

**DESIGN REVIEW BOARD APPLICATION****MEETING DATE:** April 1st, 2025**TYPE OF REVIEW:** FINAL ☒ **COURTESY** ☐ **CASE #** _____**PROJECT INFORMATION****PROJECT NAME:** Northside Hospital Milton Medical Office Building**PROJECT ADDRESS:** 15755 Birmingham Hwy, Milton, GA 30004**OVERLAY/FORM BASED CODE:** Birmingham Crossroad of the Northwest Fulton Overlay District**HAS LDP/BUILDING PERMIT BEEN SUBMITTED FOR REVIEW?** YES ☒ NO ☐

PROJECT TYPE (CHECK ONE): SITE/LANDSCAPE _____
 BUILDING ☒ _____
 SALES TRAILER _____
 DEMOLITION _____
 ZONING/USE PERMIT/VARIANCE _____
 OTHER (EXPLAIN) _____

PROJECT DESCRIPTION: This project consists of a new single story medical office building of 5,100 total gross SF at an existing development site. The work includes new construction of building shell and core space.

APPLICANT/REPRESENTATIVE INFORMATION**CONTACT PERSON NAME:** Gil May**COMPANY:** May Architecture + Interiors, LLC**ADDRESS:** 1175 Peachtree Street NE, Colony Square Building 100, Suite 1800, Atlanta, GA 30361**PHONE:** 404.614.0700 **FAX:** _____**EMAIL:** gil.may@mayarchitecture.com

APPLICANT'S SIGNATURE: *To the best of my knowledge, this application is correct and complete. I understand that I, or my representative should be in attendance at the Design Review Board meeting on April 1st, 2025, at 6:00pm, to present this project. To the best of my knowledge, I have met all applicable Overlay/Form Based Code conditions (Hwy 9/Deerfield, Birmingham, Crabapple, Rural Milton.)*

Applicant:  **Date** 03.07.25

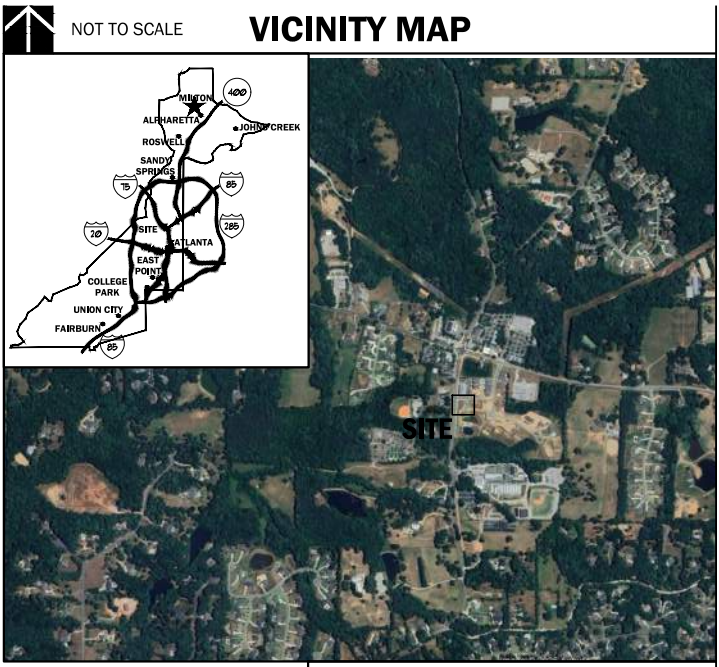


NORTHSIDE HOSPITAL MILTON MEDICAL OFFICE BUILDING - CORE & SHELL

DESIGN REVIEW BOARD SUBMISSION

OWNER:
REALTY TRUST GROUP
CONTACT: LEE WILLIAMS
PHONE: 470.447.6071
EMAIL: LWILLIAMS@REALTYTRUSTGROUP.COM

ARCHITECT:
MAY ARCHITECTURE
CONTACT: CAITLIN MATONAK
PHONE: 404-614-0700
EMAIL: CAITLIN.MATONAK@MAYARCHITECTURE.COM



PROJECT DATA	
PROJECT ADDRESS:	15755 BIRMINGHAM HWY MILTON, GA 30004
PARCEL ID:	22 40600373483
PARCEL SIZE:	0.30 AC
ZONING:	MX
OVERLAY DISTRICT:	BIRMINGHAM CROSSINGS OVERLAY

