

# **SPI-9 DEVELOPMENT REVIEW COMMITTEE**

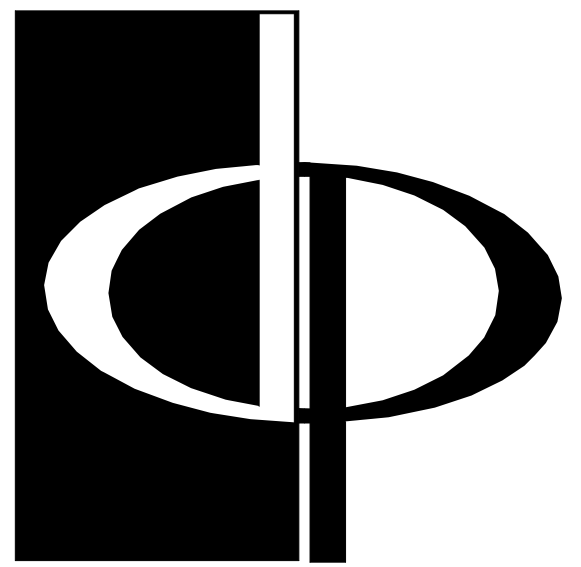
**PRELIMINARY DRC SUBMITTAL**

**JANUARY 25, 2017**

**3172 ROSWELL ROAD DEVELOPMENT**

**3172 ROSWEL ROAD  
ATLANTA GA, 30305**





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

SOUTH TERRACES  
115 PERIMETER CENTER PLACE, STE 950  
ATLANTA, GEORGIA 30346  
TELEPHONE: 770 396 7248  
FAX: 770 396 2945

WWW.THEPRESTONPARTNERSHIP.COM  
CONSULTANT

SEAL

PROJECT

**3172 ROSWELL ROAD**

3172 ROSWELL ROAD  
ATLANTA, GA 30305

FOR



6285 BARFIELD ROAD  
SUITE 300  
ATLANTA, GA 30328

DATE 01/25/2017

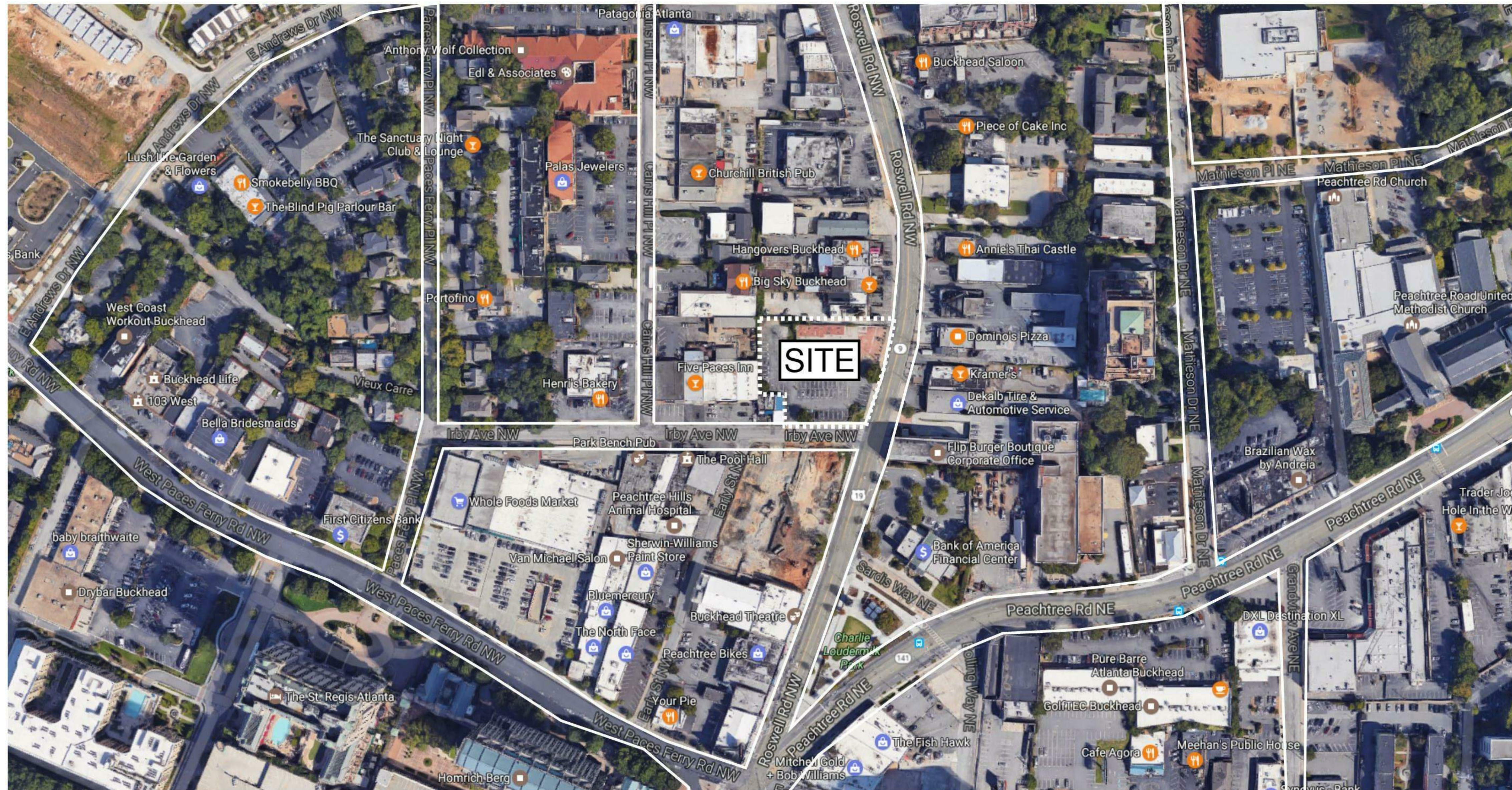
JOB NUMBER 1608803

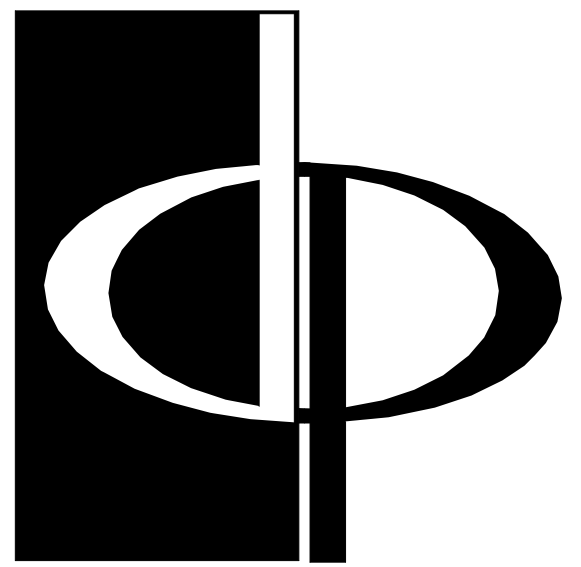
SHEET TITLE SITE AERIAL

SHEET NUMBER

**DRC-01**

COMMENTS





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FOR \_\_\_\_\_



6285 BARFIELD ROAD  
SUITE 300  
ATLANTA, GA 30328

DATE 01/25/2017

JOB NUMBER 1608803

SHEET TITLE CONTEXT PHOTOS

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

**DRC-02**

COMMENTS \_\_\_\_\_



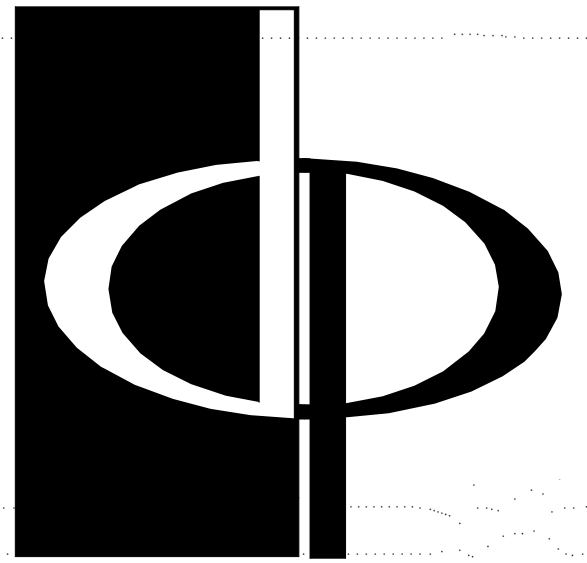
**1 ROSWELL RD. ELEVATION**

SCALE: 3" = 1'-0"



**2 IRBY AVE ELEVATION**

SCALE: 3/4" = 1'-0"



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SHEET TITLE RENDERING

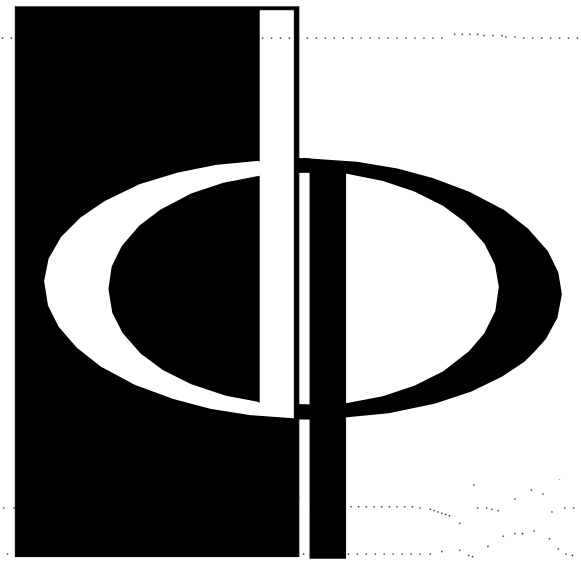
SHEET NUMBER

**DRC-03**

COMMENTS



**1** VIEW FROM IRBY LOOKING EAST  
SCALE: \_\_\_\_\_



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**3172 ROSWELL ROAD**

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ATLANTA, GA 30305

FOR

**LMC**  
*A Lennar Company*

6285 BARFIELD ROAD  
SUITE 300  
ATLANTA, GA 30328

DATE 01/25/2017

JOB NUMBER 1608803

SHEET TITLE RENDERING

SHEET NUMBER

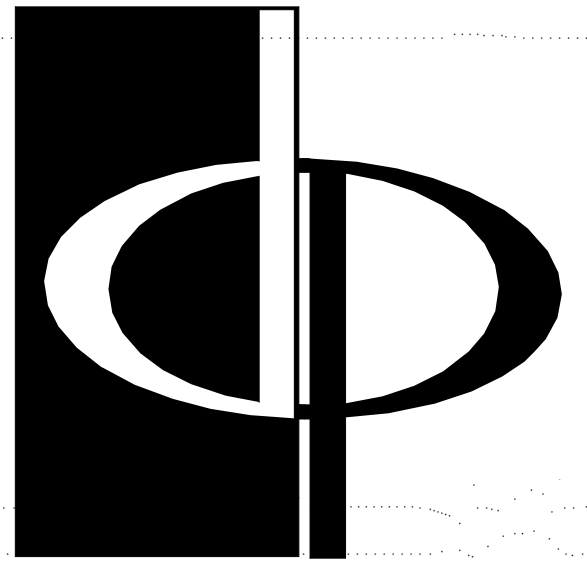
**DRC-04**

COMMENTS



**1 BIRDSEYE VIEW FROM IRBY AVE. LOOKING EAST**

SCALE:



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SHEET TITLE RENDERING

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

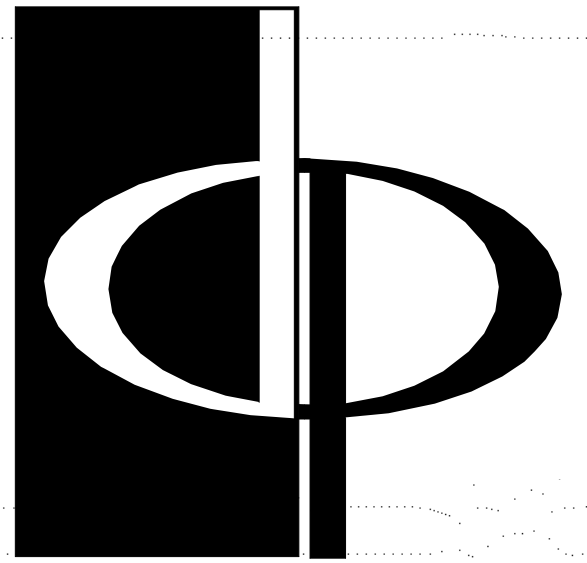
**DRC-05**

COMMENTS \_\_\_\_\_



**1 VIEW FROM ROSWELL LOOKING SOUTH**

SCALE: \_\_\_\_\_



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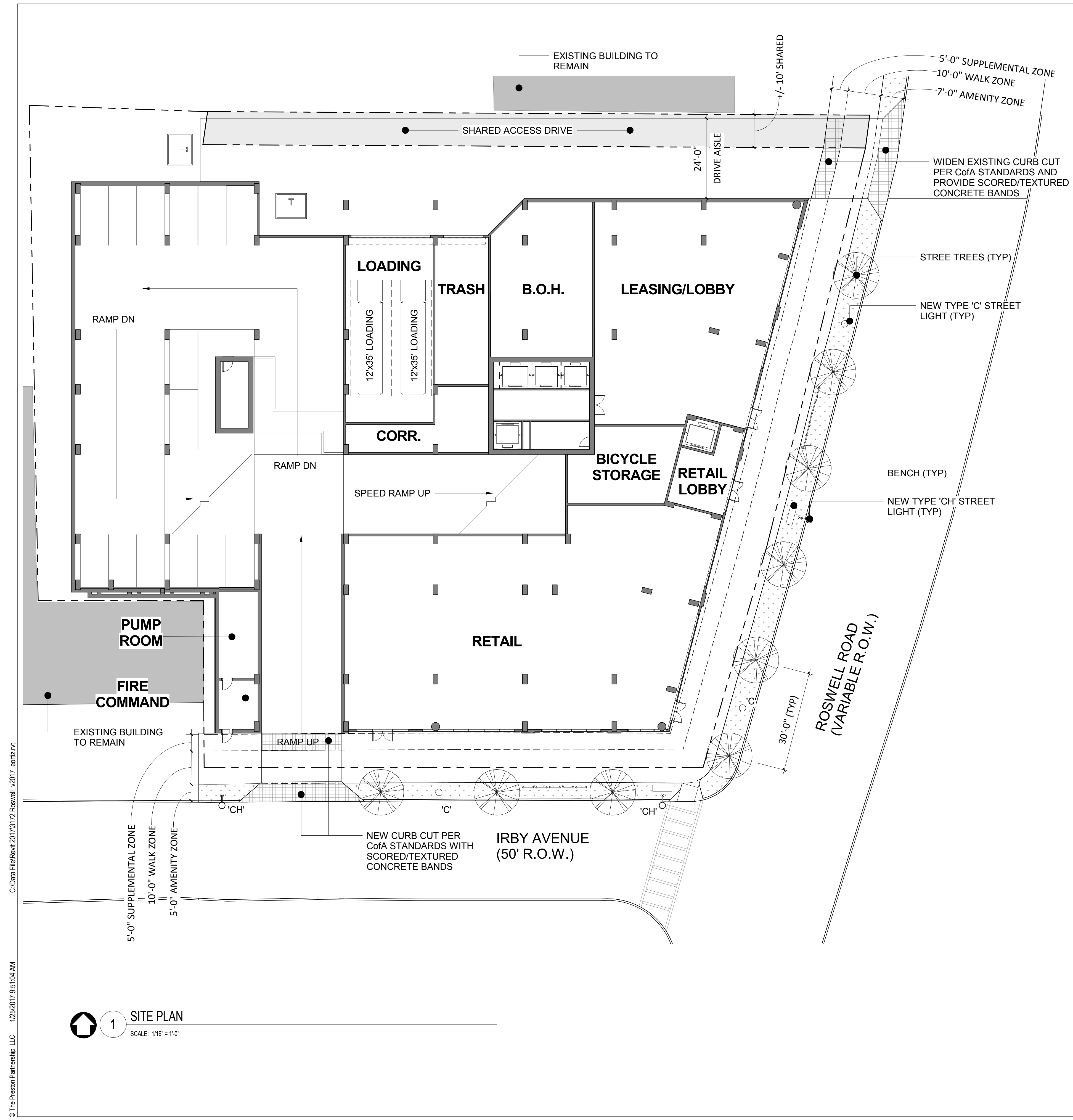
SHEET NUMBER

**DRC-06**

COMMENTS



**1 VIEW FROM ROSWELL LOOKING NORTH**  
SCALE:



**GENERAL NOTES:**

- TYPE OF CONSTRUCTION: IA
- ROOFING: ALL BUILDING AND STRUCTURAL ROOFS SHALL BE CONSTRUCTED OF HEAT REFLECTIVE MATERIAL.
- BUILDING ADDRESS NUMBERS ON STREET FRONTAGE SHALL INCLUDE 6" CHARACTERS WITH THE STREET ADDRESS NUMBER. ADDRESS NUMBER SHALL BE CLEARLY VISIBLE FROM THE SIDEWALK.
- ALL PARKING DECK LIGHTING WILL BE INDIRECT AND PROVIDE CODE REQUIRED MINIMUM LIGHTING LEVELS (1 FOOTCANDLE). NO LIGHT SOURCE WILL BE VISIBLE FROM THE PUBLIC WAY.
- ALL PARKING GARAGE VEHICLE HEADLIGHTS WILL BE OBSCURED BY A PARAPET THAT SHALL BE 42" MINIMUM IN HEIGHT.
- STREET TREES (TO BE APPROVED BY CITY ARBORIST) SHALL BE 3" CALIPER MEASURED 36" ABOVE THE GROUND, SHALL BE A MINIMUM HEIGHT OF 12'-0", WITH A MATURE HEIGHT OF 40'-0", AND SHALL BE LIMBED TO A MINIMUM HEIGHT OF 7'-0"

ROSWELL ROAD: SPECIES TBD  
IRBY AVENUE: SPECIES TBD

**ADMINISTRATIVE VARIATION REQUESTS:**

- 16-181.019: REDUCTION IN THE MINIMUM NUMBER OF REQUIRED LOADING SPACES FROM 3 TO 2.
- 16-181.020: ALLOWANCE FOR CURB CUTS ALONG BOTH ROSWELL AND IRBY TO BE LESS THAN 100 FEET FROM THE NEXT CURB CUT ON THE ADJOINING PROPERTY.
- 16-181.023: REDUCTION IN THE MINIMUM AMOUNT OF REQUIRED PARKING FROM 525 TO 440.

