

Project Summary

99 West Paces Ferry Road Atlanta, Georgia
Phase II

The proposed development is the second phase of development to be implemented on the property addressed as 99 West Paces Ferry Road. The first phase of development was approved pursuant to application SAP-18-131 in November of 2018 and provided for development on the West Paces Ferry Road frontage of the lot. The first phase of development consists of 313 multifamily units with sidewalk level nonresidential space. The second phase of development will occur on the Paces Ferry Place frontage of the lot. The proposed development includes 175 multifamily units with 5,780 square feet of sidewalk level nonresidential space. To develop the overall project, the applicant is utilizing the mixed use bonus of 0.5 FAR, an increased open space bonus and the LEED equivalent bonus provided in the SPI-9 district regulations.

Access to the development will be provided through the curb cut proposed on Paces Ferry Place as contemplated in the first phase of development. No new curb cuts are proposed for the second phase of development. Parking will be accommodated in a parking deck located interior to the development.

As a part of the SAP approval for the first phase, the applicant received variations for retaining wall height on West Paces Ferry Road, the number of loading spaces and the location of the curb cut on Paces Ferry Place. No new variations are sought in connection with this phase two of development.



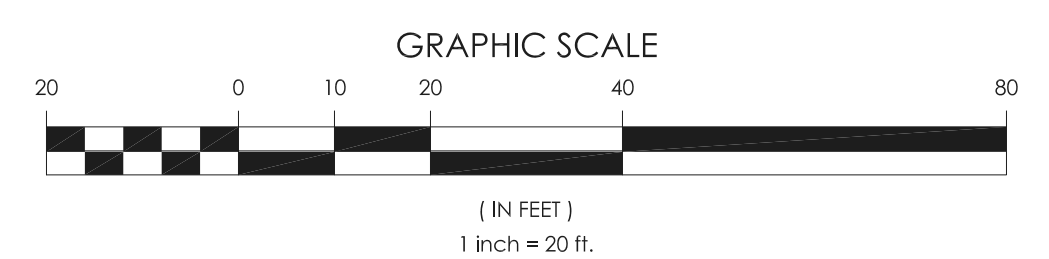
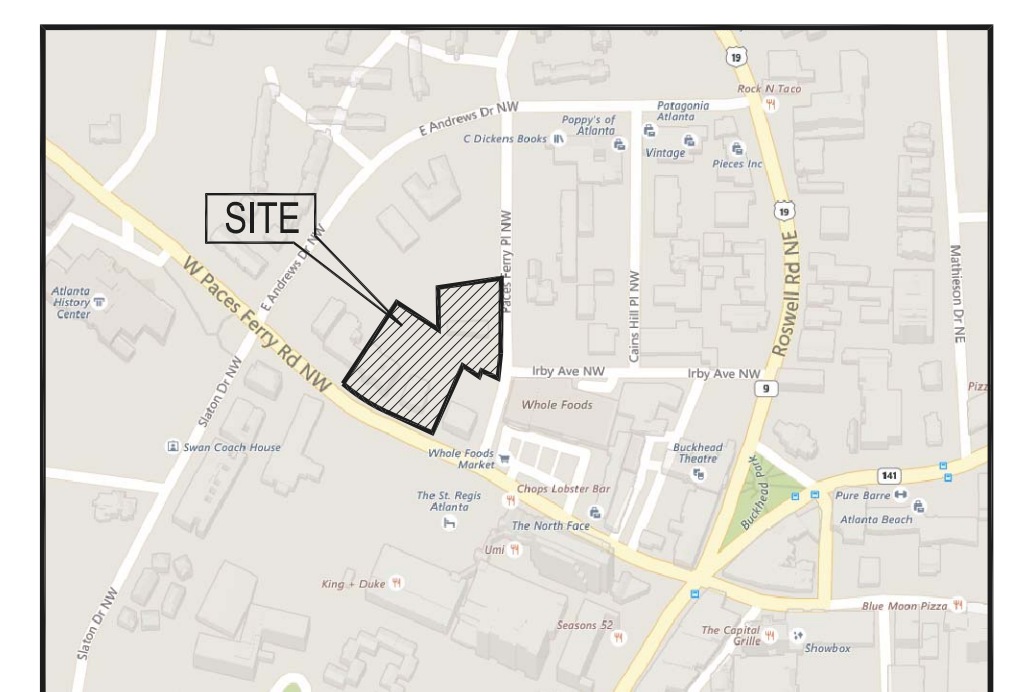
Development Summary: 99 West Paces Ferry Rd

