




COMMONS OF FRANCE

Preliminary Development Plan Application | 10.26.2020

 WILDAMERE

 Olympus Ventures LLC

 MCGOUGH

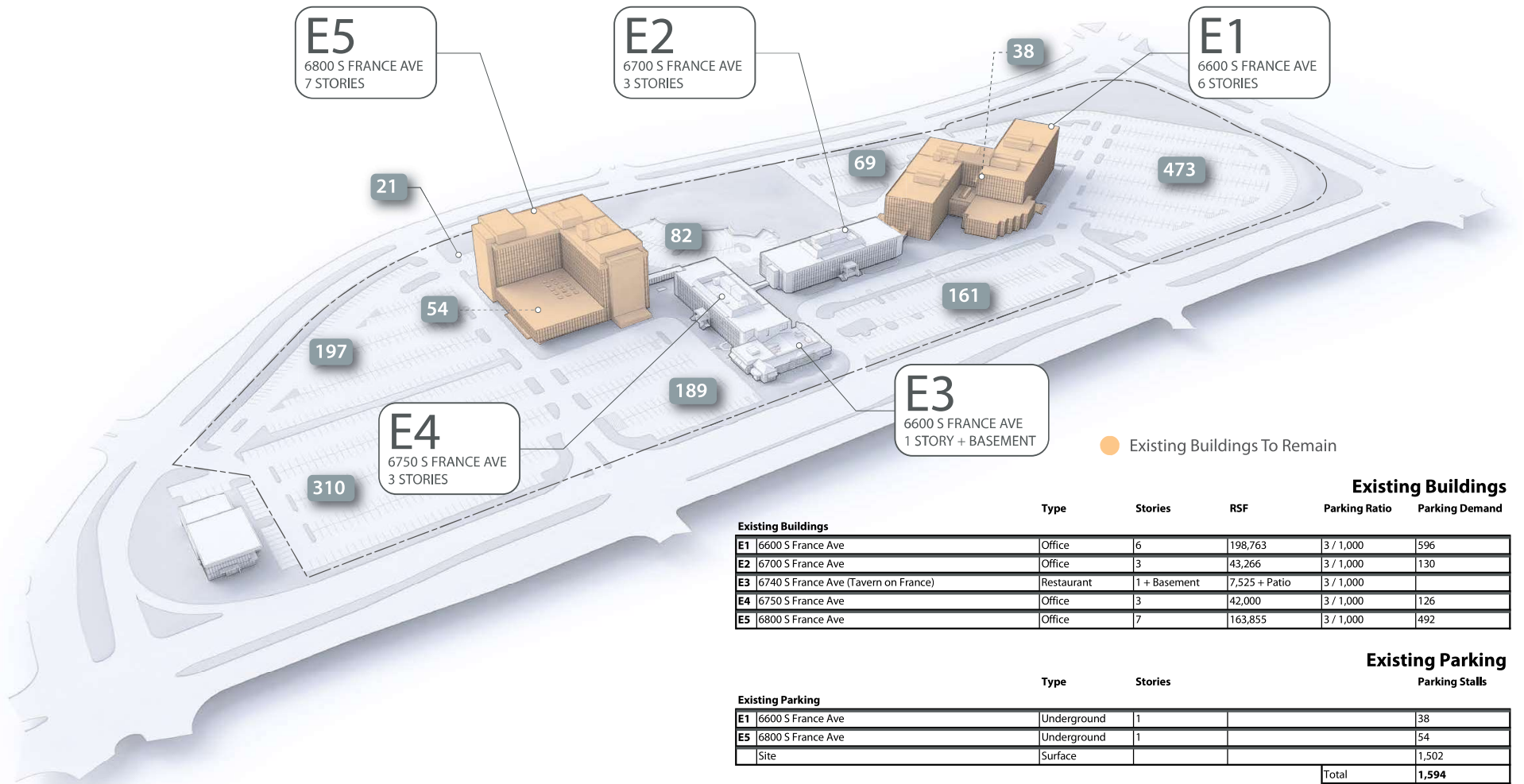
Kimley»Horn

 CUNNINGHAM
GROUP

HGA

03	Existing Site Analysis
05	Proposed Masterplan
10	Landscape Design Concept
22	Civil Engineering
55	Architectural Design Concept





Proposed Masterplan



- | | | |
|---------------------------------|------------------------------------|-------------------------------------|
| W1 WATER TREATMENT PLANT | M1 MEDICAL OFFICE BUILDING | H2 MULTI-FAMILY RESIDENTIAL |
| P1 SOUTH PARKING | R1 RETAIL | E1 6800 FRANCE AVE TO REMAIN |
| P2 CENTRAL PARKING | O1 OFFICE | E2 6600 FRANCE AVE TO REMAIN |
| P3 NORTH PARKING | H1 MULTI-FAMILY RESIDENTIAL | |





COMMONS on FRANCE - PROGRAM TRACKER

		10/14/2020 - Master Plan							
PROGRAMMED SPACE	CODE	BUILDING		PARKING REQ'D		BUILDING HEIGHT	PROGRAM NOTES		
		AREA	NOTES	RATIO	STALLS				

