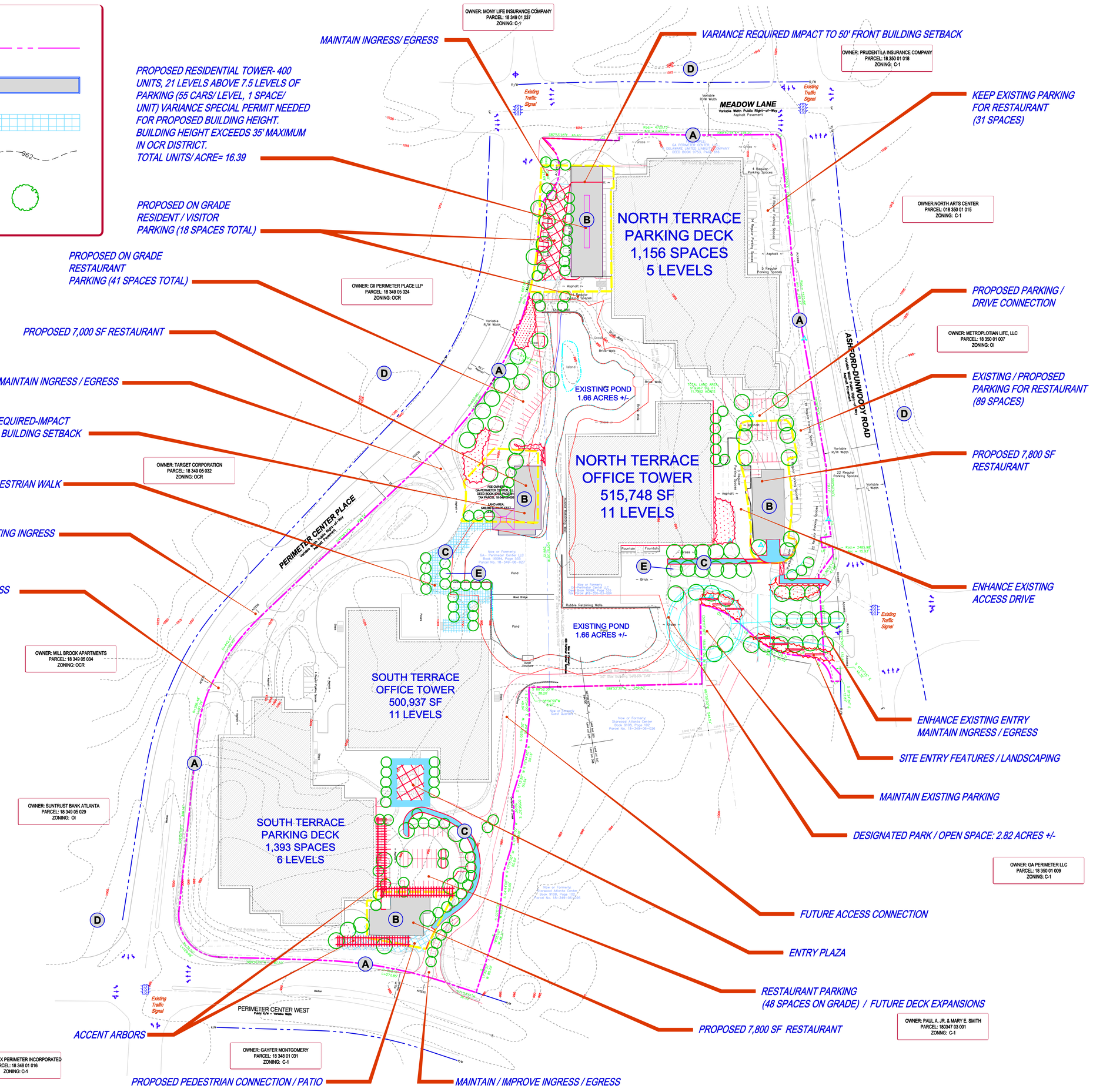
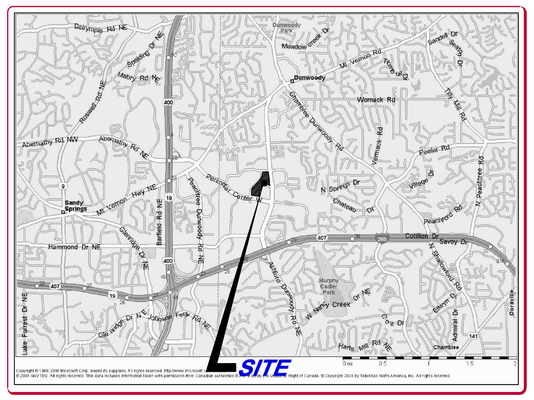
PLAN KEY

