



APPROVED

SUGAR HILL | JOHN R & FOREST

MOSAIC HOMES

CHAD GOULD ARCHITECT LLC ©2019

May 27, 2019



REVISED*

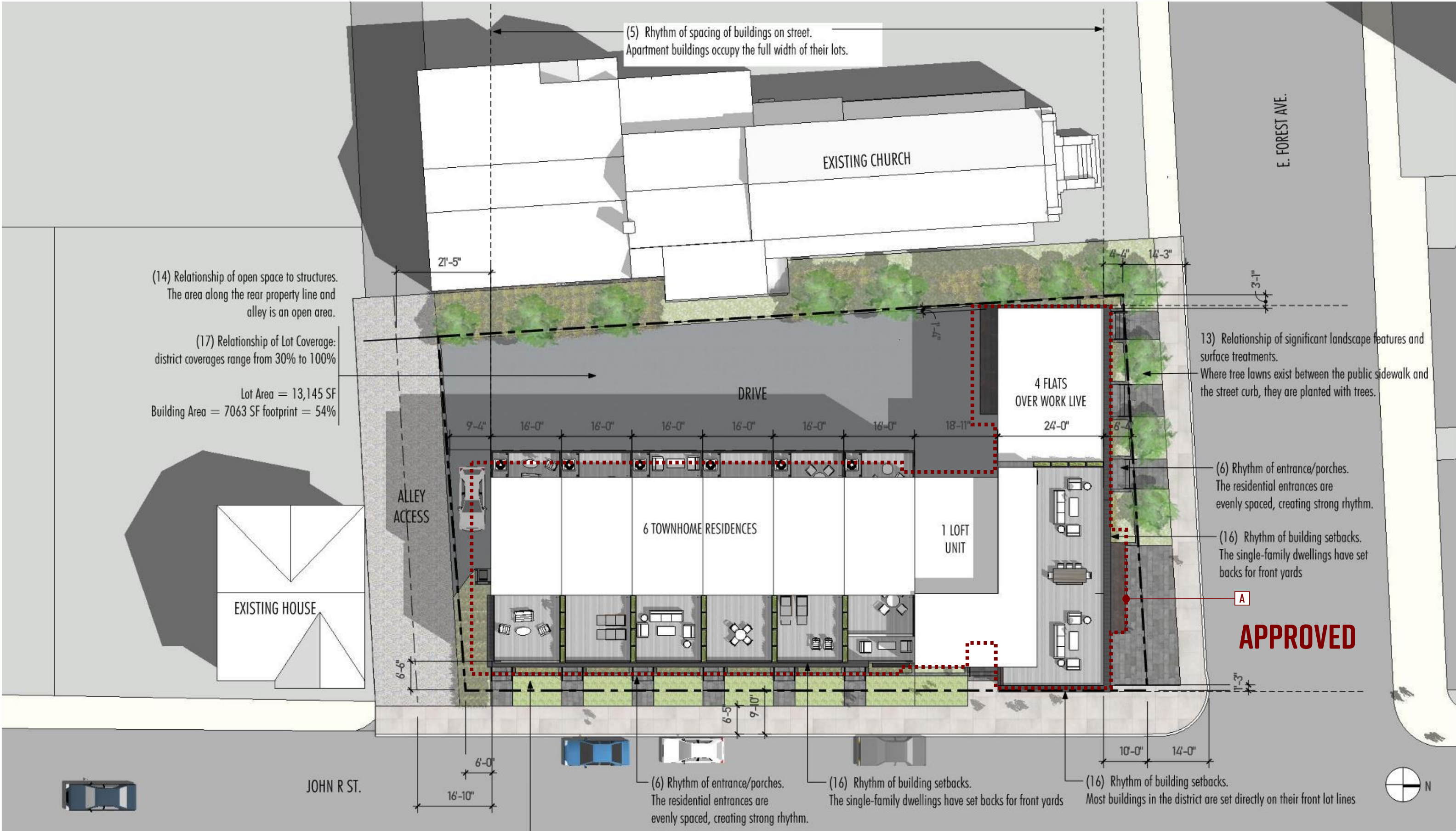
* SEE ELEVATION SHEETS FOR NOTED DIFFERENCES

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August 28, 2021



(14) Relationship of open space to structures. The area along the rear property line and alley is an open area.

