



East Point Commons

South Phase

SCHEMATIC DESIGN PROGRESS

January 31, 2023

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- 1 **Team** - Introduction
- 2 **Project Synopsis**
 - Community Engagement Recap
 - Core Principles and Priorities
 - Conceptual Masterplan Approach
- 3 **Current Design Status**
 - Estimated Uses / Amenities (South / Central)
 - MEP typical involvement during SD
 - Site Data
 - Parking Study / Approach
 - Civil Considerations
 - Landscape Considerations
 - North Phase
- 4 **Next Steps**
 - Schematic Design / Design Development

Team

DEVELOPMENT TEAM

DESIGN TEAM

TVS



Architects and Interior Designer

*Landscape Architect
Civil Engineers*

Structural Engineer

Mechanical, Plumbing, Electrical

Security, Acoustical

Lighting

Graphics + Signage

ADA & Life Safety

Vertical Transportation

Waterproofing



**EAST
POINT
GEORGIA**

Project Synopsis



COMMUNITY ENGAGEMENT



DESIRES:

- CHARACTER
- COMMUNITY
- CITY CENTER
- ACTIVE SPACES



CORE PRINCIPLES & PRIORITIES

CHARACTER

- ART
- FAMILY FRIENDLY
- LOCAL BUSINESSES
- VIBRANT

COMMUNITY

- AFFORDABLE
- ACCESSIBLE
- LIVE, WORK, PLAY
- COMMUNITY SPACE

CITY CENTER

- DESTINATION
- SHOPS
- HEALTHCARE
- FREE WI-FI

ACTIVE

- ACTIVE GROUND FLOOR
- FOOD
- WALKABLE
- OUTDOOR SPACE



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Current Design Status

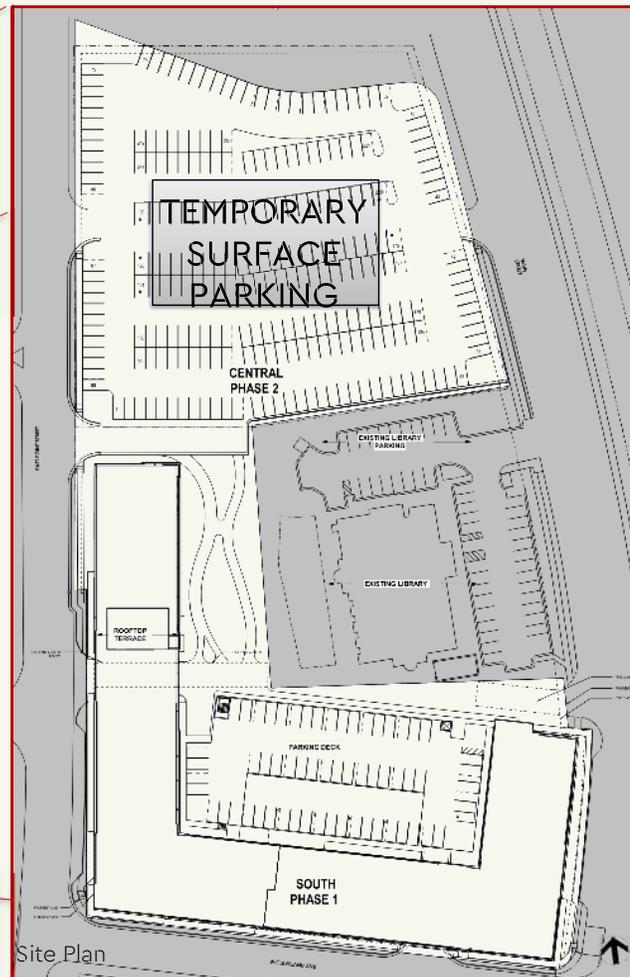
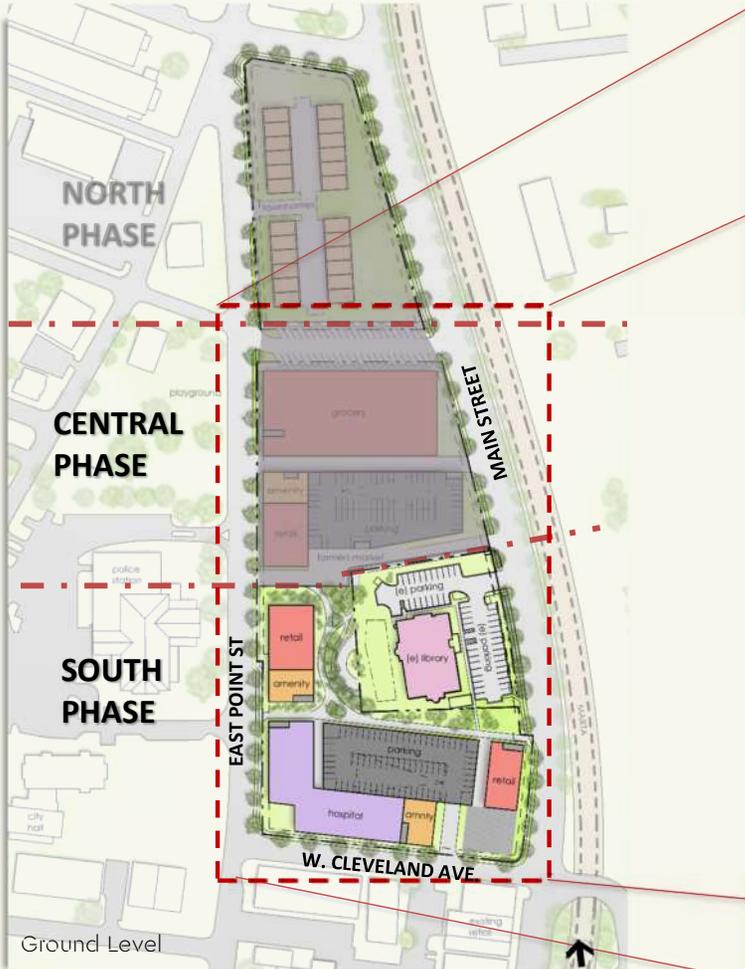


