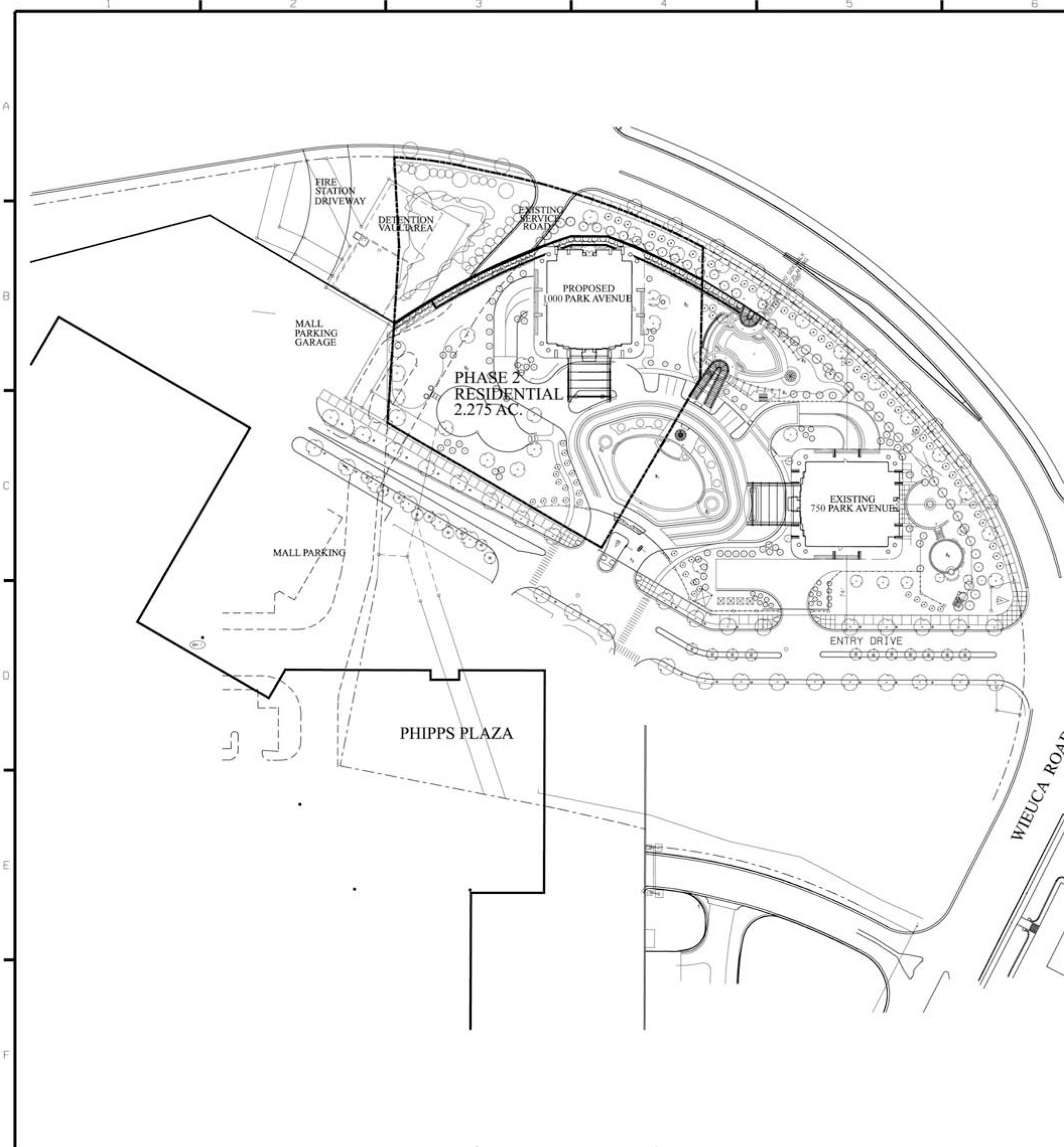


	PD-MU	SPI-12	Provided
Net lot area	-	-	99,000 SF
Gross floor area	-	-	482,497 SF
Use	Multifamily residential and structured parking	-	Multifamily residential and structured parking
Height	545 ft.	N/A	540 ft.
Floors above grade	39	-	39
FAR	4.18	N/A	4.07
Building location	2001 Site Plan	N/A	Complies with 2001 Site Plan
Sidewalks and landscaping	2001 Landscape Plan	Min. 5' amenity zone, 10' sidewalk zone; supplemental zone 10' min./25' max.	Complies with 2001 Landscape Plan; also meets SPI-12 requirements for amenity, walk, and supplemental zones
Open space	N/A	20% NLA (19,815 SF)	70% NLA (70,172 SF)
Unit count (for parking calculation)	N/A	N/A	74 1-BR 222 2-BR
Parking spaces	N/A	No minimum; maximum of 682	504
Bicycle spaces	N/A	50	50
Loading zones	N/A	3	2*
Ground level fenestration	2001 Site and Landscape Plans	20%	400 linear ft. (90%)**
Street tree spacing	N/A	30 ft. max.	30 ft.
Street lighting spacing	N/A	60 ft. max.	60 ft.

Note: Shading indicates controlling requirement per Zoning Code Section 16-18L.001(2)(a).
 * Administrative variation requested.
 ** Office of Planning requested that Applicant depict this information.
 ATLANTA 5489777.1

