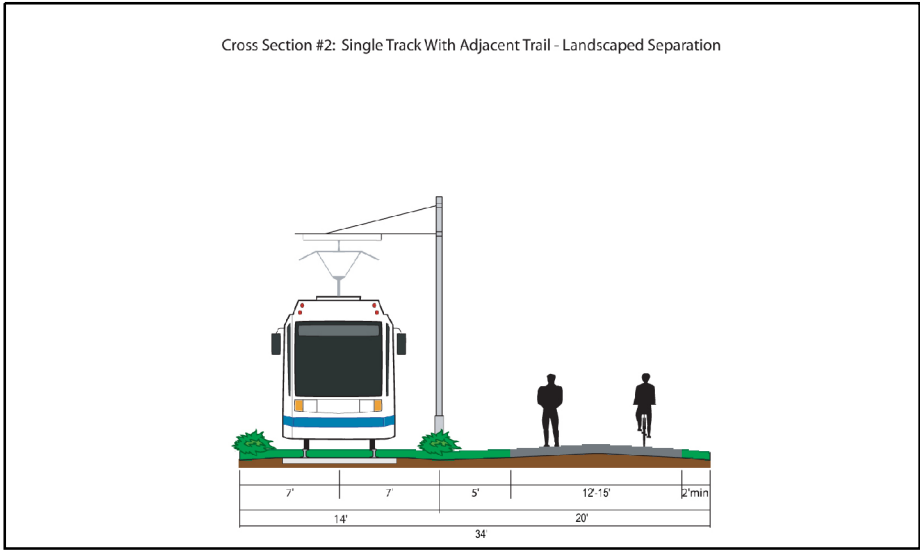




2 CROSS SECTION
1 NTS

SITE DATA

LOCATION: MONTGOMERY FERRY (PARCEL 0)

COUNTY: FULTON
CURRENT ZONING: C-1

AREA:
- GROSS LOT AREA (CLA) - 313,517 SQFT
7.19 ACRES

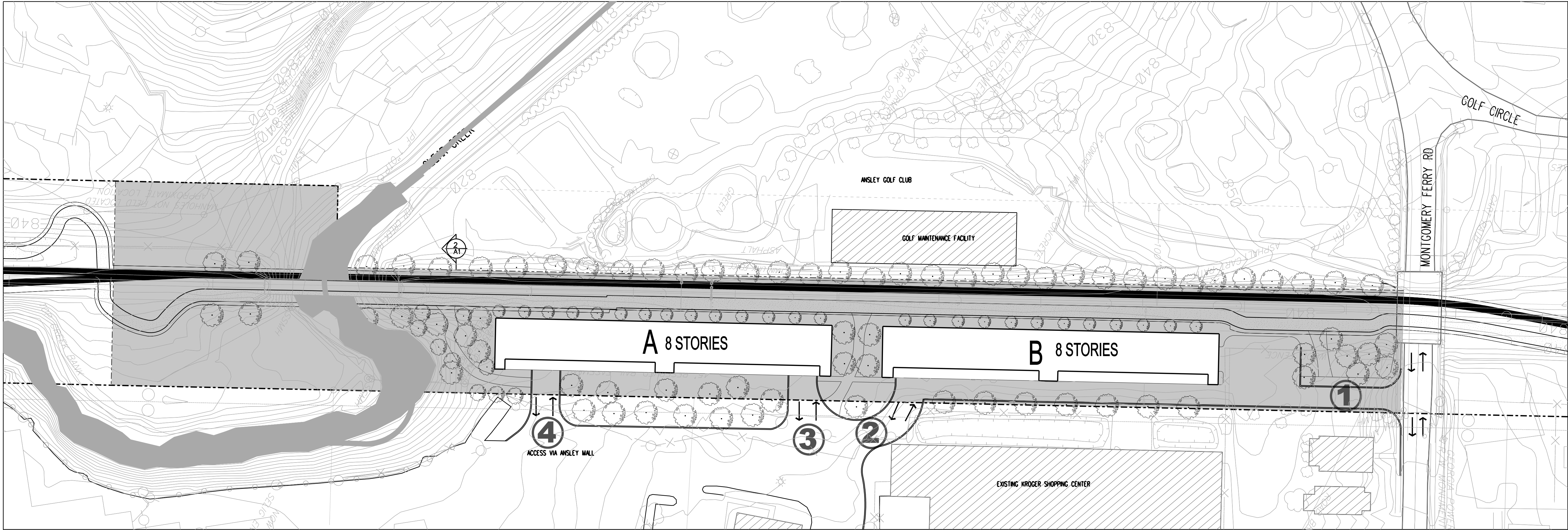
FAR CALCULATIONS:
RESIDENTIAL:
- BUILDING A - 109,104 SF
- BUILDING B - 109,104 SF
TOTAL RESIDENTIAL G.F.A. PROVIDED - 218,208 SF
- MAX ALLOWABLE FAR = 0.696
- ACTUAL FAR = 0.696

OPEN SPACE:
- U.O.S.R. = 0.40(269,770 SF) = 107,908 SF
- 203,779 SF PROVIDED

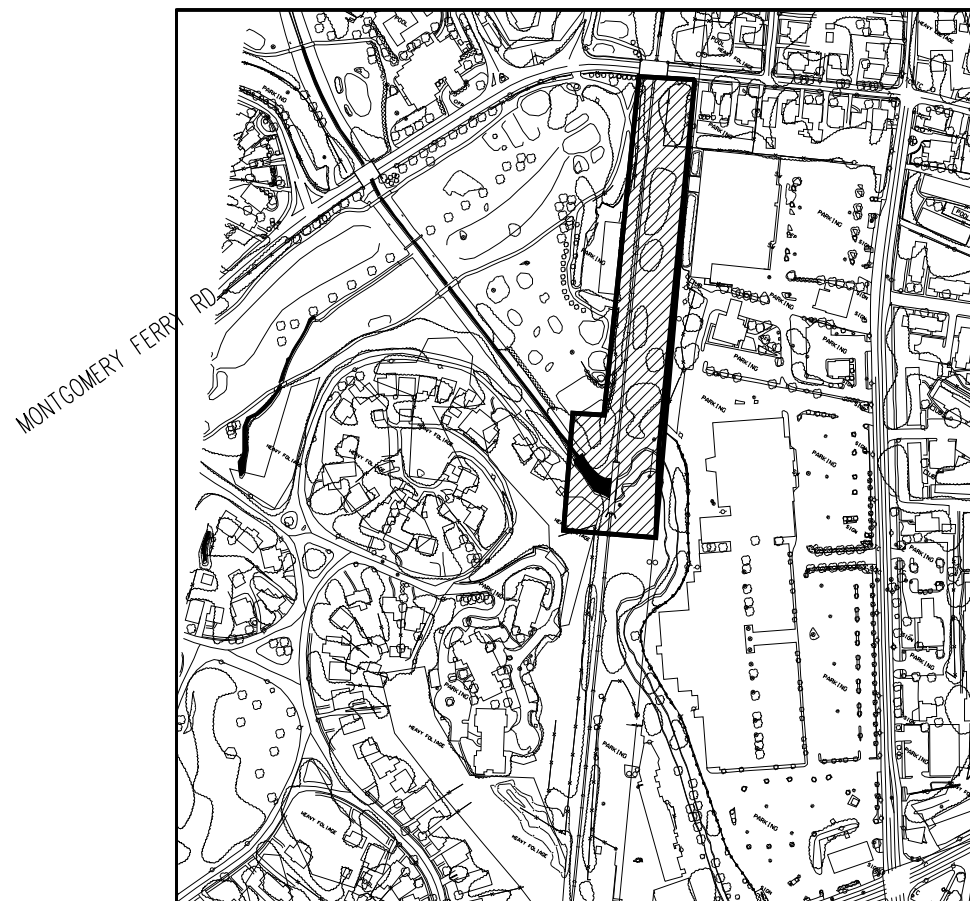
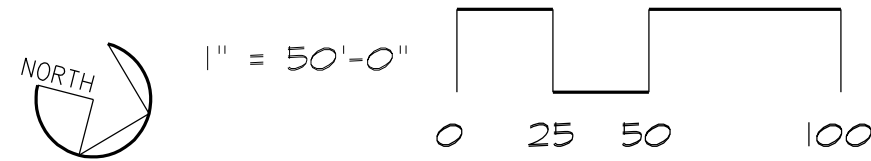
PARKING:
RESIDENTIAL SPACES: (0.9 SP /UNIT #)
- BUILDING A+B - 0.9(176) = 158 SPACES
TOTAL PARKING REQUIRED = 158 SPACES
TOTAL PROVIDED:
BUILDING A - 124 SPACES
BUILDING B - 124 SPACES
TOTAL PROVIDED - 248 SPACES

TOTAL UNITS:
BUILDING A - 88 UNITS
BUILDING B - 88 UNITS
TOTAL UNITS: 176 UNITS

UNITS PER ACRE
G.R.U./ACRE : 176 UNITS/7.19 ACRES =
24.4 UNITS/ACRE



1 MONTGOMERY FERRY CONCEPT
1 SCALE: 1" = 50'-0"



LOCATION MAP N.T.S.

SMITH
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CONSULTANTS:

PROJECT NO.:

05631

PROJECT TITLE:
MONTGOMERY FERRY
CONCEPT

BELTLINE DENSITY SITE PLAN
STA. 235+00 TO STA. 245+00

NORTHEAST ATLANTA
BELTLINE GROUP
1505 LAKES PARKWAY SUITE 130
LAWRENCEVILLE, GA 30043
CHRIS HAYES (770.962.3000)

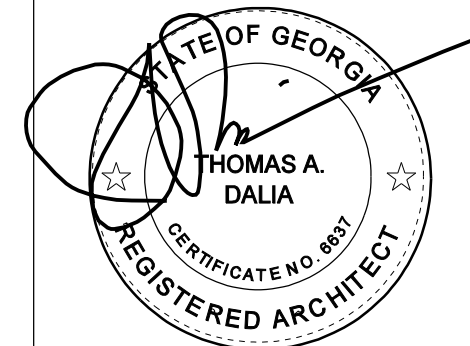
ZONING PARCEL 0

PLOT DATE:
05.10.06

ISSUE AND DATE:
CONCEPT SITE PLAN
03.28.06

CONCEPT SITE PLAN
05.10.06

SEAL:

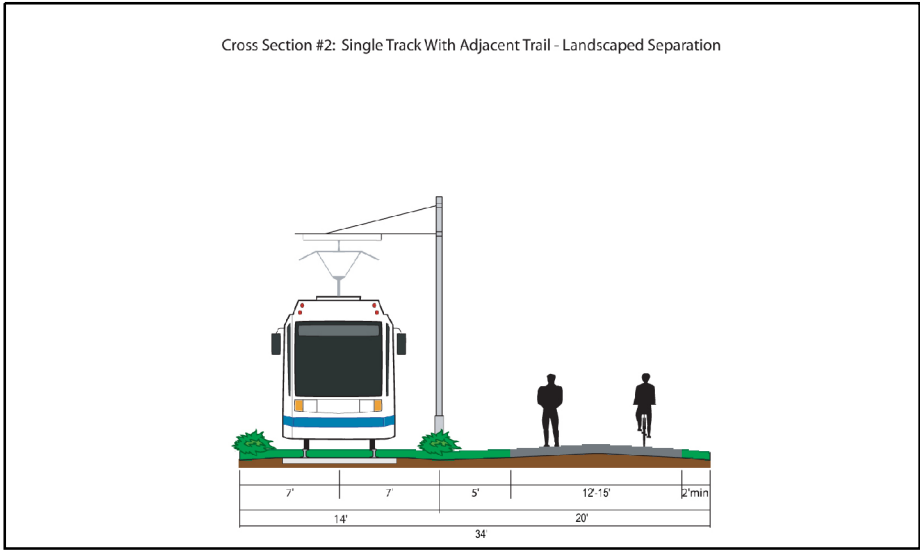


SHEET TITLE:

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SHEET NO.:

1



2 CROSS SECTION
1.B NTS

SITE DATA

LOCATION: MONTGOMERY FERRY (PARCEL 0)

COUNTY: FULTON
CURRENT ZONING: C-1

AREA:
- GROSS LOT AREA (GLA) - 313,517 SQFT

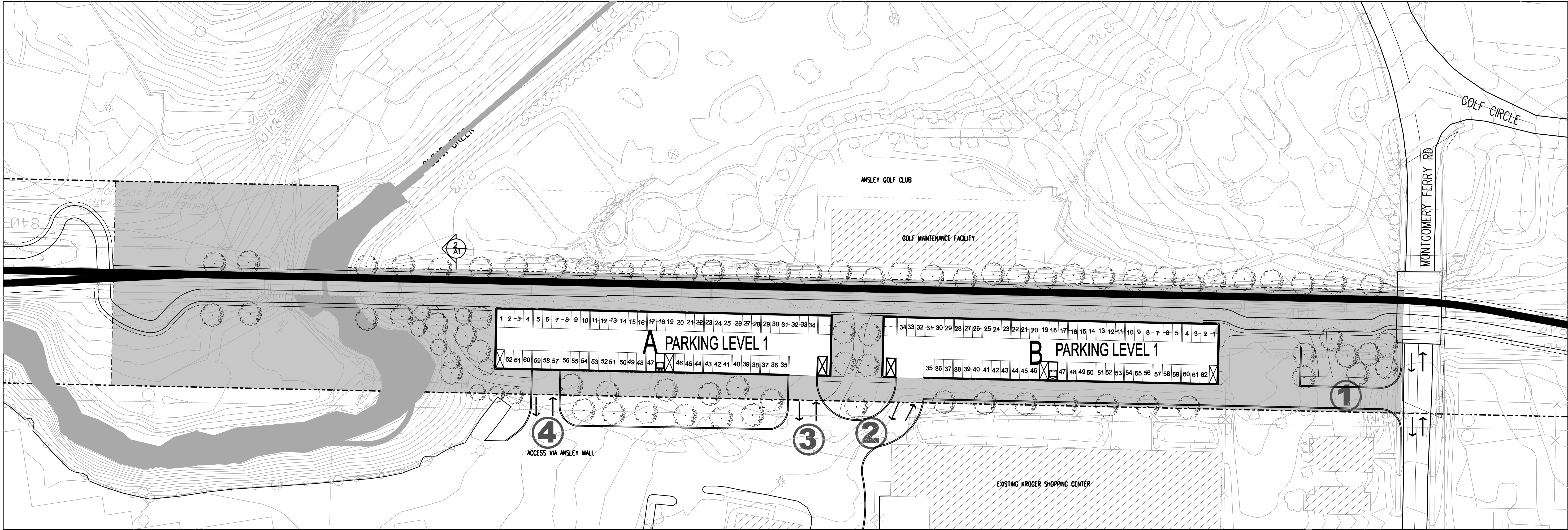
FAR CALCULATIONS:
RESIDENTIAL:
- BUILDING A - 109,104 SF
- BUILDING B - 109,104 SF
TOTAL RESIDENTIAL G.F.A. PROVIDED - 218,208 SF
- MAX ALLOWABLE FAR = 0.696
- ACTUAL FAR = 0.696

