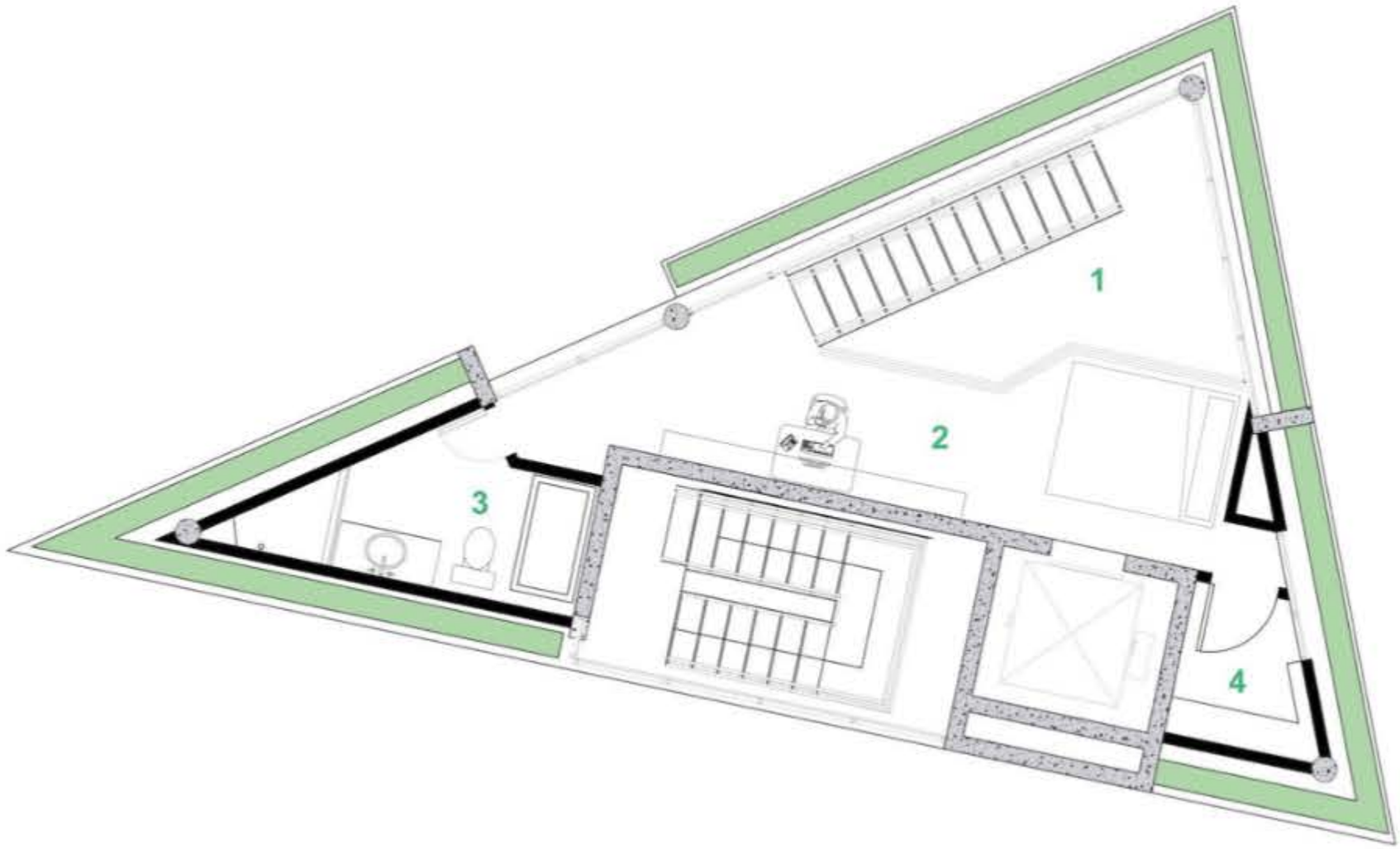

Faulkner Rd NE
Cheshire Bridge Rd NE
187 ft


285
Faulkner Rd NE
125.12
2080
250.56
211.06
2000
60.1
236.2
146.7
Cheshire Bridge Rd NE
300.9
2043
41
40
267.1
103.5
205
134.4
705.1
1989
2000

