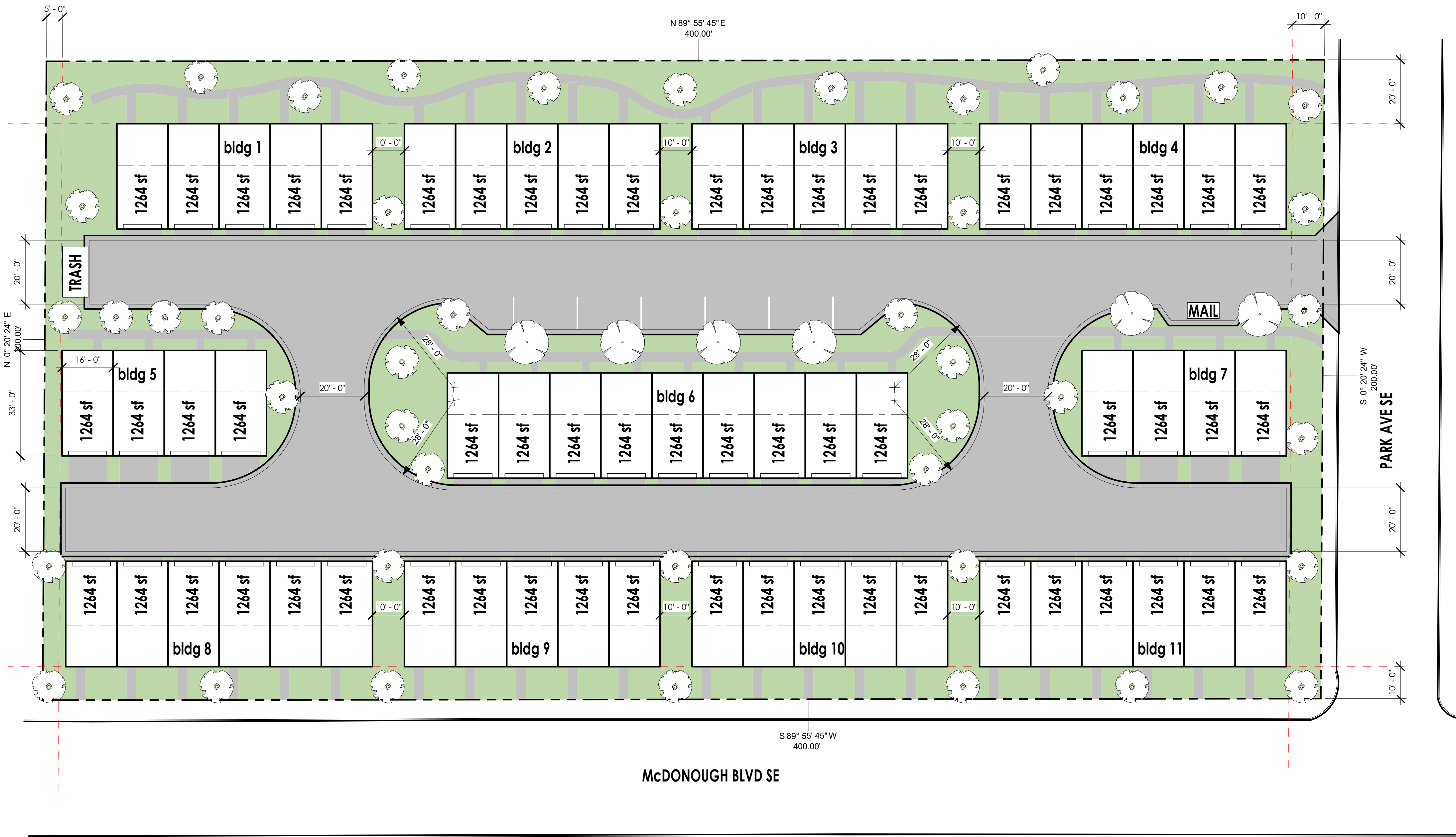




1 Site Plan v3
A10 SCALE 1" = 20'-0"

SITE DATA

ZONING
CITY OF ATLANTA: C-2-C
BELTLINE

SITE:
80,000 SF OR 1.83 ACRES

GROSS LOT AREA (GLA):
80,000 SF + 1/2 60' McDONOUGH BLVD. R/W + 1/2 40' PARK AVENUE R/W
80,000 SF + [30 x 400.00' + 20 x 200.00'] = 16,000 SF

