

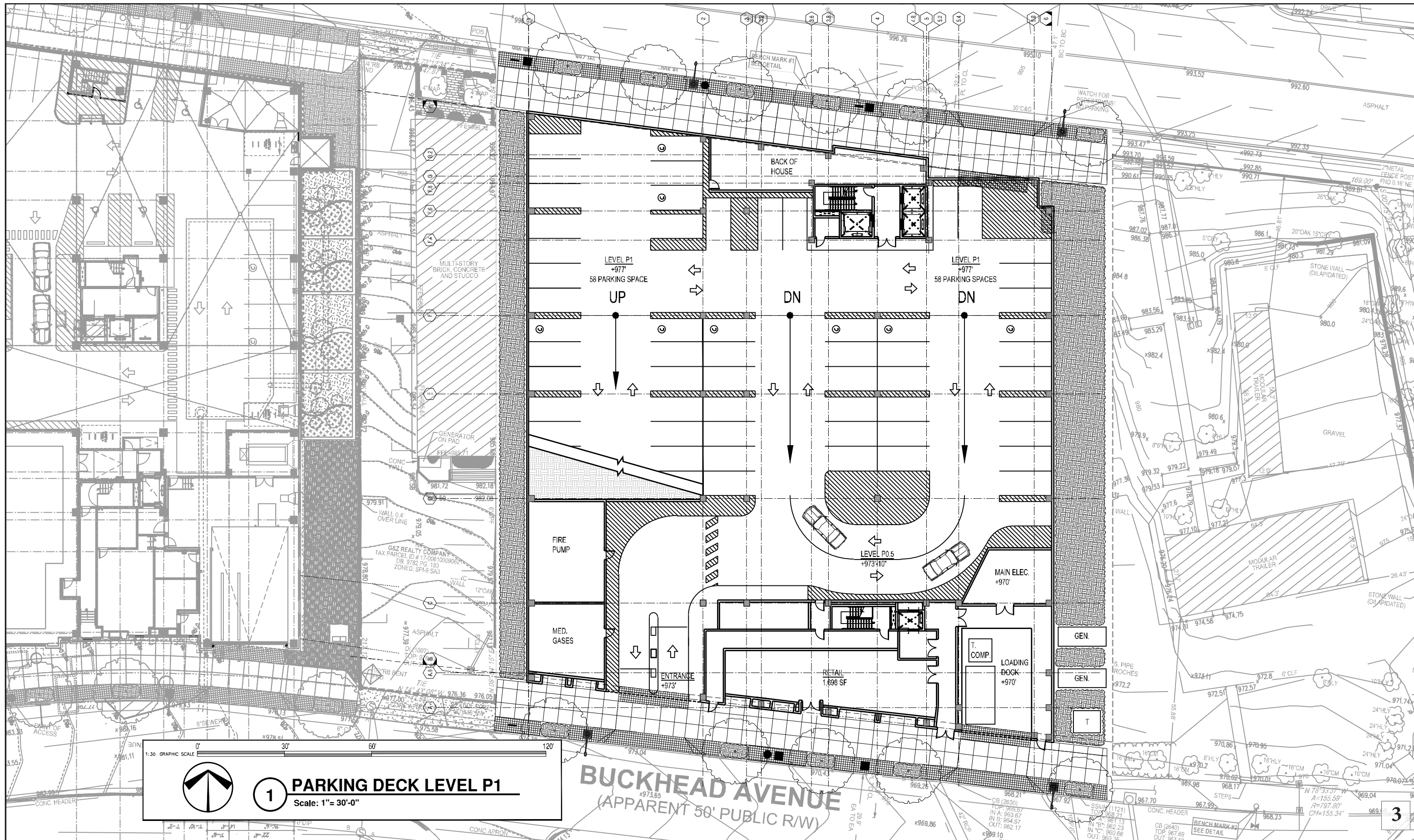


PERSPECTIVE

1



SITE LOCATION MAP

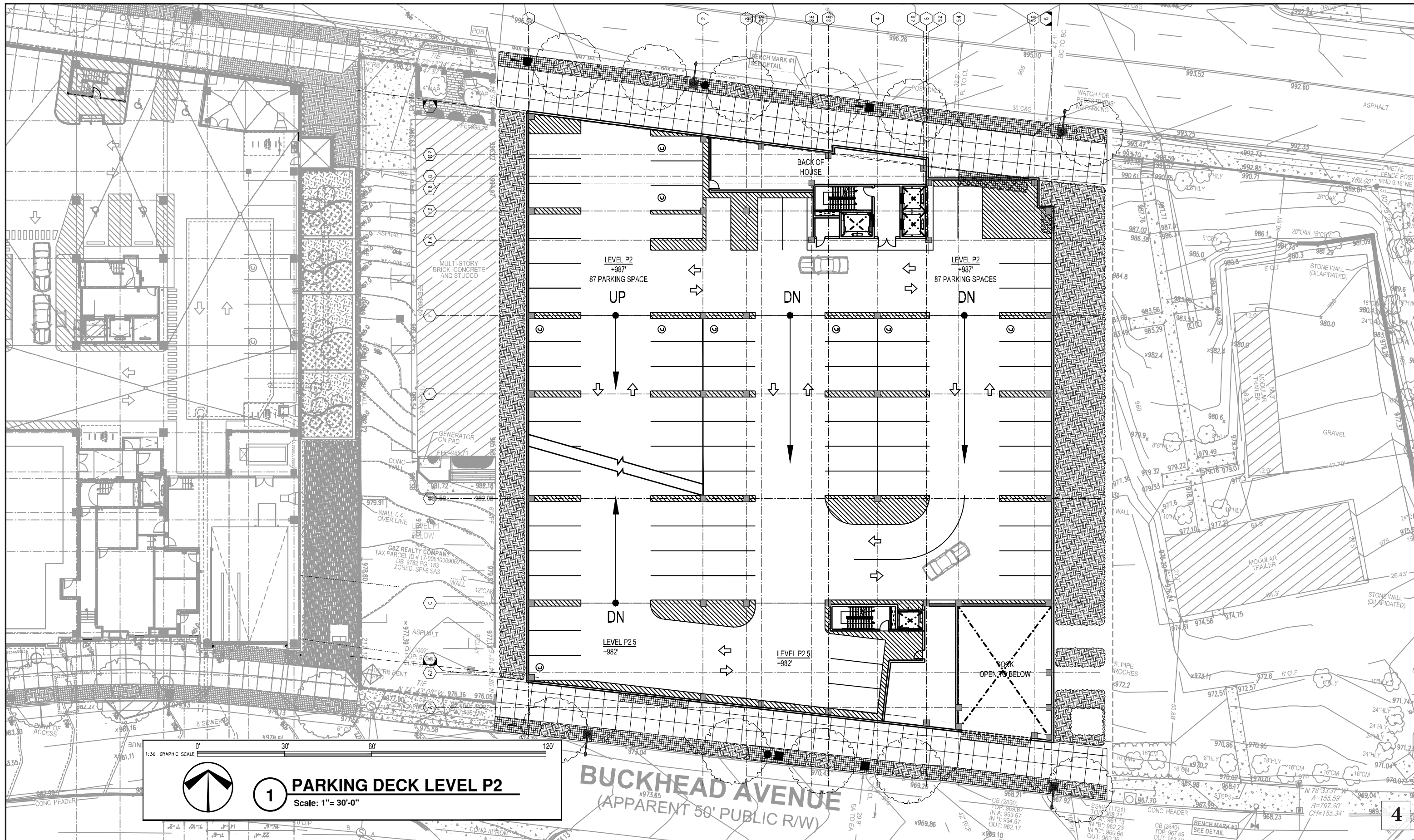


