



APPLICATION FOR A SPECIAL ADMINISTRATIVE PERMIT (SAP)

For SPI, Beltline, LW, MR, MRC, NC, I-Mix Zoning Districts & Unified Development Plans

File No.: _____

City of Atlanta, Office of Zoning and Development (404-330-6145)

APPLICANT (name) Peachtree at Stratford Apartments Phase 2, LLC

ADDRESS 3372 Peachtree Rd., Suite 300, Atlanta, GA 30326

PHONE NO. 404-793-0707 EMAIL eallen@relatedgroup.com

PROPERTY LANDOWNER SEE ATTACHED

ADDRESS _____

PHONE NO. _____ EMAIL _____

ADDRESS OF PROPERTY 3372 Peachtree Rd.

Land District 17 Land Lot 45 Council District 7 NPU B

Is property within the BeltLine Overlay District? Yes No Zoning Classification SPI-12/SA1/BPO

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 5/24/22 Signature of Applicant [Signature]

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 SPIs: 1, 9, 12, 15, 17, 18, 20, 21, 22 and *recommended* for all other districts. To request this meeting, contact Christian Olteanu at 404-330-6961 or colteanu@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 _____
See attached Special Administrative Permit Approval Form(s) for detailed approval information.

Signed for Director, Office of Zoning & Development

Staff Reviewer - Print Name

SAP Application Owner and Address List

<u>Owner</u>	<u>Parcel ID</u>	<u>Property Address</u>	<u>Owner Address</u>
Peachtree at Stratford Apartments Phase 2, LLC	17 0045 LL0846	3372 Peachtree Road (Phase 2)	3372 Peachtree Road Suite 300 Atlanta, GA 30326
Development Authority of Fulton County	17 0045 LL0614	3372 Peachtree Road (Phase 1)	141 Pryor Street SW, St. 2052 Atlanta, GA 30303



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

File # _____

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

TYPE OF APPLICATION: **Special Administrative Permit**

I, Development Authority of Fulton County SWEAR THAT I AM THE De LANDOWNER
owner(s) name

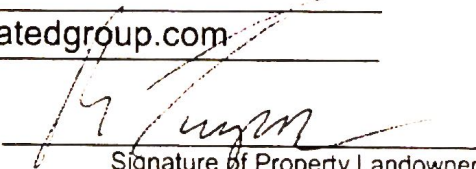
OF THE PROPERTY LOCATED AT: 3372 Peachtree Rd.

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):
Peachtree at Stratford Apartments Phase 2, LLC

ADDRESS: 3372 Peachtree Rd., Suite 300, Atlanta, GA 30326

TELEPHONE: 404-793-0707 EMAIL: eallen@relatedgroup.com

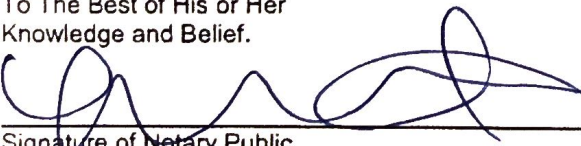

Signature of Property Landowner

Development Authority of Fulton County
Print Name of Property Landowner

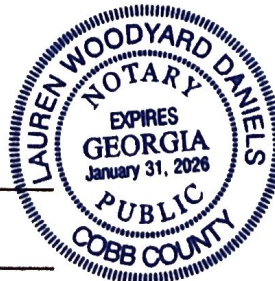
Personally Appeared
Before Me

Michel M-Turpeau, Chairman of Development
Authority of Fulton County

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


Signature of Notary Public

05/25/2022
Date





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

File # _____

*Developmental Controls forms are required to be completed by the applicant, and all applicable specifications should be shown on the site plan in chart form. Items omitted will delay the plan review process. Refer to City of Atlanta Zoning Code (Chapters 8, 19, and 28) for clarification.

Definitions and Methods of Calculation							
<ul style="list-style-type: none"> <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)							
Gross Land Area (GLA)							
Net Lot Area (NLA)							
Floor Area Ratio (FAR) – as applicable. Check which used for residential: <input type="checkbox"/> GLA, or <input type="checkbox"/> NLA							
	Residential	Residential Square Footage	Non-Residential FAR Ratio	Non-Residential Square Footage			
SPI 12 Height Requirements							
Base Allowed							
Base Provided							
Bonus Allowed							
Bonus Provided							
Bonus FAR Program (check bonus utilized if applicable)							
Transit Station <input type="checkbox"/>	Ground Floor Retail <input type="checkbox"/>	Open Space and New Streets <input type="checkbox"/>	Community Center Facilities <input type="checkbox"/>	Workforce Housing <input type="checkbox"/>			
Residential Units				Total Provided: _____			
Number of Units Provided (without bonus)							
Number of Bonus Units Provided (without workforce housing)							
Number of Bonus Workforce Housing Units Provided (20% required)							
Total Number of Units per Acre							
Building Coverage <input type="checkbox"/> or Lot Coverage <input type="checkbox"/> (check applicable as required per zoning district)							
			Percentage (%)	Square Footage			
Max. Permitted							
Provided							
Fenestration (% of each street-fronting facade calculated separately, per district regulations)							
		Residential Façade Percentage (%)			Non-residential Façade Percentage (%)		
		Local Street	Arterial/Collector	Beltline Corridor	Local Street	Arterial/Collector	Beltline Corridor
Min. Required			N/A				
Provided (specify for each street)							



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 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.
 - 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 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.
 - 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

(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.)

	Ratio	Total Square Footage
Minimum Required	N/A	
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	
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UOSR: Usable Open Space Requirements for Residential and or Mixed-use Developments

(These are areas not counted towards Public Space Requirements)

	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	
Dogwalk	620 SF



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		
<i>(These are areas not counted towards UOSR)</i>		
Public Space provided = (square footage area of exterior space) + (square footage area of interior space)		
	Percentage (%)	Total Square Footage
Minimum Required	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
On-site Parking Spaces	Residential		Non-residential Uses	
Minimum Required				
Provided				
Maximum Allowed				
Bicycle Parking Spaces	Residential		Non-residential Uses	
Minimum Required				
Provided				
On-site Loading Spaces (see applicable zoning district requirements or Section 16-028.015)				
	Residential/Hotel		Non-residential Uses (break out by use)	
Minimum Required (specify for each use)				
Provided (specify for each use)				



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

File # _____

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.