**SITE DATA AND DEVELOPMENT CONTROLS (16-181.012):**

<b>LOT AREA:</b>	
NET LOT AREA	40,696 SF (0.935 ACRES)
GROSS LOT AREA:	49,856 SF (1.145 ACRES)
<b>ZONING CLASSIFICATION:</b>	SPI-9, SA-1
<b>DENSITY (16-181.012):</b>	
MAX ALLOWABLE F.A.R. WITHOUT BONUSES	8.2
MIXED-USE BONUS	0.5
STRUCTURED PARKING BONUS	0.5
TOTAL ALLOWABLE F.A.R.	9.2
<b>TOTAL AREA ALLOWED (NLA):</b>	374,403 SF
TOTAL AREA PROPOSED:	289,150 SF
ACTUAL F.A.R.:	7.1

**MINIMUM SIDEWALK WIDTH REQUIRED (16-181.012):**

ROSWELL ROAD

- 7' AMENITY ZONE
- 10' WALK ZONE
- 5' SUPPLEMENTAL ZONE
- 22' TOTAL WIDTH (MINIMUM) FROM BACK OF CURB TO BUILDING

PIEDMONT AVENUE

- 5' STREET FURNITURE AND TREE ZONE
- 10' SIDEWALK CLEAR ZONE
- 5' SUPPLEMENTAL ZONE
- 20' TOTAL WIDTH (MINIMUM) FROM BACK OF CURB TO BUILDING

**BUILDING DATA:**

**NO. OF STORIES:** 20 ABOVE GRADE (1 RETAIL, 5 PARKING, 13 RESIDENTIAL)  
2 BELOW GRADE (PARKING)

**OVERALL BUILDING HEIGHT:**

- 212'-0" - HIGHEST OCCUPIED FLOOR (LEVEL 20) ABOVE AVERAGE GRADE
- 225'-0" - ROOF HEIGHT ABOVE AVERAGE GRADE

**RESIDENTIAL UNITS:**

- 1 BEDROOM - 171 (171 BEDS)
- 2 BEDROOM - 106 (212 BEDS)
- 3 BEDROOM - 13 (39 BEDS)
- 4 BEDROOM - 0 (0 BEDS)
- TOTAL - 291 (411 BEDS)

**UNITS PER ACRE:** 311 (0.935 ACRES)

**RETAIL AREA:** +/- 7,217 SF

**LEASING/AMENITY:** +/- 10,097 SF

**FENESTRATION (16-18A.011):**

ROSWELL ROAD: 65% REQUIRED (TYPE 2 STREET)  
88% PROVIDED

IRBY AVENUE: 65% REQUIRED (TYPE 3 STREET)  
65% PROVIDED

**USABLE OPEN SPACE (16-181.012):**

0.935 ACRES	NET LOT AREA
1.145 ACRES	GROSS LOT AREA

REQUIRED RESIDENTIAL NOT REQUIRED FOR PARCELS LESS THAN 1 ACRE  
0 SF UOS REQUIRED

**PARKING DATA (16-181.023):**

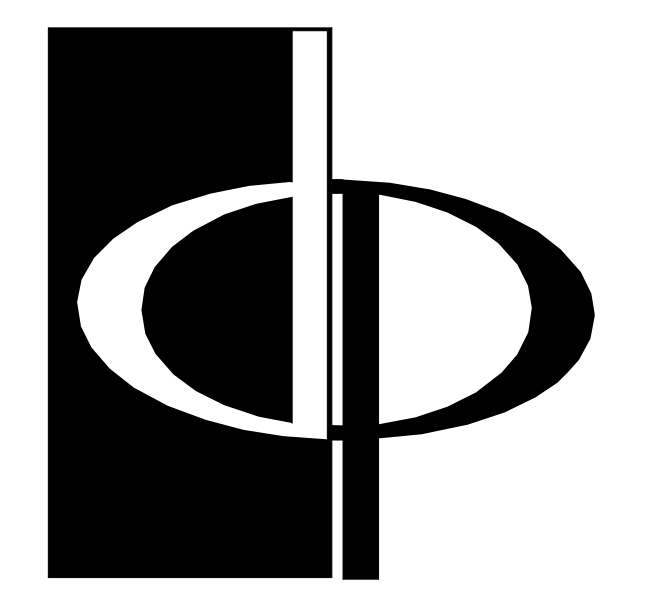
UNITS:	COUNT	LOAD FACTOR	MIN. REQ.
1 BEDROOM	171	2.3/UNIT	394
2 BEDROOM	106	2.3/UNIT	244
3 BEDROOM	13	2.8/UNIT	37
4 BEDROOM	0	2.8/UNIT	0
RESTAURANT	7,217 SF	1/300 SF	24
MAXIMUM REQUIRED			699
MINIMUM REQUIRED (75% OF MAXIMUM)			525
TOTAL PROVIDED			440
DIFFERENCE			-85

**LOADING SPACES (16-181.019):**

- RESIDENTIAL (201 UNITS AND ABOVE): 3
- RETAIL (<=10,001 SF): 0
- LOADING SPACES REQUIRED: 3
- LOADING SPACES PROVIDED: 2

**BICYCLE PARKING (16-18A.017):**

BICYCLE PARKING REQUIRED:	50
"U" STYLE RACKS ON ROSWELL ROAD	5
"U" STYLE RACKS ON IRBY AVENUE	5
RACKS IN BYCYCLE STORAGE INSIDE PARKING DECK:	40
TOTAL BICYCLE PARKING PROVIDED:	50



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6285 BARFIELD ROAD  
SUITE 300  
ATLANTA, GA 30328

DATE 01/25/2017

JOB NUMBER 1608803

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

SHEET NUMBER

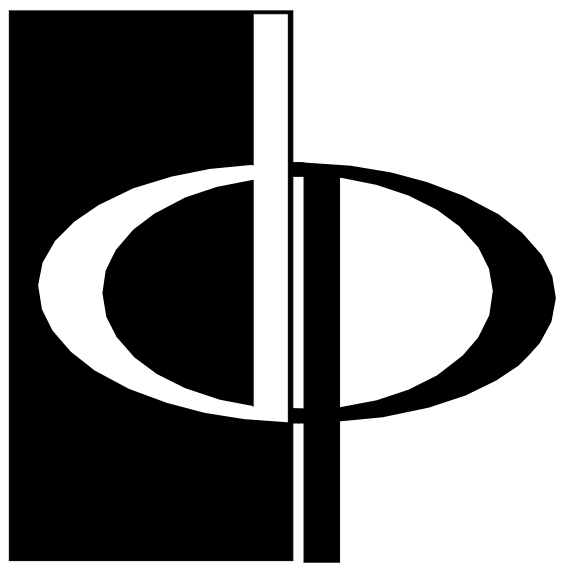
**DRC-07**

COMMENTS

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**1 SITE PLAN**  
SCALE: 1/16" = 1'-0"





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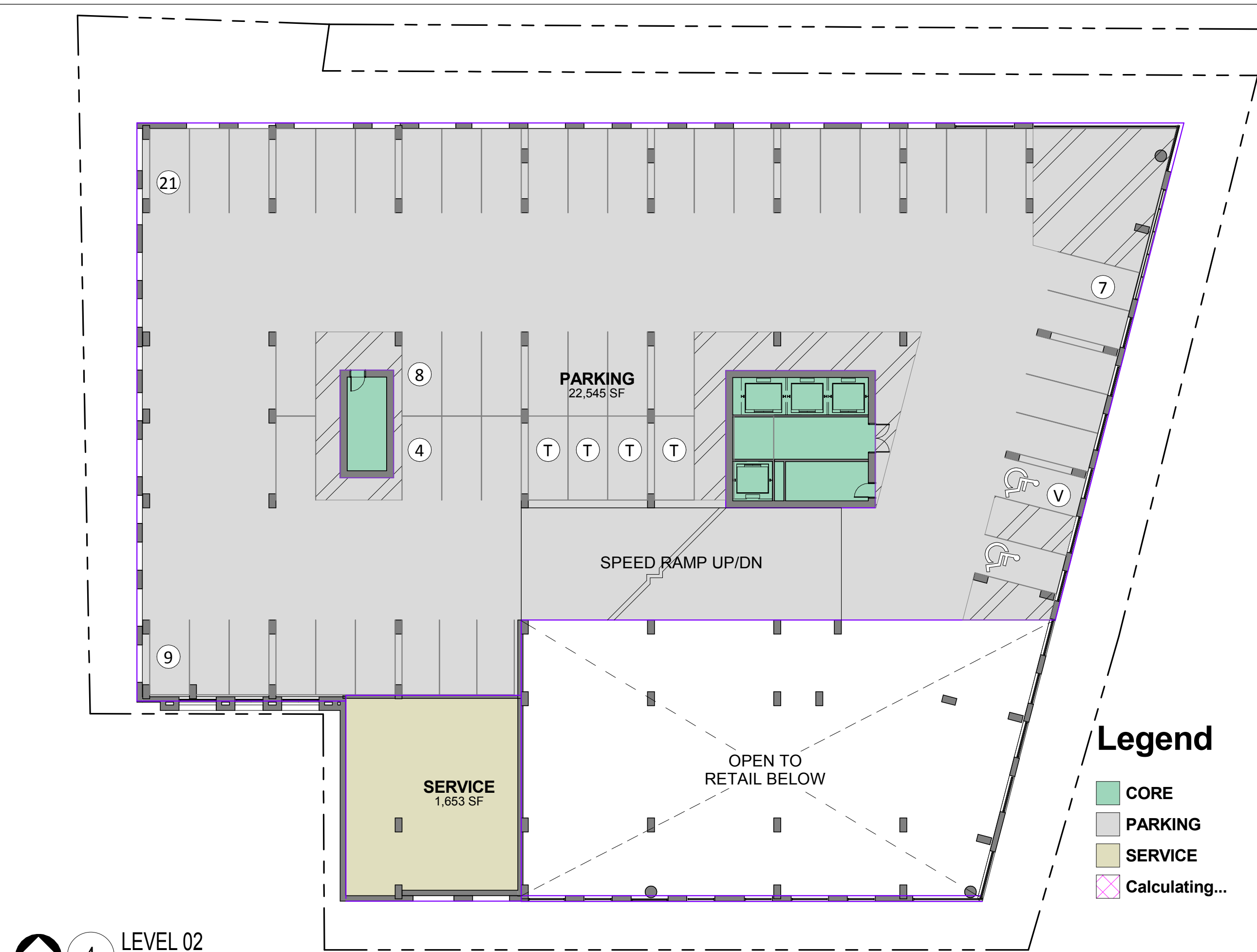
SHEET TITLE FLOOR PLANS - LEVELS P2-02

SHEET NUMBER

**DRC-08**

COMMENTS

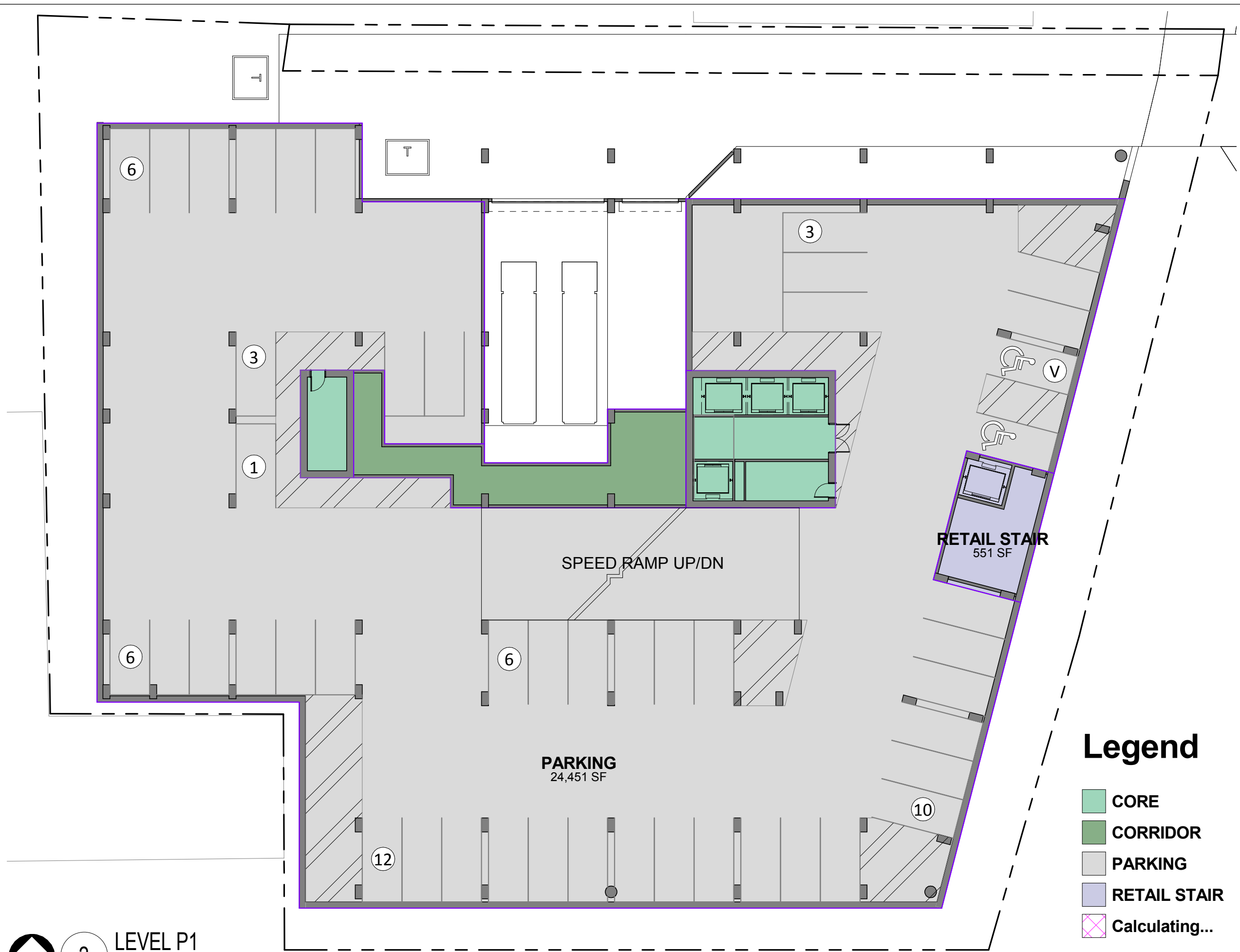
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**Legend**

- CORE
- PARKING
- SERVICE
- Calculating...

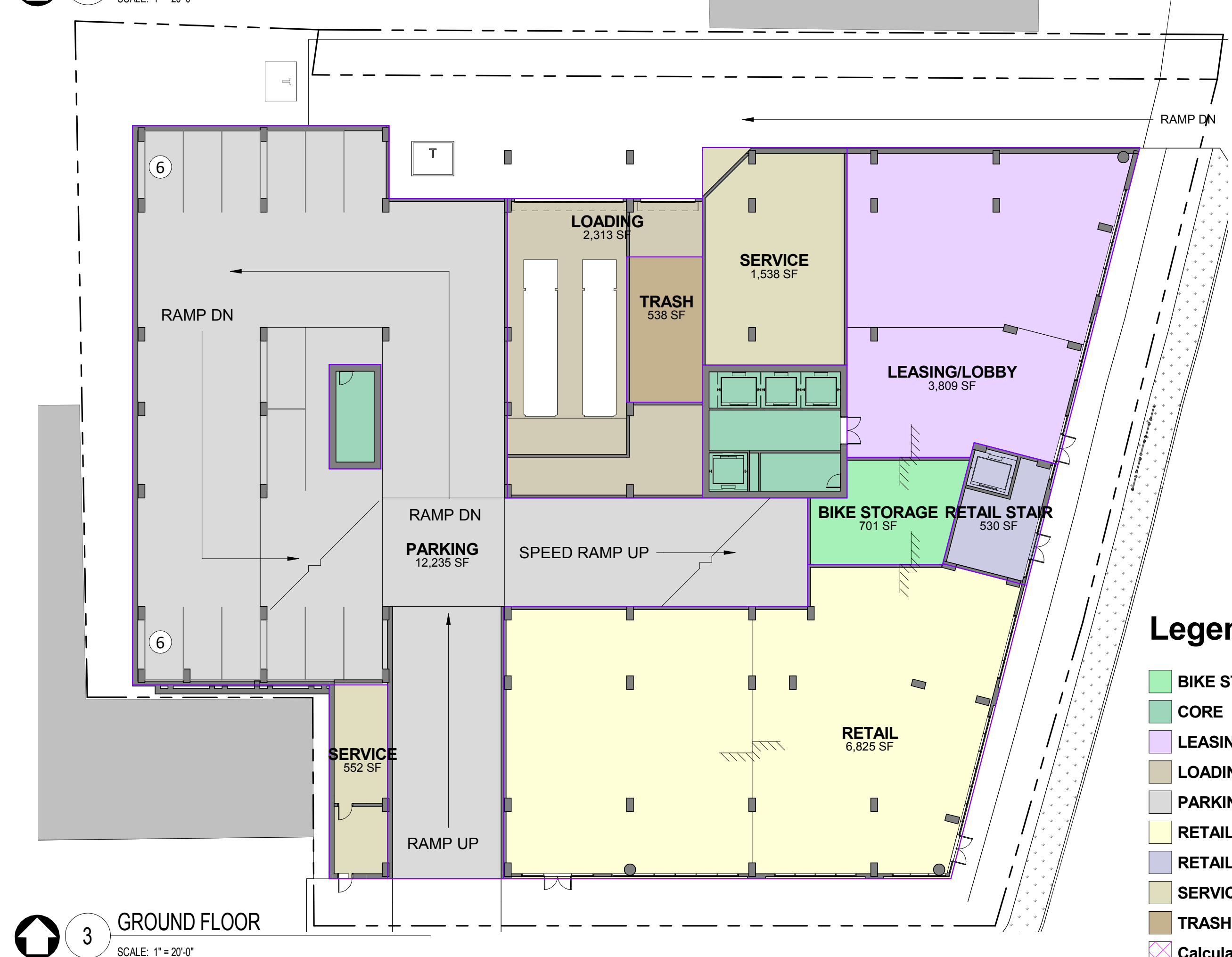
**4 LEVEL 02**  
SCALE: 1" = 20'-0"



**Legend**

- CORE
- CORRIDOR
- PARKING
- RETAIL STAIR
- Calculating...

