



THE RITZ-CARLTON
BUCKHEAD - ATLANTA
MEETING ROOM EXPANSION
FOR
HOST HOTELS & RESORTS

3434 PEACHTREE ROAD
ATLANTA, GA 30326



358 ROSWELL STREET - SUITE 1250
MARIETTA, GEORGIA 30060
p: 404-266-9604
www.designone-studio.com

ISSUE

LOBBY FLOOR KEY PLAN

SHEET TITLE

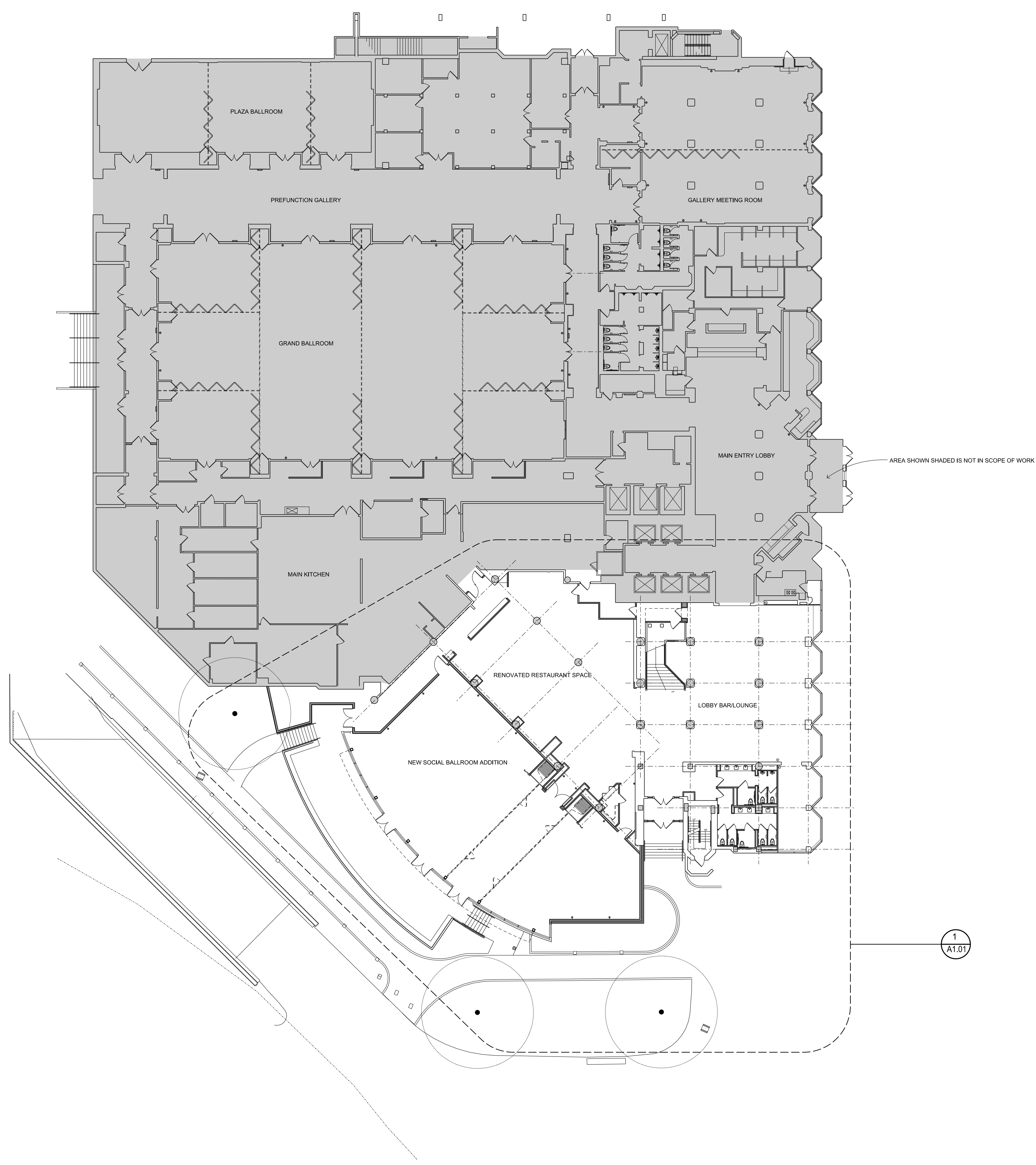
This drawing is the property of Design One Studio, LLC and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request. Scaling as stated herein are valid on the original drawing, the dimensions of which are 30 x 42 inches.

DATE

A0.02

SHEET

1607.00
PROJECT NUMBER



1 LOBBY LEVEL KEY PLAN
A0.02 1/16" = 1' - 0"

1
A1.01

F
E
D
C
B
A



THE RITZ-CARLTON
BUCKHEAD - ATLANTA
MEETING ROOM EXPANSION
FOR
HOST HOTELS & RESORTS

3434 PEACHTREE ROAD
ATLANTA, GA 30326



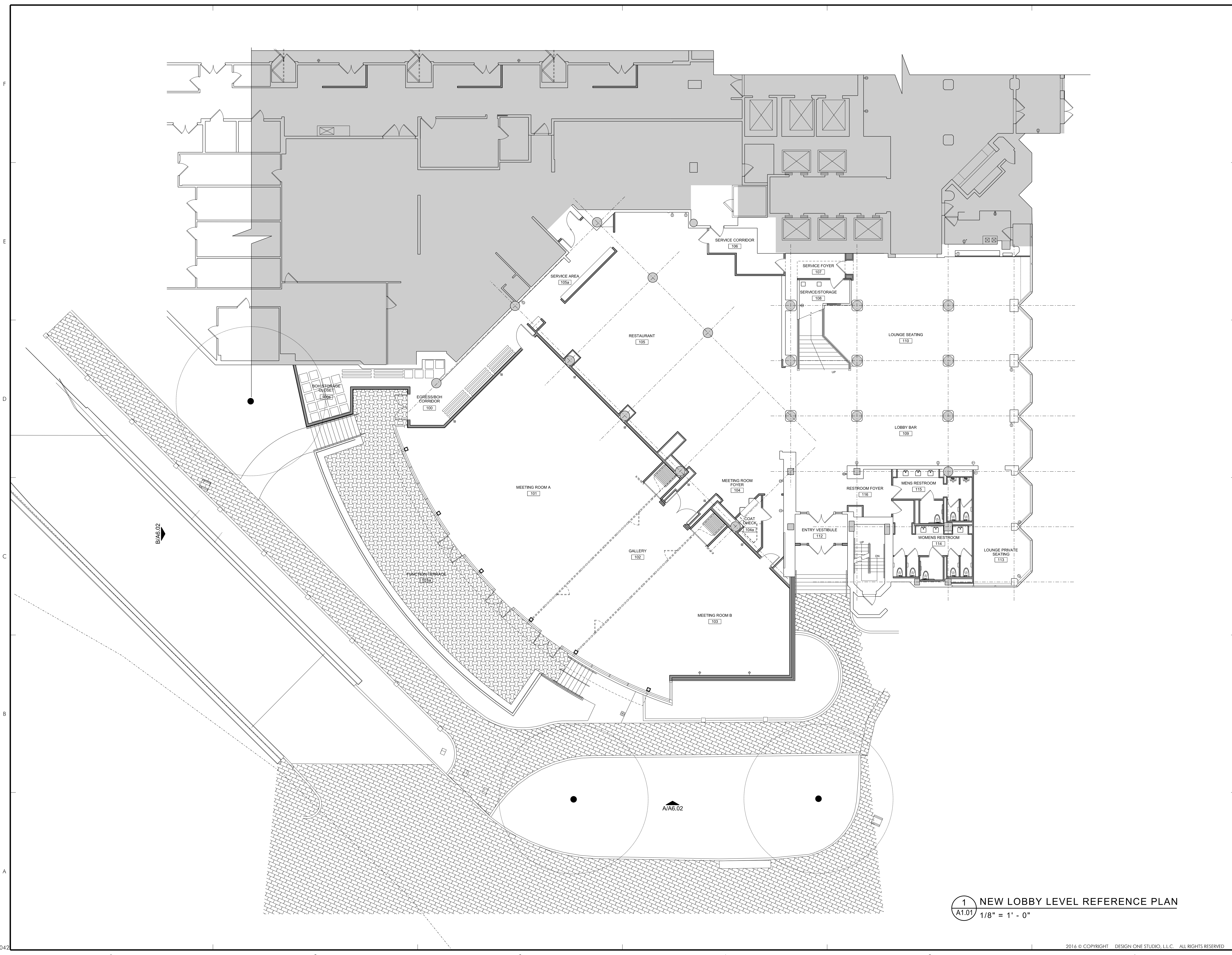
358 ROSWELL STREET - SUITE 1250
MARIETTA, GEORGIA 30060
p: 404-266-9604
www.designone-studio.com

