



City of Dacula  
 P. O. Box 400  
 Dacula, GA 30019  
 (770) 962-0055 / Fax (770) 513-2187



**REZONING/ CHANGE OF CONDITIONS/ SPECIAL USE PERMIT APPLICATION**

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF DACULA, GEORGIA.  
 (Please Type or Print using BLACK INK)

APPLICANT *	PROPERTY OWNER *
NAME <u>Maple Multi Family Land, LP c/o Mahaffey Pickens Tucker, LLP</u>	NAME <u>Walton Georgia, LLC</u>
ADDRESS <u>1550 NORTH BROWN ROAD, SUITE 125</u>	ADDRESS <u>8800 N. Gainey Center Drive, Ste 345</u>
CITY <u>Lawrenceville, GA, 30043</u>	CITY <u>Scottsdale</u>
STATE <u>Georgia</u> ZIP <u>30043</u>	STATE <u>Arizona</u> ZIP <u>85258</u>
PHONE <u>770 232 0000</u> FAX <u>678 518 6880</u>	PHONE _____ FAX <u>480-586-8216</u>

**APPLICANT IS THE:**

- OWNER'S AGENT
- PROPERTY OWNER
- CONTRACT PURCHASER

CONTACT PERSON Shane Lanham  
 COMPANY NAME Mahaffey Pickens Tucker, LLP  
 ADDRESS 1550 NORTH BROWN ROAD, SUITE 125  
Lawrenceville, GA, 30043  
 PHONE 770 232 0000 FAX 678 518 6880

\* Include any person having a property interest and/or a financial interest in any business entity having property interest (use additional sheets if necessary).

PRESENT ZONING DISTRICT(S) PMUD REQUESTED ZONING DISTRICT PMUD change in conditions  
 LAND LOT(S) 270, 271, & 275 PARCEL # Multiple--See attached DISTRICT(S) L.D. 5 ACREAGE +/- 113.845  
 PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED \_\_\_\_\_  
Change in Conditions of Planned Mixed-Use Development

**RESIDENTIAL DEVELOPMENT:**

NO. OF LOTS/DWELLINGS UNITS 603  
 DWELLING UNIT SIDE (SQ. FT.) Min. 750 sf

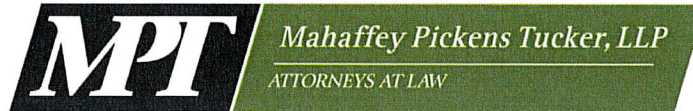
**NON-RESIDENTIAL DEVELOPMENT:**

NO. OF BUILDINGS/LOTS 2  
 TOTAL GROSS SQ. FEET +/- 473,200

**LETTER OF INTENT & LEGAL DESCRIPTION OF PROPERTY**

\*\*\* PLEASE ATTACH A "LETTER OF INTENT" EXPLAINING WHAT IS PROPOSED and TYPED "LEGAL DESCRIPTION" OF PROPERTY TO BE AMENDED \*\*\*

**CASE NUMBER** 2022-CD-COC-02



Matthew P. Benson  
Catherine W. Davidson  
Gerald Davidson, Jr.\*  
Rebecca B. Gober  
Brian T. Easley  
Christopher D. Holbrook

Shane M. Lanham  
Jeffrey R. Mahaffey  
Jessica R. Pickens  
Steven A. Pickens  
Andrew D. Stancil  
R. Lee Tucker, Jr.

\*Of Counsel

**LETTER OF INTENT FOR CHANGE IN CONDITIONS APPLICATION OF MAPLE  
MULTI FAMILY LAND SE, LP**

Mahaffey Pickens Tucker, LLP submits the attached change in conditions application (the “Application”) on behalf of Maple Multi Family Land SE, LP (the “Applicant”), relating to a proposed mixed-use development on an approximately 113.85-acre assemblage of land (the “Property”) located along both sides of Stanley Road near its intersection with Pipeline Road. The Property is designated as within the Regional Mixed-Use character area on the City of Dacula 2019 Comprehensive Plan Future Land Use Map and is currently zoned PMUD pursuant to City of Dacula annexation and rezoning case numbers 2012-CD-AA-01 and 2012-CD-RZ-03 (the “Original PMUD”).

The Original PMUD was approved in 2013 to allow a maximum of 2,500,000 square feet of non-residential uses and 613 residential units. The proposed development would provide a total of 603 residential units and 473,200 square feet of non-residential land uses. The residential component would include a mix of 378 multifamily residential units and 225 single-family attached townhome units. The non-residential component would provide a total of 473,200 square feet in two buildings of office/warehouse industrial buildings. The proposed non-residential component would complement recent industrial rezoning approvals on adjacent land which was also a component of the Original PMUD. The proposed development is compatible with

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043

NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

TELEPHONE 770 232 0000

FACSIMILE 678 518 6880

[www.mptlawfirm.com](http://www.mptlawfirm.com)

surrounding land uses and zoning classifications, is in line with the land use policies of the City of Dacula 2019 Comprehensive Plan (the “Comp Plan”), and would also provide an appropriate transition of land uses from more intense industrial and commercial uses located along Stanley Road and Winder Highway (State Route 8 and U.S. Route 29) and less intense single-family residential uses located to the east along Stanley Road.

The Property is adjacent to land zoned M-1, C-2, TRD, R-1200, and RA-200 with the commercial and industrial zoning classifications focused to the west near and along Winder Highway. The proposed development is designed to complement the existing land use mix and provide an appropriate transition from more intense land uses to uses that are less intense. Specifically, industrial land uses would step down to multifamily residential uses which would step down to single-family attached townhomes before stepping down again to existing single-family detached residences. Accordingly, the proposed non-residential component is located on the westerly portion of the Property. The proposed development would also enjoy convenient access to Winder Highway as well as University Parkway (State Route 316). This access would be significantly enhanced by the proposed new interchange at Winder Highway and University Parkway. In fact, the recent rezoning of adjacent land to M-1 contemplates the relocation of the Stanley Road Winder Highway intersection to provide adequate distance from the new interchange. Moreover, the proposed Sugarloaf Parkway extension would cross over Stanley Road just east of the Property and would also include an expanded interchange at University Parkway to the southeast. The extended Sugarloaf Parkway would provide a limited access connection all the way to a new interchange at Interstate 85 just east of the Mall of Georgia. These regional transportation improvements further enhance the vehicular connectivity of the Property and would provide residents and employees with convenient access to major transportation corridors.

The proposed development is also compatible with the land use policy of the Comp Plan which designates the Property as within the Regional Mixed-Use character area. The Comp Plan encourages large-scale development of these areas and encourages “warehousing/distribution” and “high density residential (greater than 6 units/acre)” as allowed land uses. The proposed development would also further several of the identified “implementation policies” as outlined below:

- **Encourage developers to provide infrastructure improvements to mitigate major traffic impacts.** The Applicant anticipates providing significant infrastructure improvements along Stanley Road in order to serve the proposed development. Moreover, the Applicant anticipates that the Application would trigger a Development of Regional Impact (DRI) review which involves multiple local and state agencies including the Georgia Regional Transportation Authority (GRTA), the State Road and Tollway Authority (SRTA), the Georgia Department of Transportation (GDOT), and the Gwinnett Department of Transportation.
- **Use planned infrastructure expansion to support development in areas identified as suitable for such development in the Comprehensive Plan.** The Applicant anticipates improving Stanley Road from a substandard roadway to accommodate traffic generated by the proposed development. Other infrastructure improvement projects such as the Sugarloaf Parkway Extension and new interchanges along University Parkway would further support continued economic development in this area of the City.
- **Encourage development that provides appropriate employment opportunities to serve our current and future population.** The proposed non-residential component would provide high-quality jobs for current and future residents of the City and would spur additional redevelopment and new development opportunities.
- **Encourage new development to locate in suitable locations close to transportation and infrastructure resources.** As described above, the proposed development is located in close proximity to major transportation corridors.
- **Encourage development whose design, landscaping, lighting, signage, and scale add value to the community.** The proposed development would provide attractive landscaping, architecture, signage, and appropriately-scaled development given the context of surrounding land uses.
- **Encourage shared parking and master planned development in order to minimize parking needs.** The proposed development is designed to provide efficient on-site parking for the proposed uses and would also include pedestrian connectivity to encourage non-vehicular modes of travel. Residents of the proposed development would be able to walk or bike to proposed employment uses in the immediate area as well as expanding commercial and retail uses along Winder Highway.



The proposed development would also include multiple on-site amenities for residents to firmly establish a sense of place and provide opportunities for community engagement. The proposed multifamily residential component would provide multiple amenities for residents including a pool and clubhouse. The proposed clubhouse would include an open concept design with leasing offices, fitness room, tech lounge, clubroom, conference room, and a mail room all under one roof. The townhome components would provide passive amenities for residents including pocket parks and smaller green/open spaces for dog-walking, exercise, and recreation. Additionally, the proposed development would include a large, centrally-located and publicly-accessible green space.

Additionally, the Applicant respectfully requests three variances from the requirements of the Zoning Resolution of the City of Dacula (the "ZO"). First, the Applicant respectfully requests a variance to allow an increased building height for the industrial portion of the site to 50 feet. This proposed building height is compatible with building heights of recently-approved projects in the vicinity of the Property and will allow the Applicant to develop the Property in a manner allowing the safe and efficient operation of the property. Second, the Applicant requests to provide vinyl-coated chain link fencing in certain areas of the Property for safety and to provide appropriate separation from various uses and buildings. While such fencing is permitted around stormwater management facilities and dog parks, pursuant to the ZO, the Applicant also requests to provide that style fencing where not visible from adjacent right-of-way. Fencing visible from the ROW would be provided in accordance with the ZO. Third, the Applicant requests a variance from Section 916(C)(3) of the ZO relating to the required land use mix of projects within the PMUD zoning classification. Specifically, the Applicant is requesting to provide a maximum of 55.01% of the gross land area as residential uses as set forth on the site plan submitted with the Application.

Provided open space totals approximately 39.5 acres of the Property. As mentioned above, the subject property of this Application is a component of the larger Original PMUD which was approved in 2012. A large portion of the Original PMUD (approximately 42.9 acres) was recently rezoned to the M-1 (Light Manufacturing District) zoning classification. Moreover, all of the residential areas depicted on the final site plan for the Original PMUD are located on the Property. Accordingly, the proposed development is compatible with the land use mix and location of residential uses of the Original PMUD. While the Applicant understands that off-site M-1 tract cannot be included in land use mix calculations for the proposed development, it respectfully submits that considering that land area together with the Property as within the broader context of land located along Stanley Road which was part of the Original PMUD is appropriate.

The proposed development is compatible with existing land uses and zoning classifications of the surrounding area, is in line with the policy and intent of the Comp Plan, and is an appropriate land use due to the Property's proximity to major transportation corridors including Sugarloaf Parkway, University Parkway, and Winder Highway. The Applicant welcomes the opportunity to meet with staff of the City of Dacula Planning and Development Department to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

Respectfully submitted this 18th day of November, 2022.

**MAHAFFEY PICKENS TUCKER, LLP**

*Shane Lanham*

Shane M. Lanham  
*Attorneys for the Applicant*

**Overall Site Summary:**

Parcel	Area (SF)	Units	Garage	Open Area
Parcel A	472,200	378	14.28	14.28
Parcel B	40,222	31		
Parcel C	128,548	102		
Parcel D	54,548	45		
Parcel E	128,548	102		
Parcel F	222,222	178		
<b>Total</b>	<b>1,046,066</b>	<b>636</b>	<b>14.28</b>	<b>14.28</b>

**Unit Mix Breakdown Parcel A:**

Unit Type	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total
1 Bedroom	100	0	0	0	100
2 Bedroom	0	150	0	0	150
3 Bedroom	0	0	100	0	100
4 Bedroom	0	0	0	78	78
<b>Total</b>	<b>100</b>	<b>150</b>	<b>100</b>	<b>78</b>	<b>428</b>

**Overall Unit Summary:**

Parcel	Units	Garage	Open Area
Parcel A	378	14.28	14.28
Parcel B	31		
Parcel C	102		
Parcel D	45		
Parcel E	102		
Parcel F	178		
<b>Total</b>	<b>636</b>	<b>14.28</b>	<b>14.28</b>

**Improvement Plan: Common Open Spaces**

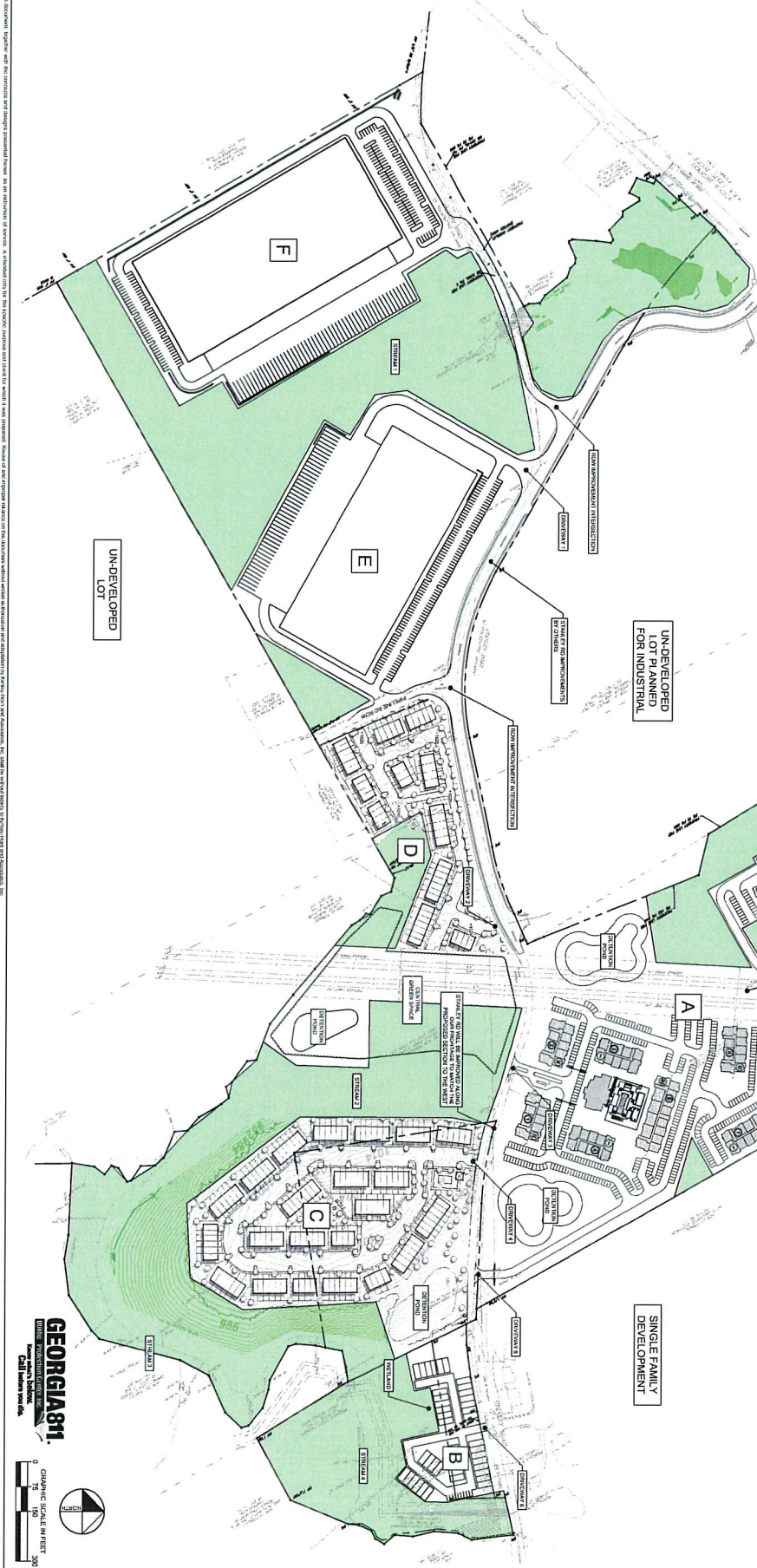
This Open Space includes residential development area developed with community collaboration and engagement of the local residents to help promote active living and the community, which should drive conversations that... (text continues describing the plan for common open spaces, including playgrounds, walking paths, and community gardens).

