

# 88 JACKSON ST. SE, ATLANTA, GA 30312

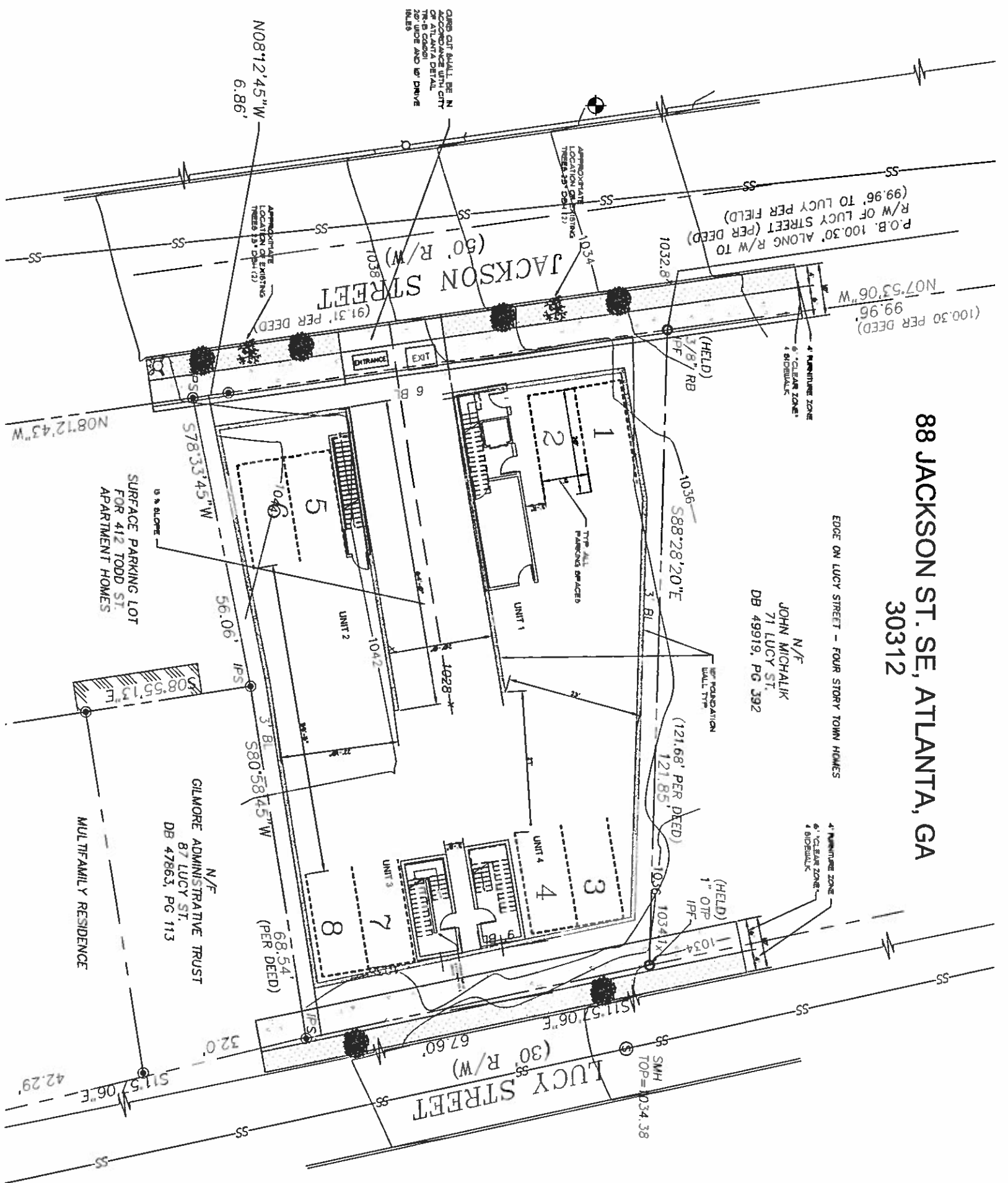
EDGE ON LUCY STREET - FOUR STORY TOWN HOMES

