

**Proposed multifamily tower for MDevelopment
04-29-2022**

DRC presentation for Agenda on 05-04-2022

The proposed project will be located at 3030 Peachtree Street on the SW corner of Peachtree Road and Buckhead Avenue.

The portion of the site being redeveloped sits behind the existing Restoration Hardware retail building, which faces Peachtree Road. An existing two-story parking deck currently serves the Restoration Hardware and will be demolished to make room for the new multifamily tower with parking to accommodate the existing retail and proposed residential component.

The proposed building will be a 20 -story approximately 380,900 GSF multifamily development. The tower will include 289 rental units located on levels 4- 20. The project features indoor and outdoor amenity spaces on levels 1-3 along with 478 parking spaces within the 182,630 SF garage tucked under the residences on levels B4-2.

GENERAL NOTES

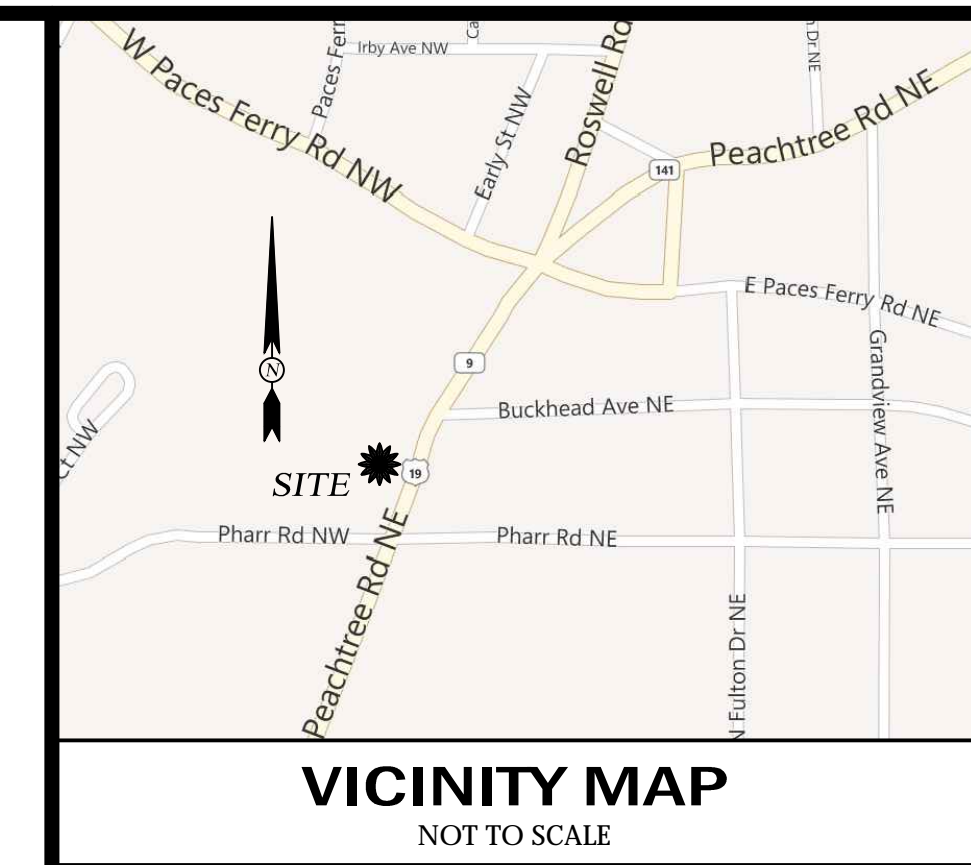
- THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A TOPCON GTS-233W TOTAL STATION WITH AN ANGULAR ERROR OF 01 SECONDS PER STATION, THE TRAVERSE UPON WHICH THIS PLAN IS BASED, HAS BEEN CALCULATED FOR CLOSURE BY THE LEAST SQUARE METHOD AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 14,086 FEET. THE ADJUSTED ACCURACY OF THIS PLAN IS ONE FOOT IN 278,120 FEET.
- ACCORDING TO THE F.E.M.A. THE CURRENT FLOOD INSURANCE RATE MAP FOR THE SUBJECT PROPERTY IS COMMUNITY PANEL NUMBER 13120234D, DATED 04/18/2013 FOR FULTON COUNTY, GEORGIA. THIS PROPERTY LIES IN ZONE "X" AND DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARDOUS AREA AS DEFINED BY F.E.M.A.
- CURRENT ZONING ACCORDING TO PZR REPORT PREPARED FOR LOANCORE CAPITAL CREDIT REIT LLC IS LISTED AS SP19 SA1, BUCKHEAD VILLAGE DISTRICT, SUB AREA 1, CORE VILLAGE WITHIN THE BUCKHEAD PARKING OVERLAY. THE CITY OF ATLANTA ZONING DEPARTMENT MUST BE REFERENCED FOR ALL REQUIREMENTS UNDER THIS ZONING.
- HORIZONTAL AND VERTICAL REFERENCE SHOWN HEREON WAS TAKEN FROM FULTON COUNTY CONTROL MONUMENT, NO. F031, ELEVATION = 842.05 FEET, (NAD 83 / NAVD 88)
- ALL DISTANCES SHOWN HEREON ARE "GROUND" DISTANCES, UNLESS OTHERWISE STATED AS "GRID" DISTANCES.

SPECIAL NOTES

- CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAN ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- PURSUANT TO RULE 180-0-09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

PLAT REFERENCES

- "ALTA/NSPS LAND TITLE, TOPOGRAPHIC, UTILITY, AND TREE SURVEY FOR RESTORATION HARDWARE, INC., A DELAWARE CORPORATION, FIRST AMERICAN TITLE INSURANCE COMPANY, AND 3030 PEACHTREE, L.L.C., PREPARED BY VALENTINO & ASSOCIATES, INC., JOB # 124031, DATED 4/16/2015, LAST REVISED 6/28/2012.
- "RESTORATION HARDWARE AT BUCKHEAD CIVIL CONSTRUCTION DOCUMENTS", PREPARED BY KIMLE-HORN AND ASSOCIATES, INC., LAST REVISED 6/12/2013.
- "PARTIAL TOPOGRAPHIC SURVEY FOR RESTORATION HARDWARE, INC.", PREPARED BY VALENTINO & ASSOCIATES, INC., DATED 3/8/2015.



- LEGEND**
- BROKEN LINE NOT TO SCALE
 - FENCE LINE
 - GUARDRAIL
 - OVERHEAD ELECTRIC LINE
 - OVERHEAD TELEPHONE LINE
 - SANITARY SEWER LINE
 - CATCH BASIN SINGLE WING
 - CATCH BASIN DOUBLE WING
 - COMPUTED POINT
 - POURING HOLE
 - CLEANOUT
 - COMMUNICATION BOX
 - ELECTRIC BOX
 - ELECTRIC LINE MARKER
 - ELECTRIC MANHOLE
 - ELECTRIC METER
 - ELECTRIC OUTLET
 - ELECTRIC SWITCH
 - FIBER OPTIC BOX
 - FIBER OPTIC LINE MARKER
 - FIRE HYDRANT
 - FLAGGED END SECTION
 - GAS LINE MARKER
 - GAS METER
 - GAS VALVE
 - GROUND LIGHT
 - CLY POLE
 - CLY WIRE
 - HEADWALL
 - HEATING AIR CONDITIONING UNIT
 - IRRIGATION CONTROL VALVE
 - LIGHT POLE
 - POST INDICATOR VALVE
 - POWER POLE
 - SANITARY SEWER MANHOLE
 - SIGN POST
 - STORM WATER DROP INLET
 - STORM WATER JUNCTION BOX
 - STORM WATER YARD INLET
 - TELEPHONE MANHOLE
 - TELEPHONE POLE
 - TRAFFIC SIGNAL BOX
 - TRAFFIC SIGNAL POLE
 - WATER MANHOLE
 - WATER METER
 - WATER VALVE
 - WATER VALVE LINE MARKER
 - BOLLARD
 - CONCRETE MONUMENT FOUND
 - CMF
 - CRIMPED TOP PIPE FOUND
 - IRON PIN FOUND
 - 1/2" IRON PIN SET
 - MB
 - OPEN TOP PIPE FOUND
 - PKF
 - PK NAIL FOUND
 - PK NAIL SET
 - REBAR FOUND
 - RIGHT-OF-WAY MONUMENT FOUND
 - STUB OUT
 - VP
 - VENT PIPE
 - BI
 - C&G
 - CMP
 - CONCRETE PAD
 - CHAIN LINK FENCE
 - CORRUGATED METAL PIPE
 - DB
 - DEED BOOK & PAGE
 - DIP
 - DUCTILE IRON PIPE
 - HDPE
 - HIGH DENSITY POLYETHYLENE PIPE
 - INV
 - INVERT ELEVATION
 - MERCURIED CALL
 - OUTLET CONTROL STRUCTURE
 - OS
 - PLAT BOOK & PAGE
 - PLASTIC PIPE
 - RECORD CALL
 - RCP
 - REINFORCED CONCRETE PIPE
 - WVLT
 - REFERENCE TO TITLE EXCEPTION ITEM
 - REFERENCE TO ENCROACHMENT ITEM

LEGAL DESCRIPTION (BASED ON THIS SURVEY)

All that tract or parcel of land lying and being in Lot 99 of the 17th Land District, City of Atlanta, Fulton County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. Job #12-031, Drawing File #12-031, bearing the seal of Glenn A. Valentino, Ge. Registered Land Surveyor #2528, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, COMMENCE AT a computed point located at the intersection of the northerly right-of-way line of Pharr Road (66' x 100') and the northerly right-of-way line of Peachtree Road (A.K.A. U.S. Highway #19 & State Route #9, variable width public r/w).