PROPOSED PROJECT
60 RESIDENTIAL UNITS

DEVELOPMENT CONTROLS FOR C-2:

FLOOR AREA RATION (FAR):
ALLOWABLE RESIDENTIAL FAR = 0.696 x 96,000 SF = 66,816.00 SF (x1.15(BELTLINE)) = 76,838.40 SF
PROPOSED FAR = 60 UNITS x 1250 SF = 75,000

MAXIMUM HEIGHT LIMIT - NO LIMIT

REQUIRED YARDS RESIDENTIAL:
FRONT - 10'
SIDE - 5'
REAR - 5'

STREETSCAPE REQUIRED:
5' AMENITY ZONE
10' WALK ZONE

TRANSITIONAL BUFFERS REQUIRED TO R-4A PROPERTIES TO THE NORTH
TRANSITIONAL HEIGHT PLANES REQUIRED TO R-4A PROPERTIES TO THE NORTH

USABLE OPEN SPACE REQUIRED (UOSR) = 0.43
TOTAL OPEN SPACE REQUIRED (TOSR) = 0.69

PARKING REQUIRED:
1 SPACE PER RESIDENTIAL UNIT (60)
TOTAL PARKING PROVIDED = 60 SPACES

SITE LEGEND

- PROPERTY LINE
- ZONE DELINEATIONS
- FINISHED GRADING ELEVATION
- TRANSFORMER
- BUILDING ENTRANCE

60 TOTAL UNITS
THREE STORY, 16' x 33'
1250 sf EACH APPROX.
75,000 FAR PROPOSED

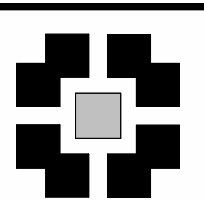


1
A04

3D View 1
SCALE

**Prospective
Townhomes 1.0**
514 McDONOUGH BLVD SE
ATLANTA GA, 30315

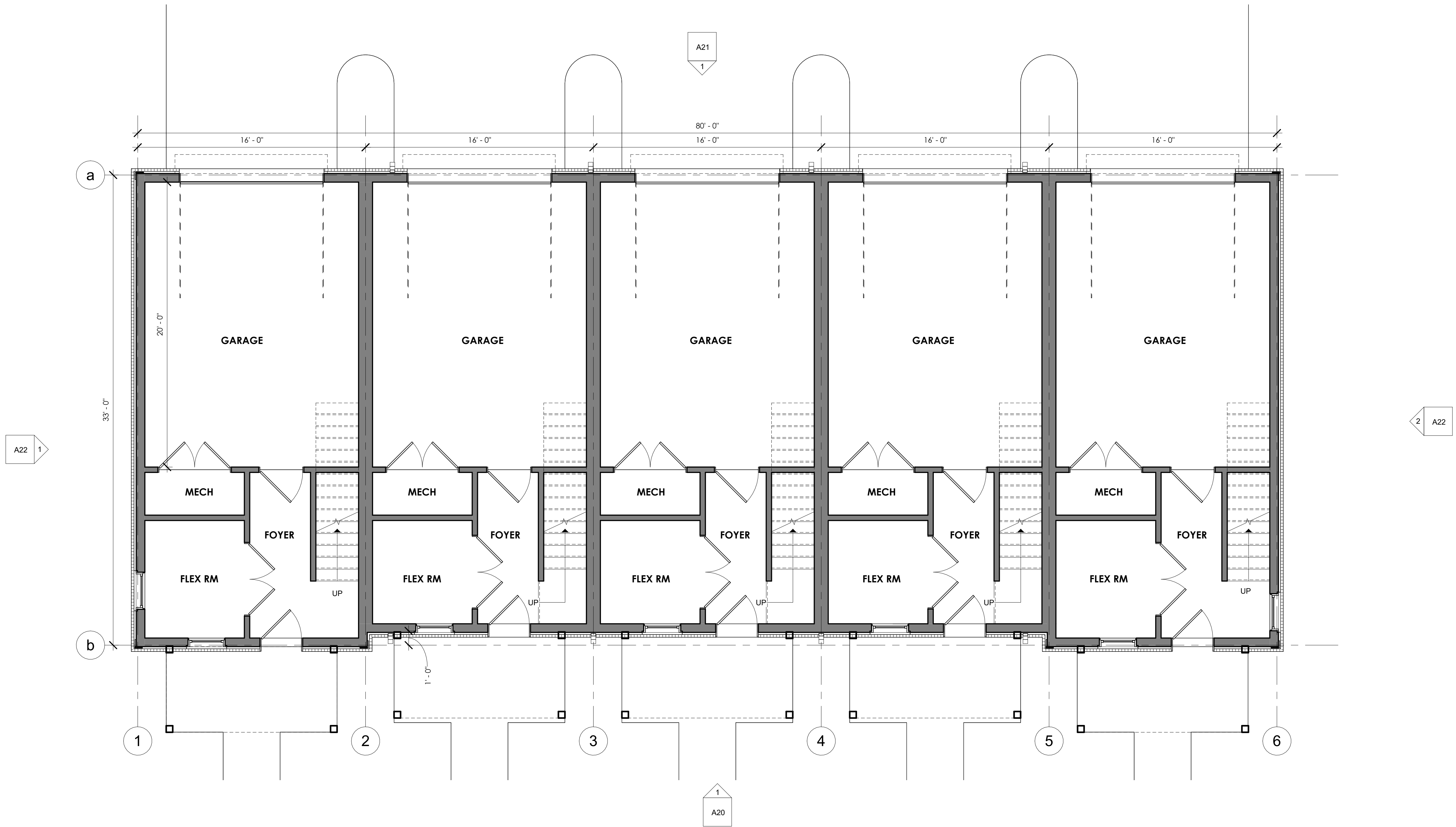
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PLACE
MAKER
DESIGN

