

Anael Dominguez (CDI: Planning)

Subject: FW: Camden plan for Allison Road
Attachments: Camden ABC For Hall.pdf; Camden 3.jpg; Camden 2.jpg; Camden 1.jpg

From: Neville Allison <nallison@therevivelandgroup.com>
Sent: Monday, April 15, 2024 3:42 PM
To: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Subject: FW: Camden plan for Allison Road

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Beth,

Thank you for your time on the phone. As discussed, the elevations for this plan were previously submitted, but I misread the base sqft for this plan. The base sqft without the bonus room upstairs is 1683 sqft. With the bonus room, the plan is 2525 sqft. We respectfully request that the sqft min condition be amended to 1675 to accommodate this base plan. It's the same basic footprint as the other plans submitted and the elevation has already been shown and approved.

Secondly, our requested variance to Hall County Code section 17.430.100 regarding the treatment of the open space was overlooked during our conditions discussion. Our narrative outlines an exemption to handling the open space the way a conservation subdivision would. Our project exceeds the required amount of open space, but does not adhere to sections 17.143.100-17.430.150, as those sections are meant to apply to a conservation space subdivision.

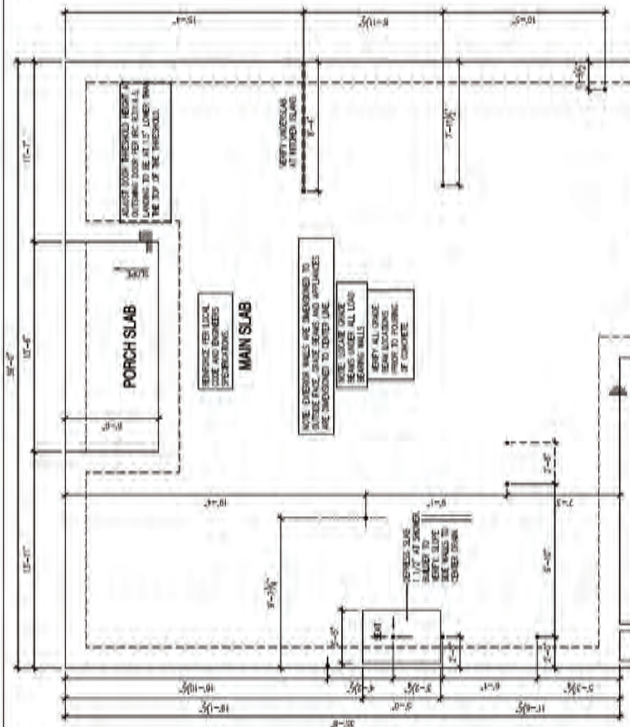
We respectfully request that these two items be added as conditions to our zoning approval and that staff present them to the Board of Commissioners. Please let me know if staff has any comments to these or if you have any questions.

Thank you!



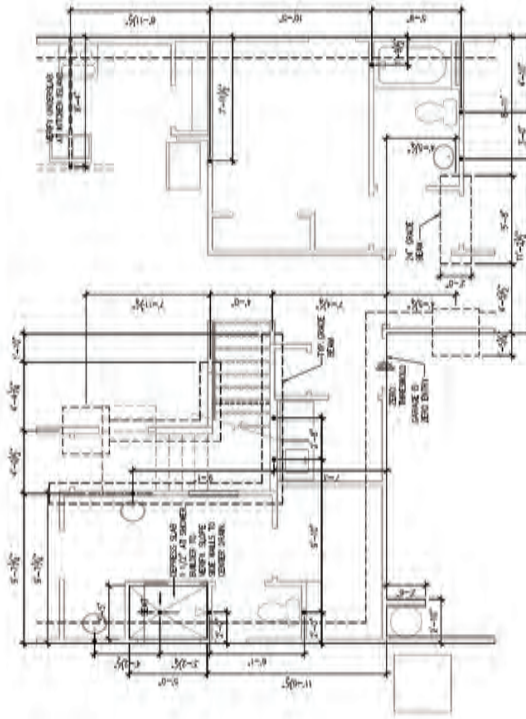
THE REVIVE LAND GROUP
Part of Peachtree Group

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nallison@therevivelandgroup.com
www.therevivelandgroup.com



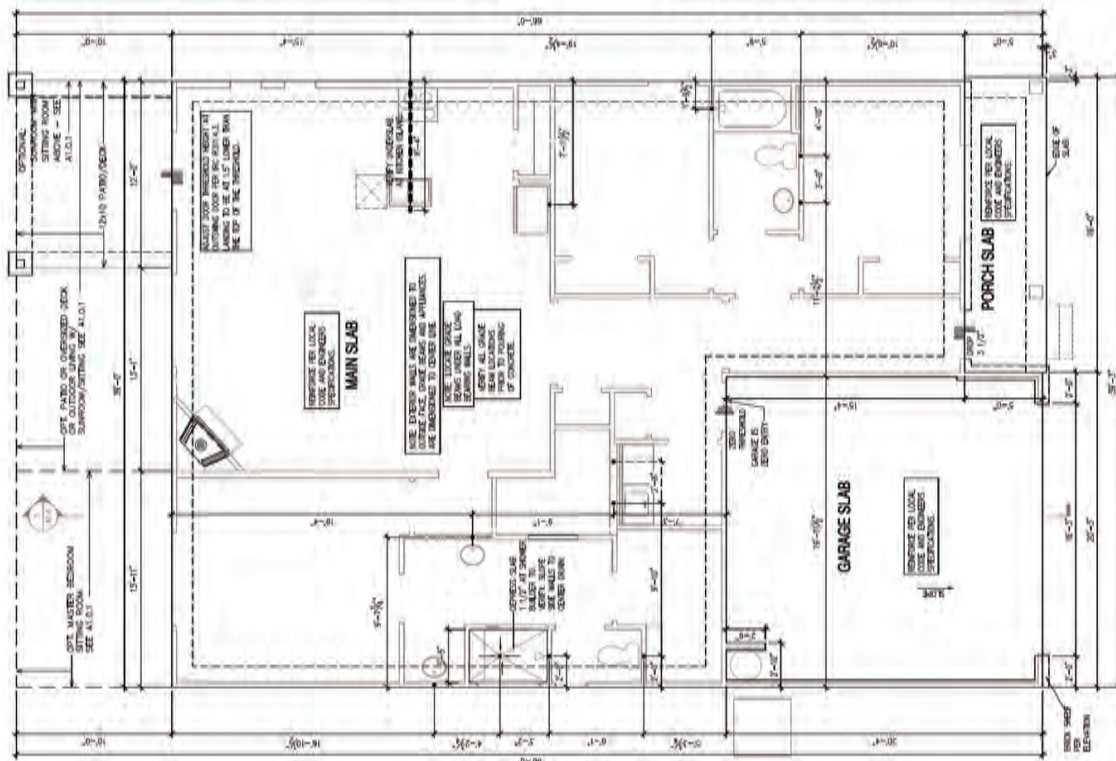
Opt. Slab Perimeter Plan

SCALE: 1/8" = 1'-0" AS SHOWN UNLESS OTHERWISE NOTED



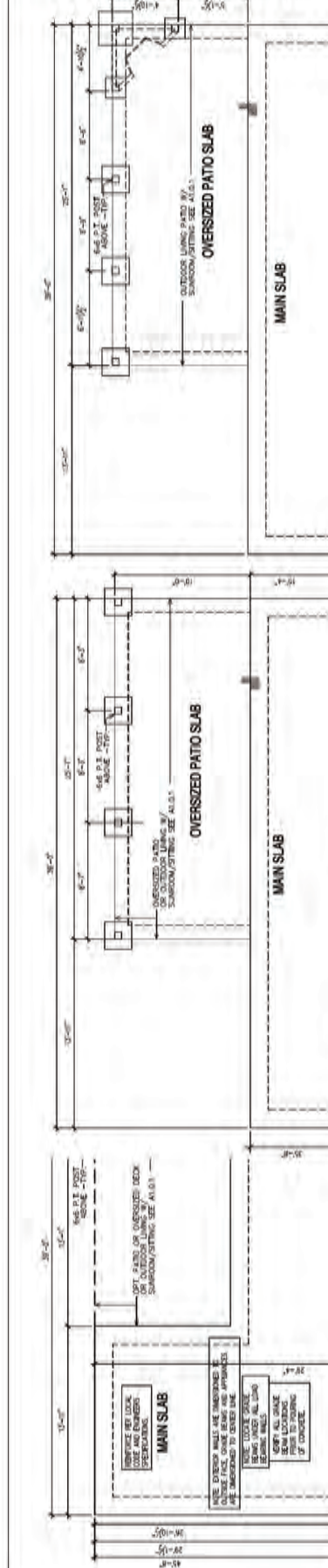
Partial Slab Plan w/Opt. 2nd Floor

SCALE: 1/8" = 1'-0" AS SHOWN UNLESS OTHERWISE NOTED



Slab Perimeter Plan 'A'

