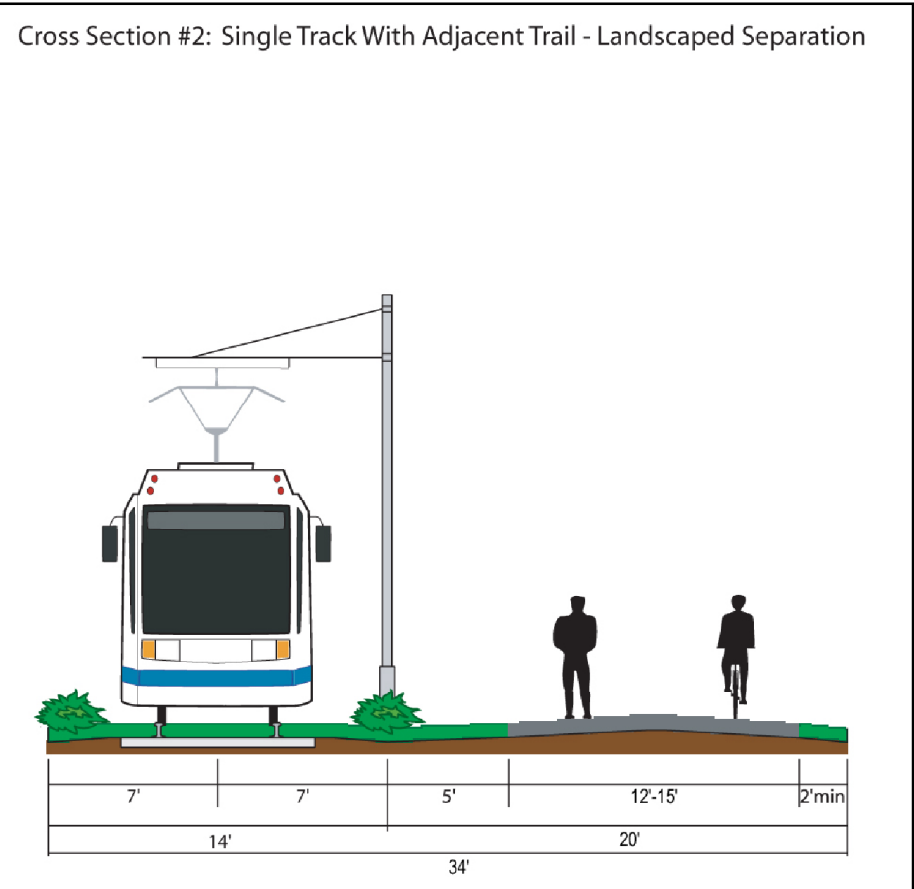
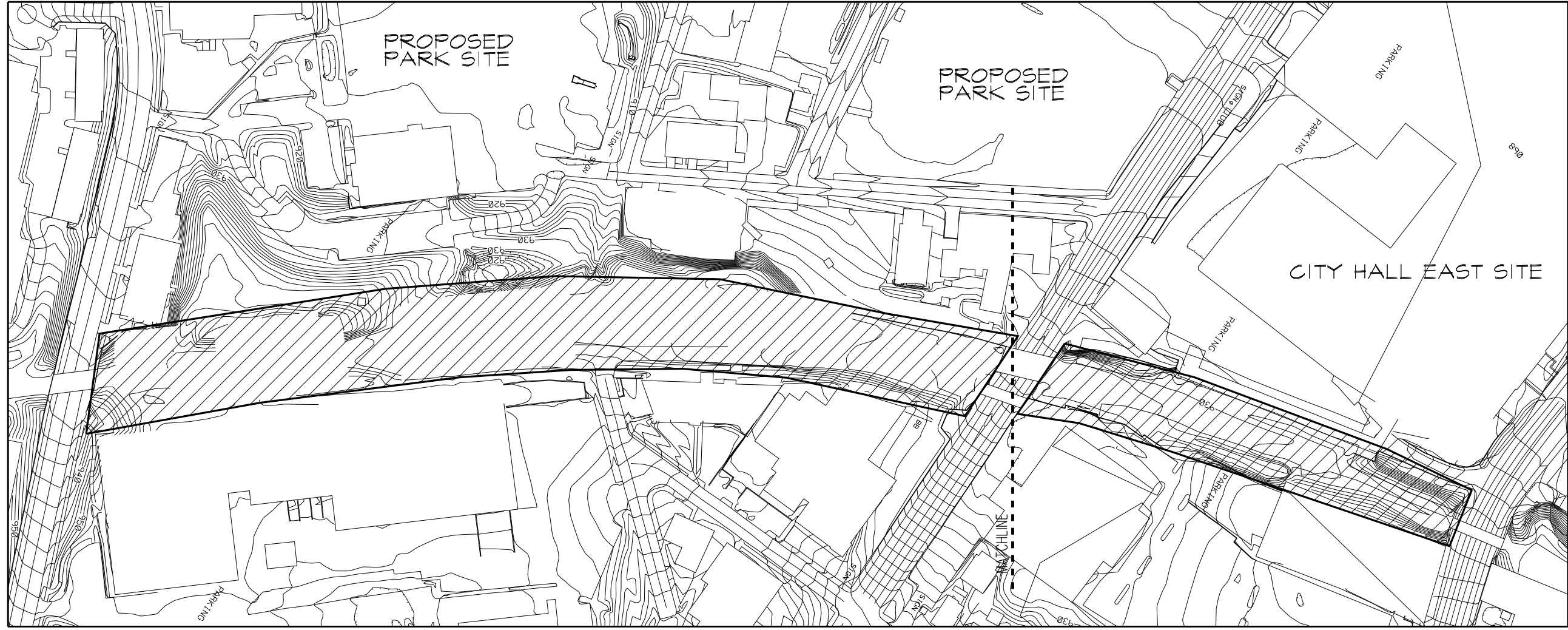




4 CROSS-SECTION
7 NTS

LEGEND	
	GREENSPACE/OPEN SPACE
	PROPERTY TO BE CONVEYED TO ADJACENT PROPERTY OWNER

SITE DATA

LOCATION: NORTH AVE (PARCEL 4), SITE 1
COUNTY: FULTON
CURRENT ZONING: I-1 AND I-2
PROPOSED ZONING - MRC-3

OPEN SPACE:

- U.O.S.R. = $0.79(363,780SF) = 287,386 SF$
- 272,054 SF PROVIDED

PARKING:

REQUIRED RESIDENTIAL SPACES (0.9 SP /UNIT #)
- BUILDING A+B+C+D - $0.9(757) = 682 SPACES$

REQUIRED COMMERCIAL SPACES (4 SP /1000 SF)
- BUILDING B+C - $(20,000/1,000) \times 4 = 80 SPACES$

TOTAL PARKING REQUIRED = 762 SPACES

TOTAL PROVIDED:

BUILDING A - 274 SPACES
BUILDING B - 300 SPACES
BUILDING C - 145 SPACES
BUILDING D - 115 SPACES

TOTAL PARKING PROVIDED - 834 SPACES

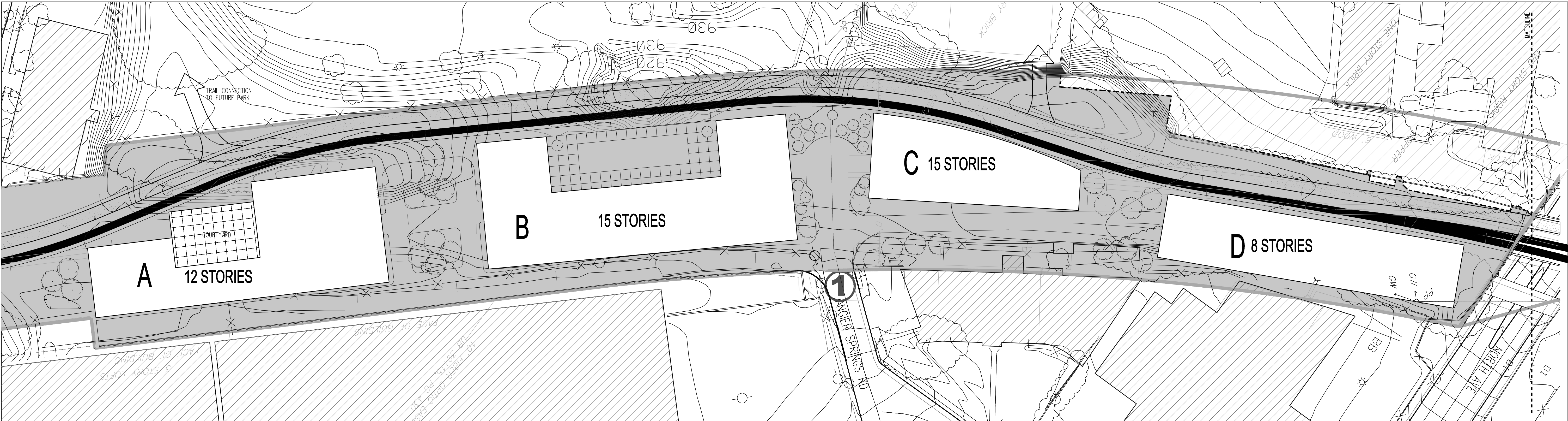
TOTAL UNITS PER BUILDING

- BUILDING A - 229 UNITS
- BUILDING B - 286 UNITS
- BUILDING C - 139 UNITS
- BUILDING D - 102 UNITS

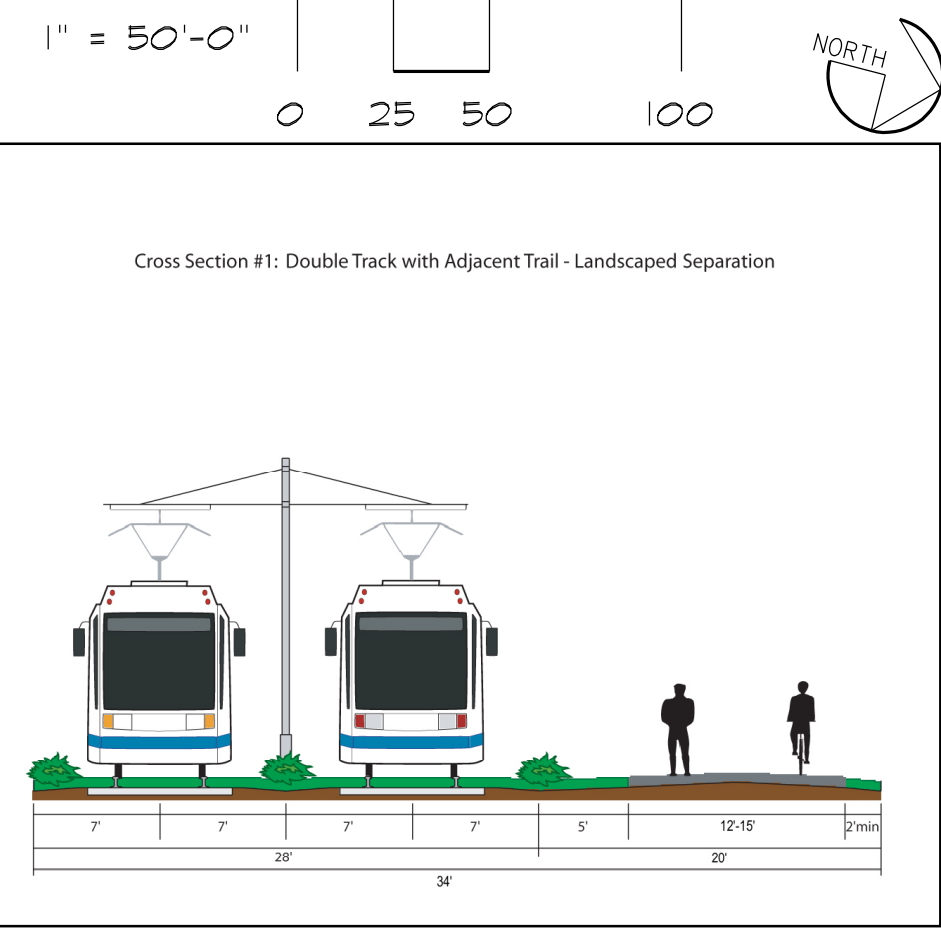
TOTAL NUMBER OF UNITS - 757 UNITS

UNITS PER ACRE

G.R.U./ACRE : 757 UNITS/8.35 ACRES = 90.65 UNITS/ACRE



2 NORTH AVENUE CONCEPT
7 SCALE: 1" = 50'-0"



3 CROSS-SECTION
6 NTS

1 NORTH AVENUE CONCEPT
7 SCALE: 1" = 50'-0"

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:

NORTH AVE.
CONCEPT

BELTLINE SITE PLAN
STA. 112+00 TO STA. 125+00

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

ZONING PARCEL 4

PLOT DATE:

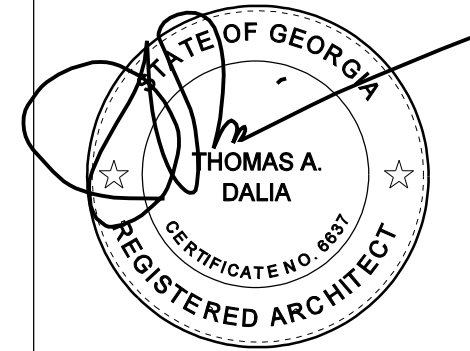
05.10.06

ISSUE AND DATE:

CONCEPT SITE PLAN
03.28.06

CONCEPT SITE PLAN
05.10.06

SEAL:

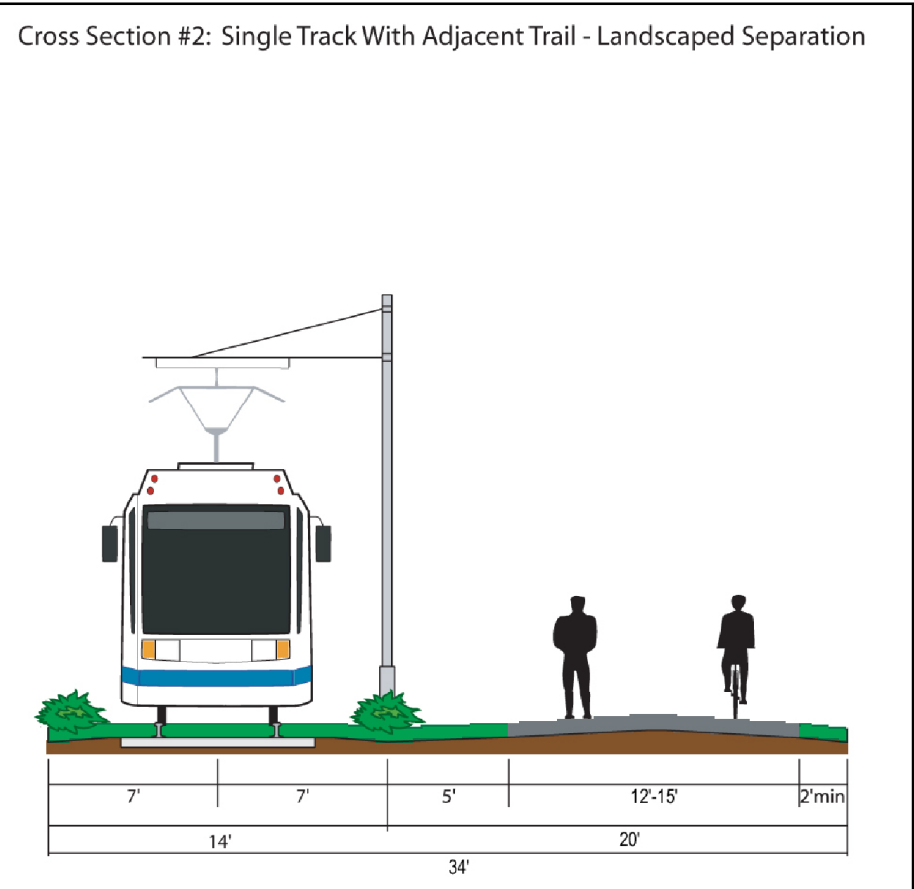
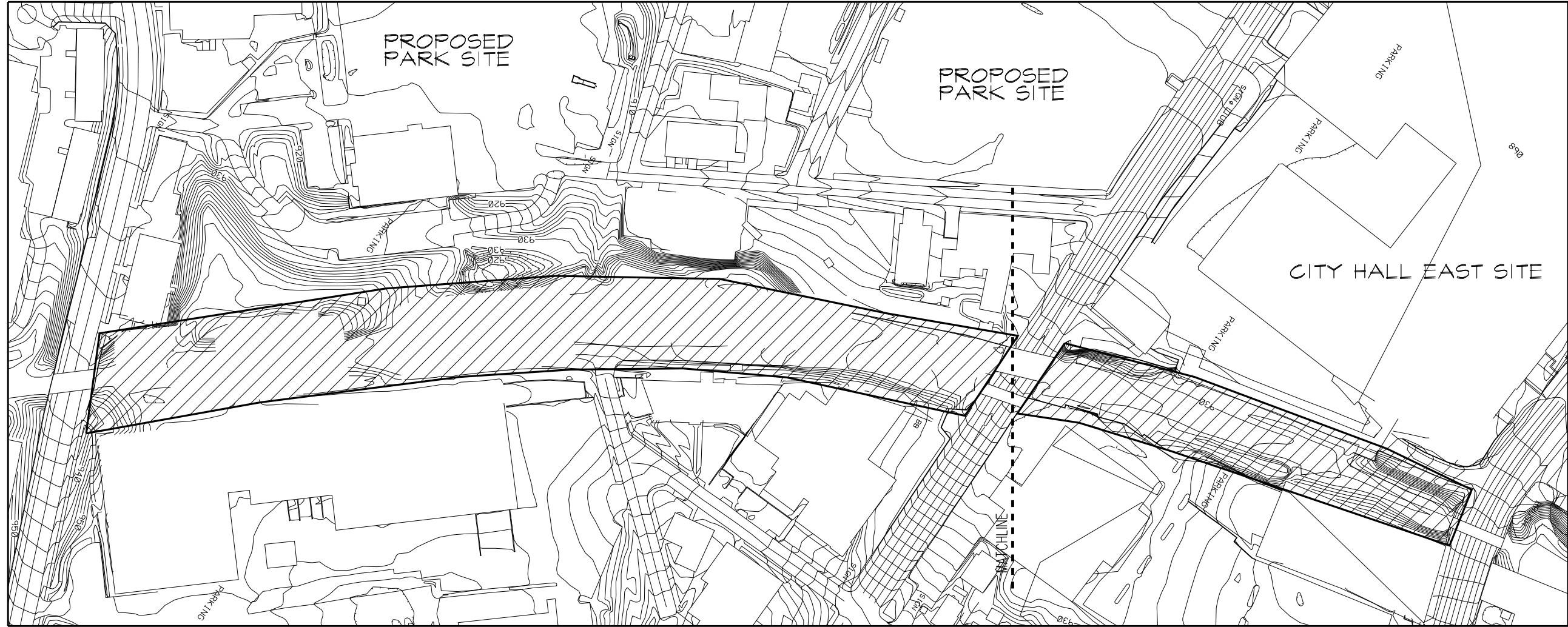


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SHEET NO.:

7



4 CROSS-SECTION
7.B NTS

LEGEND	
	GREENSPACE/OPEN SPACE
	PROPERTY TO BE CONVEYED TO ADJACENT PROPERTY OWNER

SITE DATA

LOCATION: NORTH AVE (PARCEL 4), SITE 1
COUNTY: FULTON
CURRENT ZONING: I-1 AND I-2
PROPOSED ZONING - MRC-3

AREA:

- GROSS LOT AREA (CLA) - 363,780 SQ.FT.
- SITE AREA 363,780 SQ.FT.
- 8.35 ACRES

FAR CALCULATIONS:

COMMERCIAL-RETAIL:
- BUILDING B - 13,450 SF
- BUILDING C - 6,350 SF

TOTAL RETAIL G.F.A. PROVIDED - 20,000 SF

- MAX ALLOWABLE FAR (MRC-3) = 4.0
- ACTUAL COMMERCIAL FAR :
20,000 / 363,780 = 0.05

RESIDENTIAL:

- BUILDING A - 343,320 SF
- BUILDING B - 425,550 SF
- BUILDING C - 209,090 SF
- BUILDING D - 153,600 SF

TOTAL RESIDENTIAL G.F.A. PROVIDED - 1,135,660 SF

MAX ALLOWABLE FAR (MRC-3 RESIDENTIAL) = 3.20

ACTUAL FAR = 3.18

OPEN SPACE:

- U.O.S.R. = 0.79(363,780SF) = 287,386 SF
- 272,054 SF PROVIDED

PARKING:

REQUIRED RESIDENTIAL SPACES (0.9 SP / UNIT #)

- BUILDING A+B+C+D - 0.9(757) = 682 SPACES

REQUIRED COMMERCIAL SPACES (4 SP / 1000 SF)

- BUILDING B+C - (20,000/1,000) X 4 = 80 SPACES

TOTAL PARKING REQUIRED = 762 SPACES

TOTAL PROVIDED:

BUILDING A - 274 SPACES
BUILDING B - 300 SPACES
BUILDING C - 145 SPACES
BUILDING D - 115 SPACES

TOTAL PARKING PROVIDED - 834 SPACES

TOTAL UNITS PER BUILDING

- BUILDING A - 229 UNITS
- BUILDING B - 236 UNITS
- BUILDING C - 139 UNITS
- BUILDING D - 102 UNITS

TOTAL NUMBER OF UNITS - 757 UNITS

UNITS PER ACRE

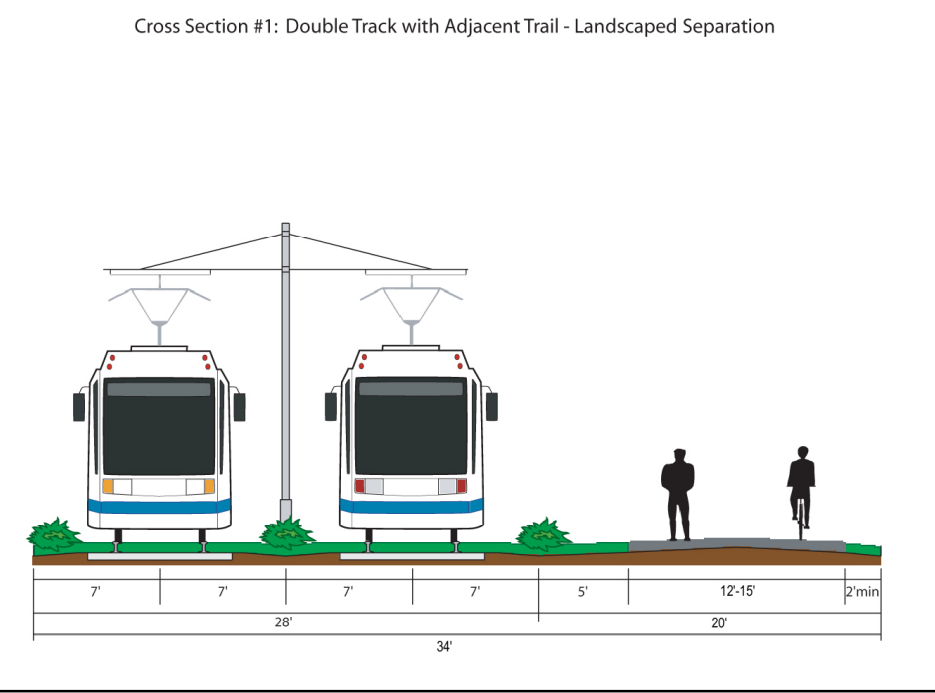
G.R.U./ACRE : 757 UNITS/8.35 ACRES =
90.65 UNITS/ACRE



