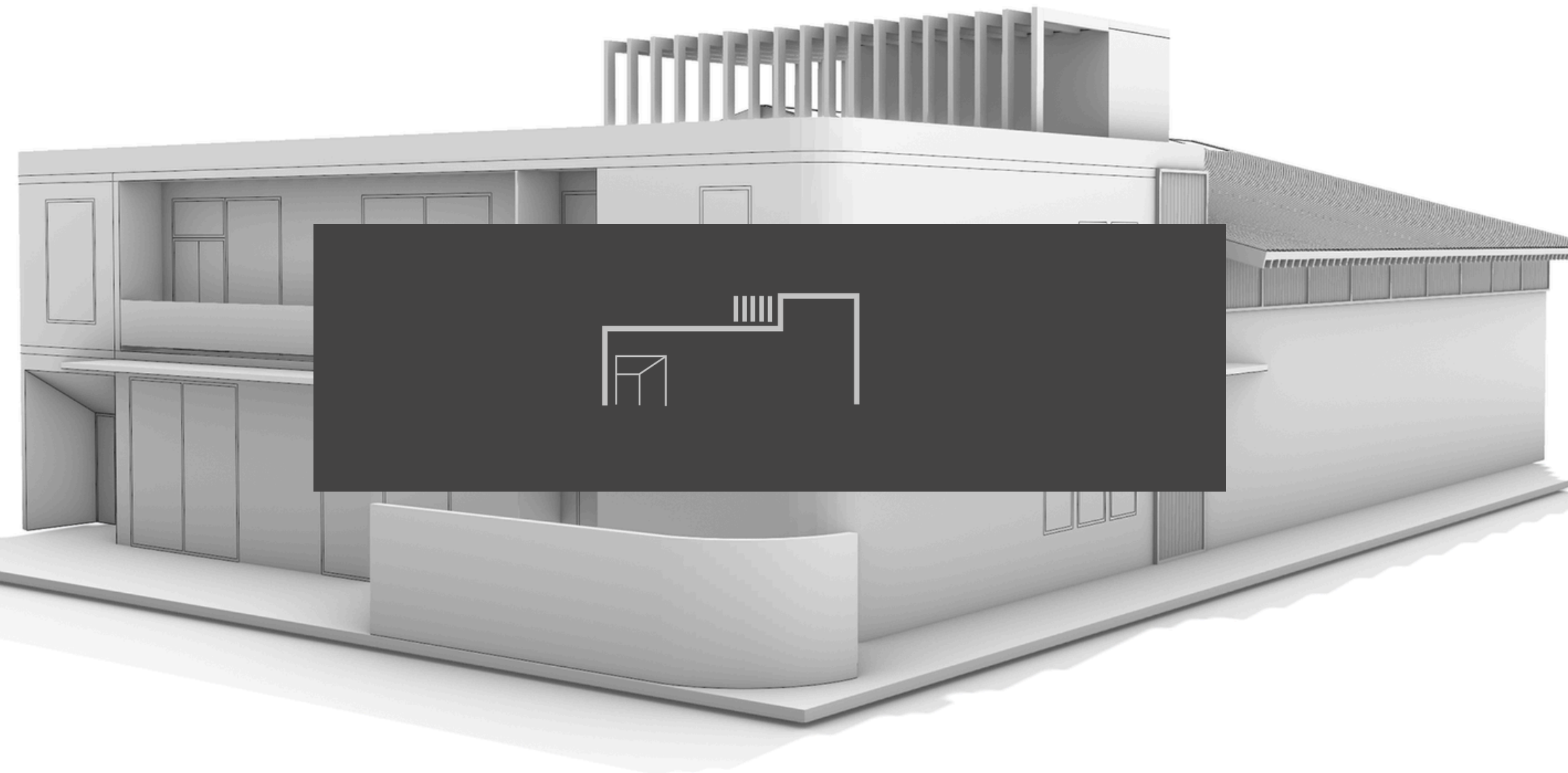


PROJECT NAME: McAfee Warehouse | **ADDRESS:** Decatur, GA | **SQUARE FOOTAGE:** 8,000 sqft
PROJECT TYPE: Commercial- New Construction- Pre-Construction (2025)

MCAFEE WAREHOUSE



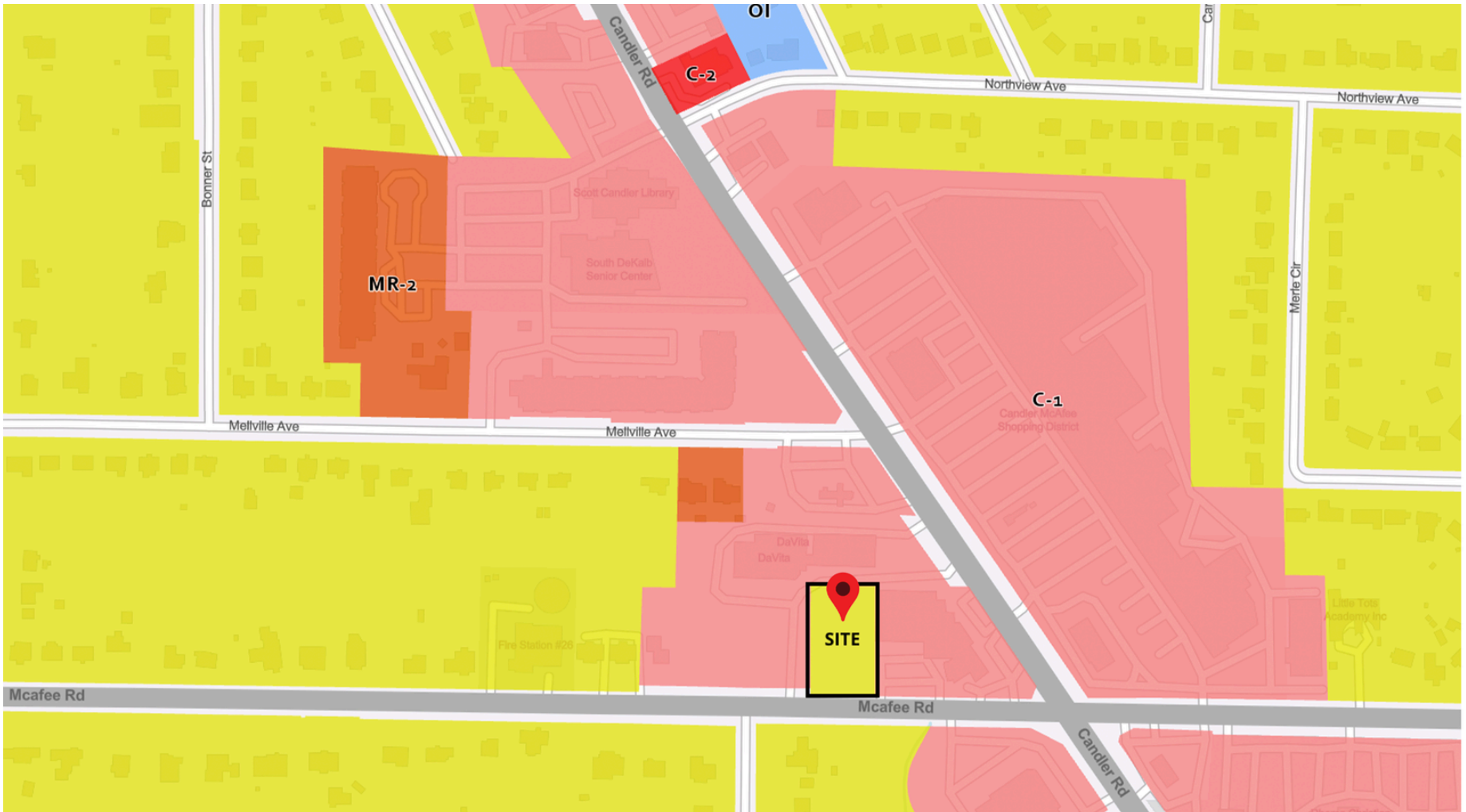
PROJECT OVERVIEW

The McAfee Warehouse development represents a careful negotiation between urban revitalization, mixed-use flexibility, and site-specific scale. Located at 2570 McAfee Road in DeKalb County, the project converts a vacant residential parcel into a small-scale commercial property integrating warehouse, office, and residential programs within a cohesive plan. This approach not only fulfills the goals of the I-20 Tier 2 Overlay standards but also contributes to the corridor's broader transformation from single-use zoning to integrated, adaptable development.

