



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Development Controls Specifications (Required)

File # _____

*Developmental Controls forms are required to be completed by the applicant, and 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						
<ul style="list-style-type: none"> 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: <input type="checkbox"/> GLA, or <input type="checkbox"/> 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 <input type="checkbox"/> or Lot Coverage <input type="checkbox"/> (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 (%)		
	Local Street	Arterial/Collector	Beltline Corridor	Local Street	Arterial/Collector	Beltline Corridor
Min. Required						
Provided (specify for each street)						



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

Definitions and Methods of Calculation		
<ul style="list-style-type: none"> • 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. <ul style="list-style-type: none"> ○ 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 <u>corresponding net lot or GLA lot sized used to calculate FAR</u>) 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. <ul style="list-style-type: none"> ○ UOSR required = (LUI table) X (the corresponding lot size used to calculate FAR). ○ If GLA is used for USOR, then 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		
<i>(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.)</i>		
	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		
<i>(These are areas not counted towards Public Space Requirements)</i>		
	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	



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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)				



PHILLIPS

CONSULTANT _____

SEAL _____

ISSUE & REVISION RECORD _____

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PROJECT _____

**BUCKHEAD PLACE
MIXED USE**

**3242 PIEDMONT ROAD
ATLANTA, GA**

CLIENT _____

BHP MARKET NORTH LLC

**3715 NORTHSIDE PARKWAY
SUITE 400-100
ATLANTA, GA**

PHILLIPS JOB NUMBER _____ 1990501

ISSUE DATE _____ 08.28.2019

DRAWN BY/CHECKED BY _____ ML / MJ

DRAWING TITLE _____

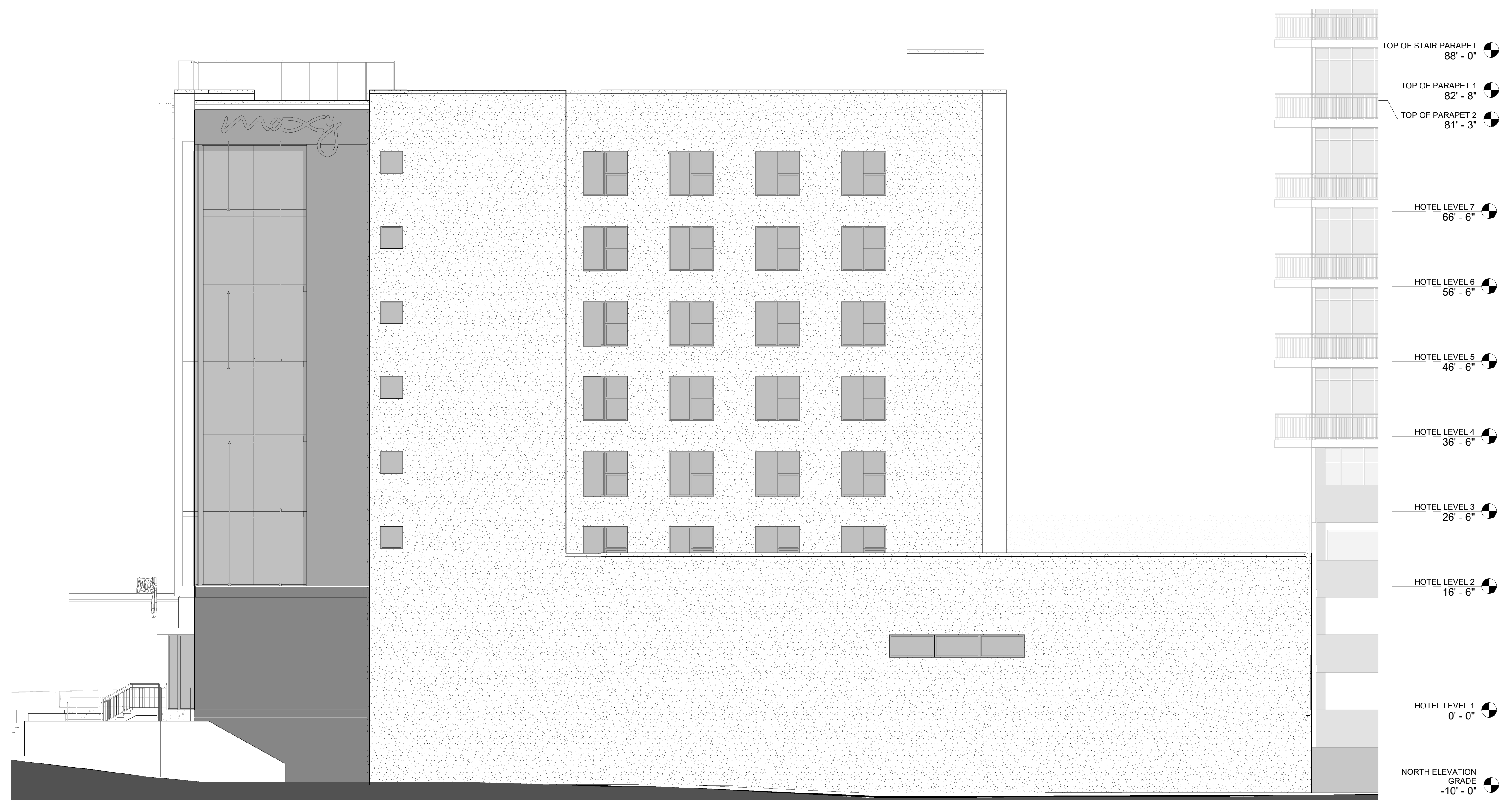
**EXTERIOR ELEVATION
WEST & NORTH**

SHEET NUMBER _____

A-4.2

5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328

PHILLIPSPART.COM 770-394-1616



1 NORTH Facade (NOT Facing Public Street)
SCALE: 1/8" = 1'-0"



2 WEST Facade (NOT Facing Public Street)
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

	MATERIAL
	STUCCO
	FINISH-1 TBD
	FINISH-2 TBD
	FENESTRATION



PHILLIPS

CONSULTANT

SEAL

ISSUE & REVISION RECORD

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PROJECT

**BUCKHEAD PLACE
MIXED USE**

**3242 PIEDMONT ROAD
ATLANTA, GA**

CLIENT

BHP MARKET NORTH LLC

**3715 NORTHSIDE PARKWAY
SUITE 400-100
ATLANTA, GA**

PHILLIPS JOB NUMBER 1947401

ISSUE DATE 08.28.2018

DRAWN BY/CHECKED BY NN / DEB

DRAWING TITLE

**NORTH + EAST
ELEVATIONS**

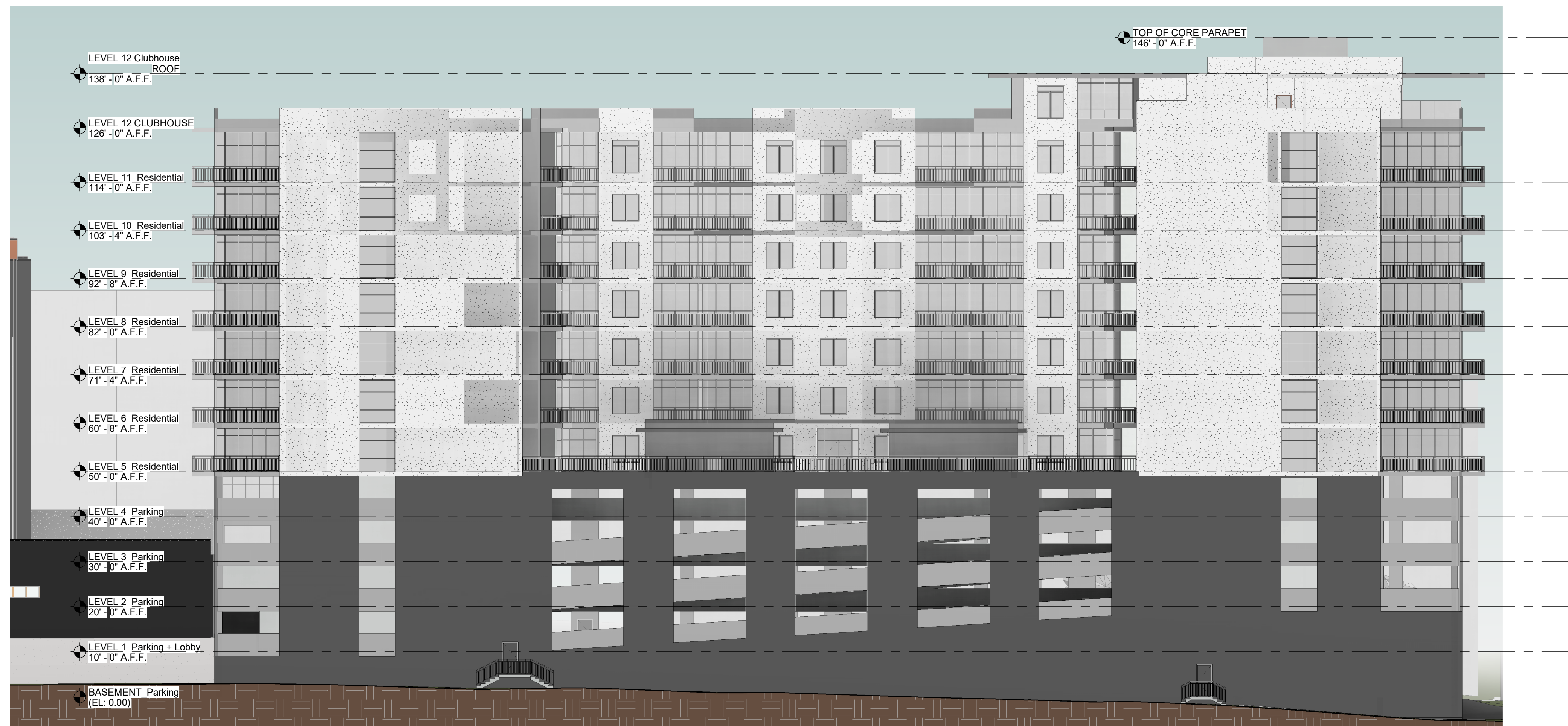
SHEET NUMBER

A-4.3

5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328

PHILLIPSPART.COM 770-394-1616

EXTERIOR FINISH	
	MATERIAL
	STUCCO
	ARCH. CONCRETE
	FIBER CEMENT
	FENESTRATION



1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



6 PARTIAL EAST ELEVATION (AMENITY DECK)
SCALE: 1/16" = 1'-0"



3 EAST ELEVATION
SCALE: 1/16" = 1'-0"



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SEAL

ISSUE & REVISION RECORD

