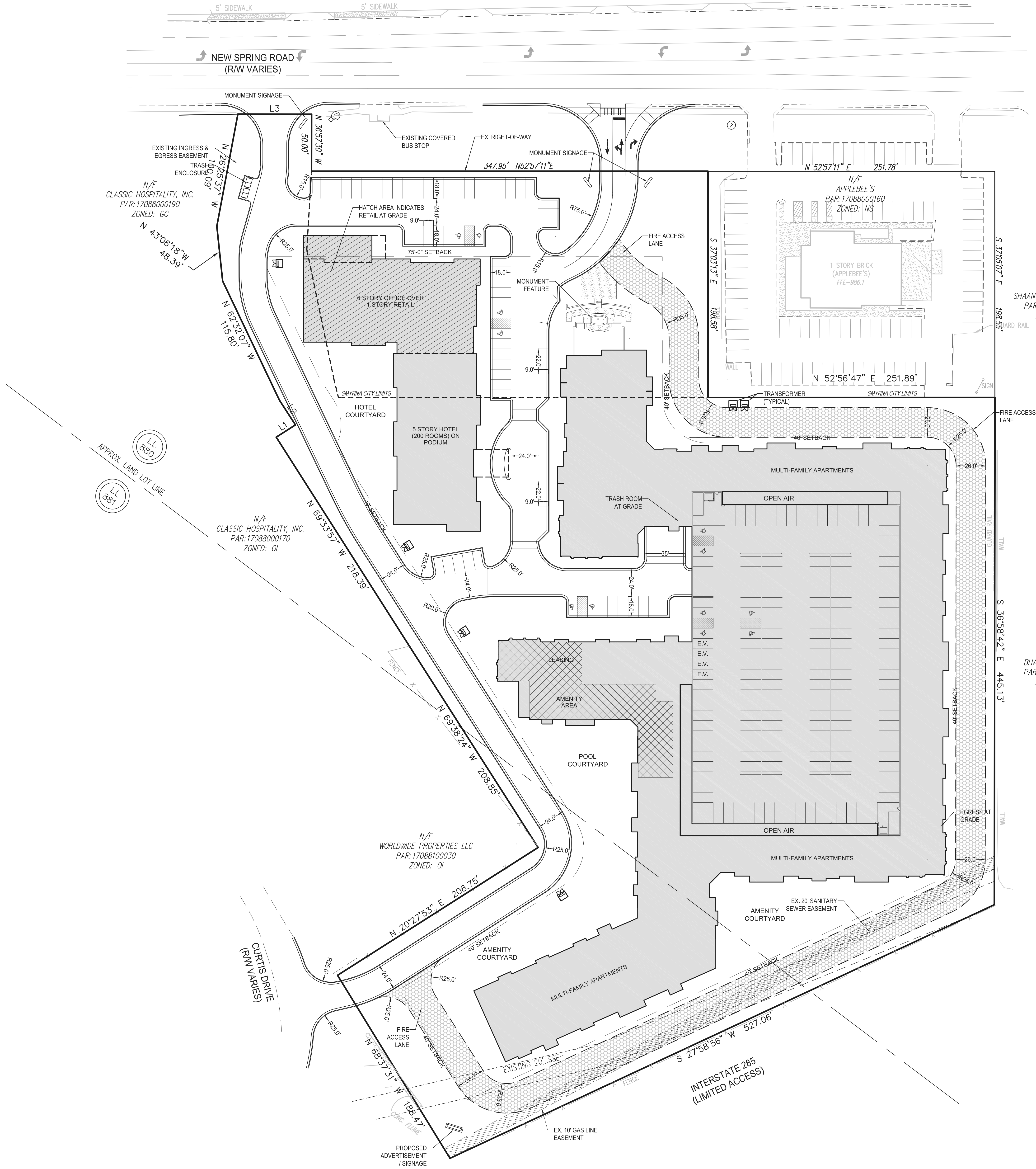




SITE DATA

PARCEL ADDRESS(S): 2800 SPRING RD
PARCEL PIN: 17088000190
CURRENT ZONING : NS (SMYRNA)

