

Vespera

Snellville, GA 30078
Gwinnett County

Change in Conditions Preliminary Plans

05/05/2026

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Project Team

Owner

Shifa Real Estate Investments LLC
4675 N. Shallowford Road, Suite 200
Atlanta, GA 30338
Contact: Husein Hamirani
h@hconstructionga.com
678.267.0587

Developer

Shifa Real Estate Investments LLC
4675 N. Shallowford Road, Suite 200
Atlanta, GA 30338
Contact: Husein Hamirani
h@hconstructionga.com
678.267.0587

Architect

Treinis Architecture LLC
Woodstock, GA 30188

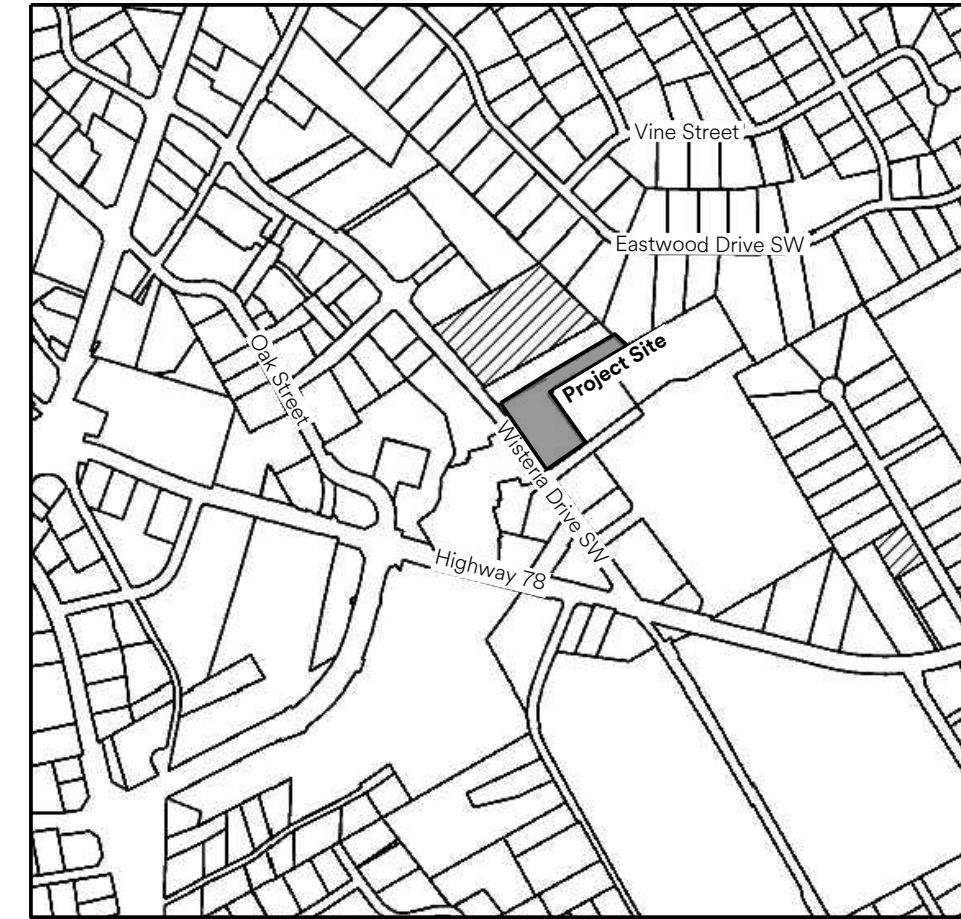
Contact: Dasha Treinis, AIA
treinis@gmail.com
404.945.0806

Planner / Engineer / Landscape Architect

SPG Planners + Engineers, LLC
1725 Electric Avenue, STE 320
Watkinsville, GA 30677
Contact: Ed Lane, PE
ed@onespg.com
706.769.9515

Land Surveyor

Professional Land Surveyors
1020 Chattahoochee Avenue
Dalton, GA 30720
Contact: D. Hall
info@pls.us
770.334.8186



Vicinity Map
Not to Scale



FEMA Firm Map
Not to Scale

Project Data

Project Description
The nature of development includes the construction of two (2) 5-story multifamily housing building with podium and surface parking. There is an existing building and parking lot that will be demolished. The development will require infrastructure such as underground detention, bioretention, piping, curbing, water lines, power transformers, underground power, and on-site / off-site sanitary sewer lines.

Project Address / Parcel
Parcel(s) R5038 133
2380 Wisteria Drive
Snellville, GA 30078

Project Zoning
TC-R (Towne Center Residential)

Total Project Area (Parcel)
2.67 AC

Total Allowed Building Coverage
(70%)

Total Proposed Building Coverage
1.71 AC (64.13%)

24 Hour Erosion Control Contact:
TBD
123.456.7896

Project Land Use
Towne Center Flat

Total Disturbed Area
TBD

Approved Rezone (July 22, 2024)

ORD 2024-25 - RZ 24-03

Approved Special Use (July 22, 2024)

ORD 2024-26 - SUP 24-02

Approved Variances (July 22, 2024)

UDO Sec. 206-3.1F.2.E. (Commercial Floor Area Requirement): to waive the requirement for a minimum of 30,000 sq. ft. onsite commercial floor area for development of 171 Towne Center Flat units (5,000 sq. ft. per 30 units).

