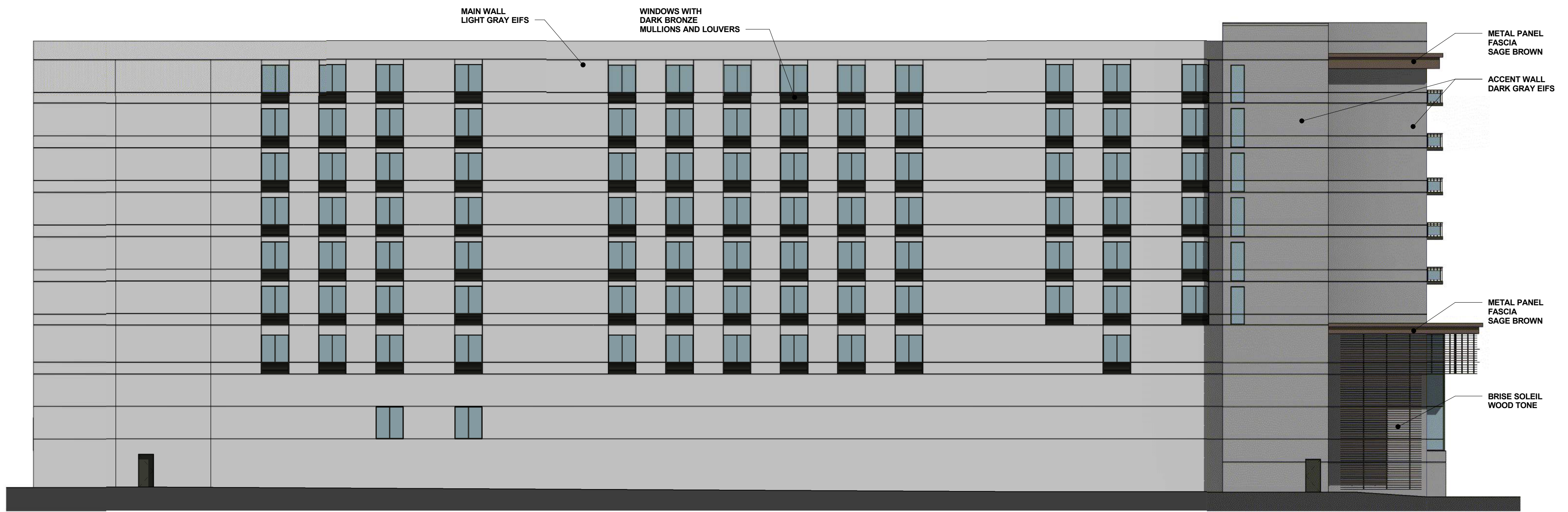


South Elevation
1/16" = 1'-0"



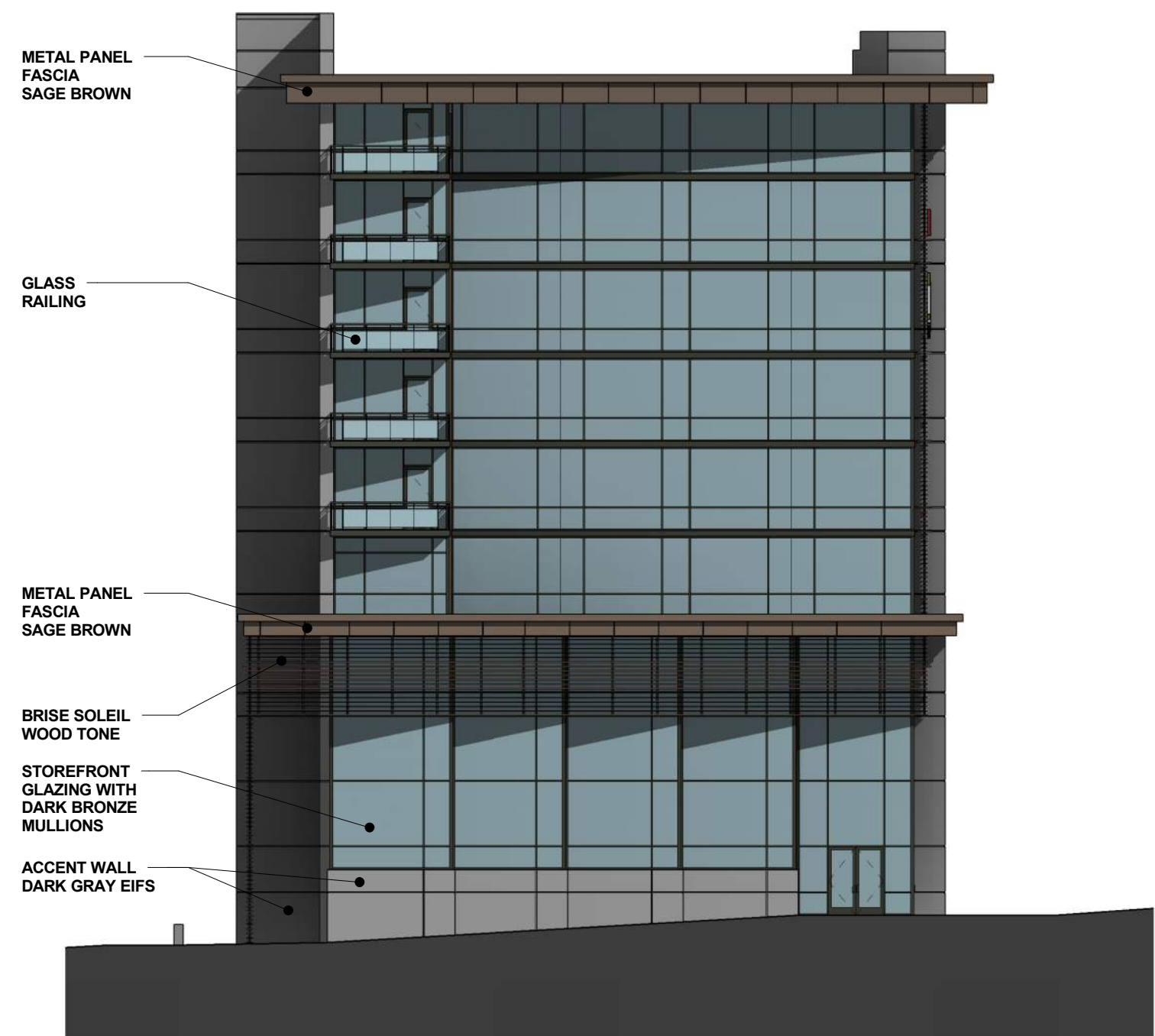
North Elevation
1/16" = 1'-0"

