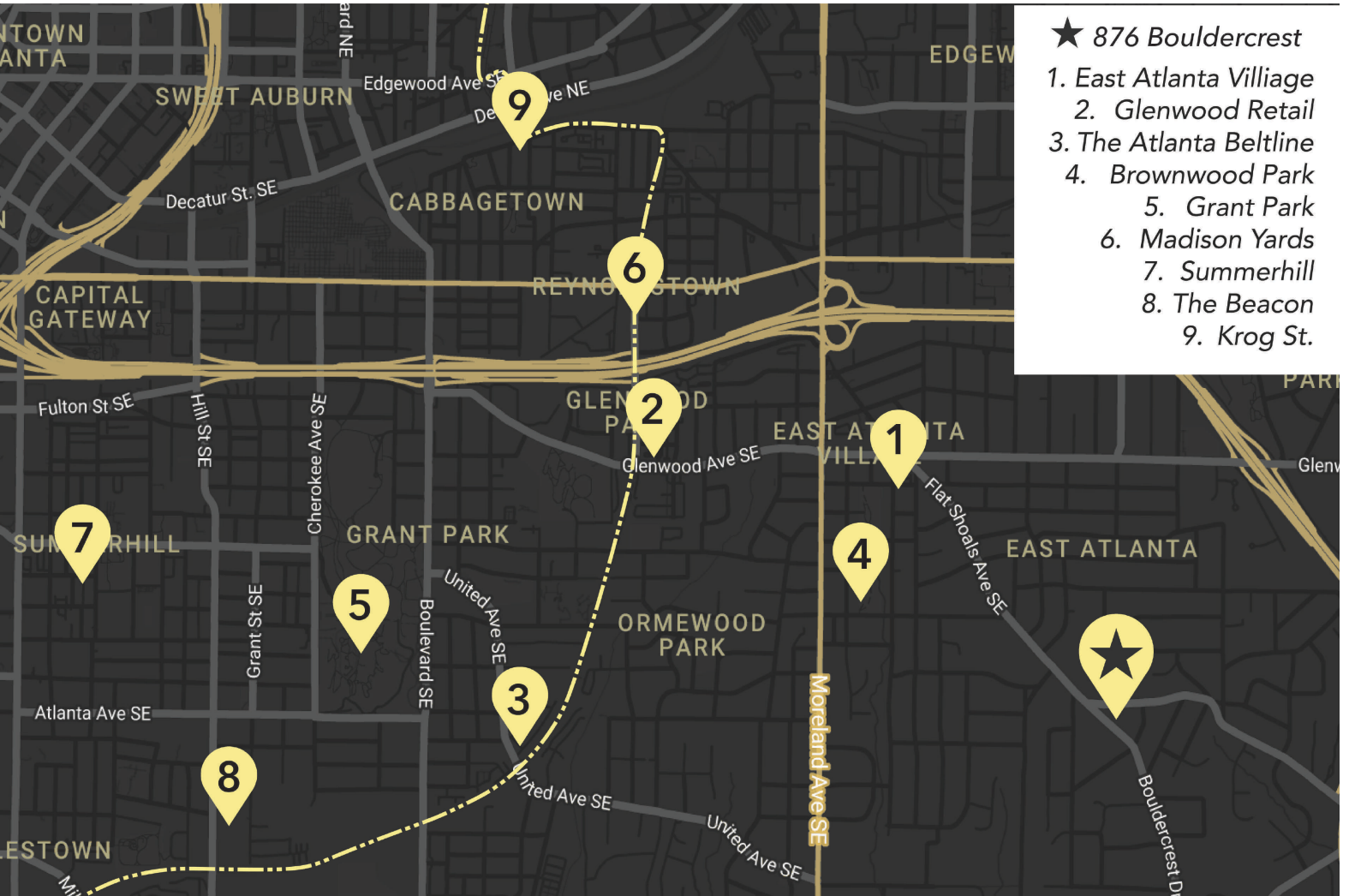


# 876 Bouldercrest Dr.

C-1 Zoning | 25 Unit MF or 7 unit Townhomes

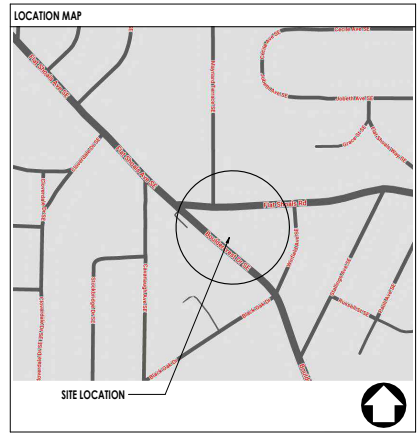
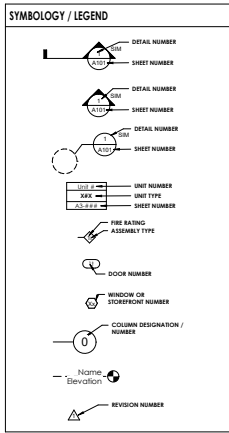




- ★ 876 Bouldercrest
- 1. East Atlanta Villiage
- 2. Glenwood Retail
- 3. The Atlanta Beltline
- 4. Brownwood Park
- 5. Grant Park
- 6. Madison Yards
- 7. Summerhill
- 8. The Beacon
- 9. Krog St.

# BOULDERCREST TRIANGLE

876 BOULDERCREST DRIVE  
ATLANTA, GA 30316



- ### GENERAL PROJECT NOTES
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS.
  - THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BIDDING.
  - ALL MATERIALS INDICATED ARE NEW AND SHALL BE PROVIDED BY CONTRACTOR UNLESS OTHERWISE NOTED.
  - DURING THE COURSE OF CONSTRUCTION, IF THE CONTRACTOR UNCOVERS ANY CODE VIOLATION KNOWN TO HIM OR ANY DISCREPANCY WITH THE DESIGN, CONTRACTOR SHALL NOTIFY THE ARCHITECT OF SUCH IMMEDIATELY.
  - CONTRACTOR SHALL ASSEMBLE AND INSTALL MATERIALS / PRODUCTS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION AND / OR NATIONAL ASSOCIATION STANDARDS.

### PROJECT DIRECTORY

**OWNER AND/OR ARCHITECT**  
PLACE MAKER DESIGN  
1001 CHANCELLERY PARKWAY  