UDO Sec. 205-1.14D (Storefront Street Requirements): to allow development and use of the Stacked Flat building type for buildings abutting storefront street.

Conditions:

- The property shall be developed in general accordance with the conceptual rezoning site plan entitled "Wisteria Drive Flats", dated 5-14-2024 (stamped received 5-14-2024) in Exhibit "B", a copy of which is attached hereto and incorporated herein by reference, with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the conceptual rezoning site plan, as determined by the Director of Planning and Development will require Mayor and Council approval, after submitting a Change in Conditions application and receiving recommendations by the Planning Department and Planning Commission.
- All variances and conditions approved 2-13-2018 by the Snellville Board of Zoning Appeals for case #BOA 18-01 are repealed.
- Uses involving adult entertainment, including the sale and display of adult magazines, books, videos, and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited.
- Signs higher than 15 feet or larger than 225 square feet are prohibited.
- Applicant will provide an exterior building color palette to the Planning Director for approval.

Seals:



Project Info:

Vespera
2380 Wisteria Drive
Snellville, GA 30078
Gwinnett County

Sheet Issue: 05/05/2026 **Project No.:** 26-3659

Firm Info:



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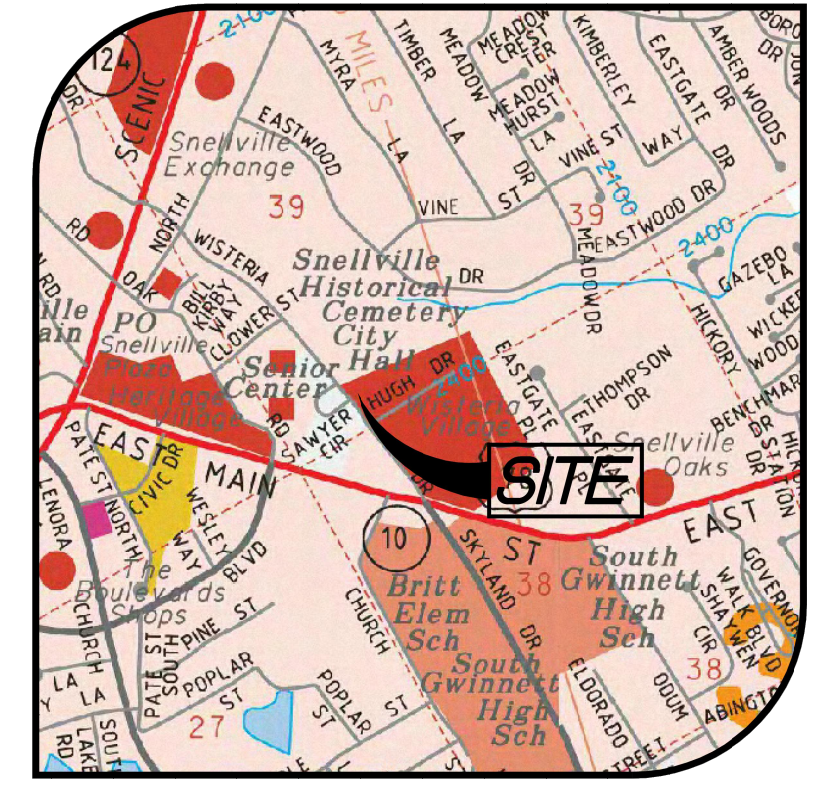
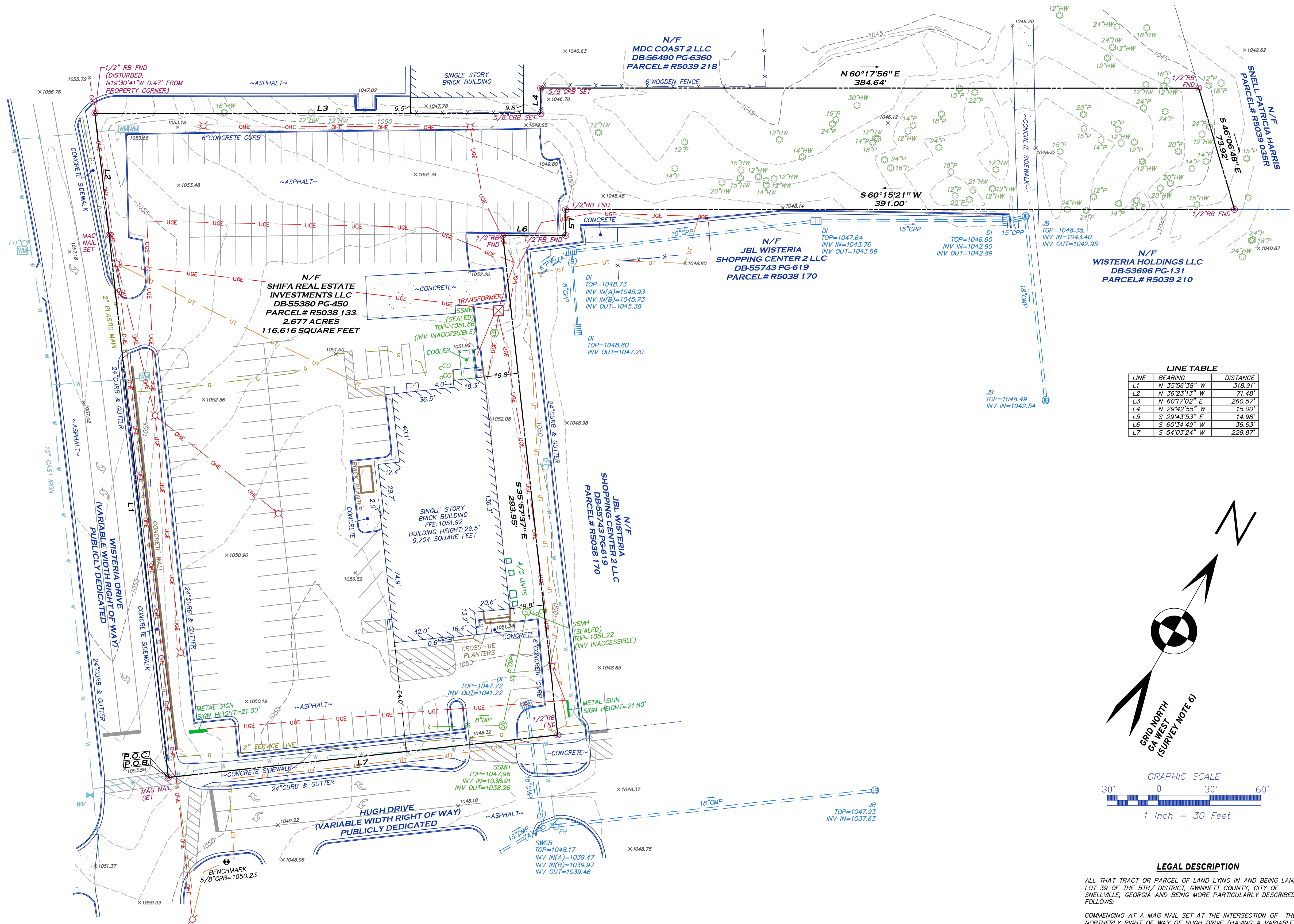
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706.769.9515
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Sheet Title:

Cover

CC-00

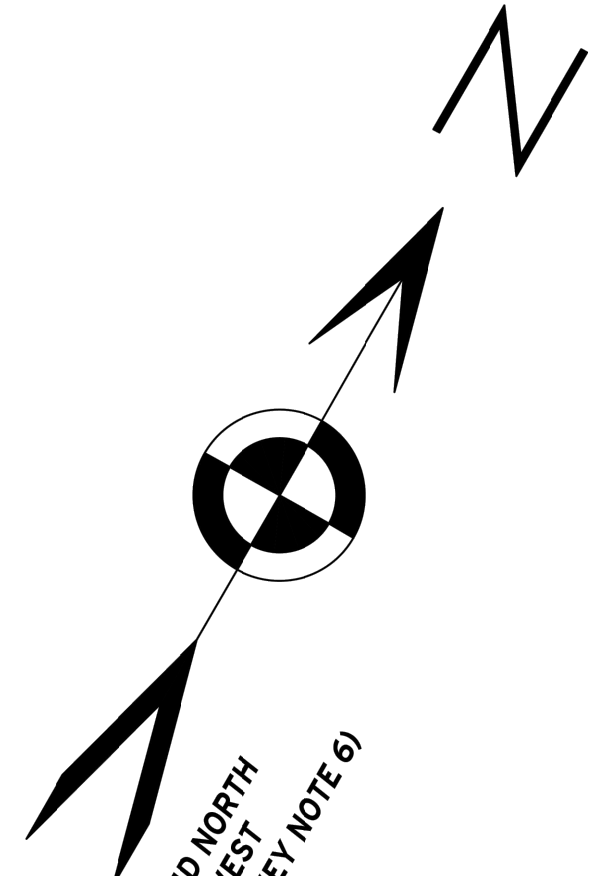


VICINITY MAP

- SURVEY NOTES**
- PROPERTY SHOWN HEREON WAS SURVEYED AUGUST 18, 2023.
 - THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1" IN 35,954' WITH AN ANGULAR ERROR OF 3.52 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
 - A SOKKIA IX SERIES ROBOTIC TOTAL STATION, CARLSON BRX7 GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
 - THIS PLAT HAS A MAP CLOSURE OF 1" IN 327,462'.
 - SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 13155C0129C, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 29, 2006 FOR COMMUNITY NUMBER 131002, IN GWINNETT COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
 - CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING A CARLSON BRX7 GPS RECEIVER UTILIZING OPUS-S FOR POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .03 FEET HORIZONTAL AND .06 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
 - UTILITIES SHOWN PER MARKINGS PLACED BY UTILITY-MARKING, L.L.C., UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. PROFESSIONAL LAND SURVEYORS MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.
 - NO OBSERVED EVIDENCE OF CEMETERIES, GRAVESITES, AND/OR BURIAL GROUNDS AT TIME OF SURVEY.
 - PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN GENERAL WARRANTY DEED RECORDED IN DEED BOOK 55380, PAGE 450, GWINNETT COUNTY RECORDS.
 - NO ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON WERE OBSERVABLE AT TIME OF SURVEY.
 - AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
 - AT THE TIME OF THE SURVEY THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
 - AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - SUBJECT PROPERTY HAS DIRECT ACCESS TO WISTERIA DRIVE AND HUGH DRIVE, BOTH HAVING PUBLICLY DEDICATED RIGHTS OF WAY.
 - SUBJECT PROPERTY IS CONTIGUOUS TO ALL ADJACENT PROPERTIES AND RIGHTS OF WAY. NO GAPS, GORES, OR OVERLAPS ARE KNOWN TO EXIST.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 35°56'38" W	318.91'
L2	N 36°23'13" W	71.48'
L3	N 60°17'02" E	260.57'
L4	N 29°42'53" W	15.00'
L5	S 29°43'53" E	14.98'
L6	S 60°34'49" W	36.63'
L7	S 54°03'24" W	228.87'



GRAPHIC SCALE
1 inch = 30 Feet

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING LAND LOT 39 OF THE 5TH DISTRICT, GWINNETT COUNTY, CITY OF SNELLVILLE, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MAG NAIL SET AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF HUGH DRIVE (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY OF WISTERIA DRIVE (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY), SAID MAG NAIL BEING THE TRUE POINT OF BEGINNING.

THENCE LEAVING SAID RIGHT OF WAY OF HUGH DRIVE AND CONTINUING ALONG SAID RIGHT OF WAY OF WISTERIA DRIVE THE FOLLOWING COURSES AND DISTANCES: NORTH 35 DEGREES 56 MINUTES 38 SECONDS WEST A DISTANCE OF 318.91 FEET TO A MAG NAIL SET; NORTH 36 DEGREES 23 MINUTES 13 SECONDS WEST A DISTANCE OF 71.48 FEET TO A 1/2 INCH DISTURBED REBAR FOUND; THENCE LEAVING SAID RIGHT OF WAY NORTH 60 DEGREES 17 MINUTES 02 SECONDS EAST A DISTANCE OF 260.57 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE NORTH 29 DEGREES 42 MINUTES 55 SECONDS WEST A DISTANCE OF 15.00 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE NORTH 60 DEGREES 17 MINUTES 56 SECONDS EAST A DISTANCE OF 364.64 FEET TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 46 DEGREES 06 MINUTES 49 SECONDS EAST A DISTANCE OF 73.92 FEET TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 60 DEGREES 15 MINUTES 21 SECONDS WEST A DISTANCE OF 391.00 FEET TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 29 DEGREES 43 MINUTES 53 SECONDS EAST A DISTANCE OF 14.98 FEET TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 60 DEGREES 34 MINUTES 49 SECONDS WEST A DISTANCE OF 36.63 FEET TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 35 DEGREES 57 MINUTES 37 SECONDS EAST A DISTANCE OF 293.95 FEET TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 54 DEGREES 03 MINUTES 24 SECONDS WEST A DISTANCE OF 228.87 FEET TO A MAG NAIL FOUND, SAID MAG NAIL BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 2.677 ACRES (116,616 SQUARE FEET).

UTILITY CONTACTS

- WATER**
GWINNETT COUNTY PUBLIC UTILITIES
678-325-9631
- GAS**
ATLANTA GAS LIGHT GWINNETT
470-484-2800
- POWER**
WALTON EMC
770-266-2547
- COMMUNICATION**
AT&T
305-409-1542
- COMCAST
678-708-7112
- GWINNETT COUNTY PUBLIC UTILITIES
678-639-8853
- SEWER**
GWINNETT COUNTY PUBLIC UTILITIES
678-325-9631

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



MITCHELL LOWERY GEORGIA REG.# 3109

PROFESSIONAL LAND SURVEYORS, LLC
1020 CHATTANOOGA AVENUE
DALTON, GA 30720
770-334-8186
WWW.PLS.US
INFO@PLS.US
GEORGIA C.O.A.: LSF001980

PREPARED FOR:
SHIFA REAL ESTATE INVESTMENTS LLC

BOUNDARY & TOPOGRAPHIC SURVEY OF:
WISTERIA DR
SNELLVILLE, GA 30078
(CITY OF SNELLVILLE)

