

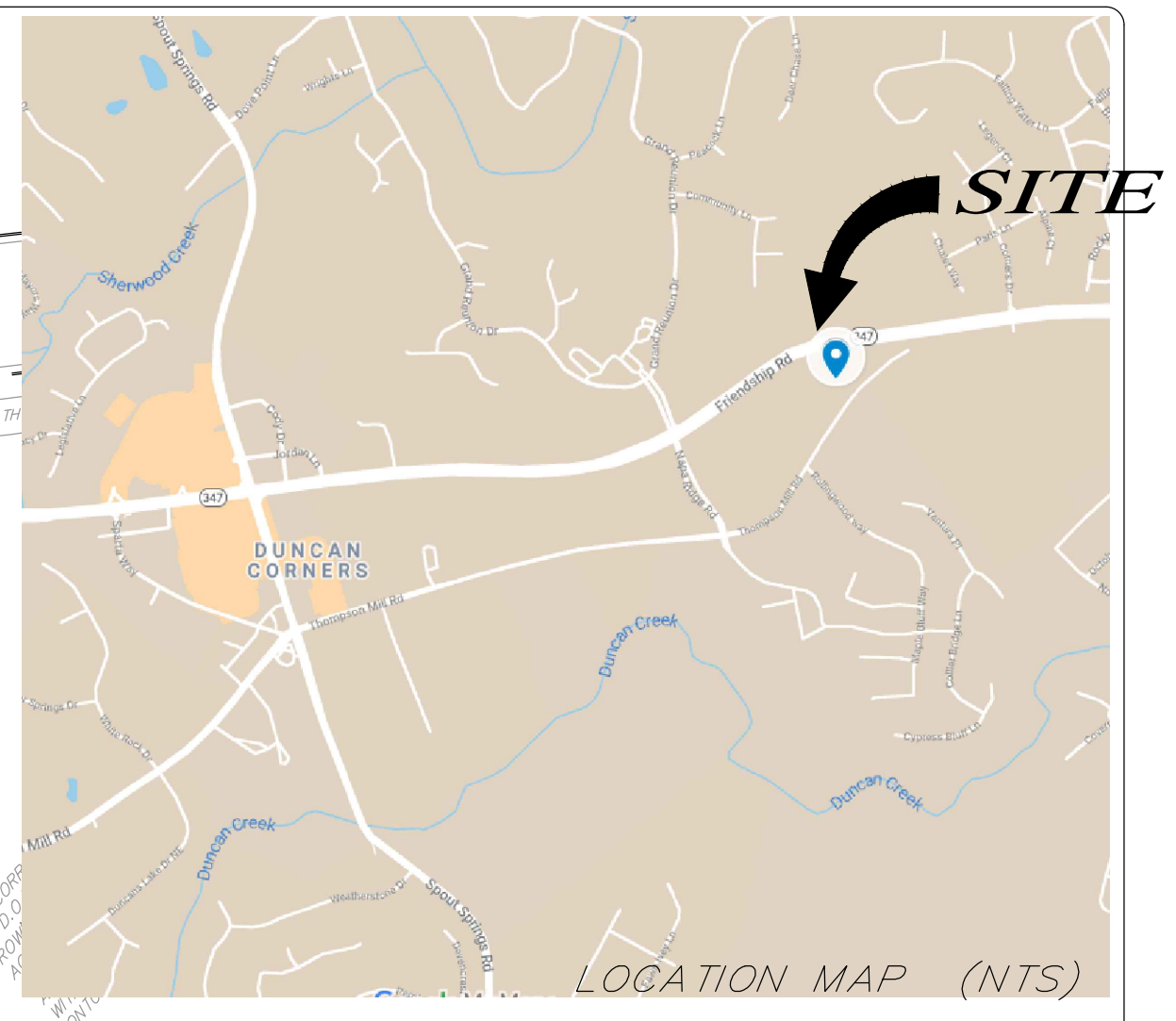
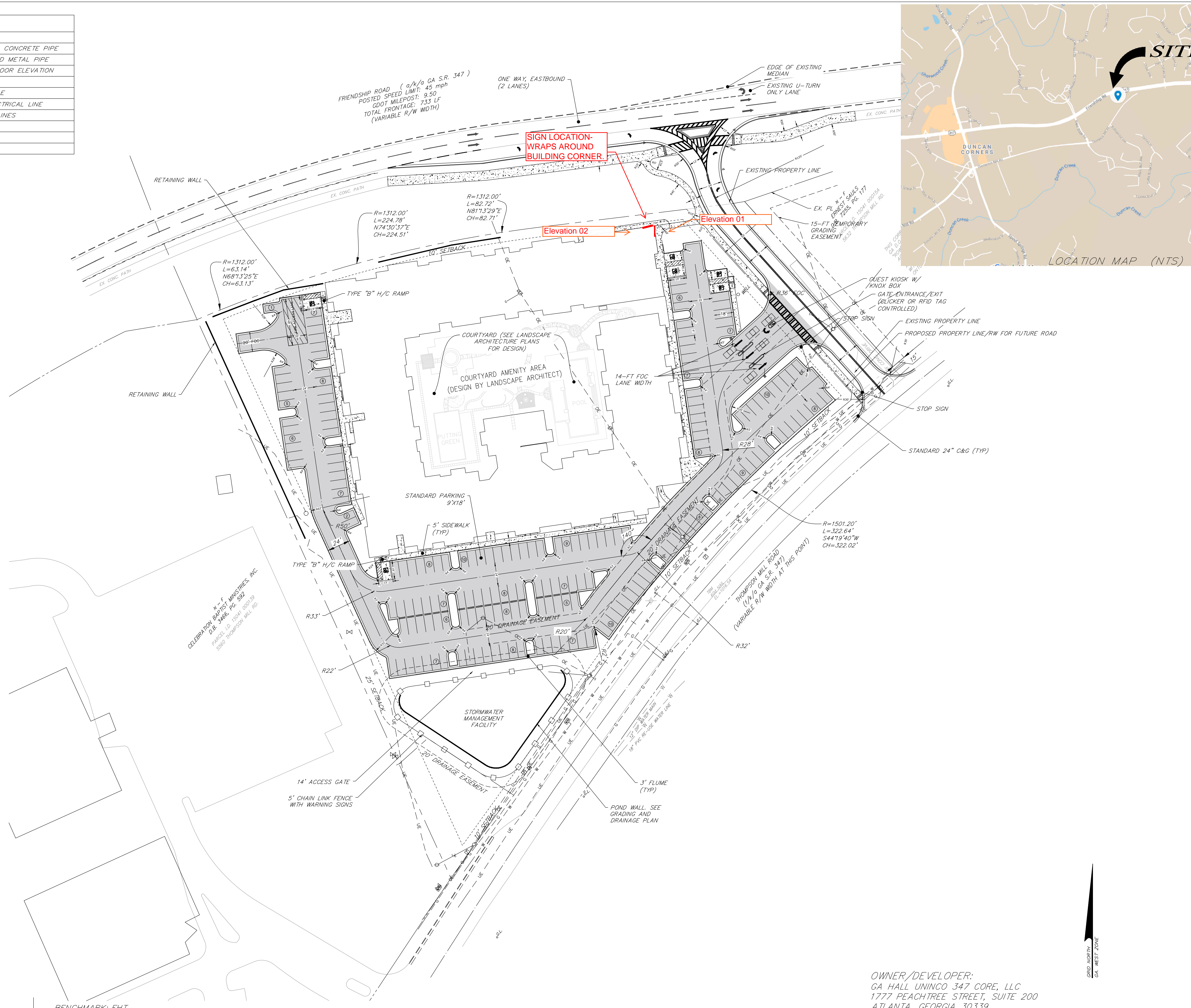
LEGEND			
⊕	P.P. - POWER POLE	⊕	C.B. - CATCH BASIN
⊕	L.P. - LIGHT POLE	—	R.C.P. - REINFORCED CONCRETE PIPE
⊕	F.H. - FIRE HYDRANT	—	C.M.P. - CORRUGATED METAL PIPE
⊕	M.H. - SANITARY SEWER MANHOLE	—	F.F.E. - FINISHED FLOOR ELEVATION
⊕	W.M. - WATER METER	•	W.V. - WATER VALVE
⊕	G.M. - GAS METER	⊕	TELEPHONE MANHOLE
—	TYPE OF FENCE	—	UNDERGROUND ELECTRICAL LINE
⊕	J.B. - JUNCTION BOX	—	OVERHEAD POWER LINES
⊕	D.I. - DROP INLET / YARD INLET	—	HW - HEADWALL
—	UNDERGROUND TELEPHONE LINE	⊕	POWERBOX
—	GAS LINE	—	WATER LINE

