

# NILES BOLTON ASSOCIATES

September 15, 2022

City of Atlanta, Office of Planning  
55 Trinity Avenue, Suite 1450  
Atlanta, Georgia 30303

Re: SAP Application: Cover Letter  
Camden Andrews (55 E Andrews Dr.)  
NBA Project No. 121394.00

Dear City of Atlanta, Office of Planning:

Please find attached application for a proposed new residential building, Camden Andrews, at 55 E Andrews Drive. The proposed project includes 464,726 square feet of net heated area with 490 structured parking spaces. The parking decks are accessed off new streets, Ferry Landing Lane, and Cains Hill Place, perpendicular to East Andrews Drive. The main entry faces E Andrews Drive.

The proposed Project is the third residential phase proposed by Camden Development, Inc. and works to provide an anchor between the two newly built streets that intersect the Camden Buckhead property at 3300 Roswell Road and a future development to the East, at the intersection of Roswell Road and E Andrews.

Camden Andrews strives to create a sense of place for the neighborhood with an interactive street frontage at the public right of way through multiple horizontal building steps and ground level residential programming. Terraced building massing and a private rooftop amenity terrace will provide skyline views of Buckhead. Together these two design intentions will strengthen the architectural character of the Buckhead Village with a predominant glass and masonry exterior.

One administrative variation is requested as follows:

**Section 16-181.017 (6):** Relief in the requirement to have walls that do not exceed 30 inches in height. Due to existing topography along E Andrews Drive, the below grade parking structure's wall follows grade for roughly 25% of the E Andrews Drive elevation, as shown on view 1/SAP\_20. The intent is to soften the height of the wall at this transition with an intentional landscape buffer, potential building signage, and an active stair on the west corner of the street frontage.

Please feel free to reach out if you have any questions during your review.

Atlanta  
3060 Peachtree Rd. N.W.  
Suite 600  
Atlanta, GA 30305  
404 365 7600

Alexandria  
300 North Lee St.  
Suite 502  
Alexandria, VA 22314  
703 836 0915

# NILES BOLTON ASSOCIATES

**Attachments:** LEED Certification (or similar) incentive letter of intent from Marie Nisson with US-Ecologic, the Project's Energy Consultant.

Sincerely,

A handwritten signature in blue ink, appearing to read 'BJW', with a long horizontal flourish extending to the right.

Brian J. Ward, AIA, LEED AP  
Director of Design

KMU/snk

Y:\STUDIO1\Camden\_AndrewsPHIII\ATLLtr.doc

RE: SPI-9 Buckhead Village District Regulations  
Sec. 16-181.012 – Development Controls  
LEED Certification (or similar) incentive.

## SUMMARY:

The project team for Camden Andrews (55 E. Andrews Dr NW, Atlanta, GA 30305) request approval of an equivalent standard similar to LEED for all applicable incentives. The paragraphs below will outline the similarities and compare differences to show the equivalency of ICC/ASHRAE 700-2020 National Green Building Standard to LEEDv4 BD+C: Multifamily Midrise.

## BACKGROUND:

The National Green Building Standard (NGBS) is an ANSI approved, ICC standard and considered to be equivalent to LEED by federal, state, and local entities, such as: HUD, Fannie Mae, Freddie Mac, and the Georgia 2022 QAP. NGBS is also a compliance path to the International Green Construction Code (IgCC).

The 2020 NGBS is similar to LEED v4 as it scores building performance in six sustainability chapters that align with LEED categories, namely: Site, Materials Efficiency, Energy Efficiency, Water Efficiency, Indoor Environmental Quality, and Operations, Maintenance, and Education. Both programs also utilize independent third-party verification of green design and construction measures.

The 2020 NGBS differs from LEED v4 in the following important areas:

- Minimum energy requirement baselines: 2020 NGBS and LEED v4 award points for performance above their respective minimum energy requirements. 2020 NGBS uses the same baseline as the 2018 IECC while LEED v4 references the ASHRAE compliance path for the 2012 IECC as its baseline. The ASHRAE baseline has specific mandatory requirements that differ from other energy code compliance options, triggering additional design and construction measures that add administration and material cost without adding value to the owner, resident, or community.
- Scoring philosophy: Both programs have mandatory measures within sustainability categories. The project begins accruing points after mandatory measures are met.
  - LEED awards certification based on total points. Exemplary performance in one category can carry the weight for anemic performance in another category.
  - NGBS requires that each sustainability chapter meet the targeted certification level, with an escalating “additional points from any category” requirement to move between certification tiers.
  - Example: a mixed-use project in a dense urban area will score very well in the site selection and compact development measures under both programs. LEED can use those points to overcome below average performance in another category (e.g. Materials and Resources) and elevate the



certification level. NGBS re-sets the bar at each category; exemplary performance in one area alone has little impact on the overall certification level. The NGBS certification level is restricted to the level of the lowest performing chapter (if bronze is achieved in the materials chapter, the project is limited to bronze while LEED could achieve Silver using the same material schedule).

#### PROJECT SPECIFIC DETAILS:

Scorecards have been completed for both LEED v4 Multifamily Midrise and 2020 NGBS checklists using the Schematic Design plans for Camden Andrews. The dense urban infill location scores well under site measures in both programs.

Attachments illustrate the scoring of each program. LEED compliance mandates costs not associated with the intent of the Development District requirements, such as energy performance modeling using ASHRAE 90.1-2010 guidelines. The additional administrative costs bring no benefit to any stakeholder. The 2020 NGBS energy performance criteria are aligned with local code adoption and reduce non-value administrative costs.

NGBS equivalency to LEED Silver can be demonstrated with the attached scorecards. We recommend recognizing compliance with ICC/ASHRAE 700 – 2020 NATIONAL GREEN BUILDING STANDARD with minimum total score of 334 points be considered equivalent to LEED Silver level performance.

#### ATTACHMENTS:

- LEED v4 Scorecard – Camden Andrews
- 2020 NGBS Scorecard – Camden Andrews
- Energy Efficiency Comparison

Sincerely,

A handwritten signature in blue ink, appearing to read "Marie Nisson".

Marie Nisson  
LEED AP Homes, LEED Green Rater, NGBS Green Master Verifier  
[Marie.Nisson@US-EcoLogic.com](mailto:Marie.Nisson@US-EcoLogic.com)



**US-Eco Logic**  
972-579-2009  
911 Maryland Dr. ♦ Irving, Texas 75061  
<https://www.us-ecologic.com/>





# LEED v4 for Building Design and Construction: Multifamily Midrise

## Project Checklist

Project Name: Camden Andrews  
Date: 9/12/2022

Y ? N

2			Credit	Integrative Process	2
<b>11.5</b>	<b>0</b>	<b>0</b>	<b>Location and Transportation</b>		<b>15</b>
Y			Prereq	Floodplain Avoidance	Required
<b>PERFORMANCE PATH</b>					
			Credit	LEED for Neighborhood Development Location	15
<b>PRESCRIPTIVE PATH</b>					
8			Credit	Site Selection	8
0			Credit	Compact Development	3
2			Credit	Community Resources	2
1.5			Credit	Access to Transit	2
<b>3.5</b>	<b>0</b>	<b>0</b>	<b>Sustainable Sites</b>		<b>7</b>
Y			Prereq	Construction Activity Pollution Prevention	Required
Y			Prereq	No Invasive Plants	Required
1			Credit	Heat Island Reduction	2
1			Credit	Rainwater Management	3
1.5			Credit	Non-Toxic Pest Control	2
<b>4</b>	<b>0</b>	<b>0</b>	<b>Water Efficiency</b>		<b>12</b>
Y			Prereq	Water Metering	Required
<b>PERFORMANCE PATH</b>					
0			Credit	Total Water Use	12
<b>PRESCRIPTIVE PATH</b>					
3			Credit	Indoor Water Use	6
1			Credit	Outdoor Water Use	4
<b>14</b>	<b>0</b>	<b>0</b>	<b>Energy and Atmosphere</b>		<b>37</b>
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Energy Metering	Required
Y			Prereq	Education of the Homeowner, Tenant or Building Manager	Required
14			Credit	Annual Energy Use	30
0			Credit	Efficient Hot Water Distribution	5
0			Credit	Advanced Utility Tracking	2
<b>2</b>	<b>0</b>	<b>0</b>	<b>Materials and Resources</b>		<b>9</b>
Y			Prereq	Certified Tropical Wood	Required
Y			Prereq	Durability Management	Required
1			Credit	Durability Management Verification	1
1			Credit	Environmentally Preferable Products	5
0			Credit	Construction Waste Management	3

<b>10</b>	<b>0</b>	<b>0</b>	<b>Indoor Environmental Quality</b>		<b>18</b>
Y			Prereq	Ventilation	Required
Y			Prereq	Combustion Venting	Required
Y			Prereq	Garage Pollutant Protection	Required
Y			Prereq	Radon-Resistant Construction	Required
Y			Prereq	Air Filtering	Required
Y			Prereq	Environmental Tobacco Smoke	Required
Y			Prereq	Compartmentalization	Required
3			Credit	Enhanced Ventilation	3
0.5			Credit	Contaminant Control	2
2			Credit	Balancing of Heating and Cooling Distribution Systems	3
0			Credit	Enhanced Compartmentalization	3
2			Credit	Enhanced Combustion Venting	2
1			Credit	Enhanced Garage Pollutant Protection	1
1.5			Credit	Low Emitting Products	3
0			Credit	No Environmental Tobacco Smoke	1

<b>2.5</b>	<b>0</b>	<b>0</b>	<b>Innovation</b>		<b>6</b>
Y			Prereq	Preliminary Rating	Required
1.5			Credit	Innovation	5
1			Credit	LEED AP Homes	1

<b>4</b>	<b>0</b>	<b>0</b>	<b>Regional Priority</b>		<b>4</b>
1			Credit	Regional Priority: Outdoor Water Use	1
1			Credit	Regional Priority: Heat Island Reduction	1
1			Credit	Regional Priority: Balancing Heating and Cooling Systems	1
1			Credit	Regional Priority: Annual Energy Use	1

<b>54</b>	<b>0</b>	<b>0</b>	<b>TOTALS</b>		<b>Possible Points: 110</b>
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110					



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## Summary of Results of the Design Phase

