

**SITE PLAN GENERAL NOTE**

- SITE WORK INDICATED ON PLAN HAS BEEN SUBMITTED IN APPLICATION BB-20180707
- CURRENT PROPOSED USES INDICATED ON SITE PLAN. USES MAY VARY FROM MAXIMUM PERMITTED TOTAL PARKING REQ'D TO BE UPDATED TO MAXIMUM AMOUNT LISTED IN CALCULATIONS

**PROJECT INFORMATION**

ADDRESS: 1231 BOOTH ST  
 ATLANTA, GA 30318  
 PARCEL LOT: 17  
 DISTRICT: 188  
 COUNCIL DISTRICT: 9  
 NPU: D  
 COUNTY: FULTON  
 CURRENT LAND USE: MU MIXED USE  
 ZONING: I-2

**LOT AREAS**  
 NET LOT AREA (NLA): 15,872 SF  
 TOTAL NON-RES (OFFICE ONLY): 10,740 SF  
 MAX NON-RES FAR: 2.0  
 NON-RES FAR PROV'D: .68

**OPEN SPACE & SETBACKS**  
 U.O.S.R.: N/A  
 T.O.S.R.: **TO BE UPDATED**  
 FRONT YARD: 40'  
 HALF FRONT YARD: 20'  
 MAX BLDG COVERAGE: N/A  
 BLDG COVERAGE PROV'D: N/A  
 MAX PERMITTED HEIGHT: NONE

**PARKING**  
 OFFICE PARKING REQ'D (1/300): 36  
 TOTAL PARKING REQ'D: 36  
 TOTAL PARKING PROV'D: 9 (ON STREET)  
 TOTAL OFFSITE PROV'D: 12 (SEE A-1.1)

LOADING SPACES REQ'D: 0  
 LOADING SPACES PROV'D: 0  
 BIKE PARKING REQ'D: 4  
 BIKE PARKING PROV'D: 4

**SITE PLAN LEGEND**

- BUILDING
- PORCH
- EXISTING PAVING
- NEW PAVING
- NEW STRIPING
- SIDEWALK
- BACKYARD
- GREEN SPACE
- NEW LANDSCAPE
- NEW DETENTION POND
- WALKING PATH
- NOT IN CONTRACT
- EASEMENT
- BUILDING ENTRY
- LOADING SPACE
- RAMP
- PROPERTY LINE
- SETBACK LINE

**UNIT SCHEDULE**

Mark	Bed	PHASE
A	-	LATER PHASE
B	4 BED	LATER PHASE
C	4 BED	PHASE 1
D	4 BED	PHASE 1

**PARKING SCHEDULE**

TYPE	COUNT
ADA	4
PERPENDICULAR	49
TOTAL	53

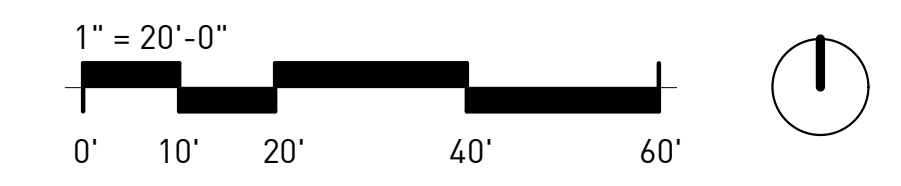
**CLARATEL CARE HOMES**  
 3053 WESLEY CHAPEL RD.  
 DECATUR, GA 30034

Mark	Date	Description
	02/13/26	SD SET

Project ID: 2572  
 Drawn By: NL  
 Checked By: OLP  
 Sheet Title:

