



**VALOR TOWER**

**REAL ESTATE DEVELOPMENTS**

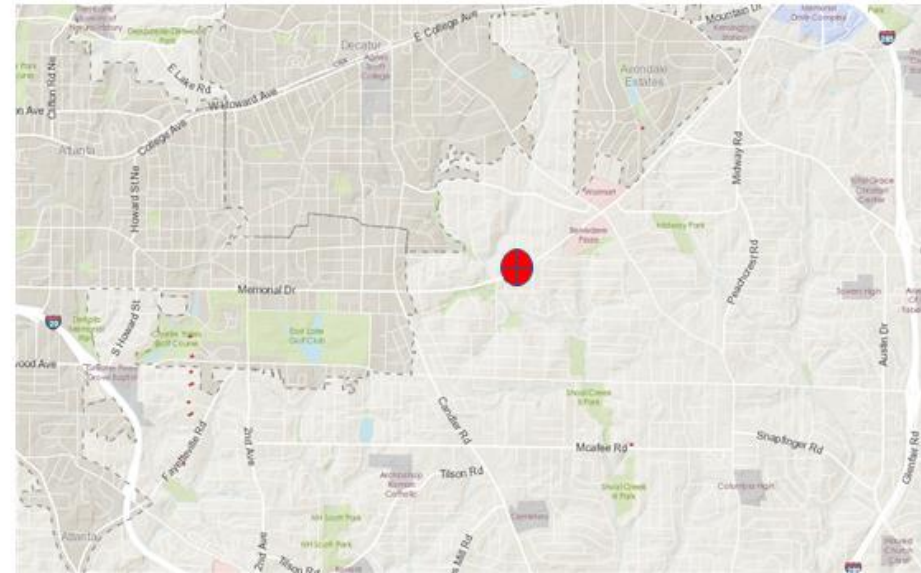


# Location:

- 3229 Memorial Drive
- 3237 Memorial Drive
- 3245 Memorial Drive
- 3265 Memorial Drive
- 3251 Memorial Drive

Site Area: 2.8 Ac. Approx.

The project is 4 miles from I-20 and 3 miles from 285, approximately





15 201 01 002

3220

3262

112.2'

100'

39.6'

3283

3279

15 201 03 030

15 201 03 029

(1)

(2)

64'

62'

1522

8

15 201 08 004

201'

