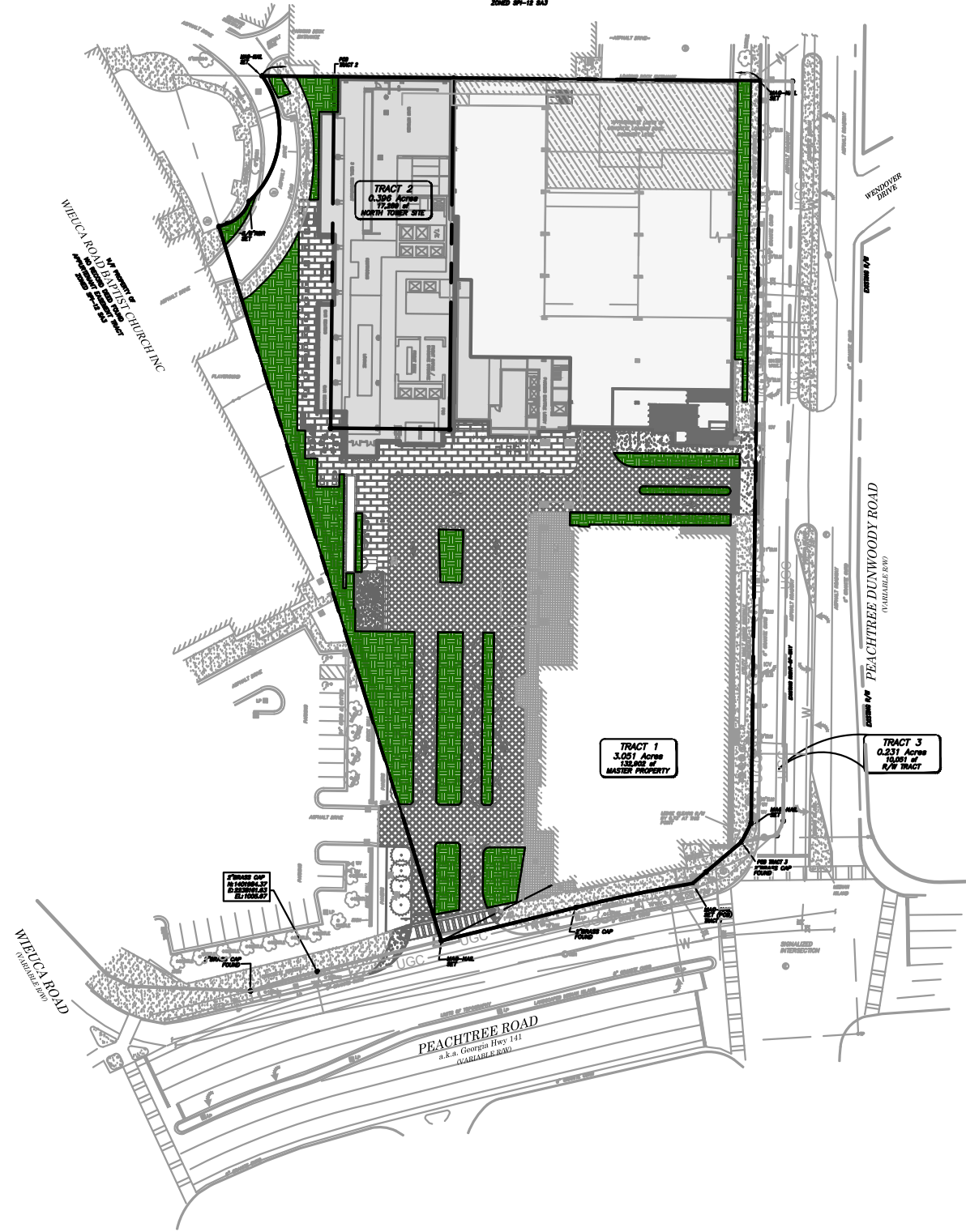



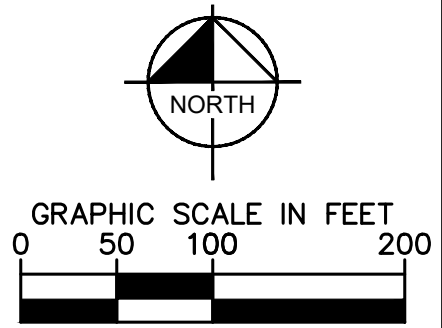
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R/W PROPERTY OF
WIEUCA ROAD BAPTIST CHURCH INC
NO RECORD DEED FOUND
APPROXIMATE EASEMENT TRACT
ZONED SF-12 S13



USABLE OPEN SPACE REQUIREMENT CALCULATIONS		
	LANDSCAPED AREAS AND PLAZAS	16,647 SF
	BALCONIES:	25,718 SF
	ROOFTOP TERRACES:	20,405 SF
	TOTAL:	62,770 SF
	NLA:	150,191 SF
	REQUIRED USABLE OPEN SPACE: 40% OF NLA	60,076 SF
	PROVIDED USABLE OPEN SPACE: 42% OF NLA	62,770 SF

USABLE OPEN SPACE REQUIREMENT CALCULATIONS
3630 PEACHTREE RD - SAP-20-082



USABLE OPEN SPACE REQUIREMENT CALCULATIONS

LANDSCAPED AREAS AND PLAZAS:	16,647 SF
BALCONIES:	25,718 SF
ROOFTOP TERRACES:	20,405 SF
TOTAL:	62,770 SF

NLA:	150,191 SF
REQUIRED USABLE OPEN SPACE: 40% OF NLA 60,076 SF	
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Perkins&Will

1315 Peachtree St NE
Atlanta, GA 30309
404.873.2300
perkinswill.com

CONSULTANTS

CIVIL
KIMLEY-HORN
817 W Peachtree St NW, Suite 601 Atlanta GA 30308

STRUCTURAL
LIZUN-CASE
1230 Peachtree St NE #2500, Atlanta, GA 30309

MEP
BARRETT WOODYARD & ASSOCIATES INC
3495 Holcomb Bridge Road, Norcross, GA 30092

LANDSCAPING
PERKINS&WILL
1315 Peachtree St NE, Atlanta, GA 30309

INTERIOR DESIGN
ROTTET STUDIO
29 West 30th St, Suite 900, New York, NY 10001

FOOD SERVICES/ANNUITY
FOOD STRATEGY, INC
1300 Piccard Drive, Suite 207, Rockville, MD 20850

AV LOW VOLTAGE
NETWORK TECHNOLOGIES, INC
320 South Perry St, Lawrenceville, GA 30046

ELEVATOR
LERCH BATES
900 Circle 75 Parkway, Suite 1300, Atlanta, GA 30339

LIFE SAFETY/CODE ANALYSIS
JENSEN HUGHES
3500 Piedmont Rd NE, Suite 750, Atlanta GA 30305

PROJECT

THE RITZ-CARLTON BUCKHEAD HOTEL & RESIDENCES

3650 PEACHTREE
DUNWOODY ROAD NE,
ATLANTA GA 30319

CLIENT

ATLAS
ATLAS CAPITAL
VENTURES
1708 PEACHTREE ST NW
ATLANTA, GA 30309

KEYPLAN

ISSUE CHART

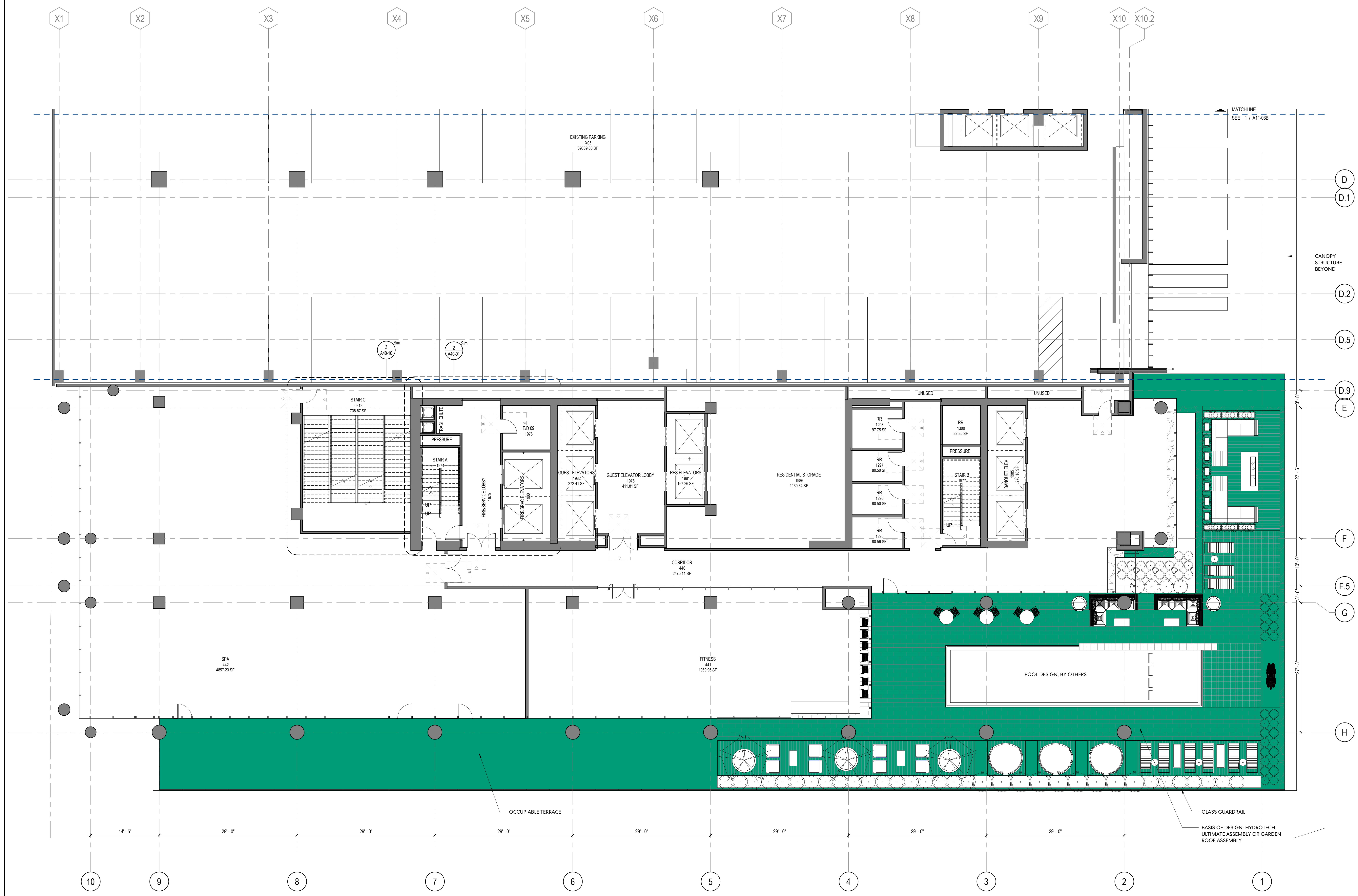
NO.	ISSUE	DATE

TITLE
**LEVEL 03 - HOTEL
POOL DECK**

SHEET NUMBER
A20-SAP6

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1 LEVEL 03
1/8" = 1'-0"

FOR INFORMATION ONLY MARCH 16, 2021

3/16/2021 2:24:09 PM BIM 360://Ritz Carlton Buckhead Hotel & Residences/01735_000_Ritz Carlton Buckhead Hotel Residences.rvt

USABLE OPEN SPACE REQUIREMENT CALCULATIONS

LANDSCAPED AREAS AND PLAZAS:	16,647 SF
BALCONIES:	25,718 SF
ROOFTOP TERRACES:	20,405 SF
TOTAL:	62,770 SF
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PROVIDED USABLE OPEN SPACE: 42% OF NLA 62,770 SF	

Perkins&Will

1315 Peachtree St NE
Atlanta, GA 30309
404.873.2300
404.882.5823
perkinswill.com

- CONSULTANTS**
- CIVIL: KIMLEY-HORN, 817 W Peachtree St NW, Suite 601 Atlanta, GA 30308
 - STRUCTURAL: LUZUN-CASE, 1230 Peachtree St NE #2500, Atlanta, GA 30309
 - MEP: BARRETT WOODYARD & ASSOCIATES INC, 3495 Holcomb Bridge Road, Norcross, GA 30092
 - LANDSCAPING: PERKINS&WILL, 1315 Peachtree St NE, Atlanta, GA 30309
 - INTERIOR DESIGN: ROTTET STUDIO, 29 West 30th St, Suite 900, New York, NY 10001
 - FOOD SERVICE/AHJ: FOOD STRATEGY, INC, 1300 Piccard Drive, Suite 207, Rockville, MD 20850
 - AV/LOW VOLTAGE: NETWORK TECHNOLOGIES, INC, 320 South Perry St, Lawrenceville, GA 30046
 - ELEVATOR: LERCH BATES, 900 Circle 75 Parkway, Suite 1300, Atlanta, GA 30339
 - LIFE SAFETY/CODE ANALYSIS: JENSEN HUGHES, 3500 Piedmont Rd NE, Suite 750, Atlanta, GA 30305

PROJECT

**THE RITZ-CARLTON
BUCKHEAD HOTEL &
RESIDENCES**

3650 PEACHTREE
DUNWOODY ROAD NE,
ATLANTA GA 30319

CLIENT



KEYPLAN

ISSUE CHART

NO.	ISSUE	DATE
Job Number		

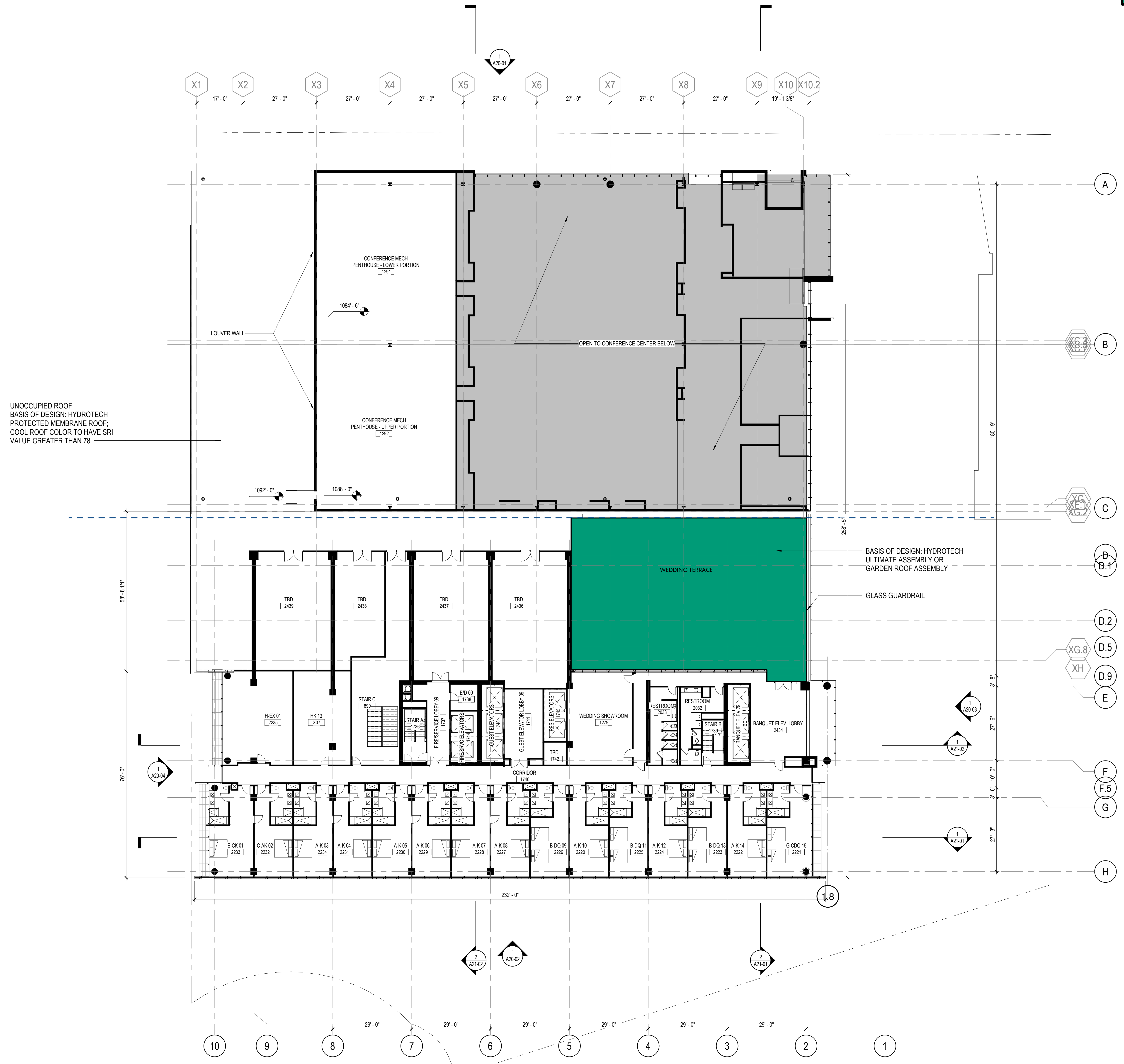
TITLE

**LEVEL 09 - WEDDING
TERRACE**

SHEET NUMBER

A20-SAP7

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1 OVERALL - LEVEL 09
1/16" = 1'-0"