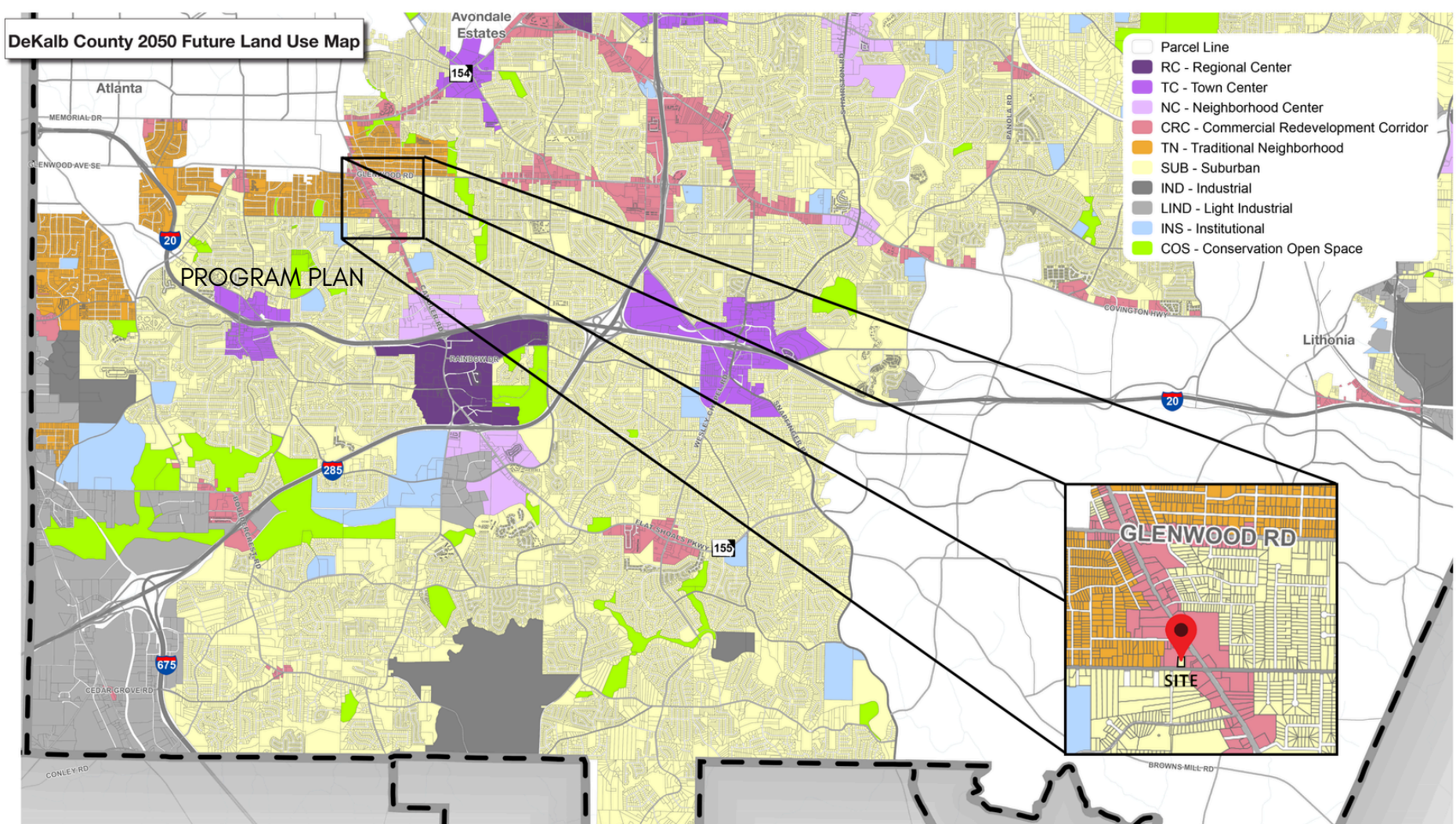
URBAN AND PROGRAMMATIC STRATEGY

The site's rezoning—from R-75 residential to C-1 local commercial—was conceived as a natural continuation of the existing Candler Road commercial district. The program blends three primary uses: a single-story warehouse with a front loading zone; a two-story office building with direct interior connection; and a compact two-story caretaker residence providing live/work functionality. This combination supports light industrial use, small-scale events, and professional operations within one address, positioning the project as a flexible commercial node in an emerging corridor.