STRATFORD HILTON GARDEN INN / HOME2 SUITES
ATLANTA, GEORGIA
RABUN RASCHE RECTOR REECE

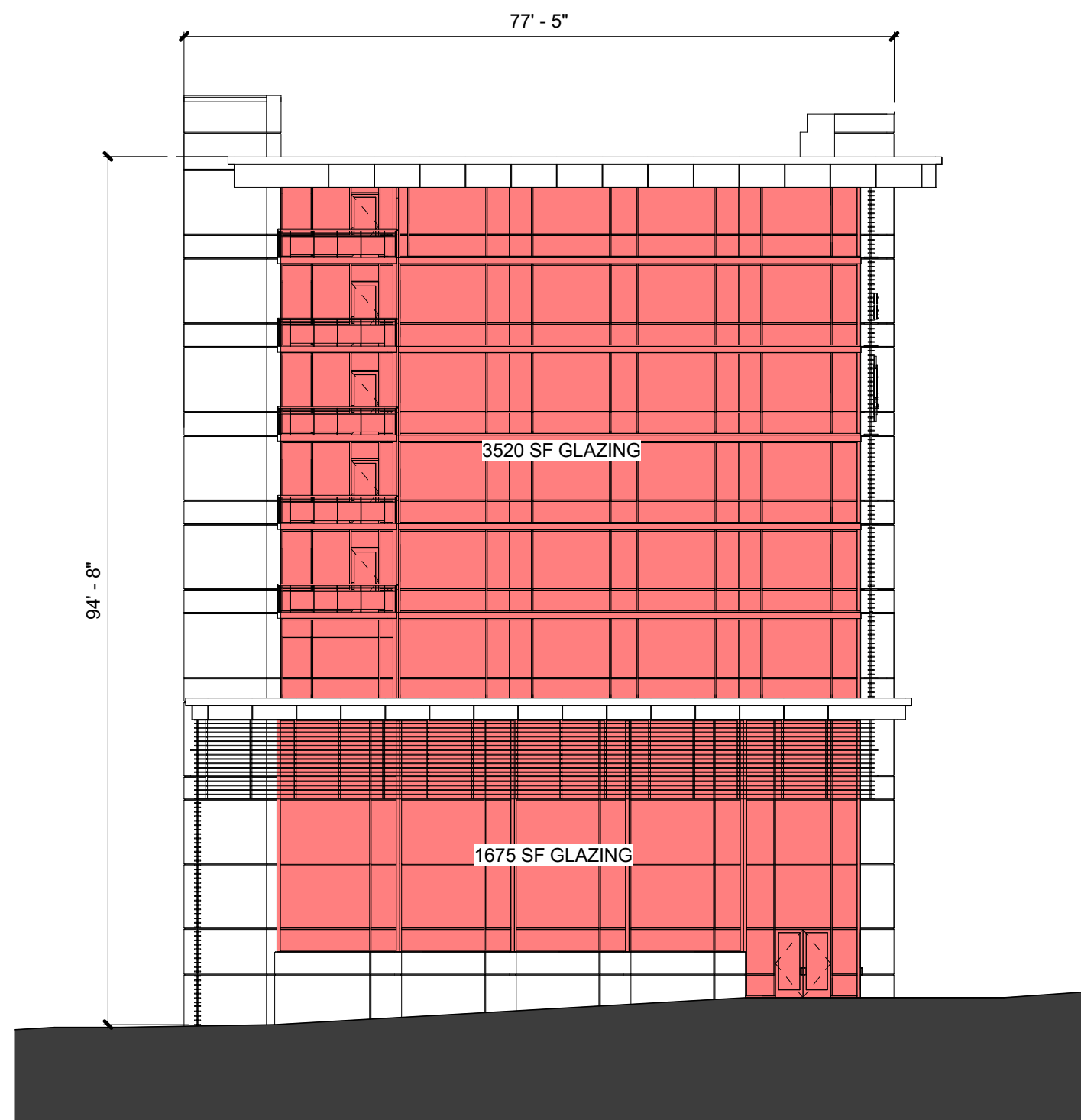
Elevations

1/16" = 1'-0"

11/30/2015



West Elevation
1/16" = 1'-0"



Fenestration Calculations
1/16" = 1'-0"

