DESIGN REVIEW BOARD
MARCH 20, 2026

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
8:30 AM

1. MEETING ANNOUNCEMENTS

Today's Design Review Board meeting will commence at 8:30 a.m. and a break is scheduled at 12:00 p.m. The meeting will resume at 12:30 p.m.

2. WORK SESSION ITEMS

3. CALL TO ORDER

4. ROLL CALL

5. PLEDGE TO THE FLAG

6. ITEMS FROM STAFF

7. ITEMS FROM BOARD MEMBERS

1. **DRB Meeting Minutes of February 20. 2026**

8. PUBLIC HEARING

1. **Public Hearing Procedures**
2. **DRB260003** **One Day in Paris** 35 Milton Ave
   review exterior improvements
3. **DRB250039** **Portman Residential** 3625 Brookside Pkwy
   review exterior updates
4. **DRB260002** **Mayfair at Haynes Bridge** 340 Jon Scott
   review exterior elevations

9. ADJOURNMENT

DESIGN REVIEW BOARD UNOFFICIAL MINUTES
FEBRUARY 20, 2026

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
8:30 AM

This action summary is provided as a convenience and service to the public, media, and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. This is not an official record of the Alpharetta Design Review Board Meeting proceedings. Meetings are recorded and available for review at https://www.youtube.com/user/alpharettagov.

1. MEETING ANNOUNCEMENTS

Today's Design Review Board meeting will commence at 8:30 a.m. and a break is scheduled at 12:00 p.m. The meeting will resume at 12:30 p.m.

2. WORK SESSION ITEMS

Chair Schwing called the workshop to order at 8:31 a.m.
Chair Schwing adjourned the workshop at 8:46 a.m..

3. CALL TO ORDER

Chair Schwing called the meeting to order at 9:00 a.m.

4. ROLL CALL

A. Board Members Present

- Frank Schwing (Chair)
- Pat Corkill
- Holly Palmer
- Richard Owen
- Eric Rowen

5. PLEDGE TO THE FLAG

6. ITEMS FROM STAFF

1. Public Hearing Procedure.

Elle Taylor, Planning & Zoning Coordinator, read Public Hearing Procedure.

2. DRB Meeting Minutes of January 16, 2026

- Board Member Palmer offered a motion to approve with the correction.
  - Board Member Owens seconded the motion.
  - Motion carried (5-0).

3. DRB Meeting Minutes December 19, 2025

- Board Member Owens offered a motion to approve with corrections.
  - Board Member Rowen seconded the motion.
  - Motion carried (5-0).

7. PUBLIC HEARING

1. **DRB260001 Argentis (2B Whole Bakery)** 42 Milton Ave.
   Applicant presented a review of signage.

   - Brand Change.
   - New Logo.
   - Remove Awning.
   - Pin Mounted Letters.
   - No color samples.
   - Intent is to paint entire façade.
   - Existing Façade.

There was discussion from the Board:

- Potential for Gooseneck Lighting would be more traditional and fit the package.
- Color of Sign and Window sign are dark gold.
- New Doors.

❖ Board Member Palmer offered a motion to approve the lighting and colors as shown in the original packet, not what was given to us today with final approval by Staff.

- Board Member Rowen seconded the motion.
- Motion carried (5-0).

8. ADJOURNMENT

Chair Schwing adjourned the meeting at 9:38 a.m..

Design Review Board Hearing Application And Filing Procedures

UPDATED: December 3, 2025

Department Of Community Development

2 Park Plaza
Alpharetta, GA 30009
www.alpharetta.ga.us

Tel: 678.297.6088
Fax: 678.297.6071

INSTRUCTIONS AND REQUIRED MATERIALS

The City of Alpharetta Design Review Board Hearing Application has been designed to allow you the ease of completing the form electronically and printing the completed form for submittal. Please note, however, that the form cannot be saved so as to include the information that you input.

Required Materials:

In order to allow the Design Review Board to adequately and effectively understand and consider the nature of your request it is required that certain materials be included with your submittal. These required items are described below along with the type(s) of review for which they would be needed. Submittals not including the appropriate materials, as indicated below, will not be accepted for review.

Site Plan Review

- ☐ Legal description of the property
- ☐ Site plan(s) showing locations of all site features, including but not limited to
  - Buildings
  - Roads
  - Parking Areas
  - Specimen trees
  - Detention / retention areas
  - Dumpster / refuse locations (screening and materials)
  - HVAC / electrical equipment locations
- ☐ Site lighting with photometric drawings and compatibility to neighboring buildings and property
- ☐ Retaining wall(s) location and materials

Landscape Review

- ☐ Landscape drawing(s) prepared by landscape architect showing locations of all landscape features, including but not limited to
  - Size and type of all plant material; including ground covers
  - Seasonal beds

Signage Review

- ☐ Overall site plan drawing indicating locations of ground signs and required setbacks
- ☐ Exterior elevations indicating locations of all wall signs
- ☐ Individual color drawings of each sign indicated
  - Dimensions
  - Materials
  - Lighting
  - Construction
  - Colors

Exterior Elevation Review

- ☐ Colored exterior elevations with materials notes of all facades of the building(s)
- ☐ All exterior material and color samples (Shall be brought to the scheduled meeting)
- ☐ Provide site line study from the public right of way showing locations of roof-top equipment
  - Vents
  - Satellite dishes
  - Exhaust pipes
  - Antennas
- ☐ Locations of building lighting
- ☐ Perspective drawings and renderings

Submittal Procedure:

One (1) original plus one (1) copy of a completed Hearing application and supporting documents are to be filed by the deadline dates reflected on the following page. Completed applications received after the deadline dates shall be placed on the next available agenda. All renderings attached to the application must be in color.

An electronic file in Adobe format, containing the entire application; including all documents, plans, and drawings; must be included with the application. Each component of your submittal must be saved as a separate file document (for example, all of your individual documents relating to the Exterior Elevation Review (site plan, site line study, and lighting and material cut sheet) should all be saved into one PDF document.

Any oversized materials may be attached to the original application. All collated sets shall be submitted on paper no greater than 11 inches by 17 inches in size and folded to 8.5 inches x 11 inches. Two (2) sets of all landscape plans shall be submitted full-size.

Drawings submitted must be accurately annotated and labeled.

Technical drawings (i.e., signs, elevations, site plans) must be drawn to scale).

Photos shall be mounted on 8.5 inch by 11-inch paper and labeled.
Presentation materials (including actual materials, sample boards, or mounted drawings) should not be submitted, but brought by the Applicant to the scheduled Design Review Board meeting.

Filing Deadlines And Meeting Schedule

Completed applications are accepted only on, or prior to, the dates indicated as filing deadlines and only between the hours of 8:30 a.m. and 3:30 p.m. Applications will not be accepted on any other dates or times. Incomplete applications will not be accepted. All fees must be paid at the time of application.

The Design Review Board convenes at 8:30 a.m. on the meeting dates indicated, and a break will start at 12:00 p.m. and will last until 12:30 p.m. All meetings are held in Council Chambers at Alpharetta City Hall, which is located at 2 Park Plaza.

Filing Deadlines	Meeting Schedule
January 2, 2026	February 20, 2026
February 2 , 2026	March 20, 2026
March 2, 2026	April 17, 2026
April 1, 2026	May 15, 2026
May 1, 2026	June 19, 2026
June 1, 2026	July 17, 2026
July 1, 2026	August 21, 2026
August 3, 2026	September 18, 2026
September 1, 2026	October 16, 2026
October 1, 2026	November 20, 2026
November 2, 2026	December 18, 2026
December 1, 2026	January 15, 2027

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

For your convenience, this form may be completed electronically and printed upon completion. If you choose to handwrite your responses, please print in a clear, easily legible fashion.

Please complete this form and the submittal package in its entirety. *See Page 2 "Instructions and Required Materials" for details.* Lastly, verify that all information is true and accurate.

Your completed submittal package should be delivered to:

City of Alpharetta
Community Development/Bret
2 Park Plaza Alpharetta, GA
30009

NOTE: All applicable fees must be included with the application. Please note that a 3% convenience fee will be added to all credit card transactions. Applications will be accepted only on the dates reflected on the page of this form titled "Filing Deadlines and Meeting Schedule" and only between the hours of 8:30 AM and 3:30 PM.

If you have questions regarding this application or the design review process, please contact Bret Schroeder by calling 678-297-6088.

Business Name: One day in Paris

Location Address: 35 Milton Av.

Mailing Address: 33 South Main St. Ste 302

City: Alpharetta State: GA Zip Code: 30009 - _____

Contact for All Notifications: Stephen Mbadinga

Contact Telephone: _____ - _____ - _____ Mobile Telephone: 470 - 398 - 7026

Fax: _____ - _____ - _____ Email: stephen@onedayinparisgroup.com

Contact's Relation to Business: Co-owner

This Application For (Check all that apply):

- ☐ Addition
- ☑ Modification to Exterior
- ☐ Auxiliary Structure
- ☐ New Construction
- ☑ Color Selection
- ☑ Signage
- ☑ Material Selection

This page will be the first page of your completed submittal packet.

Application Fees:

Reveiws $350.00

Signs Review Only $175.00

Legal Advertising Requirement $175.00

Reapplication Fee $100.00

Readvertising Fee $175.00

Total Due _____

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: PDOF Alpharetta, LLC

Physical Address: One Alliance Center, 3500 Lenox Rd NE #625

Mailing Address: One Alliance Center 3500 Lenox Rd NE #625

City: Atlanta State: GA Zip Code: 30326 -

Owner Telephone: 404 - 953 - 4955 Contact Fax: - -

Property Owner Authorization *(Must be completed if the applicant is not the legal owner of the subject property):*

I, the undersigned, do hereby swear and attest, under penalty of law for false swearing, that I am the legal owner, as shown in the records of Fulton County, Georgia, of the property described herein and that I authorize the person identified herein as "Applicant" to act on my behalf in pursuit of this request.

Owner Name (Printed): Kevin Cadin, Authorized Signatory Date: 1/29/2026

Owner Signature:

Property Information:

Address (If Assigned) : 35 Milton Ave., Alpharetta, GA 30009

Tax ID or Map Reference Number: 22 482512690060

Land Lot(s): District: Section:

Existing Zoning of Property: DT-C Existing Uses of Property:

This form is to be executed under oath. I, the person identified herein as "Applicant," do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Design Review Board Application is true and correct and contains no misleading information. I also understand that Design Review Board review and/or approval does not include review or approval for code compliance and that City of Alpharetta site and building plan review staff should be contacted with respect to code compliance issues and permitting procedures.

Applicant Signature: Date: 1/30/2026

Print Form

Design Review Board Review Criteria

How will this proposal be visually compatible with the character of the surrounding areas?

The proposal is designed to reinforce and the established character of Downtown Alpharetta by activating the street frontage with a pedestrian-oriented, European-inspired café environment. The design respects the existing architectural rhythm, scale, and materials of the surrounding buildings. Existing site features, including the street tree, are incorporated as focal design elements. Landscaping is intentionally formal and restrained, relying on planters, umbrellas, and keeping with the character of a lively urban sidewalk café. Overall, the proposal complements the surrounding area by prioritizing activation, walkability, and human-scale design while maintaining compatibility with the architectural and urban context of Downtown Alpharetta.

In your submittal package, have you included a site line study from the public right of way, which shows the location of rooftop structures? If not, please explain below.

- [ ] Yes
- [x] No

No rooftop structures are proposed as part of this application. The scope of work is limited to façade modifications at the ground level and the conversion of existing landscape areas into an activated outdoor seating patio. As no rooftop elements are included, a site line study from the public right-of-way is not applicable.

DESIGN REVIEW BOARD REVIEW CRITERIA

Please respond to the following ONLY if your application is within the North Point Overlay.

Explain how your application meets the site design and streetscape standards required for the North Point Overlay. *Site Design and Streetscape standards for the North Point Overlay can be found at this link:* Unified Development Code §2.10.3(B).

Explain how your application meets the fenestration, pedestrian access, building materials, building facade, and building massing standards required for the North Point Overlay.

Building design standards for the North Point Overlay can be found at this link: Unified Development Code §2.10.8.

Describe the type of Civic Spaces and/or Amenity Spaces that your application includes.

Open Space requirements for the North Point Overlay can be found at this link: Unified Development Code §2.10.10.

Please list and describe the Eco District measures that your application includes.

Eco District Measures for the North Point Overlay can be found at this link: Unified Development Code §2.10.11.

DESIGN REVIEW BOARD REVIEW CRITERIA

Please respond to the following ONLY if your application is within the Downtown Overlay.

Which of the following architectural design styles does your application include?

- ☐ Georgian
- ☐ Federal / Adam
- ☐ Greek Revival
- ☐ Neoclassical
- ☐ Stick
- ☐ Queen Anne
- ☐ Shingle
- ☐ Folk Victorian
- ☐ Romanesque
- ☐ Italianate
- ☐ Tudor Eclectic
- ☒ Beaux Arts
- ☐ French Colonial
- ☒ French Eclectic
- ☐ French New Traditional

Please review the Downtown Overlay Architectural Style Requirements at this link: Unified Development Code § 2.8.7(D)-(R)

Describe how your application meets one (or more) of the above architectural design styles.

The existing building reflects Beaux Arts and French Eclectic influences that are consistent with Alpharetta's Historic Downtown "Traditional Main Street" architectural style. The proposed improvements are concentrated at the pedestrian (base) level, which is identified in the Design Guidelines as the most visually active and detailed portion of the building. Existing arched openings are retained and enhanced through operable window and door systems, reinforcing transparency, rhythm, and human-scale interaction without altering the building's massing or upper-level expression. Exterior materials and café elements are selected to complement the building's established architectural vocabulary, maintaining compatibility with the Traditional Main Street character while supporting an active and visually engaging streetscape.

Please review the Alpharetta Downtown Design Guidelines at this link: Alpharetta Downtown Design Guidelines

List how your application aligns with or compliments the Alpharetta Downtown Design Guidelines.

The application aligns with the Alpharetta Downtown Design Guidelines by reinforcing the Traditional Main Street architectural framework and prioritizing pedestrian-scale design at the street level. The proposal enhances the base of the building through increased visual transparency, operable façade openings, and active use along the sidewalk, consistent with the Guidelines' emphasis on movement, texture, and detail at the pedestrian level. Underutilized landscape areas are converted into an activated sidewalk café patio using stable, permeable surface materials, while existing street trees are preserved and incorporated as design features. Landscaping is intentionally formal and restrained, relying on planters, furnishings, and umbrellas rather than dense ground-level planting, consistent with Downtown streetscape standards. Required pedestrian clearances are maintained, permanent barriers are avoided, and all exterior elements are designed to remain flexible and human-scaled. Collectively, these strategies support walkability, visual continuity, and a lively public realm in keeping with the City's Historic Downtown design intent.

Gensler

ONEDAY IN PARIS

EXTERIOR DESIGN INTENT

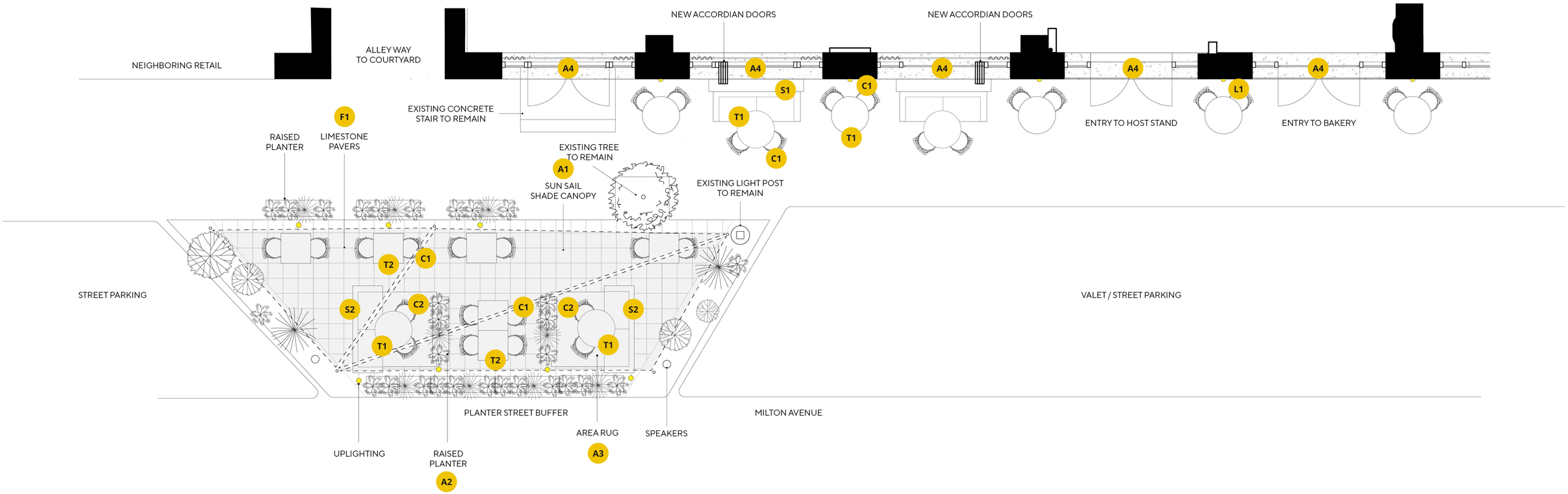
MARCH 3, 2026

SITE PLAN DIAGRAM

Gensler

TYPICAL SITE PLAN

REFER TO PAGE 4 FOR SPECIFICATIONS



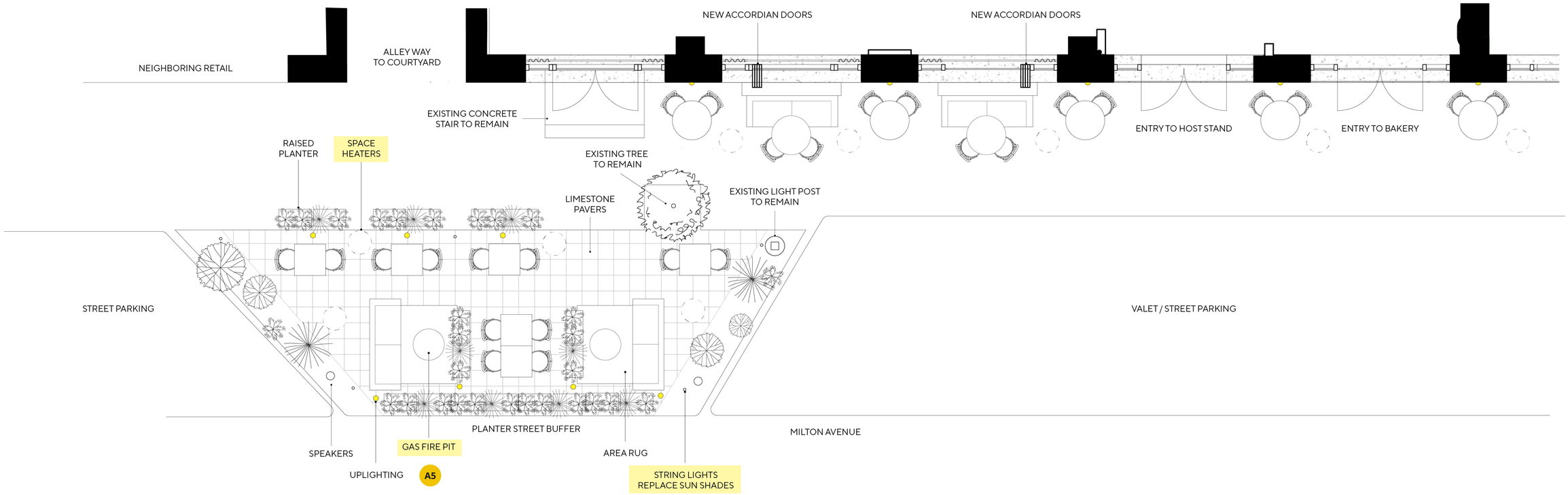
This document reflects design intent only. Final dimensions, details, and specifications are to be verified by the contractor and applicable consultants prior to construction.

SITE PLAN DIAGRAM

Gensler

WINTER ALTERNATIVE SITE PLAN

REFER TO PAGE 4 FOR SPECIFICATIONS



This document reflects design intent only. Final dimensions, details, and specifications are to be verified by the contractor and applicable consultants prior to construction.

