

PARKING:
EMORY PROPOSES THE FOLLOWING:

- 1- TO DEMOLISH THREE EXISTING PARKING DECKS (TOWER, SCARBOROUGH, LOWERGATE SOUTH) AND THE NORTHERN PORTION OF LOWERGATE
- 2- TO CONSTRUCT TWO UNDERGROUND PARKING DECKS FOR THE NEW HOSPITAL AND CLINIC
- 3- TO EXPAND THE EXISTING CLAIROMONT CAMPUS PARKING DECK TO PROVIDE AN ADDITIONAL 1,200 SPACES

PER CODE REQUIREMENT (DIVISION 21, SECTION 27-496(j) AND (g)),
THE REGULATIONS ARE AS FOLLOWS:

CLINIC PARKING REQUIRED 1 SPACE/250 SF:	1,580 SPACES
<u>HOSPITAL PARKING REQUIRED 1 SPACE/2 BEDS:</u>	<u>125 SPACES</u>
TOTAL PARKING REQUIRED PER CODE:	1,705 SPACES

REQUIRED PARKING = 67% OF DEKALB COUNTY CODE REQUIREMENT	
CLINIC PARKING REQUIRED:	1,058 SPACES
HOSPITAL PARKING REQUIRED:	<u>84 SPACES</u>
TOTAL PARKING REQUIRED:	1,142 SPACES

PROPOSED HOSPITAL PARKING DECK	500 SPACES
PROPOSED CLINIC PARKING DECK	900 SPACES
PROPOSED CLAIRMONT PARKING DECK EXPANSION	1200 SPACES
EXISTING CLAIRMONT DECK	500 SPACES *
CLAIRMONT CAMPUS DECK	404 SPACES *
TOTAL PARKING PROVIDED	3,504 SPACES

PARKING DECK AND AN ADDITIONAL SPACES AT THE STUDENT HOUSING DECKS ON CLAIRMONT CAMPUS.

LOWERGATE SOUTH (PARKING DECK "A")	665 SPACES
LOWERGATE (PARKING DECK "B")	420 SPACES
TOWER AND SCARBOROUGH DECK	616 SPACES
<u>TOTAL</u>	<u>1,701 SPACES</u>