OPEN SPACE:
- U.O.S.R. = 0.40(269,770 SF) = 107,908 SF
- 203,779 SF PROVIDED

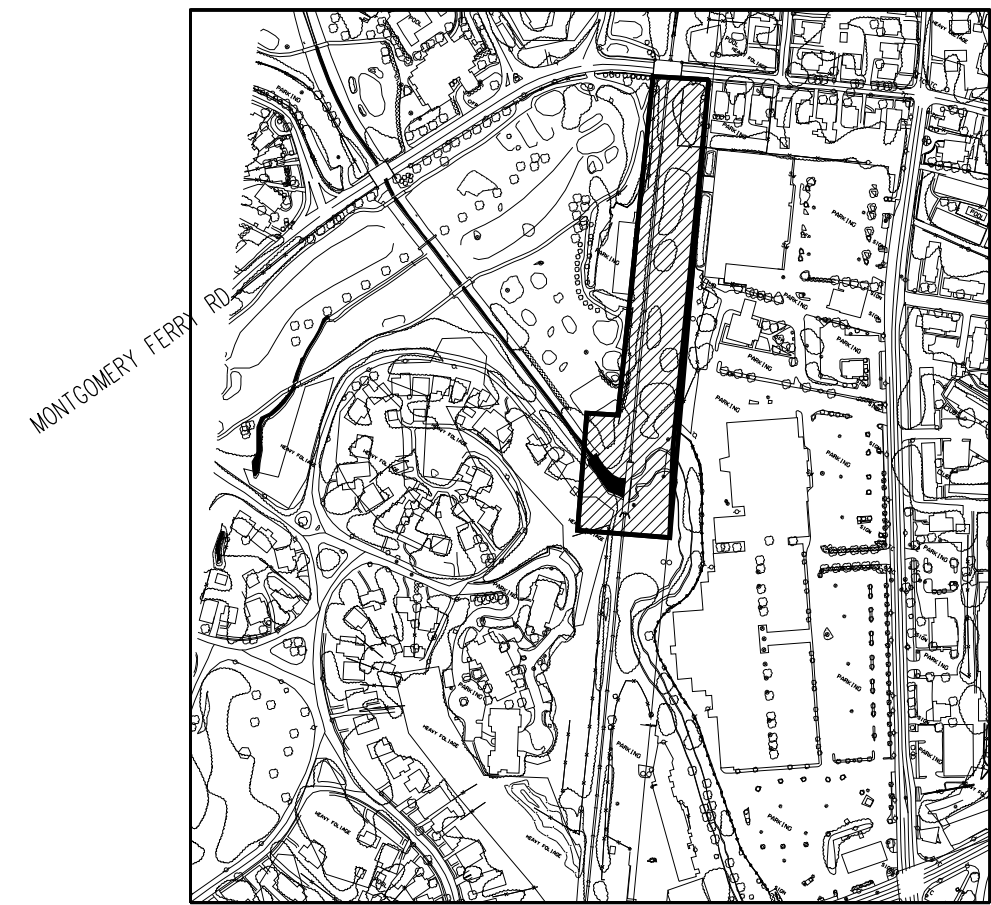
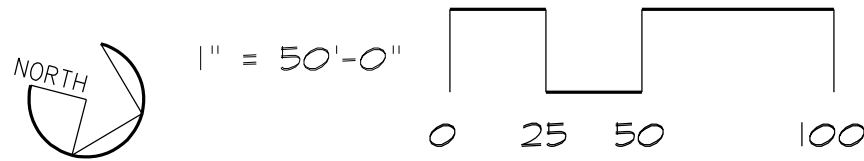
PARKING:
RESIDENTIAL SPACES: (0.9 SP /UNIT #)
- BUILDING A+B - 0.9(176) = 158 SPACES
TOTAL PARKING REQUIRED = 158 SPACES
TOTAL PROVIDED:
BUILDING A - 124 SPACES
BUILDING B - 124 SPACES
TOTAL PROVIDED - 248 SPACES

TOTAL UNITS:
BUILDING A - 88 UNITS
BUILDING B - 88 UNITS
TOTAL UNITS: 176 UNITS

UNITS PER ACRE
G.R.U./ACRE : 176 UNITS/7.19 ACRES =
24.4 UNITS/ACRE



1 MONTGOMERY FERRY CONCEPT - PARKING LEVEL
1.B SCALE: 1" = 50'-0"



LOCATION MAP N.T.S.

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CONSULTANTS:

PROJECT NO.:

05631

PROJECT TITLE:
MONTGOMERY FERRY
CONCEPT

BELTLINE DENSITY SITE PLAN
STA. 235+00 TO STA. 245+00

NORTHEAST ATLANTA
BELTLINE GROUP
1505 LAKES PARKWAY SUITE 130
LAWRENCEVILLE, GA 30043
CHRIS HAYES (770.962.3000)

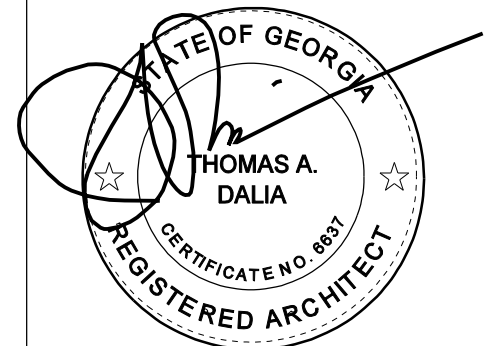
ZONING PARCEL 0

PLOT DATE:
05.10.06

ISSUE AND DATE:
CONCEPT SITE PLAN
03.28.06

CONCEPT SITE PLAN
05.10.06

SEAL:

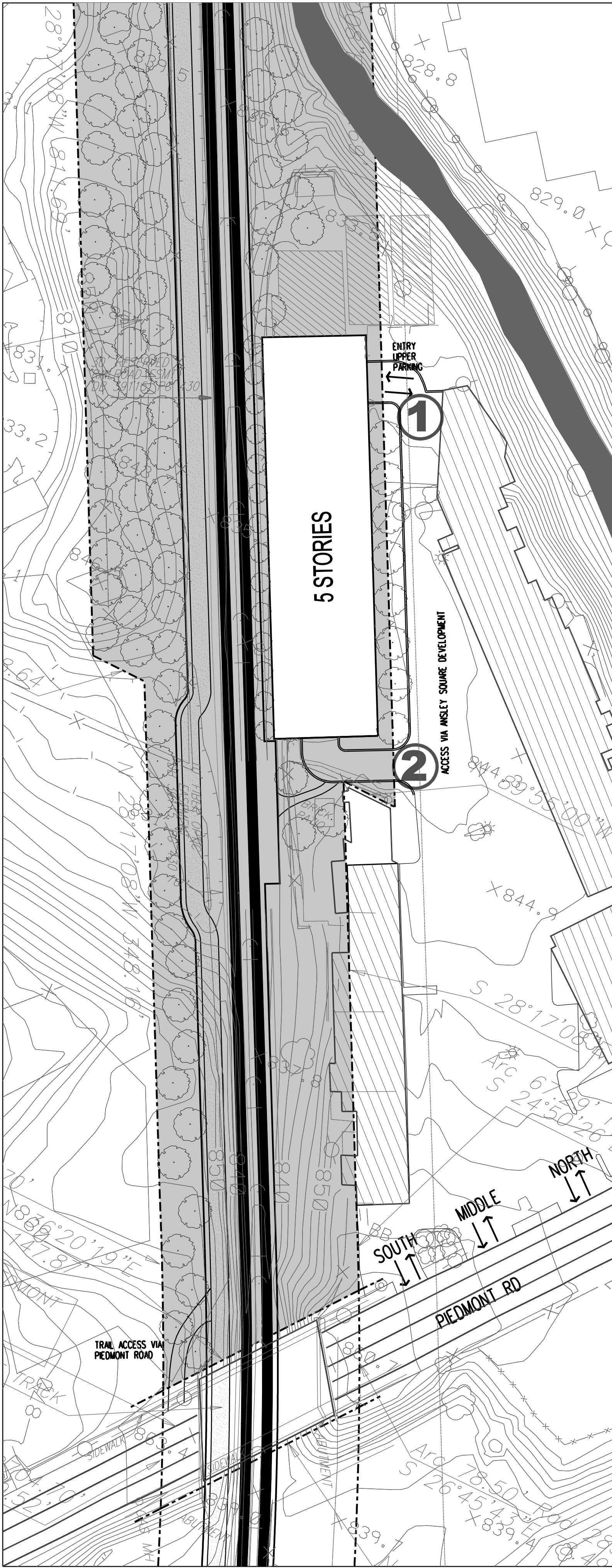


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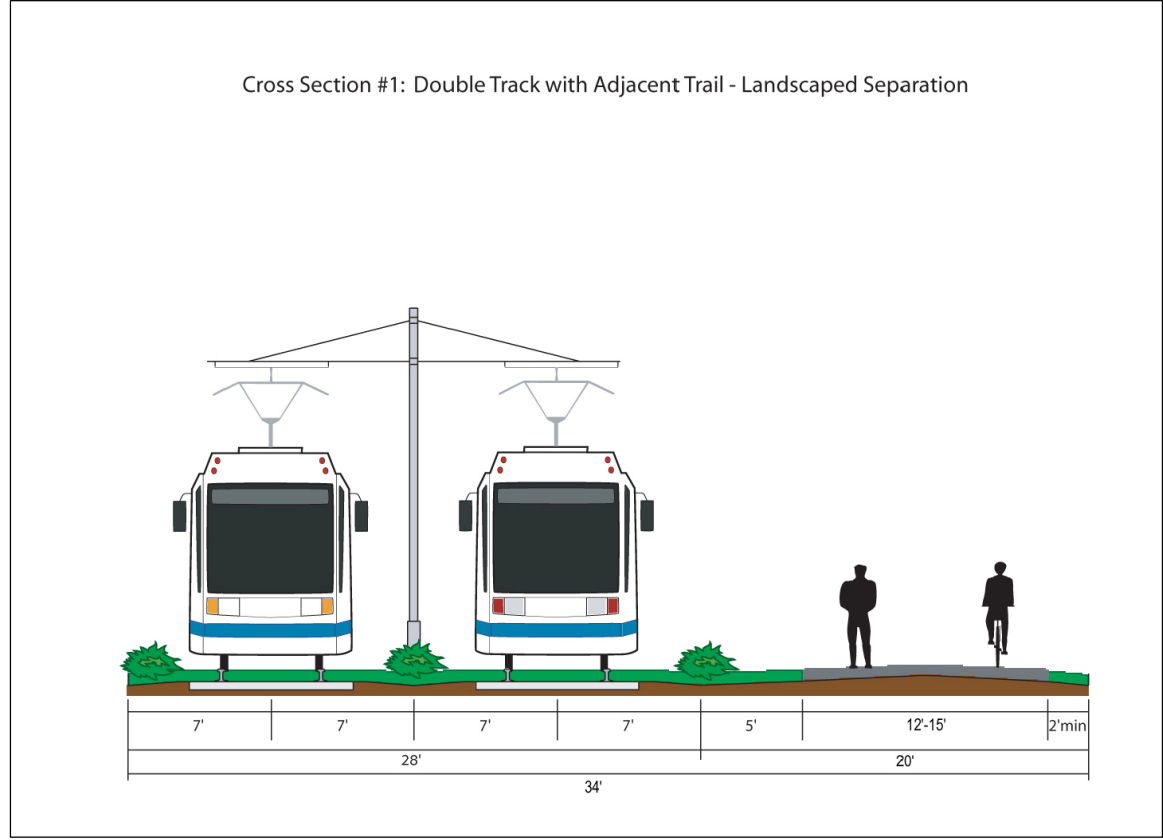
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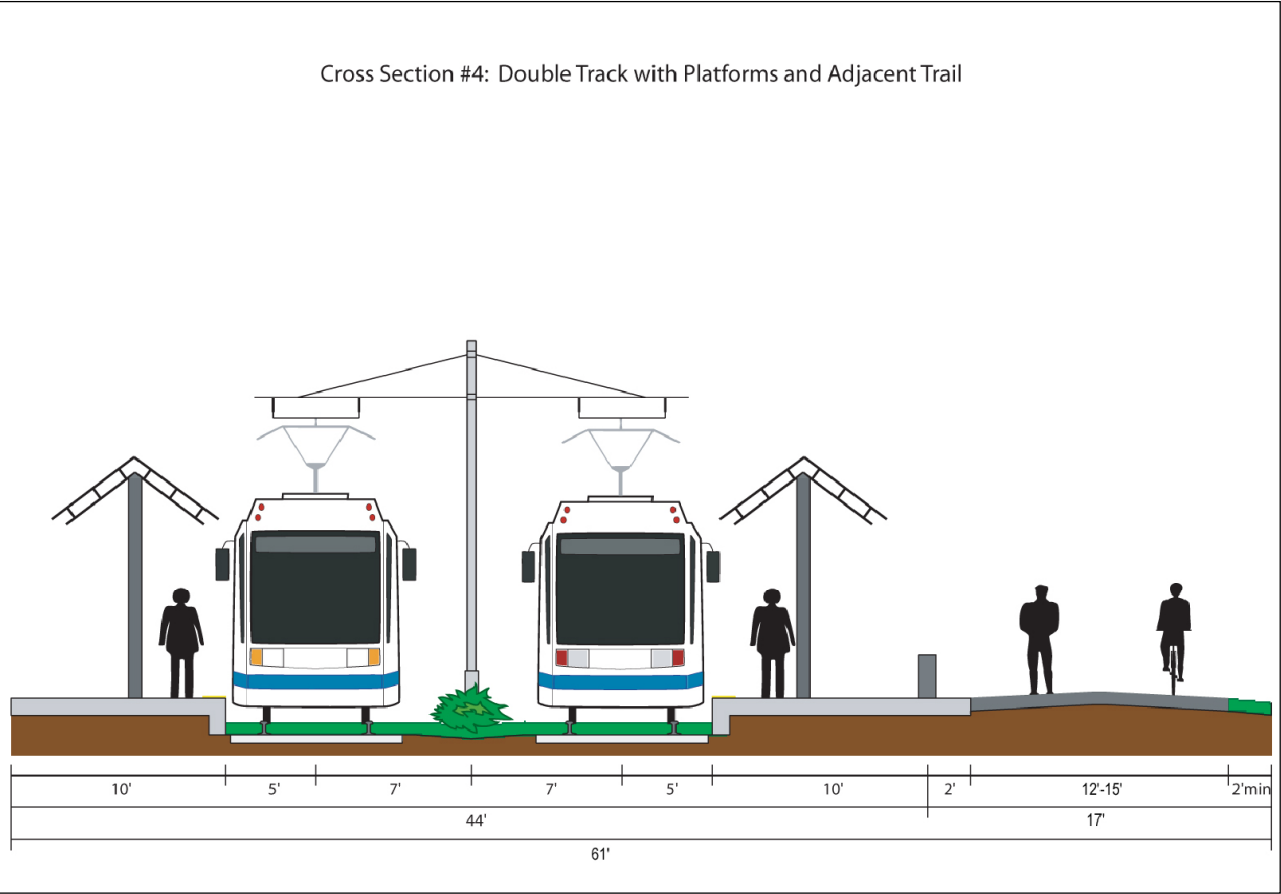
1.B



