

88 JACKSON ST. SE, ATLANTA, GA 30312

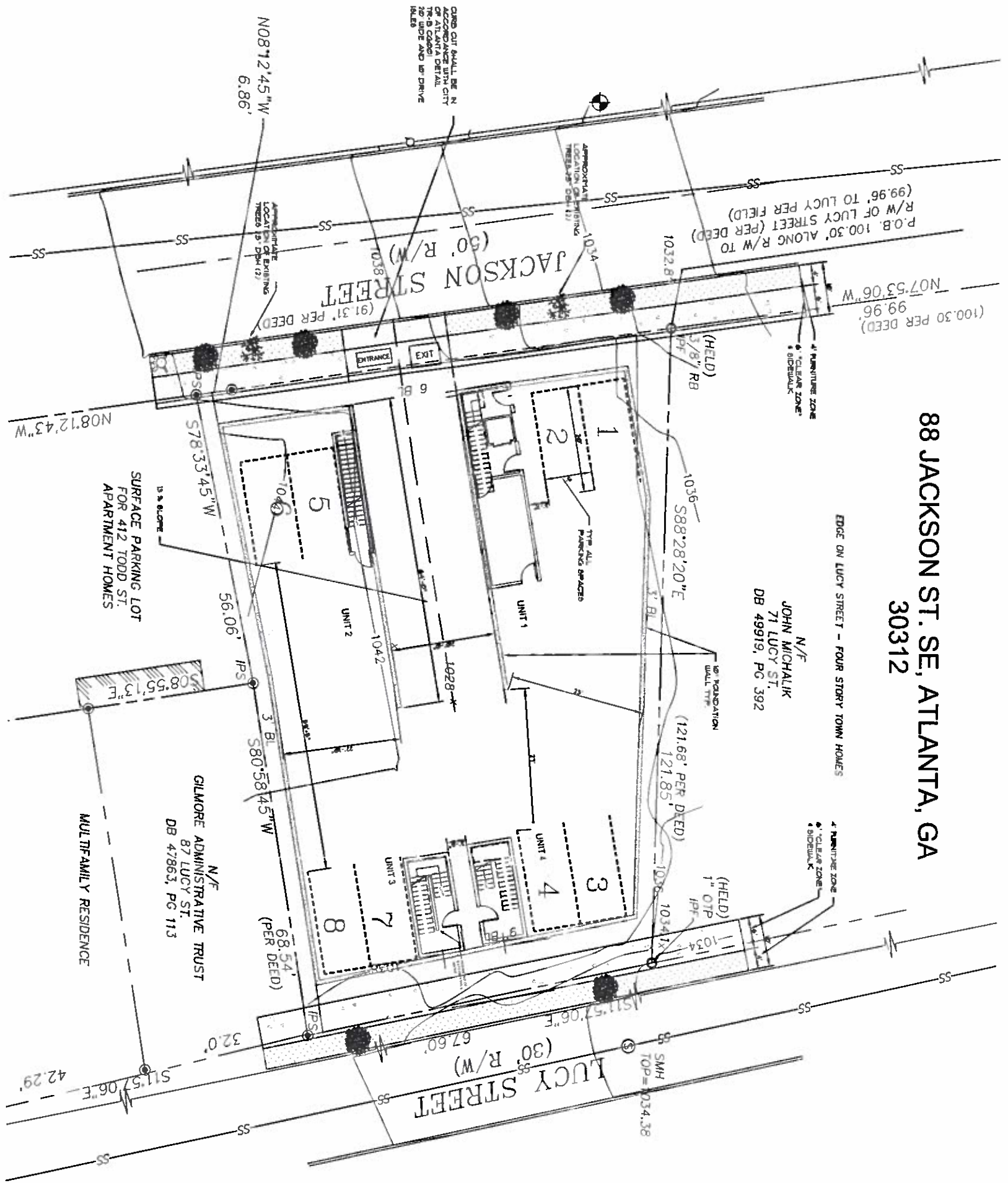
EDGE ON LUCY STREET - FOUR STORY TOWN HOMES

