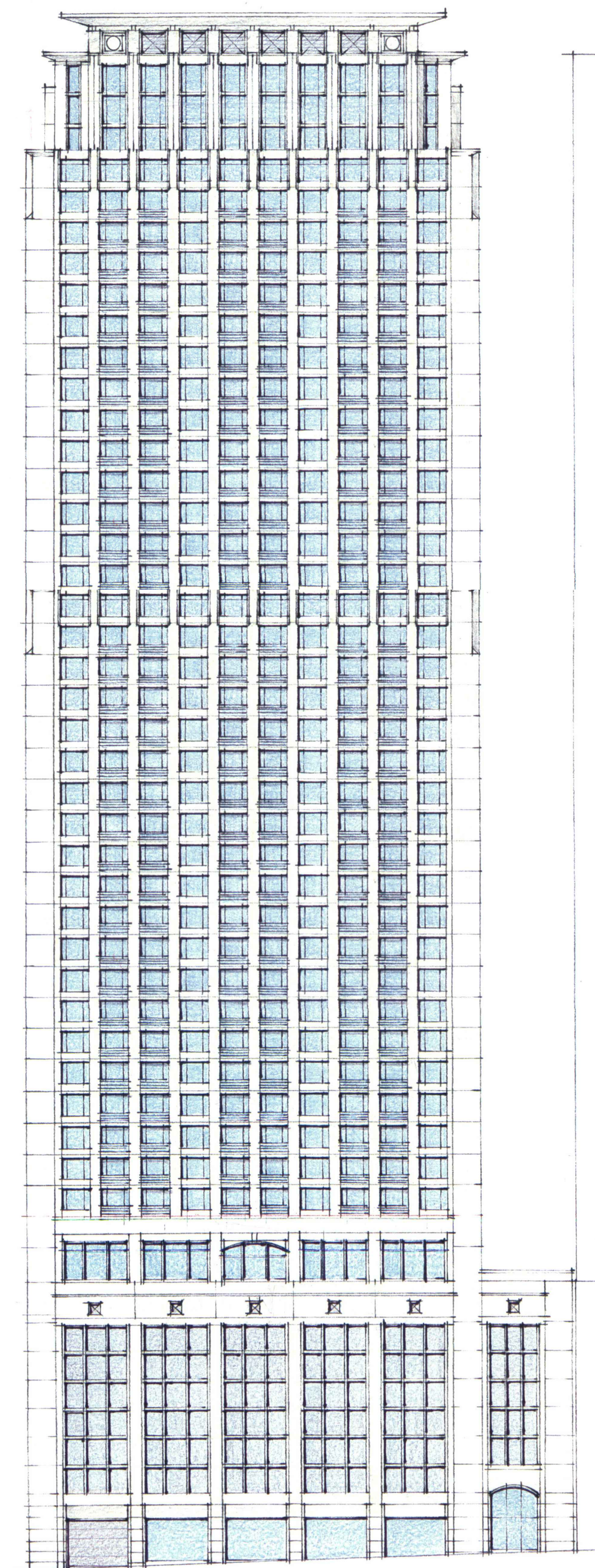


# SoNo CENTER RESIDENTIAL/CONDO HOTEL

555 COURTLAND STREET/ 121 LINDEN AVE.  
ATLANTA, GEORGIA 30308



LINDEN AVENUE VIEW



1. **Savannah Suites**  
140 Pine St NE, Atlanta, GA (0.16 miles away)  
404-591-2400
2. **Georgian Terrace Hotel**  
659 Peachtree St NE, Atlanta, GA (0.21 miles away)  
404-897-1991
3. **Atlanta Renaissance Hotel**  
590 W Peachtree St NW, Atlanta, GA (0.23 miles away)  
404-881-6000
4. **Days Inn Peachtree-Midtown**  
683 Peachtree St NE, Atlanta, GA (0.25 miles away)  
404-874-9200
5. **LUTHERAN Towers**  
727 Juniper St NE, Atlanta, GA (0.35 miles away)  
404-873-6087
6. **Ameri Suites**  
330 Peachtree St NE, Atlanta, GA (0.46 miles away)  
404-577-1980
7. **Travelodge**  
311 Courtland St NE, Atlanta, GA (0.47 miles away)  
404-659-4545
8. **Peachtrees At the Inn**  
330 W Peachtree St NW, Atlanta, GA (0.51 miles away)  
404-589-1440
9. **Inn At the Peachtrees**  
330 W Peachtree St NW, Atlanta, GA (0.51 miles away)  
404-577-6970
10. **Georgia Tech Hotel & Cnfrnc**  
800 Spring St NW, Atlanta, GA (0.55 miles away)  
404-347-9440

11. **Atlanta Marriott Marquis**  
265 Peachtree Center Ave NE, Atlanta, GA (0.59 miles away)  
404-521-0000
12. **Hilton Towers Downtown**  
255 Courtland St NE, Atlanta, GA (0.59 miles away)  
404-659-2000
13. **Quality Inn-Midtown/Atlanta**  
870 Peachtree St NE, Atlanta, GA (0.61 miles away)  
404-875-5511
14. **Days Inn**  
300 Spring St NW, Atlanta, GA (0.62 miles away)  
404-523-1144
15. **Stratford Inn**  
585 Parkway Dr NE, Atlanta, GA (0.62 miles away)  
404-607-1010
16. **Holiday Inn Express Atl N Ave**  
244 North Ave NW, Atlanta, GA (0.64 miles away)  
404-881-0881
17. **Hyatt Regency**  
265 Peachtree St NE, Atlanta, GA (0.67 miles away)  
404-577-1234
18. **Holiday Inn Atlanta-Downtown**  
101 International Blvd NE, Atlanta, GA (0.71 miles away)  
404-524-5555
19. **Courtyard-Atlanta Downtown**  
175 Piedmont Ave NE, Atlanta, GA (0.75 miles away)  
404-659-2727
20. **Westin Hotels & Resorts**  
210 Peachtree St NW, Atlanta, GA (0.75 miles away)  
404-659-1400

(FOR LOCATION AREA INFORMATION SEE 121 LINDEN AVE, 30308 AT [www.mapquest.com](http://www.mapquest.com))

