

THE PRESTON PARTNERSHIP, LLC
A MULTI-DISCIPLINARY DESIGN FIRM
South Terraces, Suite 950
115 Perimeter Center Place
Atlanta, Georgia 30346
TEL 770 396 7248
FAX 770 396 2945

Pharr Road

Project Description

TPP Project Number 1355311

October 2, 2015

Pharr Road is a mixed use development proposed by Pollack Shores Real Estate Group on several tracts at the southeast corner of Pharr Road and North Fulton Drive in SPI-9. The project consists of 7 stories of approximately 298 residential units over 5 stories of structured parking, including both liner units along North Fulton Drive and leasing and retail space along Pharr Road.

The project will be clad in a mixture of brick, glass, metal panel, wood slats, and stucco. The top level of the structured parking serves as an open air courtyard and will contain a swimming pool. Additional provisions of the project are outlined below:

- Basement Level:
 - Loading dock with three bays
 - Trash room
 - Parking for retail staff and shared parking for adjacent office building (shared parking agreement)
 - All back-of-house service areas (generator room, main electrical room, maintenance, etc.)
- Ground Level:
 - Approximately 7,740 SF of Retail
 - Leasing Office
 - 3 Residential liner units
 - Retail and Residential parking
- Parking Levels (2nd through 4th)
 - Parking for residential units
 - 15 Residential liner units
- Amenity Level (5th floor)
 - Approximately 5,000 SF of double-height amenity space
 - 36 Residential units
 - Approximately 12,700 SF of open-air courtyard and swimming pool deck
- Residential Levels (6th through 11th)
 - 6 Floors of 244 total Residential units
- Roof Level
 - Mechanical equipment
 - Elevator equipment room
- Variation request
 - SPI-9 requires a minimum of 546 parking spaces for the proposed uses.
 - A variation request is proposed to reduce the minimum required spaces by 56 to a total of 490. A parking study to prove the proposed parking is adequate is in process and will be completed prior to the SAP filing.

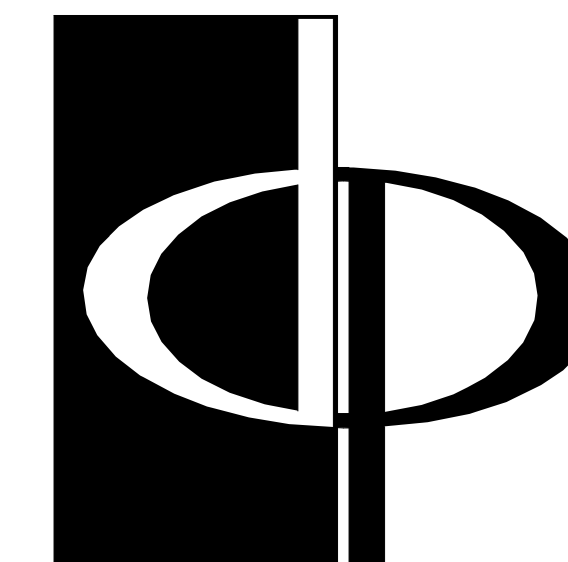
SPI-9 DEVELOPMENT REVIEW COMMITTEE

DRC SUBMITTAL

OCTOBER 7, 2015

PHARR ROAD DEVELOPMENT
PHARR ROAD AND NORTH FULTON DRIVE





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 TELEPHONE: 770 396 7248
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SEAL _____

PROJECT _____

PHARR ROAD

SE CORNER OF PHARR ROAD
 AND NORTH FULTON DRIVE

FOR _____

POLLACK SHORES

5605 GLENRIDGE DRIVE NE
 SUITE 775
 ATLANTA, GA 30342

DATE _____ 10.02.2015

JOB NUMBER _____ 1355311

DRAWN BY _____ RAK

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SHEET TITLE _____ SITE AERIAL

SHEET NUMBER _____

DRC-01

COMMENTS _____



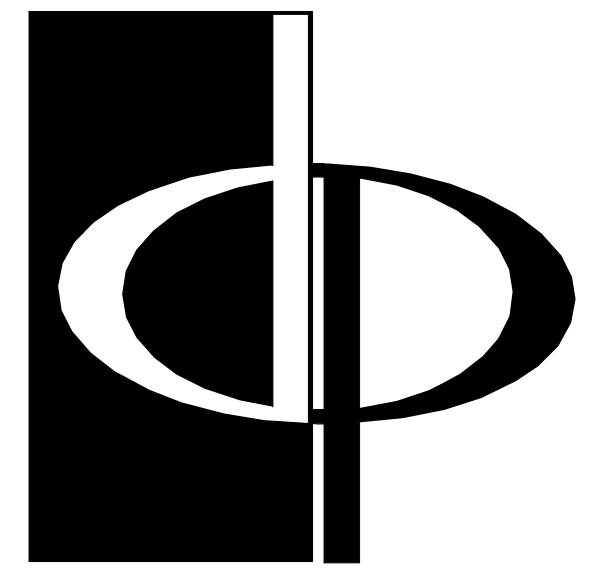
VIEWS FROM GRANDVIEW AVE



VIEWS FROM PHARR ROAD



VIEWS FROM NORTH FULTON DRIVE



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1355311

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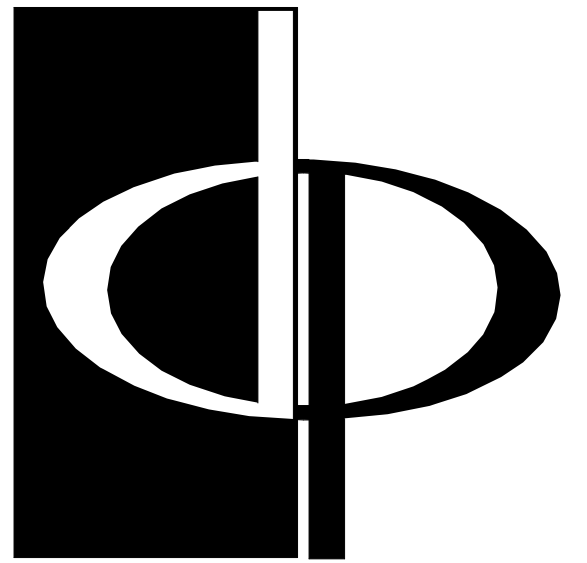
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CONTEXT PHOTOS

SHEET NUMBER _____

DRC-02

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SHEET TITLE
SITE DATA AND F.A.R. ANALYSIS

SHEET NUMBER _____

DRC-03

COMMENTS _____

SITE DATA

NET LOT AREA NORTHERN TRACTS: 59,975 SF
NET LOT AREA SOUTHERN TRACTS: 12,480 SF

GROSS LOT AREA NORTHERN TRACTS: 76,923 SF
GROSS LOT AREA SOUTHERN TRACTS: 13,730 SF

ALLOWABLE FAR (WITH BONUSES: 0.5 FOR MIXED USE, 0.5 FOR EARTH CRAFT, 0.5 FOR SHARED PARKING)

TRACTS	FAR	GLA (sf)	FAR INCREASE	AREA ALLOWED (sf)	AREA PROPOSED (sf)
NORTHERN	2.696	76,923	1.5	322,769	296,338
SOUTHERN	0.848	13,730	1.5	32,238	30,608
TOTAL		90,653		355,007	326,946

PROJECT DATA

RESIDENTIAL UNITS: 298
ONE BEDROOM: 203
TWO BEDROOM: 81
THREE BEDROOM: 14

RETAIL: 7,740 SF
LEASING/AMENITY: 9,000 SF

PARKING COUNT

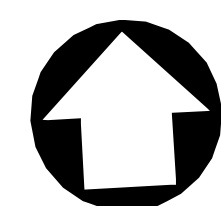
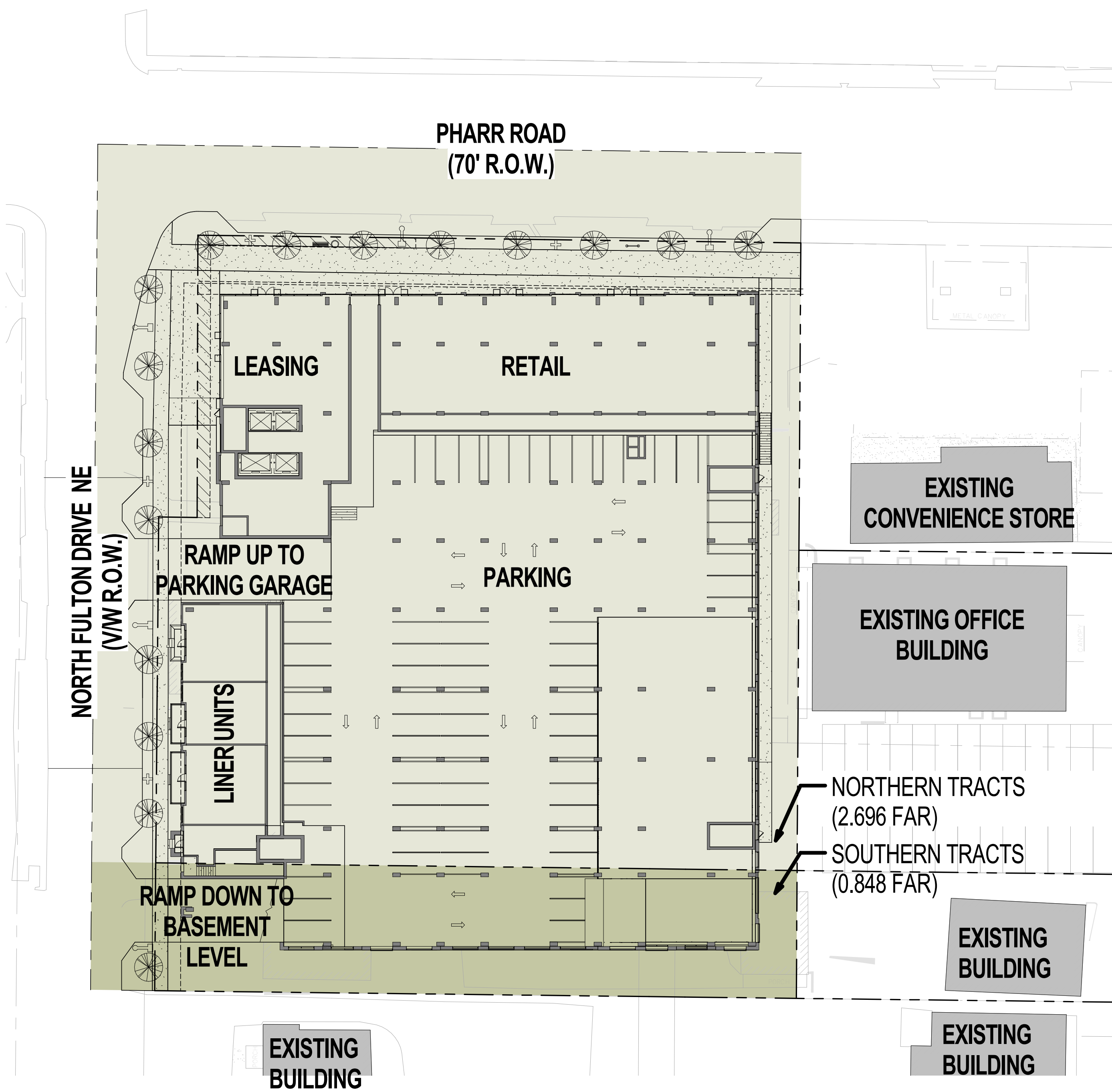
298 UNITS
596 2 SPACES PER UNIT
7 1/2 SPACE PER 3 BR UNIT
603 SUBTOTAL
99 1/3 SPACE PER UNIT GUEST PARKING
702 SUBTOTAL
26 3 SPACES PER 1000 SF COMMERCIAL
728 MAXIMUM REQUIRED
546 MINIMUM REQUIRED (75% OF MAX)
490 PROVIDED
56 SHORTAGE - REDUCTION REQUESTED BY VARIATION

PARKING PER UNIT

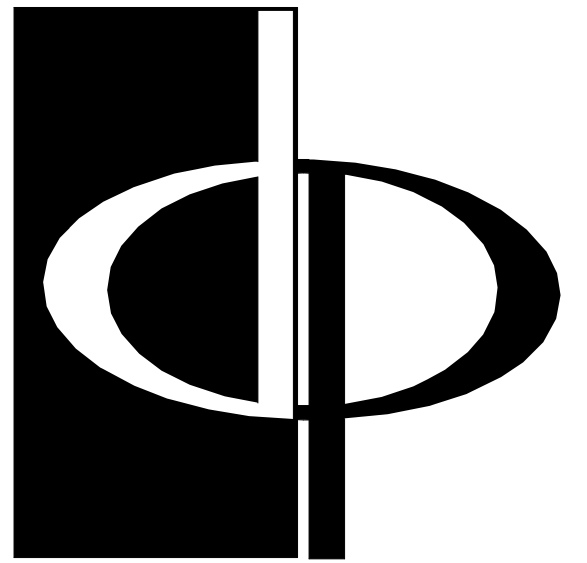
298 UNITS
203 1 SPACE PER UNIT (1 BR)
162 2 SPACES PER UNIT (2 BR)
42 3 SPACES PER UNIT (3 BR)
407 SUBTOTAL
52 6 SPACES PER 1000 SF COMMERCIAL
459 REQUIRED PER DEVELOPER STANDARDS
546 MINIMUM REQUIRED BY ZONING
87 DIFFERENCE

PROJECT DESCRIPTION

The project consists of 7 levels of load-bearing metal stud residential units over 5 levels of structured parking with partial liner units and ground level retail and leasing. The 5th floor features an open courtyard and swimming pool.



SITE PLAN
SCALE = 1:30



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SHEET TITLE
USABLE OPEN SPACE

SHEET NUMBER

DRC-04

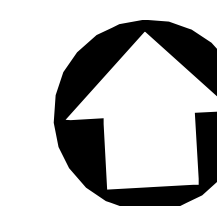
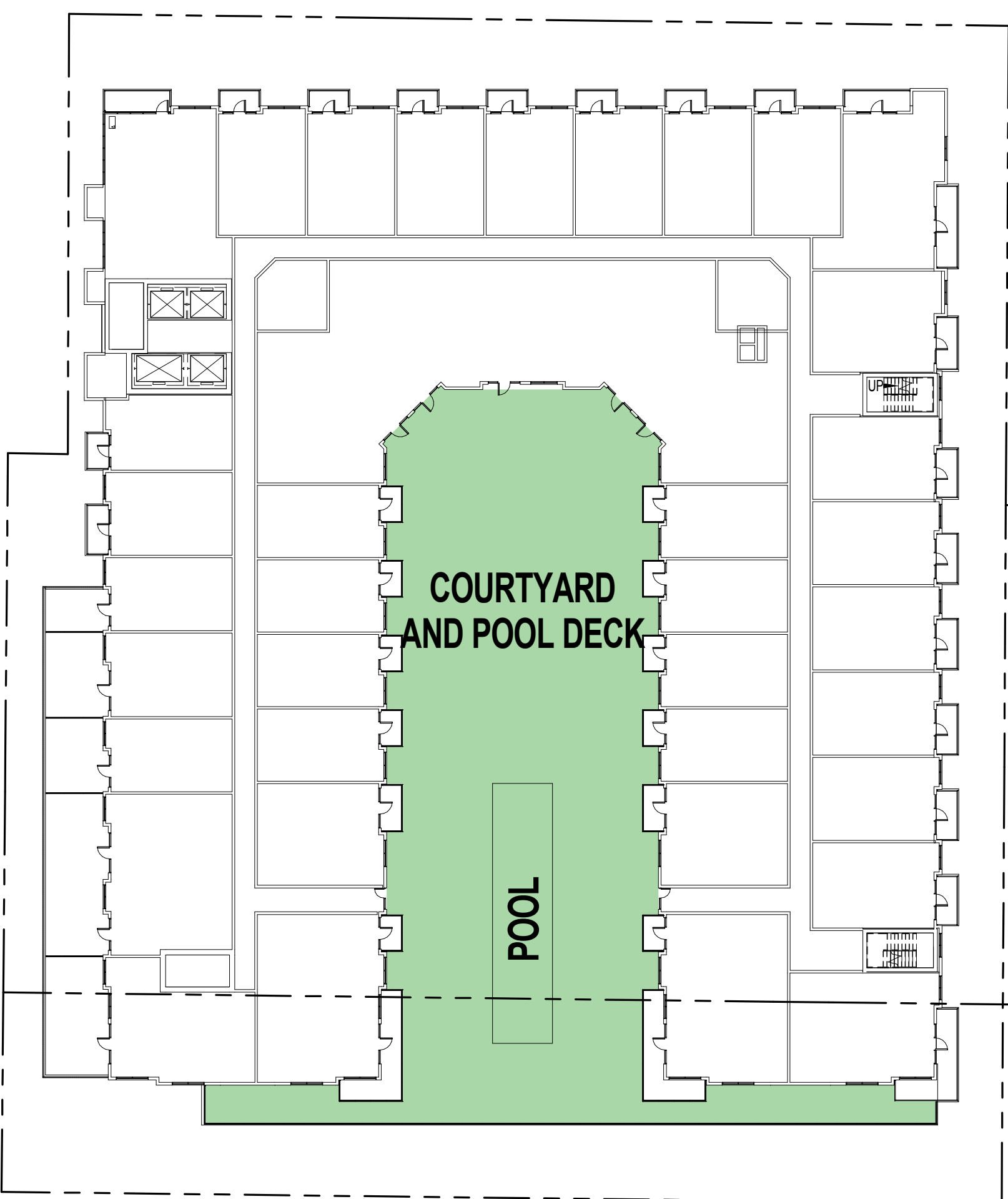
COMMENTS _____

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USABLE OPEN SPACE

NET LOT AREA NORTHERN TRACTS: 59,975 SF
NET LOT AREA SOUTHERN TRACTS: 12,480 SF
TOTAL: 72,455 SF

72,455 NET LOT AREA
20% PERCENTAGE REQUIRED
29% PERCENTAGE PROVIDED
14,491 SF USABLE OPEN SPACE (REQUIRED)
21,039 SF USABLE OPEN SPACE (PROVIDED)
12,622 SF USABLE OPEN SPACE (ELEVATED)
8,417 SF USABLE OPEN SPACE (GRADE)
50% PUBLIC UOS AS % OF TOTAL REQUIRED (REQUIRED)
58% PUBLIC UOS AS % OF TOTAL REQUIRED (PROVIDED)

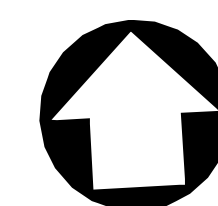
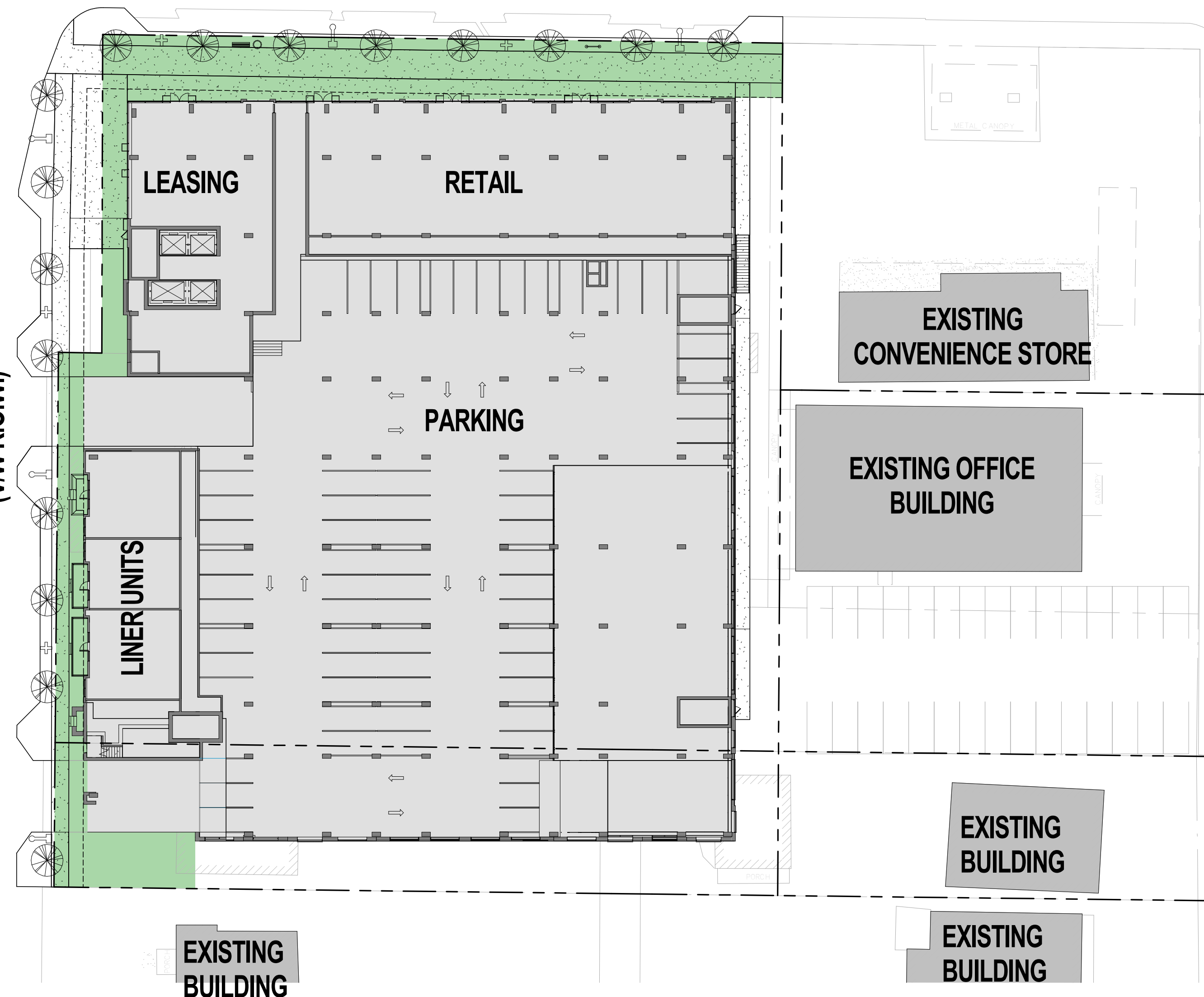


ELEVATED USABLE OPEN SPACE

SCALE = 1:30

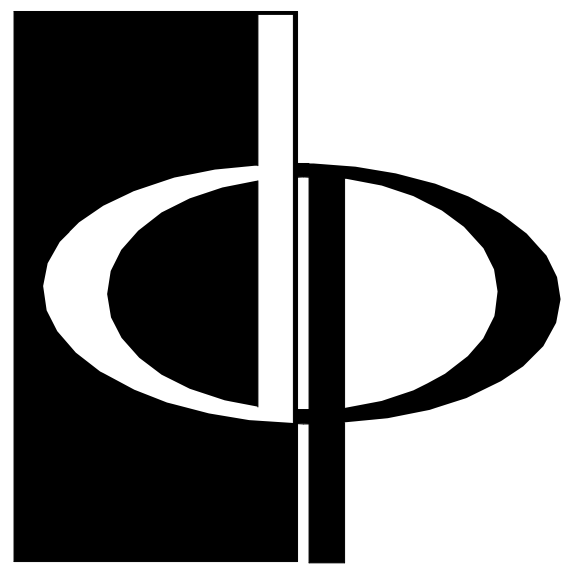
PHARR ROAD
(70' R.O.W.)

