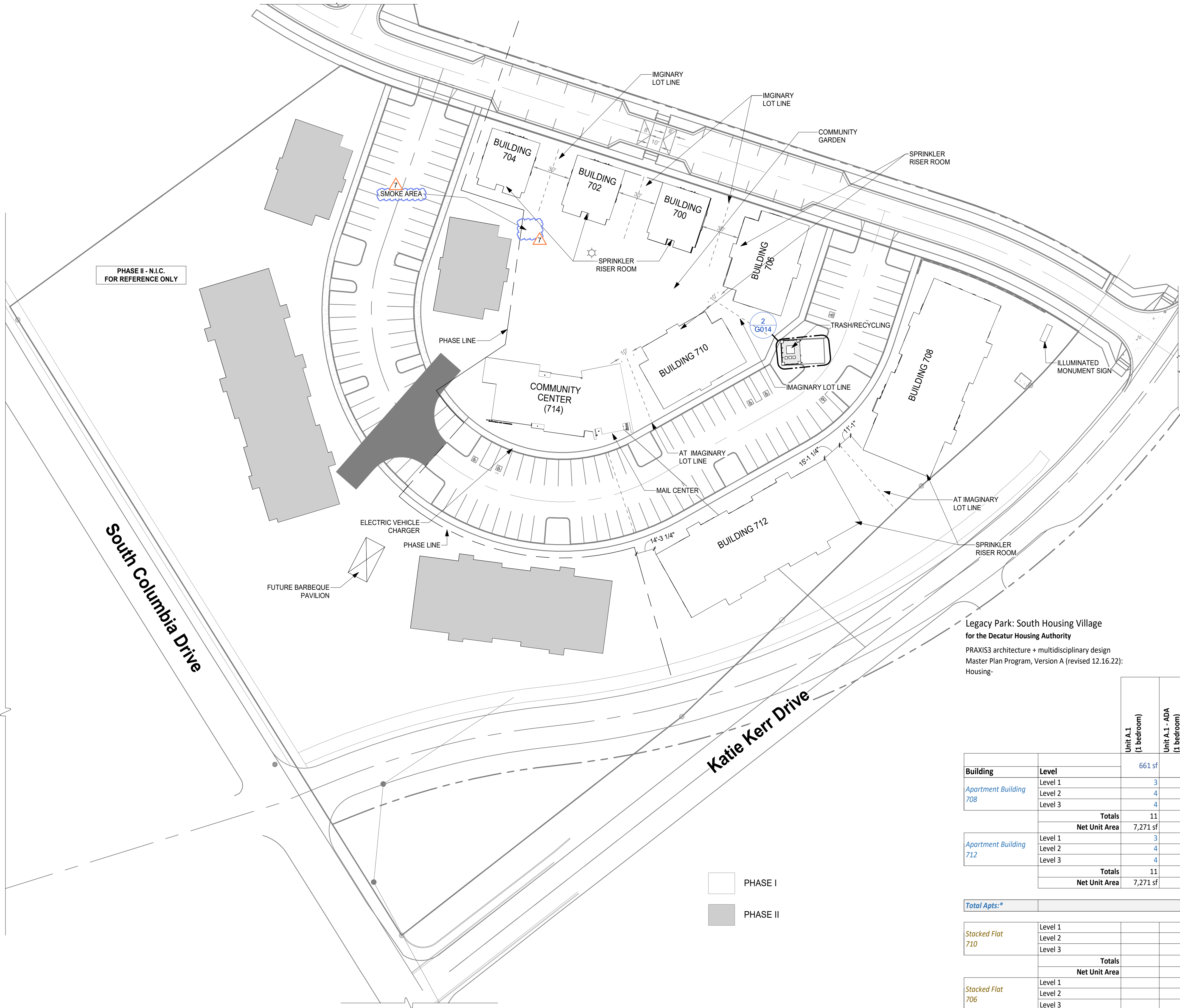




1
G013

Architectural Site Plan Diagram

1" = 40'-0"

SEE CIVIL + LANDSCAPE PLANS FOR MORE INFORMATION

ALLOWABLE AREA OF OPENINGS ON EXTERIOR WALL						
TABLE 708.5 - 2018 INTERNATIONAL BUILDING CODE						
FAÇADE NAME	CONSTRUCTION TYPE	FSO	TOTAL AREA OF FAÇADE (SQ. FT.)	OPENING AREA OF FAÇADE (SQ. FT.)	% OF OPENING	% OF ALLOWABLE AREA
BUILDING 708						
UNPROTECTED OPENINGS - SPRINKLERED BUILDING						
NORTH FAÇADE	V-B	30" OR GREATER	1885	900	23.16%	NO LIMIT
EAST & WEST FAÇADE	V-B	10'-15'	1745	239	11.57%	45%
SOUTH FAÇADE	V-B	30" OR GREATER	1885	1036	29.66%	NO LIMIT
BUILDING 712						
UNPROTECTED OPENINGS - SPRINKLERED BUILDING						
NORTH FAÇADE	V-B	30" OR GREATER	4090	975	23.84%	NO LIMIT
EAST & WEST FAÇADE	V-B	10'-15'	1745	239	11.57%	45%
SOUTH FAÇADE	V-B	30" OR GREATER	4090	975	23.84%	NO LIMIT
BUILDING 706 & 710						
UNPROTECTED OPENINGS - SPRINKLERED BUILDING						
PARKING LOT FAÇADE	V-B	30" OR GREATER	1994	543	27.23%	NO LIMIT
EAST FAÇADE (706)	V-B	30" OR GREATER	1567	217	13.85%	NO LIMIT
COURTYARD FAÇADE	V-B	10'-15'	1970	294	10.36%	45%
EAST FAÇADE (710)	V-B	5'-10'	1567	217	13.85%	25%
WEST FAÇADE	V-B	5'-10'	1567	217	13.85%	25%
BUILDING 700, 702 & 704						
UNPROTECTED OPENINGS - SPRINKLERED BUILDING						
FRONT FAÇADE	V-B	30" OR GREATER	859	205	23.86%	NO LIMIT
SIDE FAÇADE	V-B	10'-15'	901	116	12.88%	45%
BACK FAÇADE	V-B	30" OR GREATER	859	168	19.56%	NO LIMIT

