SITE PLAN SPECIFICATIONS FOR 50 ALLEN PLAZA:

ZONING CLASSIFICATION: SPI-13 SUB AREA 1
MAX. FAR IS 25 TIMES NET LOT AREA OR
55,663 S.F. X 25 = 1,391,575 S.F.
ACTUAL S.F. OF HEATED SPACE IS 900,000 S.F.
OFFICE – 881,000 S.F. RETAIL – 19,000 S.F.

NET LOT AREA IS 55,663 S.F. = 1.28 AC
GROSS LAND AREA IS 95,482 S.F. = 2.19 AC

MIN. SIDEWALK WIDTH REQUIRED: 15'–0"
PROVIDED: MIN. 15'–0" SEE PLAN

MAXIMUM BUILDING COVERAGE:
39,314 S.F. OF BUILDING / 55,663 S.F. NET LOT AREA
71% – ALLOWED 90%
TOTAL PUBLIC SPACE REQUIRED BY ZONING = 15% OR 8,349 S.F.
TOTAL PUBLIC SPACE PROVIDED = 27% OR 15,152 S.F.

NUMBER OF PARKING SPACES PROVIDED = 1,100
MAX. NUMBER OF PARKING SPACES ALLOWED BY ZONING – NONE
MIN. NUMBER OF PARKING SPACES ALLOWED BY ZONING – NONE

TOTAL NUMBER OF MOPED/BICYCLE SPACES REQUIRED = 50
BIKE RACKS ON SITE = 6 (24 SPACES)
BIKE RACKS IN DECK = 7 (28 SPACES)
TOTAL BIKE SPACES PROVIDED = 52
BUILD-OUT = 2011

OFF STREET LOADING REQUIREMENTS FOR 50 ALLEN PLAZA

USE	SIZE	SPACES REQUIRED	SPACES PROVIDED
OFFICE (200,000 TO 500,000)	12 X 35 12 X 55	4 2	0 0
RETAIL	12 X 35 12 X 55	2 0	2 0
TOTAL		8	2*

* SPACES PROVIDED ARE REDUCED BY UTILIZING A SHARED LOADING DOCK WITH 24 ALLEN PLAZA.

SITE PLAN SPECIFICATIONS FOR 24 ALLEN PLAZA:

ZONING CLASSIFICATION: SPI-13 SUB AREA 1
MAX. FAR IS 25 TIMES NET LOT AREA OR
74,274 S.F. X 25 = 1,856,850 S.F.
ACTUAL S.F. OF HEATED SPACE IS 389,012 S.F.
OFFICE – 450,000 S.F. RETAIL – 65,000 s.f.

NET LOT AREA IS 74,274 S.F. = 1.71 AC
GROSS LAND AREA IS 107,375 S.F. = 2.46 AC

MIN. SIDEWALK WIDTH REQUIRED: 15'–0"
PROVIDED: MIN. 15'–0" SEE PLAN

MAXIMUM BUILDING COVERAGE:
57,850 S.F. OF BUILDING / 74,274 S.F. NET LOT AREA
78% – ALLOWED 90%
TOTAL PUBLIC SPACE REQUIRED BY ZONING = 15% OR 11,142 S.F.
TOTAL PUBLIC SPACE PROVIDED = 21% OR 15,448 S.F.

NUMBER OF PARKING SPACES PROVIDED = 1423
MAX. NUMBER OF PARKING SPACES ALLOWED BY ZONING – NONE
MIN. NUMBER OF PARKING SPACES ALLOWED BY ZONING – NONE

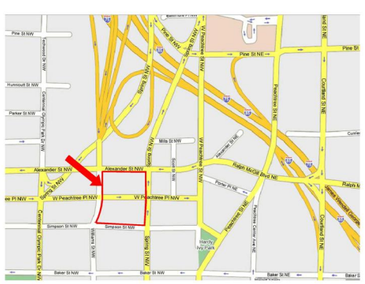
TOTAL NUMBER OF MOPED/BICYCLE SPACES REQUIRED = 50
BIKE RACKS ON SITE = 6 (24 SPACES)
BIKE RACKS IN DECK = 7 (28 SPACES)
TOTAL BIKE SPACES PROVIDED = 52
BUILD-OUT = 2010

