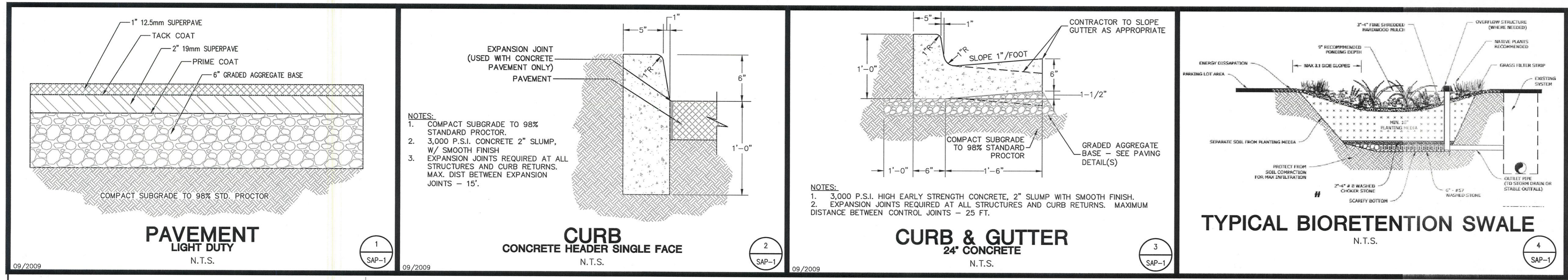


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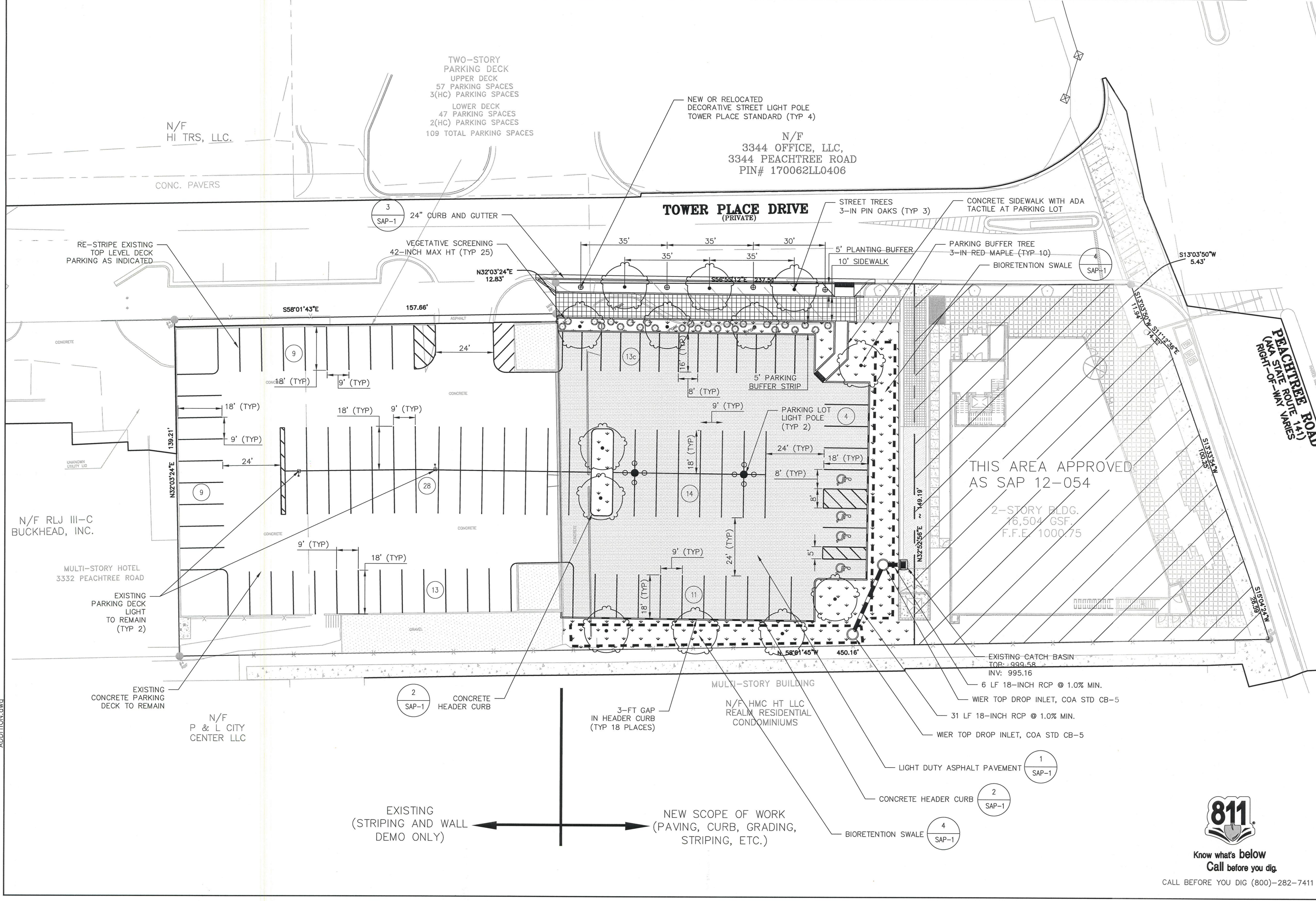


