

GARVIS L. SAMS, JR.  
JOEL L. LARKIN  
PARKS F. HUFF

## SAMS, LARKIN & HUFF

A LIMITED LIABILITY PARTNERSHIP  
SUITE 100  
376 POWDER SPRINGS STREET  
MARIETTA, GEORGIA 30064-3448

770•422•7016  
TELEPHONE  
770•426•6583  
FACSIMILE

April 5, 2021

**VIA EMAIL:**

Mr. Rusty Martin, AICP, Director  
Community Development Department  
City of Smyrna  
3180 Atlanta Road  
Smyrna, GA 30080

Re: Application for Rezoning of RASS Associates, LLC to Annex and Rezone an approximate 8.7 Acre Tract from NS (City of Smyrna) & O&I (Cobb County) to Conditional – MU (City of Smyrna) Application No. Z21-002

Dear Rusty:

I am in receipt of confirmation that my clients and a preponderance of their consultants will be available to meet with the Mayor and City Council Members Lindley and Pickens, respectively, at 2:00 p.m. on April 16, 2021 in the Training Center located in Smyrna City Hall. Neither Harrison Aiken nor Kate Triplett, our Civil Engineers, will be available but can be briefed afterwards.

I look forward to continuing to work with you and have attached copies of the latest revisions prepared by our architects. In the interim, I will forward to you any additionally revised plans and documentation.

With kind regards, I am

Very truly yours,

SAMS, LARKIN & HUFF, LLP

A handwritten signature in black ink, appearing to be 'GLS', enclosed within a hand-drawn oval.

Garvis L. Sams, Jr.  
[gsams@samslarkinhuff.com](mailto:gsams@samslarkinhuff.com)

GLS, Jr./dls  
Attachments

# SAMS, LARKIN & HUFF

A LIMITED LIABILITY PARTNERSHIP

## **VIA EMAIL:**

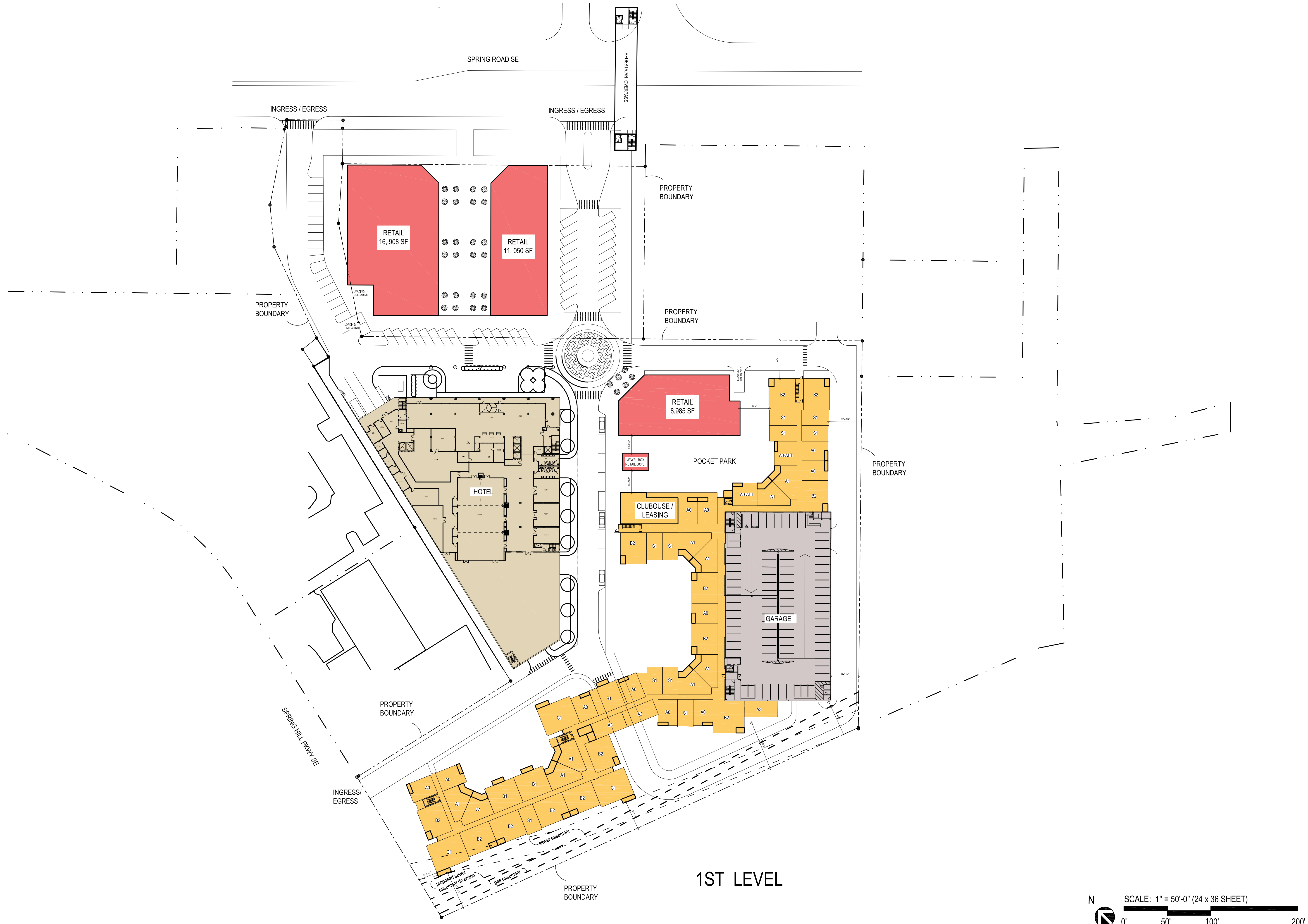
Mr. Rusty Martin, AICP, Director  
Community Development Department