ARCHITECTURAL  
 SITE PLAN

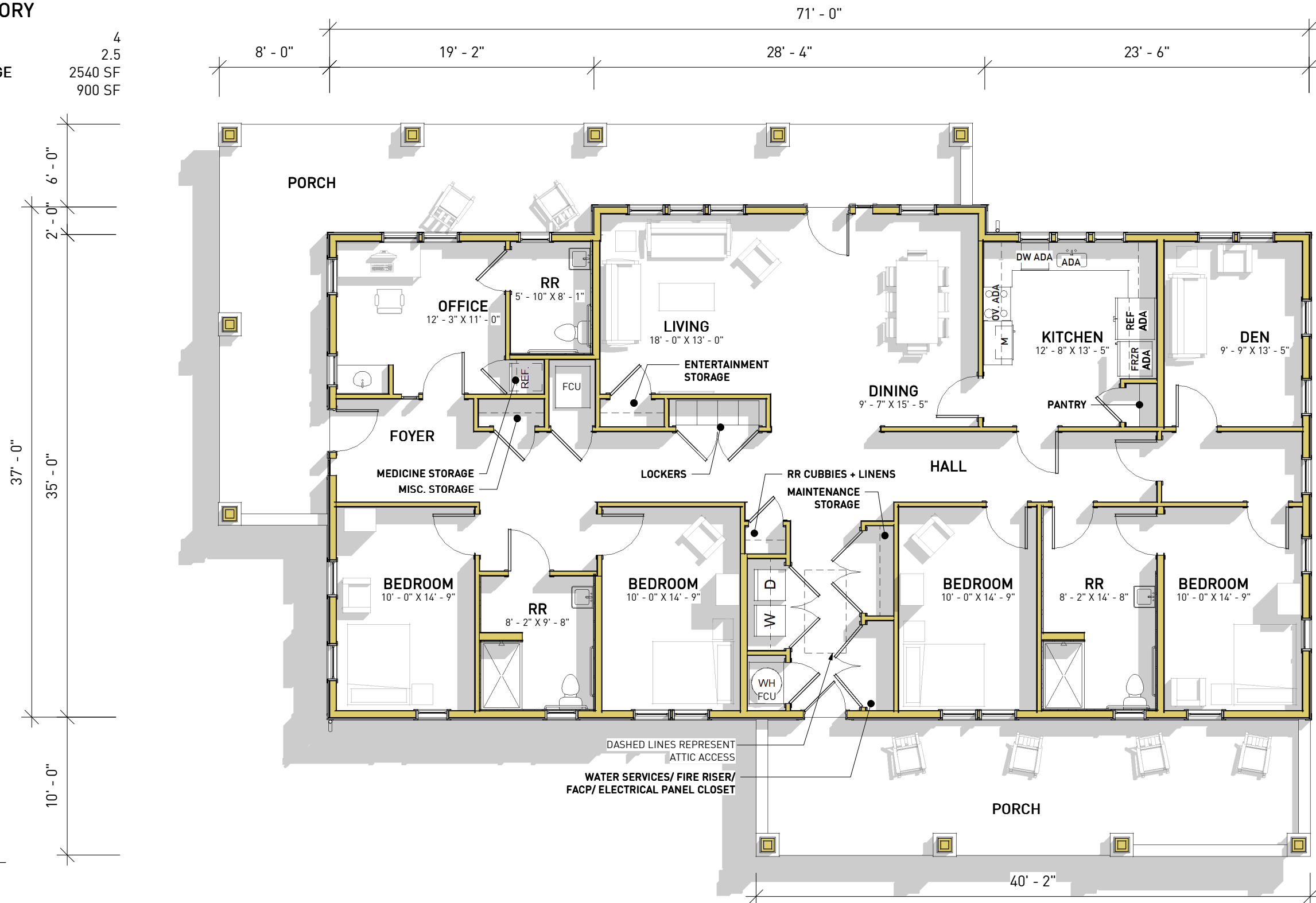
Drawing No.  
**A-1.0**



**LEVEL II CARE RESIDENCE**

**4 BED - 1 STORY**

BEDROOMS	4
BATHROOMS	2.5
SQUARE FOOTAGE	2540 SF
PORCHES	900 SF