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1729 MOUNT VERNON ROAD  
ATLANTA, GA 30336 (770)512-8211

colin lichtenstein Architect

SoNo CENTER  
RESIDENTIAL/CONDO/RETAIL/HOTEL  
555 COURTLAND STREET  
ATLANTA, GA

PROPOSED NEW BUILDING FOR:

DRAWN
CHECKED
DATE 08/15/05
SCALE N.T.S.
JOB NO. 0000
SHEET

A-0

# SoNo CENTER RESIDENTIAL/CONDO/RETAIL/HOTEL

ZONING: C4

	TOTAL SITE NET AND GROSS:	TOTAL SITE COVERAGE ALLOWED:	TOTAL SITE COVERAGE PROVIDED:
FRONT YARD SETBACK: 10'	61,814 N.S.F. LOT AREA	63,846 NSF x 80%	24,241 SF (PH-I) + 26,829 SF (PH-II)
SIDE YARD SETBACK: 0'	+ 16,130 (1/2 STREETS)	= 51,077 SF	= 51,070 SF
REAR YARD SETBACK: 0'	+ 2,032 (1/2 ALLEY)	= 79,976 GSF	= 80%

	TOTAL USABLE OPEN SPACE PROV'D:	TOTAL USABLE OPEN SPACE REQ'D:
10' COURTLAND SETBACK	1,941 S.F.	79,976 SITE GSF x .61
5' LINDEN SETBACK	1,646 S.F.	= 48,785 GSF
USABLE OPEN SPACE PHASE-I	36,471 S.F.	
USABLE OPEN SPACE PHASE-II	23,980 S.F.	
<b>TOTAL:</b>	<b>64,038 S.F.</b>	

TOTAL USABLE OPEN SPACE PROV'D: 64,038 S.F.

	TOTAL RESIDENTIAL:	TOTAL RESIDENTIAL FAR ALLOWED:	TOTAL RESIDENTIAL PARKING PROV'D:	TOTAL RESIDENTIAL PARKING REQ'D:
9th to 31st FLR	10,871 SF X 22 STY	79,976 GSF x 3.2 FAR	186 UNITS = 100 SPC	.54 CAR/PER UNIT
31st-32nd FLR (PENTHOUSE)	= 239,162 S.F.	= 255,923 SF		= .54 x 186
<b>TOTAL:</b>	<b>255,923 S.F.</b>		<b>TOTAL: 100 SPC RESIDENTIAL PROV'D.</b>	<b>TOTAL: 100 SPC REQ'D.</b>

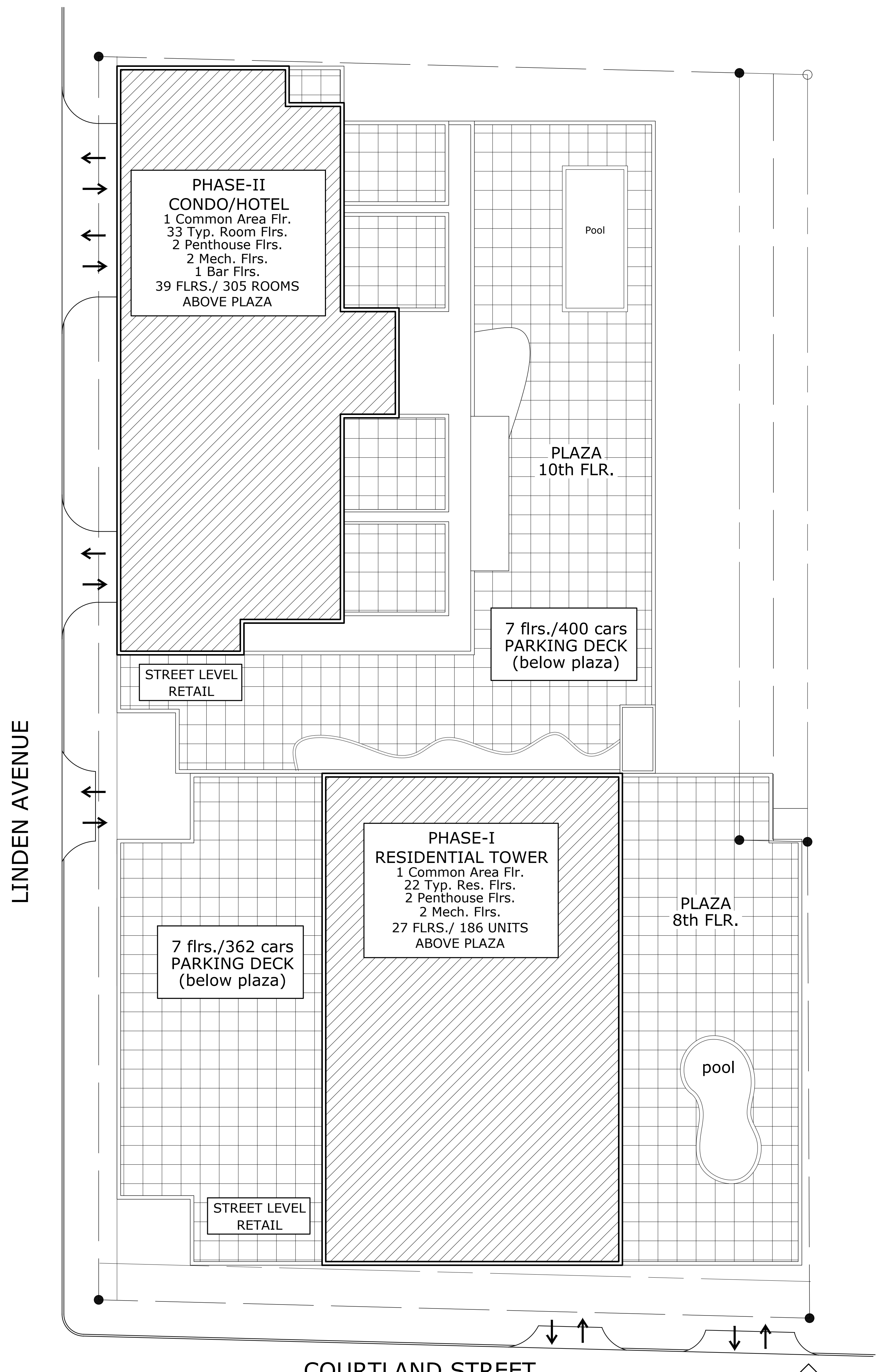
	TOTAL NON-RESIDENTIAL:	TOTAL NON-RESIDENTIAL ALLOWED:	TOTAL NON-RESIDENTIAL PARKING PROV'D:	TOTAL NON-RESIDENTIAL PARKING REQ'D:
RETAIL PHASE-I	4,713 S.F.	63,846 SITE NSF x 7	RETAIL PHASE-I= 16	RETAIL PHASE-I (1/300)= 16
RETAIL PHASE-II	3,160 S.F.	= 446,922 SF	RETAIL PHASE-II= 11	RETAIL PHASE-II (1/300)= 11
HOTEL PHASE-II	426,103 S.F.		GUEST PHASE-II= 313	GUEST PHASE-II (1/BD.ROOM)= 313
			CONFERENCE PHASE-II= 27	CONFERENCE PHASE-II (1/600)= 21
			RESTAURANT PHASE-II= 16	RESTAURANT PHASE-II (1/600)= 16
			SPA PHASE-II= 6	SPA PHASE-II (1/600)= 6
<b>TOTAL:</b>	<b>433,976 S.F.</b>		<b>TOTAL: 389</b>	<b>TOTAL: 383</b>