GRAPHIC SCALE & ORIENTATION

DO NOT BREAK OR DUPLICATE

- DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION.
- READ THE SPECIFICATIONS. THIS SET OF DRAWINGS AND SPECIFICATIONS DEFINE PROJECT SCOPE AND CONTRACT REQUIREMENTS. INDIVIDUAL SHEETS SEPARATED FROM THE SET MAY NOT ADEQUATELY REFLECT ALL INFORMATION NEEDED TO SUITABLY COVER CERTAIN ITEMS. DO NOT SEPARATE THIS SET OF DRAWINGS INTO INDIVIDUAL SHEETS.

CALL BEFORE YOU DIG

GEORGIA811
www.Georgia811.com

GEORGIA LAW MANDATES THAT, BEFORE BEGINNING ANY MECHANIZED DIGGING OR EXCAVATION WORK, YOU MUST CONTACT GEORGIA 811 BY USING REQUEST ON WWW.GEORGIA811.COM OR BY CALLING 811 OR 1-800-368-7468 AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS IN ADVANCE TO HAVE UTILITY LINES MARKED.

DRB - SITE LOCATION MAP

APRIL 1, 2025

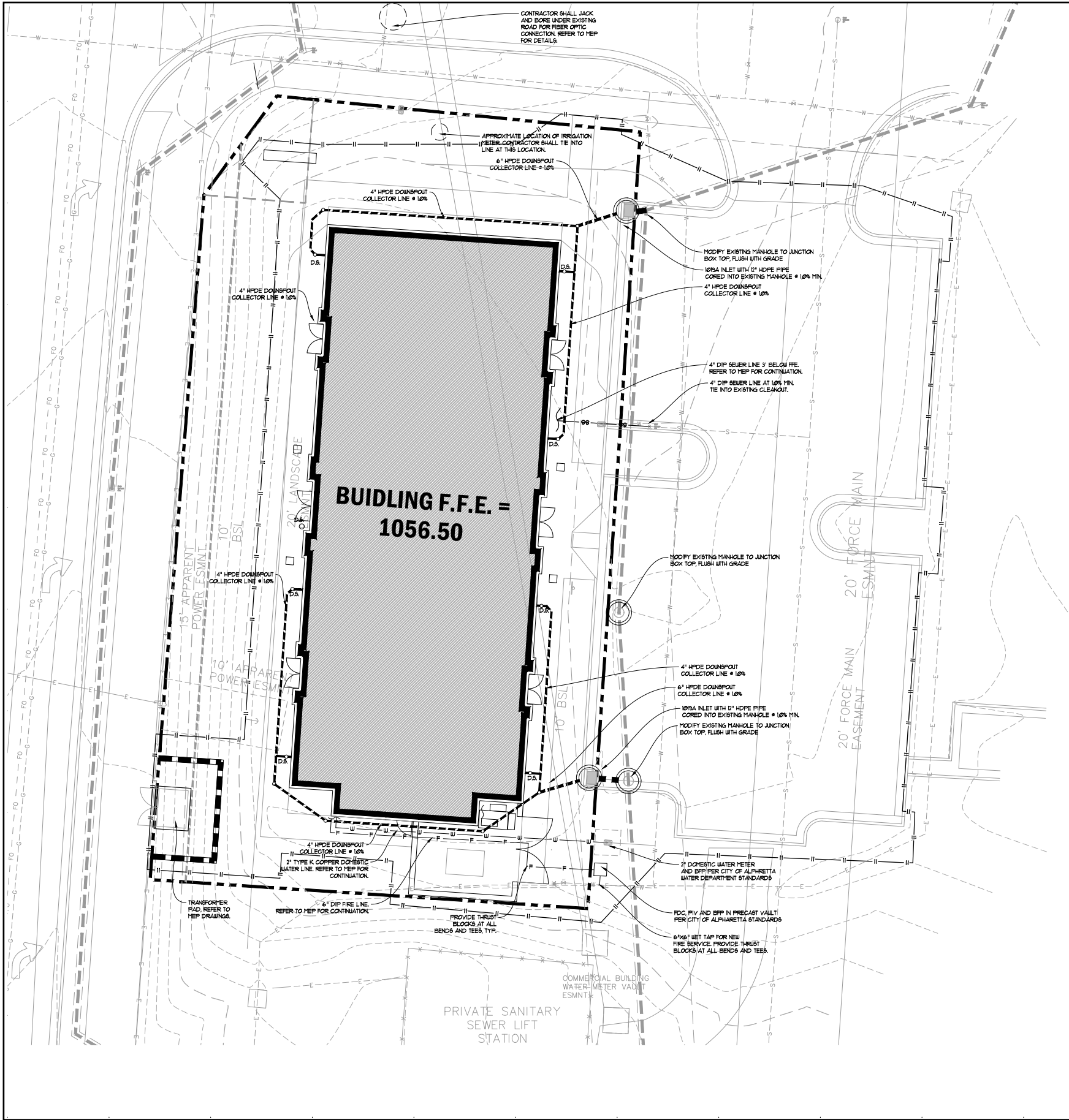


NEW MEDICAL OFFICE BUILDING

DRB - AERIAL MAP

APRIL 1, 2025

MAY
ARCHITECTURE



SITE PLAN LEGENDS	
LAYOUT & STAKING	SITE UTILITIES
<div><div><div><div></div></div></div><div>COORDINATE POINT</div></div> <div><div><div><div></div></div></div><div>POINT OF BEGINNING</div></div> <div><div><div><div><div>1</div><div>C1000</div></div></div></div><div>DETAIL REFERENCE (DETAIL "A" SHEET)</div></div> <div><div><div><div></div></div></div><div>HANDRAIL AND/OR GUARDRAIL</div></div> <div><div><div><div></div></div></div><div>G.D.O.T. TYPE 4000 VEHICULAR GUARDRAIL</div></div>	<div><div><div><div></div></div></div><div>— W — DOMESTIC WATER</div></div> <div><div><div><div></div></div></div><div>— F — FIRE MAIN</div></div> <div><div><div><div></div></div></div><div>FH — FIRE HYDRANT</div></div> <div><div><div><div></div></div></div><div>PIV — PISTON VALVE</div></div> <div><div><div><div></div></div></div><div>TB — CONCRETE THRUST BLOCKING</div></div> <div><div><div><div></div></div></div><div>— W — WATER VALVE</div></div> <div><div><div><div></div></div></div><div>— S — GRAVITY SANITARY SEWER</div></div> <div><div><div><div></div></div></div><div>— FM — FORCE MAIN</div></div>