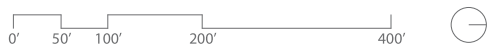
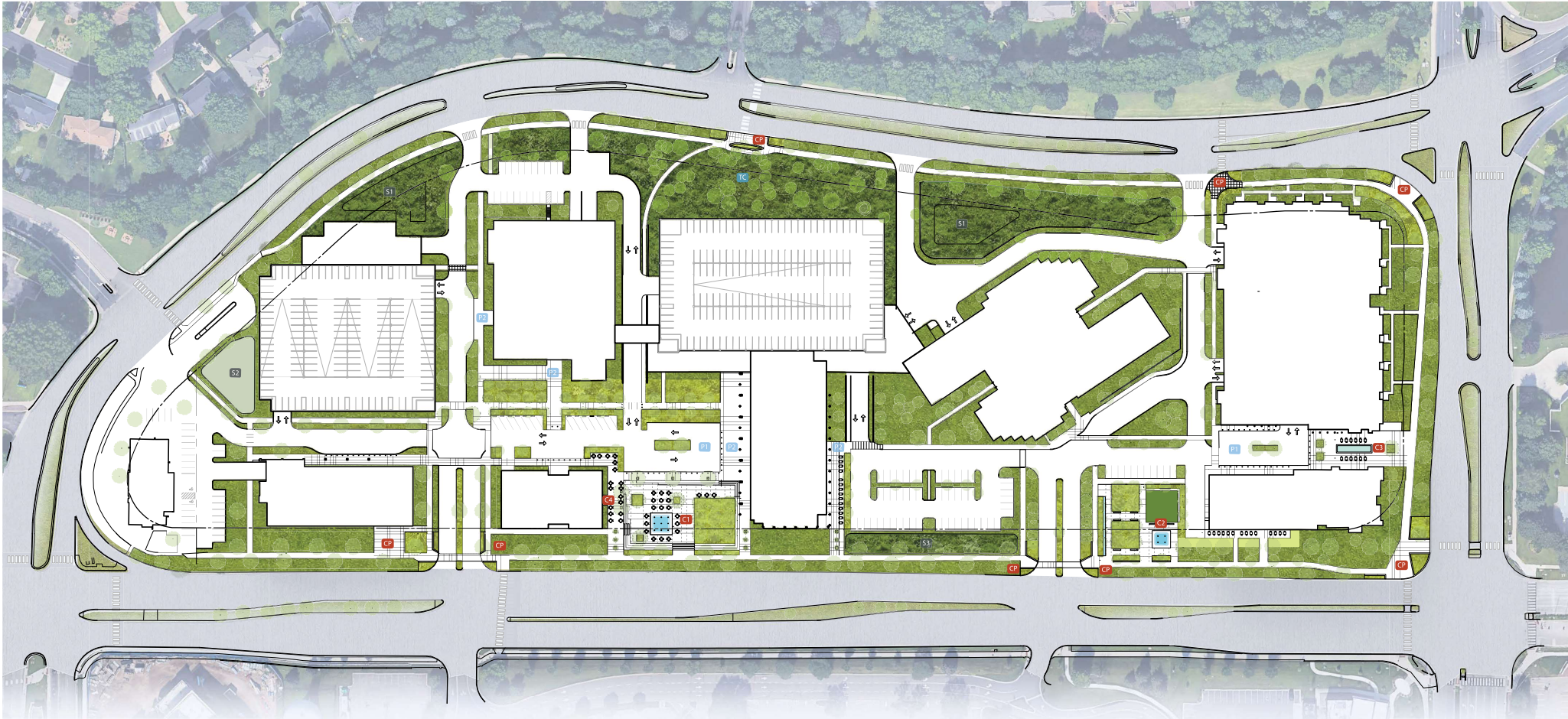
EXISTING										
6600 FRANCE	E1	198,000		3	/1,000	594				
6800 FRANCE	E5	163,000		3	/1,000	489				

NEW									
CLASS A CORPORATE OFFICE BLDG	O1	230,375	9 Stories	4	/1,000	922		(1) Level Podium: 18' + (8) Typical Floor: 14' + (1) Mechanical Enclosure: 18' = 150'	Area expressed as RSF; GSF = 230,375 @ 95% eff. = 242,500
OFFICE BLDG PODIUM/LINK TO 6600 & 6800		15,000				0		incl. in above (Podium includes: lobby, cores, amenity programs, and concourse circulation)	Area expressed as RSF; GSF = 15,000 @ 95% eff. = 15,800
MEDICAL OFFICE BUILDING	M1	70,000	4 Stories	5	/1,000	350		(4) Typical Floor: 14' + 14' Mech. Enclosure = 70'	
SOUTH RETAIL (TAVERN ON FRANCE)	R1	12,000				120			
WATER TREATMENT PLANT	W1	20,000				0			
MULTI-FAMILY HOUSING	H1	239,010		1.2	/Unit	357		13 Levels = 160' to top of elevator overrun	Area expressed as RSF; GSF = 239,010 @ 75% eff. = 319,095
MULTI-FAMILY HOUSING PODIUM		Incl. above				0			Lobby, core, building offices (leasing/building services), amenities, building services
TOTAL PROGRAMMED SPACE		947,385				2,832			