LOFT



LEVEL 2-6 LOFT

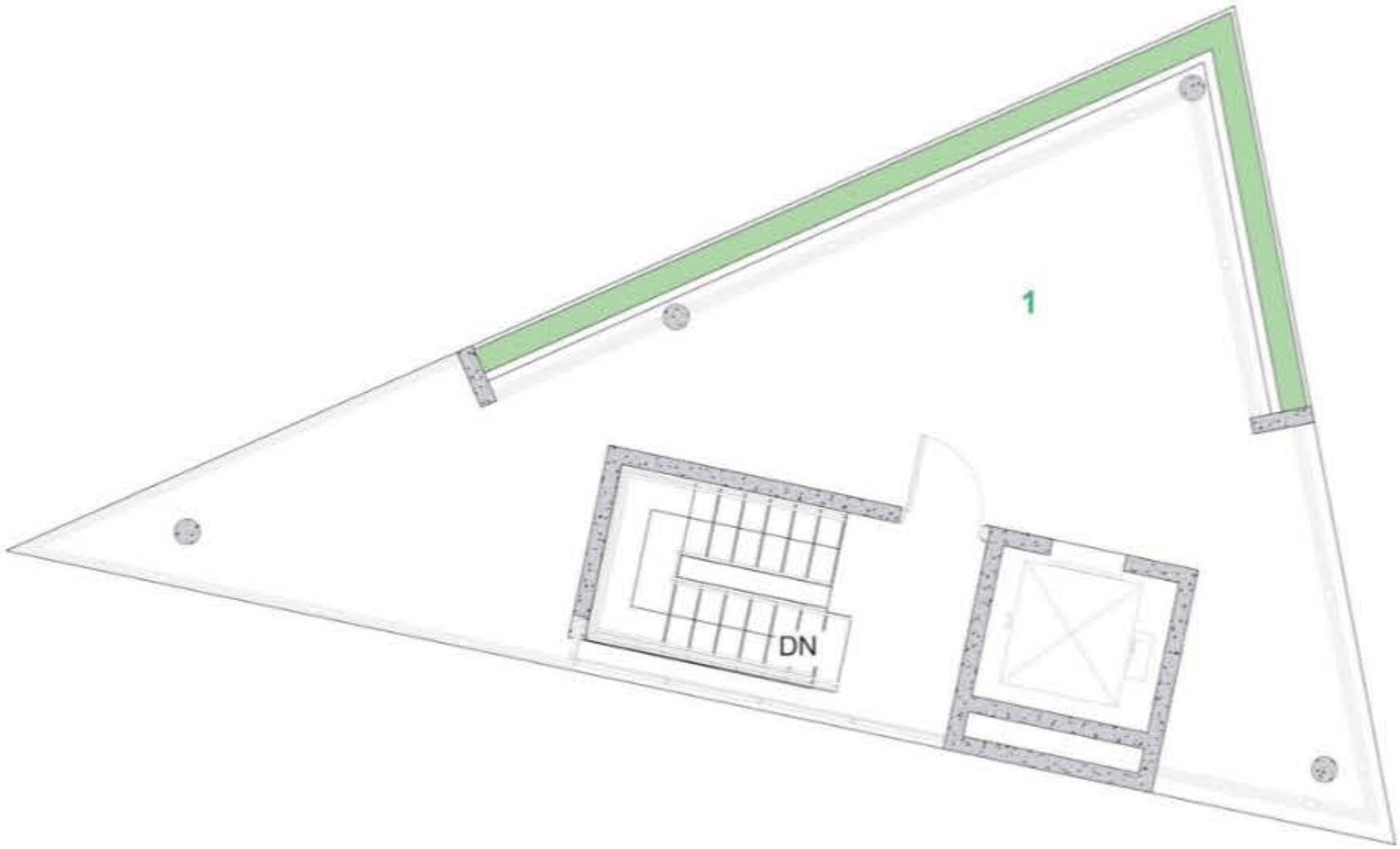
1. OPEN BELOW

2. LOFT AREA

3. MASTER BATH

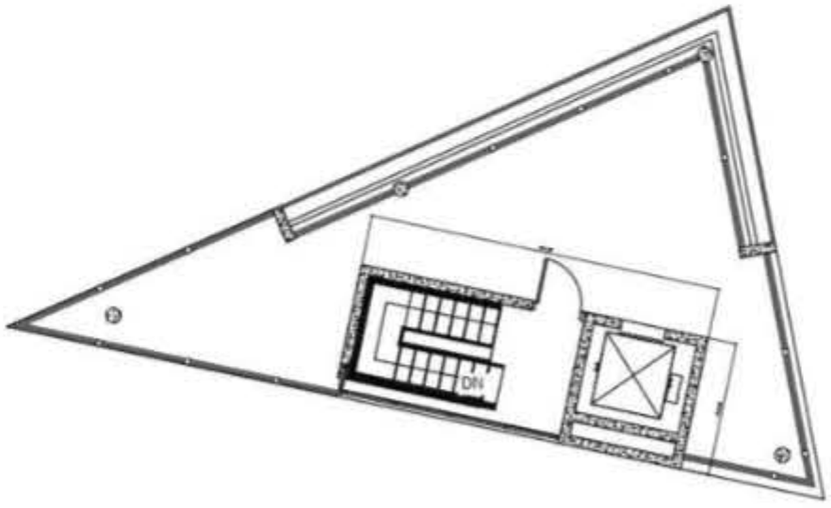
4. MASTER CLOSET

ROOF

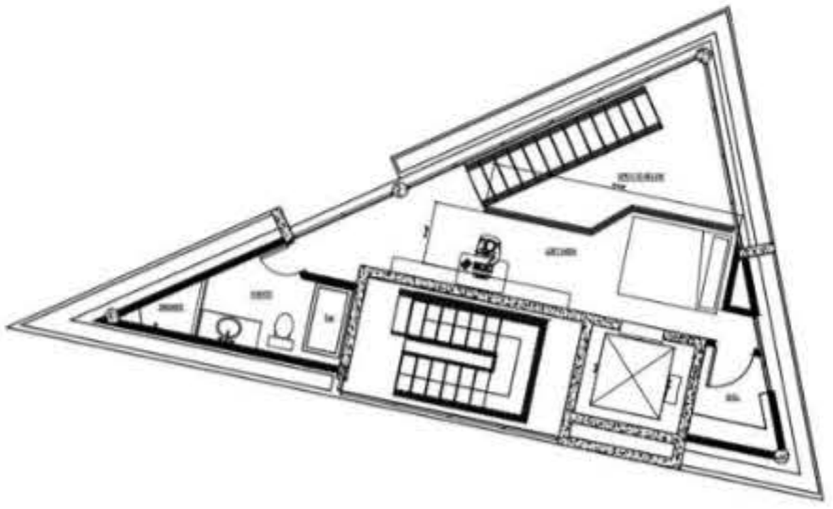


ROOF LEVEL **1. ROOF TOP TERRACE**

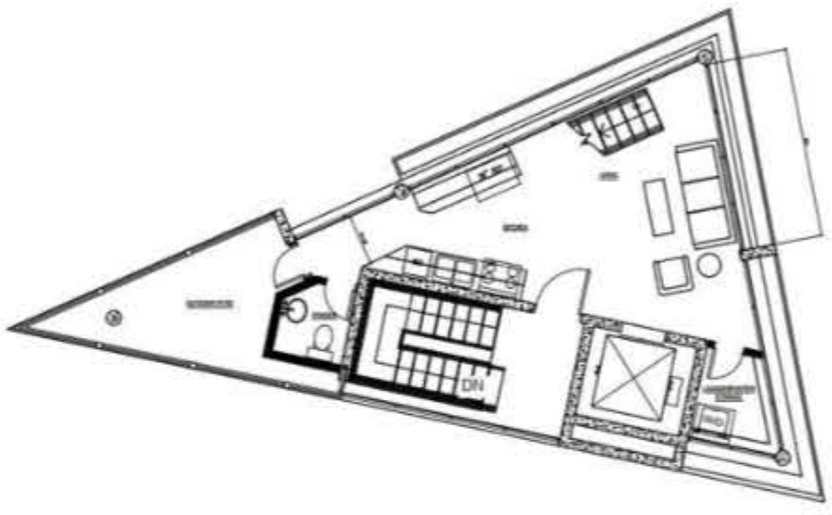
ARCHITECTURAL PLANS



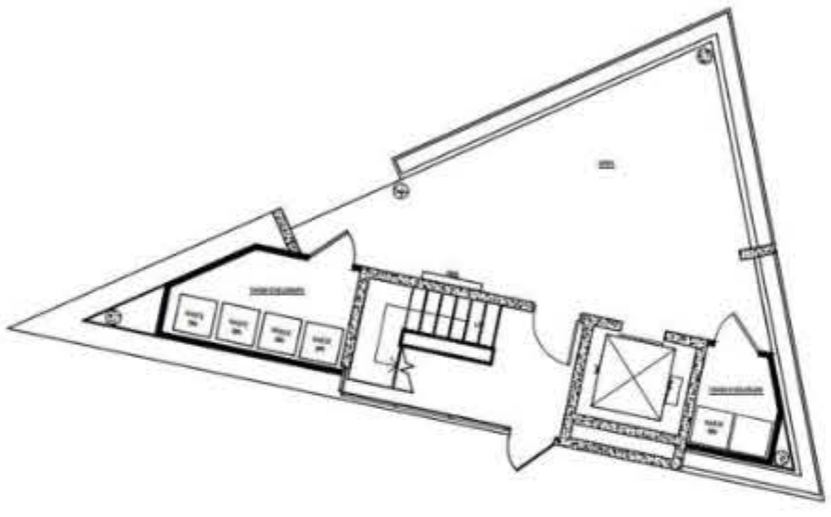
1 A1.1 ROOF LEVEL



2 A1.1 LOFT LEVEL



3 A1.1 MAIN LEVEL



4 A1.1 LOBBY LEVEL

Narrative

BUILDING NARRATIVE:

The intent of this project is to develop a basic understanding of the possibilities for development of the property parcel #17 004 LL0035 located on Cheshire Bridge Rd. in Atlanta, GA. The following conceptual design and potential development / site plans have been dictated and led by client's building program requirements and building type requested. A 6 story potential mixed use (predominantly Residential use) building, consisting of 5 loft apartments and a potential Business Space on the ground level has been presented with a roof top outdoor area for residents. Site will include parking for residents and reconfiguration of the drive aisle to maximize required parking spaces. The following is a conceptual description of the potential elements and requirements needed to develop this parcel with proposed use.

ZONING:

This property is zoned MRC-1-C, given the unique size of the lot and the allowable FAR for this zoning district, a buildable lot of the proposed use will need to be granted a variance through the local jurisdiction. Below are the calculations imposed by the jurisdiction for this lot including FAR, Building Height and parking requirements. It is worth noting that a parking agreement could be reached with the adjoining parcel owner for potential use of shared parking spaces.