William E. Allen
 Applicant Printed Name

William E. Allen
 Applicant Signature

5/24/22
 Date



Uber Icon Project Summary

5/27/2022

The proposed multi-family high-rise project will be a second phase of construction on the Icon Buckhead project site located at 3372 Peachtree Rd, Atlanta, Georgia. The land being developed in this phase of construction is part of previously approved SAP 15-145, approved on February 1, 2016.

The project will consist of approximately 350,000 rentable square feet of residential apartments located within a 32-story tower. The building will include parking for 392 cars to serve residents and guests of the 209 luxury apartment units.

The lobby and residential amenities will be located on the ground levels facing the private street to the west and Stratford Road to the North. There will be a vehicular and pedestrian entry court to the east, accessed from Stratford Rd.

Loading and service access along with a parking deck entrance will be provided along the private drive to the West.

The proposed parking deck will connect and function as an extension of the existing parking deck constructed in phase 1.



UBER ICON

DRC SUBMITTAL
5/27/2022





UBER ICON

ATLANTA, GEORGIA



UBER ICON

ATLANTA, GEORGIA

THIS BOX RESERVED FOR THE CLERK OF SUPERIOR COURT

LEGEND

- CURB AND GUTTER (C&G)
FENCE
HANDRAIL
STORM DRAIN LINE
SANITARY SEWER
WATER LINE
GAS LINE
UNDERGROUND POWER LINE
OVERHEAD POWER LINE
COMMUNICATION
TOPOGRAPHIC CONTOUR
PROPERTY LINE
CATCH BASIN (DWCB)
CATCH BASIN (SWCB)
DROPPLET (DD)
JUNCTION BOX (JB)
HEAD WALL (HW)
CURB INLET (CI)
FLARED END SECTION (FES)
OUTLET CONTROL STRUCTURE
YARD DRAIN INLET
SS MANHOLE (MH)
CLEAN OUT (CO)
GREASE TRAP (GT)
IRRIGATION CONTROL VALVE
FIRE HYDRANT (FH)
WATER VALVE (WV)
WATER METER (WM)
FIRE DEPT. CONNECTION (FDC)
WATER VALVE MARKER
TRANSFORMER BOX (TB)
AIR CONDITIONER (AC)
ELECTRIC METER (EM)
ELECTRIC UTILITY
LIGHT POLE (LP)
POWER POLE WITH LIGHT
POWER POLE (PP)
UTILITY MANHOLE (UM)
SPOTLIGHT
GAS METER (GM)
GAS VALVE (GV)
TELEPHONE PEDESTAL
COMMUNICATION BOX
TRAFFIC SIGNAL
BOLLARD (BO)
SIGN
CROSSWALK SIGNAL
SPOT ELEVATION
CONCRETE AREA
OVERHANG AREA
RIP-RAP AREA
PAVERS
TREELINE

CALL TABLE

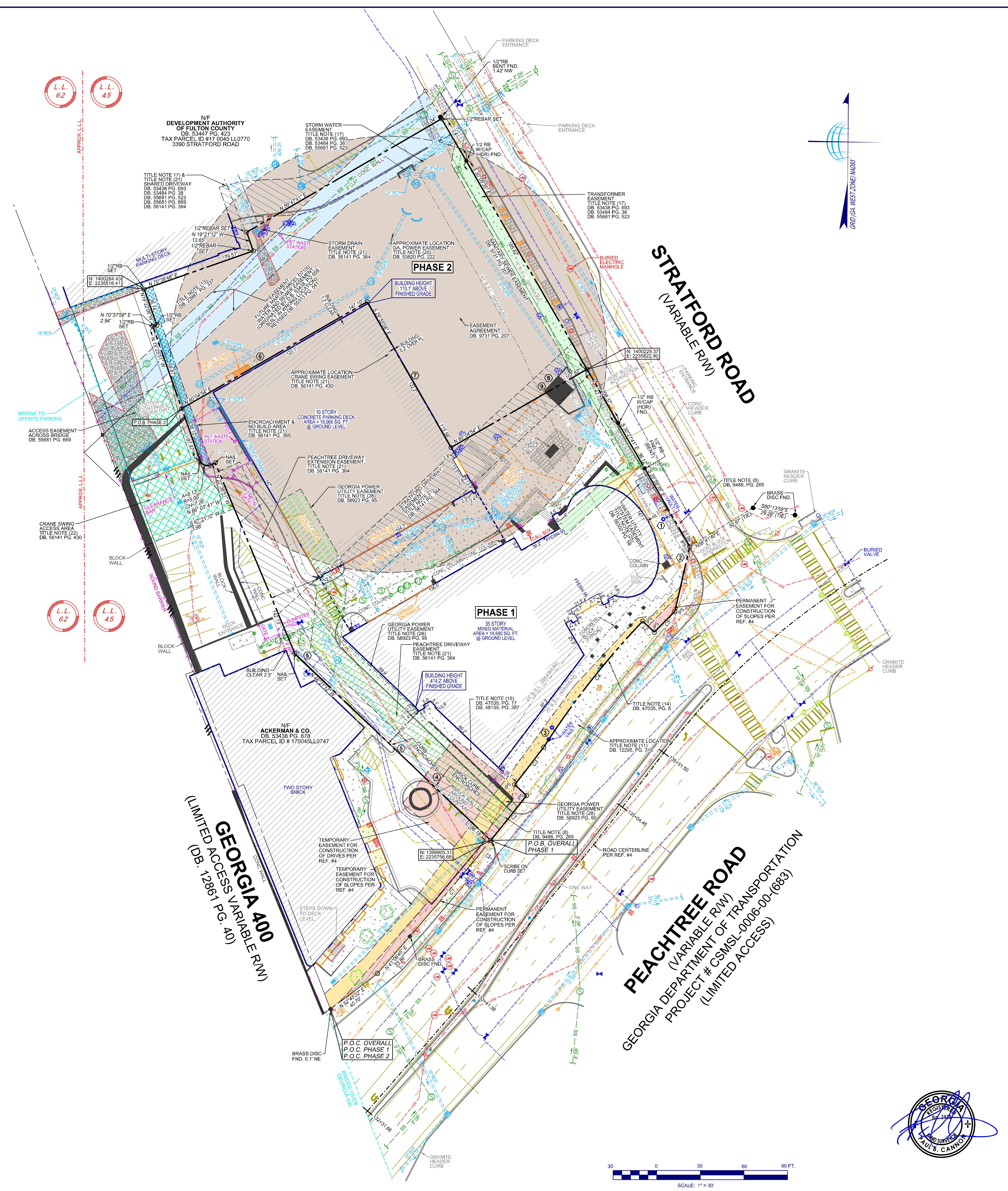
Table with columns: LINE, BEARING, DISTANCE, CURVE, ARC, RADIUS, CHORD, BEARING.

