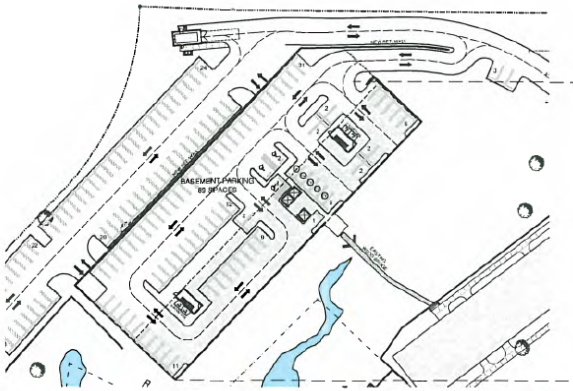
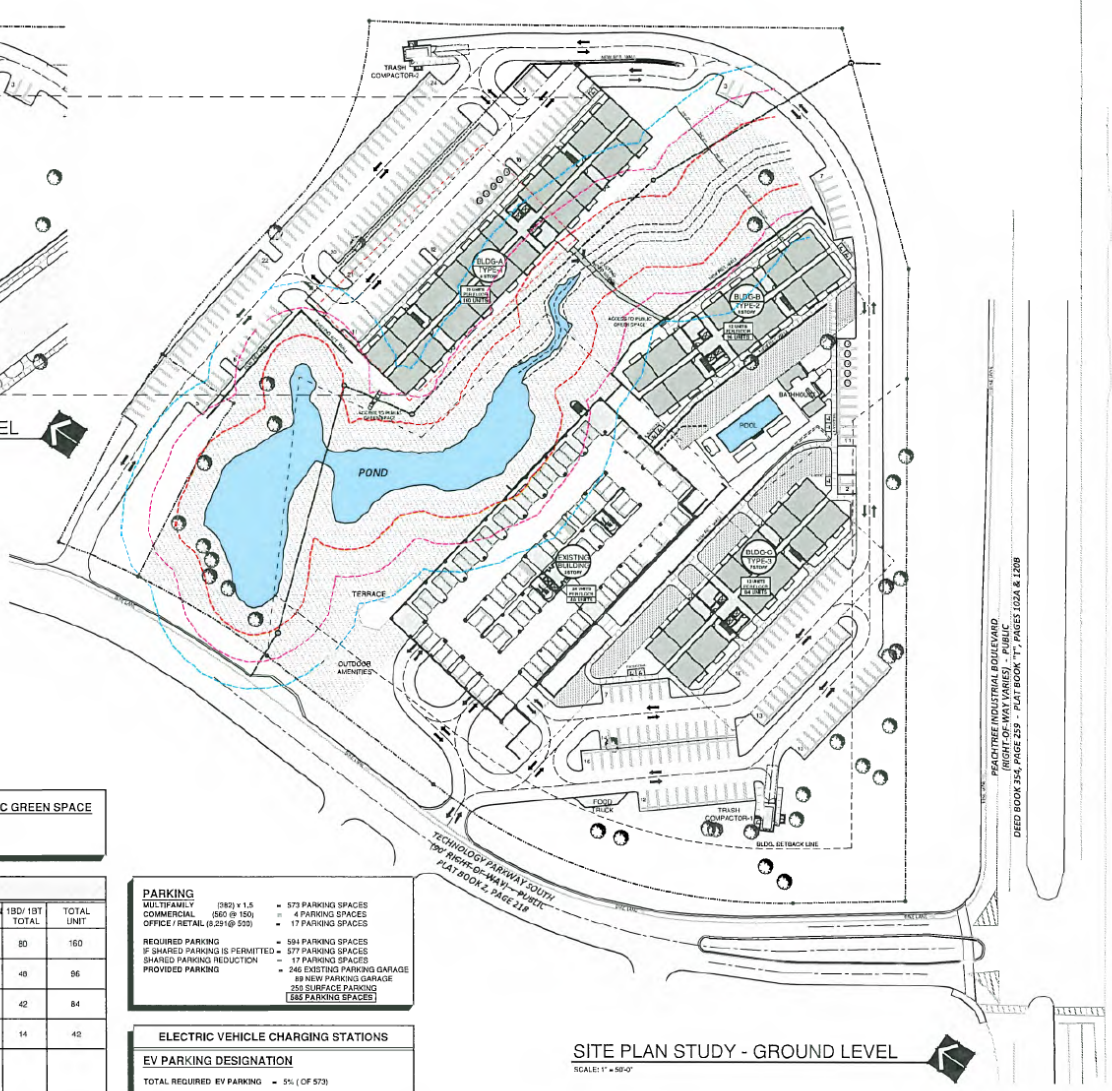
AHS_VERSION#7_07/01/2021



