



DESIGN REVIEW COMMITTEE

700 Doug Davis Drive
Hapeville, GA 30354

July 20, 2022 6:00 PM

AGENDA

1. **Call to Order**

2. **Roll Call**

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth

3. **Approval of Minutes**

3.I. Minutes of June 15, 2022

Documents:

1. DRC Minutes June 15, 2022

4. **New Business**

4.I. 3414 Rainey Avenue Accessory Dwelling Unit

Background:

Jamila Brown has submitted an application seeking approval to construct an accessory dwelling unit located at 3414 Rainey Avenue. The ADU is one story, height not provided, approximately 525-square feet with a porch of approximately 150-square feet for a total of 675-square feet including the porch. The ADU contains one bedroom, kitchen, bathroom, and laundry. The property is zoned R-SF, Residential Single-Family and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

Documents:

1. Planners Report 3414 Rainey Avenue
2. Application - 3414 Rainey Avenue_Redacted

4.II. 573 North Central Avenue Addition

Background:

John R. O'Connell has submitted an application seeking approval for the renovation of an existing building and a 199-square foot addition to the rear of the building located at 573 North Central Ave. The addition will be approximately 17' high and will be an extension of the commercial kitchen. Exterior materials will include brick, including a brick soldier course to match. The property is zoned U-V, Urban Village, and is subject to the Commercial/ Mixed-Use Area of Architectural Design Standards.

Documents:

1. Planners Report 573 North Central Avenue
2. Application - 573 North Central Avenue_Redacted

4.III. 3532 South Fulton Avenue Cabana

Background:

Carol Cahill has submitted an application seeking approval to install an accessory structure (cabana)

located in the rear yard at 3532 South Fulton Avenue. The proposed accessory building is 42' 6" x 8' 8" (340-square feet). The proposed structure will have a polycarbonate roof panel and metal columns. The property is zoned U-V, Urban Village, and within A-D Arts District Overlay, and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 3532 South Fulton Avenue
2. Application - 3532 South Fulton Avenue_Redacted

4.IV. 300 Porsche Avenue Accessory Structures

Background:

Brian West of Kimley Horn on behalf of Porsche Cars North America has submitted an application seeking approval to install a control building, guardhouse, pavilion building and canopies for the expansion projects located at 300 Porsche Avenue. The pavilion building is a structure cold formed metal stud structure with a black, composite metal panel exterior (same material as the Classic Car Restoration Facility) and has a white TPO roof membrane. The guardhouse has half-glazed 16 ga galvanized steel exterior walls with a white elastomeric roof membrane (same as the neighboring Porsche property) The Control Building has half glazed 16 ga galvanized steel exterior walls with a white elastomeric roof membrane. The canopies have steel columns, photovoltaic modules, and glass panels. The property is zoned B-P, Business Park.

Documents:

1. Planners Report 300 Porsche Avenue
2. Application - 300 Porsche Avenue_Redacted

4.V. 651 North Avenue New SF Dwelling

Background:

David Cook has submitted an application seeking approval for the construction of a 2,774-square foot 4-bedroom, 4.5-bathroom single family dwelling with an attached garage at 651 North Avenue. The property is zoned R-SF, Residential Single-Family and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

Documents:

1. Planners Report 651 North Avenue
2. Application - 651 North Avenue_Redacted

4.VI. 3419 Hamilton Avenue New SF Dwelling

Background:

David Cook has submitted an application seeking approval for the construction of a 2,297-square foot 4-bedroom, 4.5-bathroom single family dwelling with a detached garage to be located at 3419 Hamilton Avenue. The property is zoned R-SF, Residential Single-Family and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

Documents:

1. Planners Report 3419 Hamilton Avenue
2. Application - 3419 Hamilton Avenue_Redacted

4.VII. 3299 Sims Street New SF Dwelling

Background:

David Cook has submitted an application seeking approval for the construction of a 2,297-square foot 3-bedroom, 2.5-bathroom single family dwelling with a detached garage to be located at 3299 Sims Street. The property is zoned R-1, One Family Residential, and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 3299 Sims Street
2. Application - 3299 Sims Street_Redacted

5. **Next Meeting Date - Wednesday, August 17, 2022**

6. **Adjourn**



**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
June 15, 2022, 6:00 PM**

MINUTES

1. Call to Order

Chairman Jonathan Love called the meeting to order at 6:00PM.

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth

3. Approval of Minutes

3.1 Minutes of May 18, 2022

MOTION ITEM: Gregory Morgan made a motion, John Stalvey seconded to approve the minutes of May 18, 2022, as submitted. Motion Carried: 5-0

4. New Business

4.1 3305 Old Jonesboro Road

Window Replacement

Background:

Michelle Betancourt has submitted an application seeking approval to replace a bay window with a single double hung on the front façade at 3305 Old Jonesboro Road. The property is zoned R-0, One Family Detached and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to approve the application with the following conditions:

1. Applicant agrees to add multiple single windows or a double/triple window in the remodeled bay window
2. Re-submit plans with the window dimensions
3. Follow the window guidelines in the Planners Report and Architecture Guidelines
4. Suggestion was made by the committee to raise the window to the header to match the existing other windows

The Committee also granted a design exception for not meeting the window fenestration of the front elevation.

Motion Carried: 5-0

4.II 3330 Myrtle Street

Accessory Structure

Background:

Rhian Sharp has submitted an application seeking approval to install an accessory building (storage shed) located at 3330 Myrtle Street. The proposed accessory building is 10' x 18' (180-square feet). The proposed structure will have asphalt shingles, vertical siding of unknown material. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

MOTION ITEM: Jacquie Smyth made a motion, Brian Gregory seconded to approve the application with the condition that the applicant resubmit the site plan with correct setback information. The accessory structure may not be placed on gravel or dirt. The Committee also granted a design exception for the vertical siding.

Motion Carried: 5-0

4.III 860 Virginia Avenue

Exterior Renovation

Background:

Design Plus Inc (Matthew Long) has submitted an application seeking approval for exterior renovations of an existing commercial building at 860 Virginia Avenue. Proposed modifications include removing the existing front metal roof and canopies, installing new fascia (red corrugated metal with silver trim on the front), dark bronze corrugated metal with silver trim on the sides and new canopies and a sign. The property is zoned U-V, Urban Village, and is subject to the Commercial/ Mixed-Use Area of Architectural Design Standards.

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to approve the application as submitted. The Committee also granted a design exception for the awning.

Motion Carried: 5-0

4.IV 330 Mt Zion Road

New SF Dwelling

Background:

Thomas Davis III has submitted an application seeking approval for the construction of a 2,036-square foot 3-bedroom, 2.5-bathroom, bungalow style single-family dwelling with an optional detached garage to be located at 330 Mt Zion Road. The property is zoned R-1, One Family Residential, and is subject to the Neighborhood Conservation Area, SubArea E of the Architectural Design Standards.

MOTION ITEM: Jacquie Smyth made a motion, John Stalvey seconded to approve the application as submitted.

The Committee also granted the following design exceptions:

- 1. Height of the structure**
- 2. Minimum window fenestrations are not met**

Motion Carried: 4-0; Jonathan Love recused himself

5. Next Meeting Date – Wednesday, July 20, 2022, at 6:00PM

6. Adjourn

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to adjourn the meeting at 6:37PM. Motion Carried: 5-0

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman

DRAFT



DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: July 12, 2022
TO: Tonya Hutson
FROM: Lynn Patterson
RE: Design Review – 3414 Rainey Avenue, ADU

BACKGROUND

The City of Hapeville received a Design Review Application for an ADU to be located at 3414 Rainey Avenue. The ADU is one story, height not provided, approximately 525 SF with a porch of approximately 150 SF for a total of 675 SF including the porch. The ADU contains one bedroom, kitchen, bathroom, and laundry.

Per Code, a lot less than 10,000 SF is limited to 595 SF for the ADU. The proposed ADU including the covered porch exceeds this square footage and is not compliant.

A 73" Hardwood is proposed for removal. This is a landmark tree and will require following proper processes.

FINDINGS

ARCHITECTURAL DESIGN STANDARDS

Sec. 81-1-7. - Neighborhood conservation area.

- (h) *Detached one-family dwellings/two-family dwellings.* In addition to the requirements of subsections (a) through (g), the following shall apply to detached one-family dwellings and two-family dwellings.
 - 4. *Architectural style.* Architecture is one of the most critical components of place, and nowhere is this more evident than on building facades. The design and character of street-facing facades is a reflection of both buildings and their users, and must be carefully considered for its impact on the overall sense of place.
 - h. *Outbuildings.* In conventional development, outbuildings are often designed and located as an afterthought. Yet in traditional towns and cities, outbuildings serve to enrich the quality of design through their placement, design and use. In Hapeville, where outbuildings are provided on many residential lots, their design must be to the same high standards found in the community's neighborhoods.

The following standards shall apply to construction of new outbuildings in residential districts.

- i. On lots with one street frontage, set outbuildings back at least 15 feet behind the front facade of the principal building.
 - **Compliant**

- ii. On corner lots, outbuildings should be setback at least 15 feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.
 - *Not applicable*
- iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.
 - *Not applicable.*
- iv. Outbuildings shall be of compatible material and architectural style to the principal building.
 - *The outbuilding has a gable roof, cementitious siding, double hung windows with sill shown and a roof pitch of 9/12.*
- v. Outbuildings shall have a minimum height of 14 feet and a maximum height of that of the principal building or 25 feet, whichever is less.
 - *Height has not been provided.*
- vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.
 - *Compliant.*

ZONING CODE

- (c) Accessory building or outbuilding shall be permitted at the owner's option according to the schedule presented in Table A—Accessory building allowance based on dwelling unit size, or Table B—Accessory building allowance based on lot size.

The lot size is 9,532 SF

Table B—Accessory Building Allowance based on Lot Size

Lot Size in Square Feet	Accessory Building Size based on Variable Percentage of Lot Size
8,500	595

- *The largest permitted accessory building for this property is 595 square feet. The proposed ADU has an area of approximately 675 SF, which is not compliant.*

Sec. 93-2-5. - Accessory uses, accessory buildings, yard requirements of accessory buildings, outbuildings and fences.

- (1) An accessory building or structure is a building detached from the principal dwelling on a lot of record, the use of which is incidental and subordinate to the primary use of the property. Accessory buildings shall comply with the following standards and all other applicable regulations of this zoning ordinance and the architectural design standards. Where a conflict exists, the standards of this section shall control.

Special requirements for accessory buildings are as follows:

- (e) Exterior materials, roof pitches, and other design elements must comply with the city architectural design standards.

- *Compliant*

- (h) Accessory buildings, including detached garages, shall be permitted in an R-0, R-AD, R-1, R-2, R-3, R-4, R-5, R-I, R-SF, V, U-V, RMU or C-R Zone, subject to the following limitations:

Placement.

- (c) *Setback on corner lot.* Accessory buildings on a corner lot shall comply with the setback for the principal dwelling. No accessory building on a corner lot that adjoins a residentially used or zoned lot to the rear shall be located within 25 feet of the rear property line. This 25-foot setback will not be required when the adjoining yard is a rear yard.

- *n/a*

Architectural style and exterior finish.

- (a) *Compatibility with principal dwelling.* Accessory buildings shall be architecturally compatible with the principal dwelling on the lot. The exterior finish of all accessory buildings shall be identical to the exterior finish of the principal dwelling on the lot. In the case of brick dwellings, the exterior finish of the accessory building may be similar to the trim work or other siding materials of the dwelling. Exterior materials, roof pitches and other design elements shall comply with the architectural design standards.
- *The finish of the accessory building matches that of the principal dwelling (See Architectural Design Standards above).*

Section 93-2-26. - Accessory Dwelling Units (ADU)

An Accessory Dwelling Unit is an accessory building occupied as a residence. Accessory buildings may be occupied as an ADU by another party so long as one of the dwelling units on the property is owner-occupied. The ADU may be occupied by the property owner or rented. The unit must be aesthetically similar to the primary structure. The primary use of the lot must remain single-family, and the lot may not be subdivided nor may the accessory unit be sold separately. In addition to all requirements for accessory structures, the following criteria apply to ADUs:

- a. The property must have an additional parking space beyond the given minimum parking requirements.
- *The minimum parking requirement for the lot is two parking spaces. Parking spaces and circulation has not been shown though the application states three are provided.*

RECOMMENDATIONS

The proposed ADU exceeds Zoning Code square footage – the dwelling is 525 SF however, the porch increases the square footage by approximately 150 SF which renders it non compliant. The DRC cannot approve if the zoning is not compliant.

Parking spaces and circulation should be shown.

Height for the ADU should be provided.

The 73" hardwood is considered a landmark tree and must follow the Tree Conservation Ordinance for removal.

Because of the excess of square footage/non compliance with Code, Staff cannot recommend the ADU for approval.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 6/17/2021

NOTE: All applications must be typed or neatly printed. Applications or an authorized representative is required to personally appear at the Design Review Meeting to answer questions.

The Design Review Committee meets the third Wednesday of each month. Every attempt will be made to place your application for review on the next month's agenda following the submittal of a completed application with supporting documents; however, that may not always be possible. The City reserves the right to schedule applications as deemed necessary.

Applicant: Jamila Brown Contact Number: [REDACTED]

Applicants Address: 2260 Fairburn Rd SW Atlanta GA 30331

E-Mail Address: permits@bedrockresourcing.com Zoning Classification: R-SF

Address of Proposed Work: 3414 Rainey Ave Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009800030068

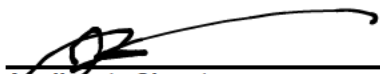
Property Owner: Doug Hendrix Contact Number:

Project Description (including occupancy type): New 525 s/f ADU in the rear of the existing SFR.

Contractors Name: Commercial Service Partners Contact Number: 770-843-9777

Contact Person: Jamila Brown Contact Number: [REDACTED]

I hereby make application to the City of Hapeville, to the Design Review Committee for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves that right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered to. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for violation thereof.


Applicants Signature

6/17/2022
Date

Project Class (check one):

☒ Residential ☐ Commercial ☐ Mixed-Use Development

Project Type:

☐ New Commercial Construction ☐ Addition to Existing Commercial Building
☐ Addition to Existing Residential Structure ☒ Accessory Structure
☐ Site Plan, Grading & Landscaping ☐ New Single-Family Residential Construction
☐ Other

Total Square Footage of proposed New Construction: 525

Total Square Footage of existing building: 2,689

Estimated Cost of Construction: 20K

List/Describe Building Materials on the exterior of the **existing** structure: Siding and stone front facade, two stories, 5bedroom 4 bath SFR.

List/Describe Building Materials **proposed** for the exterior facade of the new structure: _____

Siding is proposed for the exterior facade of the proposed ADU



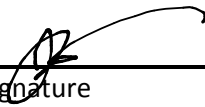
DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

I, the undersigned, agree that with my signature and submission to the City of Hapeville, I have done the following:

- ☒ Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:
https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICOOR_CH81ARDEST
- ☒ Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.
- ☒ Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.
- ☒ Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.
- ☒ Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.
- ☒ Submitted dimensioned architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.
- ☒ Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.

Jamila Brown
Printed Name


Signature

6/17/2022
Date

Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

Thank you for interest and investment in the City of Hapeville.

NOTICE

Please be advised that the Community Service Department is here to assist all applicants regarding application procedures, meeting schedules and necessary deadlines. The Community Service Department does **NOT** make any final decisions for the Design Review Committee, Sign Committee, Planning Commission, Board of Appeals or rezoning request to Mayor and Council.

A complete application and dimensioned architectural drawings must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

Building inspections issued by the City of Hapeville are contracted out to State of Georgia Certified Inspectors. These inspectors make the final decisions regarding building, electrical, plumbing and HVAC work completed in the City of Hapeville. The Hapeville Fire Marshal conducts inspections issued through the Community Services Department as needed. Both the Certified Inspectors and Fire Marshal make the final decisions before Certificates of Occupancy's are issued.

Please be advised that the Community Service Department shall not be responsible for your purchasing materials, equipment, items, signs, etc... before you receive final approval by any entity whose approval is required.

I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

(Please Print & Initial)

 Jamila Brown swear or affirm that before receipt of an application, I have received this notice and I read and write the English language or I have had someone read and explain this document to me.



City of Hapeville
Department of Community Services
Accessory Dwelling Unit
Plan Review Application

APPLICANT: DOUG HENDRIX
Email: drdouglashendrix@gmail.com
Address: 3414 RAINEY AVE.
City: HAPEVILLE State: GA. Zip: 30354
Phone: 678-516-8451

Square footage of Accessory Dwelling Unit: 525

Square footage of lot: 9352.29

Number of off-street parking spaces: 3

Does the structure currently have running water and sewer access? ☒ Yes ☐ No

The following are **required** and have been included with this application:

- ☒ A survey or site plan showing the size and location of the primary structure, any other accessory structures, and the ADU. Dimensions must be included showing distances to the primary structure and the property lines.
- ☒ A floor plan showing living spaces including any kitchen facilities.
- ☒ A sworn, notarized statement stating that the owner will occupy one of the dwelling units on the premises as their primary residence.

PLAN REVIEW (Staff Section)

Signed: _____ Date: _____

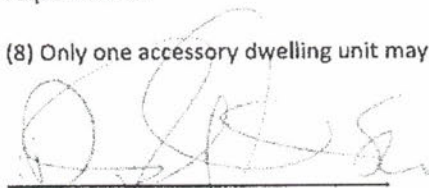
Comments/Conditions: _____

☐ APPROVED / ☐ DENIED

Accessory Dwelling Unit Guidelines

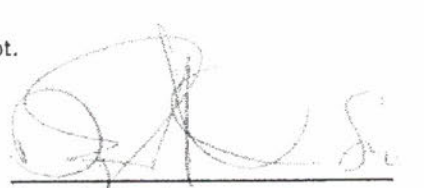
An accessory dwelling unit is an accessory building occupied as a residence. Accessory buildings may be occupied as an ADU by another party so long as one of the dwelling units on the property is owner-occupied. The ADU may be occupied by the property owner or rented. The unit must be aesthetically similar to the primary structure. The primary use of the lot must remain single-family, and the lot may not be sub-divided nor may the accessory unit be sold separately. In addition to all requirements for accessory structures, the following criteria apply to ADUs:

- (1) All ADUs require a building permit and certificate of occupancy. The application for this permit must be made to the planning and zoning department and must include a sworn, notarized statement from the property owner stating that the owner will occupy one of the dwelling units on the premises as their primary residence. Any transfer of ownership of the property will require a new sworn, notarized statement to be submitted by the new owners.
- (2) ADUs are allowed in districts R-0, R-1, R-2, R-3, R-4, R-5, R-AD, and R-SF. Additionally, they are allowed in districts U-V, V, and RMU granted the primary use of the lot is residential.
- (3) Plumbing including running water and sanitary sewer is required in an ADU.
- (4) A full kitchen is permitted. However, an ADU is only allowed to have one kitchen.
- (5) The lot must be a minimum of 4,000 square feet.
- (6) The structure must be at least 240 square feet.
- (7) The property must have an additional parking space beyond the given minimum parking requirements.
- (8) Only one accessory dwelling unit may be created per lot.


Applicant's Signature

Douglas Hendrix Sr.
Applicant's Name (Please Print)

4/5/2022
Date


Owner's Signature

Douglas Hendrix Sr.
Owner's Name (Please Print)

4/5/2022
Date

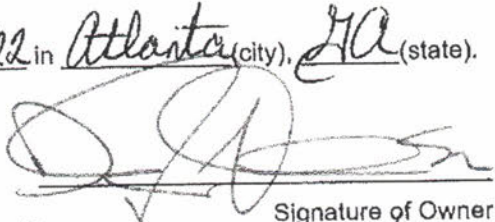
ADU OWNER'S STATEMENT

I hereby certify that I am the owner of the property located at:

3414 Rannan Ave
Hapeville, GA 30354

which is occupied by an accessory building I intend to use as an Accessory Dwelling Unit (ADU) as defined and regulated by the Section 93-2-26 of the City of Hapeville's Code of Ordinances. For as long as this ADU is in use, I attest I will occupy one of the dwelling units on the premises as my primary residence.

Executed on April 8th, 2022 in Atlanta (city), GA (state).



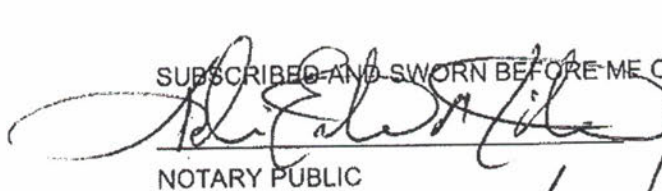
Signature of Owner

Douglas Herd Sr.

Print Name of Owner

4/5/2022

Date

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 8th DAY OF April


NOTARY PUBLIC

My Commission Expires:

06/23/2025

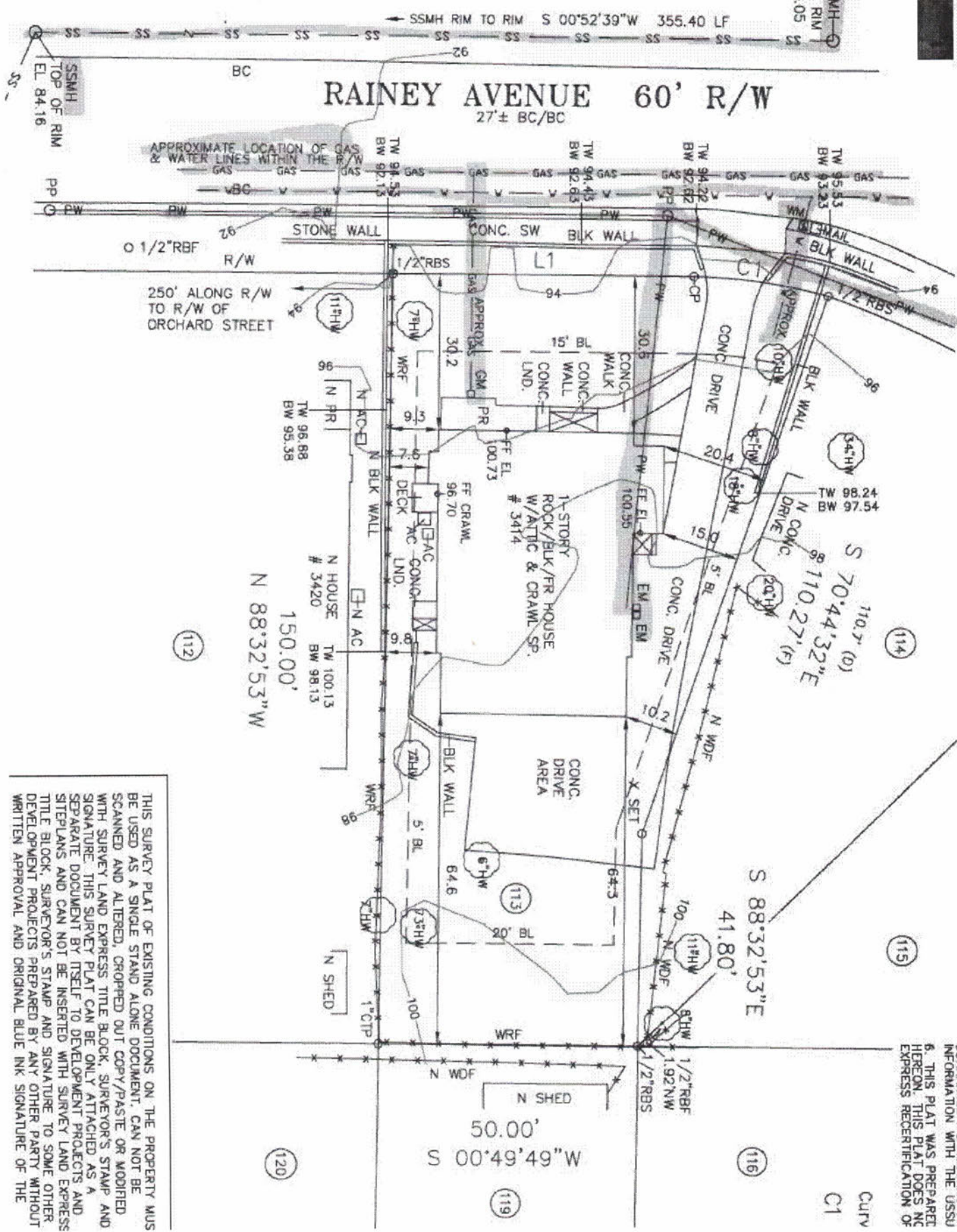
Kechia Evette Minter

NOTARY PUBLIC

Fulton County, GEORGIA

My Commission Expires 06/23/2025

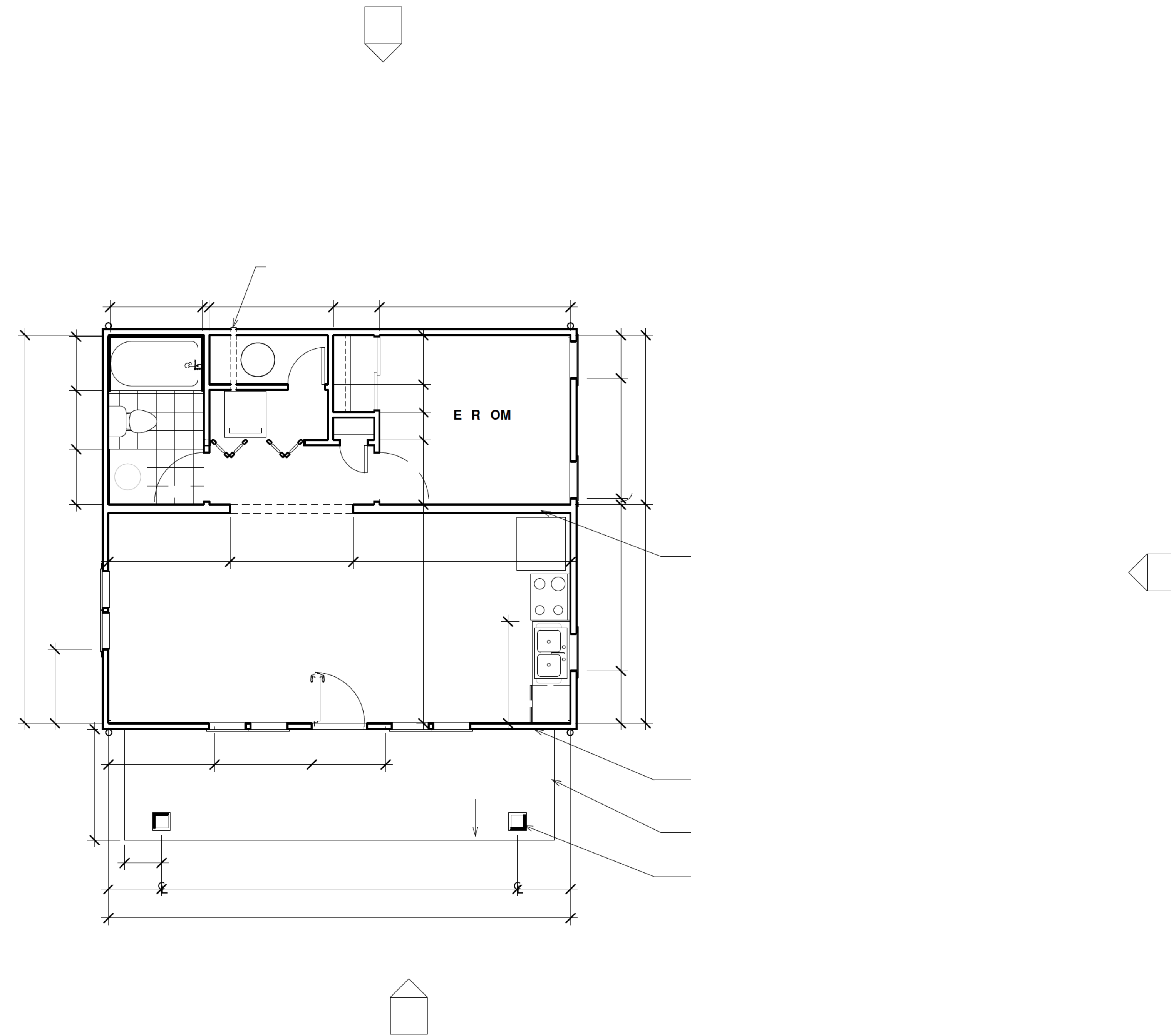
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THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITE PLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE

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ACCESSORY DWELLING UNIT

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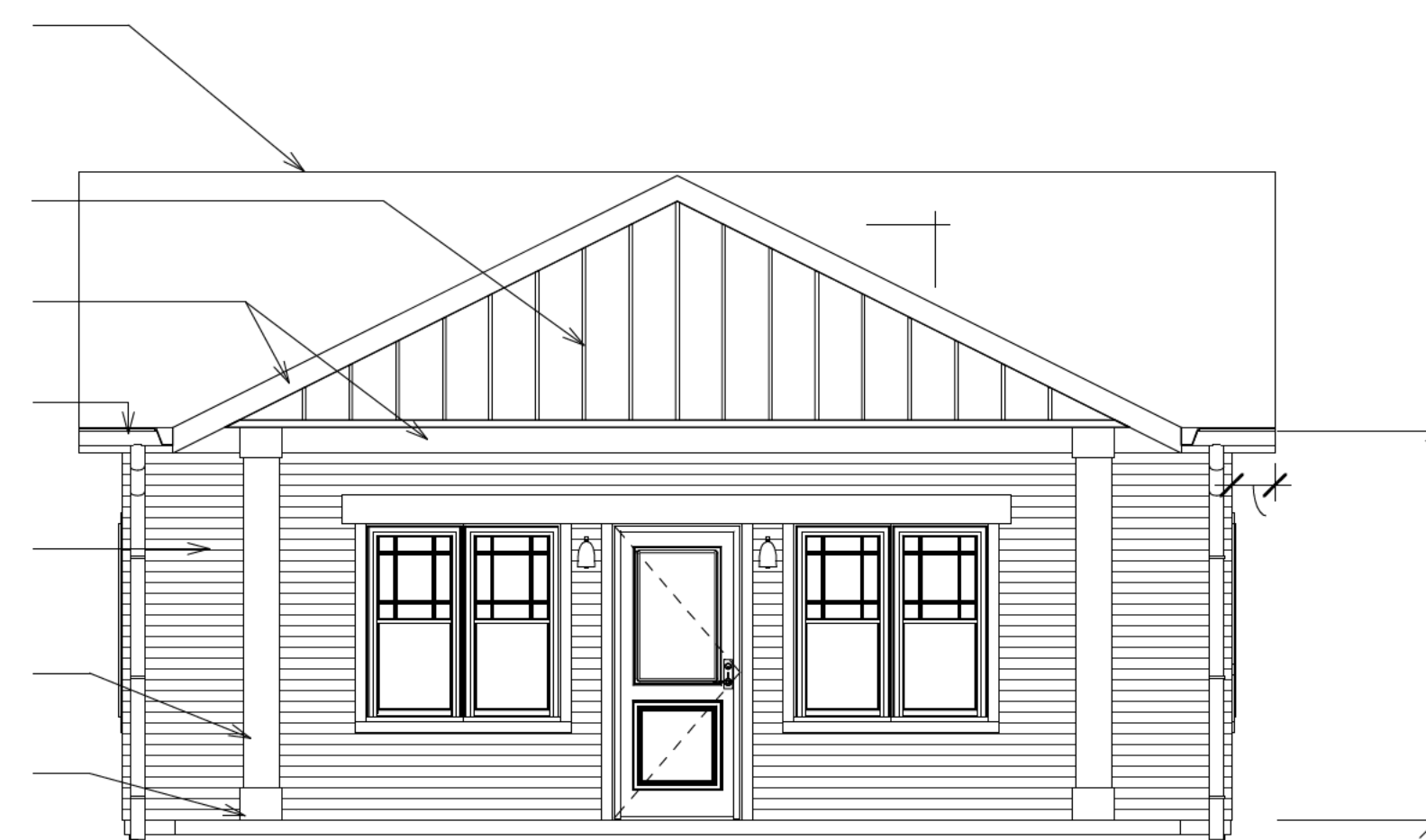
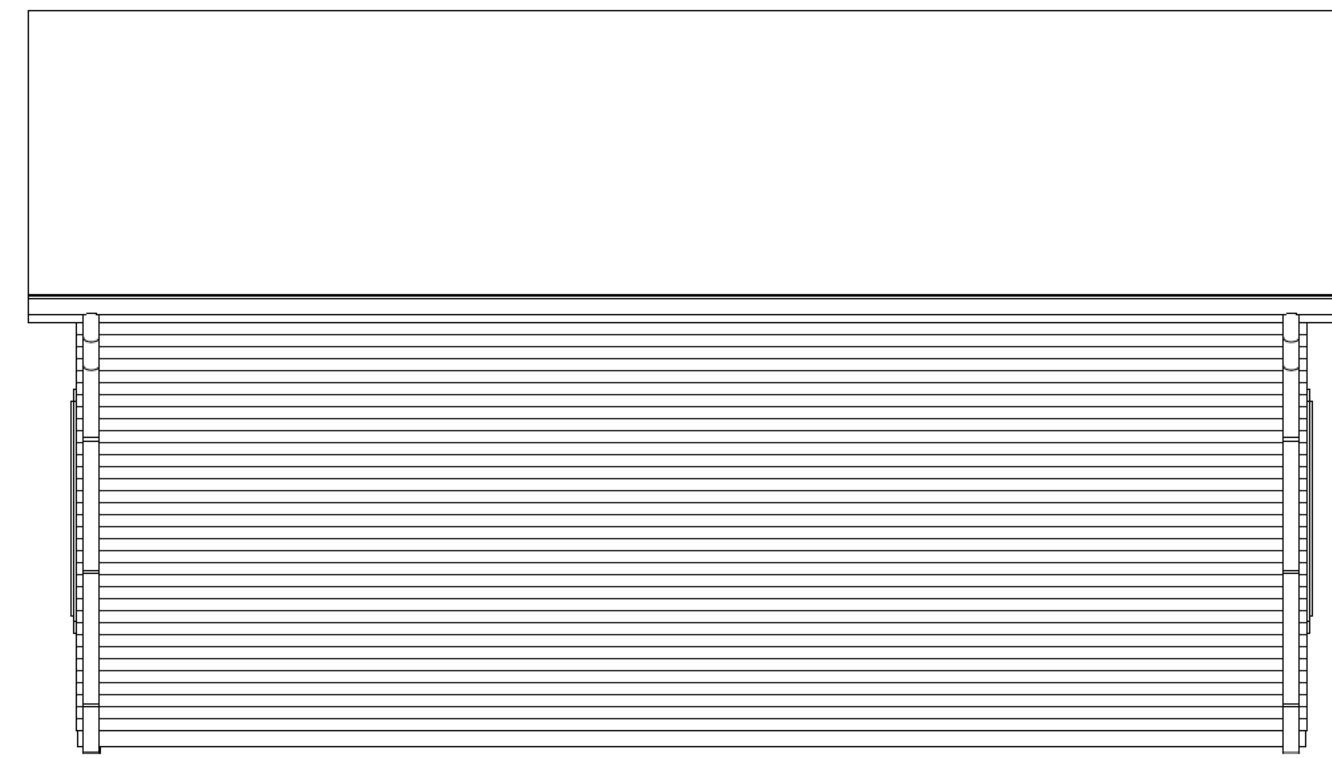
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ACCESSORY DWELLING UNIT

HENDRIX PROPERTY

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D 0 / 122

A103

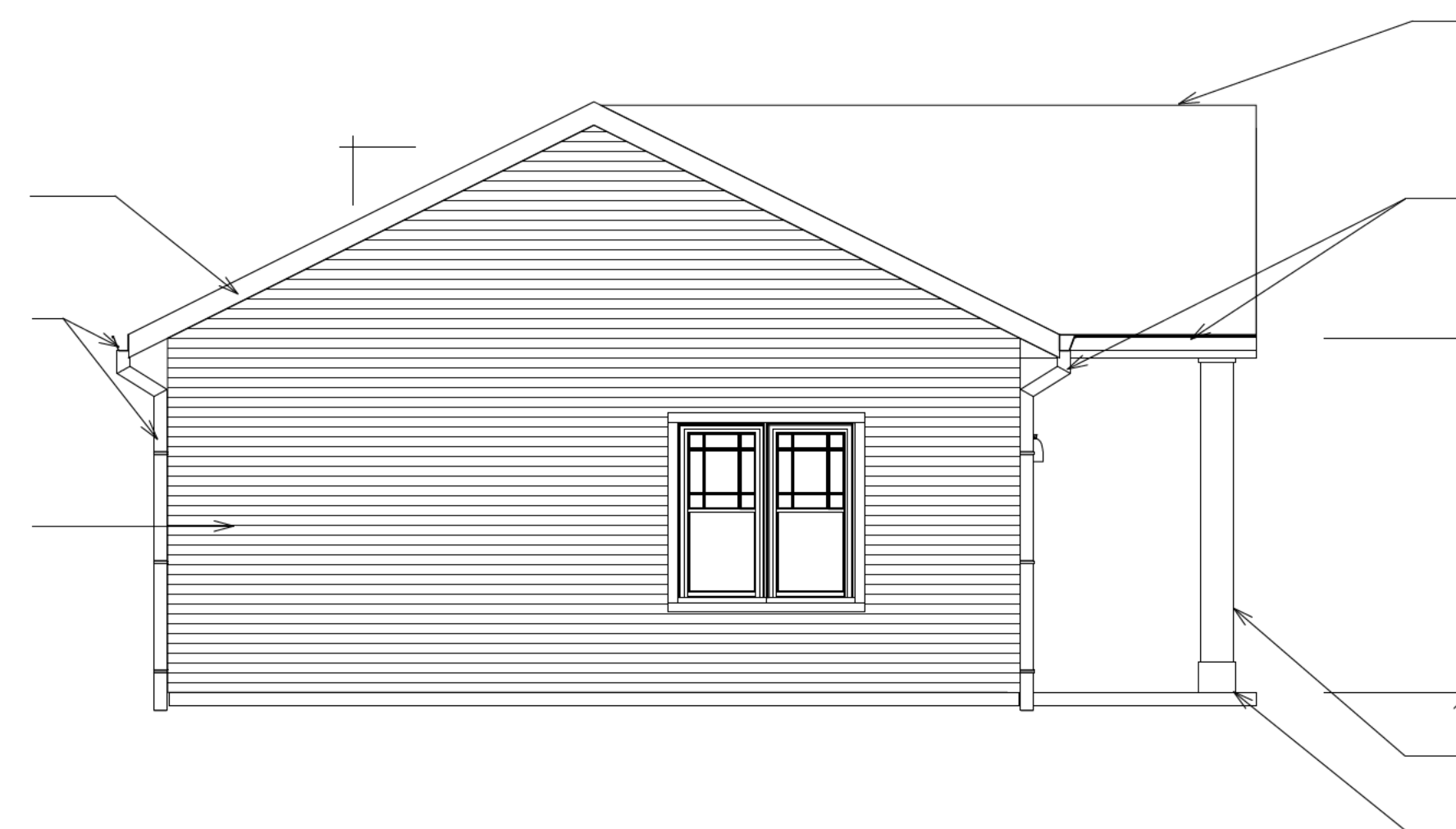
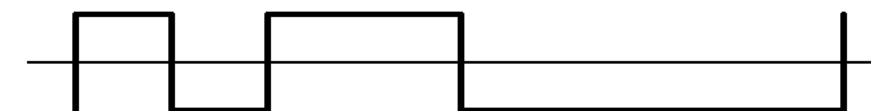
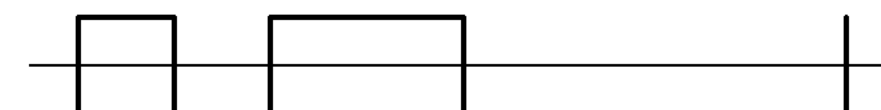
S I	14" 1'
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NOTICE OF COPYRIGHT

TH SE P ANS A E COP R GHT D AND A E SUB ECT O COP R GHT P OTE TONAS ON ARC I EC URAL W RK" NDER ECT ON 02 OF HE CO Y GHT CT 17 U S O AM NDED ECE BER 1 90 A D KNOWN AS RCHT CTU AL
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ACCESSORY DWELLING UNIT

HENDRIX PROPERTY

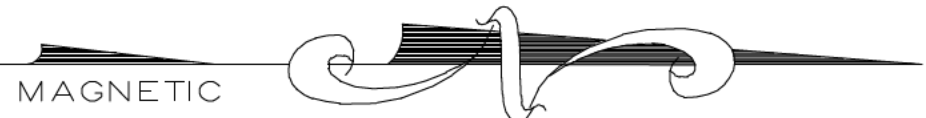
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P j N b
D 0 / 122

A104

S I	14" 1'
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Curve	Radius	Length	Chord	Chord Bear.
C1	102.82'	26.11'	26.04'	N 08°43'38" E
		Course	Bearing	Distance
		L1	N 00°49'49" E	57.89'



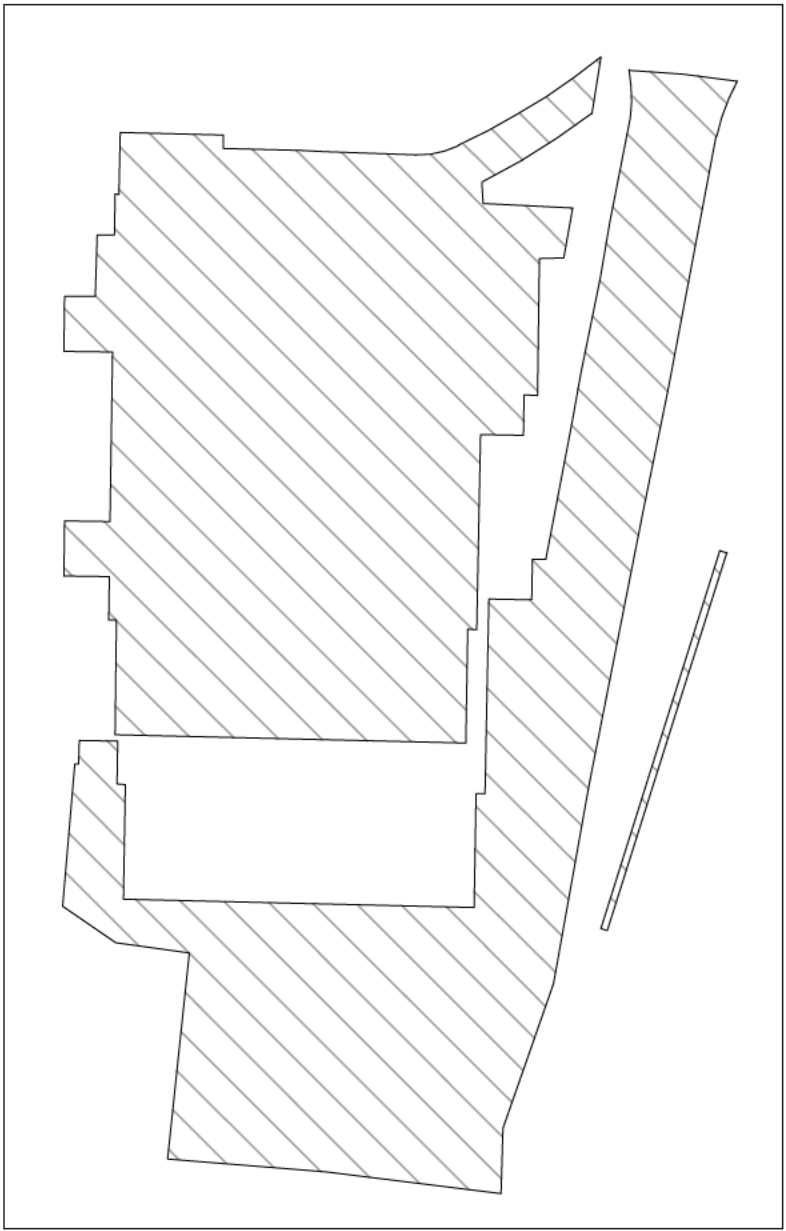
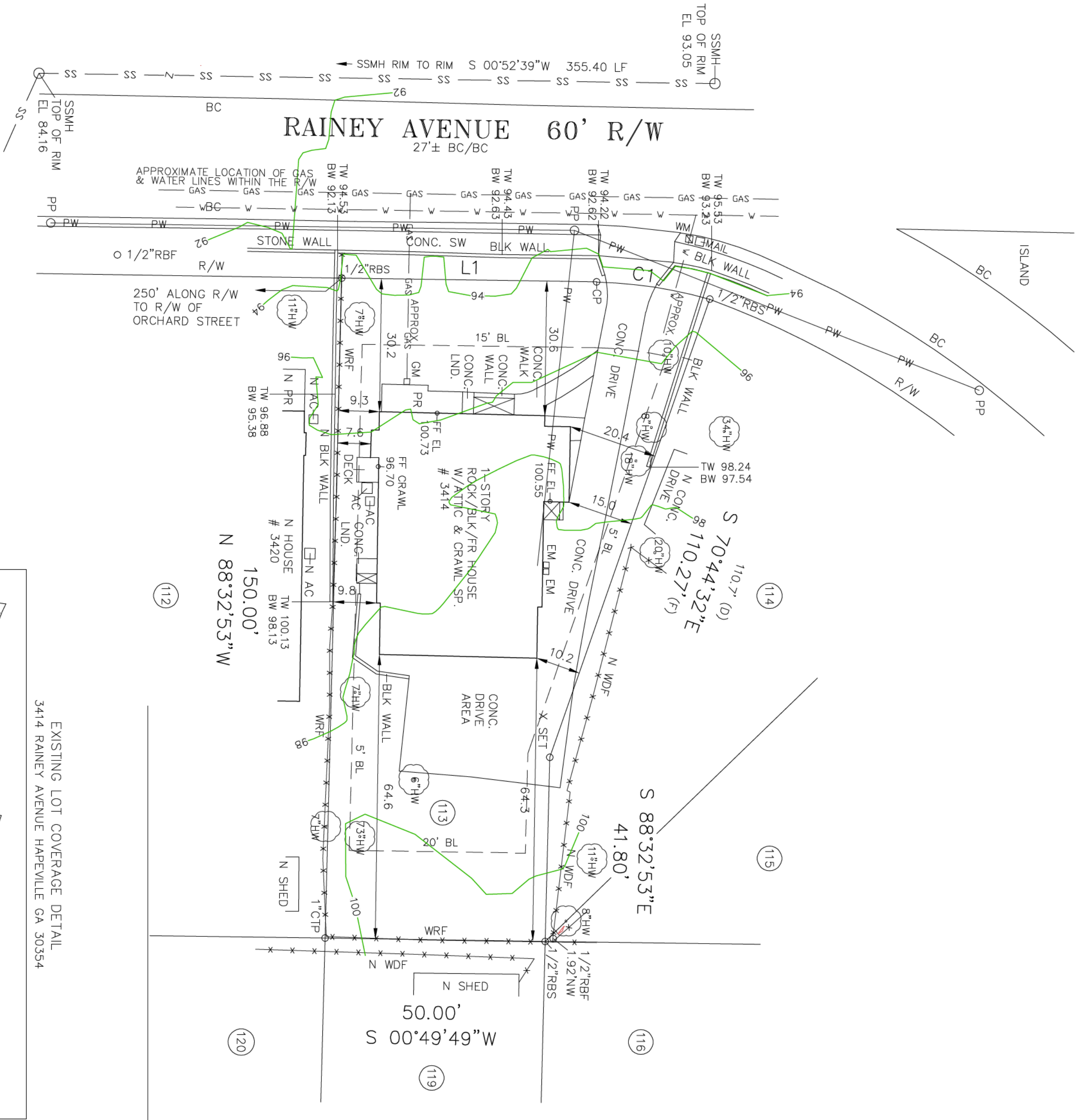
Ds1	DISTURBED AREA (W/ MULCHING ONLY)	Ds1	A. TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Ds2	DISTURBED AREA (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON SEE EROSION CONTROL NOTES.
Ds3	DISTURBED AREA (W/ PERMANENT VEGETATION)	Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS

EROSION CONTROL LEGEND

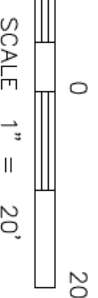
TREE PROTECTION:



- ALL THE SAME FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
- NO PARKING, STOPPAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
- KEEP OUT SIGN.



TOTAL LAND AREA
9352.29 SF / 0.214 AC
ALLOWABLE LOT COVERAGE
6546.60 SF / 0.150 AC / 70%
EXISTING LOT COVERAGE
4315.44 SF / 0.099 AC / 46.1%



EXISTING CONDITIONS

LOT 113 & PART OF LOT 114	SITE PLAN PREPARED FOR:	SHEET 2 OF 4
---------------------------	-------------------------	--------------

DOUG HENDRIX

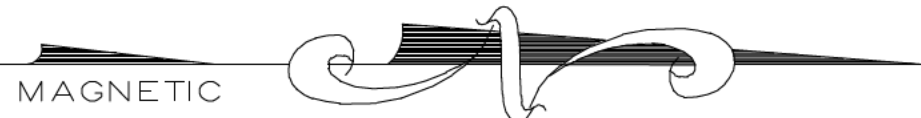
PROPERTY ADDRESS:

3414 RAINEY AVENUE

HARTWELL, GA 30354

MC	COORD #20212081	SURVEY LAND EXPRESS, INC	LAND SURVEYING SERVICES
DB-59357/P.G.656	PRINTED/SIGNED JUNE 9, 2022	34 LENOX SQUARE	ATLANTA, GA 30324
DB-59357/P.G.656	PRINTED/SIGNED JUNE 9, 2022	TEL 404-252-5791	FAX 404-601-0941
DB-59357/P.G.656	PRINTED/SIGNED JUNE 9, 2022	INFO@SURVEYLANDPRESS.COM	





TREE PLAN

REMOVED TREES

DBH 73"HW
DBH 6"HW

REPLACEMENT TREES (4 TOTAL)

(*Quercus phellos*) (Acer rubrum)



(Acer rubrum)

American Elm Pignut Hickory
(*Ulmus americana*) (*Carya glabra*)
x1 x1

PRESERVED DBH INCHES= 50"

REMOVED DBH INCHES= 79

REPLACEMENT TREES= 10

TOTAL DBH INCHES= 60'

0.214 AC x 100 INCHES/ACRE = 21.4 INCHES
REQUIRED FOR PRESERVATION.

NOTE: DENSITY CALCULATIONS ARE ONLY FOR TREES WHICH SITUATE ON THE SUBJECT PROPERTY

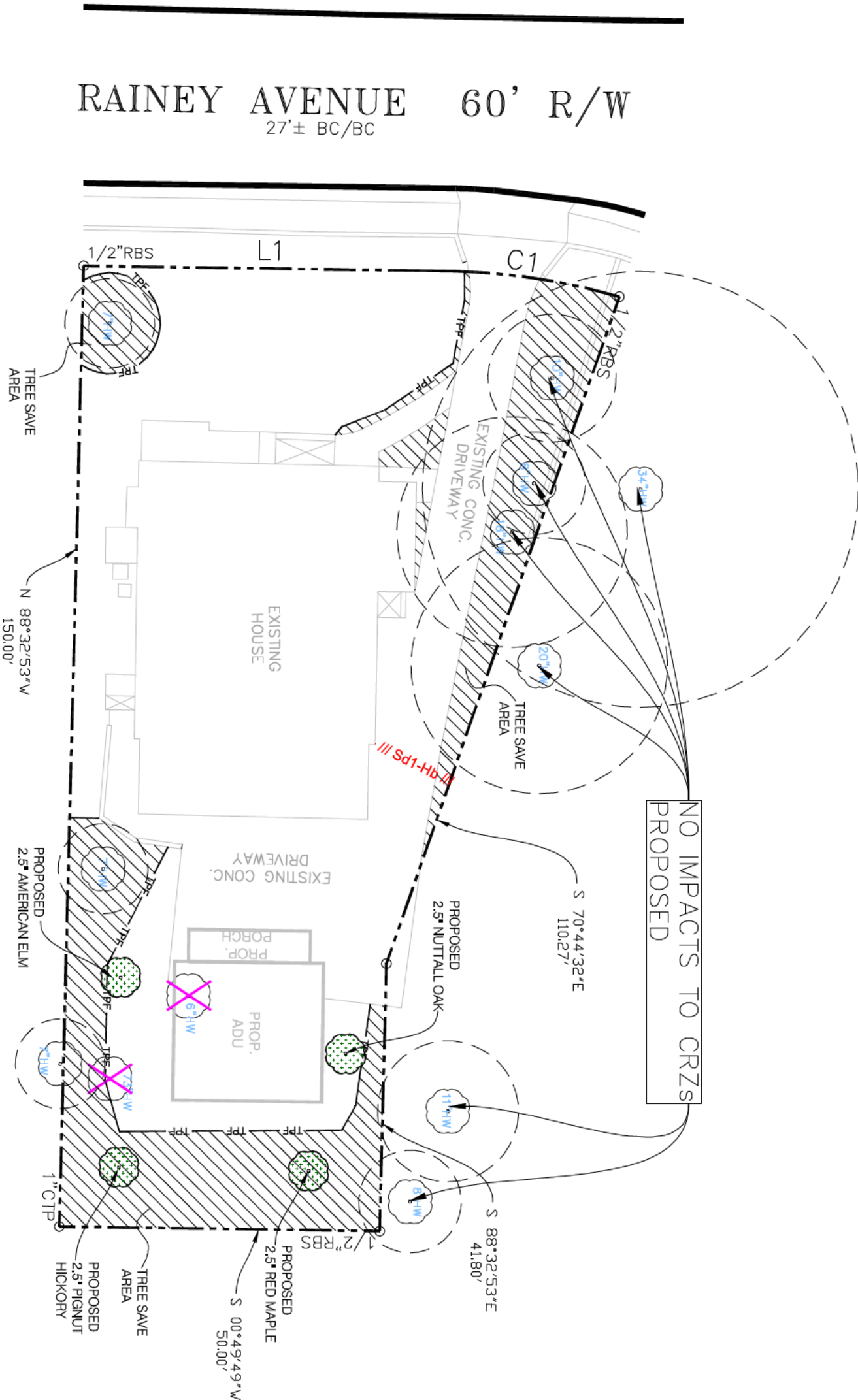
Tree Conservation Plan Notes:

- ☐ The inches are shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hopeville at 404-669-2120 to arrange a Site Inspection.
- ☐ All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Hopeville for an inspection.
- ☐ The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.
- ☐ Tree protection and replacement shall be enforced according to the City of Hopeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on approved plans are subject to the review and approval of the City.
- ☐ All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hopeville approval.
- ☐ A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.
- ☐ Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common name.

EROSION CONTROL LEGEND

Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY.)	Ds1	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Ds2	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON SEE EROSION CONTROL NOTES.
Ds3	DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, WILDS, GRASSES/SEEDS AND PERMANENTLY PLANTED AREAS. SEE ENLARGED PLANS

Curve	Radius	Length	Chord	Chord Bear.
C1	102.82'	26.11'	26.04'	N 08.43.38" E
	Course	Bearing	Distance	
	L1	N 00°49'49"	E 57.89'	



TREE PLANTING/ LANDSCAPE PLAN

LOT 113 & PART OF LOT 114 BLOCK

SUBDIVISION VIRGINIA PARK UNIT

LAND LOT 98 14TH DISTRICT SECTION

FULTON COUNTY, GEORGIA DB 59357/P/6.656 PB 8/P/6.69

FIELD WORK DATE SEP. 30, 2021 PRINTED/SIGNED JUNE 9, 2022

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED PAPER SIZE: 24" x 36"

SITE PLAN PREPARED FOR:

DOUG HENDRIX

PROPERTY ADDRESS:

3414 RAINY AVENUE
HAPEVILLE, GA 30354

THE FIELD WORK WHICH THIS PLAN IS BASED UPON WAS COMPLETED BY ME OR AN AGENT EMPLOYED BY ME OR A SECOND PARTY AGENT POINT AND WAS ADJUSTED USING THE LATEST AVAILABLE DATA. THE INFORMATION USED IN THE PREPARATION OF THIS PLAN IS NOT A STATE-MADE ORIGINATE. NO BOUNDARY FOUND WITHIN 500' OF THE PROPERTY OWNED BY THE CLIENT.

MC DWD #20212081

CNO DWD #20212081 SITE PLAN

24 LENOX POINT
ATLANTA, GA 30324
TEL: 404-552-5747
INFO@SUNDAYLANDPRESS.COM

SURVEY LAND EXPRESS, INC

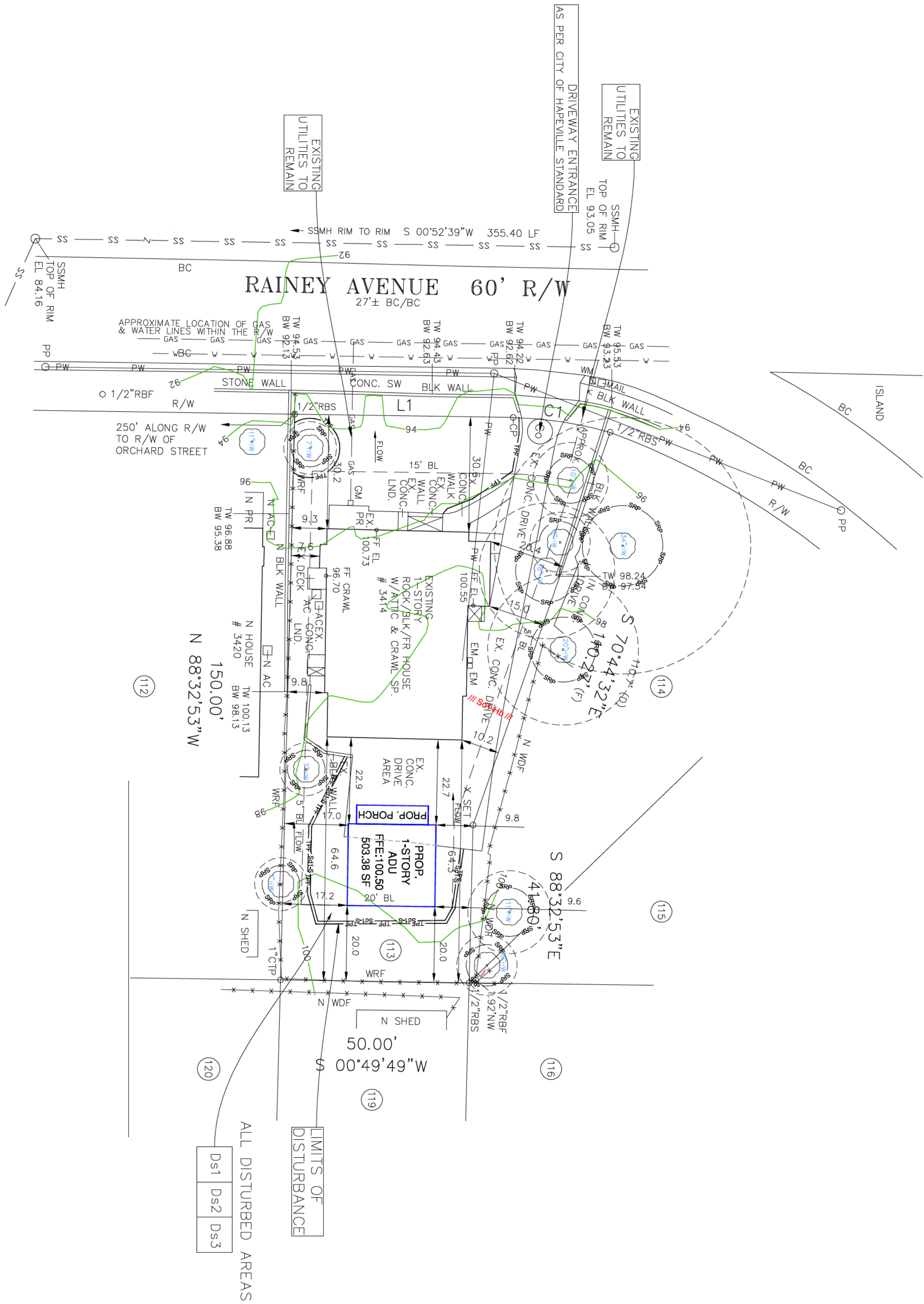
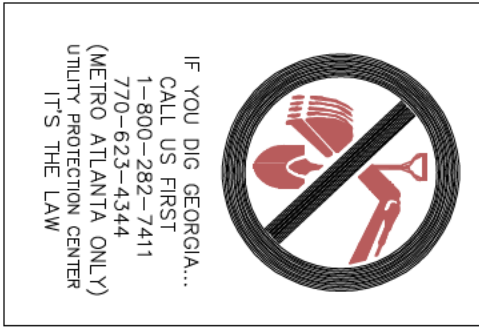
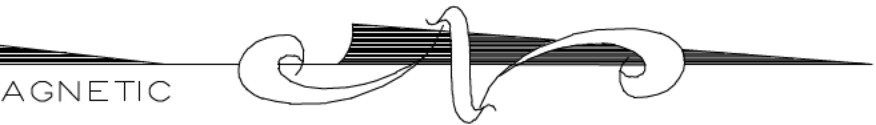
LAND SURVEYING SERVICES

IN WITNESS WHEREOF, THE S.A.E. has caused this instrument to be signed by me or an agent employed by me or a second party agent point and the seal of the S.A.E. to be hereunto affixed, and the same to be attested by me or an agent employed by me or a second party agent point, on this 9th day of June, 2022.

Curve	Radius	Length	Chord	Chord Bear.
C1	102.82'	26.11'	26.04'	N 08°43'38" E
Course Bearing Distance				
L1	N 00°49'49" E	57.89'		

NO IMPACT ALLOWED IN CRZ PER CITY OF HOPEVILLE ORDINANCE

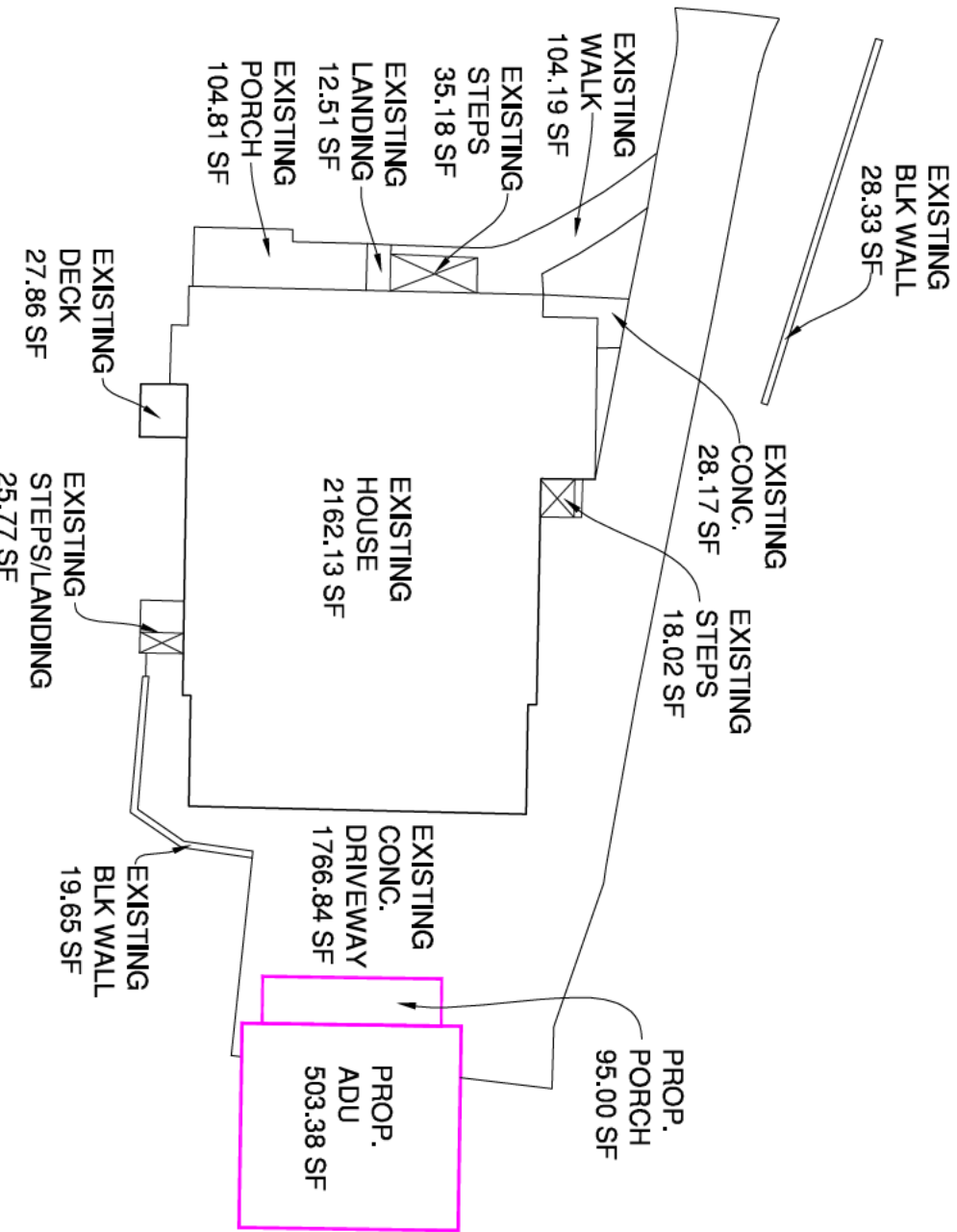
THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES IS PROHIBITED IN THE RIGHT-OF-WAY.



Tree Conservation Plan Notes:

- The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hopeville at 404-669-2120 to arrange a Site Inspection.
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- Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.

LOT COVERAGE AREA DETAILS



SCOPE OF PROJECT :

THE PURPOSE OF THIS SITE PLAN IS TO OBTAIN PERMITS THROUGHOUT THE VARIOUS PHASES OF CONSTRUCTION AND LAND DISTURBANCE INCLUDING THE CONSTRUCTION OF A NEW ACCESSORY DWELLING UNIT, ALONG WITH ADJACENT ACCESSORY PORCH.

EROSION CONTROL & TREE PROTECTION BMPs TO BE MAINTAINED DURING ALL CONSTRUCTION ACTIVITIES AS DETAILED HEREON.

Ds1 DISTURBED AREA (W/ MULCHING ONLY)	Ds1 A. TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Ds2 DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2 ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3 DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3 ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS

TREE PROTECTION:



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- NO PARKING, STOPPAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS
- KEEP OUT SIGN.