SURVEYED AREA TABLE

Table with columns: PHASE, SQ. FT., OR ACRES.

ABBREVIATIONS

Table with columns: ABBREVIATION, DESCRIPTION.



SIGNIFICANT OBSERVATION TABLE

Table with 2 columns: No., ADDRESSED COMMENTS.

PROPERTY DESCRIPTION PHASE 1

All that tract or parcel of land lying and being in Land Lot 45 of the 17th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows: COMMENCING at a point where the northwesterly right-of-way line of Peachtree Road A.K.A. State Route 141... THENCE, from said POINT OF BEGINNING as thus established and leaving the aforesaid right-of-way of Peachtree Road...

PROPERTY DESCRIPTION PHASE 2

All that tract or parcel of land lying and being in Land Lot 45 of the 17th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows: COMMENCING at a point where the northwesterly right-of-way line of Peachtree Road A.K.A. State Route 141... THENCE, from said POINT OF BEGINNING as thus established and leaving the aforesaid right-of-way of Peachtree Road...

TerraMark Land Surveying, Inc.
1386 Bells Ferry Road
Marietta, Georgia 30066
Phone No. (770) 421-1927
Fax No. (770) 421-6552

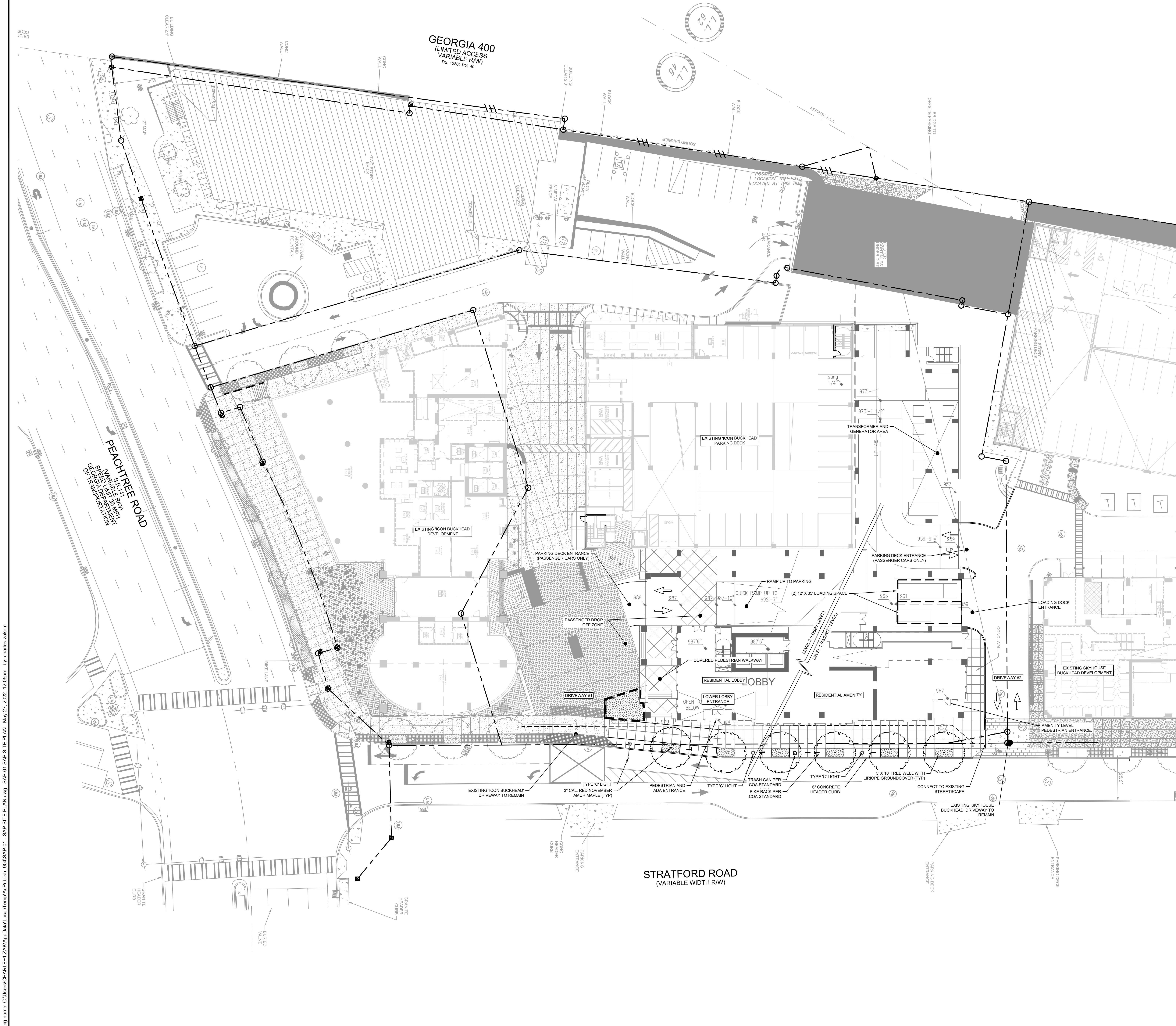


Revision table with columns: Date, Revision, ADDED COMMENTS.

