



LAWRENCEVILLE

Planning & Development

~~PLANNING COMMISSION AND DEVELOPMENT DEPARTMENT~~

MAYOR AND COUNCIL

RECOMMENDED CONDITIONS – ~~06012026~~07092026

RZM2026-00006

Approval of a rezoning to RM-8 (Townhouse Residential District), subject to the following enumerated conditions:

1. To restrict the use of the property as follows:

- A. Townhouse dwelling units at a maximum of ~~forty~~thirty-nine (~~40~~39) dwelling units on approximately 6.61 acres at a gross density of no more than eight (8) units per acre (UPA).
- B. The development shall be designed and constructed in general accordance with the Site Plan presented at the July 27, 2026 Regular Council Meeting ~~titled "Townhouses at Sugarloaf."~~ ~~dated "May 18, 2026,"~~ ~~prepared by "DES — Davis Engineering & Surveying"~~ with the exception that the plan may be modified to address conditions of zoning. Final site design shall be subject to the review and approval of the Director of the Planning and Development Department.
- C. The ~~townhouse multifamily~~ dwelling units shall be three stories designed in general accordance with the Elevations presented at the July 27, 2026 Regular Council Meeting and shall be ~~titled "Townhouses at Sugarloaf by Zianna,"~~ ~~dated received "April 1, 2026,"~~ predominantly four-sided masonry construction utilizing, ~~which could be~~ brick, stone or a combination ~~thereof of brick and stone (with accents with~~ of fiber cement siding permitted only as an accent material). Final architectural design shall be subject to the review and approval of the Director of the Planning and Development Department.
- D. All townhouse dwelling units shall include ~~have~~ a minimum two (2) car garage with carriage-style garage doors. ~~The~~ Driveways shall measure a minimum of twenty-one (21) feet in width and a minimum of twenty-seven (27) feet in depth ~~(as measured from the curb)~~, ~~providing sufficient~~ to accommodate ~~space for~~ two (2) passenger vehicles. Final design shall be subject to the review and approval of the Director of the Planning and Development Department
- E. All Townhouse Units shall be a minimum of 24' wide.

F. Lots 1 through 8 shall be developed with rear-entry garages. All remaining townhouse lots may be developed with front-entry garages and shall include a covered rear porch or covered rear deck. Rear sidewalks serving individual townhouse lots shall not be permitted unless otherwise required by applicable building or accessibility regulations.

G. Lot 1 and Lot 8 shall have wrap around covered front door porches.

H. All garages shall be equipped with a minimum of one 240 volt outlet.

~~D.~~

2. To satisfy the following site development considerations:

A. The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.

B. The development shall abide by all applicable standards of the Development Regulations, unless otherwise modified by ~~specified in~~ these conditions of zoning, or by an approved variance ~~through approval of a variance administratively, or by the Zoning Board of Appeals, as appropriate.~~

C. Landscape shall be designed and installed ~~to meet~~ with these the conditions of zoning, ~~requirements of~~ the Zoning Ordinance and Development Regulations. ~~The final landscape plans design~~ shall be subject to the review and approval of the Director of Planning and Development.

D. Natural vegetation shall remain on the property until the issuance of a development permit.

E. All grassed areas shall be sodded.

F. The required parking ratio for development shall be four (4) spaces per townhouse unit.

G. Building setbacks adjacent to ~~off~~ internal streets or private drives ~~ways~~ shall ~~be in~~ generally conform to the approved ~~accordance with the submitted site plans~~ and architectural renderings, ~~and otherwise subject~~ subject to review and approval of the Director of Planning and Development.

H. All underground utilities shall be provided throughout the development.

I. The community building shall be a minimum of 1000 sf of enclosed floor area and shall include publicly accessible restroom facilities for residents and guests. The building shall be four (4) sided masonry with accents of fiber cement siding.

