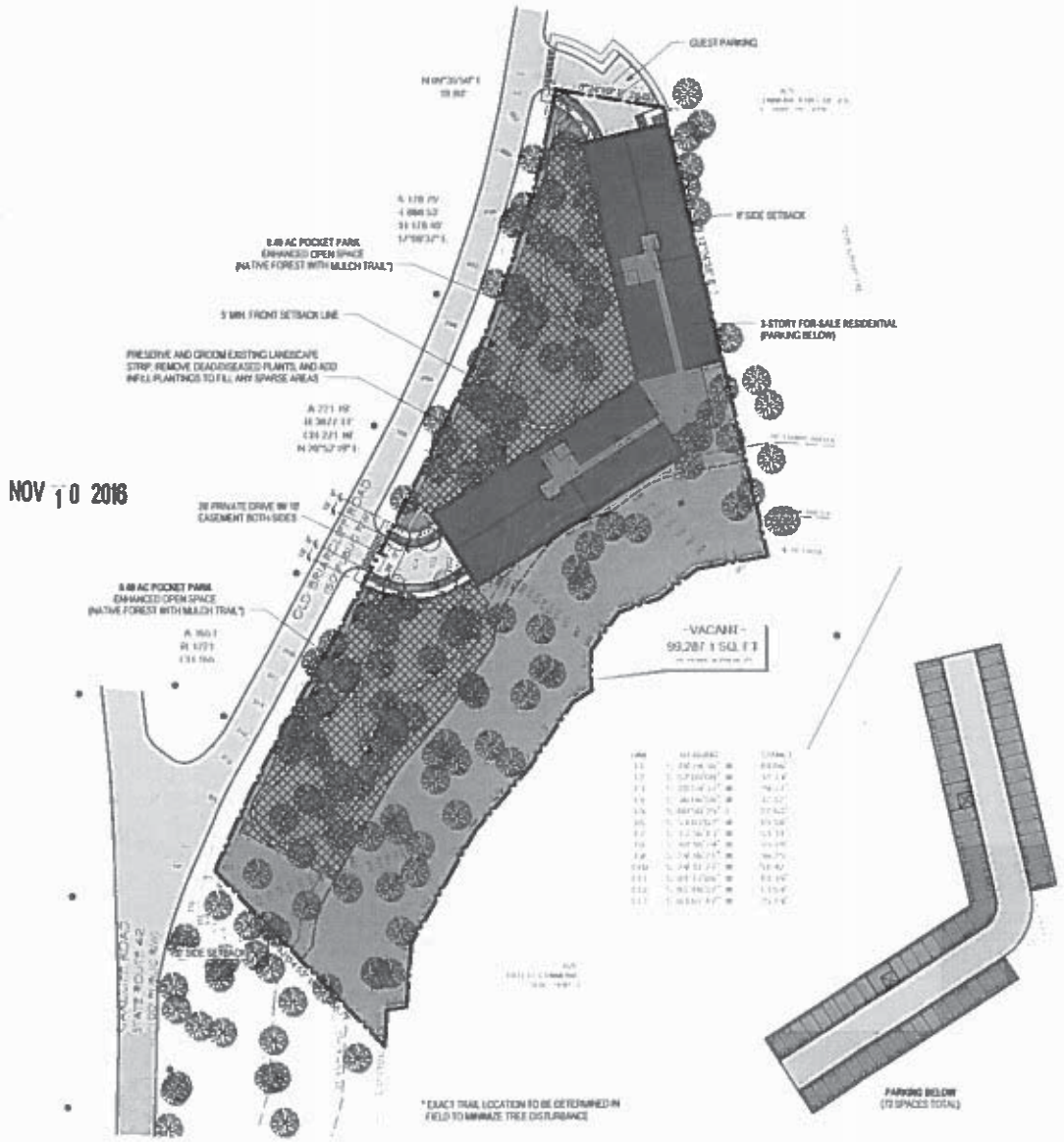
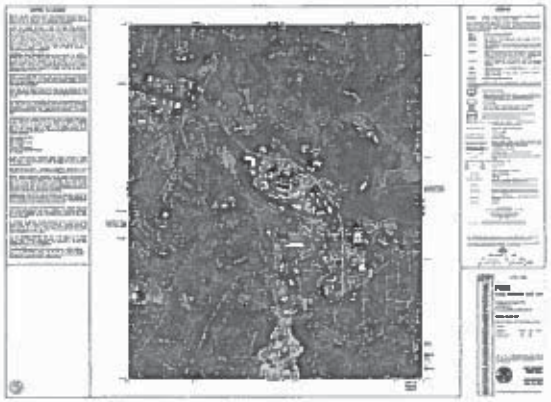
NOV 10 2016





DEVELOPMENT SUMMARY	
Site Area	2.2 ± Ac.
Existing Zoning	Or
Proposed Zoning	MR 1
Character Area	Town Center
Proposed For Sale Multi-Family Units	24 units
Proposed Density	10.53 Units/Ac.
Proposed Enhanced Open Space	0.74 Ac. (32 %)
Proposed Lot Coverage	17%
Proposed Parking (12 Spaces/Unit + 4 Visitor Spaces)	76 Spaces

MR 1 ZONING CRITERIA	
Base Density	8 Units/Ac.
Max. Density with Bonuses (See Note 3 Below)	12 Units/Ac.
Min. Setbacks	5' Front, 8' Side, 10' Rear
Min. Lot Width, Street Frontage	100'
Min. Enhanced Open Space (For Sites ≥ 3 Acres & < 30 Units)	0% (10% for Density Bonus)
Max. Lot Coverage	65%
Min. Heated SF per Unit	550 SF
Max. Height	4 Stories & 60'
Required Parking Per Unit	1.5 Min. & 3 Max.

ZONING NOTES

1. Max. Density Calculation

Base Density	8 Units/Ac.
+ 50% Bonus for Additional Enhanced Open Space	4 Units/Ac.
Max. Density with Bonuses	12 Units/Ac.

0 20' 40' 80' 160'

N

TRUE NORTH

BROCK HUDGINS ARCHITECTS

PROJECT NAME

OLD BRIARCLIFF FLATS

ADDRESS

1551 BRIARCLIFF RD NE
ATLANTA, GA 30306

OWNER

MINERVA USA, LLC

SHEET NAME

ZONING SITE PLAN

SEAL

PROJ. NUMBER 16122

DATE 11/10/16

SHEET

A100