

MEMORANDUM

To: Mr. Christian Olteanu

From: Ms. Emmy Montanye, P.E.

Date: January 4, 2019

Subject: 3259 and 3275 Roswell Road SAP (SPI- 9, SU-2)

Project Description: Cartel Properties and DREAM Hotel Group have announced plans to debut DREAM Atlanta-Buckhead in 2021. Designed by Atlanta-based architecture firm Cooper Carry, DREAM Atlanta-Buckhead will have approximately 200 Guestrooms and Suites, 45 Private Residences, a spa and wellness concept, and fine dining and nightlife venues, including a 17,000 square foot rooftop bar and lounge. The dual-tower development will also include 80,000 SF of additional offices and commercial retail space.

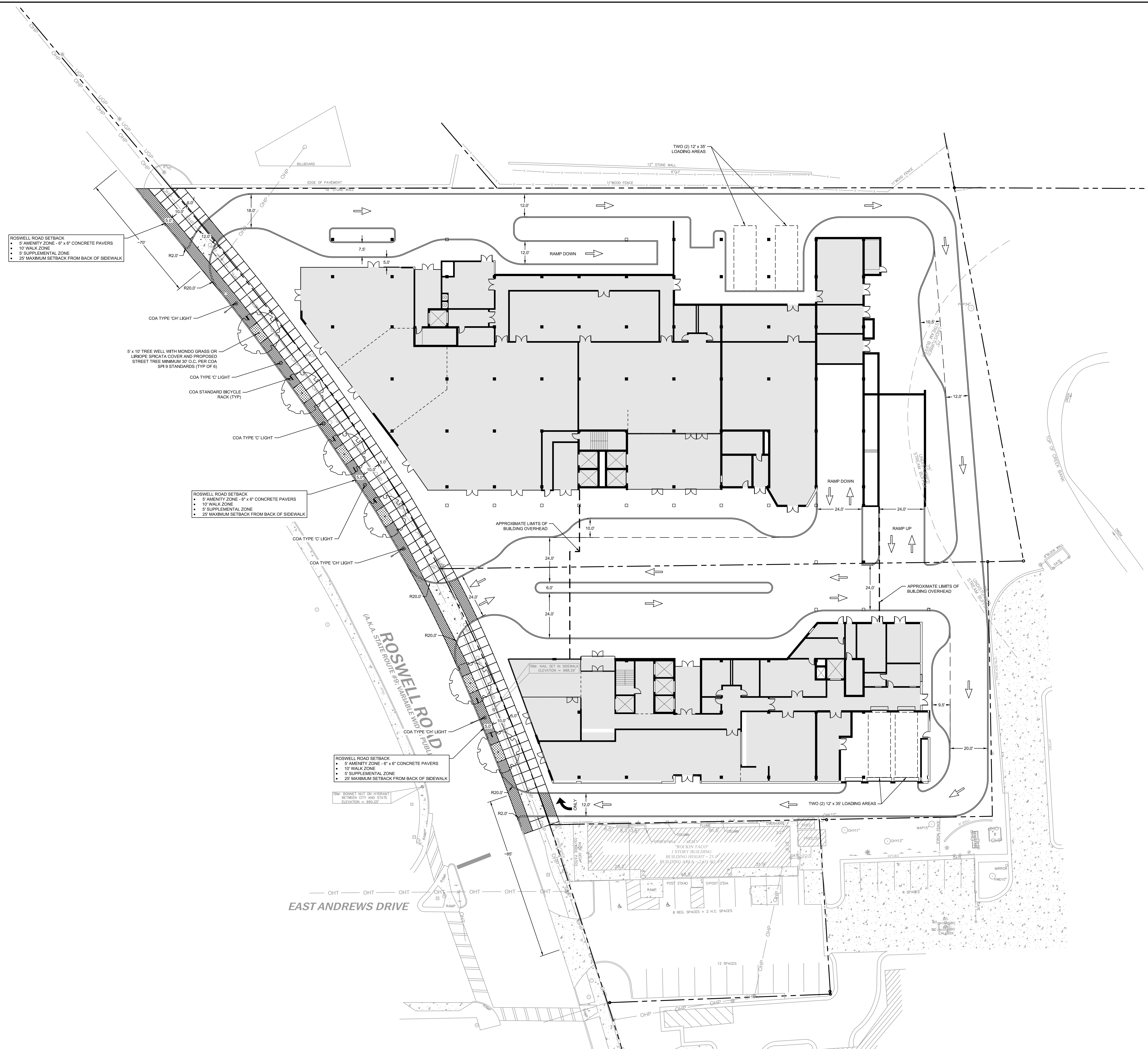
The development on the 2.5-acre site also includes covered drop-off areas for hotel guests and residents and above / below grade parking for ~587 cars for resident and guests' onsite parking. There is a continuous pedestrian walkway fronting the retail shops with three ingress/ egress points along the Roswell Road. A service drive surrounds the site's back of house for truck and small delivery truck traffic. Building Height is limited to 150 ft., and the site FAR Limits are under the allowable as proposed at 4.2 of the 5 FAR for a total of 464,776 GSF. The Transitional Height Planes along the adjoining residential properties have been maintained per the existing condition. The setback requirements for Front, Side and Rear Yards have been met.

Requested Variations:

- 1. Variation from the requirements of Section 16-181.011 Transitional Yards:** Variation to allow paving within the 35' transitional yard for site circulation as it is paved in the current condition. Screening is provided utilizing the existing buffers on the stream at the rear of the property.
- 2. Variation from the requirements of Section 16-181.012 Developmental Control Tables:** Variation to reduce the percentage from 60% to 55% of the property being fronted by buildings located no greater than 25' from the back of the sidewalk.
- 3. Variation from the requirements of Section 16-181.019 Loading docks:** Variation to eliminate one required 12'x35' bay. Four required 12'x35' loading dock bays will be provided. The code requires 5-12'x35' bays.
- 4. Variation from the requirements of Section 16-181.020.2.b Driveway Curb Cuts:** Variation to allow two driveways (on the southern edge and northern edge of the site) to be within 100' of the nearest adjacent intersection or driveway. On the southern driveway the request is to reduce the distance to 85' center to center. On the northern driveway the request is to reduce the distance to 70' center to center.

5. **Variation from the requirements of Section 16-181.020.2.c.ii Driveway Curb Cuts:** Variation to reduce the distance of the driveway cuts interior to the site to be less than 200' from one another. Two one-way, 12' curb cuts are being requested along with one full movement curb cut to make a total of two curb cuts. However, the southern one-way curb cut is less than 200' from the full movement curb cut to the plaza and parking area. We request to reduce the separation between curb cuts to 110' center to center to allow for this.

Drawing name: C:\Users\zarc\appdata\local\temp\AcPublish_2600000-20 - SAP SITE PLAN.dwg Cp-20 - SAP SITE PLAN.dwg Jan 04, 2019 1:29pm by zarc.amdolph



SAP FILE NUMBER:
SAP-18-XXX

ZONING CLASSIFICATION:
SPI-9 SUBAREA 2

ADJACENT STREETS:
ROSWELL ROAD (TYPE 2) (GDOT STATE ROUTE #9)

SITE PLAN LEGEND:

- LANDSCAPED AREA
- STAMPED CONCRETE PAVEMENT
- STANDARD DUTY CONCRETE SIDEWALK
- CONCRETE PAVEMENT

GENERAL NOTES:

- ADDRESS NUMBERS ARE TO BE PROVIDED ON BUILDING AND BE A MINIMUM OF 6" IN HEIGHT.
- REASONABLE EFFORT WILL BE MADE TO BURY OVERHEAD POWER/UTILITIES.
- SUPPLEMENTAL ZONE SHALL HAVE A MAXIMUM ELEVATION OF 30 INCHES ABOVE SIDEWALK GRADE.
- ALL LIGHTING THAT UP-LIGHTS TREES, BUILDINGS, OR OTHER ELEMENTS, SHALL BE LOCATED AT A MINIMUM HEIGHT OF EIGHT (8) FEET ABOVE THE SIDEWALK, DRIVEWAY, OR PEDESTRIAN AREA WHEN NOT LOCATED WITHIN COMPLETELY LANDSCAPED AREAS.

BIKE RACK NOTES:

TOTAL BIKE PARKING REQUIRED = 68 SPACES

- 7 BIKE RACKS (14 SPACES) TOTAL PROVIDED ON THE SITE WITHIN THE STREETSCAPE FURNITURE ZONE ON ROSWELL ROAD.
- 54 BIKE SPACES PROVIDED IN THE STRUCTURED PARKING DECK.