J. A passive dog park or similar recreation amenity shall be provided within the area located south of the playground and generally situated over the Colonial Pipeline

easement, subject to the review and approval of Colonial Pipeline and all applicable easement restrictions

- K. The central green space located within the Colonial Pipeline easement shall incorporate passive recreational amenities, including benches, picnic tables, seating areas, or other similar site furnishings intended to encourage resident use and activity, subject to the review and approval of Colonial Pipeline and all applicable easement restrictions.
- L. An enhanced landscape buffer shall be installed along the Sugarloaf Parkway frontage adjacent to Lots 1 through 8 to provide additional visual screening and noise attenuation. The landscape design shall include a combination of canopy trees, evergreen trees, understory trees, shrubs, or other landscape features, as approved by the Director of Planning and Development.
- M. All roadways and alleyways within the development shall be privately owned and maintained.
- N. Chainlink fencing shall be prohibited. All fencing materials shall be approved by the Director of Planning and Development.
- O. Provide a 10' sidewalk along Sugarloaf Parkway across the frontage of the property and connecting to the existing crosswalk at Lawrenceville-Suwanee Road as well as to the existing sidewalk near Town Parke Drive.
- P. Dedicate at no cost to the City a permanent easement within the floodplain and buffers of Redland Creek and its tributaries as well as the existing sanitary sewer easement for the future construction of a greenway trail.

H.

3. The following variances are approved:

- A. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows an increase in the percentage of three-bedroom units allowed from forty percent (40%) to one hundred percent (100%).
- B. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection E. Development Standards. Allows for a reduction in the required minimum private drive width from twenty-four (24) feet to twenty (20) feet.
- C. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection E. Development Standards. Allows for a reduction in the required minimum adjacency of units to public green space from fifty percent (50%) to forty percent (40%).

~~D.~~ D. A variance from the Zoning Ordinance, Article 4 – Buffers, Section 403 Buffers Table. Allows for a fifty percent (50%) reduction of the minimum zoning buffer requirements between dissimilar zoning classifications (RM-8 and RS-180), from fifty (50) feet to twenty-five (25) ~~forty (40)~~ feet.

~~E. Exception: Notwithstanding the foregoing, the installation and construction of two retaining walls within the required forty-foot (40') buffer shall be permitted as depicted on the approved site plan and engineering plans. The retaining walls shall be limited to the two non-contiguous locations along the western property boundary and shall not be construed as reducing the required buffer width for the remainder of the property. Except for the approved retaining wall encroachments, the forty-foot (40') buffer shall be maintained around the entire perimeter of the development where required.~~

~~PLANNING COMMISSION AND DEVELOPMENT DEPARTMENT~~

~~RECOMMENDED CONDITIONS – 06012026~~

MAYOR AND COUNCIL

RECOMMENDED CONDITIONS – 07082026

SUP2026-00006

Approval of a Special Use Permit for Front Entry Garage Units, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:

A. The maximum number of Front Entry Units shall be thirty-~~two~~^{one} (32)~~(31)~~.

PROJECT INFORMATION:
CURRENTLY, THIS 6.61 ACRE PROPERTY IS MAINLY WOODED COVERAGE, WITH FAIR CONDITIONS.
THE PROPOSED DEVELOPMENT WILL CONSIST OF TOWNHOUSES, SEWER, STORM, PAVING, AND UTILITIES.

PROPERTY/PARCEL INFORMATION:
ADDRESS: 4008 SUGARLOAF PARKWAY, LAWRENCEVILLE, GA 30044
PARCEL NUMBER: R5078 003
JURISDICTION: CURRENTLY CUMMETT COUNTY
SITE DISTURBANCE:
TOTAL AREA= 6.61 ACRES
DISTURBED AREA= 1.11X ACRES

BOUNDARY INFORMATION OBTAINED FROM A SURVEY FOR ZIANNIA GROUP, LLC, & ASIF DHANANI. EXISTING BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY TOTAL SITE SOLUTIONS, DATED MARCH 23, 2024. SUPPLEMENTAL TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY ZIANNIA GROUP, LLC & ASIF DHANANI. THE SURVEYORS OF RECORD ARE RESPONSIBLE FOR THE ACCURACY OF EXISTING CONDITIONS WHICH THE DESIGN AND PERMITTING ACTIVITIES WILL BE BASED UPON.
CONTOUR INTERVAL: 2'

UTILITIES SHOWN HEREON ARE FROM EXISTING STRUCTURES AND ABOVEGROUND MARKS FOUND. DAVIS ENGINEERING AND SURVEYING, LLC IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES.
ACCORDING TO AN INTERPRETATION OF THE FEMA NATIONAL FLOOD HAZARD LAYER, THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA PER FROM PANEL 13105000087F DATED 9/29/2006.