THENCE proceeding in a northeasterly direction along said northerly right-of-way line of Peachtree Road 150.30 feet to a 1" copper top pipe found;

THENCE continuing along said northerly right-of-way line of Peachtree Road the following courses and distances: North 21 degrees 37 minutes 18 seconds East (Grid bearing, Ga West Zone, typical) for a distance of 118.11 feet to a computed point;

THENCE North 06 degrees 28 minutes 52 seconds West for a distance of 11.28 feet to a PK nail set, said PK nail set being the POINT OF BEGINNING;

THENCE departing said northerly right-of-way line of Peachtree Road North 06 degrees 28 minutes 52 seconds West for a distance of 489.80 feet to a 1/2" rebar found;

THENCE North 22 degrees 20 minutes 53 seconds East for a distance of 141.04 feet to a 1/2" rebar found;

THENCE South 69 degrees 21 minutes 21 seconds East for a distance of 490.45 feet to a 1/2" iron pin set on the northerly right-of-way line of Peachtree Road;

THENCE proceeding along said northerly right-of-way line of Peachtree Road the following courses and distances: Along a curve to the left having a radius of 806.85 feet for an arc distance of 84.82 feet said arc being subtended by a chord of South 23 degrees 39 minutes 57 seconds West for a distance of 84.78 feet to a computed point;

THENCE South 20 degrees 57 minutes 23 seconds West for a distance of 55.20 feet to a PK nail set, said PK nail set being the POINT OF BEGINNING.

Said tract or parcel of land contains 1.577 acres or 68,680 square feet, and is intended to be the same tract of land that was previously conveyed in Deed Book 57177, Page 677, Fulton County Georgia Records.

LEGAL DESCRIPTION (FROM TITLE COMMITMENT)

All that tract or parcel of land lying and being in Lot 99 of the 17th District of Fulton County, Georgia and being more particularly described as follows:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, begin at the corner formed by the intersection of the northerly line of the right-of-way of Peachtree Road (a road having an 80 foot right-of-way) with the north line of the right-of-way of Pharr Road (a road having a 60 foot right-of-way), running thence North 20 degrees 37 minutes 35 seconds East a distance of 150.30 feet to an iron pin; continuing thence North 20 degrees 40 minutes 10 seconds East along the northerly line of the right-of-way of Peachtree Road a distance of 116.10 feet to a point; running thence North 06 degrees 28 minutes 52 seconds West along an offset to the right of way of Peachtree Road a distance of 10.01 feet to an iron pin and the TRUE POINT OF BEGINNING;

from said TRUE POINT OF BEGINNING, run thence North 06 degrees 28 minutes 52 seconds West a distance of 489.80 feet to an iron pin; running thence North 21 degrees 59 minutes 43 seconds East distance of 141.04 feet to an iron pin; running thence South 66 degrees 38 minutes 34 seconds East a distance of 490.45 feet to an iron pin; running thence in a generally southwesterly direction along the northerly line of the right-of-way of Peachtree Road and along the arc of a curve to the left an arc distance of 84.83 feet (the chord of said curve having a bearing of South 23 degrees 22 minutes 44 seconds West and a length of 84.78 feet) to a point; continuing thence South 20 degrees 40 minutes 10 seconds West along the northerly line of the right-of-way of Peachtree Road a distance of 55.20 feet to a point and the TRUE POINT OF BEGINNING.

Together with those easement rights arising under that certain Agreement Respecting Access by and among Taylor & Mathis of Buckhead, LTD., Metropolitan Life Insurance Company, One Buckhead Plaza Associates and 3030 Peachtree, L.L.C., dated March 3, 1995 and recorded March 28, 1995 in Deed Book 19390, Page 182, Fulton County, Georgia records.

EXCEPTION DOCUMENTS DISCLOSED IN SCHEDULE B - SECTION 2 OF CHICAGO TITLE INSURANCE COMPANY'S ALTA COMMITMENT FOR TITLE INSURANCE; COMMITMENT NUMBER: 202502GA; COMMITMENT DATE: DECEMBER 22, 2020

ALTA NOTES

- THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN THE SUBJECT PROPERTY.
- THIS SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, AND THERE IS NO OBSERVABLE EVIDENCE OF STREET AND SIDEWALK CONSTRUCTION OR REPAIRS NEAR THE SUBJECT PROPERTY SINCE 2012.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- THERE ARE NO DESIGNATED WETLAND AREAS WITHIN THE SUBJECT PROPERTY.
- THIS SURVEYOR OBSERVED NO EVIDENCE OF ANY CEMETERIES OR BURIAL REMAINS WITHIN THE SITE.
- THE SUBJECT PROPERTY HAS INDIRECT ACCESS TO PEACHTREE ROAD, WEST PACES FERRY ROAD AND PHARR ROAD VIA AGREEMENT RESPECTING ACCESS RECORDED IN DEED BOOK 19390 PAGE 182, FULTON COUNTY, GEORGIA SUPERIOR COURT RECORDS.
- THE SURVEYED PROPERTY IS CONTIGUOUS WITH THE PUBLIC STREETS AND THERE ARE NO GAPS OR GORES BETWEEN THE SUBJECT PROPERTY AND THE PUBLIC STREETS.
- SITE ADDRESS: 3030 PEACHTREE ROAD, ATLANTA, GA 30305
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 202502GA WITH AN EFFECTIVE DATE OF DECEMBER 22, 2020 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

ENCROACHMENT NOTE

A) THERE IS A WOODEN FENCE ENCROACHING 1.23' TO THE NORTHWEST, AS SHOWN HEREON.

B) SIGN ENCROACHMENTS ALONG BUCKHEAD AVENUE.

PARKING TABULATION

120 REGULAR PARKING SPACES
5 HANDICAP PARKING SPACES
1 LOADING DOCK PARKING SPACES
125 TOTAL PARKING SPACES

FIELD DATES (THIS UPDATE): 12/18/20

ALTA/NSPS CERTIFICATION

TO: 3030 PEACHTREE NW HOLDINGS, L.L.C., A COLORADO LIMITED LIABILITY COMPANY, OR ITS DESIGNEE, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR, LOANCORE CAPITAL CREDIT REIT LLC, ITS SUCCESSORS AND/OR ASSIGNS, THE PLANNING & ZONING RESOURCE COMPANY AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2014 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B, 7C, 8, 9, 13, 14, 16, 17, 18, 19 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 12/17/2020.

DATE OF PLAT OR MAP: 11/22/2021 LAST REVISED 4/15/2021 BY: GLENN A. VALENTINO, GEORGIA REGISTERED SURVEYOR #2528

STATE OF GEORGIA PLAT CERTIFICATION

THIS PLAT IS A REBATHMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS, OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

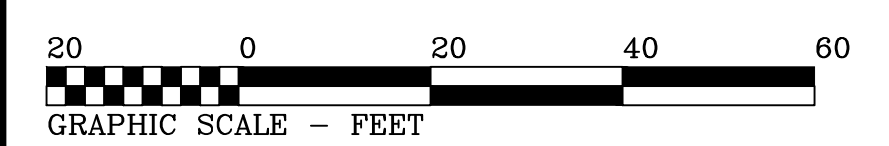
GLENN A. VALENTINO
DATE OF EXPIRATION: 12/31/2022

UTILITY WARNING

INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT EMPLOYERS, THEIR CONSULTANTS, THEIR CONTRACTORS, AND/OR THEIR AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON.

811

Know what's below.
Call before you dig.
Or Call 800-282-7411
Three working days prior to construction



ALTA/NSPS LAND TITLE SURVEY FOR:
3030 PEACHTREE NW HOLDINGS, L.L.C., A COLORADO LIMITED LIABILITY COMPANY, OR ITS DESIGNEE, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR, LOANCORE CAPITAL CREDIT REIT LLC, ITS SUCCESSORS AND/OR ASSIGNS, THE PLANNING & ZONING RESOURCE COMPANY AND CHICAGO TITLE INSURANCE COMPANY

LAND LOT 99, 17th DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA

VA
VALENTINO & ASSOCIATES, INC.
LAND SURVEYORS

1280 WINCHESTER PARKWAY
SUITE 243
SMYRNA, GEORGIA 30080
PHONE: (770) 438-0015
FAX: (770) 438-0050
WEB: VALENTINOANDASSOCIATES.COM
STATE OF GEORGIA LAND SURVEYING FIRM LICENSE NO. LS060074

REVISIONS

5/17/12	REVIEW UPDATED TITLE COMMITMENT.
6/20/12	ATTORNEY COMMENTS.
6/28/12	REVIEW UPDATED TITLE COMMITMENT.
6/27/12	UPDATE SURVEY, AND REVIEW UPDATED TITLE COMMITMENT.
4/13/12	MISC. CLARIFICATIONS & CORRECTIONS
3/15/12	NUMERICAL CHANGES PER ATTY COMMENTS
8/27/12	ADDED NAMES & ESMT TO LEGAL PER ATTY COMMENTS
8/14/12	REFLECTED REVISION TO COMM.; CHANGED OWNER
10/5/18	REVISIONS PER ATTORNEY COMMENTS.
10/10/18	REVISIONS PER ATTORNEY COMMENTS.
12/29/20	UPDATE SURVEY, AND FIELD INSPECTION.
11/21/21	REVIEW UPDATED TITLE COMMITMENT.
4/8/21	REVISE CERTIFICATION, AND ATTY COMMENTS.
4/13/21	REVISE FRONT BUILDING SETBACK LINE, ADD ENCROACHMENT 'C'
4/15/21	UPDATE ZONING, SETBACKS PER PZR REPORT, REMOVE ENCROACHMENT 'C'