PARCEL ADDRESS(S): 2810 SPRING RD
PARCEL PIN: 17088000030
CURRENT ZONING : O&I (COBB COUNTY)

PROPOSED ZONING : MU CONDITIONAL

BUILDING DATA

TOTAL BUILDING AREA 527,790 SF
FAR 1.39

5-STORY BOUTIQUE HOTEL (+/- 200 ROOMS)

6-STORY OFFICE (65,000 SF)
OVER PODIUM RETAIL (13,000 SF)

5-STORY MULTI-FAMILY - TYPE 3

RESIDENTIAL DATA
367,335 TOTAL GROS SF
275,500 TOTAL NET SF (75% EFF.)
-10,000 SF LEASING AND AMENITIES

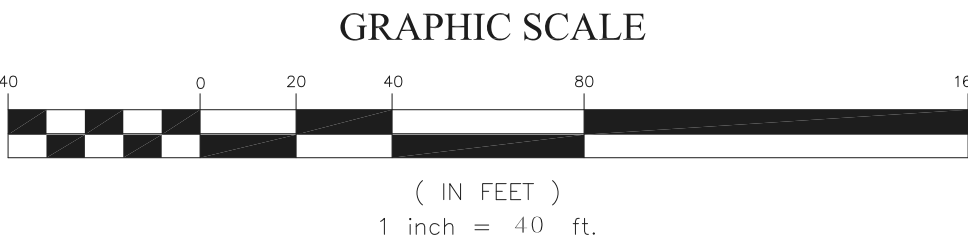
265,500 TOTAL NET RENTABLE SF

UNIT DATA
765,500 TOTAL NET RENTABLE SF
885 AVERAGE SF PER UNIT
300 UNITS

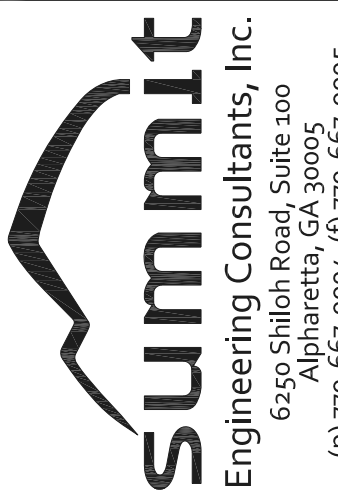
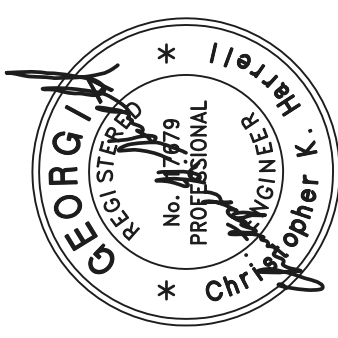
PARKING DATA

REQUIRED: 300 UNITS X 1.75/UNIT = 525 SPACES
RETAIL/REST: 13,000 SF X 10/1,000 = 130 SPACES
HOTEL: 200 ROOMS X 1.25/UNIT = 250 SPACES
OFFICE: 65,000 SF X 1/300 SF = 217 SPACES

TOTAL SPACES REQUIRED: 1,122 SPACES
TOTAL PROVIDED: 1,150 SPACES



CAUTION
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



WESTPLAN INVESTORS
One Glenlake Parkway
Suite 1215
Atlanta, GA 30328

Date

Revision Schedule

No

Project No.

Design By:

Drawn By:

Checked By:

Date:

Scale:

ZONING SITE PLAN
EMERSON CENTER
LAND LOTS 880 & 881
17th DISTRICT, 2nd SECTION
COBB COUNTY GEORGIA

Drawing No.
1 of 1

S-15-012zon.dwg