ZONING INFORMATION:
CITY OF LAWRENCEVILLE
PROPOSED ZONING: RM-8
FRONT: 25'
SIDE: 50' RS-180 BUFFER SETBACK
REAR: 50' RS-180 BUFFER SETBACK

- GENERAL NOTES:**
1. ALL CONSTRUCTION WORK, MATERIALS, AND IMPROVEMENTS AT THIS SITE SHALL CONFORM WITH CITY OF LAWRENCEVILLE, GEORGIA REQUIREMENTS.
 2. ALL STRUCTURES WILL BE REQUIRED TO CONFORM TO THE STANDARD BUILDING CODES HORIZONTAL SEPARATION STANDARDS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION IN HORIZONTAL SEPARATION STANDARDS AS ADOPTED AND AMENDED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS.
 3. CONTRACTORS SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.
 4. ALL CONSTRUCTION STAKING ON THIS SITE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A GEORGIA REGISTERED LAND SURVEYOR.
 5. MATTERS OF RECORD NOT SHOWN HEREON ARE EXCEPTED.
 6. THE UTILITIES AND STRUCTURES AS SHOWN ON THIS PLAN HAVE BEEN FOUND PER ABOVE GROUND EXAMINATION OF THIS SITE, BASED ON VISIBLE INDICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PROJECT.
 7. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL UTILITIES ARE AS NOTED IN THE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER AS SOON AS POSSIBLE.
 8. UTILITY FACILITIES SHALL BE MADE AVAILABLE TO CONSTRUCTION WORKERS WITHIN 300' OF SITE.
 9. NO MATERIAL CAN BE BURIED ON-SITE WITHOUT THE APPROVAL OF THE OWNER AND GEOTECHNICAL ENGINEER.
 10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AS ACCEPTABLE TO THE OWNER.
 11. CONTRACTOR IS TO REMOVE ALL ROCK, TOPSOIL, AND UNSTABLE MATERIALS.
 12. MAXIMUM CUT OR FILL SLOPES SHALL BE 2:1 HORIZONTAL: 1 VERTICAL.
 13. THIS SITE DOES NOT CONTAIN WETLANDS.
 14. THIS SITE DOES HAVE STATE WATERS REQUIRING UNDISTURBED BUFFERS.
 15. EXISTING FEATURES SHOWN BY DASHED LINES OR SHADDED, PROPOSED FEATURES SHOWN BY SOLID OR BOLD LINES.
 16. CONTRACTOR RESPONSIBLE FOR PROTECTING ADJACENT AREAS AND SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO A CONDITION EQUAL TO OR GREATER THAN THE ORIGINAL CONDITION.
 17. ALL HOPE PIPE TO CONFORM TO PIPE MANUFACTURER REQUIREMENTS AND GEOTECHNICAL RECOMMENDATIONS.
 18. CONTRACTOR SHALL COORDINATE BUILDING CONSTRUCTION WITH ARCHITECTURAL PLANS (BY OTHERS).
 19. ALL SIGNAGE AND STRIPING TO BE PROVIDED BY CONTRACTOR ACCORDING TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND OTHER GOVERNING MUNICIPAL STANDARDS AND SPECIFICATIONS, LATEST EDITIONS.
 20. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON THESE DRAWINGS WITH ALL COORDINATING DOCUMENTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. IF DISCREPANCIES ARE FOUND DURING CONSTRUCTION, THE CONTRACTOR IS TO STOP WORK IMMEDIATELY AND NOTIFY THE ENGINEER.
 21. ALL EXISTING MANHOLE COVERS, METER BOXES, AND OTHER UTILITY APPURTENANCES LOCATED WITHIN THE LIMITS OF WORK SHALL BE ADJUSTED SO THAT THEIR TOP SURFACES WILL BE FLUSH WITH FINISHED GRADE.
 22. ALL TEMPORARY STRIPING AND SIGNAGE NECESSARY TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN TRAFFIC FLOW DURING CONSTRUCTION SHALL BE FURNISHED, INSTALLED, AND MAINTAINED BY THE CONTRACTOR.
 23. MUTED SIGNALS AND CERTIFIED FLAGGERS SHALL BE EMPLOYED DURING ANY ROAD CLOSURE OR TRAFFIC DISRUPTION.