EXCEPTION DOCUMENTS DISCLOSED IN SCHEDULE B - SECTION 2 OF CHICAGO TITLE INSURANCE COMPANY'S ALTA COMMITMENT FOR TITLE INSURANCE; COMMITMENT NUMBER: 202502GA; COMMITMENT DATE: DECEMBER 22, 2020

ALTA/NSPS LAND TITLE SURVEY

SCALE: 1" = 20'
DATE: 4/16/2012
JOB NUMBER: 12-031-A
FILE NUMBER: 12-031-A
PLOTTED: 4/15/2021

SHEET 1 OF 1

3030 Peachtree Site Photos



3030 Peachtree from SE on Peachtree Road



3030 Peachtree from E on Peachtree Road



3030 Peachtree from NE on Peachtree Road



3030 Peachtree from N on Buckhead Avenue (Private)



3030 Peachtree from N on Buckhead Avenue (Private)



3030 Peachtree from NW on Buckhead Avenue (Private)



3030 Peachtree from NW on Buckhead Avenue (Private)

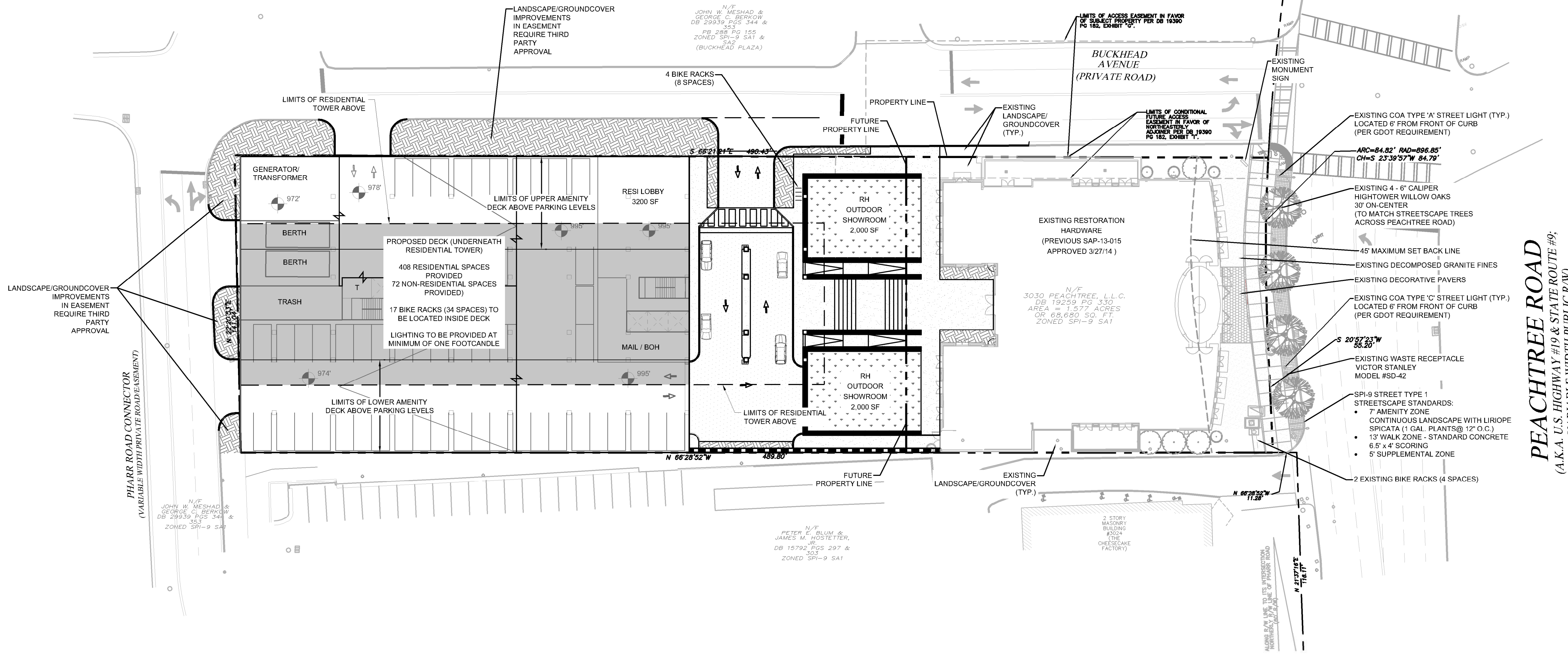


3030 Peachtree from W on Private Drive



3030 Peachtree from SW on Private Drive

Drawing name: K:\M\T_CIVIL\14500000_3030 Peachtree NW (RH)\CAD\Plansheets\C2-10 - SAP SITE PLAN.dwg C2-10 SITE PLAN Apr 29, 2022 8:36am by kathryn.jenkins



SAP FILE NUMBER:
REVISION TO SAP-13-015
APPROVED ON 03/27/14

ZONING CLASSIFICATION:
SPI-9 Subarea 1

ADJACENT STREETS:
PEACHTREE RD (TYPE 1)
BUCKHEAD AVENUE (PRIVATE)
PHARR ROAD CONNECTOR (PRIVATE)

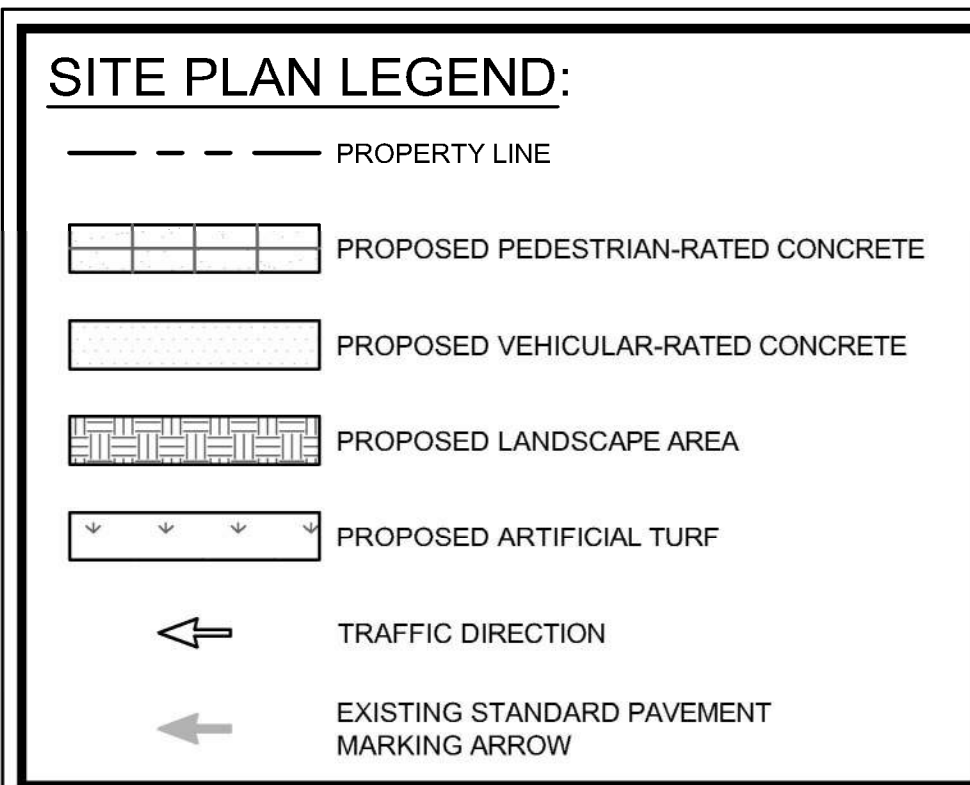
SAP SITE PLAN NOTES:

LOT SIZE:
1.58 ACRES (68,680 SF)

DISTURBED AREA:
1.32 ACRES (57,421 SF)

GENERAL NOTES:

- ADDRESS NUMBERS ARE TO BE PROVIDED ON BUILDING AND BE A MINIMUM OF 6" IN HEIGHT.
- 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.
- PROPOSED PROJECT INCLUDES A RESIDENTIAL TOWER OVER A PARKING DECK, PLAZA AREA, HARDSCAPE, LANDSCAPE AND A RENOVATED OUTDOOR SHOW AREA FOR THE EXISTING RESTORATION HARDWARE STORE. ANY EXISTING NON-CONFORMANCES (DESIGN CODE VARIATIONS) WILL REMAIN THE SAME OR BE REDUCED/ELIMINATED.



