

SAMS CROSSING

A DEVELOPMENT FOR
SOUTH CITY PARTNERS, LLC
 3715 NORTHSIDE PARKWAY
 SUITE 310
 ATLANTA GEORGIA 30327



ARB SUBMITTAL
03/09/2016



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 _____
SAMS CROSSING

FOR _____



SOUTH CITY PARTNERS, LLC

3715 NORTHSIDE PARKWAY
 SUITE 310
 ATLANTA, GEORGIA 30327

ISSUES & REVISIONS	DATE
1. CONCEPTUAL DESIGN	01/29/2016
2. ARB SUBMITTAL	03/09/2016
	07/06/2016

VICINITY MAP



TEAM MEMBERS

OWNER	ARCHITECT	STRUCTURAL	MEP	CIVIL	LANDSCAPE / HARDSCAPE ARCHITECT	INTERIORS	WATER PROOFING
SOUTH CITY PARTNERS, LLC 3715 NORTHSIDE PARKWAY SUITE 310 ATLANTA, GEORGIA 30327	THE PRESTON PARTNERSHIP, LLC SOUTH TERRACES 115 PERIMETER CENTER PLACE, SUITE 950 ATLANTA, GEORGIA 30346	MS STRUCTURAL ENGINEERING 887 WEST MARIETTA ST. NW SUITE T-103 ATLANTA, GA 30318	PHILLIPS GRADICK ENGINEERING 903 SUGAR MILL ROAD BUILDING A, SUITE 105 ATLANTA, GA 30350	JOHN LONG TEL: 404.287.0083 E-MAIL: JLONG@SOUTHCITYPARTNERS.COM	B+C STUDIO, INC 1320 ELLSWORTH INDUSTRIAL BLVD. SUITE A-1400 ATLANTA, GA 30318	PRESTON ARCHITECTS, PC SOUTH TERRACES 115 PERIMETER CENTER PLACE, SUITE 950 ATLANTA, GA 30346	NAME _____ ADDRESS _____ ADDRESS - LINE 2 _____ CITY, STATE ZIP _____
	C. WARREN BOATMAN, AIA TEL: 770.396.7248 E-MAIL: WBOATMAN@THEPRESTONPARTNERSHIP.COM FAX: 770.396.2945	MIKE MURPHY TEL: 404.829.2612 E-MAIL: MMURPHY@MSSTRUCTURAL.COM	LAWRENCE PHILLIPS TEL: 770.407.7173 E-MAIL: LPHILLIPS@PGENG.NET FAX: 770.642.2410	KEN WOOD TEL: 770.451.2741 E-MAIL: KWWOOD@PECATL.COM FAX: 678.684.8240	JOEL BOWMAN TEL: 678.960.7691 E-MAIL: JBOWMAN@BCSTUDIO.COM FAX: 678.990.7652	CHANDRA CHERRY TEL: 770.481.5110 E-MAIL: CCHERRY@THEPRESTONPARTNERSHIP.COM FAX: 770.396.2945	Contact TEL: 000.000.0000 E-MAIL: _____ FAX: 000.000.0000

PROJECT INFORMATION

CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE ACCEPTABLE CODES OR STATUS WHETHER OR NOT SPECIFICALLY REFERENCED IN THE CONSTRUCTION DOCUMENTS.

THE DRAWINGS FOR THIS PROJECT ARE THE PROPERTY OF THE PRESTON PARTNERSHIP, LLC. COPIES OF THE DRAWINGS MAY BE USED ONLY BY THE OWNER TO CONSTRUCT AND OCCUPY THIS PROJECT. NEITHER THE DRAWINGS NOR THE DESIGN INDICATED ON THE DRAWINGS MAY BE REPRODUCED NOR USED FOR ANY OTHER PROJECT OR PURPOSE. THE PRESTON PARTNERSHIP, LLC, ACCEPTS RESPONSIBILITY ONLY FOR THOSE DRAWINGS WHICH HAVE AN ORIGINAL SEAL, SIGNATURE, CONSTRUCTION ISSUE DATE AND DATE OF FINAL REVISIONS FOR THE DRAWINGS.

ACCESSIBILITY
 2010 ADA STANDARDS FOR ACCESSIBILITY DESIGN (WITH GEORGIA AMENDMENTS)
 GEORGIA ACCESSIBILITY CODE (GEORGIA ACCESS LAW, CHAPTER 120-3-20A)

BUILDING/DWELLING
 2012 INTERNATIONAL BUILDING CODE (WITH 2014 & 2015 GEORGIA AMENDMENTS)

ELECTRICAL
 2014 NATIONAL ELECTRICAL CODE (NO GEORGIA AMENDMENTS)

FIRE/LIFE SAFETY CODE
 2012 INTERNATIONAL FIRE CODE (WITH 2014 GEORGIA AMENDMENTS)
 RULES AND REGULATIONS OF THE SAFETY FIRE COMMISSIONER, 2015 CHAPTER 120-3-3
 RULES AND REGULATIONS FOR THE STATE MINIMUM FIRE SAFETY STANDARDS.

2012 NFPA 101 LIFE SAFETY CODE (WITH GEORGIA AMENDMENTS)

FUEL GAS
 2012 INTERNATIONAL FUEL GAS CODE (WITH 2014 & 2015 GEORGIA AMENDMENTS)

MECHANICAL
 2012 INTERNATIONAL MECHANICAL CODE (WITH 2014 & 2015 GEORGIA AMENDMENTS)

PLUMBING
 2012 INTERNATIONAL PLUMBING CODE (WITH 2014 & 2015 GEORGIA AMENDMENTS)

ENERGY
 2009 INTERNATIONAL ENERGY CONSERVATION CODE (WITH 2011 & 2012 GEORGIA SUPPLEMENTS AND AMENDMENTS)

ZONING
 CITY OF AVONDALE ESTATES ZONING ORDINANCE

SWIMMING POOL
 2012 INTERNATIONAL SWIMMING POOL AND SPA CODE (WITH 2014 GEORGIA AMENDMENTS)

