



PEACOCK
architects

2000 RIVEREDGE PARKWAY
SUITE NINE HUNDRED
ATLANTA, GEORGIA 30328
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1500 HOLCOMB BRIDGE
ROSSELL, GA

DATE	REVISION

PROJECT NUMBER:
208.00.01
CAD FILE:

DATE:
SEPT 1ST, 2009
DRAWING TITLE:
SITEPLAN

DRAWING NUMBER

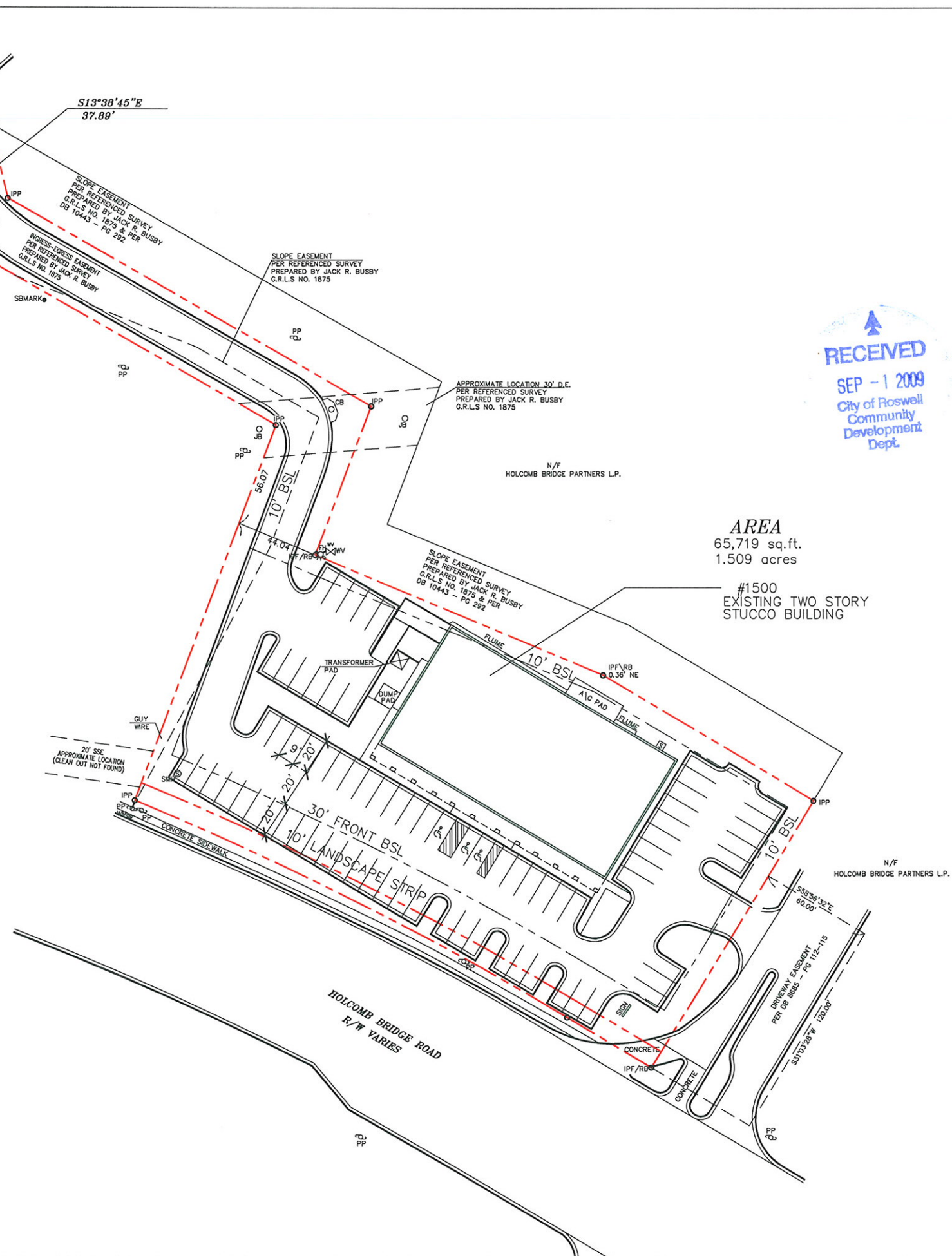
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RECEIVED
SEP - 1 2009
City of Roswell
Community
Development
Dept.

AREA
65,719 sq.ft.
1.509 acres

#1500
EXISTING TWO STORY
STUCCO BUILDING



SITE DATA

2 STORY EXISTING BUILDING
+/- 10,150 SQUARE FEET FIRST FLOOR
+/- 11,875 SQUARE FEET SECOND FLOOR
+/- 22,025 TOTAL SQUARE FEET
41 EXISTING SPACES

PROPOSED NEW USAGE IS MEDICAL OFFICE BUILDING
BUILDING SQUARE FOOTAGE TO REMAIN THE SAME
MINIMUM PARKING SPACE = ONE PER 300 SQUARE FEET FOR OFFICE
73.4 SPACE REQUIRED BY ZONING
75 PARKING SPACE PROVIDED

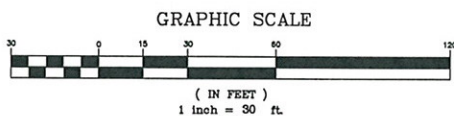
65,719 SF SITE = 1.509 ACRES
MAXIMUM 25% LOT COVERAGE = 16,429 SF
18% LOT COVERAGE PROVIDED

MINIMUM 20% LANDSCAPED AREA = 13,144 SF
23% LANDSCAPED AREA PROVIDED

9 TREES PROVIDED FOR 310' OF STREET FRONTAGE = 1 PER 34.5'

NOT IN A 100 YEAR FLOOD PLAIN

DUMPSTER ENCLOSURE TO BE CONSTRUCTED OF CMU WITH
STUCCO FINISH TO MATCH EXISTING BUILDING.



NOT RELEASED FOR CONSTRUCTION