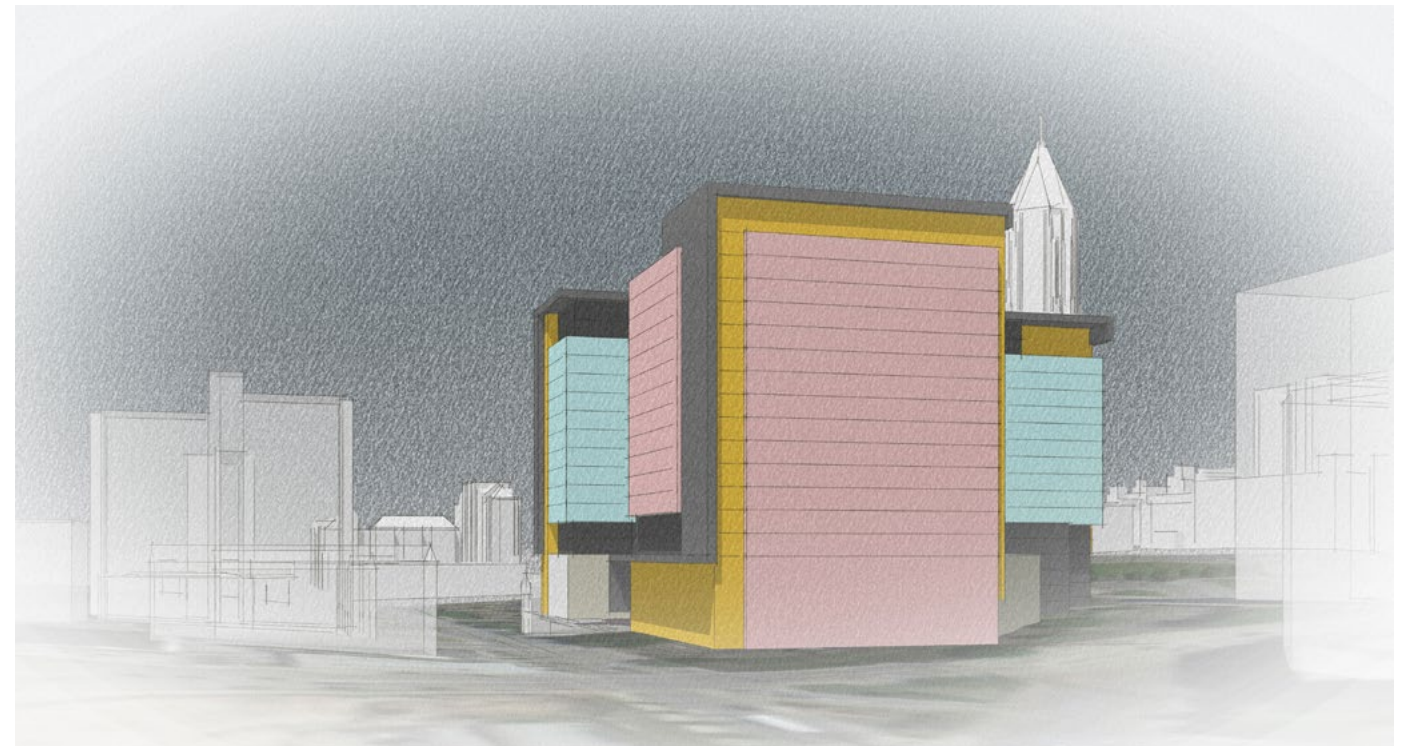


CENTENNIAL OLYMPIC DEVELOPMENT

JUN 24, 2016

CENTENNIAL OLYMPIC PARK DRIVE
& IVAN ALLEN JR. BLVD
ATLANTA, GA 30313



NILES BOLTON ASSOCIATES

Centennial Olympic Development

SITE PLAN



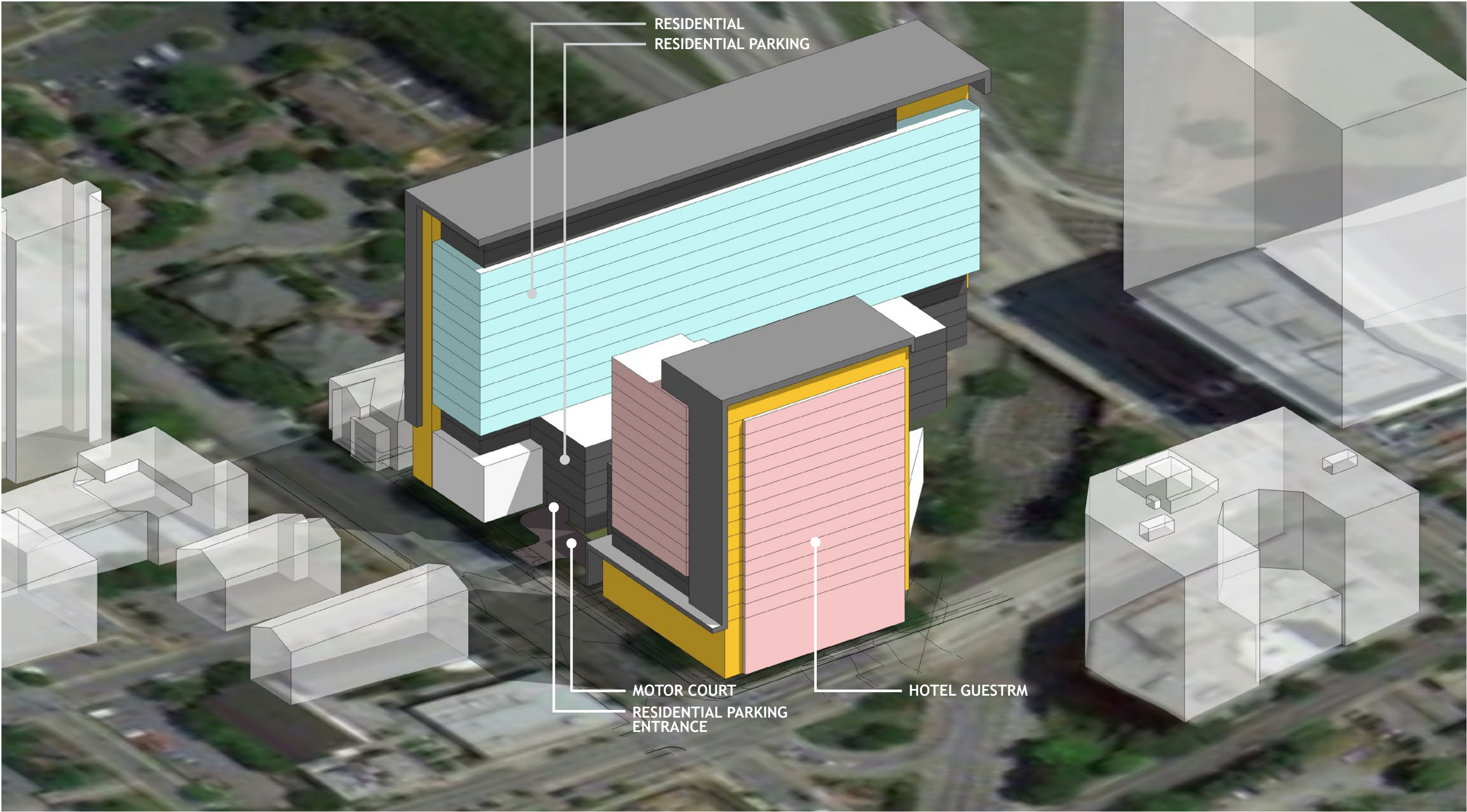
Centennial Olympic Development

ZONING CHART

CITY OF ATLANTA ZONING REQUIREMENTS AND COMPLIANCE		
PROJECT	0 CENTENNIAL OLYMPIC PARK DR NW ATLANTA, GA	PROPOSED DEVELOPMENT: HOTEL:
ZONING DISTRICT	EXISTING ZONING: SPI-1 SA5	
NET LOT AREA (NLA) Net Lot Area (NLA) = length of property line X width of property line	23,206.07 SF (0.53 AC)	
GROSS LAND AREA (GLA) GLA (with only one front yard adjacent to street) = (NLA) + [(street right-of-way widths ÷2) X (length of front property line)]	34,437.02 SF (0.79 AC)	