**GENERAL SITE NOTES:**

- TOTAL SITE AREA = 5.77 ACRES
- TOTAL DISTURBED AREA = 7.2 ACRES
- TOTAL NUMBER OF PROPOSED LOTS = 1 LOT
- AMENITY AREA PACKAGE TO BE PERMITTED AND APPROVED UNDER A SEPARATE PERMIT.
- OWNER: GA HALL UNINCO 347 CORE, LLC  
1777 PEACHTREE STREET, SUITE 200  
ATLANTA, GEORGIA 30339  
(404)969-5367
- 24-HOUR CONTACT: DAVE LOEFFEL  
(404)969-5367
- ZONING = PCD
- SEE LANDSCAPE ARCHITECTURE PLAN FOR COURTYARD DESIGN.
- PARKING COUNTS:
  - TOTAL PARKING: 199
  - STANDARD PARKING: 193
  - ADA ACCESSIBLE PARKING: 6
- UNIT COUNT: 152
- ALL LIGHTING TO BE LOW-LEVEL AND NON-SPILL
- ALL SIGNS TO BE PERMITTED SEPARATELY

**AREA COVERAGE:**  
 TOTAL SITE AREA ~ 251,469 S.F. (5.77 AC.)  
 TOTAL IMPERVIOUS ~ 145,233.12 S.F.  
 PERCENT IMPERVIOUS ~ 57.75%

**BREAKDOWN:**  
 BUILDING ~ 67,292 S.F.  
 ASPHALT ~ 72,803.5 S.F.  
 SIDEWALK ~ 5,137.62 S.F.



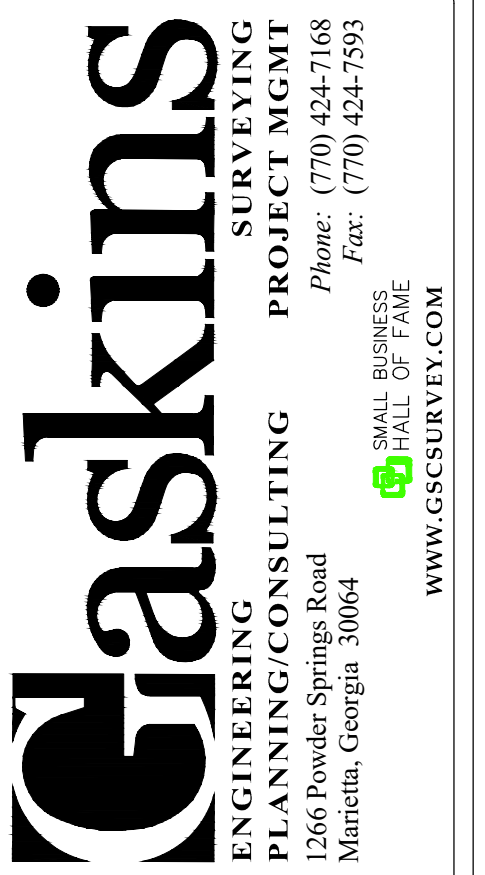
BENCHMARK: FHT  
ELEV. = 1018.97  
TOP OF FIRE HYDRANT  
LOCATED ON THOMPSON MILL ROAD

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130343, MAP NUMBER # 13139.C.0378.F DATED SEPTEMBER 9, 2006

THIS PLAN IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/33,518; ANGULAR ERROR: 4.2" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAN: 1/136,378. MATTERS OF TITLE ARE EXCEPTED.

OWNER/DEVELOPER:  
 GA HALL UNINCO 347 CORE, LLC  
 1777 PEACHTREE STREET, SUITE 200  
 ATLANTA, GEORGIA 30339  
 (404)969-5367

24 HR. PHONE & EMERGENCY CONTACT:  
 DAVE LOEFFEL  
 (404)969-5367

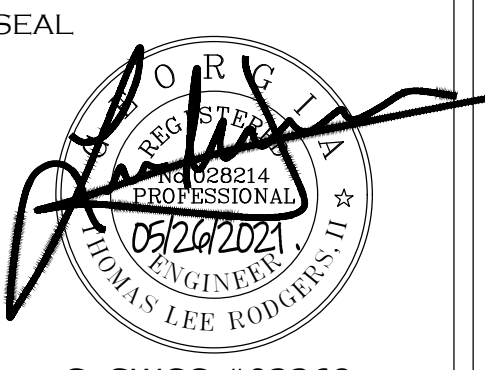


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**CHATEAU SENIOR LIVING APARTMENTS**  
 THOMPSON MILL ROAD  
 HOUGHTON, GA 30548  
 HALL COUNTY, GEORGIA  
 ZONED PCD

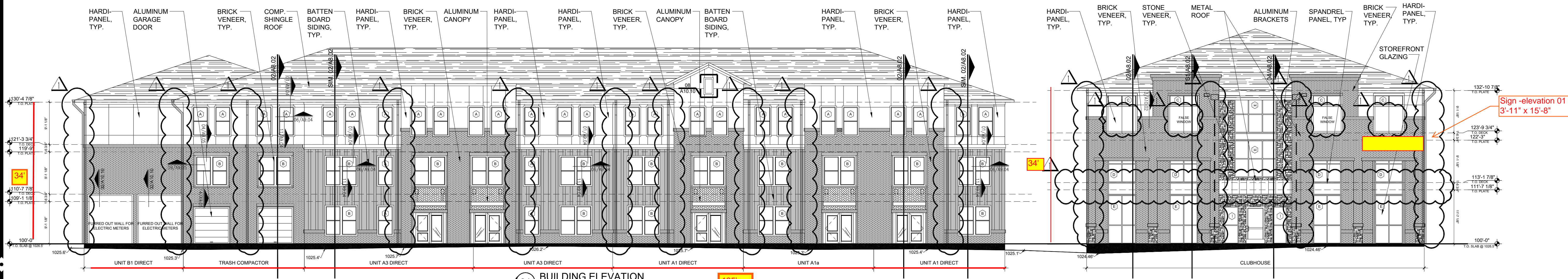
REVISIONS		
REV.	DATE	REVISION REFERENCE:
1		
2		
3		
4		
5		
6		
7		
8		
9		

SHEET TITLE  
**PRELIMINARY PLAT**

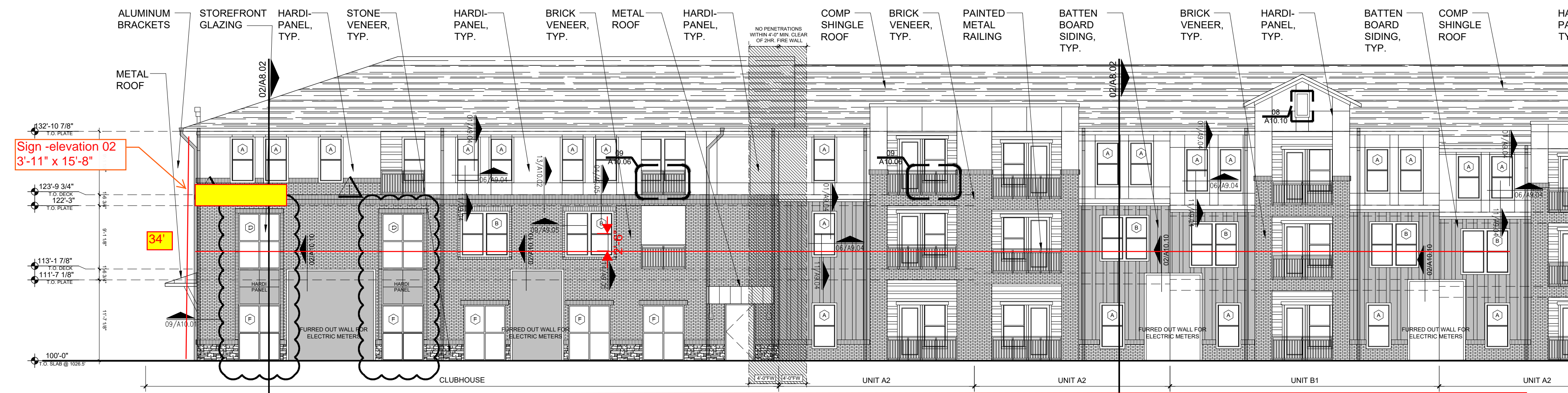


GaSWCC #02368	
PROJECT I.D. 1907033	FIELD BOOK N/A
DRAWN BY ACC	CHECKED BY AGJ
SCALE 1"=50'	ISSUE DATE 04/27/2021
SHEET NUMBER 4	

