



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax:404.463.3105 • www.atlantaregional.com

DATE: 4/11/2005

ARC REVIEW CODE: Q504111

TO: Mayor Evelyn Kennedy
ATTN TO: Kathy Brannon, City Manager
FROM: Charles Krautler, Director

NOTE: This is digital
signature. Original on file.

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments regarding related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: Miller Station Condominiums
Review Type: Marta Corridor Area Plan

Description: An area plan review for the Miller Station Condominiums. The proposed development will consist of 7,695 square feet of general retail, a 4,684 square foot restaurant, and 83 condo units. Total parking includes 221 spaces on site.

Submitting Local Government: City of Chamblee
Action Under Consideration: Approval
Date Opened: 4/11/2005
Deadline for Comments: 4/21/2005
Earliest the Regional Review can be Completed: 4/21/2005

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF DORAVILLE

ARC TRANSPORTATION PLANNING
METRO ATLANTA RAPID TRANSIT AUTHORITY

GEORGIA REGIONAL TRANSPORTATION AUTHORITY
DEKALB COUNTY

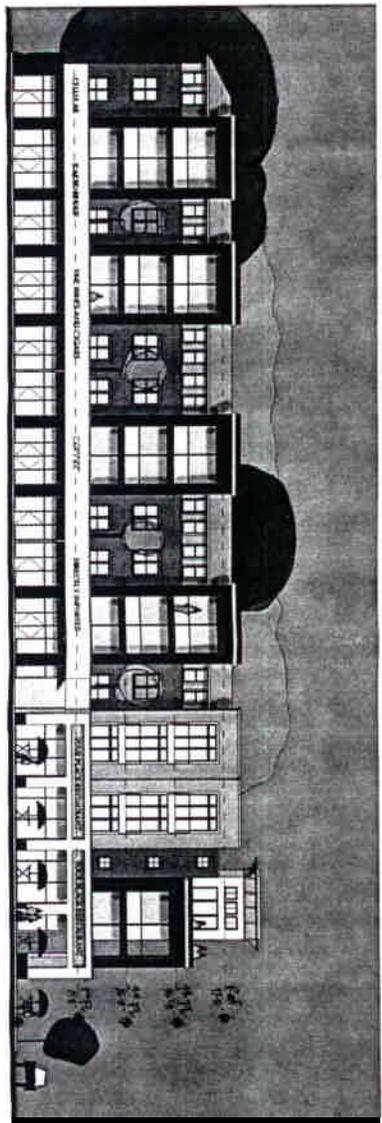
Attached is information concerning this review.

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. If the ARC staff does not receive comments from you by 4/21/2005, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/qualitygrowth/reviews.html> .

MILLER STATION CONDOMINIUMS

DEKALB COUNTY, CITY OF CHAMBLEE, GEORGIA



PEACHTREE ROAD ELEVATION

DRAWING INDEX

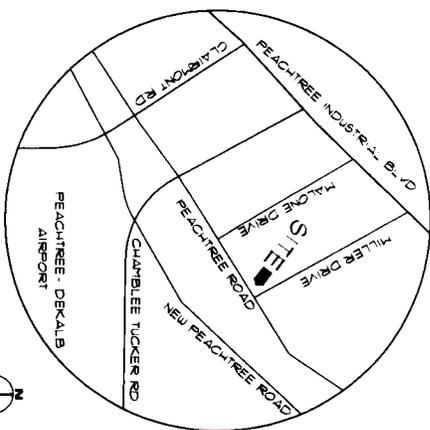
- A-01 COVER SHEET
- A-02 PROJECT DESCRIPTION
- A-10 ARCHITECTURAL SITE PLAN
- A-11 SECOND FLOOR PLAN
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- L-2 TREE PLACEMENT PLAN

SITE DATA

CLARION ZONING, INC., MID-CITY DISTRICT
 LOT SIZE: 0.438 ACRES
BUILDING DATA:
 1 BUILDING
 27,280 SF BUILDING FOOTPRINT (EXCLUDING COVERED AREAS)
 4 FLOORS TOTAL
 4444 SQUARE FEET RESIDENTIAL
 1479 SQUARE FEET COMMERCIAL
 SECOND FLOOR: 1479 COMMERCIAL FITNESS CENTER APARTMENT
 THIRD FLOOR: 28 COMMERCIAL
 FOURTH FLOOR: 28 COMMERCIAL