PARKING CALCULATIONS:
TOWNHOUSE USE:
2 SPACES PER DWELLING UNIT
TOTAL UNITS: 40
PARKING REQUIRED: 2 X 40 = 80 SPACES
PROVIDED STANDARD SPACES (INCLUDES GARAGE & DRIVE): 80 SPACES
REQUIRED GUEST PARKING: 0.25 X 40 = 10 SPACES
TOTAL GUEST PARKING PROVIDED: 14 SPACES (2 HANDICAP)
TOTAL SPACES PROVIDED: 94 SPACES

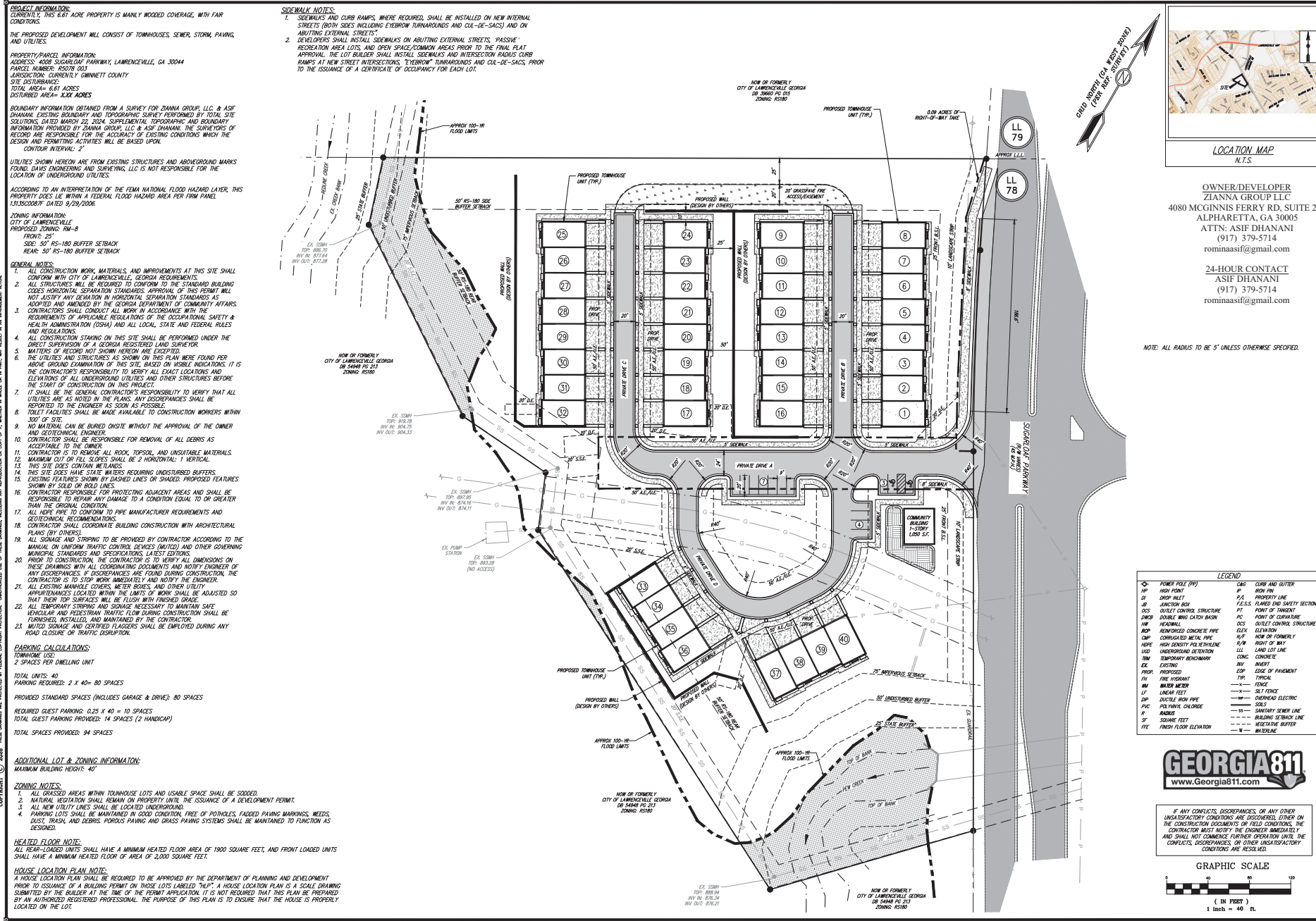
ADDITIONAL LOT & ZONING INFORMATION:
MAXIMUM BUILDING HEIGHT: 40'

