

THE PRESTON PARTNERSHIP, LLC
 A MULTI-DISCIPLINARY DESIGN FIRM
 SOUTH TERRACES
 115 PERIMETER CENTER PLACE, SUITE 650
 ATLANTA, GEORGIA 30346
 TELEPHONE: 770 336 7248
 FAX: 770 336 2945
 WWW.THEPRESTONPARTNERSHIP.COM
 CONSULTANT

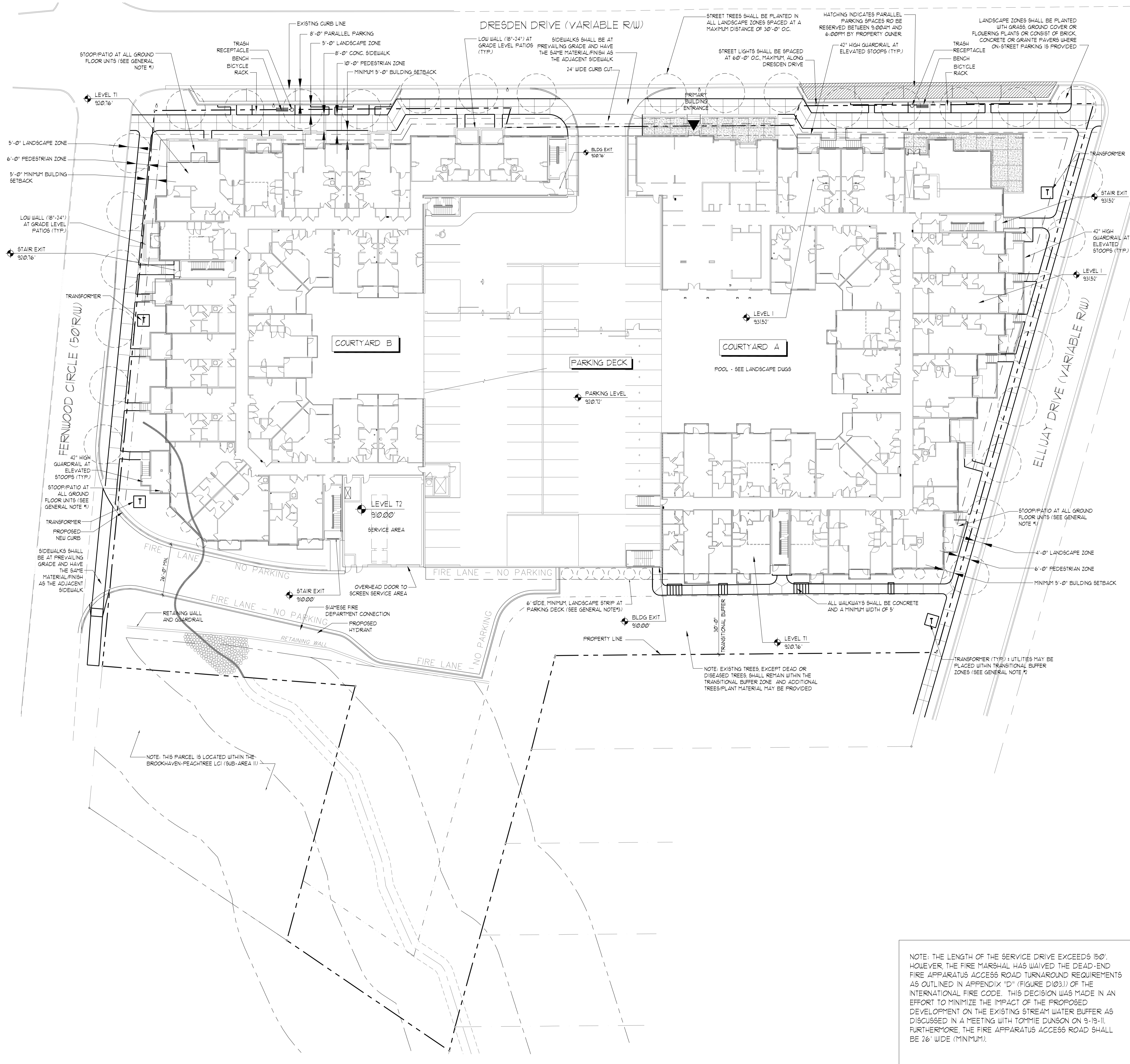
PROJECT: **ASHFORD AT BROOKHAVEN**
 ATLANTA, GA