ISSUE

NEW LOBBY LEVEL
REFERENCE PLAN

SHEET TITLE
This drawing is the property of Design One Studio, LLC and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request. Scaling as stated herein are valid on the original drawing, the dimensions of which are 30 x 42 inches.
DATE

A1.01
SHEET
1607.00
PROJECT NUMBER



1 NEW LOBBY LEVEL REFERENCE PLAN
A1.01 1/8" = 1' - 0"



THE RITZ-CARLTON
BUCKHEAD - ATLANTA
MEETING ROOM EXPANSION
FOR
HOST HOTELS & RESORTS

3434 PEACHTREE ROAD
ATLANTA, GA 30326



358 ROSWELL STREET - SUITE 1250
MARIETTA, GEORGIA 30060
p: 404-266-9604
www.designone-studio.com

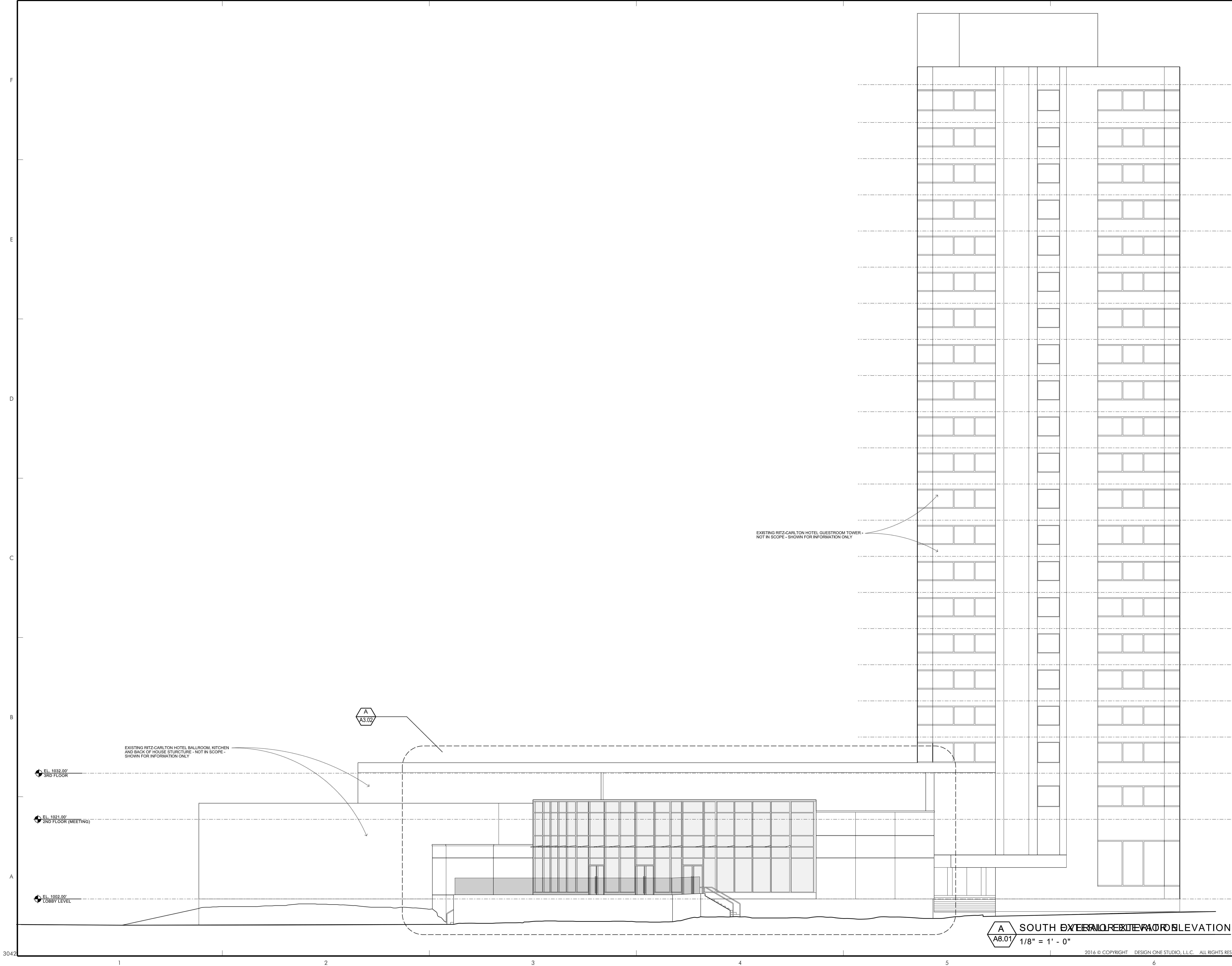
ISSUE

BUILDING ELEVATION
SOUTH

SHEET TITLE
This drawing is the property of Design One Studio, LLC and is not to be reproduced or applied in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request. Scales as stated herein are valid on the original drawing, the dimensions of which are 30 x 42 inches.
DATE

A6.01
SHEET
1607.00
PROJECT NUMBER

NOT RELEASED FOR CONSTRUCTION DATE



A SOUTH EXTERIOR EXPANSION ELEVATION
A6.01
1/8" = 1' - 0"