N/F  
JOHN MICHALIK  
71 LUCY ST.  
DB 49919, PG 392

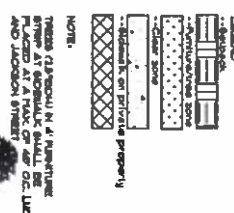
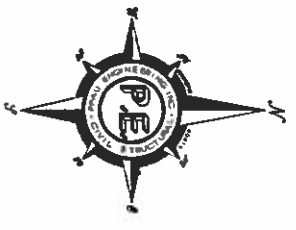
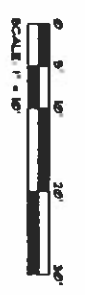
N/F  
GILMORE ADMINISTRATIVE TRUST  
87 LUCY ST.  
DB 47863, PG 113

MULTIFAMILY RESIDENCE

SURFACE PARKING LOT  
FOR 412 TODD ST  
APARTMENT HOMES



VC-1  
BASEMENT FLOOR SITE LAYOUT PLAN  
Scale 1/8"=1'-0"



**P E**  
PFAU ENGINEERING INC.  
STRUCTURAL-CIVIL  
ENGINEERING  
150 Leaning Tower Drive  
Atlanta, Georgia 30329  
404-525-1100  
www.pfaue.com

© COPYRIGHT PFAU ENGINEERING INC. All Drawings, Specifications and other work product of PFAU Engineering, Inc. for this Project are instruments of service for this Project only and shall remain the property of PFAU Engineering Inc. Reuse of any of the instruments of service of PFAU Engineering Inc. by any individual or company without the written permission of PFAU Engineering Inc. shall be at their risk and they agree to defend, indemnify and hold harmless PFAU Engineering Inc. from all claims, damages and expenses including but not limited to attorney's fees arising out of such unauthorized reuse of PFAU Engineering Inc.'s instruments of service by any individual or company.

**CEH**  
Architecture | Design | Vision | Detail  
4881 Hospital Drive - Suite 403 - Douglasville, GA 30134  
www.ceh.com

PROFESSIONAL SEAL

**ZONING DATA**  
Parcel ID: 14 004500001264  
Current Zoning: R-5  
Proposed Zoning: MFR-4A  
**SITE DATA**  
Existing Lot: Unimproved  
Net Land Area: 3863 SF  
Gross Land Area: 12560 SF  
Park Allowed: 4B  
Fees Provided: 12B  
TOS Required: None  
LOS Provided: 5285  
**BUILDING DATA**  
SF finished building (incl. 2220 SF finished partial roof terrace)  
Height of building (including finished partial roof terrace interior): 45ft  
Number of Units: 4  
Parking spaces provided: 4  
**NOTES**  
No uses on lot so that replacement plan not applicable. Bicycle parking available in garage of each unit. Trash cans to be located within garage of each unit. Sidewalk, walkways and details, including trees and illustrative utility final details shall be established during S&P process.

