

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

## 61 Irby Avenue

Project Description

TPP Project Number 1500302

March 30, 2016

The Irby Avenue project is a mixed use development proposed by Alliance Residential Company at the intersection of Irby Avenue and Paces Ferry Place in SPI-9. The project consists of 8 stories of approximately 275 residential units over 3 stories of structured parking, 1 story of ground level leasing, retail, and service, and 1 ½ levels of below-grade parking.

The project will be clad in a mixture of masonry, glass, metal panel, 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:

- Ground Level:
  - Approximately 14,800 SF of Retail
  - Addition of 11 on-street parallel parking spaces (none existing)
  - Leasing Office
  - Loading dock with two bays
  - Trash room
  - All back-of-house service areas (generator room, main electrical room, maintenance, etc.)
  - Separate entrances for retail and residential parking
- Parking Levels (Sub-levels 01 and 02, and levels 02-04)
  - Parking for residential units is accessed via Paces Ferry Place and is located on the elevated parking decks (Levels 02-04).
  - Parking for retail is accessed via Irby Avenue and is located on the two below-grade levels.
- Amenity Level (5<sup>th</sup> floor)
  - Approximately 2,400 SF of double-height amenity space (pool lounge, fitness, etc.)
  - Approximately 33 Residential units
  - Approximately 8,000 SF of open-air courtyard and swimming pool deck
- Typical Residential Levels (6<sup>th</sup> through 11<sup>th</sup>)
  - 6 Floors of approximately 225 total Residential units
- Penthouse Level (12<sup>th</sup> floor)
  - Approximately 17 Penthouse Units
  - Approximately 2,400 sf of Sky Lounge
- Roof Level
  - Mechanical equipment
  - Elevator equipment rooms

- **Administrative Variation Requests**

- 16-18l.019: Reduction in the required number of loading spaces from four to two.
    - SPI-9 regulations require 3 loading spaces for residential uses with more than 201 units, and 1 loading space for other uses (retail, etc.) from 10,001 to 40,000 square feet. This project consists of approximately 275 units and approximately 10,800 sf of retail square footage.
    - Experience with similar mixed-use projects has shown that building management will be able to adequately manage access to the loading spaces such that an overlap of residential use (move-in/move-out during business hours) and retail use (product unloading either before or after business hours) does not occur.
  - 16-18l.020: Allow curb cut on Paces Ferry Place to be within 100 feet of the curb cut of the adjoining property to the north.
    - Lot depth along Paces Ferry Place is less than 175' measured from the curb face, so it is not possible to have the curb cut located both as far as possible from the intersection and a minimum of 100' from the adjacent property to the north. Preference was given to locating the curb cut as far from the intersection as possible. Existing conditions, as shown by the existing photos included in the DRC submittal package, indicate that multiple curb cuts already existing along the lot depth along Paces Ferry Place, and that the current proposal would not substantially alter those conditions.
-

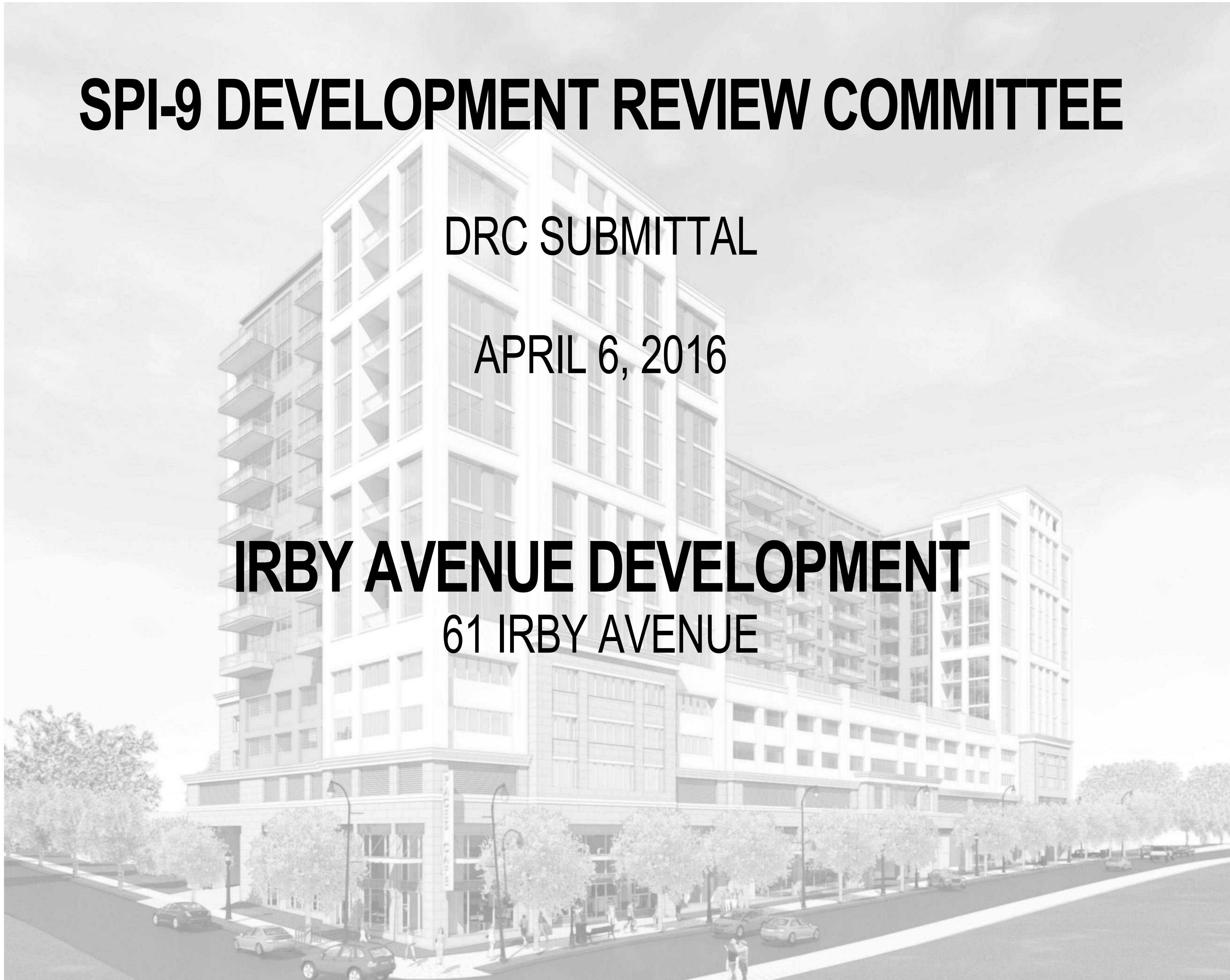
# SPI-9 DEVELOPMENT REVIEW COMMITTEE

DRC SUBMITTAL

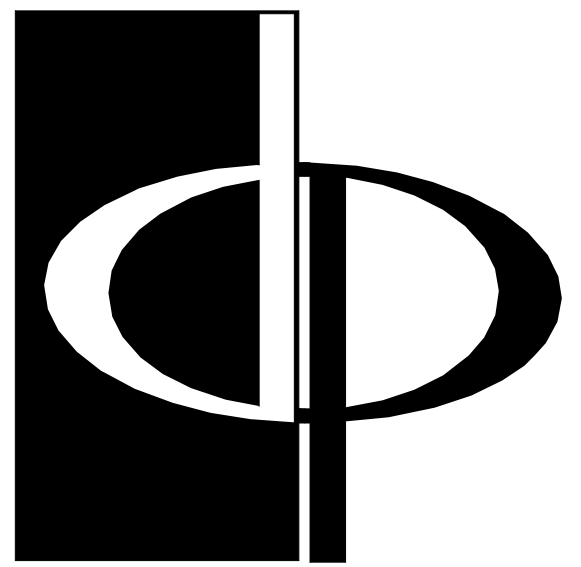
APRIL 6, 2016

## IRBY AVENUE DEVELOPMENT

61 IRBY AVENUE







**THE PRESTON PARTNERSHIP, LLC**  
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SOUTH TERRACES  
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ATLANTA, GEORGIA 30346  
TELEPHONE: 770 396 7248  
FAX: 770 396 2945