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PROJECT

**BUCKHEAD PLACE
MIXED USE**

**3242 PIEDMONT ROAD
ATLANTA, GA**

CLIENT

BHP MARKET NORTH LLC

**3715 NORTHSIDE PARKWAY
SUITE 400-100
ATLANTA, GA**

PHILLIPS JOB NUMBER 1947401

ISSUE DATE 08.28.2018

DRAWN BY/CHECKED BY NN / DEB

DRAWING TITLE

**SOUTH + WEST
ELEVATIONS**

SHEET NUMBER

A-4.4

5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328

PHILLIPSPART.COM 770-394-1616

EXTERIOR FINISH	
	MATERIAL
	STUCCO
	ARCH. CONCRETE
	FIBER CEMENT
	FENESTRATION



4 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



2 PARTIAL WEST ELEVATION (AMENITY DECK)
SCALE: 1/16" = 1'-0"



1 WEST ELEVATION
SCALE: 1/16" = 1'-0"

5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328

PHILLIPSPART.COM 770-394-1616

SITE DATA CHART

ZONING:
 SPI-9 (BUCKHEAD COMMUNITY IMPROVEMENT DISTRICT)
 SUB AREA 4. CONDITIONS OF ZONING Z-07-109 ALSO APPLY
 PIEDMONT ROAD - TYPE 2 ROAD
 MAPLE DRIVE NE - PRIVATE DRIVE

USE:
 MULTI-FAMILY RESIDENTIAL DEVELOPMENT & HOTEL

GROSS LOT AREA:
 13.99 ACRES (608,854 S.F.)

NET LOT AREA:
 13.00 ACRES (566,097 S.F.)

DEVELOPED AREA:
 MASTER UNIT 2 & 3
 2.16 ACRES (93,926 S.F.)

SETBACKS:
 7' AMENITY ZONE
 10' SIDEWALK ZONE
 5' SUPPLEMENTAL ZONE ALONG PIEDMONT ROAD
 25' MAXIMUM BUILDING SETBACK
 N/A REAR YARD
 N/A SIDE YARD
 N/A TRANSITIONAL YARD

DENSITY:
 MULTI-FAMILY RESIDENTIAL (NET 246,246 S.F.)
 DWELLING UNITS PROVIDED: 245 UNITS
UNIT MATRIX:
 70 STUDIOS
 113 ONE BEDROOM
 55 TWO BEDROOMS
 7 THREE BEDROOMS

HOTEL (NET 87,257 S.F.)
 COURTYARD AREA (5,144 S.F.)
 GUESTROOMS PROVIDED: 186 GUESTROOMS

BULK LIMITATIONS:
 MAX. BUILDING HEIGHT ALLOWED: 225 FT.
 PROVIDED: 150 FT. = MF, 80' FT. = HOSP.
 MAX. FLOOR AREA RATIO (FAR): 1.2 * GLA = 730,622 S.F.