- (A) PROPERTY LINE
- (B) PROPOSED BUILDING
- (C) PROPOSED SIDEWALK
- (D) EXISTING CONTOUR — 962
- (E) PROPOSED STREET TREE @ 40' ON CENTER





GENERAL NOTES

APPLICANT: BARRY REAL ESTATE COMPANIES
30 IVAN ALLEN JR BOULEVARD, SUITE 900
ATLANTA, GA 30308
CONTACT: BILL CAMPBELL
PHONE: 404-601-0847 / FAX: 404-601-0881

ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
817 W. PEACHTREE STREET, NW - SUITE 601
ATLANTA, GA 30308
CONTACT: ALVIN JAMES
PHONE: 404-419-8700

ARCHITECT: ASD, INC.
50 HURT PLAZA, SUITE 500
ATLANTA, GA 30303
PHONE: 404-688-3318 / FAX: 404- 688-2255

SURVEYOR: MILLMAN SURVEYING, Inc.
1742 Georgetown Road, Suite H
Hudson, Ohio 44236
PHONE: 800-520-1010 / FAX: 330-342-0834

SITE SUMMARY:

PROJECT IS LOCATED IN LAND LOTS 348 AND 349 OF THE 18TH DISTRICT, DEKALB COUNTY, GEORGIA.

TOTAL SITE ACREAGE: 24.41 +/-
EXISTING ZONING: OFFICE INSTITUTIONAL (OI)
PROPOSED ZONING: OFFICE-COMMERCIAL-RESIDENTIAL (OCR)

EXISTING BUILDINGS:
NORTH TERRACE OFFICE TOWER: 515,748 SF, 11 LEVELS
SOUTH TERRACE OFFICE TOWER: 500,937 SF, 11 LEVELS
TOTAL EXISTING OFFICE: 1,016,685 SF

DESIGNATED FLOOD ZONE AREAS ARE NOT LOCATED WITHIN SITE BOUNDARIES.

EXISTING PARKING:
NORTH PARKING DECK: 1,156 SPACES (5 LEVELS)
SOUTH PARKING DECK: 1,393 SPACES (6 LEVELS)
TOTAL EXISTING STRUCTURED PARKING: 2,549 SPACES
STRUCTURED PARKING RATIO IS 3.0/ 1000 SF

SETBACKS AS SHOWN FOR OCR DISTRICT:
FRONT YARD: 50'
SIDE YARD: 20'
REAR YARD: 40'
VARIANCE OR SPECIAL USE PERMITS NEEDED WHERE NOTED.

PROPOSED PARKING:

RESIDENTIAL PARKING:
PROPOSED PARKING DECK: 23 ON GRADE SPACES, 277 SPACES BELOW PROPOSED RESIDENTIAL TOWER
DEKALB COUNTY ZONING REQUIRES: 1.75 SPACES/ UNIT (1 SPACE/ UNIT IS PROPOSED WITH REMAINDER TO BE SHARED AFTER HOURS IN NORTH OFFICE TOWER DECK.)

RESTAURANT PARKING:
TOTAL RESTAURANT: 22,600 SF
TOTAL SPACES REQUIRED BY DEKALB COUNTY:
1/ 75 SF = 301
TOTAL SPACES PROVIDED: 201 ON GRADE AND REMAINDER TO BE SHARED PARKING (AFTER BUSINESS HOURS) IN BOTH NORTH AND SOUTH OFFICE TOWER DECKS.

REV. No.:		DATE:	DRAWN BY:	CHECKED BY:

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SCALE IN FEET

PREPARED BY:
Kimley-Horn and Associates, Inc.
817 WEST PEACHTREE ST, NW - SUITE 601 - ATLANTA, GEORGIA 30308-1121
Tel: (404) 419- 8700 Fax: (404) 419 - 8701

PREPARED FOR:
BARRY REAL ESTATE COMPANIES
30 IVAN ALLEN JR BOULEVARD, SUITE 900 - ATLANTA, GA 30308

PROJECT ARCHITECT:
ASD, INC.
50 HURT PLAZA, SUITE 500 - ATLANTA, GA 30303

DRAWN BY: KHA
DESIGNED BY: KHA
CHECKED BY: KHA

THE TERRACES DRI # 1495

400 PERIMETER CENTER TERRACE LAND LOTS 349 & 350, 18tH DISTRICT DEKALB COUNTY,GA

GRTA DRI SITE PLAN

PROJECT NO: 019253009 | SCALE: AS SHOWN | DATE: 08 - 13 - 07 | SHEET NO: 1 OF 1

Drawing name: T:\019253009_The Terraces DRI\CADD Site Plan\019253009-GRTA-01.dwg GRTA-01 Aug 09, 2007 10:44am by: alvin_james