PROPOSED SITE PLAN

TOTAL LAND AREA 9352.29 SF / 0.214 AC			SHEET 4 OF 4		
ALLOWABLE LOT COVERAGE 6946.60 SF / 0.150 AC / 70%			SITE PLAN PREPARED FOR: DOUG HENDRIX		
EXISTING LOT COVERAGE 4315.44 SF / 0.09 AC / 46.1%					
PROPOSED LOT COVERAGE 4913.82 SF / 0.113 AC / 52.5%					
DISTURBED AREA 1227.79 SF / 0.028 AC					
FLOOR AREA RATIO					
See architect's set for details					
LOT 113 & PART OF LOT 114 BLOCK SUBDIVISION VIRGINIA PARK UNIT 14TH DISTRICT SECTION FULTON COUNTY, GEORGIA DB-59357/P/G-656 FIELD WORK DATE SEP. 30, 2021 PRINTED/SIGNED JUNE 9, 2022 ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED PAPER SIZE: 24" x 36" THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSENESS OF 1 FOOT IN 30,000. LEFT AN ANGULAR ERROR OF 05 SECONDS PER ANG POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000. FIELD AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO OBTAIN THE INFORMATION USED IN THE INFORMATION OF THIS PLAN. NO SURVEYOR'S COORDINATE MONITORING FROM WITHIN 500' OF THIS INSTRUMENT. MC COORD #20212081 DWG #20212081 SITE PLAN PROPERTY ADDRESS: 3414 RAINEY AVENUE HAPEVILLE, GA 30354 24 LENOX SQUARE ATLANTA, GA 30324 TEL 404-252-5745 FAX 404-601-0941 SURVEY LAND EXPRESSES, INC LAND SURVEYING SERVICES INFORM@SURVEYLANDEXPRESSES.COM					





VICINITY MAP
(NOT TO SCALE)

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL MAP ID 13121C03366F EFFECTIVE DATE: 09/18/2013 ZONE: X

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY, TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

Curve	Radius	Length	Chord	Chord Bear.
C1	102.82'	26.11'	26.04'	N 08°43'38" E
Course	Bearing	Distance		
L1	N 00°49'49" E	57.89'		

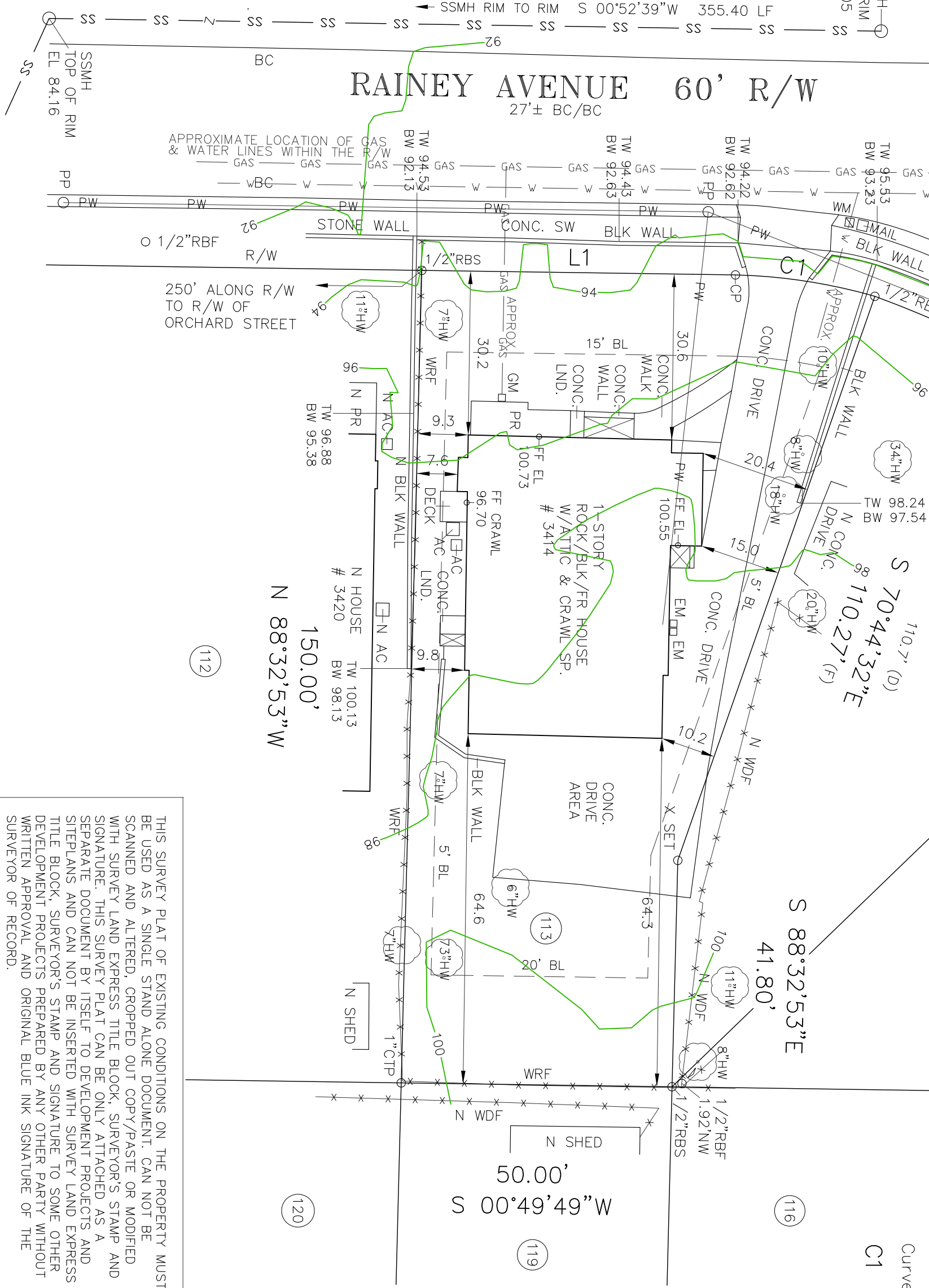
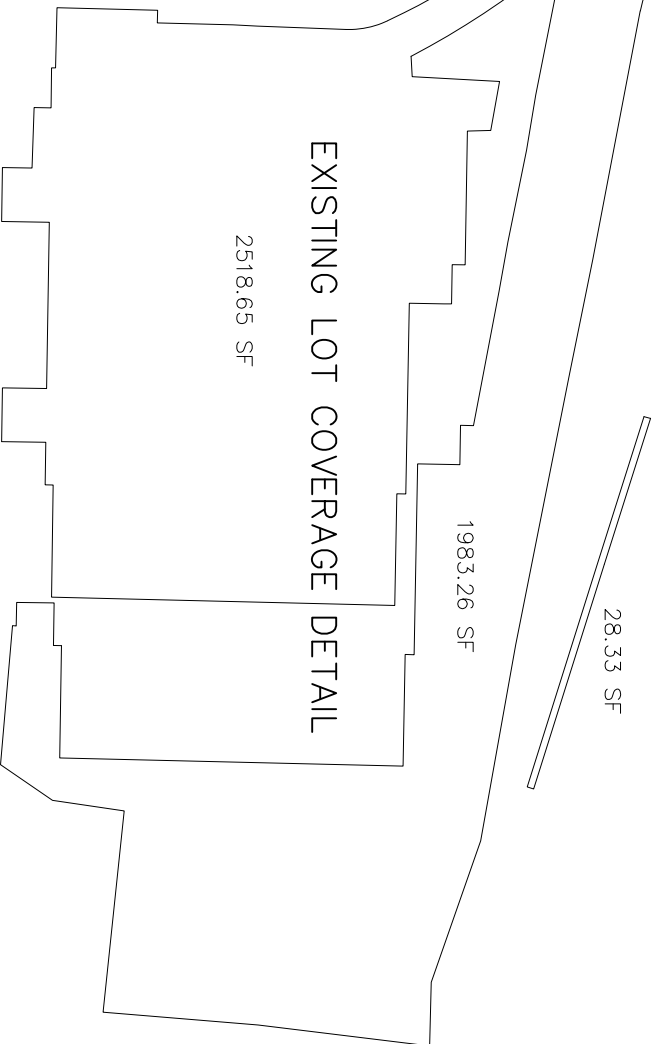
* L E G E N D *

POB POINT OF BEGINNING	IPF IRON PIN FOUND
LLL LAND LOT LINE	IPS IRON PIN SET
MH MAN HOLE	OTB OPEN TOP PIPE FOUND
SSL SANITARY SEWER LINE	CTP CRIMP TOP PIPE FOUND
CO SAN SEWER CLEANOUT	RB REINFORCING BAR
CB CATCH BASIN	RBF REINFORCING BAR FOUND
JB JUNCTION BOX	RBS REINFORCING BAR SET
DI DRAINAGE INLET	MAG MAGNETIC READING
YI YARD INLET	AF ANGLE IRON FOUND
HW HEAD WALL	CP CALCULATED POINT
PP POWER POLE	-X-X FENCE
LP LIGHT POLE	CLF CHAIN LINK FENCE
PW POWER LINE	WDF WOOD FENCE
GW GUY WIRE	WRF WIRE FENCE
SSE SANITARY SEWER ESMT.	IRF IRON FENCE
DE DRAINAGE EASEMENT	FC FENCE CORNER
UE UTILITY EASEMENT	BL BUILDING LINE
AE ACCESS EASEMENT	W/W RIGHT-OF-WAY
TB TOP OF BANK	PC PROPERTY CORNER
BB CORRUGATED METAL PIPE	CL CENTER LINE
CMP REINFORCED CONC. PIPE	CPT CARPORT
APP AS PER PLAT	SP SCREEN PORCH
APD AS PER DEED	PP PORCH
APR AS PER RECORD	PT PATIO
BC BACK OF CURB	FI FIRE HYDRANT
EP EDGE OF PAVEMENT	CBX CABLE BOX
EB ELECTRIC POWER BOX	ATTB ATT BOX
EM ELECTRIC METER	COL. COLUMN
GM GAS METER	BLK BLOCK
GV GAS VALVE	BR BRICK
WM WATER METER	FR FRAME
WV WATER VALVE	WD WOOD
OH OVERHANG	SN SIGN
OU OWNERSHIP UNCLEAR	P PLAT
AC AIR-CONDITION	D DEED
CONC. CONCRETE	R RECORD
	F FIELD
	N N/BONS.
	HW HARDWOOD TREE
	P PINE TREE
	CST CLUSTER
	TW TOP OF WALL ELEV.
	BW BOTTOM OF WALL ELEV.
⊕ WATER VALVE	
⊠ WATER METER	
⊖ IRRIGATION VALVE	
⊠ INDICATES STAIRS	

- LINE INDICATORS
- GAS — GAS — GAS —
- SS — SS — SS —
- INDICATES GAS LINE
- PW — PW — PW —
- INDICATES SANITARY SEWER LINE
- V — V — V —
- INDICATES WATER LINE
- X — X — X — X — X —
- INDICATES FENCE LINE
- — — — —
- INDICATES DRAINAGE LINE
- — — — —
- BURIED POWER/CABLE LINE

IF YOU DIG GEORGIA...
CALL US FIRST
1-800-282-7411
770-623-4344
(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW

CITY OF HAPEVILLE
ZONING R-SF
BUILDING SETBACK LINE:
FRONT 15'
SIDE 5'
REAR 20'
MAX. LOT COVERAGE 70%
EXISTING LOT COVERAGE:
4530.24 SF / 48.43%



THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED. CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERITD WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

PROPERTY ADDRESS:
3414 RAINEY AVENUE
HAPEVILLE, GA 30354

REVISED: 10/21/2021

LAND AREA:
0.214 AC
9352.29 SF

PLAT PREPARED FOR:
DOUG HENDRIX

LOT 113 & PART OF LOT 114	BLOCK
SUBDIVISION VIRGINIA PARK	UNIT
LAND LOT 98	SECTION
FULTON COUNTY, GEORGIA	
FIELD WORK DATE SEP 30, 2021	PRINTED/SIGNED OCT 11, 2021
PLAT BOOK 8	PAGE 69
DEED BOOK 59357	PAGE 656
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTEY AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

[Signature]
SURVEYOR
A. STEIN

24 LENOX SQUARE, ATLANTA, GA 30324
TEL. 404-601-0941
FAX 404-282-5747
INFO@SURVEYLANDEXPRESS.COM

28.33 SF
1983.26 SF
2518.65 SF
EXISTING LOT COVERAGE DETAIL

SCALE 1" = 20'

COORD # 20212081
DWG # 20212081

SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES



3414 Rainey Ave

All

Street View & 360°







**DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT**

DATE: July 9, 2022
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 573 N Central Avenue - Addition**

BACKGROUND

The City of Hapeville has received a design review application from John R. O'Connell for the renovation of an existing building and a 199 SF addition to the rear of the building located at 573 North Central Ave. The addition will be approximately 17' high and will be an extension of the commercial kitchen. Exterior materials will include brick including a brick soldier course to match.

The property is zoned U-V, Urban Village. It is subject to the Commercial/Mixed-Use (Subarea A of the Architectural Design Standards).

FINDINGS

The addition located to the rear/side of the property. The materials are consistent with the rest of the building. It is a kitchen addition and therefore no windows are proposed. The mechanical should not be visible from the right of way.

RECOMMENDATIONS

The proposed addition may be approved by the DRC as it the design is consistent with the remainder of the previously approved building as long as the mechanical is not visible from the right of way.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: June 6, 2022

NOTE: All applications must be typed or neatly printed. Applications or an authorized representative is required to personally appear at the Design Review Meeting to answer questions.

The Design Review Committee meets the third Wednesday of each month. Every attempt will be made to place your application for review on the next month's agenda following the submittal of a completed application with supporting documents; however, that may not always be possible. The City reserves the right to schedule applications as deemed necessary.

Applicant: John R. O'Connell **Contact Number:** [REDACTED]

Applicants Address: 1640 Powers Ferry Road SE, Bldg 16, Ste 300, Marietta, GA 30067

E-Mail Address: john@patedesigngroup.com **Zoning Classification:** U-V Arts District

Address of Proposed Work: 573 North Central Avenue, Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009500150588

Property Owner: 2N8 Properties LLC (Mike Rabb) **Contact Number:** [REDACTED]

Project Description (including occupancy type): Interior renovation and kitchen expansion

Of an existing Assembly Occupancy (A-2) sprinklered V-A construction type building. Project includes a 199 s.f. addition to the rear of the kitchen, built at the rear of the building and under an existing walkway and adjacent to the existing semi-enclosed patio bar.

Contractors Name: Five Star Group Incorporated **Contact Number:** 770-252-6055

Contact Person: Eric Bowen **Contact Number:**

I hereby make application to the City of Hapeville, to the Design Review Committee for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves that right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered to. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for violation thereof.

[Signature]
Applicants Signature

06/06/2022

Date

Project Class (check one):

☐ Residential ☒ Commercial ☐ Mixed-Use Development

Project Type:

☐ New Commercial Construction ☒ Addition to Existing Commercial Building
☐ Addition to Existing Residential Structure ☐ Accessory Structure
☐ Site Plan, Grading & Landscaping ☐ New Single-Family Residential Construction
☐ Other

Total Square Footage of proposed New Construction: 199

Total Square Footage of existing building: 6,507 with 1,598 semi-enclosed patio

Estimated Cost of Construction: \$40,000

List/Describe Building Materials on the exterior of the **existing** structure: Brick veneer with storefront windows, black painted steel structure and railings, tan stucco finish on rear elevation.

List/Describe Building Materials **proposed** for the exterior facade of the new structure: Brick veneer to match existing. Elevation facing patio bar (marked as "front" elevation) will be thin brick veneer to match existing brick or stucco finish to match existing stucco.

NOTICE

Please be advised that the Community Service Department is here to assist all applicants regarding application procedures, meeting schedules and necessary deadlines. The Community Service Department does **NOT** make any final decisions for the Design Review Committee, Sign Committee, Planning Commission, Board of Appeals or rezoning request to Mayor and Council.

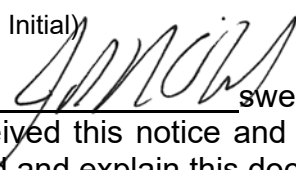
A complete application and dimensioned architectural drawings must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

Building inspections issued by the City of Hapeville are contracted out to State of Georgia Certified Inspectors. These inspectors make the final decisions regarding building, electrical, plumbing and HVAC work completed in the City of Hapeville. The Hapeville Fire Marshal conducts inspections issued through the Community Services Department as needed. Both the Certified Inspectors and Fire Marshal make the final decisions before Certificates of Occupancy's are issued.

Please be advised that the Community Service Department shall not be responsible for your purchasing materials, equipment, items, signs, etc... before you receive final approval by any entity whose approval is required.

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(Please Print & Initial)

I John R. O'Connell  swear or affirm that before receipt of an application, I have received this notice and I read and write the English language or I have had someone read and explain this document to me.



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

I, the undersigned, agree that with my signature and submission to the City of Hapeville, I have done the following:

- ☒ Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:
https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICOOR_CH81ARDEST
- ☒ Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.
- ☒ Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.
- ☒ Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.
- ☒ Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.
- ☒ Submitted dimensioned architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.
- ☒ Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.

John R. O'Connell

Printed Name

Signature

06/06/22

Date

Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

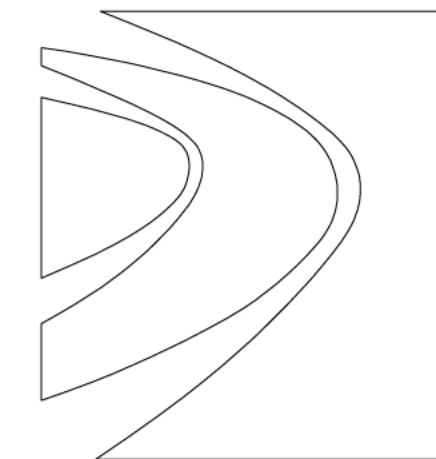
Thank you for interest and investment in the City of Hapeville.

05.24.2022
DRC APPLICATION DOCUMENTS
06.06.2022

STRUCTURAL
Foresite Group
Contact: Janice Weaver
Phone: 770 368-1399
jweaver@fg-inc.net

- | | | | |
|---|---|---|---|
| <p>1. CONTACT THE INSPECTION REQUEST LINE, FOR INSPECTIONS AT 80% AND 100% COMPLETION. NOTE: 80% INSPECTION OF ANY FIRE-RATED BARRIERS, FLOOR OR CEILING. NOTE: 100% FINAL INSPECTION OF ALL SYSTEMS, EQUIPMENT INSTALLED AND OPERATING. READY FOR OCCUPANCY. THE INSPECTION REQUEST MUST BE PHONED IN BEFORE 2:00 PM THE DAY PRIOR TO THE DATE THE INSPECTION IS NEEDED.</p> <p>2. DOORS IN EXITS SHALL NOT BE SUBJECT TO THE USE OF A KEY OR REQUIRE SPECIAL KNOWLEDGE TO OPERATE PER NFPA 101 LIFE SAFETY CODE CURRENT EDITION, CHAPTER 7.2.1.5.1</p> <p>3. (DOORS/HARDWARE) HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOTE REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER-OPERATED MECHANISMS. PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. RULE 120-3-20-.24 (9) SHALL BE PROVIDED. GEORGIA ACCESSIBILITY CODE, CURRENT EDITION.</p> <p>4. INTERIOR WALLS AND CEILING FINISHES IN EXIT ENCLOSURES SHALL BE CLASS "A". INTERIOR WALL AND CEILING FINISHES IN ALL OTHER AREAS SHALL BE CLASS "A" OR "B". INTERIOR FLOOR FINISH SHALL BE CLASS I OR II.</p> <p>5. PROVIDE TACTILE WARNINGS IN ALL AREAS AS REQUIRED PER IBC CURRENT EDITION, CHAPTER 11.</p> <p>6. PROVIDE ACCESSIBLE SIGNAGE PER RULE 120-3-20, GEORGIA ACCESSIBILITY CODE, CURRENT ED.</p> <p>7. EXTERIOR SIGNS ARE NOT APPROVED WITHIN THE SCOPE OF THIS BUILDING PERMIT. A SEPARATE SIGN LOCATION PERMIT IS REQUIRED FOR EACH SIGN.</p> | <p>8. SIGNAGE FOR RESTROOMS SHALL BE RAISED AND BRAILLE CHARACTERS AND PICTORIAL SYMBOL SIGNS. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHT SHALL BE 60 INCHES ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN. RULE 120-3-20-.41 (4), (5), (6) OF THE GEORGIA ACCESSIBILITY CODE.</p> <p>9. A SIGN CLEARLY STATING THAT SMOKING IS PROHIBITED SHALL BE CONSPICUOUSLY POSTED BY THE BUILDING OWNER, AGENT, OPERATOR, PERSON IN CHARGE OR PROPRIETOR AT EACH ENTRANCE OR IN A POSITION CLEARLY VISIBLE UPON ENTRY INTO THE BUILDING IN ACCORDANCE WITH GEORGIA SMOKEFREE AIR ACT OF 2005. ACCEPTABLE SIGNS SHALL DISPLAY EITHER "NO SMOKING" OR THE INTERNATIONAL "NO SMOKING" SYMBOL (CONSISTING OF A PICTORIAL REPRESENTATION OF A BURNING CIGARETTE ENCLOSED IN A RED CIRCLE WITH A RED BAR ACROSS IT).</p> <p>10. SELF CLOSING DEVICES SHALL MEET THE REQUIREMENTS OF THE NFPA 101 LIFE SAFETY CODE, CHAPTER 7, SECTION 7.2.1.4. CURRENT EDITION.</p> <p>11. AUDIBLE/VISUAL SIGNAL APPLIANCES COMPLYING WITH THE REQUIREMENTS OF RULE 120-3-20-.39 GEORGIA ACCESSIBILITY CODE AND NFPA 72, CURRENT EDITION SHALL BE PROVIDED.</p> <p>12. COMMON SUPPLY AND RETURN AIR SYSTEMS, WHERE MULTIPLE AIR-HANDLING SYSTEMS SHARE COMMON SUPPLY OR RETURN AIR DUCTS OR PLenums WITH A COMBINED DESIGN CAPACITY GREATER THAN 2,000 CFM (0.9 m3/s), THE RETURN AIR SYSTEM SHALL BE PROVIDED WITH SMOKE DETECTORS IN ACCORDANCE WITH SECTION 606.2.1 INTERNATIONAL MECHANICAL CODE, CHAPTER 6, SECTION 606.2.2. CURRENT EDITION.</p> <p>13. (HEIGHT OF TABLES OR COUNTERS) THE TOPS OF ACCESSIBLE TABLES AND COUNTERS SHALL BE FROM 28 INCHES TO 34 INCHES ABOVE FINISH FLOOR OR GROUND PER THE GEORGIA ACCESSIBILITY CODE, CURRENT EDITION.</p> | <p>14. ANY RECESSED ITEMS, SUCH AS WASHING MACHINE CONNECTION BOXES, DRYER VENTS, OR ANY ARCHITECTURAL, MECHANICAL, ELECTRICAL OR PLUMBING ITEMS RECESSED INTO RATED WALLS, SHALL NOT PENETRATE RATING OF WALL. TYPE "X" GYP. BD. SHALL CONTINUE BEHIND RECESSED ITEM TO PRESERVE RATING.</p> <p>17. COMBUSTIBLE INTERIOR FINISH PRODUCTS SHALL BE PROVIDED PER THE REQUIREMENTS OF THE RESPECTIVE OCCUPANCY CHAPTER OF NFPA 101 LIFE SAFETY CODE, CURRENT EDITION. PROVIDE VERIFICATION AT THE TIME OF FINAL INSPECTION THAT THE PRODUCTS COMPLY WITH THE REQUIREMENTS.</p> <p>18. FIRE ALARM SYSTEM, IF REQUIRED, TO BE PROVIDED IN ACCORDANCE WITH NFPA 72, CURRENT EDITION.</p> <p>19. IF REQUIRED, FIRE ALARM CONTRACTOR SHALL OBTAIN A FIRE ALARM SYSTEM PERMIT FROM THE FULTON COUNTY FIRE MARSHAL'S OFFICE PRIOR TO INSTALLATION. ANY FIRE ALARM PLANS INCLUDED IN THIS SET ARE FOR REFERENCE ONLY. NOT FOR PERMIT.</p> <p>20. EXISTING FIRE SPRINKLER SYSTEM TO BE MODIFIED IN ACCORDANCE WITH NFPA 72, CURRENT EDITION.</p> <p>21. FIRE SPRINKLER CONTRACTOR SHALL OBTAIN A FIRE SPRINKLER SYSTEM PERMIT FROM THE FULTON COUNTY FIRE MARSHAL'S OFFICE PRIOR TO INSTALLATION. ANY FIRE SPRINKLER PLANS INCLUDED IN THIS SET ARE FOR REFERENCE ONLY. NOT FOR PERMIT.</p> <p>22. CONTRACTOR SHALL PERMANENTLY IDENTIFY ALL FIRE-RESISTANCE-RATED WALLS (AND CORRESPONDING FIRE-RESISTANCE-RATING) INCLUDING FIRE BARRIERS WALLS, SMOKE BARRIER WALLS, FIRE PARTITIONS, FIRE WALLS, AND SHAFT ENCLOSURES EITHER BY INSTALLING SIGNS OR BY STENCILING IN CONCEALED SPACES THE FOLLOWING: (1) HOUR FIRE AND SMOKE BARRIER-PROTECT ALL OPENINGS. IDENTIFICATION SHALL BE SPACED NO MORE THAN TWELVE (12) FEET ON CENTER WITH A MINIMUM LETTER SIZE OF TWO (2) INCHES IN HEIGHT ON A CONTRASTING BACKGROUND. (SBC SECTION 703.5 OF THE CURRENT GA STATE AMENDMENTS.</p> | <p>23. (EXPOSED PIPES AND SURFACES): HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES. RULE 120-3-20-.3 (4) GA ACC CODE.</p> <p>24. PENETRATIONS INTO OR THROUGH, OF EITHER VERTICAL OR HORIZONTAL FIRE RATED BARRIERS SHALL BE PROTECTED BY A SYSTEM LISTED BY A RECOGNIZED TESTING AGENCY. PROVIDE A DETAIL AND LISTING NUMBER PER NFPA 101 LIFE SAFETY CODE, CURRENT EDITION, CHAPTER 8, SEC. 8.2.3.2.4</p> <p>25. STORAGE RACKING AND SHELVING SHALL BE PERMITTED SEPARATELY.</p> <p>26. MECHANICAL, ELECTRICAL, & PLUMBING SUBCONTRACTORS SHALL SUBMIT AFFIDAVITS FOR EACH BUILDING PERMIT TO THE BUILDING PERMITS SECTION AT LEAST 2 DAYS BEFORE REQUESTING INSPECTIONS. (OBTAIN AFFIDAVIT FORMS FROM BUILDING PERMITS SECTION.)</p> <p>27. FIRE EXTINGUISHERS IN ASSEMBLY OCCUPANCIES SHALL BE LOCATED PER THE REQUIREMENTS OF NFPA 10, THE SIZE SHALL BE A MINIMUM OF 2 A 10 BC, 3 IS/AE REQUIRED AND SHALL BE INSTALLED AT A MAX. OF 48" A.F.F. TO THE TOP OF THE HANDLE. HOODS SHALL BE PROVIDED WITH SELF-CONTAINED EXTINGUISHING (ANSUL) SYSTEMS.</p> <p>28. INSULATION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450 AS DETERMINED IN ACCORDANCE WITH ASTM E 84.</p> |
|---|---|---|---|

A0.0	COVER SHEET
A0.1	SITE PLAN FOR REFERENCE
A1.1	DEMOLITION PLAN
A1.2	NEW WORK PLAN
A1.3	RESTROOM AND EQUIPMENT PLAN
A2.0	ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	SECTIONS AND DETAILS
A3.1A	EXTERIOR ELEVATION RENDERING
A4.1	EXTERIOR PHOTOS



Pate Design Group, Inc.
Architecture / Interiors
1640 Powers Ferry Rd
Bldg 16 Suite 300
Marietta GA 30067

(p) 770-814-0885

kirby@patedesigngroup.com

A RENOVATION
THE CORNER TAVERN
573 N CENTRAL AVE
HAPEVILLE, GA 30354

[illegible]

COVER SHEET

Drawn
JRO
Checked
KEP
Contract No.
22-06
Scale

Date
05.24.2022
Last Rev.

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of sheets

of sheets

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A RENOVATION
THE CORNER TAVERN
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HAPEVILLE, GA 30354

Revisions:

[illegible]

EXTERIOR
ELEVATION
RENDERING

Drawn

JRO

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KEP

Contract

22-0

Scale

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Date _____

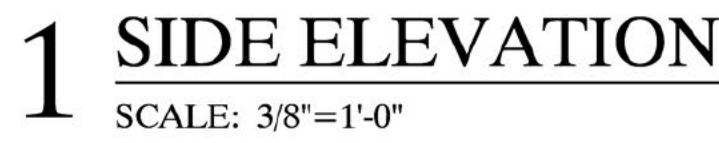
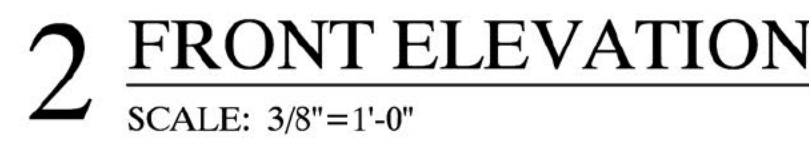
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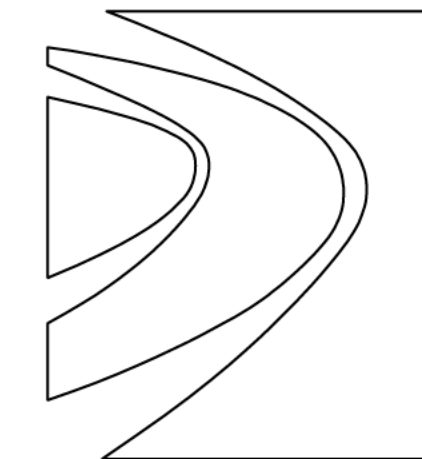
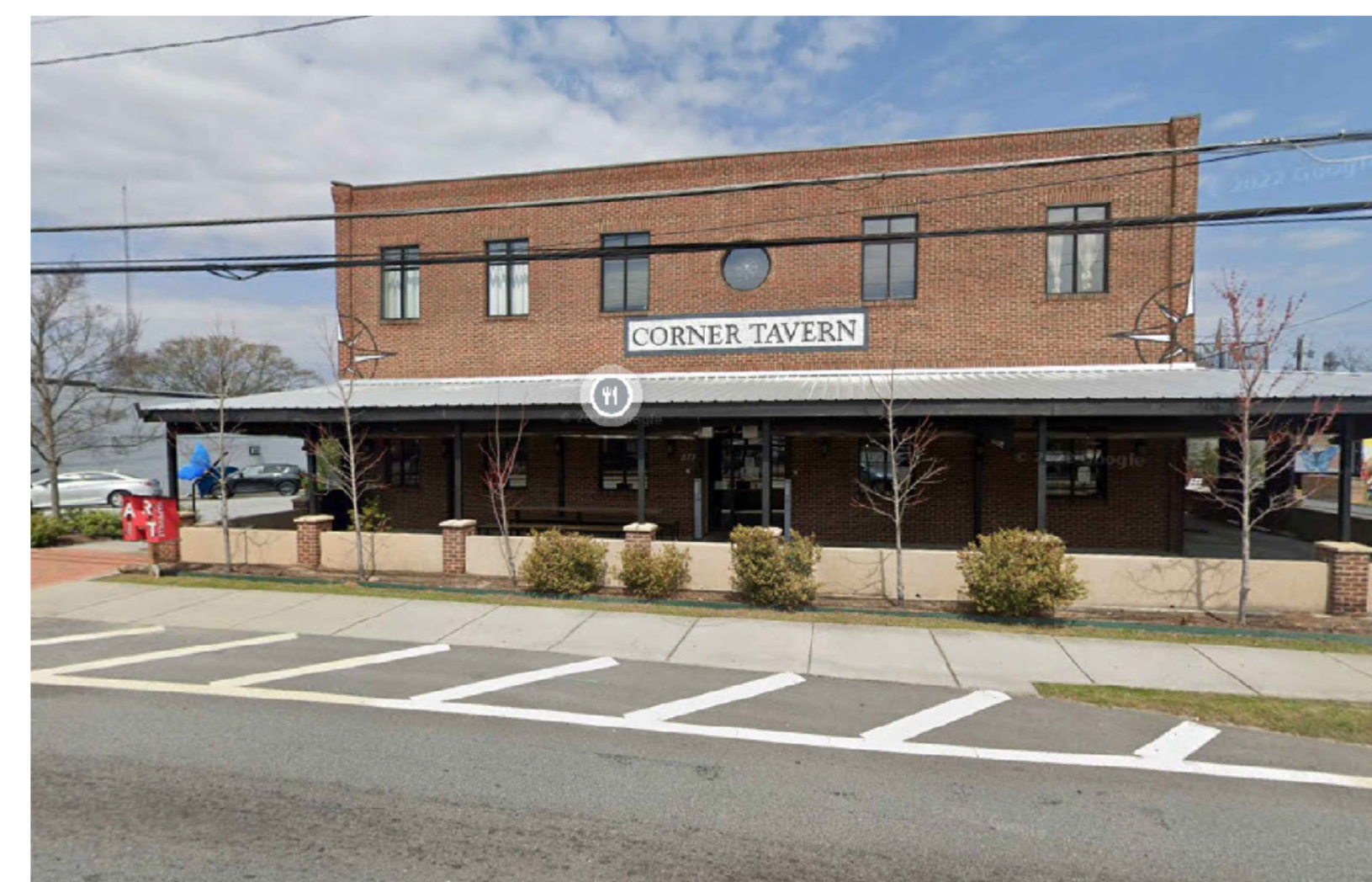
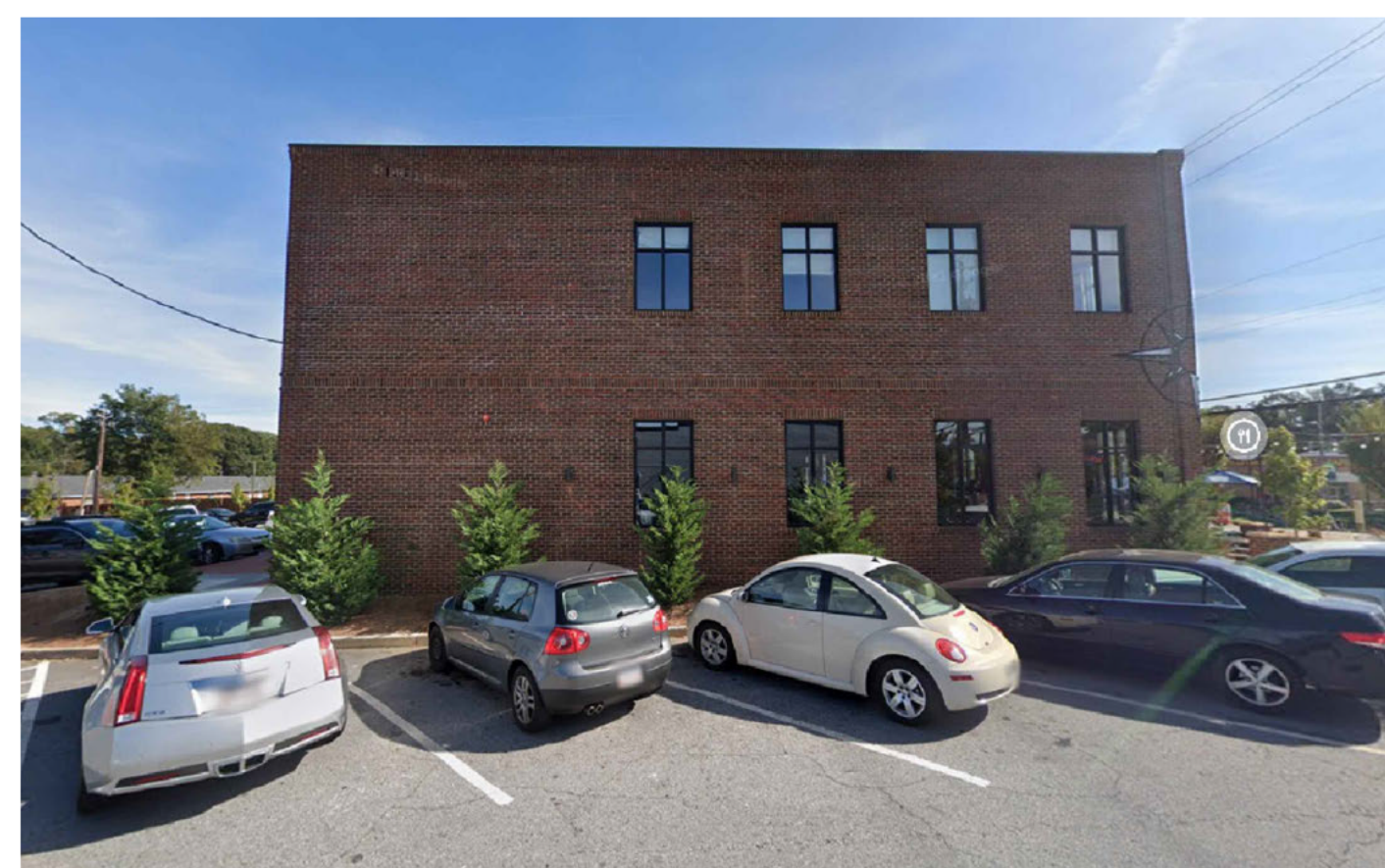
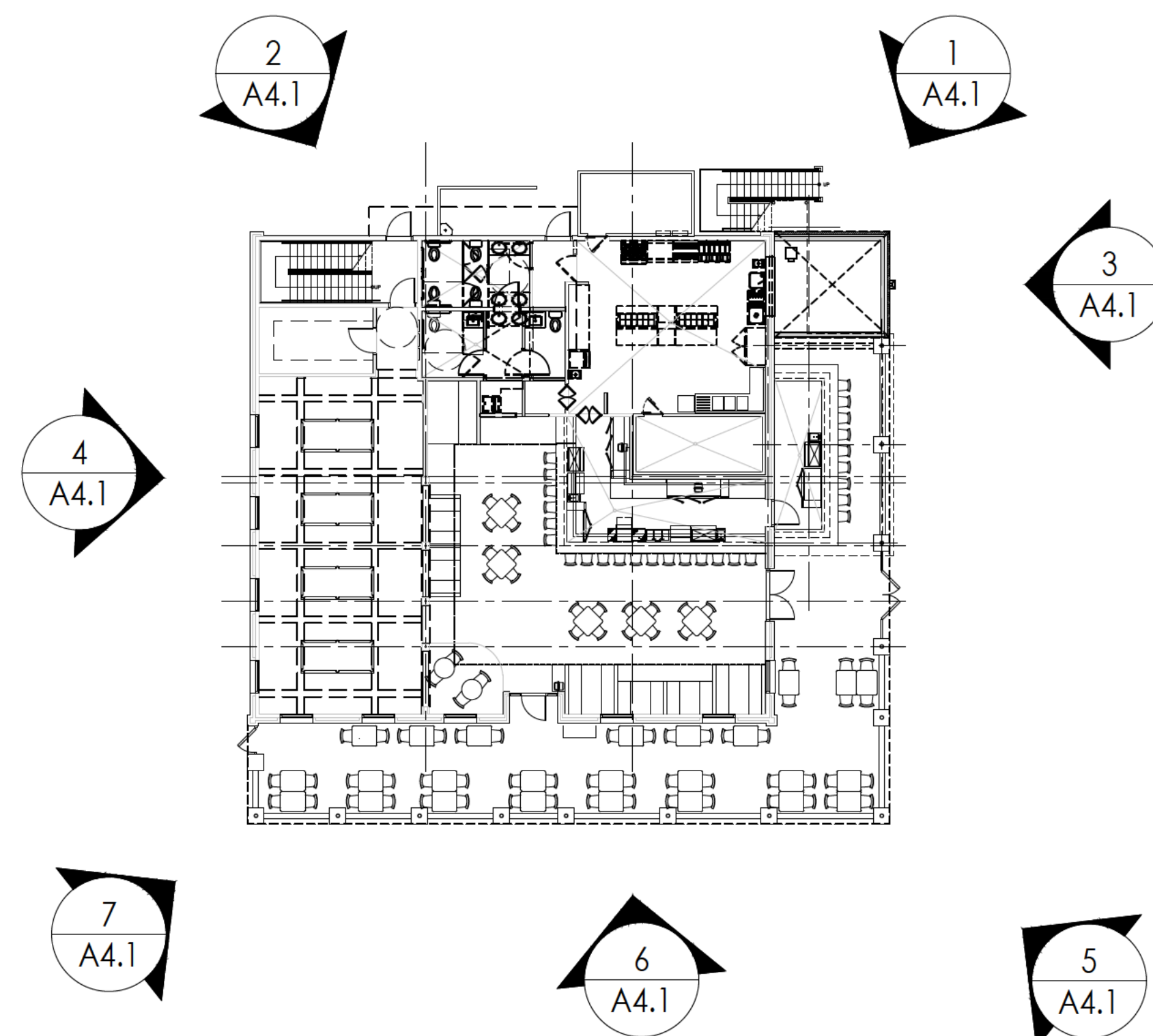
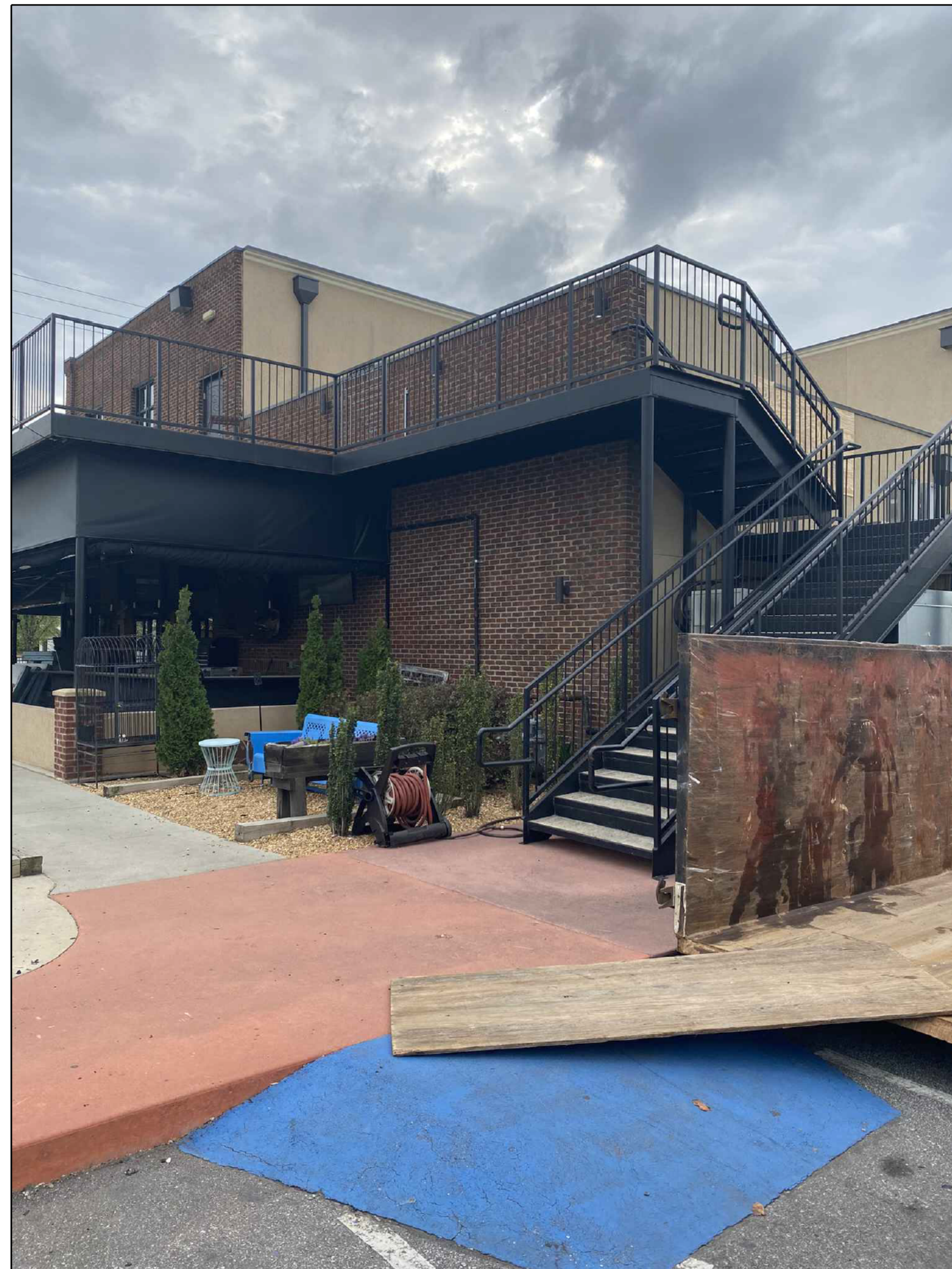
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RELEASED FOR CONSTRUCTION





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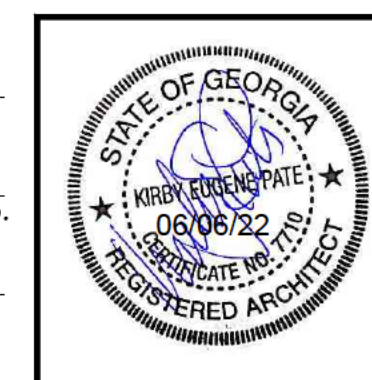
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of sheets

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1 RELEASED FOR CONSTRUCTION



DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: July 9, 2022
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3532 S Fulton Accessory Structure - Cabana**

BACKGROUND

The City of Hapeville has received a design review application from Carol Cahill to install an accessory structure (cabana) located in the rear yard at 3532 South Fulton Avenue. The proposed accessory building is 42' 6" x 8' 8" (340 SF). The proposed structure will have a polycarbonate roof panel and metal columns.

The property is zoned U-V, Urban Village, A-D Arts District, and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

FINDINGS

ARCHITECTURAL DESIGN STANDARDS

Sec. 81-1-7. - Neighborhood conservation area.

- (h) *Detached one-family dwellings/two-family dwellings.* In addition to the requirements of subsections (a) through (g), the following shall apply to detached one-family dwellings and two-family dwellings.
 - 4. *Architectural style.* Architecture is one of the most critical components of place, and nowhere is this more evident than on building facades. The design and character of street-facing facades is a reflection of both buildings and their users, and must be carefully considered for its impact on the overall sense of place.
 - h. *Outbuildings.* In conventional development, outbuildings are often designed and located as an afterthought. Yet in traditional towns and cities, outbuildings serve to enrich the quality of design through their placement, design and use. In Hapeville, where outbuildings are provided on many residential lots, their design must be to the same high standards found in the community's neighborhoods.

The following standards shall apply to construction of new outbuildings in residential districts.

 - i. On lots with one street frontage, set outbuildings back at least 15 feet behind the front facade of the principal building.
 - *Compliant*
 - ii. On corner lots, outbuildings should be setback at least 15 feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.
 - *Not applicable*
 - iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.
 - *Not applicable.*
 - iv. Outbuildings shall be of compatible material and architectural style to the principal building.
 - *The application shows metal columns and polycarbonate roof. This is a cabana which would typically not reflect the principal structure.*

- v. Outbuildings shall have a minimum height of 14 feet and a maximum height of that of the principal building or 25 feet, whichever is less.
 - *No height has been provided. Top of post is 10' 10.5"*
- vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.
 - *Compliant*

RECOMMENDATIONS

The proposed accessory building style is not architecturally identical the primary dwelling and is not compliant with the Architectural Design Standards. Staff has identified the following specific concerns:

1. The total height should be provided.

The DRC should make a determination regarding style compatibility.

Once the above item and any others from the Design Review Committee are addressed, the application is compliant with Architectural Standards.

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL DATE:

July 5, 2022

NOTE: All applications must be typed or neatly printed. Applications or an authorized representative is required to personally appear at the Design Review Meeting to answer questions.

The Design Review Committee meets the third Wednesday of each month. Every attempt will be made to place your application for review on the next month's agenda following the submittal of a completed application with supporting documents; however, that may not always be possible. The City reserves the right to schedule applications as deemed necessary.

Applicant:

Carol Cahill

Contact Number:

[REDACTED]

Applicants Address:

3532 S. Fulton Ave Hapeville, Ga. 30354

E-Mail Address:

[REDACTED]

Zoning Classification:

UV

Address of Proposed Work:

3532 South Fulton Ave Hapeville GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED):

14 0098 0020 0059

Property Owner:

Carol - self

Contact Number:

[REDACTED]

Project Description (including occupancy type):

New construction of a 407 sq. Deck with structure and Roof Cabana

Contractors Name:

Omar Salas

Contact Number:

[REDACTED]

Contact Person:

Omar

Contact Number:

11

I hereby make application to the City of Hapeville, to the Design Review Committee for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves that right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered to. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for violation thereof.

Applicants Signature

[Signature]

Date

July 5, 2022

Project Class (check one):

☒ Residential ☐ Commercial ☐ Mixed-Use Development

Project Type:

☐ New Commercial Construction ☐ Addition to Existing Commercial Building
☐ Addition to Existing Residential Structure ☒ Accessory Structure
☐ Site Plan, Grading & Landscaping ☐ New Single-Family Residential Construction
☐ Other

Total Square Footage of proposed New Construction: 407 Deck / 536 sq. Roof

Total Square Footage of existing building: N/A

Estimated Cost of Construction: \$5,000.

List/Describe Building Materials on the exterior of the **existing** structure: _____

List/Describe Building Materials **proposed** for the exterior facade of the new structure: _____

Concrete decking Blocks with trex composite
decking for the Floor. Metal columns in concrete
footings supporting a Polycarbonate a wood
Roof.

NOTICE

Please be advised that the Community Service Department is here to assist all applicants regarding application procedures, meeting schedules and necessary deadlines. The Community Service Department does **NOT** make any final decisions for the Design Review Committee, Sign Committee, Planning Commission, Board of Appeals or rezoning request to Mayor and Council.

A complete application and dimensioned architectural drawings must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

Building inspections issued by the City of Hapeville are contracted out to State of Georgia Certified Inspectors. These inspectors make the final decisions regarding building, electrical, plumbing and HVAC work completed in the City of Hapeville. The Hapeville Fire Marshal conducts inspections issued through the Community Services Department as needed. Both the Certified Inspectors and Fire Marshal make the final decisions before Certificates of Occupancy's are issued.

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I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

(Please Print & Initial)

cc

I Carol Cahill swear or affirm that before receipt of an application, I have received this notice and I read and write the English language or I have had someone read and explain this document to me.



imagine
Hapeville
georgia

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

I, the undersigned, agree that with my signature and submission to the City of Hapeville, I have done the following:

ce Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:
https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICOOR_CH81ARDEST

ce Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.

ce Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.

ce Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.

ce Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.

ce Submitted dimensioned architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.

ce Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.

Carol Cahill

[Signature]

Printed Name

Signature

July 5, 2022
Date

Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

Thank you for interest and investment in the City of Hapeville.









**DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT**

DATE: July 15, 2022
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 300 Porsche Avenue – Multiple Accessory Structures**

BACKGROUND

The City of Hapeville has received a design review application from Brian West of Kimley Horn on behalf of Porsche Cars North America to install a control building, guardhouse, pavilion building and canopies for the expansion projects. The pavilion building is a structure cold formed metal stud structure with a black, composite metal panel exterior (same material as the Classic Car Restoration Facility) and has a white TPO roof membrane. The guardhouse has half-glazed 16 ga galvanized steel exterior walls with a white elastomeric roof membrane (same as the neighboring Porsche property) The Control Building has half glazed 16 ga galvanized steel exterior walls with a white elastomeric roof membrane. The canopies have steel columns, photovoltaic modules and glass panels.

The property is zoned B-P, Business Park Zoning District.

CODE

Sec. 93-18-5. - Site development and improvement standards.

In order to establish and maintain the B-P (Business Park) district as a quality area which will preserve the investments of all landowners and developers, as well as the tax base of the city, all construction and development within the B-P district shall comply with the following standards:

(1) *Minimum lot area.* The minimum lot area for any building site shall be 10,000 square feet.

(2) *Setbacks for front, rear and side yards.*

a. There is no setback requirement.

b. Only driveways, interior vehicular circulation drives, permitted signs, and landscaped areas shall be allowed between a building and the front property line.

(3) *Buildings.*

a. Exterior wall materials shall be one or more of the following:

1. Hard-coat stucco;

2. Stone with either a weathered face or a polished, fluted or broken face. No quarry-faced stone shall be used except in retaining walls;

3. Fiber-cement siding;

4. Glass;

5. Metal and metal panel; or

6. Concrete masonry.

i. Units shall be those generally described by the National Concrete Masonry Association as "customized architectural concrete masonry units" or shall be

broken faced brick-type units with marble aggregate. There shall be no exposed concrete block on the exterior of any building visible from any public right-of-way. Any concrete masonry units that have gray cement color visible from any public right-of-way shall be coated with a coating approved by the design review committee.

ii. Concrete may be poured in-place, tilt-up or precast. Poured in-place and tilt-up walls may be exposed or have a finish of stone, a texture, metal panels or screening, or a coating. Textured finishes shall be coated. Coating shall be an approved cementitious of any epoxy type with a life expectancy of at least ten years.

b. Other exterior wall materials may be used only with the prior approval of the design review committee. Approval or disapproval will be judged on the appropriateness of the materials when considered in context with other buildings in the same business park.

c. Outside storage of materials is prohibited.

d. Roof-mounted equipment shall be located and/or screened to minimize visibility from streets or surrounding buildings.

(4) *Landscaping*. Landscaping design standards shall be established during design review. Approval or disapproval will be judged on the appropriateness of the materials when considered in context of the location of the landscaping, the visibility of the landscaping to the general public on the nearest public right-of-way and in context with other buildings in the same business park.

(5) *Exterior lighting*. All exterior lighting shall comply with FAA requirements related to aircraft safety, and all exterior lighting shall be maintained in accordance with plans and specifications submitted to and approved by the building official.

RECOMMENDATIONS

The proposed accessory building styles are compatible with the other buildings in the Business Park District.

Barring any comments from the Design Review Committee, the application is compliant with Architectural Standards and may be approved.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 6/15/2022

NOTE: All applications must be typed or neatly printed. Applications or an authorized representative is required to personally appear at the Design Review Meeting to answer questions.

The Design Review Committee meets the third Wednesday of each month. Every attempt will be made to place your application for review on the next month's agenda following the submittal of a completed application with supporting documents; however, that may not always be possible. The City reserves the right to schedule applications as deemed necessary.

Applicant: Brian West Contact Number: [REDACTED]

Applicants Address: 11720 Amber Park Drive, Suite 600, Alpharetta, GA 30009

E-Mail Address: brian.west@kimley-horn.com Zoning Classification: B-P

Address of Proposed Work: 300 Porsche Avenue, Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 0096 LL0593, 14 0096 LL0619

Property Owner: Porsche Cars North America, Inc. Contact Number: 770-290-3095

Project Description (including occupancy type): _____

This application is for the control building, guardhouse, pavilion building, and canopies of the proposed project.

Contractors Name: Brasfield and Gorrie, LLC Contact Number: 678-290-2686

Contact Person: Austin Luttrell Contact Number: 678-290-2686

I hereby make application to the City of Hapeville, to the Design Review Committee for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves that right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered to. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for violation thereof.


Applicants Signature

6/15/2022
Date

Project Class (check one):

☐ Residential ☒ Commercial ☐ Mixed-Use Development

Project Type:

 New Commercial Construction Addition to Existing Commercial Building

 Addition to Existing Residential Structure X Accessory Structure

_____ Site Plan, Grading & Landscaping _____ New Single-Family Residential Construction

Other

Total Square Footage of proposed New Construction: Pavilion Building: 181 SF Walkway Canopy B: 7210 SF
Guardhouse: 128 SF Pavilion Canopy C: 3980 SF
Control Building: 148 SF Staging Canopy D: 525 SF

Total Square Footage of existing building: N/A

Estimated Cost of Construction:	Pavilion Building: \$150,000	Walkway Canopy B: \$2,950,000
	<u>Guardhouse: \$82,986</u>	Pavilion Canopy C: \$220,000
	Control Building: \$58,115	Staging Canopy D: \$1,630,000

List/Describe Building Materials on the exterior of the **existing** structure: **N/A**

List/Describe Building Materials **proposed** for the exterior facade of the new structure:_____

Pavilion: structural, cold-formed metal stud framing; black, composite metal panel exterior (same material as CCRF building); white, Thermoplastic Polyolefin (TPO) roof membrane

Guardhouse: half glazed 16 ga galvanized steel exterior walls; white, elastomeric roof membrane (same as existing at neighboring Porsche property)

Control Building: half glazed 16 ga galvanized steel exterior walls; white, elastomeric roof membrane (same as existing at neighboring Porsche property)

Canopies: steel columns, photovoltaic modules, glass panels

NOTICE

Please be advised that the Community Service Department is here to assist all applicants regarding application procedures, meeting schedules and necessary deadlines. The Community Service Department does **NOT** make any final decisions for the Design Review Committee, Sign Committee, Planning Commission, Board of Appeals or rezoning request to Mayor and Council.

A complete application and dimensioned architectural drawings must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

Building inspections issued by the City of Hapeville are contracted out to State of Georgia Certified Inspectors. These inspectors make the final decisions regarding building, electrical, plumbing and HVAC work completed in the City of Hapeville. The Hapeville Fire Marshal conducts inspections issued through the Community Services Department as needed. Both the Certified Inspectors and Fire Marshal make the final decisions before Certificates of Occupancy's are issued.

Please be advised that the Community Service Department shall not be responsible for your purchasing materials, equipment, items, signs, etc... before you receive final approval by any entity whose approval is required.

I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

(Please Print & Initial)

I Brian B. West, BBW swear or affirm that before receipt of an application, I have received this notice and I read and write the English language or I have had someone read and explain this document to me.

CITY OF HAPEVILLE
COMMUNITY SERVICES DEPARTMENT
DESIGN REVIEW APPLICATION

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

One Porsche Drive

Atlanta, GA 30354

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR ARCHITECTURAL DESIGN REVIEW.

Name of Applicant Brian West

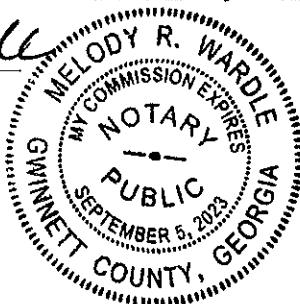
Address of Applicant
11720 Amber Park Drive, Suite 600, Alpharetta, G

Telephone of Applicant
(770) 619-4280


Signature of Owner
J B Betbeze
Print Name of Owner

Personally Appeared Before Me this 15th day of June, 2022

Melody R. Wardle
Notary Public





DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

I, the undersigned, agree that with my signature and submission to the City of Hapeville, I have done the following:

X Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:
https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICOOR_CH81ARDEST

X Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.

X Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.

N/A Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.

X Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.

X Submitted dimensioned architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.

X Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.

Brian West

6/15/2022

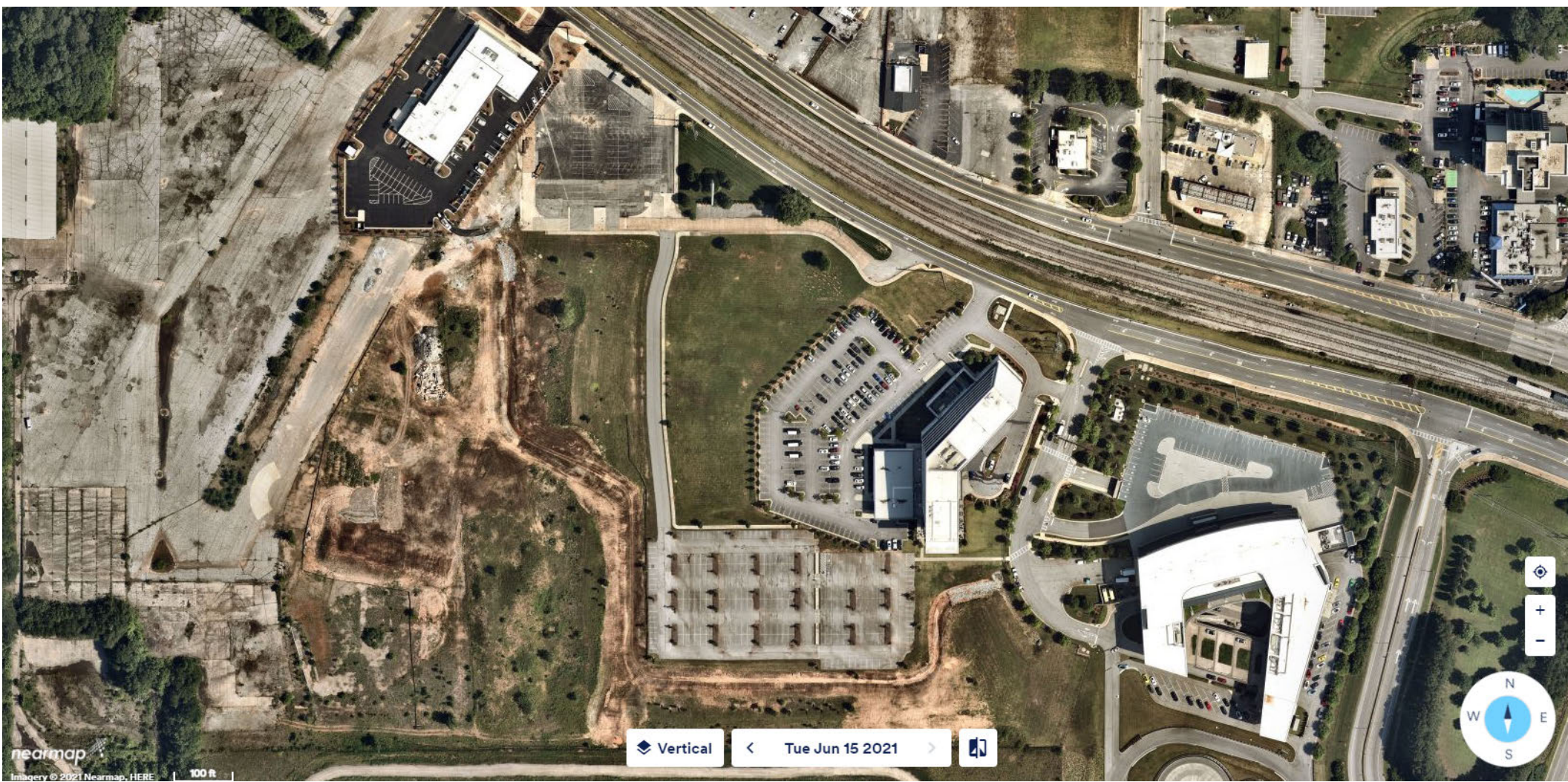
Printed Name

Signature

Date

Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

Thank you for interest and investment in the City of Hapeville.



nearmap
Imagery © 2021 Nearmap, HERE 100 ft

Vertical

< Tue Jun 15 2021 >







LEGEND

- 1 PORSCHE SERVICE CENTER
- 2 PORSCHE CLASSIC CAR RESTORATION FACILITY
- 3 FUTURE DEVELOPMENT
- 4 PROPOSED PARKING DECK
- 5 ICE HILL
- 6 EXISTING HOTEL
- 7 LOW FRICTION CIRCLE
- 8 LAGUNA SECA
- 9 EXISTING ONE PORSCHE DRIVE
- 10 FLY OVER
- 11 CAROUSEL
- 12 STORMWATER MANAGEMENT FACILITY

SITE NOTES:

ZONING: BP - BUSINESS PARK
SITE AREA: 30.53 ACRES

1. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

2. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.

3. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.

4. CCRF AND PARKING DECK PARKING SUMMARIES ARE AS FOLLOWS:
CCRF: REQUIRED: 33 SPACES
PROVIDED: 40 SPACES
PARKING DECK: PROVIDED: 900 SPACES

LEGEND:

- GDOT W-BEAM, SINGLE-SIDED
- GDOT W-BEAM, DOUBLE-SIDED
- GDOT T-BEAM (THREE), SINGLE-SIDED
- GDOT T-BEAM (THREE), DOUBLE-SIDED

Kimley»Horn

© 2023 KIMLEY HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

PROJECT TITLE

PCNA ATLANTA TRACK EXTENSION
CITY OF HAVENVILLE, FULTON COUNTY

A PROJECT FOR

PORSCHE
ONE PORSCHE DRIVE, ATLANTA, GA 30354

GENERAL NOTES

DATE	REVISION
10/27/2021	LDP INITIAL SUBMITTAL
12/20/2021	100% CLIENT CD SET
01/21/2022	CITY RESUBMITTAL
02/11/2022	CITY RESUBMITTAL 2
02/18/2022	ADDENDUM 1
04/06/2022	ADDENDUM 2
04/12/2022	ADDENDUM 3
06/01/2022	ADDENDUM 4

DRAWN BY: RTS
CHECKED BY: BBW
SHEET TITLE

OVERALL SITE PLAN
SE-0200

SEAL

GSWCC LEVEL II # 0000062135

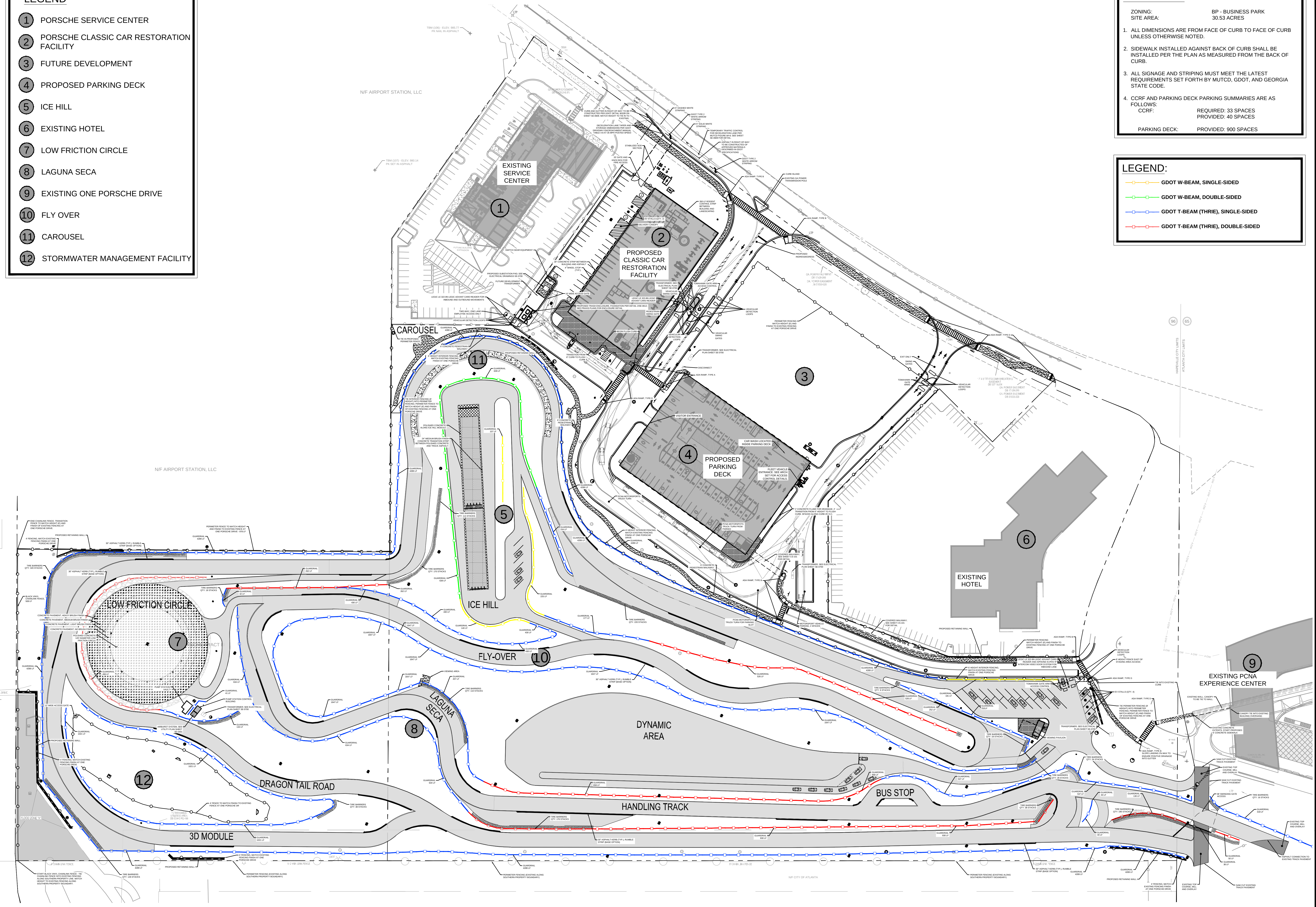
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DATE 12/20/2021

PROJECT NUMBER 019891011

SHEET NUMBER SE-0200

Drawing name: K:\ALP_PRJ\019891003_pena track extension\CD\plans\se-0200-OVERALL SITE PLAN Jun 04, 2022 8:53pm by Bob Szoch



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NORTH

GRAPHIC SCALE IN FEET
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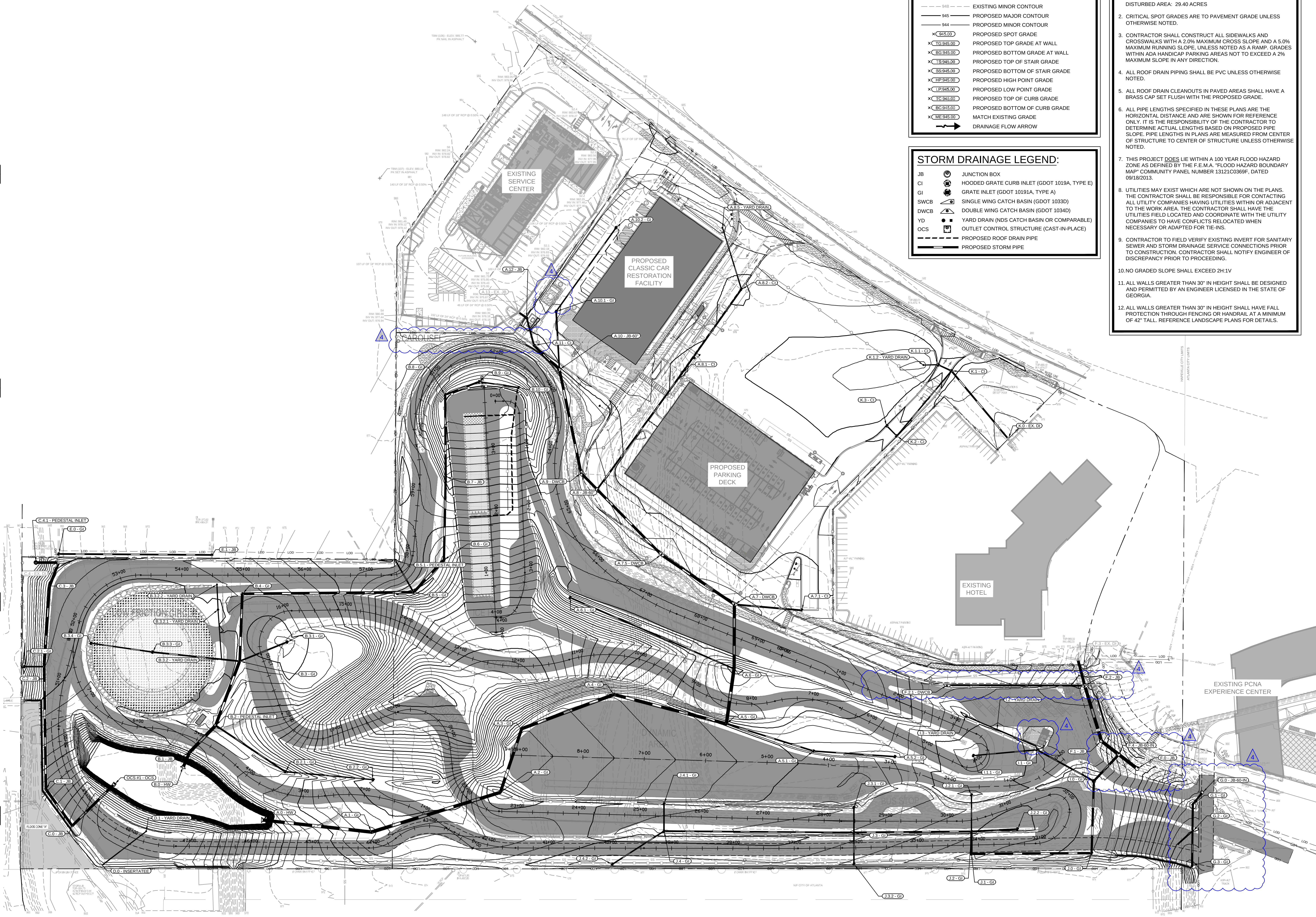
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GRADING LEGEND:

- 950 --- EXISTING MAJOR CONTOUR
- 948 --- EXISTING MINOR CONTOUR
- 945 --- PROPOSED MAJOR CONTOUR
- 944 --- PROPOSED MINOR CONTOUR
- ✕ 945.00 ✕ PROPOSED SPOT GRADE
- ✕ TG 945.00 ✕ PROPOSED TOP GRADE AT WALL
- ✕ BG 945.00 ✕ PROPOSED BOTTOM GRADE AT WALL
- ✕ TS 945.00 ✕ PROPOSED TOP OF STAIR GRADE
- ✕ BS 945.00 ✕ PROPOSED BOTTOM OF STAIR GRADE
- ✕ HP 945.00 ✕ PROPOSED HIGH POINT GRADE
- ✕ LP 945.00 ✕ PROPOSED LOW POINT GRADE
- ✕ TC 945.00 ✕ PROPOSED TOP OF CURB GRADE
- ✕ BC 945.00 ✕ PROPOSED BOTTOM OF CURB GRADE
- ✕ ME 945.00 ✕ MATCH EXISTING GRADE
- DRAINAGE FLOW ARROW

STORM DRAINAGE LEGEND:

- JB JUNCTION BOX
- CI HOODED GRATE CURB INLET (GDOT 1019A, TYPE E)
- GI GRATE INLET (GDOT 10191A, TYPE A)
- SWCB SINGLE WING CATCH BASIN (GDOT 1033D)
- DWCB DOUBLE WING CATCH BASIN (GDOT 1034D)
- YD YARD DRAIN (NDS CATCH BASIN OR COMPARABLE)
- OCS OUTLET CONTROL STRUCTURE (CAST-IN-PLACE)
- PROPOSED ROOF DRAIN PIPE
- PROPOSED STORM PIPE

- GRADING & DRAINAGE NOTES:**
1. SITE AREA: 30.53 ACRES
DISTURBED AREA: 29.40 ACRES
 2. CRITICAL SPOT GRADES ARE TO PAVEMENT GRADE UNLESS OTHERWISE NOTED.
 3. CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS AND CROSSWALKS WITH A 2.0% MAXIMUM CROSS SLOPE AND A 5.0% MAXIMUM RUNNING SLOPE, UNLESS NOTED AS A RAMP. GRADES WITHIN ADA HANDICAP PARKING AREAS NOT TO EXCEED A 2% MAXIMUM SLOPE IN ANY DIRECTION.
 4. ALL ROOF DRAIN PIPING SHALL BE PVC UNLESS OTHERWISE NOTED.
 5. ALL ROOF DRAIN CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
 6. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
 7. THIS PROJECT DOES LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13121C0369F, DATED 09/18/2013.
 8. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
 9. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER AND STORM DRAINAGE SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
 10. NO GRADED SLOPE SHALL EXCEED 2H:1V
 11. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL BE DESIGNED AND PERMITTED BY AN ENGINEER LICENSED IN THE STATE OF GEORGIA.
 12. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE FALL PROTECTION THROUGH FENCING OR HANDRAIL AT A MINIMUM OF 42" TALL. REFERENCE LANDSCAPE PLANS FOR DETAILS.