WWW.THEPRESTONPARTNERSHIP.COM  
CONSULTANT \_\_\_\_\_

SEAL \_\_\_\_\_

PROJECT \_\_\_\_\_

**IRBY AVENUE**

61 IRBY AVENUE NW  
ATLANTA, GA 30305

FOR \_\_\_\_\_

**ALLIANCE RESIDENTIAL**

3715 NORTHSIDE PARKWAY  
SUITE 1-102  
ATLANTA, GEORGIA, 30327

DATE \_\_\_\_\_ 04.06.2016

JOB NUMBER \_\_\_\_\_ 1500302

DRAWN BY \_\_\_\_\_ RAK

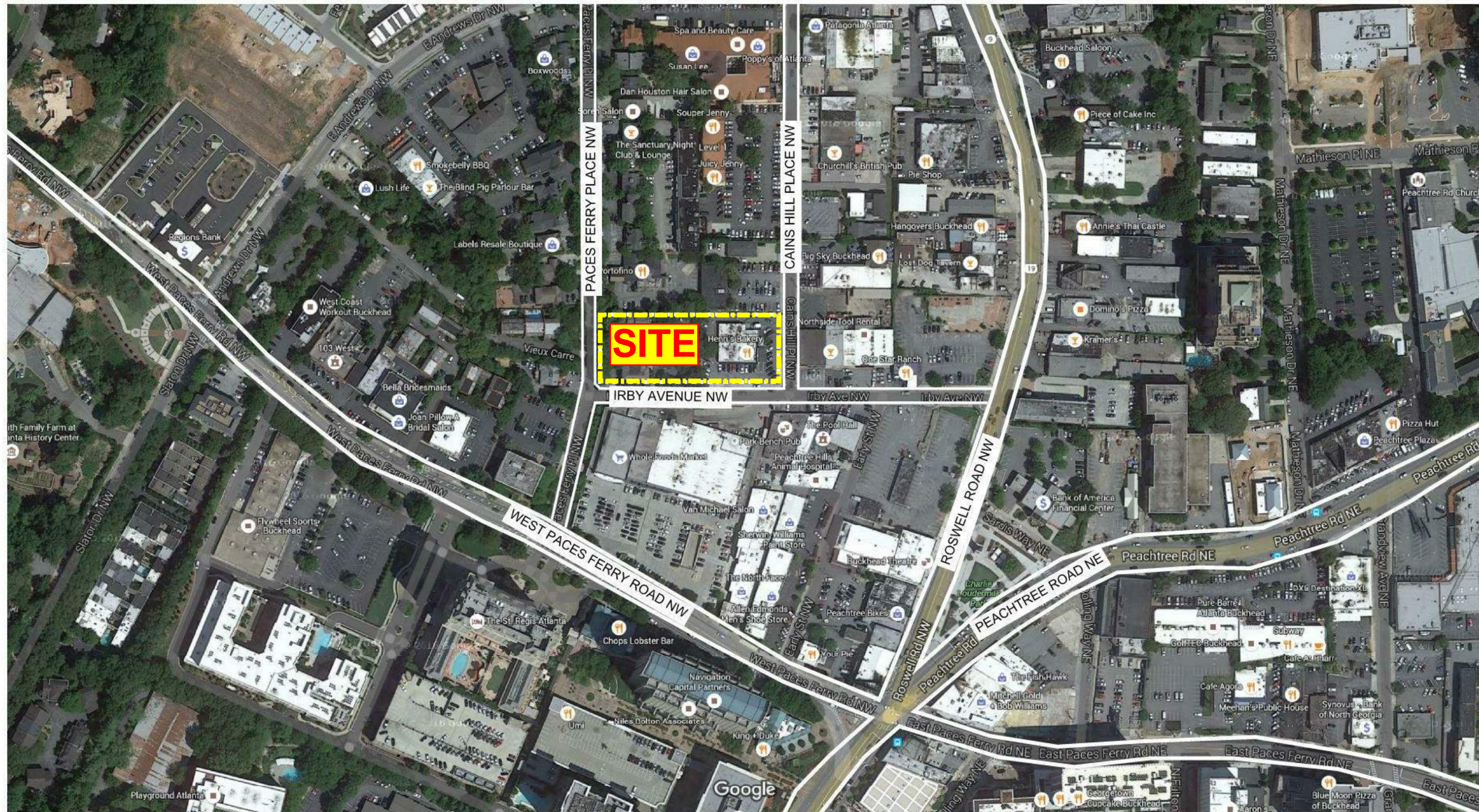
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SHEET TITLE \_\_\_\_\_  
**SITE AERIAL**

SHEET NUMBER \_\_\_\_\_

**DRC-01**

COMMENTS \_\_\_\_\_

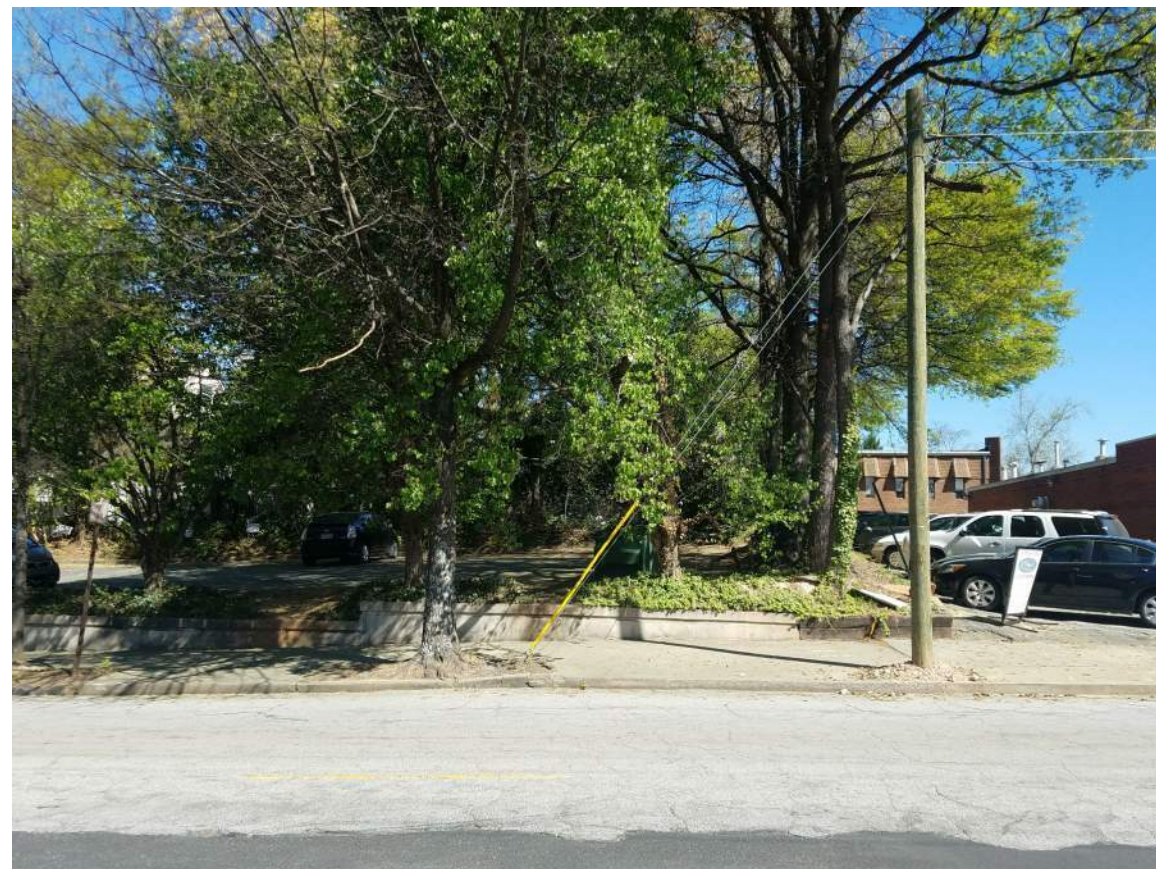






3 CONTEXT PHOTOS (PACES FERRY PLACE)

SCALE: 12" = 1'-0"



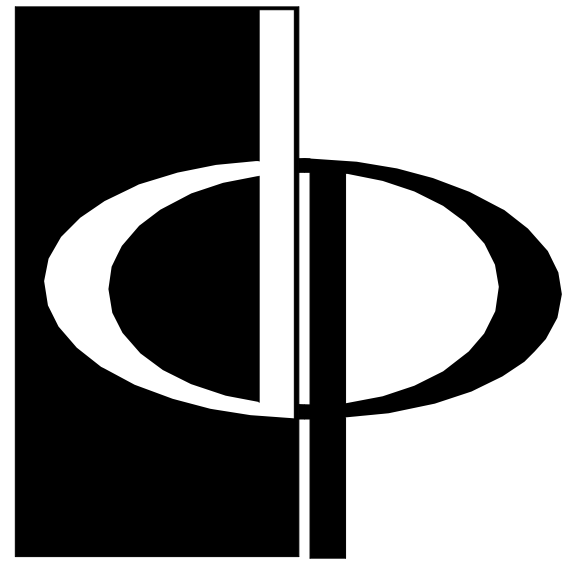
2 CONTEXT PHOTOS (IRBY AVENUE)

SCALE: 12" = 1'-0"



1 CONTEXT PHOTOS (CAINS HILL PLACE)

NOT TO SCALE



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SHEET TITLE CONTEXT PHOTOS

SHEET NUMBER

**DRC-02**

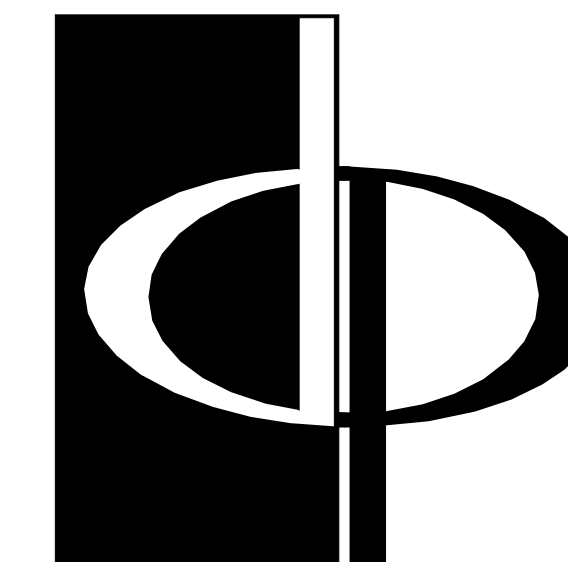
COMMENTS





1 SOUTHWEST CORNER PERSPECTIVE (IRBY AVE. AND PACES FERRY PLACE)  
NOT TO SCALE

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 Agency of The Preston Partnership, LLC



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SHEET TITLE \_\_\_\_\_ RENDERING

SHEET NUMBER \_\_\_\_\_

**DRC-03**

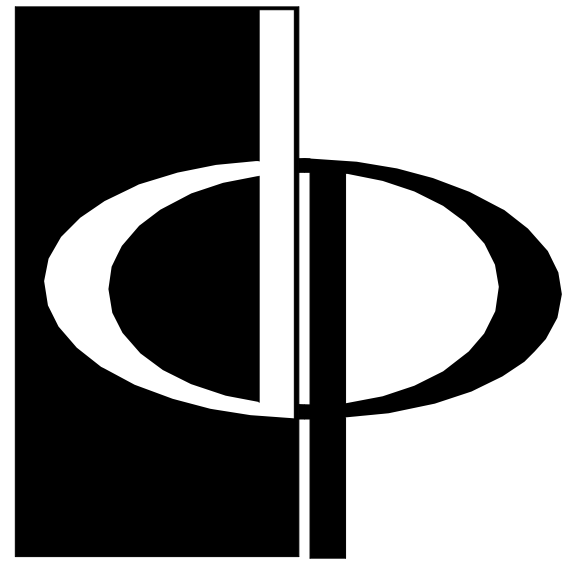
COMMENTS \_\_\_\_\_





1 SOUTHEAST CORNER PERSPECTIVE (IRBY AVE. AND CAINS HILL PLACE)  
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SHEET TITLE RENDERING