No.	Description	Date
1	Issue	11/11/2016
2	City of Atlanta	11/11/2016

Sheet Name  
**BASEMENT FLOOR SITE LAYOUT PLAN**

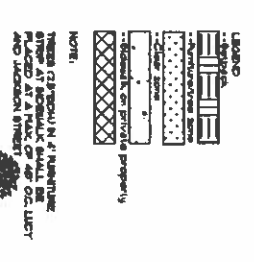
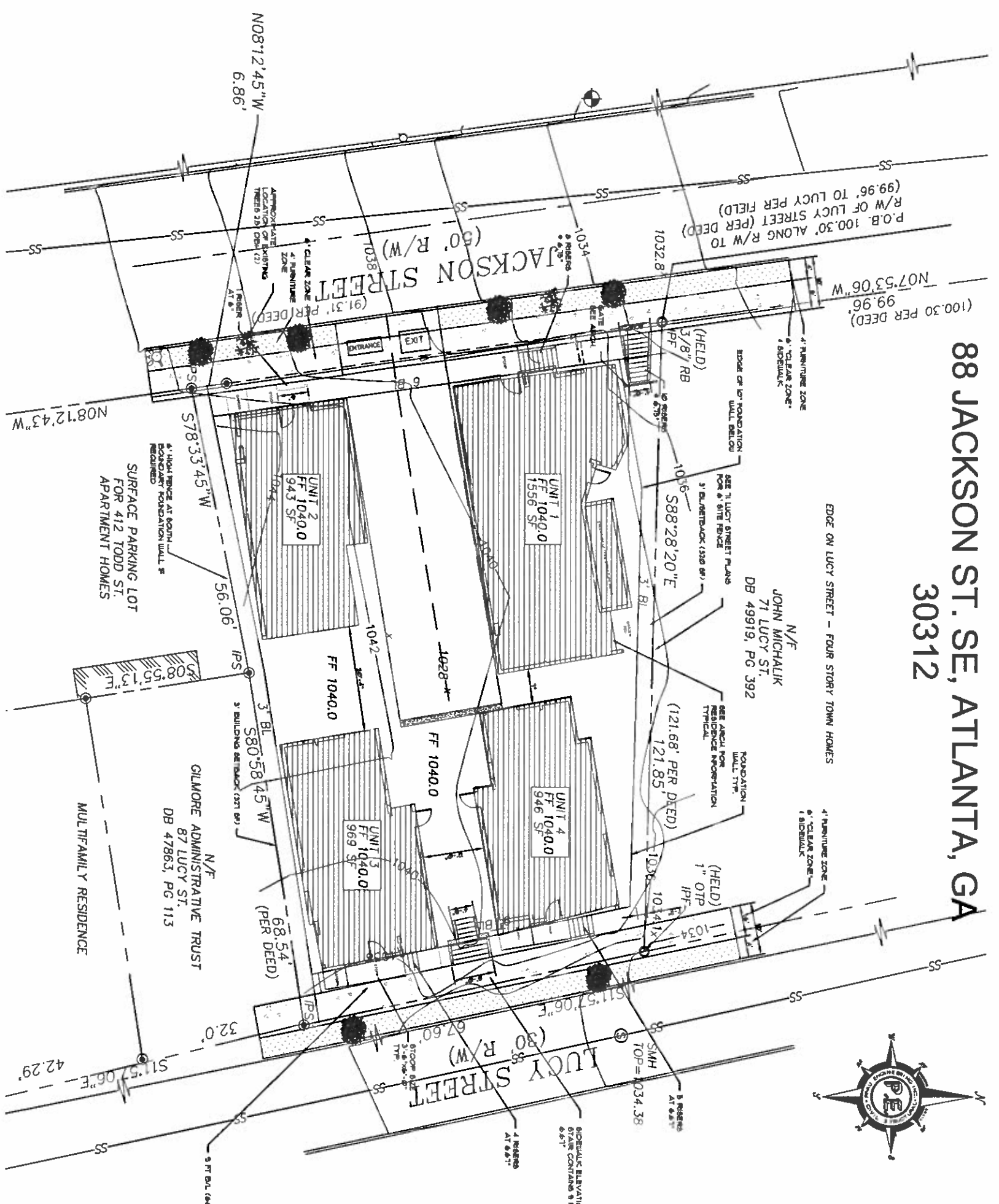
Project Number: 2016-03  
Date: 6/20/2016  
Drawn by: GJR  
Checked by: GJR

VC-1

# 88 JACKSON ST. SE, ATLANTA, GA 30312

## FIRST FLOOR SITE LAYOUT PLAN

Scale 1" = 10'-0"



NOTE:  
THOSE CLIPPING IN 4' NARRATIVE  
STRIP AT REAR SHALL BE CON-  
SIDERED AS PRIVATE PROPERTY  
AND JACKSON STREET

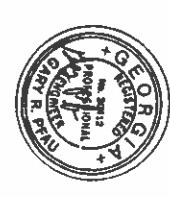


**PFAU ENGINEERING, INC.**  
STRUCTURAL-CIVIL  
ENGINEERING  
220 Longleaf Drive  
Atlanta, Georgia 30316  
404.525.8888  
www.pfaue.com

Project number: 2016-03  
Date: 8/20/2016  
Designed by: GRP  
Checked by: GRP

VC-2

**Col Hill**  
ARCHITECTURE | DESIGN | VALUE CONSULTING  
4481 Roswell Drive - Suite 413 - Roswell, GA 30119  
Phone: 404.575.1100  
www.colhill.com