**ACREAGE**

Parcel	Area (Acres)
Parcel A	10.5
Parcel B	0.9
Parcel C	2.9
Parcel D	1.2
Parcel E	2.9
Parcel F	5.1
<b>Total</b>	<b>23.5</b>

**PARKING COUNTS**

Parcel	Units	Garage	Open Area
Parcel A	378	14.28	14.28
Parcel B	31		
Parcel C	102		
Parcel D	45		
Parcel E	102		
Parcel F	178		
<b>Total</b>	<b>636</b>	<b>14.28</b>	<b>14.28</b>



**GEORGIA811**  
 CALL BEFORE YOU DIG  
 1-800-4-A-GEORGIA

DATE: 10/20/2022  
 PROJECT NO: 011800001  
 TITLE: REZONING SITE PLAN

**TCR DACULA**  
 STANLEY HWY, DACULA, GA 30019  
 LAND LOT XXX, NO. 1 DISTRICT  
 PARCEL ID: XXX-XX-XXXX

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

**MAPLE MULTI-FAMILY LAND SE, LP**  
 3715 NORTHSIDE PKWY, BLDG 200 STE 800  
 ATLANTA, GA 30327  
 PHONE: 600.600.0000

**Kimley-Horn**  
 11720 AMEREE PARK DRIVE, SUITE 600  
 ALPHARETTA, GA GEORGIA 30009  
 PHONE (770) 619-4200  
 WWW.KIMLEY-HORN.COM



**GREENSPACE OPTION 1**

**DACULA | GREENSPACE CONCEPTS**

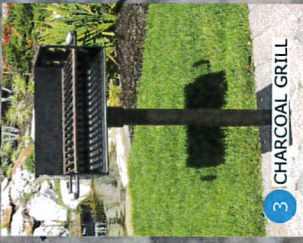
PREPARED FOR TRAMMELL CROW RESIDENTIAL



**5 JOGGING PATH (Quarter Mile Loop)**



**4 PAVILION**



**3 CHARCOAL GRILL**



**2 SWING BENCH**



**1 OPEN FIELD (Approximately 100' x 300')**





**GREENSPACE OPTION 2**

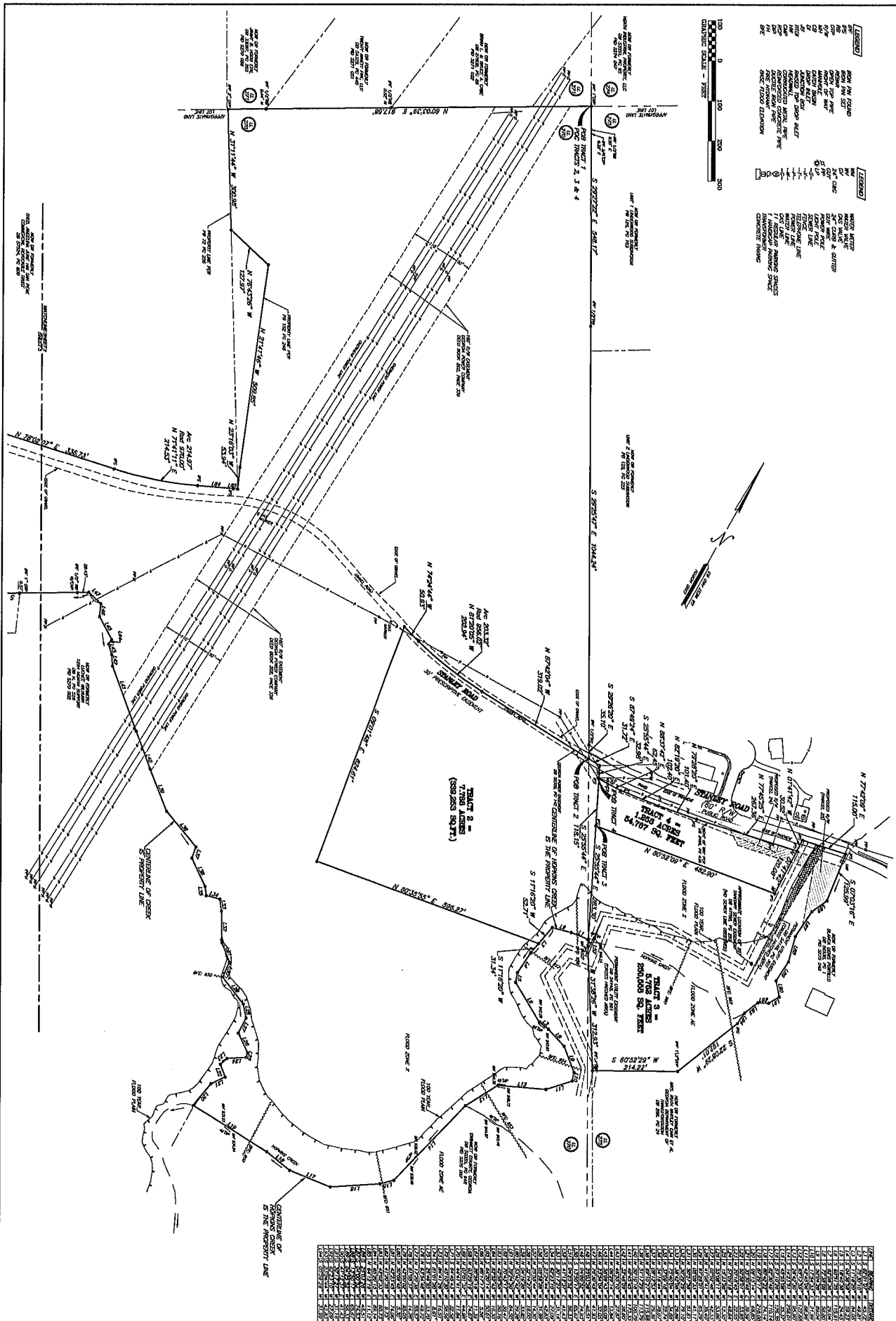
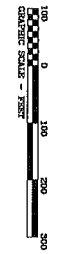
**DACULA | GREENSPACE CONCEPTS**

PREPARED FOR TRAMMELL CROW RESIDENTIAL





- LEGEND**
- BOUNDARY LINE
  - EASEMENT
  - FLOOD ZONE
  - FLOOD ZONE X
  - FLOOD ZONE Y
  - FLOOD ZONE Z
  - FLOOD ZONE W
  - FLOOD ZONE V
  - FLOOD ZONE U
  - FLOOD ZONE T
  - FLOOD ZONE S
  - FLOOD ZONE R
  - FLOOD ZONE Q
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  - FLOOD ZONE F
  - FLOOD ZONE E
  - FLOOD ZONE D
  - FLOOD ZONE C
  - FLOOD ZONE B
  - FLOOD ZONE A



Lot No.	Area (Sq. Ft.)	Area (Acres)
1	10,000	0.23
2	10,000	0.23
3	10,000	0.23
4	10,000	0.23
5	10,000	0.23
6	10,000	0.23
7	10,000	0.23
8	10,000	0.23
9	10,000	0.23
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96	10,000	0.23
97	10,000	0.23
98	10,000	0.23
99	10,000	0.23
100	10,000	0.23

ALTA/NSPS LAND TITLE SURVEY  
FOR  
MAPLE MULTI-FAMILY LAND SE, L.P.  
LAND LOTS 270, 271 & 275 5TH DISTRICT  
CITY OF DACULA, GWINNETT COUNTY, GEORGIA

No	Revision	Date
1	REVISED PER COMMENTS	10/25/2022
2	REVISED PER COMMENTS	10/25/2022
3	REVISED TO REFLECT PROPERTY PER PSA	11/15/2022

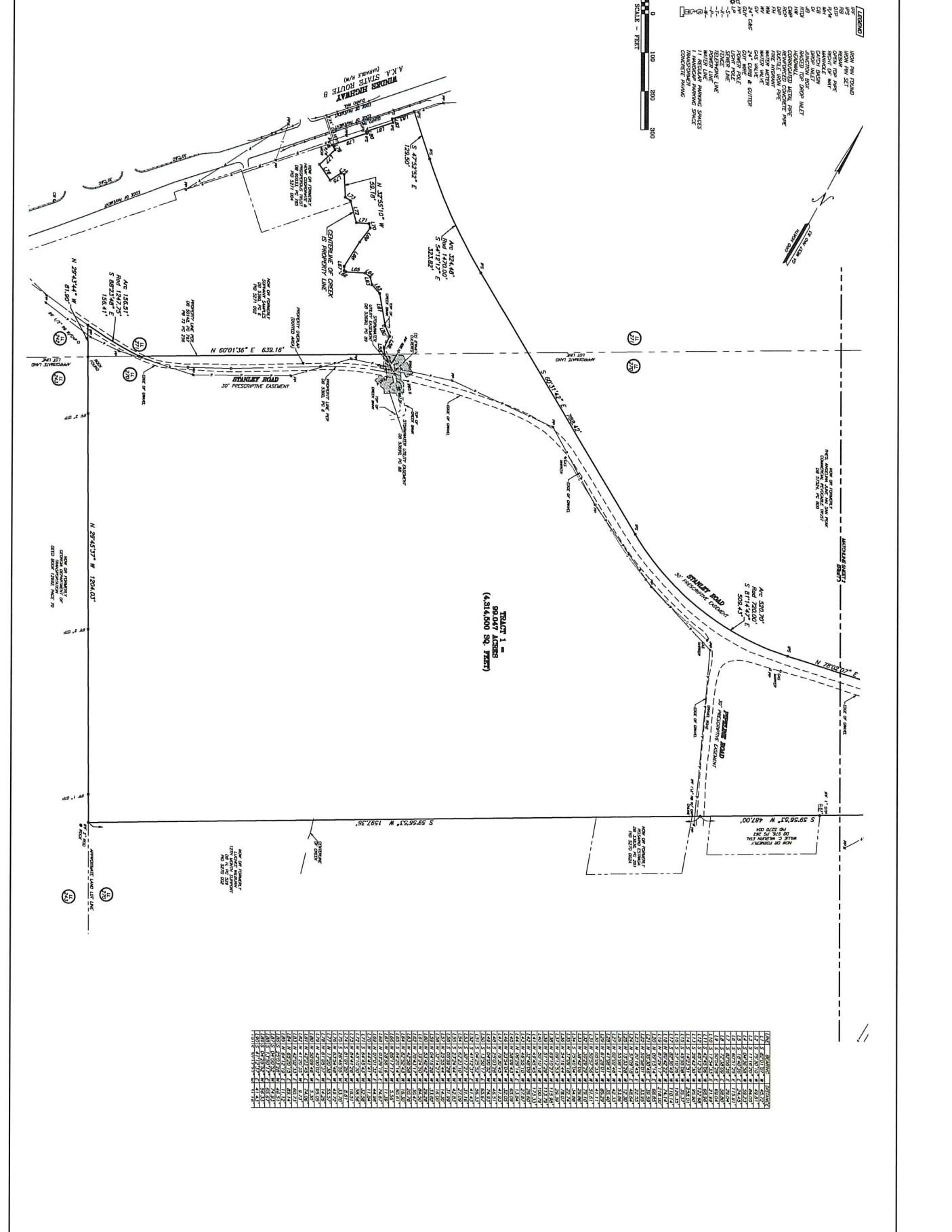
Field Date: 09/14/2022  
Plot Date: 09/14/2022  
Scale: 1"=100'

SHEET 2 OF 3  
DATE: 10/25/2022  
DRAWN: TCE, SLS  
BY: KANSBOL

2

**TSS**  
SURVEYING & ENGINEERING, INC.  
1401 GARDEN CITY ROAD, SUITE 100  
Dacula, Georgia 30070  
770.391.4400  
www.tssurveying.com





LINE NO.	BEARING	DISTANCE	AREA
1	N 29°54'57" W	1294.61	1.0000
2	S 59°56'51" W	1992.56	1.0000
3	N 60°01'38" E	6339.16	1.0000
4	S 47°23'32" E	128.50	0.0000
5	N 37°25'10" W	587.71	0.0000
6	S 59°56'51" W	1992.56	1.0000
7	N 29°54'57" W	1294.61	1.0000
8	S 59°56'51" W	1992.56	1.0000
9	N 60°01'38" E	6339.16	1.0000
10	S 47°23'32" E	128.50	0.0000
11	N 37°25'10" W	587.71	0.0000
12	S 59°56'51" W	1992.56	1.0000
13	N 29°54'57" W	1294.61	1.0000
14	S 59°56'51" W	1992.56	1.0000
15	N 60°01'38" E	6339.16	1.0000
16	S 47°23'32" E	128.50	0.0000
17	N 37°25'10" W	587.71	0.0000
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20	S 59°56'51" W	1992.56	1.0000
21	N 60°01'38" E	6339.16	1.0000
22	S 47°23'32" E	128.50	0.0000
23	N 37°25'10" W	587.71	0.0000
24	S 59°56'51" W	1992.56	1.0000
25	N 29°54'57" W	1294.61	1.0000
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29	N 37°25'10" W	587.71	0.0000
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<p><b>3</b></p> <p>SHEET 3 OF 3</p> <p>DATE: 02/15/2012</p> <p>DRAWN: TCR/SMB</p> <p>LSW KAYSONAL</p>	<p><b>ALTA/NPS LAND TITLE SURVEY</b></p> <p>FOR</p> <p><b>MAPLE MULTI-FAMILY LAND SE, L.P.</b></p> <p>LAND LOTS 270, 271 &amp; 275 5TH DISTRICT</p> <p>CITY OF DACULA, GWINNETT COUNTY, GEORGIA</p>	<p><b>TSS</b></p> <p>TECHNICAL SERVICES</p> <p>1400 W. CANTONMENT RD.</p> <p>ALPHARETTA, GA 30201</p> <p>TEL: 770.882.3333</p> <p>FAX: 770.882.3334</p> <p>WWW.TSS-SURVEYING.COM</p>	<table border="1"> <thead> <tr> <th>No</th> <th>Revision</th> <th>Date</th> </tr> </thead> <tbody> <tr><td>1</td><td>REVISED PER COMMENTS</td><td>10/14/2012</td></tr> <tr><td>2</td><td>REVISED PER COMMENTS</td><td>10/25/2012</td></tr> <tr><td>3</td><td>REVISED TO REFLECT PROPERTY PER PSA</td><td>11/15/2012</td></tr> </tbody> </table> <p>Field Dates: 09/14/2012 09/15/2012 09/16/2012 09/17/2012 09/18/2012 09/19/2012 09/20/2012 09/21/2012 09/22/2012 09/23/2012 09/24/2012 09/25/2012 09/26/2012 09/27/2012 09/28/2012 09/29/2012 09/30/2012 10/01/2012 10/02/2012 10/03/2012 10/04/2012 10/05/2012 10/06/2012 10/07/2012 10/08/2012 10/09/2012 10/10/2012 10/11/2012 10/12/2012 10/13/2012 10/14/2012 10/15/2012 10/16/2012 10/17/2012 10/18/2012 10/19/2012 10/20/2012 10/21/2012 10/22/2012 10/23/2012 10/24/2012 10/25/2012 10/26/2012 10/27/2012 10/28/2012 10/29/2012 10/30/2012 10/31/2012 11/01/2012 11/02/2012 11/03/2012 11/04/2012 11/05/2012 11/06/2012 11/07/2012 11/08/2012 11/09/2012 11/10/2012 11/11/2012 11/12/2012 11/13/2012 11/14/2012 11/15/2012 11/16/2012 11/17/2012 11/18/2012 11/19/2012 11/20/2012 11/21/2012 11/22/2012 11/23/2012 11/24/2012 11/25/2012 11/26/2012 11/27/2012 11/28/2012 11/29/2012 11/30/2012 12/01/2012 12/02/2012 12/03/2012 12/04/2012 12/05/2012 12/06/2012 12/07/2012 12/08/2012 12/09/2012 12/10/2012 12/11/2012 12/12/2012 12/13/2012 12/14/2012 12/15/2012 12/16/2012 12/17/2012 12/18/2012 12/19/2012 12/20/2012 12/21/2012 12/22/2012 12/23/2012 12/24/2012 12/25/2012 12/26/2012 12/27/2012 12/28/2012 12/29/2012 12/30/2012 12/31/2012</p> <p>Scale: 1" = 400'</p>	No	Revision	Date	1	REVISED PER COMMENTS	10/14/2012	2	REVISED PER COMMENTS	10/25/2012	3	REVISED TO REFLECT PROPERTY PER PSA	11/15/2012
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2	REVISED PER COMMENTS	10/25/2012													
3	REVISED TO REFLECT PROPERTY PER PSA	11/15/2012													