FOR INFORMATION ONLY MARCH 16, 2021

USABLE OPEN SPACE REQUIREMENT CALCULATIONS

LANDSCAPED AREAS AND PLAZAS:	16,647 SF
BALCONIES:	25,718 SF
ROOFTOP TERRACES:	20,405 SF
TOTAL:	62,770 SF
NLA:	150,191 SF
REQUIRED USABLE OPEN SPACE: 40% OF NLA 60,076 SF	
PROVIDED USABLE OPEN SPACE: 42% OF NLA 62,770 SF	

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1315 Peachtree St NE
Atlanta, GA 30309
404.873.2300
perkinswill.com

- CONSULTANTS**
- CIVIL
KIMLEY-HORN
817 W Peachtree St NW, Suite 601 Atlanta, GA 30308
 - STRUCTURAL
UZUN-CASE
1230 Peachtree St NE #2500, Atlanta, GA 30309
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BARRETT WOODYARD & ASSOCIATES INC
3495 Holcomb Bridge Road, Norcross, GA 30092
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1315 Peachtree St NE, Atlanta, GA 30309
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29 West 30th St, Suite 900, New York, NY 10001
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900 Circle 75 Parkway, Suite 1300, Atlanta, GA 30339
 - LIFE SAFETY/CODE ANALYSIS
JENSEN HUGHES
3500 Piedmont Rd NE, Suite 750, Atlanta, GA 30305

PROJECT

**THE RITZ-CARLTON
BUCKHEAD HOTEL &
RESIDENCES**

3650 PEACHTREE
DUNWOODY ROAD NE,
ATLANTA GA 30319

CLIENT

**ATLAS
ATLAS CAPITAL
VENTURES**
1708 PEACHTREE ST NW
ATLANTA, GA 30309

KEYPLAN

ISSUE CHART

NO.	ISSUE	DATE
Job Number	TITLE	

**LEVEL 19-25 - TYP
RESIDENTIAL**

SHEET NUMBER

A20-SAP8



1 LEVEL 19-25 - TYPICAL RESIDENTIAL
1/8" = 1'-0"

**USABLE OPEN SPACE
REQUIREMENT CALCULATIONS**



LANDSCAPED AREAS AND PLAZAS:	16,647 SF
BALCONIES:	25,718 SF
ROOFTOP TERRACES:	20,405 SF
TOTAL:	62,770 SF
NLA:	150,191 SF
REQUIRED USABLE OPEN SPACE: 40% OF NLA 60,076 SF	
PROVIDED USABLE OPEN SPACE: 42% OF NLA 62,770 SF	

1315 Peachtree St NE
Atlanta, GA 30309
404.873.2300
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CONSULTANTS

- CIVIL
KIMLEY-HORN
817 W Peachtree St NW, Suite 601 Atlanta GA 30308
- STRUCTURAL
UZUN-CASE
1230 Peachtree St NE #2500, Atlanta, GA 30309
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BARRETT WOODYARD & ASSOCIATES INC
3495 Holcomb Bridge Road, Norcross, GA 30092
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PERKINS&WILL
1315 Peachtree St NE, Atlanta, GA 30309
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29 West 30th St, Suite 900, New York, NY
- FOOD SERVICE/ANDEHY
FOOD STRATEGY, INC
1300 Piccard Drive, Suite 207, Rockville, MD 20850
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NETWORK TECHNOLOGIES, INC
320 South Perry St, Lawrenceville, GA 30046
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LERCH BATES
900 Circle 75 Parkway, Suite 1300, Atlanta, GA 30339
- LIFE SAFETY/CODE ANALYSIS
JENSEN HUGHES
3500 Piedmont Rd NE, Suite 750, Atlanta GA 30305

PROJECT

**THE RITZ-CARLTON
BUCKHEAD HOTEL &
RESIDENCES**

3650 PEACHTREE
DUNWOODY ROAD NE,
ATLANTA GA 30319

CLIENT



KEYPLAN

ISSUE CHART

NO.	ISSUE	DATE

Job Number _____ TITLE _____

LEVEL 26 - PH1

SHEET NUMBER

A20-SAP9

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1 LEVEL 26 - RESIDENTIAL
1/8" = 1'-0"

FOR INFORMATION ONLY MARCH 16, 2021

FOR INFORMATION ONLY MARCH 16, 2021

USABLE OPEN SPACE REQUIREMENT CALCULATIONS

LANDSCAPED AREAS AND PLAZAS:	16,647 SF
BALCONIES:	25,718 SF
ROOFTOP TERRACES:	20,405 SF
TOTAL:	62,770 SF
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404.873.2300
perkinswill.com

CONSULTANTS

CIVIL
KIMLEY-HORN
817 W Peachtree St NW, Suite 601 Atlanta GA 30308

STRUCTURAL
LUZUN-CASE
1230 Peachtree St NE #2500, Atlanta, GA 30309

MEP
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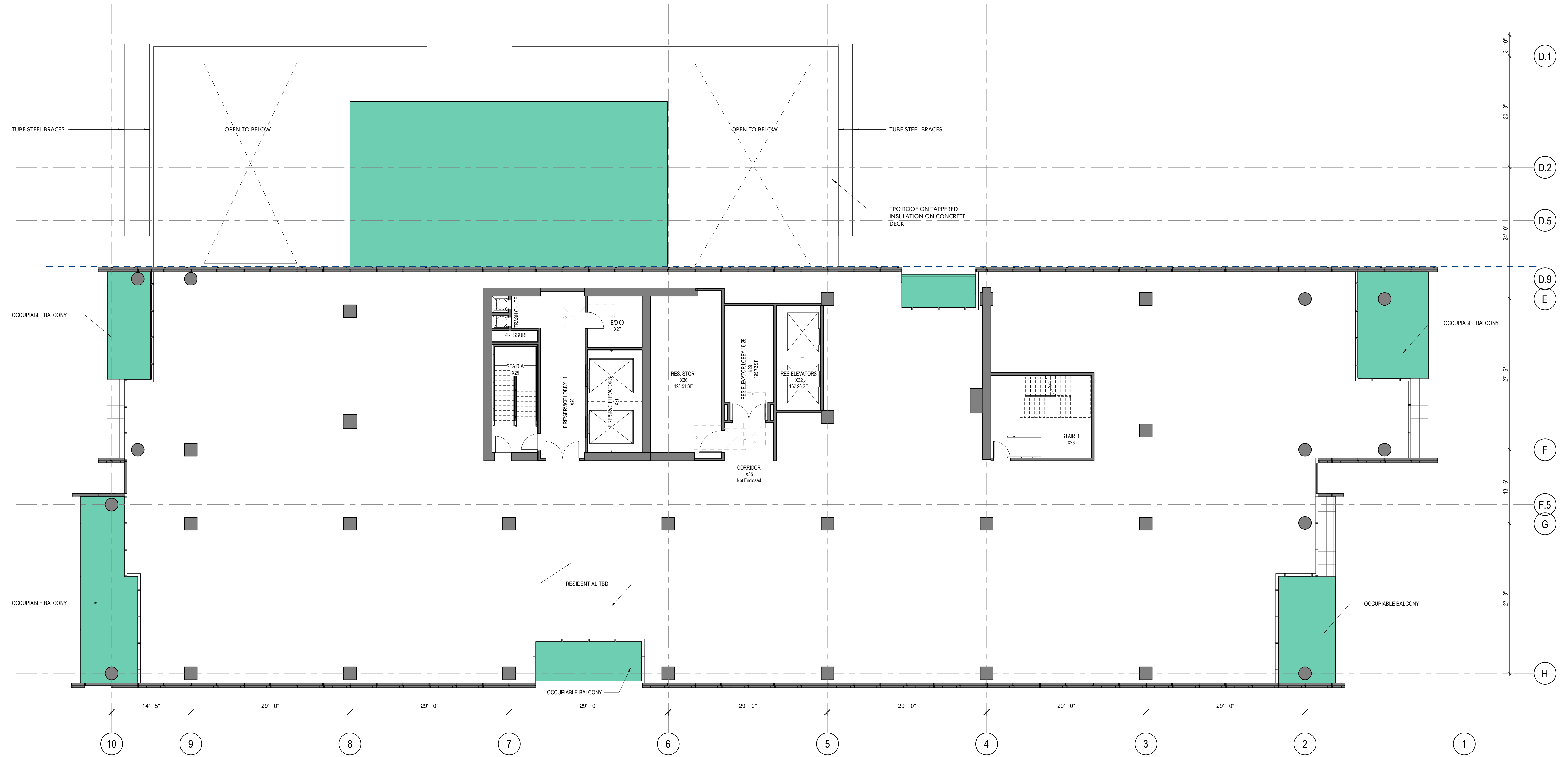
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1300 Piccard Drive, Suite 207, Rockville, MD 20850

AV-Low VOLTAGE
NETWORK TECHNOLOGIES, INC
320 South Perry St, Lawrenceville, GA 30046

ELEVATOR
LERCH BATES
900 Circle 75 Parkway, Suite 1300, Atlanta, GA 30339

LIFE SAFETY/CODE ANALYSIS
JENSEN HUGHES
3500 Piedmont Rd NE, Suite 750, Atlanta, GA 30305



1 LEVEL 27 - RESIDENTIAL
1/8" = 1'-0"

PROJECT

**THE RITZ-CARLTON
BUCKHEAD HOTEL &
RESIDENCES**

3650 PEACHTREE
DUNWOODY ROAD NE,
ATLANTA GA 30319

CLIENT

ATLAS
ATLAS CAPITAL
VENTURES
1708 PEACHTREE ST NW
ATLANTA, GA 30309

KEYPLAN

ISSUE CHART

NO.	ISSUE	DATE
Job Number		
TITLE		

LEVEL 27 - PH2

SHEET NUMBER

A20-SAP10

USABLE OPEN SPACE REQUIREMENT CALCULATIONS

LANDSCAPED AREAS AND PLAZAS:	16,647 SF
BALCONIES:	25,718 SF
ROOFTOP TERRACES:	20,405 SF
TOTAL:	62,770 SF
NLA:	150,191 SF
REQUIRED USABLE OPEN SPACE: 40% OF NLA	60,076 SF
PROVIDED USABLE OPEN SPACE: 42% OF NLA	62,770 SF

Perkins&Will

- 1315 Peachtree St NE
Atlanta, GA 30309
404.873.2300
perkinswill.com
- CONSULTANTS**
- CIVIL
KIMLEY-HORN
817 W Peachtree St NW, Suite 601 Atlanta GA 30308
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LUZUN-CASE
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900 Circle 75 Parkway, Suite 1300, Atlanta, GA 30339
- LIFE SAFETY/CODE ANALYSIS
JENSEN HUGHES
3500 Piedmont Rd NE, Suite 750, Atlanta GA 30305

PROJECT

THE RITZ-CARLTON BUCKHEAD HOTEL & RESIDENCES

3650 PEACHTREE DUNWOODY ROAD NE, ATLANTA GA 30319

CLIENT

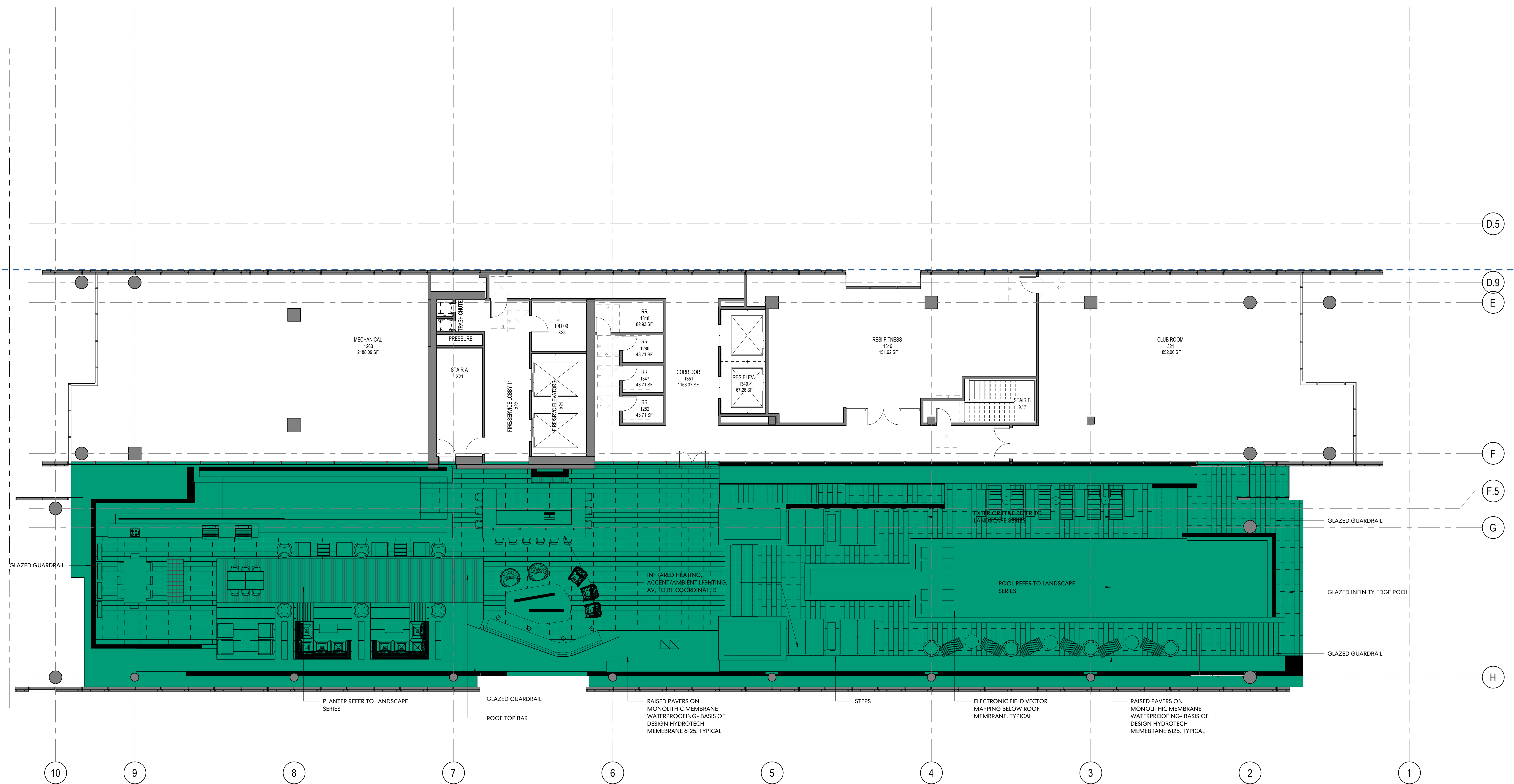


KEYPLAN

ISSUE CHART

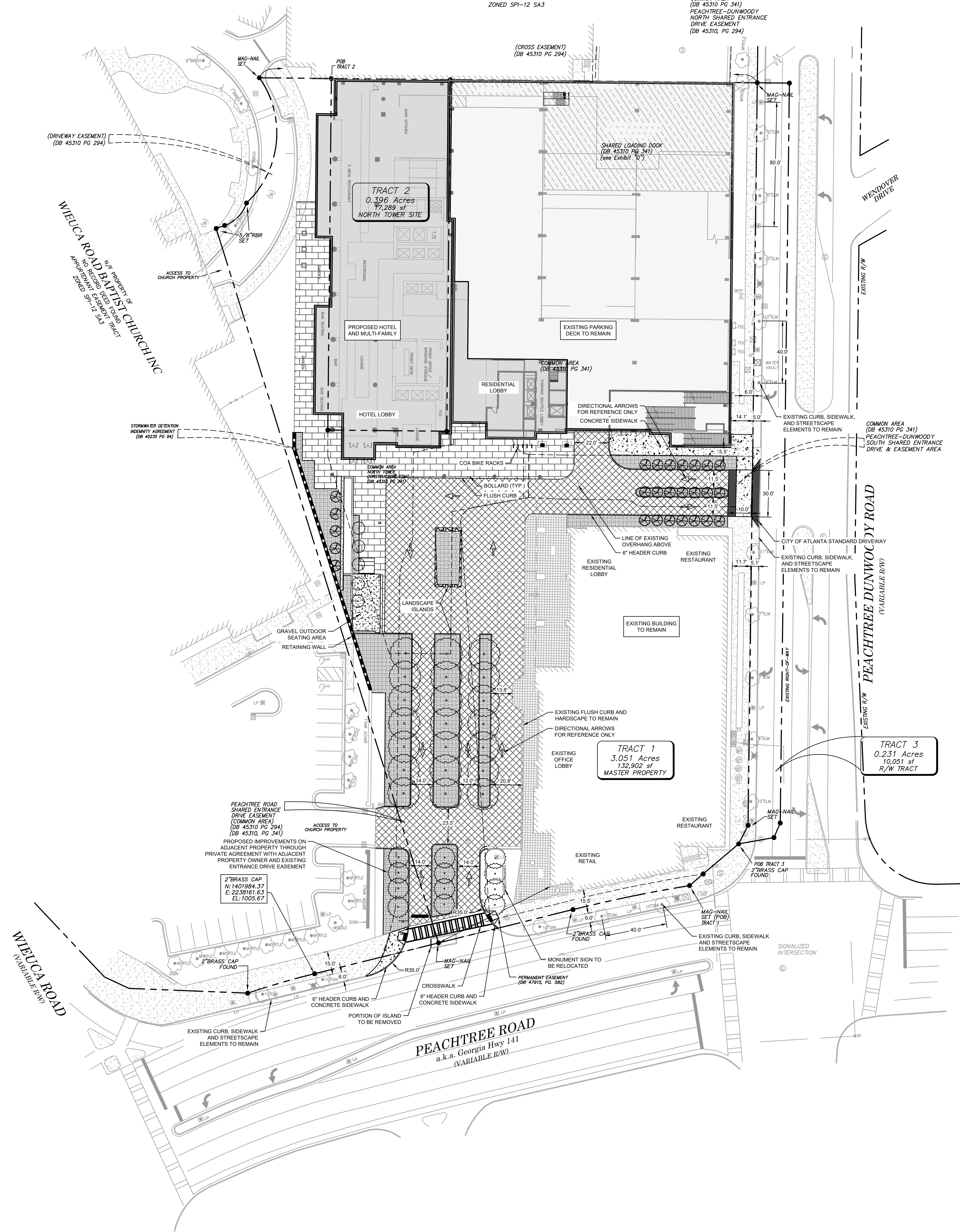
NO.	ISSUE	DATE
Job Number	TITLE	
	LEVEL 28 - RESIDENTIAL AMENITY	
	SHEET NUMBER	