2 NORTH AVENUE CONCEPT
7.B SCALE: 1" = 50'-0"



1" = 50'-0"
0 25 50 100
NORTH



3 CROSS-SECTION
6.B NTS

1 NORTH AVENUE CONCEPT
7.B SCALE: 1" = 50'-0"

SMITH
DALIA
ARCHITECTS, LLC
621 NORTH AVENUE, NE
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CONSULTANTS:

PROJECT NO:

05631

PROJECT TITLE:

NORTH AVE.
CONCEPT

BELTLINE SITE PLAN
STA. 112+00 TO STA. 125+00

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

ZONING PARCEL 4

PLOT DATE:

05.10.06

ISSUE AND DATE:

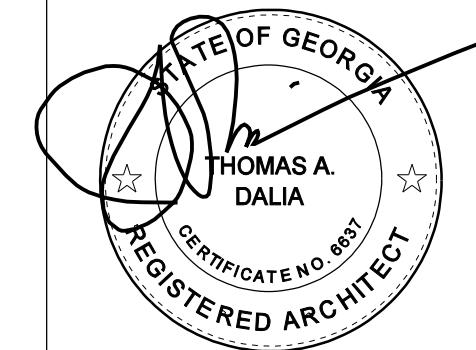
CONCEPT SITE PLAN

03.28.06

CONCEPT SITE PLAN

05.10.06

SEAL:



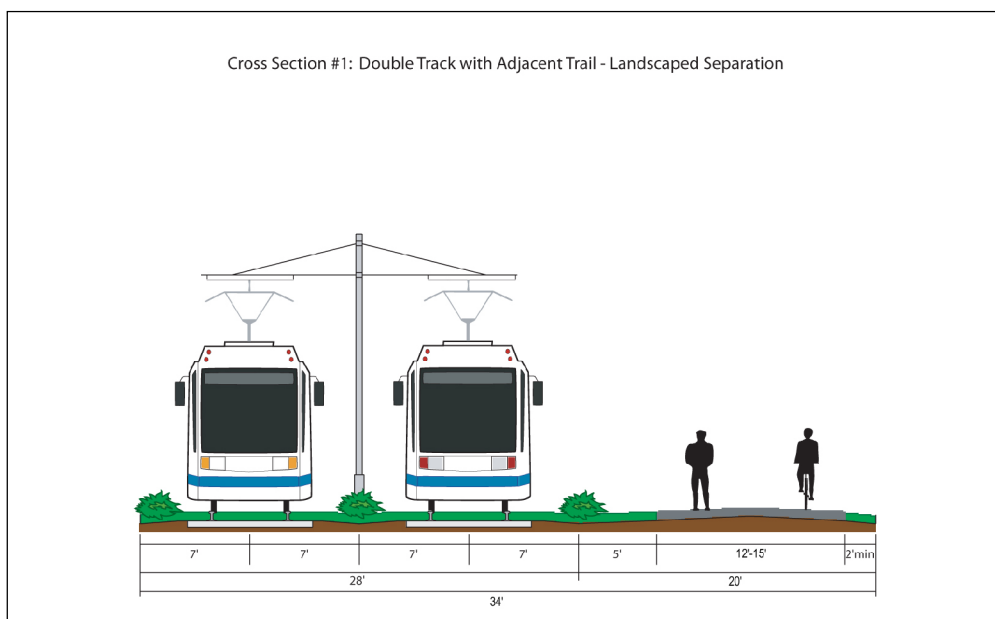
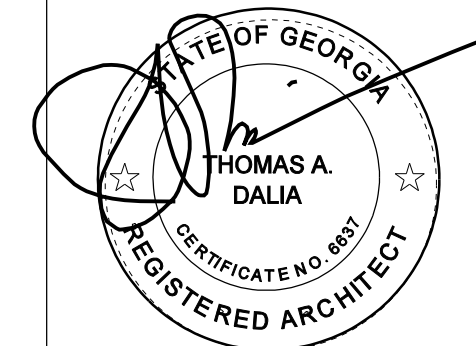
SHEET TITLE:

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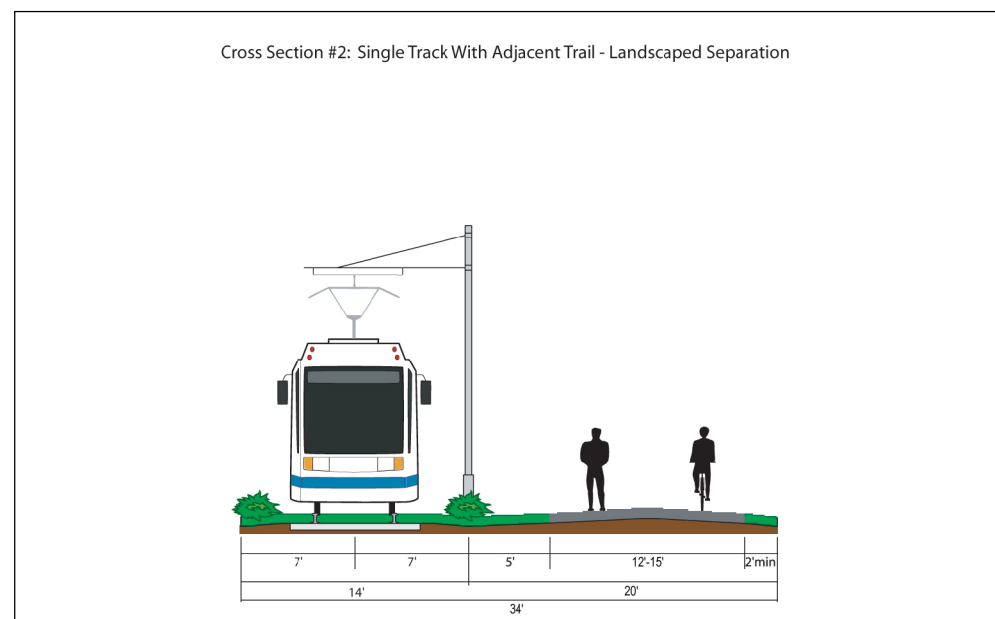
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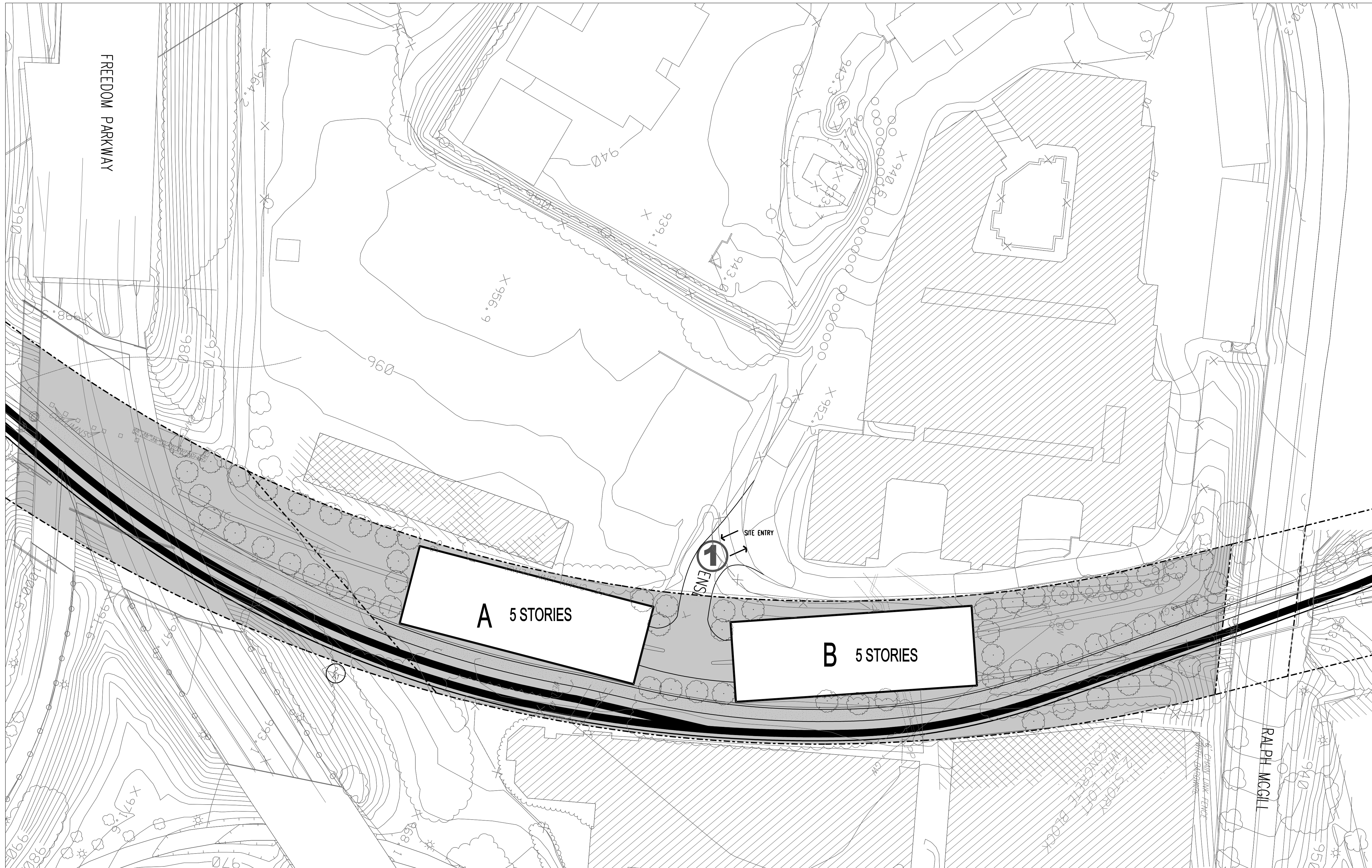
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3 CROSS-SECTION
8 NTS

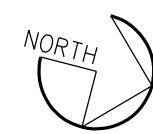


2 CROSS-SECTION
8 NTS



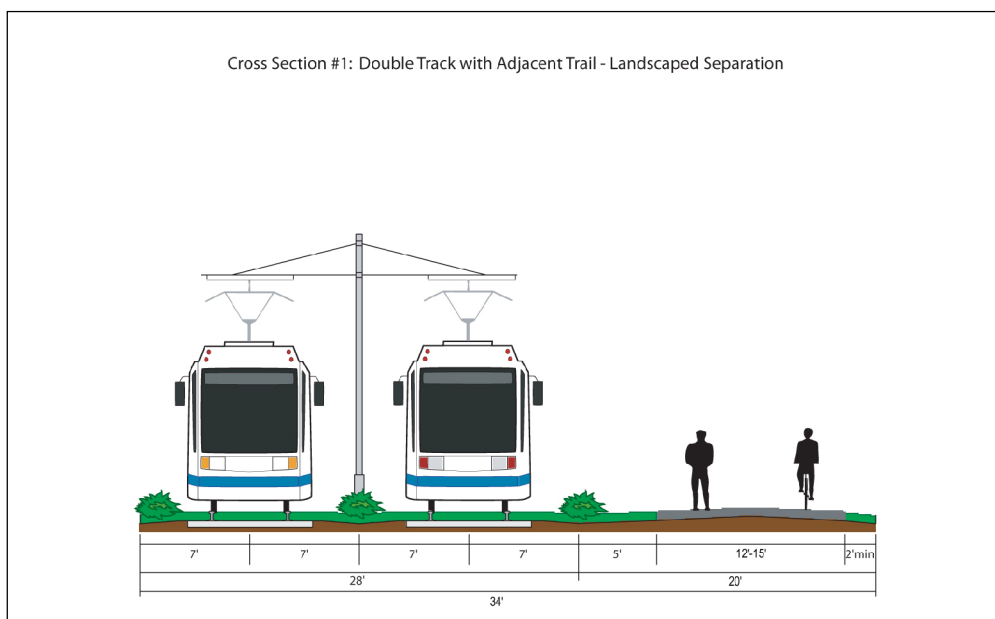
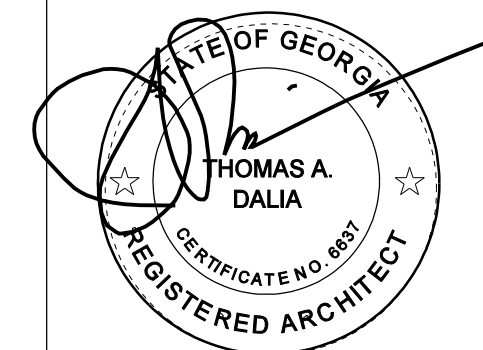
1 FREEDOM PARKWAY CONCEPT PLAN
8 SCALE: 1" = 50'-0"

1" = 50'-0"