PARKING PROVIDED									
6600 PARKING (Below Building)						38			
6800 PARKING (Below Building)						54			
SURFACE PARKING			n/a			105			
CLASS A OFFICE BLDG PARKING (Below Building)			1 Level			71		n/a - below grade	Assumes 1 level below building
CLASS A OFFICE BLDG PARKING (Central Ramp)	P3		5 Level			1,020		(6) 11'-6" = 62' (top level is guard rail only)	Assumes 6 levels from Valley View grade
PARKING RAMP "A" (North)	P1		6 Level			822		See Cunningham	Assumes 6 levels from Valley View grade - See Cunningham
PARKING RAMP "B" (South)	P2		5 Level			673		(5) 11'-6" = 36' (top level is guard rail only)	Assumes 1 level below Valley View grade/4 above
MULTI-FAMILY HOUSING (Below Building)			1 Level			90		n/a - below grade	Assumes 1 levels below France Ave grade - See Cunningham
TOTAL PARKING PROVIDED						2,873			

FAR CALCULATIONS	
Total Site Area (SF)	945,820
Building Area (Gross SF)	997,247
TOTAL FAR (Building Only)	1.05
Building Area (Gross SF) + Covered Parking at or Above Grade	1,590,847
TOTAL FAR (Building + Parking)	1.68

Landscape Design Concept



- | | | |
|-------------------------------|----------------------------------|--------------------------------------|
| C1 CENTRAL COMMONS | P1 VEHICULAR PLAZA | S1 NATIVE PLANTING STORMWATER |
| C2 NORTH COMMONS | P2 OFFICE ENTRY PLAZA | S2 STORMWATER BASIN |
| C3 RESIDENTIAL COMMONS | TC TREE CONSERVATION ZONE | S3 RAIN GARDEN |
| C4 RETAIL PATIO | | |
| CP CORNER PLAZA | | |



- COMMONS ON FRANCE
- VALLEY VIEW GREENWAY
- TREE CONSERVATION ZONE
- FRANCE AVE BOULEVARD
- VEHICULAR PLAZA
- NEIGHBORHOOD

COMMONS ON FRANCE

Gathering | Tree Canopy | Perennial Planting | Water Feature | Movable and Permanent Site Furniture | Activated by Surrounding Retail, Tenants, and Community



VEHICULAR PLAZA

Curbless | Pedestrianized | Perennial Planting | Pedestrian-scale Lighting | Decorative Concrete Paving



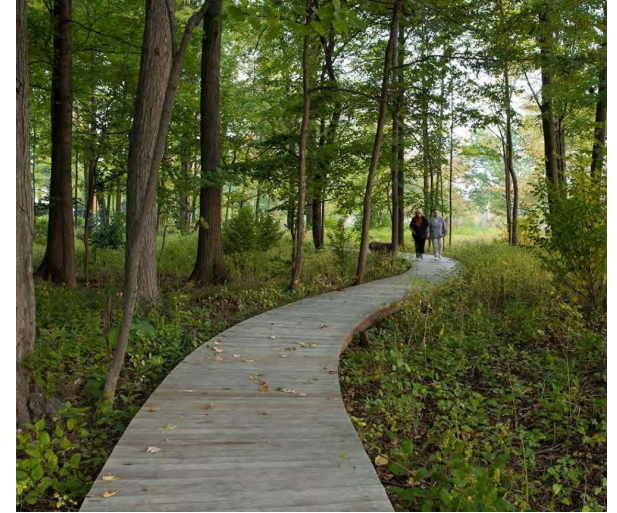
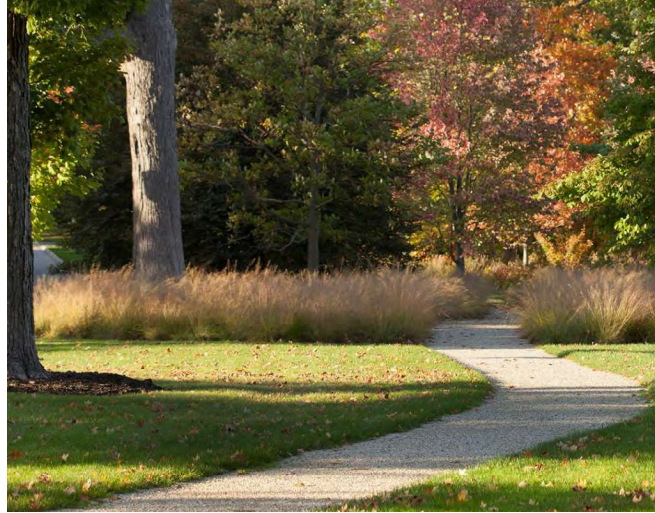
FRANCE AVE BOULEVARD

Double-line of Tree Canopy | Corner Plazas with Permanent Site Furniture and Perennial Planting | Pedestrian-scale Lighting