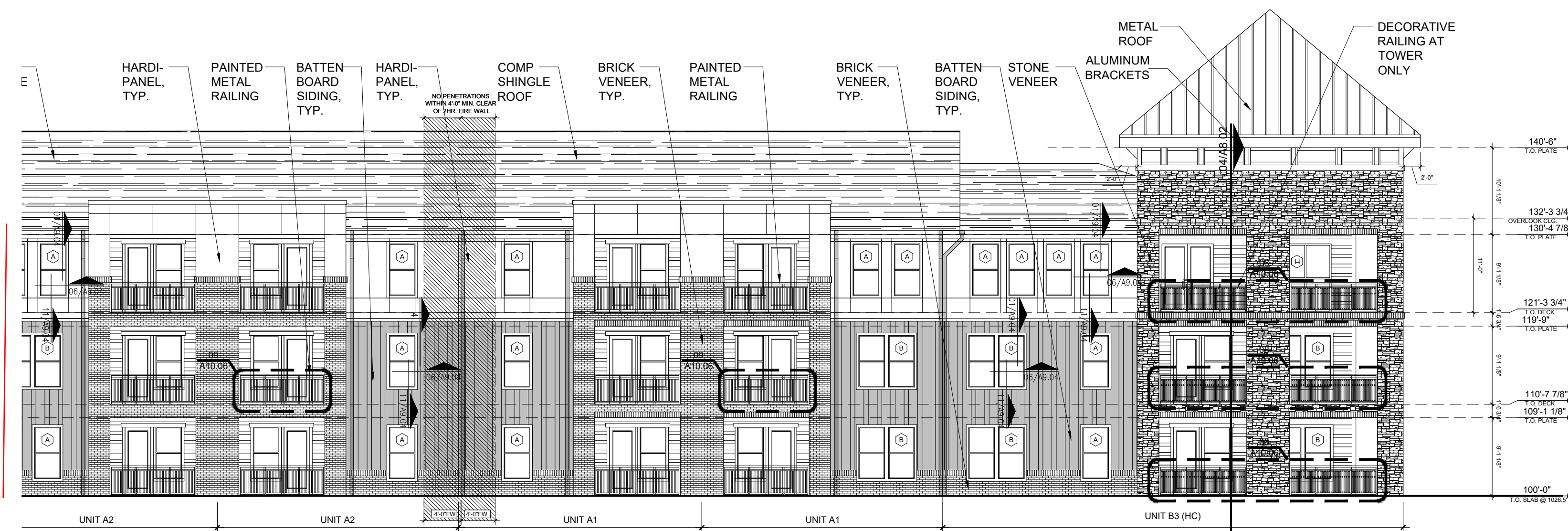




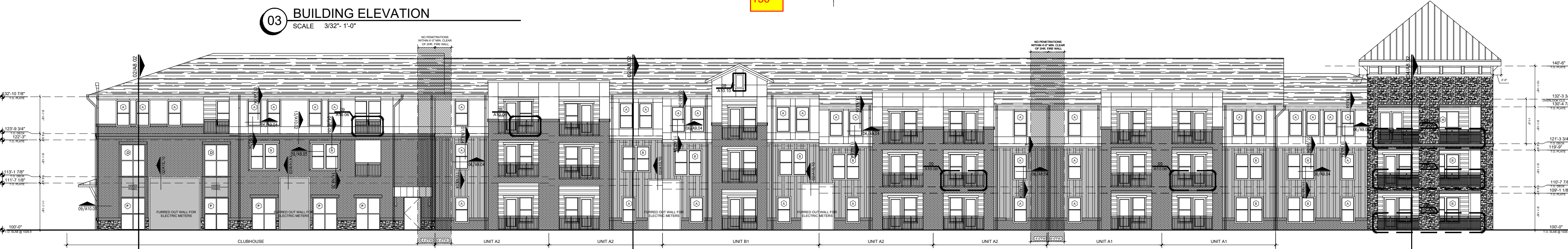
01 BUILDING ELEVATION  
 SCALE 3/32" = 1'-0" 135'



02 BUILDING ELEVATION  
 SCALE 3/32" = 1'-0" 190'



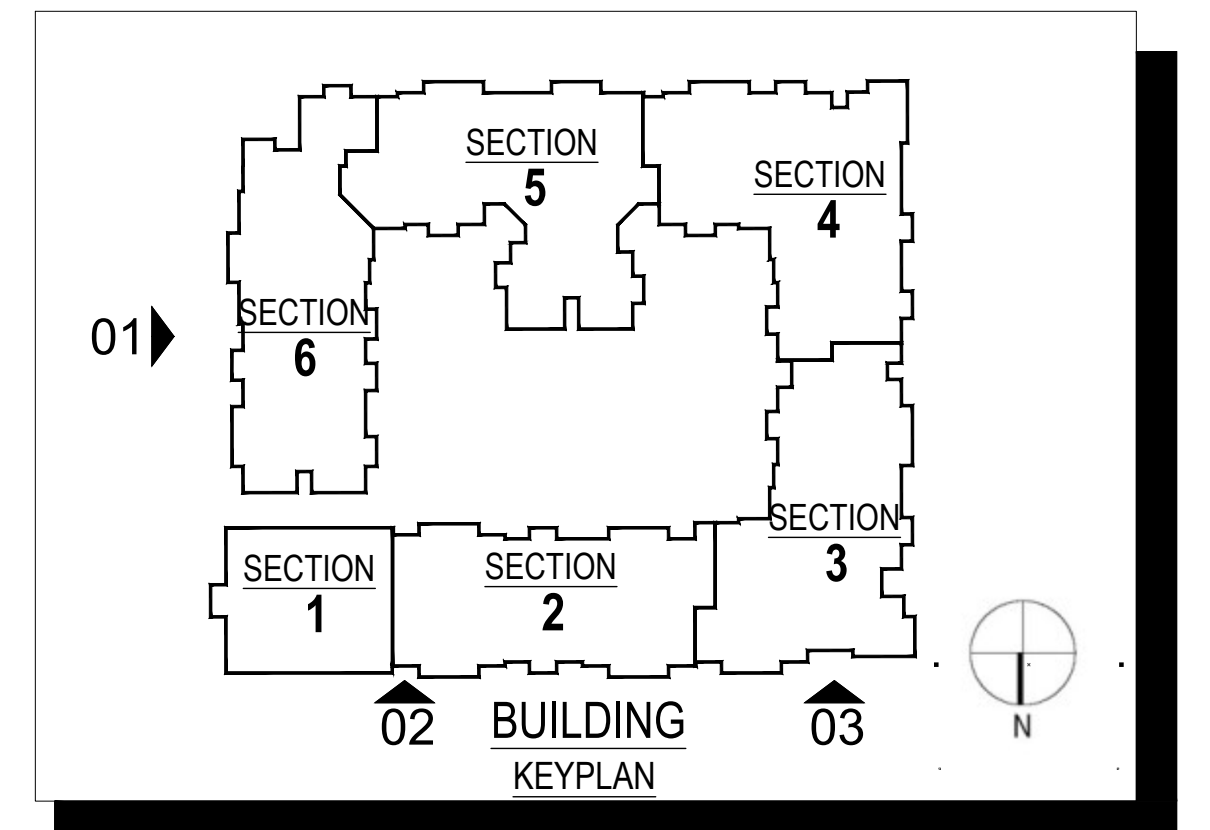
03 BUILDING ELEVATION  
 SCALE 3/32" = 1'-0" 150'