## Overall Tract

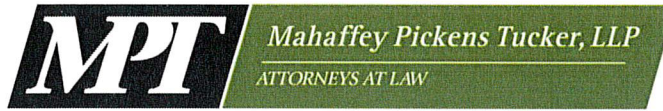
All that tract or parcel of land lying and being in Land Lots 270 and 271 of the 5th District, City of Dacula, Gwinnett County, Georgia and being more particularly described as follows:

BEGINNING at a 1 inch open top pipe found at the Land Lot corner common to Land Lots 270, 271, 274 and 275; thence running along the Land Lot line common to Land Lots 270 and 275 the following courses: South 29° 27' 22" East a distance of 548.17 feet to a 1/2 inch rebar found; thence South 29° 25' 47" East a distance of 1044.24 feet to a 1/2 inch rebar found at the terminus of the northerly Right of Way of Stanley Road (60' R/W); thence along said terminus South 29° 26' 20" East a distance of 35.10 feet to a point in Stanley Road; thence leaving said Land Lot line and running along the centerline of Stanley Road South 87° 49' 24" East a distance of 31.72 feet to a point in Stanley Road; thence South 25° 55' 44" East a distance of 32.98 feet to an iron pin set on the southerly Right of Way of Stanley Road; thence running along said southerly Right of Way of Stanley Road the following courses: thence North 88° 37' 42" East a distance of 62.45 feet to an iron pin set; thence North 82° 19' 20" East a distance of 102.40 feet to an iron pin set; thence North 79° 28' 20" East a distance of 101.40 feet to an iron pin set; thence North 77° 45' 25" East a distance of 267.36 feet to an iron pin set; thence running along said Right of Way of Stanley Road North 01° 41' 42" West a distance of 30.52 feet an iron pin set; thence North 77° 42' 09" East a distance of 115.00 feet to an iron pin set; thence leaving Stanley Road and running South 07° 03' 16" East a distance of 125.99 feet to a point; thence South 25° 03' 28" West a distance of 46.51 feet to a point; thence South 04° 00' 52" West a distance of 74.93 feet to a point; thence South 13° 50' 17" East a distance of 65.67 feet to a point; thence South 04° 25' 52" West a distance of 56.33 feet to a point; thence South 41° 12' 37" East a distance of 41.43 feet to a point; thence South 30° 17' 27" West a distance of 31.16 feet to a point; thence South 62° 23' 10" West a distance of 27.09 feet to a point; thence South 23° 24' 44" West a distance of 42.83 feet to a point; thence South 05° 59' 28" West a distance of 31.99 feet to an iron pin set; thence South 22° 08' 29" West a distance of 192.01 feet to a 1/2 inch open top pipe found; thence South 60° 52' 29" West a distance of 214.22 feet to a 1 inch rebar found; thence North 31° 38' 26" West a distance of 312.93 feet to an iron pin set; thence North 25° 55' 44" West a distance of 14.30 feet to a point in the centerline of Hopkins Creek; thence running along said centerline of Hopkins Creek the following courses: South 82° 01' 07" West a distance of 45.72 feet to a point; thence South 75° 30' 10" West a distance of 49.81 feet to a point; thence South 11° 16' 20" West a distance of 52.71 feet to a point; thence South 11° 16' 20" West a distance of 31.34 feet to a point; thence South 04° 36' 58" West a distance of 59.23 feet to a point; thence South 18° 40' 36" East a distance of 24.45 feet to a point; thence South 60° 51' 25" East a distance of 115.91 feet to a point on the top of a 48" ductile iron pipe; thence South 82° 06' 36" East a distance of 29.04 feet to a point; thence South 72° 38' 09" East a distance of 58.80 feet to a point; thence South 50° 04' 28" East a distance of 69.04 feet to a point; thence South 17° 54' 33" East a distance of 21.99 feet to a point; thence South 42° 45' 06" West a distance of 68.96 feet to a point; thence South 65° 12' 59" West a distance of 122.68 feet to a point; thence South 28° 42' 30" West a distance of 95.90 feet to a point; thence South 14° 23' 51" West a distance of 258.01 feet to a point; thence South 45° 55' 08" West a distance of 35.37 feet to a point; thence South 57° 10' 26" West a distance of 126.35 feet to a point; thence South 82° 30' 49" West a distance of 110.14 feet to a point; thence North 80° 42' 22" West a distance of 74.14 feet to a point; thence North 87° 29' 17" West a distance of 218.00 feet to a point at the intersection of Hopkins Creek and an unnamed creek; thence leaving the centerline of Hopkins Creek and running along the centerline of said unnamed creek the

following courses: North 09° 15' 14" East a distance of 68.85 feet to a point; thence North 35° 30' 46" East a distance of 39.59 feet to a point; thence North 50° 58' 01" West a distance of 33.95 feet to a point; thence North 20° 18' 45" East a distance of 22.55 feet to a point; thence North 57° 09' 18" East a distance of 48.64 feet to a point; thence North 15° 33' 28" West a distance of 12.30 feet to a point; thence North 55° 08' 11" West a distance of 53.86 feet to a point; thence North 02° 02' 46" West a distance of 42.33 feet to a point; thence North 41° 08' 41" West a distance of 35.40 feet to a point; thence North 67° 28' 01" West a distance of 85.29 feet to a point; thence North 05° 09' 33" West a distance of 41.11 feet to a point; thence North 50° 57' 56" West a distance of 51.61 feet to a point; thence North 30° 29' 29" West a distance of 79.10 feet to a point; thence North 38° 42' 06" West a distance of 29.86 feet to a point; thence South 75° 40' 04" West a distance of 34.88 feet to a point; thence North 37° 09' 18" West a distance of 22.74 feet to a point; thence North 54° 16' 44" West a distance of 78.07 feet to a point; thence North 09° 12' 53" West a distance of 29.39 feet to a point; thence North 69° 10' 27" West a distance of 115.98 feet to a point; thence North 51° 17' 29" West a distance of 113.79 feet to a point; thence North 50° 10' 18" West a distance of 100.79 feet to a point; thence North 49° 45' 45" West a distance of 173.33 feet to a point; thence North 32° 48' 09" West a distance of 28.60 feet to a point; thence North 46° 55' 10" West a distance of 27.87 feet to a point; thence North 06° 29' 14" East a distance of 13.84 feet to a point; thence North 58° 09' 43" West a distance of 65.09 feet to a point; thence North 23° 54' 04" West a distance of 32.05 feet to a point; thence North 76° 30' 45" West a distance of 41.93 feet to a point; thence leaving said unnamed creek and running South 59° 56' 53" West a distance of 487.00 feet to a 1/2 inch rebar with cap found in the middle of Pipeline Road, a gravel road within a 30 foot Prescriptive Easement; thence South 59° 56' 53" West a distance of 1597.36 feet to a 2 inch rod found at a rock on the Land Lot line common to Land Lots 243 and 270; thence running along said Land Lot line North 29° 45' 37" West a distance of 1204.03 feet to a rock found at the corner common to Land Lots 242, 243, 270 and 271; thence running along the Land Lot line common to Land Lots 242 and 271 North 29° 43' 44" West a distance of 81.90 feet to a point in the aforementioned Prescription Easement of Stanley Road; thence running along Stanley Road and a curve to the left an arc length of 156.51 feet, (said curve having a radius of 1247.75 feet, with a chord bearing of South 88° 23' 48" East, and a chord length of 156.41 feet) to a point at the intersection of Stanley Road and the Land Lot line common to Land Lots 270 and 271; thence leaving Stanley Road and running along said Land Lot line North 60° 01' 36" East a distance of 639.16 feet to a point in the centerline of an unnamed creek; thence running along said unnamed creek the following courses: North 32° 14' 27" West a distance of 16.00 feet to a point; thence North 04° 16' 28" West a distance of 33.82 feet to a point; thence North 53° 42' 42" West a distance of 29.28 feet to a point; thence North 39° 24' 50" West a distance of 84.50 feet to a point; thence North 70° 43' 17" West a distance of 30.47 feet to a point; thence North 42° 58' 58" West a distance of 20.76 feet to a point; thence North 82° 52' 43" West a distance of 16.30 feet to a point; thence South 64° 20' 14" West a distance of 50.61 feet to a point; thence North 86° 17' 17" West a distance of 5.56 feet to a point; thence North 28° 56' 16" West a distance of 11.39 feet to a point; thence North 03° 29' 19" East a distance of 74.67 feet to a point; thence North 07° 01' 32" East a distance of 44.98 feet to a point; thence North 44° 41' 41" West a distance of 11.84 feet to a point; thence South 64° 45' 43" West a distance of 32.58 feet to a point; thence North 45° 10' 30" West a distance of 58.56 feet to a point; thence North 84° 41' 26" West a distance of 16.51 feet to a point; thence North 32° 55' 10" West a distance of 59.18 feet to a point; thence South 81° 01' 20" West a distance of 8.61 feet to a point; thence South 26° 46' 55" West a distance of 33.70 feet to a point; thence North 63° 54' 48" West a distance of 49.72 feet to a point;



thence North 17° 20' 38" East a distance of 55.57 feet to a point; thence leaving said centerline of an unnamed creek North 61° 05' 37" West a distance of 14.26 feet to an iron pin set on the southeasterly Right of Way of Winder Highway (Variable R/W); thence running along said Right of Way the following courses: North 42° 00' 02" East a distance of 95.05 feet to an iron pin set; thence North 50° 09' 46" West a distance of 5.30 feet to an iron pin set; thence North 42° 23' 45" East a distance of 74.06 feet to an iron pin set; thence North 41° 20' 35" West a distance of 9.73 feet to an iron pin set; thence North 42° 02' 33" East a distance of 60.73 feet to an iron pin set; thence leaving said Right of Way South 47° 52' 52" East a distance of 129.50 feet to an iron pin set; thence running along a curve to the left an arc length of 324.48 feet, (said curve having a radius of 1470.00 feet, with a chord bearing of South 54° 12' 17" East, and a chord length of 323.82 feet) to an iron pin set; thence South 60° 31' 42" East a distance of 788.42 feet to an iron pin set; thence running along a curve to the left an arc length of 520.70 feet, (said curve having a radius of 720.00 feet, with a chord bearing of South 81° 14' 47" East, and a chord length of 509.43 feet) to an iron pin set; thence North 78° 02' 07" East a distance of 336.73 feet to an iron pin set; thence running along a curve to the left an arc length of 214.97 feet, (said curve having a radius of 970.00 feet, with a chord bearing of North 71° 41' 11" East, and a chord length of 214.53 feet) to an iron pin set; thence North 65° 20' 15" East a distance of 89.14 feet to an iron pin set; thence North 64° 12' 19" East a distance of 11.12 feet to a point; thence North 23° 16' 03" West a distance of 53.94 feet to a point; thence North 21° 41' 46" West a distance of 509.85 feet to a point; thence North 76° 43' 26" West a distance of 127.97 feet to a point; thence North 31° 11' 44" West a distance of 300.98 feet to a 2 inch open top pipe found on the Land Lot line common to Land Lots 270 and 271; thence running along said Land Lot line North 60° 03' 39" East a distance of 917.68 feet to a 1 inch open top pipe found and the TRUE POINT OF BEGINNING. Said tract contains 113.845 Acres (4,959,097 Square Feet).



Matthew P. Benson  
Catherine W. Davidson  
Gerald Davidson, Jr.\*  
Rebecca B. Gober  
Brian T. Easley  
Christopher D. Holbrook  
Jessica P. Kelly

Shane M. Lanham  
Jeffrey R. Mahaffey  
Steven A. Pickens  
Gabrielle H. Schaller  
Andrew D. Stancil  
R. Lee Tucker, Jr.

\*Of Counsel

**VIA HAND DELIVERY TO:**

Ms. Brittni Nix, AICP  
Director of Planning & Economic Development  
City of Dacula  
442 Harbins Road  
Dacula, GA 30019

Re: Allora Dacula Application Materials – Certification of Professional Services

Dear Ms. Nix:

I am writing on behalf of my client, the Applicant in the above-referenced Change in Conditions application, to certify that the services of two or more professionals were utilized in design of the proposed development. Those professionals include:

Robert W. Lamkin, AIA, NCARB  
Hensley Lamkin Rachel, Inc.  
14881 Quorum Drive, Suite 550, Dallas, TX 75254

Trae Adams, PLA | Partner  
b+c Studio, Inc.  
Land Planning and Landscape Architecture  
1320 Ellsworth Industrial Blvd | Suite A-1400 | Atlanta, GA 30318

Jessica Hoover, P.E.  
Kimley-Horn  
11720 Amber Park Drive, Suite 600  
Alpharetta, GA 30009

Sincerely yours,

MAHAFFEY PICKENS TUCKER, LLP

*Shane Lanham*

Shane M. Lanham

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DATE	DESCRIPTION	BY	CHKD
08/10/22	ISSUED FOR CONSTRUCTION	J. BROWN	J. BROWN
07/20/22	REVISED PER COMMENTS	J. BROWN	J. BROWN
07/15/22	ISSUED FOR PERMIT	J. BROWN	J. BROWN
06/20/22	REVISED PER COMMENTS	J. BROWN	J. BROWN
06/15/22	ISSUED FOR PERMIT	J. BROWN	J. BROWN
06/10/22	REVISED PER COMMENTS	J. BROWN	J. BROWN
06/05/22	ISSUED FOR PERMIT	J. BROWN	J. BROWN

NO.	DATE	DESCRIPTION
1	06/10/22	ISSUED FOR PERMIT
2	06/15/22	REVISED PER COMMENTS
3	06/20/22	ISSUED FOR PERMIT
4	07/15/22	REVISED PER COMMENTS
5	07/20/22	ISSUED FOR PERMIT
6	08/10/22	ISSUED FOR CONSTRUCTION

EXTERIOR ELEVATIONS

A-201

ISSUED FOR CONSTRUCTION

**GENERAL NOTES**

- ALL GLASS SHALL BE LOW-E, 1/4" OR ALL GLASS WINDOWS SHALL BE LAMINATED GLASS UNLESS OTHERWISE NOTED.
- GLASS SHALL BE SET IN ALUMINUM FRAMES UNLESS OTHERWISE NOTED.
- GLASS SHALL BE SET IN ALUMINUM FRAMES UNLESS OTHERWISE NOTED.
- GLASS SHALL BE SET IN ALUMINUM FRAMES UNLESS OTHERWISE NOTED.
- GLASS SHALL BE SET IN ALUMINUM FRAMES UNLESS OTHERWISE NOTED.
- GLASS SHALL BE SET IN ALUMINUM FRAMES UNLESS OTHERWISE NOTED.