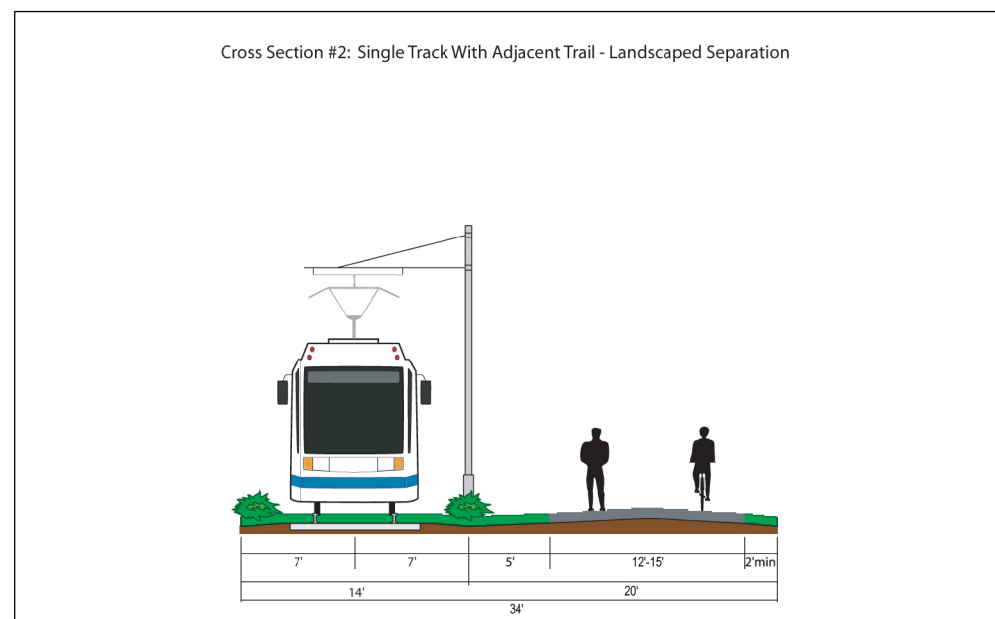


LOCATION MAP

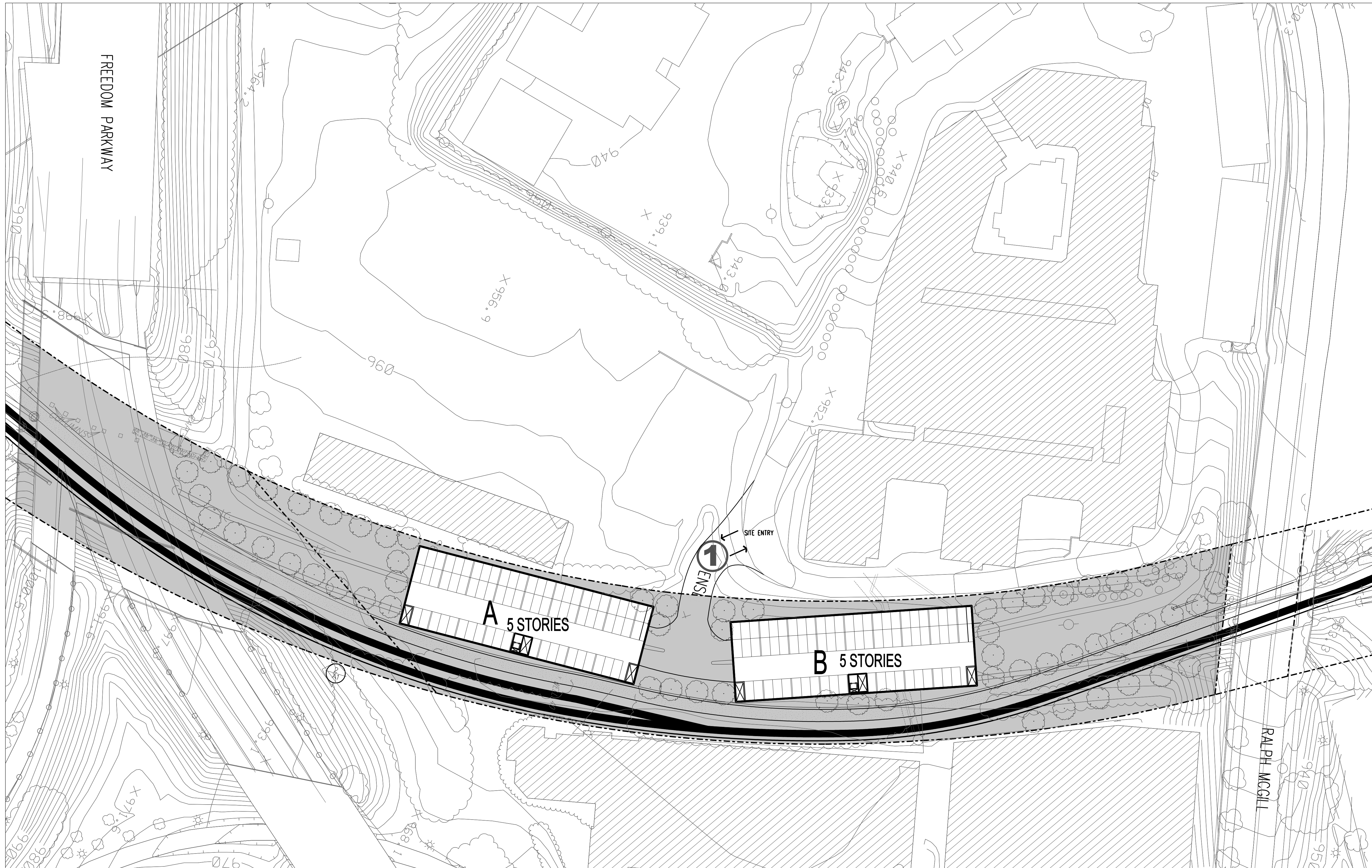




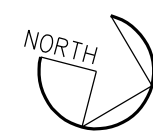
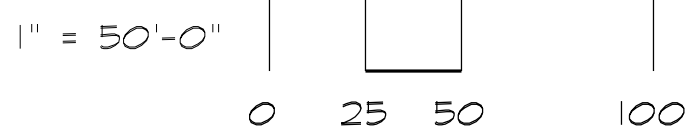
3 CROSS-SECTION
8.B NTS



