



Lorraine Cochran-Johnson

Chief Executive Officer

DeKalb County Zoning Board of Appeals
Department of Planning & Sustainability
178 Sams Street,
Decatur, GA 30030

Wednesday August 13, 2025

Planning Department Staff Analysis



Juliana Njoku

Interim Director

D5. Case No: A-25-1247542

Parcel ID(s): 18 294 07 001

Commission District 01 Super District 07

Applicant: Peacock Partnership, Inc.
4001 Presidential Parkway
Atlanta, GA 30340

Owner: Peacock Partnership, Inc.
4001 Presidential Parkway
Atlanta, GA 30340

Project Name: 4001 Presidential – Development standards variance

Location: 4001 Presidential Parkway, Atlanta, GA 30340

Requested Variances: The applicant requests relief from the following provisions of the DeKalb County Zoning Ordinance:

Section 5.4.4 – Site and Parking Area Landscaping

1. Modify the requirement for a continuous hedge, berm, or wall with landscaping between surface parking and Presidential Parkway.
2. Modify the requirements for overstory tree coverage (1 per 8 spaces), landscaped islands (1 per 10 spaces), and maximum 40-foot distance from each parking space to a tree.
3. Modify the requirement for three-foot-wide interior landscape strips along all internal drives.
4. Modify the requirement to demonstrate full compliance with all landscape standards on the submitted plan, allowing partial compliance where physical constraints exist.

Staff Recommendation: Approval with conditions

Conditions:

1. Submit a photometric plan compliant with §5.6.1 prior to the issuance of a building permit.
2. Install interior landscaping, tree islands, and landscape strips as shown on the submitted L-2 (Landscape Plan – Proposed) dated 7/25/2025.
3. Provide street trees and lighting along Presidential Parkway to the maximum extent feasible, subject to utility and ROW constraints, with final locations approved by the Planning Director.
4. Maintain all installed landscaping in perpetuity, with replacement of any dead or removed plantings within one planting season.

STAFF FINDINGS:

The applicant seeks multiple variances from Section 27 of the DeKalb County Zoning Ordinance to facilitate the renovation of Presidential Tower, a large-scale former hotel building located within the OI (Office-Institutional) zoning district. The building is decades old, and the modernization effort aims to upgrade the structure and site layout without full-scale redevelopment. The variance request includes eight distinct items, primarily related to landscaping, streetscape design, and parking lot requirements.

The existing development pattern is a legacy of past zoning codes and presents compatibility challenges with newer regulations. Rather than seeking additional intensity, the applicant proposes adaptive improvements constrained by the physical and functional conditions of the site.

1. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property (such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property), which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district, as distinguished from a special privilege or convenience sought by the property owner.

The subject property exhibits extraordinary physical conditions that are the direct result of its original development in the 1970s and its continued use as a single-structure office/hospitality building. The site is dominated by a 14-story tower with a surrounding sea of surface parking that was designed under past zoning ordinances that lacked current streetscape and interior landscaping requirements. The orientation of the tower and the radial pattern of its parking field leave little flexibility for reconfiguring drive aisles, fire lanes, or ADA-accessible routes without significant demolition and reconstruction of the site's functional circulation. Utility easements and stormwater infrastructure embedded in the parking areas further limit the ability to carve out compliant tree islands, internal sidewalks, or wide landscape strips without creating conflicts with service and safety needs.

These conditions are inherent to the property's design and not the result of any self-created action by the current owner. The lot's layout, large existing impervious coverage, and limited excess land area make full adherence to modern streetscape and parking lot landscape requirements infeasible without removing essential elements of site functionality. Unlike undeveloped parcels or more contemporary office sites, this property may not be able to simply add tree islands, perimeter buffers, and pedestrian corridors without compromising circulation, emergency access, or ADA compliance.