REVISIONS

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DATE: 05/16/2016

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- NOTES:**
1. INITIAL PHASE OF EROSION CONTROL BMPs SHALL BE INSTALLED PRIOR TO ANY DEMOLITION ACTIVITIES.
 2. ALL IMPROVEMENTS TO CONFORM WITH CITY OF ATLANTA BUILDING AND DEVELOPMENT CODES.
 3. CONTRACTOR TO REMOVE THE FOLLOWING ITEMS:
 - a. +/- 1,670 SF OF CONCRETE PAVEMENT
 - b. +/- 1,600 SF OF ASPHALT PAVEMENT
 - c. +/- 80 LF OF 4-FT PARKING DECK PARAPET WALL
 - d. THREE (3) STREET TREES ALONG TOWER PLACE DRIVE
 4. CONTRACTOR TO CONSTRUCT 140 LF OF CURB AND GUTTER ALONG TOWER PLACE DRIVE.
 5. PROPOSED 10-FT WIDE SIDEWALK BRICK PAVERS TO MATCH EXISTING SIDEWALK BRICK PAVERS.
 6. CONTRACTOR TO INSTALL TWO (2) PARKING LOT LIGHT POLES (4 HEADS PER POLE) AND THREE (3) ON-STREET DECORATIVE LIGHT POLES (CITY OF ATLANTA STANDARD, SPI-12 DISTRICT).
 7. THE PROPOSED SITE WILL BE GRADED GENERALLY FROM NORTH TO SOUTH. THERE WILL BE BREAKS IN THE HEADER CURB ALLOWING RUNOFF TO ENTER THE TWO (2) PROPOSED BIO-RETENTION SWALES ALONG THE SOUTHEAST AND SOUTHWEST SIDES OF THE PROPOSED PARKING LOT. THERE WILL BE AN OVERFLOW INLET AT BOTH BIO-RETENTION AREAS THAT WILL TIE INTO THE ADJACENT STORMWATER DETENTION SYSTEM.

PARKING TABLE

	CURRENT	PROPOSED
PARKING SPACES	57 UPPER 47 LOWER	101 UPPER 47 LOWER
ADA PARKING SPACES	3 UPPER 2 LOWER	4 UPPER 2 LOWER
STREET PARKING SPACES	3	0
STREET PARKING - ADA PARKING SPACES	2	0
TOTAL PARKING	65 UPPER + STREET 49 LOWER	105 UPPER 49 LOWER

GRAPHIC SCALE
1 inch = 20 ft.

811
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GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

811
Know what's Below
Call before you dig.
CALL BEFORE YOU DIG (800)-282-7411

3346 PEACHTREE ROAD
PARKING DECK EXPANSION
PREPARED FOR
CRIF REAL ESTATE CORPORATION
280 INTERSTATE NORTH CIRCLE SUITE 400
ATLANTA, GA 30339

GEORGIA
PROFESSIONAL
27076
512310
OFFREY A. LOWE

SAP SITE PLAN

AECOM
400 Peachtree Tower Center
1000 Peachtree Road N.E., Suite 900
Atlanta, Georgia 30328
Tel: (678) 808-8800, Fax: (678) 808-8400

AECOM

DESIGNED BY: JAL
CHECKED BY: AMF
PRODUCT NO: 60490120

SAP-1

NOT ISSUED FOR CONSTRUCTION

Project Summary

The proposal is to expand the top level of an existing two level parking deck. The expansion will yield a net of 40 new parking spaces. Due to the slope in topography of the lot, the expanded parking will be on grade with the existing Tower Place Drive. Access to the expanded parking will be accommodated through the existing parking curb off Tower Place Drive.

Currently the area proposed for the expansion is undeveloped with the exception of 5 angled parking spaces off Tower Place Drive and a narrow streetscape. The 5 existing angled parking spaces will be removed and replaced with a 5 foot amenity zone and a 10 foot walk zone to match the existing streetscape conditions in Tower Place. New street trees will be planted in amenity zone and also in the supplemental zone. A vegetative screen with a maximum height of 42” shall be installed along the portion of the lot being redeveloped to shield the cars from Tower Place Drive. The existing streetscape, which currently jogs in around the five on street parking spaces, will be straightened and align with the streetscape on either side of the area being developed.

Variation List

1. Variation from Section 16-18L.009(2) – Continuous Hardscape in the Walk Zone

A variation is requested to allow brick pavers to be installed in the walk zone to match the existing brick pavers in the adjacent streetscape on Tower Place Drive. Tower Place was developed prior to the adoption of the current SPI-12 ordinance and incorporates its own enhanced streetscape. To require the applicant to utilize the continuous hardscape typically required in SPI-12 would cause the new streetscape to be out of character with the adjacent streetscape on either side of the property and also across Tower Place Drive. Further, the SPI-12 ordinance only requires the streetscape to include a 6 foot walk zone. This proposal exceeds the minimum streetscape through inclusion of the amenity zone and a 10 foot walk zone. Although not in strict accordance with the SPI-12 requirements, the pavers proposed in this context provide public protection to a greater degree than meeting the requirement would.

2. Variation from Section 16-18L.011(c)(i) – Active Use Requirement

Section 16-18L.011(c)(i) provides that actives uses are required “within buildings and parking structures for the entire length of said *building façade*” [emphasis added]. The proposal is the expansion of an existing parking deck but does not propose any new building façade due to the topography of the site and the orientation of the existing deck. The existing two level parking structure was constructed prior to the adoption of the current SPI-12 ordinance and therefore is grandfathered. The area where new parking is proposed is on grade with Tower Place Drive, so no new building or façade is proposed. Given the unique circumstances, it is unclear whether a variation is required for this proposal, however, in an abundance of caution, one is being requested. The lot is not adjacent to a public right-of-way and is screened from Peachtree Road by the existing

two story building constructed pursuant to SAP-12-054. The new parking area is screened with landscaping from Tower Place Drive. Strict application of the active use requirement is not necessary to accomplish public purposes or public protection based on the location and screening of the parking area.