THE RITZ-CARLTON

THE RITZ-CARLTON
BUCKHEAD - ATLANTA
MEETING ROOM EXPANSION
FOR
HOST HOTELS & RESORTS

3434 PEACHTREE ROAD
ATLANTA, GA 30326



358 ROSWELL STREET - SUITE 1250
MARIETTA, GEORGIA 30060
p: 404-266-9604
www.designone-studio.com

ISSUE

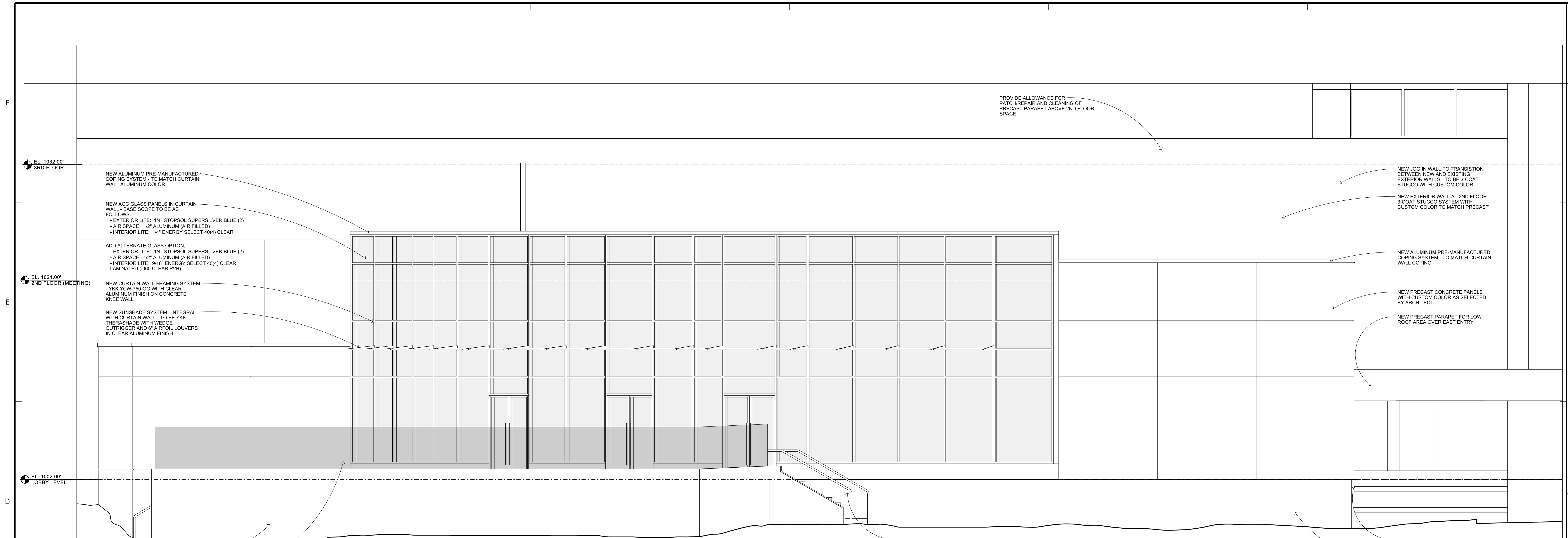
ENLARGED EXTERIOR
ELEVATIONS - MEETING
EXPANSION

SHEET TITLE
This drawing is the property of Design One Studio, LLC and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request. Scales as stated herein are valid on the original drawing, the dimensions of which are 30 x 42 inches.
DATE

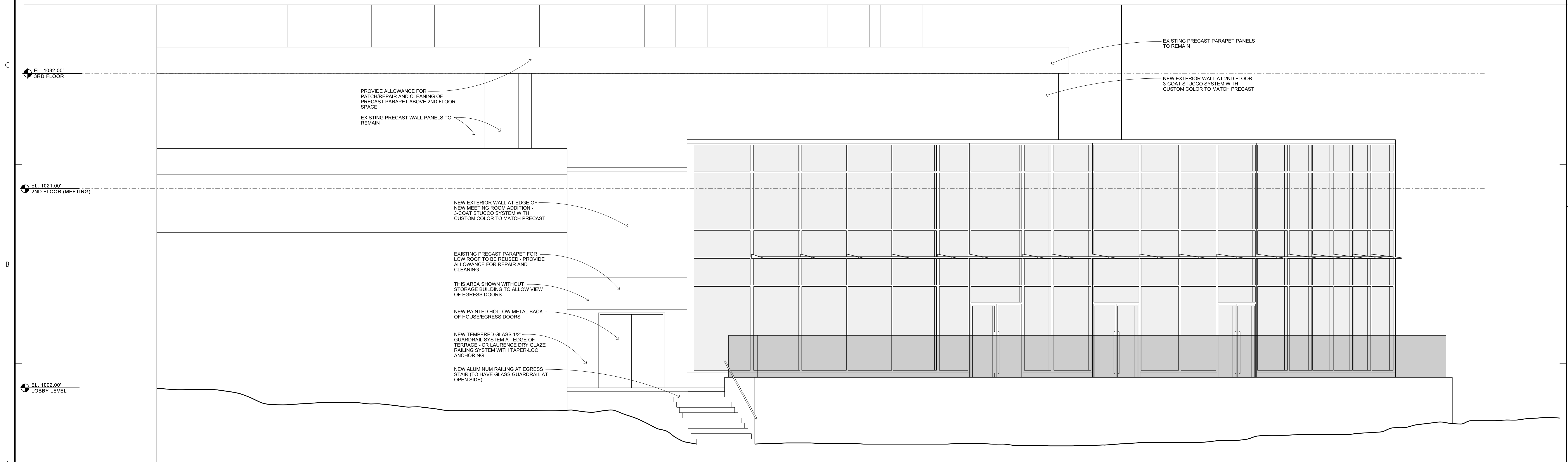
A6.02
SHEET

1607.00
PROJECT NUMBER

NOT RELEASED FOR CONSTRUCTION DATE



A ENLARGED SOUTH ELEVATION
A6.02 1/4" = 1'-0"



B ENLARGED WEST ELEVATION
A6.02 1/4" = 1'-0"



Bank of America





Bank of America
←





RITZ-CARLTON







The Ritz-Carlton Buckhead Meeting Room Expansion Project Scope of Work Description & Narrative

The following narrative provides a description of the proposed building expansion and renovation at The Ritz-Carlton Buckhead Hotel in Atlanta, GA. The proposed work is limited to the Lobby and 2nd floor of the building on the East side, facing Peachtree Street. The scope includes the addition of approximately 1,210 GSF conditioned area to the existing building structure along with an additional 2,155 GSF of new outdoor function terrace, sidewalk and landscaped areas. The new meeting room will function primarily as a social banquet room with direct access to the new exterior function terrace. The new social room features an expansive glass curtain wall façade facing Peachtree Road. Additional work associated with the expansion includes all new finishes within the interior, new mechanical equipment to service the space, new operable partitions to sub-divide the function area, feature interior lighting and other function amenities.

In addition to this expansion, the project also includes the interior renovation of the existing restaurant, lobby bar, function restrooms and meeting/banquet room on the 2nd floor. The total conditioned area in scope is approximately 12,438 GSF. This includes both the new building addition and existing space to remain and be renovated. The restaurant will be a new food concept with all new fixtures, furnishings, lighting and finishes. The location of the bar within the current lobby lounge will be relocated along with all new furnishings, lighting and finishes. The restrooms will be fully renovated and expanded to adequately serve the new function spaces.



APPLICATION FOR A SPECIAL ADMINISTRATIVE PERMIT (SAP)

For SPI, Beltline, LW, MR, MRC & NC Zoning Districts

City of Atlanta, Office of Planning (404-330-6145)

File No.: _____

APPLICANT (name) _____

COMPANY _____

ADDRESS _____

PHONE NO. _____ EMAIL _____

PROPERTY LANDOWNER _____

ADDRESS _____

PHONE NO. _____ EMAIL _____

ADDRESS OF PROPERTY _____

Land District _____ Land Lot _____ Council District _____ NPU _____

Is property within the BeltLine Overlay District? Yes No Zoning Classification _____



INSTRUCTIONS (approved SAP plans shall be included in Building Permit Application submittal to the Office of Buildings):