**KEYNOTES**

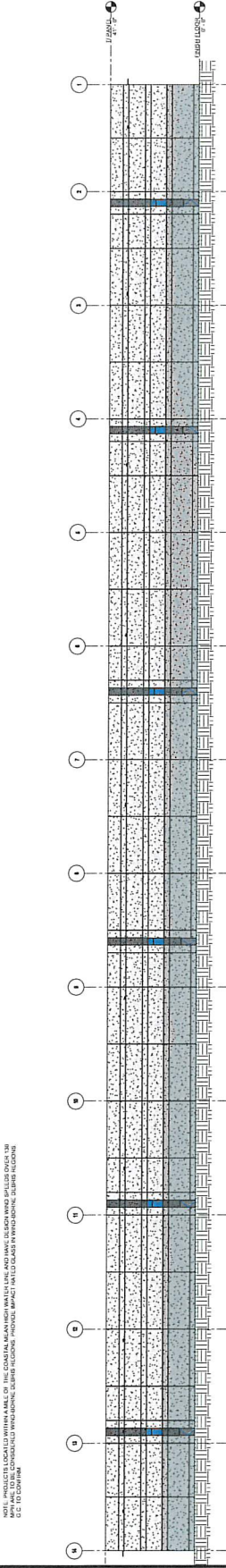
101	CONCRETE BLOCK WALL WITH FINISH
102	BRICK AND GARDENIA, 1" x 1" (SEE SCHEDULE)
103	WOOD BRICKS - SEE WALL SECTIONS
104	WOOD BRICKS - SEE WALL SECTIONS
105	WOOD BRICKS - SEE WALL SECTIONS
106	WOOD BRICKS - SEE WALL SECTIONS
107	WOOD BRICKS - SEE WALL SECTIONS
108	WOOD BRICKS - SEE WALL SECTIONS
109	WOOD BRICKS - SEE WALL SECTIONS
110	WOOD BRICKS - SEE WALL SECTIONS

**EXTERIOR FINISH SCHEDULE**

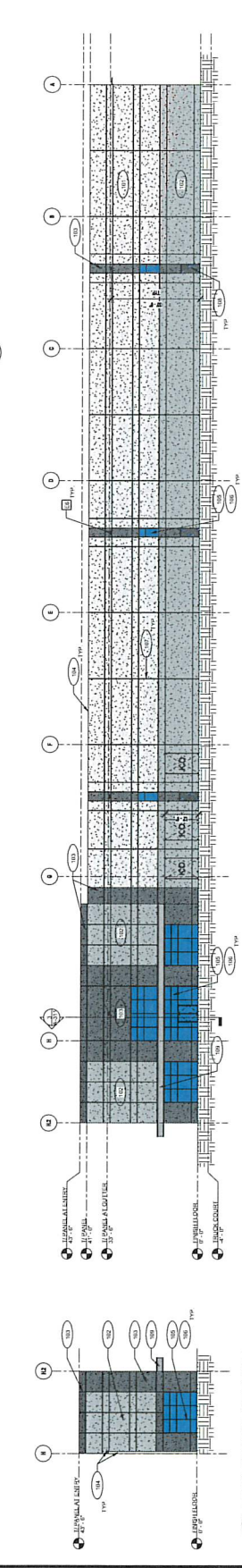
101	CONCRETE BLOCK WALL WITH FINISH
102	BRICK AND GARDENIA, 1" x 1" (SEE SCHEDULE)
103	WOOD BRICKS - SEE WALL SECTIONS
104	WOOD BRICKS - SEE WALL SECTIONS
105	WOOD BRICKS - SEE WALL SECTIONS
106	WOOD BRICKS - SEE WALL SECTIONS
107	WOOD BRICKS - SEE WALL SECTIONS
108	WOOD BRICKS - SEE WALL SECTIONS
109	WOOD BRICKS - SEE WALL SECTIONS
110	WOOD BRICKS - SEE WALL SECTIONS

**GLASS SCHEDULE**

TYPE	FRAME	GLASS	FINISH
1	ALUMINUM	LOW-E, 1/4"	ANODIZED
2	ALUMINUM	LOW-E, 1/4"	ANODIZED
3	ALUMINUM	LOW-E, 1/4"	ANODIZED
4	ALUMINUM	LOW-E, 1/4"	ANODIZED
5	ALUMINUM	LOW-E, 1/4"	ANODIZED
6	ALUMINUM	LOW-E, 1/4"	ANODIZED



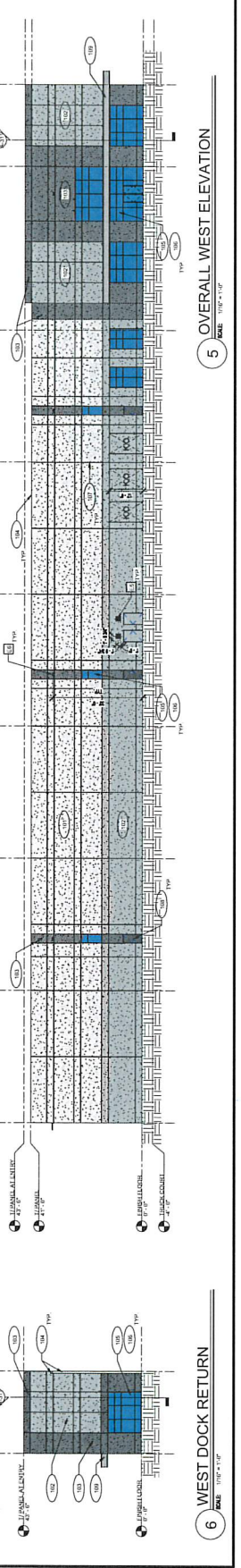
1 OVERALL NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 OVERALL EAST ELEVATION  
SCALE: 1/8" = 1'-0"



4 OVERALL SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

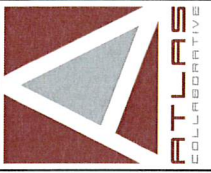


5 OVERALL WEST ELEVATION  
SCALE: 1/8" = 1'-0"

3 EAST DOCK RETURN  
SCALE: 1/8" = 1'-0"

6 WEST DOCK RETURN  
SCALE: 1/8" = 1'-0"





# Crow HOLDINGS

INDUSTRIAL

## HURRICANE SHOALS DISTRIBUTION CENTER

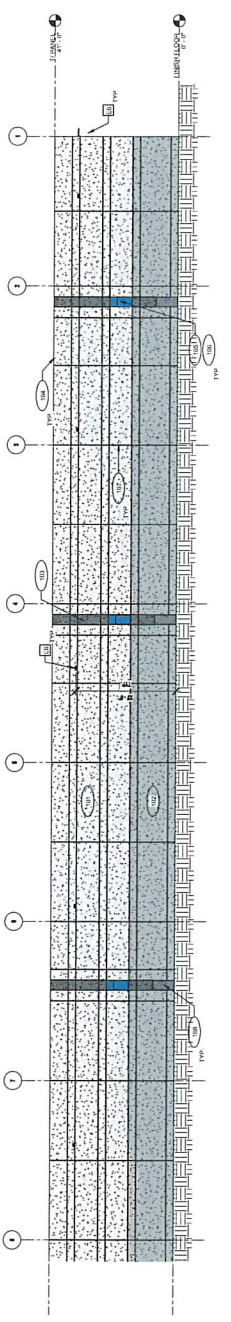
100 HURRICANE SHOALS ROAD  
LAWRENCEVILLE, GA 30045

4-2222 Atlas Collaborative LLC, These drawings are prepared by the Architectural Division of Crow Holdings, Inc. All work is the property of Crow Holdings, Inc. No part of these drawings shall be used or reproduced without the prior written consent of Crow Holdings, Inc.

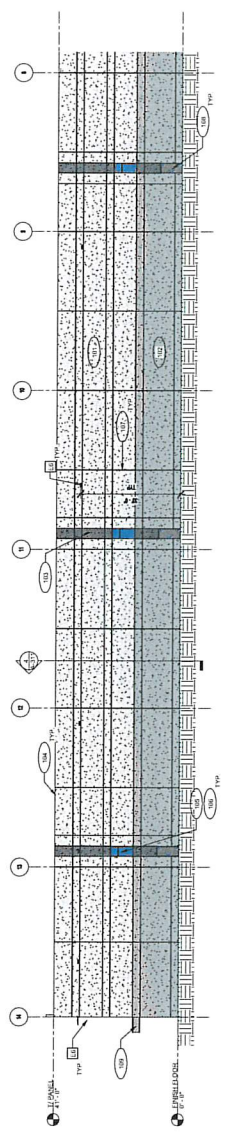
Project Number: 11-23-2017  
 Date Issued: 06/26/2018  
 Project Name: HURRICANE SHOALS DISTRIBUTION CENTER  
 Project Location: 100 HURRICANE SHOALS ROAD, LAWRENCEVILLE, GA 30045

Revisions	
No.	Description

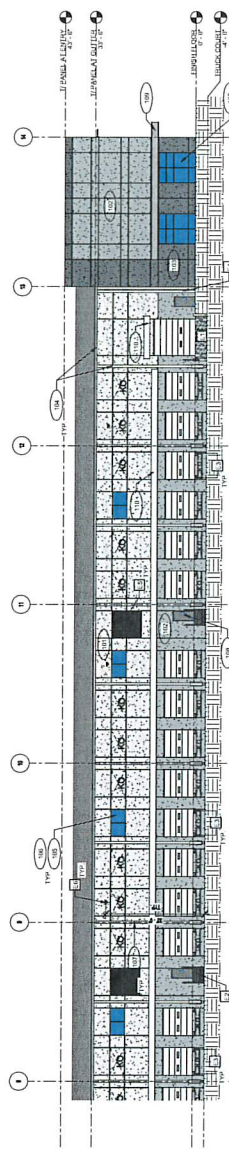
Job No. 11-23-2017  
 Job Title HURRICANE SHOALS DISTRIBUTION CENTER  
 Date 06/26/2018



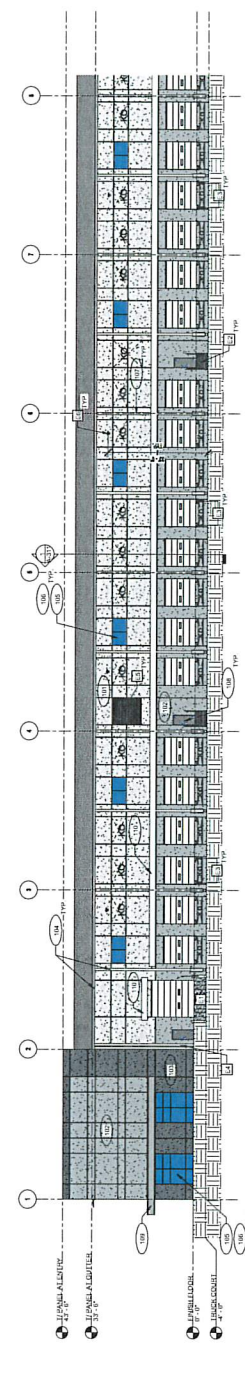
**1** PARTIAL NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"



**2** PARTIAL NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"



**3** PARTIAL SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"



**4** PARTIAL SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"

**GENERAL NOTES**  
 SEE SHEET A-201 FOR GENERAL NOTES

**KEY NOTES**  
 SEE SHEET A-201 FOR KEY NOTES

**GLASS SCHEDULE**  
 SEE SHEET A-201 FOR GLASS SCHEDULE

**EXTERIOR FINISH SCHEDULE**  
 SEE SHEET A-201 FOR EXTERIOR FINISH SCHEDULE

**EXTERIOR ELEVATIONS**

SHEET NAME: EXTERIOR ELEVATIONS SHEET NUMBER: A-202 PROJECT NAME: HURRICANE SHOALS DISTRIBUTION CENTER

FILE PATH: \\S:\07\03-1\Hurricane Shoals\A-202\Hurricane Shoals



**Crow Holdings**  
INDUSTRIAL

OAKWOOD  
RAILROAD STREET  
DISTRIBUTION CENTER

OAKWOOD, GA

PROJECT NO. 17007  
JOB NO. 17007-01  
SHEET NO. EX-201

Date	By	Description
10/20/2017	W. J. B. / J. M. B.	ISSUE FOR PERMIT
10/20/2017	W. J. B. / J. M. B.	ISSUE FOR CONSTRUCTION
10/20/2017	W. J. B. / J. M. B.	ISSUE FOR RECORD


EXTERIOR ELEVATIONS

A-201

NOT ISSUED FOR CONSTRUCTION

**KEYNOTES**

1. ALL GLASS TO BE LOW EMISSIVITY (LOW-E) GLASS.
2. ALL GLASS TO BE 1/2" THICK UNLESS OTHERWISE SPECIFIED.
3. ALL GLASS TO BE 1/2" THICK UNLESS OTHERWISE SPECIFIED.
4. ALL GLASS TO BE 1/2" THICK UNLESS OTHERWISE SPECIFIED.
5. ALL GLASS TO BE 1/2" THICK UNLESS OTHERWISE SPECIFIED.
6. ALL GLASS TO BE 1/2" THICK UNLESS OTHERWISE SPECIFIED.

**GENERAL NOTES**

1. ALL GLASS TO BE LOW EMISSIVITY (LOW-E) GLASS.
2. ALL GLASS TO BE 1/2" THICK UNLESS OTHERWISE SPECIFIED.
3. ALL GLASS TO BE 1/2" THICK UNLESS OTHERWISE SPECIFIED.
4. ALL GLASS TO BE 1/2" THICK UNLESS OTHERWISE SPECIFIED.
5. ALL GLASS TO BE 1/2" THICK UNLESS OTHERWISE SPECIFIED.
6. ALL GLASS TO BE 1/2" THICK UNLESS OTHERWISE SPECIFIED.

**EXTERIOR FINISH SCHEDULE**

101	EXTERIOR WALLS	CONCRETE
102	EXTERIOR WALLS	BRICK
103	EXTERIOR WALLS	STUCCO
104	EXTERIOR WALLS	PAINTED
105	EXTERIOR WALLS	STONE
106	EXTERIOR WALLS	CEMENT BLOCK
107	EXTERIOR WALLS	ALUMINUM SIDING
108	EXTERIOR WALLS	COLORADO SLATE
109	EXTERIOR WALLS	CEMENT BLOCK
110	EXTERIOR WALLS	ALUMINUM SIDING
111	EXTERIOR WALLS	COLORADO SLATE

NOTE: PRODUCTS LOCATED WITHIN RANGE OF THIS COASTAL HAZARD FROM WALKWAYS AND DRIVEWAYS SHALL BE PULLED BACK 30' FROM THE COASTLINE.

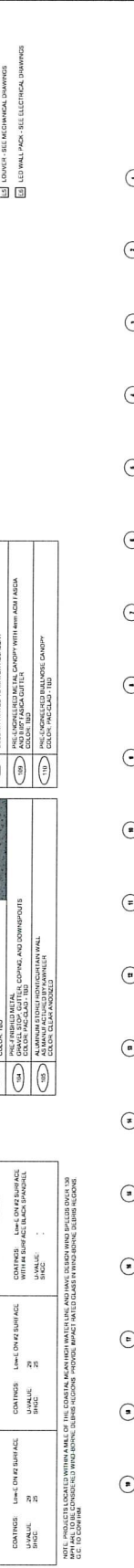
**GLASS SCHEDULE**

1. ALL GLASS TO BE LOW EMISSIVITY (LOW-E) GLASS.
2. ALL GLASS TO BE 1/2" THICK UNLESS OTHERWISE SPECIFIED.
3. ALL GLASS TO BE 1/2" THICK UNLESS OTHERWISE SPECIFIED.
4. ALL GLASS TO BE 1/2" THICK UNLESS OTHERWISE SPECIFIED.
5. ALL GLASS TO BE 1/2" THICK UNLESS OTHERWISE SPECIFIED.
6. ALL GLASS TO BE 1/2" THICK UNLESS OTHERWISE SPECIFIED.