PAVEMENT MARKINGS	GENERAL
<div><div><div><div></div></div></div><div>PARKING ARROW - STRAIGHT, WHITE</div></div> <div><div><div><div></div></div></div><div>PARKING ARROW - TURN, WHITE</div></div> <div><div><div><div></div></div></div><div>PAINTED CROSSWALK - WHITE</div></div> <div><div><div><div></div></div></div><div>ADA PARKING ACCESS AISLE - BLUE</div></div> <div><div><div><div></div></div></div><div>PAINTED WORD "STOP" - WHITE</div></div> <div><div><div><div></div></div></div><div>PAINTED WORD "ONLY" - WHITE</div></div>	<div><div><div><div></div></div></div><div>— TP — TREE PROTECTION FENCE</div></div> <div><div><div><div></div></div></div><div>— II — LIMITS OF CONSTRUCTION</div></div> <div><div><div><div></div></div></div><div>X — EXISTING TREE TO BE REMOVED</div></div>
SIGNAGE	STORM DRAINAGE
<div><div><div><div></div></div></div><div>SIGN</div></div> <div><div><div><div></div></div></div><div>STOP SIGN - MUTCD STANDARD R1-1</div></div> <div><div><div><div></div></div></div><div>YIELD SIGN - MUTCD STANDARD R1-2</div></div> <div><div><div><div></div></div></div><div>NO PARKING SIGN - MUTCD STANDARD R2-3a</div></div> <div><div><div><div></div></div></div><div>DO NOT ENTER SIGN - MUTCD STANDARD R5-1</div></div> <div><div><div><div></div></div></div><div>ONE WAY SIGN - MUTCD STANDARD R2-3</div></div>	<div><div><div><div></div></div></div><div>STORM1 STRUCTURE LABEL</div></div> <div><div><div><div></div></div></div><div>HEADWALL</div></div> <div><div><div><div></div></div></div><div>FH</div></div> <div><div><div><div></div></div></div><div>FLARED END SECTION - GDOT STANDARD 102</div></div> <div><div><div><div></div></div></div><div>SAFETY END SECTION - GDOT STANDARD 