SUITE 400  
ATLANTA, GEORGIA 30309  
PHONE: (404) 549-4499  
CONTACT: KEVIN MAHER  
kmaher@placemakerdesign.com

**STRUCTURAL ENGINEER**  
WILLIAM J. PELTZER & ASSOC., INC.  
270 LANSLEY DR  
LAWRENCEVILLE, GA 30046  
PHONE: (770) 968-5054  
CONTACT: BILL PELTZER  
wpeltzer@willpeltsr.com

**MPE ENGINEER**  
PROFFICIENT ENGINEERING, INC.  
4915 PEACOCKER INDUSTRIAL BLVD  
BLDG 700  
FLOWERS CREEK, GA 30092  
PHONE: (404) 330-7799  
CONTACT: BRAD HANDEL  
bradel@profficienteng.com

**CIVIL ENGINEER**  
CORNING GROUP, LLC  
380 ANDERS PALM  
MARIETTA, GA 30064  
PHONE: (404) 871-2079  
CONTACT: SAM ALBEA  
sam@corninggroup.com

**CONTRACTOR**  
FARRERS CONSTRUCTION, LLC  
380 ANDERS PALM  
MARIETTA, GA 30064  
CONTACT: CHRIS SPENCER  
cspencer@farrerscon.com

- ### APPLICABLE CODES
- INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
  - INTERNATIONAL FIRE CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
  - INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
  - NATIONAL ELECTRICAL CODE, 2020 EDITION, WITH GEORGIA AMENDMENTS (2021)
  - INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020, 2021)
  - LIFE SAFETY CODE (NFPA 101)