	ZONING ALLOWANCES / REQUIREMENTS	PROPOSED DEVELOPMENT
FLOOR AREA RATIO (GLA X RATIO) NON-RESIDENTIAL RATIO (FAR)	10 MAX (USE NLA ONLY) NLA: 232,060 SF	
BUILDING HEIGHT		
	MIN 36'	
STREETSCAPE REQUIREMENTS		
CENTENNIAL OLYMPIC PARK DR	5' STREET TREE/FUNITURE ZONE, 10' CLEAR ZONE (15' TOTAL) SPECIAL PAVES IN SIDEWALK ZONE REQUIRED	
	SUPPLEMENTAL ZONE NOT TO EXCEED 15'	
IVAN ALLEN JR BOULEVARD	5' STREET TREE/FUNITURE ZONE, 10' CLEAR ZONE (15' TOTAL) SPECIAL PAVES IN SIDEWALK ZONE REQUIRED	
	STRIP OF EVERGREEN GROUNDCOVER AND STREET TREES	
	SUPPLEMENTAL ZONE MINIMUM 5' AND NOT TO EXCEED 15'	
ACTIVE USE (AT SIDEWALK LEVEL-WITHIN 5' OF SIDEWALK)		
CENTENNIAL OLYMPIC PARK DR	45' DEPTH FOR 90% OF BUILDING LENGTH FOR MIN 36' HEIGHT	
