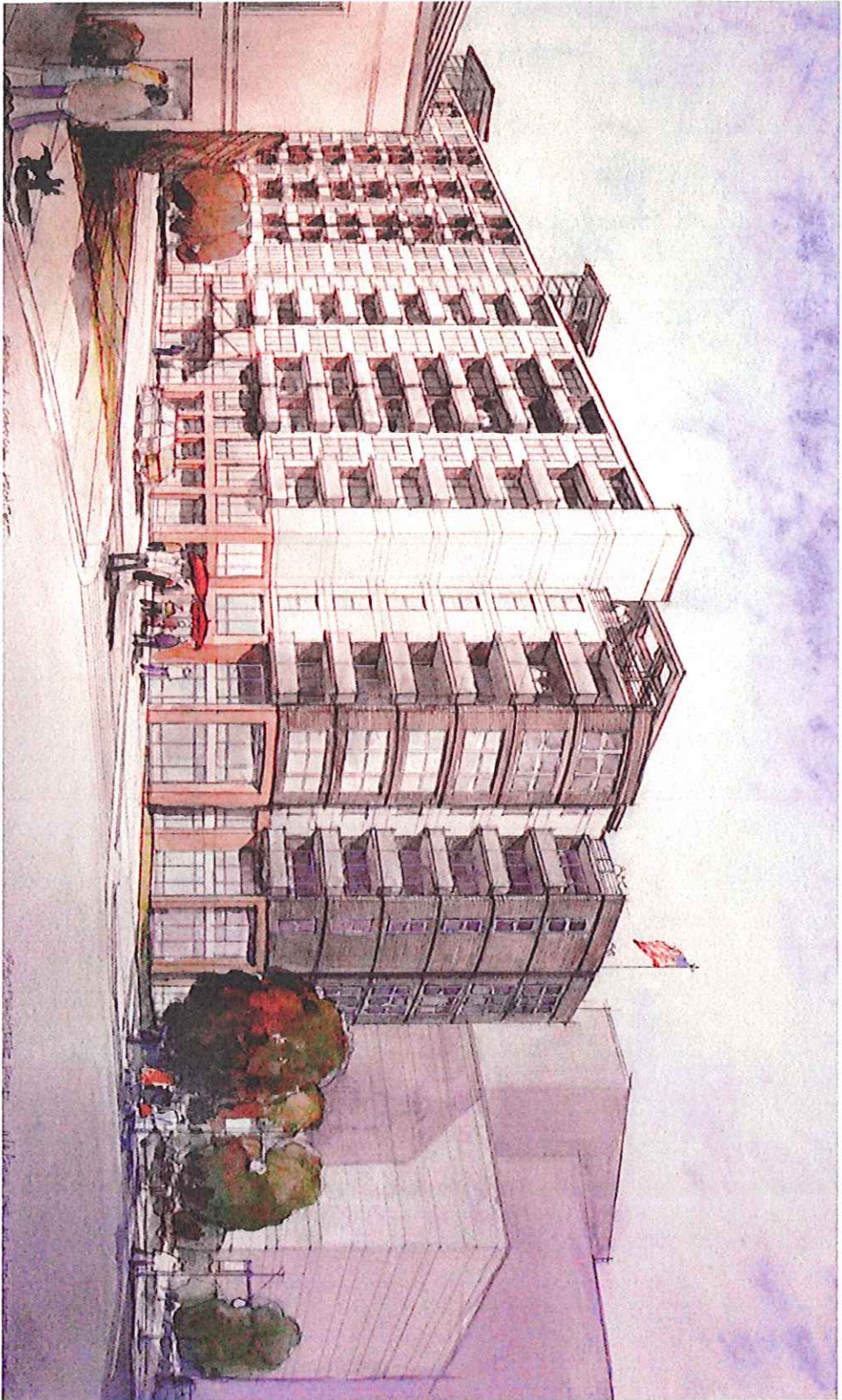


3380 Peachtree Road Apartment Building, Atlanta, Georgia

**RAFAEL A. GARCIA, ARCHITECT LLC**  
17A West Virginia Road, NE  
Atlanta, Georgia 30342-3220  
(404)540-9277