15 201 08 009

1536

1544

15 201 03 010

1540

15 201 08 011

15 201 03 012

1543

Memorial Drive

Thomas Road

Conway Road

Julian Street

15 201 07 007

3267

3245

15 201 07 004

3261

15 201 07 001

3229

15 201 07 005

G

7

15 201 07 003

15 201 05 012

3218

15 201 05 011

1547

15 201 05 015

1553

1546

15 201 06 001

15 201 06 023

15 201 06 020

15 201 06 009

2743

15 201 06 016

1543

15 201 06 002

2727

2731

15 201 03 019

2735

2739

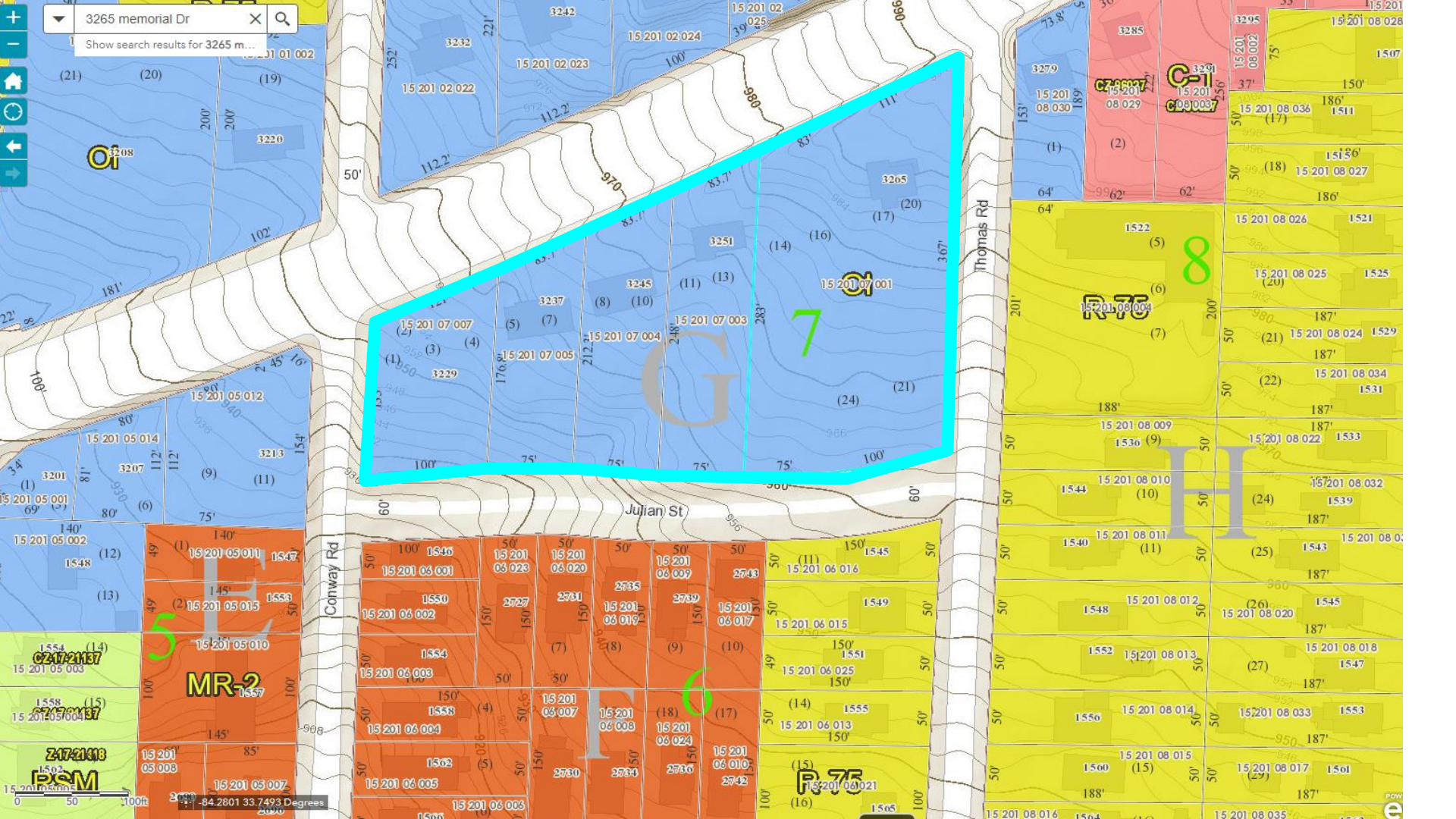
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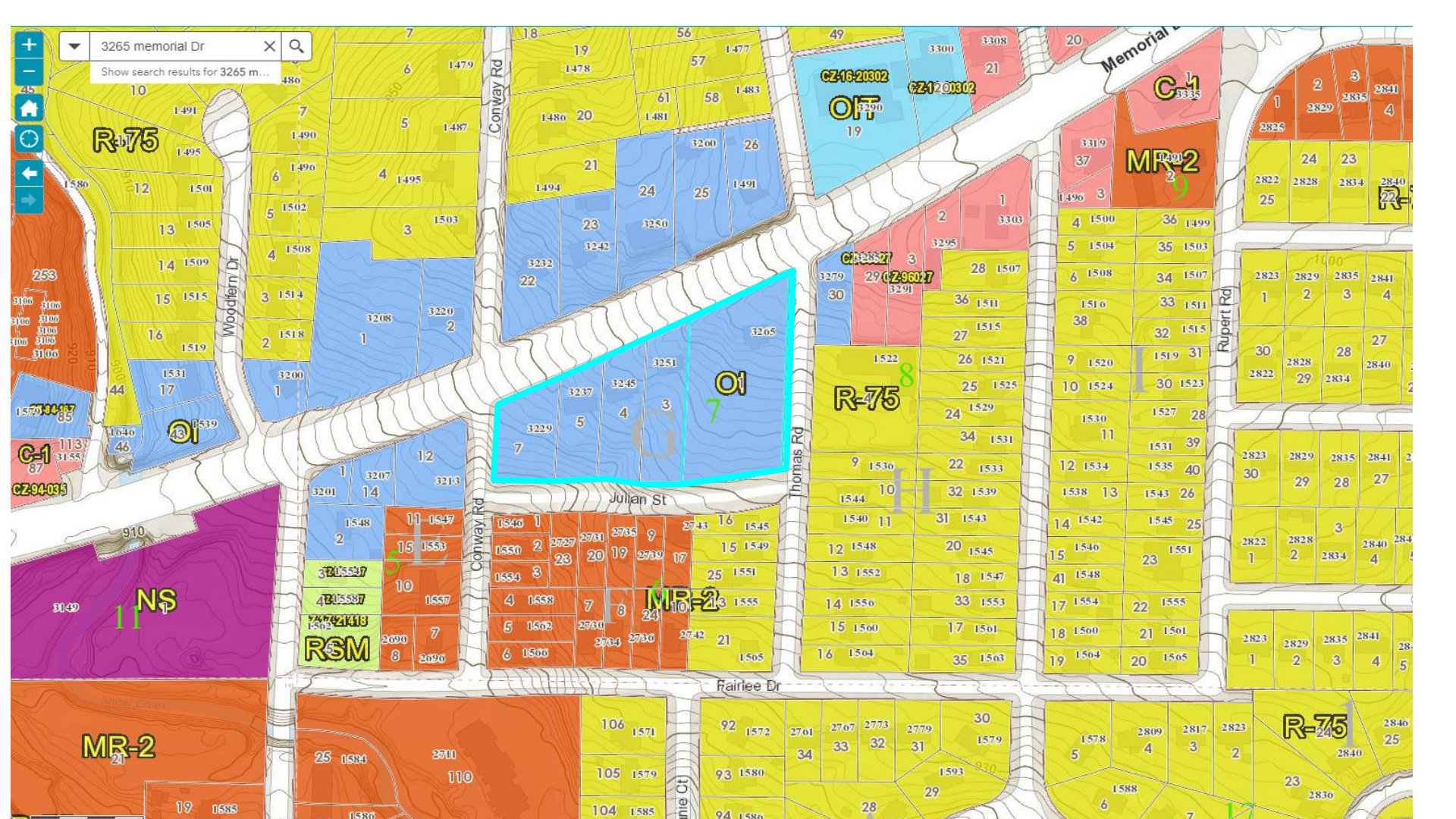
15 201 03 015