ALTAIRSPS LAND TITLE SURVEY FOR PEACHTREE AT STRATFORD APARTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BORROWER; BANK OF AMERICA, N.A., ITS SUCCESSORS AND/OR ASSIGNS, LENDER AND ADMINISTRATIVE AGENT; CITIZENS BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, LENDER; FIRST AMERICAN TITLE INSURANCE COMPANY, AND ALLOWAY TITLE ESCROW, LLC (PEACHTREE AT STRATFORD APARTMENTS) LOCATED IN LAND LOT 45, 17TH DISTRICT CITY OF ATLANTA, FULTON COUNTY, GEORGIA

SHEET NO. 2/2

DRAWING# TM 15-039



SAP FILE NUMBER:
SAP-22-XXX

ZONING CLASSIFICATION:
SPI-12 SUBAREA 1

ADJACENT STREETS:
STRATFORD ROAD (LOCAL)

DEVELOPMENT SUMMARY:

SITE SUMMARY:

ZONING: SPI-12 SA-1
NET LOT AREA: 2.31 ACRES (100,563 SF)

BUILDING SQUARE FOOTAGE:

EXISTING RESIDENTIAL (PHASE 1): (1BR: 182, 2BR: 151, 3BR: 62)	458,000 SF
EXISTING NON-RES (PHASE 1):	25,500 SF
SUBTOTAL EXISTING:	483,500 SF
PROPOSED RESIDENTIAL (PHASE 2): (1BR: 29, 2BR: 114, 3BR: 66)	523,000 SF
SUBTOTAL PROPOSED:	523,000 SF
TOTAL SITE DENSITY:	1,006,500 SF

PARKING SUMMARY:

ZONING REQUIREMENTS:

MINIMUM REQUIRED:	0 SPACES
MAXIMUM ALLOWED:	1210 SPACES
PHASE 1 RESIDENTIAL:	706 SPACES
PHASE 1 NON-RESIDENTIAL:	63 SPACES
PHASE 2 RESIDENTIAL:	441 SPACES

PARKING PROVIDED:

TOTAL DEVELOPMENT PARKING PROVIDED: 1210 SPACES

PHASE 1 (EXISTING)	799 SPACES
STANDARD PARKING:	799 SPACES
ADA PARKING:	17 SPACES
PHASE 2 (PROPOSED)	384 SPACES
STANDARD PARKING:	384 SPACES
ADA PARKING:	6 SPACES

TRUCK LOADING:

LOADING REQUIRED: (2) 12'X35'
LOADING PROVIDED: (2) 12'X35'

BICYCLE PARKING:

BICYCLE PARKING REQUIRED:	50 SPACES
BICYCLE PARKING PROVIDED:	50 SPACES
BIKE STORAGE ROOM:	40 SPACES (20 RACKS)
STREETSCAPE:	10 SPACES (5 RACKS)

LANDSCAPE/OPEN SPACE SUMMARY:

REQUIRED OPEN SPACE:	20,113 SF
PROPOSED OPEN SPACE:	36,450 SF
PHASE 1	10,050 SF
PLAZA/SIDEWALK:	6,600 SF
R/W LANDSCAPE AREA:	770 SF
DOGWALK:	620 SF
PHASE 2	3,310 SF
PLAZA/SIDEWALK:	300 SF
R/W LANDSCAPE AREA:	14,800 SF
ROOFTOP AMENITY:	14,800 SF
TOTAL PROPOSED OPEN SPACE:	36,450 SF

NOTE:

PHASE 1 OF THIS PROJECT WAS REVIEWED AND APPROVED BY COA OFFICE OF ZONING AND DEVELOPMENT UNDER SAP-15-145 ON 3/15/2018. AS PART OF THAT APPROVAL, THE FOLLOWING VARIATIONS WERE APPROVED AND ARE HEREBY INCLUDED FOR REFERENCE. **NO NEW VARIATIONS ARE INCLUDED WITH THIS APPLICATION FOR PHASE 2.**

1. Section 16-181.014.2.b.i
Variation to increase the allowable combined curb cut width from 36' to 42' on Stratford Road for safety purposes.

At the rear of the site on Stratford, the Phase II portion of the site has an existing curb cut and driveway shared with the adjacent Skyhouse apartment development. The proposal is to keep this existing 36' curb cut (of which 12' is on the subject property) and add an additional 30' wide curb cut on Stratford Road, closer to Peachtree Road to provide access to the development and also to the adjacent tract to the southwest improved with Maggiano's and Corner Bakery restaurants. Existing easements require such connection. A wider curb cut is needed to accommodate loading access to the development and the turning movements that accompany such vehicles.

2. Section 16-181.011.5.b
Variation to increase the maximum recess for a lobby door from 10' to 27' on Peachtree Road.

The development includes an elliptical commercial building facade at the corner of Peachtree Road and Stratford Road and commercial use along the Peachtree Road facade. The two commercial uses are joined by the lobby entry which is recessed to maintain the elliptical shape of the corner facade. The majority of the building is within the maximum supplemental zone parameters and only the lobby door is recessed. The 27' measurement is from the outer elliptical footprint to the door. Requiring the door to comply with the 10' maximum requirement is unnecessary given the building design and the ground floor facade of the building.