1 PIEDMONT ROAD NORTH CONCEPT
2 SCALE: 1" = 50'-0"

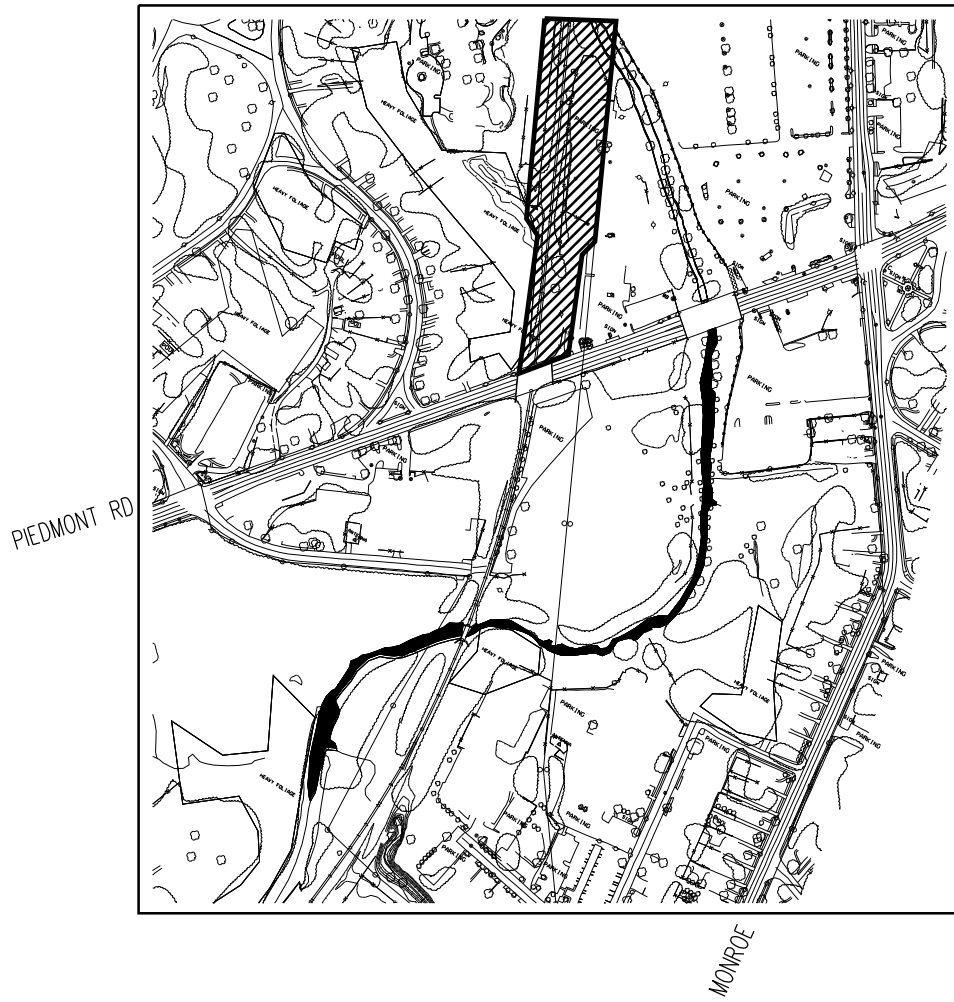


3 CROSS-SECTION
2 NTS



2 CROSS-SECTION
2 NTS

SITE DATA	
LOCATION: PIEDMONT ROAD NORTH (PARCEL 0)	
COUNTY: FULTON	
CURRENT ZONING: C-1	
AREA:	
- GROSS LOT AREA (GLA) - 5.217 ACRES or 227,252 SQFT	
FAR CALCULATIONS:	
RESIDENTIAL:	
- 18,926 SF PER FLOOR - TOTAL - 94,630 SQFT	
TOTAL RESIDENTIAL G.F.A. PROVIDED - 94,630 SF	
- MAX ALLOWABLE FAR (C-1) = 0.696	
- ACTUAL FAR = 0.41	
OPEN SPACE:	
- U.O.S.R. = 0.45(227,252 SF) = 102,263SF	
- 208,326 SF PROVIDED	
PARKING:	
RESIDENTIAL SPACES: (0.9 SP /UNIT #)	
- 0.9(80) = 72 SPACES	
TOTAL PARKING REQUIRED = 72 SPACES	
TOTAL PROVIDED - 103 SPACES	
TOTAL UNITS : 80 UNITS	
G.R.U./ACRE : 80 UNITS/5.217ACRES = 15.3 UNITS/ACRE	



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CONSULTANTS:

PROJECT NO.:

05631

PROJECT TITLE:

PIEDMONT RD
NORTH CONCEPT
BELTLINE SITE PLAN
STA. 223+00 TO STA. 229+00

NORTHEAST ATLANTA
BELTLINE GROUP
1505 LAKES PARKWAY SUITE 130
LAWRENCEVILLE, GA 30043
CHRIS HAYES (770.962.3000)

ZONING PARCEL 0

PLOT DATE:

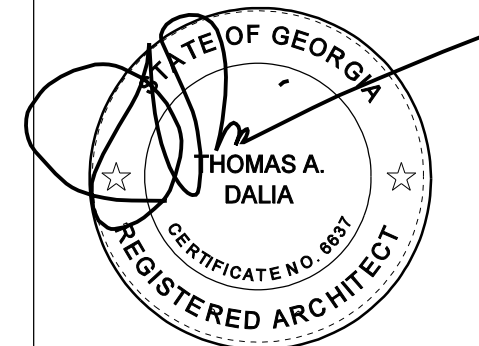
05.10.06

ISSUE AND DATE:

CONCEPT SITE PLAN
03.28.06

CONCEPT SITE PLAN
05.10.06

SEAL:

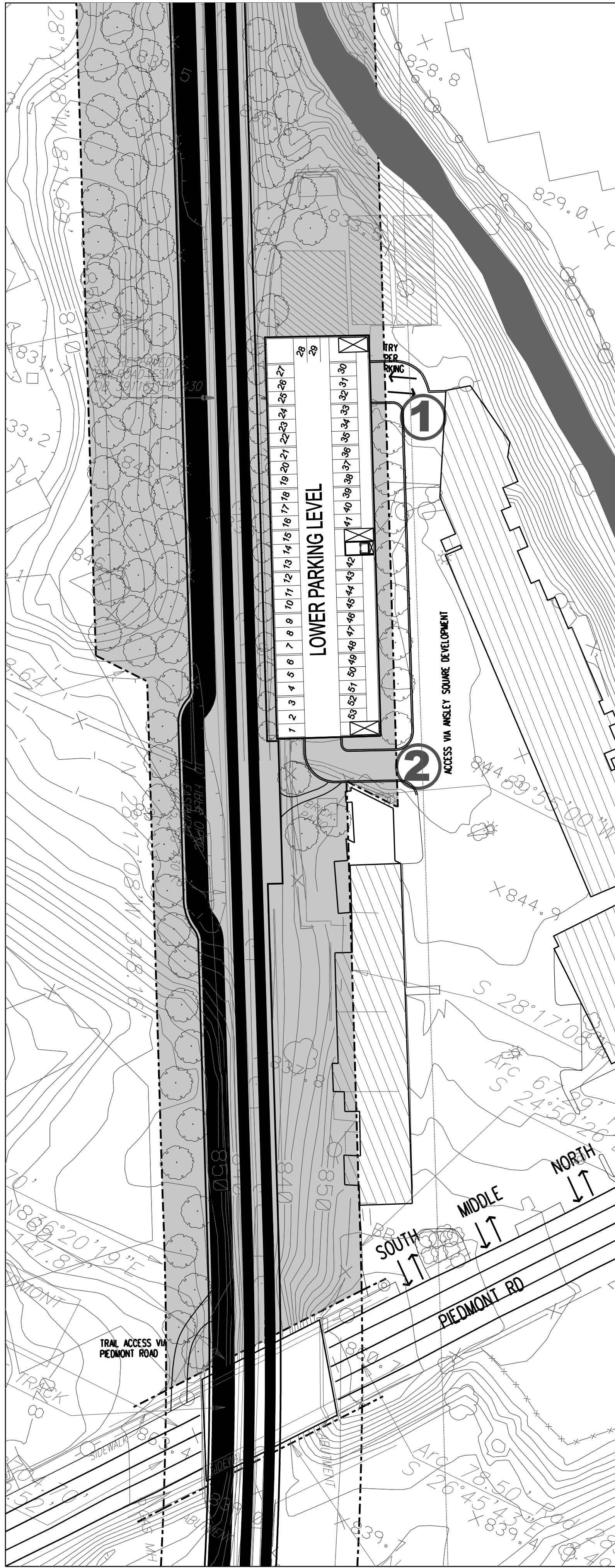


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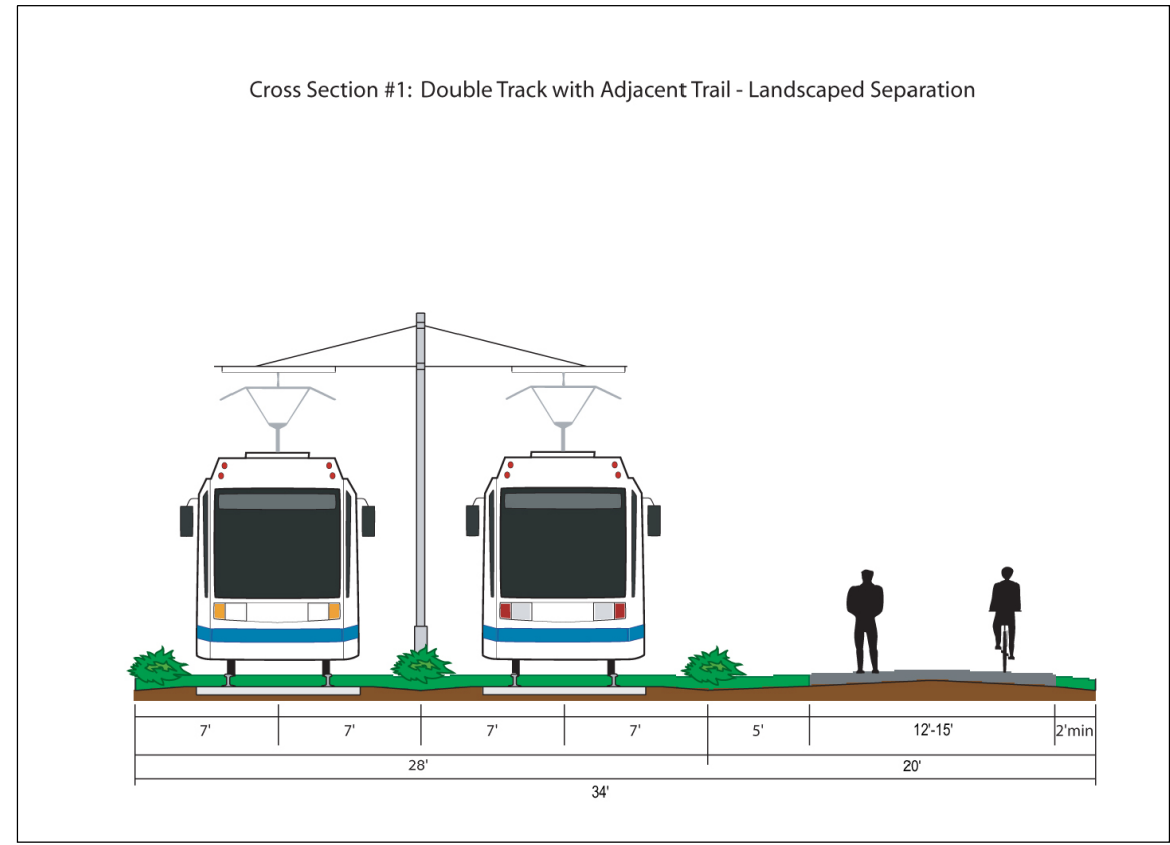
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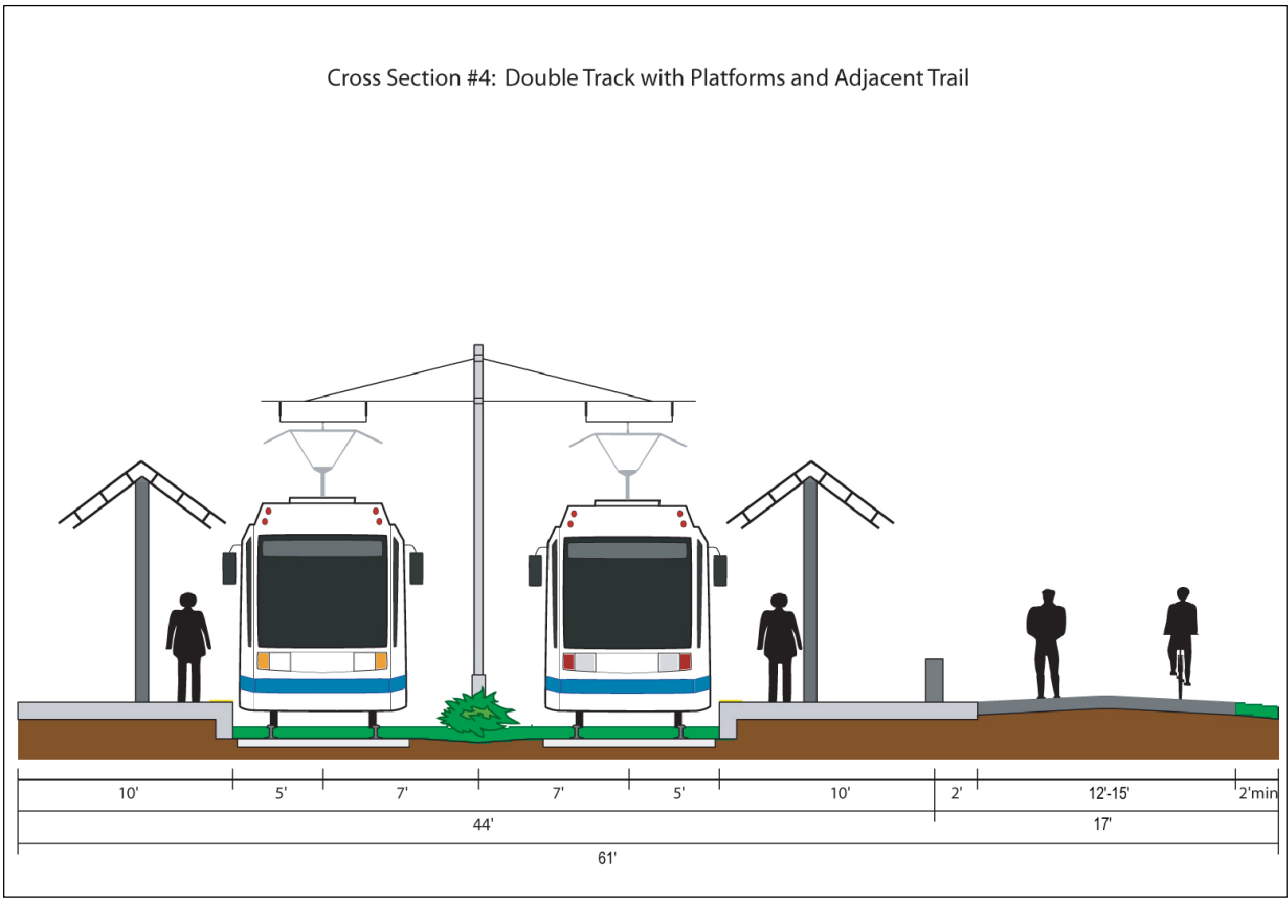
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1
2.B
PIEDMONT ROAD NORTH CONCEPT
SCALE: 1" = 50'-0"

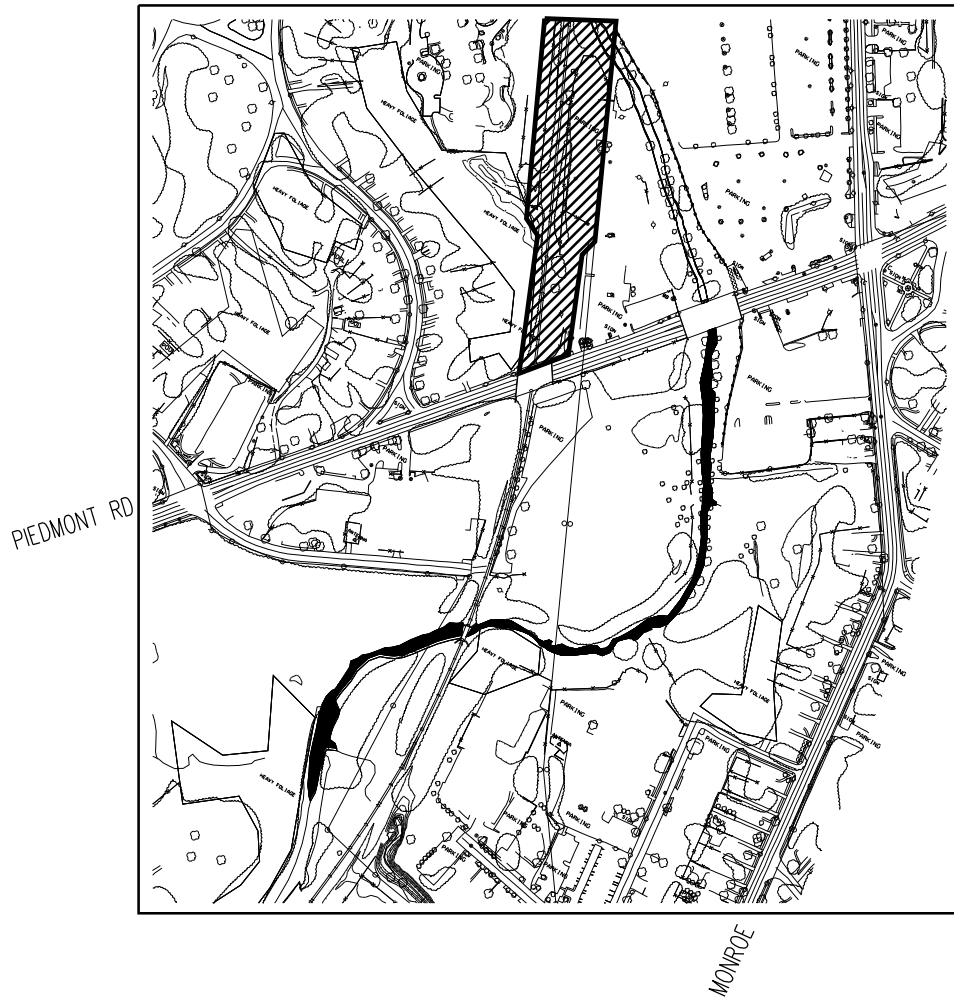


3
2.B
CROSS-SECTION
NTS



2
2.B
CROSS-SECTION
NTS

SITE DATA	
LOCATION: PIEDMONT ROAD NORTH (PARCEL 0)	
COUNTY: FULTON	
CURRENT ZONING: C-1	
AREA:	
- GROSS LOT AREA (GLA) - 5.217 ACRES or 227,252 SQFT	
FAR CALCULATIONS:	
RESIDENTIAL:	
- 18,926 SF PER FLOOR - TOTAL - 94,630 SQFT	
TOTAL RESIDENTIAL G.F.A. PROVIDED - 94,630 SF	
- MAX ALLOWABLE FAR (C-1) = 0.696	
- ACTUAL FAR = 0.41	
OPEN SPACE:	
- U.O.S.R. = 0.45(227,252 SF) = 102,263SF	
- 208,326 SF PROVIDED	
PARKING:	
RESIDENTIAL SPACES: (0.9 SP /UNIT #)	
- 0.9(80) = 72 SPACES	
TOTAL PARKING REQUIRED = 72 SPACES	
TOTAL PROVIDED - 103 SPACES	
TOTAL UNITS : 80 UNITS	
G.R.U./ACRE : 80 UNITS/5.217ACRES = 15.3 UNITS/ACRE	