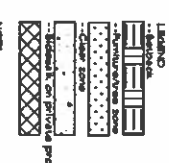
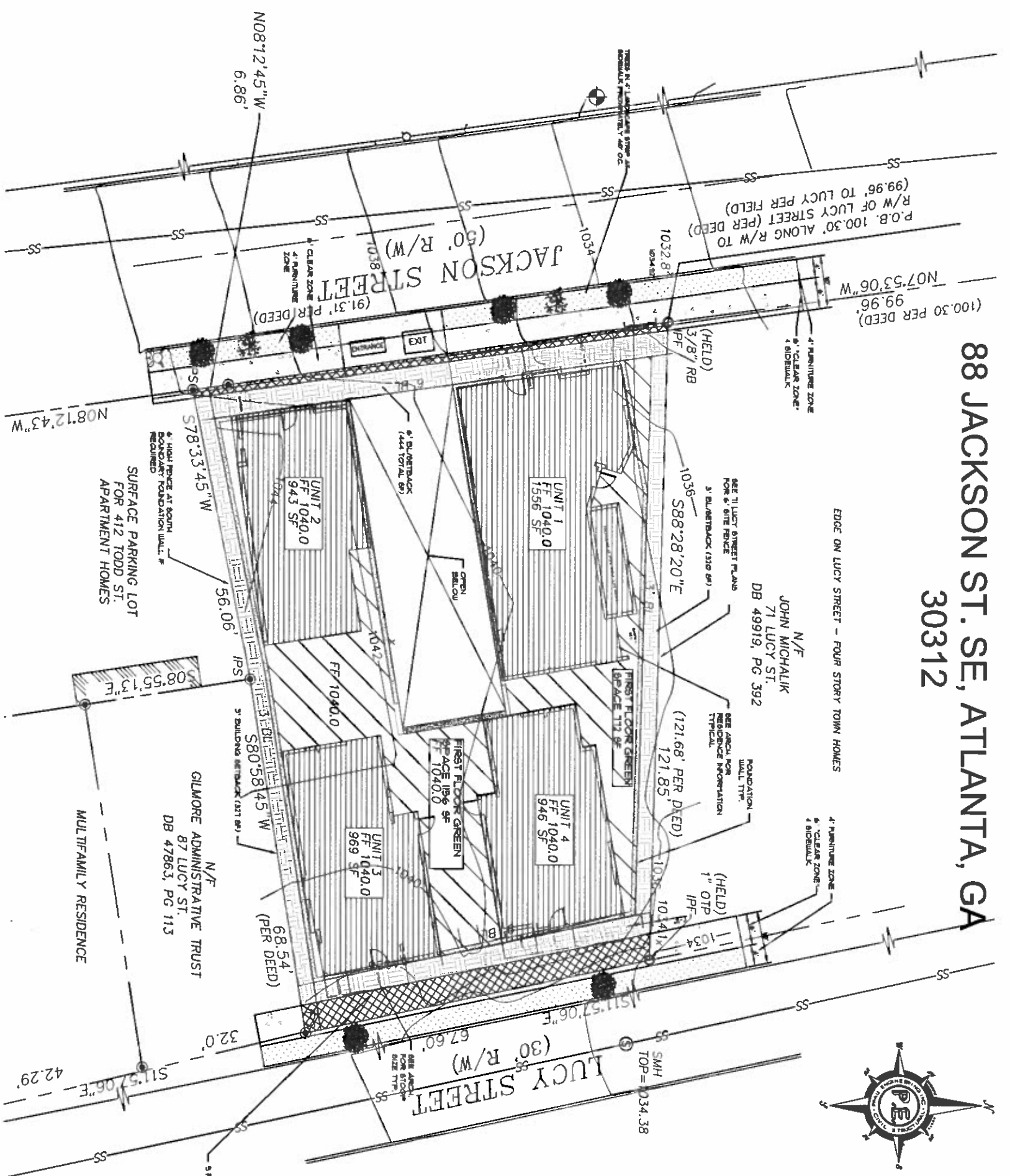
**ZONING DATA**  
Parcel ID: 004500071264  
Current Zoning: R-5  
Proposed Zoning: RFR-4A  
SITE DATA  
Existing Lot: Unimproved  
Net Land Area: 9,663 SF  
Gross Area: 11,920 SF  
FAR Allowed: 1.28  
FAR Provided: 1.28  
TOB Required: None  
TOB Provided: 5,315  
LOB Provided: 8,285  
BUILDING DATA  
Gross SF of buildings (incl. 2,220 SF of finished partial roof terrace interior): 16,649 SF  
Height of buildings (including finished partial roof terrace interior): 49'1"  
Number of Units: 4  
Parking spaces required: 4  
Parking spaces provided: 8