IVAN ALLEN JR BOULEVARD	45' DEPTH FOR 90% OF BUILDING LENGTH FOR MIN 36' HEIGHT	
* REFER TO FENESTRATION REQUIREMENTS		
PARKING		
HOTELS AND MOTELS	MINIMUM: NONE MAXIMUM: 1.5 SPACES PER LODGING UNIT	
RETAIL/OFFICE/RESTAURANT	MINIMUM: NONE MAXIMUM: 3.0 SPACES PER 1,000 SF FLOOR AREA	
LOADING REQUIREMENTS MINIMUM DIMENSIONS: 12'X35'		
	10,000 SF FLOOR AREA: NONE REQUIRED 10,001 SF-40,000 SF: 2 LOADING SPACES 40,001 SF-100,000 SF: 2 LOADING SPACES 100,001 SF-250,000 SF: 2 LOADING SPACES + (1) 12X55 SPACE 250,001 SF-50,000 SF: 2 LOADING SPACES + (2) 12X55 SPACES 50,001 SF+ : 2 LOADING SPACES + (3) 12X55 SPACES	
NON-RESIDENTIAL		
BICYCLE (20% MIN LOCATED IN STREET FURNITURE ZONE , REMIANDER WITHIN 100' OF BUILDING ENTRY)		
NON-RESIDENTIAL	1 PER EVERY 4,000 SF, 50 SPACES MAX	