April 5, 2021

Page 2

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cc: Honorable Mayor Derek Norton (via email w/attachments)  
Mr. Travis Lindley, Councilman for Ward 3 (via email w/attachments)  
Mr. Glenn Pickens, Councilman for Ward 1 (via email w/attachments)  
Mr. Joey Staubes, AICP, City Planner (via email w/attachments)  
Mr. Richard Ellison, Architect (via email w/attachments)  
Mr. Brad Lutz, Architect (via email w/attachments)  
Ms. Kate Triplett, P.E., Kimley Horn and Associates (via email w/attachments)  
Mr. Harrison Aiken, P.E., Kimley Horn and Associates (via email w/attachments)  
Mr. Rajiv Goswami, RASS Associates (via email w/attachments)  
Mr. Naresh Parikh (via email w/attachments)  
Mr. Vin Patel (via email w/attachments)



N  
 SCALE: 1" = 50'-0" (24 x 36 SHEET)  
 0' 50' 100' 200'

A201

**Emerson Center**  
 SPRING RD, GA  
 HPA# 2020233

**HUMPHREYS & PARTNERS ARCHITECTS, L.P.**  
 5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

RASS Associates

SCHEMATIC SITE LAYOUT-SP08

February 24, 2021

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**EMERSON CENTER Spring Rd Mixed Use** **Rass Associates** 2020233

UNIT TABULATION - SP08 2/24/21

UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
A0	1br/1ba	632	60	20%	37,920	47%
A1	1br/1ba	749	54	18%	40,446	
A2	1br/1ba	689	10	3%	6,890	
A3	1br/1ba	712	16	5%	11,392	
B1	2br/2ba	1,101	19	6%	20,919	30%
B2	2br/2ba	1,028	72	24%	74,016	
C1	3br/2ba	1,350	16	5%	21,600	5%
S1	1br/1ba	567	53	18%	30,051	18%
<b>TOTALS</b>			<b>300</b>	<b>100%</b>	<b>243,234</b>	<b>100%</b>

**UNIT AVERAGE NET SF : 811**

\* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

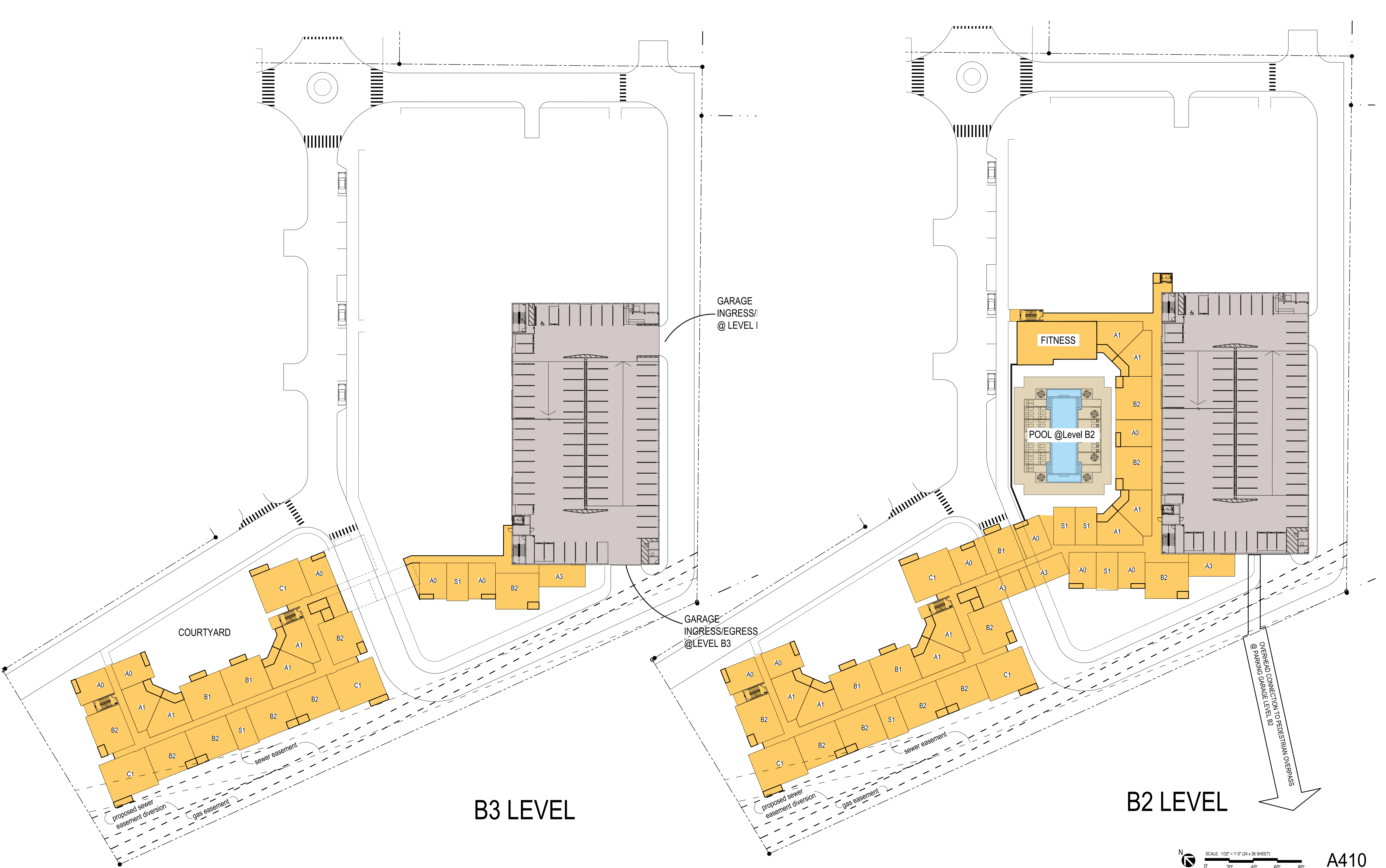
**PROJECT DATA**

**UNIT AVERAGE NET SF :** 811 S.F.  
**ACREAGE:** TRACT 1 (COMMERCIAL) = 1.56 AC  
 TRACT 2 (HOTEL & RESIDENTIAL) = 7.14 AC  
**DENSITY:** TBD UNITS/ACRE