TOTAL AS COMPLETED: 1,200 DWG. SQUARE FEET RESIDENTIAL
 2,278 SQUARE FEET COMMERCIAL
PARKING DATA:
 RESIDENTIAL PARKING: 10 SPACES PER UNIT REQUIRED - 83 UNITS X 125 SQ. FT. = 10,375 SQUARE FEET REQUIRED 145 SPACES PROVIDED (134 SPACES PER UNIT)
 COMMERCIAL PARKING: 1 SPACE PER 1,000 SQ. FT. OF GROSS AREA REQUIRED 1479 SQ. FT. OF GROSS AREA REQUIRED 1.5 SPACES PROVIDED ON SITE, 0 OFF-SITE IN CITY PUBLIC LOT (MARTA)
 TOTAL PARKING: 145 SPACES PROVIDED ON SITE, 0 OFF-SITE IN CITY PUBLIC LOT (MARTA)

SITE LOCATION MAP




 CHARTER DESIGN GROUP, L.L.C.
 100 N. KENNEDY BLVD. SUITE 200
 ATLANTA, GEORGIA 30328
 TEL: 404.525.1234 FAX: 404.525.1235

MILLER STATION
 5256 PEACHTREE ROAD
 CHAMBLEE, GEORGIA 30341

CONFORMING SHEET
 DATE: 27 MAR 2008
 SHEET: 8 OF 10
 DATE: 8 APR 08
 PROJECT: 08-010
 DRAWING: 08-010-01


 A01

TEXTURAL DESCRIPTION OF PROJECT:

MILLER STATION IS A FOUR STORY CONDOMINIUM BUILDING IN THE HEART OF CHAMBLEE'S MID-CITY DISTRICT, LOCATED ACROSS PEACHTREE ROAD FROM THE CHAMBLEE MARTA STATION AND ACROSS MILLER DRIVE FROM THE LOFTS AT 5300 PEACHTREE. IN COMBINATION WITH 5300 PEACHTREE, MILLER STATION WILL REDEFINE THE MILLER-PEACHTREE INTERSECTION, PROVIDE A FRAME FOR THE MARTA STATION, AND HELP PRESENT CHAMBLEE AS A TRANSIT ORIENTED DESTINATION WITHIN ATLANTA.

MILLER STATION'S GROUND FLOOR IS 82,918 SQUARE FEET OF NON-RESIDENTIAL USES, AND EQUALS 45% OF THE TOTAL BUILDING. THIS FLOOR IS COMPOSED OF 16,955 SQUARE FEET OF RETAIL SHOPS ALONG PEACHTREE ROAD, A 4,684 SQUARE FOOT RESTAURANT AND SIDEWALK CAFE ON THE CORNER OF PEACHTREE AND MILLER, RESIDENTIAL LOBBIES, AND COVERED PARKING. PARKING IS DISGUISED FROM THE STREET, AND IS DIVIDED INTO ALL ACCESS RETAIL PARKING AND SECURED RESIDENTIAL PARKING. TWO RESIDENTIAL LOBBIES LEAD RESIDENTS AND GUESTS TO THE UPPER RESIDENTIAL FLOORS.

CONDOMINIUM UNITS RANGE FROM ONE BEDROOM UNITS OF 915 SQUARE FEET TO A SPECTACULAR 1599 SQUARE FOOT TWO BEDROOM UNIT ON THE CORNER OF PEACHTREE AND MILLER. UNITS ARE OPEN 'SOFT LOFT' STYLE WITH HARDWOOD FLOORS, 10' CEILINGS, AND PRIVATE BALCONIES. INTERIOR FEATURES INCLUDE INTERIOR BRICK WALLS, GRANITE COUNTERS, STAINLESS STEEL GAS APPLIANCES, HOME NETWORKING SYSTEMS, AND UPGRADED LIGHTING. CONDOMINIUM AMENITIES INCLUDE COMMUNITY WIRELESS INTERNET, CONCEERGE DESK WITH DRY-CLEANING DROP-OFF, BICYCLE STORAGE, FITNESS CENTER WITH YOGA/ AEROBICS ROOM, MEDIA ROOM WITH FULL AUDIO/VISUAL EQUIPMENT AND SERVING KITCHEN, AND FLEXIBLE CLUB ROOM.

