

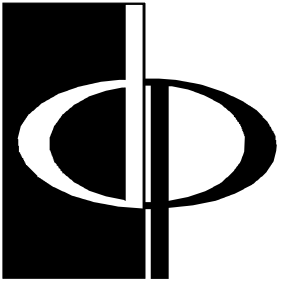
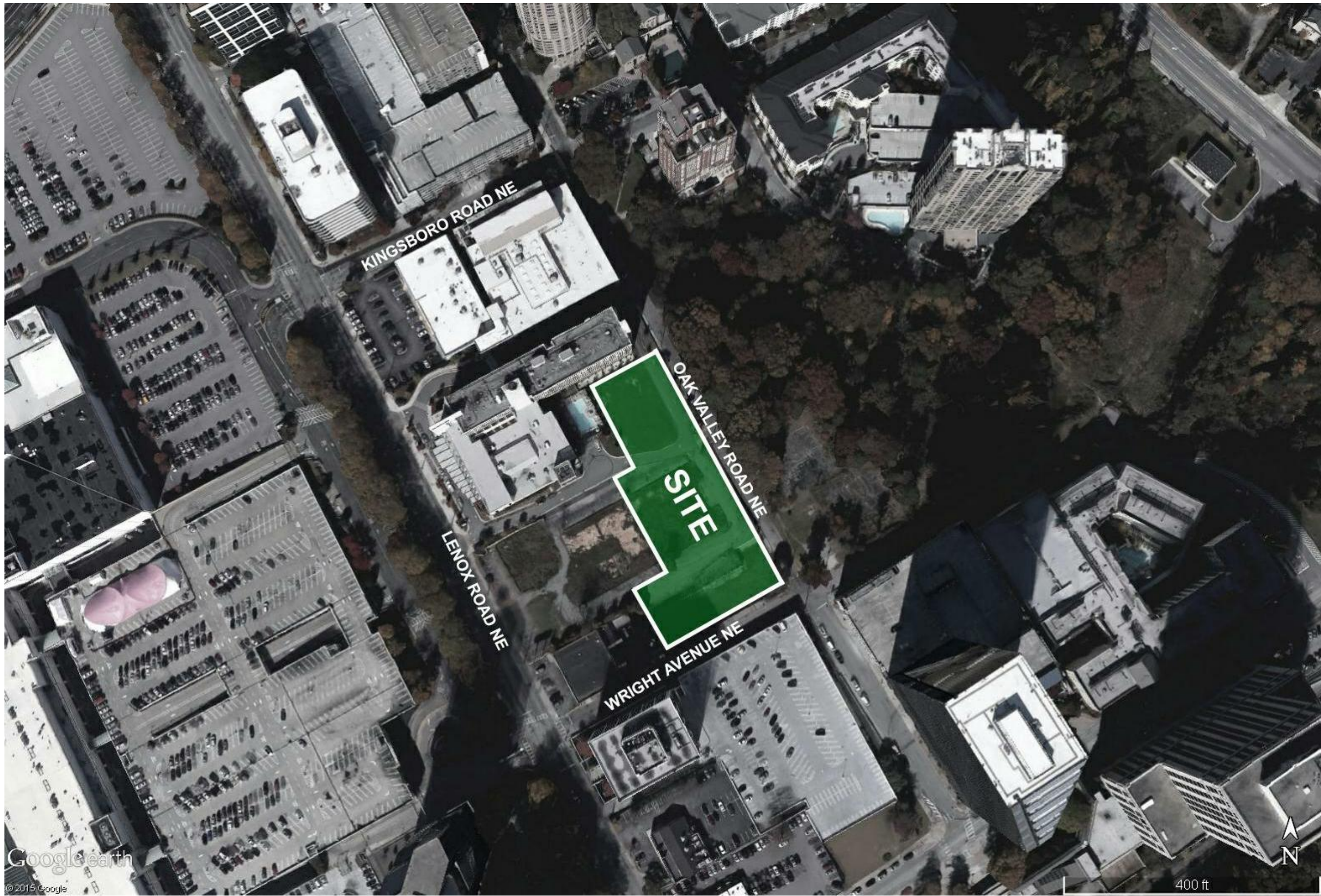
# BUCKHEAD DEVELOPMENT REVIEW COMMITTEE

## SPI-12 - DRC MEETING SUBMITTAL

OCTOBER 2, 2015



# CRESCENT LENOX



**THE PRESTON  
PARTNERSHIP, LLC**

A MULTI-DISCIPLINARY DESIGN FIRM  
SOUTH TERRACES  
115 PERIMETER CENTER PLACE, SUITE 950  
ATLANTA, GEORGIA 30346  
TELEPHONE: 770 396 7248  
FAX: 770 396 2945

WWW.THEPRESTONPARTNERSHIP.COM

PROJECT

**CRESCENT LENOX**

3387 LENOX RD  
ATLANTA, GA 30326

FOR

**CRESCENT  
COMMUNITIES**  
3340 PEACHTREE RD NE  
SUITE 1560  
ATLANTA, GA 30326

DATE OCTOBER 2, 2015

JOB NUMBER 1560504

DRAWN BY MS

CHECKED BY AN

SHEET TITLE SITE AERIAL

SHEET NUMBER DRC-01

COMMENTS



VIEW TOWARDS EAST ACROSS SITE



VIEW SW FROM INTERSECTION OF WRIGHT AVE & OAK VALLEY RD



VIEW TOWARDS SOUTH FROM OAK VALELY RD



VIEW TOWARDS SE ACROSS SITE



VIEW SW ACROSS SITE



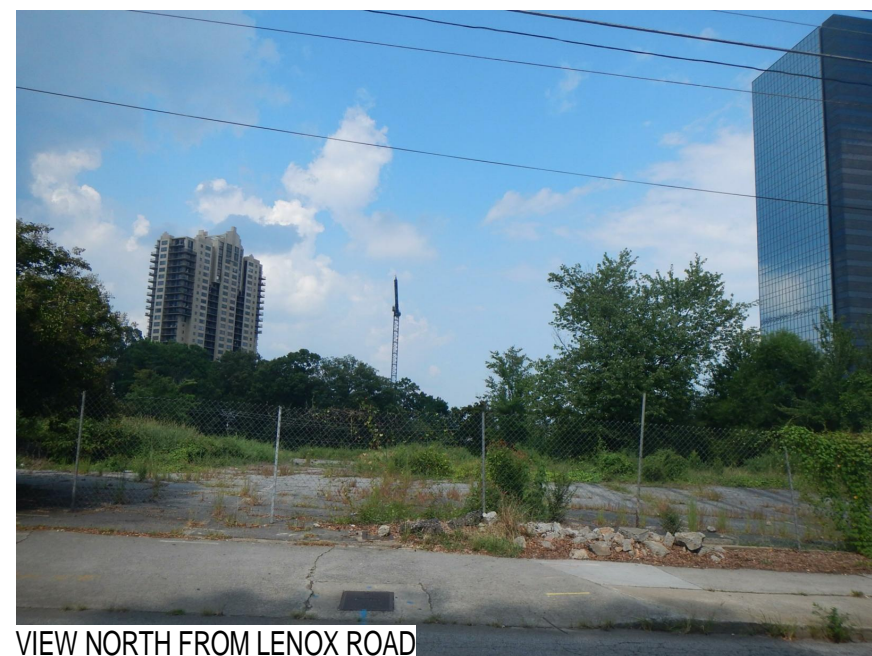
VIEW TOWARDS SOUTH ACROSS SITE



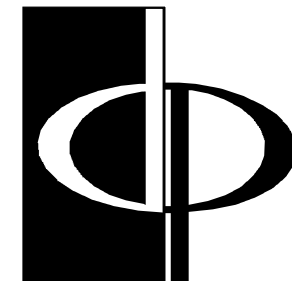
VIEW WEST FROM WRIGHT AVE



VIEW EAST ACROSS SITE



VIEW NORTH FROM LENOX ROAD



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PROJECT

**CRESCENT LENOX**

3387 LENOX RD  
ATLANTA, GA 30326

FOR

**CRESCENT COMMUNITIES**  
3340 PEACHTREE RD NE  
SUITE 1560  
ATLANTA, GA 30326

DATE OCTOBER 2, 2015

JOB NUMBER 1560504

DRAWN BY MS

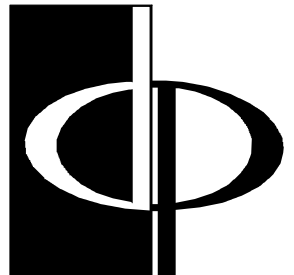
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SHEET TITLE CONTEXT PHOTOS