FOR: **ASHFORD AT BROOKHAVEN LLC**
 5 RAVINIA DRIVE
 ATLANTA, GA
 770-206-5303

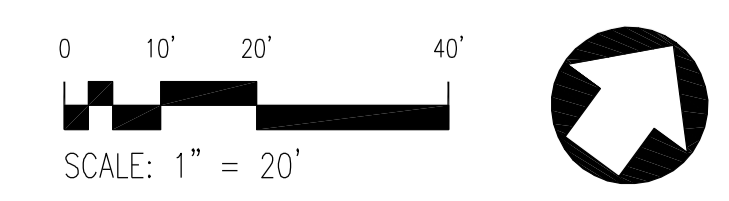
DATE: **03/08/12**
 JOB NUMBER: **1118901**
 DRAWN BY: **DM**
 CHECKED BY: **MG**
 SHEET TITLE: **ARCHITECTURAL SITE PLAN**
 SHEET NUMBER: **SP-01**
 COMMENTS: **SIDEWALK VARIANCE**
 © 2012 The Preston Partnership, LLC

SITE DEVELOPMENT DATA

GENERAL REQUIREMENTS		0 - 1' C - 1	
ZONING DISTRICT CLASSIFICATION	PROPOSED BUILDING USE	MULTI-FAMILY RESIDENTIAL	
PERMITTED USE	YES	NO	
SPECIAL ZONING REQUIREMENTS	YES (SEE REMARKS)	NO	
RECORDED LOT NUMBER	1339, 1359, 1363, 1369, 1373, AND 1377 DRESDEN DR AND 1379 FERWOOD CIRCLE	ACTUAL	
LOT FRONTAGE	MINIMUM	ACTUAL	
LOT WIDTH	MINIMUM	ACTUAL	3.32 ACRES
LOT AREA (NET)	MINIMUM	ACTUAL	
GROSS LAND AREA (G.L.A.)	144,836 SF		
RIGHT-OF-WAYS			
NORTH BOUNDARY	DRESDEN DRIVE	NOT APPLICABLE	
SOUTH BOUNDARY	FIRE ACCESS ROAD	NOT APPLICABLE	
EAST BOUNDARY	ELLUAY DRIVE	NOT APPLICABLE	
WEST BOUNDARY	FERWOOD CIRCLE	NOT APPLICABLE	
PROPOSED BUILDING FOOTPRINT	54,771 SF - 78,580 INCLUDING PARKING DECK		
BUILDING LOT COVERAGE	PERMITTED 80%	ACTUAL 62%	
FLOOD PLAN RESTRICTIONS	NOT APPLICABLE		
PUBLIC SPACE REQUIREMENTS	NOT APPLICABLE		
FENESTRATION	35% GLASS MINIMUM ALONG DRESDEN DRIVE		
USABLE OPEN SPACE			
ELEMENTS OF USABLE OPEN SPACE (OUTDOOR LIVING SPACE)			
LANDSCAPE RIGHT-OF-WAY	SEE GEN. NOTE BELOW	NOT APPLICABLE	
GROUND LEVEL LANDSCAPE / HARDSCAPE AREAS	SEE GEN. NOTE BELOW	NOT APPLICABLE	
INTERIOR COURTYARDS	10,821 SF	NOT APPLICABLE	
IMPROVED ROOF AREAS	NOT APPLICABLE		
EXTERIOR BALCONIES	NOT APPLICABLE		
TOTAL USABLE OPEN SPACE PROVIDED	1.27 ACRES = 38% OF SITE	NOT APPLICABLE	
TOTAL USABLE OPEN SPACE REQUIRED (U.O.S.R. + G.L.A.)	20% OF SITE		
OFF-STREET PARKING			
OWNER REQUIREMENTS			
LEASING OFFICE / AMENITIES	STANDARD N/A	COMPACT N/A	
RESIDENT PARKING	STANDARD N/A	COMPACT N/A	
GUEST PARKING	STANDARD N/A	COMPACT N/A	
TOTAL OWNER REQUIRED PARKING	ONE SPACE PER BEDROOM		
ZONING REQUIREMENTS			
LEASING OFFICE / AMENITIES	STANDARD 0	COMPACT 0	
RESIDENT PARKING 1-2 SPACES PER DWELLING UNIT	STANDARD 215 MIN 430 MAX	COMPACT 40%	
GUEST PARKING	STANDARD	COMPACT 0	
TOTAL ZONING REQUIRED PARKING	215 MIN / 341 (PROVIDED)		
ACCESSIBLE PARKING			
MINIMUM REQUIRED ACCESSIBLE PARKING	2% = 7 TOTAL SPACES		
VAN ACCESSIBLE PARKING	1 MINIMUM	REQD. HEADROOM 8'-2"	
TOTAL ACCESSIBLE PARKING	7		
PARKING SPACES PROVIDED (REFER TO SHEET CS-01)			
REGULAR PARKING	STANDARD 273	COMPACT 68	
"STANDARD" ACCESSIBLE PARKING	7		
VAN ACCESSIBLE PARKING	2		
TOTAL PROVIDED	341 (8 PARKING DECK), 9 ON STREET		
SITE ACCESSIBILITY			
ACCESSIBLE ROUTE (WITHIN THE BOUNDARY OF THE SITE TO AN ACCESSIBLE ENTRANCE)			