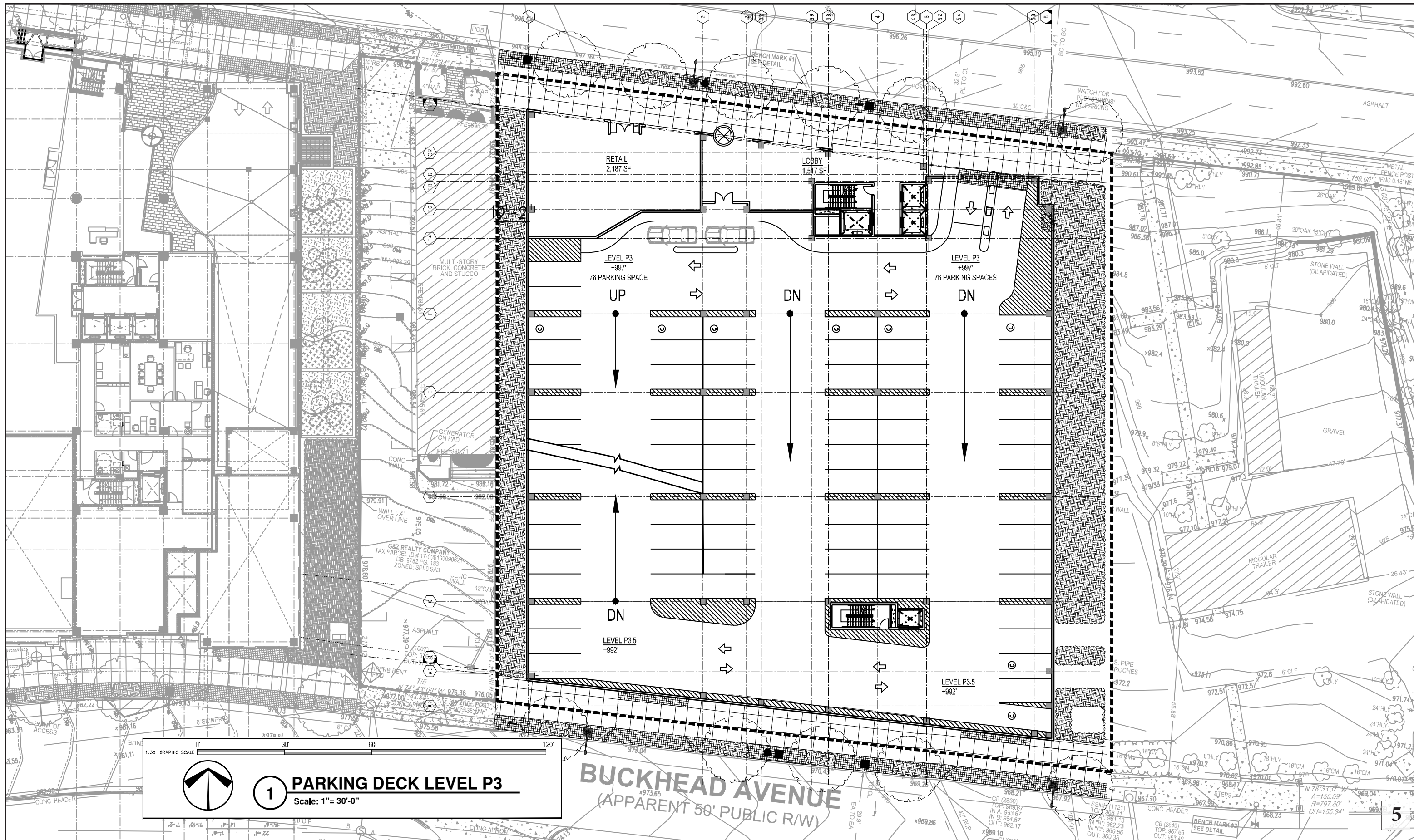
1:30 GRAPHIC SCALE

0' 30' 60' 120'

1 **PARKING DECK LEVEL P1**
Scale: 1" = 30'-0"