NORTH FULTON DRIVE NE
(VW R.O.W.)



GROUND LEVEL USABLE OPEN SPACE

SCALE = 1:30



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SHEET TITLE SITE PLAN

SHEET NUMBER _____

DRC-05

COMMENTS _____

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CITY OF ATLANTA TYPE
"C" STREET LIGHT

BICYCLE RACK

CITY OF ATLANTA TYPE
"A" STREET LIGHT

8' PARALLEL PARKING

TRASH RECEPTACLE

EXISTING CURB

PARK BENCH

5' AMENITY ZONE

SHRUBS, TURF, AND
EVERGREEN GROUNDCOVER

PHARR ROAD

10' SCORED CONCRETE SIDEWALK

5' SUPPLEMENTAL ZONE

30'-0" (TYP.) 60'-0" MAX.

PROPERTY LINE

ACCESS TO PUBLIC WAY

NORTH FULTON DRIVE NE

LEASING
3,928 SF

RETAIL
7,907 SF

STAIRS
162 SF

STAIRS
171 SF

DRIVEWAY PER C.O.A. STD.
DETAIL NO. TR-B_DR005

5'-0" PARKING

EXISTING
CONVENIENCE STORE

SHRUBS, TURF, AND
EVERGREEN GROUNDCOVER

6'-0" DECK ENTRY

EXISTING OFFICE
BUILDING

8' PARALLEL PARKING

PARKING
36,266 SF

SHARED PARKING ACCESS
TO BASEMENT LEVEL

4' AMENITY ZONE

STAIRS
156 SF

STAIRS
171 SF

6' SCORED CONCRETE
SIDEWALK

BASEMENT
PARKING ENTRY

SURFACE PARKING

5' SUPPLEMENTAL
ZONE

EXISTING
BUILDING

EXISTING
BUILDING

DRIVEWAY PER C.O.A. STD.
DETAIL NO. TR-B_DR005

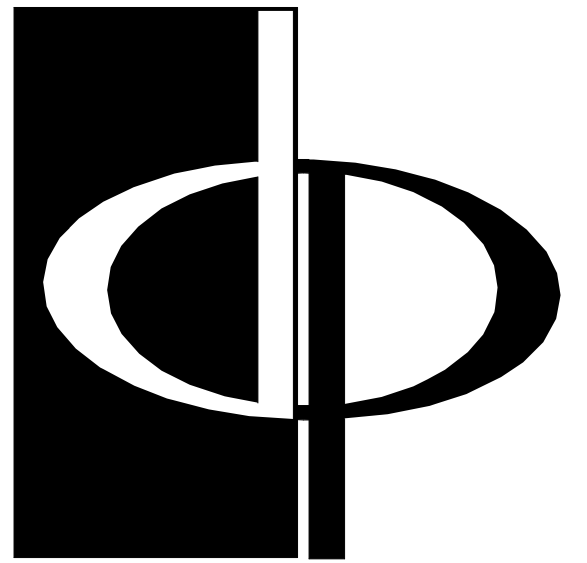
EXISTING
BUILDING

EXISTING
BUILDING

BUILDING TO BE
DEMOLISHED

BUILDING TO BE
DEMOLISHED

 **SITE PLAN**
SCALE = 1:30



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SHEET TITLE BASEMENT PLAN

SHEET NUMBER

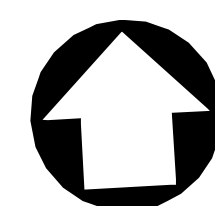
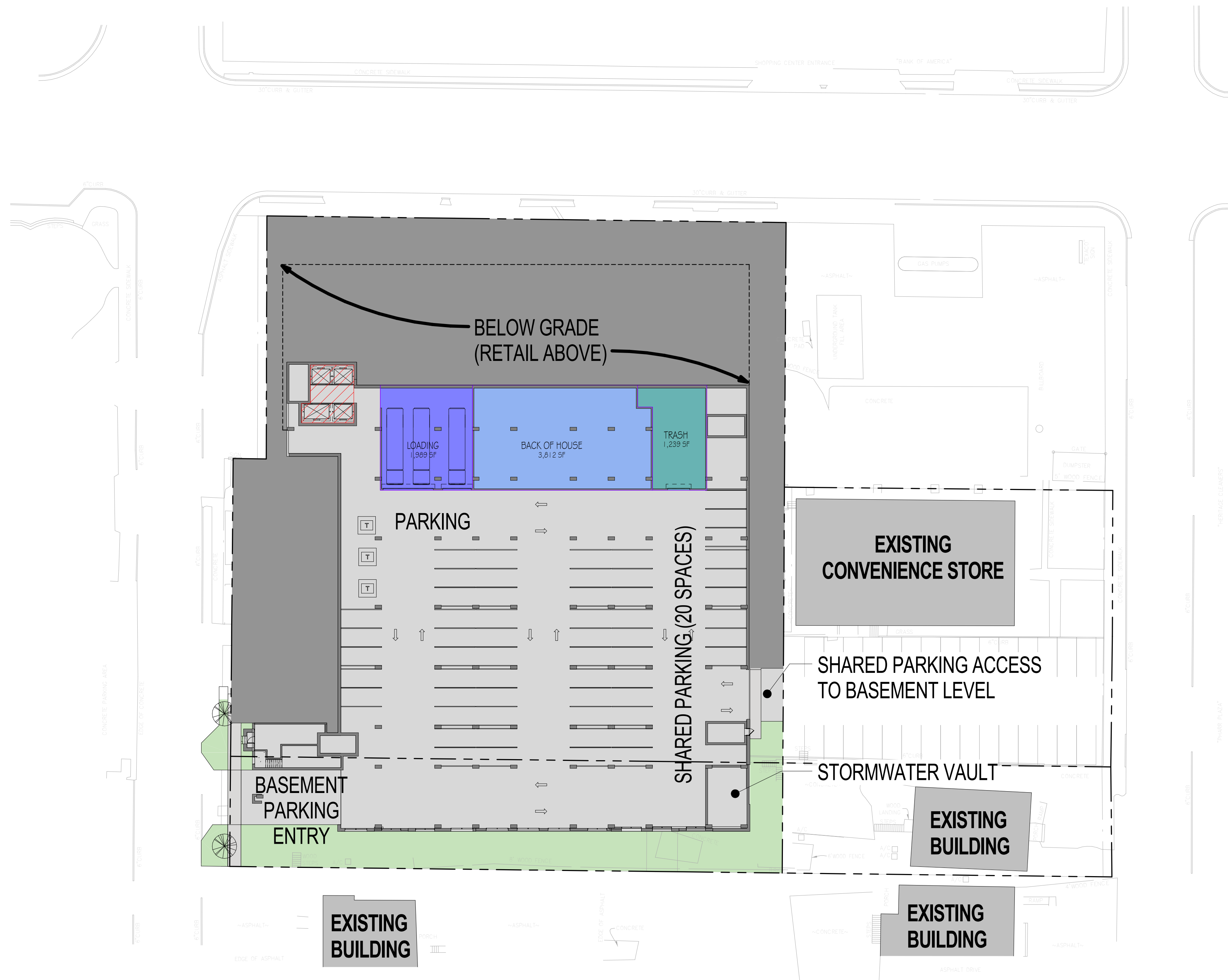
DRC-06

COMMENTS

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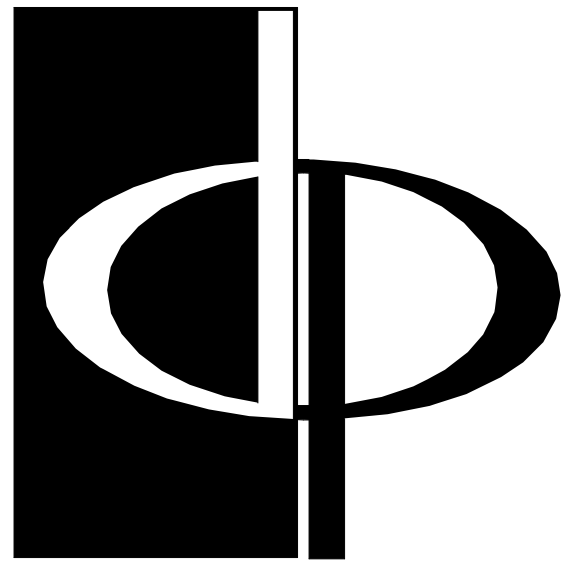
LEGEND

- BACK OF HOUSE
- LOADING
- TRASH



BASEMENT PLAN

SCALE = 1:30



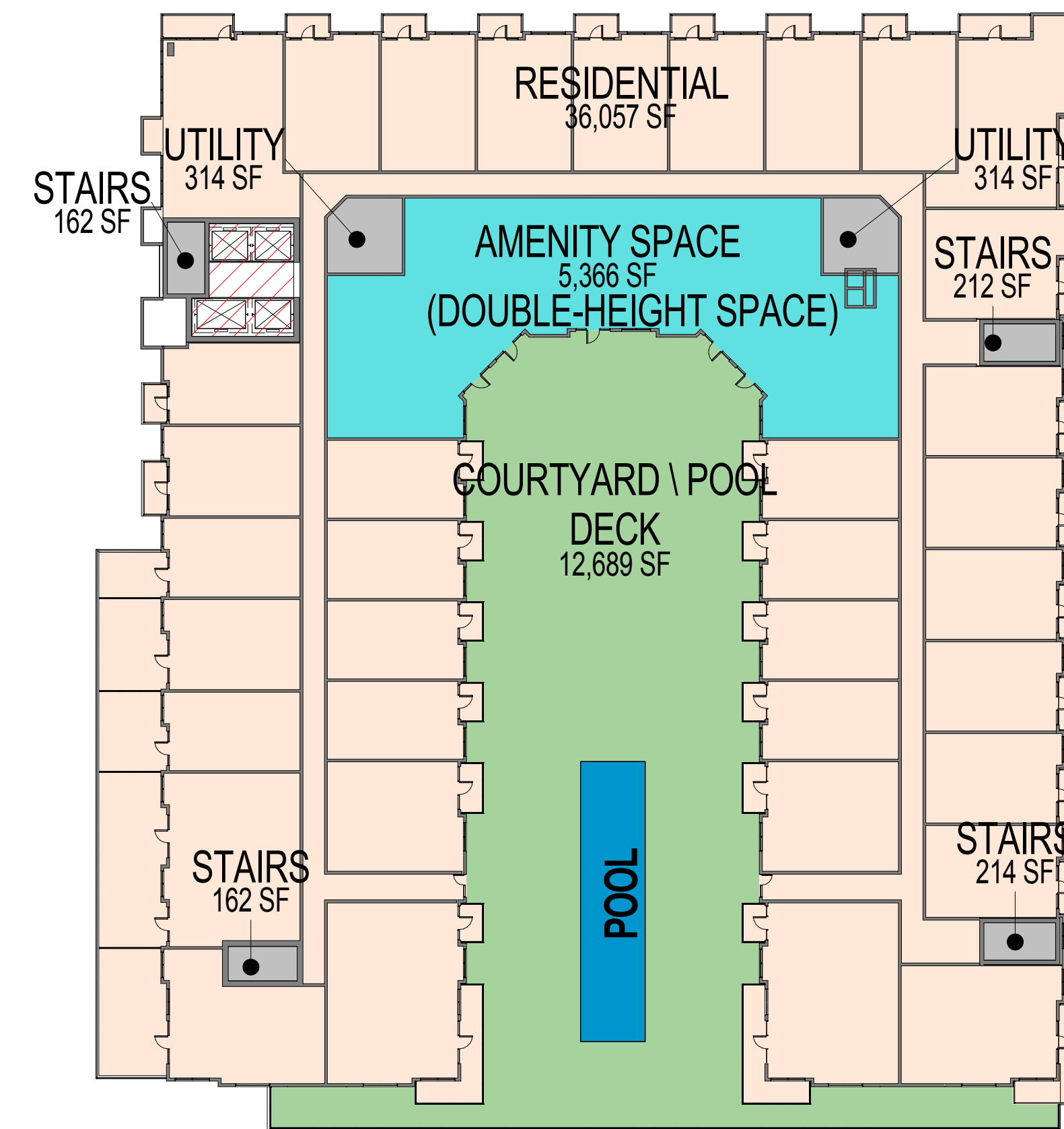
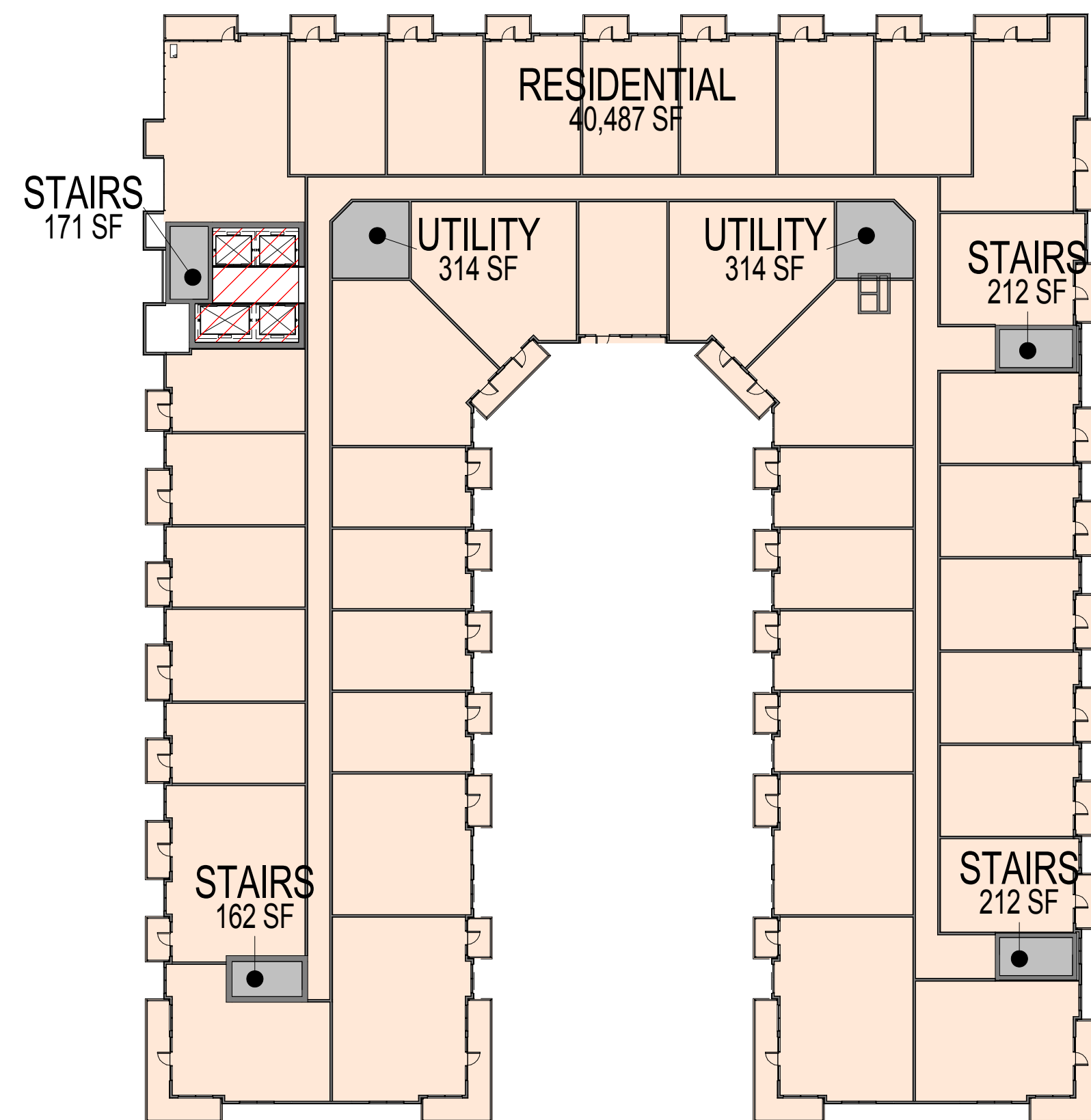
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LEGEND

- AMENITY SPACE
- COURTYARD \ POOL DECK
- RESIDENTIAL
- STAIRS
- UTILITY



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PROJECT _____

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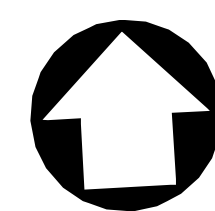
SHEET TITLE

AMENITY AND TYPICAL
RESIDENTIAL LEVEL PLANS

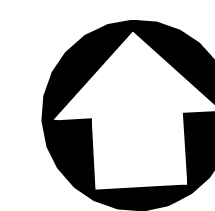
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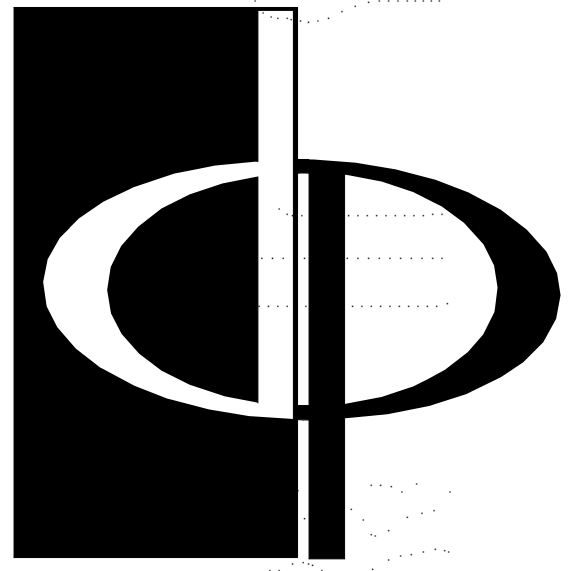
COMMENTS _____



LEVELS 07-11 - TYPICAL RESIDENTIAL
SCALE = 1:30



LEVEL 05 - AMENITY COURTYARD/ POOL DECK
SCALE = 1:30



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SHEET TITLE
NORTH ELEVATION (PHARR ROAD)

SHEET NUMBER

DRC-08

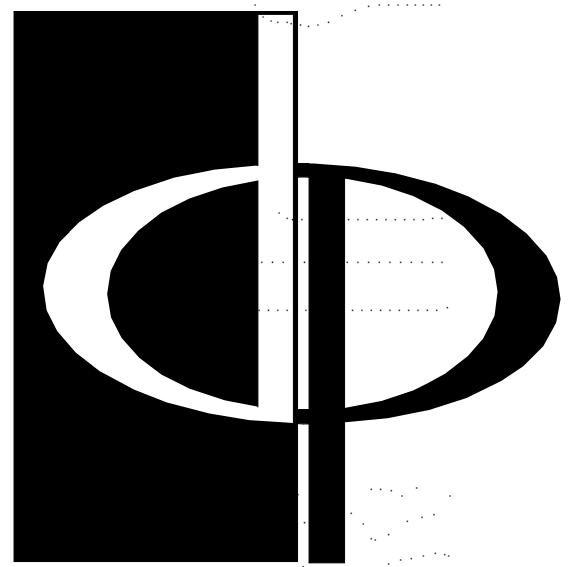
COMMENTS

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NORTH ELEVATION
(PHARR ROAD)

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SHEET TITLE

WEST ELEVATION (NORTH
FULTON DR.)