USABLE OPEN SPACE:

REQUIRED USABLE OPEN SPACE	= 22,148 SF
50% BEING PUBLIC OPEN SPACE	= 11,074 SF
TOTAL PROVIDED USABLE OPEN SPACE	= 24,090 SF
TOTAL PROVIDED PUBLIC OPEN SPACE	= 14,230 SF

OPEN SPACE AREAS:

- WALK SUPPLEMENTAL ZONE (PUBLIC) = 5,200 SF
- ADDITIONAL STREET LEVEL SPACE (PUBLIC) = 9,030 SF
- PROVIDED OPEN SPACE ON ROOF DECKS = 9,850 SF

LOT SIZE:

NET LOT AREA (NLA) = 2.54 ACRES (110,739 SF)

TOTAL SF = 464,776 SF
 PROPOSED FLOOR AREA RATIO (FAR) = 464,776 / 110,739 = 4.2 (NLA)
 MAX FAR = 5.0 (BASE FAR) - (PER SPI-9 SA2 ZONING)

MAX BUILDING HEIGHT = 150 FT

Kimley»Horn

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THE CARTEL GROUP

340 EAST PACES FERRY ROAD
ATLANTA, GEORGIA 30305
PHONE: 604-271-2972

PROJECT	CLIENT	BY	DATE
DREAM HOTEL / MIXED USE DEVELOPMENT			
<small>3728 ROSWELL ROAD, SUITE 100 ATLANTA, GEORGIA 30305 LAND LOT 98, 11TH DISTRICT</small>			

NO.	REVISION DESCRIPTIONS

DRAWN BY	JRN
DESIGNED BY	ZLR
REVIEWED BY	KRT
DATE	
PROJECT NO.	019754012
TITLE	SAP SITE PLAN
SHEET NUMBER	SAP-01

GEORGIA811
Utilities Protection Center, Inc.
Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
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DREAM HOTEL CONCEPT DESIGN SET

OWNER

The CARTEL Group
340 EAST PACES FERRY RD.
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CIVIL ENGINEER

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Emmy.Montanye@kimley-horn.com

PROJECT N° 20150201

10/24/2018

COVER SHEET

DREAM HOTEL
ROSWELL RD, ATLANTA, GA



CONCEPT DESIGN SET	
SHEET NUMBER	SHEET NAME

CONCEPT PACKAGE

PRES-0	COVER SHEET
PRES-0.1	SHEET INDEX
PRES-1	LEVEL -3 - PARKING
PRES-2	LEVEL -2 - PARKING / LOUNGE
PRES-3	LEVEL -1 - PARKING
PRES-4	LEVEL 1 - RETAIL
PRES-5	LEVEL 2 - RETAIL/PARKING
PRES-6	LEVEL 2.5 - PARKING
PRES-7	LEVEL 3 - BALLROOM
PRES-8	LEVEL 4 - HOTEL / RESIDENTIAL
PRES-9	TYPICAL HOTEL FLOOR
PRES-10	LEVEL 6 - HOTEL / RESIDENTIAL
PRES-11	LEVEL 7 - HOTEL / RESIDENTIAL
PRES-12	LEVEL 8 - HOTEL / RESIDENTIAL
PRES-13	LEVEL 9 - HOTEL / RESIDENTIAL
PRES-14	LEVEL 10 - HOTEL / RESIDENTIAL
PRES-15	LEVEL 11 - HEALTH CLUB / RESIDENTIAL
PRES-16	LEVEL 12 - TERRACE
PRES-21	HOTEL SECTION A
PRES-22	HOTEL SECTION B
PRES-23	HOTEL SECTION C
PRES-31	GUESTROOM PLANS
PRES-51	MASSING SCREENSHOTS
PRES-52	MASSING SCREENSHOTS

ZONING DISTRICT	ZONING ANALYSIS				TOTAL / PROPOSED	ZONING REFERENCE
	RETAIL	OFFICE	HOTEL	RESIDENTIAL		
SUBAREA	SPI-9 SUBAREA 2					16.181.007
GROSS LOT AREA	124,929 SF					
NET LOT AREA	110,739 SF					
SITE AREA	2.54 ACRE					
BUILDING FOOTPRINT	48,457 SF					
USE	RETAIL (PERMITTED IN SPI-9)	OFFICE (PERMITTED IN SPI-9)	HOTEL (PERMITTED IN SPI-9)	MULTIFAMILY DWELLINGS (PERMITTED IN SPI-9)	MIXED-USE WITH STRUCTURED PARKING	
GROSS FLOOR AREA	50,653 GSF	34,268 GSF	228,446 GSF	151,409 GSF	464,776 GSF	
FAR	5.0 MAX PERMITTED WITH FAR BONUS				4.20	16.181.012, MAP ATTACHMENT A
HEIGHT	150'				150'-0"	16.181.012
FLOORS ABOVE GRADE	-	-	12 (239 KEYS)	12 (90 UNITS)	12	
PARKING SPACES	MAXIMUM: 1 PER 300 SF = 187 SPACES MINIMUM: 75% OF MAXIMUM = 140 SPACES	NO MINIMUM REQUIREMENT	MAXIMUM: 1 PER KEY PLUS 1/2 PER EMPLOYEE AND 1 PER 100 SF OF RESTAURANT / LOUNGE GROSS LEASABLE AREA AND 1 PER 300 SF OF OTHER CONVENTION FACILITIES = 408 SPACES MINIMUM: 75% OF MAXIMUM = 306 SPACES	MAXIMUM: 2 PER UNIT PLUS ONE-HALF SPACE FOR EACH UNIT WITH THREE OR MORE BEDROOMS PLUS 1/3 SPACE PER UNIT FOR GUEST PARKING = 214 SPACES MINIMUM: 75% OF MAXIMUM = 161 SPACES	MINIMUM REQUIRED: 607 SPACES PROPOSED: 587 SPACES	16.181.023
BICYCLE SPACES	MINIMUM: 1 SPACE FOR EVERY 4,000 SF = 78 SPACES MAXIMUM: 50 SPACES				1 SPACE FOR EVERY 5 MULTI-FAMILY UNITS = 18 SPACES	16.181.025
STREET TREE SPACING	40' ON CENTER				40' ON CENTER	16.181.015
STREET LIGHT SPACES	40' MAX ON CENTER				40' ON CENTER	16.181.015
AMENITY ZONE WIDTH	5 FEET				5 FEET	16.181.015
WALK ZONE WIDTH	10 FEET				10 FEET	16.181.015
SUPPLEMENTAL ZONE	5 FEET				5 FEET	16.181.015, GRAPHIC APPENDIX FIGURE 12
LOADING DOCK SPACES	40,001 SF TO 100,000 SF FLOOR AREA: (2) 12' X 35'		201 UNITS AND ABOVE: (3) 12' X 35'		(4) 12' X 35'	16.181.019

AREA CALCULATIONS						
	RETAIL	OFFICE	HOTEL	RESIDENTIAL	PARKING (UNCONDITIONED)	GROSS AREA
LEVEL -3			1,942 SF	2,676 SF	66,577 SF	71,195 SF
LEVEL -2	5,492 SF		1,942 SF	2,676 SF	66,438 SF	76,548 SF
LEVEL -1			10,644 SF	2,676 SF	50,180 SF	63,500 SF
LEVEL 1	22,079 SF	8,234 SF	15,544 SF			45,857 SF
LEVEL 2	23,082 SF		14,074 SF		32,136 SF	69,292 SF
LEVEL 2.5					21,264 SF	21,264 SF
LEVEL 3		26,034 SF	23,144 SF			49,178 SF
LEVEL 4			18,877 SF	18,759 SF		37,636 SF
LEVEL 5			18,803 SF	18,531 SF		37,334 SF
LEVEL 6			18,803 SF	18,339 SF		37,142 SF
LEVEL 7			18,803 SF	18,339 SF		37,142 SF
LEVEL 8			18,803 SF	16,988 SF		35,791 SF
LEVEL 9			18,803 SF	16,988 SF		35,791 SF
LEVEL 10			18,435 SF	13,328 SF		31,763 SF
LEVEL 11			19,068 SF	12,359 SF		31,427 SF
LEVEL 12			10,761 SF	9,750 SF		20,511 SF
TOTAL	50,653 SF	34,268 SF	228,446 SF	151,409 SF	236,595 SF	701,371 SF
TOTAL GROSS FLOOR AREA	464,776 SF					

LEVEL	UNIT SUMMARY			TOTAL COUNT
	1BR	2BR	3BR	
LEVEL 4	3	5	3	11
LEVEL 5	4	7	1	12
LEVEL 6	4	7	1	12
LEVEL 7	3	9	0	12
LEVEL 8	3	7	1	11
LEVEL 9	3	7	1	11
LEVEL 10	3	5	0	8
LEVEL 11	1	5	1	7
LEVEL 12	3	3	0	6
TOTAL	27	55	8	90

LEVEL	PARKING SUMMARY				
	TOTAL COUNT	STANDARD	COMPACT	ACCESSIBLE	VALET
LEVEL -3	168	100	64	4	0
LEVEL -2	173	97	58	4	14
LEVEL -1	112	37	27	4	44
LEVEL 2	82	60	20	2	0
LEVEL 2.5	52	25	25	2	0
TOTAL	587	319	194	16	58