DEVELOPMENTAL CONTROLS AFTER LOT SEPARATION:

(FOR INFORMATION ONLY)	RESTORATION HARDWARE	3030 PEACHTREE
GROSS LOT AREA (GLA)	N/A	58,384 SF
NET LOT AREA (NLA)	24,013 SF	44,667 SF
FLOOR AREA RATIO (FAR)	(USING NLA)	(USING GLA)
BASE ALLOWED	8.2 196,906 SF	8.2 478,749 SF
BASE PROVIDED	2.83 67,930 SF	6.52 380,900 SF
OPEN SPACE		
MINIMUM REQUIRED PROVIDED	N/A	(20% GLA) 11,677 SF
BALCONIES	N/A	16,660 SF
ROOFTOP TERRACES	N/A	18,000 SF
LANDSCAPED AREAS AND PLAZAS	N/A	4,039 SF
PORTIONS OF SIDEWALKS ON PRIVATE PROPERTY	N/A	4,263 SF
PORTIONS OF LANDSCAPED AREAS IN RIGHT-OF-WAY ADJACENT TO PROPERTY	N/A	N/A
PUBLIC SPACE		
MINIMUM REQUIRED PROVIDED	(10% NLA) 2,401 SF (59.7% NLA) 14,326 SF	N/A

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

File #

Definitions and Methods of Calculation

- 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)

Category	Value
Gross Land Area (GLA)	58,384 SF
Net Lot Area (NLA)	44,667 SF

Floor Area Ratio (FAR) - as applicable. Check which used for residential: GLA, or NLA

Category	Base Allowed	Base Provided	Bonus Allowed	Bonus Provided
FAR Ratio	8.2	6.54	N/A	N/A
Total Square Footage	563,176	448,830	N/A	N/A

Bonus FAR Program (check bonus utilized if applicable)

Category	Value
Transit Station	<input checked="" 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

Category	Value
Number of Units Provided (without bonus)	289
Number of Bonus Units Provided (without workforce housing)	N/A
Number of Bonus Workforce Housing Units Provided (20% required)	N/A
Total Number of Units per Acre	184

Building Coverage or Lot Coverage (check applicable as required per zoning district)

Category	Value
Max. Permitted	N/A
Provided	N/A

Fenestration (% of each street-fronting facade calculated separately, per district regulations)

Category	Residential Façade Percentage (%)			Non-residential Façade Percentage (%)		
	Local Street	Arterial/Collector	Beltline Corridor	Local Street	Arterial/Collector	Beltline Corridor
Min. Required	N/A	N/A	N/A	N/A	N/A	N/A
Provided (specify for each street)						

Revised for Online Submissions, February 2021

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

File #

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

Definitions and Methods of Calculation

- 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 1/2 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.
- UOSR requirements are calculated using the residential FAR of the corresponding net lot or GLA lot sized used to calculate FAR 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.
- If GLA is used for UOSR, 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 (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.)

Category	Value
Minimum Required	N/A
Provided	N/A

Square Footage breakout of UNCOVERED TOSR amount provided by the following:

Category	Value
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:

Category	Value
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 (These areas are not counted towards Public Space Requirements)

Category	Value
Minimum Required	20% NLA
Provided	76% NLA
Total Square Footage	13,736 SF (6,868 SF publicly accessible)

Square Footage Breakdown of UOSR amounts provided by the following:

Category	Value
Balconies	16,660
Rooftop Terraces	18,000
Landscaped Areas and Plazas	6,167 SF
Portions of Sidewalks on Private Property	9,642 SF
Portions of Landscaped Areas in Right-of-way adjacent to Property	1,719 SF

Revised for Online Submissions, February 2021

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

File #

Non-Residential Public Space Requirements (refer to Chapter 28 for clarification)

PSR: Public Space Requirements for Non-residential & Mixed-use Developments (These areas are not counted towards UOSR)

Public Space provided = (square footage area of exterior space) + (square footage area of interior space)

Category	Value
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

Category	Value
Number of Studios	170
Number of 1 BR	68
Number of 2 BR	51
Number of 3 BR	
Number of 4 BR	

On-site Parking Spaces

Category	Value
Minimum Required	None
Provided	408
Maximum Allowed	1.25 per 1BR 2.25 per 2BR = 481

Bicycle Parking Spaces

Category	Value
Minimum Required	29
Provided	29

On-site Loading Spaces (see applicable zoning district requirements or Section 16-028.015)

Category	Value
Minimum Required (specify for each use)	2 required for 289 total units
Provided (specify for each use)	2

Revised for Online Submissions, February 2021

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

GRAPHIC SCALE IN FEET
0 15 30 60

Kimley Horn
M DEVELOPMENT LLC
3030 PEACHTREE ROAD NW, ATANTA, GA 30305
LAND LOT 99, 17TH DISTRICT
PARCEL ID: 17 0100007011

PREPARED BY: M DEVELOPMENT LLC
STREET ADDRESS, SUITE NUMBER
CITY, STATE, ZIP
PHONE: 412.877.3439

ISSUANCE AND REVISION DESCRIPTIONS

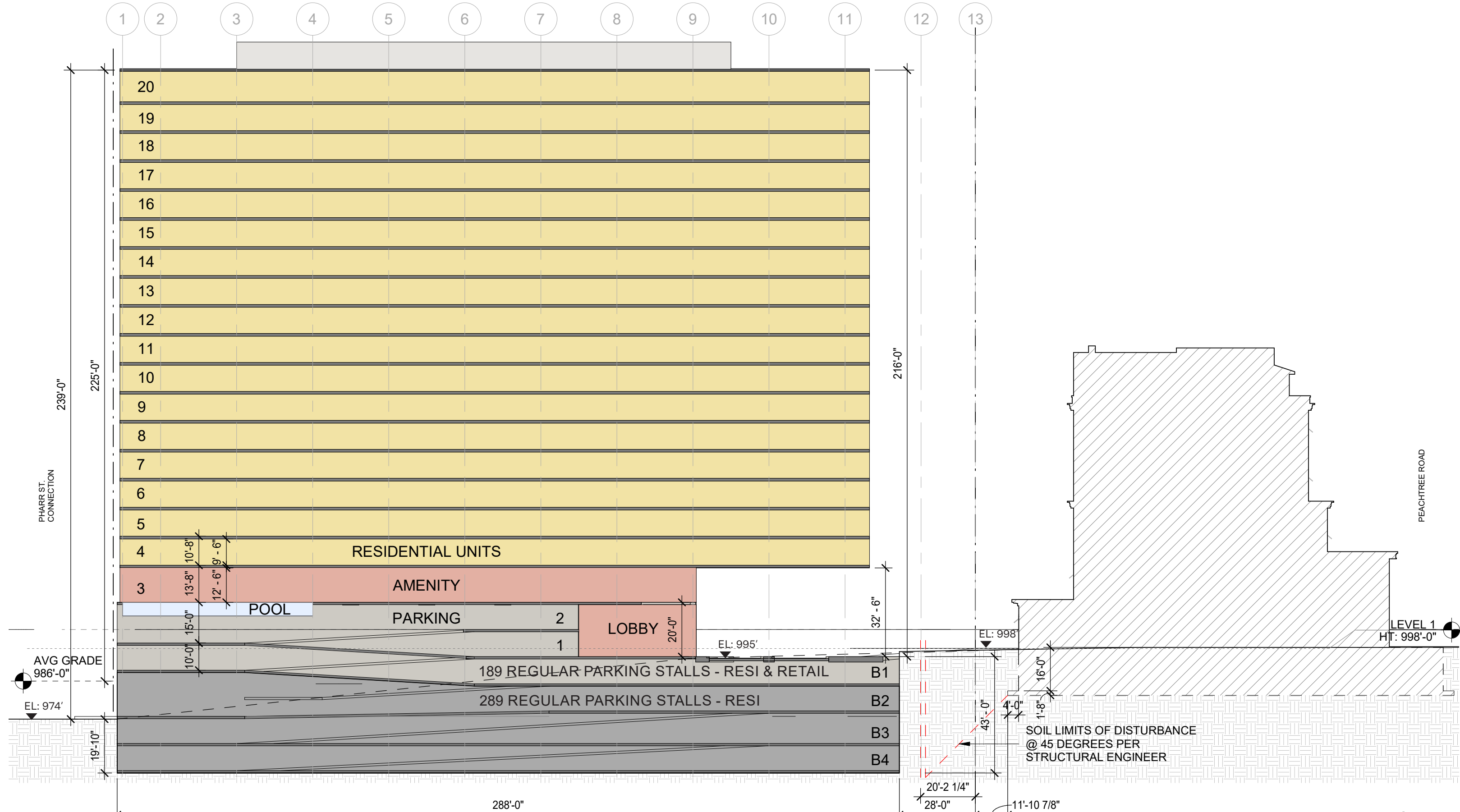
No.	DATE	BY

GSWCC NO. (LEVEL II) 0000068765
DRAWN BY KRJ
DESIGNED BY KRJ
REVIEWED BY BWS
DATE 04/29/2022
PROJECT NO. 014500000
TITLE SITE PLAN
SHEET NUMBER C2-00

