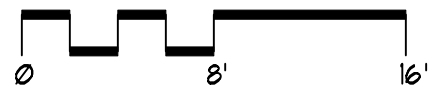


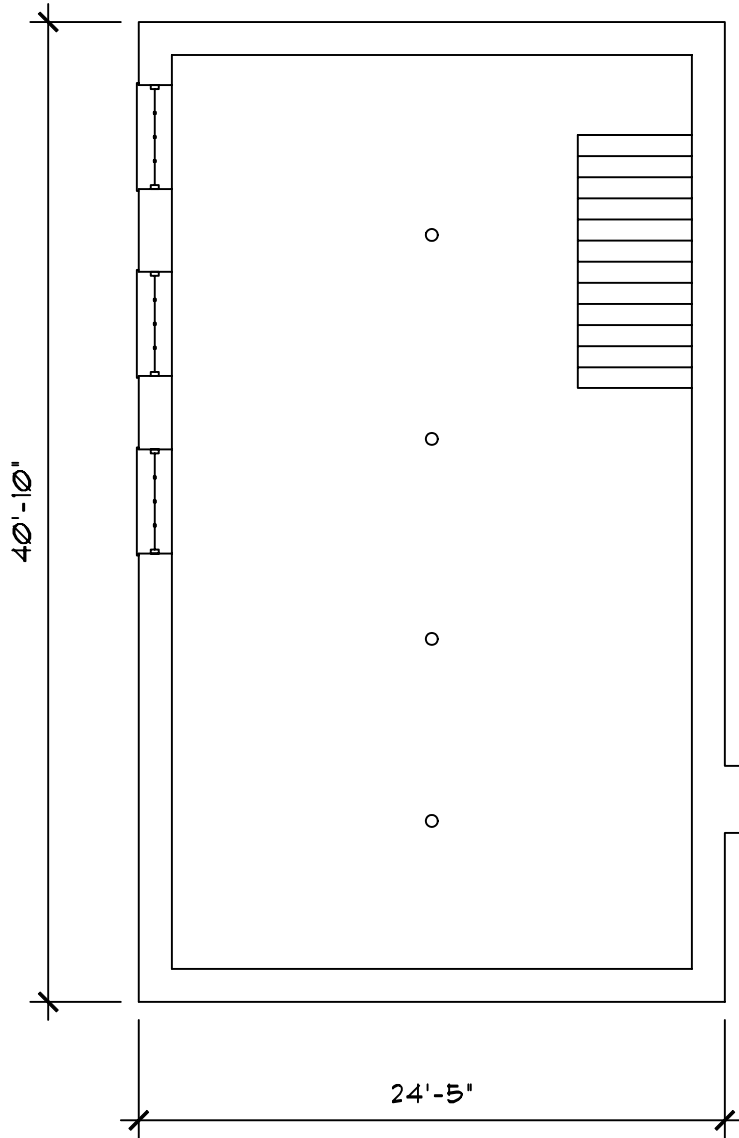
2
A1.0

FIRST FLOOR PLAN



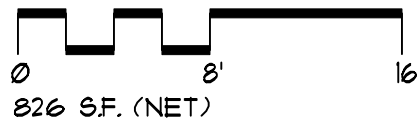
SCALE: 1/8" = 1'-0"

1,357 S.F. (NET)