THE LOWEST LEVEL OF RESIDENTIAL CONDOMINIUMS IS LOCATED ON THE SECOND FLOOR, WHERE A SOUTH-FACING LANDSCAPED TERRACE AND POOL DECK OFFER A QUIET AND PRIVATE RETREAT FROM THE STREET ACTIVITY BELOW. SECOND FLOOR CONDO OWNERS WHO FRONT ON PEACHTREE OR MILLER WILL HAVE PRIVATE OUTDOOR TERRACES OVERLOOKING THE STREET SCENE BELOW. THIRD AND FOURTH FLOOR CONDOMINIUMS WILL OFFER SPECTACULAR STREET OR COURTYARD VIEWS AND HAVE SAME-FLOOR ACCESS TO CLUB ROOM AND MEDIA ROOM AMENITIES. ALL RESIDENTIAL, RETAIL, AND RESTAURANT EQUIPMENT IS LOCATED ON THE BUILDING'S ROOF TO PROVIDE A PEDESTRIAN FRIENDLY STREET AND KEEP RESTAURANT EXHAUST ABOVE RESIDENTS.

MILLER STATION'S EXTERIOR USES FAMILIAR RETAIL AND RESIDENTIAL FORMS ALONG WITH A COMFORTABLE MATERIAL PALETTE TO RECALL MULTI-USE BUILDINGS FROM OUR PAST. BRICK, STUCCO, WOOD (FIBER CEMENT) TRIM, AND METAL HANGARD ROOFS BRING TO MIND GREAT WALKABLE AND VIBRANT COMMUNITIES LIKE NEW YORK'S GREENWICH VILLAGE, BOSTON'S HARVARD SQUARE, AND ATLANTA'S HISTORIC NEIGHBORHOODS LIKE CANDLEY PARK AND GRANT PARK.