Project Name: Camden Andrews

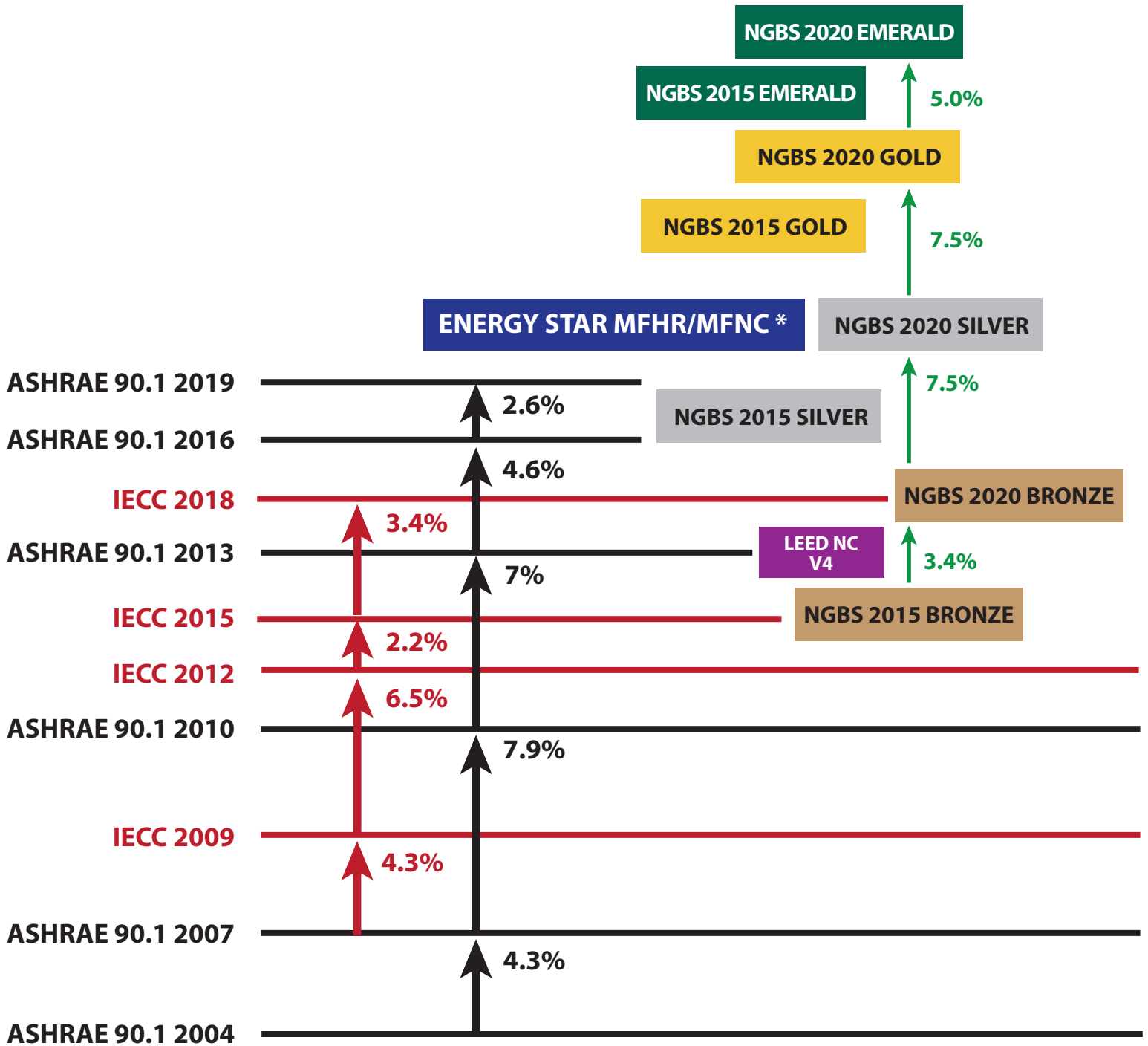
Location: 55 E ANDREWS DR NW, ALTANTA, Georgia 30305

✓ No Mandatory items missing on the "Overview (Design)" page

	Points Required				Points Claimed	Mandatory Practices	No Errors
	Bronze	Silver	Gold	Emerald			
Chapter 5: Lot Design, Preparation, and Development	50	64	93	121	100	✓	✓
Chapter 6: Resource Efficiency	43	59	89	119	58	✓	✓
Chapter 7: Energy Efficiency	30	45	60	70	49	✓	✓
Chapter 8: Water Efficiency	25	39	67	92	53	✓	✓
Chapter 9: Indoor Environmental Quality	25	42	69	97	61	✓	✓
Chapter 10: Operation, Maintenance, and Building Owner Education	8	10	11	12	15	✓	✓
Additional Points required	50	75	100	100			
Additional points required due to SF over 4000 (601.1)	0	0	0	0			
<b>Total points required</b>	<b>231</b>	<b>334</b>	<b>489</b>	<b>611</b>	<b>336</b>		
Additional Points Claimed	155	77	(53)	(175)			
<b>Overall Level Achieved for Design</b>	<b>Bronze</b>						

# NGBS ENERGY EFFICIENCY COMPARISON

## MID- AND HIGH-RISE MULTIFAMILY BUILDINGS



\* ENERGYSTAR MFHR and ENERGYSTAR MFNC 15% above state adopted code

1. CA TITLE 24 2016 = 29.8% above IECC 2018  
 CA TITLE 24 2019 (with pv mandate) = 59.8% above IECC 2018

2. Washington State Energy Code = ASHRAE 90.1 2019

3. Florida Code 2017 = IECC 2015, Florida Code 2020 = IECC 2018

Updated November 22, 2021

- NGBS 2015 Silver = 7.5% above NGBS 2015 Bronze
- NGBS 2015 Gold = 7.5% above NGBS 2015 Silver
- NGBS 2015 Emerald = 5% above NGBS 2015 Gold

## References

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Athalye R., Rosenberg M., Liu B., Zhang J., Hart R., Mendon V., Goel S., Xie Y. (2013, August). *Energy and Energy Cost Savings Analysis of the IECC for Commercial Buildings*. U.S. Department of Energy, Pacific Northwest National Laboratory.

Athalye R., Rosenberg M., Liu B., Zhang J., Hart R., Zhuge J., Xie Y. (2015, August). *Energy and Energy Cost Savings Analysis of the 2015 IECC for Commercial Buildings*. U.S. Department of Energy, Pacific Northwest National Laboratory.

California Energy Commission. (2016, September). *Energy Efficiency Comparison: California's 2016 Building Energy Efficiency Standards and ASHRAE/IESNA Standard 90.1-2013*.

Energy Codes. Status of State Energy Code Adoption – Commercial.

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Halverson M., Richman E., Liu B., Winiarski D. (2011, May). *ANSI/ASHRAE/IESNA Standard 90.1-2007 Final Determination Quantitative Analysis*. U.S. Department of Energy, Pacific Northwest National Laboratory.

Halverson M., Rosenberg M., Hart R., Richman E., Wang W., Xie, Y., Zhang J., Goel S., Mendon V., Athalye R., (2014, August). *ANSI/ASHRAE/IES Standard 90.1-2013 Determination of Energy Savings: Quantitative Analysis*. U.S. Department of Energy, Pacific Northwest National Laboratory.

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U.S. EPA. (unknown). *Residential New Construction Program Requirements*. ENERGY STAR.

[https://www.energystar.gov/partner\\_resources/residential\\_new/program\\_reqs/mfhr/program](https://www.energystar.gov/partner_resources/residential_new/program_reqs/mfhr/program).

U.S. Green Building Council. (2019, July). *LEED v4 for Building Design and Construction*.

<https://www.usgbc.org/resources/leed-v4-building-design-and-construction-current-version>.





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) Robert Vance (on behalf of Camden Development)

ADDRESS 11720 Amber Park Drive, Suite 600, Alpharetta, GA 30009

PHONE NO. 470-299-7051 EMAIL bob.vance@kimley-horn.com

PROPERTY LANDOWNER Camden USA (Contact Chad Weaver)

ADDRESS 5100 Lemon Street, Suite 209, Tampa, FL 33609

PHONE NO. 813-286-5951 EMAIL cweaver@camdenliving.com

ADDRESS OF PROPERTY 55 East Andrews Drive NW

Land District 17th Land Lot 99 Council District 8 NPU B

Is property within the BeltLine Overlay District? Yes [ ] No [x] Zoning Classification SPI-9, SA-2

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-plating 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 September 14, 2022 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.
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



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

The following checklist is designed to assist those in preparing required materials for SPI, Beltline Overlay, NC, LW, MRC, and MR districts. **Items omitted will delay applicant's review process.** The following items are required as part of a complete application for a Special Administrative Permit. **NPU Notification and DRC review, as applicable, are required as a part of a completed SAP application.** Please note: \* FINAL APPROVED SAP PLANS ARE REQUIRED WITH THE PERMIT APPLICATION SUBMITTAL TO THE OFFICE OF BUILDINGS.

- \_\_\_ 1. **SAP Application Form and Property Landowner Authorization Form:** completed with notarized signatures.
- \_\_\_ 2. **Notice to Applicant Form:** with signature and date.
- \_\_\_ 3. **Project Summary:** Provide cover letter clearly describing all new construction, alterations, repairs or other changes to the exterior appearance of existing structures or site. **Any administrative variations ARE REQUIRED to be accompanied by a written justification for each variation requested.**
- \_\_\_ 4. **Property Survey:** One (1) copy of survey (for new single-family and duplex construction, show existing footprints of principal structures on adjoining lots fronting the same street).
- \_\_\_ 5. **Site Plan** (drawn to scale, released and sealed for construction) of proposed improvements showing items listed below\*. **Initial Submission:** One (1) copy for initial staff review.  
**Final Submission (after staff review): CbY (% copm)**
  - a) Date, north arrow, and graphic scale.
  - b) Adjacent streets, with street names, property lines and dimensions, and easements.
  - c) Existing conditions to remain: identify all overhead utility poles, transformers, above ground storm water detention areas and inlets.
  - d) Proposed new installations: Identify the number, type and location of new street lights, transformers, AC units and other similar mechanical/accessory equipment at or above grade. Identify such items in the public right-of-way which final approval by Department of Public Works or GDOT is required.
  - e) Specify location and widths for all Sidewalks (street furniture and clear zones) and Supplemental Zones.
  - f) Ground floor layout plan with building and tenant entrances also shown
  - g) Street-front ground floor façade fenestration – vertical/horizontal window dimensions and % of façade length
  - h) Outdoor dining – seating plan, dimensions, and % of business establishment floor area
  - i) Height of structures (including fences/walls)
  - j) Parking, driveway and curb cut layout and dimensions (auto, truck loading, & bicycle/moped)
  - k) Location of parking deck light fixtures. Also indicate amount of foot-candles, and type of light fixture
  - l) Landscape plan: Planting locations including street trees (with tree species and calipers indicated), parking lot and other on-site landscaped areas (with the dimensions and percentage of lot calculated).
  - m) Provide Developmental Control Specification Form (pages 6-8) information on the site plan.
    - Zoning Classification, Net Lot Area & Gross Land Area, Floor Area Ratio (FAR), square footage of structures & individual uses, etc.
- \_\_\_ 6. **Rooftop plan** when counted towards open space requirements.
- \_\_\_ 7. **Elevations of building facades.** CbY (1) copy for initial staff review. **Final Submission: CbY (% copm)**
- \_\_\_ 8. **Section drawing(s)** as needed showing required sidewalks, supplemental zones (with retaining walls), and building façade & finished floor-level dimensioned within 5 feet above the adjacent sidewalk-level.
- \_\_\_ 9. **DRI conditions of approval, rezoning legislation, variance or special exception letters** printed on site plan.
- \_\_\_ 10. **Transportation Management Plan/Association Membership (where applicable)** required based on the zoning district. See specific zoning regulations for confirmation.
- \_\_\_ 11. **Beltline Overly District, NC-2, NC-6, NC-10, NC-11, NC-12, and NC-14** properties:
  - Mail a copy of the **submitted SAP application & drawings stamped received by the Office of Zoning and Development** to the NPU contact person.
  - Submit a copy of **U.S. Postal Service Certificate of Mailing** and **Notarized Affidavit of NPU Notification** (page 5) as soon as possible to complete the application submission and begin the SAP review period.
- \_\_\_ 12. **Photographs (buildings/site):** Show existing conditions for alterations to existing building facades and/or site modifications.
- \_\_\_ 13. **Shared Off-site Parking:** Requests for approval of off-site parking submit materials on Shared Off-site Parking checklist.
- \_\_\_ 14. **Other information** necessary for the SAP as requested by staff.

