



**CALCULATIONS**

<b>ZONING DESIGNATION - 320/342 CONSOLIDATED LOT</b>	
MRC-1-C/HC20LSA1 BELTLINE OVERLAY INMAN PARK OVERLAY	
<b>FLOOR AREA RATIOS - 320/342 CONSOLIDATED LOT</b>	
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)
<b>BUILDING A</b> 9,938 SF	
(RESTAURANT/COMMERCIAL) FIRST LEVEL:	(5,773 SF) 4,165 SF + 1,600 SF COURTYARD
(OFFICE/COMMERCIAL) SECOND LEVEL:	4,165 SF
<b>BUILDING B</b> 11,850 SF	
(RESTAURANT&OFFICE/COMMERCIAL) FIRST LEVEL:	4,650 SF
(OFFICE/COMMERCIAL) SECOND LEVEL:	4,650 SF
(OFFICE/COMMERCIAL) THIRD LEVEL:	2,550 SF
<b>BUILDING C</b> (32 UNITS + CLUBHOUSE/AMENITY SPACE) 24,965 SF	
(RESIDENTIAL) FIRST LEVEL:	6918 SF
(RESIDENTIAL) SECOND LEVEL:	6918 SF
(RESIDENTIAL) THIRD LEVEL:	6918 SF
(RESIDENTIAL) FOURTH LEVEL:	4211 SF
<b>BUILDING D (EXST. 346 COPENHILL HOUSE) - 342 ONLY</b> 2,923 SF	
NEW LOWER LEVEL:	1,342 SF
EXISTING UPPER LEVEL:	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)
<b>UOSR, BONUSES - 320/342 CONSOLIDATED LOT</b>	
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

<b>ZONING DESIGNATION - 346 COPENHILL</b>	
I-1/HC20LSA1 BELTLINE OVERLAY INMAN PARK OVERLAY	
<b>FLOOR AREA RATIO - 346 COPENHILL</b>	
NET LOT AREA:	7,205 SF (0.165 ACRES)
COMMERCIAL MAX ALLOWABLE F.A.R.:	14,410 SF (2.0 LOT AREA)
<b>BUILDING E</b>	
FIRST LEVEL:	4,779 SF
SECOND LEVEL:	4,809 SF
THIRD LEVEL:	4,642 SF
PROPOSED F.A.R.:	14,231 SF (1.97)

<b>PARKING</b>		<b>120 SPACES REQUIRED</b>	
320/342 LOT		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



**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

This drawing is the property of Jones Pierce Architects, Inc. and is not to be reproduced or copied in whole or in part. It is not to be used on any other project, and is to be returned upon request. Scales as stated hereon are for reference only, as normal reproduction processes may alter the accuracy of original drawings. Jones Pierce, Architects, Inc. © 2022

**SITE PLAN - ABOVE STREET LEVEL**

Project No. 22016 Drawing No.

Date 08.11.2022  
 Scale AS NOTED **A0.2b**