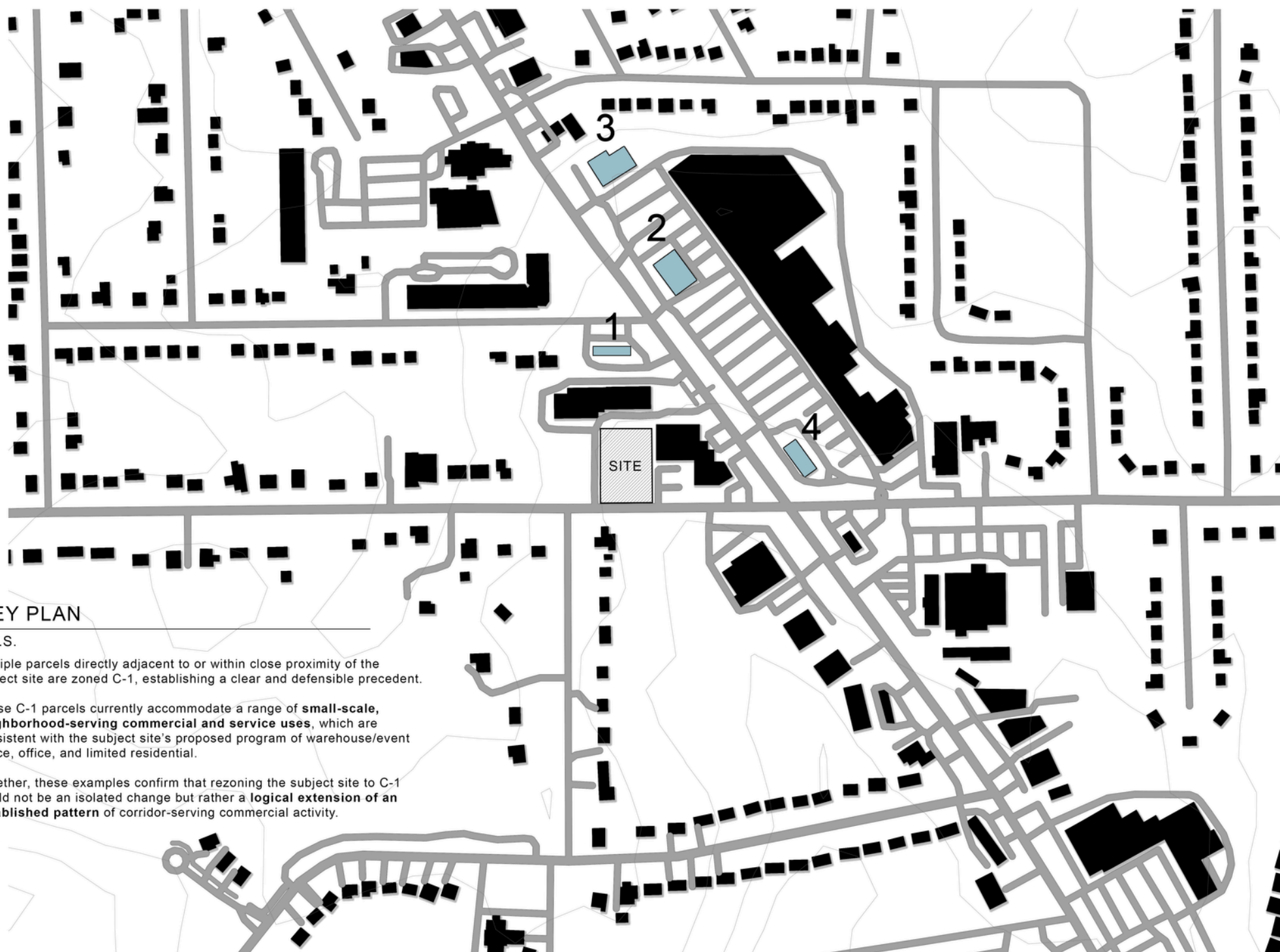
SURROUNDING ZONING MAP



FUTURE LAND USE MAP



NEIGHBORHOOD ANALYSIS



1 KEY PLAN

N.T.S.
 Multiple parcels directly adjacent to or within close proximity of the subject site are zoned C-1, establishing a clear and defensible precedent.
 These C-1 parcels currently accommodate a range of **small-scale, neighborhood-serving commercial and service uses**, which are consistent with the subject site's proposed program of warehouse/event space, office, and limited residential.
 Together, these examples confirm that rezoning the subject site to C-1 would not be an isolated change but rather a **logical extension of an established pattern** of corridor-serving commercial activity.



Amazing Wings



Speed Queen Laundry



AutoZone



McDonald's

ARCHITECTURAL ORGANIZATION

The overall building footprint was carefully calibrated to meet parking and access requirements while maintaining efficient circulation and fire access. The approximately 8,000-square-foot structure accommodates 17 parking stalls—including future EV charging—along with a 24-foot-wide fire lane serving the site. Double-height openings introduced during design refinements reduced total square footage to achieve full zoning compliance, while simultaneously enhancing the building’s spatial quality and internal light.

SITE PLAN

VERTICAL DATUM NAVD88

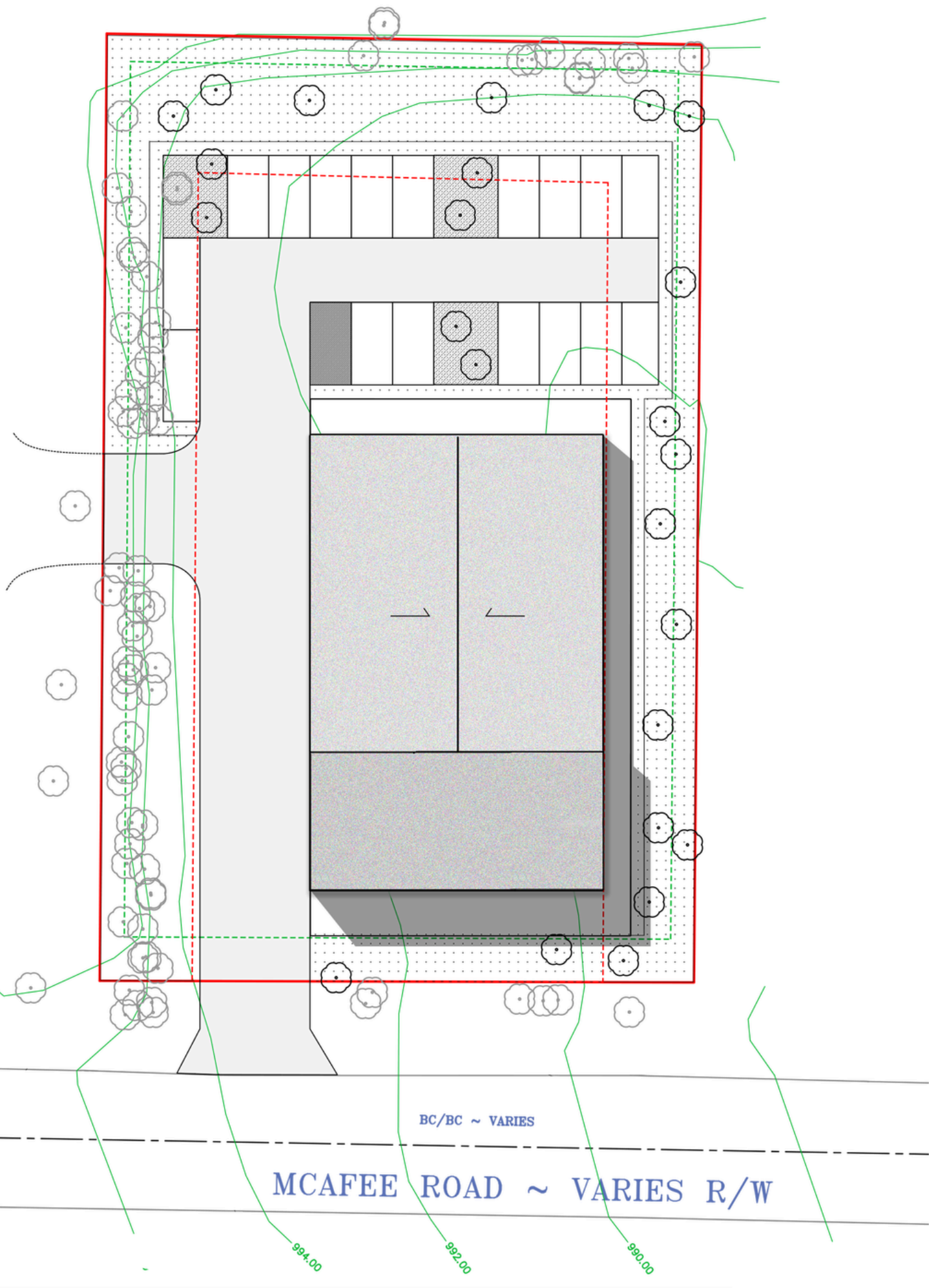
THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

PROPERTY RE-ZONING: C-1 LOCAL COMMERCIAL
 UNINCORP. DEKALB COUNTY
 BUILDING SETBACK:
 FRONT: 0'
 SIDE: 20'
 REAR: 30'
 MAX LOT COVERAGE: 80-90%
 OPEN SPACE: 10%
 MAX BUILDING HEIGHT: 35'