2. The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located:

The revised variance request represents the minimum relief required to allow modernization of the existing site while maintaining functional and safe circulation. The applicant's initial submittal sought broad elimination of all Article 5.4 requirements; however, the updated plan (L-2) incorporates feasible elements of compliance, including interior tree islands, a 3-foot landscape strip along the northeast drive, and the introduction of overstory trees within select parking areas. These measures demonstrate an effort to balance regulatory intent with the site's physical limitations. Areas where variance relief remains requested are those where strict compliance would require removing essential drive aisles, fire lanes, or ADA-accessible paths, or would conflict with existing utility and drainage infrastructure.

3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located:

Granting the requested variances will not be materially detrimental to public welfare or injurious to adjacent properties. The subject site is located within a predominantly commercial corridor with no immediate residential adjacency. The renovation project does not propose additional building square footage, expansion of impervious surface, or alteration of access points along Presidential Parkway. Vehicular circulation patterns, fire lane access, and ADA routes will remain intact, ensuring continued functionality for emergency services and daily operations. By introducing new interior tree islands, landscape strips, and select streetscape improvements, the project will enhance the visual character of the site relative to its current condition.

The requested relief also aligns with the County's broader land use and economic objectives by encouraging reinvestment in legacy infrastructure without creating negative effects. Surrounding properties, primarily office and institutional uses, will experience no loss of access, visibility, or safety. Reduced but strategically placed landscaping and streetscape elements will soften the parking field and improve the site's appearance from the public realm, offering a net public benefit when compared to the existing condition of extensive, unbroken pavement.

4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship:

Strict application of the zoning ordinance would impose an undue and unnecessary hardship on the property owner by requiring substantial demolition and reconstruction of existing site features that are essential to the property's continued use. Full compliance with Article 5.4 would require retrofitting the parking field with a higher density of islands, interior sidewalks, and perimeter landscape buffers, which would eliminate multiple drive aisles and conflict with required fire lanes and ADA-accessible routes. Reconstructing the site to satisfy modern standards would not only be cost-prohibitive for a renovation project but would also compromise the building's operational functionality during and after construction.

5. The requested variance would be consistent with the spirit and purpose of this Chapter and the DeKalb County Comprehensive Plan Text:

The requested variances are consistent with the spirit and purpose of the Zoning Ordinance and the DeKalb County Comprehensive Plan. Through the revised plan, the applicant introduces new landscaping, tree islands, and limited streetscape elements that improve upon the current condition, even if the site cannot meet every technical standard.

The project supports the Comprehensive Plan's vision for the Regional Center (RC) character area by facilitating reinvestment in aging office infrastructure. Renovation and continued use of the existing building advance economic vitality and land use efficiency, both central goals of the plan, without increasing density or introducing incompatible uses.

FINAL STAFF ANALYSIS:

Staff recommends approval with conditions. The subject property presents clear physical constraints inherent to its development as a large single-structure office/hospitality building surrounded by extensive surface parking. These constraints, including fixed building orientation, drive aisles, embedded utilities, and fire lane requirements, prevent full compliance with modern streetscape and parking lot landscaping standards without extensive demolition and reconstruction. The hardship is not self-imposed and reflects the site's age and original design under prior zoning regulations.

The applicant's revised submittal meaningfully narrows the scope of relief and demonstrates a good-faith effort to integrate feasible elements of compliance. The updated plan introduces interior landscape islands, overstory trees, and limited streetscape improvements, resulting in an overall enhancement to the site's appearance and environmental performance compared to the existing condition.

Granting the requested variances will not harm public welfare. The site lies within a commercial corridor, lacks residential adjacency, and maintains existing vehicular circulation, ADA accessibility, and fire safety. The improvements support reinvestment in legacy infrastructure consistent with the Regional Center (RC) character area in the Comprehensive Plan. By balancing functional constraints with meaningful landscape and streetscape upgrades, the project achieves the ordinance's intent without imposing unreasonable burdens on a constrained site.

Staff Recommendation: Approval with conditions

Conditions:

5. Submit a photometric plan compliant with §5.6.1 prior to the issuance of a building permit.
6. Install interior landscaping, tree islands, and landscape strips as shown on the submitted L-2 (Landscape Plan – Proposed) dated 7/25/2025.
7. Provide street trees and lighting along Presidential Parkway to the maximum extent feasible, subject to utility and ROW constraints, with final locations approved by the Planning Director.
8. Maintain all installed landscaping in perpetuity, with replacement of any dead or removed plantings within one planting season.