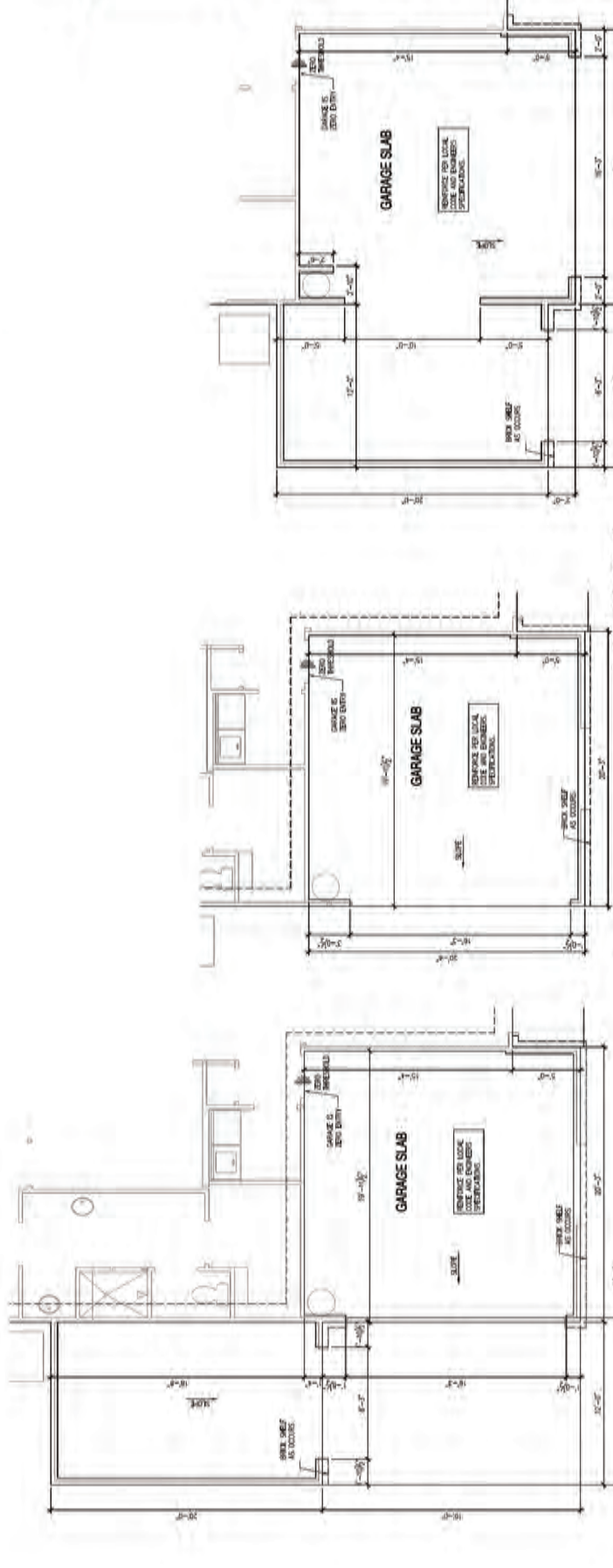
SCALE: 1/8" = 1'-0" AS SHOWN UNLESS OTHERWISE NOTED



Opt. Slab Plan w/MB, Sitting
 SCALE 1/8"=1'-0" AT 2700' UNITS 1/8"=1'-0" AT 1700' UNITS

Opt. Oversized Patio Slab
 SCALE 1/8"=1'-0" AT 2700' UNITS 1/8"=1'-0" AT 1700' UNITS

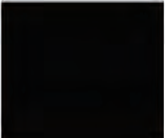
Opt. Outdoor Living Patio w/ Sunroom
 SCALE 1/8"=1'-0" AT 2700' UNITS 1/8"=1'-0" AT 1700' UNITS



Opt. Side Load Garage w/ Carriage Garage A, C, D, E
 SCALE 1/8"=1'-0" AT 2700' UNITS 1/8"=1'-0" AT 1700' UNITS

Opt. Side Load Garage A, C, D, E
 SCALE 1/8"=1'-0" AT 2700' UNITS 1/8"=1'-0" AT 1700' UNITS

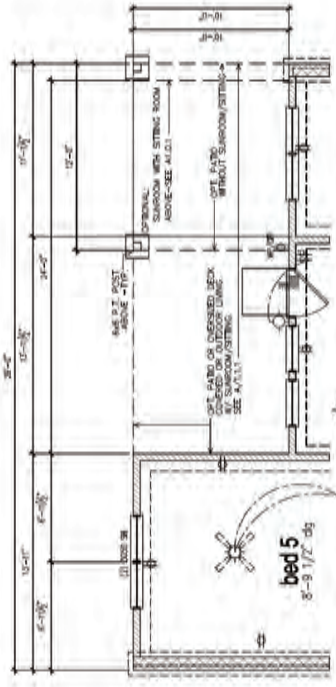
Opt. 3-Car Garage A, C, D, E
 SCALE 1/8"=1'-0" AT 2700' UNITS 1/8"=1'-0" AT 1700' UNITS



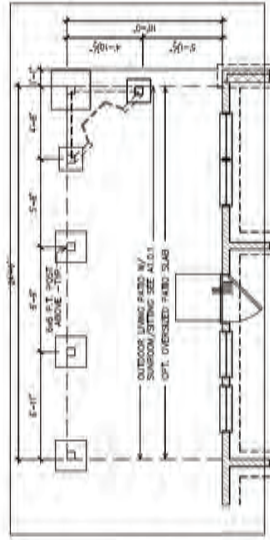
SEAL:

MODEL
Camden A 1974-1975
BASEMENT PLAN OPTIONS

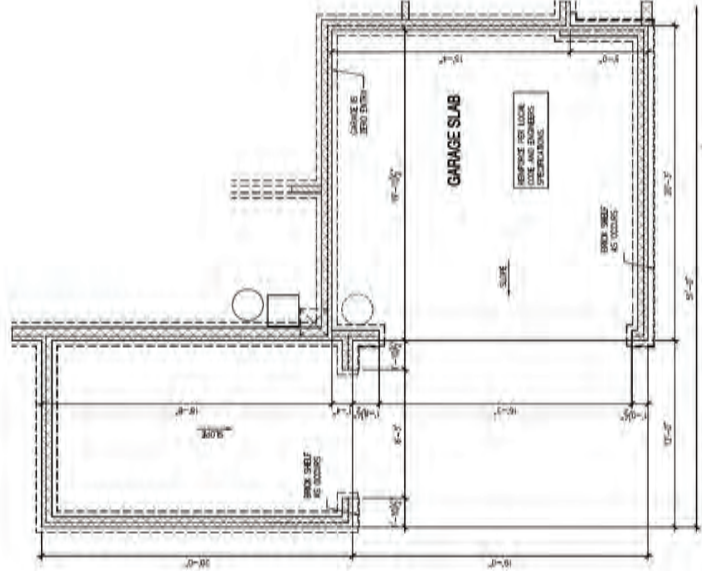
A1.03A



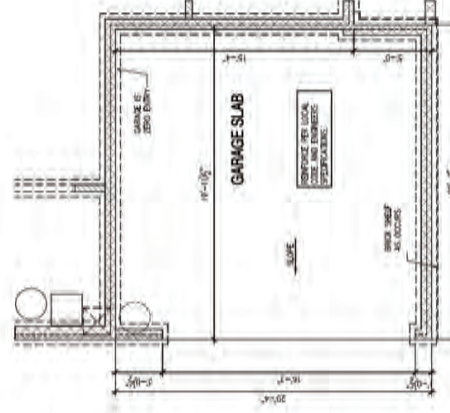
Opt. Finished Bsm't. w/Opt. MB. Sitting
SCALE 1/8"=1'-0" AT 2500' UNITS 1/8"=1'-0" AT 1000' UNITS



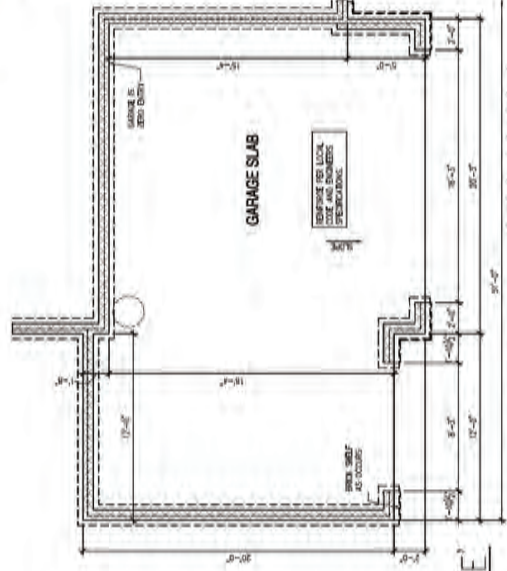
Opt. Outdoor Living Deck w/ Sunroom
finished / unfinished basement
8'-3 1/2' dia
SCALE 1/8"=1'-0" AT 2500' UNITS 1/8"=1'-0" AT 1000' UNITS



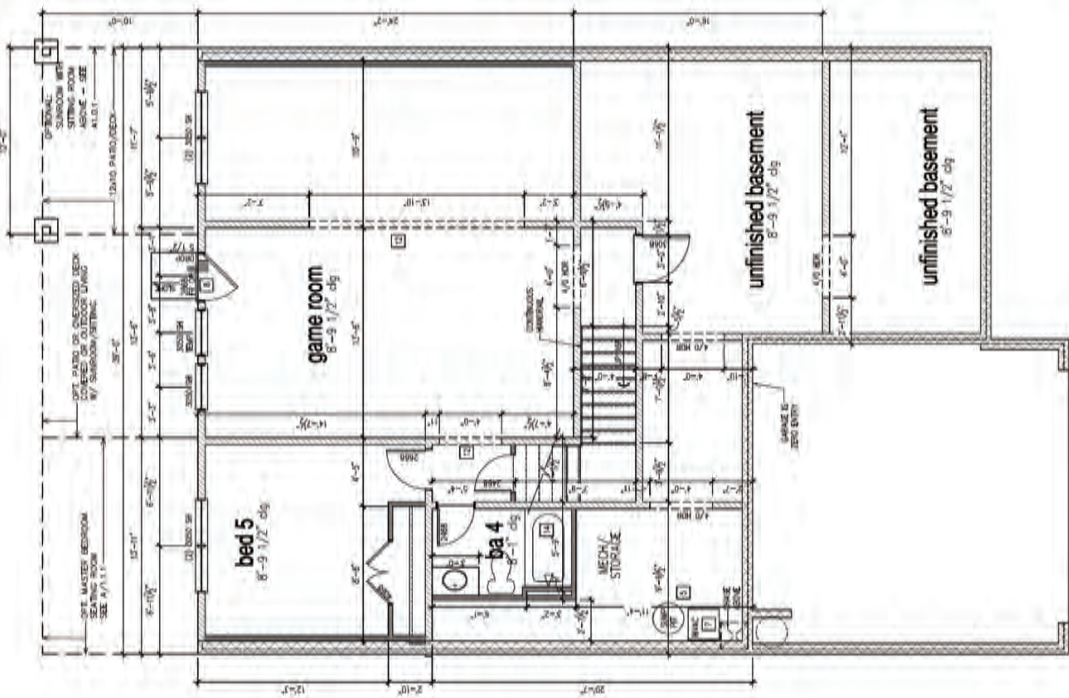
Opt. Side Load Garage w/ Carriage Garage A, C, D, E
SCALE 1/8"=1'-0" AT 2500' UNITS 1/8"=1'-0" AT 1000' UNITS