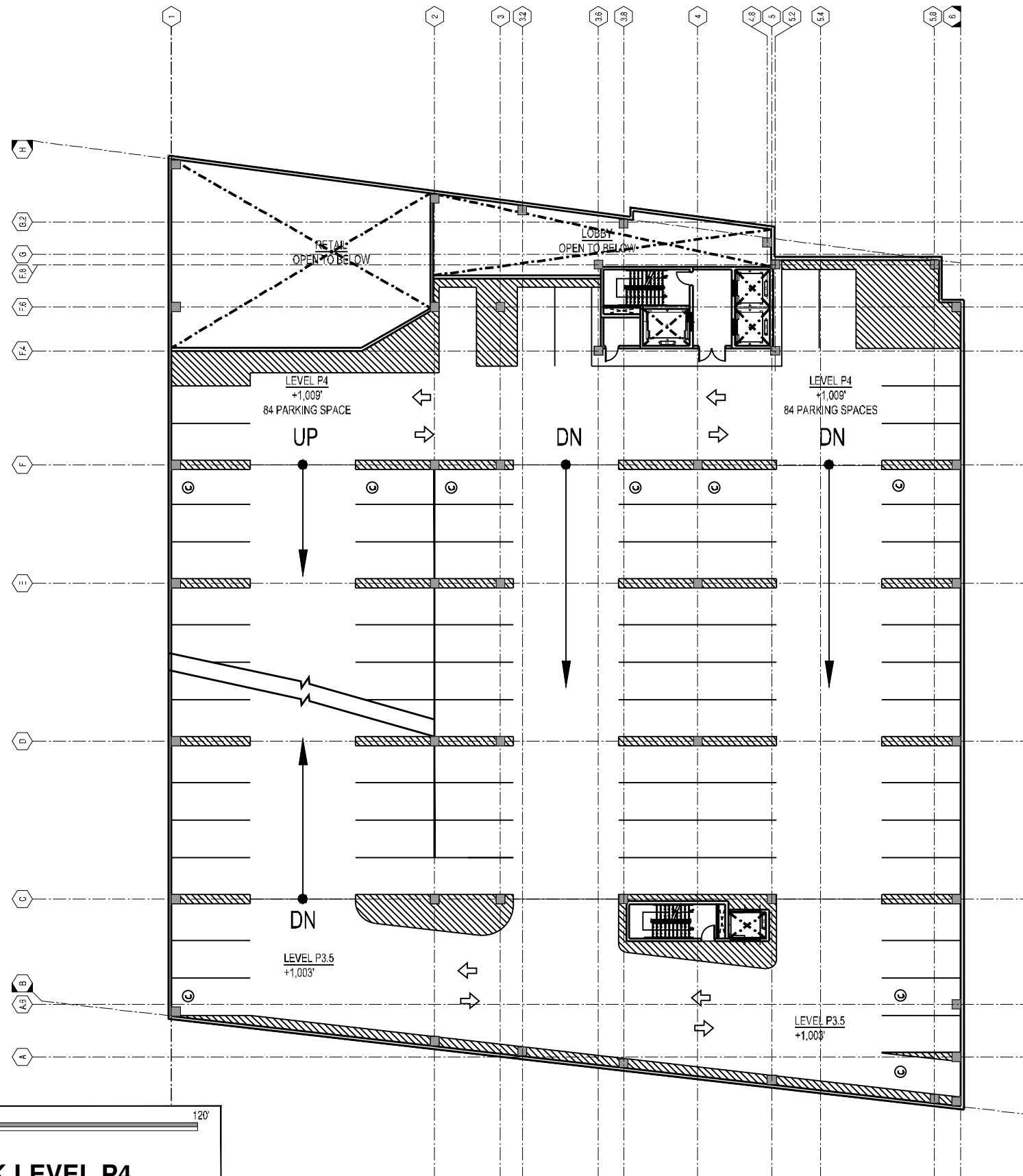
BUCKHEAD AVENUE
(APPARENT 50' PUBLIC R/W)