GEORGIA811.
ENGINEERING PROFESSIONAL CENTER, INC.
Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
0 10 20 40

CLIENT: RELATED DEVELOPMENT, LLC
3372 PEACHTREE ROAD, SUITE 300
ATLANTA, GA 30326
PHONE: 678-750-0707

PROJECT: RELATED STRATFORD PHASE II
3372 PEACHTREE ROAD, ATLANTA, GA 30326

REVISION DESCRIPTIONS:

NO.	REVISION DESCRIPTIONS	DATE	BY

DATE: 6/10/22
DATE: 6/10/22
DATE: 6/10/22

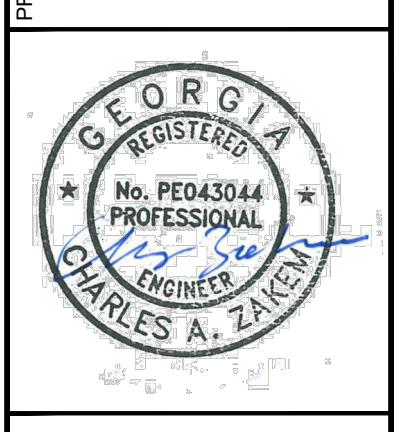
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DRAWN BY: CAZ
DESIGNED BY: CAZ
REVIEWED BY: CAZ

PROJECT NO.: 018849013
TITLE: SITE PLAN
SHEET NUMBER: C2-00



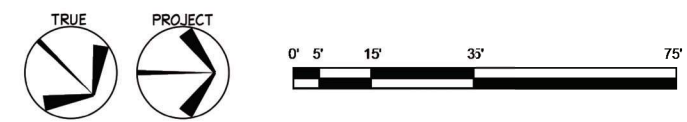
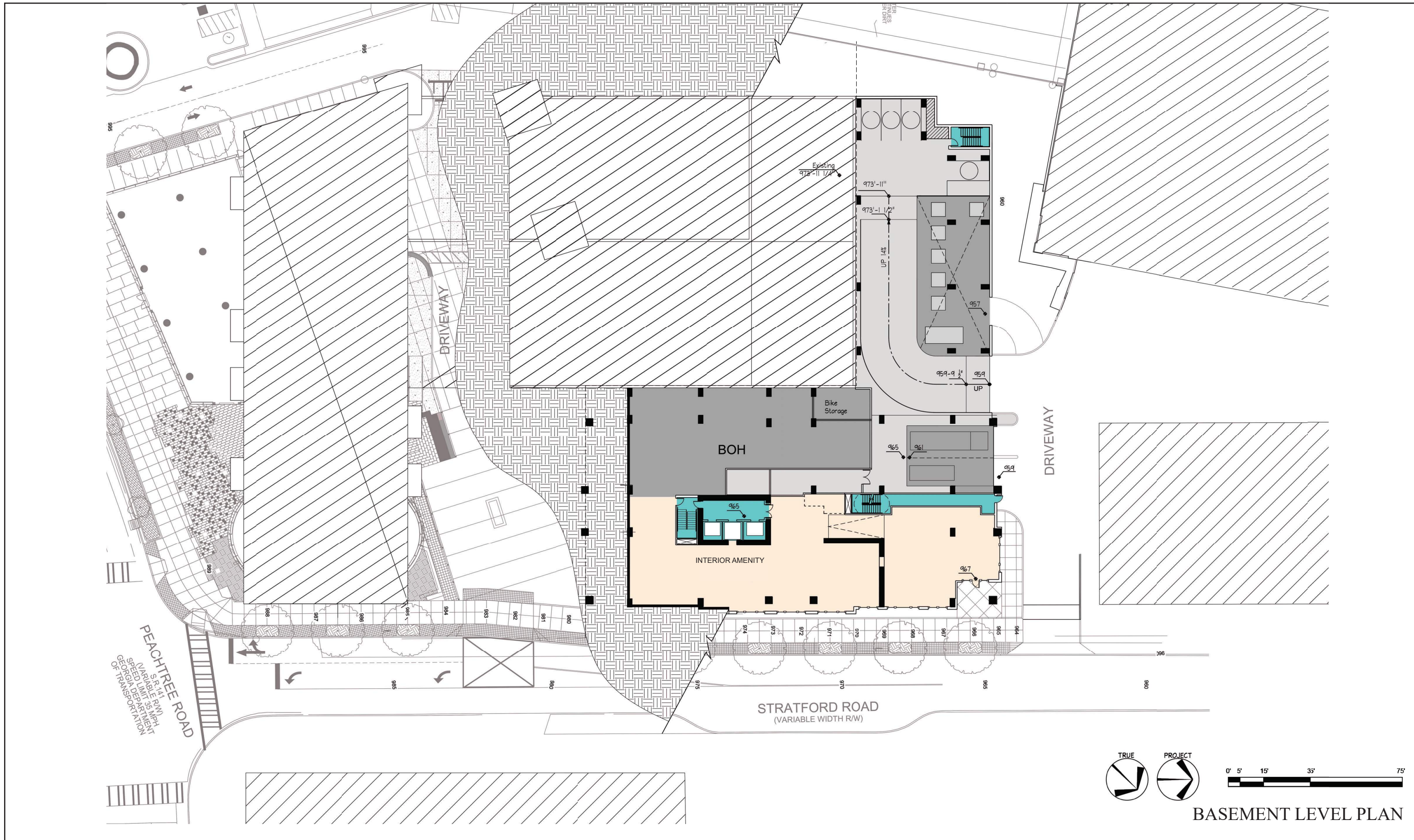
RELATED DEVELOPMENT, LLC
3372 PEACHTREE ROAD, SUITE 300
ATLANTA, GA 30326
PHONE: 678-750-0707