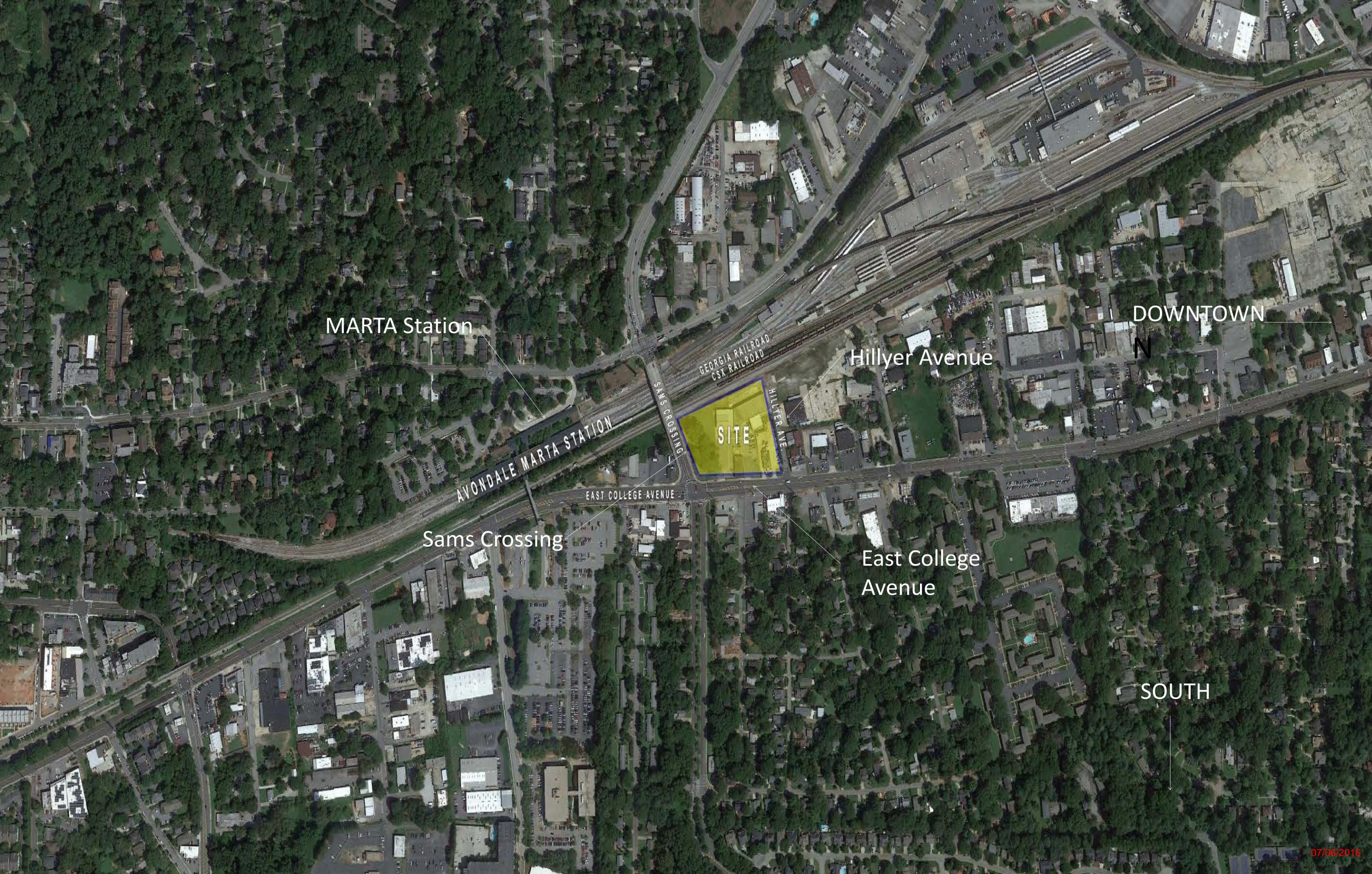
THE CODE OF DEKALB COUNTY, CHAPTER 13, ARTICLE VIII, SECTIONS 13-181 THROUGH 13-218
 SWIMMING POOLS, SPAS, AND BATHHOUSES

FAIR HOUSING ACT

APPLICABLE CODES

THE BUILDING SHALL BE IN COMPLIANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE AVONDALE ESTATES CODE OF ORDINANCES:

DATE	03/09/2016
JOB NUMBER	1506306
DRAWN BY	CH
CHECKED BY	RS
SHEET TITLE	COVER SHEET
SHEET NUMBER	CS-01
COMMENTS	ARB SUBMITTAL



07/06/2016

PROJECT LOCATION



Sams Crossing

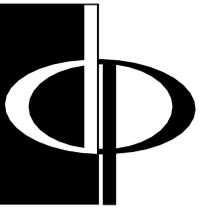
E College Ave

© 2016 Google

07/06/2016
Google earth

33°46'30.95" N 84°16'43.84" W elev 1072 ft eye alt 1471 ft

1993



THE PRESTON PARTNERSHIP, LLC
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GEORGIA

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SOUTH CITY PARTNERS, LLC

3715 NORTHSIDE PARKWAY
SUITE 310
ATLANTA, GEORGIA 30327

ISSUES & REVISIONS _____ DATE
ARB SUBMITTAL 03/09/2016
SCHEMATIC DESIGN 04/22/2016
07/06/2016

DATE 05/26/2016

JOB NUMBER 1506306

DRAWN BY DWA

CHECKED BY RS

SHEET TITLE EXISTING SITE PHOTOS

SHEET NUMBER _____

ESP-01

COMMENTS _____

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1 LOOKING WEST AT CORNER OF
HILLIER AVE. & E. COLLEGE

SCALE: 1/2" = 1'-0"



2 LOOKING WEST ALONG E. COLLEGE
AVE.

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



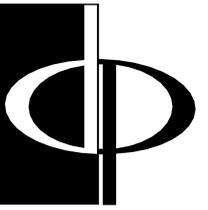
3 LOOKING EAST ALONG E. COLLEGE
AVE.