**EXTERIOR FINISH SCHEDULE**

101	EXTERIOR WALLS	CONCRETE
102	EXTERIOR WALLS	BRICK
103	EXTERIOR WALLS	STUCCO
104	EXTERIOR WALLS	PAINTED
105	EXTERIOR WALLS	STONE
106	EXTERIOR WALLS	CEMENT BLOCK
107	EXTERIOR WALLS	ALUMINUM SIDING
108	EXTERIOR WALLS	COLORADO SLATE
109	EXTERIOR WALLS	CEMENT BLOCK
110	EXTERIOR WALLS	ALUMINUM SIDING
111	EXTERIOR WALLS	COLORADO SLATE

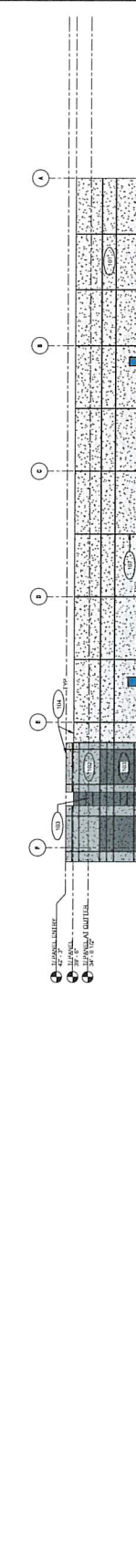
NOTE: PRODUCTS LOCATED WITHIN RANGE OF THIS COASTAL HAZARD FROM WALKWAYS AND DRIVEWAYS SHALL BE PULLED BACK 30' FROM THE COASTLINE.



1 OVERALL NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 OVERALL EAST ELEVATION  
SCALE: 1/8" = 1'-0"

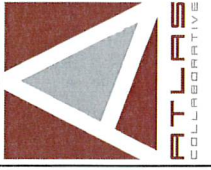


3 OVERALL SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



4 OVERALL WEST ELEVATION  
SCALE: 1/8" = 1'-0"





**CROW HOLDINGS**  
INDUSTRIAL

OAKWOOD  
RAILROAD STREET  
DISTRIBUTION CENTER

OAKWOOD, GA

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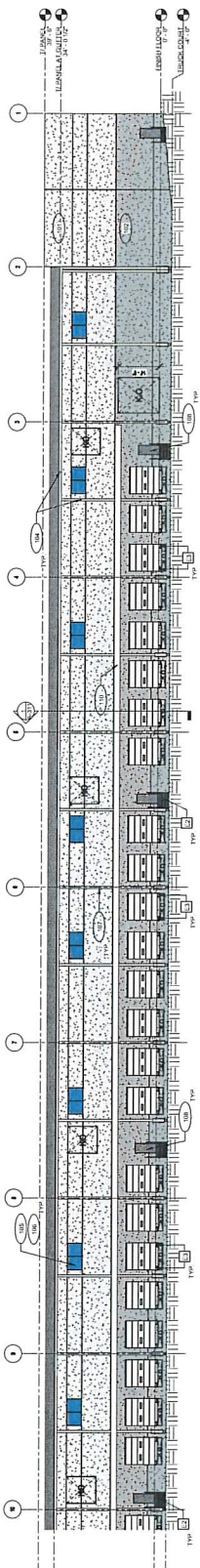
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BY	JMM
CHECKED BY	JMM
APPROVED BY	JMM
DATE	12/15/2020
BY	JMM
CHECKED BY	JMM
APPROVED BY	JMM
DATE	12/15/2020
BY	JMM
CHECKED BY	JMM
APPROVED BY	JMM

PROJECT	OAKWOOD RAILROAD STREET DISTRIBUTION CENTER
DATE	12/15/2020
BY	JMM
CHECKED BY	JMM
APPROVED BY	JMM
DATE	12/15/2020
BY	JMM
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APPROVED BY	JMM
DATE	12/15/2020
BY	JMM
CHECKED BY	JMM
APPROVED BY	JMM

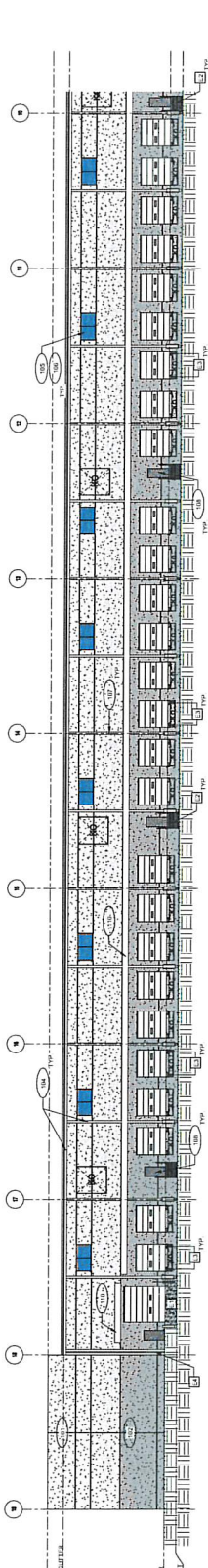
EXTERIOR ELEVATIONS

Sheet No. **A-202**

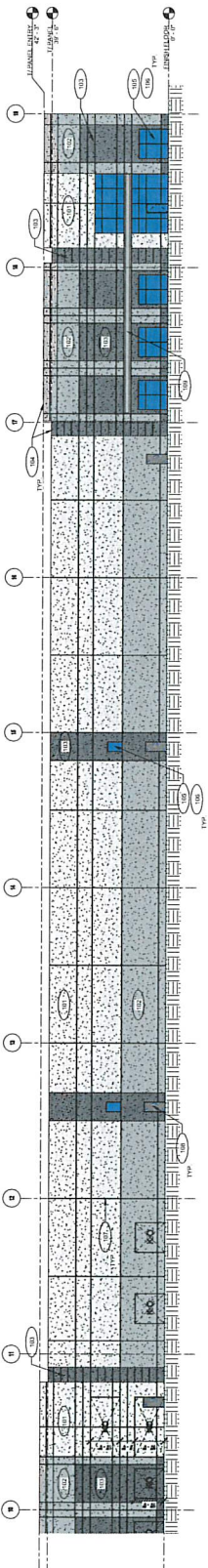
NOT ISSUED FOR CONSTRUCTION



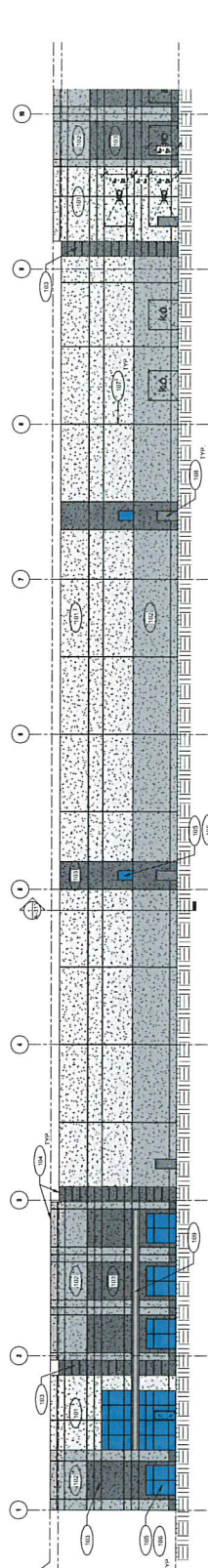
**1 PARTIAL NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 PARTIAL NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**3 PARTIAL SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**4 PARTIAL SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

1/2" FINISH  
1/2" FINISH  
1/2" FINISH

1/2" FINISH  
1/2" FINISH  
1/2" FINISH

1/2" FINISH  
1/2" FINISH  
1/2" FINISH

1/2" FINISH  
1/2" FINISH  
1/2" FINISH

GENERAL NOTES  
SEE SHEET A-201 FOR GENERAL NOTES

KEY NOTES  
SEE SHEET A-201 FOR KEY NOTES

GLASS SCHEDULE  
SEE SHEET A-201 FOR GLASS SCHEDULE

EXTERIOR FINISH SCHEDULE  
SEE SHEET A-201 FOR EXTERIOR FINISH SCHEDULE

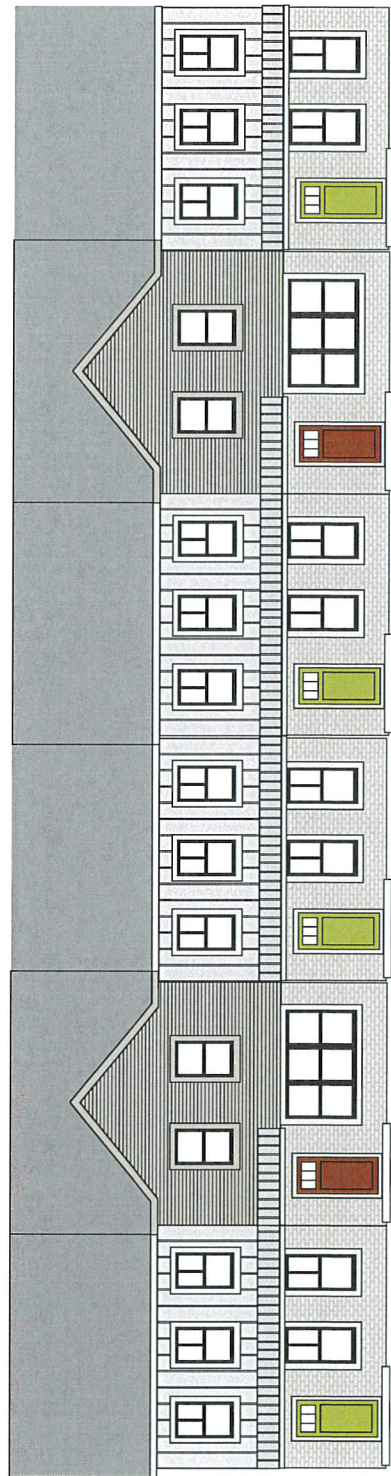
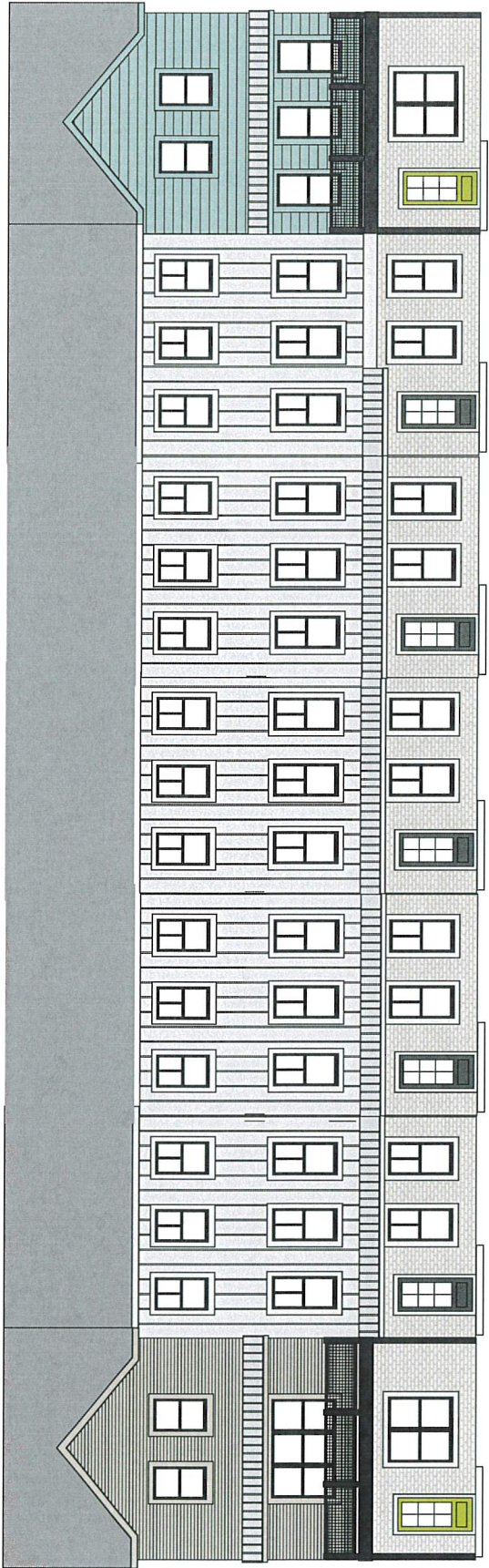
















**TCR**  
TRAMMELL CROW RESIDENTIAL

**CLUBHOUSE**



PANEL  
SW 6235  
FOGGY DAY



HARDIE SIDING  
SW 7004  
SNOWBOUND



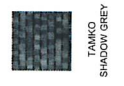
HARDIE SIDING  
SW 6234  
UNCERTAIN GRAY



FASCIASOFFIT  
SW 7076  
CYBERSPACE



PALMETTO  
KINGSMILL



TANKO  
SHADOW GREY

**ALLORA GAINESVILLE  
GAINESVILLE, GA**

#21600

09.08.2022





**TCR**  
TRAMMELL CROW RESIDENTIAL

**CLUBHOUSE**



PANEL  
SW 6235  
FOGGY DAY



HARDIE SIDING  
SW 7004  
SNOWBOUND



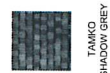
HARDIE SIDING  
SW 6234  
UNCERTAIN GRAY