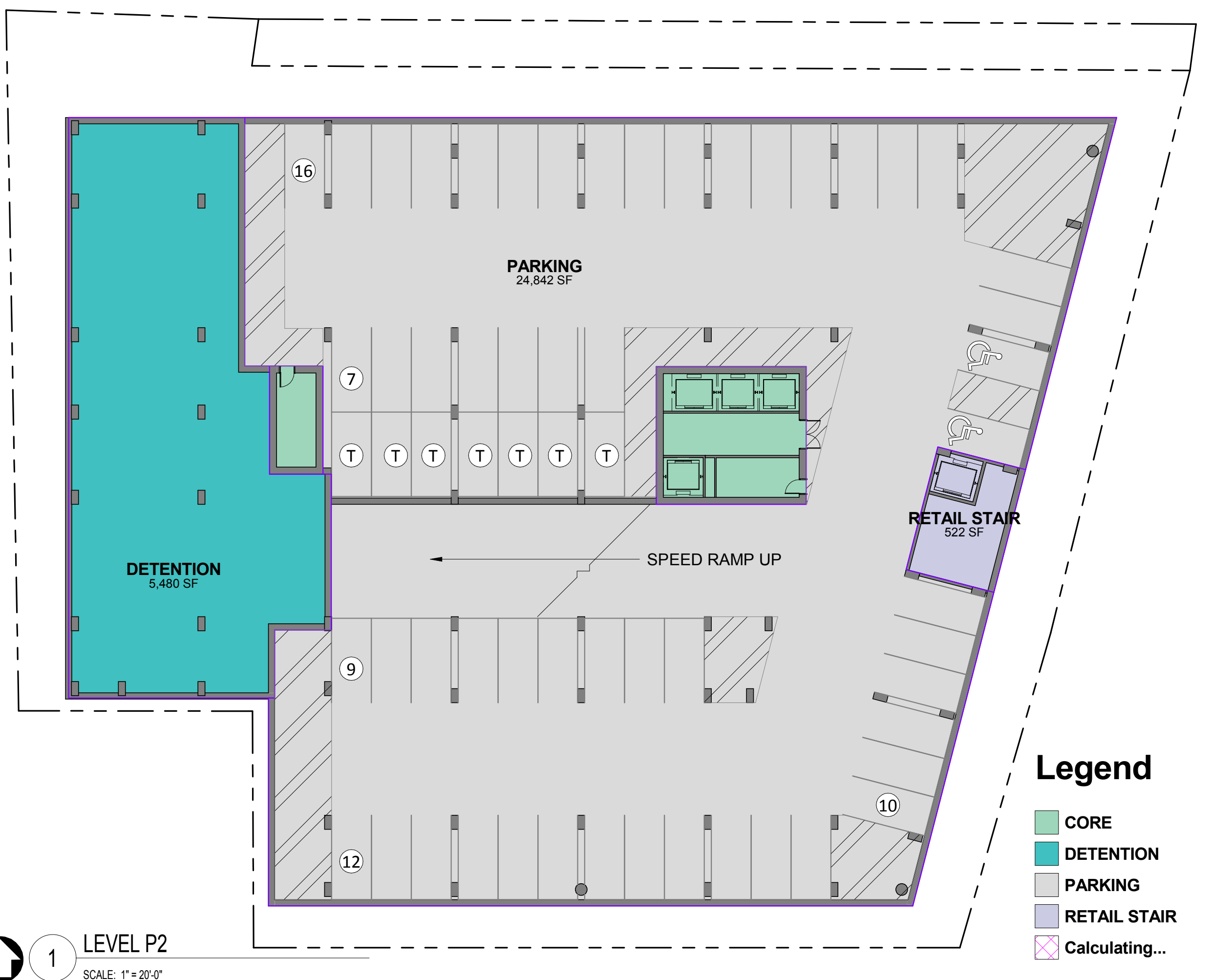
**2 LEVEL P1**  
SCALE: 1" = 20'-0"



**Legend**

- BIKE STORAGE
- CORE
- LEASING/LOBBY
- LOADING
- PARKING
- RETAIL
- RETAIL STAIR
- SERVICE
- TRASH
- Calculating...

**3 GROUND FLOOR**  
SCALE: 1" = 20'-0"

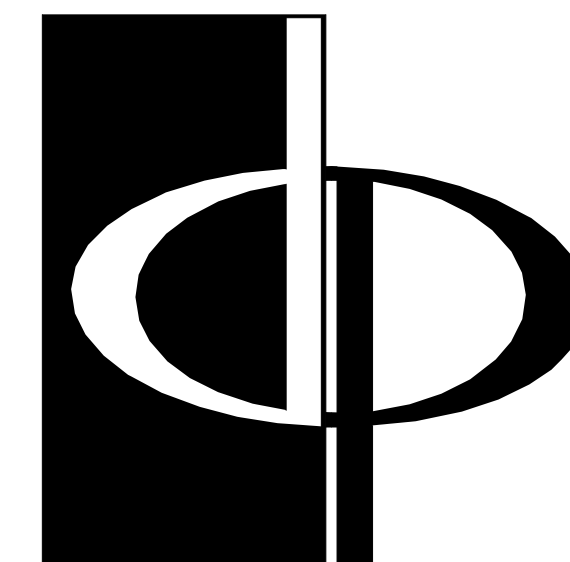


**Legend**

- CORE
- DETENTION
- PARKING
- RETAIL STAIR
- Calculating...

**1 LEVEL P2**  
SCALE: 1" = 20'-0"

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**THE PRESTON PARTNERSHIP, LLC**  
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FOR



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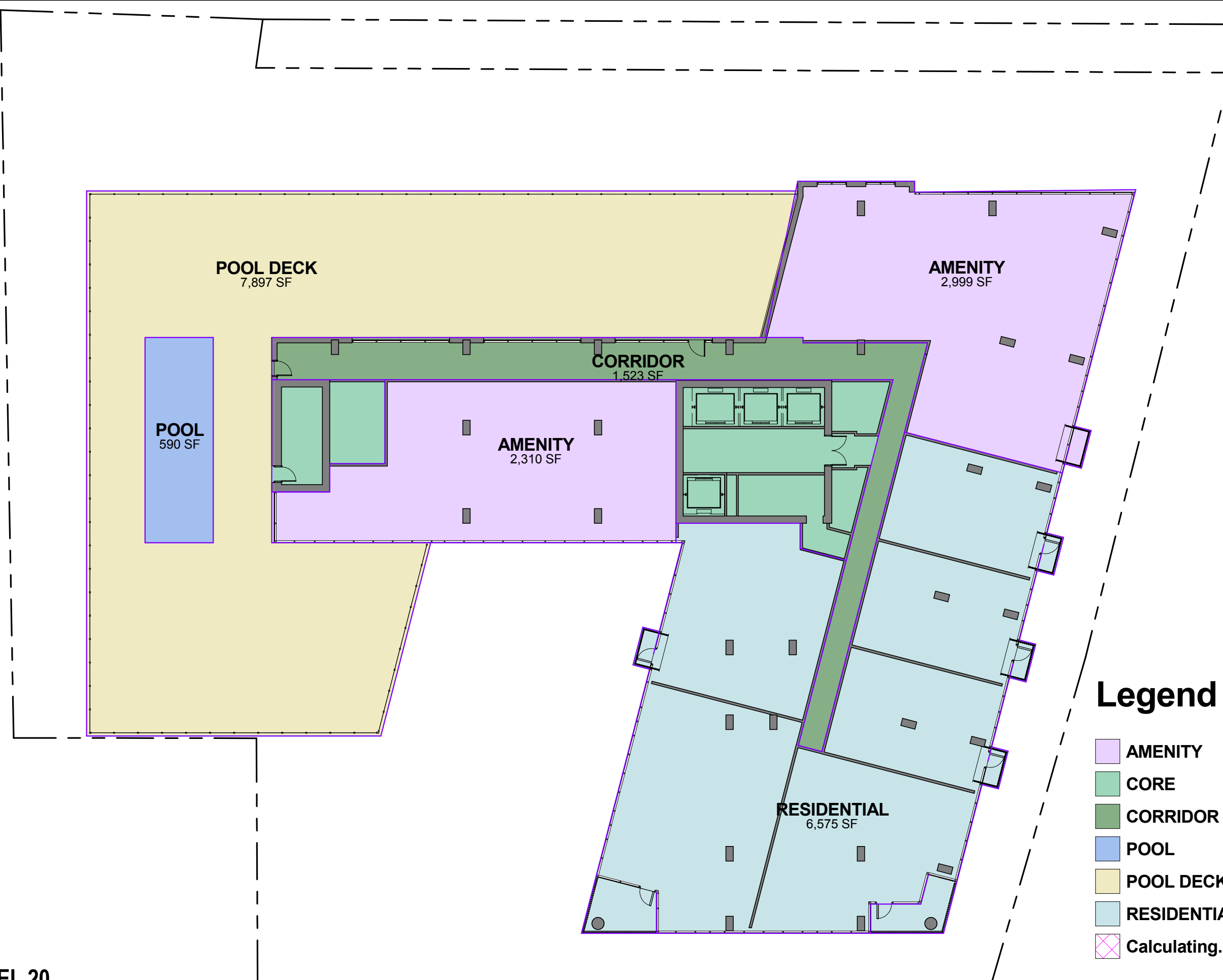
SHEET TITLE FLOOR PLANS - LEVELS 03-20

SHEET NUMBER

**DRC-09**

COMMENTS

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**Legend**

- AMENITY
- CORE
- CORRIDOR
- POOL
- POOL DECK
- RESIDENTIAL
- Calculating...

**4 LEVEL 20**

SCALE: 1" = 20'-0"



**Legend**

- AMENITY
- CORE
- CORRIDOR
- RESIDENTIAL
- Calculating...

**2 LEVEL 07 (AMENITY)**

SCALE: 1" = 20'-0"

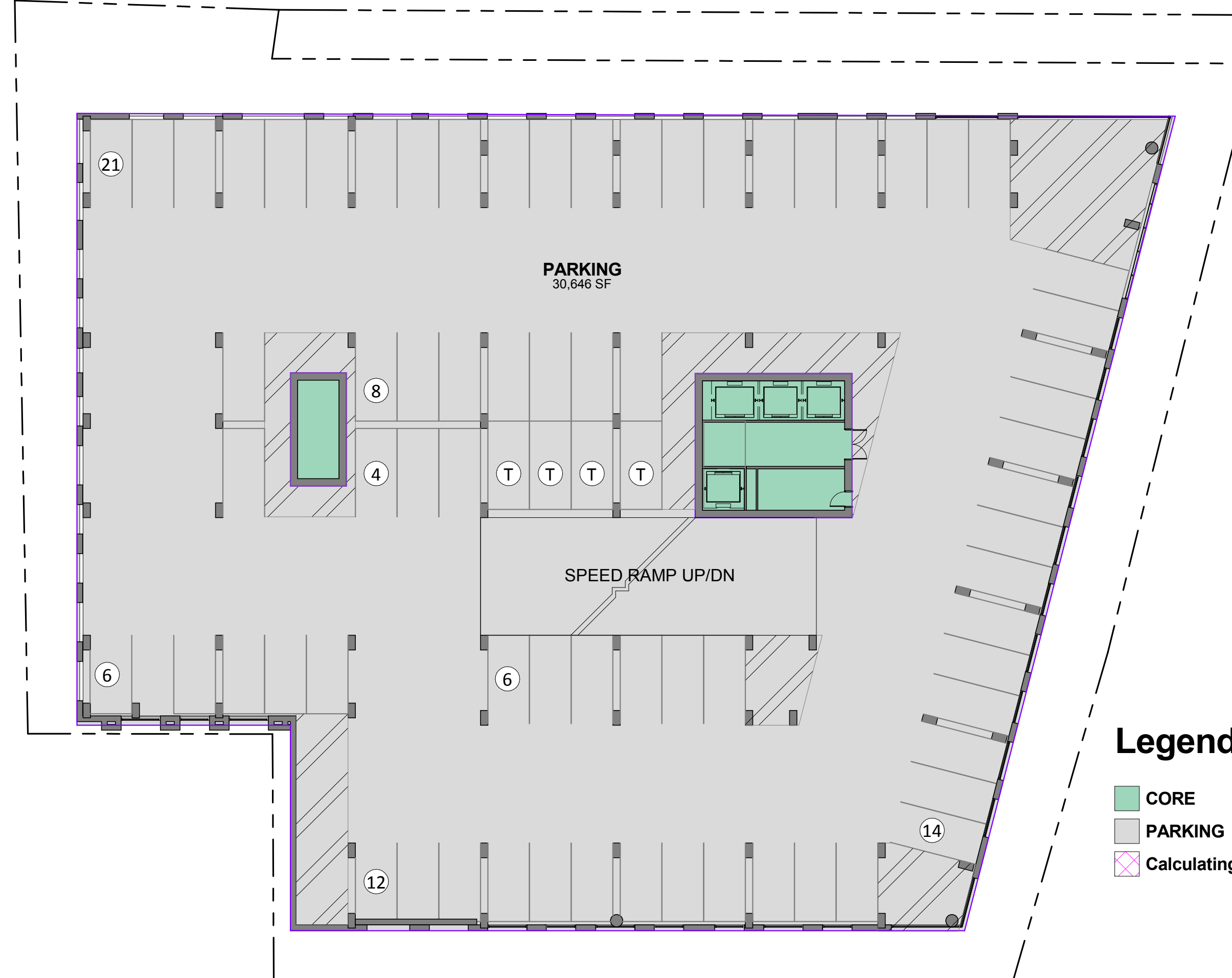


**Legend**

- CORE
- CORRIDOR
- RESIDENTIAL
- Calculating...

**3 LEVELS 08-19 (TYP. RESIDENTIAL)**

SCALE: 1" = 20'-0"

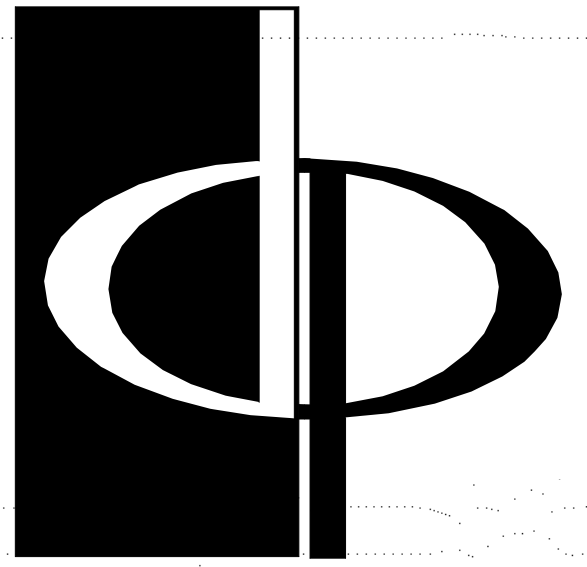


**Legend**

- CORE
- PARKING
- Calculating...

**1 LEVELS 03-06**

SCALE: 1" = 20'-0"



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**A Lennar Company**  
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JOB NUMBER 1608803