102</div></div> <div><div><div><div></div></div></div><div>CATCH BASIN / GRATE INLET</div></div> <div><div><div><div></div></div></div><div>JUNCTION BOX</div></div> <div><div><div><div></div></div></div><div>DROP INLET - PEDESTAL TOP</div></div> <div><div><div><div></div></div></div><div>CURB INLET - GDOT STANDARD 103a</div></div> <div><div><div><div></div></div></div><div>W TYPE 'E' HOOD</div></div> <div><div><div><div></div></div></div><div>SUCB</div></div> <div><div><div><div></div></div></div><div>SINGLE-USE CATCH BASIN - GDOT STANDARD 1033D</div></div> <div><div><div><div></div></div></div><div>DOUBLE-USE CATCH BASIN - GDOT STANDARD 1034D</div></div> <div><div><div><div></div></div></div><div>OUTLET CONTROL STRUCTURE</div></div> <div><div><div><div></div></div></div><div>TOP OF STRUCTURE ELEVATION</div></div> <div><div><div><div></div></div></div><div>THROAT OF STRUCTURE ELEVATION</div></div> <div><div><div><div></div></div></div><div>HDPE</div></div> <div><div><div><div></div></div></div><div>HIGH-DENSITY POLYETHYLENE PIPE</div></div> <div><div><div><div></div></div></div><div>ALUMINIZED STEEL TYPE 2 PIPE</div></div> <div><div><div><div></div></div></div><div>A572 SPIRAL RIB C/P (MANNING'S n=0.020, ULTRAFLOW (TM) OR APPROVED EQUAL</div></div> <div><div><div><div></div></div></div><div>DUCTILE IRON PIPE</div></div> <div><div><div><div></div></div></div><div>RCP</div></div> <div><div><div><div></div></div></div><div>REINFORCED CONCRETE PIPE (CLASS IV OR V) W/ RUBBER O-RING GASKET</div></div> <div><div><div><div></div></div></div><div>PVC</div></div> <div><div><div><div></div></div></div><div>POLYVINYL CHLORIDE PIPE (SCHEDULE 40)</div></div> <div><div><div><div></div></div></div><div>INVERT ELEVATION - N</div></div> <div><div><div><div></div></div></div><div>INVERT ELEVATION - OUT</div></div> <div><div><div><div></div></div></div><div>HYDRAULIC GRADE LINE</div></div>