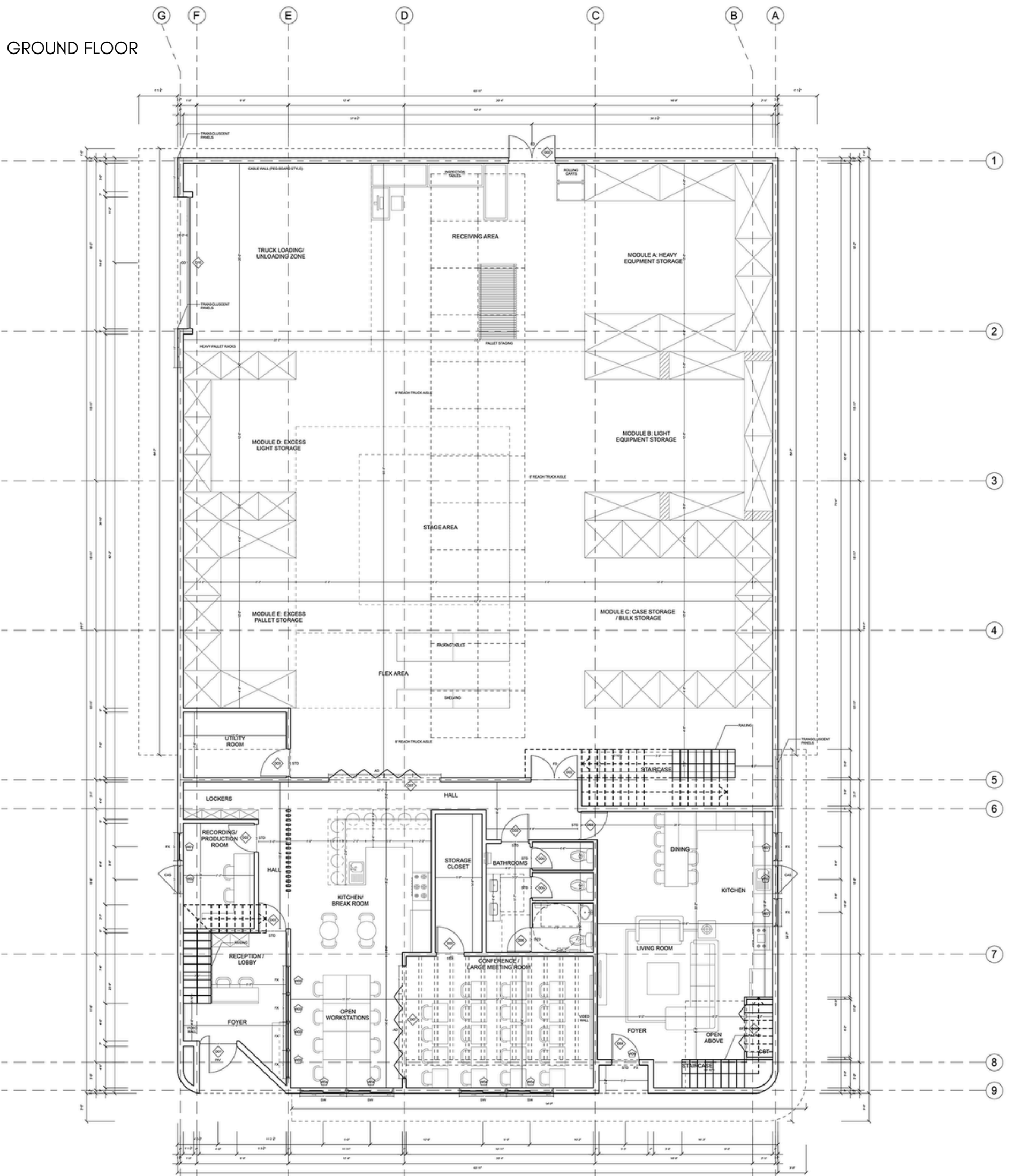
I-20 TIER 2 OVERLAY DISTRICT
 UNINCORP. DEKALB COUNTY
 PARKING: 4 SPACES PER 1,000 SQFT GFA
 LANDSCAPING: 10' FRONT YARD STRIP
 PERIMETER LANDSCAPING: 5' CONTINUOUS STRIP
 MAX LOT COVERAGE: 80-90%
 OPEN SPACE: 20%

TOTAL LAND AREA
 26525.12 SF / 0.609 AC
 ALLOWABLE COVERAGE AREA
 21220.90 SF / 0.487 / 80%
 PROPOSED COVERAGE AREA
 16531.48 SF / 0.380 AC / 62.40%

TOTAL BUILDING AREA:
 7,750 SQFT
 TOTAL PARKING REQUIRED:
 4 / 1000 SQFT
 REQUIRED PARKING: 31
 PROPOSED PARKING: 17 (VARIANCE OF 8)



The warehouse, occupying the front portion of the plan, features an open span for equipment storage and assembly, with a direct connection to the office. The ground floor of the office includes a foyer, reception area, meeting room with operable glass partition, kitchenette, open workstations, and restrooms. The upper floor, designed as a shell space, allows for flexible future build-out as offices or meeting suites. The residential unit—organized as a two-story live/work dwelling—contains living, dining, and kitchen areas on the first floor with private bedrooms above, providing both functionality and stewardship for the property.



PROJECT NAME: McAfee Warehouse | **ADDRESS:** Decatur, GA | **SQUARE FOOTAGE:** 8,000 sqft
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MATERIALITY AND FAÇADE EXPRESSION



The design's architectural language balances industrial durability with warmth and human scale. The front façade is now expressed as a bold, contemporary composition clad primarily in dark standing-seam metal panels, giving the street elevation a refined monolithic presence and strong horizontal clarity. Rounded corner conditions soften the massing and lend a sculptural quality, while recessed openings and deep overhangs create shadow depth and visual rhythm.

A full-height glazed ground floor establishes transparency and pedestrian engagement, allowing views into the workspace interior and reinforcing an open, active frontage. Above, a recessed upper-level balcony with a slim glazed guardrail introduces lightness and depth, framed by warm vertical timber soffits and accent surfaces that temper the darker exterior palette. Large-format windows are carefully proportioned to maintain balance, daylight access, and privacy.

Landscape integration remains central to the composition, with native planting and soft forecourt edges enhancing the pedestrian-oriented character of the site. The roofline is further activated by a green roof terrace and vertical screening elements, adding texture, environmental performance, and a distinctive silhouette.

Translucent polycarbonate panels around the warehouse's garage introduce a subtle luminosity on secondary façades, illuminating the architecture by night and filtering daylight into the warehouse interior. Smooth stucco wall surfaces in select areas provide contrast and balance, while ribbed metal panels near service and entry zones reinforce texture and rhythm. The restrained material palette and disciplined detailing unify residential comfort with commercial rigor.

LANDSCAPE SITE PLAN

PROPERTY IS ZONED R-75
 UNINCORP. DEKALB COUNTY
 BUILDING SETBACK:
 FRONT: 30'
 SIDE: 7.5'
 REAR: 40'
 MAX LOT COVERAGE 35%
 MAX BUILDING HEIGHT 35'

ZONING NOTE:
 BEFORE DEVELOPMENT OF THIS PROPERTY,
 DEVELOPER AND ARCHITECT TO CONFIRM
 ZONING DISTRICT, PER ZONING DEPARTMENT.

VERTICAL DATUM NAVD88

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PROPERTY RE-ZONING: C-1 LOCAL COMMERCIAL
 UNINCORP. DEKALB COUNTY
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 OPEN SPACE: 10%
 MAX BUILDING HEIGHT: 35'