PROJECT TITLE

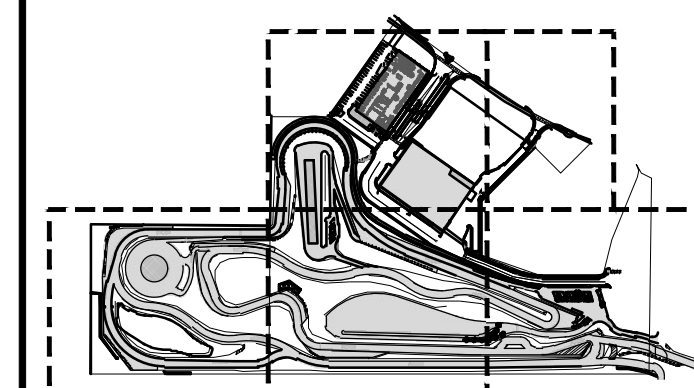
**PCNA ATLANTA
TRACK EXTENSION**
CITY OF HAVEFVILLE, FULTON COUNTY

A PROJECT FOR



PORSCHE
ONE PORSCHE DRIVE, ATLANTA, GA 30354

GENERAL NOTES



DATE	REVISION
10/27/2021	LDP INITIAL SUBMITTAL
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04/12/2022	ADDENDUM 3
06/01/2022	ADDENDUM 4

DRAWN BY: RTS
CHECKED BY: BBW
SHEET TITLE

**OVERALL GRADING &
DRAINAGE PLAN**
SE-0300

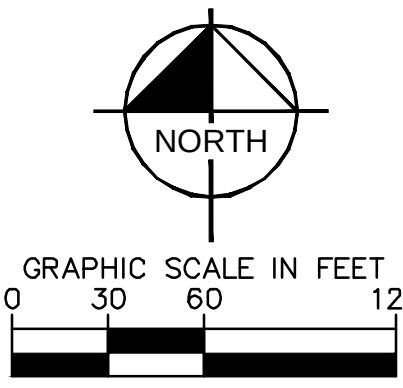
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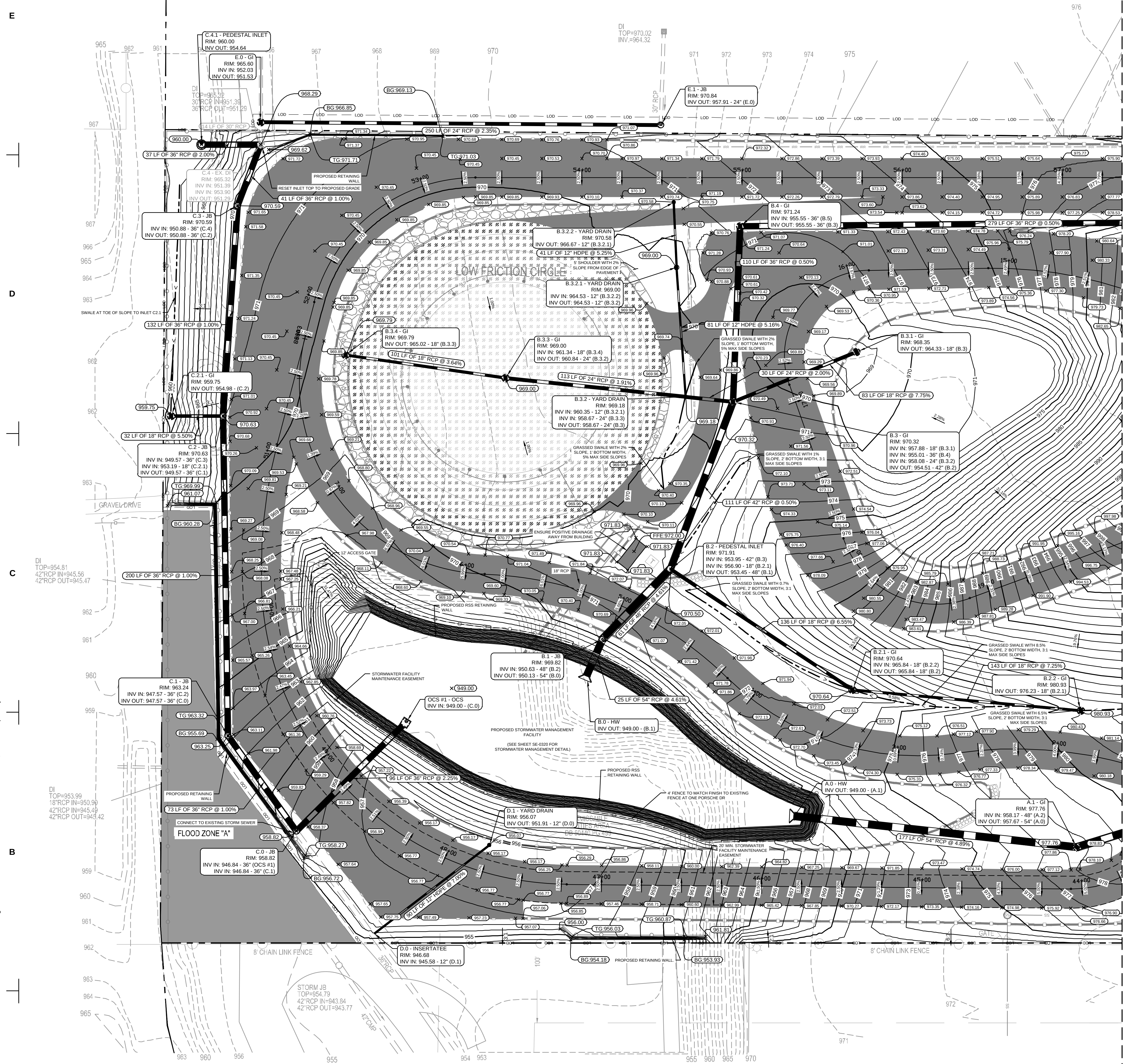
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SCALE	AS SHOWN
DATE	12/20/2021
PROJECT NUMBER	019891011
SHEET NUMBER	SE-0300

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Drawing name: K:\ALP_PRJ\01389\003_pnra track extension\CAD\plansheets\SE-0300 - GRADING & DRAINAGE.dwg SE-0301 GRADING & DRAINAGE PLAN Jun 04, 2022 8:13pm by Bob Szoch



MATCHLINE SE-0302

GRADING & DRAINAGE NOTES:

1. SITE AREA: 30.53 ACRES
DISTURBED AREA: 29.40 ACRES
2. CRITICAL SPOT GRADES ARE TO PAVEMENT GRADE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS AND CROSSWALKS WITH A 2.0% MAXIMUM CROSS SLOPE AND A 5.0% MAXIMUM RUNNING SLOPE, UNLESS NOTED AS A RAMP. GRADES WITHIN ADA HANDICAP PARKING AREAS NOT TO EXCEED A 2% MAXIMUM SLOPE IN ANY DIRECTION.
4. ALL ROOF DRAIN PIPING SHALL BE PVC UNLESS OTHERWISE NOTED.
5. ALL ROOF DRAIN CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
6. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
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- PROPOSED TOP GRADE AT WALL
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- PROPOSED HIGH POINT GRADE
- PROPOSED LOW POINT GRADE
- PROPOSED TOP OF CURB GRADE
- PROPOSED BOTTOM OF CURB GRADE
- MATCH EXISTING GRADE
- DRAINAGE FLOW ARROW

STORM DRAINAGE LEGEND:

- JB JUNCTION BOX
- CI HOODED GRATE CURB INLET (GDOT 1019A, TYPE E)
- GI GRATE INLET (GDOT 1019A, TYPE A)
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- DWCB DOUBLE WING CATCH BASIN (GDOT 1034D)
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- PROPOSED STORM PIPE

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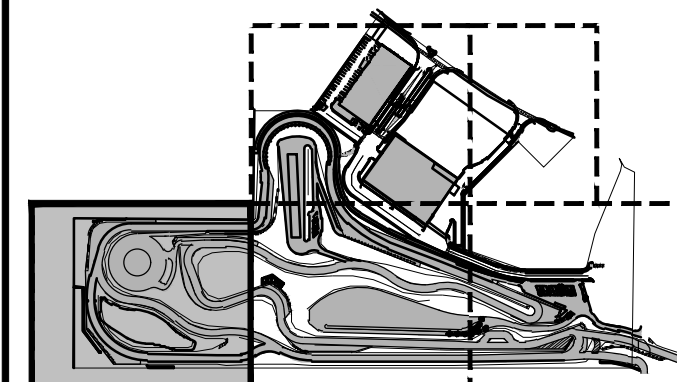
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04/12/2022	ADDENDUM 3
06/01/2022	ADDENDUM 4

DRAWN BY: RTS
CHECKED BY: BBW
SHEET TITLE

**GRADING & DRAINAGE PLAN
SE-0301**

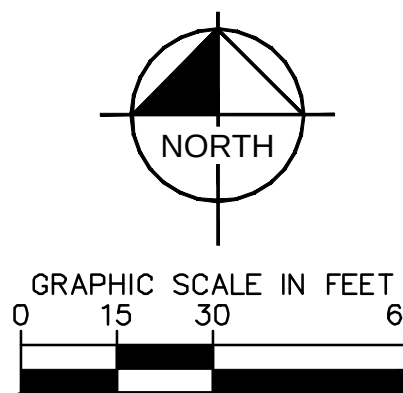
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GSWCC LEVEL II #: 0000062135

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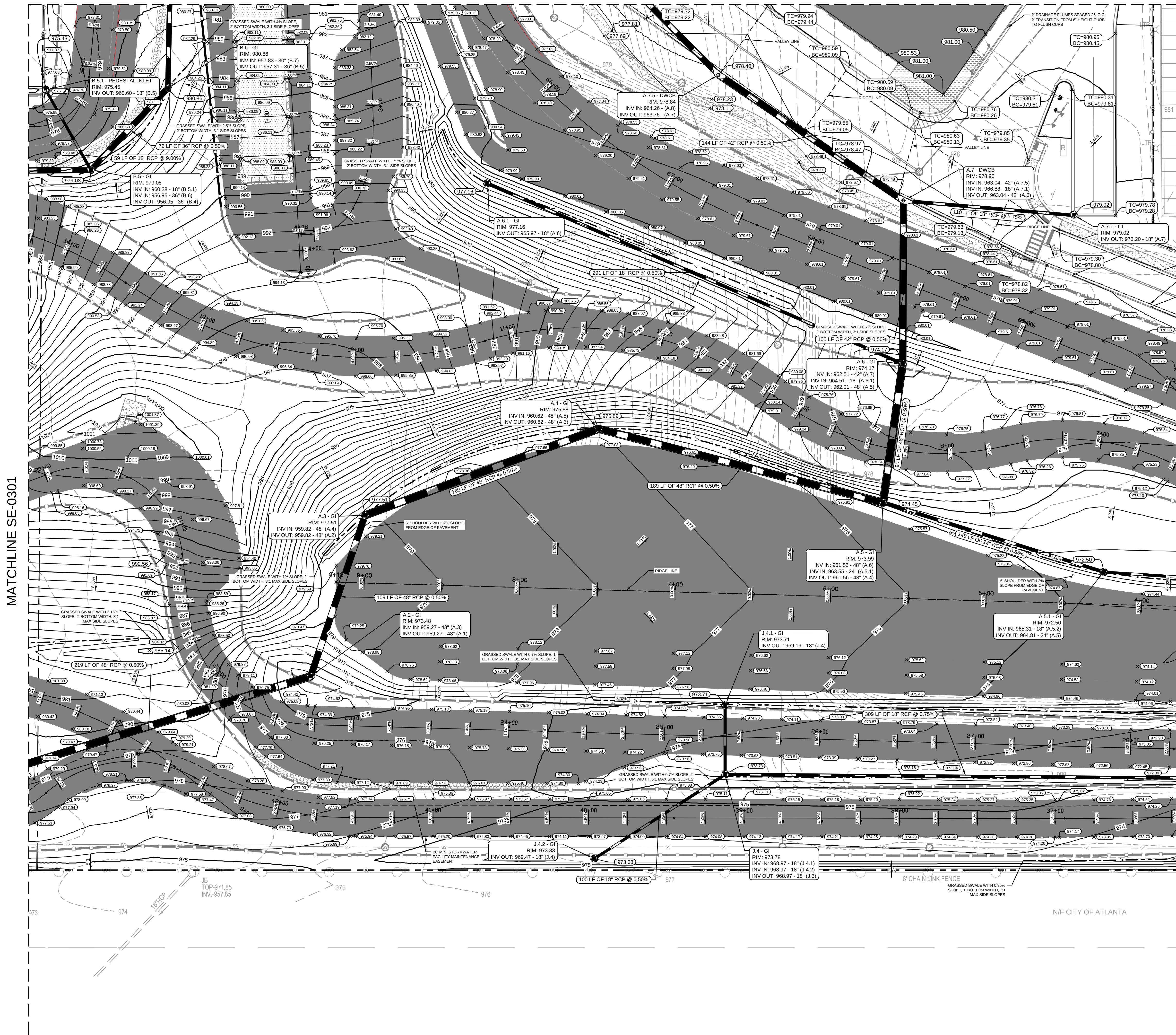
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MATCHLINE SE-0303



GRADING & DRAINAGE NOTES:

1. SITE AREA: 30.53 ACRES
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OTHERWISE NOTED.
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7. THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13121C0369F, DATED 09/18/2013.
8. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
9. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER AND STORM DRAINAGE SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
10. NO GRADED SLOPE SHALL EXCEED 2H:1V
11. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL BE DESIGNED AND PERMITTED BY AN ENGINEER LICENSED IN THE STATE OF GEORGIA.
12. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE FALL PROTECTION THROUGH FENCING OR HANDRAIL AT A MINIMUM OF 42" TALL. REFERENCE LANDSCAPE PLANS FOR DETAILS.

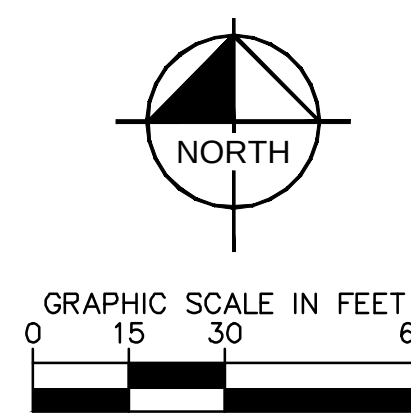
GRADING LEGEND:

- 950 — EXISTING MAJOR CONTOUR
- 948 — EXISTING MINOR CONTOUR
- 945 — PROPOSED MAJOR CONTOUR
- 944 — PROPOSED MINOR CONTOUR
- × 945.00 PROPOSED SPOT GRADE
- × TC 945.00 PROPOSED TOP GRADE AT WALL
- × BC 945.00 PROPOSED BOTTOM GRADE AT WALL
- × TS 945.00 PROPOSED TOP OF STAIR GRADE
- × BS 945.00 PROPOSED BOTTOM OF STAIR GRADE
- × HP 945.00 PROPOSED HIGH POINT GRADE
- × LP 945.00 PROPOSED LOW POINT GRADE
- × TC 945.00 PROPOSED TOP OF CURB GRADE
- × BC 945.00 PROPOSED BOTTOM OF CURB GRADE
- × ME 945.00 MATCH EXISTING GRADE
- DRAINAGE FLOW ARROW

STORM DRAINAGE LEGEND:

- JB JUNCTION BOX
- CI HOODED GRATE CURB INLET (GDOT 1019A, TYPE E)
- GI GRATE INLET (GDOT 1019A, TYPE A)
- SWCB SINGLE WING CATCH BASIN (GDOT 1033D)
- DWCB DOUBLE WING CATCH BASIN (GDOT 1034D)
- YD YARD DRAIN (NDS CATCH BASIN OR COMPARABLE)
- OCS OUTLET CONTROL STRUCTURE (CAST-IN-PLACE)
- PROPOSED ROOF DRAIN PIPE
- PROPOSED STORM PIPE

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ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

PROJECT TITLE

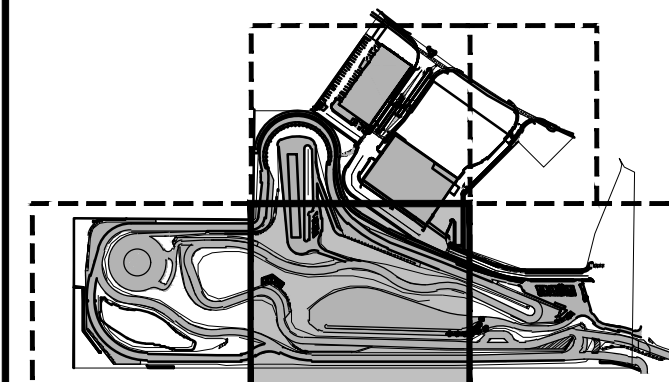
**PCNA ATLANTA
TRACK EXTENSION**
CITY OF ALPHARETTA, GEORGIA

A PROJECT FOR



PORSCHE
ONE PORSCHE DRIVE, ATLANTA, GA 30354

GENERAL NOTES



DATE	REVISION
10/27/2021	LDP INITIAL SUBMITTAL
12/20/2021	100% CLIENT CD SET
01/21/2022	CITY RESUBMITTAL
02/11/2022	CITY RESUBMITTAL 2
02/18/2022	ADDENDUM 1
04/06/2022	ADDENDUM 2
04/12/2022	ADDENDUM 3
06/01/2022	ADDENDUM 4

DRAWN BY: RTS

CHECKED BY: BBW

SHEET TITLE

**GRADING & DRAINAGE PLAN
SE-0302**

SEAL



GSWCC LEVEL II # 0000062135

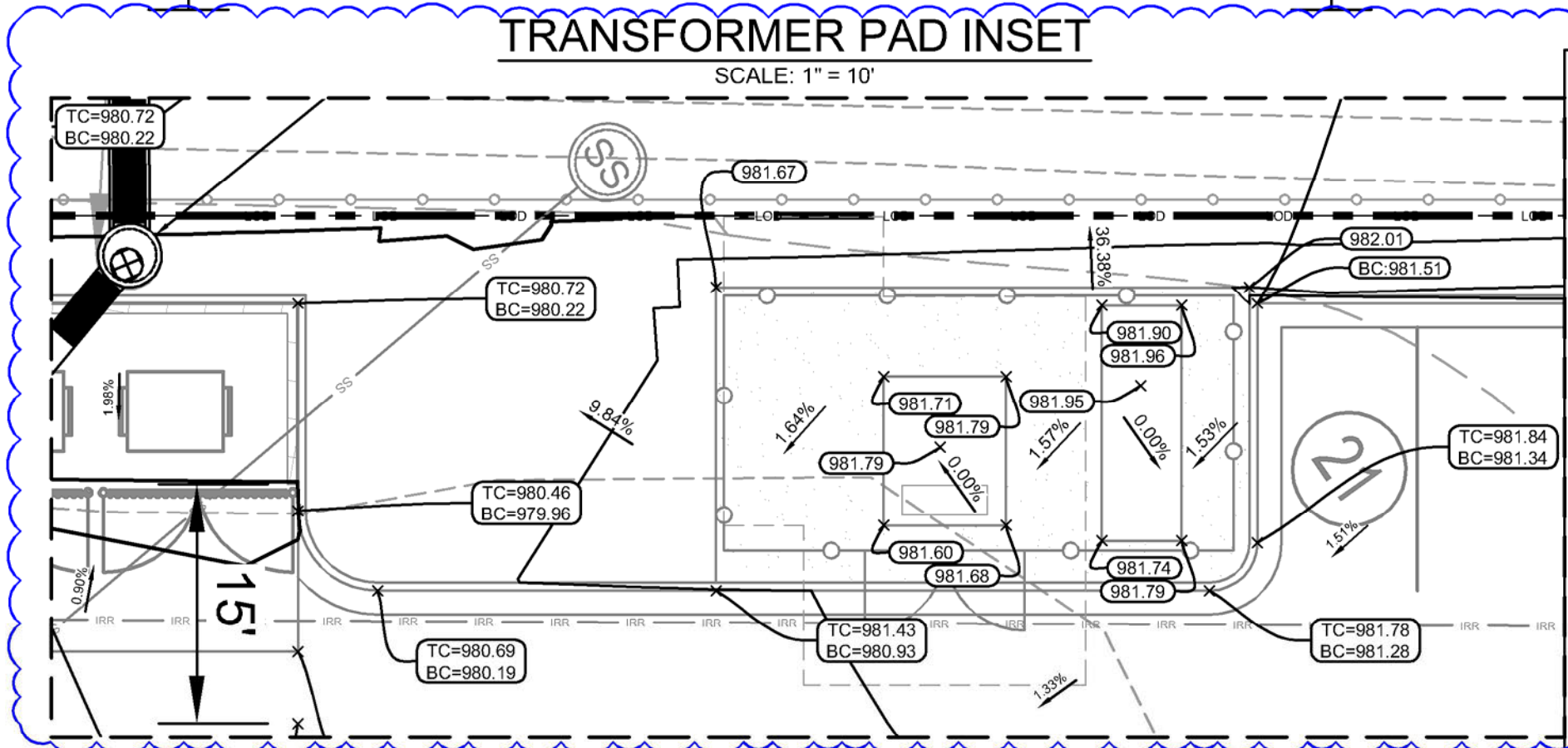
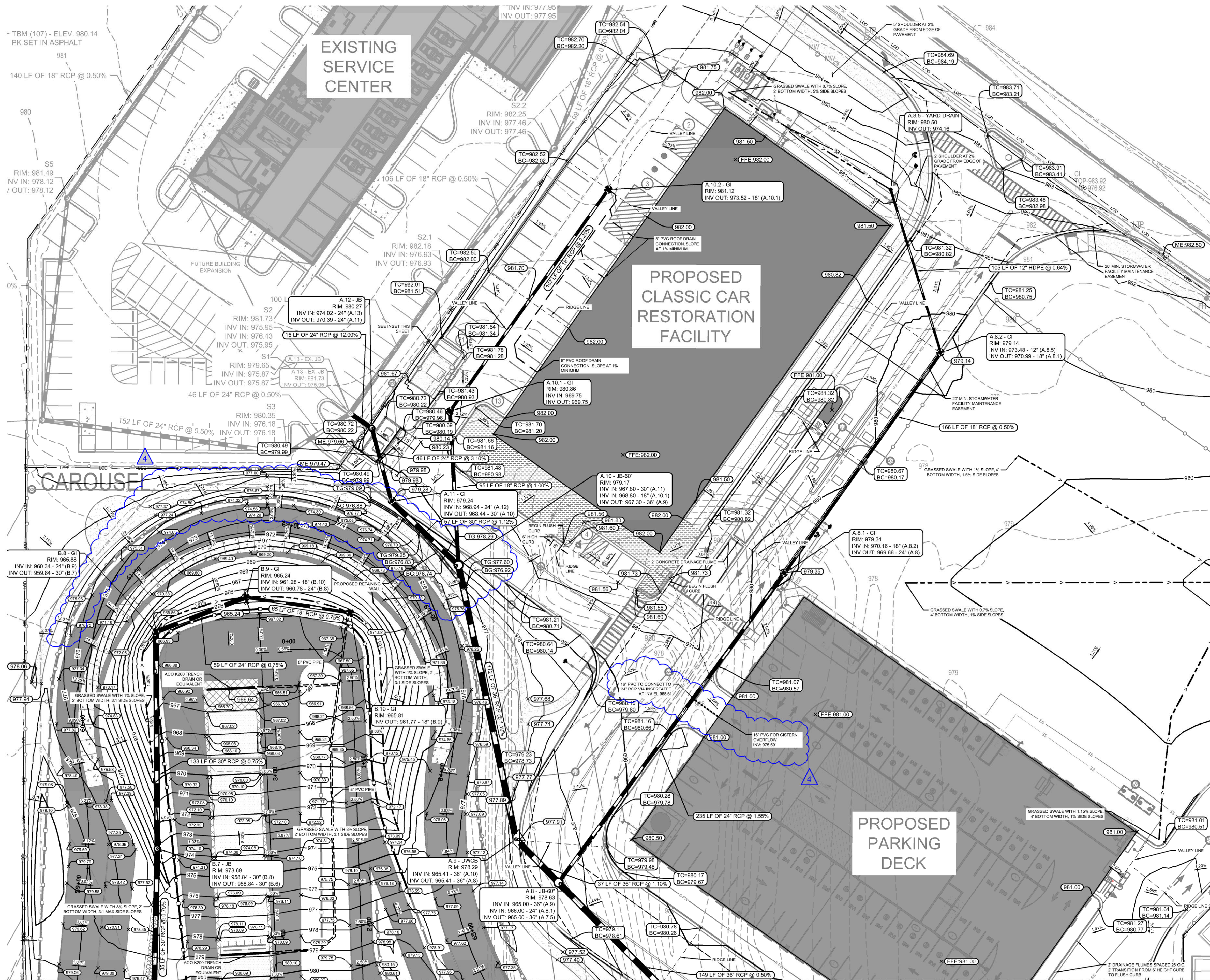
SCALE AS SHOWN

DATE 12/20/2021

PROJECT NUMBER 019891011

SHEET NUMBER SE-0302

Drawing name: K:\ALP_PRJ\019891003_pena rack extension\CAD\plansheets\SE-0300 - GRADING & DRAINAGE.dwg SE-0303 GRADING & DRAINAGE PLAN Jun 04, 2022 9:16pm by Ebb.Szoch



GRADING & DRAINAGE NOTES:

1. SITE AREA: 30.53 ACRES
DISTURBED AREA: 29.40 ACRES
2. CRITICAL SPOT GRADES ARE TO PAVEMENT GRADE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS AND CROSSWALKS WITH A 2.0% MAXIMUM CROSS SLOPE AND A 5.0% MAXIMUM RUNNING SLOPE, UNLESS NOTED AS A RAMP. GRADES WITHIN ADA HANDICAP PARKING AREAS NOT TO EXCEED A 2% MAXIMUM SLOPE IN ANY DIRECTION.
4. ALL ROOF DRAIN PIPING SHALL BE PVC UNLESS OTHERWISE NOTED.
5. ALL ROOF DRAIN CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
6. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
7. THIS PROJECT DOES LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13121C0389F, DATED 09/18/2013.
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GRADING LEGEND:

- 950 — EXISTING MAJOR CONTOUR
- 948 — EXISTING MINOR CONTOUR
- 945 — PROPOSED MAJOR CONTOUR
- 944 — PROPOSED MINOR CONTOUR
- × 945.00 PROPOSED SPOT GRADE
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- × 945.00 PROPOSED TOP OF CURB GRADE
- × 945.00 PROPOSED BOTTOM OF CURB GRADE
- × 945.00 MATCH EXISTING GRADE
- DRAINAGE FLOW ARROW

STORM DRAINAGE LEGEND:

- JB JUNCTION BOX
- CI HOODED GRATE CURB INLET (GDOT 1019A, TYPE E)
- GI GRATE INLET (GDOT 1019A, TYPE A)
- SWCB SINGLE WING CATCH BASIN (GDOT 1033D)
- DWCB DOUBLE WING CATCH BASIN (GDOT 1034D)
- YD YARD DRAIN (NDS CATCH BASIN OR COMPARABLE)
- OCS OUTLET CONTROL STRUCTURE (CAST-IN-PLACE)
- PROPOSED ROOF DRAIN PIPE
- PROPOSED STORM PIPE

PROJECT TITLE

PCNA ATLANTA TRACK EXTENSION

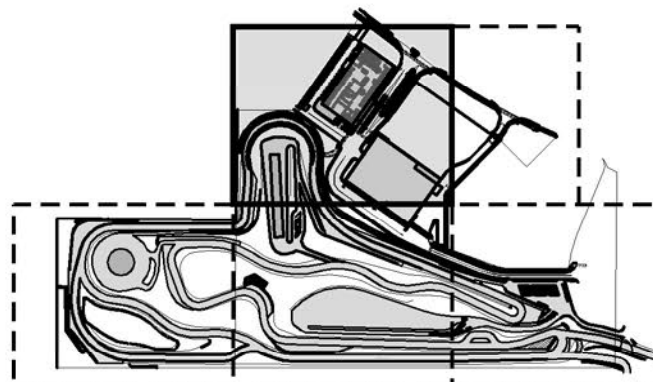
CITY OF HAVENVILLE, FULTON COUNTY

A PROJECT FOR



PORSCHE
ONE PORSCHE DRIVE, ATLANTA, GA 30354

GENERAL NOTES



DATE	REVISION
10/27/2021	LDP INITIAL SUBMITTAL
12/20/2021	100% CLIENT CD SET
01/21/2022	CITY RESUBMITTAL
02/11/2022	CITY RESUBMITTAL 2
02/18/2022	ADDENDUM 1
04/06/2022	ADDENDUM 2
04/12/2022	ADDENDUM 3
06/01/2022	ADDENDUM 4

DRAWN BY: RTS
CHECKED BY: BSW
SHEET TITLE

GRADING & DRAINAGE PLAN
SE-0303

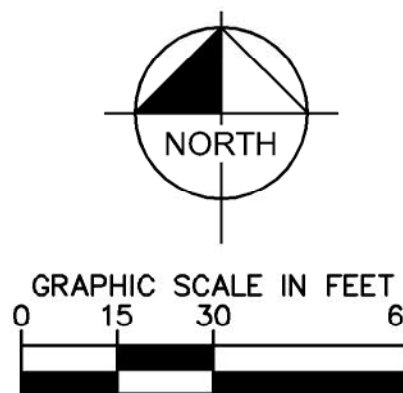
SEAL



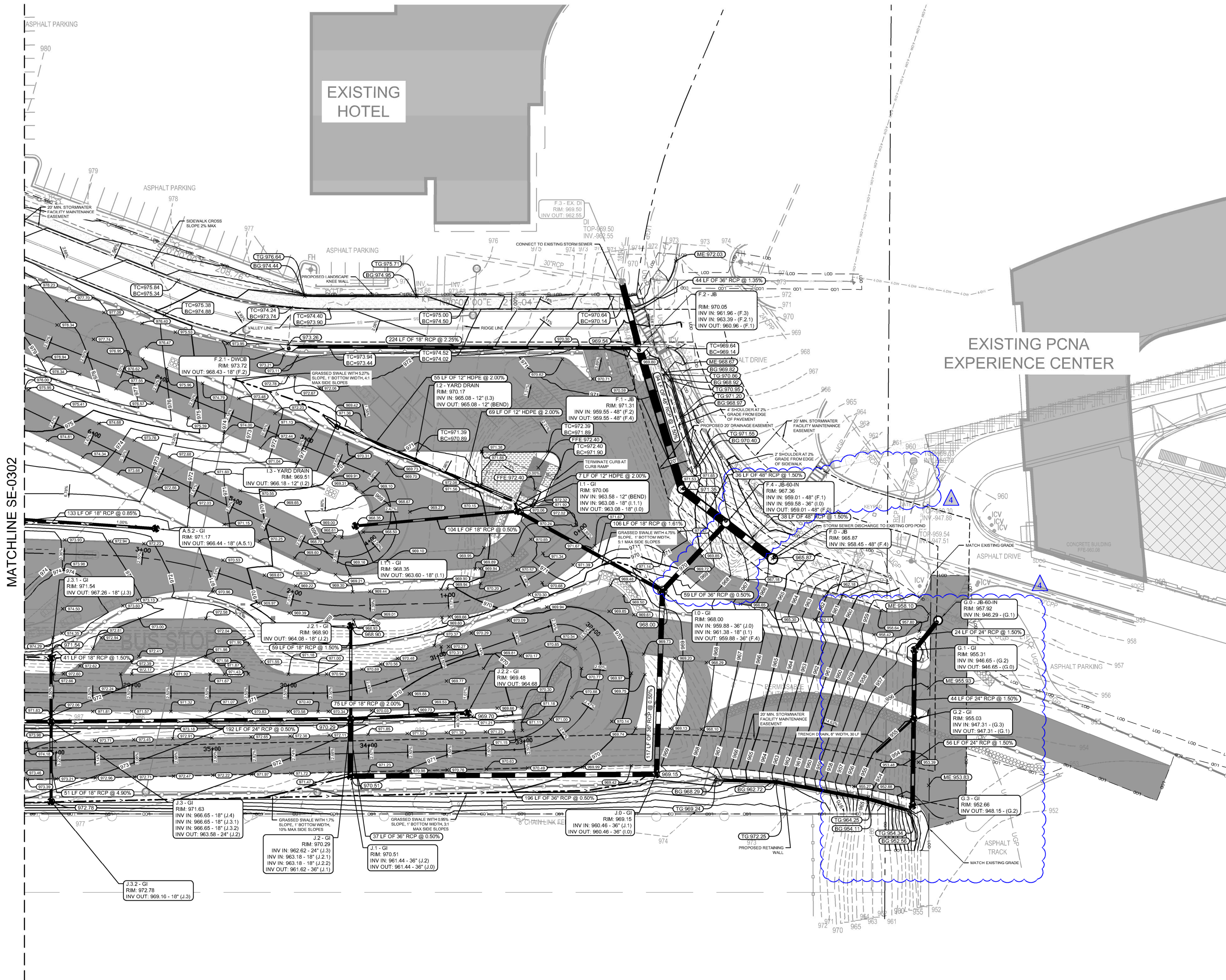
GSWCC LEVEL II #: 0000062135

SCALE	AS SHOWN
DATE	12/20/2021
PROJECT NUMBER	019891011
SHEET NUMBER	SE-0303

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Drawing name: K:\ALP_PRJ\019891003_pena rack extension\CAD\plansheets\SE-0304 - GRADING & DRAINAGE.dwg SE-0304 GRADING & DRAINAGE PLAN Jun 04, 2022 8:42pm by Ebb.Scotch



GRADING & DRAINAGE NOTES:

1. SITE AREA: 30.53 ACRES
DISTURBED AREA: 29.40 ACRES
OTHERWISE NOTED.
2. CRITICAL SPOT GRADES ARE TO PAVEMENT GRADE UNLESS OTHERWISE NOTED.
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STORM DRAINAGE LEGEND:

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- CI HOODED GRATE CURB INLET (GDOT 1019A, TYPE E)
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- YD YARD DRAIN (NDS CATCH BASIN OR COMPARABLE)
- OCS OUTLET CONTROL STRUCTURE (CAST-IN-PLACE)
- - - PROPOSED ROOF DRAIN PIPE
- PROPOSED STORM PIPE

PROJECT TITLE

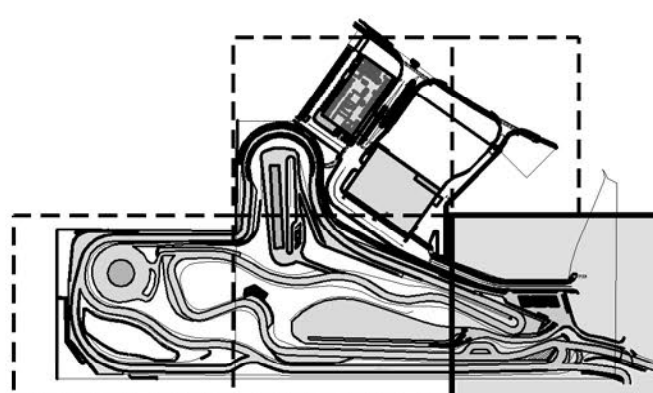
**PCNA ATLANTA
TRACK EXTENSION**
CITY OF HAPEVILLE, FULTON COUNTY

A PROJECT FOR



PORSCHE
ONE PORSCHE DRIVE, ATLANTA, GA 30354

GENERAL NOTES



DATE	REVISION
10/27/2021	LDP INITIAL SUBMITTAL
12/20/2021	100% CLIENT CD SET
01/21/2022	CITY RESUBMITTAL
02/11/2022	CITY RESUBMITTAL 2
02/18/2022	ADDENDUM 1
04/06/2022	ADDENDUM 2
04/12/2022	ADDENDUM 3
06/01/2022	ADDENDUM 4

DRAWN BY: RTS
CHECKED BY: BSW
SHEET TITLE

**GRADING & DRAINAGE PLAN
SE-0304**

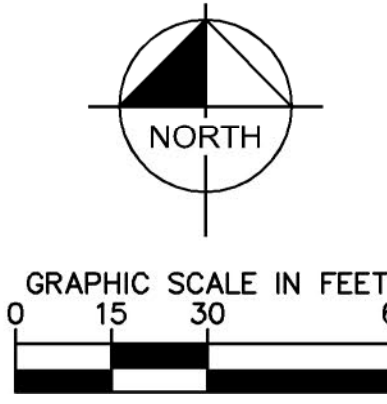
SEAL



GSWCC LEVEL II #: 0000062135

SCALE	AS SHOWN
DATE	12/20/2021
PROJECT NUMBER	019891011
SHEET NUMBER	SE-0304

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CANOPY PLANS

PCNA CANOPIES at PCNA HEADQUARTERS AND
EXPERIENCE CENTER

90% CONSTRUCTION
DOCUMENTS
May 19, 2022



1
CS-000
AERIAL MAP
SCALE: 1" = 400'-0"

PCNA CANOPY SHEET LIST	
Sheet Number	Sheet Name
CS-000	COVER SHEET
CS-001	PV-MODULE SPEC SHEETS
CS-002	CANOPY GENERAL NOTES
CS-003	SCHEDULES, SPECIAL INSPECTION
CS-011	SITE PLAN
CS-200	WALKWAY CANOPY B - FOUNDATION PLAN / COLUMN LAYOUT
CS-201	WALKWAY CANOPY B - FOUNDATION PLAN / COLUMN LAYOUT
CS-202	WALKWAY CANOPY B - FRAMING PLAN
CS-203	WALKWAY CANOPY B - FRAMING PLAN
CS-204	WALKWAY CANOPY B - COMPONENT PLAN
CS-205	WALKWAY CANOPY B - COMPONENT PLAN
CS-206	WALKWAY CANOPY B - PV MODULE LAYOUT
CS-207	WALKWAY CANOPY B - PV MODULE LAYOUT
CS-208	WALKWAY CANOPY B - TRUCK PASS - B-1
CS-209	WALKWAY CANOPY B - TRUCK PASS - B-2
CS-210	WALKWAY CANOPY B - TRUCK PASS - B-3
CS-220	WALKWAY CANOPY B - DETAILS
CS-221	WALKWAY CANOPY B - DETAILS
CS-222	WALKWAY CANOPY B - DETAILS
CS-223	WALKWAY CANOPY B - DETAILS
CS-300	PAVILION CANOPY C - PV MODULE / FOUNDATION / FRAMING
CS-320	PAVILION CANOPY C - DETAILS
CS-400	STAGING AREA D - FOUNDATION / COLUMN LAYOUT
CS-401	STAGING AREA D - PV MODULE / FRAMING
CS-420	STAGING AREA D - DETAILS

PROJECT TEAM

<u>CAMPUS</u> PORSCHE CARS NORTH AMERICA, INC CONTACT: DANIEL BARCHAM P: 770-290-3095 Daniel.Barcham@porsche.us	<u>EPC</u> CHERRY STREET ENERGY CONTACT: DANIEL URIBE P: 470.445.9875 DANIEL@CHERRYSTREETENERGY.COM	<u>PROGRAM MANAGER</u> IMPACT DEVELOPMENT MANAGEMENT CONTACT: CALEB THORNLEY P: 678-633-0312 CThornley@impactdm.com	<u>STRUCTURAL</u> KIMLEY-HORN AND ASSOCIATES, INC CONTACT: JASON MANNERS, P.E., S.E., LEED AP P: 404-900-7012 JASON.MANNERS@KIMLEY-HORN.COM	<u>ELECTRICAL</u> KIMLEY-HORN AND ASSOCIATES, INC CONTACT: CHRISTOPHER HANNA P: 609.236.3271 CHRIS.HANNA@KIMLEY-HORN.COM
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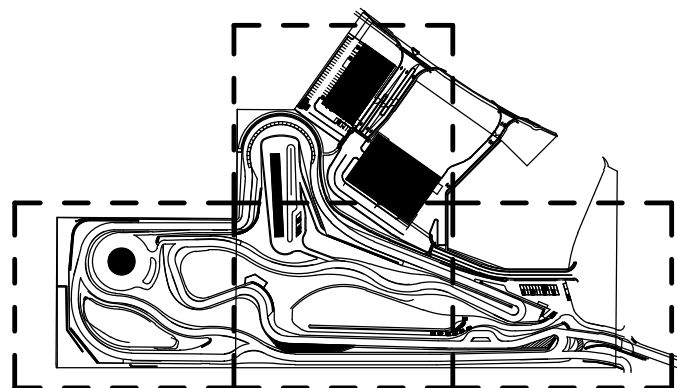
PROJECT TITLE

PCNA ATLANTA
TRACK EXTENSION
CITY OF HAPEVILLE, FULTON COUNTY

A PROJECT FOR



GENERAL NOTES



90% CONSTRUCTION
DOCUMENTS

DATE	REVISION
05/19/2022	90% CONSTRUCTION DOCUMENTS

DRAWN BY: JTM
CHECKED BY: SAM
SHEET TITLE

COVER SHEET

CS-000

SEAL

SCALE	AS SHOWN
DATE	05/19/2022
PROJECT NUMBER	013469022
SHEET NUMBER	CS-000

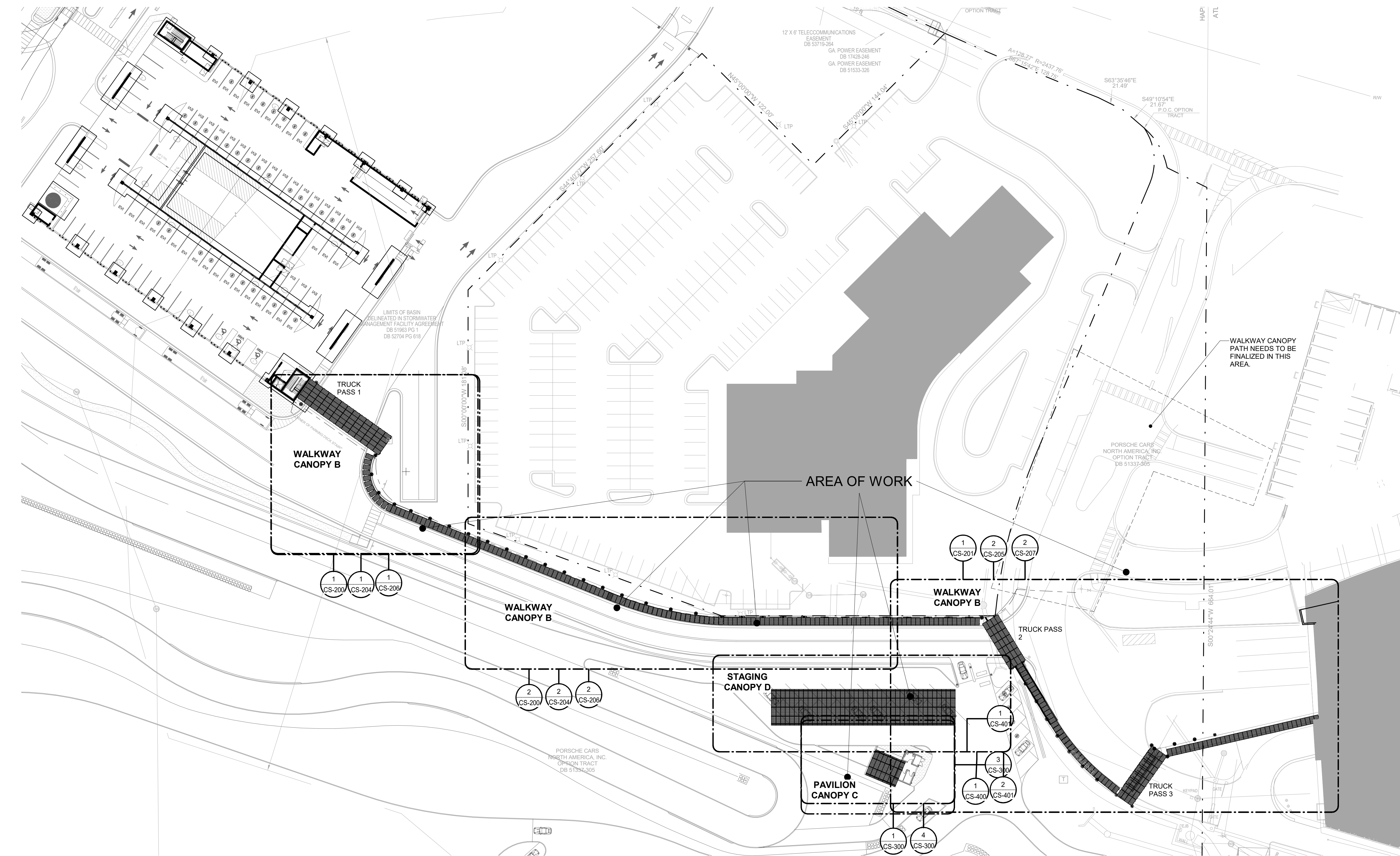
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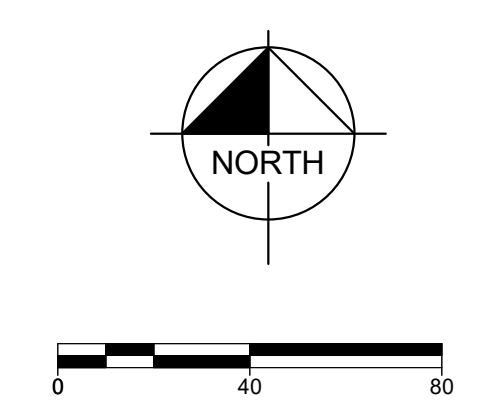
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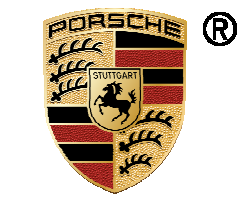
1 OVERALL SITE PLAN
SCALE: 1" = 40'-0"



PROJECT TITLE

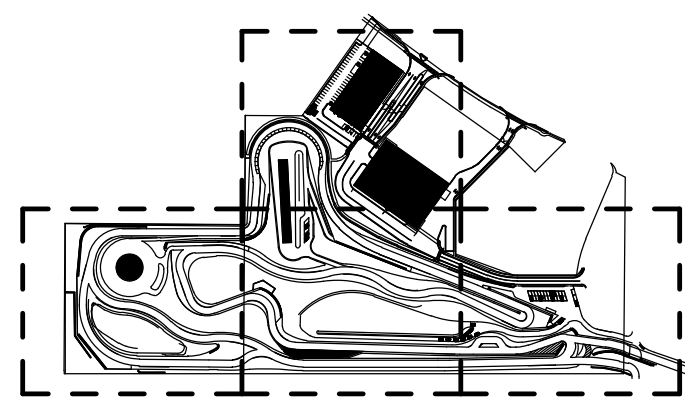
**PCNA ATLANTA
TRACK EXTENSION**
CITY OF HAPEVILLE, FULTON COUNTY

A PROJECT FOR



PORSCHE
ONE PORSCHE DRIVE, ATLANTA, GA 30354

GENERAL NOTES



90% CONSTRUCTION
DOCUMENTS

DATE	REVISION
05/19/2022	90% CONSTRUCTION DOCUMENTS

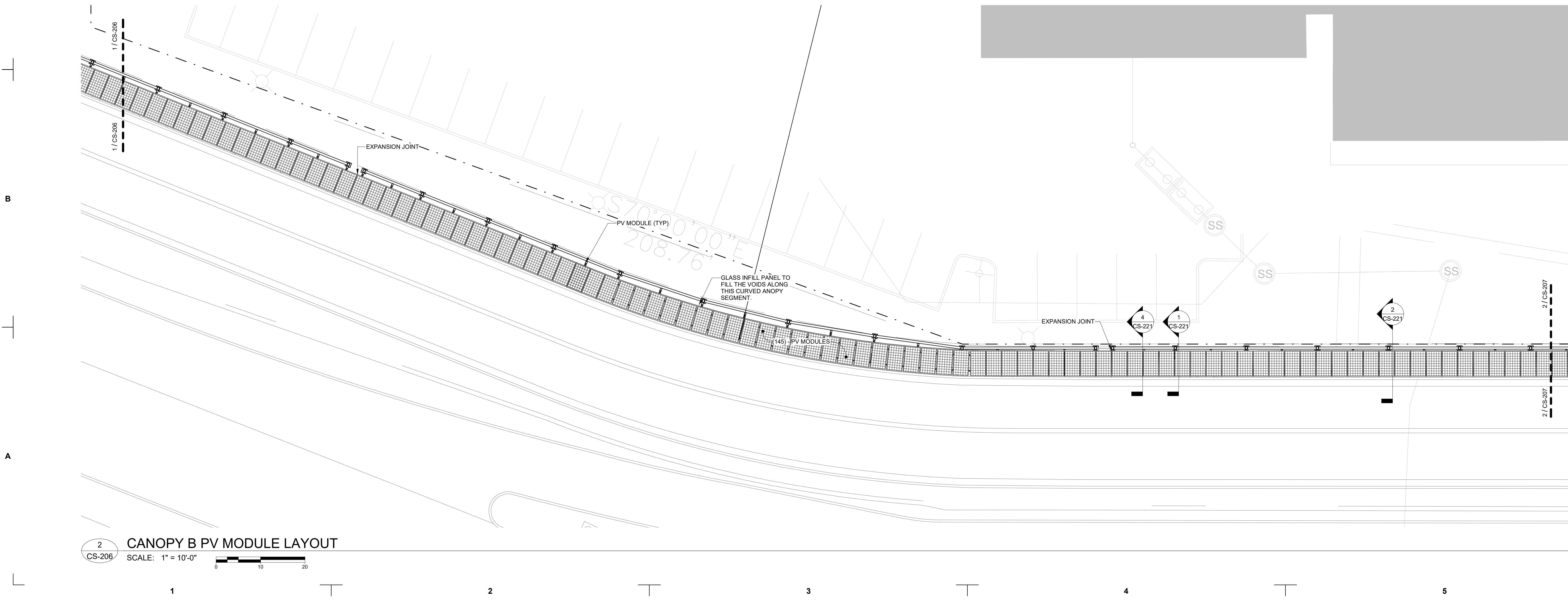
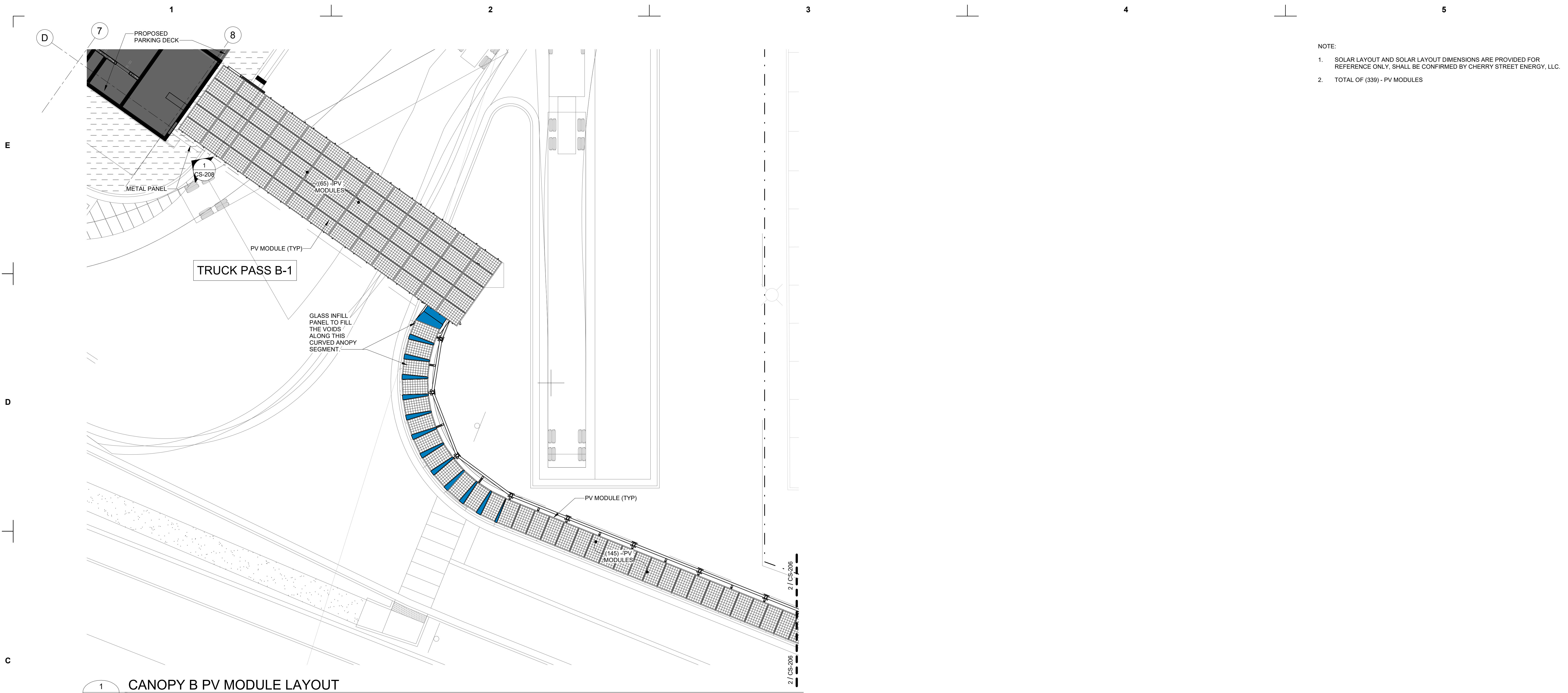
DRAWN BY: JTM
CHECKED BY: SAM
SHEET TITLE

SITE PLAN

CS-011

SEAL

SCALE	AS SHOWN
DATE	05/19/2022
PROJECT NUMBER	013469022
SHEET NUMBER	CS-011



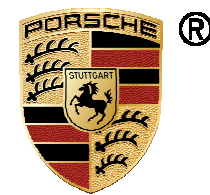
- NOTE:
1. SOLAR LAYOUT AND SOLAR LAYOUT DIMENSIONS ARE PROVIDED FOR REFERENCE ONLY. SHALL BE CONFIRMED BY CHERRY STREET ENERGY, LLC.
 2. TOTAL OF (339) - PV MODULES

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11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE (770) 819-4280
WWW.KIMLEY-HORN.COM

PROJECT TITLE

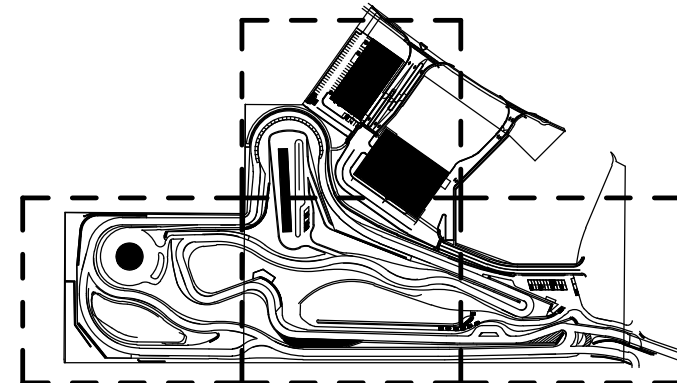
PCNA ATLANTA
TRACK EXTENSION
CITY OF HAPEVILLE, FULTON COUNTY

A PROJECT FOR



PORSCHE
ONE PORSCHE DRIVE, ATLANTA, GA 30354

GENERAL NOTES



90% CONSTRUCTION
DOCUMENTS

DATE	REVISION
05/19/2022	90% CONSTRUCTION DOCUMENTS

DRAWN BY: JTM
CHECKED BY: SAM
SHEET TITLE

WALKWAY CANOPY B - PV MODULE
LAYOUT

CS-206

SEAL

SCALE	AS SHOWN
DATE	05/19/2022
PROJECT NUMBER	013469022
SHEET NUMBER	CS-206

E

D

C

B

A

NOTE:

1. SOLAR LAYOUT AND SOLAR LAYOUT DIMENSIONS ARE PROVIDED FOR REFERENCE ONLY. SHALL BE CONFIRMED BY CHERRY STREET ENERGY, LLC.
2. TOTAL OF (339) - PV MODULES

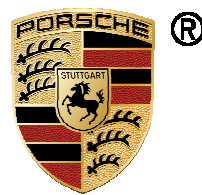
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ALPHARETTA, GEORGIA 30009
PHONE (770) 819-4280
WWW.KIMLEY-HORN.COM

PROJECT TITLE

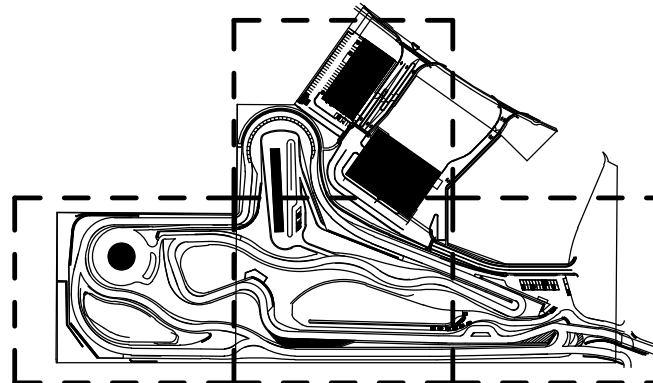
PCNA ATLANTA
TRACK EXTENSION
CITY OF HAPEVILLE, FULTON COUNTY

A PROJECT FOR



PORSCHE
ONE PORSCHE DRIVE, ATLANTA, GA 30354

GENERAL NOTES



90% CONSTRUCTION
DOCUMENTS

DATE	REVISION
05/19/2022	90% CONSTRUCTION DOCUMENTS

DRAWN BY: JTM
CHECKED BY: SAM
SHEET TITLE

WALKWAY CANOPY B - PV MODULE
LAYOUT

CS-207

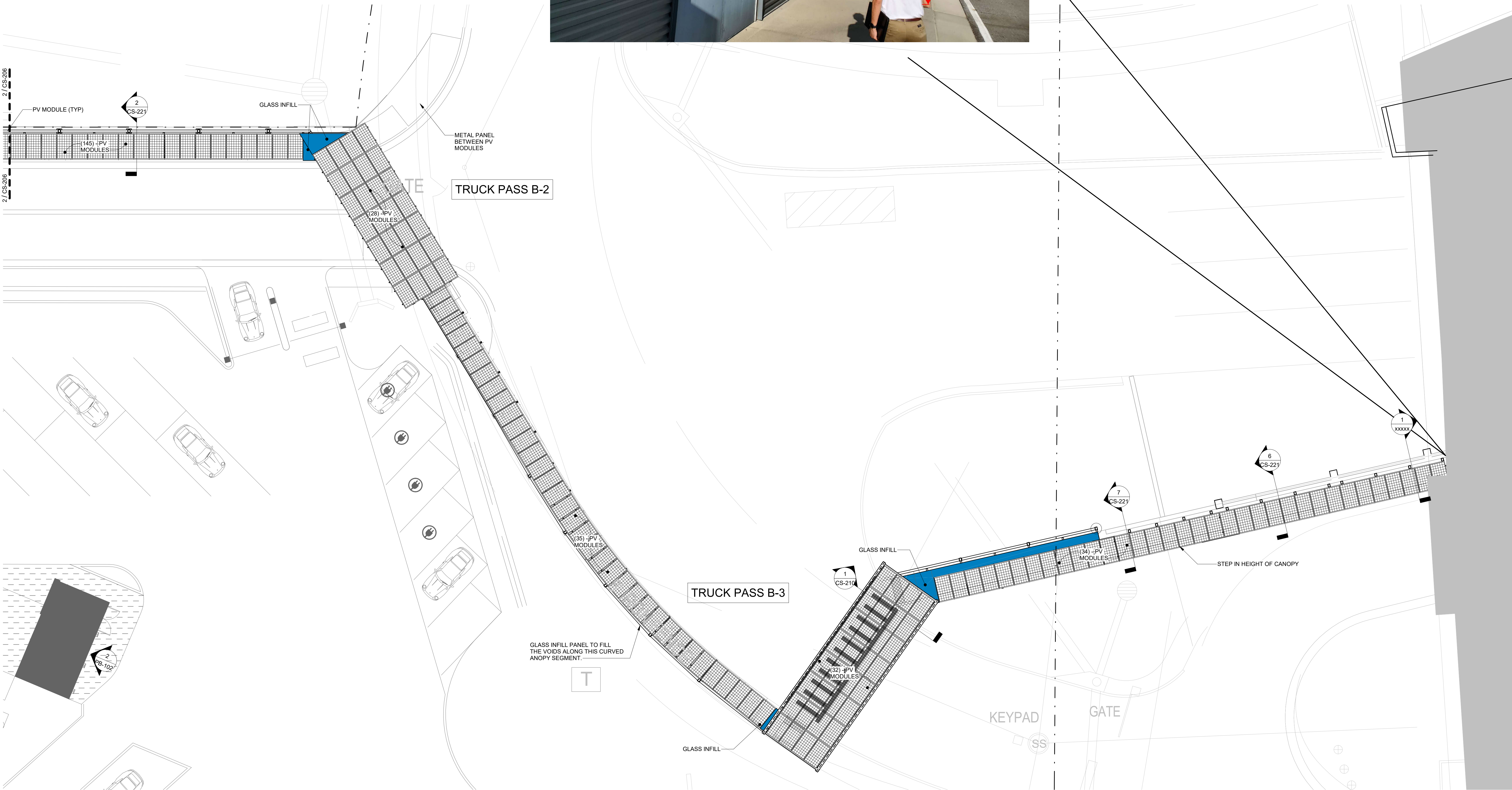
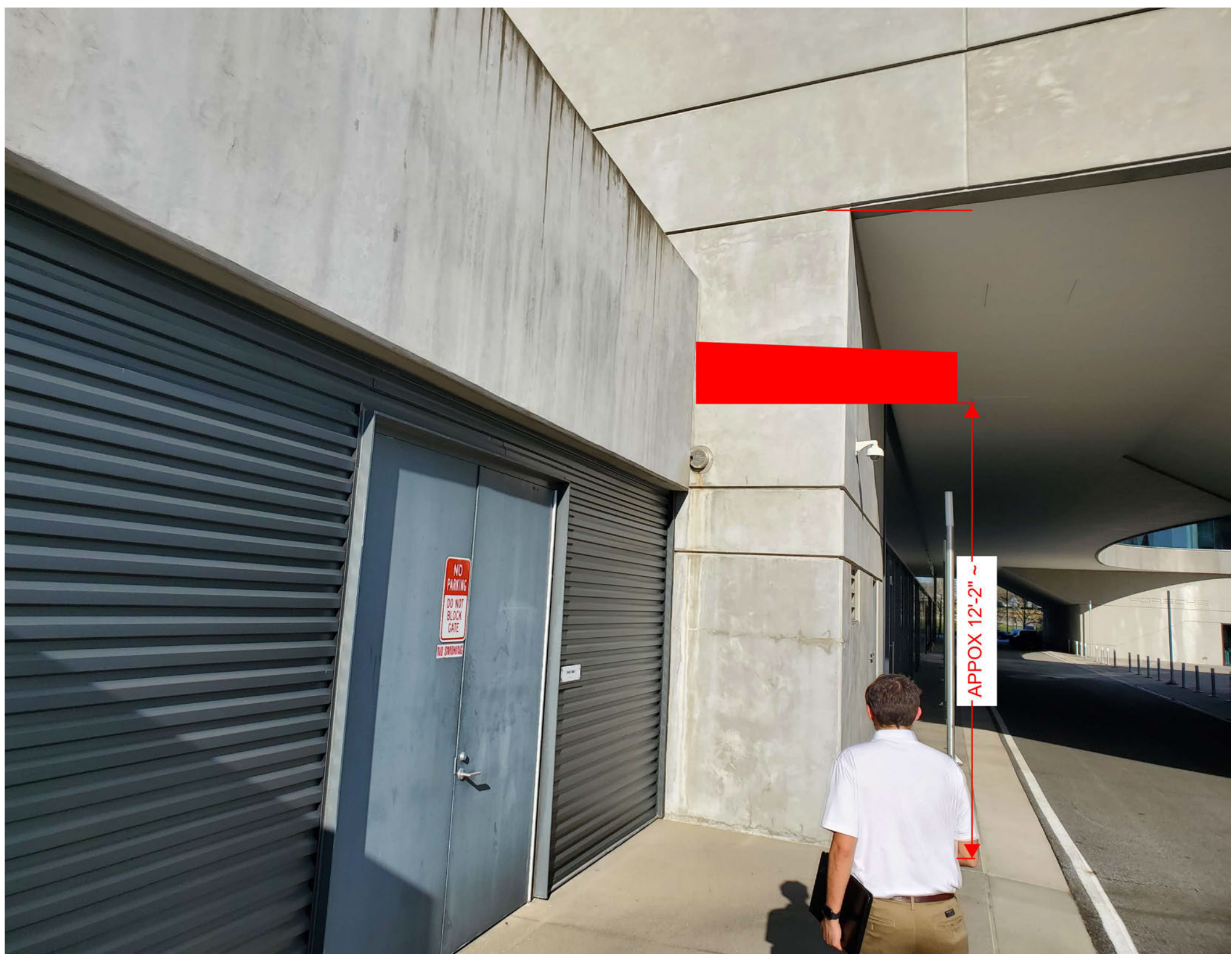
SEAL

SCALE AS SHOWN

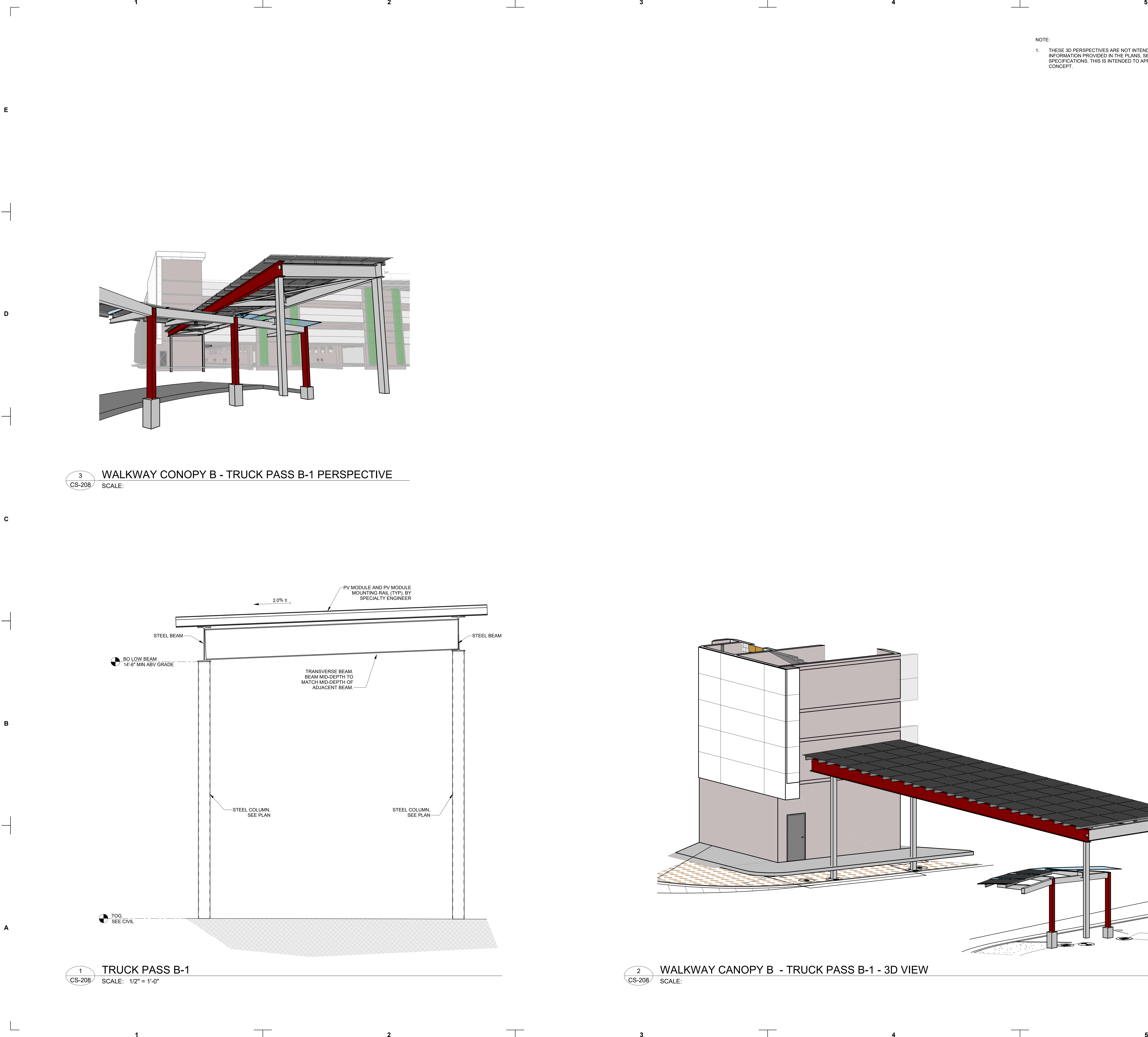
DATE 05/19/2022

PROJECT NUMBER 013469022

SHEET NUMBER CS-207



2 CANOPY B PV MODULE LAYOUT
SCALE: 1" = 10'-0"



NOTE:
1. THESE 3D PERSPECTIVES ARE NOT INTENDED TO REPLACE THE DESIGN INFORMATION PROVIDED IN THE PLANS, SECTIONS, DETAILS, NOTES, AND SPECIFICATIONS. THIS IS INTENDED TO APPROXIMATELY REFLECT THE DESIGN CONCEPT.

