

# AMENDMENT APPLICATION

Smart people - Smart city  
**Dunwoody**

41 Perimeter Center East | Dunwoody, GA 30346  
Phone: (678) 382-6800 | Fax: (770) 396-4828

## \* Applicant Information:

Company Name:	<u>Cypress Communities, LLC</u>		
Contact Name:	<u>Lonnie Moss</u>		
Address:	<u>2970 Peachtree Rd., Suite 850, Atlanta, GA 30305</u>		
Phone:	<u>404-456-8067</u>	Fax:	
Email:	<u>lonnie@cypress-communities.com</u>		
Pre-application conference date (required):			

## \* Owner Information: Check here if same as applicant

Owner's Name:	<u>CQ Dunwoody Village Court, LLC</u>		
Owner's Address:	<u>7390 McGinnis Ferry Rd., Suite 200, Suwanee GA 30024</u>		
Phone:	<u>404-429-6337</u>	Fax:	
Email:	<u>warren.base@gmail.com</u>		

## \* Property Information:

Property Address:	<u>1530, 1532, 1534, 1536 Dunwoody Village Pkwy</u>	Parcel ID:	<u>1836606061 and 1836606065</u>
Current Zoning Classification:	<u>O-I</u>		
Requested Zoning Classification:	<u>RM-100</u>		

## \* Applicant Affidavit:

I hereby certify that to the best of my knowledge, this amendment application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinance. I certify that I, the applicant (if different), am authorized to act on the owner's behalf, pursuant to this application and associated actions.

Applicant's Name:	<u>Lonnie Moss / Cypress Communities, LLC</u>		
Applicant's Signature:	<u>Lonnie Moss</u>	Date:	<u>11-17-14</u>

## \* Notary:

Sworn to and subscribed before me this	<u>17<sup>th</sup></u>	Day of	<u>NOV</u>	, 20 <u>14</u>
Notary Public:	<u>Susan B. Kauffman</u>			
Signature:	<u>Susan B. Kauffman</u>			
My Commission Expires:	<u>April 7, 2015</u>			



RECEIVED  
11/18/14

**Additional Property  
Owner(s)  
Notarized Certification**

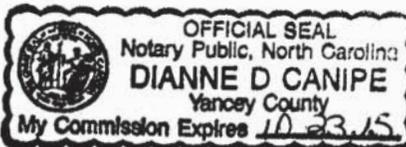
**Dunwoody**  
Smart people - Smart city

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**\* Property Owner (If Applicable):**

Owner Name: CQ Dunwoody Village Court, LLC  
Signature: [Signature] Date: 11/18/2014  
Address: 7390 McGinnis Ferry Road., Suite 200, Suwanee, GA 30024  
Phone: 404-429-6337 Fax: \_\_\_\_\_ Email: warren.bafe@gmail.com  
Sworn to and subscribed before me this 18 Day of November, 2014  
Notary Public: [Signature]



**\* Property Owner (If Applicable):**

Owner Name: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_  
Sworn to and subscribed before me this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_  
Notary Public: \_\_\_\_\_

**\* Property Owner (If Applicable):**

Owner Name: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_  
Sworn to and subscribed before me this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_  
Notary Public: \_\_\_\_\_



## Project Explanation Statement

Project Name: Dunwoody Village Townhomes

Address: 1530, 1532, 1534 and 1536 Dunwoody Village Parkway

Explanation of Project:

This proposal requests the rezoning from O-I to RM-100 to redevelop an existing office development into 81 townhomes as shown on the site plan. Variances will also be requested pursuant to a separate application. Enclosed with this application are pictures reflecting the proposed design intent for the interior and exterior finishes.

Total Acreage: 8.38 acres

Total Number of Lots: 81 townhomes

# Zoning Map Amendments

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**a. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan;**

The zoning proposal to rezone from O-I to RM-100 to develop for sale townhomes at a density of 9.66 units per acre is consistent with Dunwoody's comprehensive plan. The Dunwoody comprehensive plan places the site in the Dunwoody Village character area and in the Village Transition area. Development of up to three stories at a residential density of up to 12 units per acre is contemplated by the comprehensive plan on this property. The comprehensive plan also contemplates preservation of the buffer next to the adjacent single family uses and this proposal accommodates such a buffer.

**b. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;**

Adjacent and nearby properties are developed with a mix of uses including commercial, office, bank and single family uses. The location of the property on the edge of the Dunwoody Village Overlay District adjacent to single family residential, makes the proposed townhome use more suitable than the uses permitted by the existing O-I zoning. The proposed townhomes will provide a transition to the single family homes in the Mount Vernon North subdivision located to the east.

**c. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;**

The narrow shape of the site and the location of a stream along the entire eastern boundary limit the economic viability of development of the site for office uses. The proposed townhome use provides a more reasonable economic use of the property.

**d. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**

The rezoning will benefit the adjacent and nearby property by providing a less intensive use of the property than the existing O-I zoning would permit. Further, the proposed townhomes will be more environmentally sensitive to the existing stream than an office development would be. The townhomes create an appropriate residential buffer between the single family homes to the east and the commercial and institutional uses to the north, south and west of the property.

**e. Whether there are other existing or changing conditions affecting the use and development of the property that provide supporting grounds for either approval or disapproval of the zoning proposal;**

The subject property is part of an area which went through a master planning effort in 2011. The Dunwoody Village Master Plan recommends for sale residential uses on the subject property at a density of 10 to 12 units per acre, which is consistent with the proposal. The proposed development will also substantially reduce the existing encroachment into the stream buffer.

**f. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources; and**

There are no historic buildings, sites, districts or archaeological resources on or adjacent to the property. None of the above will be impacted.

**g. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

Typically residential use has a lesser impact than office use on existing streets and transportation facilities due to the nature of the use. Utilities will not be adversely impacted by the proposal. There will be an impact on schools due to the change in use to residential, however, the impact is not anticipated to be over burdensome based on the number of townhomes proposed.

### Neighborhood Communication Summary

In pre-application meetings with staff regarding the project, we were advised of the zoning history of this property and that one of the Councilmembers, Terry Nall, is an immediate neighbor. Carl Westmoreland, the attorney for the Applicant, contacted Mr. Nall by email on October 22, telling him that a plan had been submitted for concept review, generally describing the proposal and offering to meet with him and other interested neighbors. Mr. Nall replied on October 24 and we began trying to find a date to meet. On October 29, Mr. Nall said that "5-6" neighbors would represent the neighborhood and we have continued to attempt to schedule a meeting with that group before the December 11 Community Council meeting. Attached hereto are copies of the described correspondence.

## Carl Westmoreland

---

**From:** Terry Nall <Terry.Nall@dunwoodyga.gov>  
**Sent:** Friday, October 24, 2014 8:24 PM  
**To:** Carl Westmoreland  
**Cc:** Terry Nall  
**Subject:** Re: Dunwoody Village Parkway

Hi Carl,

I would like to meet with you to learn more. I think it would be productive to arrange a meeting with our neighborhood, if you're receptive.

I can assure you that density and height of the units abutting our neighborhood will be of concern to my neighbors.

Are you able to meet me around 6:00pm one evening? I know it's after hours, but I'm in the middle of a really big project in my day job.

Thanks for connecting with me. I really appreciate it.

Terry Nall  
Dunwoody City Council (At Large)  
Cell: (404) 915-6693  
Email: [Terry.Nall@DunwoodyGA.gov](mailto:Terry.Nall@DunwoodyGA.gov)

-- Sent from my mobile phone. Please excuse any misspellings.

On Oct 22, 2014, at 10:15 AM, "Carl Westmoreland" <[CWestmoreland@mmmlaw.com](mailto:CWestmoreland@mmmlaw.com)> wrote:

We have submitted a plan for concept review which proposes redevelopment of the 8 acres of office buildings on Dunwoody Village Parkway for townhomes. Although this would not come to Council for several months, I understand that you live behind the property and I would like to offer to meet with you to discuss this on the front end if you would like. Please let me know if you would like to meet and, if so, a convenient time and place.

<image001.gif> **Carl Westmoreland**  
Morris, Manning & Martin, LLP  
1600 Atlanta Financial Center  
3343 Peachtree Road, NE  
Atlanta, Georgia 30326  
Direct: 404.504.7799  
Fax: 404.365.9532  
[cwestmoreland@mmmlaw.com](mailto:cwestmoreland@mmmlaw.com)

*Please consider the environment before printing this email.*

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## Carl Westmoreland

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**From:** Terry Nall <Terry.Nall@dunwoodyga.gov>  
**Sent:** Wednesday, October 29, 2014 6:52 AM  
**To:** Carl Westmoreland  
**Cc:** Terry Nall  
**Subject:** RE: Dunwoody Village Parkway

Hi Carl,

I'm sorry to report the days/times below have conflicts. Let me get back to you with a range of alternatives.

I wrote the entire neighborhood and have received commitments from 5-6 neighbors to represent the neighborhood's interest. This is an important first step.

Back to you soon.

Terry Nall  
Dunwoody City Council Member (At Large)  
Cell: (404) 915-6693  
Email: [Terry.Nall@DunwoodyGA.gov](mailto:Terry.Nall@DunwoodyGA.gov)

---

**From:** Carl Westmoreland [CWestmoreland@mmmlaw.com]  
**Sent:** Monday, October 27, 2014 1:27 PM  
**To:** Terry Nall  
**Subject:** RE: Dunwoody Village Parkway

My client and I could meet at 6:00 this Wed or Nov 3 or 10. Please let me know if one of those will work for your group and, if so, where you would like to meet.

[cid:image001.gif@01CFF1E9.B084A230]

Carl Westmoreland  
Morris, Manning & Martin, LLP  
Direct: 404.504.7799  
[cwestmoreland@mmmlaw.com](mailto:cwestmoreland@mmmlaw.com)<<mailto:cwestmoreland@mmmlaw.com>>

**From:** Terry Nall [<mailto:Terry.Nall@dunwoodyga.gov>]  
**Sent:** Friday, October 24, 2014 8:24 PM  
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**Cc:** Terry Nall  
**Subject:** Re: Dunwoody Village Parkway

Hi Carl,

Page 3 of 4

## Carl Westmoreland

---

**From:** Terry Nall <Terry.Nall@dunwoodyga.gov>  
**Sent:** Wednesday, October 29, 2014 1:37 PM  
**To:** Carl Westmoreland  
**Subject:** Re: Dunwoody Village Parkway

Carl,

Thanks. I'll call you to discuss.

Terry Nall  
Dunwoody City Council (At Large)  
Cell: (404) 915-6693  
Email: [Terry.Nall@DunwoodyGA.gov](mailto:Terry.Nall@DunwoodyGA.gov)

-- Sent from my mobile phone. Please excuse any misspellings.

> On Oct 29, 2014, at 1:35 PM, Carl Westmoreland <[CWestmoreland@mmmlaw.com](mailto:CWestmoreland@mmmlaw.com)> wrote:

>

> OK. If your preferred time is still 6:00 pm, I could meet Nov 17, 19 or Dec 1. If none of those work, maybe we could look at a Sunday afternoon , late.