HANDRAIL AND/OR GUARDRAIL

G.DOT TYPE 4010 VEHICULAR GUARDRAIL

GRAPHIC SCALE & ORIENTATION



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CALL BEFORE YOU DIG

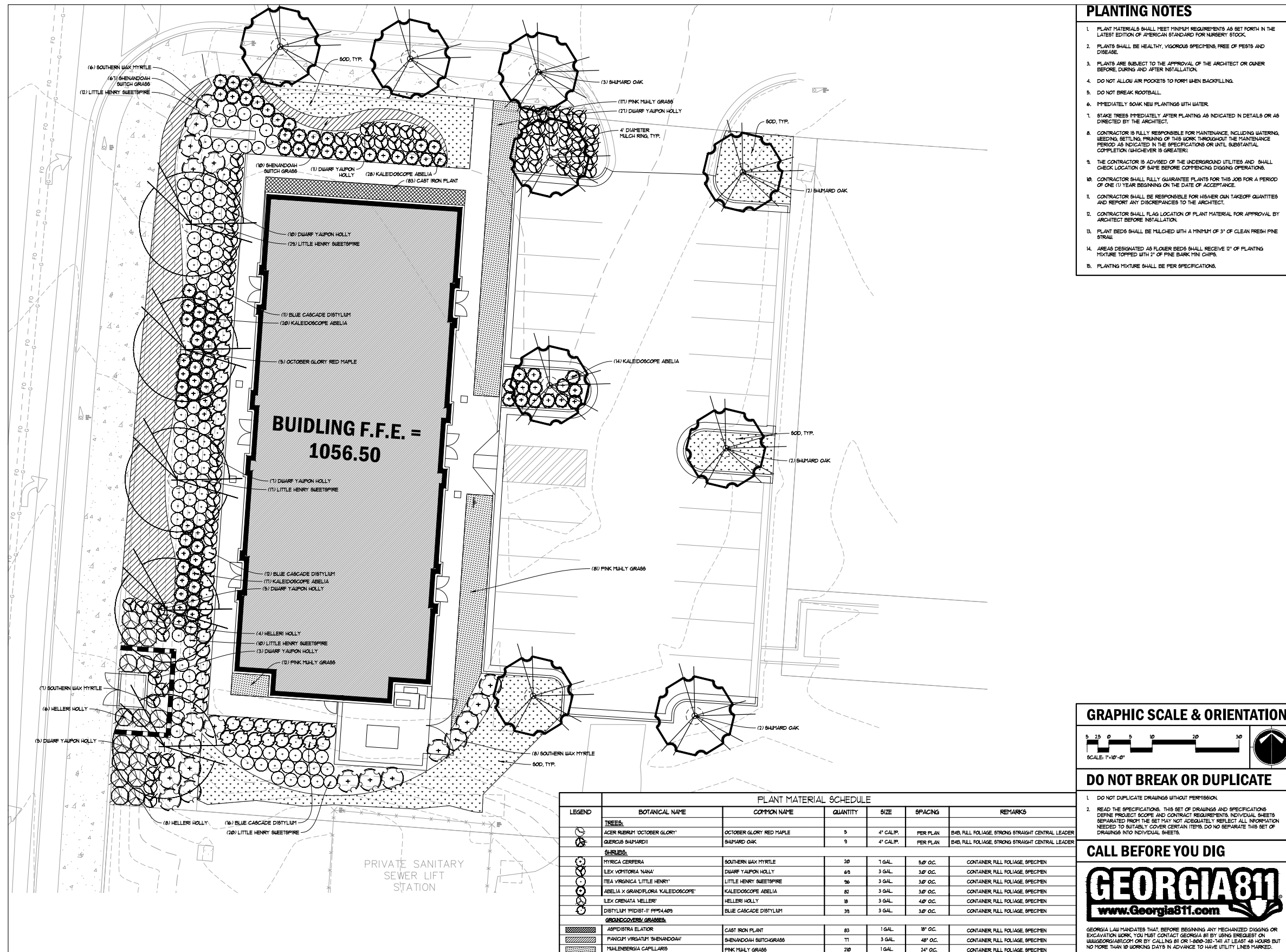


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DRB - SITE PLAN (FOR REFERENCE)

APRIL 1, 2025





DRB - LANDSCAPING PLAN (FOR REFERENCE)