FOR ADDITIONAL INFORMATION, SEE BUCKHEAD PLACE MASTER SITE PLAN FOR S.A.P. PREPARED BY PHILLIPS PARTNERSHIP

CITY OF ATLANTA NOTES

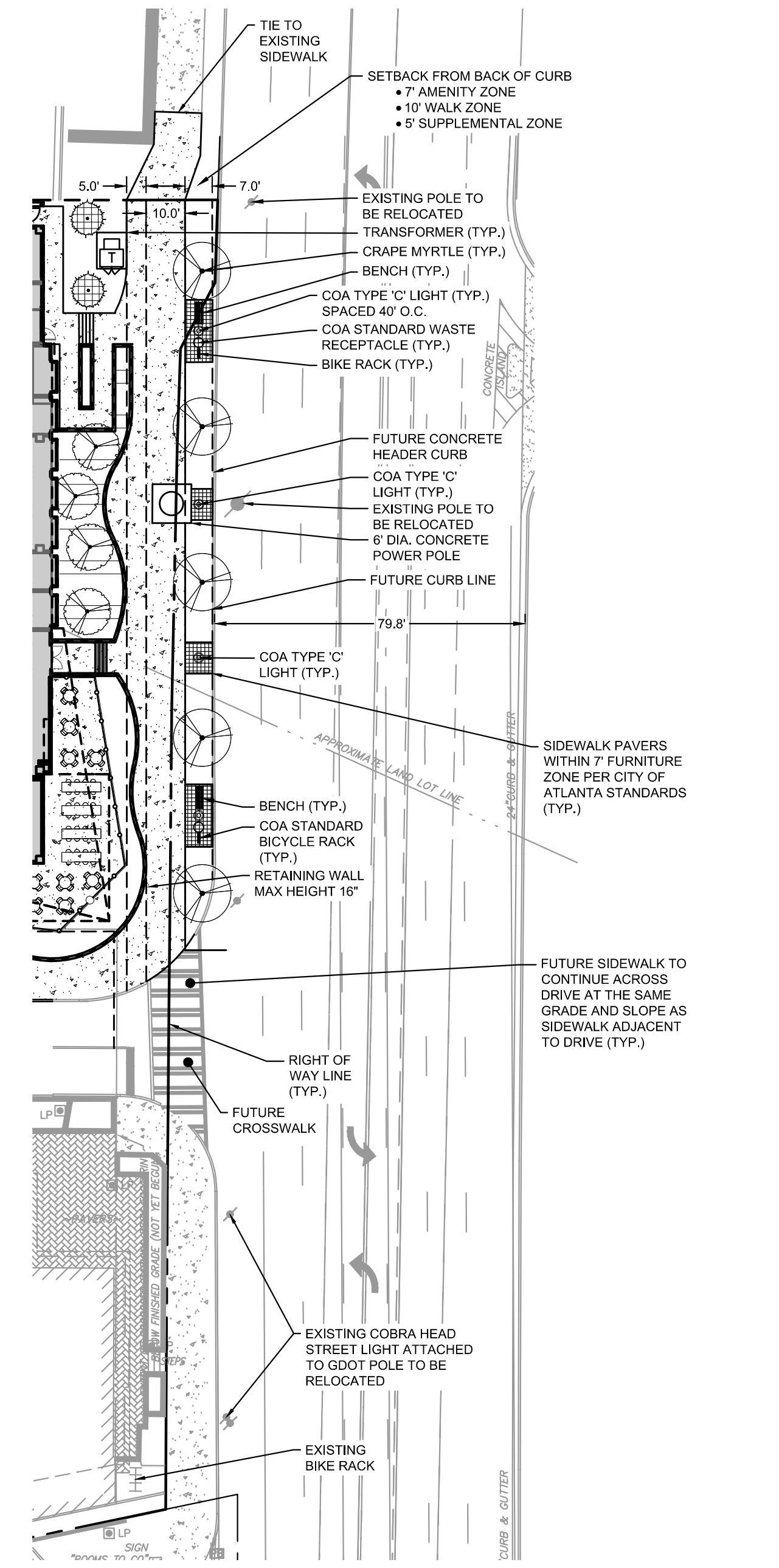
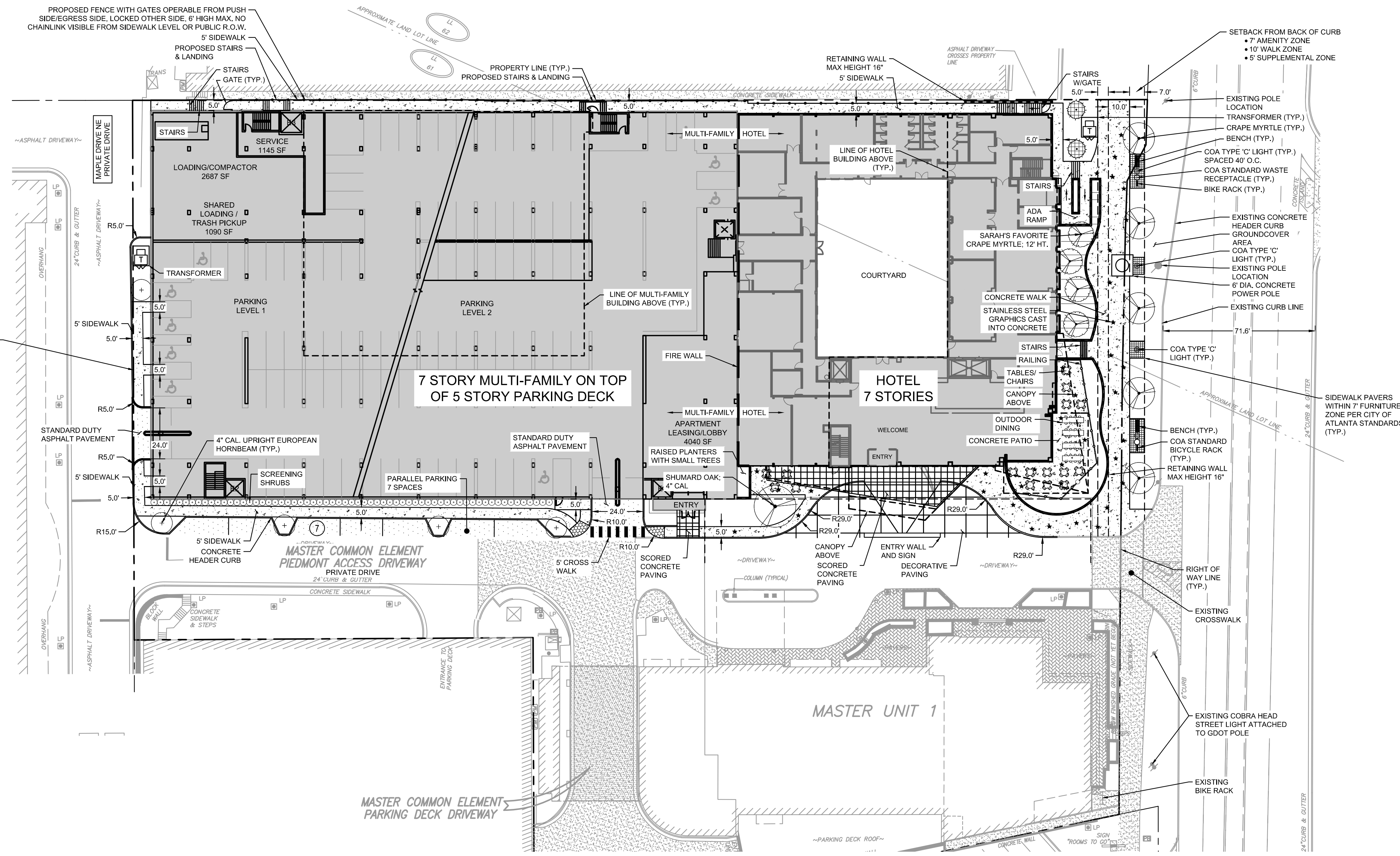
1. THE STREET FURNITURE AND TREE PLANTING ZONE WILL HAVE BENCHES, LANDSCAPING, TRASH RECEPTACLES AND OTHER PEDESTRIAN FRIENDLY AMENITIES.
2. ALL INTERNAL SIDEWALKS WILL CONNECT TO EXISTING AND PROPOSED STREET SIDEWALKS.
3. BICYCLE RACKS WILL BE PROVIDED AT KEY LOCATIONS.
4. TREE PLANTING SHALL BE 40' ON CENTER.
5. MIN. 1.0 FOOTCANDLE LIGHTING THROUGHOUT PARKING FACILITY