**NOTES**  
No trees on lot so trees replacement plan not applicable. Bicycle parking available in garage of each unit. Trash cans to be located within garage of each unit. Sidewalk, stairs and details, including trees are illustrative only. Final design/details will be established during 5AP process.

© COPYRIGHT PFAU ENGINEERING, INC.  
All Drawings, Specifications and other work product of PFAU Engineering, Inc. for this Project are instruments of service for this Project only and shall remain the property of PFAU Engineering, Inc. None of any of the instruments of service of PFAU Engineering, Inc. by any individual or company without the written permission from PFAU Engineering, Inc. shall be at their risk and they agree to defend, indemnify and hold harmless PFAU Engineering, Inc. from all claims, damages and expenses including but not limited to attorney's fees arising out of such unauthorized reuse of PFAU Engineering, Inc.'s instruments of service by any individual or company.

# 88 JACKSON ST. SE, ATLANTA, GA 30312

FIRST FLOOR SITE LAYOUT PLAN SHOWING GREEN SPACE AREAS  
Scale 1"=10'-0"



NOTE: THESE DIMENSIONS ARE MEASURED FROM THE EXTERIOR FACE OF THE CURB OR THE EXTERIOR FACE OF THE ADJACENT STREET.



©COPYRIGHT PFAU ENGINEERING INC.  
All Drawings, Specifications and other work product of PFAU Engineering Inc. for this Project are instruments of service for this Project only and shall remain the property of PFAU Engineering Inc. Release of any of the instruments of service of PFAU Engineering Inc. by any individual or company without the written permission from PFAU Engineering Inc. shall be at their risk, and they agree to defend, indemnify and hold harmless PFAU Engineering Inc. from all claims, damages and expenses including but not limited to attorney's fees arising out of such unauthorized release of PFAU Engineering Inc.'s instruments of service by any individual or company.

**Colwell Hill**  
Architectural, Design | Visual Concepts, Inc.  
8481 Roswell Drive - Suite 428 - Douglasville, GA 30134  
Phone: 770.802.2220  
www.colwellhill.com



**ZONING DATA**  
Parcel ID: 14 004500071264  
Current Zoning: R-5  
Proposed Zoning: TR-4A  
**SITE DATA**  
Existing Lot: Unimproved  
Net Land Area: 5663 SF  
Gross Land Area: 12960 SF  
FAE Allowed: 143  
FAE Provided: 128  
TOB Required: None  
LOS Required: 5.315  
LOS Provided: 8.085  
**BUILDING DATA**  
Gross SF of buildings (incl. 2200 of finished partial roof terrace interior): 16,848 SF  
Height of buildings (including finished partial roof terrace interior): 45 FT  
Number of Units: 4  
Parking spaces provided: 4  
Bicycle spaces provided: 8  
**NOTE:**  
No trees on lot so tree replacement plan not applicable. Bicycle parking available in garage of each unit. Trash cans to be located within garage of each unit. Sidewalk, walkway and details, including trees are illustrative only. Final design details will be established during BAP process.