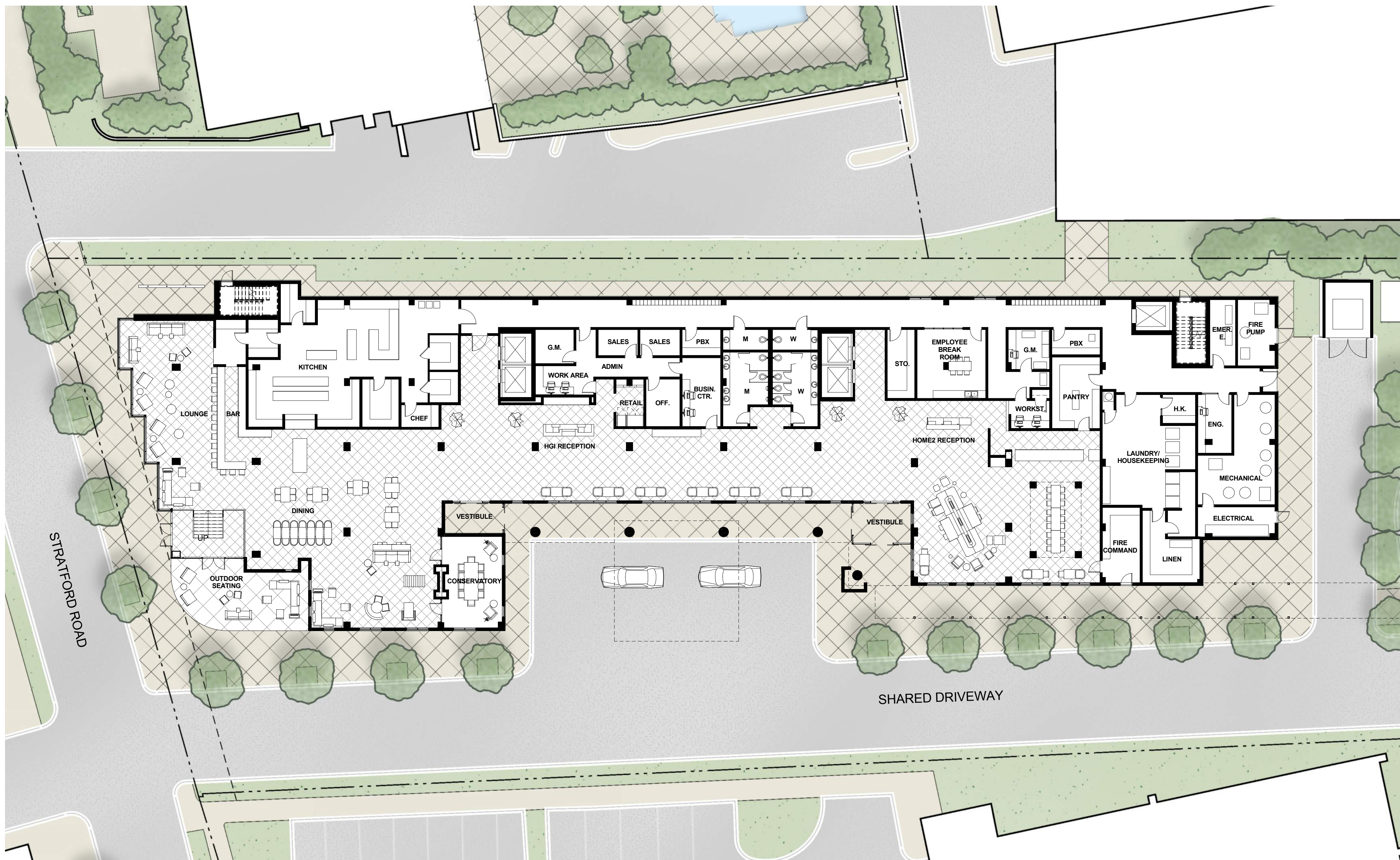
$$\frac{1675 \text{ SF} + 3520 \text{ SF} = 5195 \text{ SF GLAZING}}{94'-8" \times 77'-5" = 7328 \text{ SF}} = 70.8\%$$

STRATFORD HILTON GARDEN INN / HOME2 SUITES
ATLANTA, GEORGIA
RABUN RASCHE RECTOR REECE

Elevations

1/16" = 1'-0"

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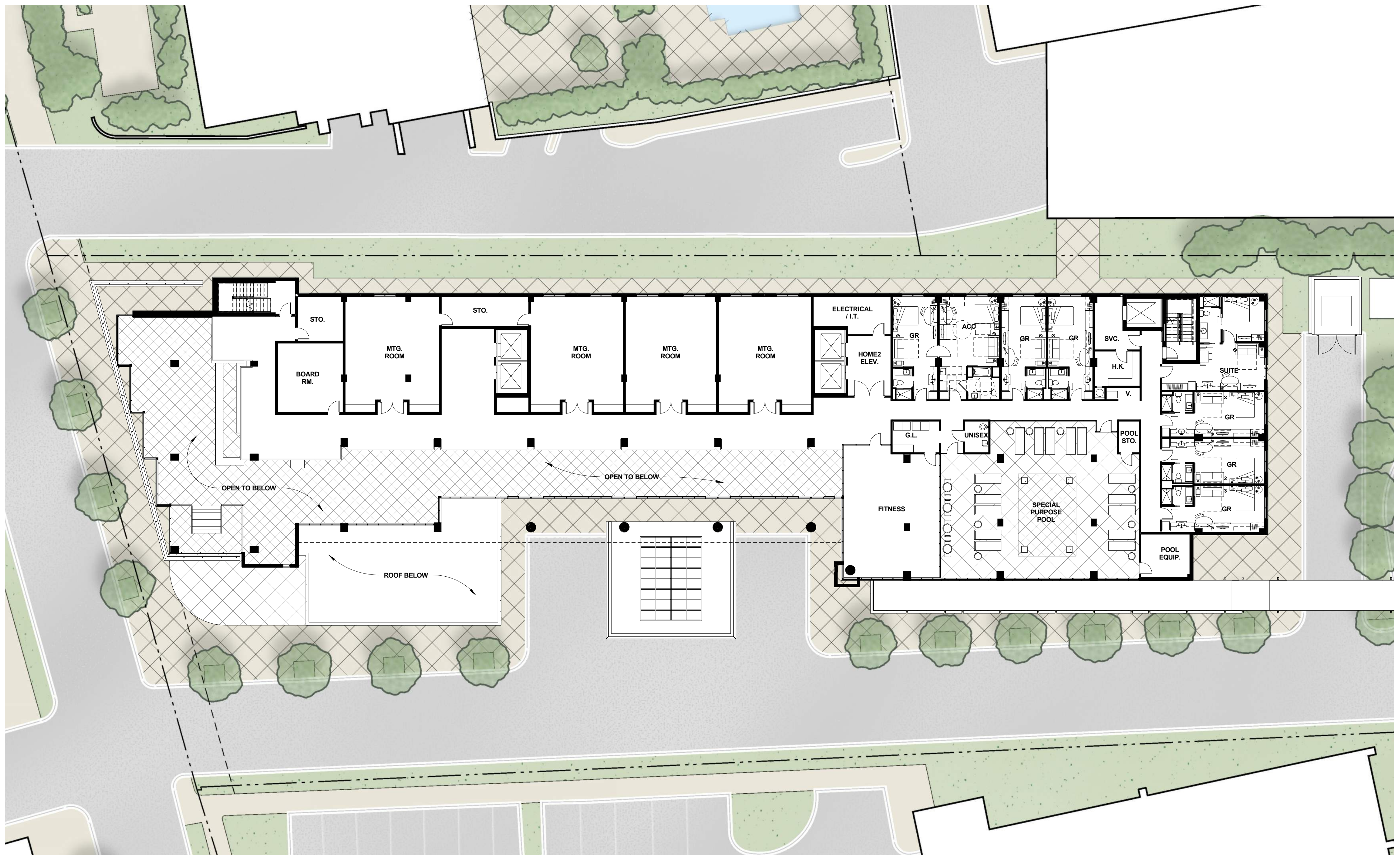


