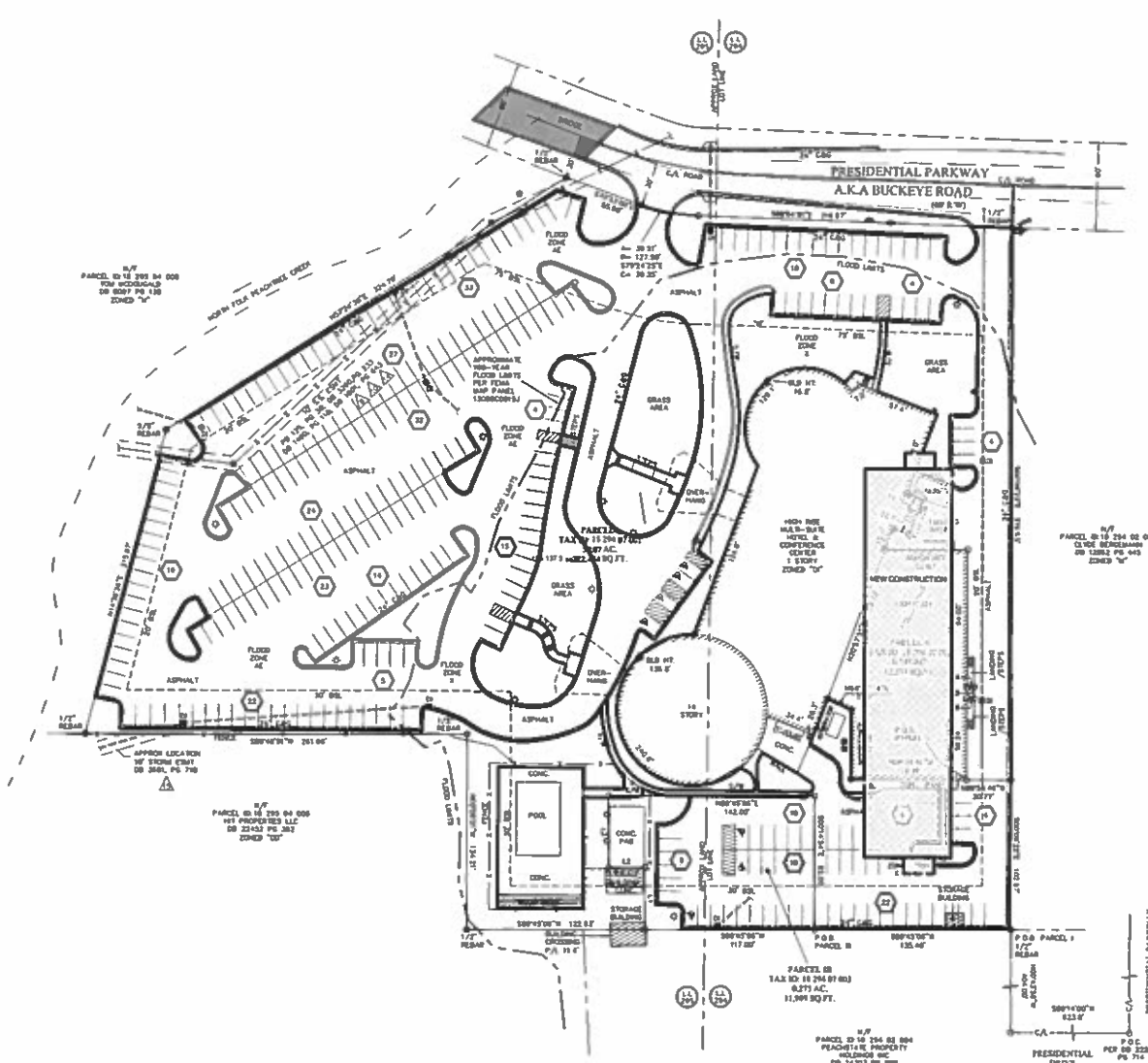


Approved Conditions
Unofficial until ratified by the Board
Date: 1/24/18 Initials: MUF

Approved Conditions

SLUP-18-21957

1. The property shall be used for a senior housing facility with no more than 400 units and it shall be no more than 12 stories in height, consistent with the site plan titled, "Senior Living SLUP", by Peacock Architects, dated 10/31/17 and with the elevations titled, "Senior Living SLUP", prepared by Peacock Architects, dated 12/19/17.
2. The front entrance to the site shall be reconfigured to allow addition of a left-turn lane, subject to review by the Public Works Transportation Division.
3. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.