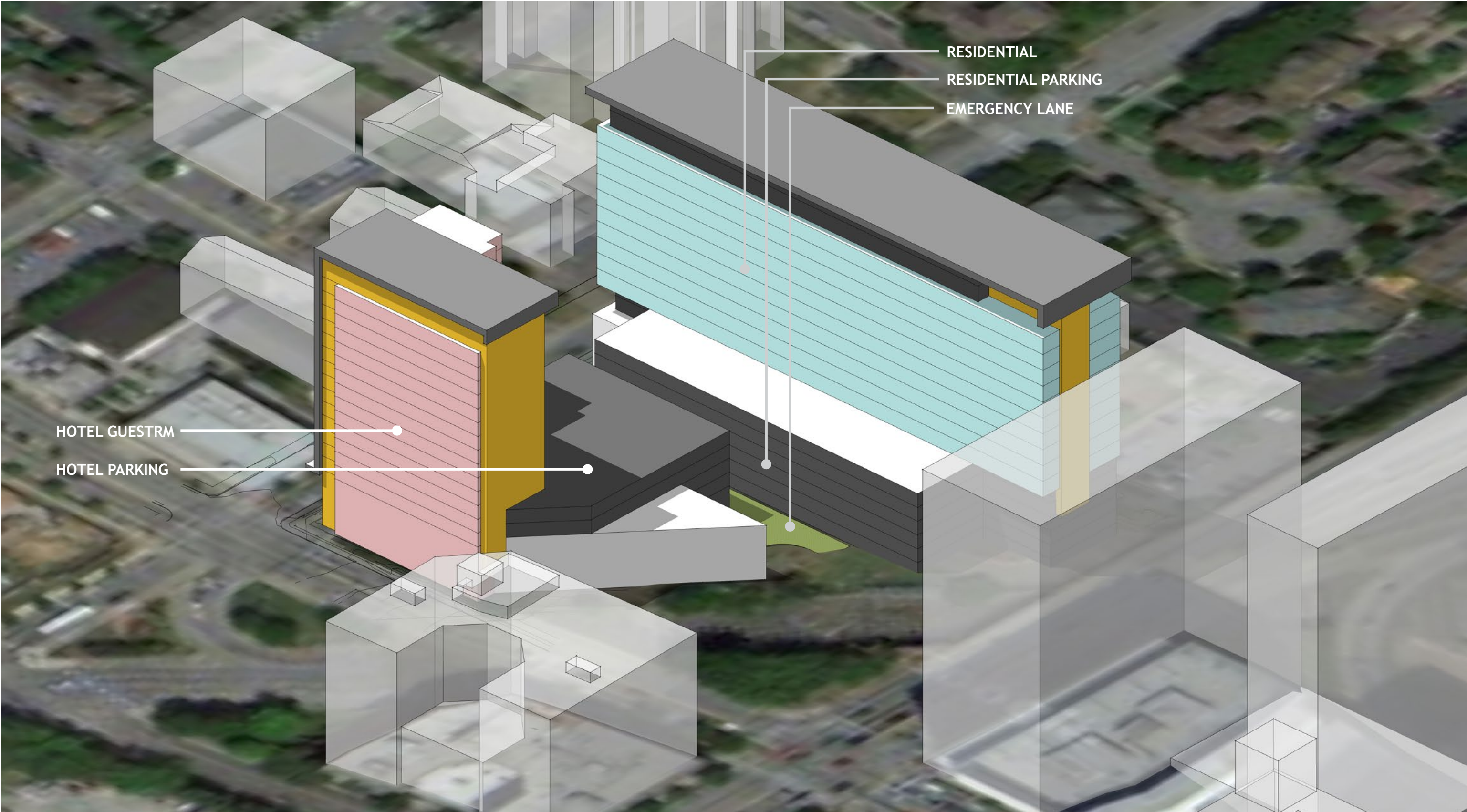
Centennial Olympic Development

PERSPECTIVE



Centennial Olympic Development

PERSPECTIVE