FASCIA/SOFFIT  
SW 7076  
CYBERSPACE



PALMETTO  
KINGSMILL



TANKO  
SHADOW GREY

**ALLORA GAINESVILLE**  
**GAINESVILLE, GA**

#21600

09.08.2022





**TCR**  
TRAMMELL CROW RESIDENTIAL

**BUILDING - TYPE I - FRONT**



PANEL  
FOGGY DAY



HARDIE SIDING  
SNOWBOUND



HARDIE SIDING  
UNCERTAIN GRAY



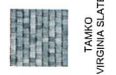
FASCIASOFFIT  
SKYLINE



WATSON SERIES  
SLATE



ACME  
STEELE GRAY



TAMKO  
VIRGINIA SLATE

#21600

**ALLORA GAINESVILLE**  
GAINESVILLE, GA

05.18.2022





**TCR**  
TRAMMELL CROW RESIDENTIAL

**BUILDING - TYPE I - BACK**



PANEL  
FOGGY DAY



HARDIE SIDING  
SNOWBOUND



HARDIE SIDING  
UNCERTAIN GRAY



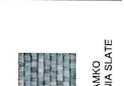
FASCIA/SOFFIT  
CYBERSPACE



WATSON  
SERIES  
SLATE



ACME  
STEELE GRAY



TAMKO  
VIRGINIA SLATE

#21600

**ALLORA GAINESVILLE**  
GAINESVILLE, GA

05.18.2022





**TCR**  
TRAMMELL CROW RESIDENTIAL

**BUILDING - TYPE I - FRONT**



PANEL  
FOSSIL GRAY



HARDIE SIDING  
SNOWBOUND



HARDIE SIDING  
UNCERTAIN GRAY



FASCIA/SOFFT  
NETWORK GRAY



WATERTOWN  
MANHATTAN SERIES  
SLATE



ACNE  
STEELE GRAY



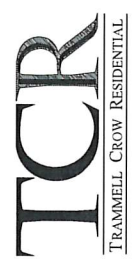
TAMKO  
VIRGINIA SLATE

**ALLORA GAINESVILLE**  
GAINESVILLE, GA

#21600

05.18.2022





**BUILDING - TYPE I - BACK**



PANEL  
SW 6258  
FOGGY DAY



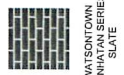
HARDIE SIDING  
SW 7008  
SNOWBOUND



HARDIE SIDING  
SW 6254  
UNCERTAIN GRAY



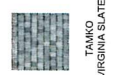
FASCIASOFFIT  
SW 7073  
NETWORK GRAY



WATSOONTOWN  
MANHATTAN SERIES  
SLATE



ACME  
STEELE GRAY



TAMKO  
VIRGINIA SLATE

**ALLORA GAINESVILLE  
GAINESVILLE, GA**

#21600

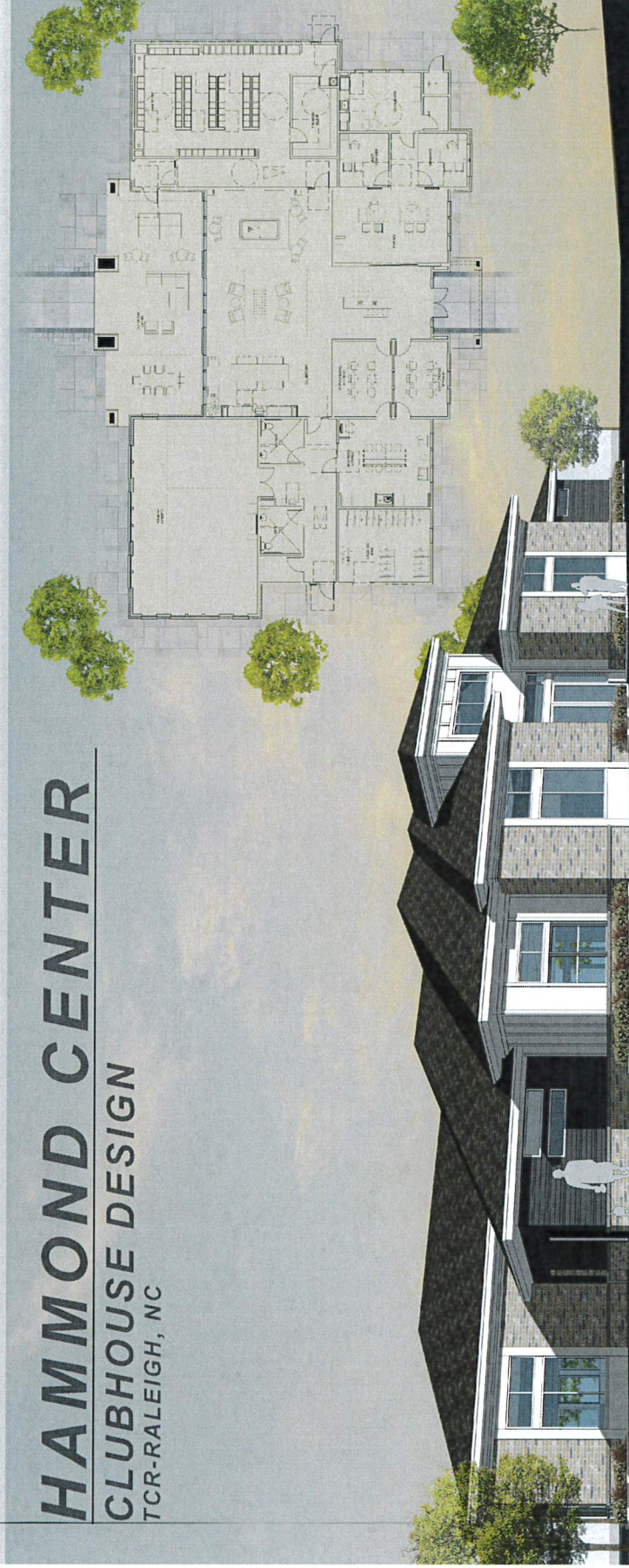
05.18.2022





# HAMMOND CENTER

CLUBHOUSE DESIGN  
TCR-RALEIGH, NC

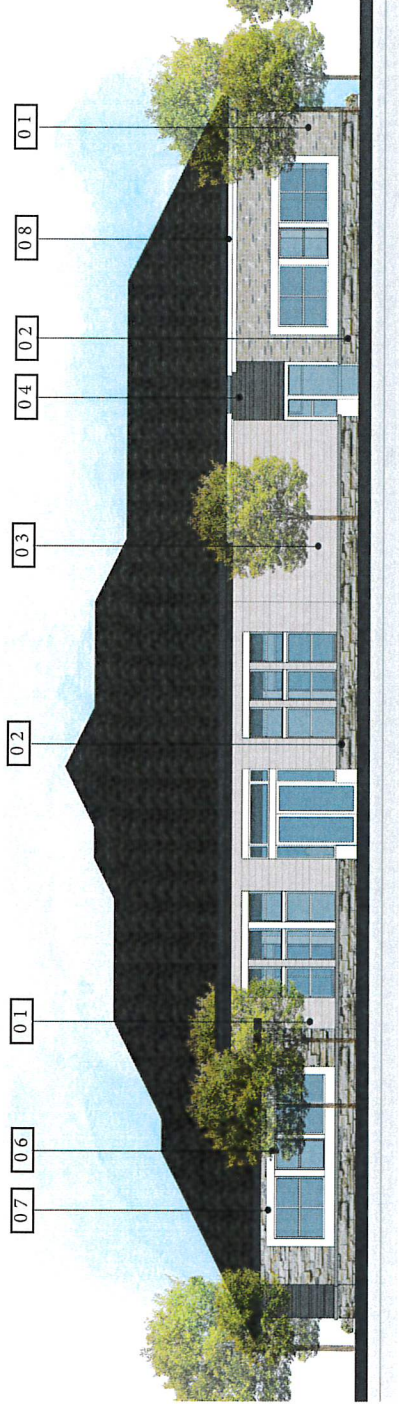


HAMMOND CENTER | RALEIGH, NC  
JANUARY 04, 2021  
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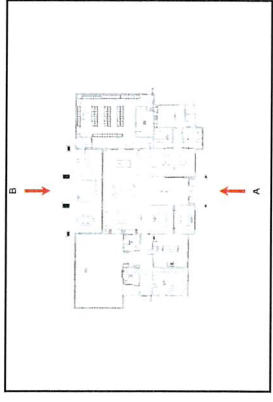




1 ELEVATION A - CLUBHOUSE

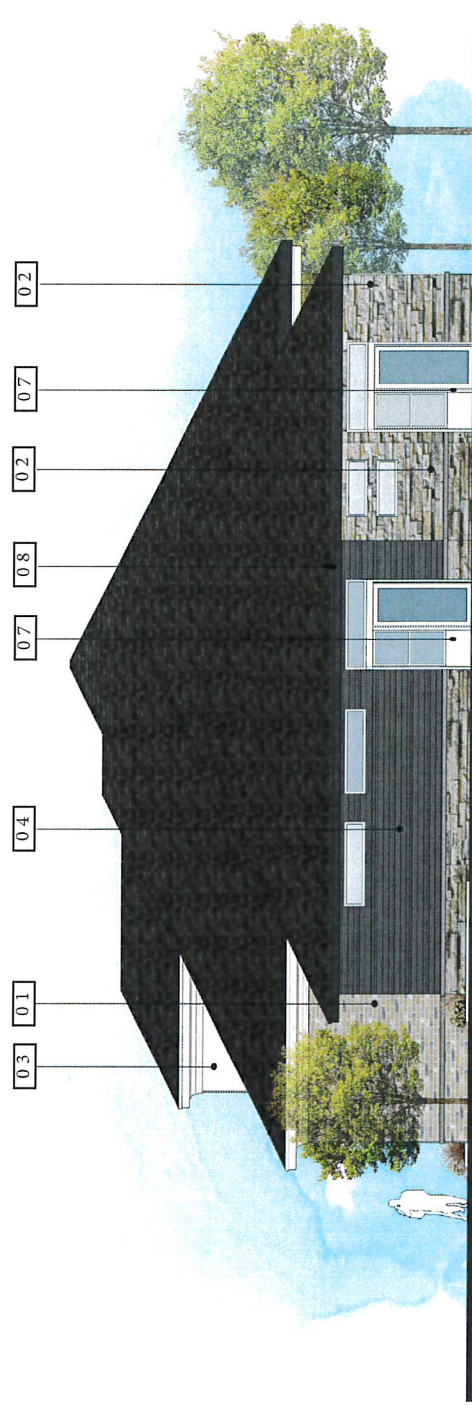


2 ELEVATION B - CLUBHOUSE



TAG NO.	MATERIAL INFORMATION
01	BRICK - 01
02	STONE - 01
03	CEMENTITIOUS LAP - 02
04	CEMENTITIOUS LAP - 02
05	BOARD & BATTEN - 01
06	VINYL WINDOW
07	VINYL WINDOW TRIM
08	FRIEZE BOARD

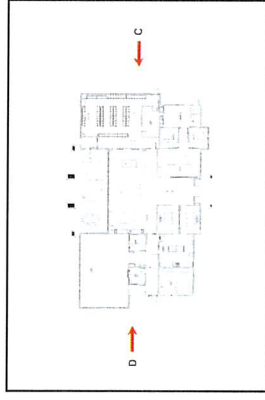




1 ELEVATION C - CLUBHOUSE



2 ELEVATION D - CLUBHOUSE



TAG NO.	MATERIAL INFORMATION
01	BRICK - 01
02	STONE - 01
03	CEMENTITIOUS LAP - 02
04	CEMENTITIOUS LAP - 02
05	BOARD & BATTEN - 01
06	VINYL WINDOW
07	VINYL WINDOW TRIM
08	FRIEZE BOARD





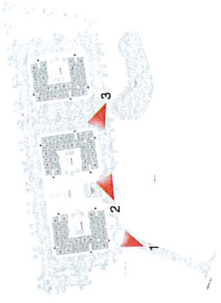
VIEW 1 - MAIN ENTRANCE



VIEW 2 - AMENITY CORNER & BUILDING PERSPECTIVE VIEW



VIEW 3 - BUILDING CORNER VIEW



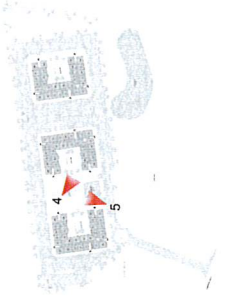




VIEW 4 - POOL / COURTYARD



VIEW 5 - COURTYARD CORNER



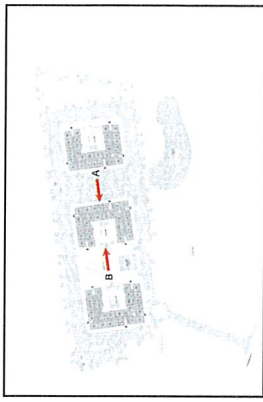




1 ELEVATION A - BLDG 3000



2 ELEVATION B - BLDG 3000



TAG NO.	MATERIAL INFORMATION
01	BRICK - 01
02	CEMENTITIOUS LAP -01
03	CEMENTITIOUS LAP -02
04	CEMENTITIOUS LAP -03
05	VINYL LAP SIDING (WOOD)- 01
06	VINYL WINDOW
07	VINYL WINDOW TRIM
08	FRIEZE BOARD
09	PICKET RAILING





TAG NO.	MATERIAL INFORMATION
01	BRICK - 01
02	CEMENTITIOUS LAP -01
03	CEMENTITIOUS LAP -02
04	CEMENTITIOUS LAP -03
05	VINYL LAP SIDING (WOOD)- 01
06	VINYL WINDOW
07	VINYL WINDOW TRIM
08	FRIEZE BOARD
09	PICKET RAILING



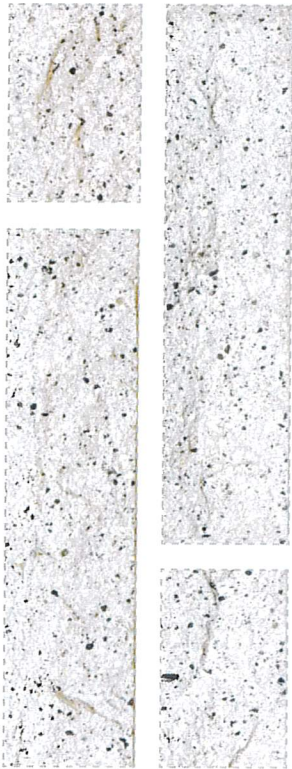
1 ELEVATION C - BLDG 3000



2 ELEVATION D - BLDG 3000



**PERSPECTIVE VIEW**



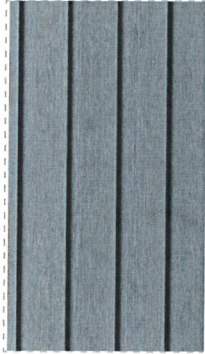
**BRK 01-620 GRAY-ROCKFACE-TYLOR BRICK**