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CONSULTANTS:

PROJECT NO.:

05631

PROJECT TITLE:

PIEDMONT RD
NORTH CONCEPT
BELTLINE SITE PLAN
STA. 223+00 TO STA. 229+00

NORTHEAST ATLANTA
BELTLINE GROUP
1505 LAKES PARKWAY SUITE 130
LAWRENCEVILLE, GA 30043
CHRIS HAYES (770.962.3000)

ZONING PARCEL 0

PLOT DATE:

05.10.06

ISSUE AND DATE:

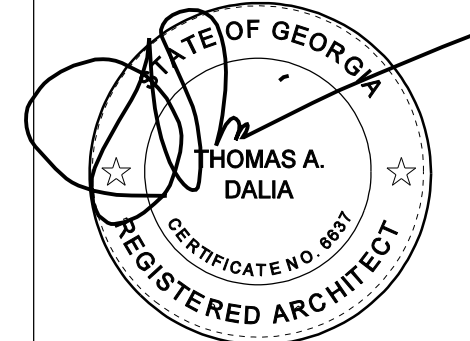
CONCEPT SITE PLAN

03.28.06

CONCEPT SITE PLAN

05.10.06

SEAL:



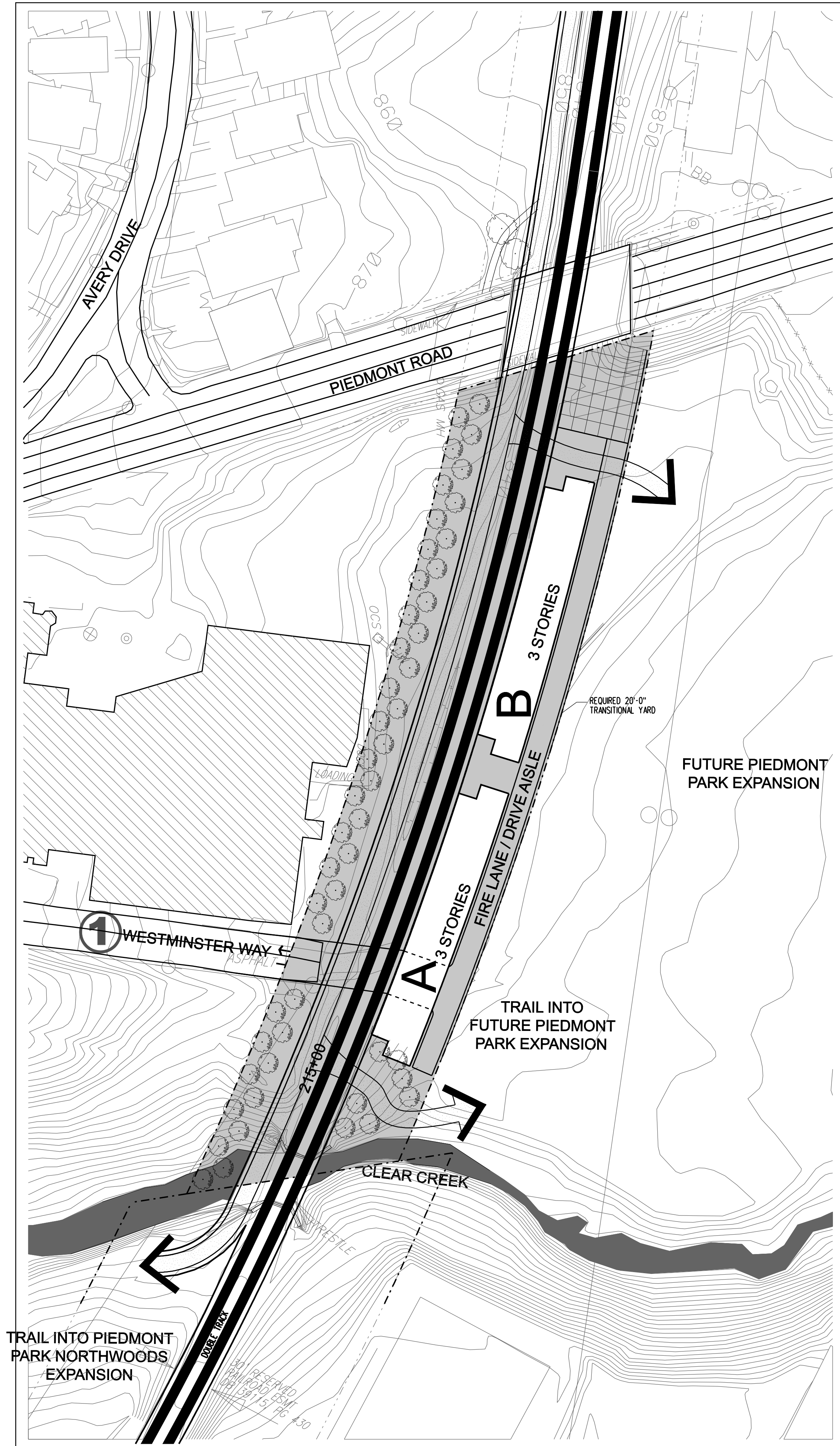
SHEET TITLE:

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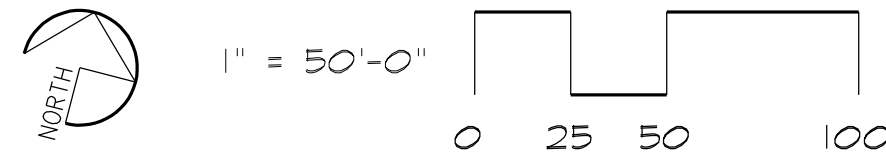
SHEET NO.:

2.B

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1
3
PIEDMONT ROAD SOUTH CONCEPT PLAN
SCALE: 1" = 50'-0"



SITE DATA

LOCATION: PIEDMONT ROAD SOUTH (PARCEL 1 – SITE 1)

COUNTY: FULTON
CURRENT ZONING: R-4
PROPOSED ZONING – MRC-3

AREA:
– GROSS LOT AREA (GLA) – 82,764
– SITE AREA 82,764

FAR CALCULATIONS:

RESIDENTIAL:
– BUILDING A – 18,926 SF
– BUILDING B – 18,926 SF
TOTAL RESIDENTIAL G.F.A. PROVIDED – 42,732 SF
– MAX ALLOWABLE FAR (MRC-3 RESIDENTIAL) = 3.20
– ACTUAL FAR = 0.52

OPEN SPACE:

– U.O.S.R. = 0.52(82764 SF) = 33,933SF
– 68,520 SF PROVIDED

PARKING:

RESIDENTIAL SPACES: (0.9 SP /UNIT #)
– BUILDING A+B – 0.9(24) = 22 SPACES
TOTAL PARKING REQUIRED = 22 SPACES

TOTAL PROVIDED:

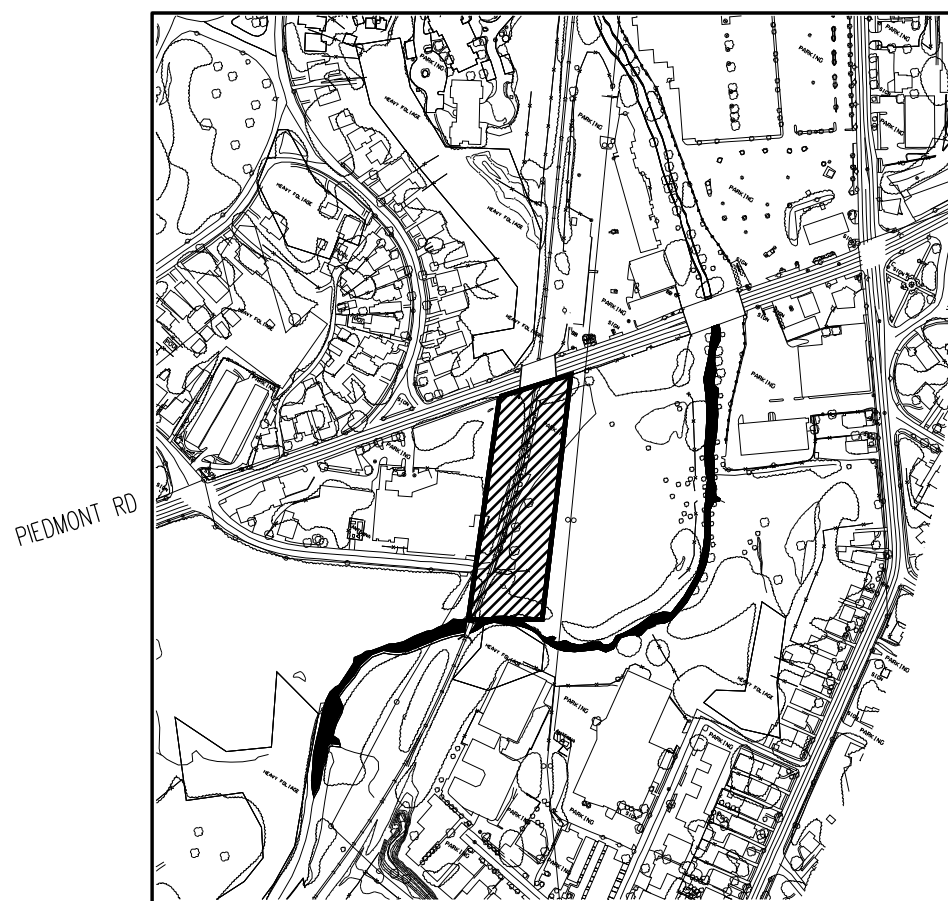
BUILDING A – 32 TANDEM SPACES
BUILDING B – 32 TANDEM SPACES
TOTAL PROVIDED – 64 SPACES

TOTAL UNITS PER BUILDING:

BUILDING A – 12 UNITS
BUILDING B – 12 UNITS
TOTAL UNITS – 24 UNITS

UNITS PER ACRE

G.R.U./ACRE : 24 UNITS/1.9 ACRES =
12.6 UNITS/ACRE



LOCATION MAP

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CONSULTANTS:

PROJECT NO:

05631

PROJECT TITLE:

PIEDMONT RD
SOUTH CONCEPT
BELTLINE SITE PLAN
STA. 215+00 TO STA. 220+50

NORTHEAST ATLANTA
BELTLINE GROUP
1505 LAKES PARKWAY SUITE 130
LAWRENCEVILLE, GA 30043
CHRIS HAYES (770.962.3000)

ZONING PARCEL 1
SITE 1

PLOT DATE:

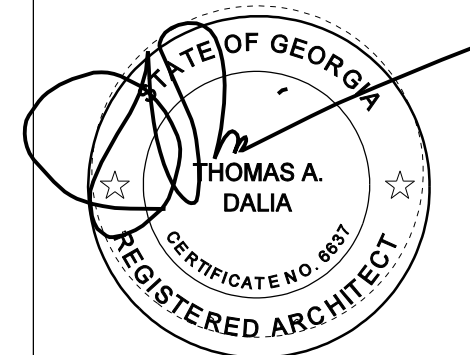
05.10.06

ISSUE AND DATE:

CONCEPTUAL DESIGN
03.28.06

CONCEPTUAL DESIGN
05.10.06

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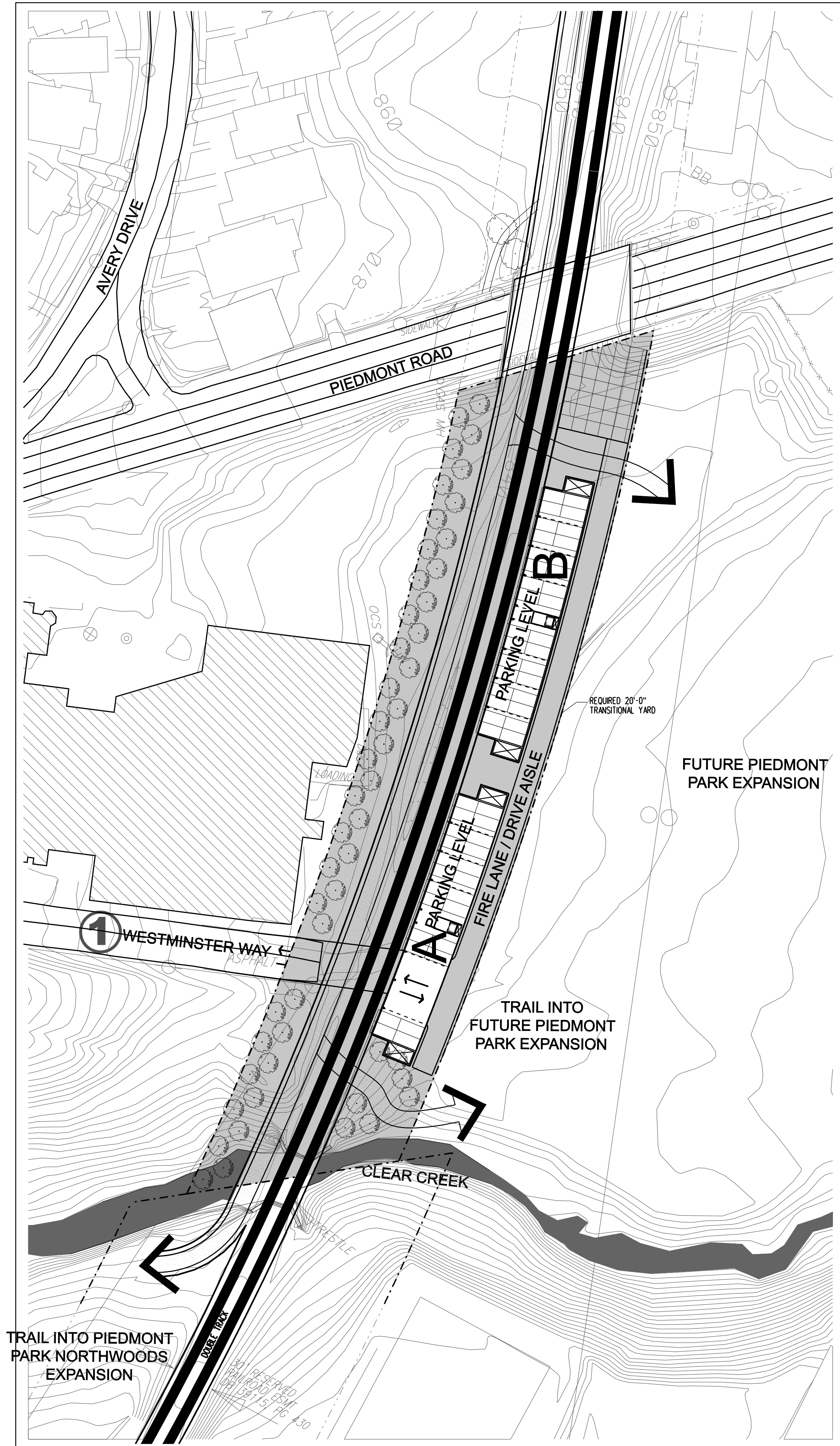