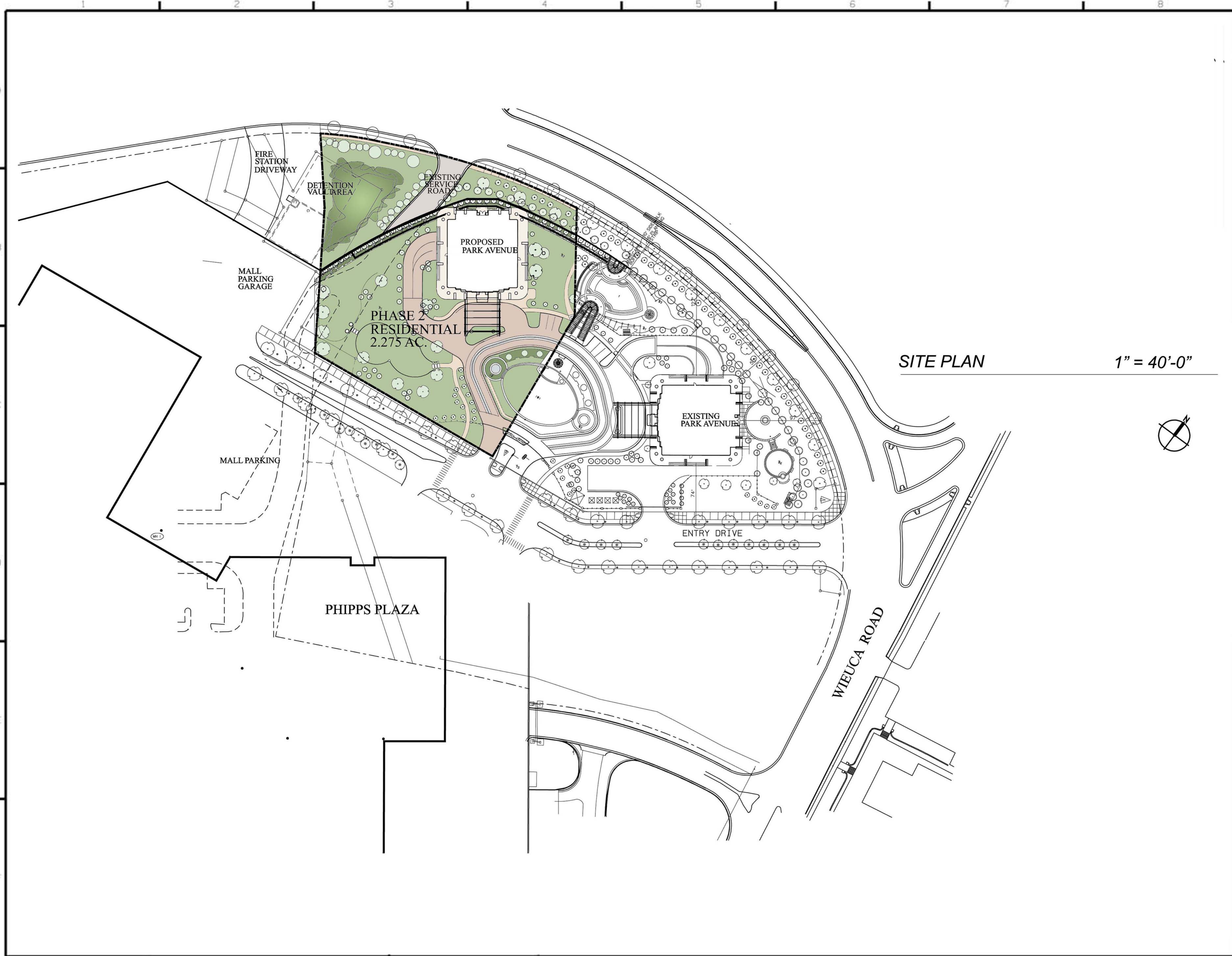


SITE PLAN 1" = 40'-0"



Drawn by	Checked by	Date	Issue