	TOTAL:	TOTAL:
OTHER NON-RESIDENTIAL PARKING PROV'D:	389	383
STAFF PHASE-I=	3	STAFF PHASE-I (1/600)= 3
SOCIAL AREA PHASE-I=	11	SOCIAL AREA PHASE-I (1/600)= 11
LOBBY PHASE-I=	2	LOBBY PHASE-I (1/600)= 1
STAFF PHASE-II=	26	STAFF PHASE-II (1/600)= 26
LOBBY PHASE-II=	3	LOBBY PHASE-II (1/600)= 3
OTHER PROV'D=	228	OTHER REQ'D= 197
<b>TOTAL:</b>	<b>273</b>	<b>TOTAL: 241</b>

	TOTAL BUILDING BULK AREA:	TOTAL BLDG AREA ALLOWED:	TOTAL PARKING PROVIDED/REQ'D:	TOTAL PARKING AREA BREAKDOWN:
RESIDENTIAL:	=255,923 GSF	RESIDENTIAL: =255,923 GSF	RESIDENTIAL: 100 SPC. 100 SPC.	PARKING GARAGE PH-I: 152,663 GSF
NON-RESIDENTIAL:	=433,976 GSF	NON-RESIDENTIAL: =446,922 GSF	HOTEL: 313 SPC. 313 SPC.	PARKING GARAGE PH-II: 169,880 GSF
			OTHER NON-RESIDENTIAL: 349 SPC. 311 SPC.	
			762 SPC. 724 SPC.	
<b>689,899 GSF BULK AREA</b>	<b>702,845 GROSS SF ALLOWED</b>	<b>762 PARKING SPC PROV'D &gt; 724 REQ'D</b>	<b>TOTAL: 322,543 GROSS SF</b>	

## LIST OF DRAWINGS

- A-1 SITE PLAN/ ZONING C-4 TABLE
- A-2 PHASE-I BASEMENT PLAN  
PHASE-II BASEMENT/ 1ST FLOOR PLAN
- A-3 PHASE-I 1ST FLOOR/ 2ND FLOOR PLAN  
PHASE-II 2ND FLOOR/ 3RD-7TH FLOOR PLAN
- A-4 PHASE-I 3RD-6TH FLOOR/ 7TH FLOOR PLAN  
PHASE-II 8TH FLOOR/ 9TH FLOOR PLAN
- A-5 PHASE-I 8TH FLOOR (PLAZA)/ 9TH-30TH FLOOR PLAN  
PHASE-II 10TH FLOOR (PLAZA)/ 11TH-43RD FLOOR PLAN
- A-6 ELEVATION / SECTION