APRIL 1, 2025



DRB - NORTHEAST RENDERING

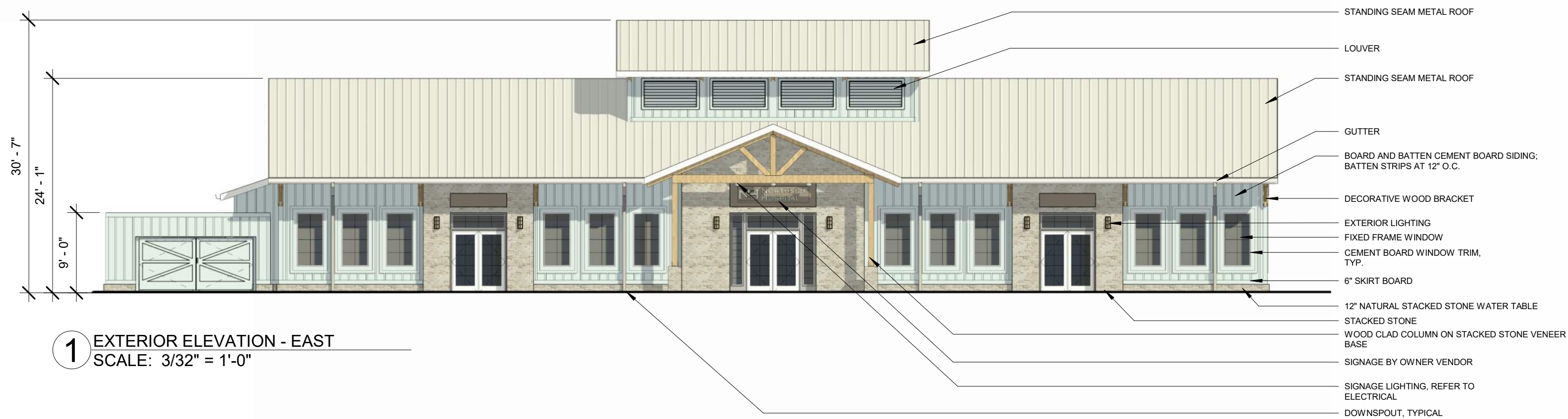
APRIL 1, 2025





DRB - SOUTHWEST RENDERING

APRIL 1, 2025



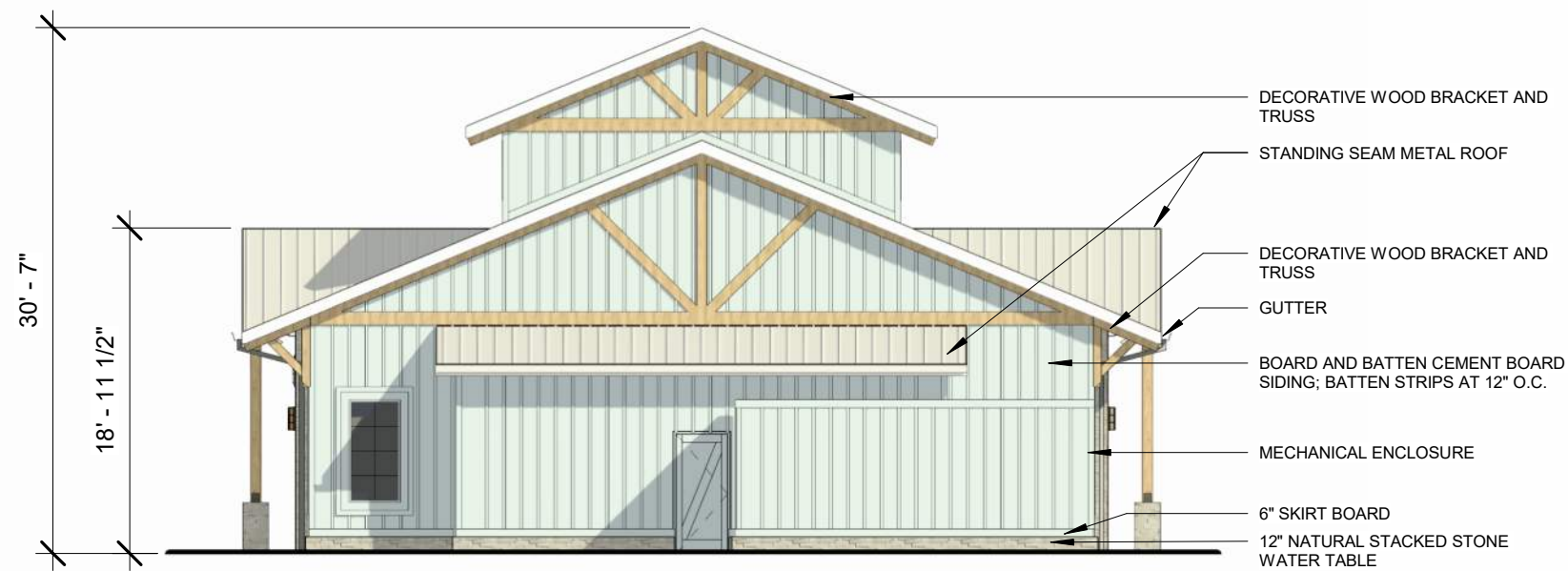
DRB - EAST ELEVATION

APRIL 1, 2025





2 EXTERIOR ELEVATION - NORTH