2 CROSS-SECTION
8.B NTS

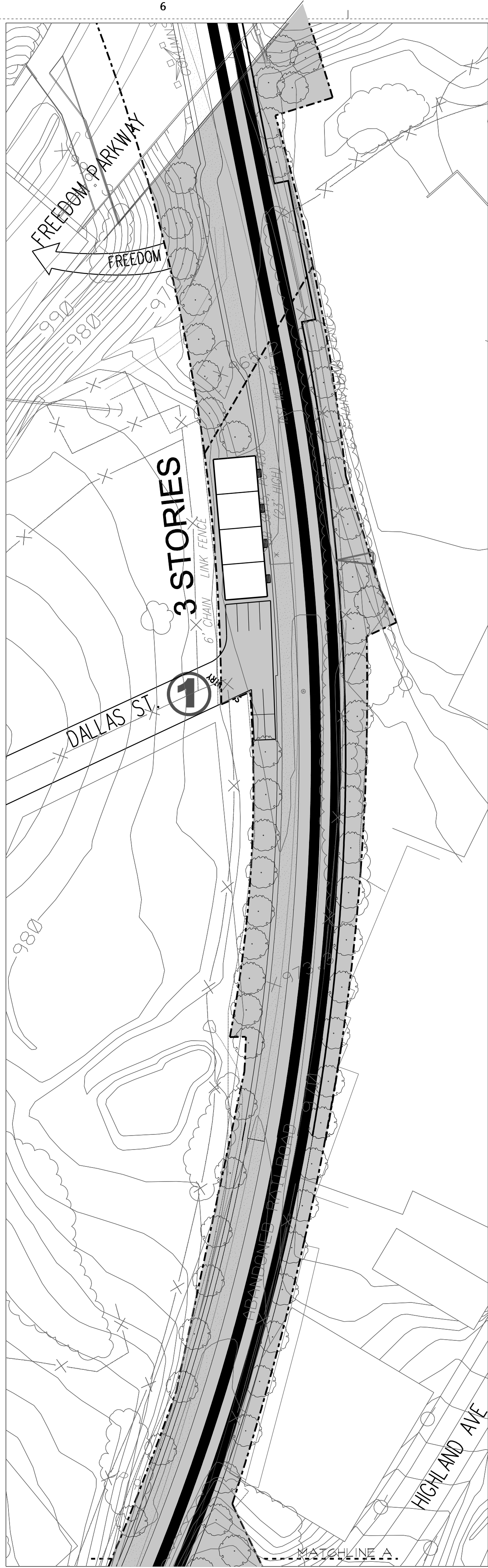


1 FREEDOM PARKWAY CONCEPT PLAN
8.B SCALE: 1" = 50'-0"

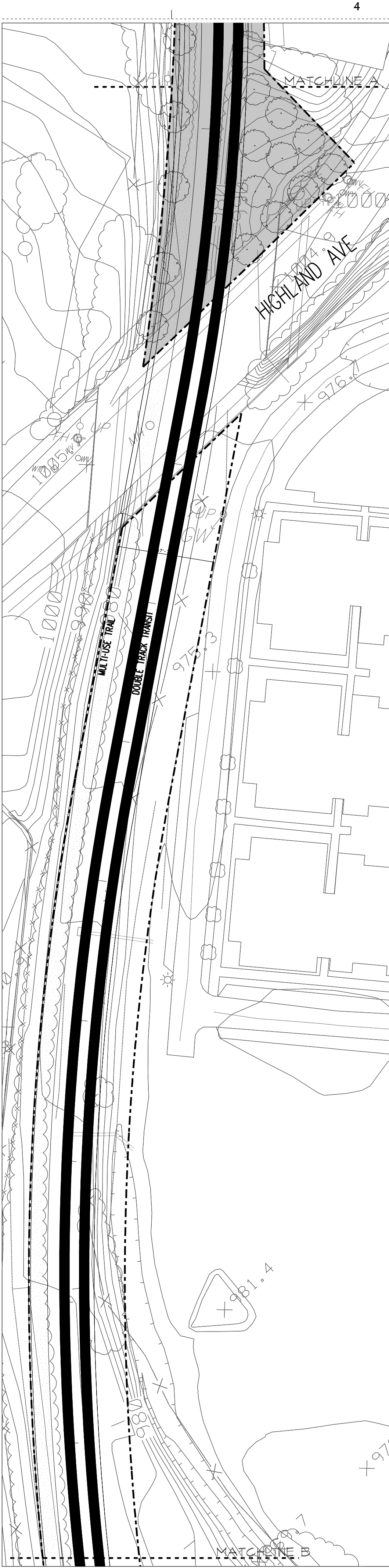


LOCATION MAP

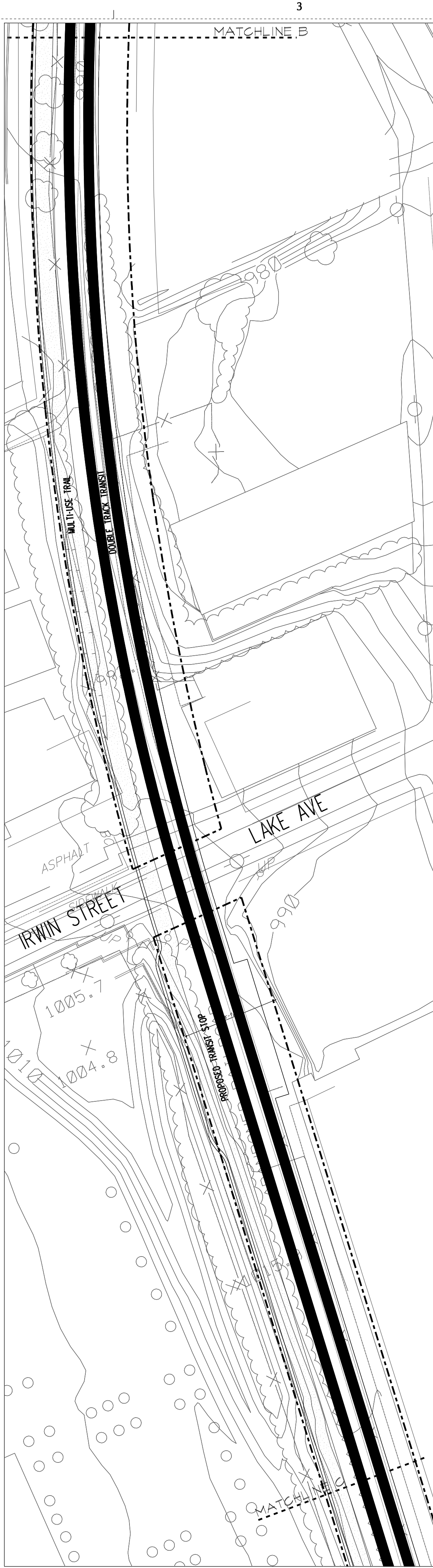




1 FREEDOM PARKWAY CONCEPT PLAN
9 SCALE: 1" = 50'-0"



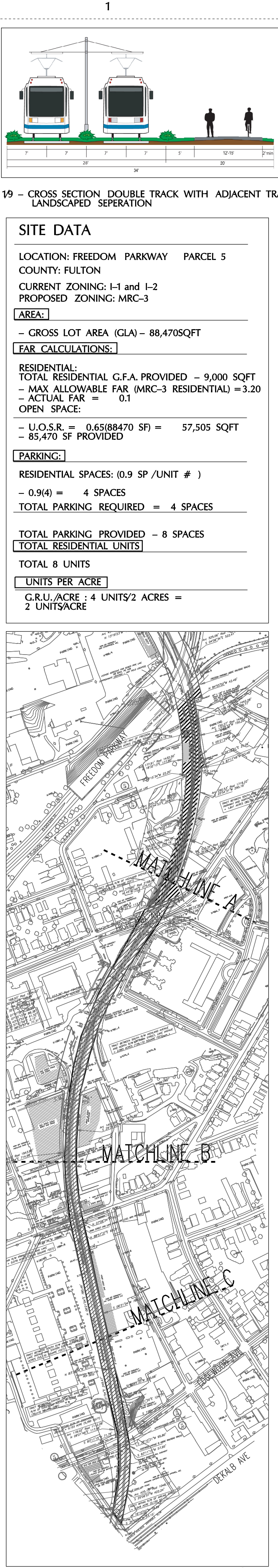
GREEN SPACE NOT INCLUDED IN FAR CALS.



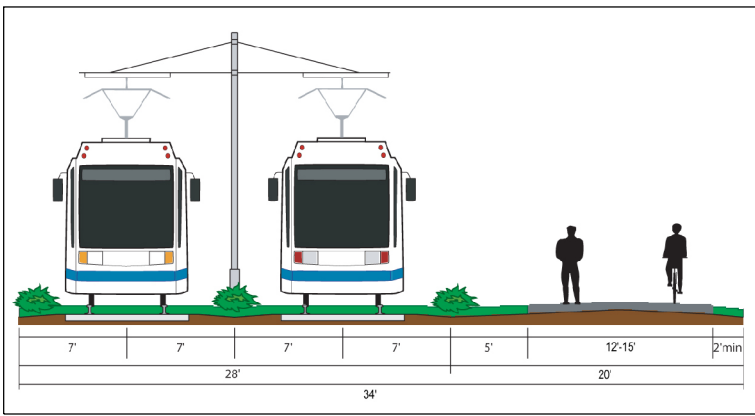
GREEN SPACE NOT INCLUDED IN FAR CALS.



GREEN SPACE NOT INCLUDED IN FAR CALS.



LOCATION MAP



SITE DATA

LOCATION: FREEDOM PARKWAY PARCEL 5
COUNTY: FULTON
CURRENT ZONING: I-1 and I-2
PROPOSED ZONING: MRC-3

AREA:

- GROSS LOT AREA (GLA) - 88,470 SQFT

FAR CALCULATIONS:

RESIDENTIAL:
TOTAL RESIDENTIAL G.F.A. PROVIDED - 9,000 SQFT
- MAX ALLOWABLE FAR (MRC-3 RESIDENTIAL) = 3.20
- ACTUAL FAR = 0.1
OPEN SPACE:

- U.O.S.R. = 0.65(88470 SF) = 57,505 SQFT
- 85,470 SF PROVIDED

PARKING:

RESIDENTIAL SPACES: (0.9 SP / UNIT #)

