



PROJECT NARRATIVE:

The proposed Pharr Rd & Grandview Ave residential development will occupy the site bounded by Pharr Rd to the North, Grandview Ave to the West and Lookout Place to the East. The project contains +/- 244 residential units (Levels 1-5) over two levels of podium parking deck (Levels P1-P2). The parking deck will be mechanically ventilated structured off-street parking for approximately 350 vehicles to support residential occupants and their guest.

The grade change along the Pharr Rd frontage drops roughly 12'-0" from the western property line (Grandview Ave and Pharr Rd intersection) to the eastern property line. This grade change results in Level P1 being partially underground along Grandview and 1/2 of Pharr Rd. The apartment entry lobby and public entry for the parking deck will be located at the daylighted portion of Level P1 on Pharr Rd. Level P2 will be underground on 3 sides and daylight at the eastern most property line fronting Lookout Place. Residents only vehicular access will be provided from Lookout Place at Level P2. Level 1, located above structured parking, will be the first full residential floor and will also provide a Club Room, Fitness Center, and a landscaped amenity plaza containing a pool and additional outdoor amenities for tenants (Levels 1-5). The total gross residential area is approximately 276,000 SF with the residential building's highest occupied floor being 5 stories or 56' feet above Grandview Ave.

Variation #1:

Reduce Off-Street Loading Requirement from (3) 12'x35' Spaces to (2) 12'x35' Spaces

Per zoning we are required to provide (3) 12'x35' Spaces

Variation #2:

Request to provide minimum of 350 parking spaces (1 per bedroom + 25 additional for guests)

Per zoning section 16.18I.023 calculation for minimum number of spaces would be 75% of (Total # of Units x 2) + (1/3 Total # of Units) = 427 Spaces

Variation #3:

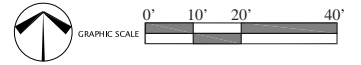
Reduction of Supplemental Furniture Zone on Pharr Rd from 5'-0" to 1'-0"

Per zoning SPI-9 Graphic Appendix and Standards Map Attachment B / Figure 13: Type 3 Streets the Supplemental Furniture Zone shown as 5'-0"

Variation #4:

Allow electrical transformer (installed by Georgia Power) to occupy Transitional Yard