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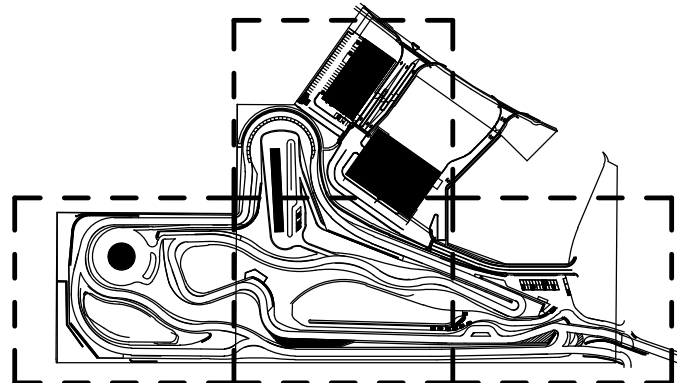
PROJECT TITLE

PCNA ATLANTA
TRACK EXTENSION
CITY OF HAPEVILLE, FULTON COUNTY

A PROJECT FOR



GENERAL NOTES



90% CONSTRUCTION
DOCUMENTS

DATE	REVISION
05/19/2022	90% CONSTRUCTION DOCUMENTS

DRAWN BY: JTM
CHECKED BY: SAM
SHEET TITLE

WALKWAY CANOPY B - TRUCK PASS -
B-1

CS-208

SEAL

SCALE	AS SHOWN
DATE	05/19/2022
PROJECT NUMBER	013469022
SHEET NUMBER	CS-208

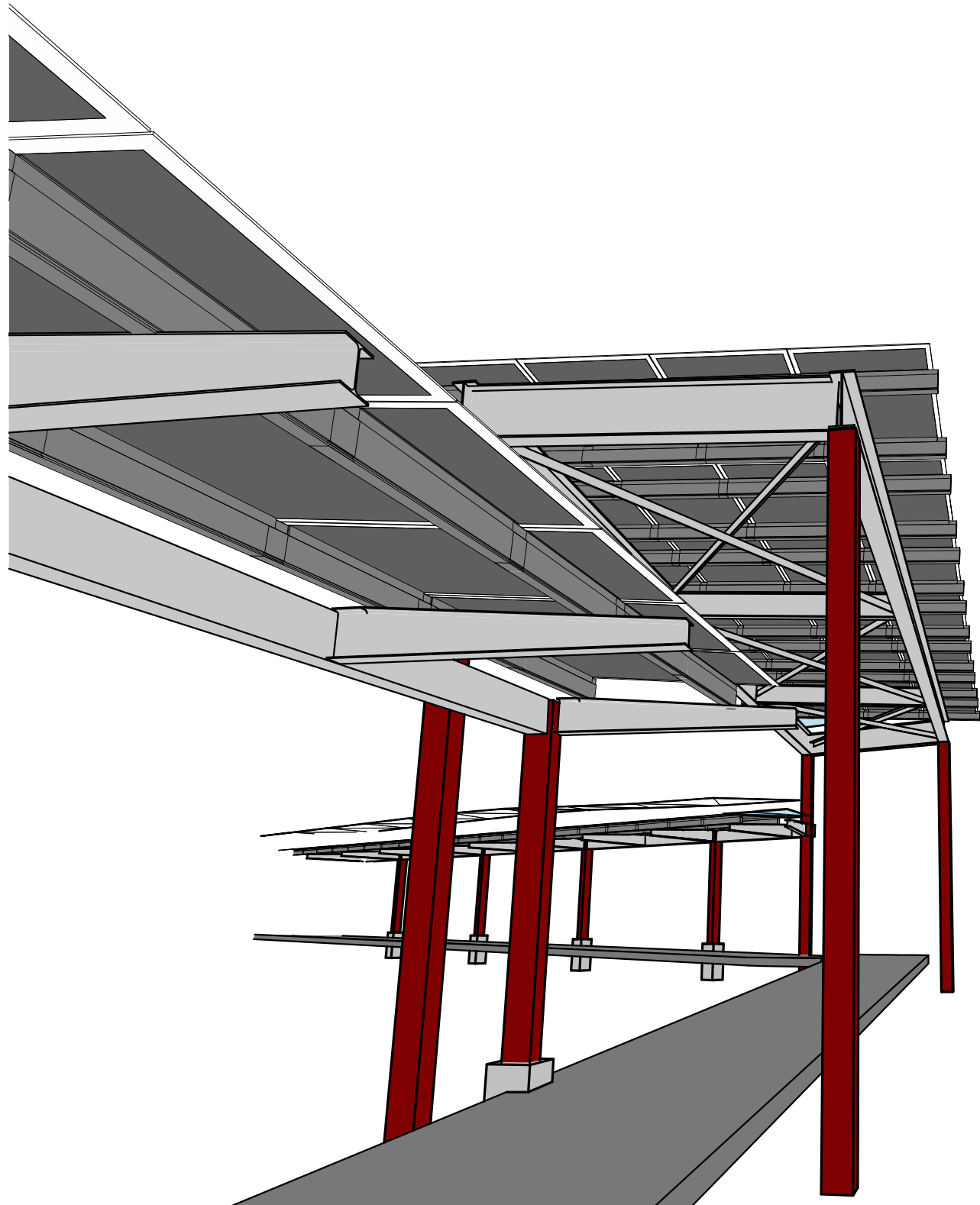
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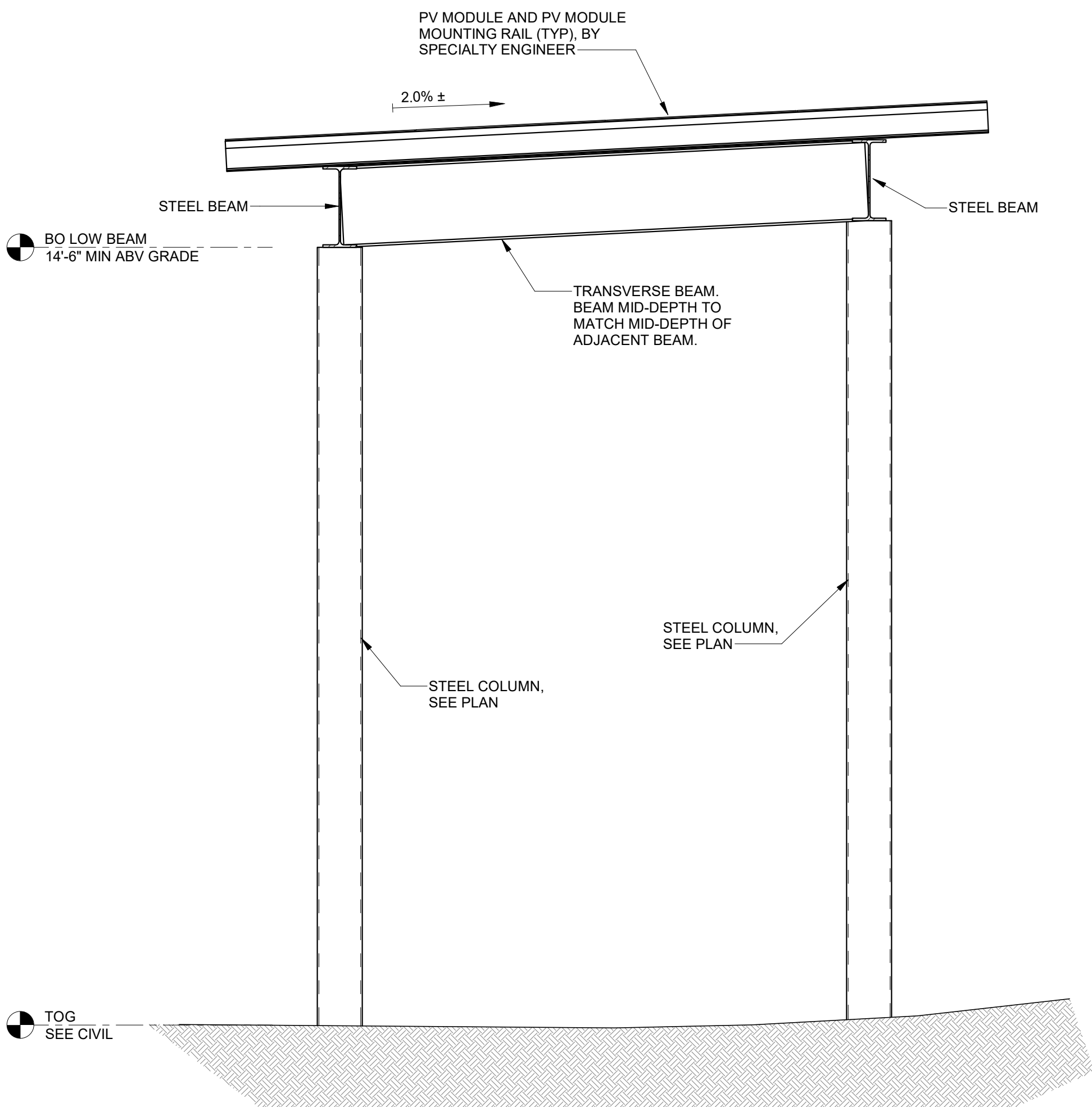
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B

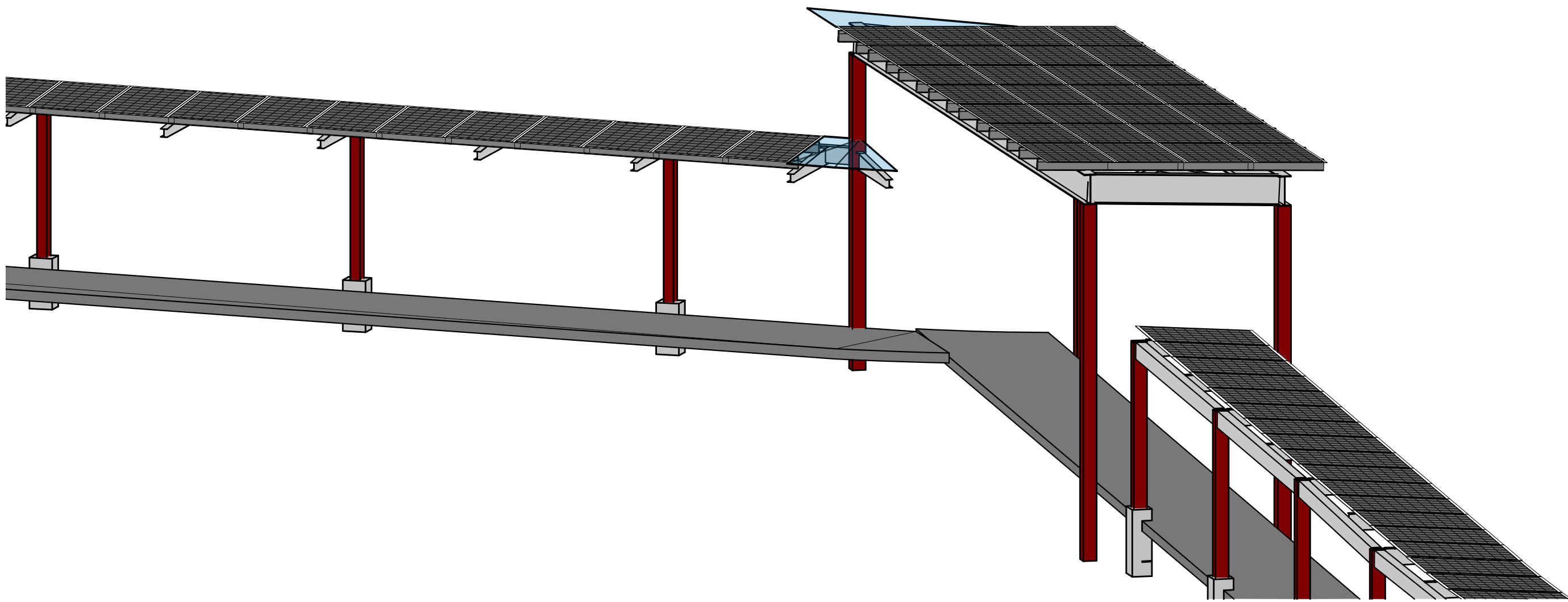
A



3 WALKWAY CANOPY B - TRUCK PASS 2 - PERSPECTIVE
CS-209 SCALE:



1 TRUCK PASS B-2
CS-209 SCALE: 1/2" = 1'-0"

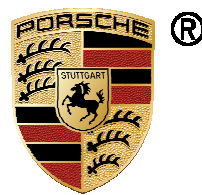


2 WALKWAY CANOPY B - TRUCK PASS 2 - 3D VIEW
CS-209 SCALE:

PROJECT TITLE

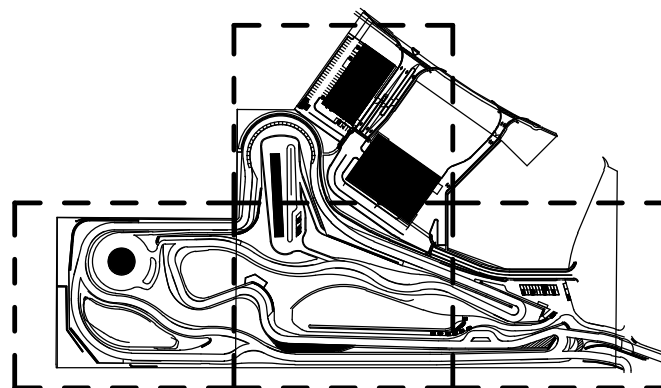
PCNA ATLANTA
TRACK EXTENSION
CITY OF HAPEVILLE, FULTON COUNTY

A PROJECT FOR



PORSCHE
ONE PORSCHE DRIVE, ATLANTA, GA 30354

GENERAL NOTES



90% CONSTRUCTION
DOCUMENTS

DATE	REVISION
05/19/2022	90% CONSTRUCTION DOCUMENTS

DRAWN BY: JTM
CHECKED BY: SAM
SHEET TITLE

WALKWAY CANOPY B - TRUCK PASS -
B-2

CS-209

SEAL

SCALE	AS SHOWN
DATE	05/19/2022
PROJECT NUMBER	013469022
SHEET NUMBER	CS-209

12345

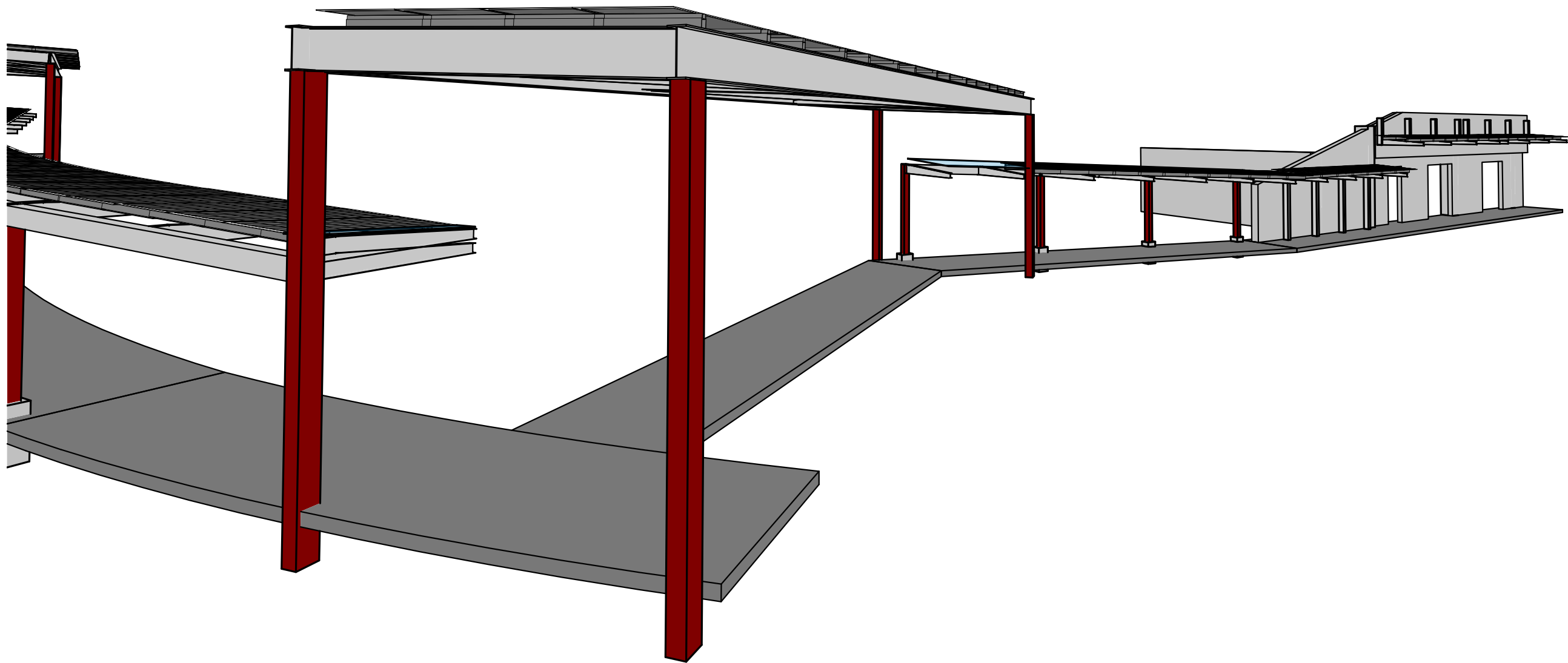
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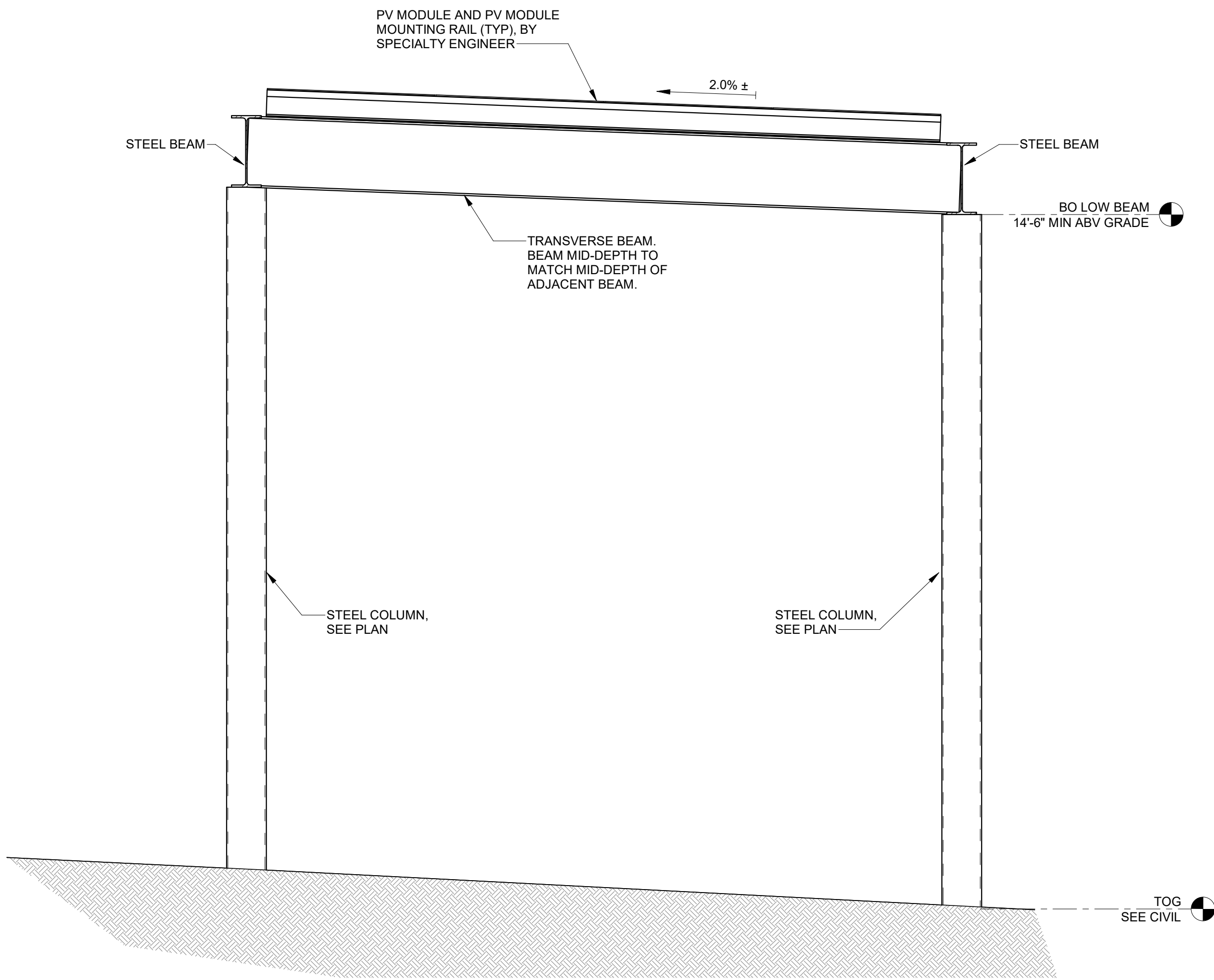
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A



3 WALKWAY CANOPY B - TRUCK PASS B-3 - PERSPECTIVE

CS-210 SCALE:

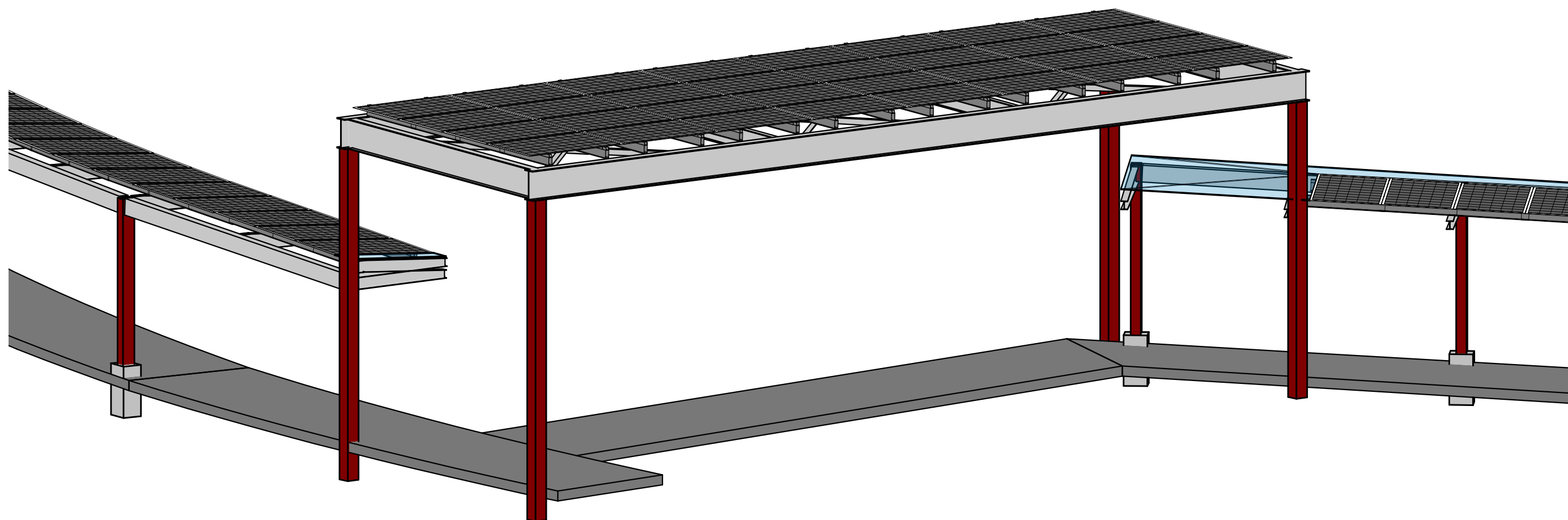


1 TRUCK PASS B-3

CS-210 SCALE: 1/2" = 1'-0"

2 WALKWAY CANOPY B - TRUCK PASS B-3 -3D VIEW

CS-210 SCALE:



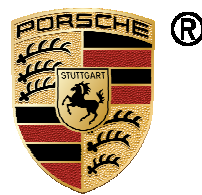
NOTE:
1. THESE 3D PERSPECTIVES ARE NOT INTENDED TO REPLACE THE DESIGN INFORMATION PROVIDED IN THE PLANS, SECTIONS, DETAILS, NOTES, AND SPECIFICATIONS. THIS IS INTENDED TO APPROXIMATELY REFLECT THE DESIGN CONCEPT.

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PROJECT TITLE

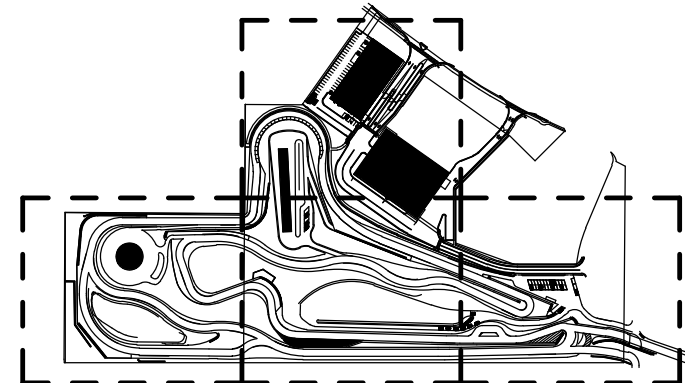
PCNA ATLANTA
TRACK EXTENSION
CITY OF HAPEVILLE, FULTON COUNTY

A PROJECT FOR



PORSCHE
ONE PORSCHE DRIVE, ATLANTA, GA 30354

GENERAL NOTES



90% CONSTRUCTION
DOCUMENTS

DATE	REVISION
05/19/2022	90% CONSTRUCTION DOCUMENTS

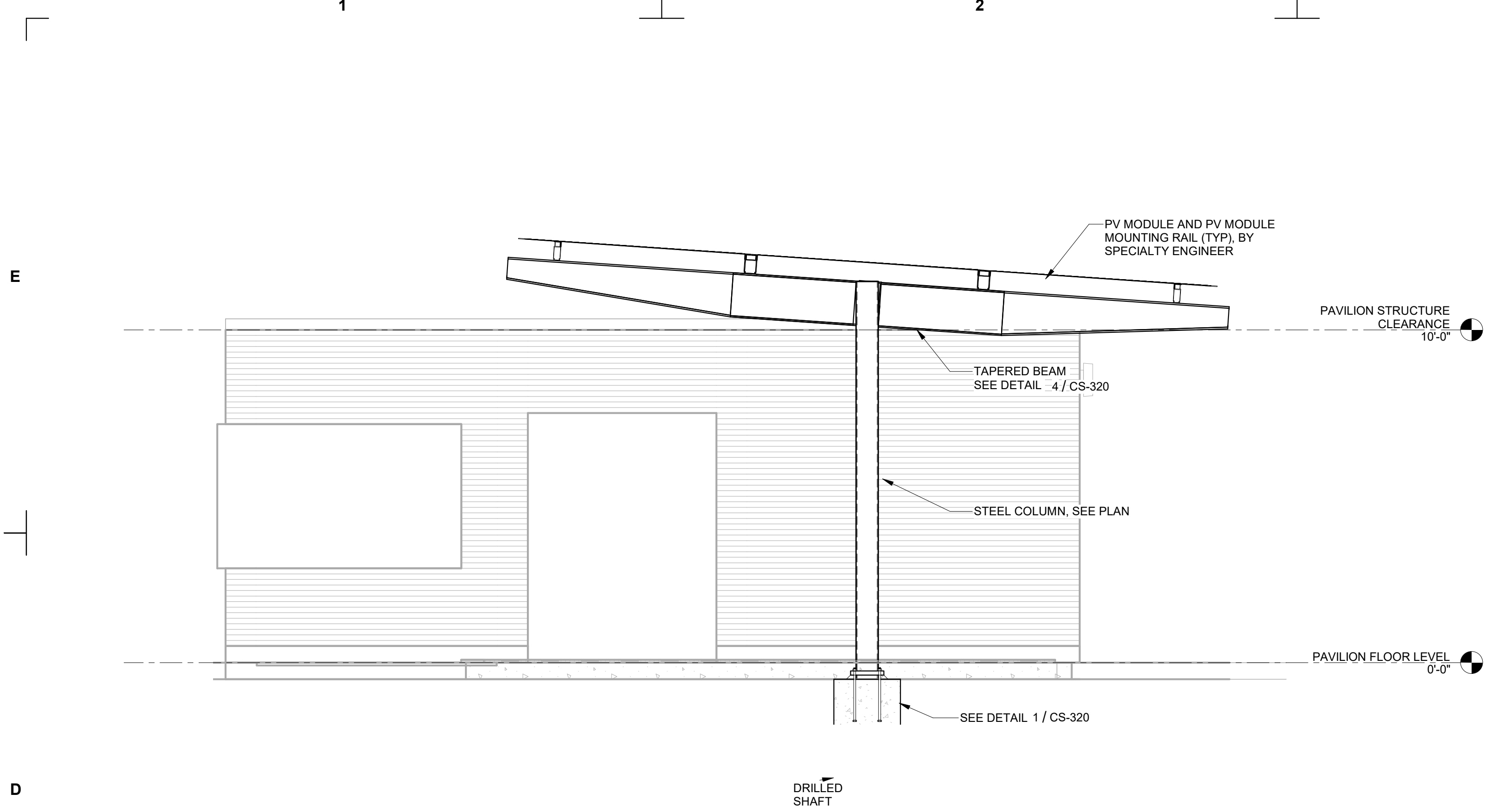
DRAWN BY: JTM
CHECKED BY: SAM
SHEET TITLE

WALKWAY CANOPY B - TRUCK PASS -
B-3

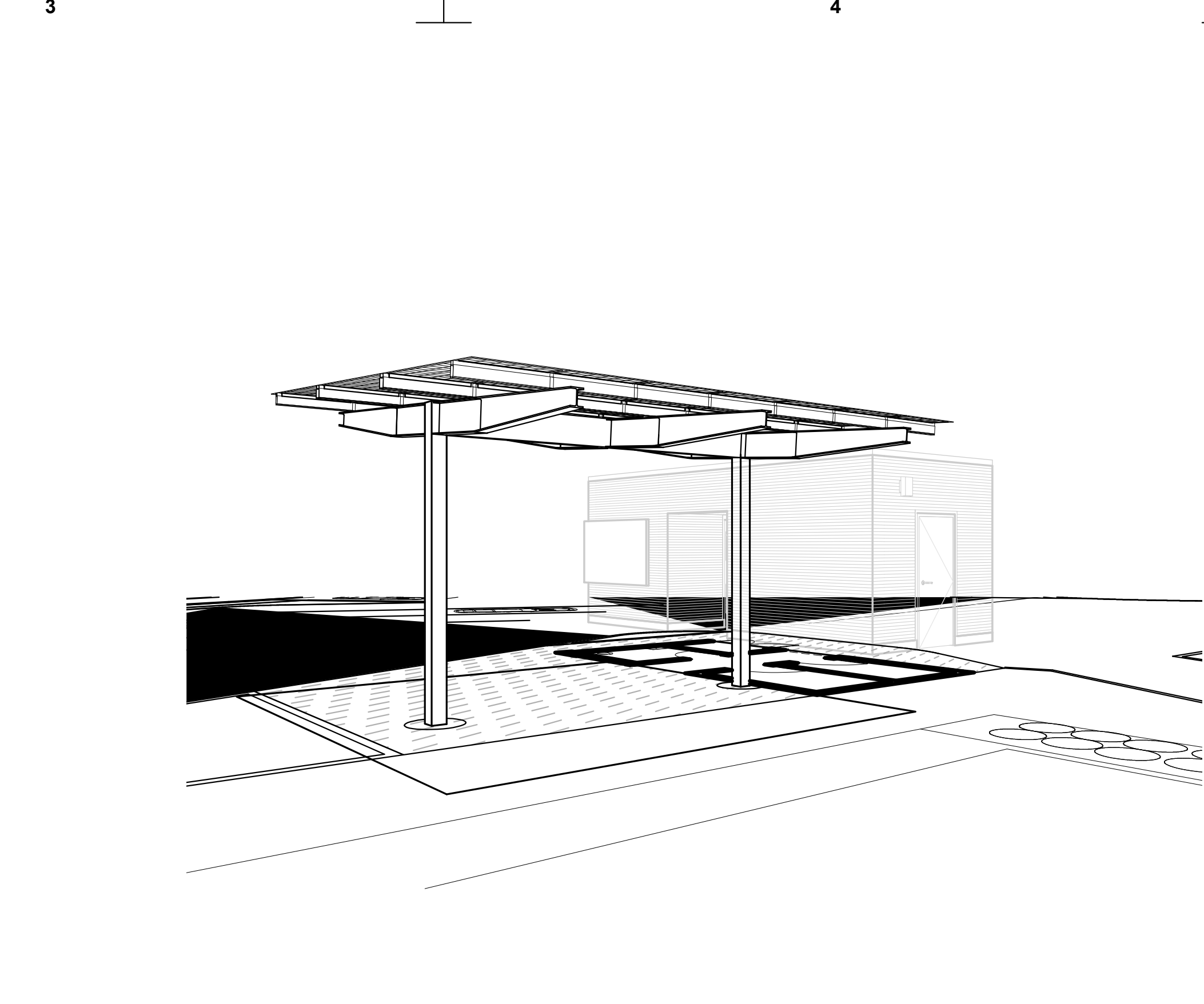
CS-210

SEAL

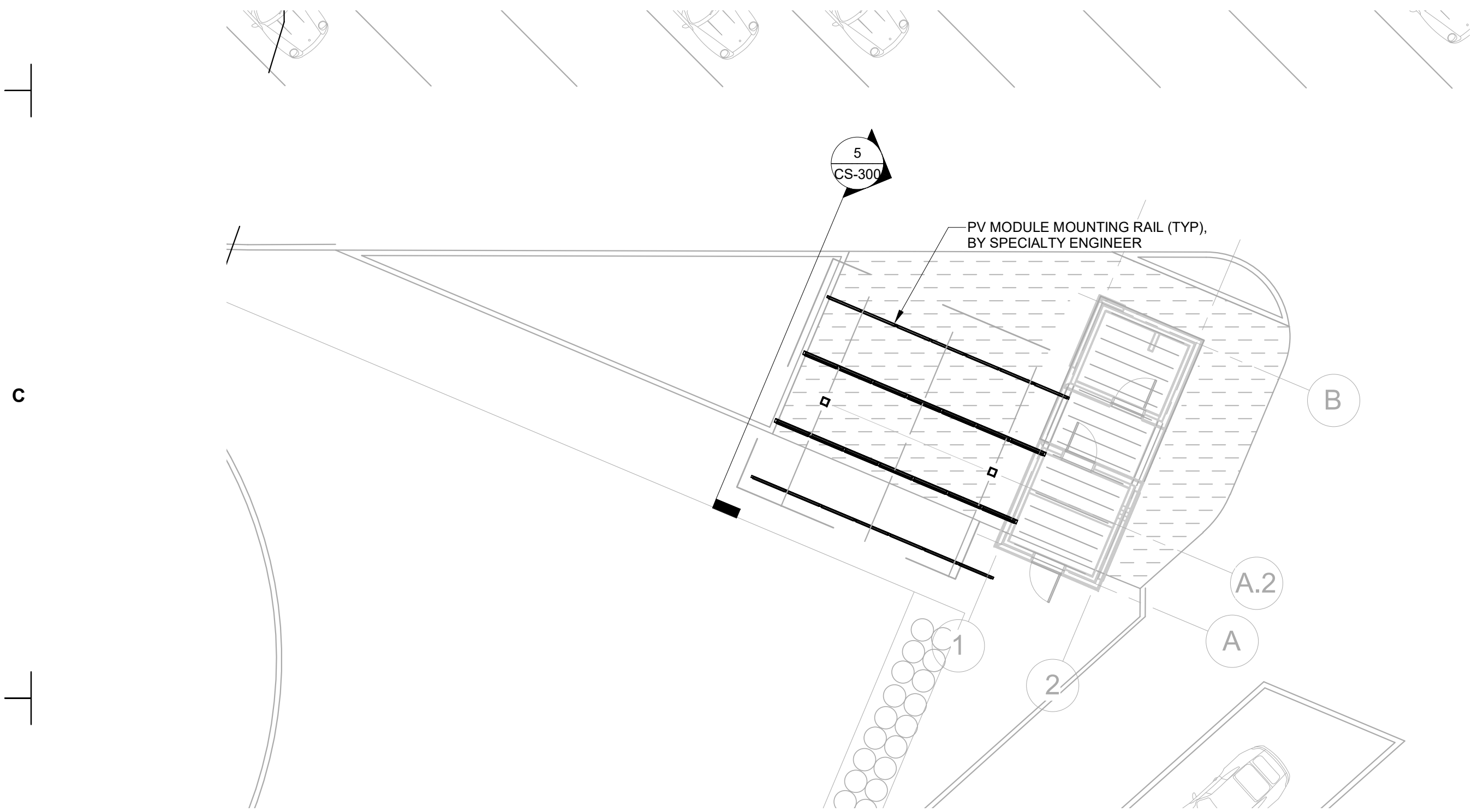
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DATE	05/19/2022
PROJECT NUMBER	013469022
SHEET NUMBER	CS-210



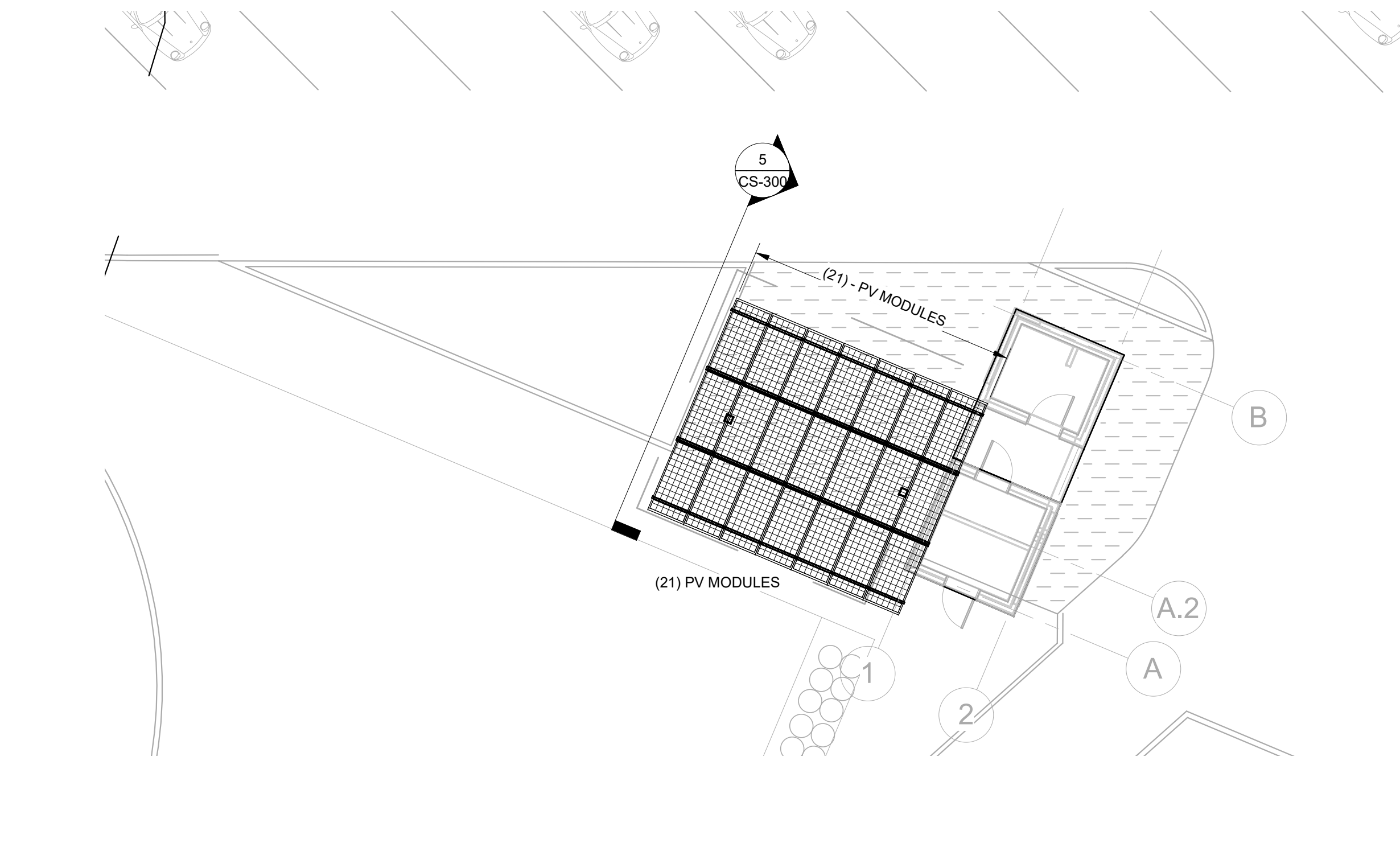
5 PAVILION CANOPY C - TYPICAL SECTION
SCALE: 3/8" = 1'-0"



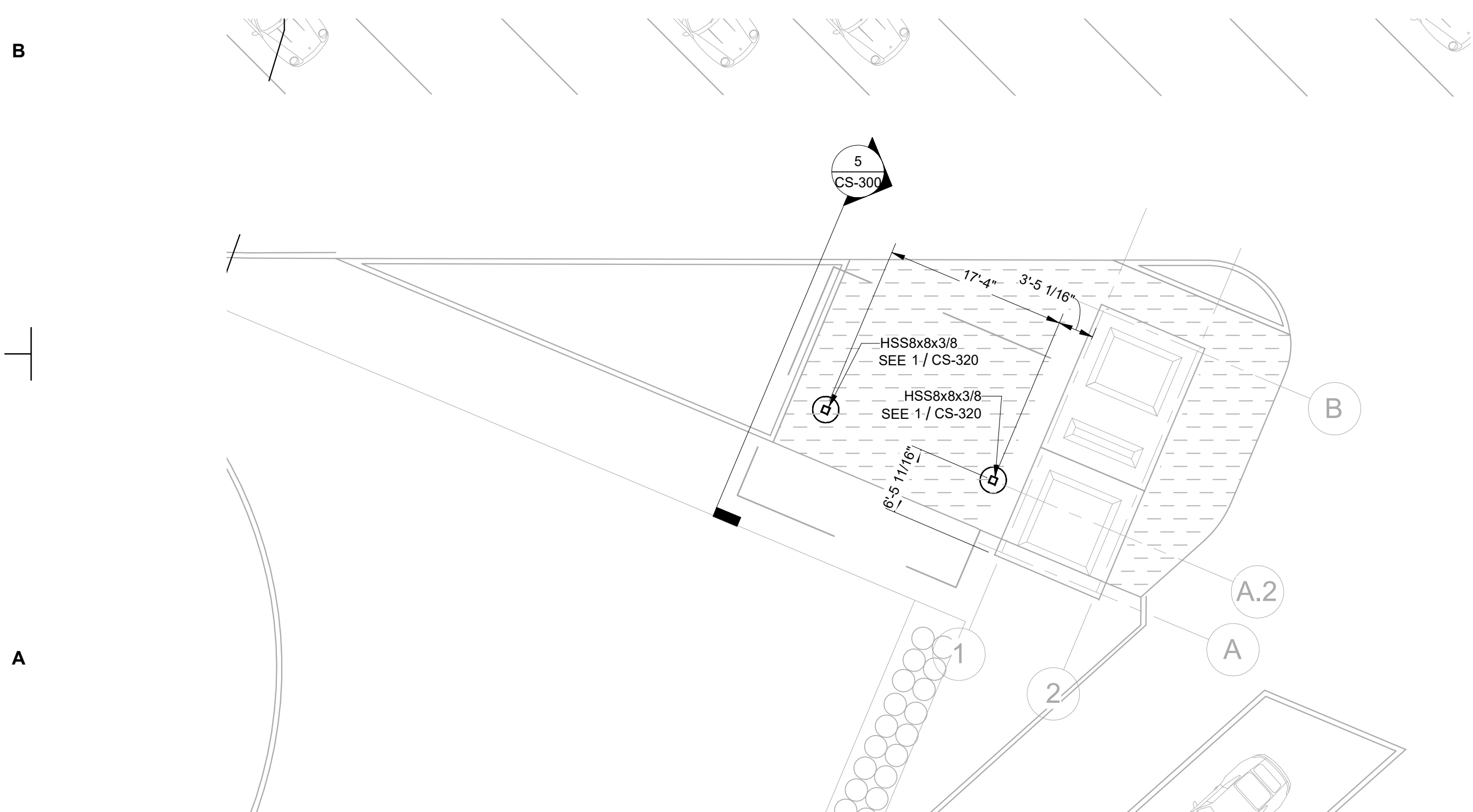
6 PAVILION CANOPY C - ISOMETRIC VIEW
SCALE:



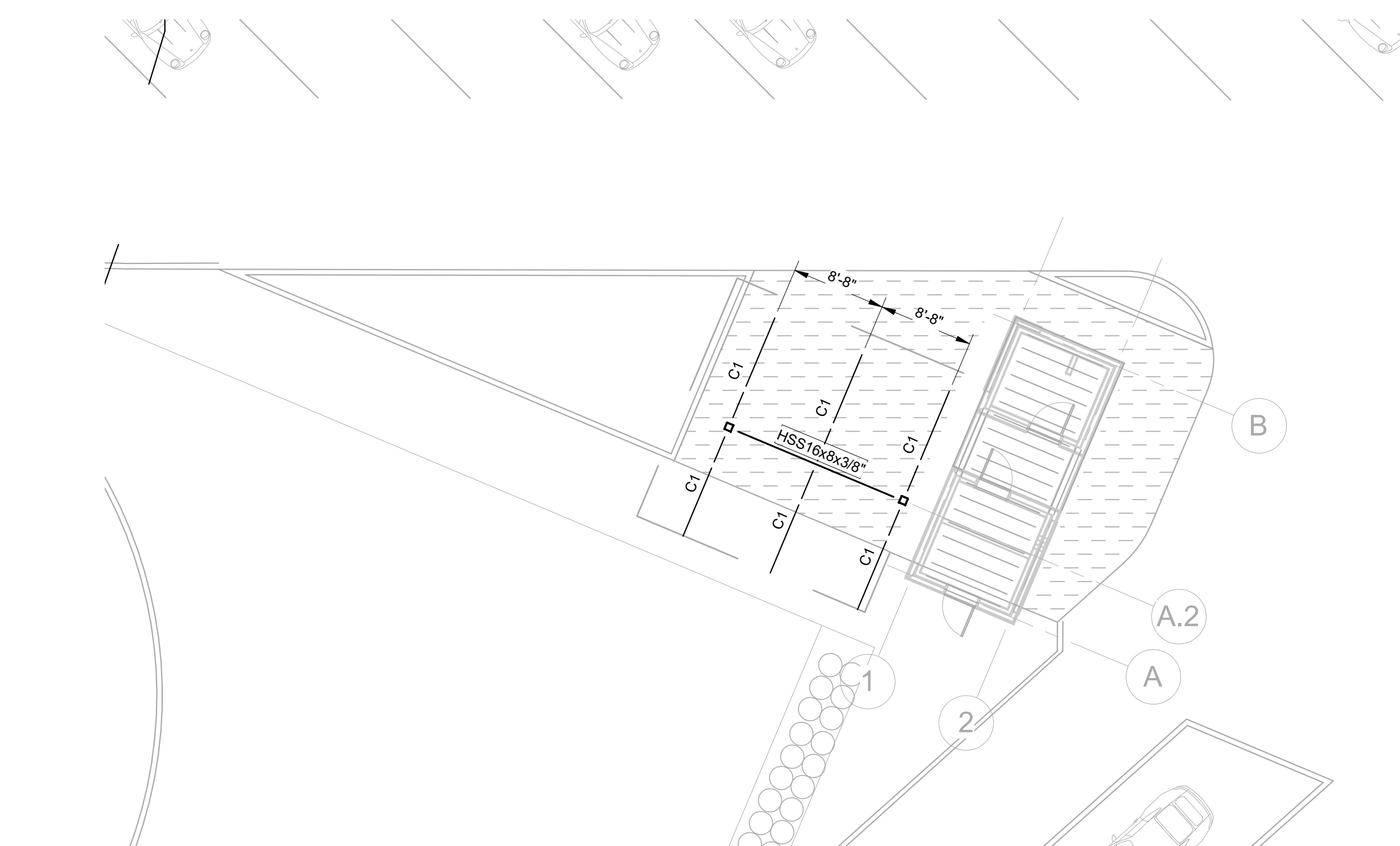
3 PAVILION CANOPY C - COMPONENT PLAN
SCALE: 1" = 10'-0"



4 PAVILION CANOPY C - PV MODULE LAYOUT
SCALE: 1" = 10'-0"



1 PAVILION CANOPY C - FOUNDATION / COLUMN PLAN
SCALE: 1" = 10'-0"



2 PAVILION CANOPY C - FRAMING PLAN
SCALE: 1" = 10'-0"

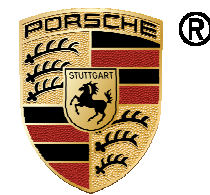
- NOTE:
- SOLAR LAYOUT AND SOLAR LAYOUT DIMENSIONS ARE PROVIDED FOR REFERENCE ONLY, SHALL BE CONFIRMED BY CHERRY STREET ENERGY, LLC.
 - TOTAL OF (21) - PV MODULES
 - REFER TO THE STRUCTURAL GENERAL NOTES SHEET, CS-002, FOR STRUCTURAL STEEL SPECIFICATION REQUIREMENTS.
 - STRUCTURAL DESIGN LOADS FOR THE STRUCTURAL STEEL CANOPY ARE INCLUDED IN THE DESIGN LOADS SECTION OF THE STRUCTURAL GENERAL NOTES SHEET, CS-002.
 - STRUCTURAL STEEL CONNECTIONS FOR THE CANOPY FRAMING ARE DELEGATED DESIGN TO BE PERFORMED BY THE STRUCTURAL STEEL FABRICATOR'S ENGINEER.
 - FOR TYPICAL COLUMN BASE PLATE, REFER TO DETAILS2 / CS-320
 - PV MODULE MOUNTING RAIL BY SPECIALTY ENGINEER.

NOTE: PAVILION BUILDING SCOPE OF WORK - INCLUDING THE BUILDING WALLS, COLUMNS, AND BUILDING ROOF ARE NOT INCLUDED IN CONTRACT (NIC).

PROJECT TITLE

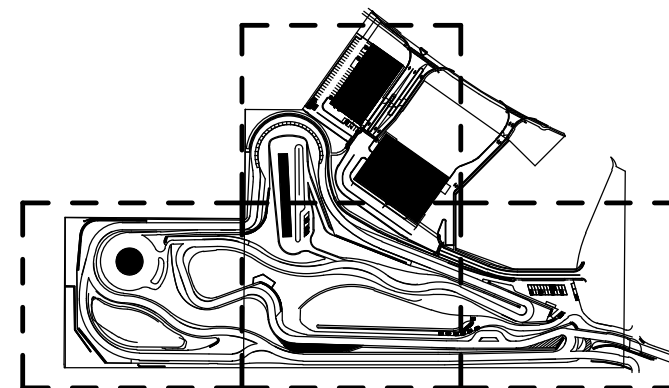
**PCNA ATLANTA
TRACK EXTENSION**
CITY OF HAVENVILLE, FULTON COUNTY

A PROJECT FOR



PORSCHE
ONE PORSCHE DRIVE, ATLANTA, GA 30354

GENERAL NOTES



90% CONSTRUCTION
DOCUMENTS

DATE	REVISION
05/19/2022	90% CONSTRUCTION DOCUMENTS

DRAWN BY: JTM
CHECKED BY: SAM
SHEET TITLE

PAVILION CANOPY C - PV MODULE /
FOUNDATION / FRAMING

CS-300

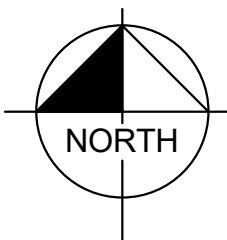
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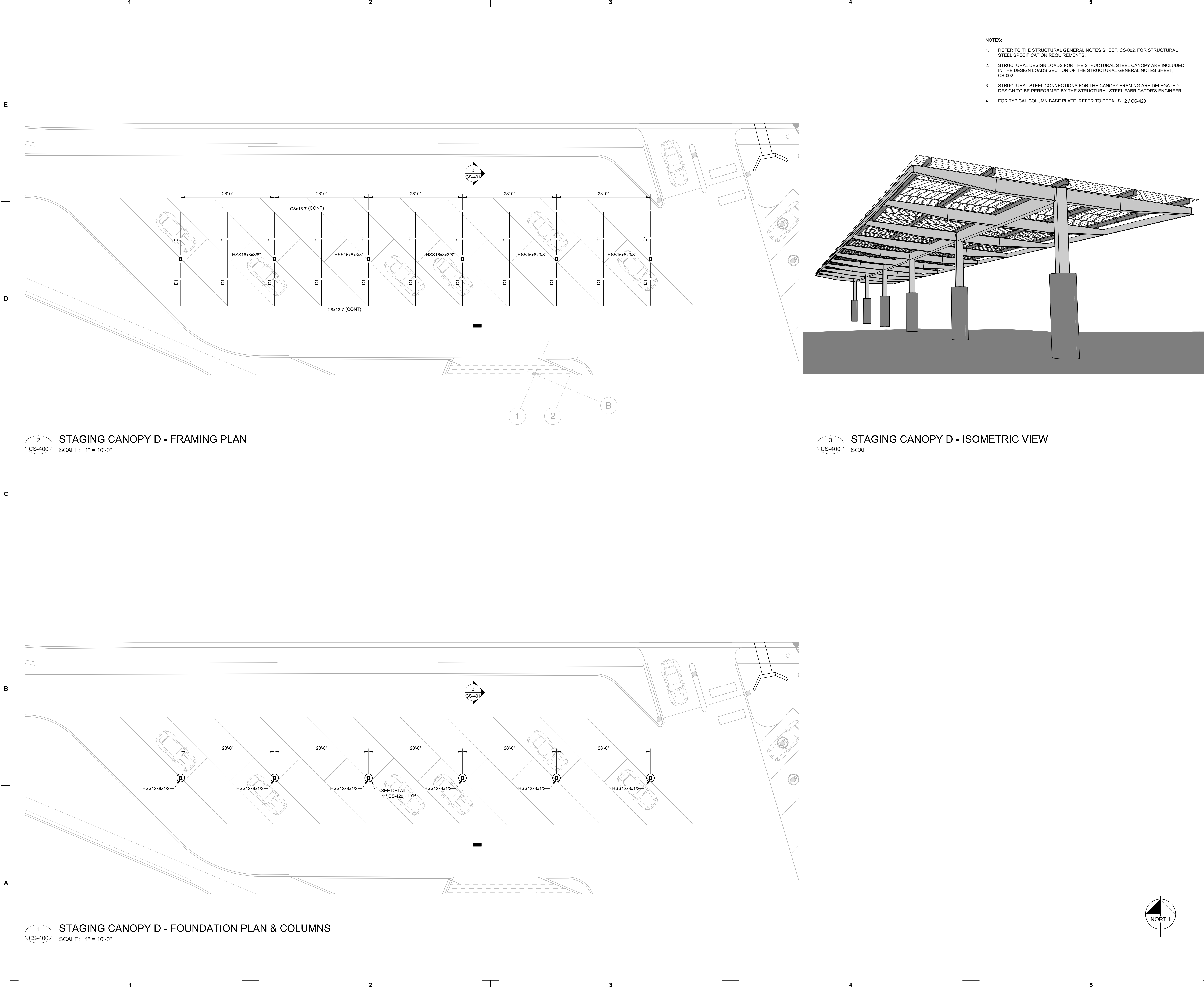
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DATE 05/19/2022

PROJECT NUMBER 013469022

SHEET NUMBER CS-300





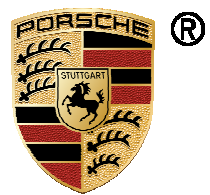
- NOTES:
1. REFER TO THE STRUCTURAL GENERAL NOTES SHEET, CS-002, FOR STRUCTURAL STEEL SPECIFICATION REQUIREMENTS.
 2. STRUCTURAL DESIGN LOADS FOR THE STRUCTURAL STEEL CANOPY ARE INCLUDED IN THE DESIGN LOADS SECTION OF THE STRUCTURAL GENERAL NOTES SHEET, CS-002.
 3. STRUCTURAL STEEL CONNECTIONS FOR THE CANOPY FRAMING ARE DELEGATED DESIGN TO BE PERFORMED BY THE STRUCTURAL STEEL FABRICATOR'S ENGINEER.
 4. FOR TYPICAL COLUMN BASE PLATE, REFER TO DETAILS 2 / CS-420

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PROJECT TITLE

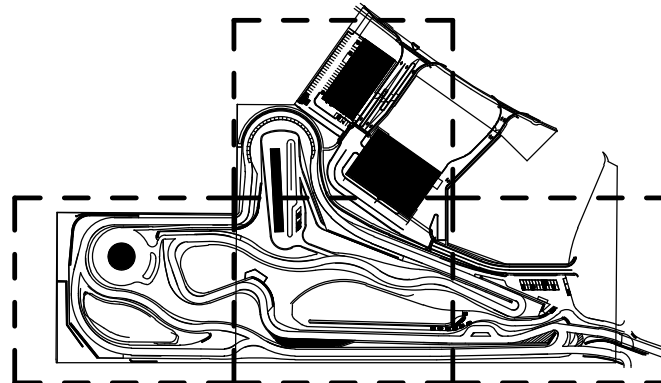
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CITY OF HAPEVILLE, FULTON COUNTY

A PROJECT FOR



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GENERAL NOTES



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DOCUMENTS

DATE	REVISION
05/19/2022	90% CONSTRUCTION DOCUMENTS

DRAWN BY: JTM
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SHEET TITLE

STAGING AREA D - FOUNDATION /
COLUMN LAYOUT

CS-400

SEAL

SCALE	AS SHOWN
DATE	05/19/2022
PROJECT NUMBER	013469022
SHEET NUMBER	CS-400

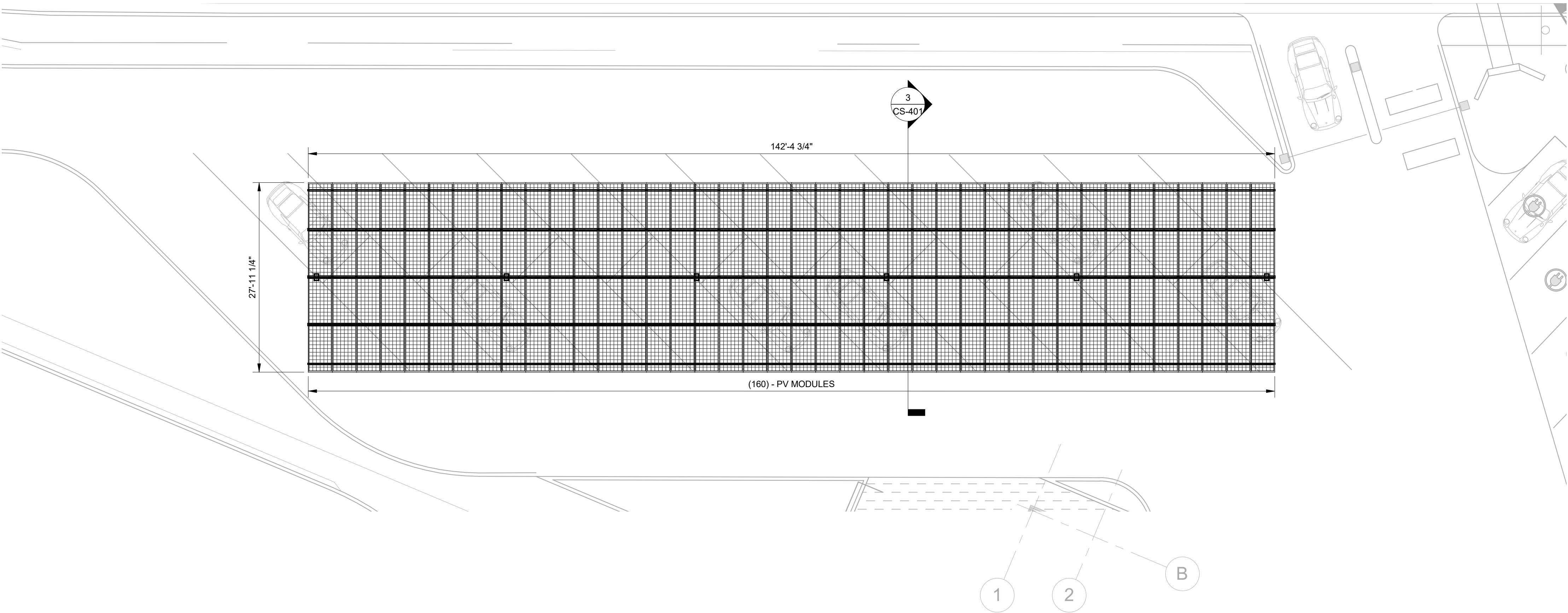
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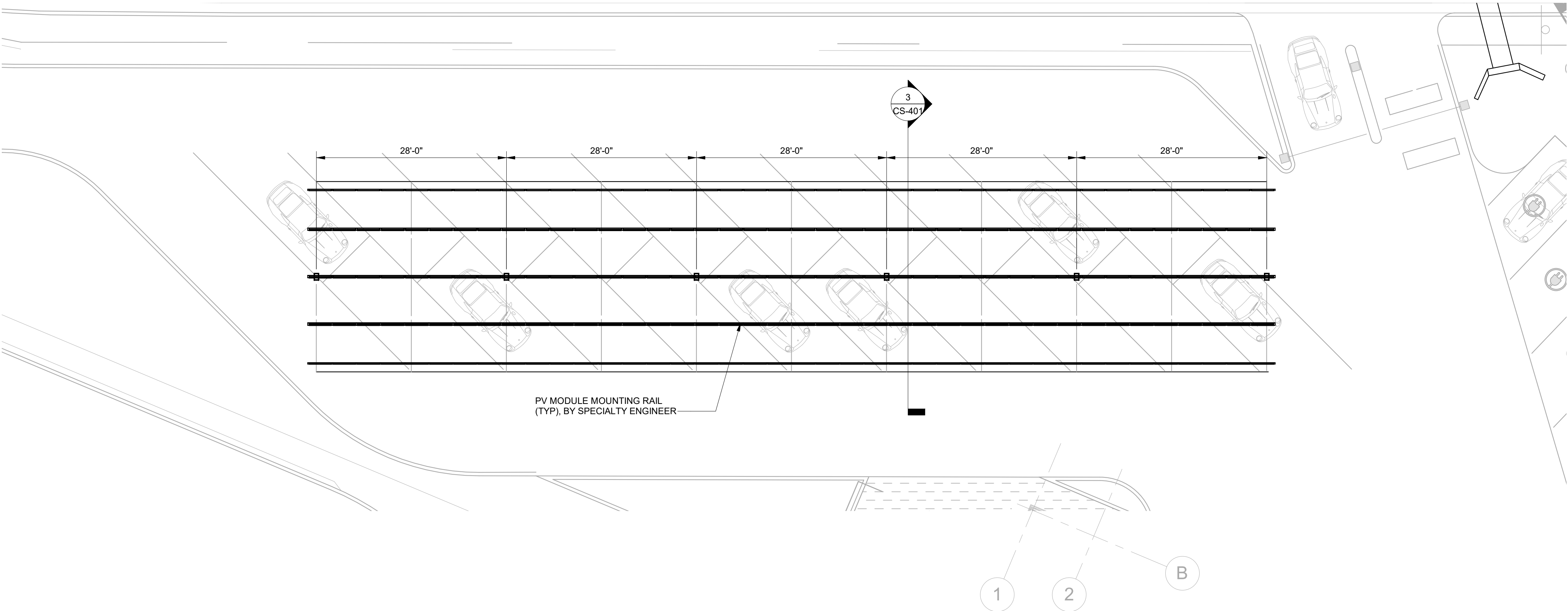
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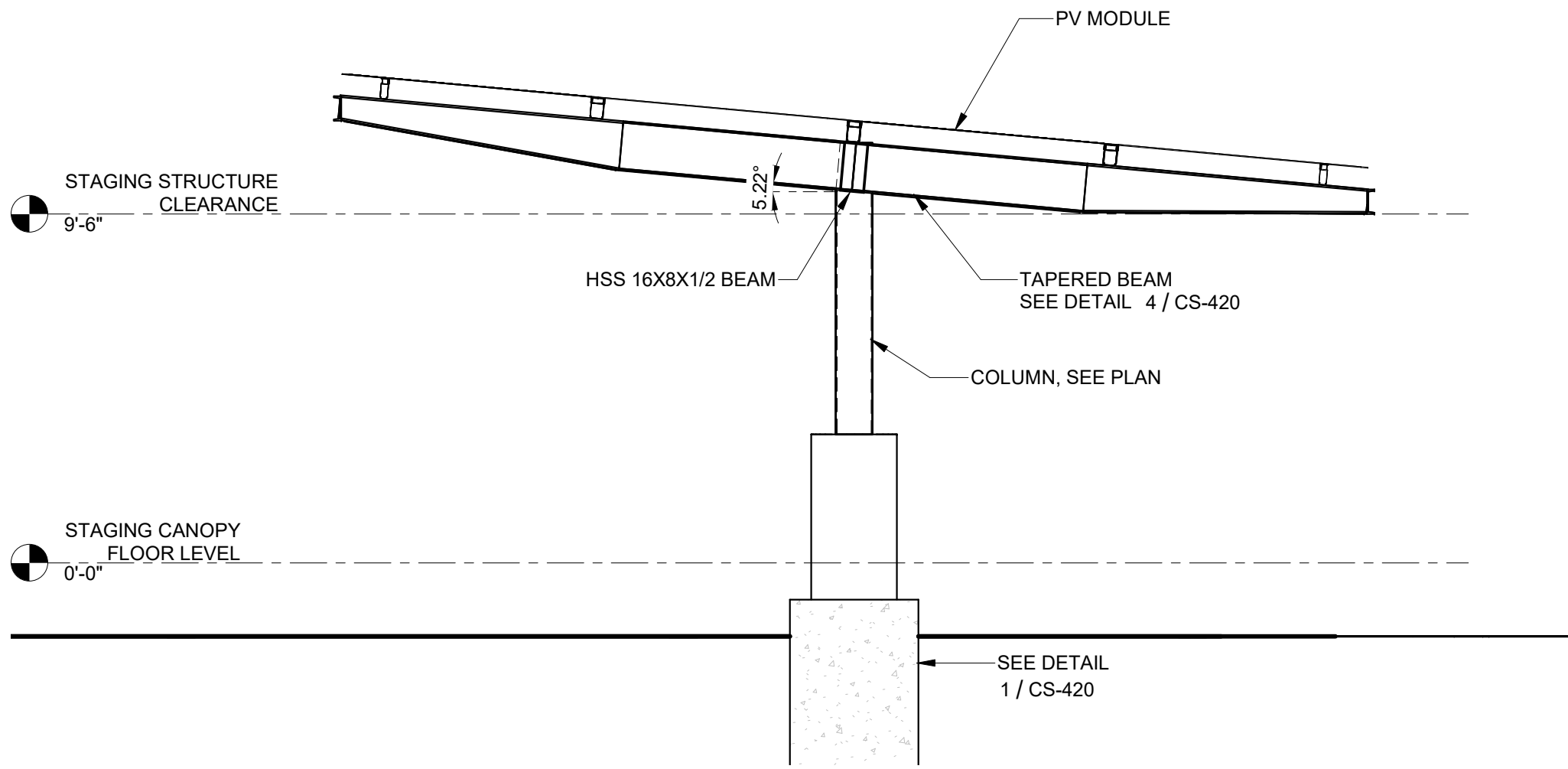


2 STAGING CANOPY D - PV MODULE LAYOUT
SCALE: 1" = 10'-0"



1 STAGING CANOPY D - COMPONENT LAYOUT
SCALE: 1" = 10'-0"

- NOTE:
1. SOLAR LAYOUT AND SOLAR LAYOUT DIMENSIONS ARE PROVIDED FOR REFERENCE ONLY. SHALL BE CONFIRMED BY CHERRY STREET ENERGY, LLC.
 2. TOTAL OF (160) - PV MODULES
 3. PV MODULE MOUNTING RAIL BY SPECIALTY ENGINEER



3 STAGING CANOPY D - TYPICAL SECTION
SCALE: 1/4" = 1'-0"

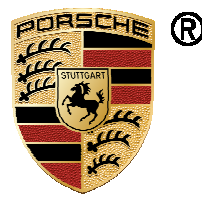
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PROJECT TITLE

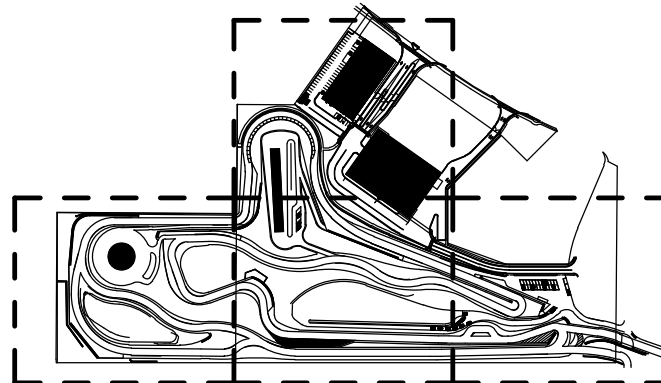
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TRACK EXTENSION
CITY OF HAVESVILLE, FULTON COUNTY

A PROJECT FOR



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ONE PORSCHE DRIVE, ATLANTA, GA 30354