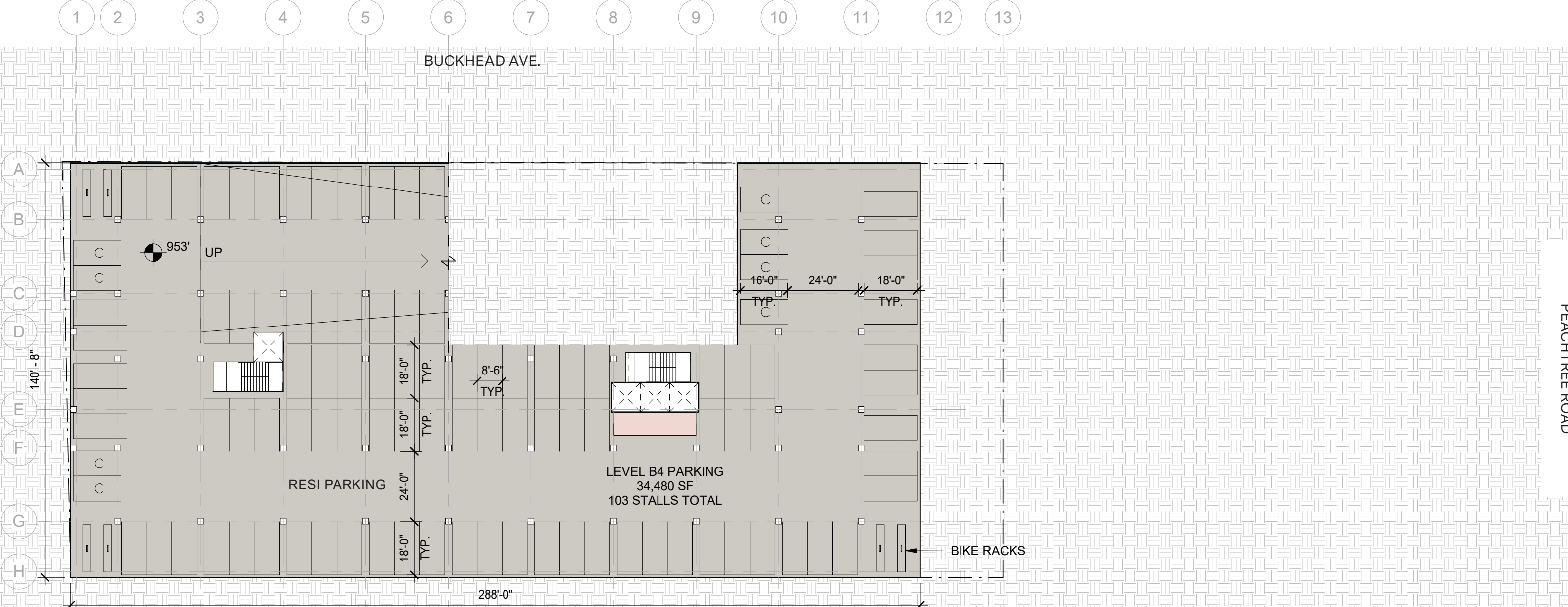
Buckhead Ave
M Development

DRC Submittal
04.29.22

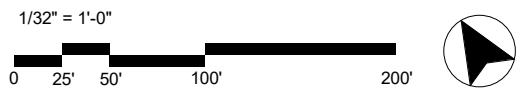
PROGRAM & STACKING



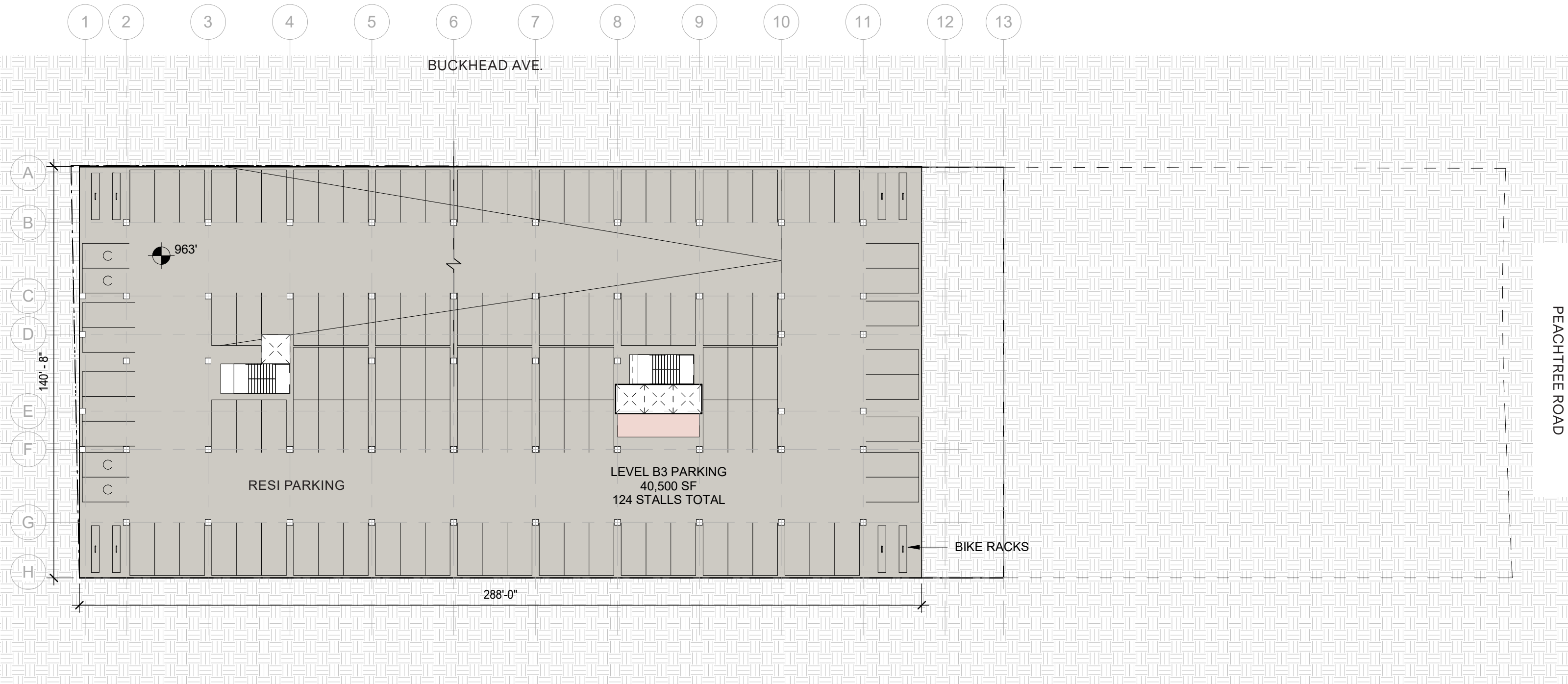
LEVEL B4



- 15 TANDEM STALLS
- 8 COMPACT STALLS (8%)
- 80 REGULAR STALLS
- 20% EV STALLS
- 6 BIKE RACKS
- 12 BIKE SPACES



LEVEL B3

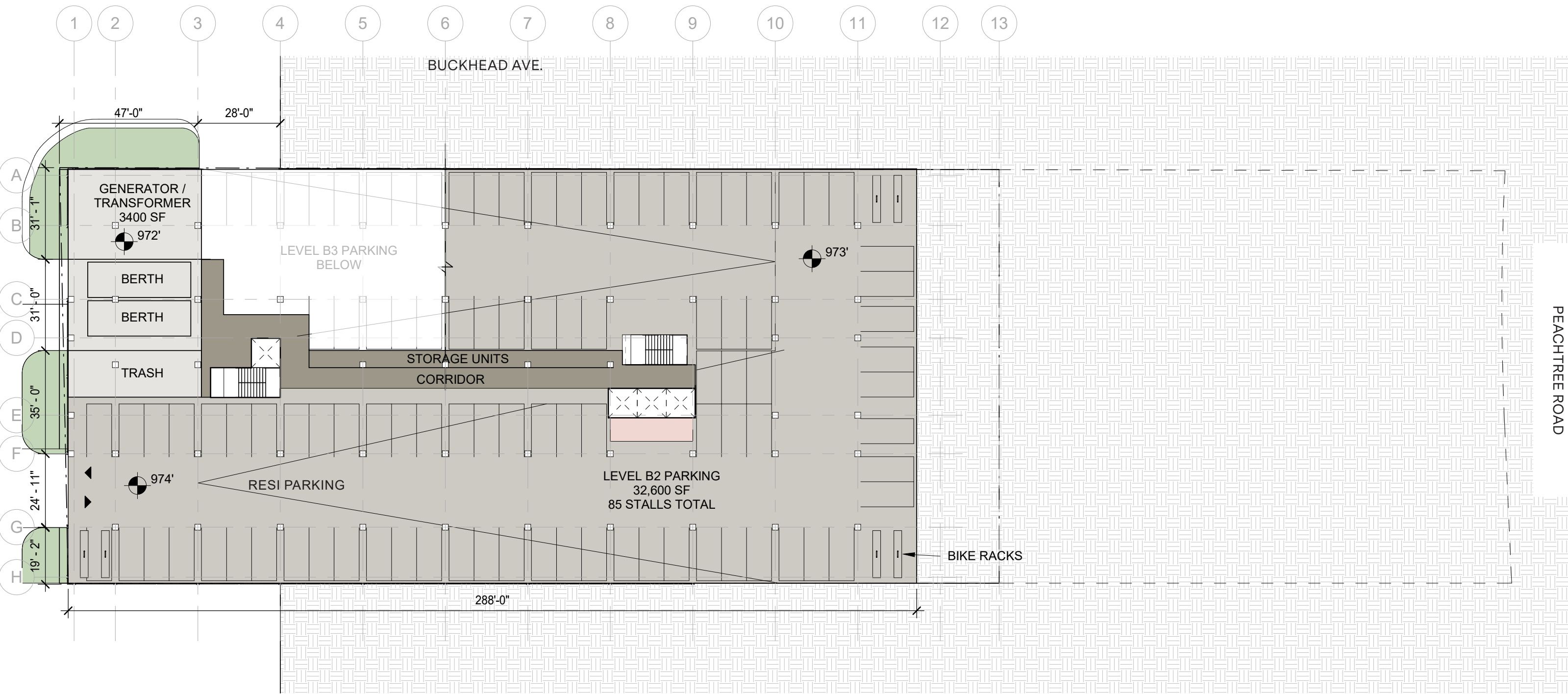


15 TANDEM STALLS
4 COMPACT STALLS (3%)