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

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

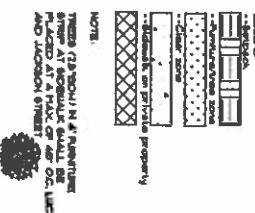
MULTIFAMILY RESIDENCE

SURFACE PARKING LOT
FOR 412 TODD ST.
APARTMENT HOMES



BASEMENT FLOOR SITE LAYOUT PLAN

Scale: 1" = 10'-0"



NOTES:
1. THIS PLAN SHALL BE IN ACCORDANCE WITH CITY OF ATLANTA ZONING AND BUILDING CODES.
2. ALL DIMENSIONS SHALL BE IN FEET AND INCHES.
3. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

P E
PFAU ENGINEERING, INC.
STRUCTURAL-CIVIL
ENGINEERING
222 Luckey Way, Suite 100
Atlanta, GA 30329
404-525-8888
www.pfaue.com

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COLSH
ARCHITECTURAL | DESIGN | INTERIOR DESIGN
4401 Peachtree Drive - Suite 100 • Dunwoody, GA 30328
Phone: 404.487.1010
www.colsh.com



ZONING DATA

Parcel ID: 14-0045000124
Current Zoning: R-5
Site Data:
Existing Lot: 10,360 SF
New Lot: 10,360 SF
Gross Area: 10,360 SF
Net Area: 10,360 SF
FAR Allowed: 1.0
FAR Provided: 1.0
TOC Required: None
TOC Provided: 0.005

BUILDING DATA

Structure of Building: Incl. 2200
of finished partial 1st floor terrace
Interior: 6,649 SF
Height of Building (Including
finished partial roof terrace
interior): 49 ft.
Number of Units: 4
Parking spaces required: 4
Parking spaces provided: 6

NOTES

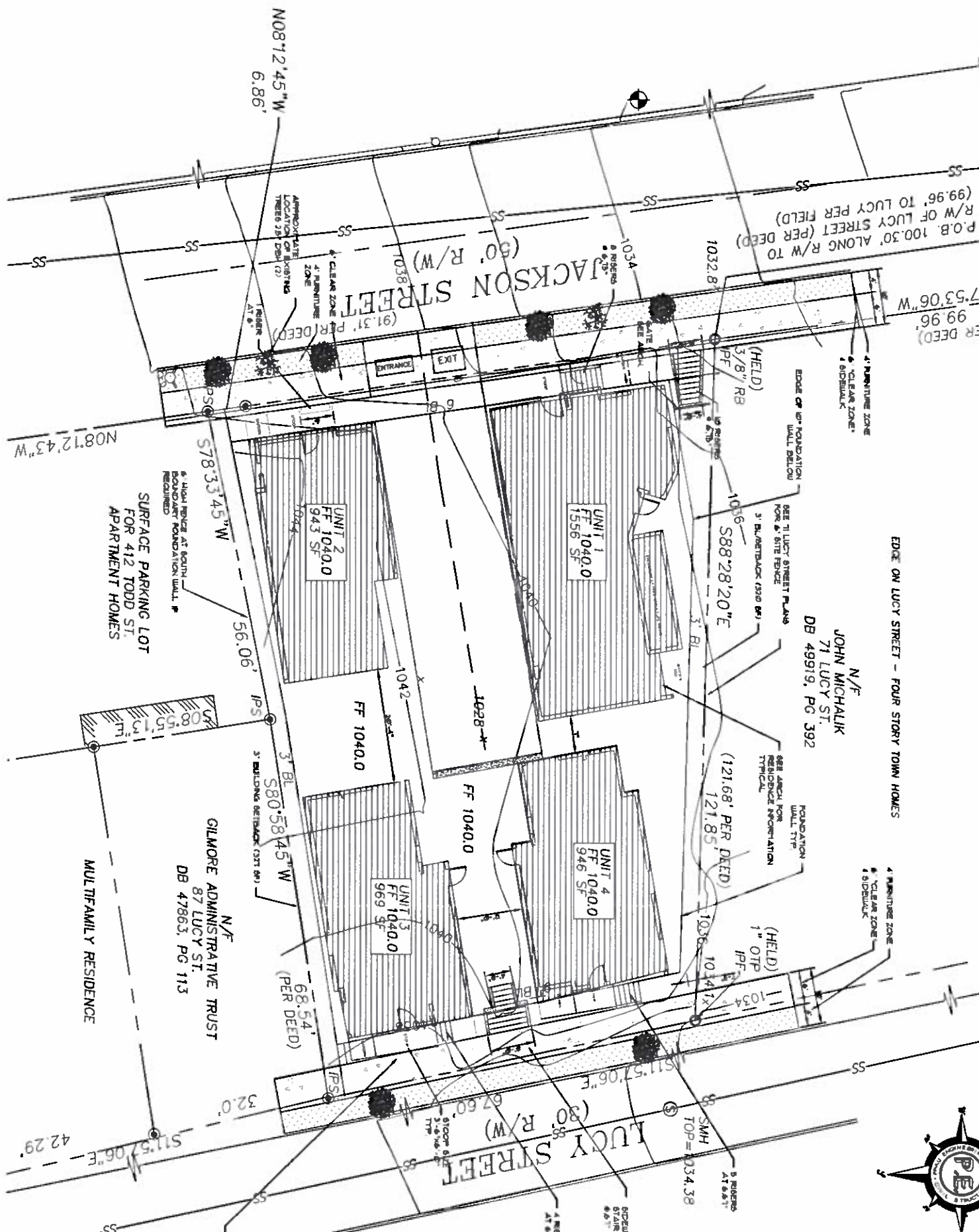
No trees on lot so tree replacement plan not applicable. Bicycle parking available in garage of each unit. Trash cans to be located within garage of each unit. Sidewalk, width and details, including trees are illustrative only. Final details will be established during GAP process.