GENERAL NOTES



90% CONSTRUCTION
DOCUMENTS

DATE	REVISION
05/19/2022	90% CONSTRUCTION DOCUMENTS

DRAWN BY: JTM
CHECKED BY: SAM
SHEET TITLE

STAGING AREA D - PV MODULE /
FRAMING

CS-401

SEAL

SCALE AS SHOWN

DATE 05/19/2022

PROJECT NUMBER 013469022

SHEET NUMBER CS-401

PAVILION BUILDING PLANS

REFLECTED CEILING PLAN LEGEND

MATERIALS

- (GYP-01) GYPSUM BOARD CEILING AS INDICATED ON PLAN PAINT - SW 7004 - SNOWBOUND, PROVIDE FLAT FINISH
- (GYP-02) EXTERIOR GRADE GYPSUM BOARD CEILING AS INDICATED ON PLAN, PAINT - SW SW 6991 - BLACK MAGIC

ANNOTATIONS

- 8'-6" FINISHED CEILING HEIGHT AS INDICATED ON PLAN, UON

LIGHT FIXTURES

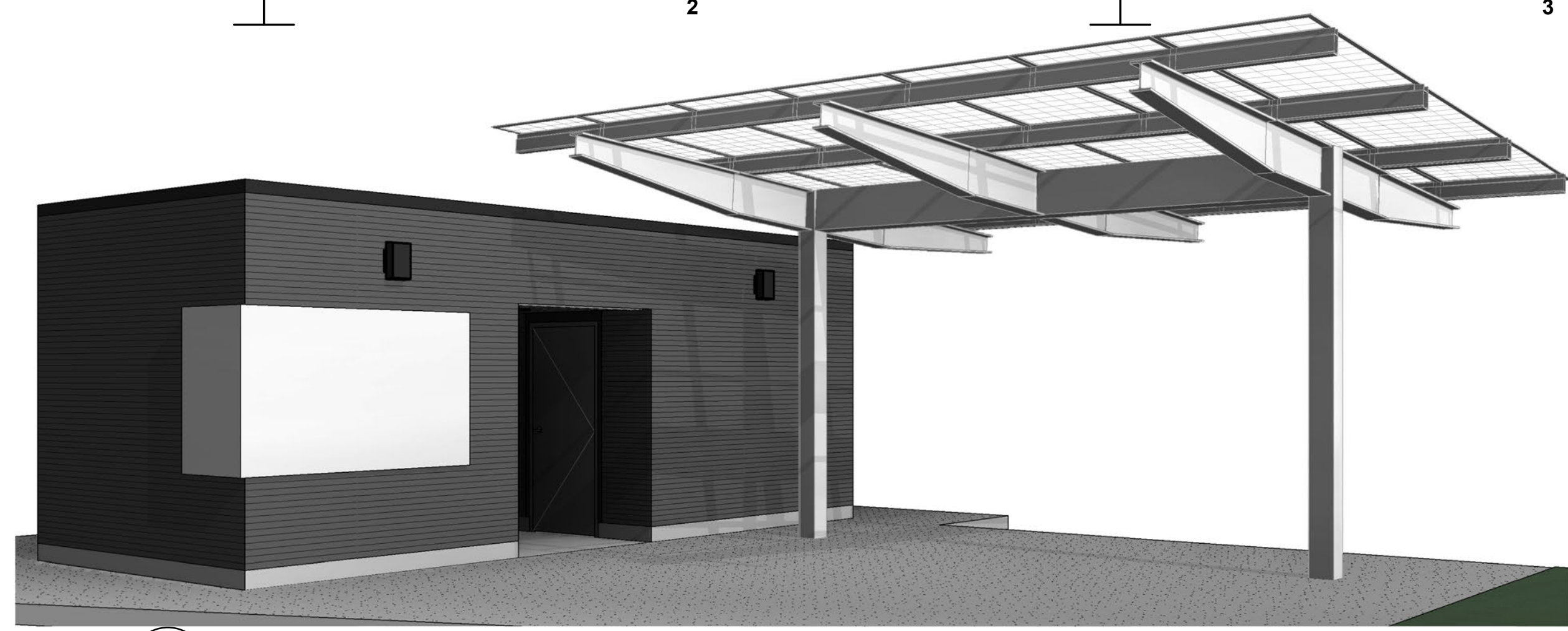
- RECESSED DOWNLIGHT
- RECESSED WALL WASH DOWNLIGHT
- WALL SCONCE
- PENDANT MTD DIRECT / INDIRECT FLUORESCENT

LIFE SAFETY

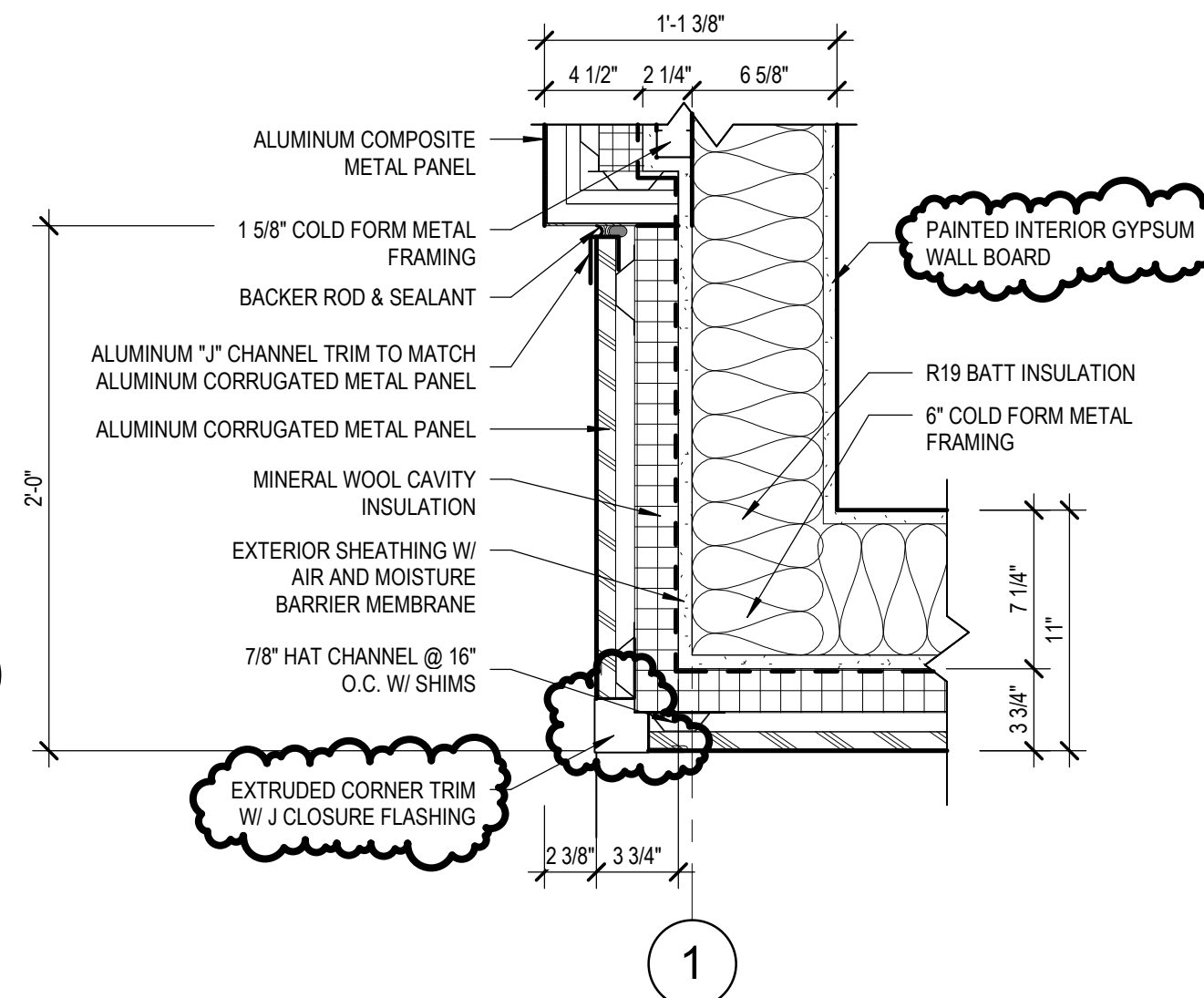
- EXIT SIGN, ARROW INDICATES PATH OF TRAVEL
- SMOKE DETECTOR

POWER & TELEDATA

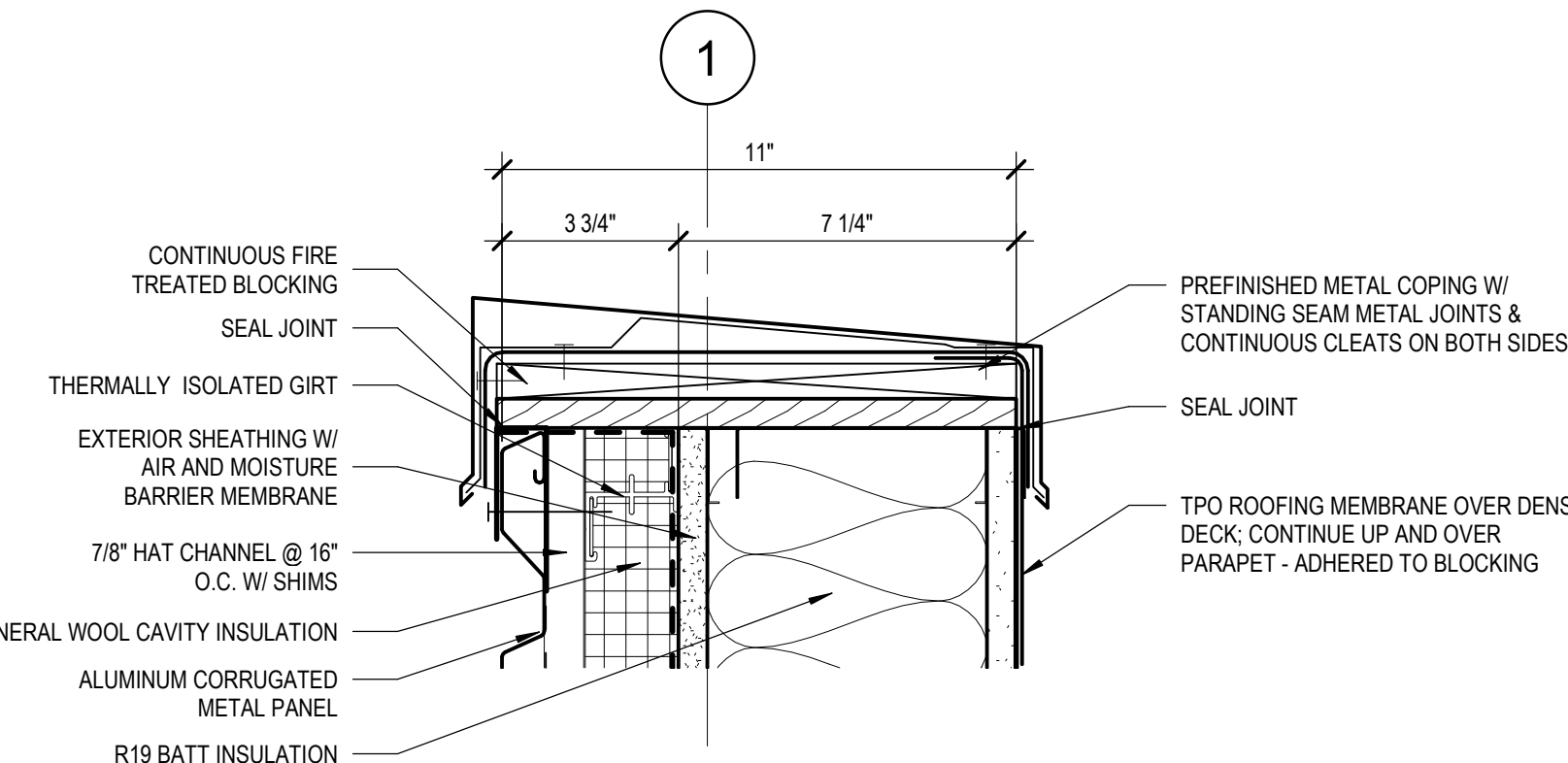
- OCCUPANCY SENSOR



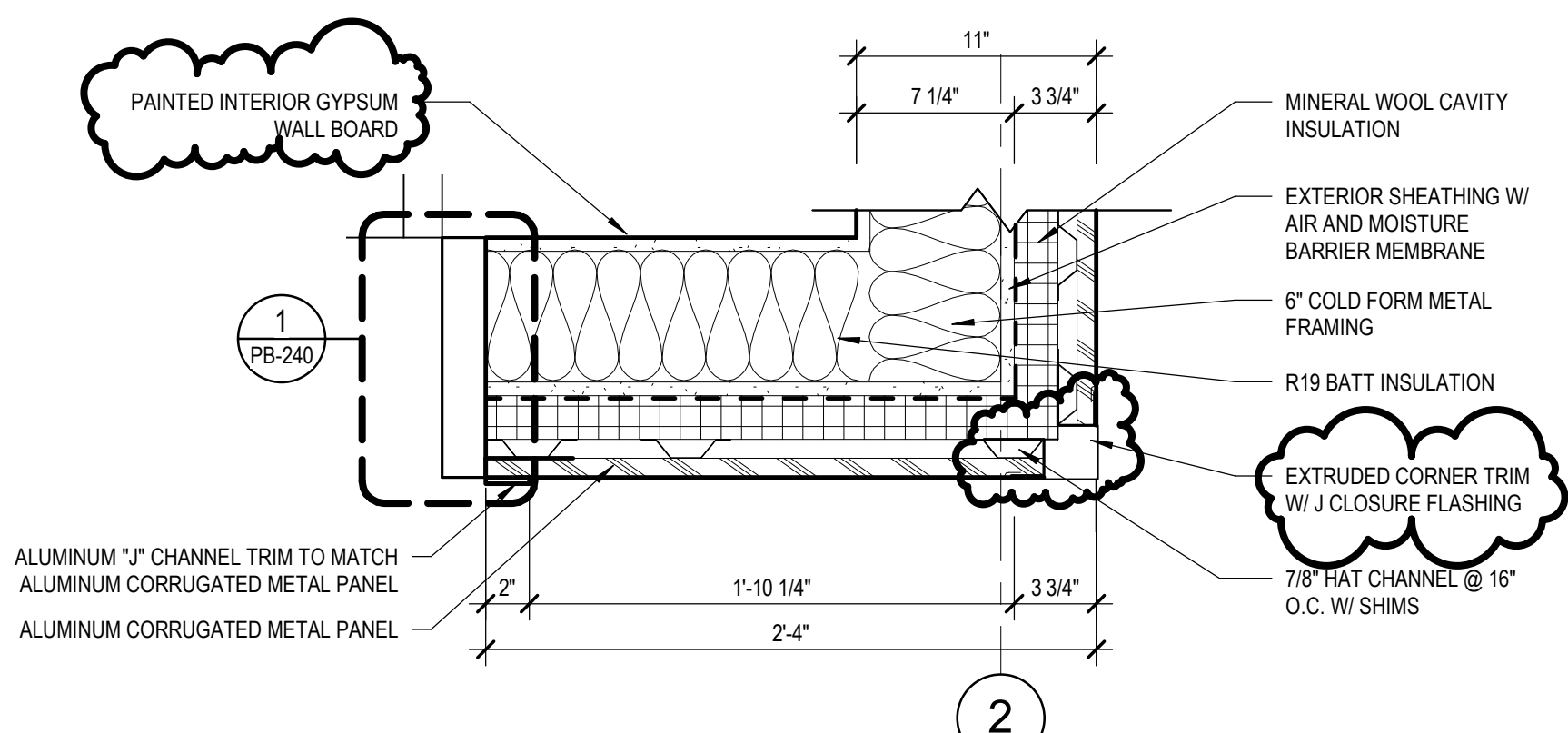
11 NORTH WEST - PERSPECTIVE



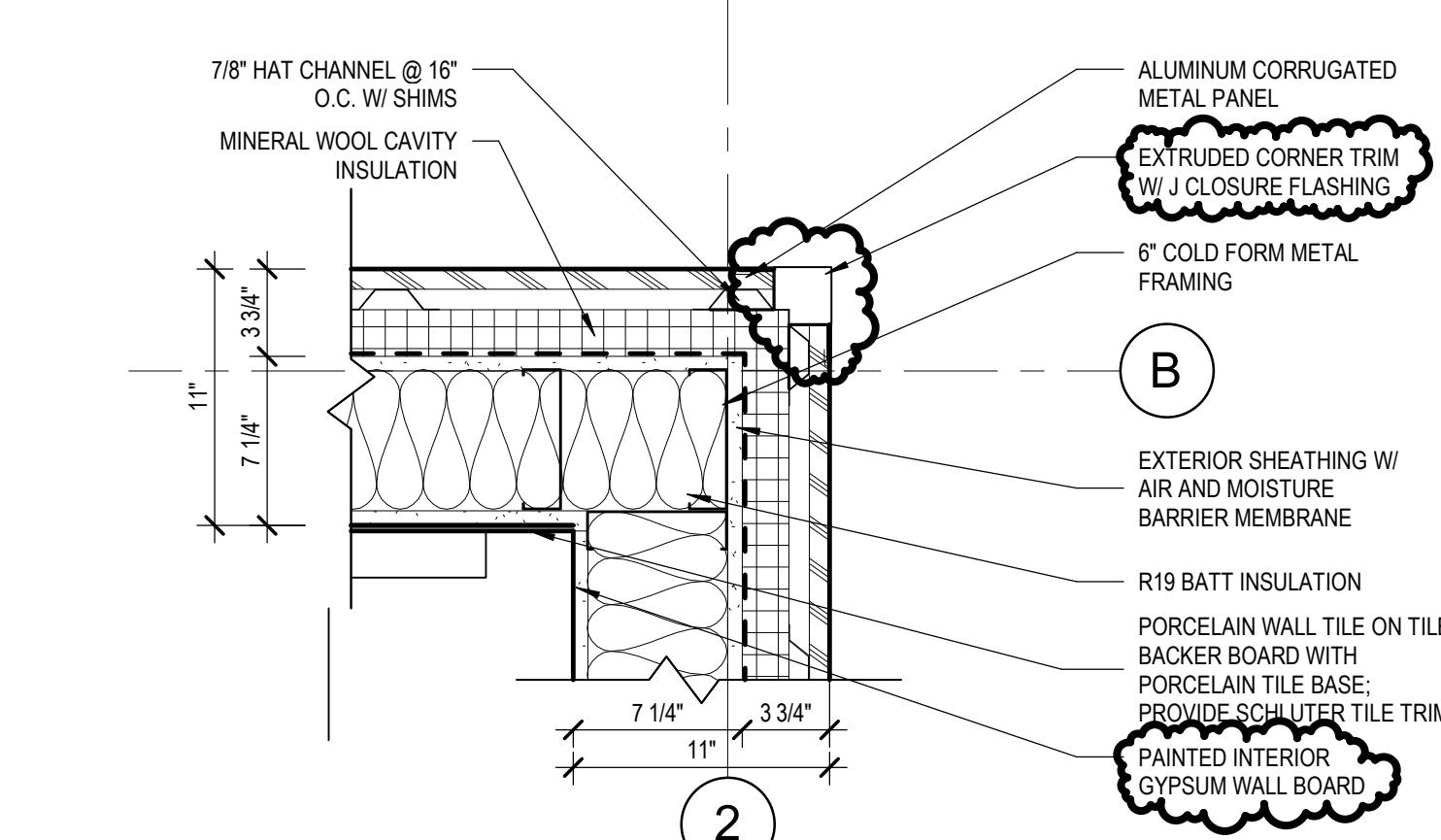
9 PLAN DETAIL - CORRUGATED PANELS - 4
1 1/2" = 1'-0"



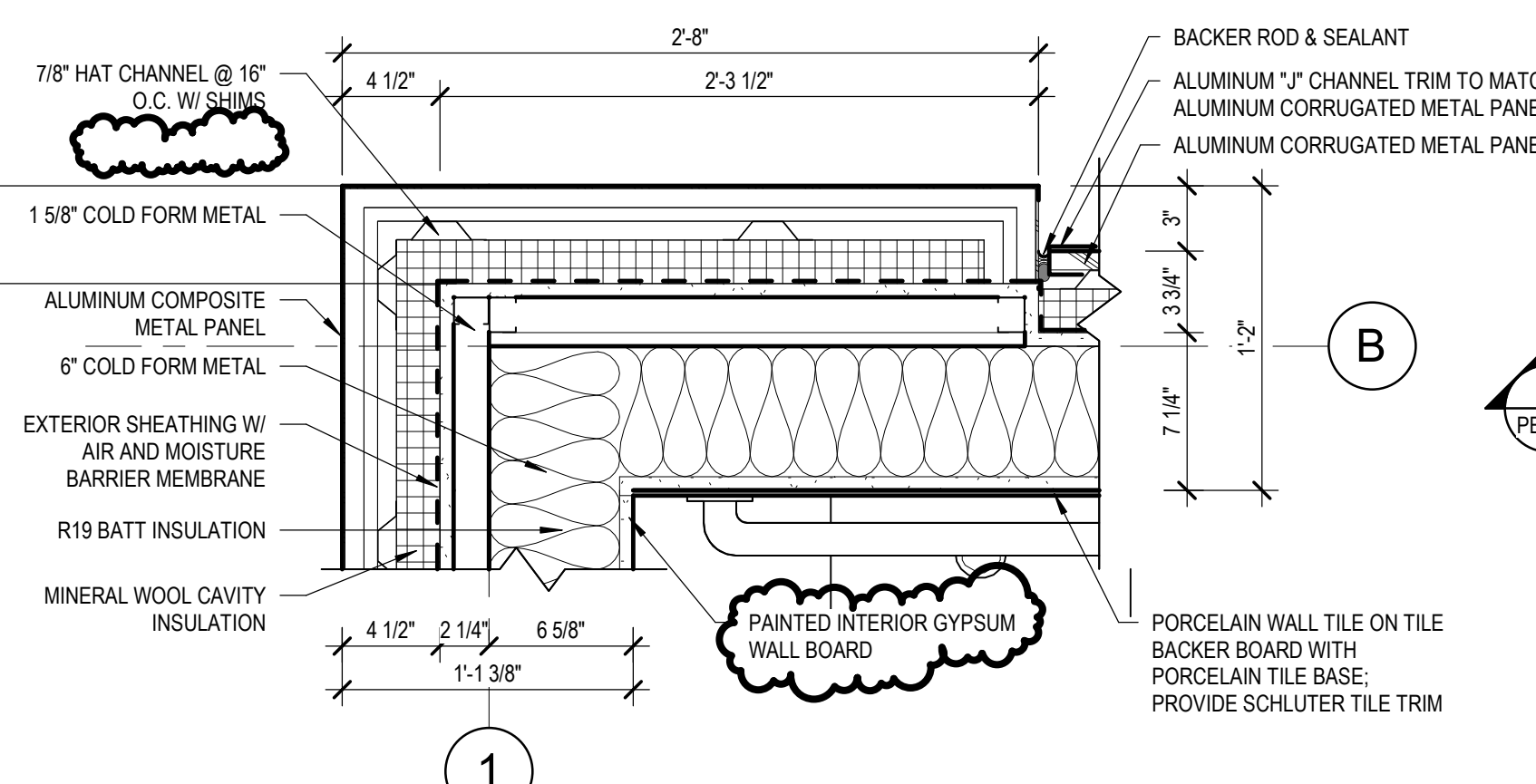
10 SECTION DETAIL - ROOF - 2 - Callout 1
3" = 1'-0"



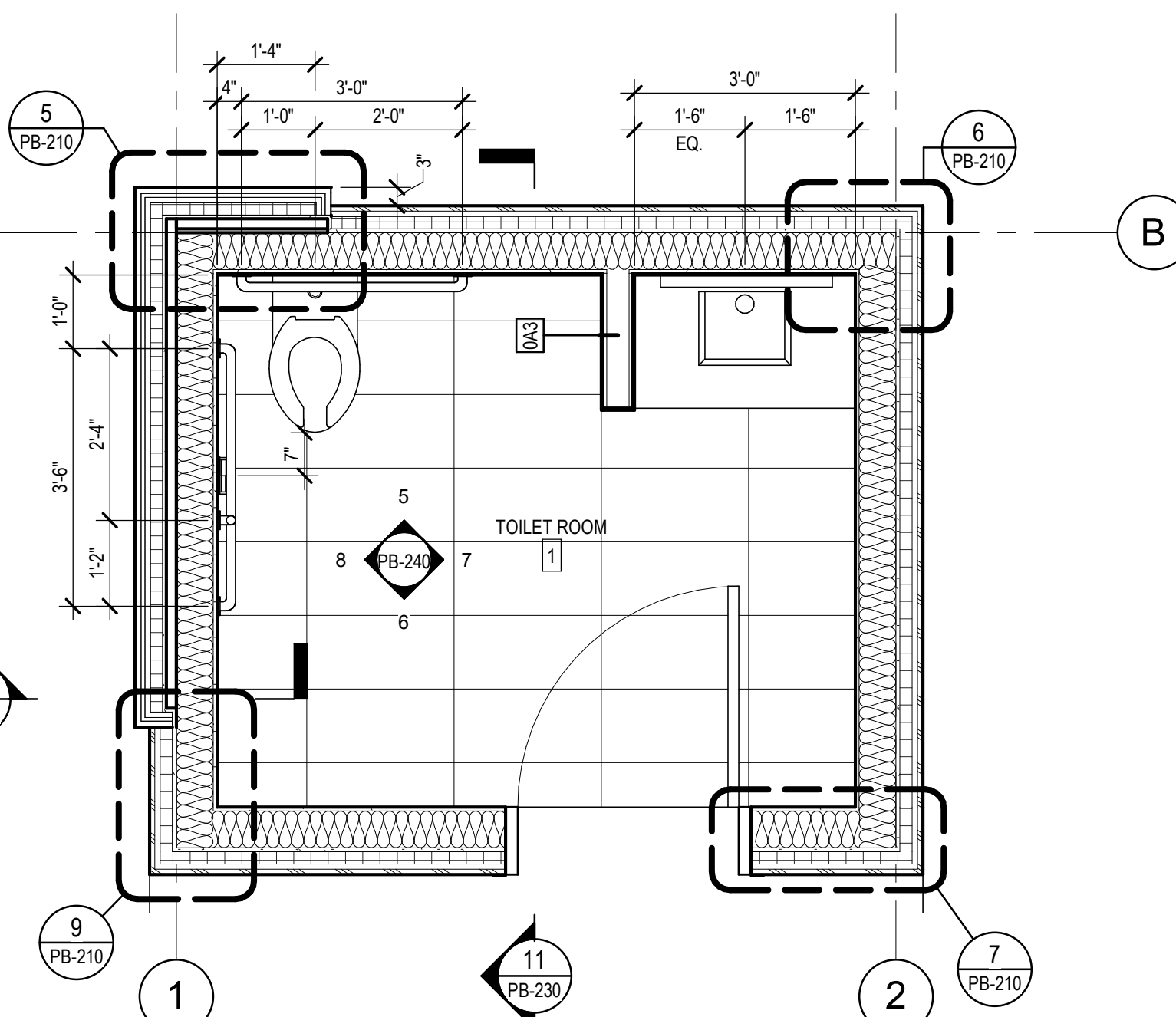
7 PLAN DETAIL - CORRUGATED PANELS - 2
1 1/2" = 1'-0"



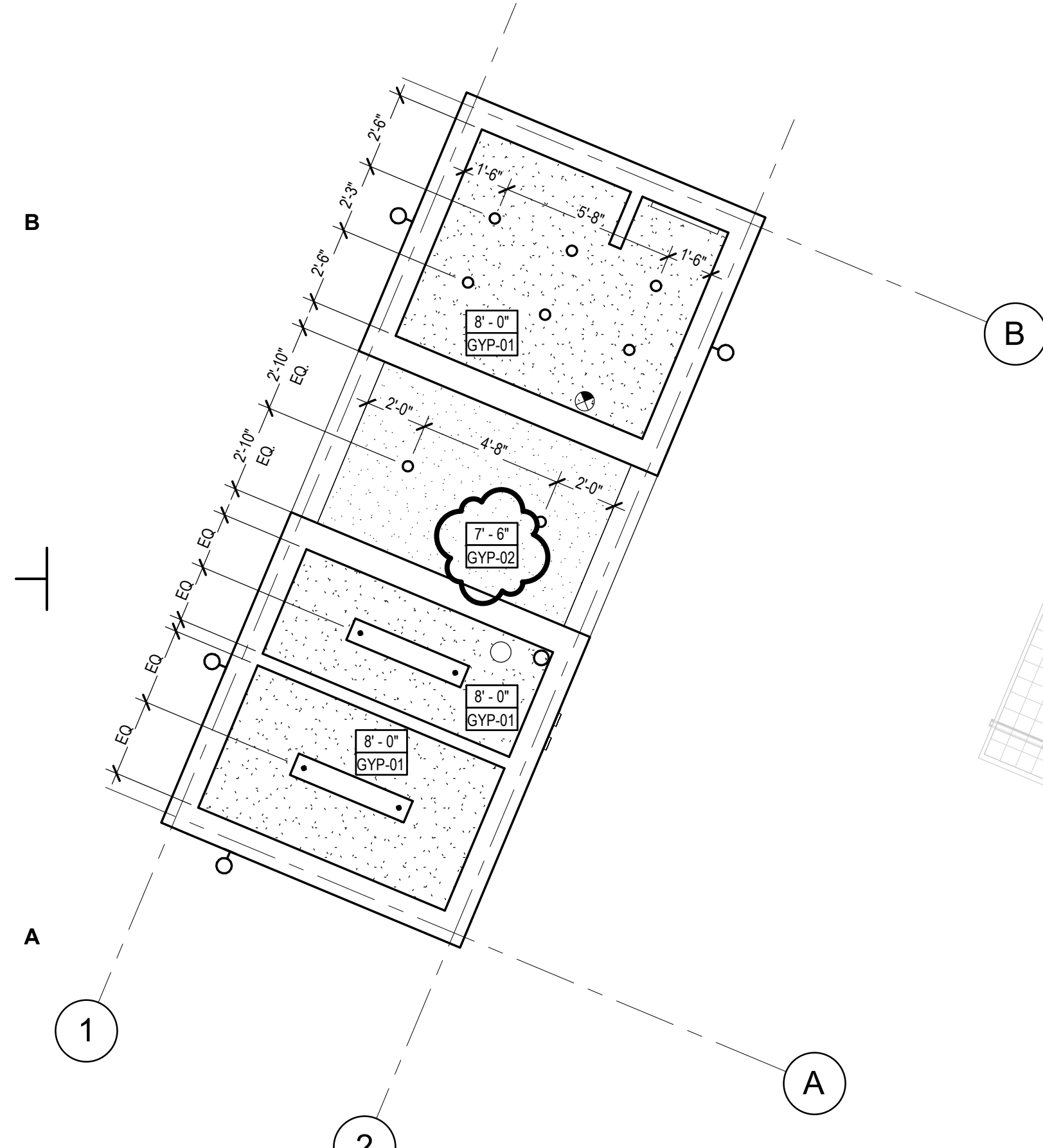
6 PLAN DETAIL - CORRUGATED PANELS - 1
1 1/2" = 1'-0"



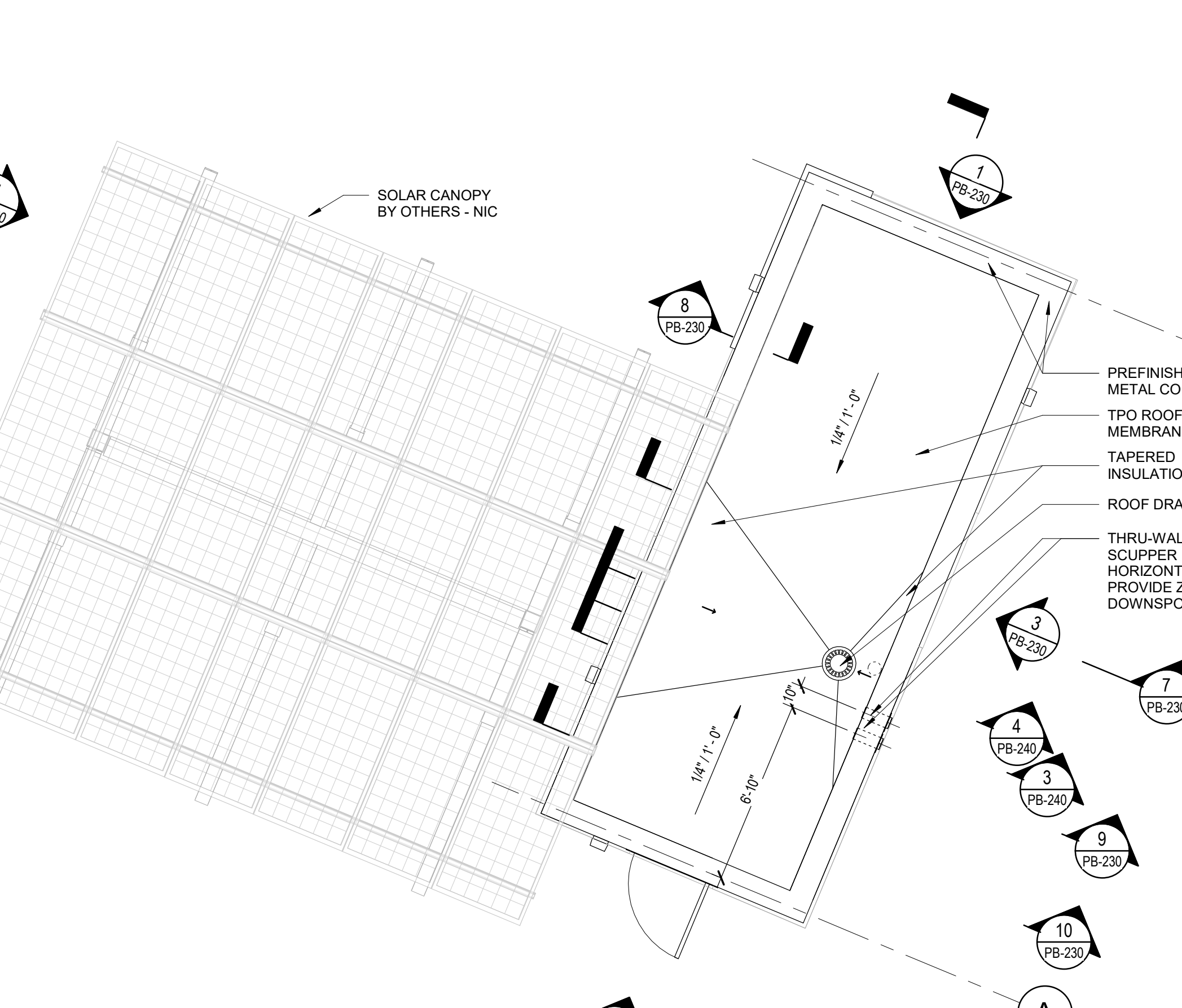
5 PLAN DETAIL - COMPOSITE PANELS
1 1/2" = 1'-0"



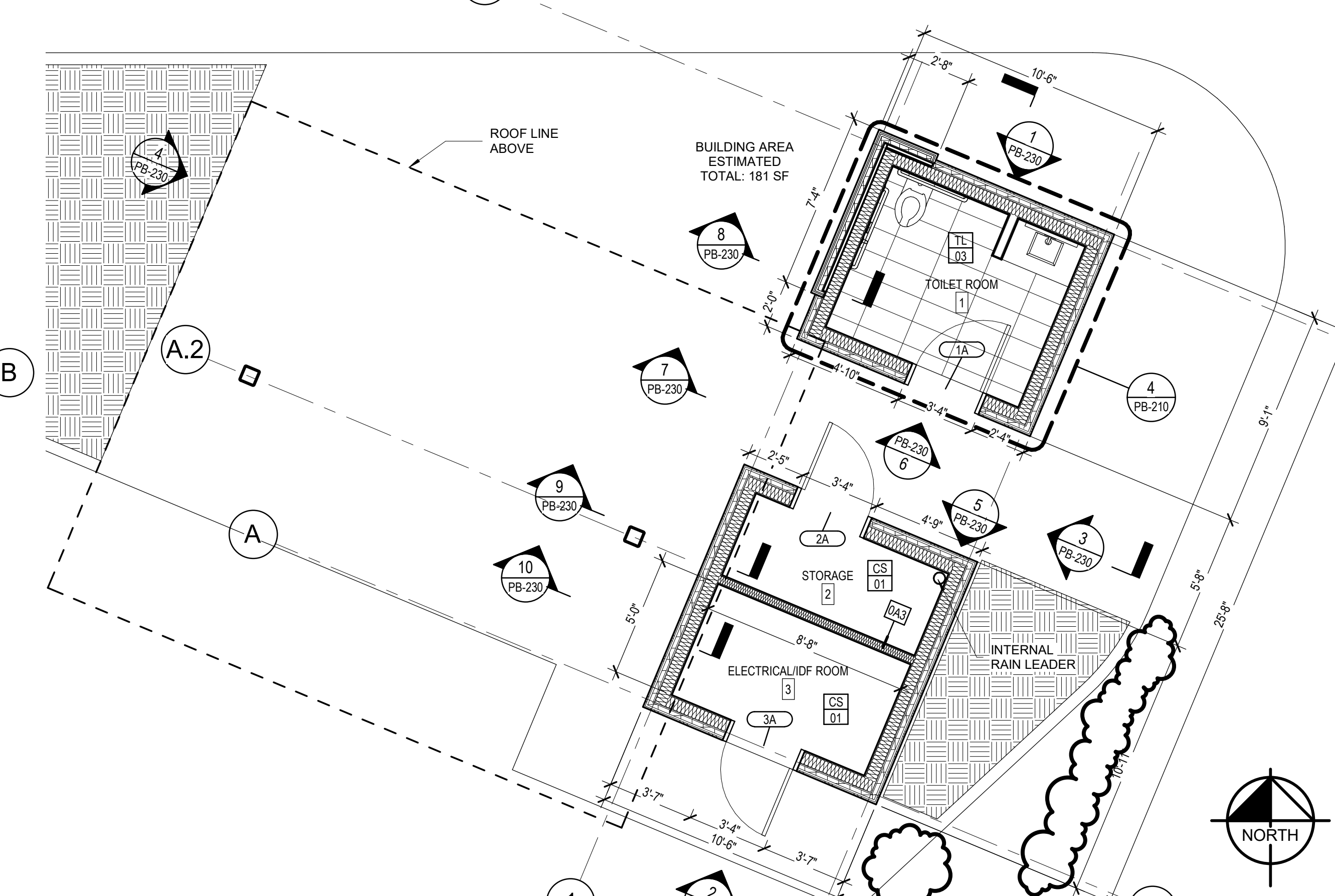
4 ENLARGED TOILET ROOM PLAN
1/2" = 1'-0"



3 REFLECTED CEILING PLAN
1/4" = 1'-0"



2 ROOF PLAN
1/4" = 1'-0"



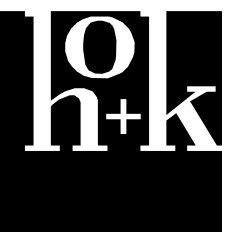
1 FLOOR PLAN
1/4" = 1'-0"

TOILET ACCESSORIES SCHEDULE									
TAG	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL #	SIZE	FINISH	LOCATION	COMMENTS	
T1	42" HORIZONTAL GRAB BAR	BOBRICK WASHROOM EQUIPMENT, INC.	1 1/2" DIAMETER STAINLESS STEEL GRAB BARS WITH SNAP FLANGE	#B-6806-42	42"	SATIN FINISH, SLIP RESISTANT SURFACE	TOILET ROOM	PROVIDE BLOCKIN AND/OR WALL REINFORCEMENT PER MANUFACTURERS RECOMMENDATION	
T2	36" HORIZONTAL GRAB BAR	BOBRICK WASHROOM EQUIPMENT, INC.	1 1/2" DIAMETER STAINLESS STEEL GRAB BARS WITH SNAP FLANGE	#B-6806-36	36"	SATIN FINISH, SLIP RESISTANT SURFACE	TOILET ROOM	PROVIDE BLOCKIN AND/OR WALL REINFORCEMENT PER MANUFACTURERS RECOMMENDATION	
T3	18" HORIZONTAL GRAB BAR	BOBRICK WASHROOM EQUIPMENT, INC.	1 1/2" DIAMETER STAINLESS STEEL GRAB BARS WITH SNAP FLANGE	#B-6806-18	18"	SATIN FINISH, SLIP RESISTANT SURFACE	TOILET ROOM	PROVIDE BLOCKIN AND/OR WALL REINFORCEMENT PER MANUFACTURERS RECOMMENDATION	
T4	SOAP DISPENSER	BOBRICK WASHROOM EQUIPMENT, INC.	SURFACE-MOUNTED TANK-TYPE SOAP DISPENSER	#B-2122	8-1/4" W x 4-3/4" H x 3-7/8" D	STAINLESS STEEL W/ SATIN FINISH	TOILET ROOM	PROVIDE BLOCKING IN WALL	
T5	SEAT-COVER DISPENSER	BOBRICK WASHROOM EQUIPMENT, INC.	CLASSIC SERIES SURFACE-MOUNTED SEAT-COVER DISPENSER	#B-221	15.75"W x 11"H x 2"D	STAINLESS STEEL W/ SATIN FINISH	TOILET ROOM	PROVIDE BLOCKING IN WALL	
T6	SANITARY NAPKIN DISPOSAL	BOBRICK WASHROOM EQUIPMENT, INC.	TRIMLINE SERIES, SURFACE-MOUNTED SANITARY NAPKIN DISPOSAL	#B-35139	8"W x 14"H x 4.5"D	STAINLESS STEEL W/ SATIN FINISH	TOILET ROOM	PROVIDE BLOCKING IN WALL	
T7	TOILET PAPER DISPENSER	BOBRICK WASHROOM EQUIPMENT, INC.	TRIMLINE SERIES RECESSED PAPER TOWEL DISPENSER	#B-359033	12-3/4" W x 17-1/4" H x 4-7/16" D	STAINLESS STEEL W/ SATIN FINISH	TOILET ROOM	PROVIDE BLOCKING IN WALL	
T8	SURFACE MOUNTED PAPER TOWEL DISPENSER	BOBRICK WASHROOM EQUIPMENT, INC.	SURFACE MOUNTED PAPER TOWEL DISPENSER	#B-2620	10-3/4" W x 14" H x 4" D	STAINLESS STEEL W/ SATIN FINISH	TOILET ROOM	PROVIDE BLOCKING IN WALL	
E1	WASTE BIN 20 GALLON	MAGNUSON (OR SIMILAR)	VALUTA (OR SIMILAR)	#VA0918L	33 3/4"H x 9"W x 18"D	BODY: DARK ANTHRACE/ TOP: ANODIZED SILVER	TOILET ROOM		

GENERAL NOTE - *SOLAR CANOPY BY OTHERS - NIC

Kimley»Horn

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Atlanta, GA 30303 USA
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PROJECT TITLE

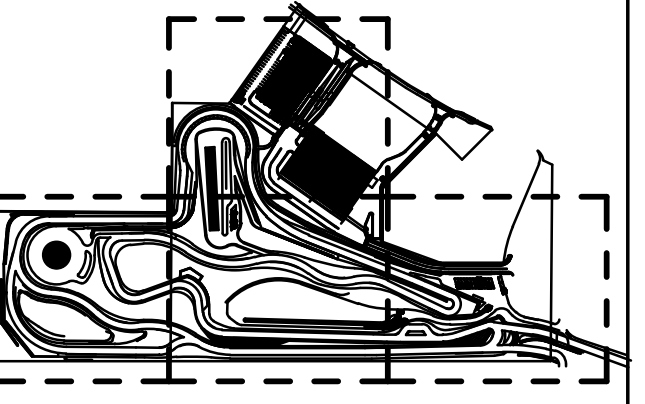
PCNA ATLANTA
TRACK EXTENSION
CITY OF HAVELVILLE, FULTON COUNTY

A PROJECT FOR



PORSCHE
ONE PORSCHE DRIVE, ATLANTA, GA 30354

GENERAL NOTES



DATE	REVISION
10/27/2021	LDP INITIAL SUBMITTAL
12/20/2021	100% CLIENT CD SET
01/21/2022	CITY RESUBMITTAL
02/11/2022	CITY RESUBMITTAL 2
02/18/2022	ADDENDUM 1
04/06/2022	ADDENDUM 2
04/12/2022	ADDENDUM 3
06/01/2022	ADDENDUM 4

DRAWN BY: ELS
CHECKED BY: MG
SHEET TITLE

PLANS & DETAILS

PB-210

SEAL

STATE OF GEORGIA
DIVISION OF REVENUE
REGISTERED ACCOUNTANT
06/01/2022

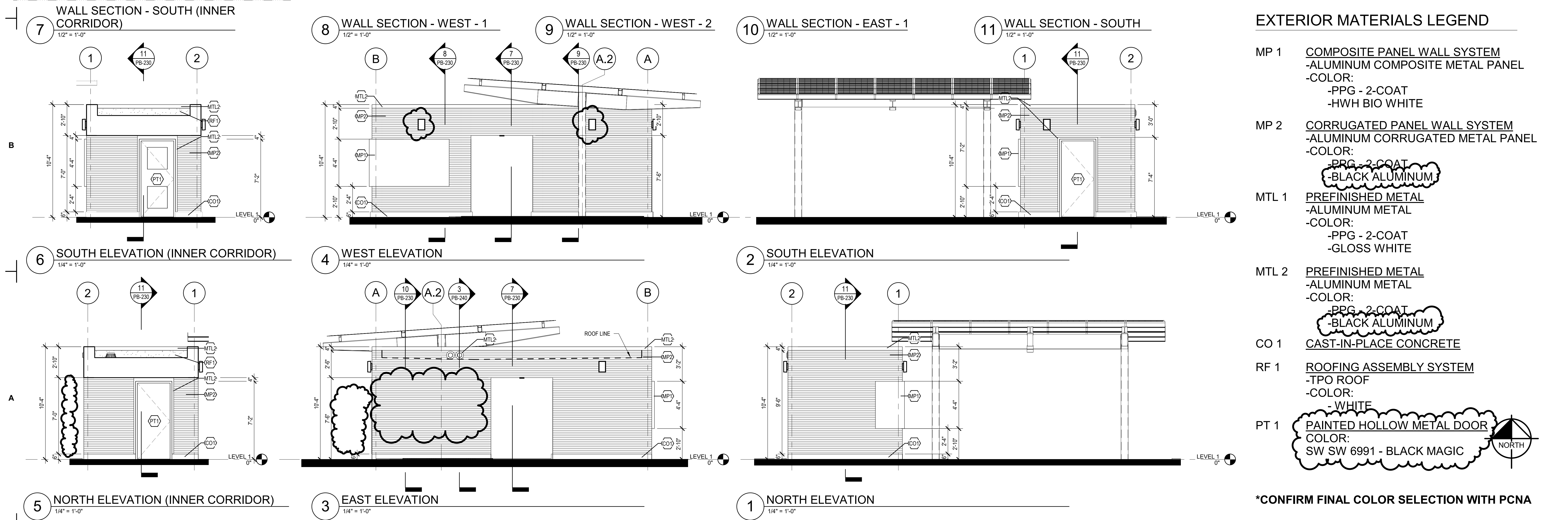
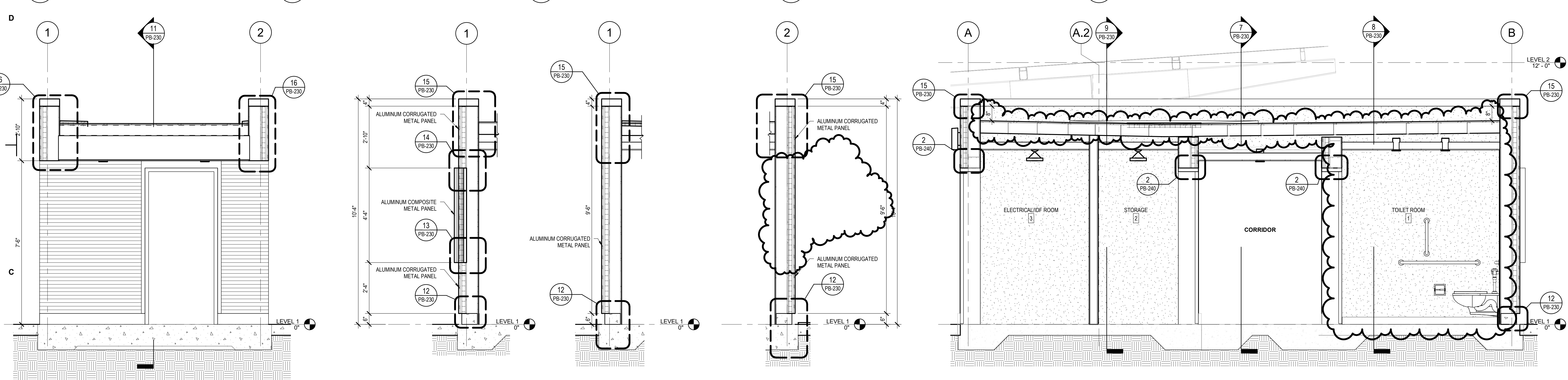
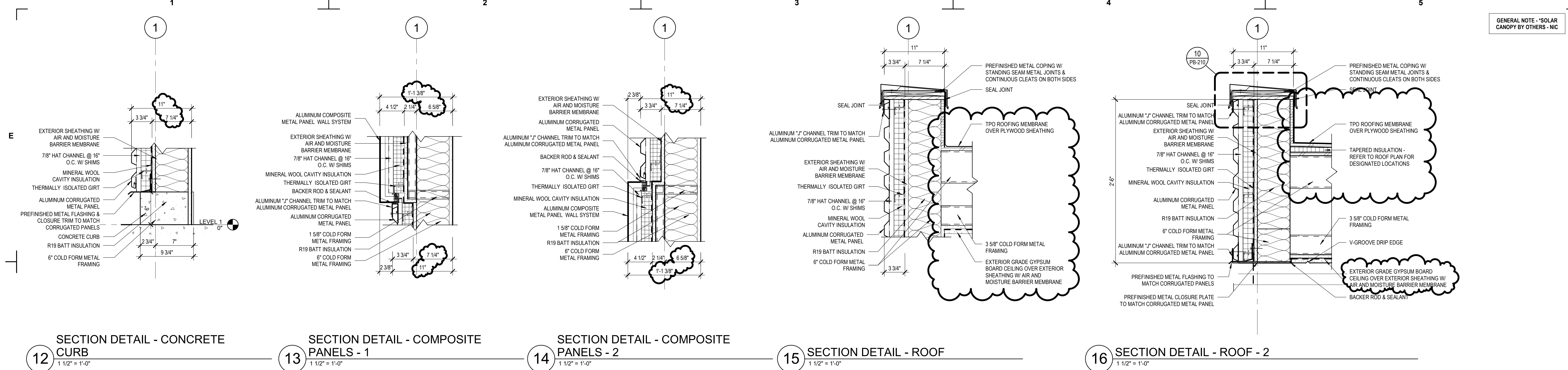
GSWCC LEVEL II # 0000062135

SCALE AS SHOWN

DATE 06/01/2022

PROJECT NUMBER 019891011

SHEET NUMBER PB-210



EXTERIOR MATERIALS LEGEND

- MP 1 COMPOSITE PANEL WALL SYSTEM
-ALUMINUM COMPOSITE METAL PANEL
-COLOR:
-PPG - 2-COAT
-HWH BIO WHITE
- MP 2 CORRUGATED PANEL WALL SYSTEM
-ALUMINUM CORRUGATED METAL PANEL
-COLOR:
-PPG - 2-COAT
-BLACK ALUMINUM
- MTL 1 PREFINISHED METAL
-ALUMINUM METAL
-COLOR:
-PPG - 2-COAT
-GLOSS WHITE
- MTL 2 PREFINISHED METAL
-ALUMINUM METAL
-COLOR:
-PPG - 2-COAT
-BLACK ALUMINUM
- CO 1 CAST-IN-PLACE CONCRETE
- RF 1 ROOFING ASSEMBLY SYSTEM
-TPO ROOF
-COLOR:
- WHITE
- PT 1 PAINTED HOLLOW METAL DOOR
COLOR:
SW SW 6991 - BLACK MAGIC

*CONFIRM FINAL COLOR SELECTION WITH PCNA

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

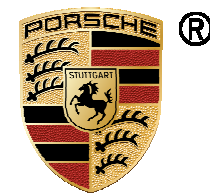


Helimuth, Obata & Kassabaum, Inc.
133 Peachtree Street, NE, Suite 4800
Atlanta, GA 30303 USA
t +1 404 439 9000 f +1 404 439 9001

PROJECT TITLE

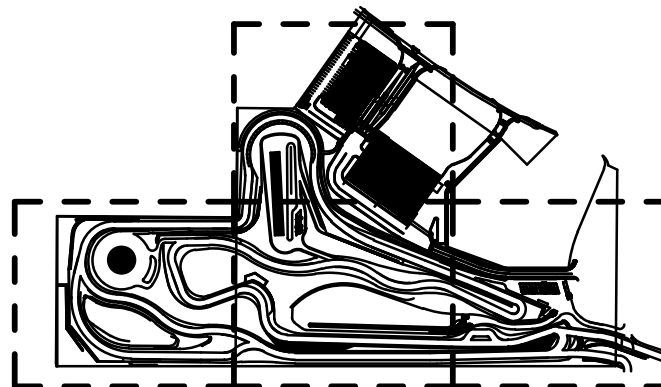
PCNA ATLANTA
TRACK EXTENSION
CITY OF HAPEVILLE, FULTON COUNTY

A PROJECT FOR



PORSCHE
ONE PORSCHE DRIVE, ATLANTA, GA 30354

GENERAL NOTES



DATE	REVISION
10/27/2021	LDP INITIAL SUBMITTAL
12/20/2021	100% CLIENT CD SET
01/21/2022	CITY RESUBMITTAL
02/11/2022	CITY RESUBMITTAL 2
02/18/2022	ADDENDUM 1
04/06/2022	ADDENDUM 2
04/12/2022	ADDENDUM 3
06/01/2022	ADDENDUM 4

DRAWN BY: ELS
CHECKED BY: MG
SHEET TITLE

ELEVATIONS, WALL SECTIONS &
EXTERIOR DETAILS

PB-230

SEAL



GSWCC LEVEL II # 0000062135

SCALE AS SHOWN

DATE 06/01/2022

PROJECT NUMBER 019891011

SHEET NUMBER PB-230

CONTROL BUILDING PLANS

DELUXE STEEL ~~GUARDHOUSE~~ STYLE
MODEL: DS81860DS

Control Building (SE-0609)

MANUFACTURED FOR :
ASPIs PARKING SOLUTIONS
PORSCHE EXPERIENCE CONTROL BUILDING
ONE PORSCHE DRIVE
HAPEVILLE, GEORGIA 30354

BY: B.I.G. ENTERPRISES
9702 E. RUSH ST
SOUTH EL MONTE CA 91733

	DRAWING TITLE	SHEET NUMBER
	COVER PAGE	1
	E1 ELEVATION	2
	E2 & E3 ELEVATIONS	3
	E4 ELEVATION	4
	FLOOR PLAN	5
	STUB UP AREA / ANCHOR PLAN	6
	ELECTRICAL NOTES	7
	ELECTRICAL PLAN	8
	GENERAL NOTES	9

SUBMITTAL DRAWINGS FOR APPROVAL

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SIGNATURE

DATE

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SIGNATURE

DATE

☐ REVISE AND RESUBMIT

SIGNATURE

DATE

APPROVED DRAWINGS MUST BE RETURNED
BEFORE PRODUCTION CAN BEGIN

GENERAL INFO

8'-0" x 18'-6" x 9'-1" TALL
SINGLE STORY
148.0 SQ. FT.
ONE (1) UNIT

See general notes for further detail /
information on final page of submittal.

BASIC DESIGN CRITERIA

OCCUPANCY GROUP: B
CONSTRUCTION CLASSIFICATION: V-B
WIND LOAD: Vult = 115 MPH
Vasd = 90 MPH
Exposure C
RISK CATEGORY: II
FLOOR LOAD: 60 PSF
ROOF LIVE LOAD: 25 PSF
ROOF DEAD LOAD: 5 PSF
GROUND SNOW LOAD: 5 PSF

FOUNDATION

A. THE FOUNDATION WORK IS TO BE DESIGNED AND INSTALLED
BY OTHERS IN ACCORDANCE WITH LOCAL CODES AND SOIL
CONDITIONS.

SEISMIC DESIGN DATA

SPECTRAL RESPONSE COEFFICIENTS: S_s = 0.18, S₁ = 0.08
S_{DS} = 0.19, S_{D1} = 0.13
RISK CATEGORY: II
SEISMIC DESIGN CATEGORY: C
BASIC SEISMIC FORCE RESISTING SYSTEM: C.4
DESIGN BASE SHEAR 0.05 x SEISMIC WEIGHT OF STRUCTURE
RESPONSE MODIFICATION FACTOR R=3.5
ANALYSIS PROCEDURE USED: ALLOWABLE STRESS DESIGN

APPLICABLE CODES

- 2018 INTERNATIONAL BUILDING CODE (IBC) W/ GA AMENDMENTS
- 2018 INTERNATIONAL PLUMBING CODE (IPC) W/ GA AMENDMENTS
- 2018 INTERNATIONAL MECHANICAL CODE (IMC) W/ GA AMENDMENTS
- 2018 INTERNATIONAL FIRE CODE (IFC) W/ GA AMENDMENTS
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) W/ GA AMENDMENTS
- 2017 NATIONAL ELECTRICAL CODE (NEC) W/ NO GA AMENDMENTS
- CHAPTER 120-3-3, GA STATE MINIMUM FIRE SAFETY STANDARDS / 2012 LIFE SAFETY CODE
- CHAPTER 120-3-20, GA ACCESSIBILITY CODE / 2010 ADA STANDARDS

SHEET
1
OF
9

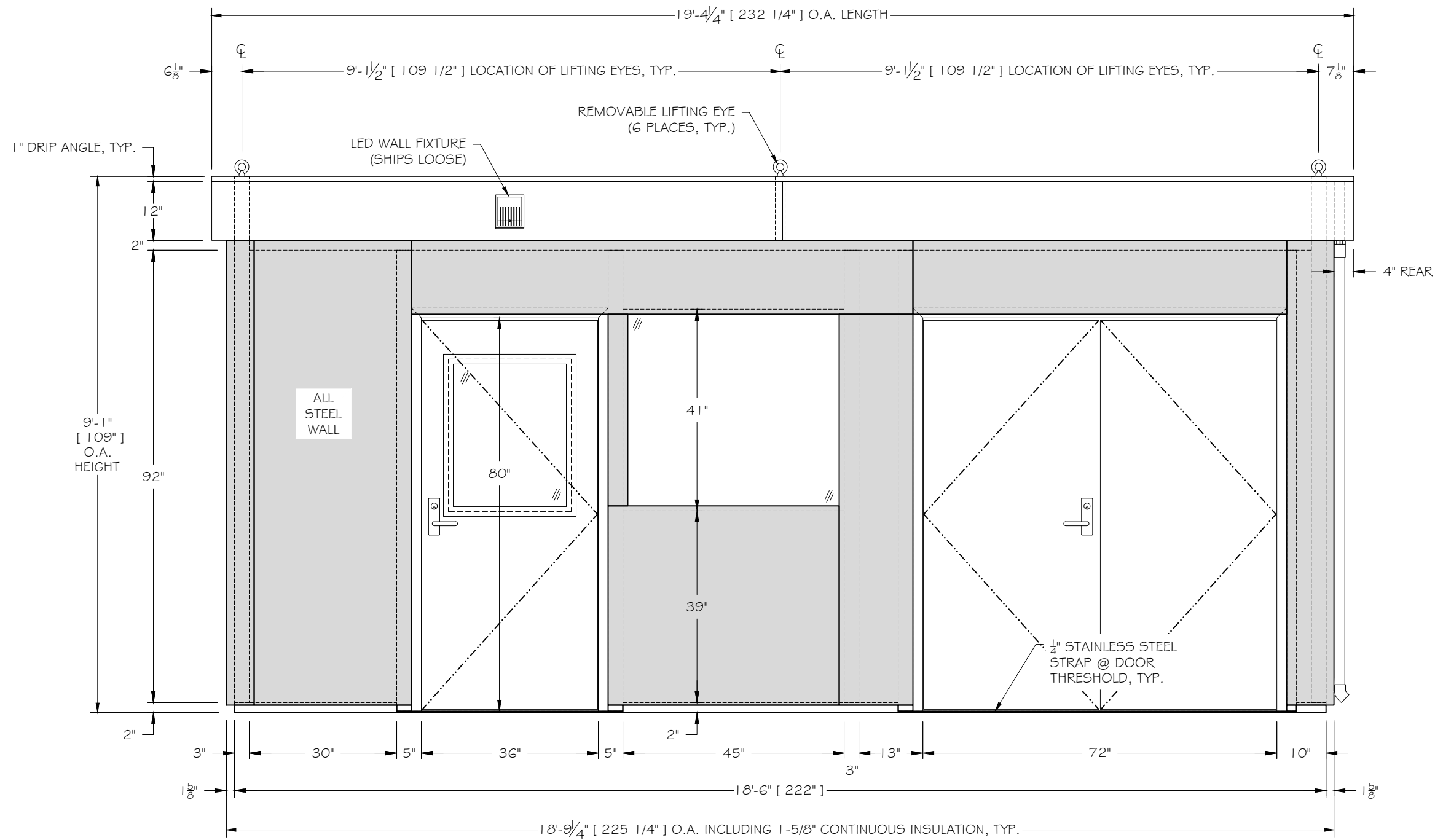
JOB No:11237
BY: JH
DATE: 04-APR-22
SCALE: AS NOTED

ASPIs PARKING SOLUTIONS
PORSCHE EXPERIENCE CONTROL
BUILDING

B.I.G. ENTERPRISES, INC.
9702 E. RUSH STREET
SOUTH EL MONTE, CA 91733-1730
(626) 448-1449



MODEL: **DS81860DS**
DELUXE GUARDHOUSE STYLE



E1 ELEVATION
SCALE: 1/2" = 1'-0"

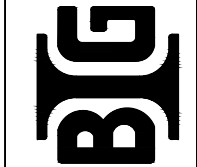
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SHEET
2
OF
9

JOB No: 11237
BY: JH
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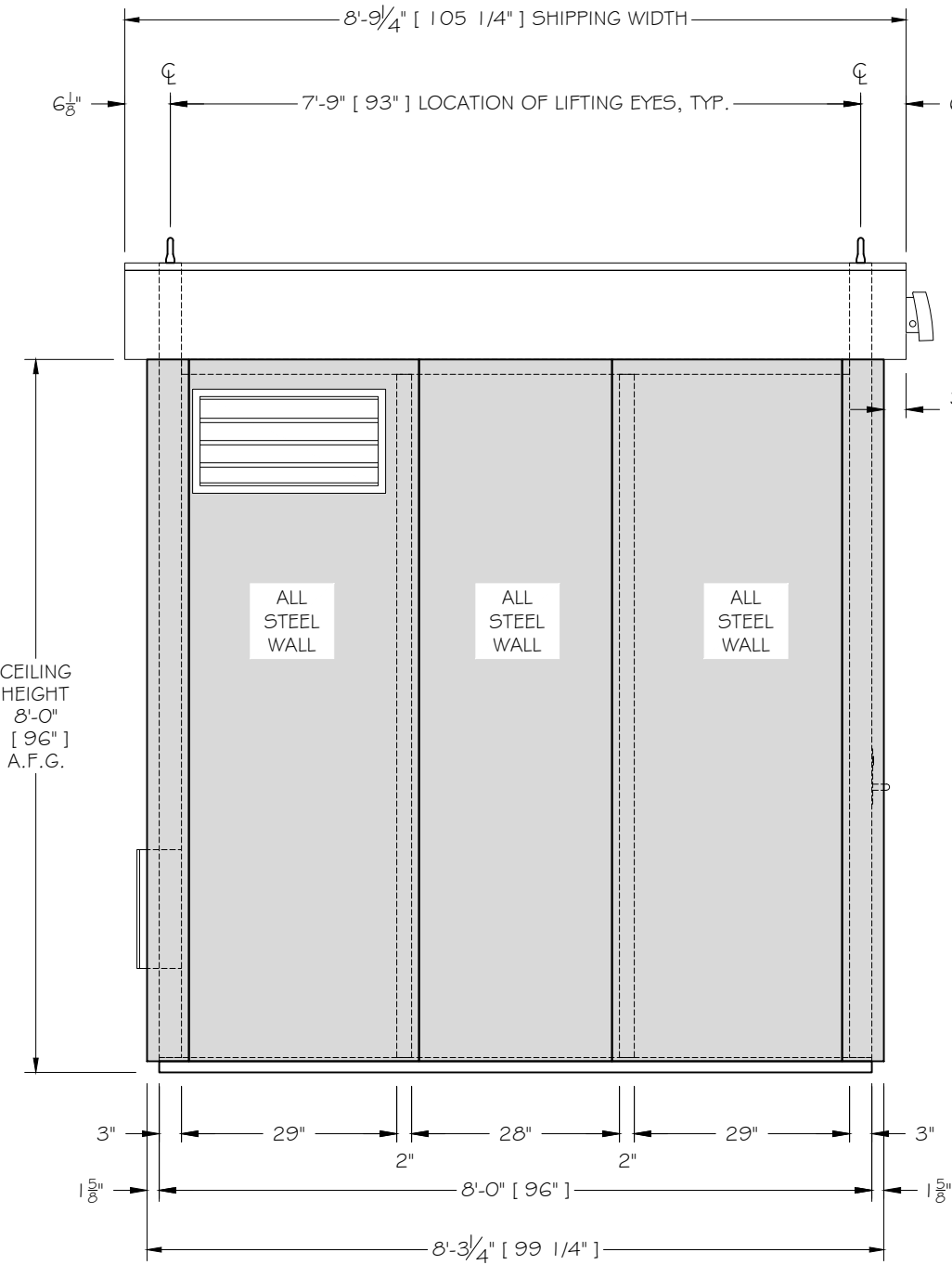
MODEL: **DS81860DS**
DELUXE GUARDHOUSE STYLE

SHEET
3
OF
9

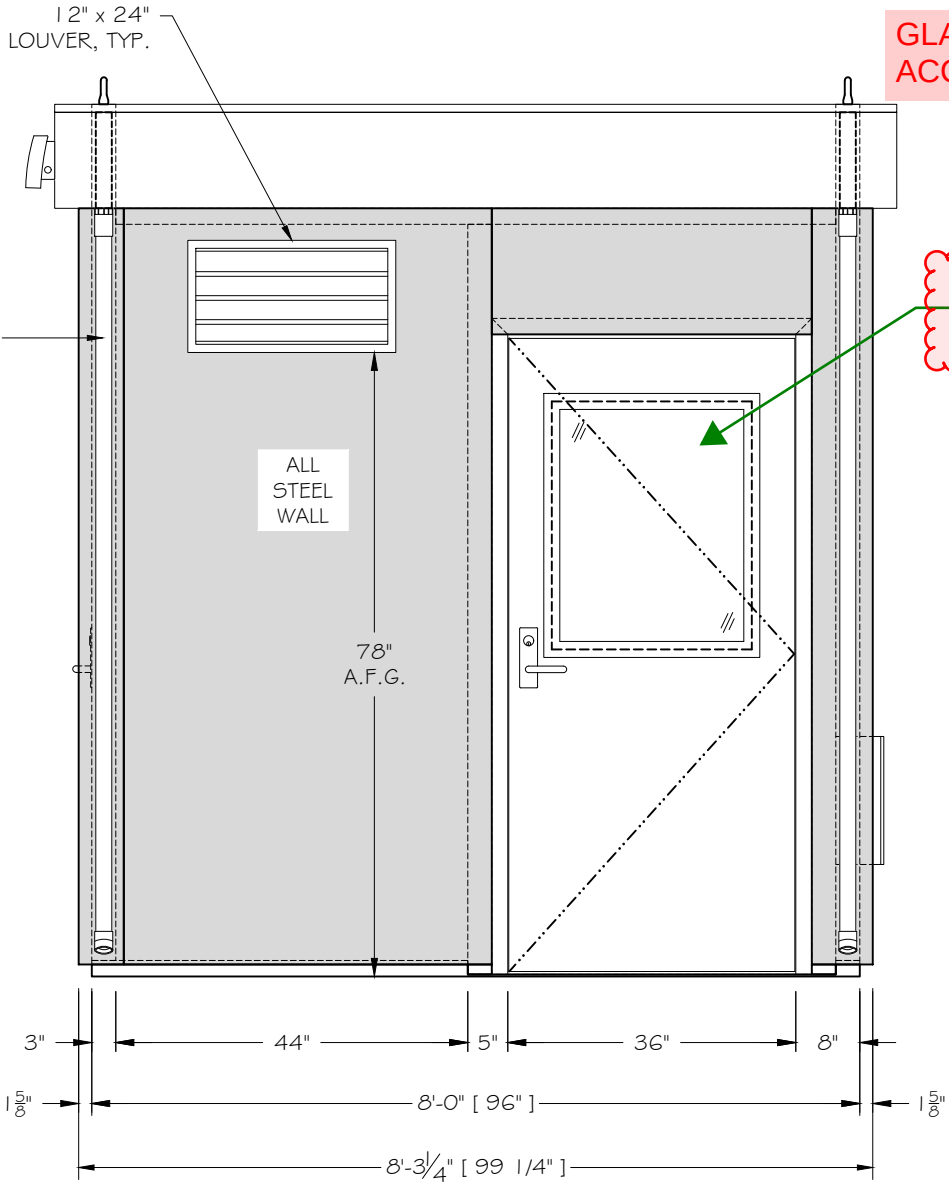
JOB No: 11237
BY: JH
DATE: 04-APR-22
SCALE: AS NOTED

ASPIS PARKING SOLUTIONS
PORSCHE EXPERIENCE CONTROL
BUILDING

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(626) 448-1449



E2 ELEVATION
SCALE: 1/2" = 1'-0"



E3 ELEVATION
SCALE: 1/2" = 1'-0"

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MODEL: **DS81860DS**
DELUXE GUARDHOUSE STYLE



E4 ELEVATION
SCALE: 1/2" = 1'-0"

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SHEET
4
OF
9

JOB No: 11237
BY: JH
DATE: 04-APR-22
SCALE: AS NOTED

ASPIS PARKING SOLUTIONS
PORSCHE EXPERIENCE CONTROL
BUILDING

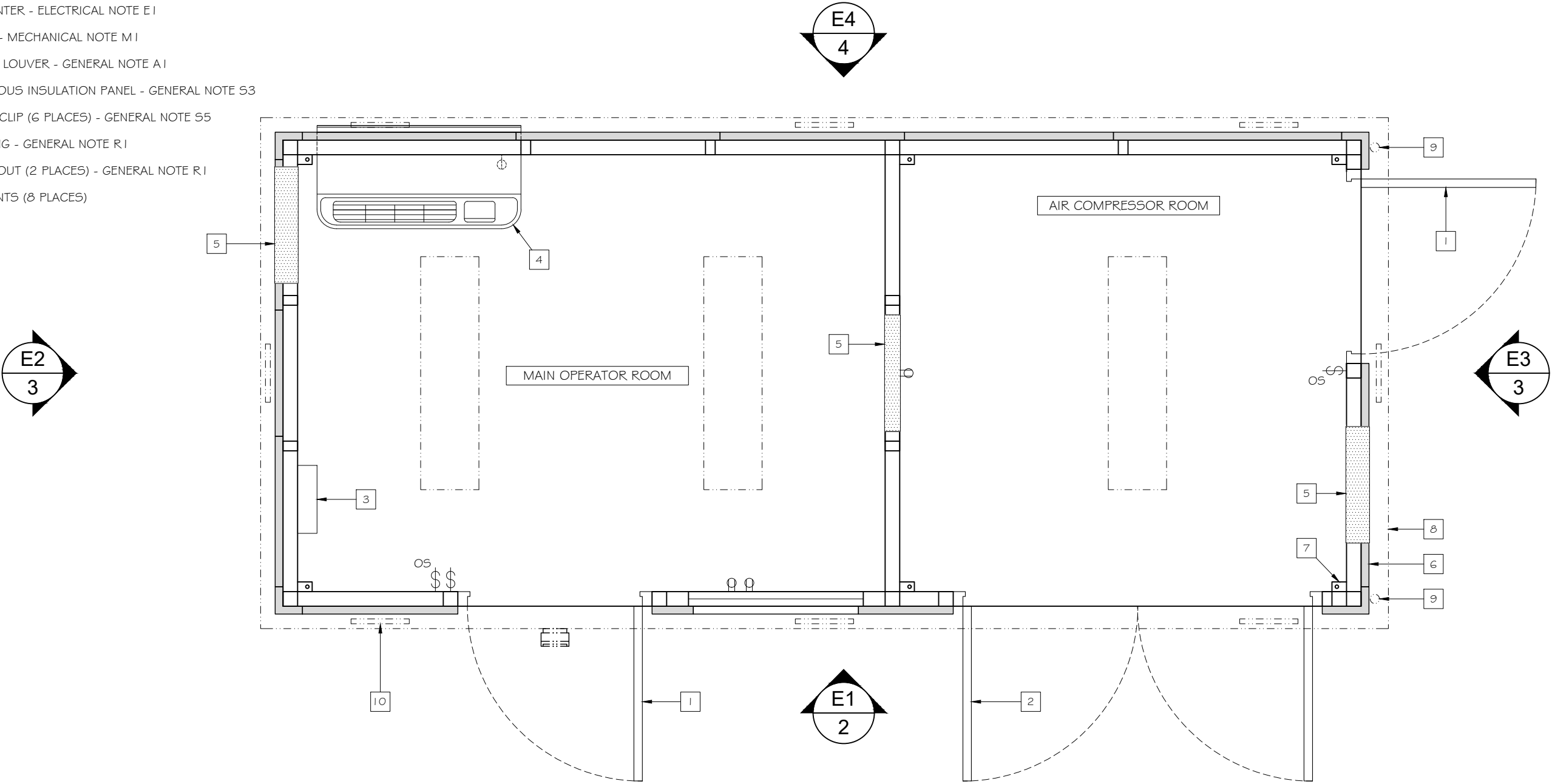
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9702 E. RUSH STREET
SOUTH EL MONTE, CA 91733-1730
(626) 448-1449

BIG

MODEL: **DS81860DS**
DELUXE GUARDHOUSE STYLE

FLOOR PLAN LEGEND:

- 1 36" x 80" SWING DOOR - GENERAL NOTES D1 & D2
- 2 72 x 80" SWING DOORS - GENERAL NOTE D3
- 3 LOAD CENTER - ELECTRICAL NOTE E1
- 4 A/C UNIT - MECHANICAL NOTE M1
- 5 12" x 24" LOUVER - GENERAL NOTE A1
- 6 CONTINUOUS INSULATION PANEL - GENERAL NOTE S3
- 7 ANCHOR CLIP (6 PLACES) - GENERAL NOTE S5
- 8 OVERHANG - GENERAL NOTE R1
- 9 DOWNSPOUT (2 PLACES) - GENERAL NOTE R1
- 10 ATTIC VENTS (8 PLACES)



FLOOR PLAN
SCALE: 1/2" = 1'-0"

SHEET

5

OF

9

JOB No:11237

BY: JH

DATE: 04-APR-22

SCALE: AS NOTED

ASPIS PARKING SOLUTIONS

PORSCHE EXPERIENCE CONTROL BUILDING

BIG

B.I.G. ENTERPRISES, INC.