VICINITY MAP

PROJECT N° 20150201 | 10/24/2018

SHEET INDEX

DREAM HOTEL
ROSWELL RD, ATLANTA, GA





- Department Legend
- CIRCULATION
 - PARKING
 - SERVICE
 - SERVICE CIRCULATION
 - VERTICAL CIRCULATION

PARKING FLOOR AREAS	
Name	Area
LEVEL -1 - RETAIL/ PARKING	
RESIDENTIAL	2,676 SF
PARKING	50,179 SF
HOTEL BOH	10,644 SF
	63,500 SF
LEVEL -2 - PARKING	
RETAIL	5,492 SF
RESIDENTIAL	2,676 SF
PARKING	66,475 SF
HOTEL BOH	1,904 SF
	76,548 SF
LEVEL -3 - PARKING	
RESIDENTIAL	2,676 SF
PARKING	65,676 SF
HOTEL BOH	1,904 SF
	70,257 SF
TOTAL GSF	210,305 SF

Parking Schedule		
Level	Count	Notes
LEVEL 2.5 - PARKING	52	
LEVEL 2 - RETAIL/ PARKING	82	
LEVEL -1 - RETAIL/ PARKING	68	
LEVEL -1 - RETAIL/ PARKING	44	VALET
LEVEL -2 - PARKING	159	
LEVEL -2 - PARKING	14	TANDEM VALET
LEVEL -3 - PARKING	168	
Total Parking	587	

PROJECT N° 20150201 | 10/24/2018

LEVEL -3 - PARKING

DREAM HOTEL OPTION

DREAM HOTEL
ROSWELL RD, ATLANTA, GA





Department Legend

- CIRCULATION
- PARKING
- REVENUE
- SERVICE
- SERVICE CIRCULATION
- VERTICAL CIRCULATION

PARKING FLOOR AREAS	
Name	Area
LEVEL -1 - RETAIL/ PARKING	
RESIDENTIAL	2,676 SF
PARKING	50,179 SF
HOTEL BOH	10,644 SF
	63,500 SF
LEVEL -2 - PARKING	
RETAIL	5,492 SF
RESIDENTIAL	2,676 SF
PARKING	66,475 SF
HOTEL BOH	1,904 SF
	76,548 SF
LEVEL -3 - PARKING	
RESIDENTIAL	2,676 SF
PARKING	65,676 SF
HOTEL BOH	1,904 SF
	70,257 SF
TOTAL GSF	210,305 SF

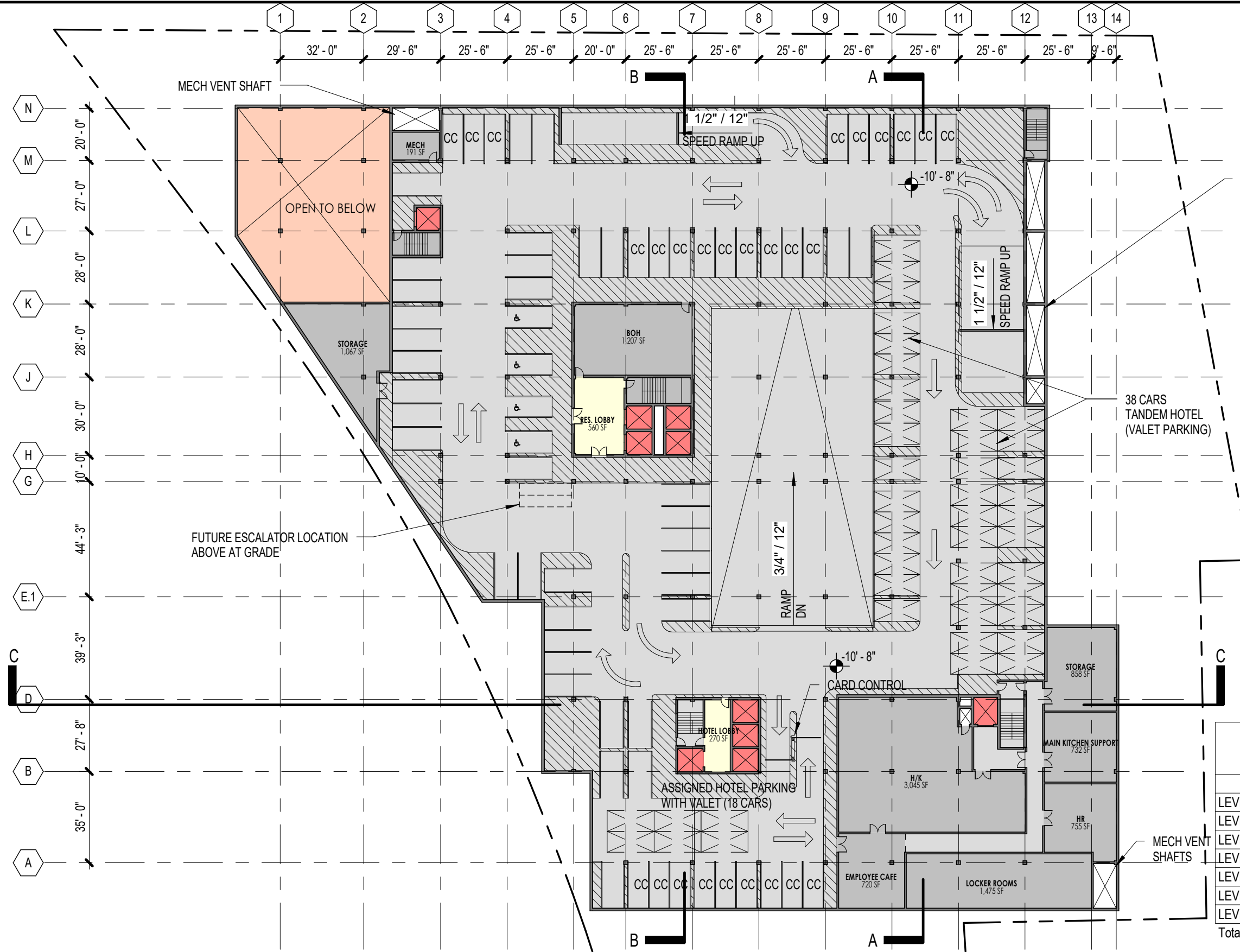
Parking Schedule		
Level	Count	Notes
LEVEL 2.5 - PARKING	52	
LEVEL 2 - RETAIL/ PARKING	82	
LEVEL -1 - RETAIL/ PARKING	68	
LEVEL -1 - RETAIL/ PARKING	44	VALET
LEVEL -2 - PARKING	159	
LEVEL -2 - PARKING	14	TANDEM VALET
LEVEL -3 - PARKING	168	
Total Parking	587	

PROJECT N° 20150201 | 10/24/2018

LEVEL -2 - PARKING / ELECTRIC ROOM

DREAM HOTEL
ROSWELL RD, ATLANTA, GA





- Department Legend**
- CIRCULATION
 - REVENUE
 - SERVICE
 - SERVICE CIRCULATION
 - VERTICAL CIRCULATION

PARKING FLOOR AREAS	
Name	Area
LEVEL -1 - RETAIL/ PARKING	
RESIDENTIAL	2,676 SF
PARKING	50,179 SF
HOTEL BOH	10,644 SF
	63,500 SF
LEVEL -2 - PARKING	
RETAIL	5,492 SF
RESIDENTIAL	2,676 SF
PARKING	66,475 SF
HOTEL BOH	1,904 SF
	76,548 SF
LEVEL -3 - PARKING	
RESIDENTIAL	2,676 SF
PARKING	65,676 SF
HOTEL BOH	1,904 SF

TOTAL GROSS Parking Schedule		
Level	Count	Notes
LEVEL 2.5 - PARKING	52	
LEVEL 2 - RETAIL/ PARKING	82	
LEVEL -1 - RETAIL/ PARKING	68	
LEVEL -1 - RETAIL/ PARKING	44	VALET
LEVEL -2 - PARKING	159	
LEVEL -2 - PARKING	14	TANDEM VALET
LEVEL -3 - PARKING	168	
Total Parking	587	