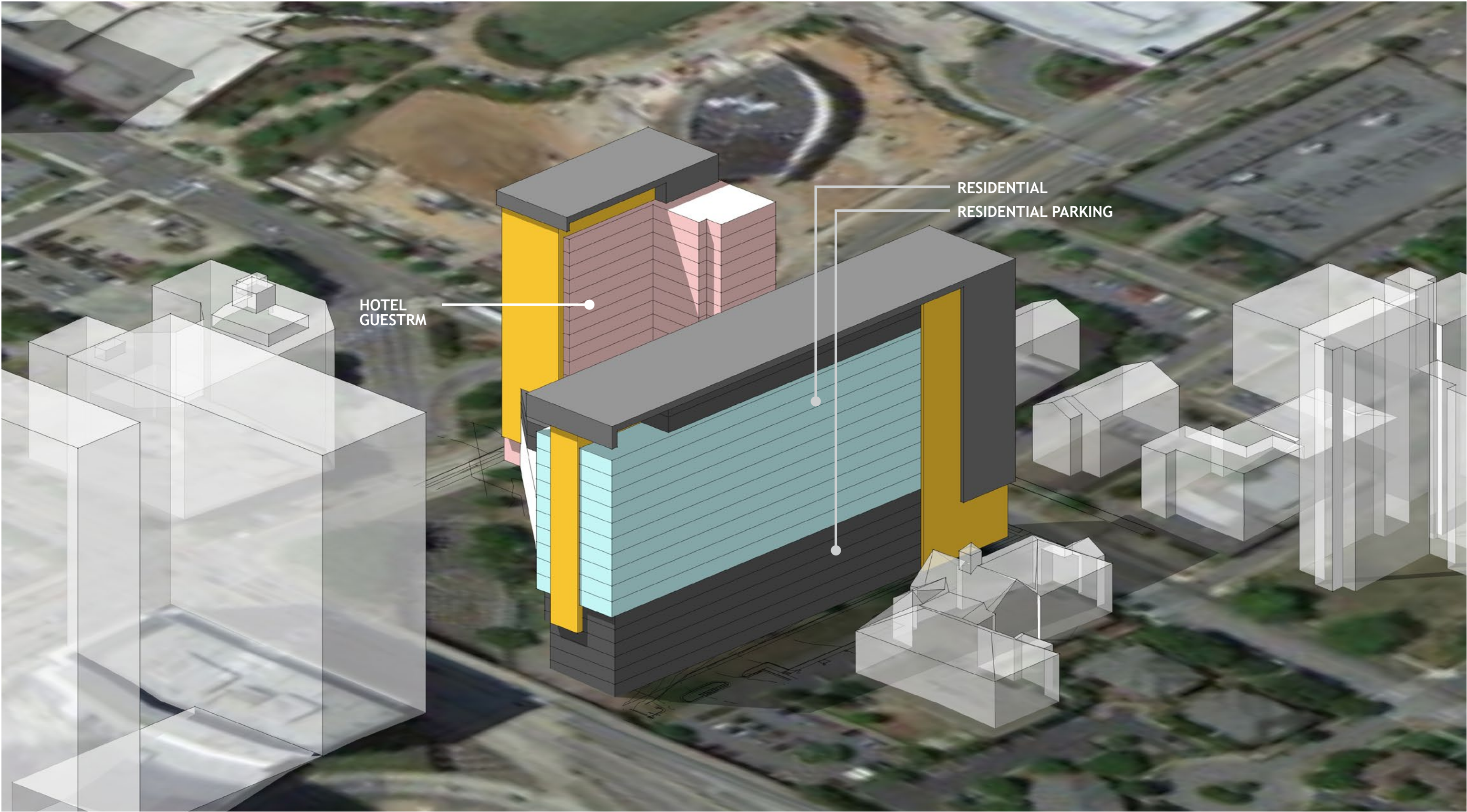
Centennial Olympic Development

PERSPECTIVE



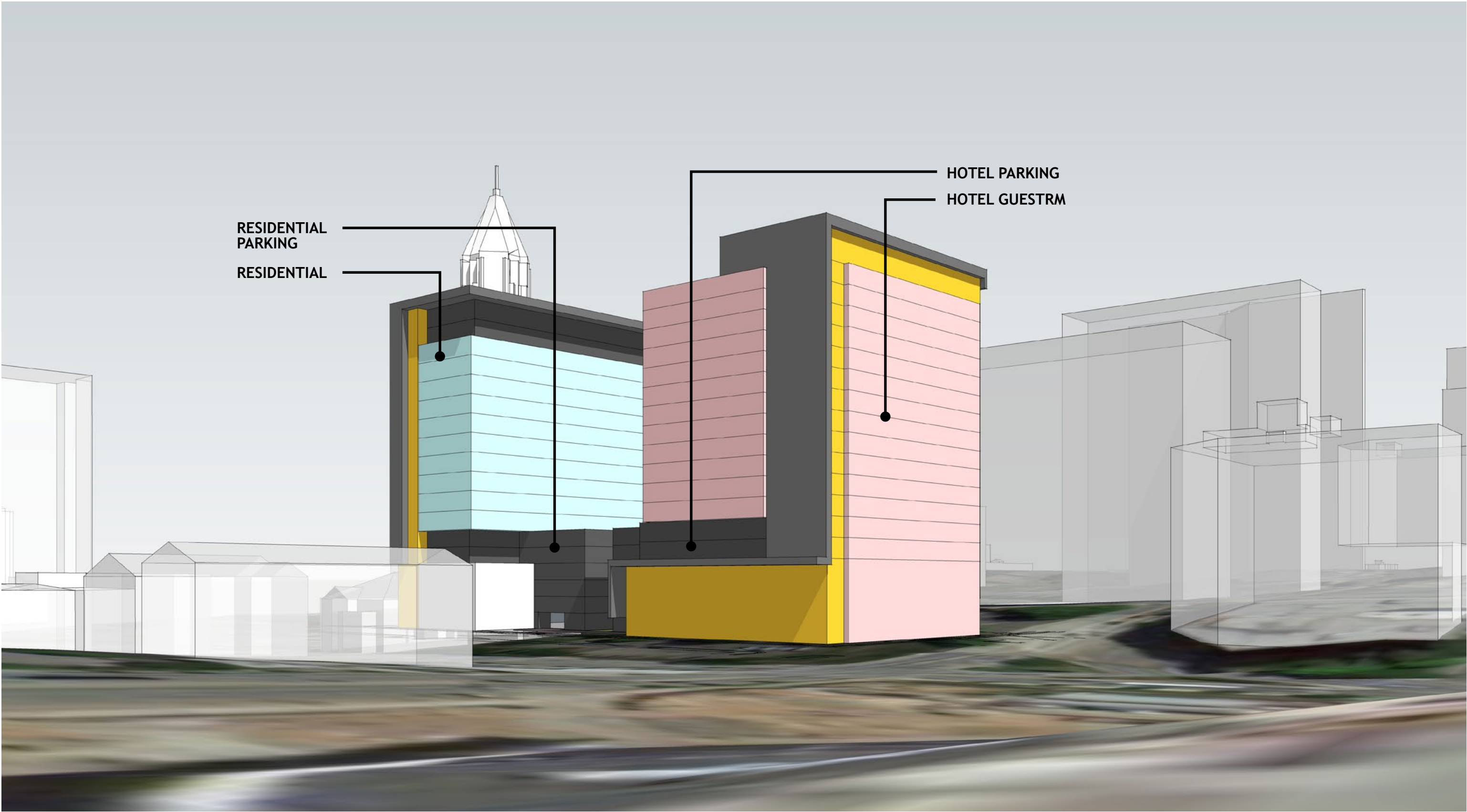