**VINYL 01**

VPI VINYL WINDOW SYSTEM

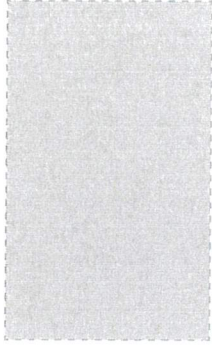
SW 7757 HIGH REFLECTIVE WHITE



**CLS 01**

CEMENTITIOUS LAP SIDING

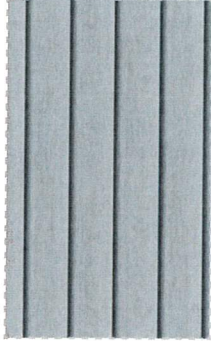
WEB GRAY - SW 7075



**CLS 04**

CEMENTITIOUS LAP SIDING

DRIFT OF MIST - SW 9166



**CLS 02**

CEMENTITIOUS LAP SIDING

REFLECTION - SW 7661



**CPL 03**

CEMENTITIOUS PANEL

BLACK MAGIC SW 6991



**CLS 03**

CEMENTITIOUS LAP SIDING

WOOD FINISH



FRIEZE BOARD

BLACK MAGIC SW 6991



**dwell  
design  
studio**



TRANSMILL CREEK RESIDENTIAL

**HAMMOND CENTER | RALEIGH, NC**

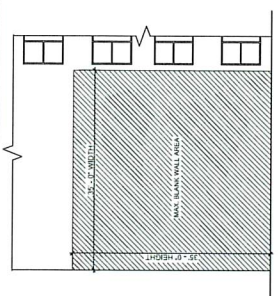
JANUARY 04, 2021

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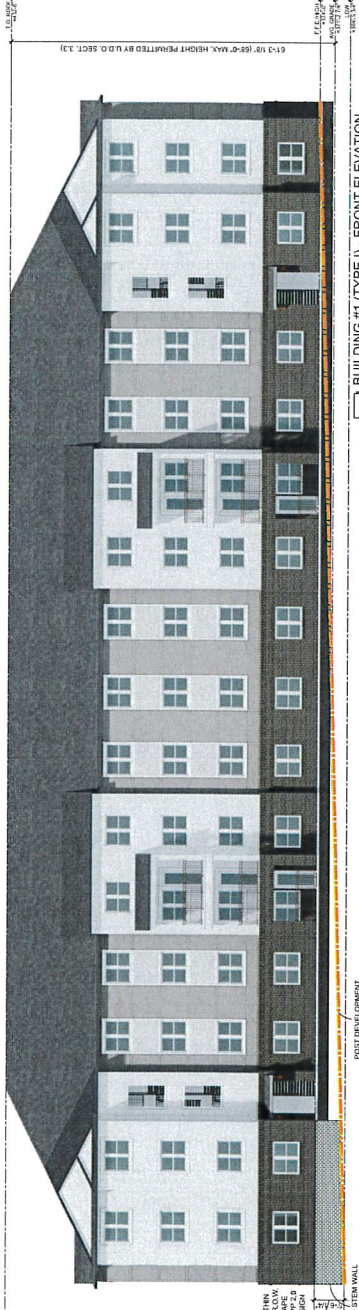
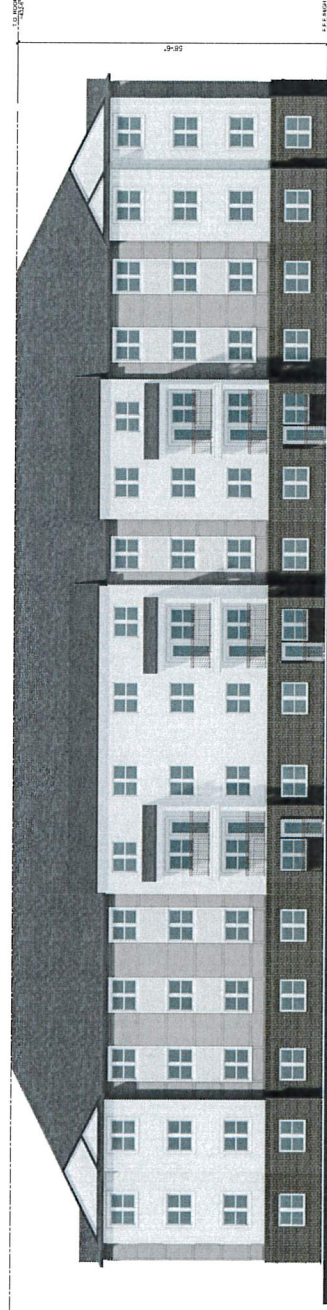
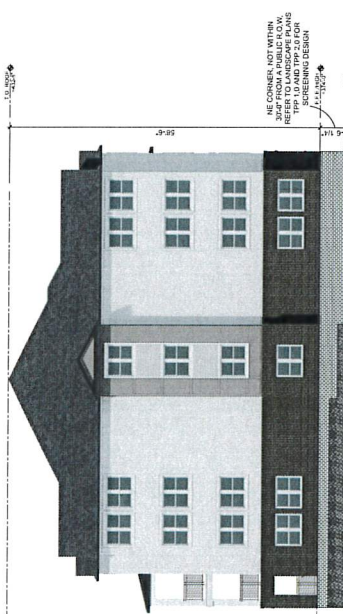
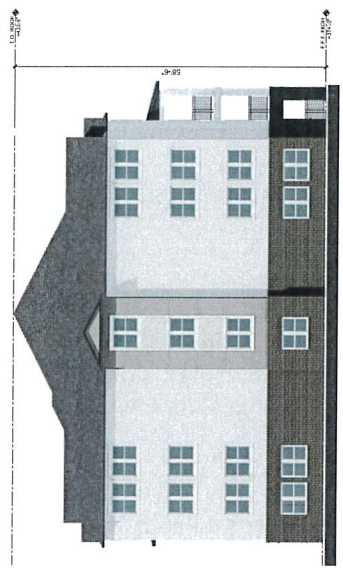
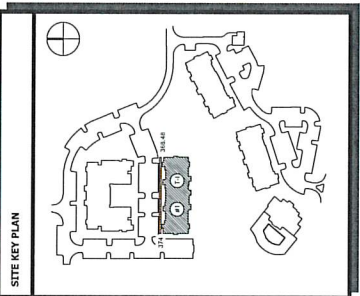
**BLANK WALL AREA**

APPLICABLE CODE:  
 SECTION 15.05 DEVELOPMENT ORDINANCE  
 MAX. BLANK WALL SHALL NOT EXCEED 35' LINEAR FEET IN EITHER DIRECTION  
 MAX. BLANK WALL SHALL NOT EXCEED 10' IN HEIGHT OR WIDTH  
 ALL BLANK WALLS SHALL BE FINISHED WITH ONE OF THE FOLLOWING:  
 BLDG 1 (TYPE I): COMPLETES  
 BLDG 2 (TYPE II): COMPLETES  
 BLDG 3 (TYPE III): COMPLETES  
 BLDG 4 (TYPE IV): COMPLETES  
 BLDG 5 (TYPE V): COMPLETES  
 THERE ARE NO BLANK WALL AREAS THAT EXCEED 35' IN HEIGHT OR WIDTH.



**BUILDING AVERAGE GRADE**

BLDG.	BLDG. #1 (TYPE I)	HIGH	LOW	AVERAGE
		32x4'-0"	30x5'-0"	31'10" ±

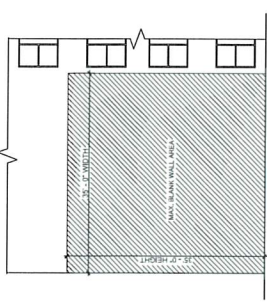




REVISIONS

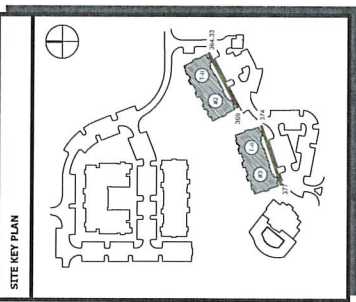
**BLANK WALL AREA**

AVAILABLE CODE:  
 LIMITED DEVELOPMENT ORDINANCE.  
 MAX. BLANK WALL SHALL NOT EXCEED 35 LINEAR FEET IN EITHER DIRECTION.  
 MAX. BLANK WALL SHALL NOT EXCEED 10 FEET IN EITHER DIRECTION.  
 BLOCKS 1 (TYPE II), 2 (TYPE II), 3 (TYPE II), 4 (TYPE II), 5 (TYPE II), 6 (TYPE II), 7 (TYPE II), 8 (TYPE II), 9 (TYPE II), 10 (TYPE II), 11 (TYPE II), 12 (TYPE II), 13 (TYPE II), 14 (TYPE II), 15 (TYPE II), 16 (TYPE II), 17 (TYPE II), 18 (TYPE II), 19 (TYPE II), 20 (TYPE II), 21 (TYPE II), 22 (TYPE II), 23 (TYPE II), 24 (TYPE II), 25 (TYPE II), 26 (TYPE II), 27 (TYPE II), 28 (TYPE II), 29 (TYPE II), 30 (TYPE II), 31 (TYPE II), 32 (TYPE II), 33 (TYPE II), 34 (TYPE II), 35 (TYPE II), 36 (TYPE II), 37 (TYPE II), 38 (TYPE II), 39 (TYPE II), 40 (TYPE II), 41 (TYPE II), 42 (TYPE II), 43 (TYPE II), 44 (TYPE II), 45 (TYPE II), 46 (TYPE II), 47 (TYPE II), 48 (TYPE II), 49 (TYPE II), 50 (TYPE II), 51 (TYPE II), 52 (TYPE II), 53 (TYPE II), 54 (TYPE II), 55 (TYPE II), 56 (TYPE II), 57 (TYPE II), 58 (TYPE II), 59 (TYPE II), 60 (TYPE II), 61 (TYPE II), 62 (TYPE II), 63 (TYPE II), 64 (TYPE II), 65 (TYPE II), 66 (TYPE II), 67 (TYPE II), 68 (TYPE II), 69 (TYPE II), 70 (TYPE II), 71 (TYPE II), 72 (TYPE II), 73 (TYPE II), 74 (TYPE II), 75 (TYPE II), 76 (TYPE II), 77 (TYPE II), 78 (TYPE II), 79 (TYPE II), 80 (TYPE II), 81 (TYPE II), 82 (TYPE II), 83 (TYPE II), 84 (TYPE II), 85 (TYPE II), 86 (TYPE II), 87 (TYPE II), 88 (TYPE II), 89 (TYPE II), 90 (TYPE II), 91 (TYPE II), 92 (TYPE II), 93 (TYPE II), 94 (TYPE II), 95 (TYPE II), 96 (TYPE II), 97 (TYPE II), 98 (TYPE II), 99 (TYPE II), 100 (TYPE II).



**BUILDING AVERAGE GRADE**

BLOCK	AREA	AVG. GRADE
BLOCK #2 (TYPE II)	300'-0"	302'-4"
BLOCK #3 (TYPE II)	377'-0"	304'-0"



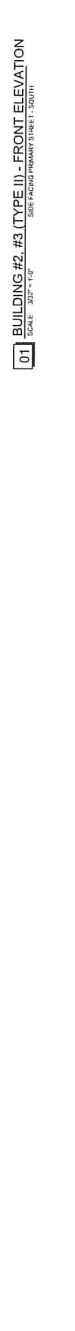
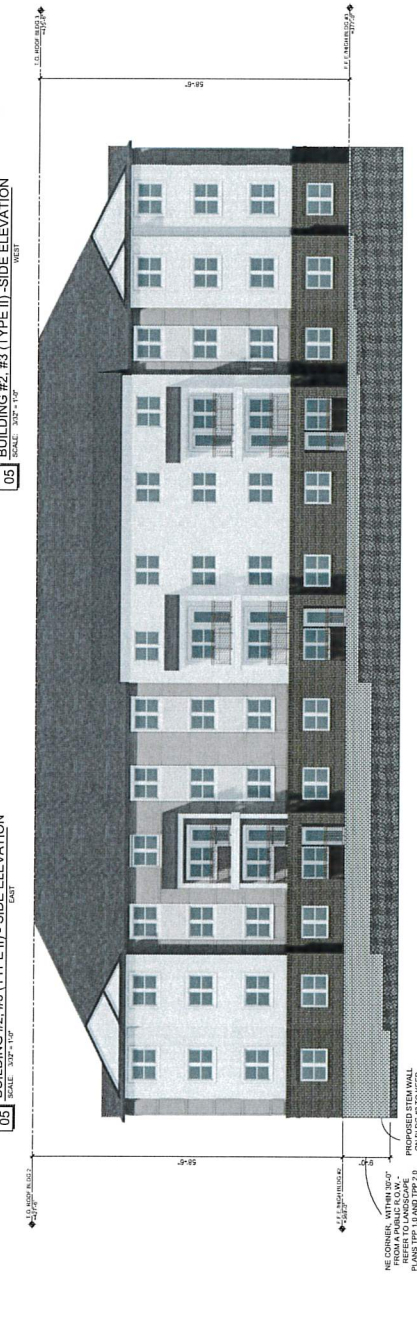
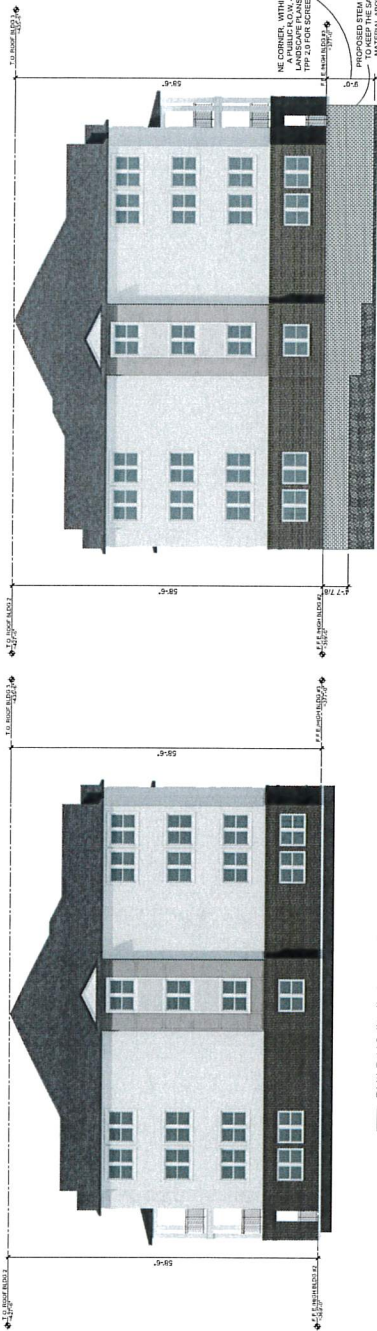
PROJECT IN LAYERS  
 NO LICENSE NO. 1139  
 PRELIMINARY DRAWING  
 NOT FOR CONSTRUCTION  
 NOT FOR GOVERNMENTAL REVIEW

DATE: 08/27/2024  
 DRAWN BY: J. LAMON  
 CHECKED BY: R. RACHEL  
 PROJECT NO.: 24-001  
 SHEET NO.: A1.2

Project Title:  
**ALLORA PINES**

MAPLE MULTI-FAMILY LAND SE, L.P.  
 City Submittal: 08/12/24  
 DD Issue Set: -  
 Pricing Issue Set: -  
 Permit Issue Set: -  
 Project ID: 21493  
 Sheet No.:

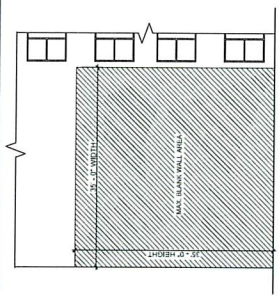
**A1.2**  
 BUILDING TYPE II  
 EXTERIOR ELEVATIONS





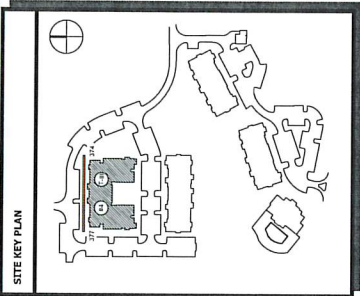
**BLANK WALL AREA**

**APPLICABLE CODES:**  
 UNIFIED DEVELOPMENT ORDINANCE:  
 MAX. BLANK WALL SHALL NOT EXCEED 35 LINEAR FEET IN EITHER DIRECTION  
 ANY BLANK WALL SHALL NOT EXCEED 25' W  
 BLDG 1 (TYPE II): COMPLIES  
 BLDG 2 (TYPE II): COMPLIES  
 BLDG 3 (TYPE III): COMPLIES  
 BLDG 4 (TYPE III): COMPLIES  
 THERE ARE NO BLANK WALL AREAS THAT EXCEED 35' IN HEIGHT OR WIDTH.