SHEET TITLE SOUTH AND EAST ELEVATIONS

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

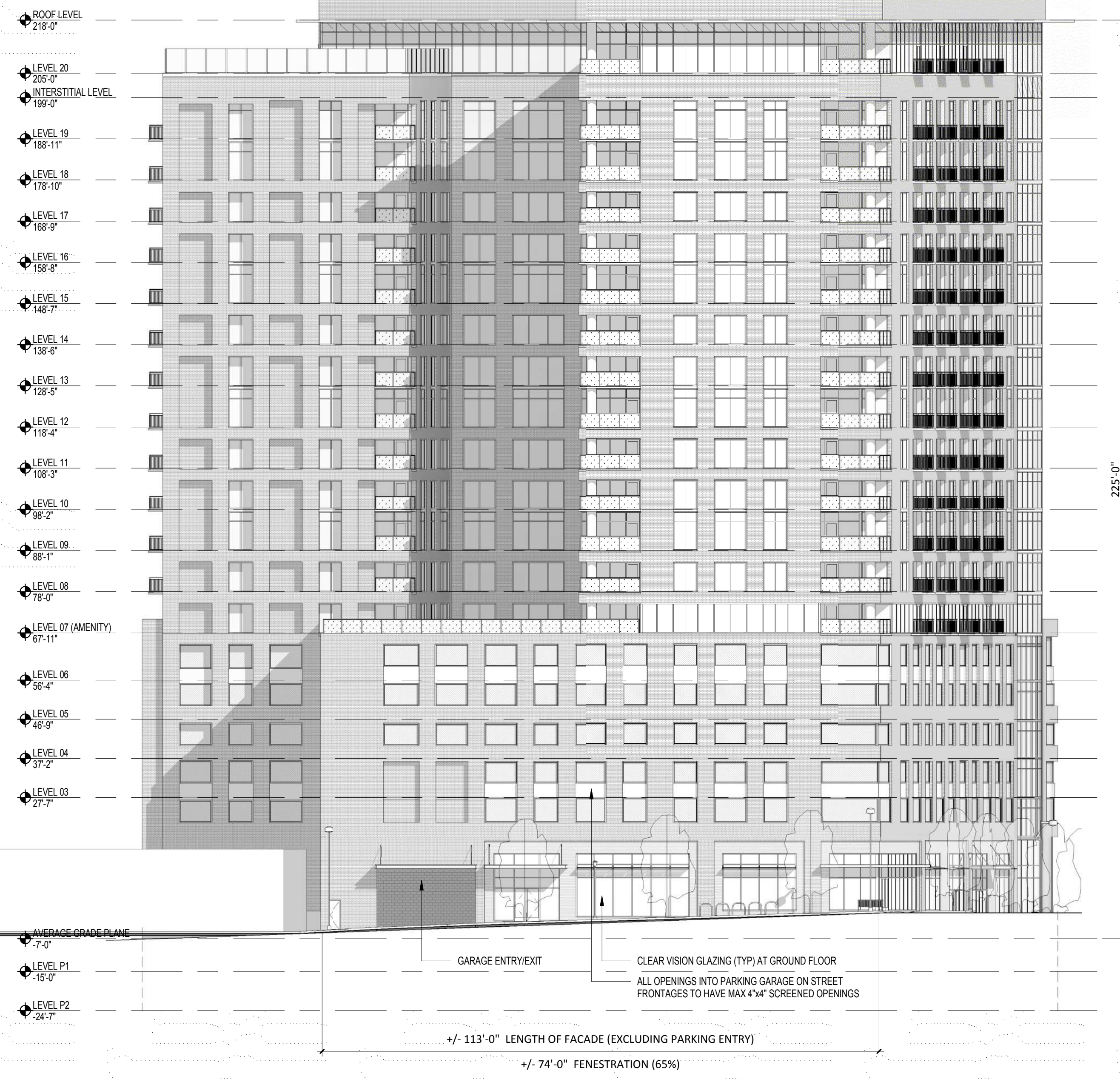
**DRC-10**

COMMENTS \_\_\_\_\_

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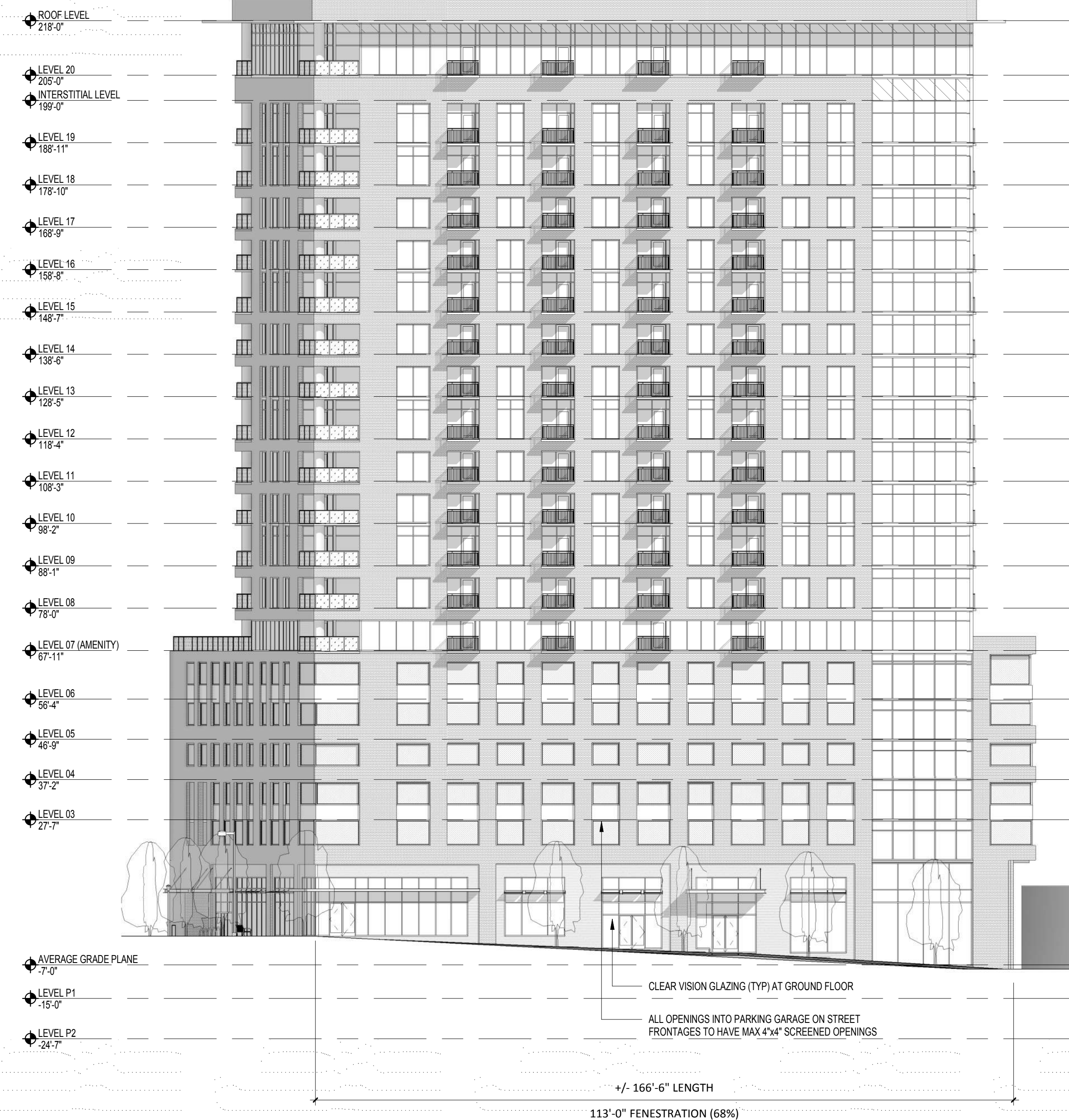
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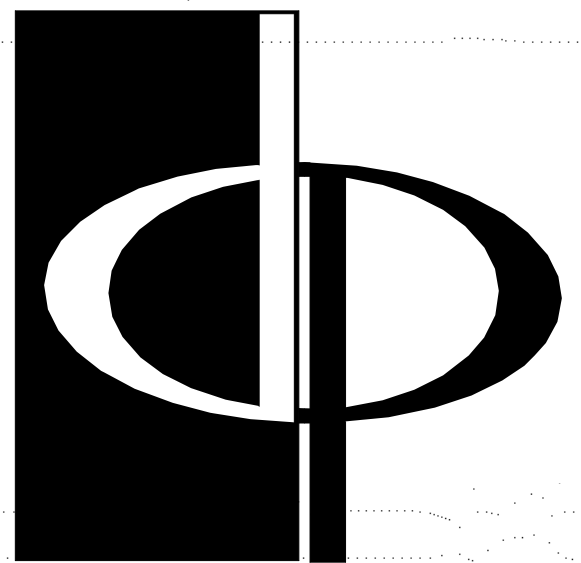
**1 SOUTH ELEVATION (IRBY AVENUE)**

SCALE: 1" = 20'-0"



**2 EAST ELEVATION (ROSWELL ROAD)**

SCALE: 1" = 20'-0"



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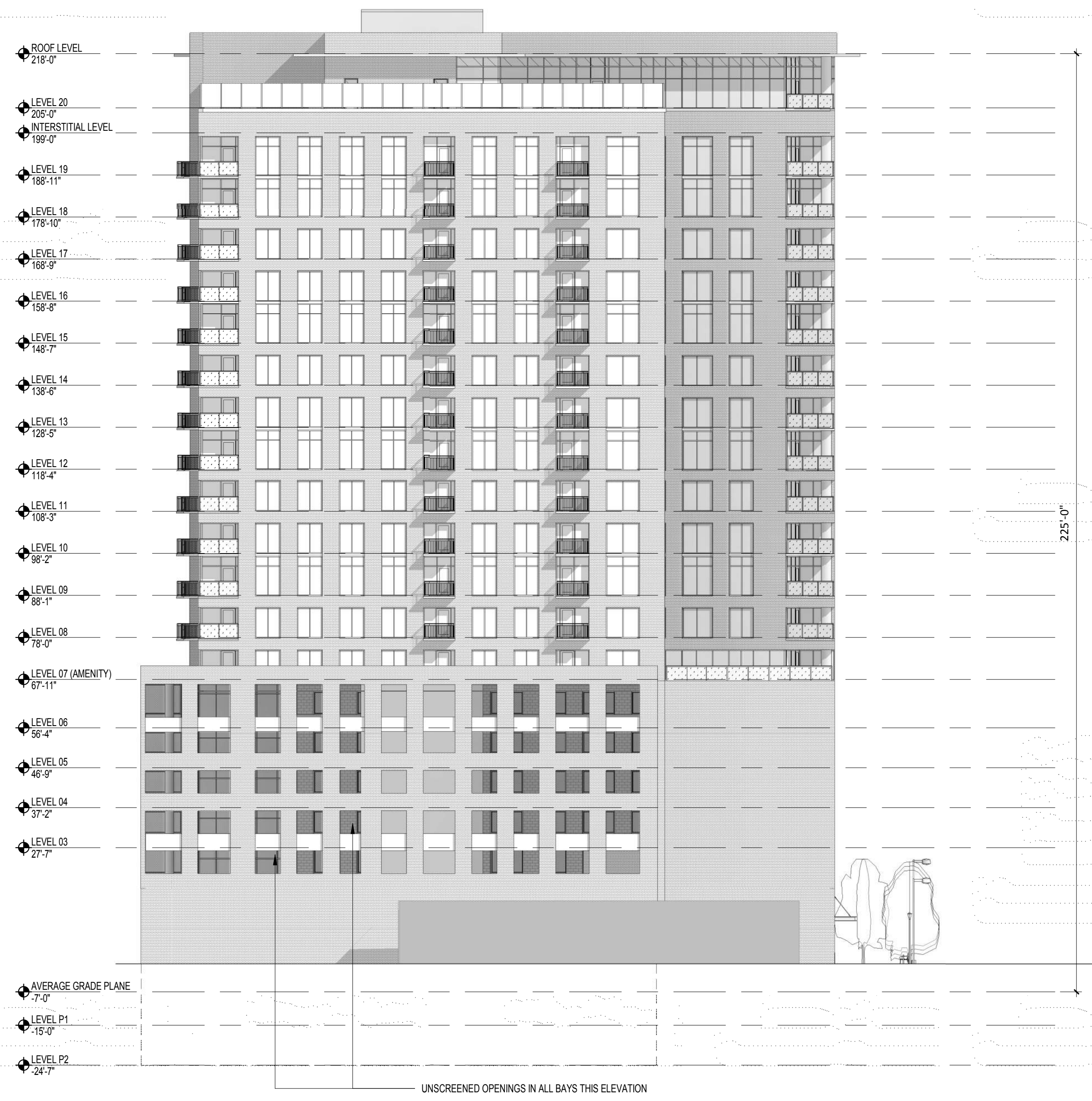
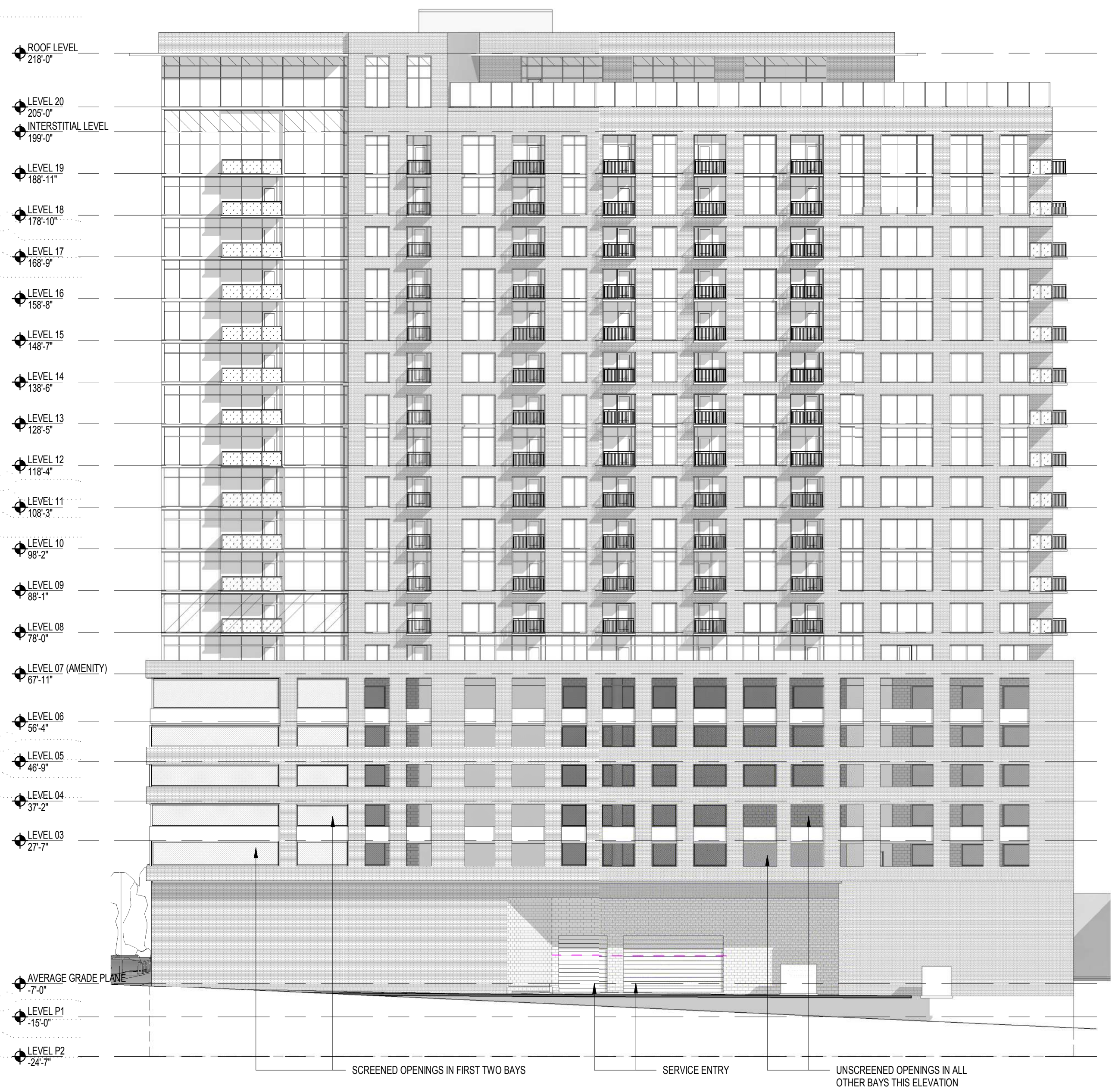
JOB NUMBER 1608803

SHEET TITLE  
NORTH AND WEST ELEVATIONS

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

**DRC-11**

COMMENTS \_\_\_\_\_

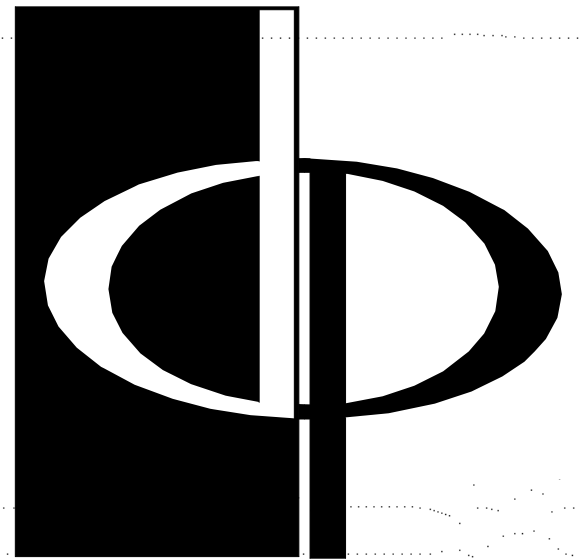


225'-0"

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**1 NORTH ELEVATION**  
SCALE: 1" = 20'-0"

**2 WEST ELEVATION**  
SCALE: 1" = 20'-0"



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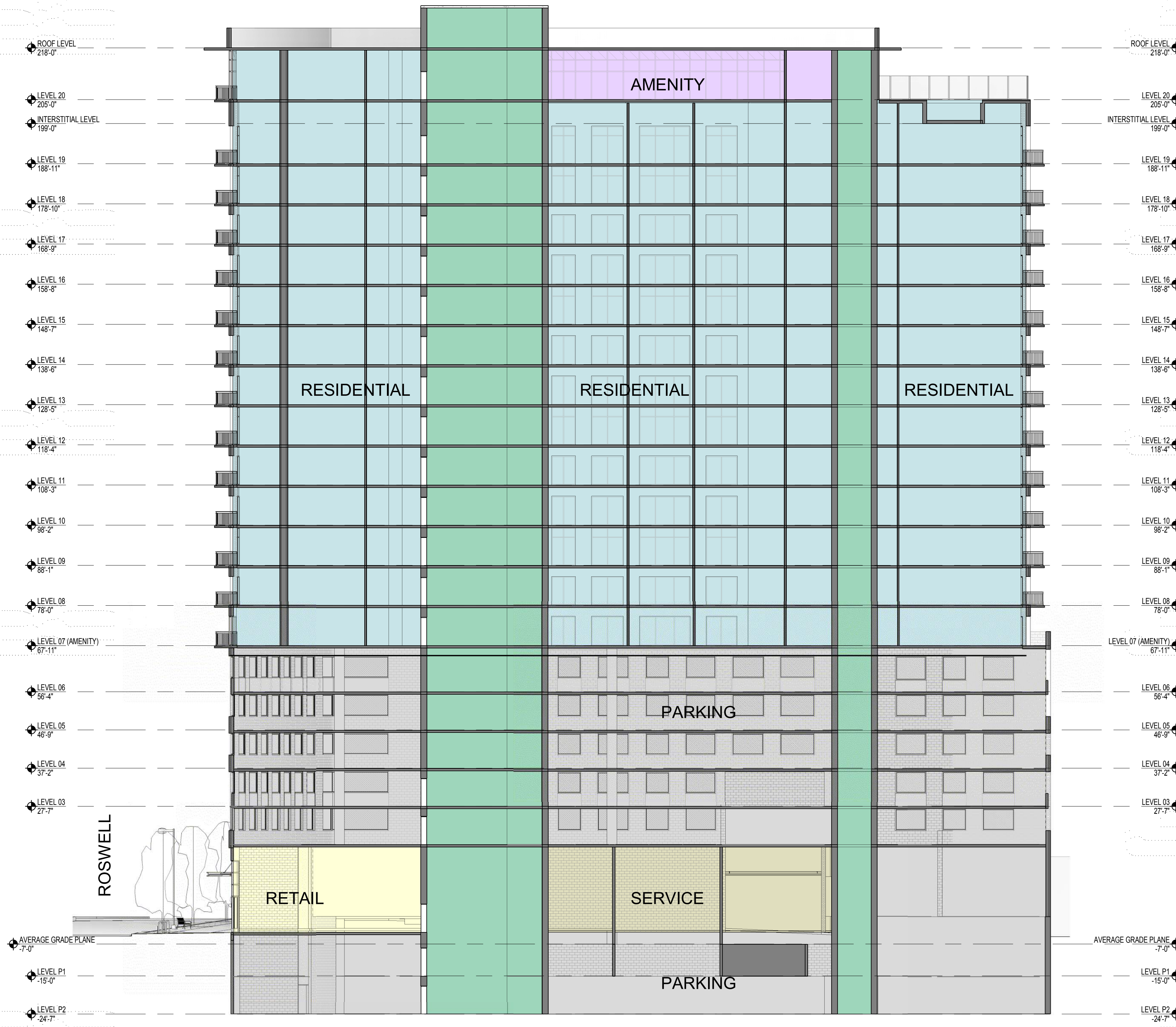
JOB NUMBER 1608803