BASEMENT LEVEL

SCALE: 1" = 50'-0"



SITE PLAN STUDY - GROUND LEVEL

SCALE: 1" = 50'-0"

BONUS DENSITY SCHEDULE

INCENTIVE ITEM	DENSITY BONUS	UNITS
BASE	STARTING ALLOWANCE UNDER MUD ZONING	32.0
CREATE A PUBLIC GREENSPACE	UP TO 2.0 U/A FOR DESIGNATED GREEN SPACE	2
PARKING MADE READY FOR EV CHARGING	UP TO 0.5 U/A	0.5
LEED OR COMPARABLE CERTIFICATION (National Green Building Standards)	UP TO 0.5 U/A	0.5
UNDERGROUND STORMWATER DETENTION	UP TO 0.5 U/A	0.5
ADAPTIVE RE-USE OF EXISTING BUILDING	UP TO 1.0 U/A	1.0
PARKING FOR E-SCOOTERS	UP TO 0.5 U/A	0.5
PUBLIC ART FEATURE VISIBLE FROM A PUBLIC RIGHT OF WAY	UP TO 0.5 U/A	0.5
SMART TECHNOLOGY BUILDING ENHANCEMENTS	UP TO 0.5 U/A	0.5
TOTAL		38

MULTIFAMILY DENSITY CALCULATION

TOTAL LAND AREA: 10.7 ACRES

	UNITS / Ac	TOTAL UNITS
ACHIEVED DENSITY WITH BONUS INCENTIVES	38	405
PROPOSED DENSITY	36	382

COMPUTATION OF PUBLIC GREEN SPACE

MIN. REQUIRED = 1.5 Ac
PROVIDED GREEN AREA = 2.6 Ac

AHS - PEACHTREE CORNER - 382 UNITS

BUILDING QTY:	BUILDINGS	BLDG. TYPE	FLOORS	3BD/ 2BT PER FLR.	2BD/ 2BT PER FLR.	1BD/1DEN PER FLR.	1BD/ 1BT PER FLR.	3BD/ 2BT TOTAL	2BD/ 2BT TOTAL	1BED/1DEN TOTAL	1BD/ 1BT TOTAL	TOTAL UNIT
1	BUILDING (A)	TYPE 1	8	-	10	-	10	-	80	-	80	160
1	BUILDING (B)	TYPE 2	8	-	6	-	6	-	48	-	48	96
1	BUILDING (C)	TYPE 3	7	-	6	-	6	-	42	-	42	84
1	EXISTING BLDG	-	2	-	-	4th FLR= 12 5th FLR= 16	4th FLR= 6 5th FLR= 8	-	-	28	14	42
	TOTAL UNITS							-	170	28	184	382
	PERCENTAGE							-	44.5%	7.5%	48%	100%

PARKING

MULTIFAMILY (382) x 1.5 = 573 PARKING SPACES
COMMERCIAL (560 @ 150) = 4 PARKING SPACES
OFFICE / RETAIL (8,291@ 500) = 17 PARKING SPACES

REQUIRED PARKING = 594 PARKING SPACES
IF SHARED PARKING IS PERMITTED = 577 PARKING SPACES
SHARED PARKING REDUCTION = 17 PARKING SPACES
PROVIDED PARKING = 246 EXISTING PARKING GARAGE
89 NEW PARKING GARAGE
250 SURFACE PARKING
585 PARKING SPACES

ELECTRIC VEHICLE CHARGING STATIONS

EV PARKING DESIGNATION

TOTAL REQUIRED EV PARKING = 5% (OF 573)

PROVIDED PARKING = 30 EV STATIONS

10 STATIONS AT GROUND LEVEL
5 STATIONS AT BASEMENT LEVEL (BLDG-A)
15 STATIONS AT EXISTING PARKING STRUCTURE

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INTERIORS
CONSTRUCTION MANAGEMENT

AHS - PEACHTREE CORNER
A RENTAL COMMUNITY
ATLANTA, GA

MARK	DATE	DESCRIPTION

PROJECT No. T.B.D.
DRAWN BY: FM
CHECKED BY: LB
DATE: 03-19-21

LEOPOLDO BELLON, AIA (AF-07377)

SHEET TITLE

SITE PLAN

SP-1

SHEET OF