SHEET NUMBER

**DRC-02**

COMMENTS



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**CRESCENT LENOX**

3387 LENOX RD  
 ATLANTA, GA 30326

FOR \_\_\_\_\_

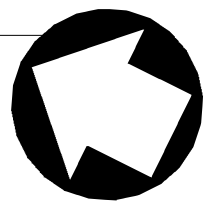
**CRESCENT COMMUNITIES**  
 3340 PEACHTREE RD NE  
 SUITE 1560  
 ATLANTA, GA 30326

DATE:                      OCTOBER 2, 2015  
 JOB NUMBER:                      1560504  
 DRAWN BY:                      MS  
 CHECKED BY:                      AN  
 SHEET TITLE:                      MASTERPLAN

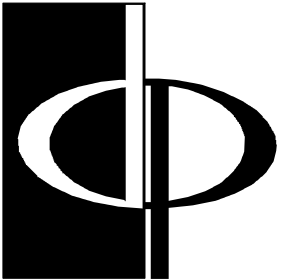
SHEET NUMBER:                      **DRC-03**  
 COMMENTS: \_\_\_\_\_

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**1 MASTERPLAN**  
 SCALE: 1" = 60'-0"



NET LOT AREA	76,074 SF (1.65 ACRES)
RESIDENTIAL F.A.R. CALCULATED USING NET LOT AREA -NO RETAIL BONUS OR OPEN SPACE BONUS REQUIRED	5.02
TOTAL ALLOWABLE RESIDENTIAL F.A.R.	382,192 SF
TOTAL RESIDENTIAL AREA ON-SITE	292,093 SF



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**CRESCENT LENOX**

3387 LENOX RD  
 ATLANTA, GA 30326

FOR \_\_\_\_\_

**CRESCENT COMMUNITIES**  
 3340 PEACHTREE RD NE  
 SUITE 1560  
 ATLANTA, GA 30326

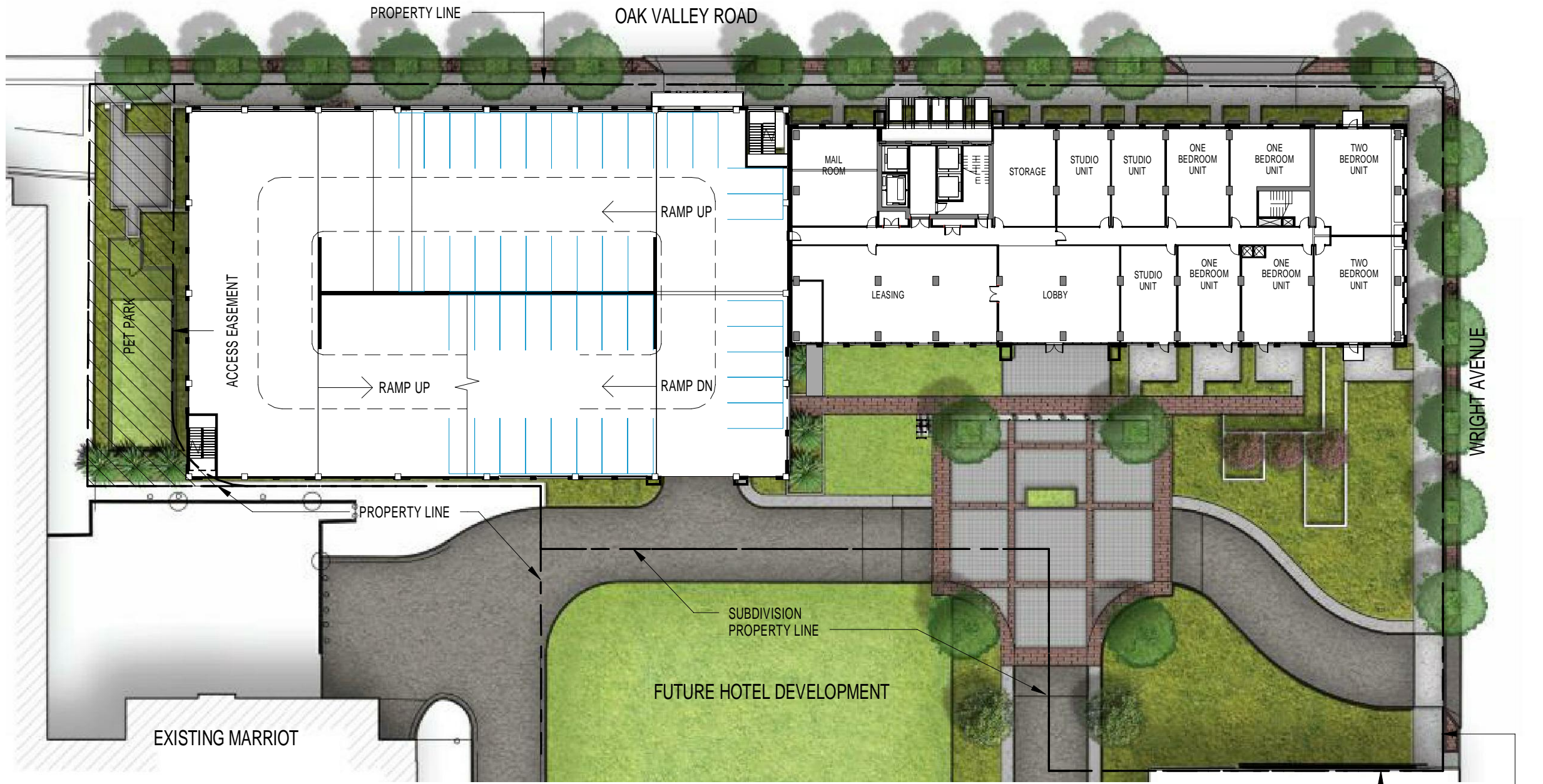
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 DRAWN BY: NE  
 CHECKED BY: AN  
 SHEET TITLE: \_\_\_\_\_

SITE OVERVIEW PLAN

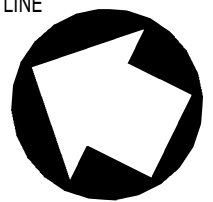
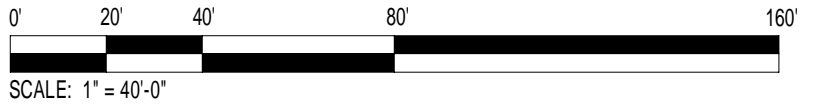
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**DRC-04**