**PARKING :**

- 1. GARAGE LEVEL 1 = 40 SPACES
- 2. GARAGE LEVEL 1 = 850 SPACES
- 3. GARAGE LEVEL 1 = 85 SPACES
- 4. GARAGE LEVEL 1 = 85 SPACES
- 5. GARAGE LEVEL 1 = 85 SPACES
- 6. GARAGE LEVEL 1 = 85 SPACES
- 7. GARAGE LEVEL 1 = 81 SPACES

TOTAL PARKING PROVIDED= 546 SPACES (1.82 RATIO PER UNIT)



COURTYARD

GARAGE  
INGRESS/  
@ LEVEL I

FITNESS

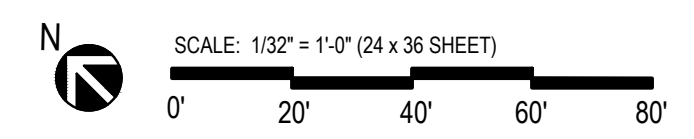
POOL @Level B2

GARAGE  
INGRESS/EGRESS  
@LEVEL B3

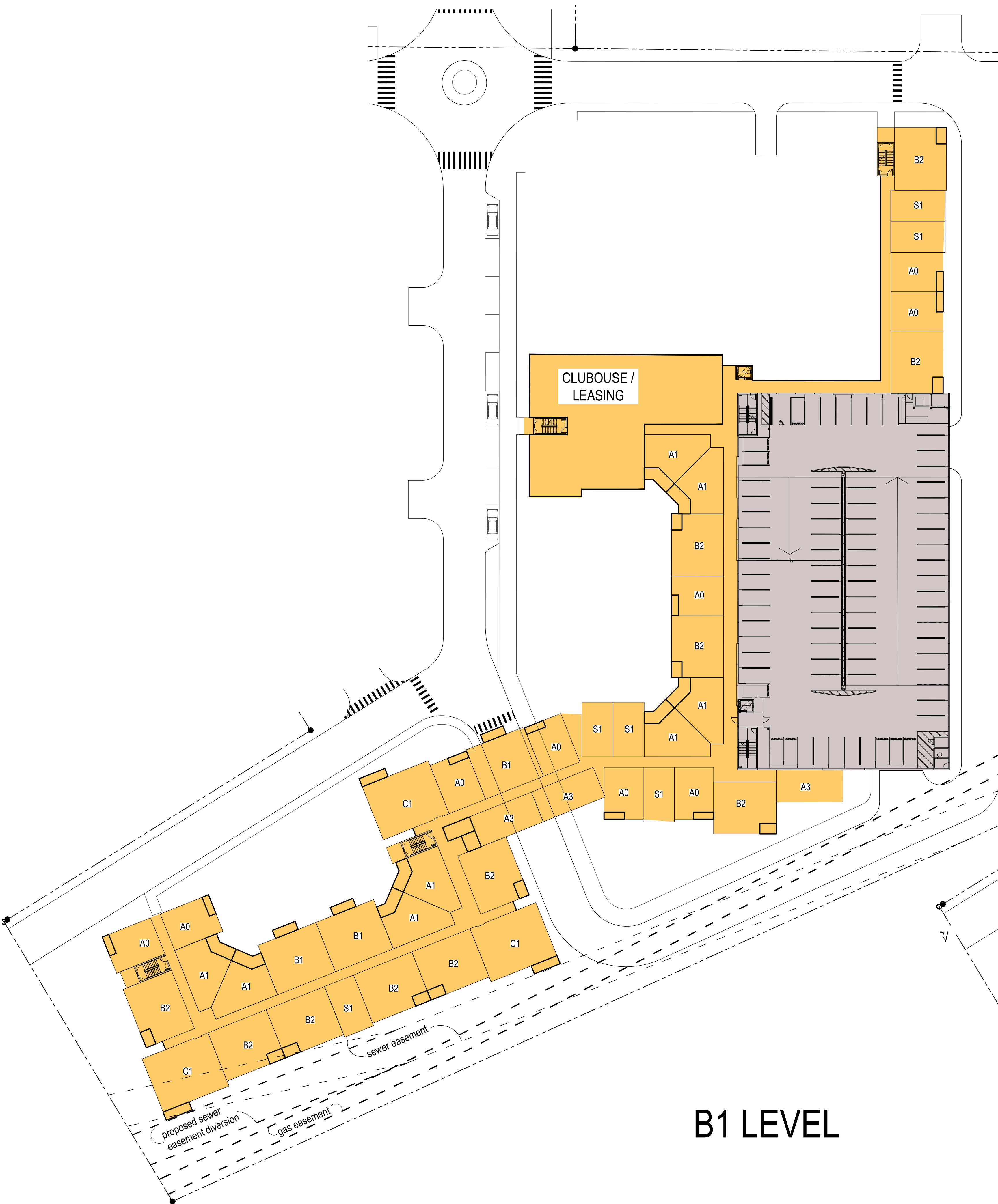
OVERHEAD CONNECTION TO PEDESTRIAN OVERPASS  