PROJECT N° 20150201 | 10/24/2018

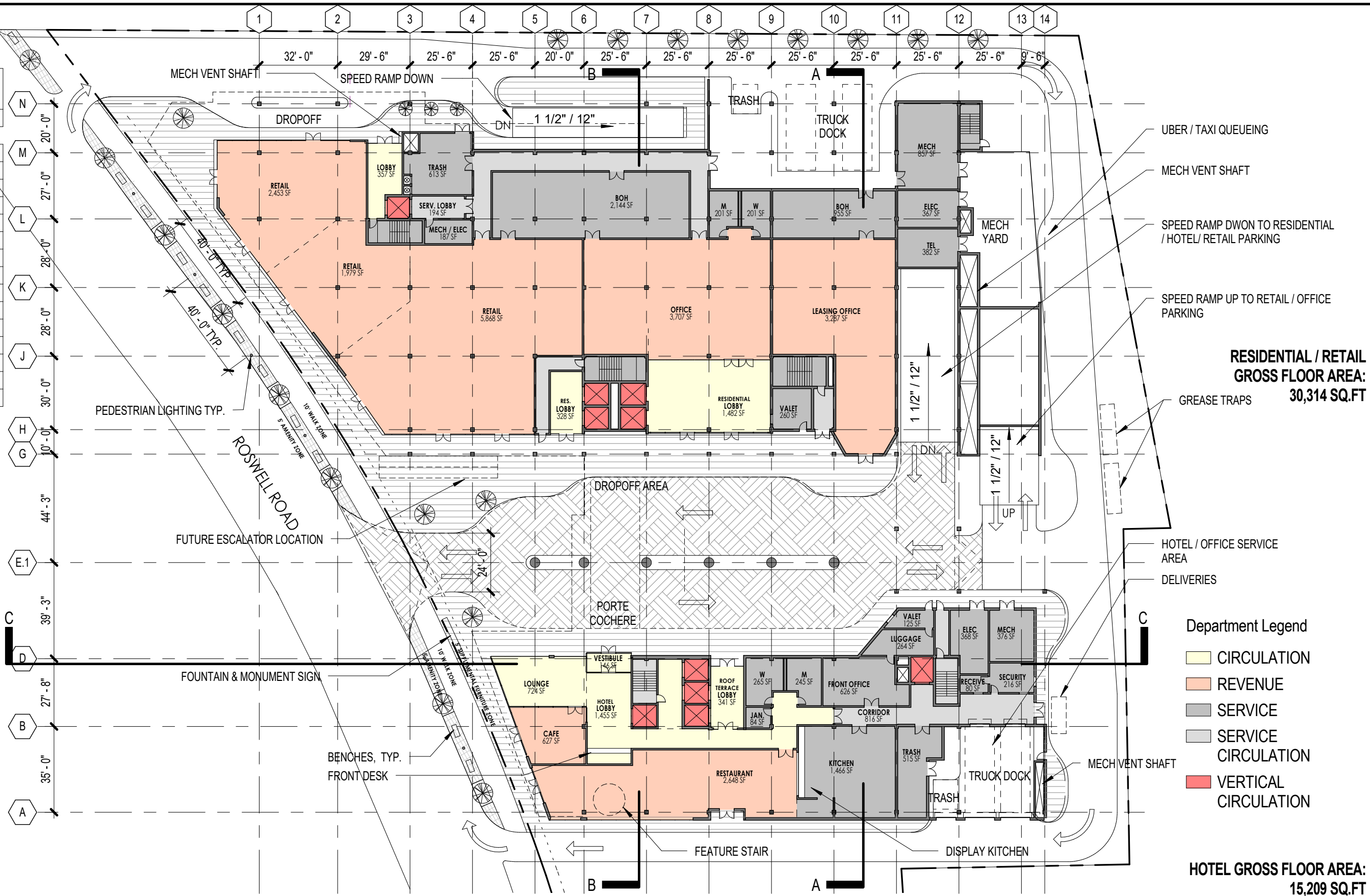
LEVEL -1 - PARKING

DREAM HOTEL
ROSWELL RD, ATLANTA, GA



RETAIL / RESIDENTIAL GROSS FLOOR AREAS	
Level	Area
LEVEL 12 - RESIDENTIAL	8,065 SF
LEVEL 11 - RESIDENTIAL	12,863 SF
LEVEL 10 - RESIDENTIAL	13,378 SF
LEVEL 9 - RESIDENTIAL	17,038 SF
LEVEL 8 - RESIDENTIAL	17,038 SF
LEVEL 7 - RESIDENTIAL	18,389 SF
LEVEL 6 - RESIDENTIAL	18,389 SF
LEVEL 5 - RESIDENTIAL	18,581 SF
LEVEL 4 - HOTEL	18,809 SF
LEVEL 3 - BALLROOM	26,794 SF
LEVEL 2 - RETAIL/ PARKING	23,152 SF
LEVEL 1 - RETAIL	30,173 SF
LEVEL -1 - RETAIL/ PARKING	2,676 SF
LEVEL -2 - PARKING	8,168 SF
LEVEL -3 - PARKING	2,676 SF
Grand total	236,191 SF

HOTEL GROSS FLOOR AREAS	
Level	Area
LEVEL 12 - HOTEL	10,761 SF
LEVEL 11 - HEALTH CLUB	19,341 SF
LEVEL 10 - HOTEL	18,435 SF
LEVEL 9 - HOTEL	18,803 SF
LEVEL 8 - HOTEL	18,803 SF
LEVEL 7 - HOTEL	18,803 SF
LEVEL 6 - HOTEL	18,803 SF
LEVEL 5 - HOTEL	18,803 SF
LEVEL 4 - HOTEL	16,823 SF
LEVEL 3 - BALLROOM	22,012 SF
LEVEL 2 - RETAIL/ PARKING	14,073 SF
LEVEL 1 - RETAIL	15,544 SF
LEVEL -1 - RETAIL/ PARKING	10,644 SF
LEVEL -2 - PARKING	1,904 SF
LEVEL -3 - PARKING	1,904 SF
Total	225,455 SF



RESIDENTIAL / RETAIL GROSS FLOOR AREA: 30,314 SQ.FT

- Department Legend**
- CIRCULATION
 - REVENUE
 - SERVICE
 - SERVICE CIRCULATION
 - VERTICAL CIRCULATION

HOTEL GROSS FLOOR AREA: 15,209 SQ.FT

PROJECT N° 20150201 | 10/24/2018

LEVEL 1 - RETAIL

DREAM HOTEL OPTION

DREAM HOTEL
ROSWELL RD, ATLANTA, GA





**RESIDENTIAL / RETAIL
GROSS FLOOR AREA:
22,894 SQ.FT**

- Department Legend**
- CIRCULATION
 - PARKING
 - REVENUE
 - SERVICE
 - SERVICE CIRCULATION
 - TERRACE
 - VERTICAL CIRCULATION

Parking Schedule		
Level	Count	Notes
LEVEL 2.5 - PARKING	52	
LEVEL 2 - RETAIL/ PARKING	82	
LEVEL -1 - RETAIL/ PARKING	68	
LEVEL -1 - RETAIL/ PARKING	44	VALET
LEVEL -2 - PARKING	159	
LEVEL -2 - PARKING	14	TANDEM VALET
LEVEL -3 - PARKING	168	
Total Parking	587	