SHEET NUMBER

DRC-09

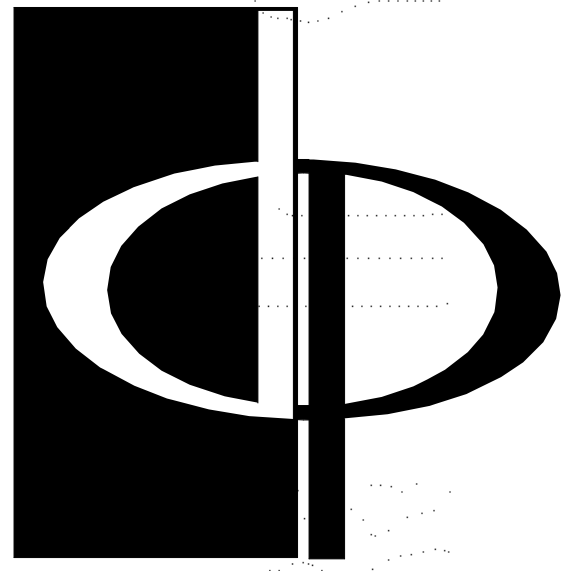
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WEST ELEVATION
(NORTH FULTON DRIVE)

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SHEET TITLE EAST ELEVATION

SHEET NUMBER

DRC-10

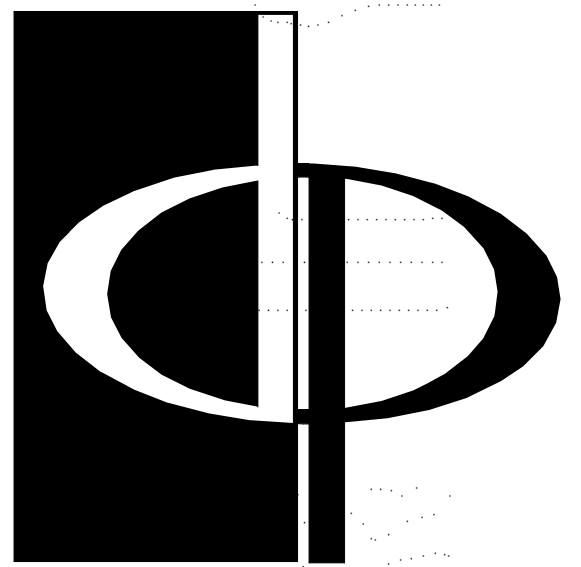
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EAST ELEVATION

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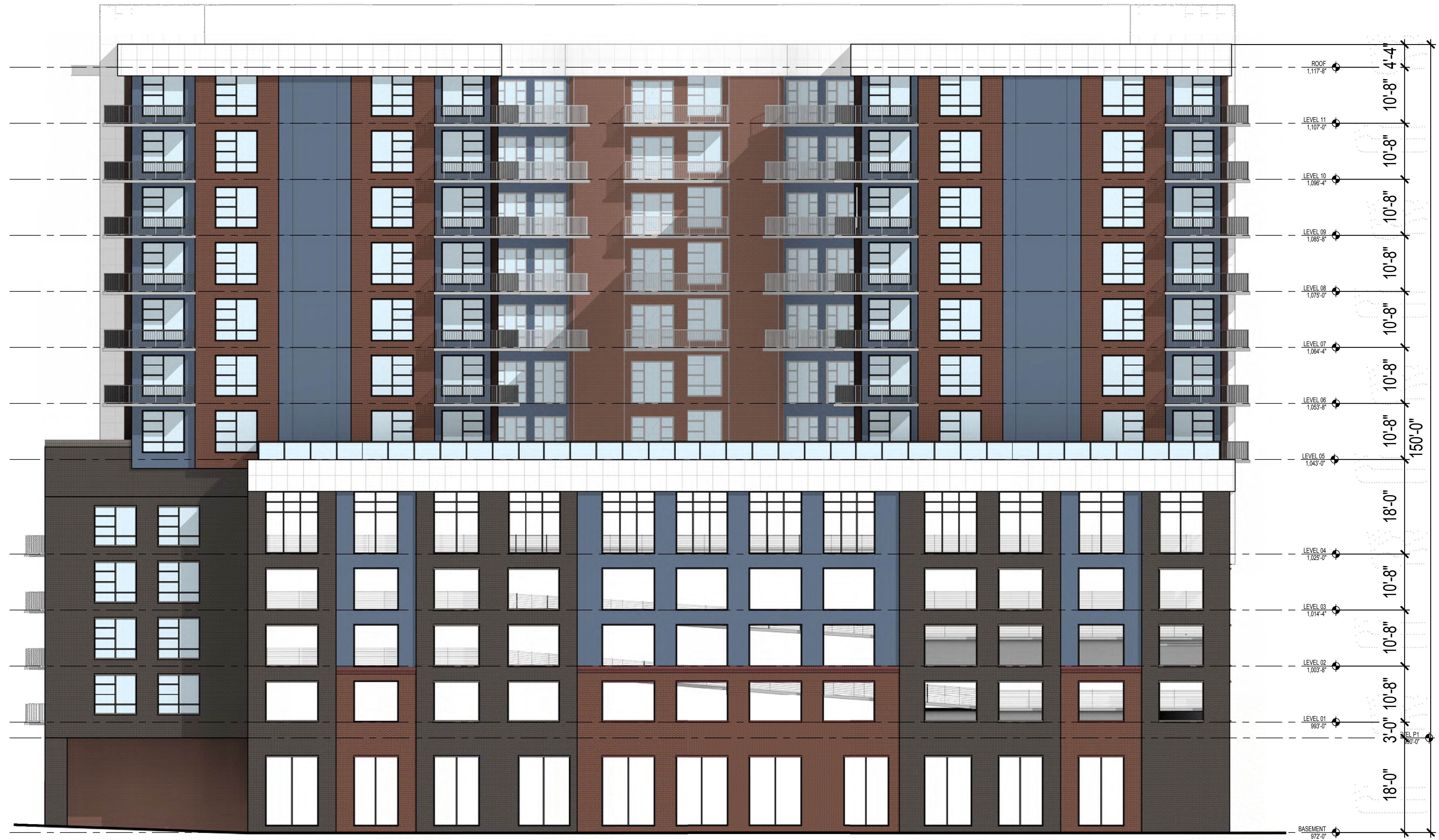
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SHEET NUMBER

DRC-11

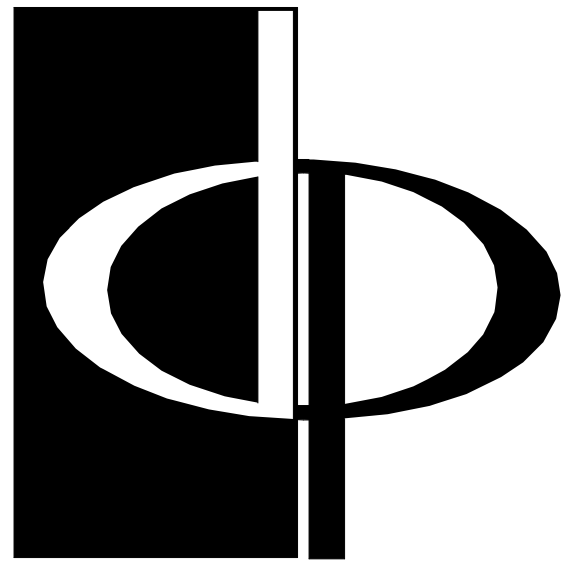
COMMENTS



SOUTH ELEVATION



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SHEET TITLE RENDERINGS

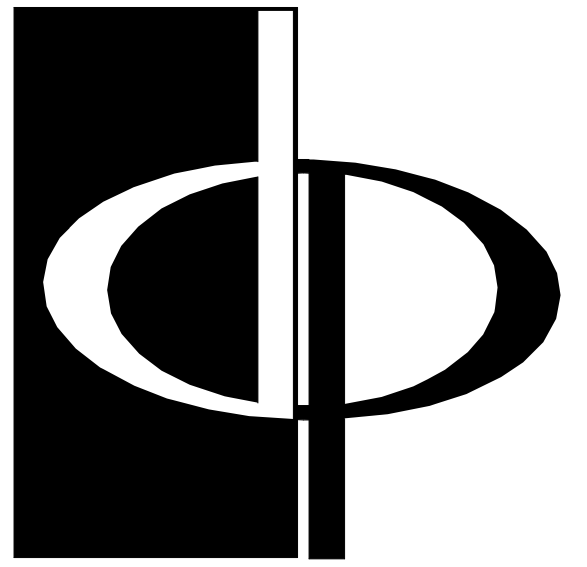
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COMMENTS _____



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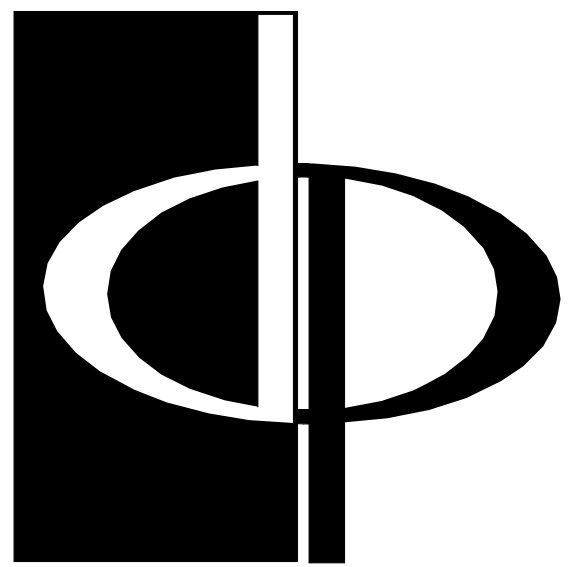
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SHEET TITLE RENDERINGS

SHEET NUMBER

DRC-13

COMMENTS _____



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SE CORNER OF PHARR ROAD
AND NORTH FULTON DRIVE

FOR _____

POLLACK SHORES

5605 GLENRIDGE DRIVE NE
SUITE 775
ATLANTA, GA 30342

DATE 10.02.2015

JOB NUMBER 1355311

DRAWN BY RAK

CHECKED BY TDW

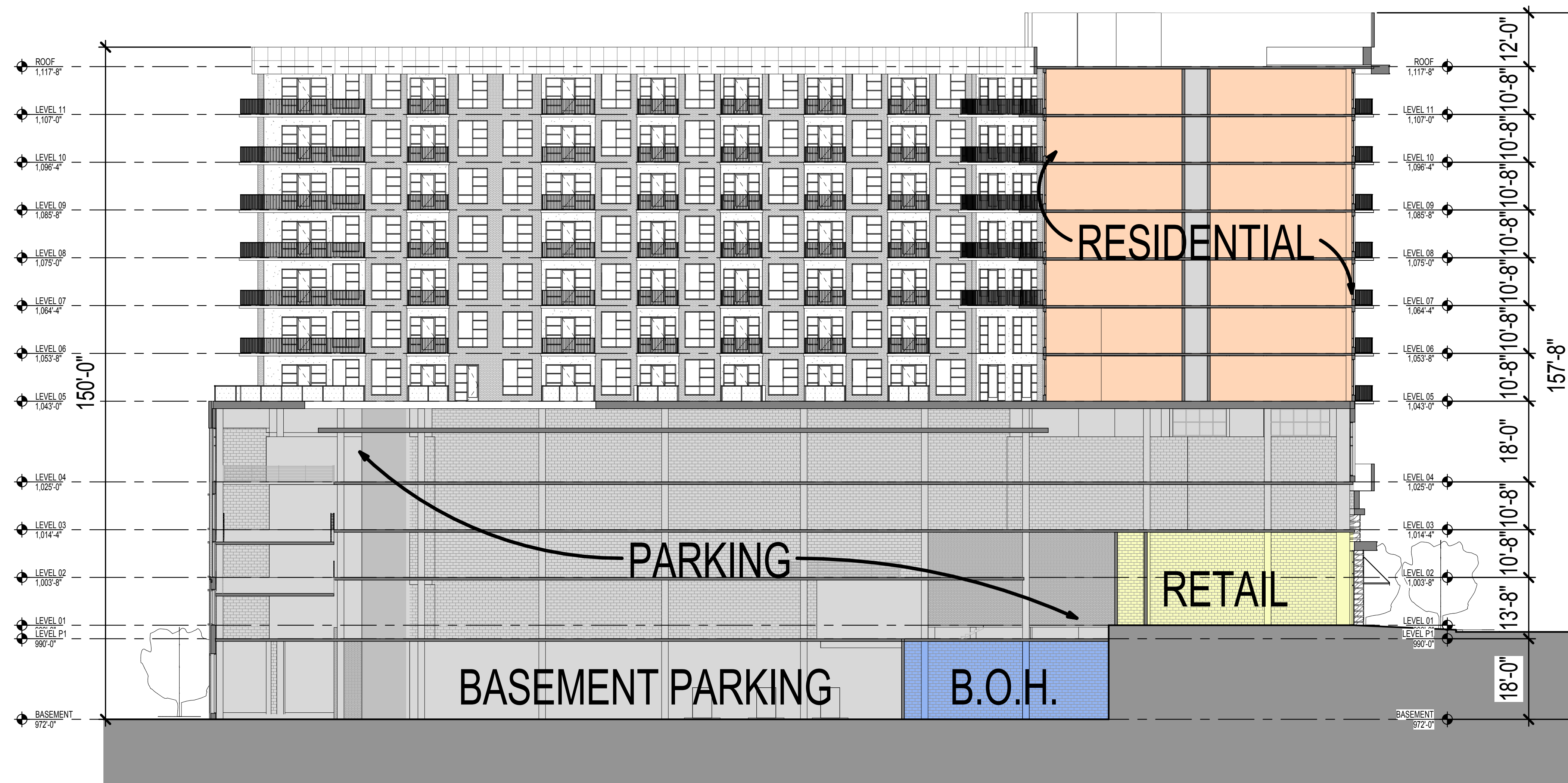
SHEET TITLE BUILDING SECTION N-S

SHEET NUMBER _____

DRC-14

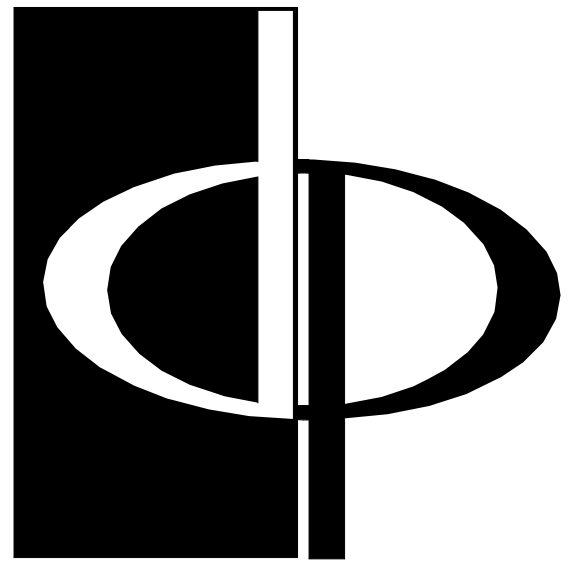
COMMENTS _____

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PHARR ROAD

BUILDING SECTION NORTH - SOUTH
SCALE : 1/16" = 1'-0"



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
CONSULTANT

SEAL _____

PROJECT _____

PHARR ROAD

SE CORNER OF PHARR ROAD
AND NORTH FULTON DRIVE

FOR _____

POLLACK SHORES

5605 GLENRIDGE DRIVE NE
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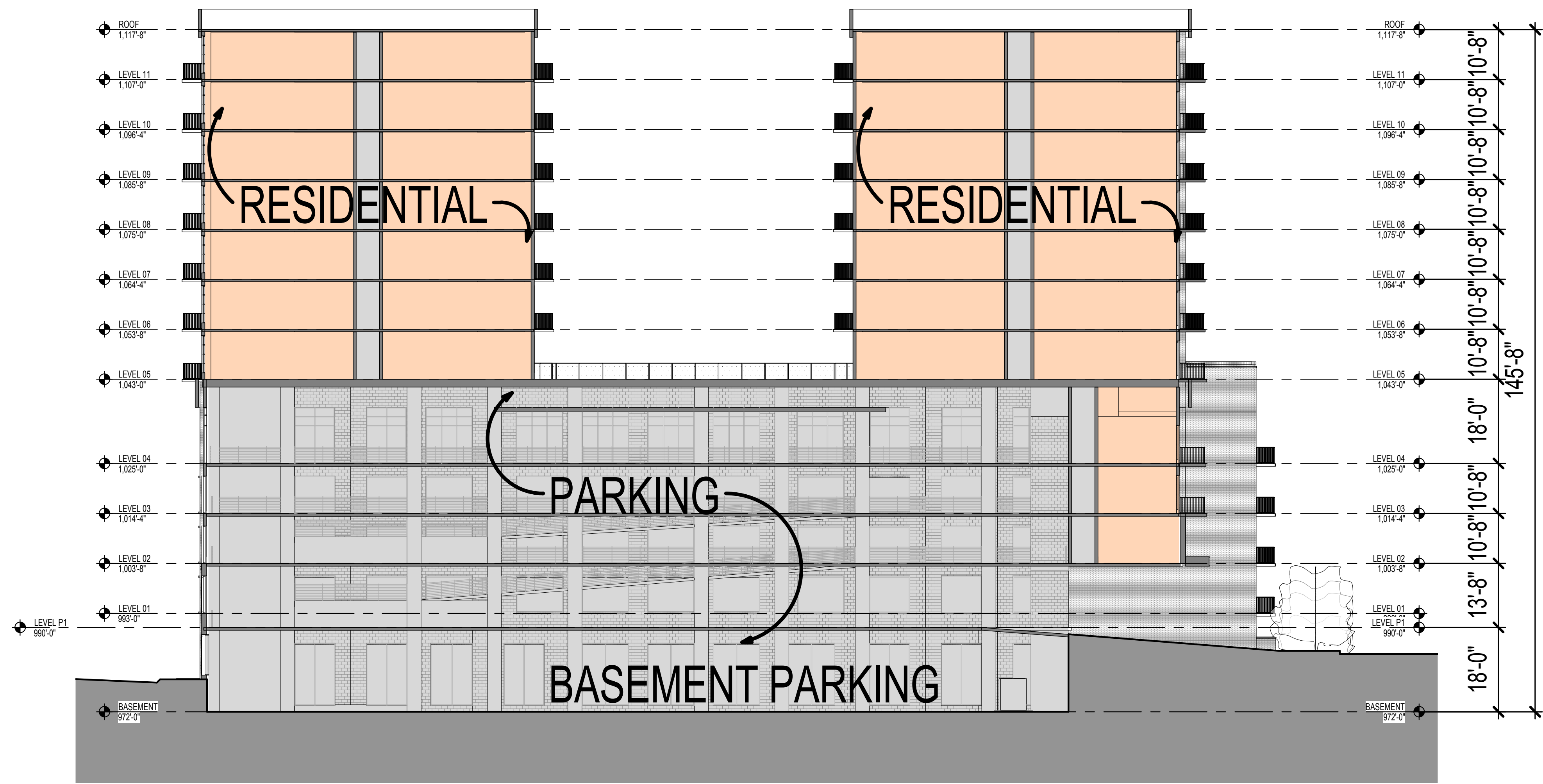
SHEET TITLE BUILDING SECTION E-W

SHEET NUMBER _____

DRC-15

COMMENTS _____

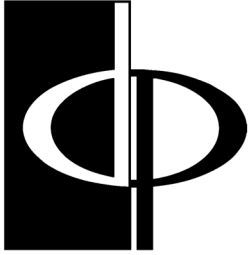
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NORTH FULTON DRIVE

BUILDING SECTION EAST - WEST
SCALE : 1/16" = 1'-0"

10/22/2015 3:18:09 PM C:\Data\File\Revit\Projects\2015\1355311 Pharr Road_R15_Central_kirby.rvt Property of The Preston Partnership, LLC



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South Terraces
115 Perimeter Center Place, Suite 950
Atlanta, Georgia 30346
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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.)

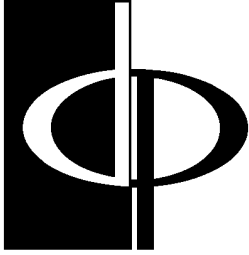
- Ground Level
 - Building Lobby
 - Residential Leasing Office
 - Residential Mailroom and Parcel storage
 - Residential and Guest access from Parking Deck
 - Access to 9 Residential units
 - Exterior access to:
 - Vehicular drop-off at the decorative motor court (traffic circle)
 - Garden terrace access to landscaped entry boulevard
 - Pedestrian access to Lenox Road, Wright Avenue and parking deck

- Residential Floors (2nd to 25th floor)
 - 24 floors of residential apartments
 - 343 residential units
 - Parking deck access on floors 2-6

- Pool Amenity (partial 7th floor)
 - Amenity deck with 2000 sf pool, recreation area and outdoor grilling areas
 - Clubroom and Fitness Center with restrooms

- Sky Lounge Amenity (partial 25th floor)
 - Interior & exterior lounge areas

- Roof Level
 - Mechanical equipment access
 - Elevator equipment room



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Atlanta, Georgia 30346
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Pharr Road

Project Description

TPP Project Number 1355311

October 2, 2015

Pharr Road is a mixed use development proposed by Pollack Shores Real Estate Group on several tracts at the southeast corner of Pharr Road and North Fulton Drive in SPI-9. The project consists of 7 stories of approximately 298 residential units over 5 stories of structured parking, including both liner units along North Fulton Drive and leasing and retail space along Pharr Road.

The project will be clad in a mixture of brick, glass, metal panel, wood slats, and stucco. The top level of the structured parking serves as an open air courtyard and will contain a swimming pool. Additional provisions of the project are outlined below:

- Basement Level:
 - Loading dock with three bays
 - Trash room
 - Parking for retail staff and shared parking for adjacent office building (shared parking agreement)
 - All back-of-house service areas (generator room, main electrical room, maintenance, etc.)
- Ground Level:
 - Approximately 7,740 SF of Retail
 - Leasing Office
 - 3 Residential liner units
 - Retail and Residential parking
- Parking Levels (2nd through 4th)
 - Parking for residential units
 - 15 Residential liner units
- Amenity Level (5th floor)
 - Approximately 5,000 SF of double-height amenity space
 - 36 Residential units
 - Approximately 12,700 SF of open-air courtyard and swimming pool deck
- Residential Levels (6th through 11th)
 - 6 Floors of 244 total Residential units
- Roof Level
 - Mechanical equipment
 - Elevator equipment room
- Variation request
 - SPI-9 requires a minimum of 546 parking spaces for the proposed uses.
 - A variation request is proposed to reduce the minimum required spaces by 56 to a total of 490. A parking study to prove the proposed parking is adequate is in process and will be completed prior to the SAP filing.

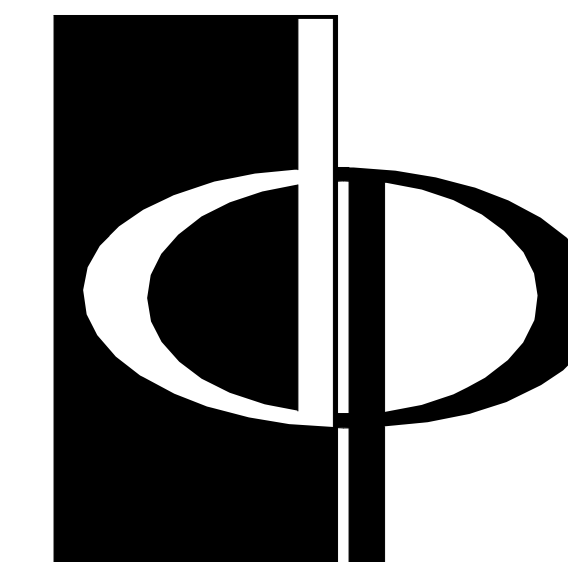
SPI-9 DEVELOPMENT REVIEW COMMITTEE

DRC SUBMITTAL

OCTOBER 7, 2015

PHARR ROAD DEVELOPMENT PHARR ROAD AND NORTH FULTON DRIVE





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TELEPHONE: 770 396 7248
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CONSULTANT

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PROJECT _____

PHARR ROAD

SE CORNER OF PHARR ROAD
AND NORTH FULTON DRIVE

FOR _____

POLLACK SHORES

5605 GLENRIDGE DRIVE NE
SUITE 775
ATLANTA, GA 30342

DATE 10.02.2015

JOB NUMBER 1355311

DRAWN BY RAK

CHECKED BY TDW

SHEET TITLE SITE AERIAL

SHEET NUMBER _____

DRC-01

COMMENTS _____



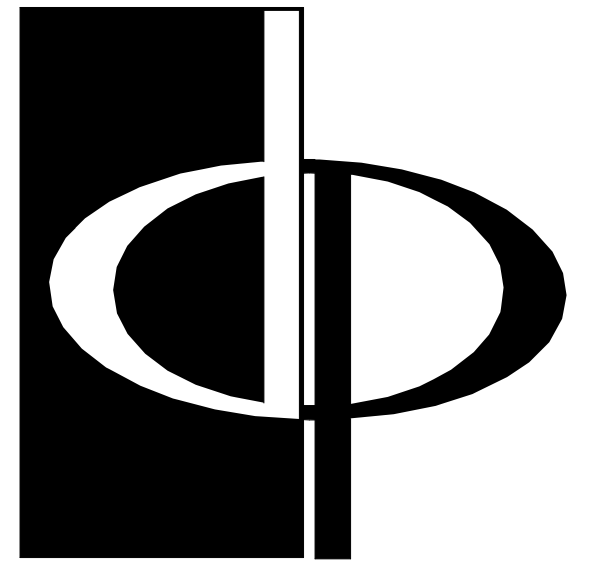
VIEWS FROM GRANDVIEW AVE



VIEWS FROM PHARR ROAD



VIEWS FROM NORTH FULTON DRIVE



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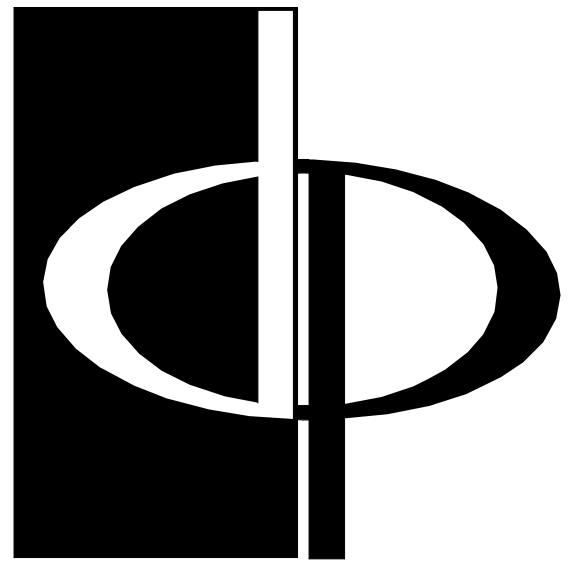
CHECKED BY TDW

