



Faulkner Rd NE

Cheshire Bridge Rd NE



187 ft



2080

285

205

125.12

Faulkner Rd NE

103.5

230.56

134.4

211.06

2000

60.1

236.2

Cheshire Bridge Rd NE

300.9

186.7

2043



41

40

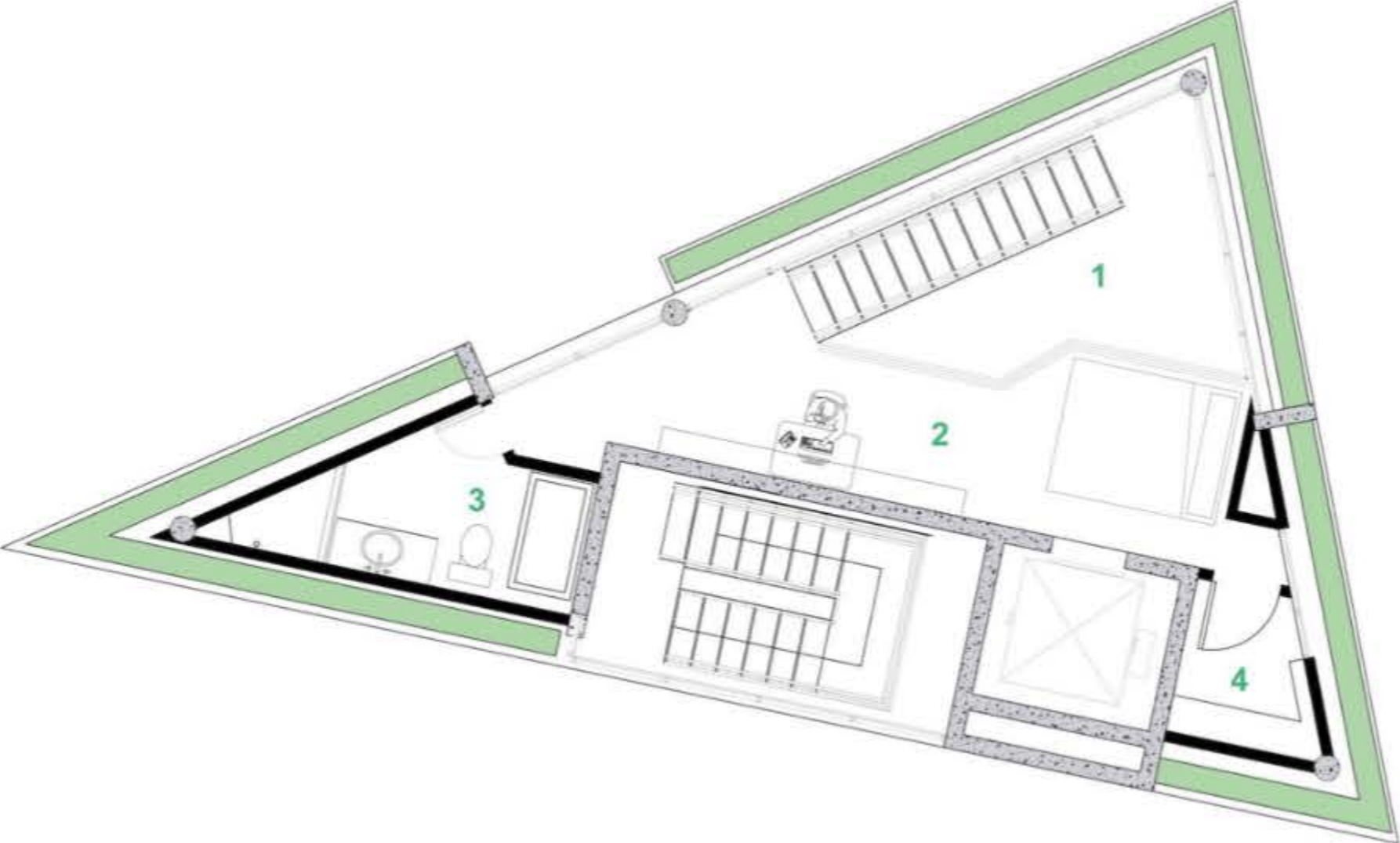
267.1

1989

705.1

2000