COMMENTS

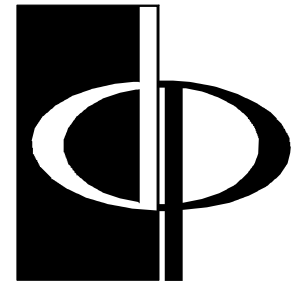
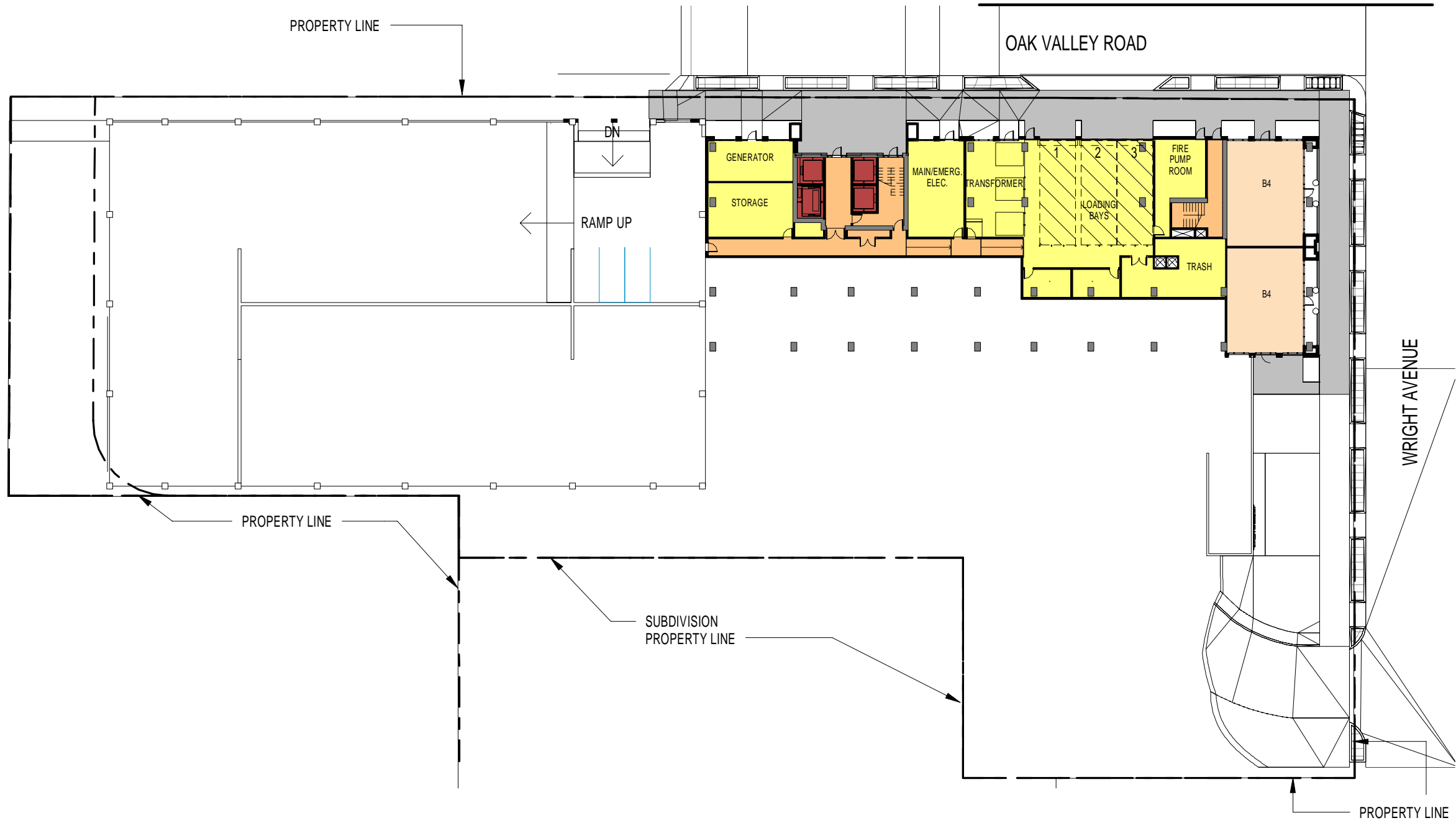


**1 SITE OVERVIEW PLAN**



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**VARIATION REQUEST**  
 INCREASE LOADING AREA CURB CUT FROM 14 FEET TO 36 FEET, FOR THREE 12' X 35' LOADING BAYS



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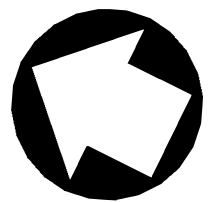
**CRESCENT LENOX**  
 3387 LENOX RD  
 ATLANTA, GA 30326

**CRESCENT COMMUNITIES**  
 3340 PEACHTREE RD NE  
 SUITE 1560  
 ATLANTA, GA 30326

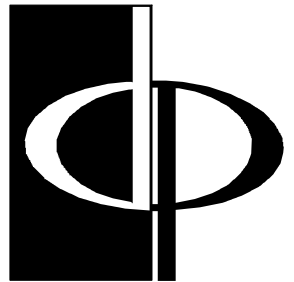
DATE: OCTOBER 2, 2015  
 JOB NUMBER: 1560504  
 DRAWN BY: MS  
 CHECKED BY: AN  
 SHEET TITLE: LOWER LEVEL PLAN

SHEET NUMBER: **DRC-05**  
 COMMENTS:

**1 BASEMENT LEVEL PLAN**  
 SCALE: 1" = 40'-0"



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3387 LENOX RD  
 ATLANTA, GA 30326

FOR

**CRESCENT COMMUNITIES**  
 3340 PEACHTREE RD NE  
 SUITE 1560  
 ATLANTA, GA 30326

DATE OCTOBER 2, 2015  
 JOB NUMBER 1560504  
 DRAWN BY MS  
 CHECKED BY AN  
 SHEET TITLE

GROUND LEVEL PLAN

SHEET NUMBER

**DRC-06**

COMMENTS

11X17

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**SITE DATA**

RESIDENTIAL UNITS: 352

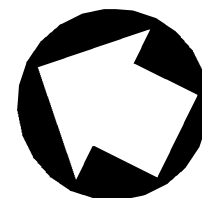
PARKING	MIN	MAX	PROVIDED
RESIDENTIAL	0	704	391
VISITOR	0	106	74
FUTURE RESIDENTIAL	0	0	5
<b>TOTAL</b>			<b>470</b>

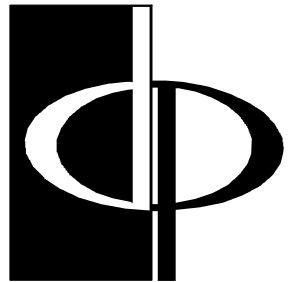
BICYCLE SPACES: 50



**1 GROUND LEVEL PLAN**

SCALE: 1" = 40'-0"





**THE PRESTON PARTNERSHIP, LLC**  
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FOR \_\_\_\_\_

**CRESCENT COMMUNITIES**  
3340 PEACHTREE RD NE  
SUITE 1560  
ATLANTA, GA 30326

DATE                       
OCTOBER 2, 2015

JOB NUMBER                       
1560504

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MS

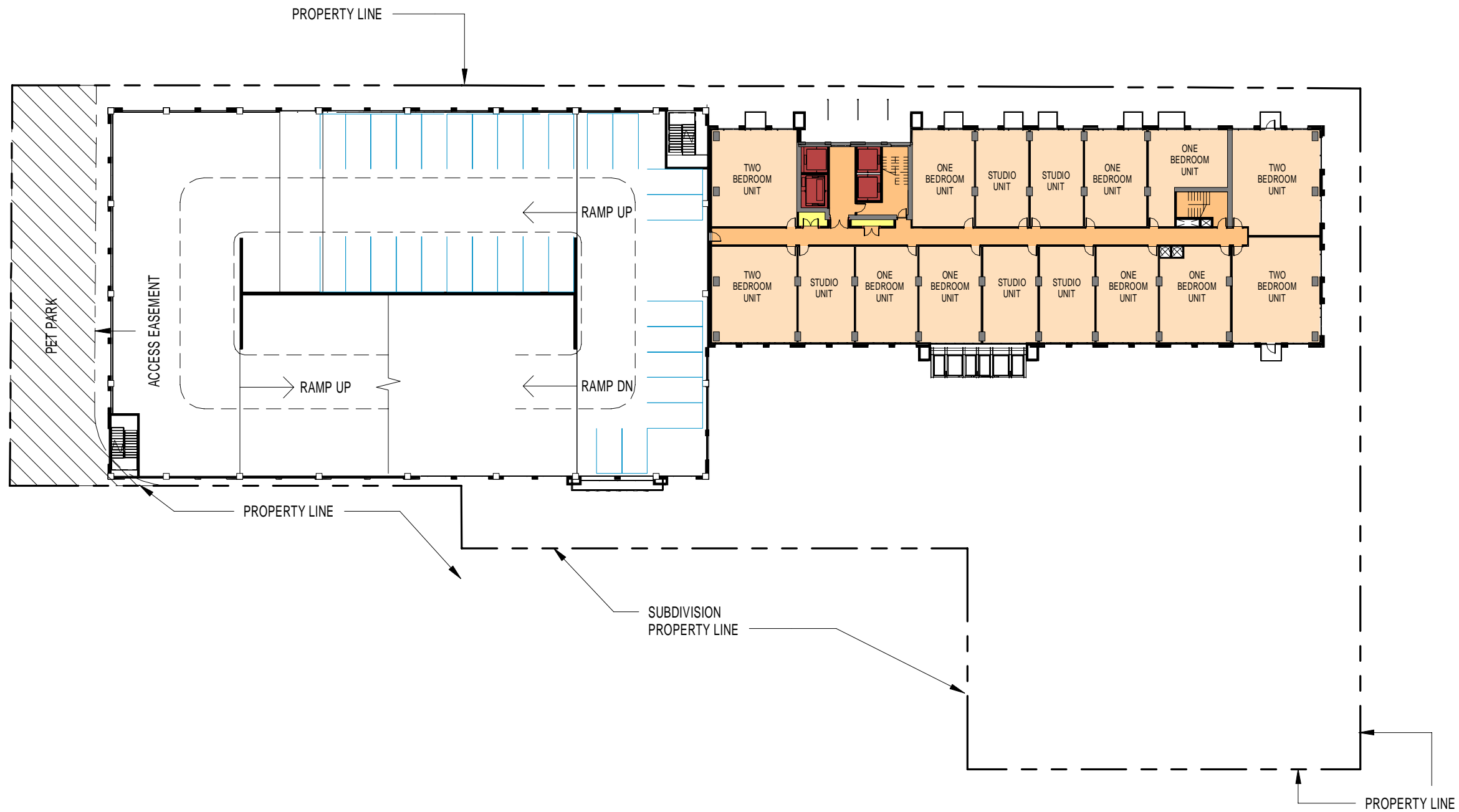
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AN