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



4 LOOKING EAST ALONG E. COLLEGE
AVE. 2

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



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DATE _____

JOB NUMBER _____ 05/26/2016

DRAWN BY _____ 1506306

CHECKED BY _____ DWA

SHEET TITLE _____ RS

EXISTING SITE PHOTOS

SHEET NUMBER _____

ESP-02

COMMENTS _____

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1 LOOKING SOUTEAST FROM SAMS CROSSING
SCALE: 1/4" = 1'-0"



2 LOOKING NORTH AT CORNER OF E. COLLEGE AVE. & SAMS CROSSING
SCALE: 1/4" = 1'-0"

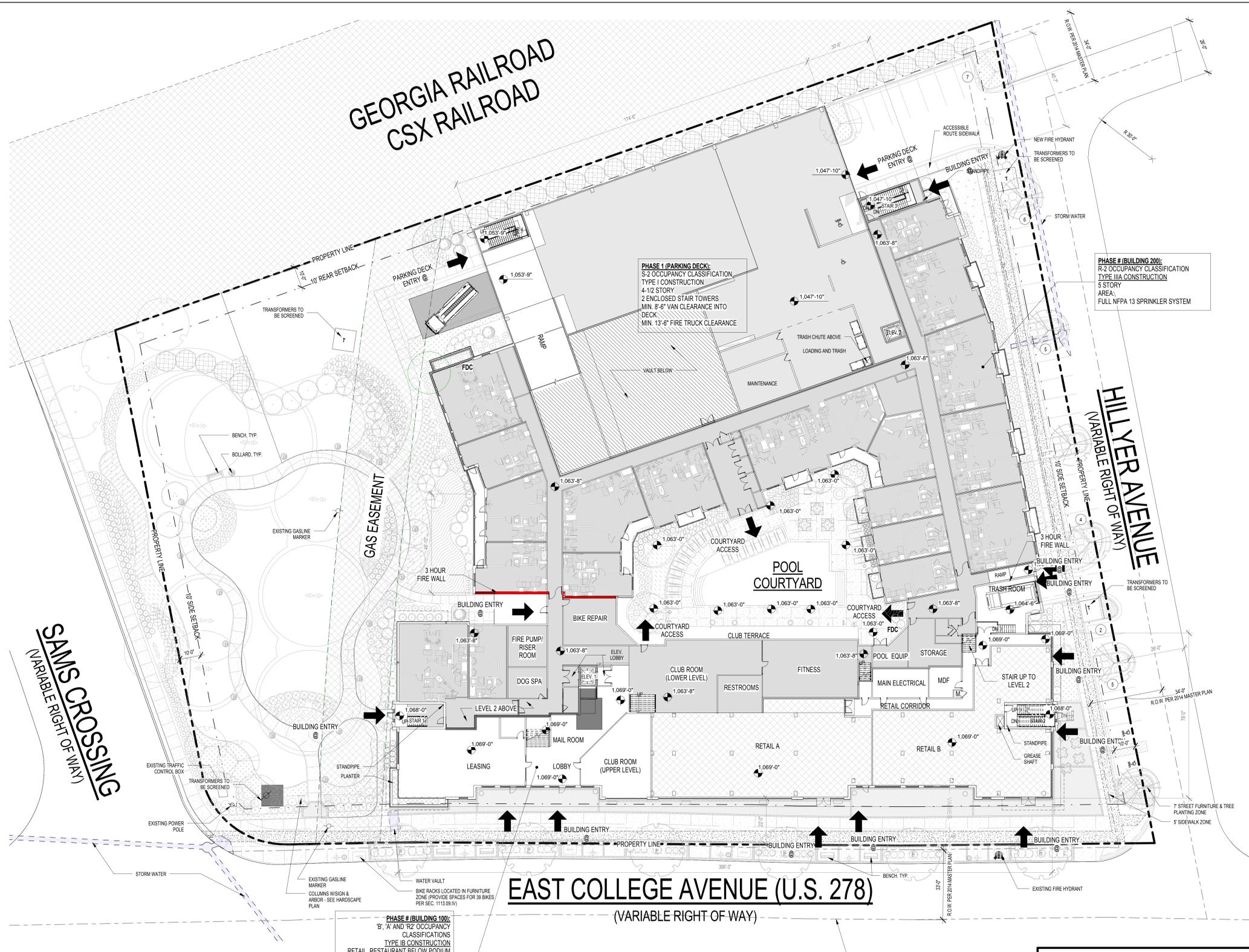


3 LOOKING NORTHEAST FROM SAMS CROSSING
SCALE: 1/4" = 1'-0"



4 LOOKING EAST FROM SAMS CROSSING
SCALE: 1/4" = 1'-0"

GEORGIA RAILROAD
CSX RAILROAD



EAST COLLEGE AVENUE (U.S. 278)
(VARIABLE RIGHT OF WAY)

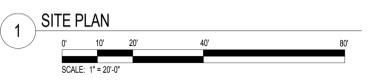
HILLIER AVENUE
(VARIABLE RIGHT OF WAY)

SAMS CROSSING
(VARIABLE RIGHT OF WAY)

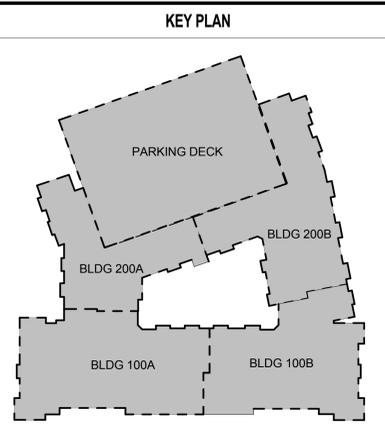
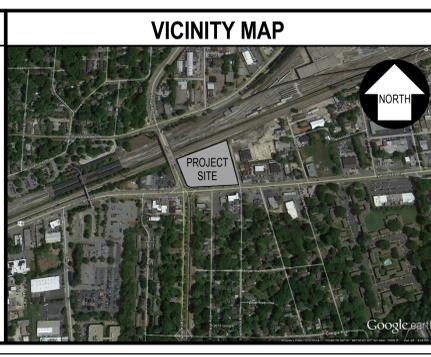
PHASE # (BUILDING 100):
B' 'A' AND R2 OCCUPANCY CLASSIFICATIONS
TYPE I(B) CONSTRUCTION
RETAIL, RESTAURANT BELOW PODIUM
TYPE III(A) CONSTRUCTION
RESIDENTIAL, LEASING AND AMENITY
5 STORY
AREA:
FULL NFPA 13 SPRINKLER

PHASE 1 (PARKING DECK):
S-2 OCCUPANCY CLASSIFICATION
TYPE I CONSTRUCTION
4-1/2 STORY
2 ENCLOSED STAIR TOWERS
MIN. 8'-6" VAN CLEARANCE INTO DECK
MIN. 13'-6" FIRE TRUCK CLEARANCE