**1** FLOOR PLAN  
 SD-2.1 1/8" = 1'-0"

FLOOR PLANS

SD-2.1

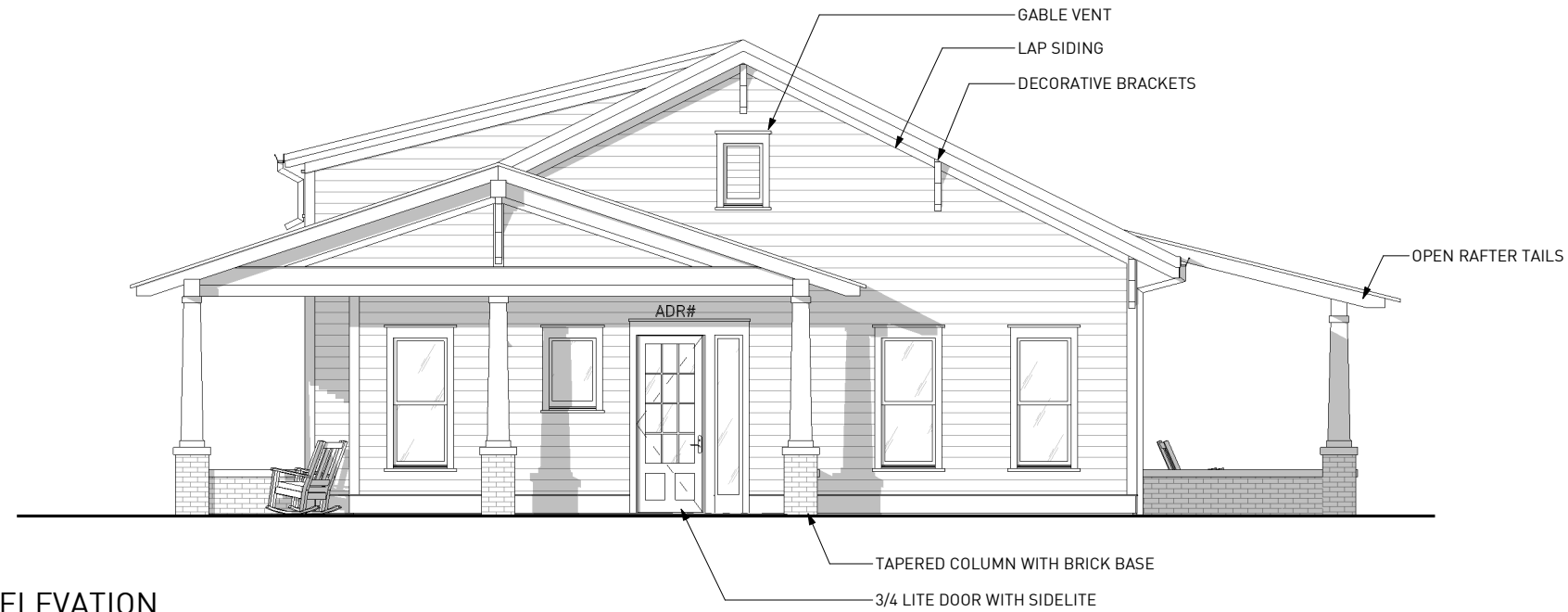
2/13/2026

**CLARATEL CARE HOMES**

3053 Wesley Chapel Rd  
 Decatur, GA 30034

1/8" = 1'-0"