SHEET TITLE                       
TYPICAL  
LEVEL PLAN

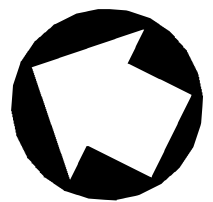
SHEET NUMBER                       
**DRC-07**

COMMENTS \_\_\_\_\_

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**1 TYPICAL LEVEL PLAN**  
SCALE: 1" = 40'-0"



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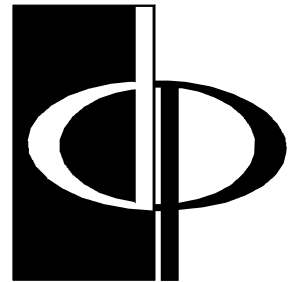
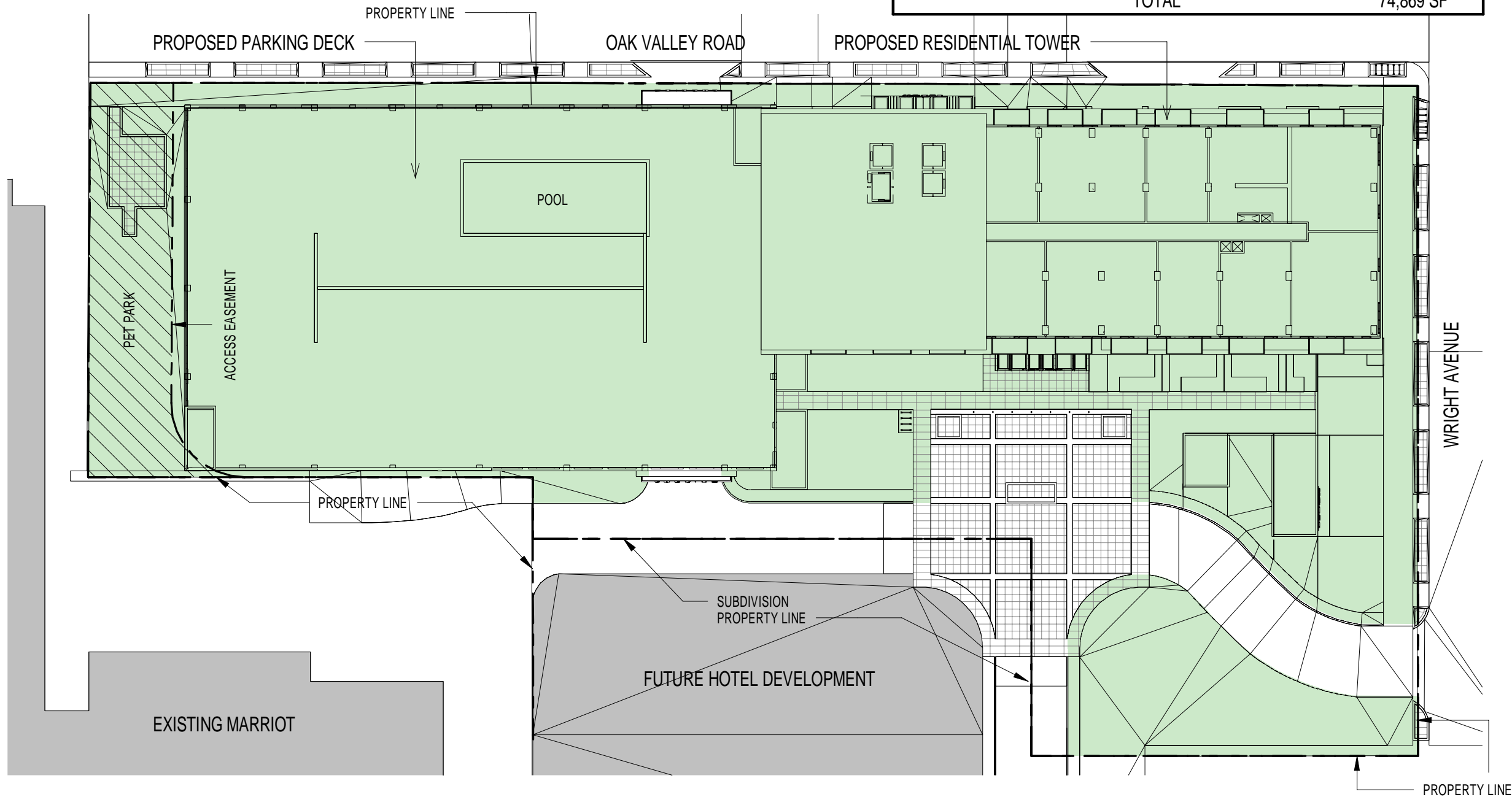


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**OPEN SPACE**  
 - MINIMUM REQUIREMENTS: 20% EITHER GFA OR NLA, WHICHEVER IS LESS)  
 - MINIMUM OPEN SPACE REQUIRED: 15,215 SF

OPEN SPACE PROVIDED:	- WRIGHT AVENUE SIDEWALK	2,274 SF
	- OAK VALLEY ROAD SIDEWALK	4,939 SF
	- GARDEN	11,179 SF
	- PARK	4,416 SF
	- PET PARK	4,783 SF
	- BALCONIES	7,716 SF
	- POOL AMENITY	23,820 SF
	- ROOF	15,742 SF
	<b>TOTAL</b>	<b>74,869 SF</b>



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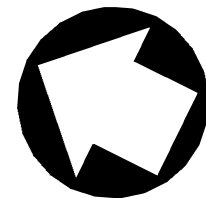
FOR \_\_\_\_\_