1549

3265 memorial Dr

Show search results for 3265 m...





3265 memorial Dr

R-75

R-75

MR-2

NS

RSM

MR-2

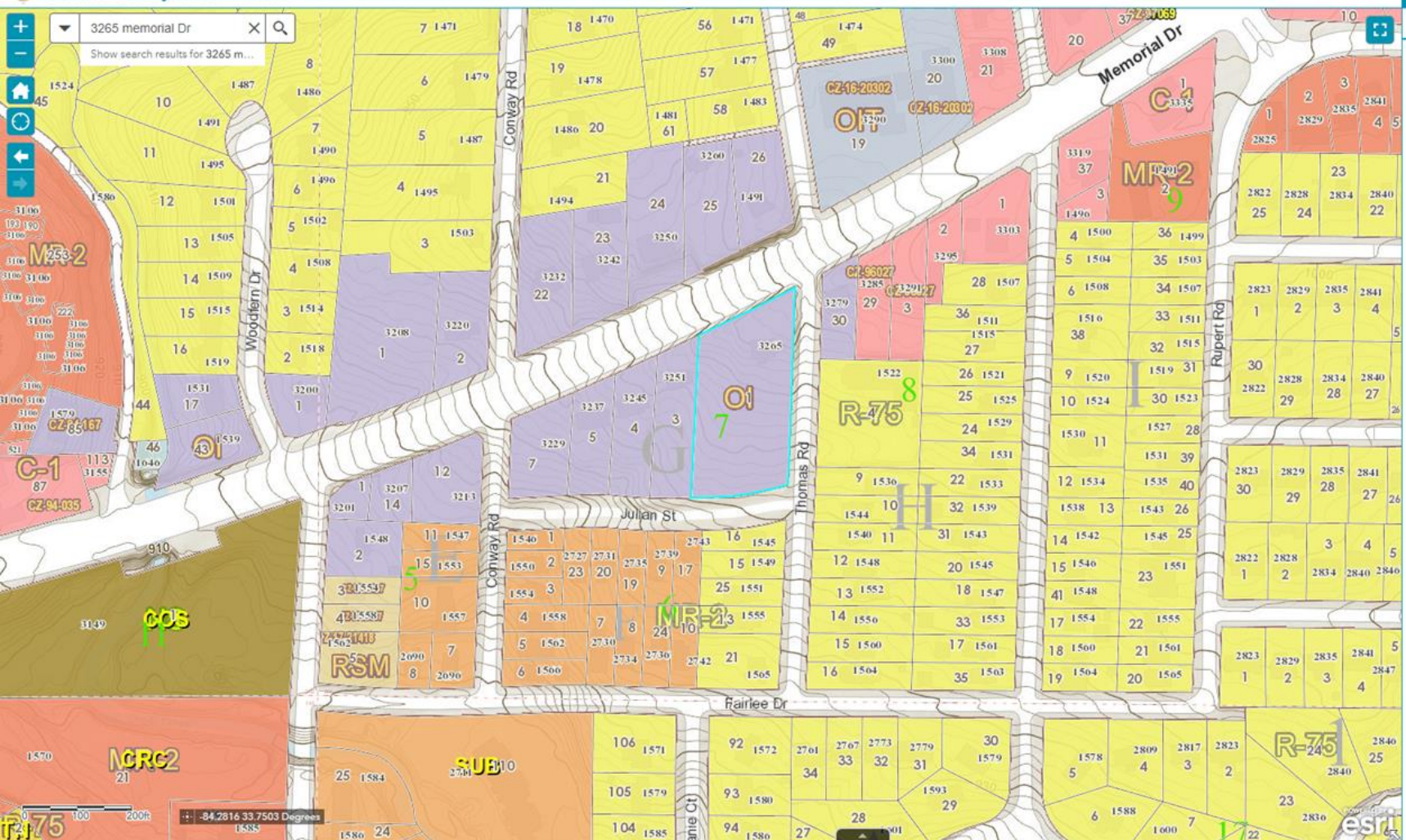
R-75



3265 memorial Dr

Show search results for 3265 m...

Map navigation controls: Home, Refresh, Previous View, Next View, Full Screen, Print, Scale (0, 100, 200ft), Coordinates (-84.2816 33.7503 Degrees)



Layer List

**Layers**

- Parcels
- Parcel Annotation
- Subdivision
- Land-Use

**Parcel Legend**

- Parcel
- COS
- HC
- IND
- INS
- LIND
- NC
- OP
- OPR
- RC
- RR
- SUB
- TC
- TN

**Other Layers**

- Overlay Districts
- Zoning
- Flood
- RoadClassification
- Commissioner Districts





THIS DRAWING IS AN ABSTRACT OF THE PROJECTS SERVICE FOR USE SOLELY BY THE PARTY TO THE PROJECT AND SHALL NOT BE REPRODUCED OR USED WITHOUT THE CONSENT OF ENGINEER.