3380 Peachtree Road Apartment Building, Atlanta, Georgia

RAFAEL A. GARCIA, ARCHITECT LLC  
174 WEST WILMICA ROAD, NE  
ATLANTA, GEORGIA 30342-3220  
(404)540-9277



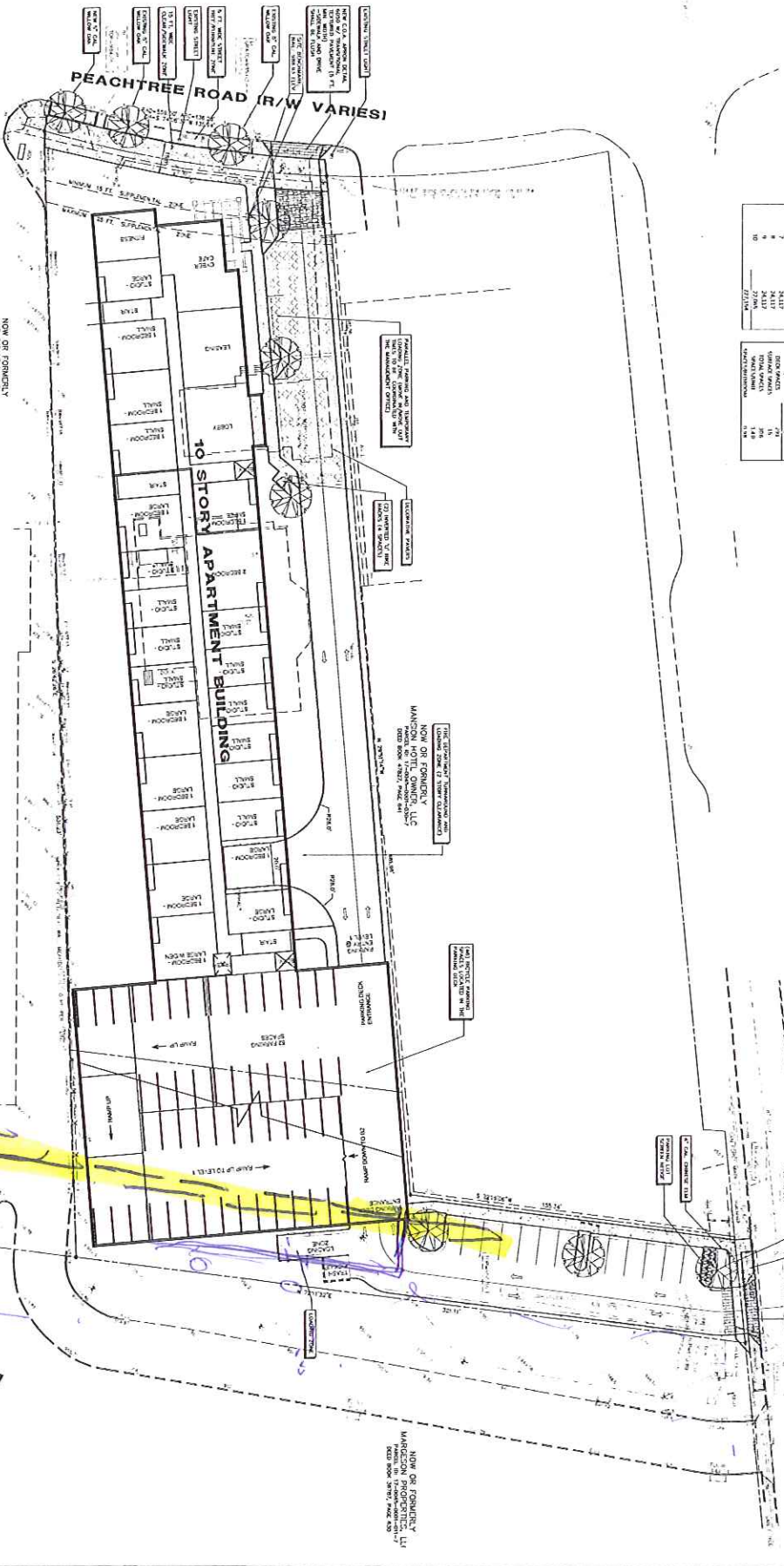
THE REALTY AT PEACHTREE  
ATLANTIC REALTY PARTNERS INC.