105 REGULAR STALLS
20% EV STALLS

8 BIKE RACKS
16 BIKE SPACES

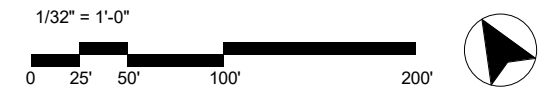


LEVEL B2

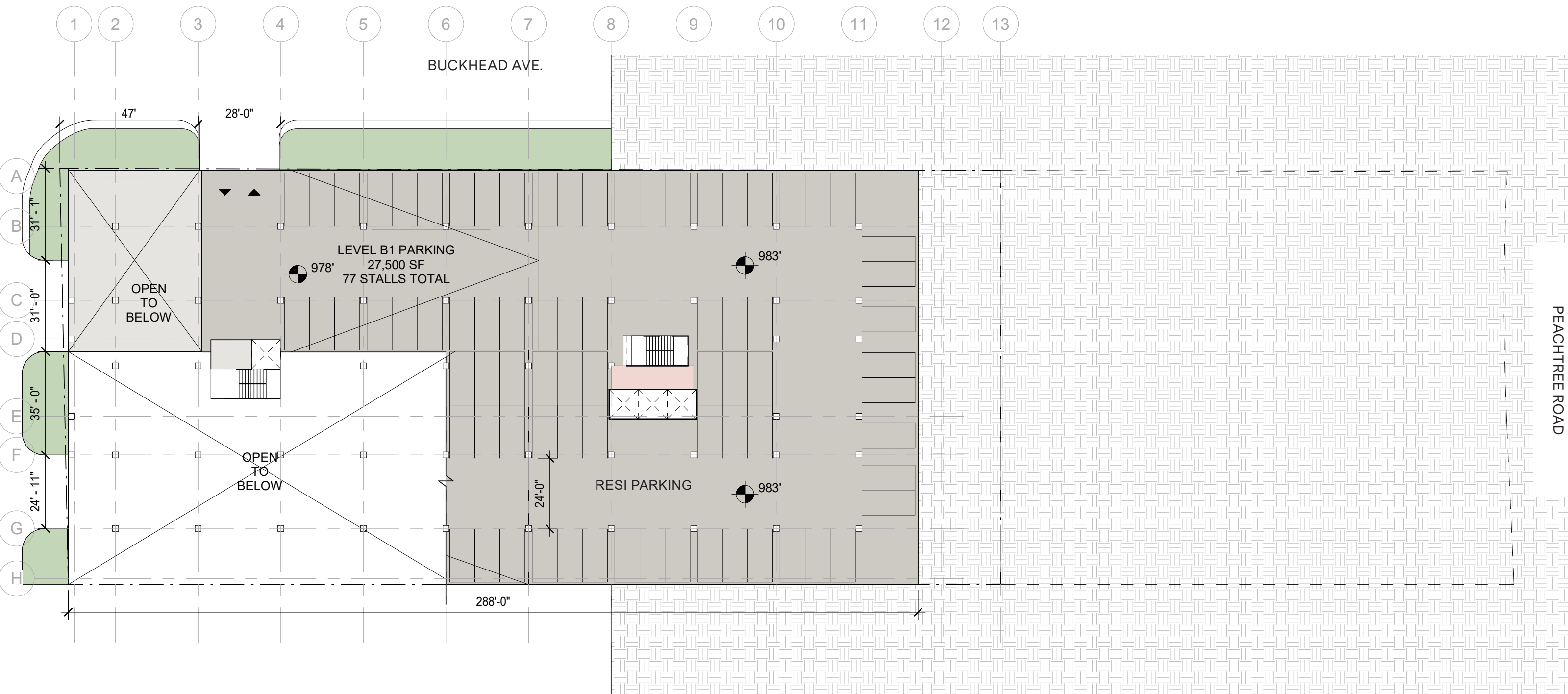


3 TANDEM STALLS
82 REGULAR STALLS
20% EV STALLS

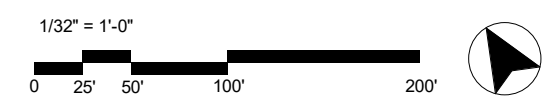
6 BIKE RACKS
12 BIKE SPACES



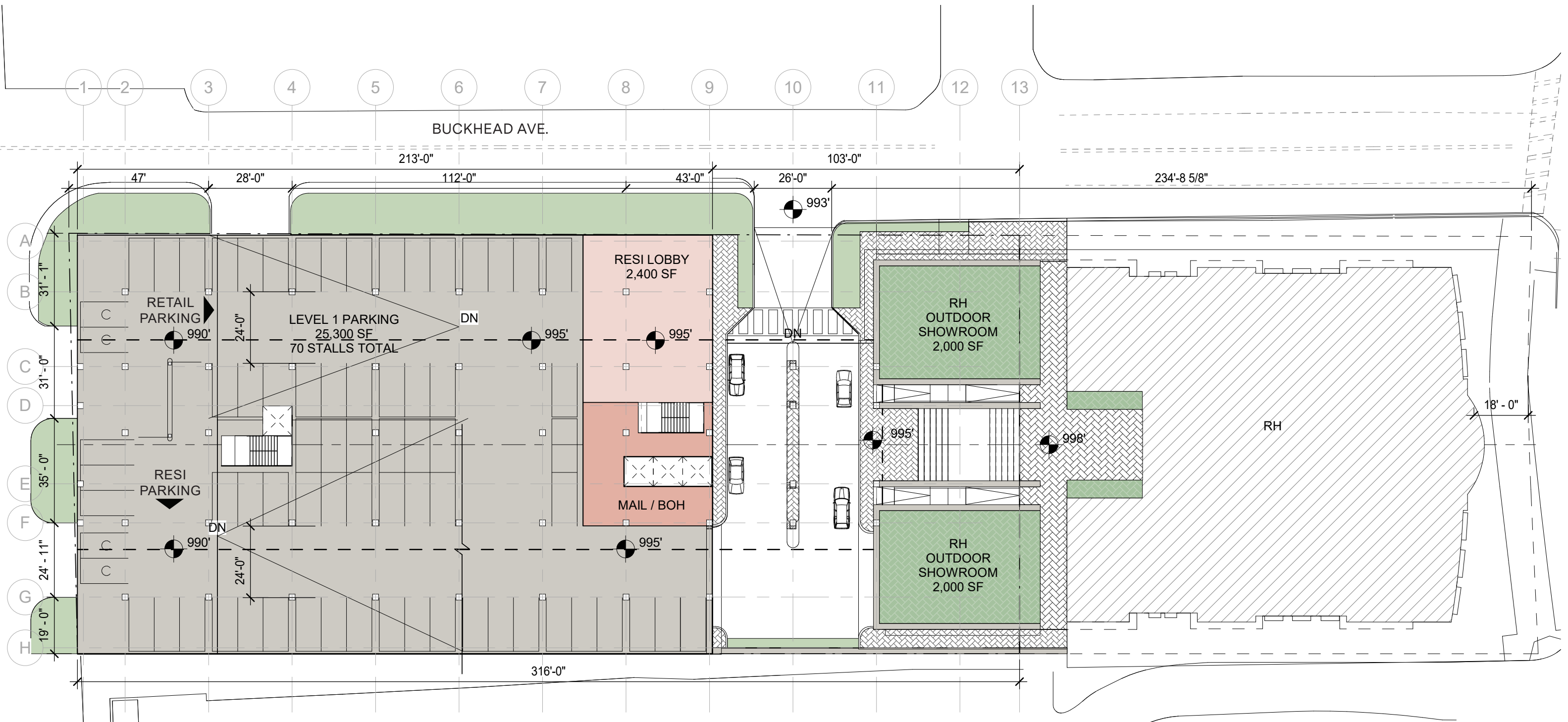
LEVEL B1



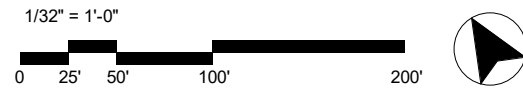
9 TANDEM STALLS
 68 REGULAR STALLS
 20% EV STALLS