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING (VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)

Applicant and/or
Authorized Representative: Peacock Partnership, Inc.
Mailing Address: 5500 Interstate N Pkwy Suite 500
City/State/Zip Code: Atlanta, GA. 30328
Email: carmen@peacockpartnership.com
Telephone Home: _____ Business: 404-214-5200

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Presidential Tower, LLC.
Address (Mailing): 5500 Interstate North Pkwy - Suite 500
Email: Dean@peacockpartnership.com Telephone Home: _____ Business: 404-214-5200

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 4001 Presidential Pkwy City: Atlanta State: GA Zip: 30340
District(s): 18th Land Lot(s): 294-295 Block: _____ Parcel: 1829407001
Zoning Classification: OI Commission District & Super District: Dist. 1 & Super Dist. 7

CHECK TYPE OF HEARING REQUESTED:

- ☒ VARIANCE (From Development Standards causing undue hardship upon owners of property.)
☐ SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)
☐ OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.

Email plansustain@dekalbcountyga.gov with any questions.

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

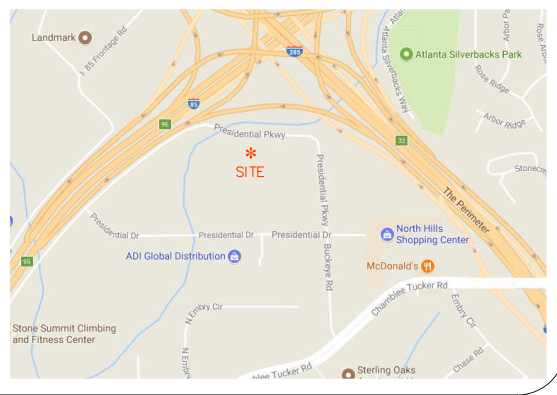
DATE: 04-23-25

Applicant
Signature:

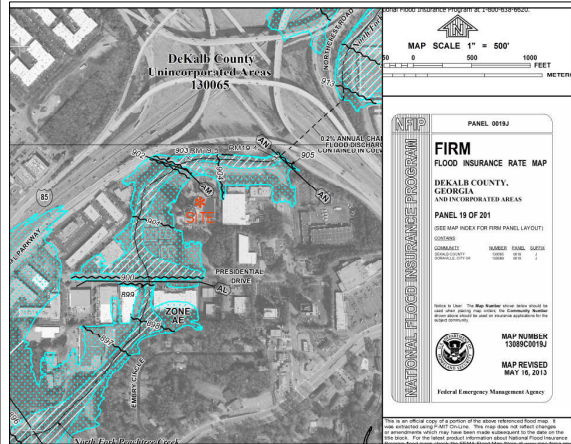


DATE: _____

Applicant
Signature:



VICINITY MAP
(NOT TO SCALE)



FLOOD STATEMENT

BY GRAPHIC PLOTTING ONLY, I HAVE EXAMINED THE INTERMEDIATE REGIONAL FLOOD PANEL CURRENTLY AVAILABLE AND FOUND THAT A PORTION OF THE PROPERTY IN QUESTION IS IN THE ZONE "AE" FLOOD HAZARD ZONE ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), PANEL NUMBER 13089C0019, WHICH BEARS AN EFFECTIVE DATE OF MAY 16, 2017, DEKALB COUNTY, GEORGIA.

THIS SURVEY IS A RETRACEMENT OF AN EXISTING PARCEL OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENT(S), MAP(S), PLAT(S) OR OTHER INSTRUMENT(S) WHICH CREATED THE PARCEL(S) ARE STATED HEREON. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT OCGA 15-6-6.