VALLEY VIEW GREENWAY AND TREE CONSERVATION ZONE

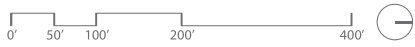
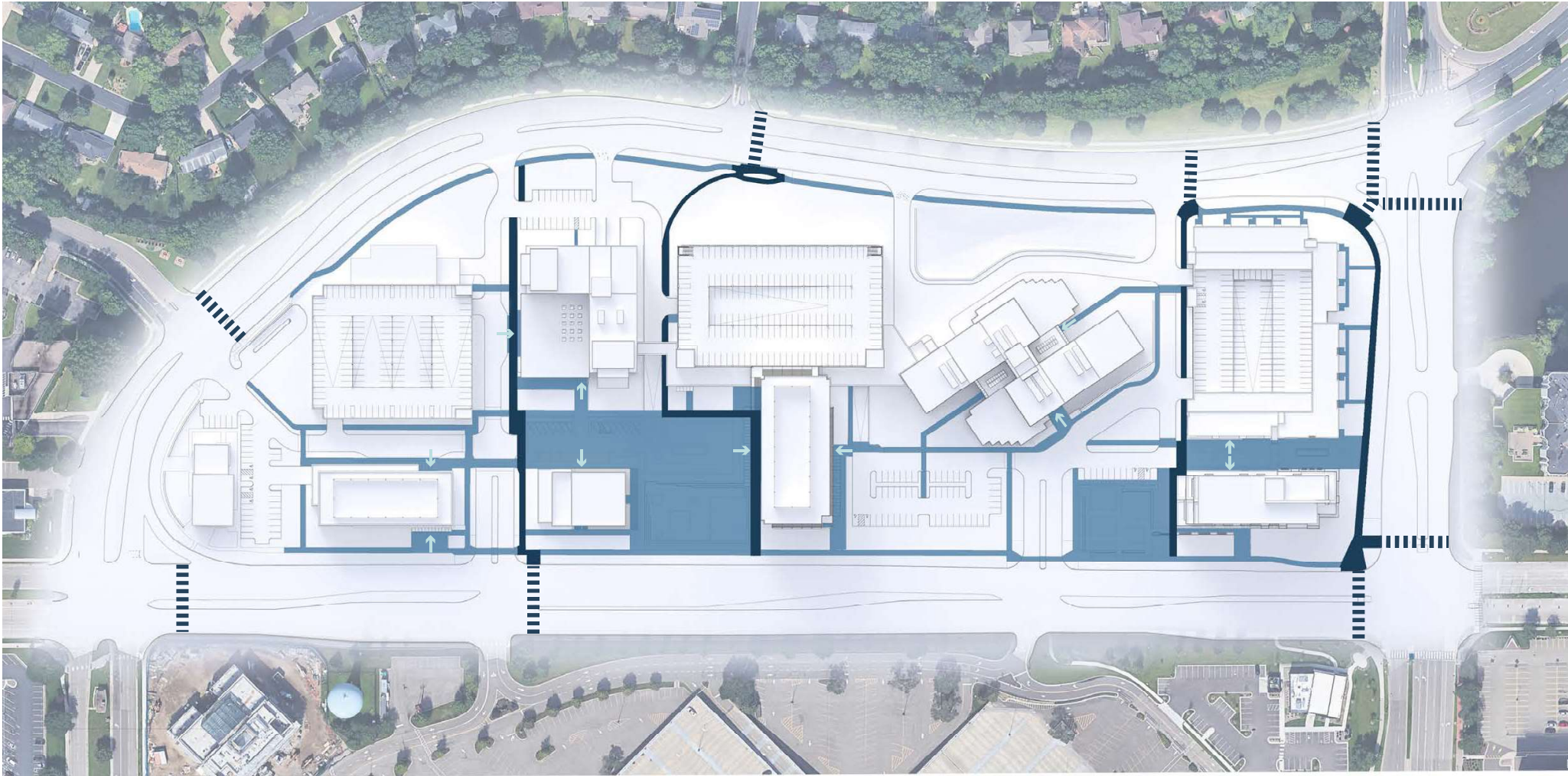
Tree Protection Within Oak Grove | Soft Trail Through Wooded Area | Native and Pollinator Friendly Planting