04 BUILDING ELEVATION  
 SCALE 3/32" = 1'-0" 135'

Elevation Sheet A5.01

	Elevation 01		Elevation 02/03	
	SQ.FT.	%	SQ.FT.	%
Brick Sq Ft.	3154	36%	2520	21%
Stone Sq Ft.	223	3%	627	5%
Hardi Panel Sq Ft.	1869	21%	3202	27%
Vertical Hardi Siding Sq Ft.	898	10%	124	1%
Glazing - (Doors and Windows Railing)	2728	31%	5346	45%
<b>Total Façade Sq.Ft.</b>	<b>8872</b>	<b>100%</b>	<b>11819</b>	<b>100%</b>



# THE CHATEAU

Hoschton, GA

**ARRIVE**  
 ARCHITECTURE GROUP  
 Architecture  
 Planning  
 Project Management  
 2344 Highway 121 - Suite 100 - Bedford, Texas 76021 - www.ArriveAG.com  
 Ph 817/514.0584 - Fx 817/514.0694

STATE OF GEORGIA  
 JOHN MARSHALL  
 LICENSE NO. 10000  
 REGISTERED ARCHITECT  
 12-14-2020

INTERNAL COORDINATION  
 DRAWN BY: AAG  
 CHECKED BY: JMT  
 ISSUED FOR: CONSTRUCTION SET  
 SUBMITAL DATE: 09/13/2021  
 SHEET NO.:  
 SCALE:  
**A5.01**

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Management Company  
N/A

Property Name & Address  
The Chateau  
1670 Friendship Rd.  
Hoschton Ga 30548

Sales Order  
28194

DeNyse Representative  
Alex Eison

Designer  
WJB\*

Date  
07.13.2022

Revision Date  
1 07.22.2022 RR  
08.11.2022 wjb  
11.28.2022 wjb

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Chateau - Hoschton  
Ga\Production\Design\Exteri  
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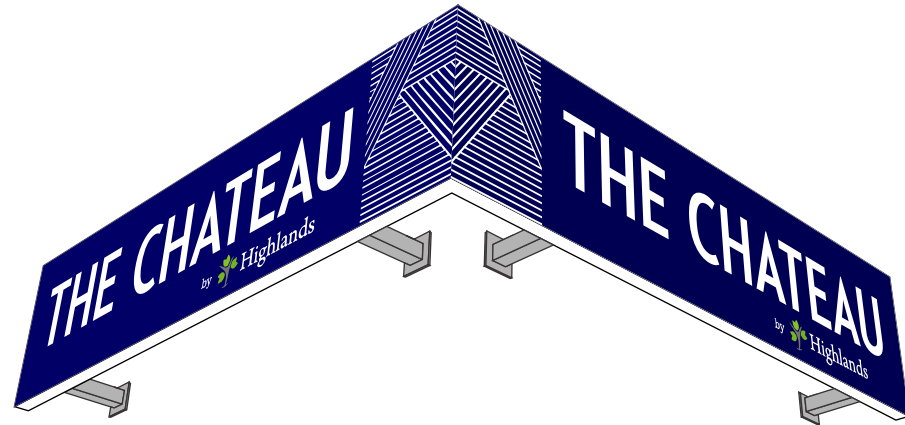
- Concept
- Preliminary
- Production

Non Illuminated

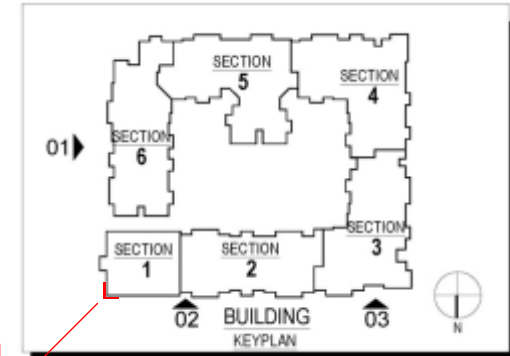
Wall 1 - Wall Sign

Aluminum fabricated cabinet with painted finish. Logo to be Flat Cut Out 1/2" Acrylic with painted finish on 1/2" spacers. Mounted with custom brackets. Returns of cabinet painted a separate color than face.

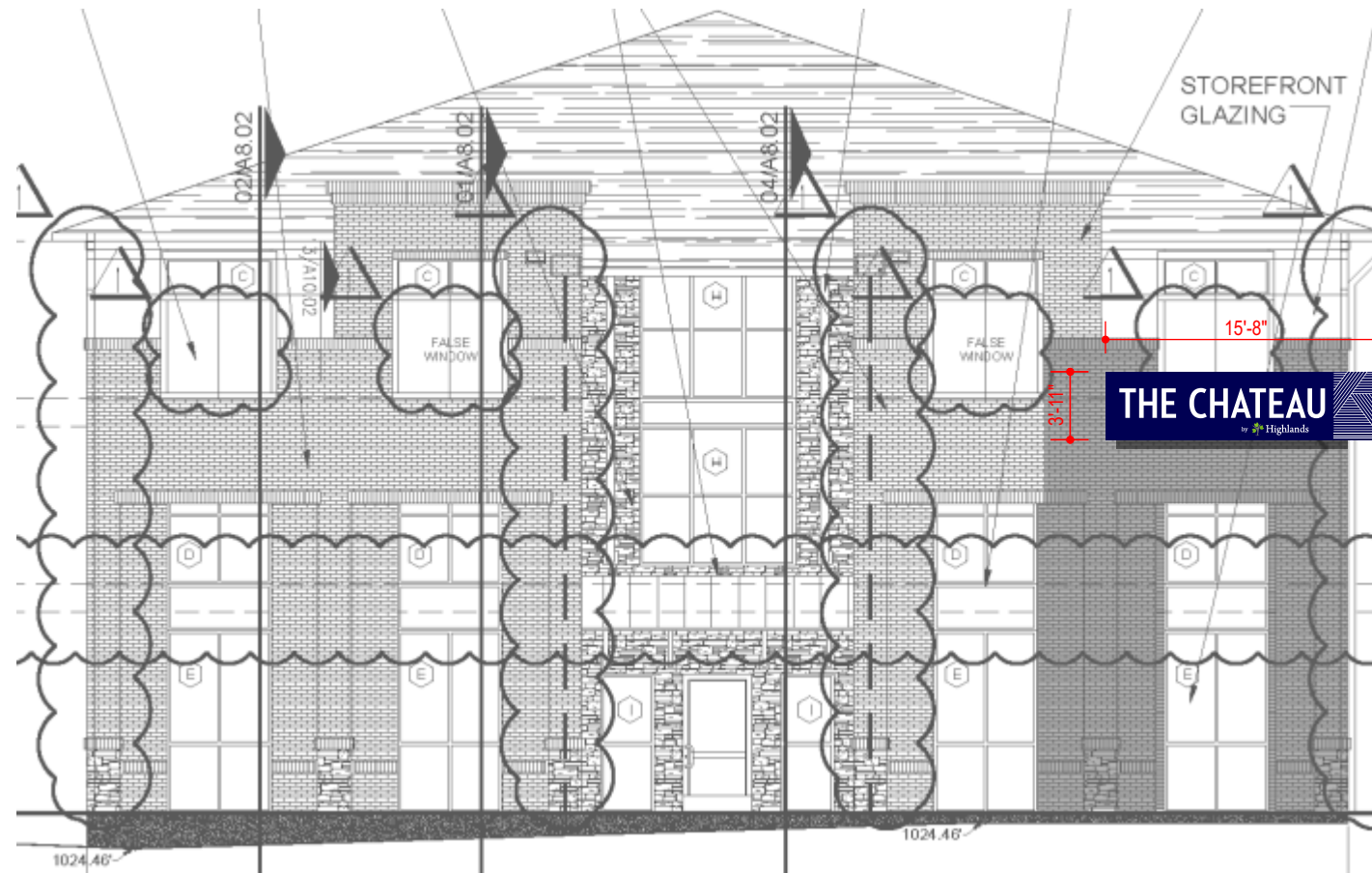
This design assumes that the sign will need to be projecting off the wall far enough with a custom bracket that the down spouts are not interrupted. Also assumed is that it is acceptable to the client that the sign is overlapping one window or the other since the sign wraps around the corner of the building.