SURVEYOR'S CERTIFICATE:

- THIS SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS (i) THE BOUNDARIES AND AREAS OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS THEREON AND THE DISTANCE THEREFROM TO THE NEAREST FACING EXTERIOR PROPERTY LINES OF THE SUBJECT PROPERTY; (ii) THE LOCATION OF ALL RIGHT-OF-WAY, EASEMENTS AND ANY OTHER MATTERS OF RECORD (OR OF WHICH I HAVE KNOWLEDGE OR HAVE BEEN ADVISED, WHETHER OR NOT OF RECORD) AFFECTING THE SUBJECT PROPERTY; (iii) THE LOCATION OF THE PARKING AREAS ON THE SUBJECT PROPERTY SHOWING THE NUMBER OF PARKING SPACES PROVIDED THEREBY; (iv) ALL ABUTTING DEDICATED PUBLIC STREETS PROVIDING ACCESS TO THE SUBJECT PROPERTY TOGETHER WITH THE WIDTH AND NAME THEREOF; AND (v) ALL OTHER SIGNIFICANT ITEMS ON THE SUBJECT PROPERTY.
- EXCEPT AS SHOWN ON THIS SURVEY AND AS NOTED BELOW, THERE ARE NO (i) ENCROACHMENTS UPON THE SUBJECT PROPERTY BY IMPROVEMENTS ON ADJACENT PROPERTY; (ii) ENCROACHMENTS ON ADJACENT PROPERTY, STREETS OR ALLEYS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY; (iii) PARTY WALLS, OR (iv) CONFLICTS OR PROTRUSIONS;
- ADEQUATE INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY IS PROVIDED BY PRESIDENTIAL PARKWAY; ALL REQUIRED BUILDING SETBACK LINES ON THE SUBJECT PROPERTY ARE LOCATED AS SHOWN HEREON;
- THE SUBJECT PROPERTY DOES SERVE AND IS SERVED BY ADJOINING PROPERTIES FOR UTILITIES, DRAINAGE, INGRESS AND EGRESS, OR ANY OTHER PURPOSE, EXCEPT AS MAY BE SHOWN ON THIS SURVEY AND AS NOTED BELOW; AND
- I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THAT A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN ZONE 'AE' SPECIAL FLOOD HAZARD AREA.

BEN BUTTERWORTH - R.L.S.# 2294
BOUNDARY ZONE, INC. - L.S.F.# 809
4195 SOUTH LEE STREET, SUITE 1,
BUNFORD, GA 30518

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THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

TOTAL AREA: SEE AREA SUMMARY ABOVE

BOUNDARY REFERENCE: DEED BOOK 22205, PAGE 714, PLAT 125, BOOK 38, FIELDWORK PERFORMED ON 08/14/2017

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,227,300 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

LEGEND:

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF# 839
- R/W MONUMENT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- LIGHT POLE
- MANHOLE
- CLEAN OUT
- JUNCTION BOX
- OUTFLOW STRUCTURE
- DRAINAGE INLET
- POWER/LIGHT POLE
- QUIRY WIRE
- POWER METER
- POWER BOX
- REGULAR PARKING
- HANDICAP
- LAND LOT
- N/F NOW OR FORMERLY R/W RIGHT-OF-WAY
- P/L PROPERTY LINE
- OH OVERHANG
- GAS METER
- GAS VALVE
- CABLE BOX
- TELEPHONE BOX
- SIGN
- A/C UNIT
- W-WATER LINE
- U-OVERHEAD UTILITY LINE
- S-SEWER LINE
- G-GAS LINE
- C-CABLE LINE
- T-TELEPHONE LINE
- FENCE LINE
- CONTOUR LINE
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- CNT CANTILEVER
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- BFE BASEMENT FLOOR ELEVATION
- GFE GARAGE FLOOR ELEVATION
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
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- POC POINT OF COMMENCEMENT
- NAD NORTH AMERICAN DATUM

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BOUNDARY zone inc.
LAND SURVEYING SERVICES
LANDSCAPE ARCHITECTURE
LAND PLANNING
SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING
WWW.BOUNDARYZONE.COM (770) 271-5772 (919) 363-9226