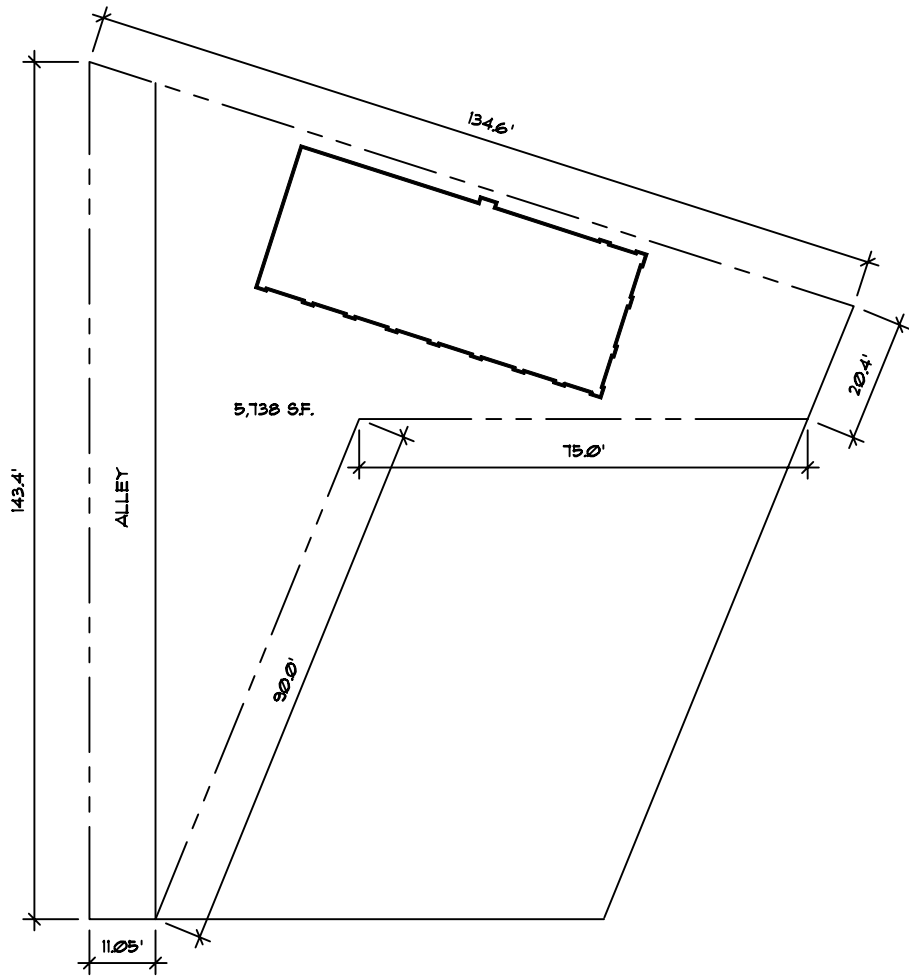
3
A1-0

BASEMENT FLOOR PLAN

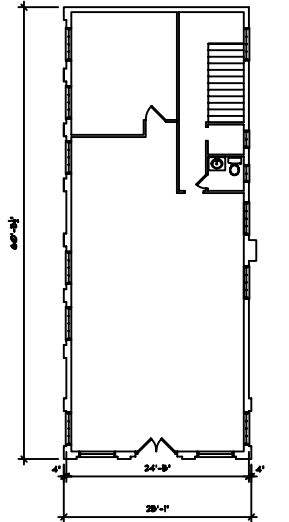


SCALE: 1/8" = 1'-0"

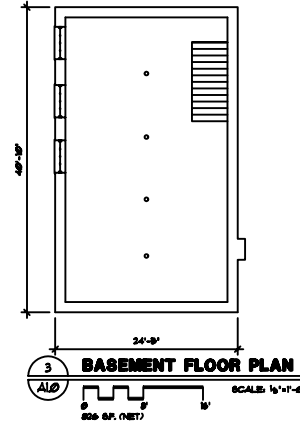
PROJECT DESCRIPTION	
BASEMENT:	826 S.F. (NET)
FIRST FLOOR:	1, 351 S.F. (NET)
TOTAL:	2, 183 S.F. (NET)



1 SITE PLAN
 A1.0 SCALE: 1"=10'-0"



2 FIRST FLOOR PLAN
 A1.0 SCALE: 1/4"=1'-0"



3 BASEMENT FLOOR PLAN
 A1.0 SCALE: 1/4"=1'-0"

PROJECT DESCRIPTION	
BASEMENT:	806 SF. (NET)
FIRST FLOOR:	1,387 SF. (NET)
TOTAL:	2,393 SF. (NET)

