



NOTE PRIVATE SERVICE GARBAGE PICKUP

NOTE (10) NEW TREES PROPOSED, 2.5" CALIPER

SITE INFO & CALCULATIONS	
PROJECT DESCRIPTION	
PROPOSING TO REZONE PROPERTIES 62 & 54 WAVERLY WAY FROM R-5/HC20L-SA1 AND I-2/HC20L-SA2 TO MR-4B/HC20L-SA2. PROPOSED COMPOSITE SITE PLAN SHOWS 11 SINGLE-FAMILY ATTACHED DWELLING UNITS WITH A CENTRAL DRIVE AND COURT. ALL BUILDINGS ARE TO BE 3 STORIES WITH PENTHOUSES FOR ROOF DECK ACCESS. TOWNHOMES TO BE 35' IN HEIGHT AT FRONT ELEVATIONS WITH PENTHOUSES TO BE SET BACK WITHIN THE TRANSITIONAL HEIGHT PLANE. EXISTING ALLEY TO BE CONSOLIDATED & NEW PROPOSED PROPERTY TO BE AT 54 WAVERLY SIDE OF ALLEY (62 WAVERLY TO GAIN ALLEY AREA).	
EXISTING ZONING DESIGNATION	
62 WAVERLY: R-5/ HC20L-SA1	LAND LOT: 14 DISTRICT: 14TH
SETBACKS: FRONT=30', SIDE=7', REAR=7'	
54 WAVERLY: I-2/ HC20L-SA2	LAND LOT: 14 DISTRICT: 14TH
SETBACKS: FRONT=40', SIDE=NONE (5' IF NOT BUILT TO LOT LINE), REAR=NONE	
PROPOSED ZONING DESIGNATION	
62 & 54 WAVERLY: MR-4B/HC20L-SA2	
SETBACKS PER ZONING:	
- FRONT= PER HISTORIC DISTRICT (HD) COMPATIBILITY,	
- SIDE=15'; (MAY BE REDUCED TO ZERO WHEN RESIDENTIAL USE HAS NO WINDOWS ADJACENT TO SUCH YARD); PER HD COMPATIBILITY	
- REAR=20'	
SETBACKS PROPOSED:	
- FRONT= 14' (PER HISTORIC DISTRICT COMPATIBILITY)	
- SIDE= 7' AT NORTH SIDE (PER HD COMPATIBILITY) & 5' AT SOUTH SIDE (PER COMPATIBILITY & NO RESIDENTIAL USE ADJACENT TO THIS YARD)	
- REAR=15' (3/4 OF REQ'D. YARD, LARGER THAN COMPATIBILITY REQUIREMENT)	
FLOOR AREA RATIO	
62 WAVERLY WAY	
NET LOT AREA:	11,582 S.F.
GROSS LAND AREA:	14,854 S.F.
54 WAVERLY WAY	
NET LOT AREA:	6,261 S.F.
GROSS LAND AREA:	8,087 S.F.
TOTAL COMPOSITE SITE	
TOTAL NET LOT AREA:	17,843 S.F.
GROSS LAND AREA:	22,941 S.F.
62 WAVERLY WAY F.A.R.	7 UNITS
TOTAL UNIT TYPE 'A' FLOOR AREA:	1,936 S.F.
FIRST LEVEL:	264 S.F.
SECOND LEVEL:	704 S.F.
THIRD LEVEL:	704 S.F.
PENTHOUSE LEVEL:	264 S.F.
TOTAL ALL TYPE 'A' UNITS (x4):	7,744 S.F.
TOTAL UNIT TYPE 'B' FLOOR AREA:	1,932 S.F.
FIRST LEVEL:	324 S.F.
SECOND LEVEL:	684 S.F.
THIRD LEVEL:	684 S.F.
PENTHOUSE LEVEL:	240 S.F.
TOTAL ALL TYPE 'B' UNITS (x3):	5,796 S.F.
TOTAL FAR FOR 62 WAVERLY	13,540 S.F.
54 WAVERLY WAY F.A.R.	4 UNITS
TOTAL UNIT TYPE 'C' FLOOR AREA:	2,040 S.F.
FIRST LEVEL:	360 S.F.
SECOND LEVEL:	720 S.F.
THIRD LEVEL:	720 S.F.
PENTHOUSE LEVEL:	240 S.F.
TOTAL ALL TYPE 'C' UNITS (x4):	8,160 S.F.
TOTAL FAR FOR 54 WAVERLY	8,160 S.F.
TOTAL PROPOSED FLOOR AREA ON SITE:	21,700 S.F. (1.22)
MAXIMUM ALLOWABLE FLOOR AREA (1.49 NET LOT AREA):	26,586 S.F.
MINIMUM OPEN SPACE REQUIREMENTS	
PUBLIC SPACE & TOSR	NONE
UOSR	9,406 SF (0.41 PER SECTOR 4)
ROOF DECKS (400 SF/ UNIT)	4400 SF
PORCHES	1056 SF
YARDS & WALKS	4016 SF
TOTAL PROPOSED	9,472 SF
MINIMUM PARKING REQUIREMENTS	
PER LUI TABLE, SECTOR 4, 1.22 PROPOSED FAR:	0.77 PER DWELLING UNIT
REQUIRED	9 PARKING SPACES
PROVIDED	22 OFF-STREET (2 PER DWELLING UNIT, PRIVATE GARAGES) & 4 ON-STREET PARKING

KEY PLAN

KEYNOTE LEGEND

54-62 WAVERLY WAY

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JONES PIERCE

REGISTERED ARCHITECT

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PROPOSED SITE PLAN FOR REZONING

Project No. 21084 Drawing No.

Date 08/27/2021

Scale A0.1

A,1 REZONING SITE PLAN

1" = 10'-0" 1" = 20'-0" WHEN PRINTED AT HALF SCALE ON 11x17