(17) Relationship of Lot Coverage: district coverages range from 30% to 100%

Lot Area = 13,145 SF
Building Area = 7063 SF footprint = 54%

(5) Rhythm of spacing of buildings on street. Apartment buildings occupy the full width of their lots.

(13) Relationship of significant landscape features and surface treatments. Where tree lawns exist between the public sidewalk and the street curb, they are planted with trees.

(6) Rhythm of entrance/porches. The residential entrances are evenly spaced, creating strong rhythm.

(16) Rhythm of building setbacks. The single-family dwellings have set backs for front yards

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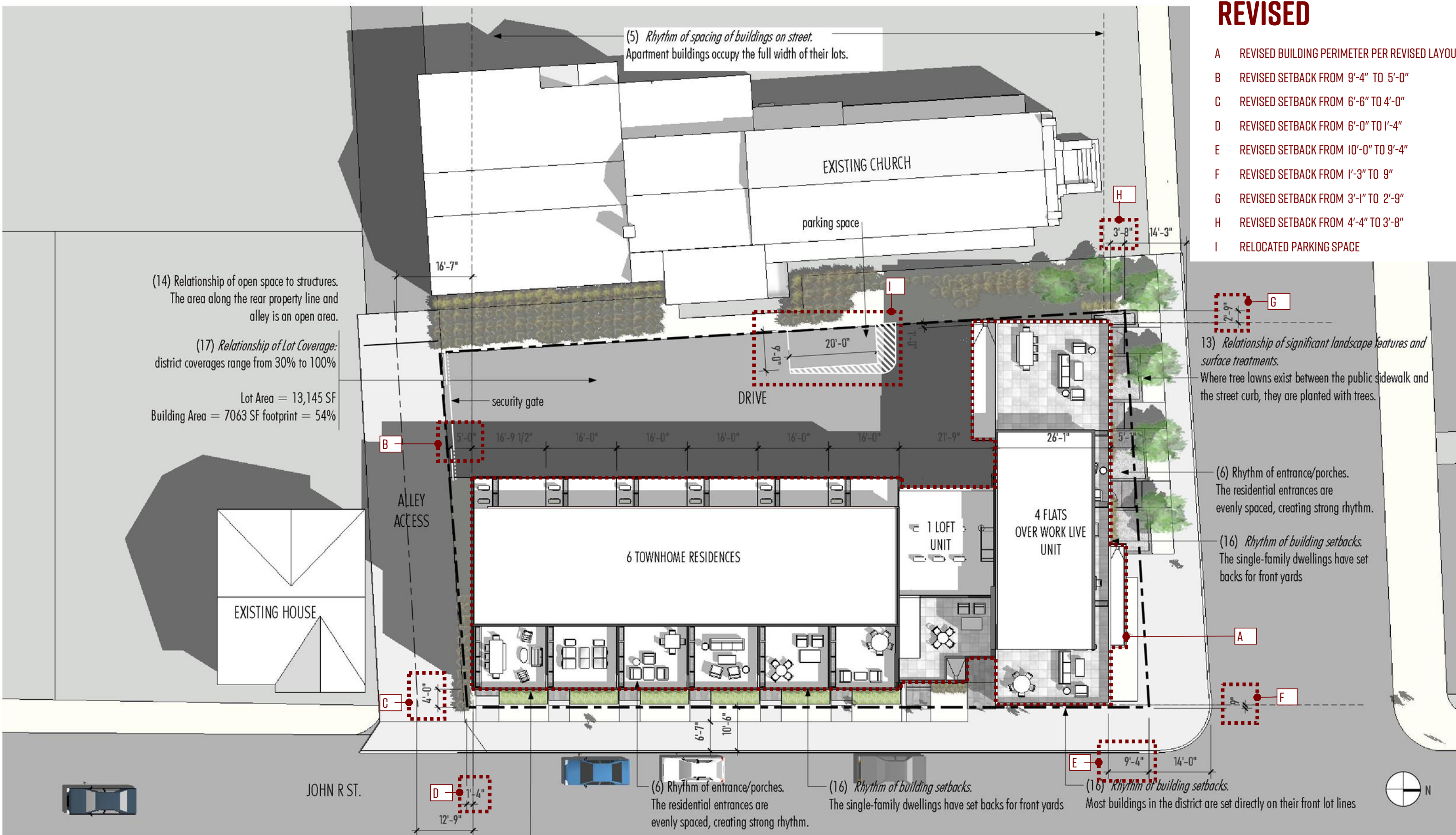
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(16) Rhythm of building setbacks. The single-family dwellings have set backs for front yards