1 FRONT ELEVATION  
SD-3.1 1/8" = 1'-0"



2 SIDE ELEVATION @ ROCKING CHAIR PORCH  
SD-3.1 1/8" = 1'-0"

ELEVATIONS

SD-3.1

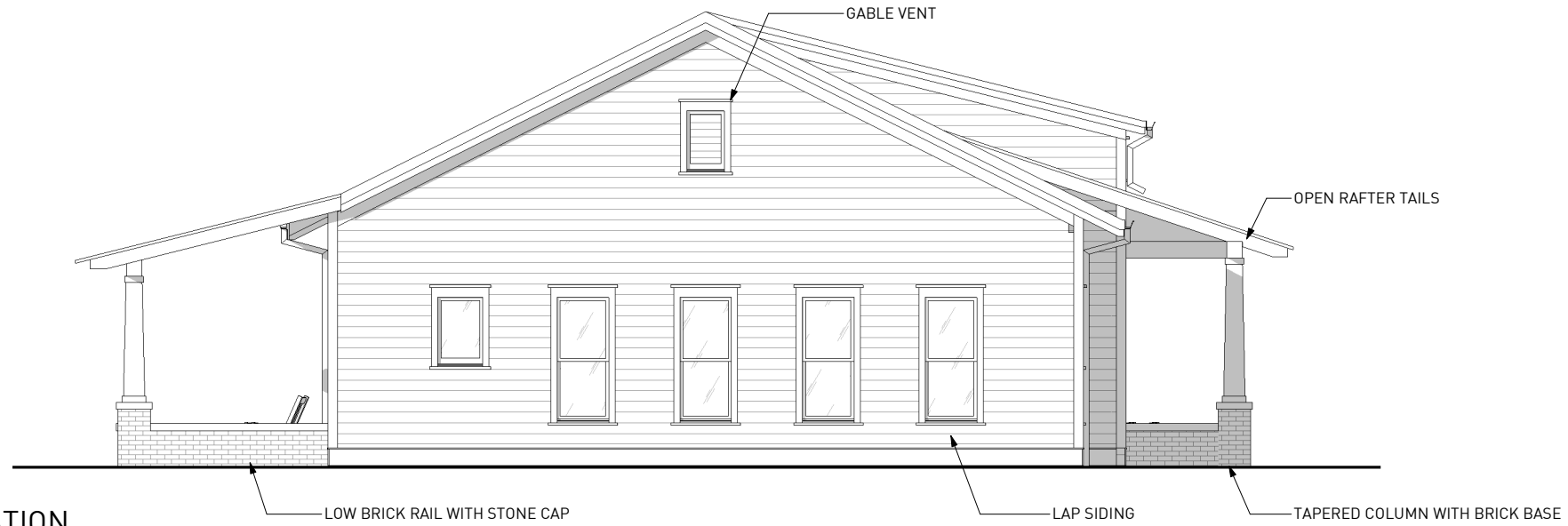
02/13/2026

# CLARATEL CARE HOMES

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Decatur, GA 30034

1/8" = 1'-0"





