



**ZONED:** SPI-9 SU-3  
**STREET TYPE:** IRBY AVENUE = TYPE III  
 CAINS HILL PL = TYPE IV  
**MAX SETBACKS:** III=20' | IV=10'

<b>MAX REQUIRED # PARKING SPACES FOR BUILDING (MIN. = 75% OF MAX) *</b>	
UNIT 45: PROPOSED RESTAURANT 1340SF*1 SPACE/300SF=	5 SPACES
UNIT 47: FUTURE RESTAURANT 1340SF*1 SPACE/300SF=	5 SPACES
UNIT 49: FUTURE BUSINESS 1340SF* 1.5 SPACE/1000SF=	2 SPACES
<b>MAXIMUM REQUIRED FOR BUILDING =</b>	<b>12 SPACES</b>
<b>MIN. PROVIDED FOR BLDG =</b>	<b>12**</b>
<b>MIN. PARKING FOR BLDG = 12X75% =</b>	<b>9</b>
**SEE LANDLORD LETTER REGARDING SHARED PARKING AVAILABLE ON STREET PARKING	
*PERMIT # 9 BUCKHEAD VILLAGE PARKING TABLE UNLOADING ZONE NOT REQUIRED (LESS THAN 10,000 SF)	0 SPACES
<b>UNCOVERED DINING AREA PERCENTAGE:</b> SUITE SF: 1340 SF UNCOVERED DECK SF: 310 PERCENTAGE: 310/1340= 23.1% (UNDER 25% MEETS REQUIREMENTS FOR PARKING)	
<b>NLA (NET LOT AREA):</b>	11,108 SF
<b>BUILDING LOT COVERAGE:</b> PROPOSED: 6911/11,108 62.23%	6501/11,108 58.52%
<b>GLA (GROSS LOT AREA):</b> 11,108+((56.3+20)*25FT)+(200FT*20FT)	17,015 SF
<b>FAR (FLOOR AREA RATIO):</b> EXISTING BUILDING: 4,197/17,015= PROPOSED: 4,197+410 = 4507/17,015= FAR ALLOWED PER MAP "A"	0.25 0.27 8.20
<b>TOSR (TOTAL OPEN SPACE):</b> NON RES NOT APPLICABLE TO LESS THAN 1ACRE	-
<b>UOSR (USABLE OPEN SPACE):</b> NON RES NOT APPLICABLE TO LESS THAN 1ACRE	-
<b>FENESTRATION REQUIREMENTS:</b> EXISTING FRONT = 55%/- NO CHANGES PROPOSED *FENESTRATION TO BE 65% OF FACADE ALONG TYPE I, II & III STREETS. *MAX 36" ABOVE SIDE WALK LEVEL	
<b>STREET SCAPING REQUIREMENTS:</b> TENANT IS TO PROVIDE PLANTER BOXES ALONG THE SIDES OF THE PROPOSED PATIO ALONG THE IRBY AVENUE FRONTAGE SIDE AND ALONG THE INTERIOR SIDEWALK SIDES TO MEET THE PLANTER REQUIREMENTS. FOR OUTDOOR DINING: ONLY MOVABLE PLANTERS, MOVABLE FENCING, OR SIMILAR MOVABLE BARRIERS ARE ALLOWED TO SEPARATE OUTDOOR DINING FROM THE SIDEWALK PROVIDED THEY DO NOT EXCEED A HEIGHT OF 36 INCHES INCLUDING.	
<b>MECHANICAL SCREENING:</b> *MECHANICAL EQUIPMENT CANNOT BE LOCATED BETWEEN THE BUILDING AND THE STREET AND IF ON GROUND, SHOULD BE LOCATED IN SIDE OR BACK OF BUILDING. * CAN NOT BE VISIBLE FROM THE STREET OR PUBLIC RIGHT OF WAY. IF SO, REQUIRES SCREENING VIA WALLS OR LANDSCAPING. *PROVIDE SCREENING FOR ROOF TOP KITCHEN EQUIPMENT.	
<b>TRASH RECEPTACLES/ DUMPSTER REQUIREMENTS AND SCREENING:</b> * A DUMPSTER CANNOT BE LOCATED BETWEEN BUILDING AND THE STREET AND MUST BE IN THE REAR OF THE BUILDING *MUST BE ON A CONCRETE PAD OF SUFFICIENT STRENGTH TO SUPPORT SERVICE VEHICLE TRAFFIC WITHOUT FAILURE * A DUMPSTER THAT WOULD BE VISIBLE FROM A PUBLIC STREET OR FROM ABUTTING OR ADJACENT PROPERTY MUST BE COMPLETELY SCREENED FROM VIEW BY AN OPAQUE WALL *SCREEN HEIGHTS MUST BE MINIMUM SIX FEET IN HEIGHT, BUT NOT LESS THAN THE HEIGHT OF THE DUMPSTER, *SCREENING MUST BE CONSTRUCTED OF SIMILAR MATERIALS COMPATIBLE WITH THE PRINCIPAL BUILDING FAÇADE *SERVICE ACCESS SHALL BE VIA AN OPAQUE GATE AND SHALL REMAIN CLOSED WHEN NOT IN USE. *ALL DUMPSTERS, LOADING DOCKS AND OTHER SERVICE AREAS SHALL POST SIGNAGE LIMITING IDLING TO NO MORE THAN FIVE MINUTES.	

**FIRM NAME AND ADDRESS:**  
 NEW SPACE DESIGN, INC.  
 3331 NORTH BERKELEY LAKE ROAD  
 SUITE 200, DULUTH, GA 30096  
 PHONE: (404) 217-3458  
 OFFICE: (770) 783-2768  
 newspace@gmail.com

**STATE OF GEORGIA**  
 REGISTERED ARCHITECT  
 ZHI FENG  
 11/7/18  
 EXPIRES 11/7/19

**REVISIONS**

- 02/5/2018: HEALTH DEPARTMENT NOTES
- 02/6/2018: LANDLORD NOTES
- 02/23/2018: SAP
- 09/21/2018: CITY COMMENTS
- 11/07/2018: CITY COMMENTS

**RELEASED FOR CONSTRUCTION**

**PROJECT NAME AND ADDRESS:**  
 INTERIOR RENOVATION PLAN FOR  
 WOODY'S CHEESE STEAKS  
 45 IRBY AVE.  
 ATLANTA, GA. 30305

**DATE:** 01/29/18

**SHEET TITLE:** PROPOSED SITE PLAN

**SHEET NUMBER:** SP-1

**SITE PLAN**  
 SCALE: 1/8"=1'-0"

**IRBY AVENUE**  
 (50' PUBLIC R.O.W.)