City of Atlanta Office of Zoning & Development  
**SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION**  
**DEVELOPMENT/DESIGN REVIEW COMMITTEES (DRC)**

**\*\*CHECK FOR APPLICABILITY\*\* Beltline Overlay and Special Public Interest (SPI) Districts**

File # \_\_\_\_\_

Development / Design Review Committees (DRC) have been established as an advisory group for the purpose of providing to the Director of the Office of Zoning and Development formal recommendations/comments on Special Administrative Permit (SAP) applications within the Beltline Overlay and particular SPI zoning districts. Applicants are required to make a presentation of their project to the applicable DRC committee. DRC review is required as part of a completed SAP application.

Each DRC shall consist of committee members representing the corresponding district stakeholders including: property owner(s), business owner(s) or resident(s), and applicable neighborhood organization(s), among others.

The DRC convenes monthly (or as needed) to comment on SAP applications within a particular district. Each DRC shall provide recommendations to the Office of Zoning and Development Staff and the applicant within 7 business days, unless the applicant is requested to return to the applicable DRC and/or present to respective neighborhood organization(s), or

**DRC Committees (established by City Council Resolution)**

- SPI-1 Downtown (2007)
- SPI-9 Buckhead Village (2010)
- SPI-12 Buckhead/Lenox Stations (2012)
- SPI-15 Lindbergh (2001)
- SPI-16 Midtown (2001)
- SPI-17 Piedmont Avenue (2001)
- Beltline Overlay (2015)

**Meeting Dates and Locations**

Downtown SPI-1

Meetings held the 4<sup>th</sup> Thursday morning monthly  
Central Atlanta Progress, 84 Walton Street NW, Suite 500  
Contact Fredalyn Frasier: [Ffrasier@atlantadowntown.com](mailto:Ffrasier@atlantadowntown.com)  
(404) 307-4286

Midtown SPI-16 & Piedmont Avenue SPI-17

Meetings held the 2<sup>nd</sup> Tuesday evening monthly  
Midtown Alliance, 999 Peachtree Street NE, Suite 730  
Contact Karl Smith-Davids: [Karl@MidtownATL.com](mailto:Karl@MidtownATL.com)  
(404) 443-6249

Buckhead Village SPI -9 & Buckhead/Lenox SPI-12

Meeting held 1<sup>st</sup> Wednesday afternoon monthly  
BATMA, 3340 Peachtree Road NE  
Tower Place Bld. 100, Suite 1515  
Contact Denise Starling: [Denise@batma.org](mailto:Denise@batma.org)  
(404) 842-2680

Beltline Overlay

Meeting held the 3<sup>rd</sup> Wednesday evening monthly  
Atlanta Beltline Inc.  
100 Peachtree Street NW, Suite 2300  
Contact Lynnette Reid: [LReid@atlbeltline.org](mailto:LReid@atlbeltline.org)  
(404) 477-3551

Lindbergh SPI-15: Meetings coordinated by City of Atlanta Zoning and Development Staff: (404) 330-6145.

**Application Submittal and Review Process**

- 1) Pre-application meeting with Office of Zoning and Development staff. To arrange pre-application meeting, contact Christian Olteanu at 404-330-6961 or [colteanu@atlantaga.gov](mailto:colteanu@atlantaga.gov).
- 2) Notify the applicable DRC contact (as listed above) to arrange placement on the next scheduled DRC meeting agenda.

**DRC Submittal Requirements**

- 1) Written summary of proposed scope of work (include applicable project information such as total square footage, # and breakout of residential units, and square footage of each commercial use, building height, parking and loading provided, etc.).
- 2) Identification of all administrative variations requested and written justification for each requested.
- 3) PDF Digital drawings (to-scale) of site plans and building elevations as applicable to the scope of work.
- 4) Photographs of the existing property.
- 5) Contact DRC representative to e-mail project information (prior to meeting) and confirm DRC meeting date and time.
- 6) At the DRC meeting:
  - a. Provide hardcopies of cover letter and drawings (in 11"x17" size) for distribution to each committee member.
  - b. Provide drawings on boards for project presentation to committee members or digital PowerPoint presentation (coordinate with DRC representative on the latter).

**Committee Review Responsibilities**

- 1) Make recommendations on project concerning zoning requirements and administrative variations requested.
- 2) Make other design recommendations for consideration concerning an application. Note: these other recommendations are not code requirements.



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, Camden USA, Inc. SWEAR THAT I AM THE **LANDOWNER**  
 owner(s) name

OF THE PROPERTY LOCATED AT: 55 East Andrews Drive NW, Land Lot 99,  
17th District, Atlanta, GA

AS SHOWN IN THE RECORDS OF Fulton County 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):**

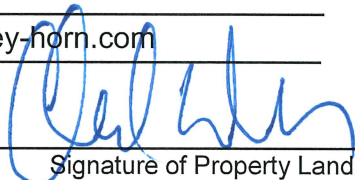
Robert Vance

Kimley-Horn

ADDRESS: 11720 Amber Park Drive, Suite 600

Alpharetta, GA 30009

TELEPHONE: 470-299-7051 EMAIL: bob.vance@kimley-horn.com

  
 Signature of Property Landowner

Chad Weaver  
 Print Name of Property Landowner

Personally Appeared  
 Before Me

Chad Weaver

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

Sharon A. Frank

Signature of Notary Public

9/13/2022  
 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.

<b>Definitions and Methods of Calculation</b>						
<ul style="list-style-type: none"> <li>Net Lot Area (NLA) = length of property line X width of property line</li> <li>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)]</li> <li>GLA (with only one front yard adjacent to street) = (NLA) + [(street right-of-way width ÷2) X (length of front property line)]</li> <li>GLA may include half of the right-of-way (including streets, parks, lakes and cemeteries) up to 50 feet in width.</li> <li>GLA shall not be used for calculating FAR for properties within single-family or two-family-zoned subareas of SPI districts.</li> <li>Building Lot Coverage provided = (net lot area minus area of building footprint) ÷ (net lot area)</li> </ul>						
<b>Lot Size (in square footage)</b>						
Gross Land Area (GLA)						
Net Lot Area (NLA)						
<b>Floor Area Ratio (FAR) – as applicable. Check which used for residential: <input type="checkbox"/> GLA, or <input type="checkbox"/> NLA</b>						
	Residential FAR Ratio	Residential Square Footage	Non-Residential FAR Ratio	Non-Residential Square Footage		
Base Allowed	PLEASE REFER TO ATTACHED EXHIBIT FOR FAR CALCULATIONS AND UTILIZED BONUSSES					
<b>Base Provided</b>						
Bonus Allowed						
<b>Bonus Provided</b>						
<b>Bonus FAR Program (check bonus utilized if applicable)</b>						
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"/>		
<b>Residential Units</b>				<b>Total Provided: _____</b>		
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						
<b>Building Coverage <input type="checkbox"/> or Lot Coverage <input type="checkbox"/> (check applicable as required per zoning district)</b>						
	Percentage (%)			Square Footage		
Max. Permitted						
Provided						
<b>Fenestration (% of each street-fronting facade calculated separately, per district regulations)</b>						
	Residential Façade Percentage (%)			Non-residential Façade Percentage (%)		
	Local Street	Arterial/Collector	Beltline Corridor	Local Street	Arterial/Collector	Beltline Corridor
Min. Required						
Provided (specify for each street)						



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

<b>Definitions and Methods of Calculation</b>		
<ul style="list-style-type: none"> <li>• <b>LUI</b> = Land Use Intensity Ratios Table (per Section 16-08 R-G District Regulations)</li> <li>• <b>TOSR</b> 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"> <li>○ TOSR required = (LUI table) X (GLA).</li> <li>○ TOSR provided = (GLA) – (area of building footprint) + (combined area of balconies and rooftop terraces).</li> </ul> </li> <li>• <b>UOSR</b> requirements are calculated using the residential FAR (of the <u>corresponding net lot or GLA lot sized used</u> 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.               <ul style="list-style-type: none"> <li>○ UOSR required = (LUI table) X (the corresponding lot size used to calculate FAR).</li> <li>○ 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).</li> </ul> </li> </ul>		
<b>TOSR: Total Open Space Requirements for Residential Only Projects</b>		
<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		
<b>Square Footage breakout of UNCOVERED TOSR amount provided by the following:</b>		
	GLA minus building square footage	
	Open exterior balconies (per Section 16-28 or district regs)	
	Roof area improved as recreation space	
<b>Square Footage breakout of COVERED TOSR amount provided by the following:</b>		
	Areas closed to the sky (roof) but having two sides with a minimum of 50% open	
<b>UOSR: Usable Open Space Requirements for Residential and or Mixed-use Developments</b>		
<i>(These are areas not counted towards Public Space Requirements)</i>		
	Ratio	Total Square Footage
Minimum Required		
Provided		
<b>Square Footage Breakdown of UOSR amounts provided by the following:</b>		
	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 # \_\_\_\_\_

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

<b>PSR: Public Space Requirements for Non-residential &amp; Mixed-use Developments</b>		
<i>(These are areas not counted towards UOSR)</i>		
<b>Public Space provided</b> = (square footage area of exterior space) + (square footage area of interior space)		
	Percentage (%)	Total Square Footage
Minimum Required		
Provided		
<b>Square Footage Breakdown of PSR amounts provided by the following:</b>		
<b>EXTERIOR</b> (accessible to general public such as landscaped areas, plazas, terraces, patios, observation decks, fountains, sidewalks, common areas, open recreational spaces, etc.)		
<b>INTERIOR</b> (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)

<b>Residential Unit Breakout</b>				
Number of Studios	Number of 1 BR	Number of 2 BR	Number of 3 BR	Number of 4 BR
<b>On-site Parking Spaces</b>	<b>Residential</b>		<b>Non-residential Uses</b>	
Minimum Required				
Provided				
Maximum Allowed				
<b>Bicycle Parking Spaces</b>	<b>Residential</b>		<b>Non-residential Uses</b>	
Minimum Required				
Provided				
<b>On-site Loading Spaces</b> (see applicable zoning district requirements or Section 16-028.015)				
	<b>Residential/Hotel</b>		<b>Non-residential Uses (break out by use)</b>	
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.

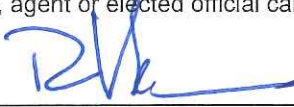
The applicant is further put on notice that the location of any feature specified on the site plan is not to be changed from that location which is specified on the site plan approved by the OZD. This includes, without limitation, any such changes that might affect the setbacks of any structure, the 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.

