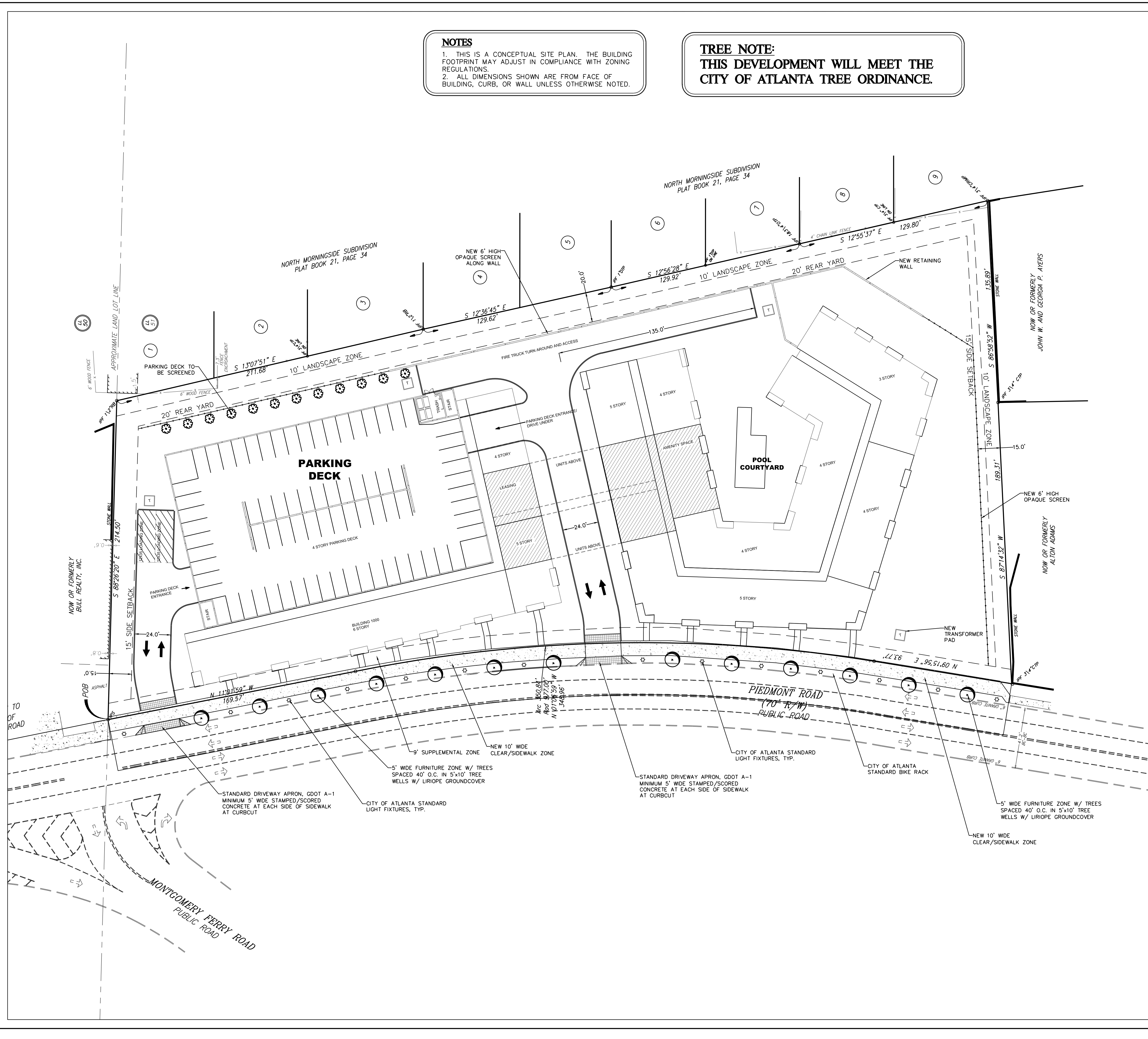


NOTES

1. THIS IS A CONCEPTUAL SITE PLAN. THE BUILDING FOOTPRINT MAY ADJUST IN COMPLIANCE WITH ZONING REGULATIONS.
2. ALL DIMENSIONS SHOWN ARE FROM FACE OF BUILDING, CURB, OR WALL UNLESS OTHERWISE NOTED.

TREE NOTE:
THIS DEVELOPMENT WILL MEET THE CITY OF ATLANTA TREE ORDINANCE.