A20-SAP11



1 LEVEL 28 - RESIDENTIAL AMENITY
1/8" = 1'-0"

N/2 PROPERTY OF
WIEUCA ROAD BAPTIST CHURCH INC
 NO RECORD DEED FOUND
 APPURTENANT EASEMENT TRACT
 ZONED SPl-12, SA3



TRACT 2
 0.396 Acres
 7,289 sq ft
 NORTH TOWER SITE

TRACT 1
 3.051 Acres
 132,902 sq ft
 MASTER PROPERTY

TRACT 3
 0.231 Acres
 10,051 sq ft
 R/W TRACT

SAP FILE NUMBER:
 SAP-20-082

ZONING CLASSIFICATION:
 SPl-12, SUBAREA 1

ADJACENT STREETS:
 PEACHTREE ROAD (STATE)
 PEACHTREE DUNWOODY ROAD (LOCAL)

SAP SITE PLAN NOTES:

1. ADDRESS NUMBERS ARE TO BE PROVIDED ON BUILDING AND BE A MINIMUM OF 6" IN HEIGHT.
2. 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.
3. SUPPLEMENTAL ZONE SHALL HAVE A MAXIMUM ELEVATION OF 30 INCHES ABOVE SIDEWALK GRADE.

SITE PLAN LEGEND:

- PROPERTY LINE
- [Pattern] STANDARD DUTY CONCRETE SIDEWALK
- [Pattern] UNIT PAVERS
- [Pattern] HARDSCAPE
- [Pattern] STREET TREES VEGETATED AREA
- [Pattern] GRAVEL

DEVELOPMENT NOTES:

PROPOSED DEVELOPMENT

RESIDENTIAL	85 UNITS	277,816 SF
HOTEL	256 KEYS	352,036 SF

LOT SIZE:

NET LOT AREA (NLA)	3.45 ACRES (150,191 SF)
GROSS LOT AREA (GLA)	4.12 ACRES (179,541 SF)

MAXIMUM BUILDING HEIGHT

BASELINE HEIGHT	225 FT
BLOCK AREA HEIGHT BONUS (160,000/BLOCK AREA SF) X 225	54.33 FT
BLOCK AREA = 620,600 SF	
GREEN BUILDING HEIGHT BONUS	30 FT
TOTAL ALLOWABLE MAX BUILDING HEIGHT	309.33 FT
PROVIDED	309.33 FT

USABLE OPEN SPACE AND BUILDING COVERAGE:

REQUIRED USABLE OPEN SPACE:	40%	60,076 SF
30% REQUIRED BY CODE, 10% ADDITIONAL REQUIRED BY GREEN BONUS INCENTIVE		
PROVIDED USABLE OPEN SPACE:	42%	62,770 SF

LANDSCAPED AREAS:

BALCONIES	16,647 SF
ROOFTOP TERRACES	25,718 SF
	20,405 SF

PARKING NOTES:

VEHICLE PARKING NOTES

MINIMUM REQUIRED PARKING:

RESIDENTIAL:	0 SPACES
HOTEL:	0 SPACES

MAXIMUM REQUIRED PARKING:

RESIDENTIAL:	174 SPACES (1.25 PER 1BR UNIT, 2.25 PER 2+BR UNIT)
HOTEL:	256 SPACES (1 PER UNIT)
TOTAL:	430 SPACES

PROVIDED PARKING:

RESIDENTIAL:	174 SPACES
HOTEL:	256 SPACES
TOTAL:	430 SPACES

(ALL ALLOCATED IN EXISTING DECK)

*NO NEW PARKING SPACES WILL BE CONSTRUCTED AS PART OF THIS DEVELOPMENT

LOADING:

REQUIRED:	3 STANDARD SPACES (12' X 35')
PROVIDED:	3 STANDARD SPACES (12' X 35')

BIKE PARKING NOTES:

TOTAL BIKE PARKING REQUIRED:	50 SPACES
TOTAL BIKE PARKING PROVIDED:	50 SPACES
EXTERIOR SPACES:	10 SPACES
ENCLOSED SPACES:	40 SPACES

Kimley Horn
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 817 W. PEACHTREE STREET, NW
 ATLANTA, GEORGIA 30308
 PHONE (404) 419-8700
 WWW.KIMLEY-HORN.COM

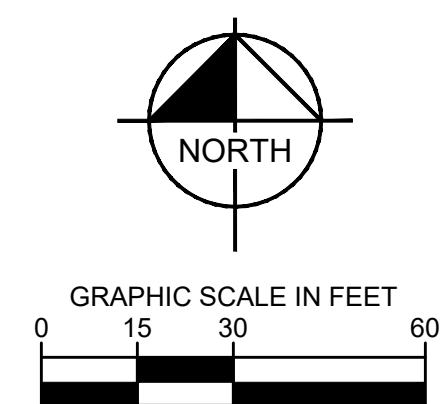
3630 NORTH LLC
 3630 PEACHTREE RD. #2407
 ATLANTA, GA 30326

BUCKHEAD RITZ CARLTON HOTEL AND RESIDENCES
 3630 PEACHTREE RD. ATLANTA, GA 30326
 LAND LOT 44, 17TH DISTRICT



GSWCC CERT. (LEVEL II) 0000076499
 DRAWN BY ALB
 DESIGNED BY CAZ
 REVIEWED BY KRT
 DATE 03/16/2021
 PROJECT NO. 013577000
 TITLE

SAP SITE PLAN
 SHEET NUMBER
C0-20



Drawing name: K:\AMT_Civil\013577000_3630 Peachtree\CAD\PlanSheets\C0-20_SAP SITE PLAN.dwg C0-20 SAP SITE PLAN Mar 16, 2021 3:29pm by: kate.trickett

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse or improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



APPLICATION FOR A SPECIAL ADMINISTRATIVE PERMIT (SAP)
For SPI, Beltline, LW, MR, MRC, NC, I-Mix Zoning Districts & Unified Development Plans
 City of Atlanta, Office of Zoning and Development (404-330-6145)

File No.: **SAP-20-082**

APPLICANT (name) Kate Triplett

ADDRESS 817 West Peachtree Street NW, Suite 601, Atlanta, GA 30308

PHONE NO. 404-900-7017 **EMAIL** kate.triplett@kimley-horn.com

PROPERTY LANDOWNER 3630 North, LLC

ADDRESS 3650 Peachtree Dunwoody Road, Atlanta, GA 30319

PHONE NO. 678-595-7523 **EMAIL** ty@atlascapitalventures.com

ADDRESS OF PROPERTY 3630 Peachtree Road/3650 Peachtree Dunwoody Road

Land District 17 **Land Lot** 44 **Council District** 7 **NPU** B

Is property within the BeltLine Overlay District? Yes No **Zoning Classification** SPI-12, SA-1

Is Inclusionary Zoning applicable to this project? Yes No Is this a Unified Development Plan? Yes No

Submittal Checklist (See detailed checklist on page 2):

- 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.
- Property Survey:** Submit one (1) copy. Lot consolidation, re-platting or subdivision may be required prior to approval of SAP.
- Site Plan (released for construction and sealed) and Building Elevations:**
 - a. **Initial Submission: One(1) site plan & One (1) set of elevations.**
 - b. **Other information:** Copies of applicable Rezoning Legislation, Special Use Permit and any letters for Variance or Special Exception. Note: additional plans or documents may be required at the discretion of the Office of Zoning and Development.
- Property Owner Authorization:** Submit required notarized owner consent per attached form (page 4).
- Notice to Applicant:** Submit attached form with signature and date (page 10).
- Development Controls Specification Form:** Provide the applicable information (pages 7 - 9).

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 sq.ft. of floor area: \$500.
- Developments 50,000 to 250,000 sq.ft. of floor area: \$1,000.
- Developments ≥ 250,000 sq.ft. 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 8/3/2020 **Signature of Applicant** Kate Triplett

Additional Submittal Requirements (as applicable):

- **Inclusionary Zoning:** All new or conversion multifamily residential rental projects with 10 or more units in the Beltline Overlay District OR Westside neighborhoods of English Avenue, Vine City, Ashview Heights, or AUC must complete and submit the Inclusionary Zoning Certification Form with their application. Review and complete pages 11-12 of this SAP for certification forms.
- **Beltline, NC-2, NC-6, NC-10, NC-11, NC-12, & NC-14 Districts:** Applicant must send a copy of the filed SAP application to the NPU contact. Afterwards, complete the Notarized Affidavit of NPU Notification form (page 6), and provide a copy of U.S. Postal Service Certificate of Mailing. The NPU has up to 21 days to review the SAP and forward comments to the City.
- **Pre-application Conference with Zoning and Development Staff (prior to SAP submittal):** Required only for the Beltline, but *recommended* for all other districts. To request this meeting contact Krishana Newton at 404-330-6065 or knewton@atlantaga.gov.
- **Development Review Committee (DRC):** Projects in the Beltline & SPIs 1, 9, 12, 15, 16, 17 districts may require DRC review (See page 3).
- **Development of Regional Impact (DRI) Study:** Mixed-use developments with at least 700,000 s.f. or residential with at least 700 residential units may require a DRI approval by GRTA and ARC. For full thresholds and rules contact GRTA and/or ARC.
 - **Initial submission:** DRI Form 1 with the SAP application. Zoning and Development staff will then submit information to GRTA and ARC.
- **Watershed Management (DWM) Requirements (Section 74-504(a)):** Consultation meeting with DWM is **REQUIRED** for any site disturbance to determine applicable storm water work. Call 404-330-6249 or visit: www.atlantawatershed.org/greeninfrastructure
- **Unified Development Plans:** Applicable to all zoning districts except R-1 to R-5, RLC, PD, & historic bldgs/districts (Section 16-28.030)

The City Code provides that Zoning and Development 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 ZONING AND DEVELOPMENT OFFICE USE ONLY)

The above request for a Special Administrative Permit (SAP) was **approved** or **denied** on 4/06/21

See attached **Special Administrative Permit Approval Form(s)** for detailed approval information.

Tshaka Warren

Signed for Director, Office of Zoning & Development

Staff Reviewer - Print Name





City of Atlanta - Office of Planning
**SPECIAL ADMINISTRATIVE PERMIT (SAP)
APPROVAL FORM**

SAP-20-082

Address: 3650 Peachtree Dunwoody Road/3630 Peachtree Road NE

Zoning: SPI-12, SA-1

Approval Date: 4/06/21

Staff Signature:

Project Summary:

The proposed program includes 82 multi-family units and a 256-key hotel with event space to be constructed above an existing parking deck that was constructed from the first phase of a previous development. There is currently an existing mixed-use tower at the site.

Approval:

Improvements at the above address are hereby authorized to apply for a building permit in accordance with Sections 16-18.007 and 16-25.002(3) of the City of Atlanta Zoning Ordinance. Improvements are granted as indicated on the attached site plan and building elevations with:

No variations are granted.

Approval is subject to the written Conditions of Approval noted below.

Approval is subject to red-line comments on the plans.

Approval Conditions:

The new building proposes to take advantage of a height bonus that requires that the applicant demonstrate how they will meet the full criteria that is outlined in Section Sec. 16-18L.020(3). There is "Green Narrative" document that is included with this SAP application in which the applicant acknowledges their responsibility to meet the requirements to qualify for the height bonus. The Office of Zoning and Site Development will verify if the project adequately meets the intent outlined in the code, and all Certificates of Occupancy will be held until the criteria is satisfactorily met.

Additional Office of Planning staff comments:

None.

AMENDMENTS:

None.



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Notarized Authorization by Property Land Owner

File # SAP-20-082

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

TYPE OF APPLICATION: **Special Administrative Permit**

I, 3630 North, LLC SWEAR THAT I AM THE **LANDOWNER**
owner(s) name

OF THE PROPERTY LOCATED AT: 3650 Peachtree Dunwoody Road (Rear)
Atlanta, GA 30319 (Parcel Number 17-0044 LL2710)

AS SHOWN IN THE RECORDS OF Fulton 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 (PRINT CLEARLY):

Kate Triplett
Kimley-Horn and Associates, Inc.

ADDRESS: 817 West Peachtree St NW, Suite 601
Atlanta, GA 30308

TELEPHONE: 404-900-7017 EMAIL: kate.triplett@kimley-horn.com

[Signature]
Signature of Property Landowner

Ty UNDERWOOD
Print Name of Property Landowner

Personally Appeared
Before Me

TY UNDERWOOD

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

[Signature]
Signature of Notary Public

7/28/20
Date



MEMORANDUM

To: Mr. Christian Olteanu, City of Atlanta Office of Zoning and Development
 Mr. Tshaka Warren, City of Atlanta Office of Zoning and Development

From: Ms. Emmy Montanye, PE; LEED AP

Date: March 1, 2021

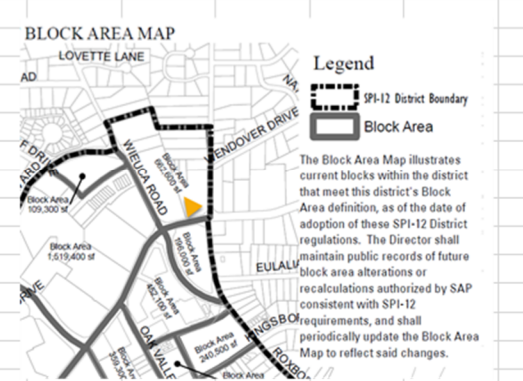
RE: 3630 Peachtree Road/3650 Peachtree Dunwoody Road – SAP-20-082
 Project Description and Variation Requests

The project site is located at 3630 Peachtree Road, Atlanta, Georgia in SPI-12, SA 1. The project includes a proposed high-rise tower constructed on the footprint of the existing parking deck as shown on the SAP site plan. The proposed program includes 82 multi-family units and a 256-key hotel with event space to be constructed above the existing large parking deck. This application proposes the following in accordance with Chapter 18L – SPI-12 Buckhead/Lenox Stations Special Public Interest District.

Maximum Allowable Building Height: The maximum allowable height is as defined in Section 16-18L.007(3a to 3e) of the SPI-12 Zoning Ordinance and includes the combination of the following up to a maximum building height of 600 feet. For this application the following height allowances are being used as described below:

- Base Building Height of 225 feet
- Block area bonus height based on Exhibit X -SPI-12 Buckhead/Lenox Stations District Block Area Map with an established block area of 662,200 square feet that meets the block area definition; bonus is 54.33 feet
- Incentivized Development Green Building Height bonus of 30 feet
- The maximum proposed allowable height is 309.33 feet.

3630 SITE ZONING SUMMARY		
February 21, 2021		
	3630 Peachtree Allowable Height	Feet
	SPI-12	
	Buckhead Central Core Sub-Area 1	
16-18.007 (3)		
Height	Max 600' and Max Block Ht bonus 225'	
	Larger block = lower the ht bonus	
Block	Base + Approved Block and Green Inc	
	Base Building Height	225.00
662,600 SF	Block: $\frac{160,000}{662,600} \times 225 =$	54.33
	Green Building Bonus	30.00
	Total Ht:	309.33



Block Connectivity: The proposed design maintains the inter-parcel block access and block connectivity for the approved block as required by Sections 16-18L.007(6) and 16-18L.015 and as documented on the Atlanta Department of City Planning GIS Property/Street map for the site.