LOFT



LEVEL 2-6 LOFT

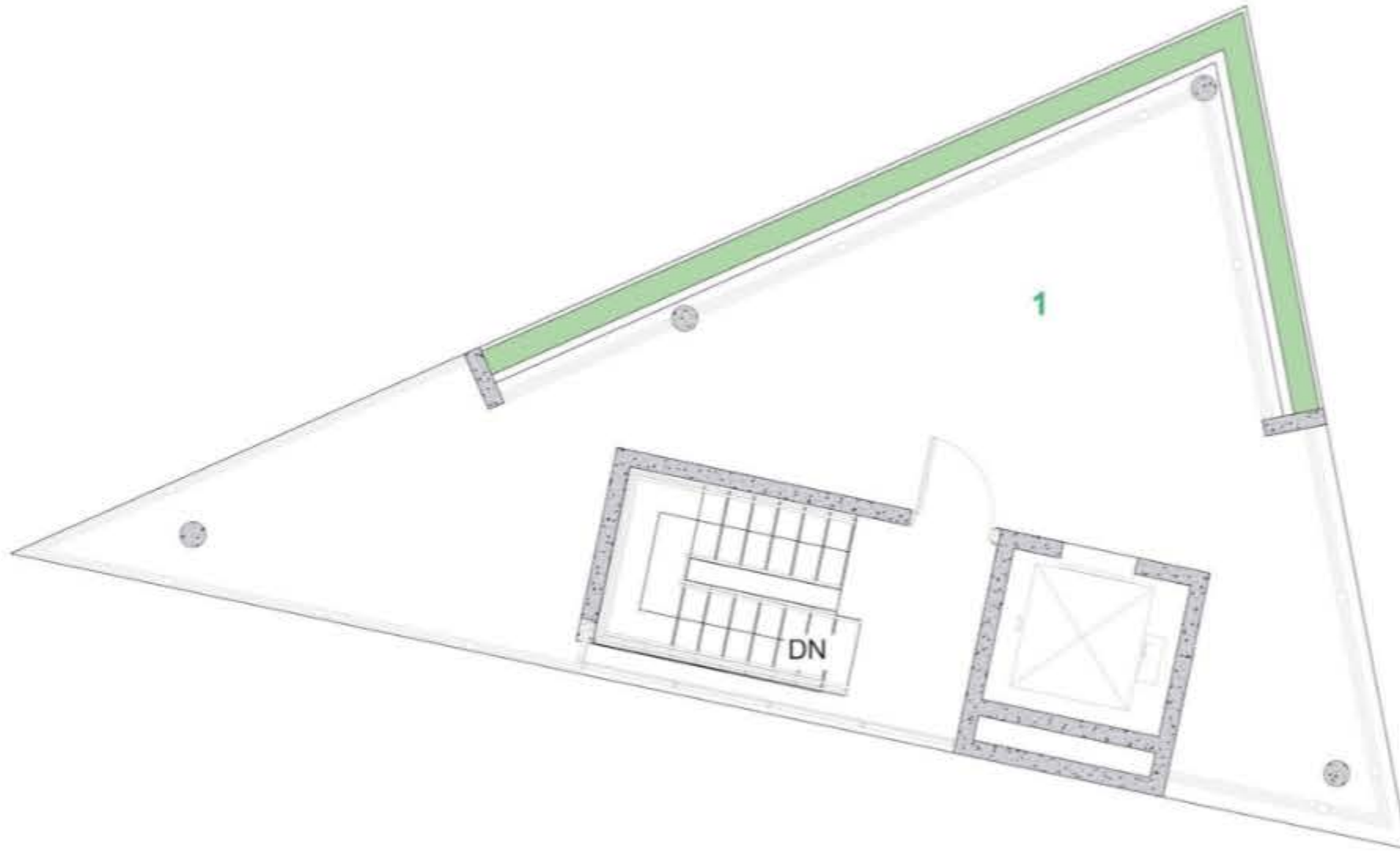
1. OPEN BELOW

2. LOFT AREA

3. MASTER BATH

4. MASTER CLOSET

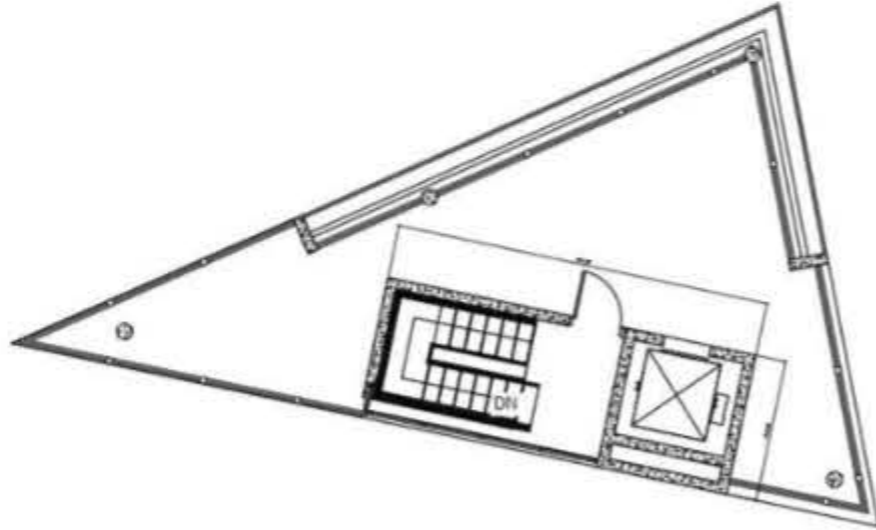
ROOF



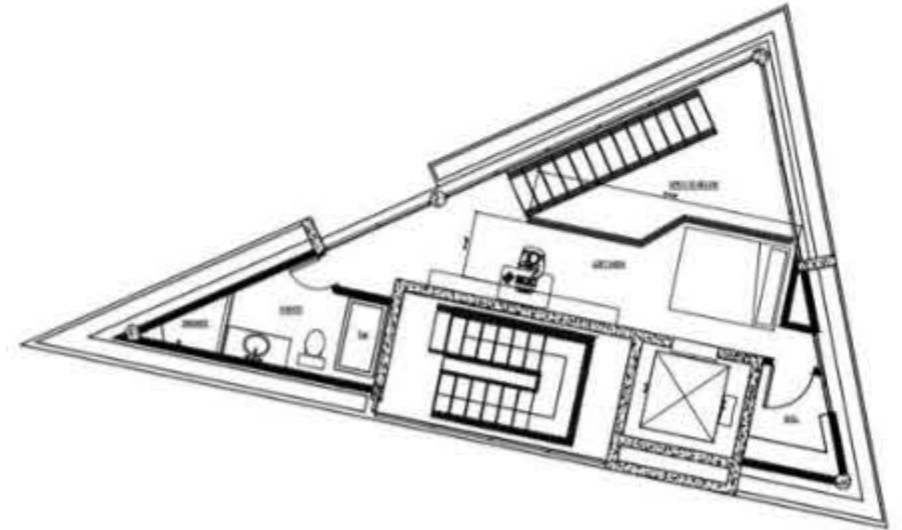
ROOF LEVEL

1. ROOF TOP TERRACE