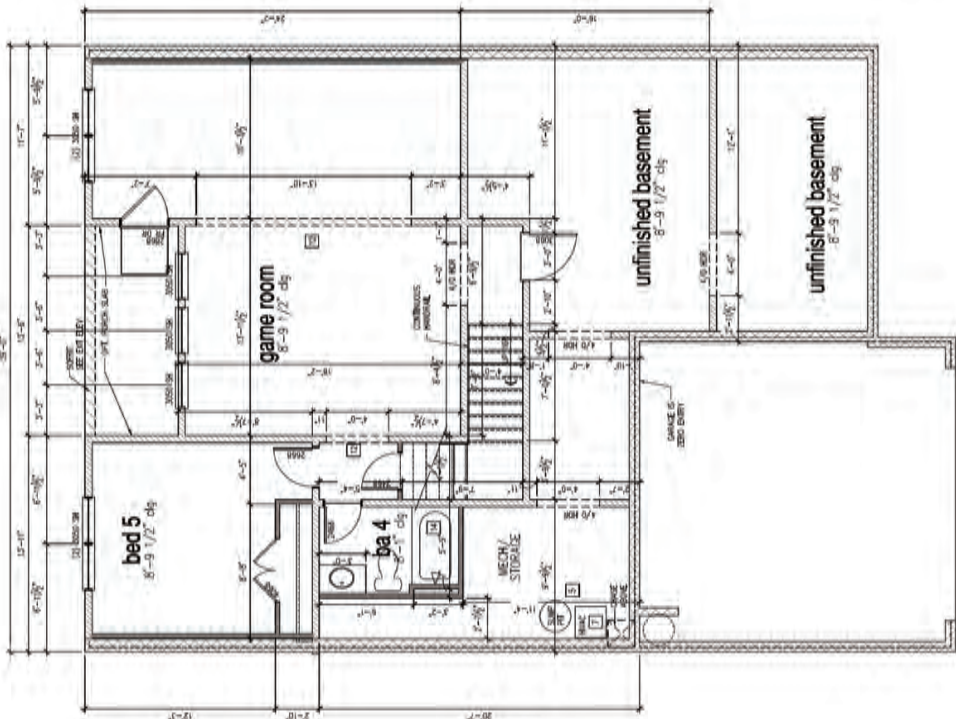
Opt. Side Load Garage A, C, D, E
SCALE 1/8"=1'-0" AT 2500' UNITS 1/8"=1'-0" AT 1000' UNITS



Opt. 3-Car Garage A, C, D, E
SCALE 1/8"=1'-0" AT 2500' UNITS 1/8"=1'-0" AT 1000' UNITS




























































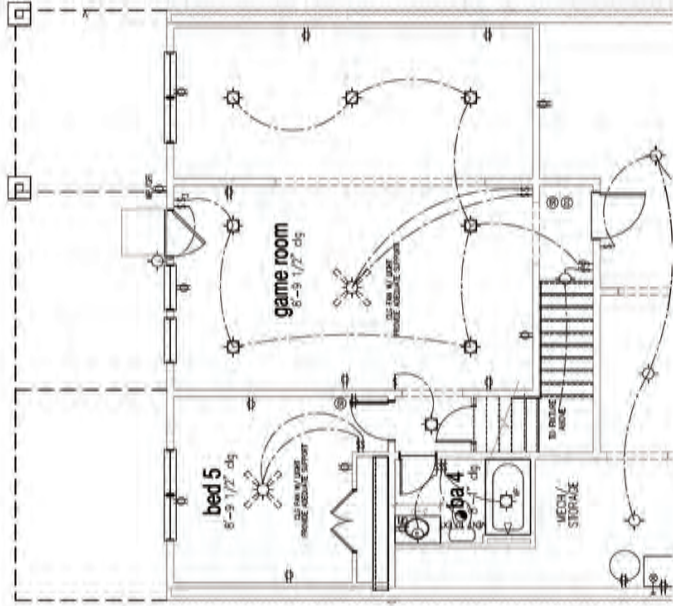
Opt. Finished Basement Plan
SCALE 1/4"=1'-0" @ 22000' UNITS 1/8"=1'-0" @ 11000' UNITS



Opt. Covered Porch
Opt. Finished Basement Plan
SCALE 1/4"=1'-0" @ 22000' UNITS 1/8"=1'-0" @ 11000' UNITS

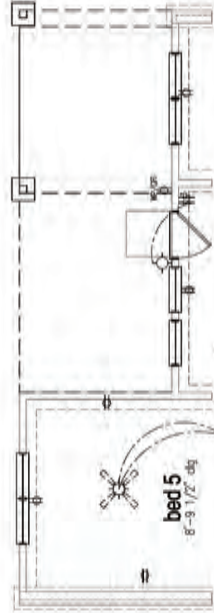
ELECTRICAL KEY

-  120V/240V BREAKER
-  20A BREAKER
-  15A BREAKER
-  20A GFI BREAKER
-  15A GFI BREAKER
-  20A GFI BREAKER
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- 20A GFI BREAKER



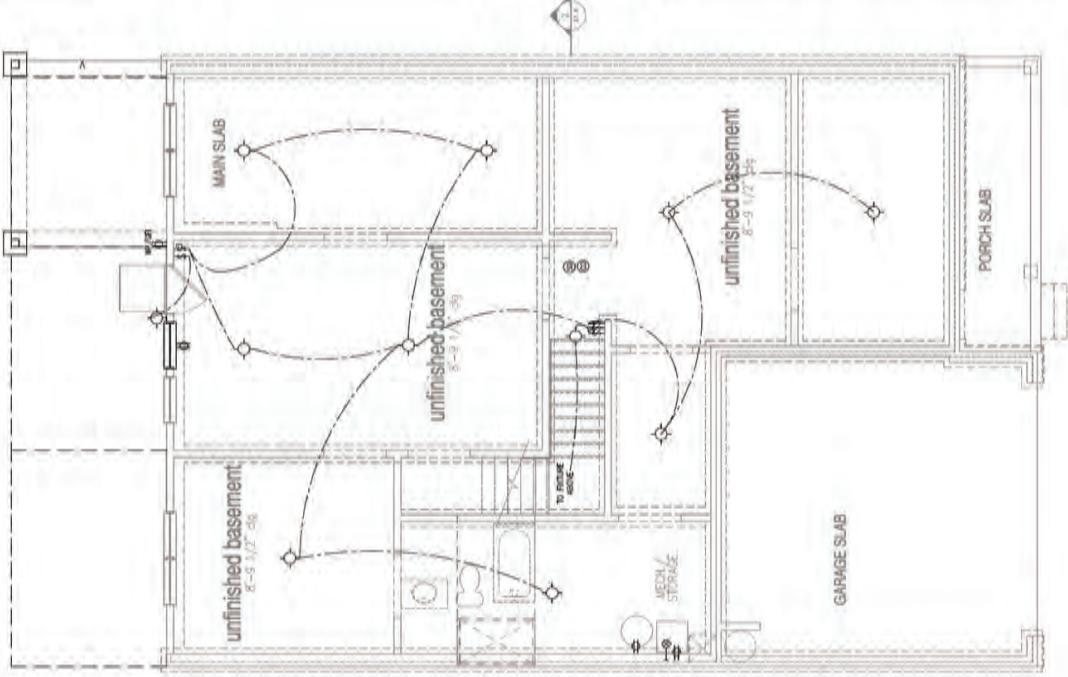
Opt. Finished Basement Plan

SCALE 1/8"=1'-0" AT 200% LIMIT 1/8"=1'-0" AT 100% LIMIT



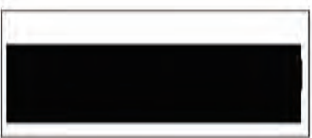
Opt. Finished Bsm't. w/ Opt. MB. Sitting

SCALE 1/8"=1'-0" AT 200% LIMIT 1/8"=1'-0" AT 100% LIMIT



Basement Plan 'A'

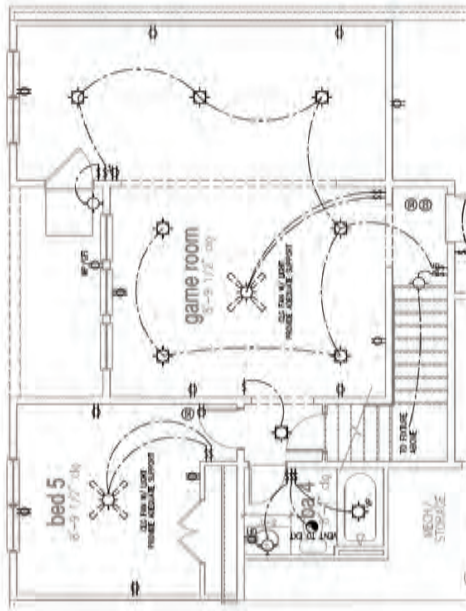
SCALE 1/8"=1'-0" AT 200% LIMIT 1/8"=1'-0" AT 100% LIMIT



