GRAY REESE	
Principal-in-Charge	Project No.
Gray Reese Project Designer	
James Hampel Project Architect	AS NOTED Scale
Keith Vanderbilt Project Manager	
James Hampel	A5.1





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Shadowlawn Residential Atlanta, Georgia

DRC SUBMITTAL 11/24/15

FENESTRATION / MATERIAL DIAGRAM

GRAY REESE	
Principal-in-Charge	Project No.
Gray Reese	
Project Designer	
James Hampel	AS NOTED
Project Architect	Scale
Keith Vanderbilt	
Project Manager	
James Hampel	Δ5.2
Drawn By	7.0.1