Variations:

The proposed design complies with the regulations set forth in Chapter 18L – SPI-12 Buckhead/Lenox Stations Special Public Interest District.

Attachments:

- Updated SAP Site Plan
- Updated Building Elevations
- SPI-12 DRC comments – two meetings (August 2020 and November 2020)
- Incentivized Development Green Building Narrative
- Traffic Study summary
- Parking study summary



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

File # SAP-20-082

*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"> <u>Net Lot Area (NLA)</u> = length of property line X width of property line <u>GLA for corner lots</u> = (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)] <u>GLA (with only one front yard adjacent to street)</u> = (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. <u>Building Lot Coverage provided</u> = (net lot area minus area of building footprint) ÷ (net lot area) 						
Lot Size (in square footage) 150,191 SF						
Gross Land Area (GLA)		179,541 SF				
Net Lot Area (NLA)		150,191 SF				
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	N/A	N/A		N/A	N/A	
Base Provided	1.85	277,816 SF		2.34	352,036 SF	
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	N/A			N/A		
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				N/A	65%	N/A
Provided (specify for each street)				N/A	100%	N/A



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

File # **SAP-20-08**

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		



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

File # **SAP-20-082**

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 <i>(square footage area of exterior space) + (square footage area of interior space)</i>		
	Percentage (%)	Total Square Footage
Minimum Required	N/A	N/A
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
0	18	32	22	13
On-site Parking Spaces	Residential		Non-residential Uses	
Minimum Required	0		0	
Provided	174		256	
Maximum Allowed	174		256	
Bicycle Parking Spaces	Residential		Non-residential Uses	
Minimum Required	17		33	
Provided	17		33	
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)	1 (12' x 35')		2 (12' x 35')	
Provided (specify for each use)	1 (12' x 35')		2 (12' x 35')	

2
Green Development Narrative

Re: 3630 Peachtree Road/3650 Peachtree Dunwoody Road
SAP-20-082

The applicant understands the requirements for a height bonus using the Green Development Incentive, and that the Department of City Planning will need to verify that the requirements are met prior to issuing a Certificate of Occupancy for the site. We intend to fulfill the code-specified criteria as follows:

Sec. 16-18L.020.3a

- i. ***"Be in excess of 100,000 square feet of floor area"*** – The project contains over 500,000 square feet in floor area.
- ii. ***"Utilize non-potable water sources for 100 percent of all outdoor water use"*** - A cistern will be utilized to collect and capture roof rainwater and condensate, both as means to manage stormwater load and to decrease water usage demand. Specifically, this water will be used for rooftop and site irrigation.
- iii. ***"Provide verification of an Analysis of the City Energy Code that demonstrates ten percent reduction of energy use, in comparison to the City Energy Code requirements"*** – The design team will execute a building energy model to demonstrate the actual building energy consumption vs. the base line building energy consumption per 2015 International Energy Conservation Code with Georgia Amendments. This will be used to validate the required reduction in energy usage. This reduction will be achieved through a combination of:
 - a. HVAC systems –
 - i. Optimize equipment energy performance by specifying higher efficiency central equipment.
 - ii. Design distribution systems for reduced energy losses.
 - iii. Include control enhancements for energy reducing operational routines.
 - b. Plumbing Systems –
 - i. Design higher efficiency water heating systems.
 - c. Lighting –
 - i. Specify light fixtures for reduced lighting power density vs. code maximum.
 - ii. Specify controls to reduce lighting loads.
 - d. Envelope –
 - i. Select high performing glass to reduce HVAC loads.
 - ii. Increase wall and roof insulation for improved energy efficiency.

The attached commitment letter indicates that this building will meet this criterion.
- iv. ***"Provide open space at least ten percent above open space requirements"*** – The proposed project includes a large, redeveloped public-facing plaza, amenity/pool decks for hotel and residential uses at podium and top of tower, an outdoor event space added over top of the existing garage, and several dozen private balconies. The cumulative area of these open spaces well exceeds requirements plus %10 per this incentive. Please see open area calculations as shown on the SAP Site Plan, Sheet C0-20, for details.
- v. ***"Provide a minimum of three electric vehicle charging stations."*** – Three electric vehicle charging stations will be provided as a subset of the new parking spaces added to the project, either within the existing garage or at the basement of the new tower and will be shown on the parking deck architectural plans to be provided as part of both the LDP and building permit submittal.

Applicant Signature: _____

Kate Tripp

Date: 3/31/2021

As indicated by the clarifications and signatures below and as noted under item iii in the Green Development Narrative, the design team is committed to providing a verification of an analysis of the City Energy Code that demonstrates a ten percent reduction of energy use.

More specifically, Barrett-Woodward, the project MEP engineer, will be responsible for items iii a, b, and c related to the HVAC systems, Plumbing Systems, and Lighting

The project architect, Perkins and Will, will be responsible for item d related to the envelope of the building.

Both parties have indicated their commitment and intent below.

MEP Engineer: Stephan Date: 3/30/2021

Project Architect: Ed N Date: 3/31/2021



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

Notice to Applicant

File # SAP-20-082

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 Zoning & Development (OZD) 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 OZD.

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 OZD. 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 OZD

It shall be the responsibility of the applicant, not the OZD, 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 OZD 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 OZD 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 OZD 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.

Kate Triplett

8/3/2020

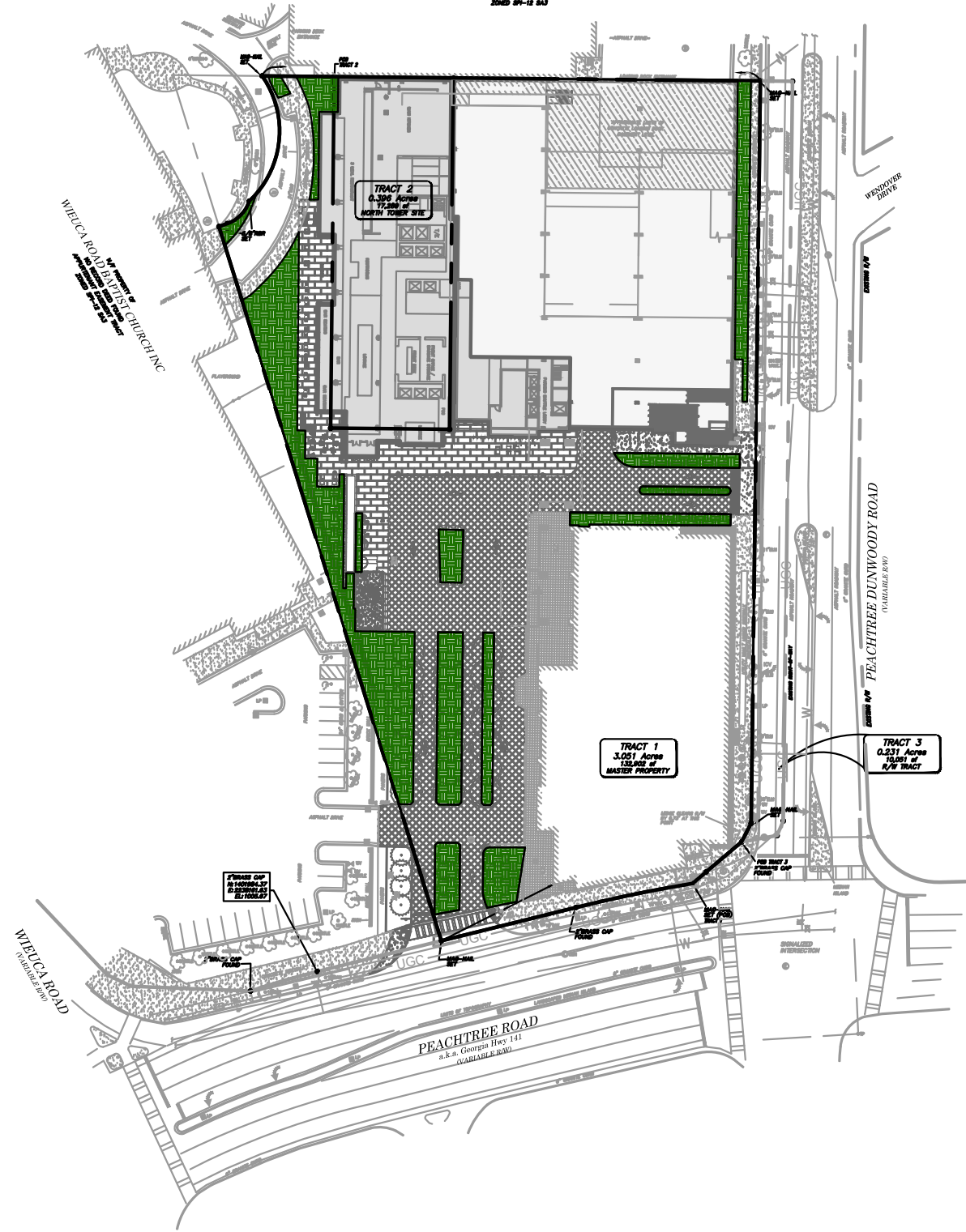
Applicant Printed Name

Applicant Signature

Date

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R/W PROPERTY OF
WIEUCA ROAD BAPTIST CHURCH INC
NO RECORD DEED FOUND
APPROXIMATE EASEMENT TRACT
ZONED SF-12 SUG



USABLE OPEN SPACE REQUIREMENT CALCULATIONS

	LANDSCAPED AREAS AND PLAZAS	16,647 SF
	BALCONIES:	25,718 SF
	ROOFTOP TERRACES:	20,405 SF
	TOTAL:	62,770 SF
	NLA:	150,191 SF
	REQUIRED USABLE OPEN SPACE: 40% OF NLA	60,076 SF
	PROVIDED USABLE OPEN SPACE: 42% OF NLA	62,770 SF

City of Atlanta | Department of City Planning

OFFICE OF ZONING & DEVELOPMENT

APPROVED: SPECIAL ADMINISTRATIVE PERMIT

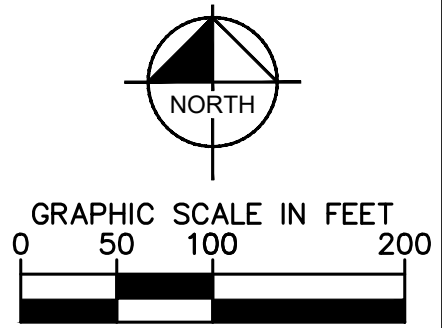
with Red-Lines
 with Conditions
 Revision

4/06/21
REVIEWER _____

SAP-20-082
APPLICATION NUMBER _____

USABLE OPEN SPACE REQUIREMENT CALCULATIONS

3630 PEACHTREE RD - SAP-20-082



USABLE OPEN SPACE REQUIREMENT CALCULATIONS

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Perkins&Will

1315 Peachtree St NE
Atlanta, GA 30309
404.873.2300
perkinswill.com

CONSULTANTS

CIVIL
KIMLEY-HORN
817 W Peachtree St NW, Suite 601 Atlanta GA 30308

STRUCTURAL
LIZUN-CASE
1230 Peachtree St NE #2500, Atlanta, GA 30309

MEP
BARRETT WOODYARD & ASSOCIATES INC
3495 Holcomb Bridge Road, Norcross, GA 30092

LANDSCAPING
PERKINS&WILL
1315 Peachtree St NE, Atlanta, GA 30309

INTERIOR DESIGN
ROTTET STUDIO
29 West 30th St, Suite 900, New York, NY 10001

FOOD SERVICES/ANDBREW
FOOD STRATEGY, INC
1300 Piccard Drive, Suite 207, Rockville, MD 20850

AV-Low VOLTAGE
NETWORK TECHNOLOGIES, INC
320 South Perry St, Lawrenceville, GA 30046

ELEVATOR
LERCH BATES
900 Circle 75 Parkway, Suite 1300, Atlanta, GA 30339

LIFE SAFETY/CODE ANALYSIS
JENSEN HUGHES
3500 Piedmont Rd NE, Suite 750, Atlanta GA 30305

PROJECT

THE RITZ-CARLTON BUCKHEAD HOTEL & RESIDENCES

3650 PEACHTREE
DUNWOODY ROAD NE,
ATLANTA GA 30319

CLIENT

ATLAS
ATLAS CAPITAL
VENTURES
1708 PEACHTREE ST NW
ATLANTA, GA 30309

KEYPLAN

ISSUE CHART

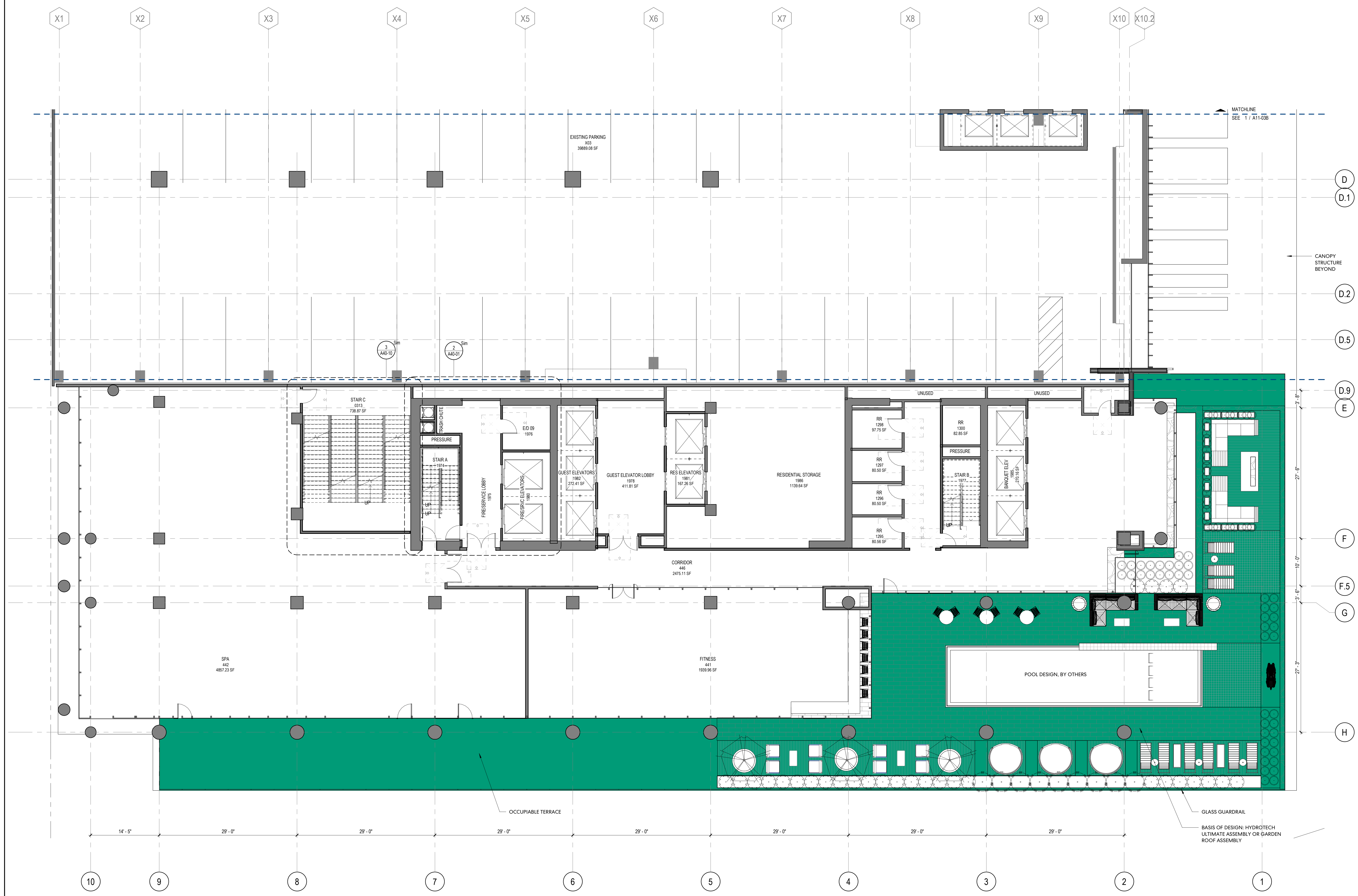
NO.	ISSUE	DATE

TITLE
**LEVEL 03 - HOTEL
POOL DECK**

SHEET NUMBER
A20-SAP6

© 2020 Perkins and Will

FOR INFORMATION ONLY MARCH 16, 2021



1 LEVEL 03
1/8" = 1'-0"

FOR INFORMATION ONLY MARCH 16, 2021

3/16/2021 2:24:09 PM BIM 360://Ritz Carlton Buckhead Hotel & Residences/01735_000_Ritz Carlton Buckhead Hotel Residences.rvt

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Atlanta, GA 30309
404.873.2300
404.882.5823
perkinswill.com

CONSULTANTS

CIVIL
KIMLEY-HORN
817 W Peachtree St NW, Suite 601 Atlanta, GA 30308

STRUCTURAL
LUZUN-CASE
1230 Peachtree St NE #2500, Atlanta, GA 30309

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1300 Piccard Drive, Suite 207, Rockville, MD 20850