Parking (Phase I):

Parking Area	59 spaces
On-Street	18 spaces
Total Parking:	77 spaces
Per Unit:	1.16 per unit

Legacy Park: South Housing Village
for the Decatur Housing Authority
PRAXIS3 architecture + multidisciplinary design
Master Plan Program, Version A (revised 12.16.22):
Housing-

		Unit A.1 (1 bedroom)	Unit A.1 - ADA (1 bedroom)	BLDG 708, Unit 100 BLDG 712, Unit 115	Unit A.2 (1 bedroom)	Unit B (2 bedroom)	Unit B - ADA (2 bedroom)	BLDG 712, Unit 111	Unit C (3 bedroom)	Unit C - ADA (3 bedroom)	BLDG 710, Unit 119	Townhome (2 Bedroom)	Total Net Unit	Notes
Building	Level	661 sf		661 sf	658 sf	860 sf	860 sf		1,264 sf		1,264 sf	1,167 sf	No. Units	
Apartment Building 708	Level 1	3		1	2	2							8	3-stories required to meet program
	Level 2	4			2	2							8	
	Level 3	4			2	2							8	
	Totals	11		1	6	6							24	
Net Unit Area		7,271 sf		661 sf	3,946 sf	5,161 sf								
Apartment Building 712	Level 1	3		1		3		1					8	3-stories required to meet program
	Level 2	4				4							8	
	Level 3	4				4							8	
	Totals	11		1		11		1					24	
Net Unit Area		7,271 sf		661 sf		9,461 sf		860 sf						

Total Apts:*													48	35,292 sf
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Stacked Flat 710	Level 1							1		1			2	2,528 sf	Garden Flat Building
	Level 2							2					2	2,528 sf	
	Level 3							2					2	2,528 sf	
	Totals							5		1			6	7,584 sf	
Net Unit Area								6,320 sf		1,264 sf					
Stacked Flat 706	Level 1							2					2	2,528 sf	Garden Flat Building
	Level 2							2					2	2,528 sf	
	Level 3							2					2	2,528 sf	
	Totals							6					6	7,584 sf	
Net Unit Area								7,584 sf							

Total Stacked Flats:													12	15,168 sf
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Duplex 700	Level 1 & 2												2	2BR Dup. Townhouse
	Totals												2	
Duplex 702	Level 1 & 2												2	2BR Dup. Townhouse
	Totals												2	
Duplex 704	Level 1 & 2												2	2BR Dup. Townhouse
	Totals												2	

Total Duplexes:													6	7,002 sf
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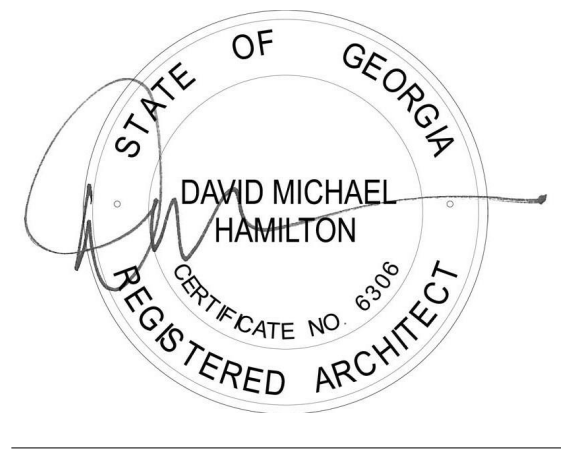
Overall Total:			22		6	17		5		6		66	57,462 sf
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* See building plans for locations audio/visual impaired units per below.
Bldg 708 (Unit 104), Bldg 712 (Unit 110), & Bldg 706 (Unit 108)

PRAXIS3

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Rev	Date	Comments
	12.16.22	Permit Set
3	02.17.23	Addendum 4
7	10.16.23	Revision 7 - Coord

Client:

Decatur Housing
Authority

750 Commerce Drive, Suite 400, Decatur,
GA 30030

Project Number: 21261
DCA Project Number: 2022-017
Project Name:

Village at Legacy

500 S Columbia Drive
Decatur, GA 30030

Sheet Title:

Architectural Site
Plan

Sheet Number:

G013