CURB RAMPS		N/A (SEE REMARKS)	
ACCESSIBLE PARKING	PROVIDED	N/A (SEE REMARKS)	
STREETS AND/OR DRIVEWAYS	PROVIDED	N/A (SEE REMARKS)	
MINIMUM WIDTH	36" W/ 60" MAX. CLEARANCE	51" W/ 60" MAX. CLEARANCE	
SLOPE	1 : 20 MAXIMUM	1 : 12 MAX. W/ HANDRAILS	
PARKING			
LOCATION (ACC. PARKING TO BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE TO AN ACCESSIBLE ENTRANCE)			
ACCESS ASILES			
STANDARD ACCESSIBLE SPACES	5'-0" (MINIMUM)	OTHER (SEE REMARKS)	
VAN ACCESSIBLE SPACES	8'-0" (MINIMUM)	OTHER (SEE REMARKS)	
SKINAGE	POLE MOUNTED	WALL MOUNTED	
PASSENGER LOADING ZONE(S)	PROVIDED	NOT REQUIRED	
BUILDING HEIGHT REQUIREMENTS			
PERMITTED BUILDING HEIGHT	60'-0" MAX PER D-1 CODE		
PROPOSED BUILDING HEIGHT	60'-0" MAX		
TRANSITIONAL HEIGHT PLANE	YES (SEE ELEVATIONS)	NOT APPLICABLE	
BUILDING SETBACKS			
NORTH BOUNDARY - DRESDEN DRIVE	VARIES (5' LANDSCAPE, 8' SIDEWALK, 5' MIN-15' MAX SETBACK)		
SOUTH BOUNDARY - FIRE ACCESS ROAD			
EAST BOUNDARY - ELLUAY DRIVE	10' (4' LANDSCAPE, 6' SIDEWALK, 5' MIN-15' MAX LANDSCAPE)		
WEST BOUNDARY - FERWOOD DRIVE	10' (4' LANDSCAPE, 6' SIDEWALK, 5' MIN-15' MAX LANDSCAPE)		
REQUIRED BUFFERS			
SIDEWALK CLEAR ZONE	YES (REF. SITE PLAN)	NOT APPLICABLE	
TREE PLANTING ZONE	YES (REF. SITE PLAN)	NOT APPLICABLE	
LANDSCAPE BUFFER	YES (REF. SITE PLAN)	NOT APPLICABLE	
SCREENING / FENCING	YES (REF. SITE PLAN)	NOT APPLICABLE	
TRANSITIONAL YARD	YES (REF. SITE PLAN)	NOT APPLICABLE	
EASEMENTS			
UTILITY / STORM SEWER	YES (REF. SITE PLAN)	NOT APPLICABLE	
ACCESS - FIRE	YES (REF. SITE PLAN)	NOT APPLICABLE	
OTHER (PED ACCESS EASEMENT)	YES (REF. SITE PLAN)	NOT APPLICABLE	
SITE AMENITIES			
STREET TREES / LANDSCAPE	YES (REF. SITE PLAN)	NOT APPLICABLE	
PAVERS / HARDSCAPE	YES (REF. SITE PLAN)	NOT APPLICABLE	
FURNISHINGS (BENCHES, TRASH RECEPTACLES, ETC.)	YES (REF. SITE PLAN)	NOT APPLICABLE	
STREET LIGHTING	YES (REF. LIGHTING PLAN)	NOT APPLICABLE	
OTHER	YES (REF. SITE PLAN)	NOT APPLICABLE	
OFF-STREET LOADING			
REQUIRED NUMBER OF SPACES / SIZE	NA		
MINIMUM HEIGHT	14'-0" CLEAR HEADROOM MIN.		
MOPED / BICYCLE PARKING	43 REQ'D SPACES	YES (REF. SITE PLAN)	NOT APPLICABLE
FIRE DEPARTMENT ACCESS			
SWANSEE CONNECTION	REMOTE (0 ACCESS ROAD)	BUILDING (BLDG. A AND B)	
BUILDING ACCESS / FIRE LANE	YES (REF. F.A. PLAN)	N/A (SEE REMARKS)	
PARKING DECK ACCESS	PUMPER TRUCK	N/A	
REMARKS			
LOCATED IN THE PEACHTREE, BROOKHAVEN OVERLAY DISTRICT			
REQUIRED TOTAL PUBLICLY ACCESSIBLE OPEN SPACE 28,927 SF = 20% MINIMUM OF TOTAL PARCEL			
REQUIRED TOTAL BICYCLE PARKING SPACES = 43 OR 1 FOR EVERY 5 PARKING SPACES - 60 SPACES			
LOCATED WITHIN PARKING DECK			
TOTAL SHEET OF OPEN SPACE IS EQUAL TO OR GREATER THAN 20% OF TOTAL SITE AREA			