INFORMED

UNIT	APRON SQ. FT.	NET SQ. FT.	TOTAL UNIT COUNTS										TOTAL UNIT COUNTS SQ. FT.	TOTAL UNIT SQ. FT.	
			LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	LEVEL 8	LEVEL 9	LEVEL 10			
STUDIO	300	300	0	0	0	0	0	0	0	0	0	0	0	0	0
1 BR	750	750	0	0	0	0	0	0	0	0	0	0	0	0	0
2 BR	1500	1500	0	0	0	0	0	0	0	0	0	0	0	0	0
3 BR	2250	2250	0	0	0	0	0	0	0	0	0	0	0	0	0
4 BR	3000	3000	0	0	0	0	0	0	0	0	0	0	0	0	0
5 BR	3750	3750	0	0	0	0	0	0	0	0	0	0	0	0	0
6 BR	4500	4500	0	0	0	0	0	0	0	0	0	0	0	0	0
7 BR	5250	5250	0	0	0	0	0	0	0	0	0	0	0	0	0
8 BR	6000	6000	0	0	0	0	0	0	0	0	0	0	0	0	0
9 BR	6750	6750	0	0	0	0	0	0	0	0	0	0	0	0	0
10 BR	7500	7500	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	30000	30000	0	0	0	0	0	0	0	0	0	0	0	0	0

UNIT LEVEL	UNIT SQ. FT.	PARKING SPACES
1	300	1
2	750	3
3	1500	6
4	2250	9
5	3000	12
6	3750	15
7	4500	18
8	5250	21
9	6000	24
10	6750	27
TOTAL	30000	150

SITE DATA	
EXISTING ZONING	SP-12, BUCKHEAD/LENOX DISTRICT
ACREAGE	1.984 ACRES
TOTAL UNITS	1451 2/3 UNITS
TOTAL PARKING	300 SPACES
PARKING RATIO	140 SPACES/UNIT



CON-1

CONCEPT STUDY  
PEACHTREE STREET APARTMENTS  
LL 45, 17TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA

ATLANTIC REALTY  
SITE PEACHTREE RD  
PLANTA, GEORGIA 30338  
OFFICE



**Concoster Associates, Inc.**  
Engineering & Development Consultants  
1115 Peachtree Street, N.E.  
Atlanta, Georgia 30309  
Phone: 404.525.1111  
Fax: 404.525.1112

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DATE: 08/11/2010  
DRAWN BY: J. SMITH  
CHECKED BY: M. SMITH  
SCALE: AS SHOWN

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NO.	REVISION

Type	Description	Stakeholders	Implementation Action
12	Future Redevelopment Monarch Parking Deck Reuse – potential retail liner along existing sidewalk to activate pedestrian system	Monarch Centre, CID	Work with owner to test feasibility and identify supportive commercial opportunities
13	Joint Use of Space/New Connection Stratford Pedestrian Tunnel - pedestrian connection under the Buckhead Loop connecting neighborhoods north of the MARTA Station	GDOT, City of Atlanta, NPU/Neighborhoods, CID	Work with GDOT and City of Atlanta to test feasibility and cost
14	Future Redevelopment New Street Network – future street system made possible through redevelopment, connecting Peachtree Road to new open space/pedestrian system	Margeson, Steppers- en, Lenox Towers, Lenox Plaza, City of Atlanta, NPU, CID	Incorporate standards and recommendations into SPI Zoning update
15	Future Redevelopment New Pedestrian Connections – connections made possible through redevelopment between Peachtree and Open Space System, incorporated as part of street design and/or site plan	Margeson, Steppers- en, Lenox Towers, Lenox Plaza, City of Atlanta, NPU, CID	Incorporate standards and recommendations into SPI Zoning update
16	Future Redevelopment Retail Street Activation – recommended street-level commercial uses intended to activate street life and future open spaces	Margeson, Steppers- en, Lenox Towers, Lenox Plaza, City of Atlanta, NPU, CID	Incorporate standards and recommendations into SPI Zoning update
17	Future Redevelopment/ Open Space New Open Space – new open space and retail activation at Stratford MARTA Station entrance incorporated via future redevelopment	Ackerman, City of Atlanta, NPU, CID	Incorporate standards and recommendations into SPI Zoning update and Buckhead Open Space Plan

Long-Term