BUNFORD
4195 SOUTH LEE STREET, SUITE 1
BUNFORD, GEORGIA 30518
ATLANTA
235 PEACHTREE STREET NE, SUITE 400
ATLANTA, GEORGIA 30303
MARIETTA
185 THE EXCHANGE, SUITE 100
MARIETTA, GA 30067
RALEIGH
23054 CANNON DRIVE, APEX
NORTH CAROLINA 27523

PROJECT
1870401

SHEET
1 OF 2

NOTES

1) ALTA/NSPS LAND TITLE SURVEY IN ACCORDANCE WITH:

FIRST AMERICAN TITLE INSURANCE COMPANY
ABSTRACT OF TITLE
COMMITMENT # 71707-2408
EFFECTIVE DATE: JUNE 26, 2017

2) ALL TITLE EXCEPTIONS PER ABSTRACT OF TITLE HAVE BEEN ADDRESSED

3) LEGAL DESCRIPTIONS SHOWN HEREON DESCRIBE THE SAME PROPERTY AS CONTAINED WITHIN SCHEDULE A OF THE ABSTRACT OF TITLE

4) INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

5) NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT TIME OF SURVEY.

6) NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT TIME OF SURVEY.

7) SUITE SQUARE FOOTAGE IS BASED ON EXTERIOR BUILDING DIMENSIONS MEASURED AT THE CORNERS AND APPARENT PARTYWALLS LOCATIONS.

PLAT REFERENCE

1. PB 125, PG 038, DEKALB COUNTY RECORDS.

SITE ADDRESS:

4001 PRESIDENTIAL PARKWAY
ATLANTA, GA

AREA SUMMARY:

PARCEL I: 5.107 ACRES OR 222,474 SQUARE FEET
PARCEL II: 0.284 ACRES OR 12,377 SQUARE FEET
PARCEL III: 0.275 ACRES OR 11,989 SQUARE FEET

TOTAL AREA: 5.666 ACRES OR 246,840 SQUARE FEET

PARKING SPACES:

296 MARKED PARKING SPACES
7 HANDICAP PARKING SPACES

ZONING INFORMATION:

O-1 OFFICE INSTITUTIONAL

SETBACKS
FRONT 75'
SIDE 20'
REAR 30'

INFORMATION OBTAINED FROM PB 125, PG 38, DEKALB COUNTY RECORDS
THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON.



FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839

BEN E. BUTTERWORTH - RLS #2294
DATE 09/01/2017

TO: PEACOCK PARTNERSHIP, INC. a Georgia Corporation, TRIO COMMUNITIES, INC. & FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6B, 7(A), 7(B)(1), 8, 9, 13 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08/14/2017.

BEN E. BUTTERWORTH, R.L.S.
GEORGIA REG. LAND SURVEYOR NO. 2294
FOR THE FIRM BOUNDARY ZONE, INC.

PURSUANT TO RULE 180-6-09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR: PEACOCK PARTNERSHIP, INC. a Georgia Corporation, TRIO COMMUNITIES, INC. & FIRST AMERICAN TITLE INSURANCE COMPANY
LAND LOTS 294 & 295, 18TH DISTRICT, DEKALB COUNTY, GEORGIA - 09/01/2017

GRID NORTH
GA WEST NAD 83
SCALE: 1" = 80'

DATE

REVISION

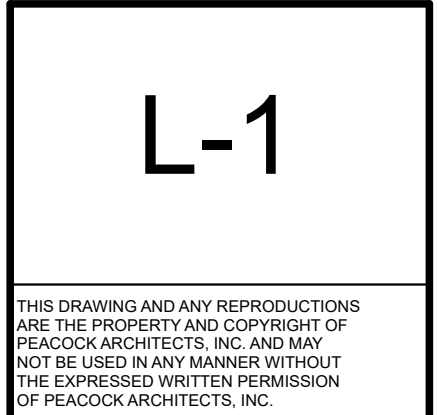
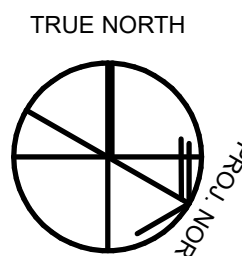
NO.