FAR for MRC-1:
RESIDENTIAL = .696
COMMERCIAL = 1
RES & COM = 1.696

EXCEPTIONS/BONUS FOR MRC-1 TO GO 20% ABOVE FAR PENDING SPECIAL USE (AFFORDABLE HOUSING, CIVIC USE, OPEN SPACE BONUS)

DOES NOT WORK - WILL NEED SUP OR VARIANCE
589 SQFT X 1.696 = 998.9 SQFT OF ALLOWABLE FAR

PARKING:

TABLE 1 - CHAPTER 19.08.010 = .99 PER DWELLING UNIT FOR RESIDENTIAL USE

SINGLE ROOM OCCUPANCY DWELLING (APARTMENTS)
RESIDENTIAL = 1 PER 2 DWELLING UNITS + 1 ADDITIONAL SPACE FOR EMPLOYEE

COMMERCIAL
-DEPENDS ON USE TYPE, BUT ASSUMING OFFICE USE = NO MINIMUM REQUIRED AND MAX OF 2 SPACES PER 1000 SQFT

BUILDING HEIGHT FOR MRC-1
Maximum building heights. Structures or portions of structures which are within 150 feet of any R-1 through R-5, R-G 1, R-G 2, MR-1, MR-2, or PD-H district shall have a maximum height of 35 feet. Structures that are between 150 feet and 300 feet from any R-1 through R-5, R-G 1, R-G 2, MR-1, MR-2, or PD-H district shall have a maximum height of 52 feet. Structures or portions of structures that are greater than 300 feet from any R-1 through R-5, R-G 1, R-G 2, MR-1, MR-2, or PD-H district shall have a maximum height of 225 feet.

*This parcel is assuming location of more than 300 feet from any R district, so in theory a max building height of 225 feet could be achieved with the right building construction type and an approved variance for FAR in crease.

Narrative

STRUCTURE:

This proposed building type can be constructed of (2) types of structural systems (Steel or concrete) allowable by building code. For the conceptual design we chose to assume a cast in place concrete structural system. Core shear walls and columns will support the floor/ceiling and roof structure. Sizing of all structure is conceptual and would need professional services. The design intent is to have exposed concrete visible for aesthetics.

ARCHITECTURE:

The proposed conceptual design is based on the International Building Code and will need to comply with all sections of this code. The building will house an enclosed stairwell that will serve as the vertical emergency egress of the building. Stairwell will need to be conditioned, fire rated and ventilated per codes. Stairwell is to have exterior glazing which will need to be fire protected/rated. Vertical Transportation (elevator) is provided for convenience and emergency response use, given the building height it will be required by code. Exterior walls will consist of cast in place concrete, metal stud framing, exterior storefront glazing and a wood / composite louver wall screening system for privacy and energy performance. Roof top could be used as outdoor space for residents.

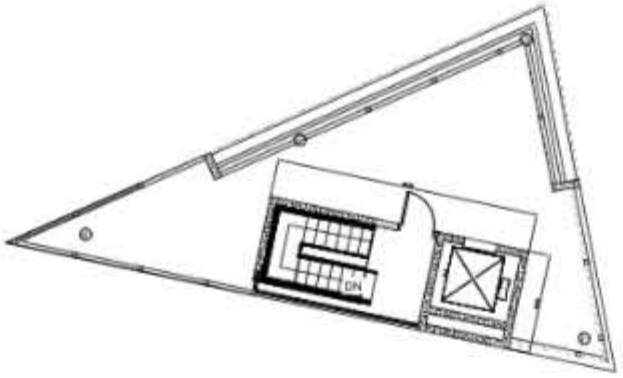
Ground Level of building would consist of building services (refuse, mail, circulation/entry) and would be covered from elements. There is potential space for a small business office or community room, all uses for this space would require a restroom and need to comply with accessibility codes.

Interior Space of dwelling Units would consist of a primary living area on the main level of each unit which has a sitting space, open riser staircase and connects openly to a kitchenette. There is a powder bath on the main level as well as a pantry/storage closet. Each unit has a refrigerator, dish washer and range. There is space for a stackable washer and dryer in the pantry area. The loft level consist of a sleep area, a sitting area and a full bath and walk-in closet. Smart built in design can maximize the functionality of this area.

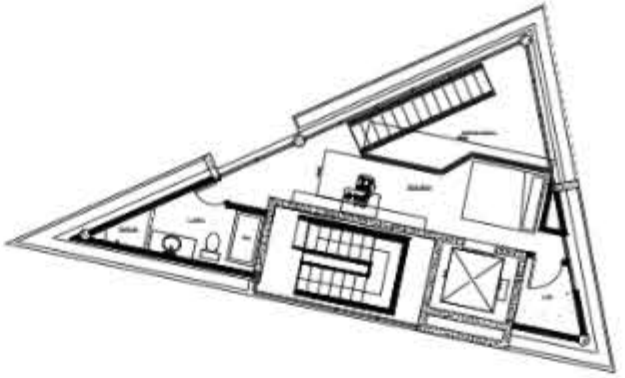
MEP&F SYSTEMS:

Mechanical systems for this building type would best be serviced by a VRF system. This is a ductless system and each unit would have its own system. The condenser unit for this system would be located on the roof (these are very small outdoor units and will not occupy much space.
Electrical systems will be standard per Icode and building use. Electrical room and meters should be located on ground level. Emergency generators will be required for elevator use and emergency lighting for power loss situations.
Plumbing for this building is stacked vertically allowing for easy draining and venting.
Fire Protection will be required for this proposed use. This will be considered a mid rise building and all units will need fire protection sprinklers along with a main control room for the fire department. FDC connections may be required based on existing hydrant locations and water pressure. A pump room may be required and would be located on the ground level.