### CODE SUMMARY

**OCCUPANCY CLASSIFICATION**  
R-2 B.5  
CONSTRUCTION TYPE  
TYPE V-B

**ZONING**  
MC-14 BOULDERCREST TRIANGLE NEIGHBORHOOD COMMERCIAL DISTRICT

**AREA**  
SITE: 13,820 sf  
GROSS AREA: 25,474 sf

**ALLOWED:** 44,207 sf  
**PROPOSED:** 15,022 sf (SEE ADS FOR BREAKDOWNS)

**OCCUPANT LOAD**  
116 PERSONAL PER NFPA 101 TABLE 7.3.1.2

**HEIGHT**  
ALLOWABLE: 35'-0" (SEE ELEVATIONS FOR CALCULATIONS)  
PROPOSED: 35'-0" (SEE ELEVATIONS FOR CALCULATIONS)

**STORIES**  
ALLOWABLE: 3 STORIES (PER IBC TABLE 504.4)  
PROPOSED: 3 STORIES

**FIRE PROTECTION REQUIREMENTS**  
1 HOUR FIRE SEPARATION BETWEEN FLOORS AND UNITS.  
2 HOUR FIRE SEPARATION BETWEEN USE AREAS.  
3 HOUR RATED FLOOR SEPARATION COVER GARAGE.

**FIRE PROTECTIVES**  
FIRE PROTECTIVES SHALL HAVE A CEILING HEIGHT NOT LESS THAN 6'-8" PER IBC.

**WALL AND FLOOR**  
3/2" TYPE X GYP ON WALLS  
5/8" TYPE X GYP ON CEILINGS

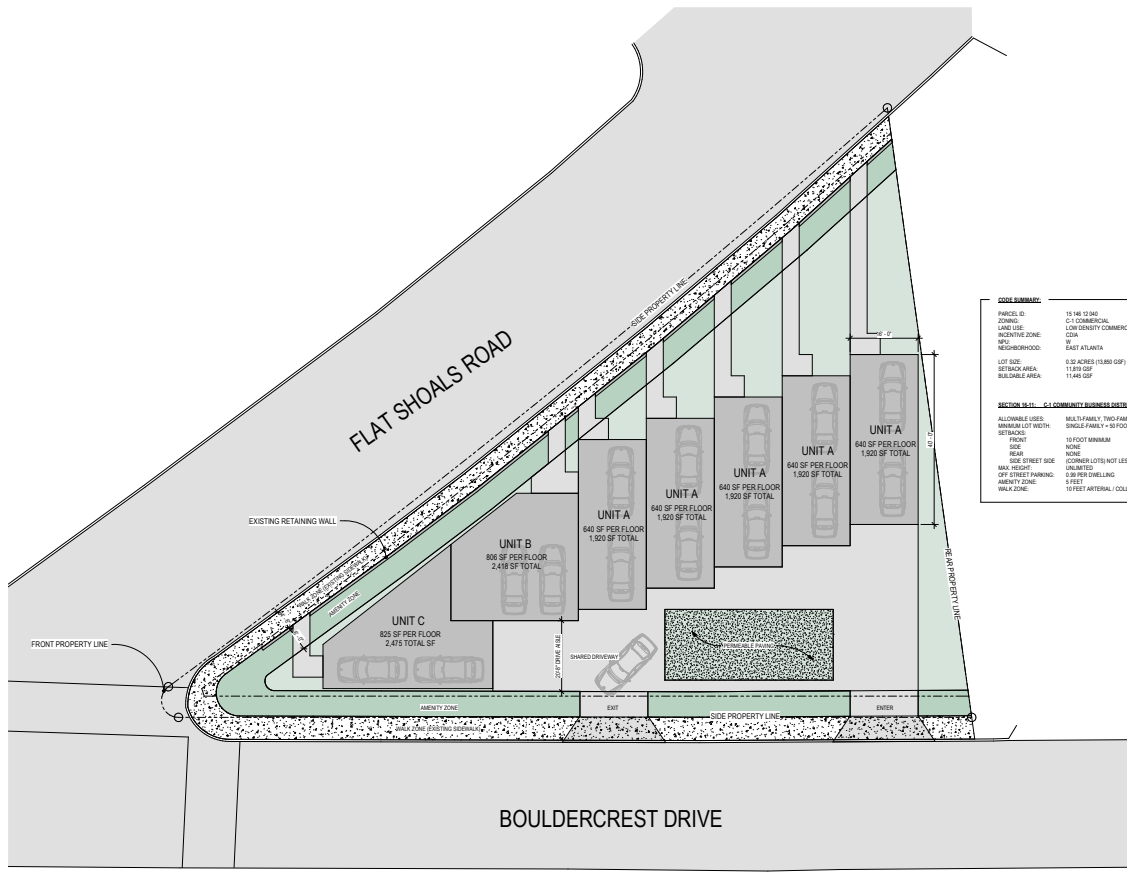
**NUMBER OF EXITS**  
PRIMARY AND SECONDARY MEANS OF ESCAPE FROM ALL LIVING SPACES