**CRESCENT COMMUNITIES**  
 3340 PEACHTREE RD NE  
 SUITE 1560  
 ATLANTA, GA 30326

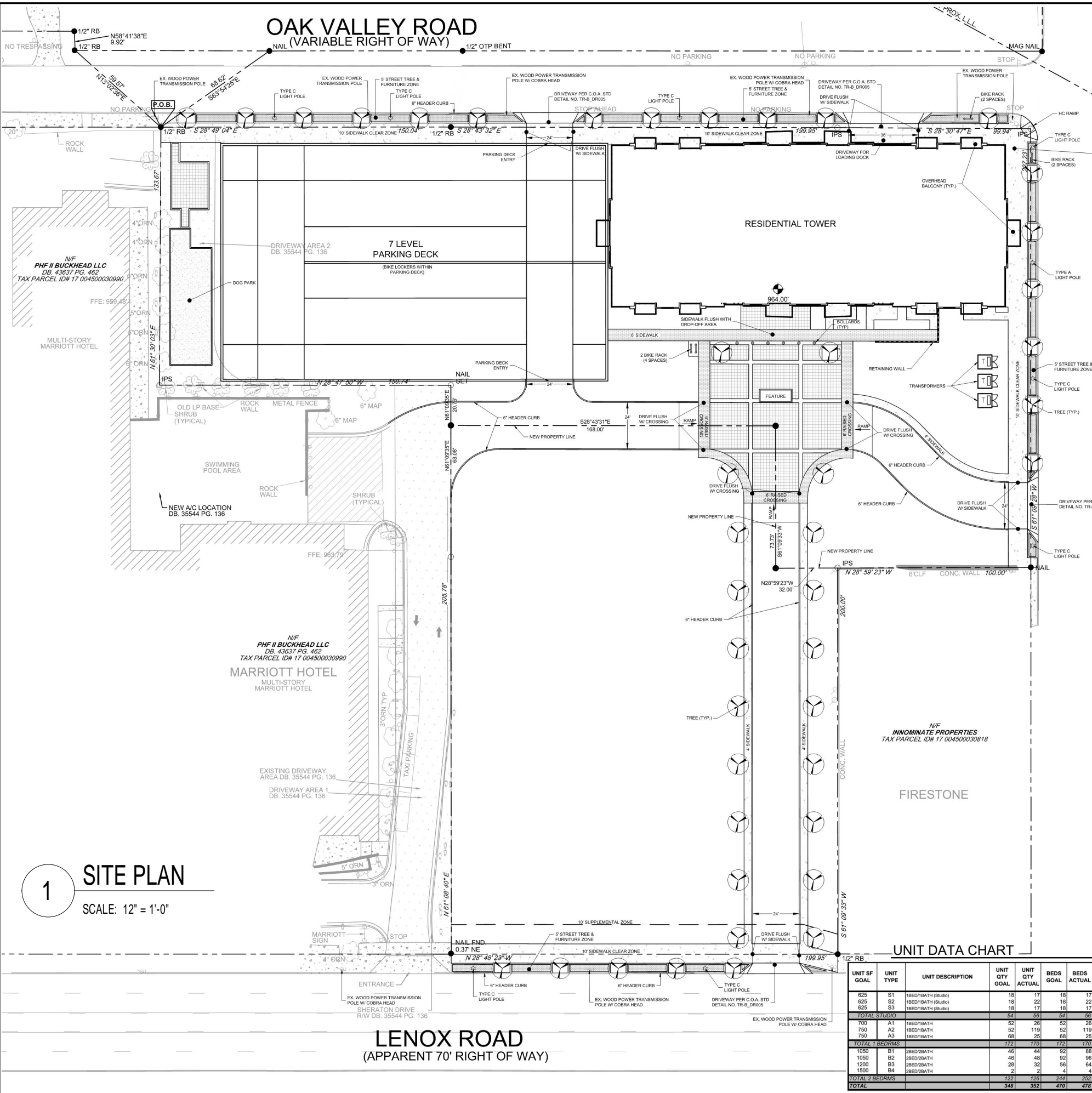
DATE: OCTOBER 2, 2015  
 JOB NUMBER: 1560504  
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 CHECKED BY: AN  
 SHEET TITLE: OPEN SPACE PLAN

SHEET NUMBER: DRC-08  
 COMMENTS:

**1 OPEN SPACE PLAN**  
 SCALE: 1" = 40'-0"



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### SITE DATA CHART

**ZONING:**  
SP-16 (BUCKHEAD / LENOX STATION SPECIAL PUBLIC INTEREST DISTRICT)  
SA1, SUB-AREA 1: BUCKHEAD CENTRAL CORE

**USE:**  
MIXED USE DEVELOPMENT (MULTI-FAMILY DWELLINGS AND HOTELS)

**NET LOT AREA:**  
1.95 ACRES (76,047 S.F. RESIDENTIAL LOT)

**ORIGINAL LOT:**  
2.36 ACRES (128,500 S.F.)

**SETBACKS (LOCAL STREETS - OAK VALLEY & WRIGHT AVENUE):**  
5' AMENITY ZONE MINIMUM  
10' WALK ZONE MINIMUM  
NO MINIMAL SUPPLEMENTAL ZONE  
NO MINIMUM SIDE YARD OR REAR YARD REQUIREMENTS

**DENSITY:**  
MULTI-FAMILY RESIDENTIAL: 292,093 S.F. GROSS AREA  
DWELLING UNITS PROVIDED: 352 UNITS

**UNIT MATRIX:**  
56 STUDIOS / 56 BEDROOMS  
170 ONE BEDROOM / 170 BEDROOMS  
126 TWO BEDROOMS / 252 BEDROOMS  
352 TOTAL UNITS / 478 BEDROOMS

**BULK LIMITATIONS:**  
- MAXIMUM BUILDING HEIGHT ALLOWED:  
225' BASELINE HEIGHT  
100' ADDITIONAL HEIGHT ALLOWED PER BLOCK AREA CALCULATION FORMULA  
1160.00(36.800)X25% = 100'  
100' ADDITIONAL HEIGHT ALLOWED DUE TO PROPERTY WITHIN TRANSIT STATION AREA  
425' MAXIMUM BUILDING HEIGHT  
(NOTE: ARCHITECTURAL FEATURES WITH NO HABITABLE ELEMENTS MAY EXCEED THE MAXIMUM TOTAL BUILDING HEIGHT LIMITATIONS BY 60' MAXIMUM.)  
BUILDING PROVIDED: 25 STORIES RESIDENTIAL  
- NO MAXIMUM FAR  
BUILDING FAR PROVIDED: 382,126SF / 76,074SF = 5.02  
- MAXIMUM BUILDING COVERAGE  
BUILDING COVERAGE PROVIDED: 15,216SF / 76,074SF (20.08%)  
- MINIMUM OPEN SPACE REQUIRED: 15,216SF (20% EITHER GFA OR NLA, WHICHEVER IS LESS)  
TOTAL OPEN SPACE PROVIDED: 66,771 SF

RESIDENTIAL PARKING:	MIN. / MAX. # OF SPACES PER UNIT	# OF UNITS	MIN. REQ'D	MAX. ALLOWED	PROVIDED
RESIDENTIAL	2 SPACES / UNIT	352	NONE	704 SPACES	391 SPACES
VISITOR PARKING	1/34 SPACE / UNIT	352	NONE	106 SPACES	74 SPACES
FUTURE RESIDENT					5 SPACES
					<b>TOTAL PROVIDED: 559 SPACES</b>

HANDICAP SPACES REQUIRED: 9 (PER GA ACCESSIBILITY)  
HANDICAP SPACES PROVIDED: 10  
ELECTRIC VEHICLE CHARGING SPACES REQUIRED: 5 (1 PER 100 PARKING SPACES)  
ELECTRIC VEHICLE CHARGING SPACES PROVIDED: 5  
BICYCLE PARKING:  
BICYCLE PARKING REQUIRED: 50 MINIMUM (1 PER 5 UNITS, NO MORE THAN 50)  
BICYCLE PARKING PROVIDED: 50  
LOADING:  
LOADING SPACES REQUIRED: 3  
LOADING SPACES PROVIDED: 3 (12' X 35')

### CITY OF ATLANTA NOTES

- THE STREET FURNITURE AND TREE PLANTING ZONE WILL HAVE BENCHES, LANDSCAPING, TRASH RECEPTACLES AND OTHER PEDESTRIAN FRIENDLY AMENITIES.
- ALL INTERNAL SIDEWALKS WILL CONNECT TO EXISTING AND PROPOSED STREET SIDEWALKS.
- BICYCLE RACKS WILL BE PROVIDED AT KEY LOCATIONS.