PIMSLEY • HOSS
 ARCHITECTS, INC.
 RANDY E. PIMSLEY, AIA
 W. ALLEN HOSS, AIA
 1288 SPRING STREET, NW, SUITE 8 ATLANTA, GEORGIA 30309
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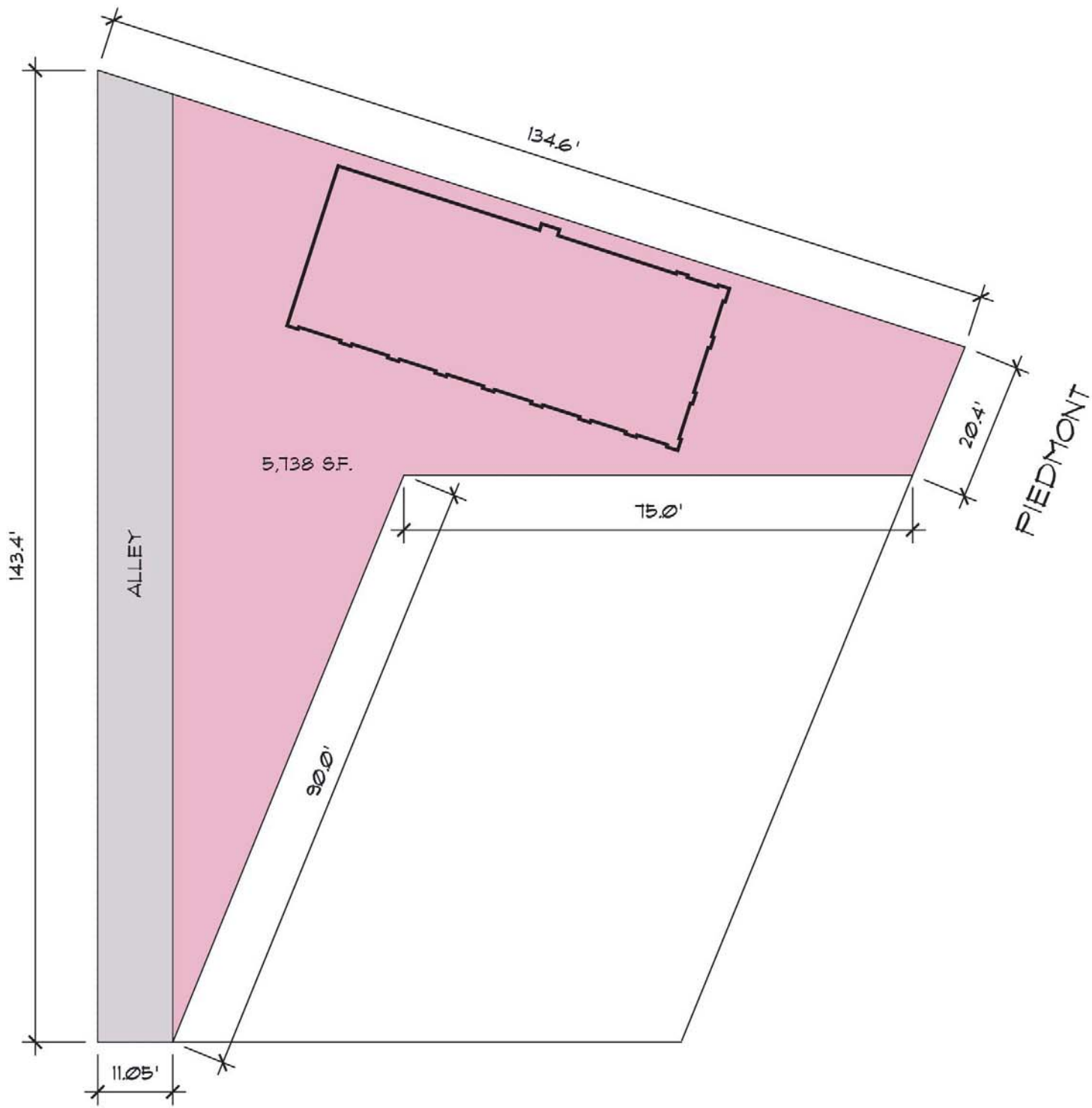
1086 PIEDMONT ROAD
 ATLANTA, GEORGIA