**STAIRWAYS**  
STAIRS SHALL HAVE 4" CLEARANCE ABOVE AND BELOW HANDRAILS.  
STAIRWAYS SHALL HAVE HANDRAILS ON AT LEAST ONE SIDE, WITH A DIAMETER NOT LESS THAN 1.25" AT THE 34" RISE.

### SHEET INDEX

SHEET NO.	DESCRIPTION
ARCHITECTURE	
A0.0	COVER SHEET
A0.1a	FAIR HOUSING ACCESSIBILITY GUIDELINES
A0.1b	FAIR HOUSING ACCESSIBILITY GUIDELINES
A0.1c	FAIR HOUSING ACCESSIBILITY GUIDELINES
A0.2a	COMMON AND PUBLIC AREAS ACCESSIBILITY GUIDELINES
A0.2b	COMMON AND PUBLIC AREAS ACCESSIBILITY GUIDELINES
A0.2c	COMMON AND PUBLIC AREAS ACCESSIBILITY GUIDELINES
A0.3	ARCHITECTURAL SITE PLAN
A0.4	AREA BREAKDOWNS
A0.5	35'-0" ELEVATION
A0.6	1ST FLOOR PLAN
A0.7	2ND FLOOR PLAN
A0.8	3RD FLOOR PLAN
A0.9	ROOF PLAN
A1.0	EXTERIOR ELEVATIONS
A1.1	EXTERIOR ELEVATIONS
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**CODE SUMMARY:**

PARCEL ID: 15 146 52 040  
 ZONING: C1 COMMERCIAL  
 LAND USE: LOW DENSITY COMMERCIAL, LDC2  
 INDUSTRY ZONE: CDA  
 NEIGHBORHOOD: EAST ATLANTA  
 LOT SIZE: 0.33 ACRES (14,880 SQ FT)  
 SETBACK AREA: 11,970 SQ FT  
 BUILDABLE AREA: 11,445 SQ FT

**SECTION 36-11 - C1 COMMUNITY BUSINESS DISTRICT REGULATIONS**

ALLOWABLE USES: MULTI-FAMILY TWO-FAMILY SINGLE-FAMILY DWELLINGS  
 MINIMUM LOT WIDTH: SINGLE-FAMILY - 35 FOOT MINIMUM  
 SETBACKS:  
 FRONT: 10 FOOT MINIMUM  
 SIDE: NONE  
 REAR: NONE  
 SIDE OF STREET SIDE: CORNER LOTS NOT LESS THAN HALF DEPTH OF FRONT YARD  
 MAX HEIGHT: UNLIMITED  
 OFF STREET PARKING: 0.59 PER DWELLING  
 AMBULANCE ZONE: 5 FEET  
 WALKWAY: 10 FEET ARTERIAL/ COLLECTOR, 6 FEET OTHERWISE

1 PROPOSED SITE PLAN - TOWNHOMES  
SCALE: 3/32" = 1'-0"

BOULDERCREST FEASIBILITY STUDY  
 10 BOULDERCREST DRIVE  
 ATLANTA, GA 30318

ARCHITECTURAL  
 SITE PLAN  
 (TOWNHOMES)