SHEET TITLE CONTEXT PHOTOS

SHEET NUMBER _____

DRC-02

COMMENTS _____



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POLLACK SHORES

5605 GLENRIDGE DRIVE NE
SUITE 775
ATLANTA, GA 30342

DATE 10.02.2015

JOB NUMBER 1355311

DRAWN BY RAK

CHECKED BY TDW

SHEET TITLE
SITE DATA AND F.A.R. ANALYSIS

SHEET NUMBER _____

DRC-03

COMMENTS _____

SITE DATA

NET LOT AREA NORTHERN TRACTS: 59,975 SF
NET LOT AREA SOUTHERN TRACTS: 12,480 SF

GROSS LOT AREA NORTHERN TRACTS: 76,923 SF
GROSS LOT AREA SOUTHERN TRACTS: 13,730 SF

ALLOWABLE FAR (WITH BONUSES: 0.5 FOR MIXED USE, 0.5 FOR EARTH CRAFT, 0.5 FOR SHARED PARKING)

TRACTS	FAR	GLA (sf)	FAR INCREASE	AREA ALLOWED (sf)	AREA PROPOSED (sf)
NORTHERN	2.696	76,923	1.5	322,769	296,338
SOUTHERN	0.848	13,730	1.5	32,238	30,608
TOTAL		90,653		355,007	326,946

PROJECT DATA

RESIDENTIAL UNITS: 298
ONE BEDROOM: 203
TWO BEDROOM: 81
THREE BEDROOM: 14

RETAIL: 7,740 SF
LEASING/AMENITY: 9,000 SF

PARKING COUNT

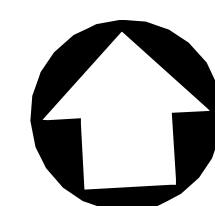
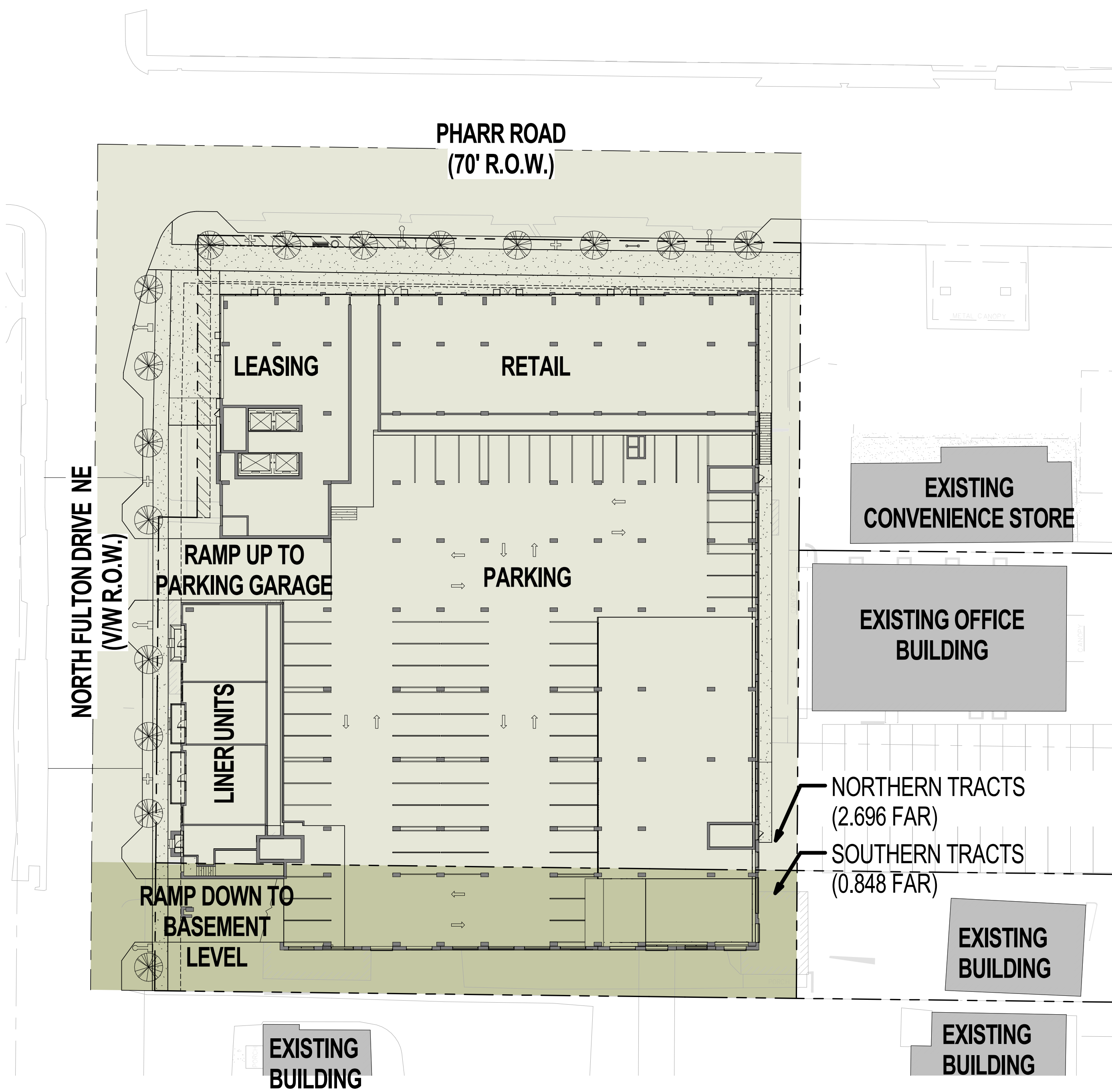
298 UNITS
596 2 SPACES PER UNIT
7 1/2 SPACE PER 3 BR UNIT
603 SUBTOTAL
99 1/3 SPACE PER UNIT GUEST PARKING
702 SUBTOTAL
26 3 SPACES PER 1000 SF COMMERCIAL
728 MAXIMUM REQUIRED
546 MINIMUM REQUIRED (75% OF MAX)
490 PROVIDED
56 SHORTAGE - REDUCTION REQUESTED BY VARIATION

PARKING PER UNIT

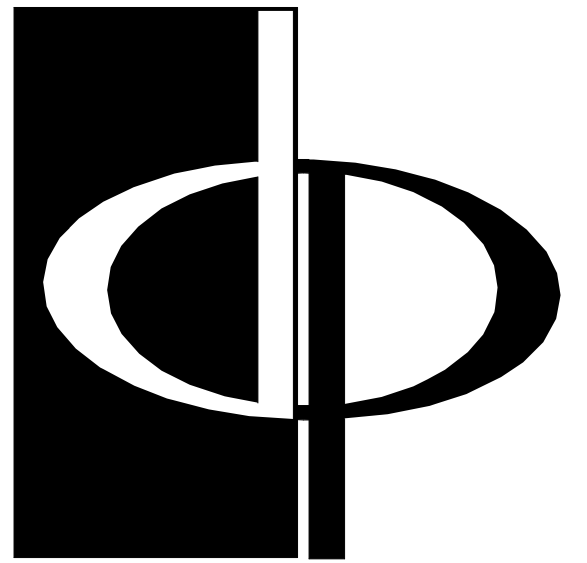
298 UNITS
203 1 SPACE PER UNIT (1 BR)
162 2 SPACES PER UNIT (2 BR)
42 3 SPACES PER UNIT (3 BR)
407 SUBTOTAL
52 6 SPACES PER 1000 SF COMMERCIAL
459 REQUIRED PER DEVELOPER STANDARDS
546 MINIMUM REQUIRED BY ZONING
87 DIFFERENCE

PROJECT DESCRIPTION

The project consists of 7 levels of load-bearing metal stud residential units over 5 levels of structured parking with partial liner units and ground level retail and leasing. The 5th floor features an open courtyard and swimming pool.



SITE PLAN
SCALE = 1:30



THE PRESTON PARTNERSHIP, LLC
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PROJECT _____

PHARR ROAD

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AND NORTH FULTON DRIVE

FOR _____

POLLACK SHORES

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SUITE 775
ATLANTA, GA 30342

DATE 10.02.2015

JOB NUMBER 1355311

DRAWN BY RAK

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SHEET TITLE

USABLE OPEN SPACE

SHEET NUMBER

DRC-04

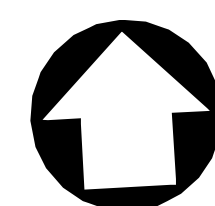
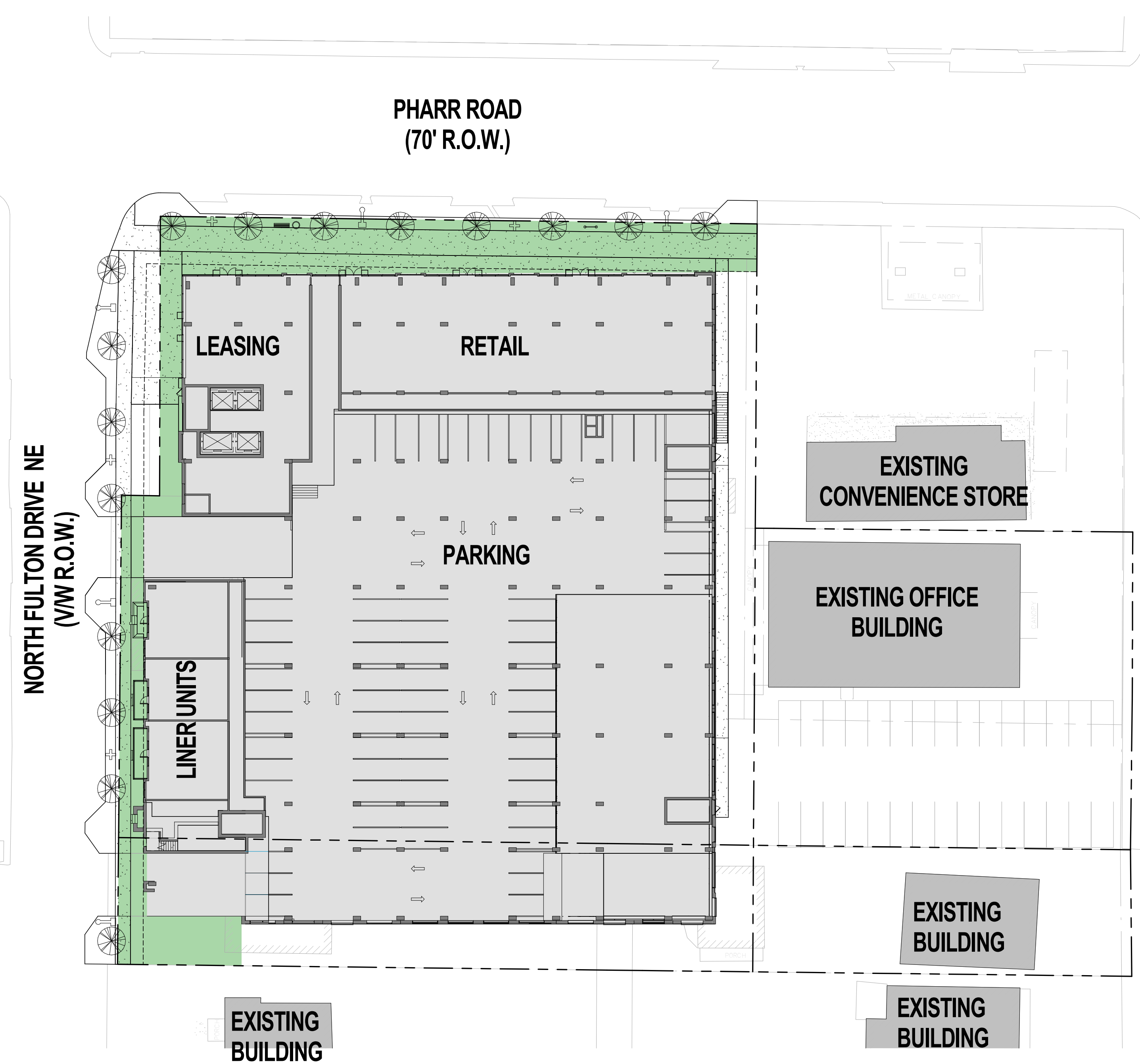
COMMENTS _____

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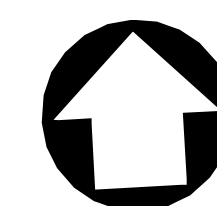
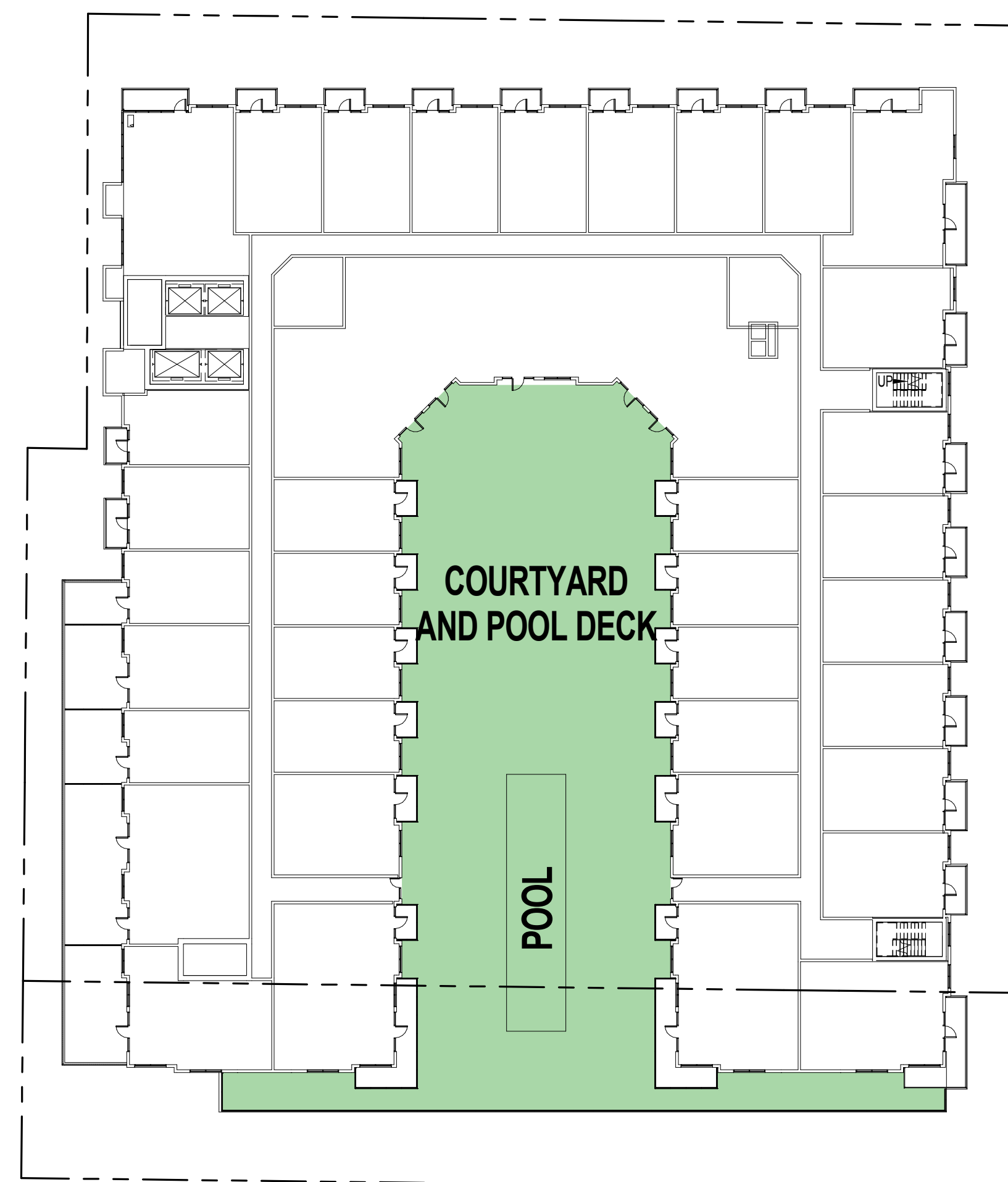
USABLE OPEN SPACE

NET LOT AREA NORTHERN TRACTS: 59,975 SF
NET LOT AREA SOUTHERN TRACTS: 12,480 SF
TOTAL: 72,455 SF

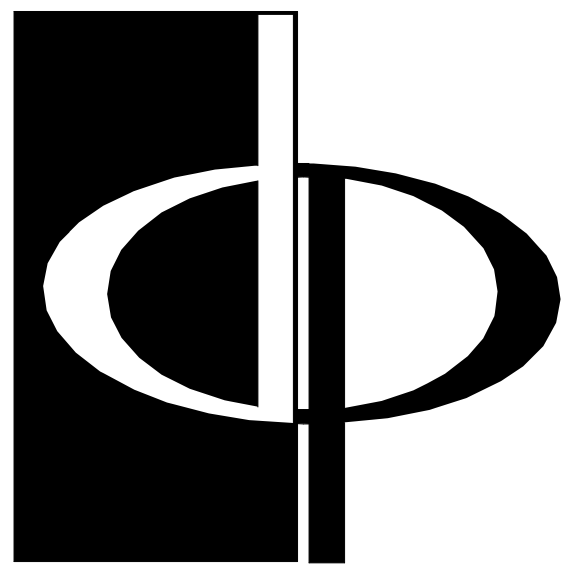
72,455 NET LOT AREA
20% PERCENTAGE REQUIRED
29% PERCENTAGE PROVIDED
14,491 SF USABLE OPEN SPACE (REQUIRED)
21,039 SF USABLE OPEN SPACE (PROVIDED)
12,622 SF USABLE OPEN SPACE (ELEVATED)
8,417 SF USABLE OPEN SPACE (GRADE)
50% PUBLIC UOS AS % OF TOTAL REQUIRED (REQUIRED)
58% PUBLIC UOS AS % OF TOTAL REQUIRED (PROVIDED)



GROUND LEVEL USABLE OPEN SPACE
SCALE = 1:30



ELEVATED USABLE OPEN SPACE
SCALE = 1:30



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PROJECT _____

PHARR ROAD

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SHEET TITLE SITE PLAN

SHEET NUMBER _____

DRC-05

COMMENTS _____

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CITY OF ATLANTA TYPE
"C" STREET LIGHT

BICYCLE RACK

CITY OF ATLANTA TYPE
"A" STREET LIGHT

8' PARALLEL PARKING

TRASH RECEPTACLE

EXISTING CURB

PARK BENCH

5' AMENITY ZONE

SHRUBS, TURF, AND
EVERGREEN GROUNDCOVER

PHARR ROAD

10' SCORED CONCRETE SIDEWALK

5' SUPPLEMENTAL ZONE

30'-0" (TYP.) 60'-0" MAX.

PROPERTY LINE

ACCESS TO PUBLIC WAY

NORTH FULTON DRIVE NE

GRANDVIEW AVE.