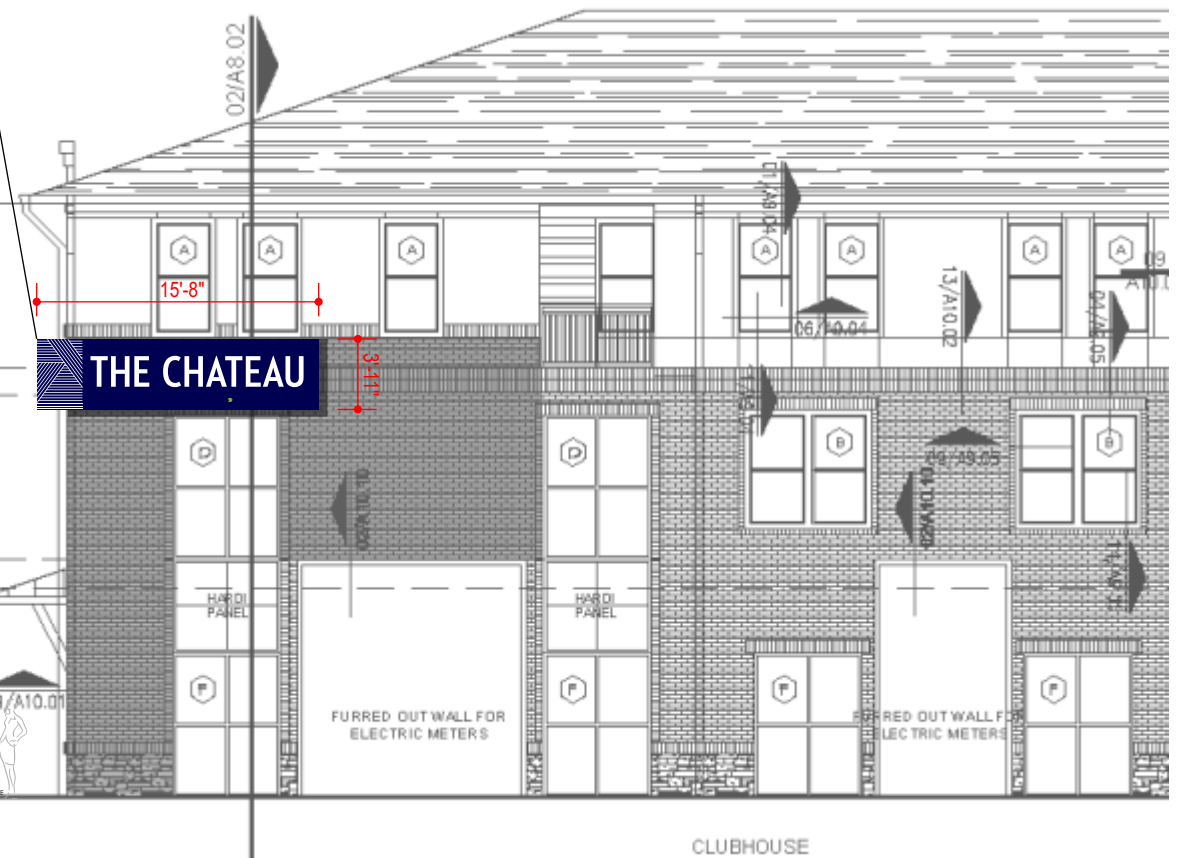
PERSPECTIVE VIEW  
Scale: NTS



Wall 1 - Wall Sign - Proposed Sign Location



ELEVATION 01 (Clubhouse)  
Scale: 3/32"=1'-0"



ELEVATION 02 (Clubhouse)  
Scale: 3/32"=1'-0"

Wall 1 - Wall Sign  
Qty: 1  
(90 Degree Corner)

Wall 1 - Wall Sign / Elevation

Scale  
Noted



Customer Signature Required



More Information Required  
Before fabrication can proceed on this sign, additional information is required.

Confirmation that Blocking is to be completed by others prior to sign installation

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DeNyse Representative  
Alex Eison