- **Demolition Permits:** Applications for demolition permits shall not be approved until the SAP is approved.
- **Signage:** SAP approval for free-standing/monument and/or projecting structures only. Signage approval issued by Office of Buildings.
- **Submittal Package Requirements (See detailed checklist):**
 - 1) **Project Summary:** Provide cover letter describing new construction, alterations, repairs or other changes to the exterior of existing structures and/or the site. Requests for administrative variations must be accompanied by a written justification for each.
 - 2) **Property Survey:** Submit two (2) copies. Lot consolidation, replatting or subdivision may be required prior to approval of SAP.
 - 3) **Site Plan (released for construction and sealed) and Building Elevations:**
 - a. **Initial Plan Submission:** **Two (2)** copies for initial review (**four (4)** copies that require DRI & NPU review). Also, copies of applicable Rezoning Legislation, Special Use Permit, Variance or Special Exception letters from Board of Zoning Adjustment.
 - b. **Final Plan Submission (after staff review) incorporating staff comments:** **11** copies of site plan and **5** copies of elevations.
 - c. **Other information:** Additional plans or documents may be required at the discretion of the Office of Planning.
 - 4) **Property Owner Authorization:** Submit required notarized owner consent per attached form.
 - 5) **Notice to Applicant:** Submit attached form with signature and date.
- **Additional Submittal Requirements (as applicable):**
 - **Photographs (buildings/site):** Show existing conditions for alterations to exterior building facades and/or site modifications.
 - **Shared Off-site Parking:** Requests for approval of off-site parking submit materials on Shared Off-site Parking checklist.
 - **BeltLine, NC-2, NC-6, NC-10, NC-11, NC-12, & NC-14 Districts:** Pre-application conference with Planning Staff is required **prior** to SAP submittal. **INCLUDE EXTRA COPY OF SUBMITTAL PACKAGE** for the required 21-day NPU review period as detailed below. Submit one application and three sets of drawings, staff will make copies of the stamped received application for you.
 - Mail a copy of the **submitted** SAP application & drawings **stamped received by the Office of Planning** to the NPU.
 - Submit a copy of U.S. Postal Service Certificate of Mailing and notarized Affidavit of NPU Notification as soon as possible to complete the application submission and begin the plan review period.
 - **Development Review Committee (DRC):** Projects within SPIs 1, 9, 12, 15, 16, 17 districts may require review by DRC.
 - **Development of Regional Impact (DRI) Study:** Developments either; over 300,000 sf; or greater than 400 residential units; or a mixed-use development with more than 222 residential units require a DRI approval by GRТА and ARC.
 - **Initial submission:** DRI Form 1 with the SAP application. Planning staff will then submit information to GRТА and ARC.
 - **Final submission:** Copy of the DRI Notice of Decision letter shall be printed on the final site plan submission.
- **Watershed Management (DWM) Requirements (Section 74-504(a)):** consultation meeting with DWM is **REQUIRED** to determine applicable stormwater improvements. Call 404-330-6249 or visit www.atlantawatershed.org/greeninfrastructure
- **Fees (non-refundable):** Payable to the "City of Atlanta" in the form of cash, credit card, personal or cashier check, or money order.
 - Exterior demo, outdoor dining new/expansion, or non-expansion: \$250.
 - Developments < 50,000 sqft of floor area: \$500.
 - Developments 50,000 to 250,000 sqft of floor area: \$1,000.
 - Developments ≥ 250,000 sqft of floor area: \$1,500.

I HEREBY AUTHORIZE CITY STAFF TO INSPECT PREMISES OF ABOVE DESCRIBED PROPERTY. I HEREBY DEPOSE THAT ALL STATEMENTS HEREIN ATTACHED & SUBMITTED ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Date _____ Signature of Applicant _____

The City Code provides that Planning Director shall review each request for an SAP within 30 days of a filing of a **completed*** application. (Atlanta Code Chapter 16, Section 16-25). * **Note: NPU/DRC notification and review, as applicable, are required to complete the SAP application.**

(FOR OFFICE OF PLANNING OFFICE USE ONLY)

The above request for a Special Administrative Permit (SAP) was **approved** or **denied** on _____
See attached **Special Administrative Permit Approval Form(s)** for detailed approval information.

Signed for Director, Office of Planning

Staff Reviewer - Print Name



The following checklist is designed to assist those in preparing required materials for SPI, Beltline Overlay, NC, LW, MRC, and MR districts. **Items omitted will delay applicant's review process.** The following items are required as part of a complete application for a Special Administrative Permit. **NPU Notification and DRC review, as applicable, are required as a part of a completed SAP application.** Please note: * **FINAL APPROVED SAP PLANS ARE REQUIRED WITH THE PERMIT APPLICATION SUBMITTAL TO THE OFFICE OF BUILDINGS.**

- ___ 1. **SAP Application Form and Property Landowner Authorization Form:** completed with notarized signatures.
 - ___ 2. **Notice to Applicant Form:** with signature and date.
 - ___ 3. **Project Summary:** Provide cover letter clearly describing all new construction, alterations, repairs or other changes to the exterior appearance of existing structures or site. **Any administrative variations ARE REQUIRED to be accompanied by a written justification for each variation requested.**
 - ___ 4. **Property Survey:** Two (2) copies of survey (for new single-family and duplex construction, show existing footprints of principal structures on adjoining lots fronting the same street).
 - ___ 5. **Site Plan** (drawn to scale, released and sealed for construction) of proposed improvements showing items listed below*. **Initial Submission:** two copies (three if DRI approval required) for staff review. **Final Submission** (after staff review): 11 copies.
 - a) Date, north arrow, and graphic scale.
 - b) Adjacent streets, with street names, property lines and dimensions, and easements.
 - c) **Existing conditions to remain:** identify all overhead utility poles, transformers, above ground stormwater detention areas and inlets.
 - d) **Proposed new installations:** Identify the number, type and location of new street lights, transformers, AC units and other similar mechanical/accessory equipment at or above grade. Identify such items in the public right-of-way which final approval by Department of Public Works or GDOT is required.
 - e) Specify location and widths for all Sidewalks (street furniture and clear zones) and Supplemental Zones.
 - f) Ground floor layout plan with building and tenant entrances also shown
 - g) Street-front ground floor façade fenestration – vertical/horizontal window dimensions and % of façade length
 - h) Outdoor dining – seating plan, dimensions, and % of business establishment floor area
 - i) Height of structures (including fences/walls)
 - j) Parking, driveway and curb cut layout and dimensions (auto, truck loading, & bicycle/moped)
 - k) Location of parking deck light fixtures. Also indicate amount of foot-candles, and type of light fixture
 - l) **Landscape plan:** Planting locations including street trees (with tree species and calipers indicated), parking lot and other on-site landscaped areas (with the dimensions and percentage of lot calculated).
 - m) **Site Plan Specifications Table*** (show specifications in table form on site plan):
 - Zoning Classification, Net Lot Area & Gross Land Area, Floor Area Ratio (FAR), square footage of structures & individual uses
 - Number of minimum and maximum required parking spaces (auto & bicycle/moped), & loading spaces**
 - For commercial** uses:
 - Maximum building coverage
 - Public space area (PSR)
 - For residential** uses:
 - Number of total dwelling units and bedroom count per unit.
 - Total open space (TOSR) as applicable
 - Total useable space (UOSR) – amount specified for balconies, rooftop terraces, plazas/parks, etc.
- * As applicable per scope of work on project
 ** Show required and proposed (where applicable measure in square footage)
- ___ 6. **Roofplan** when counted towards open space requirements.
 - ___ 7. **Elevation drawings of all building facades** (5 copies)
 - ___ 8. **Section drawing(s)** as needed showing required sidewalks, supplemental zones (with retaining walls), and building façade & finished floor-level dimensioned within 5 feet above the adjacent sidewalk-level.
 - ___ 9. **DRI conditions of approval, rezoning legislation, variance or special exception letters** printed on site plan.
 - ___ 10. **Beltline Overlay District, NC-2, NC-6, NC-10, NC-11, and NC-12** properties:
 - Notarized **Affidavit of NPU Notification**, and Copy of **U.S. Postal Service Certificate of Mailing**.
 - ___ 11. **Zoning Conditions/Approvals:** provide copies of applicable Rezoning legislation, Special Use Permit, Variance or Special Exception letters from Board of Zoning Adjustment.
 - ___ 12. **Other information** necessary for the SAP as requested by staff.
 - ___ 13. **Watershed Management (DWM) Requirements (Section 74-504(a)):** consultation meeting with DWM is **REQUIRED** for any site disturbance activities to determine applicable stormwater improvements. Call 404-330-6249 or visit www.atlantawatershed.org/greeninfrastructure.