>

>

> Carl Westmoreland  
> Morris, Manning & Martin, LLP  
> Direct: 404.504.7799  
> [cwestmoreland@mmmlaw.com](mailto:cwestmoreland@mmmlaw.com)

>

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> -----Original Message-----

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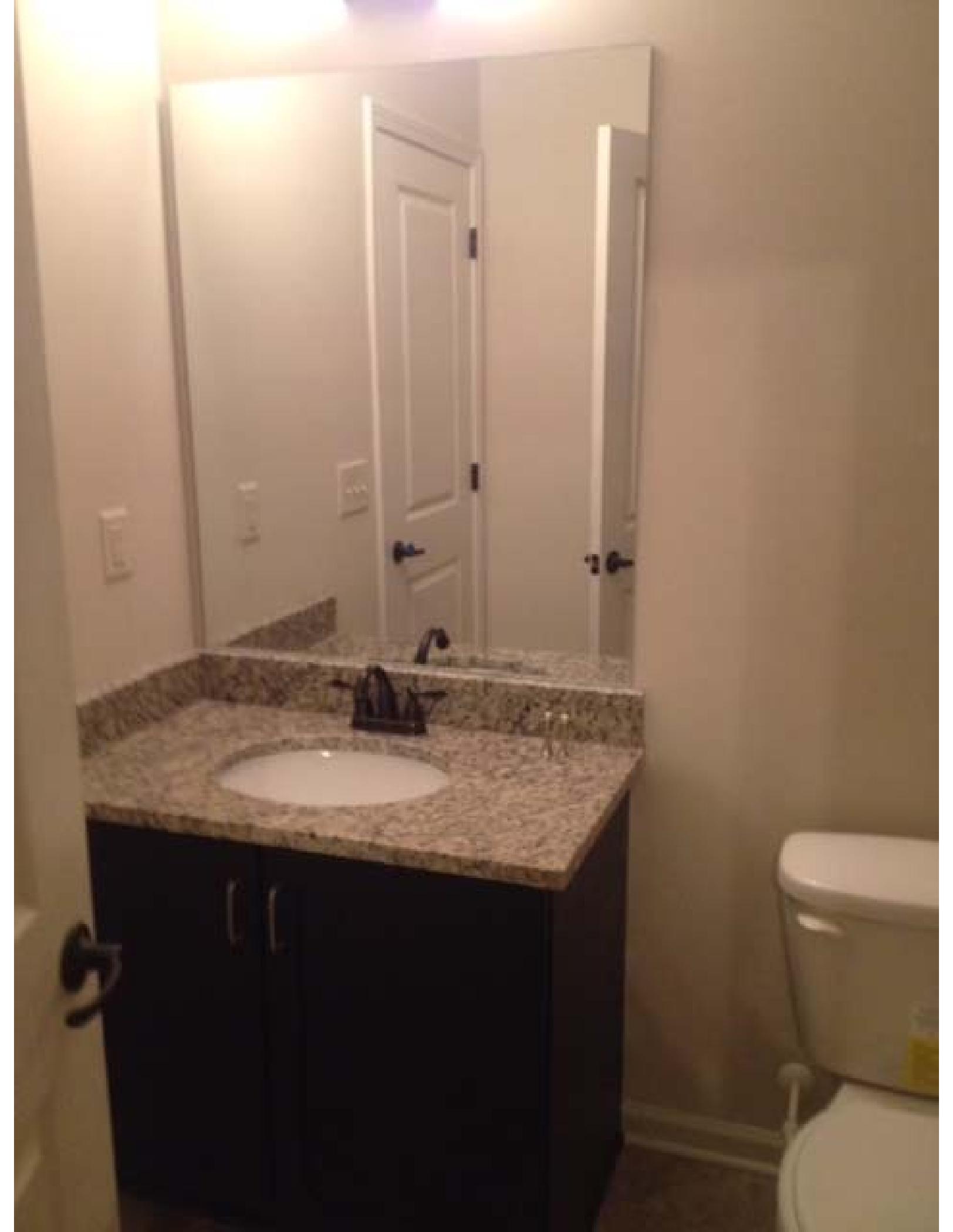
> Back to you soon.

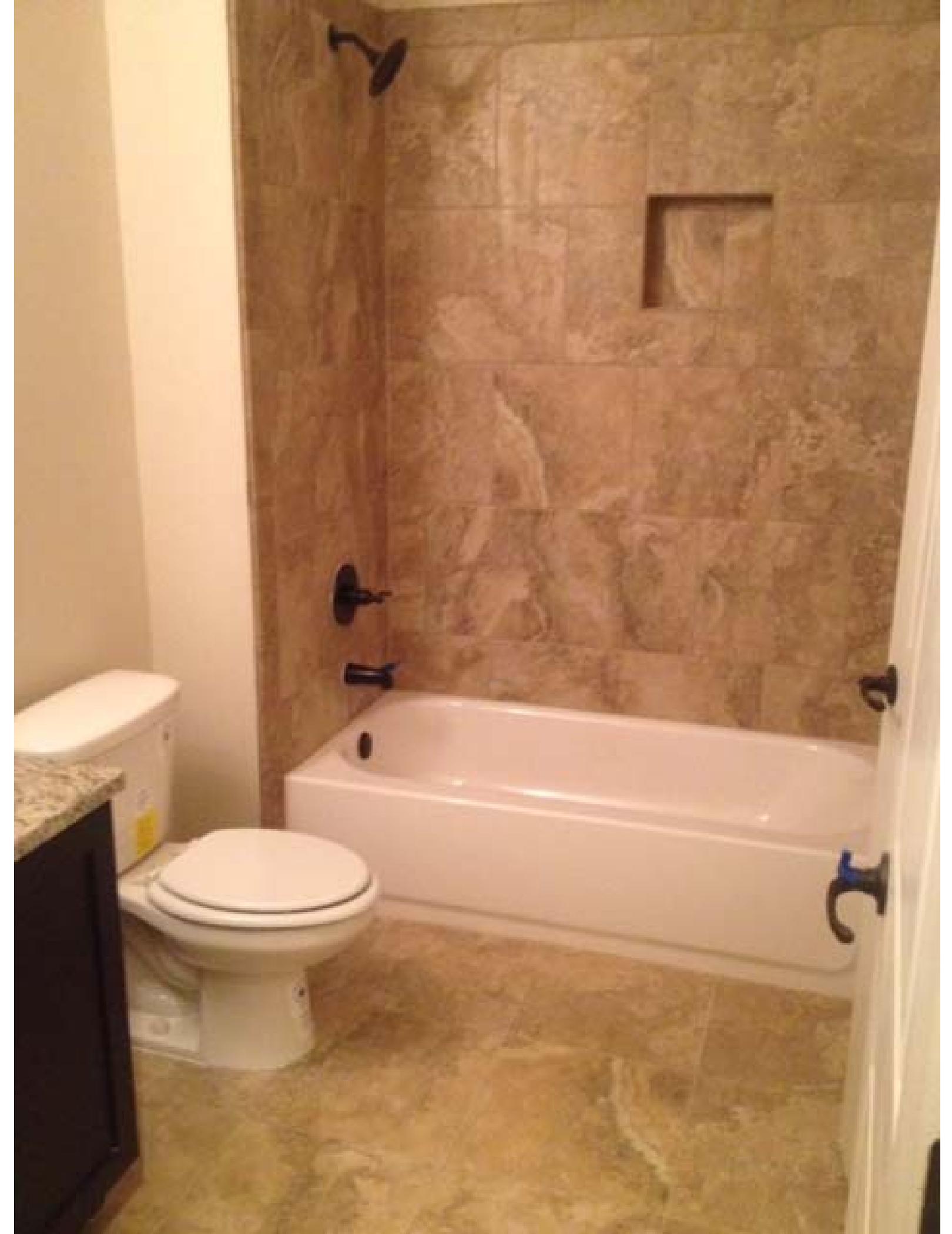
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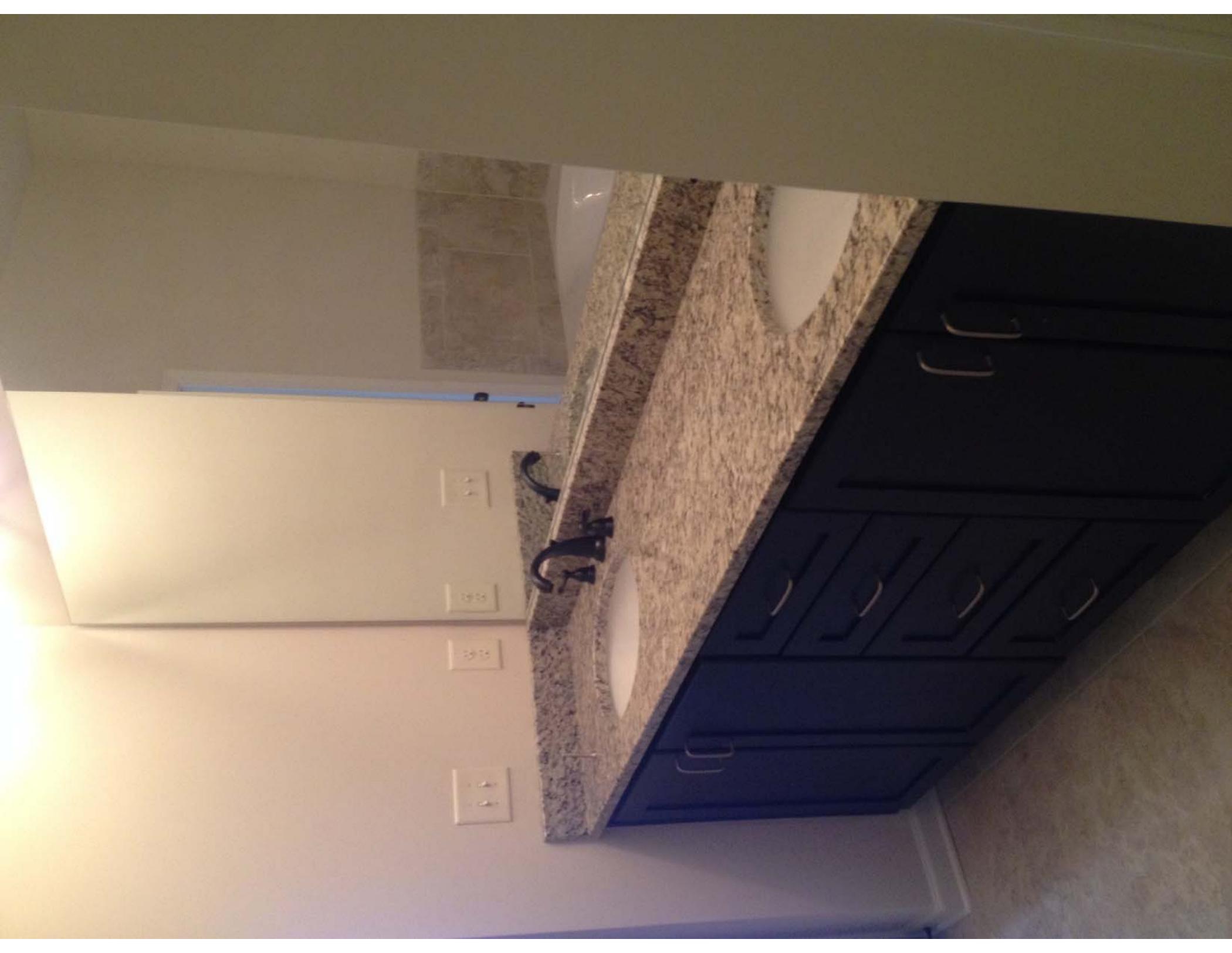
> Terry Nall