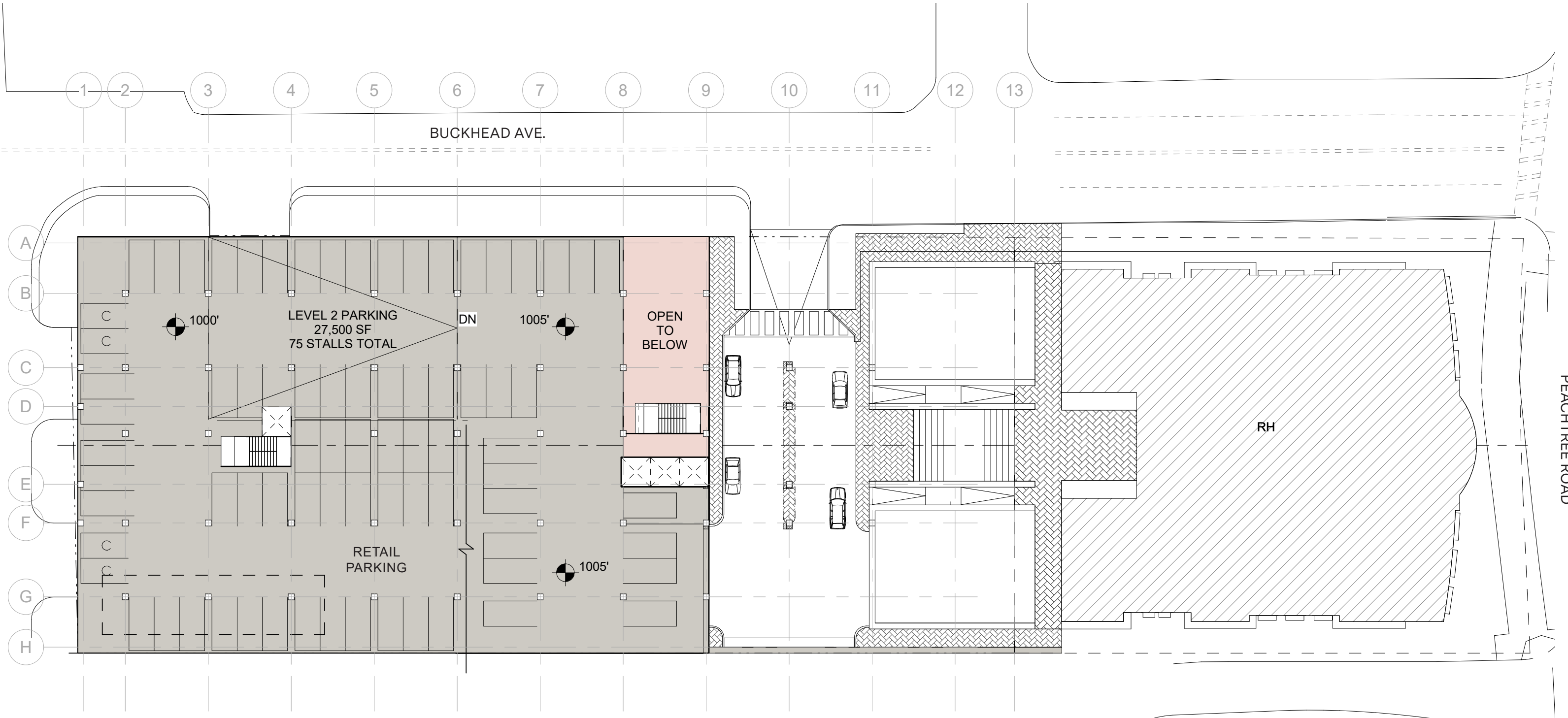
LEVEL 1



7 TANDEM STALLS
 4 COMPACT STALLS (5%)
 59 REGULAR STALLS
 20% EV STALLS

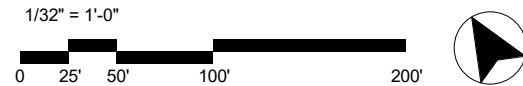


LEVEL 2

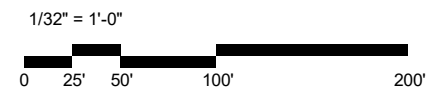
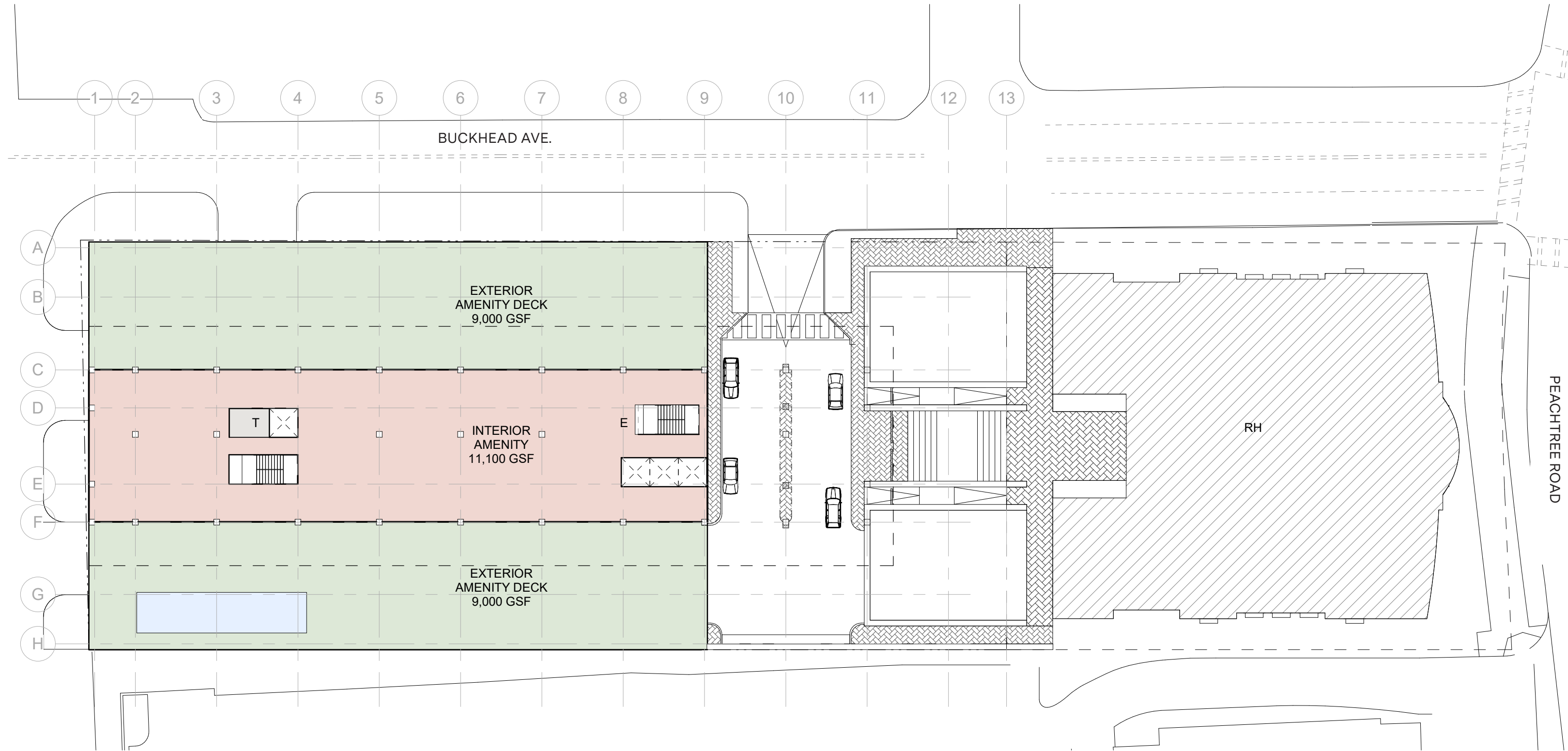


6 TANDEM STALLS
4 COMPACT STALLS (5%)
65 REGULAR STALLS

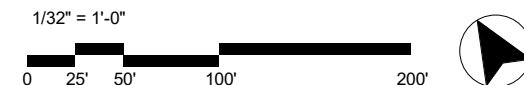
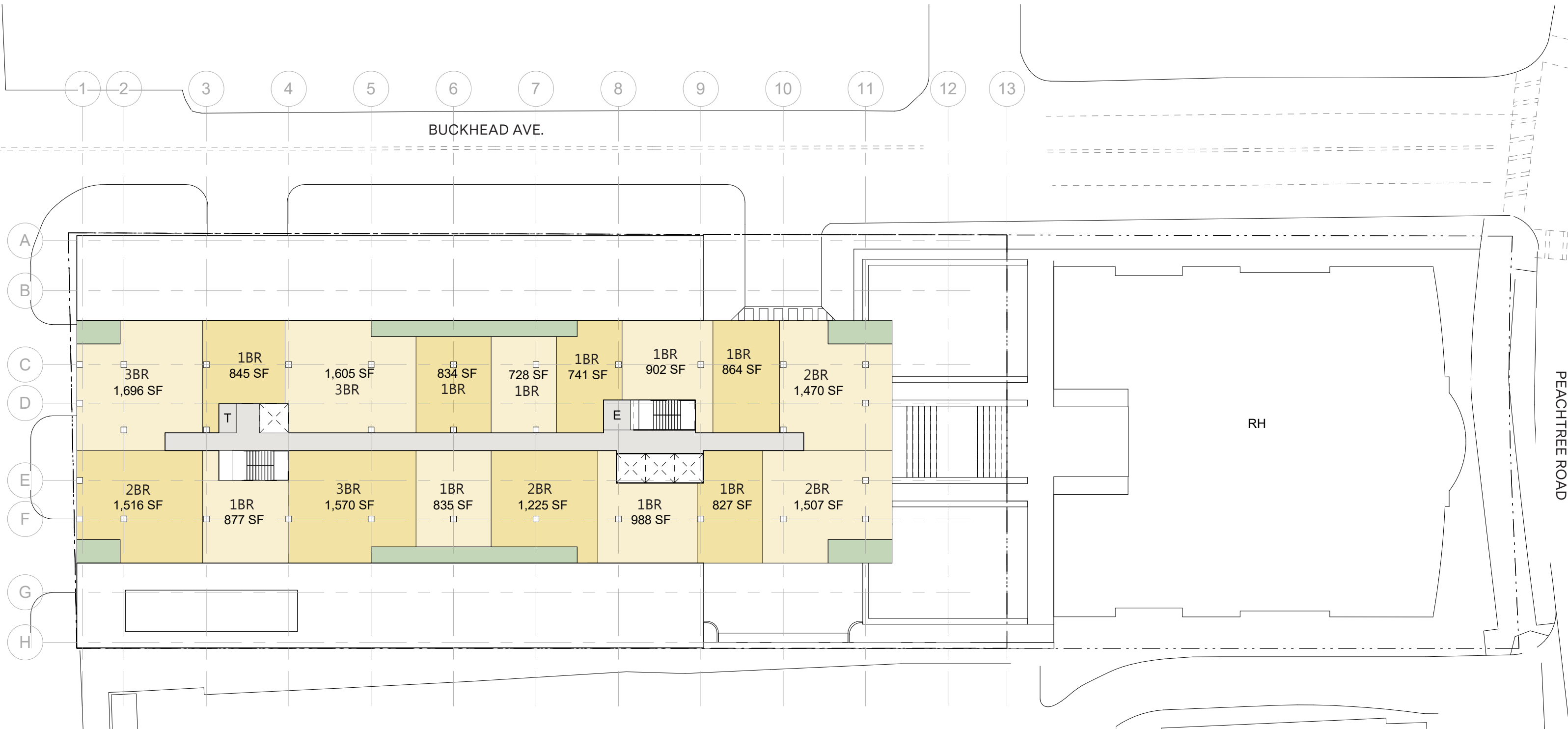
20% EV STALLS