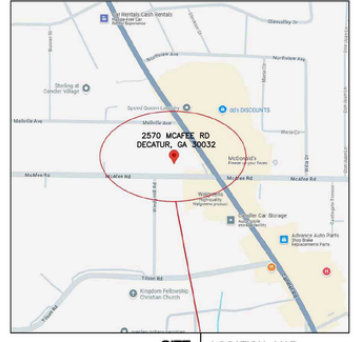
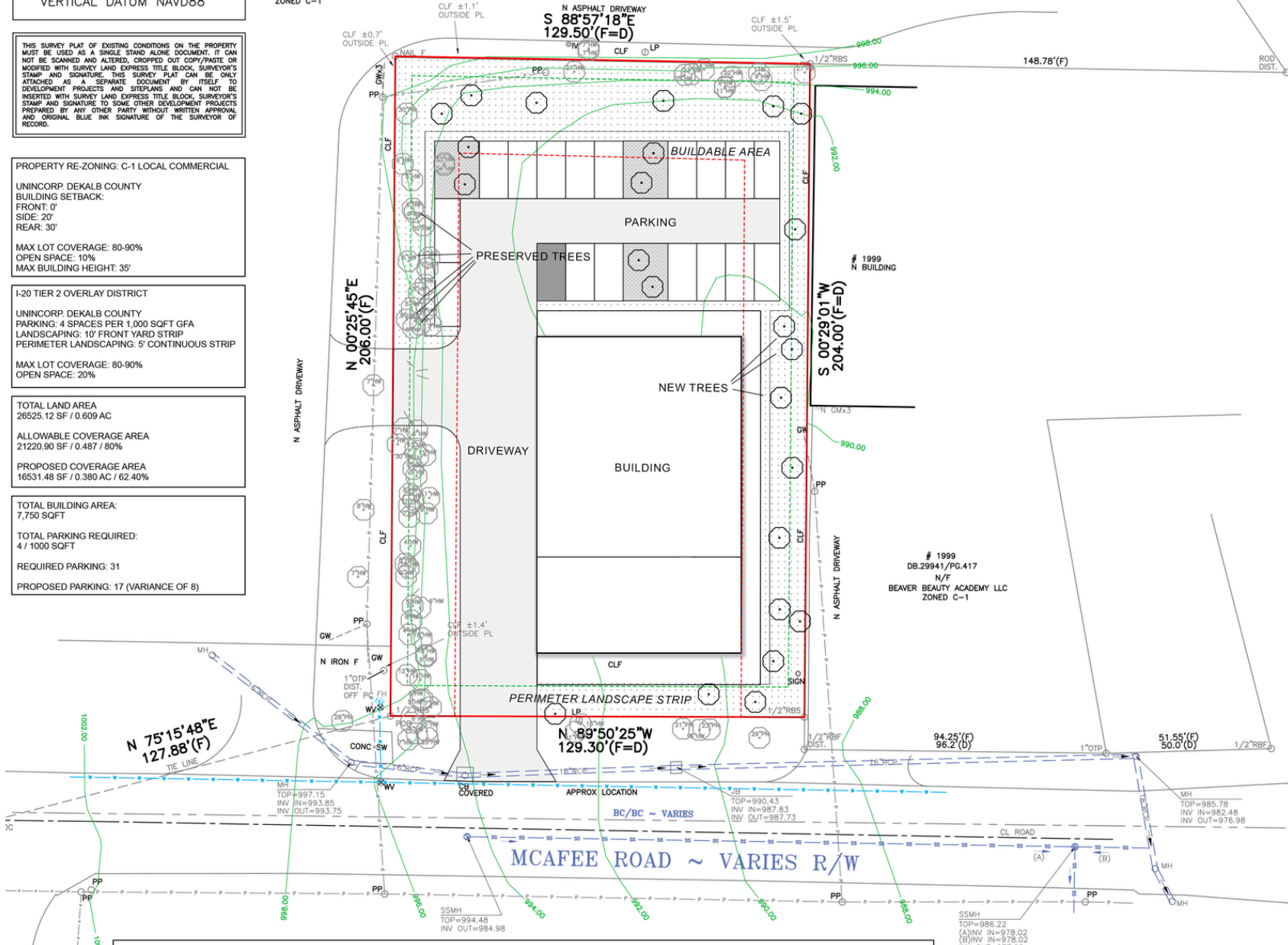
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 7,750 SQFT
 TOTAL PARKING REQUIRED:
 4 / 1000 SQFT
 REQUIRED PARKING: 31
 PROPOSED PARKING: 17 (VARIANCE OF 8)

1987
 DB.28744/PG.196
 N/F
 GMR DECATUR LLC
 ZONED C-1

1999
 DB.29941/PG.417
 N/F
 BEAVER BEAUTY ACADEMY LLC
 ZONED C-1



Tree #	DBH	Species	Canopy Credit (sf)	Notes
1	27	HW	1,000	Protected
2	11	HW	500	Protected
3	9	HW	500	Protected
4	22	HW	800	Protected
5	9	HW	500	Protected
6	11	HW	500	Protected
7	14	HW	800	Protected
8	23	HW	800	Protected
9	25	HW	1,000	Protected
10	7	HW	500	Protected
11	7	HW	500	Protected
12	21	HW	800	Protected
13	30	PN	400	Protected - Pine
14	33	HW	1,000	Protected
15	34	HW	1,000	Protected
16	9	HW	500	Protected
17	5	HW	9	Not protected
18	6	HW	500	Protected
19	6	HW	500	Protected
20	30	HW	1,000	Protected
21	5	HW	9	Not protected
22	6	HW	500	Protected
23	7	HW	500	Protected
24	5	HW	9	Not protected
25	5	HW	9	Not protected
26	5	HW	9	Not protected
27	48	HW	1,000	Protected
28	8	HW	500	Protected
29	4	HW	9	Not protected
30	7	HW	500	Protected
31	8	HW	500	Protected
32	7	HW	500	Protected
33	7	HW	500	Protected
34	5	HW	9	Not protected
35	5	HW	9	Not protected
36	13	HW	800	Protected
37	11	HW	500	Protected
38	30	HW	1,000	Protected
39	9	HW	500	Protected
40	5	HW	9	Not protected
41	8	HW	500	Protected
42	11	HW	500	Protected
43	7	HW	500	Protected
44	17	PN	400	Protected - Pine
45	9	HW	500	Protected
46	7	HW	500	Protected
47	8	HW	500	Protected
48	4	HW	9	Not protected
49	8	HW	500	Protected
50	20	HW	800	Protected
51	9	HW	500	Protected
52	7	HW	500	Protected
53	5	HW	9	Not protected
54	9	HW	500	Protected
55	6	HW	500	Protected
56	4	HW	9	Not protected
57	8	HW	500	Protected
58	19	HW	800	Protected
59	6	HW	500	Protected

Protected Pines - 2 x 400 sf = 800 sf
 Protected Hardwood 6-11" - 29 x 500 sf = 14,500 sf
 Protected Hardwood 12-23" - 9 x 800 sf = 7,200 sf
 Protected Hardwood ≥ 24" - 9 x 1,000 sf = 9,000 sf
 (Not counted toward canopy requirement)
 Not-protected Hardwood < 6" - 10 trees
 (Not counted toward canopy requirement)
Total Protected Canopy Credit = 31,500 sf

TREE PRESERVATION & CANOPY COVERAGE

Tree Inventory: A total of 84 existing trees have been documented on and immediately adjacent to the site. Of these:

- 59 trees are proposed to be preserved, including a mix of hardwoods and pines.
- 6 trees are identified as dead and designated for removal.
- 19 live trees are proposed to be removed as part of site development.

Several preserved trees are located within the sidewalk zone or near the lot boundary; final eligibility for canopy credit will be confirmed by the project arborist.

Canopy Coverage: Preliminary canopy credit calculations indicate that the preserved protected trees provide approximately 34,000-36,000 square feet of canopy credit, significantly exceeding the 5,000 square feet required (20% of the 25,000 sf site). Trees under 6" DBH are included for inventory purposes but are not counted toward required canopy.

Tree Protection: Tree protection fencing will be installed at the Critical Root Zone (CRZ) of all preserved trees. All work will comply with the City of Decatur Tree Ordinance. A formal Tree Preservation Plan and canopy calculation will be prepared and sealed by an ISA-certified arborist at the permitting stage.

Tree Removal: Six (6) dead trees will be removed. Nineteen (19) additional live trees are proposed for removal to accommodate site improvements. Tree removal will be performed in accordance with City of Decatur requirements.

New Tree Planting: In addition to preserving substantial existing canopy, new trees will be planted in parking lot landscape islands, perimeter landscape strips, and other designated green areas in accordance with City of Decatur landscaping requirements. These plantings will further enhance site canopy, improve stormwater performance, and contribute to long-term urban forest goals.

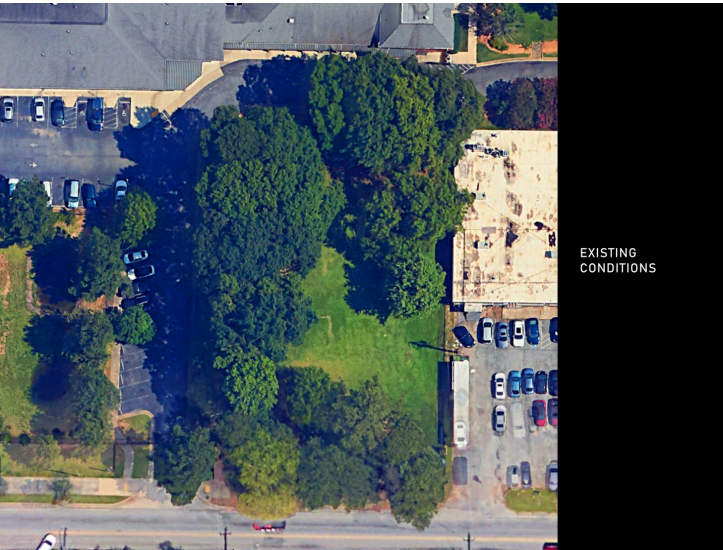
TOTAL LAND AREA
 26526.12 SF / 0.609 AC
 ALLOWABLE COVERAGE AREA
 9284.14 SF / 0.213 AC / 35%
 EXISTING COVERAGE AREA
 0 SF / 0 AC / 0%