@ PARKING GARAGE LEVEL B2

B3 LEVEL

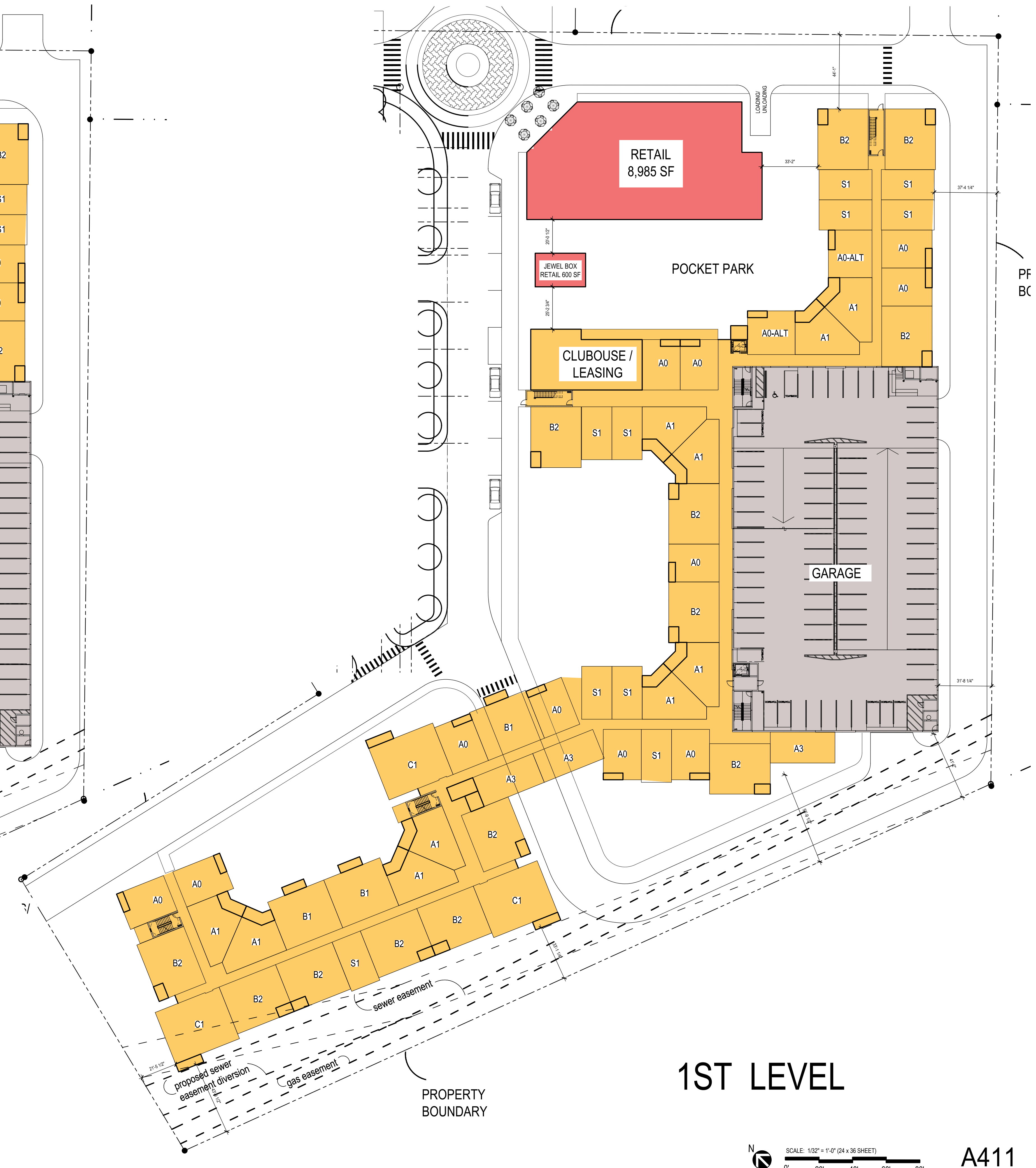
B2 LEVEL



A410



B1 LEVEL

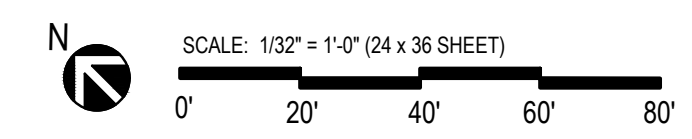
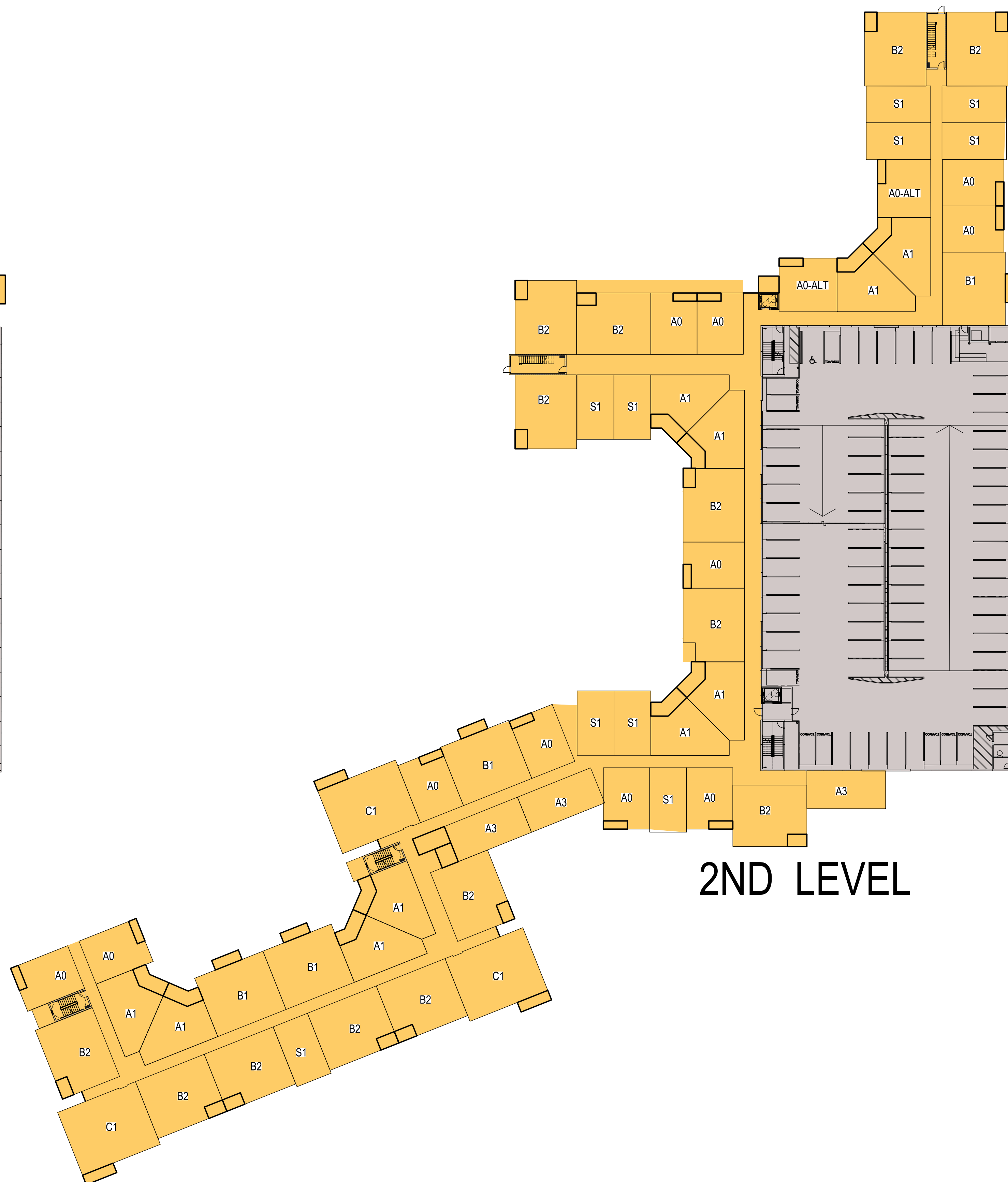
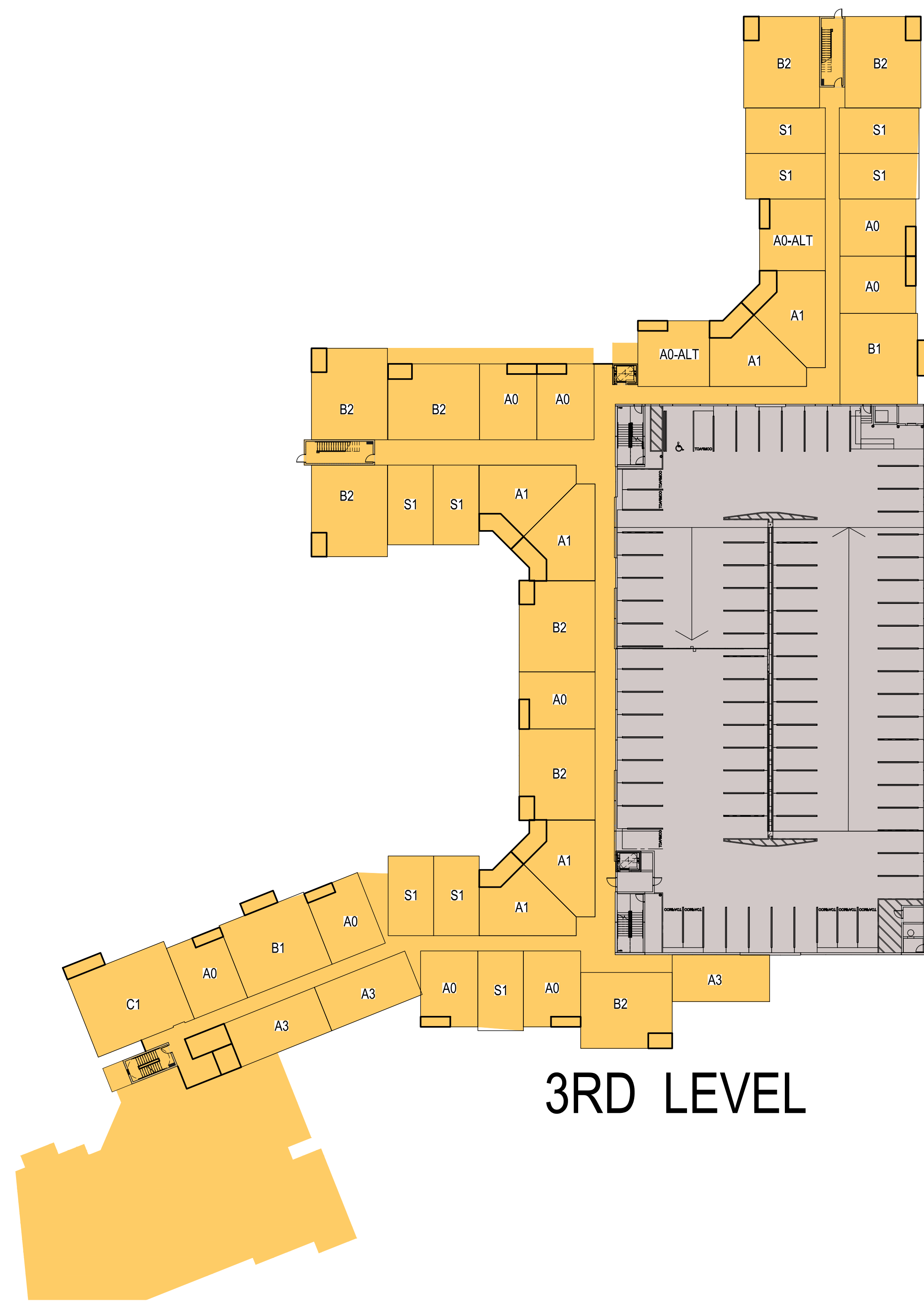