- ZONING NOTES:**
1. ALL GRASSED AREAS WITHIN TOWNHOUSE LOTS AND USABLE SPACE SHALL BE SODDED.
 2. NATURAL VEGETATION SHALL REMAIN ON PROPERTY UNTIL THE ISSUANCE OF A DEVELOPMENT PERMIT.
 3. ALL NEW UTILITY LINES SHALL BE LOCATED UNDERGROUND.
 4. PARKING LOTS SHALL BE MAINTAINED IN GOOD CONDITION, FREE OF POTHOLES, FADED PAVING MARKINGS, WEEDS, GUEST TRASH, AND DEBRIS. POROUS PAVING AND GRASS PAVING SYSTEMS SHALL BE MAINTAINED TO FUNCTION AS DESIGNED.

HEATED FLOOR NOTE:
ALL REAR-LOADED UNITS SHALL HAVE A MINIMUM HEATED FLOOR AREA OF 1000 SQUARE FEET, AND FRONT LOADED UNITS SHALL HAVE A MINIMUM HEATED FLOOR OF AREA OF 2,000 SQUARE FEET.

HOUSE LOCATION PLAN NOTE:
A HOUSE LOCATION PLAN SHALL BE REQUIRED TO BE APPROVED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "HLP". A HOUSE LOCATION PLAN IS A SCALE DRAWING SUBMITTED BY THE BUILDER AT THE TIME OF THE PERMIT APPLICATION. IT IS NOT REQUIRED THAT THIS PLAN BE PREPARED BY AN AUTHORIZED REGISTERED PROFESSIONAL. THE PURPOSE OF THIS PLAN IS TO ENSURE THAT THE HOUSE IS PROPERLY LOCATED ON THE LOT.

- SIDEWALK NOTES:**
1. SIDEWALKS AND CURB RAMPS, WHERE REQUIRED, SHALL BE INSTALLED ON NEW INTERNAL STREETS (BOTH SIDES INCLUDING EYEBROW TURNAROUNDS AND CUL-DE-SACS) AND ON ABUTTING EXTERNAL STREETS.
 2. DEVELOPERS SHALL INSTALL SIDEWALKS ON ABUTTING EXTERNAL STREETS, "PASSIVE" RECREATION AREA LOTS, AND OPEN SPACE/COMMON AREAS PRIOR TO THE FINAL FLAT APPROVAL. THE LOT BUILDER SHALL INSTALL SIDEWALKS AND INTERSECTION RADII CURB RAMPS AT NEW STREET INTERSECTIONS, "EYEBROW" TURNAROUNDS AND CUL-DE-SACS, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH LOT.



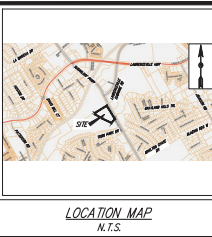
LEGEND

POWER POLE (PP)	C&S	CURB AND GUTTER
HP HIGH POINT	RP ROW PIN	
SI SHOT BULLET	PLA PROPERTY LINE	
JB JUNCTION BOX	F.E.S.S. FLARED END SAFETY SECTION	
OS OUTLET CONTROL STRUCTURE	PT POINT OF TANGENT	
OSB DOUBLE WING CATCH BASIN	PS POINT OF CURVATURE	
HW HEADWALL	OS OUTLET CONTROL STRUCTURE	
RCP REINFORCED CONCRETE PIPE	ELEV ELEVATION	
CMP CORRUGATED METAL PIPE	N/F NOW OR FORMERLY	
HOPE HIGH DENSITY POLYETHYLENE	PLM RIGHT OF WAY	
LLD UNDERGROUND DRAINAGE	LLD LAND LOT LINE	
BM TEMPORARY BENCHMARK	CONC CONCRETE	
EX EXISTING	WY WHEAT	
PROP PROPOSED	EDP EDGE OF PAVEMENT	
PH FIRE HYDRANT	THP TYPICAL	
WM WATER METER	FO FENCE	
LF LINEAR FEET	SFT SFT FENCE	
DP DUCTILE IRON PIPE	UP OVERHEAD	
PVC POLYVINYL CHLORIDE	SOLS SOLS	
R RADIUS	VS SANITARY VENT LINE	
S SQUARE FEET	BS BUILDING SETBACK LINE	
FFE FINISH FLOOR ELEVATION	MB METERING BUFFER	
	MB METERING BUFFER	

