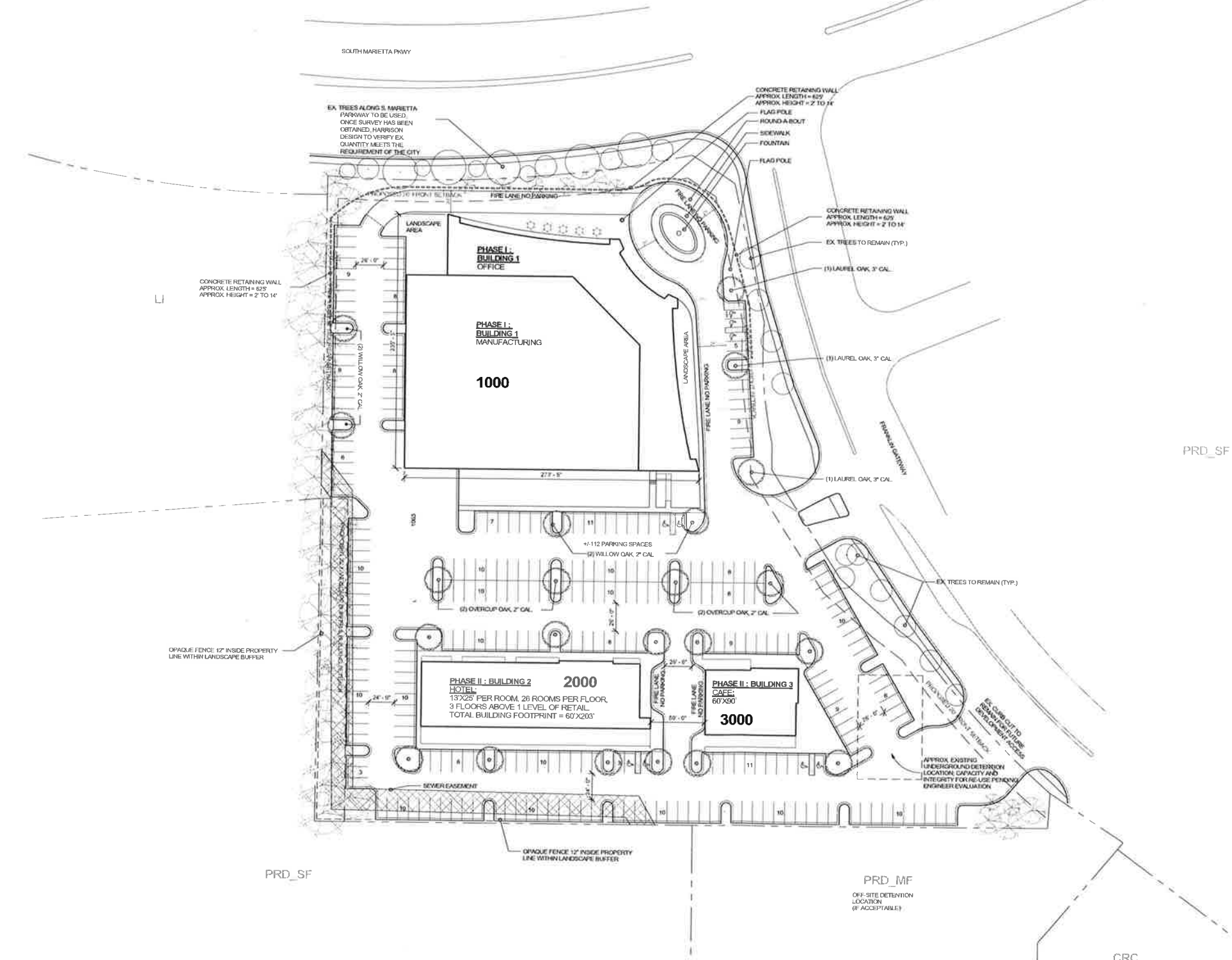




| ZONING NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | FIRE PROTECTION NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. PROPOSED SETBACKS/BUFFERS</p> <p>A. FRONT (ALLONG STREETS) 20'</p> <p>B. SIDE/REAR 10'</p> <p>C. LANDSCAPE BUFFER ABUTTING SINGLE FAMILY RES. DISTRICT 20'</p> <p>D. EXCEPT AS SHOWN ON SOUTH PROPERTY LINE</p> <p>2. PROPOSED BUILDING SIZE:</p> <p>A. MAX HEIGHT: 65'</p> <p>B. MAX STORIES: 4</p> <p>C. MAX FLOOR AREA: 150,000 SF</p> <p>3. IMPERVIOUS SURFACE:</p> <p>A. MAX ALLOWED: 65% (232,757 SF) 65 = 150,252 SF</p> <p>B. AS SHOWN: 78.5% (229,491 SF)</p> <p>4. TOTAL PARKING PROVIDED: 232</p> <p>A. TOTAL PARKING REQUIRED: 309</p> <p>BUILDING 1: 38,178 SF OFFICE / 350 = 109 SPACES</p> <p>BUILDING 2: 26 HOTEL UNITS PER FLOOR X 3 FLOORS = 78 SPACES</p> <p>BUILDING 3: 3,310 SF ACCESSORY / 200 = 17 SPACES</p> <p>5. PLEASE NOTE THAT DESIGN IS CONCEPTUAL AND CERTAIN ELEMENTS ARE SUBJECT TO CHANGE, INCLUDING BUT NOT LIMITED TO LOCATION OF BUILDING ENTRANCES, EXACT BUILDING FOOTPRINT, FLOOR AREAS, DIMENSIONS.</p> | <p>[505.1 - IFC 2018]</p> <p>Provide and maintain a permanent address on buildings clearly visible in the Fire Access Road</p> <p>[D102 &amp; D103.1 - IFC 2018]</p> <p>The Fire Access Road shall be maintained and provide an unobstructed 20-foot wide (20-foot, exclusive of shoulders, around fire hydrant) all-weather drivable surface for fire apparatus. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles.</p> <p>[507.5.1 - IFC 2018]</p> <p>Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction, equipped throughout with an approved automatic sprinkler system, is more than 600 feet (182.9 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, inside fire hydrants and mains shall be provided where required by the fire code official.</p> <p>[24-140 - MARIETTA CODE]</p> <p>New buildings shall comply with the Marietta Fire Protection Sprinkler Ordinance</p> |