VICINITY MAP
DRAWN TO SCALE

SITE ADDRESS:
PRESIDENTIAL PARKWAY
ATLANTA, GA

AREA SUMMARY:
PARCEL 1: 6.88 ACRES OR 297,074 SQUARE FEET
PARCEL 2: 8.38 ACRES OR 365,177 SQUARE FEET
PARCEL 3: 8.77 ACRES OR 381,177 SQUARE FEET
TOTAL AREA: 24.03 ACRES OR 1,043,428 SQUARE FEET

PARKING SPACES:
780 PARKING SPACES
780 BICYCLE PARKING SPACES

ZONING INFORMATION:
B4-OFFICE INSTITUTIONAL

SETBACKS:
FRONT 75'
SIDE 30'
REAR 30'

INFORMATION OBTAINED FROM PD 125, PD 3A,
DEKALB COUNTY RECORDS

THE SUBMITTER OF THIS PLAN INTENDS
TO INTERPRET OR MAKE
CONCLUSIONS REGARDING THIS
ZONING AND SETBACK DESIGNATION
BEYOND HEREON.

DETAILED ENERGY CALCULATIONS:
400 LIVING UNITS / 1.88 ACRES = 213 PER LIVING UNITS / ACRE

LIVING UNIT INFORMATION:

NEW TOWER:
1 BEDROOM: 11 FLOORS x 80 UNITS PER FLOOR = 880 UNITS
2 BEDROOM: 11 FLOORS x 2 UNITS PER FLOOR = 22 UNITS
NEW TOWER TOTAL UNITS = 902 UNITS

EXISTING TOWER:
1 BEDROOM: 4 FLOORS x 8 UNITS PER FLOOR = 32 UNITS
2 BEDROOM: 2 FLOORS x 4 UNITS PER FLOOR = 8 UNITS
3 BEDROOM: 7 FLOORS x 16 UNITS PER FLOOR = 112 UNITS
STUDIO: 7 FLOORS x 8 UNITS PER FLOOR = 56 UNITS
EXISTING TOWER TOTAL UNITS = 198 UNITS

TOTAL UNITS: 1,100 UNITS

SQUARE FOOTAGE CALCULATIONS:
EXISTING SQUARE FOOTAGE = 1,600,000 SQ FT
NEW SQUARE FOOTAGE = 1,000,000 SQ FT
TOTAL SQUARE FOOTAGE = 2,600,000 SQ FT

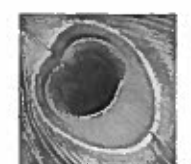
REQUIRED PARKING:
51 ONE-CARLING UNIT x 100 = 5,100
25 TWO-CARLING UNIT x 200 = 5,000
TOTAL REQUIRED PARKING = 10,100
EXISTING PARKING = 300

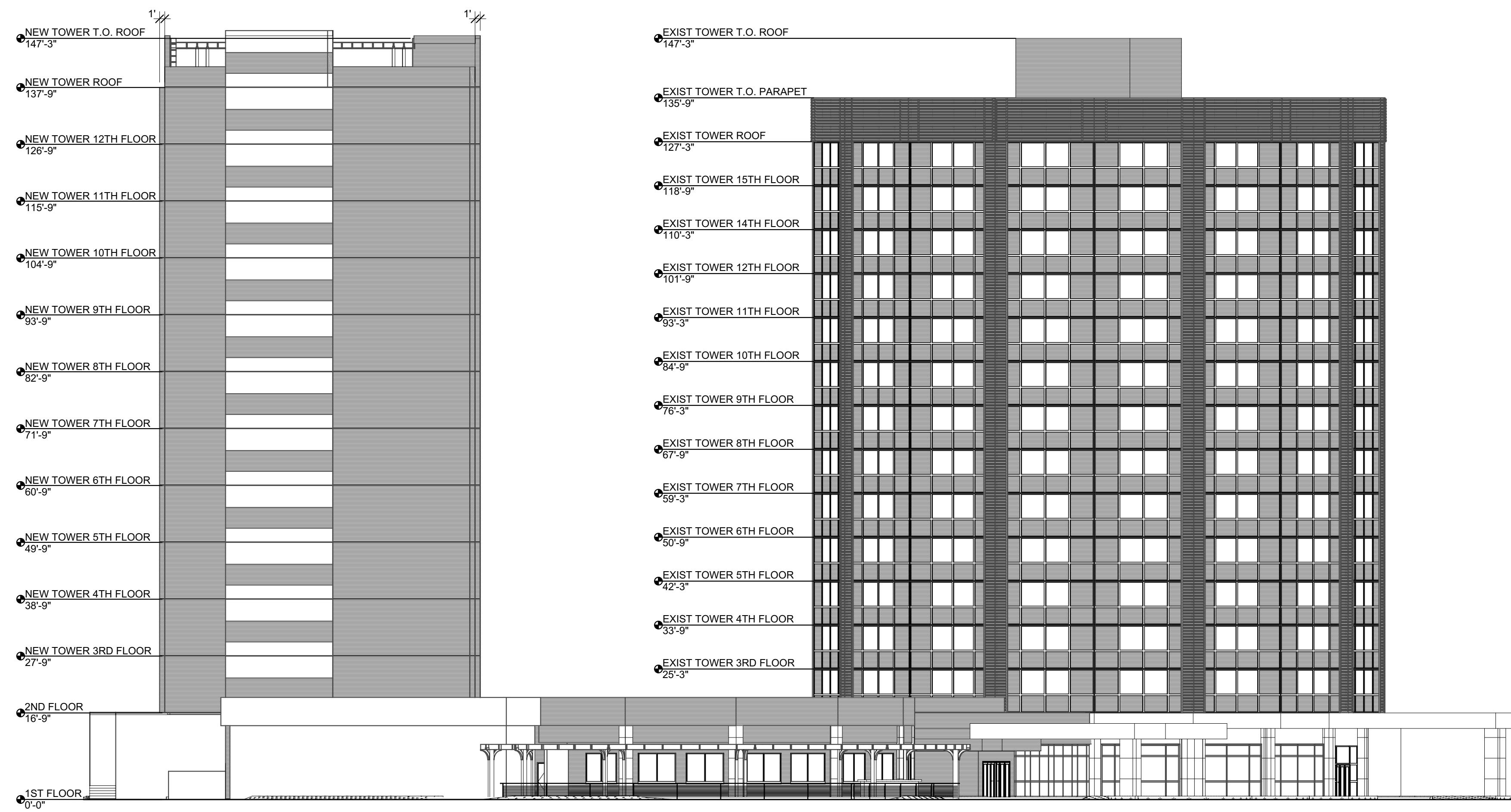
LOT COVERAGE CALCULATIONS:
EXISTING LOT COVERAGE = 188,000 SQ FT / 2,600,000 SQ FT = 7.23%
NEW LOT COVERAGE = 188,000 SQ FT / 2,600,000 SQ FT = 7.23%
TOTAL ADDED LOT COVERAGE = 0.00%