TREE LEGEND	
	TREE W/ ID NUMBER
	TO BE REMOVED TREE W/ ID NUMBER

1
L-1

LANSCAPE PLAN - EXISTING

SCALE: 1" = 20'

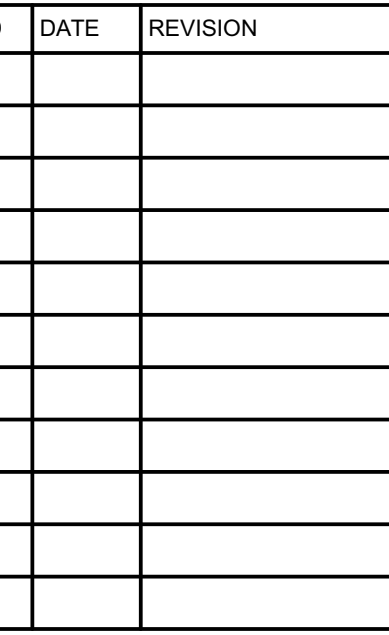




500 INTERSTATE NORTH PKWY
SUITE 500
ATLANTA GEORGIA 30338
404-214-5200 PHON
404-214-5208 FAX

PRESIDENTIAL TOWER MULTIFAMILY
4001 PRESIDENTIAL PARKWAY ATLANTA GA 30340

INCIDENT RESPONSE



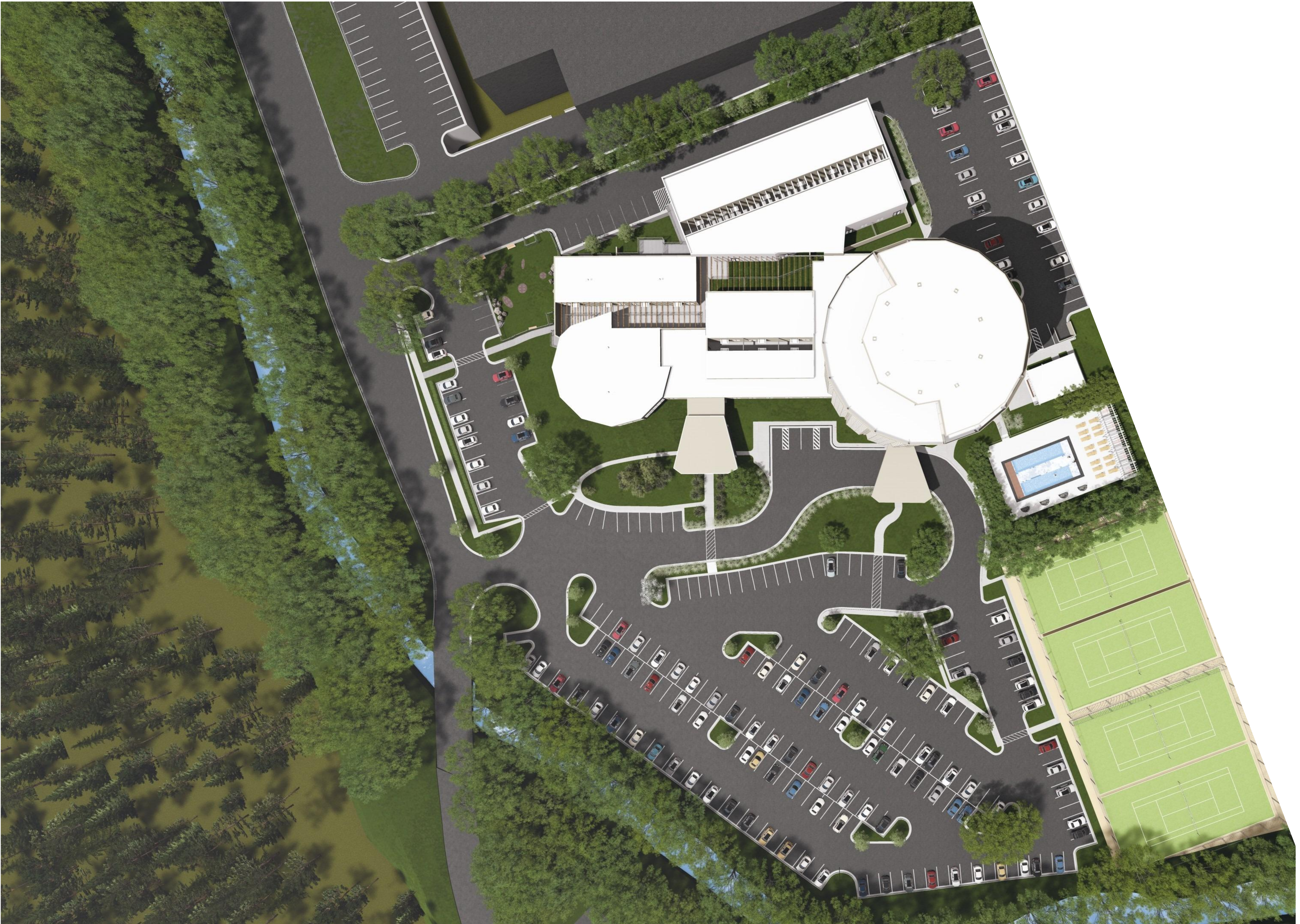
PROJECT NO:
28.02.04

DATE:
7/25/2025

DRAWING TITLE:
LANDSCAPE RENDERING

-3

THIS DRAWING AND ANY REPRODUCTIONS
HEREOF ARE THE PROPERTY AND COPYRIGHT OF
PEACOCK ARCHITECTS, INC. AND MAY
NOT BE USED IN ANY MANNER WITHOUT
THE EXPRESSED WRITTEN PERMISSION
OF PEACOCK ARCHITECTS, INC.





PRESIDENTIAL TOWER MULTIFAMILY
4001 PRESIDENTIAL PARKWAY ATLANTA GA 30340

PRESIDENTIAL TOWER MULTIFAMILY

4001 PRESIDENTIAL PARKWAY ATLANTA GA 30340

Module	Image	Qty	Manufacturer	Part Number	Part Description	Assembly Location	Lot #	Part Number
		10	Lithonia Lighting	0551 LED P3 40W TRI HS	0-5/64 Dia x 1/4 Area Luminaire P3 Type 3 Medium Immersion Glass	Assembly Room	1	0511127