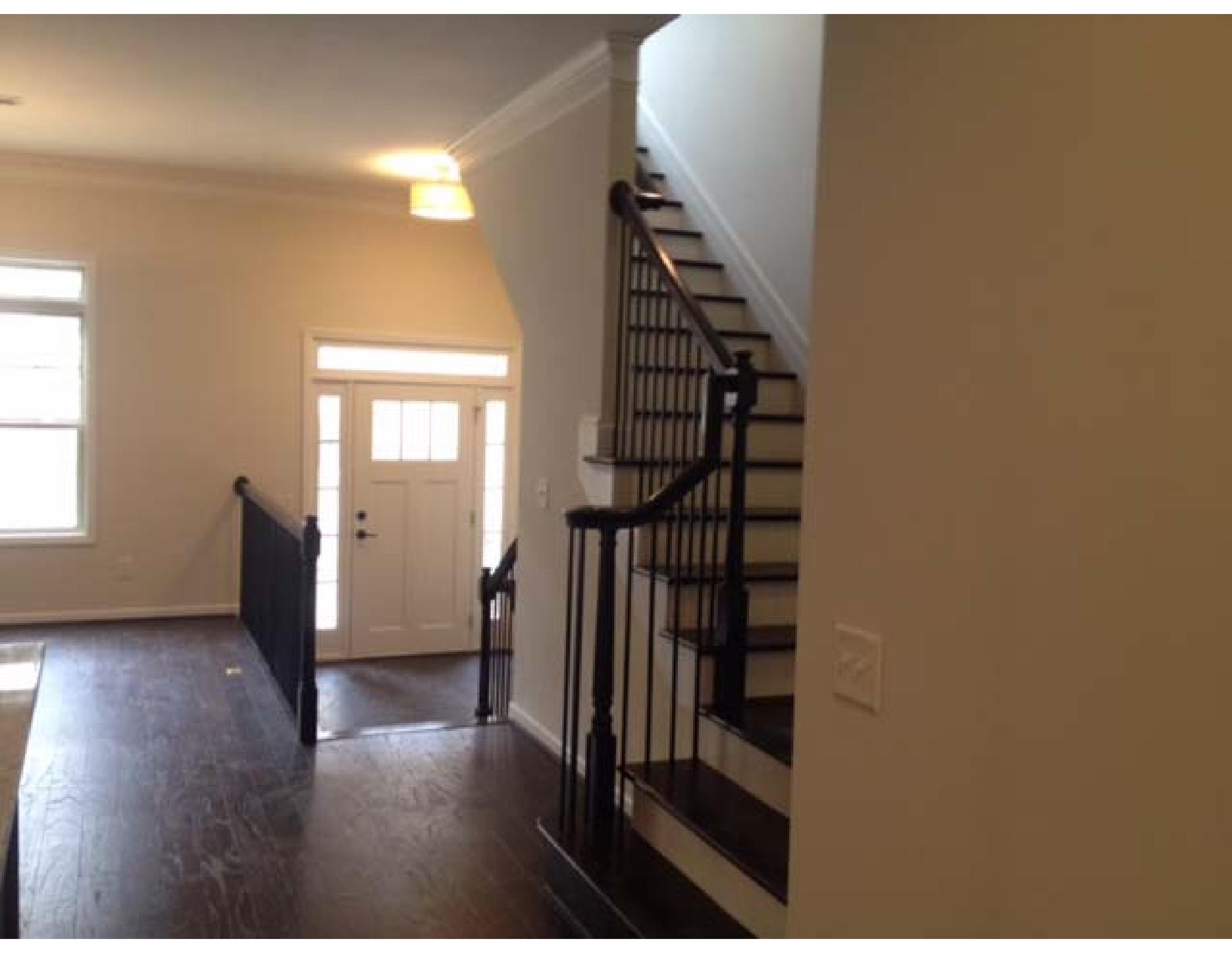
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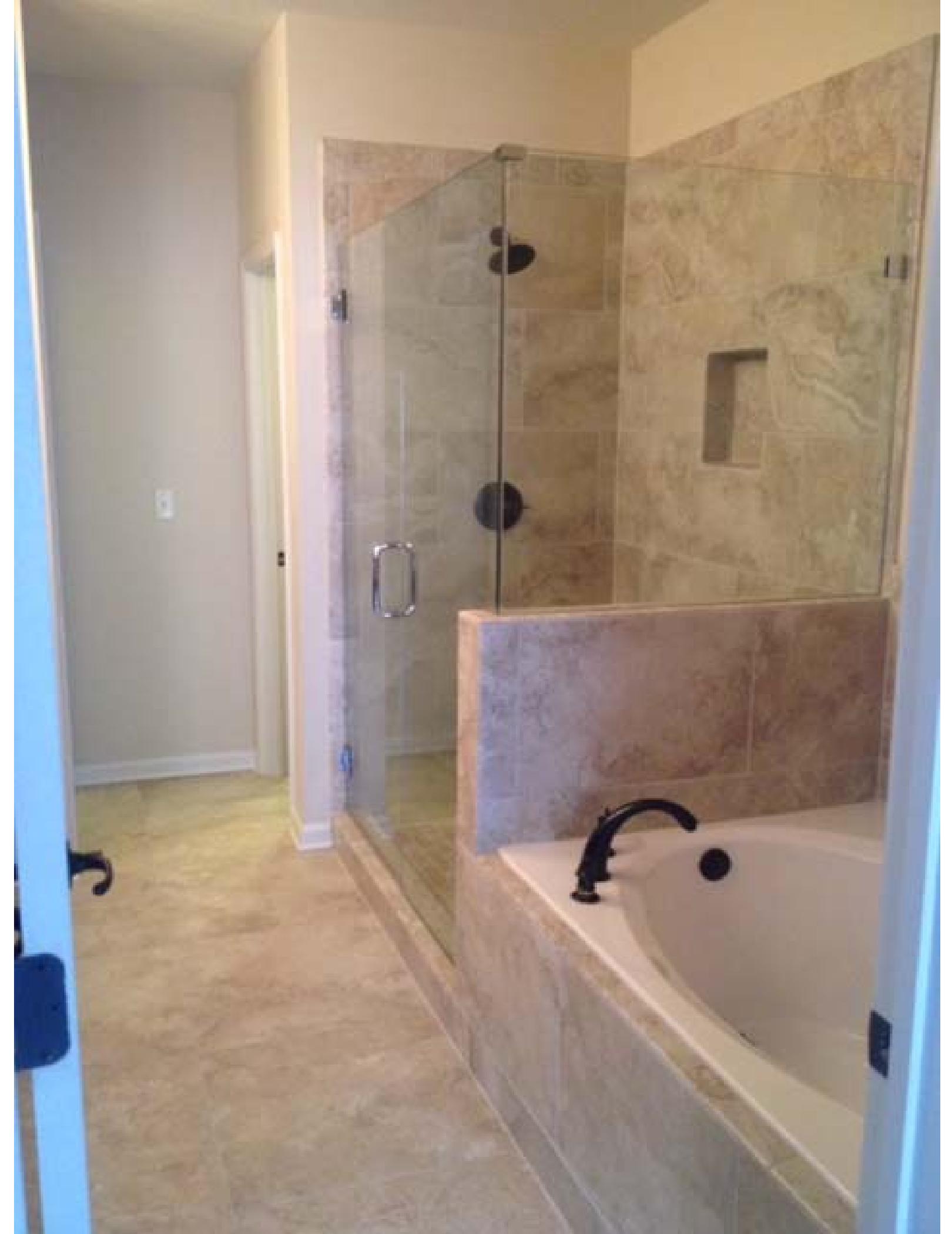
















20

Private  
Residence

Private  
Residence









SIGNIFICANT TREES ON-SITE		
NO	TYPE	SIZE
1	PINE	22
2	SWEETGUM	22
3	SWEETGUM	18
4	PINE	16
5	SWEETGUM	22
6	POPLAR	30
7	WATER OAK	25
8	RED MAPLE	18/15/24/10/6
9	POPLAR	22
10	POPLAR	25
11	OAK	24
12	POPLAR	20
13	POPLAR	22
14	WATER OAK	18
15	SWEETGUM	18
16	OAK	26
17	RED MAPLE	27
18	RED MAPLE	22
19	POPLAR	18
20	HARDWOOD	20
21	POPLAR	23
22	POPLAR	22
23	RED MAPLE	28
24	RED MAPLE	24
25	POPLAR	27
26	OAK	33
27	POPLAR	19
28	PINE	25
29	PINE	18
30	PINE	20
31	SWEETGUM	23
32	PINE	21
33	PINE	20
34	WATER OAK	16
35	SWEETGUM	16
36	WATER OAK	18
37	PINE	24
38	PINE	19
39	PINE	28
40	PINE	27
41	PINE	20
42	RED MAPLE	22
43	RED MAPLE	22
44	POPLAR	19
45	RED MAPLE	19
46	RED MAPLE	13
47	RED MAPLE	24
48	POPLAR	20/18
49	POPLAR	23