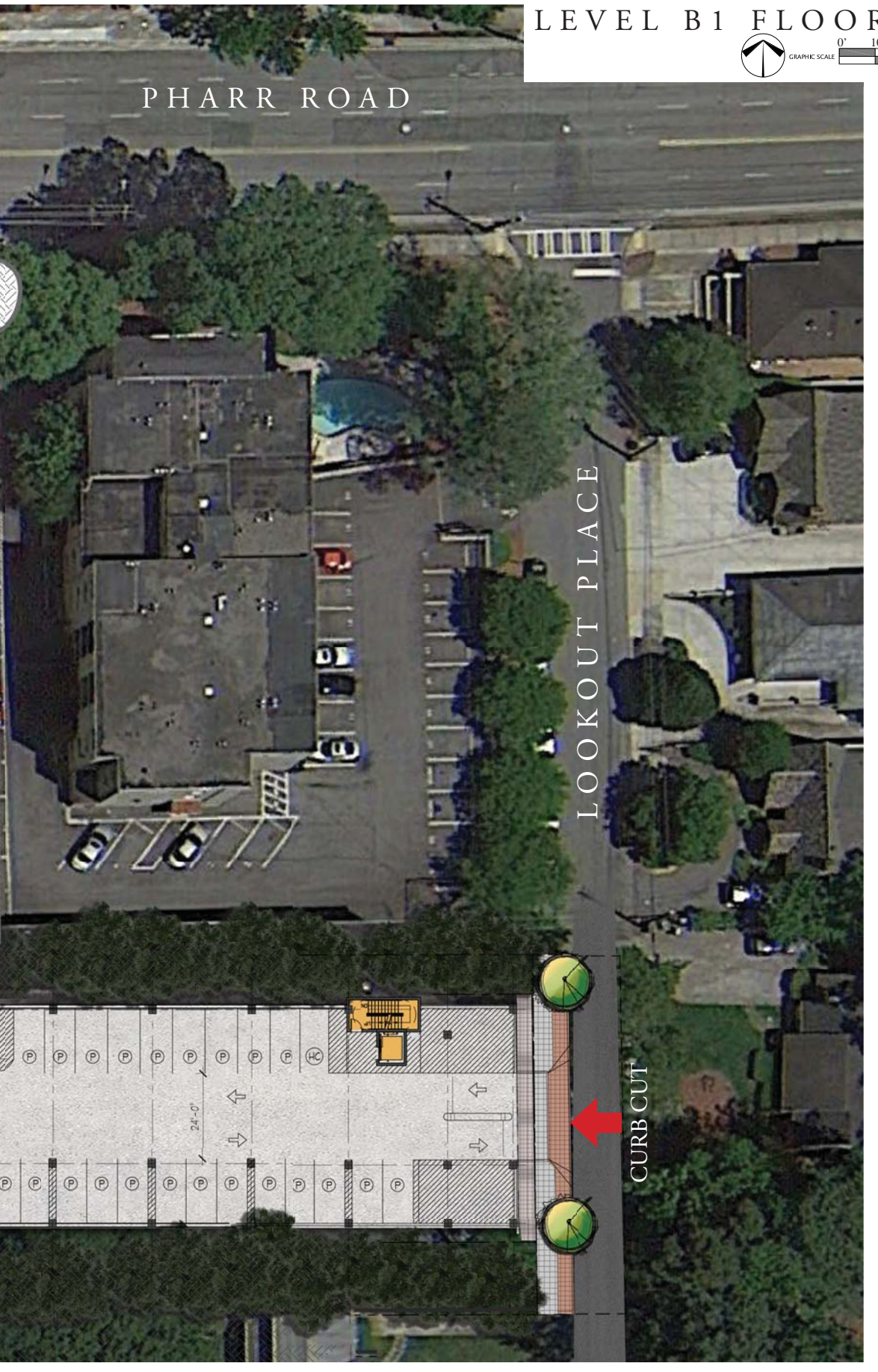
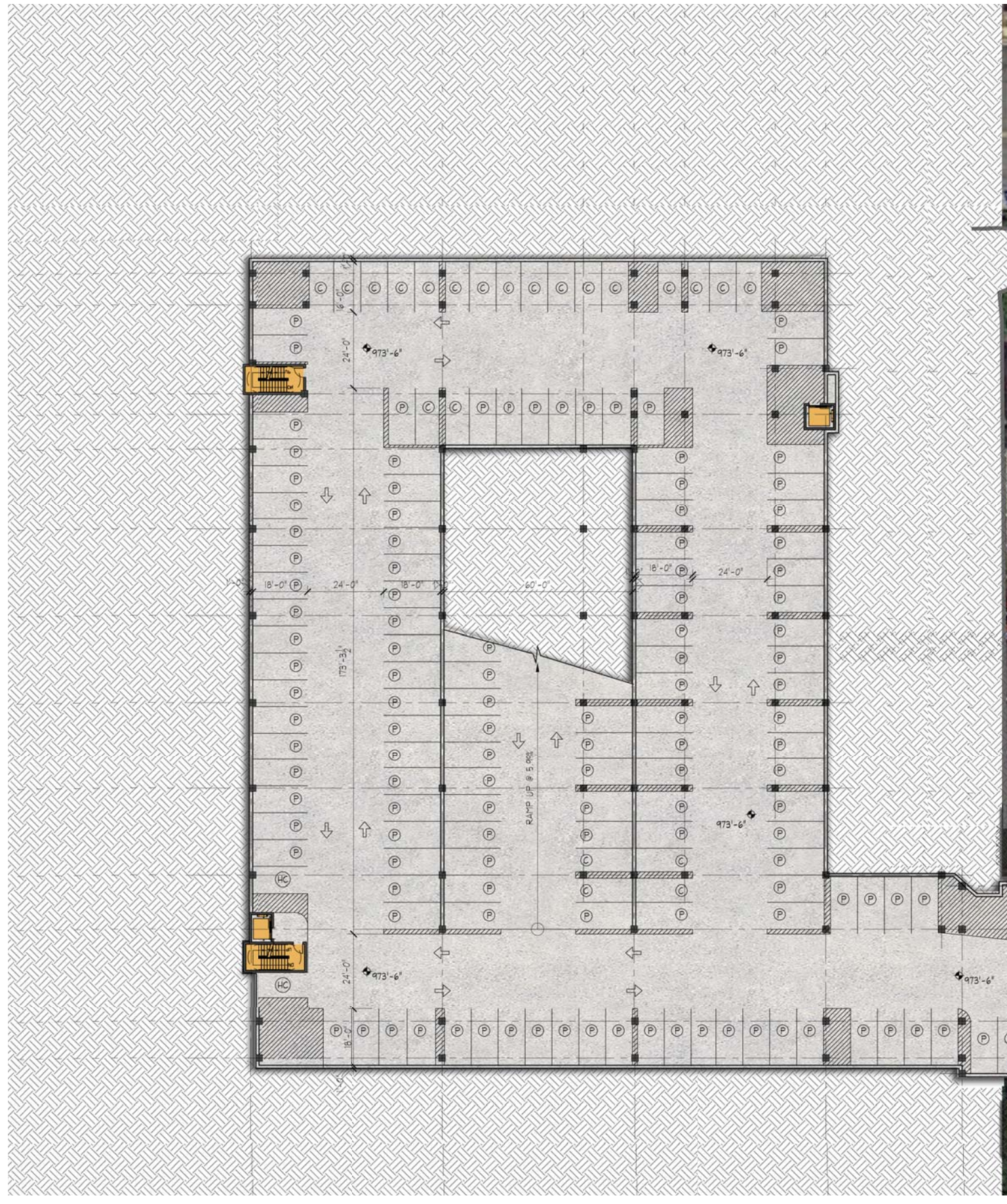
Per zoning section 16.18I.011 - 2.A : Transitional yard to be kept in a natural state and does not allow for paving or servicing