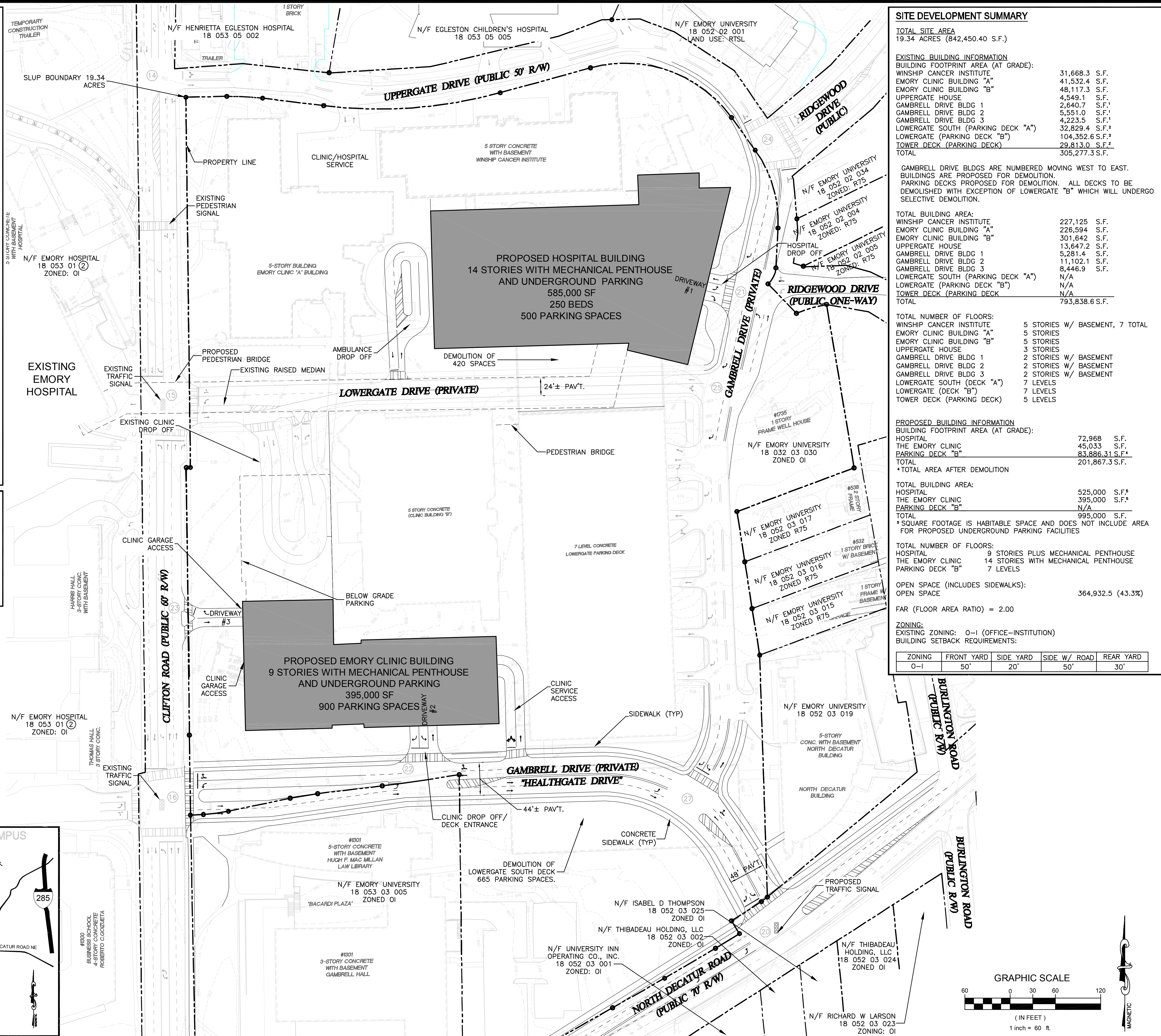
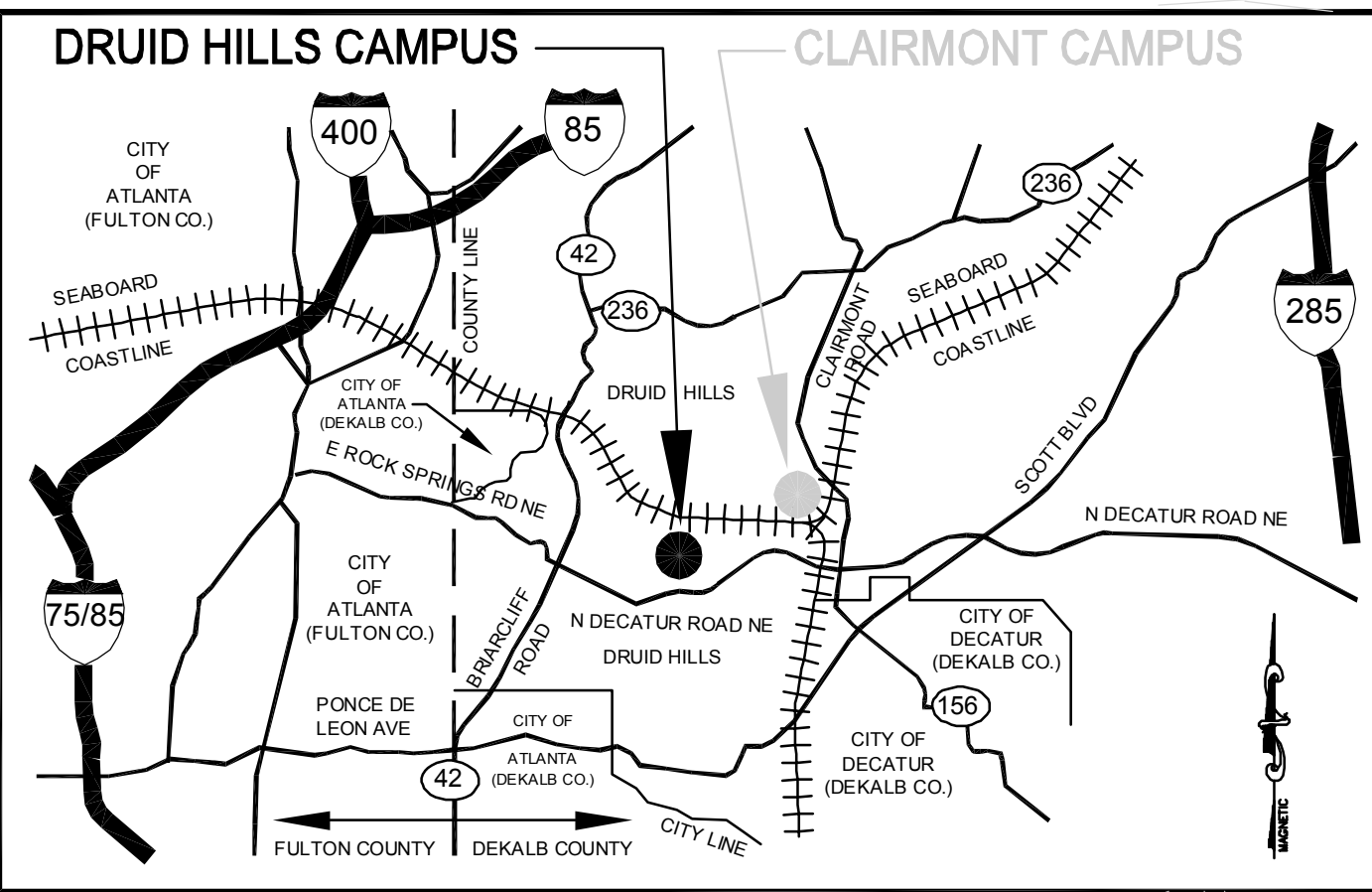
PARKING SPACES TO BE DEMOLISHED	1,701 SPACES
PARKING SPACES TO BE CONSTRUCTED	2,600 SPACES
<u>EXISTING SPACES AVAILABLE</u>	<u>904 SPACES</u>
NET PARKING PROVIDED	1,803 SPACES