STRATFORD HILTON GARDEN INN / HOME2 SUITES
 ATLANTA, GEORGIA
 RABUN RASCHE RECTOR REECE

Level 1, Lobby Level

1/16" = 1'-0"

11/30/2015

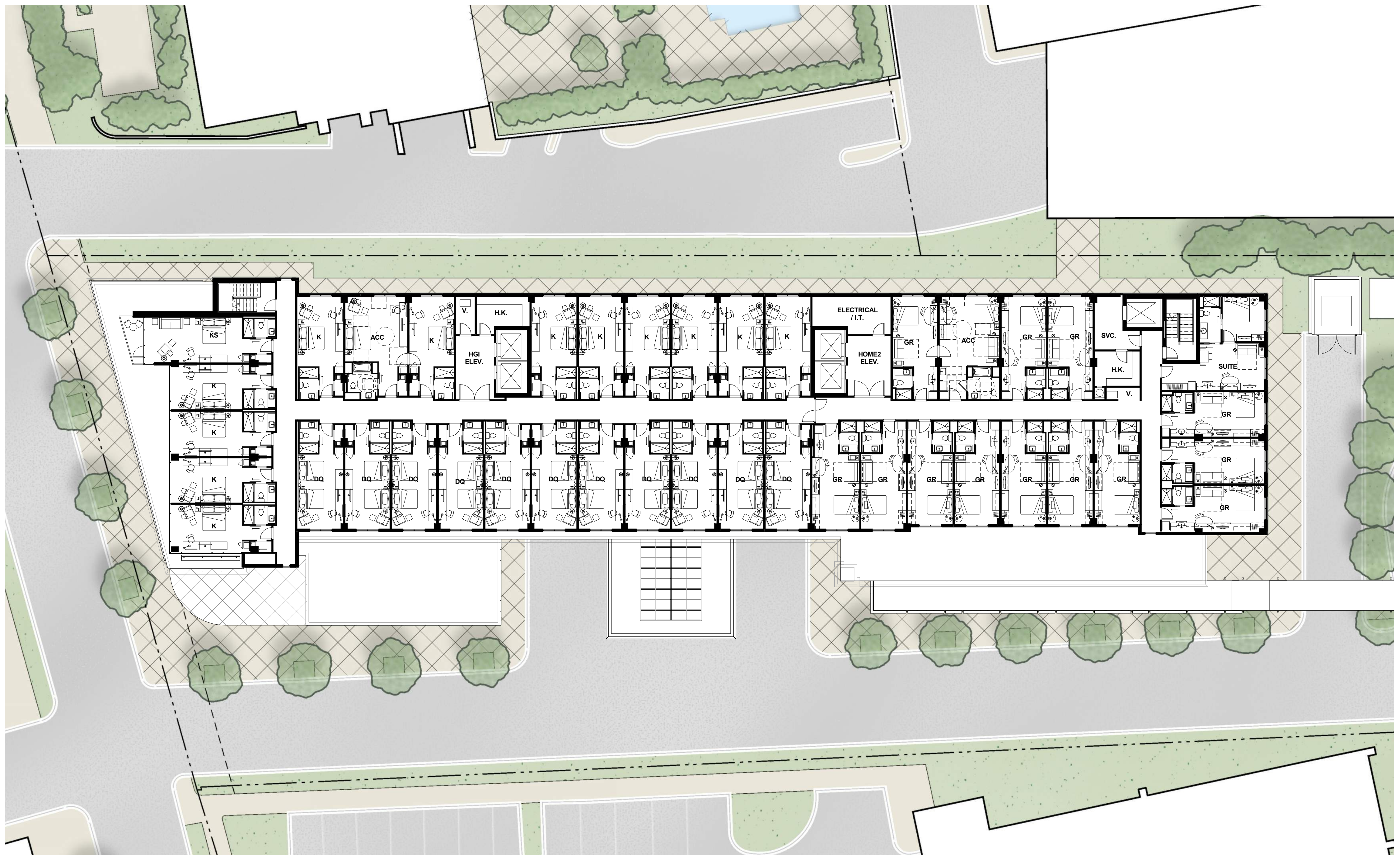


STRATFORD HILTON GARDEN INN / HOME2 SUITES
 ATLANTA, GEORGIA
 RABUN RASCHE RECTOR REECE

Level 2, Meeting, Fitness, Pool Level

1/16" = 1'-0"

11/30/2015



STRATFORD HILTON GARDEN INN / HOME2 SUITES
ATLANTA, GEORGIA
RABUN RASCHE RECTOR REECE

Level 3-8, Typical Guest Level

1/16" = 1'-0"