SPECIFICATIONS

Gensler

FURNITURE, FINISHES, ACCESSORIES

FURNITURE

S1 **WEST ELM (Option 1)**
PLAYA OUTDOOR SOFA 70"
SEAT HEIGHT: 15.6"

S2 **WEST ELM (Option 2)**
WELLING BLACK METAL OUTDOOR
SOFA 78.5"
SEAT HEIGHT: 17"
CUSHION COLOR: SUN
METAL FRAME: BLACK

T1 **WEST ELM**
GABLE INDOOR/OUTDOOR BISTRO
DIMS: 30" dia
CLEARANCE UNDERNEATH: 29"
TOP: WHITE, BASE: BLACK

T2 **WEST ELM**
GABLE INDOOR/OUTDOOR BISTRO
DIMS: 24" x 32"
CLEARANCE UNDERNEATH: 29"
TOP: WHITE, BASE: BLACK

C1 **RESTAURANT FURNITURE 4 LESS**
LOURDES INDOOR/OUTDOOR BISTRO
STACKING CHAIR
FINISH: NATURAL/WHITE

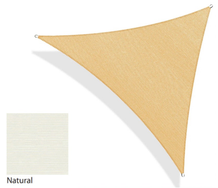
C2 **WEST ELM**
WELLING BLACK METAL OUTDOOR
LOUNGE CHAIR
SEAT HEIGHT: 16.5"
CUSHION COLOR: SUN
METAL FRAME: BLACK

LIGHTING

L1 **VISUAL COMFORT & CO**
PRESSA ROUND MEDIUM WALL
OUTDOOR SCONCE
FINISH: BRASS
SIZE: 12"

L2 **ARTICLE**
BORI OUTDOOR LANTERN
SIZE: LARGE
FINISH: NATURAL
optional alternate
to uplighing

ACCESSORIES



A1 **PREMIUM SHADE SOLUTIONS**
SHADE SAIL
FABRIC: SUNBRELLA, NATURAL
hardware sold separately

A2 **WEST ELM**
BEVELED FICONSTONE PLANTER
DOUBLE - 25"W x 29"H
FINISH: WHITE

A3 **ARTICLE**
HUNDER OUTDOOR RUG
HOUNDSTOOTH
SIZE: 8X10

A4 **PEACHTREE AWNINGS**
SHAPE: TO MATCH EXISTING
COLOR: FABRIC TO MATCH
BEHR PUMPKIN SEED
located in
Lawrenceville, GA

A5 **WOODLAND DIRECT**
STONEFIRE GAS FIRE PIT
32" DIAMETER
FINISH: BROWN, POWDER-COATED
ALUMINUM

FLOORING

F1 **STONESOURCE**
FIRENZE DESIGN STONES
FINISH: WHITE LINE,
NATURAL
SIZE: 24"X24"
limestone-inspired

This document reflects design intent only. Final dimensions, details, and specifications are to be verified by the contractor and applicable consultants prior to construction.

ENTRY VIEW

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ENTRY VIEW

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AFTERNOON

new awnings
neutral / beige

faux foliage
simple greenery

blade signage
Alpharetta standard

cafe seating
placement to ensure 5'
sidewalk clearance

signage on glass
hand-painted

EVENING

new lighting
up-down light sconces

decorative lighting
optional

EVENING

This document reflects design intent only. Final dimensions, details, and specifications are to be verified by the contractor and applicable consultants prior to construction.

MILTON VIEW

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MILTON VIEW

Gensler

AFTERNOON

shade sail
suspended shade system

planter buffer
landscaping provides
separation between seating
and sidewalk/streek

paved patio
limestone-inspired

EVENING

stringlights
evening ambiance

cafe seating
placement to ensure 5'
sidewalk clearance

This document reflects design intent only. Final dimensions, details, and specifications are to be verified by the contractor and applicable consultants prior to construction.

- Council Member Hipes offered a motion to approve MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02 Portman Holdings/Brookside MP Pod A, subject to the following conditions:

  1. The 19.68-acre property shall be zoned MU and the site shall be developed substantially similar to the site plan by Kimley Horn, revised 3/20/25, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.

  2. The comprehensive land use designation of the property shall be 'Mixed Use'.

3. Architectural style shall be representative of the submitted renderings prepared by SK+I, dated 3/20/25, with final approval by DRB.

4. Development regulations shall be as follows (The entitlements below shall be deducted from the Brookside Master Plan non-residential density, including an exchange rate of 800 square feet of non-residential density for each residential unit):

   a. Office – Office use shall be limited to no more than 130,000 square feet, which shall include the existing office building. Office uses shall be permitted in the ground floor space along the storefront street in the For-Rent building and shall not count against the office maximum area above. Office building shall have a maximum height of 5 stories or 85', whichever is less.

   b. Commercial – Retail and restaurant (no drive-through) uses shall be limited to no more than 60,000 square feet, of which no more than 32,000 square feet shall be used for restaurant (no drive-through) use. Retail uses shall be limited to service retail incidental to office and residential uses. Retail/restaurant buildings shall have a maximum height of 2 stories or 40', whichever is less.

   c. 'For-Sale' Residential – Up to 75 'For-Sale' Townhome units shall be permitted with a maximum height of 4 stories or 50', whichever is less. No more than 10% shall be rented as stated in the HOA documents.

   d. 'For-Rent' Residential – After January 1, 2027, 335 'Dwelling, 'For-Rent' units shall be permitted a Certificate of Occupancy (CO) in accordance with UDC 'For-Rent' requirements. At-grade 'For-Rent' units shall be limited to no more than
   3 sides of the building and shall have walkouts with sidewalk connections. Maximum building height shall be 5 stories or 72', whichever is less. Units shall be 1, 2, and 3 bedrooms with no more than 40% of the units being 2-bedroom and no more than 5% being 3-bedroom. A CO shall not be issued for rental units until the street level exterior of the existing office building has been renovated or is substantially under construction to facilitate the proposed commercial conversion of the 7,000 square feet of ground floor space in the existing office building and the retail village (free-standing buildings) is substantially under construction, as determined by Staff. The exterior improvements shall include creation of a pedestrian approach from the exterior of the building into the proposed commercial space with sidewalks and awning improvements. 'For-Rent' units shall be part of a mixed-use development containing a minimum 19 acres and incorporating retail/restaurant uses, 'For-Sale' residential uses, a neighborhood grocery, and the existing office building depicted on the site plan to be saved. 'For-Rent' units shall have first class amenities, which shall include a private pool, fitness center, secure parking, resident's lounge, business center, on-site management office, concierge services and secure elevator access. If a building permit is not issued by April 28, 2028, residential units shall revert to 'For-Sale' only.

e. Parking Deck – Maximum 6 levels, substantially as depicted on the site plan prepared by Kimley Horn, revised 3/20/25. Parking decks visible from Old Milton Parkway and Brookside Parkway shall be treated with comparable materials and finishes as the buildings they serve or art such as a mural, as approved by Staff. Screening of parking decks with evergreen landscaping of sufficient size shall be required, as approved by Staff. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the DRB.

5. Brookside Master Plan Pod A shall be limited to the following uses and further restricted by conditions of zoning:

   a. Office

   b. Service Retail

   c. Restaurant (no drive thru)

   d. Residential – 'For-Sale' and 'For-Rent'

6. Service retail uses shall be those customarily accessory to or amenities for office and residential uses, restricted to the following:

   a. Art Gallery

   b. Bakery

   c. Barber Shop/Beauty Shop

   d. Book Store

   e. Brewery

   f. Computer Supply Store

   g. Copy Center/Print Shop

   h. Dance Studio

   i. Drug Store (not to exceed 2,000 SF)

   j. Dry Cleaning Pick-up Station

   k. Fitness Studio

   l. Florist, Retail without Greenhouse

   m. Nail Salon (subject to approval of a conditional use)

   n. Neighborhood Grocery (min. 3,000 SF)

   o. Office Supply Store (not to exceed 2,000 SF)

   p. Package Shipping Store

   q. Recreation Facilities (Indoor)

   r. Restaurant (no drive-through)

s. Retail Sales and Services Establishment

t. Shop or Studio, Craftsman/Artist

u. School, Commercial

v. Spa Services (subject to approval of a conditional use)

7. Minimum setbacks shall be 20' on Old Milton Parkway and Brookside Parkway and 10' on the private street to the south. Side and rear setbacks shall be 15' and shall be in addition to required buffers. Building setbacks along new streets shall be as depicted on the site plan prepared by Kimley Horn, revised 3/20/25.

8. Property owner shall provide a public access easement over the existing sidewalk along Old Milton Parkway.

9. It is anticipated that the Brookside Parkway Lane Diet project to reduce the existing 4-lane road section and add enhanced bicycle and pedestrian facilities on one side of Brookside Parkway will be accomplished within the existing right-of-way. If it is determined that right-of-way is needed for the project, developer shall provide right-of-way and/or construction easements.

10. Minimum parking requirements shall be as depicted on the site plan and parking study prepared by Kimley Horn, revised 3/20/25 and dated 3/10/25, respectively. The proposed development shall incorporate parking management plans, standard operating procedure plans, as well as other related plans and/or infrastructure that support the shared parking efforts identified for the site, as approved by Staff.

11. New streets shall be private and substantially similar to the submitted Roadway Section plans prepared by CORE, dated 3/20/25, except for modifications required to comply with the conditions below. Roadway Section B planter (bump outs at the beginning and end of on-street parking) shall be planted with trees. Roadway Section E drive aisle width shall be reduced to 10' with the additional area split between the planter and landscape strip on both sides of the street. Planter and landscape strips shall be planted with trees.

12. Minimum 20' landscape strip (not including sidewalk) shall be provided along Old Milton Parkway and minimum 10' landscape strip shall be provided along Brookside Parkway. Existing landscape strip and planter trees along Old Milton Parkway and Brookside Parkway, determined to be healthy, shall be preserved, except at relocated curb cuts along Old Milton Parkway and Brookside Parkway and as needed to install a deceleration lane on Old Milton Parkway (if required by GDOT), as approved by Staff. A row of shrubs, minimum 2' at planting, shall be planted in the planter adjacent to the deceleration lane along Old Milton Parkway, as permitted by GDOT.

13. Minimum 10' natural or landscaped buffer shall be provided along the private street to the south, except where the proposed new local street comes within 5' of the

southern property line the buffer may be reduced to 5'. Developer shall make reasonable efforts to save the existing trees along the private street to the south.

14. Site landscaping shall be substantially similar to the Landscape Strategy prepared by CORE, dated 3/20/25, with final approval by DRB. A detailed landscape plan shall be approved prior to issuance of a LDP.

15. Storefront streets shall include foundation plantings and/or planted decorative pots, as approved by DRB.

16. In order to obscure parking lots, surface parking shall be screened from Old Milton Parkway and Brookside Parkway with architectural features and/or landscaping, with final approval by DRB.

17. Parking lot islands shall be planted with trees, shrubs and ground covers.

18. Developer shall save healthy trees in the area adjacent to Brookside Park, except where to grade and install pedestrian amenities, as depicted on the site plan prepared by Kimley Horn, revised 3/20/25.

19. Minimum 13.72 acres of open space shall be provided which shall include the off-site Big Creek Greenway trail connection, as depicted on the site plan prepared by Kimley Horn, revised 3/20/25.

20. At-grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and open space within the development. Pedestrian crossings within the development shall be ramped and surface materials shall be brick pavers, cobblestones, or architecturally treated concrete, as approved by DRB. Pedestrian bridges, stairs, elevators, and escalators may encroach over and into public spaces provided that they do not impede pedestrian circulation or safety. Bicycle facilities shall be provided throughout the development, including a bicycle-share station.

21. Detention facilities shall not be visible from the public right-of-way, except as a decorative water feature, as approved by Staff.

22. Runoff reduction and water quality treatment measures shall add to the decorative or aesthetic nature of the development. Features like bioretention, tree wells, pervious pavers, etc. shall be prioritized in the design.

23. The 2 main entrances off Old Milton Parkway and Brookside Parkway shall include a minimum 750 square feet greenspace incorporating an entrance monument and decorative landscaping, as approved by DRB. Installation shall be required prior to the 1st CO for the development.

24. Developer is encouraged to work with the Brookside Association to improve the corner of Old Milton Parkway and Brookside Parkway as a decorative greenspace incorporating landscaping and entrance monumentation.

25. Developer shall provide a minimum 1 original sculpture, a minimum 1 alternative art installation utilizing light or sound, and minimum 4 murals, as well as entry monumentation as depicted on the Site Program + Amenities Exhibit prepared by CORE, dated 3/20/25, with final locations approved by Staff. Sculptures and murals are subject to final approval by the Cultural Arts Commission. Completion of sculptures shall be required concurrent with the CO for the 'For-Rent' building and murals shall be completed concurrent with the CO for the building where they are located.

26. Parking decks and retaining walls shall have architectural façade treatment or be heavily landscaped, as approved by DRB. Retaining walls visible from developed areas exceeding 16' in height shall be terraced.

27. Developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks, and other street furniture, where appropriate, throughout the development. Existing MARTA bus shelter along Brookside Parkway shall be replaced with a new bus shelter with design subject to final approval by Staff.

28. Developer shall improve a multi-use trail connection through Brookside Park connecting the subject property to the Big Creek Greenway, as depicted on the Connectivity + Pedestrian Circulation Exhibit prepared by CORE, dated 3/20/25, including a minimum 12' concrete (or similar), accessible multi-use trail and bridge with final alignment, design and materials, as approved by Staff. Trail connection shall include lighting (pedestrian and bollard), landscape, hardscape, and amenities. Trail entrance gateways shall be provided in the southwest and northwest corners of the property. Developer shall promote the use of the Big Creek Greenway trail connection by providing a min. 5 shared parking spaces for the public. Wayfinding signage shall be provided at key locations along the trail, as approved by Staff. The trail connection shall be completed prior to a CO for the For-Rent building. Impact fee credits will be provided for the off-site trail connection improvements, as approved by Staff. Developer's financial obligation to implement the improvements in this condition 28 shall be limited to the amount of the impact fees generated for the development project.

29. Backside of buildings or 'back of house' functions (such as loading, trash, utilities, and similar) shall be screened from the public or private right-of-way or Brookside Park. Parapet walls shall be used as needed to screen rooftop mechanical equipment and views.

30. Min.1 rooftop amenity shall be provided in the development. Restaurants shall include outdoor dining areas.

31. Prior to LDP, the applicant shall submit for approval a document to be entitled 'Portman Brookside Design Standards'. This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches,

trash receptacles, lighting, focal point features, bicycle racks, bus shelter, signage, landscaping themes, and entrance treatments and shall be substantially similar to the submitted renderings, as amended. Design standards will be presented to Staff and the DRB for review and approval.

32. Plans for buildings, landscaping, and signage shall be subject to review and approval by the DRB.

33. Prior to the first LDP, applicant shall submit a revised master plan for the property incorporating the approved conditions, as well as the following:

    a. Approved specifications and standards identified for each use within the total development.

    b. Pedestrian/bicycle network; and

    c. Overall planned green space areas.

34. Every plan submitted for an LDP shall include an on-going density, open space, and acreage tabulation.

35. All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note: "This plan reflects conditions stipulated through public hearing regarding case MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02 Portman Brookside."

GRTA Notice of Decision General Conditions of Approval (Conditions recommended by the Georgia Regional Transportation Authority and incorporated into a document, dated March 18, 2025, RE: DRI 4317 – Brookside West Alpharetta DRI):

<u>Pedestrian, Bicycle and Transit Facilities</u>

36. Provide pedestrian connectivity between all buildings, uses, and existing/future pedestrian access points.

37. Coordinate with the City of Alpharetta to identify opportunities for future connections to the Big Creek Greenway and to existing and proposed Brookside Trail alignments.

38. Coordinate with MARTA to identify opportunities to enhance existing or proposed bus stops adjacent to the project site.

<u>Roadway Improvements</u>

39. Coordinate with the City of Alpharetta during permitting to identify wayfinding opportunities internal to the site directing vehicular traffic to efficient routes to/from SR 400.

<u>Old Milton Parkway (SR 120) at Site Driveway A</u>

40. Reconstruct Driveway A to operate as a right-in-right-out driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

Brookside Parkway at Site Driveway B (North Driveway)

41. Reconstruct Driveway B to operate as a full movement driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

Brookside Parkway at Site Driveway C (South Driveway)

42. Reconstruct Driveway C to operate as a full movement driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

43. Applicant will connect the parking lot on the south side of building marked R7 and connect that parking lot to the ingress from the curb cut that is to the south and east of the building currently shown as R7, leaving it to the applicant discretion to adjust the size of building R7 as they determine.

44. The townhomes will have a total of 15 street parking spots, the placement to be determined by the applicant, with agreement of staff.

- Council Member Brady seconded the motion.
- Council Member Mitchell offered a Friendly Amendment for Condition 43 to add the language "or find an alternative cut through to Brookside Parkway (either/or)."
  - Council Member Hipes shared that he is not comfortable with accepting the amendment absent the determination that we could have 2 curb cuts.
  - Council Member Mitchell shared that if our engineer is okay with it and the other property owners agree to the two curb cuts, that the additional language he is proposing be added to Condition 43 would be an alternative that they could consider instead of adjusting the size of building R7.
  - Council Member Hipes and Council Member Brady accept the friendly amendment, with the assumption it that can be done legally.

The motion was approved unanimously (6-0).

PORTMAN

Brookside Village
Design Review Board

PRT06

02.09.2026

01

Introduction

02

Architecture

03

Appendix

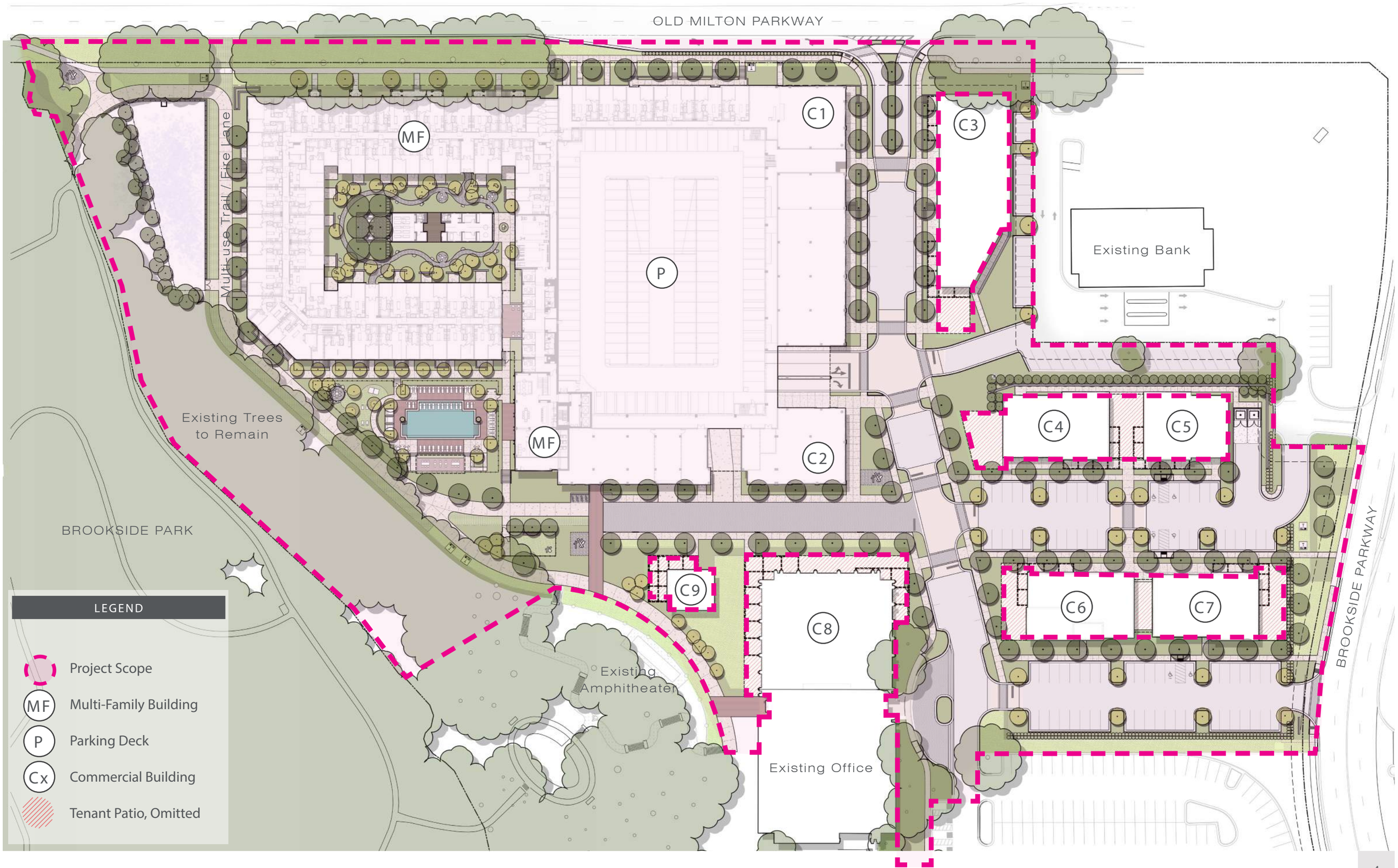
North Facade

Alternate North Facade

Vent Locations

01

Introduction


OLD MILTON PARKWAY
Multi-use Trail / Fire Lane
MF
P
C1
C2
C3
C4
C5
C6
C7
C8
C9
Existing Bank
Existing Trees
to Remain
BROOKSIDE PARK
Existing
Amphitheater
Existing Office
BROOKSIDE PARKWAY
LEGEND
Project Scope
MF Multi-Family Building
P Parking Deck
Cx Commercial Building
Tenant Patio, Omitted