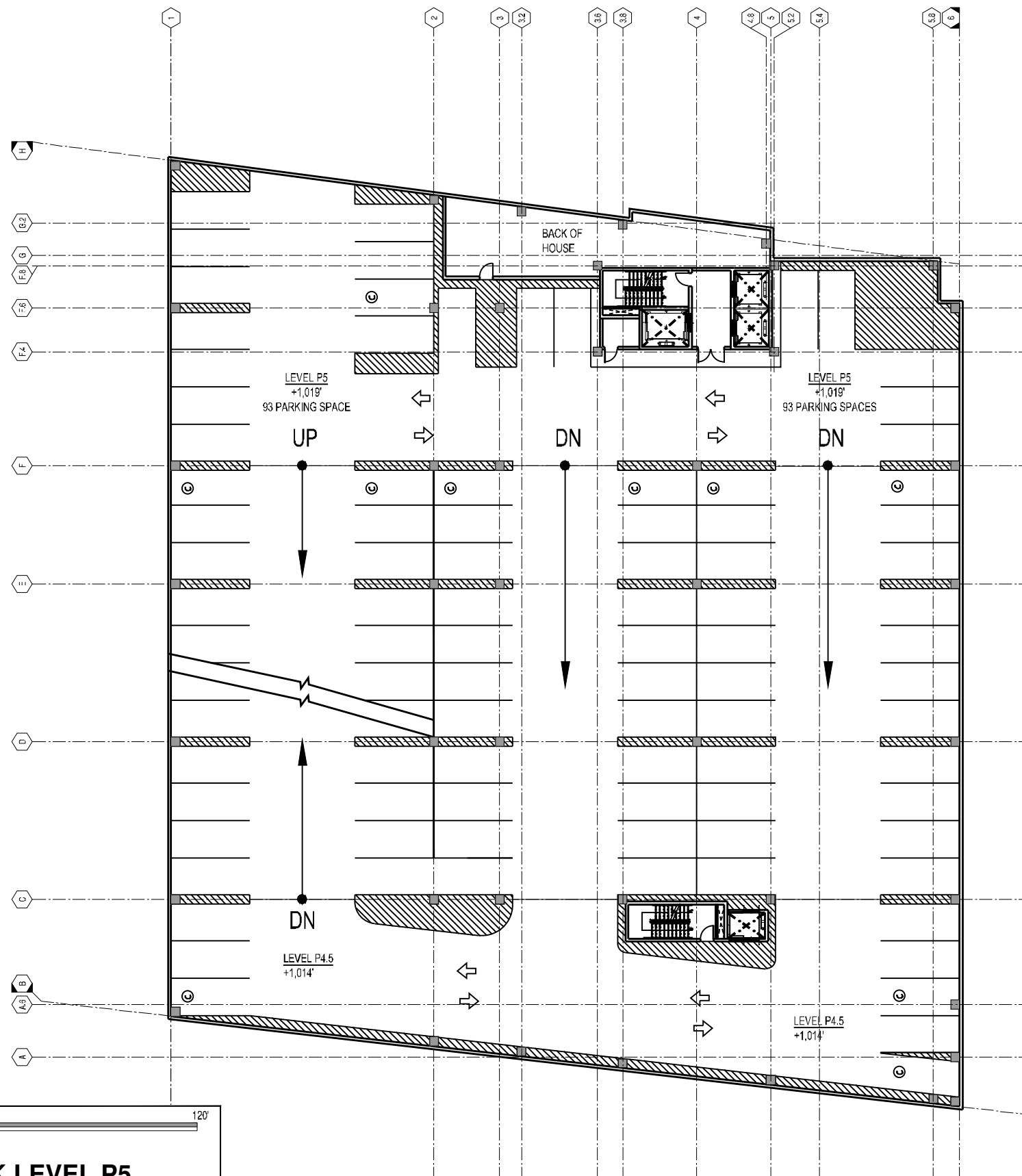


1:30 GRAPHIC SCALE
 0' 30' 60' 120'
 1 **PARKING DECK LEVEL P3**
 Scale: 1" = 30'-0"

BUCKHEAD AVENUE
 (APPARENT 50' PUBLIC R/W)



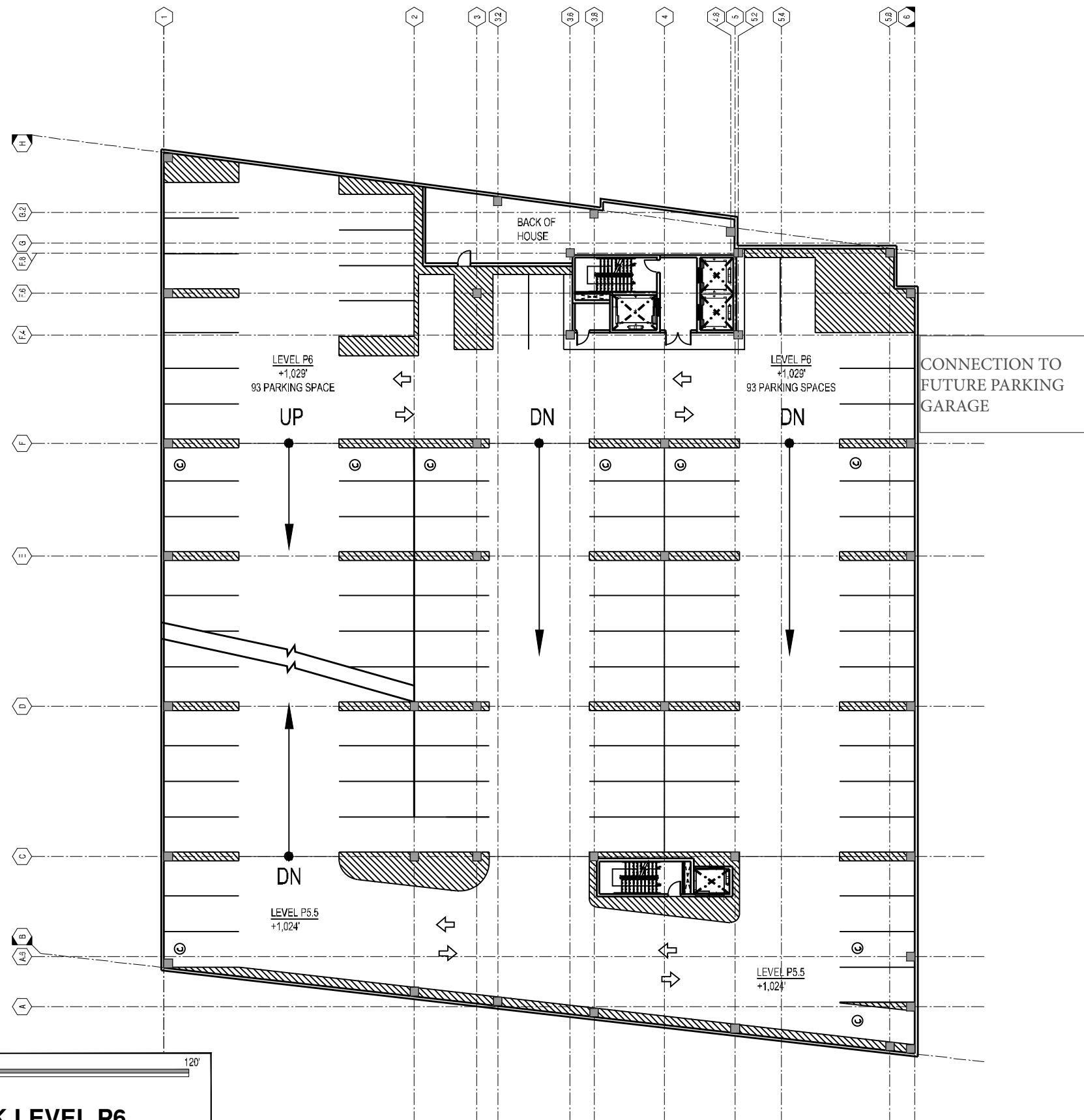
1:30 GRAPHIC SCALE
 0' 30' 60' 120'
 1 **PARKING DECK LEVEL P4**
 Scale: 1" = 30'-0"