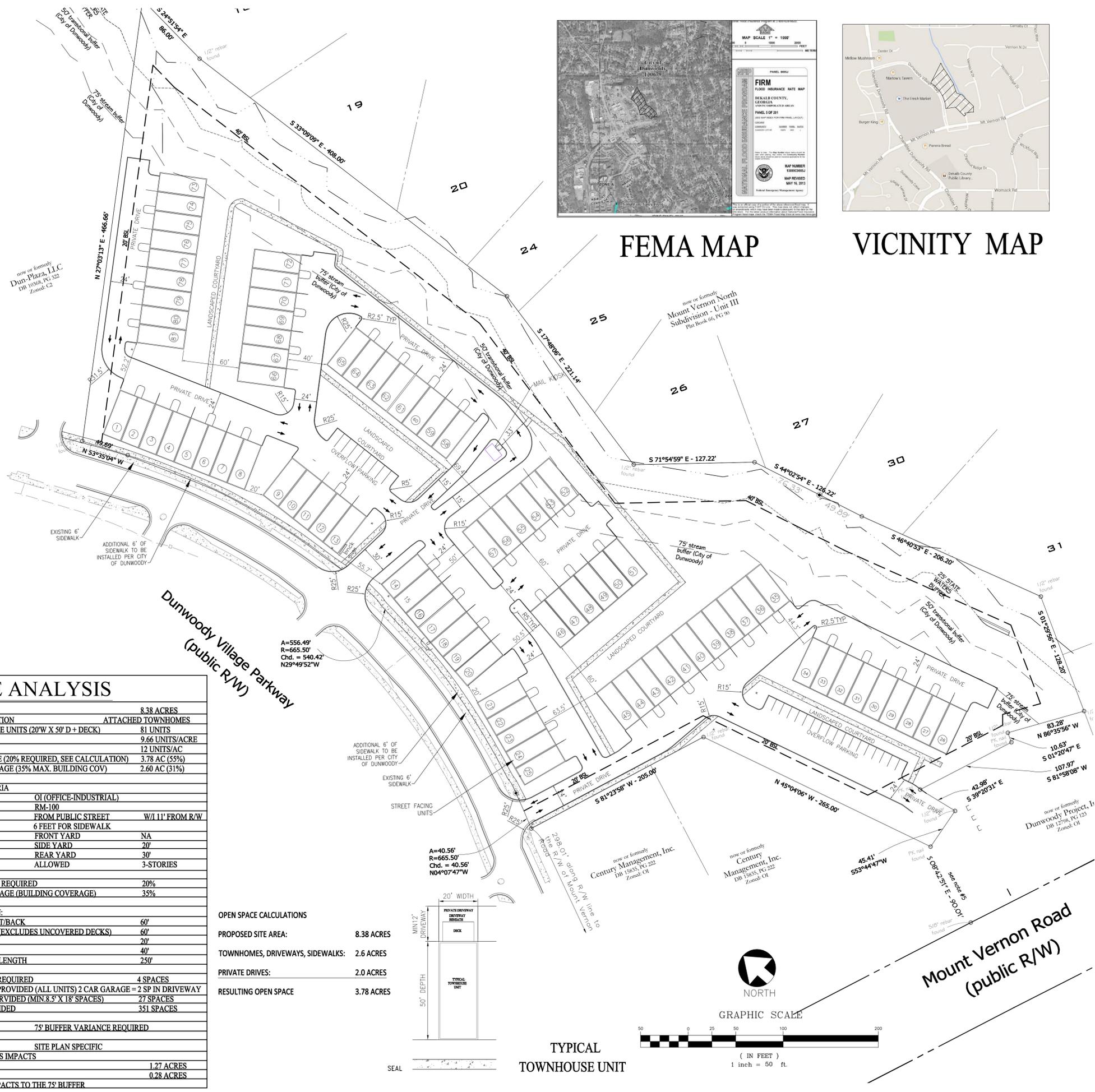
- PLAN NOTES:**
1. SURVEY INFORMATION TAKEN FROM AS-BUILT SURVEY BY ESSENTIAL ENGINEERING SERVICES OCTOBER 2014, AS PROVIDED BY CLIENT. TREE INVENTORY PROVIDED BY TERRABUILD, USA, DATED 11-13-2014.
  2. CURRENT ZONING: O-1  
PROPOSED ZONING: RM-100
  3. PROPERTY IS LOCATED BETWEEN ON DUNWOODY VILLAGE PARKWAY, JUST NORTH OF MT. VERNON ROAD, LAND LOT 366, 18TH DISTRICT, CITY OF DUNWOODY, DEKALB COUNTY, GEORGIA.  
TAX PARCEL ID: 1836606061 & 1836606065  
EXISTING BUILDINGS EXIST ON-SITE WITH THE FOLLOWING ADDRESSES: 1530, 1532, 1534 & 1536 VILLAGE PARKWAY, DUNWOODY GA 30338.
  4. SITE AREA = 8.38 ACRES+
  5. APPLICANT/DEVELOPER:

CYPRESS COMMUNITIES, LLC  
2970 PEACHTREE ROAD SUITE 850  
ATLANTA, GA. 30305

OWNER INFORMATION:  
CQ DUNWOODY VILLAGE COURT, LLC  
7390 MCGINNIS FERRY ROAD, SUITE 200  
SUWANEE, GA. 30024

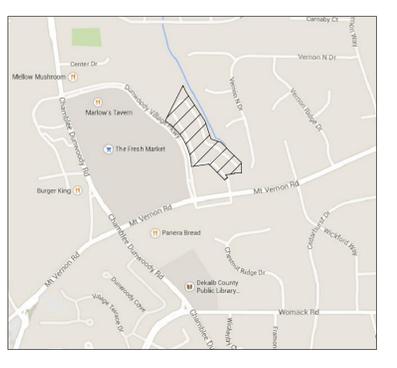
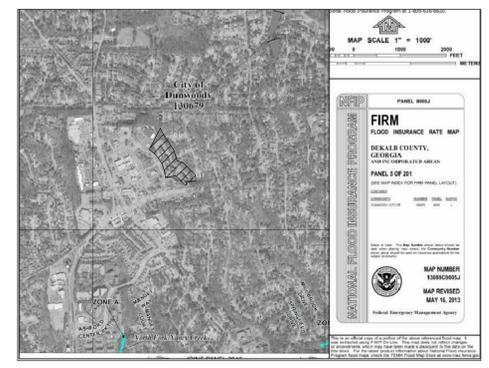
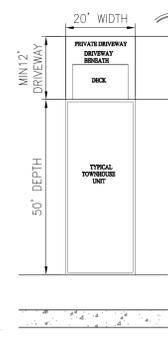
ENGINEER:  
TERRABUILD USA, INC.  
PO BOX 601  
LILBURN, GA 30048

6. BY GRAPHIC PLOTTING ONLY, THIS SITE IS NOT WITHIN THE LIMITS OF A 100 YR FLOOD HAZARD AREA PER FIRM PANELS 13089C0012J LAST REVISED MAY 16, 2013. THIS SITE IS WITHIN ZONE "X".
7. THE SITE CURRENTLY CONTAINS 4 BUILDINGS WITH ASSOCIATED DRIVES/PARKING/ETC. ALL BUILDINGS/DRIVES/PARKING TO BE REMOVED TO CONSTRUCT THE PROPOSED SINGLE FAMILY TOWNHOUSE DEVELOPMENT.
8. PROPOSED SITE TO BE RE-DEVELOPED WITH SINGLE FAMILY TOWNHOUSE UNITS. TOWNHOMES TO BE SOLD IN FEE-SIMPLE (FOUNDATION OF EACH UNIT). ALL OTHER AREA TO BE OWNED/MAINTAINED BY MANDATORY HOMEOWNERS ASSOCIATION.
9. ALL ON-SITE PRIVATE DRIVES TO BE 24' BACK OF CURB TO BACK OF CURB AS DELINEATED ON PLANS. ALL DRIVEWAYS TO TOWNHOUSE UNITS TO BE A MIN. OF 12 FEET IN LENGTH FROM BACK OF PROPOSED CURB TO FACE OF GARAGE DOORS. SUBDIVISION WILL NOT BE GATED AND WILL HAVE TWO MAIN ENTRANCES AND A THIRD ENTRANCE FOR ACCESS. PEDESTRIAN ACCESS TO BE ACCOMMODATED AT ALL ENTRANCES.
10. DEVELOPER TO REMOVE (1.27 AC) OF EXISTING CURBING, ASPHALT THAT IS PRESENTLY WITHIN THE 75' UNDISTURBED BUFFER. THE DEVELOPMENT WILL IMPACT (0.28 AC) OF THE 75' UNDISTURBED BUFFER. THIS WILL RESULT IN A 78% DECREASE IN IMPACTS TO THE 75' UNDISTURBED BUFFER.
11. SIDEWALKS TO BE PROVIDED AS FOLLOWS:
  - a. 5' SIDEWALK TO BE LOCATED WITHIN THE TOWNHOME DEVELOPMENT.
  - b. 6' OF ADDITIONAL SIDEWALK ALONG THE FRONTAGE OF DUNWOODY VILLAGE PARKWAY. THIS SIDEWALK WILL BE ADJACENT TO AN EXISTING 6' SIDEWALK THAT WAS RECENTLY INSTALLED BY THE CITY OF DUNWOODY. THE TOTAL SIDEWALK WIDTH WILL BE 12 FEET.
12. THERE ARE BUFFERED STATE WATERS ALONG THE NORTHEAST PROPERTY BOUNDARY. THE STREAM IS AN UN-NAMED TRIBUTARY THAT FLOWS INTO BALL MILL CREEK.
13. WATER & SEWER SERVICE TO BE PROVIDED BY DEKALB COUNTY. EXISTING UTILITIES TO BE MODIFIED SUBJECT TO FINAL LAYOUT/DESIGN.
14. ALL UTILITIES TO BE UNDERGROUND.
15. NO STORMWATER MANAGEMENT IS PROVIDED FOR THE EXISTING DEVELOPMENT. THE PROPOSED RE-DEVELOPMENT OF THE PROPERTY WILL REQUIRE COMPLIANCE WITH THE CITY OF DUNWOODY STORMWATER REGULATIONS AND WILL LIKELY INCLUDE, ON-SITE UNDERGROUND STORAGE TO PROVIDE CHANNEL PROTECTION VOLUME/ROUTING, PROPRIETARY AND OTHER POTENTIAL STRUCTURAL/NON-STRUCTURAL WATER QUALITY CONTROLS. THE CITY OF DUNWOODY AND CYPRESS COMMUNITIES ARE IN DISCUSSIONS TO COME UP WITH A JOINT PLAN WHERE THE CITY OF DUNWOODY WOULD PROVIDE AN OFF-SITE DETENTION FACILITY TO ACCOMMODATE THE NECESSARY STORMWATER REQUIREMENTS.
16. NO PARKING ANTICIPATED IN SETBACKS (SEE PLAN FOR PARKING LOCATIONS)
17. 81 TOWNHOMES TO BE FEE SIMPLE OWNERSHIP WITH MANDATORY HOA.
18. TRASH TO BE COLLECT WITH HERBIE CURBIE CANS.
19. CENTRAL MAIL KIOSK TO BE PROVIDED



SITE ANALYSIS	
SITE AREA:	8.38 ACRES
PROPOSED CONSTRUCTION	ATTACHED TOWNHOMES
PROPOSED TOWNHOUSE UNITS (20'W X 50' D + DECK)	81 UNITS
DENSITY:	9.66 UNITS/ACRE
MAXIMUM DENSITY	12 UNITS/AC
PROPOSED OPEN SPACE (20% REQUIRED, SEE CALCULATION)	3.78 AC (55%)
PROPOSED LOT COVERAGE (35% MAX. BUILDING COV)	2.60 AC (31%)
<b>RM-100 ZONING CRITERIA</b>	
EXISTING ZONING:	O1 (OFFICE-INDUSTRIAL)
PROPOSED ZONING	RM-100
SETBACKS:	FROM PUBLIC STREET W/11' FROM R/W 6 FEET FOR SIDEWALK
	FRONT YARD NA
	SIDE YARD 20'
	REAR YARD 30'
HEIGHT OF BUILDING:	ALLOWED 3-STORIES
MINIMUM OPEN SPACE REQUIRED	20%
MAXIMUM LOT COVERAGE (BUILDING COVERAGE)	35%
<b>BUILDING SEPERATION:</b>	
FRONT TO FRONT/BACK	60'
BACK TO BACK (EXCLUDES UNCOVERED DECKS)	60'
SIDE TO SIDE	20'
FRONT TO SIDE	40'
MAX BUILDING LENGTH	250'
OFF STREET PARKING REQUIRED	4 SPACES
OFF STREET PARKING PROVIDED (ALL UNITS) 2 CAR GARAGE = 2 SP IN DRIVEWAY	27 SPACES
ON-STREET PARKING PROVIDED (MIN. 8.5' X 18' SPACES)	351 SPACES
TOTAL PARKING PROVIDED	351 SPACES
VARIANCES:	75' BUFFER VARIANCE REQUIRED
<b>STREAM BUFFER SITE PLAN SPECIFIC</b>	
75' BUFFER IMPERVIOUS IMPACTS	
EXISTING:	1.27 ACRES
PROPOSED:	0.28 ACRES
78% REDUCTION IN IMPACTS TO THE 75' BUFFER	