PHASE # (BUILDING 200):
R-2 OCCUPANCY CLASSIFICATION
TYPE III(A) CONSTRUCTION
5 STORY
AREA:
FULL NFPA 13 SPRINKLER SYSTEM



BUILDING SUMMARY - LEVELS				PARKING DATA SUMMARY				SITE LEGEND			
PROJECT LEVEL	FFE	HEATED AREA	GROSS AREA	PROJECT LEVEL	FFE	STANDARD	HANDICAP	HANDICAP VAN	ELECTRIC VEHICLE	TOTAL	
LEVEL 6	1,117'-0 7/8"	24,178 SF	26,652 SF	LEVEL 6 (NO PARKING)	1,117'-0 7/8"	0	0	0	0	0	
LEVEL 5	1,106'-9"	46,335 SF	50,357 SF	LEVEL 5 (NO PARKING)	1,106'-9"	0	0	0	0	0	
LEVEL 4	1,095'-9 1/8"	46,335 SF	50,357 SF	LEVEL 4	1,095'-9 1/8"	56	2	0	0	58	
LEVEL 3	1,085'-0"	46,335 SF	50,357 SF	LEVEL 3	1,085'-0"	56	2	0	0	58	
LEVEL 2	1,074'-4"	27,825 SF	29,465 SF	LEVEL 2	1,074'-4"	56	2	0	0	58	
RETAIL/AMENITY	1,069'-0"	14,904 SF	15,467 SF	RETAIL (NO PARKING)	1,069'-0"	0	0	0	0	0	
LEVEL 1	1,063'-8"	31,791 SF	33,748 SF	LEVEL 1	1,063'-8"	55	2	0	0	57	
PARKING BASEMENT	1,051'-2"			PARKING BASEMENT	1,047'-10"	25	1	1	0	27	
OVERALL TOTAL:				TOTALS:				TOTAL DECK PARKING:			
237,503 SF				276				288 (10 HC)			
256,403 SF				19				29 (2 HC)			
230,941 SF				2				287 (12 HC)			
249,841 SF				0				TOTAL PARKING PROVIDED:			
								287 (12 HC)			



