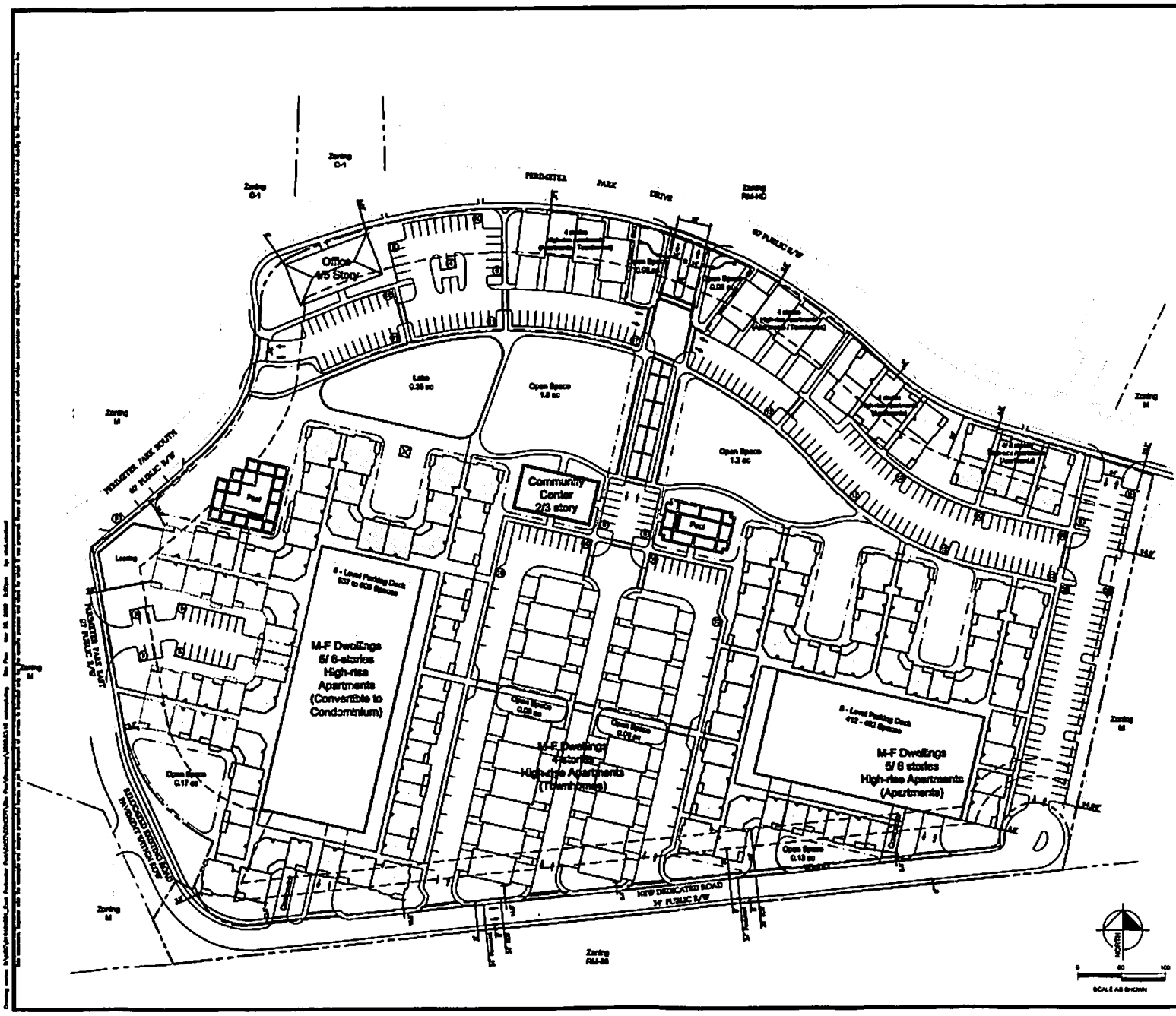

DEVELOPMENT SUMMARY

Existing Zoning: M

Proposed Zoning: O-I

Principal Uses:

Office
(Retail permitted in basement and first floor spaces)

Neighborhood Recreation Center
(Community Center)

High Rise Residential (Flats, convertible to condominium, townhomes, apartments, ground floor dwellings of all M-F are "Live-Work", retail is permitted in ground floors of residential buildings, facing Perimeter Park Drive)

Special Permits

High-rise Apartment Development : "High-rise apartment development means a building or buildings with a minimum of three stories containing multifamily dwelling units and developed in accordance with the provisions of this chapter" "Dwelling unit, multifamily means one (1) or more rooms with a private bath and kitchen facilities comprising an independent, self-contained residential unit in a building containing four (4) or more dwelling units."

Building exceeding five stories in height :
7-story building

Site Plan Legend

Office	20,000 sf
Parking	60 spaces
Community Center	6,000 sf
Parking	20 spaces
M-F Dwellings, 5/6/7-stories	290 du to 318 du
Parking	580 to 632 spaces
• Garage spaces	557 to 609 spaces
• Lot Spaces	23 spaces
• Ratio	2.0 spaces / unit
M-F Dwelling, 4-stories	92 du to 106 du
Parking	184 to 216 spaces
• Garage spaces	92 spaces
• Lot spaces	92 to 124 spaces
• Ratio	2.0 spaces / unit
M-F Dwellings, 4/5/6-stories	283 du to 323 du
Parking	566 to 646 spaces
• Garage spaces	412 to 492 spaces
• Lot Spaces	154 spaces
• Ratio	2.0 spaces / unit

Potential Terrace Level ("Basement") Dwellings

Building Square Footage

Office	20,000 sf
Community Center	6,000 sf
M-F Dwellings, 5/6/7-stories	470,000 to 535,000 sf
M-F Dwellings, 4-stories	150,000 to 175,000 sf
M-F Dwellings, 4/5/6/7- stories	475,000 to 507,000 sf

Miscellaneous

Site Acreage (Option to add acreage)	17.744 acres
Residential Density	37.5 du/ acre
• Base Density	30 du/ acre
• Workforce Housing Commitment	+25% (7.5 du/ acre)
Total Parking	1430 to 1594 spaces
Lot Coverage	Less than 60%
Bubble open space shown exceeds	20%

Allowable number of dwelling units may increase along with an increase in total acreage of the development, but at no time shall exceed the maximum allowable density of 37.5 units per acre.

Kimley-Horn and Associates, Inc.
817 WEST PEACHTREE ST., NW
SUITE 813
ATLANTA, GEORGIA 30308-1121
Tel: (404) 419-9700
Fax: (404) 419-9701

DATE	BY

Perimeter Park

DeKalb County, Georgia

SITE PLAN

Julian LoCraw and Company
1575 Northside Drive
100 Atlanta Technology Center, Suite 200
Atlanta, Georgia 30318
Contact: David Baycura 404.352.2000

SCALE (H):	N/A
SCALE (V):	NONE
DESIGNED BY:	RPS
DRAWN BY:	BAA
CHECKED BY:	RPS
DATE:	03/26/08
SHT PROJECT NO.	

SHEET NUMBER
C1-00