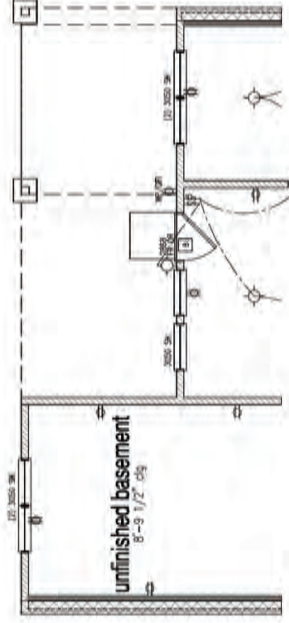
SEAL:

ELECTRICAL KEY

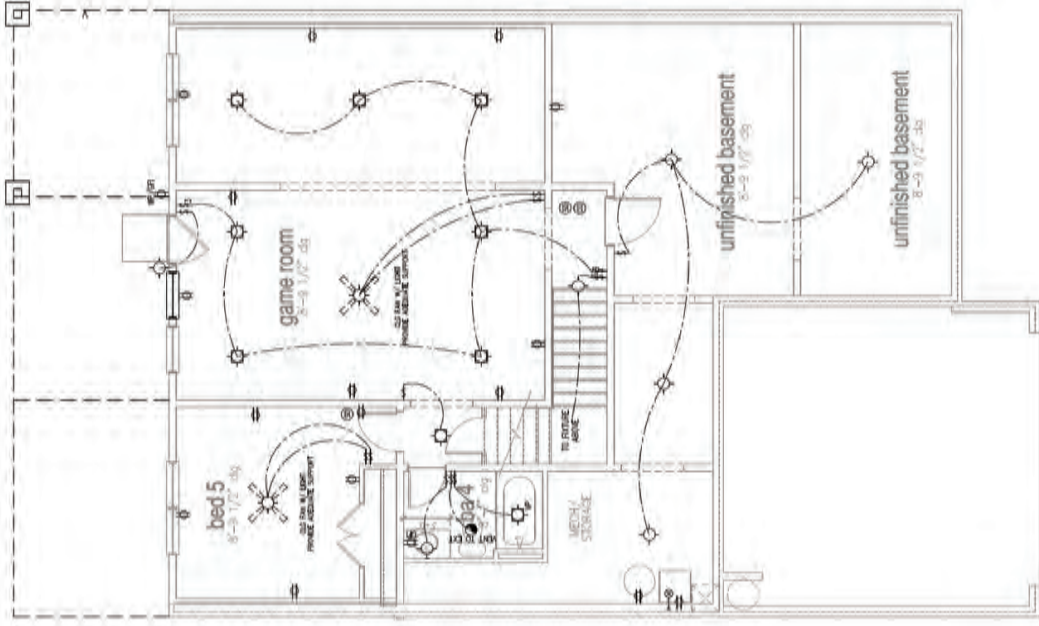
	CEILING LIGHT		CIRCUIT BREAKER
	SWITCH		INTERLOCKED DOOR
	LOCK		FURNITURE
	CEILING LIGHT		CIRCUIT BREAKER
	SWITCH		INTERLOCKED DOOR
	LOCK		FURNITURE
	CEILING LIGHT		CIRCUIT BREAKER
	SWITCH		INTERLOCKED DOOR
	LOCK		FURNITURE
	CEILING LIGHT		CIRCUIT BREAKER
	SWITCH		INTERLOCKED DOOR
	LOCK		FURNITURE
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	SWITCH		INTERLOCKED DOOR
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	CEILING LIGHT		CIRCUIT BREAKER
	SWITCH		INTERLOCKED DOOR
	LOCK		FURNITURE
	CEILING LIGHT		CIRCUIT BREAKER
	SWITCH		INTERLOCKED DOOR
	LOCK		FURNITURE
	CEILING LIGHT		CIRCUIT BREAKER
	SWITCH		INTERLOCKED DOOR
	LOCK		FURNITURE



Opt. Covered Porch
Opt. Finished Basement Plan
SCALE: 1/4"=1'-0" AT 27" x 36" LIMIT. 1/8"=1'-0" AT 36" x 48" LIMIT

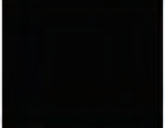


Unfinished Basement Plan w/Opt. MB. sitting
SCALE: 1/4"=1'-0" AT 27" x 36" LIMIT. 1/8"=1'-0" AT 36" x 48" LIMIT



Opt. Finished Basement Plan
SCALE: 1/4"=1'-0" AT 27" x 36" LIMIT. 1/8"=1'-0" AT 36" x 48" LIMIT

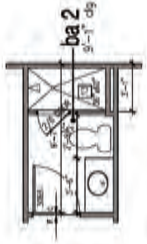
Camden A 1974-1975		FINISHED BASEMENT UTILITY PLAN	SCALE
E1.1A			



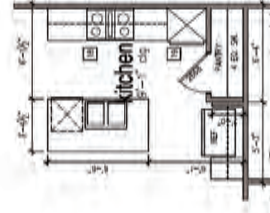
SEAL

Camden A 1974-1975
1ST FLOOR PLAN OPTIONS

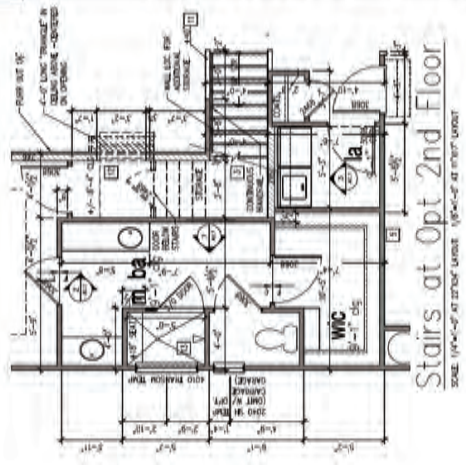
A1.1.1A



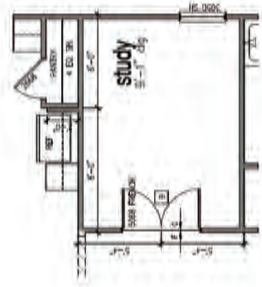
Opt. Shower
SCALE: 1/8"=1'-0" AT 2700" UNITS 1/8"=1'-0" AT 1100" UNITS



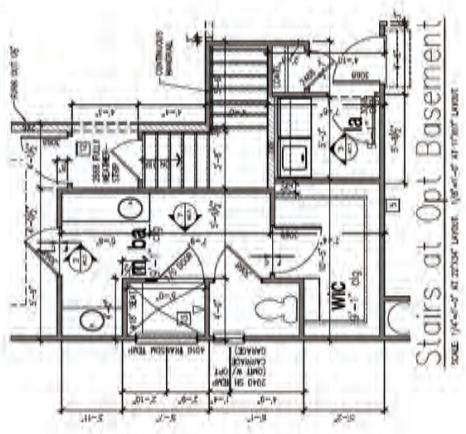
Opt. Gourmet Kitchen
SCALE: 1/8"=1'-0" AT 2700" UNITS 1/8"=1'-0" AT 1100" UNITS



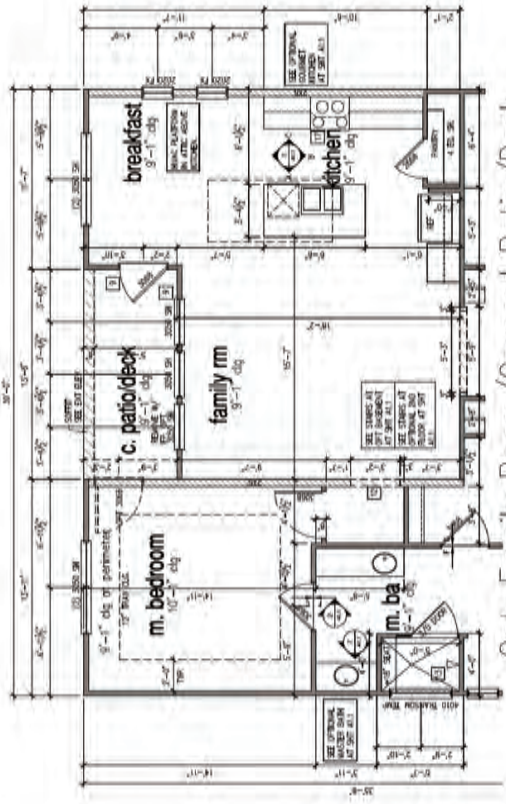
Stairs at Opt 2nd Floor
SCALE: 1/8"=1'-0" AT 2700" UNITS 1/8"=1'-0" AT 1100" UNITS



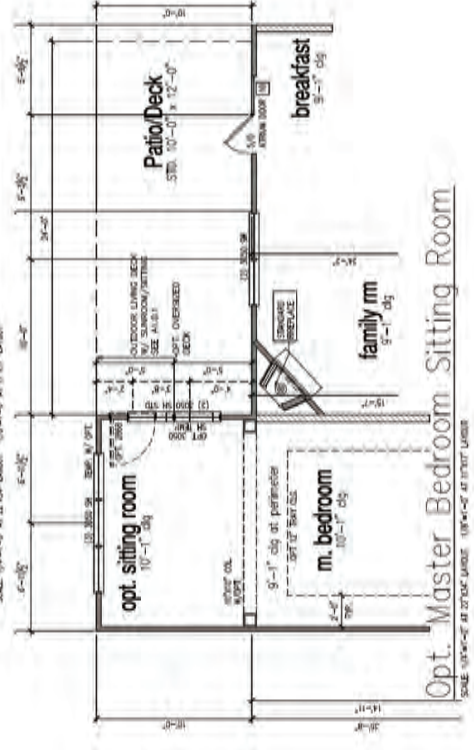
Opt. Study ILO Bed 2
SCALE: 1/8"=1'-0" AT 2700" UNITS 1/8"=1'-0" AT 1100" UNITS