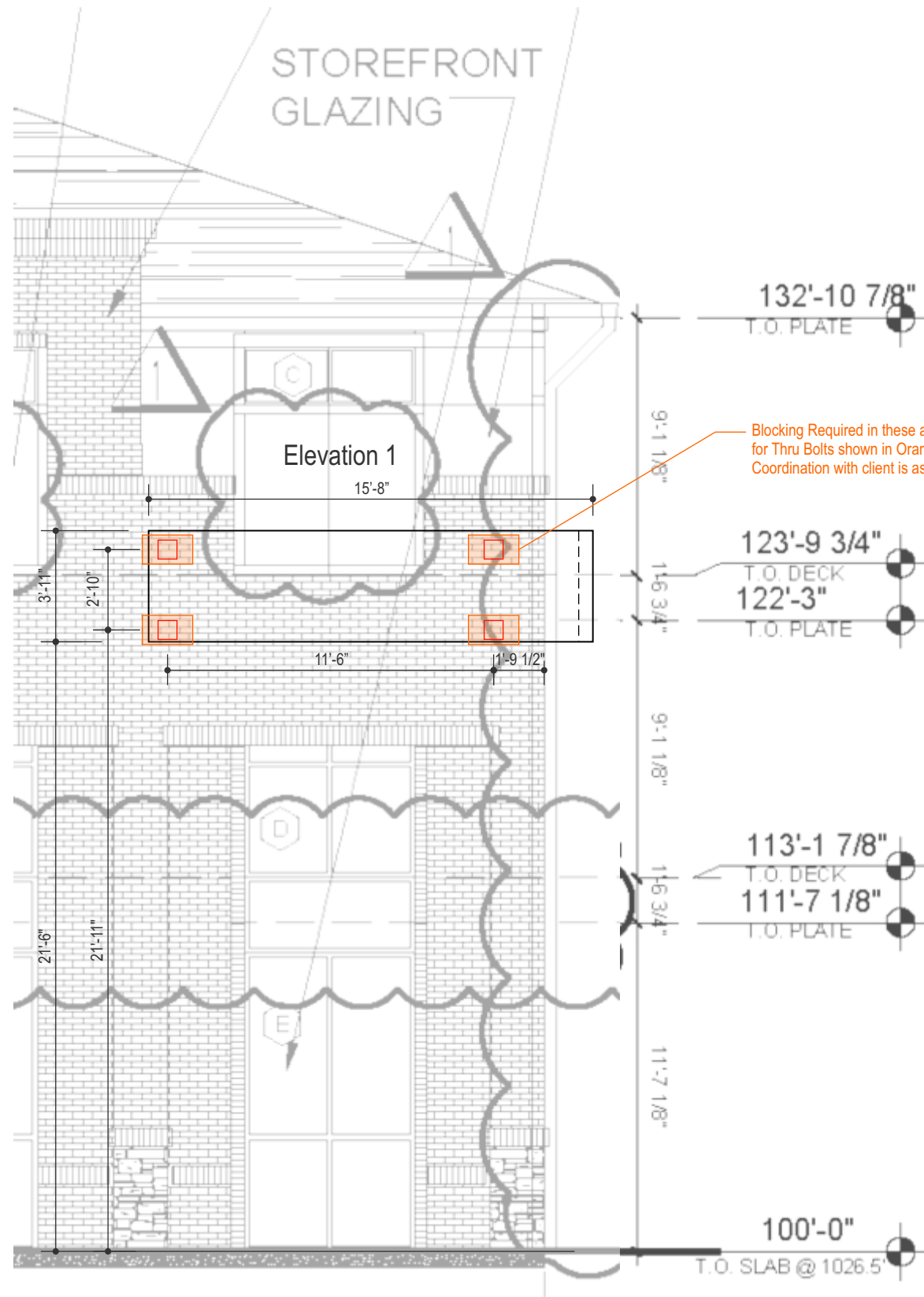
Designer  
WJB\*

Date  
07.13.2022

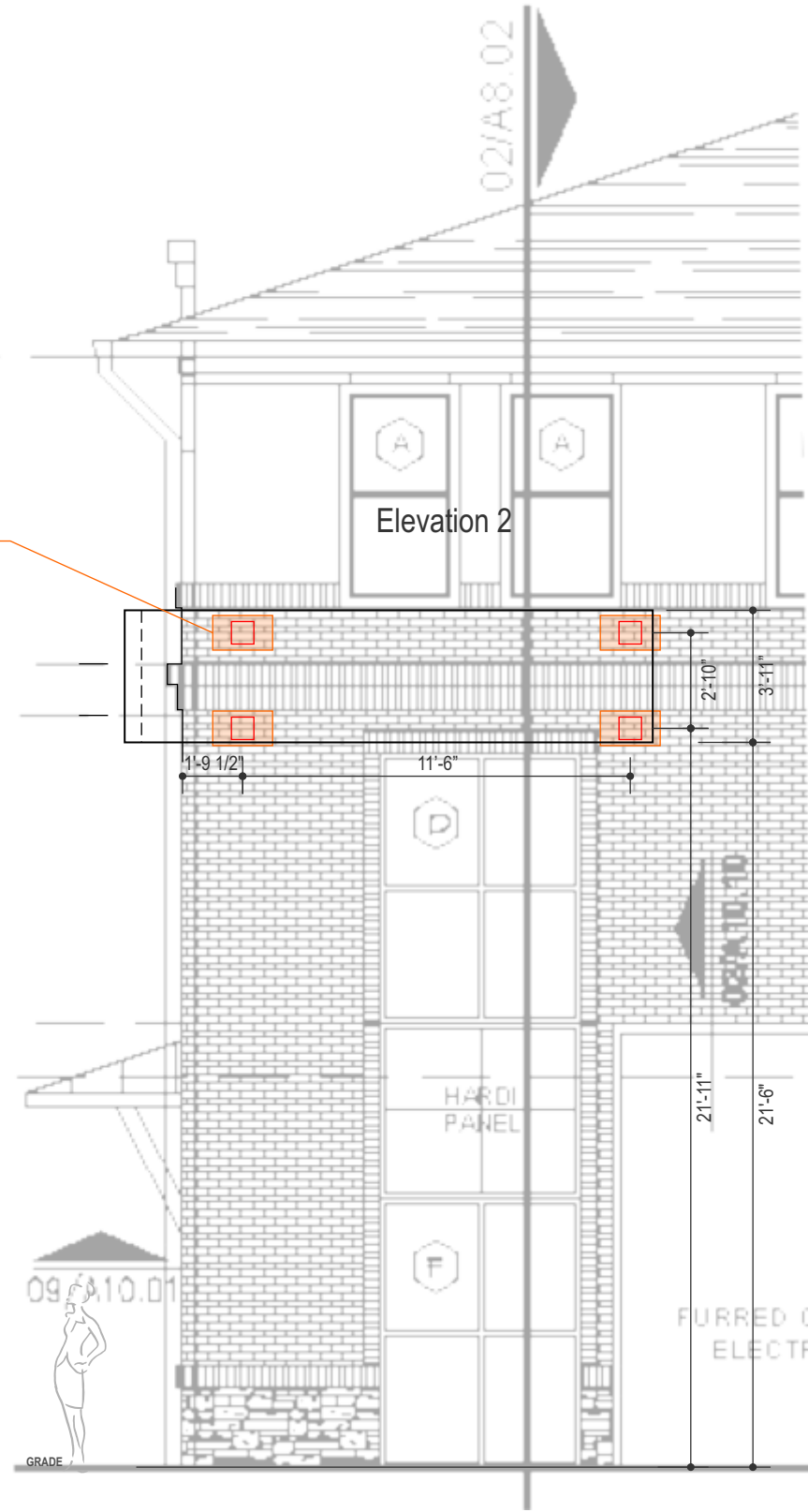
Revision Date  
07.22.2022 RR  
08.11.2022 wjb  
11.28.2022 wjb

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- Concept
- Preliminary
- Production



**ELEVATION 01 (Clubhouse)**  
Scale: 3/16"=1'-0"



**ELEVATION 02 (Clubhouse)**  
Scale: 3/16"=1'-0"

**Wall 1 - Wall Sign / Mounting Elevation**

Scale  
Noted



Customer Signature Required



**More Information Required**  
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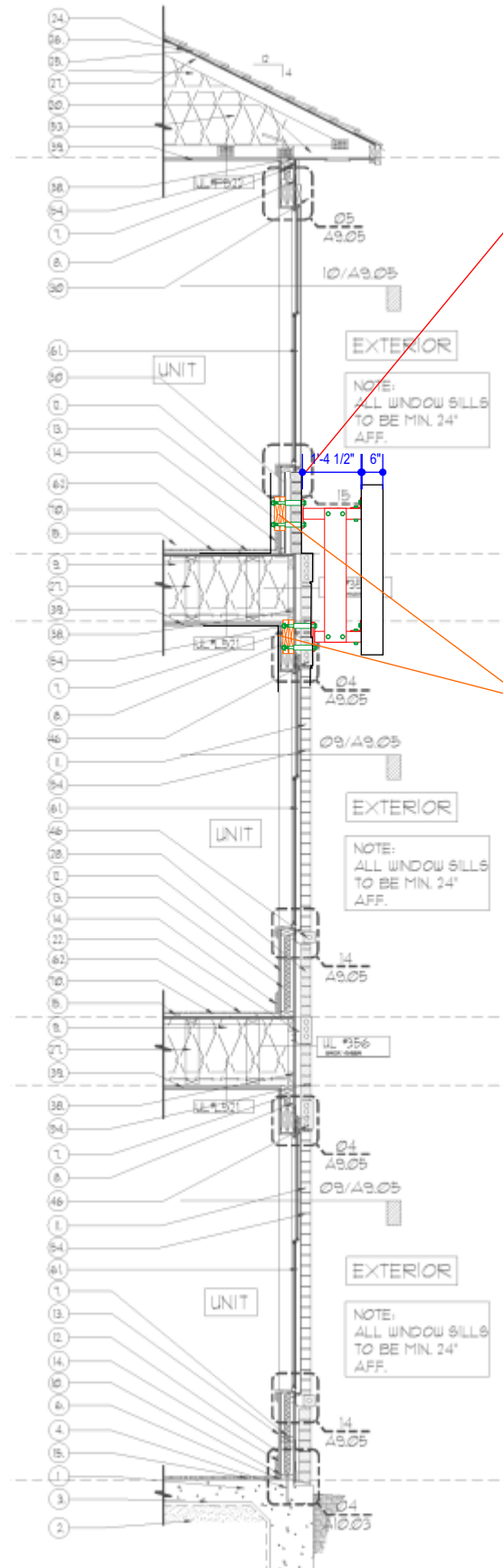
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SECTION LEGEND:	
1a	ELEVATED CONC. DECK - REF. STRUCTURAL
1	CONCRETE FOUNDATION - REF. STRUCTURAL
2	SAND/BACK FILL - REF. STRUCTURAL
3	10 MIL. VISQUEEN WATER PROOFING AS REQUIRED
4	ANCHOR BOLT - REF. STRUCTURAL
5	ADDITIONAL 5/8" GYP. FOR SOUND CONTROL
6	SILL SEALER BY PROTECTO WRAP OR EQUAL
7	3 1/2" OR 5 1/2" WOOD STUD SEE STRUCTURAL
8	SHEATHING - REF. STRUCTURAL 1/2" MIN. REQ'D
9	MIN. R-13 INSULATION FOR SOUND CONTROL @ TENANT SEPARATION WALLS, @ CORRIDOR, UNIT FLOOR CAVITY SPACE, AND RETAIL/PODIUM CEILINGS CAVITY
10	2X4 TREATED SILL PLATE, IN FULL BED OF "SILL SEALER"
11	WEEP HOLES @ 24" O.C. @ BRICK HEADERS, SILL AND FOUNDATION TYP
12	R20 INSULATION PER ENERGY CODE/COMCHECK REQ
13	5/8" GYPSUM BOARD TYPE "X"
14	WOOD BASE (SEE ROOM FINISH SCHEDULE)
15	FLOORING AS SCHEDULED
16	3 5/8" OR 6" LIGHT GAUGE METAL FRAMING-REF. TO STRUCT
17	DOOR AS SPECIFIED (SEE A9 02 DOOR SCHEDULE)
18	2" ZINC FLASHING AS REQUIRED
19	RESILIENT CHANNEL
20	5/16" HARDI-BOARD VENTED SOFFIT (CONTINUOUS)
21	SEALANT AS REQUIRED
22	BLOCKING AS REQUIRED
23	GUTTER AS SPECIFIED
24	ROOF DECK - REF. STRUCTURAL
25	1 LAYER - 15 # ROOFING FELT-THE EDGE METAL @ THE BOTTOM OF THE SLOPED ROOF SECTIONS SHOULD BE OVERLAPPED BY THE ROOFING FELT. THE EDGE METAL @ THE GABLE ENDS SHOULD OVERLAP THE ROOFING FELT
26	LOW SLOPE TPO ROOF AS SPECIFIED, REF. TO ROOF PLANS AND ELEVATIONS FOR CRICKET & GUTTER LOCATIONS FOLLOW MFG. SPECIFICATIONS AND DETAILS
27	PRE-ENGINEERED TRUSS - REF. STRUCTURAL
28	BRICK VENEER AS SELECTED BY OWNER
29	1" AIR GAP
30	8 1/4" SMOOTH FINISH HARDI-PANK SIDING W/ 7" REVEAL OR HARDI-PANEL SIDING WITH BATTEN STRIPS/REVEAL JOINT PER ELEVATIONS
31	MAGNA-WALL STUCCO (PAINTED W/ 2 COATS ELASTO-METRIC PAINT) IC90 RESEARCH NUMBER #ER4775. INSTALL PER MANUFACTURER.
32	HARDI-PANEL SOFFIT BOARD @ UNDERSIDE OF BALCONIES AND EXTERIOR CEILING AREAS
33	INSULATION BAFFLE
34	30 YR ARCH. COMPOSITION SHINGLE ROOF
35	2 X 6 WOOD TRIM BOARD
36	2 X 6 WOOD FASCIA
37	2 X 4 WOOD TRIM
38	CONTINUOUS MEMBRANE- WEATHER RESISTIVE BARRIER TYVEK POLY OR EQUAL