SCALE: 3/32" = 1'-0"



3 EXTERIOR ELEVATION - SOUTH
SCALE: 3/32" = 1'-0"

DRB - NORTH & SOUTH ELEVATIONS

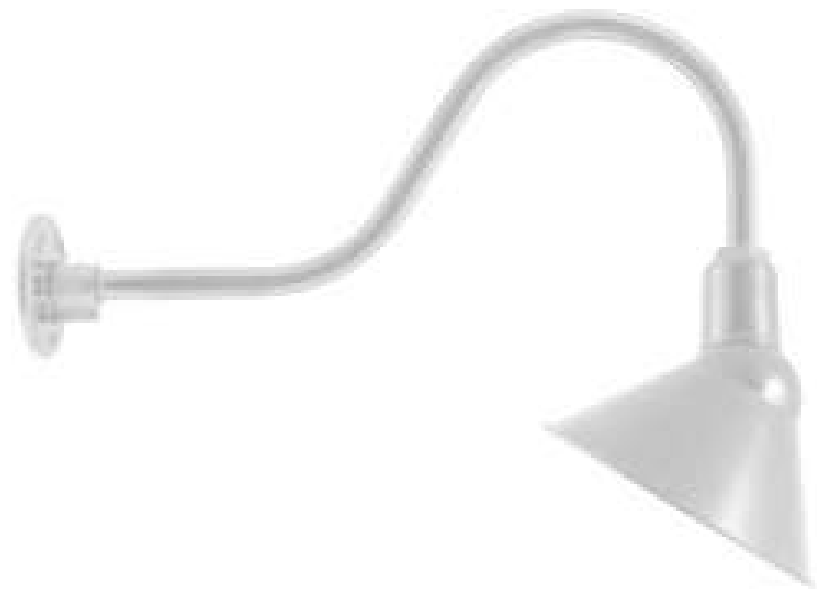
APRIL 1, 2025



DRB - WEST ELEVATION

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GOOSENECK LIGHTS AT
SIGNAGE LOCATIONS