SHEET NUMBER

**DRC-04**

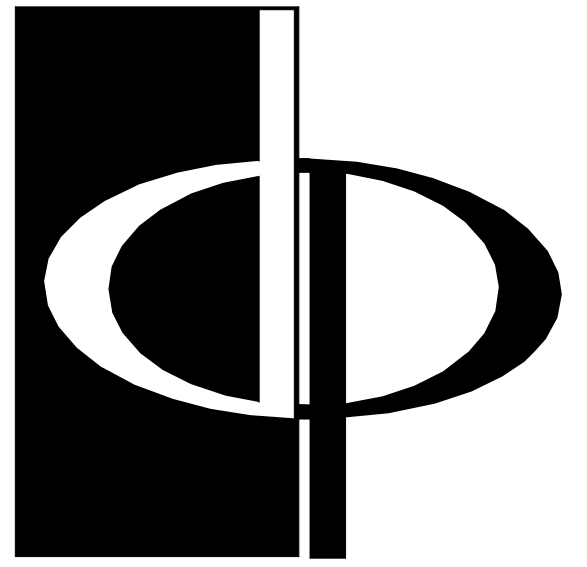
COMMENTS \_\_\_\_\_





1 NORTHWEST CORNER PERSPECTIVE (PACES FERRY PLACE)  
SCALE: 1/2" = 1'-0"

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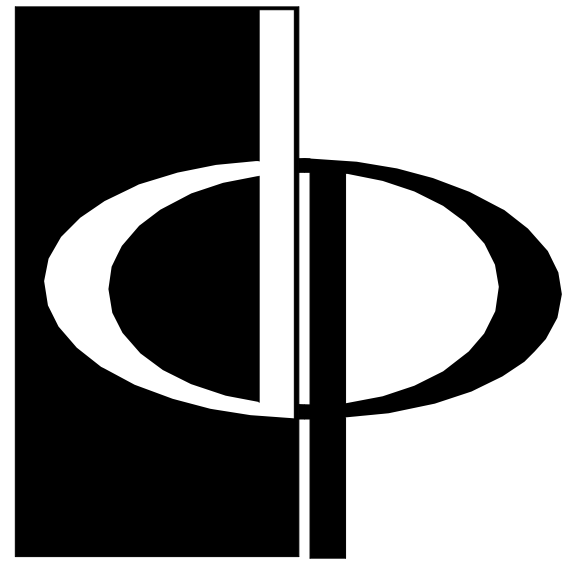
SHEET TITLE \_\_\_\_\_ RENDERING

SHEET NUMBER \_\_\_\_\_

**DRC-05**

COMMENTS \_\_\_\_\_





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

SHEET NUMBER \_\_\_\_\_

**DRC-06**

COMMENTS \_\_\_\_\_

**PARKING DATA**

UNITS	COUNT/AREA	RATIO	MAX	MIN
1 BEDROOM	239	2.33/UNIT	557	418
2 BEDROOM	36	2.33/UNIT	84	63
3 BEDROOM	0	2.83/UNIT	0	0
RETAIL	14,800	1/300 SF	50	38
TOTAL REQUIRED			691	519
TOTAL PROVIDED			522	522
DIFFERENCE			-169	+3

**SITE DATA & F.A.R. ANALYSIS**

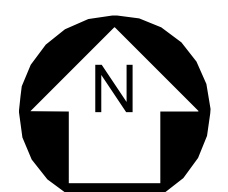
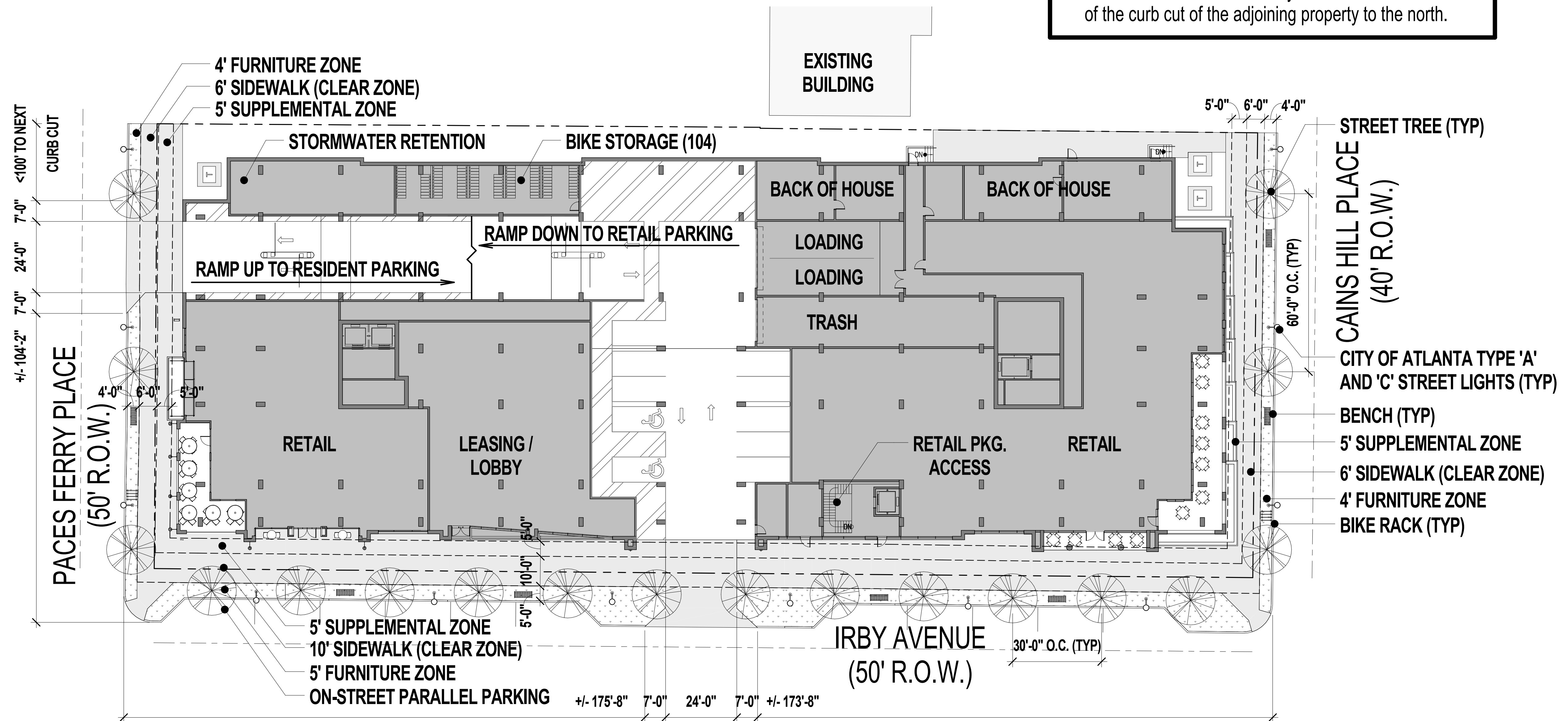
NET LOT AREA	55,690 SF
GROSS LOT AREA	72,820 SF
F.A.R.	5.587 (PER REZONING)
AREA ALLOWED (GLA)	406,845 SF
AREA PROPOSED	277,440 SF

**PROJECT DESCRIPTION**

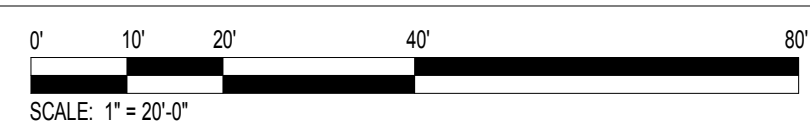
The project consists of 8 levels of load-bearing metal stud framed residential units over 3 levels of parking, ground floor retail and leasing space, and 2 levels of below-grade parking. The 5th floor features an open courtyard and swimming pool.

**VARIATION REQUESTS**

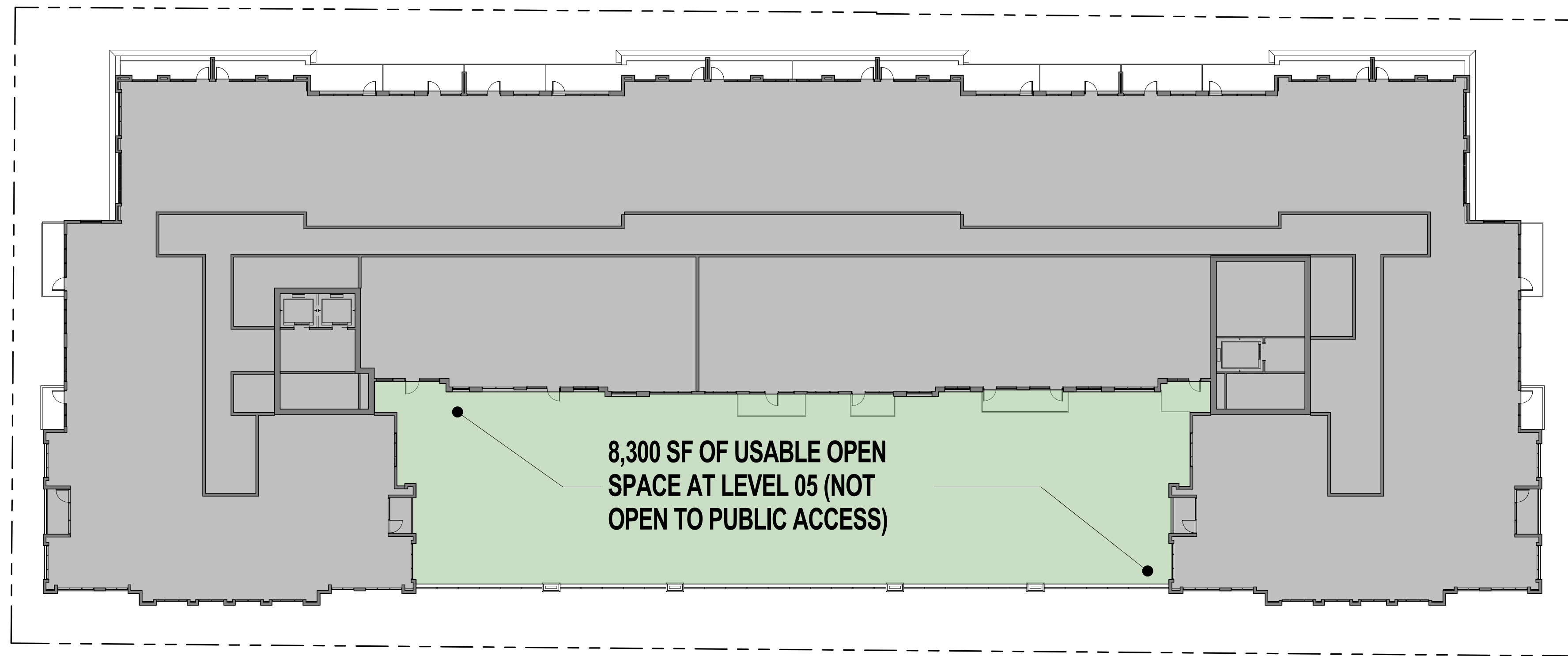
- Reduction of minimum required number loading spaces from four to two.
- Allow curb cut on Paces Ferry Place to be within 100 feet of the curb cut of the adjoining property to the north.