Residential Program Provided			
Count / Floor	Unit Type	Total Units	%
	10 Studio	70	28.6%
	16 1 Bed	113	46.1%
	8 2 Bed	55	22.4%
	1 3 Bed	7	2.9%
	35 Units / Floor	245	100.0%

PLAN LEGEND:

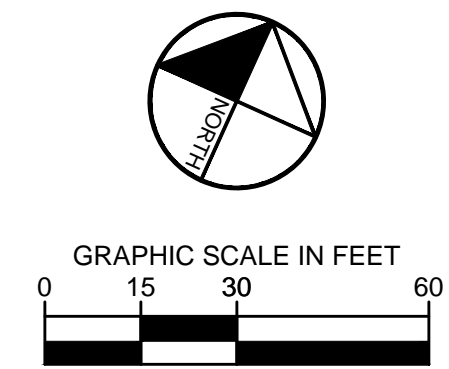
- PROPERTY LINE
- [Grid Pattern] SCORED CONCRETE
- [Grid Pattern] SIDEWALK PAVERS
- [Dotted Pattern] STANDARD DUTY ASPHALT PAVEMENT
- [Dotted Pattern] STANDARD DUTY CONCRETE SIDEWALK
- [Grid Pattern] DECORATIVE PAVING
- COA TYPE 'C' PEDESTRIAN LIGHT
- COA STANDARD WASTE RECEPTACLE
- COA STANDARD BICYCLE RACK

08/28/2019



SITE PLAN

**FUTURE PIEDMONT ROAD WIDENING
 GDOT P.I. #0015000**

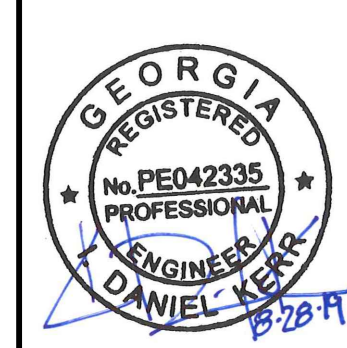


Kimley»Horn
 © 2018 KIMLEY-HORN AND ASSOCIATES, INC.
 11720 AMBER PARK DRIVE, SUITE 600
 ATLANTA, GA 30309
 PHONE (770) 674-4248
 WWW.KIMLEY-HORN.COM

BHP MARKET NORTH LLC
 3715 NORTHSIDE PARKWAY, SUITE 400-100
 ATLANTA, GA 30327

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

BUCKHEAD PLACE
 3242 PIEDMONT ROAD, ATLANTA, GA
 LAND LOT 61 & 62, 17TH DISTRICT



GSWCC NO. (LEVEL II) 0000077807
 DRAWN BY JDJ
 DESIGNED BY IDK
 REVIEWED BY BV
 DATE 08/28/2019
 PROJECT NO. 019986004

TITLE **SAP PLAN**
 SHEET NUMBER **SAP-1**

ISSUED FOR CONSTRUCTION

Drawing name: K:\ALP_PRJ\019986004_Lenmar Buckhead Place\CAD\PlanSheets\C2-00 SITE PLAN.dwg C2-00 SITE PLAN Aug 28, 2019 4:07pm by: jh.jones

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PHILLIPS
architects + engineers

770.394.1616

CONSULTANT

SEAL

ISSUE & REVISION RECORD

DATE DESCRIPTION

TENANT

PROJECT

BUCKHEAD PLACE MIXED USE

ATLANTA, GA

CLIENT
CORO REALTY ADVISORS

MCKIBBON HOSPITALITY

**LENNAR MULTIFAMILY
COMMUNITIES**

PHILLIPS JOB NUMBER 1947401/1990501

ISSUE DATE AUG 28, 2019

DRAWN BY/CHECKED BY NN/DEB

DRAWING TITLE
**BUCKHEAD PLACE
MASTER SITE PLAN
FOR PD-OC ZONING**

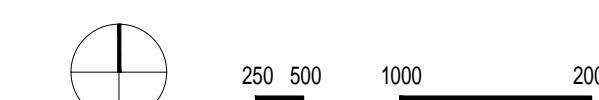
SHEET NUMBER

SP-1.1

THE PALISADES
5501 PEACHTREE DUNWOODY RD.
BUILDING A SUITE 450
ATLANTA, GEORGIA 30328



VICINITY MAP



SITE PLAN LEGEND

	TREE		STREET BENCH
	NORTH ARROW		BIKE/MOPED RACK
	SPOT ELEVATION		TRASH CAN
	BLDG. ENTRANCE		STREET LIGHT
	BUILDING		PARKING DECK
	PUBLIC SPACE		