1:30 GRAPHIC SCALE

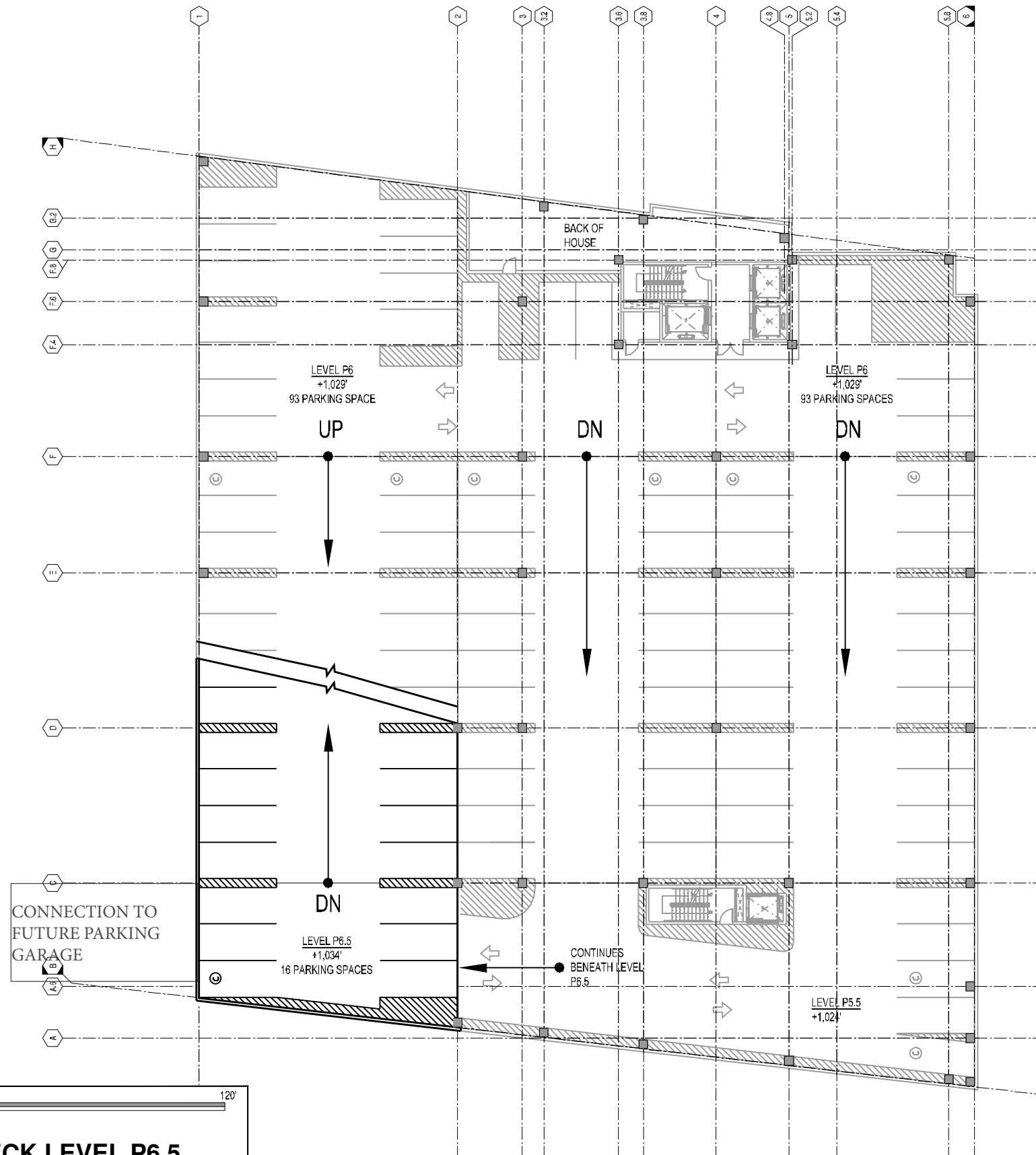
0' 30' 60' 120'

1 **PARKING DECK LEVEL P5**
Scale: 1" = 30'-0"




1:30 GRAPHIC SCALE 0' 30' 60' 120'