| TREE LEGEND/NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p>1. LANDSCAPE TREES TO BE A MIXTURE OF THE FOLLOWING SPECIES, EXACT SIZE AND LOCATIONS WILL BE FINALIZED DURING THE LUP PROCESS, MIN 17 UNITS PER ACRE.</p> <p>1.A. OVERSTORY:</p> <p>1.A.a. NUTTALL OAK</p> <p>1.A.b. CRYPTOMERIA</p> <p>1.A.c. SCARLETT OAK</p> <p>1.A.d. TULIP POPLAR</p> <p>1.B. MID CANOPY:</p> <p>1.B.a. SWEET BAY MAGNOLIA</p> <p>1.B.b. RIVER BIRCH</p> <p>1.B.c. WINGED FLAM</p> <p>1.C. UNDERSTORY:</p> <p>1.C.a. FLOWERING DOGWOOD</p> <p>1.C.b. EASTERN RED BUD</p> <p>1.C.c. SERVICEBERRY</p> <p>1.D. LANDSCAPE BUFFER:</p> <p>1.D.a. SOUTHERN MAGNOLIA</p> <p>1.D.b. CAROLINA CHERRY LAUREL</p> <p>1.D.c. YALPOKHOLLY</p>                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| INITIAL VARIANCES REQUESTED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p>1. REDUCE WIDTH OF GREENBELT BUFFER ADJACENT TO SINGLE FAMILY RESIDENTIAL FROM 50 FT. TO 25 FT.</p> <p>2. ALLOW REDUCTIONS IN THE 10' PLANTED BORDER AREA TO WHAT IS SHOWN ON THIS PLAN</p> <p>3. ALLOW STREET TREES TO BE PLANTED ACCORDING TO WHAT IS SHOWN ON THIS PLAN</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| ADDITIONAL VARIANCES REQUESTED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p>1. DELETION OF BUFFER ON SOUTH PROPERTY LINE THAT ABUTS SINGLE FAMILY RESIDENTIAL</p> <p>2. MAX IMPERVIOUS SURFACE:</p> <p>A. 65% ALLOWED</p> <p>B. 80% REQUESTED</p> <p>3. INCREASE FLOOR AREA:</p> <p>A. 28,999 SF ALLOWED</p> <p>B. +/- 150,000 SF REQUESTED</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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