PROJECT NO. 03107		
SCALE: AS NOTED		
REV.	DATE	DESCRIPTION

SITE AND FLOOR PLANS

A1.0

03.04.05
 NOT RELEASED
 FOR CONSTRUCTION



12th STREET







PIEDMONT SPI-17, SUB-AREA 2

PIEDMONT NORTH DISTRICT REGULATIONS

Piedmont Avenue (Sub-area 2)	
Development Land Uses	Development Controls
<ul style="list-style-type: none"> ■ Residential ■ Nonresidential 	1.49 Shall not exceed 5% of the residential floor area. Requires ground level, street frontage and less than 100 linear feet of frontage.
Development Controls	
Maximum Building Coverage	Not specified
Useable Open Space Req. (UOSR) - Residential	See L.U.I.*
Minimum Façade Height	24'
Maximum Height	50' (or as limited by the 45 degree transitional height plane, see 16-18Q.009)
Minimum Sidewalk Width	15' (10' clear zone + 5' tree and street furniture zone)
Side Yard Setback	15'
Rear Yard Setback	15'
Minimum Supplemental Zone Width	15'
Street Trees	Street trees within the street furniture and tree planting zone shall have a minimum 3" caliper, 12' height and limbed up 7'. Trees shall be planted a maximum distance of 40' on center with a minimum tree well of 32 sq. ft.
Street Tree Grates	4'x8' Ironsmith Starburst Series II grates or similar where installed
Street Tree Landscaping/Groundcover	Around and between trees use evergreen ground cover such as <i>Liriope spicata</i> or Mondo grass less than 24"
Nonresidential uses	Requires ground level, street frontage and less than 100 linear feet of frontage

Permitted Uses		
Single-family residential	Barber & beauty shops (< 2000 sq. ft.)	Retail & grocers (< 5000 sq. ft.)
Two-family residential	Laundry & dry cleaners (< 2000 sq. ft.)	Sales & repair establishments (< 5000 sq. ft.)
Multi-family residential	Offices, studios, clinics (< 5000 sq. ft.)	Structures/uses for MARTA

■ Pursuant to City of Atlanta Zoning Ordinance Sec. 16-28.016, adult businesses are not permitted.

Uses Permitted with Special Permit		
Childcare centers, kindergartens and special schools	Nursing homes and convalescent centers	Religious worship facilities
Eating & drinking establishments (< 5000 sq. ft.)		

Parking Requirements	
Land Use	Number of Spaces
Residential	See L.U.I.*
Restaurants	min.1 per 100 sq. ft.
Accessory outdoor dining (< 25% of gross floor area)	None
Accessory outdoor dining (> 25% of gross floor area)	min.1 per 200 sq. ft.
Retail	min.1 per 200 sq. ft.
Office	min.1 per 300 sq. ft.

● Land Use Intensity ratios (L.U.I.), City of Atlanta Zoning Ordinance, Sec. 16-08-010

- ◆ Off-street parking shall be located in the side or rear yards and shall not be located between the principal structure and the street.
- ◆ One electric vehicle charging station is required for each 100 automobile parking spaces (not required to exceed 12 spaces).
- ◆ Bicycle parking spaces requirements: 1:20 spaces for non-residential developments, 1space: 5 multi-family residential units.

Produced by Midtown Alliance in conjunction with the City of Atlanta, Department of Planning, Development, & Neighborhood Conservation; Bureau of Planning
 For more information visit: www.midtownalliance.org