11/30/2015







Hilton
Garden Inn

HOME 2
SUITES BY HILTON





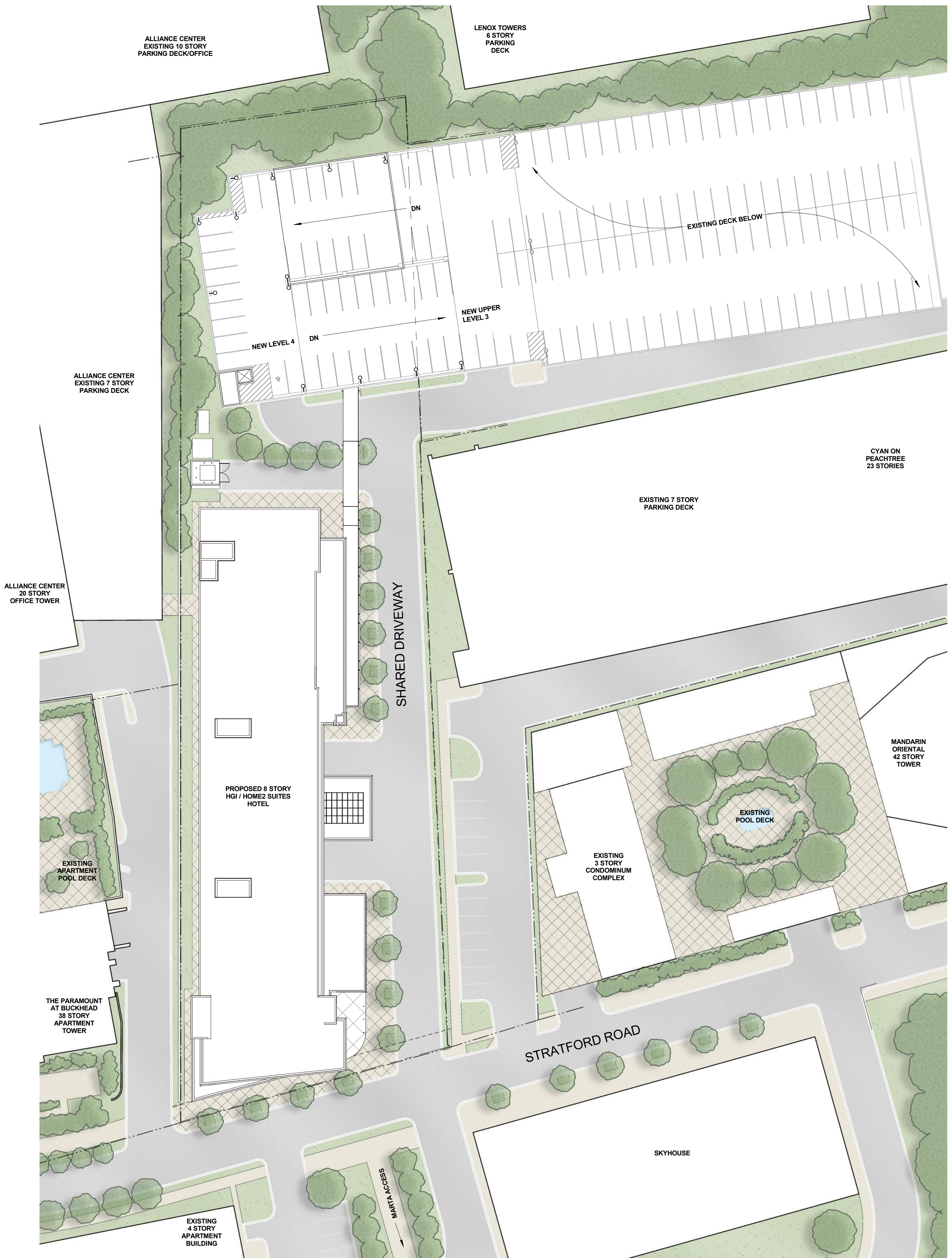




Hilton
Garden Inn
HOME 2
SUITES BY HILTON







STRATFORD HILTON GARDEN INN / HOME2 SUITES

ATLANTA, GEORGIA

RABUN RASCHE RECTOR REECE

Site Plan
 1/32" = 1'-0"
 11/30/2015

MEMORANDUM

To: Ms. Denise Starling

From: Ms. Shannon Skinner, PLA

Date: November 30, 2015

Subject: SPI-12 Stratford Hilton - Project Description and Variation Request

The intent of this memorandum is to provide a general project description and variation request of the Stratford Hilton project.

Project Description:

The project scope includes the development of an eight level Dual Brand Hotel with an above grade parking deck and street level active use. The 1.5+/- acre property currently contains driveway access to the adjacent surface parking and parking deck to the south, a pedestrian connection to the BCID pedestrian connection and existing trees. The property fronts Stratford Road and is bordered by Cyan on Peachtree parking deck to the south, The Paramount at Buckhead to the north, Alliance Center parking deck to the east and Skyhouse Buckhead/MARTA pedestrian bridge connection to the west.

This development proposes approximately 150 Hilton Garden Inn rooms and 98 Homewood Suites rooms, a 4 level parking deck with approximately 184 parking spaces and approximately 50 shared spaces within the adjacent deck under a proposed shared agreement. The pedestrian circulation will connect to the MARTA pedestrian bridge and the existing BCID pedestrian connection network on the north side of the site.

SPI-12, Sub Area 1, Buckhead Central Core Variation Request:

1. Section 16-18L.012(1) – Loading. This applicant requests a variation to reduce the required loading spaces from 3 (2-12'x35' and 1-12'x55') to 2 (1-12'x35' and 1-12'x30'). The loading for the hotel and restaurant services can be accommodated with 1-12'x35' space and 1-12'x30' space. The required 3 spaces is excessive for the operation of this project.