BASEMENT FLOOR SITE LAYOUT PLAN

Project Number: 2018-03
Date: 6/20/2016
Checked by: GRP
Drawn by: VC-1

2-10-054

88 JACKSON ST. SE, ATLANTA, GA 30312



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



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Colwell
Architectural | Design | Urban Planning
4401 Peachtree Drive, Suite 410 | Dunwoody, GA 30134
Phone: 770.393.2200
www.colwell.com

PROFESSIONAL SEAL

ZONING DATA
Parcel ID: 14-02450201264
Proposed Zoning: R-5
Current Zoning: ITR-4A
SITE DATA
Existing Lot: Unimproved
Net Lot Area: 9,663 SF
Gross Lot Area: 2,960 SF
FAR Allowed: 149
FAR Provided: 128
TOE Required: None
TOE Provided: 5,313
UOE Provided: 8,285

BUILDING DATA
Gross SF of buildings (incl. 2200 or finished partial SF of terrace interior): 16,649 SF
Height of buildings (including finished partial roof terrace interior): 49ft.
Number of Units: 4
Parking spaces required: 4
Parking spaces provided: 6

NOTES
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, walks and details, including trees are illustrative only. Final design/details will be established during 3rd project.

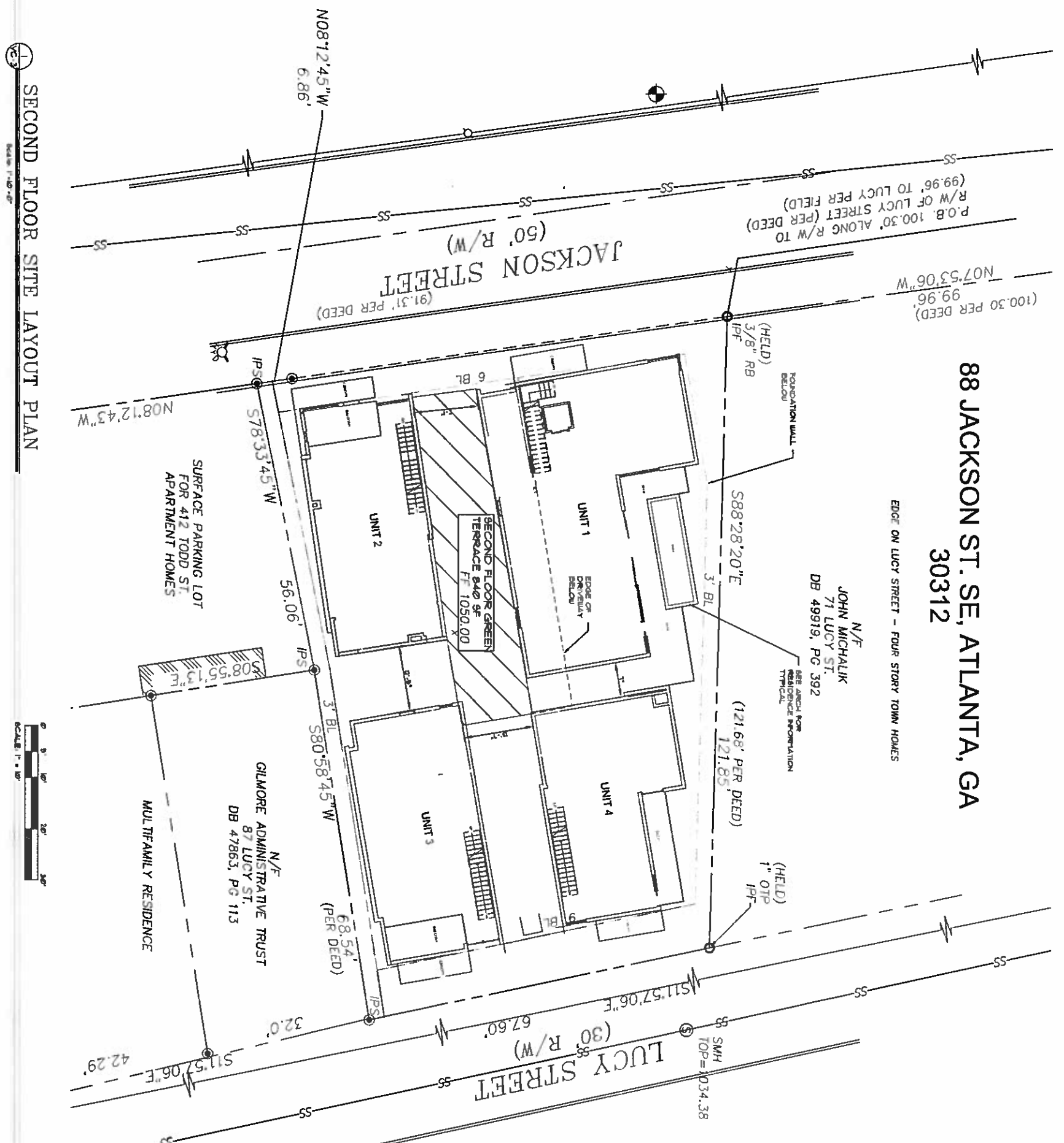
City of Atlanta
Office of Planning
JUN 30 2016
Atlanta, GA

Project Name: FIRST FLOOR SITE LAYOUT PLAN
Project Number: 2016-03
Date: 6/20/2016
Drawn by: GRP
Checked by: GRP