**HOTEL GROSS FLOOR AREA:
13,868 SQ.FT**

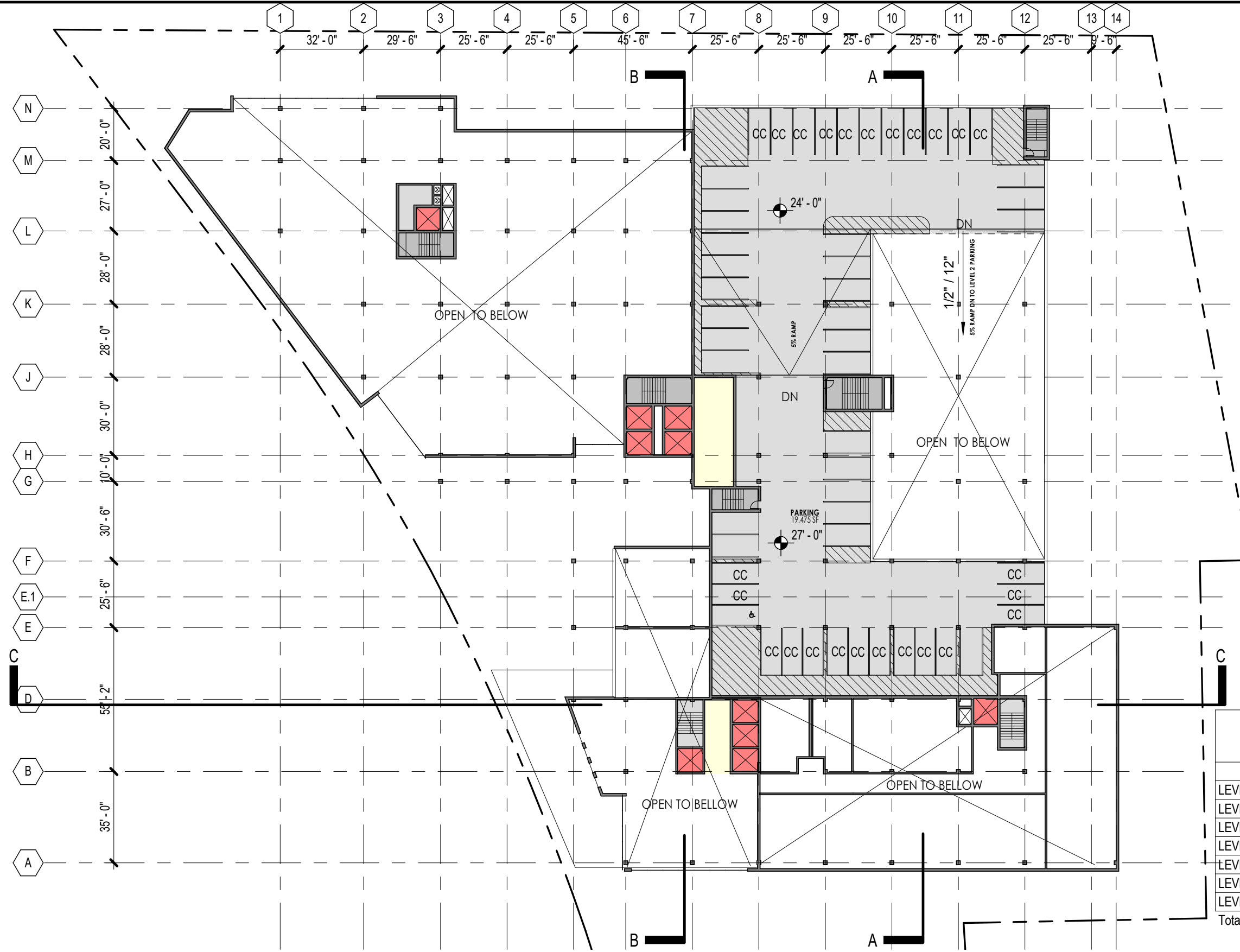
PROJECT N° 20150201 | 10/24/2018

LEVEL 2 - RETAIL/PARKING

DREAM HOTEL OPTION

DREAM HOTEL
ROSWELL RD, ATLANTA, GA





Department Legend

- CIRCULATION
- PARKING
- SERVICE
- SERVICE CIRCULATION
- VERTICAL CIRCULATION

Parking Schedule		
Level	Count	Notes
LEVEL 2.5 - PARKING	52	
LEVEL 2 - RETAIL/ PARKING	82	
LEVEL -1 - RETAIL/ PARKING	68	
LEVEL -1 - RETAIL/ PARKING	44	VALET
LEVEL -2 - PARKING	159	
LEVEL -2 - PARKING	14	TANDEM VALET
LEVEL -3 - PARKING	168	
Total Parking	587	

PROJECT N° 20150201

10/24/2018

LEVEL 2.5 - PARKING

DREAM HOTEL OPTION

DREAM HOTEL
ROSWELL RD, ATLANTA, GA





**RESIDENTIAL / RETAIL
GROSS FLOOR AREA:
16,657 SQ.FT**

Department Legend

- CIRCULATION
- REVENUE
- REVENUE SUPPORT
- SERVICE
- SERVICE CIRCULATION
- TERRACE
- VERTICAL CIRCULATION

**HOTEL GROSS FLOOR AREA:
20,511 SQ.FT**

PROJECT N° 20150201 | 10/24/2018

LEVEL 3 - BALLROOM

DREAM HOTEL OPTION

**DREAM HOTEL
ROSWELL RD, ATLANTA, GA**





RESIDENTIAL UNIT COUNT	
UNIT TYPE	Count
1BR / DEN	12
2BR	6
2BR / DEN	17
3BR	8
PENTHOUSE 1	1
PENTHOUSE 2	1
Total	45

**RESIDENTIAL GROSS FLOOR AREA:
18,809 SQ.FT**

HOTELBAYS	
Level	BAYS
LEVEL 10 - HOTEL	38
LEVEL 9 - HOTEL	38
LEVEL 8 - HOTEL	38
LEVEL 7 - HOTEL	38
LEVEL 6 - HOTEL	38
LEVEL 5 - HOTEL	38
LEVEL 4 - HOTEL	32
TOTAL	260

**HOTEL GROSS FLOOR AREA:
18,957 SQ.FT**

PROJECT N° 20150201 | 10/24/2018

LEVEL 4 - HOTEL / RESIDENTIAL

DREAM HOTEL
ROSWELL RD, ATLANTA, GA





RESIDENTIAL UNIT COUNT	
UNIT TYPE	Count
1BR / DEN	12
2BR	6
2BR / DEN	17
3BR	8
PENTHOUSE 1	1
PENTHOUSE 2	1
Total	45

**RESIDENTIAL GROSS FLOOR AREA:
18,581 SQ.FT**

HOTELBAYS	
Level	BAYS
LEVEL 10 - HOTEL	38
LEVEL 9 - HOTEL	38
LEVEL 8 - HOTEL	38
LEVEL 7 - HOTEL	38
LEVEL 6 - HOTEL	38
LEVEL 5 - HOTEL	38
LEVEL 4 - HOTEL	32
TOTAL	260

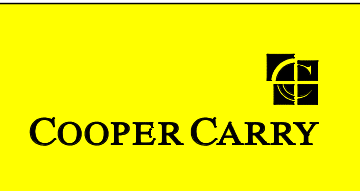
**HOTEL GROSS FLOOR AREA:
18,803 SQ.FT**

PROJECT N° 20150201 | 10/24/2018

TYPICAL HOTEL FLOOR

DREAM HOTEL OPTION

DREAM HOTEL
ROSWELL RD, ATLANTA, GA





RESIDENTIAL UNIT COUNT	
UNIT TYPE	Count
1BR / DEN	12
2BR	6
2BR / DEN	17
3BR	8
PENTHOUSE 1	1
PENTHOUSE 2	1
Total	45

**RESIDENTIAL GROSS FLOOR AREA:
18,389 SQ.FT**

HOTEL BAYS	
Level	BAYS
LEVEL 10 - HOTEL	38
LEVEL 9 - HOTEL	38
LEVEL 8 - HOTEL	38
LEVEL 7 - HOTEL	38
LEVEL 6 - HOTEL	38
LEVEL 5 - HOTEL	38
LEVEL 4 - HOTEL	32
TOTAL	260