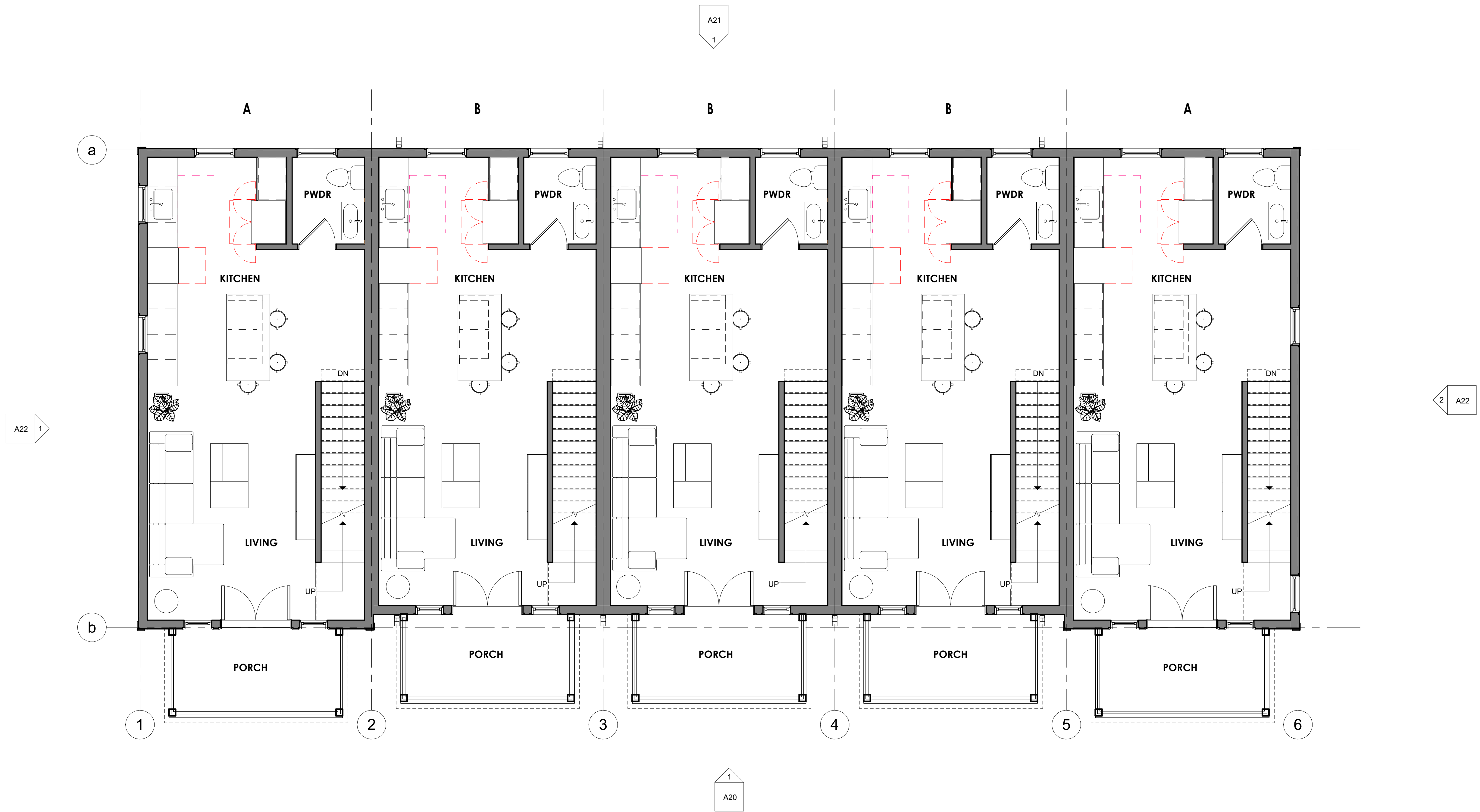
PERSPECTIVE

A04