STATE: GEORGIA
LAND LOT: 39

COUNTY: GWINNETT
DISTRICT: 5

REVISIONS

DATE	DESCRIPTION

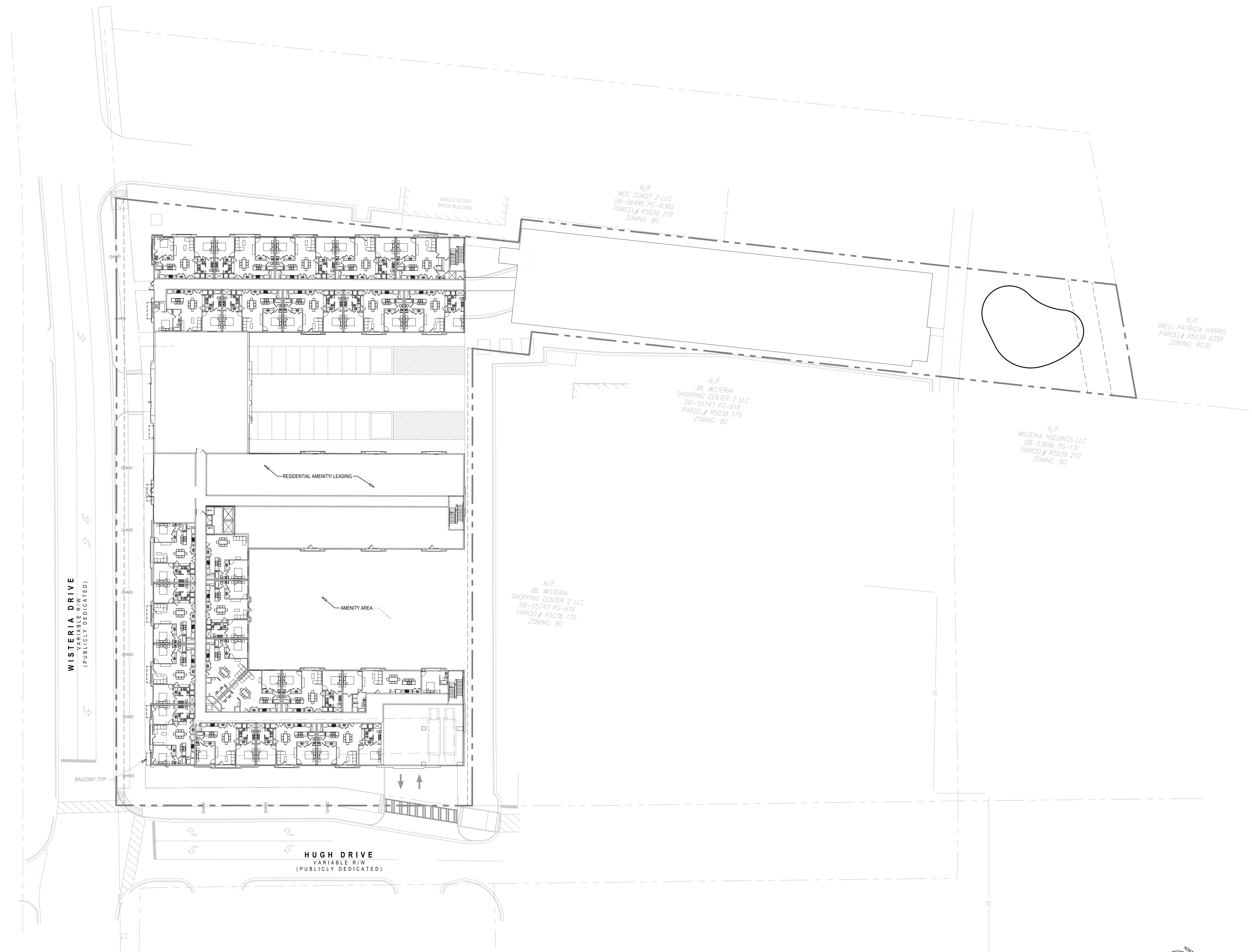
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PROFESSIONAL LAND SURVEYORS

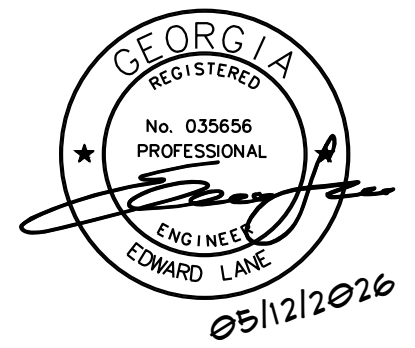
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DRAWN BY: D. HALL



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Seals:



Project Info:

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2380 Wisteria Drive
Snellville, GA 30078
Gwinnett County