Robert Vance  
 \_\_\_\_\_  
 Applicant Printed Name

  
 \_\_\_\_\_  
 Applicant Signature

9/14/2022  
 \_\_\_\_\_  
 Date



**Camden Paces: Phase Three Land Planning**

**FAR Analysis**

Revised: September 13, 2022

**Niles Bolton Associates**

Atlanta, Georgia

404.365.7600

Net Lot Area	11.50 acres	501,050 sf	
Gross Lot Area	13.16 acres	572,796 sf	Total FAR

**1.2 687,355 sf**

Camden Buckhead 507,730 sf

Remaining FAR: **179,625 sf**

New Streets Incentive\* (5sf GFA Bonus for each sf of new streets ) 43,442 sf 217,210 sf

Delta for Phase 3 (Camden Andrews) **396,835 sf**

Camden Ph3 (Projected) 464,726 sf

**Delta:** - 67,891 sf

w/ FAR Bonus of 1.0 **572,796 sf** (with LEED Silver or Comparable)

**2.2 1,260,151 sf**

**Available Bonuses:**

Mixed-Use	0.5
Shared Parking	0.5
LEED Silver, Mixed Use	0.5
<b>LEED Silver, Res Only</b>	<b>1.0</b>

Remaining Area after bonuses are applied and Camden Buckhead and Camden Ph3 are removed: **287,695 sf**

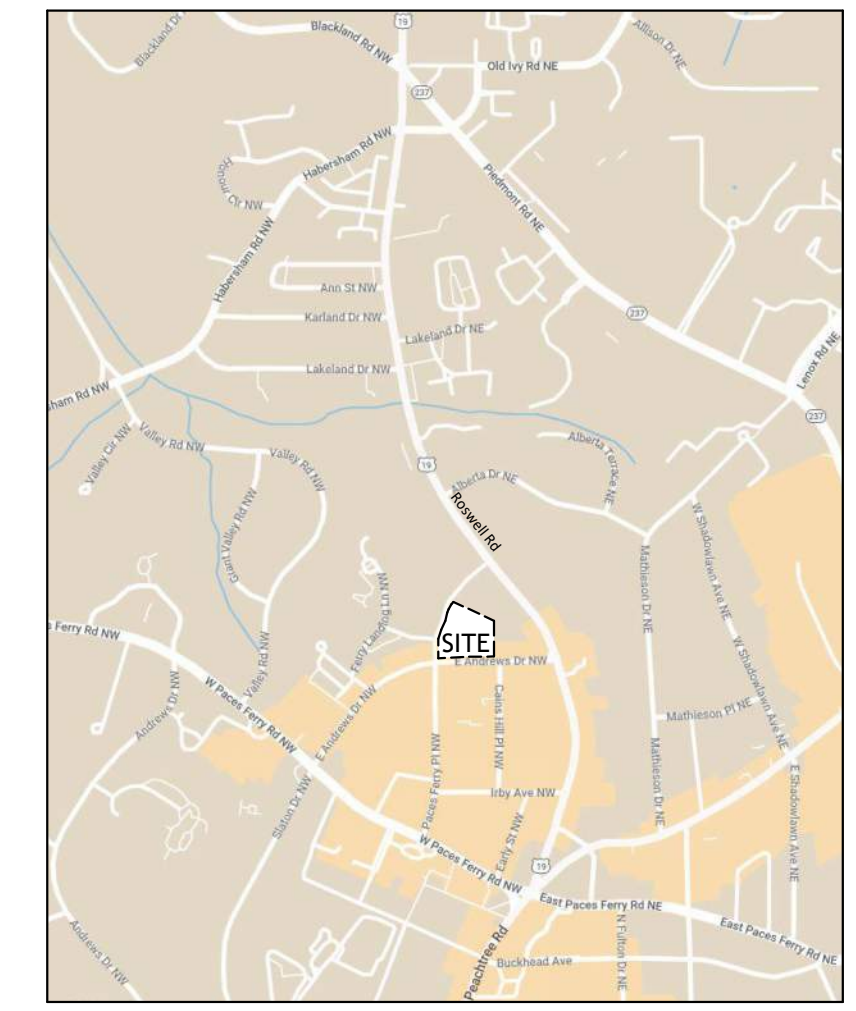
\* new streets and private streets that function as public streets... GFA bonus equal to 5 times the sf improved and/or dedicated

# CAMDEN ANDREWS | SAP APPLICATION

55 EAST ANDREWS DRIVE, ATLANTA, GEORGIA, 30305

CAMDEN DEVELOPMENT, INC.

VICINITY MAP:



PROJECT #: 121394  
DRAWN BY: PG, KU, NL, GH  
CHECKED BY: BW, CR

**NILES BOLTON ASSOCIATES**

**CAMDEN**  
Living Excellence

**Kimley-Horn**



SHEET INDEX:

SHEET NUMBER	SHEET NAME	SAP APPLICATION (09/15/2022)
SAP-00	COVER SHEET	X
N/A	CIVIL SHEET 1 - GEOSURVEY	X
N/A	CIVIL SHEET 2 - EXISTING CONDITIONS PLAN	X
CO-01	CIVIL SHEET 3 - SAP SITE PLAN	X
SAP-01	UNIT MATRIX	X
SAP-02	BUILDING FLOOR PLAN- LEVEL U2 PARKING	X
SAP-03	BUILDING FLOOR PLAN- LEVEL U1 PARKING	X
SAP-04	BUILDING FLOOR PLAN- LEVEL 1	X
SAP-05	BUILDING FLOOR PLAN- LEVEL 2	X
SAP-06	BUILDING FLOOR PLAN- LEVEL 3	X
SAP-07	BUILDING FLOOR PLAN- LEVEL 4	X
SAP-08	BUILDING FLOOR PLAN- LEVEL 5-10 TYPICAL	X
SAP-09	BUILDING FLOOR PLAN- LEVEL 11	X
SAP-10	BUILDING FLOOR PLAN- LEVEL 12	X
SAP-20	ELEVATIONS - EXTERIOR	X
SAP-21	ELEVATIONS - EXTERIOR	X
SAP-22	ELEVATIONS - EXTERIOR	X
SAP-30	BUILDING SECTIONS AT STREET	X

3060 Peachtree Rd. N.W.  
Suite 600  
Atlanta, GA 30305  
T 404 365 7600  
www.nilesbolton.com

No.	Description	Date
	SAP APPLICATION	9/15/2022

This drawing, as an instrument of service, is and shall remain the property of the Architects and shall not be reproduced, published or used in any way without the permission of the Architect.



CAMDEN ANDREWS  
55 E ANDREWS DRIVE  
ATLANTA, GEORGIA 30305  
FULTON COUNTY  
CAMDEN DEVELOPMENT, INC.

JURISDICTION:

CITY OF ATLANTA, GEORGIA

BUREAU OF BUILDINGS  
55 TRINITY AVENUE, SUITE 3900  
ATLANTA, GA 30303  
TEL: 404-330-6150  
FAX: 404-658-6979

ZONING DISTRICT: SPI-9

DOCUMENT ISSUANCES:

09-15-2022 | SAP APPLICATION

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

SAP\_00

09-15-2022

RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD NOT BE USED AS A GUIDE TO OR AN INTERPRETATION OF THE CONSTRUCTION DOCUMENTS.

**DEVELOPER**

CAMDEN DEVELOPMENT  
500 N. WEST SHORE BLVD.  
SUITE 900  
TAMPA, FLORIDA 33609  
CONTACT: CHAD WEAVER  
PHONE: (813)-286-5955

**CIVIL ENGINEERING\***

KIMLEY-HORN  
11720 AMBER PARK DRIVE  
SUITE 600  
ALPHARETTA, GEORGIA 30009  
CONTACT: BOB VANCE  
PHONE: (404)-451-7470

**ARCHITECTURE**

NILES BOLTON ASSOCIATES  
3060 PEACHTREE RD NW  
SUITE 600  
ATLANTA, GEORGIA 30305  
CONTACT: KATHERINE UHRIN  
PHONE: (404)-365-7600 x 180

**MEP ENGINEERING**

JORDAN SKALA ENGINEERS  
4275 SHACKLEFORD ROAD  
SUITE 200  
NORCROSS, GEORGIA 30093  
CONTACT: JEFFREY DAVISON  
PHONE: (770)-447-5547

**LANDSCAPE ARCHITECTURE\***

KIMLEY-HORN  
11720 AMBER PARK DRIVE  
SUITE 600  
ALPHARETTA, GEORGIA 30009  
CONTACT: ERIC SHADE  
PHONE: (404)-317-8427

**STRUCTURAL ENGINEERING**

VSM&P  
1300 W SAM HOUSTON PKWY S  
SUITE 600  
HOUSTON, TEXAS 77042  
CONTACT: STEPHAN VOSS  
PHONE: (281)-407-5734

VARIOUS CONSULTANTS DESIGNATED WITH AN ASTERISK "\*" (BUT NOT LIMITED TO) ARE UNDER SEPARATE CONTRACTS WITH THE OWNER.

N/F PROPERTY OF  
WILLIAM A. CLINEBURG, JR

**SIGN LEGEND**

- 1 - STOP SIGN
- 2 - NO TRUCKS OVER 18 WHEELS
- 3 - 30 MPH
- 4 - NO SLOWING
- 5 - MAXIMUM 4 HOURS PARKING
- 6 - DO NOT BLOCK DRIVE
- 7 - STREET SIGN
- 8 - STOP FOR PEDESTRIANS
- 9 - TRUCKS KEEP RIGHT
- 10 - TRAVEL INFORMATION
- 11 - NO CRUISING
- 12 - DRIVE HERE
- 13 - DO NOT ENTER
- 14 - NO PARKING
- 15 - YIELD

**UTILITY NOTE**

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILISURVEY, LLC  
514 DUNELLA LANE  
PEACHTREE CITY, GEORGIA 30269

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC, UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

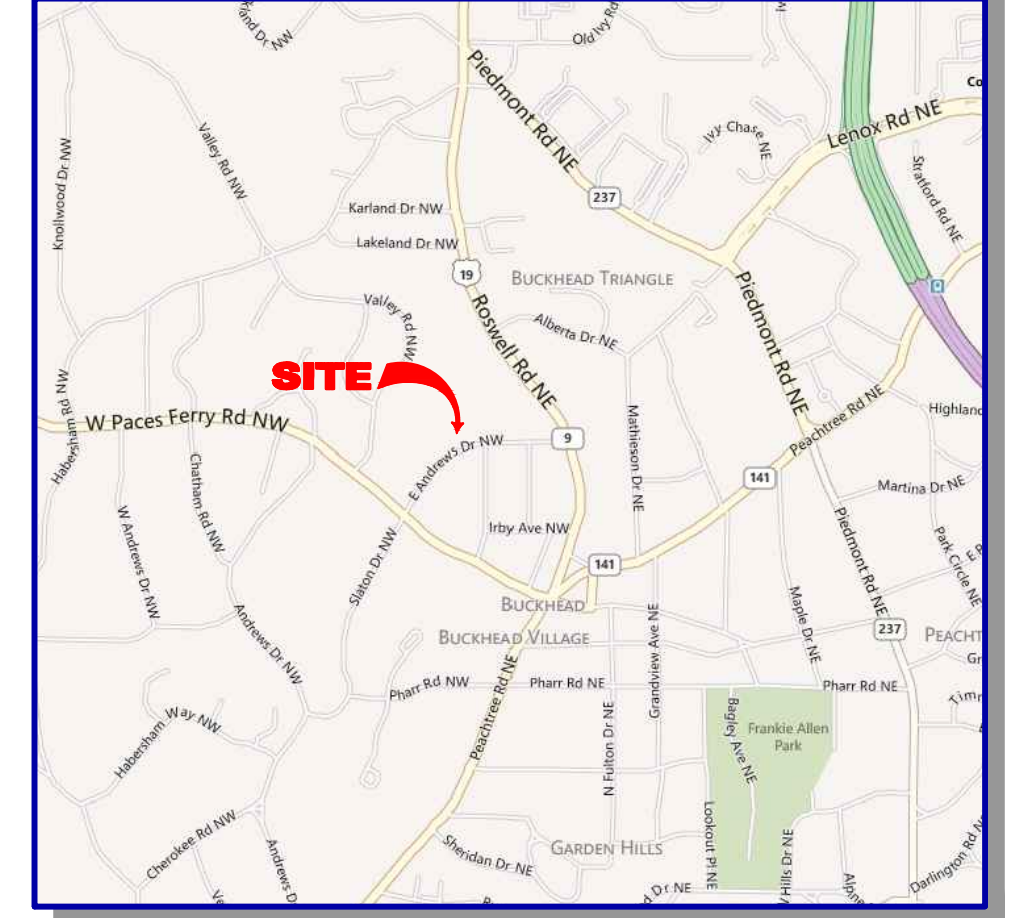
INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