02

Architecture

Additional North Facade Visualization

For elustrative purposes only

Additional North Facade Visualization

For elustrative purposes only

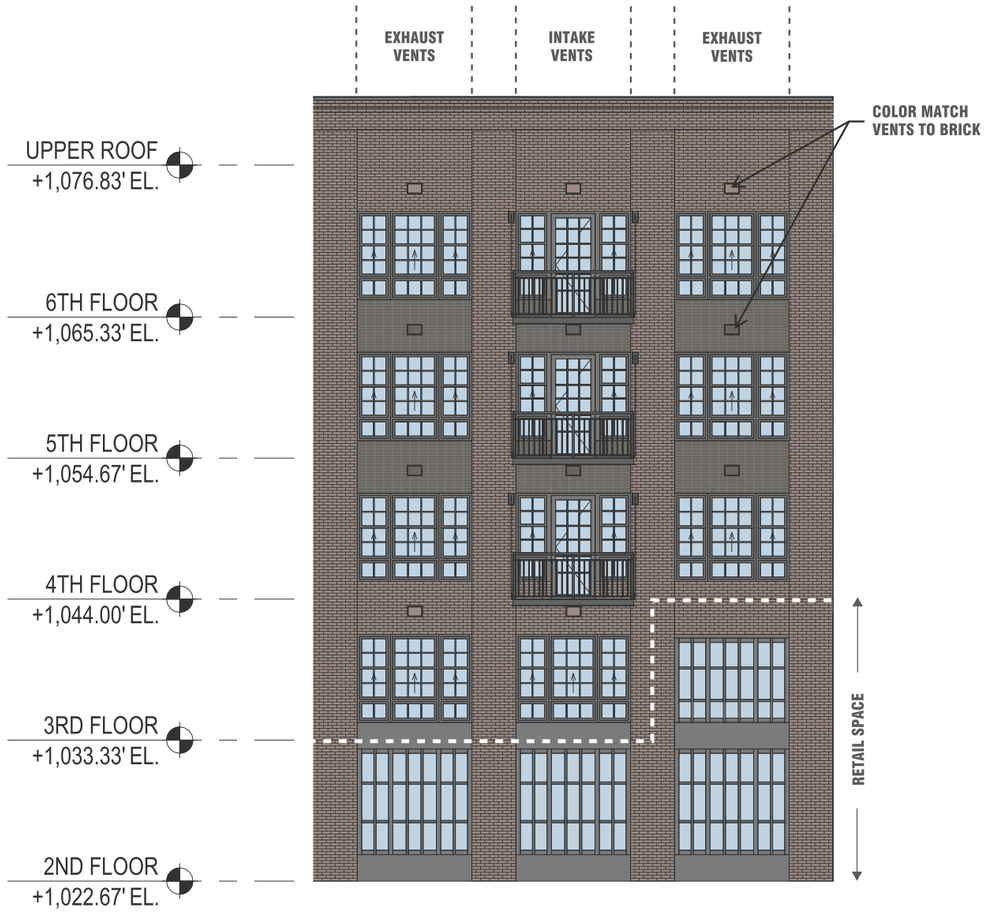
Alternate North Facade Visualization

For elustrative purposes only

Alternate North Facade Visualization

For elustrative purposes only

Proposed Intake and Exhaust Vent Locations



Intake and Exhaust Vent Visualizations

For elustrative purposes only

Thank You!

03

Appendix

Previously Presented Visualization

Previously Presented Visualization

Previously Presented Visualization

Previously Presented Visualization

Previously Presented Visualization

Previously Presented Visualization

Previously Presented Elevations

NORTH ELEVATION - PT 1

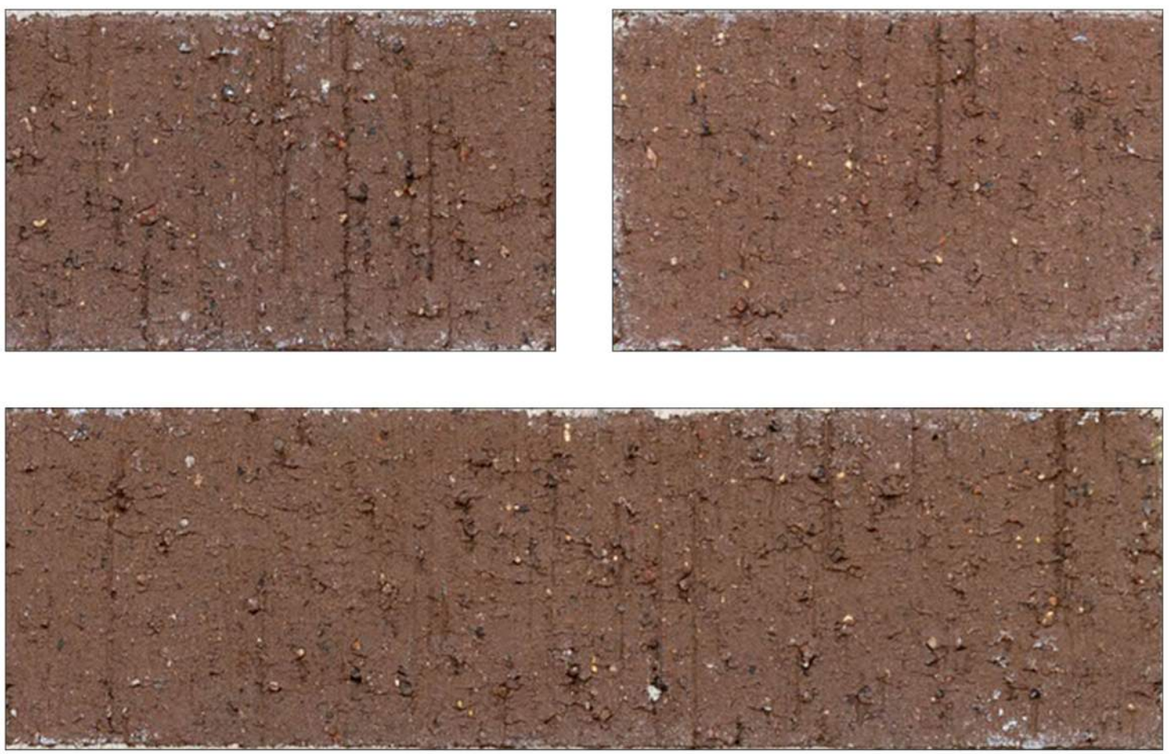
NORTH ELEVATION - PT 2

Material Legend	
4.01	Brick - 1
4.02	Brick - 2
4.03	Brick - 3
4.04	Stone Base
4.05	Cast Stone Coping
5.01	Metal Railing System
5.02	Glass Railing System
5.03	Metal Canopy
5.04	Standing Seam Metal
5.05	Prefabricated Metal Balcony System
5.06	Metal Coping System
7.01	Fiber Cement
7.02	Metal Panel System
8.01	Window System
8.02	Storefront System
8.03	Louver System
8.04	Roll Up Garage Door
8.05	Architectural Metal Frame

Previously Presented Architectural Material Pallet

MORTAR | BROWN BRICK

FIBER CEMENT | (7.01 - FC)



BROWN BRICK | (4.01 - BR-1)

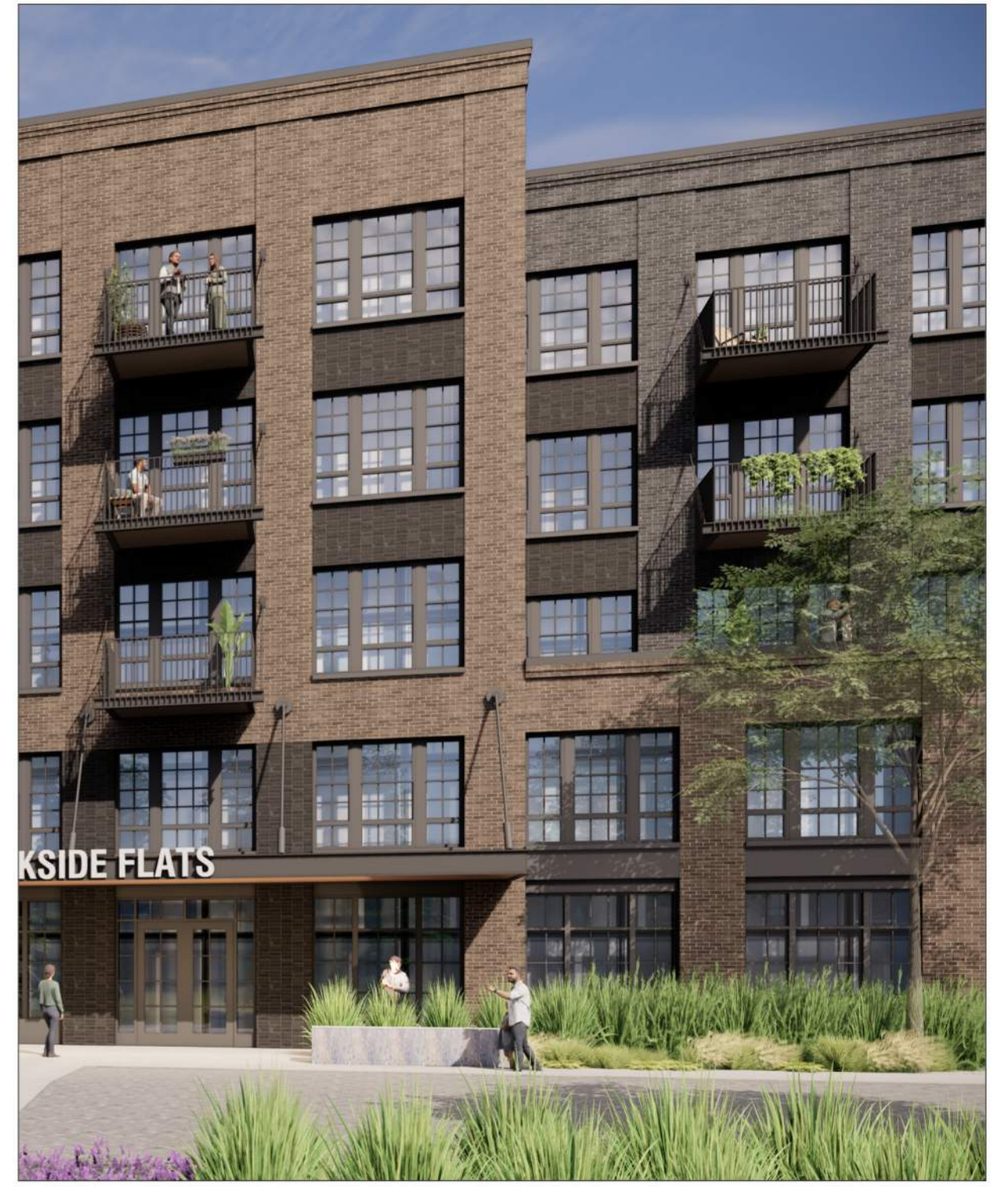
SOUTH VIEW

Previously Presented Architectural Material Pallet

MORTAR | BLACK BRICK

WINDOWS | BRONZE / BLACK

BLACK BRICK | (4.02 - BR-2)



SOUTH VIEW

Previously Presented Architectural Material Pallet

MORTAR | WHITE BRICK

METAL PANEL | (5.02 / 7.04)

WHITE BRICK | (4.03 - BR-3)

NORTH WEST VIEW

PORTMAN

Brookside Village
Design Review Board

PRT06

03.20.2026

01

Introduction

Site Plan

Previous North Facade Visualizations

02

Architecture

Alternate North Facade Visualizations

Alternate North Facade Elevations

Proposed Vent Locations and Visualization

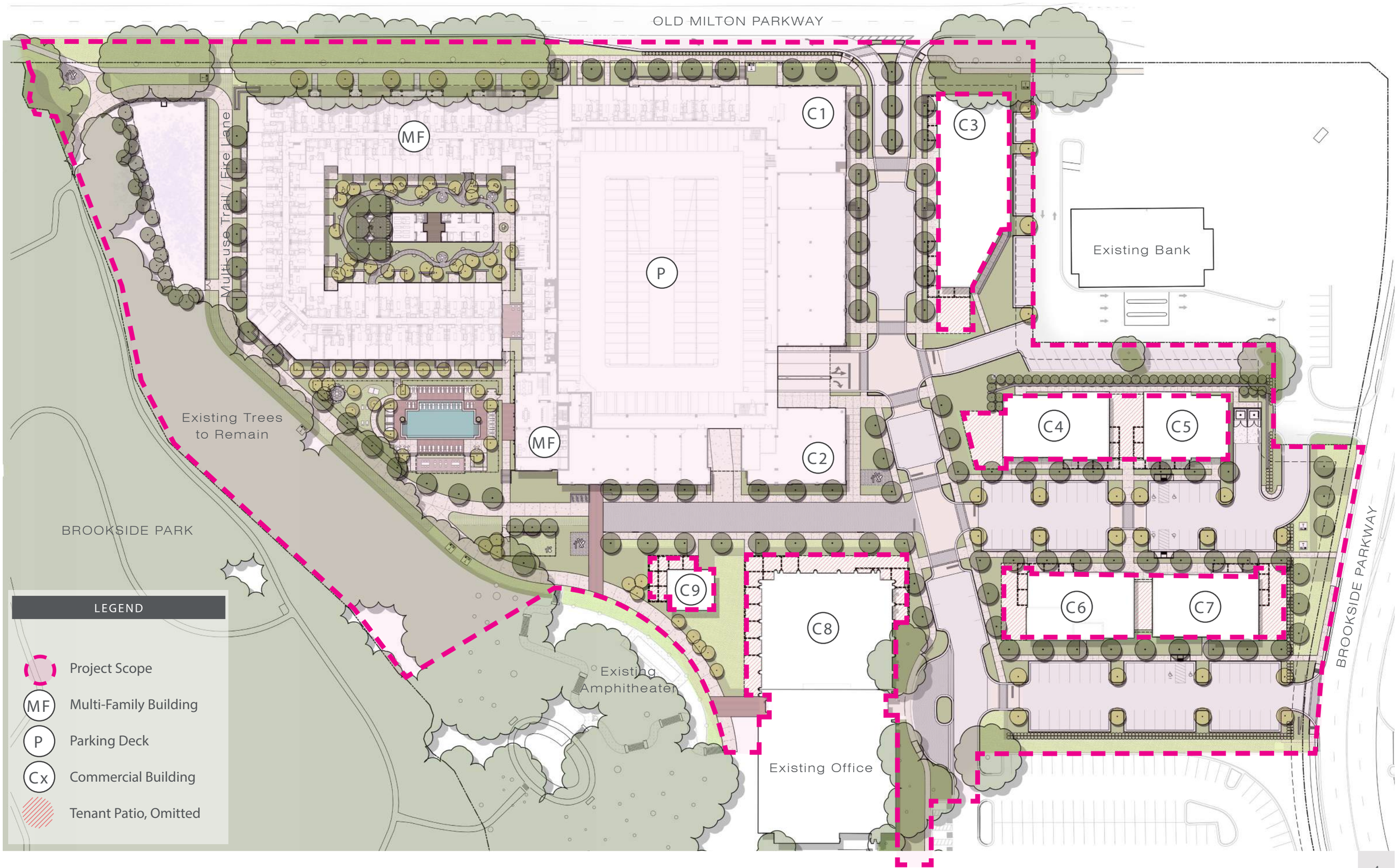
Vent Color Matching Information and Examples

03

Appendix

01

Introduction


OLD MILTON PARKWAY
Multi-use Trail / Fire Lane
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Existing Bank
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BROOKSIDE PARKWAY
LEGEND
Project Scope
MF Multi-Family Building
P Parking Deck
Cx Commercial Building
Tenant Patio, Omitted

Previous North Facade Visualization

For elustrative purposes only

Previous North Facade Visualization

For elustrative purposes only

02

Architecture

Alternate North Facade Visualization

For elustrative purposes only

Alternate North Facade Visualization

For elustrative purposes only

Alternate North Facade Elevations

NORTH ELEVATION - PT 1

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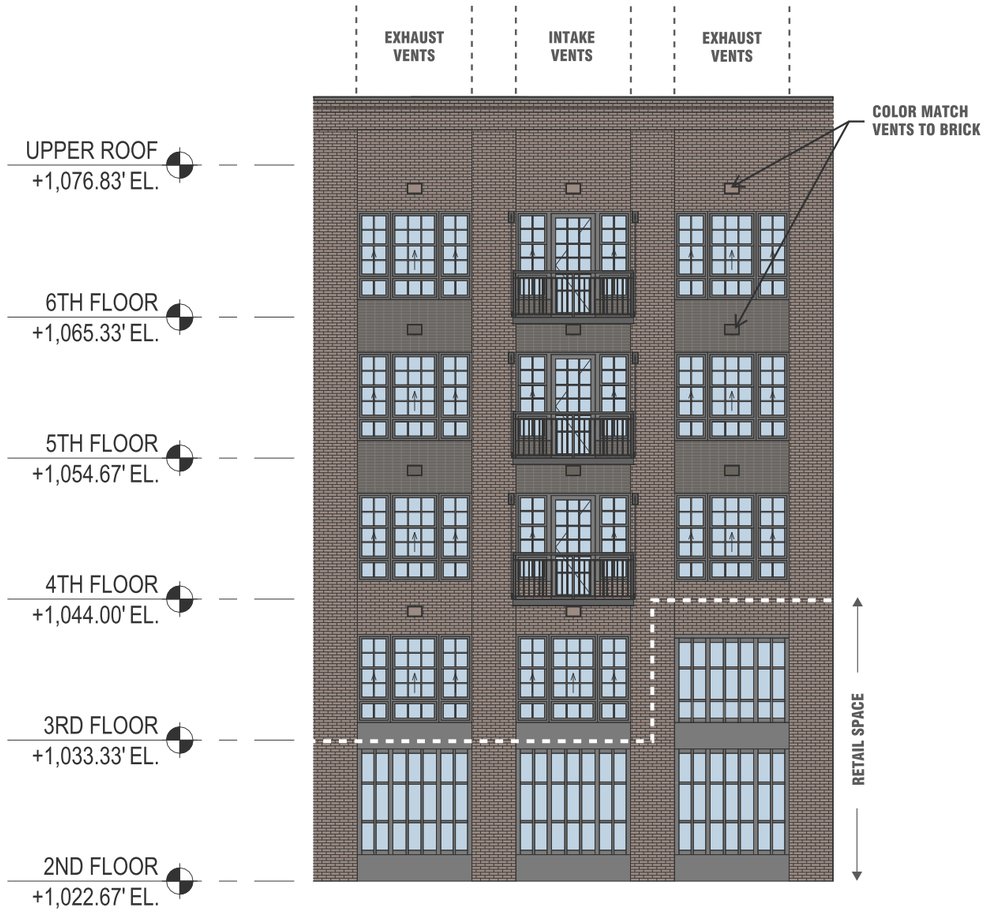
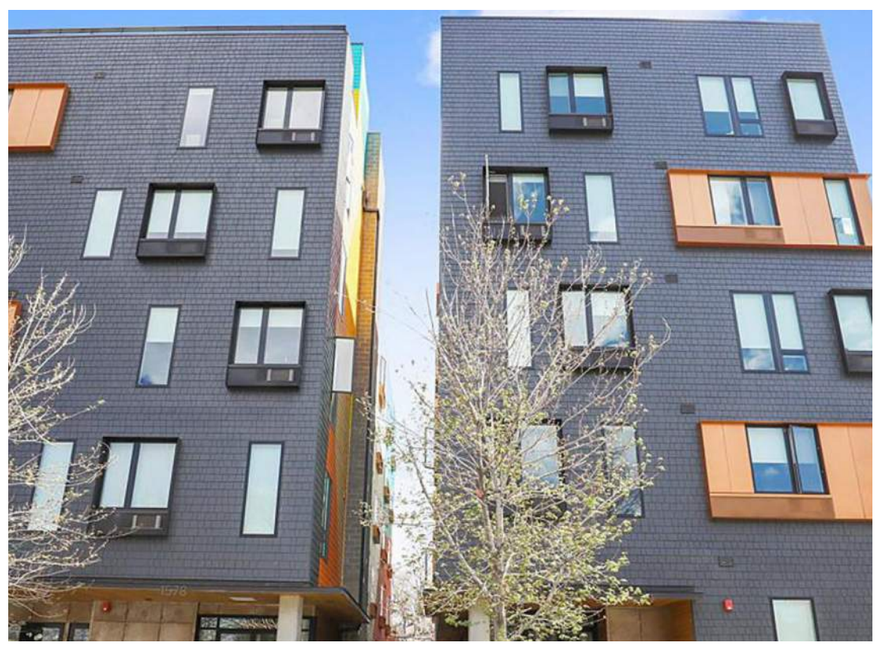
8.02	Storefront System
8.03	Louver System
8.04	Roll Up Garage Door
8.05	Architectural Metal Frame

Proposed Intake and Exhaust Vent Locations



Intake and Exhaust Vent Visualization

Vent Color Matching Information and Examples



Examples of color matched X-Vents

Thank You!