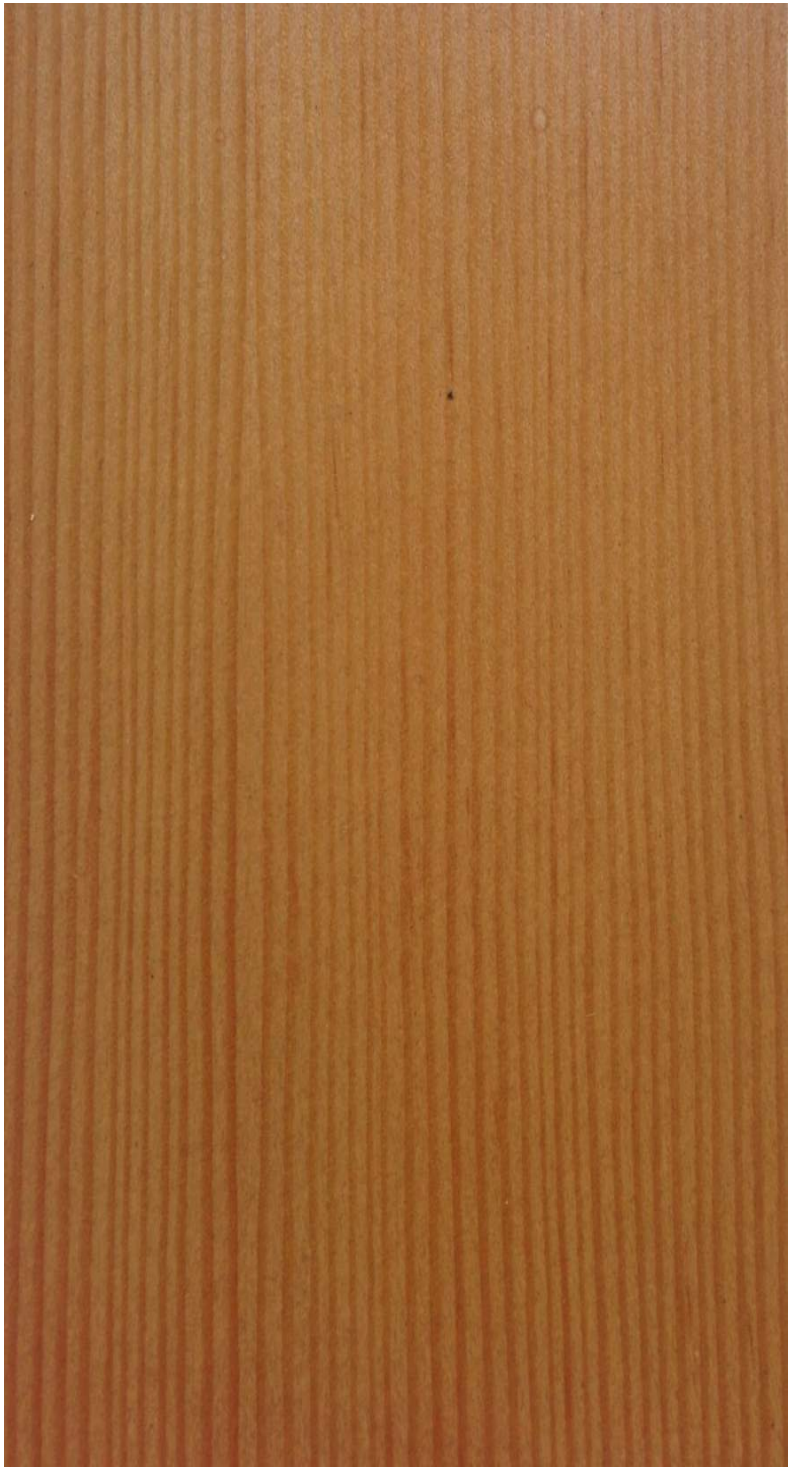
WALL SCONCES AT DOOR
ENTRANCES



PARKING LOT LIGHTING
(TO MATCH EXISTING)

DRB - LIGHTING FIXTURE DETAILS

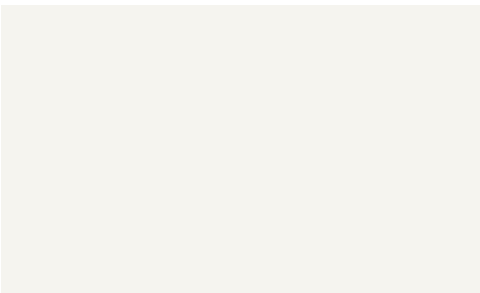
APRIL 1, 2025



NATURAL WOOD TRIM & BRACKETS
(DOUGLAS FIR)



MAIN BUILDING PAINT
(PANTONE 5455C)



FASCIA AND SOFFIT PAINT



SIGNAGE NICHE ACCENT PAINT
(PANTONE WARM GRAY 7C)



ALUMINUM CLAD
WINDOW & DOORS



STANDING SEAM
METAL ROOF



NATURAL STONE VENEER (FULL DEPTH)

DRB - BUILDING MATERIAL PALETTE

APRIL 1, 2025