SITE DEVELOPMENT DATA			
GENERAL REQUIREMENTS			
ZONING DISTRICT CLASSIFICATION	CRD (CENTRAL BUSINESS DISTRICT) PER DOWNTOWN MASTER PLAN 2014 WESTERN GATEWAY - MIXED USE MULTI-FAMILY DWELLING UNITS COMMERCIAL		
PROPOSED BUILDING USE			
PERMITTED (USE W/CONDITIONAL USE PERMIT)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
ACCESSORY USE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
SPECIAL ZONING REQUIREMENTS	<input checked="" type="checkbox"/> YES (SEE REMARKS)	<input type="checkbox"/> NO	
RECORDED LOT NUMBER	SEE CIVIL DOCS.		
LOT FRONTAGE	MINIMUM N/A	ACTUAL	
LOT WIDTH	MINIMUM N/A	ACTUAL	
LOT AREA (NET)	MINIMUM N/A	ACTUAL	1.18 ACRES 106,200 SQ. FT.
GROSS LAND AREA (G.L.A.)			
RIGHT-OF-WAY'S			
NORTH BOUNDARY (RAIL CORRIDOR)	100'	<input checked="" type="checkbox"/> NOT APPLICABLE	
SOUTH BOUNDARY (EAST COLLEGE AVE)	64' (PER 2014 MASTER PLAN)	<input checked="" type="checkbox"/> NOT APPLICABLE	
EAST BOUNDARY (HILLIER AVE)	66' (PER 2014 MASTER PLAN)	<input checked="" type="checkbox"/> NOT APPLICABLE	
WEST BOUNDARY (SAMS CROSSING)	VARIABLE	<input checked="" type="checkbox"/> NOT APPLICABLE	
PROPOSED BUILDING FOOTPRINT (GROSS)	50,357 SF BLDG21,648 SF DECK	<input type="checkbox"/> NOT APPLICABLE	
BUILDING LOT COVERAGE	PERMITTED 80% (110,816 SF)	ACTUAL 52% (72,005 SF)	
FLOODPLAIN RESTRICTIONS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NOT APPLICABLE	
PUBLIC SPACE REQUIREMENTS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NOT APPLICABLE	
FENESTRATION	<input checked="" type="checkbox"/> YES (SEE CS-03)	<input type="checkbox"/> NOT APPLICABLE	
LAND USE INTENSITY RATIOS			
FLOOR AREA RATIO (F.A.R.): RESIDENTIAL		<input checked="" type="checkbox"/> NOT APPLICABLE	
FLOOR AREA RATIO (F.A.R.): NON-RESIDENTIAL		<input checked="" type="checkbox"/> NOT APPLICABLE	
TOTAL OPEN SPACE RATIO (T.O.S.R.)		<input checked="" type="checkbox"/> NOT APPLICABLE	
USABLE OPEN SPACE RATIO (U.O.S.R.)		<input checked="" type="checkbox"/> NOT APPLICABLE	
FLOOR AREA RATIO CALCULATIONS			
RESIDENTIAL FLOOR AREA			
HEATED BUILDING AREA (BASEMENT LEVELS 1-6)	237,503 SF (268,403 SF GROSS)		
FLOOR AREA RATIO PROVIDED (RESIDENTIAL FLOOR AREA + G.L.A.)			
NON-RESIDENTIAL FLOOR AREA (RETAIL LEVEL)			
COMMERCIAL SPACES (RETAIL A & B)	6,562 SF		
COMMON USE AREAS (CLUBROOM, FITNESS, LEASING, DOG SPA, MAILROOM)	12,648 SF		
BUILDING SERVICES SPACES (TRASH & LOADING)	831 SF		
ACCESSORY SPACES (CORRIDORS, STORAGE, MECHANICAL, ETC.)	4,856 SF		
TOTAL	24,897 SF		
FLOOR AREA RATIO PROVIDED			
TOTAL OPEN SPACE			
ELEMENTS OF TOTAL OPEN SPACE			
UNCOVERED (OPEN TO SKY ABOVE)			
RIGHT-OF-WAY	OK - COUNTS UP TO 50%	<input type="checkbox"/> NOT APPLICABLE	
PERIMETER OF SITE	OK - COUNTS UP TO 50%	<input type="checkbox"/> NOT APPLICABLE	
INTERIOR COURTYARDS	OK - COUNTS UP TO 50%	<input type="checkbox"/> NOT APPLICABLE	
IMPROVED ROOF AREAS	OK - COUNTS UP TO 50%	<input type="checkbox"/> NOT APPLICABLE	
EXTERIOR BALCONIES	OK - COUNTS UP TO 50%	<input type="checkbox"/> NOT APPLICABLE	
COVERED (80% OPEN - SHALL NOT EXCEED AREA OF OPEN SPACE)			
SPACES UNDER BUILDINGS		<input checked="" type="checkbox"/> NOT APPLICABLE	
COVERED		<input checked="" type="checkbox"/> NOT APPLICABLE	
COVERED IMPROVED ROOF AREAS		<input type="checkbox"/> NA	
TOTAL OPEN SPACE PROVIDED	48% OF LOT AREA (66,518 SF)	<input type="checkbox"/> NOT APPLICABLE	
TOTAL OPEN SPACE REQUIRED	20% OF LOT AREA (21,704 SF)	<input type="checkbox"/> NOT APPLICABLE	
USABLE OPEN SPACE			
ELEMENTS OF USABLE OPEN SPACE (OUTDOOR LIVING SPACE)			
LANDSCAPE RIGHT-OF-WAY		<input type="checkbox"/> NOT APPLICABLE	
GROUND LEVEL LANDSCAPE / HARDSCAPE AREAS	OK	<input type="checkbox"/> NOT APPLICABLE	
INTERIOR COURTYARDS	OK	<input type="checkbox"/> NOT APPLICABLE	
IMPROVED ROOF AREAS		<input checked="" type="checkbox"/> NOT APPLICABLE	
EXTERIOR BALCONIES	OK	<input type="checkbox"/> NOT APPLICABLE	
TOTAL USABLE OPEN SPACE PROVIDED	NA		
TOTAL USABLE OPEN SPACE REQUIRED (U.O.S.R. x G.L.A.)	NA		
OFF-STREET PARKING			
OWNER REQUIREMENTS			
LEASING OFFICE / AMENITIES	STANDARD	TBD	COMPACT NA
RESIDENT PARKING (1 PER UNIT)	STANDARD	194-205	COMPACT NA
GUEST PARKING	STANDARD	NA	COMPACT NA
TOTAL OWNER REQUIRED PARKING			
ZONING REQUIREMENTS			
RETAIL PARKING (1/300SF MIN. 1000SF MAX.)	STANDARD	NA	COMPACT NA
RESTAURANT PARKING (1/1500SF MIN. 1/1000SF MAX.)	STANDARD	44 MIN/66 MAX	COMPACT NA
RESIDENTIAL PARKING (MIN. 1 PER UNIT, 2 MAX.)	STANDARD	194-205 MIN/388-410 MAX	COMPACT NA
TOTAL ZONING REQUIRED PARKING			
ACCESSIBLE PARKING - RESIDENTIAL			
MINIMUM REQUIRED ACCESSIBLE PARKING	DECK - 10 TOTAL (1 VAN); HILLIER AVENUE - 2 TOTAL (1 VAN)		
VAN ACCESSIBLE PARKING	1 IN EVERY 4 + 2 TOTAL (REQ. HEADROOM) 8'-2"		
TOTAL ACCESSIBLE PARKING			
PARKING SPACES PROVIDED (REF. SITE PLAN)			
REGULAR PARKING	STANDARD	275	COMPACT NA
"STANDARD" ACCESSIBLE PARKING		10	
VAN ACCESSIBLE PARKING		2	
TOTAL PROVIDED		287	
SITE ACCESSIBILITY			
ACCESSIBLE ROUTE (WITHIN THE BOUNDARY OF THE SITE TO AN ACCESSIBLE ENTRANCE)			
CLUB RAMPS			
ACCESSIBLE PARKING	<input checked="" type="checkbox"/> PROVIDED	<input type="checkbox"/> NA (SEE REMARKS)	
STREETS AND/OR DRIVEWAYS	<input checked="" type="checkbox"/> PROVIDED	<input type="checkbox"/> NA (SEE REMARKS)	
MINIMUM WIDTH (SEE CIVIL)	<input checked="" type="checkbox"/> 30' W/ 60" MIN. PAVING AREA	<input type="checkbox"/> 5'-0" CLEAR	
SLOPE	<input checked="" type="checkbox"/> 1:20 MAXIMUM	<input type="checkbox"/> 1:12 MAX. W/ HANDRAILS	
PARKING			
LOCATION (ACC. PARKING TO BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE TO AN ACCESSIBLE ENTRANCE)			
ACCESSIBLE SPACES			
STANDARD ACCESSIBLE SPACES	<input type="checkbox"/> 8'-0" (MINIMUM)	<input type="checkbox"/> OTHER (SEE REMARKS)	
VAN ACCESSIBLE SPACES	<input type="checkbox"/> 8'-0" (MINIMUM)	<input type="checkbox"/> OTHER (SEE REMARKS)	
SIGNAGE	<input type="checkbox"/> POLE MOUNTED	<input type="checkbox"/> WALL MOUNTED	
PASSENGER LOADING ZONES	<input type="checkbox"/> PROVIDED	<input checked="" type="checkbox"/> NOT REQUIRED	
BUILDING HEIGHT REQUIREMENTS			
PERMITTED BUILDING HEIGHT	5 STORIES PER DOWNTOWN MASTER PLAN 2014		
PROPOSED BUILDING HEIGHT	MAX. 70'-10" (70.83')		
TRANSITIONAL HEIGHT PLANE	<input type="checkbox"/> YES (SEE REMARKS)	<input checked="" type="checkbox"/> NOT APPLICABLE	
BUILDING SETBACKS			
NORTH BOUNDARY	RAIL CORRIDOR	10'-0"	
SOUTH BOUNDARY	EAST COLLEGE AVENUE	27'-0" MIN. / 42'-0" MAX.	
EAST BOUNDARY	HILLIER AVENUE	10'-0"	
WEST BOUNDARY	SAMS CROSSING	10'-0"	
REQUIRED BUFFERS			
SIDEWALK CLEAR ZONE	<input checked="" type="checkbox"/> YES (REF. SITE PLAN)	<input type="checkbox"/> NOT APPLICABLE	
STREET FURNITURE & TREE PLANTING ZONE	<input checked="" type="checkbox"/> YES (REF. SITE PLAN)	<input type="checkbox"/> NOT APPLICABLE	
LANDSCAPE BUFFER	<input type="checkbox"/> YES (REF. SITE PLAN)	<input checked="" type="checkbox"/> NOT APPLICABLE	
SCREENING/FENCING	<input checked="" type="checkbox"/> YES (REF. SITE PLAN)	<input type="checkbox"/> NOT APPLICABLE	
SUPPLEMENTAL ZONE	<input checked="" type="checkbox"/> YES (REF. SITE PLAN)	<input type="checkbox"/> NOT APPLICABLE	
EASEMENTS			
UTILITY / SERVICE	<input checked="" type="checkbox"/> YES (REF. SITE PLAN)	<input type="checkbox"/> NOT APPLICABLE	
ACCESS	<input type="checkbox"/> YES (REF. SITE PLAN)	<input checked="" type="checkbox"/> NOT APPLICABLE	
OTHER (MARTA)	<input type="checkbox"/> YES (REF. SITE PLAN)	<input type="checkbox"/> NOT APPLICABLE	
SITE AMENITIES			
STREET TREES / LANDSCAPE	<input checked="" type="checkbox"/> YES (CIVIL / L.S.)	<input type="checkbox"/> NOT APPLICABLE	
PAVERS / HARDSCAPE	<input checked="" type="checkbox"/> YES (CIVIL / L.S.)	<input type="checkbox"/> NOT APPLICABLE	
FURNISHINGS (BENCHES, TRASH RECEPTACLES, ETC.)	<input checked="" type="checkbox"/> YES (CIVIL / L.S.)	<input type="checkbox"/> NOT APPLICABLE	
STREET LIGHTING	<input checked="" type="checkbox"/> YES (CIVIL / L.S.)	<input type="checkbox"/> NOT APPLICABLE	
OTHER	<input type="checkbox"/> YES (REF. SITE PLAN)	<input checked="" type="checkbox"/> NOT APPLICABLE	
OFF-STREET LOADING			
REQUIRED NUMBER OF SPACES / SIZE	NA		
MINIMUM HEIGHT			
MOPEL / BICYCLE PARKING	1 PER EVERY 5 MULTI-FAMILY UNITS= 39-41 SPACES	<input type="checkbox"/> NOT APPLICABLE	
FIRE DEPARTMENT ACCESS			
SIAMISE CONNECTION	<input type="checkbox"/> REMOVE	<input type="checkbox"/> BUILDING	
BUILDING ACCESS / FIRE LANE	<input checked="" type="checkbox"/> YES (REF. SITE PLAN)	<input type="checkbox"/> NOT APPLICABLE	
PARKING DECK ACCESS	<input type="checkbox"/> PUMPER TRUCK	<input checked="" type="checkbox"/> NA (SEE REMARKS)	
REMARKS			
X SCREENING IS REQ'D FOR LOADING DOCKS & DUMPSTERS			
X SITE DEVELOPMENT DATA IS SUBJECT TO CHANGE			