1 SITE PLAN

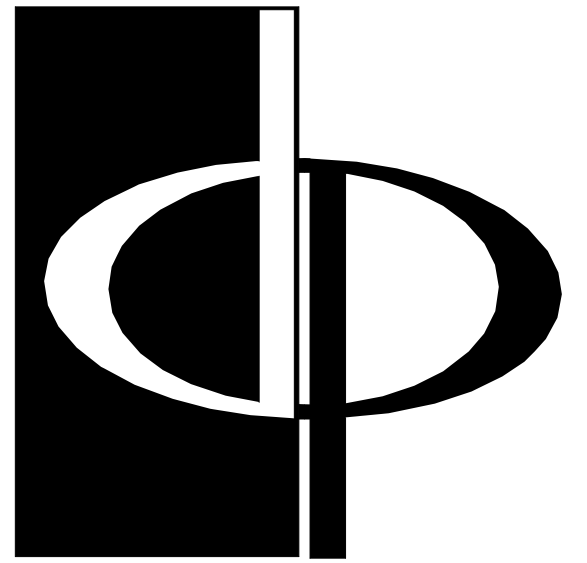






**USABLE OPEN SPACE DATA**

55,690 SF	NET LOT AREA
20.0%	PERCENTAGE REQUIRED
34.7%	PERCENTAGE PROVIDED
11,138 SF	UOS (REQUIRED)
19,300 SF	UOS (PROVIDED) (GROUND + ELEVATED)
11,000 SF	UOS (GROUND)
8,300 SF	UOS (ELEVATED)
50%	PUBLIC UOS (REQUIRED)
57%	PUBLIC UOS (PROVIDED)



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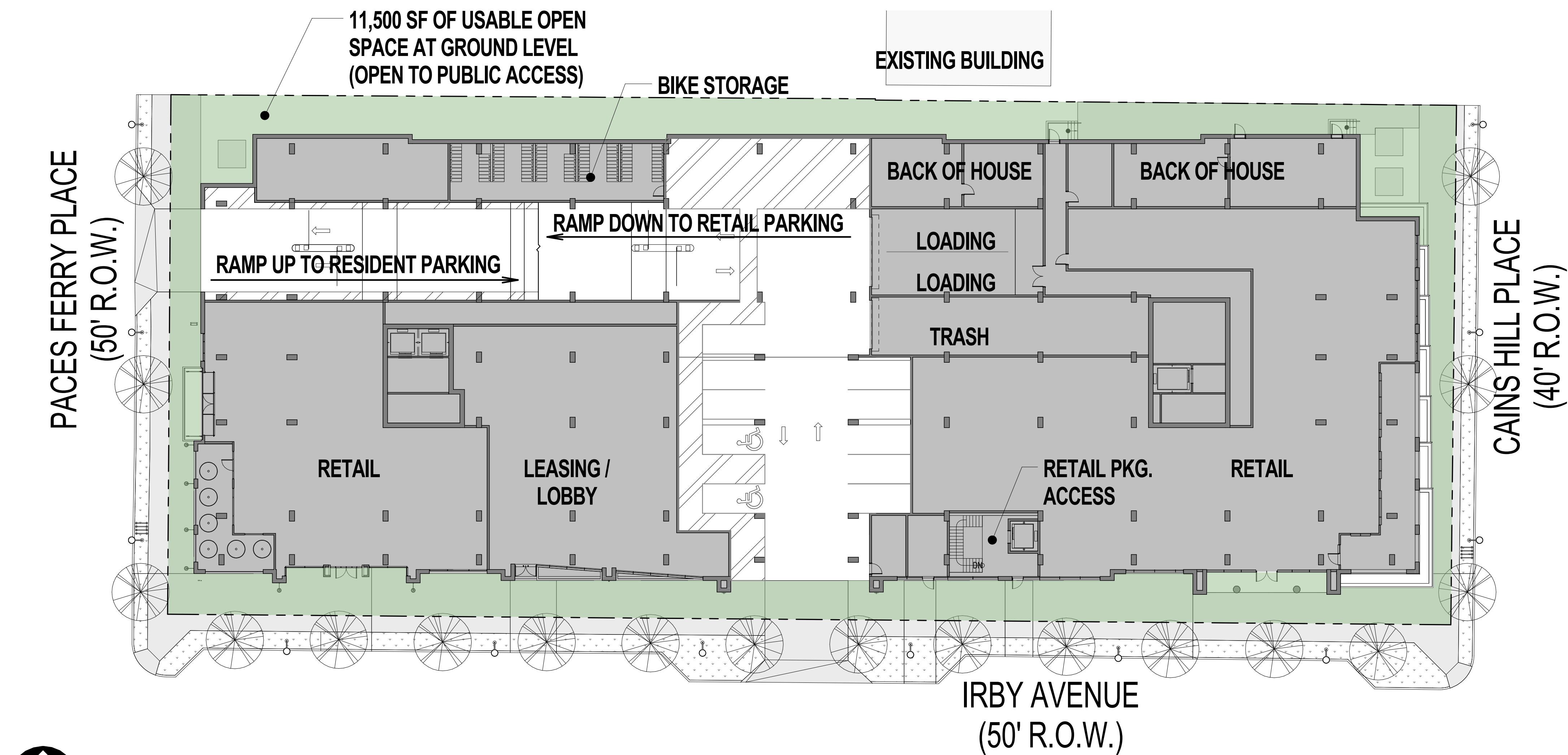
SHEET TITLE USABLE OPEN SPACE

SHEET NUMBER \_\_\_\_\_

**DRC-07**

COMMENTS \_\_\_\_\_

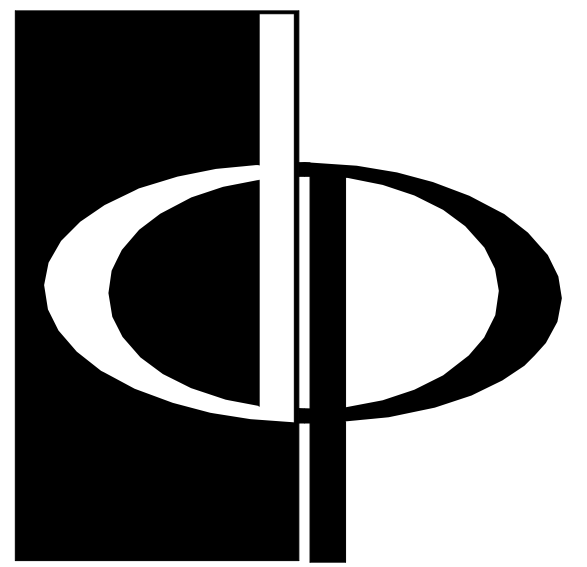
2 USABLE OPEN SPACE - LEVEL 05  
 SCALE: 1" = 20'-0"



1 USABLE OPEN SPACE - GROUND LEVEL  
 SCALE: 1" = 20'-0"

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SHEET TITLE TYPICAL PLANS

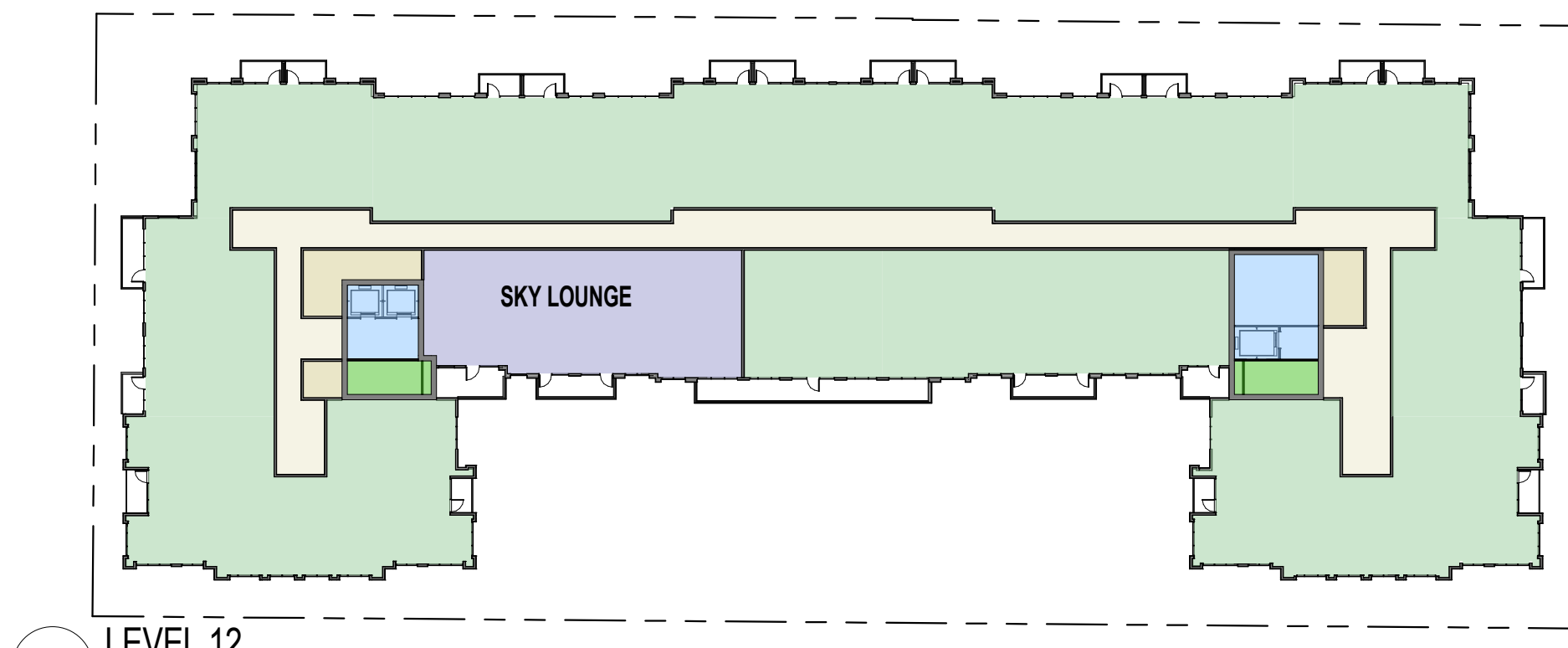
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**DRC-08**