SHEET TITLE BUILDING SECTION

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

**DRC-12**

COMMENTS \_\_\_\_\_



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

# **SPI-9 DEVELOPMENT REVIEW COMMITTEE**

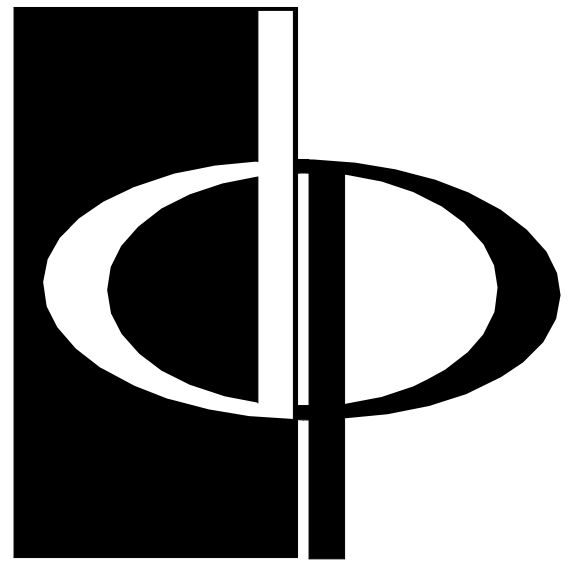
**PRELIMINARY DRC SUBMITTAL**

**FEBRUARY 01, 2017**

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DATE 02/01/2017

JOB NUMBER 1608803

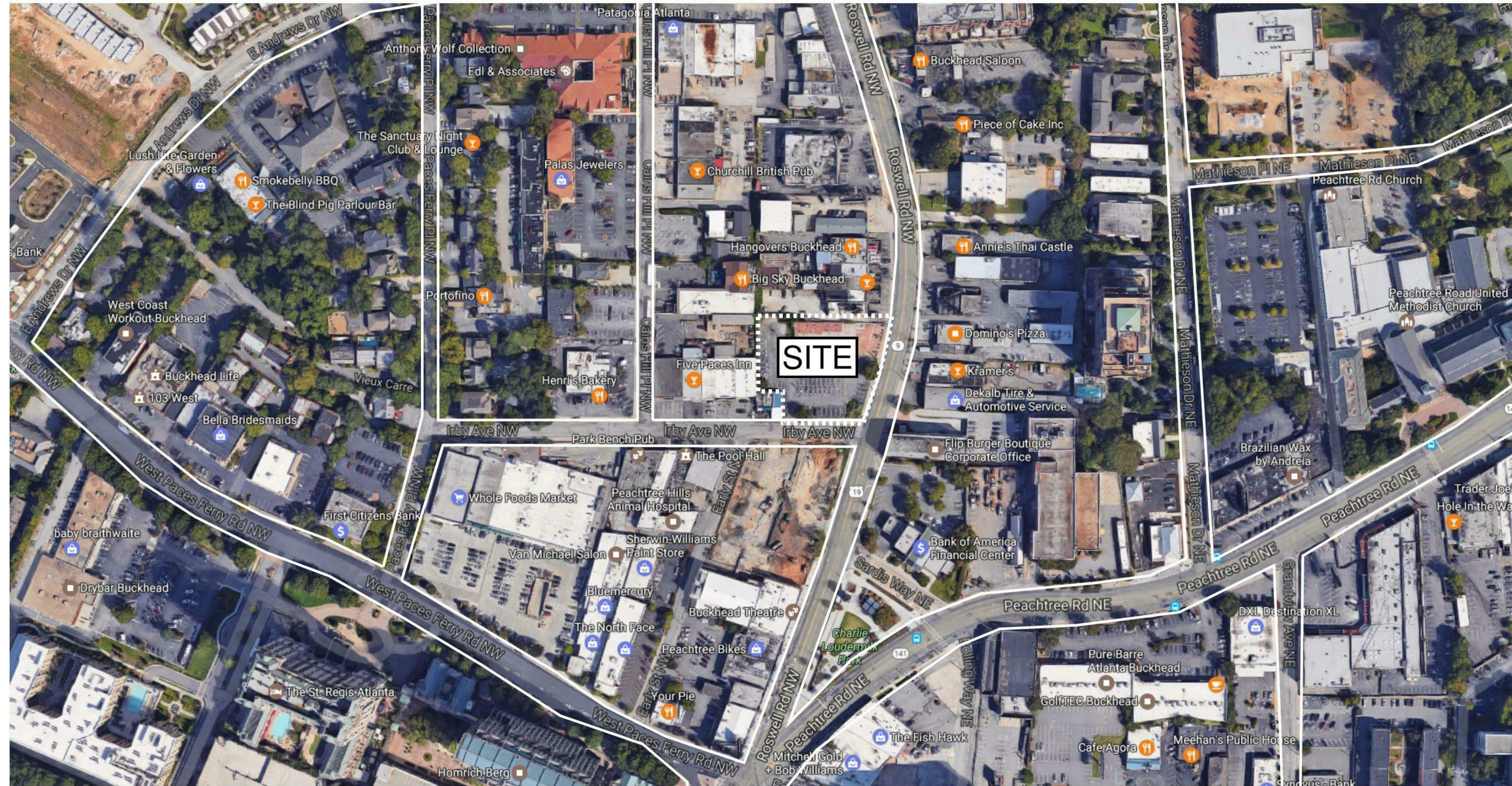
SHEET TITLE SITE AERIAL

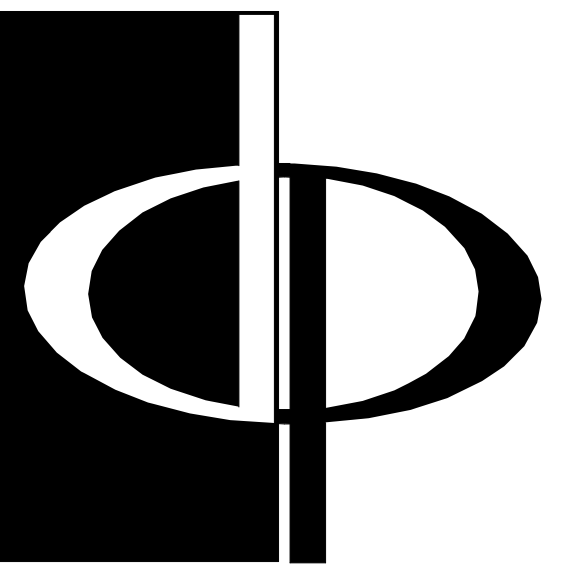
SHEET NUMBER

**DRC-01**

COMMENTS

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PROJECT \_\_\_\_\_

**3172 ROSWELL ROAD**

3172 ROSWELL ROAD  
ATLANTA, GA 30305

FOR \_\_\_\_\_



6285 BARFIELD ROAD  
SUITE 300  
ATLANTA, GA 30328

DATE 02/01/2017

JOB NUMBER 1608803

SHEET TITLE CONTEXT PHOTOS

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

**DRC-02**

COMMENTS \_\_\_\_\_



**1 ROSWELL RD. ELEVATION**  
SCALE: 3" = 1'-0"

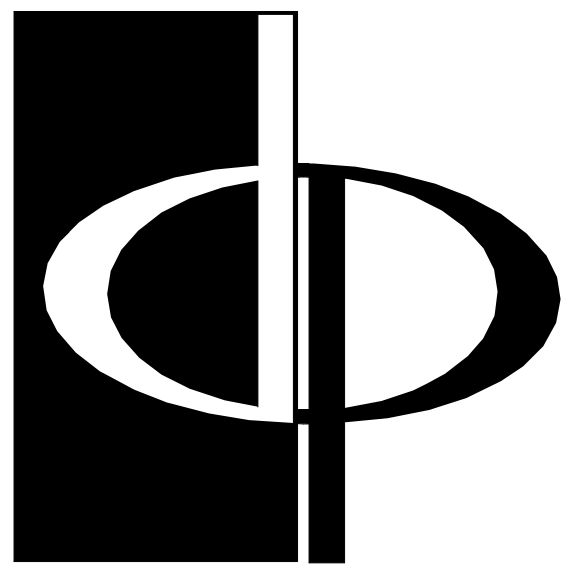


**2 IRBY AVE ELEVATION**  
SCALE: 3/4" = 1'-0"





1 **NORTHEAST VIEW**  
SCALE: 3" = 1'-0"



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**3172 ROSWELL ROAD**

3172 ROSWELL ROAD  
ATLANTA, GA 30305

FOR \_\_\_\_\_



6285 BARFIELD ROAD  
SUITE 300  
ATLANTA, GA 30328

DATE 02/01/2017

JOB NUMBER 1608803

SHEET TITLE RENDERING

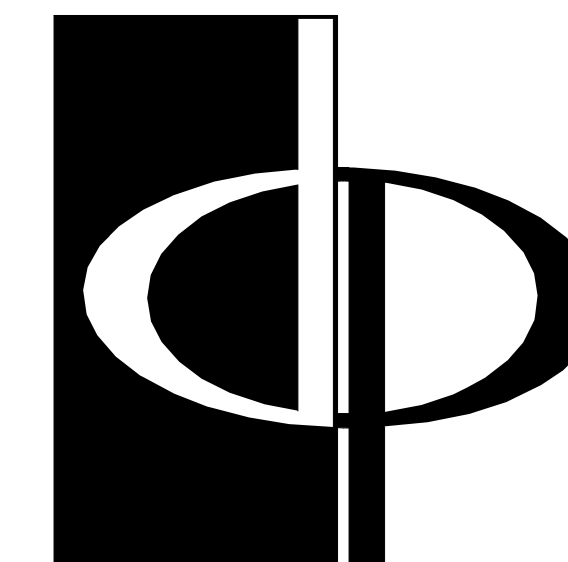
SHEET NUMBER \_\_\_\_\_

**DRC-03**

COMMENTS \_\_\_\_\_



**1** SOUTHEAST VIEW  
SCALE: 3" = 1'-0"



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**3172 ROSWELL ROAD**

3172 ROSWELL ROAD  
ATLANTA, GA 30305

FOR \_\_\_\_\_



*A Lennar Company*  
6285 BARFIELD ROAD  
SUITE 300  
ATLANTA, GA 30328

DATE \_\_\_\_\_ 02/01/2017

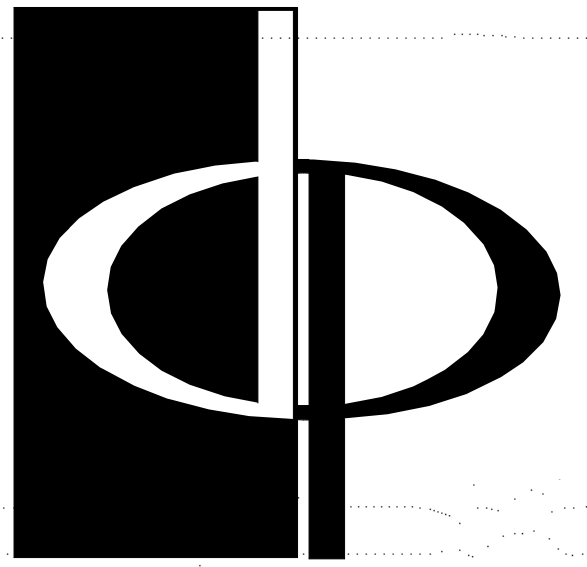
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SHEET TITLE \_\_\_\_\_ RENDERING

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

**DRC-04**

COMMENTS \_\_\_\_\_



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**3172 ROSWELL ROAD**

3172 ROSWELL ROAD  
ATLANTA, GA 30305

FOR



6285 BARFIELD ROAD  
SUITE 300  
ATLANTA, GA 30328

DATE 02/01/2017

JOB NUMBER 1608803

SHEET TITLE RENDERING

SHEET NUMBER

**DRC-05**

COMMENTS



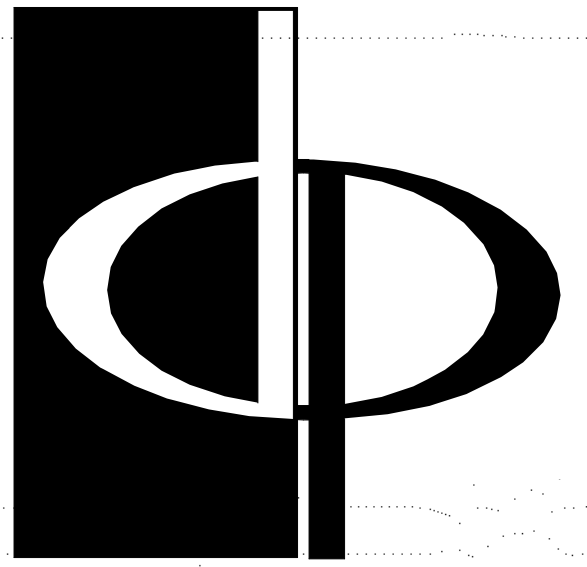
**1 VIEW FROM ROSWELL LOOKING SOUTH**

SCALE:



**2 VIEW FROM IRBY LOOKING EAST**

SCALE:



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3172 ROSWELL ROAD  
ATLANTA, GA 30305

FOR



6285 BARFIELD ROAD  
SUITE 300  
ATLANTA, GA 30328

DATE 02/01/2017

JOB NUMBER 1608803

SHEET TITLE RENDERING

SHEET NUMBER

**DRC-06**

COMMENTS



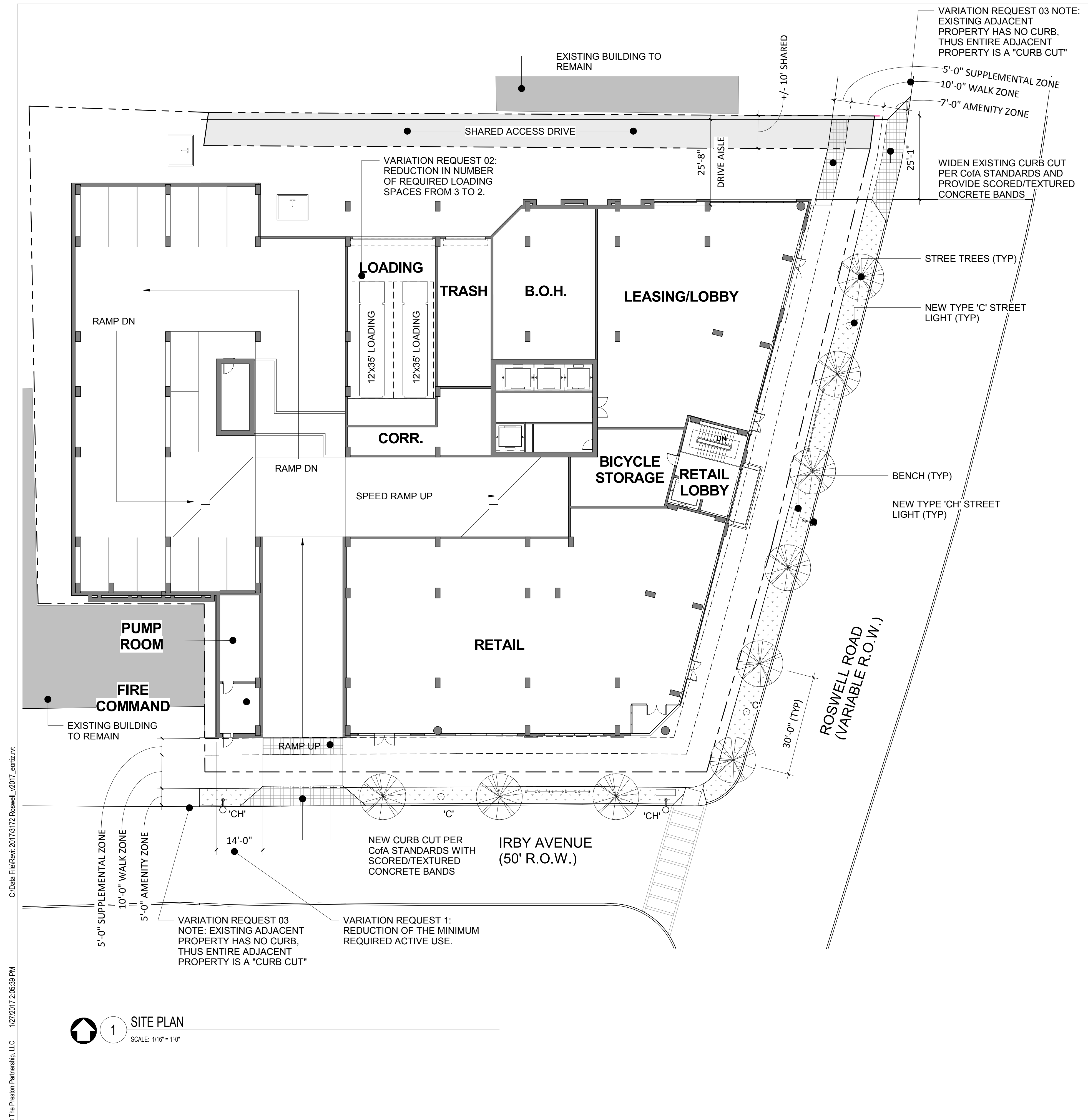
**2 BIRDSEYE VIEW FROM IRBY AVE. LOOKING EAST**

SCALE:



**1 VIEW FROM ROSWELL LOOKING NORTH**

SCALE:



**GENERAL NOTES:**

- TYPE OF CONSTRUCTION: IA
- ROOFING: ALL BUILDING AND STRUCTURAL ROOFS SHALL BE CONSTRUCTED OF HEAT REFLECTIVE MATERIAL.
- BUILDING ADDRESS NUMBERS ON STREET FRONTAGE SHALL INCLUDE 6" CHARACTERS WITH THE STREET ADDRESS NUMBER. ADDRESS NUMBER SHALL BE CLEARLY VISIBLE FROM THE SIDEWALK.
- ALL PARKING DECK LIGHTING WILL BE INDIRECT AND PROVIDE CODE REQUIRED MINIMUM LIGHTING LEVELS (1 FOOTCANDLE). NO LIGHT SOURCE WILL BE VISIBLE FROM THE PUBLIC WAY.
- ALL PARKING GARAGE VEHICLE HEADLIGHTS WILL BE OBSCURED BY A PARAPET THAT SHALL BE 42" MINIMUM IN HEIGHT.
- STREET TREES (TO BE APPROVED BY CITY ARBORIST) SHALL BE 3" CALIPER MEASURED 36" ABOVE THE GROUND, SHALL BE A MINIMUM HEIGHT OF 12'-0", WITH A MATURE HEIGHT OF 40'-0", AND SHALL BE LIMBED TO A MINIMUM HEIGHT OF 7'-0"

ROSWELL ROAD: SPECIES TBD  
IRBY AVENUE: SPECIES TBD

**ADMINISTRATIVE VARIATION REQUESTS:**

- 16-181.017: REDUCTION OF THE MINIMUM AMOUNT OF ACTIVE USE ALONG IRBY AVENUE AT THE FIRE COMMAND ROOM.
- 16-181.019: REDUCTION IN THE MINIMUM NUMBER OF REQUIRED LOADING SPACES FROM 3 TO 2.
- 16-181.020: ALLOWANCE FOR CURB CUTS ALONG BOTH ROSWELL AND IRBY TO BE LESS THAN 100 FEET FROM THE NEXT CURB CUT ON THE ADJOINING PROPERTY.
- 16-181.023: REDUCTION IN THE MINIMUM AMOUNT OF REQUIRED PARKING FROM 532 TO 440 (REDUCTION OF 92 SPACES).