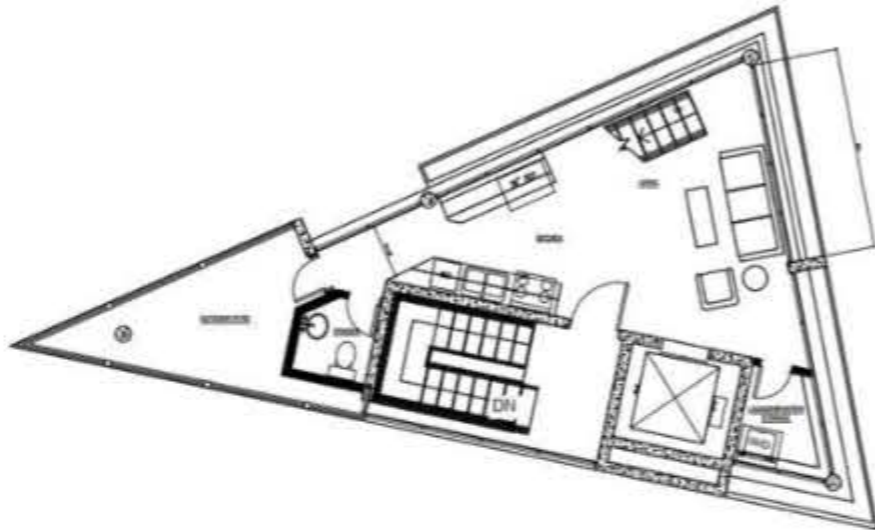
ARCHITECTURAL PLANS



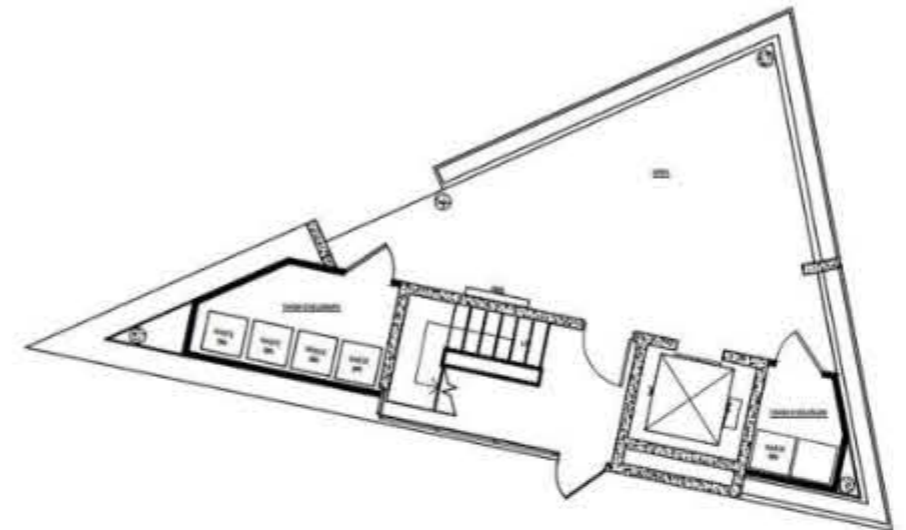
1 ROOF LEVEL
SCALE 3/8" = 1'-0"



2 LOFT LEVEL
SCALE 3/8" = 1'-0"



3 MAIN LEVEL
SCALE 3/8" = 1'-0"



4 LOBBY LEVEL
SCALE 3/8" = 1'-0"