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NETWORK TECHNOLOGIES, INC
320 South Perry St, Lawrenceville, GA 30046

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PROJECT

THE RITZ-CARLTON BUCKHEAD HOTEL & RESIDENCES

3650 PEACHTREE DUNWOODY ROAD NE, ATLANTA GA 30319

CLIENT



KEYPLAN

ISSUE CHART

NO.	ISSUE	DATE
Job Number		
TITLE		

LEVEL 09 - WEDDING TERRACE

SHEET NUMBER

A20-SAP7



1 OVERALL - LEVEL 09
1/16" = 1'-0"

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perkinswill.com

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LIFE SAFETY/CODE ANALYSIS
JENSEN HUGHES
3500 Piedmont Rd NE, Suite 750, Atlanta GA 30305

PROJECT

**THE RITZ-CARLTON
BUCKHEAD HOTEL &
RESIDENCES**

3650 PEACHTREE
DUNWOODY ROAD NE,
ATLANTA GA 30319

CLIENT

**ATLAS
ATLAS CAPITAL
VENTURES**
1708 PEACHTREE ST NW
ATLANTA, GA 30309

KEYPLAN

FOR INFORMATION ONLY MARCH 16, 2021

ISSUE CHART

NO.	ISSUE	DATE
Job Number		

TITLE

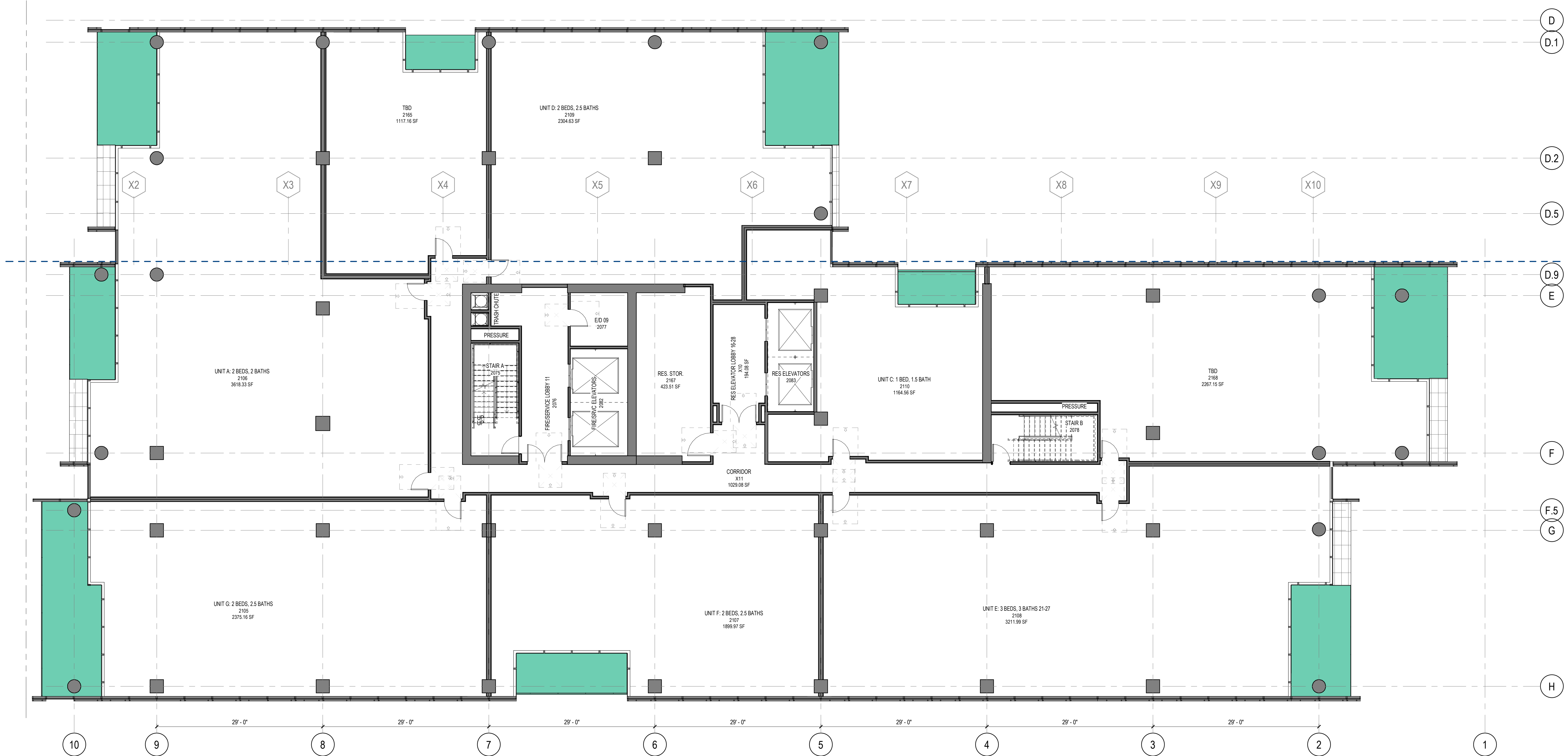
**LEVEL 19-25 - TYP
RESIDENTIAL**

SHEET NUMBER

A20-SAP8

© 2020 Perkins and Will

1 LEVEL 19-25 - TYPICAL RESIDENTIAL
1/8" = 1'-0"



**USABLE OPEN SPACE
REQUIREMENT CALCULATIONS**



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Perkins&Will

1315 Peachtree St NE
Atlanta, GA 30309
404.873.2300
perkinswill.com

- CONSULTANTS**
- CIVIL: KIMLEY-HORN, 817 W Peachtree St NW, Suite 601 Atlanta GA 30308
 - STRUCTURAL: UZUN-CASE, 1230 Peachtree St NE #2500, Atlanta, GA 30309
 - MEP: BARRETT WOODYARD & ASSOCIATES INC, 3495 Holcomb Bridge Road, Norcross, GA 30092
 - LANDSCAPING: PERKINS&WILL, 1315 Peachtree St NE, Atlanta, GA 30309
 - INTERIOR DESIGN: ROTTET STUDIO, 29 West 30th St, Suite 900, New York, NY
 - FOOD SERVICE/ANDEKRY: FOOD STRATEGY, INC, 1300 Piccard Drive, Suite 207, Rockville, MD 20850
 - AV/LOW VOLTAGE: NETWORK TECHNOLOGIES, INC, 320 South Perry St, Lawrenceville, GA 30046
 - ELEVATOR: LERCH BATES, 900 Circle 75 Parkway, Suite 1300, Atlanta, GA 30339
 - LIFE SAFETY/CODE ANALYSIS: JENSEN HUGHES, 3500 Piedmont Rd NE, Suite 750, Atlanta GA 30305

PROJECT

**THE RITZ-CARLTON
BUCKHEAD HOTEL &
RESIDENCES**

3650 PEACHTREE
DUNWOODY ROAD NE,
ATLANTA GA 30319

CLIENT



KEYPLAN

ISSUE CHART

ISSUE	DATE
Job Number	TITLE

LEVEL 26 - PH1

SHEET NUMBER

A20-SAP9

© 2020 Perkins and Will



1 LEVEL 26 - RESIDENTIAL
1/8" = 1'-0"

FOR INFORMATION ONLY MARCH 16, 2021

FOR INFORMATION ONLY MARCH 16, 2021

USABLE OPEN SPACE REQUIREMENT CALCULATIONS

LANDSCAPED AREAS AND PLAZAS:	16,647 SF
BALCONIES:	25,718 SF
ROOFTOP TERRACES:	20,405 SF
TOTAL:	62,770 SF
NLA:	150,191 SF
REQUIRED USABLE OPEN SPACE: 40% OF NLA 60,076 SF	
PROVIDED USABLE OPEN SPACE: 42% OF NLA 62,770 SF	

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Atlanta, GA 30309
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- CIVIL: KIMLEY-HORN, 817 W Peachtree St NW, Suite 601 Atlanta, GA 30308
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 - MEP: BARRETT WOODYARD & ASSOCIATES INC, 3495 Holcomb Bridge Road, Norcross, GA 30092
 - LANDSCAPING: PERKINS&WILL, 1315 Peachtree St NE, Atlanta, GA 30309
 - INTERIOR DESIGN: ROTTET STUDIO, 29 West 30th St, Suite 900, New York, NY 10001
 - FOOD SERVICE/KAHNEY: FOOD STRATEGY, INC, 1300 Piccard Drive, Suite 207, Rockville, MD 20850
 - AV/LOW VOLTAGE: NETWORK TECHNOLOGIES, INC, 320 South Perry St, Lawrenceville, GA 30046
 - ELEVATOR: LERCH BATES, 900 Circle 75 Parkway, Suite 1300, Atlanta, GA 30339
 - LIFE SAFETY/FIRE ANALYSIS: JENSEN HUGHES, 3500 Piedmont Rd NE, Suite 750, Atlanta, GA 30305

PROJECT

**THE RITZ-CARLTON
BUCKHEAD HOTEL &
RESIDENCES**

3650 PEACHTREE
DUNWOODY ROAD NE,
ATLANTA GA 30319

CLIENT

**ATLAS
ATLAS CAPITAL
VENTURES**
1708 PEACHTREE ST NW
ATLANTA, GA 30309

KEYPLAN

ISSUE CHART

NO.	ISSUE	DATE
Job Number		
TITLE		

LEVEL 27 - PH2

SHEET NUMBER

A20-SAP10

© 2020 Perkins and Will



1 LEVEL 27 - RESIDENTIAL
1/8" = 1'-0"

3/16/2021 2:24:13 PM BIM 360://Ritz Carlton Buckhead Hotel & Residences/01735_000_Ritz Carlton Buckhead Hotel Residences.rvt

FOR INFORMATION ONLY MARCH 16, 2021

USABLE OPEN SPACE REQUIREMENT CALCULATIONS

LANDSCAPED AREAS AND PLAZAS:	16,647 SF
BALCONIES:	25,718 SF
ROOFTOP TERRACES:	20,405 SF
TOTAL:	62,770 SF
NLA:	150,191 SF
REQUIRED USABLE OPEN SPACE: 40% OF NLA	60,076 SF
PROVIDED USABLE OPEN SPACE: 42% OF NLA	62,770 SF

Perkins&Will

- 1315 Peachtree St NE
Atlanta, GA 30309
404.873.2300
perkinswill.com
- CONSULTANTS**
- CIVIL
KIMLEY-HORN
817 W Peachtree St NW, Suite 601 Atlanta GA 30308
- STRUCTURAL
LUZUN-CASE
1230 Peachtree St NE #2500, Atlanta, GA 30309
- MEP
BARRETT WOODYARD & ASSOCIATES INC
3495 Holcomb Bridge Road, Norcross, GA 30092
- LANDSCAPING
PERKINS&WILL
1315 Peachtree St NE, Atlanta, GA 30309
- INTERIOR DESIGN
ROTTET STUDIO
29 West 30th St, Suite 900, New York, NY 10011
- FOOD SERVICES/AHERRY
FOOD STRATEGY, INC
1300 Piccard Drive, Suite 207, Rockville, MD 20850
- AV LOW VOLTAGE
NETWORK TECHNOLOGIES, INC
320 South Perry St, Lawrenceville, GA 30046
- ELEVATOR
LERCH BATES
900 Circle 75 Parkway, Suite 1300, Atlanta, GA 30339
- LIFE SAFETY/CODE ANALYSIS
JENSEN HUGHES
3500 Piedmont Rd NE, Suite 750, Atlanta GA 30305

PROJECT

THE RITZ-CARLTON BUCKHEAD HOTEL & RESIDENCES

3650 PEACHTREE DUNWOODY ROAD NE, ATLANTA GA 30319

CLIENT



KEYPLAN

ISSUE CHART

NO.	ISSUE	DATE

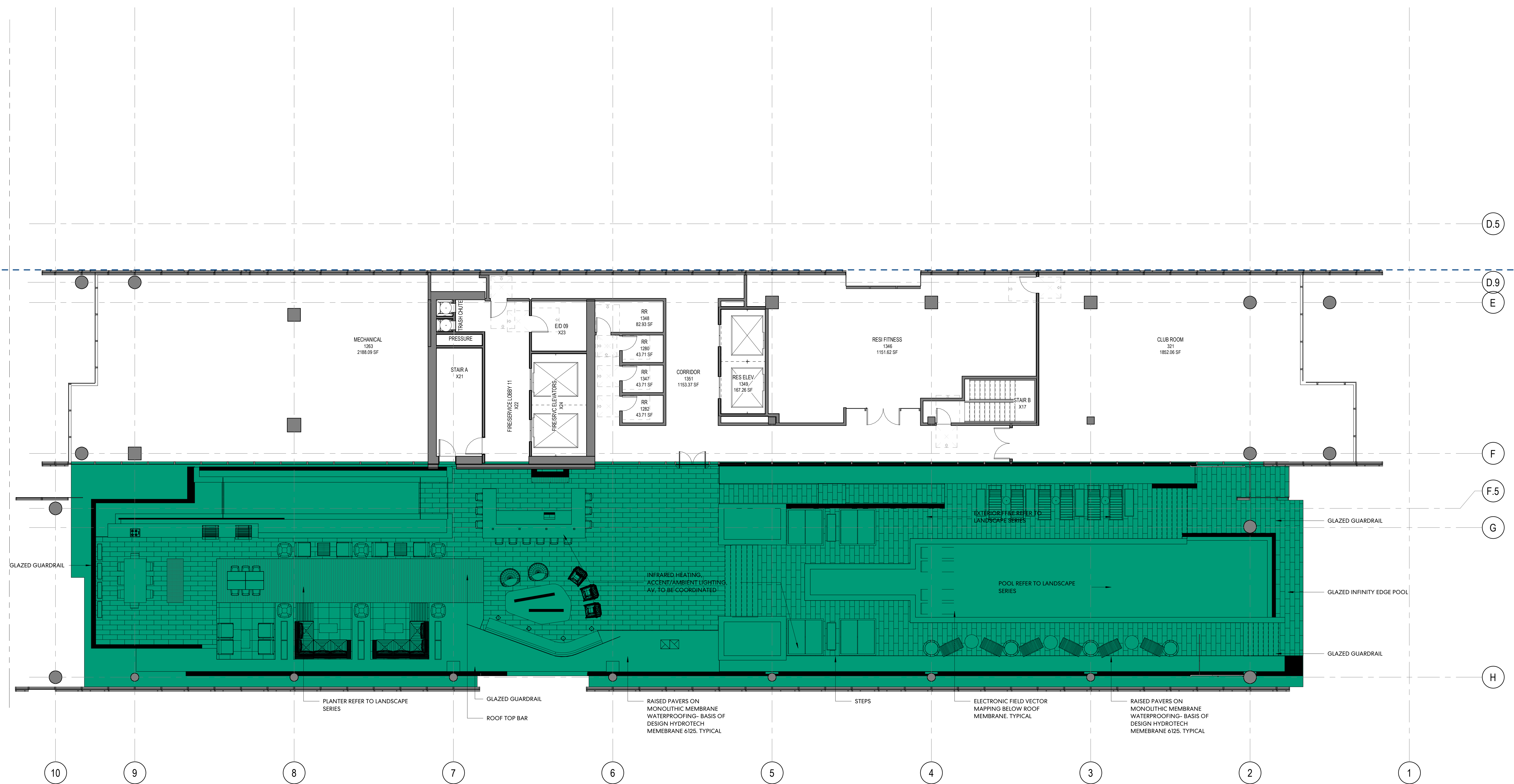
Job Number

TITLE

LEVEL 28 - RESIDENTIAL AMENITY

SHEET NUMBER

A20-SAP11



1 LEVEL 28 - RESIDENTIAL AMENITY
1/8" = 1'-0"

CONSULTANTS

- CIVIL
KIMLEY-HORN
817 W Peachtree St NW, Suite 601 Atlanta GA
30308
- STRUCTURAL
UZUN-CASE
1230 Peachtree St NE, #2500, Atlanta, GA
30309
- MEP
BARRETT WOODYARD & ASSOCIATES INC
3495 Holcomb Bridge Road, Norcross, GA
30092
- LANDSCAPING
PERKINS&WILL
1315 Peachtree St NE, Atlanta, GA 30309
- INTERIOR DESIGN
ROTTET STUDIO
29 West 30th St, Suite 900, New York, NY
10001
- FOOD SERVICE/LAUNDRY
FOOD STRATEGY, INC
1300 Piccard Drive, Suite 207, Rockville, MD
20850
- AV/LOW VOLTAGE
NETWORK TECHNOLOGIES, INC
320 South Perry St, Lawrenceville, GA 30046
- ELEVATOR
LERCH BATES
900 Circle 75 Parkway, Suite 1300, Atlanta, GA
30339
- LIFE SAFETY/HOOD EXHAUST
JENSEN HUGHES
3500 Piedmont Rd NE, Suite 750, Atlanta GA
30305