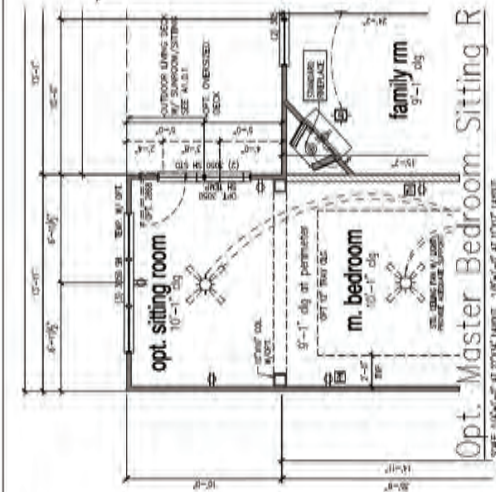
Stairs at Opt Basement
SCALE: 1/8"=1'-0" AT 2700" UNITS 1/8"=1'-0" AT 1100" UNITS



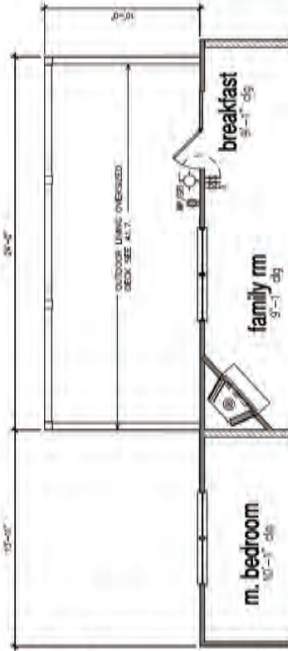
Opt. Family Room/Covered Patio/Deck
SCALE: 1/8"=1'-0" AT 2700" UNITS 1/8"=1'-0" AT 1100" UNITS



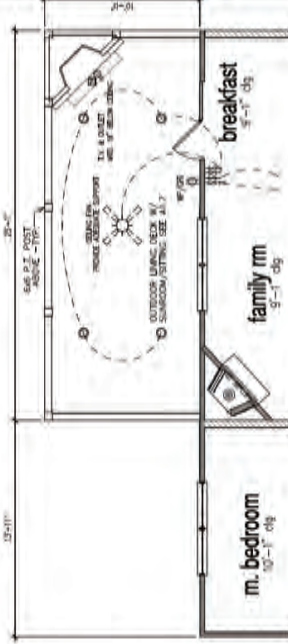
Opt. Master Bedroom Sitting Room
SCALE: 1/8"=1'-0" AT 2700" UNITS 1/8"=1'-0" AT 1100" UNITS



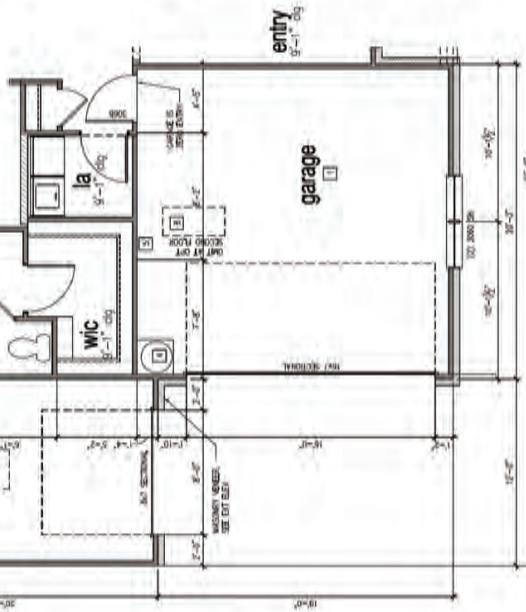
Opt. Master Bedroom Sitting R



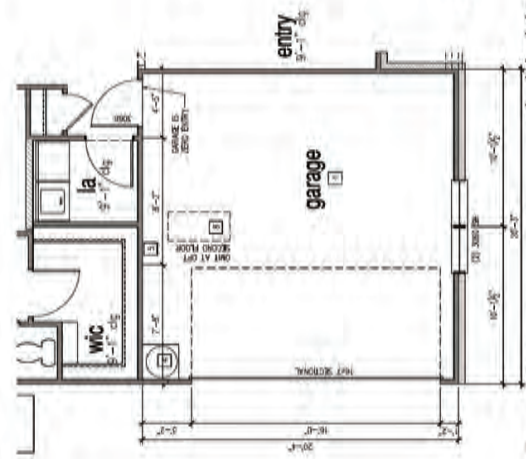
Opt. Oversized Deck



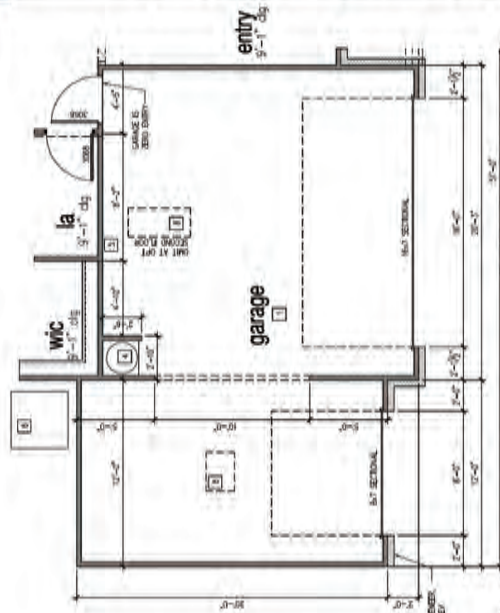
Opt. Covered Outdoor Living Deck



Opt. Side Load Garage w/ Carriage Garage A, C, D, E



Opt. Side Load Garage A, C, D, E



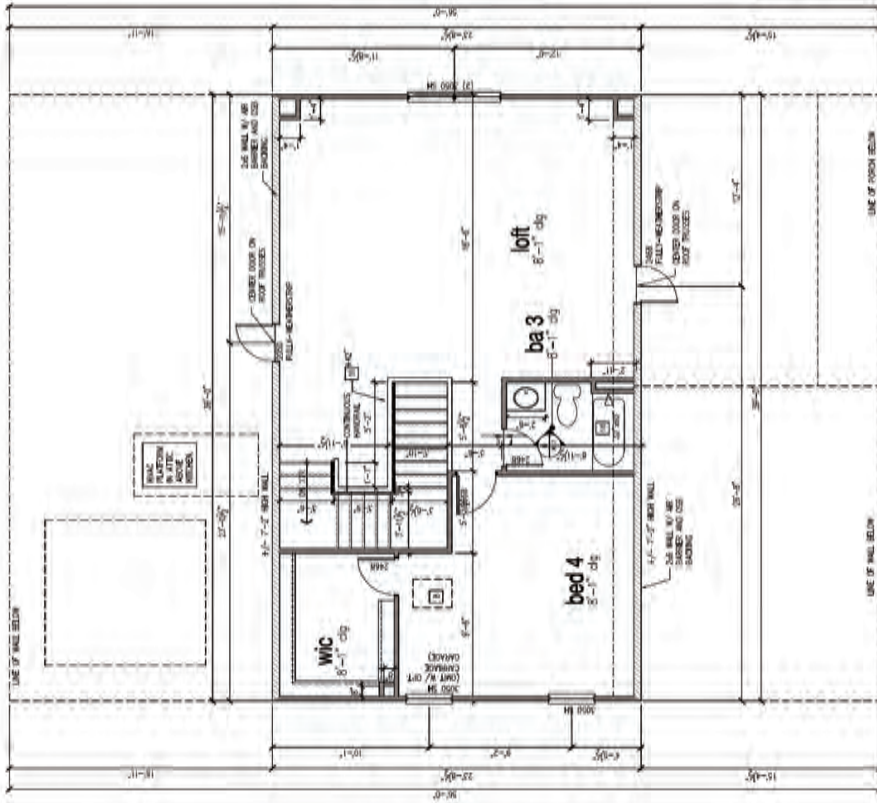
Opt. 3-Car Garage A, C, D, E



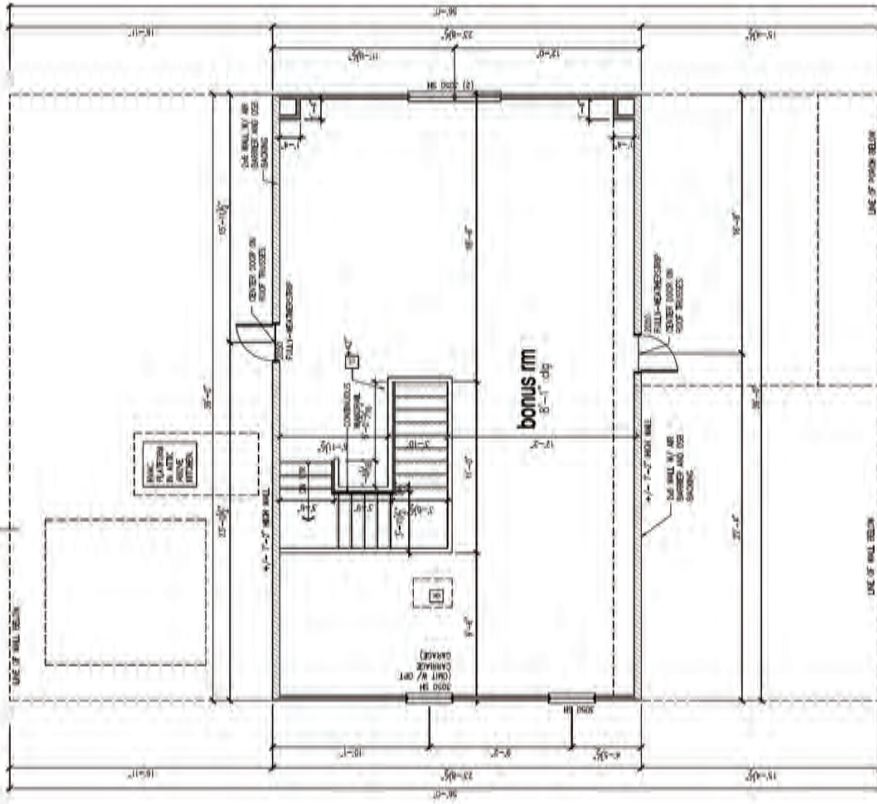
SCALE

MOORE
Camden A 1974-1975
OPT. 2ND FLOOR PLAN

A1.2A



Opt. Bedroom 4 / Bath 3
SCALE 1/8"=1'-0" AT 20"X30" UNITS 1/8"=1'-0" AT 11"X17" UNITS



