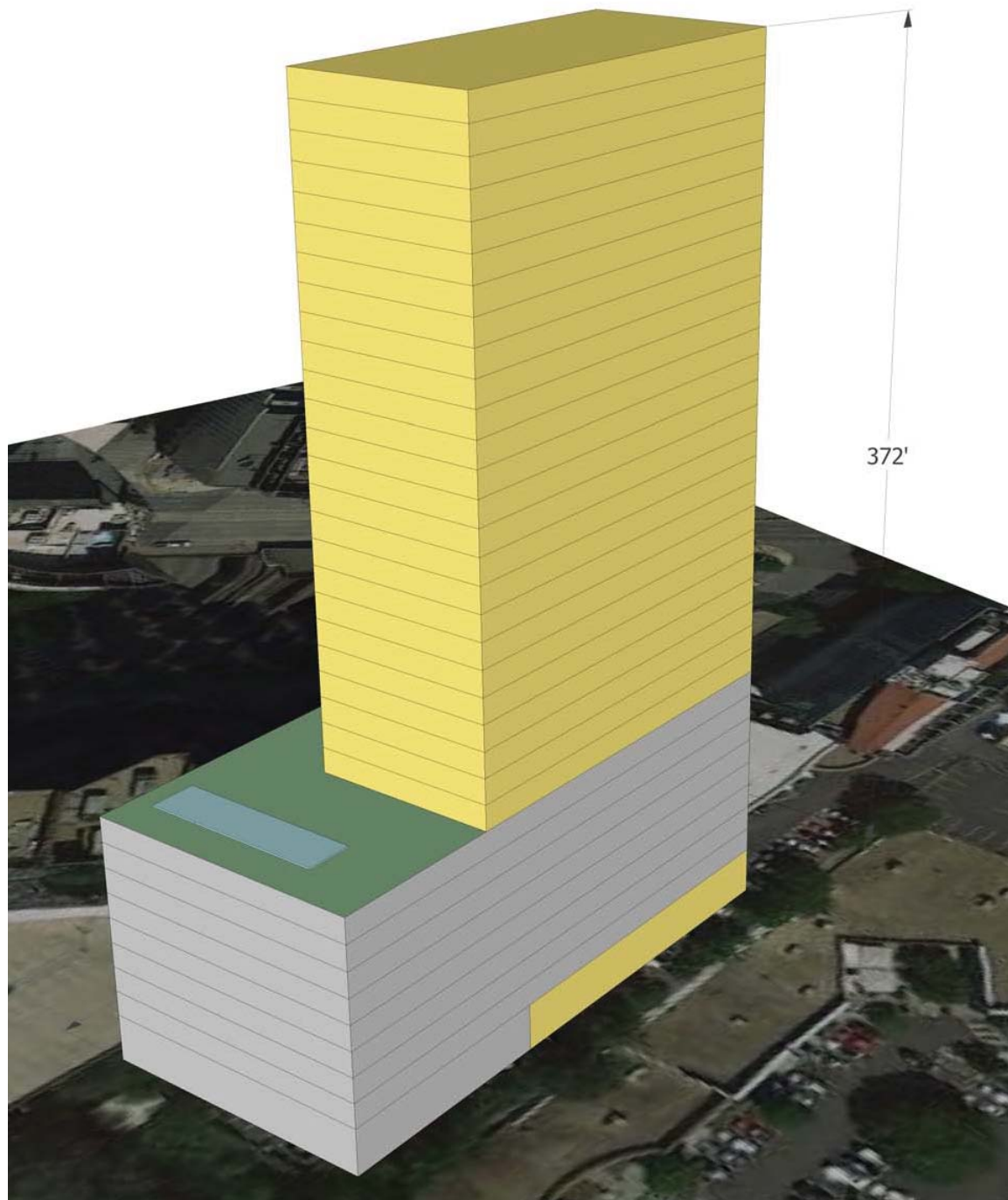