RELATED STRATFORD PHASE II
3372 PEACHTREE ROAD, ATLANTA, GA 30326



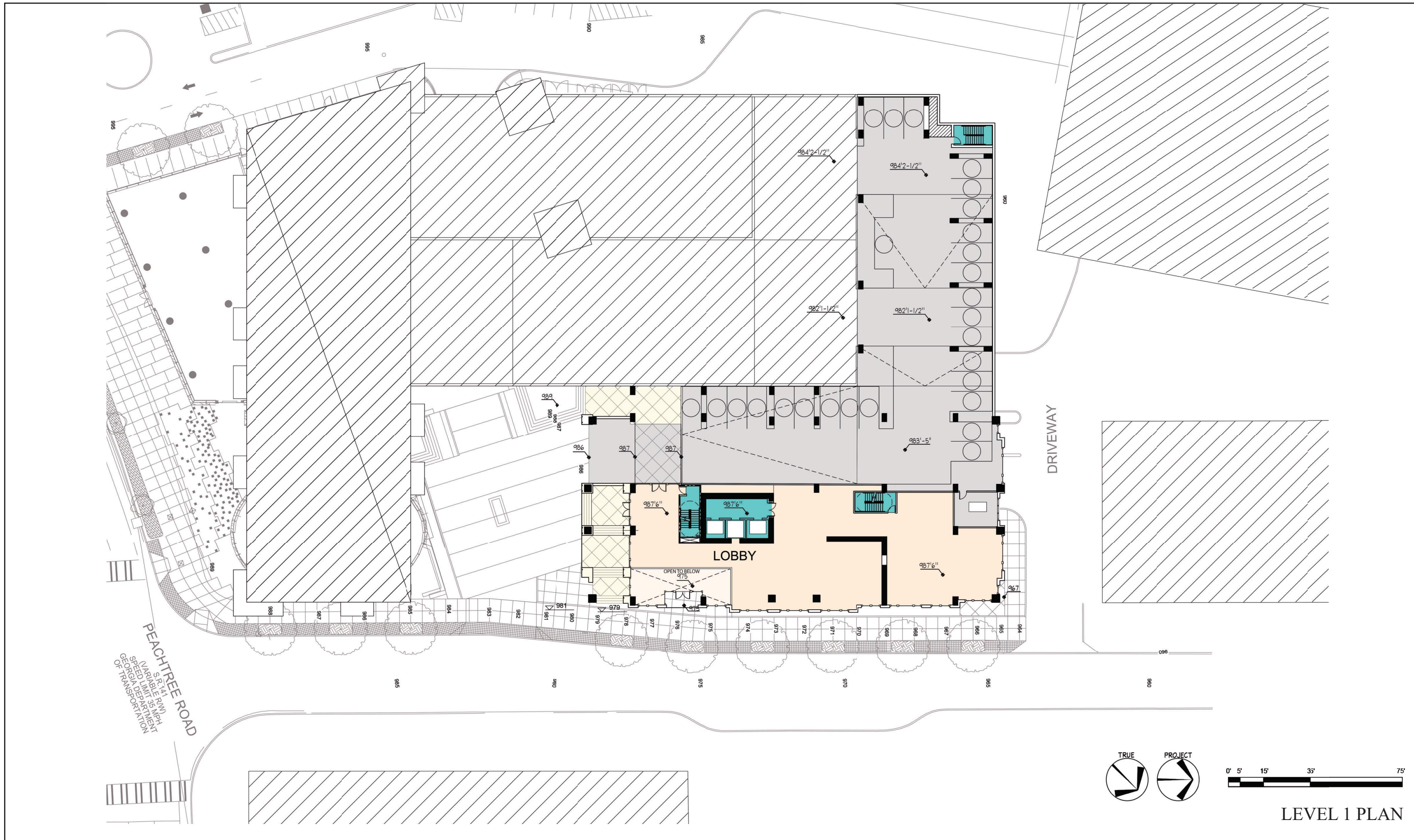
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DRAWN BY: CAZ
DESIGNED BY: CAZ
REVIEWED BY: CAZ
DATE: 6/10/22
PROJECT NO.: 018849013
TITLE: SITE PLAN
SHEET NUMBER: C2-00

Drawing name: C:\Users\CHARLE-T\ZAK\AppData\Local\Temp\Ac\Pub\sh_904\SAP-22-XXX\Site Plan.dwg SAP-22-XXX SITE PLAN May 27, 2022 2:25pm by charles.zeleny



BASEMENT LEVEL PLAN

UBER ICON
 ATLANTA, GEORGIA

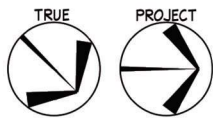


PEACHTREE ROAD
 VARIABLE SPEED
 VARIABLE LIMIT 35 MPH
 SPREAD LANE DEPARTMENT
 OF TRANSPORTATION

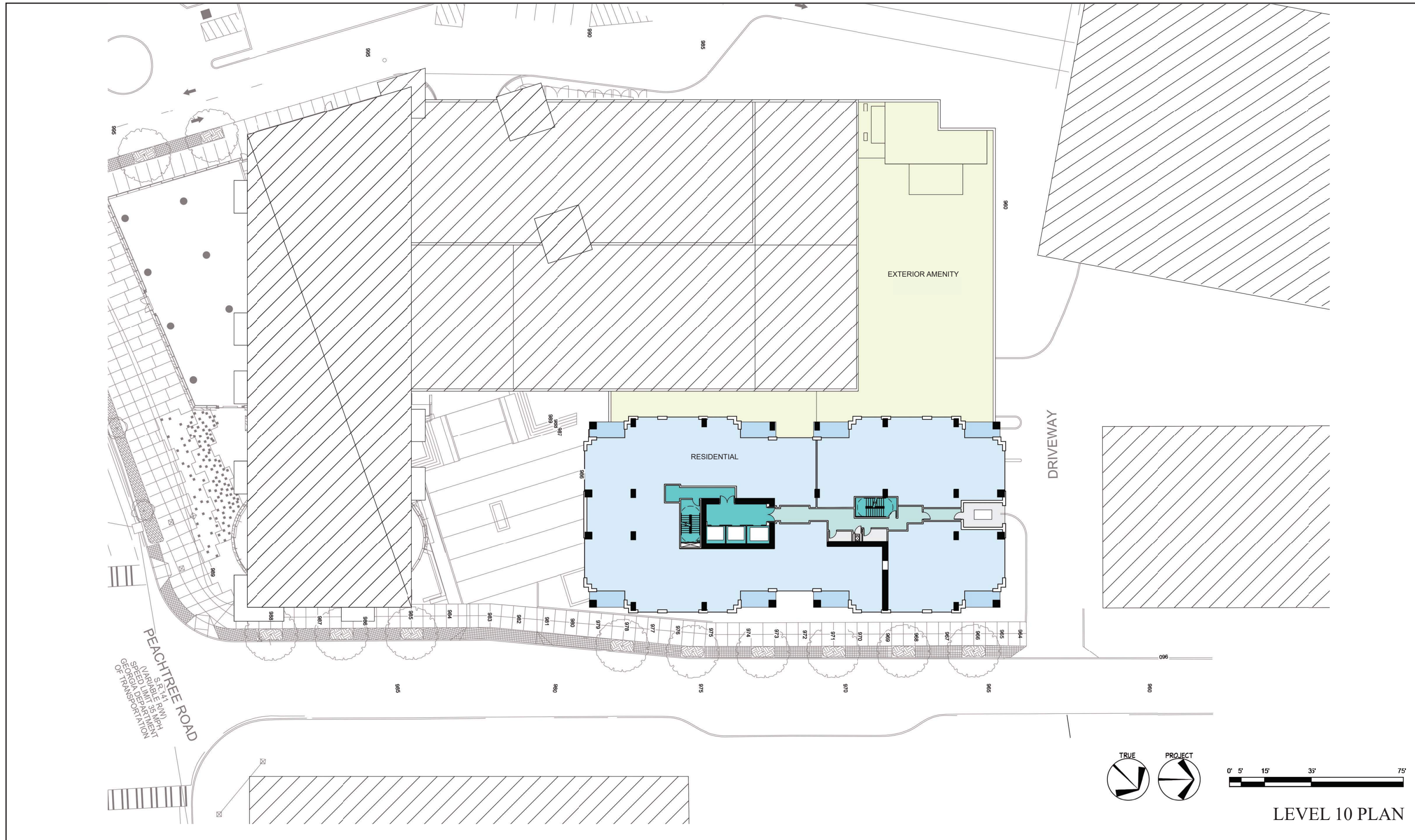
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LOBBY