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION

PROJECT:  
**Gran Terraza at Memorial Dr**  
3265 Memorial Dr, Decatur GA 30032

CONTENTS:

**PROPOSED SITE PLAN**

DATE: 6-30-20  
SHEET No:

**C-1.1**

**SITE DATA**

EXISTING ZONING:  
L3 COMMERCIAL PROPERTY, C3 COMMERCIAL LOT A  
MS3 RESIDENTIAL

PROPOSED ZONING:  
MR-2 RESIDENTIAL MEDIUM

PROPERTY AREA = 2.868 ACRES  
TOTAL DEVELOPED AREA = 1.96 ACRES

**PROJECT BUILDING DATA**

PROPOSED RESIDENTIAL UNITS: 44 UNITS  
TOTAL NO. OF BUILDINGS: 7  
BUILDING HEIGHT: 47'-0"  
TOTAL RCBS: 796  
PARKING RATIO - PER DWELLING: 2.44

HEATED AREA FOR UNITS = 331,341 sq ft  
TOTAL HEATED AREA 44 UNITS = 103,694 sq ft

UNHEATED AREA FOR UNITS = 1,230 sq ft  
TOTAL UNHEATED AREA 44 UNITS = 54,320 sq ft

TOTAL AREA FOR UNITS = 3,071 sq ft  
TOTAL AREA 44 UNITS = 157,124 sq ft

FOOTAGE FOR UNITS = 893 sq ft

FOOTAGE FOR BUILDING:  
BUILDING 1 (4-STORY) = 7,444 sq ft  
BUILDING 2 (5-UNIT) = 7,444 sq ft  
BUILDING 3 (3-UNIT) = 4,400 sq ft  
BUILDING 4 (6-UNIT) = 5,398 sq ft  
BUILDING 5 (6-UNIT) = 7,444 sq ft  
BUILDING 6 (6-UNIT) = 1,572 sq ft  
BUILDING 7 (5-STORY) = 4,685 sq ft  
FOOTAGE TOTAL = 39,226 sq ft

**WALKWAY DATA:**

WALKWAYS = 9,893 sq ft  
SIGNAGE = 8' x 9' (50')  
HOT TUBS = 5,576 sq ft

**INTERIOR STREETS DATA:**

INTERIOR STREETS AREA = 18,775 sq ft  
PER LOT AREA = 264' x 603' (158')

**SETBACKS:**

FRONT (FROM CURB) SETBACK: 15m - 16'10"  
FRONT (TO ALL OTHER STRUCTS): 8'  
REAR SETBACK: 16'0"

**LOT COVERAGE:**

MR-2 MAXIMUM LOT COVERAGE: 75%

MR-2 UNITS 5-ARRANGES PROPOSED RESIDENTIAL UNITS = 44

MAXIMUM FLOOR: 444 sq ft x 44 = 19,536 sq ft  
FRONT PORCH: 13 sq ft x 44 = 572 sq ft  
GARAGE: 438 sq ft x 44 = 19,272 sq ft

SIDEWALK (EXT. SIDE): 3,035 sq ft  
SIDEWALK (CURB SIDE): 3,658 sq ft  
DRIVEWAY: 19,775 sq ft  
CIRCULAR DRIVE: 4,103 sq ft