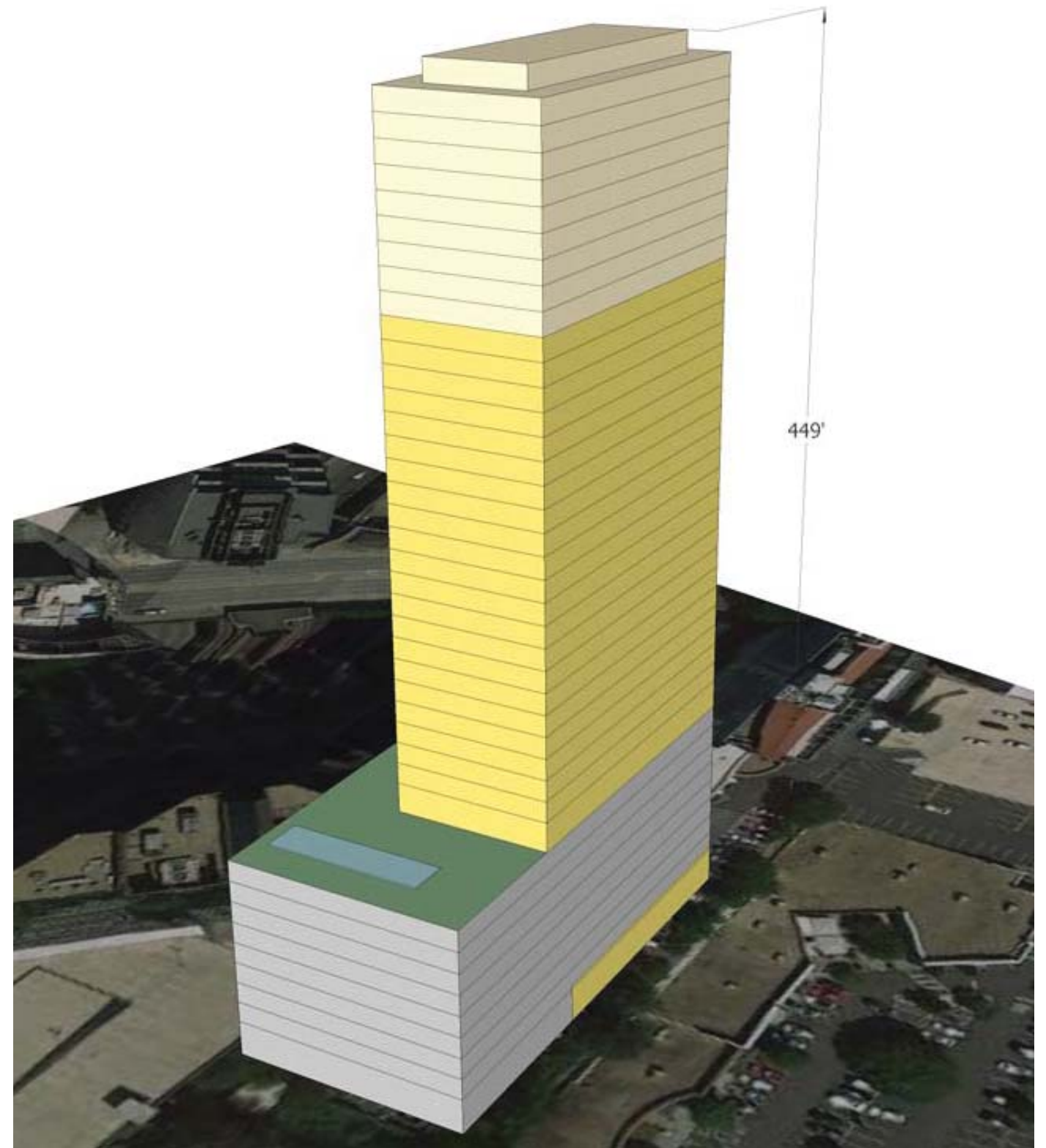
ATLANTA BUCKHEAD