**HOTEL GROSS FLOOR AREA:
18,803 SQ.FT**

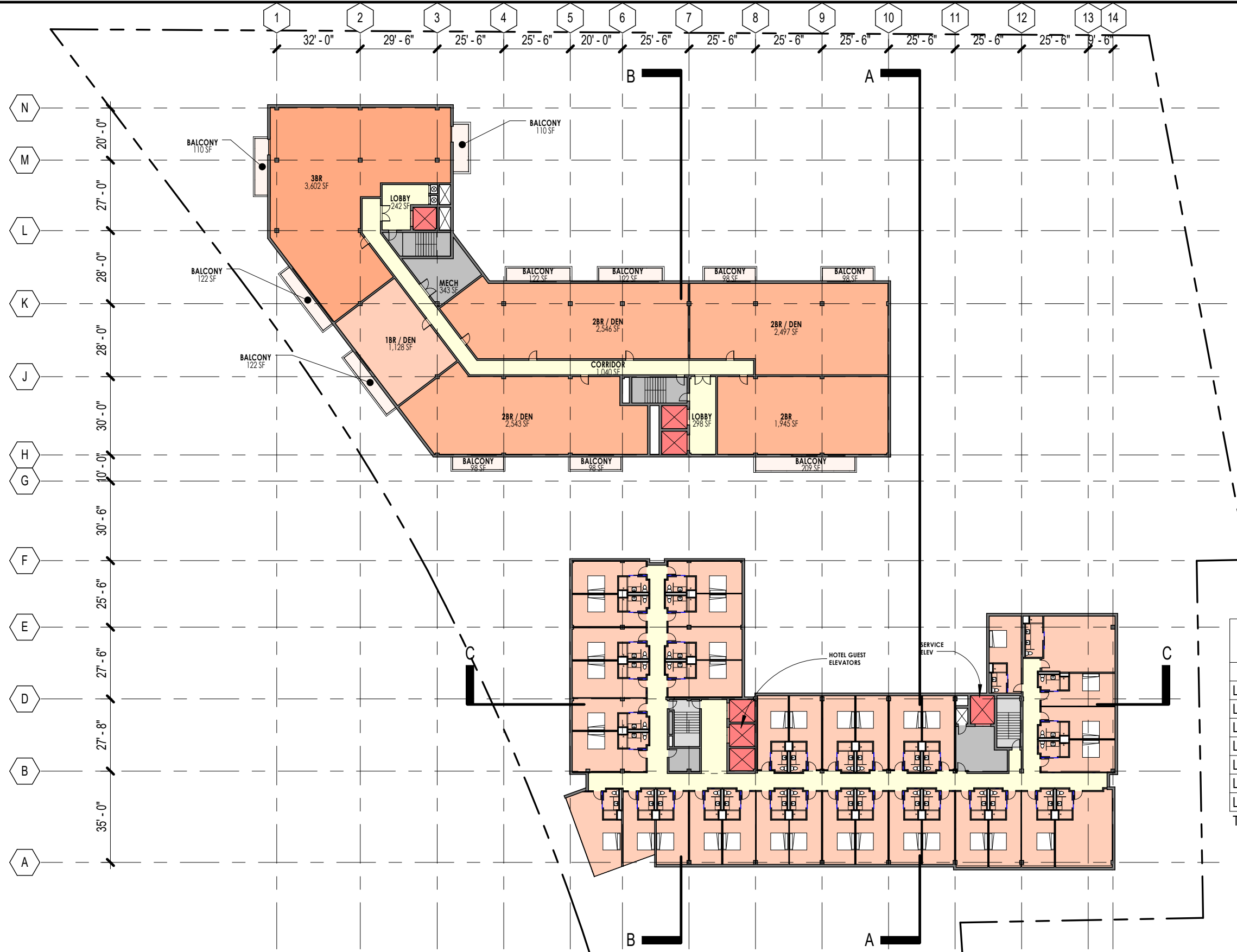
PROJECT N° 20150201 | 10/24/2018

LEVEL 6 - HOTEL / RESIDENTIAL

DREAM HOTEL OPTION

DREAM HOTEL
ROSWELL RD, ATLANTA, GA





RESIDENTIAL UNIT COUNT	
UNIT TYPE	Count
1BR / DEN	12
2BR	6
2BR / DEN	17
3BR	8
PENTHOUSE 1	1
PENTHOUSE 2	1
Total	45

**RESIDENTIAL GROSS FLOOR AREA:
18,389 SQ.FT**

HOTEL BAYS	
Level	BAYS
LEVEL 10 - HOTEL	38
LEVEL 9 - HOTEL	38
LEVEL 8 - HOTEL	38
LEVEL 7 - HOTEL	38
LEVEL 6 - HOTEL	38
LEVEL 5 - HOTEL	38
LEVEL 4 - HOTEL	32
TOTAL	260

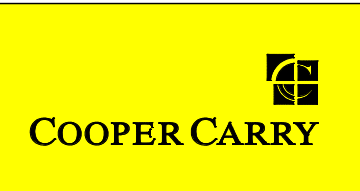
**HOTEL GROSS FLOOR AREA:
18,803 SQ.FT**

PROJECT N° 20150201 | 10/24/2018

LEVEL 7 - HOTEL / RESIDENTIAL

DREAM HOTEL OPTION

DREAM HOTEL
ROSWELL RD, ATLANTA, GA





RESIDENTIAL UNIT COUNT	
UNIT TYPE	Count
1BR / DEN	12
2BR	6
2BR / DEN	17
3BR	8
PENTHOUSE 1	1
PENTHOUSE 2	1
Total	45

**RESIDENTIAL GROSS FLOOR AREA:
17,038 SQ.FT**

HOTEL BAYS	
Level	BAYS
LEVEL 10 - HOTEL	38
LEVEL 9 - HOTEL	38
LEVEL 8 - HOTEL	38
LEVEL 7 - HOTEL	38
LEVEL 6 - HOTEL	38
LEVEL 5 - HOTEL	38
LEVEL 4 - HOTEL	32
TOTAL	260

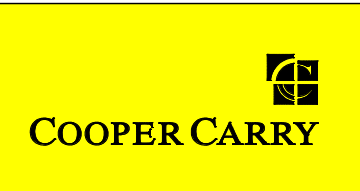
**HOTEL GROSS FLOOR AREA:
18,803 SQ.FT**

PROJECT N° 20150201 | 10/24/2018

LEVEL 8 - HOTEL / RESIDENTIAL

DREAM HOTEL OPTION

DREAM HOTEL
ROSWELL RD, ATLANTA, GA





RESIDENTIAL UNIT COUNT	
UNIT TYPE	Count
1BR / DEN	12
2BR	6
2BR / DEN	17
3BR	8
PENTHOUSE 1	1
PENTHOUSE 2	1
Total	45

**RESIDENTIAL GROSS FLOOR AREA:
17,038 SQ.FT**

HOTELBAYS	
Level	BAYS
LEVEL 10 - HOTEL	38
LEVEL 9 - HOTEL	38
LEVEL 8 - HOTEL	38
LEVEL 7 - HOTEL	38
LEVEL 6 - HOTEL	38
LEVEL 5 - HOTEL	38
LEVEL 4 - HOTEL	32
TOTAL	260

**HOTEL GROSS FLOOR AREA:
18,803 SQ.FT**

PROJECT N° 20150201 | 10/24/2018

LEVEL 9 - HOTEL / RESIDENTIAL

DREAM HOTEL OPTION

DREAM HOTEL
ROSWELL RD, ATLANTA, GA





RESIDENTIAL UNIT COUNT	
UNIT TYPE	Count
1BR / DEN	12
2BR	6
2BR / DEN	17
3BR	8
PENTHOUSE 1	1
PENTHOUSE 2	1
Total	45

**RESIDENTIAL GROSS FLOOR AREA:
13,378 SQ.FT**

HOTEL BAYS	
Level	BAYS
LEVEL 10 - HOTEL	38
LEVEL 9 - HOTEL	38
LEVEL 8 - HOTEL	38
LEVEL 7 - HOTEL	38
LEVEL 6 - HOTEL	38
LEVEL 5 - HOTEL	38
LEVEL 4 - HOTEL	32
TOTAL	260

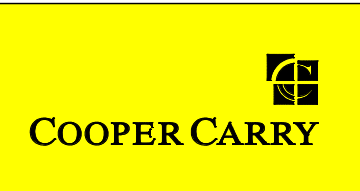
**HOTEL GROSS FLOOR AREA:
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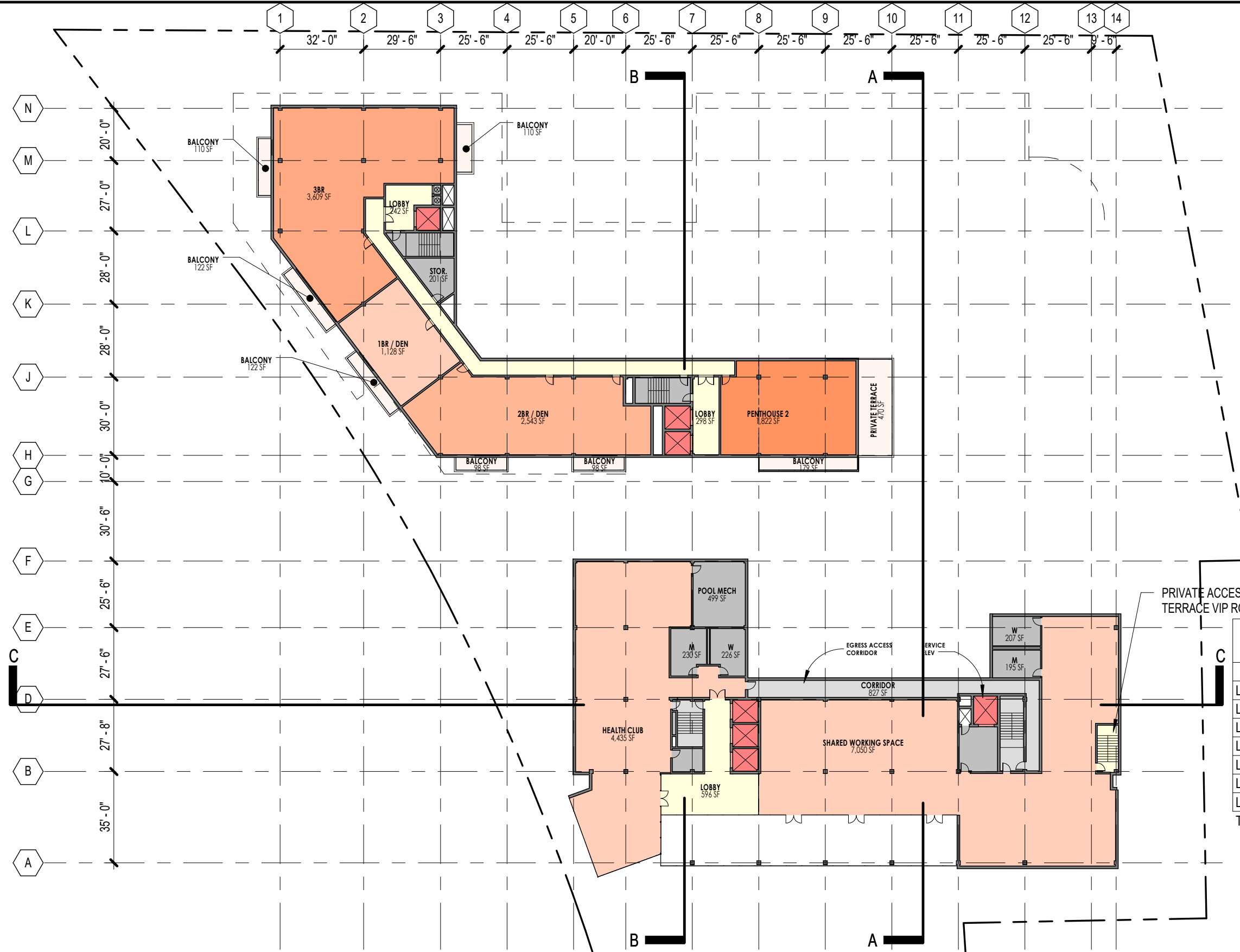
PROJECT N° 20150201 | 10/24/2018