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 lcode 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.

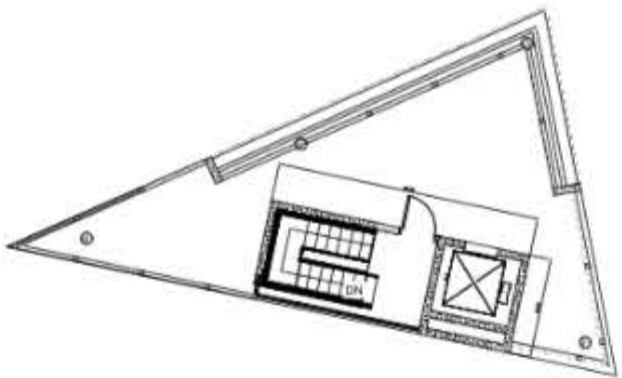


Urban Purpose
Architecture

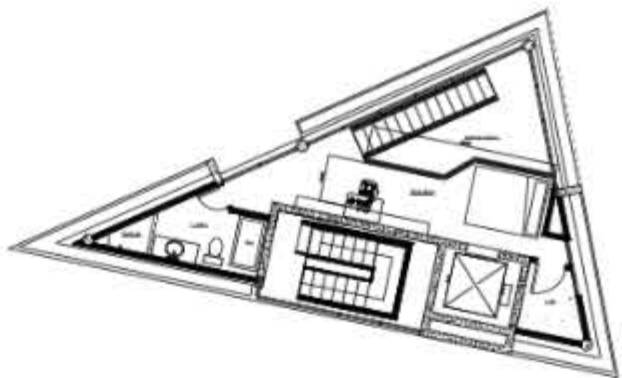
Urban Purpose Design Co., LLC
Design with Purpose
Live UP