OFF STREET LOADING REQUIREMENTS FOR 24 ALLEN PLAZA

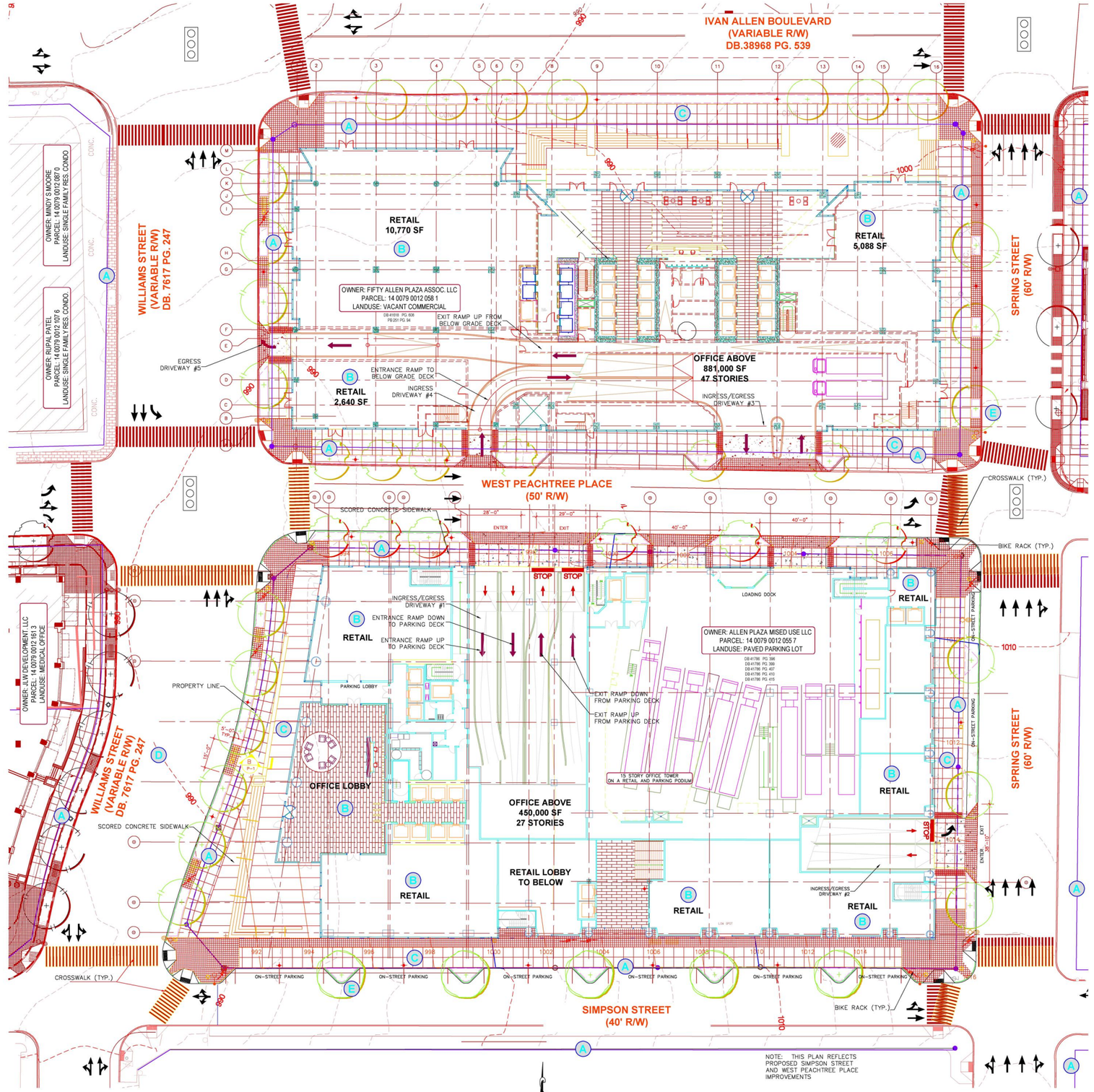
USE	SIZE	SPACES REQUIRED	SPACES PROVIDED
OFFICE (200,000 TO 500,000)	12 X 35 12 X 55 12 X 76	3 1 0	3 1 0
RETAIL (50,000 TO 100,000)	12 X 35 12 X 55 12 X 76	2 2 0	2 1 1
TOTAL		8	8

PLAN KEY

- A PROPERTY LINE
- B PROPOSED BUILDING
- C PROPOSED SIDEWALK
- D EXISTING CONTOUR
- E PROPOSED STREET TREE



SITE LOCATION MAP



A SITE PLAN
P-1 NOT TO SCALE

HKS

ARCHITECT
HKS, INC.
3445 PEACHTREE ROAD
SUITE 675
ATLANTA, GA 30326

DESIGN ARCHITECT
PICKARD CHILTON
980 CHAPEL STREET
NEW HAVEN, CT 06510

STRUCTURAL ENGINEER
UZUN & CASE ENGINEERS
1180 WEST PEACHTREE STREET
SUITE 1200
ATLANTA, GA 30309

M.E.P. ENGINEER
BARRETT, WOODYARD & ASSOCIATES, INC.
3495 HOLCOMB BRIDGE RD.
NORCROSS, GA 30092

LANDSCAPE ARCHITECT
HUGHES, GOOD, CLEARY & RYAN
SIX EXECUTIVE PARK DRIVE
SUITE 300
ATLANTA, GA 30329

24 AND 50 ALLEN PLAZA

BARRY REAL ESTATE COMPANIES ATLANTA GEORGIA

OWNER
BARRY REAL ESTATE COMPANIES
30 IVAN ALLEN JR BOULEVARD
SUITE 900
ATLANTA, GA 30308

CIVIL ENGINEER
KIMLEY HORN
817 WEST PEACHTREE STREET
SUITE 601
ATLANTA, GA 30308

KEY PLAN

REVISION
08-17-07 CITY COMMENTS REVISIONS

HKS PROJECT NUMBER
11211.000
HGOR PROJECT NUMBER
07064
DATE
17 AUGUST 2007

ISSUE

SHEET TITLE
SITE PLAN

SHEET NO.
P-1

Figure 3