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CONSULTANT

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FOR: **SOUTH CITY PARTNERS, LLC**

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ISSUES & REVISIONS: _____ DATE _____

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DATE: **03/09/2016**

JOB NUMBER: **1506306**

DRAWN BY: **CH/NB**

CHECKED BY: **RS**

SHEET TITLE: **SITE PLAN**

SHEET NUMBER: **SP-01**

COMMENTS: _____

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Atlanta, GA 30318
Tel. 678.990.7691
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www.bcstudio.com

Landscape Architecture, Design, and Planning
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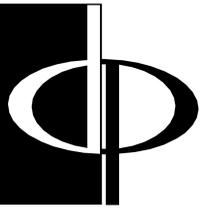


SAMS CROSSING
2702, 2718, 2730 EAST COLLEGE AVENUE
LAND LOT 248, 15TH DISTRICT, DEKALB COUNTY, GA 30002
Prepared for: SOUTH CITY PARTNERS, LLC
3715 Northside Parkway, St. 1-310, Atlanta, GA 30327

DATE	DESCRIPTION	REV
1	1/14/2016	REV PER LDC COMMENTS
2		
3		
4		
5		
6		
7		
8		

PROJ. NO.: 16-2-SCP
DESIGN: TA
DRAWN: BP
CHECKED: TA
DATE: 03/09/16 07:06:2016
SCALE: 1" = 20'-0"

HARDSCAPE PLAN
L1.0



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



PERSPECTIVE TOWARDS SAMS CROSSING

SEAL _____

PROJECT _____

SAMS CROSSING

AVONDALE ESTATES,
GEORGIA

FOR _____



SOUTH CITY PARTNERS, LLC

3715 NORTHSIDE PARKWAY
SUITE 310
ATLANTA, GEORGIA 30327

ISSUES & REVISIONS _____ DATE

CONCEPTUAL DESIGN	01/29/2016
ARIS SUBMITTAL	03/09/2016
SCHEMATIC DESIGN	04/22/2016
DESIGN DEVELOPMENT	05/26/2016
	07/06/2016

DATE _____ 05/26/2016

JOB NUMBER _____ 1506306

DRAWN BY _____ NS/CH

CHECKED BY _____ RS

SHEET TITLE _____ RENDERINGS

SHEET NUMBER _____

AR-06

COMMENTS _____

BR-2

CHEROKEE BRICK
SANDHILL VELOUR

HP-1

PAINTED HARDIE PANEL
SW 7636 - ORIGAMI WHITE

MR-1

GUARDRAIL
CLEAR SILVER

MM-1

BANKER WIRE
M44-2 METAL MESH

C-1

METAL CANOPY
SILVER

SF-1

STOREFRONT FRAME
NO. 14 AND NO.17



MC-1

METAL COPING
PREFINISHED WHITE

ST-1

STUCCO - 306 STO
MEDIUM SAND FINISH

ST-2

STUCCO - SW 6235
MEDIUM SAND FINISH

HP-2

HARDIE PANEL
SW 6235
FOGGY DAY

HP-3

HARDIE PANEL
SW 7507
STONE LION

W-1

VINYL
WINDOWS - WHITE

BR-1

CHEROKEE BRICK
DOVE GRAY VELOUR

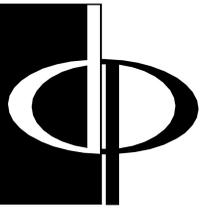
SOUTH CITY
PARTNERS, LLC
3715 NORTHSIDE PARKWAY
SUITE 310
ATLANTA, GEORGIA 30327