**SITE DATA AND DEVELOPMENT CONTROLS (16-181.012):**

<b>LOT AREA:</b>	
NET LOT AREA	40,696 SF (0.935 ACRES)
GROSS LOT AREA:	49,856 SF (1.145 ACRES)
<b>ZONING CLASSIFICATION:</b>	SPI-9, SA-1
<b>DENSITY (16-181.012):</b>	
MAX ALLOWABLE F.A.R. WITHOUT BONUSES	8.2
MIXED-USE BONUS	0.5
TOTAL ALLOWABLE F.A.R.	8.7
<b>TOTAL AREA ALLOWED (NLA):</b>	374,403 SF
TOTAL AREA PROPOSED:	289,150 SF
ACTUAL F.A.R.:	7.1

**MINIMUM SIDEWALK WIDTH REQUIRED (16-181.012):**

ROSWELL ROAD

- 7' AMENITY ZONE
- 10' WALK ZONE
- 5' SUPPLEMENTAL ZONE
- 22' TOTAL WIDTH (MINIMUM) FROM BACK OF CURB TO BUILDING

PIEDMONT AVENUE

- 5' STREET FURNITURE AND TREE ZONE
- 10' SIDEWALK CLEAR ZONE
- 5' SUPPLEMENTAL ZONE
- 20' TOTAL WIDTH (MINIMUM) FROM BACK OF CURB TO BUILDING

**BUILDING DATA:**

**NO. OF STORIES:** 20 ABOVE GRADE (1 RETAIL, 5 PARKING, 13 RESIDENTIAL)  
2 BELOW GRADE (PARKING)

**OVERALL BUILDING HEIGHT:**

- 212'-0" - HIGHEST OCCUPIED FLOOR (LEVEL 20) ABOVE AVERAGE GRADE
- 225'-0" - ROOF HEIGHT ABOVE AVERAGE GRADE

**RESIDENTIAL UNITS:**

- 1 BEDROOM - 171 (171 BEDS)
- 2 BEDROOM - 106 (212 BEDS)
- 3 BEDROOM - 14 (42 BEDS)
- TOTAL - 291 (425 BEDS)

**UNITS PER ACRE:** 311 (0.935 ACRES)

**RETAIL AREA:** +/- 6,785 SF

**LEASING/AMENITY:** +/- 10,097 SF

**FENESTRATION (16-18A.011):**

ROSWELL ROAD: 65% REQUIRED (TYPE 2 STREET)  
88% PROVIDED

IRBY AVENUE: 65% REQUIRED (TYPE 3 STREET)  
65% PROVIDED

**USABLE OPEN SPACE (16-181.012):**

0.935 ACRES	NET LOT AREA
1.145 ACRES	GROSS LOT AREA

USABLE OPEN SPACE NOT REQUIRED FOR PARCELS LESS THAN 1 ACRE

**PARKING DATA (16-181.023):**

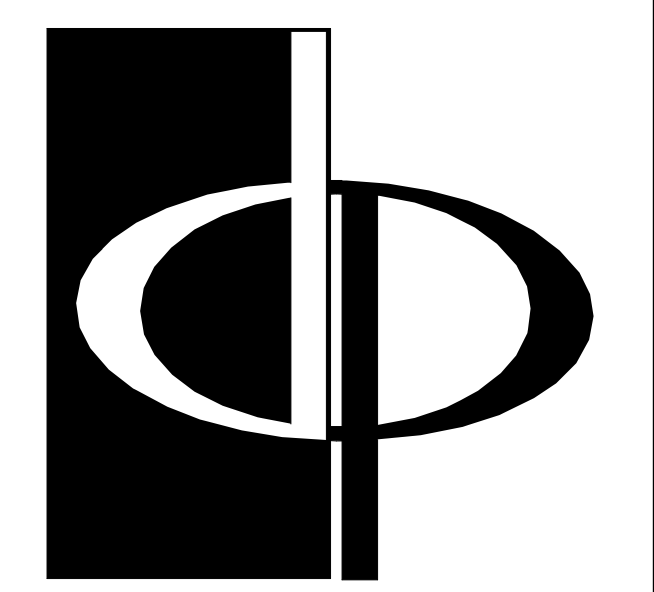
UNITS:	COUNT	LOAD FACTOR	TOTAL
1 AND 2 BEDROOM	277	2 / UNIT	554
3 BEDROOM	14	2.5 / UNIT	35
GUEST	291	1/3 / UNIT	97
RESTAURANT	6,785 SF	1/300 SF	23
MAXIMUM ALLOWED			709
MINIMUM REQUIRED (75% OF MAXIMUM)			532
TOTAL PROVIDED			440
DIFFERENCE			-92

**LOADING SPACES (16-181.019):**

- RESIDENTIAL (201 UNITS AND ABOVE): 3
- RETAIL (<10,001 SF): 0
- LOADING SPACES REQUIRED: 3
- LOADING SPACES PROVIDED: 2

**BICYCLE PARKING (16-18A.017):**

- BICYCLE PARKING REQUIRED: 50
- "U" STYLE RACKS ON ROSWELL ROAD: 5
- "U" STYLE RACKS ON IRBY AVENUE: 5
- RACKS IN BICYCLE STORAGE INSIDE PARKING DECK: 40
- TOTAL BICYCLE PARKING PROVIDED: 50



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

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PROJECT

**3172 ROSWELL ROAD**

3172 ROSWELL ROAD  
ATLANTA, GA 30305



6285 BARFIELD ROAD  
SUITE 300  
ATLANTA, GA 30328

DATE 02/01/2017

JOB NUMBER 1608803

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

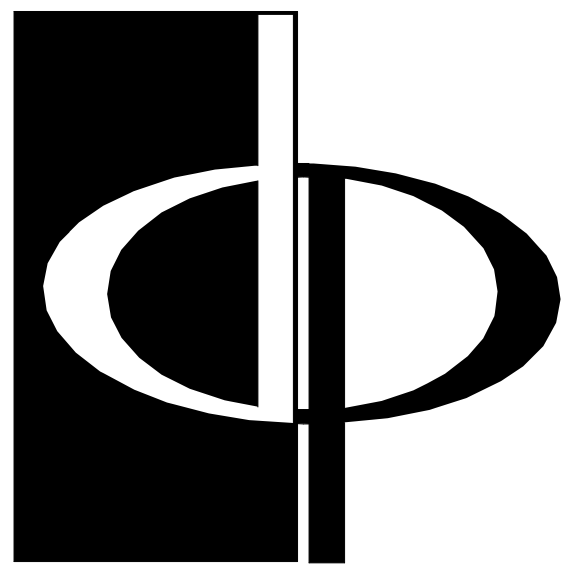
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**DRC-07**

COMMENTS

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**1 SITE PLAN**  
SCALE: 1/16" = 1'-0"



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**3172 ROSWELL ROAD**

3172 ROSWELL ROAD  
ATLANTA, GA 30305

FOR \_\_\_\_\_



6285 BARFIELD ROAD  
SUITE 300  
ATLANTA, GA 30328

DATE 02/01/2017

JOB NUMBER 1608803

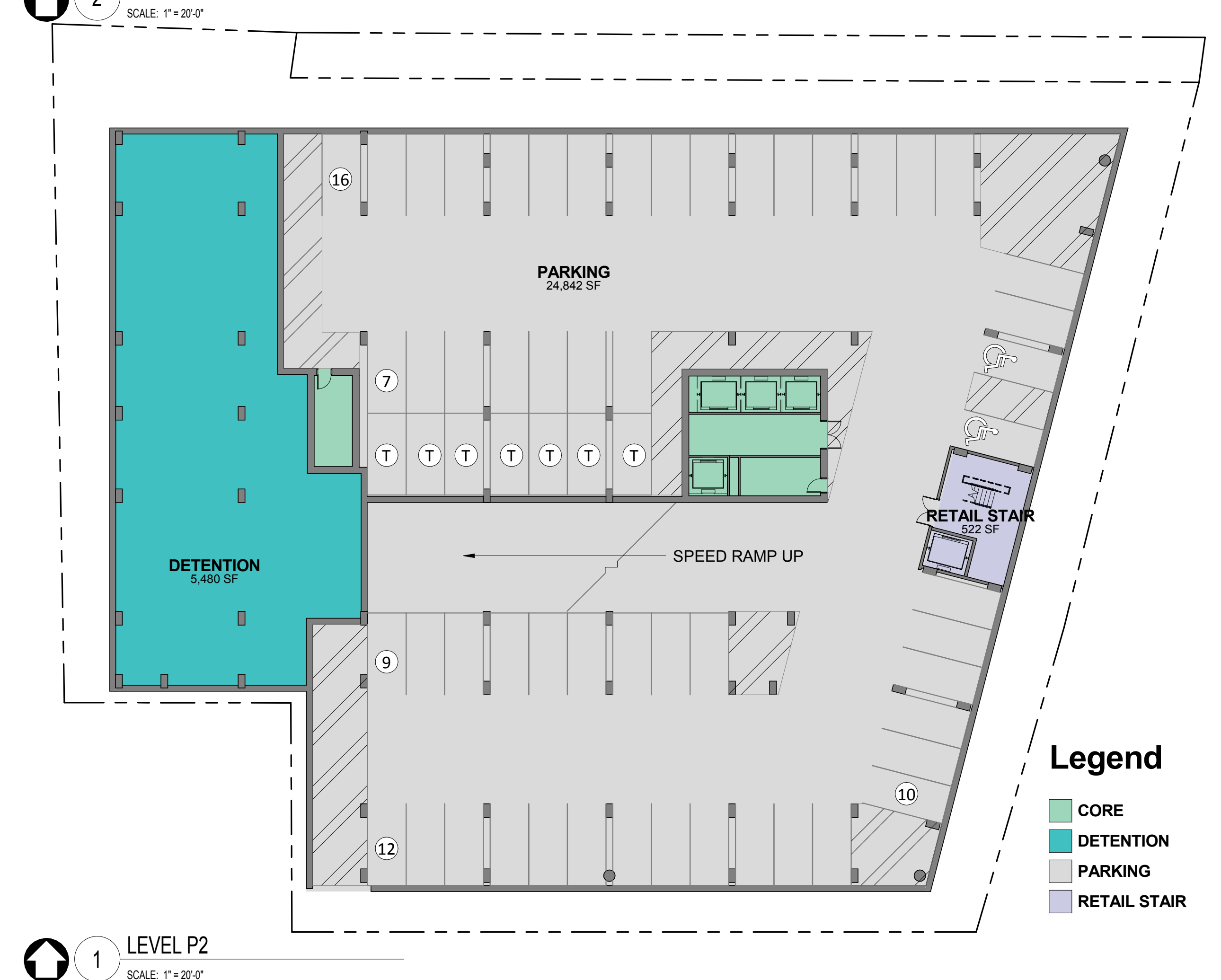
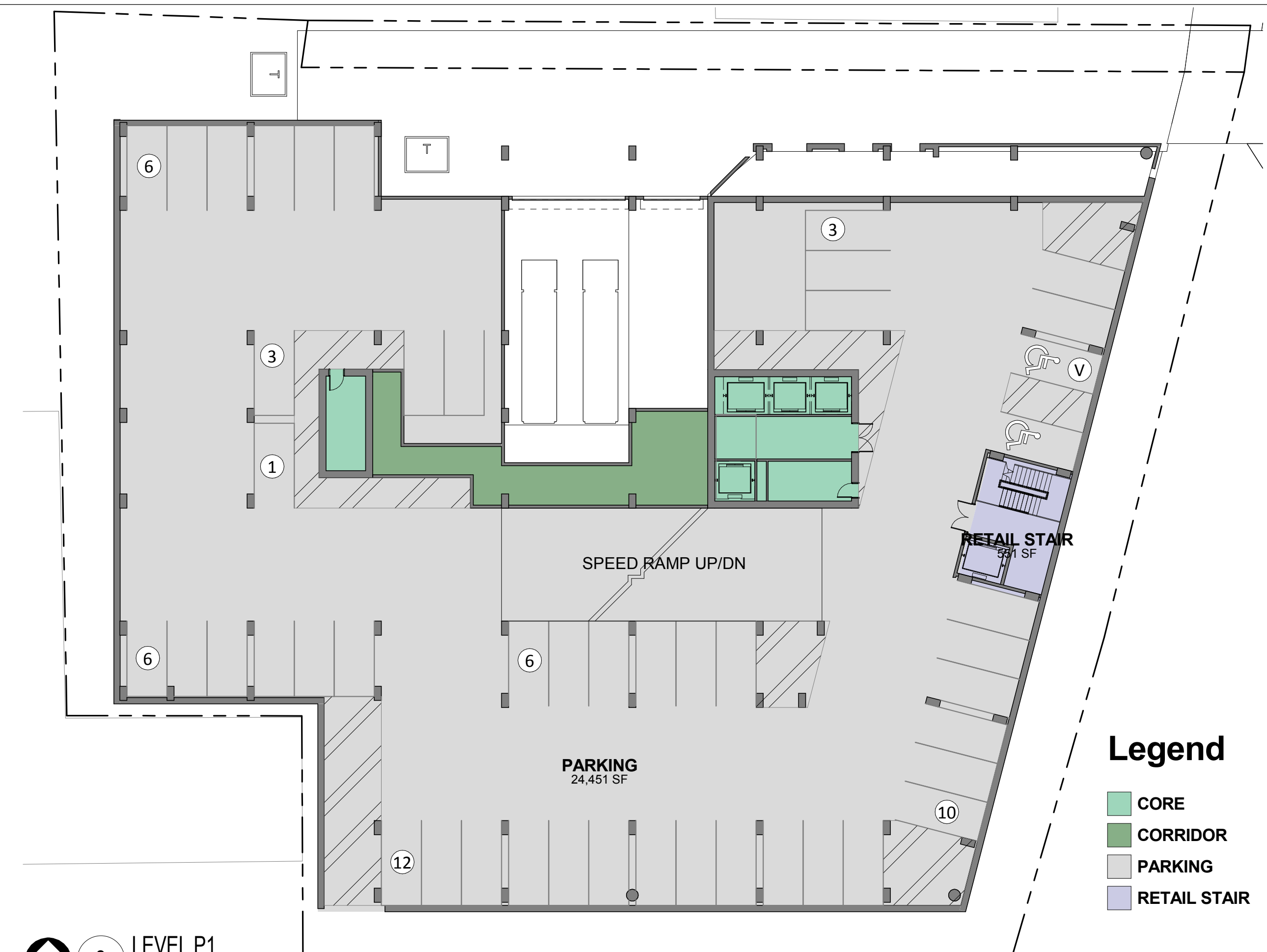
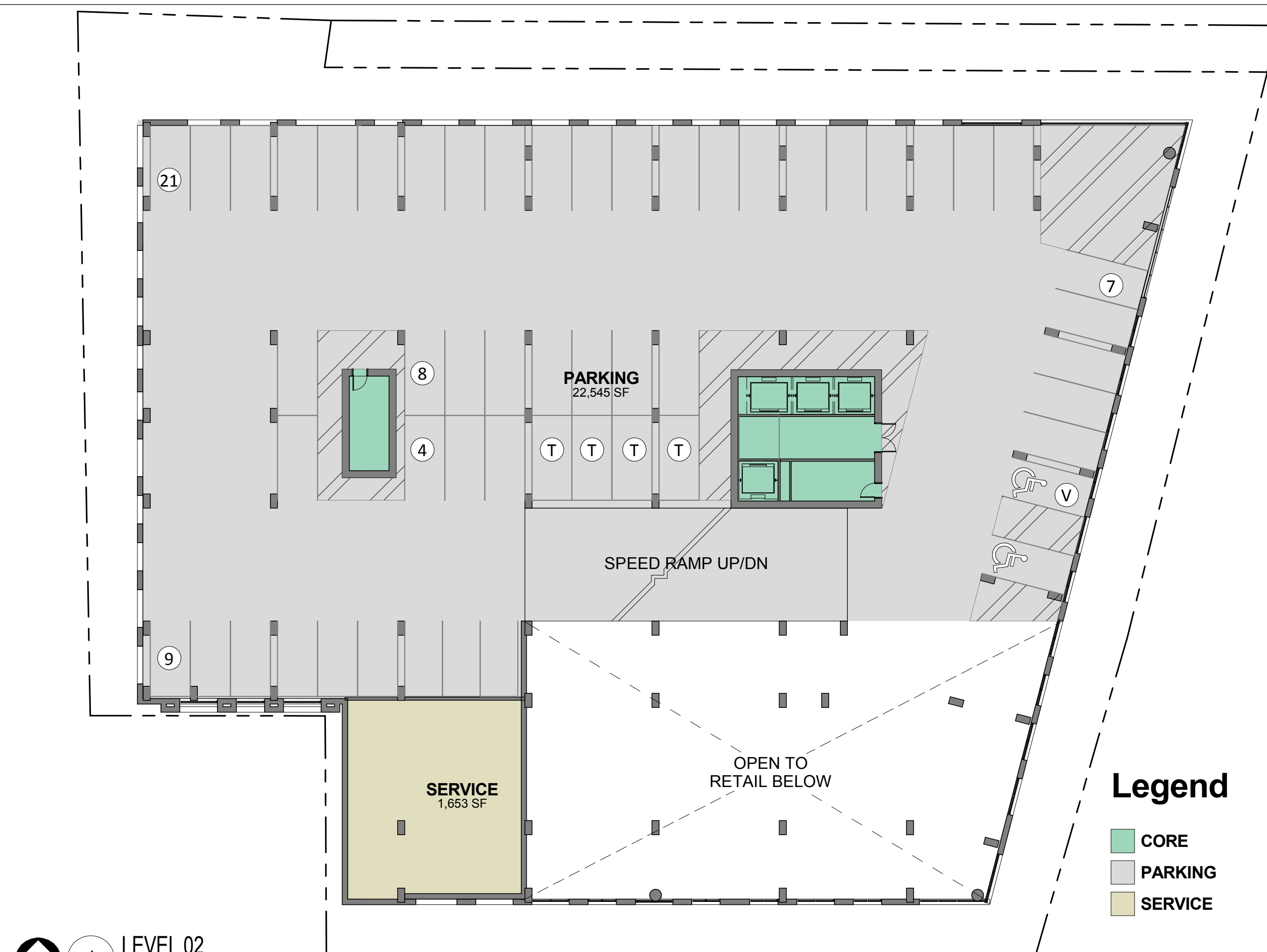
SHEET TITLE FLOOR PLANS - LEVELS P2-02

