



CALCULATIONS			
ZONING DESIGNATION - 320/342 CONSOLIDATED LOT			
MRC-1-C/HC20LSA1 BELTLINE OVERLAY INMAN PARK OVERLAY			
FLOOR AREA RATIOS - 320/342 CONSOLIDATED LOT			
NET LOT AREA:		28,950 SF	
NET LOT AREA (342 ONLY):		7,606 SF	
320/342 COMMERCIAL MAX ALLOWABLE F.A.R.:		28,950 SF (1.0 LOT AREA)	
320 ONLY RESIDENTIAL MAX ALLOWABLE F.A.R.:		14,937 SF (0.696 LOT AREA)	
342 ONLY RESIDENTIAL MAX ALLOWABLE F.A.R.:		3,803 SF (0.5 LOT AREA)	
BUILDING A			
(RESTAURANT/COMMERCIAL) FIRST LEVEL:	(5,773 SF)	4,165 SF + 1,600 SF COURTYARD	9,938 SF
(OFFICE/COMMERCIAL) SECOND LEVEL:			4,165 SF
BUILDING B			
(RESTAURANT&OFFICE/COMMERCIAL) FIRST LEVEL:			11,850 SF
(OFFICE/COMMERCIAL) SECOND LEVEL:			4,650 SF
(OFFICE/COMMERCIAL) THIRD LEVEL:			4,650 SF
(OFFICE/COMMERCIAL) THIRD LEVEL:			2,550 SF
BUILDING C (32 UNITS + CLUBHOUSE/AMENITY SPACE)			
(RESIDENTIAL) FIRST LEVEL:			24,965 SF
(RESIDENTIAL) SECOND LEVEL:			6918 SF
(RESIDENTIAL) THIRD LEVEL:			6918 SF
(RESIDENTIAL) FOURTH LEVEL:			6918 SF
(RESIDENTIAL) FOURTH LEVEL:			4211 SF
BUILDING D (EXST. 346 COPENHILL HOUSE) - 342 ONLY			
NEW LOWER LEVEL:			2,923 SF
EXISTING UPPER LEVEL:			1,342 SF
NEW UPPER LEVEL ADDITION:			1,230 SF
NEW UPPER LEVEL ADDITION:			351 SF
TOTAL PROPOSED COMMERCIAL FAR			
			21,788 SF
TOTAL PROPOSED 320-ONLY RESIDENTIAL FAR			
			24,965 SF
TOTAL PROPOSED 342-ONLY RESIDENTIAL FAR			
			2,923 SF
TOTAL COMBINED FAR:			
			49,676 SF (1.716)
UOSR, BONUSES - 320/342 CONSOLIDATED LOT			
BLDG B PLAZA + SIDEWALK + BLDG D PLAZA			2,450 SF
BLDG B EGRESS WALK + BIKE PARKING PATIO			550 SF
BLDG D LANDSCAPED TERRACES			855 SF
COURTYARD ABOVE PARKING GARAGE			3,399 SF
BLDG B ROOF DECK			163 SF
BLDG C UNIT PORCHES (1/2 COUNTED = 300 SF PER LEVEL)			900
BLDG C ROOF DECK			2,400 SF
TOTAL UOS (FOR BONUS RESIDENTIAL SPACE):			10,717 SF
TOTAL BONUS SF FOR RESIDENTIAL:	(10,717 SF x2)		21,434 SF
TOTAL ALLOWABLE RES. (W/ BONUS):			
			36,371 SF
TOTAL PROPOSED RESIDENTIAL:			
			27,888 SF
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	
TOTAL PARKING PROVIDED		120 SPACES	
VARIANCES			
VARIANCE REQUEST TO RAISE HEIGHT OF GABLE ROOF @ BUILDING A (EXISTING VILLA DE GRIP/320 BUILDING) UP 5'-8"			

JONES PIERCE

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THE CORNER

Type III HP Application

320 North Highland Avenue,  
Atlanta, Georgia, 30307

01 TYPE III HP SUBMISSION

09.01.2022

No. REVISIONS/SUBMISSIONS

Date

Seal

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Drawing Title

SITE PLAN @ PARKING & STREET LEVEL

Project No.

22016

Drawing No.

Date

08.11.2022

Scale

AS NOTED

A0.2a