03

Appendix

Previously Presented Visualization

Previously Presented Visualization

Previously Presented Visualization

Previously Presented Visualization

Previously Presented Visualization

Previously Presented Visualization

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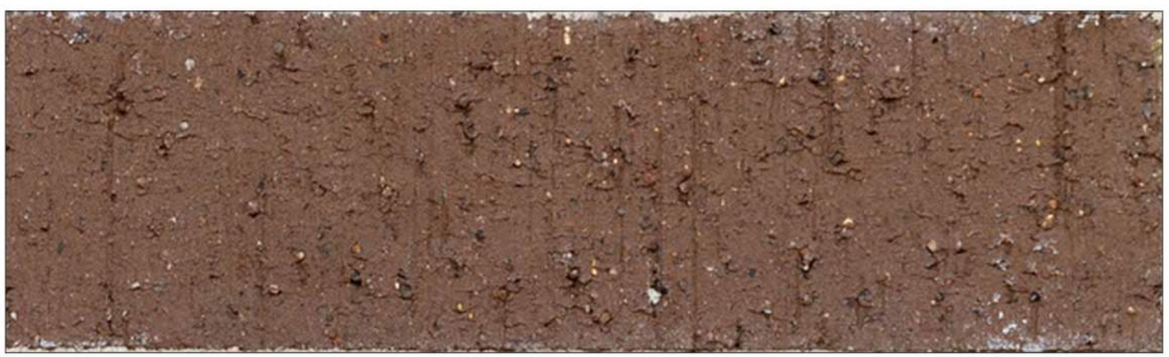
NORTH ELEVATION - PT 1

NORTH ELEVATION - PT 2

Previously Presented Architectural Material Pallet

MORTAR | BROWN BRICK

FIBER CEMENT | (7.01 - FC)



BROWN BRICK | (4.01 - BR-1)

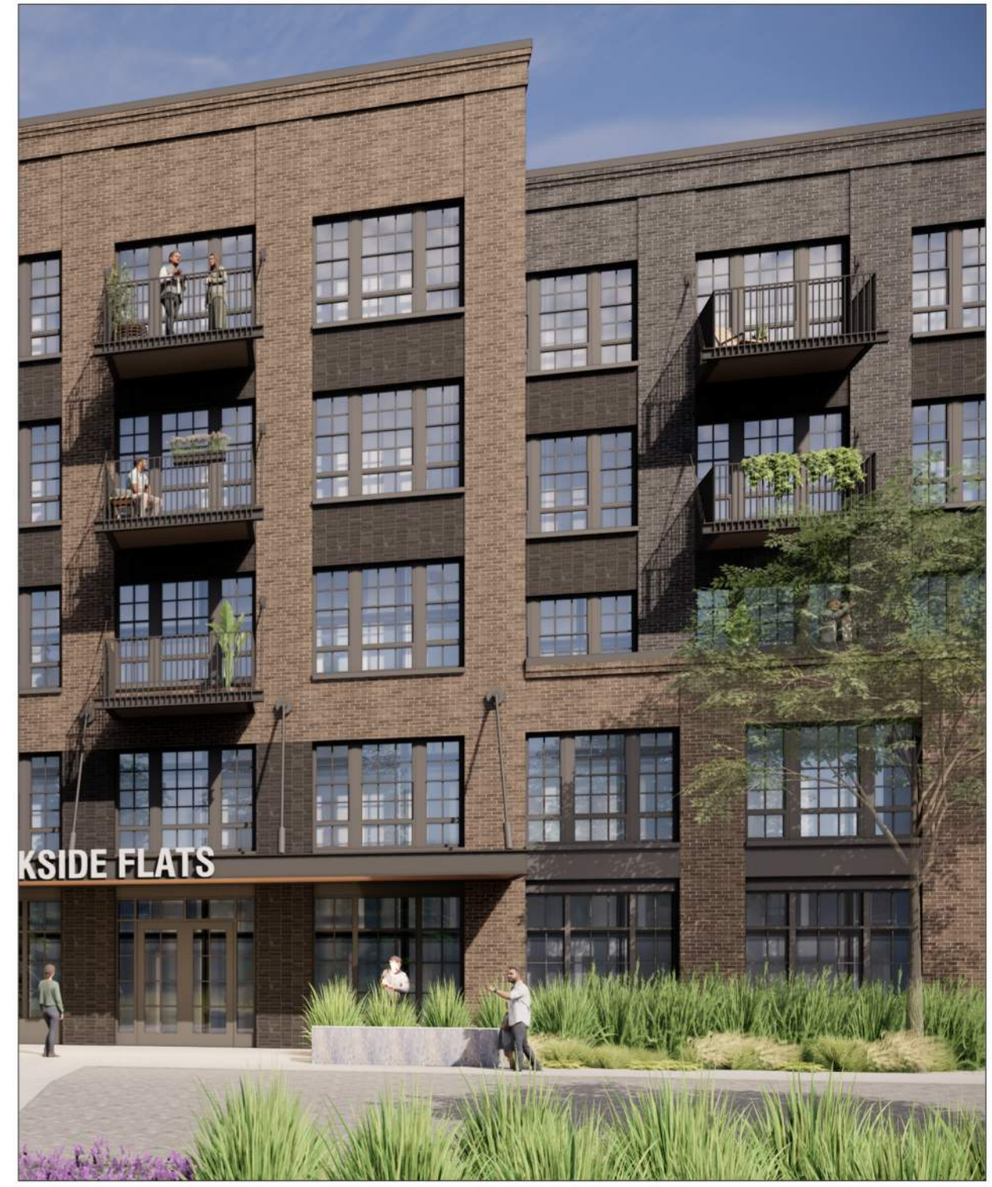
SOUTH VIEW

Previously Presented Architectural Material Pallet

MORTAR | BLACK BRICK

WINDOWS | BRONZE / BLACK

BLACK BRICK | (4.02 - BR-2)



SOUTH VIEW

Previously Presented Architectural Material Pallet

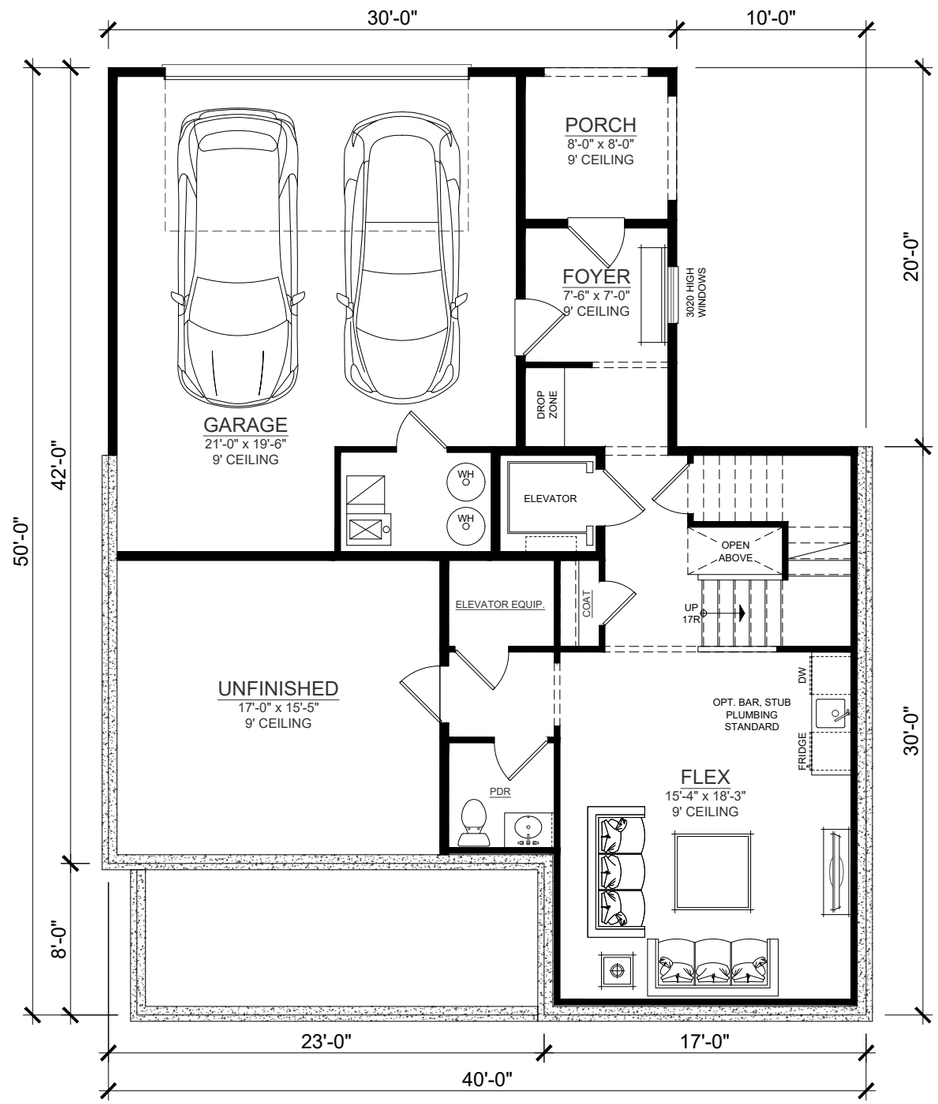
MORTAR | WHITE BRICK

METAL PANEL | (5.02 / 7.04)

WHITE BRICK | (4.03 - BR-3)

NORTH WEST VIEW

EXHIBIT A - Renderings



TERRACE FLOOR PLAN

SCALE: 1/8" = 1'-0" (11x17 SHEET)

SQUARE FOOTAGE	
TERRACE FLOOR	690 SF
FIRST FLOOR	1491 SF
SECOND FLOOR	1491 SF
TOTAL	3671 SF
GARAGE	555 SF
UNFINISHED BSMT	265 SF

MAYFAIR AT HAYNES BRIDGE - LOTS 1-6

MAIN STREET Designs

Mayfair Residential

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Alpharetta, GA 30022
(404) 480-3881

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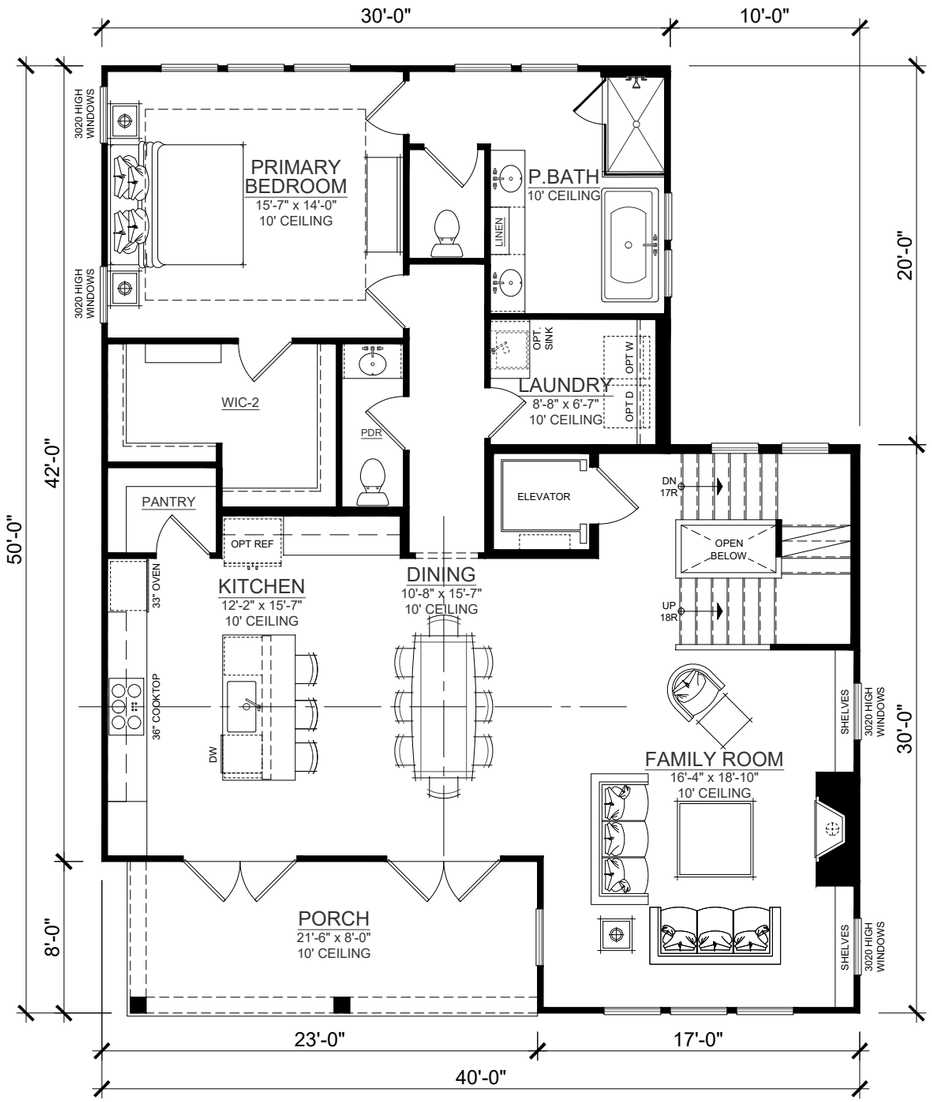
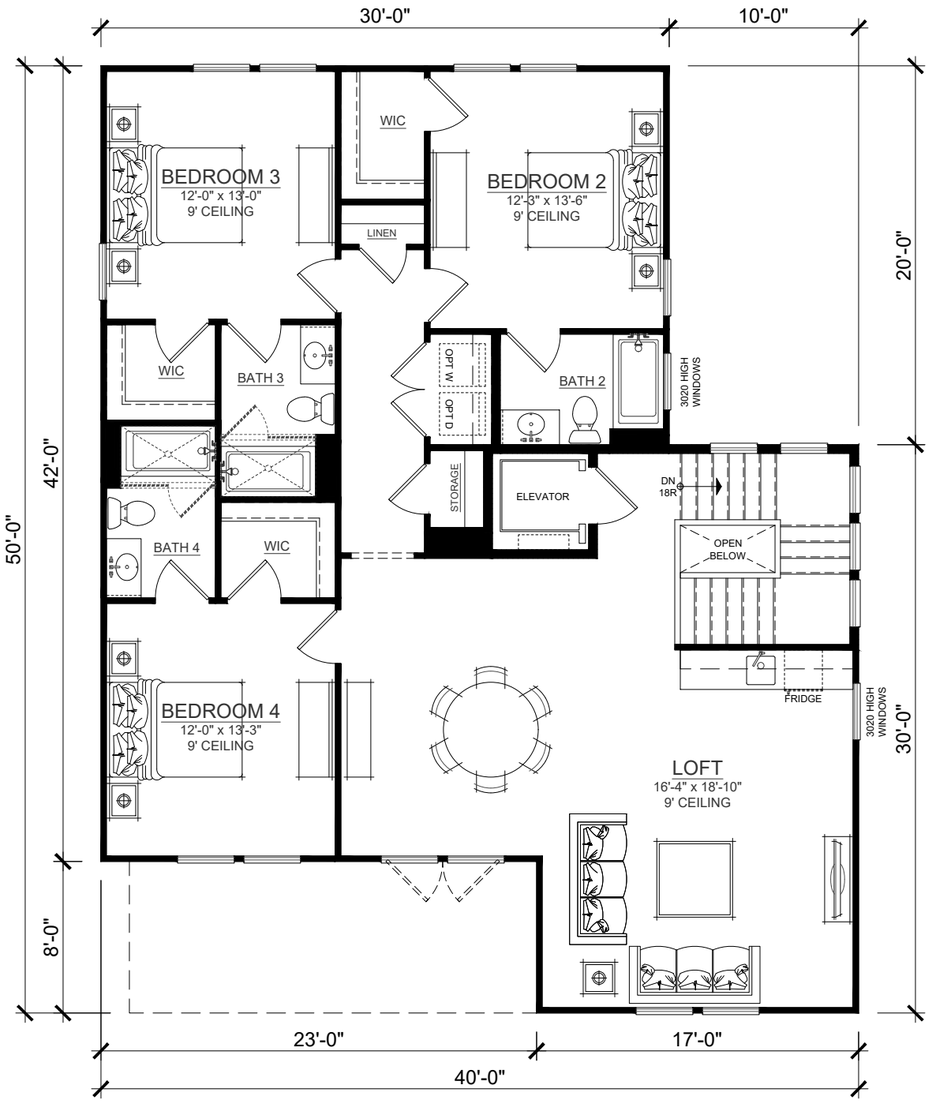


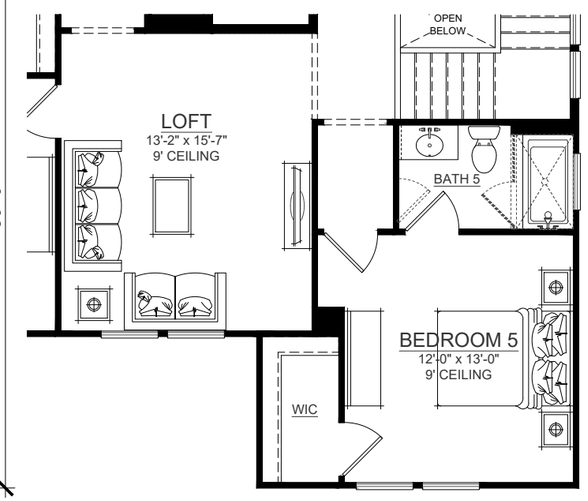
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" (11x17 SHEET)



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0" (11x17 SHEET)



OPTIONAL BEDROOM 5 / BATH 5 W/ LOFT

SCALE: 1/8" = 1'-0" (11x17 SHEET)

SQUARE FOOTAGE	
TERRACE FLOOR	690 SF
FIRST FLOOR	1491 SF
SECOND FLOOR	1491 SF
TOTAL	3671 SF
GARAGE	555 SF
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FRONT ELEVATION A

SCALE: 1/8" = 1'-0" (11x17 SHEET)

RIGHT ELEVATION A

SCALE: 1/8" = 1'-0" (11x17 SHEET)

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REAR ELEVATION A

SCALE: 1/8" = 1'-0" (11x17 SHEET)

LEFT ELEVATION A

SCALE: 1/8" = 1'-0" (11x17 SHEET)

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FRONT ELEVATION B

SCALE: 1/8" = 1'-0" (11x17 SHEET)

FRONT ELEVATION C

SCALE: 1/8" = 1'-0" (11x17 SHEET)

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FRONT ELEVATION D

SCALE: 1/8" = 1'-0" (11x17 SHEET)

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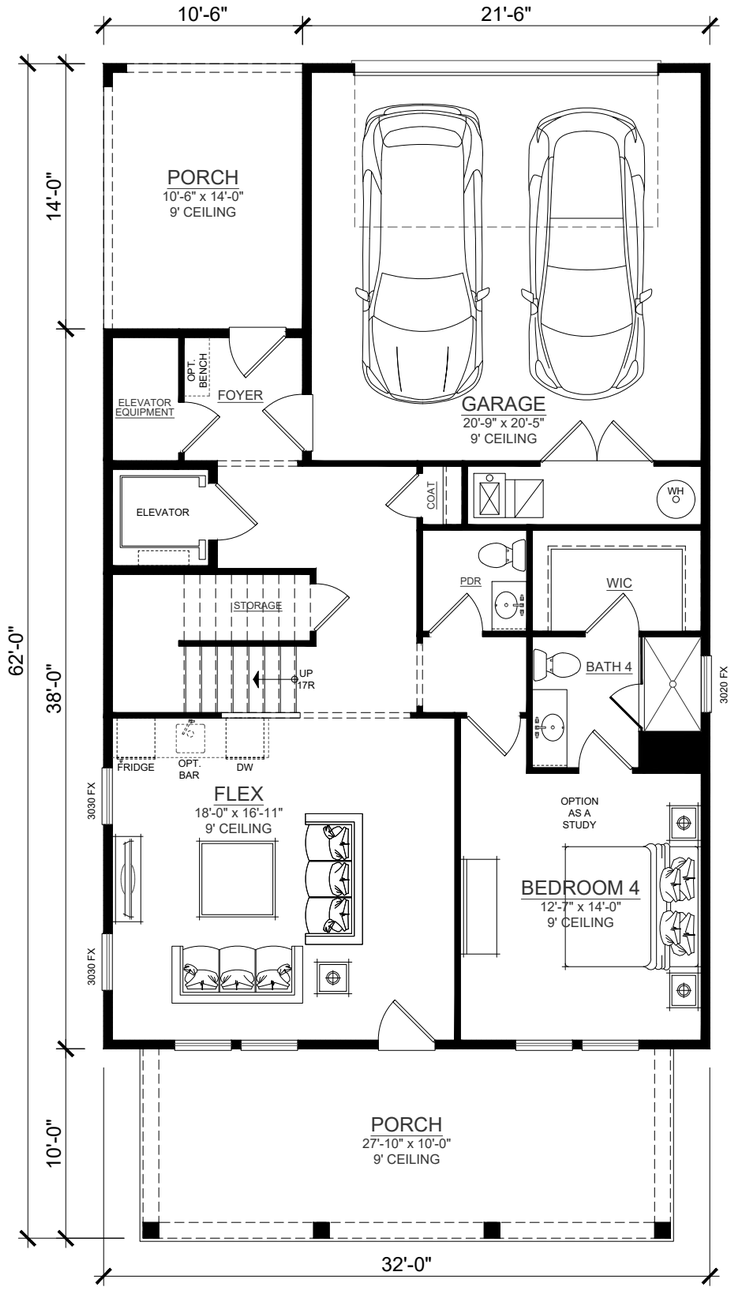