Sheet Issue: 05/05/2026 Project No. 26-3659

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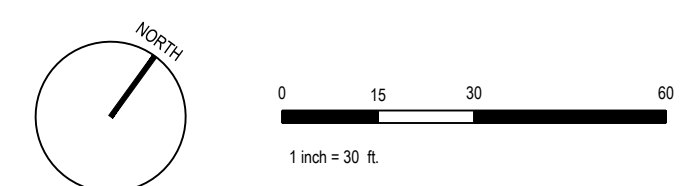
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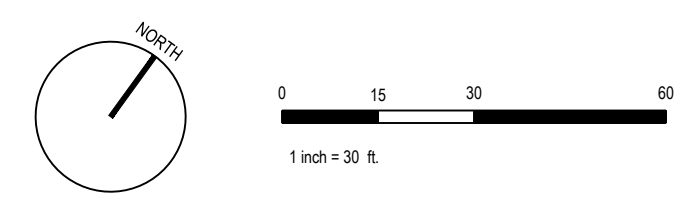
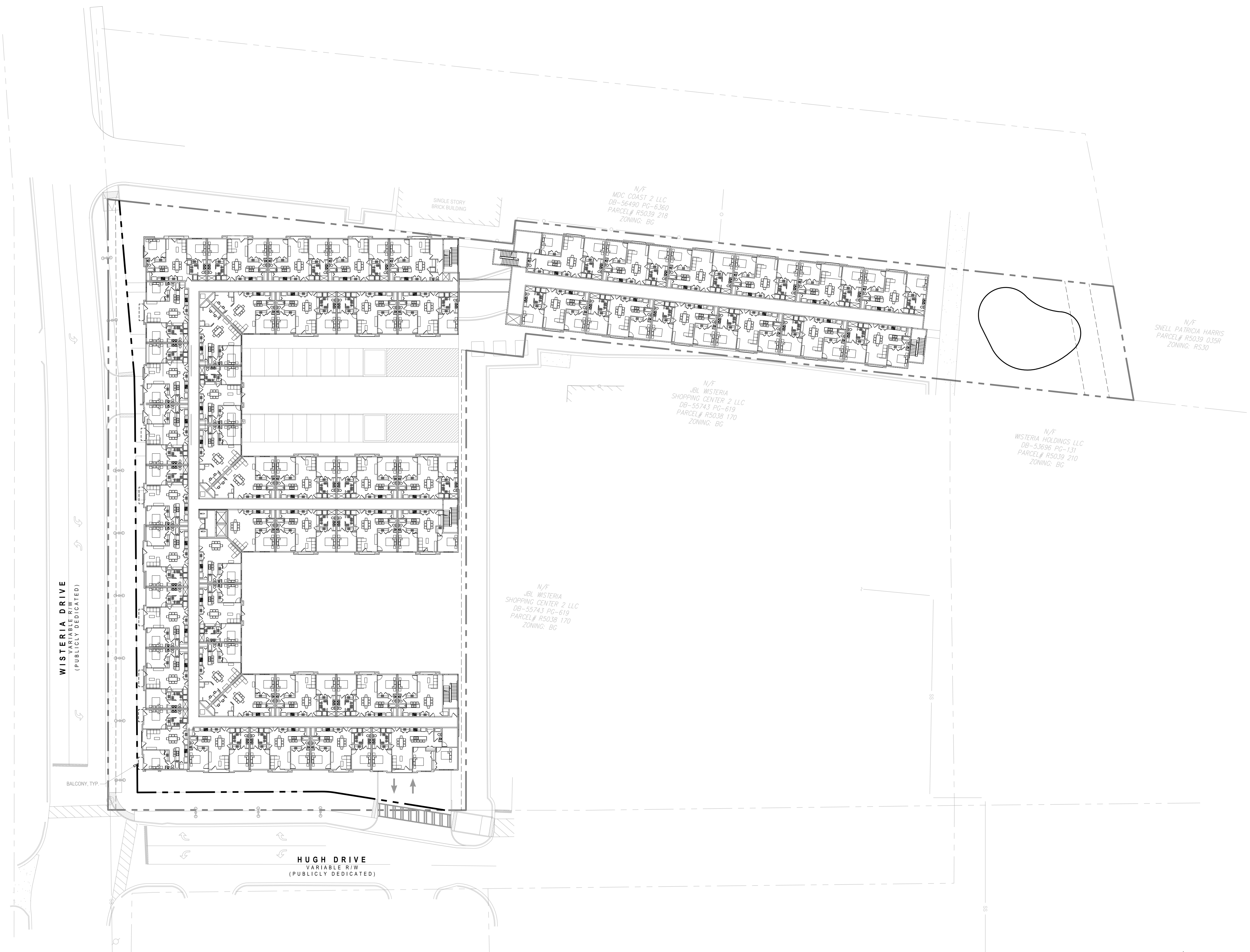
Ground Level Floor Plan