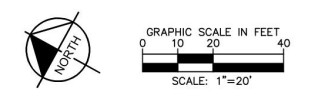
**WRIGHT AVENUE**  
(APPARENT 35' RIGHT OF WAY)

### SITE PLAN LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- STANDARD DUTY CONCRETE
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- BRICK PAVERS



24 HOUR CONTACT:  
DON HELLEIN  
(P) 404-239-7248



### UNIT DATA CHART

UNIT SF GOAL	UNIT TYPE	UNIT DESCRIPTION	UNIT QTY GOAL	UNIT QTY ACTUAL	BEDS GOAL	BEDS ACTUAL	HEATED AREA GOAL (UNITS)	HEATED AREA ACTUAL (UNITS)	BALCONY AREA ACTUAL PER UNIT	TOTAL HEATED AREA GOAL	TOTAL HEATED AREA ACTUAL	TOTAL GROSS AREA GOAL	TOTAL GROSS AREA ACTUAL	PERCENTAGE GOAL	PERCENTAGE ACTUAL
625	S1	1BED1BATH (Studio)	18	17	18	17	625 SF	600 SF	0 SF	11,250 SF	10,200 SF	10,200 SF	9,231 SF	5.17%	4.83%
625	S2	1BED1BATH (Studio)	18	22	18	22	625 SF	813 SF	0 SF	11,250 SF	13,486 SF	13,486 SF	9,231 SF	5.17%	4.83%
625	S3	1BED1BATH (Studio)	18	17	18	17	625 SF	625 SF	0 SF	11,250 SF	10,625 SF	10,625 SF	9,231 SF	5.17%	4.83%
		<b>TOTAL STUDIO</b>	54	56	54	56	625 SF	613 SF		33,750 SF	34,311 SF	34,311 SF	28,492 SF	15.51%	15.91%
700	A1	1BED1BATH	52	26	52	26	700 SF	682 SF	0 SF	36,400 SF	17,732 SF	17,732 SF	17,732 SF	29.88%	7.39%
750	A2	1BED1BATH	52	119	52	119	750 SF	700 SF	0 SF	39,000 SF	83,300 SF	83,300 SF	83,300 SF	9.77%	33.81%
750	A3	1BED1BATH	68	25	68	25	750 SF	750 SF	0 SF	51,000 SF	18,750 SF	18,750 SF	18,750 SF	9.77%	7.10%
		<b>TOTAL 1 BEDRMS</b>	172	170	172	170	735 SF	705 SF		126,400 SF	119,782 SF	119,782 SF	119,782 SF	49.42%	48.30%
1050	B1	2BED2BATH	46	44	92	88	1,050 SF	1,050 SF	0 SF	48,300 SF	46,200 SF	46,200 SF	46,200 SF	13.22%	12.50%
1050	B2	2BED2BATH	46	48	92	96	1,050 SF	1,050 SF	0 SF	48,300 SF	50,400 SF	50,400 SF	50,400 SF	13.22%	13.64%
1200	B3	2BED2BATH	28	32	56	64	1,200 SF	1,200 SF	0 SF	33,600 SF	36,400 SF	36,400 SF	36,400 SF	4.31%	9.09%
1500	B4	2BED2BATH	2	2	4	4	1,500 SF	1,500 SF	0 SF	3,000 SF	3,000 SF	3,000 SF	3,000 SF	4.31%	0.57%
		<b>TOTAL 2 BEDRMS</b>	122	126	244	252	1,092 SF	1,095 SF		133,200 SF	138,000 SF	138,000 SF	138,000 SF	35.06%	36.80%
		<b>TOTAL</b>	348	352	470	478	843 SF	830 SF		293,350 SF	292,093 SF	292,093 SF	292,093 SF	99.99%	100.00%

# 1 SITE PLAN

SCALE: 12" = 1'-0"

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WWW.THEPRESTONPARTNERSHIP.COM

**Kimley»Horn**  
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10 ROSWELL STREET, SUITE 200, ALPHARETTA, GA 30009  
PHONE: 770-619-4280  
WWW.KIMLEY-HORN.COM

**CRESCENT LENOX**  
3387 LENOX RD  
ATLANTA, GA 30326

**CRESCENT COMMUNITIES**  
3340 PEACHTREE RD NE  
SUITE 1560  
ATLANTA, GA 30326

**DATE:** OCTOBER 2, 2015  
**JOB NUMBER:** 1560504  
**DRAWN BY:** MS  
**CHECKED BY:** AN  
**SHEET TITLE:** GROUND LEVEL SITE PLAN  
**SHEET NUMBER:** DRC-09  
**COMMENTS:**

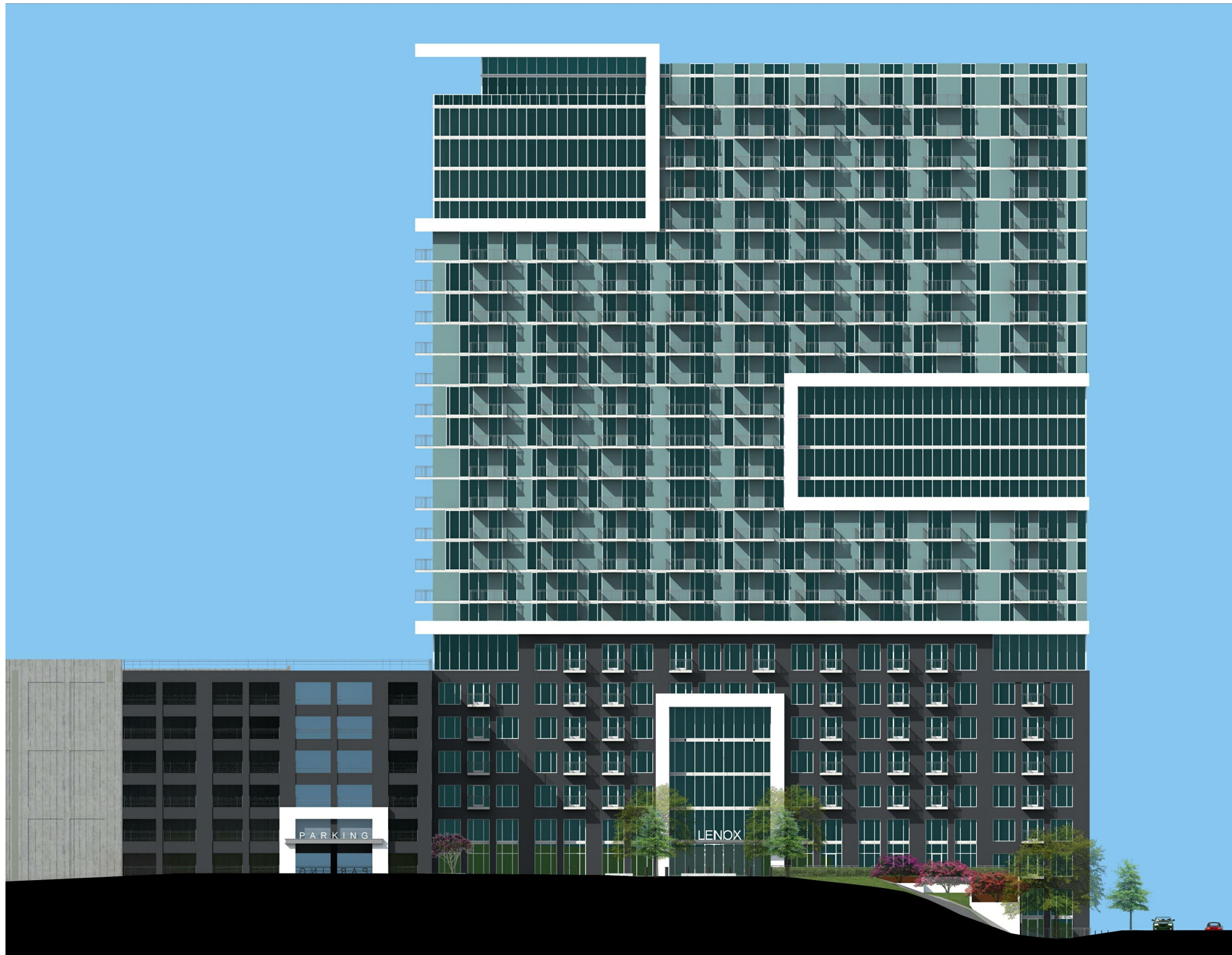
**CRESCENT LENOX**  
3387 & 3393 LENOX ROAD NE  
ATLANTA, FULTON COUNTY, GEORGIA  
LAND LOT 9 AND 45, 17TH DISTRICT  
PREPARED FOR:  
**CRESCENT COMMUNITIES**