TOTAL PROPOSED IMPROVEMENTS = 73,586 sq ft

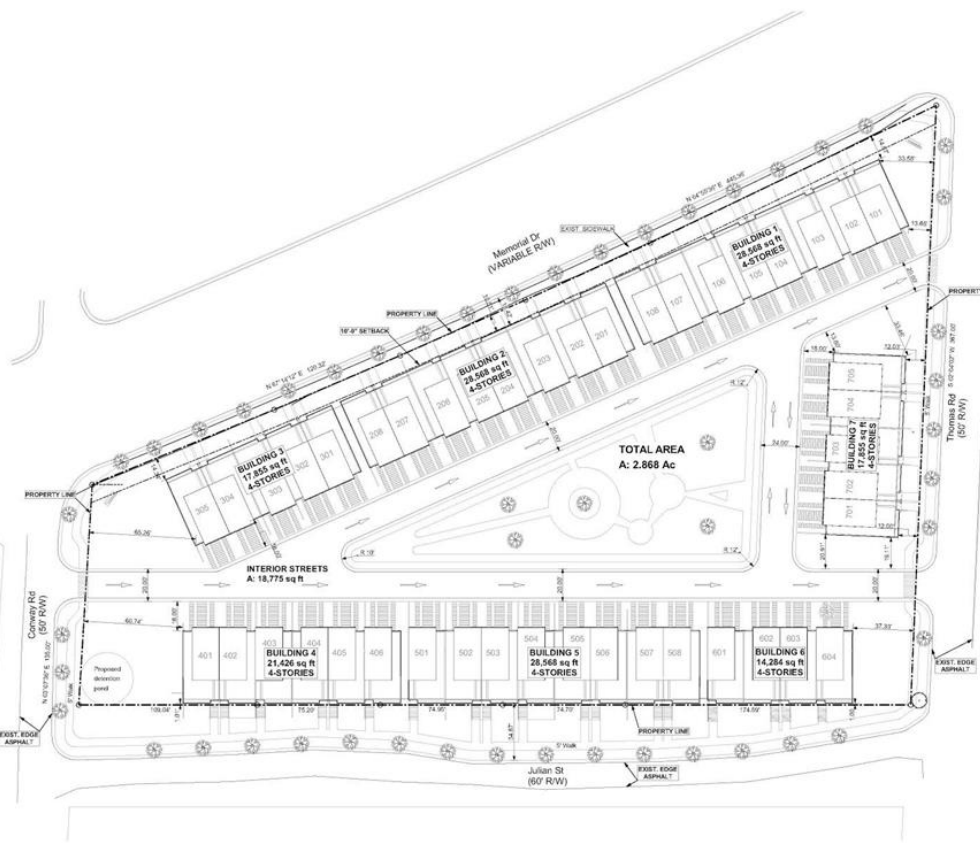
CALCULATE LOT COVERAGE = 73,586 sq ft / 264 sq ft x 603 sq ft = 90% < 75%

**OPEN SPACE CALCULATION:**

OPEN SPACE REQUIREMENT:  
PROPERTY AREA = 2.868 ACRES  
TOTAL FOOTAGE AREA = 28,292 sq ft  
OPEN SPACE WIDTH = 30.00 X 17.00 = 510.00 sq ft REQUIRED  
124.00 sq ft - 28,292 sq ft = 85,624 sq ft PROVIDED OPEN SPACE

**DENSITY CALCULATION:**

PROPERTY AREA = 2.868 ACRES  
TOTAL RESIDENTIAL UNITS = 44 UNITS  
CALCULATION = 44 UNITS / 2.868 ACRES



**PROPOSED SITE PLAN**  
C-1.1" 1" = 30'

SCALE: 1" = 30'