(16) Rhythm of building setbacks. Most buildings in the district are set directly on their front lot lines

(13) Relationship of significant landscape features and surface treatments. Where apartment buildings are set back slightly from the public sidewalks, a shallow area of grass turf front lawn exists. single-family dwellings generally have shallow front lawn with plantings

SITE PLAN 1/20



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REVISED

- A REVISED BUILDING PERIMETER PER REVISED LAYOUT.
- B REVISED SETBACK FROM 9'-4" TO 5'-0"
- C REVISED SETBACK FROM 6'-6" TO 4'-0"
- D REVISED SETBACK FROM 6'-0" TO 1'-4"
- E REVISED SETBACK FROM 10'-0" TO 9'-4"
- F REVISED SETBACK FROM 1'-3" TO 9"
- G REVISED SETBACK FROM 3'-1" TO 2'-9"
- H REVISED SETBACK FROM 4'-4" TO 3'-8"
- I RELOCATED PARKING SPACE

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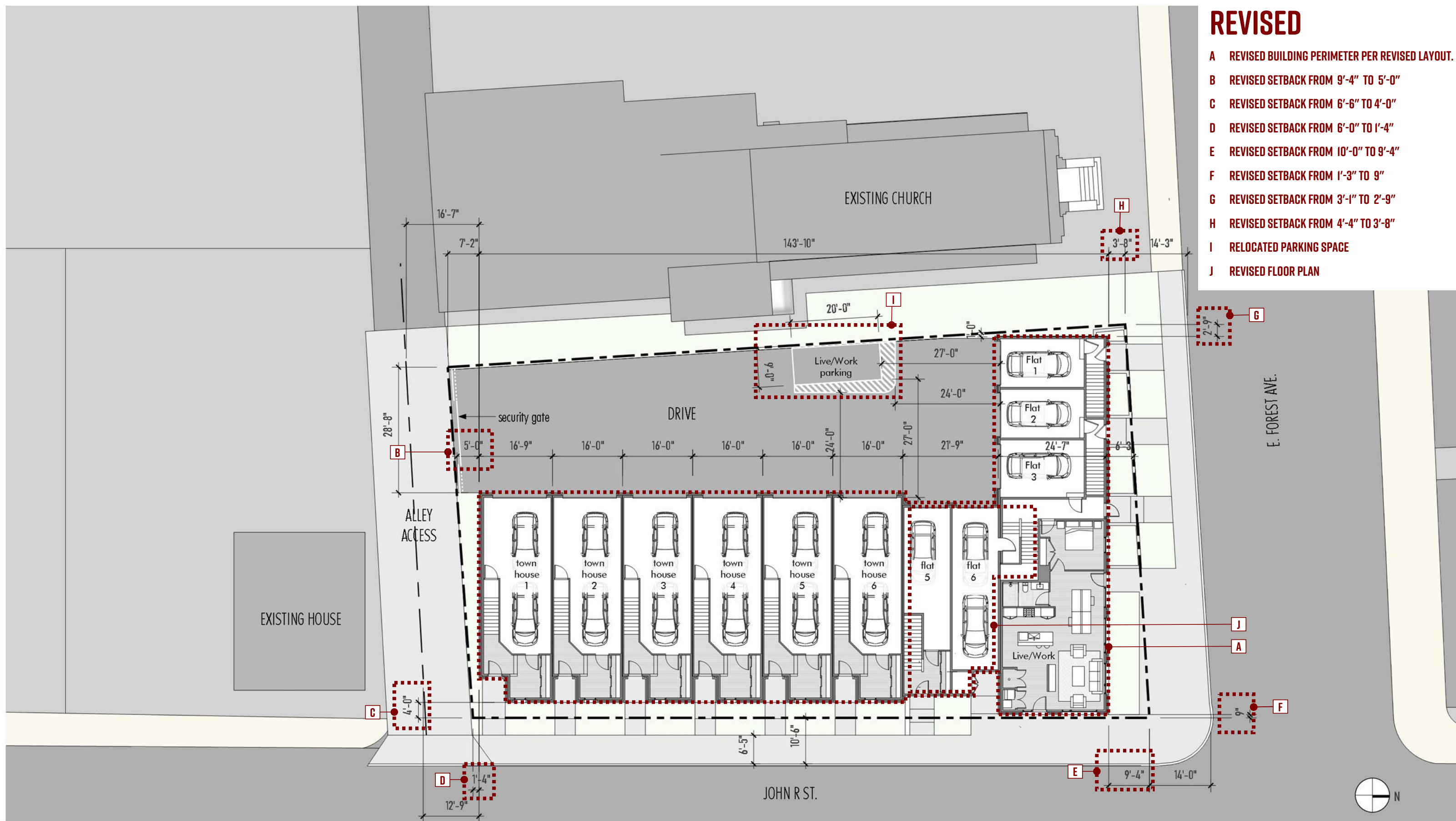
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SITE PLAN 1/20



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OVERALL GROUND FLOOR PLAN 20'



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 - I RELOCATED PARKING SPACE
 - J REVISED FLOOR PLAN

OVERALL GROUND FLOOR PLAN 20'



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JOHN R ST.

E. FOREST AVE.



OVERALL SECOND FLOOR PLAN | 20'



REVISED

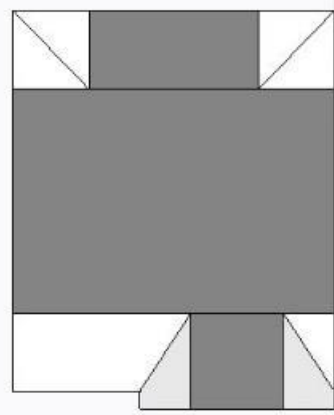
A REVISED FLOOR PLAN PER MARKET STUDY

JOHN R ST.

E. FOREST AVE.



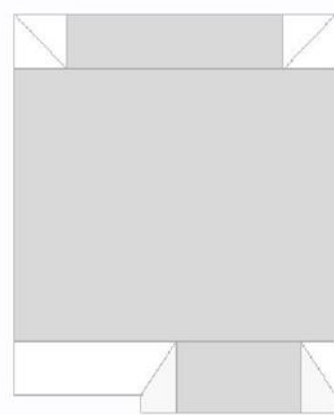
OVERALL SECOND FLOOR PLAN | 20'



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OVERALL THIRD FLOOR PLAN | 20'