9702 E. RUSH STREET

SOUTH EL MONTE, CA 91733-1730

(626) 448-1449

Page 87 of 181

GUARDHOUSE PLANS

DELUXE HALF ROUND ATTENDANT BOOTH
MODEL: DHR76176B-RR

aka Guard Shack (SE-0607)

MANUFACTURED FOR :
ASPIIS PARKING SOLUTIONS
PORSCHE EXPERIENCE GUARD BOOTH
ONE PORSCHE DRIVE
HAPEVILLE, GEORGIA 30354

BY: B.I.G. ENTERPRISES
9702 E. RUSH ST
SOUTH EL MONTE CA 91733

	DRAWING TITLE	SHEET NUMBER
	COVER PAGE	1
	E1 ELEVATION	2
	E2 & E3 ELEVATIONS	3
	E4 ELEVATION	4
	FLOOR PLAN	5
	STUB UP AREA / ANCHOR PLAN	6
	ELECTRICAL NOTES	7
	ELECTRICAL PLAN	8
	RESTROOM ELEVATION	9
	PLUMBING NOTES	10
	GENERAL NOTES	11

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SIGNATURE

DATE

APPROVED DRAWINGS MUST BE RETURNED
BEFORE PRODUCTION CAN BEGIN

GENERAL INFO

7'-11 1/4" x 17'-9 1/4" x 9'-0 1/4" TALL
SINGLE STORY
127.9 SQ. FT.
ONE (1) UNIT

See general notes for further detail /
information on final page of submittal.

BASIC DESIGN CRITERIA

OCCUPANCY GROUP: B
CONSTRUCTION CLASSIFICATION: V-B
WIND LOAD: Vult = 115 MPH
Vasd = 90 MPH
Exposure C
RISK CATEGORY: II
FLOOR LOAD: 60 PSF
ROOF LIVE LOAD: 25 PSF
ROOF DEAD LOAD: 5 PSF
GROUND SNOW LOAD: 5 PSF

SEISMIC DESIGN DATA

SPECTRAL RESPONSE COEFFICIENTS: S_s = 0.18, S₁ = 0.08
S_{DS} = 0.19, S_{D1} = 0.13
RISK CATEGORY: II
SEISMIC DESIGN CATEGORY: C
BASIC SEISMIC FORCE RESISTING SYSTEM: C.4
DESIGN BASE SHEAR 0.05 x SEISMIC WEIGHT OF STRUCTURE
RESPONSE MODIFICATION FACTOR R=3.5
ANALYSIS PROCEDURE USED: ALLOWABLE STRESS DESIGN

APPLICABLE CODES

- 2018 INTERNATIONAL BUILDING CODE (IBC) W/ GA AMENDMENTS
- 2018 INTERNATIONAL PLUMBING CODE (IPC) W/ GA AMENDMENTS
- 2018 INTERNATIONAL MECHANICAL CODE (IMC) W/ GA AMENDMENTS
- 2018 INTERNATIONAL FIRE CODE (IFC) W/ GA AMENDMENTS
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) W/ GA AMENDMENTS
- 2017 NATIONAL ELECTRICAL CODE (NEC) W/ NO GA AMENDMENTS
- CHAPTER 120-3-3, GA STATE MINIMUM FIRE SAFETY STANDARDS / 2012 LIFE SAFETY CODE
- CHAPTER 120-3-20, GA ACCESSIBILITY CODE / 2010 ADA STANDARDS

SHEET
1
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11

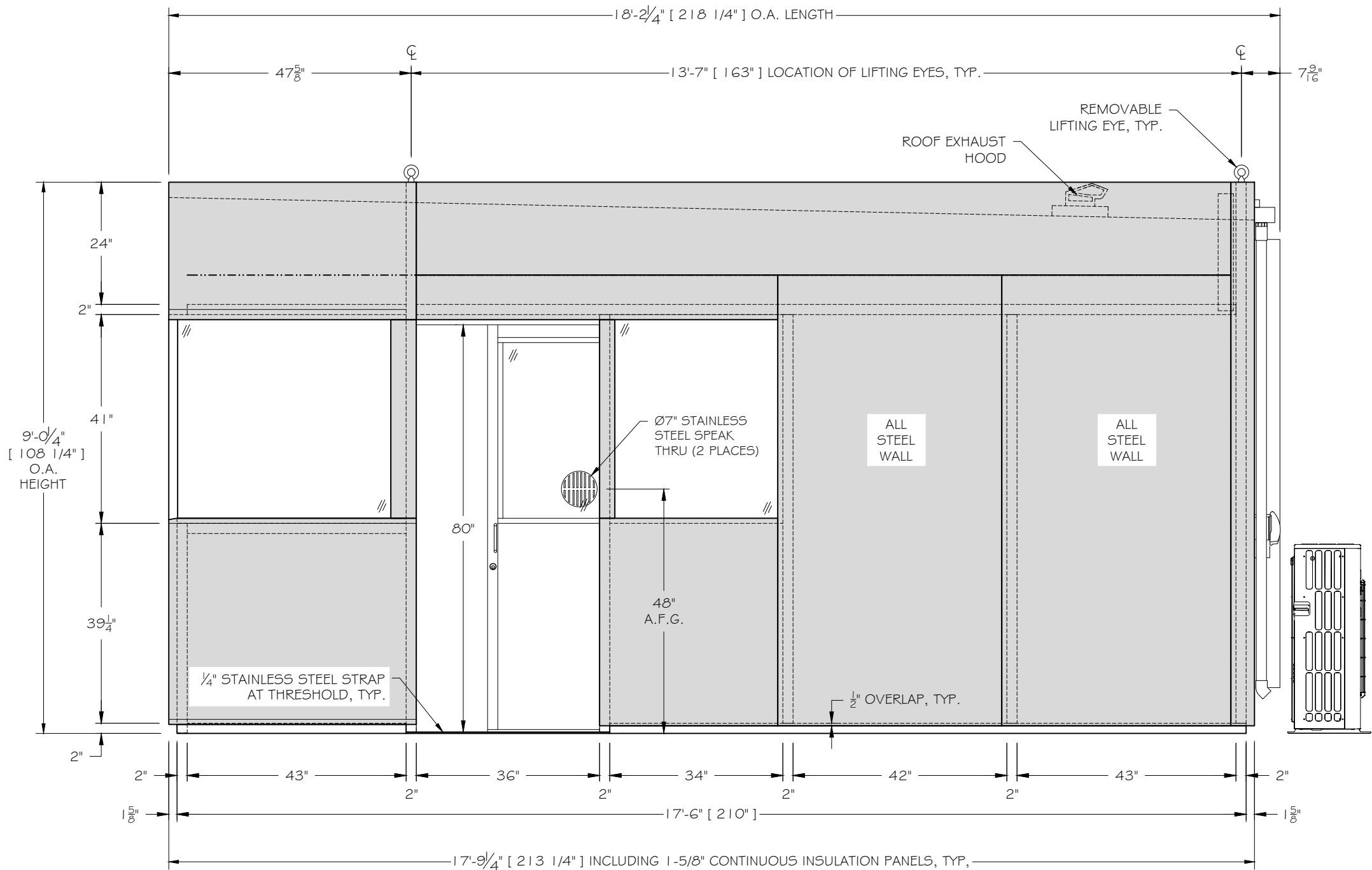
JOB No:11236
BY: JH
DATE: 31-MAR-22
SCALE: AS NOTED

ASPIIS PARKING SOLUTIONS
PORSCHE EXPERIENCE GUARD BOOTH

B.I.G. ENTERPRISES, INC.
9702 E. RUSH STREET
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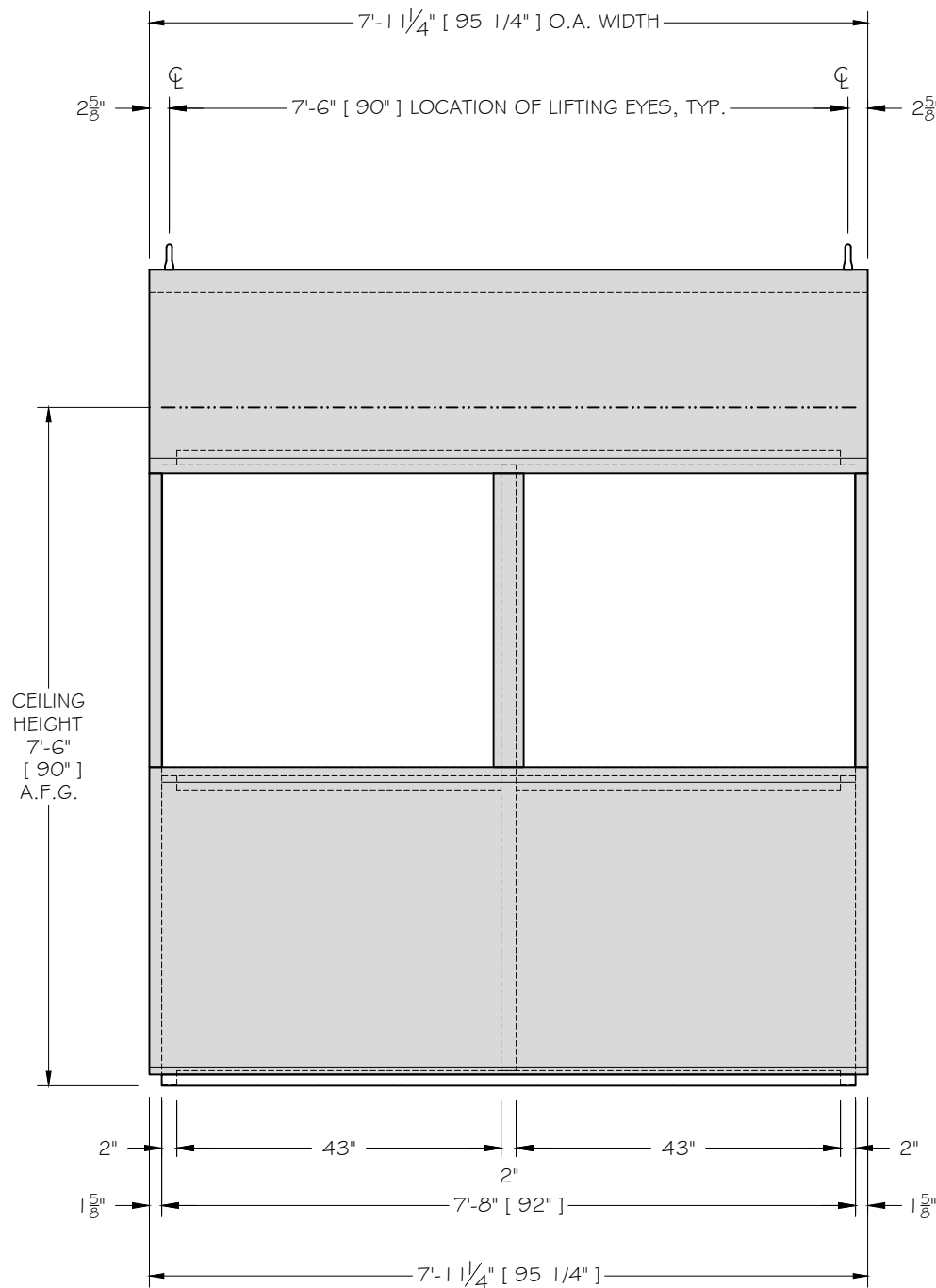


MODEL: DHR76176B-RR
DELUXE GUARDHOUSE STYLE

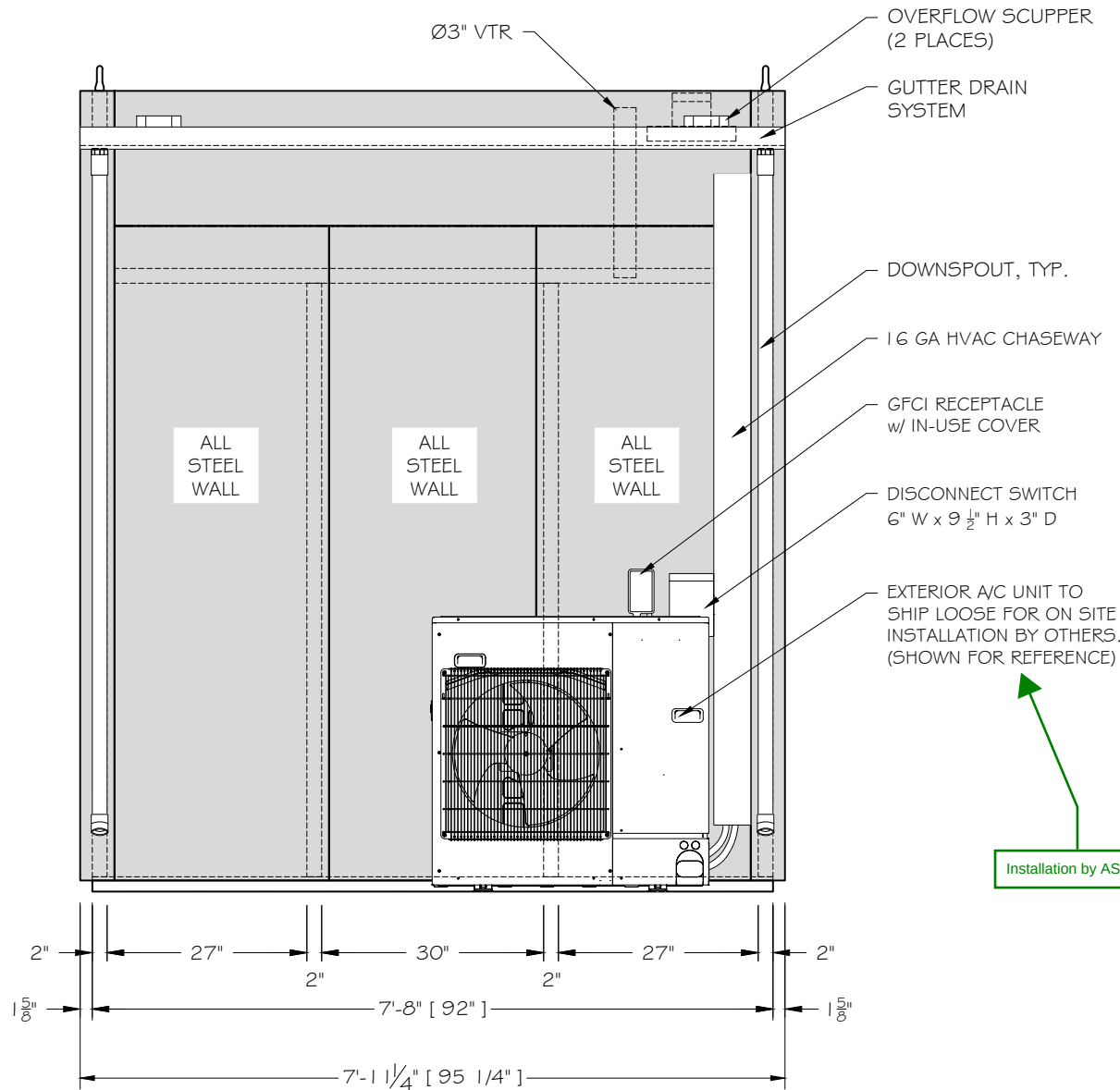


E1 ELEVATION
SCALE: 1/2" = 1'-0"

MODEL: DHR76176B-RR
DELUXE GUARDHOUSE STYLE



E2 ELEVATION
SCALE: 1/2" = 1'-0"



E3 ELEVATION
SCALE: 1/2" = 1'-0"

SHEET
3
OF
11

JOB No: 11236
BY: JH
DATE: 31-MAR-22
SCALE: AS NOTED

ASPIS PARKING SOLUTIONS
PORSCHE EXPERIENCE GUARD BOOTH

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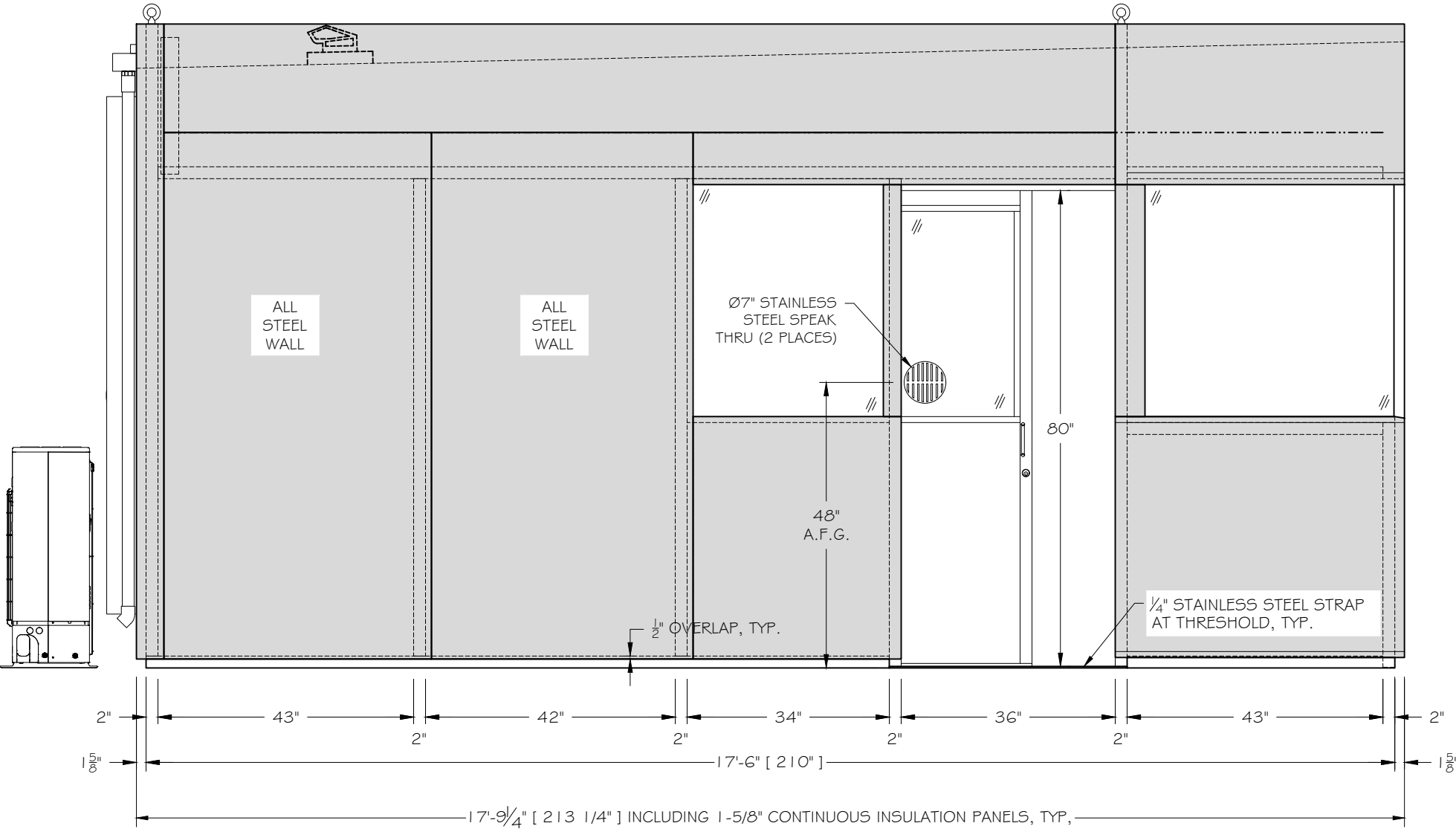
MODEL: DHR76176B-RR
DELUXE GUARDHOUSE STYLE

SHEET
4
OF
11

JOB No: 11236
BY: JH
DATE: 31-MAR-22
SCALE: AS NOTED

ASPIS PARKING SOLUTIONS
PORSCHE EXPERIENCE GUARD BOOTH

B.I.G. ENTERPRISES, INC.
9702 E. RUSH STREET
SOUTH EL MONTE, CA 91733-1730
(626) 448-1449



E4 ELEVATION
SCALE: 1/2" = 1'-0"

MODEL: **DHR76176B-RR**
DELUXE GUARDHOUSE STYLE

FLOOR PLAN LEGEND:

- 1

36" x 80" SLIDING DOORS - GENERAL NOTE D 1
- 2

36" x 80" SLIDING RR DOOR - GENERAL NOTE D2
- 3

36" STAINLESS STEEL SHELF - GENERAL NOTE A1
- 4

Ø3" CORD ACCESS HOLE
- 5

STAINLESS STEEL CABINET - GENERAL NOTE A2
- 6

LOAD CENTER - ELECTRICAL NOTE E 1
- 7

ELECTRICAL CABINET - ELECTRICAL NOTE E 1
- 8

HVAC CEILING CASSETTE - MECHANICAL NOTE M 1 (a)
- 9

HVAC CONDENSER UNIT - MECHANICAL NOTE M 1 (b)
- 10

16 GA HVAC CHASEWAY - MECHANICAL NOTE M 1 (a)
- 11

12" x 12" GRILLE w/ SUPPLY DUCT - MECHANICAL NOTE M 1 (a)
- 12

SINK - GENERAL NOTE RR4
- 13

GRAB BARS (2 PLACES) - GENERAL NOTE RR4

14

TOILET - GENERAL NOTE RR4

15

Ø3" RESTROOM VTR - GENERAL NOTE RR 1

16

DOWNSPOUT (2 PLACES) - GENERAL NOTE R 1

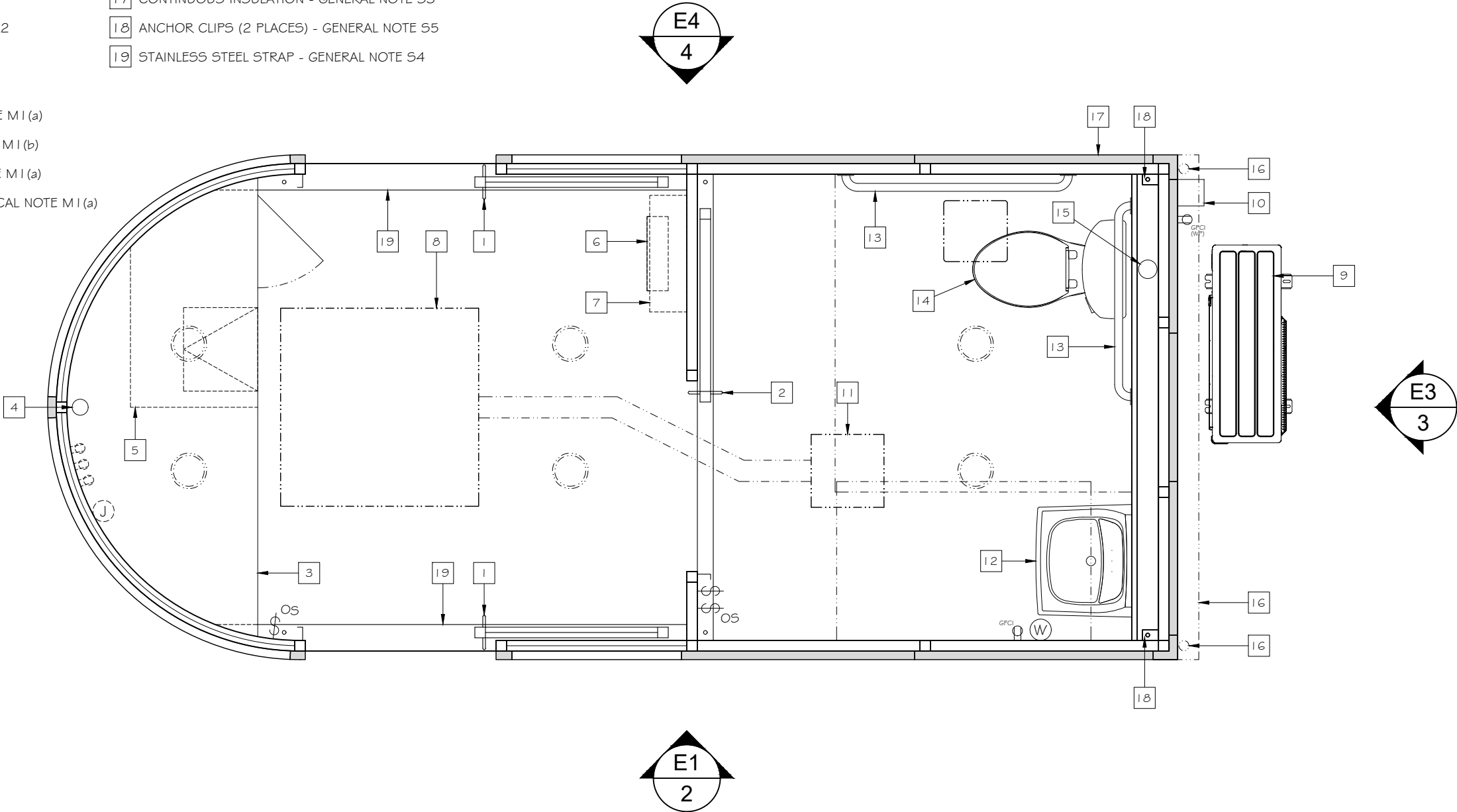
17

CONTINUOUS INSULATION - GENERAL NOTE S3

18

ANCHOR CLIPS (2 PLACES) - GENERAL NOTE S5

19

STAINLESS STEEL STRAP - GENERAL NOTE S4

FLOOR PLAN
SCALE: 1/2" = 1'-0"





Hapeville
georgia

**DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT**

DATE: July 15, 2022
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 651 North Avenue**

The City of Hapeville has received a design review application from David Cook for the construction of a 2,774 sf 4 bedroom, 4.5 bathroom single family dwelling with an attached garage to be located at 651 North Ave.

The property is zoned R-SF, Single Family Residential, and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

Based on goals established in this chapter, the following standards are required in the neighborhood conservation area identified in section 81-1-3. This includes two subareas: subarea D and subarea E. All of the standards contained in this section shall apply to all development in all subareas. Subarea requirements are found within the applicable subsection.

This section shall govern subarea C of the commercial/mixed-use area. It may also govern one-family detached dwellings and two-family dwellings in the commercial/mixed-use area, provided that the section is applied in its entirety.

(a) Site development standards

- ✓ Except where indicated, setbacks shall be established by zoning.
- ✓ On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- ✓ Minimum building heights shall be established by zoning.
- Within subareas D and E maximum building heights shall be as established by zoning, except that:
 - Where this chapter provides a more-stringent standard as compared to the zoning code, the more-stringent standard shall prevail. The only exception to this shall be a use grandfathered under the zoning code.
 - Portions of buildings equal to or less than five feet from a side or rear lot line shall be limited in height to the greater of 16 feet.
 - Portions of buildings between five and ten feet of a side or rear lot line shall be limited in height to the greater of 25 feet.
 - Portions of buildings ten feet or greater from a side or rear lot line shall be limited in height to 35 feet.
- ✗ Outside of subareas D and E maximum building heights shall be as established by zoning.
- ✓ All buildings shall provide first-story occupiable space, for the first ten feet of building depth along the enfronting facade.
- ✗ Sidewalks shall be located along all public and private streets. Sidewalks shall consist of two areas: a landscape area and a clear area.

- ✗ Developments less than one acre shall provide a minimum one-foot landscape zone and a minimum four-foot clear zone.
Development of one acre or more shall provide a minimum two-foot landscape zone and a minimum five-foot clear zone.
The above notwithstanding, multifamily developments and all developments along Dogwood Drive shall provide a minimum five-foot landscape zone and a minimum six-foot clear zone.

STAFF COMMENT:

Building height has not been provided.

There is an existing sidewalk along North Avenue. There is no sidewalk along Lake Avenue.

(b) Supplemental Area and Fence Standards

- ✓ Developments shall locate landscape supplemental areas adjacent to first-story residential uses and place a minimum of one tree every 50 feet in the supplemental area. See list of allowed trees in section 93-2-14.
- ⊙ Chain link fencing is not permitted in areas visible from a public right-of-way.
- ⊙ On all lots a fence, wall, curb or hedge between six and 48 inches in height is encouraged at the back of the required sidewalk, except at openings to access steps, drives or pedestrian walkways.
- ⊙ Fences adjacent to the street shall be picket-wood, stone, composite materials or ornamental metal, with the finished side facing the street.
- ⊙ Retaining walls adjacent to the required sidewalk shall not exceed 32 inches in height unless required by topography.
- ⊙ All street-facing walls shall be faced with stone, brick, or smooth stucco.
- ⊙ Small planting between retaining walls and the required sidewalk are encouraged and should have a minimum width of six inches.

STAFF COMMENT:

(c) Utility Standards

- ✗ Mechanical features shall not be located in the supplemental area or front yard and shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable materials for screening shall include those materials found in subsection (f)1., provided they are compatible with the principal structure.
- ⊙ When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.
- ⊙ Street lights may be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian-scale street lights as approved by the DRC and the department of community services shall be provided by the developer, subject to site plan and design review in new development.
- ✓ All developments shall provide a light at the front door. Lighting designed to illuminate the path to the front door is allowed. Spotlighting may be provided as long as it is properly shielded and does not become an annoyance to adjacent property owners or the public. General area illumination with oversized flood lights is prohibited. Specifically, lighting shall be shielded so that the source of light is not visible from adjacent properties or the public right-of-way.
- ✓ Trees shall not be planted directly above storm drains.

STAFF COMMENT: Mechanical not shown. Must be properly screened.

(d) Parking and Traffic Standards

- ✗ One-family detached dwellings and two-family dwellings shall meet the following requirements:
 - Driveways shall have a minimum width of nine feet and a maximum width of 15 feet.
 - Circular drives are permitted.
 - A grass strip in the middle of driveways is encouraged.
- ⊙ All other buildings shall meet the following requirements:
 - Parcels are permitted a maximum of one driveway curb cut per street. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.
 - Driveways shall have a maximum width of 12 feet for one-way and 24 feet for two-way.
 - Two curb cuts serving two one-way driveways shall be counted as one curb cut.
 - Public or private alleys, or driveway providing vehicular access to two or more parcels shall not constitute a curb cut.
 - New public streets shall not count as curb cuts.
 - Parcels are permitted a maximum of one driveway curb cut per street frontage. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.
- ⊙ Carports are only permitted subject to the following requirements:
 - Carports shall be located in the rear or side yard, but shall not be visible from a public right-of-way.
 - Carport roofs shall be supported by columns with a minimum width and depth of eight inches.
 - The base of carport columns shall be faced in stacked brick or stacked stone to a minimum height of three feet above grade.
- ✓ On-site parking shall be prohibited in the supplemental areas. This shall not be interpreted as restricting on-street parking located along a public street.
- ✓ Garage access on single-family lots shall be prohibited in the front yard of the home.

STAFF COMMENT: Driveway width not provided.

(e) Roof and Chimney Standards

- ✗ Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.
- ✎ Roof shingles shall be slate, cedar, or asphalt.
- ⊙ Roof tiles shall be clay, terra cotta or concrete.
- ⊙ Metal roofs are:
 - Allowed on one-family and two-family detached dwellings;
 - ⊙ Permitted on multifamily and townhouse dwellings only when screened from the adjacent street by a parapet wall.
- ✎ Gutters shall be copper, aluminum or galvanized steel.
- ✎ Downspouts shall match gutters in material and finish.
- ✓ Roof forms shall be based on architectural style.
- ✓ All roofs, excluding dormers, shall overhang a minimum of 12 inches beyond the facade.
- ⊙ Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof

- to which they are attached.
- ⊖ Chimneys exposed to the public view may not be faced in wood or cement based siding and may not be of an exposed metal or ceramic pipe. All chimneys shall be wrapped in a brick, stone or suitable masonry finish material.
- ⊖ Chimneys on exterior building walls shall begin at grade.
- ⊖ Chimneys shall begin at grade and be faced with brick or stacked stone; extend chimneys between three and six feet above the roof line.

**STAFF COMMENT: Must specify 30 year roof shingles.
Gutters shown. Materials must be compliant.**

(f) Street Facing Facade and Style Standards.

- ✓ Exterior facade materials shall be limited to:
 - ✓ Full-depth brick;
 - Natural or cast stone;
 - ✓ Smooth natural-wood siding and/or cement-based siding;
 - Shake siding;
 - Painted fish-scale style shingles, but only when used in front gables;
 - True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings.
- ✓ Exterior building materials shall not be:
 - Simulated brick veneer, such as Z-Brick;
 - Exterior insulation and finish systems (EIFS);
 - Exposed concrete block;
 - Metal siding or other metal exterior treatment;
 - Glass curtain walls;
 - Liquid vinyl;
 - T-1-11 siding;
 - Vinyl siding, except that existing one-family detached homes with vinyl siding covering more than 70 percent of the exterior facade may replace said siding or construct an addition faced in vinyl siding.
- ✓ Facade materials shall be combined horizontally, with the heavier below the lighter.
- ✓ Blank, windowless walls are prohibited along all facades. See subsection 81-1-7(g)11.
- 👉 Foundations shall be constructed as a distinct building element that contrasts with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in brick, natural stone, or cast stone.
- ✓ All exterior stair risers visible from a street shall be enclosed.
- ✓ Porches, stoops, and balconies may be located in the front or side yard.
- ✓ Porches, stoops, and balconies along front and side building facades shall not be enclosed with screens, plastics, or other materials that hinder visibility and/or natural air flow.
- ✓ Porches, stoops, and balconies shall be made of painted or stained wood, stone, brick, or ornamental metal, subject to the additional restrictions below.

- ⊖ Wooden porches, stoops, and balconies shall provide top and bottom horizontal members on railings. The top railing shall consist of two elements. The upper element shall measure two [inches] by six inches and the lower element shall measure two [inches] by four inches. The bottom railing shall measure two [inches] by four inches.
- ✓ Front porches and front stoops of principal buildings shall face and be parallel to the front lot line or build-to line.
- ✓ Porch and stoop foundations shall be enclosed.
- ✓ Front and side porches and stoops shall not have unpainted, unstained or otherwise untreated or exposed pressure treated lumber along the building line that abuts a public right-of-way.
- ⊖ Balconies shall have not less than two clear unobstructed open or partially open sides. Partially open is to be constructed as 50 percent open or more. The total combined length of the open or partially open sides shall exceed 50 percent of the total balcony perimeter.
- 👤 Stoops and porch[es] shall be a minimum of two feet and a maximum of four feet from grade to the top of the stairs, unless existing topography is greater.
- ⊖ Stoops shall provide a minimum top landing of four feet by four feet.
- ⊖ Stoop stairs and landings shall be of similar width.
- ⊖ Stoops may be covered or uncovered.
- ✓ When provided, porches shall have a minimum clear depth of eight feet from building facade to outside face of column.
- ✗ Front porch widths shall be between 80 percent and 100 percent of the adjacent facade.
- ⊖ Side porch widths (including wraparound porches) shall be between 25 percent and 100 percent of the adjacent facade.
- ⊖ Enfronting porches may have multistory verandas, living space, or balconies above.
- ✗ Porch columns shall be spaced a maximum distance of eight feet on center.
- ✓ Front porch columns shall have foundation piers extending to grade.
- ✓ All porches shall be covered.
- Enfronting balconies are only permitted on attached or detached one-family home facades when porches are not provided on said facades.
- ⊖ Enfronting balconies shall have a minimum clear depth of four feet.
- ⊖ Enfronting balcony widths shall be between 25 percent and 100 percent of the adjacent facade.
- ⊖ Balconies may be covered or uncovered.

STAFF COMMENT: Not clear how foundation will be treated.

Porch elevation not provided.

Porch is approximately 60% of façade.

Porch columns are approximately 9' apart.

(g) Door and window standards.

- ✓ The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.
- ✓ The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.
- ✓ Building numbers at least six inches in height shall be located above or beside the street-facing pedestrian entrance, or above or beside the stairs accessing a front porch.
- ⊖ Doors that operate as sliders are prohibited along enfronting facades.

-  Window panes shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade, except on frame houses, on which panes shall be recessed a minimum of two inches.
- ⊖ Where windows lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids-between-glass (GBGs) are prohibited.
- ✗ Window trim shall not be flush with the exterior facade and shall provide a minimum relief of one-quarter inch or greater.
- ⊖ Where used, window shutters shall match one-half the width of the window opening.
- ⊖ Painted window or door glass is prohibited.
- ✓ Enfronting windows and door glass (except on churches and fire stations) shall utilize clear glass or tinted glass. Tinted glass shall have a transmittance factor of 50 percent or greater and shall have a visible light reflectance factor of ten or less.
-  Windows shall be provided for a minimum of thirty (30) percent and a maximum of 50 percent of the total street-facing facade of the principal building, with each facade and story calculated independently.
- ✓ Street-facing window units shall not exceed 28 square feet with minimum height of three feet, with the exception of transoms and fan lights.
- ✗ Wood trim between four and six inches wide shall surround windows of wood frame structures. Windows grouped together shall have center mullions two inches wider than the side trim.
-  Sills shall be of masonry, wood, stone, cast stone, or terra cotta.

STAFF COMMENT:

Ensure recess is a minimum of 2 in.

Window trim detail should be provided and compliant with standards.

Windows shall be provided for a minimum of thirty (30) percent and a maximum of 50 percent of the total street-facing facade of the principal building, with each facade and story calculated independently.

Sill detail should be provided.

(h) *Detached one-family dwellings/ two-family dwellings.* In addition to the requirements of subsections (a) through (g), the following shall apply to detached one-family dwellings and two-family dwellings.

- ✗ *First Stories.* First stories shall be elevated above the grade between two and four feet, unless existing topography is greater or unless wheelchair access is desired and cannot be provided from the side or rear.
- ✗ *Window Sills.* Enfronting first story window sills should be no less than two and one-half feet and no more than three and one-half feet above finished floor elevation.
- ⊖ *Wheelchair access.* Where practical, wheelchair access, when provided, should be installed at the side or rear of the home in order to preserve the architectural character of the primary facade.
-  *Architectural style.* Architecture is one of the most critical components of place, and nowhere is this more evident than on building facades. The design and character of street-facing facades is a reflection of both buildings and their users, and must be carefully considered for its impact on the overall sense of place.

Other:

Entry appears to be at grade.

Sill height should be provided.

New homes in the neighborhood conservation area should be designed to reflect the principal traditional styles found in the community. These include national folk, Queen Anne, ranch, Tudor revival, craftsman, and minimal traditional styles.

These styles, however, do not reflect the only styles historically found in Hapeville, which also includes a few occurrences of neocolonial revival. Where an applicant desires to utilize a style historically found in Hapeville, but not reflected in the six principal styles identified in subsections (4)a. through (4)e., they shall provide the Design Review Committee with photo documentation of the relevant style in Hapeville, a description of the key features of such style, and written justification of such style's appropriateness for the community.

STAFF COMMENT:

Outbuildings. In conventional development, outbuildings are often designed and located as an afterthought. Yet in traditional towns and cities, outbuildings serve to enrich the quality of design through their placement, design and use. In Hapeville, where outbuildings are provided on many residential lots, their design must be to the same high standards found in the community's neighborhoods.

The following standards shall apply to construction of new outbuildings in residential districts.

- ⊙ i. On lots with one street frontage, set outbuildings back at least 15 feet behind the front facade of the principal building.
- ii. On corner lots, outbuildings should be setback at least 15 feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.
- iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.
- ⊙ iv. Outbuildings shall be of compatible material and architectural style to the principal building.
- ⊙ v. Outbuildings shall have a minimum height of 14 feet and a maximum height of that of the principal building or 25 feet, whichever is less.
- ⊙ vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.

STAFF COMMENT:

RECOMMENDATIONS

The proposed design is deficient in the following areas:

- Height for dwelling should be provided.
- Must specify 30 year roof shingles.
- Clarify foundation treatment along sides.
- Mechanical not shown. Must be properly screened.
- Ensure gutters and downspouts materials are compliant.
- Ensure window recess is a minimum of 2in
- Provide window trim that is compliant with standards.
- Provide fenestration calculation to show windows shall be provided for a minimum of thirty (30) percent and a maximum of 50 percent of the total street-facing facade of the principal building, with each facade and story calculated independently.
- Sill height should be provided.
- Provide sidewalk along Lake Ave
- Provide sill detail.

Should the design be acceptable, the following Design Exceptions would be required

- Front porch column distance to exceed 8'
- Porch less than 80% of façade
- Porch elevation less than 2' above grade.

Once these items are addressed to the satisfaction of Staff and/or the Design Review Committee, the application can be approved.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 6/14/2022

NOTE: All applications must be typed or neatly printed. Applications or an authorized representative is required to personally appear at the Design Review Meeting to answer questions.

The Design Review Committee meets the third Wednesday of each month. Every attempt will be made to place your application for review on the next month's agenda following the submittal of a completed application with supporting documents; however, that may not always be possible. The City reserves the right to schedule applications as deemed necessary.

Applicant: David Cook Contact Number: [REDACTED]

Applicants Address: 100 Glendale Drive Peachtree City GA 30269

E-Mail Address: [REDACTED] Zoning Classification: R-SF

Address of Proposed Work: 651 North Avenue Hapeville GA

Parcel ID# (INFORMATION MUST BE PROVIDED): 14009906630729

Property Owner: Kahn Abdul Contact Number: [REDACTED]

Project Description (including occupancy type): single family
Residential. Add 2nd story total remodel

Contractors Name: David Cook Gen. Contractors Contact Number: [REDACTED]

Contact Person: David Cook Contact Number: [REDACTED]

I hereby make application to the City of Hapeville, to the Design Review Committee for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves that right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered to. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for violation thereof.

David Cook
Applicants Signature

6/14/2022
Date

Project Class (check one):

☒ Residential

☐ Commercial

☐ Mixed-Use Development

Project Type:

☐ New Commercial Construction

☐ Addition to Existing Commercial Building

☒ Addition to Existing Residential Structure

☐ Accessory Structure

☐ Site Plan, Grading & Landscaping

☐ New Single-Family Residential Construction

☐ Other

Total Square Footage of proposed New Construction: 1603

Total Square Footage of existing building: 1026

Estimated Cost of Construction: \$300,000.00

List/Describe Building Materials on the exterior of the **existing** structure: _____

Brick, lap siding

List/Describe Building Materials **proposed** for the exterior facade of the new structure: _____

Hardi-plank, Hardi-RB & B, Brick

NOTICE

Please be advised that the Community Service Department is here to assist all applicants regarding application procedures, meeting schedules and necessary deadlines. The Community Service Department does **NOT** make any final decisions for the Design Review Committee, Sign Committee, Planning Commission, Board of Appeals or rezoning request to Mayor and Council.

A complete application and dimensioned architectural drawings must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

Building inspections issued by the City of Hapeville are contracted out to State of Georgia Certified Inspectors. These inspectors make the final decisions regarding building, electrical, plumbing and HVAC work completed in the City of Hapeville. The Hapeville Fire Marshal conducts inspections issued through the Community Services Department as needed. Both the Certified Inspectors and Fire Marshal make the final decisions before Certificates of Occupancy's are issued.

Please be advised that the Community Service Department shall not be responsible for your purchasing materials, equipment, items, signs, etc... before you receive final approval by any entity whose approval is required.

I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

(Please Print & Initial) *DWC*

I David W Cook swear or affirm that before receipt of an application, I have received this notice and I read and write the English language or I have had someone read and explain this document to me.



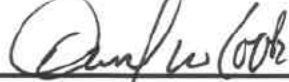
imagine
Hapeville
georgia

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

I, the undersigned, agree that with my signature and submission to the City of Hapeville, I have done the following:

- ☒ Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:
https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICOOR_CH81ARDEST
- ☒ Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.
- ☒ Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.
- ☒ Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.
- ☐ Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.
- ☒ Submitted dimensioned architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.
- ☒ Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.

<u>David W. Cook</u>	<u></u>	<u>6/24/2022</u>
Printed Name	Signature	Date

Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

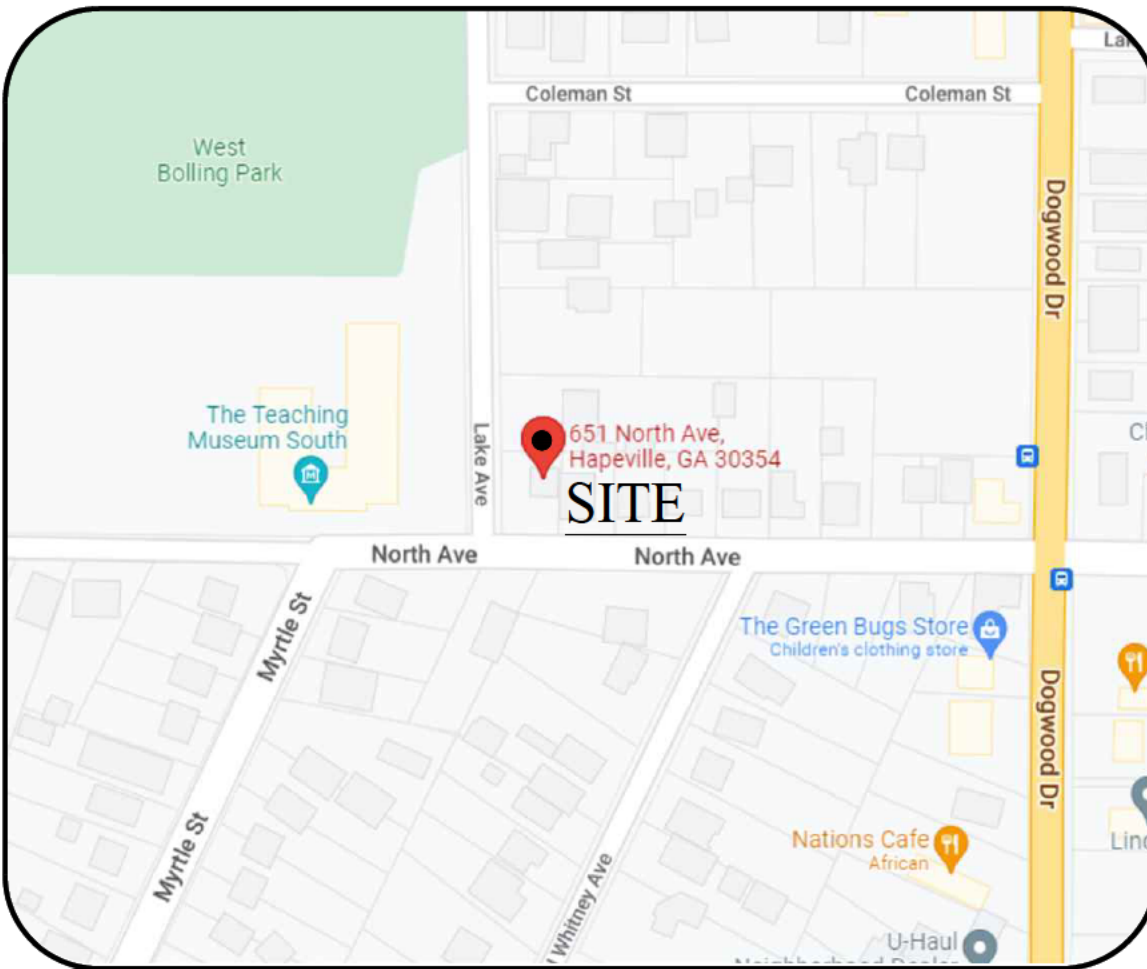
Thank you for interest and investment in the City of Hapeville.

651 North Avenue
Existing Condition





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E 5



Vicinity Map (NTS)

FIRM Panel Vignette (NTS)

ZONING: R-SF

SETBACKS

FRONT: 15 FT
SIDE: 5 FT
REAR: 30 FT
LOT FRONTAGE: 40 FT
BUILDING HEIGHT: 35 FT
MIN LOT AREA: 4,000 SF
MAX LOT COVERAGE: 10%

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING DEPARTMENTS.

OWNER / APPLICANT

KHAN ABDUL
651 NORTH AVENUE
HAPEVILLE, GEORGIA 30354

BUILDER / PERMITTEE 24-HR CONTACT

KHAN ABDUL
651 NORTH AVENUE
HAPEVILLE, GEORGIA 30354
(404) 391-2064
INFO@RKSONSINC.COM

SITE NOTES:

- ALL DEMOLITION AND MATERIALS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF CITY OF HAPEVILLE AND FULTON COUNTY.
- DEMOLITION DEBRIS TO BE DISPOSED AT AN APPROVED REUSE FACILITY.
- NO TREE ARE TO BE REMOVED DURING DEMOLITION ON SITE.
- CONSTRUCTION EXIT PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A S T M 0448 SIZE #1.
- THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON FIELD STAKING.
- ALL ELEVATIONS ON SITE NEED TO BE VERIFIED PRIOR TO ANY CONSTRUCTION.
- THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NAVD 1988 DATUM.
- UNDERGROUND UTILITIES ARE SHOWN AS PER PAINT MARKINGS BY OTHERS.
- EXISTING SANITARY SEWER LINE TO REMAIN IN SERVICE. CONTRACTOR TO TAKE REASONABLE MEASURES TO MAINTAIN AND PROTECT EXISTING SANITARY SEWER DURING CONSTRUCTION.
- CONTRACTOR AND OWNER MUST ENSURE UTILITIES ARE DISCONNECTED PRIOR TO ANY DEMOLITION WORK TAKING PLACE.
- DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET, TREE PROTECTION AREA, OR RIGHT OF WAY.
- IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY NOR WITHIN THE STRUCTURAL ROOT PLATE OF EXISTING TREES.

LANDSCAPE NOTES:

- NO HEAVY MACHINERY ALLOWED WITHIN THE CRZ.
- DO NOT TRENCH IN THE SILT FENCE WITHIN THE DRIP LINE OF ANY TREES (USE STAKED HAYBALES OR SANDBAGS).
- ANY DEMOLITION OR DEBRIS REMOVAL WITHIN THE CRITICAL ROOT ZONE OF TREES WILL BE DONE BY HAND.
- NO TREES ARE TO BE DESTROYED DURING DEMOLITION. NO CUT OR FILL OF EARTH WITHIN THE CRZ OF AN EXISTING TREE.
- ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
- ARBORIST OVERSIGHT WILL BE REQUIRED DURING ANY DEMOLITION WITHIN THE CRITICAL ROOT ZONE (CRZ) OF A SPECIMEN TREE.
- PROVISIONS FOR TREE PROTECTION ON THE SITE SHALL BE, AS A MINIMUM, IN CONFORMANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF ALPHARETTA TREE PRESERVATION ORDINANCE, ZONING ORDINANCE AND ADMINISTRATIVE GUIDELINES PERTAINING TO TREE PROTECTION.
- ALL LANDSCAPING FOR EACH PHASE OF DEVELOPMENT SHALL BE COMPLETED PRIOR TO THE RECORDING OF THE FINAL PLAT FOR THAT PHASE, PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THAT PHASE, OR PRIOR TO CONNECTION OF PERMANENT POWER FOR THAT PHASE. CONTACT SITE INSPECTION DEPARTMENT UPON COMPLETION OF LANDSCAPE INSTALLATION.
- NO TREES TO BE PLANTED WITHIN ANY EASEMENT.

HAZARD STATEMENT:

I, THE SURVEYOR, CERTIFY THAT NO PORTION OF THIS SITE LIES WITHIN A FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FIRM MAP OF FULTON COUNTY, GEORGIA. ANEL # 13121C0366F, EFFECTIVE ON 09/18/2013.

EROSION CONTROL NOTES:

- ALL SILT FENCE SHALL BE TYPE C.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OF TREAT THE SEDIMENT SOURCE.
- ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
- ALL LOTS WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND/OR PRIOR TO FOOTERS BEING POURED.
- LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- NO GRADED SLOPES SHALL EXCEED 2H:1V AND SHALL SLOPE AWAY FROM THE BUILDING.
- ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. DISTURBED AREAS EXPOSED FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED AS NECESSARY.
- SILT FENCE SHALL MEET REQUIREMENTS OF SECTION 171. TYPE S TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1993 EDITION. WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
MONDAY - FRIDAY: 7:00AM - 7:00PM
SATURDAY: 8:00AM - 5:00PM
- ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL. FILL TO BE PLACED IN MAXIMUM 8' LIFTS AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN 3%+ OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER. ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER. DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY (INCLUDING DECELERATION LANE) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.
- FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE, PURSUANT TO DCS 11-1-2-D.
- MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER.
- ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
- ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.
- THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL.
- MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL: 1 VERTICAL.
- THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND. (ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING).
- THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY THE ON-SITE INSPECTION.
- AT LEAST ONE PERSON ON A PROJECT OR SITE MUST HAVE COMPLETED THE LEVEL 1A EROSION EDUCATION & TRAINING COURSE AND BE CERTIFIED BY GSWCC.
- SUBCONTRACTORS MUST COMPLETE EITHER LEVEL 1A EROSION EDUCATION & TRAINING COURSE OR ATTEND SUBCONTRACTOR AWARENESS SEMINAR.
- APPROVED PLANS MUST BE ON SITE AT ALL TIMES.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED DAILY, AT LEAST WEEKLY AFTER AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR AS NECESSARY.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE ISSUING AUTHORITY.
- DETAIL DRAWINGS FOR ALL STRUCTURAL PRACTICES, SPECIFICATIONS MUST, AT A MINIMUM, MEET THE STANDARDS SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
- UNDISTURBED BUFFERS SHALL BE PLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED DUE TO APPROVED UTILITY CROSSINGS. REPLANTING IS SUBJECT TO CITY ARBORIST APPROVAL.
- EROSION CONTROL MATTING SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 3:1.

EROSION & SEDIMENT CONTROL PRACTICES

- DS1** DISTURBED AREA STABILIZATION (WITH MULCH ONLY) ESTABLISH TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
- DS2** DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
- DS3** DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) ESTABLISH PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD OR LEGUMES ON DISTURBED AREAS.
- DS4** DISTURBED AREA STABILIZATION (WITH CERTIFIED SOD) ESTABLISH PERMANENT VEGETATIVE COVER WITH SOD CUT TO DESIRED SIZE WITHIN 48X AND PLANTED WITHIN 36 HOURS OF DIGGING. SOD TO BE PLANTED ACCORDING TO COUNTY REQUIREMENTS.

GENERAL NOTES:

- PROJECT NARRATIVE
SITE LOCATION: 651 NORTH AVENUE, HAPEVILLE, GEORGIA 30354
SCOPE OF WORK: DEMOLISH EXISTING SINGLE FAMILY HOUSE AND DETACHED GARAGE. CONSTRUCT A SINGLE FAMILY RESIDENCE (SEE ARCHITECTURAL PLANS FOR MORE DETAIL).
- SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM.
- DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY.
- CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY.
- NO NEW STORM DRAIN PIPES ARE PROPOSED.
- THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR.
- THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE.

DEMOLITION NOTES:

- ALL DEMOLITION AND MATERIALS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF CITY OF HAPEVILLE AND FULTON COUNTY.
- DEMOLITION DEBRIS TO BE DISPOSED AT AN APPROVED REUSE FACILITY.
- ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
- ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
- NO TREE ARE TO BE REMOVED DURING DEMOLITION PHASE.
- ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATED OTHERWISE.
- CONSTRUCTION EXIT PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A S T M 0448 SIZE #1.
- UNDERGROUND UTILITIES ARE SHOWN AS PER PAINT MARKINGS BY OTHERS.
- EXISTING SANITARY SEWER LINE TO REMAIN IN SERVICE. CONTRACTOR TO TAKE REASONABLE MEASURES TO MAINTAIN AND PROTECT EXISTING SANITARY SEWER DURING DEMOLITION.
- CONTRACTOR AND OWNER MUST ENSURE UTILITIES ARE DISCONNECTED PRIOR TO ANY DEMOLITION WORK TAKING PLACE.
- DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET, TREE PROTECTION AREA, OR RIGHT OF WAY.
- IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY NOR WITHIN THE STRUCTURAL ROOT PLATE OF EXISTING TREES.
- EXISTING DRIVEWAY WILL BE UTILIZED AS A CONSTRUCTION ENTRANCE DURING DEMOLITION PHASE FOR THIS PROJECT. PAVEMENT WILL BE REMOVED AS ONE OF THE LAST DEMO ITEMS, AND NON-HEAVY EQUIPMENT WILL BE USED TO DEMOLISH PAVEMENT SURFACES BETWEEN BUILDING AND RIGHT-OF-WAY. SIDEWALKS AND OTHER WALKING SURFACES WILL BE REMOVED IN THE SAME MANNER.
- ADDITIONAL EROSION CONTROL SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTORS.
- CALL CITY OF HAPEVILLE FOR FINAL INSPECTION.

TOTAL AREA:
6,000 SF / 0.138 AC
DISTURBED AREA:
5,278 SF / 0.121 AC

GPS LOCATION OF
CONSTRUCTION EXIT:
33.66580; -84.41051

DEMOLITION LEGEND

Co	CONSTRUCTION EXIT
Cw	CONCRETE WASH-DOWN
D1	DEMOLISH THE EXISTING GARAGE
D2	DEMOLISH EXISTING ONE STORY HOUSE
D3	DEMOLISH EXISTING CONCRETE WALKWAY, STEPS, PORCH AND PAVER WALKS
D4	DEMOLISH EXISTING ASPHALT DRIVEWAY
SA	STAGING AREA FOR DUMPSTER, PORTABLE TOILETS, MATERIAL STORAGE AND STOCKPILE AREAS
Du	DUST CONTROL AREA AND WASH STATION

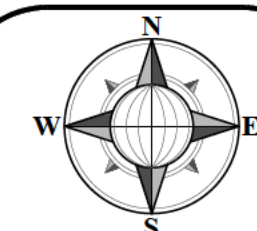
PRIOR TO LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR.

PRE-CONSTRUCTION IMPERVIOUS AREA

AREA	SQ. FT.	ACRE	% ACRE
LOT AREA	6,000	0.138	
EXIST. HOME / GARAGE	1,285	0.029	
EXIST. DRIVE / STEPS / CONC.	460	0.011	
EXIST. PORCH / DECK	32	0.001	
EXIST. WALLS	4	0.000	
TOTAL IMPERVIOUS COVERAGE	1,781	0.041	29.68%
REMAINING PERVIOUS AREA	4,219	0.097	70.32%

CRITICAL ROOT ZONE CIRCLES ARE ONLY FOR TREES THAT ARE WITHIN 30 FEET OF THE LIMIT OF DISTURBANCE AND TREE PROTECTION FENCE.

ARBORIST OVERSIGHT WILL BE REQUIRED DURING ANY DEMOLITION WITHIN THE CRZ OF A SPECIMEN TREE.



GRID NORTH
GEORGIA WEST ZONE
DATUM NAVD 1983

DATE

REVISION

NO.

DEMOLITION PLAN

PREPARED FOR: KHAN ABDUL
LAND LOT 99, 14TH DISTRICT, FULTON COUNTY
651 NORTH AVENUE
HAPEVILLE, GEORGIA 30354
DATE 05/02/2022

NOT VALID WITHOUT ORIGINAL SIGNATURE



FOR THE FIRM
BOUNDARY ZONE, INC.
LEVEL II DESIGN
7796

"I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION."

JASON E. WILLIAMS, LEVEL II DESIGN PROFESSIONAL # 7796
EXPIRES: 9-10-2022

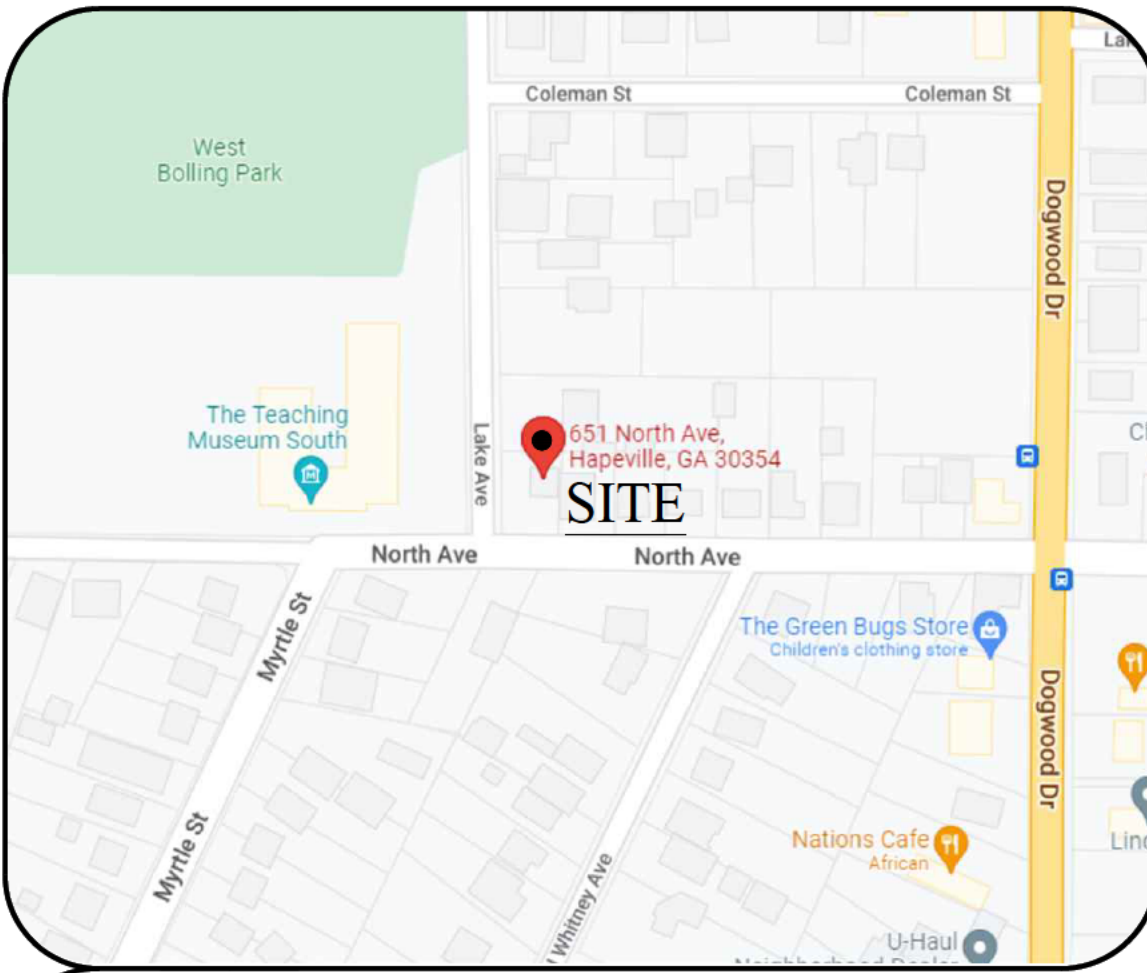
THIS SURVEY WAS MADE WITH THE INTENT OF A UNLAWFUL TITLE COMMITMENT, EASEMENT, AN ENUMERATION, MAY EXIST WITHIN THE ENITMENT THAT IS EXISTING.	THIS SURVEY WAS MADE WITH THE INTENT OF A UNLAWFUL TITLE COMMITMENT, EASEMENT, AN ENUMERATION, MAY EXIST WITHIN THE ENITMENT THAT IS EXISTING.
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GENERAL NOTES:

- PROJECT NARRATIVE
SITE LOCATION: 651 NORTH AVENUE, HAPEVILLE, GEORGIA 30354
SCOPE OF WORK: DEMOLISH EXISTING SINGLE FAMILY HOUSE AND DETACHED GARAGE. CONSTRUCT A SINGLE FAMILY RESIDENCE (SEE ARCHITECTURAL PLANS FOR MORE DETAIL).
- SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM
- DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
- CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
- NO NEW STORM DRAIN PIPES ARE PROPOSED
- THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
- THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE

TOTAL AREA:
6,000 SF / 0.138 AC
DISTURBED AREA:
5,278 SF / 0.121 AC

GPS LOCATION OF
CONSTRUCTION EXIT:
33.66580; -84.41051

PRE-CONSTRUCTION IMPERVIOUS AREA			
AREA	SQ. FT.	ACRE	% ACRE
LOT AREA	6,000	0.138	
EXIST. HOME / GARAGE	1,285	0.029	
EXIST. DRIVE / STEPS / CONC.	460	0.011	
EXIST. PORCH / DECK	32	0.001	
EXIST. WALLS	4	0.000	
TOTAL IMPERVIOUS COVERAGE	1,781	0.041	29.68%
REMAINING PERVIOUS AREA	4,219	0.097	70.32%

POST-CONSTRUCTION IMPERVIOUS AREA			
AREA	SQ. FT.	ACRE	% ACRE
LOT AREA	6,000	0.138	
PROP. HOUSE	1,162	0.027	
PROP. GARAGE	442	0.010	
PROP. PORCH / PATIO	291	0.007	
PROP. DRIVEWAY	794	0.018	
PROP. WALKWAY	67	0.002	
TOTAL IMPERVIOUS COVERAGE	2,756	0.063	45.93%
REMAINING PERVIOUS AREA	3,244	0.074	54.07%

PRIOR TO LAND DISTURBING ACTIVITIES, THE
CONTRACTOR SHALL SCHEDULE A
PRECONSTRUCTION MEETING WITH THE AREA
EROSION CONTROL INSPECTOR.