CAPACITY STUDY

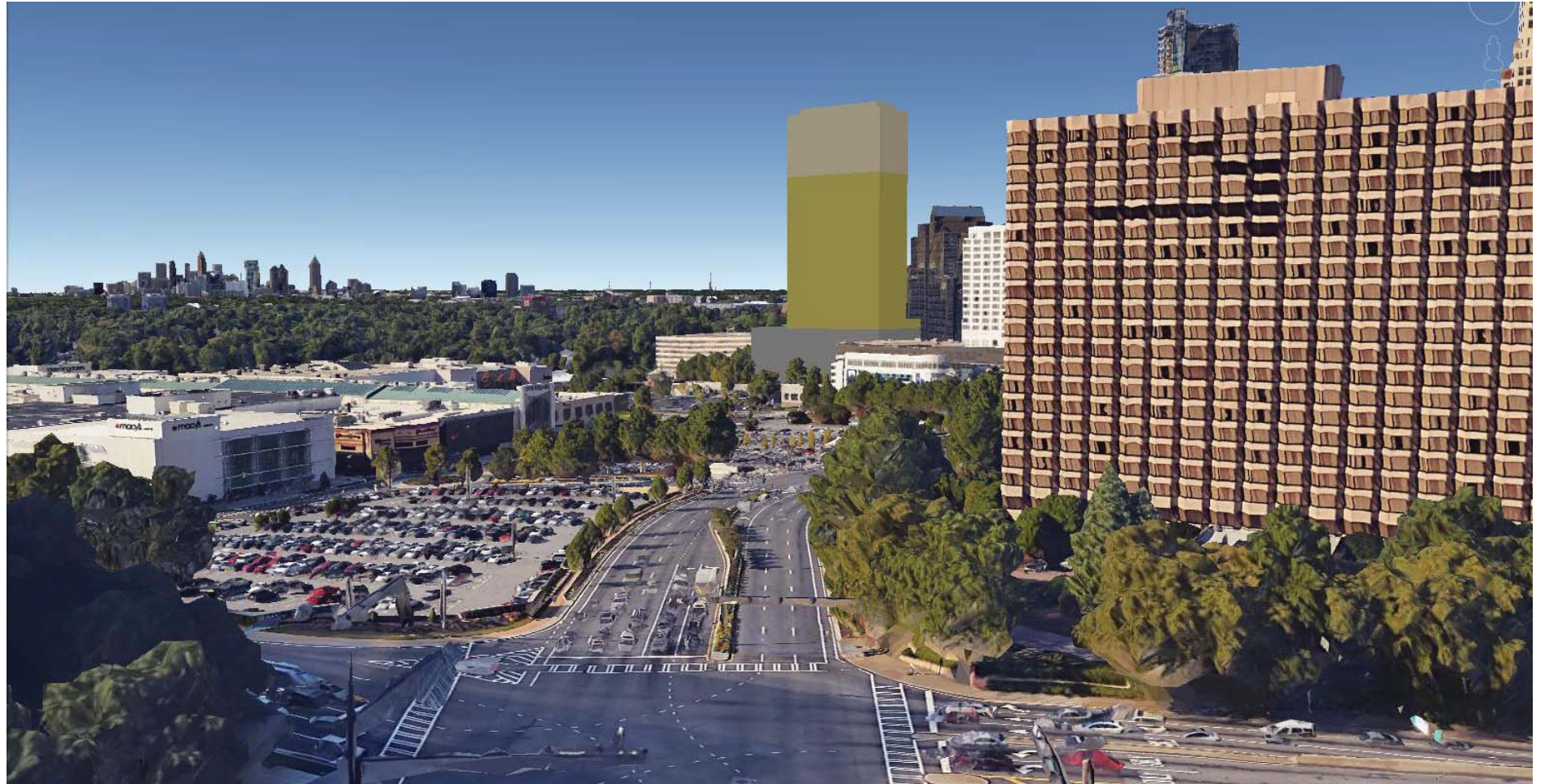