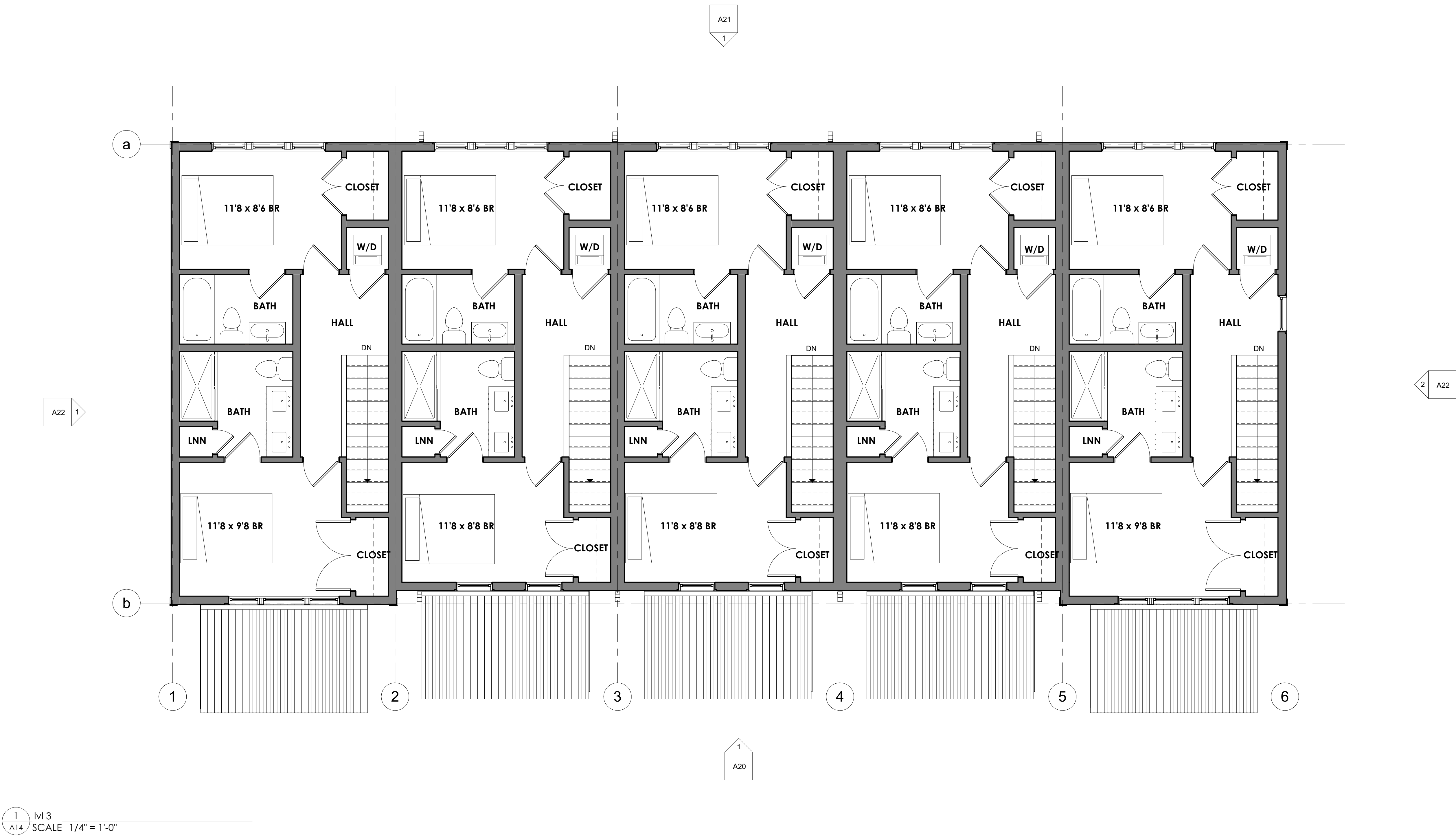
1 M1
A12 SCALE 1/4" = 1'-0"