**SAP**  
SHEET NUMBER  
11X17

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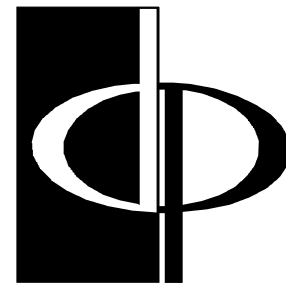
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1

# SOUTH ELEVATION

NOT TO SCALE



**THE PRESTON  
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FOR \_\_\_\_\_

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3340 PEACHTREE RD NE  
SUITE 1560  
ATLANTA, GA 30326

DATE \_\_\_\_\_ OCTOBER 2, 2015  
JOB NUMBER \_\_\_\_\_ 1560504  
DRAWN BY \_\_\_\_\_ MS  
CHECKED BY \_\_\_\_\_ AN  
SHEET TITLE \_\_\_\_\_ ELEVATION

SHEET NUMBER \_\_\_\_\_ **DRC-10**

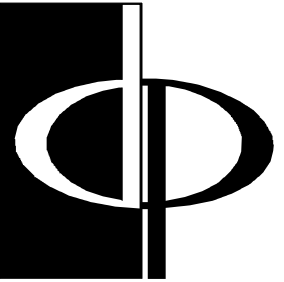
COMMENTS \_\_\_\_\_

C:\Users\jnesser\Documents\1560504-Lenox-Central\_R14\_nesser.rvt

10/2/2015 5:05:58 PM



**1** NORTH ELEVATION  
NOT TO SCALE



**THE PRESTON  
PARTNERSHIP, LLC**

A MULTI-DISCIPLINARY DESIGN FIRM  
SOUTH TERRACES  
115 PERIMETER CENTER PLACE, SUITE 950  
ATLANTA, GEORGIA 30346  
TELEPHONE: 770 396 7248  
FAX: 770 396 2945

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PROJECT

**CRESCENT LENOX**

3387 LENOX RD  
ATLANTA, GA 30326

FOR

**CRESCENT  
COMMUNITIES**  
3340 PEACHTREE RD NE  
SUITE 1560  
ATLANTA, GA 30326

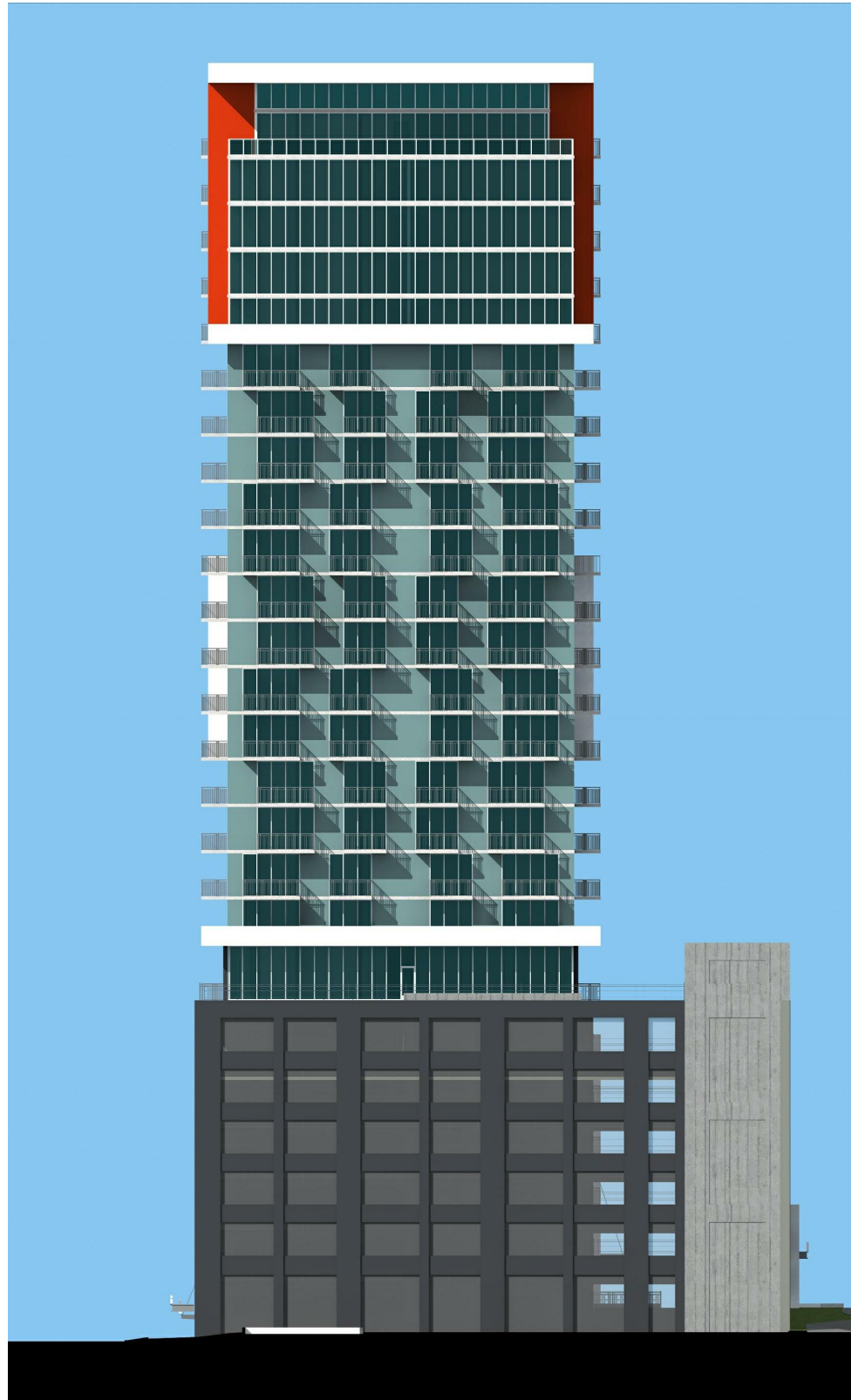
DATE                      OCTOBER 2, 2015  
JOB NUMBER                      1560504  
DRAWN BY                      MS  
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SHEET TITLE                      ELEVATION