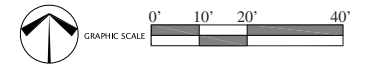


PHARR ROAD

LOOKOUT PLACE

CURB CUT





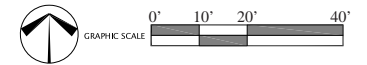
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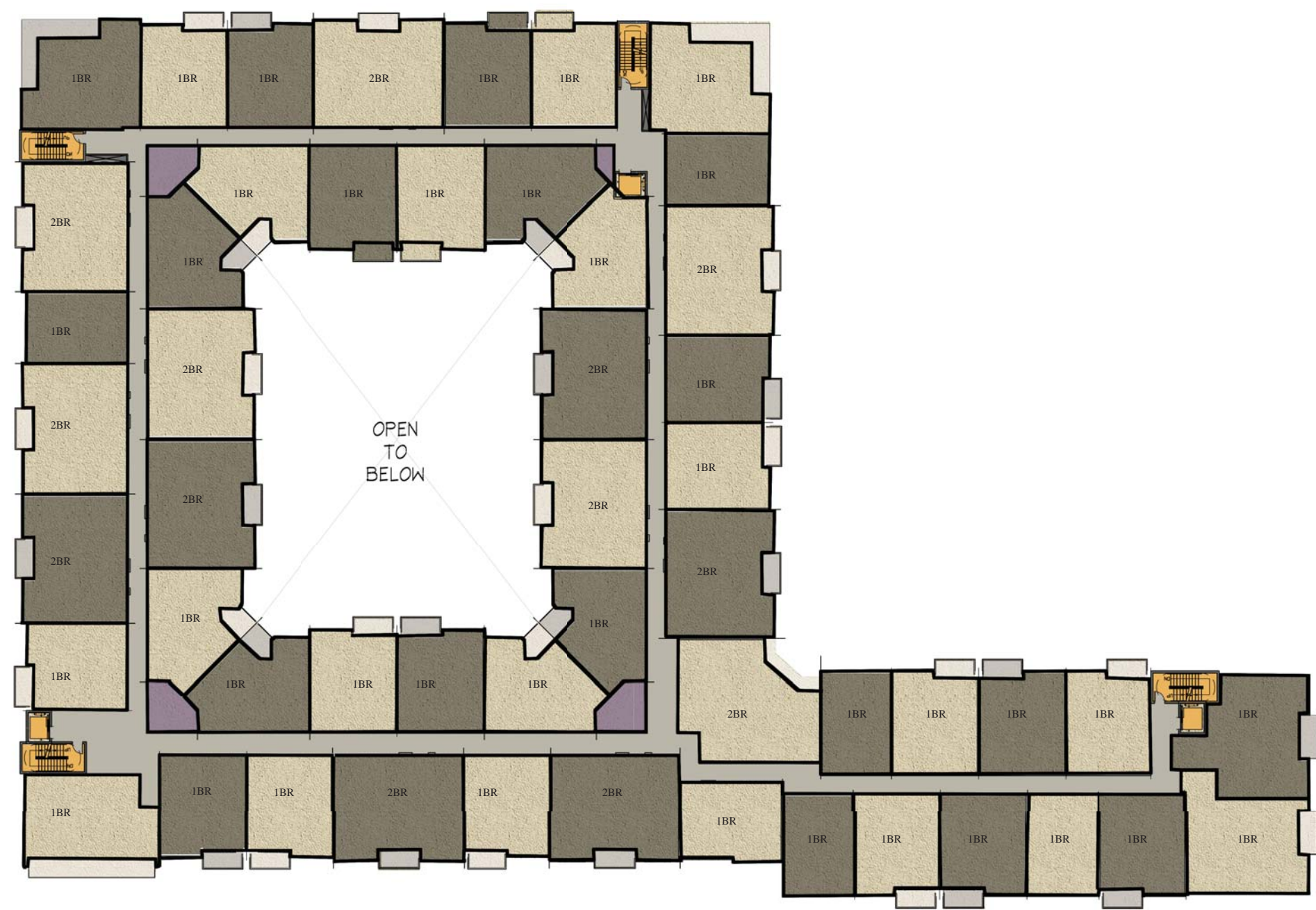
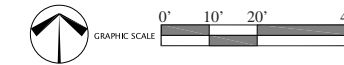
PHARR ROAD APARTMENTS

ATLANTA, GEORGIA



PHARR ROAD APARTMENTS

ATLANTA, GEORGIA





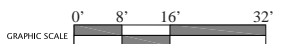
PARKING ENTRY

MAIN RESIDENTIAL ENTRY

PHARR ROAD ELEVATION



SOUTH ELEVATION





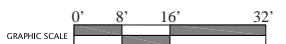
PARKING ENTRY EGRESS DOOR

LOOKOUT PLACE ELEVATION



EGRESS DOOR EGRESS DOOR SERVICE DOORS

GRANDVIEW AVENUE ELEVATION





NORTH EAST CORNER VIEW

PHARR ROAD APARTMENTS

ATLANTA, GEORGIA

February 27, 2015

Dennis Starling
Livable Buckhead, Inc
3340 Peachtree Rd, NE
Suite 1640
Atlanta, GA 30326

Re: Pharr Rd & Grandview Ave: Narrative of proposed project and list of Administrative Variations to be requested

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