100 PARK AVENUE
 ZONING SITE PLAN



SITE PLAN

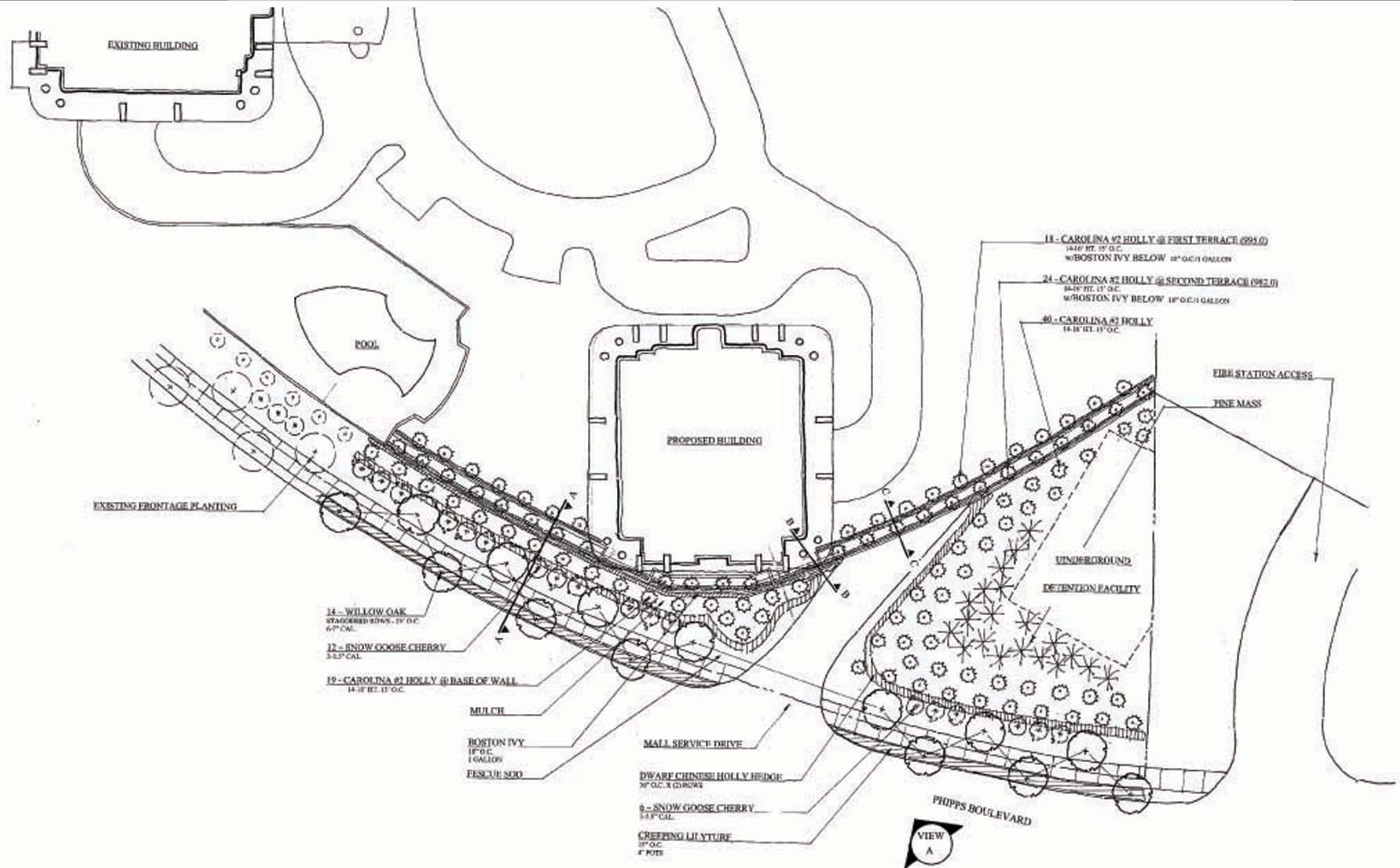
1" = 40'-0"