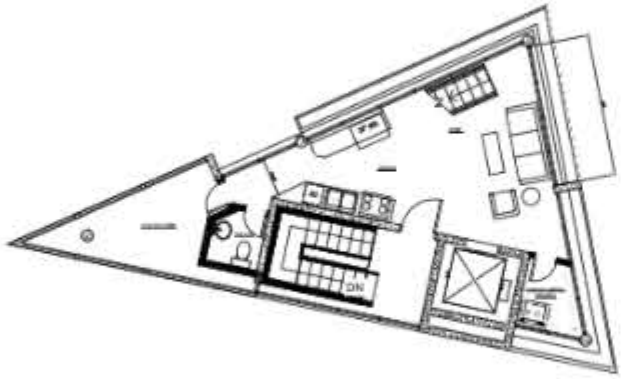
Design with Purpose; Live UP



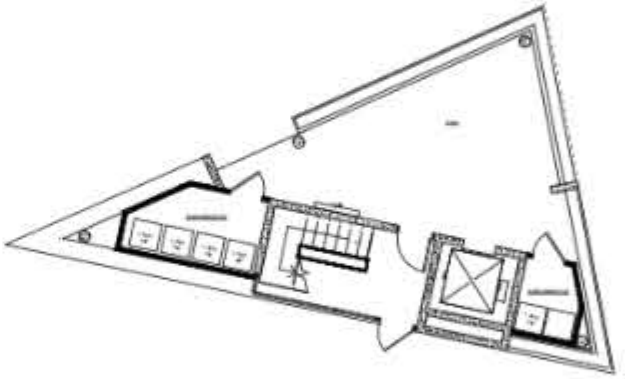
1 A1.1 ROOF LEVEL



2 A1.1 LOFT LEVEL



3 A1.1 MAIN LEVEL



4 A1.1 LOBBY LEVEL

CHESHIRE BRIDGE RD

Cheshire Bridge Rd NE
Atlanta, GA, 30324

PROPOSED PLANS

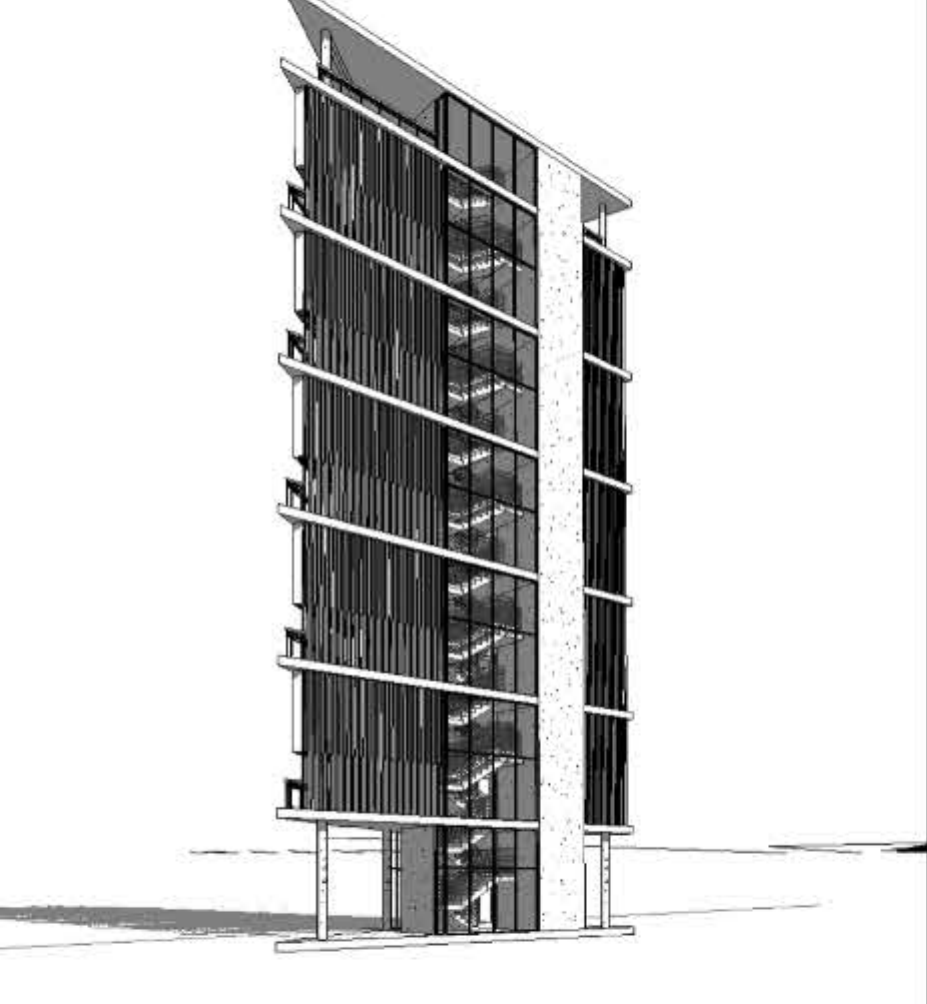
A1.1

Issued	09-11-20
Project	2013
Drawn by	Checked by DH

Revisions

No.	Date	Description

Not Released For Construction



SURVEYOR CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GEORGIA REGISTERED NO. 2840 LAND SURVEYOR BRADLEY D. CASH

_____
Bradley D. Cash
Georgia Registered
Land Surveyor # 2840

(CLERK OF COURT RECORDING INFORMATION)

SITE PHOTOGRAPHS

1

2

VICINITY MAP

SITE LOCATION – LATITUDE: *33-48-40* LONGITUDE: *84-21-24*

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C0261G, AND THE DATE OF SAID MAP IS 09/18/2013. THE PROPERTY LIES WITHIN "ZONE X". THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: ABOVE GROUND UTILITIES ARE SHOWN HEREON. NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