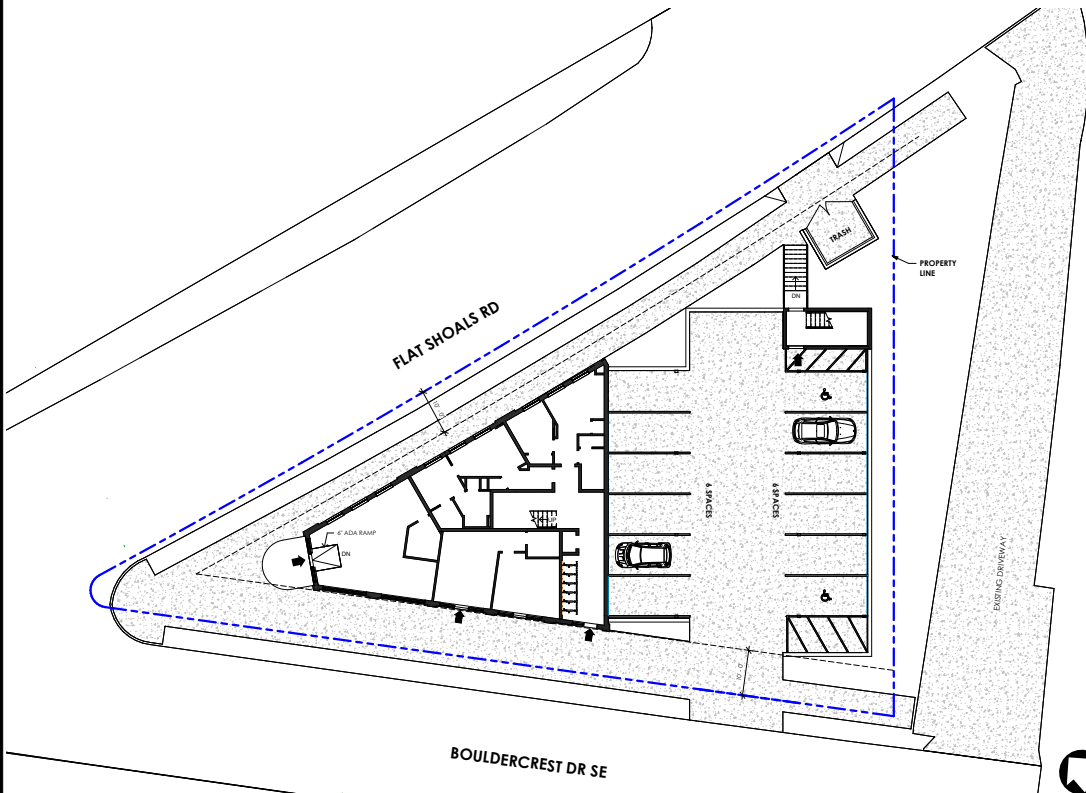
DATE: 03/11/2022  
 SCALE: 3/32" = 1'-0"

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DRAFT - NOT FOR CONSTRUCTION



1 SITE PLAN  
SCALE: 1" = 10'-0"

**SITE DATA**

SITE ADDRESS: 876 BOULDERCREST DRIVE, ATLANTA, GA 30316  
 TOTAL SITE: 13,850 SF (0.32 ACRES)  
 ZONING: NC-17 BOULDERCREST TRIANGLE NEIGHBORHOOD COMMERCIAL DISTRICT  
 MAXIMUM HEIGHT: 35'-0" (WITHIN 150' OF AN R-4 ZONE)  
 SIDE OR REAR YARD: NOT REQUIRED

GROSS LOT AREA (GLA): SITE AREA = 0.32 ACRES (13,850 SF)  
 21,474 SF (GSA GROSS LOT DEPTH)

FLOOR AREA RATIO (FAR): 2.99 MAX PERMITTED  
 21,474.00 SF x 2.99 = 64,207.26 SF ALLOWABLE FAR

PROPOSED DEVELOPMENT FAR: 22 UNITS & 2 COMMERCIAL SPACES  
 15,033 SF

**Area Schedule (Cross Building)**

Name	Area	Level
RESIDENTIAL	825 SF	1st FLOOR
STAIR 2	175 SF	1st FLOOR
COMMERCIAL	1125 SF	1st FLOOR
LOBBY	457 SF	1st FLOOR
RESIDENTIAL	6219 SF	2nd FLOOR
RESIDENTIAL	6219 SF	3rd FLOOR
15022 SF		

TOTAL OPEN SPACE: N/A  
 USABLE OPEN SPACE: N/A  
 PARKING OVERLAY CODES: 0 PARKING PER DWELLING  
 PARKING PROVIDED: 12 SPACES



**FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE**

FIRE SEPARATION DISTANCE - X (FEET)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP I	OCCUPANCY GROUP I-1	OCCUPANCY GROUP A, B, E, F, I, R, S, 2, U
5'-0"	ALL	3	2	1
5'-0" x 10'	IA	3	2	1
	OTHER	2	1	1
10'-0" x 15'	IA, IB	2	1	1D
	IB, VS OTHER	1	0	0
15'-0" x 20'	IA, IB	2	1	1D
	OTHER	1	1	1D
20'-0"	ALL	0	0	0

A. LOAD-BEARING EXTERIOR WALLS SHALL ALSO COMPLY WITH THE FIRE RESISTANCE REQUIREMENT OF TABLE 401.  
 B. FOR SPECIAL REQUIREMENTS FOR GROUP U OCCUPANCIES, SEE SECTION 404.3.  
 C. SEE SECTION 706.1.1 FOR PARTY WALLS.  
 D. OPEN PARKING GARAGES COMPLYING WITH SECTION 404 SHALL NOT BE REQUIRED TO HAVE A FIRE RESISTANCE RATING.  
 E. THE FIRE RESISTANCE RATING OF AN EXTERIOR WALL IS DETERMINED BASED UPON THE FIRE SEPARATION DISTANCE OF THE EXTERIOR WALL AND THE STORY IN WHICH THE WALL IS LOCATED.  
 F. FOR SPECIAL REQUIREMENTS FOR GROUP W OCCUPANCIES, SEE SECTION 416.5.  
 G. FOR SPECIAL REQUIREMENTS FOR GROUP J AIRCRAFT HANGARS, SEE SECTION 412.4.1.  
 H. WHERE TABLE 706.1 PERMITS NON-BEARING EXTERIOR WALLS WITH UNBARRICADED AREA OF UNPROTECTED OPENINGS, THE REQUIRED FIRE RESISTANCE RATING FOR THE EXTERIOR WALLS IS 0 HOURS.



876 BOULDERCREST DRIVE  
ATLANTA, GA 30316

NOT ISSUED FOR CONSTRUCTION

**PLACE MAKER DESIGN**  
 280 FIFTH AVENUE, SUITE 310  
 ATLANTA, GEORGIA 30309  
 404.549.6499

DATE: 11/20/24  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO: [Number]

**ARCHITECTURAL SITE PLAN**

**A0.4**



REV	DATE	DESCRIPTION

**876 BOULDERCREST**  
876 BOULDERCREST DRIVE  
ATLANTA, GA 30316

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**PLACE MAKER DESIGN**  
205 FORTSHAW BLVD. SUITE 312  
ATLANTA, GEORGIA 30309  
404.549.6499

DATE PLOTTED	1/1/2018
DRAWN BY	
CHECKED BY	
DATE PLOTTED	1/1/2018

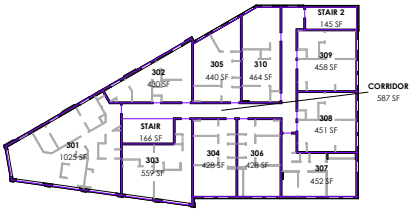
AREA BREAKDOWNS

**A0.5**

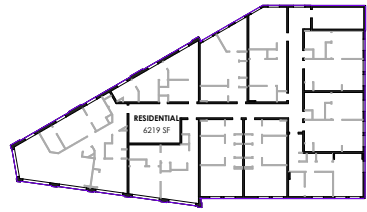
Area Schedule (Gross Building)		
Name	Area	Level
RESIDENTIAL	825 SF	1st FLOOR
STAIR 2	175 SF	1st FLOOR
COMMERCIAL	1125 SF	1st FLOOR
LOBBY	457 SF	1st FLOOR
RESIDENTIAL	6219 SF	2nd FLOOR
RESIDENTIAL	6219 SF	3rd FLOOR
15022 SF		