City of Atlanta Office of Planning
DEVELOPMENT / DESIGN REVIEW COMMITTEES (DRC)
In BeltLine Overlay and Special Public Interest (SPI) Districts

Development / Design Review Committees (DRC) have been established as an advisory group for the purpose of providing to the Director of the Office of Planning formal comments on Special Administrative Permit (SAP) applications within the BeltLine Overlay and particular SPI zoning districts. Applicants are required to make a presentation of their project to the applicable DRC committee. DRC review is required as part of a completed SAP application.

Each DRC shall consist of committee members representing the corresponding district stakeholders including: property owner(s), business owner(s) or resident(s), and applicable neighborhood organization(s), among others.

The DRC convenes monthly (or as needed) to comment on SAP applications within a particular district. Each DRC shall provide recommendations to the Office of Planning Staff and the applicant within 7 business days, unless the applicant is requested to return to the applicable DRC and/or present to respective neighborhood organization(s), or NPU.

DRC Committees (established by City Council Resolution)

- SPI-1 Downtown (2007)
- SPI-9 Buckhead Village (2010)
- SPI-12 Buckhead/Lenox Stations (2012)
- SPI-15 Lindbergh (2001)
- SPI-16 Midtown (2001)
- SPI-17 Piedmont Avenue (2001)
- BeltLine Overlay (2015)

Meeting Dates and Locations

Downtown SPI-1

Meetings held the 4th Thursday morning monthly
Central Atlanta Progress, 84 Walton Street NW, Suite 500
Contact Audrey Leous: ALeous@atlantadowntown.com
(404) 658-5911

Midtown SPI-16 & Piedmont Avenue SPI-17

Meetings held the 2nd Tuesday evening monthly
Midtown Alliance, 999 Peachtree Street NE, Suite 730
Contact Ginny Kennedy: Ginny@midtownalliance.org
(404) 892-4782

Buckhead Village SPI-9 & Buckhead/Lenox SPI-12

Meeting held 1st Wednesday afternoon monthly
BATMA, 3340 Peachtree Road NE
Tower Place Bld. 100, Suite 1515
Contact Denise Starling: Denise@batma.org
(404) 842-2680

BeltLine Overlay

Meeting held the 3rd Wednesday evening monthly
Atlanta BeltLine Inc.
100 Peachtree Street NW, Suite 2300
Contact Lynnette Reid: LReid@atlbeltline.org
(404) 477-3551

Lindbergh SPI-15: Meetings coordinated by City of Atlanta Planning Staff: (404) 330-6145.

Application Submittal and Review Process

- 1) Pre-application meeting with Office of Planning staff.
- 2) Notify the applicable DRC contact (as listed above) to arrange placement on the next scheduled DRC meeting agenda.

DRC Submittal Requirements

- 1) Written summary of proposed scope of work (include applicable project information such as total square footage, # and breakout of residential units, and square footage of each commercial use, building height, parking and loading provided, etc.).
- 2) Identification of all administrative variations requested and written justification for each requested.
- 3) PDF Digital drawings (to-scale) of site plans and building elevations as applicable to the scope of work.
- 4) Photographs of the existing property.
- 5) Contact DRC representative to e-mail project information (prior to meeting) and confirm DRC meeting date and time.
- 6) At the DRC meeting:
 - a. Provide hardcopies of cover letter and drawings (in 11"x17" size) for distribution to each committee member.
 - b. Provide drawings on boards for project presentation to committee members or digital powerpoint presentation (coordinate with DRC representative on the latter).

Committee Review Responsibilities

- 1) Make recommendations on project concerning zoning requirements and administrative variations requested.
- 2) Make other design recommendations for consideration concerning an application. Note: these other recommendations are not code requirements.



SPECIAL ADMINISTRATIVE PERMIT (SAP)

Affidavit of NPU Notification for Beltline, NC-2, NC-10, NC-11, NC-12 and NC-14 Districts

File # _____

This Affidavit form and a copy of the **United States Postal Service Certificate of Mailing** are required by owner and applicant of the property subject to the Special Administrative Permit application. Submit within FIVE (5) days of application submittal.

Neighborhood Planning Unit (NPU) has TWENTY ONE (21) days from the date of the associated certificate of mailing to provide one (1) set of written comments to the Office of Planning prior to any SAP approval.

LOCATION OF SUBJECT PROPERTY:

Street Address(es): _____

Zoning Classifications PD-OC (SPI-12 SA1) Land District ____ Land Lot ____ Council District ____ NPU ____

APPLICANT:

Name: _____

Company: _____

Address: _____

Telephone: _____ Email: _____

As the APPLICANT, I, _____ swear and affirm that I have notified the NPU(s) to which this Special Administrative Permit (SAP) affects, and am aware of the applicable requirements of the City of Atlanta Zoning Ordinance Sections 16-36.004, 16-32J.002(1), 16-32K.002(1), and 16-32L.002(1).

NPU Contact Information

Name of Contact Person(s)

Phone Number(s)

Email Address(es)

Adjacent NPU(s) Contact Information

Zack Gober
Name of Contact Person(s)

404-931-7887
Phone Number(s)

zgober@lavista.com
Email Address(es)

(To be completed by Notary):

Personally Appeared Before Me this _____ day of _____, **20**_____.

Who Swears That the Information Contained In this Authorization Is True and Correct To the Best of His or Her Knowledge and Belief.

Signature of Notary Public

Date

(To be completed by Applicant & Staff):

Signature of Applicant

Printed Name of Applicant

Office of Planning Staff

Signature of Staff only represents that the required notification to the NPU has been completed and does not indicate any position of the Office of Planning on the application.



City of Atlanta Office of Planning
BELTLINE SPECIAL ADMINISTRATIVE PERMIT (SAP)
[NPU Notification Form](#)

BL- _____

NPU Chairperson or Designee:

Enclosed is a copy of a Special Administrative Permit (SAP) application for a property located within the BeltLine Overlay Zoning District. As part of the SAP application, applicants are required to submit site plans and building elevations, as applicable to the scope of work, to the Office of Planning for approval prior to obtaining a building permit. Per **Section 16-36.004** of the Beltline district regulations SAP approval is required for:

“All exterior demolition, new construction (including additions to existing buildings), expansions of outdoor dining or any construction which results in increased lot coverage, modification of the building footprint, or modification of building facades that alters the configuration of openings. “

In addition to the SAP submittal as specified above, per **Section 16-36.004** the applicant is also required to send a full copy of the SAP application to the respective NPU chair or their designee, evidenced with a certificate of mailing, so that the NPU has an opportunity to review and provide written comments to the Office of Planning regarding an application prior to any SAP approval. Please note, where underlying regulations require Variance, Special Exception or Special Use Permit action, the SAP shall not be issued until the necessary approval has been obtained.