PROJECT

**THE RITZ-CARLTON
BUCKHEAD HOTEL &
RESIDENCES**

3650 PEACHTREE
DUNWOODY ROAD NE,
ATLANTA GA 30319

CLIENT



KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
Job Number		
	TITLE	

EAST ELEVATION

SHEET NUMBER

A20-SAP1

*** SEE THE WRITTEN SAP
APPLICATION FOR FULL
DETAILS AND CONDITIONS
OF APPROVAL.**

City of Atlanta | Department of City Planning
**OFFICE OF ZONING
& DEVELOPMENT**

APPROVED: SPECIAL ADMINISTRATIVE PERMIT

with Red-Lines with Conditions Revision

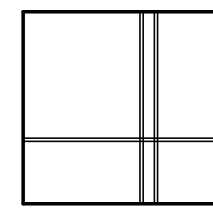
4/06/21

DATE REVIEWER

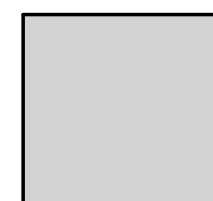
SAP-20-082

APPLICATION NUMBER

FENESTRATION:
GLASS CURTAIN WALL WITH
ALUMINUM FRAMING/ACCENT TRIM
(FRAMING PATTERN VARIES)



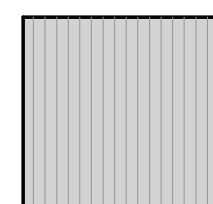
SOLID FACADE MATERIAL:
SMOOTH PLASTER, METAL PANEL
RAINSCREEN, STONE PANELING, TBD



EXISTING PRECAST CONCRETE
FACADE



SOLID FACADE MATERIAL:
VERTICAL METAL PANELS

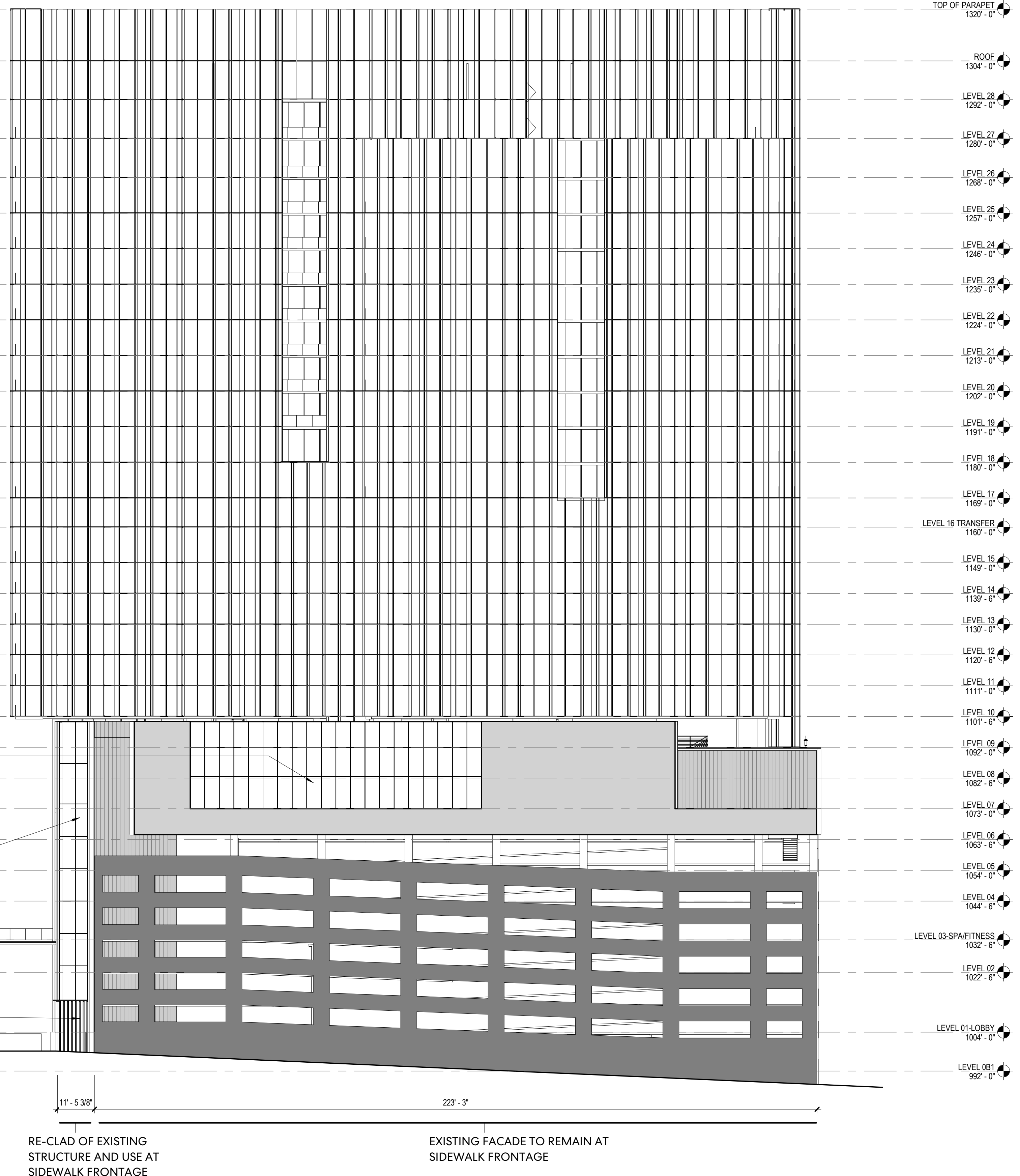


EXISTING 3630 PEACHTREE
RD TOWER BEYOND

NEW CURTAIN WALL AT
CONFERENCE PREFUNCTION
AND BALLROOM

NEW CURTAIN WALL
FACADE OVER NEW
EGRESS STAIRS,
WITHIN EXISTING
GARAGE STRUCTURE

DECORATIVE VERTICAL
GRILL OVER EXISTING
FACADE/USE



1 EAST ELEVATION - PEACHTREE-DUNWOODY RD FACADE (FACING PUBLIC STREET)
1" = 20'-0"

CONSULTANTS

- CIVIL
KIMLEY-HORN
817 W Peachtree St NW, Suite 601 Atlanta, GA 30308
- STRUCTURAL
UZUN-CASE
1230 Peachtree St NE, #2500, Atlanta, GA 30309
- MEP
BARRETT WOODYARD & ASSOCIATES INC
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- LANDSCAPING
PERKINS&WILL
1315 Peachtree St NE, Atlanta, GA 30309
- INTERIOR DESIGN
ROTTET STUDIO
29 West 30th St, Suite 900, New York, NY 10001
- FOOD SERVICE/LAUNDRY
FOOD STRATEGY, INC
1300 Piccard Drive, Suite 207, Rockville, MD 20850
- AV/LOW VOLTAGE
NETWORK TECHNOLOGIES, INC
300 South Perry St, Lawrenceville, GA 30046
- ELEVATOR
LERCH BATES
900 Circle 75 Parkway, Suite 1300, Atlanta, GA 30339
- LIFE SAFETY/HOODS MAKEUP
JENSEN HUGHES
3500 Piedmont Rd NE, Suite 750, Atlanta, GA 30305

PROJECT

**THE RITZ-CARLTON
BUCKHEAD HOTEL &
RESIDENCES**

3650 PEACHTREE
DUNWOODY ROAD NE,
ATLANTA GA 30319

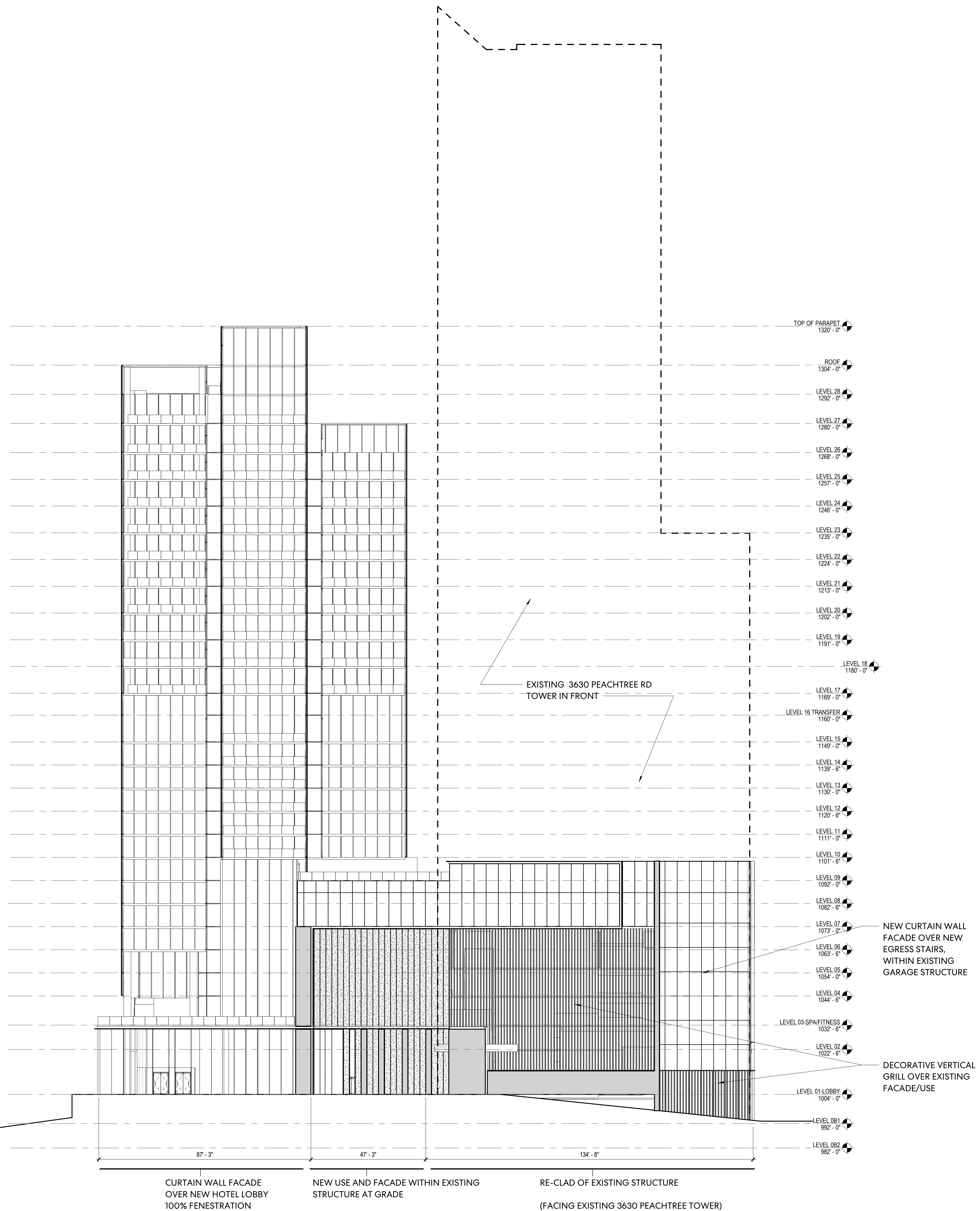
CLIENT


**ATLAS
CAPITAL
VENTURES**
1708 PEACHTREE ST NW
ATLANTA, GA 30309

KEYPLAN

ISSUE CHART

SAP SUBMISSION FEBRUARY 26, 2021



FENESTRATION:
GLASS CURTAIN WALL WITH
ALUMINUM FRAMING/ACCENT TRIM
(FRAMING PATTERN VARIES)

SOLID FACADE MATERIAL:
SMOOTH PLASTER, METAL PANEL
RAINSCREEN, STONE PANELING, TBD

VEGITATED "GREEN" WALL

*** SEE THE WRITTEN SAP
APPLICATION FOR FULL
DETAILS AND CONDITIONS
OF APPROVAL.**

City of Atlanta | Department of City Planning
**OFFICE OF ZONING
& DEVELOPMENT**

APPROVED: SPECIAL ADMINISTRATIVE PERMIT

with Red-Lines with Conditions Revision

DATE: **4/06/21** REVIEWER: _____

APPLICATION NUMBER: **SAP-20-082**

2 SOUTH ELEVATION - PEACHTREE STREET FACADE (FACING PUBLIC STREET)
1" = 20'-0"

NO.	ISSUE	DATE
Job Number		
TITLE		

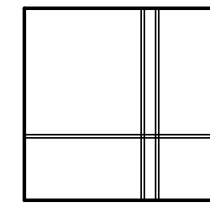
SOUTH ELEVATION

SHEET NUMBER

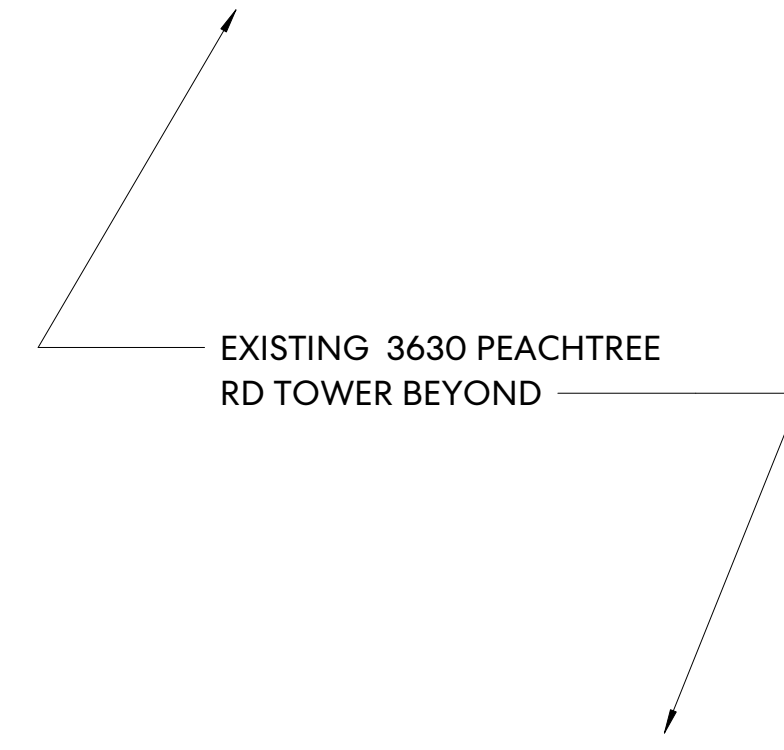
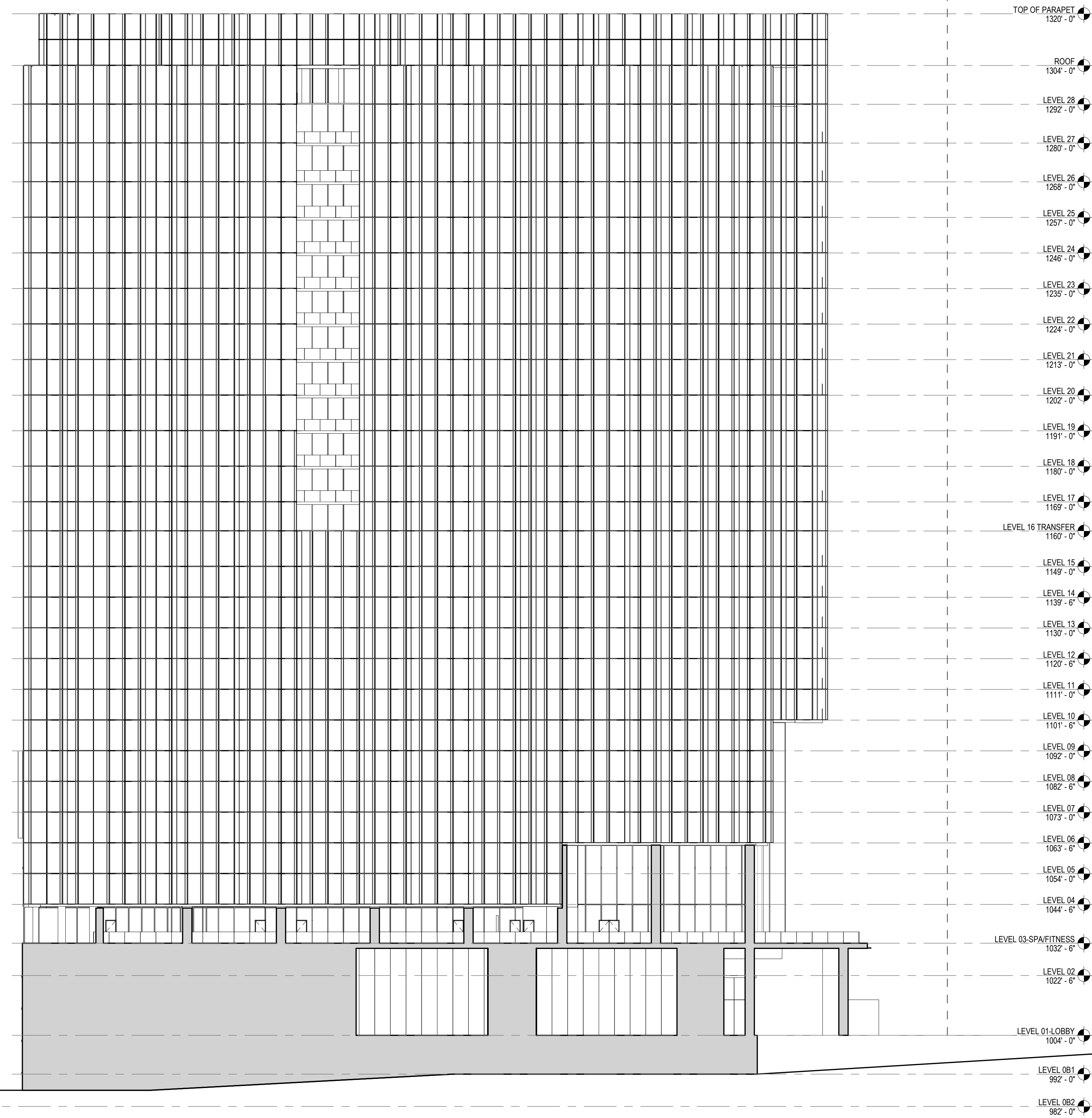
A20-SAP2