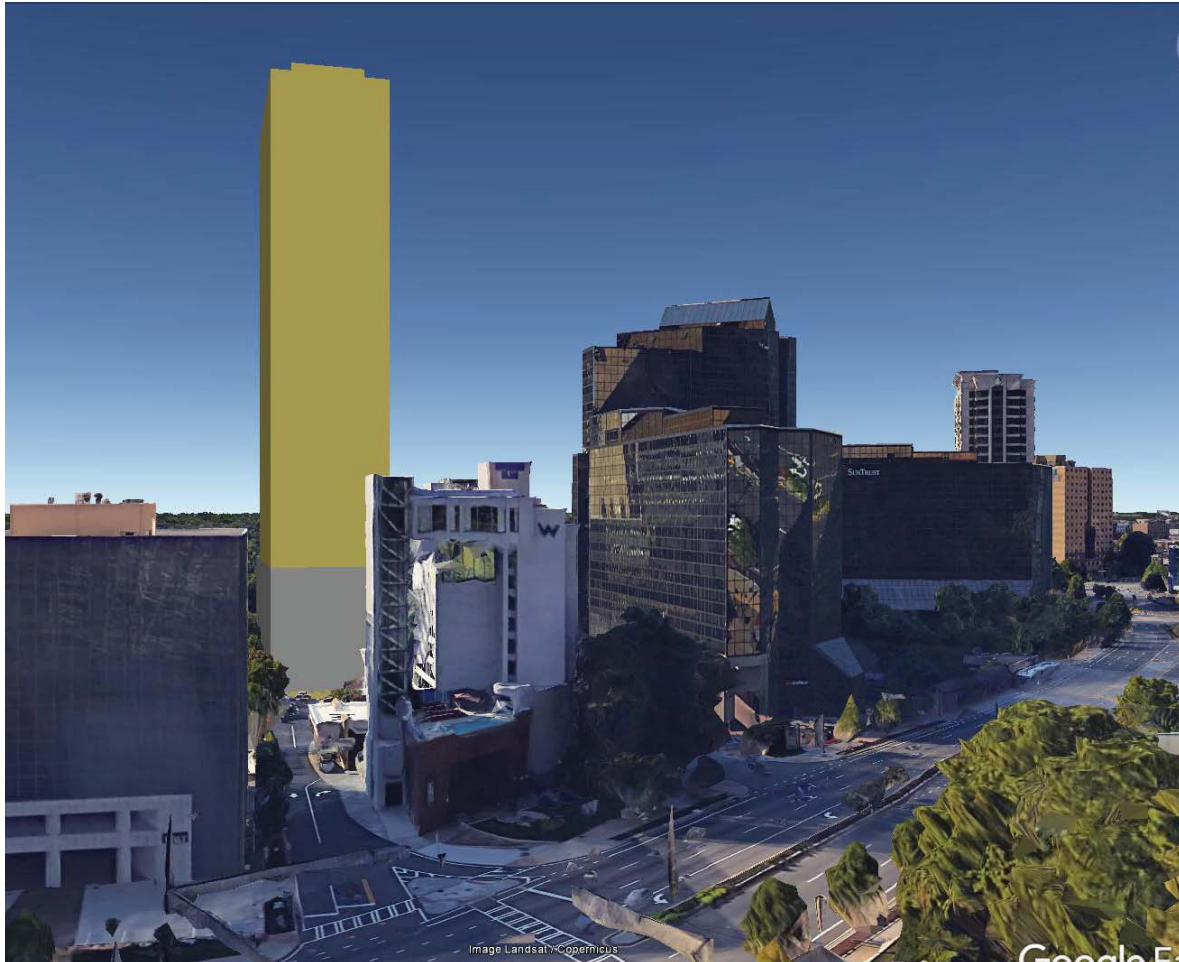
01.25.2017