**Burt Hill
Kosar Rittelmann
Associates**
450 Smithfield Street
Suite 2000
Pittsburgh, PA, 15222-3907
412-994-7000
FAX: 412-994-7688

Drawn by	Checked by	Date Issued	Scale
			1" = 40'-0"
Drawn by	Checked by	Date Issued	Scale
			1" = 40'-0"

100 PARK AVENUE
ZONING SITE PLAN



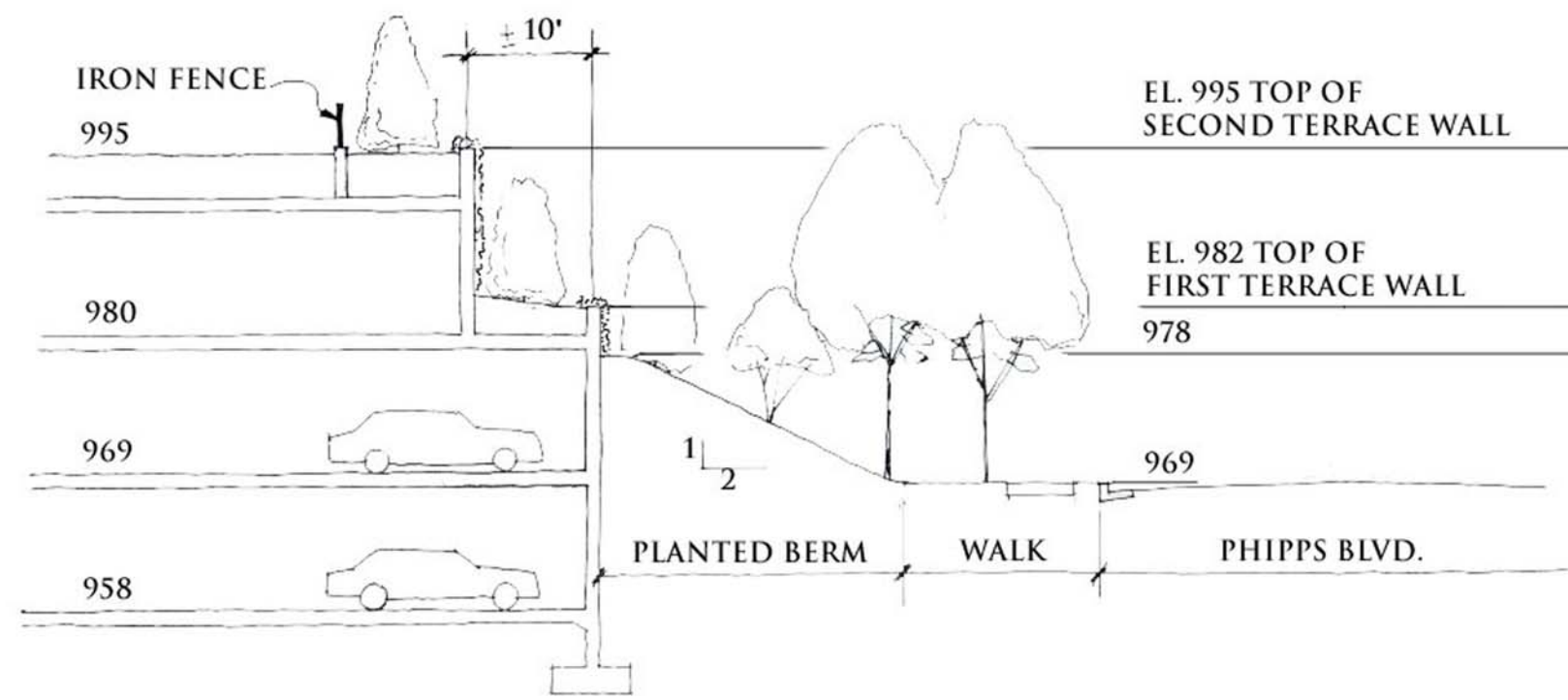
July 10, 2001

ORIGINAL – PHIPPS BOULEVARD FRONTAGE PLAN | ASK.2a

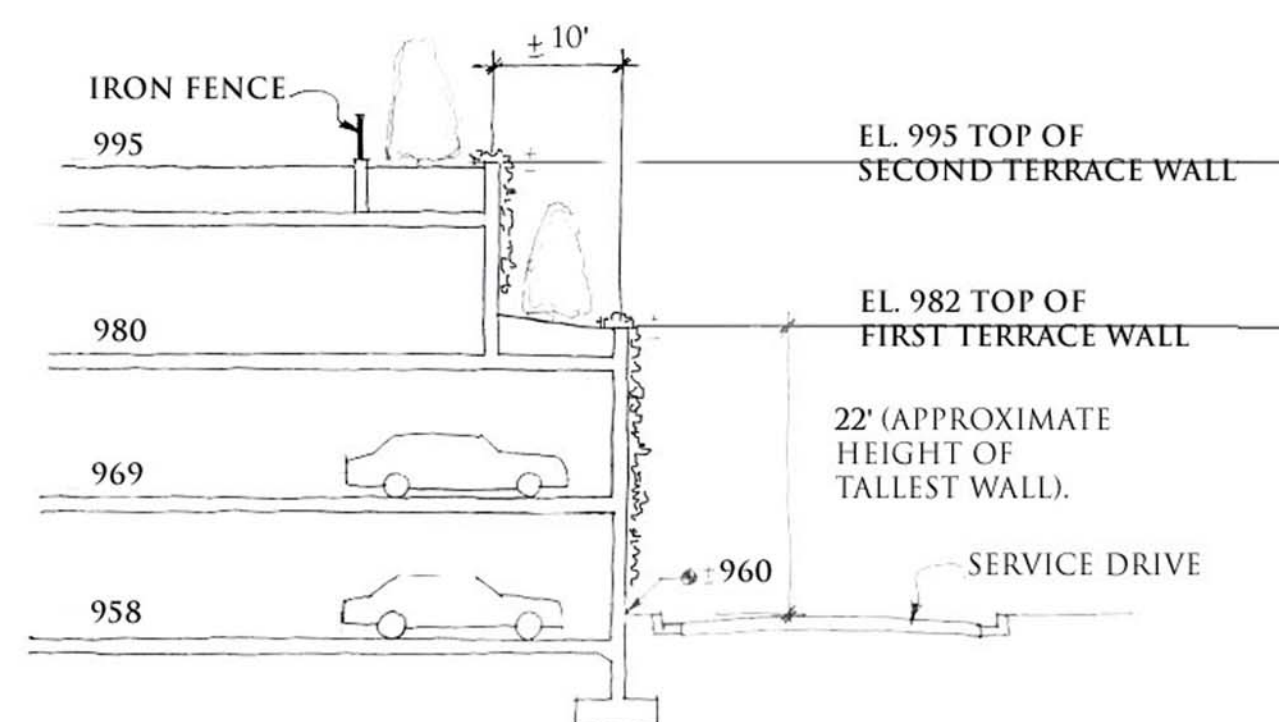