- 0.9(4) = 4 SPACES

TOTAL PARKING REQUIRED = 4 SPACES

TOTAL PARKING PROVIDED - 8 SPACES

TOTAL RESIDENTIAL UNITS

TOTAL 8 UNITS

UNITS PER ACRE

G.R.U./ACRE : 4 UNITS/2 ACRES =
2 UNITS/ACRE

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:
FREEDOM PARKWAY
CONCEPT

BELTLINE SITE PLAN
STA. 95+00 TO STA. 110+00

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

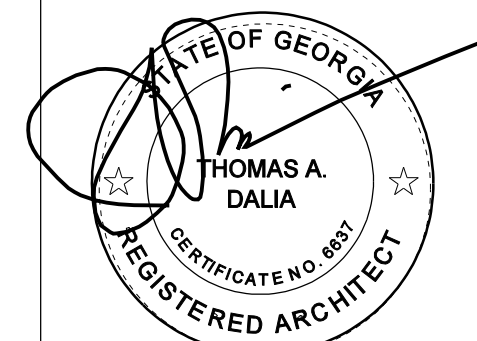
ZONING PARCEL 5

PLOT DATE:
05.10.06

ISSUE AND DATE:
CONCEPT SITE PLAN
03.28.06

CONCEPT SITE PLAN
05.10.06

SEAL:



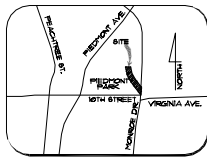
SHEET TITLE:

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9

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LOCATION MAP
NOT TO SCALE

SITE DATA
1.36 ACRES OR 330,113 SQ. FT. NET LOT AREA (NLA)
328,489 SQ. FT. GROSS LOT AREA (GLA)
FAR = 4.2
GROSS RESIDENTIAL AREA = 1,952,942 SQ. FT.
150 TOTAL UNITS
RETAIL = 20,000 SQ. FT.

PARKING DATA
RESIDENTIAL: 360 SPACES REQUIRED (1.8 SP/DU)
RETAIL: 30 SPACES REQUIRED (1 SP/400 SQ. FT.)
TOTAL: 400 SPACES REQUIRED

RESIDENTIAL: 974 SPACES PROVIDED (1.5 SP/BEDROOM)
RETAIL: 200 SPACES PROVIDED (50 SP FOR EXISTING RESTAURANT AND 50 SP FOR NEW RETAIL @ 1 SP/400 SQ. FT.)
GUEST: 26 SPACES PROVIDED
TOTAL: 1,100 SPACES PROVIDED

TOTAL OPEN SPACE = 306,493 SQ. FT.
USABLE OPEN SPACE = 234,889 SQ. FT.
LOT COVERAGE = 31%

SITE LEGEND

---	PROPERTY LINE
---	BUILDING RETRACTION
---	LINE OF 100 YEAR FLOOD PLANE
---	EXISTING AND PROPOSED OPEN SPACE



THE PRESTON PARTNERSHIP, LLC
A MULTI-SPECIALTY DESIGN FIRM
1000 ABERNETHY ROAD NE, SUITE 800
ATLANTA, GEORGIA 30328
TELEPHONE: 770 588 7248
FAX: 770 588 2045
WWW.THEPRESTONPARTNERSHIP.COM

CONTRACT

PROJECT

PIEDMONT PARK
TOWERS
ATLANTA, GEORGIA

FOR

TCR
THOMAS CROW RESIDENTIAL

2005 PAGES TOWER ROAD
ATLANTA, GEORGIA 30328
TELEPHONE: 770 588 7248
FAX: 770 588 2045

PRINTED

DATE: MARCH 17, 2006
JOB NUMBER: 045801
DRAWN BY: JB
CHECKED BY: DG
DRAWING TITLE: SITE PLAN

REVISION

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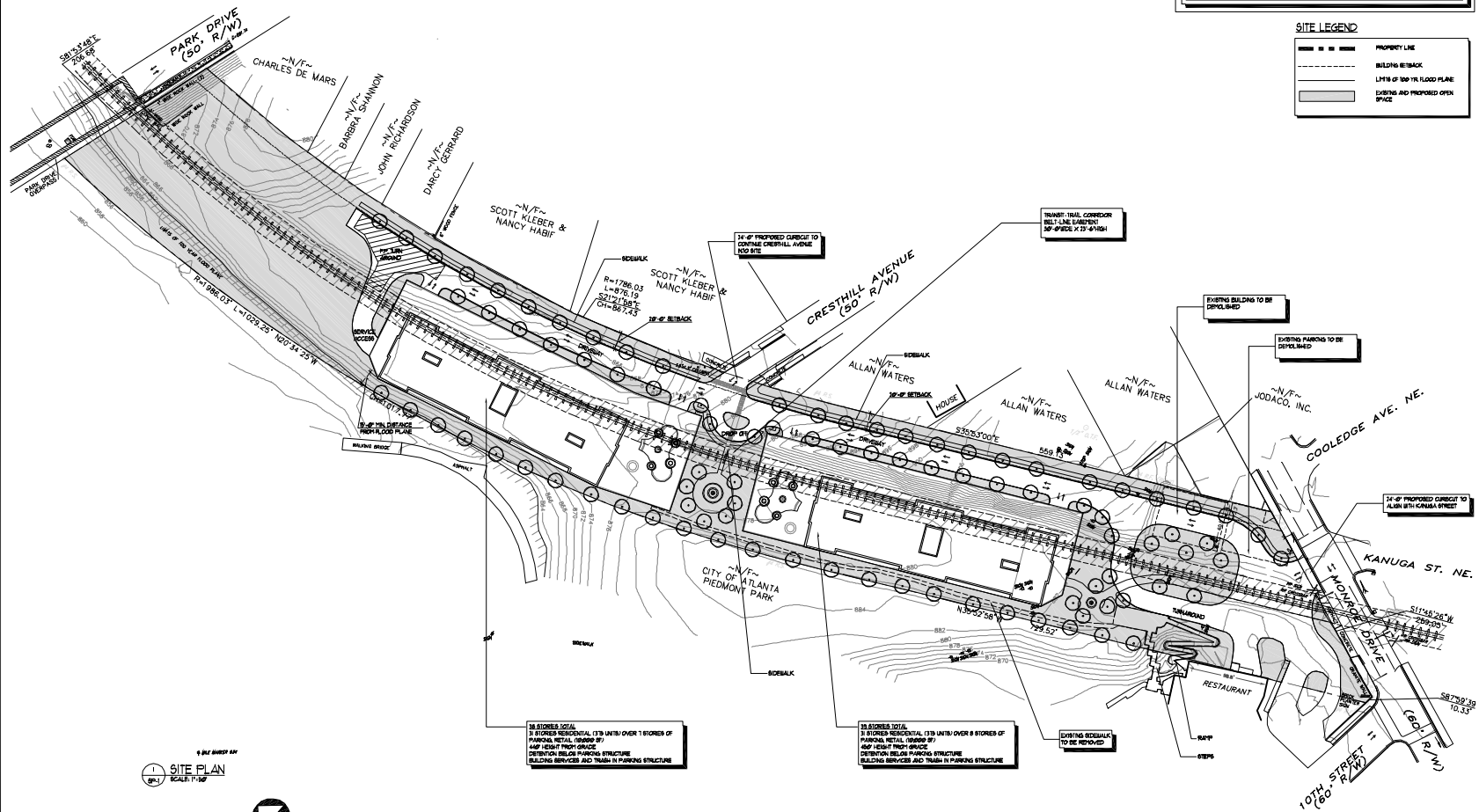
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REVISION

DATE: MARCH 17, 2006
JOB NUMBER: 045801
DRAWN BY: JB
CHECKED BY: DG
DRAWING TITLE: SITE PLAN

REVISION



0 15' 30' 100'
SCALE: 1" = 50'-0"

SITE PLAN
SCALE: 1" = 50'-0"



NORTH

SP-1

DATE: MARCH 17, 2006
JOB NUMBER: 045801
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CHECKED BY: DG
DRAWING TITLE: SITE PLAN

REVISION

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REVISION