Zoning Designation	SPI 9 SA2-C			
Gross Lot Area	161,905 sf			
Net Lot Area	140,613 sf			
Floor Area Ratio (Based on GLA)				
Base FAR	2.256 (365,257.68)	Bonus Allowed 4.256 (689,067.68 sf)		
FAR Provided	Phase 1 (South) 2.956	Phase 2 (North) 1.295		
SF Provided	478,656 sf			
Bonus FAR: 2.0				
<i>Mixed use bonus (0.5 FAR), Open space bonus (1.0 FAR) LEED Silver or equivalent (0.5 FAR)</i>				
Residential SF:		Non-Residential SF:		
Phase 1 (South)	472,756 sf	Phase 1 (South)	5,900 sf	
Phase 2 (North)	203,938 sf	Phase 2 (North)	5,780 sf	
Total	676,694 sf	Total	11,680 sf	
Non-Residential Fenestration				
West Paces Ferry Road	65% Required	65.3% Provided		
Paces Ferry Place	N/A	N/A		
Usable Open Space (UOSR)				
Required (0.20)	28,123 sf (0.20 x 140,613)			
Provided (0.37)	52,604 sf			
<i>Square Footage Breakdown of UOSR amounts provided by the following:</i>				
Landscaped Areas and Plazas:	22,566 sf	Rooftop Terraces:	12,760 sf	
Public Art:	15,000 sf	Sidewalks on Private Property:	2,278 sf	
Non-Residential Public Space (PSR)				
Min. Required	14,061.3 sf (1/2 of UOSR)			
Provided	22,566 sf (Exterior)			
Parking & Loading Requirements (No min. Required, 750 spaces max. for site)				
Provided Units	Phase 1	Max.	Phase 2	Max.
1 Bedroom	163	203.75	91	113.75
2 Bedroom	127	285.75	71	159.75
3 Bedroom	23	51.75	13	29.25
Total	313	541.25	175	302.75
Non-Residential Parking (No Min. Required, Max allowed 2.5/1000 sf)				
Phase 1 (South)	5,900 sf		14.75	
Phase 2 (North)	5,780 sf		14.45	
Total	11,680 sf		29	
Total Parking Provided for Phase 1 (South Building): 556				
Total Parking Provided for Phase 2 (North Building): 193				
Residential Bicycle Parking				
Min. Required	Provided	Min. Required	Provided	
1/5 Units or 50 Max	50	1/4000 sf = 3	3	
Loading Spaces				
Min. Required	Provided			
3	4			

Per ordinance 18-O-1018, any public commercial dry-cleaning facilities shall be a collection facility only and shall not contain dry cleaning equipment except for laundry/dry cleaning facilities within the hotel and/or residential portions of the development and solely serving the hotel and/or residential uses in the development.

Per ordinance, 18-O-108, exterior lighting on the building and the parking deck shall be designed, shielded and constructed so as to minimize light spill into the single family homes in the South Tuxedo Park and Peachtree Heights West neighborhood.

Section 16-181.021 (1), lighting shall be provided throughout all parking facilities to equal a minimum of one foot-candle of light. Where applicable, public street lighting may be utilized to either partially or totally fulfill the lighting requirements; however, where such street lighting is removed, it shall be the responsibility of the parking operator to independently provide these required levels of illumination and all lighting shall reduce light spillage onto adjacent properties by providing cutoff luminaires which have a maximum 90 degree illumination.