1ST LEVEL

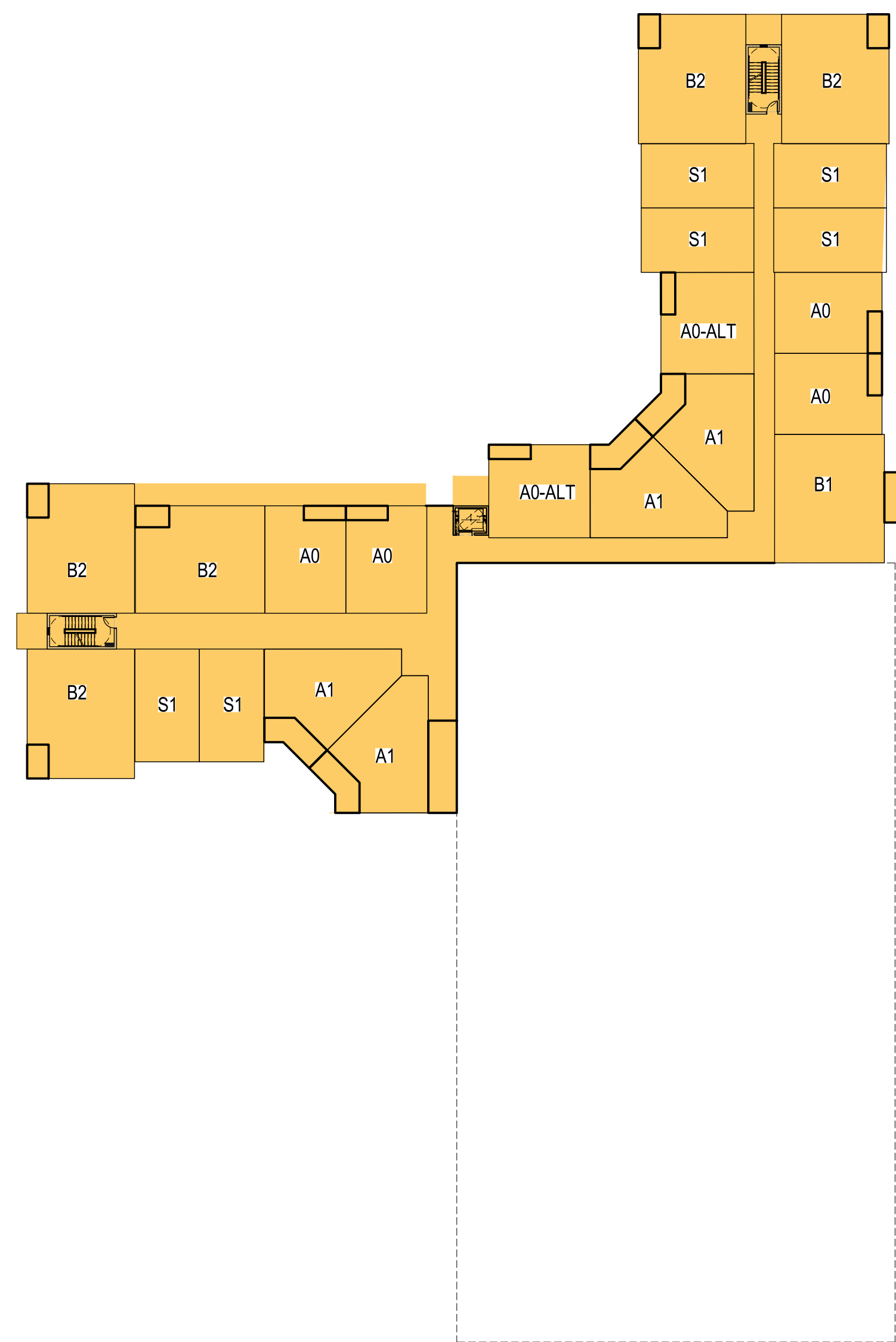
SCALE: 1/32" = 1'-0" (24 x 36 SHEET)  
 0 20' 40' 60' 80'