Vicinity Map (NTS)

FIRM Panel Vignette (NTS)

FL HAZARD STATEMENT:
THIS I T CERTIFY THAT NO PORTION OF THIS SITE LIES
WITHIN A FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD
AREA A BOWN ON THE FIRM MAP OF FULTON COUNTY,
E I A ANET # 13121C0366F, EFFECTIVE ON 09/18/2013

ZONING: R-SF

SETBACKS

FRONT: 15 FT
SIDE: 5 FT
REAR: 30 FT
LOT FRONTAGE: 40 FT
BUILDING HEIGHT: 35 FT
MIN LOT AREA: 4,000 SF
MAX LOT COVERAGE: 10%

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR
MAKE CONCLUSION REGARDING THE ZONING AND
SETBACK DESIGNATION SHOWN HEREON. THIS
INFORMATION IS REPORTED FROM PUBLIC INFORMATION
OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING
DEPARTMENTS

OWNER / APPLICANT

KHAN ABDUL
651 NORTH AVENUE
HAPEVILLE, GEORGIA 30354

BUILDER / PERMITTEE 24-HR CONTACT

KHAN ABDUL
651 NORTH AVENUE
HAPEVILLE, GEORGIA 30354
(404) 391-2064
INFO@RKSONSINC.COM

SITE NOTES:

- ALL DEMOLITION AND MATERIALS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF CITY OF HAPEVILLE AND FULTON COUNTY
- DEMOLITION DEBRIS TO BE DISPOSED AT AN APPROVED REUSE FACILITY
- NO TREE ARE TO BE REMOVED DURING DEMOLITION ON SITE
- CONSTRUCTION EXIT PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A S T M 0448 SIZE #1
- THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON FIELD STAKING
- ALL ELEVATIONS ON SITE NEED TO BE VERIFIED PRIOR TO ANY CONSTRUCTION
- THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NAVD 1988 DATUM
- UNDERGROUND UTILITIES ARE SHOWN AS PER PAINT MARKINGS BY OTHERS
- EXISTING SANITARY SEWER LINE TO REMAIN IN SERVICE. CONTRACTOR TO TAKE REASONABLE MEASURES TO MAINTAIN AND PROTECT EXISTING SANITARY SEWER DURING CONSTRUCTION
- CONTRACTOR AND OWNER MUST ENSURE UTILITIES ARE DISCONNECTED PRIOR TO ANY DEMOLITION WORK TAKING PLACE
- DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET, TREE PROTECTION AREA, OR RIGHT OF WAY
- IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY NOR WITHIN THE STRUCTURAL ROOT PLATE OF EXISTING TREES

LANDSCAPE NOTES:

- NO HEAVY MACHINERY ALLOWED WITHIN THE CRZ
- DO NOT TRENCH IN THE SILT FENCE WITHIN THE DRIP LINE OF ANY TREES (USE STAKED HAYBALES OR SANDBAGS)
- ANY DEMOLITION OR DEBRIS REMOVAL WITHIN THE CRITICAL ROOT ZONE OF TREES WILL BE DONE BY HAND
- NO TREES ARE TO BE DESTROYED DURING DEMOLITION. NO CUT OR FILL OF EARTH WITHIN THE CRZ OF AN EXISTING TREE
- ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPE
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED
- ARBORIST OVERSIGHT WILL BE REQUIRED DURING ANY DEMOLITION WITHIN THE CRITICAL ROOT ZONE (CRZ) OF A SPECIMEN TREE
- PROVISIONS FOR TREE PROTECTION ON THE SITE SHALL BE, AS A MINIMUM, IN CONFORMANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF ALPHARETTA TREE PRESERVATION ORDINANCE, ZONING ORDINANCE AND ADMINISTRATIVE GUIDELINES PERTAINING TO TREE PROTECTION
- ALL LANDSCAPING FOR EACH PHASE OF DEVELOPMENT SHALL BE COMPLETED PRIOR TO THE RECORDING OF THE FINAL PLAN FOR THAT PHASE, PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THAT PHASE, OR PRIOR TO CONNECTION OF PERMANENT POWER FOR THAT PHASE. CONTACT SITE INSPECTION DEPARTMENT UPON COMPLETION OF LANDSCAPE INSTALLATION
- NO TREES TO BE PLANTED WITHIN ANY EASEMENT

EROSION CONTROL NOTES:

- ALL SILT FENCE SHALL BE TYPE C
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OF TREAT THE SEDIMENT SOURCE.
- ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR
- ALL LOTS WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND/OR PRIOR TO FOOTERS BEING POURED
- LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES
- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION
- A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY
- NO GRADED SLOPES SHALL EXCEED 2H:1V AND SHALL SLOPE AWAY FROM THE BUILDING
- ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. DISTURBED AREAS EXPOSED FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED AS NECESSARY
- SILT FENCE SHALL MEET REQUIREMENTS OF SECTION 171.1 TYPE S TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1993 EDITION
- WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
MONDAY - FRIDAY: 7:00AM - 7:00PM
SATURDAY: 8:00AM - 5:00PM
- ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL. FILL TO BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN 3%+ OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER. ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER. DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY (INCLUDING DECELERATION LANE) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS
- FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE, PURSUANT TO UDC 311.1 F 2 D
- MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER
- ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE
- ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE
- THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL
- MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL: 1 VERTICAL
- THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND. (ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING)
- THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY THE ON-SITE INSPECTION
- AT LEAST ONE PERSON ON A PROJECT OR SITE MUST HAVE COMPLETED THE LEVEL 1A EROSION EDUCATION & TRAINING COURSE AND BE CERTIFIED BY GSWCC
- SUBCONTRACTORS MUST COMPLETE EITHER LEVEL 1A EROSION EDUCATION & TRAINING COURSE OR ATTEND SUBCONTRACTOR AWARENESS SEMINAR
- APPROVED PLANS MUST BE ON SITE AT ALL TIMES
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED DAILY, AT LEAST WEEKLY AFTER AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR AS NECESSARY
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE ISSUING AUTHORITY
- DETAIL DRAWINGS FOR ALL STRUCTURAL PRACTICES, SPECIFICATIONS MUST, AT A MINIMUM, MEET THE STANDARDS SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA
- UNDISTURBED BUFFERS SHALL BE PLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED DUE TO APPROVED UTILITY CROSSINGS. REPLANTING IS SUBJECT TO CITY ARBORIST APPROVAL
- EROSION CONTROL MATTING SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 3:1

EROSION & SEDIMENT CONTROL PRACTICES

DS1

DISTURBED AREA STABILIZATION (WITH MULCH ONLY) ESTABLISH TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.

DS2

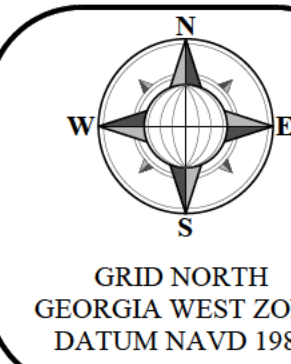
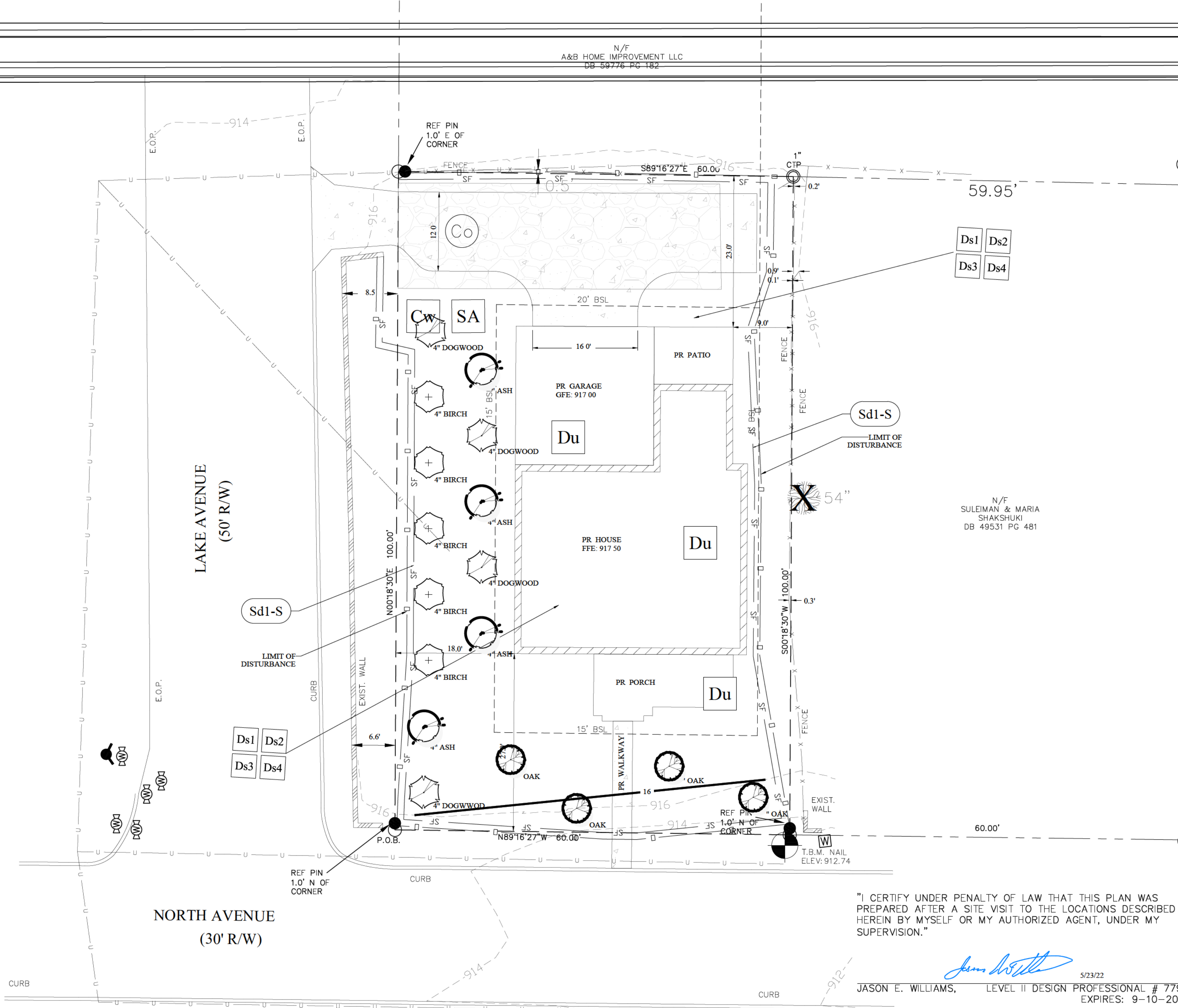
DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.

DS3

DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) ESTABLISH PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD OR LEGUMES ON DISTURBED AREAS.

DS4

DISTURBED AREA STABILIZATION (WITH CERTIFIED SOD) ESTABLISH PERMANENT VEGETATIVE COVER WITH SOD CUT TO DESIRED SIZE WITHIN 45X AND PLANTED WITHIN 36 HOURS OF DIGGING. SOD TO BE PLANTED ACCORDING TO COUNTY REQUIREMENTS.



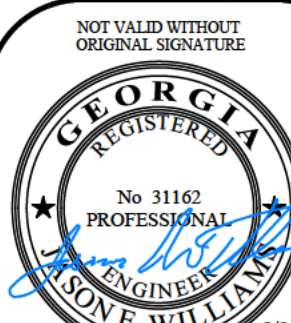
DATE

REVISION

NO.

SITE PLAN

PREPARED FOR: KHAN ABDUL
LAND LOT 99, 14TH DISTRICT, FULTON COUNTY
651 NORTH AVENUE
HAPEVILLE, GEORGIA 30354
DATE: 05/02/2022



"I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS
PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED
HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY
SUPERVISION."

JASON E. WILLIAMS, LEVEL II DESIGN PROFESSIONAL # 7796
EXPIRES: 9-10-2022

THI UVEY WA MA E WITH UT THE ENET F A	T TAL AEA: 1 A E / 1 JUA E FEET
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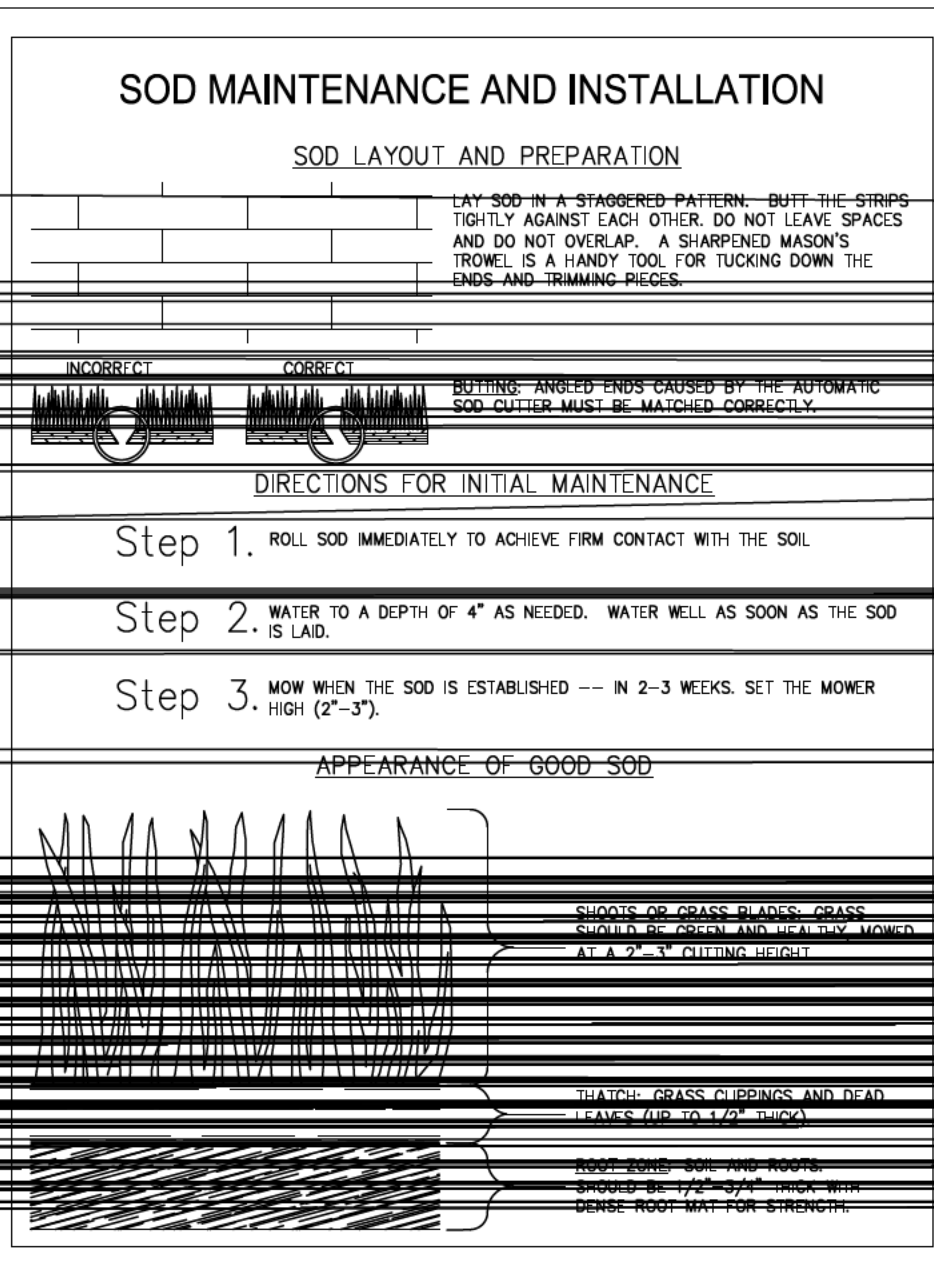
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ABLE TO BE AFFECTED BY CHANGES IN THE PRICE OF THE PRODUCT

[illegible]

PERMANENT VEGETATION). EXISTING TREES AND LARGE SHRUBS MAY BE LEFT IN PLACE

SOILING.

WE H CRUSH D'S ON OR SOARS GRAY I C C OF ICA ION

ED STABILIZATION.

I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS

HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION."

 5/23/22
JASON E. WILLIAMS, LEVEL II DESIGN PROFESSIONAL # 1900000000000000

PROJECT
24787/02

SHEET
3 OF 3

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD & ARE TO BE CHECKED AND VERIFIED BY THE BUILDER BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES IN DIMENSIONS OR CONSTRUCTION CONDITIONS AFFECTING THE PLANS SHALL BE REPORTED TO THE DESIGNER PRIOR TO START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STRUCTURAL DESIGN (SIZING OF BEAMS, JOISTS, RAFTERS, BRACING, FOUNDATIONS CONC. SLABS, FOUNDATIONS, ETC.) AND SHALL BE RESPONSIBLE FOR COMPLIANCE WITH LOCAL BUILDING CODES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING OR EXCEEDING THE CONSTRUCTION REQUIREMENTS OF THE LATEST EDITION OF THE "CADO - ONE AND TWO FAMILY DWELLING CODE" AND THE CODES AND ORDINANCES OF ALL LOCAL AUTHORITIES HAVING JURISDICTION.
4. ALL LIVING AREA FLOOR LOADS ARE CALCULATED ON 40 POUND PER. SQ. FT. LIVE LOAD, PLUS 10 PSF DEAD LOAD WITH DEFLECTION LIMITED TO L/360.
5. ALL SLEEPING ROOMS AND ATTIC AREA FLOOR LOADS ARE CALCULATED ON 30 PSF LIVE LOAD PLUS 10 PSF LIVE LOAD WITH DEFLECTION LIMITED TO L/360.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BEAM DESIGN WHICH SHALL BE MANUFACTURED MICRO LAM OR GLU LAM BEAMS.
7. ALL ANGLED WALLS ARE AT 45 DEGREES TO HORIZONTAL AND VERTICAL UNLESS NOTED OTHERWISE.

SQUARE FOOTAGE	
PROPOSED 2ND FLOOR	1,026 SQ. FT.
PROPOSED 1ST FLOOR	1,171 SQ. FT.
PROPOSED 2ND FLOOR	1,603 SQ. FT.
PROPOSED TOTAL	2,774 SQ. FT.
GARAGE	432 SQ. FT.



651 NORTH AVE STREET REMODEL

MANDATORY CODES

- International Building Code, 2018 Edition, with Georgia Amendments (2020)
- International Residential Code, 2018 Edition, with Georgia Amendments (2020)
- International Fire Code, 2018 Edition (Contact State Fire Marshal Below)
- International Plumbing Code, 2018 Edition, with Georgia Amendments (2020)
- International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)
- International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020)
- National Electrical Code, 2020 Edition, with Georgia Amendments (2021)
- International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020)
- International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments (2020)

DRAWING INDEX			
A-0	COVER SHEET	A-8	FIRST FLOOR PLAN
A-1	EXISTING FLOOR PLAN	A-9	SECOND FLOOR PLAN
A-2	DEMO PLAN	A-10	THIRD FLOOR PLAN
A-3	FRONT ELEVATIONS	E-1	FIRST AND SECOND FLOOR ELECT. PLANS
A-4	REAR ELEVATIONS	E-2	SECOND FLOOR ELECTRICAL PLANS
A-5	LEFT ELEVATION	D-1	DETAILS & SCHEDULES
A-6	RIGHT ELEVATION		
A-7	FOUNDATION PLAN		

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179 COLONIAL DRIVE
Woodstock, Ga. 30189
Phone: 678-445-2632

Cadd

assistance

corporation

PROJECT:

REMODEL PLANS
651 NORTH AVE.
HAPEVILLE, GA. 30354

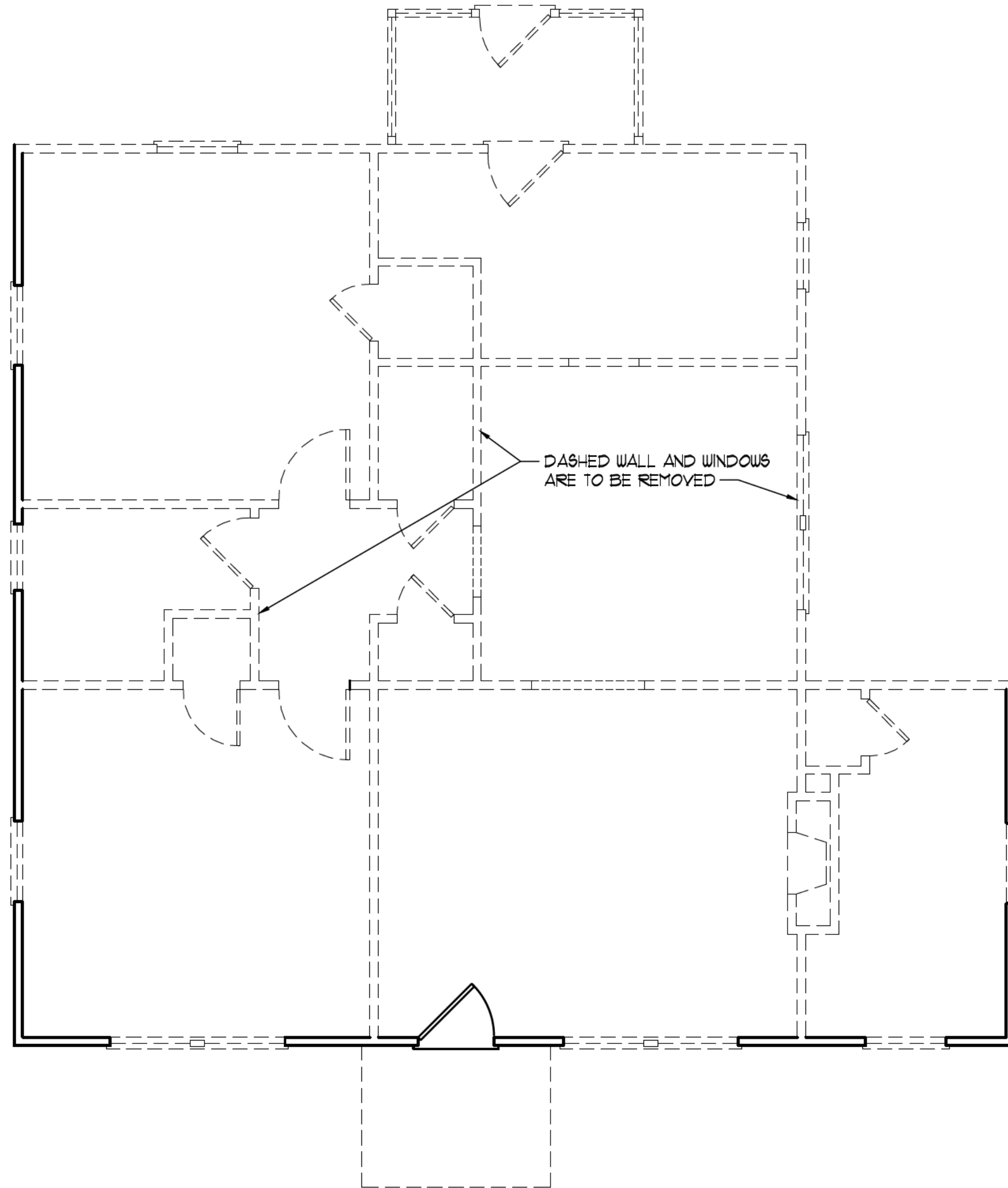
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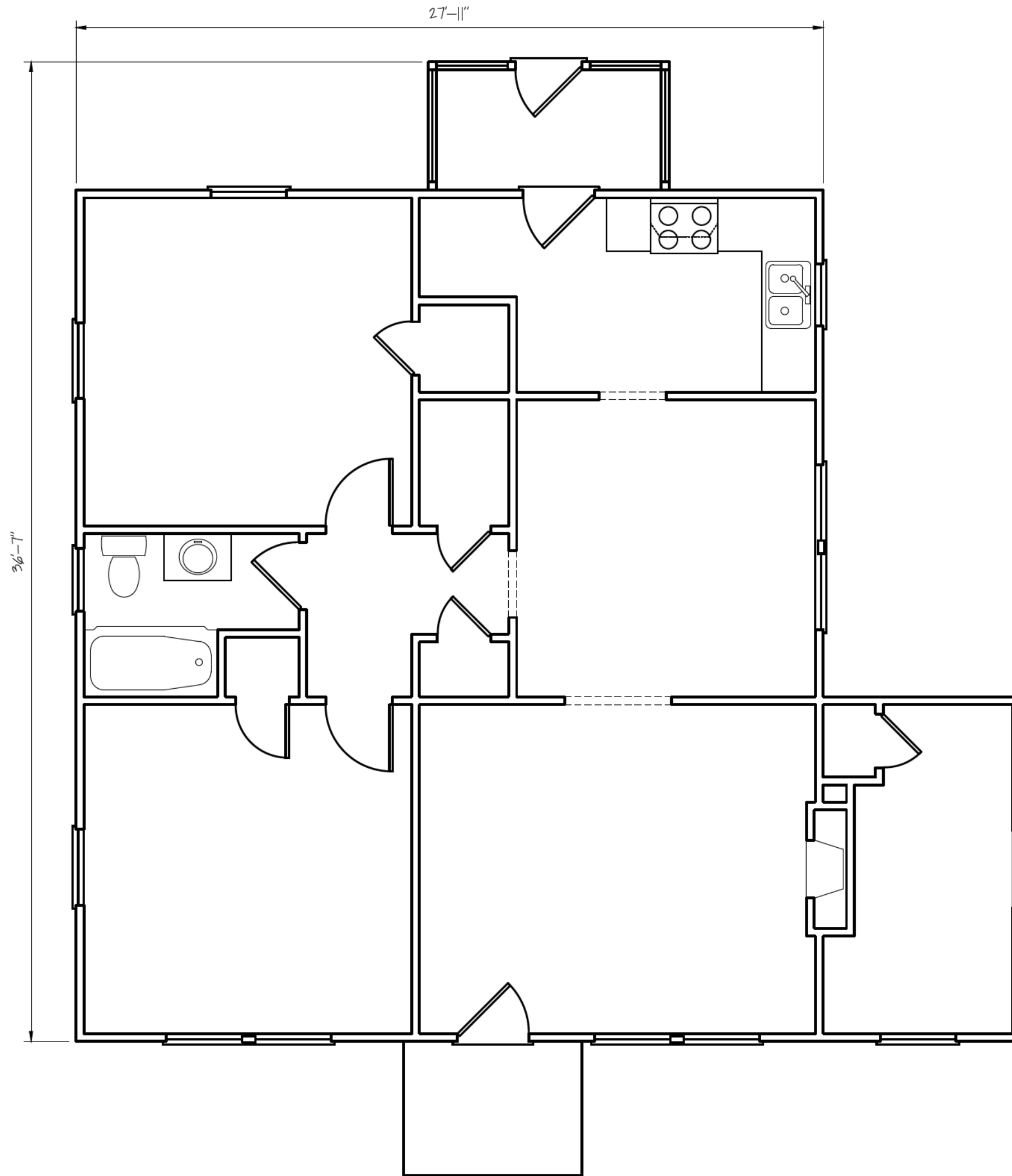
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A-0



DEMO PLAN

SCALE : 1/4" = 1'-0"



1ST FLOOR PLAN

SCALE : 1/4" = 1'-0"

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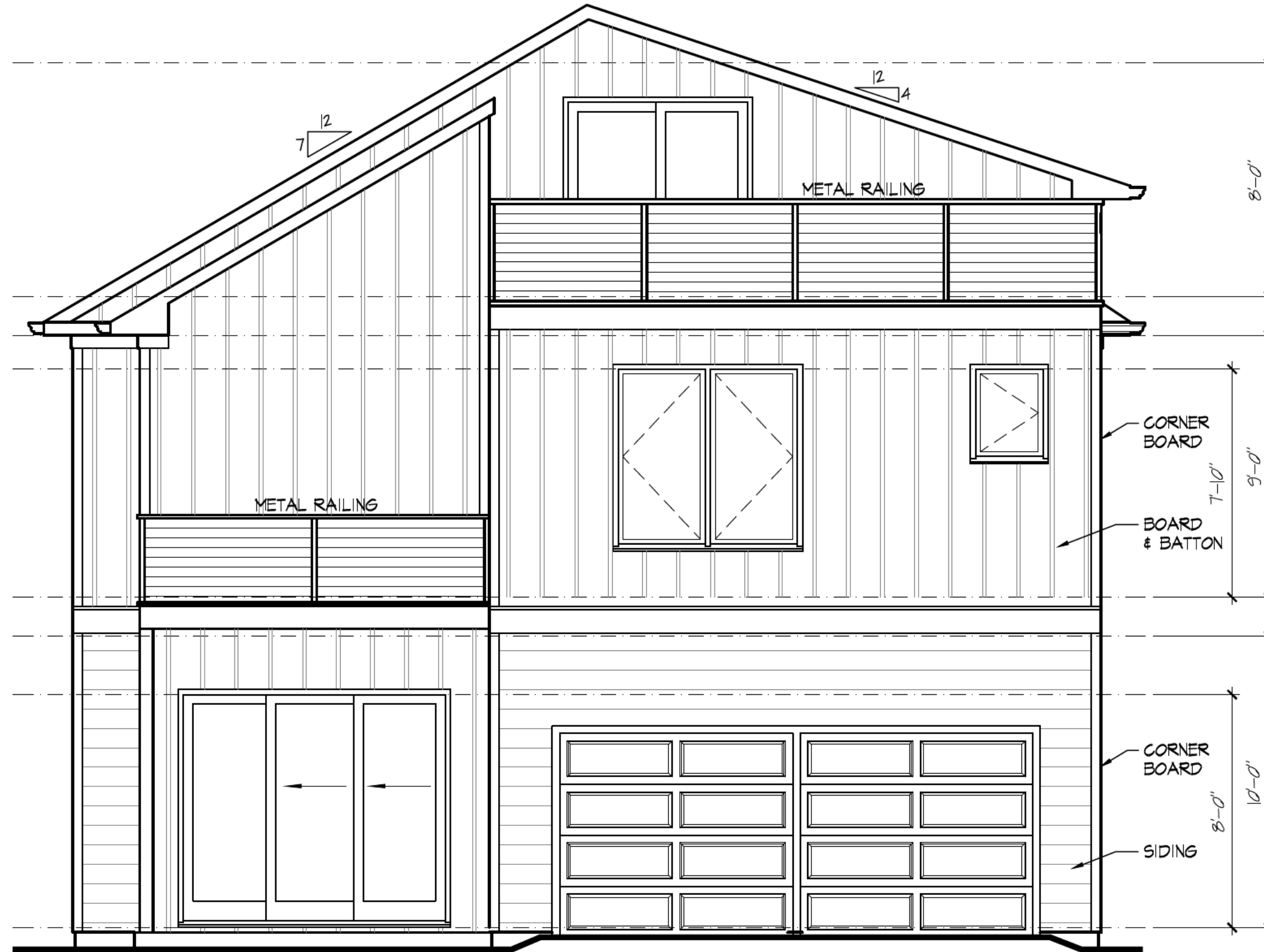
A-1



FRONT ELEVATION

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

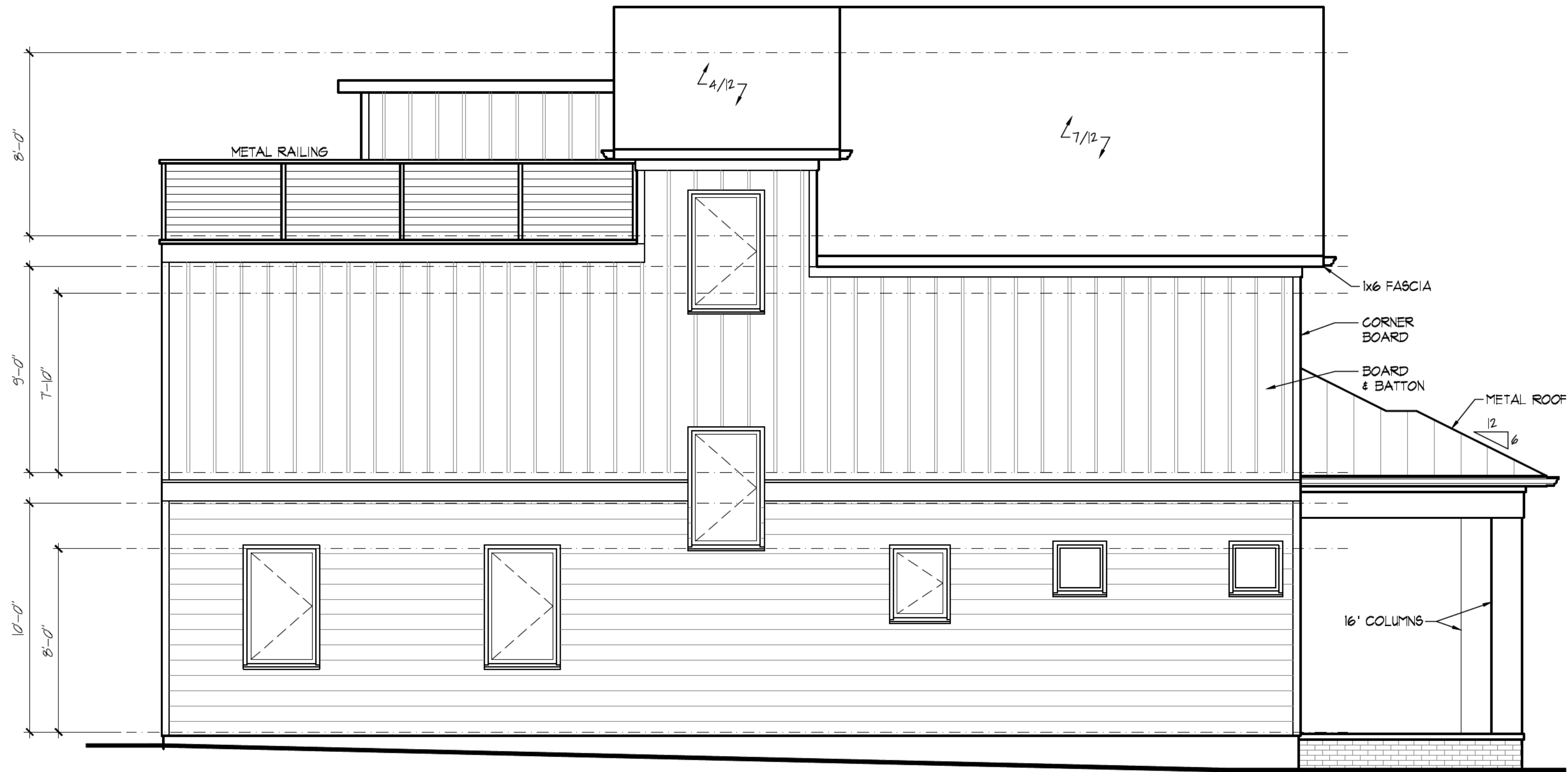
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REAR ELEVATION

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

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LEFT ELEVATION

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

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RIGHT ELEVATION

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

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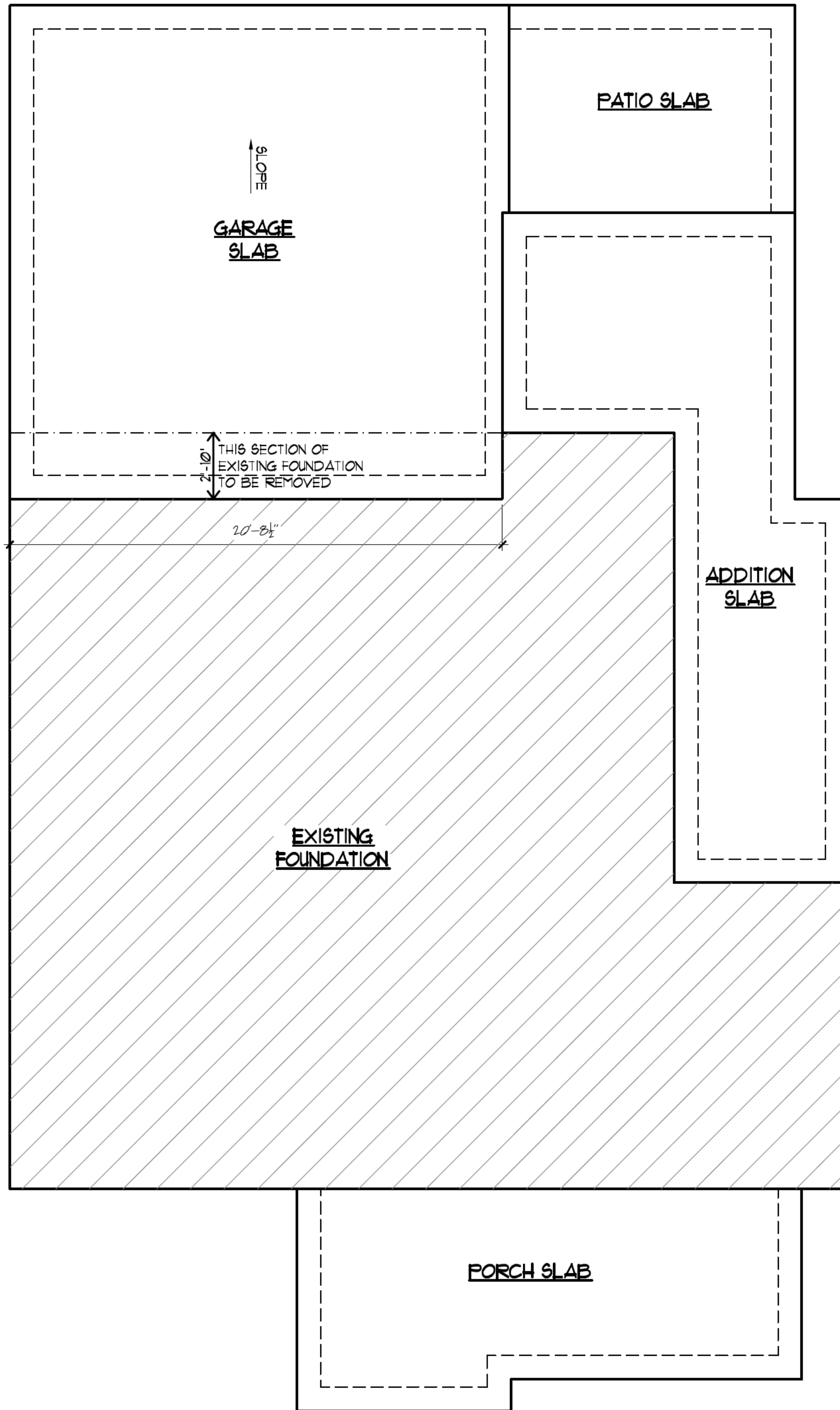
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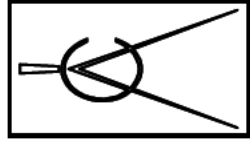
A-5



4" THICK CONCRETE SLAB W/#A
BARS @ 16" O.C. EACH WAY. PROVIDE
GRADE BEAMS AS REQD TO SUPPORT
SLAB OVER FILL SOILS.

FOUNDATION PLAN
SCALE : 1/4" = 1'-0"

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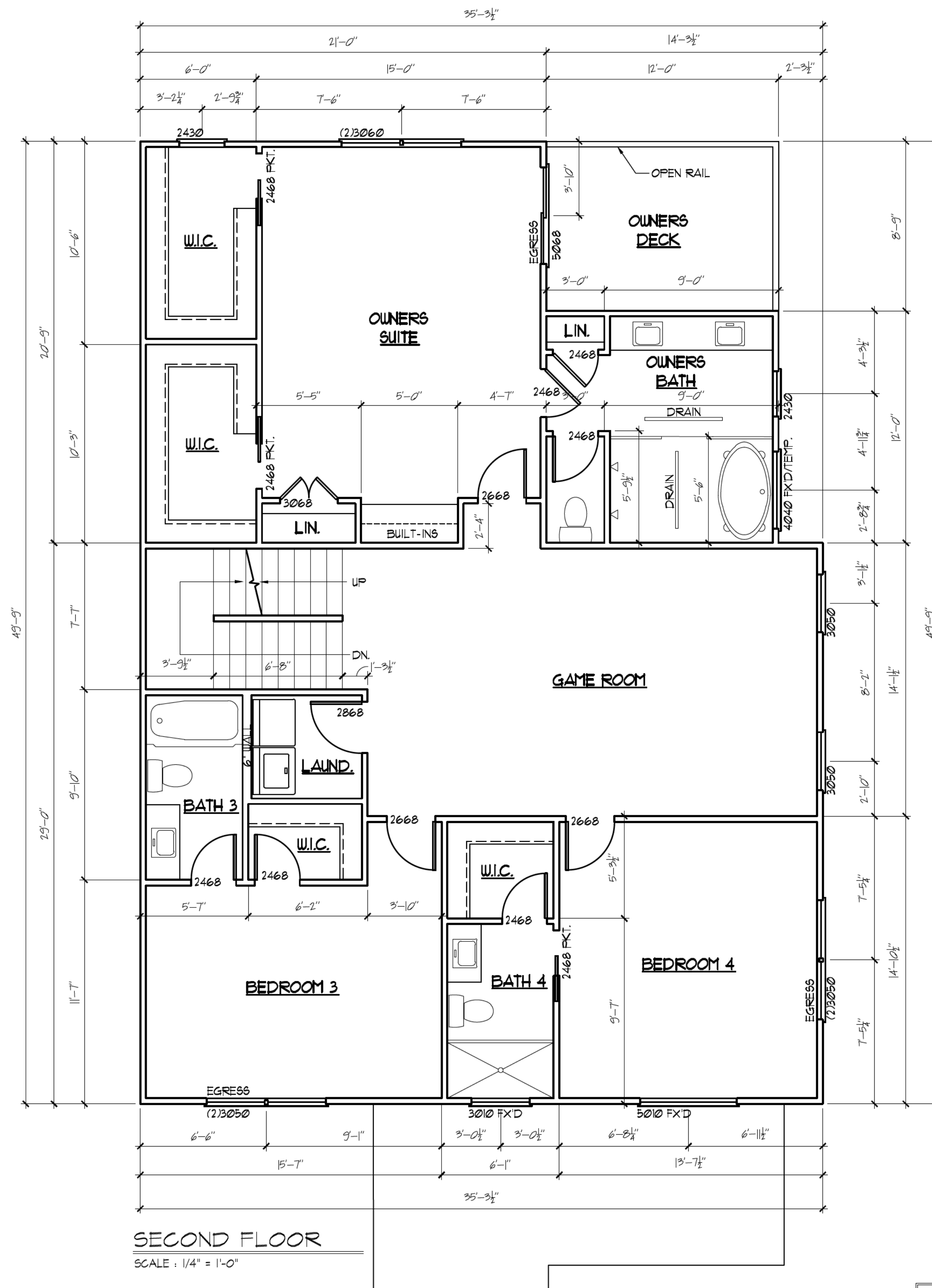
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SECOND FLOOR

SCALE : 1/4" = 1'-0"

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PROJECT: REMODEL PLANS
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HAPEVILLE, GA. 30354

**ARK SONS & ASSOCIATES, INC.
751 NORTH CENTRAL AVE.
HAPEVILLE, GA. 30254**

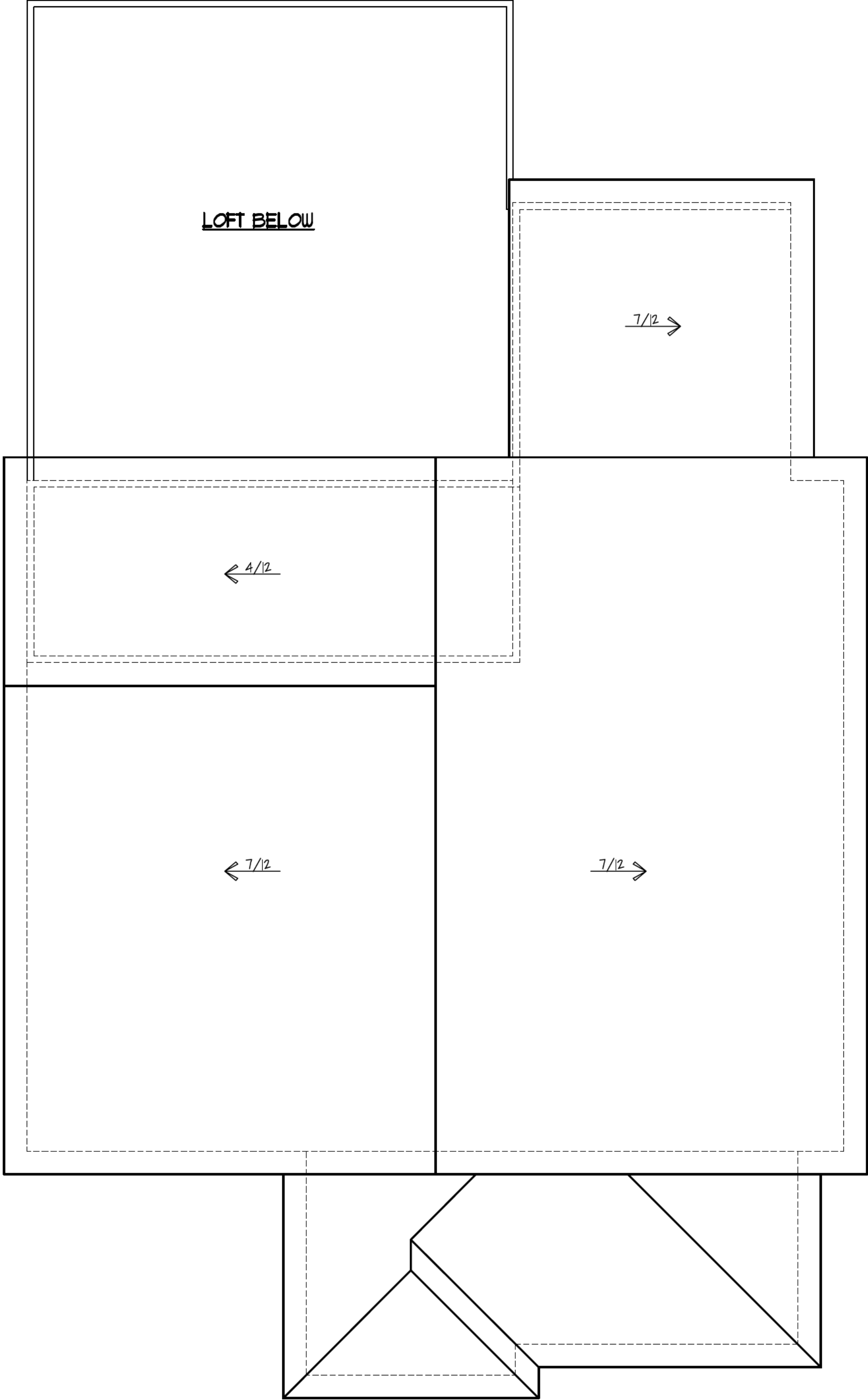
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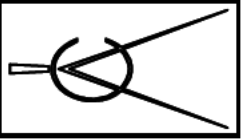
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A-9



ROOF PLAN
SCALE : 1/4" = 1'-0"

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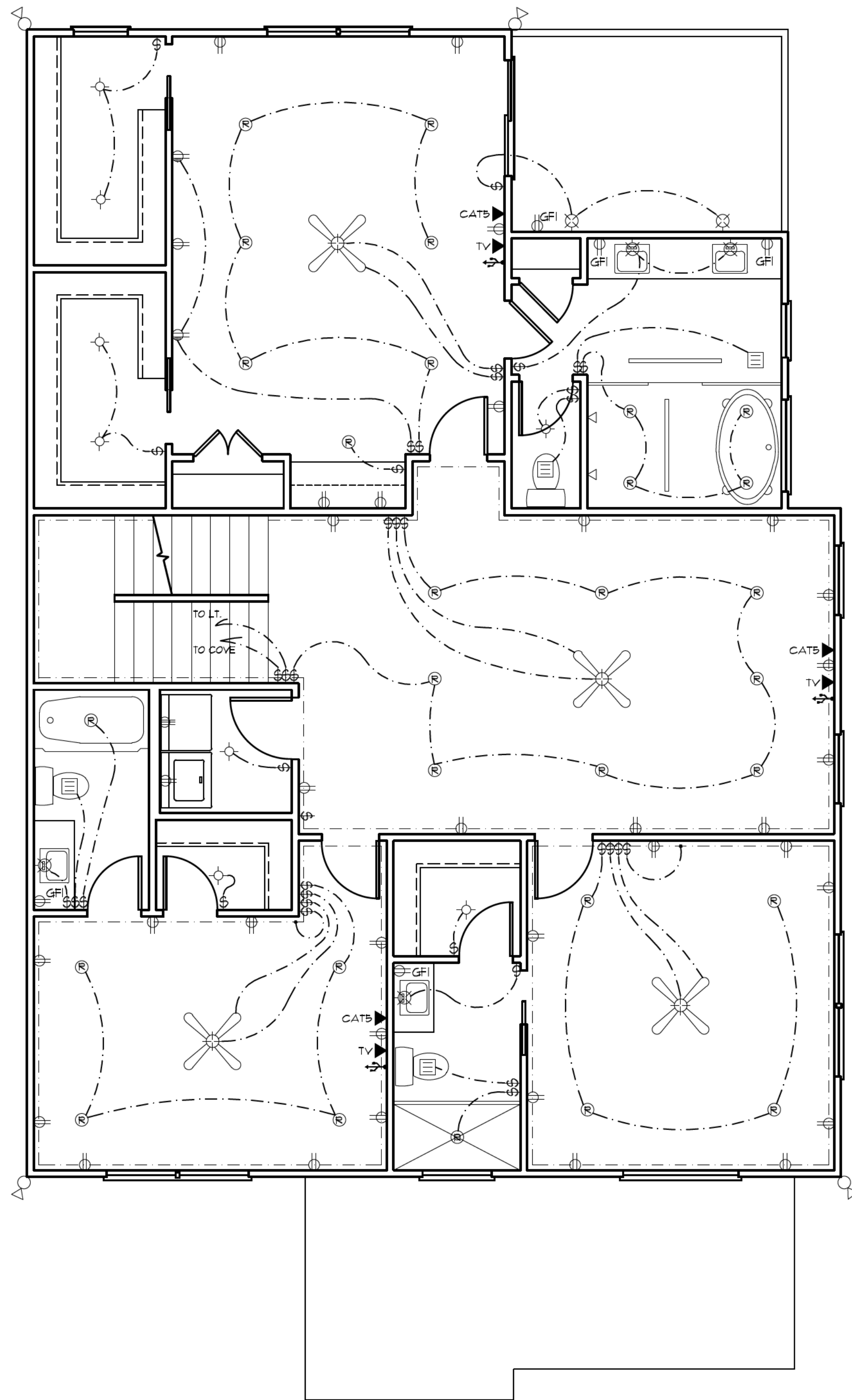
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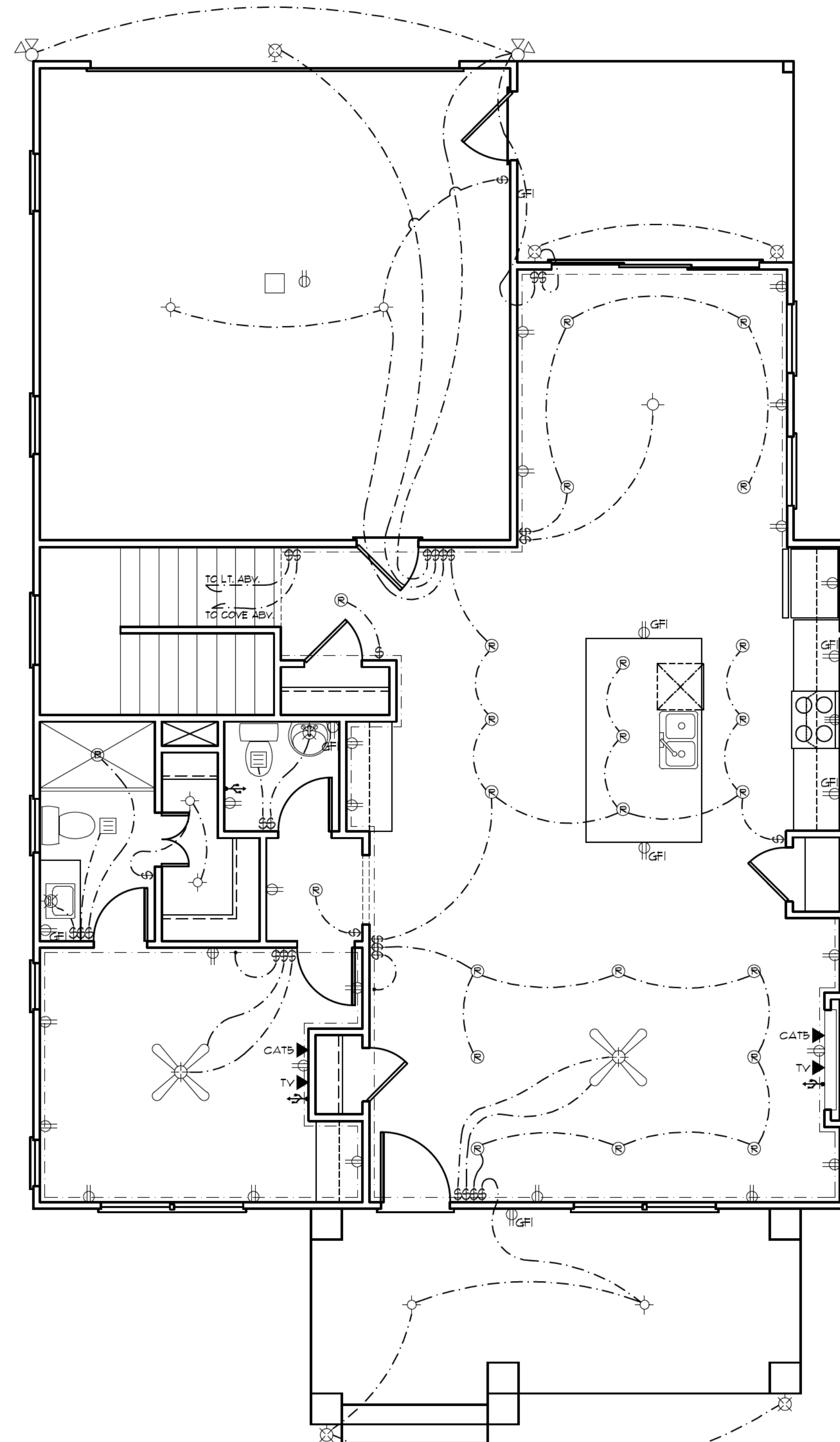
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A-10



SECOND FLOOR ELECT. PLAN

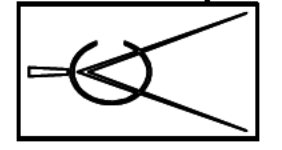
SCALE : 1/4" = 1'-0"



FIRST FLOOR ELECT. PLAN

SCALE : 1/4" = 1'-0"

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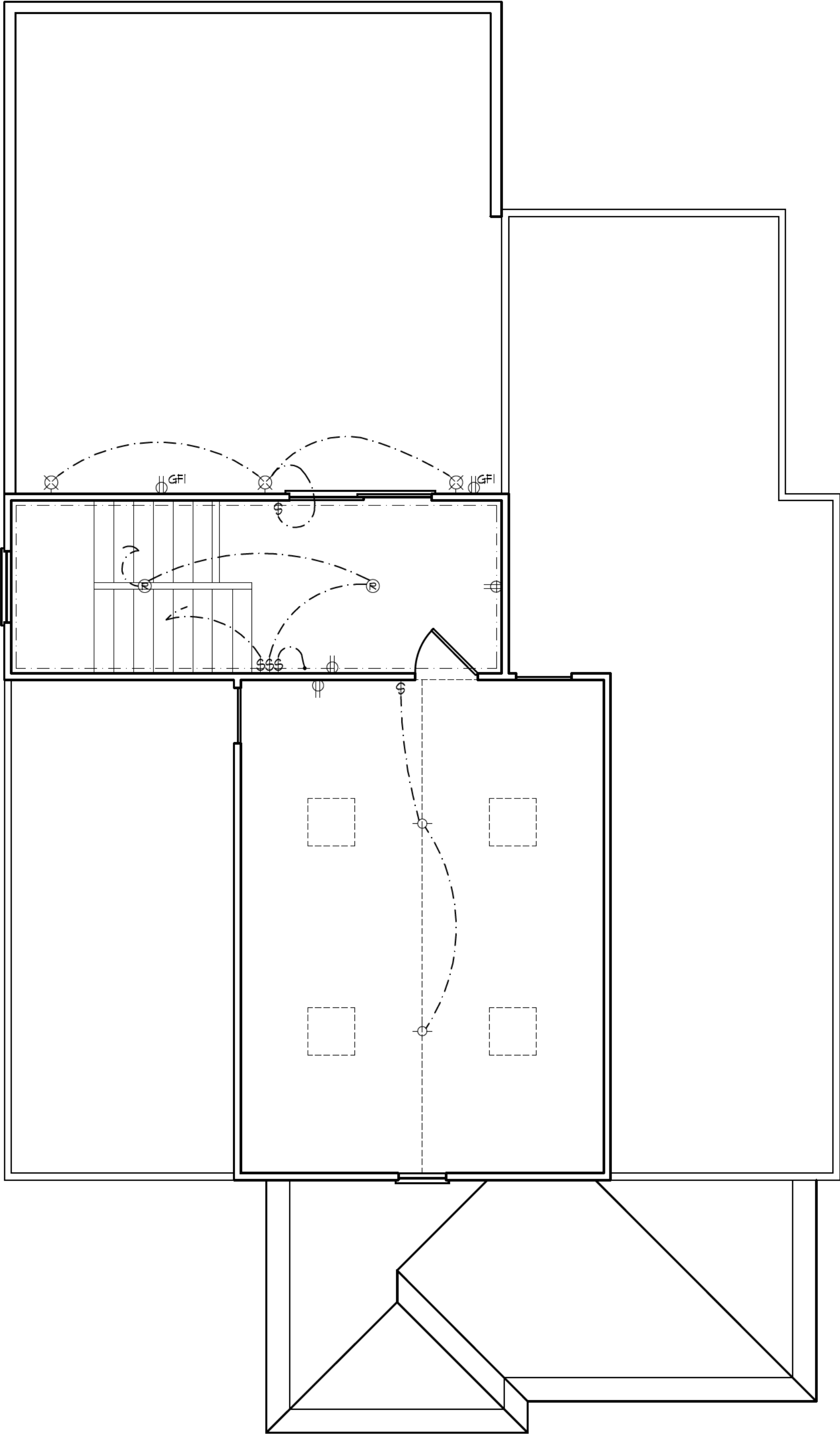
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E-1

ELECTRICAL LEGEND			
\$	SWITCH	CH	CHIMES
\$3	3 WAY SWITCH	CATS	CABLE
\$4	4 WAY SWITCH	TV	TELEVISION
⊙	LIGHT FIXTURE	PH	TELEPHONE
Ⓣ	THERMOSTAT	SDCD	SMOKE / CARBON DETECTOR
⊗	WALL MOUNT FIXTURE	SD	SMOKE DETECTOR
Ⓜ	RECESSED LIGHT	Ⓜ	120V RECEPTACLE
Ⓜ	120V SWITCHED RECEPTACLE	†HB	HOSE BIBB
Ⓜ	220V RECEPTACLE	Ⓜ	SECURITY CAMERA
ⓂGFI	GFI OUTLET	Ⓜ	FLOOD LIGHT
ⓂWP	WATERPROOF OUTLET	Ⓜ	USB PORT
□	GARAGE DOOR OPENER	Ⓜ	CEILING FAN
Ⓜ	EXHAUST FAN	Ⓜ	ELECTRICAL WIRING
†WL	WATER LINE		

NOTE:
- ALL RECESSED LIGHTS NEED
TO BE ON DIMMER SWITCHES



LOFT FLOOR ELECT. PLAN

SCALE : 1/4" = 1'-0"

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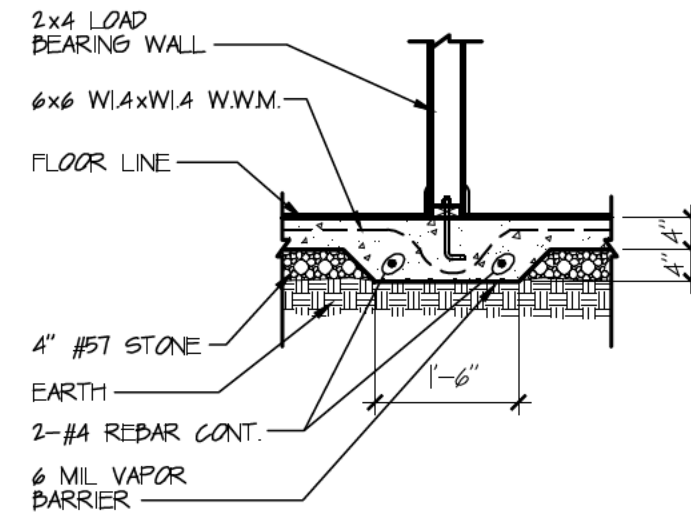
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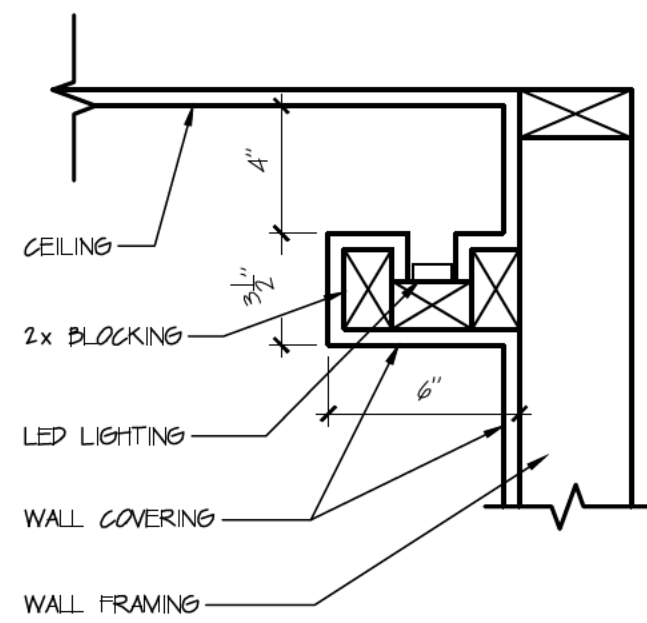
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E-2

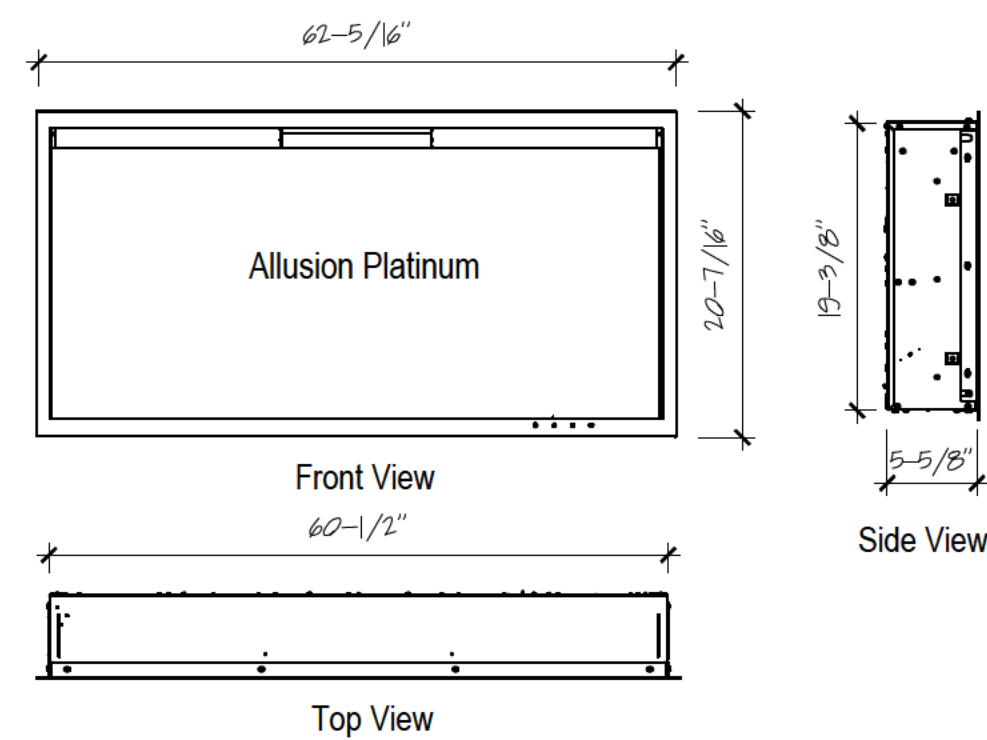


4 GRADE BEAM
D-1 SCALE : 1/2" = 1'-0"

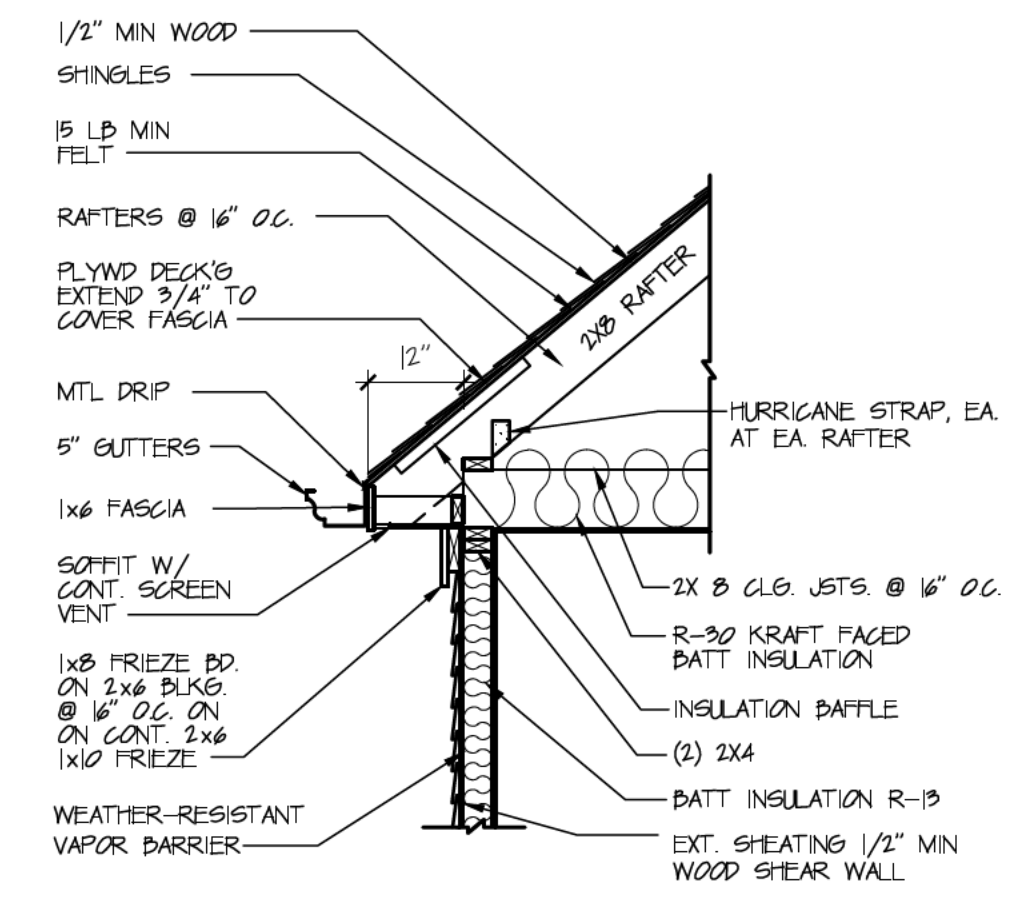


LED POWER SUPPLY AND WIRING TO BE CHANNLED THROUGH THE BLOCKING. NO WIRES OR OUTLETS SHOULD BE ABOVE THE TOP OF THE COVE

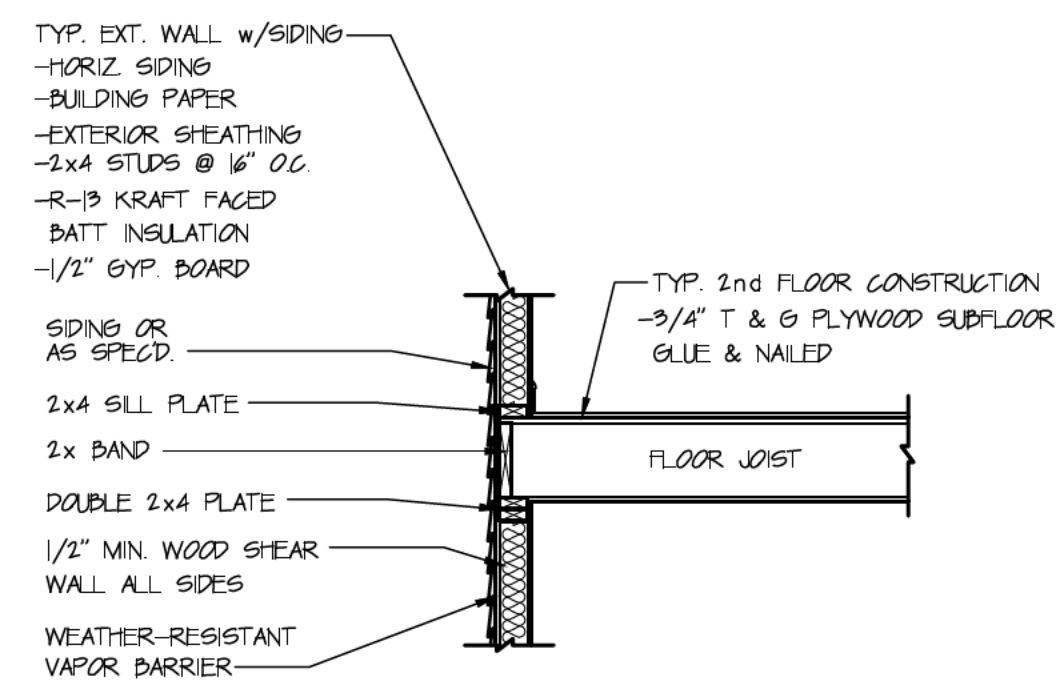
5 COVE LIGHTING DETAIL
D-1 N.T.S.