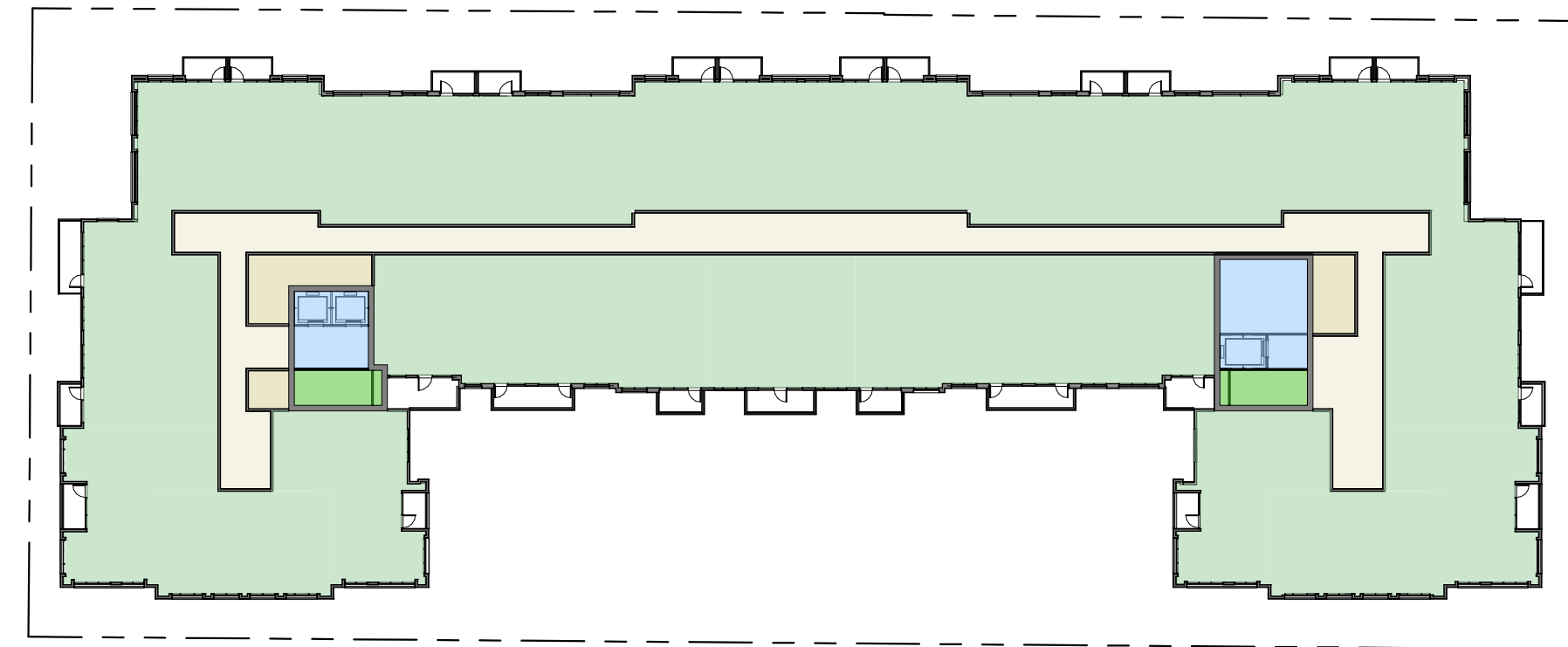
COMMENTS \_\_\_\_\_

**LEGEND**

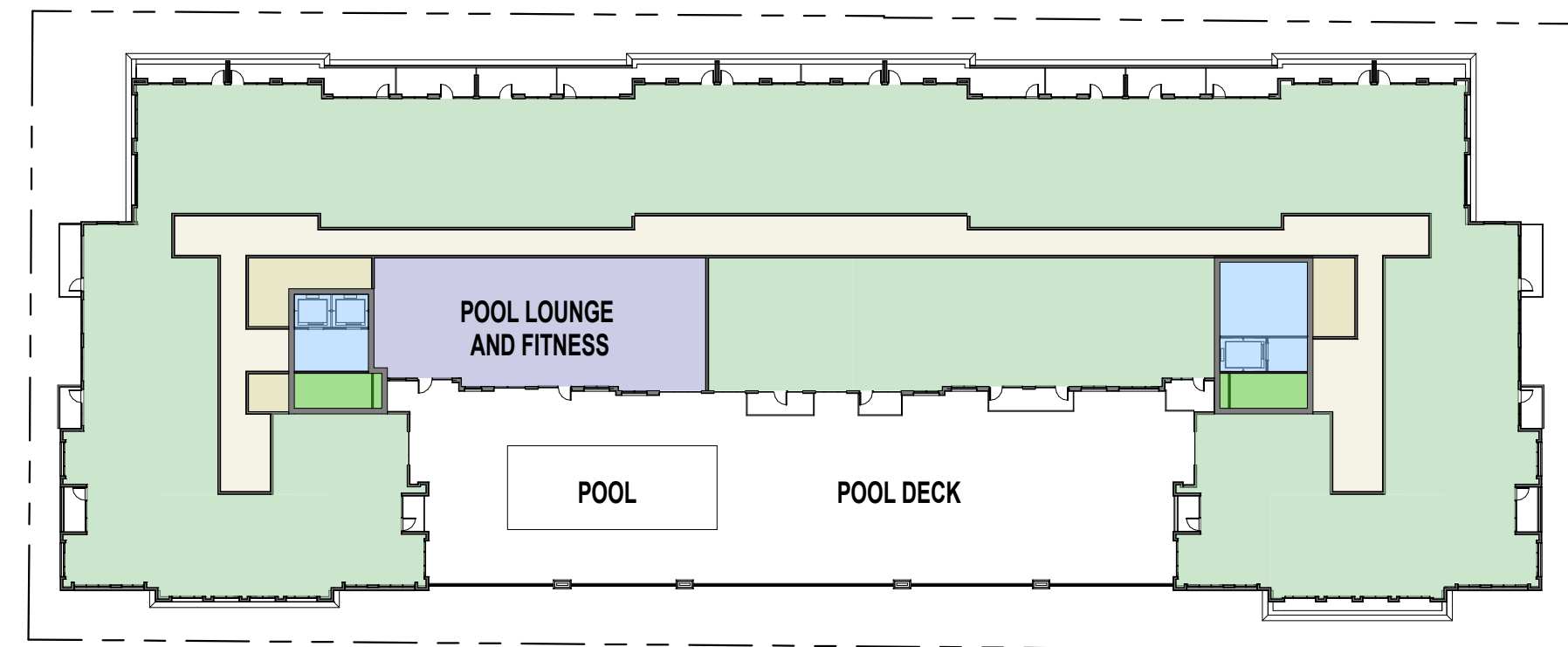
- AMENITY
- BACK OF HOUSE
- CORRIDOR
- ELEVATOR
- PARKING
- RESIDENTIAL
- RETAIL
- STAIRS



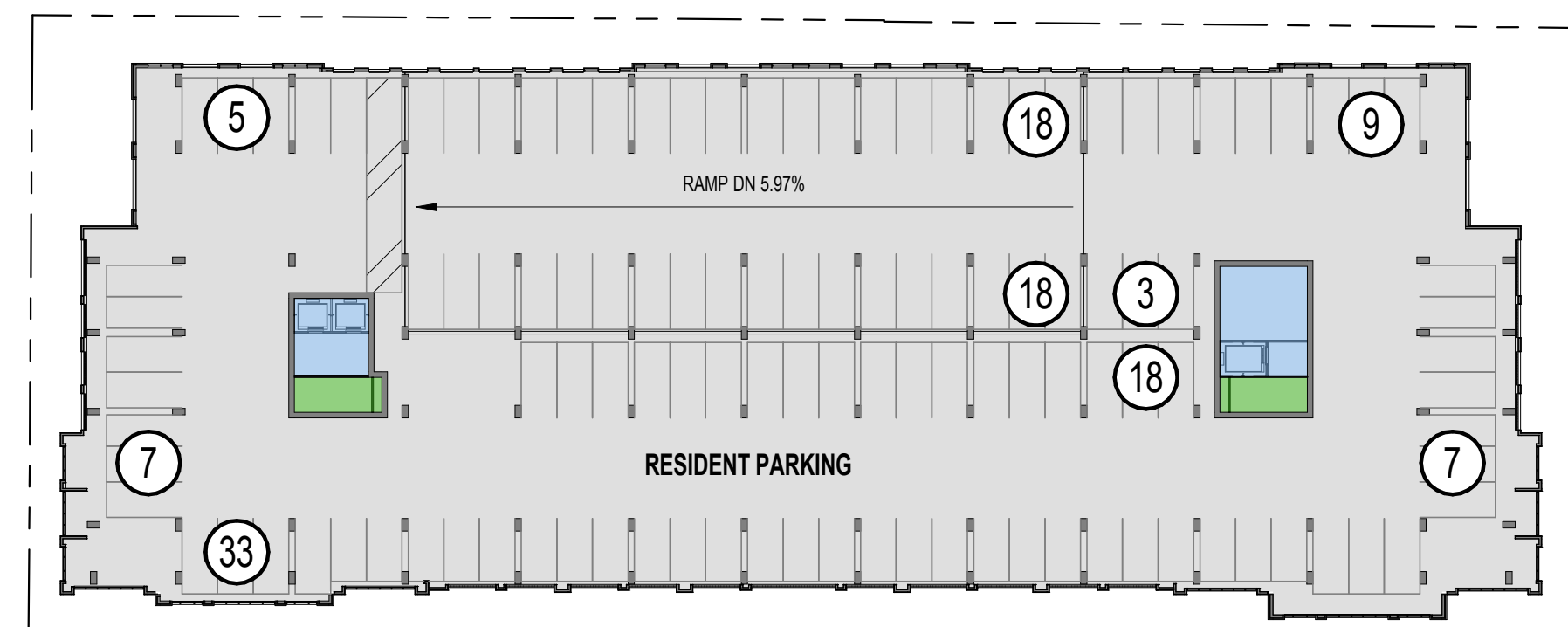
8 LEVEL 12  
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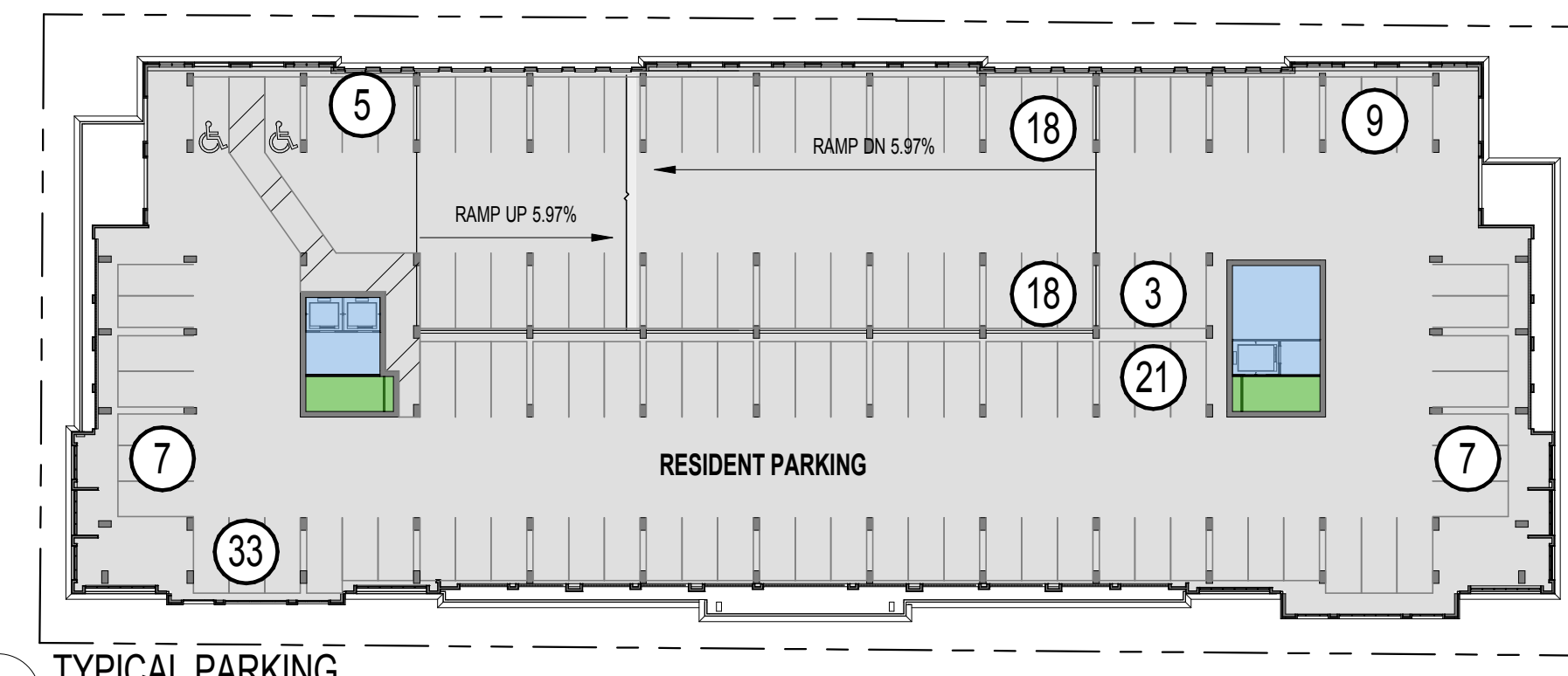
7 TYPICAL RESIDENTIAL  
SCALE: 1" = 40'-0"