**LEGEND**

<b>STANDARD ABBREVIATIONS</b>	<b>STANDARD SYMBOLS</b>
AC AIR CONDITIONER	X 000.00 SPOT ELEVATION
BH BORE HOLE	POWER POLE
CI CURB INLET	GUY WIRE
CMP CORRUGATED METAL PIPE	POWER LINE
CMF CONCRETE MONUMENT FND	LP LIGHT POLE
CO SANITARY CLEANOUT	ELECTRIC TRANSFORMER
CPED COMMUNICATION PEDESTAL	WATER VAULT
CTP CRIMPED TOP PIPE	DWBC DOUBLE WING CATCH BASIN
DI DUCTILE IRON PIPE	FNC FENCE
DIP DROP INLET	FND FOUND
DWBC DOUBLE WING CATCH BASIN	GM GAS METER
FNC FENCE	INV INVERT
FND FOUND	JB JUNCTION BOX
GM GAS METER	MH MANHOLE
INV INVERT	OHP OVERHEAD POWER
JB JUNCTION BOX	OTP OPEN TOP PIPE
MH MANHOLE	PM POWER METER
OHP OVERHEAD POWER	POB POINT OF BEGINNING
OTP OPEN TOP PIPE	POC POINT OF COMMENCING
PM POWER METER	RCP REINFORCED CONCRETE PIPE
POB POINT OF BEGINNING	RBR BRON REINFORCING BAR
POC POINT OF COMMENCING	RBS 5/8" RBR SET
RCP REINFORCED CONCRETE PIPE	SS SANITARY SEWER
RBR BRON REINFORCING BAR	SWCB SINGLE WING CATCH BASIN
RBS 5/8" RBR SET	TRANS ELECTRIC TRANSFORMER
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

**VICINITY MAP**

SITE LOCATION - LATITUDE: 33° 50' 39" LONGITUDE: 84° 23' 00"



**GENERAL NOTES**

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBERS FOR THIS AREA ARE 13121C0232E AND 13121C0234E, AND THE DATE OF SAID MAPS IS JUNE 22, 1998. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY GPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83) - STATE PLANE COORDINATE SYSTEM OF GEORGIA - WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

THE SITE IS ZONED "RG-3" (RESIDENTIAL GENERAL DISTRICT). THE MINIMUM YARD SETBACKS ARE: FRONT - 40 FEET; SIDE AND REAR AS DETERMINED BY SECTION 16-28.01(5)(E) A AND B.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

**SURVEY REFERENCES**

1. SURVEY FOR SOUTHERN CIVIL ENGINEERS, INC. AS PREPARED BY WATTS & BROWNING ENGINEERS, INC. DATED OCTOBER 26, 2011

**GRAPHIC SCALE**



1" = 50'

**CLOSURE STATEMENT**

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 43,292. AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TOPCON 8005 ROBOTIC TOTAL STATION AND TDS RANGER DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 465,947 FEET, CAL. UNIT.

**IF YOU DIG**



Know what's below.  
Call before you dig.  
Dial 811  
Or Call 800-282-7411

N/F PROPERTY OF  
**CAMDEN USA, INC.**  
DEED BOOK 50277 / PAGE 588



Land Surveying & Mapping

1660 Barnes Mill Road  
Marietta, Georgia 30062

Phone: (770) 795-9900  
Fax: (770) 795-8880

www.geosurvey.com

PARTIAL TOPO AND UTILITY SURVEY SURVEY OF

**Camden Paces**

FOR

**Camden USA, Inc.**

GS JOB NO:	20124298	DRAWING SCALE:	1" = 50'	SURVEY DATE:	03-06-2012
FIELD WORK:	TB	CITY:	ATLANTA	STATE:	GEORGIA
PROJ MGR:	CAJ	COUNTY:	FULTON	NO. DATE	1 12/11/13
REVIEWED:	JRC	LAND LOT:	98 & 99	2 03/30/16	ADDED PARTIAL TOPO & UTILITIES
DWG FILE:	20124298.dwg	DISTRICT:	17th	3 04/16	ADDED PARTIAL TOPO & UTILITIES
				4 01/03/17	ADDED PORTHOLE INFORMATION

Drawing name: K:\ALP\_FLD\19551008 Camden Phase 3\CAD\PlanSheets\C-00- EXISTING CONDITIONS PLAN.dwg C:\00- EXISTING CONDITIONS PLAN.dwg Sep 13, 2022 4:50pm by: Bailey Charles  
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N/F PROPERTY OF  
WILLIAM A. CLINEBURG, JR

EXISTING BUILDING 400  
3300 ROSWELL ROAD  
SAP-16-086

N/F PROPERTY OF  
CAMDEN USA, INC.  
DEED BOOK 50277 / PAGE 588

EXISTING BUILDING 500  
3300 ROSWELL ROAD  
SAP-16-086

N/F PROPERTY OF  
CAMDEN USA, INC.  
DEED BOOK 50277 / PAGE 588

NO.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			

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 11720 AMBER PARK DRIVE, SUITE 600  
 ALPHARETTA, GEORGIA 30009  
 PHONE (770) 619-4280  
 WWW.KIMLEY-HORN.COM

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

SCALE: 1" = 40'  
 DRAWN BY: JBM  
 DESIGNED BY: JBM  
 CHECKED BY: BY

CLIENT:  
**CAMDEN DEVELOPMENT, INC.**  
 3 GREENWAY PLAZA, HOUSTON, TX 77046  
 PHONE: 713-354-2500

PROJECT:  
**CAMDEN ANDREWS**  
 25 & 55 EAST ANDREWS DRIVE  
 & 3300 ROSWELL ROAD

TITLE:  
**EXISTING**  
**CONDITIONS PLAN**  
**ISSUE FOR CONSTRUCTION SET**

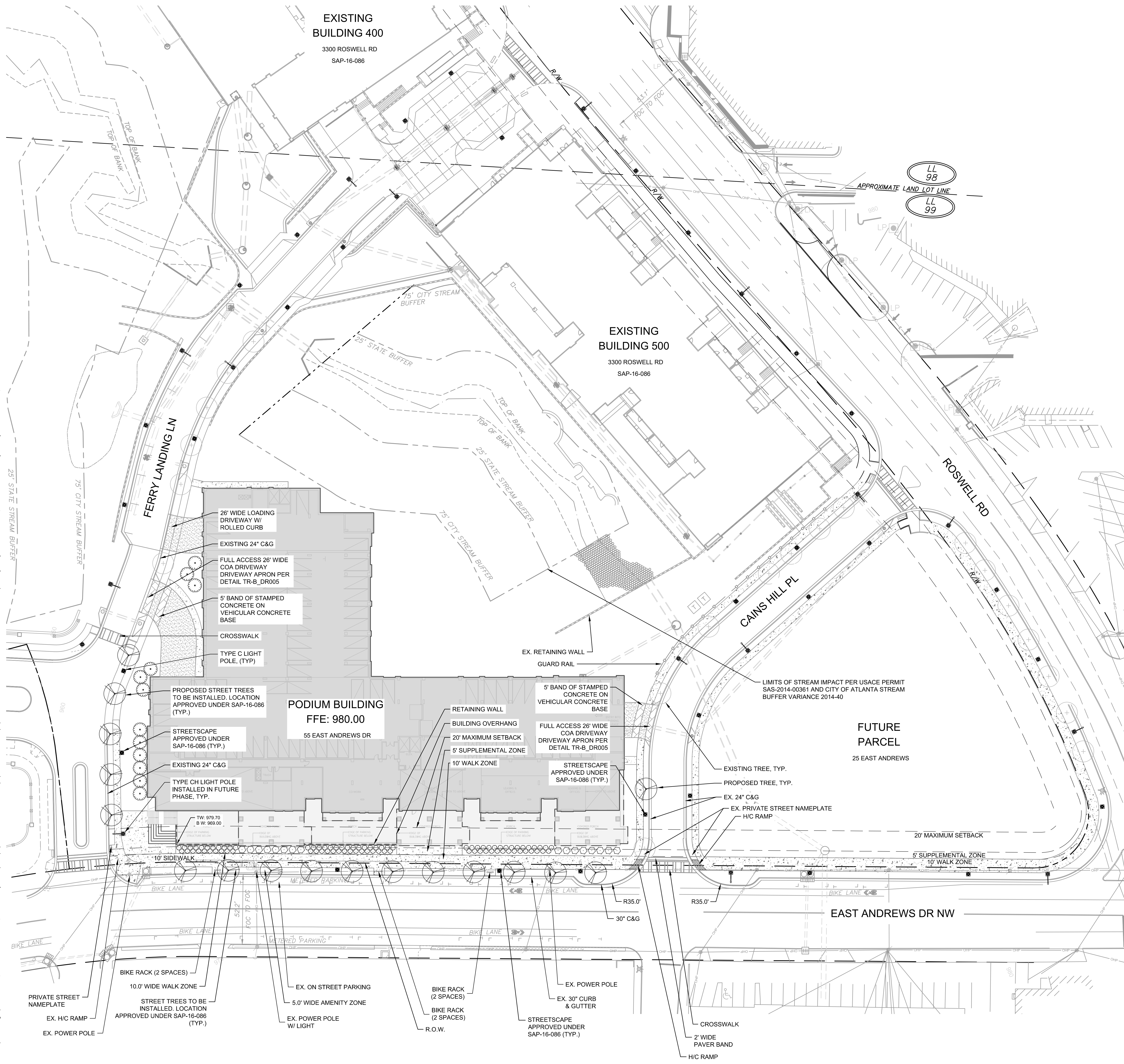
DATE: 09/13/2022  
 PROJECT NO: 019551008  
 SHEET NUMBER: C0-80

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

**GRAPHIC SCALE IN FEET**  
 0 20 40 80

**NORTH**

Drawing name: K:\ALP\_P\01951008 Camden Phase 3\CAD\PlanSheets\C0-01\_SAP SITE PLAN.dwg C0-01\_SAP SITE PLAN Sep 15, 2022 1:20pm by: bob.vanoc  
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### SITE DATA CHART