39	5/8" GYP. BOARD ON RC-1 CHANNELS @ 12" O.C. ON TRUSS W/ EXTERIOR GYP SOFFIT BOARD @ EXTERIOR AREAS
40	BEADED BOARD TYPE "C" SOFFIT
41	EXTERIOR PATIO/BALCONY W/ BROOM FINISH REF. TO STRUCTURAL AND LANDSCAPE
42	J WEEP SCREED (GALV.)
43	22 GAUGE Z-FLASHING PAINTED
44	RADIANT BARRIER
45	WOOD BEAM, SEE STRUCTURAL
46	BRICK ROWLOCK/SOLDIER REF. TO DETAILS
47	BUILT-UP TPO CRICKET, REFER TO ROOF DETAILS
48	GARAGE SLAB, W/ BROOM FINISH, SLOPE TO DOOR
49	2 X STAIN GRADE WOOD SURROUND
50	1 X 8 PAINT GRADE WOOD TRIM
51	1 X STAIN GRADE WOOD TRIM
52	3/4" X 3/4" STAIN GRADE WOOD TRIM
53	R-38 INSULATION PER ENERGY MODEL/ ENERGY CODE
54	MIN. 22GA BRICK TIES @ 16" VERTICAL & 16"-24" HORIZONTAL (PER STUD SPACING) NAILLED TO STUDS REF TO STRUCT.
55	DRAFT STOPPING PER CODE REF. TO ROOF PLAN A4.00
56	TAMMSCOAT @ CONCRETE APPLIED WATERPROOFING
57	DECORATIVE ALUMINUM BRACKET
58	PRE-CAST CONCRETE CAP/COPING
59	2 X 6 HARDI-TRIM
60	2 X 4 HARDI-TRIM
61	WINDOW AS SPECIFIED REF. TO A9 05
62	ACOUSTI-MAT FLOOR UNDERLAYMENT
63	STUCCO ON 2 X 6 FOAM SHAPE
64	MIN. 24 GA METAL ROOF OVER HIGH TEMPERATURE SELF ADHERING MATERIAL OR SYNTHETIC UNDERLAYMENT
65	GARAGE DOOR REF. TO A9 02 DOOR SCHEDULE
66	3" LIGHTWEIGHT CONCRETE W/ BROOM FINISH
67	DECORATIVE METAL HANDRAIL
68	ALUMINUM CANOPY
69	3/4" MIN. FLOOR SHEATHING REFER. TO STRUCTURAL
70	3/4" GYP CRETE
71	3" LIGHTWEIGHT CONCRETE W/ BROOM FINISH
72	MANUFACTURED STONE VENEER
73	SUSPENDED CEILING, PART OF RETAIL FINISH OUT
74	THIN BRICK VENEER
75	2x6 ROUGH SAWN CEDAR FRAMING MEMBER



There is a discrepancy between this section detail and the elevation that it is cut thru. The elevation clearly shows brick in this area while this detail shows Hardi Plank. Either way these area will require the client to add blocking in order to support the sign since we cant attach to the brick or any other non-structural fascia materials.

This detail was edited to show brick to match the elevation drawing.

The bracket parts shown here are to allow for some field adjustment since both elevations appear to be different and the wall section detail provided from client appear to not match the elevation.

Blocking Required in these areas for Thru Bolts shown in Orange. Coordination with client is assumed.

DRAWING 02/A8.02 - SECTION THRU WALL AT SIGN  
Scale: 1/4"=1'-0"

## Wall 1 - Wall Sign / Wall Section Detail

Scale  
Noted



Customer Signature Required



More Information Required

Before fabrication can proceed on this sign, additional information is required.

Confirmation that Blocking is to be completed by others prior to sign installation

### Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1**  White
- C4**  Pantone 2748
- C7**  Match Fascia Color - TBD
- DP**  Green

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N/A

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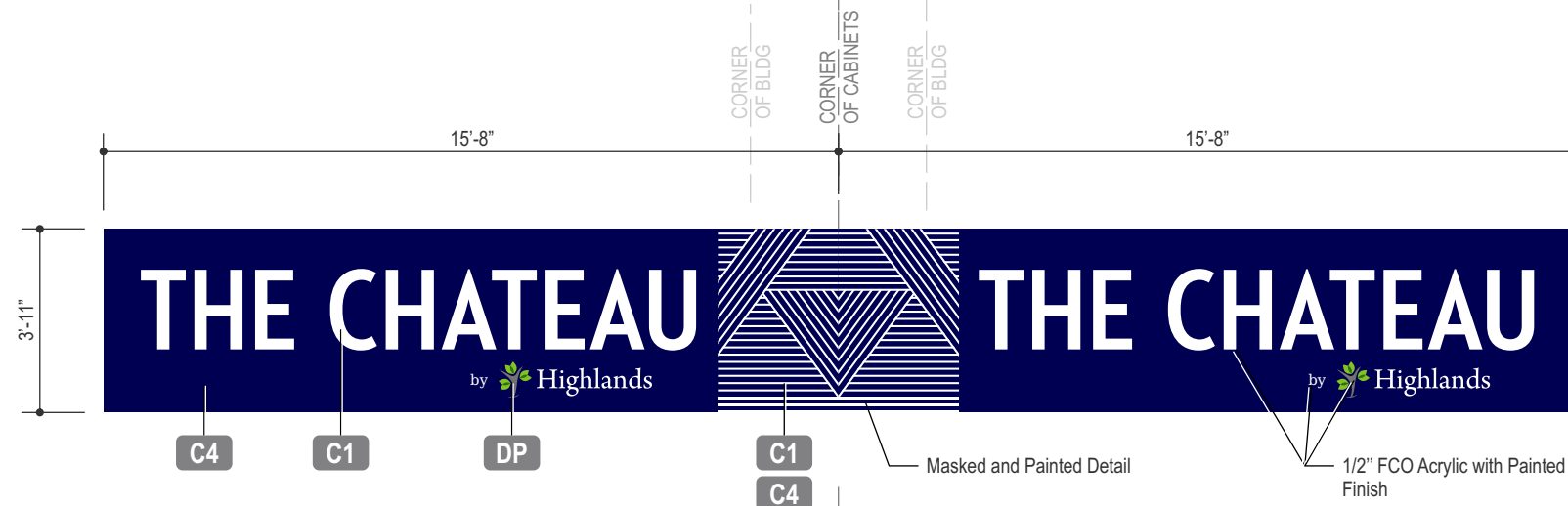
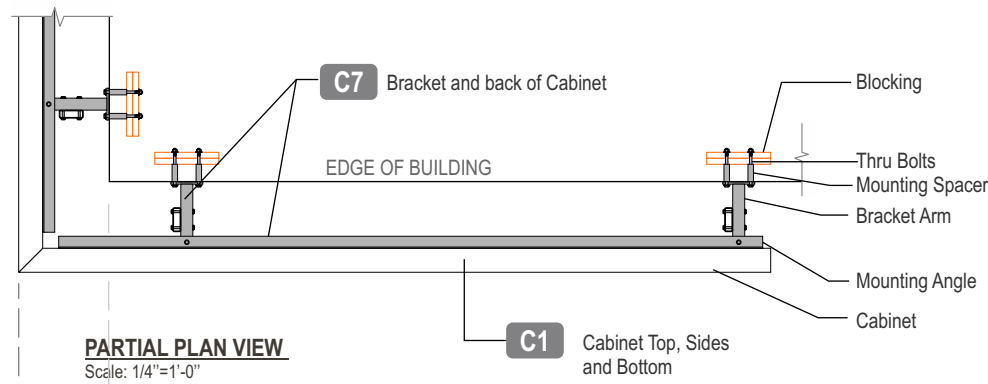
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Revision Date