DRIVEWAY PER C.O.A. STD.
DETAIL NO. TR-B_DR005

SHRUBS, TURF, AND
EVERGREEN GROUNDCOVER

8' PARALLEL PARKING

4' AMENITY ZONE

6' SCORED CONCRETE
SIDEWALK

5' SUPPLEMENTAL
ZONE

DRIVEWAY PER C.O.A. STD.
DETAIL NO. TR-B_DR005

BUILDING TO BE
DEMOLISHED

EXISTING
BUILDING

BUILDING TO BE
DEMOLISHED

EXISTING
BUILDING

EXISTING
BUILDING

LEASING
3,928 SF

STAIRS
162 SF

5'-0" PARKING

6'-0" DECK ENTRY

RESIDENTIAL
3,769 SF

STAIRS
156 SF

BASEMENT
PARKING ENTRY

EXISTING
BUILDING

STAIRS
171 SF

STAIRS
171 SF

STAIRS
171 SF

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RETAIL
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PARKING
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EXISTING
CONVENIENCE STORE

EXISTING
OFFICE BUILDING

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OFFICE BUILDING

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EXISTING
CONVENIENCE STORE

EXISTING
OFFICE BUILDING

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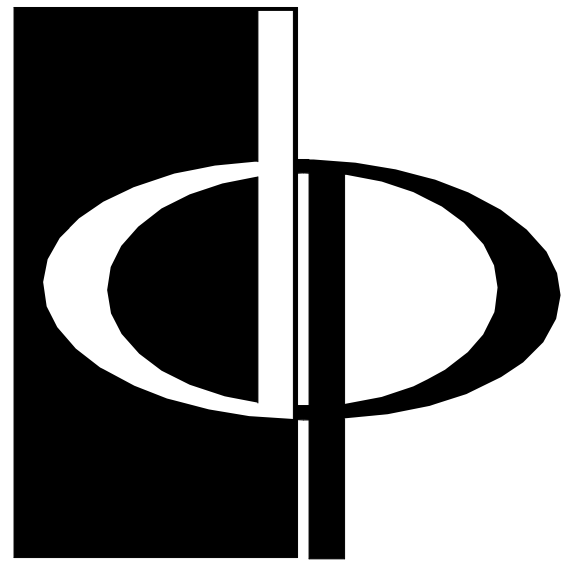
EXISTING
OFFICE BUILDING

LEGEND

- LEASING
- PARKING
- RESIDENTIAL
- RETAIL
- STAIRS

10/22/2015 3:11:28 PM C:\Data\File\Revit\Projects\2015\1355311 Pharr Road_R15_Central_kirby.rvt Property of The Preston Partnership, LLC

SITE PLAN
SCALE = 1:30



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CONSULTANT

SEAL

PROJECT

PHARR ROAD

SE CORNER OF PHARR ROAD
AND NORTH FULTON DRIVE

FOR

POLLACK SHORES

5605 GLENRIDGE DRIVE NE
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ATLANTA, GA 30342

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CHECKED BY TDW

SHEET TITLE BASEMENT PLAN

SHEET NUMBER

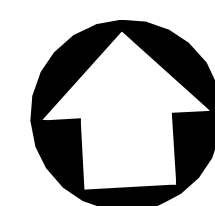
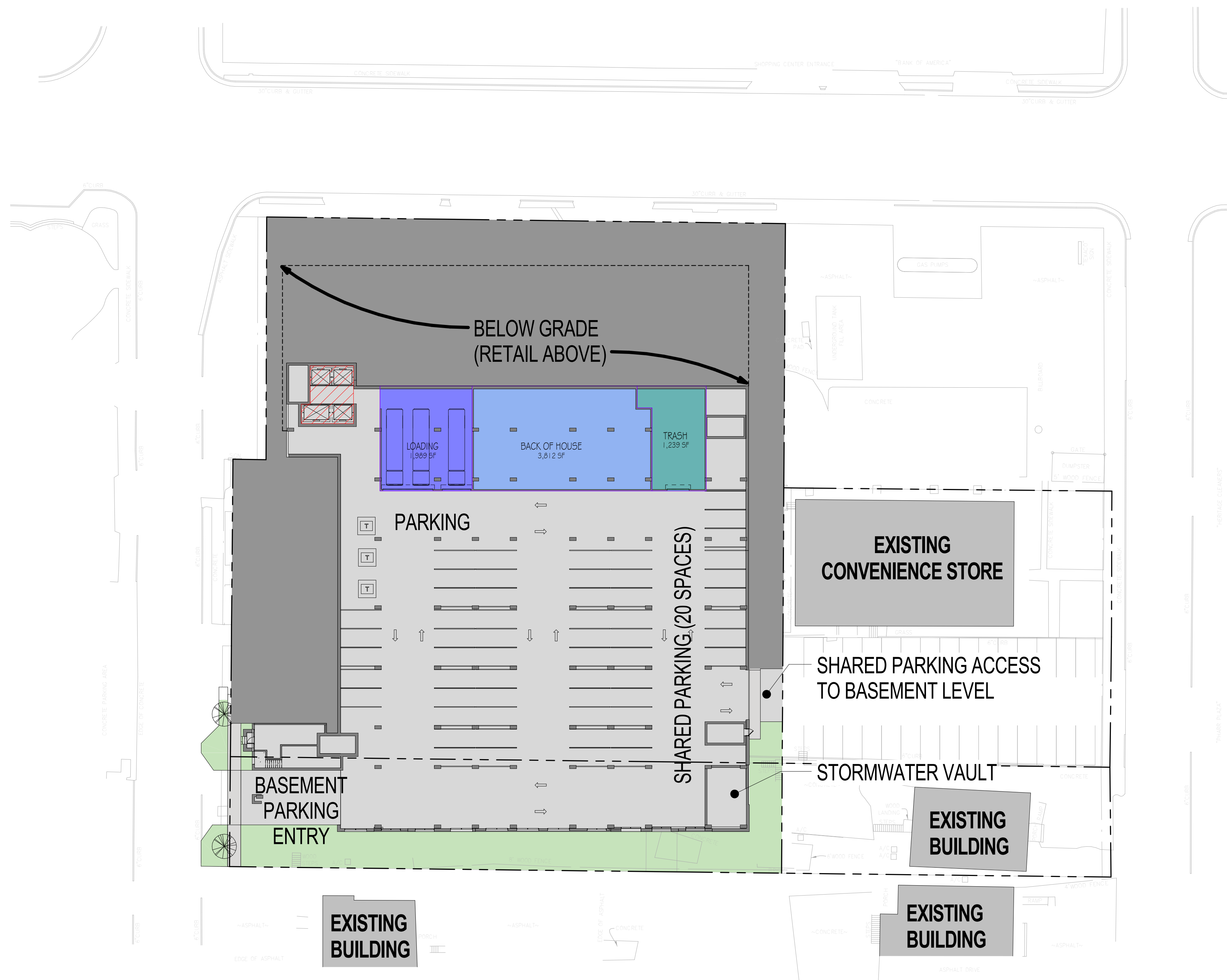
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COMMENTS

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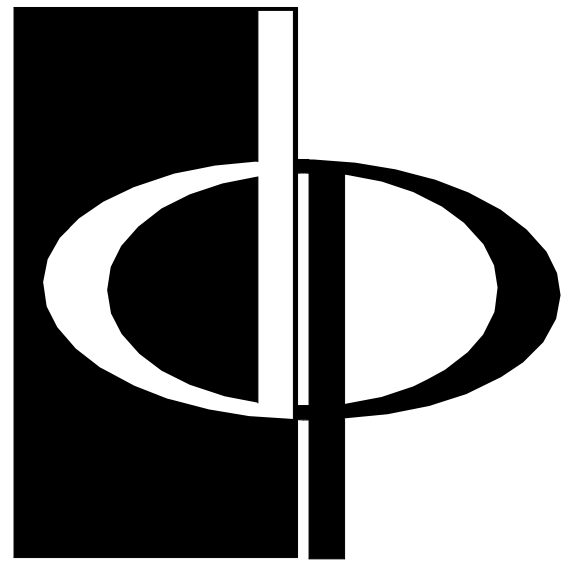
LEGEND

- BACK OF HOUSE
- LOADING
- TRASH



BASEMENT PLAN

SCALE = 1:30



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CONSULTANT

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PROJECT _____

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DATE _____ 10.02.2015

JOB NUMBER _____ 1355311

DRAWN BY _____ RAK

CHECKED BY _____ TDW

SHEET TITLE _____

AMENITY AND TYPICAL
RESIDENTIAL LEVEL PLANS

SHEET NUMBER _____

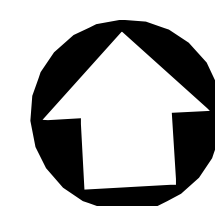
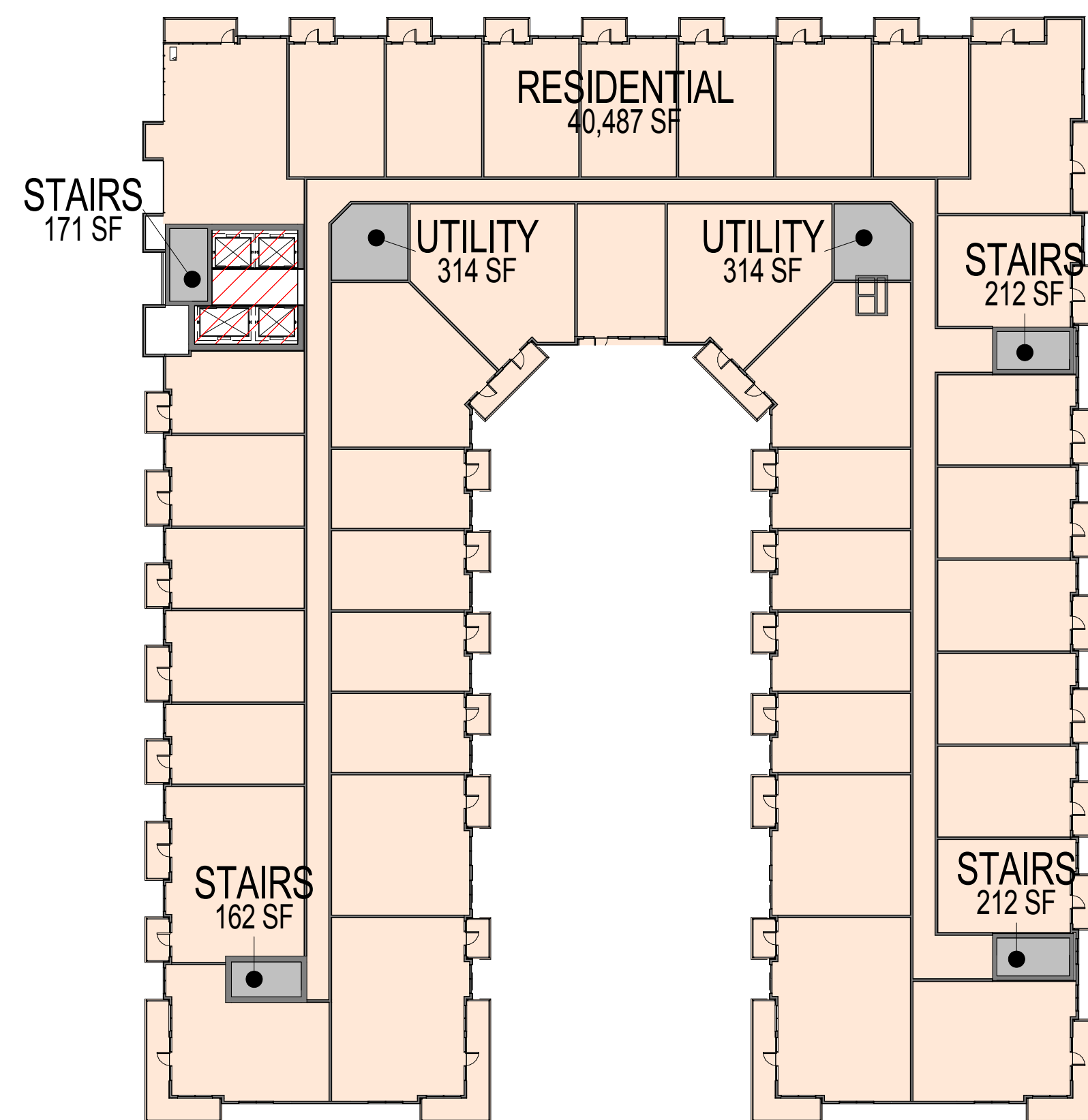
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COMMENTS _____

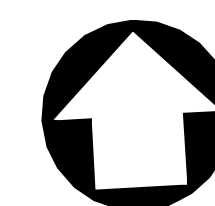
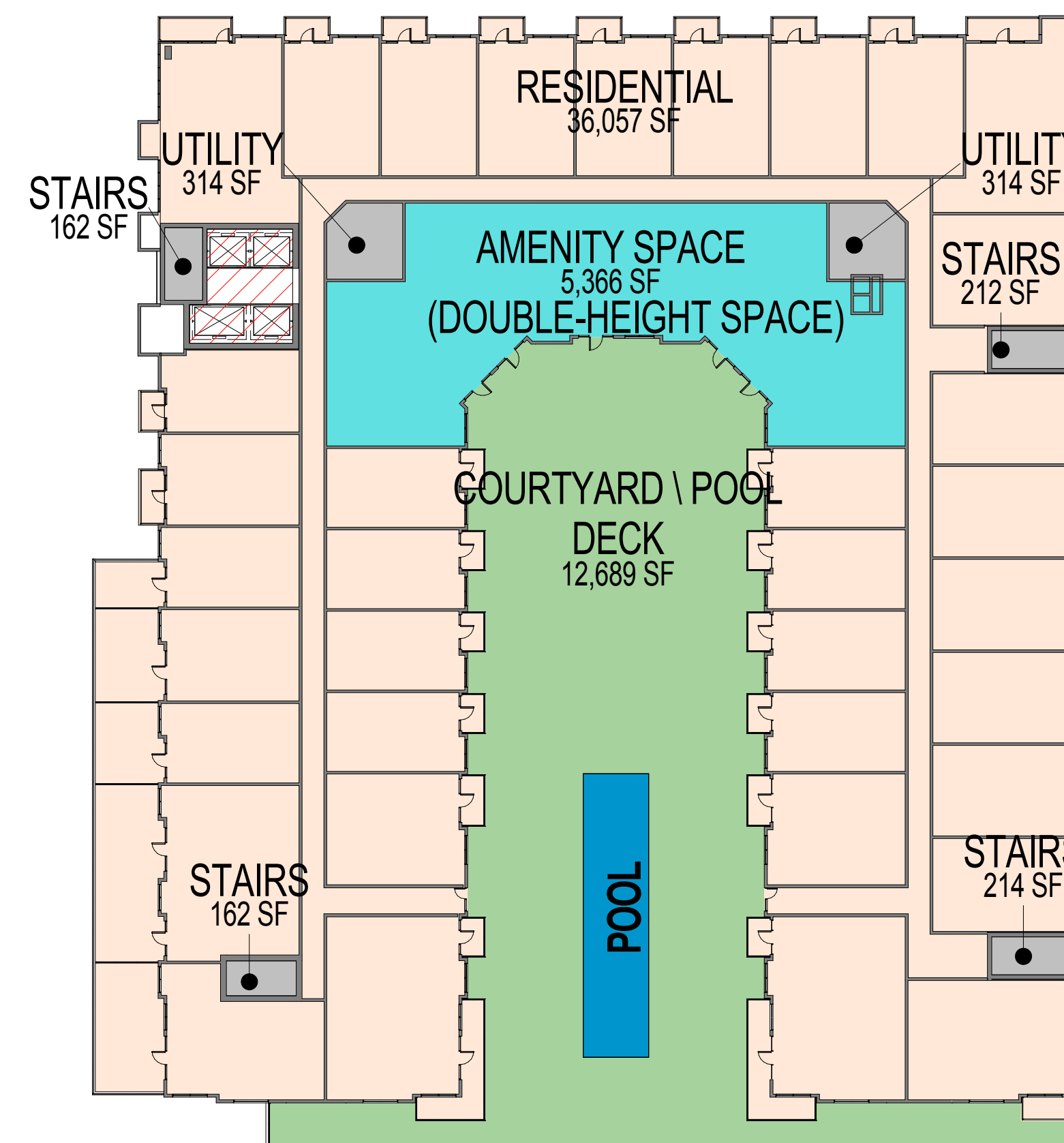
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LEGEND

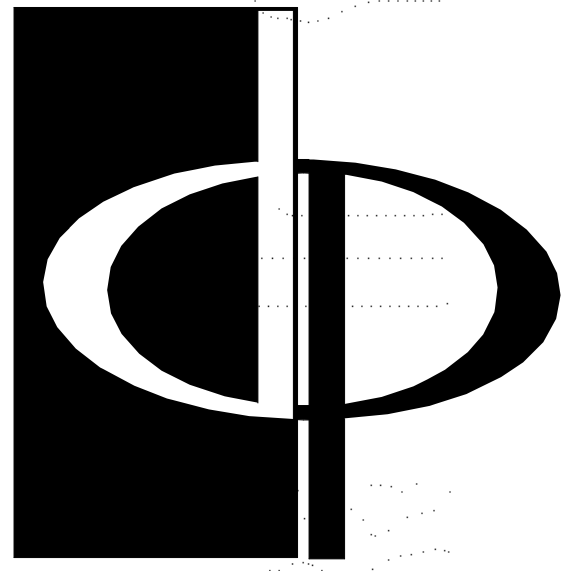
- AMENITY SPACE
- COURTYARD \ POOL DECK
- RESIDENTIAL
- STAIRS
- UTILITY



LEVELS 07-11 - TYPICAL RESIDENTIAL
SCALE = 1:30



LEVEL 05 - AMENITY COURTYARD/ POOL DECK
SCALE = 1:30



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5605 GLENRIDGE DRIVE NE
SUITE 775
ATLANTA, GA 30342

DATE 10.02.2015

JOB NUMBER 1355311

DRAWN BY RAK

CHECKED BY TDW

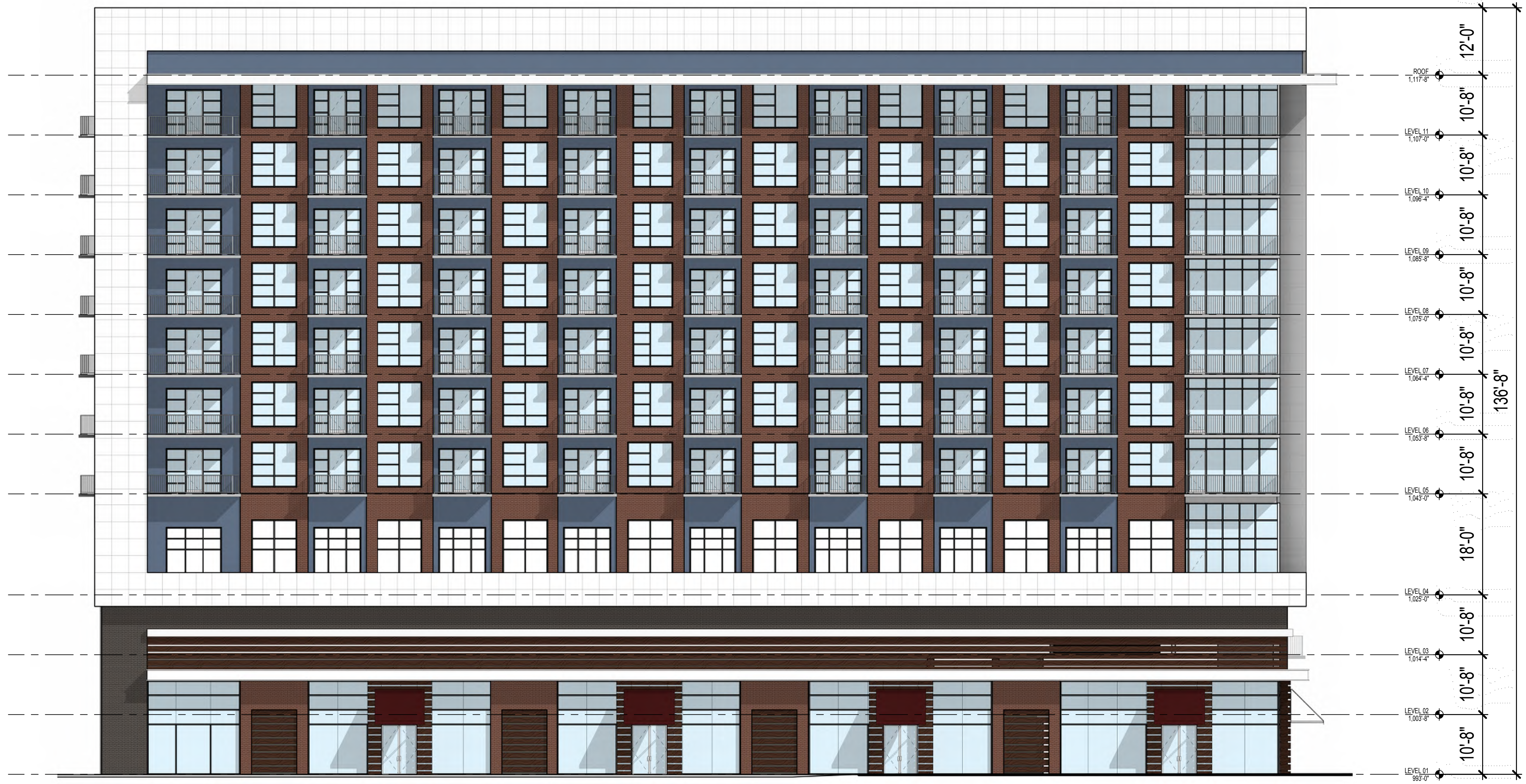
SHEET TITLE
NORTH ELEVATION (PHARR ROAD)

SHEET NUMBER

DRC-08

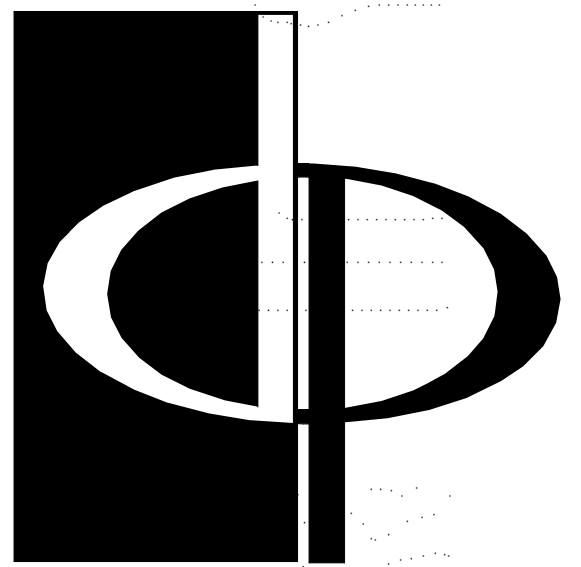
COMMENTS

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**NORTH ELEVATION
(PHARR ROAD)**

10/22/2015 3:12:06 PM C:\Data File\Revit Projects\2015\1355311 Pharr Road_R15_Central_Kirby.rvt Property of The Preston Partnership, LLC



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
CONSULTANT

PROJECT

PHARR ROAD

SE CORNER OF PHARR ROAD
AND NORTH FULTON DRIVE

FOR

POLLACK SHORES

5605 GLENRIDGE DRIVE NE
SUITE 775
ATLANTA, GA 30342

DATE 10.02.2015

JOB NUMBER 1355311

DRAWN BY RAK

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SHEET TITLE
WEST ELEVATION (NORTH
FULTON DR.)