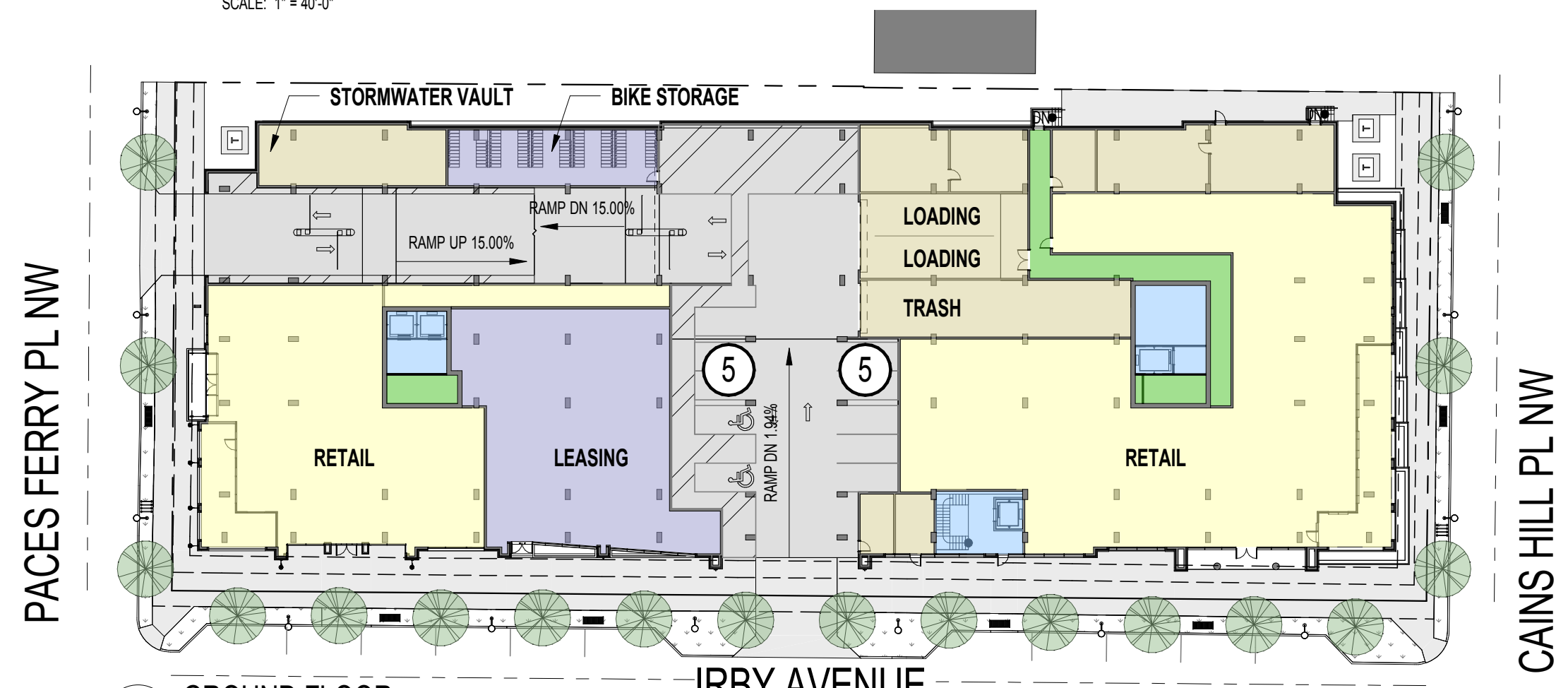
6 LEVEL 05 POOL DECK  
SCALE: 1" = 40'-0"



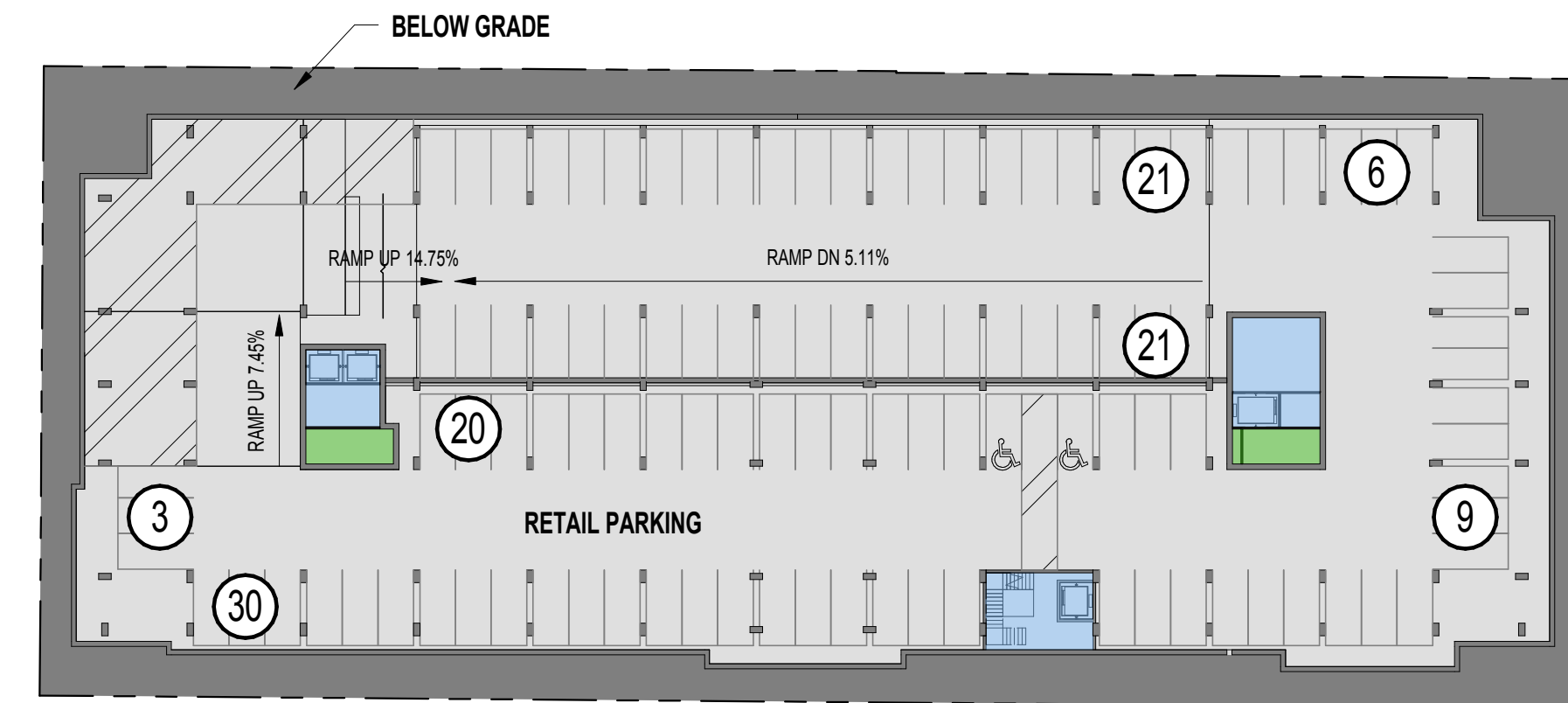
5 LEVEL 04 PARKING  
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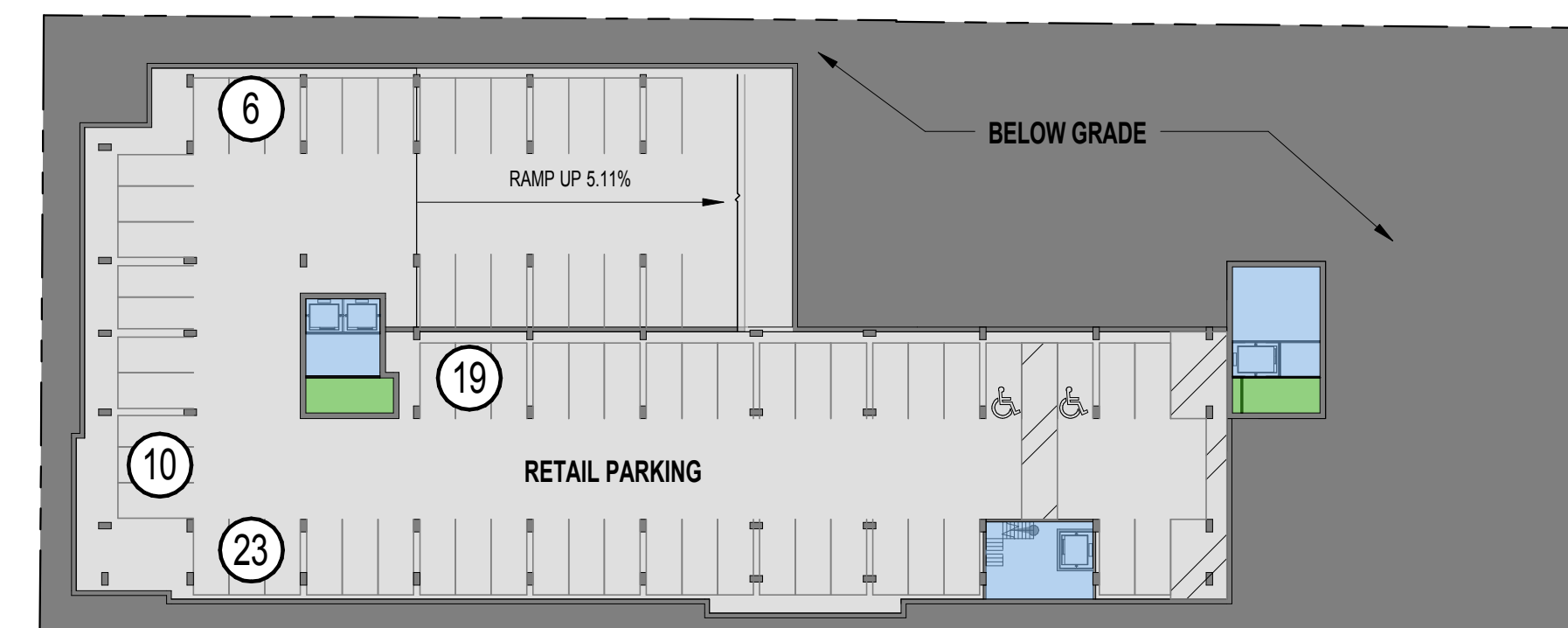
4 TYPICAL PARKING  
SCALE: 1" = 40'-0"