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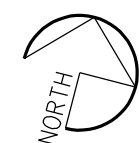
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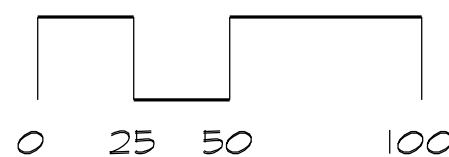
1
3.B

PIEDMONT ROAD SOUTH CONCEPT PLAN

SCALE: 1" = 50'-0"



1" = 50'-0"



SITE DATA

LOCATION: PIEDMONT ROAD SOUTH (PARCEL 1 - SITE 1)

COUNTY: FULTON
CURRENT ZONING: R-4
PROPOSED ZONING - MRC-3

AREA:
- GROSS LOT AREA (GLA) - 82,764
- SITE AREA 82,764

FAR CALCULATIONS:

RESIDENTIAL:
- BUILDING A - 18,926 SF
- BUILDING B - 18,926 SF
TOTAL RESIDENTIAL G.F.A. PROVIDED - 42,732 SF
- MAX ALLOWABLE FAR (MRC-3 RESIDENTIAL) = 3.20
- ACTUAL FAR = 0.52

OPEN SPACE:

- U.O.S.R. = 0.52(82764 SF) = 33,933SF
- 68,520 SF PROVIDED

PARKING:

RESIDENTIAL SPACES: (0.9 SP /UNIT #)
- BUILDING A+B - 0.9(24) = 22 SPACES
TOTAL PARKING REQUIRED = 22 SPACES

TOTAL PROVIDED:

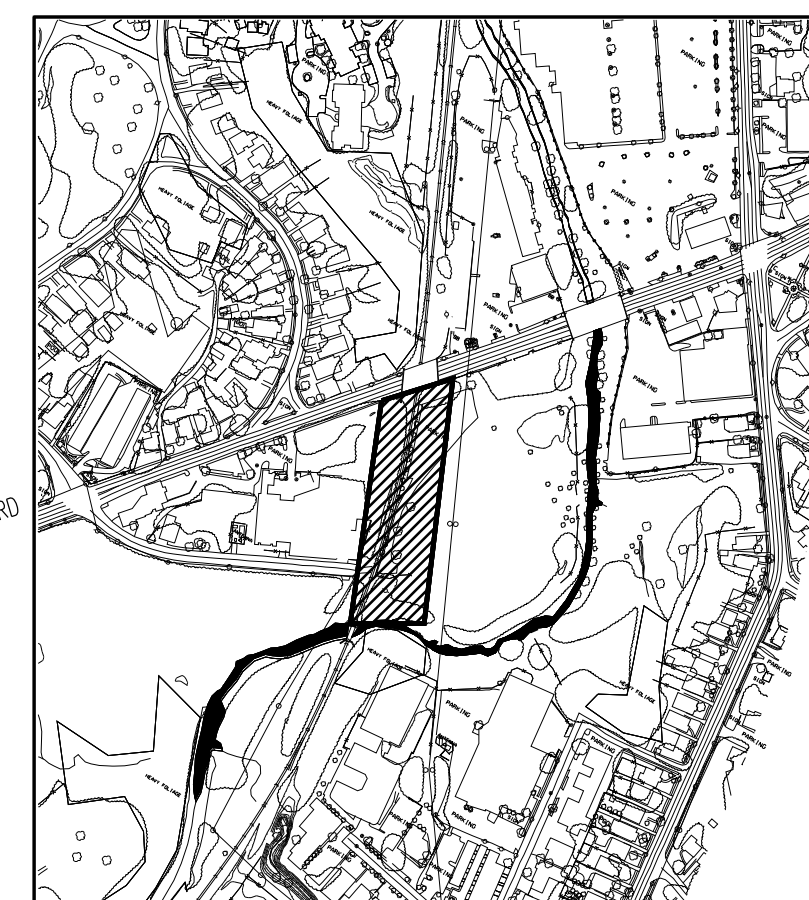
BUILDING A - 32 TANDEM SPACES
BUILDING B - 32 TANDEM SPACES
TOTAL PROVIDED - 64 SPACES

TOTAL UNITS PER BUILDING:

BUILDING A - 12 UNITS
BUILDING B - 12 UNITS
TOTAL UNITS - 24 UNITS

UNITS PER ACRE

G.R.U./ACRE : 24 UNITS/1.9 ACRES =
12.6 UNITS/ACRE



LOCATION MAP



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CONSULTANTS:

PROJECT NO:

05631

PROJECT TITLE:

PIEDMONT RD
SOUTH CONCEPT
BELTLINE SITE PLAN
STA. 215+00 TO STA. 220+50

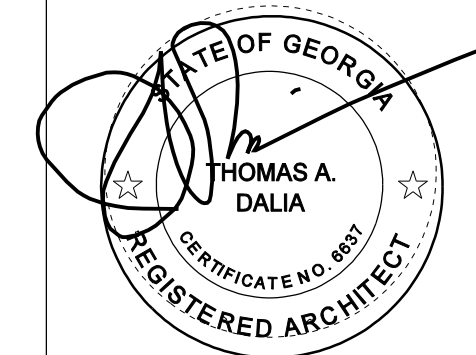
NORTHEAST ATLANTA
BELTLINE GROUP
1505 LAKES PARKWAY SUITE 130
LAWRENCEVILLE, GA 30043
CHRIS HAYES (770.962.3000)

ZONING PARCEL 1
SITE 1

PLOT DATE:
05.10.06

ISSUE AND DATE:
CONCEPTUAL DESIGN
03.28.06
CONCEPTUAL DESIGN
05.10.06

SEAL:



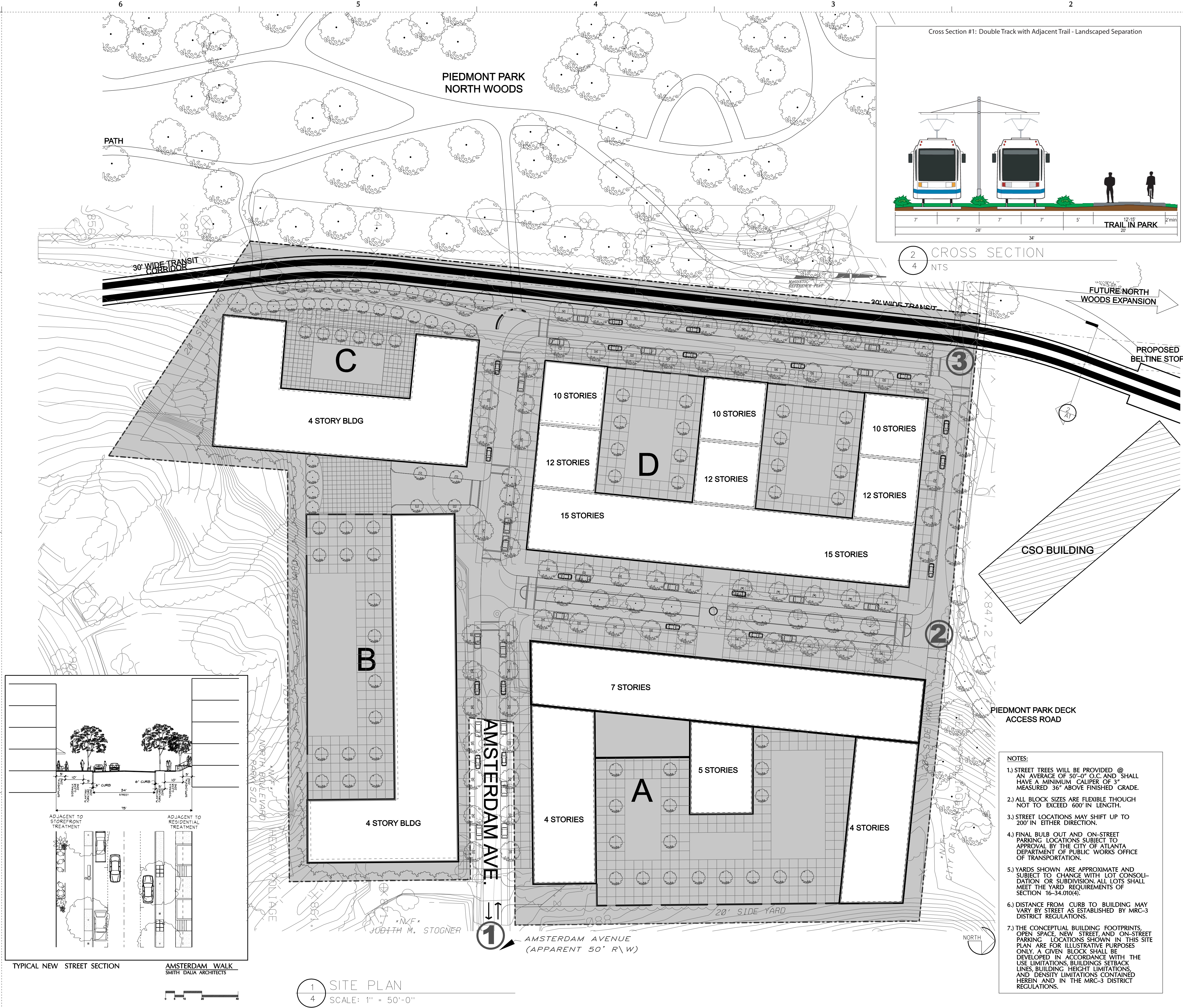
SHEET TITLE:

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SHEET NO.:

3.B

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SITE DATA	
LOCATION: AMSTERDAM AVENUE (PARCEL 1) SITE 2	
COUNTY: FULTON	
CURRENT ZONING: R-4 AND C-1	
PROPOSED ZONING - MRC-3	
AREA:	
- GROSS LOT AREA (GLA) - 571,165 13.11 ACRES	
SITE AREA 530,636	
FAR CALCULATIONS:	
COMMERCIAL - RETAIL:	
- BUILDING A - 50,672 SF	
- BUILDING B - 23,023 SF	
- BUILDING C - 9,881 SF	
- BUILDING D - 36,510 SF	
TOTAL RETAIL G.F.A. PROVIDED - 120,086 SF	
- MAX COMMERCIAL ALLOWABLE FAR FOR MRC-3 = 4.0	
- ACTUAL COMMERCIAL FAR = 120,086/530,636 = 0.23	
RESIDENTIAL:	
- BUILDING A - 294,948 SF 196 UNITS	
- BUILDING B - 87,784 SF 59 UNITS	
- BUILDING C - 112,010 SF 75 UNITS	
- BUILDING D - 890,955 SF 594 UNITS	
TOTAL RESIDENTIAL G.F.A. PROVIDED - 1,385,697 SF	
TOTAL UNITS: 924 UNITS	
- MAX ALLOWABLE FAR (MRC-3 RESIDENTIAL) = 3.2	
- ACTUAL FAR = 1,385,697/530,636 = 2.61	
-70.4 UNITS PER ACRES	
LIVE/WORK:	
- BUILDING A - 8 UNITS	
- BUILDING B - 2 UNITS	
- BUILDING C - 0 UNITS	
- BUILDING D - 6 UNITS	
TOTAL UNITS: 13 UNITS	
COMBINED:	
MAX ALLOWABLE (MRC-3) FAR (COMBINED) = 7.20	
ACTUAL FAR (COMBINED) = 2.88	
OPEN SPACE:	
- U.O.S.R. = 0.56(571,165 SF) = 319,852 SF	
- 328,276 SF PROVIDED	
PARKING REQUIRED:	
RESIDENTIAL SPACES: (1.5 SP./1500 SF)	
- BUILDING A - 1.5(294,948SF/1500) = 295 SPACES	
- BUILDING B - 1.5(87,784SF/1500) = 88 SPACES	
- BUILDING C - 1.5(112,010SF/1500) = 112 SPACES	
- BUILDING D - 1.5(890,955SF/1500) = 891 SPACES	
COMMERCIAL SPACES: (4 SP./1000 SF)	
- BUILDING A - 4(50,672SF/1000) = 203 SPACES	
- BUILDING B - 4(114,664SF/1000) = 92 SPACES	
- BUILDING C - 4(121,891SF/1000) = 40 SPACES	
- BUILDING D - 4(938,894SF/1000) = 146 SPACES	
LIVE/WORK SPACES: (2 SP./2000 SF)	
- BUILDING A - 2(9,191SF/2000) = 9 SPACES	
- BUILDING B - 2(3,857SF/2000) = 4 SPACES	
- BUILDING C - 0 SPACES	
- BUILDING D - 2(11,429SF/2000) = 11 SPACES	
TOTAL PARKING REQUIRED = 1,891 SPACES	
TOTAL PARKING PROVIDED:	
BUILDING A - 498 SPACES	
BUILDING B - 234 SPACES	
BUILDING C - 224 SPACES	
BUILDING D - 1030 SPACES	
115 SPACES ON STREET	
TOTAL PROVIDED - 2,101 SPACES	

SMITH DALIA ARCHITECTS, LLC

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CONSULTANTS:

PROJECT NO: 05631

PROJECT TITLE: AMSTERDAM WALK BELTLINE SITE PLAN ZONING PARCEL 1 SITE 2

HALPERN ENTERPRISES & NORTHEAST ATLANTA BELTLINE GROUP 1505 LAKES PARKWAY SUITE 1300 LAWRENCEVILLE, GA 30043 CHRIS HAYES (770.962.3000)

PLOT DATE: 05.10.06

ISSUE AND DATE: 03.28.06

CONCEPTUAL DESIGN 03.28.06

CONCEPTUAL DESIGN 05.10.06

SEAL: [Professional Seal]

SHEET TITLE: [Blank]