ALLOWABLE HEIGHT
24 LEVELS = 374'-0"



PROJECTED HEIGHT
32 LEVELS = 449'-0"



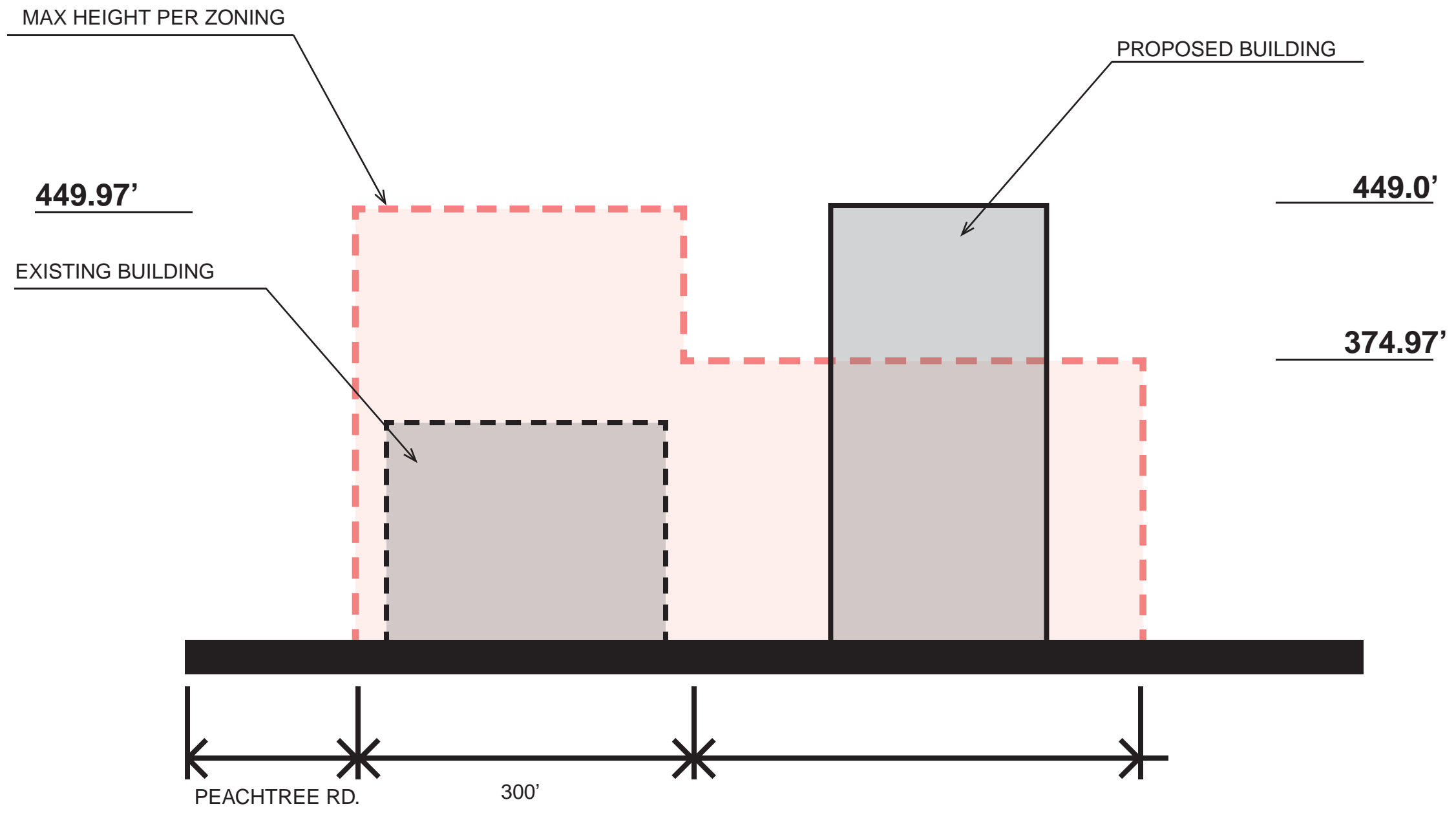


Buckhead, Atlanta

Parcel	Gross (sq. ft.)	Restaurant (sq. ft.)	Retail (sq. ft.)	Residential (sq. ft.)	Residential Eff. %	Residential Net (sq. ft.)	Unit Count	Avg. Unit Size	Parking - 8 Levels		
									400 sf/space	Program	Garage Area
1 Residential Tower @ 32L	441,250	0	0	441,250	85%	374,850	340	1,100	Residential	8L - 244000	610
									Hotel	1B - 40000	100
											710