*** SEE THE WRITTEN SAP APPLICATION FOR FULL DETAILS AND CONDITIONS OF APPROVAL.**

FENESTRATION:
GLASS CURTAIN WALL WITH ALUMINUM FRAMING/ACCENT TRIM (FRAMING PATTERN VARIES)



SOLID FACADE MATERIAL:
SMOOTH PLASTER, METAL PANEL RAINSCREEN, STONE PANELING, TBD



City of Atlanta | Department of City Planning
OFFICE OF ZONING & DEVELOPMENT

APPROVED: SPECIAL ADMINISTRATIVE PERMIT

with Red-Lines with Conditions Revision

DATE **4/06/21** REVIEWER _____

APPLICATION NUMBER **SAP-20-082**

1 WEST ELEVATION (NOT FACING A PUBLIC ROAD)
1" = 20'-0"

- 1315 Peachtree St NE
Atlanta, GA 30309
404.873.2300
404.892.5923
perkinswill.com
- CONSULTANTS**
- CIVIL
KIMLEY-HORN
817 W Peachtree St NW, Suite 601 Atlanta GA 30308
- STRUCTURAL
UZUN-CASE
1230 Peachtree St NE, #2500, Atlanta, GA 30309
- MEP
BARRETT WOODYARD & ASSOCIATES INC
3495 Holcomb Bridge Road, Norcross, GA 30092
- LANDSCAPING
PERKINS&WILL
1315 Peachtree St NE, Atlanta, GA 30309
- INTERIOR DESIGN
ROTTET STUDIO
29 West 30th St, Suite 900, New York, NY 10001
- FOOD SERVICES/LAUNDRY
FOOD STRATEGY, INC
1300 Piccard Drive, Suite 207, Rockville, MD 20850
- AV/LOW VOLTAGE
NETWORK TECHNOLOGIES, INC
320 South Perry St, Lawrenceville, GA 30046
- ELEVATOR
LERCH BATES
900 Circle 75 Parkway, Suite 1300, Atlanta, GA 30339
- LIFE SAFETY/FIRE PROTECTION
JENSEN HUGHES
3500 Piedmont Rd NE, Suite 750, Atlanta GA 30305

PROJECT

THE RITZ-CARLTON BUCKHEAD HOTEL & RESIDENCES

3650 PEACHTREE DUNWOODY ROAD NE, ATLANTA GA 30319

CLIENT

ATLAS CAPITAL VENTURES
1708 PEACHTREE ST NW ATLANTA, GA 30309

KEYPLAN

ISSUE CHART

DATE: _____ ISSUE: _____ DATE: _____

Job Number _____ TITLE _____

WEST ELEVATION

SHEET NUMBER **A20-SAP3**

CONSULTANTS

- CIVIL
KIMLEY-HORN
817 W Peachtree St NW, Suite 601 Atlanta GA 30308
- STRUCTURAL
UZUN-CASE
1230 Peachtree St NE #2500, Atlanta, GA 30309
- MEP
BARRETT WOODYARD & ASSOCIATES INC
3495 Holcomb Bridge Road, Norcross, GA 30092
- LANDSCAPING
PERKINS&WILL
1315 Peachtree St NE, Atlanta, GA 30309
- INTERIOR DESIGN
ROTTET STUDIO
29 West 30th St, Suite 900, New York, NY 10011
- FOOD SERVICE/LAUNDRY
FOOD STRATEGY, INC
1300 Piccard Drive, Suite 207, Rockville, MD 20850
- AV/LOW VOLTAGE
NETWORK TECHNOLOGIES, INC
300 South Perry St, Lawrenceville, GA 30046
- ELEVATOR
LERCH BATES
900 Circle 75 Parkway, Suite 1300, Atlanta, GA 30339
- LIFE SAFETY/HOOD EXHAUST
JENSEN HUGHES
3500 Piedmont Rd NE, Suite 750, Atlanta GA 30305

PROJECT

THE RITZ-CARLTON
BUCKHEAD HOTEL &
RESIDENCES

3650 PEACHTREE
DUNWOODY ROAD NE,
ATLANTA GA 30319

CLIENT



KEYPLAN

SAP SUBMISSION FEBRUARY 26, 2021

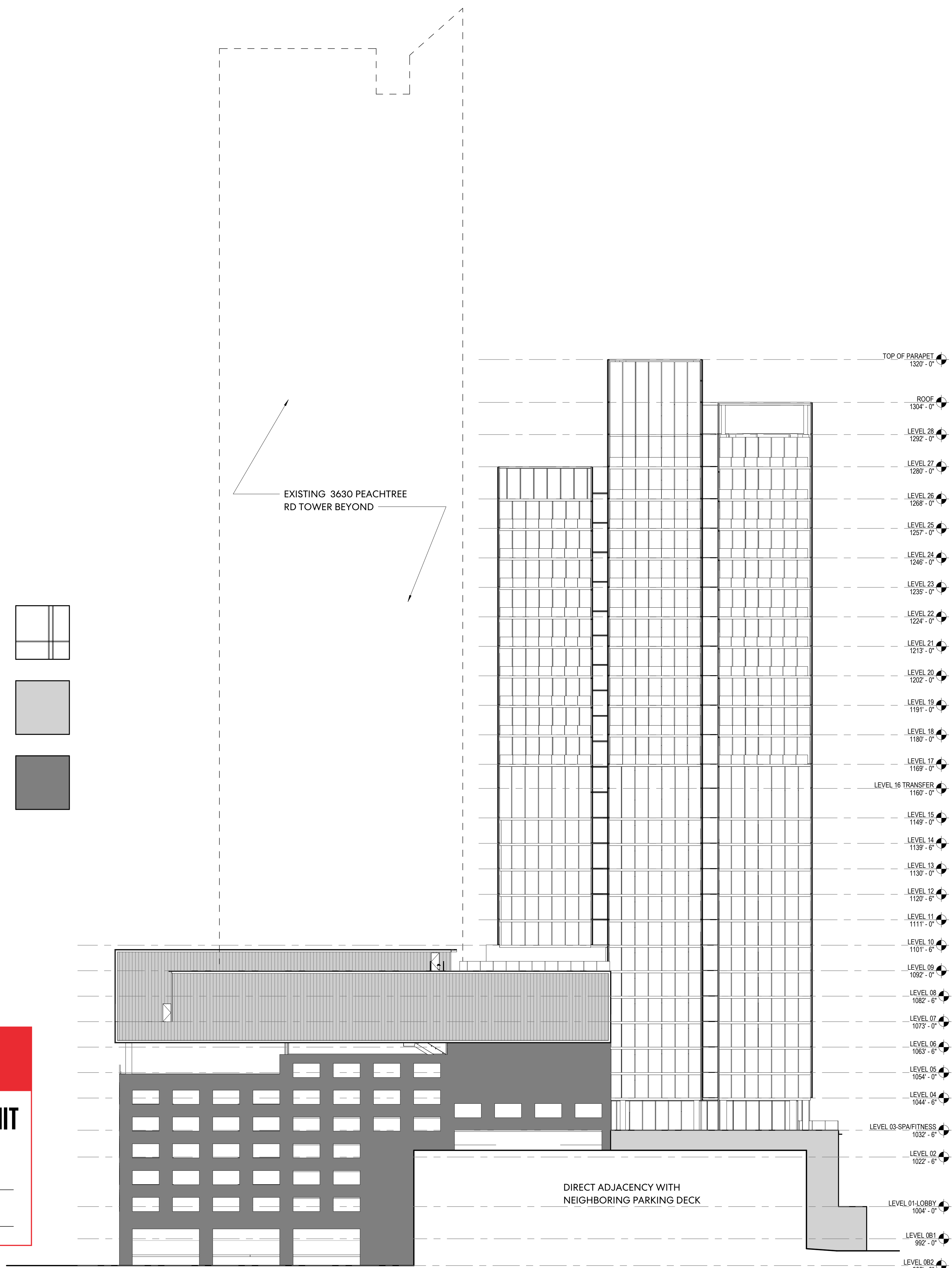
ISSUE CHART

NO.	ISSUE	DATE
Job Number		
TITLE		

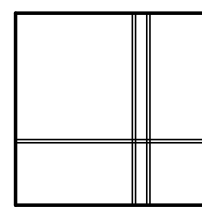
NORTH ELEVATION

SHEET NUMBER

A20-SAP4



FENESTRATION:
GLASS CURTAIN WALL WITH
ALUMINUM FRAMING/ACCENT TRIM
(FRAMING PATTERN VARIES)



SOLID FACADE MATERIAL:
SMOOTH PLASTER, METAL PANEL
RAINSCREEN, STONE PANELING, TBD



EXISTING PRECAST CONCRETE
FACADE



*** SEE THE WRITTEN SAP
APPLICATION FOR FULL
DETAILS AND CONDITIONS
OF APPROVAL.**

City of Atlanta | Department of City Planning

**OFFICE OF ZONING
& DEVELOPMENT**

APPROVED: SPECIAL ADMINISTRATIVE PERMIT

with Red-Lines
 with Conditions
 Revision

4/06/21

DATE: _____ REVIEWER: _____

SAP-20-082

APPLICATION NUMBER

1 NORTH ELEVATION (NOT FACING A PUBLIC STREET)
1" = 20'-0"

CONSULTANTS

- CIVIL**
KIMLEY-HORN
817 W Peachtree St NW, Suite 601 Atlanta GA 30308
- STRUCTURAL**
UZUN-CASE
1230 Peachtree St NE #2500, Atlanta, GA 30309
- MEP**
BARRETT WOODYARD & ASSOCIATES INC
3495 Holcomb Bridge Road, Norcross, GA 30092
- LANDSCAPING**
PERKINS&WILL
1315 Peachtree St NE, Atlanta, GA 30309
- INTERIOR DESIGN**
ROTTET STUDIO
29 West 30th St, Suite 900, New York, NY 10001
- FOOD SERVICE/LAUNDRY**
FOOD STRATEGY, INC
1300 Piccard Drive, Suite 207, Rockville, MD 20850
- AV/LOW VOLTAGE**
NETWORK TECHNOLOGIES, INC
320 South Perry St, Lawrenceville, GA 30046
- ELEVATOR**
LERCH BATES
900 Circle 75 Parkway, Suite 1300, Atlanta, GA 30339
- LIFE SAFETY/HOSIERY**
JENSEN HUGHES
3500 Piedmont Rd NE, Suite 750, Atlanta GA 30305

PROJECT

**THE RITZ-CARLTON
BUCKHEAD HOTEL &
RESIDENCES**

3650 PEACHTREE
DUNWOODY ROAD NE,
ATLANTA GA 30319

CLIENT



KEYPLAN

ISSUE CHART

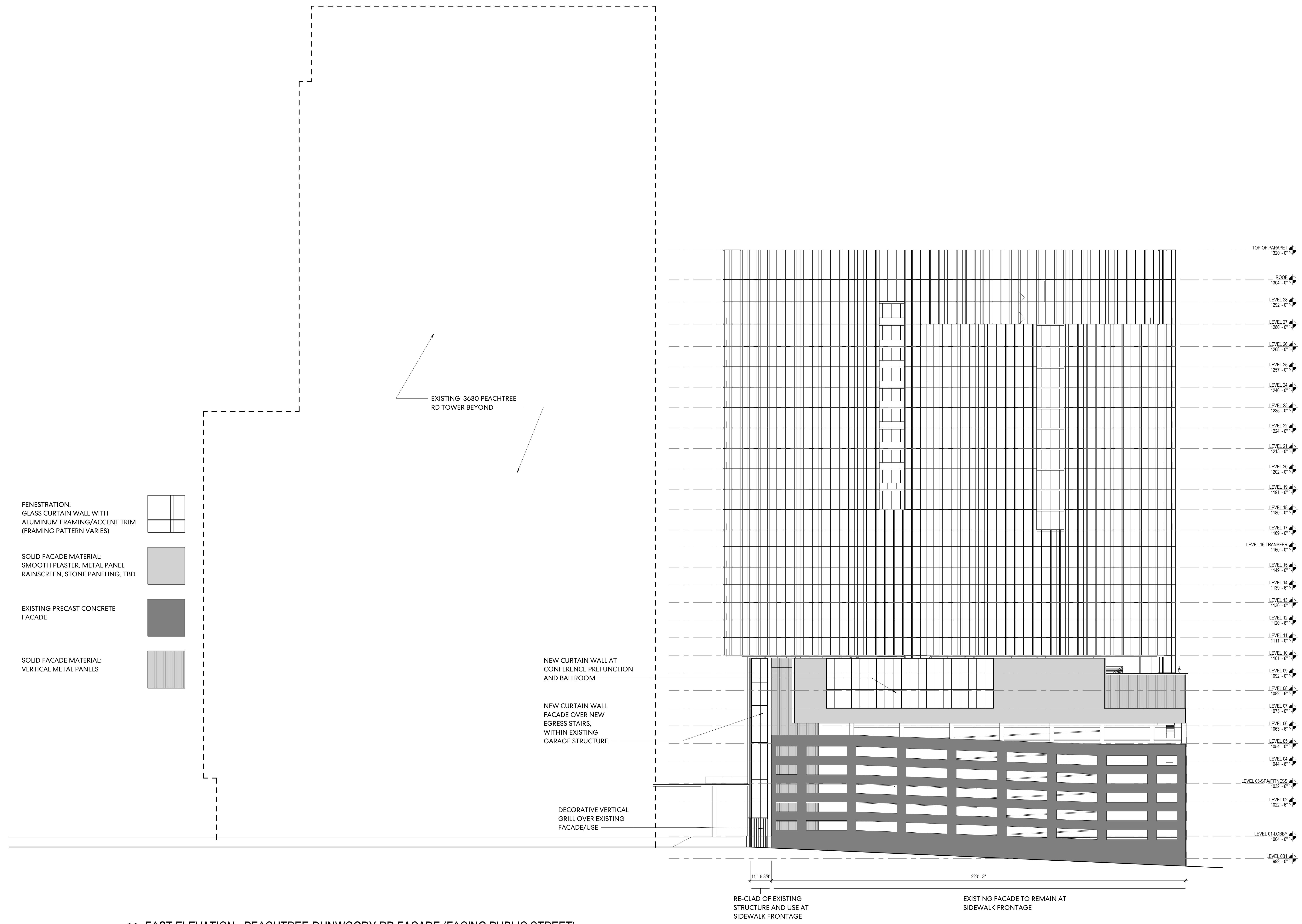
NO.	ISSUE	DATE
Job Number		
	TITLE	

EAST ELEVATION

SHEET NUMBER

A20-SAP1

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- FENESTRATION:
GLASS CURTAIN WALL WITH
ALUMINUM FRAMING/ACCENT TRIM
(FRAMING PATTERN VARIES)
- SOLID FACADE MATERIAL:
SMOOTH PLASTER, METAL PANEL
RAINSCREEN, STONE PANELING, TBD
- EXISTING PRECAST CONCRETE
FACADE
- SOLID FACADE MATERIAL:
VERTICAL METAL PANELS

- NEW CURTAIN WALL AT
CONFERENCE PREFUNCTION
AND BALLROOM
- NEW CURTAIN WALL
FACADE OVER NEW
EGRESS STAIRS,
WITHIN EXISTING
GARAGE STRUCTURE
- DECORATIVE VERTICAL
GRILL OVER EXISTING
FACADE/USE