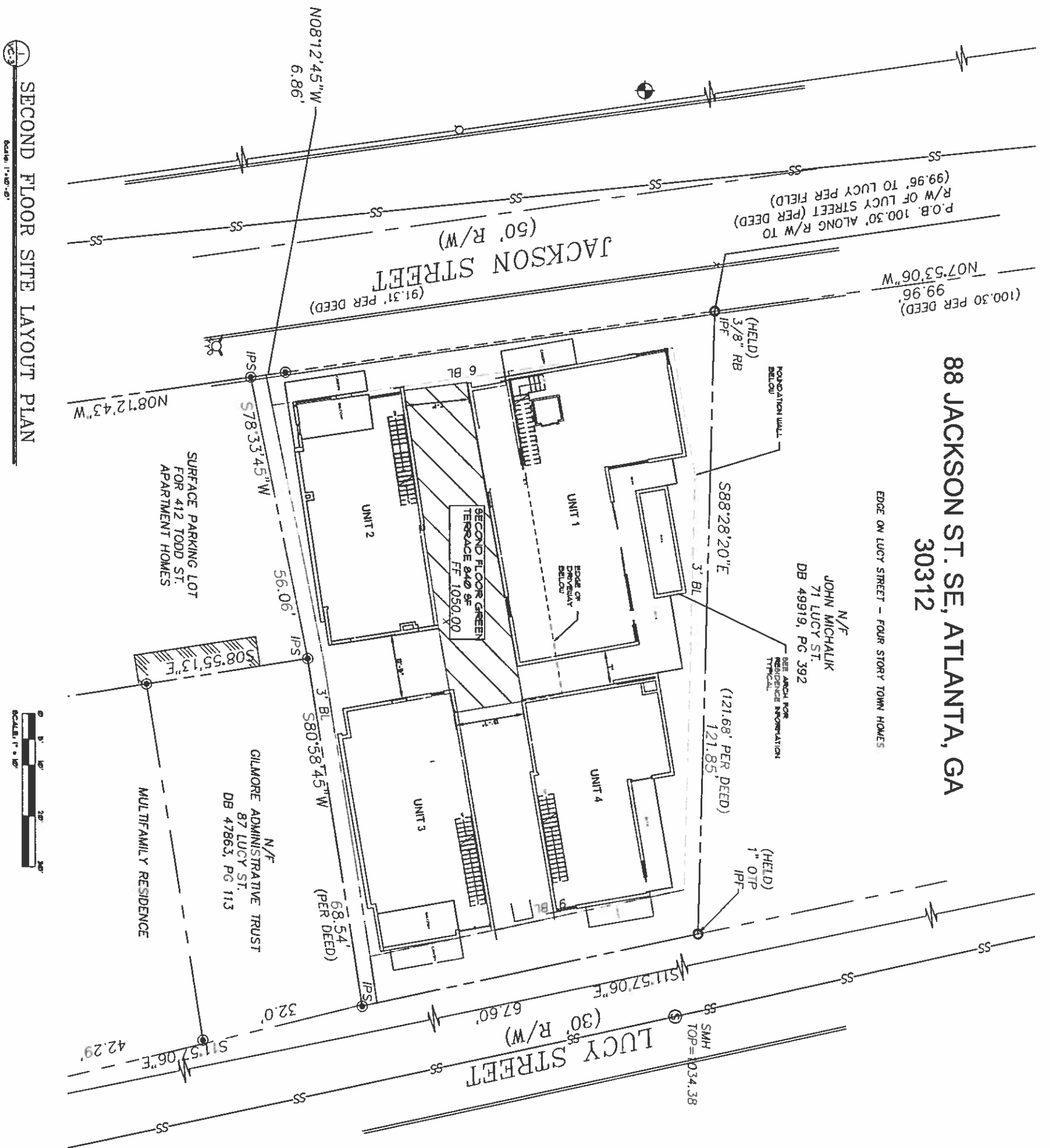
No.	Description	Date

Project Number: 2016-03  
Date: 6/20/2016  
Checked by: GRP  
Designed by: GRP  
**VC-2A**

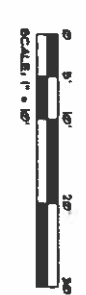
# 88 JACKSON ST. SE, ATLANTA, GA 30312

EDGE ON LUCY STREET - FOUR STORY TOWN HOMES

N/F  
JOHN MICHALIK  
71 LUCY ST.  
DB 49919, PG 392



SECOND FLOOR SITE LAYOUT PLAN  
Scale: 1"=10'-0"



© COPYRIGHT PFAU ENGINEERING INC.  
All Drawings, Specifications and other work product of PFAU Engineering, Inc. for this Project are instruments of service for this Project only and shall remain the property of PFAU Engineering Inc. None of any of the instruments of service of PFAU Engineering Inc. by any individual or company without the written permission of PFAU Engineering Inc. shall be at their risk and they agree to defend, indemnify and hold harmless PFAU Engineering Inc. from all claims, damages and expenses including but not limited to attorney's fees arising out of such unauthorized reuse of PFAU Engineering Inc.'s instruments of service by any individual or company.