<b>ZONING:</b>	SPI-9 (BUCKHEAD VILLAGE DISTRICT) SUB AREA 2 (CORRIDOR AREAS) ROSWELL ROAD - TYPE 2 STREET EAST ANDREWS DRIVE NW - TYPE 3 STREET
<b>USE:</b>	MULTI-FAMILY RESIDENTIAL DEVELOPMENT
<b>GROSS LOT AREA (GLA):</b>	13.15 ACRES (572,796 SF)
<b>NET LOT AREA (NLA):</b>	11.50 ACRES (501,050 SF)
<b>SETBACKS:</b>	(EAST ANDREWS DRIVE NW SHOWN BELOW) 5' SUPPLEMENTAL FURNITURE ZONE 10' WALK ZONE 20' MAXIMUM SETBACK FROM THE WALK ZONE 5' AMENITY ZONE ON-STREET PARKING AND BICYCLE LANE
<b>DENSITY:</b>	MULTI-FAMILY RESIDENTIAL (INCLUDES SAP-16-086) DWELLING UNITS: 341 UNITS PROPOSED + 366 EXISTING = 707 TOTAL <b>UNIT MATRIX (PROPOSED):</b> <b>UNIT MATRIX (SAP-16-086):</b> 41 STUDIOS                              225 ONE BEDROOMS 204 ONE BEDROOMS                  136 TWO BEDROOMS 96 TWO BEDROOMS                  5 THREE BEDROOMS 341 PROPOSED                          366 EXISTING
<b>BULK LIMITATIONS:</b>	MAX. BUILDING HEIGHT ALLOWED: 150 FT. PROPOSED: 12 STORIES RESIDENTIAL (EXCLUDES SAP-16-086) MAX. FLOOR AREA RATIO (FAR) WITHOUT BONUSES: 1.2 x GLA = 687,356 SF FAR WITH BONUS (1.0 W/ LEED OR COMPARABLE): 2.2 x GLA = 1,260,151 SF FAR PROVIDED: 972,456 INCLUDING SAP-16-086 MAX. BUILDING COVERAGE: NONE MIN. TOTAL OPEN SPACE REQUIRED: NONE MIN. USABLE OPEN SPACE (RESIDENTIAL): 0.20 x GLA = 114,559 SF PROVIDED: 189,923 SF MIN. PUBLIC SPACE (NON-RESIDENTIAL) REQUIRED: 0.1 x GLA = 57,300 SF PROVIDED: 66,819 SF
<b>PARKING:</b>	MAX. ALLOWABLE PARKING (INCLUDES SAP-16-086): 1.25 SPACES FOR ONE BEDROOM UNITS x 470 (INCLUDES STUDIOS) = 586 SPACES 2.25 SPACES FOR TWO OR MORE BEDROOM UNITS x 237 = 534 SPACES MAXIMUM ALLOWED PARKING: 1120 SPACES MINIMUM ALLOWED PARKING: 0.75 x 1120 = 840 SPACES MINIMUM ACCESSIBLE SPACES REQUIRED: 20 SPACES MINIMUM ELECTRIC VEHICLE CHARGING SPACES REQUIRED: 10 SPACES PARKING PROVIDED: 1004 SPACES (INCLUDES ACCESSIBLE AND ELECTRIC VEHICLE SPACES)
<b>BICYCLE PARKING:</b>	MAXIMUM REQUIRED: 50 SPACES PROVIDED: 50 SPACES SAP-16-086 AND 35 SPACES PROPOSED, TOTAL: 85 SPACES
<b>LOADING:</b>	REQUIRED: 3 - 12' x 35' SPACES SAP-16-086 AND 2 - 12' x 35' SPACES PROPOSED, TOTAL 5 SPACES

- ### CITY OF ATLANTA NOTES
- THE STREET FURNITURE AND TREE PLANTING ZONE WILL HAVE BENCHES, LANDSCAPING, TRASH RECEPTACLES AND OTHER PEDESTRIAN FRIENDLY AMENITIES.
  - ALL INTERNAL SIDEWALKS WILL CONNECT TO EXISTING AND PROPOSED STREET SIDEWALKS.
  - BICYCLE RACKS WILL BE PROVIDED AT KEY LOCATIONS.
  - TREE PLANTING SHALL BE 40' ON CENTER.
  - MIN. 1.0 FOOT CANDLE LIGHTING THROUGHOUT PARKING FACILITY



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		PROJECT: CAMDEN ANDREWS DRIVE & 25 EAST ANDREWS DRIVE & 3300 ROSWELL ROAD TITLE: SAP SITE PLAN DATE: 09/14/2022 PROJECT NO. 01951008 SHEET NUMBER C0-01

**ISSUE FOR CONSTRUCTION SET**





























PROJECT #: 121394  
DRAWN BY: PG, KU, NL, GH  
CHECKED BY: BW, CR

**NILES BOLTON ASSOCIATES**

**CAMDEN**  
Living Excellence

**Kimley Horn**

3060 Peachtree Rd. N.W.  
Suite 600  
Atlanta, GA 30305

T 404 365 7600

www.nilesbolton.com

No. Description Date

SAP APPLICATION 9/15/2022

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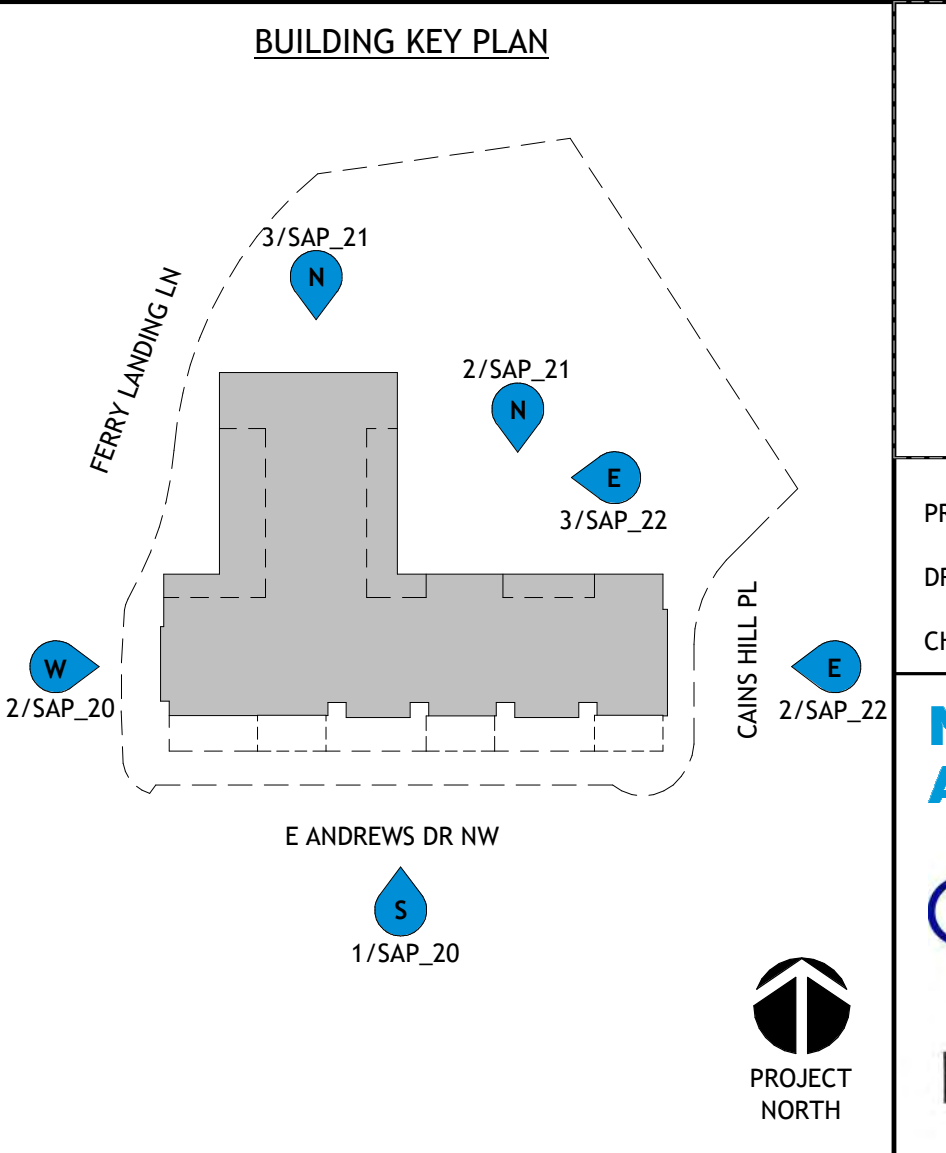
**CAMDEN ANDREWS**  
55 E ANDREWS DRIVE  
ATLANTA, GEORGIA 30305  
FULTON COUNTY  
CAMDEN DEVELOPMENT, INC.

SHEET TITLE:  
**ELEVATIONS - EXTERIOR**

SHEET NUMBER:  
**SAP\_21**

09-15-2022

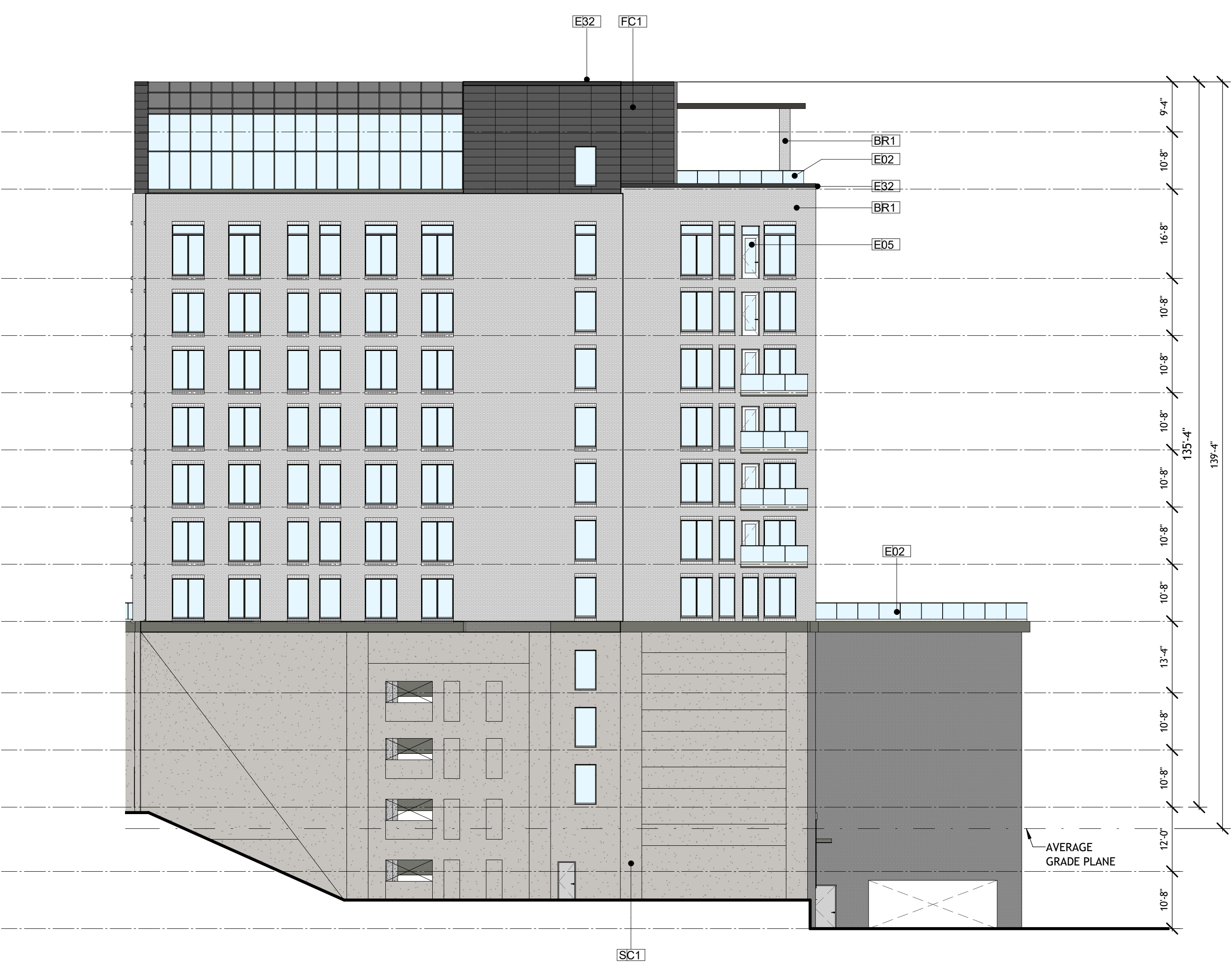
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**BUILDING ELEVATIONS KEY NOTES**