A411

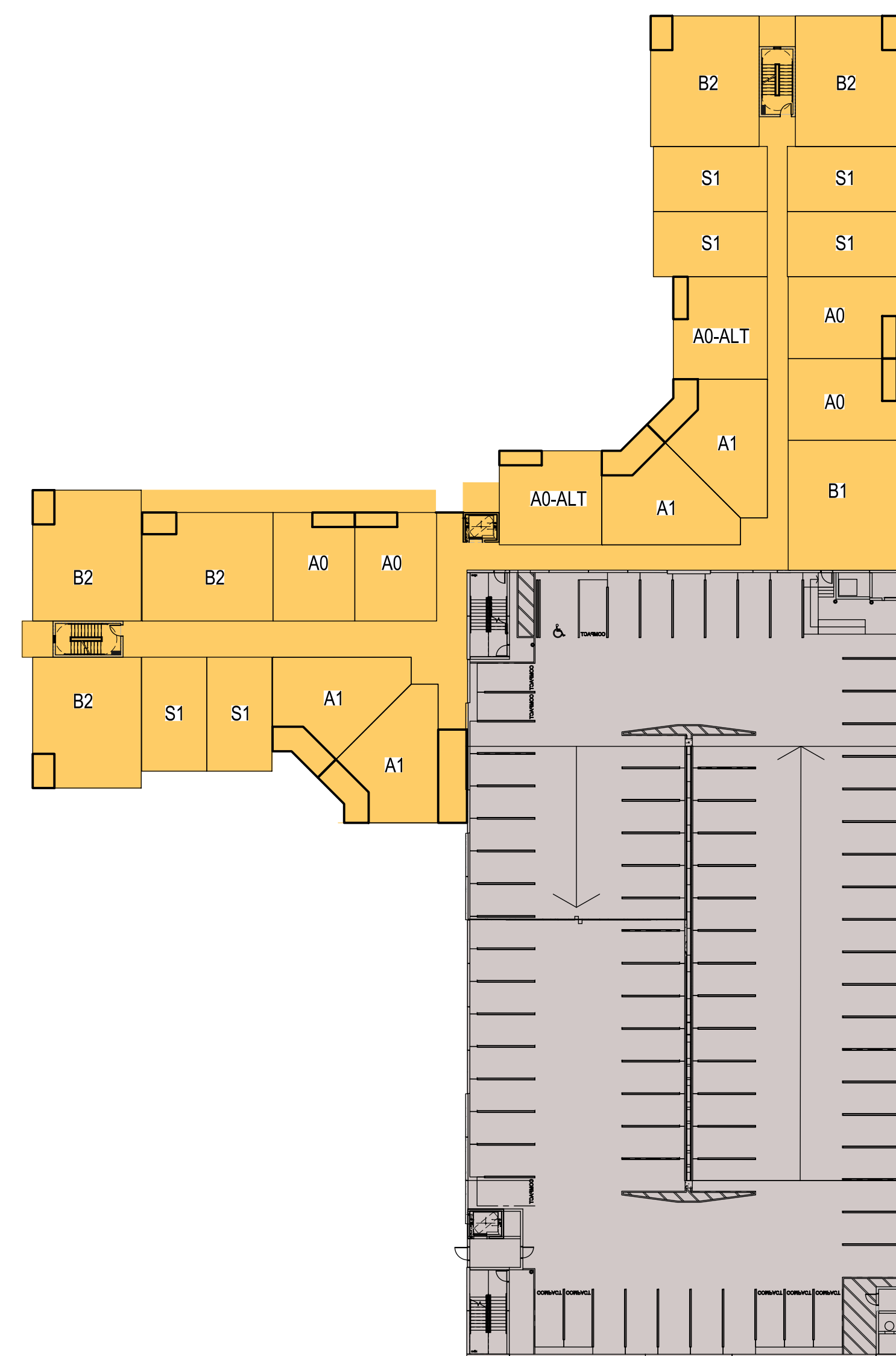
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A412