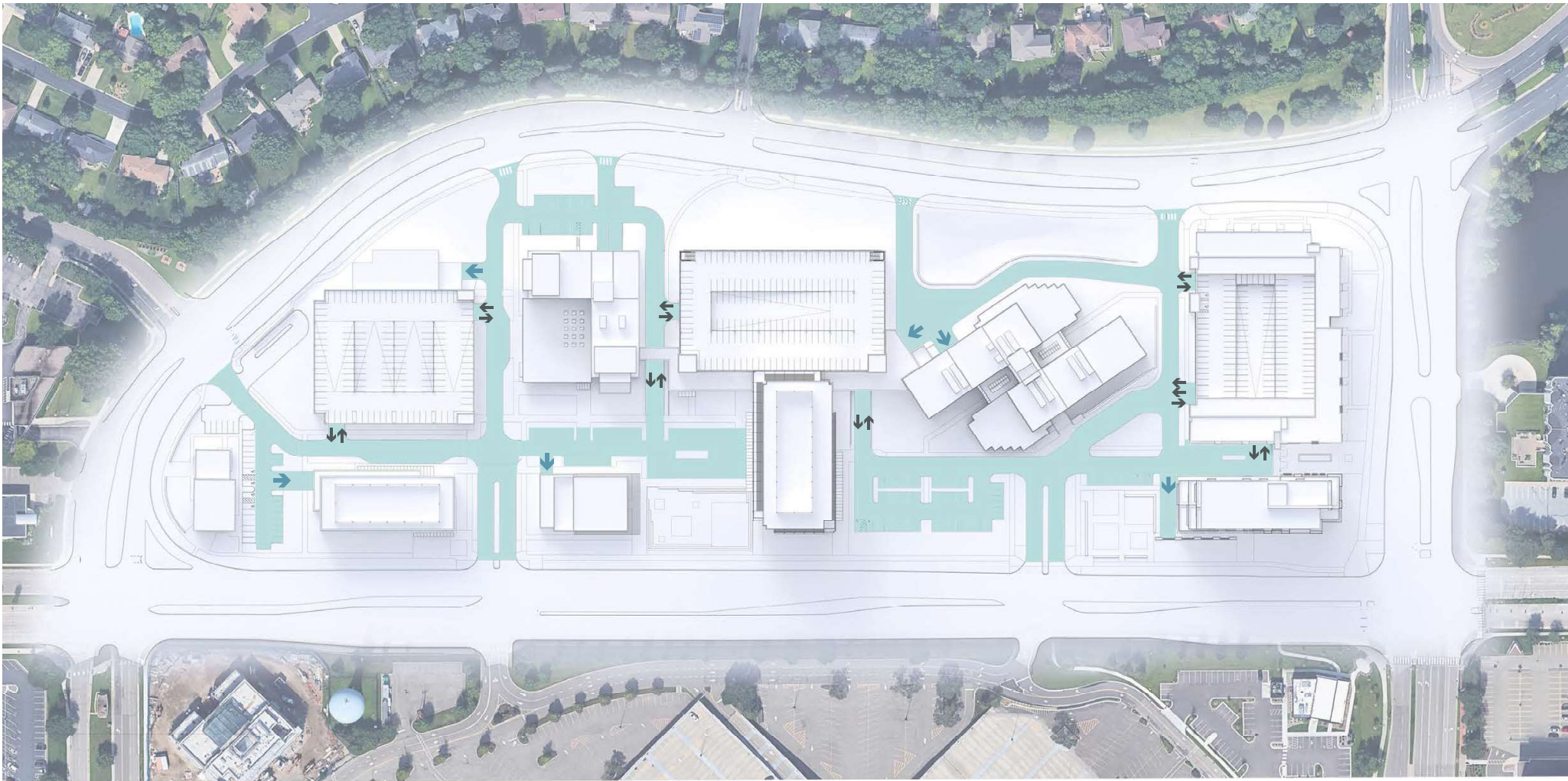
NEIGHBORHOOD

Double-line of Tree Canopy | Transition to Cornelia Neighborhood and Point of France | Zones of Private, Semi-Private, and Public