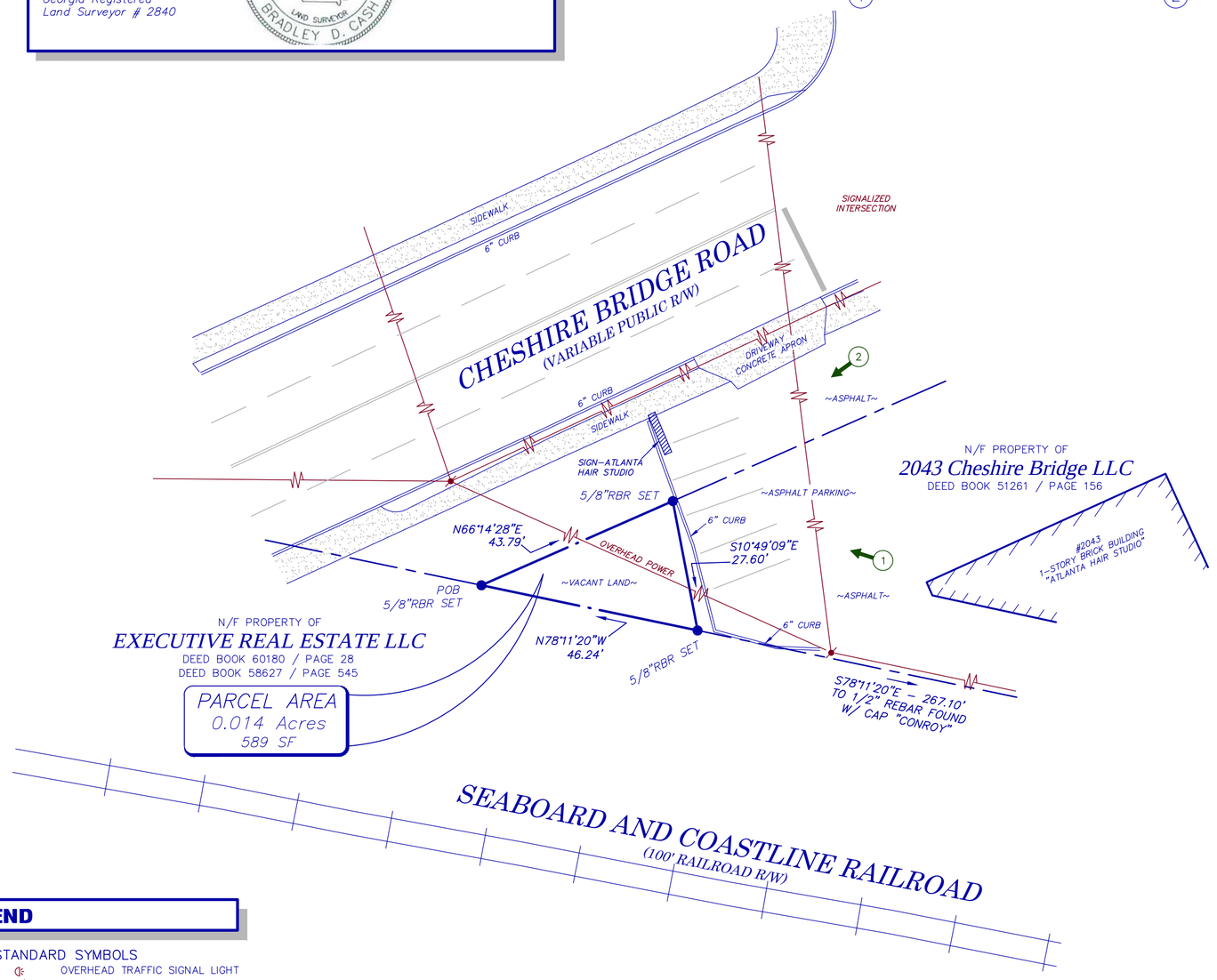
NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "MRC-1-C" AS SHOWN ON THE ZONING MAP OF ATLANTA.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

GRID NORTH – GA. WEST ZONE

GeoSurvey



LEGEND

STANDARD ABBREVIATIONS		STANDARD SYMBOLS
AC	AIR CONDITIONER	OVERHEAD TRAFFIC SIGNAL LIGHT
BH	BORE HOLE	POWER POLE
BSL	BUILDING SETBACK LINE	GUY WIRE
CI	CURB INLET	POWER LINE
CMP	CORRUGATED METAL PIPE	LIGHT POLE
CMF	CONCRETE MONUMENT FND	ELECTRIC TRANSFORMER
CO	SANITARY CLEANOUT	WATER VAULT
CPED	COMMUNICATION PEDESTAL	GAS VALVE
CTP	CRIMPED TOP PIPE	GAS METER
DI	DROP INLET	WATER VALVE
DIP	DUCTILE IRON PIPE	WATER METER
DWCB	DOUBLE WING CATCH BASIN	FIRE HYDRANT
FNC	FENCE	UNDERGROUND ELECTRIC LINE
FND	FOUND	UNDERGROUND GAS LINE
GM	GAS METER	UNDERGROUND COMMUNICATION LINE
INV	INVERT	UNDERGROUND WATER LINE
JB	JUNCTION BOX	PHOTO POSITION INDICATOR
MH	MANHOLE	REGULAR PARKING SPACE COUNT
OCS	OUTLET CONTROL STRUCTURE	HANDICAP PARKING SPACE
OTP	OPEN TOP PIPE	TREE POSITION INDICATOR
PM	POWER METER	
PKS	PK NAIL SET	
POB	POINT OF BEGINNING	
POC	POINT OF COMMENCEMENT	
RCP	REINFORCED CONCRETE PIPE	
RBR	IRON REINFORCING BAR	
RBS	5/8"RBR SET CAPPED LSF 621	
SS	SANITARY SEWER	
SWCB	SINGLE WING CATCH BASIN	