3 GROUND FLOOR  
SCALE: 1" = 40'-0"



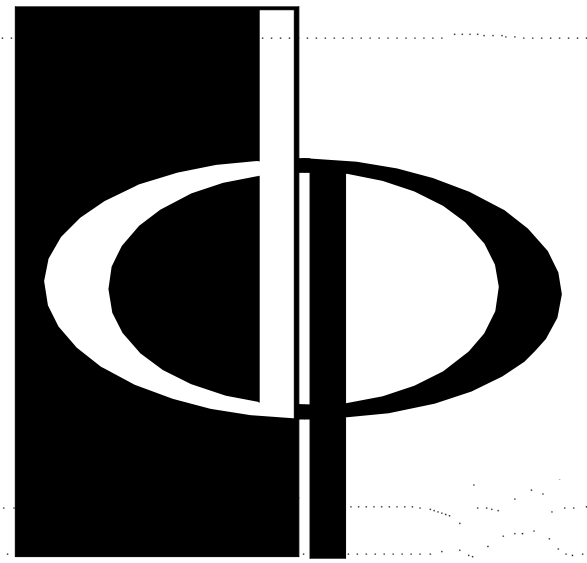
2 PARKING SUB-LEVEL 01  
SCALE: 1" = 40'-0"



1 PARKING SUB-LEVEL 02  
SCALE: 1" = 40'-0"

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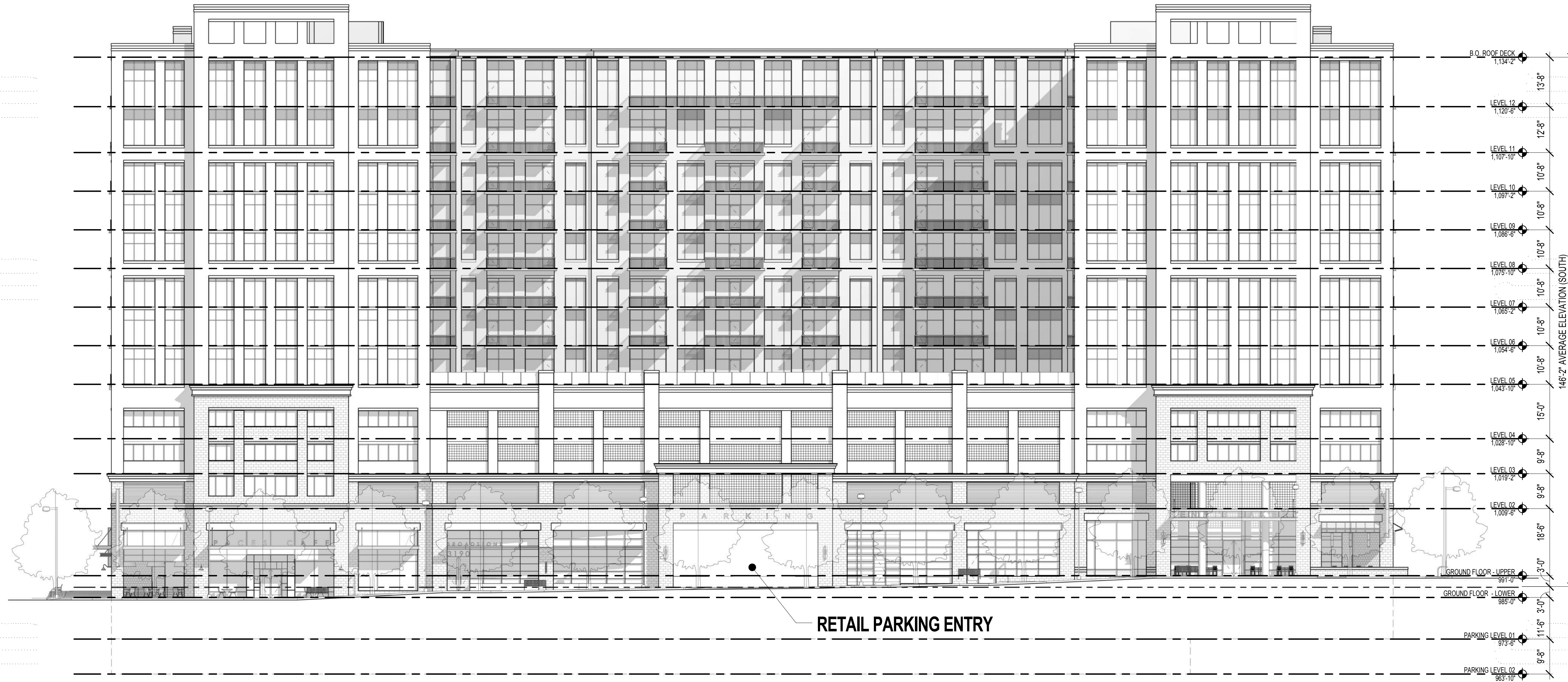
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SHEET TITLE SOUTH ELEVATION

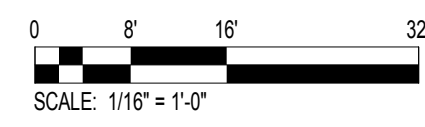
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**DRC-09**

COMMENTS \_\_\_\_\_

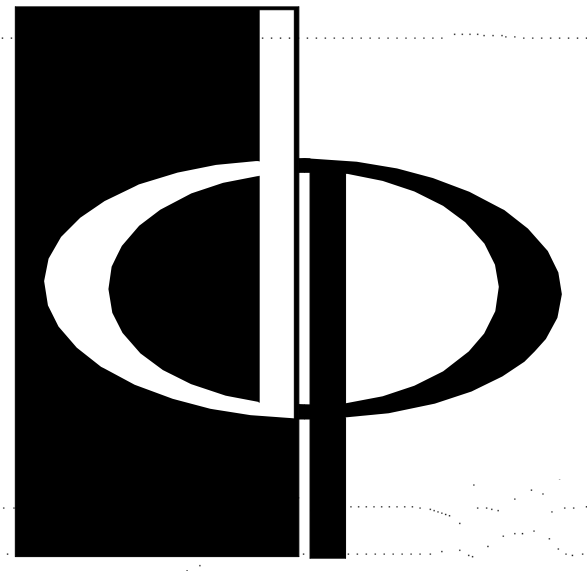


**1 SOUTH ELEVATION (IRBY AVENUE)**



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SHEET TITLE NORTH ELEVATION

SHEET NUMBER DRC-10

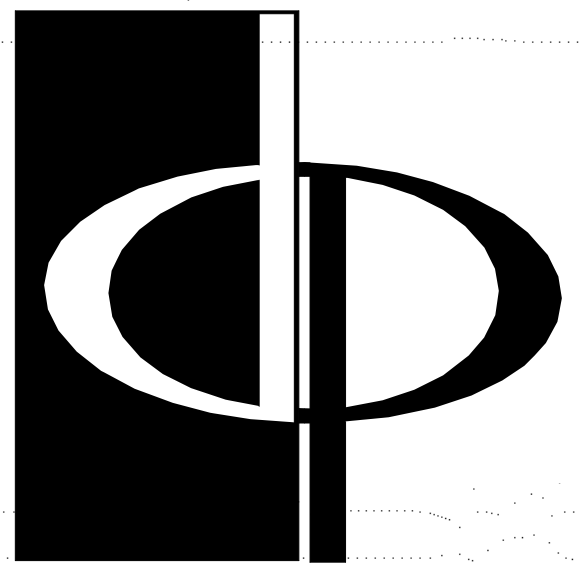
COMMENTS \_\_\_\_\_



**1 NORTH ELEVATION**  
SCALE: 1/16" = 1'-0"  
0 8' 16' 32'

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SHEET TITLE  
**EAST AND WEST ELEVATIONS**

