

SEAL

ARCHITECT



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SMYRNA, GEORGIA 30080
(770) 633-6341

ADDRESS

25 TECH CONDOMINIUM
PEACHTREE CORNERS, GA 30092
SOUTHERN TECHNOLOGY PARK
INVESTORS, LLC

NO.	DATE	DESCRIPTION
05/03/24	REZONING SUBMISSION	

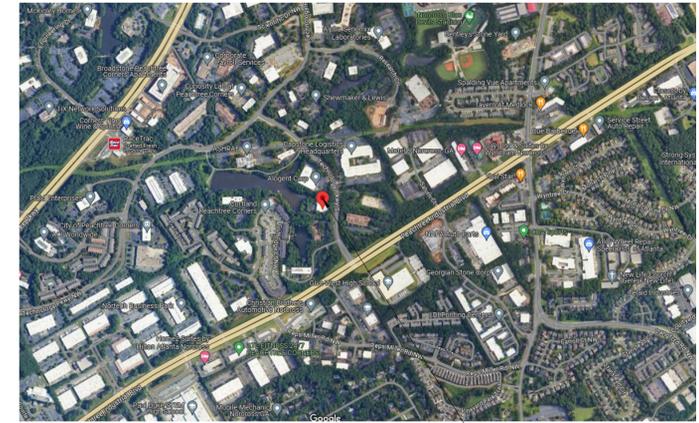
Sheet Title:

**ARCH. SITE
PLAN**

Project No.: 202416

AS1

NOT FOR CONSTRUCTION



2 VICINITY MAP
1 : 12000

UNIT MATRIX
TYPE A - 6 UNITS
APPROX. 2,000 SF (3 BED / 3 BATH)
TYPE B - 6 UNITS
APPROX. 1,500 SF (2 BED / 3 BATH)

TOTAL PARKING SPACES: 46
PARKING REQUIRED: 1.5 SPACES/ UNIT = 18

SITE INFORMATION
TOTAL AREA: 3.222 ACRES
EXISTING ZONING: M-1
PROPOSED ZONING: RM-13
TOTAL PROPOSED UNITS: 12

EXISTING IMPERVIOUS
PARKING: 38,992 SF
SIDEWALKS AND PADS: 3,048 SF
BUILDING FOOTPRINT: 16,280 SF
TOTAL: 58,320 SF

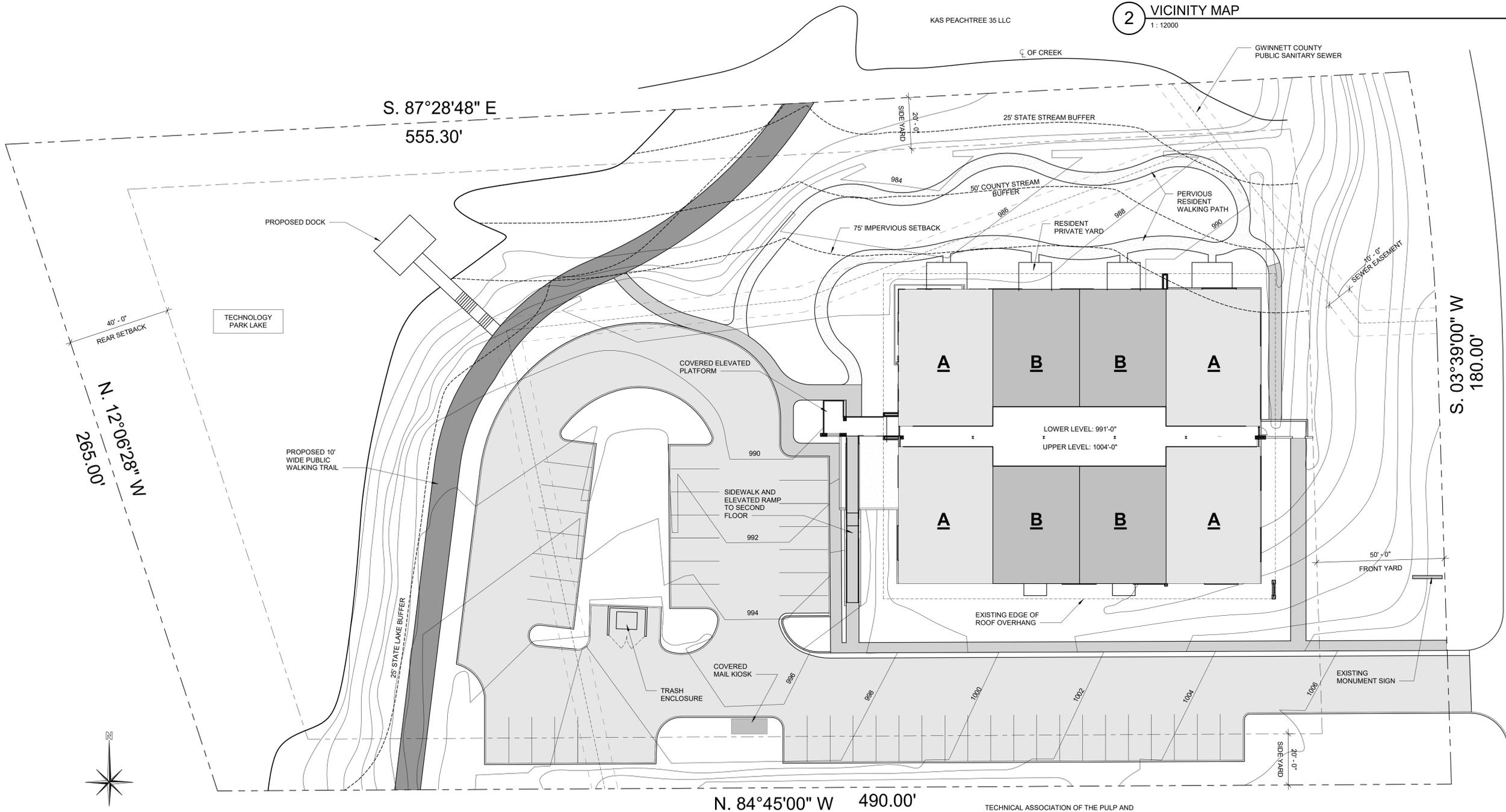
PROPOSED IMPERVIOUS
PARKING: 24,980 SF
SIDEWALKS AND PADS: 3,729 SF
MAIL KIOSK: 100 SF
BUILDING FOOTPRINT: 16,280 SF
TOTAL: 45,089 SF

IMPERVIOUS REDUCTION: 13,231 SF
PROPOSED WALKING TRAIL (APPROX): 3,320 SF

TOTAL PARKING SPACES: 46
PARKING REQUIRED: 1.5 SPACES/ UNIT = 18

BUILDING SQUARE FOOTAGE
1ST FLOOR: 11,520 SF
2ND FLOOR: 16,280 SF
TOTAL: 27,800 SF

KAS PEACHTREE 35 LLC



1 ARCH SITE PLAN
1" = 20'-0"