1 ARCHITECTURAL SITE PLAN
 SCALE: 1" = 20'-0"



NOTE: THE LENGTH OF THE SERVICE DRIVE EXCEEDS 150'. HOWEVER, THE FIRE MARSHAL HAS WAIVED THE DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND REQUIREMENTS AS OUTLINED IN APPENDIX "D" (FIGURE D103.1) OF THE INTERNATIONAL FIRE CODE. THIS DECISION WAS MADE IN AN EFFORT TO MINIMIZE THE IMPACT OF THE PROPOSED DEVELOPMENT ON THE EXISTING STREAM WATER BUFFER AS DISCUSSED IN A MEETING WITH TOMMIE DUNSON ON 9-19-11. FURTHERMORE, THE FIRE APPARATUS ACCESS ROAD SHALL BE 26' WIDE (MINIMUM).

GENERAL NOTES:
 1. PORCHES, STOOPS/STEPS, AND BALCONIES ARE ALLOWED WITHIN THE REQUIRED SETBACK BETWEEN THE PEDESTRIAN ZONE AND THE BUILDING. A SIDEWALK IS REQUIRED TO CONNECT PORCHES AND STOOPS TO THE PUBLIC SIDEWALK AT THE GROUND FLOOR. ALL MECHANICAL EQUIPMENT SERVING THE BUILDING IS LOCATED ON THE ROOF.
 2. PER GA POWER REQUIREMENTS, TRANSFORMERS SHALL BE LOCATED AT LEAST 10' FROM THE BUILDING AND 14' FROM OPENINGS/DOORS/WINDOWS.
 3.A 6' WIDE LANDSCAPE STRIP IS REQUIRED AT THE EXPOSED FACADE OF PARKING DECKS EXCEPT AT VEHICULAR AND/OR PEDESTRIAN ENTRANCES AND EXITS. PLEASE NOTE THAT THE REQUIRED FIRE LANE PROHIBITS THE PLACEMENT OF TREES OR OTHER LANDSCAPING WITHIN THE REQUIRED ZONE.