LOT	BLOCK	EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 1 OF 1
SUBDIVISION	UNIT	WARREN CHANCELLOR
LAND LOT 170	15TH DISTRICT SECTION	PROPERTY ADDRESS: 2570 MCAFEE RD DECATUR, GA 30032
DEKALB COUNTY, GEORGIA	DB.27232/PG.448	PB./PG.
FIELD WORK DATE MAY 28, 2025	PRINTED/SIGNED JUNE 5, 2025	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 24" x 36"
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET ON ELECTRONIC TOTAL STATION AND A 100' JONAS WILHELM SLEIGH THE INFORMATION USED IN THE PREPARATION OF THIS PLAT, NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.		
VV COORD #20171725 DWO #20250856	SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES	24 LINDSEY FOUNTAIN ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-392-0747 INFO@SURVEYLANDEXPRESS.COM



LANDSCAPE AND SITE INTEGRATION

Site improvements extend the architectural logic to the ground plane. A combination of 9' x 18' full-size parking stalls and compact rear stalls ensures efficiency without visual clutter. Perimeter landscaping, integrated pedestrian circulation, and a 3' landscape buffer soften the lot's commercial interface. Future-ready EV charging stations anticipate evolving sustainability codes, reflecting the project's long-term adaptability. Tree preservation and additional tree planting further increase the vegetation qualities of the site.



EXISTING CONDITIONS



ZONING CONDITIONS
 ZONING DISTRICT C-1
 FRONT SETBACK 0'
 SIDE SETBACK 20'
 REAR SETBACK 30'
 MAX LOT COVERAGE 80-90%
 OPEN SPACE 10%
 MAX BUILDING HEIGHT 35'
 TOTAL PARKING REQUIRED:
 4 SPOTS / 1000 SQFT



BUILDING SETTLEMENT



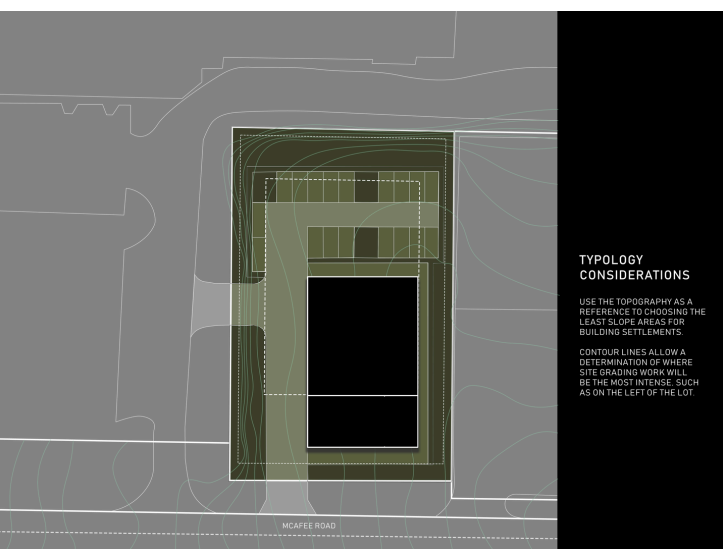
DRIVEWAY SETTLEMENT



PARKING & PATHWAY SETTLEMENT



LANDSCAPE ISLAND & STRIP SETTLEMENT



TPOLOGY CONSIDERATIONS
 USE THE TOPOGRAPHY AS A REFERENCE TO CHOOSING THE LEAST SLOPE AREAS FOR BUILDING SETTLEMENTS.
 CONTOUR LINES ALLOW A DETERMINATION OF WHERE SITE GRADING WORK WILL BE THE MOST INTENSE, SUCH AS ON THE LEFT OF THE LOT.