GEORGIA811
www.Georgia811.com

IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

GRAPHIC SCALE
1" = 40' FT



OWNER/DEVELOPER
ZIANNIA GROUP LLC
4080 MCGINNIS FERRY RD, SUITE 204
ALPHARETTA, GA 30005
ATTN: ASIF DHANANI
(917) 379-5714
rominaasifi@gmail.com

24-HOUR CONTACT
ASIF DHANANI
(917) 379-5714
rominaasifi@gmail.com

DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE
W. 34TH ST
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

GEORGIA REGISTERED PROFESSIONAL ENGINEER
CUMMETT COUNTY, GEORGIA
NOT 07/02/2026

REVISION	DATE	DESCRIPTION
1	07/02/2026	ANNEXATION AND REDRAWING SPECIAL USE
2	07/02/2026	REVISIONS PER CITY OF LAWRENCEVILLE

SITE PLAN
TOWNHOUSES AT SUGARLOAF
ANNEXATION AND REDRAWING SPECIAL USE
SUP20260600006 ATTCH4_07092026

DRIVEN BY: EDD/CTH
CHECKED BY: CH
LAND LOT: 78
DISTRICT: 5TH
SECTION: -
CITY: -
COUNTY: CUMMETT
DATE: 06/21/2026

SHEET NO. 25
PROJECT NO. 25020600006



PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS

DRAWN BY: JVA
CHECKED BY: MAG

Date: 6-JULY-26

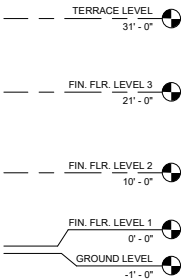
A100

**FRONT & LEFT
ELEVATIONS 9-40
HOUSES**

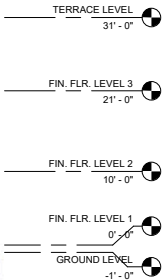
Scale: 1/8" = 1'-0"



① **FRONT ELEVATION**
1/8" = 1'-0"



② **LEFT ELEVATION**
1/8" = 1'-0"



- FACADE FINISH LEGEND**
- 1. BRICK 'A' (LIGHTER COLOR)
 - 2. BRICK 'B'
 - 3. SHIPLAP SIDING - PAINTED
 - 4. ARCHITECTURAL ROOF SHINGLES
 - 5. PRE-FINISHED METAL GUTTER
 - 6. PRE-FINISHED METAL DOWNSPOUT
 - 7. WOOD TRIM - PAINTED
 - 8. DOUBLE GLASS WINDOW
 - 9. SLIDING BALCONY DOOR
 - 10. ENTRANCE DOOR
 - 11. METAL CANOPY
 - 12. GARAGE DOOR



PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS

DRAWN BY: JMA

CHECKED BY: MAG

Date: 6-JULY-26

A101

REAR & RIGHT
ELEVATIONS 9-40
HOUSES

Scale: 1/8" = 1'-0"



① REAR ELEVATION 1
1/8" = 1'-0"



② RIGHT ELEVATION
1/8" = 1'-0"

FACADE FINISH LEGEND

1. BRICK 'A' (LIGHTER COLOR)
2. BRICK 'B'
3. SHIPLAP SIDING - PAINTED
4. ARCHITECTURAL ROOF SHINGLES
5. PRE-FINISHED METAL GUTTER
6. PRE-FINISHED METAL DOWNSPOUT
7. WOOD TRIM - PAINTED
8. DOUBLE GLASS WINDOW
9. SLIDING BALCONY DOOR
10. ENTRANCE DOOR
11. METAL CANOPY
12. GARAGE DOOR



PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES
ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA
OWNER: -

SEAL

REVISIONS

DRAWN BY: JMA
CHECKED BY: NAG

Date: 6-July-26

A102
FRONT TOP VIEW
9-40 HOUSES

Scale:

ANNX2026-00002 SUP 2026-00006 ATTCH4_07092026



PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES
ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA
OWNER: -

SEAL

REVISIONS

DRAWN BY: JMA
CHECKED BY: MAG

Date: 6-JULY-26

A103

**FRONT VIEW 9-40
HOUSES**

Scale:

ANNX2026-00002 RZM2026-00006 SUP2026-00006 ATTCH4_07092026



PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS

DRAWN BY: SJA
CHECKED BY: NAG

Date: 6-JULY-26

A104

**RIGHT AND REAR
ISO 9-40 HOUSES**

Scale:

ANNX2026-00002 SUP2026-00006 ATTCH4_07092026



PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY: JVA
CHECKED BY: MAG

Date: 6-JULY-26

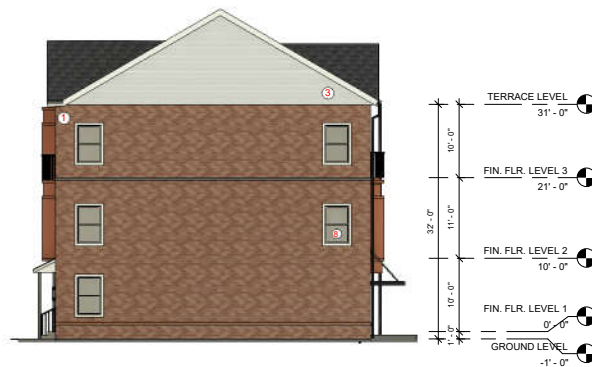
A101

REAR & RIGHT
ELEVATIONS 1-8
HOUSES

Scale: 1/8" = 1'-0"



① REAR ELEVATION
1/8" = 1'-0"



② RIGHT ELEVATION
1/8" = 1'-0"

FACADE FINISH LEGEND

1. BRICK 'A' (LIGHTER COLOR)
2. BRICK 'B'
3. SHIPLAP SIDING - PAINTED
4. ARCHITECTURAL ROOF SHINGLES
5. PRE-FINISHED METAL GUTTER
6. PRE-FINISHED METAL DOWNSPOUT
7. WOOD TRIM - PAINTED
8. DOUBLE GLASS WINDOW
9. SLIDING BALCONY DOOR
10. ENTRANCE DOOR
11. METAL CANOPY
12. GARAGE DOOR



PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES

ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA

OWNER: -

SEAL

REVISIONS

DRAWN BY: JWA
CHECKED BY: NAG

Date: 6-JULY-26

A102

**FRONT VIEW 1-8
HOUSES**

Scale:

ANNX2026-00002 R2-MAY-2026 SUP 2026-00006 ATTCH4_07092026



PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES
ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA
OWNER: -

SEAL

REVISIONS

DRAWN BY: JMA
CHECKED BY: MAG

Date: 6-JULY-26

A103

**LEFT AND FRONT
ISO 1-8 HOUSES**

Scale:

ANNX2026-00002 6-21-2026-00006 SUP 2026-00006 ATTCH4_07092026



PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES
ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA
OWNER: -

SEAL

REVISIONS

DRAWN BY: JWA
CHECKED BY: MAG

Date: 6-JULY-26

A104

**RIGHT AND REAR
ISO 1-8 HOUSES**

Scale:

ANNX2026-00002 02-MAY-2026 SUP 2026-00006 ATTCH4_07092026



PLANSET TITLE

PROJECT:
SUGARLOAF TOWNHOUSES
ADDRESS:
4008 SUGARLOAF PARKWAY
LAWRENCEVILLE, GA
OWNER: -

SEAL

REVISIONS

DRAWN BY: JWA
CHECKED BY: MAG

Date: 6-JULY-26

A105

REAR VIEW 1-8
HOUSES

Scale:

ANNX2026-00002 RZM2026-00006 SUP2026-00006 ATTCH4_07092026