Area Schedule (Rentable)		
Name	Area	Level
101	408 SF	1st FLOOR
102	362 SF	1st FLOOR
FR	19 SF	1st FLOOR
LOBBY	311 SF	1st FLOOR
RETAIL 1	564 SF	1st FLOOR
RETAIL 2	296 SF	1st FLOOR
RETAIL 3	204 SF	1st FLOOR
STAIR 1	118 SF	1st FLOOR
STAIR 2	158 SF	1st FLOOR
201	1025 SF	2nd FLOOR
202	430 SF	2nd FLOOR
203	559 SF	2nd FLOOR
204	428 SF	2nd FLOOR
205	440 SF	2nd FLOOR
206	428 SF	2nd FLOOR
207	452 SF	2nd FLOOR
208	451 SF	2nd FLOOR
209	458 SF	2nd FLOOR
210	464 SF	2nd FLOOR
CORRIDOR	587 SF	2nd FLOOR
STAIR 1	166 SF	2nd FLOOR
STAIR 2	145 SF	2nd FLOOR
301	1025 SF	3rd FLOOR
302	430 SF	3rd FLOOR
303	559 SF	3rd FLOOR
304	428 SF	3rd FLOOR
305	440 SF	3rd FLOOR
306	428 SF	3rd FLOOR
307	452 SF	3rd FLOOR
308	451 SF	3rd FLOOR
309	458 SF	3rd FLOOR
310	464 SF	3rd FLOOR
CORRIDOR	587 SF	3rd FLOOR
STAIR 1	166 SF	3rd FLOOR
STAIR 2	145 SF	3rd FLOOR

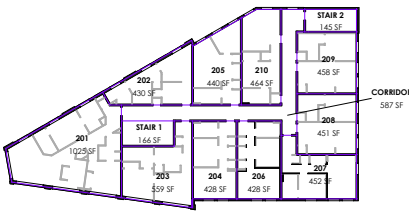
Area Schedule (Rentable)		
Name	Area	Level
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309	458 SF	3rd FLOOR
310	464 SF	3rd FLOOR
CORRIDOR	587 SF	3rd FLOOR
STAIR 1	166 SF	3rd FLOOR
STAIR 2	145 SF	3rd FLOOR



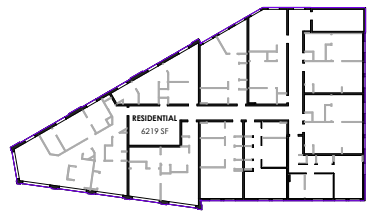
3 3rd floor AREAS  
SCALE: 1/16" = 1'-0"



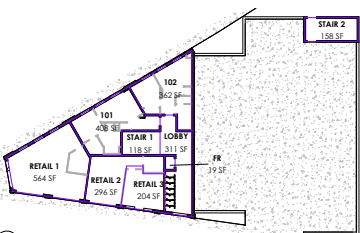
4 3rd FLOOR  
SCALE: 1/16" = 1'-0"



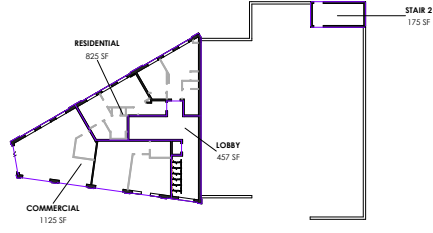
2 Second floor AREAS  
SCALE: 1/16" = 1'-0"



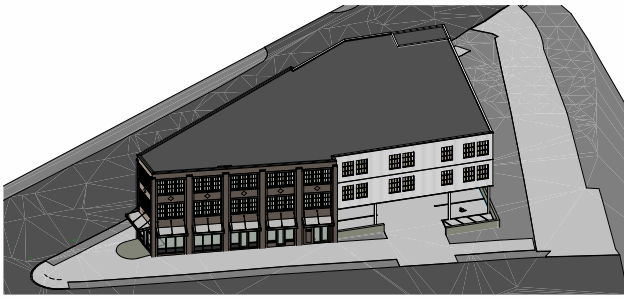
5 2nd FLOOR  
SCALE: 1/16" = 1'-0"



1 1st FLOOR  
SCALE: 1/16" = 1'-0"



6 1st FLOOR  
SCALE: 1/16" = 1'-0"



2 SW AXON  
1/8" SCALE



3 NE AXON  
1/8" SCALE



1 3D View 1  
1/8" SCALE



REV #	DATE	DESCRIPTION

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ATLANTA, GA 30316

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**PLACE MAKER DESIGN**  
280 FIDELITY SQUARE, SUITE 312  
ATLANTA, GEORGIA 30309  
404.549.6499

DATE	BY

3D & PERSPECTIVES

**A1.0**