Opt. Bonus Room
SCALE 1/8"=1'-0" AT 20"X30" UNITS 1/8"=1'-0" AT 11"X17" UNITS

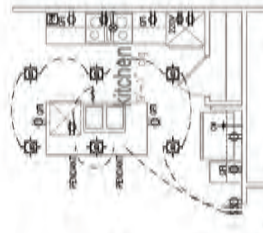


ELECTRICAL KEY

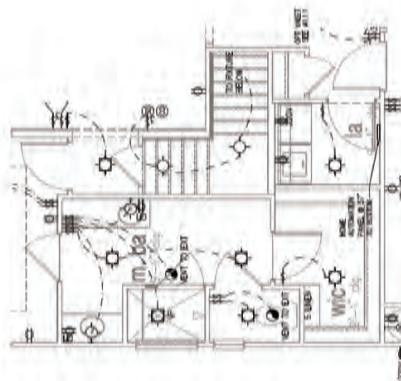
-  CEILING LIGHT
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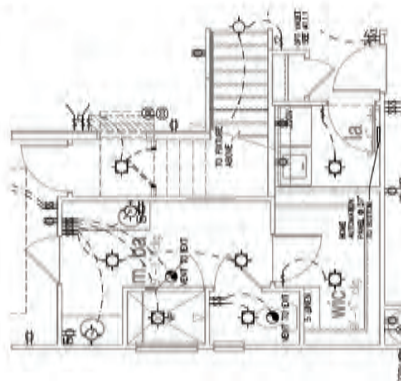
Opt. Fireplace
SCALE 1/8"=1'-0" AT 27 1/2" MAX. 1/8"=1'-0" AT 17 1/2" MAX.



Opt. Gourmet Kitchen
SCALE 1/8"=1'-0" AT 27 1/2" MAX. 1/8"=1'-0" AT 17 1/2" MAX.



Stairs at Opt Basement
SCALE 1/8"=1'-0" AT 27 1/2" MAX. 1/8"=1'-0" AT 17 1/2" MAX.



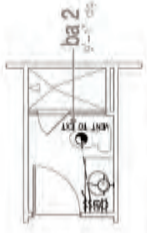
Stairs at Opt 2nd Floor
SCALE 1/8"=1'-0" AT 27 1/2" MAX. 1/8"=1'-0" AT 17 1/2" MAX.



Opt. Study ILO Bed 2
SCALE 1/8"=1'-0" AT 27 1/2" MAX. 1/8"=1'-0" AT 17 1/2" MAX.



Opt. Screened Patio/Deck
SCALE 1/8"=1'-0" AT 27 1/2" MAX. 1/8"=1'-0" AT 17 1/2" MAX.



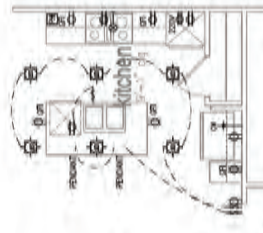
Opt. Shower
SCALE 1/8"=1'-0" AT 27 1/2" MAX. 1/8"=1'-0" AT 17 1/2" MAX.

ELECTRICAL KEY

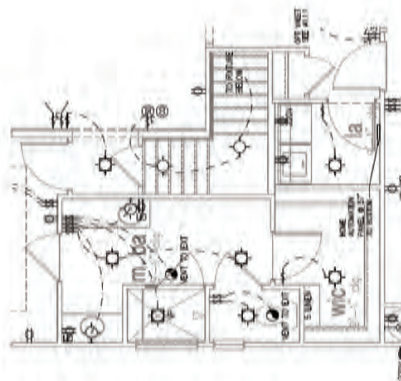
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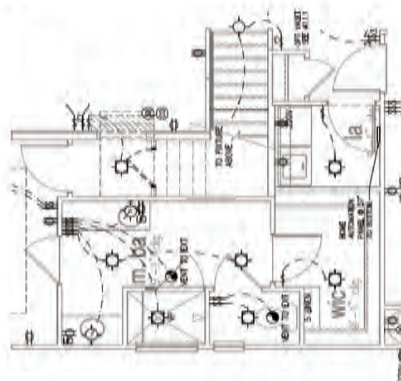
Opt. Fireplace
SCALE 1/8"=1'-0" AT 27 1/2" MAX. 1/8"=1'-0" AT 17 1/2" MAX.



Opt. Gourmet Kitchen
SCALE 1/8"=1'-0" AT 27 1/2" MAX. 1/8"=1'-0" AT 17 1/2" MAX.



Stairs at Opt Basement
SCALE 1/8"=1'-0" AT 27 1/2" MAX. 1/8"=1'-0" AT 17 1/2" MAX.



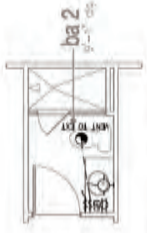
Stairs at Opt 2nd Floor
SCALE 1/8"=1'-0" AT 27 1/2" MAX. 1/8"=1'-0" AT 17 1/2" MAX.



Opt. Screened Patio/Deck
SCALE 1/8"=1'-0" AT 27 1/2" MAX. 1/8"=1'-0" AT 17 1/2" MAX.



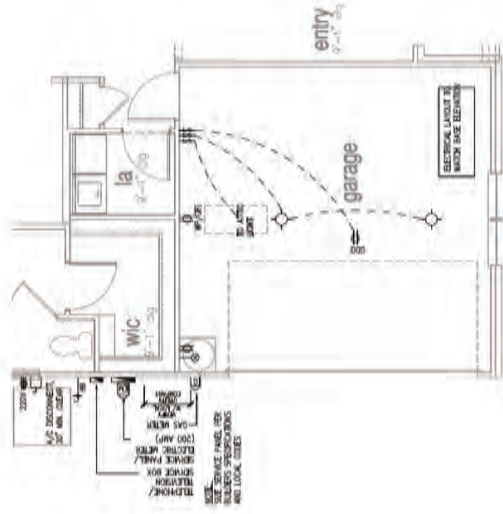
Opt. Study ILO Bed 2
SCALE 1/8"=1'-0" AT 27 1/2" MAX. 1/8"=1'-0" AT 17 1/2" MAX.



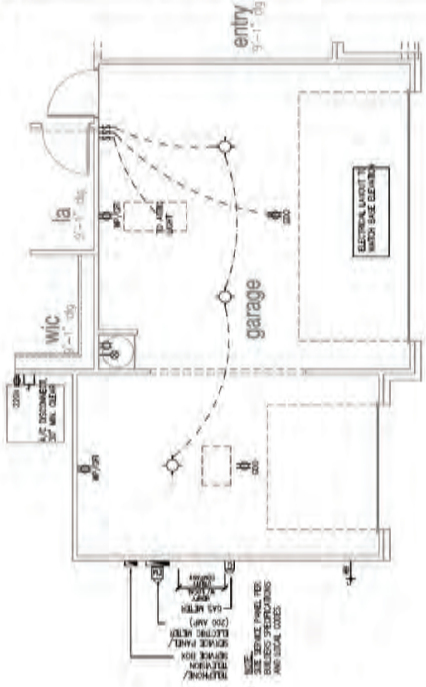
Opt. Shower
SCALE 1/8"=1'-0" AT 27 1/2" MAX. 1/8"=1'-0" AT 17 1/2" MAX.

