

SITE PLAN SPECIFICATIONS:

- ADDRESS: 0 & 49 KROG STREET; 716 & 724 EDGEWOOD AVE
- ZONING CLASSIFICATIONS:  
CURRENT ZONING - C-2 & R-4C  
PROPOSED ZONING - MRC-3-C  
BELTLINE OVERLAY
- SQUARE FOOTAGE OF BUILDINGS AND STRUCTURES:  
BUILDING A: RESIDENTIAL - 76,363 SF  
BUILDING B: RESIDENTIAL - 10,713 SF  
TOTAL RESIDENTIAL: 87,076 SF  
  
EXISTING BLDG: NON-RESIDENTIAL - 534 SF  
BUILDING B: NON-RESIDENTIAL - 417 SF  
TOTAL NON-RESIDENTIAL: 951 SF
- NUMBER OF DWELLING UNITS:  
BUILDING A: 37 UNITS  
BUILDING B: 12 UNITS  
TOTAL: 49 UNITS
- HEIGHT OF BUILDINGS AND STRUCTURES IN FEET:  
BUILDING A - 60 FT  
BUILDING B - 35 FT
- NET LOT AREA (NLA): 44,320 SF
- GROSS LAND AREA (GLA): 55,327 SF
- MAXIMUM BUILDING COVERAGE ALLOWED: 85% OF NLA  
BUILDING COVERAGE PROVIDED: 51.6%

ZONING CALCULATIONS	MAXIMUM ALLOWED / MINIMUM REQUIRED	PROVIDED
FLOOR AREA RATIO (FAR) - RESIDENTIAL	MAXIMUM ALLOWED: 3.2	1.96
FLOOR AREA RATIO (FAR) - NON-RES	MAXIMUM ALLOWED: 4.0	0.02
FLOOR AREA RATIO (TOTAL)	7.2	1.98
USABLE OPEN SPACE REQUIREMENT (UOSR)*	MINIMUM REQUIRED (0.47 * NLA): 20,830 SF	20,830 SF

\*REQUIRED AND PROVIDED UOSR VARY DEPENDING ON THE ACTUAL CONSTRUCTED DENSITY

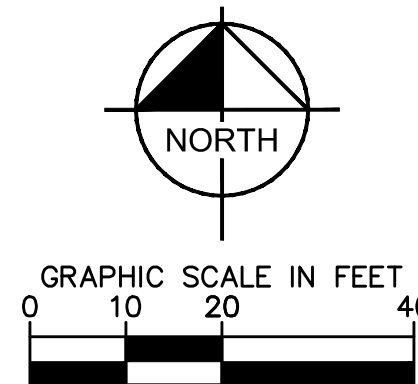
PARKING CALCULATIONS*	MAXIMUM ALLOWED	MINIMUM REQUIRED	PROVIDED
RESIDENTIAL	78	49	SEE TOTAL
NON-RESIDENTIAL (COMMERCIAL/RETAIL)	12	2	SEE TOTAL
TOTAL	90	51	69

\*REQUIRED AND PROVIDED PARKING MAY VARY DEPENDING ON THE ACTUAL CONSTRUCTED DENSITY. REQUIRED PARKING CALCULATIONS BASED ON BELTLINE OVERLAY. MAXIMUM ALLOWED MAY VARY BASED ON FINAL BEDROOM-UNIT COUNT.

SITE PLAN LEGEND:

- PROPERTY LINE
- SETBACK LINE
- CONCRETE SIDEWALK

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No.

REVISIONS

DATE

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THE THRIVE GROUP, LLC.

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ATLANTA, GA 30306

PHONE: 404-474-4614

PROJECT: THRIVE KROG STREET

TITLE: KROG STREET AT EDGEWOOD

DATE 09/01/17

PROJECT NO. 017308015

SHEET NUMBER C0-10

CLIENT: THE THRIVE GROUP, LLC.

TITLE: ZONING SITE PLAN

SCALE: 1" = 20'

DRAWN BY: CBS

DESIGNED BY: CBS

CHECKED BY: BWS