100 Park Avenue LP

1000 PARK AVENUE
ATLANTA, GEORGIA

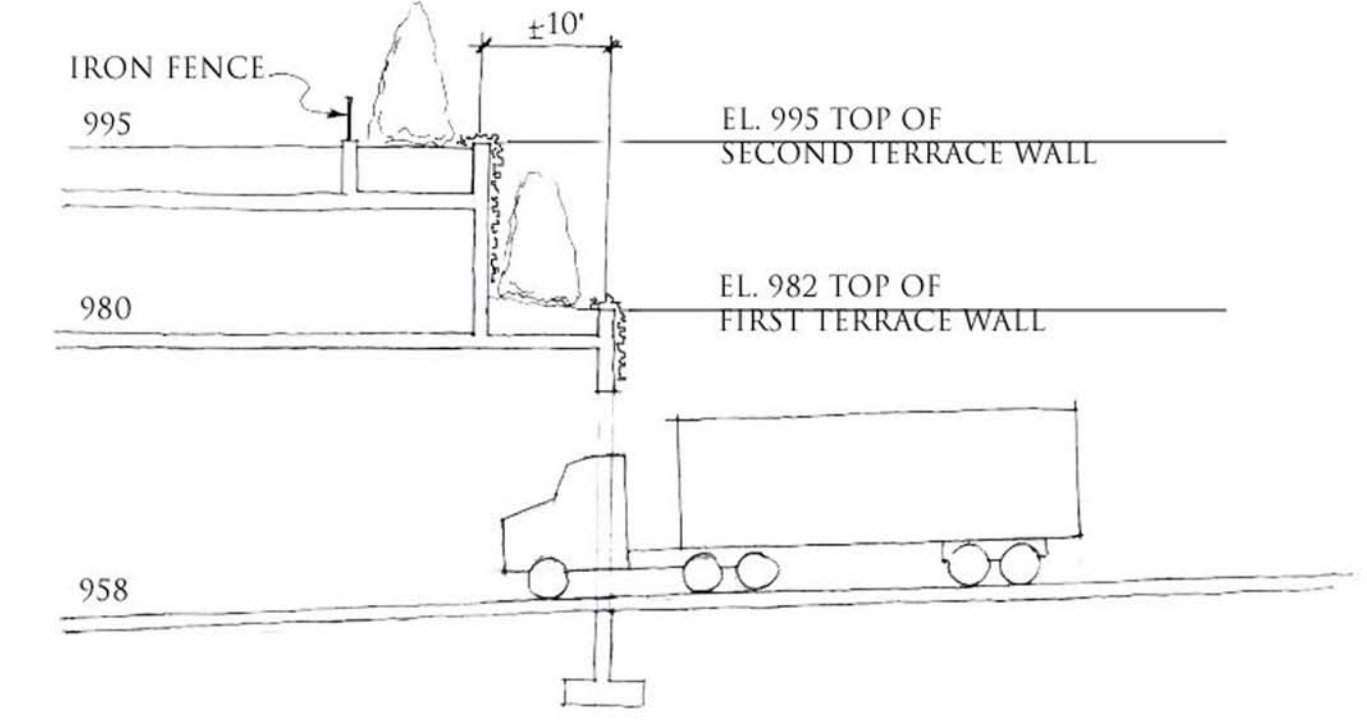
 BURT HILL 



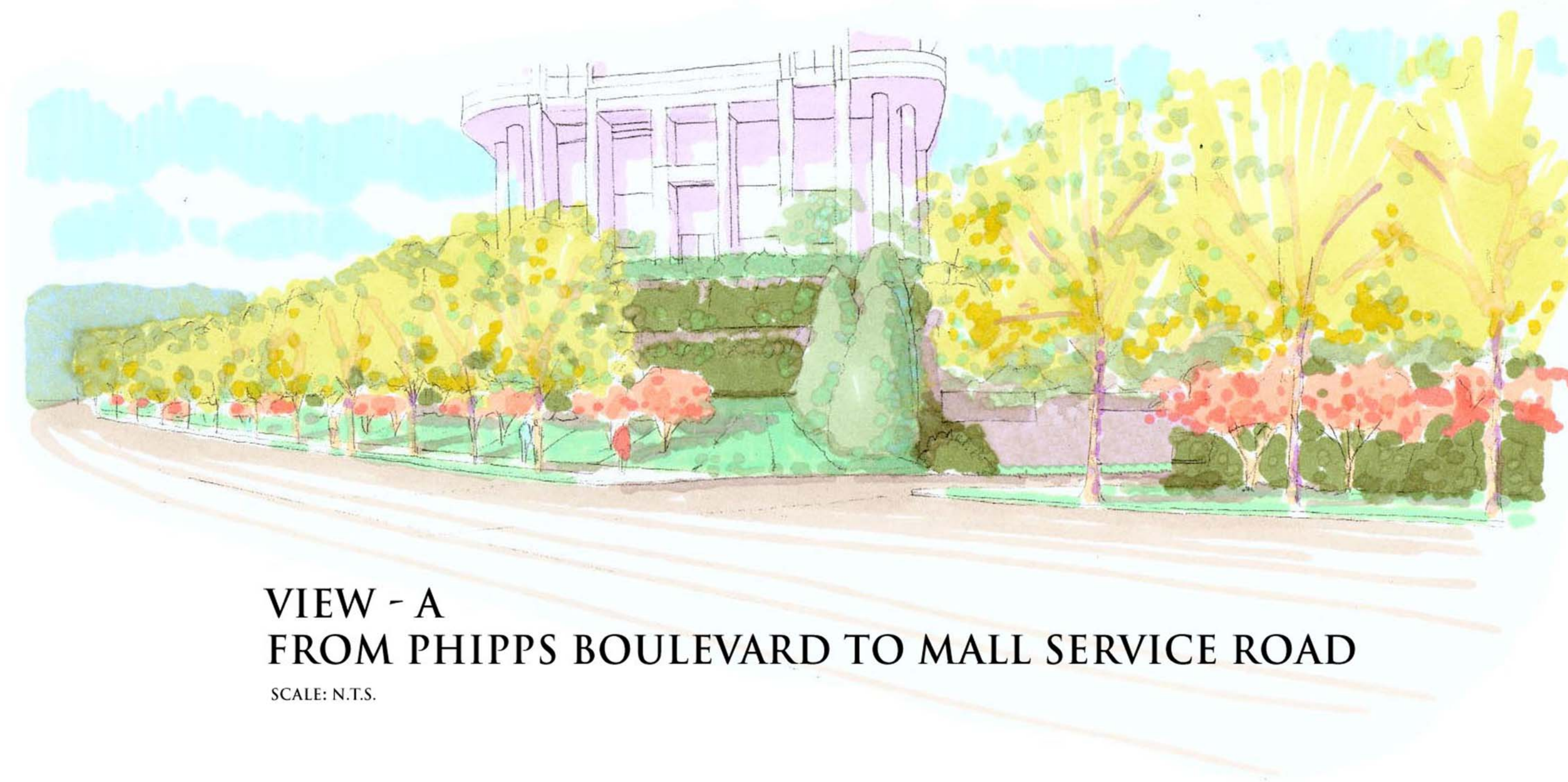
SECTION - A
SCALE: 1" = 10' - 0"