EAST POINT COMMONS

- SOUTH PHASE DATA:**
- 5 Level Parking Deck
 - Electrical Charging Stations
 - Bike Racks/Storages
 - RESIDENTIAL: 235 Units
 - RETAIL & COMMERCIAL: ~ 22,000 sf
 - AMENITIES: ~ 6,436 sf
 - Club Room
 - Wash Room
 - Lobby
 - HEALTHCARE: ~12,711 sf

- CENTRAL PHASE CENTRAL SITE DATA:**
- 5 Level Parking Deck
 - RESIDENTIAL: 195 Units
 - Electrical Charging Stations
 - Bike Racks/Storages
 - Elevated Outdoor Public Areas
 - Swimming Pool
 - RETAIL & COMMERCIAL: ~ 46,404 sf
 - Package Room / UPS
 - Lounge Room
 - Co-Working Spaces
 - Trash Room
 - Lobby

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PARKING:
South Parking Deck: 167 Spaces
Parallel Parking: 10 Stalls
Central Temporary Parking: 250 Spaces

Approximate 388 Stalls Provided

Provided: ~ 427
Required: 426

** Central Phase is estimated to
Accommodate an additional
Parking Deck: 423 Spaces
Surface Parking: 44 Spaces

Total Parking Spaces: 644

SITE EXPERIENCES





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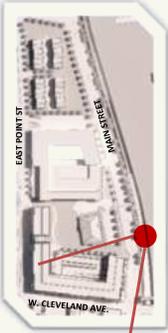
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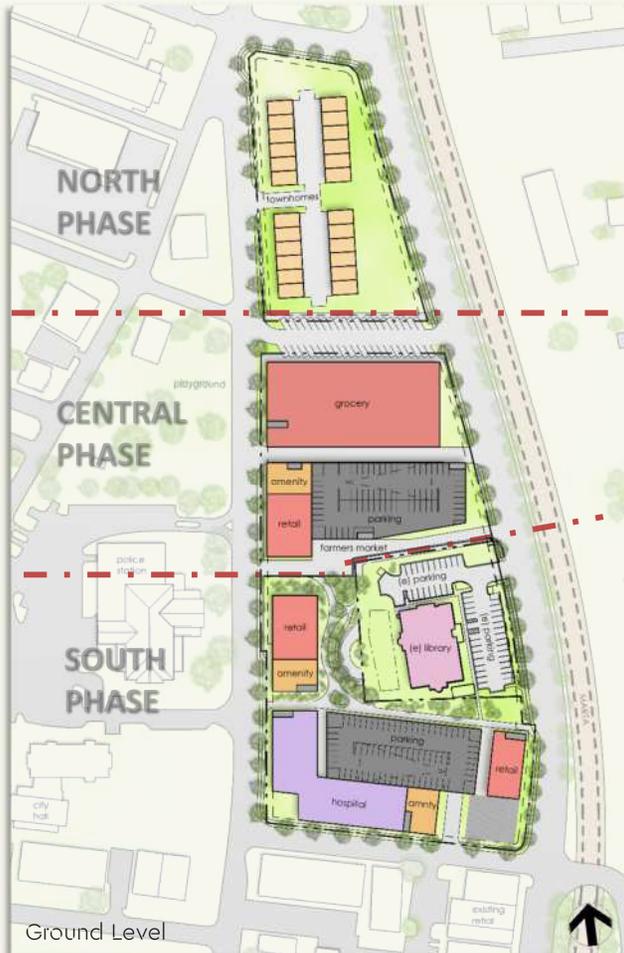
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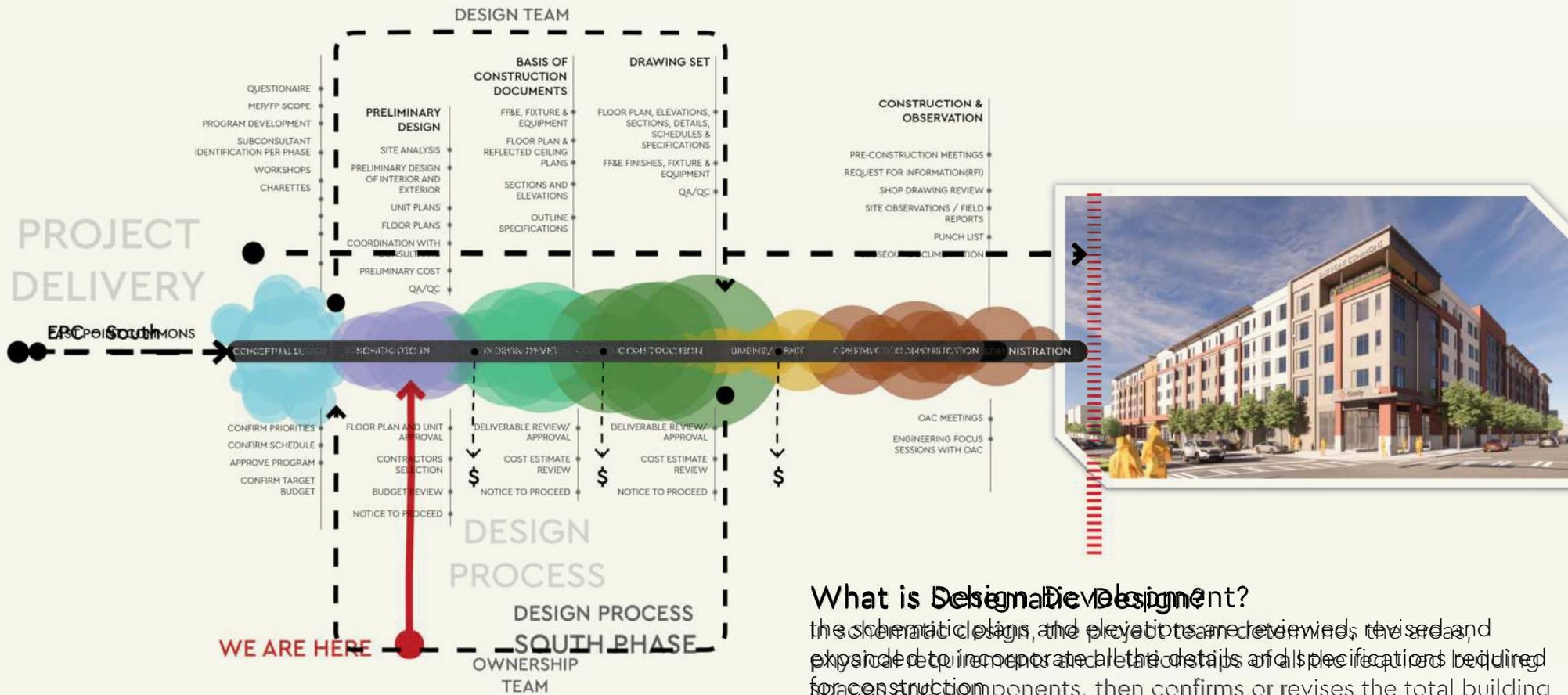


IN PROGRESS AND SUBJECT TO CHANGE



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Next Steps



What is Design Development?
The schematic plans, and elevations are reviewed, revised and expanded to incorporate all the details and specifications required for construction components, then confirms or revises the total building square footage

Thank you!

We welcome any feedback and comments,
Please email

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Or

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