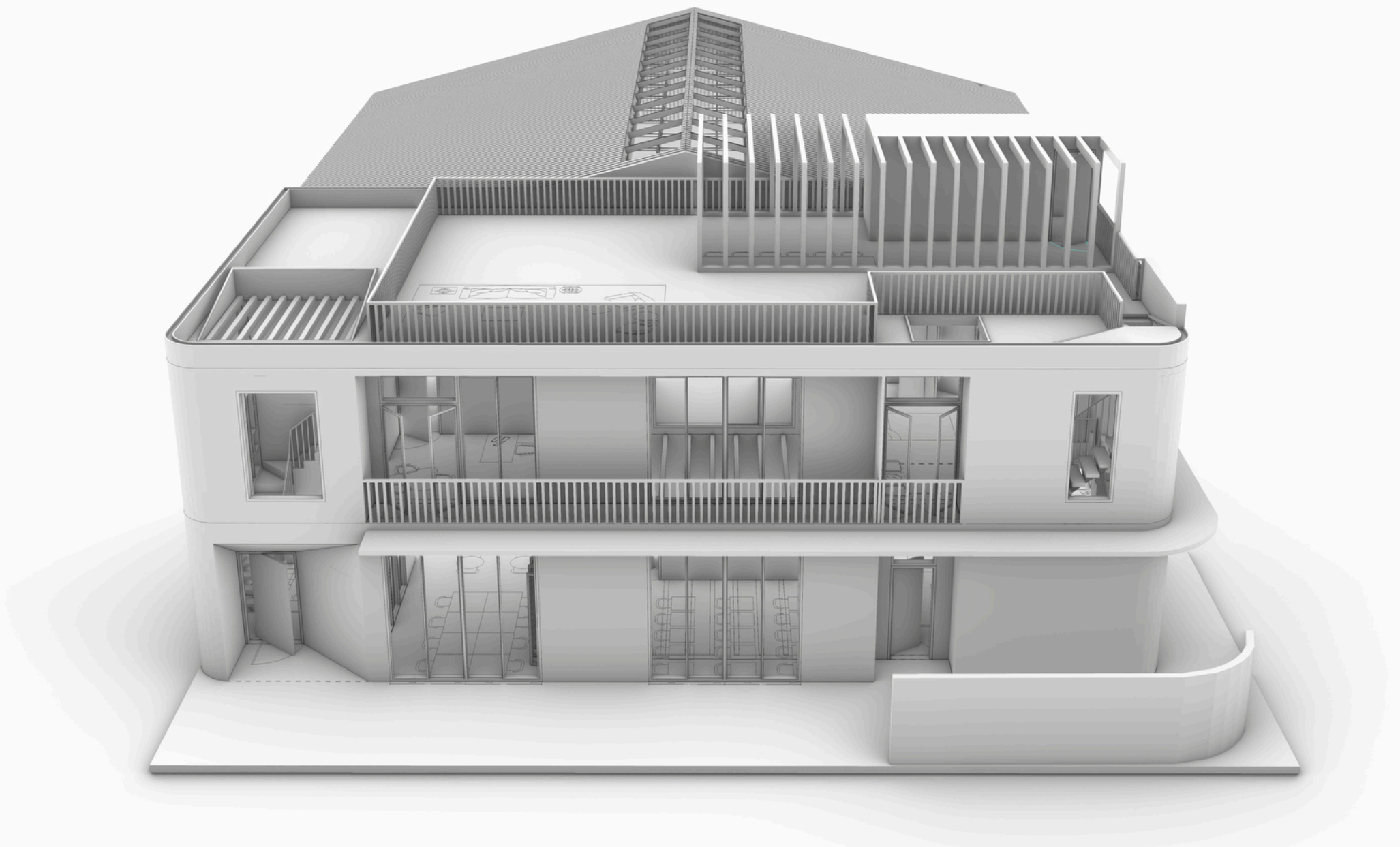
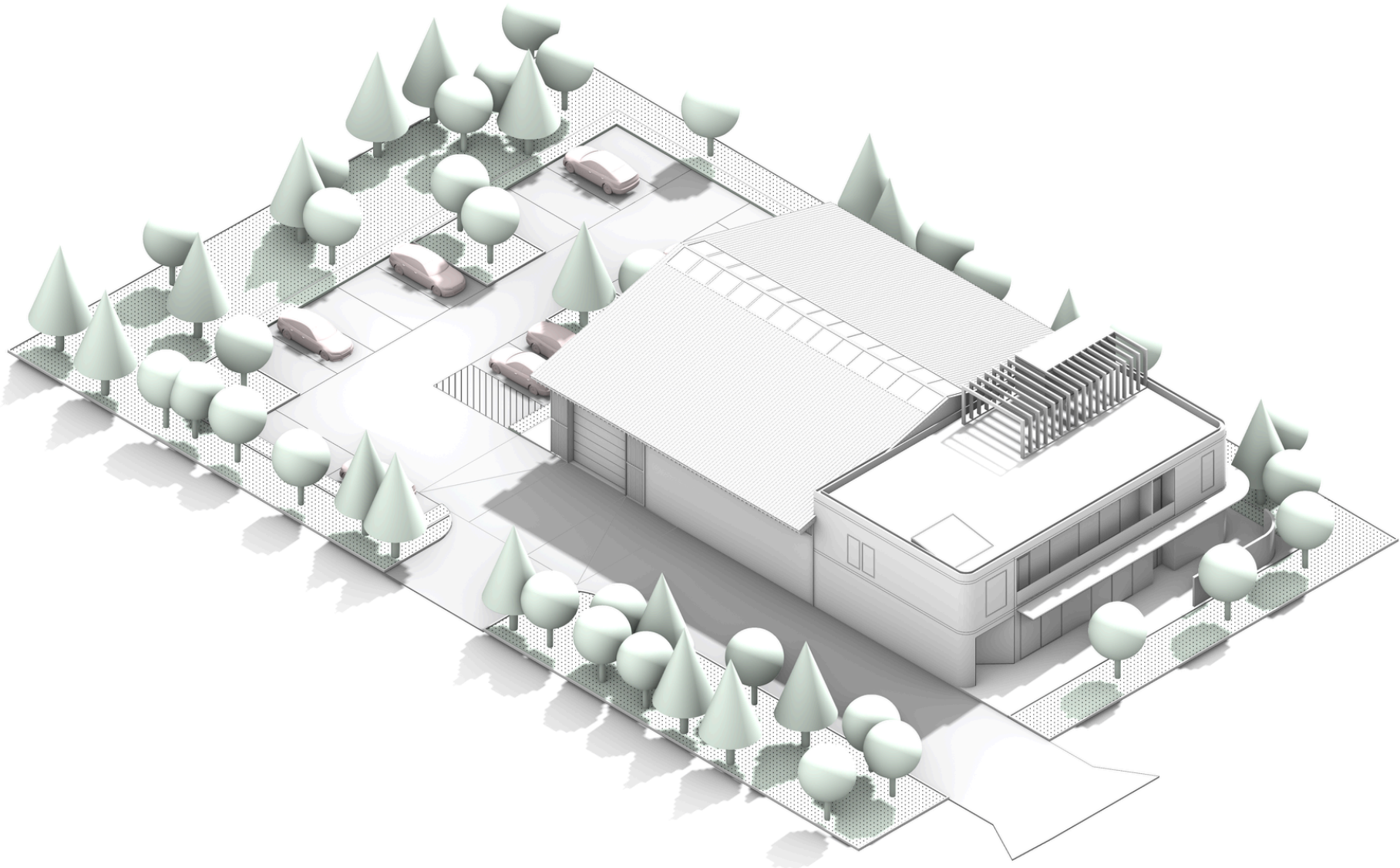
SETTLEMENT CONSIDERATIONS
 KEEPING THE BUILDING FOOTPRINT SMALLER TOWARD THE FRONT OF THE LOT TO ALLOW FOR A TRUCK GARAGE DOOR ON THE SIDE.
 DRIVEWAY AND HARDSCAPE ARRANGED TO ALLOW FOR A TRUCK TO PULL INTO THE SITE TO LOAD, TURN AROUND, AND UNLOAD.



ENVIRONMENTAL CONSIDERATIONS
 SUN PATH STUDY LEADS TO A CAREFUL LOCATING OF MAIN PROGRAM AND GLAZING ELEMENTS IN ACCORDANCE WITH ENHANCED NATURAL LIGHT EXPOSURE.
 OPENING SIZES, QUANTITY AND LOCATION DERIVED BY SUN STUDY AND HEAVILY PLACED ALONG THE NORTH, EAST AND SOUTH FACADES.

