



SITE PLAN NOTES
 #1 - REQUESTED VARIANCE FOR SEC. 16-16.007. (3) (a) TO REDUCE I-1 FRONT YARD DISTANCE FROM 40' TO 17'-0"

ZONING DESIGNATION - 346 COPENHILL
 I-1/HC20LSA1 BELTLINE OVERLAY INMAN PARK OVERLAY

FLOOR AREA RATIO - 346 COPENHILL

NET LOT AREA:	7,205 SF (0.165 ACRES)
COMMERCIAL MAX ALLOWABLE F.A.R.:	14,410 SF (2.0 LOT AREA)
BUILDING E	
FIRST LEVEL:	4,646 SF
SECOND LEVEL:	4,755 SF
THIRD LEVEL:	4,755 SF
PROPOSED F.A.R.:	14,156 SF (1.96)

PARKING

320/342 LOT	120 SPACES REQUIRED
RESTAURANT (9,000 SF @ 1:100)	90 SPACES
RETAIL/COMMERCIAL (950 SF @ 1:600)	2 SPACES
RESIDENTIAL (32 UNITS @ 0.87 PER UNIT)	28 SPACES
346 LOT	47 SPACES REQUIRED, WILL SHARE WITH 320/342 RESTAURANT
OFFICE/COMMERCIAL (14,230 SF @ 1:300)	47 SPACES
TOTAL PARKING PROVIDED	120 SPACES

01	TYPE III HP SUBMISSION	09.01.2022
No.	REVISIONS/SUBMISSIONS	Date
Seal		

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SITE PLAN @ PARKING & STREET LEVEL
 Project No. 22016 Drawing No.
 Date 08.11.2022
 Scale AS NOTED

THE CORNER
 346 Copenhill Ave NE,
 Atlanta, Georgia, 30307