**1**  
**A-1** SoNo CENTER SITE PLAN  
RESIDENTIAL/CONDO/RETAIL/HOTEL  
SCALE: 1/16" = 1'-0"

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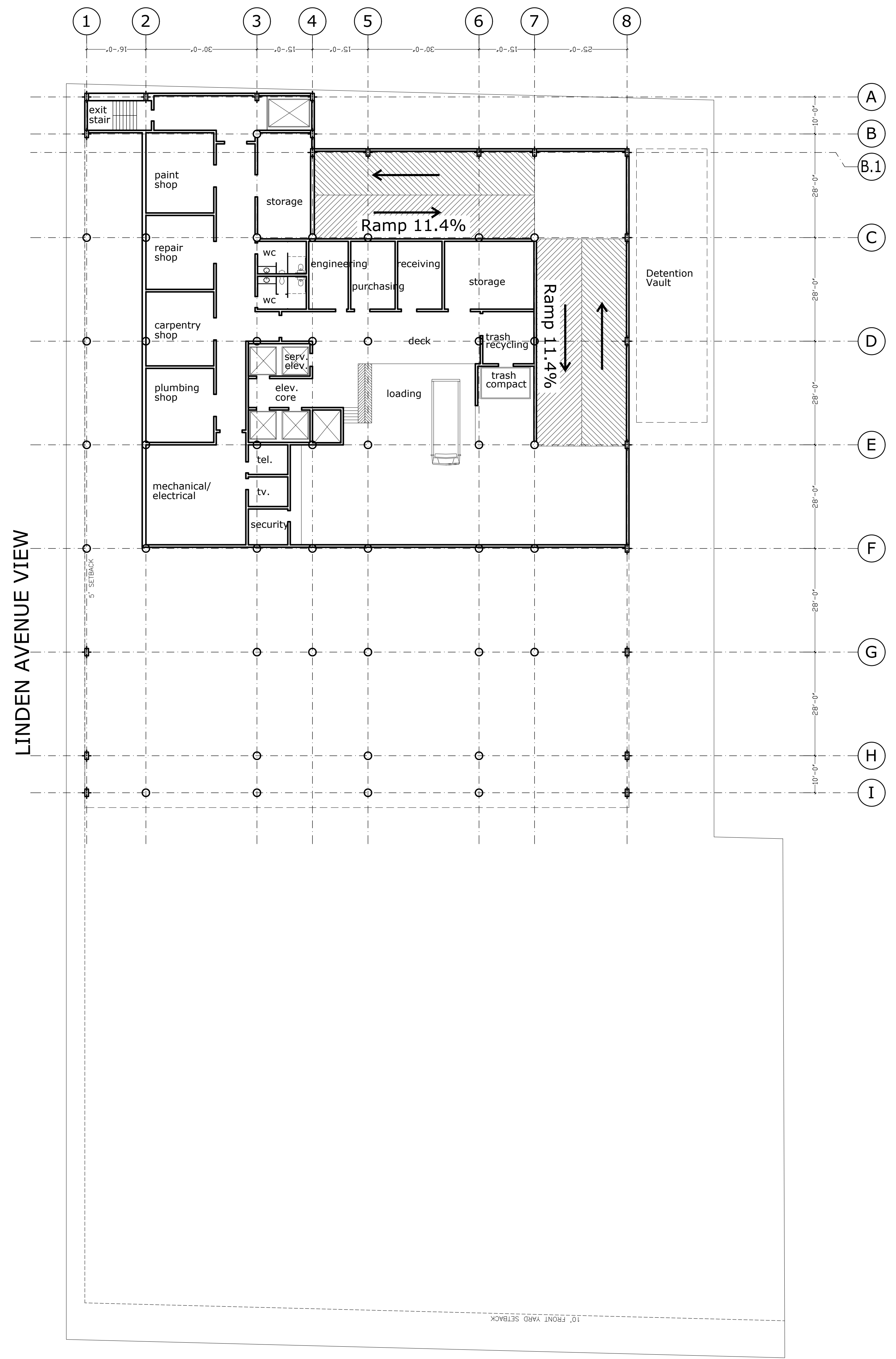
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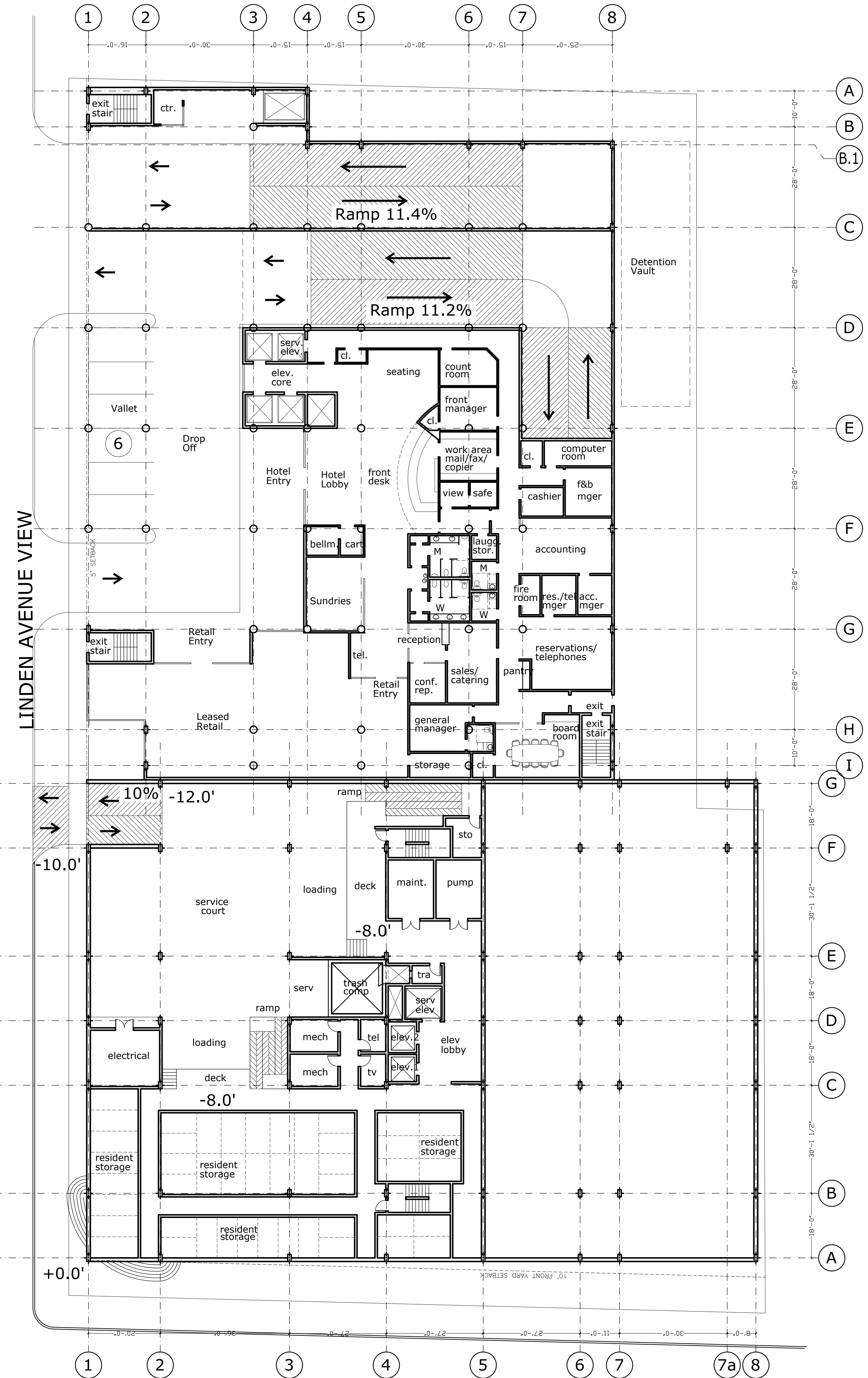
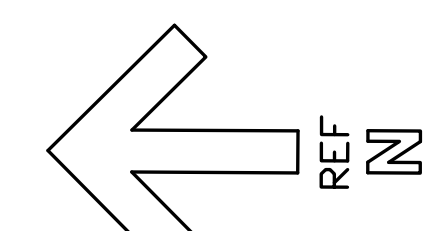
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**A-1**



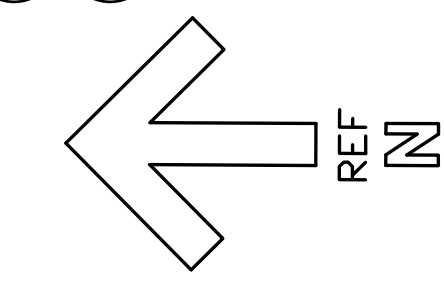
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A-2 PHASE-II BASEMENT PLAN  
SCALE: 1/16" = 1'-0"