LEVEL 10 - HOTEL / RESIDENTIAL

DREAM HOTEL OPTION

DREAM HOTEL
ROSWELL RD, ATLANTA, GA





RESIDENTIAL UNIT COUNT	
UNIT TYPE	Count
1BR / DEN	12
2BR	6
2BR / DEN	17
3BR	8
PENTHOUSE 1	1
PENTHOUSE 2	1
Total	45

**RESIDENTIAL GROSS FLOOR AREA:
12,863 SQ.FT**

HOTELBAYS	
Level	BAYS
LEVEL 10 - HOTEL	38
LEVEL 9 - HOTEL	38
LEVEL 8 - HOTEL	38
LEVEL 7 - HOTEL	38
LEVEL 6 - HOTEL	38
LEVEL 5 - HOTEL	38
LEVEL 4 - HOTEL	32
TOTAL	260

**HOTEL GROSS FLOOR AREA:
19,341 SQ.FT**

PROJECT N° 20150201 | 10/24/2018

LEVEL 11 - HEALTH CLUB / RESIDENTIAL

DREAM HOTEL OPTION

DREAM HOTEL
ROSWELL RD, ATLANTA, GA





RESIDENTIAL UNIT COUNT	
UNIT TYPE	Count
1BR / DEN	12
2BR	6
2BR / DEN	17
3BR	8
PENTHOUSE 1	1
PENTHOUSE 2	1
Total	45

**RESIDENTIAL GROSS FLOOR AREA:
8,065 SQ.FT**

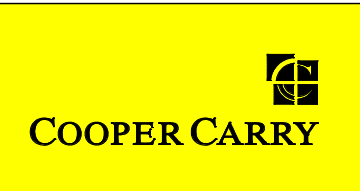
**HOTEL GROSS FLOOR AREA:
10,761 SQ.FT**