SECTION - B
SCALE: 1" = 10' - 0"



SECTION - C
SCALE: 1" = 10' - 0"



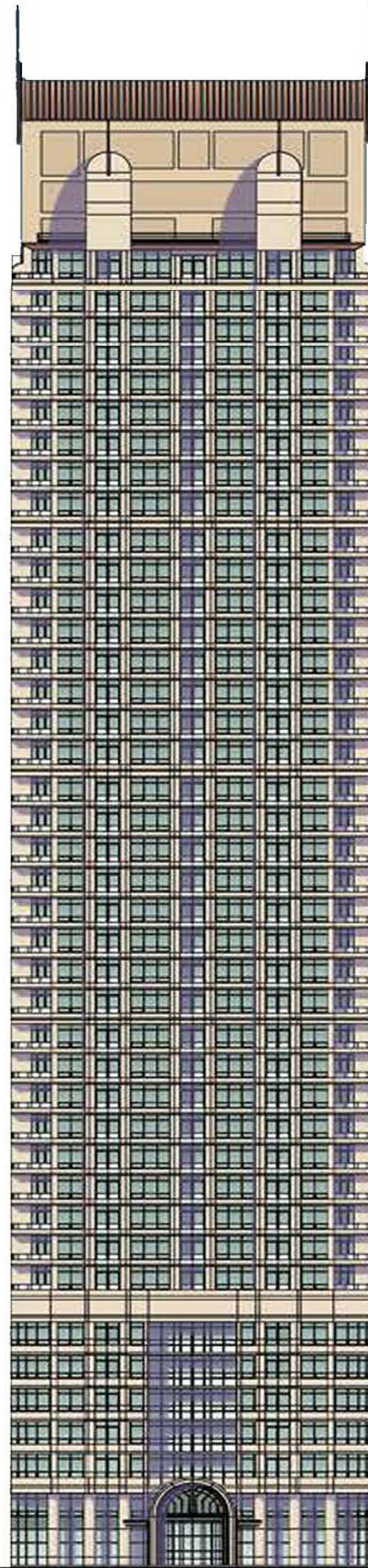
VIEW - A
FROM PHIPPS BOULEVARD TO MALL SERVICE ROAD
SCALE: N.T.S.

JULY 10, 2001

PARK AVENUE
ATLANTA, GEORGIA

HGOR
HUGHES | GOOD | O'LEARY & RYAN

9/28/01 C-RENDERING-07-06-01



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Proposed Elevation