IF YOU DIG

811

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Dial 811
Or Call 800-282-7411

GRAPHIC SCALE

0 10 20 50 100

1"= 20'

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 86,552, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE "S" SERIES TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 44,303 FEET. BDC INIT.

GeoSurvey

Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900
Fax: (770) 795-8880

www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

BOUNDARY SURVEY OF

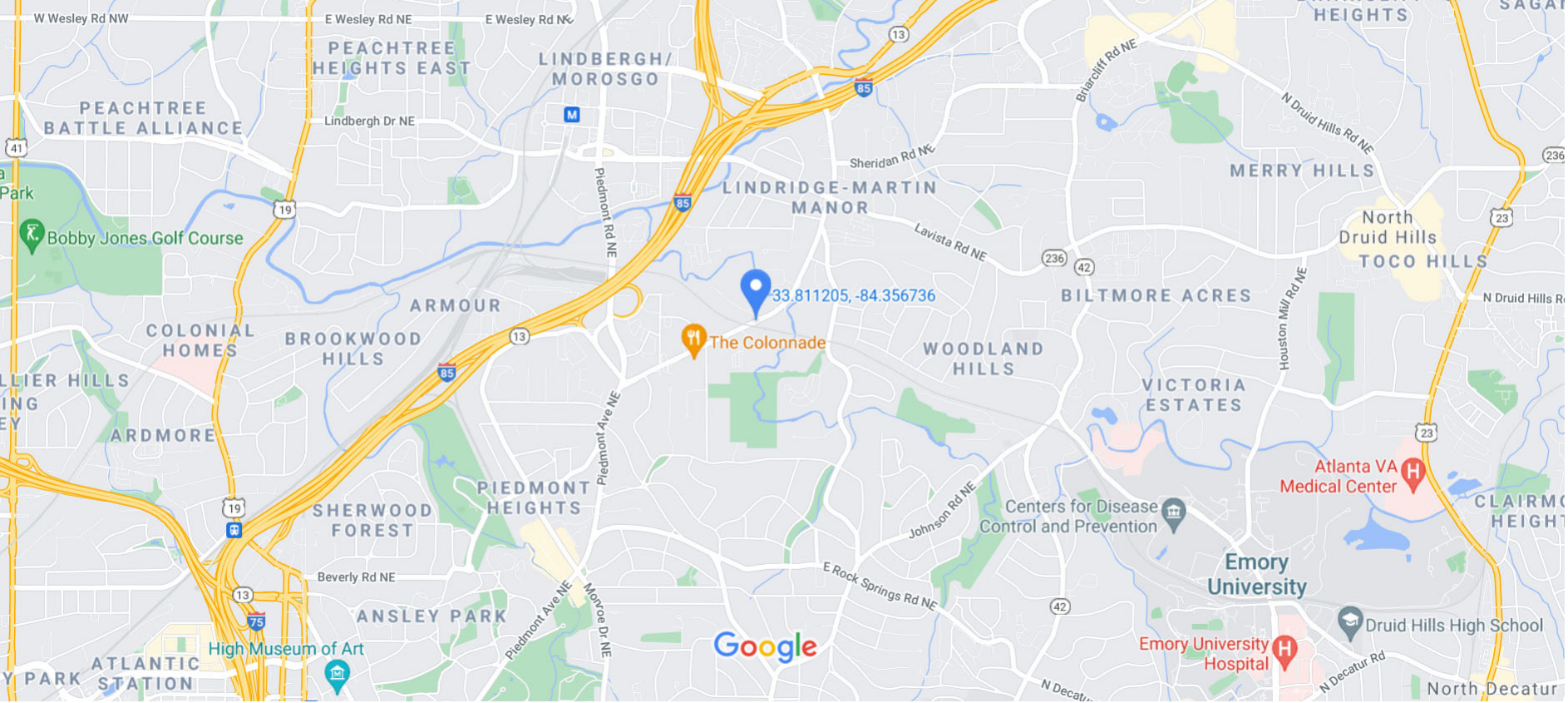
PARCEL 17 004 LL0035

FOR

EXECUTIVE REAL ESTATE, LLC

GS JOB NO:	*20196200*	DRAWING SCALE:	*1"= 20'*	SURVEY DATE:	*08/05/2019*
FIELD WORK:	*CC*	CITY: *ATLANTA*	STATE: *GEORGIA*	REVISIONS	
PROJ MGR:	*BDC*	COUNTY:	*FULTON*	No. / Date / Description	
REVIEWED:	*JRC*	LAND LOTS:	*4*		
DWG FILE:	*20196200.DWG*	DISTRICT:	*17TH*		