100 North Capital City Dr
Atlanta, GA 30303
www.urbanpurpose.com

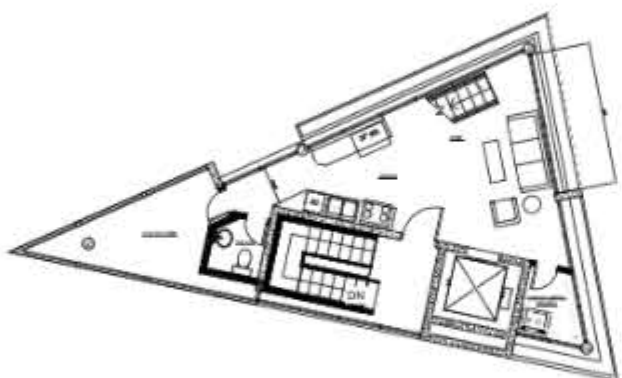
CHESHIRE BRIDGE RD
Cheshire Bridge Rd NE
Atlanta, GA, 30324



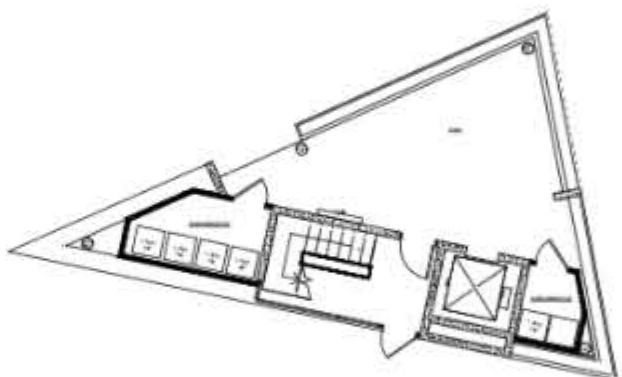
1 ROOF LEVEL
A1.1



2 LOFT LEVEL
A1.1



3 MAIN LEVEL
A1.1



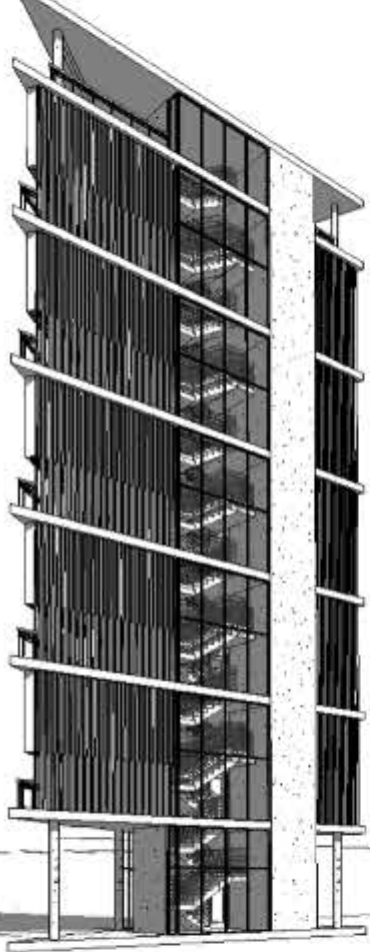
4 LOBBY LEVEL
A1.1

PROPOSED PLANS		
A1.1		
Issued	08-11-2013	
Project	2013	
Drawn by	David H.	
Checked by	DH	
Revisions		
No.	Date	Description

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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 herein. 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.