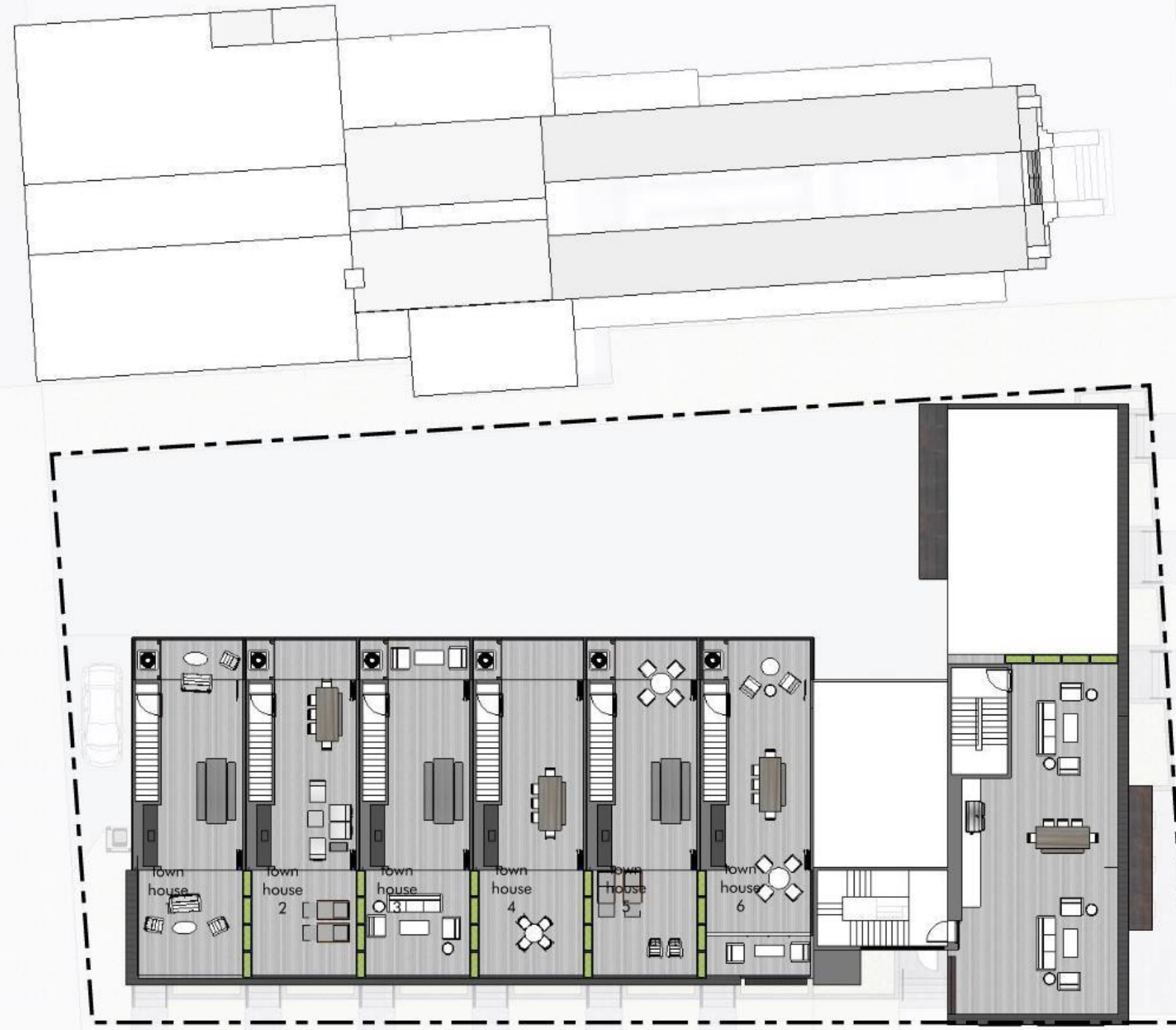
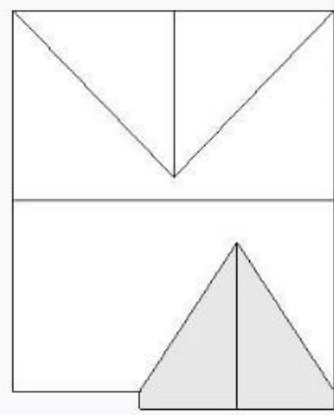