Artist Rendering of
Potential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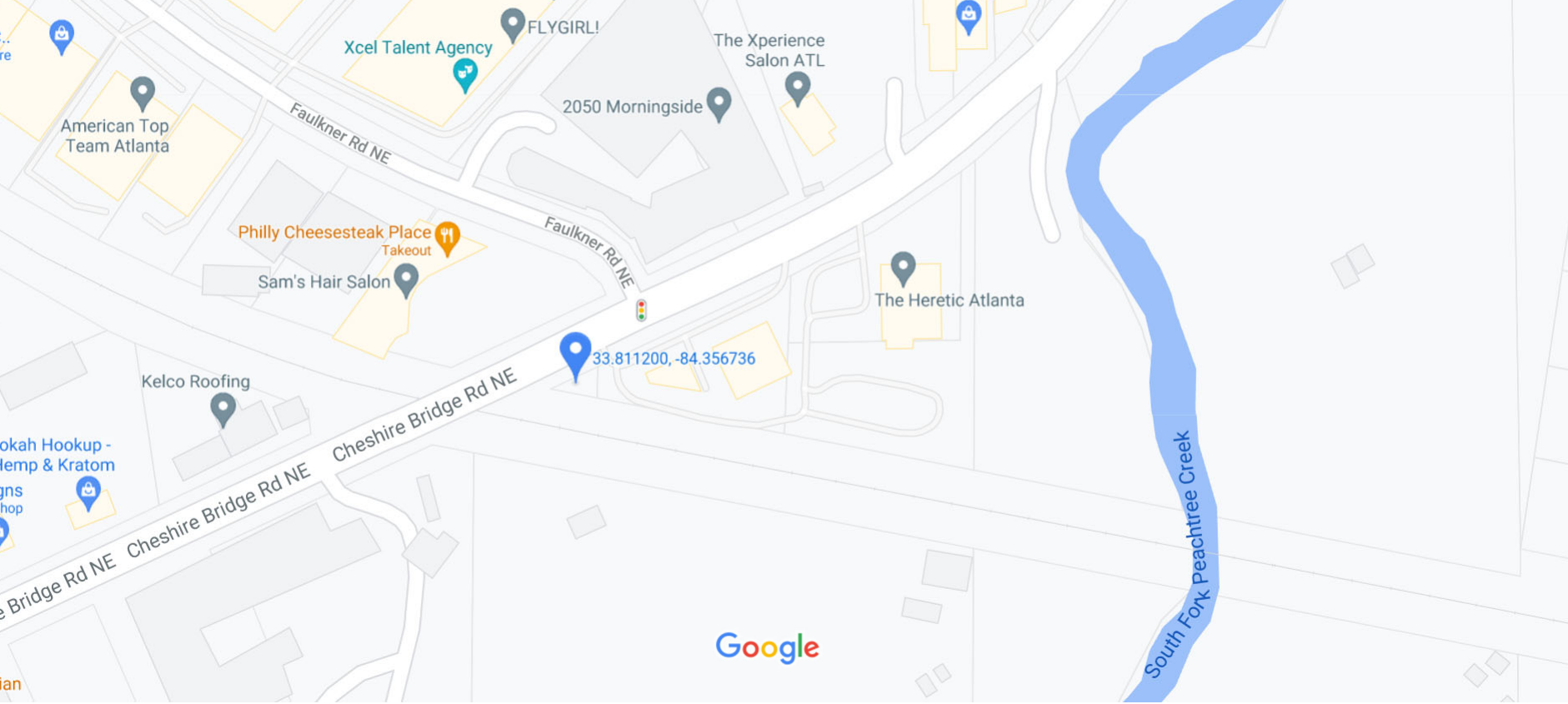
E Wesley Rd NE
E Wesley Rd NE
PEACHTREE HEIGHTS EAST
LINDBERGH/ MOROSGO
PEACHTREE BATTLE ALLIANCE
Lindbergh Dr NE
Briarcliff Rd NE
N Druid Hills Rd NE
Sheridan Rd NE
LINDRIDGE-MARTIN MANOR
MERRY HILLS
Piedmont Rd NE
Bobby Jones Golf Course
Lavista Rd NE
North Druid Hills
TOCO HILLS
33.811205, -84.356736
BILTMORE ACRES
ARMOUR
COLONIAL HOMES
BROOKWOOD HILLS
The Colonnade
WOODLAND HILLS
Houston Mill Rd NE
N Druid Hills Rd
VICTORIA ESTATES
ARDMORE
Piedmont Ave NE
Atlanta VA Medical Center
PIEDMONT HEIGHTS
SHERWOOD FOREST
Johnson Rd NE
Centers for Disease Control and Prevention
Emory University
Beverly Rd NE
E Rock Springs Rd NE
ANSLEY PARK
Druid Hills High School
Piedmont Ave NE
Monroe Dr NE
Emory University Hospital
High Museum of Art
ATLANTIC STATION
N Decatur Rd
North Decatur
Google
Map data ©2021 Google
2000 ft


Xcel Talent Agency
FLYGIRL!
The Xperience Salon ATL
2050 Morningside
American Top Team Atlanta
Faulkner Rd NE
Faulkner Rd NE
Philly Cheesesteak Place
Takeout
Sam's Hair Salon
The Heretic Atlanta
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Kelco Roofing
Cheshire Bridge Rd NE
Cheshire Bridge Rd NE
Cheshire Bridge Rd NE
South Fork Peachtree Creek
Google
Map data ©2021
100 ft