The time period for NPU comment is 21 days from the date of the postage receipt. If the NPU has no comments, or feels they are unnecessary, the Office of Planning should receive such written notification as soon as possible within the 21-day period. Comments received after the designated review period cannot be considered in the Office’s project review or approval.

The BeltLine Zoning Overlay District primarily has design requirements that prescribe parameters for site layout and building elevations. The district regulations do not address issues related to land use or density (building square footage or number of units) as these are addressed by the underlying zoning district regulations. Therefore, NPU review should primarily focus on the following items as addressed in the Beltline Zoning District including:

- Building placement
- Building setbacks adjacent to streets (pertaining to minimum sidewalks and supplemental zones widths), and transitional yards
- Provision of sidewalks and street trees
- Provision of parking, loading and bicycle spaces
- Location of parking and driveways
- Parking lot landscaping
- Parking deck façade elevations
- Building façade elevations related to entrances and windows
- and other BeltLine regulations

For questions, ask for a BeltLine staff member at 404/330-6145.

Please send your written comments and or questions referencing the SAP case number and address to:

BeltlineBOP@atlantaga.gov

Applicant shall submit this form letter as the cover page to the package mailed to NPU chair or designee.



City of Atlanta Office of Planning
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
NOTARIZED AUTHORIZATION BY PROPERTY OWNER

_____-_____-_____
(Required only if applicant is not the owner of the property subject to the application)

TYPE OF APPLICATION: **Special Administrative Permit**

I, _____ SWEAR THAT I AM THE OWNER
owner(s) name

OF THE PROPERTY LOCATED AT: _____

AS SHOWN IN THE RECORDS OF _____ COUNTY, GEORGIA
WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE
PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS
APPLICATION.

NAME OF APPLICANT:

ADDRESS: _____

TELEPHONE: _____

Signature of Property Owner

Print Name of Property Owner

Personally Appeared
Before Me

Who Swears That The
Information Contained
In this Authorization
Is True and Correct
To The Best of His or Her
Knowledge and Belief.

Signature of Notary Public

Date



SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION

Notice to Applicants

File # _____

The applicant hereby acknowledges notification that in the process of design review in connection with the issuance of a **Special Administrative Permit (SAP)**, the City of Atlanta Office of Planning (OOP) will only review such documents as are deemed necessary for the approval of a project concept in compliance with the district regulations set forth in the City of Atlanta Zoning Code. Such documents may include, without limitation, the elevations of the structures proposed and site plans specifying the arrangement of such structures and other features of the project, but generally will not include a full set of construction drawings. This level of review is for the purpose of determining compliance with those sections of the Zoning Code applying to the district where the project is located or to be located and to allow the applicant the flexibility to receive approval for a project concept without the requirement that a full set of construction drawings, that would otherwise be necessary to obtain a building permit, be prepared, presented and reviewed.

It is the applicant's duty to ensure that all drawings or plans, that may be required for further permitting of the actual construction of the project, will result in a finished project that complies with the elevations, site plan and other plans on which the SAP was granted. The applicant is further notified that neither the Office of Buildings nor any of the other City of Atlanta agencies that review any other part of the overall project plans for compliance to building codes, zoning codes, the tree preservation, the riparian buffers ordinance, land disturbance regulations, drainage and sewer capacity or any other regulations in effect at the time of plan review have the authority to approve any changes to the exterior appearance of structures or site plans in a SAP.

It is the responsibility of the applicant to ensure that any changes required, requested, or allowed by any other City agency or any other agency reviewing the plans during any part of the building permit process will not alter the exterior appearance of any structure or cause the relocation, rearrangement and/or reorientation of any feature of the site plan. Therefore, it is important for the applicant to be aware that even changes which may be in compliance with other codes, including without limitation, an increase to the height of the structure, whether resulting from changes to the foundation plan or the grading plan of the site, alterations to the interior layout of the structure that affect the location or size of exterior doors or windows, or changes to the method of construction for any floor of a structure or the roof of any structure, may affect the exterior appearance in a manner which could cause the finished structure to be out of compliance with the elevations approved by the OOP.

The applicant is further put on notice that the location of any feature specified on the site plan is not to be changed from that location which is specified on the site plan approved by the OOP. This includes, without limitation, any such changes that might affect the setbacks of any structure, the orientation of structures or features on the lot, including, without limitation, accessory buildings, the location and size of driveways, walkways, fences, parking pads, parking spaces, loading zones and service areas. It shall be the responsibility of the applicant to ensure that any changes required by any agency reviewing plans for the project remain consistent with the site plan and elevations approved by the OOP. It shall be the responsibility of the applicant, not the OOP, to monitor any plan changes during the permitting of the project to be sure that such changes do not affect the elevations and site plan approved by the OOP at the time of issuance of the SAP.

It is also the responsibility of the applicant to ensure that any changes made on site during the construction of the project, regardless of whether such changes are approved by a City building inspector, or representative of another City agency as being in compliance with the building codes or other applicable codes, do not result in a change to the exterior appearance of a structure or in a change to the site plan. The City of Atlanta Zoning Ordinance provides a process under which changes to the elevations and site plan in a SAP may be approved, however such approval is not guaranteed and the applicant is hereby notified that such changes are based on the application of the district regulations and not on the fact that a hardship, financial or otherwise may result if such permission is not given. The duty to adequately monitor the construction of the project to ensure compliance to the approved SAP and or any other City permit shall at all times be on the applicant, who assumes all risk of loss, financial or otherwise, from enforcement actions that result from the failure to comply with the SAP or any other City permit.

The applicant acknowledges that relief from any stop work order or other enforcement action, whether resulting from action taken by the OOP staff, the Office of Buildings staff or by the staff of any other City agency, must be appealed within the time and in the manner provided by the City Code. The applicant further acknowledges that the decision to apply to the OOP for permission to alter the approved plans is not an appeal of a stop work order or other enforcement action. The applicant acknowledges that it is solely within their own discretion to choose a process to resolve any dispute arising from the interpretation of any ordinance, the issuance of a stop work order or any other enforcement action and that the resolution of any such matter shall be made in compliance with the City Code and other applicable laws. The applicant further acknowledges that no written or oral representation of any City officer, employee, agent or elected official can waive or modify the City Code.

Applicant Printed Name

Applicant Signature

Date



Submission Requirements for Shared Off-site Parking Arrangements

The Director of the Office of Planning or their designee may approve a shared off-site parking arrangement (on private property), as permitted by the corresponding zoning district, subject to the applicant providing all of the following documentation. Please check below each item submitted. **Items omitted can and will delay applicant's review process.**

- ___ 1. Written summary describing the shared parking arrangement which shall identify:
 - a) Subject property: the principal property address and the lessee's name and contact information
 - b) Off-site parking: the off-site property address and the lessor's (property owner) name and contact information

- ___ 2. Written notarized consent of the property owners agreeing to the shared parking arrangement.

- ___ 3. Property owner verification: affidavits, deeds or other documents that verify current property ownership information of the property providing the off-site parking.

- ___ 4. Copies of valid notarized parking leases which shall include:
 - a) The term of the lease and expiration date. Note: lapse of a required lease agreement may result in revocation of building permits/business licenses. Renewed leases shall be filed with the Office of Planning.
 - b) A list of all executed lease agreements for the off-site parking location which are current at the time that the application is filed with the Office of Planning. For each agreement identify the tenant, the time frame, the number of parking spaces to be used, and the hours of operation during which the spaces are leased. If no agreements exist, submit affidavit from property owner stating to that affect.