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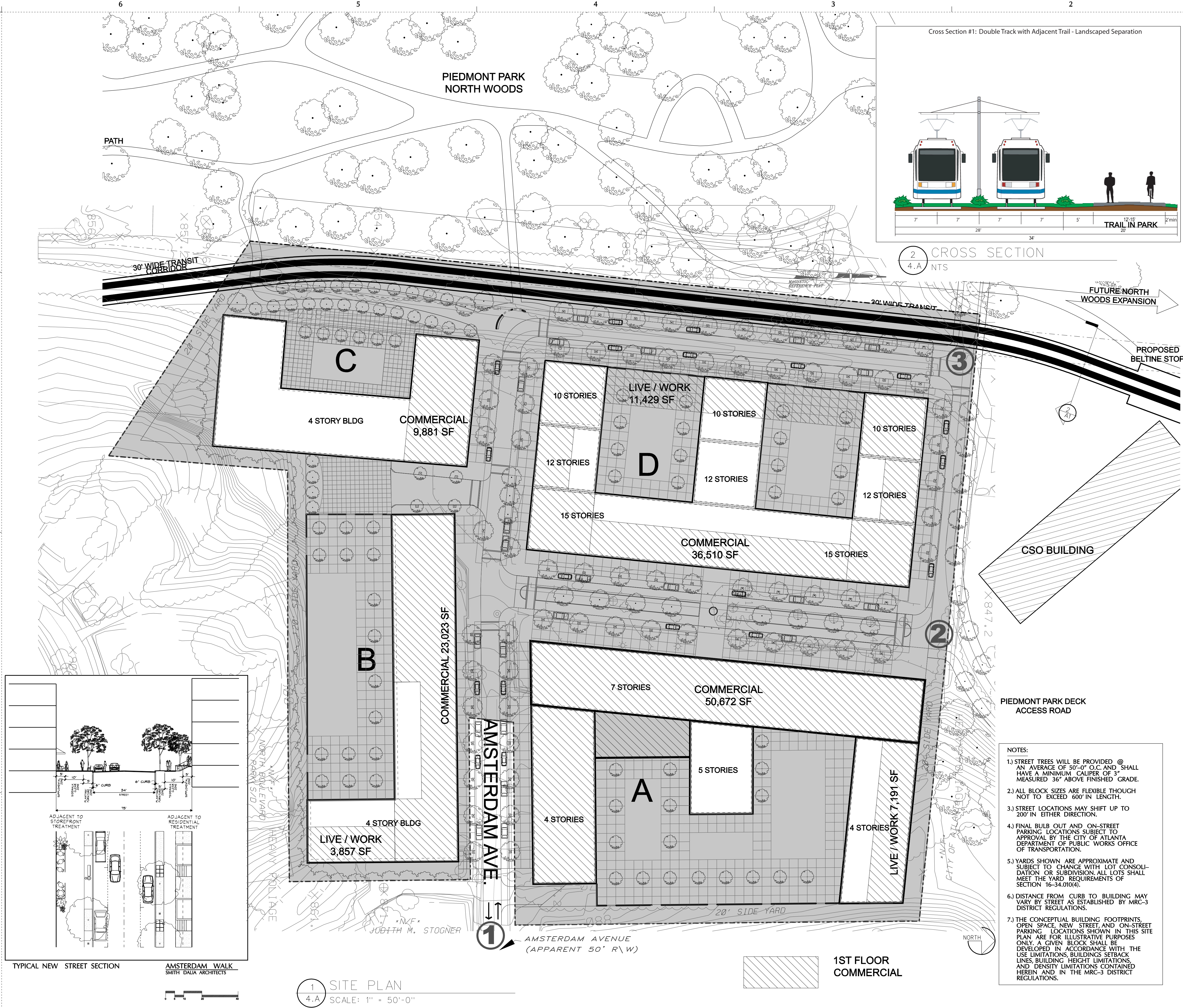
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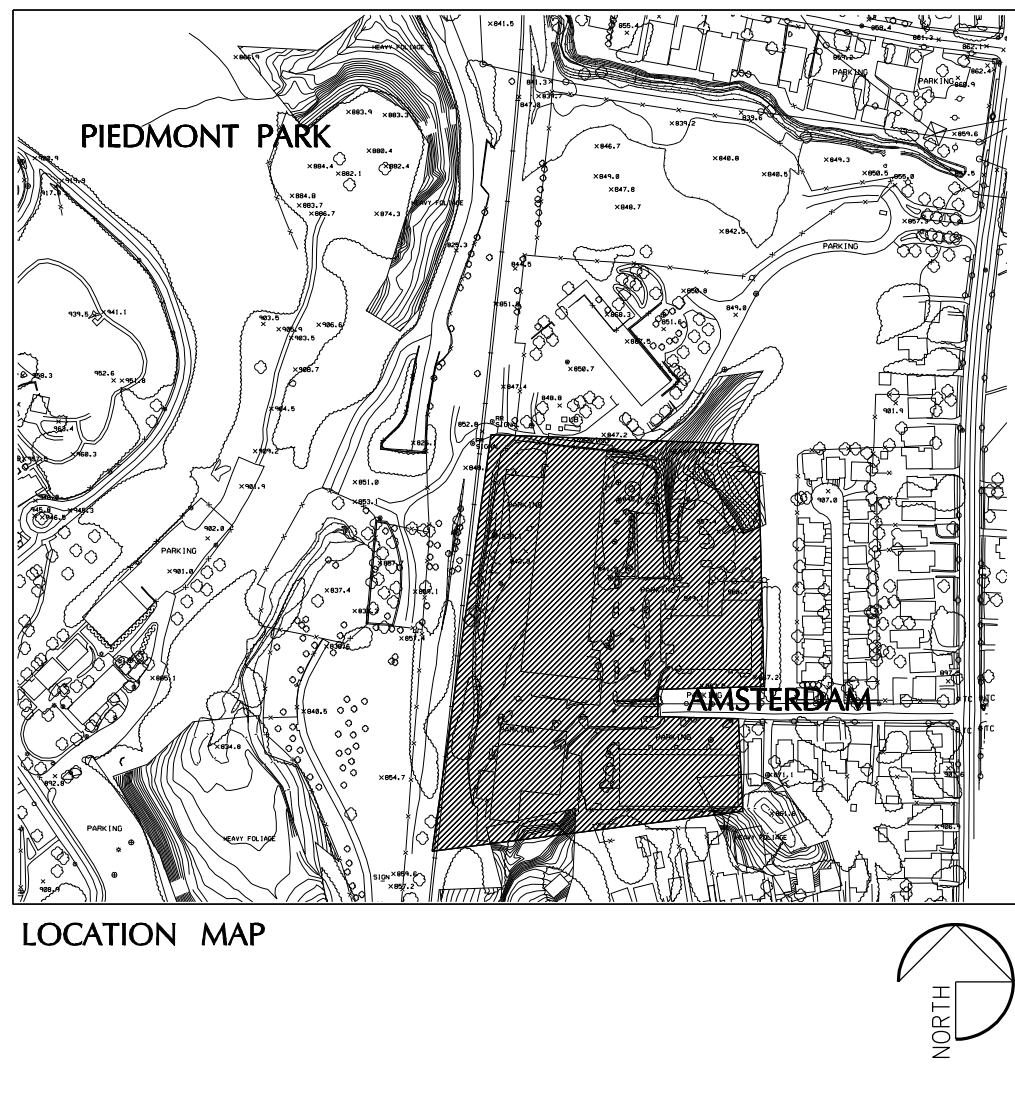
C

B

A



SITE DATA	
LOCATION: AMSTERDAM AVENUE (PARCEL 1) SITE 2	
COUNTY: FULTON	
CURRENT ZONING: R-4 AND C-3	
PROPOSED ZONING - MRC-3	
AREA:	
- GROSS LOT AREA (GLA) - 571,165 13.11 ACRES	
- SITE AREA 530,636	
FAR CALCULATIONS:	
COMMERCIAL - RETAIL:	
- BUILDING A - 50,672 SF	
- BUILDING B - 23,023 SF	
- BUILDING C - 9,881 SF	
- BUILDING D - 36,510 SF	
TOTAL RETAIL G.F.A. PROVIDED - 120,086 SF	
- MAX COMMERCIAL ALLOWABLE FAR FOR MRC-3 = 4.0	
- ACTUAL COMMERCIAL FAR = 120,086/530,636 = 0.23	
RESIDENTIAL:	
- BUILDING A - 294,948 SF 196 UNITS	
- BUILDING B - 87,784 SF 59 UNITS	
- BUILDING C - 112,010 SF 75 UNITS	
- BUILDING D - 890,955 SF 594 UNITS	
TOTAL RESIDENTIAL G.F.A. PROVIDED - 1,385,697 SF	
TOTAL UNITS: 924 UNITS	
- MAX ALLOWABLE FAR (MRC-3 RESIDENTIAL) = 3.2	
- ACTUAL FAR = 1,385,697 / 530,636 = 2.61	
- 70.4 UNITS PER ACRES	
LIVE / WORK:	
- BUILDING A - 8 UNITS	
- BUILDING B - 2 UNITS	
- BUILDING C - 0 UNITS	
- BUILDING D - 6 UNITS	
TOTAL UNITS: 13 UNITS	
COMBINED:	
MAX ALLOWABLE (MRC-3) FAR (COMBINED) = 7.20	
ACTUAL FAR (COMBINED) = 2.88	
OPEN SPACE:	
- U.O.S.R. = 0.56(571,165 SF) = 319,852 SF	
- 328,276 SF PROVIDED	
PARKING REQUIRED:	
RESIDENTIAL SPACES: (1.5 SP / 1500 SF)	
- BUILDING A - 1.5(294,948SF/1500) = 295 SPACES	
- BUILDING B - 1.5(87,784SF/1500) = 88 SPACES	
- BUILDING C - 1.5(112,010SF/1500) = 112 SPACES	
- BUILDING D - 1.5(890,955SF/1500) = 891 SPACES	
COMMERCIAL SPACES: (4 SP / 1000 SF)	
- BUILDING A - 4(50,672SF/1000) = 203 SPACES	
- BUILDING B - 4(114,664SF/1000) = 92 SPACES	
- BUILDING C - 4(121,891SF/1000) = 40 SPACES	
- BUILDING D - 4(938,894SF/1000) = 146 SPACES	
LIVE / WORK SPACES: (2 SP / 2000 SF)	
- BUILDING A - 2(9,191SF/2000) = 9 SPACES	
- BUILDING B - 2(3,857SF/2000) = 4 SPACES	
- BUILDING C - 0 SPACES	
- BUILDING D - 2(11,429SF/2000) = 11 SPACES	
TOTAL PARKING REQUIRED = 1,891 SPACES	
TOTAL PARKING PROVIDED:	
BUILDING A - 498 SPACES	
BUILDING B - 234 SPACES	
BUILDING C - 224 SPACES	
BUILDING D - 1030 SPACES	
115 SPACES ON STREET	
TOTAL PROVIDED - 2,101 SPACES	



- NOTES:
- 1) STREET TREES WILL BE PROVIDED @ AN AVERAGE OF 50'-0" O.C. AND SHALL HAVE A MINIMUM CALIPER OF 3" MEASURED 36" ABOVE FINISHED GRADE.
 - 2) ALL BLOCK SIZES ARE FLEXIBLE THOUGH NOT TO EXCEED 600' IN LENGTH.
 - 3) STREET LOCATIONS MAY SHIFT UP TO 200' IN EITHER DIRECTION.
 - 4) FINAL BULB OUT AND ON-STREET PARKING LOCATIONS SUBJECT TO APPROVAL BY THE CITY OF ATLANTA DEPARTMENT OF PUBLIC WORKS OFFICE OF TRANSPORTATION.
 - 5) YARDS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE WITH LOT CONSOLIDATION OR SUBDIVISION. ALL LOTS SHALL MEET THE YARD REQUIREMENTS OF SECTION 16-34.010(4).
 - 6) DISTANCE FROM CURB TO BUILDING MAY VARY BY STREET AS ESTABLISHED BY MRC-3 DISTRICT REGULATIONS.
 - 7) THE CONCEPTUAL BUILDING FOOTPRINTS, OPEN SPACE, NEW STREET, AND ON-STREET PARKING LOCATIONS SHOWN IN THIS SITE PLAN ARE FOR ILLUSTRATIVE PURPOSES ONLY. A GIVEN BLOCK SHALL BE DEVELOPED IN ACCORDANCE WITH THE USE LIMITATIONS, BUILDING SETBACK LINES, BUILDING HEIGHT LIMITATIONS, AND DENSITY LIMITATIONS CONTAINED HEREIN AND IN THE MRC-3 DISTRICT REGULATIONS.

SMITH DALIA ARCHITECTS, LLC

621 NORTH AVENUE, NE SUITE C-140 ATLANTA, GEORGIA 30308-2805 404.892.2443 VOICEMAIL 404.892.2470 FACSIMILE mail@smithdalia.com

CONSULTANTS:

PROJECT NO: 05631

PROJECT TITLE: AMSTERDAM WALK BELTLINE SITE PLAN ZONING PARCEL 1 SITE 2

HALPERN ENTERPRISES & NORTHEAST ATLANTA BELTLINE GROUP 1505 LAKES PARKWAY SUITE 130 LAWRENCEVILLE, GA 30043 CHRIS HAYES (770.962.3000)

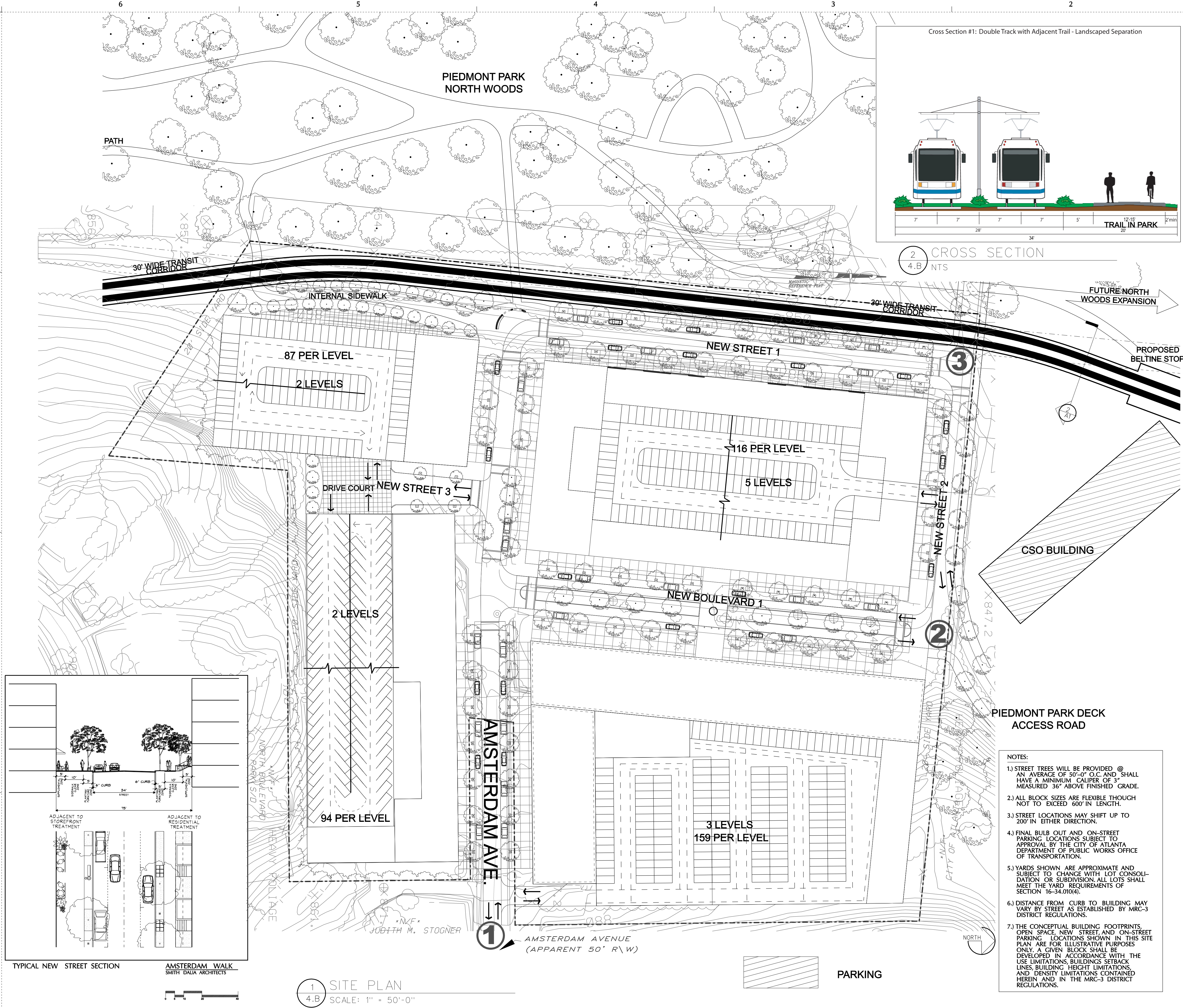
PLOT DATE: 05.10.06

ISSUE AND DATE: CONCEPTUAL DESIGN 03.28.06 CONCEPTUAL DESIGN 05.10.06

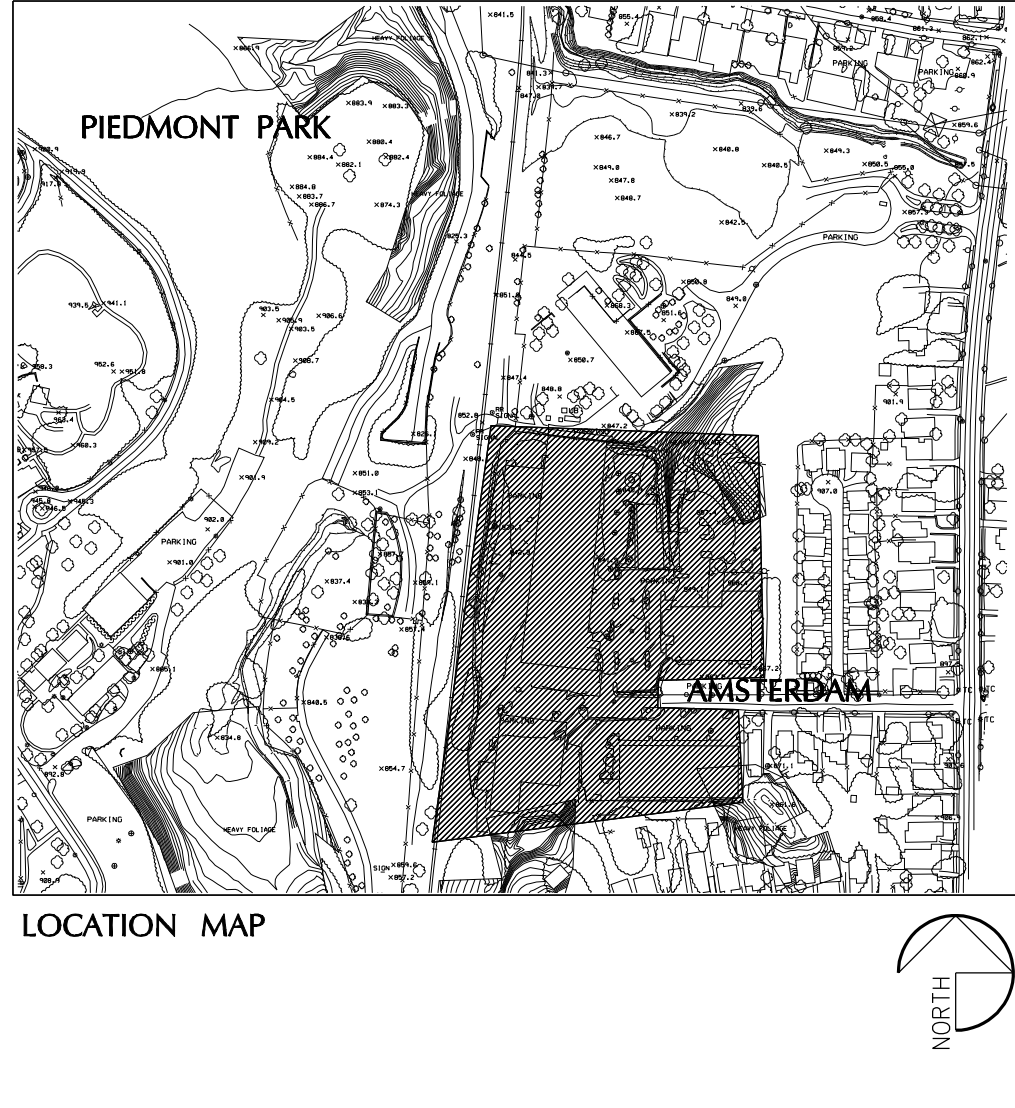
SEAL: [Professional Seal of Thomas A. Dalia, Registered Architect, Certificate No. 8811]