PARKING PROVIDED EXCEEDS CODE BY	98 SPACES
PARKING REQUIRED (PER EEM)	1,142 SPACES
PARKING PROVIDED EXCEEDS EEM BY	661 SPACES

THE SUMMARY ABOVE ADDRESSES BOTH DEKALB COUNTY CODE REQUIREMENTS AND THE EMORY EXTRAPOLATION METHOD (EEM) DEVELOPED WITH DEKALB COUNTY AND UTILIZED OVER THE PAST TWO DECADES. THE EEM REFLECTS THE MIX OF USES ON THE EMORY CAMPUS INCLUDING ACADEMIC AND MEDICAL ACTIVITIES CONSISTENT WITH HISTORIC PATTERNS AND PRACTICES.

1. NO EXISTING OR PROPOSED WATER FEATURES ARE LOCATED ON-SITE.
2. NO JURISDICTIONAL WATERS OF THE STATE ARE LOCATED ON-SITE.
3. PROPOSED SITE TO BE DEVELOPED IN ONE PHASE.
4. NO PROPOSED BIKE LANES OR TRAIL ARE LOCATED ON-SITE.
5. ALL PROPERTY LINES AND RIGHT-OF-WAYS ARE APPROXIMATE USING DEKALB COUNTY TAX ASSESSOR'S MAPS.

NOT TO SCALE



TOTAL SITE AREA
19.34 ACRES (842,450.40 S.F.)

BUILDING FOOTPRINT AREA (AT GRADE):	31,668.3	S.F.
WINSHIP CANTER INSTITUTE	41,532.4	S.F.
EMORY CLINIC BUILDING "A"	45,491.1	S.F.
EMORY CLINIC BUILDING "B"	48,117.3	S.F.
UPPERGATE HOUSE	4,549.1	S.F.
GAMBRELL DRIVE BLDG 1	2,640.7	S.F.
GAMBRELL DRIVE BLDG 2	5,551.0	S.F.
GAMBRELL DRIVE BLDG 3	4,223.5	S.F.
LOWERGATE SOUTH (PARKING DECK "A")	32,829.4	S.F.
LOWERGATE (PARKING DECK "B")	104,352.6	S.F.
TOWER DECK (PARKING DECK)	29,813.0	S.F.
TOTAL	305,277.3	S.F.