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A REVISED FLOOR PLAN PER MARKET STUDY



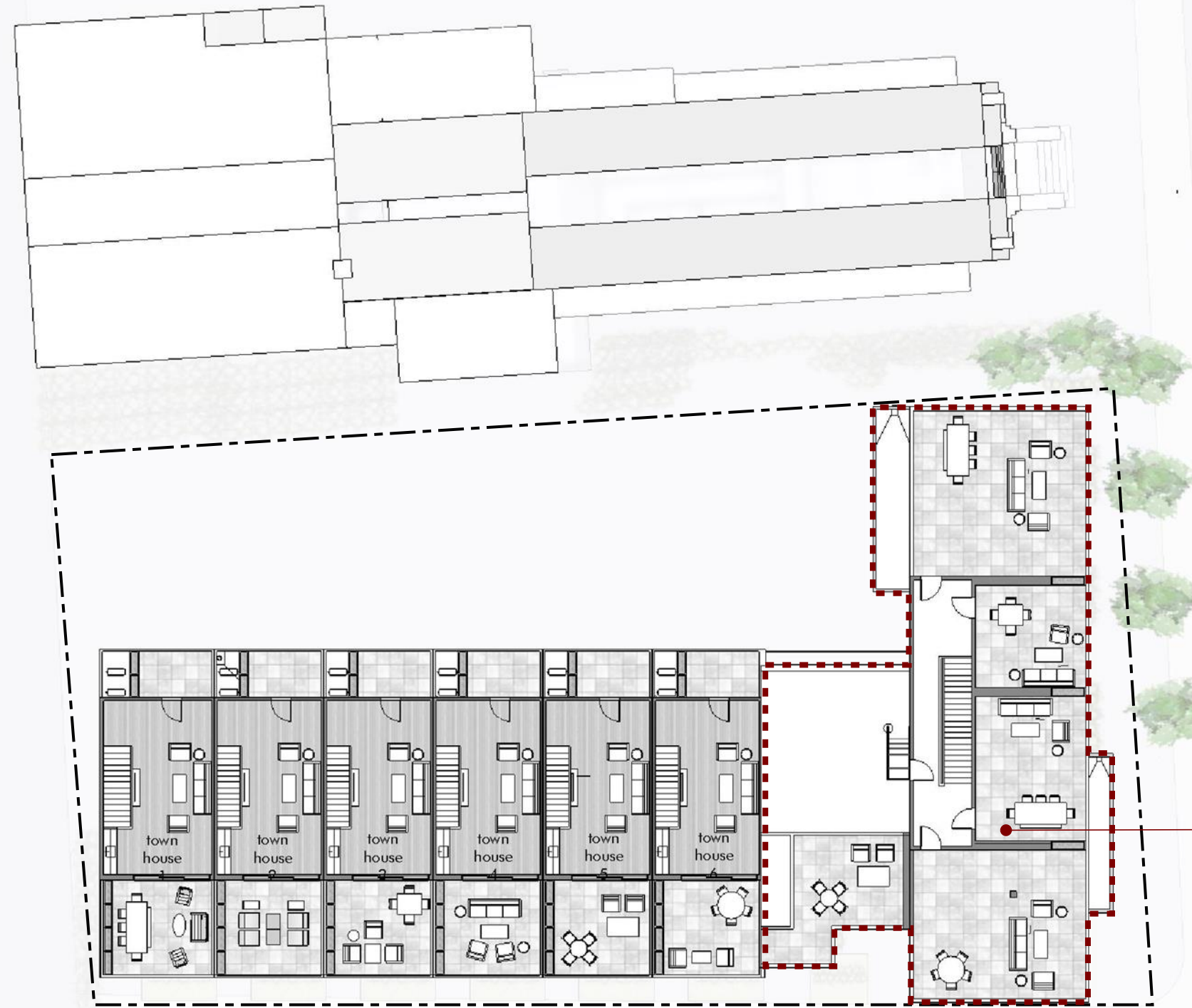
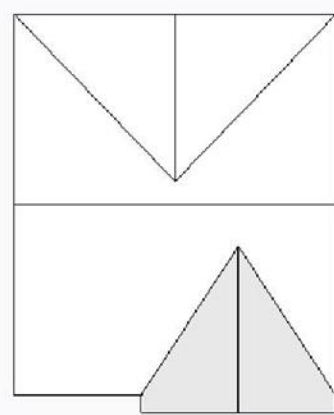
OVERALL THIRD FLOOR PLAN | 20'