TERRACE FLOOR PLAN

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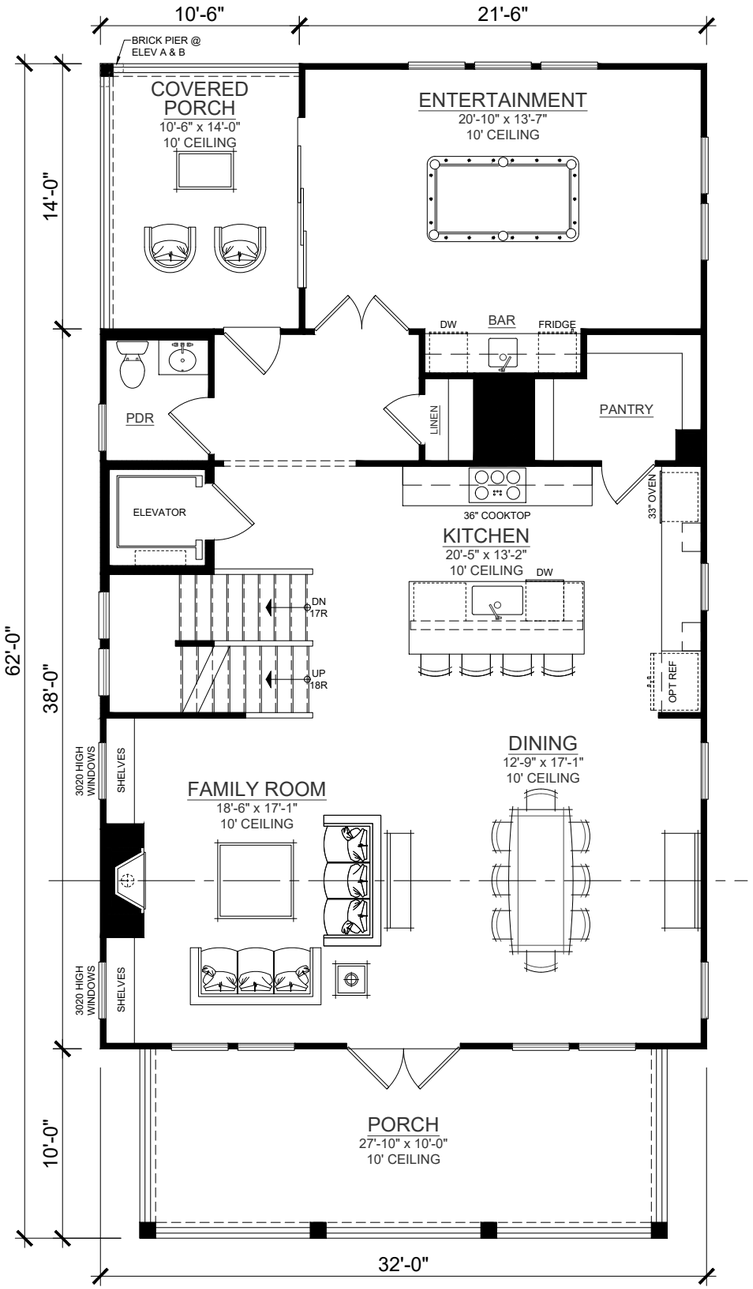
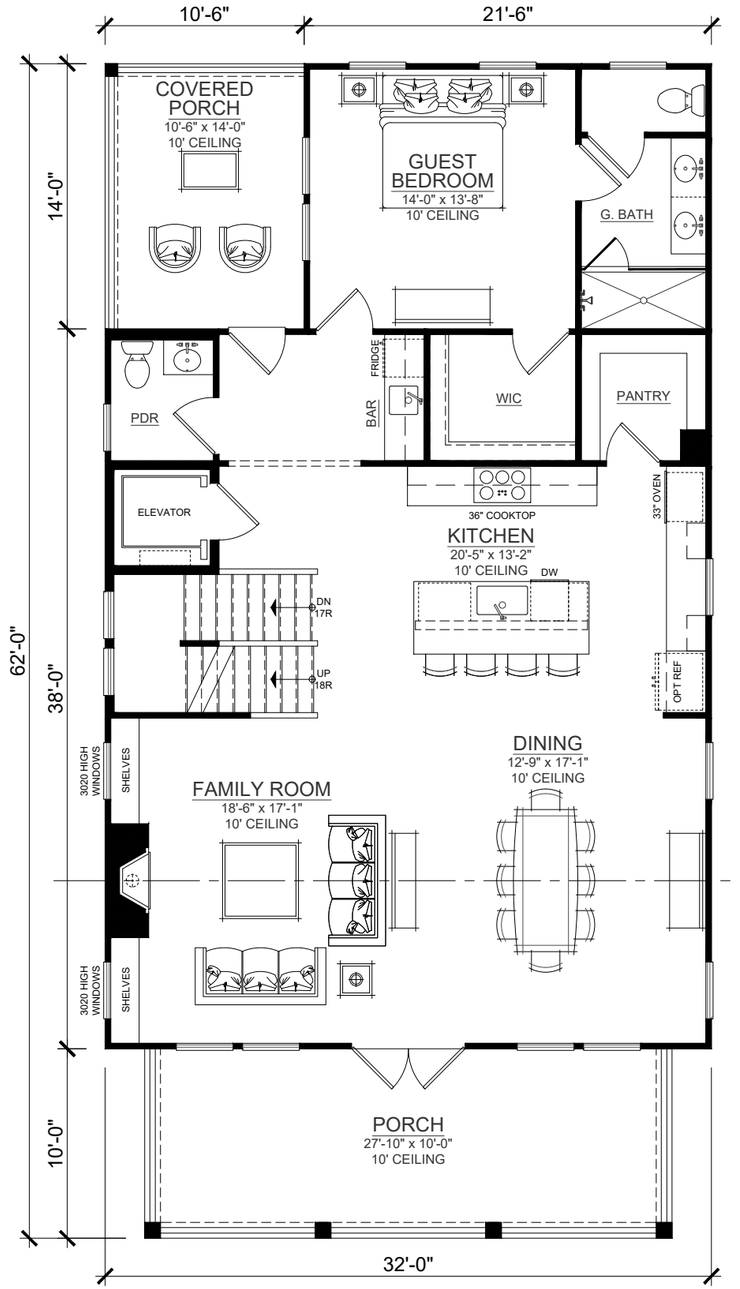


FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" (11x17 SHEET)

SQUARE FOOTAGE	
TERRACE FLOOR	1026 SF
FIRST FLOOR	1404 SF
SECOND FLOOR	1554 SF
TOTAL	3984 SF
GARAGE	491 SF



FIRST FLOOR - G. BEDROOM ilo ENTERTAINMENT

SCALE: 1/8" = 1'-0" (11x17 SHEET)

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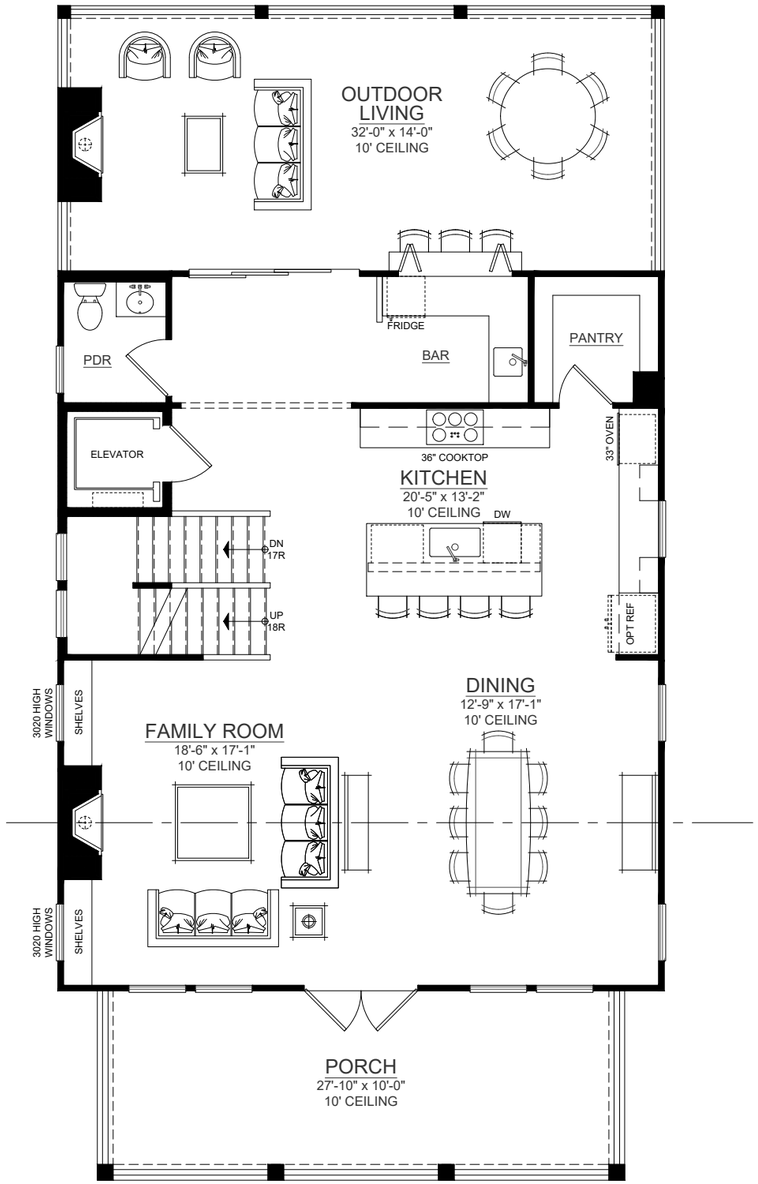
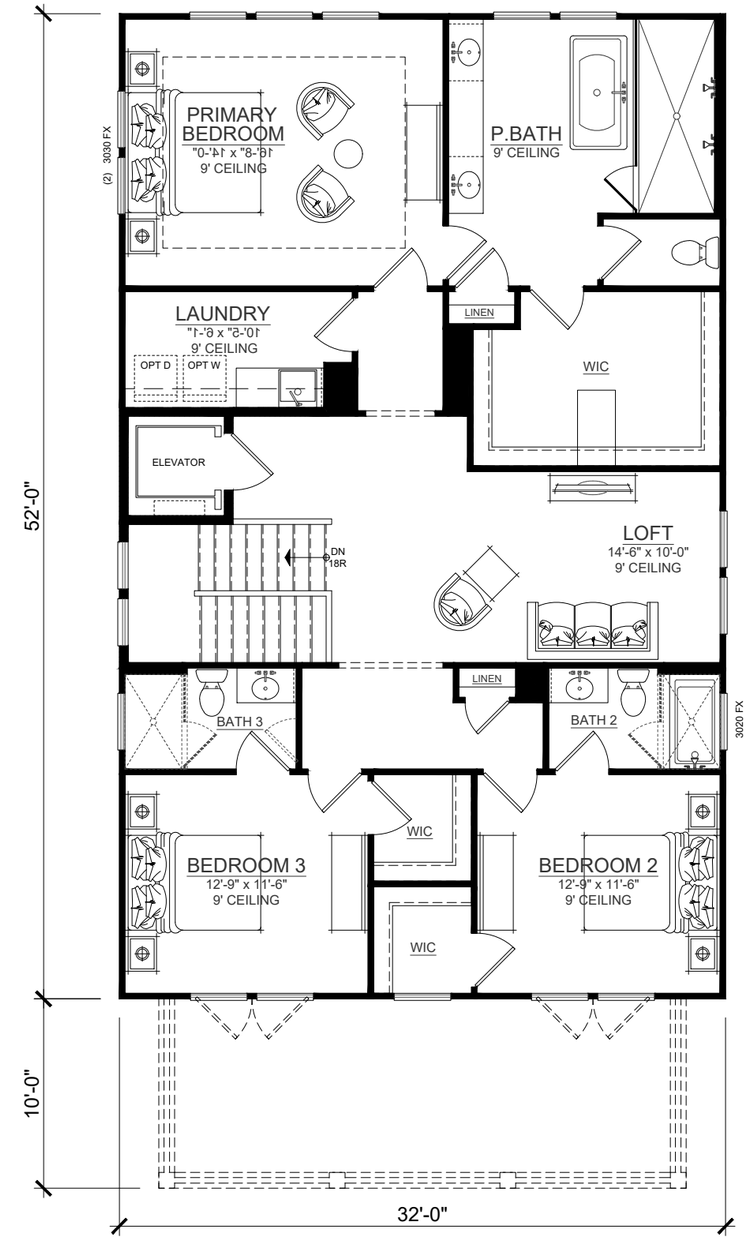


FIRST FLOOR - OUTDOOR LIVING ilo ENTERTAINMENT

SCALE: 1/8" = 1'-0" (11x17 SHEET)



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0" (11x17 SHEET)

SQUARE FOOTAGE	
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GARAGE	491 SF

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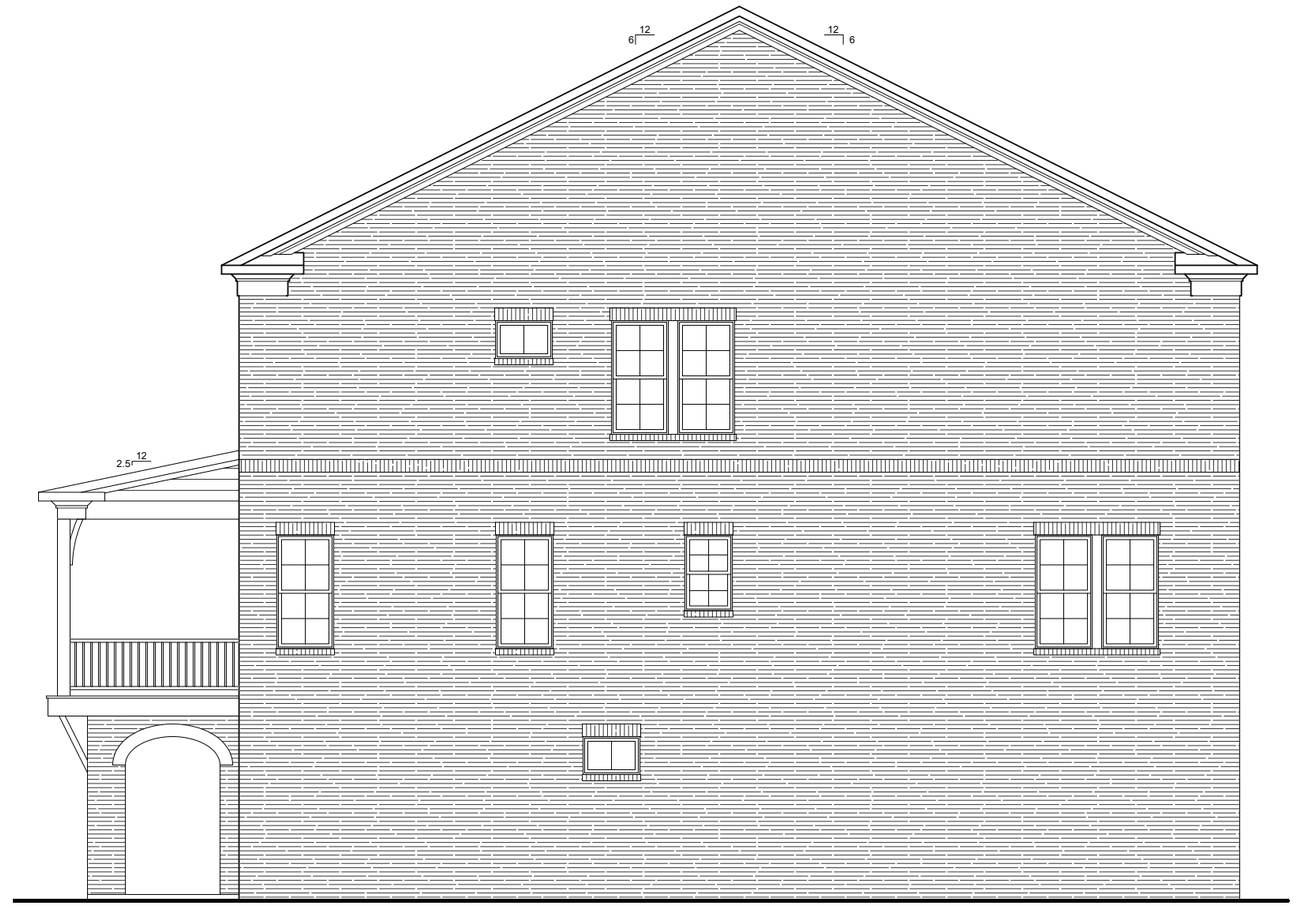
FRONT ELEVATION A

SCALE: 1/8" = 1'-0" (11x17 SHEET)



RIGHT ELEVATION A

SCALE: 1/8" = 1'-0" (11x17 SHEET)

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REAR ELEVATION A

SCALE: 1/8" = 1'-0" (11x17 SHEET)

LEFT ELEVATION A

SCALE: 1/8" = 1'-0" (11x17 SHEET)

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FRONT ELEVATION E

SCALE: 1/8" = 1'-0" (11x17 SHEET)

RIGHT ELEVATION E

SCALE: 1/8" = 1'-0" (11x17 SHEET)

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REAR ELEVATION E

SCALE: 1/8" = 1'-0" (11x17 SHEET)

LEFT ELEVATION E

SCALE: 1/8" = 1'-0" (11x17 SHEET)

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FRONT ELEVATION B

SCALE: 1/8" = 1'-0" (11x17 SHEET)

FRONT ELEVATION C

SCALE: 1/8" = 1'-0" (11x17 SHEET)

FRONT ELEVATION D

SCALE: 1/8" = 1'-0" (11x17 SHEET)

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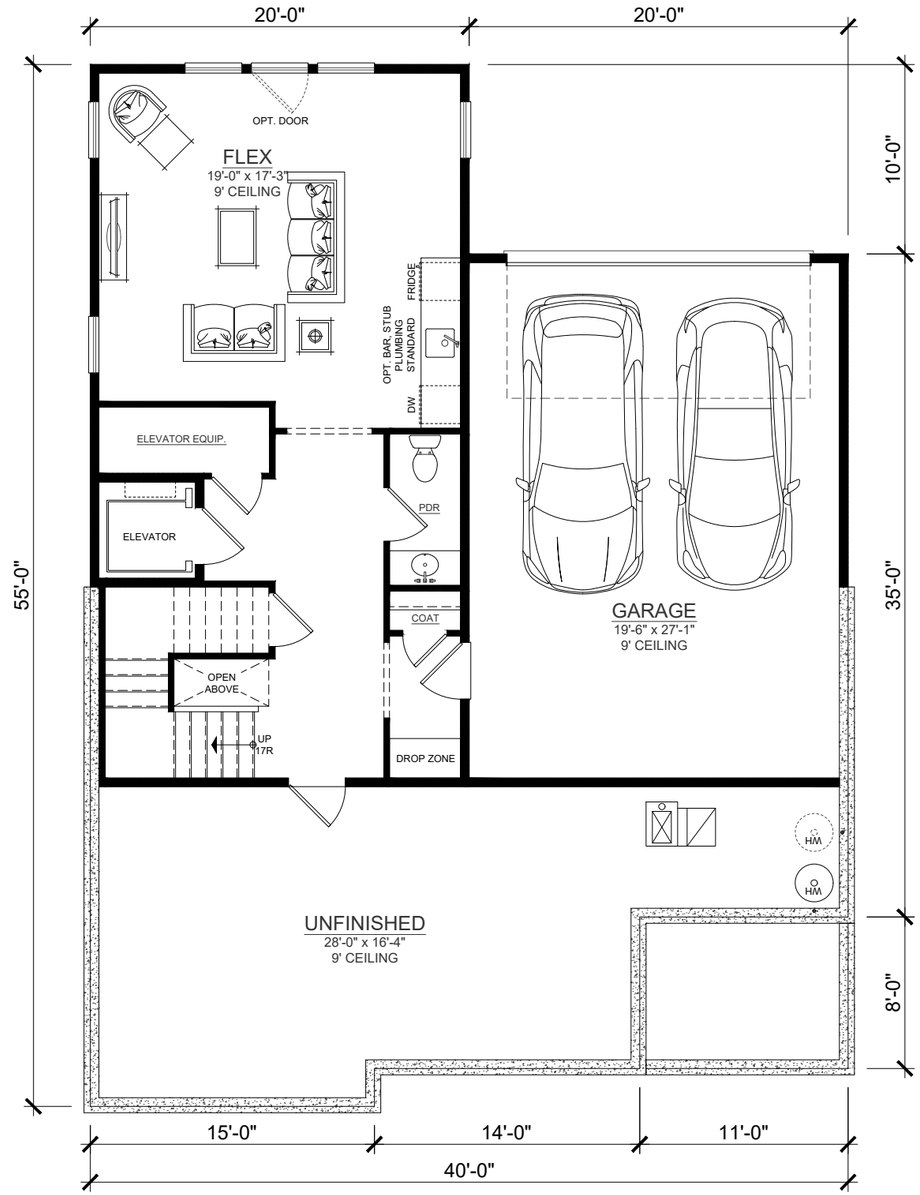

