



**THE PRESTON
PARTNERSHIP, LLC**
A MULTI-DISCIPLINARY DESIGN FIRM
SEVEN TOWERES
115 PERMETER CENTER PLACE, SUITE 500
ATLANTA, GEORGIA 30306
TEL: 404.525.2800
FAX: 404.525.2848
WWW.THEPRESTONPARTNERSHIP.COM
CONSULTANT



PROJECT
**BRANCH PEACHTREE
BATTLE HIGH RISE**
ATLANTA, GEORGIA



BRANCH
PROPERTIES, LLC
3500 MAZURSKIE BOULEVARD, SUITE 400
ATLANTA, GEORGIA 30341
TEL: 404.525.2800

DATE

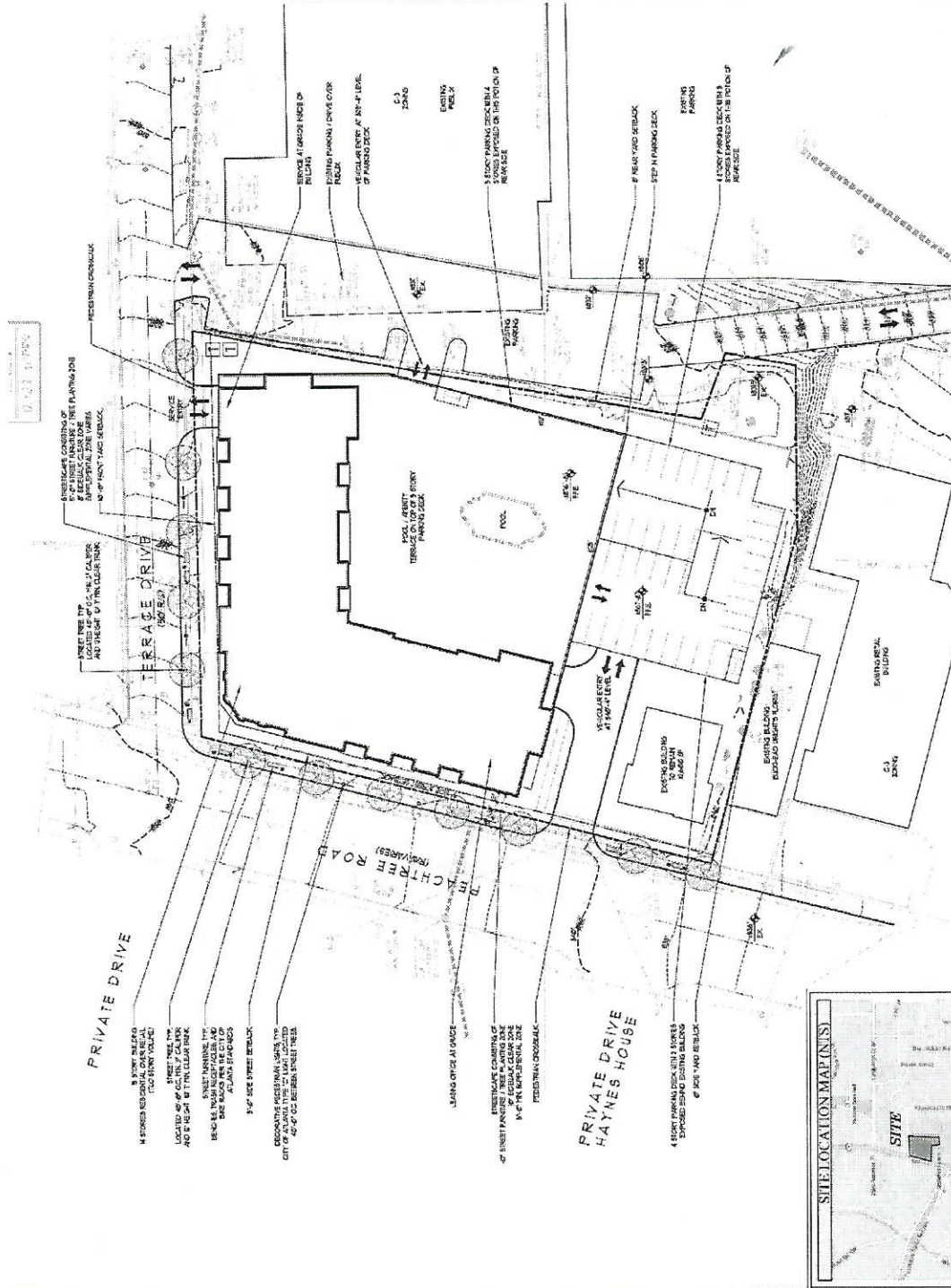
DATE: 21 DECEMBER 2015
JOB NUMBER: 316820
DRAWN BY: AUC
CHECKED BY: DAG
SHEET TITLE: ZONING SITE PLAN