BUCKHEAD PLACE RE-DEVELOPMENT - ZONING ANALYSIS

A DEVELOPMENT OF CORO REALTY ADVISORS FOR JH HOLDINGS, INC.
AUGUST 28, 2019

CURRENT ZONING CLASSIFICATION (Z-07-109)	PD-OC		
LAND AREA (LEGAL DESCRIPTION):	566,097 SF	12.996 ACRES	
GROSS LAND AREA (GLA) - INCLUDING ADDITIONAL PUBLIC STREET:	608,854 SF	13.997 ACRES	
*PER SPS-9		(PROVIDED)	
FLOOR AREA RATIO (PER SPS-9):	2.10	2.08	1,174,927 NSF
SQUARE FEET ALLOWED PER PD-OC ZONING:	740,785 SF NR**	499,205 SF R**	1,240,000 SF TOTAL
USABLE OPEN SPACE REQUIREMENT:	0.20	0.374	OK
SQUARE FEET OF UOS:	113,219 SF	211,586 SF	OK
PUBLIC SPACE REQUIREMENT:	0.50(UOSR)	0.936	OK
SQUARE FEET OF PUBLIC SPACE:	56,610 SF	106,013 SF	

**NR = NON RESIDENTIAL; R = RESIDENTIAL

BUILDING AREA

BUILDING	TYPE	EXISTING	PROPOSED	FUTURE	TOTAL
EXISTING RETAIL:	NR	19,600 SF	--	--	19,600 SF
BUILDING A:	NR	--	--	250,000 SF	250,000 SF
BUILDING B:	R	250,040 SF	--	--	250,040 SF
BUILDING C:	NR	9,165 SF	--	--	9,165 SF
BUILDING D:	NR	96,000 SF	--	--	96,000 SF
BUILDING E:	NR	107,900 SF	--	--	107,900 SF
BUILDING E1/E2:	R	--	246,246 SF	--	246,246 SF
BUILDING F:	NR	--	87,257 SF	--	87,257 SF
BUILDING F:	NR	108,659 SF	--	--	108,659 SF
TOTAL NR:		678,881 SF			678,881 SF
TOTAL R:			246,246 SF		246,246 SF
GRAND TOTAL:					1,174,927 SF

TOTAL OPEN SPACE

BUILDING FOOTPRINT	TOTAL
BUILDING A:	16,000 SF
BUILDING B:	8,571 SF
BUILDING C:	13,123 SF
BUILDING D:	48,846 SF
BUILDING E1/E2:	54,786 SF
BUILDING F:	15,649 SF
TOTAL BUILDING FOOTPRINT:	156,975 SF
NET LAND AREA	566,097 SF
TOTAL BUILDING FOOTPRINT	156,975 SF
TOS PROVIDED	409,122 SF

PARKING & LOADING REQUIREMENTS

DESCRIPTION	TOTAL SPACES
PARKING SPACES EXISTING:	1,192
MINIMUM SPACES REQUIRED:	1,777
MAXIMUM SPACES ALLOWED:	2,369
PARKING SPACES PROPOSED:	2,337
LOADING SPACES EXISTING:	13
LOADING SPACES REQUIRED:	16
LOADING SPACES PROPOSED:	16

