

PARCEL A 5.4 Acres (+/-)									
Bldg ID	Description / Product Type	Bldg Height	Gross SF (GSF)	Residential Units	Hotel Rooms	Parking Spaces Provided	Deck Surface	Total	Parking Notes
A.1	Office	12	300,000			792	-	792	Hotel/Office to share parking - alternate
A.2	Hotel	10	190,860		200	192	-	192	peak demand times
A.3	Retail Restaurant	1	5,000			65	-	65	Plus p.m. valet parking in deck
Parcel A Subtotals						200	984	65	1,049

PARCEL B 31.9 Acres (+/-)									
Bldg ID	Description / Product Type	Bldg Height	Gross SF (GSF)	Residential Units	Hotel Rooms	Parking Spaces Provided	Deck Surface	Total	Parking Notes
B.1	Retail Restaurant	1	10,000			70	-	70	Parked in surface lot
B.2	Retail - Jr. Anchor	1	12,000				-		Parked in 3-level semi-wrapped deck, surface and on-street spaces
B.3	Retail - Street Level Shops	1	51,500			345	57	402	
B.4	Flex 2nd-Story Loft Office/Retail	2	51,500			345	57	402	
B.2 Subtotals						345	57	402	
B.5	Retail - Anchor Tenant	1	20,000				-		Parked in surface lot and on-street spaces
B.6	Retail - Jr. Anchor Tenant	1	10,000				-		
B.7	Retail - Street Level Shops	1	28,000			156	156	156	
B.8	Flex 2nd-Story Loft Office/Retail	2	19,000			156	156	156	
B.3 Subtotals						156	156	156	
B.9	Retail - Anchor Tenant	1	30,000				-		Parked in surface lot and on-street spaces
B.10	Retail - Jr. Anchor Tenant	1	20,000			240	240	240	
B.11	Retail - Jr. Anchor Tenant	1	10,000			240	240	240	
B.4 Subtotals						240	240	240	
B.12	Retail - Shops	1	16,000			56	56	56	Parked in on-street spaces
B.5 Subtotals						56	56	56	
B.13	Retail - Shop	1	4,000				-		Parked in podium deck under shops and on-street spaces
B.14	Retail - Restaurant	1	8,500				-		
B.15	Retail - Jr. Anchor	2	32,000			190	108	298	
B.16	Retail - Jr. Anchors	1	53,000			190	108	298	
B.6 Subtotals						190	108	298	
B.17	Retail Restaurant	1	8,500			84	84	84	Parked in surface lot, after hours deck pkg
B.18	Office - Mid-Rise (Existing Bldg 6)	4	100,292			300	-	300	Existing deck, deck expansion - add 190 spcs
B.19	Office - Mid-Rise (Existing Bldg 12)	4	132,242			398	-	398	Existing deck, deck expansion - add 190 spcs
B.20	Residential - Multi-Family	5	265,000	205		375	-	375	Parked in 5-level semi-wrapped deck
B.21	Residential - Multi-Family	8	490,000	490		840	-	840	Parked in 4-level semi-wrapped deck
B.22	Retail - Shops	1	47,000				-		Parked in replacement deck and on-street spaces - alternate peak demand times
B.23	Residential - Flats Above Retail Shops	4	91,500	100			-		
B.7 Subtotals							-		
Parcel B Subtotals						1,452,034	785	2,448	771

PARCEL C 10.3 Acres (+/-)									
Bldg ID	Description / Product Type	Bldg Height	Gross SF (GSF)	Residential Units	Hotel Rooms	Parking Spaces Provided	Deck Surface	Total	Parking Notes
C.1	Office - Mid-Rise (Existing Bldg 17)	6	92,558			270	-	270	Two new 5-level decks developed to new and existing buildings
C.2	Office - Mid-Rise	8	200,000			585	-	585	
C.3	Office - Mid-Rise	8	200,000			585	-	585	
Parcel C Subtotals						1,440	-	1,440	

PARCEL D 10.7 Acres (+/-)									
Bldg ID	Description / Product Type	Bldg Height	Gross SF (GSF)	Residential Units	Hotel Rooms	Parking Spaces Provided	Deck Surface	Total	Parking Notes
D.1	Office - Mid-Rise (Existing Bldg 57)	5	104,803			49	256	305	One 5-level deck developed to park new building and to provide some replacement for lost surface parking
D.2	Office - Mid-Rise (Existing Bldg 59)	5	97,860			46	239	285	
D.3	Office - Mid-Rise	6	150,000			439	-	439	
D.4	Civic - Public Safety Facility	1	4,000				-		Parked in existing Bldg 59 surface lot
Parcel D Subtotals						534	495	1,029	
Project Totals						2,798,115	785	200	5,406

RECAP	Existing SF	New SF	Total SF
Office	527,755	850,000	1,377,755
Retail	-	448,000	448,000
Residential	-	776,500	776,500
Hotel	-	190,860	190,860
Civic	-	5,000	5,000
	527,755	2,270,360	2,798,115

PARKING

OCR District Off-Street Parking Requirements- Per Dekalb Co. Zoning	Total Required	Provided by Plan	Total Provided
Office- 4 space per 1,000 square feet of floor area	5,511 spaces	3 spaces per 1,000 sf of floor area	4,133 spaces
Retail- 4 spaces per 1,000 square feet of floor area	1,792 spaces	3.1 spaces per 1,000 sf of floor area	1,370 spaces
Multi- family- 1.75 spaces per unit	1,374 spaces	1.5 spaces per unit	1,178 spaces

PROPOSED SITE DENSITY

19.5 UNITS PER ACRE RESIDENTIAL
 31 FAR- RESIDENTIAL
 33 FAR- NEW OFFICE
 54 FAR- NEW AND EXISTING OFFICE TO REMAIN
 1.8 FAR- NEW RETAIL
 0.8 FAR- NEW HOTEL
 0.02 FAR- CIVIC
 OPEN SPACE- 57% (35 ACRES)
 TOTAL FAR- 110 FOR NEW AND EXISTING TO REMAIN

 = Existing buildings to remain
 = Phase I Development (DRI)
 = Phase II Development (DRI)

RECAP	Existing SF	New SF	Total SF
Office	527,755	850,000	1,377,755
Retail	-	448,000	448,000
Residential	-	776,500	776,500
Hotel	-	190,860	190,860
Civic	-	5,000	5,000
	527,755	2,270,360	2,798,115

The Park DRUID HILLS DRI # - 1583

ZONING & DRI SITE PLAN- AMENDED
 DEKALB COUNTY, GA - September 17, 2008

CONTACT INFORMATION:

OWNER:
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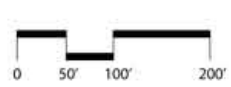
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TAYLOR&MATHIS