Bradley D. Cash
Georgia Registered
Land Surveyor # 2840

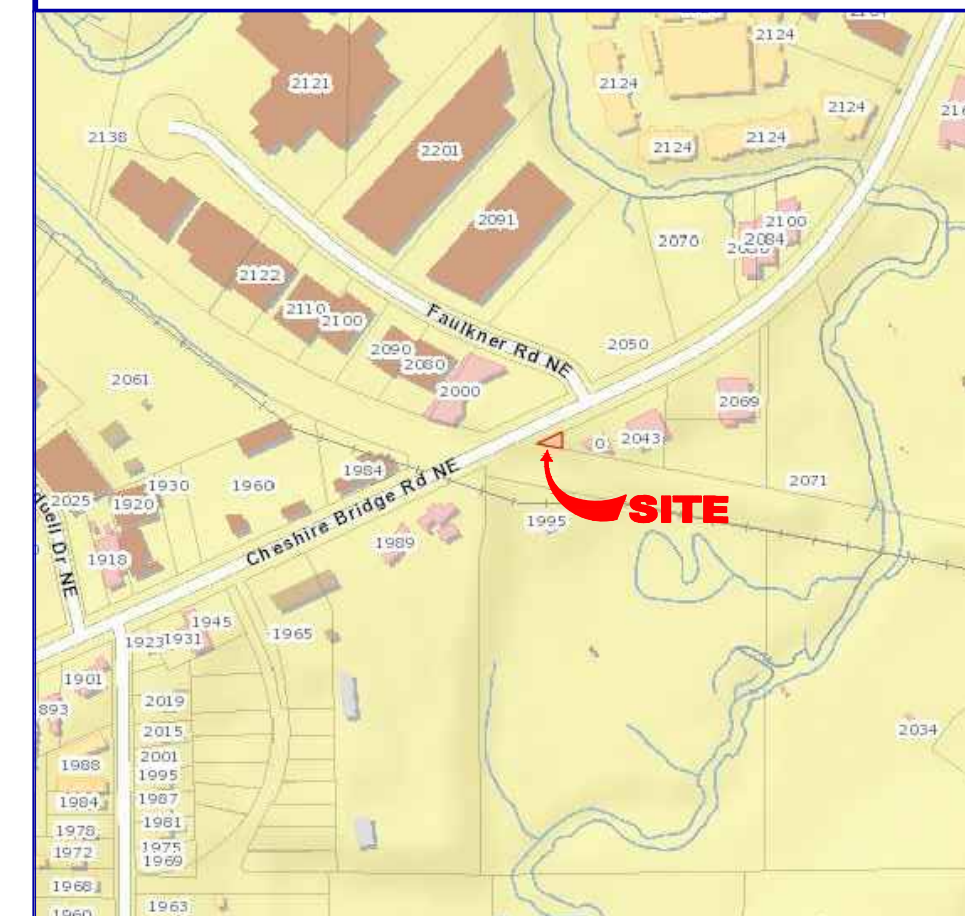
(CLERK OF COURT RECORDING INFORMATION)

SITE PHOTOGRAPHS



VICINITY MAP

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



GENERAL NOTES

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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.

