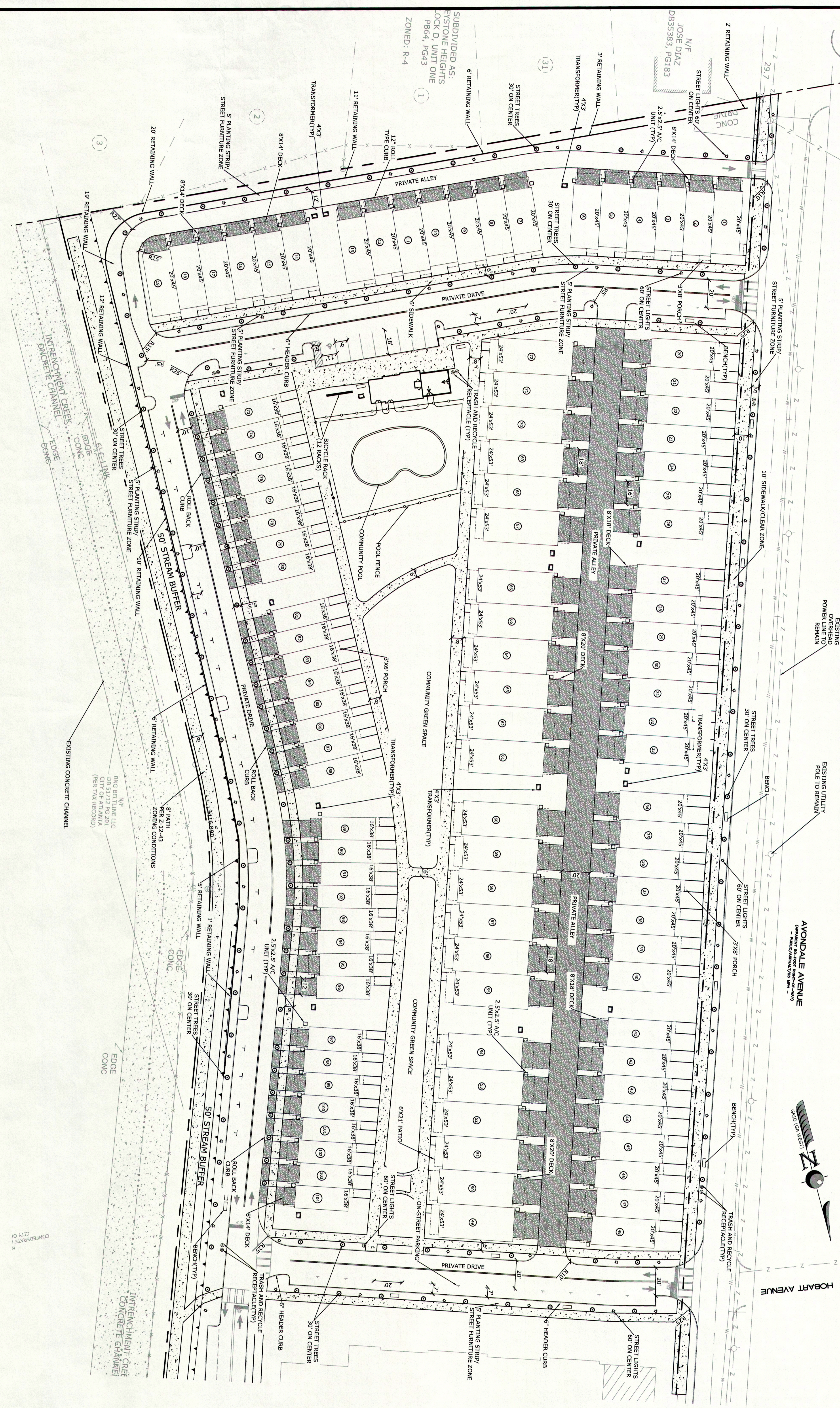


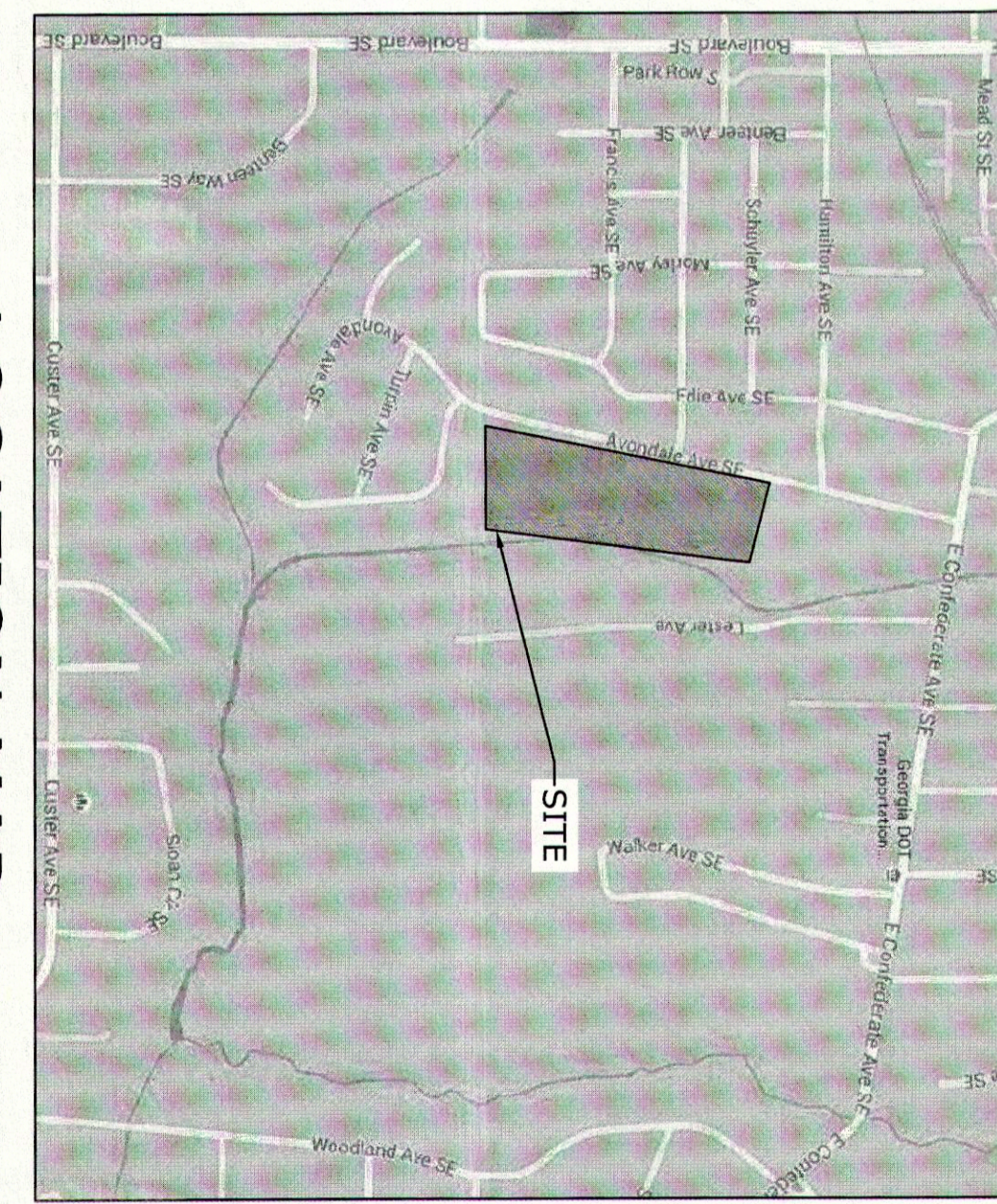
THE UTILITIES SHOWN HEREON ARE FROM THE CONTRACTOR'S CONCERN ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY EXISTING UTILITY CAPACITY PRIOR TO INITIATING DESIGN. THE ENGINEER MAKES NO GUARANTEE, WHETHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY CAPACITY, DEPTH OR CONDITION.