	FLR 1	FLR 2	FLR 3	TOTAL
TOWNHOUSE A	197	528	528	1,253
TOWNHOUSE B	181	512	512	1,205
EXT. PORCH	65			
GARAGE	300			



1 M 2
A13 SCALE 1/4" = 1'-0"

	FLR 1	FLR 2	FLR 3	TOTAL
TOWNHOUSE A	197	528	528	1,253
TOWNHOUSE B	181	512	512	1,205
EXT. PORCH		65		
GARAGE	300			



	FLR 1	FLR 2	FLR 3	TOTAL
TOWNHOUSE A	197	528	528	1,253
TOWNHOUSE B	181	512	512	1,205
EXT. PORCH	65			
GARAGE	300			

KEYNOTE LEGEND	
Key Value	Keynote Text
04 21 13.13	BRICK VENEER
04 21 13.13.2	BRICK WATER TABLE
05 52 13	METAL RAILING
06 10 63	PT DIMENSIONAL LUMBER ROOF JOISTS
06 11 00	WOOD FRAMING
06 15 10	WOOD DECKING
06 15 20	COMPOSITE, SYNTHETIC AND OTHER DECKING
07 31 13	ARCHITECTURAL ASPHALT SHINGLES
07 41 13	GALVANIZED METAL ROOF PANELS
07 46 46	FIBER CEMENT SIDING
07 46 46.02	FIBER CEMENT TRIM
07 71 23	MANUFACTURED GUTTERS AND DOWNSPOUTS
08 36 13	SCHEDULED GARAGE DOOR OPENING
08 95 16	WALL VENTS