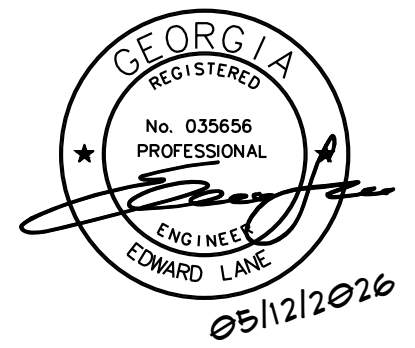
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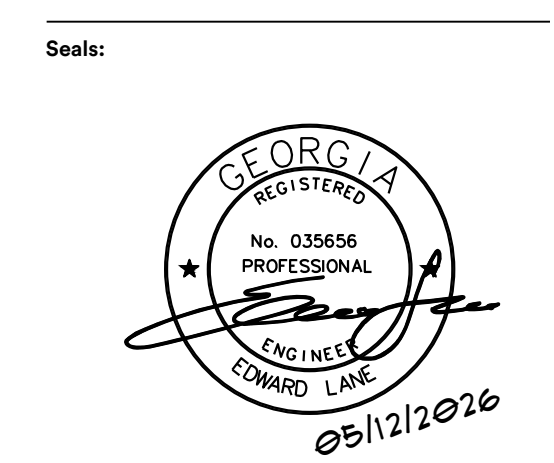
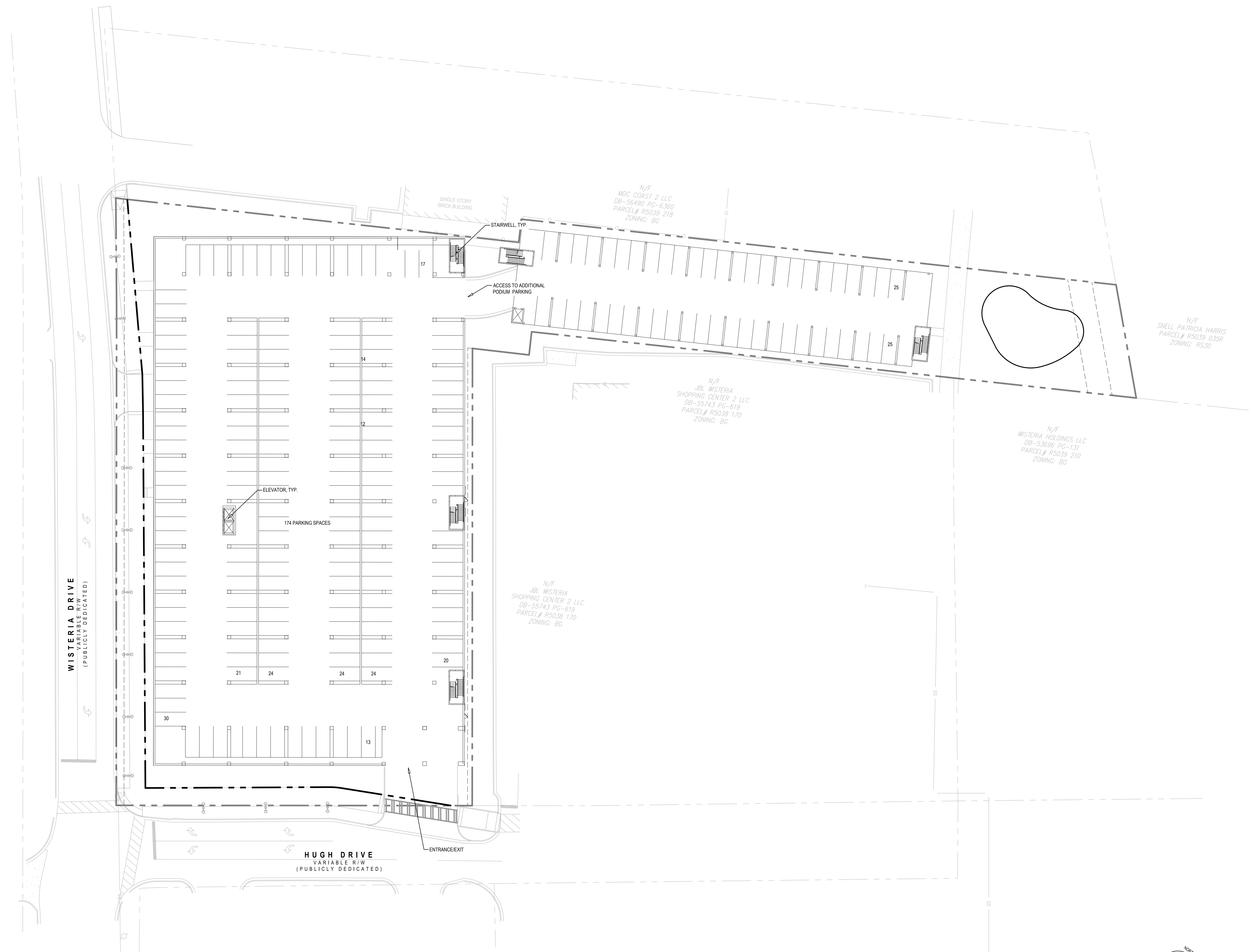
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Upper Levels Floor Plan