SHEET TITLE: 4.A

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SITE DATA	
LOCATION: AMSTERDAM AVENUE (PARCEL 1) SITE 2	
COUNTY: FULTON	
CURRENT ZONING: R-4 AND C-1	
PROPOSED ZONING - MRC-3	
AREA:	
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- U.O.S.R. = 0.56(571,165 SF) = 319,852 SF	
- 328,276 SF PROVIDED	
PARKING REQUIRED:	
RESIDENTIAL SPACES: (1.5 SP./1500 SF)	
- BUILDING A - 1.5(294,948SF/1500) = 295 SPACES	
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 - 2) ALL BLOCK SIZES ARE FLEXIBLE THOUGH NOT TO EXCEED 600' IN LENGTH.
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CONSULTANTS:

PROJECT NO: 05631

PROJECT TITLE: AMSTERDAM WALK BELTLINE SITE PLAN ZONING PARCEL 1 SITE 2

HALPERN ENTERPRISES & NORTHEAST ATLANTA BELTLINE GROUP 1505 LAKES PARKWAY SUITE 130 LAWRENCEVILLE, GA 30043 CHRIS HAYES (770.962.3000)

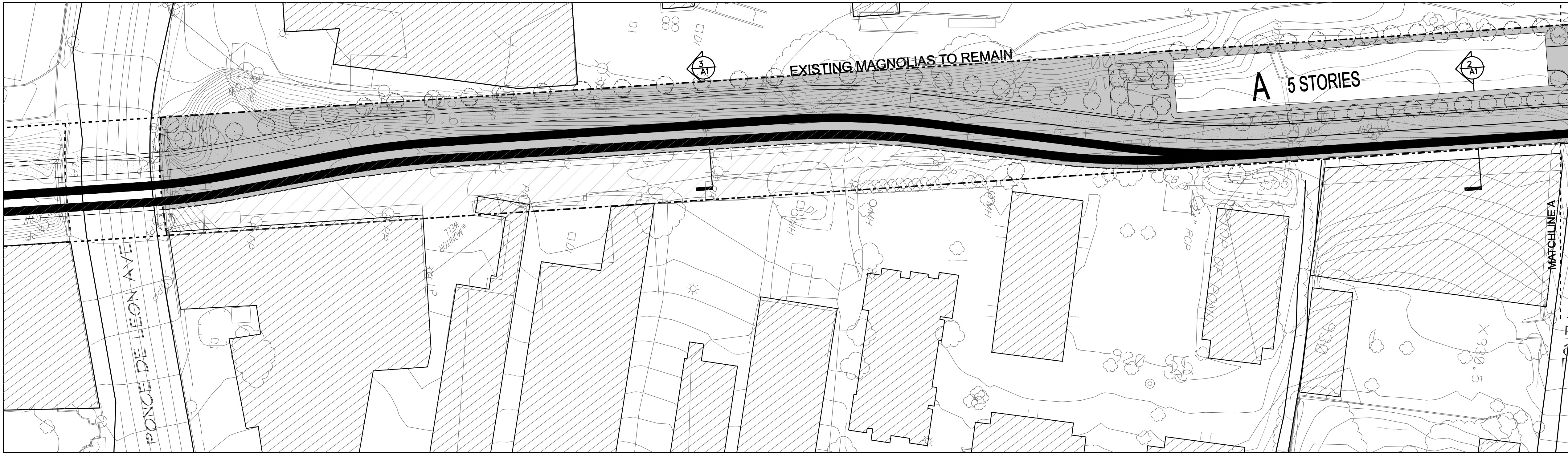
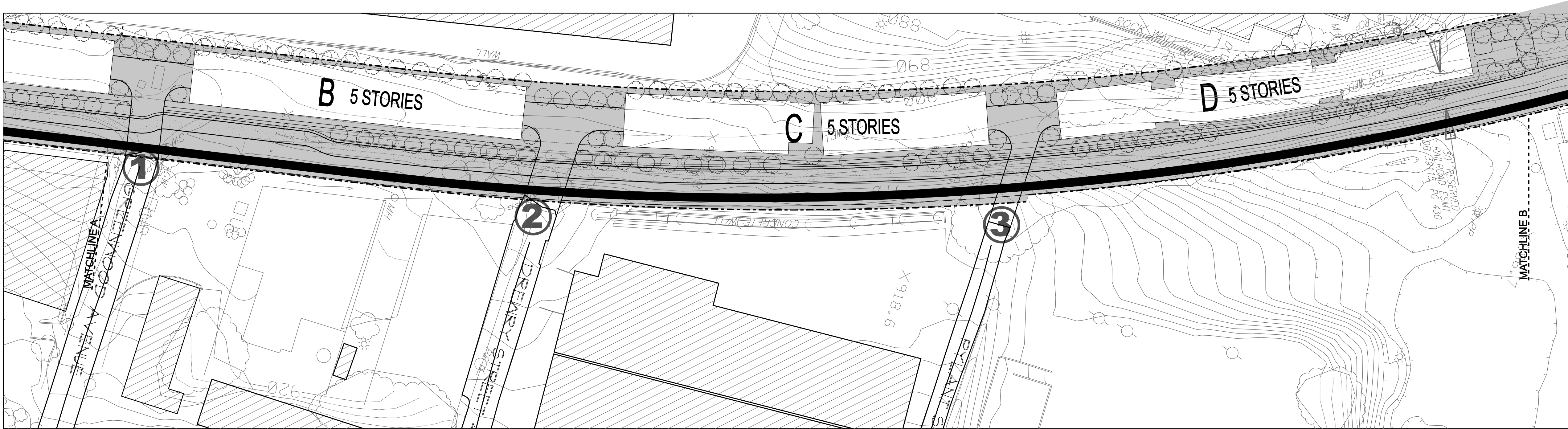
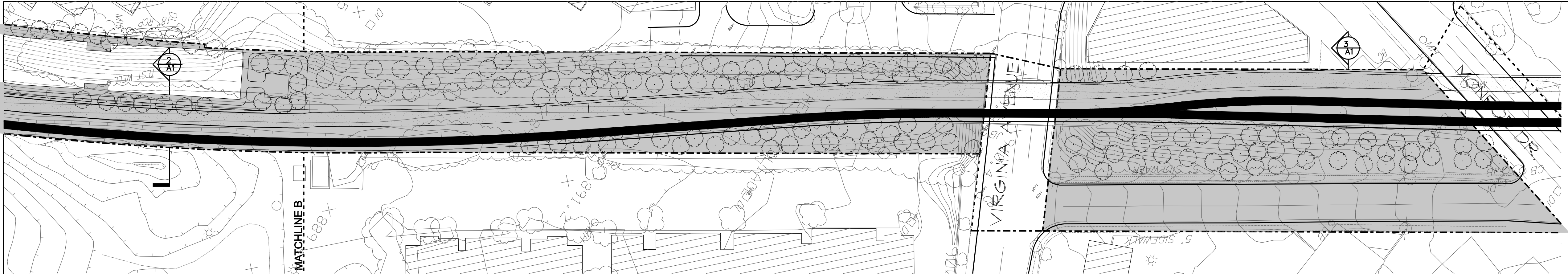
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ISSUE AND DATE: CONCEPTUAL DESIGN 03.28.06 CONCEPTUAL DESIGN 05.10.06

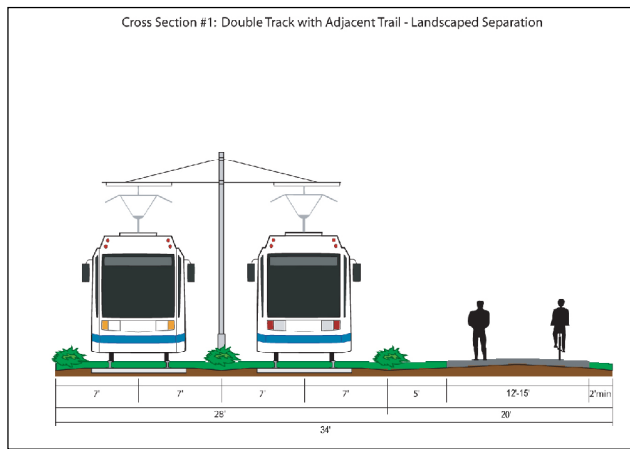
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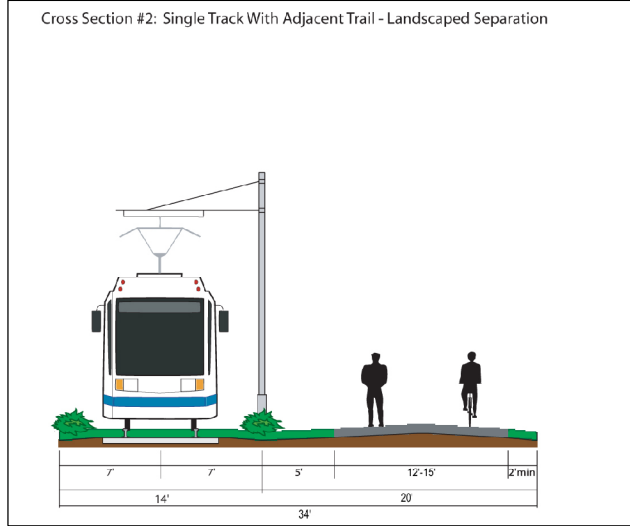
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1 GREENWOOD AVE. CONCEPT - PARTIAL SITE PLAN
6 SCALE: 1" = 50'-0"



3 CROSS SECTION
6 NTS



2 CROSS SECTION
6 NTS

SITE DATA

LOCATION: GREENWOOD AVE (PARCEL 3)

COUNTY: FULTON

CURRENT ZONING: I-1

PROPOSED ZONING - MRC-3

AREA:

- CROSS LOT AREA (CLA) - 337,751 SF
- SITE AREA - 7.696 acres or 335,237 SF

FAR CALCULATIONS:

RESIDENTIAL:

- BUILDING A - 71,265 SF
- BUILDING B - 63,450 SF
- BUILDING C - 66,305 SF
- BUILDING D - 67,790 SF

TOTAL RESIDENTIAL G.F.A. PROVIDED - 268,810 SF

- MAX ALLOWABLE FAR (MRC-3 RESIDENTIAL) = 3.20
- ACTUAL FAR = 0.74

OPEN SPACE:

- U.O.S.R. = 0.40(337,751 SF) = 135,100 SF
- 253,932 SF PROVIDED

PARKING:

RESIDENTIAL SPACES: (0.9 SP / UNIT #)

- BUILDING A+B+C+D - 0.9(224) = 202 SPACES

TOTAL PARKING REQUIRED = 202 SPACES

TOTAL PROVIDED:

BUILDING A - 83 SPACES
BUILDING B - 101 SPACES
BUILDING C - 104 SPACES
BUILDING D - 49 SPACES

TOTAL PARKING PROVIDED - 337 SPACES

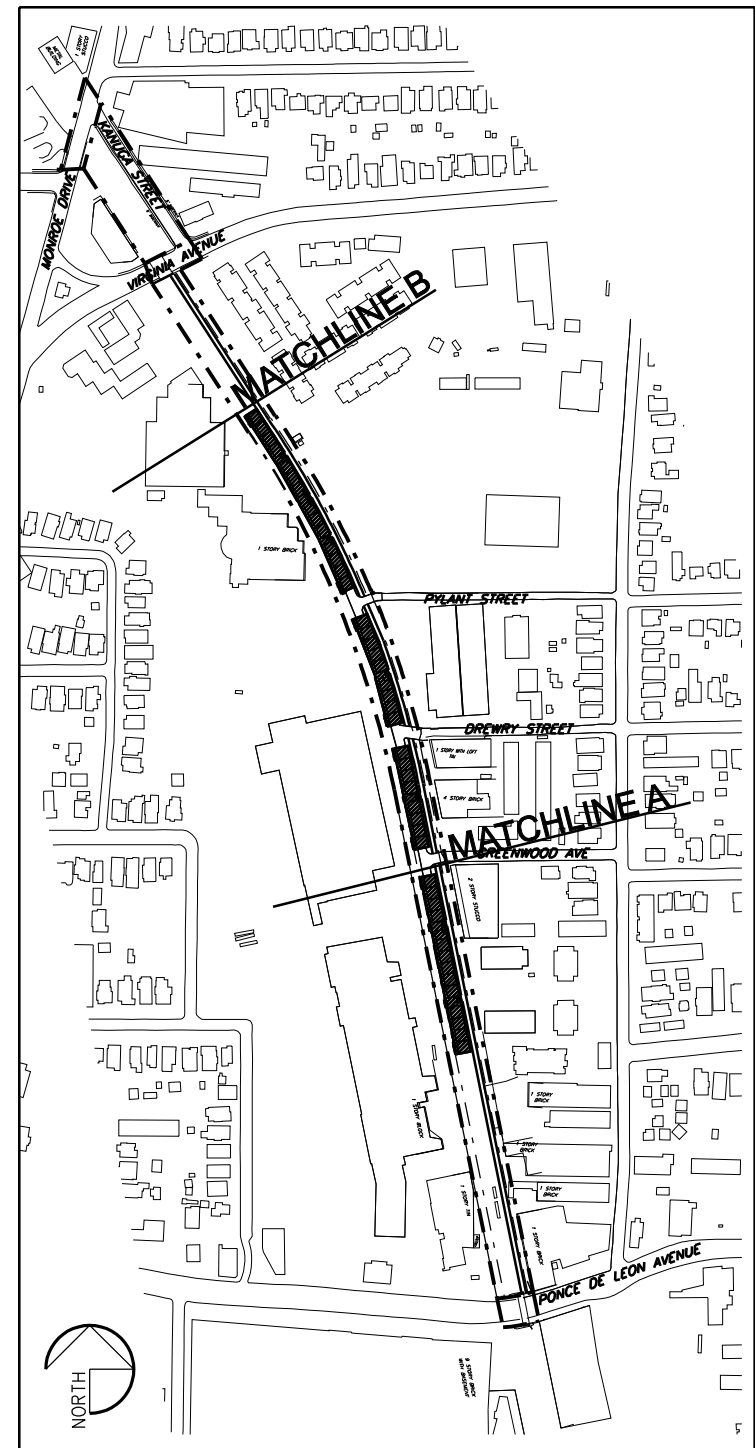
TOTAL UNITS PER BUILDING:

BUILDING A - 70 UNITS
BUILDING B - 40 UNITS
BUILDING C - 44 UNITS
BUILDING D - 70 UNITS

TOTAL UNITS PROVIDED - 224 UNITS

UNITS PER ACRE

G.R.U./ACRE : 224 UNITS/7.75 ACRES =
28 UNITS/ACRE



LOCATION MAP

SMITH
DALIA
ARCHITECTS, LLC
621 NORTH AVENUE, NE
SUITE C-140
ATLANTA, GEORGIA 30308-2805
404.892.2443 VOICE
404.892.2470 FACSIMILE
mail@smithdalia.com

CONSULTANTS:

PROJECT NO:

05631

PROJECT TITLE:

GREENWOOD AVE.
CONCEPT

BELTLINE SITE PLAN

NORTHEAST ATLANTA
BELTLINE GROUP
1505 LAKES PARKWAY SUITE 1300
LAWRENCEVILLE, GA 30043
CHRIS HAYES (770.962.3000)

ZONING PARCEL 3

PLOT DATE:

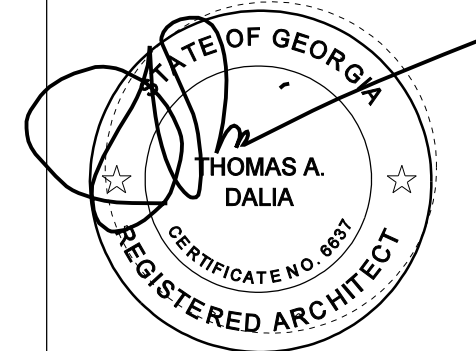
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ISSUE AND DATE:

CONCEPT SITE PLAN
03.28.06

CONCEPT SITE PLAN
05.10.06

SEAL:



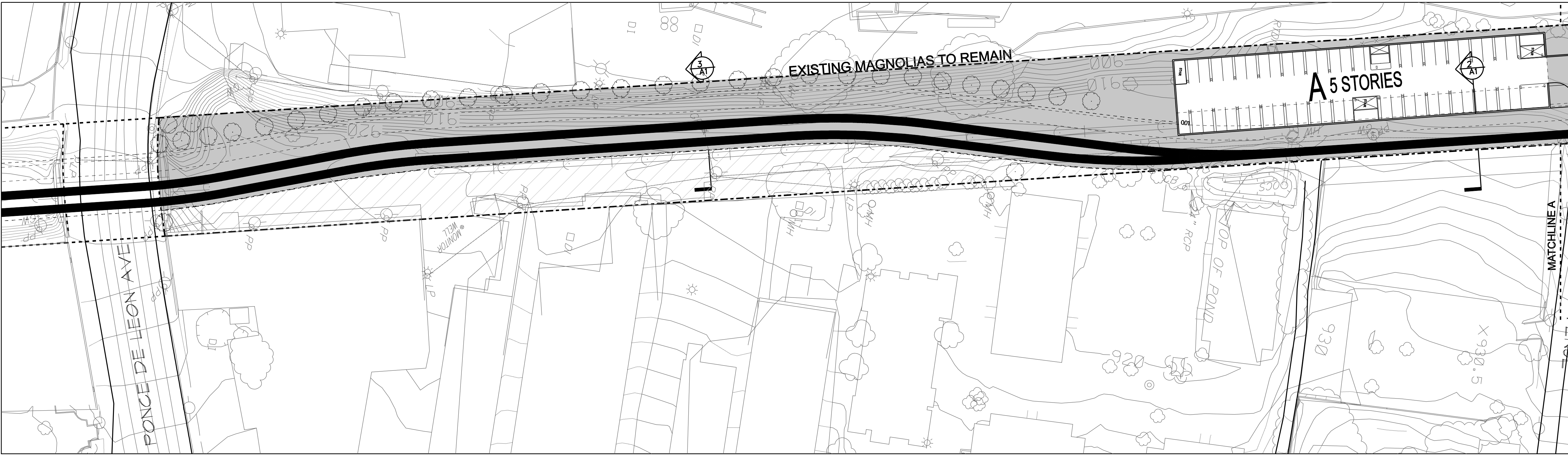
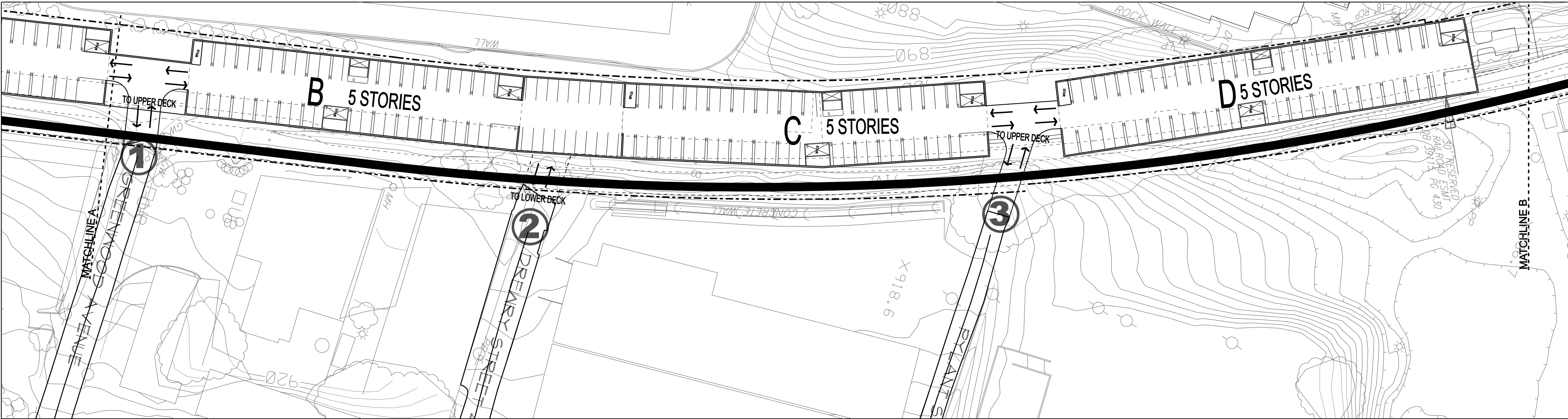
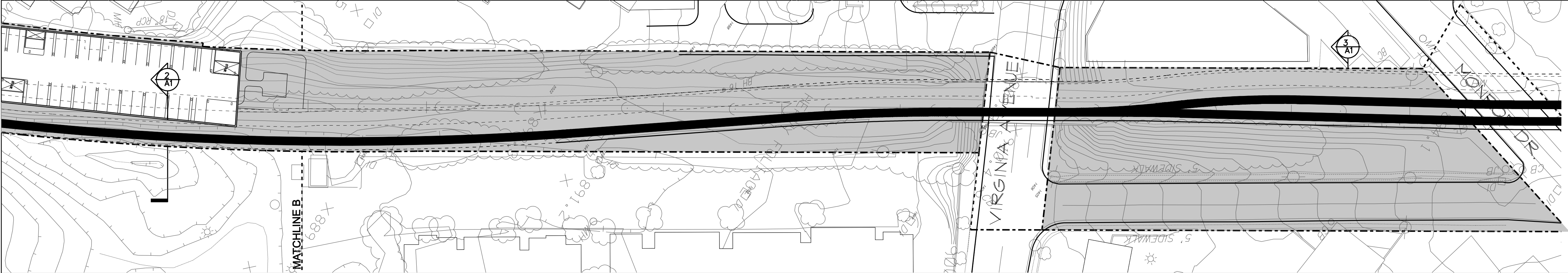
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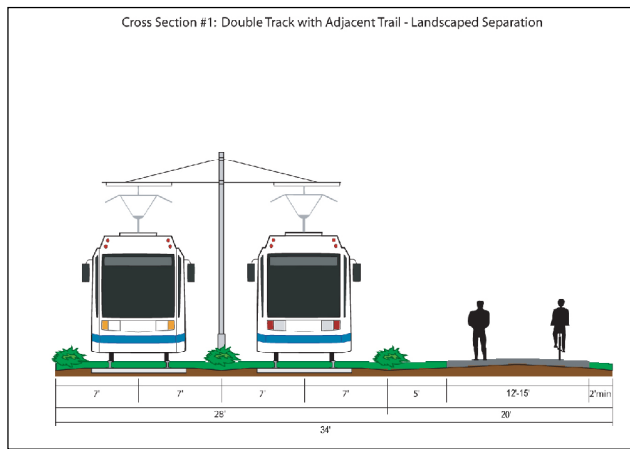
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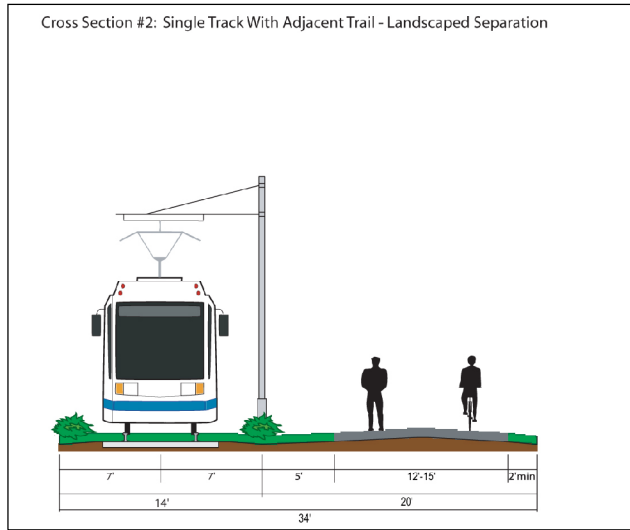
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1
6.B GREENWOOD AVE. CONCEPT - PARTIAL SITE PLAN - PARKING LEVEL 1
SCALE: 1" = 50'-0"



3
6.B CROSS SECTION
NTS



2
6.B CROSS SECTION
NTS

SITE DATA

LOCATION: GREENWOOD AVE (PARCEL 3)

COUNTY: FULTON

CURRENT ZONING: I-1

PROPOSED ZONING - MRC-3

AREA:

- CROSS LOT AREA (CLA) - 337,751 SF

- SITE AREA - 7.695 acres or 335,237 SF

FAR CALCULATIONS:

RESIDENTIAL:

- BUILDING A - 71,265 SF

- BUILDING B - 63,450 SF

- BUILDING C - 66,305 SF

- BUILDING D - 67,790 SF

TOTAL RESIDENTIAL G.F.A. PROVIDED - 268,810 SF

- MAX ALLOWABLE FAR (MRC-3 RESIDENTIAL) = 3.20

- ACTUAL FAR = 0.74

OPEN SPACE:

- U.O.S.R. = 0.40(337,751 SF) = 135,100 SF

- 253,932 SF PROVIDED

PARKING:

RESIDENTIAL SPACES: (0.9 SP / UNIT #)

- BUILDING A+B+C+D - 0.9(224) = 202 SPACES

TOTAL PARKING REQUIRED = 202 SPACES

TOTAL PROVIDED:

BUILDING A - 83 SPACES

BUILDING B - 101 SPACES

BUILDING C - 104 SPACES

BUILDING D - 49 SPACES

TOTAL PARKING PROVIDED - 337 SPACES

TOTAL UNITS PER BUILDING:

BUILDING A - 70 UNITS

BUILDING B - 40 UNITS

BUILDING C - 44 UNITS

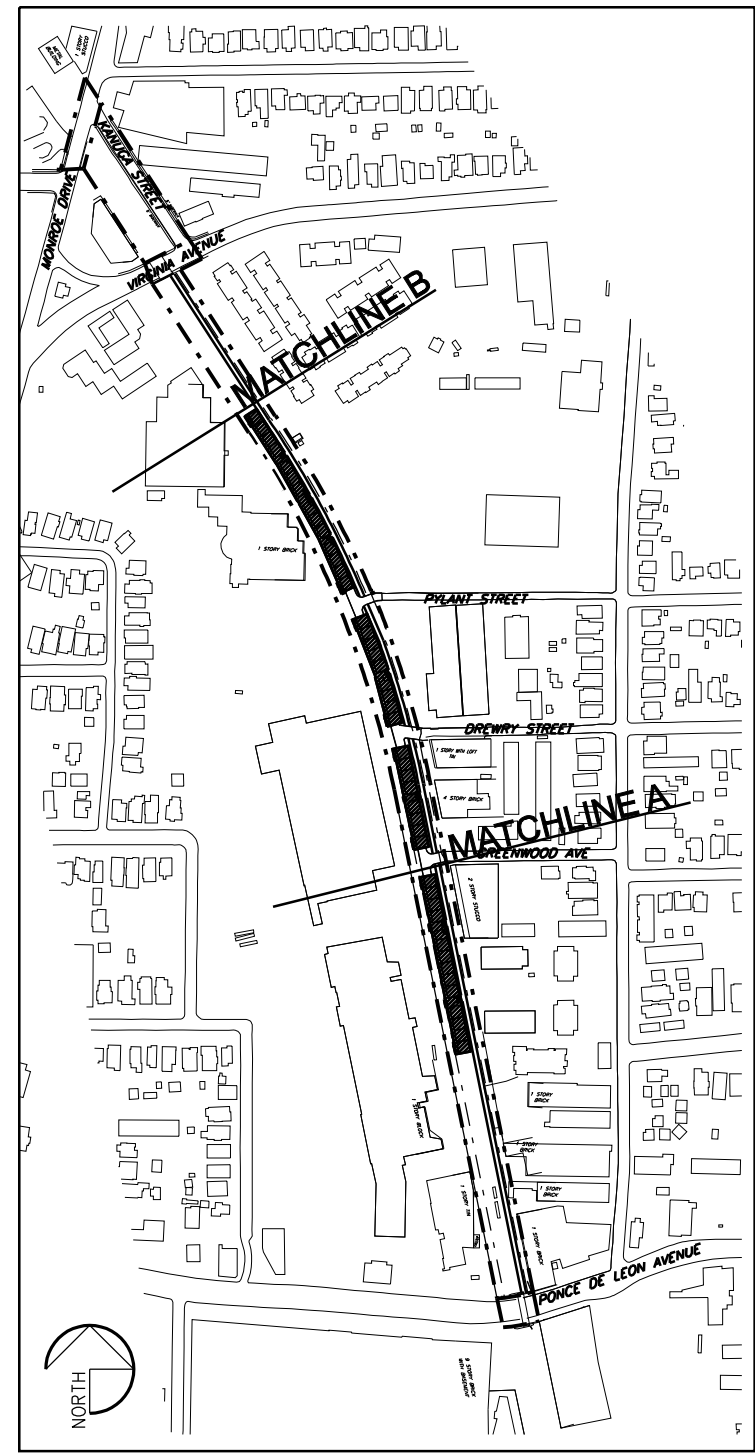
BUILDING D - 70 UNITS

TOTAL UNITS PROVIDED - 224 UNITS

UNITS PER ACRE

G.R.U./ACRE : 224 UNITS/7.75 ACRES =

28 UNITS/ACRE



LOCATION MAP

SMITH
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CONSULTANTS:

PROJECT NO.:

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BELTLINE SITE PLAN

NORTHEAST ATLANTA
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1505 LAKES PARKWAY SUITE 1300

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CHRIS HAYES (770.962.3000)

ZONING PARCEL 3

PLOT DATE:

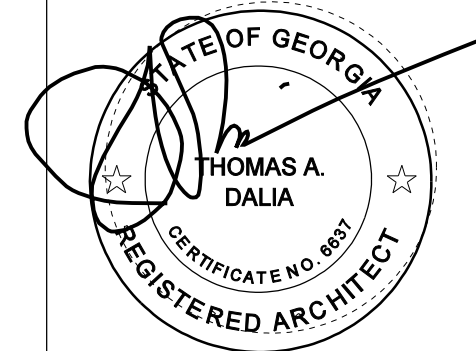
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ISSUE AND DATE:

CONCEPT SITE PLAN
03.28.06

CONCEPT SITE PLAN
05.10.06

SEAL:



SHEET TITLE:

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SHEET NO.:

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