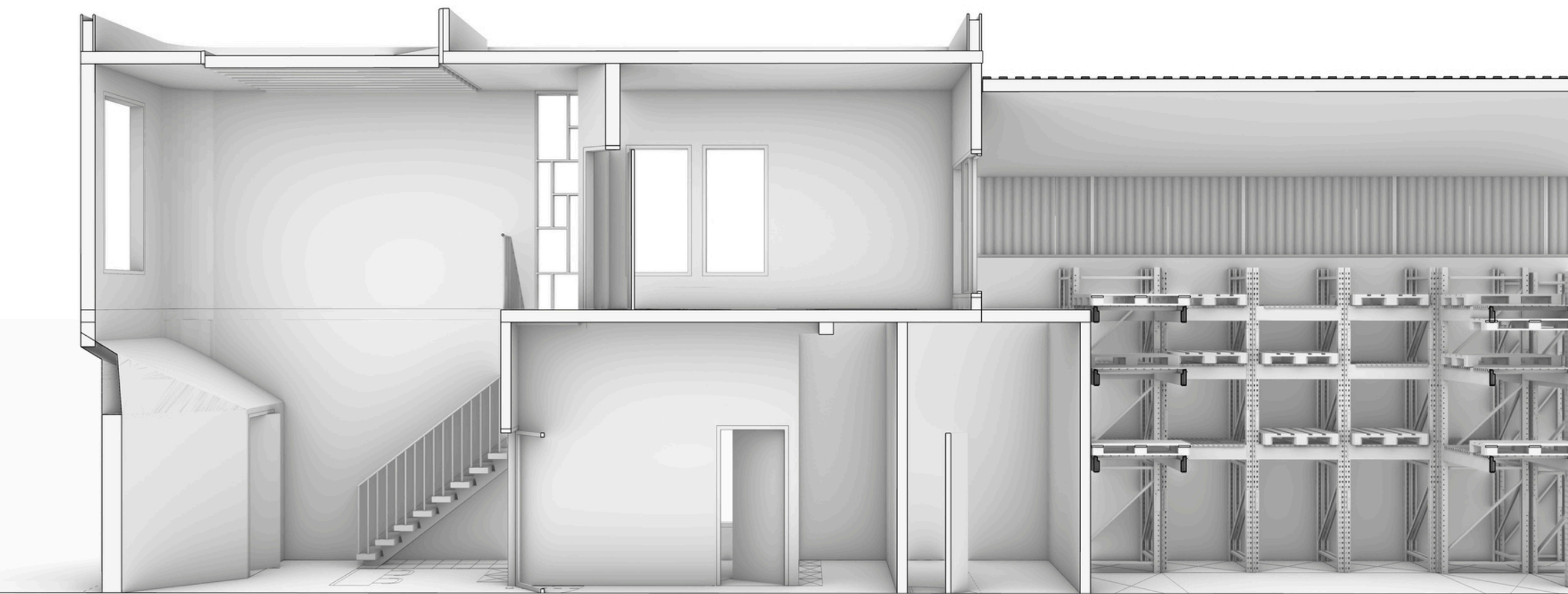
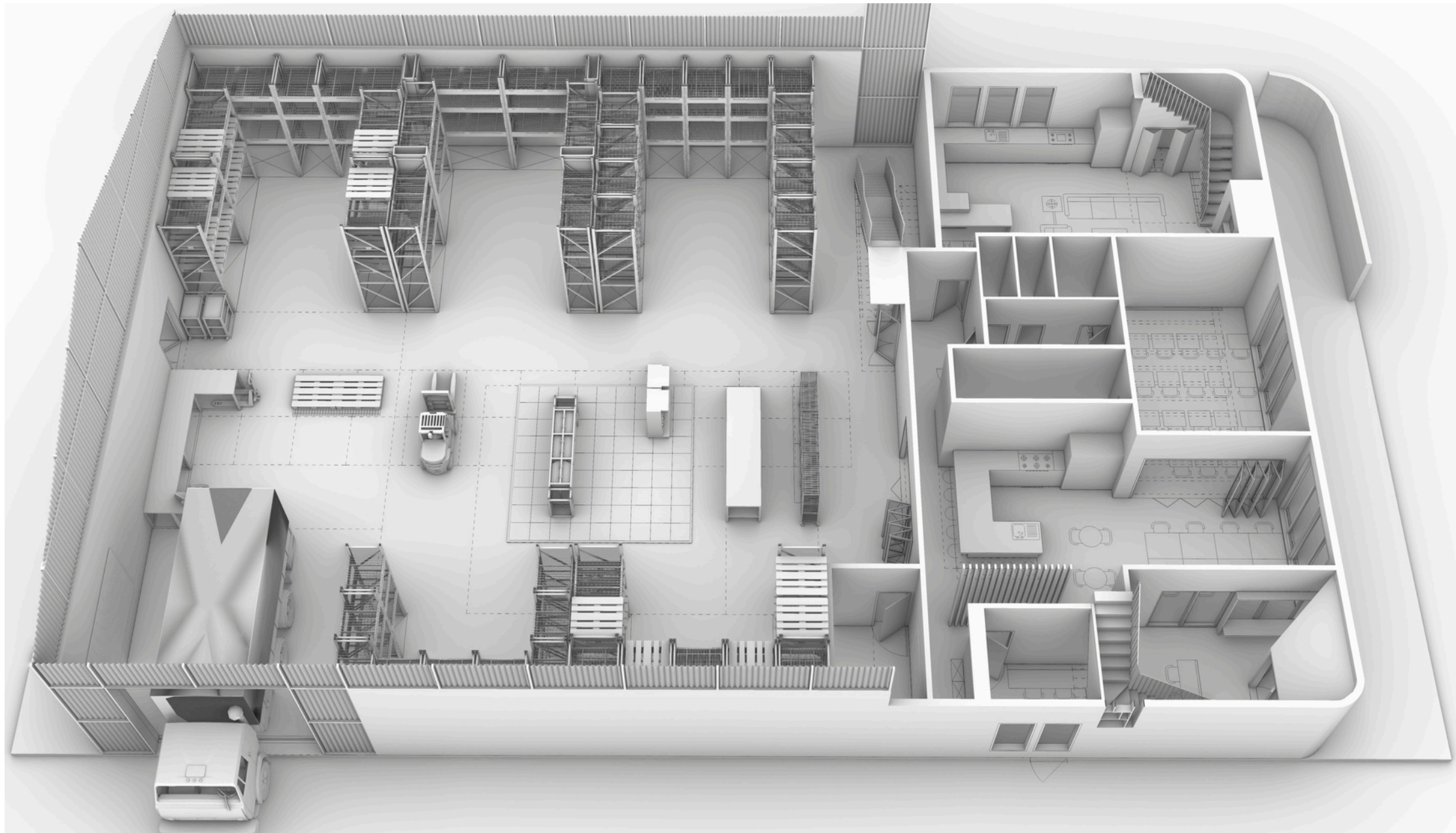
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3D MODELS

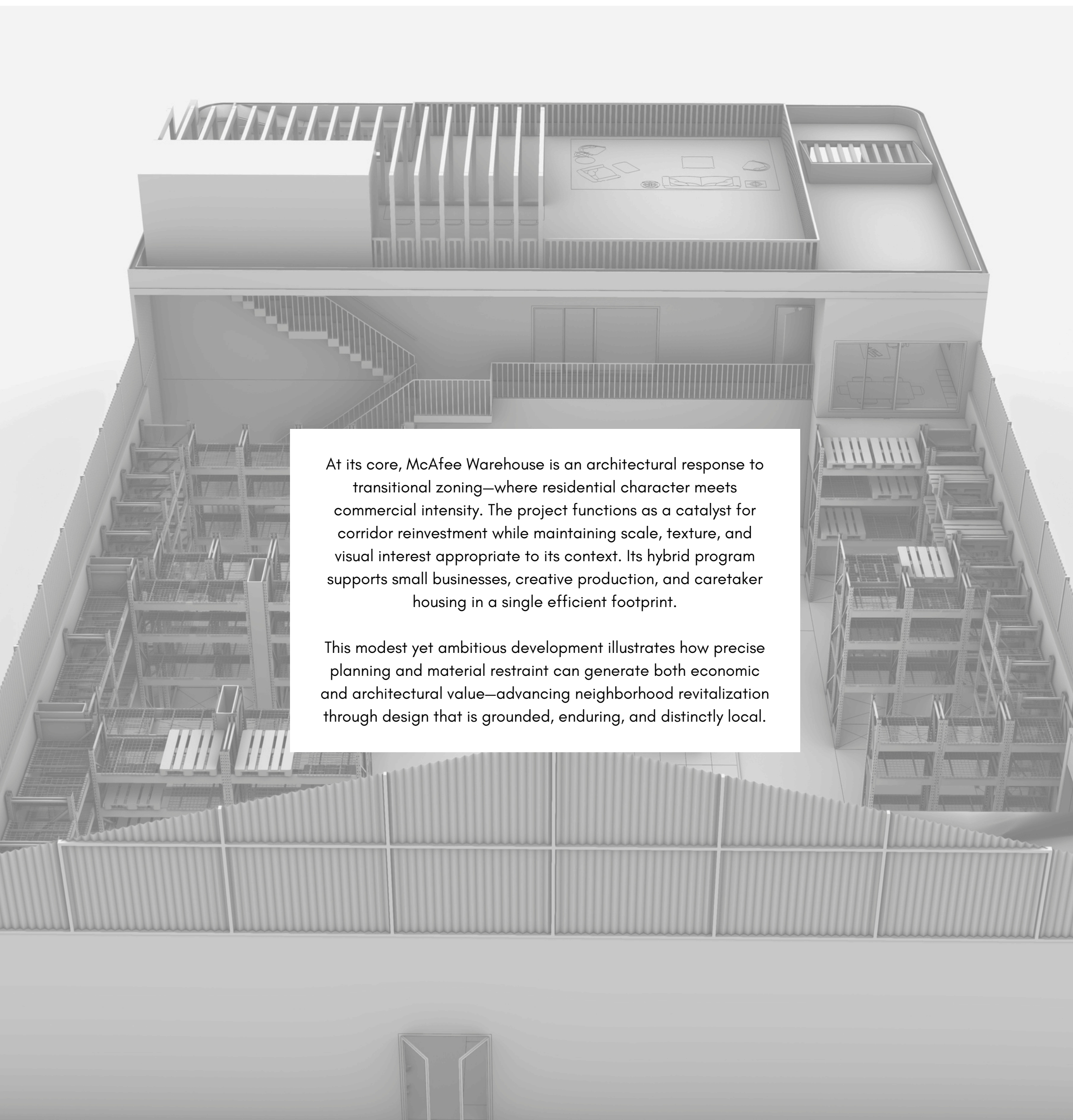


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INTERIOR 3D MODELS



CONCLUSION



At its core, McAfee Warehouse is an architectural response to transitional zoning—where residential character meets commercial intensity. The project functions as a catalyst for corridor reinvestment while maintaining scale, texture, and visual interest appropriate to its context. Its hybrid program supports small businesses, creative production, and caretaker housing in a single efficient footprint.

This modest yet ambitious development illustrates how precise planning and material restraint can generate both economic and architectural value—advancing neighborhood revitalization through design that is grounded, enduring, and distinctly local.