Scale: VC-2

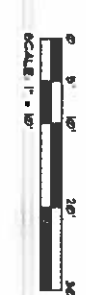
88 JACKSON ST. SE, ATLANTA, GA 30312

EDGE ON LUCY STREET - FOUR STORY TOWN HOMES

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



SECOND FLOOR SITE LAYOUT PLAN



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925.272.1144
www.collett.com

PROFESSIONAL SEAL
No. 28912
ARCHITECT
STATE OF GEORGIA
JUN 30 2016

ZONING DATA
Parcel ID: 14 00480001264
Current Zoning: R-5
Proposed Zoning: TR-4A
SITE DATA
Building Lot: Unimproved
Net Land Area: 9263 SF
Gross Land Area: 12500 SF
FAR Allowed: 1.9
FAR Provided: 1.28
TOS Required: None
TOS Provided: 3.31
LOS Required: 0.285
LOS Provided: 0.285
BUILDING DATA
Gross SF of building (incl. 2220 of finished partial roof terrace interior): 16,648 SF
Height of building (including finished partial roof terrace interior): 49 ft.
Number of Units: 4
Parking spaces required: 4
Parking spaces provided: 6
NOTES
No trees on lot so tree replacement plan not applicable. Bicycle parking available in garage of each unit. Train cars to be located within garage of each unit. Sidewalk, walkways and details, including trees are illustrative only. Final details will be established during GMP process.

City of Atlanta
JUN 30 2016
Office of Planning
Atlanta, GA

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

VC-3