TAG	DESCRIPTION
BR1	BRICK - COLOR TBD
BR2	BRICK - COLOR TBD
ED2	GLASS BALCONY RAILING
E04	WINDOWS (SEE SCHEDULE)
E05	BALCONY DOOR (SEE SCHEDULE)
FC1	FIBER CEMENT - COLOR TBD
SC1	STUCCO - COLOR TBD

**NOTE:**  
1. SEE ELEVATIONS FOR BREAKDOWN OF EACH ELEVATION.



**EXTERIOR VENEER - NORTH ELEVATION - LEFT**

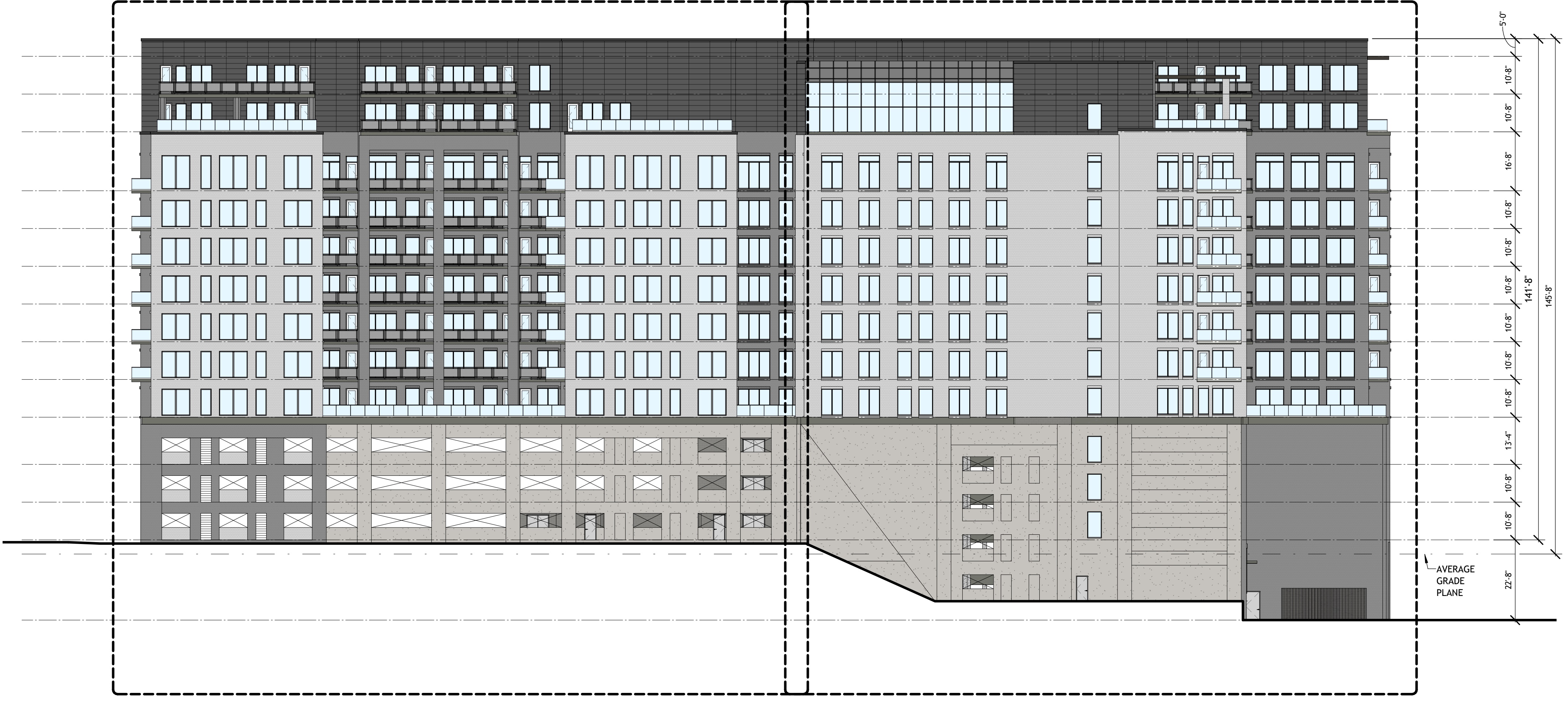
MATERIAL	MATERIAL SF	PERCENTAGE
BRICK	10,161.99	39.79%
FIBER CEMENT	3,777.85	14.79%
STUCCO	3,517.47	13.77%
GLAZING	8,081.17	31.65%
<b>OVERALL AREA (SF)</b>	<b>25,538.48</b>	

**EXTERIOR VENEER - NORTH ELEVATION - RIGHT**

MATERIAL	MATERIAL SF	PERCENTAGE
BRICK	7,105.02	39.09%
FIBER CEMENT	831.45	4.57%
STUCCO	5,971.11	32.85%
GLAZING	4,270.44	23.49%
<b>OVERALL AREA (SF)</b>	<b>18,178.02</b>	

2 EXTERIOR-ELEVATION-NORTH-LEFT-SAP  
SAP\_21 1/16" = 1'-0"

3 EXTERIOR-ELEVATION-NORTH-RIGHT-SAP  
SAP\_21 1/16" = 1'-0"



1 EXTERIOR-ELEVATION-NORTH-OVERALL-SAP  
SAP\_21 1" = 20'-0"

9/13/2022 4:29:36  
641220121394\_CAMDEN03\_ARCH\_NEA\_072\_CENTRAL\_RHFIELDX





PROJECT #: 121394  
 DRAWN BY: PG, KU, NL, GH  
 CHECKED BY: BW, CR

**NILES BOLTON ASSOCIATES**

**CAMDEN**  
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**Kimley Horn**

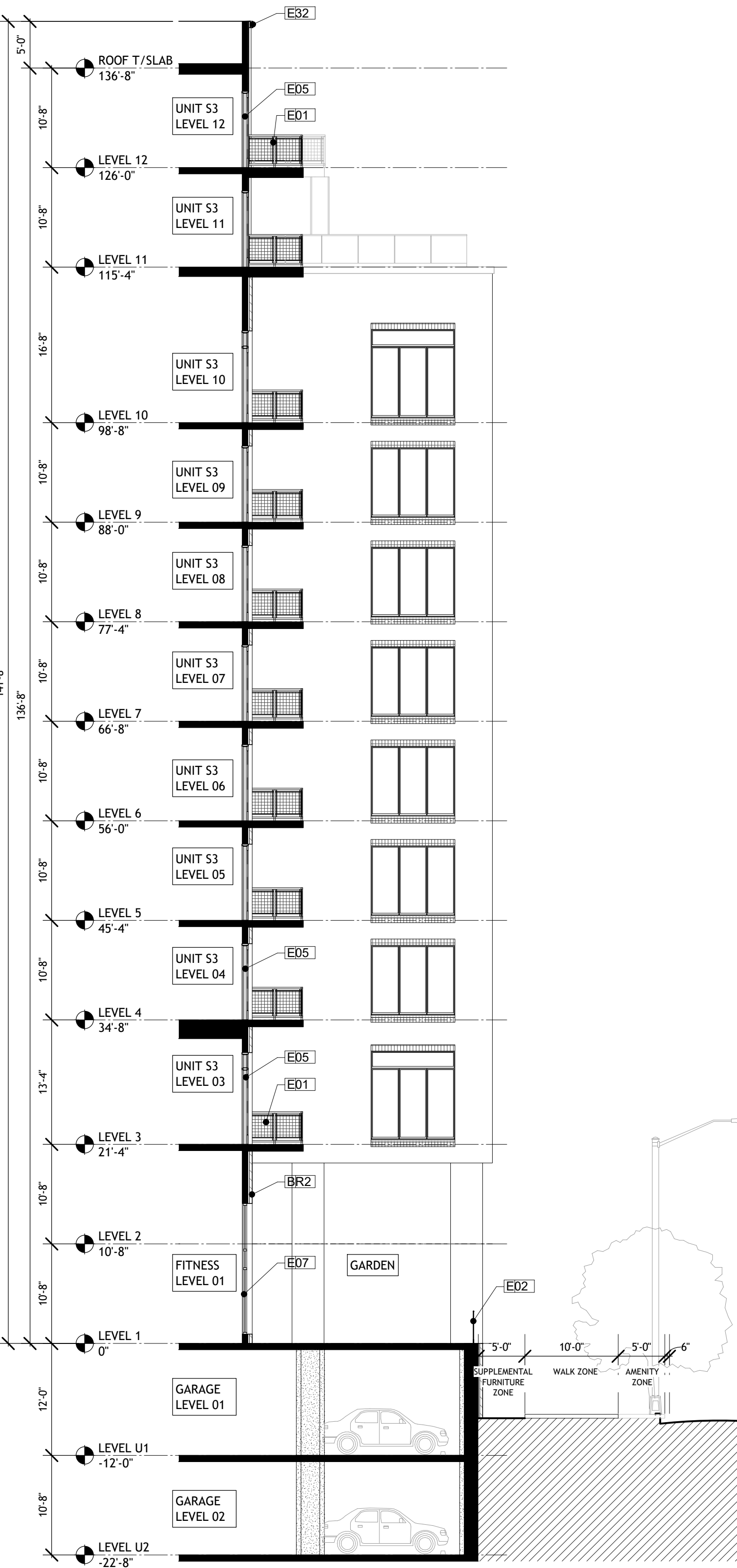
3060 Peachtree Rd. N.W.  
 Suite 600  
 Atlanta, GA 30305  
 T 404 365 7600