**CEH**  
ARCHITECTURE | DESIGN | INTERIOR DESIGN/RENOVATION  
6411 Highland Drive • Suite 438 • Douglasville, GA 30134  
Phone: 770.942.2300  
www.cehga.com

PROFESSIONAL SEAL

**ZONING DATA**  
Parcel ID: 14 0045000716-4  
Current Zoning: R-5  
Proposed Zoning: MFR-4A  
**SITE DATA**  
Existing Lot: Unimproved  
Net Land Area: 51653 SF  
Gross Land Area: 17,360 SF  
FAIR Allowed: 149  
FAIR Provided: 128  
TOS Required: None  
LOS Required: 5,313  
LOS Provided: 6,025

**BUILDING DATA**  
Gross SF of Building (incl. 2220 of finished parking): 2220  
Height of Building (including finished penthouse/terrace): 67.45 SF  
Height of Building (including finished penthouse/terrace): 67.45 SF  
Number of Units: 4  
Parking spaces required: 4  
Parking spaces provided: 6

**NOTES**  
No trees on lot, so tree replacement plan not applicable. Budget parking available in garage of each unit. Trash cans to be located within garage of each unit. Stairwell, utility and castles, including trees are illustrative. Final design/permit process during OAP process.

Project number: 2016-03  
Date: 6/20/2016  
Drawn by: GRP  
Checked by: GRP

Sheet Name:  
**SECOND FLOOR  
SITE LAYOUT PLAN**

VC-3

## LAND USE INTENSITY CALCULATIONS

Property Address: 88 Jackson St., Atlanta GA 30312

Parcel ID: 14 004500071264

Proposed Zoning: MR-4A

### LOT AREA

Net Lot Area

9,663 sq ft

Bonus Lot Area

	Right Of Way (ft)		Frontage (ft)	Bonus (sq ft)
+ One Half 50ft Jackson Street Right Of Way	25	x	91.31	2,283
+ One Half 30ft Lucy Street Right Of Way	15	x	67.60	1,014

Total Bonus Lot Area

3,297 sq ft

Gross Lot Area (Net Lot Area + Bonus Lot Area)

12,960 sq ft

### FLOOR AREA RATIO (FAR) CALCULATION

Maximum FAR - MR4-A (100% residential)

1.49

Maximum Allowable Floor Area (Gross Lot Area x Maximum FAR)

19,310 sq ft

Proposed Building Floor Area

16,649 sq ft

Proposed FAR Calculation

Proposed Building Floor Area	16,649 sq ft
[ ÷ ] Gross Lot Area	12,960 sq ft

Proposed FAR

1.28

### TOTAL OPEN SPACE

None Required

### USEABLE OPEN SPACE

Useable Open Space Ratio (when FAR is between 1.21 and 1.29 - per LUI Ratio Chart)

0.41

Minimum Useable Open Space Calculation

Gross Lot Area	12,960 sq ft
[ x ] Useable Open Space Ratio	0.41

Minimum Required Useable Open Space

5,313 sq ft

## LAND USE INTENSITY CALCULATIONS

Property Address: 88 Jackson St., Atlanta GA 30312

Parcel ID: 14 004500071264

Proposed Zoning: MR-4A

### Proposed Useable Open Space

+ Lawns/Walkways/Landscaped Areas (not including setbacks)	2,768 sq ft
+ Setbacks	1,699 sq ft
+ Roof Top Terraces	
Unit 1	863 sq ft
Unit 2	781 sq ft
Unit 3	822 sq ft
Unit 4	665 sq ft
+ Balconies	
Unit 1	211 sq ft
Unit 2	82 sq ft
Unit 3	88 sq ft
Unit 4	106 sq ft

**Total Proposed Useable Open Space**

**8,085** sq ft