

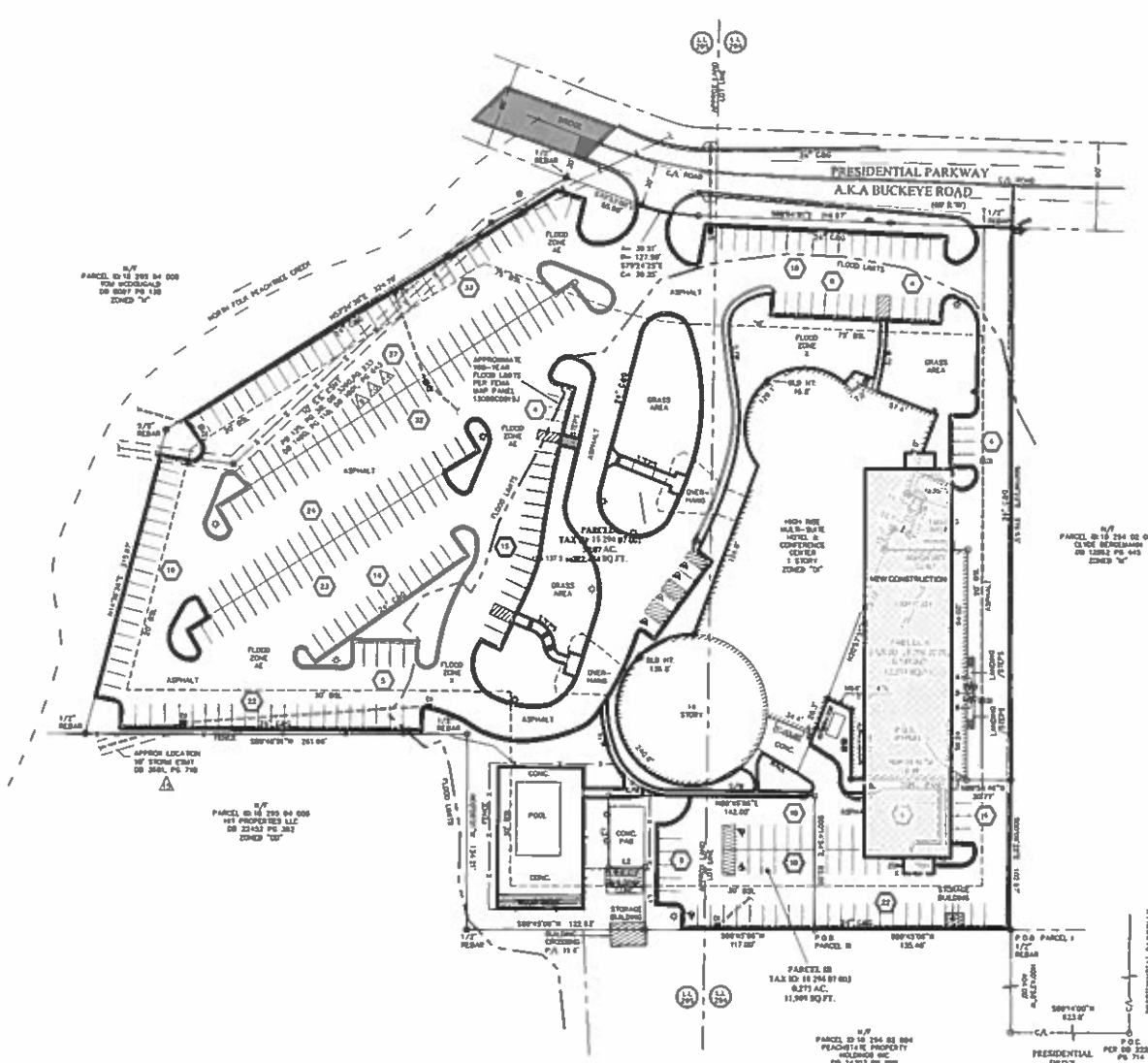
Approved Conditions
Unofficial until ratified by the Board

Date: 1/24/18 Initials: MMF

Approved Conditions

SLUP-18-21926

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.