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OVERALL THIRD FLOOR PLAN | 20'



REVISED

A REVISED FLOOR PLAN PER MARKET STUDY



OVERALL FOURTH FLOOR PLAN | 20'



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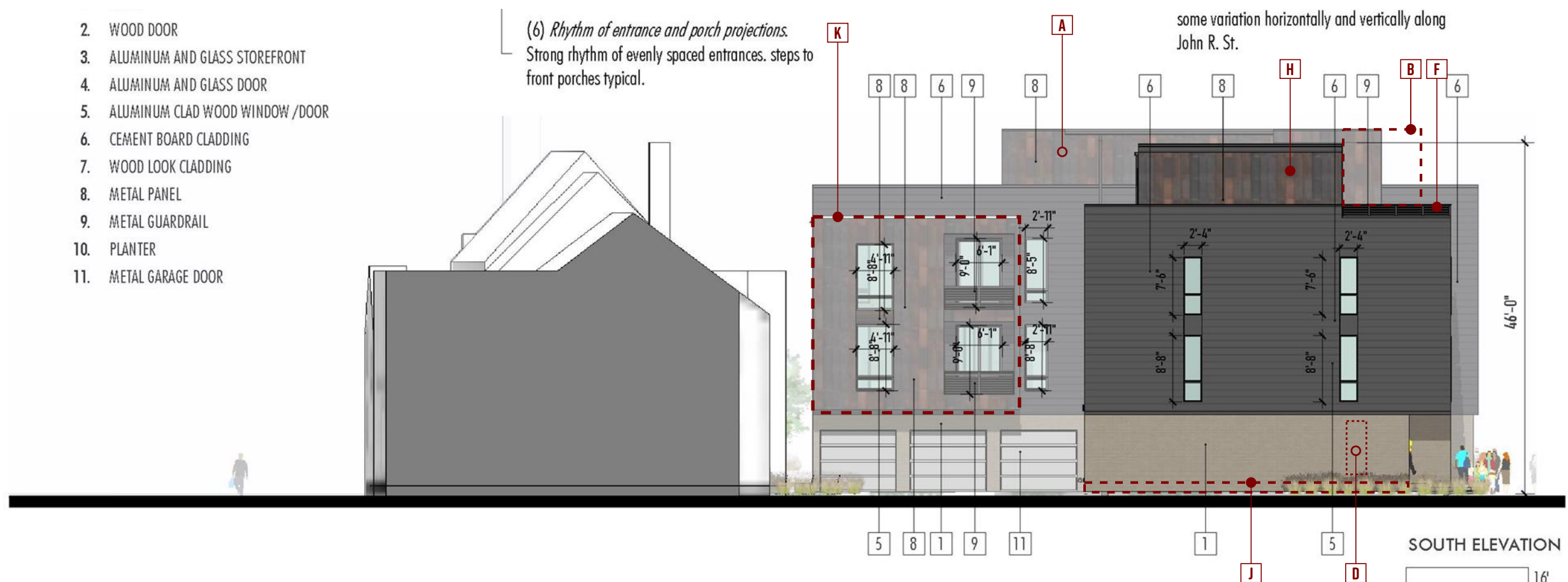


REVISED

- A EXPANDED COVERED ROOFTOP AREA.
- B ELIMINATED STAIR TO ROOFTOP.
- C ADDED WOOD LOOK SIDING BETWEEN WINDOWS.
- D REVISED WINDOW.
- E ELIMINATED BALCONIES ON THIRD FLOOR.
- F REVISED GUARDRAIL FROM GLASS TO METAL.
- G ENCLOSED COVERED ROOFTOP DECK.
- H REVISED CEMENT BOARD LAP SIDING TO METAL SIDING.
- I REVISED DOOR STYLE FROM FULL GLASS TO WOOD.
- J ELIMINATED PRECAST BASE REPLACE WITH BRICK
- K REVISED BALCONY AREA PER ADDED BEDROOM.



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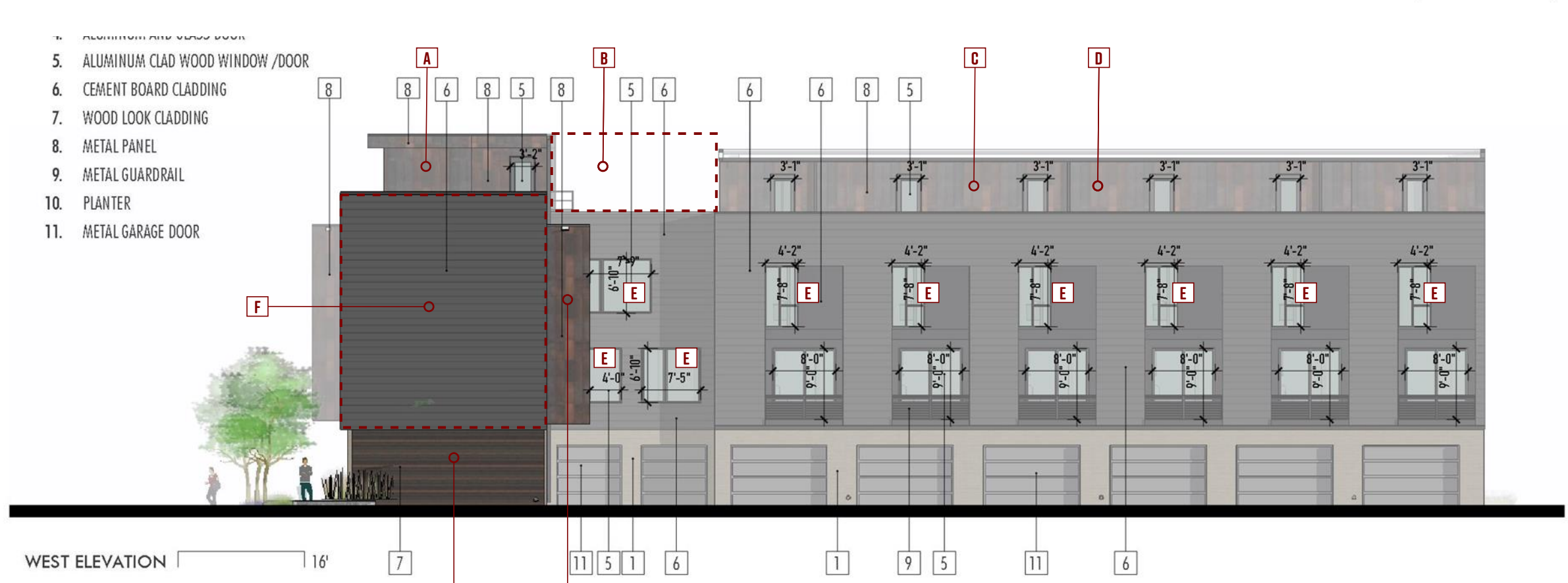
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- D REVISED CEMENT BOARD LAP SIDING TO METAL SIDING.
- E REVISED WINDOW
- F ELIMINATED WINDOWS PER BUILDING CODE. TOO CLOSE TO PROPERTY LINE
- G REVISED FROM BRICK TO WOOD LOOK METAL SIDING.
- H REVISED BALCONY AREA PER ADDED BEDROOM.



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