SHEET NUMBER: DS-0

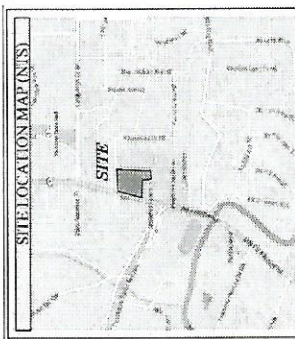
COMMENTS

ZONING EXTRACT

ZONING	C-3 I.C.
EXISTING ZONING	C-3
PROPOSED ZONING	C-3
STATE AREA	6776 SF NET LOT AREA (N.L.A.) 5933 SF GROSS LOT AREA (G.L.A.)
FLOOR AREA RATIO (F.A.R.)	33.28% ALLOWED NON-RESIDENTIAL 3.2 X 8.1% N.L.A. * 40% MAX SF ALLOWED
RESIDENTIAL	38.43 SF (3.90 F.S.F.)
COMMERCIAL PROPOSED	8,000 SF (1,034 F.S.F.)
TOTAL PROPOSED	38.43 SF (3,904 F.S.F.)
SETBACKS	10' TERRACE DRIVE; 5' PEACHTREE ROAD; NONE REQUIRED REAR.
REMARKS	REMARKS SHALL CONSIST OF TWO ZONES: A STREET FRONTAGE AND A REAR FRONTAGE AND REAR PLANNING ZONE 3'-0" SIDEWALK CLEARANCE 9'-0" MIN. SUPPLEMENTAL ZONE
SETBACK	REAR YARD SETBACK 25'
PROPOSED BUILDING HEIGHT	25'
PROPOSED BUILDING HEIGHT	10'
OPEN SPACE	LEASIBLE OPEN SPACE REQUIRED: 0.16% PER LU * TABLE D 681 X 1028 G.L.A. * 6,620 SF REQUIRED
LEASIBLE OPEN SPACE PROVIDED	
VARIOUS OPEN SPACE PROVIDED	
5933 SF G.L.A. * 55.95 SF BLDG FOOTPRINT * 1093 SF VARIABLE OPEN SPACE REQUIRED TO REMAIN (2,237 SF)	
1330 SF OF 45.38 SF OF BALCONIES * 20.84 SF OF AN ENTIRE TERRACE * 6,025 SF PROVIDED	
TOTAL OPEN SPACE (NONE NOT REQUIRED FOR MIXED USE PROJECT)	
PARKING REQUIREMENTS	
RESIDENTIAL	85 SPACES PER DWELLING UNIT
COMMERCIAL	1 SPACE PER 200 SF
RESTAURANT	1 SPACE PER 100 SF
PARKING PROVIDED	5 LEVEL PARKING DECK 400 PARKING SPACES PROVIDED
BIKE/PEDALING PROVIDED	50 SPACES PROVIDED
LOADING REQUIREMENTS	
RESIDENTIAL AND WORK SF	4 SPACES REQUIRED
COMMERCIAL 2-5% SF	2 SPACES REQUIRED (2.25%)
LOADING REQUIRED	
* A VARIANCE REQUIRED FOR REDUCTION	



1 SITE PLAN
SCALE: 1" = 30'-0"



DATE: 12/21/15

PRIVATE DRIVE

PRIVATE DRIVE
HAYNES HOUSE

SITE LOCATION MAP (IN)