GAMBRELL DRIVE BLDGS ARE NUMBERED MOVING WEST TO EAST.
BUILDINGS ARE PROPOSED FOR DEMOLITION.
PARKING DECKS PROPOSED FOR DEMOLITION. ALL DECKS TO BE
DEMOLISHED WITH EXCEPTION OF LOWERGATE "B" WHICH WILL UNDERGO
SELECTIVE DEMOLITION.

WINSHIP CANCER INSTITUTE	227,125	S.F.
EMORY CLINIC BUILDING "A"	226,594	S.F.
EMORY CLINIC BUILDING "B"	301,642	S.F.
UPPERGATE HOUSE	13,647.2	S.F.
GAMBRELL DRIVE BLDG 1	5,281.4	S.F.
GAMBRELL DRIVE BLDG 2	11,102.1	S.F.
GAMBRELL DRIVE BLDG 3	8,446.9	S.F.
LOWERGATE SOUTH (PARKING DECK "A")	N/A	
LOWERGATE (PARKING DECK "B")	N/A	
TOWER DECK (PARKING DECK	N/A	
TOTAL	793,838.6	S.F.

WINSHIP CANCER INSTITUTE	5	STORIES	W/ BASEMENT, 7 TOTAL
EMORY CLINIC BUILDING "A"	5	STORIES	
EMORY CLINIC BUILDING "B"	5	STORIES	
UPPERGATE HOUSE	3	STORIES	
GAMBRELL DRIVE BLDG 1	2	STORIES	W/ BASEMENT
GAMBRELL DRIVE BLDG 2	2	STORIES	W/ BASEMENT
GAMBRELL DRIVE BLDG 3	2	STORIES	W/ BASEMENT
LOWERGATE SOUTH (DECK "A")	7	LEVELS	
LOWERGATE (DECK "B")	7	LEVELS	
TOWER DECK (PARKING DECK)	5	LEVELS	

BUILDING FOOTPRINT AREA (AT GRADE):		
HOSPITAL	72,968	S.F.
THE EMORY CLINIC	45,033	S.F.
PARKING DECK "B"	83,886.31	S.F.*
TOTAL	201,867.3	S.F.
*TOTAL AREA AFTER DEMOLITION		

HOSPITAL	525,000	S.F.*
THE EMORY CLINIC	395,000	S.F.*
<u>PARKING DECK "B"</u>	<u>N/A</u>	
TOTAL	995,000	S.F.

* SQUARE FOOTAGE IS HABITABLE SPACE AND DOES NOT INCLUDE AREA FOR PROPOSED UNDERGROUND PARKING FACILITIES


HOSPITAL	9 STORIES PLUS MECHANICAL PENTHOUSE
THE EMORY CLINIC	14 STORIES WITH MECHANICAL PENTHOUSE
PARKING DECK "B"	7 LEVELS

OPEN SPACE (INCLUDES SIDEWALKS):	
OPEN SPACE	364,932.5 (43.3%)

FAR (FLOOR AREA RATIO) = 2.00

ZONING:
EXISTING ZONING: O-1 (OFFICE-INSTITUTION)
BUILDING SETBACK REQUIREMENTS:

ZONING	FRONT YARD	SIDE YARD	SIDE W/ ROAD	REAR YARD
O-1	50'	20'	50'	30'



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No.	REVISIONS	DATE	BY
1	INTERSECTION MODIFICATION	09/03/08	MH

EMORY UNIVERSITY
DEKALB COUNTY, GEORGIA

EMORY HEALTHCARE
DRUID HILLS EXPANSION DRI #1886
MAIN CAMPUS

EMORY UNIVERSITY
STEVE LANGE

201 DOWMAN DR, SUITE 409
ATLANTA, GA 30322
PHONE: (404) 712-8811

SCALE (H):	1"=60'
SCALE (V):	NONE
DESIGNED BY:	TS
DRAWN BY:	TS
CHECKED BY:	EM
DATE:	07/28/2008
KHA PROJECT NO.: 019506001	
SHEET NUMBER	