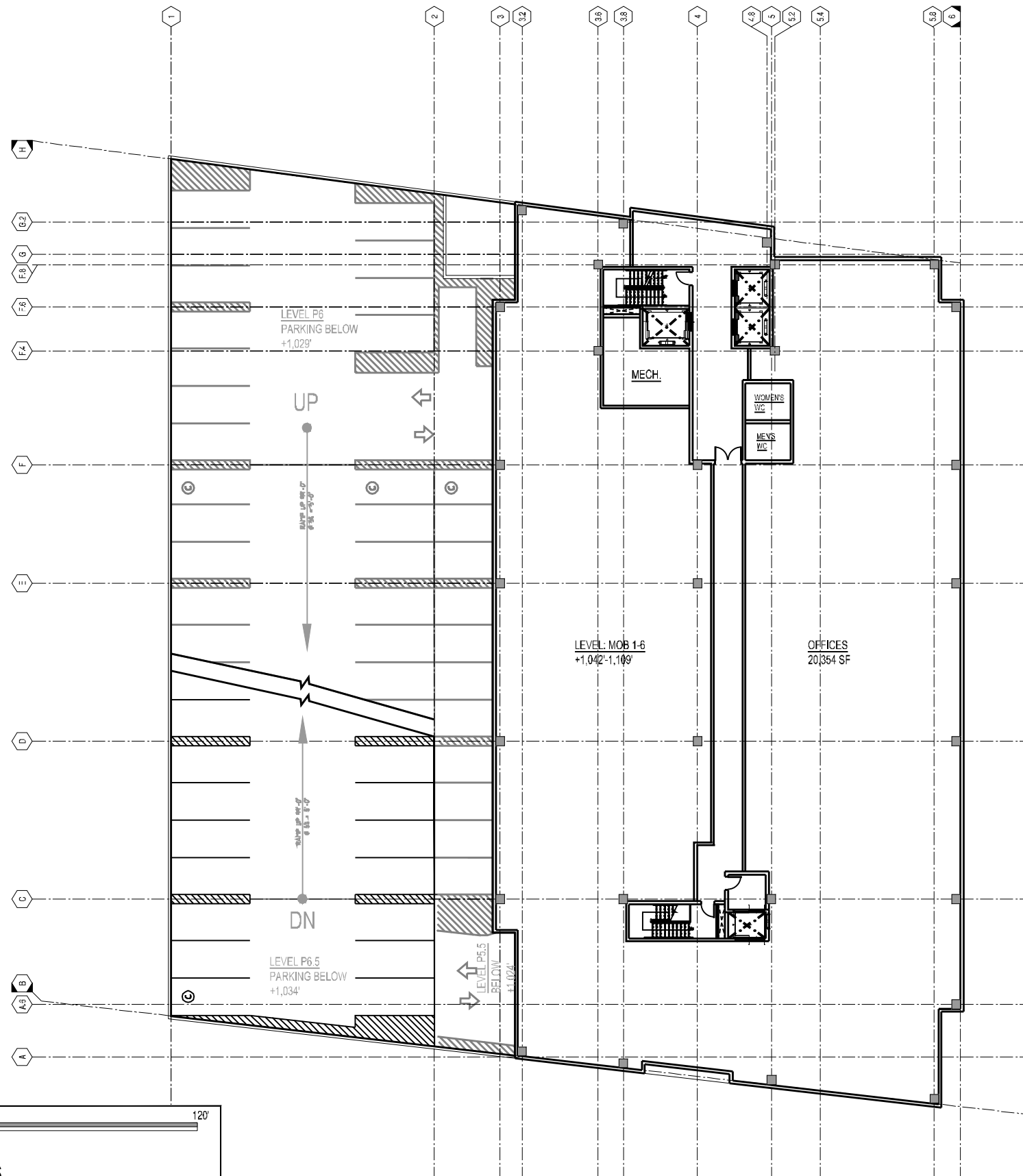
1 **PARKING DECK LEVEL P6**
Scale: 1" = 30'-0"



1:30 GRAPHIC SCALE

0' 30' 60' 120'

 **1** **PARKING DECK LEVEL P6.5**
Scale: 1" = 30'-0"



1:30 GRAPHIC SCALE

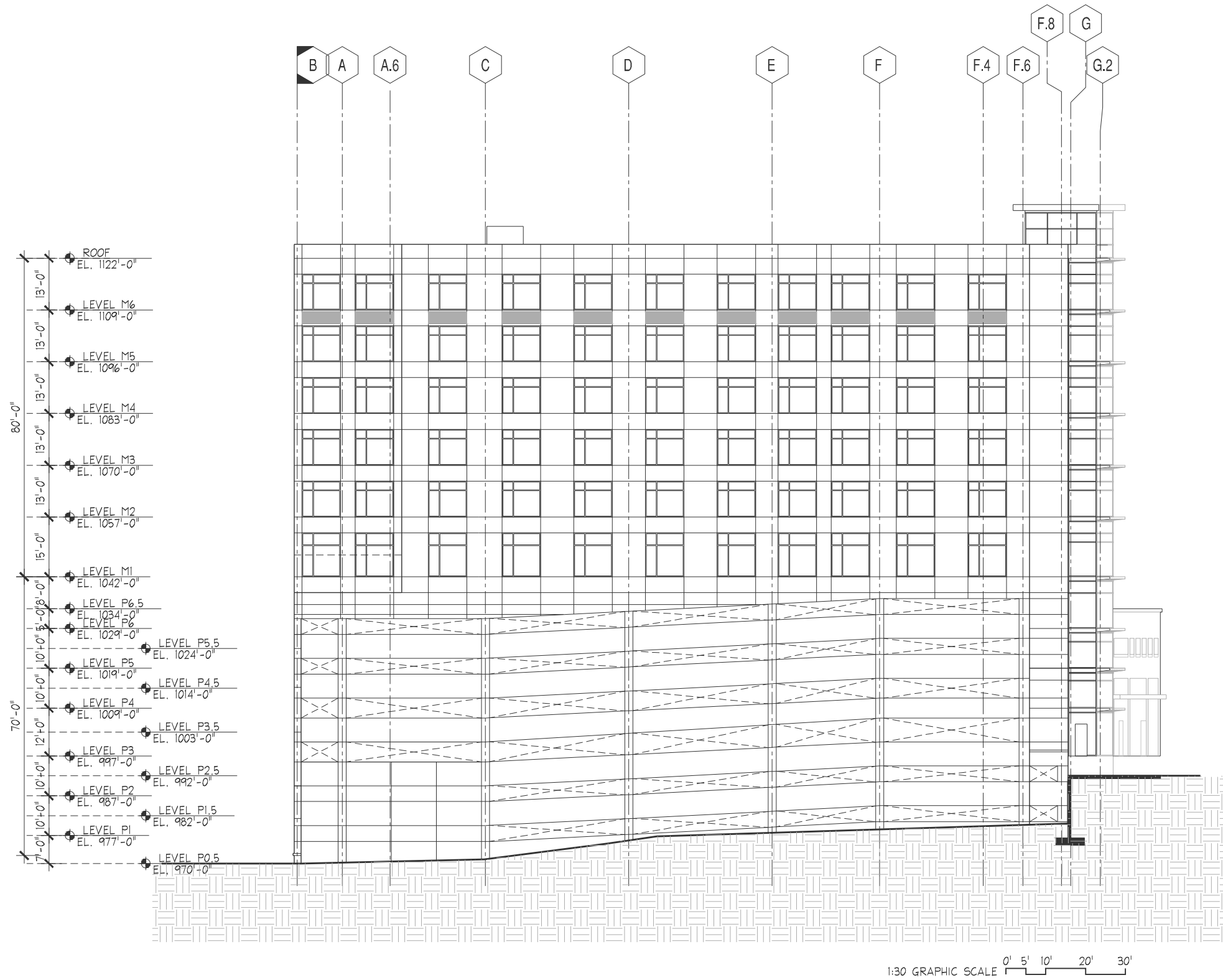
1 **MOB LEVEL 1-6**
Scale: 1" = 30'-0"