SAMS CROSSING MATERIAL BOARD



THE PRESTON
PARTNERSHIP, LLC
A MULTI-DISCIPLINARY DESIGN FIRM
SOUTH TERRACES
115 PERIMETER CENTER PLACE, SUITE 950
ATLANTA, GEORGIA 30346



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PERSPECTIVE TOWARDS HILLYER

SEAL _____

PROJECT _____

SAMS CROSSING

AVONDALE ESTATES,
GEORGIA

FOR _____



SOUTH CITY PARTNERS, LLC

3715 NORTHSIDE PARKWAY
SUITE 310
ATLANTA, GEORGIA 30327

ISSUES & REVISIONS	DATE
CONCEPTUAL DESIGN	01/29/2016
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DESIGN DEVELOPMENT	05/26/2016
	07/06/2016

DATE 05/26/2016

JOB NUMBER 1506306

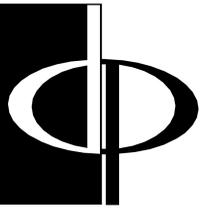
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CHECKED BY RS

SHEET TITLE RENDERINGS

SHEET NUMBER AR-05

COMMENTS _____



THE PRESTON PARTNERSHIP, LLC
A MULTI-DISCIPLINARY DESIGN FIRM

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1 SOUTH/WEST PERSPECTIVE
SCALE:

SEAL _____

PROJECT _____

SAMS CROSSING

AVONDALE ESTATES,
GEORGIA

FOR _____



SOUTH CITY PARTNERS, LLC

3715 NORTHSIDE PARKWAY
SUITE 310
ATLANTA, GEORGIA 30327

ISSUES & REVISIONS	DATE
ARB SUBMITTAL	03/09/2016
SCHEMATIC DESIGN	04/22/2016
	07/06/2016

DATE _____ 05/26/2016

JOB NUMBER _____ 1506306

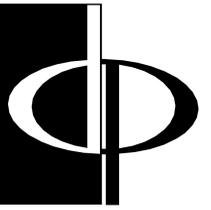
DRAWN BY _____ NB

CHECKED BY _____ RS

SHEET TITLE _____ PERSPECTIVE

SHEET NUMBER _____ **AX-07**

COMMENTS _____



THE PRESTON PARTNERSHIP, LLC
A MULTI-DISCIPLINARY DESIGN FIRM

SOUTH TERRACES
115 PERIMETER CENTER PLACE, SUITE 950
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SEAL _____

PROJECT _____

SAMS CROSSING

AVONDALE ESTATES,
GEORGIA

FOR _____



SOUTH CITY PARTNERS, LLC

3715 NORTHSIDE PARKWAY
SUITE 310
ATLANTA, GEORGIA 30327

ISSUES & REVISIONS _____ DATE
SCHEMATIC DESIGN 04/22/2016
07/06/2016

DATE 05/26/2016

JOB NUMBER 1506306

DRAWN BY NB

CHECKED BY RS

SHEET TITLE PERSPECTIVE

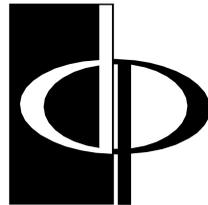
SHEET NUMBER

AX-08

COMMENTS _____

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1 SOUTH/EAST PERSPECTIVE
SCALE: _____



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A MULTI-DISCIPLINARY DESIGN FIRM

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TELEPHONE: 770 396 7248
FAX: 770 396 2945

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CONSULTANT

SEAL

PROJECT

SAMS CROSSING

AVONDALE ESTATES,
GEORGIA

FOR



SOUTH CITY PARTNERS, LLC

3715 NORTHSIDE PARKWAY
SUITE 310
ATLANTA, GEORGIA 30327

ISSUES & REVISIONS

CONCEPTUAL DESIGN	01/29/2016
ARIS SUBMITTAL	03/09/2016
SCHEMATIC DESIGN	04/22/2016
DESIGN DEVELOPMENT	05/26/2016
	07/06/2016