Provided Parking			
Garage	Levels	Total	
710	G + 8L + 1B = 9 Levels	710	

400 sf/space



INFORMATION

1. PROPERTY IS ZONED UNDER SPI-12 BUCKHEAD/LENOX STATIONS PUBLIC INTEREST DISTRICT - SUB AREA 1
2. MULTIFAMILY DWELLING

Sec. 16-18L.007. - Development controls and building heights.

3. Building heights in Subareas 1 and 2 shall be governed by the following provisions, subject to the transitional height limits set forth in subsection 5.

a. Baseline height. As a matter of right, a building height of **225 feet shall be permitted.**

b. Block area.

i. **An additional building height of up to 225 feet may be permitted as determined by the following calculation formula: $((160,000/\text{block area square footage}) \times 225)$ = additional building height in feet, not to exceed 225 feet.**

ii. Once installed, the removal or alteration of private streets that function as public streets pursuant to an SAP granted under the provisions of section 16-18L.015(4) shall not result in a reduction in height calculations for properties within adjoining blocks, nor shall such prior height calculations be deemed nonconforming under Chapter 24.

iii. The director shall create a block area map illustrating current blocks within the district that meet this district's block area definition. The director shall maintain public records of future block area alterations or recalculations authorized by SAP consistent with SPI-12 requirements, and shall periodically update the block area map to reflect said changes.

c. Peachtree Frontage Area. An additional building height of 75 feet shall be permitted when located within the Peachtree Frontage Area as demarcated on Map Attachment "C".

d. Transit Station Area. **An additional building height of 100 feet shall be permitted when located within the Transit Station Area** as demarcated on Map Attachment "C".

e. Combined height.

i. Maximum total building height shall be the sum of subsections 3(a), 3(b), 3(c) and 3(d) above, provided that said sum shall **not exceed 600 feet**, except as provided below.

ii. Architectural features, with no habitable elements, may exceed the maximum total building height limitations. Such features shall not exceed a maximum height of 60 feet above the height otherwise authorized in subsection 3(e)(i) above.

iii. Incentivized developments may exceed the maximum total building height limitations. Such features shall not exceed a maximum height greater than the sum of subsections 3(a), 3(b), 3(c) and 3(d) above and those heights set forth for incentivized developments in section 16-18L.020

7. Sunlight preservation - **Tower level building footprints (for portions of buildings 125 feet in height or greater) shall not exceed 65 percent** of the sidewalk level building footprint. In no case, however, shall these tower level building footprints be required to be less than 30,000 square feet.

Sec. 16-18L.008. - Open space requirements.

1. Required Open Space

b. The required open space delineated in Table 4 shall be calculated as a percentage of either the gross floor area or the net lot area, whichever is less. For mixed-uses, required open space shall be the sum of each calculation percentage as applied to each use.

2. **Residential Open area Percentage - 20%**

Sec. 16-18L.012. - Dumpsters, loading, loading areas and entrances, mechanical and accessory features, and fences and walls.