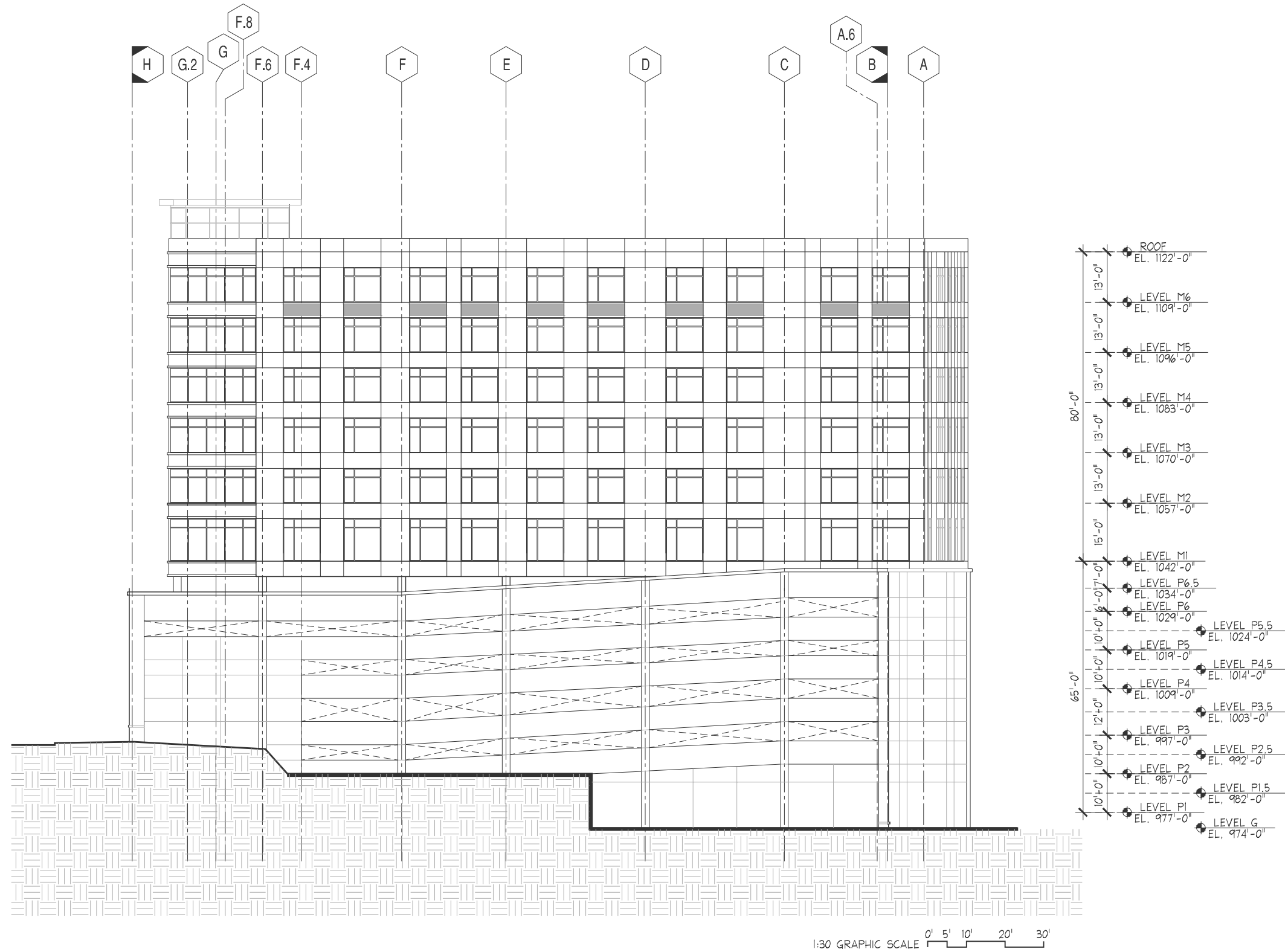
NORTH ELEVATION RENDERING



SOUTH ELEVATION RENDERING



EAST ELEVATION



WEST ELEVATION

MEMORANDUM

To: Ms. Denise Starling
From: Ms. Shannon Skinner, PLA
Applicant: The Loudermilk Companies
Date: January 29, 2016
Revised: February 29, 2016
Subject: 371 East Paces Ferry Proposed Medical Office Building –SPI-9

Since the initial project presentation to the DRC Committee on February 3, 2016, the site plan and building design has been modified due to a delay in purchasing the western property located at 365 East Paces Ferry Road. The revised plans submitted with this memo illustrate that the Center for Plastic Surgery is maintained resulting in modifications to the parking deck design and parking quantity. Ownership proposes to share parking with the 359 East Paces development and when the purchase delay has been resolved, a physical ramp connection to 359 EPF will be implemented.