OPEN SPACE CALCULATIONS:
EXISTING OPEN SPACE = 15,000 SQ FT
NEW OPEN SPACE = 27,700 SQ FT
TOTAL ADDED OPEN SPACE = 12,700 SQ FT

- LEGEND:**
- PROPERTY CORNER
 - FOUND (AS NOTED)
 - 1/2" REBAR WITH CAP SET 18" P 3/8"
 - 4" P/6 HOUSING
 - ▲ FIRE HYDRANT
 - BRICK WERK
 - BRICK WALL
 - POWER POLE
 - LIGHT POLE
 - MANHOLE
 - CLEAR CUT
 - ANCHOR BOLT
 - OVERLAP STRUCTURE
 - DRAINAGE HOLE
 - POWER/JUNCTION POLE
 - < GUY WIRE
 - POWER WERK
 - POWER BOX
 - REBAR PARKING
 - △ MANHOLE
 - LL LAND LOT
 - N/W, S/W OR FORMERLY
 - R/W RIGHT-OF-WAY
 - P/A PROPERTY LINE
 - OVERPASS
 - GAS WERK
 - GAS VALVE
 - CABLE BOX
 - TELEPHONE BOX
 - BOX
 - A/C UNIT
 - 18" REBAR LINE
 - OVERLAP UTILITY LINE
 - SEWER LINE
 - GAS LINE
 - CABLE LINE
 - TELEPHONE LINE
 - FENCE LINE
 - CONTOUR LINE
 - B.S. BUILDING SET BACK LINE
 - CONCRETE
 - EOP EDGE OF PAVEMENT
 - C.B. CATCH BASIN
 - CHY CATCHER
 - FRESH FLOOR ELEVATION
 - BASEMENT FLOOR ELEVATION
 - GARAGE FLOOR ELEVATION
 - REED BENCH
 - PLAY BOOK
 - PG PAGE
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - 64-10 NORTH AMERICAN VERTICAL DATA
 - HARDWOOD TREE
 - PINE TREE

SENIOR LIVING SLUP
4001 PRESIDENTIAL PARKWAY





NORTH ELEVATION

SCALE: 1/16" = 1'-0"



EAST ELEVATION

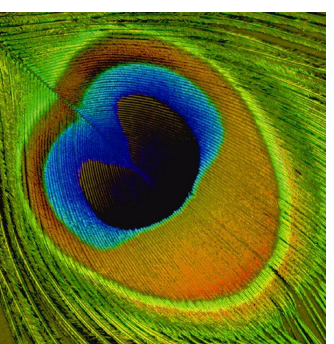
SCALE: 1/16" = 1'-0"

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SENIOR LIVING SLUP

4001 PRESIDENTIAL PARKWAY

12/19/2017



PEACOCK ARCHITECTS