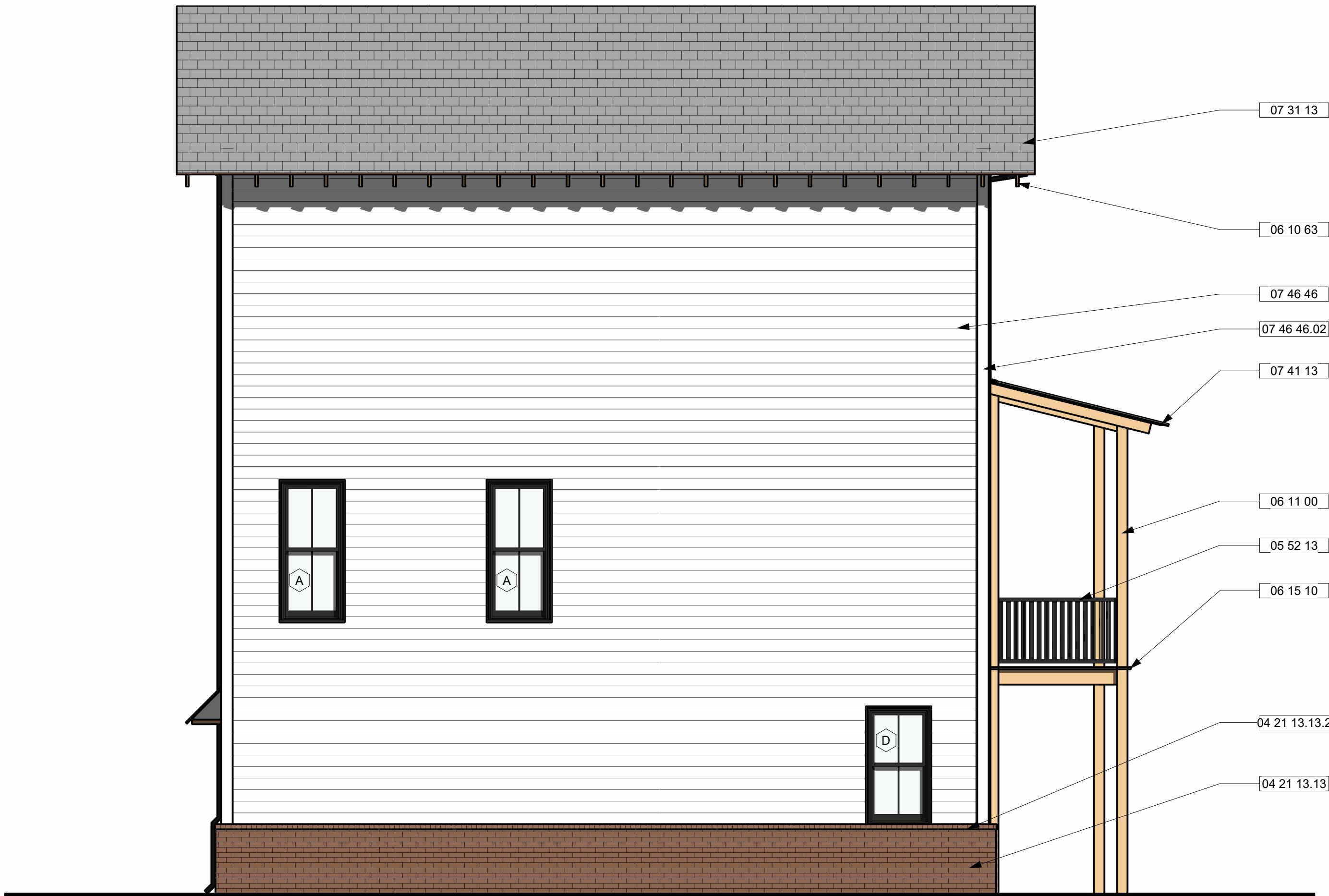
1 FRONT ELEVATION
A20 / SCALE 1/4" = 1'-0"

KEYNOTE LEGEND	
Key Value	Keynote Text
04 21 13.13	BRICK VENEER
04 21 13.13.2	BRICK WATER TABLE
05 52 13	METAL RAILING
06 10 63	PT DIMENSIONAL LUMBER ROOF JOISTS
06 11 00	WOOD FRAMING
06 15 10	WOOD DECKING
06 15 20	COMPOSITE, SYNTHETIC AND OTHER DECKING
07 31 13	ARCHITECTURAL ASPHALT SHINGLES
07 41 13	GALVANIZED METAL ROOF PANELS
07 46 46	FIBER CEMENT SIDING
07 46 46.02	FIBER CEMENT TRIM
07 71 23	MANUFACTURED GUTTERS AND DOWNSPOUTS
08 36 13	SCHEDULED GARAGE DOOR OPENING
08 95 16	WALL VENTS