1. Required number of Loading Spaces

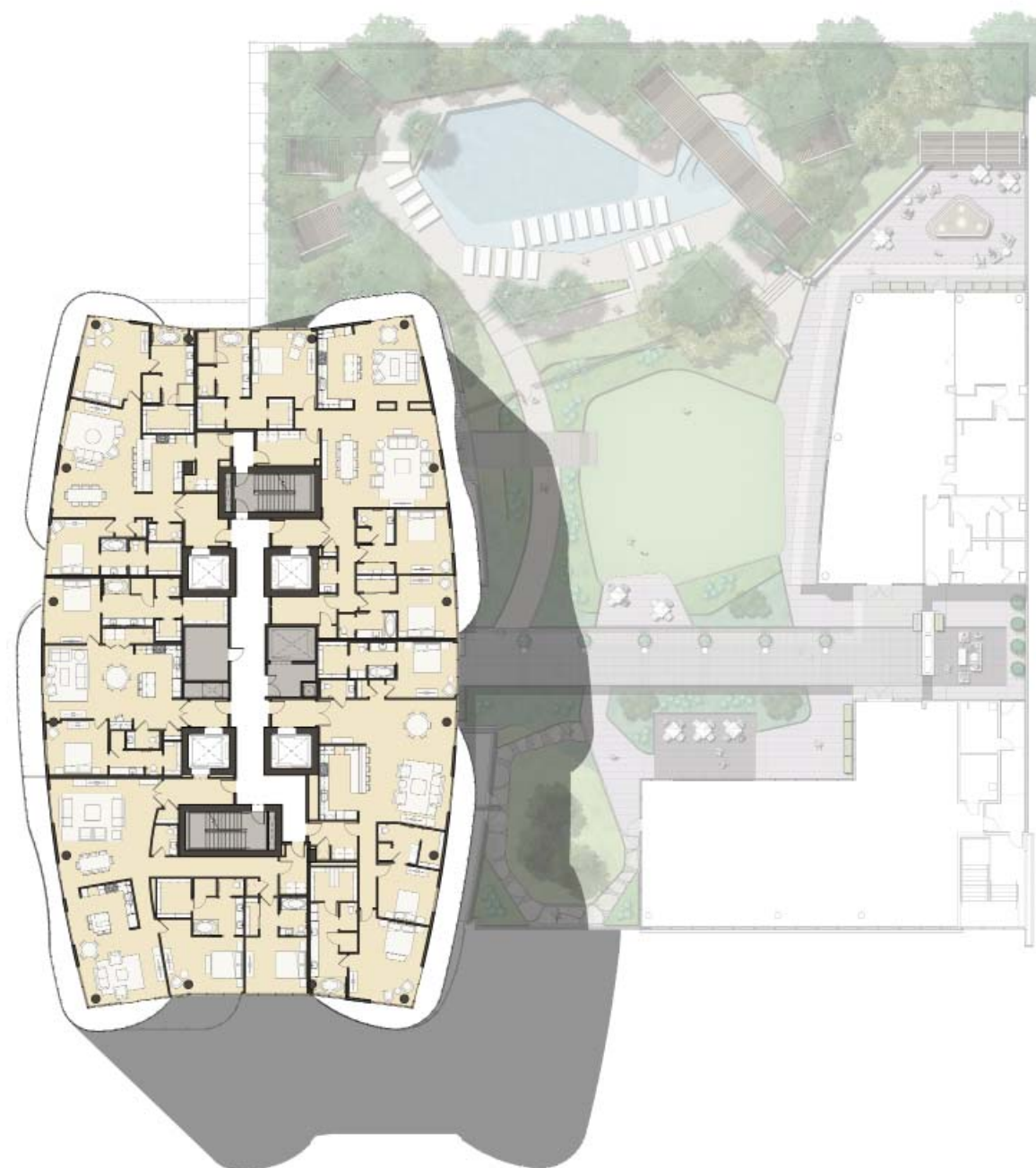
a. **201 units or more - 3 loading spaces (12'x35')**



LOWER LEVELS - 9 UNITS

TOWER FLOOR PLAN ATTRIBUTES

- LARGER UNITS IN UPPER FLOORS
- UPPER FLOOR UNITS HAVE DIRECT ACCESS ELEVATORS
- UNIQUE CORE DESIGN TO ALLOW DIRECT ACCESS ELEVATORS



UPPER LEVELS - 5 UNITS