ELECTRICAL KEY

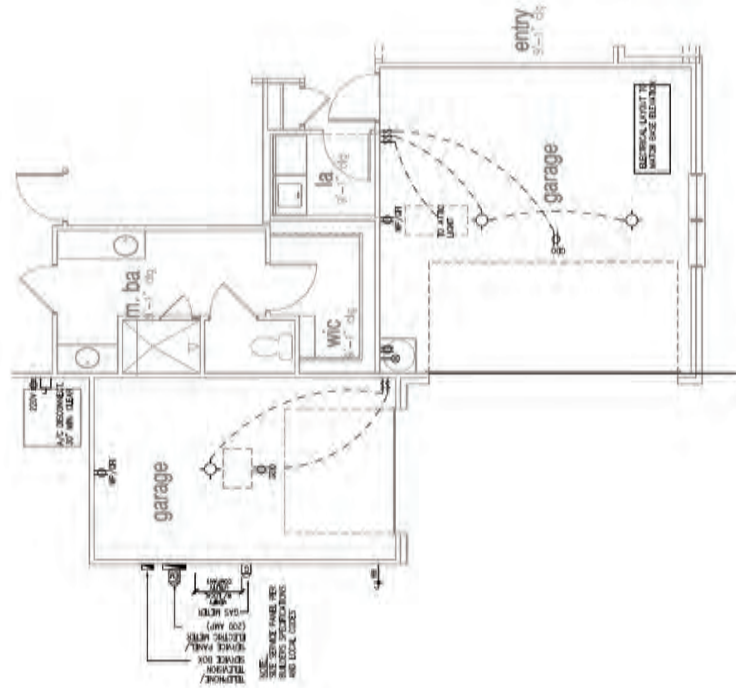
-  CEILING LIGHT
-  SURFACE LIGHT
-  RFI INTERFERENCE SHIELD
-  AIR CONDITIONING
-  RADIATOR
-  RADIATOR VALVE
-  RADIATOR CONTROL VALVE
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Opt. Side Load Garage 'A, C, D, E'
SCALE 1/8" = 1'-0" UNLESS NOTED OTHERWISE AT THIS SCALE

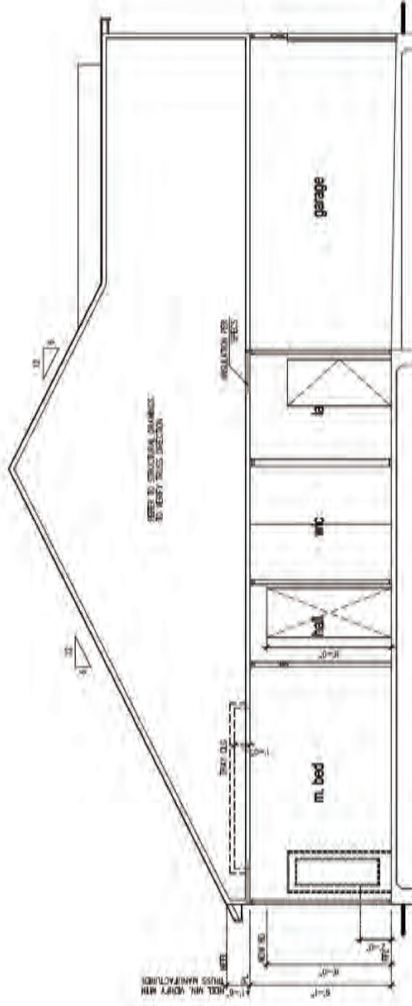


Opt. 3-Car Garage 'A, C, D, E'
SCALE 1/8" = 1'-0" UNLESS NOTED OTHERWISE AT THIS SCALE



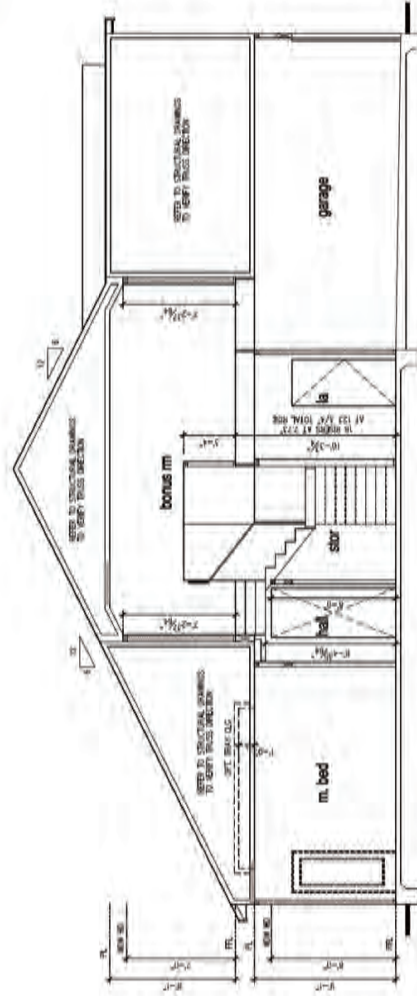
Opt. Side Load Garage w/ Carriage Garage 'A, C, D, E'
SCALE 1/8" = 1'-0" UNLESS NOTED OTHERWISE AT THIS SCALE

SCALE:



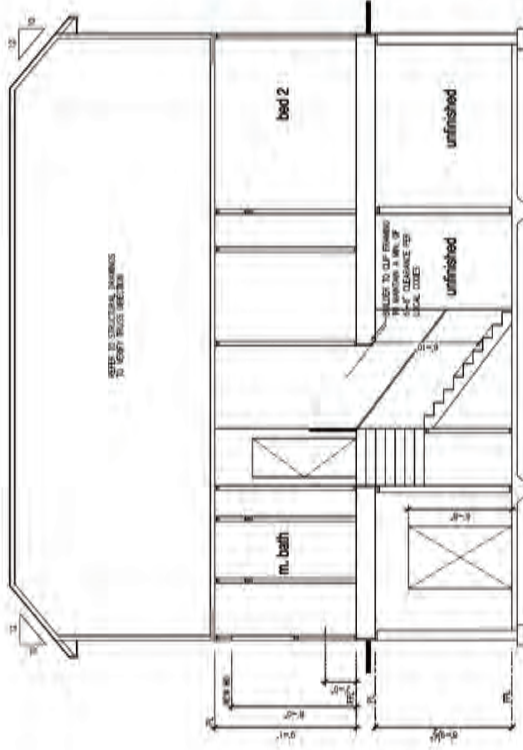
Building Section 1

SCALE: 1/8"=1'-0" @ 27" X 36" UNITS 1/8"=1'-0" @ 36" X 48" UNITS



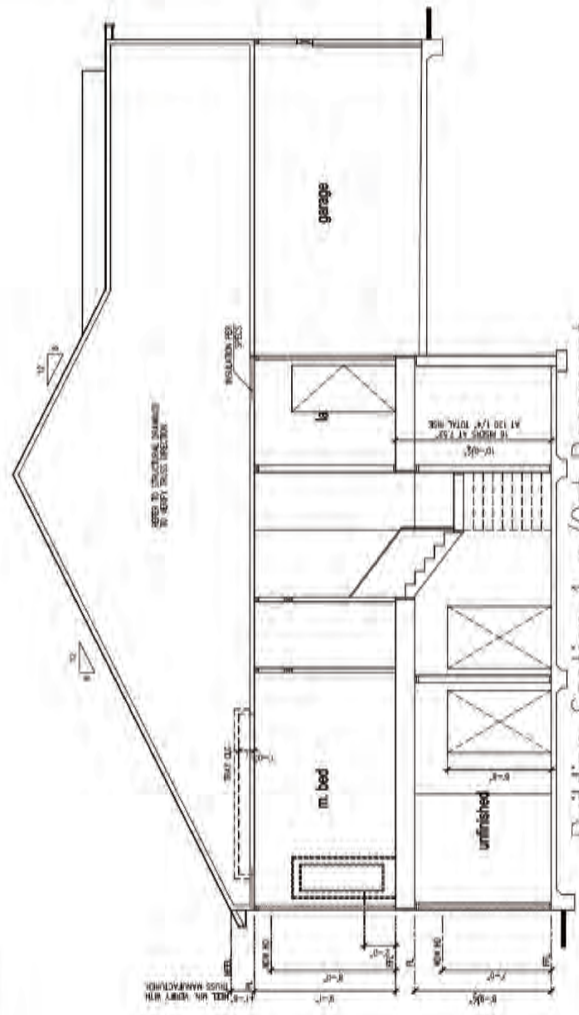
Building Section 1 w/Opt Bonus Rm

SCALE: 1/8"=1'-0" @ 27" X 36" UNITS 1/8"=1'-0" @ 36" X 48" UNITS



Building Section 2 w/Opt Basement

SCALE: 1/4"=1'-0" AT 27'-0" LEVEL 1/8"=1'-0" AT 11'-0" LEVEL



Building Section 1 w/Opt Basement

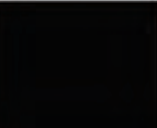
SCALE: 1/4"=1'-0" AT 27'-0" LEVEL 1/8"=1'-0" AT 11'-0" LEVEL

MODEL
Camden A 1974-1975

SECTIONS AT OPTIONAL BASEMENT

A1.4.1A

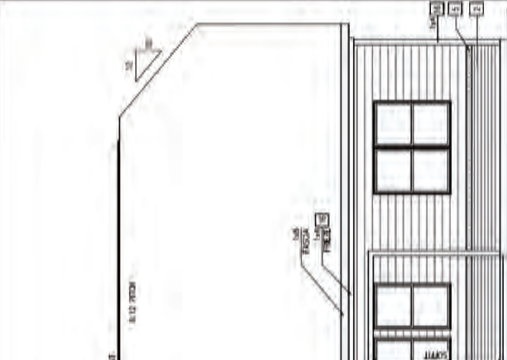
SECTION



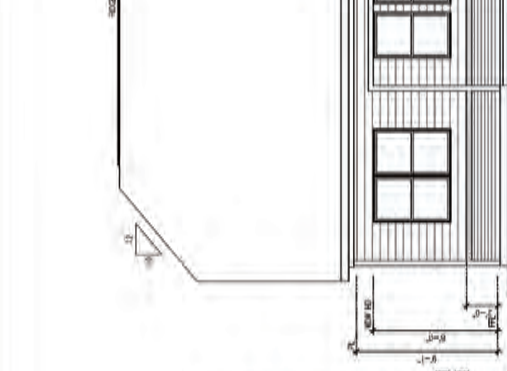
SCALE:

MODEL: Camden A 1974-1975
EXTERIOR ELEVATIONS

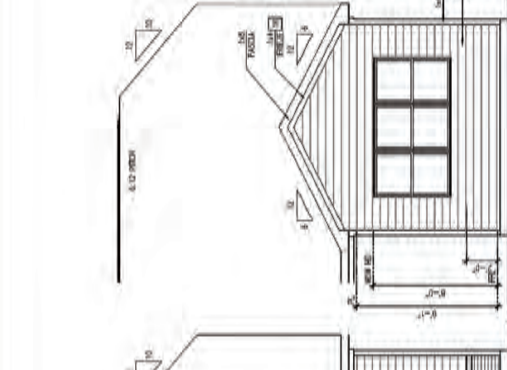
A1.5A



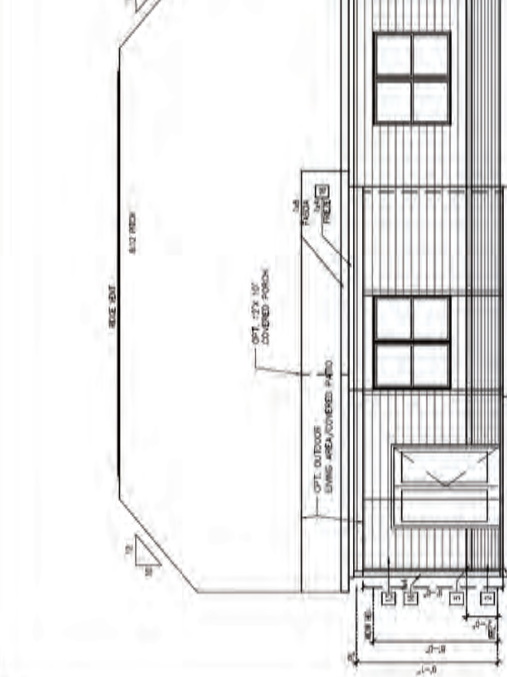
Rear Elevation
SCALE: 1/4"=1'-0" AT 27 1/2" HORIZ. 1/8"=1'-0" AT 17 1/2" VERT.



Opt. Sitting Room
SCALE: 1/4"=1'-0" AT 27 1/2" HORIZ. 1/8"=1'-0" AT 17 1/2" VERT.

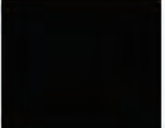


Opt. Rear Elevation
SCALE: 1/4"=1'-0" AT 27 1/2" HORIZ. 1/8"=1'-0" AT 17 1/2" VERT.



Front Elevation
SCALE: 1/4"=1'-0" AT 27 1/2" HORIZ. 1/8"=1'-0" AT 17 1/2" VERT.

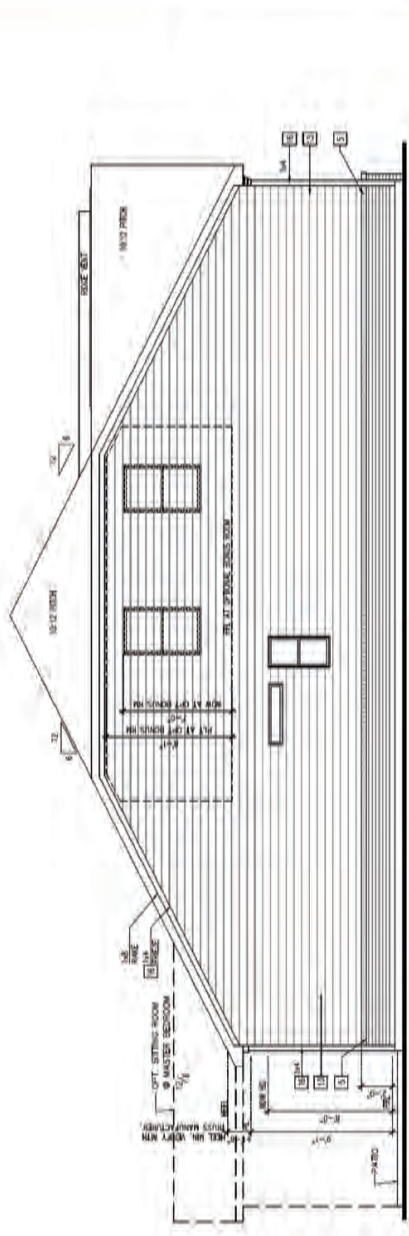
MATERIAL PERCENTAGES:	FRONT SIDE	RIGHT SIDE	REAR SIDE	LEFT SIDE
BRICK VENEER	19.67	---	---	---
STONE VENEER	---	---	100.00	100.00
HARD-SIDING	80.33	100.00	---	---
BOARD&BATTEN	---	---	---	---
HEATED SQUARE FOOTAGE: 1562 SF.				



SEAL

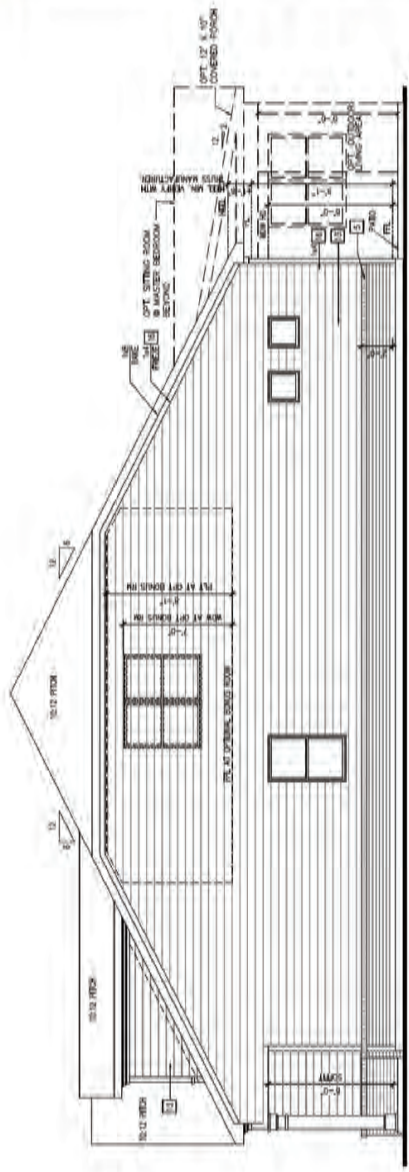
EXTERIOR ELEVATIONS
Camden A 1974-1975

MODEL
A1.5.1A



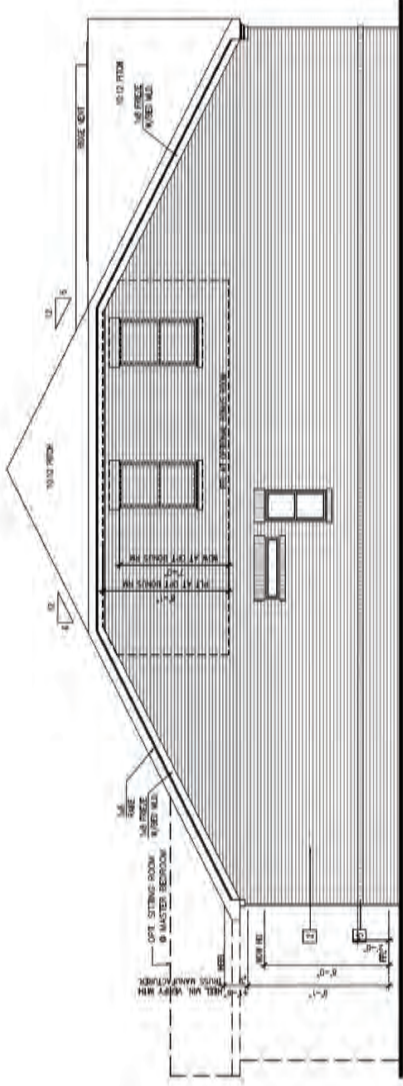
Left Elevation

SCALE: 1/4"=1'-0" @ 22 1/2" X 34" UNITS VIEW#-C-6 AT 11/20/77 UNITS



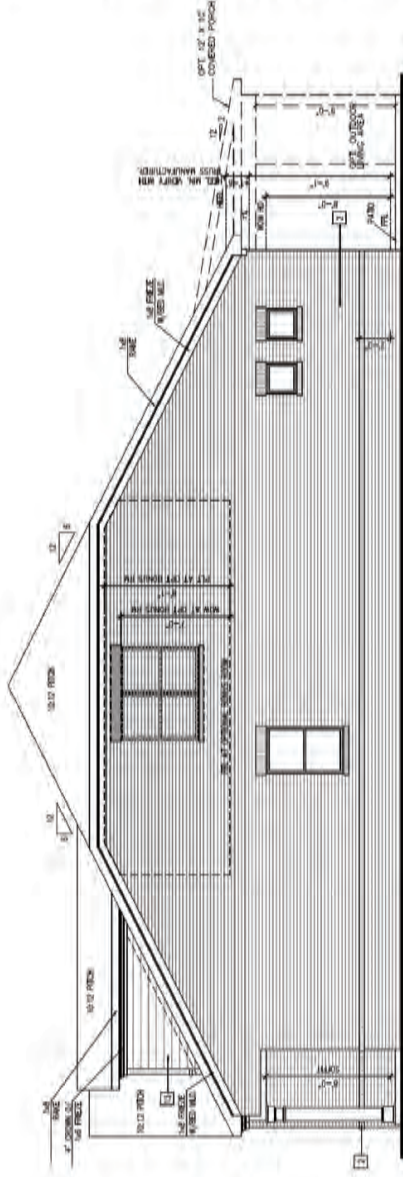
Right Elevation

SCALE: 1/4"=1'-0" @ 22 1/2" X 34" UNITS VIEW#-C-7 AT 11/20/77 UNITS



Left Elevation - 3 Side Brick

SCALE: 1/4"=1'-0" AS SHOWN UNLESS OTHERWISE NOTED



Right Elevation - 3 Side Brick

SCALE: 1/4"=1'-0" AS SHOWN UNLESS OTHERWISE NOTED