- ___ 5. Site plans for all properties to be included in the shared parking arrangement. Said plans shall include the following:
 - a) Drawn to-scale that indicates the location and the layout of the proposed parking spaces in relation to the lessor's property.
 - b) Documentation of all tenants sharing the parking facility, including:
 - i. By type of use (i.e. retail, eating and drinking establishment, office, residential, etc.) and their individual tenant square footages to determine minimum parking requirements for each.
 - ii. Hours of operation of each tenant.
 - c) Illustrative indication of how such shared off-site parking spaces shall be clearly marked and signed reserved during the specified lessor's hours.

Sample site plan with applicable information:

Master Site Plan and Tenant Information

<p>Site Plan of <u>lessor</u> property including property lines.</p>	<p>Site Plan of <u>lessee's</u> property with parking layout and including property lines.</p>	<p><u>Chart with the following information:</u></p> <ul style="list-style-type: none"> Tenants by type of use Tenants square footages Tenants hours of operation <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>Key Plan showing both sites</p> </div> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>Illustrative proposed signage or markings for spaces</p> </div> </div>
---	---	--

Please note the following requirements are also generally applicable:

- Compliance with the criteria of Section 16-25.002(3).
- Compliance with the parking lot landscape requirements of the applicable zoning district and Chapter 158-30.
- On-street parking in the public right-of-way is typically not counted towards a parking arrangement.

Applicant Printed Name

Applicant Signature

Date



City of Atlanta Office of Planning
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Development Controls Specifications

File # _____

These forms are intended to assist applicants in preparing the required submission materials for a Special Administrative Permit approval. In addition to these forms to be completed by the applicant, all applicable specifications should be shown on the **site plan in chart form**. Items omitted will delay the plan review process. Refer to City of Atlanta Zoning Code (Chapters 8, 19, and 28) for clarification.

Definitions and Methods of Calculation

- Net Lot Area (NLA) = length of property line X width of property line
- GLA for corner lots = (NLA) + [(street "A" right-of-way width ÷2) X (street "A" length of property line)] + [(street "B" right-of-way width ÷2) X (street "B" length of property line) + [(street "A" right-of-way width ÷2) X (street "B" right-of-way width ÷2)]
- GLA (with only one front yard adjacent to street) = (NLA) + [(street right-of-way width ÷2) X (length of front property line)]
- GLA may include half of the right-of-way (including streets, parks, lakes and cemeteries) up to 50 feet in width.
- GLA shall not be used for calculating FAR for properties within single-family or two-family-zoned subareas of SPI districts.
- Building Lot Coverage provided = (net lot area minus area of building footprint) ÷ (net lot area)

Lot Size (in square footage)

Gross Land Area (GLA)	
Net Lot Area (NLA)	

Floor Area Ratio (FAR) – as applicable. Check which used for residential: GLA, or NLA

	Residential FAR Ratio	Residential Square Footage	Non-Residential FAR Ratio	Non-Residential Square Footage
Base Allowed				
Base Provided				
Bonus Allowed				
Bonus Provided				

Bonus FAR Program (check bonus utilized if applicable)

Transit Station <input type="checkbox"/>	Ground Floor Retail <input type="checkbox"/>	Open Space and New Streets <input type="checkbox"/>	Community Center Facilities <input type="checkbox"/>	Workforce Housing <input type="checkbox"/>
--	--	---	--	--

Residential Units	Total Provided: _____
Number of Units Provided (without bonus)	
Number of Bonus Units Provided (without workforce housing)	
Number of Bonus Workforce Housing Units Provided (20% required)	
Total Number of Units per Acre	

Building Coverage or Lot Coverage (check applicable as required per zoning district)

	Percentage (%)	Square Footage
Max. Permitted		
Provided		

Fenestration (% of each street-fronting facade calculated separately, per district regulations)

	Residential Façade Percentage (%)		Non-residential Façade Percentage (%)	
	on Local Street	on Arterial/Collector	on Local Street	on Arterial/Collector
Min. Required				
Provided (specify for each street)				



SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION

Development Controls Specifications

File # _____

Residential Open Space Requirements (refer to Chapter 28 for clarification)

Definitions and Methods of Calculation

- **LUI** = Land Use Intensity Ratios Table (per Section 16-08 R-G District Regulations)
- **TOSR** are calculated only for residential developments. TOSR includes the total horizontal area of uncovered open space plus ½ of the total horizontal area of covered open space subject to the limitations in Section 16-28.010 (4). Covered total open space is the open space closed to the sky but having two clear unobstructed open or partially open (50% or more) sides.
 - TOSR required = (LUI table) X (GLA).
 - TOSR provided = (GLA) – (area of building footprint) + (combined area of balconies and rooftop terraces).
- **UOSR** requirements are calculated using the residential FAR (of the corresponding net lot or GLA lot sized used to calculate FAR) for both residential and mixed-use developments. It does not include areas for vehicles. However, newly created on-street parking (outside of existing travel lanes) and new streets may be counted towards the UOSR calculations as specified in the district regulations.
 - UOSR required = (LUI table) X (the corresponding lot size used to calculate FAR).
 - If GLA is used for USOR, than the amount provided shall be = (NLA) – (area of building footprint + surface area of parking lots, and driveways) + (balconies, rooftop terraces, and landscaped areas on sidewalks within the adjacent right-of-way).

TOSR: Total Open Space Requirements for Residential Only Projects
(Not required in SPI-9, SPI-16, SPI-17, SPI-18, SPI-20, SPI-21, MRC, MR, or LW districts, or in mixed-use developments.)

	Ratio	Total Square Footage
Minimum Required		
Provided		

Square Footage breakout of UNCOVERED TOSR amount provided by the following:

GLA minus building square footage	
Open exterior balconies (per Section 16-28 or district regs)	
Roof area improved as recreation space	

Square Footage breakout of COVERED TOSR amount provided by the following:

Areas closed to the sky (roof) but having two sides with a minimum of 50% open	
--	--

UOSR: Usable Open Space Requirements for Residential and or Mixed-use Developments
(These are areas not counted towards Public Space Requirements)

	Ratio	Total Square Footage
Minimum Required		
Provided		

Square Footage Breakdown of UOSR amounts provided by the following:

Balconies	
Rooftop Terraces	
Landscaped Areas and Plazas	
Portions of Sidewalks on Private Property	
Portions of Landscaped Areas in Right-of-way adjacent to Property	



City of Atlanta Office of Planning
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Development Controls Specifications

File # _____

Non-Residential Public Space Requirements (refer to Chapter 28 for clarification)

PSR: Public Space Requirements for Non-residential & Mixed-use Developments		
<i>(These are areas not counted towards UOSR)</i>		
Public Space provided = (square footage area of exterior space) + (square footage area of interior space)		
	Percentage (%)	Total Square Footage
Minimum Required		
Provided		
Square Footage Breakdown of PSR amounts provided by the following:		
EXTERIOR (accessible to general public such as landscaped areas, plazas, terraces, patios, observation decks, fountains, sidewalks, common areas, open recreational spaces, etc.)		
INTERIOR (ground-level area accessible to the general public during normal business hours such as malls, galleries, atria, lobbies, concourses, plaza, walkways, fountains, landscape areas for public recreation, pedestrian seating, or eating and similar public amenities)		

Parking and Loading Requirements (refer to district regulations and Chapter 28 for clarification)

Residential Unit Breakout				
Number of Studios	Number of 1 BR	Number of 2 BR	Number of 3 BR	Number of 4 BR
On-site Parking Spaces	Residential		Non-residential Uses	
Minimum Required				
Provided				
Maximum Allowed				
Bicycle Parking Spaces	Residential		Non-residential Uses	
Minimum Required				
Provided				
On-site Loading Spaces (see applicable zoning district requirements or Section 16-028.015)				
	Residential/Hotel		Non-residential Uses (break out by use)	
Minimum Required (specify for each use)				
Provided (specify for each use)				