CAUTION
 THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

Summit Engineering Consultants, Inc.
 6150 Shiloh Road, Suite 200
 Atlanta, GA 30327
 (404) 252-0007
 (404) 252-0007

JLB PARTNERS
 3715 Northside Parkway, NW
 Suite 400
 Atlanta, GA 30307
 (404) 855-2007

Project No.	S-15-031	No.	
Design By:	CRH	CRH	
Drawn By:	CRH	CRH	
Checked By:	CRH	CRH	
Date:	1/4/19		
Scale:	1" = 20'		

SAP SITE PLAN

99 WEST PACES FERRY

LAND LOT 99 - 17th DISTRICT

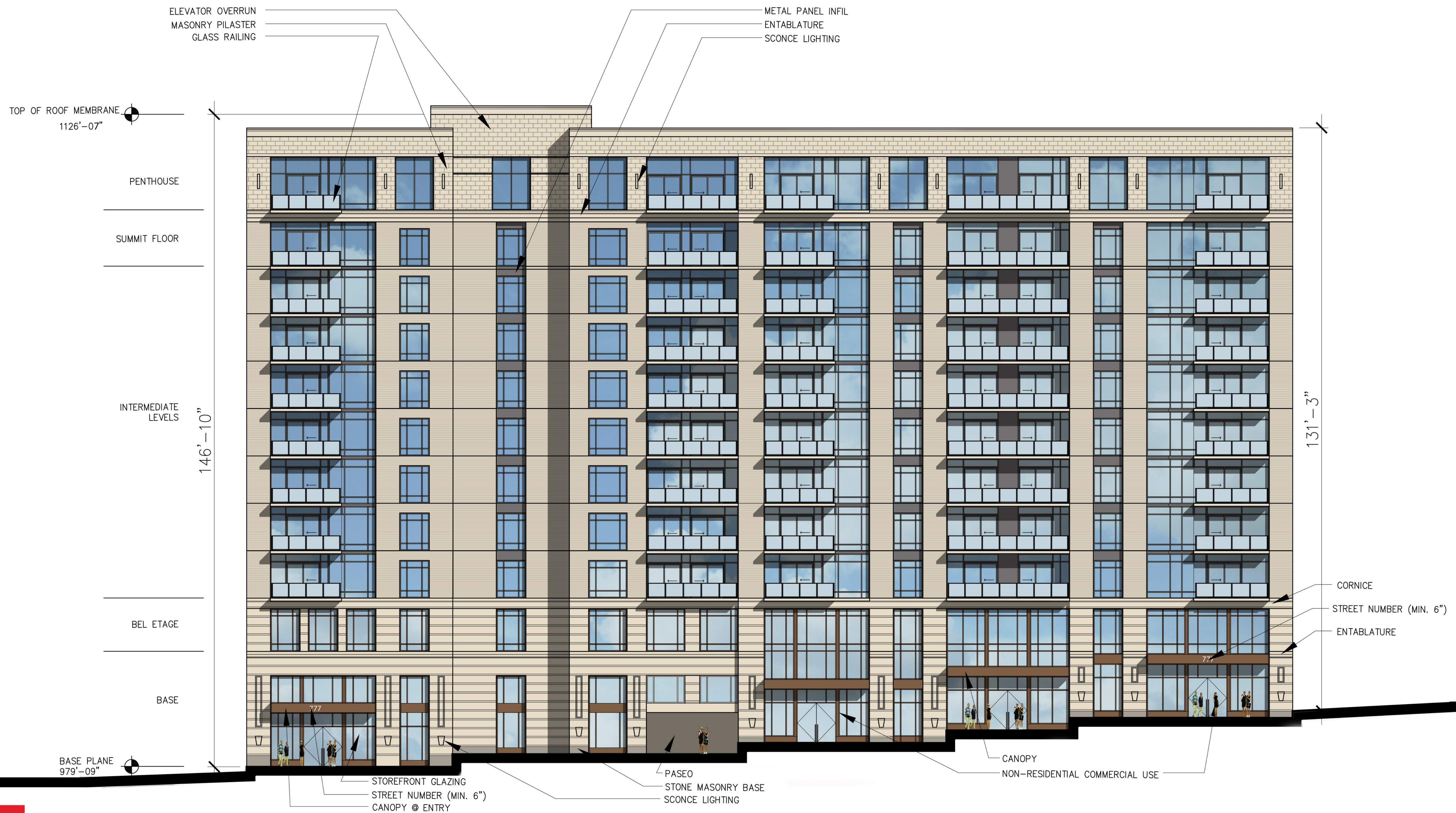
CITY OF ATLANTA

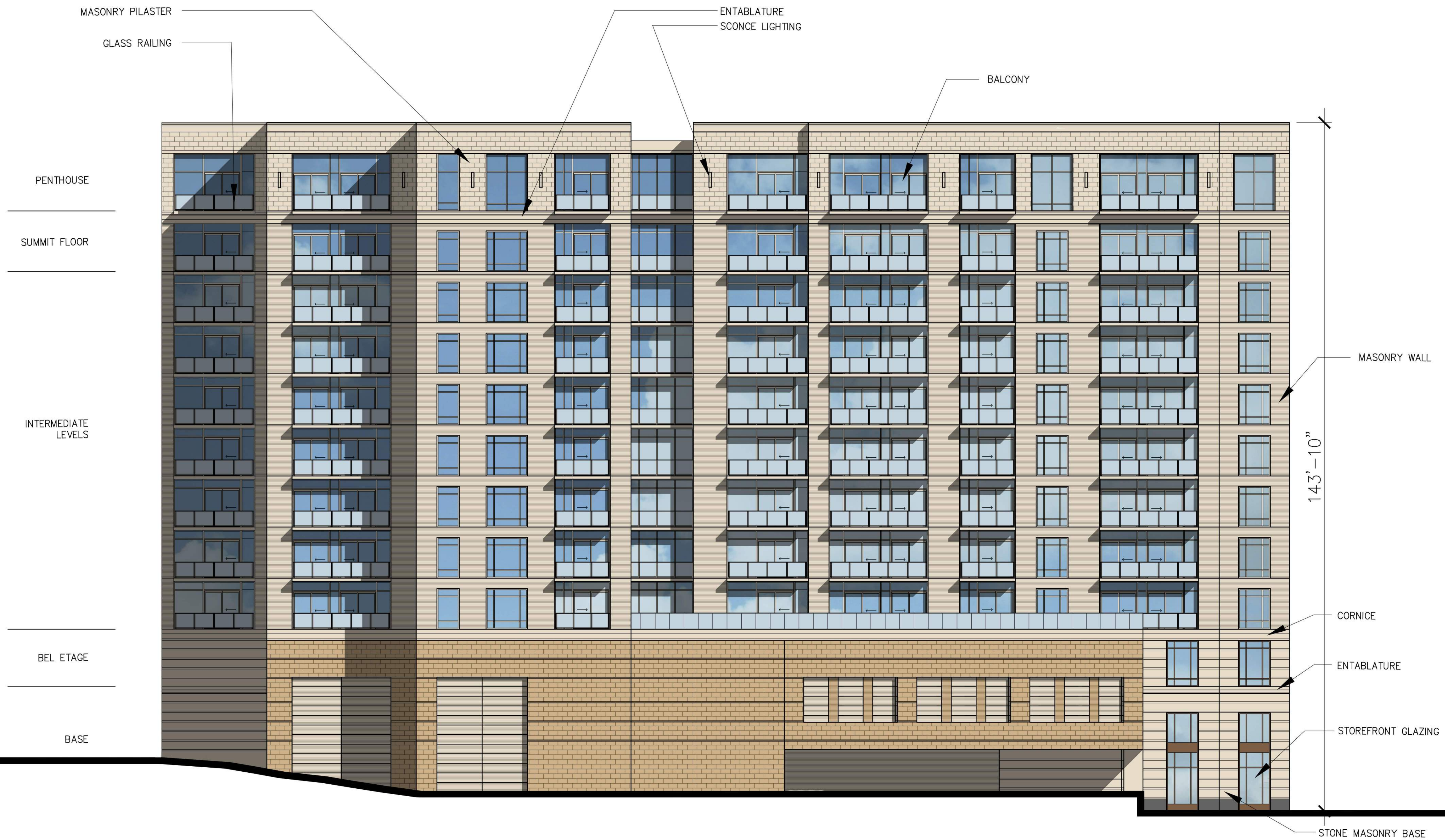
FULTON COUNTY, GEORGIA

Drawing No.