				0551 LED P3 40W TRI HS	0-5/64 Dia x 1/4 Area Luminaire P3 Performance Package Upgrade CCT 80 CRI Type 3 Medium Immersion Glass	Assembly Room	1	0511127
		8	Lithonia Lighting	ATC1 LED 4x 4K	ATC1 LED WITH A+ PERFORMANCE UPGRADE	Assembly Room	1	2614252
		2	Lithonia Lighting	0551 LED P3 40W TRI HS	0-5/64 Dia x 1/4 Area Luminaire P3 Performance Package Upgrade CCT 80 CRI Type 3 Medium Immersion Glass	Assembly Room	1	2614254
				0551 LED P3 40W TRI HS	0-5/64 Dia x 1/4 Area Luminaire P3 Performance Package Upgrade CCT 80 CRI Type 3 Medium	Assembly Room	1	1501170

ID	DATE	REVISION
DD	Work in Progress	DESIGN DEVELOPMENT
	11/27/24	CHECK SET
	12/06/24	FOR CONSTRUCTION
1	05/09/25	REVISION 1

E0.05

THIS DRAWING AND ANY REPRODUCTION ARE THE PROPERTY AND COPYRIGHT OF PEACOCK ARCHITECTS, INC. AND MAY NOT BE USED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF PEACOCK ARCHITECTS, INC.

1
E0.05

SCALE: 1" = 20'-0"



Shepherd, Harvey & Associates, Inc.
 4855 River Green Parkway, Suite 400
 Duluth, Georgia 30096-2569
 770-495-4007 FAX 770-495-7112

BIMcloud: peacockpartnership - BIMcloud Software as a Service/428.02.04 Presidential Tower MultiFamily