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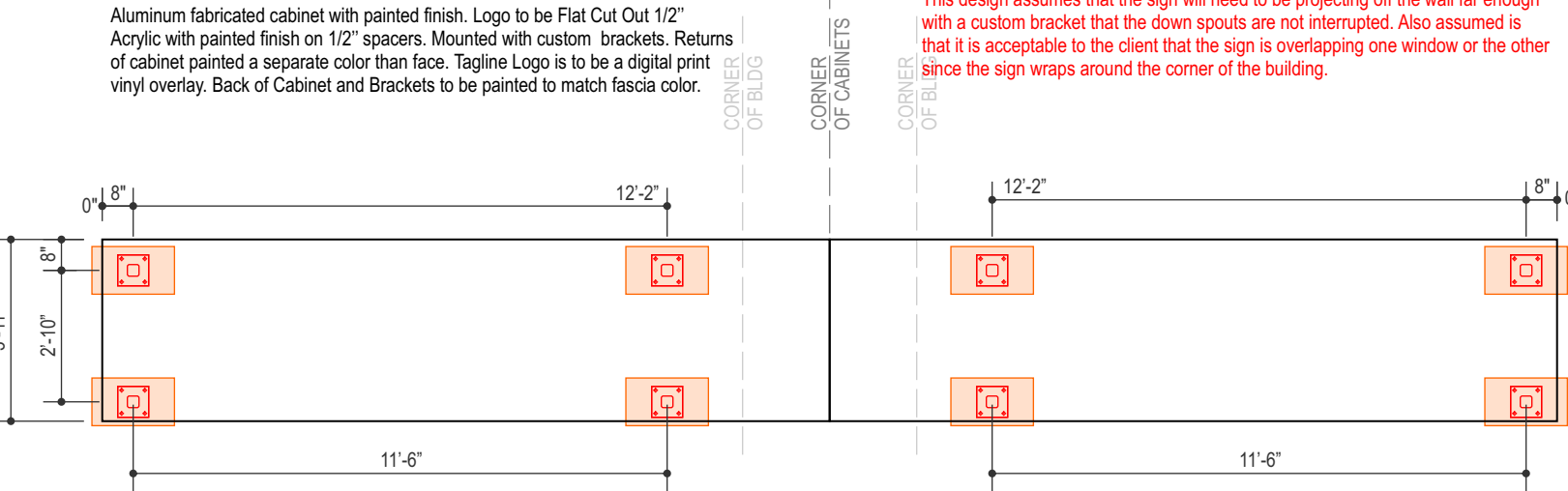
**MOUNTING DETAIL ON ELEVATION 01 (Clubhouse)**  
Scale: 1/4"=1'-0"

**Wall 1 - Wall Sign Non Illuminated**

Aluminum fabricated cabinet with painted finish. Logo to be Flat Cut Out 1/2" Acrylic with painted finish on 1/2" spacers. Mounted with custom brackets. Returns of cabinet painted a separate color than face. Tagline Logo is to be a digital print vinyl overlay. Back of Cabinet and Brackets to be painted to match fascia color.

**MOUNTING DETAIL ON ELEVATION 02 (Clubhouse)**  
Scale: 1/4"=1'-0"

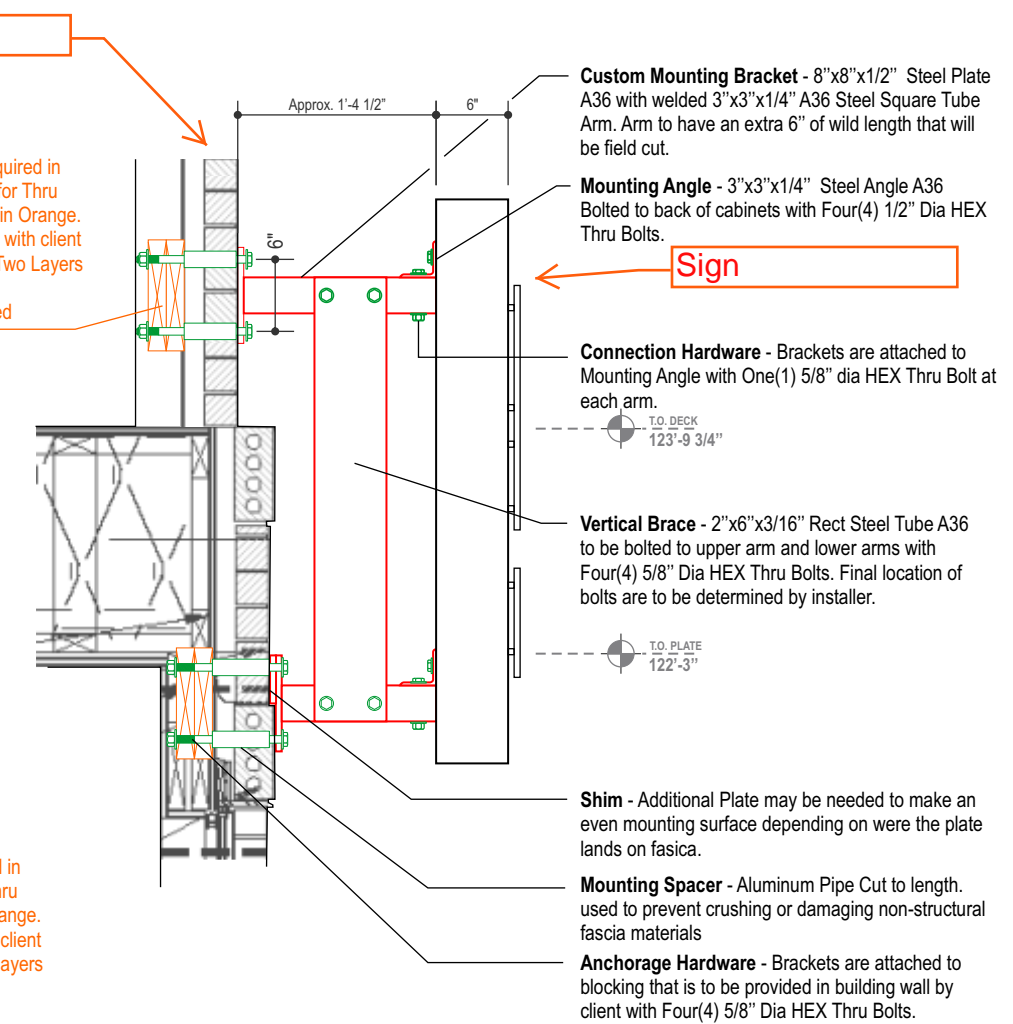
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**MOUNTING DETAIL ON ELEVATION 01 (Clubhouse)**  
Scale: 1/4"=1'-0"

**MOUNTING DETAIL ON ELEVATION 02 (Clubhouse)**  
Scale: 1/4"=1'-0"

The bracket parts shown here are to allow for some field adjustment since both elevations appear to be different and the wall section detail provided from client appear to not match the elevation.



**ATTACHMENT DETAIL ON ELEVATION 02 (Clubhouse)**  
Scale: 3/4"=1'-0"

## Wall 1 - Wall Sign / Cabinet Specifications

Scale  
Noted



Customer Signature Required



**More Information Required**  
Before fabrication can proceed on this sign, additional information is required.

Confirmation that Blocking is to be completed by others prior to sign installation