OPEN SPACE CALCULATIONS	
PROPOSED SITE AREA:	8.38 ACRES
TOWNHOMES, DRIVEWAYS, SIDEWALKS:	2.6 ACRES
PRIVATE DRIVES:	2.0 ACRES
RESULTING OPEN SPACE	3.78 ACRES



FEMA MAP

VICINITY MAP

CYPRESS COMMUNITIES, LLC

2970 PEACHTREE ROAD, SUITE 850 ATLANTA, GEORGIA 30305

PROJECT  
DUNWOODY VILLAGE TOWNHOMES

LL 366, 18TH DISTRICT, CITY OF DUNWOODY, DEKALB COUNTY, GA

TerraBuild PROJECT NO. E14026

P.O. BOX 601  
Lilburn, Georgia 30048  
Office: 770.900.7619, Fax: 770.783.5856  
www.TerraBuildUSA.com



NOT VALID WITHOUT SIGNATURE AND DATE  
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DESIGNED BY  
DRAWN BY  
CHECKED BY  
APPROVED BY  
NOV 24, 2014

REVISIONS  
DRAWING TITLE

CONCEPT SKETCH

DRAWING NUMBER  
C-1

ENVISION PLAN DESIGN BUILD MANAGE TerraBuild USA, Inc.





# THE BROWNSTONES AT DUNWOODY

Elegant Townhome Specifications • Features • Allowances

Presented By  
CYPRESS COMMUNITIES

11/14

## E XTERIOR FEATURES

All Sides Brick (per plan)  
Garage door with two openers (Rear Entry—Garage--Carriage Doors)  
Slate Deck with privacy partition and black decorative pickets  
20 Year Chalet Shadow Dimensional Shingles  
Gas Line Stubbed for Outdoor Grilling Area  
Boricare Termite Treatment – Limited Lifetime Warranty

## I NTERIOR FEATURES

Professional Interior Design service provided for your design selections (Two hours design time)  
10' ceilings first floor/9' second floor (per plan)  
Interior doors: 6'8" first floor with transoms and 6'8" second floor  
Tray/Vaulted Ceilings (per plan)  
Smooth Ceilings Both Floors  
Stairs have a volute newel with stained handrail and wrought iron balustrades  
2 piece Crown Molding: Foyer/Dining room/Living Room  
4" Crown – Owners Suite  
Fold down stairs to attic  
Brushed Chrome Levers  
Fireplace with gas starter  
Honed Travertine fireplace front with custom mantle, Travertine is flush with floor  
Finished Basement Included with additional bedroom/office and full bath  
Interior Paint Duron -- One overall color  
Paint Color Change in one room  
One Trim Color  
Ceiling Color – Wall Color or Trim Color

## C USTOM GOURMET KITCHEN FEATURES

Stained or painted and glazed cabinets in kitchen, custom designed with decorative cabinet pulls  
Granite Countertops  
Recessed cans  
Glass or Tumbled Marble Backsplash  
Stainless steel under mount sink with Delta Stainless Steel Faucet  
Garbage disposal  
Icemaker hook-up  
Water cut-off all line  
Top grade Stainless Whirlpool appliance package  
(Dishwasher, microwave-hood combo, 30" Oven, 30" 5 burner gas cook top)

All plans to be developed, reviewed & approved by the purchaser  
All specifications & features are subject to change per spec house plan, and at builder's discretion.

Initial X \_\_\_\_\_

## FLOORING FEATURES

Hardwood flooring in foyer, dining room, kitchen, powder room, family room, breakfast room, stairs to upstairs & upstairs hallway (per plan and specification)  
Tile floors in secondary baths  
Large 12"x 12" ceramic tile flooring in the Owner's bath  
Carpet in master bedroom & closet, secondary bedrooms & closets with 6lb pad  
Tile in laundry room

## BATHROOMS

Granite vanities in Owner's Bathroom, powder room and secondary baths  
Raised Vanity in Owner's Bathroom  
Garden Tub in Owner's Bath  
Elongated commodes in all baths  
Exhaust fans in all commode areas  
Delta plumbing fixtures in powder and Owner's bath (8" spreads)  
Delta plumbing fixtures in secondary baths (4" spread)  
Shower Seat/shampoo deck in Owner's Shower  
Ceramic tile surround on shower walls in Owner's bath  
Ceramic tile surrounds on all secondary shower and bath walls  
Matte Chrome shower enclosure in Owner's Bathroom (per plan)

## PLUMBING FEATURES

All water supply lines under fixtures have cut-offs  
Emergency main water cut-off  
Two outdoor spigots – front and deck  
50 gallon water heater

## ELECTRICAL FEATURES

Clothes dryer set for electric  
Cable TV receptacles in all bedrooms and family room  
Two (CAT5) Structured Wiring phone jacks for high speed internet access  
Ceiling fan wiring for dual light/fan switch operation in owner's retreat and family room  
Telephone jacks in all bedrooms, kitchen and family room  
Pre-wired for security system  
Living room wall outlets switched for lamps  
Two sets of exterior flood lights  
Exterior plug on front stoop and deck  
Install 2 ceiling fans  
Dual control heating and cooling units with two separate programmable thermostats for zoned heating and cooling  
Brushed Nickel Lighting Package

All plans to be developed, reviewed & approved by the purchaser  
All specifications & features are subject to change per spec house plan, and at builder's discretion.

Initial X\_\_\_\_\_

## E ENERGY FEATURES

Insulated windows (fold out type)  
Screens for all operable windows on side and rear (per plan)  
Insulation factors: Walls R-13, Ceilings R-30, Basement walls R-13, Garage Ceilings R-30

## L LANDSCAPING

Fully Sodded Yard  
Full Sprinkler system  
Professionally designed landscaping plan with Monthly Lawn Care Program

## W WARRANTY FEATURES

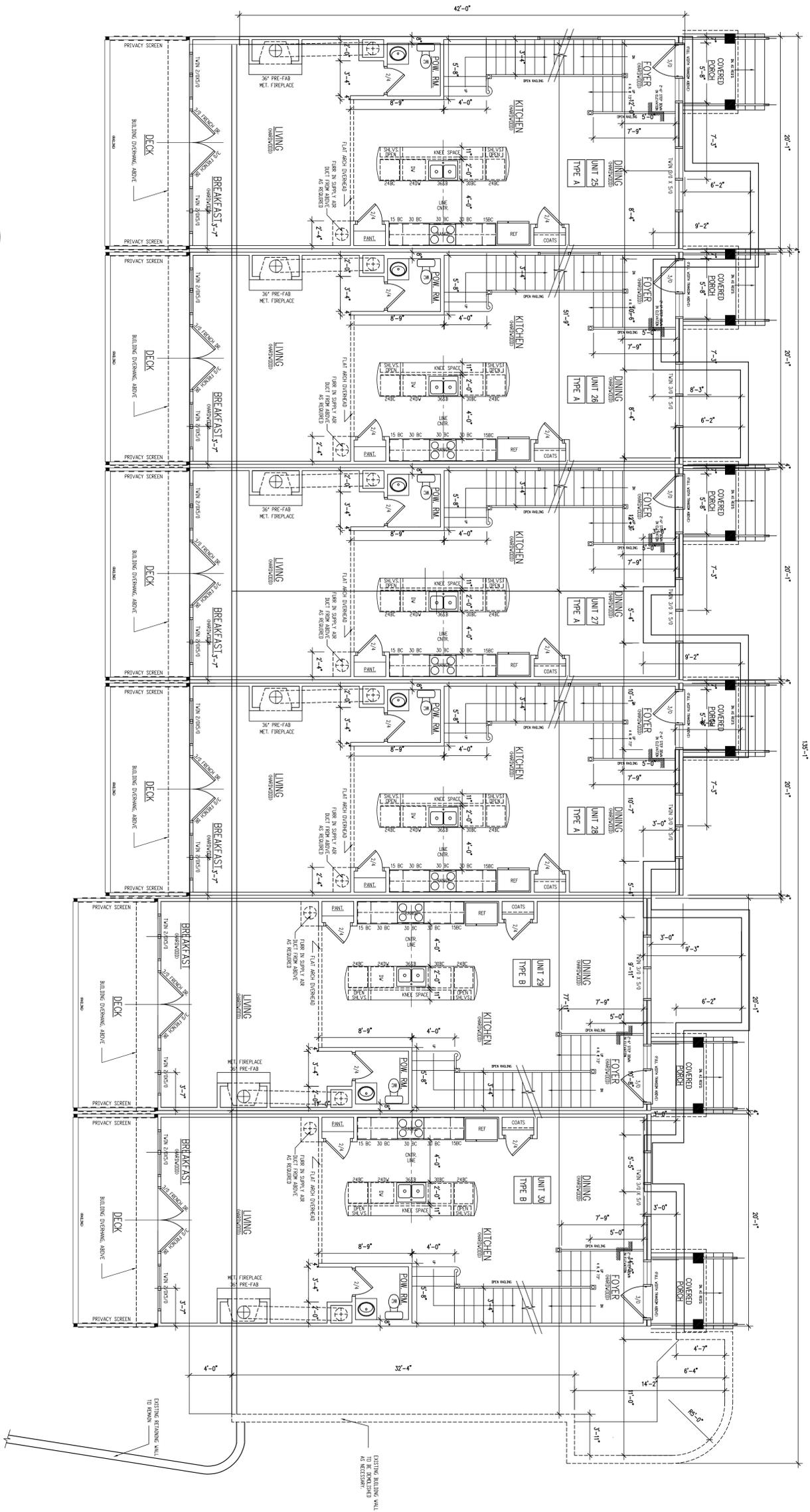
7-day, 24-hour emergency Warranty Service  
Home Builders One Year Limited Warranty  
Post Closing Warranty visits  
Scheduled Warranty  
Service appointments  
Emergency Warranty  
Service Provided After Hours, Weekends and Holidays  
Information for Seasonal Preventative Maintenance

## C CUSTOMER CARE COMMITMENT

Homeowner Manual Review  
Design Review Procedure  
Pre Construction Orientation with Builder  
Frame Stage Walk thru with Builder  
Pre Closing Walk thru with Builder  
Final Walk thru with Builder  
Homeowner Referral Program

All plans to be developed, reviewed & approved by the purchaser  
All specifications & features are subject to change per spec house plan, and at builder's discretion.