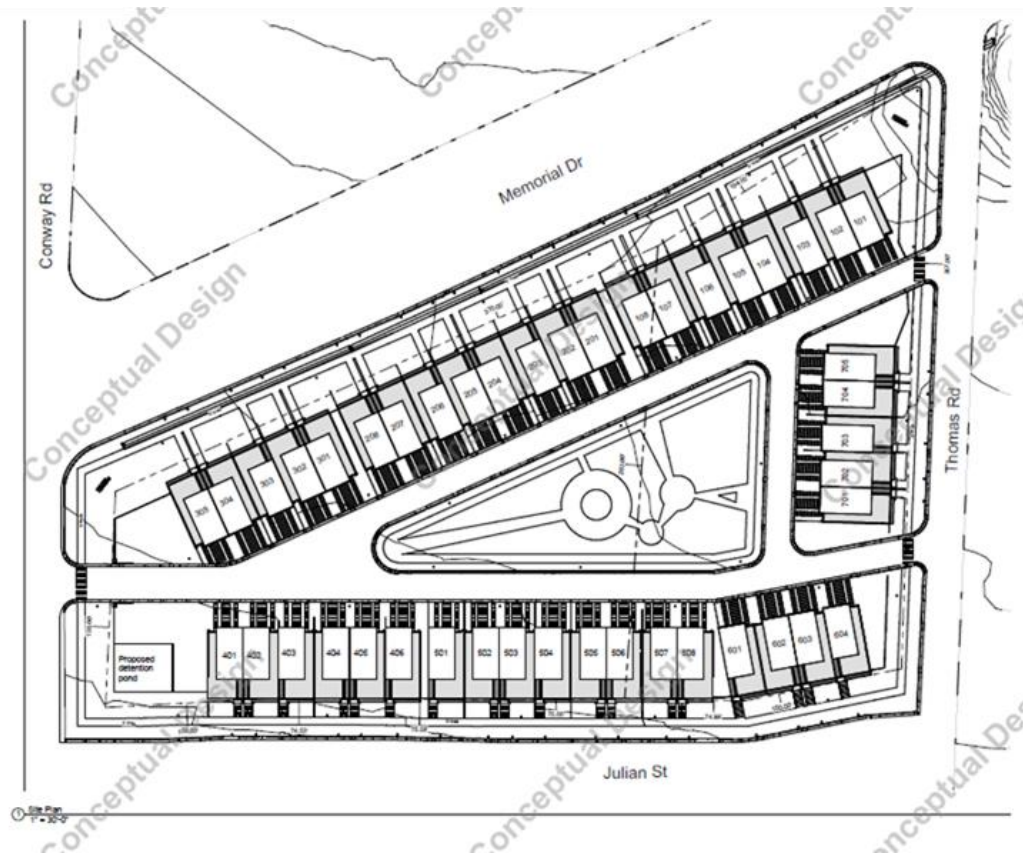






# Gran Terraza

- Total number of Buildings: 7
- Units Per Buildings:
  - Three 8-unit buildings
  - Two 5-unit buildings
  - One 6-unit building
  - One 4-unit building
- Proposed residential units: 44
- Bedrooms per Unit: 3
- Max Building Height: 42 ft. 2 ½ in.



# Unit Elevation Plan



Facade Materials include : Brick, Fiber Cement and Siding

# Heated Sq. Ft

Name	Area (Sq. Ft.)
Main level floor	416
Upper level floor	837
Third level floor	802
Fourth level floor	286
TOTAL	2341

Link for Video Presentation

<https://vimeo.com/412418613>



**3 Bed 4.5 Bath-2341sf. Mid  
\$400,000's**



# Similar Projects in the Area



2029 Memorial Drive  
Decatur, GA 30030  
3 Bed/3.5 Bath  
\$ 469,000  
2359 SF  
0.4 Miles from Property

# Similar Projects in the Area



709 N Avondale Creek Dr,  
Decatur, GA 30032  
3 Bed/ 4 Bath  
2,551 sq ft  
\$403,000

2.8 miles from property



# Similar Projects in the Area



422 Hargrove Ln  
Decatur, GA 30030  
4 Bed/3 Bath  
\$ 620,000  
2419 SF  
1.1 Mile from Property

# Similar Projects in the Area



1836 Memorial Drive  
Atlanta, GA 30317  
4 Bed/5 Bath  
\$ 676,000  
2838 SF  
2.9 Miles from property

# Similar Projects in the Area



1300 Memorial Drive  
Atlanta, GA 30317  
3 Bed/4 Bath  
\$ 485,000  
1900 SF

3.9 Miles from Property