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

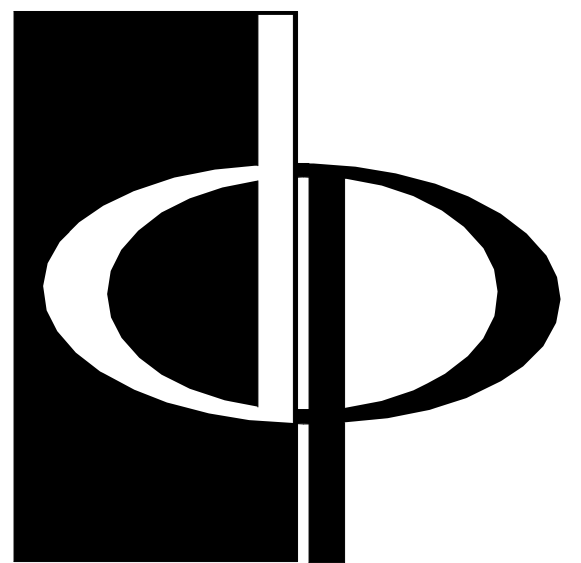
**DRC-08**

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**3172 ROSWELL ROAD**

3172 ROSWELL ROAD  
ATLANTA, GA 30305

FOR \_\_\_\_\_



6285 BARFIELD ROAD  
SUITE 300  
ATLANTA, GA 30328

DATE 02/01/2017

JOB NUMBER 1608803

SHEET TITLE FLOOR PLANS - LEVELS 03-20

SHEET NUMBER

**DRC-09**

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**Legend**

- AMENITY
- CORE
- CORRIDOR
- POOL
- POOL DECK
- RESIDENTIAL



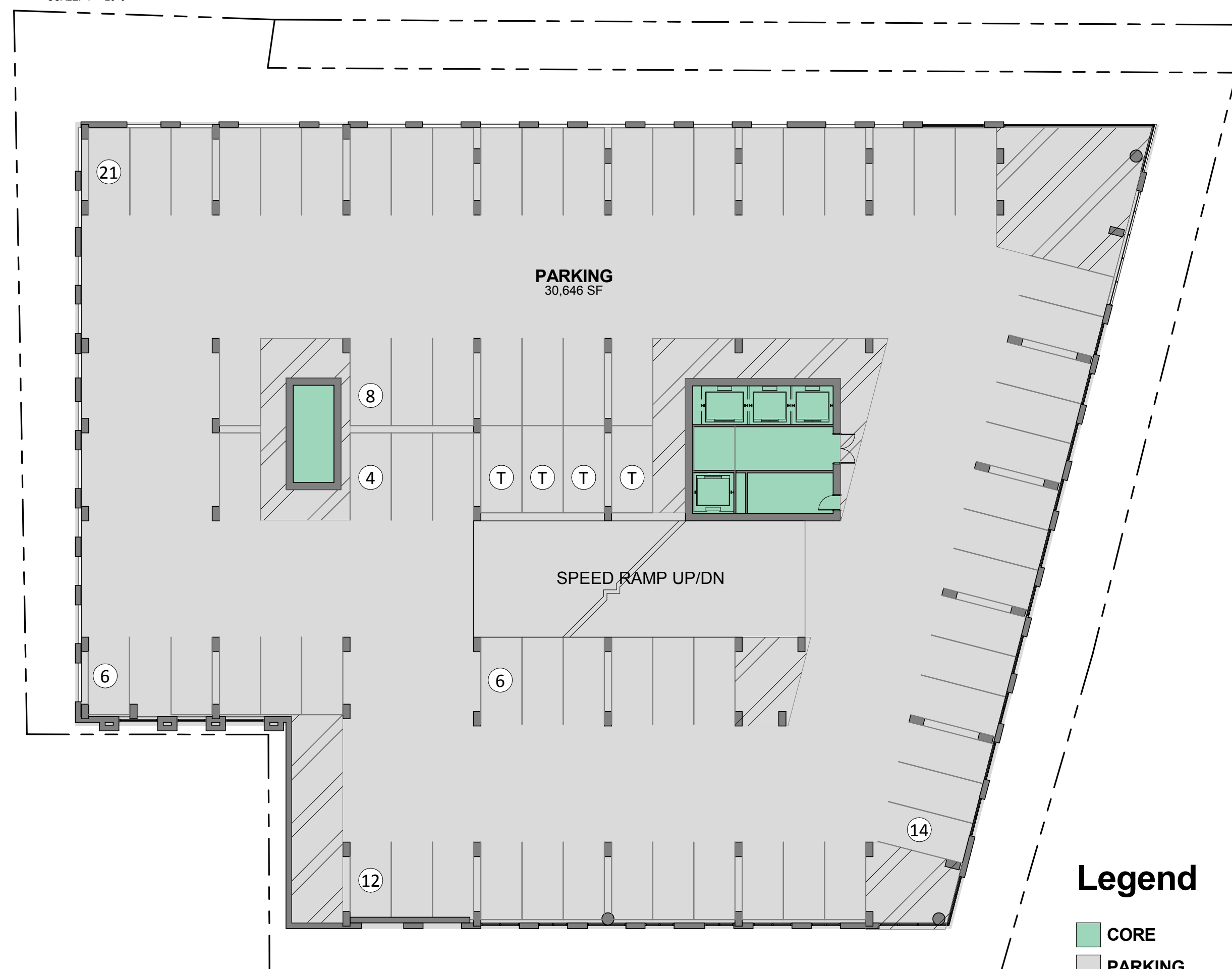
**Legend**

- AMENITY
- CORE
- CORRIDOR
- RESIDENTIAL
- TERRACE



**Legend**

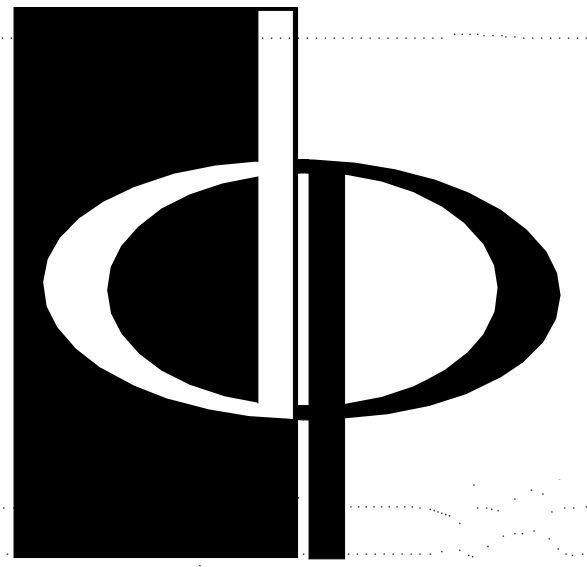
- CORE
- CORRIDOR
- RESIDENTIAL



**Legend**

- CORE
- PARKING

NOTE: THE BUILDING FACADE MATERIALS ON ELEVATIONS FRONTING A PUBLIC STREET COMPLY WITH SECTION 16-181.027. THE USE OF TEXTURED CMU, FIBER CEMENT, STUCCO, OR ARCHITECTURAL METAL IS RESTRICTED TO NO MORE THAN 30% OF THE FACADE.



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**3172 ROSWELL ROAD**

3172 ROSWELL ROAD  
ATLANTA, GA 30305

FOR



6285 BARFIELD ROAD  
SUITE 300  
ATLANTA, GA 30328

DATE 02/01/2017

JOB NUMBER 1608803

SHEET TITLE SOUTH AND EAST ELEVATIONS

SHEET NUMBER

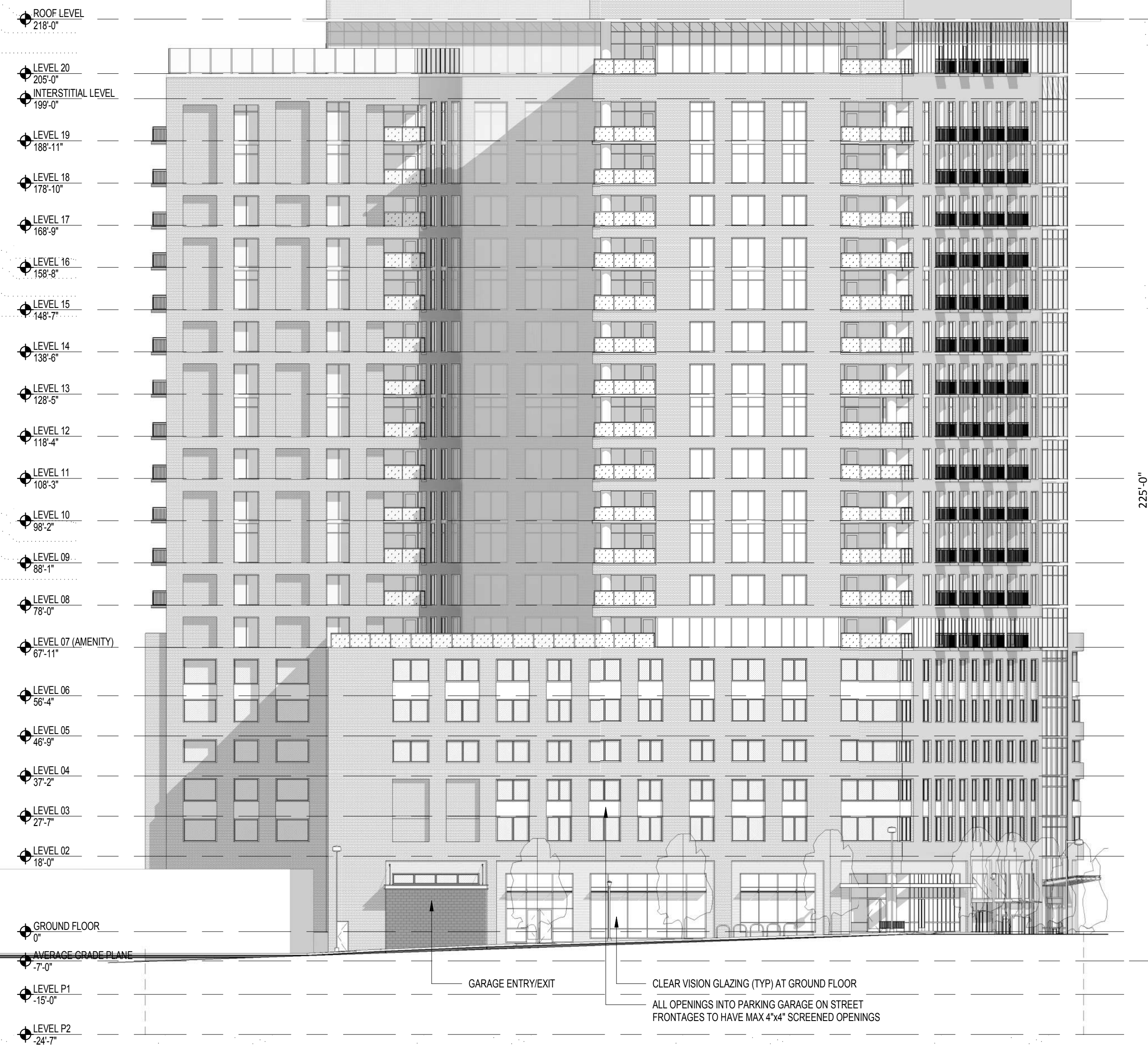
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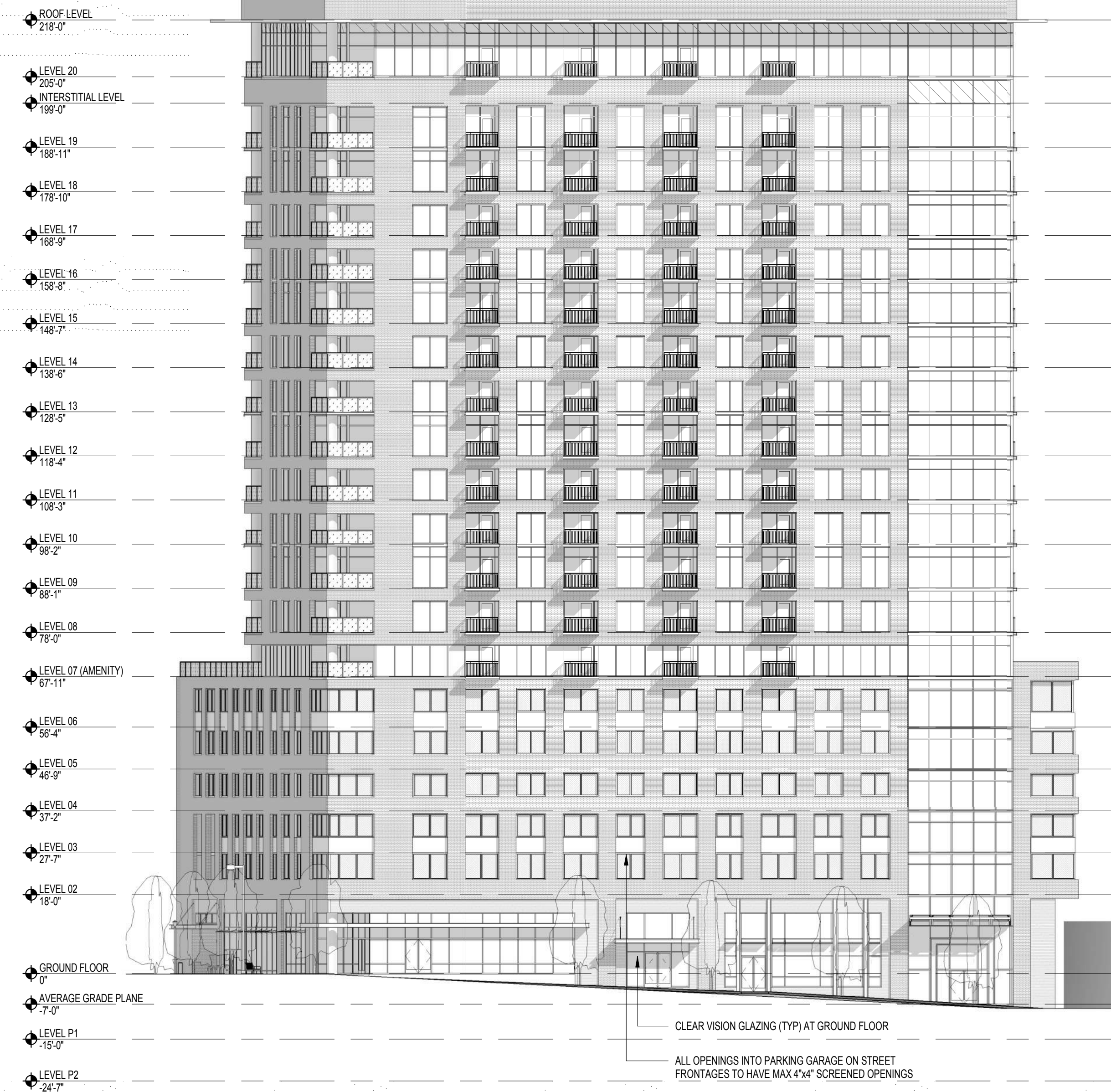
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**1 SOUTH ELEVATION (IRBY AVENUE)**

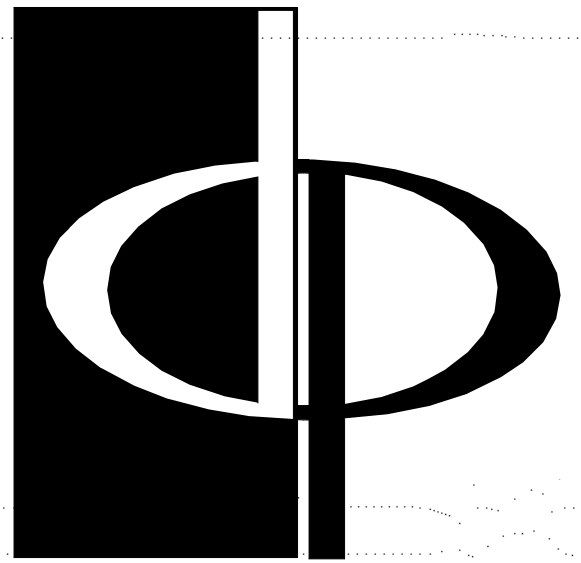
SCALE: 1" = 20'-0"