Initial X\_\_\_\_\_



1  
 3/16" = 1'-0"  
 BUILDING BLOCK PLAN - BUILDING D

RELEASED FOR CONSTRUCTION



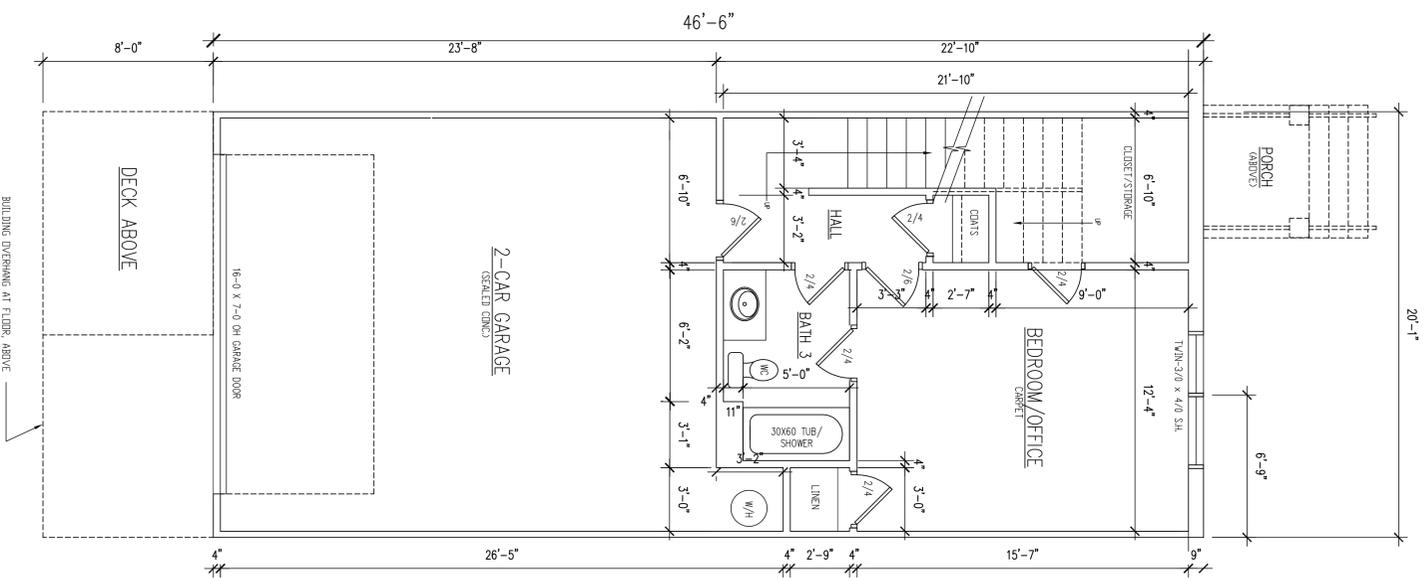
BUILDING  
 BLOCK PLAN  
 BLDG. D  
 A-1.0

SERA II TOWNHOMES  
 BUILDING BLOCK PLAN  
 BUILDING D  
 745 FOUNTAINHEAD LANE, NE  
 ATLANTA, GEORGIA 30324

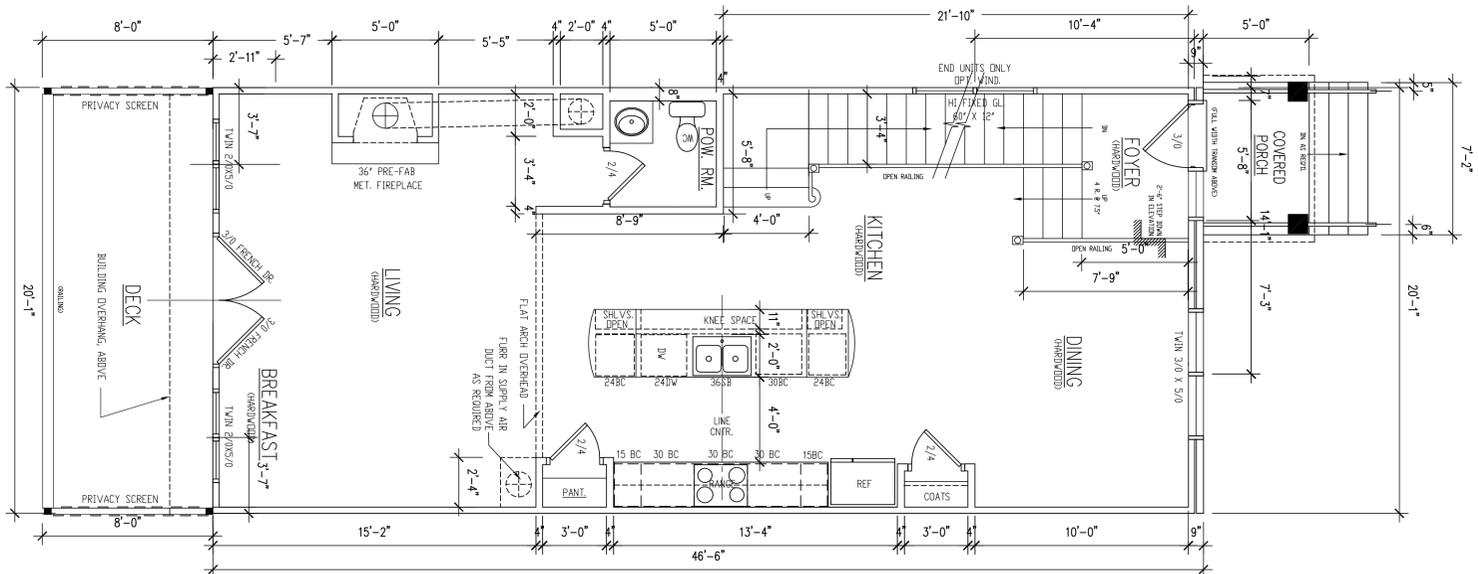
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 Release Date: 06/03/13  
 Revised:  
 Revised:  
 Revised:



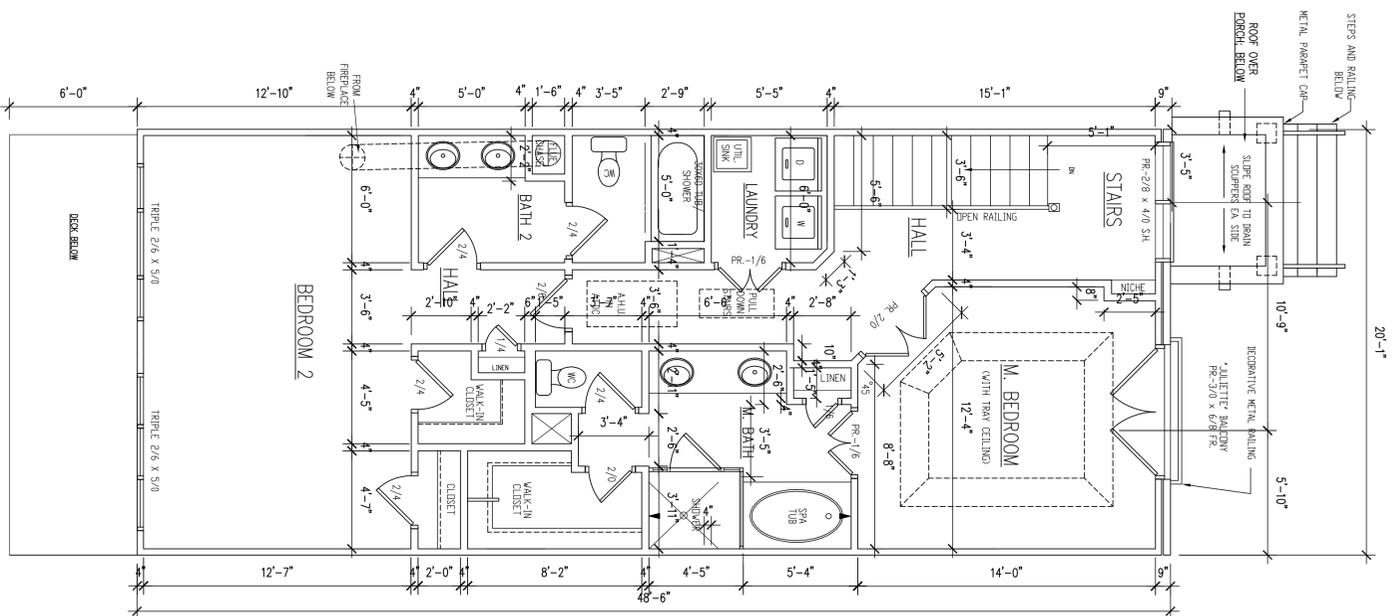
ARCHITECTURES, L.L.C.  
 557 SYCAMORE DRIVE  
 CANTON, GA 30115  
 PH: (678)-978-9716 Email: cfbat@comcast.net  
 C. FRANK BIRDSONG, R.A.



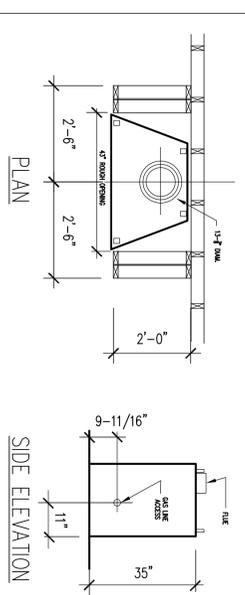
1 TERRACE LEVEL PLAN - UNIT TYPE 'A'  
 1/4" = 1'-0"  
 UNIT TYPE 'B' SIMILAR, OPPOSITE HAND



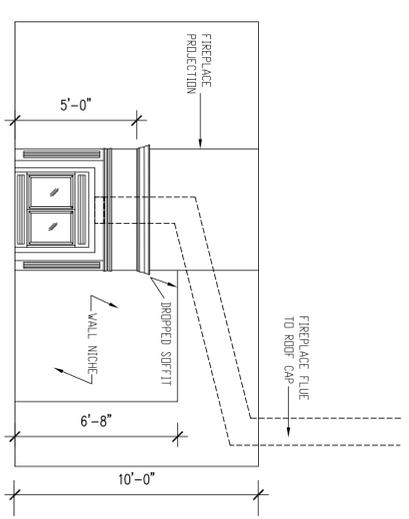
2 MAIN LEVEL PLAN - UNIT TYPE 'A'  
 1/4" = 1'-0"  
 UNIT TYPE 'B' SIMILAR, OPPOSITE HAND



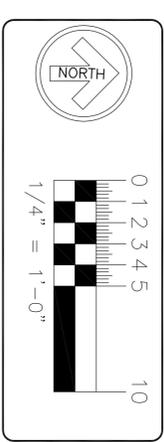
3 UPPER LEVEL PLAN - UNIT TYPE 'A'  
 1/4" = 1'-0"  
 UNIT TYPE 'B' SIMILAR, OPPOSITE HAND