COURTLAND STREET



**2**  
A-2 PHASE-I BASEMENT PLAN  
PHASE-II 1st FLOOR PLAN  
SCALE: 1/16" = 1'-0"

COURTLAND STREET



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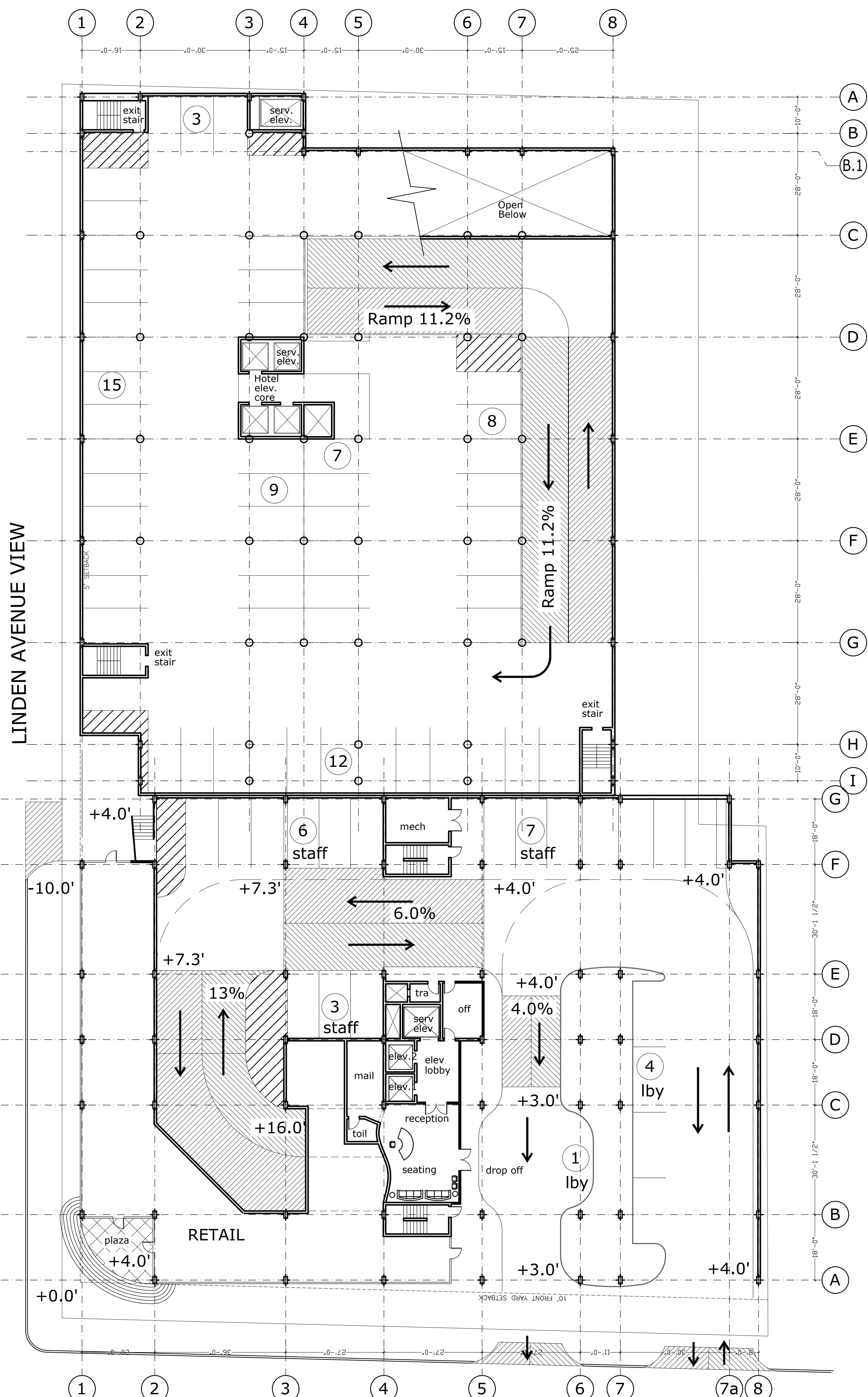
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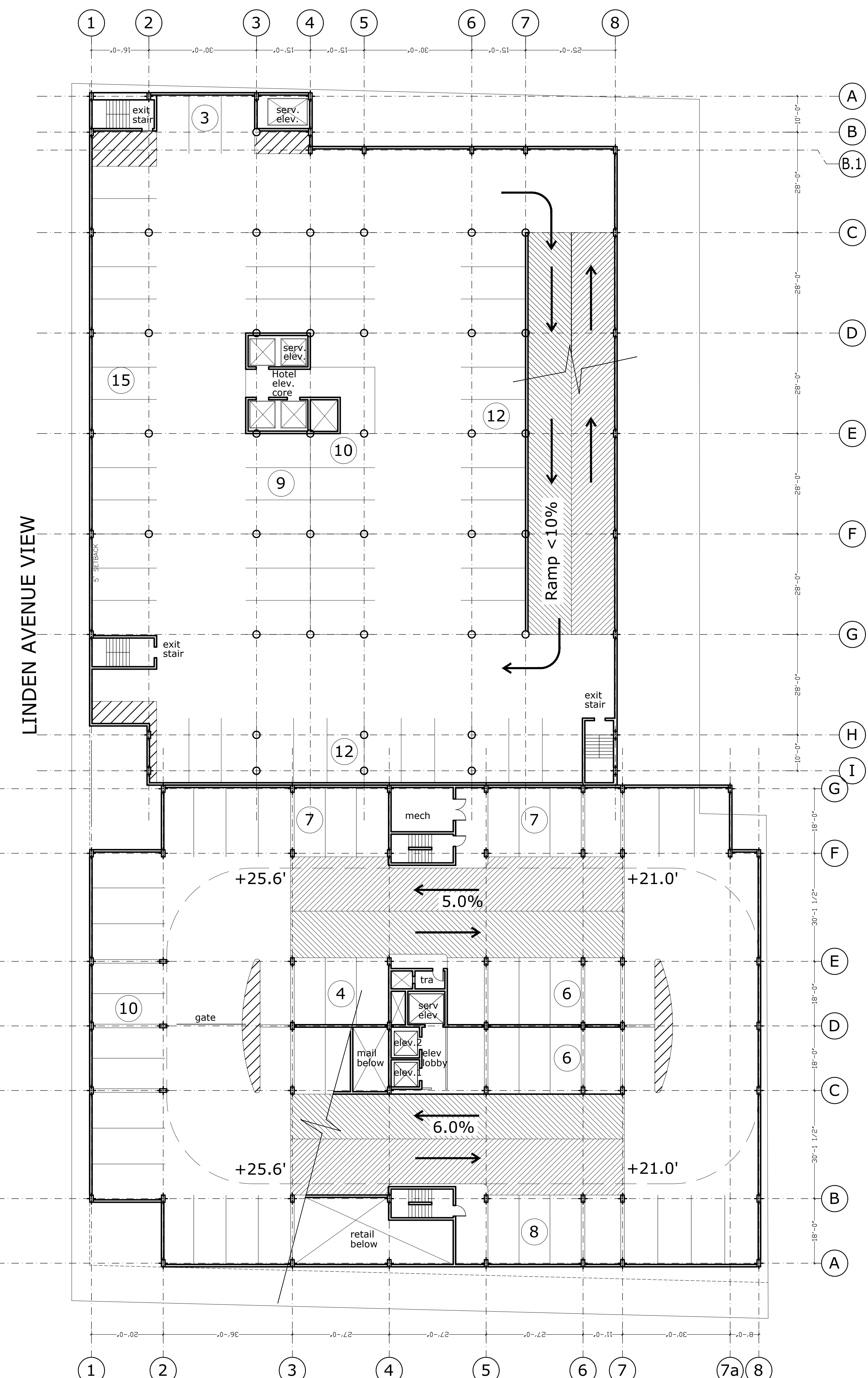
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SCALE 1/16"=1'-0"
JOB NO. 0000
SHEET