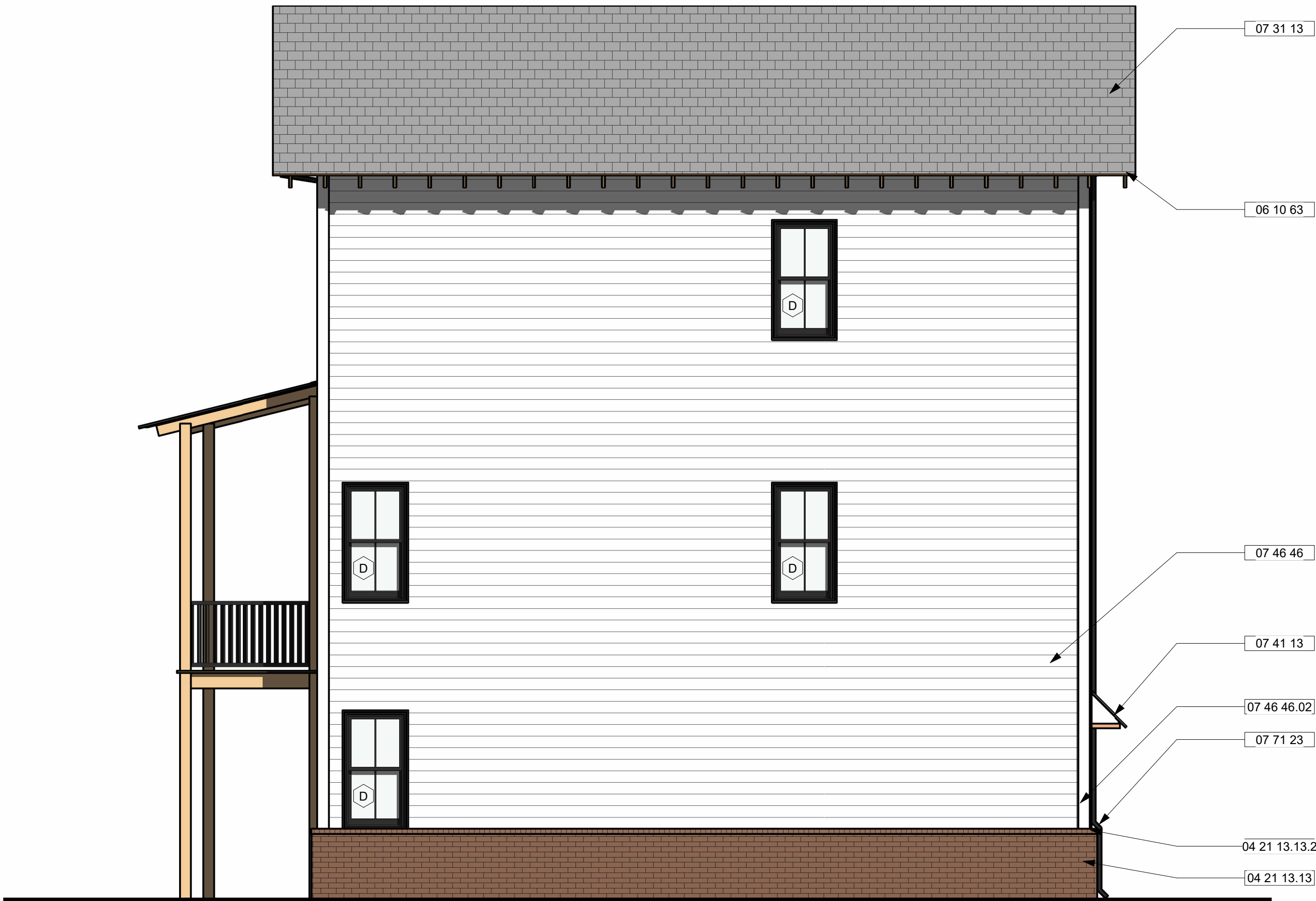


1 REAR GARAGE ELEVATION
A21 SCALE 1/4" = 1'-0"

KEYNOTE LEGEND	
Key Value	Keynote Text
04 21 13.13	BRICK VENEER
04 21 13.13.2	BRICK WATER TABLE
05 52 13	METAL RAILING
06 10 63	PT DIMENSIONAL LUMBER ROOF JOISTS
06 11 00	WOOD FRAMING
06 15 10	WOOD DECKING
06 15 20	COMPOSITE, SYNTHETIC AND OTHER DECKING
07 31 13	ARCHITECTURAL ASPHALT SHINGLES
07 41 13	GALVANIZED METAL ROOF PANELS
07 46 46	FIBER CEMENT SIDING
07 46 46.02	FIBER CEMENT TRIM
07 71 23	MANUFACTURED GUTTERS AND DOWNSPOUTS
08 36 13	SCHEDULED GARAGE DOOR OPENING
08 95 16	WALL VENTS



1 LEFT ELEVATION
A22 SCALE 1/4" = 1'-0"



2 RIGHT ELEVATION
A22 SCALE 1/4" = 1'-0"