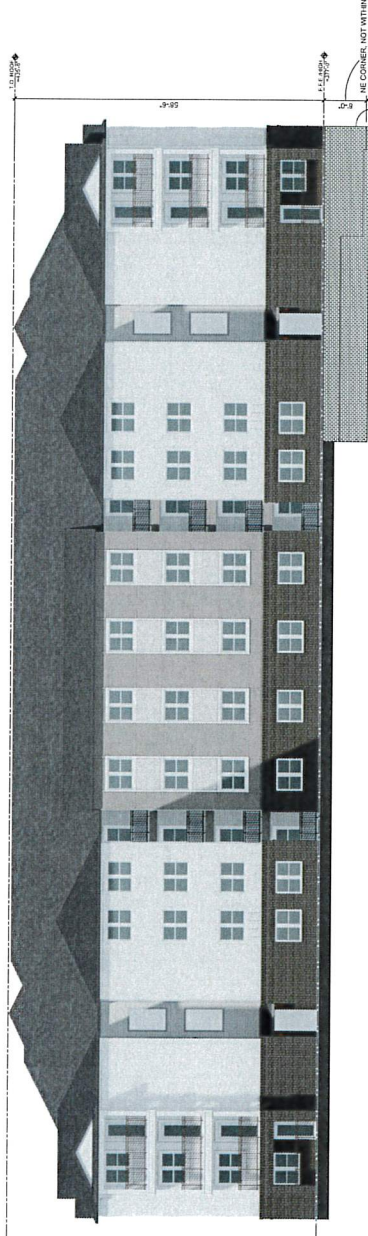


**BUILDING AVERAGE GRADE**

BLDG	BLDG #4 (TYPE III)	LOW	HIGH	AVERAGE
		377'-0"	378'-0"	377'-6"



**02** BUILDING #4 (TYPE III) - REAR ELEVATION  
 SCALE: 3/32" = 1'-0"  
 SEE FOUNDATION STREET NORTH



**01** BUILDING #4 (TYPE III) - FRONT ELEVATION  
 SCALE: 3/32" = 1'-0"  
 SEE FOUNDATION STREET NORTH

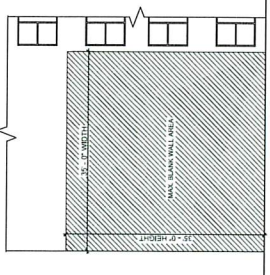
REFER TO LANDSCAPE PLAN 7.2 FOR SCREENING DESIGN  
 PROVIDED STEEL WALL MATERIAL ABOVE  
 POST CONSTRUCTION GRADE  
 SEE FOUNDATION STREET NORTH  
 SEE CORNER, NOT WITHIN 30'-0" FROM STEEL WALL MATERIAL ABOVE  
 PROVIDED STEEL WALL MATERIAL ABOVE  
 TO OBTAIN LPP-23 FOR SCREENING DESIGN



REVISIONS

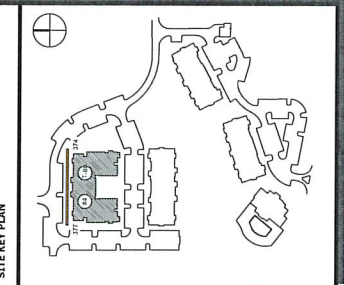
**BLANK WALL AREA**

APPLICABLE CODE:  
 UNIFIED DEVELOPMENT ORDINANCE  
 1. MAX BLANK WALL SHALL NOT EXCEED 35 LINEAR FEET IN EITHER DIRECTION  
 2. MAX BLANK WALL SHALL NOT EXCEED 10% OF TOTAL WALL AREA  
 3. MAX BLANK WALL SHALL NOT EXCEED 10% OF TOTAL WALL AREA  
 4. MAX BLANK WALL SHALL NOT EXCEED 10% OF TOTAL WALL AREA  
 5. MAX BLANK WALL SHALL NOT EXCEED 10% OF TOTAL WALL AREA  
 6. MAX BLANK WALL SHALL NOT EXCEED 10% OF TOTAL WALL AREA  
 7. MAX BLANK WALL SHALL NOT EXCEED 10% OF TOTAL WALL AREA  
 8. MAX BLANK WALL SHALL NOT EXCEED 10% OF TOTAL WALL AREA  
 9. MAX BLANK WALL SHALL NOT EXCEED 10% OF TOTAL WALL AREA  
 10. MAX BLANK WALL SHALL NOT EXCEED 10% OF TOTAL WALL AREA



**BUILDING AVERAGE GRADE**

BLDG. BLDG. #4 (TYPE III)	HIGH	LOW	AVERAGE
	37'-0"	36'-0"	36'-6"



ROBERT H. LAMON  
 NC LICENSE NO. 8179  
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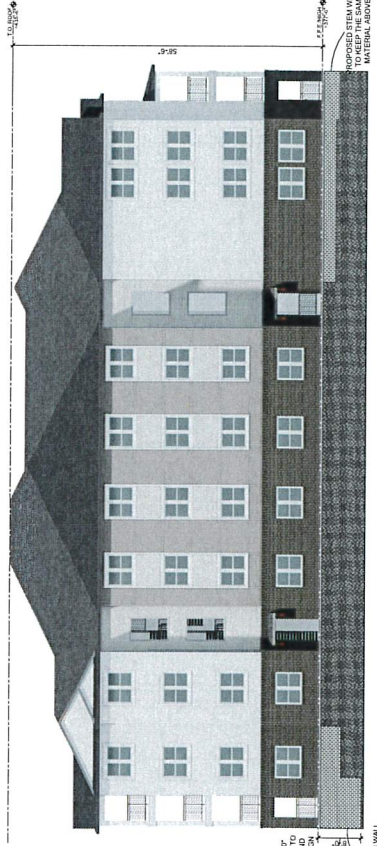
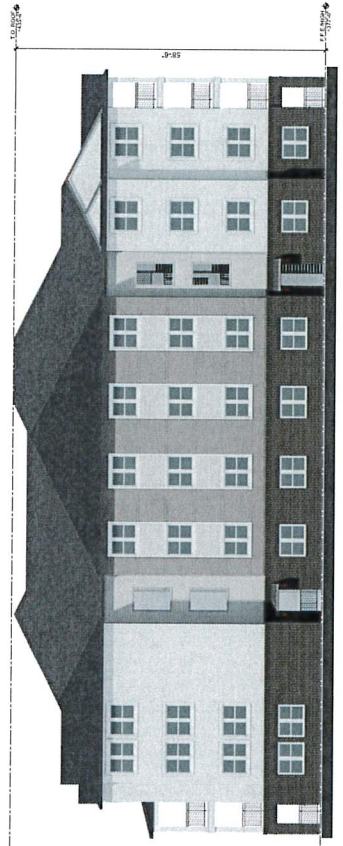
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**ALLORA  
 PINES**

MAPLE  
 MULTI-FAMILY  
 LAND SE, L.P.

Project Title: ALLORA PINES  
 City/State/Zip: DALLAS, TX 75201  
 DD Issue Set: -  
 Pricing Issue Set: -  
 Permit Issue Set: -  
 Project No: 21493  
 Sheet No: A1.3B

**A1.3B**  
 BUILDING TYPE III  
 EXTERIOR ELEVATIONS



THE CORNER, NOT WITH 30% OF  
 PLANNING AND LANDSCAPE PLANS TYP TO AND  
 TYP 25 FOR SCREENING DECK

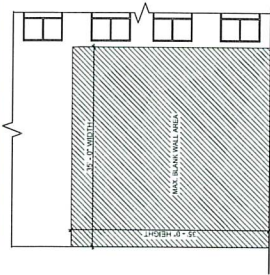
PROPOSED ITEM WALL  
 TO KEEP THE SAME  
 MATERIAL ABOVE



REVISIONS

**BLANK WALL AREA**

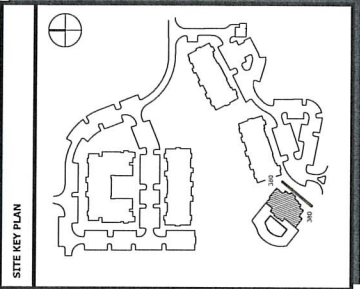
**APPLICABLE CODES:**  
 UNITED DEVELOPMENT ORDINANCE  
 MAX BLANK WALL SHALL NOT EXCEED 35 LINEAR FEET IN EITHER DIRECTION  
 MAX BLANK WALL SHALL NOT EXCEED 35% OF TOTAL WALL AREA  
 BLOCK 1 (TYPE B)  
 BLOCK 2 (TYPE B)  
 BLOCK 3 (TYPE B)  
 BLOCK 4 (TYPE B)  
 THESE ARE THE MAXIMUM WALL AREAS THAT EXCEED BY IN HEIGHT OR WIDTH



**BUILDING AVERAGE GRADE**

HIGH	LOW	AVERAGE
389'-0"	389'-0"	389'-0"

BLDG CLUBHOUSE



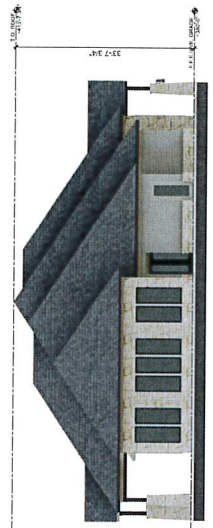
ROBERT H. LAMON  
 HC LICENSE NO. 8179  
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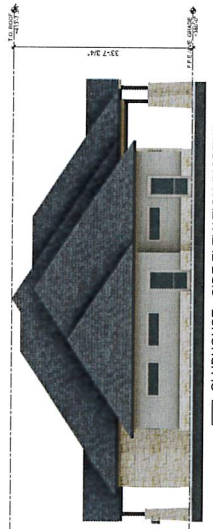
Project Title:  
**ALLORA PINES**

MAPLE MULTI-FAMILY LAND SE, L.P.  
 City Submittal: 08.17.22  
 DD Issue Set: -  
 Pricing Issue Set: -  
 Permit Issue Set: -  
 Project ID: 21493  
 Sheet No.

**A1.4**  
 CLUBHOUSE  
 EXTERIOR ELEVATIONS



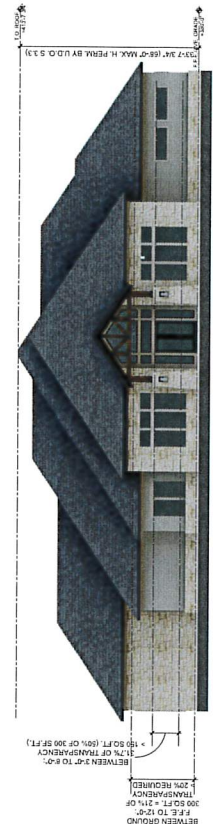
**03** CLUBHOUSE - SIDE ELEVATION (SOUTHWEST)  
 SCALE: 3/32" = 1'-0"



**04** CLUBHOUSE - SIDE ELEVATION (NORTHEAST)  
 SCALE: 3/32" = 1'-0"



**02** CLUBHOUSE - REAR ELEVATION (NORTHWEST)  
 SCALE: 3/32" = 1'-0"

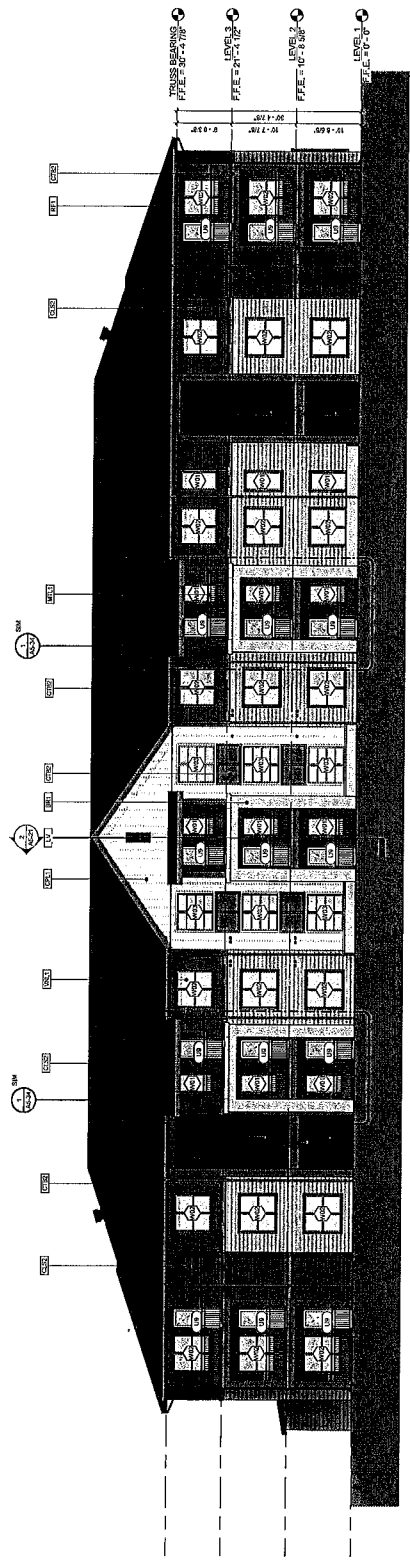


**01** CLUBHOUSE - FRONT ELEVATION (SOUTHEAST)  
 SCALE: 3/32" = 1'-0"

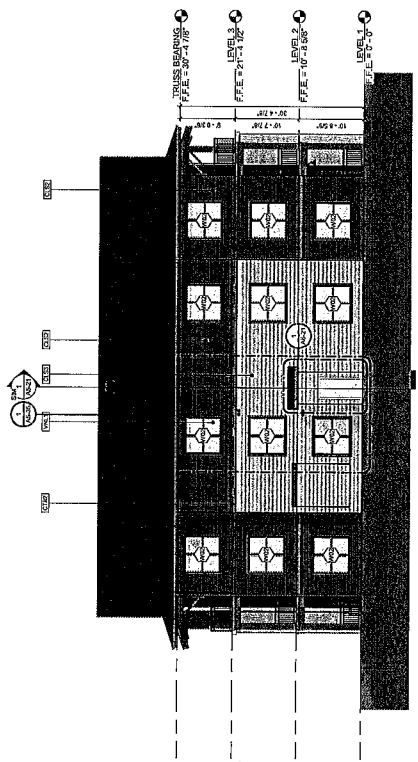
BETWEEN GROUND  
 11'-0" TO 12'-0"  
 100 SQ. FT. ± 21% OF  
 1% OF TRANSPARENCY  
 150 SQ. FT. (9% OF 300 SQ. FT.)  
 BETWEEN 1'-0" TO 7'-0"  
 150 SQ. FT. (9% OF 300 SQ. FT.)



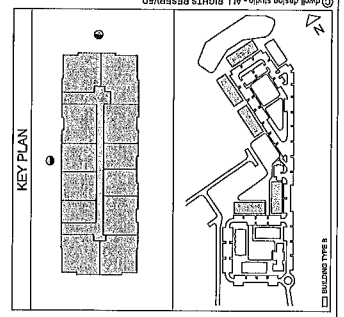
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2 BUILDING B - FRONT ELEVATION  
 1/8" = 1'-0"



1 BUILDING B - RIGHT ELEVATION  
 1/8" = 1'-0"



KEY PLAN

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**OFFICE OF ZONING & DEVELOPMENT**

**APPROVED: SPECIAL ADMINISTRATIVE PERMIT**

with Red-Lines  with Conditions  Revision

DATE: 06/22/2022

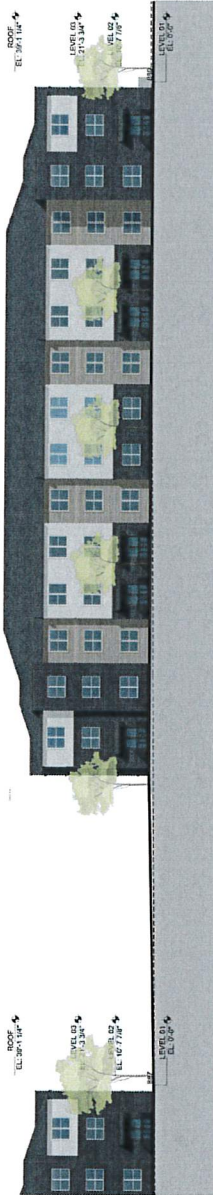
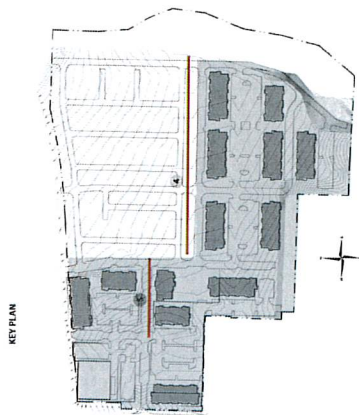
APPLICANT: Alex Davis

PROJECT: SAP-22-010

PREPARED BY: [Redacted]

**MATERIAL LEGEND:**

	BRICK WESTCHESTER		PANEL SW 7004 INSULATION		STUCCO SW 7004 INSULATION
	ACME DOW GRAY		BRICK ACME DOW GRAY		STUCCO ACME DOW GRAY
	FASCIA CLOVE GRAY		ROOF COMPOSITE SHINGLE ACME DOW GRAY		STUCCO ACME DOW GRAY
	BRICK		ROOF		STUCCO



**4** CUSTER W ELEVATION - 4.5  
SCALE 1/16" = 1'-0"



**5** CUSTER S ELEVATION - 4.6  
SCALE 1/16" = 1'-0"