TERRACE FLOOR PLAN

SCALE: 1/8" = 1'-0" (11x17 SHEET)

SQUARE FOOTAGE	
TERRACE FLOOR	762 SF
FIRST FLOOR	1736 SF
SECOND FLOOR	1736 SF
TOTAL	4235 SF
GARAGE	562 SF
UNFINISHED BSMT	504 SF

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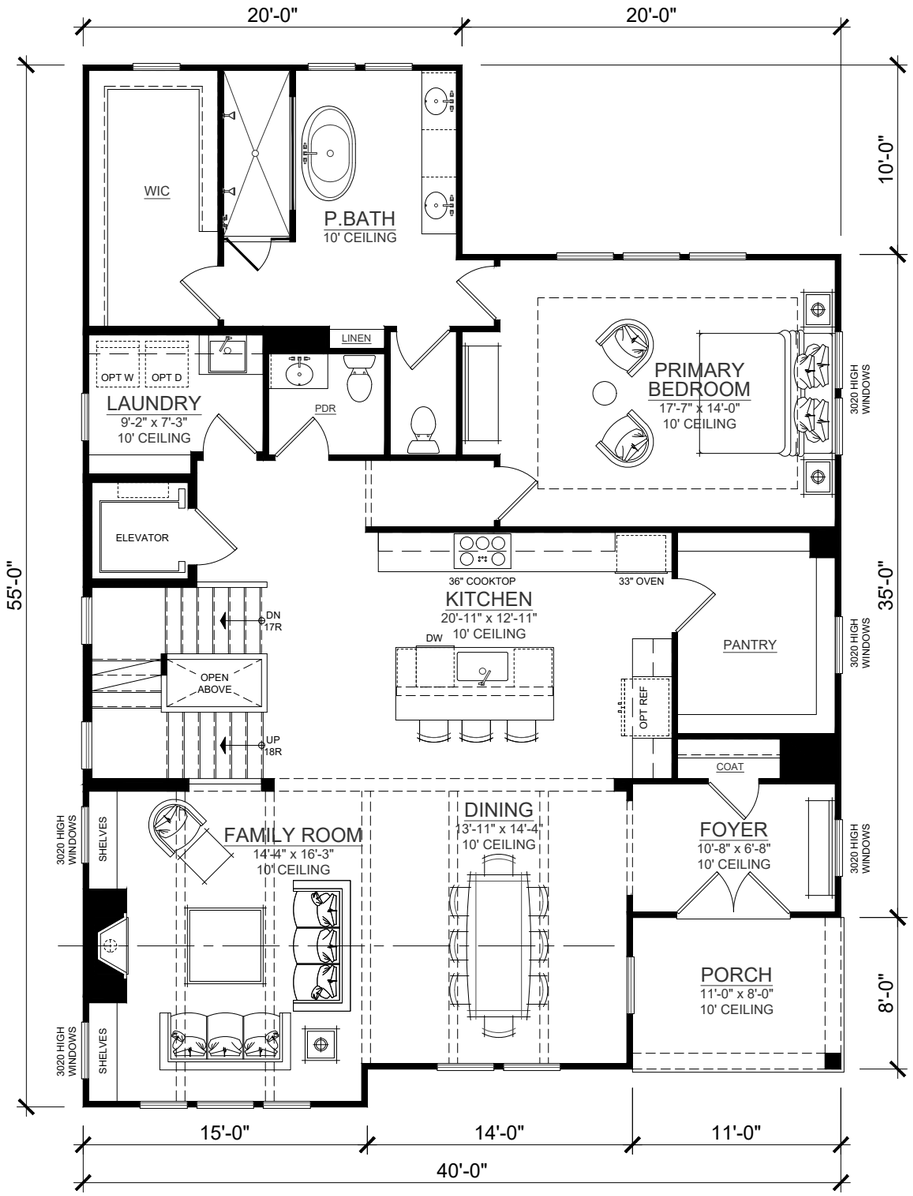
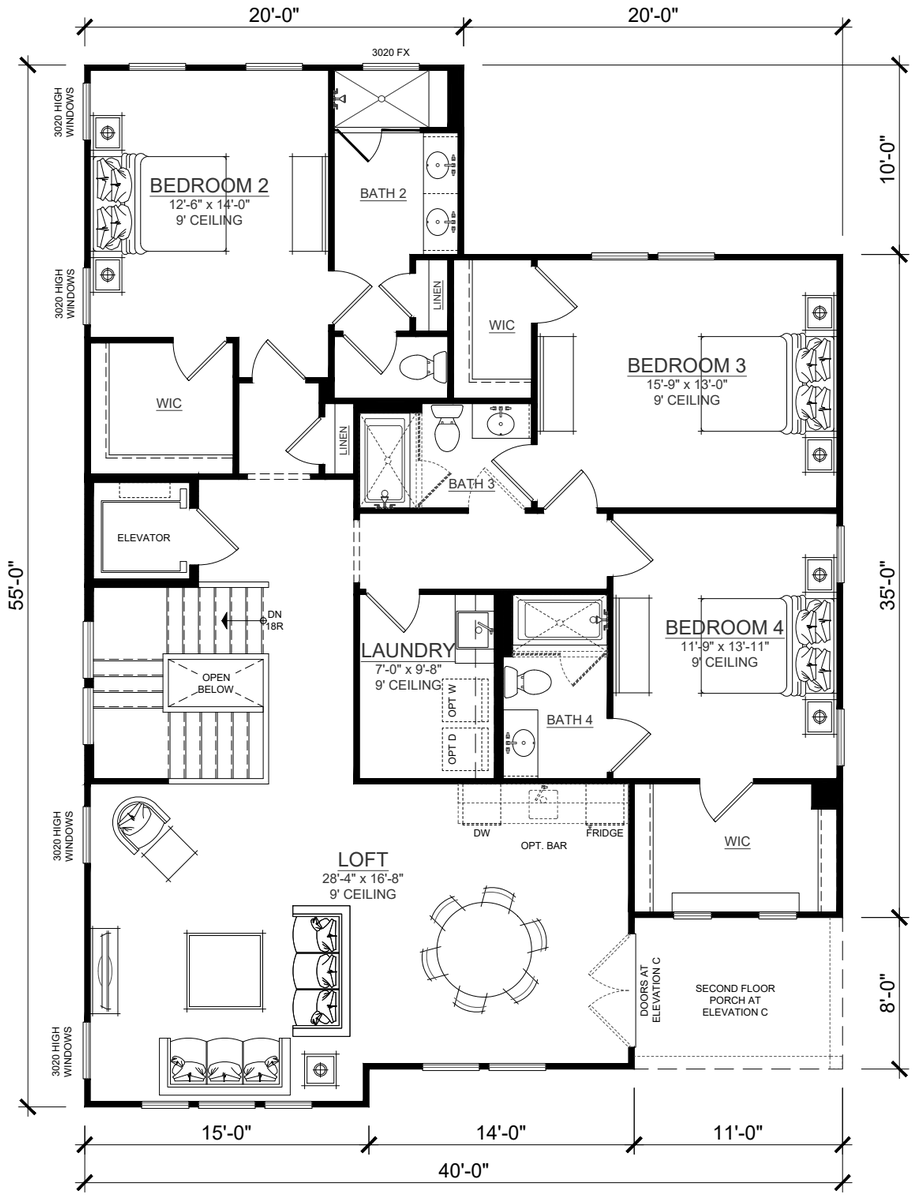


FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" (11x17 SHEET)



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0" (11x17 SHEET)

SQUARE FOOTAGE	
TERRACE FLOOR	762 SF
FIRST FLOOR	1736 SF
SECOND FLOOR	1736 SF
TOTAL	4235 SF
GARAGE	562 SF
UNFINISHED BSMT	504 SF

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FRONT ELEVATION A

SCALE: 1/8" = 1'-0" (11x17 SHEET)

RIGHT ELEVATION A

SCALE: 1/8" = 1'-0" (11x17 SHEET)

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REAR ELEVATION A

SCALE: 1/8" = 1'-0" (11x17 SHEET)

LEFT ELEVATION A

SCALE: 1/8" = 1'-0" (11x17 SHEET)

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FRONT ELEVATION B

SCALE: 1/8" = 1'-0" (11x17 SHEET)

FRONT ELEVATION C

SCALE: 1/8" = 1'-0" (11x17 SHEET)

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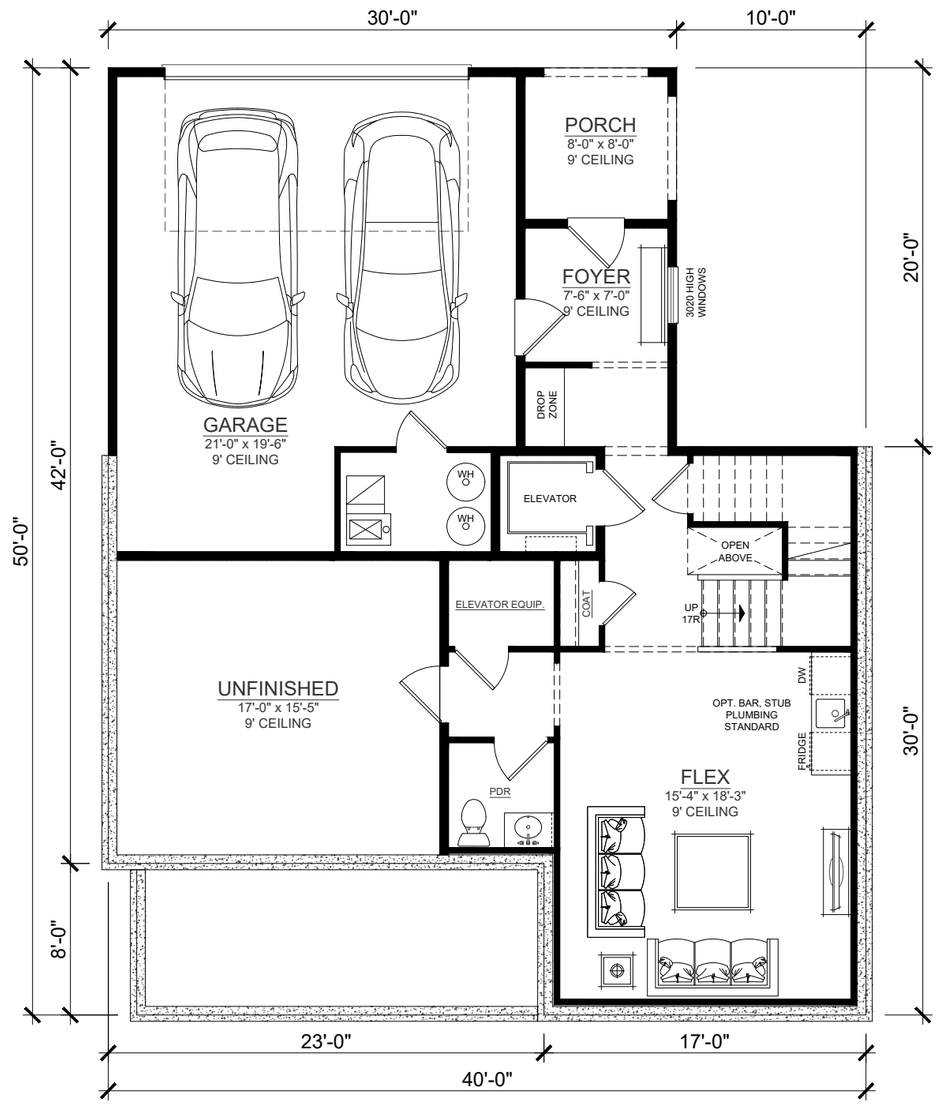

TERRACE FLOOR PLAN

SCALE: 1/8" = 1'-0" (11x17 SHEET)

SQUARE FOOTAGE	
TERRACE FLOOR	690 SF
FIRST FLOOR	1491 SF
SECOND FLOOR	1491 SF
TOTAL	3671 SF
GARAGE	555 SF
UNFINISHED BSMT	265 SF

MAYFAIR AT HAYNES BRIDGE - LOTS 1-6

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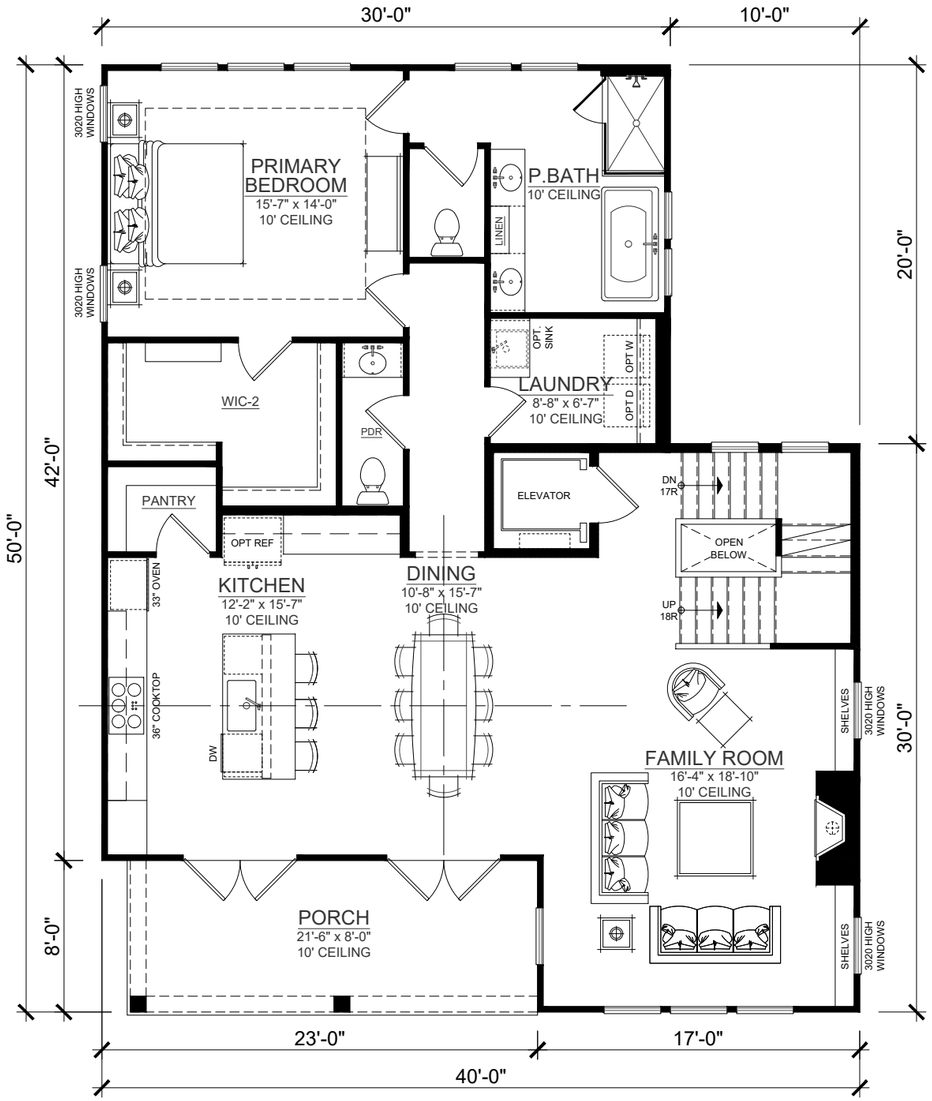
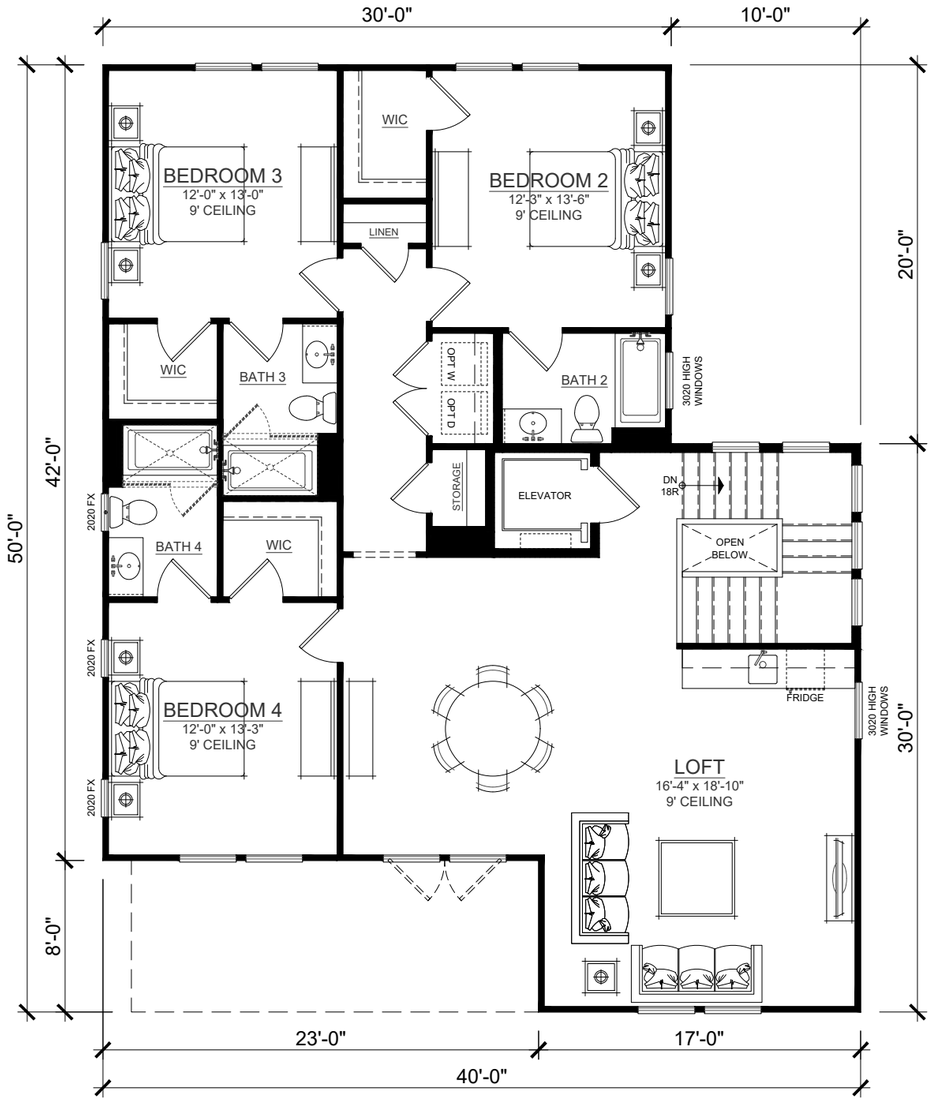


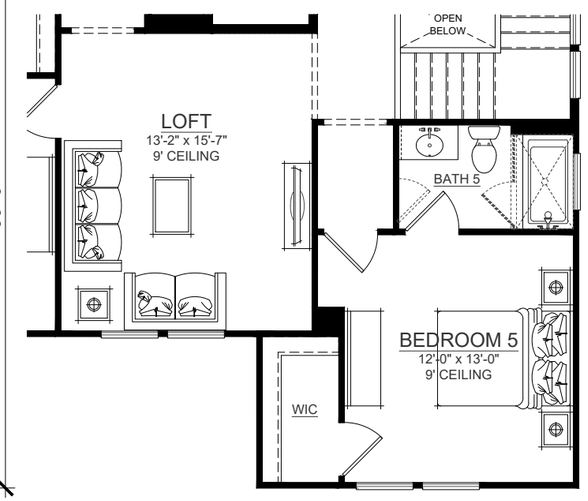
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" (11x17 SHEET)



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0" (11x17 SHEET)