Drawing name: K:\AMT_CIVIL\000_Stratford Road Hilton\CAD\Plan\Sheets\SAP.dwg DRAFT SAP Nov 30, 2015 12:22pm by: marshawidwer
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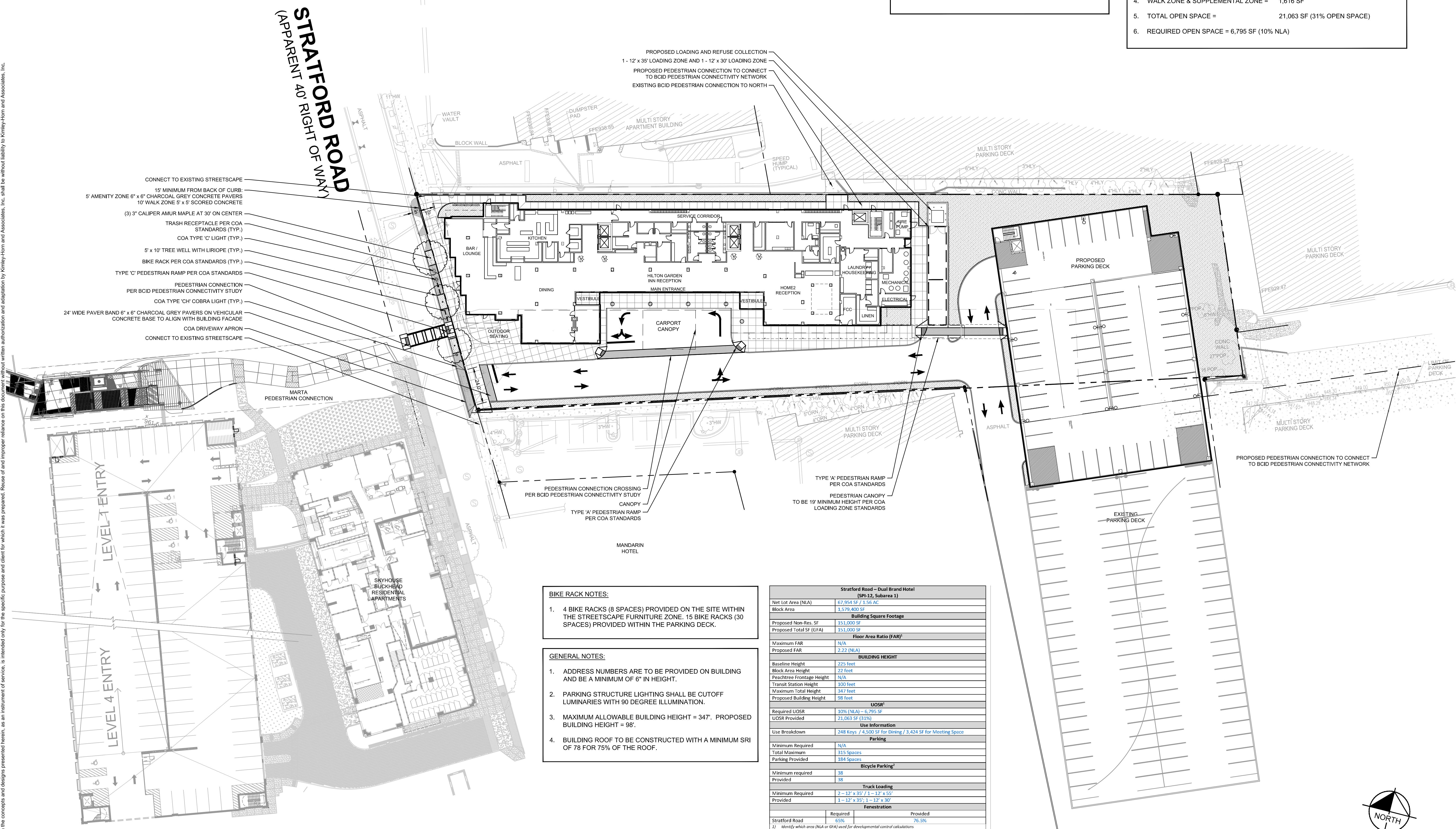
SAP File Number: SAP-XX-XXX

Zoning Classification
 SPI-12 Buckhead/Lenox Stations District
 Buckhead Central Core Subarea 1
 Stratford Road = Local Street

LOT SIZE:
1.56 ACRES (67,954 SF) = NLA

OPEN SPACE CALCULATIONS:

| | |
|------------------------------------|----------------------------|
| 1. AMENITY ZONE = | 740 SF |
| 2. GREENSPACE = | 10,974 SF |
| 3. SIDEWALK = | 7,733 SF |
| 4. WALK ZONE & SUPPLEMENTAL ZONE = | 1,616 SF |
| 5. TOTAL OPEN SPACE = | 21,063 SF (31% OPEN SPACE) |
| 6. REQUIRED OPEN SPACE = | 6,795 SF (10% NLA) |



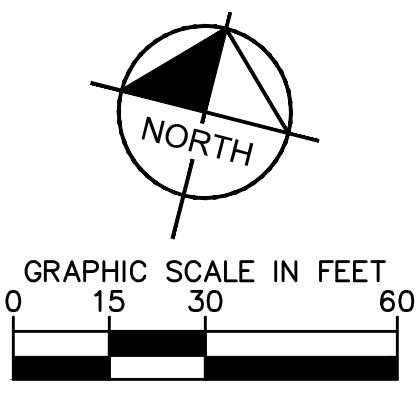
- CONNECT TO EXISTING STREETSCAPE
- 15' MINIMUM FROM BACK OF CURB:
- 5' AMENITY ZONE 6" x 6" CHARCOAL GREY CONCRETE PAVERS
- 10' WALK ZONE 5' x 5' SCORED CONCRETE
- (3) 3" CALIPER AMUR MAPLE AT 30' ON CENTER
- TRASH RECEPTACLE PER COA STANDARDS (TYP.)
- COA TYPE 'C' LIGHT (TYP.)
- 5' x 10' TREE WELL WITH LIRIOPE (TYP.)
- BIKE RACK PER COA STANDARDS (TYP.)
- TYPE 'C' PEDESTRIAN RAMP PER COA STANDARDS
- PEDESTRIAN CONNECTION PER BCID PEDESTRIAN CONNECTIVITY STUDY
- COA TYPE 'CH' COBRA LIGHT (TYP.)
- 24' WIDE PAVER BAND 6" x 6" CHARCOAL GREY PAVERS ON VEHICULAR CONCRETE BASE TO ALIGN WITH BUILDING FACADE
- COA DRIVEWAY APRON
- CONNECT TO EXISTING STREETSCAPE

- BIKE RACK NOTES:**
- 4 BIKE RACKS (8 SPACES) PROVIDED ON THE SITE WITHIN THE STREETSCAPE FURNITURE ZONE. 15 BIKE RACKS (30 SPACES) PROVIDED WITHIN THE PARKING DECK.

- GENERAL NOTES:**
- ADDRESS NUMBERS ARE TO BE PROVIDED ON BUILDING AND BE A MINIMUM OF 6" IN HEIGHT.
 - PARKING STRUCTURE LIGHTING SHALL BE CUTOFF LUMINARIES WITH 90 DEGREE ILLUMINATION.
 - MAXIMUM ALLOWABLE BUILDING HEIGHT = 347'. PROPOSED BUILDING HEIGHT = 98'.
 - BUILDING ROOF TO BE CONSTRUCTED WITH A MINIMUM SRI OF 78 FOR 75% OF THE ROOF.