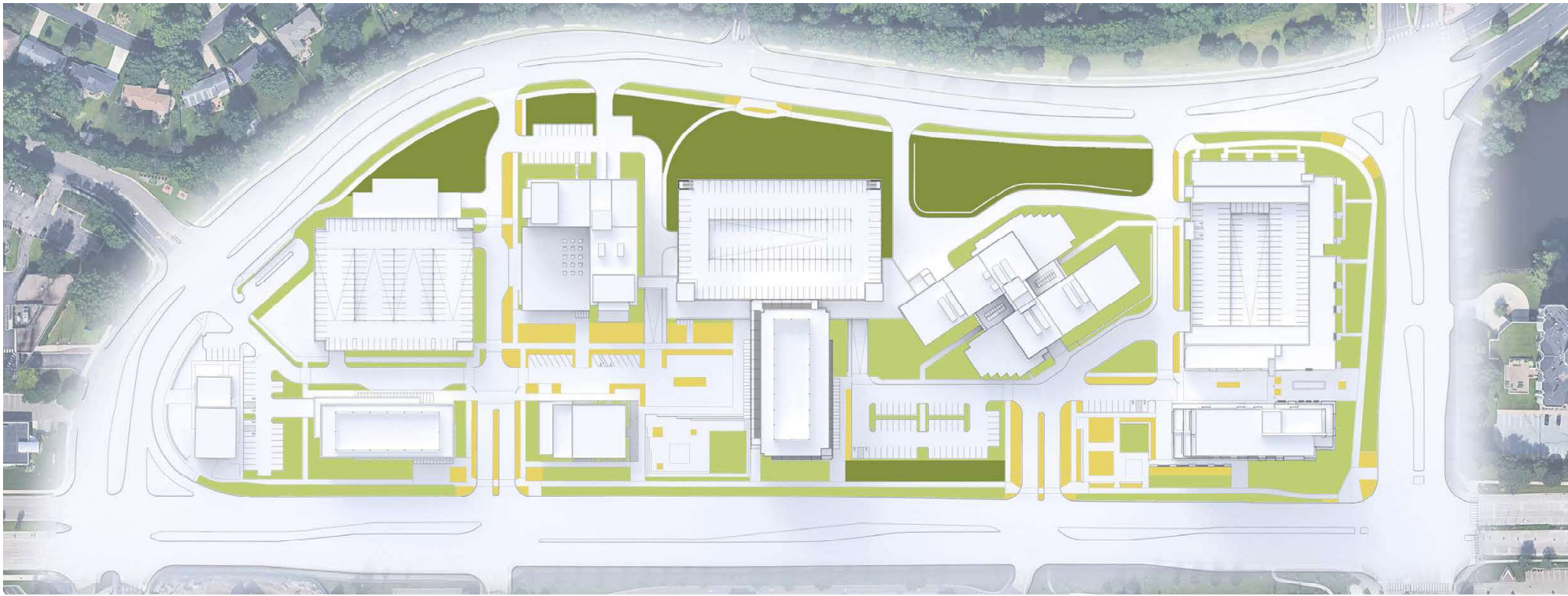




- MAIN NEIGHBORHOOD CONNECTORS
- PEDESTRIAN ZONE
- MAIN BUILDING ENTRY



- PARKING ACCESS
- SERVICE ACCESS
- VEHICULAR ZONE



- NATIVE PLANTING
- TURF GRASS
- PERENNIAL PLANTING



Perennial Planting Character

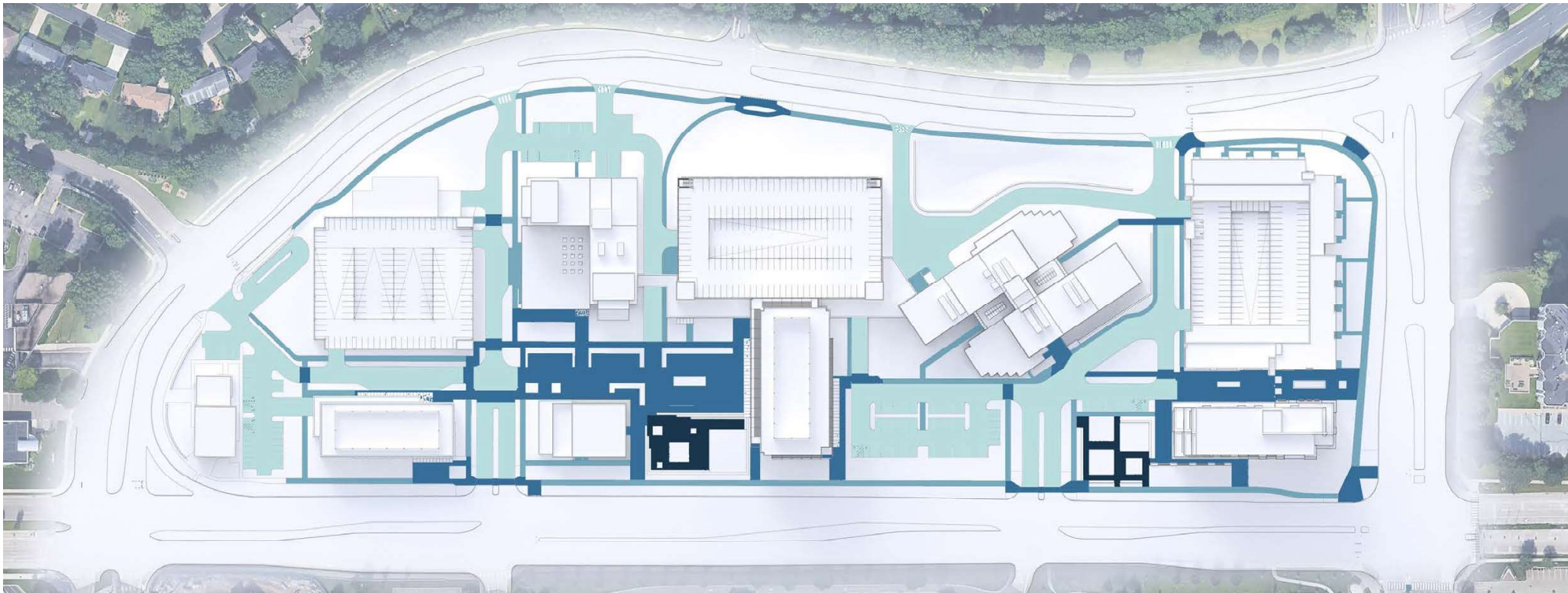


Native Planting Character



Grass Planting Character

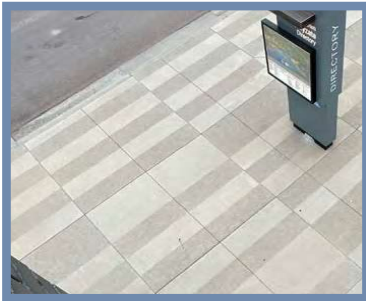




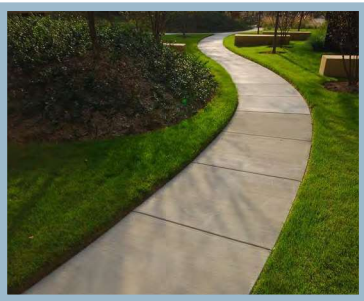
- PERVIOUS PAVERS
- DECORATIVE CONCRETE
- SITE CONCRETE
- SITE BITUMINOUS



Pervious Pavers



Decorative Concrete



Site Concrete