OPTIONAL BEDROOM 5 / BATH 5 W/ LOFT

SCALE: 1/8" = 1'-0" (11x17 SHEET)

SQUARE FOOTAGE	
TERRACE FLOOR	690 SF
FIRST FLOOR	1491 SF
SECOND FLOOR	1491 SF
TOTAL	3671 SF
GARAGE	555 SF
UNFINISHED BSMT	265 SF

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FRONT ELEVATION A

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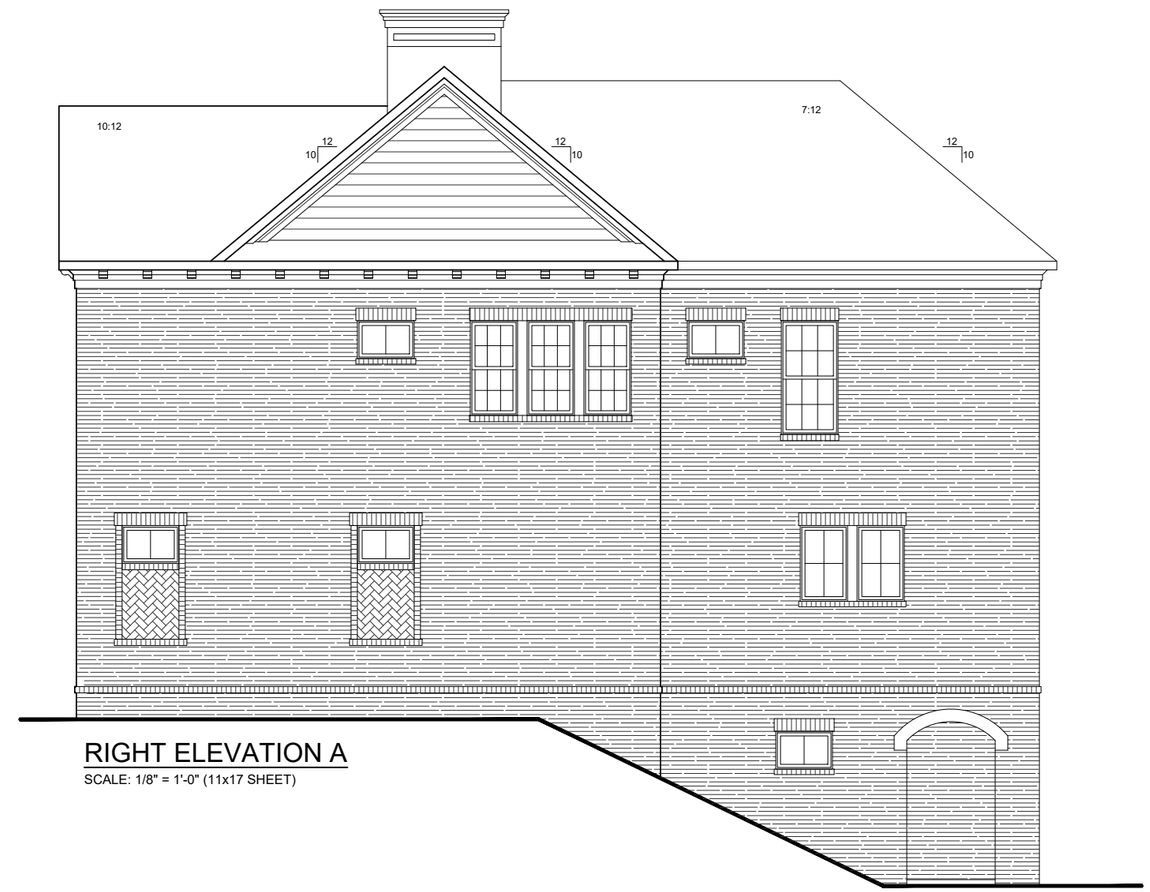

RIGHT ELEVATION A

SCALE: 1/8" = 1'-0" (11x17 SHEET)

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REAR ELEVATION A

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LEFT ELEVATION A

SCALE: 1/8" = 1'-0" (11x17 SHEET)

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FRONT ELEVATION A

SCALE: 1/8" = 1'-0" (11x17 SHEET)

RIGHT ELEVATION A-2

SCALE: 1/8" = 1'-0" (11x17 SHEET)

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REAR ELEVATION A-2

SCALE: 1/8" = 1'-0" (11x17 SHEET)

LEFT ELEVATION A-2

SCALE: 1/8" = 1'-0" (11x17 SHEET)

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FRONT ELEVATION B

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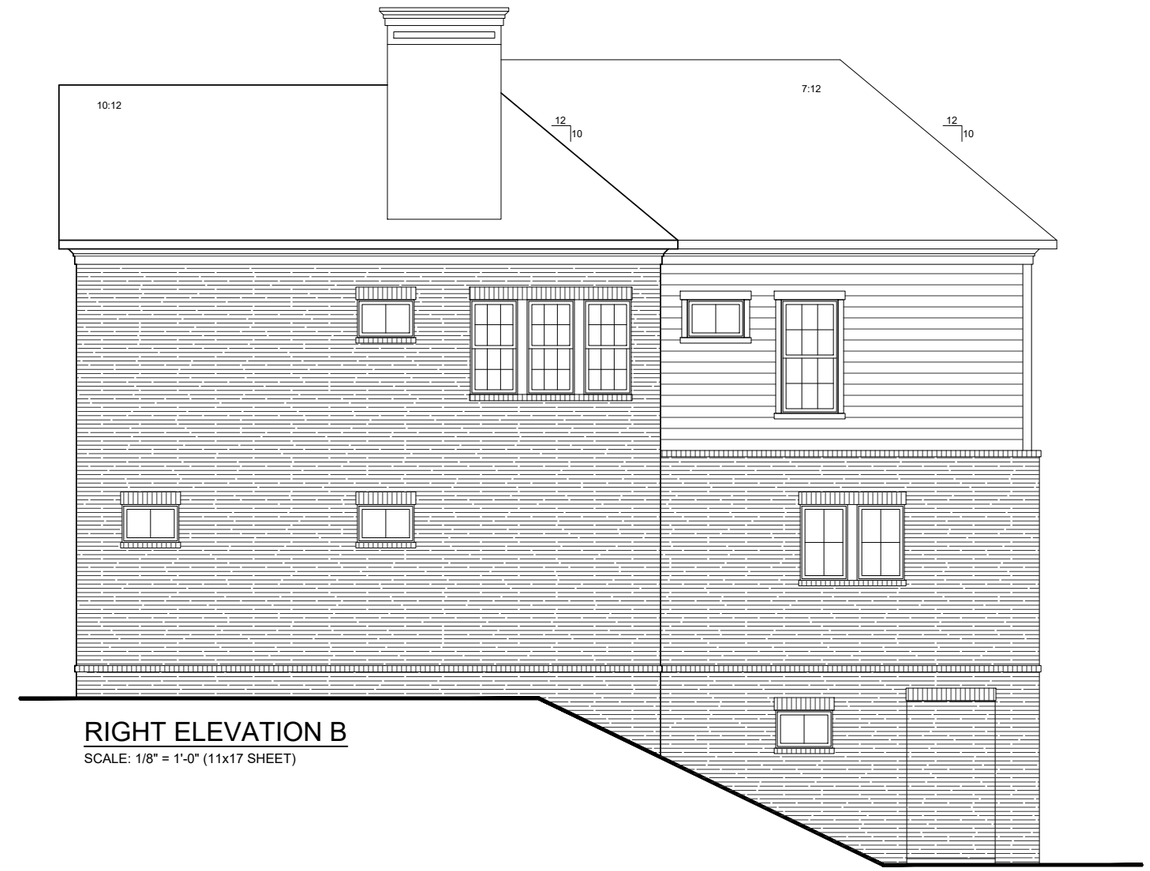

RIGHT ELEVATION B

SCALE: 1/8" = 1'-0" (11x17 SHEET)

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REAR ELEVATION B

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LEFT ELEVATION B

SCALE: 1/8" = 1'-0" (11x17 SHEET)

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FRONT ELEVATION C

SCALE: 1/8" = 1'-0" (11x17 SHEET)

RIGHT ELEVATION C

SCALE: 1/8" = 1'-0" (11x17 SHEET)

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REAR ELEVATION C

SCALE: 1/8" = 1'-0" (11x17 SHEET)

LEFT ELEVATION C

SCALE: 1/8" = 1'-0" (11x17 SHEET)

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FRONT ELEVATION D

SCALE: 1/8" = 1'-0" (11x17 SHEET)

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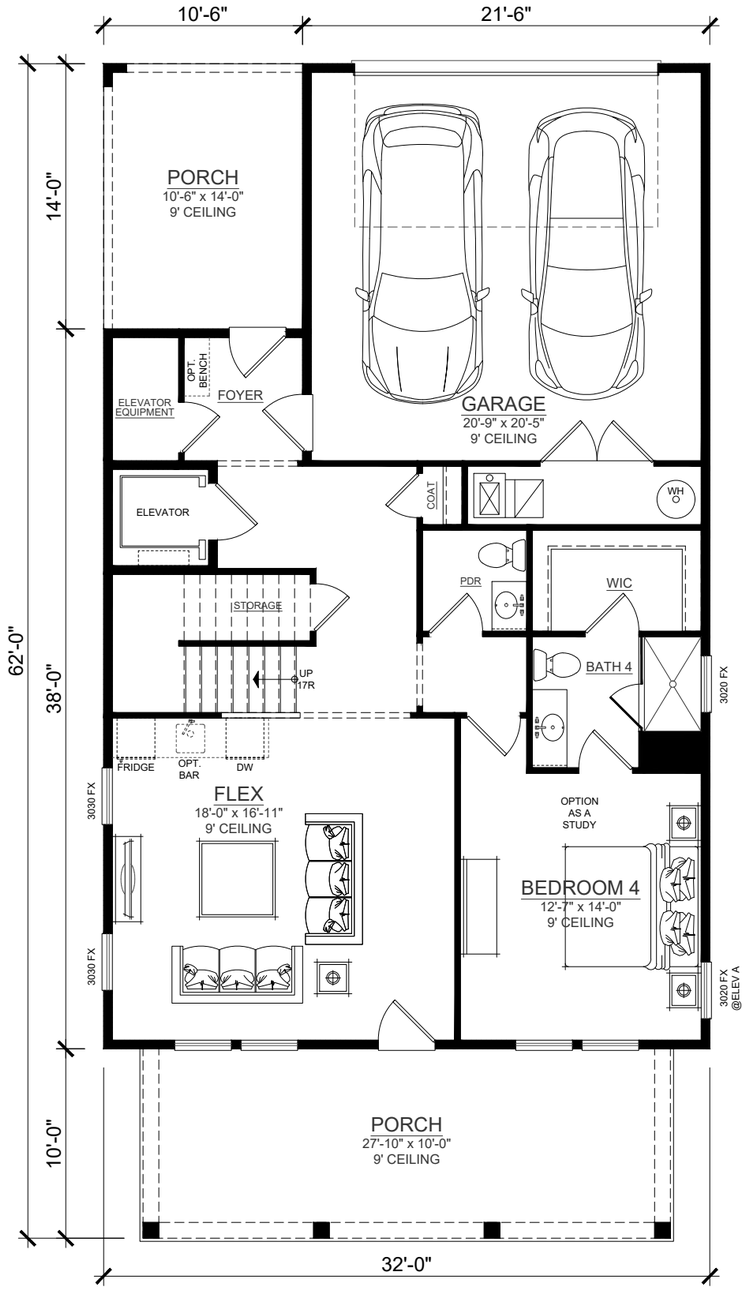
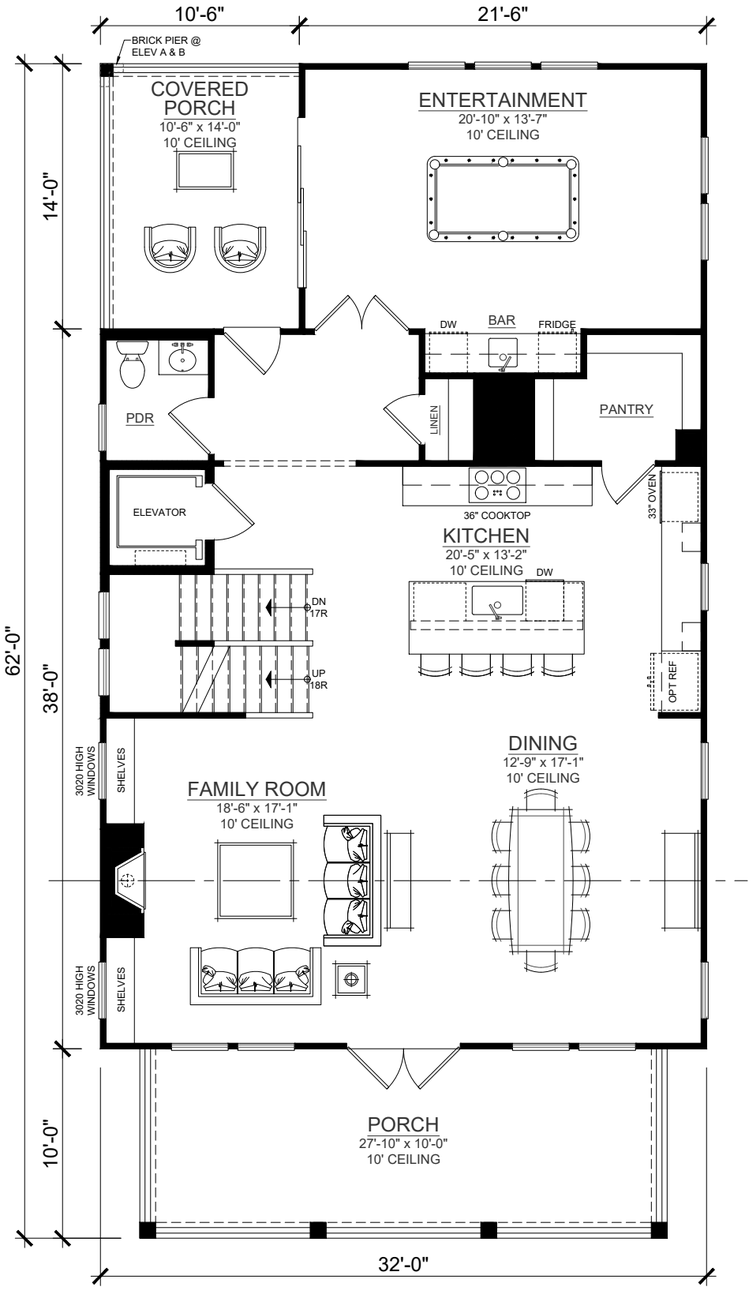


TERRACE FLOOR PLAN

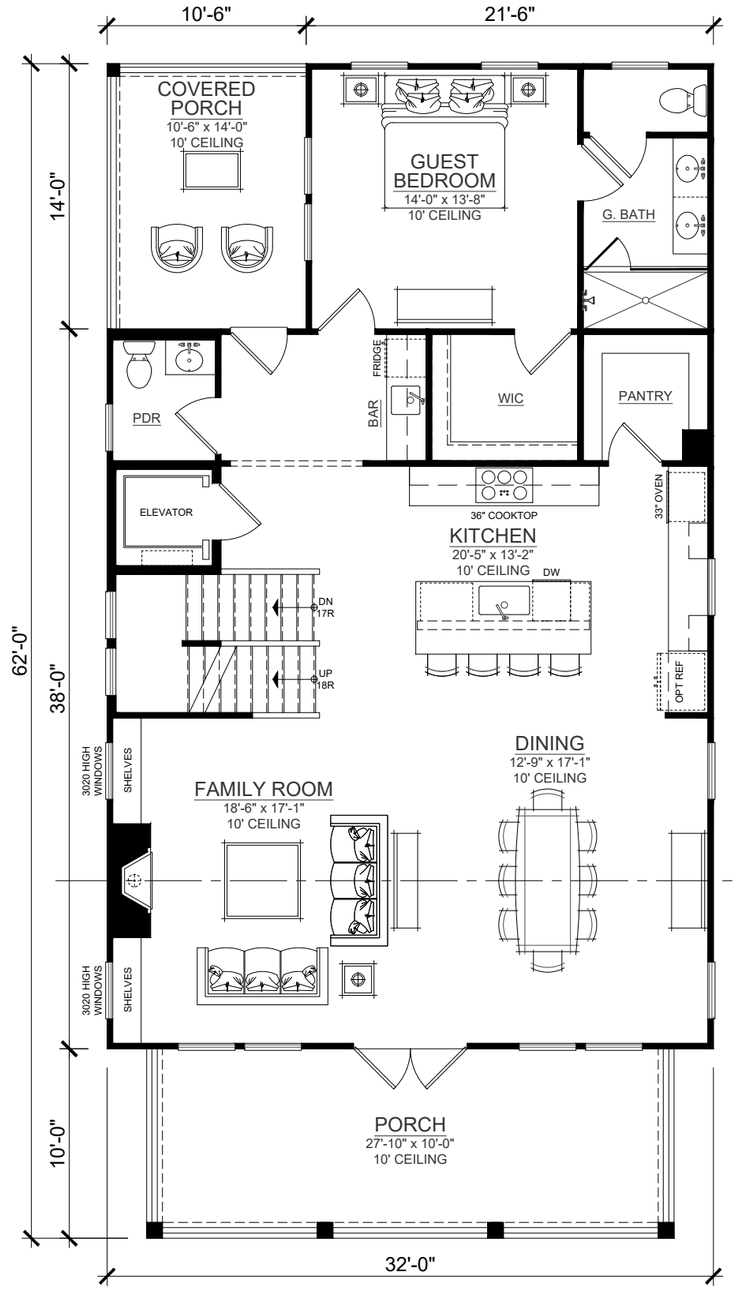
SCALE: 1/8" = 1'-0" (11x17 SHEET)



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" (11x17 SHEET)

SQUARE FOOTAGE	
TERRACE FLOOR	1026 SF
FIRST FLOOR	1404 SF
SECOND FLOOR	1554 SF
TOTAL	3984 SF
GARAGE	491 SF



FIRST FLOOR - G. BEDROOM ilo ENTERTAINMENT

SCALE: 1/8" = 1'-0" (11x17 SHEET)