4 FIREPLACE FRAMING DETAILS  
 NO SCALE



3 FIREPLACE ELEVATION  
 NO SCALE



RELEASED FOR CONSTRUCTION

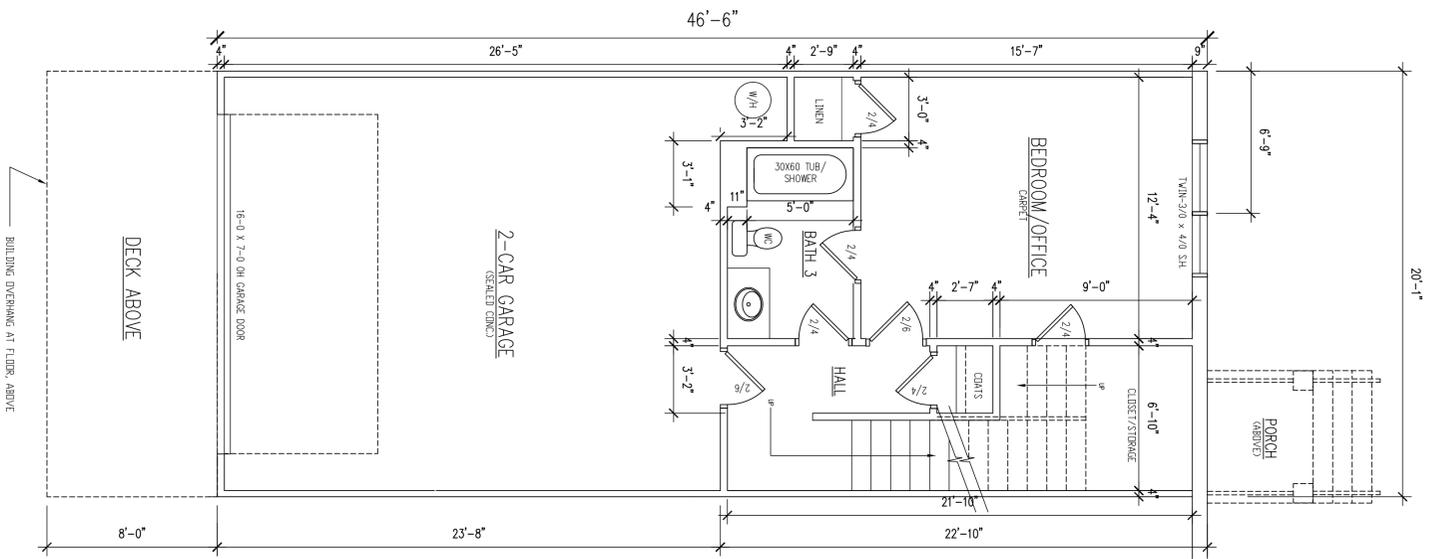
TYPICAL UNIT PLANS  
 BLDG. D  
**A-1.1**

SERA II TOWNHOMES  
 FLOOR PLANS-BLDG. D  
 745 FOUNTAINHEAD LANE, NE  
 ATLANTA, GEORGIA 30324

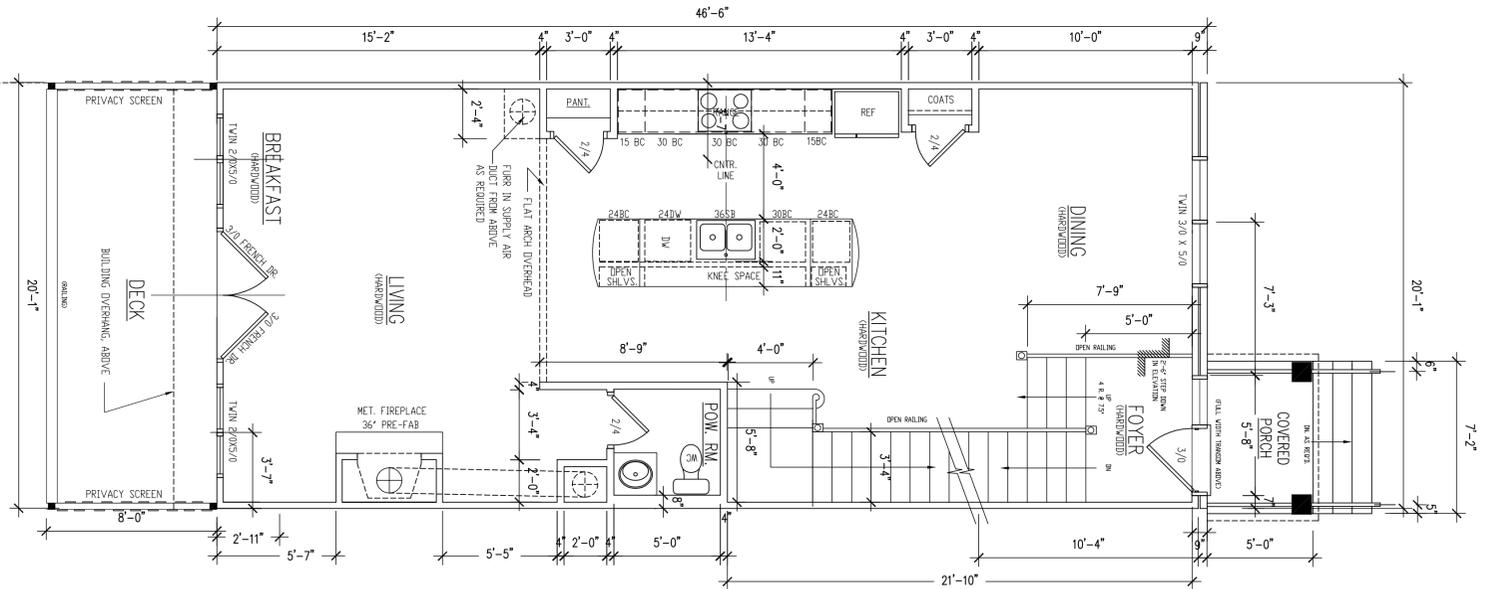
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 Release Date: 06/30/13  
 Revised: \_\_\_\_\_  
 Revised: \_\_\_\_\_  
 Revised: \_\_\_\_\_



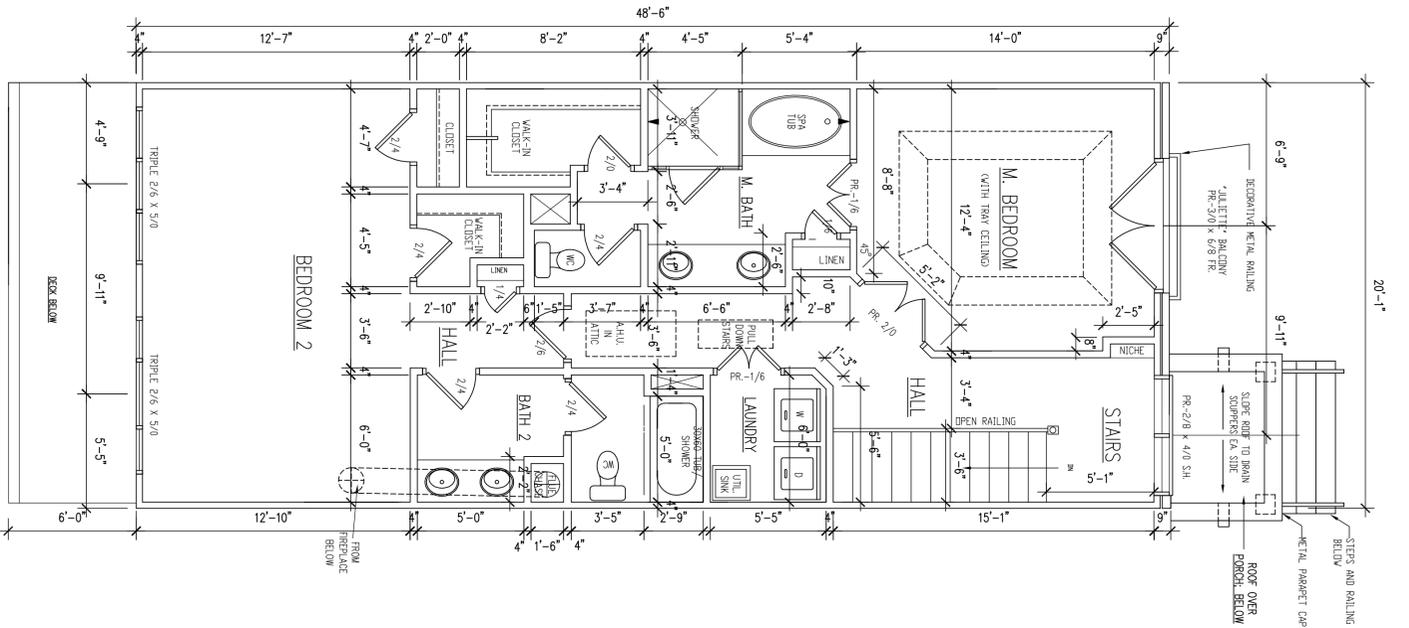
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1 TERRACE LEVEL PLAN - UNIT TYPE 'B'  
1/4" = 1'-0"



2 MAIN LEVEL PLAN - UNIT TYPE 'B'  
1/4" = 1'-0"



3 UPPER LEVEL PLAN- UNIT TYPE 'B'  
1/4" = 1'-0"

MAIN FLOOR: 939 SQ.FT.

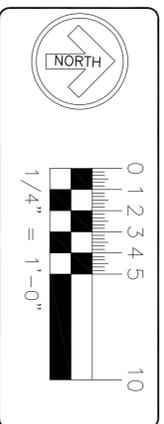
DECK: 158 SQ.FT.

UPPER FLOOR: 972 SQ. FT.

BONUS AREA: 432 SQ.FT.

GARAGE: 479 SQ.FT.

TOTAL HEATED SQ.FT. 2343 SQ.FT.



RELEASED FOR CONSTRUCTION

TYPICAL UNIT  
PLANS  
UNIT B  
**A-1.2**

SERA II TOWNHOMES  
FLOOR PLANS- UNIT B  
BUILDING D  
745 FOUNTAINHEAD LANE, NE  
ATLANTA, GEORGIA 30324

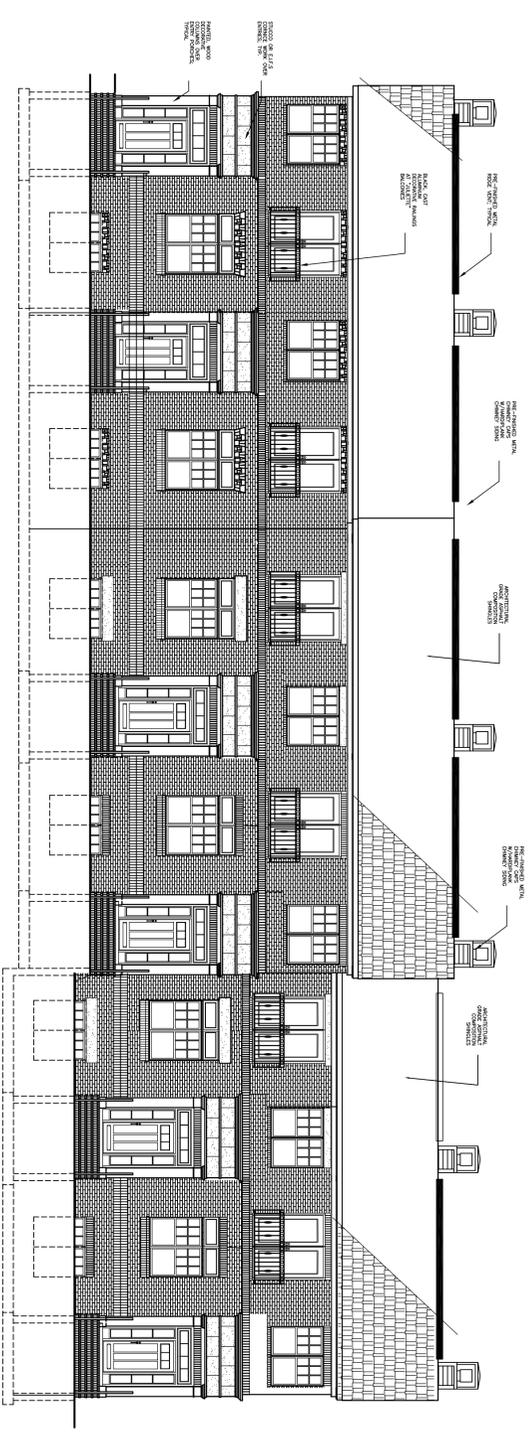
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Release Date: 06/03/13  
Revised: \_\_\_\_\_  
Revised: \_\_\_\_\_  
Revised: \_\_\_\_\_