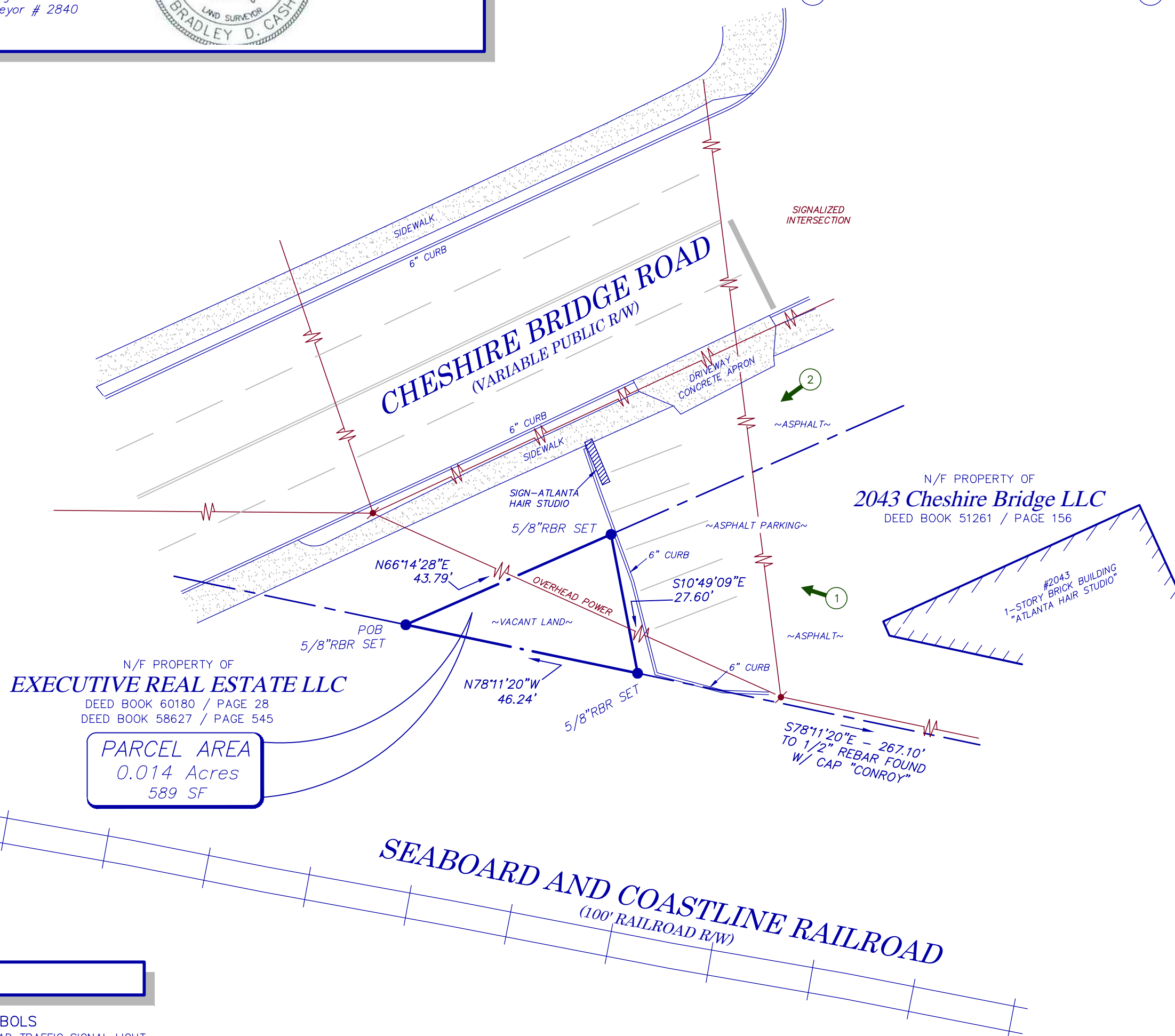
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CLOSURE STATEMENT

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.

GRID NORTH - GA. WEST ZONE



LEGEND

STANDARD ABBREVIATIONS

- AC AIR CONDITIONER
- BH BORE HOLE
- BSL BUILDING SETBACK LINE
- CI CURB INLET
- CMP CORRUGATED METAL PIPE
- CMF CONCRETE MONUMENT FND
- CO SANITARY CLEANOUT
- CPED COMMUNICATION PEDESTAL
- CTP CRIMPED TOP PIPE
- DI DROP INLET
- DIP DUCTILE IRON PIPE
- DWCB DOUBLE WING CATCH BASIN
- FNC FENCE
- FND FOUND
- GM GAS METER
- INV INVERT
- JB JUNCTION BOX
- MH MANHOLE
- OCS OUTLET CONTROL STRUCTURE
- OTP OPEN TOP PIPE
- 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

STANDARD SYMBOLS

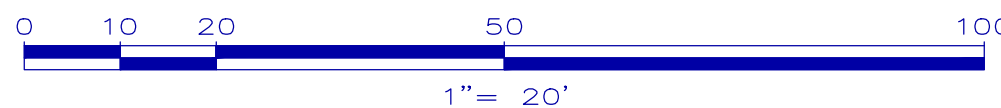
- OVERHEAD TRAFFIC SIGNAL LIGHT
- POWER POLE
- GUY WIRE
- POWER LINE
- LIGHT POLE
- ELECTRIC TRANSFORMER
- WATER VAULT
- GAS VALVE
- GAS METER
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND COMMUNICATION LINE
- UNDERGROUND WATER LINE
- PHOTO POSITION INDICATOR
- REGULAR PARKING SPACE COUNT
- HANDICAP PARKING SPACE
- TREE POSITION INDICATOR