SITE ADDRESS:
PRESIDENTIAL PARKWAY
ATLANTA, GA

AREA SUMMARY:
PARCEL 1: 8.88 ACRES OR 383,074 SQUARE FEET
PARCEL 2: 8.389 ACRES OR 362,177 SQUARE FEET
PARCEL 3: 8.275 ACRES OR 360,819 SQUARE FEET
TOTAL AREA: 25.544 ACRES OR 1,106,070 SQUARE FEET

PARKING SPACES:
780 PARKING SPACES
780 BICYCLE PARKING SPACES

ZONING INFORMATION:
64-OFFICE INSTITUTIONAL

SETBACKS:
FRONT: 75'
SIDE: 30'
REAR: 30'

INFORMATION OBTAINED FROM PG 125, PG 3A, DEKALB COUNTY RECORDS
THE BUYER/OWNER/ARCHITECT INTENDS TO INTERPRET OR MAKE CONCLUSIONS REGARDING THIS ZONING AND SETBACK DESIGNATION BEYOND HEREON.

DETAILED ENERGY CALCULATIONS:
400 LIVING UNITS / 1.888 ACRES = 212.38 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 = 188 UNITS

TOTAL UNITS: 1090 UNITS

SQUARE FOOTAGE CALCULATIONS:
EXISTING SQUARE FOOTAGE = 160,000 SQ. FT.
NEW SQUARE FOOTAGE = 180,000 SQ. FT.
TOTAL SQUARE FOOTAGE = 340,000 SQ. FT.

REQUIRED PARKING:
S1 (ONE-CARLING UNIT) x 100 = 100
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TOTAL REQUIRED PARKING = 300
EXISTING PARKING = 300

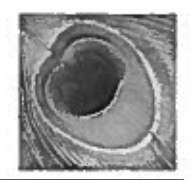
LOT COVERAGE CALCULATIONS:
EXISTING LOT COVERAGE = 188,000 SQ. FT. / 383,074 SQ. FT. = 49.1%
NEW LOT COVERAGE = 340,000 SQ. FT. / 383,074 SQ. FT. = 88.8%
TOTAL ADDED LOT COVERAGE = 39.7%

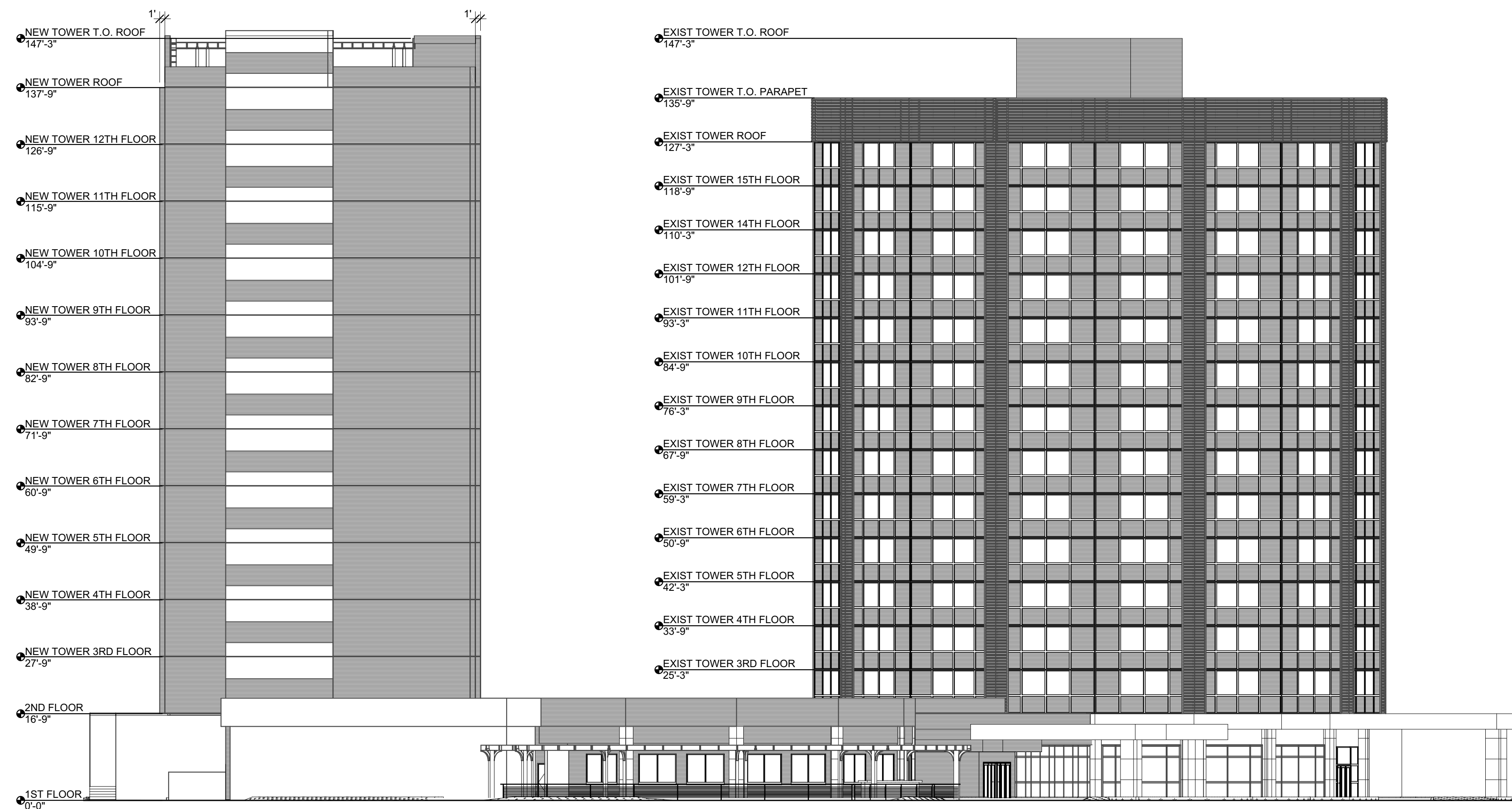
OPEN SPACE CALCULATIONS:
EXISTING OPEN SPACE = 15,000 SQ. FT.
NEW OPEN SPACE = 47,700 SQ. FT.
TOTAL ADDED OPEN SPACE = 62,700 SQ. FT.