3 REAR ELEVATION  
SD-3.2 1/8" = 1'-0"



4 SIDE ELEVATION @ WRAP PORCH  
SD-3.2 1/8" = 1'-0"

ELEVATIONS

SD-3.2

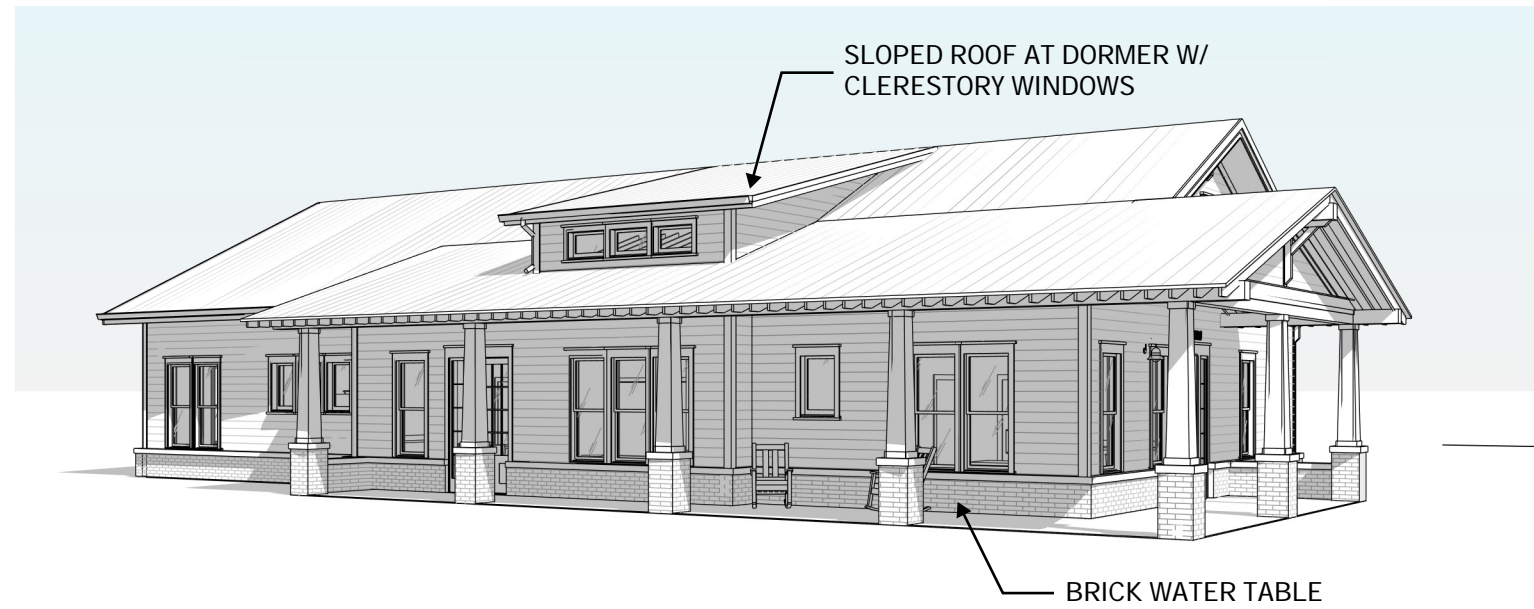
02/13/2024

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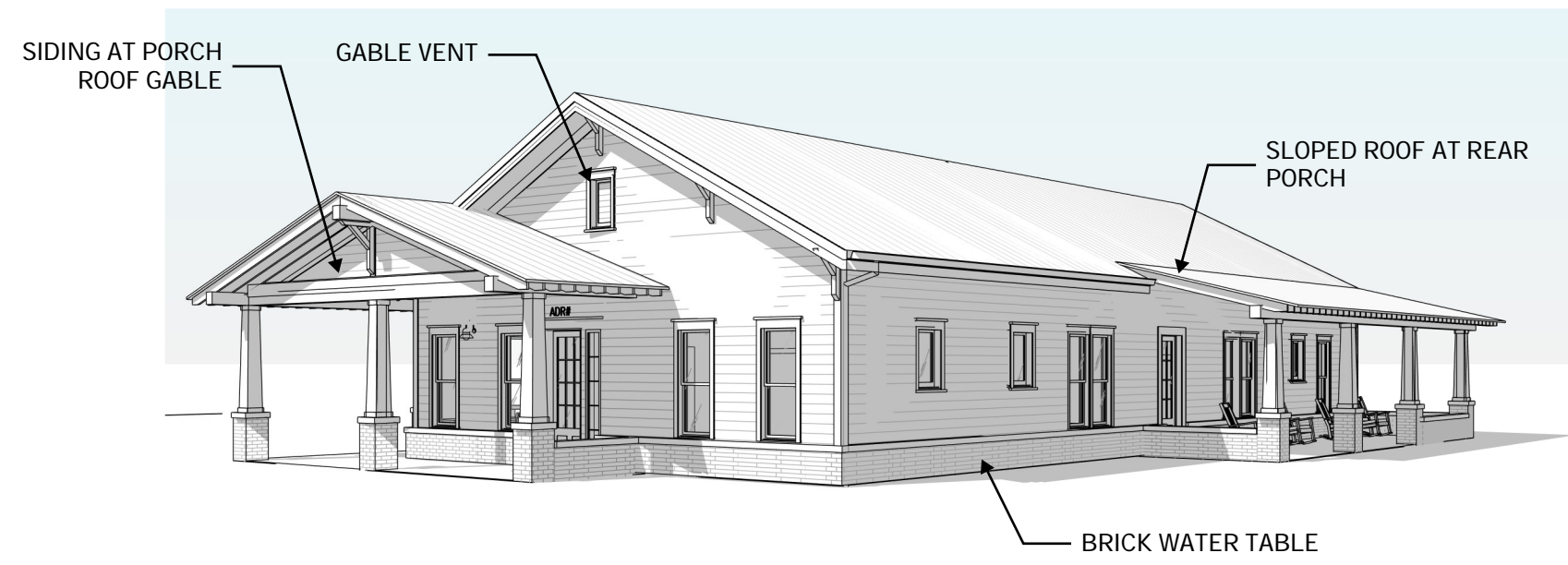
3053 Wesley Chapel Rd  
Decatur, GA 30034

1/8" = 1'-0"