A-2



**1** PHASE-I 1st FLOOR PLAN  
**A-3** PHASE-II 2nd FLOOR PLAN  
 SCALE: 1/16" = 1'-0"  
 COURTLAND STREET ← REF N



**2** PHASE-I 2nd FLOOR PLAN  
**A-3** PHASE-II 3rd-7th FLOOR PLAN  
 SCALE: 1/16" = 1'-0"  
 COURTLAND STREET ← REF N

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DRAWN
CHECKED
DATE
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SCALE
1/16"=1'-0"
JOB NO.
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**A-3**



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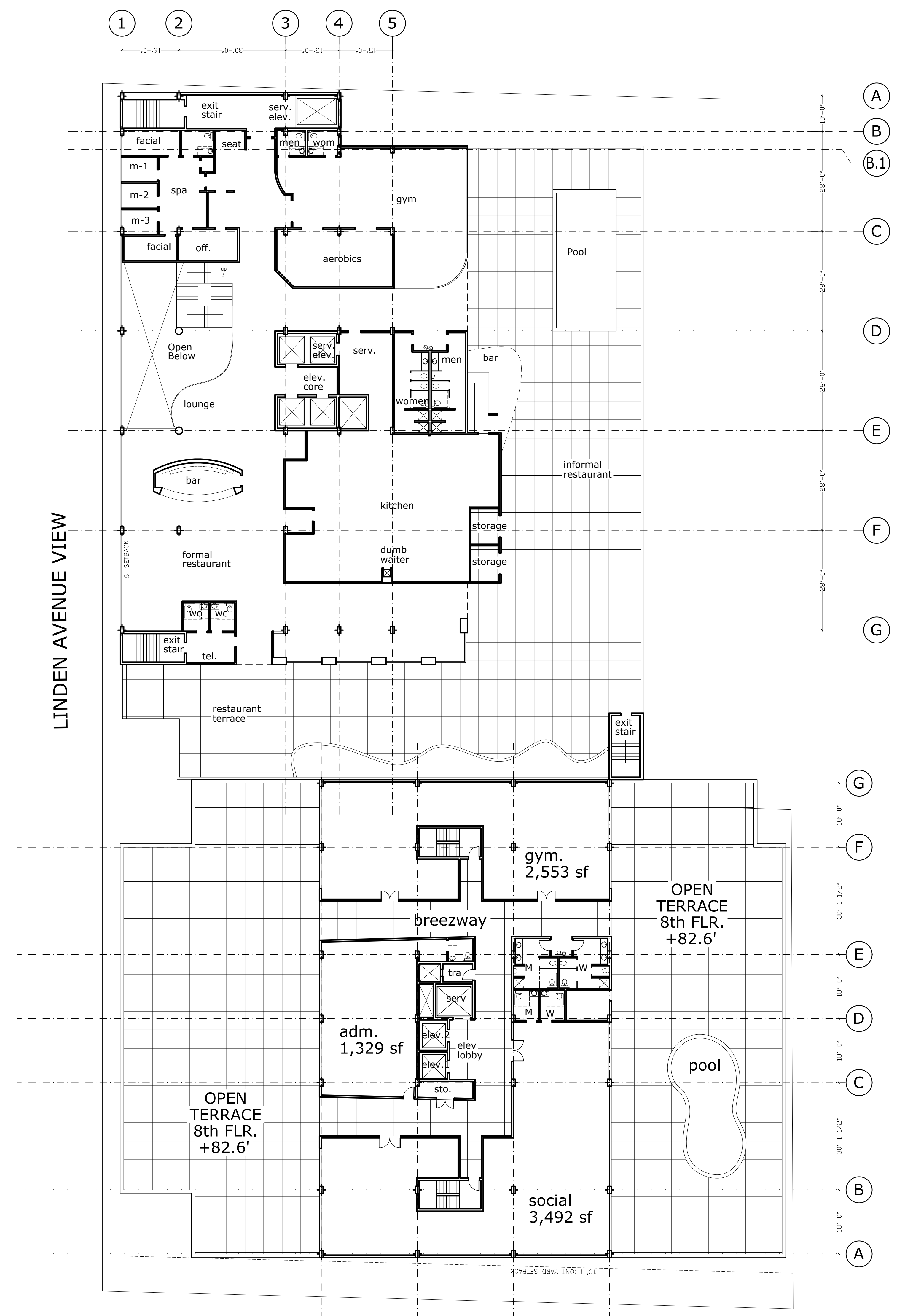
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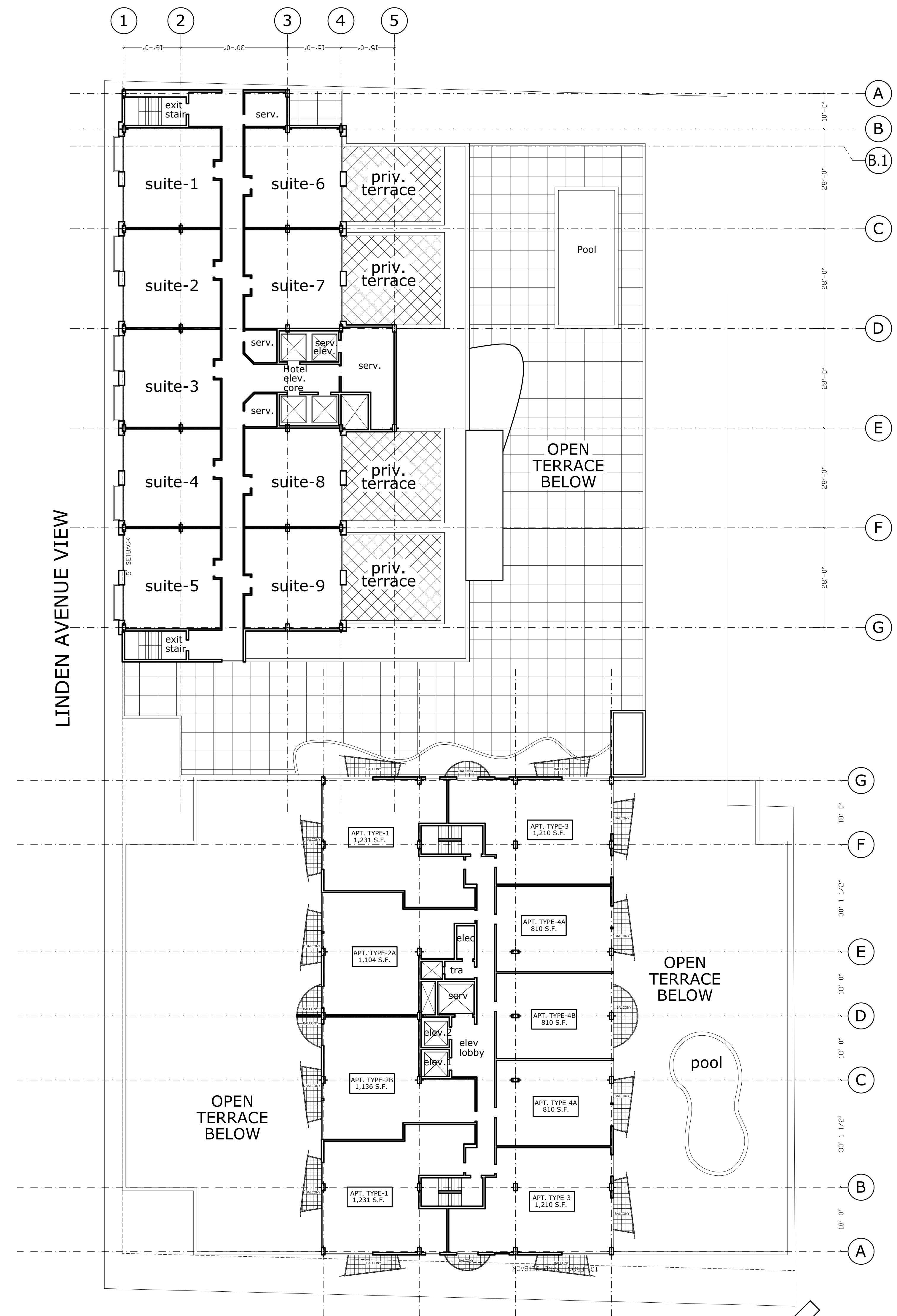
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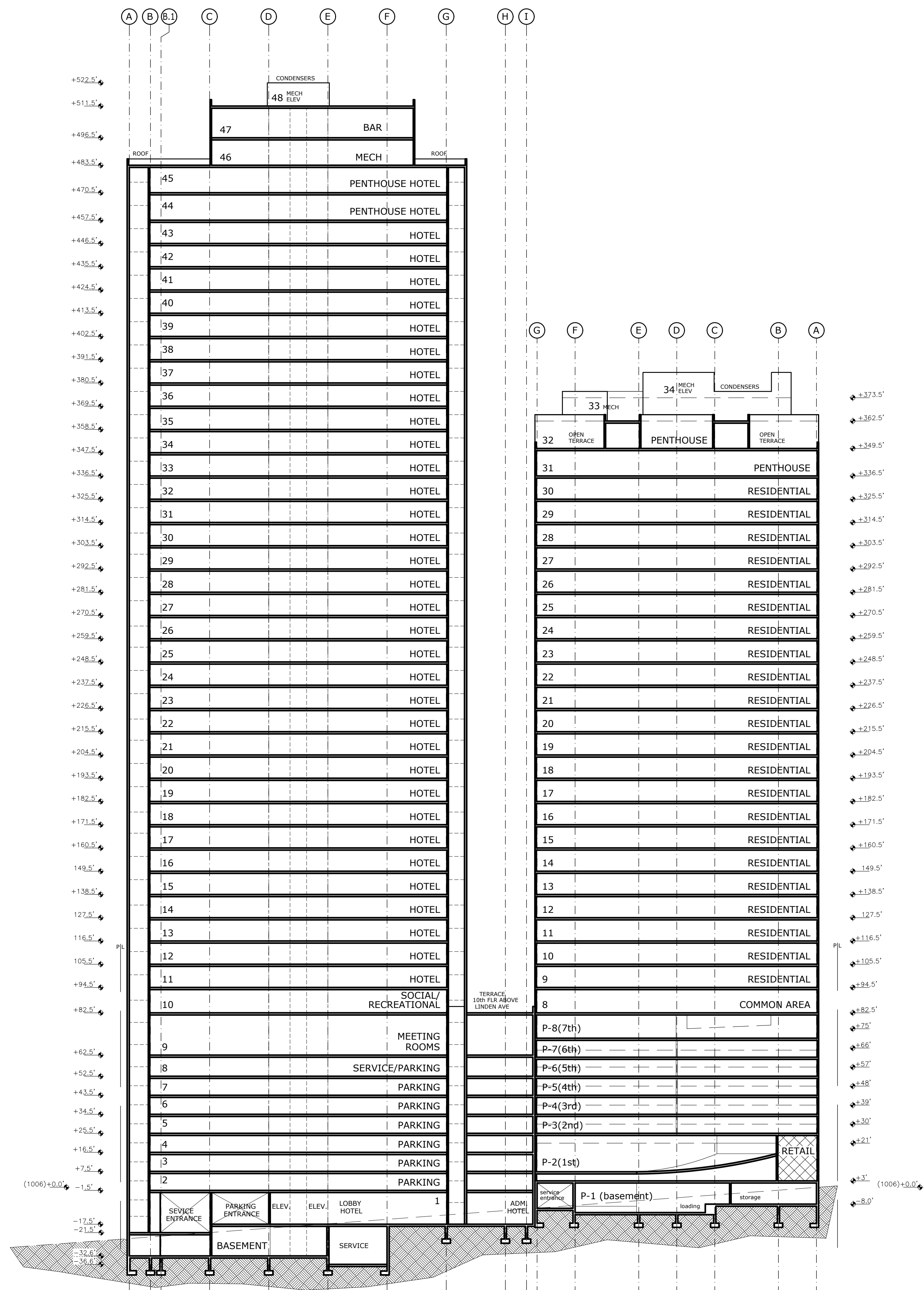
**A-5**