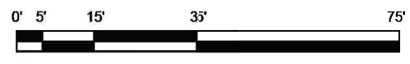
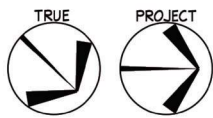
OPEN TO BELOW



LEVEL 1 PLAN

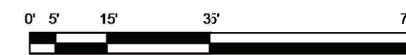
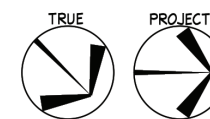
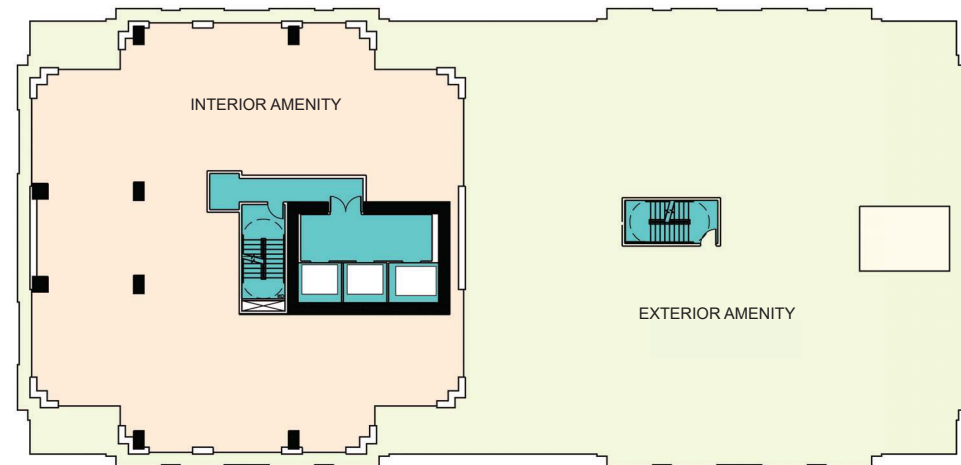