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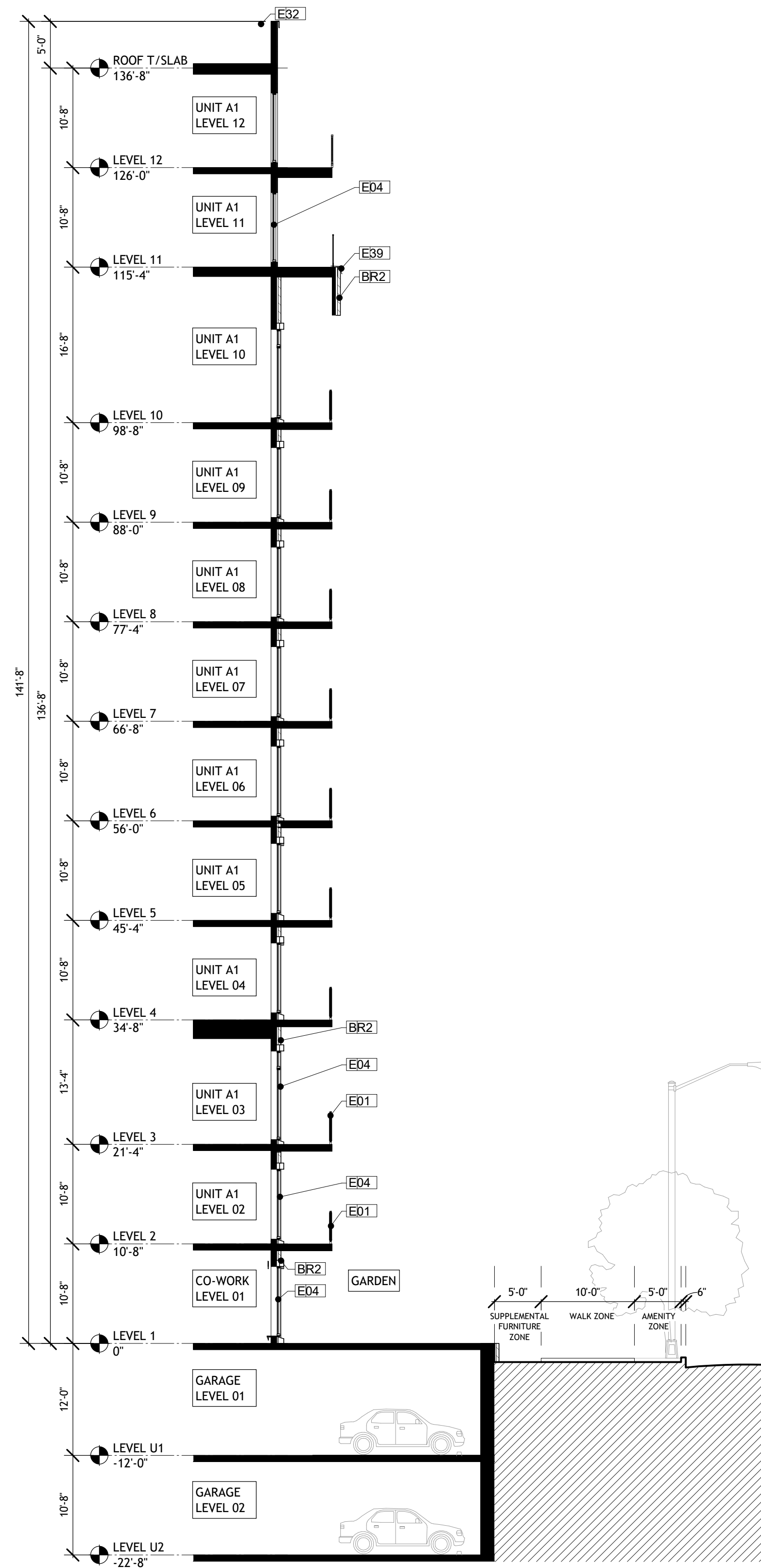
No.	Description	Date
1	SAP APPLICATION	9/15/2022

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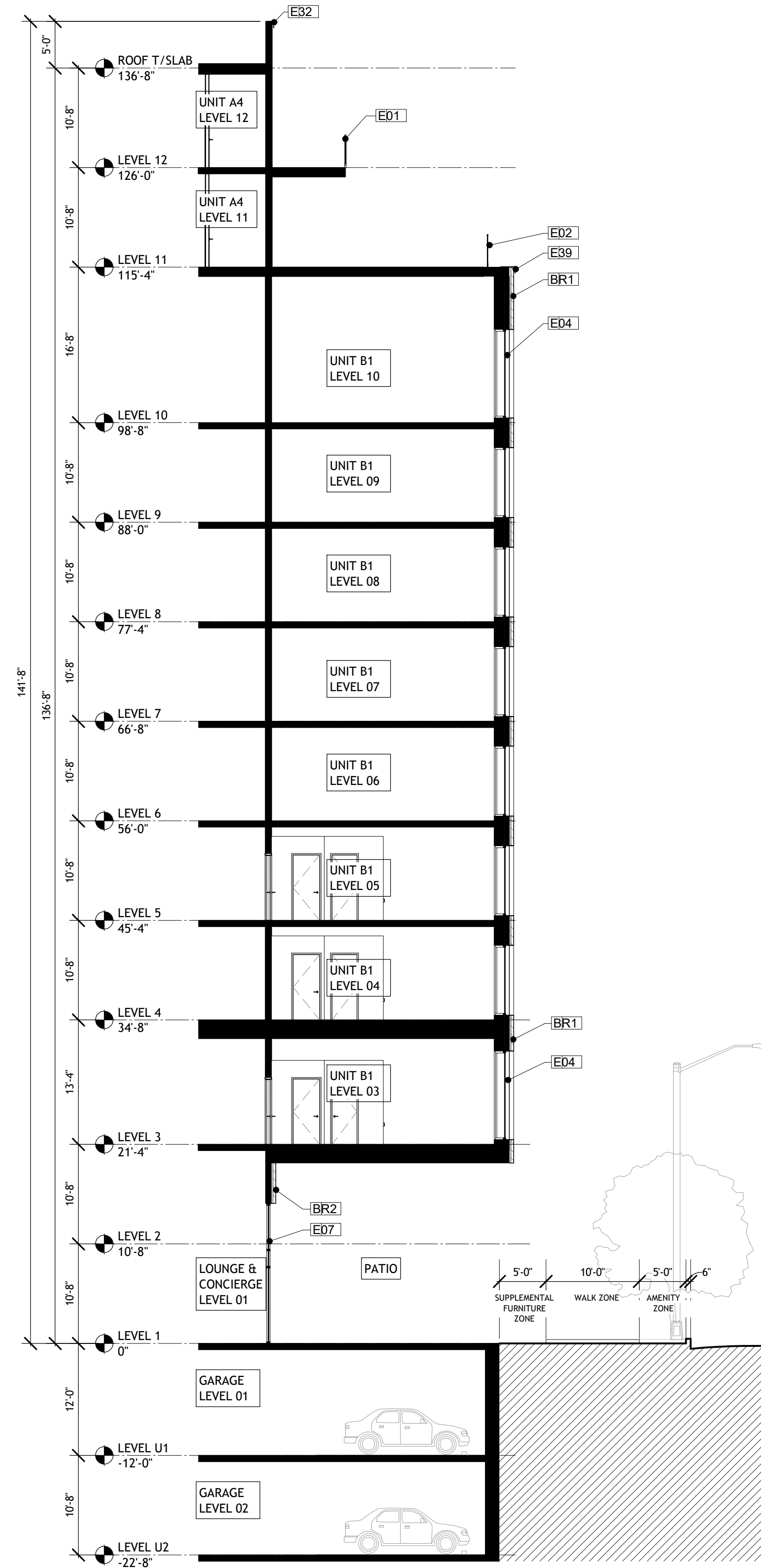
**CAMDEN ANDREWS**  
 55 E ANDREWS DRIVE  
 ATLANTA, GEORGIA 30305  
 FULTON COUNTY  
 CAMDEN DEVELOPMENT, INC.



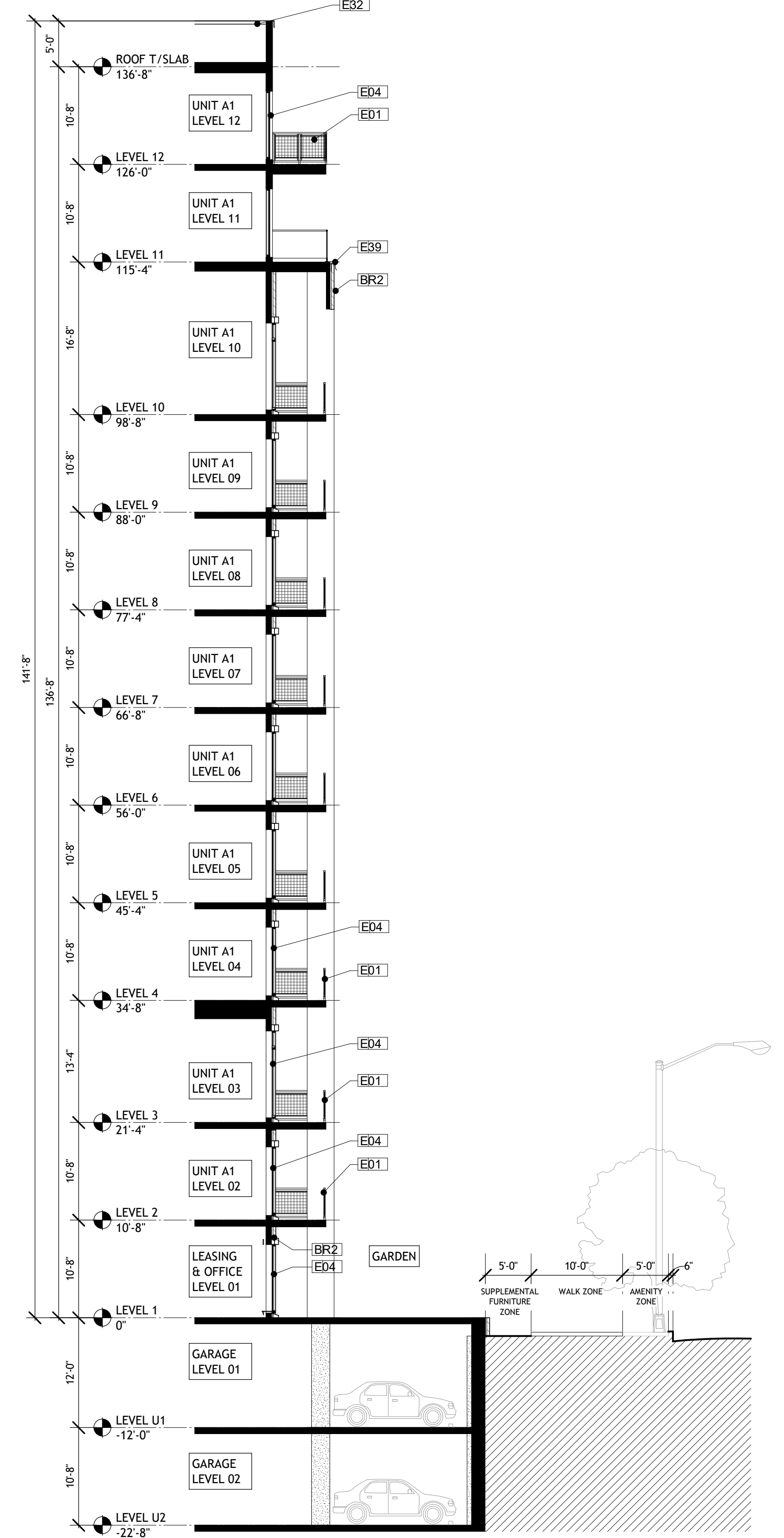
**4** FITNESS - EAST ANDREWS DRIVE  
 SAP\_30 1" = 10'-0"



**3** UNIT - EAST ANDREWS DRIVE  
 SAP\_30 1" = 10'-0"



**2** LOUNGE - EAST ANDREWS DRIVE  
 SAP\_30 1" = 10'-0"



**1** CO-WORK - EAST ANDREWS DRIVE  
 SAP\_30 1" = 10'-0"

**BUILDING ELEVATIONS KEY NOTES**

TAG	DESCRIPTION
BR1	BRICK - COLOR TBD
BR2	BRICK - COLOR TBD
ED1	BALCONY RAILING
ED2	GLASS BALCONY RAILING
ED4	WINDOWS (SEE SCHEDULE)
ED5	BALCONY DOOR (SEE SCHEDULE)
ED7	STOREFRONT DOOR (SEE SCHEDULE)
E32	PRE-FINISHED METAL COPING
E39	PRE-FABRICATED METAL FLASHING - DARK BRONZE

SHEET TITLE:  
**BUILDING SECTIONS AT STREET**

SHEET NUMBER:  
**SAP\_30**

09-15-2022