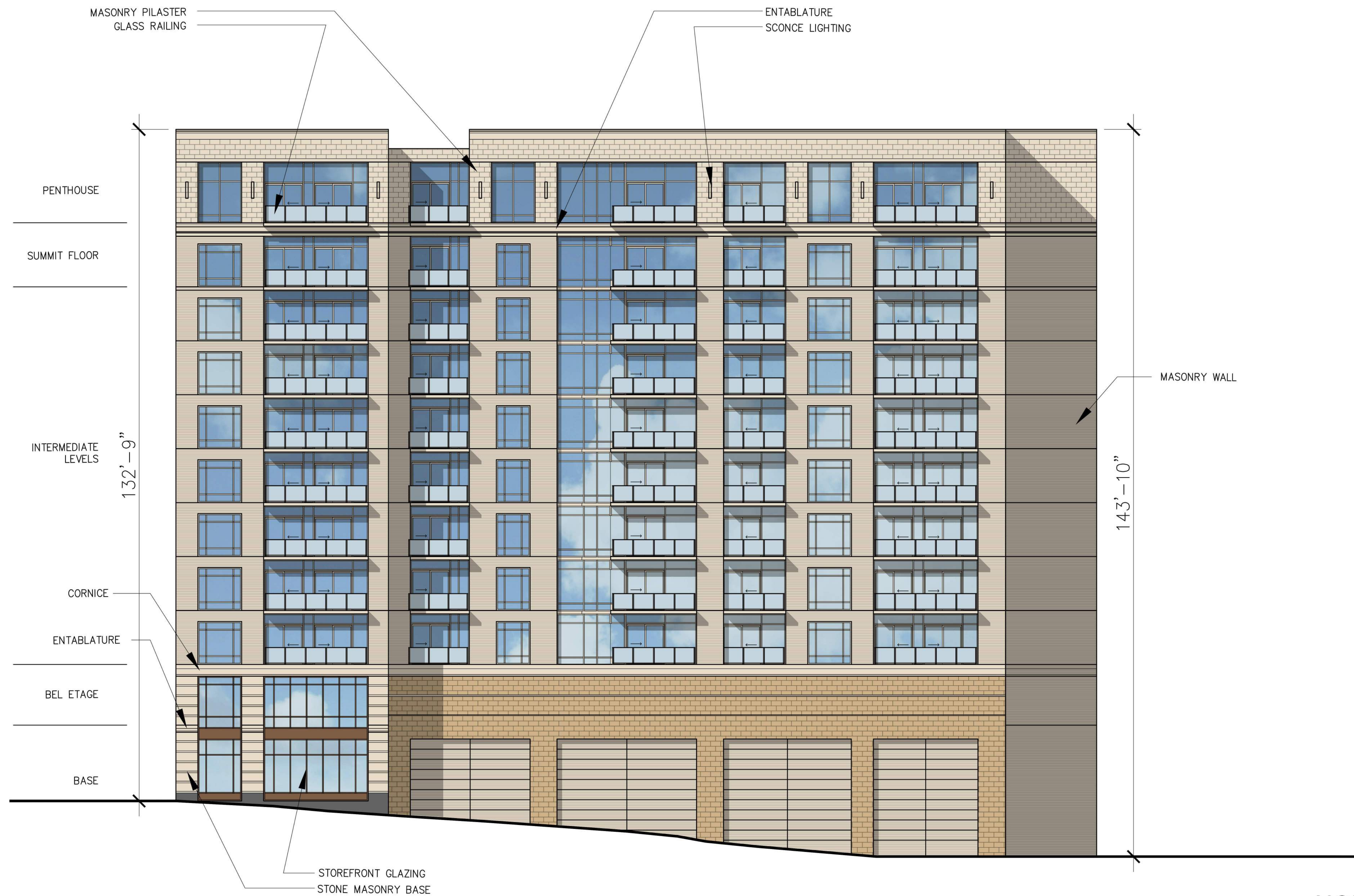
1 OF 1

S-15-031.con.dwg





WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION