

BROOKHAVEN/OGLETHORPE UNIVERSITY STATION TOD PROJECT

Brookhaven, Georgia



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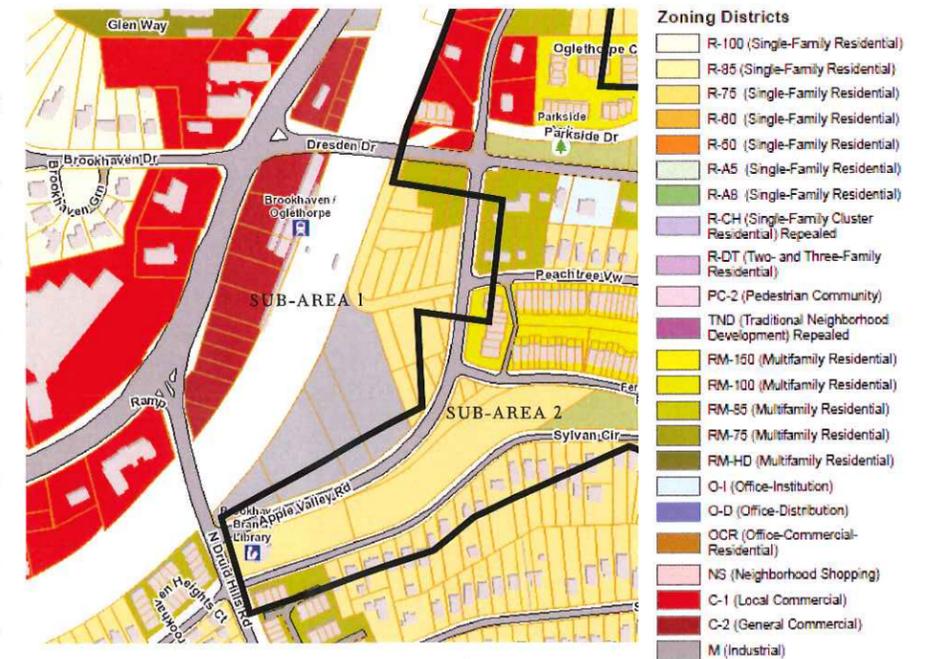
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EXISTING CONDITIONS



LOCATION MAP



ZONING MAP

PROJECT NO. 20140262.00 REVISION NO. 000 DATE 07/06/2016

ZONING MAP AND EXISTING CONDITIONS



BROOKHAVEN/OGLETHORPE UNIVERSITY STATION TOD PROJECT
Brookhaven, Georgia

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NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or floodways have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanied this FIRI. Users should be aware that BFEs shown on the FIRI represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Flood elevation data presented in the FIS report should be utilized in conjunction with the FIRI for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only to landward of 0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRI should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRI.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 24 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Georgia State Plane West Zone, FIPS 1002 (Feet). The horizontal datum was NAD 83. Differences in datum, spherical projection or State Plane zones used in the production of FISs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRI.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
 NOAA, NGS12
 National Geodetic Survey
 SSAC 3, #3202
 1315 East-West Highway
 Silver Spring, Maryland 20910-3282
 (301) 713-3242

To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRI was derived from DeKalb County aerial photography produced at a scale of 1:1200 from photography dated 2010 or later.

Based on updated topographic information, this map reflects more detailed and up-to-date stream channel configurations and floodplain delineations than those shown on the previous FIRI for this jurisdiction. As a result, the Flood Profiles and Floodway Data in the Flood Insurance Study Report (which contain authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. Also, the road to floodplain relationships for unsewered streams may differ from what is shown on previous maps.

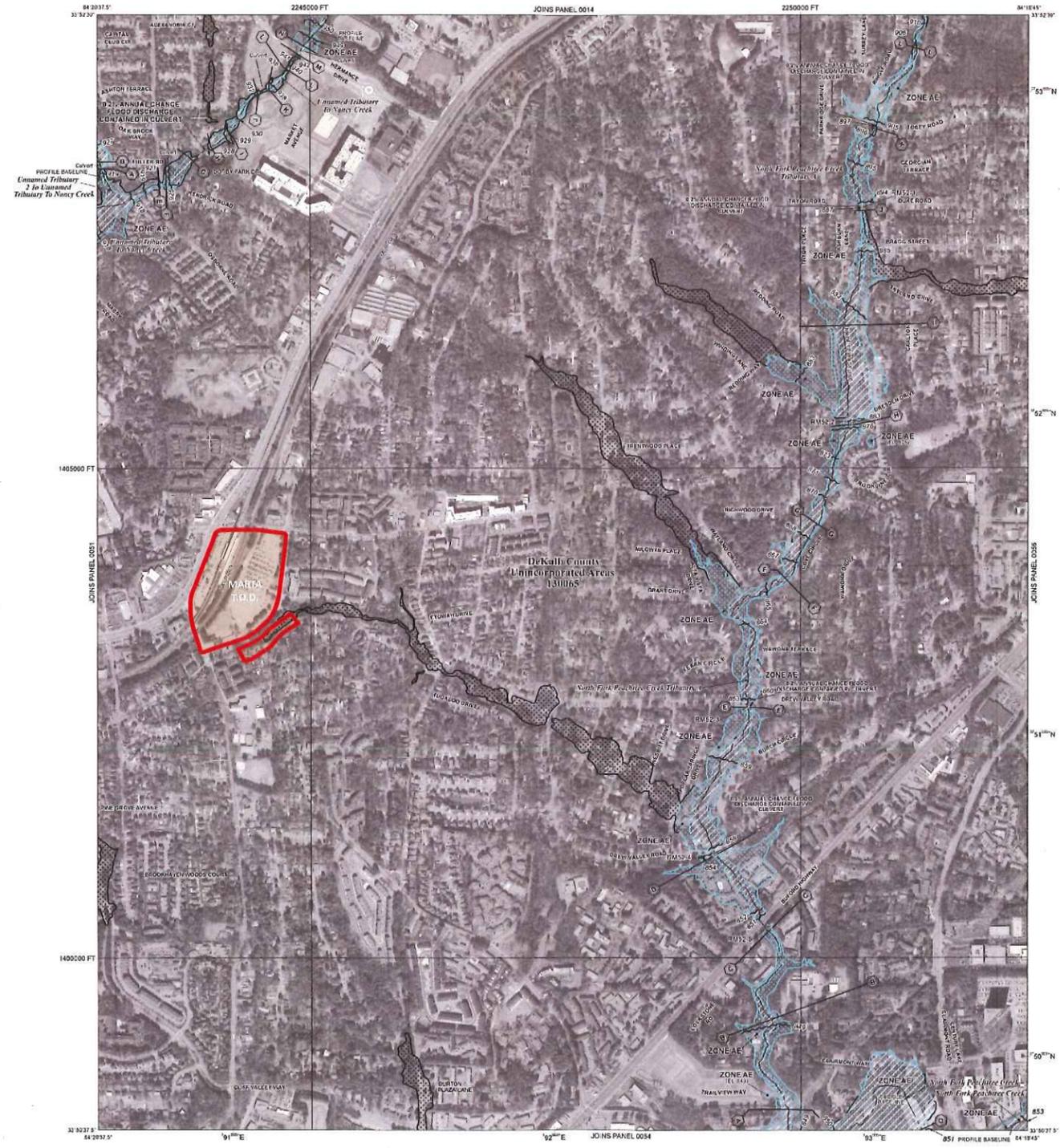
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limits.

Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels, community map repository addresses, and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRI visit the Map Service Center (MSC) website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have questions about this map, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange (FMIX) at 1-877-FEMA-MAP (1-877-358-2827) or visit the FEMA website at <http://www.fema.gov/business>.

The profile baselines depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the profile baselines in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.



LEGEND

- SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**
- The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, A99, V, and VE. The base flood elevation is the water surface elevation of the 1% annual chance flood.
- ZONE A** - Relative Flood Elevations determined
 - ZONE AE** - Base Flood Elevations determined
 - ZONE AH** - Flood depths of 1 to 3 feet (usually areas of parking); Base Flood Elevations determined
 - ZONE AO** - Flood depths of 1 to 3 feet (usually areas of parking); Base Flood Elevations determined
 - ZONE A99** - Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently determined to be inoperable; protection from the 1% annual chance flood is being restored in whole or in part
 - ZONE V** - Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined
 - ZONE VE** - Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined
- FLOODWAY AREAS IN ZONE AE**
- The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachments so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- OTHER FLOOD AREAS**
 - ZONE X** - Areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depth of less than 1 foot, and high ground areas with a 1% return period and a base flood elevation of at least 1 foot above the 1% annual chance flood.
 - OTHER AREAS** - Areas determined to be outside the 0.2% annual chance floodway. Areas shown in red have not been determined, but possible.
 - COASTAL HARBOR RESOURCES SYSTEM (CHRS) AREAS**
 - OTHER PROTECTED AREAS (OPAs)**
 - CHRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas
 - 1% annual chance flood boundary
 - 0.2% annual chance flood boundary
 - Floodway boundary
 - Zone D boundary
 - CHRS and CHA boundary
 - Boundary showing Special Flood Hazard Area Zones and secondary showing Special Flood Hazard Areas of different Base Flood Elevation, flood control or flood control
 - Limit of Floodway Velocity Action
 - Base Flood Elevation line and water elevations feet (EL 997)
 - Base Flood Elevation value, where uniform within zone; elevation in feet
- 1** Referenced to the North American Vertical Datum of 1988
- Cross section line
 - Stationing
 - Culvert, Flume, Pierhead or Abutment
 - Road or Elevated Bridge
 - Floodway
 - Geographic coordinates referenced to the North American Vertical Datum of 1988 (NAD 83)
 - 1000-meter Universal Transverse Mercator grid values, zone 17
 - 600000 FT
 - 3000-foot grid values, Georgia State Plane coordinate system, West zone (FIPSZONE 1803), True vertical projection
 - Bench mark (see explanation in Notes to Users section of the FIS report)
 - 853
 - Near Sea
- MAP AUTHORITY**
 Refer to history of Map Revisions on Map Index
- EFFECTIVE DATE OF COUNTRYWIDE FLOOD INSURANCE RATE MAP**
 May 7, 2007
- EFFECTIVE DATES OF REVISIONS TO THIS PANEL**
 May 16, 2013 - to change Base Flood Elevations and Special Flood Hazard Areas
- For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.
- To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6239.
- MAP SCALE 1" = 500'**
- 0 100 200 300 400 500 600 700 800 900 1000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0052J

FIRM FLOOD INSURANCE RATE MAP

DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS

PANEL 52 OF 201

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COUNTY	COMMUNITY	ISSUED	PANEL	REVISION
DEKALB COUNTY		2005	0052	J

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used in insurance applications for the subject community.

MAP NUMBER 13089C0052J

MAP REVISED MAY 16, 2013

Federal Emergency Management Agency

PROJECT NO. 20140262.00 REVISION NO. 000 DATE 07/06/2016

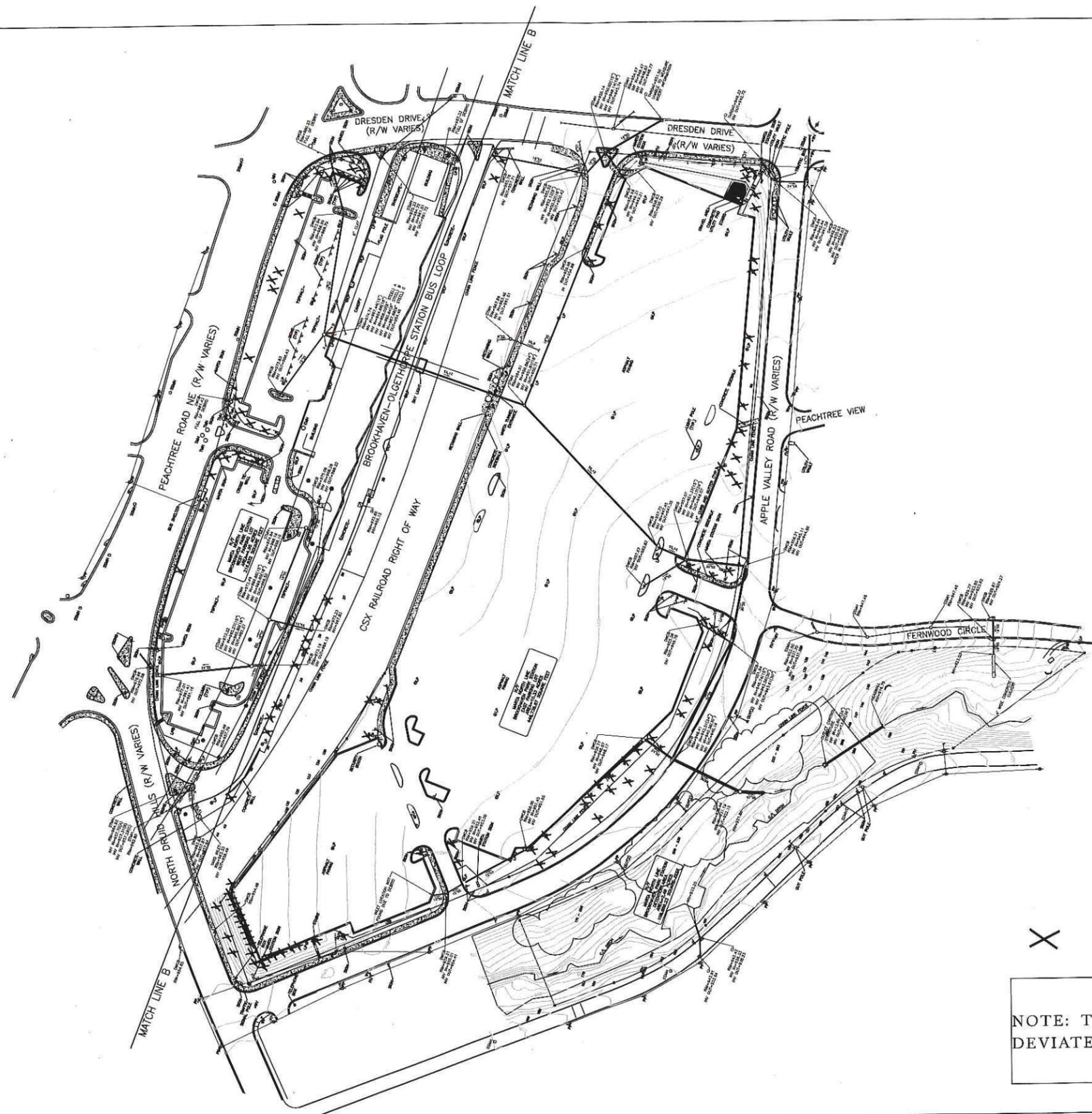
FEMA MAP p.4



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X TREES TO BE REMOVED

NOTE: TREE LOCATION IS FIELD SURVEYED AND MAY DEVIATE FROM GEOLOCATED SURVEY.

PROJECT NO. 20140262.00 REVISION NO. 000 DATE 07/06/2016

EXISTING TREE AND SPECIMEN LOCATION p.5



BROOKHAVEN/OGLETHORPE UNIVERSITY STATION TOD PROJECT
 Brookhaven, Georgia



	Caliper Inch	Tree Type	
1	18.9"	Crape Myrtle	multi trunk
2	15.3"	Crape Myrtle	multi trunk
3	18.3"	Crape Myrtle	multi trunk
4	10.5"	Crape Myrtle	multi trunk
5	14.5"	Magnolia	
6	16.5"	Magnolia	
7	20.75"	Holly	multi trunk
8	19"	Magnolia	
9	15.75"	Magnolia	
10	17.25"	Crape Myrtle	multi trunk
11	18"	Crape Myrtle	multi trunk
12	16"	Crape Myrtle	multi trunk
13	13.5"	Magnolia	
14	21.25"	Red Maple	
15	15.5"	Red Maple	
16	13"	Red Maple	
17	11.25"	Red Maple	
18	16"	Red Maple	
19	19"	Water Oak	
20	27.5"	Red Maple	multi trunk
21	23.75"	Red Maple	
22	11.5"	Magnolia	
23	16.5"	Magnolia	
24	19"	Magnolia	
25	27"	Pine	
26	16.5"	Pine	
27	11"	Pine	
28	19"	Pine	
29	19"	Pine	
30	28"	Pine	
31	19"	Pine	
32	18"	Pine	
33	18"	Pine	
34	29.5"	Pine	
35	21"	Pine	
36	16"	Pine	
37	17.25"	Pine	
38	19.25"	Pine	
39	18.25"	Pine	
40	20"	Pine	
41	18.5"	Pine	
42	17"	Pine	
43	14"	Pine	
44	19"	Pine	
45	12.5"	Cherry	
46	17"	Pine	
47	16"	Pine	
48	13.25"	Pine	
49	19"	Pine	
50	17"	Pine	
51	20.25"	Pine	
52	13.5"	Pine	
53	14.5"	Pine	
54	14"	Pine	
55	11"	Pine	
56	15.5"	Pine	
57	7"	Magnolia	
58	8.5"	Magnolia	
59	11.5"	Magnolia	
60	20"	Water Oak	
61	15.5"	Red Maple	
62	18"	Pine	

63	39.5"	Red Maple	
64	21.75"	Pine	
65	12.5"	Pine	
66	13"	Red Maple	
67	18.5"	Pine	
68	23.5"	Pine	
69	16.5"	Pine	
70	14"	Red Maple	
71	17.5"	Water Oak	
72	16"	Water Oak	
73	23.5"	Pine	
74	18"	Water Oak	
75	14"	Water Oak	
76	28.25"	Crape Myrtle	multi trunk
77	13"	Crape Myrtle	multi trunk
78	10.5"	Crape Myrtle	multi trunk
79	18.5"	Crape Myrtle	multi trunk
80	12"	Sweetgum	
81	10"	Water Oak	
82	26"	Pine	
83	7"	Magnolia	
84	21"	Pine	
85	22"	Pine	
86	29"	Pine	
87	19.5"	Magnolia	
88	27.5"	Pine	
89	21"	Pine	
90	8"	Magnolia	
91	18"	Pine	
92	19"	Pine	
93	9.25"	Magnolia	
94	18"	Pine	
95	18"	Pine	
96	20.5"	Pine	
97	27.5"	Pine	
98	24"	Pine	
99	20.25"	Pine	
100	18.5"	Pine	
101	26"	Pine	
102	58"	Pine	multi trunk
103	15"	Water Oak	
104	18"	Water Oak	
105	16"	Pine	
106	11"	Pine	
107	12.5"	Pine	
108	14"	Pine	
109	11.5"	Pine	
110	16.5"	Pine	
111	16"	Pine	
112	16"	Pine	
113	13.5"	Pine	
114	13"	Pine	
115	19.5"	Pine	
116	18.5"	Pine	
117	20.5"	Pine	
118	18.5"	Pine	
119	18.5"	Pine	
120	12"	Pine	
121	15"	Pine	
122	15"	Pine	
123	17"	Pine	
124	19.5"	Pine	
125	18.5"	Pine	
126	17.5"	Red Maple	
127	16.5"	Red Maple	
128	14"	Pine	
129	26.75"	Water Oak	
130	19.25"	Water Oak	
131	19.5"	Water Oak	

133	21"	Pine	
134	14"	Water Oak	
135	18.5"	Pine	
136	24"	Pine	
137	23"	Pine	
138	17"	Pine	
139	23"	Pine	
140	20"	Pine	
141	15"	Pine	
142	10"	Pine	
143	8"		
144	12"	Red Maple	
145	15.5"	Pine	
146	11.5"	Pine Myrtle	
147	12"	Pine	
148	13.5"	Pine	
149	11.5"	Willow Oak	
150	9.5"	Tulip Poplar	
151	8.5"	Tulip Poplar	
152	38"	White Oak	
153	13.5"	Water Oak	
154	24"	Tulip Poplar	
155	42"	Tulip Poplar	
156	40"	Tulip Poplar	
157	10.5"	Water Oak	
158	18.5"	Water Oak	
159	8.5"	Mulberry	
160	19.5"	Hackberry	
161	29"	Hackberry	
162	12.5"	Hackberry	
163	17.5"	Mulberry	
164	9"	Tulip Poplar	
165	26"	Red Maple	
166	19"	Sweetgum	
167	12"	Water Oak	
168	20"	Dogwood	
169	28"	Tulip Poplar	
170	26"	Tulip Poplar	
171	16.75"	Pine	
172	16"	Pine	
173	15"	Pine	
174	14"	Pine	
175	32"	Red Oak	
176	14"	Pine	
177	12"	Pine	
178	10.5"	Pine	
179	10"	Pine	
180	14"	Pine	
181	11"	Pine	
182	12"	Pine	
183	9"	Pine	
184	12"	Pine	
185	11"	Pine	
186	9"	Pine	
187	12"	Pine	
188	8"	Pine	
189	11"	Pine	
190	13"	Pine	
191	13"	Pine	
192	11"	Pine	
193	17"	Pine	
194	12.5"	Pine	
195	13"	Pine	
196	10"	Pine	
197	16.5"	Pine	
198	15"	Pine	
199	11.5"	Pine	
200	12"	Pine	
201	15.5"	Pine	

202	19"	Pine	
203	18"	Pine	
204	14"	Pine	
205	16"	Pine	
206	18"	Pine	
207	17"	Pine	
208	16"	Pine	
209	10"	Pine	
210	9"	Pine	
211	8"	Pine	
212	9"	Pine	
213	12"	Pine	
214	15"	Pine	
215	11"	Pine	
216	17"	Pine	
217	11"	Pine	
218	13"	Pine	
219	14"	Pine	
220	9"	Pine	
221	10"	Pine	
222	10"	Pine	
223	12"	Pine	
224	13"	Pine	
225	13"	Pine	
226	13"	Pine	
227	8"	Pine	
228	6"	Pine	
229	8"	Pine	
230	9"	Pine	
231	19"	Pine	
232	12"	Pine	
233	8"	Pine	
234	9"	Pine	
235	7"	Pine	
236	13"	Water Oak	
237	17"	Pine	
238	18"	Pine	
239	37"	White Oak	
240	22"	Pine	
241	18"	Pine	
242	17"	Pine	
243	10"	Ash	
244	16"	Pine	
245	19"	Pine	
246	12"	Pine	
247	15"	Pine	
248	16"	Pine	
249	8"	Pine	
250	9"	Pine	
251	11"	Pine	
252	15"	Pine	
253	9"	Pine	
254	16"	Pine	
255	22"	Pine	
256	15"	Pine	
257	8"	Pine	
258	14"	Pine	
259	13"	Pine	
260	10"	Pine	
261	16"	Pine	
262	10"	Pine	
263	12"	Pine	
264	16"	Pine	
265	12"	Pine	
266	12"	Pine	
267	14"	Pine	
268	13"	Pine	
269	14"	Pine	
270	15"	Pine	

271	15"	Pine	
272	16"	Pine	
273	13"	Pine	
274	16"	Pine	
275	8"	Pine	
276	19"	Pine	
277	12"	Pine	
278	12"	Pine	
279	12"	Pine	
280	12"	Pine	
281	12"	Pine	
282	12"	Pine	
283	12"	Pine	
284	14"	Red Oak	
285	20"	Red Oak	
286	13"	Red Oak	
287	24"	Red Oak	
288	18"	Red Oak	
289	18"	Red Oak	
290	23"	Pine	
291	18"	Pine	
292	15"	Red Oak	
293	15"	Red Oak	
294	10"	Red Oak	
295	13"	Red Oak	
296	11"	Red Oak	

NOTE: RED TEXT INDICATES SPECIMEN TREES

PROJECT NO. 20140262.00

REVISION NO. 000

DATE 07/06/2016

TREE LOCATION

p.6



BROOKHAVEN/OGLETHORPE UNIVERSITY STATION TOD PROJECT
Brookhaven, Georgia



ZONING

EXISTING ZONING = C-2, M, RM-75, R-75
 PROPOSED ZONING = PC-2
 OVERLAY DISTRICT = BROOKHAVEN -PEACHTREE OVERLAY

SITE AREA ————— 17.757 AC

BUILDING FOOTPRINTS= 6.8 AC
 DRIVES, WALKS, AND PAVING= 3.3 AC
 MARTA STATION AND BUS DRIVES= 2.0 AC
 GREEN SPACE/ PVIOUS PAVERS= 5.5 AC

OPEN SPACE SUMMARY

TOTAL SITE AREA= 17.757 AC
 OPEN SPACE REQUIRED= 20% (3.55 AC/ 154,638 SF)
 PUBLIC OPEN SPACE PROVIDED= 35% (6.2 AC/ 271,784 SF)
 MEETS REQUIREMENTS FOR OPEN SPACE BONUS

DENSITY CALCULATIONS

RESIDENTIAL:
 DENSITY ALLOWED= 60 UNITS/ ACRE
 SITE AREA= 17.757 ACRES
 MAX UNITS ALLOWED= 1,065 UNITS
 UNITS PROVIDED= 547 UNITS
 DENSITY PROVIDED= 30.8 UNITS/ ACRE

COMMERCIAL:
 75,000 SF (HOTEL)
 200,000 SF (OFFICE)
 24,340 SF (RESTAURANT)
 31,428 SF (RETAIL)

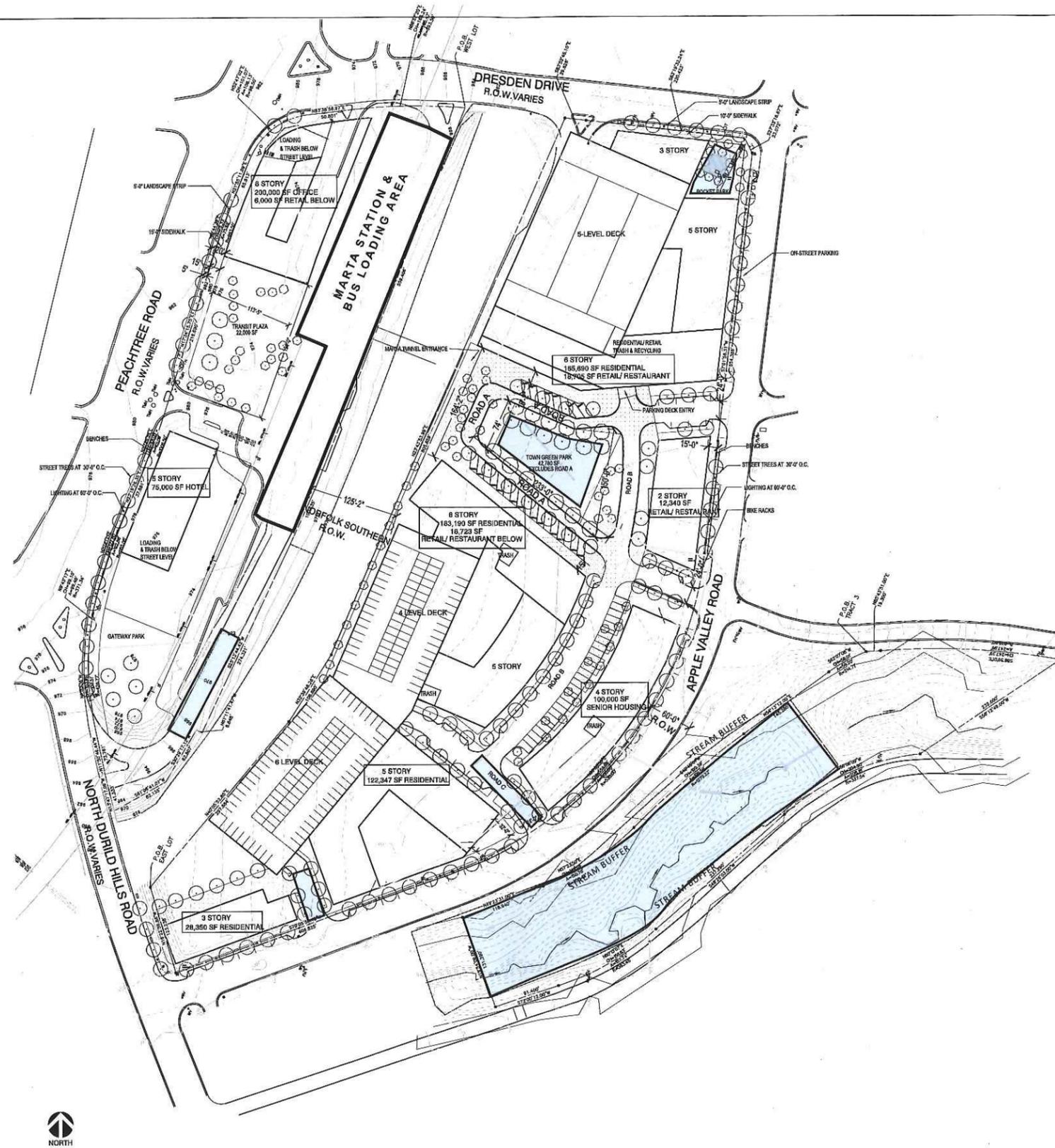
PARKING

ZONING REQUIRED:
 1 SPACE PER 1 DWELLING UNIT: 547 X 1=547 SPACES
 1 SPACE PER 400 SF OF COMMERCIAL: 275,000SF/400= 688 SPACES
 1 SPACE PER 300 SF OF RETAIL: 31,428SF/300= 105 SPACES
 1 SPACE PER 125 SF OF RESTAURANT: 24,340SF/125= 196 SPACES
REQUIRED PER ZONING: 1,536 SPACES

NOTE: ACTUAL COMMERCIAL, RETAIL & RESTAURANT AREA MAY FLUCTUATE, BUT MIN. PARKING REQUIREMENT WILL BE MET

PROVIDED IN CURRENT PROGRAM:
 SURFACE: 50 SPACES
 DECK: 1,996 SPACES
 ON-STREET: 50 SPACES
TOTAL: 2,096 SPACES

NOTE: PROVIDED PARKING INCLUDES 560 SPACES FOR MARTA



BUILDING SETBACKS

PEACHTREE ROAD: 20' FOOT WIDE PEDESTRIAN ZONE PLUS ZERO SETBACK
 DRESDEN DRIVE & APPLE VALLEY ROAD & NORTH DRUID HILLS ROAD: 15' FOOT WIDE PEDESTRIAN ZONE PLUS ZERO SETBACK

BUILDING HEIGHT

ALLOWED:
 MAXIMUM BUILDING HEIGHT OF 80'-0" OR 6 STORIES INCREASED TO HEIGHT OF 125'-0" OR 8 STORIES WITH TRANSIT- ORIENTED DEVELOPMENT BONUS TO INCLUDE 25% OPEN SPACE, 20% WORK FORCE HOUSING AND 40,000 SF GROUND FLOOR RETAIL/ PROFESSIONAL OFFICE

PROPOSED:
 MAX. BUILDING HEIGHT OF 125'-0" ON PEACHTREE ROAD
 MAX. BUILDING HEIGHT OF 80'-0" ON APPLE VALLEY ROAD

BIKE PARKING

NON-RESIDENTIAL: 1 SPACE FOR 20 VEHICULAR SPACES
 989 SPACES/20 = 50 BIKE SPACES

RESIDENTIAL: 1 SPACE FOR EVERY 5 UNITS
 547 UNITS/ 5= 110 BIKE SPACES

TOTAL BIKE SPACES: 160 BIKE SPACES

NOTES:

- THIS IS A CONCEPTUAL SITE PLAN. THE BUILDING FOOTPRINT MAY ADJUST IN COMPLIANCE WITH ZONING REGULATIONS.
- SITE PLAN CONTEMPLATES TWO POSSIBLE VARIANCES AS FOLLOWS:
 (1) INCREASE IN ALLOWABLE CURB CUTS ON APPLE VALLEY ROAD FROM 2 TO 4; AND
 (2) ALLOW USE OF GLASS ON MAJORITY OF OFFICE BUILDING FACADE

STORM WATER MANAGEMENT LOCATION

PROJECT NO. 20140262.00 REVISION NO. 000 DATE 07/06/2016

ZONING SITE PLAN p.7



BROOKHAVEN/OGLETHORPE UNIVERSITY STATION TOD PROJECT
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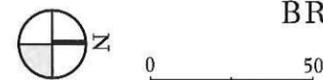
PROJECT NO. 20140262.00

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DATE 07/06/2016

Master Site Plan (Proposed)

REZONING APPLICATION



BROOKHAVEN/OGLETHORPE UNIVERSITY STATION TOD PROJECT

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REZONING APPLICATION

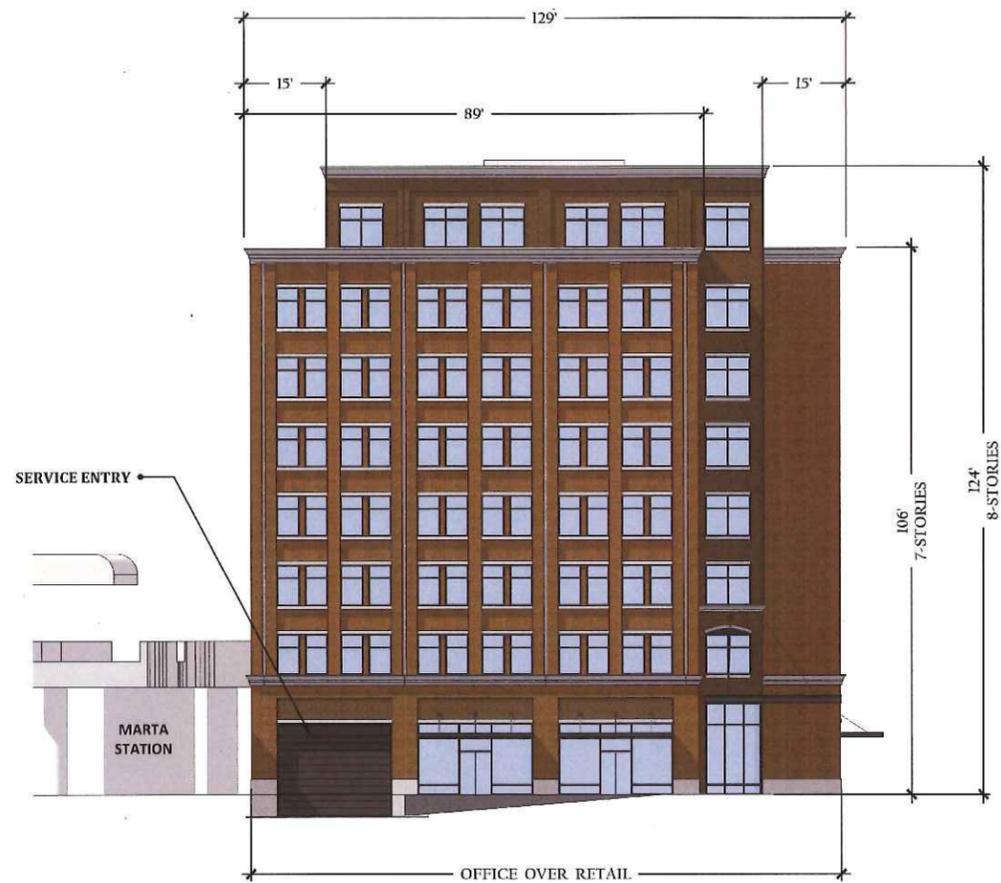
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BUILDING 1 - OFFICE

DRESDEN ELEVATION

0 16

SCALE: 1'-0" = 1/16"



BUILDING 1 - OFFICE

PEACHTREE ELEVATION

0 16

SCALE: 1'-0" = 1/16"

GENERAL NOTES:

1. The proposed Office Building design, on page 10, is compliant under current City Design Guidelines, however, the development team will seek a variance to improve the fenestration to masonry ratio.
2. The proposed Office Building design, on page 11, is the indented Office Building design if a variance concerning its fenestration allowance is granted.
3. All building materials shall be composed of brick, stone, wood, architectural metal siding, and fiber cement siding on all building facades that are visible from Primary roadways, Peachtree and Apple Valley Roads, and from Secondary roadways Dresden Drive and North Druid hills Road.

4. The majority of all building facades facing both Primary and Secondary roadways shall be composed of masonry.
5. All façades facing a public street shall consist of openings, including: windows, storefronts, and doorways, at a minimum of 35% of the ground floor elevation.
6. Service areas, trash dumpsters, trash compactors and all other mechanical areas and equipment shall be screened from view from all streets and public rights of way by either landscaping or architectural treatments that are similar in character to the building.

PROJECT NO. 20140262.00

REVISION NO. 000

DATE 07/06/2016

Elevations: Proposed Office

REZONING APPLICATION

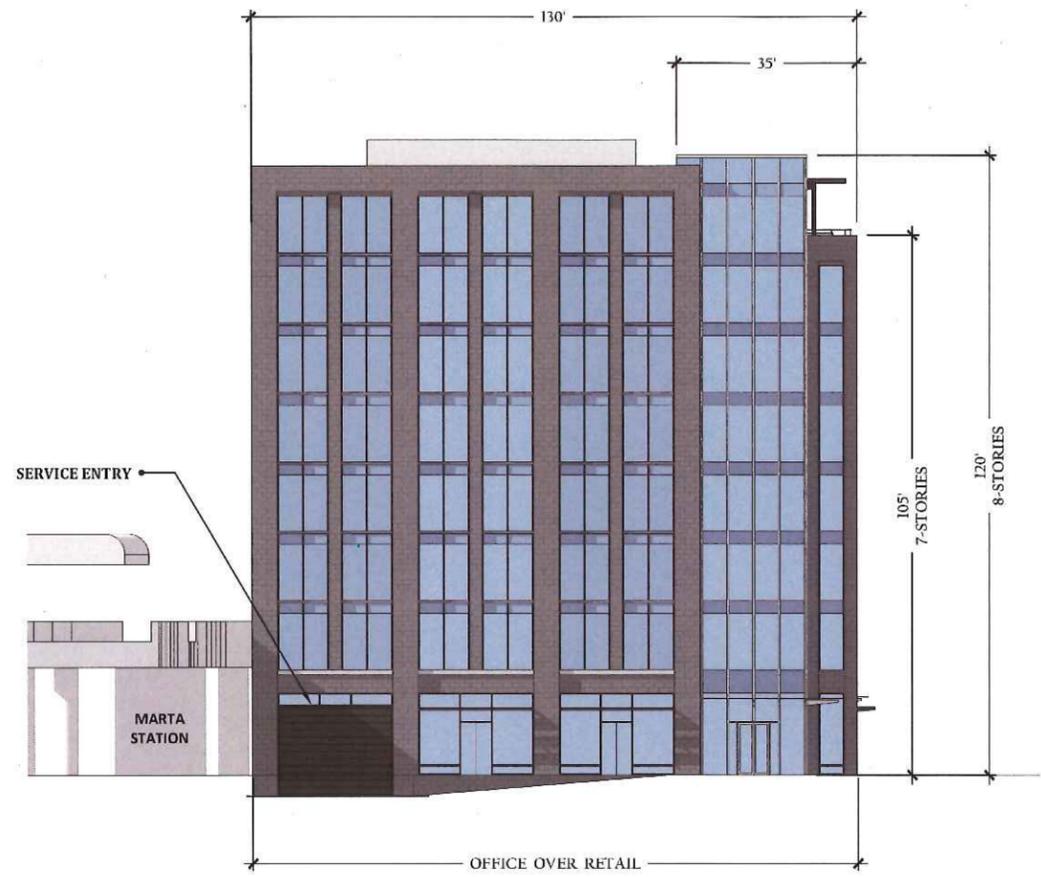
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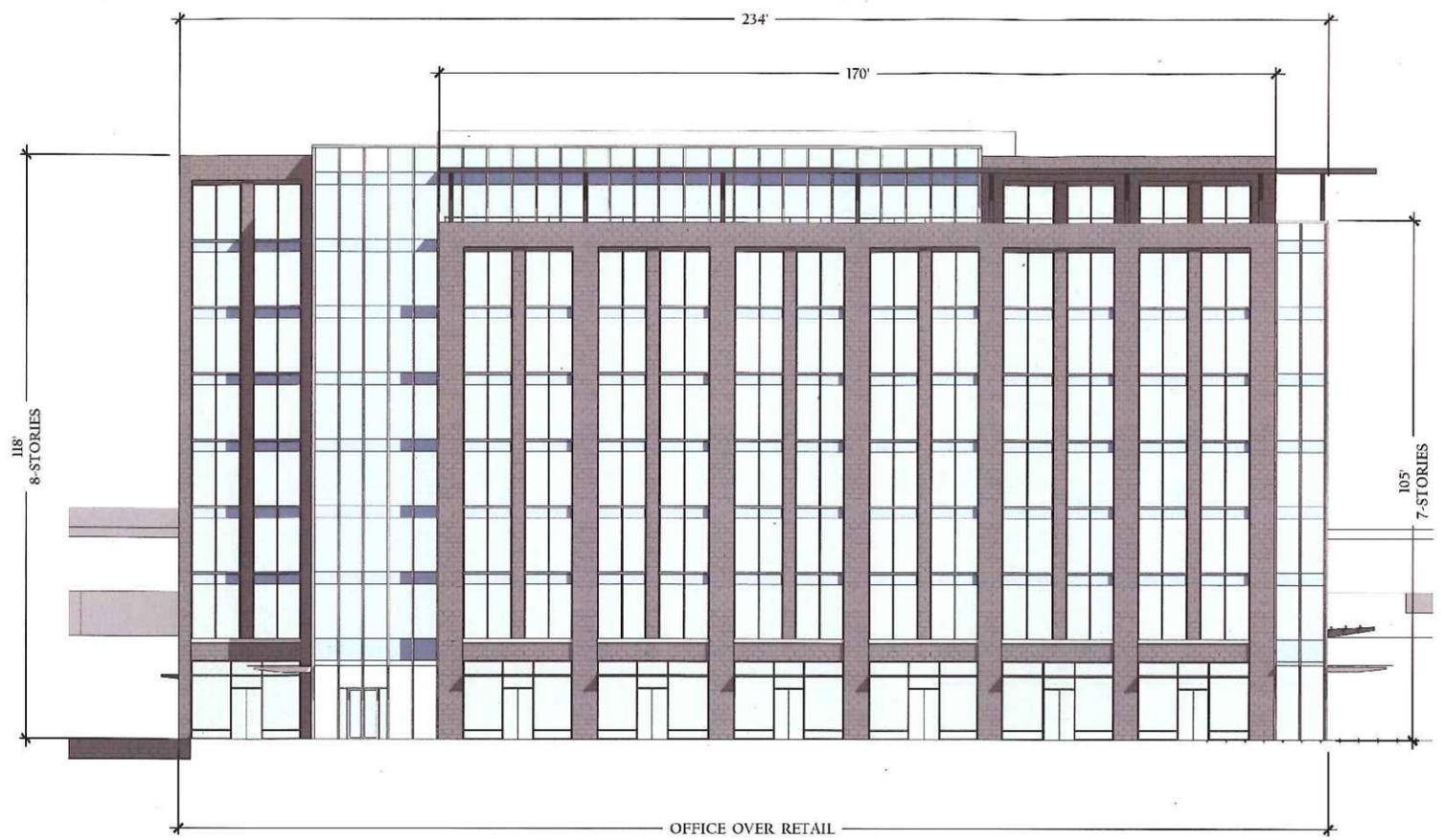
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Brookhaven, Georgia

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BUILDING 1 - OFFICE **DRESDEN ELEVATION**
 SCALE: 1'-0" = 1/16"
 0 16



BUILDING 1 - OFFICE **PEACHTREE ELEVATION**
 SCALE: 1'-0" = 1/16"
 0 16

GENERAL NOTES:

1. The proposed Office Building design, on page 10, is compliant under current City Design Guidelines, however, the development team will seek a variance to improve the fenestration to masonry ratio.
2. The proposed Office Building design, on page 11, is the indented Office Building design if a variance concerning its fenestration allowance is granted.
3. All building materials shall be composed of brick, glass, stone, wood, and architectural metal panels on all building facades that are visible from Primary roadways, Peachtree and Apple Valley Roads, and from Secondary roadways Dresden Drive and North Druid hills Road.
4. All façades facing a public street shall consist of openings, including: windows, storefronts, and doorways, at a minimum of 35% of the ground floor elevation.
5. Service areas, trash dumpsters, trash compactors and all other mechanical areas and equipment shall be screened from view from all streets and public rights of way by either landscaping or architectural treatments that are similar in character to the building.

PROJECT NO. 20140262.00 REVISION NO. 000 DATE 07/06/2016

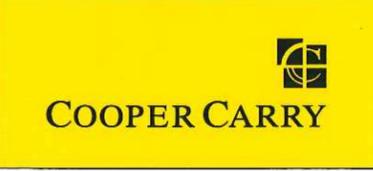
Elevations: Proposed Office with Variance

REZONING APPLICATION



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GENERAL NOTES:

1. All building materials shall be composed of brick, stone, wood, architectural metal siding, and fiber cement siding on all building facades that are visible from Primary roadways, Peachtree and Apple Valley Roads, and from Secondary roadways Dresden Drive and North Druid hills Road.
2. The majority of all building facades facing both Primary and Secondary roadways shall be composed of masonry.
3. All façades facing a public street shall consist of openings, including: windows, storefronts, and doorways, at a minimum of 35% of the ground floor elevation.
4. Service areas, trash dumpsters, trash compactors and all other mechanical areas and equipment shall be screened from view from all streets and public rights of way by either landscaping or architectural treatments that are similar in character to the building.



BUILDING 6 - MULTIFAMILY RESIDENTIAL

DRESDEN ELEVATION



SCALE: 1'-0" = 1/16"

GENERAL NOTES:

1. All building materials shall be composed of brick, stone, wood, architectural metal siding, and fiber cement siding on all building facades that are visible from Primary roadways, Peachtree and Apple Valley Roads, and from Secondary roadways Dresden Drive and North Druid hills Road.
2. The majority of all building facades facing both Primary and Secondary roadways shall be composed of masonry.
3. All façades facing a public street shall consist of openings, including: windows, storefronts, and doorways, at a minimum of 35% of the ground floor elevation.
4. Service areas, trash dumpsters, trash compactors and all other mechanical areas and equipment shall be screened from view from all streets and public rights of way by either landscaping or architectural treatments that are similar in character to the building.



BUILDING 6 - MULTIFAMILY RESIDENTIAL

APPLE VALLEY ROAD ELEVATION



SCALE: 1'-0" = 1/16"

PROJECT NO. 20140262.00

REVISION NO. 000

DATE 07/06/2016

Elevations: Phase 1 Buildings

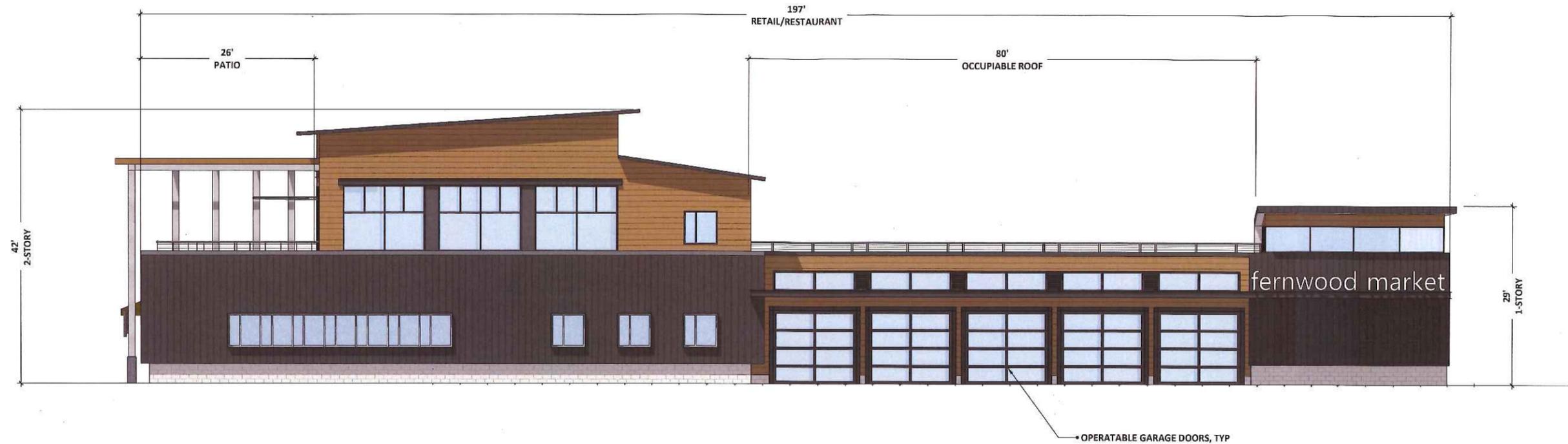
REZONING APPLICATION

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Brookhaven, Georgia





BUILDING 8 - RETAIL BUILDING

APPLE VALLEY ELEVATION

0 8

SCALE: 1'-0" = 1/8"

GENERAL NOTES:

1. All building materials shall be composed of brick, stone, wood, architectural metal siding, and fiber cement siding on all building facades that are visible from Primary roadways, Peachtree and Apple Valley Roads, and from Secondary roadways Dresden Drive and North Druid hills Road.
2. The majority of all building facades facing both Primary and Secondary roadways shall be composed of masonry.
3. All facades facing a public street shall consist of openings, including: windows, storefronts, and doorways, at a minimum of 35% of the ground floor elevation.
4. Service areas, trash dumpsters, trash compactors and all other mechanical areas and equipment shall be screened from view from all streets and public rights of way by either landscaping or architectural treatments that are similar in character to the building.

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Elevations: Phase 1 Buildings

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Aerial Perspective looking North on Peachtree Road

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Project Rendering

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Perspective looking from the intersection of
Dresden DR and Apple Valley RD

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Project Rendering

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Aerial Perspective looking from the Apple Valley RD toward Marta tracks & Peachtree RD

PROJECT NO. 20140262.00 REVISION NO. 000 DATE 07/06/2016

Project Rendering

REZONING APPLICATION



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