SHEET NUMBER

DRC-09

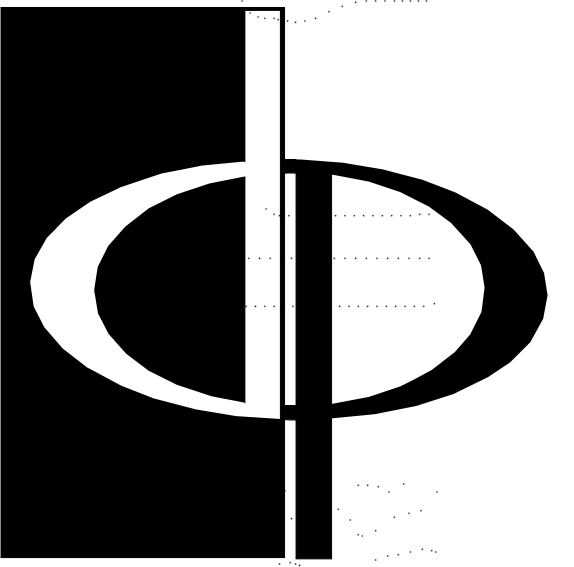
COMMENTS

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WEST ELEVATION
(NORTH FULTON DRIVE)

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FAX: 770 396 2945

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CONSULTANT

SEAL _____

PROJECT _____

PHARR ROAD

SE CORNER OF PHARR ROAD
AND NORTH FULTON DRIVE

FOR _____

POLLACK SHORES

5605 GLENRIDGE DRIVE NE
SUITE 775
ATLANTA, GA 30342

DATE _____ 10.02.2015

JOB NUMBER _____ 1355311

DRAWN BY _____ RAK

CHECKED BY _____ TDW

SHEET TITLE _____ EAST ELEVATION

SHEET NUMBER _____

DRC-10

COMMENTS _____

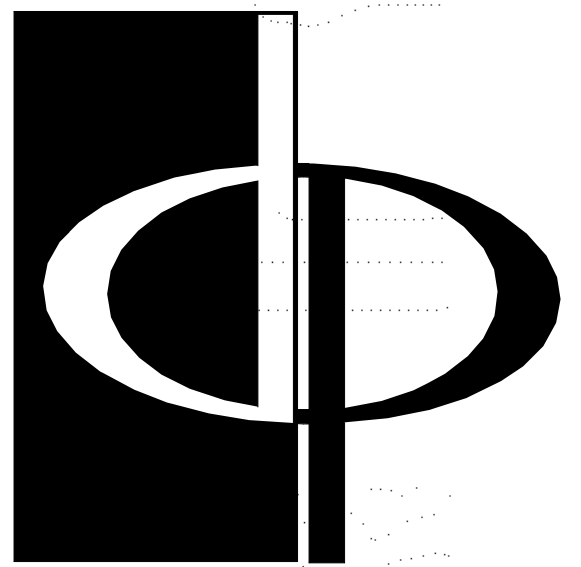
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EAST ELEVATION

SHARED
PARKING
ENTRY

10/22/2015 3:15:48 PM C:\Data File\Revit\Projects\2015\1355311 Pharr Road_R15_Central_Kirby.rvt Property of The Preston Partnership, LLC



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FOR

POLLACK SHORES

5605 GLENRIDGE DRIVE NE
SUITE 775
ATLANTA, GA 30342

DATE 10.02.2015

JOB NUMBER 1355311

DRAWN BY RAK

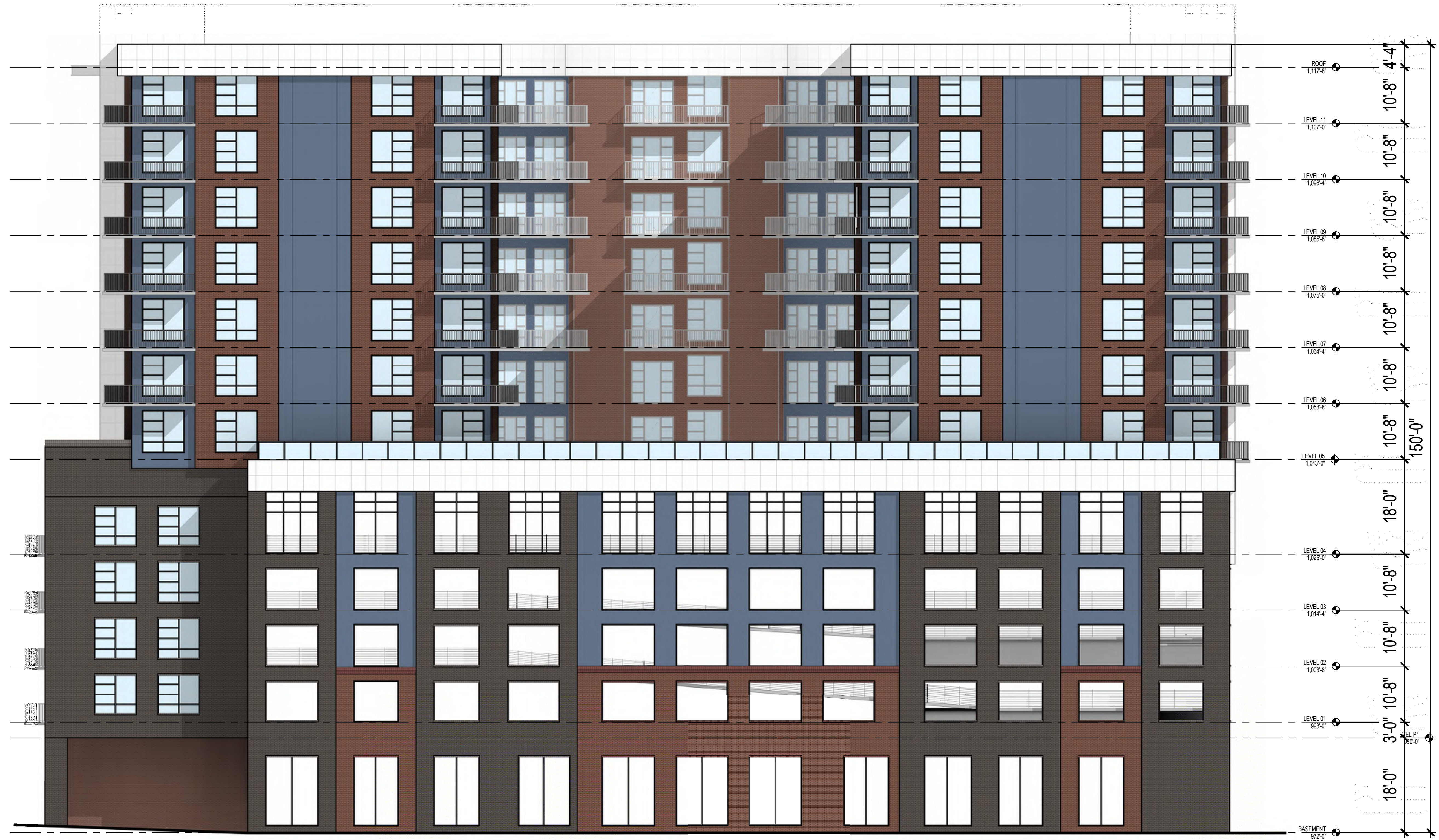
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SHEET NUMBER

DRC-11

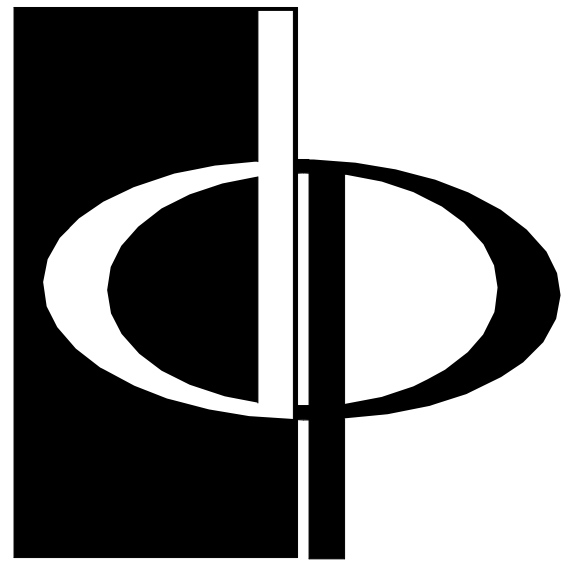
COMMENTS



SOUTH ELEVATION



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PROJECT _____

PHARR ROAD

SE CORNER OF PHARR ROAD
 AND NORTH FULTON DRIVE

FOR _____

POLLACK SHORES

5605 GLENRIDGE DRIVE NE
 SUITE 775
 ATLANTA, GA 30342

DATE 10.02.2015

JOB NUMBER 1355311

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SHEET TITLE RENDERINGS

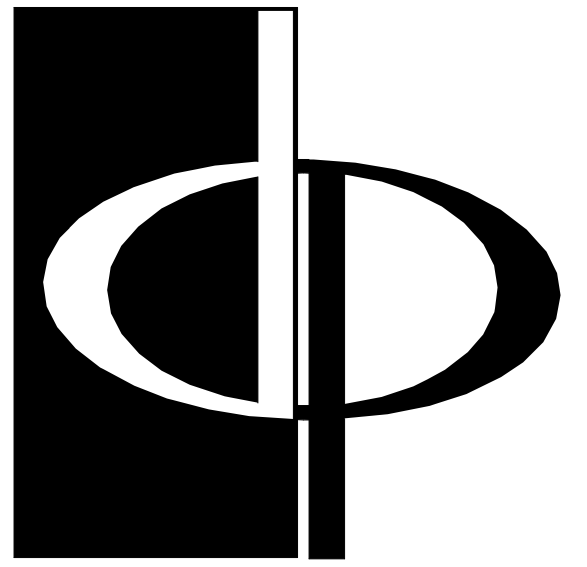
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DRC-12

COMMENTS _____



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SEAL _____

PROJECT _____

PHARR ROAD

SE CORNER OF PHARR ROAD
 AND NORTH FULTON DRIVE

FOR _____

POLLACK SHORES

5605 GLENRIDGE DRIVE NE
 SUITE 775
 ATLANTA, GA 30342

DATE 10.02.2015

JOB NUMBER 1355311

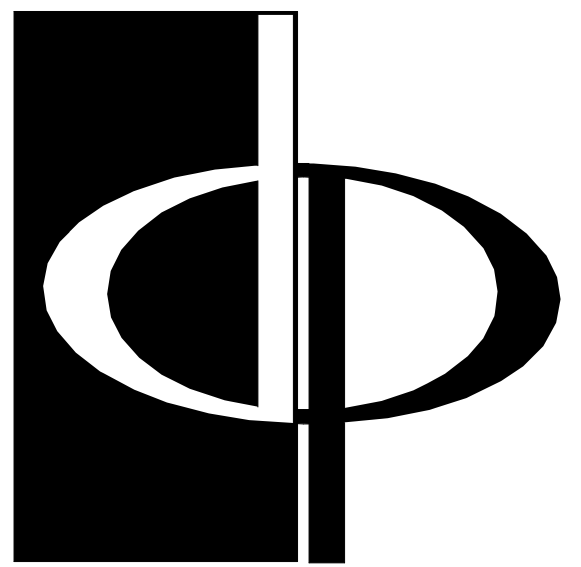
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CHECKED BY Checker

SHEET TITLE RENDERINGS

SHEET NUMBER **DRC-13**

COMMENTS _____



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A MULTI-DISCIPLINARY DESIGN FIRM

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TELEPHONE: 770 396 7248
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CONSULTANT

SEAL _____

PROJECT _____

PHARR ROAD

SE CORNER OF PHARR ROAD
AND NORTH FULTON DRIVE

FOR _____

POLLACK SHORES

5605 GLENRIDGE DRIVE NE
SUITE 775
ATLANTA, GA 30342

DATE 10.02.2015

JOB NUMBER 1355311

DRAWN BY RAK

CHECKED BY TDW

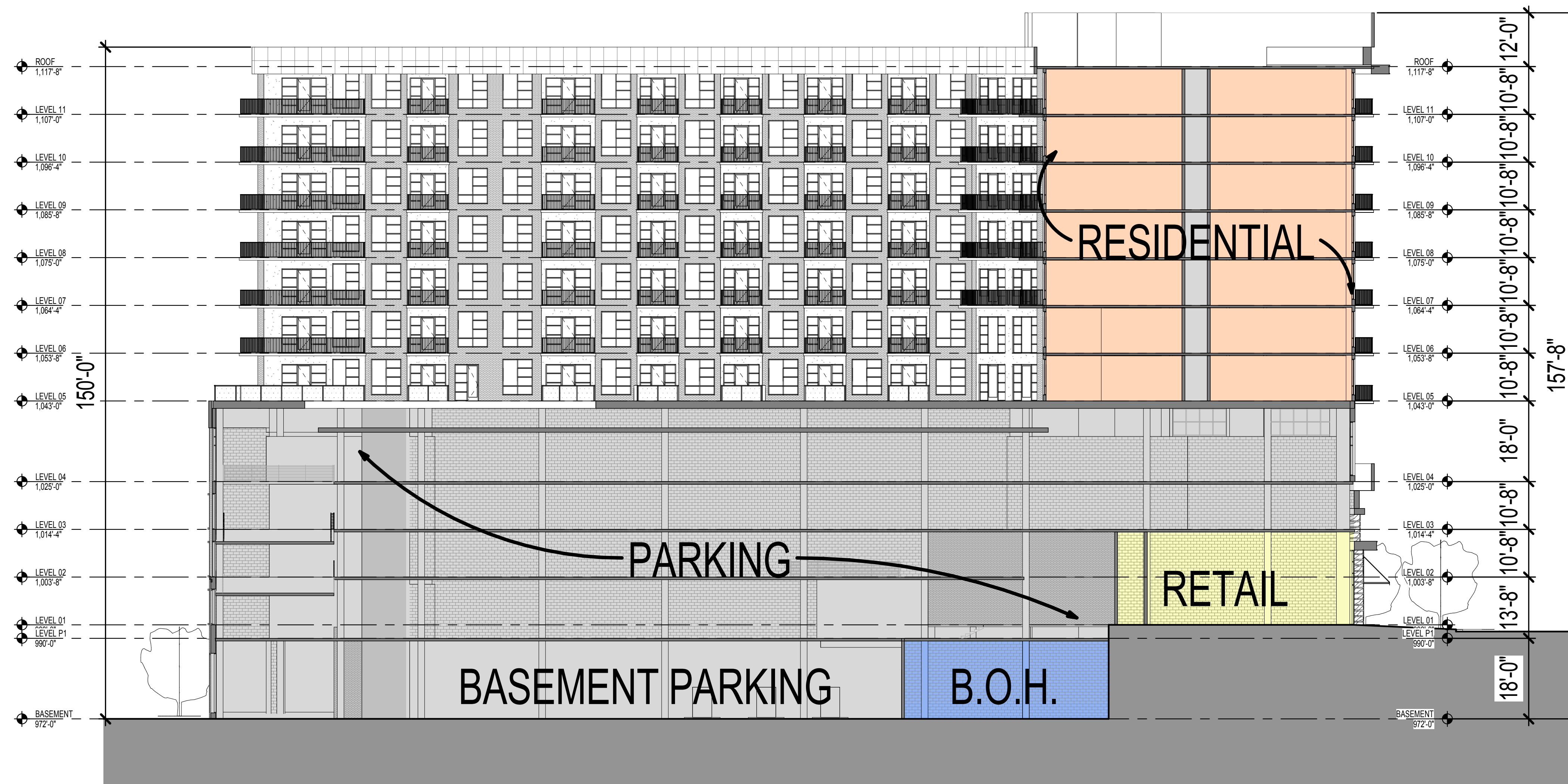
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SHEET NUMBER _____

DRC-14

COMMENTS _____

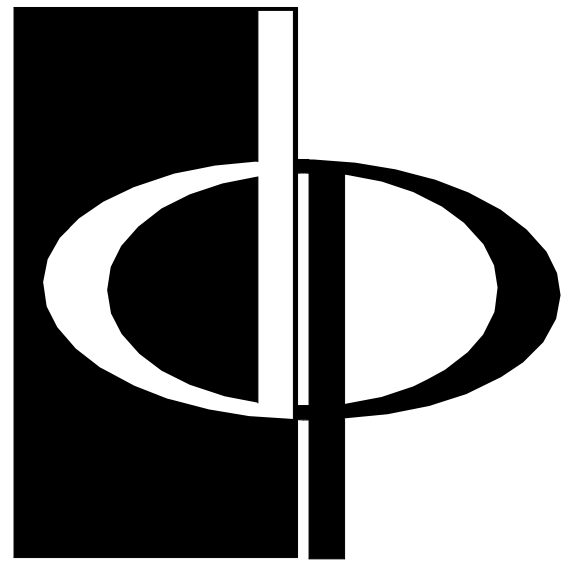
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PHARR ROAD

BUILDING SECTION NORTH - SOUTH
SCALE : 1/16" = 1'-0"

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PROJECT _____

PHARR ROAD

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AND NORTH FULTON DRIVE

FOR _____

POLLACK SHORES

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SUITE 775
ATLANTA, GA 30342

DATE 10.02.2015

JOB NUMBER 1355311

DRAWN BY RAK

CHECKED BY TDW

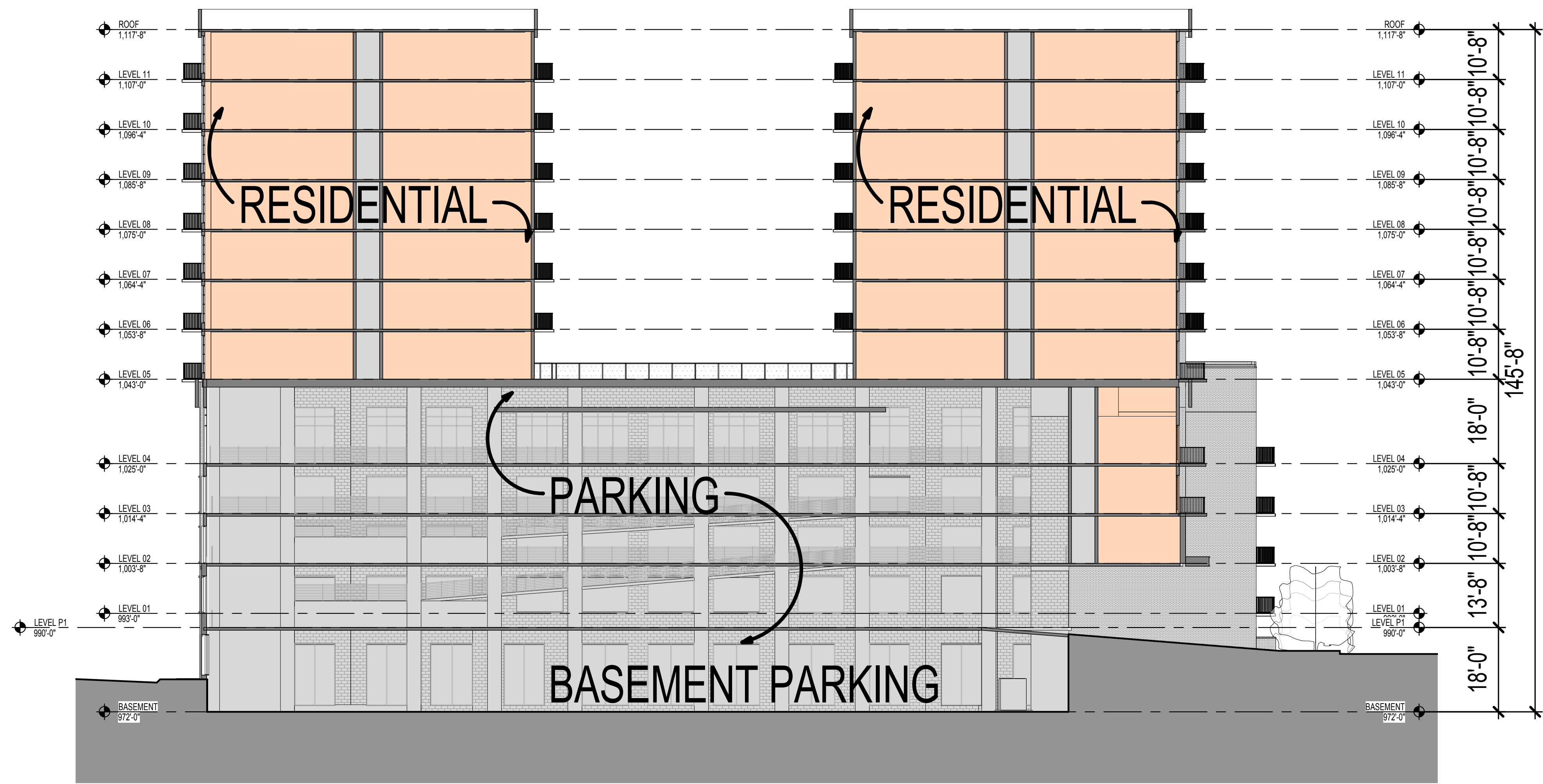
SHEET TITLE BUILDING SECTION E-W

SHEET NUMBER _____

DRC-15

COMMENTS _____

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NORTH FULTON DRIVE

BUILDING SECTION EAST - WEST
SCALE : 1/16" = 1'-0"

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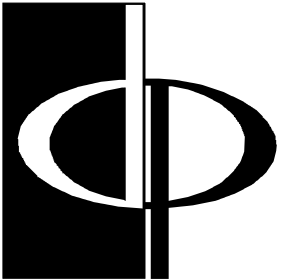
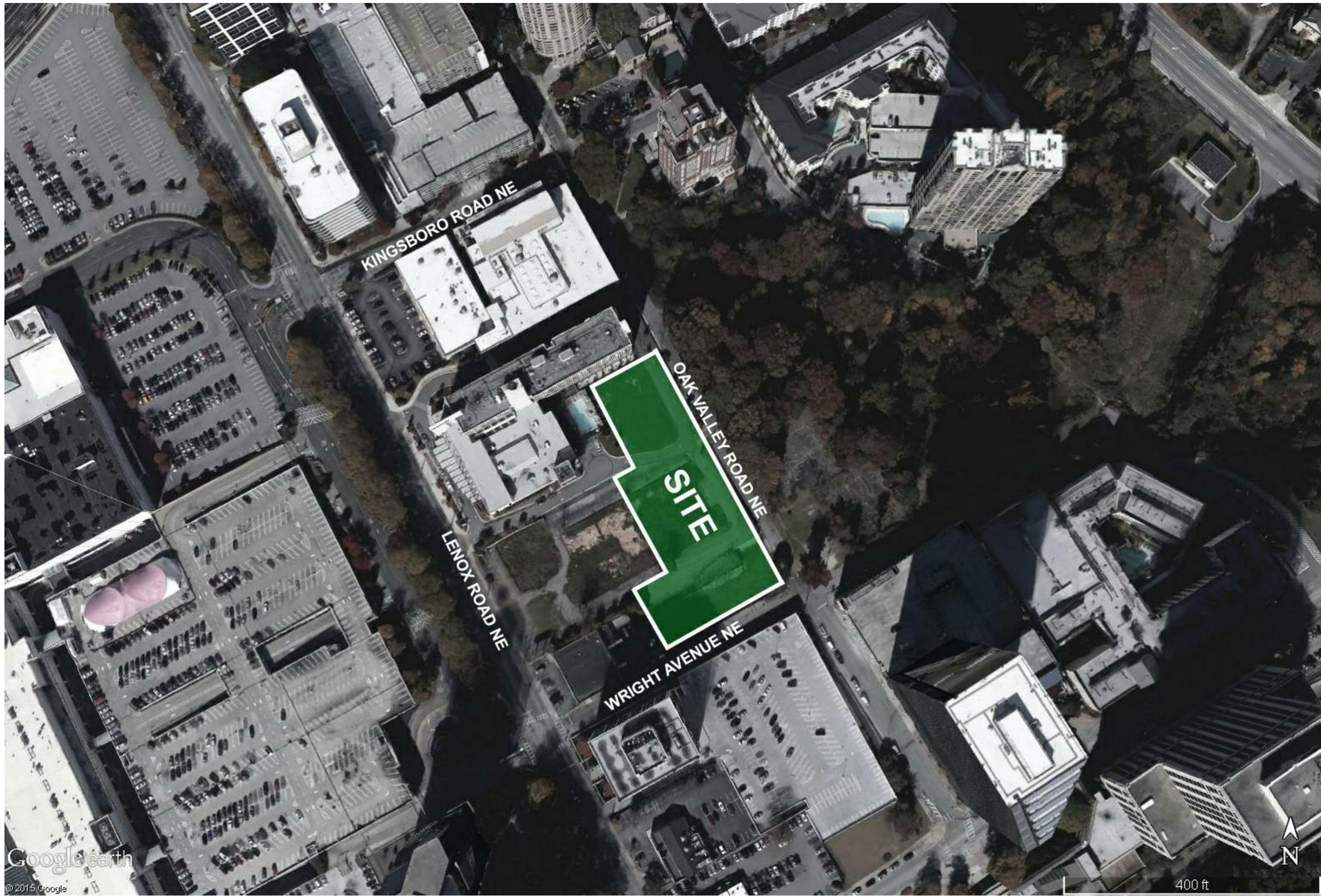
BUCKHEAD DEVELOPMENT REVIEW COMMITTEE

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

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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 _____ 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