DATE

JOB NUMBER

DRAWN BY

CHECKED BY

SHEET TITLE

SHEET NUMBER

COMMENTS

DATE

JOB NUMBER

DRAWN BY

CHECKED BY

SHEET TITLE

SHEET NUMBER

COMMENTS

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EXTERIOR FINISH KEY

WALL FINISHES			
TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER
BR-1	BRICK VENEER BRICK MORTAR	SANDHILL VELOUR TBD	CHEROKEE BRICK TBD
BR-2	BRICK VENEER BRICK MORTAR	DOVE GRAY VELOUR TBD	CHEROKEE BRICK TBD
HP-1	HARDI PANEL W/ REVEAL TRIM, PAINTED	SW 6235 FOGGY DAY	JAMES HARDIE
HP-2	HARDI PANEL W/ REVEAL TRIM, PAINTED	SW 7507 STONE LION	JAMES HARDIE
HP-3	HARDI PANEL W/ REVEAL TRIM, PAINTED	MATCH CHROKEE SANDHILL VELOUR BRICK COLOR	JAMES HARDIE
HP-4	HARDI PANEL, PAINTED	SW 6235 FOGGY DAY	JAMES HARDIE
HP-5	HARDI PANEL, PAINTED	SW 7507 STONE LION	JAMES HARDIE
HP-6	HARDI PANEL, PAINTED	SW 7636 ORIGAMI WHITE	JAMES HARDIE
HP-7	HARDI PANEL LAP SIDING	SW 6235 FOGGY DAY	JAMES HARDIE
ST-1	STUCCO - 308 STO MEDIUM SAND FINISH	SW 7636 ORIGAMI WHITE	STO
ST-2	STUCCO - 308 STO MEDIUM SAND FINISH	SW 6235 FOGGY DAY	STO
MT-1	METAL PANEL	NA	
PC	PRECAST	NA	
ROOF MATERIALS			
TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER
MC-1	METAL COPING - FIELD PAINTED	WHITE	NA
MC-2	METAL COPING - FIELD PAINTED 4" X 6" RECT. ALUM. DOWNSPOUT FIELD PAINTED	SEE ELEVATIONS	NA
DS	SEE SECTION DETAIL ###	PT TO MATCH HARDIE	
SC	ALUM. SCUPPER - FIELD PAINTED (MATCH COLOR OF ADJACENT SURFACE)	PAINTED TO MATCH HARDI PANEL	NA
AW-1	FABRIC AWNING	TBD	NA
C-1	METAL CANOPY	SILVER	NA
MISCELLANEOUS			
TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER
CJ	CONTROL JOINT REVEAL	MATCH GROUT	NA
MR-1	42" HT. ALUM. GAUDDRAL SYSTEM	CLEAR SILVER	NA
MM-1	METAL MESH M44-2	TBD	NA
MV-1	MECHANICAL (TOILET/DRYER) VENT	PAINTED TO MATCH HARD-PANEL	SEE MECH
MV-2	MECHANICAL (OUTSIDE AIR) VENT	PAINTED TO MATCH HARD-PANEL	SEE MECH
LV-1	MECHANICAL LOUVER	TBD	SEE MECH
W-1	ALUMINUM WINDOW	WHITE	TBD
SF-1	STOREFRONT	TBD	TBD
OD	OVERHEAD DOOR	TBD	TBD

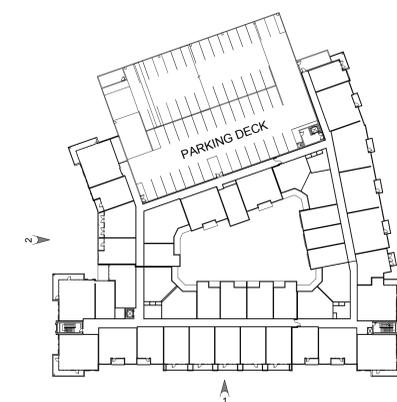


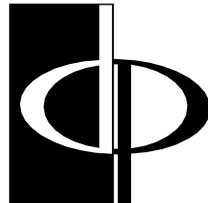
2 SAMS CROSSING/PARK
SCALE: 1/16" = 1'-0"



1 EAST COLLEGE AVENUE (U.S. 278)
SCALE: 1/16" = 1'-0"

KEY PLAN





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

EXTERIOR FINISH KEY

WALL FINISHES			
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ST-2	STUCCO - 308 STO MEDIUM SAND FINISH	SW 6235 FOGGY DAY	STO
MT-1	METAL PANEL	NA	NA
PC	PRECAST	NA	NA
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TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER
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MC-2	METAL COPING - FIELD PAINTED 4" X 6" RECT. ALUM. DOWNSPOUT FIELD PAINTED	SEE ELEVATIONS	NA
DS	SEE SECTION DETAIL ###	PT TO MATCH HARDIE	NA
SC	ALUM. SCUPPER - FIELD PAINTED (MATCH COLOR OF ADJACENT SURFACE)	PAINTED TO MATCH HARDI PANEL	NA
AW-1	FABRIC AWNING	TBD	NA
C-1	METAL CANOPY	SILVER	NA
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TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER
CJ	CONTROL JOINT/REVEAL	MATCH GROUT	NA
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MM-1	METAL MESH M44-2	TBD	NA
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MV-2	MECHANICAL (OUTSIDE AIR) VENT	PAINTED TO MATCH HARD-PANEL	SEE MECH
LV-1	MECHANICAL LOUVER	TBD	SEE MECH
W-1	ALUMINUM WINDOW	WHITE	TBD
SF-1	STOREFRONT	TBD	TBD
OD	OVERHEAD DOOR	TBD	TBD

SEAL _____

PROJECT _____

SAMS CROSSING

AVONDALE ESTATES,
GEORGIA

FOR _____



SOUTH CITY PARTNERS, LLC

3715 NORTHSIDE PARKWAY
SUITE 310
ATLANTA, GEORGIA 30327

ISSUES & REVISIONS _____ DATE

CONCEPTUAL DESIGN	01/29/2016
ARJ SUBMITTAL	03/09/2016
SCHEMATIC DESIGN	04/22/2016
DESIGN DEVELOPMENT	05/26/2016
	07/06/2016

DATE 05/26/2016

JOB NUMBER 1506306

DRAWN BY CH

CHECKED BY RS

SHEET TITLE OVERALL ELEVATIONS

SHEET NUMBER A4-00B

COMMENTS _____

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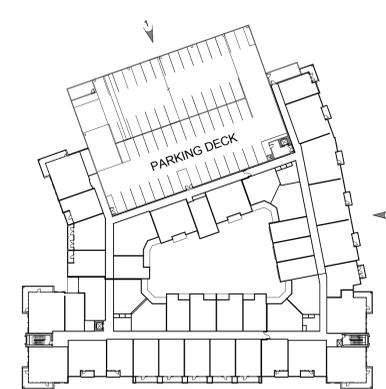


2 HILLIER AVENUE
SCALE: 1/16" = 1'-0"



1 RAILROAD
SCALE: 1/16" = 1'-0"

KEY PLAN



DATE	DESCRIPTION	REV
03/09/16	16-2-SCP	1
03/09/16	16-2-SCP	2
03/09/16	16-2-SCP	3
03/09/16	16-2-SCP	4
03/09/16	16-2-SCP	5
03/09/16	16-2-SCP	6
03/09/16	16-2-SCP	7
03/09/16	16-2-SCP	8
03/09/16	16-2-SCP	9
03/09/16	16-2-SCP	10
03/09/16	16-2-SCP	11
03/09/16	16-2-SCP	12
03/09/16	16-2-SCP	13
03/09/16	16-2-SCP	14

MATERIALS LEGEND

- CONCRETE PAVING, BROOM-SWEPT FINISH, UNCOLORED
- BRICK BANDING, SOLDIER COURSE, STREETSCAPE
- BRICK PAVERS, HERRINGBONE PATTERN, STREETSCAPE
- POOL DECK