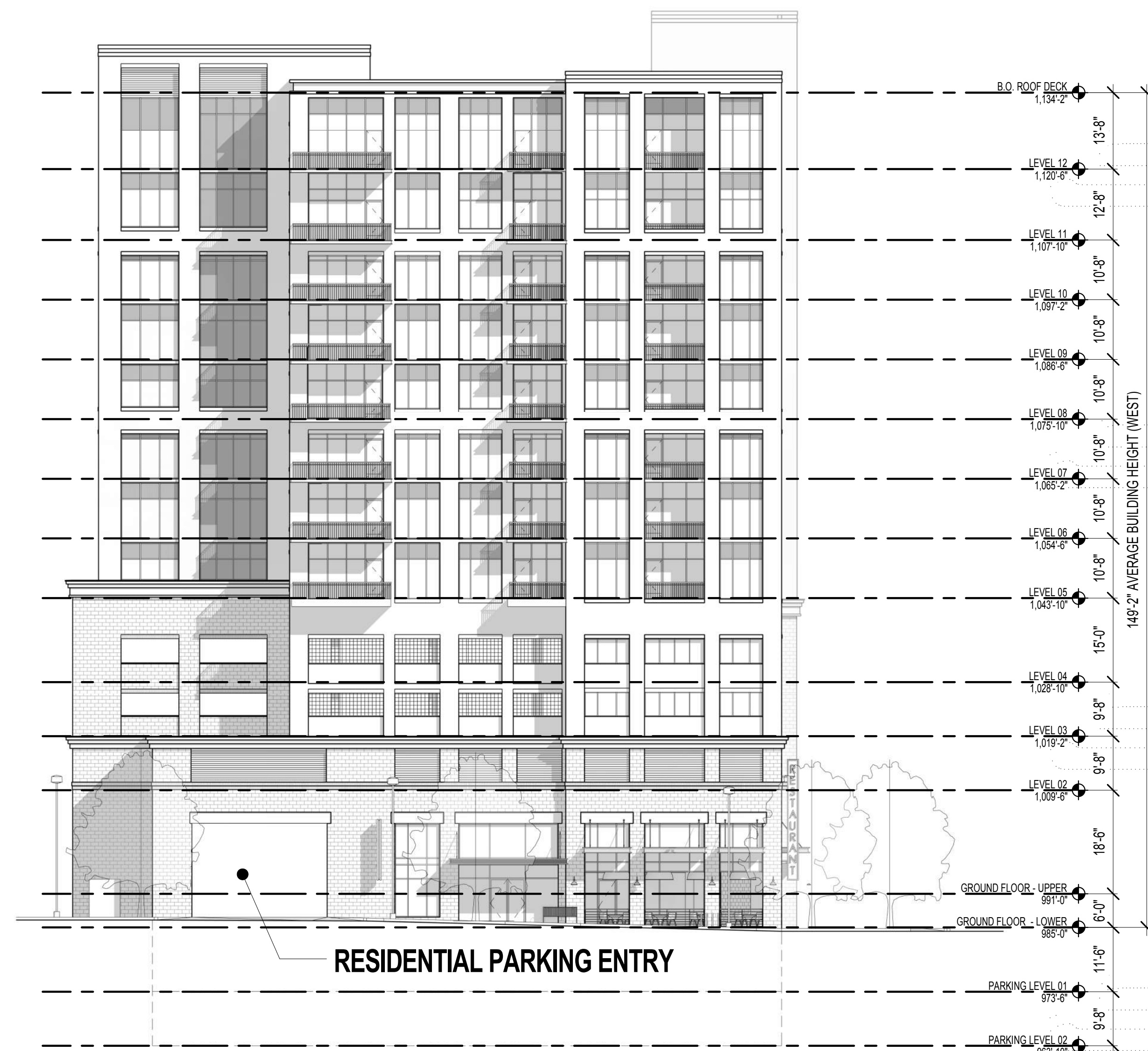
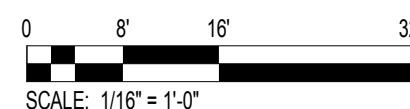
SHEET NUMBER \_\_\_\_\_

**DRC-11**

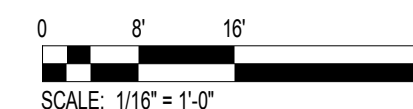
COMMENTS \_\_\_\_\_



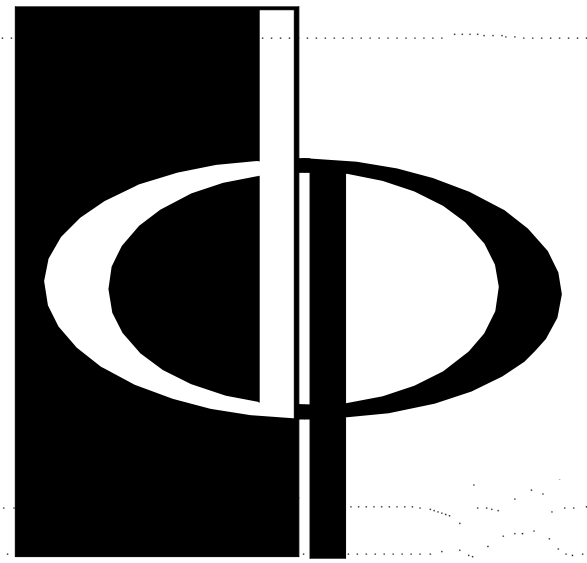
**2 EAST ELEVATION (CAINS HILL PLACE)**



**1 WEST ELEVATION (PACES FERRY PLACE)**







**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

**LEGEND**

- AMENITY
- BACK OF HOUSE
- CORRIDOR
- ELEVATOR
- PARKING
- RESIDENTIAL
- RETAIL
- STAIRS

SEAL \_\_\_\_\_

PROJECT \_\_\_\_\_

**IRBY AVENUE**

61 IRBY AVENUE NW  
ATLANTA, GA 30305

FOR \_\_\_\_\_

**ALLIANCE RESIDENTIAL**

3715 NORTHSIDE PARKWAY  
SUITE 1-102  
ATLANTA, GEORGIA, 30327

DATE 04.06.2016

JOB NUMBER 1500302

DRAWN BY RAK

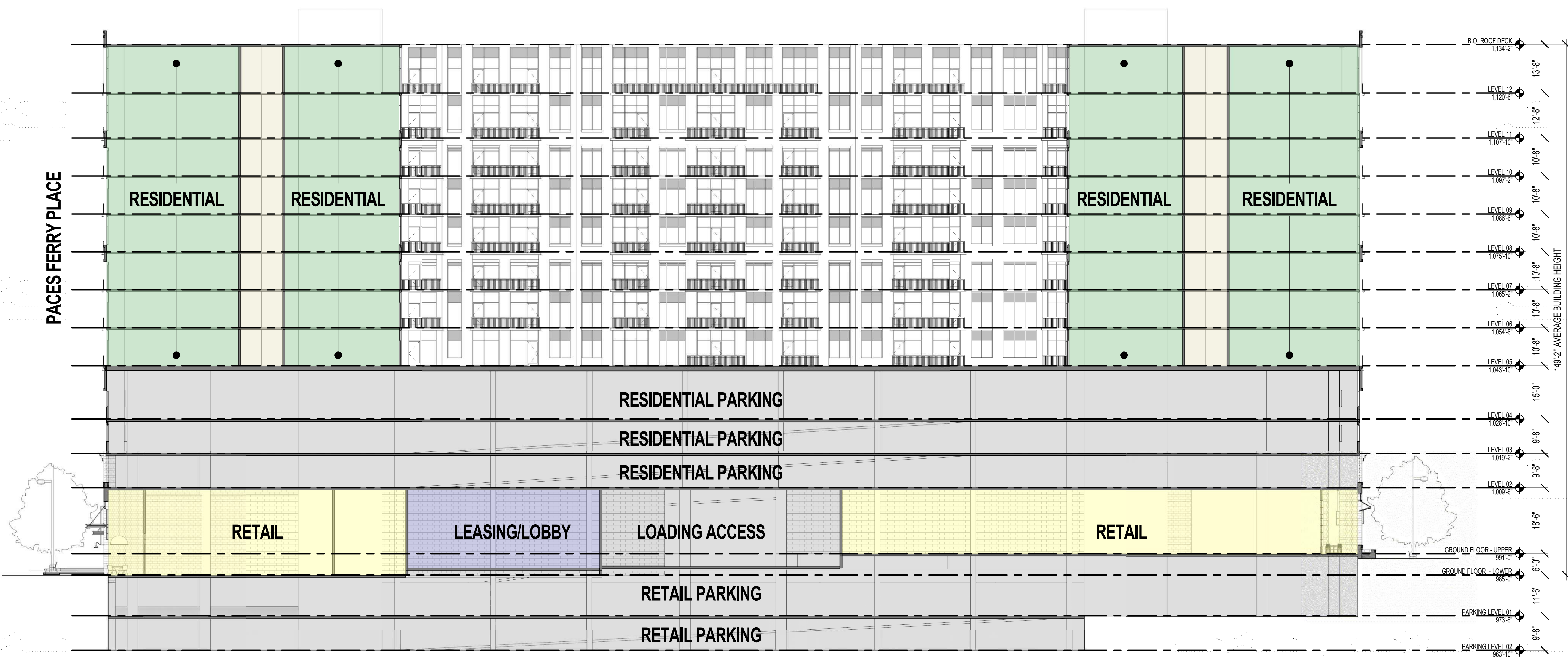
CHECKED BY TDW

SHEET TITLE BUILDING SECTION

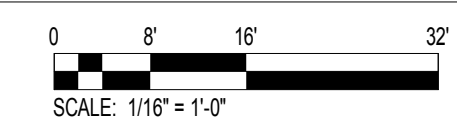
SHEET NUMBER \_\_\_\_\_

**DRC-12**

COMMENTS \_\_\_\_\_



**1 BUILDING SECTION**



S:\2016\1500302\1500302\_1rby Avenue\_R16\_rkby.rvt  
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Property of The Preston Partnership, LLC