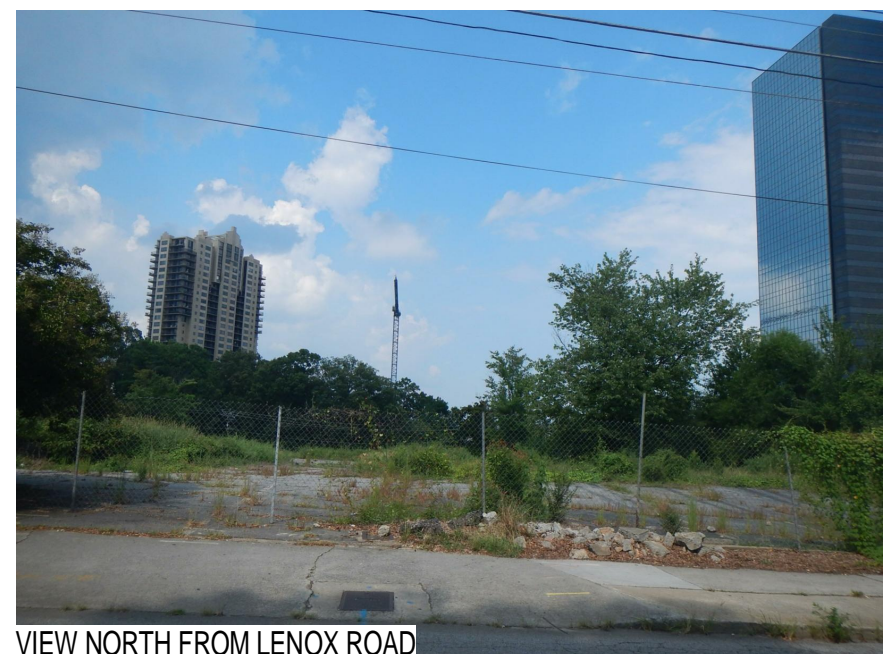
VIEW TOWARDS SOUTH ACROSS SITE



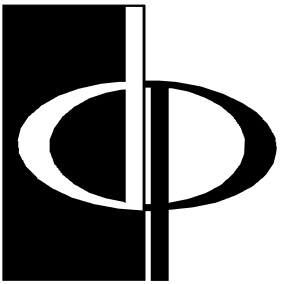
VIEW WEST FROM WRIGHT AVE



VIEW EAST ACROSS SITE



VIEW NORTH FROM LENOX ROAD



THE PRESTON PARTNERSHIP, LLC

A MULTI-DISCIPLINARY DESIGN FIRM
SOUTH TERRACES
115 PERIMETER CENTER PLACE, SUITE 950
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

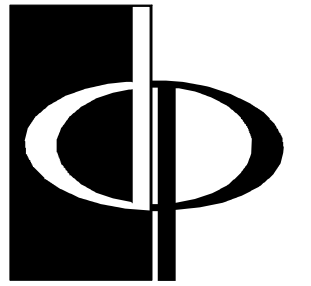
DATE OCTOBER 2, 2015
JOB NUMBER 1560504
DRAWN BY MS
CHECKED BY AN
SHEET TITLE CONTEXT PHOTOS

SHEET NUMBER DRC-02

COMMENTS

11X17

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CRESCENT LENOX

3387 LENOX RD
 ATLANTA, GA 30326

FOR _____

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

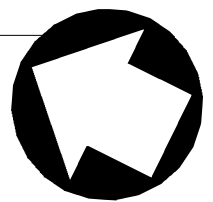
DATE: OCTOBER 2, 2015
 JOB NUMBER: 1560504
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 SHEET TITLE: MASTERPLAN

SHEET NUMBER: **DRC-03**

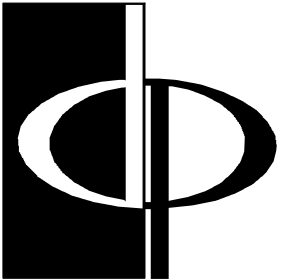
COMMENTS: _____
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1 MASTERPLAN
 SCALE: 1" = 60'-0"



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



THE PRESTON PARTNERSHIP, LLC
 A MULTI-DISCIPLINARY DESIGN FIRM
 SOUTH TERRACES
 115 PERIMETER CENTER PLACE, SUITE 950
 ATLANTA, GEORGIA 30346
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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: NE
 CHECKED BY: AN
 SHEET TITLE: _____

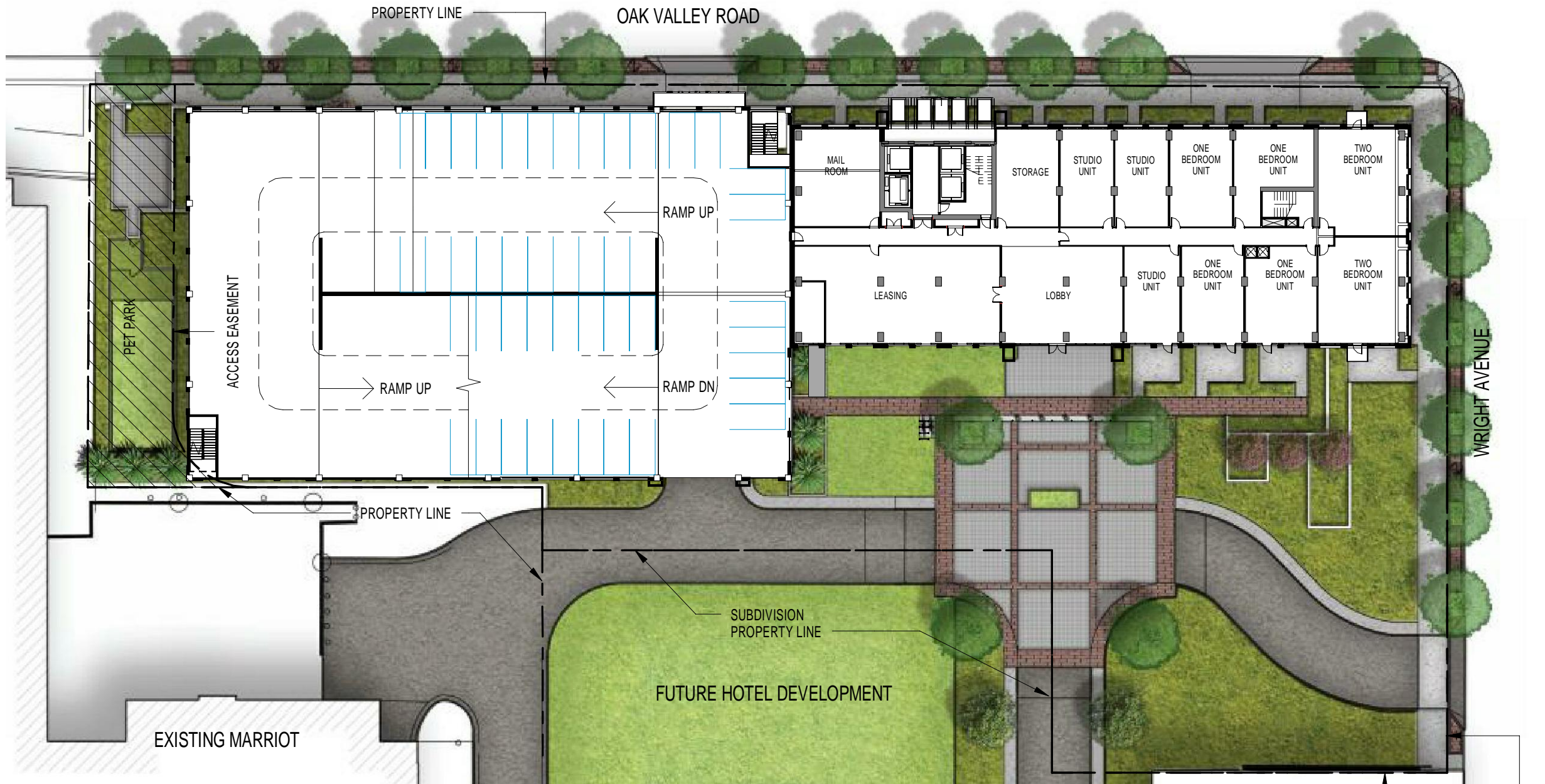
SITE OVERVIEW PLAN

SHEET NUMBER

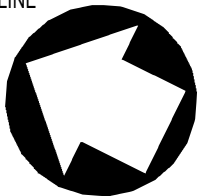
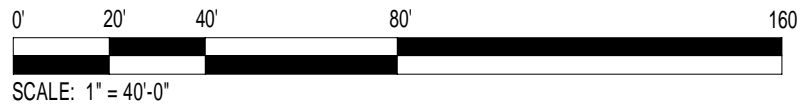
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COMMENTS

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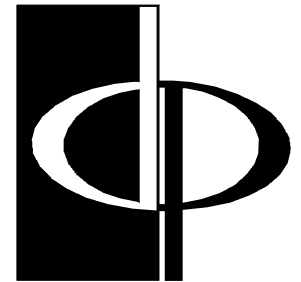
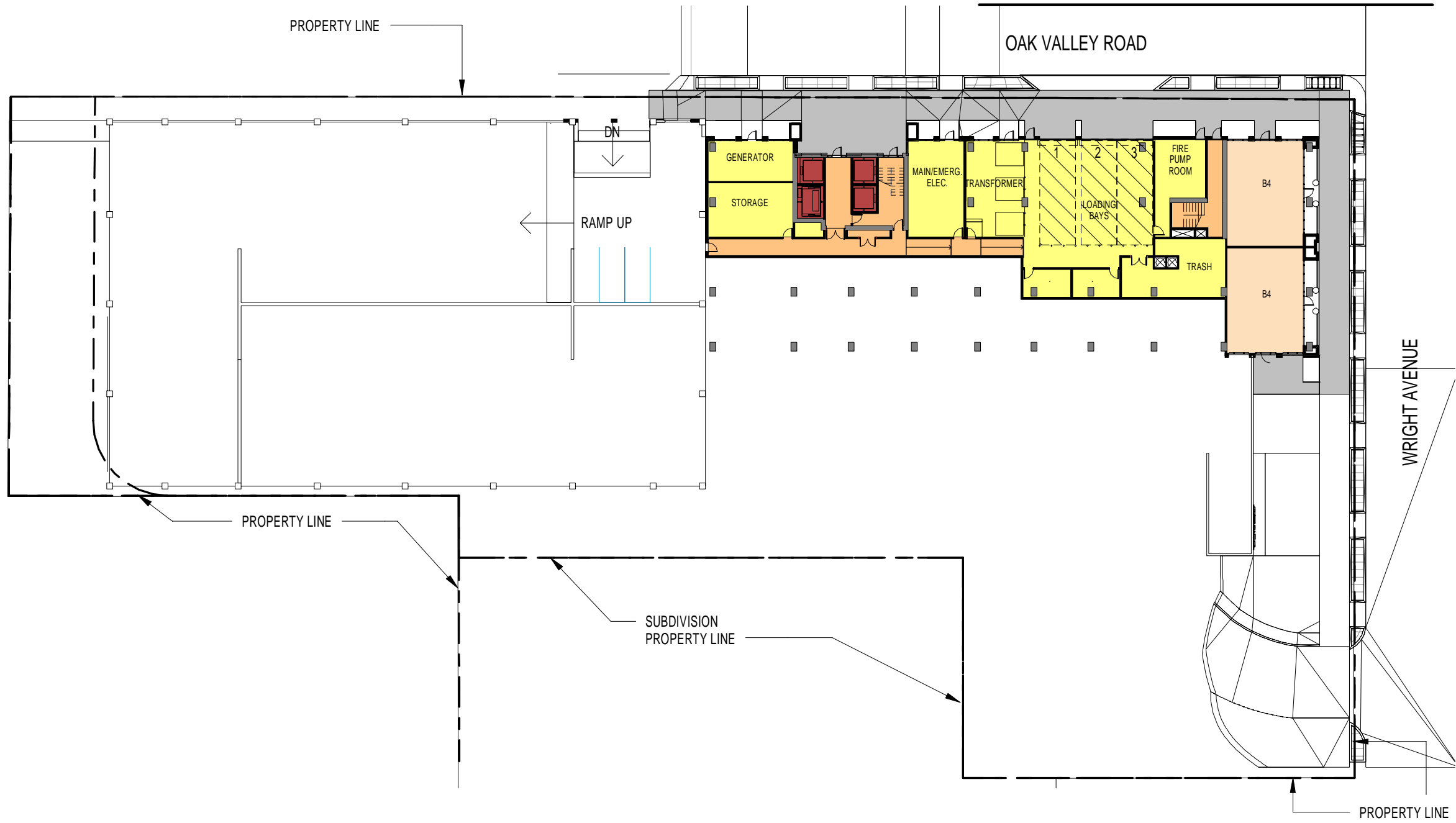


1 SITE OVERVIEW PLAN



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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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 FAX: 770 396 2945
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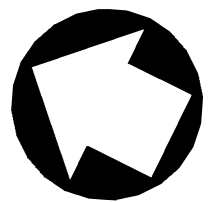
CRESCENT LENOX
 3387 LENOX RD
 ATLANTA, GA 30326

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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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

GROUND LEVEL PLAN

SHEET NUMBER

DRC-06

COMMENTS

11X17

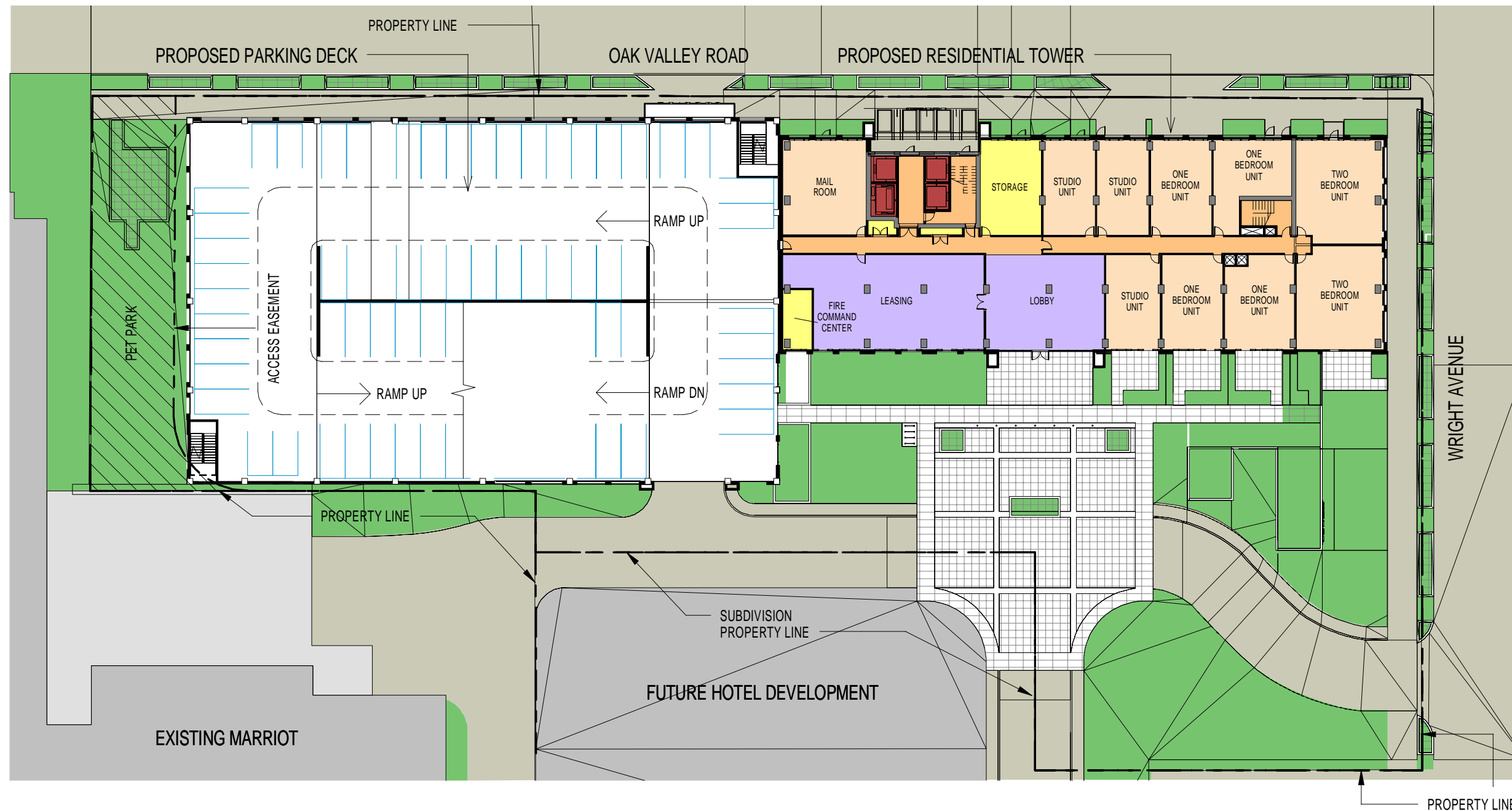
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SITE DATA

RESIDENTIAL UNITS: 352

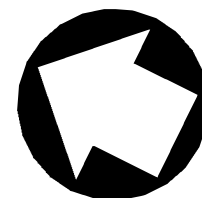
PARKING	MIN	MAX	PROVIDED
RESIDENTIAL	0	704	391
VISITOR	0	106	74
FUTURE RESIDENTIAL	0	0	5
TOTAL			470

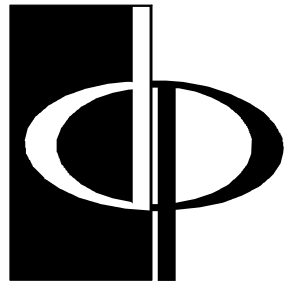
BICYCLE SPACES: 50



1 GROUND LEVEL PLAN

SCALE: 1" = 40'-0"





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FOR _____

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

DATE
OCTOBER 2, 2015

JOB NUMBER
1560504

DRAWN BY
MS

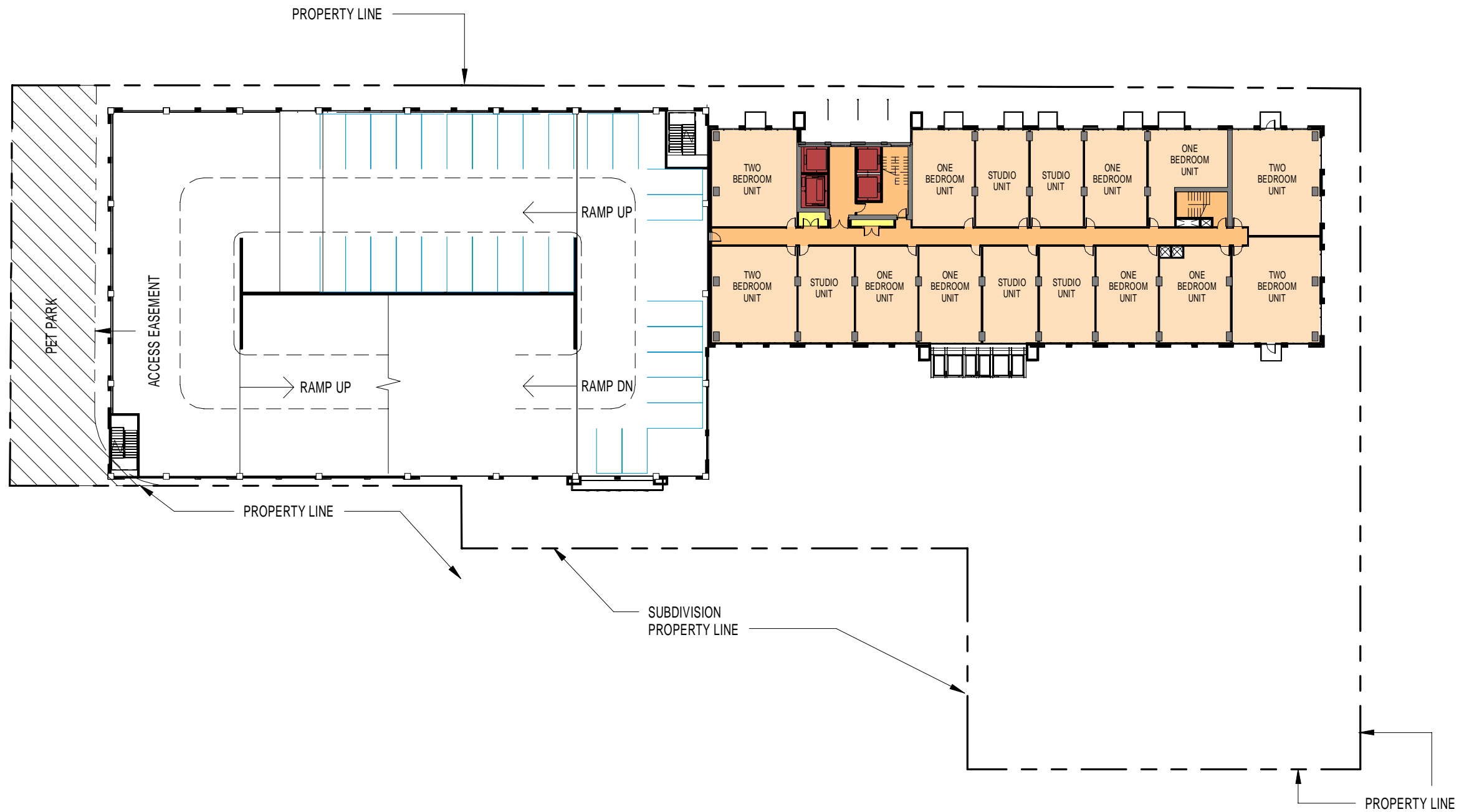
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AN