SEAL

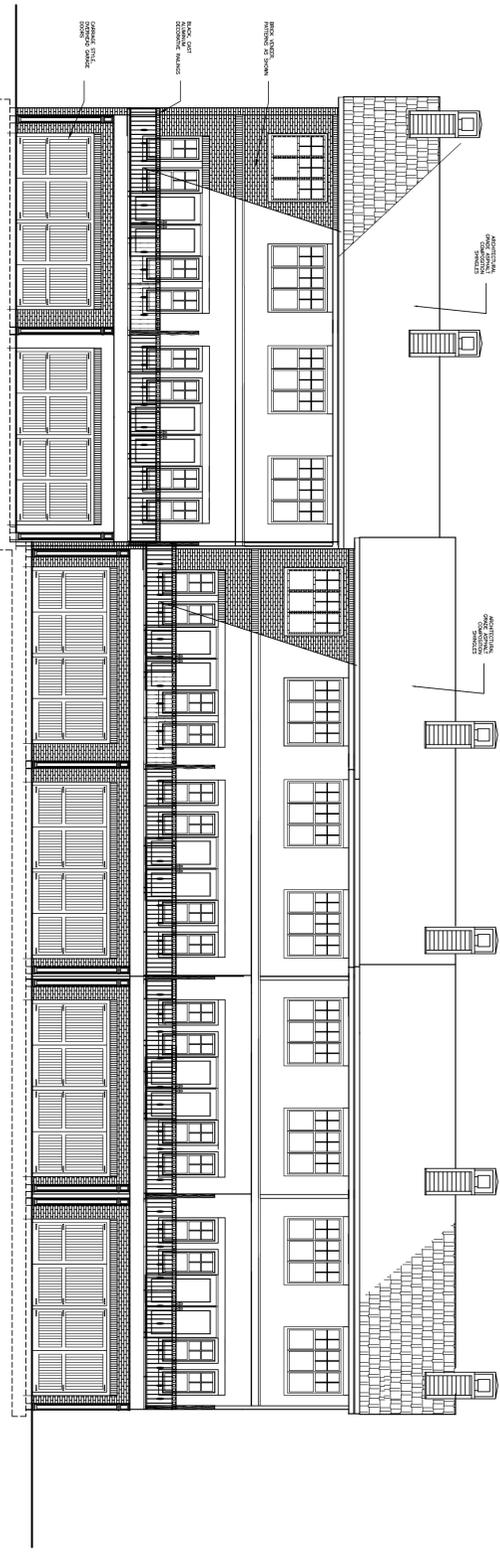


ARCHITECTNIQUES, L.L.C.

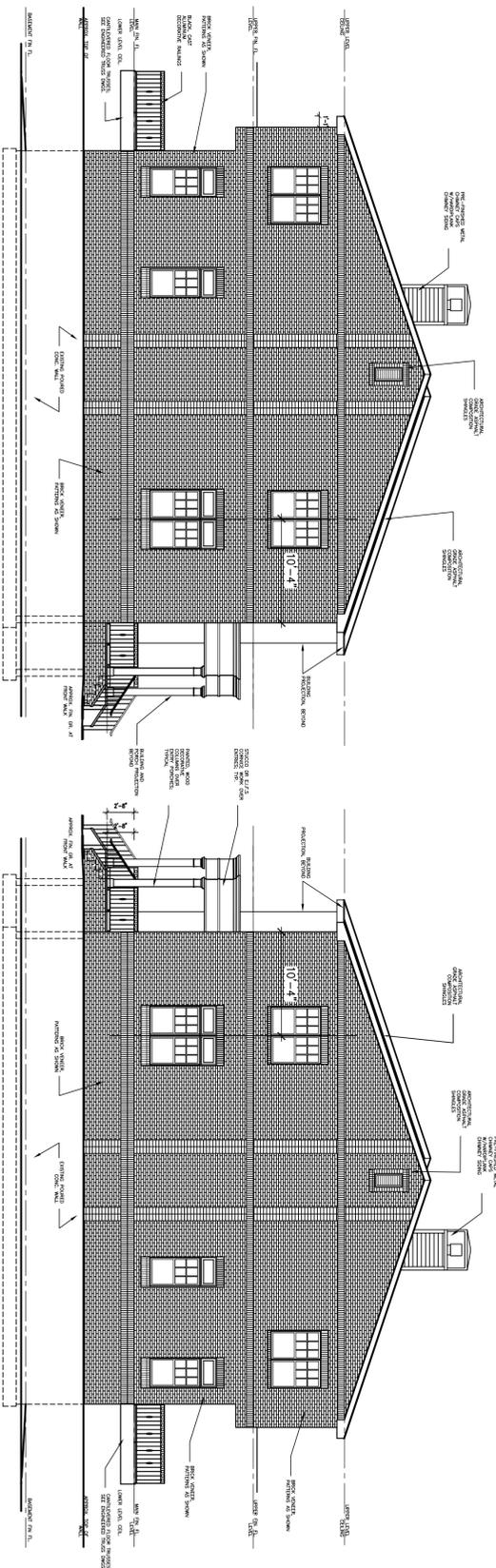
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1 FRONT ELEVATION BUILDING D  
A-3.1



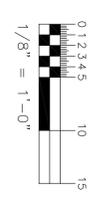
2 REAR ELEVATION BUILDING D  
A-3.2



3 NORTH ELEVATION BUILDING D  
A-3.3

4 SOUTH ELEVATION BUILDING D  
A-3.4

RELEASED FOR CONSTRUCTION



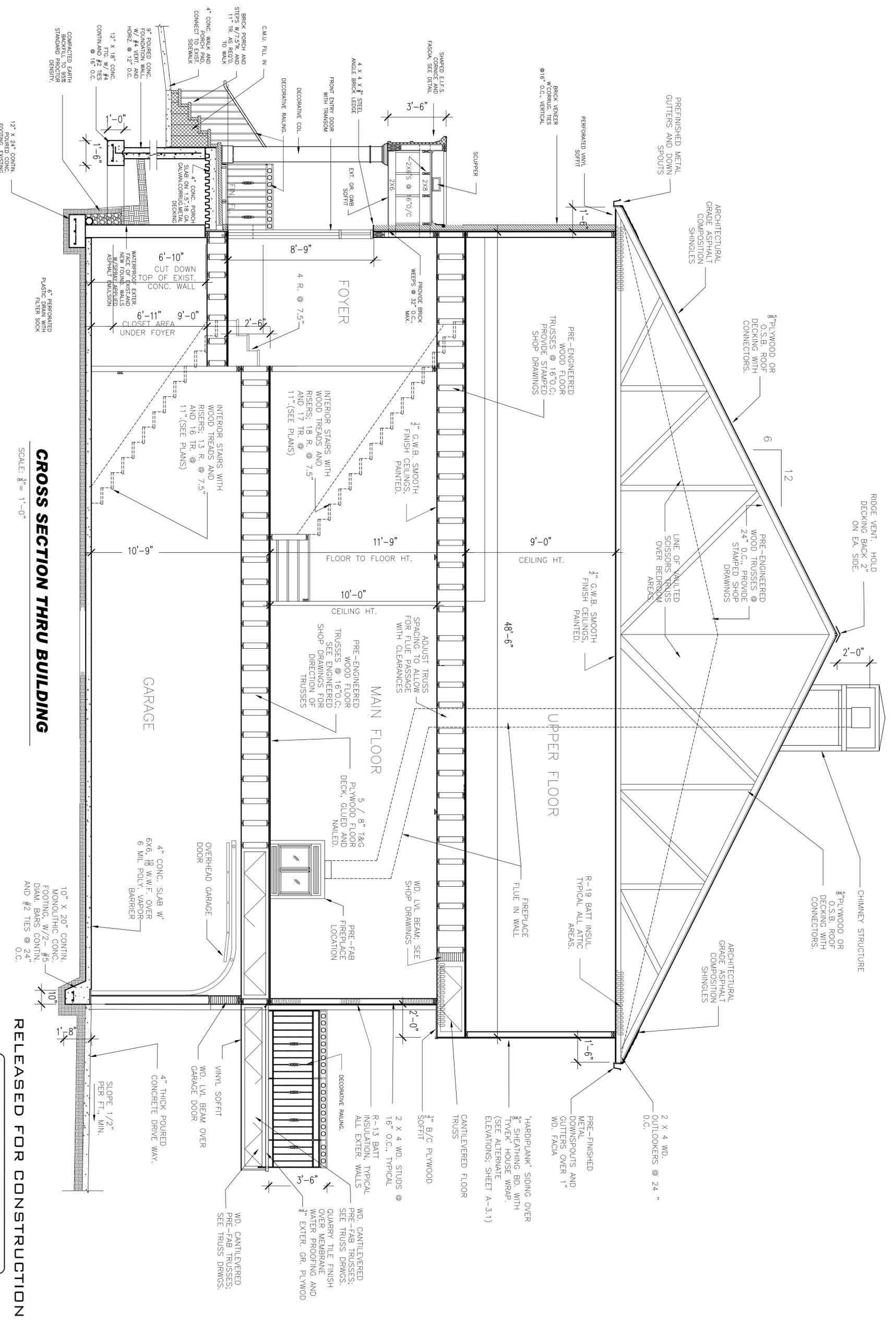
BUILDING ELEVATIONS  
BLDG. D  
A-3.0

SERA II TOWNHOMES  
ELEVATIONS-BUILDING D  
745 FOUNTAINHEAD LANE, NE  
ATLANTA, GEORGIA 30324

Project No.: AR 464D  
Release Date: 06/03/13  
Revised: \_\_\_\_\_  
Revised: \_\_\_\_\_  
Revised: \_\_\_\_\_



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BUILDING CROSS SECTION  
**A-4.0**

SERA II TOWNHOMES - BLDG. D  
 BUILDING CROSS SECTION  
 745 FOUNTAINHEAD LANE, NE  
 ATLANTA, GEORGIA 30324

Project No.: AR 464D  
 Release Date: 06/03/13  
 Revised: \_\_\_\_\_  
 Revised: \_\_\_\_\_  
 Revised: \_\_\_\_\_



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