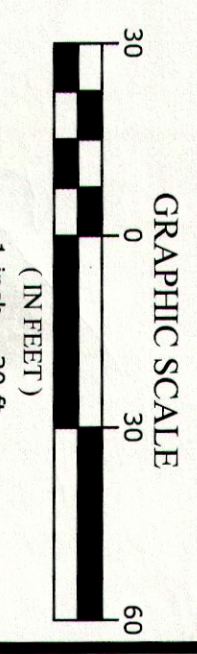
**DEVELOPMENTAL SUMMARY: 1144 AVONDALE AVENUE**  
 EXISTING ZONING: RP-GRANT PARK  
 PROPOSED ZONING: RP-GRANT PARK  
 7.47 ACRES  
 164 RESIDENTIAL UNITS  
 144 RESIDENTIAL UNITS

NET LOT AREA	GROSS LOT AREA	TABLE 11.9A
325,393 SF	347,433 SF	
FLOOR AREA RATIO	0.74	
239,960 SF	325,393 SF	
TOTAL BLDG ALLOWED W/OUT BONUS		
325,393 SF X 1.49 = 484,935 SF		
TOTAL BLDG PROVIDED = 239,960 SF		
RESIDUAL BLDG CAPACITY = 244,975 SF		
RESIDUAL GFA TO BE PROVIDED = 244,975 SF		
347,433 SF	239,727 SF	
PROVIDED TOTAL OPEN SPACE REQUIREMENTS		
GFA BLDG = 7038		
347,433 SF - 7038 SF = 240,395 SF		
REQUIRED OPEN SPACE = 240,395 SF		
PROVIDED OPEN SPACE = 240,395 SF		
REQUIRED OPEN SPACE TO BE PROVIDED		
325,393 SF	130,157 SF	
PROVIDED USABLE OPEN SPACE REQUIREMENTS		
N/A (BLDG/PARKING/DRIVEWAY/ROAD) = 7038		
PROVIDED USABLE OPEN SPACE = 130,157 SF		
REQUIRED USABLE OPEN SPACE TO BE PROVIDED		
325,393 SF	130,157 SF	

PROVIDED	MIN	MAX	REQUIRED
RESIDENTIAL PARKING	100	200	104
AMOUNT OF PARKING	4	14	9
LANDSCAPING	1	1	1
LANDSCAPING	1	1	1
TOTAL PARKING	104	222	104
LANDSCAPING	1	1	1
TOTAL LANDSCAPING	1	1	1
TOTAL OPEN SPACE	1	50	50
LANDSCAPING	1	1	1
TOTAL LANDSCAPING	1	1	1
TOTAL LANDSCAPING	1	1	1



CITY OF ATLANTA TRASH RECEPTACLE (TRP)  
 CITY OF ATLANTA BENCH (TPB)  
 CITY OF ATLANTA LIGHT TIE "C" (TPC)



<p><b>SEI</b>                  SOUTHEASTERN ENGINEERING, INC.                  2470 Sande Plains Road Marietta, Georgia 30066                  tel: 770-241-9916 fax: 770-241-9925                  www.seiengineering.com</p>	<p>24 HOUR CONTACT INFORMATION                  PATRICK LEONARD (404) 931-3291</p>	<p>PROJECT OWNED/DEVELOPED BY:  <b>RP - GRANT PARK, LLC</b>                  PO BOX 260007                  ATLANTA, GA 31126                  PHONE: (404) 931-3291                  EMAIL: PARAGON1@BELL.SOUTH.NET</p>	<p>AVONDALE AVENUE DEVELOPMENT                  PROJECT LOCATED AT:                  LL, 23, 14TH DISTRICT                  CITY OF ATLANTA                  FULTON COUNTY</p>	<p>Project No.: 820-13-137                  Design By: MHC/CS                  Issue Date: 07/10/15</p>	<p>Project No.: 820-13-137                  Design By: MHC/CS                  Issue Date: 07/10/15</p>
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