**2 EAST ELEVATION (ROSWELL ROAD)**

SCALE: 1" = 20'-0"





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**3172 ROSWELL ROAD**

3172 ROSWELL ROAD  
ATLANTA, GA 30305

FOR \_\_\_\_\_



6285 BARFIELD ROAD  
SUITE 300  
ATLANTA, GA 30328

DATE 02/01/2017

JOB NUMBER 1608803

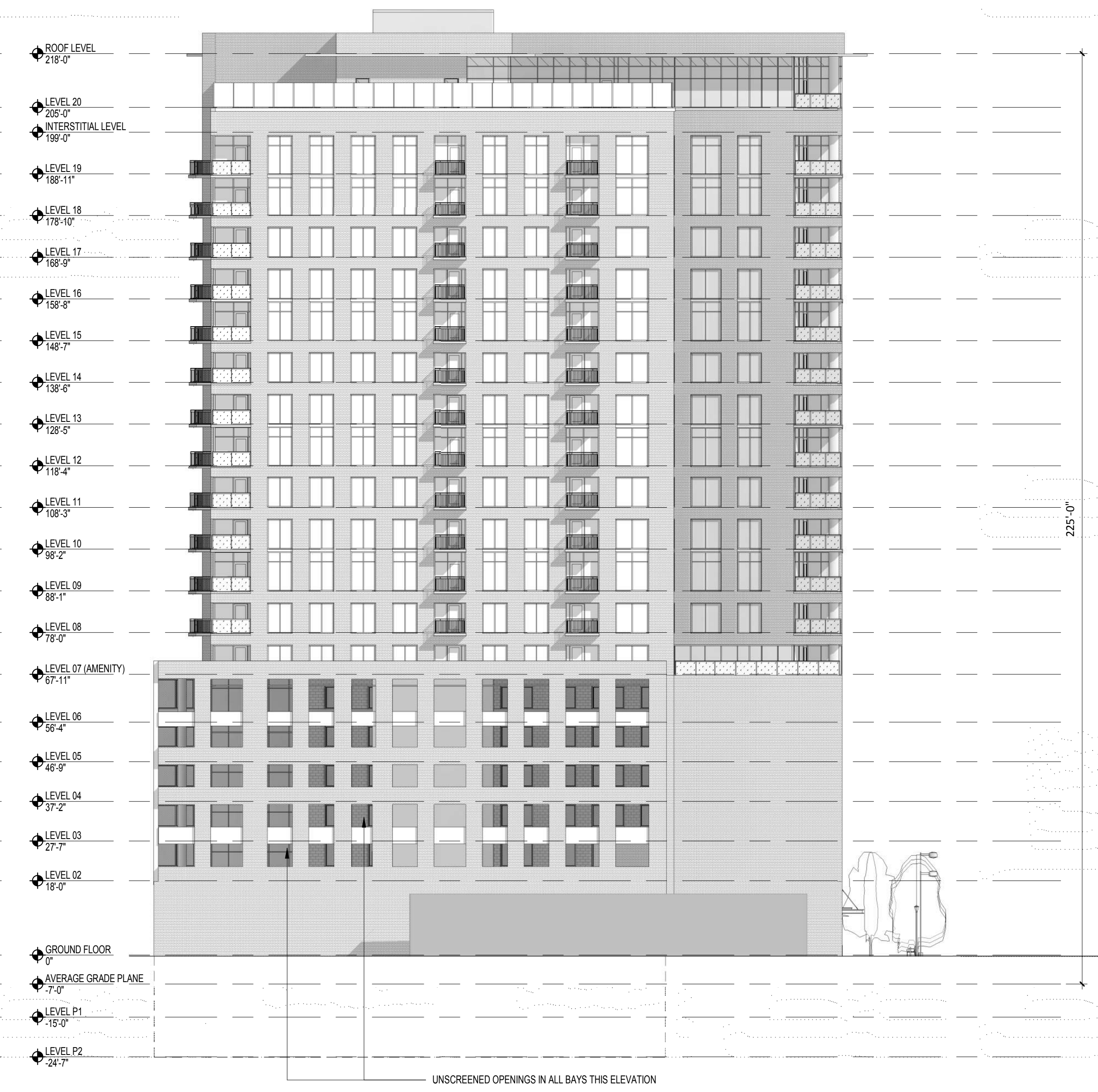
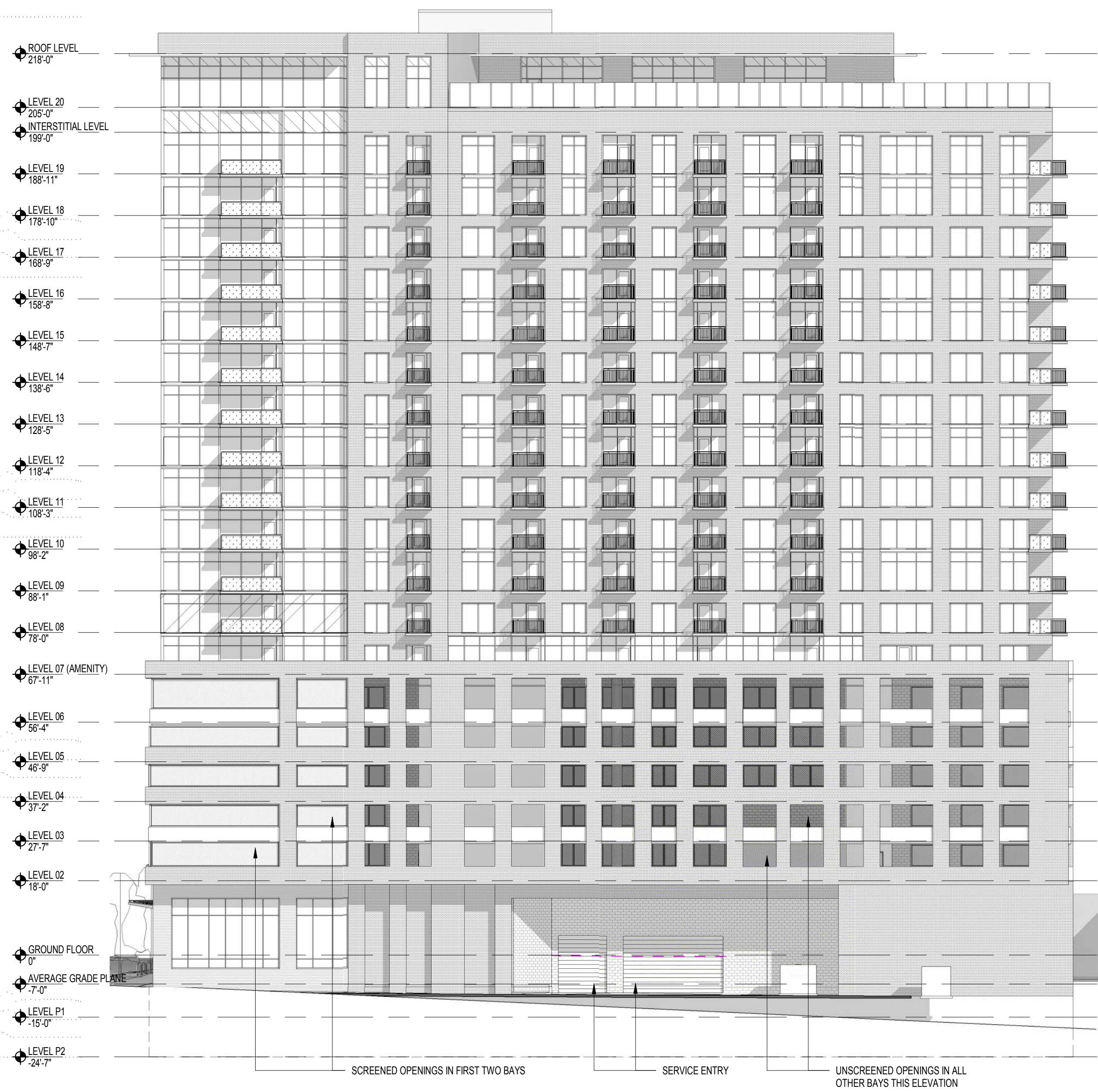
SHEET TITLE NORTH AND WEST ELEVATIONS

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

**DRC-11**

COMMENTS \_\_\_\_\_

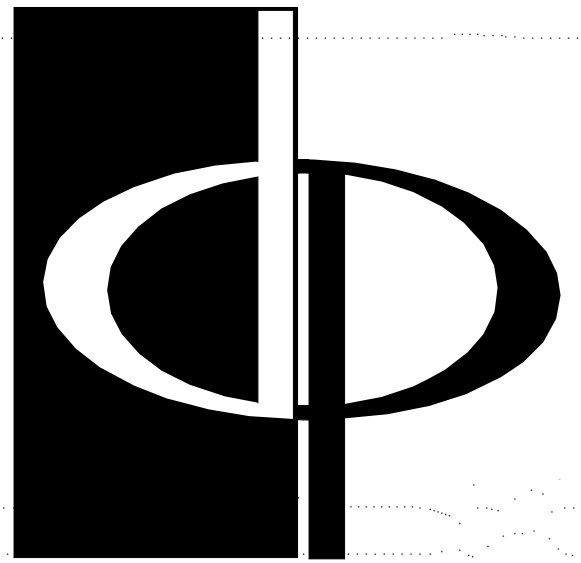
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**1 NORTH ELEVATION**  
SCALE: 1" = 20'-0"

**2 WEST ELEVATION**  
SCALE: 1" = 20'-0"



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**3172 ROSWELL ROAD**

3172 ROSWELL ROAD  
ATLANTA, GA 30305

FOR

**LMC**  
A Lennar Company

6285 BARFIELD ROAD  
SUITE 300  
ATLANTA, GA 30328

DATE 02/01/2017

JOB NUMBER 1608803

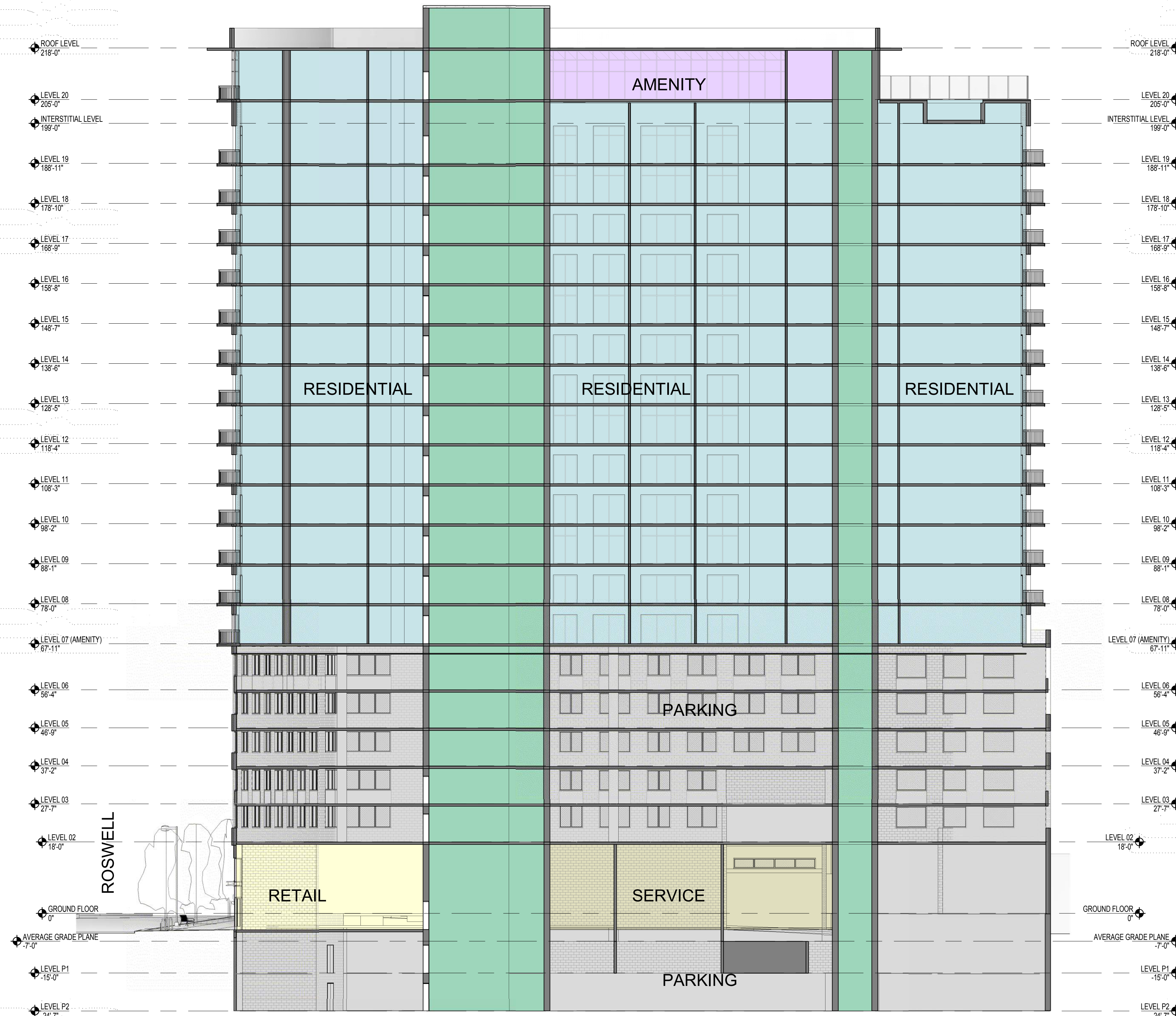
SHEET TITLE BUILDING SECTION

SHEET NUMBER

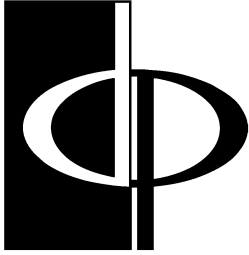
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**1 BUILDING SECTION**  
SCALE: 1/16" = 1'-0"



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## **3172 Roswell Road**

Project Description

TPP Project Number 1608803

January 27, 2017

This project is a mixed use development proposed by LMC (A Lennar Company) at the intersection of Roswell Road and Irby Avenue in SPI-9, Sub-Area 1. The project consists of 20 stories of approximately 291 residential apartment units, including 2 stories of below grade structured parking, 1 story of ground level leasing, retail, and service, 5 levels of above-grade structured parking, and 14 stories of residential apartments.

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 a portion of the roof serves as an open air courtyard and will contain a swimming pool. Additional provisions of the project are outlined below:

- Ground Level:
  - Approximately 6,785 SF of Retail
  - Leasing Office
  - Loading dock with two bays
  - Trash room
  - All back-of-house service areas (generator room, electrical room, maintenance, etc.)
  - Separate entrances for retail/residential parking (off Irby) and service uses (off Roswell)
- Parking Levels (Levels P2-P1 and 02-06)
  - The parking deck is accessed via Irby Avenue and contains approximately 25 spaces for retail and leasing and 415 spaces for residential uses.
- Ground Floor
  - Approximately 6,785 sf of Retail
  - Approximately 3,800 sf of leasing and lobby space
  - Bike storage and a stair/elevator lobby to access the below-grade parking
- Amenity Level (7<sup>th</sup> floor)
  - Approximately 670 SF of amenity space (pool lounge, fitness, etc.)
  - Approximately 21 Residential units
  - Approximately 5,000 SF of open-air courtyard
- Typical Residential Levels (8<sup>th</sup> through 19<sup>th</sup>)
  - 12 Floors of approximately 22 Residential units per level (264 total)

- Penthouse Level (20<sup>th</sup> floor)
    - Approximately 6 Residential units
    - Approximately 5,300 sf of Fitness and Amenity Lounge
    - Approximately 7,900 sf of outdoor Terrace and Pool Deck
    - Approximately 600 sf swimming pool
  
  - Roof Level
    - Mechanical equipment
    - Elevator equipment rooms
  
  - **Administrative Variation Requests**
    - 16-18I.017: Reduction of the required active use along Irby Avenue at the Fire Command Room.
      - *SPI-9 regulations require an active use along all Type 1, 2, and 3 street frontages.*
      - The design proposes full compliance with this requirement except at the Fire Command Room along Irby Avenue. The Building Code (2012 IBC) requires that the Fire Command Room be accessible and readily identifiable from the street. The Fire Command Room will be a mechanically conditioned, but unoccupied, space.
  
    - 16-18I.019: Reduction in the minimum number of required loading spaces from three to two.
      - *SPI-9 regulations state that residential dwelling in excess of 200 units require a minimum of (3) 12'x35' loading spaces.*
      - The design proposes that two 12'x35' loading spaces will be adequate to serve the proposed number of apartment units. In our experience with projects of this type and scope, move-in and move-out times can be adequately scheduled throughout the course of the day to ensure that no more than 2 bays are needed at any one time.
  
    - 16-18I.020: Allowance for curb cuts along both Roswell Road and Irby Avenue to be less than 100 feet from the next curb cut on the adjoining property.
      - *SPI-9 regulations state that a curb cut shall be no closer than 100 feet from the nearest adjacent intersection or driveway along the same block face, or at the greatest distance possible from the nearest adjacent intersection or driveway, whichever is lesser.*
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- The adjacent properties along both Irby Avenue and Roswell Road are comprised entirely of curb cuts. That is to say, there are no curbs along either of the adjacent properties; each features parking at 90 degrees to the street along the entire length of the property.
  - The design proposes a single curb cut on Irby Avenue that is at the maximum possible distance from the intersection with Roswell Road. The design proposes widening the shared access drive along the north side of the site and installing and City of Atlanta compliant curb cut at that location, in lieu of the current non-compliant curb cut.
  - 16-181.023: Reduction in minimum required off-street parking.
    - *SPI-9 off-street parking requirements result in a maximum allowed parking count of 709, with a minimum required parking count of 532.*
    - The design proposes 440 parking spaces (a reduction of 92 spaces), including all accessible spaces. There are approximately 100 spaces in the below grade parking and approximately 340 spaces in the above grade parking. Based on comparable projects in the area, a parking load factor of approximately 436 spaces would be adequate to park the proposed uses in the project.
    - The design also proposes approximately 27 tandem parking spaces, bringing the total provided to 467 and the parking reduction to 65 spaces. These spaces are not counted in the total listed above, but would be available for use by residents or valet parking for the restaurant.
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