Centennial Olympic Development

PERSPECTIVE



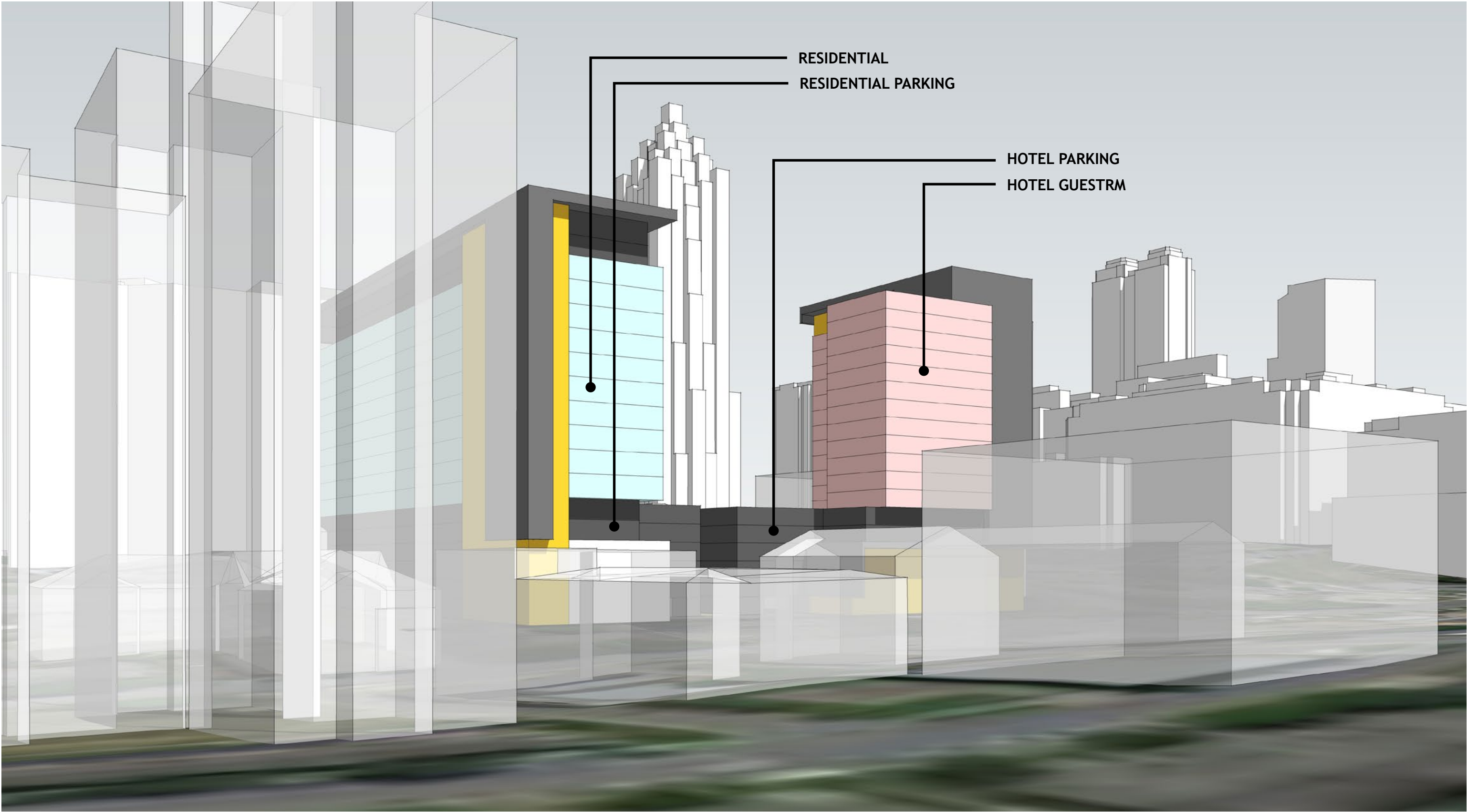
Centennial Olympic Development

PERSPECTIVE



Centennial Olympic Development

PERSPECTIVE



Centennial Olympic Development

PERSPECTIVE



Centennial Olympic Development

PERSPECTIVE