**1** PHASE-I 8th FLOOR PLAN (PLAZA)  
**A-5** PHASE-II 10th FLOOR PLAN (PLAZA)  
SCALE: 1/16" = 1'-0"

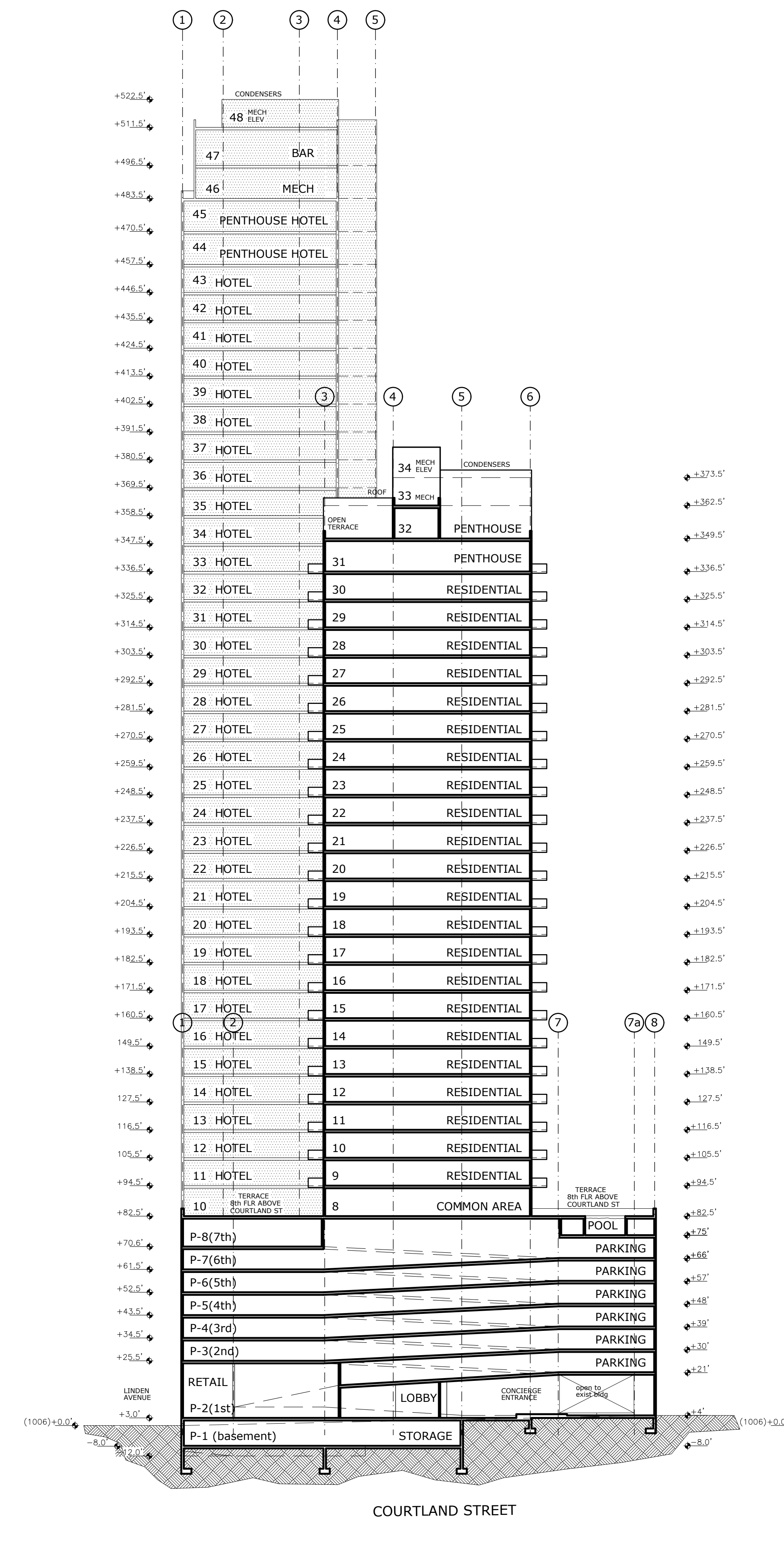


**2** PHASE-I 9th-30th FLOOR PLAN (TYP. RESIDENTIAL)  
**A-5** PHASE-II 11th-43rd FLOOR PLAN (TYP. SUITE)  
SCALE: 1/16" = 1'-0"



**1** SECTION @ LINDEN AVENUE VIEW  
A-6 SCALE: 1" = 30'

LINDEN AVENUE VIEW



**2** SECTION @ COURTLAND STREET  
A-6 SCALE: 1" = 30'

COURTLAND STREET

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PROPOSED NEW BUILDING FOR:  
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555 COURTLAND STREET  
ATLANTA, GA**

PROPOSED NEW BUILDING FOR:

DRAWN
CHECKED
DATE 08/15/05
SCALE 1"=30'-0"
JOB NO. 0000
SHEET

**A-6**