THE SOUTHEASTERN
ARCHITECTURAL
FIRM, INC.
1000 PHOENIX AVENUE
SUITE 1000
ATLANTA, GEORGIA 30309
404.525.8800

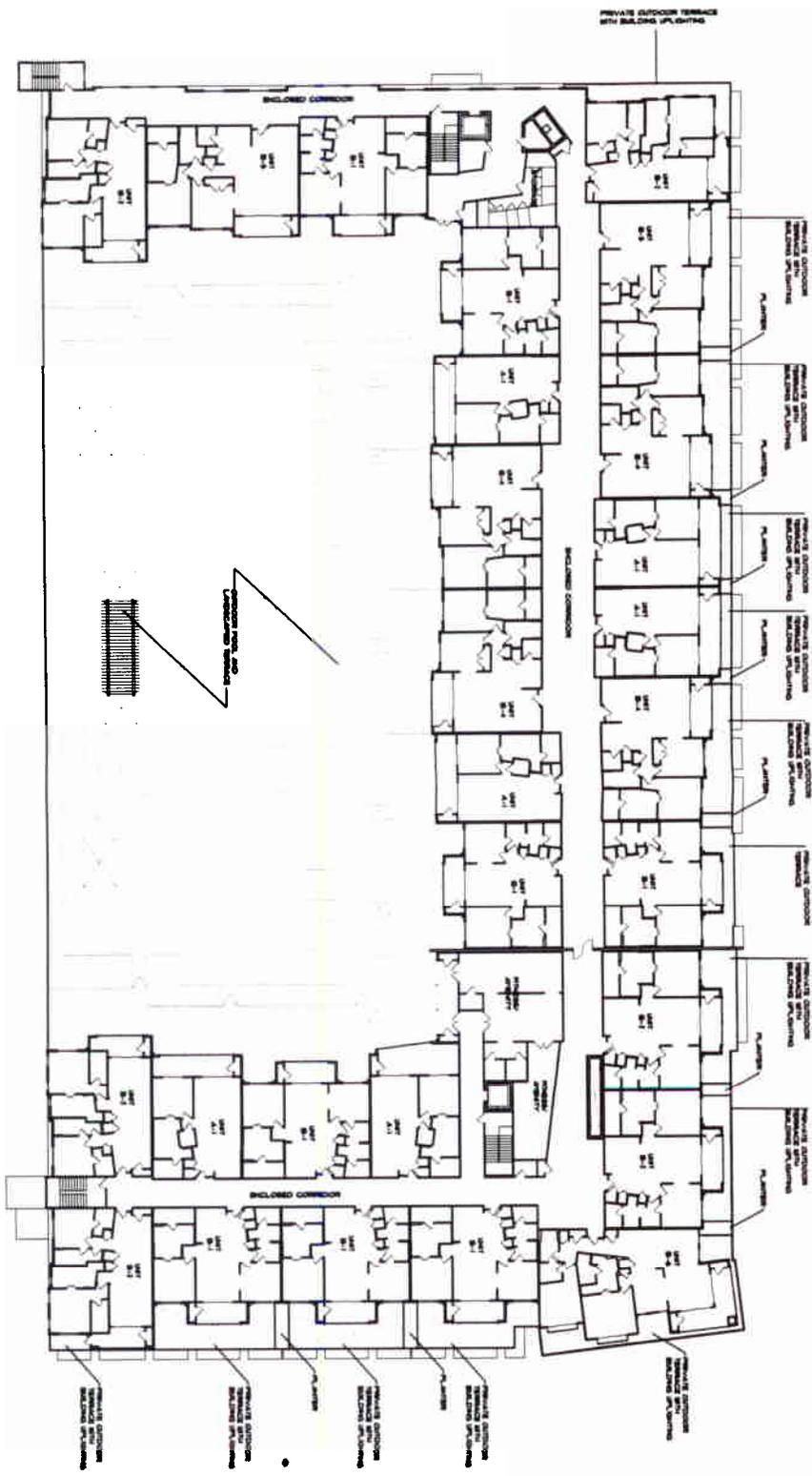


CHARTER DESIGN GROUP, L.L.C.

