

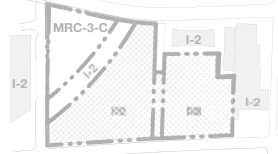
EXHIBIT A

CONCEPTUAL ZONING PLAN NOTES:

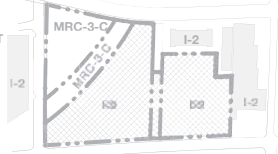
BUILDING FOOTPRINT AND LOCATION ARE APPROXIMATE AND MAY BE RELOCATED WITHIN BUILDING AREA.

ZONING PARCELS TO BE CONSOLIDATED WITH 670 & 690 DEKALB AVE AND THE ABANDONED GUNBY R.O.W.

CURRENT ZONING



PROPOSED ZONING (75 AIRLINE ST & CORRIDOR)

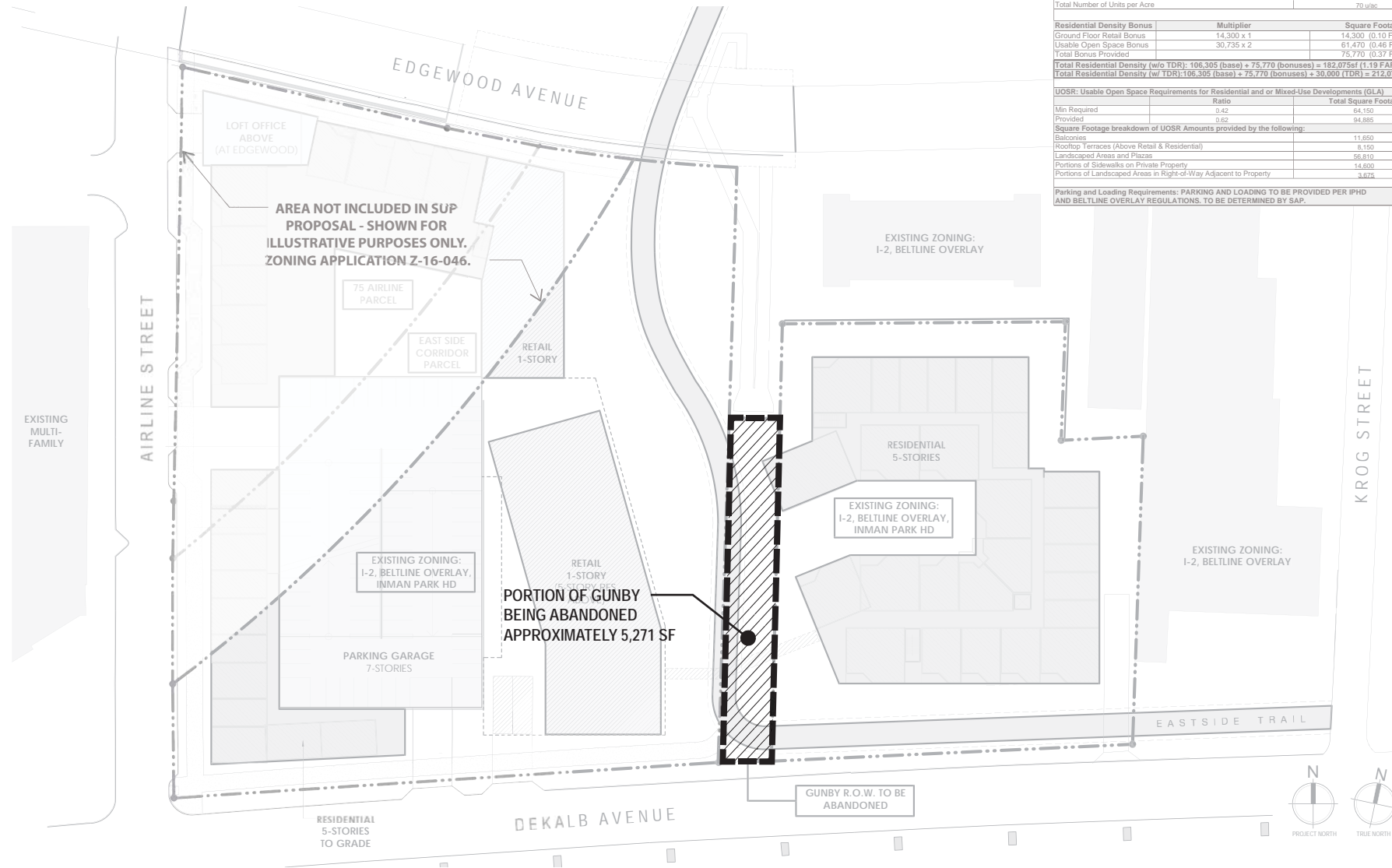


Development Summary: 670 & 690 Dekalb Ave

Lot Size				
Gross Land Area (GLA)	152,737 (134,734 NLA + 18,003 ROW)			
Net Lot Area (NLA)	134,734			
Floor Area Ratio (FAR)				
	Residential FAR Ratio	Residential Sq Ft	Non-Residential FAR Ratio	Non-Residential Sq Ft
Base Allowed	0.696	106,305	1.00	134,734
Base Provided	0.696	106,305	0.10	14,300
Bonus Allowed (1.45 x Base FAR max)	0.694	99,587	NA	NA
Bonus Provided	0.662	75,770	NA	NA
Residential Units			Total Provided:	
Number of Units Provided (w/o bonus)			210	
Total Number of Units per Acre			70 u/acre	
Residential Density Bonus				
	Multiplier	Square Footage		
Ground Floor Retail Bonus	14,300 x 1	14,300 (0.10 FAR)		
Usable Open Space Bonus	30,735 x 2	61,470 (0.46 FAR)		
Total Bonus Provided		75,770 (0.37 FAR)		
Total Residential Density (w/o TDR): 106,305 (base) + 75,770 (bonuses) = 182,075sf (1.19 FAR)				
Total Residential Density (w/ TDR): 106,305 (base) + 75,770 (bonuses) + 30,000 (TDR) = 212,075 sf (1.39 FAR)				
UOSR: Usable Open Space Requirements for Residential and/or Mixed-Use Developments (GLA)				
	Ratio	Total Square Footage		
Min Required	0.42	64,150		
Provided	0.62	94,885		
Square Footage breakdown of UOSR Amounts provided by the following:				
Balconies		11,650		
Rooftop Terraces (Above Retail & Residential)		8,150		
Landscaped Areas and Plazas		56,810		
Portions of Sidewalks on Private Property		14,600		
Portions of Landscaped Areas in Right-of-Way Adjacent to Property		3,675		
Parking and Loading Requirements: PARKING AND LOADING TO BE PROVIDED PER IPHD AND BELTLINE OVERLAY REGULATIONS. TO BE DETERMINED BY SAP.				

BROCK HUDGINS ARCHITECTS

brockhudgins.com



PROJECT NAME
BELTLINE MIXED-USE DEVELOPMENT

ADDRESS
670 - 690 DEKALB AVE
ATLANTA, GA

OWNER
NORTH AMERICAN PROPERTIES

SHEET NAME
CONCEPTUAL SITE PLAN

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SEAL



PROJ. NUMBER 106108

DATE 10/11/16

SHEET

A100

ISSUED FOR CONSTRUCTION