Site Bituminous





NATIVE PERENNIAL PLANTING

DECORATIVE CONCRETE CURBLESS PLAZA

NATIVE PERENNIAL PLANTING

STADIUM SEATING

PERVIOUS PAVERS

- R1 RETAIL
- O1 OFFICE
- E1 6800 FRANCE AVE TO REMAIN
- C1 CENTRAL COMMONS
- C2 RETAIL PATIO
- C3 ALLEE CONNECTION TO PARKING
- C4 OFFICE ENTRY PLAZA
- CP CORNER PLAZA
- P1 VEHICULAR PLAZA



FRANCE AVE



DECORATIVE CONCRETE
CURBLESS PLAZA

NATIVE PERENNIAL
PLANTING

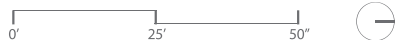
PERMANENT SITE
FURNISHING

PERMOUS PAVERS

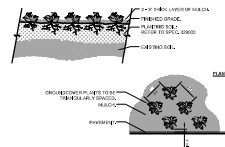
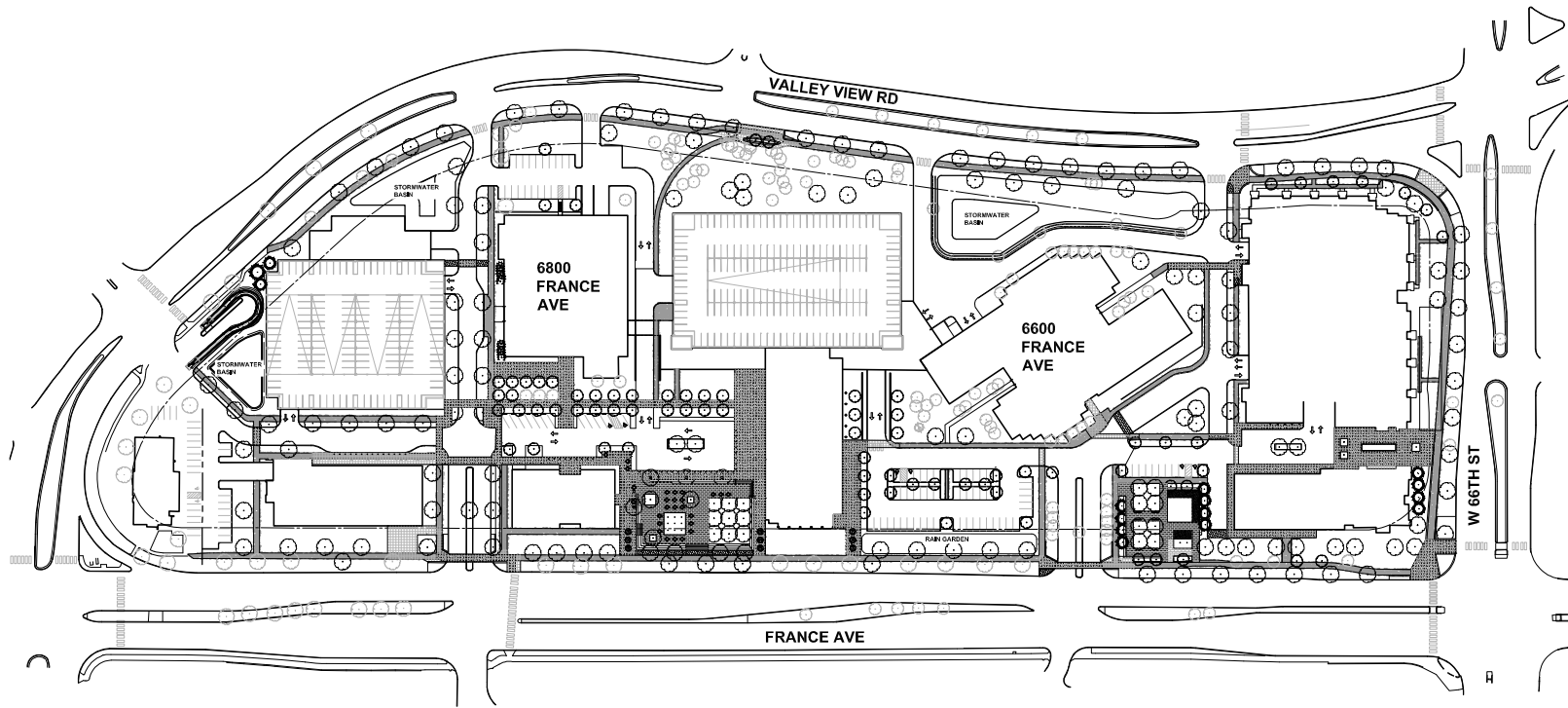
WATER FEATURES