LEVEL 3

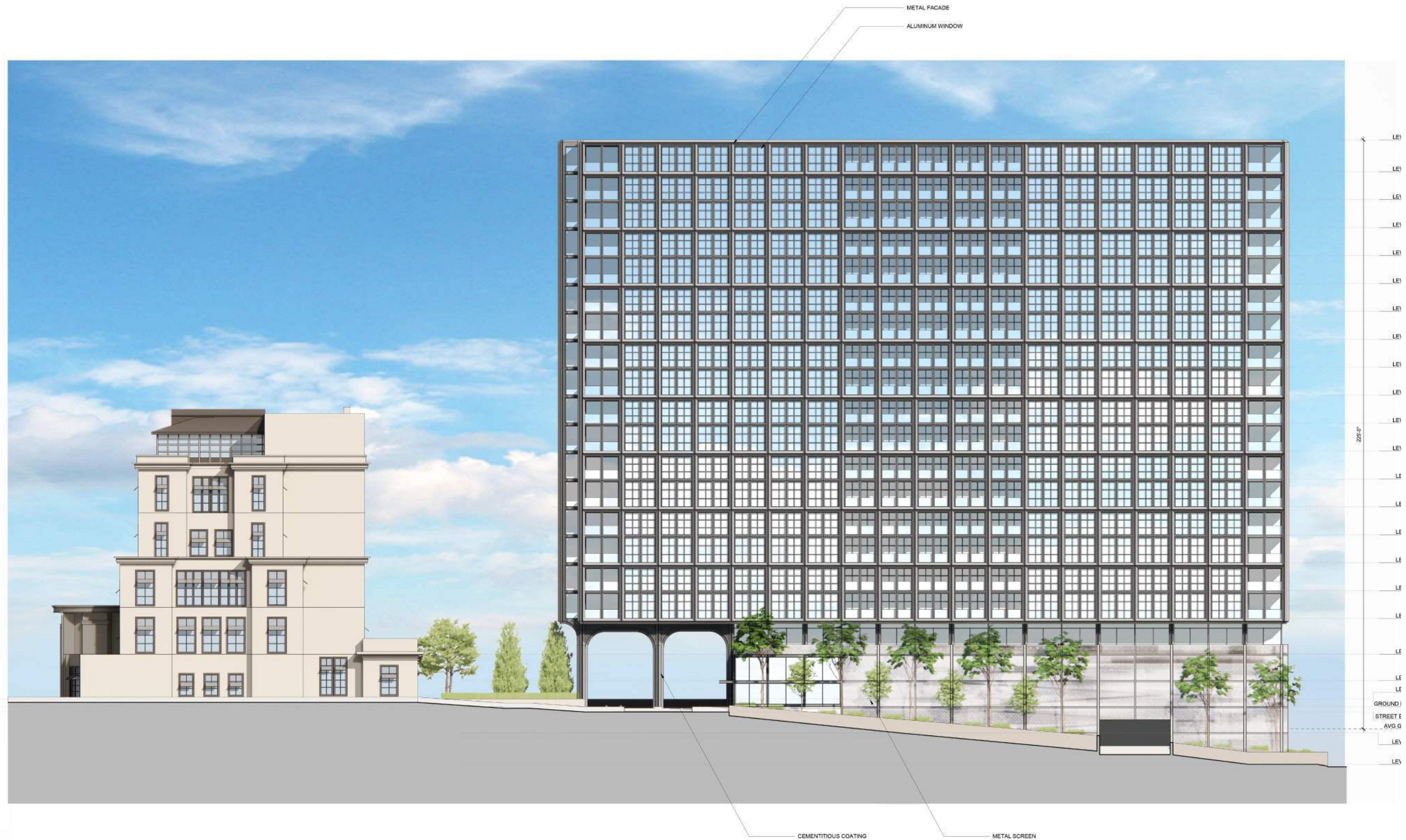
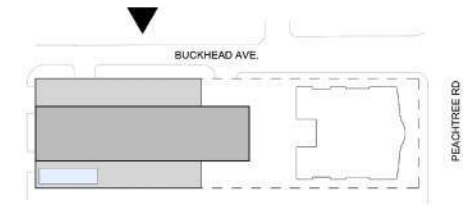


BLOCKING PLAN

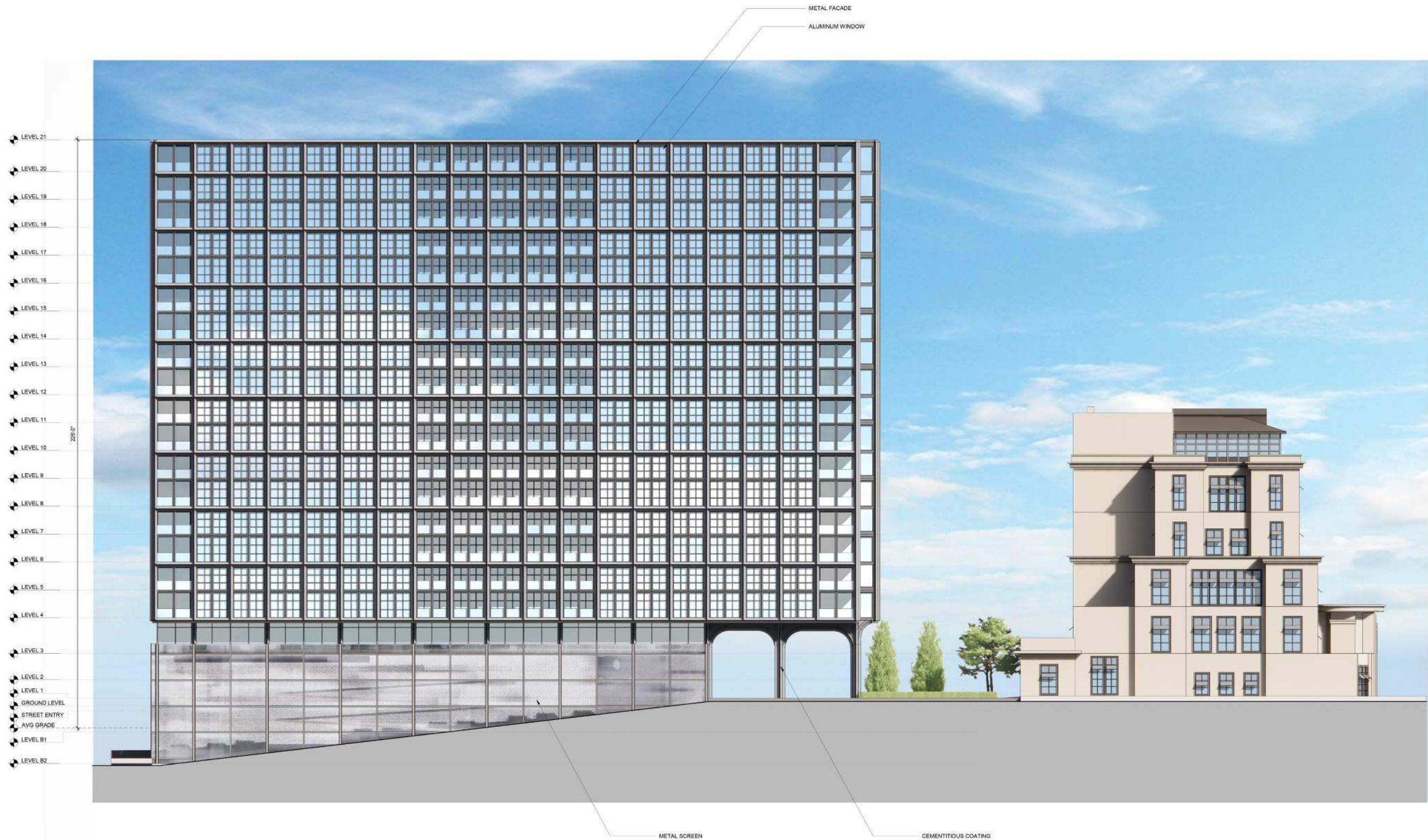
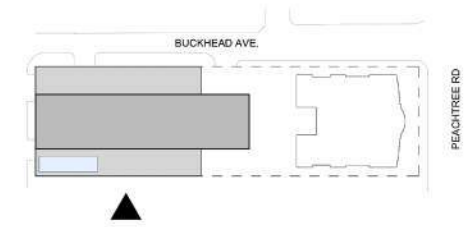


Elevations

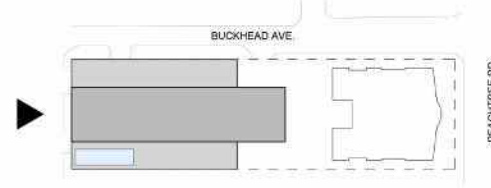
Buckhead Ave Elevation



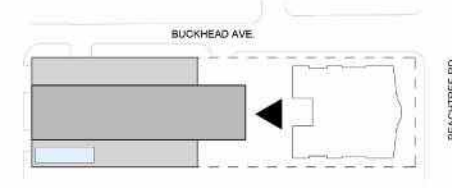
Interior Block Elevation



Pharr Rd. Elevation

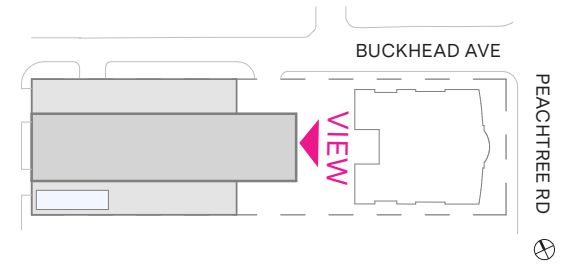


RH Elevation



Renderings

View from RH



View from Buckhead Ave.