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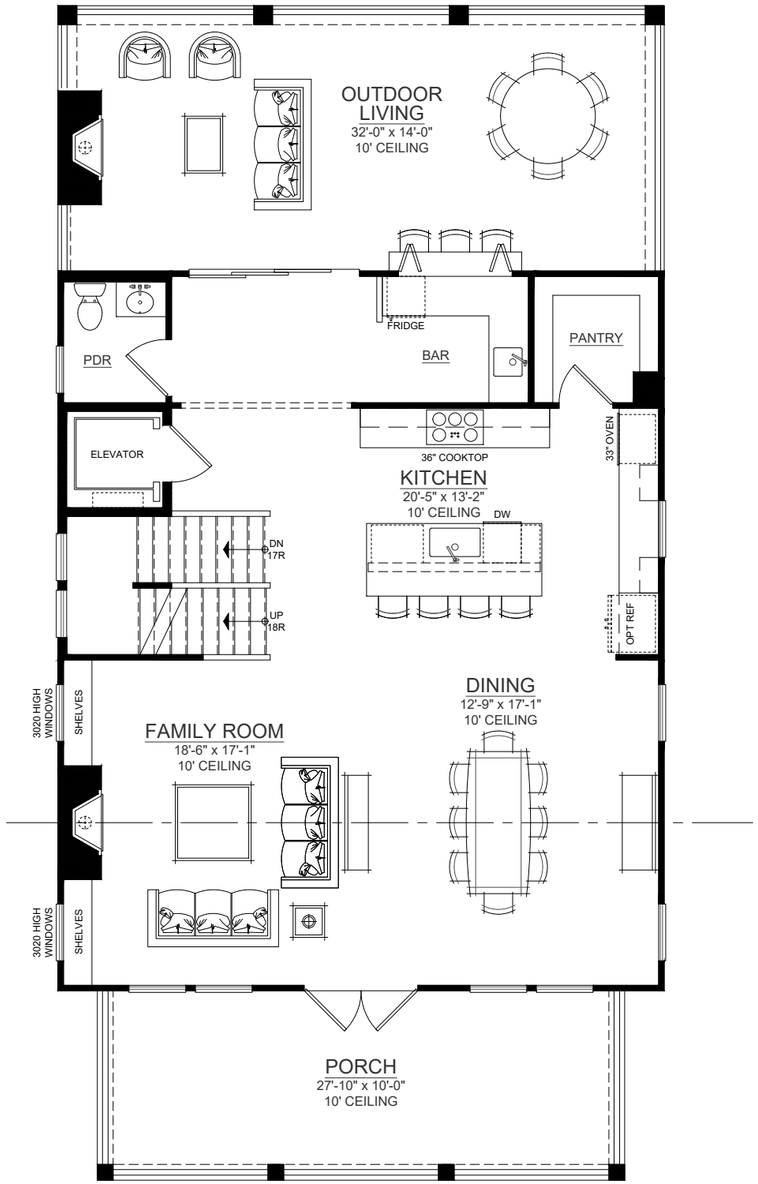
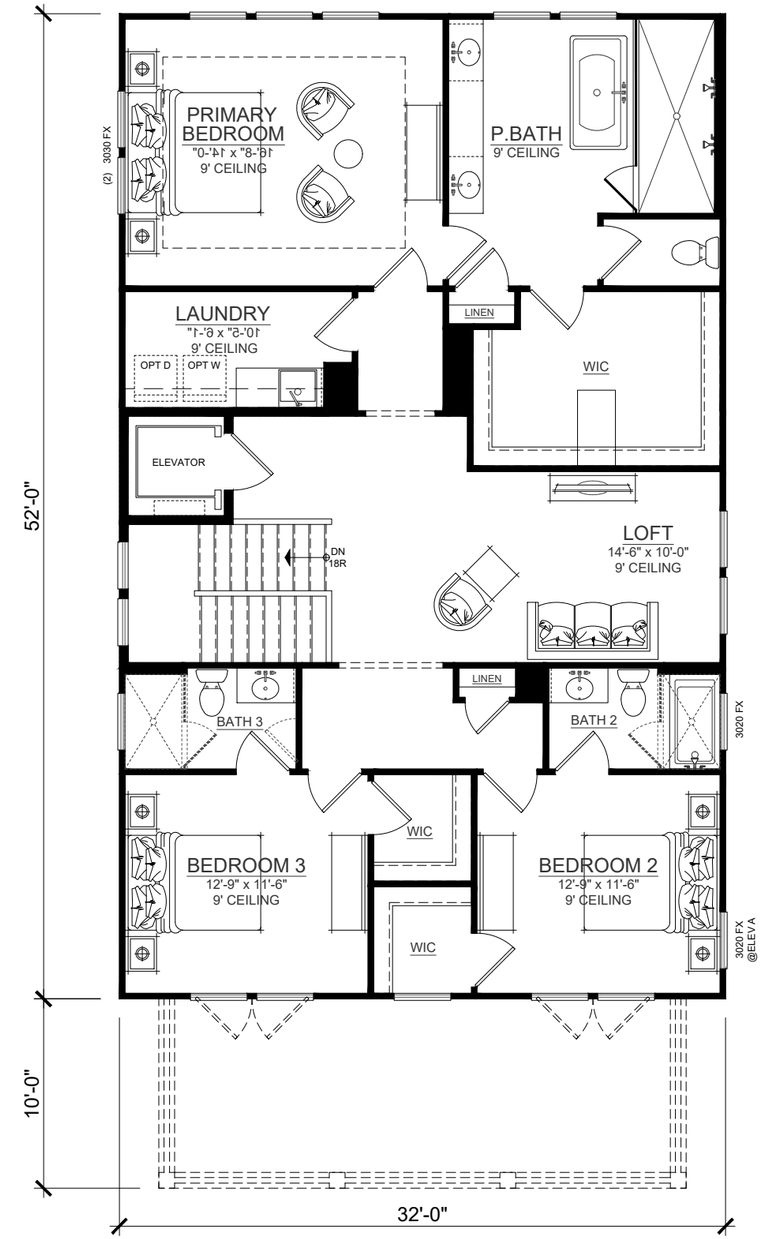


FIRST FLOOR - OUTDOOR LIVING ilo ENTERTAINMENT

SCALE: 1/8" = 1'-0" (11x17 SHEET)



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0" (11x17 SHEET)

SQUARE FOOTAGE	
TERRACE FLOOR	1026 SF
FIRST FLOOR	1404 SF
SECOND FLOOR	1554 SF
TOTAL	3984 SF
GARAGE	491 SF

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FRONT ELEVATION A

SCALE: 1/8" = 1'-0" (11x17 SHEET)

RIGHT ELEVATION A

SCALE: 1/8" = 1'-0" (11x17 SHEET)

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REAR ELEVATION A

SCALE: 1/8" = 1'-0" (11x17 SHEET)

LEFT ELEVATION A

SCALE: 1/8" = 1'-0" (11x17 SHEET)

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FRONT ELEVATION A

SCALE: 1/8" = 1'-0" (11x17 SHEET)

RIGHT ELEVATION A-2

SCALE: 1/8" = 1'-0" (11x17 SHEET)

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REAR ELEVATION A-2

SCALE: 1/8" = 1'-0" (11x17 SHEET)

LEFT ELEVATION A-2

SCALE: 1/8" = 1'-0" (11x17 SHEET)

MAYFAIR AT HAYNES BRIDGE - LOTS 7-13

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FRONT ELEVATION E

SCALE: 1/8" = 1'-0" (11x17 SHEET)

RIGHT ELEVATION E

SCALE: 1/8" = 1'-0" (11x17 SHEET)

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REAR ELEVATION E

SCALE: 1/8" = 1'-0" (11x17 SHEET)

LEFT ELEVATION E

SCALE: 1/8" = 1'-0" (11x17 SHEET)

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FRONT ELEVATION B

SCALE: 1/8" = 1'-0" (11x17 SHEET)

FRONT ELEVATION C

SCALE: 1/8" = 1'-0" (11x17 SHEET)

FRONT ELEVATION D

SCALE: 1/8" = 1'-0" (11x17 SHEET)

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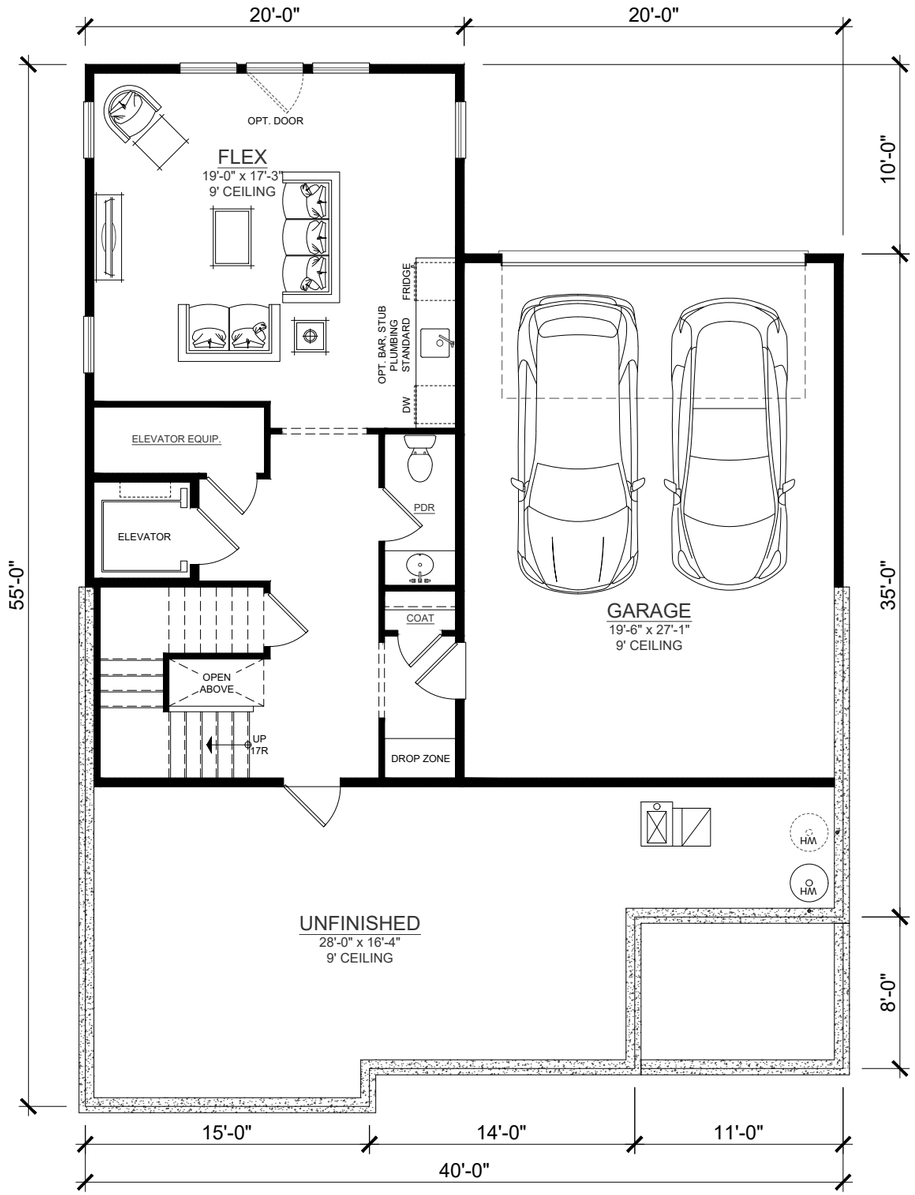

TERRACE FLOOR PLAN

SCALE: 1/8" = 1'-0" (11x17 SHEET)

SQUARE FOOTAGE	
TERRACE FLOOR	762 SF
FIRST FLOOR	1736 SF
SECOND FLOOR	1736 SF
TOTAL	4235 SF
GARAGE	562 SF
UNFINISHED BSMT	504 SF

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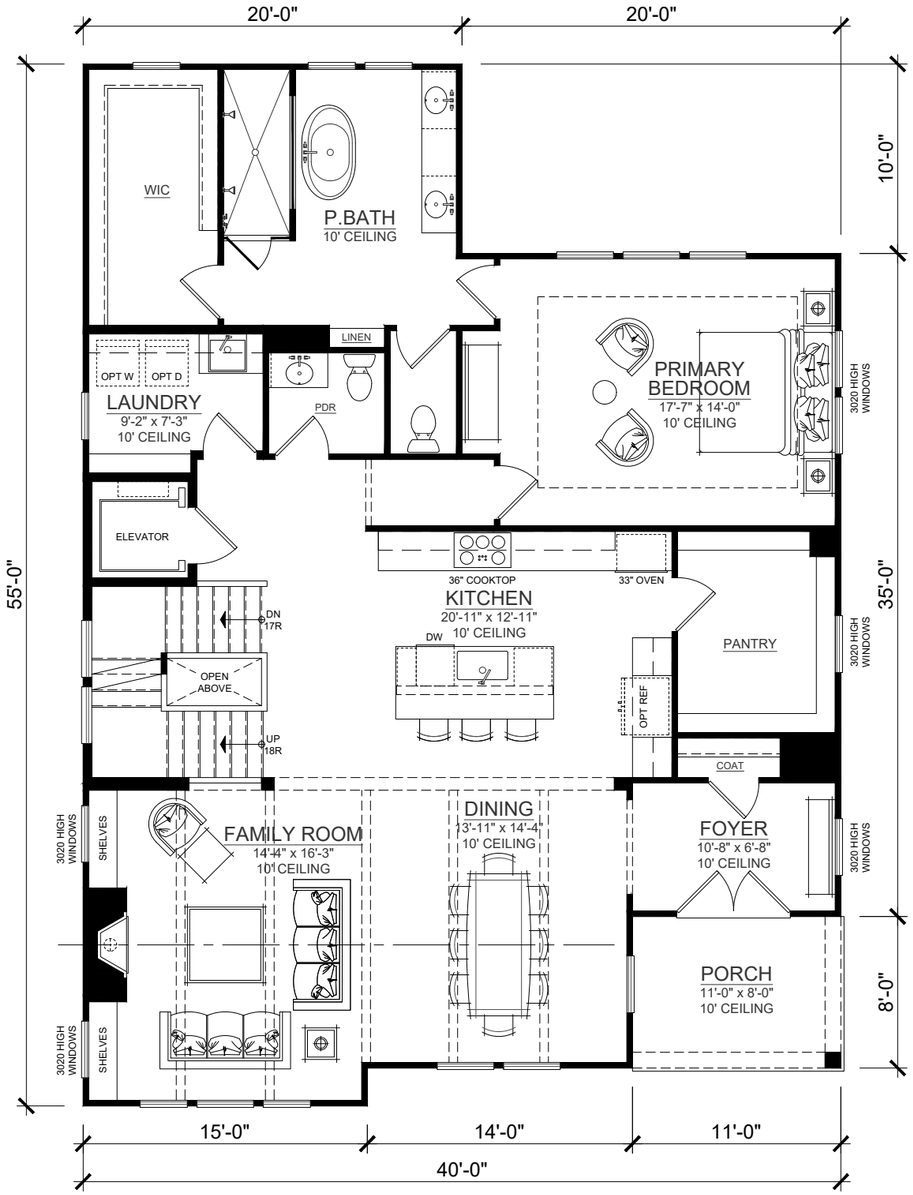
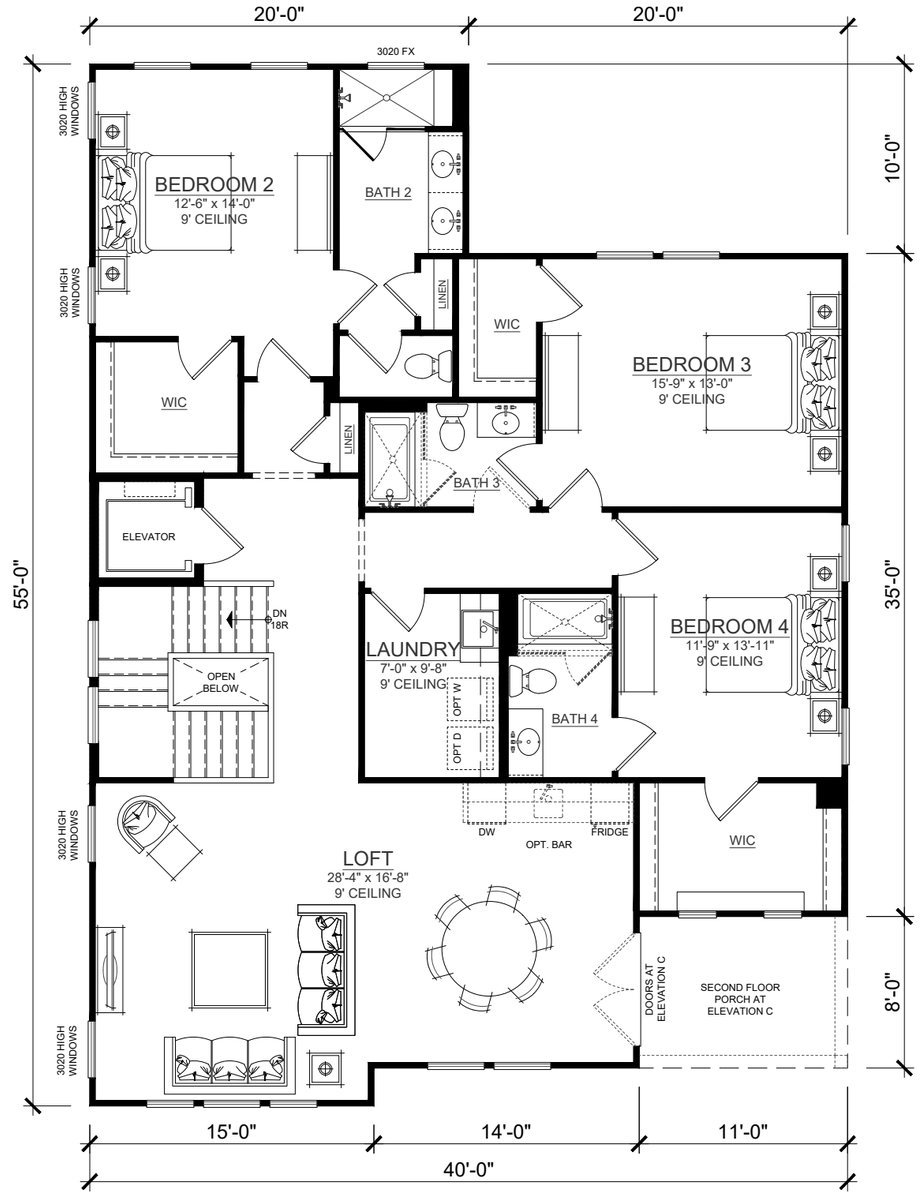


FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" (11x17 SHEET)



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0" (11x17 SHEET)

SQUARE FOOTAGE	
TERRACE FLOOR	762 SF
FIRST FLOOR	1736 SF
SECOND FLOOR	1736 SF
TOTAL	4235 SF
GARAGE	562 SF
UNFINISHED BSMT	504 SF

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FRONT ELEVATION A

SCALE: 1/8" = 1'-0" (11x17 SHEET)

RIGHT ELEVATION A

SCALE: 1/8" = 1'-0" (11x17 SHEET)

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REAR ELEVATION A

SCALE: 1/8" = 1'-0" (11x17 SHEET)

LEFT ELEVATION A

SCALE: 1/8" = 1'-0" (11x17 SHEET)

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FRONT ELEVATION A

SCALE: 1/8" = 1'-0" (11x17 SHEET)

RIGHT ELEVATION A-2

SCALE: 1/8" = 1'-0" (11x17 SHEET)

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FRONT ELEVATION B

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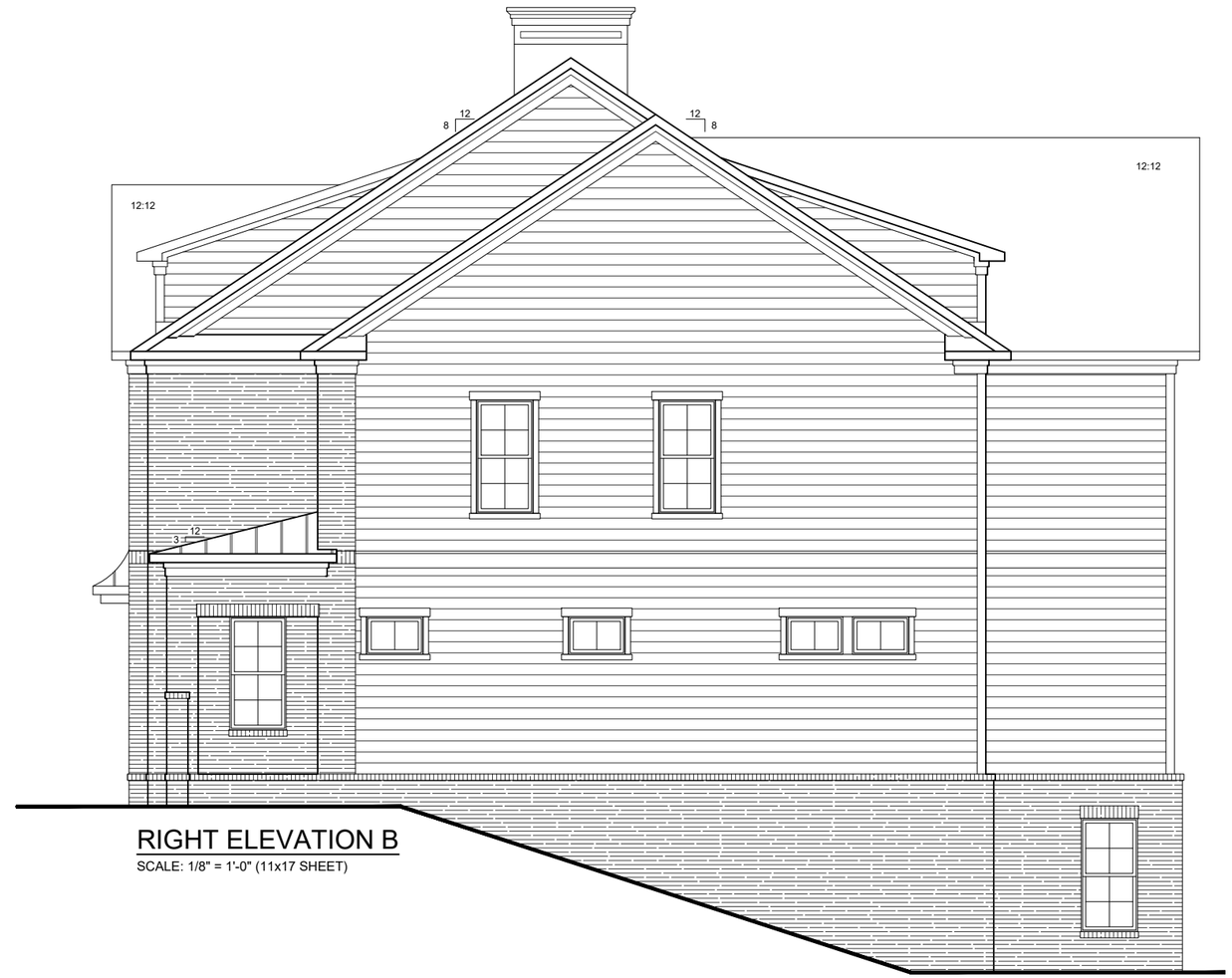

RIGHT ELEVATION B

SCALE: 1/8" = 1'-0" (11x17 SHEET)

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LEFT ELEVATION B

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FRONT ELEVATION C

SCALE: 1/8" = 1'-0" (11x17 SHEET)

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