The following is an outline of the proposed revisions:

- Removed Phase Two parking deck connection to the 359 building. This is due to the delay in purchasing the adjacent parcel of land.
- Added a sixth level of parking to the Phase One building. New parking total and ratios are:
 - Total: $507/122= 4.15$ (Includes 13 spaces for retail)
 - MOB: $494/122=4.05$
- Shifted the office tower to the east of the site to avoid construction challenges immediately adjacent to the existing Center for Plastic Surgery building. This also resulted the relocation of the deck entry along East Paces Ferry to the east side of the building.
- Relocated Buckhead Avenue deck entry to the west side of the Phase One building.
- Provided shell space along Buckhead Avenue.
- Added large storefront display windows to the shell space along Buckhead Avenue .
- 371 East Paces parking deck no longer connects to 359 East Paces.
- The tower did get about 5'-0" wider to work with the next parking structure.
- Transformer and generators are now located to the East of the building adjacent to Buckhead Ave. in the 20'-0" land strip between the building and the east building property line.

- No longer have a roof terrace above the parking deck. Level 6 of the parking deck is open to the sky. A 6'+ parapet wall will be used to cover vehicles from street view.
- Without the roof terrace the management of rain water is now done by retention pond and underground vault system, similar to 359.

Project Description - revised

The proposed 371 East Paces Ferry Road Medical Office Building will occupy the site to the east of the 365 East Paces Ferry Road (Center for Plastic Surgery) and is bounded by East Paces Ferry Road to the north and Buckhead Avenue to the south. The 1.04 acre project contains a six-story medical office space above six levels of parking for approximately 507 parking spaces as well as 3,885 sf of street level retail along East Paces Ferry Road.

The grade change from East Paces Ferry Road to Buckhead Avenue drops approximately 29 feet allowing for two levels of parking below the main lobby entry level. The office building lobby is located on the third level of parking. The loading dock and service area are provided along Buckhead Avenue. Access into the parking deck is provided at Level 3 along East Paces Ferry Road and Level One along Buckhead Avenue. Combined office and parking deck elevators provide direct access for tenants. The gross office area is approximately 122,124 sf. Building materials complement the adjacent sister 359 building.

The proposed medical office project located at 371 East Paces Ferry Road respectfully requests consideration of the following variations from the requirements outlined in SPI-9:

Requested Variations for 371 East Paces Ferry Road

- 1. Variation from the requirements of Section 16-181.023 Off-street parking:**
Variation to increase the maximum parking requirement from 2.5/1000 to 4.12/1000 to support the parking demand for medical office tenants.
- 2. Variation from the requirements of Section 16-181.019 Loading docks:** Variation to eliminate one required 12'x55' bay. Two required 12'x35' loading dock bays will be provided. The code requires 2-12'x35' and 1-12'x55'
- 3. Variation from the requirements of Section 16-181.020.2.c Driveway curb cuts:**
Request to provide two curb cuts on Buckhead Avenue to provide for a separate loading curb cut.
- 4. Variation from the requirements of Section 16-181.017.5 Fenestration:**
Variation to reduce fenestration from 65% to approximately 24.69% along Buckhead Avenue.

Drawing name: K:\AMT_CIVIL\019919003_371 EPP\CAD\Plat\Sheets\C9-00_SAP PLAN.dwg - SAP PLAN.dwg - C9-00 SAP PLAN - Feb. 23, 2016, 3:38pm - by: Cody Zanni
 This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Release of an improper reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SAP File Number: SAP - XX-XXX
 Zoning Classification
 SPI-9 Subarea Type 3

Adjacent Streets:
 East Paces Ferry Road - Street Type 3
 Buckhead Avenue - Street Type 3

LOT SIZE:
 NET LOT AREA (NLA) = 1.04 ACRES/ 45,402 SF
 GROSS LOT AREA (GLA) = 1.37 ACRES/ 59,611 SF

OPEN SPACE CALCULATIONS:
 USEABLE OPEN SPACE REQUIRED = 4,540.2
 USEABLE OPEN SPACE PROVIDED = 9,337.94

PUBLIC SPACE CALCULATIONS:
 TOTAL PUBLIC SPACE REQUIRED (50% UOSR) = 2,270.1
 TOTAL PUBLIC SPACE PROVIDED = 4,999.63

GENERAL NOTES:

1. ADDRESS NUMBERS ARE TO BE PROVIDED ON BUILDING AND BE A MINIMUM OF 6" IN HEIGHT.
2. (2) 12' x 35' LOADING ZONES PROVIDED.

BIKE RACK NOTES:

1. 3 BIKE RACKS (6 SPACES) REQUIRED ON THE SITE WITHIN THE STREETSCAPE FURNITURE ZONE.
2. 13 BIKE RACKS (26 SPACES) REQUIRED WITHIN THE PARKING DECK. SEE ARCHITECTURAL PLANS FOR LOCATIONS.

PARKING NOTES:

1. 5% PARKING SPACES DEDICATED TO CARPOOL/ VAN

NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
3			
2			
1			

Kimley Horn
 © 2015 KIMLEY-HORN AND ASSOCIATES, INC.
 817 W. PEACHTREE STREET, NW
 ATLANTA, GEORGIA 30308
 WWW.KIMLEY-HORN.COM

SCALE: 1"=20'
 DRAWN BY: CLZ
 DESIGNED BY: CLZ
 CHECKED BY: KSS

THE LOUDERMILK COMPANIES
 CLIENT: THE LOUDERMILK COMPANIES

PROJECT: 371 EAST PACES FERRY ROAD
 TITLE: SAP PLAN
 DATE: 2/29/2016
 PROJECT NO: 019919003
 SHEET NUMBER: C9-00

GEORGIA811.
 Utilities Protection Center, Inc.
 Know what's below.
 Call before you dig.

NORTH

GRAPHIC SCALE IN FEET
 0 10 20 40

PRELIMINARY: FOR REVIEW