1 EAST ELEVATION - PEACHTREE-DUNWOODY RD FACADE (FACING PUBLIC STREET)
1" = 20'-0"

CONSULTANTS

- CIVIL**
KIMLEY-HORN
817 W Peachtree St NW, Suite 601 Atlanta GA 30308
- STRUCTURAL**
UZUN-CASE
1230 Peachtree St NE, #2500, Atlanta, GA 30309
- MEP**
BARRETT WOODYARD & ASSOCIATES INC
3495 Holcomb Bridge Road, Norcross, GA 30092
- LANDSCAPING**
PERKINS&WILL
1315 Peachtree St NE, Atlanta, GA 30309
- INTERIOR DESIGN**
ROTTET STUDIO
29 West 30th St, Suite 900, New York, NY 10001
- FOOD SERVICE/LAUNDRY**
FOOD STRATEGY, INC
1300 Piccard Drive, Suite 207, Rockville, MD 20850
- AV/LOW VOLTAGE**
NETWORK TECHNOLOGIES, INC
300 South Perry St, Lawrenceville, GA 30046
- ELEVATOR**
LERCH BATES
900 Circle 75 Parkway, Suite 1300, Atlanta, GA 30339
- LIFE SAFETY/HOODS MAKEUP**
JENSEN HUGHES
3500 Piedmont Rd NE, Suite 750, Atlanta GA 30305

PROJECT

**THE RITZ-CARLTON
BUCKHEAD HOTEL &
RESIDENCES**

3650 PEACHTREE
DUNWOODY ROAD NE,
ATLANTA GA 30319

CLIENT

ATLAS
ATLAS CAPITAL
VENTURES
1708 PEACHTREE ST NW
ATLANTA, GA 30309

KEYPLAN

SAP SUBMISSION FEBRUARY 26, 2021

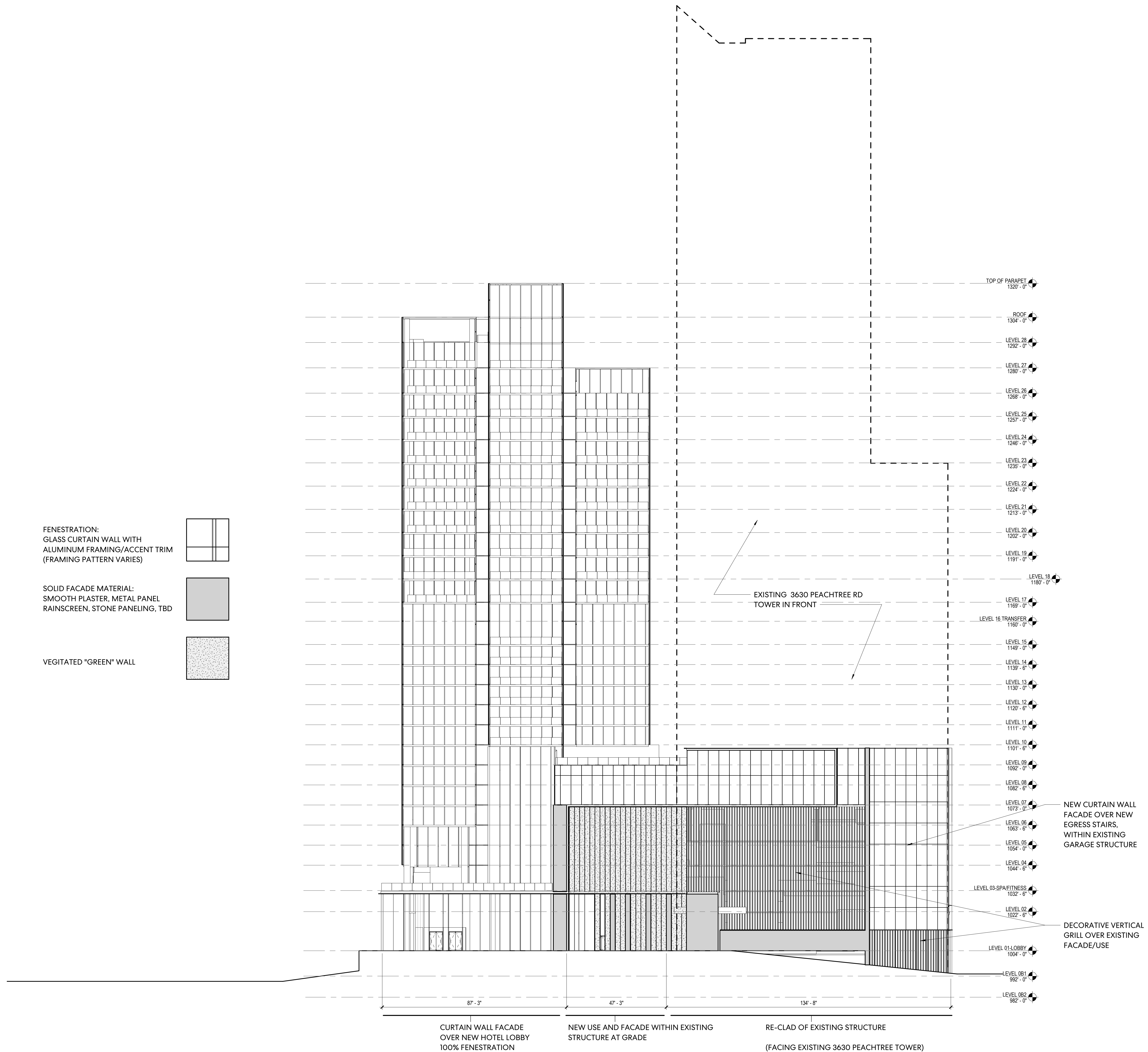
ISSUE CHART

NO.	ISSUE	DATE
Job Number		
TITLE		

SOUTH ELEVATION

SHEET NUMBER

A20-SAP2



2 SOUTH ELEVATION - PEACHTREE STREET FACADE (FACING PUBLIC STREET)
1" = 20'-0"

CONSULTANTS

- CIVIL**
KIMLEY-HORN
817 W Peachtree St NW, Suite 601 Atlanta GA 30308
- STRUCTURAL**
UZUN-CASE
1230 Peachtree St NE, #2500, Atlanta, GA 30309
- MEP**
BARRETT WOODYARD & ASSOCIATES INC
3495 Holcomb Bridge Road, Norcross, GA 30092
- LANDSCAPING**
PERKINS&WILL
1315 Peachtree St NE, Atlanta, GA 30309
- INTERIOR DESIGN**
ROTTET STUDIO
29 West 30th St, Suite 900, New York, NY 10001
- FOOD SERVICES/LAUNDRY**
FOOD STRATEGY, INC
1300 Piccard Drive, Suite 207, Rockville, MD 20850
- AV/LOW VOLTAGE**
NETWORK TECHNOLOGIES, INC
320 South Perry St, Lawrenceville, GA 30046
- ELEVATOR**
LERCH BATES
900 Circle 75 Parkway, Suite 1300, Atlanta, GA 30339
- LEAF SANITIZATION ANALYSIS**
JENSEN HUGHES
3500 Piedmont Rd NE, Suite 750, Atlanta GA 30305

PROJECT

**THE RITZ-CARLTON
BUCKHEAD HOTEL &
RESIDENCES**

3650 PEACHTREE
DUNWOODY ROAD NE,
ATLANTA GA 30319

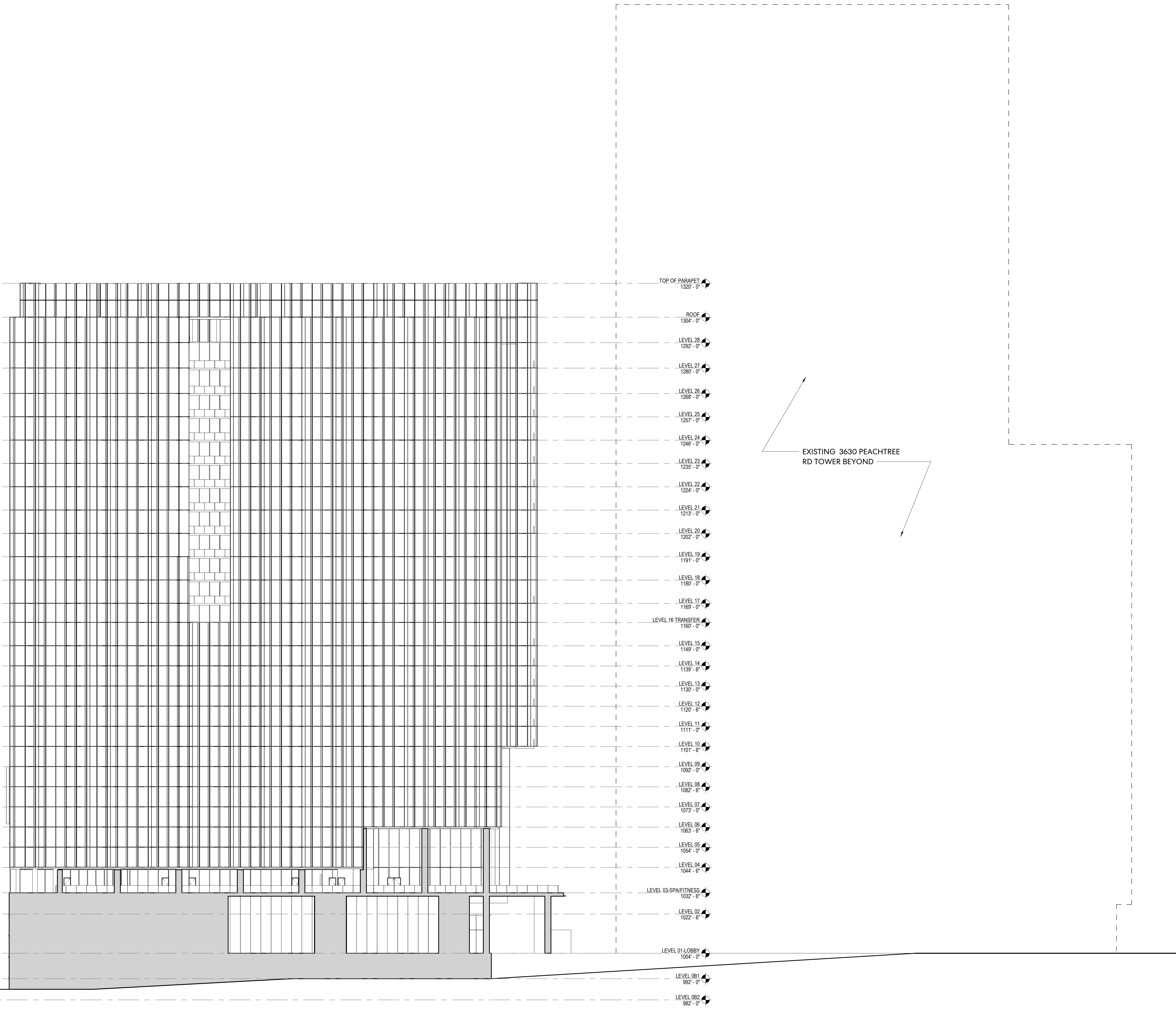
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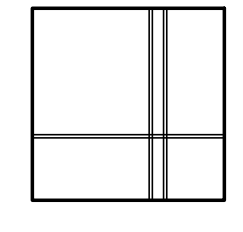
KEYPLAN

ISSUE CHART

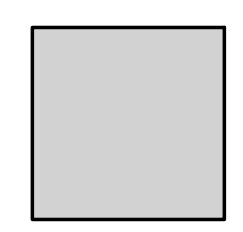
SAP SUBMISSION FEBRUARY 26, 2021



FENESTRATION:
GLASS CURTAIN WALL WITH
ALUMINUM FRAMING/ACCENT TRIM
(FRAMING PATTERN VARIES)



SOLID FACADE MATERIAL:
SMOOTH PLASTER, METAL PANEL
RAINSCREEN, STONE PANELING, TBD



1 WEST ELEVATION (NOT FACING A PUBLIC ROAD)
1" = 20'-0"

NO.	ISSUE	DATE
Job Number		
TITLE		

WEST ELEVATION

SHEET NUMBER

A20-SAP3

CONSULTANTS

- CIVIL**
KIMLEY-HORN
817 W Peachtree St NW, Suite 601 Atlanta GA 30308
- STRUCTURAL**
UZUN-CASE
1230 Peachtree St NE #2500, Atlanta, GA 30309
- MEP**
BARRETT WOODYARD & ASSOCIATES INC
3495 Holcomb Bridge Road, Norcross, GA 30092
- LANDSCAPING**
PERKINS&WILL
1315 Peachtree St NE, Atlanta, GA 30309
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FOOD STRATEGY, INC
1300 Piccard Drive, Suite 207, Rockville, MD 20850
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NETWORK TECHNOLOGIES, INC
300 South Perry St, Lawrenceville, GA 30046
- ELEVATOR**
LERCH BATES
900 Circle 75 Parkway, Suite 1300, Atlanta, GA 30339
- LIFE SAFETY/HOOD EXHAUST**
JENSEN HUGHES
3500 Piedmont Rd NE, Suite 750, Atlanta GA 30305

PROJECT

**THE RITZ-CARLTON
BUCKHEAD HOTEL &
RESIDENCES**

3650 PEACHTREE
DUNWOODY ROAD NE,
ATLANTA GA 30319

CLIENT



KEYPLAN

ISSUE CHART

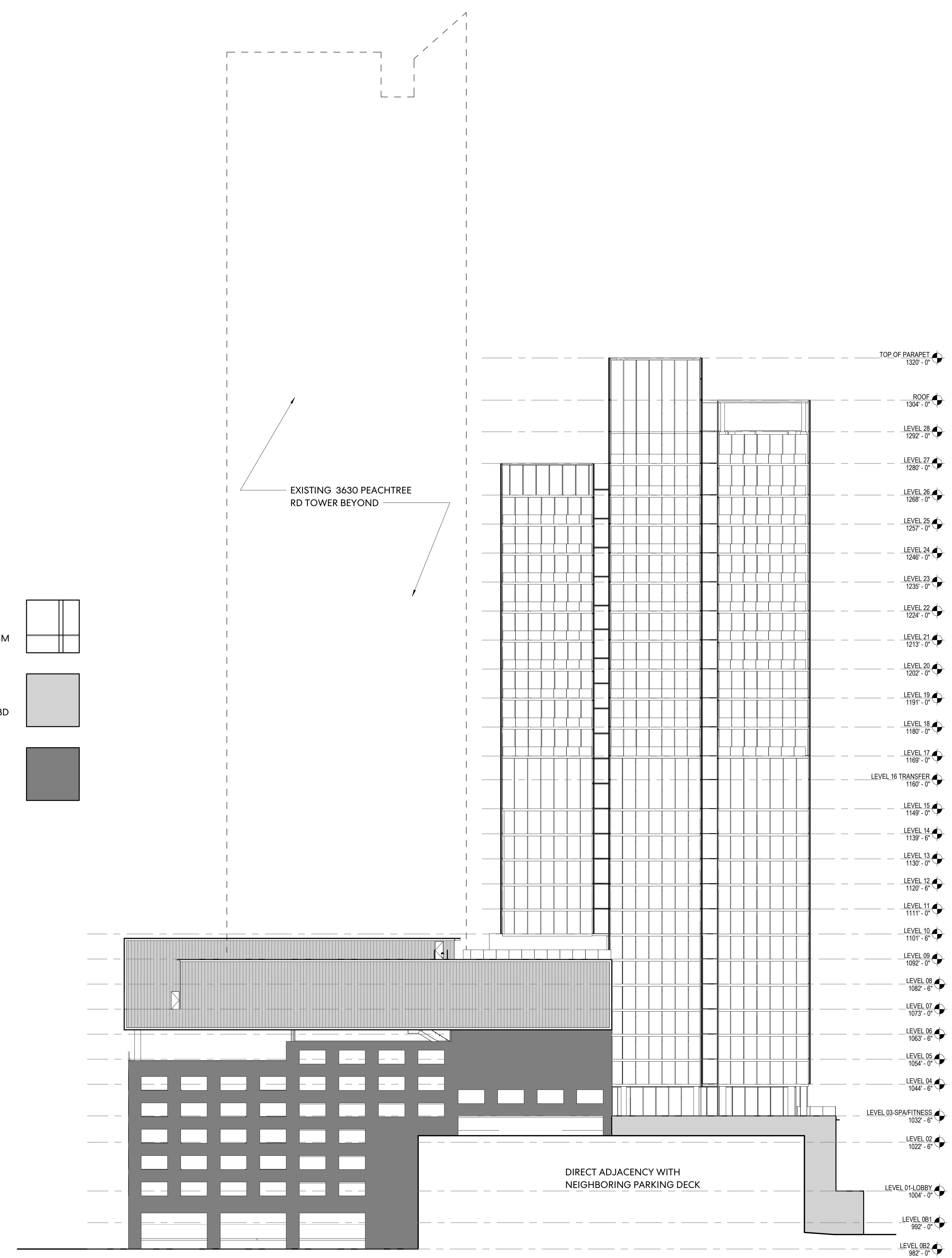
NO.	ISSUE	DATE
Job Number		

TITLE

NORTH ELEVATION

SHEET NUMBER

A20-SAP4



- FENESTRATION:
GLASS CURTAIN WALL WITH
ALUMINUM FRAMING/ACCENT TRIM
(FRAMING PATTERN VARIES)
- SOLID FACADE MATERIAL:
SMOOTH PLASTER, METAL PANEL
RAINSCREEN, STONE PANELING, TBD
- EXISTING PRECAST CONCRETE
FACADE

1 NORTH ELEVATION (NOT FACING A PUBLIC STREET)
1" = 20'-0"