REVISIONS	DATE	DESCRIPTION

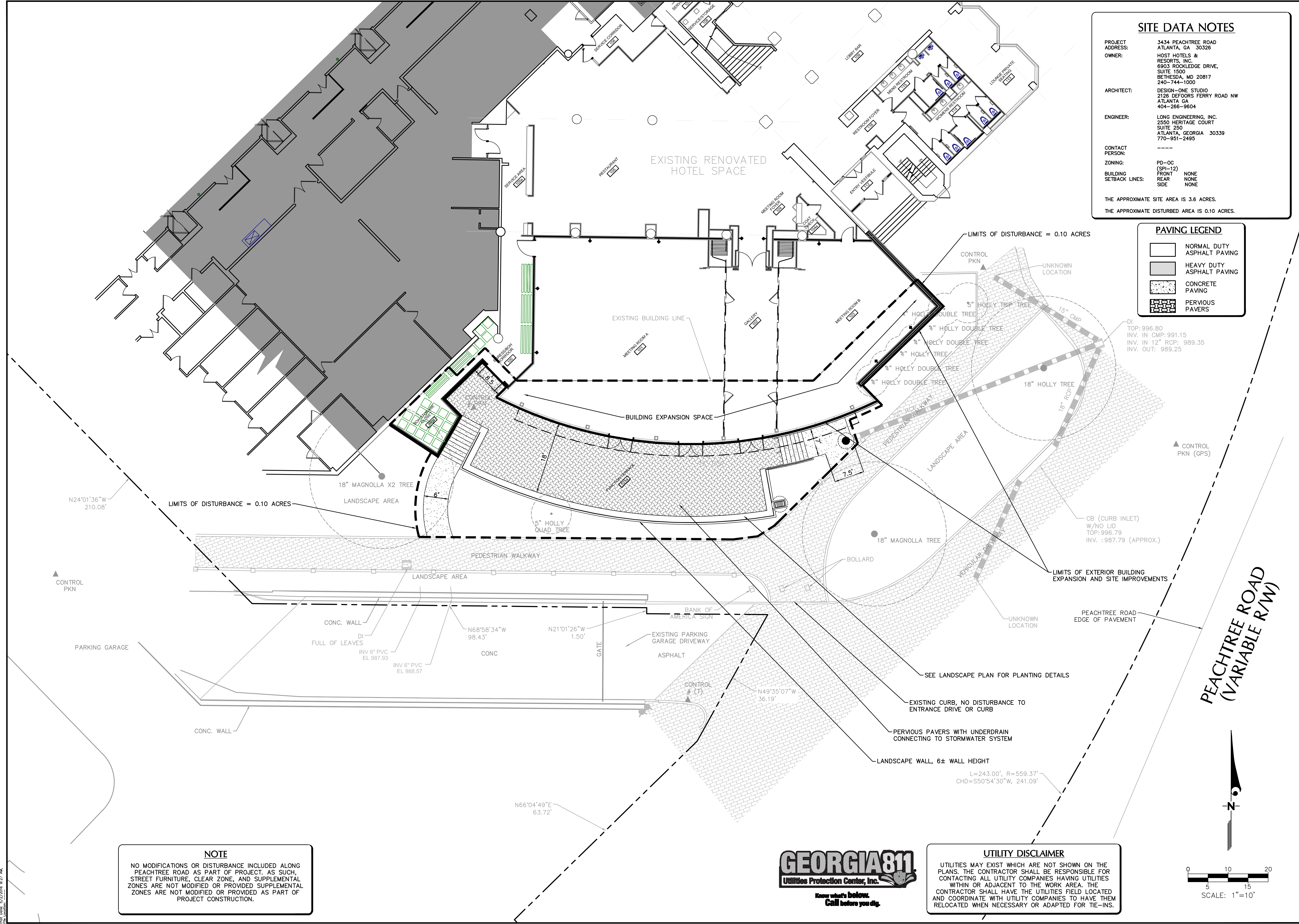
LET #0400-0020C

SITE DATA NOTES

PROJECT ADDRESS: 3434 PEACHTREE ROAD ATLANTA, GA 30328
 OWNER: HOST HOTELS & RESORTS, INC. 6903 ROCKLEDGE DRIVE, SUITE 1500 BETHESDA, MD 20817 240-744-1000
 ARCHITECT: DESIGN-ONE STUDIO 2128 DEFOORS FERRY ROAD NW ATLANTA GA 404-266-9604
 ENGINEER: LONG ENGINEERING, INC. 2550 HERITAGE COURT SUITE 250 ATLANTA, GEORGIA 30339 770-951-2495
 CONTACT PERSON: PD-OC (SPI-12)
 ZONING: FRONT NONE REAR NONE SIDE NONE
 BUILDING SETBACK LINES: NONE NONE NONE
 THE APPROXIMATE SITE AREA IS 3.6 ACRES.
 THE APPROXIMATE DISTURBED AREA IS 0.10 ACRES.

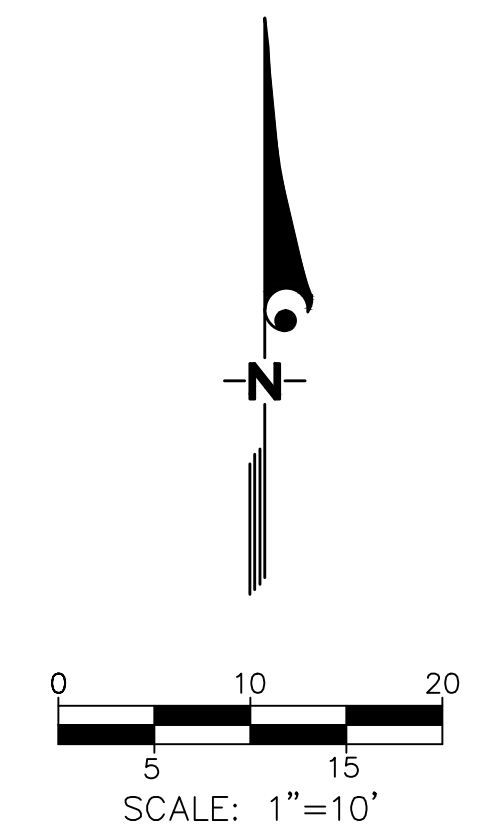
PAVING LEGEND

- NORMAL DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- CONCRETE PAVING
- PERVIOUS PAVERS



NOTE
 NO MODIFICATIONS OR DISTURBANCE INCLUDED ALONG PEACHTREE ROAD AS PART OF PROJECT. AS SUCH, STREET FURNITURE, CLEAR ZONE, AND SUPPLEMENTAL ZONES ARE NOT MODIFIED OR PROVIDED AS PART OF PROJECT CONSTRUCTION.

UTILITY DISCLAIMER
 UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH UTILITY COMPANIES TO HAVE THEM RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.



2550 Heritage Court
 Suite 250
 Atlanta, Georgia 30339
 Tel 770.951.2495
 Fax 770.951.2496
 www.longeng.com



RITZ CARLTON
 BUCKHEAD
 3434 PEACHTREE ROAD
 ATLANTA, RULON COUNTY
 GA
 SAP SITE PLAN

ILL 45, 17 DIST

DATE	4/28/2016
DESIGN QC:	
CADD QC:	
DESIGNED BY:	AP
DRAWN BY:	BH

SHEET
 2

Plot Date: 5/2/2016 8:27 AM