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BOUNDARY SURVEY OF

PARCEL 17 004 LL0035

FOR

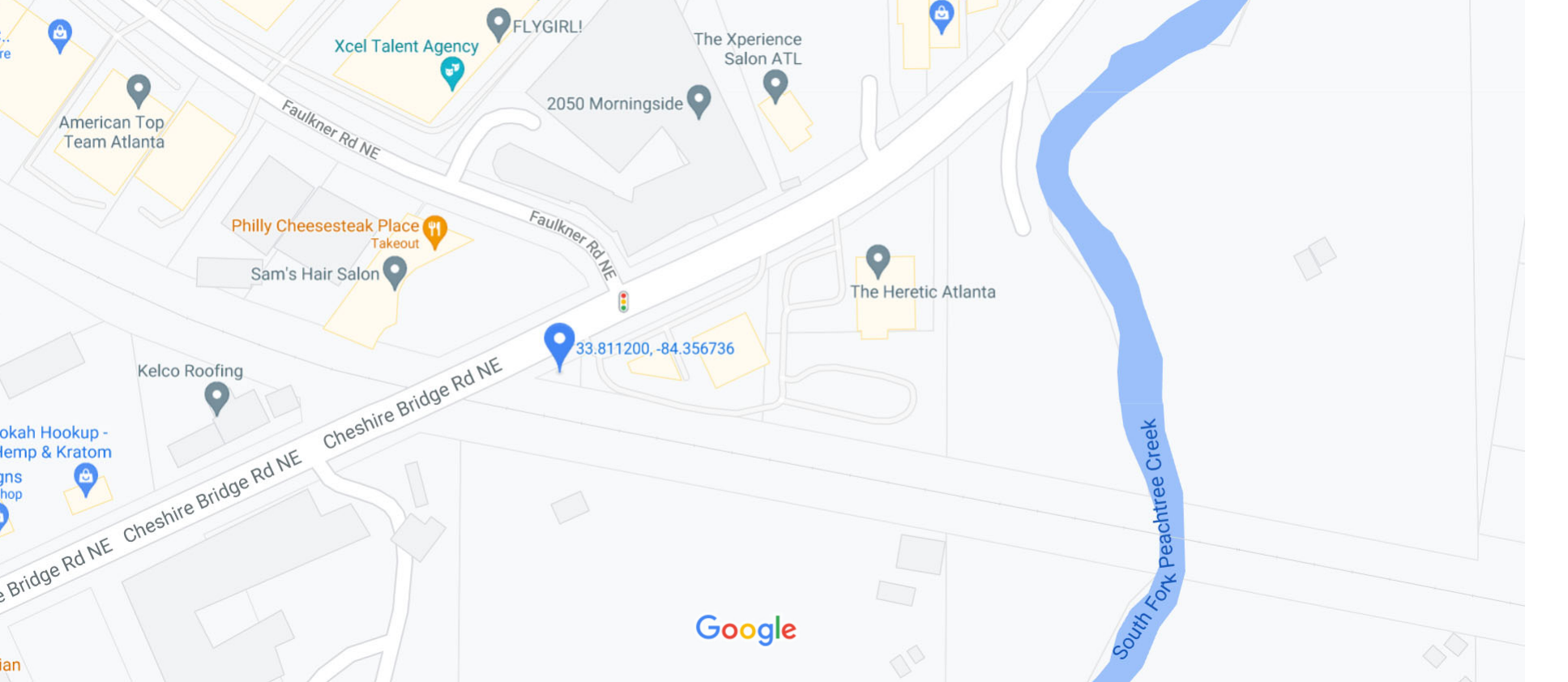
EXECUTIVE REAL ESTATE, LLC

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PROJ MGR:	BDC	COUNTY:	FULTON	REVISIONS	
REVIEWED:	JRC	LAND LOTS:	4	No.	Date
DWG FILE:	20196200.DWG	DISTRICT:	17TH	Description	





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Xcel Talent Agency

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Takeout

Sam's Hair Salon

The Heretic Atlanta

33.811200, -84.356736

Kelco Roofing

Cheshire Bridge Rd NE

South Fork Peachtree Creek

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