1 3D VIEW LOOKING @ WRAP PORCH  
SD-3.3



2 3D VIEW LOOKING @ FRONT FACADE & ROCKING CHAIR PORCH  
SD-3.3

3D VIEWS  
OPTION 2

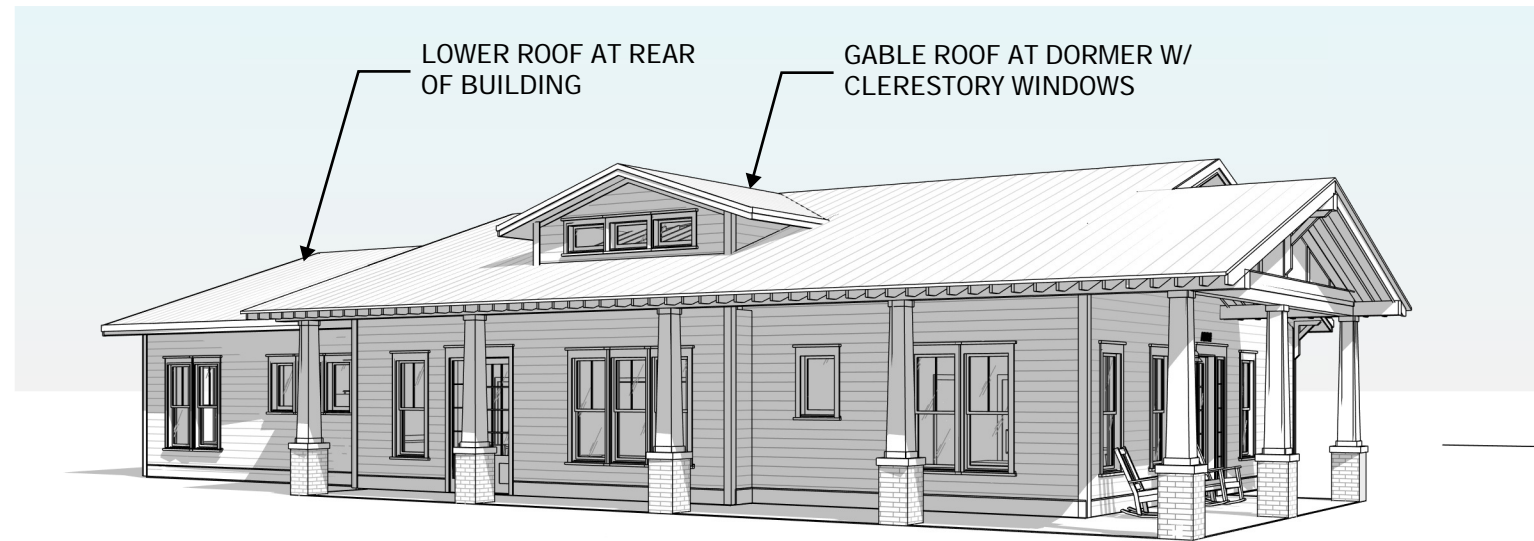
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02/13/26

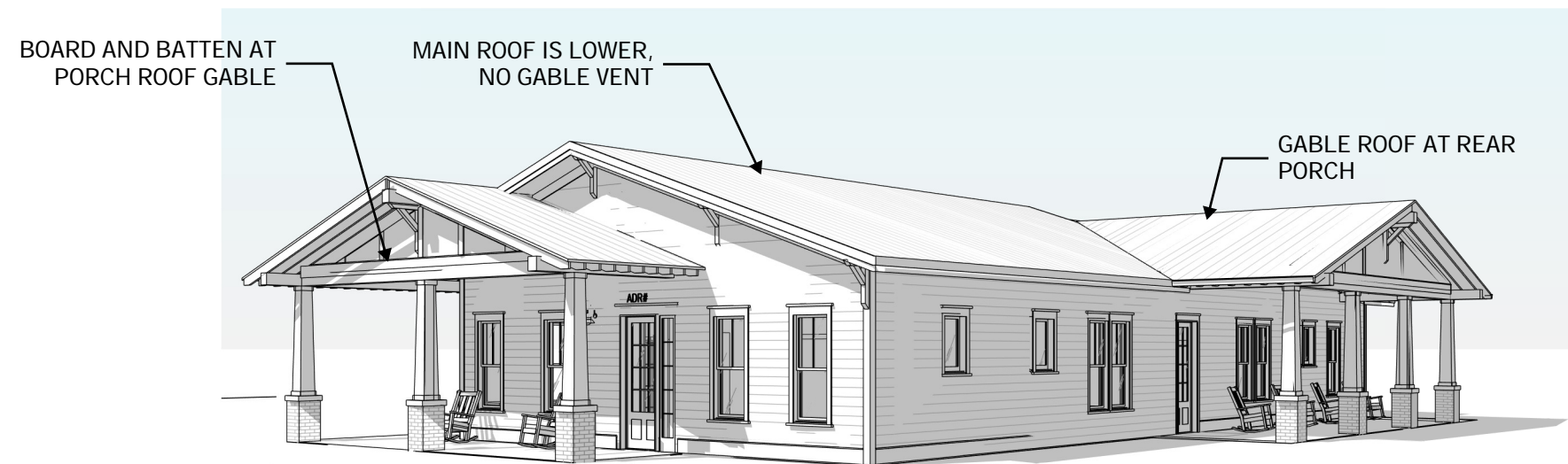
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1 3D VIEW LOOKING @ WRAP PORCH  
SD-3.3



2 3D VIEW LOOKING @ FRONT FACADE & ROCKING CHAIR PORCH  
SD-3.3

3D VIEWS  
OPTION 3

SD-3.3

02/13/26

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