- H1** MULTI-FAMILY RESIDENTIAL
- C1** NORTH COMMONS
- C2** RETAIL PLAZA
- CP** CORNER PLAZA
- P1** VEHICULAR PLAZA
- P2** SERVICE/LOADING PLAZA

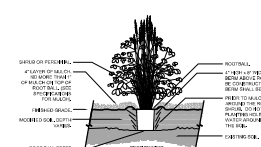
FRANCE AVE



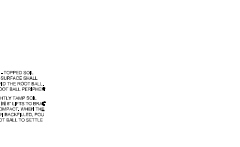
Civil Engineering Design Concept



NOTES:
 1. TREE PLANT WATERING SCHEDULE FOR UNUSUAL SPECIES, LEAS, AND SPACES.
 2. WHEN ROOTS OF AN EXISTING TREE INTERFERE WITH THE FOUNDATION OR EXISTING STRUCTURES, THE TREE SHOULD BE REMOVED AND REPLACED WITH AN ADAPTED SPECIES OF SIMILAR SIZE AND GROWTH HABIT. ALL PLANTINGS SHOULD BE INSTALLED AT THE TIME OF PLANTING. ROOT BALLS SHOULD BE PROTECTED BY A ROOT GUARD.



NOTES:
 1. USE A SOIL OF QUALITY PRESCRIBED BY THE SPECIFICATIONS.
 2. SOIL PROVISIONS FOR PLANTING SHOULD BE RELATED TO THE SPECIES.



NOTES:
 1. ALL PLANTINGS SHALL BE INSTALLED WITH PROPER CARE AND MAINTENANCE.
 2. PLANTINGS SHALL BE INSTALLED AT THE TIME OF PLANTING.



NOTES:
 1. ALL PLANTINGS SHALL BE INSTALLED WITH PROPER CARE AND MAINTENANCE.
 2. PLANTINGS SHALL BE INSTALLED AT THE TIME OF PLANTING.

LEGEND:

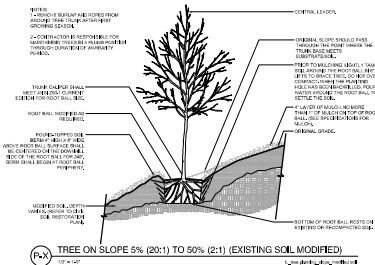
- EXISTING TREE TO REMAIN
- DECIDUOUS OVERSTORY TREE: 2.0\"/>
- DECIDUOUS UNDERSTORY TREE: 2\"/>
- CONIFEROUS TREE: 1\"/>
- DECORATIVE CONCRETE
- PERVIOUS PAVERS

TREE PROTECTION AND REMOVAL SUMMARY

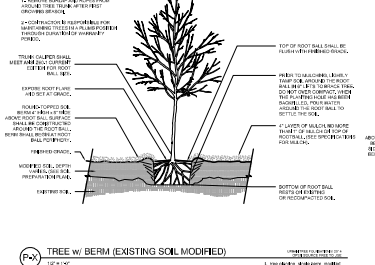
1. 153 EXISTING TREES TO REMAIN ARE SET PROTECTED ACCORDING TO SUBSECTION 0420.
 2. 181 EXISTING TREES TO BE REMOVED OR ARE CUT-PROTECTED AND TO BE REPLACED ACCORDING TO SUBSECTION 0420.
- TREE PLANTING SUMMARY**
1. 186 NEW DECIDUOUS OVERSTORY TREES TO BE PLANTED.
 2. 82 NEW DECIDUOUS UNDERSTORY TREES TO BE PLANTED.
 3. 15 NEW CONIFEROUS TREES TO BE PLANTED.

IRRIGATION SUMMARY

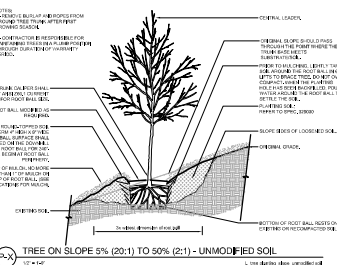
1. ALL PLANTINGS SHALL BE PROVIDED WITH PROPER IRRIGATION, INCLUDING ALL STORMWATER BASINS AND RAIN GARDENS.



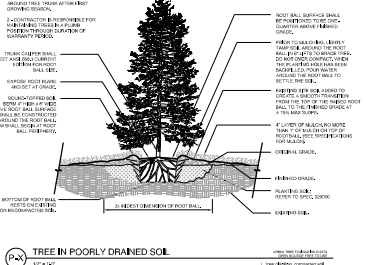
TREE ON SLOPE 5% (20:1) TO 50% (2:1) (EXISTING SOIL MODIFIED)
 12\"/>



TREE IN BERM (EXISTING SOIL MODIFIED)
 12\"/>



TREE ON SLOPE 5% (20:1) TO 50% (2:1) - UNMODIFIED SOIL
 12\"/>



TREE IN POORLY DRAINED SOIL
 12\"/>