CC-31



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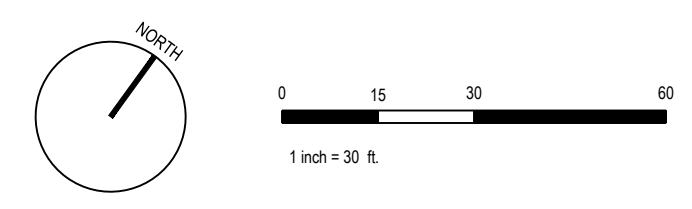


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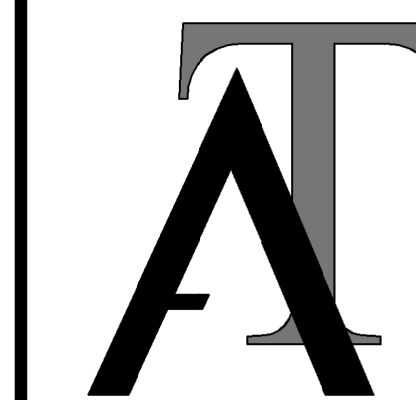
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Firm Info:
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Sheet Title:
Ground Level Podium Parking Plan

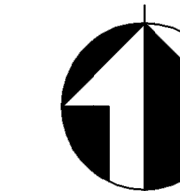


CC-32



TREINIS ARCHITECTURE

PH. 404.954.0806
EMAIL: TREINIS@GMAIL.COM
WWW.TREINIS.COM



PLAN NORTH

NEW APARTMENT BUILDING "VESPERA"

2380 WISTERIA DR SW
SNELLVILLE, GA 30078

4	04.21.26	REVISION #3
3	04.30.24	REVISION 2
2	07.30.24	REVISION 1
1	04.28.24	ISSUE FOR REVIEW 1
No:	Date:	Remarks:



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TREINIS ARCHITECTURE, LLC 2024

DRAWING TITLE:
PROPOSED EXTERIOR ELEVATIONS
ISSUE DATE:
DRAWN BY:
DT
SHEET NUMBER:
A1.00



1 | BUILDING FRONT ELEVATION

SCALE: NTS



2 | BUILDING RIGHT ELEVATION

SCALE: NTS



3 | BUILDING LEFT ELEVATION

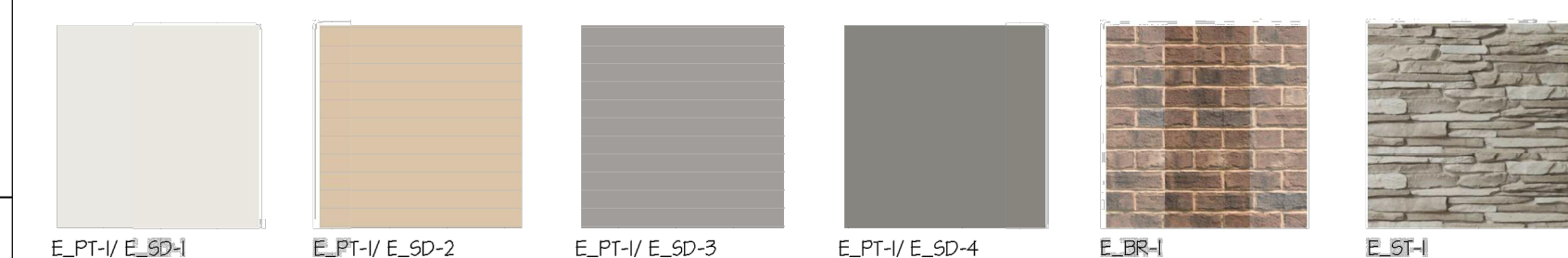
SCALE: NTS



4 | BUILDING BACK ELEVATION

SCALE: NTS

FINISH SCHEDULE			
KEY	ITEM	MANUFACTURER	DESCRIPTION
E_SD-1	COMPOSITE CEMENTOUS SIDING	HARDIE, SMOOTH PANELS	COLOR TO MATCH E_PT-1
E_SD-2	COMPOSITE CEMENTOUS SIDING	HARDIE, SMOOTH LAP SIDING	COLOR TO MATCH E_PT-2
E_SD-3	COMPOSITE CEMENTOUS SIDING	HARDIE, SMOOTH LAP SIDING	COLOR TO MATCH E_PT-3
E_SD-4	COMPOSITE CEMENTOUS SIDING	HARDIE, SMOOTH LAP SIDING	COLOR TO MATCH E_PT-3
E_PT-1	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 1014 EIDER WHITE
E_PT-2	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 1644 DROVEDARY CAMEL
E_PT-3	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 1014 GAUNTLET GRAY
E_PT-4	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 1040 URBANE BRONZE
E_BR-1	BRICK VENEER	TRIANGLE BRICK	WILMINGTON, QUEEN SIZE, BRGOUT, COLOR: BOND, COLOR: BUFF
E_ST-1	CAST STONE	HORIZON STONE	LEDGE STONE, COLOR: HERMITAGE, DRY STACK
ML-1	METAL CANOPIES & STOREFRONT COLOR	-	DARK BRONZE



5 | PROPOSED EXTERIOR FINISHES