SHEET NUMBER                      **DRC-11**

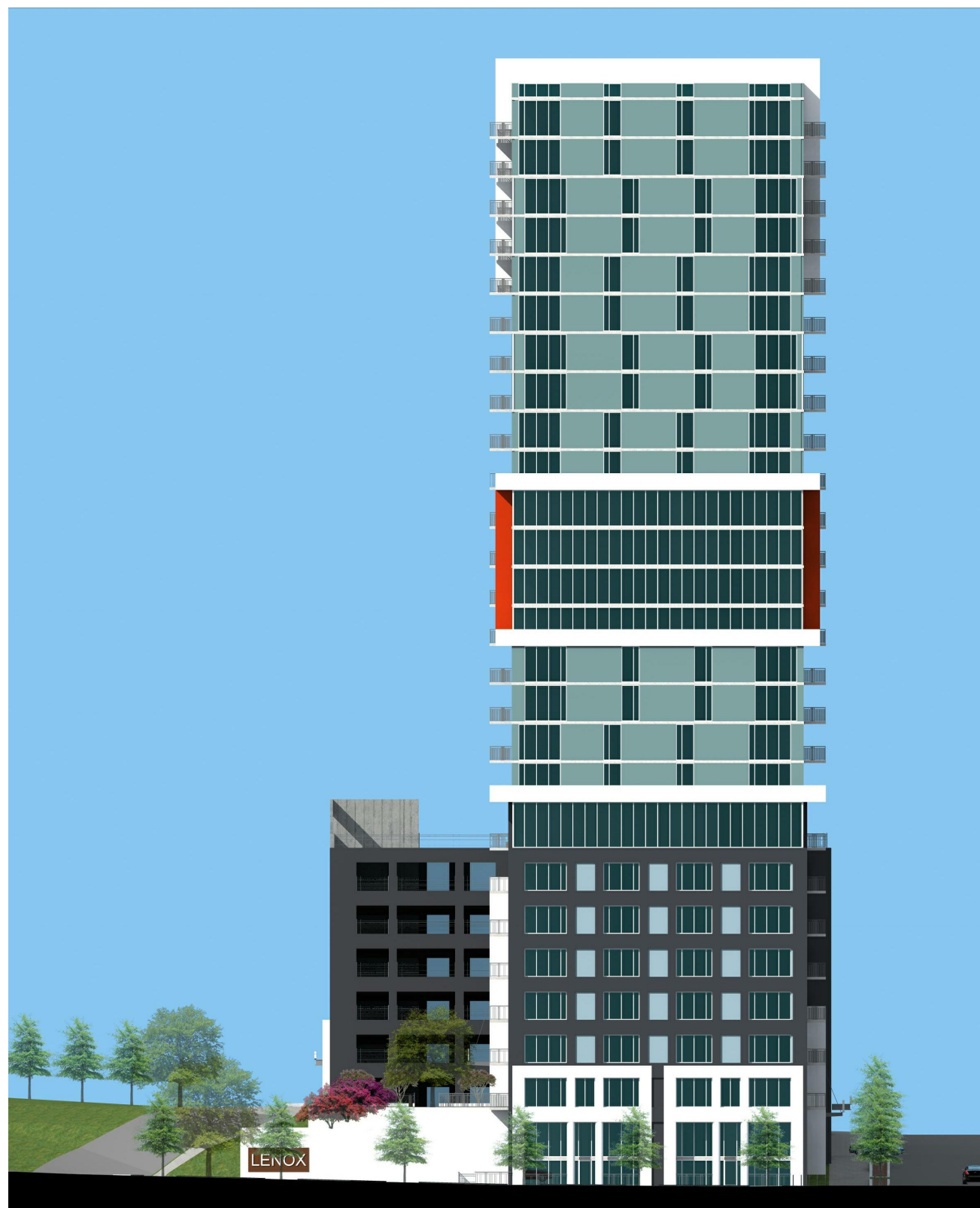
COMMENTS

11X17

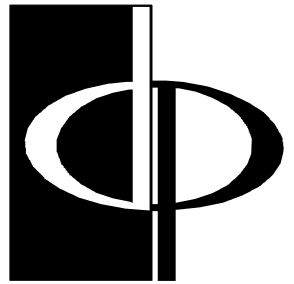
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2 WEST ELEVATION  
NOT TO SCALE



1 EAST ELEVATION  
NOT TO SCALE



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ATLANTA, GEORGIA 30346  
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PROJECT

**CRESCENT LENOX**

3387 LENOX RD  
ATLANTA, GA 30326

FOR \_\_\_\_\_

**CRESCENT COMMUNITIES**  
3340 PEACHTREE RD NE  
SUITE 1560  
ATLANTA, GA 30326

DATE \_\_\_\_\_ OCTOBER 2, 2015  
JOB NUMBER \_\_\_\_\_ 1560504  
DRAWN BY \_\_\_\_\_ MS  
CHECKED BY \_\_\_\_\_ AN  
SHEET TITLE \_\_\_\_\_ ELEVATIONS

SHEET NUMBER \_\_\_\_\_ **DRC-12**

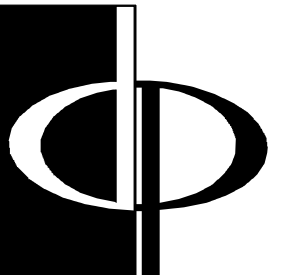
COMMENTS



**2** NORTHEAST PERPSECTIVE  
NOT TO SCALE



**1** SOUTH EAST PERSPECTIVE  
NOT TO SCALE



**THE PRESTON PARTNERSHIP, LLC**  
A MULTI-DISCIPLINARY DESIGN FIRM  
SOUTH TERRACES  
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**CRESCENT LENOX**

3387 LENOX RD  
ATLANTA, GA 30326

FOR \_\_\_\_\_

**CRESCENT COMMUNITIES**  
3340 PEACHTREE RD NE  
SUITE 1560  
ATLANTA, GA 30326

DATE OCTOBER 2, 2015  
JOB NUMBER 1560504  
DRAWN BY MS  
CHECKED BY AN  
SHEET TITLE COLOR RENDERINGS

SHEET NUMBER **DRC-13**

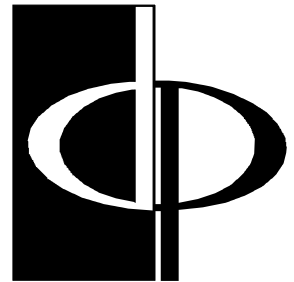
COMMENTS \_\_\_\_\_



1

COURTYARD PERSPECTIVE

SCALE: 1" = 40'-0"



**THE PRESTON PARTNERSHIP, LLC**  
A MULTI-DISCIPLINARY DESIGN FIRM

SOUTH TERRACES  
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PROJECT

**CRESCENT LENOX**

3387 LENOX RD  
ATLANTA, GA 30326

FOR

**CRESCENT COMMUNITIES**  
3340 PEACHTREE RD NE  
SUITE 1560  
ATLANTA, GA 30326

DATE OCTOBER 2, 2015

JOB NUMBER 1560504

DRAWN BY MS

CHECKED BY AN

SHEET TITLE COLOR RENDERINGS

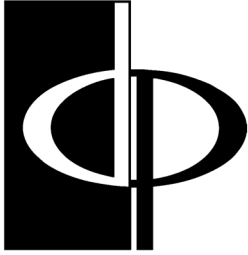
SHEET NUMBER

**DRC-14**

COMMENTS

11X17

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A MULTI-DISCIPLINARY DESIGN FIRM  
South Terraces  
115 Perimeter Center Place, Suite 950  
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## **Crescent Lenox – Atlanta, Georgia**

### **Project Description**

**TPP Project NO. 1560504**

**October 2, 2015**

The Crescent Lenox project is the new construction of a high-rise residential apartment tower located on Oak Valley Road and Wright Avenue north of Lenox Square mall. The adjacent site will be a future hotel development facing Lenox Road. The 352 unit 25 story project is clad in a glass window wall system and stucco elements. The project includes a formal boulevard entrance from Lenox Road which focuses on a decorative motor court and garden terrace amenity at the Lobby entrance. Additional provisions of the project are outlined below:

- Lower Level (Wright Avenue & Oak Valley Road)
  - Two walk-up two-story units with sidewalk access along Wright Avenue.
  - Resident access to Oak Valley Road and Pet Park.
  - Service areas accessed from Oak Valley Road to include 3 loading bays (2 loading plus trash)
  - Guest access from Parking Deck
  - All back-of-house service areas (generator room, main electrical room, maintenance, etc.)
  
- Ground Level
  - Building Lobby
  - Residential Leasing Office
  - Residential Mailroom and Parcel storage
  - Residential and Guest access from Parking Deck
  - Access to 9 Residential units
  - Exterior access to:
    - Vehicular drop-off at the decorative motor court (traffic circle)
    - Garden terrace access to landscaped entry boulevard
    - Pedestrian access to Lenox Road, Wright Avenue and parking deck
  
- Residential Floors (2<sup>nd</sup> to 25<sup>th</sup> floor)
  - 24 floors of residential apartments
  - 343 residential units
  - Parking deck access on floors 2-6
  
- Pool Amenity (partial 7<sup>th</sup> floor)
  - Amenity deck with 2000 sf pool, recreation area and outdoor grilling areas
  - Clubroom and Fitness Center with restrooms
  
- Sky Lounge Amenity (partial 25<sup>th</sup> floor)
  - Interior & exterior lounge areas
  
- Roof Level
  - Mechanical equipment access
  - Elevator equipment room