| Stratford Road - Dual Brand Hotel (SPI-12, Subarea 1) | |
|---|---|
| Net Lot Area (NLA) | 67,954 SF / 1.56 AC |
| Block Area | 1,579,400 SF |
| Building Square Footage | |
| Proposed Non-Res. SF | 151,000 SF |
| Proposed Total SF (GFA) | 151,000 SF |
| Floor Area Ratio (FAR) ¹ | |
| Maximum FAR | N/A |
| Proposed FAR | 2.22 (NLA) |
| BUILDING HEIGHT | |
| Baseline Height | 225 feet |
| Block Area Height | 22 feet |
| Peachtree Frontage Height | N/A |
| Transit Station Height | 100 feet |
| Maximum Total Height | 347 feet |
| Proposed Building Height | 98 feet |
| UOSR ² | |
| Required UOSR | 10% (NLA) = 6,795 SF |
| UOSR Provided | 21,063 SF (31%) |
| Use Information | |
| Use Breakdown | 248 Keys / 4,500 SF for Dining / 3,424 SF for Meeting Space |
| Parking | |
| Minimum Required | N/A |
| Total Maximum | 315 Spaces |
| Parking Provided | 184 Spaces |
| Bicycle Parking ² | |
| Minimum required | 38 |
| Provided | 38 |
| Truck Loading | |
| Minimum Required | 2 - 12' x 32' / 1 - 12' x 52' |
| Provided | 1 - 12' x 35'; 1 - 12' x 30' |
| Fenestration | |
| Required | 65% |
| Provided | 76.5% |

1) Identify which area (NLA or GFA) used for developmental control calculations.
2) Bicycle parking: no more than 50 spaces required for each parcel.



| | | | | | | | | |
|---|---|-------------------|-----------------|--|--|--|--|--------------------------|
| | | | | | | | | |
| Kimley-Horn | © 2015 KIMLEY-HORN AND ASSOCIATES, INC. 817 W. PEACHTREE STREET, NW THE BILTMORE, SUITE 601 ATLANTA, GEORGIA 30308 PHONE: (404) 419-9700 WWW.KIMLEY-HORN.COM | | | | | | | |
| SCALE: 1" = 30' | DRAWN BY: MUS | DESIGNED BY: DIWY | CHECKED BY: KSS | | | | | REVISIONS |
| CLIENT: RABUN RASCHE RECTOR REECE PROJECT: STRATFORD HILTON GARDEN INN / HOME 2 SUITES 3415 STRATFORD ROAD, ATLANTA, GA | | | | | | | | DATE 11/30/2015 |
| TITLE: DRAFT SAP | | | | | | | | PROJECT NO. 019662002 |
| SHEET NUMBER C9-00 | | | | | | | | DATE |

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SAP File Number: SAP-XX-XXX

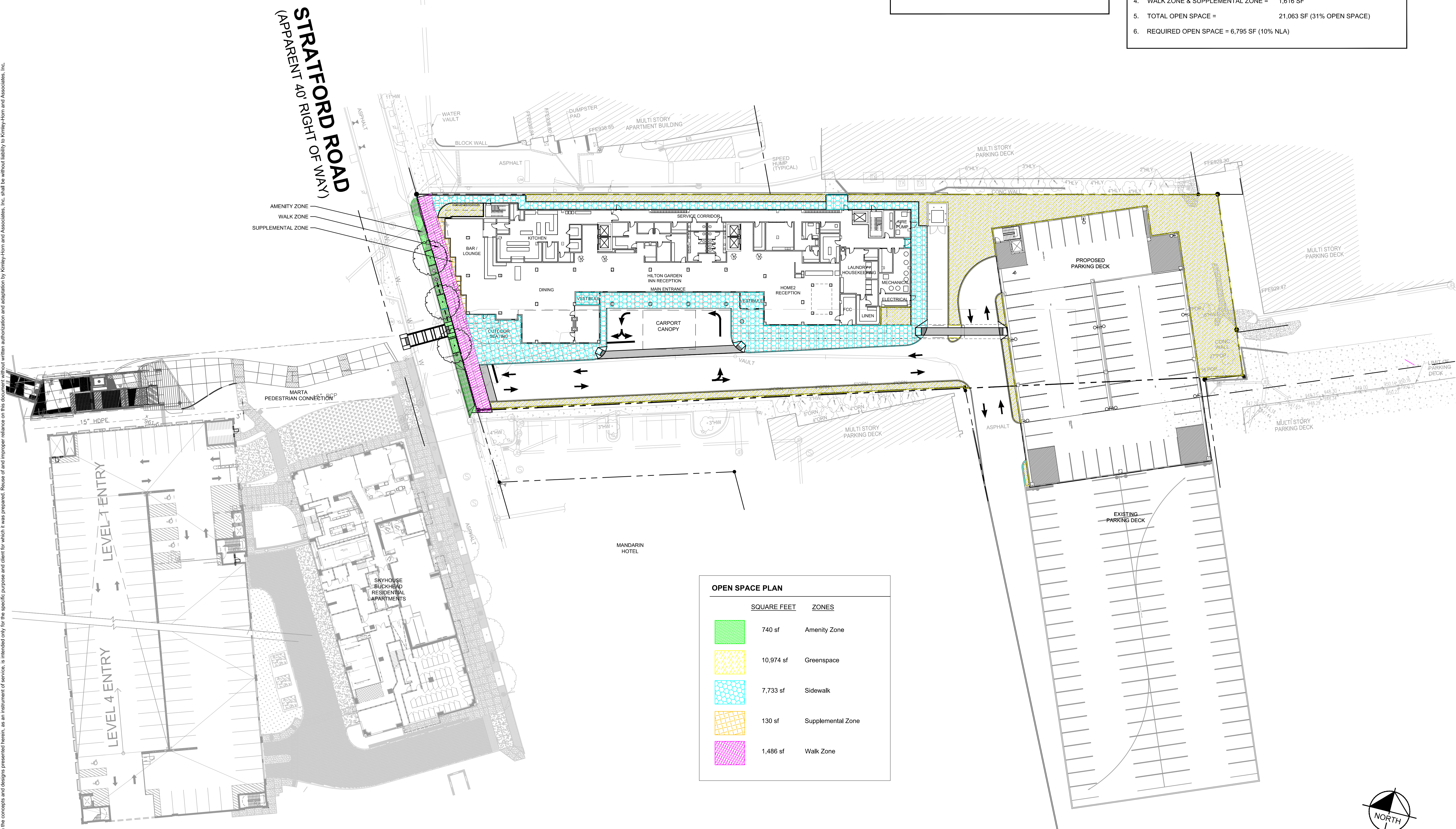
Zoning Classification
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Buckhead Central Core Subarea 1