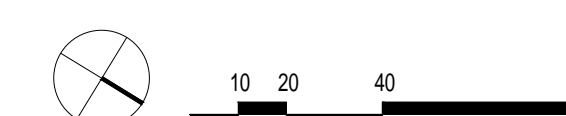
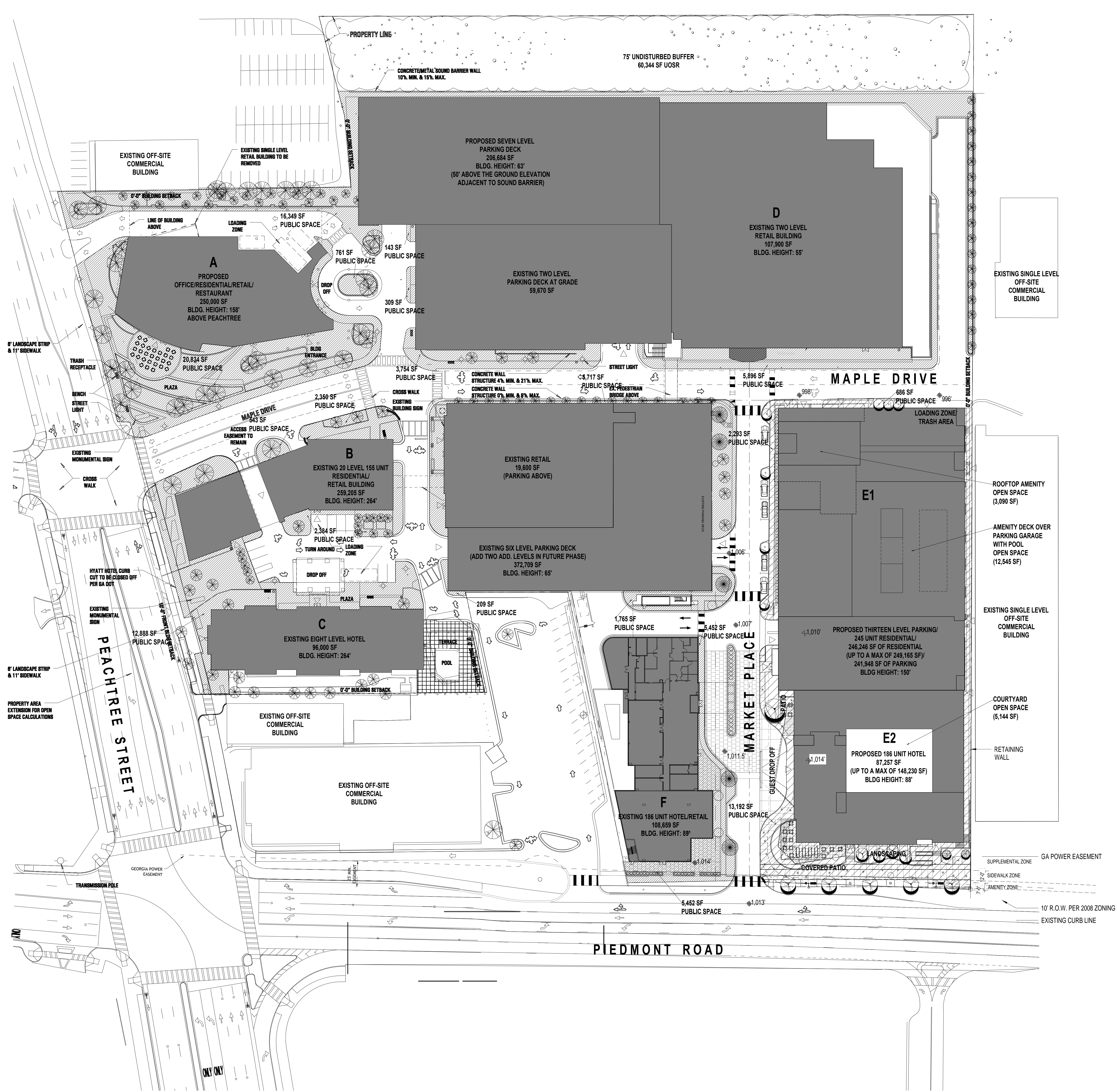
USABLE OPEN SPACE

BREAKDOWN	EXISTING	PROPOSED	TOTAL AREA
BALCONIES:	16,924(B)	--	16,924 SF
ROOFTOP TERRACES/ POOL DECK:	4,633(B)	20,779(E1/E2)	31,123 SF
LOBBIES:	1,851(B)	--	4,851 SF
GROUND:	17,094(F)	21,492(E1/E2)	38,586 SF
TOTAL:	49,215 SF	42,292 SF	91,486 SF
NET LAND AREA			566,097 SF
TOTAL BUILDING FOOTPRINT			156,975 SF
PARKING & DRIVEWAY AREA			250,047 SF
BALCONIES/TERRACES/LOBBIES			158,866 SF
UOSR PROVIDED			52,900 SF
NET LAND AREA			566,097 SF
UOSR FACTOR	X	0.20	
UOSR REQUIREMENT			113,219 SF

PUBLIC SPACE

SEC 16-28-012	UOSR REQUIRED	PUBLIC SPACE FACTOR	PUBLIC SPACE REQUIREMENT	PUBLIC SPACE PROVIDED
	113,219 SF	X 0.50	56,610 SF	106,013 SF

*SEE PLANS FOR LOCATIONS



FOR REVIEW AND COMMENT ONLY - NOT FOR SAP SUBMITTAL