MILLER STATION
5256 PEACHTREE ROAD
CHAMBLEE, GEORGIA 30341

PROJECT INFORMATION

Date: 27.10.14
Owner: 8.0000
S.C.: 8.0000
Project: 3000-00
Sheet: A02



ENCLOSED CORRIDOR
PRIVATE OUTDOOR TERRACE
EQUIPMENT ROOM

EQUIPMENT NOTE:
ALL EQUIPMENT TO BE INSTALLED IN THIS ROOM

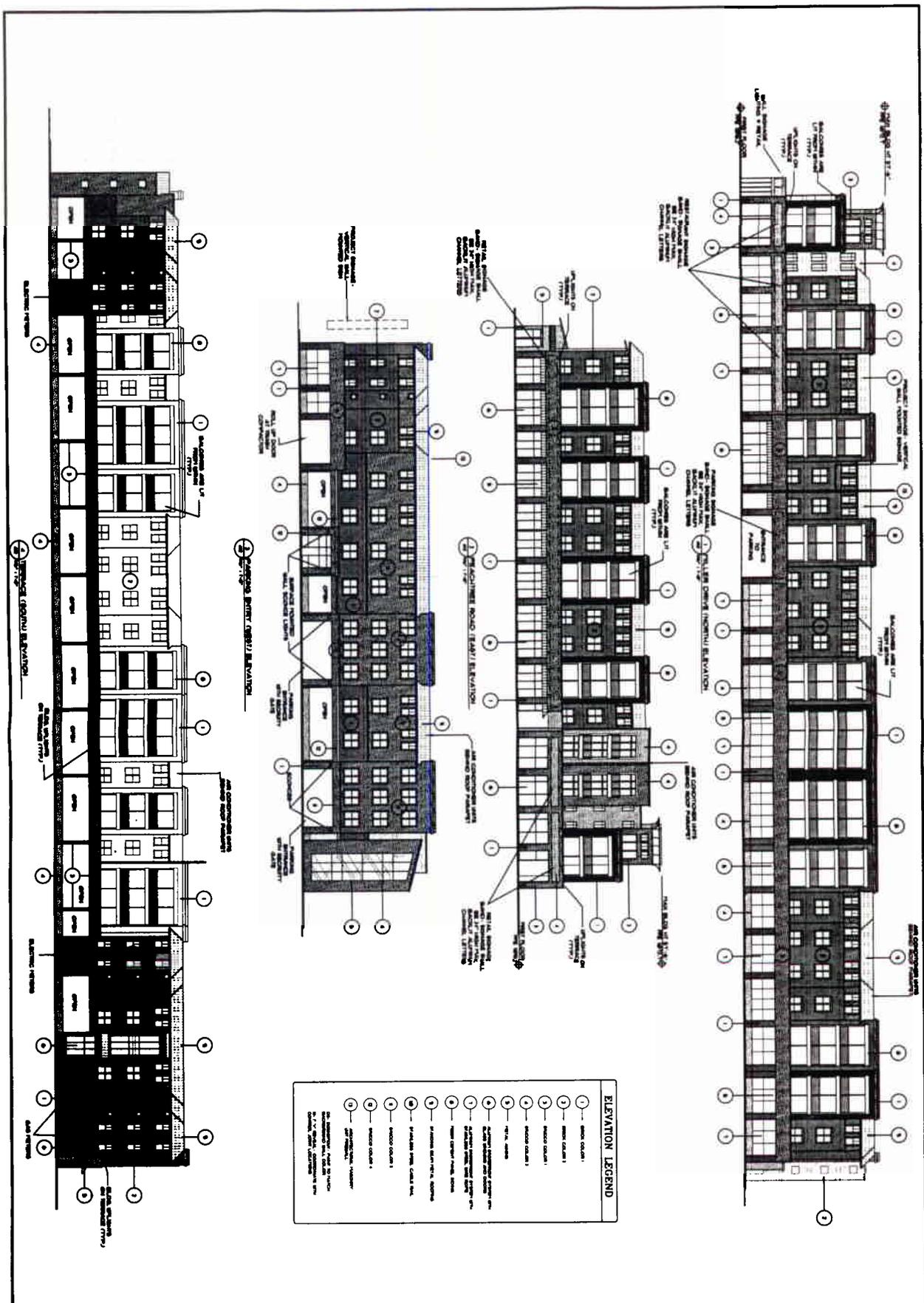
ENCLOSED FLOOR PLAN
DATE: 07/27/2010
DRAWN: J. BROWN
CHECKED: J. BROWN
PROJECT: MILLER STATION
SHEET: 01/11

MILLER STATION
5256 PEACHTREE ROAD
CHAMBLEE, GEORGIA 30341


CHARTER DESIGN GROUP, L.L.C.

10 NORTH DEAN ROAD
ALBANY, ALABAMA 36820
TEL: 334.382.8200
FAX: 334.382.8200

ISSUED FOR DESIGN REVIEW BOARD



ELEVATION LEGEND

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360 LINDA ELEVATIONS
 DATE: 07/14/2010
 DRAWN: S. BROWN
 CHECKED: S. BROWN
 PROJECT: MILLER STATION
 SHEET: A1.2

MILLER STATION
 5256 PEACHTREE ROAD
 CHAMBLEE, GEORGIA 30341


 CHARTER DESIGN GROUP, L.L.C.

THE NORTH ATLANTA
 ARCHITECTURAL CENTER
 1000 BROADWAY
 N.W. ATLANTA, GA 30309

MILLER STATION
5356 PEACHTREE ROAD
CHAMBLEE, GEORGIA 30341

CHARTER DESIGN GROUP, LLC

1100 NORTLAKEN ROAD
SUITE 100
ALPHARETTA, GA 30201
770.241.1100
www.charterdesign.com



ROOF PLAN

Date: 27 MAR 2008
 Drawn: S. ROOPE
 C.C.
 Checked: S. ROOPE
 Project: 0808-08
 Sheet: A13

EQUIPMENT NOTE:
 ALL MECHANICAL, ELECTRICAL, AND PIPING EQUIPMENT IS TO BE LOCATED ON THIS FLOOR PLAN.