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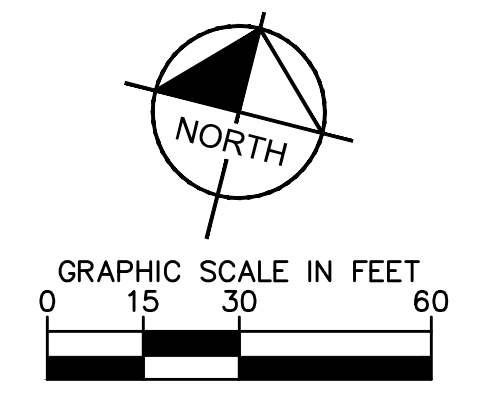
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OPEN SPACE PLAN

| SQUARE FEET | ZONES |
|-------------|-------------------|
| 740 sf | Amenity Zone |
| 10,974 sf | Greenspace |
| 7,733 sf | Sidewalk |
| 130 sf | Supplemental Zone |
| 1,486 sf | Walk Zone |



| | | | | |
|--|--|-----------|------|----|
| <p>PROJECT: STRATFOR HILTON GARDEN INN / HOME 2 SUITES 3415 STRATFORD ROAD, ATLANTA, GA</p> <p>TITLE: DRAFT USOR</p> <p>DATE: _____</p> <p>PROJECT NO. 019662002</p> <p>SHEET NUMBER C9-01</p> | <p>CLIENT: RABUN RASCHE RECTOR REECE 44 Broad St NW # 300 Atlanta, GA 30303 PHONE: (404) 522-9455</p> <p>SCALE: 1" = 30'</p> <p>DRAWN BY: MJS</p> <p>DESIGNED BY: DWY</p> <p>CHECKED BY: KSS</p> | | | |
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| 7 | No. | REVISIONS | DATE | BY |

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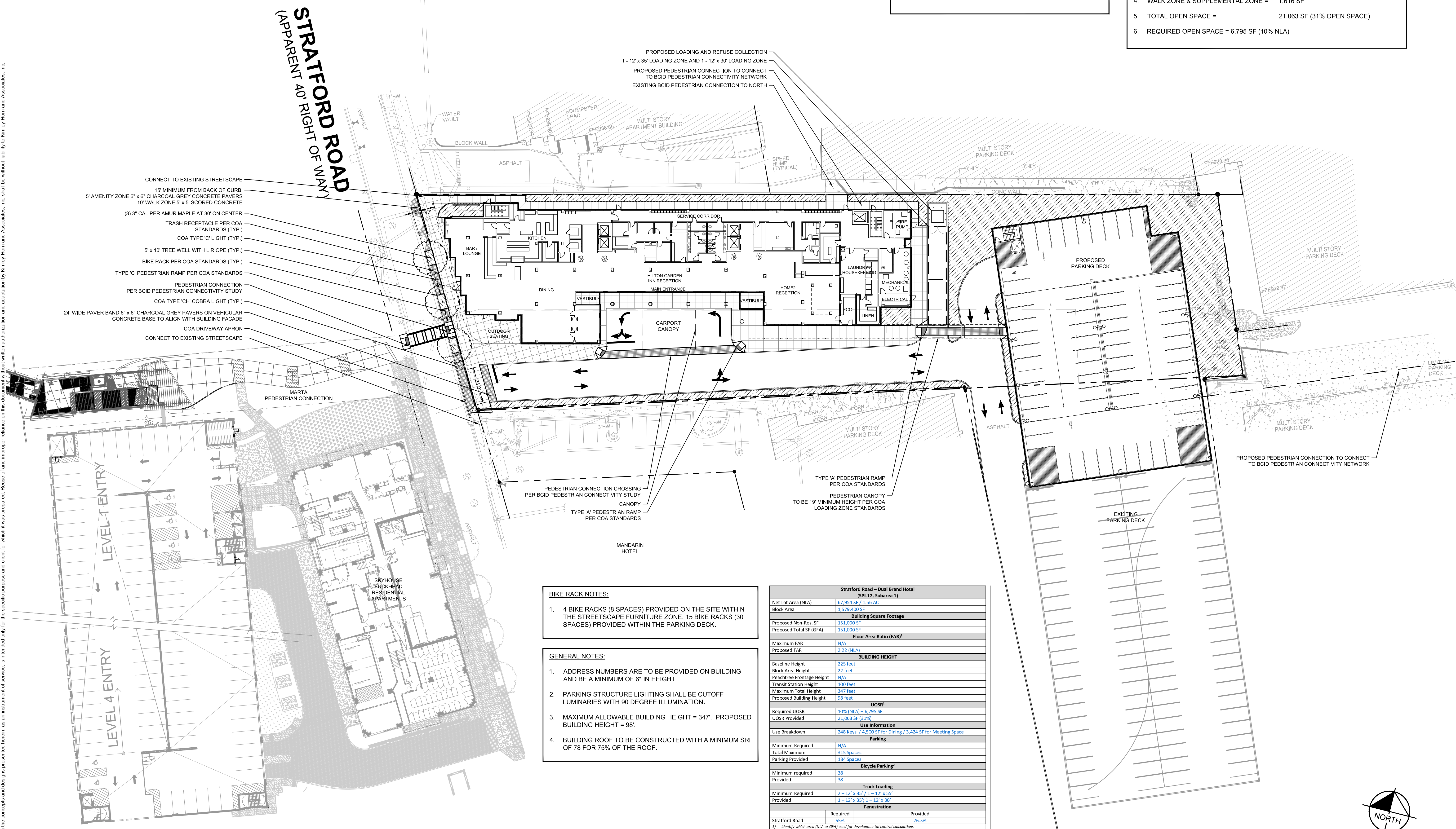
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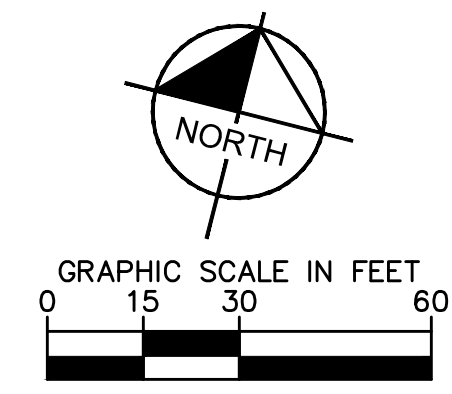
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