**THE PRESTON
PARTNERSHIP, LLC**
A MULTIDISCIPLINARY DESIGN FIRM

SOUTH TERRACES
115 PERIMETER CENTER PLACE, SUITE 600
ALANTA, GA 30328
TELEPHONE: 770.393.2249
FAX: 770.393.2045

WWW.THEPRESTONPARTNERSHIP.COM
CONSULTANT

SCALE _____

PROJECT _____

PEACHTREE BATTLE

FOR _____

PEACHTREE ROAD AND
TERRACE DRIVE
ATLANTA, GA

BRANCH _____

3340 PEACHTREE ROAD, NE
SUITE 600
ATLANTA, GA 30326

REVISION # _____ DATE _____

REVISION #	DATE

DATE 21 DECEMBER 2015

DRAWN BY 13178801

CHECKED BY NS

DATE TPP

PROJECT ARCHITECTURAL PERSPECTIVE

REVISION # _____

DATE _____

CONCEPT _____

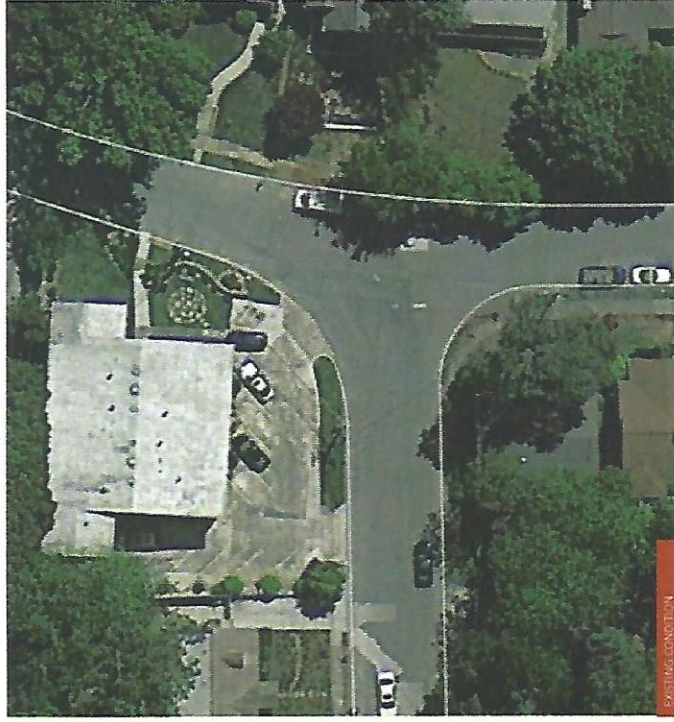
NUMBER AR-01

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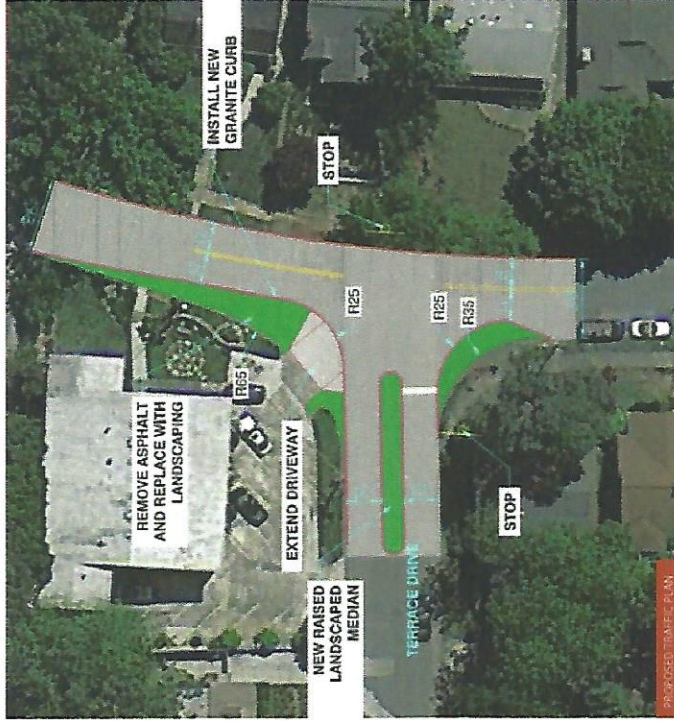


NORTH WEST VIEW FROM PEACHTREE ROAD

6. Traffic



Make intersection safer



TRAFFIC PLAN

PROPOSED CHANGES



**THE PRESTON
PARTNERSHIP, LLC**
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CONSULTANT

SCALE _____

PROJECT _____

PEACHTREE BATTLE

PEACHTREE ROAD AND
TERRACE DRIVE
ATLANTA, GA

FOR _____

BRANCH _____

3340 PEACHTREE ROAD NE
SUITE 600
ATLANTA, GA 30326

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EAST VIEW FROM TERRACE DRIVE

AR-03

DATE: 21 DECEMBER 2015
DRAWN BY: 1318801
DESIGN BY: NS
SHEET TITLE: TRP
ARCHITECTURAL PERSPECTIVE
SHEET NUMBER
CONTRACT
SHEET NUMBER

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THE PRESTON PARTNERSHIP, LLC
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FAX: 770.392.2645

WWW.THEPRESTONPARTNERSHIP.COM
COWI/ALNY

SCALE _____

PROJECT _____

PEACHTREE BATTLE

PEACHTREE ROAD AND
TERRACE DRIVE
ATLANTA, GA

FOR _____

BRANCH _____

3340 PEACHTREE ROAD NE
SUITE 600
ATLANTA, GA 30326

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SOUTH EAST VIEW FROM S.E. PLAZA

AR-04

COMMENTS _____

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

SOUTH TERRACES
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SEAL

PROJECT

PEACHTREE BATTLE

PEACHTREE ROAD AND
TERRACE DRIVE
ATLANTA, GA

FOR

BRANCH

3340 PEACHTREE ROAD NE
SUITE 600
ATLANTA, GA 30326

DATE: 12/21/2015 10:59:03 AM

DATE	21 DECEMBER 2015
JOB NUMBER	1318801
DRAWN BY	NS
CHECKED BY	TPP
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SHEET NUMBER	
COMMENTS	
SHEET	

AR-05

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SOUTH WEST VIEW FROM PEACHTREE ROAD