SITE DATA:
CURRENT ZONING USE: RG-2
PROPOSED ZONING USE: MR-3
SITE ADDRESS: 1791 PIEDMONT ROAD
SITE ACREAGE: 3.38 ACRES
LAND LOT 51, 17TH DISTRICT
CITY OF ATLANTA, FULTON COUNTY, GA

SETBACKS:
REAR YARD = 20'
SIDE YARD = 15'

BUILDING DATA:
MULTIFAMILY UNITS: 180 UNITS
1 BED: 117
2 BED: 53
3 BED: 10
MAXIMUM ALLOWABLE HEIGHT: 80'

LUI CALCULATIONS:
NET LOT AREA (NLA) = 147,233 SF = 3.38 ACRES
GROSS LOT AREA (GLA) = 168,512 SF = 3.87 ACRES

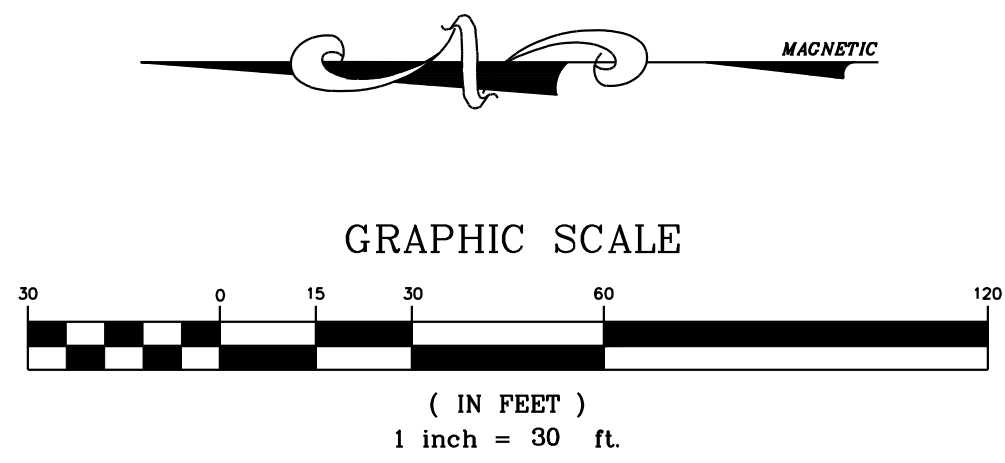
FLOOR AREA RATIO:
GROSS FLOOR AREA (GFA) = 117,284 SF
FLOOR AREA RATIO (FAR) = GFA/NLA
117,284 / 168,512 = 0.696
DEVELOPMENT WILL UTILIZE TRANSFER OF DEVELOPMENT RIGHTS OF 51,430 SF
TOTAL GROSS FLOOR AREA W/ TDRs = 168,714 SF
SEE LUI TABLE-USE FAR 0.696

USABLE OPEN SPACE:
USABLE OPEN SPACE REQUIRED (UOSR) = 0.40
TOTAL PROVIDED = (NLA - FOOTPRINT AREA - DRIVE AREA + BALCONIES)
UOSP = $(147,233 - 64,564 - 14,795 + 7,500) / 147,233 = 0.51$

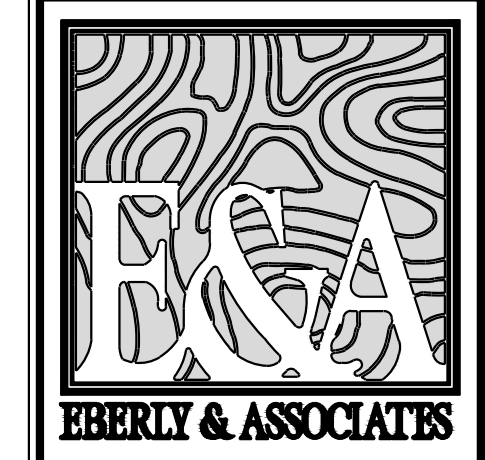
PARKING DATA:
PARKING SPACES REQUIRED
MINIMUM:
RESIDENTIAL: 0.99 SPACES PER UNIT * 180 UNITS = 179 SPACES MINIMUM
TOTAL MINIMUM SPACES = 179 SPACES
MAXIMUM:
RESIDENTIAL: 1.25/1BR, 2.0/2BR OR GREATER
= 1.25 SP/UNIT*117 UNITS + 2.0 SP/UNIT*63 UNITS = 273 SPACES MAXIMUM
TOTAL MAXIMUM SPACES = 273 SPACES
BICYCLE/MOPED PARKING REQUIRED
1 SPACE PER 5 UNITS * 180 UNITS = 36 SPACES

"I hereby certify that I am familiar with the Zoning Ordinance of the City of Atlanta, as amended. I further certify that to the best of my knowledge and ability, these plans are accurate and comply with the district and general regulations of the Zoning Ordinance of the City of Atlanta"

[Signature]



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PROJECT: **OAK KNOLL APARTMENTS**
LAND LOT 51
17th DISTRICT
FULTON COUNTY, GEORGIA

REVISIONS:

NO.	DATE	DESCRIPTION

EXHIBIT 'A'

SCALE:	1" = 30'
DATE:	10/07/14
DRAWN BY:	SRP
PROJECT MANAGER:	JP
QA/QC CHECK:	JP

PROJECT NO. 14-051

Z1.0