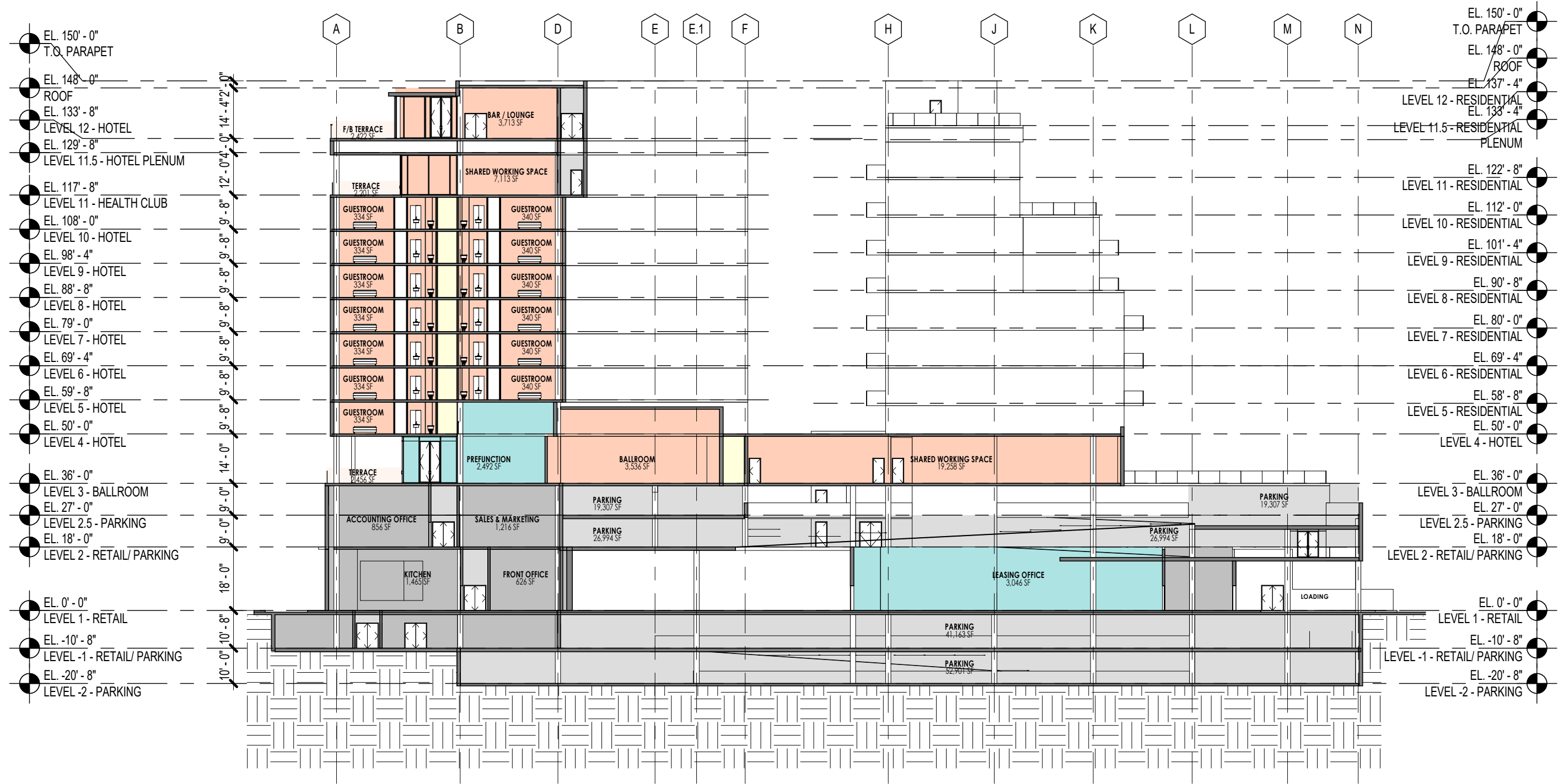
PROJECT N° 20150201 | 10/24/2018

LEVEL 12 - TERRACE

DREAM HOTEL OPTION

DREAM HOTEL
ROSWELL RD, ATLANTA, GA





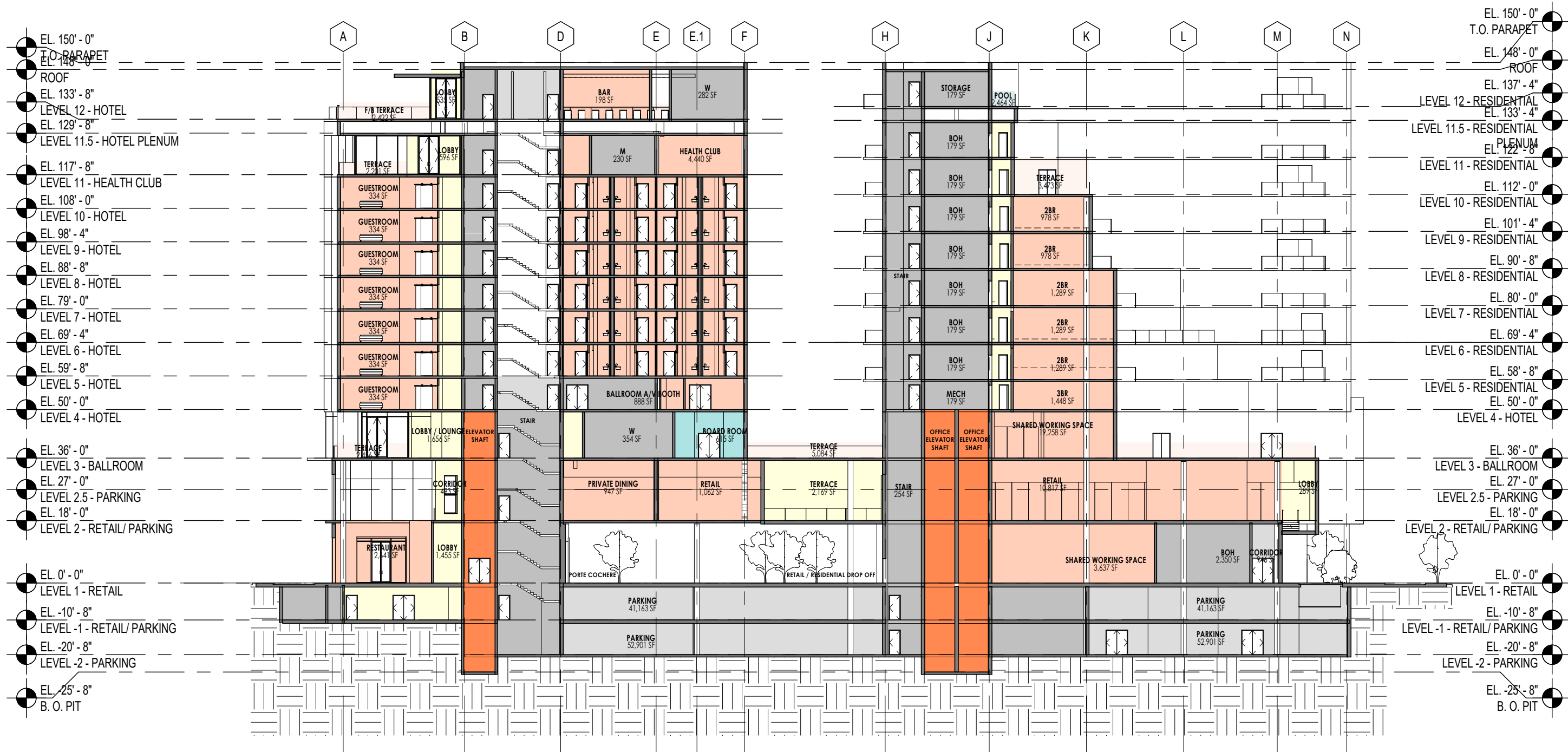
PROJECT N° 20150201

10/24/2018

Hotel Section A

DREAM HOTEL
ROSWELL RD, ATLANTA, GA





PROJECT N° 20150201 | 10/24/2018

Hotel Section B

DREAM HOTEL
ROSWELL RD, ATLANTA, GA





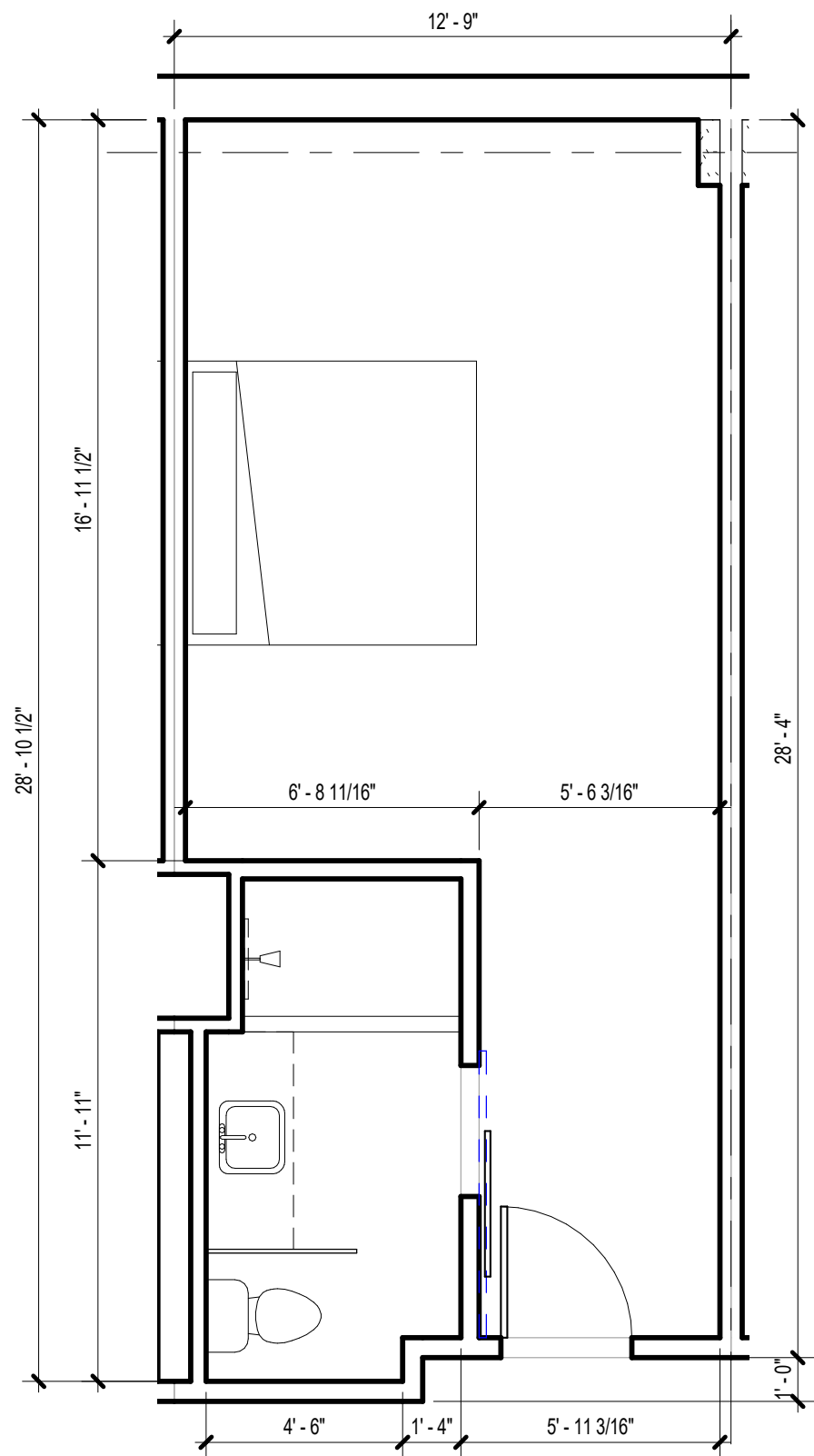
PROJECT N° 20150201

10/24/2018

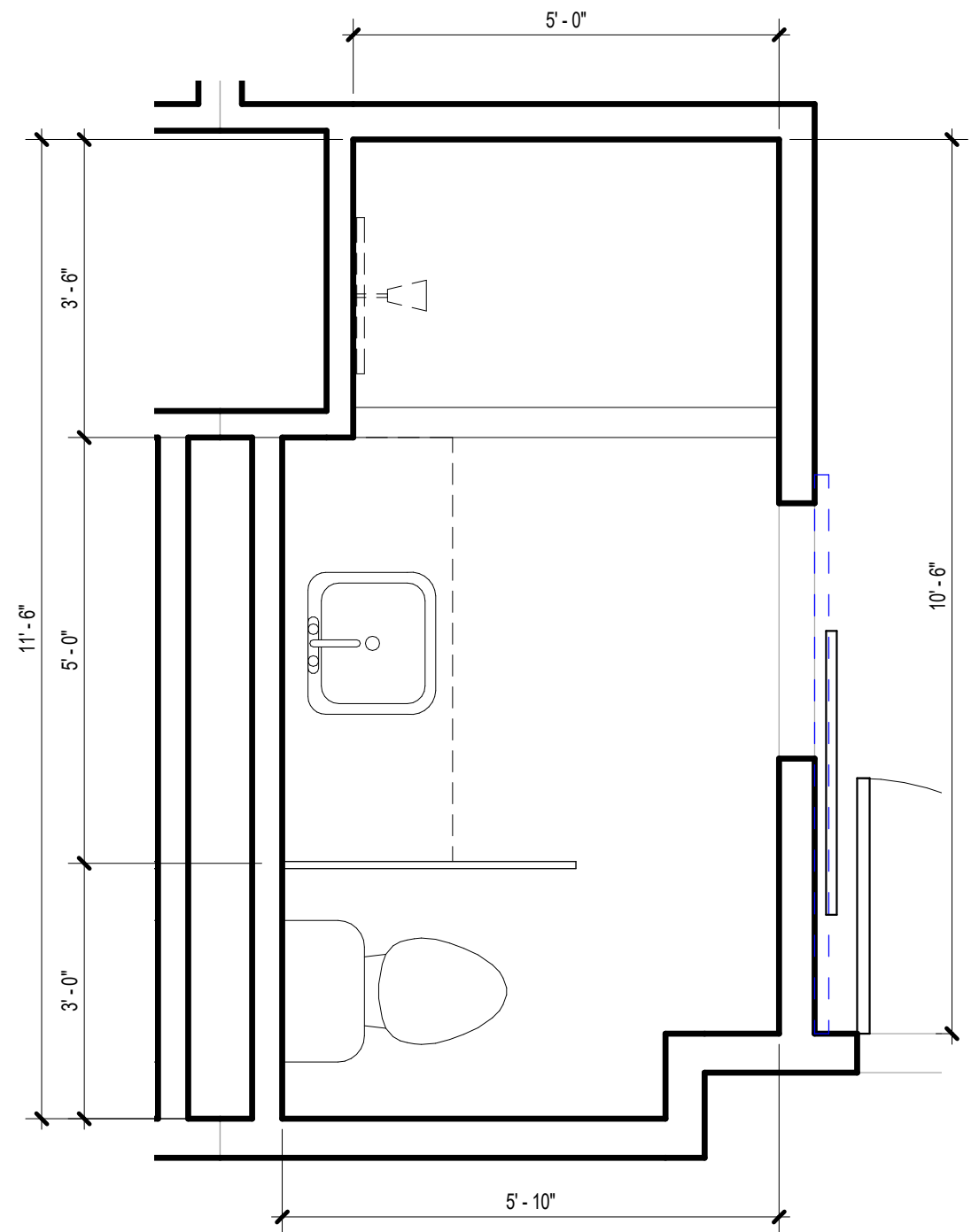
Hotel Section C

DREAM HOTEL
ROSWELL RD, ATLANTA, GA





1 TYPICAL GUESTROOM PLAN - BRONZE
 PRES-31 SCALE: 1/4" = 1'-0" NET AREA: 360 SF



2 TYPICAL BATHROOM PLAN
 PRES-31 SCALE: 1/2" = 1'-0"