SHEET TITLE
TYPICAL
LEVEL PLAN

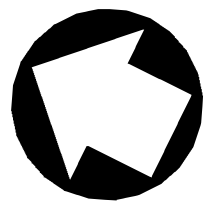
SHEET NUMBER
DRC-07

COMMENTS _____

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



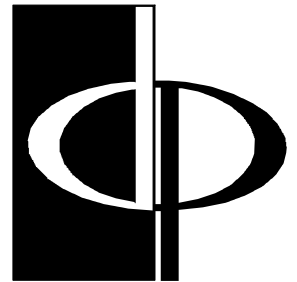
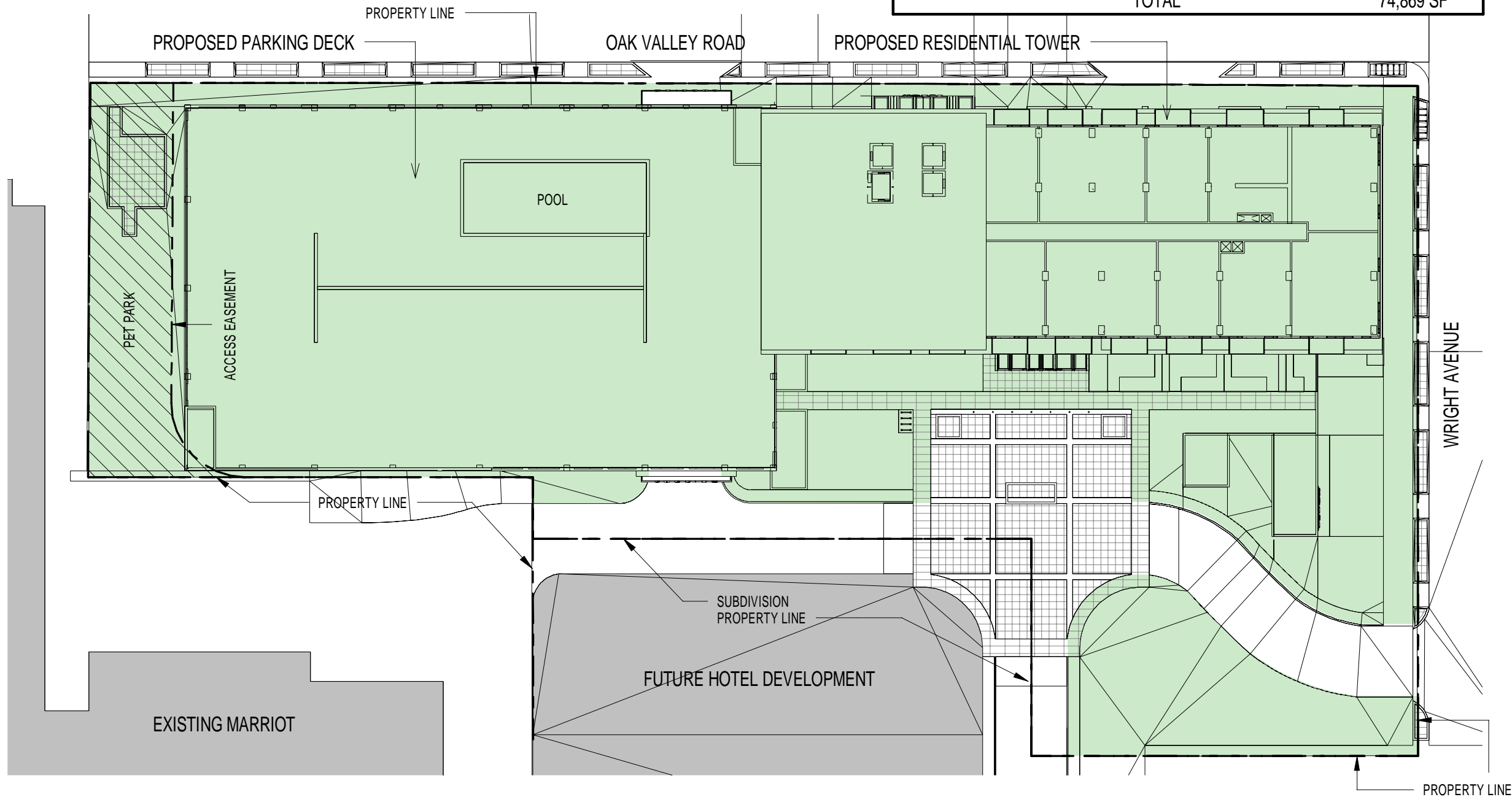
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10/2/2015 5:05:56 PM

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
	TOTAL	74,869 SF



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FOR _____

CRESCENT COMMUNITIES
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 SUITE 1560
 ATLANTA, GA 30326

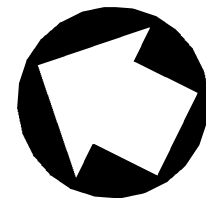
DATE: OCTOBER 2, 2015
 JOB NUMBER: 1560504
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 CHECKED BY: AN
 SHEET TITLE: OPEN SPACE PLAN

SHEET NUMBER: **DRC-08**

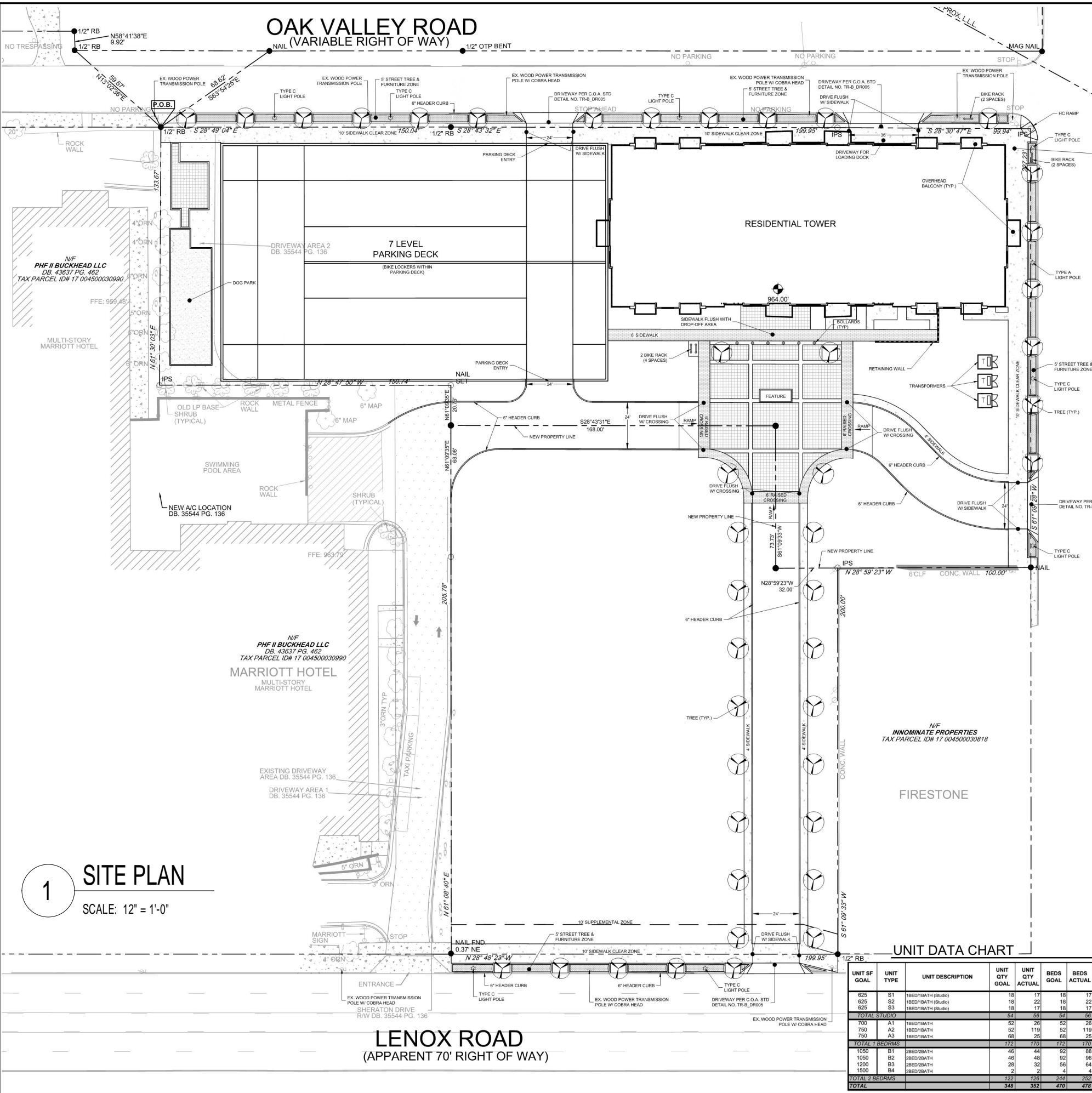
COMMENTS

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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(360.800)/225 = 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	
				TOTAL PROVIDED:	569 SPACES

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.

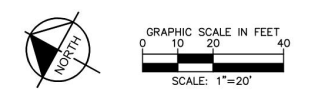
WRIGHT AVENUE
(APPARENT 35' RIGHT OF WAY)

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%
		TOTAL STUDIO	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%
		TOTAL 1 BEDRMS	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%	13.84%
1200	B3	2BED2BATH	28	32	56	64	1,200 SF	1,200 SF	0 SF	33,600 SF	38,400 SF	38,400 SF	38,400 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%
		TOTAL 2 BEDRMS	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%
		TOTAL	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"

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

Kimley»Horn
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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
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CHECKED BY: AN
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SHEET NUMBER: DRC-09
COMMENTS:

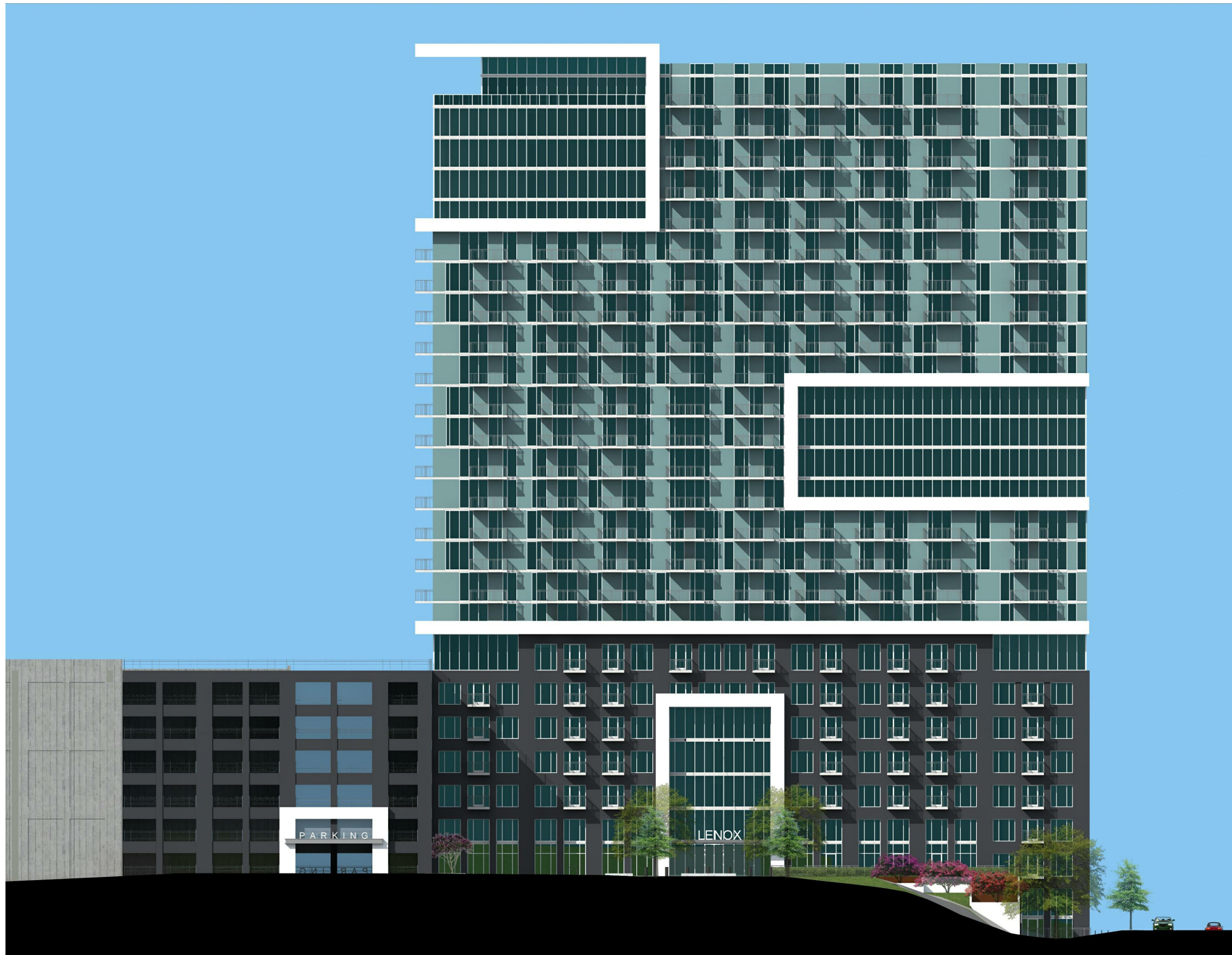
CRESCENT LENOX
3387 & 3393 LENOX ROAD NE
ATLANTA, FULTON COUNTY, GEORGIA
LAND LOT 9 AND 45, 17TH DISTRICT
PREPARED FOR:
CRESCENT COMMUNITIES

SAP
SHEET NUMBER
11X17

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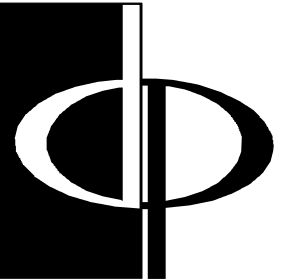
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SOUTH ELEVATION

NOT TO SCALE



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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

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 JOB NUMBER 1560504
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 CHECKED BY AN
 SHEET TITLE ELEVATION

SHEET NUMBER **DRC-10**

COMMENTS

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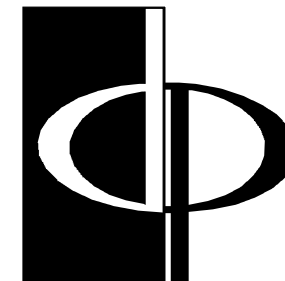
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1

NORTH ELEVATION

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PARTNERSHIP, LLC**
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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

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SHEET TITLE ELEVATION

SHEET NUMBER

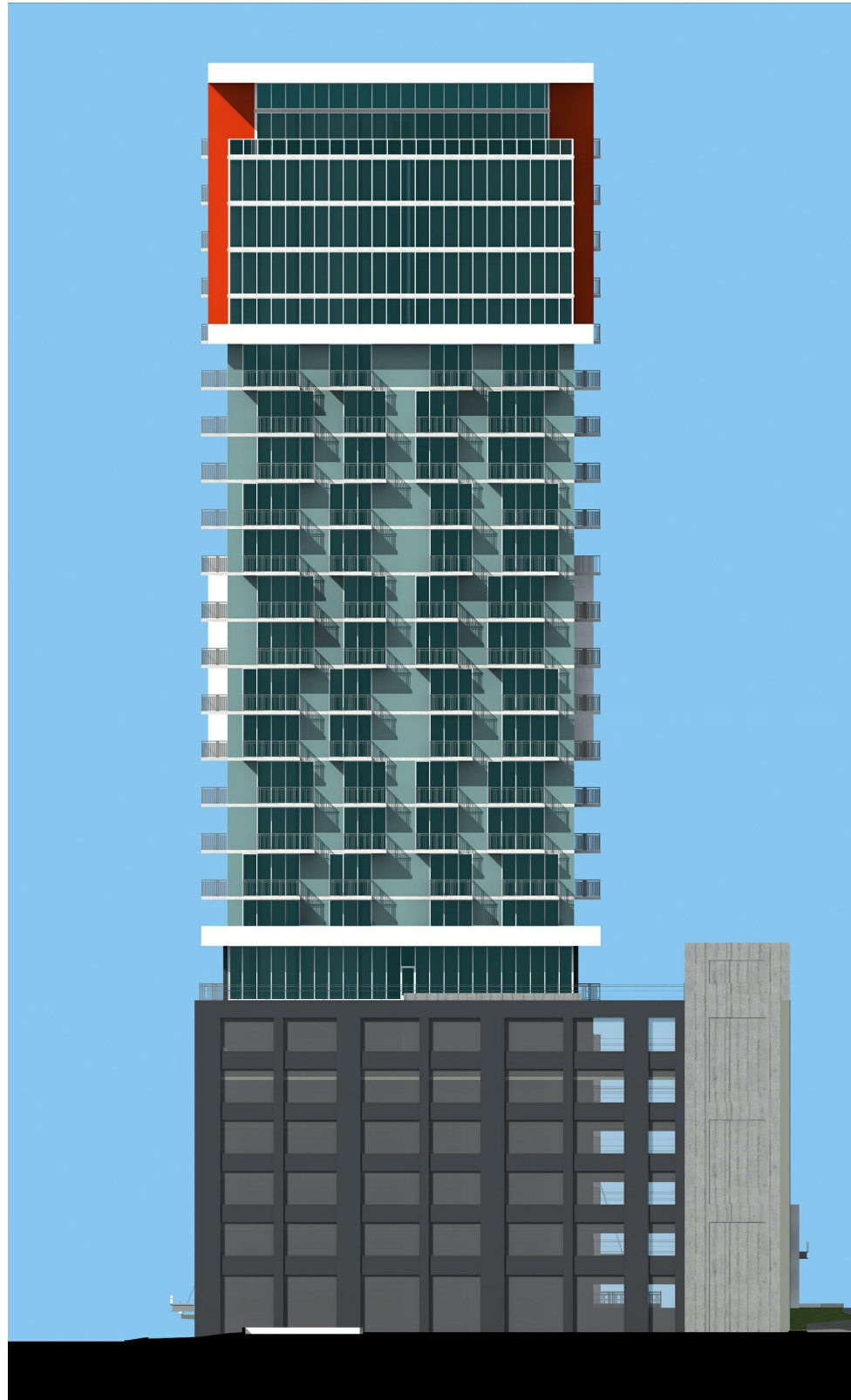
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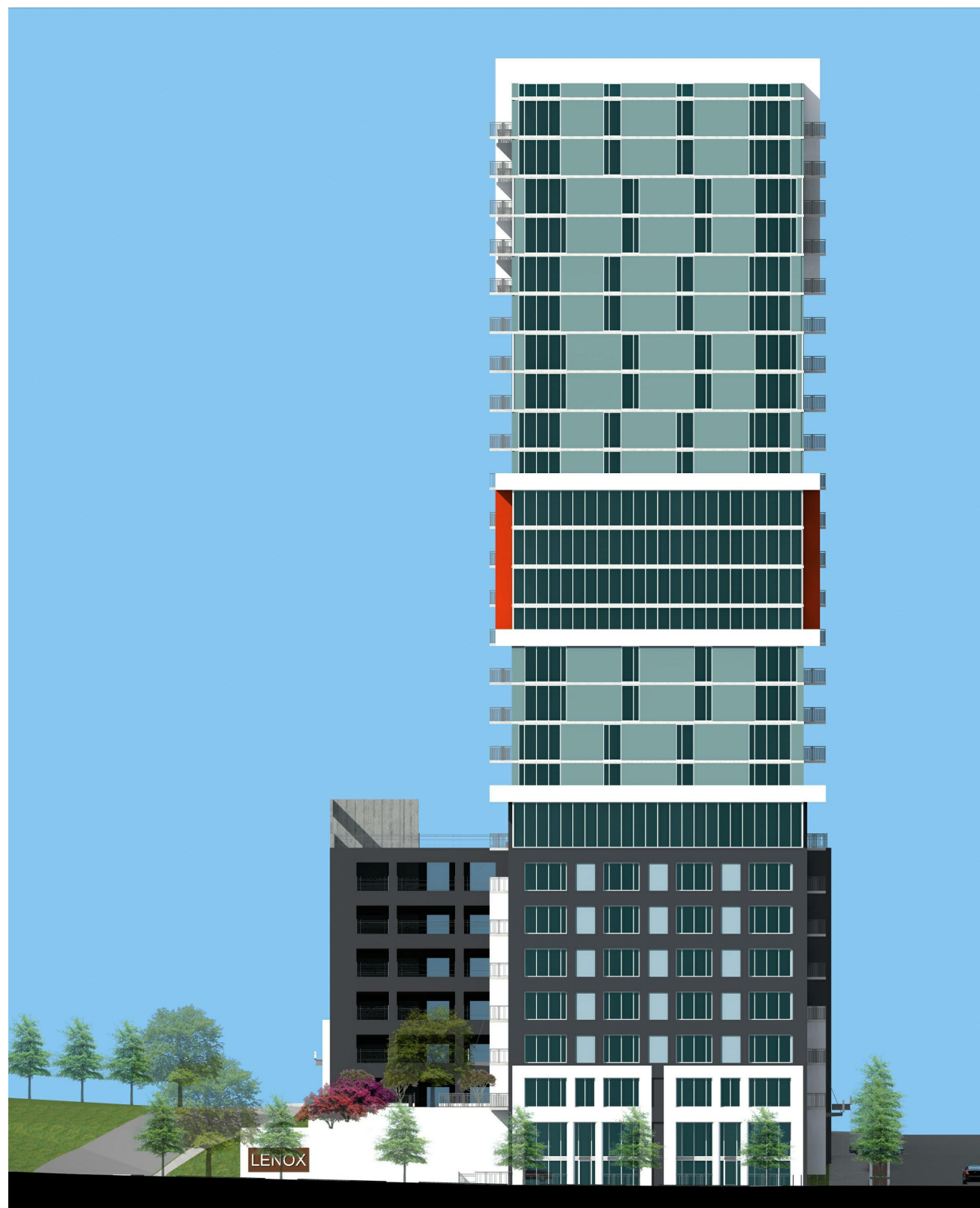
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2 WEST ELEVATION
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1 EAST ELEVATION
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PROJECT

CRESCENT LENOX

3387 LENOX RD
ATLANTA, GA 30326

FOR _____

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

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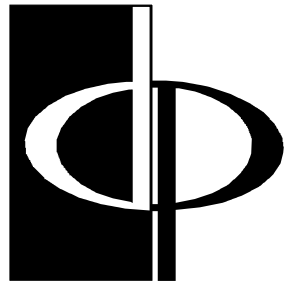
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2 NORTHEAST PERPSECTIVE
NOT TO SCALE



1 SOUTH EAST PERSPECTIVE
NOT TO SCALE



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CRESCENT LENOX

3387 LENOX RD
ATLANTA, GA 30326

FOR _____

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3340 PEACHTREE RD NE
SUITE 1560
ATLANTA, GA 30326

DATE OCTOBER 2, 2015
JOB NUMBER 1560504
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SHEET TITLE COLOR RENDERINGS

SHEET NUMBER **DRC-13**

COMMENTS _____

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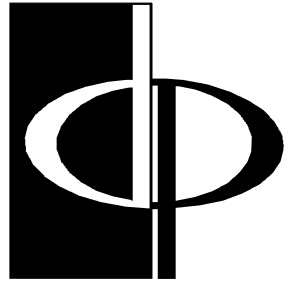


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COURTYARD PERSPECTIVE

SCALE: 1" = 40'-0"

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PROJECT

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 ATLANTA, GA 30326

FOR

CRESCENT COMMUNITIES
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 SUITE 1560
 ATLANTA, GA 30326

DATE OCTOBER 2, 2015

JOB NUMBER 1560504

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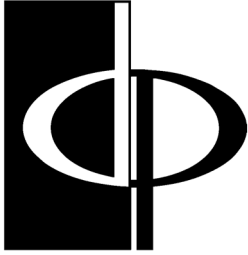
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COMMENTS

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South Terraces
115 Perimeter Center Place, Suite 950
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TEL 770 396 7248
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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 (2nd to 25th floor)
 - 24 floors of residential apartments
 - 343 residential units
 - Parking deck access on floors 2-6

- Pool Amenity (partial 7th floor)
 - Amenity deck with 2000 sf pool, recreation area and outdoor grilling areas
 - Clubroom and Fitness Center with restrooms

- Sky Lounge Amenity (partial 25th floor)
 - Interior & exterior lounge areas

- Roof Level
 - Mechanical equipment access
 - Elevator equipment room