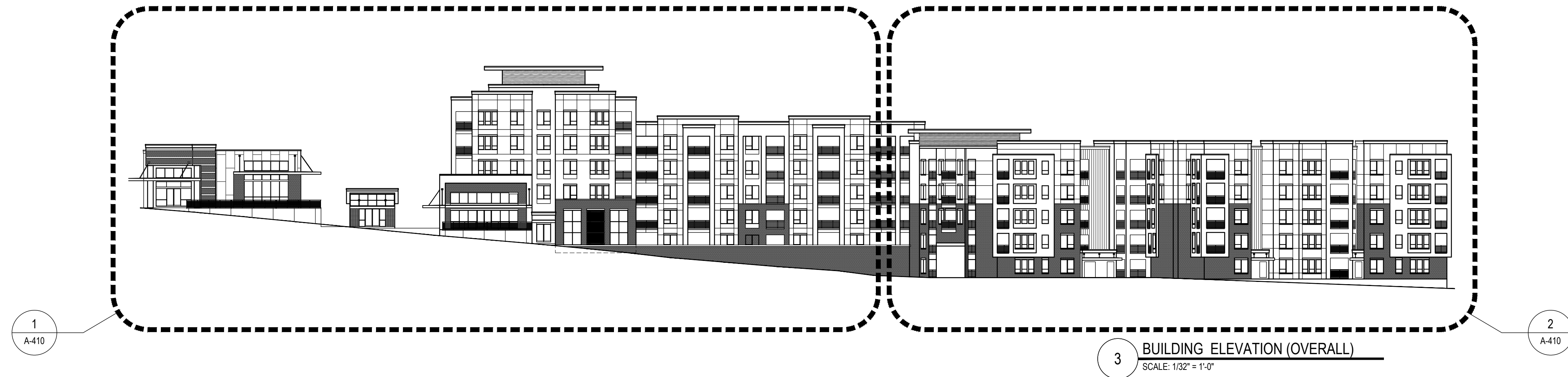


5TH LEVEL

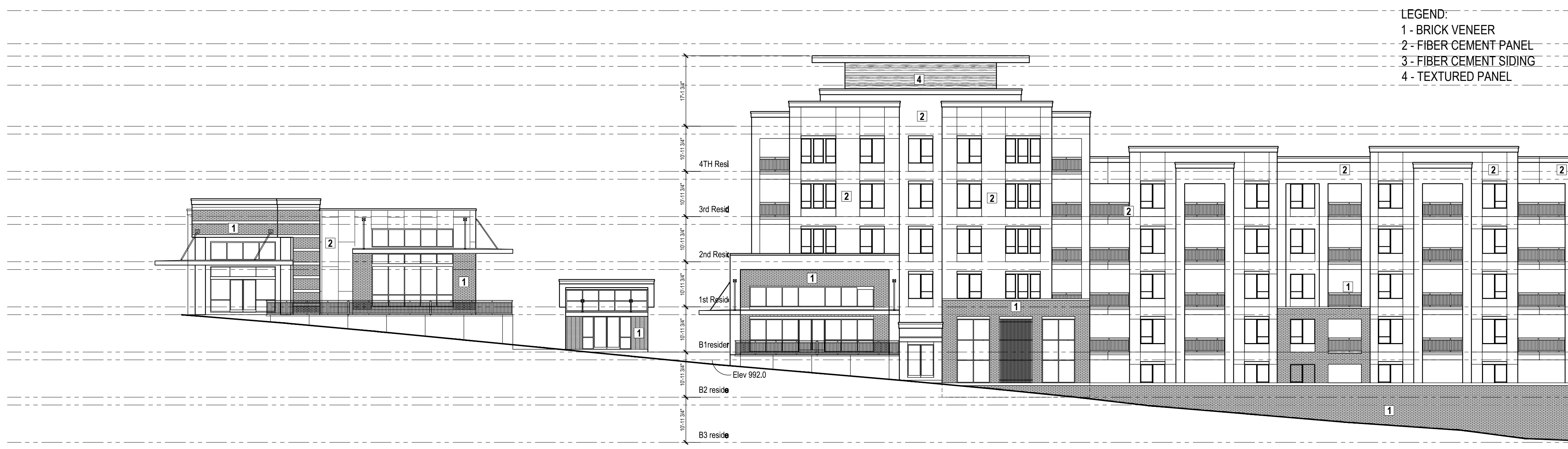


4TH LEVEL



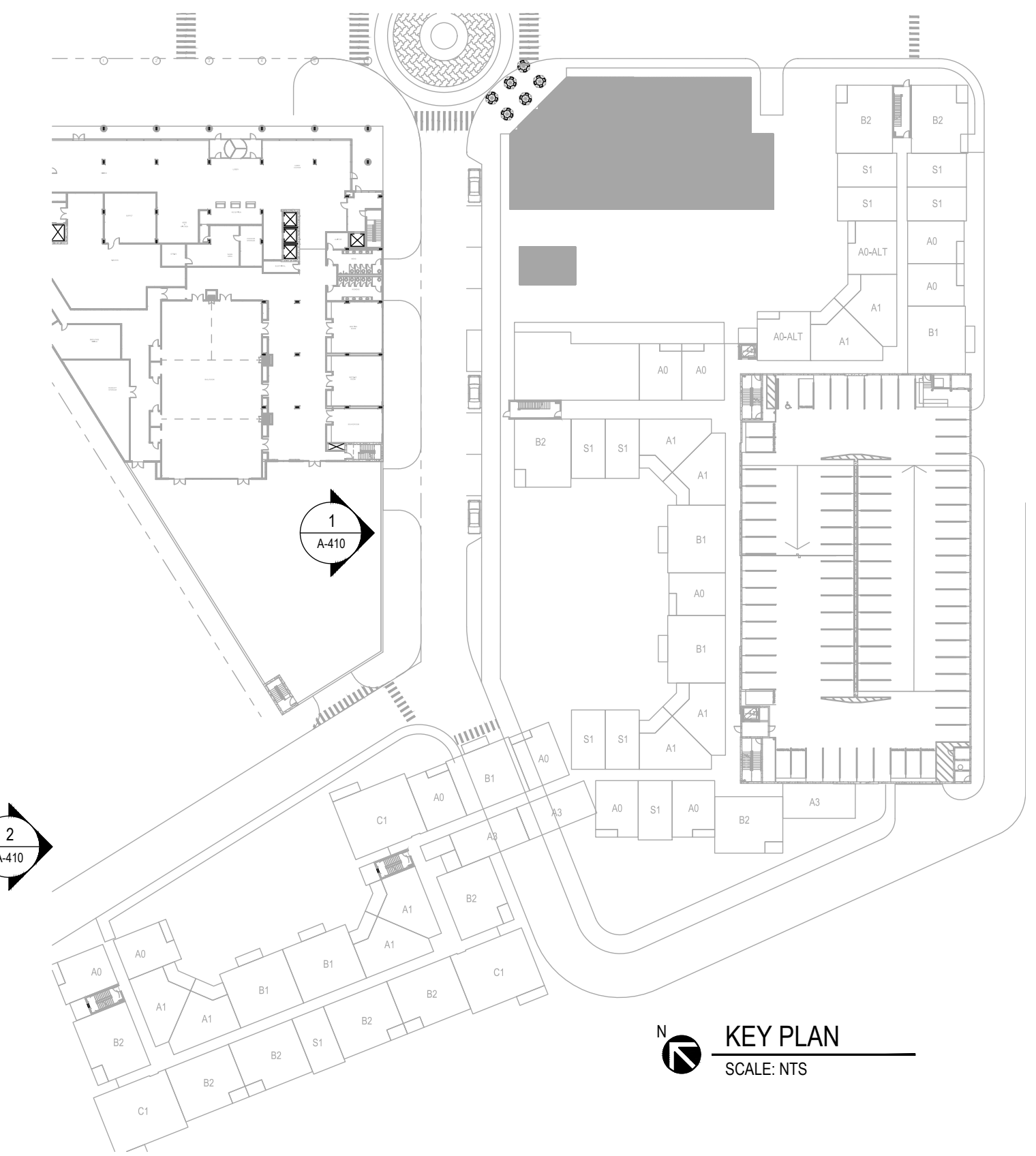


3 BUILDING ELEVATION (OVERALL)  
SCALE: 1/32" = 1'-0"



LEGEND:  
1 - BRICK VENEER  
2 - FIBER CEMENT PANEL  
3 - FIBER CEMENT SIDING  
4 - TEXTURED PANEL

2 BUILDING ELEVATION  
SCALE: 1/32" = 1'-0"



KEY PLAN  
SCALE: NTS



LEGEND:  
1 - BRICK VENEER  
2 - FIBER CEMENT PANEL  
3 - FIBER CEMENT SIDING  
4 - TEXTURED PANEL

1 BUILDING ELEVATION  
SCALE: 1/32" = 1'-0"