PEACHTREE ROAD
 S.F. 141
 VARIABLE RAMP
 SPEED LIMIT 35 MPH
 GEORGIA DEPARTMENT
 OF TRANSPORTATION



LEVEL 10 PLAN

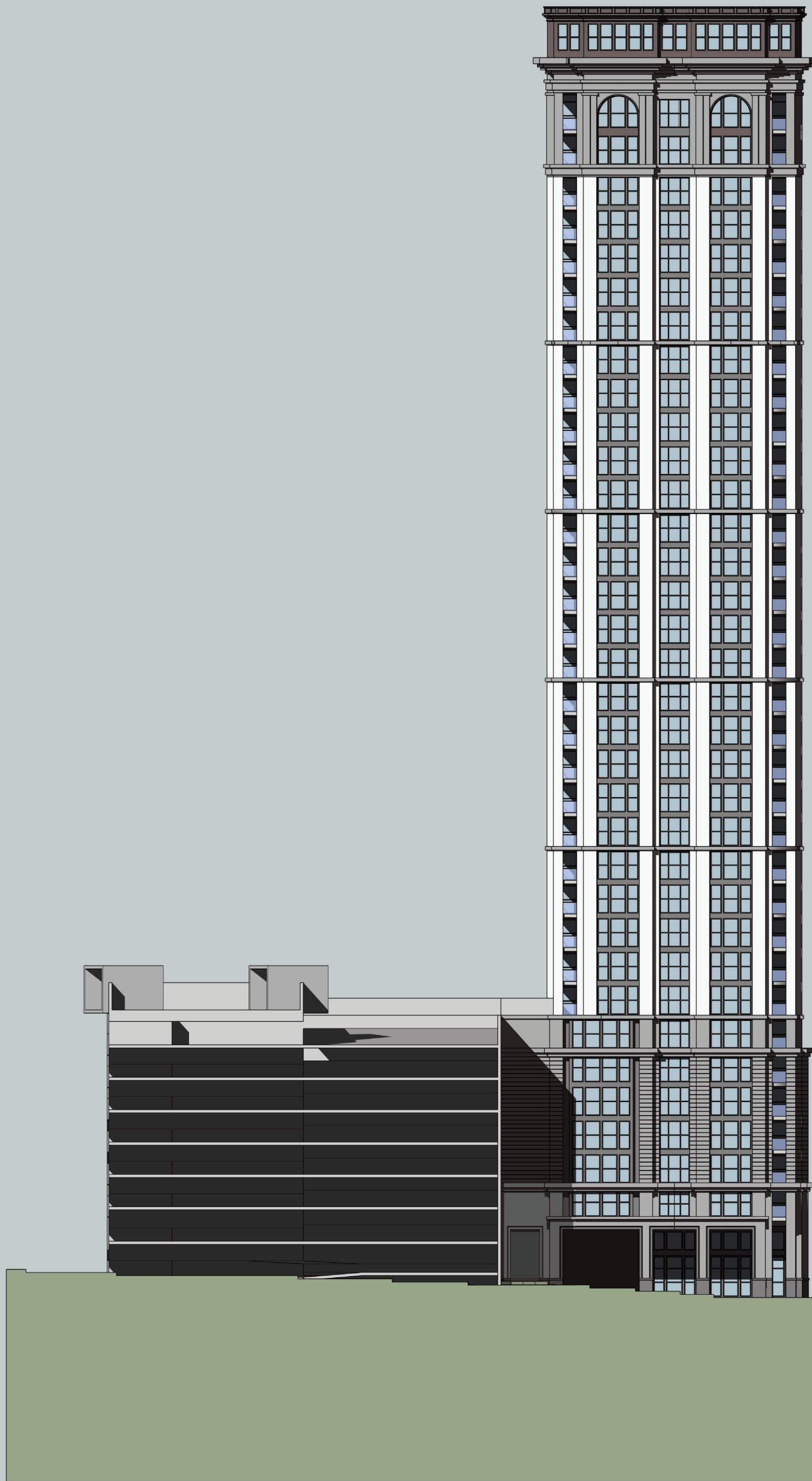
UBER ICON
 ATLANTA, GEORGIA



LEVEL 38 PLAN



EAST ELEVATION

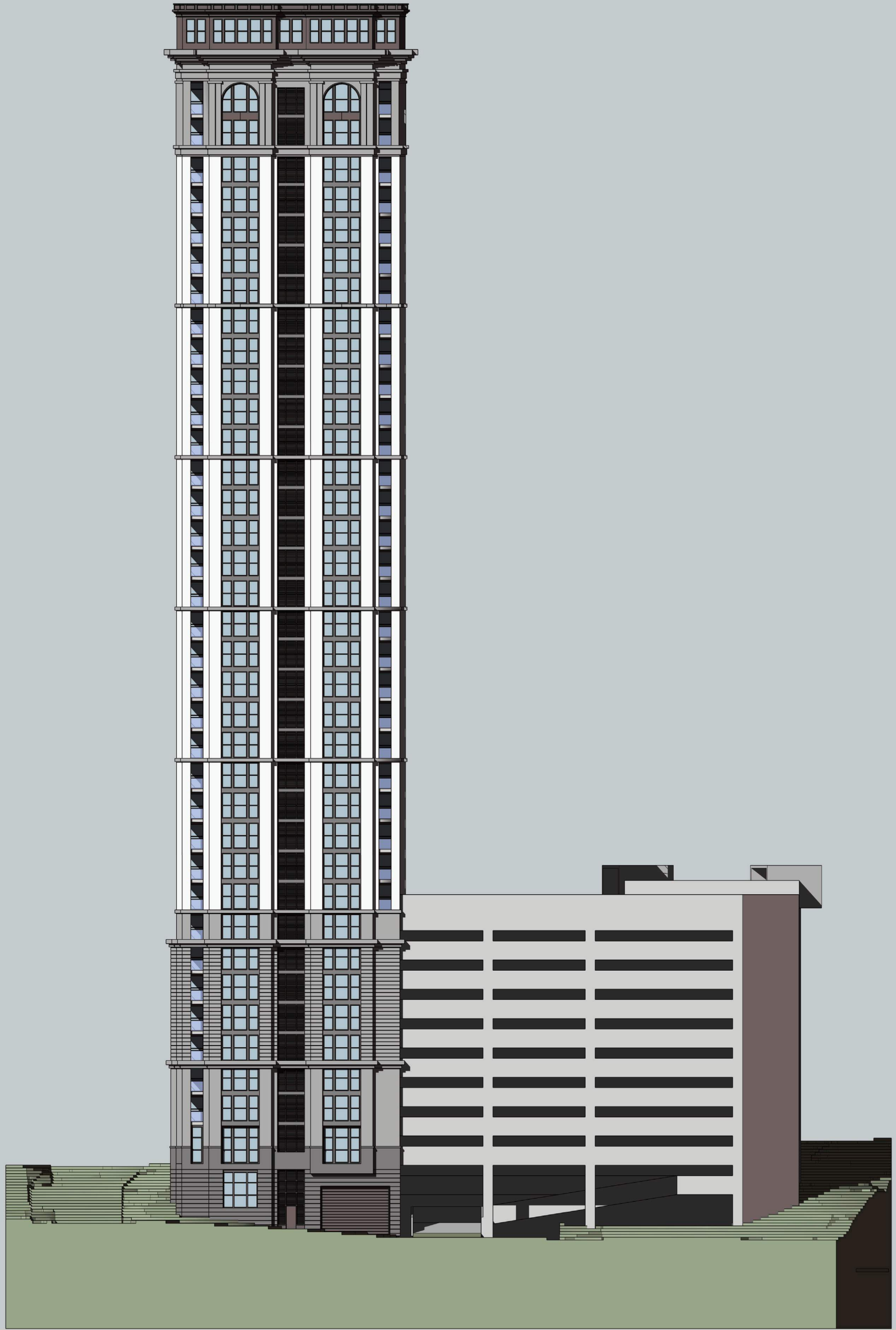


SOUTH ELEVATION



WEST ELEVATION

UBER ICON
ATLANTA, GEORGIA



NORTH ELEVATION