- LEGEND:**
- PROPERTY CORNER
 - FOUND (AS NOTED)
 - 1/2" REBAR WITH CAP SET 18" P 330
 - 4" P/6 HOUSING
 - ▲ FIRE HYDRANT
 - BRICK WERK
 - BRICK WALL
 - POWER POLE
 - LIGHT POLE
 - HATCHOLE
 - CLEAR CUT
 - ANCHOR BOLT
 - OVERLAP STRUCTURE
 - DRAINAGE HOLE
 - POWER/JUNCTION POLE
 - < GUY WIRE
 - POWER WERK
 - POWER BOX
 - REBAR PARKING
 - △ HATCHCAP
 - LAND LOT
 - ▲/▼ ROW OR FORMERLY
 - /○ PROPERTY LINE
 - OVERPASS
 - GAS WERK
 - GAS VALVE
 - CABLE BOX
 - TELEPHONE BOX
 - ROW
 - A/C UNIT
 - 1/2" REBAR LINE
 - OVERLAP UTILITY LINE
 - SCHED LINE
 - GAS LINE
 - CABLE LINE
 - TELEPHONE LINE
 - FENCE LINE
 - CON TOUR LINE
 - BLD. BUILDING SET BACK LINE
 - CONC. CONCRETE
 - EDG EDGE OF PAVEMENT
 - B. CAR ON BATH
 - CHY CARTRIDGE
 - FTY FRESHEN FLOOR ELEVATION
 - FTY BASEMENT FLOOR ELEVATION
 - FTY GARAGE FLOOR ELEVATION
 - SD REED BUSH
 - PG PLAY BOOK
 - PG PAGE
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - 64-10-NORTH AMERICAN VERTICAL 64.10
 - HARDWOOD TREE
 - PINE TREE

SENIOR LIVING SLUP

4001 PRESIDENTIAL PARKWAY





NORTH ELEVATION

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



EAST ELEVATION

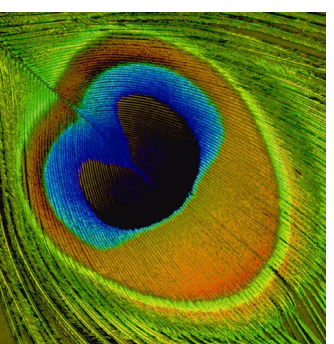
SCALE: 1/16" = 1'-0"

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SENIOR LIVING SLUP

4001 PRESIDENTIAL PARKWAY

12/19/2017



PEACOCK ARCHITECTS