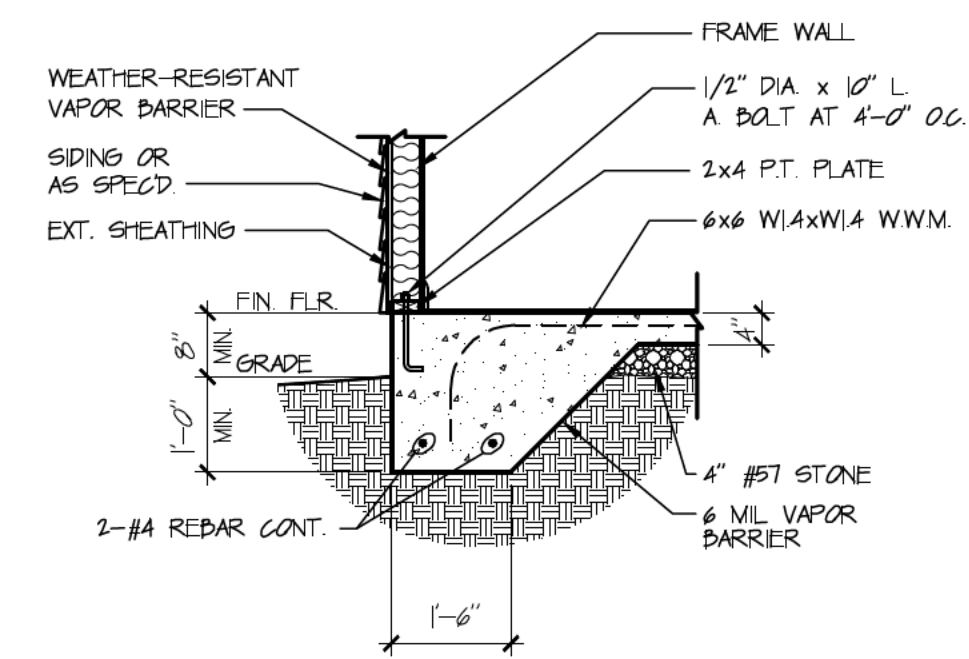
6 FIRE PLACE DETAIL
D-1 N.T.S.



1 TYP. EAVE DETAIL
D-1 SCALE : 1/2" = 1'-0"



2 FLR. / CLG. FRAMING DETAIL
D-1 SCALE : 1/2" = 1'-0"



3 FOOTING DETAIL
D-1 SCALE : 1/2" = 1'-0"

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Hapeville
georgia

**DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT**

DATE: July 15, 2022
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3419 Hamilton Ave**

The City of Hapeville has received a design review application from David Cook for the construction of a 2,297 sf 4 bedroom, 4.5 bathroom single family dwelling with a detached garage to be located at 3419 Hamilton Ave.

The property is zoned R-SF, Single Family Residential, and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

Based on goals established in this chapter, the following standards are required in the neighborhood conservation area identified in section 81-1-3. This includes two subareas: subarea D and subarea E. All of the standards contained in this section shall apply to all development in all subareas. Subarea requirements are found within the applicable subsection.

This section shall govern subarea C of the commercial/mixed-use area. It may also govern one-family detached dwellings and two-family dwellings in the commercial/mixed-use area, provided that the section is applied in its entirety.

(a) Site development standards

- ✓ Except where indicated, setbacks shall be established by zoning.
- ⊙ On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- ✓ Minimum building heights shall be established by zoning.
- ⊙ Within subareas D and E maximum building heights shall be as established by zoning, except that:
 - Where this chapter provides a more-stringent standard as compared to the zoning code, the more-stringent standard shall prevail. The only exception to this shall be a use grandfathered under the zoning code.
 - Portions of buildings equal to or less than five feet from a side or rear lot line shall be limited in height to the greater of 16 feet.
 - Portions of buildings between five and ten feet of a side or rear lot line shall be limited in height to the greater of 25 feet.
 - Portions of buildings ten feet or greater from a side or rear lot line shall be limited in height to 35 feet.
- ✗ Outside of subareas D and E maximum building heights shall be as established by zoning.
- ✓ All buildings shall provide first-story occupiable space, for the first ten feet of building depth along the enfronting facade.
- 👤 Sidewalks shall be located along all public and private streets. Sidewalks shall consist of two areas: a landscape area and a clear area.

- ✗ Developments less than one acre shall provide a minimum one-foot landscape zone and a minimum four-foot clear zone.
Development of one acre or more shall provide a minimum two-foot landscape zone and a minimum five-foot clear zone.
The above notwithstanding, multifamily developments and all developments along Dogwood Drive shall provide a minimum five-foot landscape zone and a minimum six-foot clear zone.

STAFF COMMENT:

There is no existing sidewalk.

(b) Supplemental Area and Fence

Standards

- ✓ Developments shall locate landscape supplemental areas adjacent to first-story residential uses and place a minimum of one tree every 50 feet in the supplemental area. See list of allowed trees in section 93-2-14.
- Chain link fencing is not permitted in areas visible from a public right-of-way.
- On all lots a fence, wall, curb or hedge between six and 48 inches in height is encouraged at the back of the required sidewalk, except at openings to access steps, drives or pedestrian walkways.
- Fences adjacent to the street shall be picket-wood, stone, composite materials or ornamental metal, with the finished side facing the street.
Retaining walls adjacent to the required sidewalk shall not exceed 32 inches in height unless required by topography.
- All street-facing walls shall be faced with stone, brick, or smooth stucco.
- Small planting between retaining walls and the required sidewalk are encouraged and should have a minimum width of six inches.

STAFF COMMENT:

(c) Utility Standards

- ✗ Mechanical features shall not be located in the supplemental area or front yard and shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable materials for screening shall include those materials found in subsection (f)1., provided they are compatible with the principal structure.
- When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.
- Street lights may be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian-scale street lights as approved by the DRC and the department of community services shall be provided by the developer, subject to site plan and design review in new development.
- ✓ All developments shall provide a light at the front door. Lighting designed to illuminate the path to the front door is allowed. Spotlighting may be provided as long as it is properly shielded and does not become an annoyance to adjacent property owners or the public. General area illumination with oversized flood lights is prohibited. Specifically, lighting shall be shielded so that the source of light is not visible from adjacent properties or the public right-of-way.
- ✓ Trees shall not be planted directly above storm drains.

STAFF COMMENT: Mechanical not shown. Must be properly screened.

(d) Parking and Traffic Standards

- ✓ One-family detached dwellings and two-family dwellings shall meet the following requirements:
 - ✓ Driveways shall have a minimum width of nine feet and a maximum width of 15 feet.
Circular drives are permitted.
A grass strip in the middle of driveways is encouraged.
- ⊙ All other buildings shall meet the following requirements:
 - Parcels are permitted a maximum of one driveway curb cut per street. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.
 - Driveways shall have a maximum width of 12 feet for one-way and 24 feet for two-way.
 - Two curb cuts serving two one-way driveways shall be counted as one curb cut.
 - Public or private alleys, or driveway providing vehicular access to two or more parcels shall not constitute a curb cut.
 - New public streets shall not count as curb cuts.
 - Parcels are permitted a maximum of one driveway curb cut per street frontage. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.
- ⊙ Carports are only permitted subject to the following requirements:
 - Carports shall be located in the rear or side yard, but shall not be visible from a public right-of-way.
 - Carport roofs shall be supported by columns with a minimum width and depth of eight inches.
 - The base of carport columns shall be faced in stacked brick or stacked stone to a minimum height of three feet above grade.
- ✓ On-site parking shall be prohibited in the supplemental areas. This shall not be interpreted as restricting on-street parking located along a public street.
- ✓ Garage access on single-family lots shall be prohibited in the front yard of the home.

STAFF COMMENT: Driveway width not provided.

(e) Roof and Chimney Standards

- ✗ Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.
- 👉 Roof shingles shall be slate, cedar, or asphalt.
- ⊙ Roof tiles shall be clay, terra cotta or concrete.
- ⊙ Metal roofs are:
 - Allowed on one-family and two-family detached dwellings;
 - Permitted on multifamily and townhouse dwellings only when screened from the adjacent street by a parapet wall.
- 👉 Gutters shall be copper, aluminum or galvanized steel.
- 👉 Downspouts shall match gutters in material and finish.
- ✓ Roof forms shall be based on architectural style.
- ✓ All roofs, excluding dormers, shall overhang a minimum of 12 inches beyond the facade.
- ⊙ Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached.

- ⊖ Chimneys exposed to the public view may not be faced in wood or cement based siding and may not be of an exposed metal or ceramic pipe. All chimneys shall be wrapped in a brick, stone or suitable masonry finish material.
- ⊖ Chimneys on exterior building walls shall begin at grade.
- ⊖ Chimneys shall begin at grade and be faced with brick or stacked stone; extend chimneys between three and six feet above the roof line.

STAFF COMMENT: Must specify 30 year roof shingles.
Gutters shown. Materials must be compliant.

(f) Street Facing Facade and Style Standards.

- ✓ Exterior facade materials shall be limited to:
 - ✓ Full-depth brick;
 - Natural or cast stone;
 - ✓ Smooth natural-wood siding and/or cement-based siding;
 - Shake siding;
 - Painted fish-scale style shingles, but only when used in front gables;
 - True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings.
- ✓ Exterior building materials shall not be:
 - Simulated brick veneer, such as Z-Brick;
 - Exterior insulation and finish systems (EIFS);
 - Exposed concrete block;
 - Metal siding or other metal exterior treatment;
 - Glass curtain walls;
 - Liquid vinyl;
 - T-1-11 siding;
 - Vinyl siding, except that existing one-family detached homes with vinyl siding covering more than 70 percent of the exterior facade may replace said siding or construct an addition faced in vinyl siding.
- ✓ Facade materials shall be combined horizontally, with the heavier below the lighter.
- ✓ Blank, windowless walls are prohibited along all facades. See subsection 81-1-7(g)11.
- 👉 Foundations shall be constructed as a distinct building element that contrasts with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in brick, natural stone, or cast stone.
- ⊖ All exterior stair risers visible from a street shall be enclosed.
- ✓ Porches, stoops, and balconies may be located in the front or side yard.
- ✓ Porches, stoops, and balconies along front and side building facades shall not be enclosed with screens, plastics, or other materials that hinder visibility and/or natural air flow.
- ✓ Porches, stoops, and balconies shall be made of painted or stained wood, stone, brick, or ornamental metal, subject to the additional restrictions below.

- ✗ Wooden porches, stoops, and balconies shall provide top and bottom horizontal members on railings. The top railing shall consist of two elements. The upper element shall measure two [inches] by six inches and the lower element shall measure two [inches] by four inches. The bottom railing shall measure two [inches] by four inches.
- ✓ Front porches and front stoops of principal buildings shall face and be parallel to the front lot line or build-to line.
- ✓ Porch and stoop foundations shall be enclosed.
- ✓ Front and side porches and stoops shall not have unpainted, unstained or otherwise untreated or exposed pressure treated lumber along the building line that abuts a public right-of-way.
- ✓ Balconies shall have not less than two clear unobstructed open or partially open sides. Partially open is to be constructed as 50 percent open or more. The total combined length of the open or partially open sides shall exceed 50 percent of the total balcony perimeter.
- 👉 Stoops and porch[es] shall be a minimum of two feet and a maximum of four feet from grade to the top of the stairs, unless existing topography is greater.
- ⊖ Stoops shall provide a minimum top landing of four feet by four feet.
- ⊖ Stoop stairs and landings shall be of similar width.
- ⊖ Stoops may be covered or uncovered.
- ✓ When provided, porches shall have a minimum clear depth of eight feet from building facade to outside face of column.
- ✗ Front porch widths shall be between 80 percent and 100 percent of the adjacent facade.
- ⊖ Side porch widths (including wraparound porches) shall be between 25 percent and 100 percent of the adjacent facade.
- ✓ Enfronting porches may have multistory verandas, living space, or balconies above.
- ✗ Porch columns shall be spaced a maximum distance of eight feet on center.
- ✓ Front porch columns shall have foundation piers extending to grade.
- ✓ All porches shall be covered.
- Enfronting balconies are only permitted on attached or detached one-family home facades when porches are not provided on said facades.
- ✓ Enfronting balconies shall have a minimum clear depth of four feet.
- ✓ Enfronting balcony widths shall be between 25 percent and 100 percent of the adjacent facade.
- ✓ Balconies may be covered or uncovered.

STAFF COMMENT: Not clear how foundation will be treated.

Balcony uses enclosure rather than railings.

Porch elevation not provided.

Porch is approximately 36% of façade.

Porch columns are approximately 10.5' apart.

(g) Door and window standards.

- ✓ The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.
- ✗ The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.
- ✓ Building numbers at least six inches in height shall be located above or beside the street-facing pedestrian entrance, or above or beside the stairs accessing a front porch.

- ⊘ Doors that operate as sliders are prohibited along enfronting facades.
- 👉 Window panes shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade, except on frame houses, on which panes shall be recessed a minimum of two inches.
- ⊘ Where windows lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids-between-glass (GBGs) are prohibited.
- ✗ Window trim shall not be flush with the exterior facade and shall provide a minimum relief of one-quarter inch or greater.
- ⊘ Where used, window shutters shall match one-half the width of the window opening.
- ⊘ Painted window or door glass is prohibited.
- ✓ Enfronting windows and door glass (except on churches and fire stations) shall utilize clear glass or tinted glass. Tinted glass shall have a transmittance factor of 50 percent or greater and shall have a visible light reflectance factor of ten or less.
- 👉 Windows shall be provided for a minimum of thirty (30) percent and a maximum of 50 percent of the total street-facing facade of the principal building, with each facade and story calculated independently.
- ✓ Street-facing window units shall not exceed 28 square feet with minimum height of three feet, with the exception of transoms and fan lights.
- ✗ Wood trim between four and six inches wide shall surround windows of wood frame structures. Windows grouped together shall have center mullions two inches wider than the side trim.
- 👉 Sills shall be of masonry, wood, stone, cast stone, or terra cotta.

STAFF COMMENT: Walkway is to driveway. Should be extended to sidewalk/street.

Ensure recess is a minimum of 2 in.

Window trim detail should be provided and compliant with standards.

Windows shall be provided for a minimum of thirty (30) percent and a maximum of 50 percent of the total street-facing facade of the principal building, with each facade and story calculated independently.

Sill detail should be provided.

(h) *Detached one-family dwellings/ two-family dwellings.* In addition to the requirements of subsections (a) through (g), the following shall apply to detached one-family dwellings and two-family dwellings.

- ✗ ***First Stories.*** First stories shall be elevated above the grade between two and four feet, unless existing topography is greater or unless wheelchair access is desired and cannot be provided from the side or rear.
- ✗ ***Window Sills.*** Enfronting first story window sills should be no less than two and one-half feet and no more than three and one-half feet above finished floor elevation.
- ⊘ ***Wheelchair access.*** Where practical, wheelchair access, when provided, should be installed at the side or rear of the home in order to preserve the architectural character of the primary facade.
- 👉 ***Architectural style.*** Architecture is one of the most critical components of place, and nowhere is this more evident than on building facades. The design and character of street-facing facades is a reflection of both buildings and their users, and must be carefully considered for its impact on the overall sense of place.

Other:

Entry appears to be at grade.

Sill height should be provided.

New homes in the neighborhood conservation area should be designed to reflect the principal traditional styles found in the community. These include national folk, Queen Anne, ranch, Tudor revival, craftsman, and minimal traditional styles.

These styles, however, do not reflect the only styles historically found in Hapeville, which also includes a few occurrences of neocolonial revival. Where an applicant desires to utilize a style historically found in Hapeville, but not reflected in the six principal styles identified in subsections (4)a. through (4)e., they shall provide the Design Review Committee with photo documentation of the relevant style in Hapeville, a description of the key features of such style, and written justification of such style's appropriateness for the community.

STAFF COMMENT:

Outbuildings. In conventional development, outbuildings are often designed and located as an afterthought. Yet in traditional towns and cities, outbuildings serve to enrich the quality of design through their placement, design and use. In Hapeville, where outbuildings are provided on many residential lots, their design must be to the same high standards found in the community's neighborhoods.

The following standards shall apply to construction of new outbuildings in residential districts.

- ✓ i. On lots with one street frontage, set outbuildings back at least 15 feet behind the front facade of the principal building.
- ii. On corner lots, outbuildings should be setback at least 15 feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.
- iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.
- ✓ iv. Outbuildings shall be of compatible material and architectural style to the principal building.
- ✗ v. Outbuildings shall have a minimum height of 14 feet and a maximum height of that of the principal building or 25 feet, whichever is less.
- ✎ vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.

STAFF COMMENT: Height not provided.

RECOMMENDATIONS

The proposed design is deficient in the following areas:

- Height for dwelling should be provided.
- Must specify 30 year roof shingles.
- Clarify foundation treatment along sides.
- Mechanical not shown. Must be properly screened.
- Ensure gutters and downspouts materials are compliant.
- Ensure window recess is a minimum of 2in
- Provide window trim that is compliant with standards.
- Provide fenestration calculation to show windows shall be provided for a minimum of thirty (30) percent and a maximum of 50 percent of the total street-facing facade of the principal building, with each facade and story calculated independently.
- Sill height should be provided.
- Height for garage should be provided and compliant
- Clarify if garage is within 10 feet of any buildings on adjoining lots.
- Provide walkway to sidewalk/street
- Ensure sidewalk is replaced, if not maintained.

- Provide sill detail.

Should the design be acceptable, the following Design Exceptions would be required

- Front porch column distance to exceed 8'
- Allow for relief from railing style for balcony
- Porch less than 80% of façade
- Porch elevation less than 2' above grade.

Once these items are addressed to the satisfaction of Staff and/or the Design Review Committee, the application can be approved.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 6-14-2022

NOTE: All applications must be typed or neatly printed. Applications or an authorized representative is required to personally appear at the Design Review Meeting to answer questions.

The Design Review Committee meets the third Wednesday of each month. Every attempt will be made to place your application for review on the next month's agenda following the submittal of a completed application with supporting documents; however, that may not always be possible. The City reserves the right to schedule applications as deemed necessary.

Applicant: David Cook Contact Number: [REDACTED]

Applicants Address: 100 Glendale Drive Peachtree City GA 30269

E-Mail Address: [REDACTED] Zoning Classification: R-SF

Address of Proposed Work: 3419 Hamilton Ave. Hapeville

Parcel ID# (INFORMATION MUST BE PROVIDED): 14009800030274

Property Owner: Kuhn Abdul Contact Number: [REDACTED]

Project Description (including occupancy type):
Single Family Res. Add 2nd story to
existing house

Contractors Name: David Cook Gen Cont. Contact Number: [REDACTED]

Contact Person: David Cook Contact Number: [REDACTED]

I hereby make application to the City of Hapeville, to the Design Review Committee for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves that right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered to. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for violation thereof.

[Signature]
Applicants Signature

6-14-2022
Date

Project Class (check one):

☒ Residential ☐ Commercial ☐ Mixed-Use Development

Project Type:

☐ New Commercial Construction ☒ Addition to Existing Commercial Building
☐ Addition to Existing Residential Structure ☐ Accessory Structure
☐ Site Plan, Grading & Landscaping ☐ New Single-Family Residential Construction
☐ Other

Total Square Footage of proposed New Construction: 1304

Total Square Footage of existing building: 1386

Estimated Cost of Construction: \$300,000.00

List/Describe Building Materials on the exterior of the **existing** structure: _____

Brick, siding

List/Describe Building Materials **proposed** for the exterior facade of the new structure: _____

Brick, Hard - RB + B

NOTICE

Please be advised that the Community Service Department is here to assist all applicants regarding application procedures, meeting schedules and necessary deadlines. The Community Service Department does **NOT** make any final decisions for the Design Review Committee, Sign Committee, Planning Commission, Board of Appeals or rezoning request to Mayor and Council.

A complete application and dimensioned architectural drawings must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

Building inspections issued by the City of Hapeville are contracted out to State of Georgia Certified Inspectors. These inspectors make the final decisions regarding building, electrical, plumbing and HVAC work completed in the City of Hapeville. The Hapeville Fire Marshal conducts inspections issued through the Community Services Department as needed. Both the Certified Inspectors and Fire Marshal make the final decisions before Certificates of Occupancy's are issued.

Please be advised that the Community Service Department shall not be responsible for your purchasing materials, equipment, items, signs, etc... before you receive final approval by any entity whose approval is required.

I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

(Please Print & Initial)

I David W Cook *DWC* swear or affirm that before receipt of an application, I have received this notice and I read and write the English language or I have had someone read and explain this document to me.



imagine
Hapeville
georgia

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

I, the undersigned, agree that with my signature and submission to the City of Hapeville, I have done the following:

- ☒ Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:
https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICOOOR_CH81ARDEST
- ☒ Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.
- ☒ Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.
- ☒ Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.
- ☒ Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.
- ☒ Submitted dimensioned architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.
- ☐ Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.

David W Cook David W Cook 6/14/2022
Printed Name Signature Date

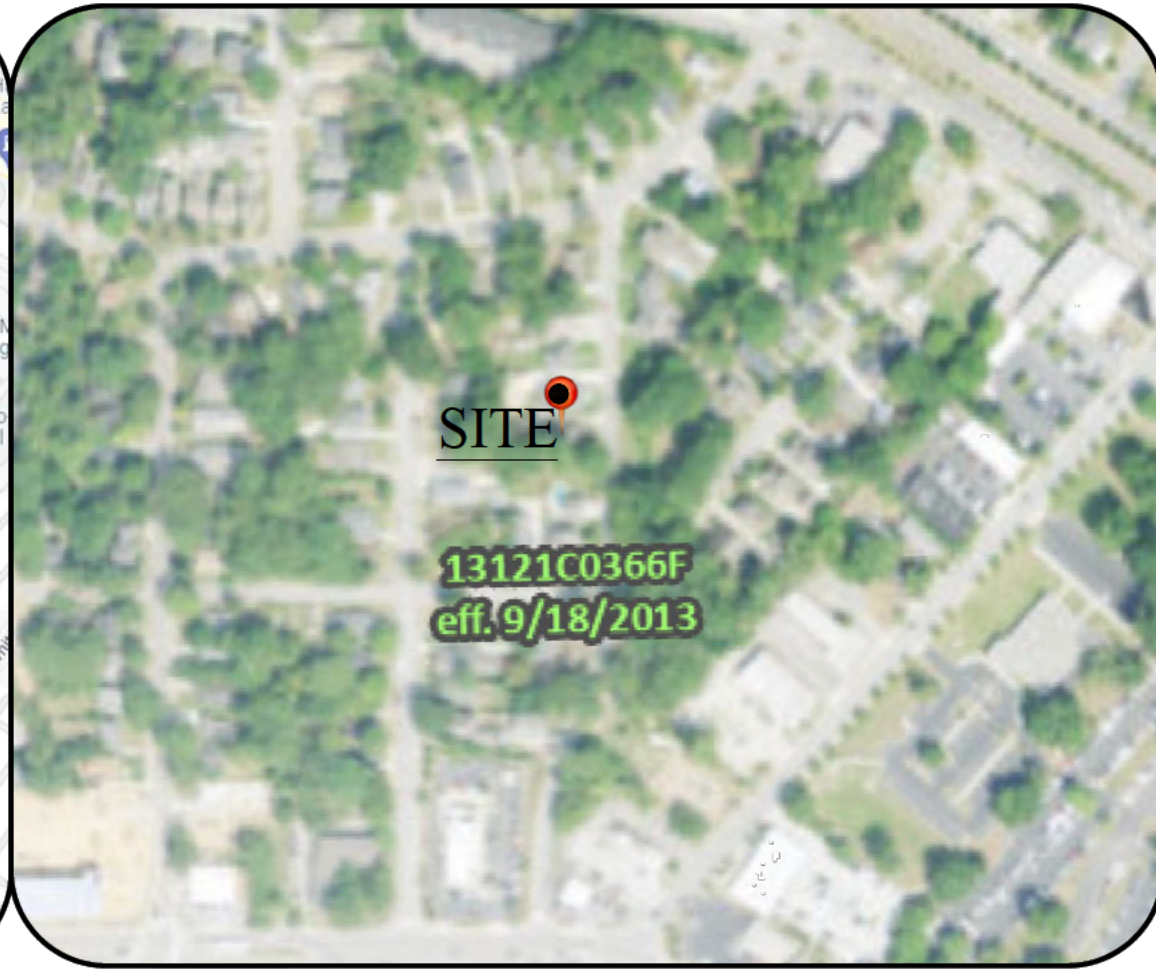
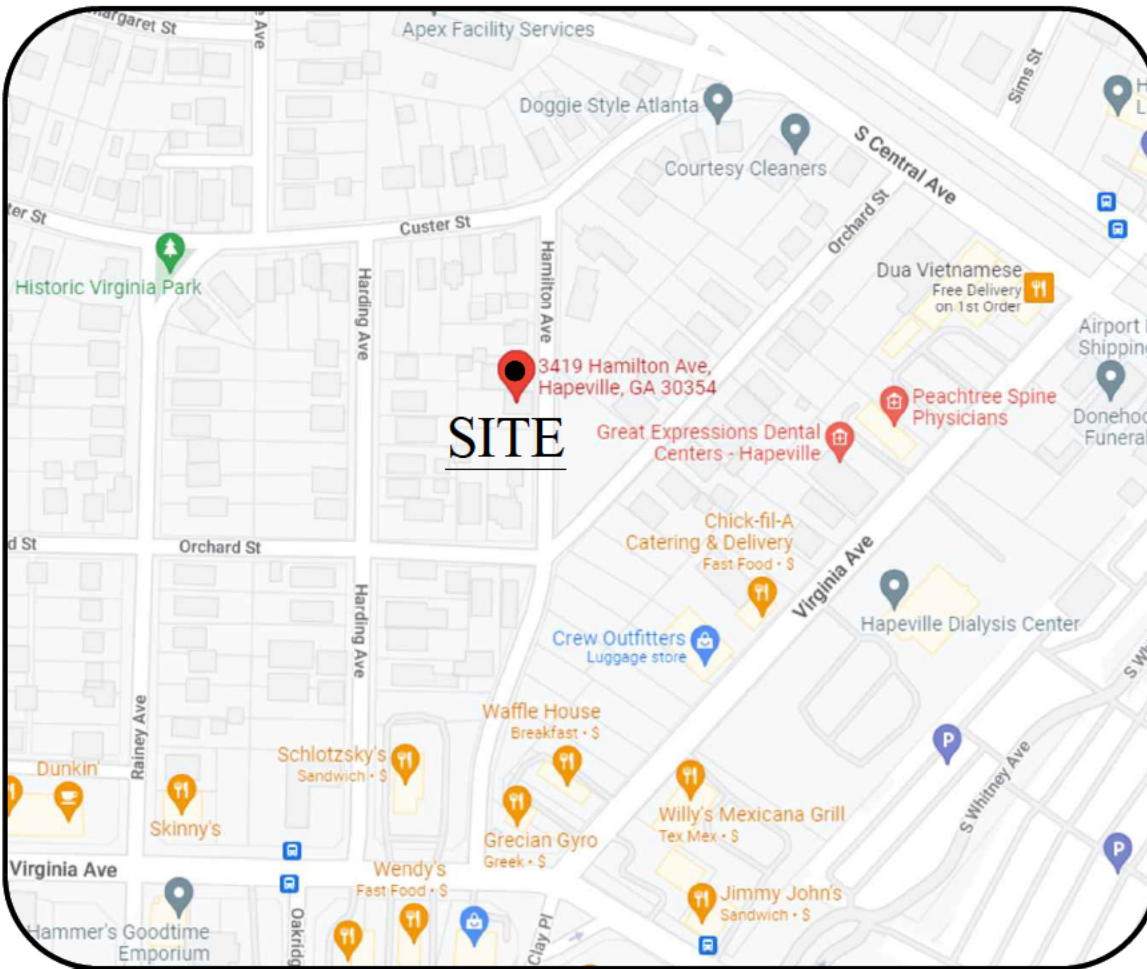
Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

Thank you for interest and investment in the City of Hapeville.

3419 Hamilton Avenue
Existing Condition







Vicinity Map (NTS)

FIRM Panel Vignette (NTS)

ZONING: R-SF

SETBACKS

FRONT: 15 FT
SIDE: 5 FT
REAR: 30 FT
LOT FRONTAGE: 40 FT
BUILDING HEIGHT: 35 FT
MIN LOT AREA: 4,000 SF
MAX LOT COVERAGE: 10%

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSIONS REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING DEPARTMENTS.

OWNER / APPLICANT

KHAN ABDUL
3299 SIMS STREET
HAPEVILLE, GEORGIA 30354

BUILDER / PERMITTEE 24-HR CONTACT

KHAN ABDUL
3299 SIMS STREET
HAPEVILLE, GEORGIA 30354
(404) 391-2064
INFO@RKSONSINC.COM

SITE NOTES:

- ALL DEMOLITION AND MATERIALS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF CITY OF HAPEVILLE AND FULTON COUNTY.
- DEMOLITION DEBRIS TO BE DISPOSED AT AN APPROVED REUSE FACILITY.
- NO TREE ARE TO BE REMOVED DURING DEMOLITION ON SITE.
- CONSTRUCTION EXIT PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A S T M 0448 SIZE #1.
- THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON FIELD STAKING.
- ALL ELEVATIONS ON SITE NEED TO BE VERIFIED PRIOR TO ANY CONSTRUCTION.
- THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NAVD 1988 DATUM.
- UNDERGROUND UTILITIES ARE SHOWN AS PER PAINT MARKINGS BY OTHERS.
- EXISTING SANITARY SEWER LINE TO REMAIN IN SERVICE. CONTRACTOR TO TAKE REASONABLE MEASURES TO MAINTAIN AND PROTECT EXISTING SANITARY SEWER DURING CONSTRUCTION.
- CONTRACTOR AND OWNER MUST ENSURE UTILITIES ARE DISCONNECTED PRIOR TO ANY DEMOLITION WORK TAKING PLACE.
- DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET, TREE PROTECTION AREA, OR RIGHT OF WAY.
- IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY NOR WITHIN THE STRUCTURAL ROOT PLATE OF EXISTING TREES.

LANDSCAPE NOTES:

- NO HEAVY MACHINERY ALLOWED WITHIN THE CRZ.
- DO NOT TRENCH IN THE SILT FENCE WITHIN THE DRIP LINE OF ANY TREES (USE STACKED HAYBALES OR SANDBAGS).
- ANY DEMOLITION OR DEBRIS REMOVAL WITHIN THE CRITICAL ROOT ZONE OF TREES WILL BE DONE BY HAND.
- NO TREES ARE TO BE DESTROYED DURING DEMOLITION. NO CUT OR FILL OF EARTH WITHIN THE CRZ OF AN EXISTING TREE.
- ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
- ARBORIST OVERSIGHT WILL BE REQUIRED DURING ANY DEMOLITION WITHIN THE CRITICAL ROOT ZONE (CRZ) OF A SPECIMEN TREE.
- PROVISIONS FOR TREE PROTECTION ON THE SITE SHALL BE, AS A MINIMUM, IN CONFORMANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF ALPHARETTA TREE PRESERVATION ORDINANCE, ZONING ORDINANCE AND ADMINISTRATIVE GUIDELINES PERTAINING TO TREE PROTECTION.
- ALL LANDSCAPING FOR EACH PHASE OF DEVELOPMENT SHALL BE COMPLETED PRIOR TO THE RECORDING OF THE FINAL PLAN FOR THAT PHASE, PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THAT PHASE, OR PRIOR TO CONNECTION OF PERMANENT POWER FOR THAT PHASE. CONTACT SITE INSPECTION DEPARTMENT UPON COMPLETION OF LANDSCAPE INSTALLATION.
- NO TREES TO BE PLANTED WITHIN ANY EASEMENT.

GENERAL NOTES:

- PROJECT NARRATIVE
- SITE LOCATION: 3419 HAMILTON AVENUE, HAPEVILLE, GEORGIA 30354
- SCOPE OF WORK: DEMOLISH EXISTING SINGLE FAMILY HOUSE AND CONSTRUCT A SINGLE FAMILY RESIDENCE (SEE ARCHITECTURAL PLANS FOR MORE DETAIL).
- SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM.
- DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY.
- CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY.
- NO NEW STORM DRAIN PIPES ARE PROPOSED.
- THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR.
- THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE.

TOTAL AREA:
7,480 SF / 0.172 AC
DISTURBED AREA:
6,209 SF / 0.143 AC

GPS LOCATION OF
CONSTRUCTION EXIT:
33.616106; -84.41698

DEMOLITION NOTES:

- ALL DEMOLITION AND MATERIALS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF CITY OF HAPEVILLE AND FULTON COUNTY.
- DEMOLITION DEBRIS TO BE DISPOSED AT AN APPROVED REUSE FACILITY.
- ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
- ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
- NO TREE ARE TO BE REMOVED DURING DEMOLITION PHASE.
- ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATED OTHERWISE.
- CONSTRUCTION EXIT PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A S T M 0448 SIZE #1.
- UNDERGROUND UTILITIES ARE SHOWN AS PER PAINT MARKINGS BY OTHERS.
- EXISTING SANITARY SEWER LINE TO REMAIN IN SERVICE. CONTRACTOR TO TAKE REASONABLE MEASURES TO MAINTAIN AND PROTECT EXISTING SANITARY SEWER DURING DEMOLITION.
- CONTRACTOR AND OWNER MUST ENSURE UTILITIES ARE DISCONNECTED PRIOR TO ANY DEMOLITION WORK TAKING PLACE.
- DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET, TREE PROTECTION AREA, OR RIGHT OF WAY.
- IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY NOR WITHIN THE STRUCTURAL ROOT PLATE OF EXISTING TREES.
- EXISTING DRIVEWAY WILL BE UTILIZED AS A CONSTRUCTION ENTRANCE DURING DEMOLITION PHASE FOR THIS PROJECT. PAVEMENT WILL BE REMOVED AS ONE OF THE LAST DEMO ITEMS, AND NON-HEAVY EQUIPMENT WILL BE USED TO DEMOLISH PAVEMENT SURFACES BETWEEN BUILDING AND RIGHT-OF-WAY. SIDEWALKS AND OTHER WALKING SURFACES WILL BE REMOVED IN THE SAME MANNER.
- ADDITIONAL EROSION CONTROL SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTORS.
- CALL CITY OF HAPEVILLE FOR FINAL INSPECTION.

DEMOLITION LEGEND

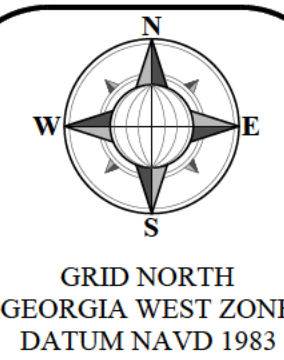
Co	CONSTRUCTION EXIT
Cw	CONCRETE WASH-DOWN
D1	DEMOLISH EXISTING ONE STORY HOUSE & PORCH
D2	DEMOLISH EXISTING CONCRETE WALKWAY, STEPS, STEP WALL & EDGING
D3	DEMOLISH EXISTING ASPHALT DRIVEWAY
SA	STAGING AREA FOR DUMPSTER, PORTABLE TOILETS, MATERIAL STORAGE AND STOCKPILE AREAS
Du	DUST CONTROL AREA AND WASH STATION

PRIOR TO LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR.

PRE-CONSTRUCTION IMPERVIOUS AREA			
AREA	SQ. FT.	ACRE	% ACRE
LOT AREA	7,480	0.172	
EXIST. HOME	1,461	0.034	
EXIST. DRIVE / STEPS / CONC.	1,398	0.032	
EXIST. PORCH	151	0.003	
EXIST. WALLS / EDGING	51	0.001	
TOTAL IMPERVIOUS COVERAGE	3,061	0.070	40.92%
REMAINING PERVIOUS AREA	4,419	0.101	59.08%

CRITICAL ROOT ZONE CIRCLES ARE ONLY FOR TREES THAT ARE WITHIN 30 FEET OF THE LIMIT OF DISTURBANCE AND TREE PROTECTION FENCE.

ARBORIST OVERSIGHT WILL BE REQUIRED DURING ANY DEMOLITION WITHIN THE CRZ OF A SPECIMEN TREE.



DATE

REVISION

NO.	1	2	3	4	5	6	7	8	9	10	11	12
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DEMOLITION PLAN

PREPARED FOR: KHAN ABDUL
LAND LOT 98, 14TH DISTRICT, FULTON COUNTY
3419 HAMILTON AVENUE
HAPEVILLE, GEORGIA 30354
DATE 05/02/2022

NOT VALID WITHOUT ORIGINAL SIGNATURE
REGISTERED PROFESSIONAL ENGINEER
No. 31102
JASON E. WILLIAMS
FOR THE FIRM
BOUNDARY ZONE, INC.
LEVEL II DESIGN
7796

"I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION."

JASON E. WILLIAMS, LEVEL II DESIGN PROFESSIONAL # 7796
EXPIRES: 9-10-2022

THIS PLAN WAS MADE WITH THE BEST OF THE SURVEYOR'S KNOWLEDGE AND BELIEF, AND THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.	THIS PLAN WAS MADE WITH THE BEST OF THE SURVEYOR'S KNOWLEDGE AND BELIEF, AND THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.
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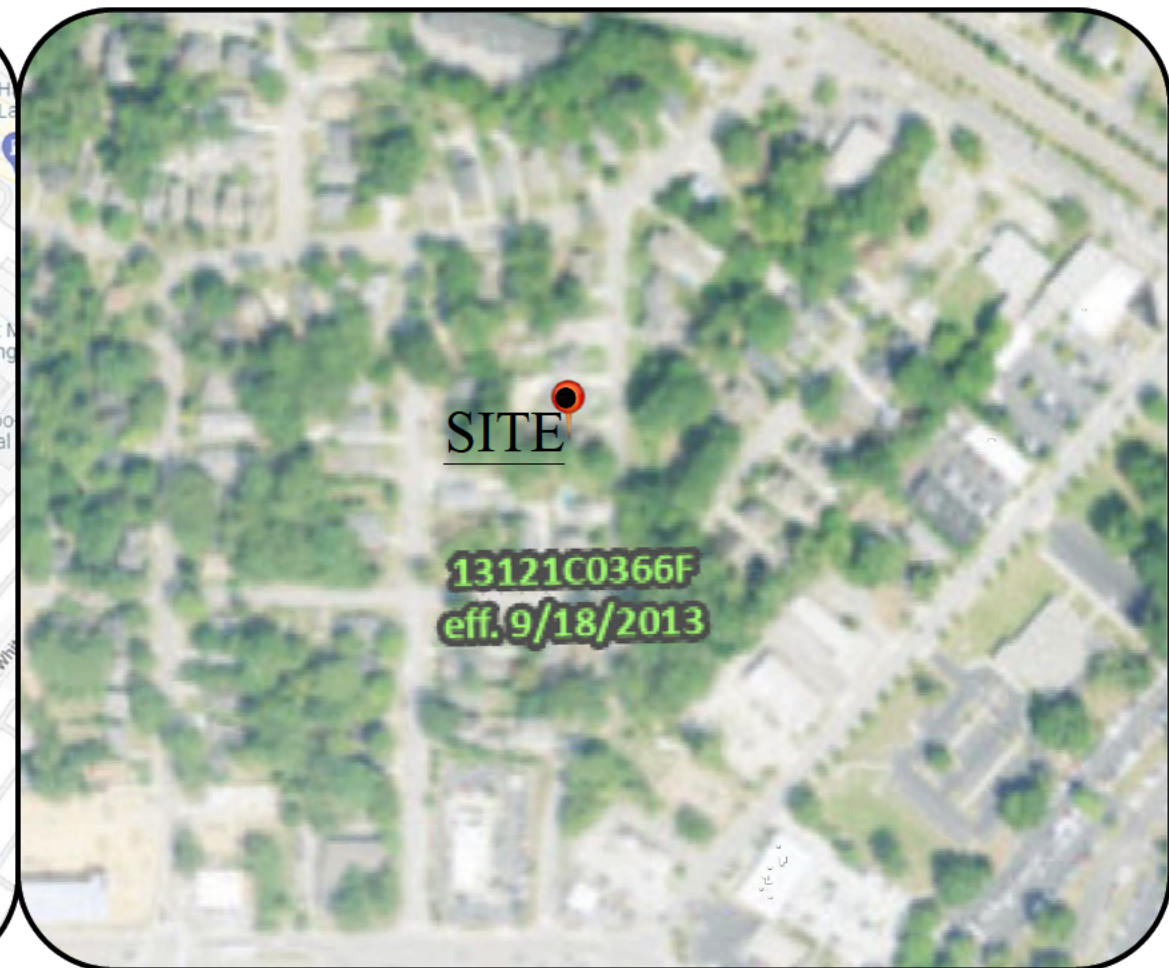
THIS PLAN WAS MADE WITH THE BEST OF THE SURVEYOR'S KNOWLEDGE AND BELIEF, AND THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.	THIS PLAN WAS MADE WITH THE BEST OF THE SURVEYOR'S KNOWLEDGE AND BELIEF, AND THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.
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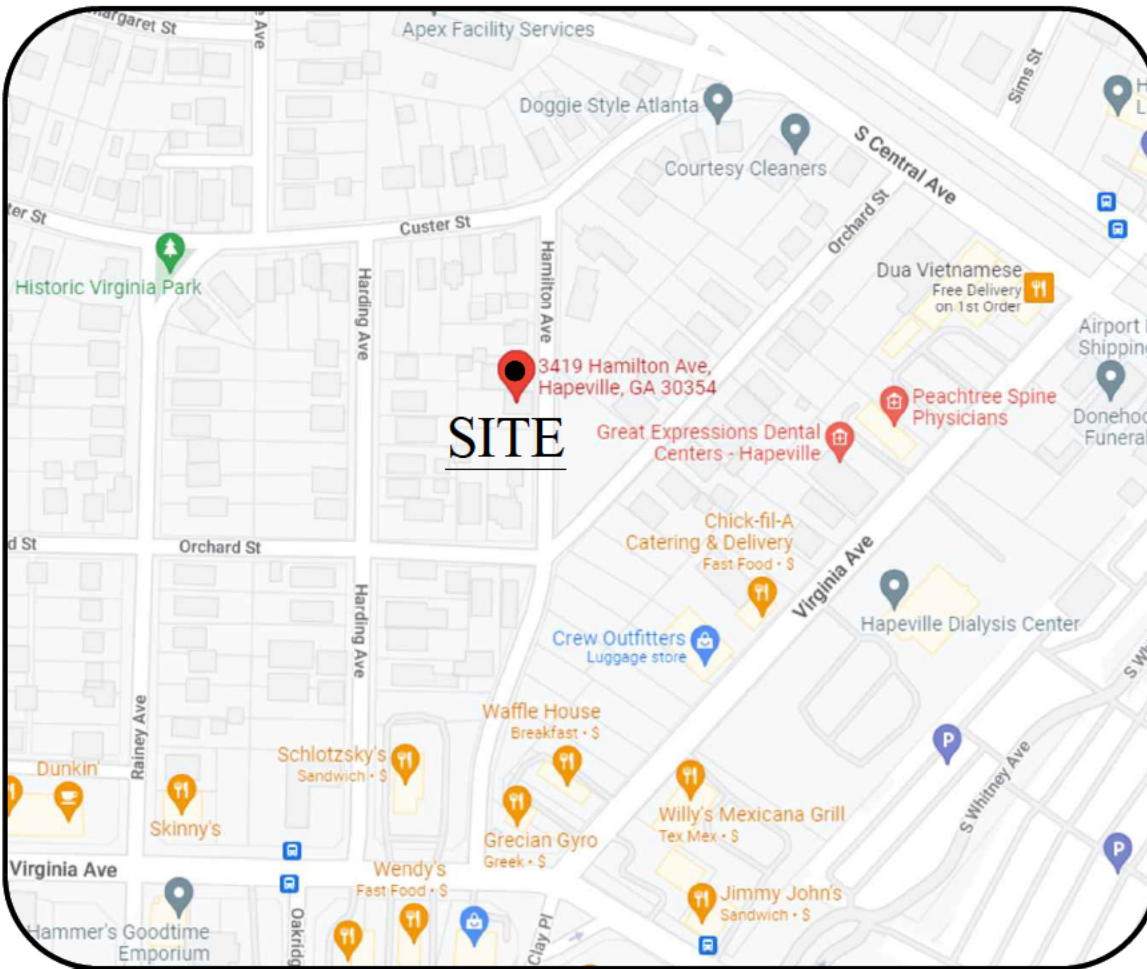
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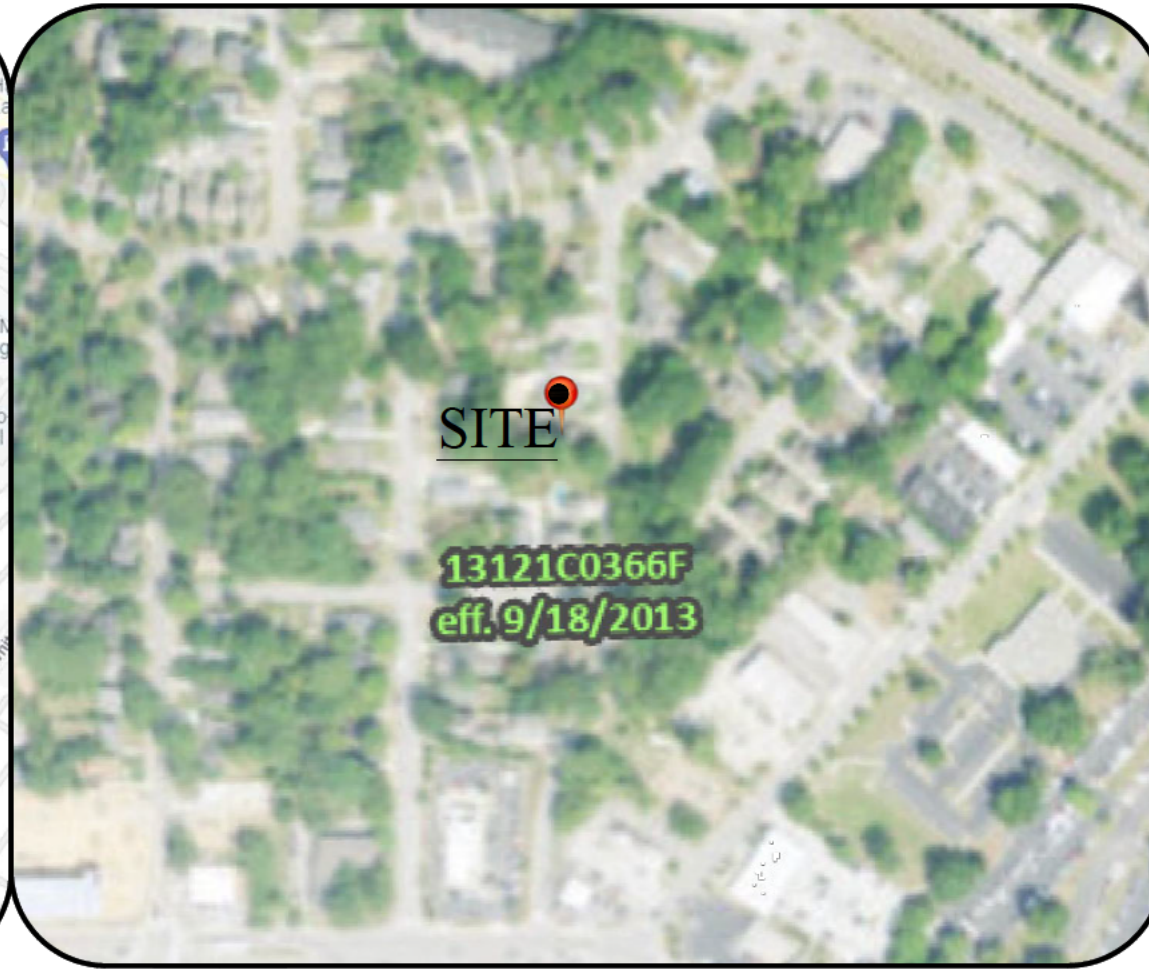


PROJECT
24789-02

SHEET
3 OF 5



Vicinity Map (NTS)



FIRM Panel Vignette (NTS)

GENERAL NOTES:

- PROJECT NARRATIVE
- SITE LOCATION: 3419 HAMILTON AVENUE, HAPEVILLE, GEORGIA 30354
- SCOPE OF WORK: DEMOLISH EXISTING SINGLE FAMILY HOUSE AND CONSTRUCT A SINGLE FAMILY RESIDENCE (SEE ARCHITECTURAL PLANS FOR MORE DETAIL)
- SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM
- DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
- CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
- NO NEW STORM DRAIN PIPES ARE PROPOSED
- THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
- THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE

TOTAL AREA:

7,480 SF / 0.172 AC

DISTURBED AREA:

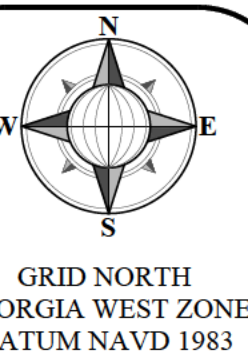
6,209 SF / 0.143 AC

GPS LOCATION OF
CONSTRUCTION EXIT:
33.66106; -84.41698

TREE PROTECTION NOTES:

- ALL TREE SAVE FENCING MUST BE INSTALLED PRIOR TO ANY CLEARING, GRUBBING OR GRADING AND MUST BE MAINTAINED IN FUNCTIONING CONDITION THROUGHOUT ALL PHASES DEVELOPMENT AND CONSTRUCTION
- ONCE TREE PROTECTION AREAS ARE ESTABLISHED AND APPROVED, ANY CHANGES ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY
- ALL PROTECTION ZONES SHOULD INCLUDE SIGNAGE IN ENGLISH AND SPANISH THAT IDENTIFIES THE AREAS AS TREE PROTECTION AND PRESERVATION ZONES AND INCLUDE THE NAME AND PHONE NUMBER OF THE DEVELOPER OR DESIGNATED AGENT
- DEVELOPER SHALL NOTIFY ANY ADJACENT PROPERTY OWNER A MINIMUM OF 14 DAYS PRIOR TO CONSTRUCTION DATES (COPY OF NOTIFICATION TO BE PROVIDED TO CITY FOR PERMIT LIFE) IF VISUAL ASSESSMENT IDENTIFIES BOUNDARY TREE ROOT PLATES ARE POTENTIALLY WITHIN THE PROPOSED LIMITS OF DISTURBANCE
- TREES AND PLANTS SELECTED FOR PLANTING MUST MEET THE MINIMUM REQUIREMENTS AS PROVIDED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK"

PRIOR TO LAND DISTURBING ACTIVITIES, THE
CONTRACTOR SHALL SCHEDULE A
PRECONSTRUCTION MEETING WITH THE AREA
EROSION CONTROL INSPECTOR.



DATE

REVISION

NO.

TREE PROTECTION PLAN

PREPARED FOR: KHAN ABDUL
LAND LOT 98, 14TH DISTRICT, FULTON COUNTY
3419 HAMILTON AVENUE
HAPEVILLE, GEORGIA 30354
DATE 05/02/2022

ZONING: R-SF

SETBACKS

FRONT: 15 FT
SIDE: 5 FT
REAR: 30 FT
LOT FRONTAGE: 40 FT
BUILDING HEIGHT: 35 FT
MIN LOT AREA: 4,000 SF
MAX LOT COVERAGE: 10%

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR
MAKE CONCLUSION REGARDING THE ZONING AND
SETBACK DESIGNATION SHOWN HEREON. THIS
INFORMATION IS REPORTED FROM PUBLIC INFORMATION
OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING
DEPARTMENTS.

OWNER / APPLICANT

KHAN ABDUL
3299 SIMS STREET
HAPEVILLE, GEORGIA 30354

BUILDER / PERMITTEE 24-HR CONTACT

KHAN ABDUL
3299 SIMS STREET
HAPEVILLE, GEORGIA 30354
(404) 391-2064
INFO@RKSONSINC.COM

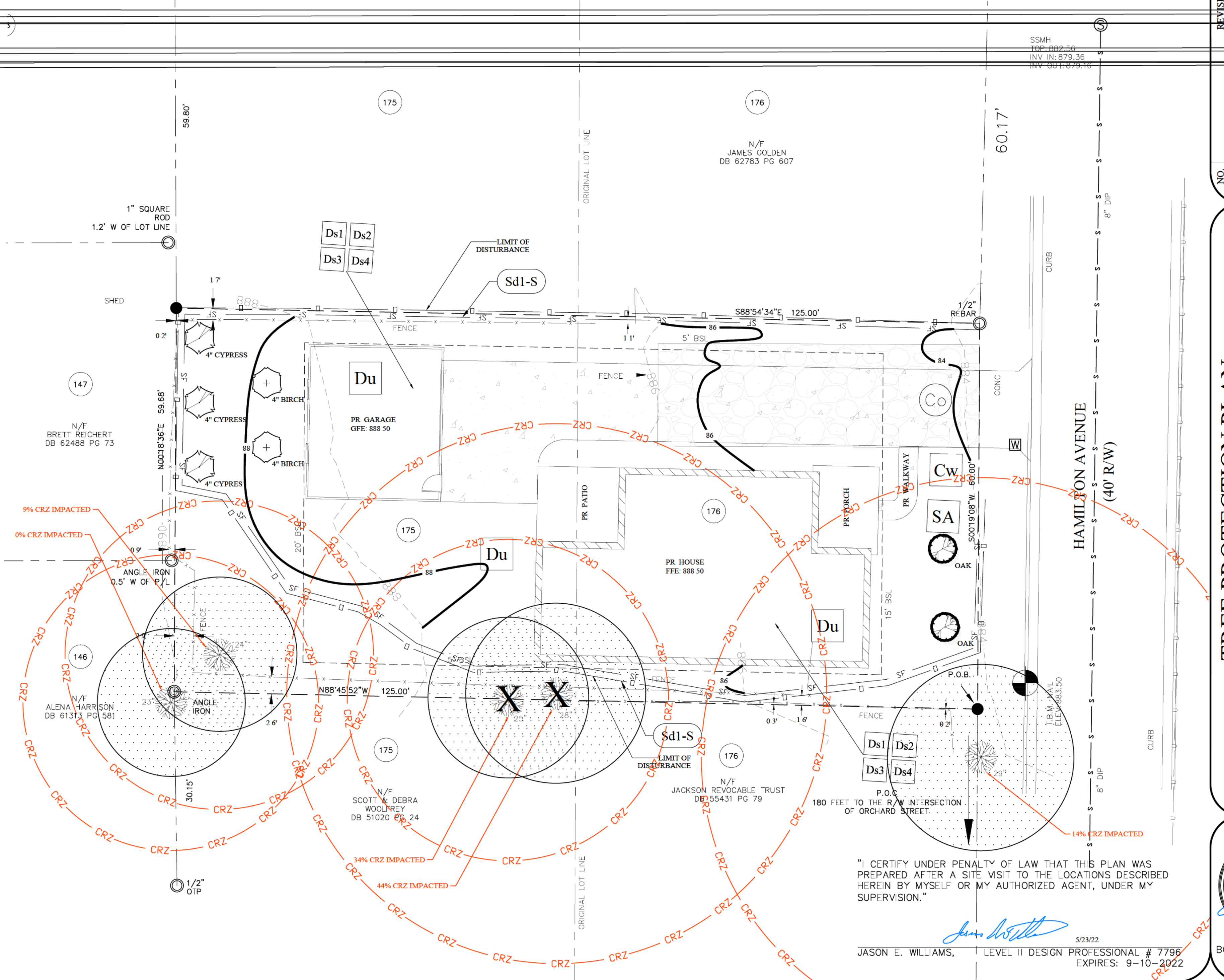
SITE NOTES:

- ALL DEMOLITION AND MATERIALS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF CITY OF HAPEVILLE AND FULTON COUNTY
- DEMOLITION DEBRIS TO BE DISPOSED AT AN APPROVED REUSE FACILITY
- NO TREE ARE TO BE REMOVED DURING DEMOLITION ON SITE
- CONSTRUCTION EXIT PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A S T M 0448 SIZE #1
- THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON FIELD STAKING
- ALL ELEVATIONS ON SITE NEED TO BE VERIFIED PRIOR TO ANY CONSTRUCTION
- THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NAVD 1988 DATUM
- UNDERGROUND UTILITIES ARE SHOWN AS PER PAINT MARKINGS BY OTHERS
- EXISTING SANITARY SEWER LINE TO REMAIN IN SERVICE. CONTRACTOR TO TAKE REASONABLE MEASURES TO MAINTAIN AND PROTECT EXISTING SANITARY SEWER DURING CONSTRUCTION
- CONTRACTOR AND OWNER MUST ENSURE UTILITIES ARE DISCONNECTED PRIOR TO ANY DEMOLITION WORK TAKING PLACE
- DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET, TREE PROTECTION AREA, OR RIGHT OF WAY
- IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY NOR WITHIN THE STRUCTURAL ROOT PLATE OF EXISTING TREES

LANDSCAPE NOTES:

- NO HEAVY MACHINERY ALLOWED WITHIN THE CRZ. NO DISTURBANCE SHALL OCCUR WITHIN TREE PROTECTION AREA WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY
- DO NOT TRENCH IN THE SILT FENCE WITHIN THE DRIP LINE OF ANY TREES (USE STAKED HAYBALES OR SANDBAGS)
- ANY DEMOLITION OR DEBRIS REMOVAL WITHIN THE CRITICAL ROOT ZONE OF TREES WILL BE DONE BY HAND
- NO TREES ARE TO BE DESTROYED DURING DEMOLITION. NO CUT OR FILL OF EARTH WITHIN THE CRZ OF AN EXISTING TREE
- ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED
- ARBORIST OVERSIGHT WILL BE REQUIRED DURING ANY DEMOLITION WITHIN THE CRITICAL ROOT ZONE (CRZ) OF A SPECIMEN TREE
- PROVISIONS FOR TREE PROTECTION ON THE SITE SHALL BE, AS A MINIMUM, IN CONFORMANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF ALPHARETTA TREE PRESERVATION ORDINANCE, ZONING ORDINANCE AND ADMINISTRATIVE GUIDELINES PERTAINING TO TREE PROTECTION
- ALL LANDSCAPING FOR EACH PHASE OF DEVELOPMENT SHALL BE COMPLETED PRIOR TO THE RECORDING OF THE FINAL PLAT FOR THAT PHASE, PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THAT PHASE, OR PRIOR TO CONNECTION OF PERMANENT POWER FOR THAT PHASE. CONTACT SITE INSPECTION DEPARTMENT UPON COMPLETION OF LANDSCAPE INSTALLATION
- NO TREES TO BE PLANTED WITHIN ANY EASEMENT

TREE DENSITY CALCULATION					
0.172 AC. X 100 INCHES 17.17 INCHES REQUIRED					
EXISTING TREE DENSITY TABLE					
TREE QTY	DBH (IN)	TOTAL DBH (IN)	TREES REMOVED	DBH REMAIN (IN)	
TOTAL	3	77	0	24	
	1	24	0	24	
	1	25	1	0	
	1	28	1	0	
PROPOSED TREE DENSITY TABLE					
TREE QTY	DBH (IN)	TOTAL DBH (IN)	TREES REMOVED	DBH REMAIN (IN)	
TOTAL	7	28	0	28	
	7	4	0	28	
TOTAL TREE DENSITY = 52 > 17.17 REQ.					
24 DBH FOR NON-RECOMPENSE					
28 DBH FOR LANDMARK TREE RECOMPENSE					
-7 REMINING INCHES					
\$0.00 TO BE PAID TO TREE BANK					
LANDMARK TREE RECOMPENSE MITIGATION FEE					
28 INCHES SPECIMEN TREE TO BE REMOVED					
0 REMAINING INCHES					
\$0.00 TO BE PAID TO TREE BANK					



"I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS
PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED
HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY
SUPERVISION."

JASON E. WILLIAMS, LEVEL II DESIGN PROFESSIONAL # 7796
EXPIRES: 9-10-2022



THIS SURVEY WAS MADE WITH THE BENEFIT OF A UNIFORM ANCEMENT, EASEMENT, AND EASEMENT, MAY EXIST WITHIN THE SURVEYED PROPERTY.	TOTAL AREA: 17 A.E. / 7.4 JUNE FEET UN ANY REFERENCE: EE 4.4.4. A.E. 4. LA E.E. 4.4.4. A.E. 4.4.
---	--

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD & ARE TO BE CHECKED AND VERIFIED BY THE BUILDER BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES IN DIMENSIONS OR CONSTRUCTION CONDITIONS AFFECTING THE PLANS SHALL BE REPORTED TO THE DESIGNER PRIOR TO START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STRUCTURAL DESIGN (SIZING OF BEAMS, JOISTS, RAFTERS, BRACING, FOUNDATIONS CONC. SLABS, FOUNDATIONS, ETC.) AND SHALL BE RESPONSIBLE FOR COMPLIANCE WITH LOCAL BUILDING CODES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING OR EXCEEDING THE CONSTRUCTION REQUIREMENTS OF THE LATEST EDITION OF THE "CADO - ONE AND TWO FAMILY DWELLING CODE" AND THE CODES AND ORDINANCES OF ALL LOCAL AUTHORITIES HAVING JURISDICTION.
4. ALL LIVING AREA FLOOR LOADS ARE CALCULATED ON 40 POUND PER SQ. FT. LIVE LOAD, PLUS 10 PSF DEAD LOAD WITH DEFLECTION LIMITED TO L/360.
5. ALL SLEEPING ROOMS AND ATTIC AREA FLOOR LOADS ARE CALCULATED ON 30 PSF LIVE LOAD PLUS 10 PSF LIVE LOAD WITH DEFLECTION LIMITED TO L/360.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BEAM DESIGN WHICH SHALL BE MANUFACTURED MICRO LAM OR GLU LAM BEAMS.
7. ALL ANGLED WALLS ARE AT 45 DEGREES TO HORIZONTAL AND VERTICAL UNLESS NOTED OTHERWISE.

SQUARE FOOTAGE	
EXISTING 1ST FLOOR	1,304 SQ. FT.
PROPOSED 1ST FLOOR	1,335 SQ. FT.
PROPOSED 2ND FLOOR	1,386 SQ. FT.
PROPOSED TOTAL	2,721 SQ. FT.
GARAGE TOTAL	504 SQ. FT.



3419 HAMILTON MILL AVE.
REMODEL

MANDATORY CODES

- International Building Code, 2018 Edition, with Georgia Amendments (2020)
International Residential Code, 2018 Edition, with Georgia Amendments (2020)
International Fire Code, 2018 Edition (Contact State Fire Marshal Below)
International Plumbing Code, 2018 Edition, with Georgia Amendments (2020)
International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)
International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020)
National Electrical Code, 2020 Edition, with Georgia Amendments (2021)
International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020)
International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments (2020)

DRAWING INDEX			
A-0	COVER SHEET		SECOND FLOOR PLAN
A-1	EXISTING PLAN AND DEMO PLAN	E-1	ELECTRICAL PLANS
A-2	FRONT / REAR ELEVATIONS	D-1	DETAILS & SCHEDULES
A-3	LEFT / RIGHT ELEVATIONS	G-1	GARAGE ELEVATIONS
A-4	FOUNDATION AND FIRST FLOOR PLAN	G-2	GARAGE PLANS
A-5	SECOND FLOOR AND ROOF PLAN		

RELEASED FOR CONSTRUCTION

Cadd assistance corporation

179 COLONIAL DRIVE
Woodstock, Ga. 30189
Phone: 678-445-2632

PROJECT:

REMODEL PLANS
3419 HAMILTON AVE.
HAPEVILLE, GA. 30354

RK SONS & ASSOCIATES, INC.
751 NORTH CENTRAL AVE.
HAPEVILLE, GA. 30254

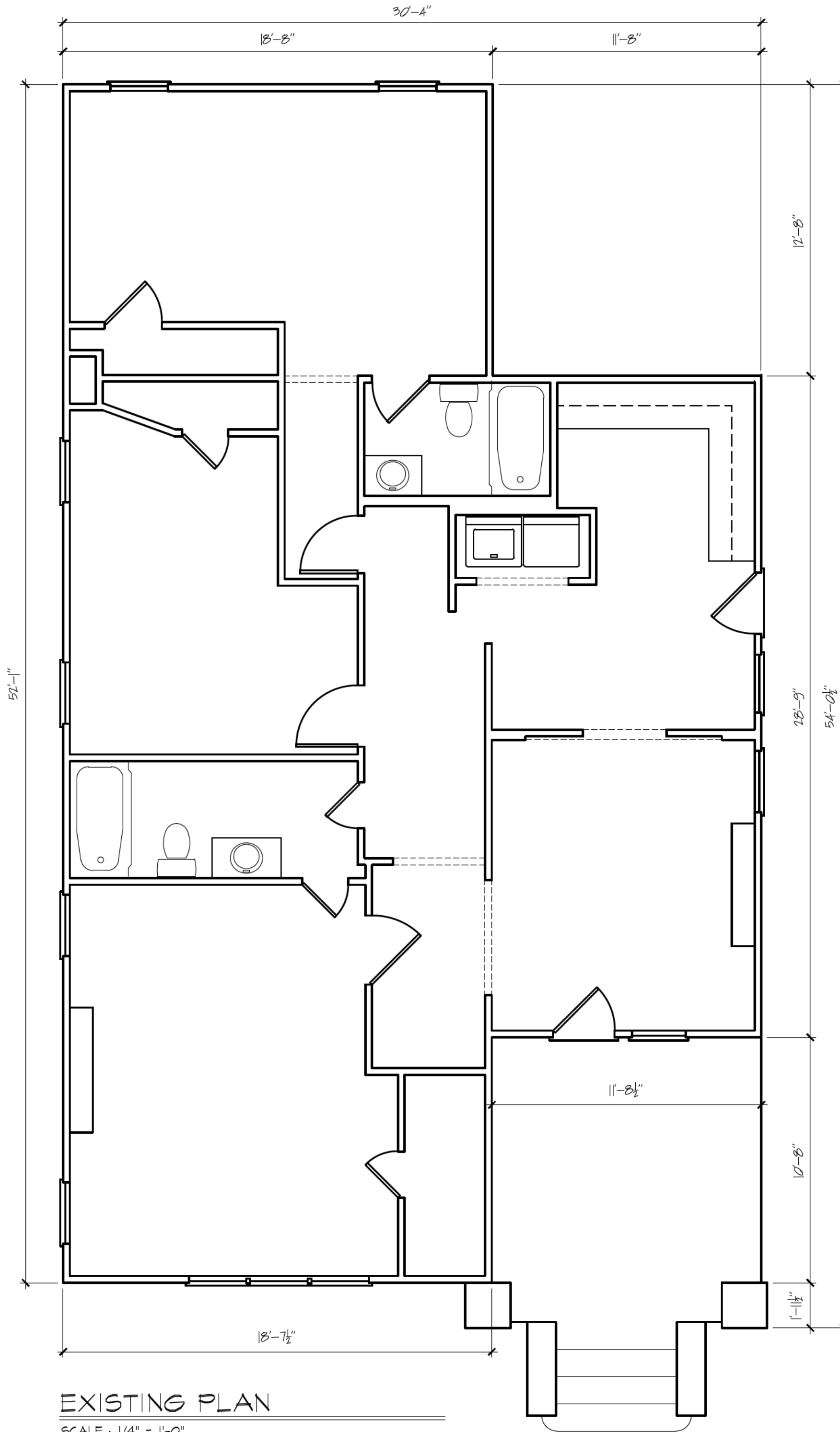
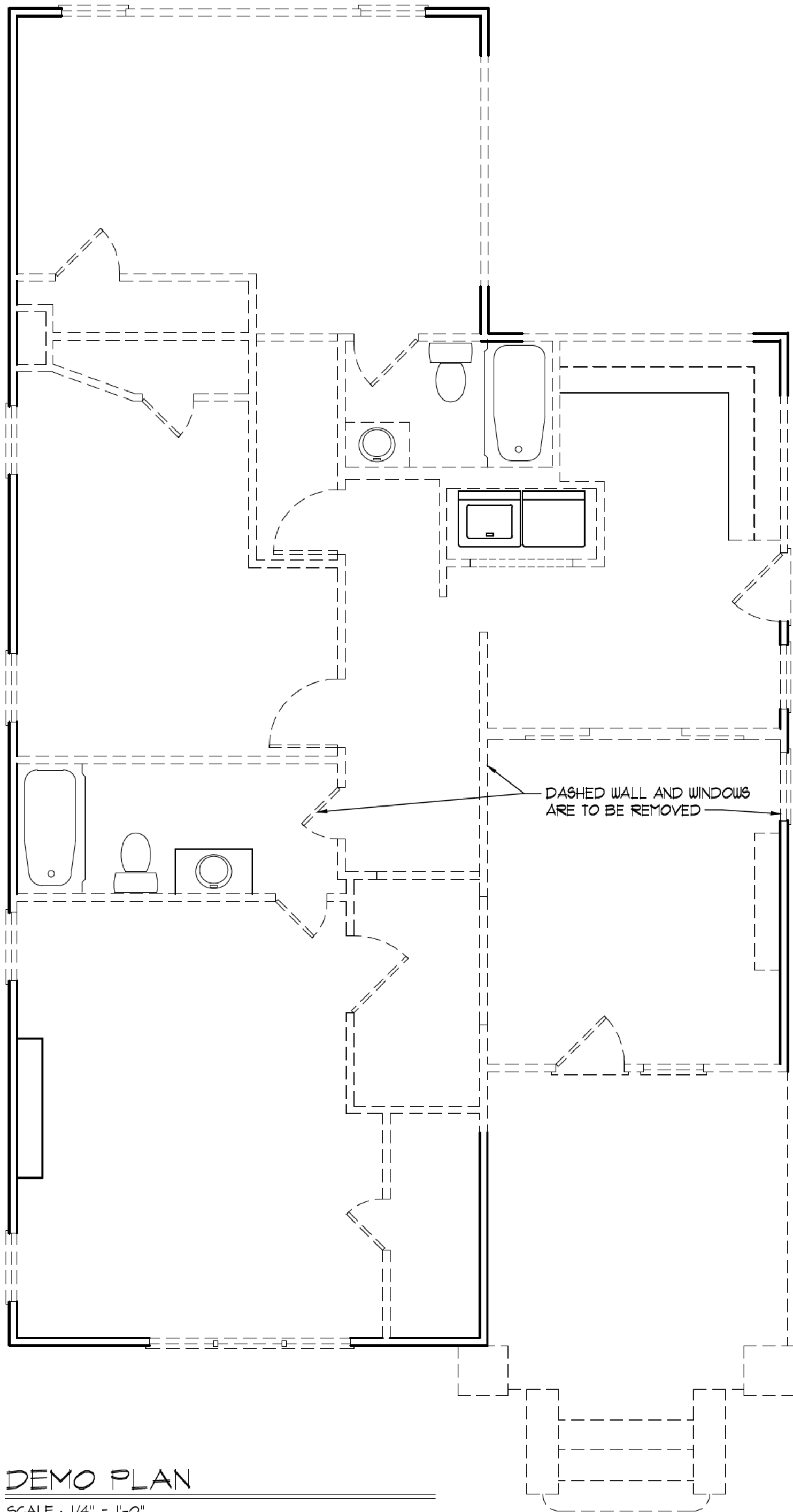
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179 COLONIAL DRIVE
Woodstock, Ga. 30189
Phone 678-445-2632

PROJECT:
REMODEL PLANS
3419 HAMILTON AVE.
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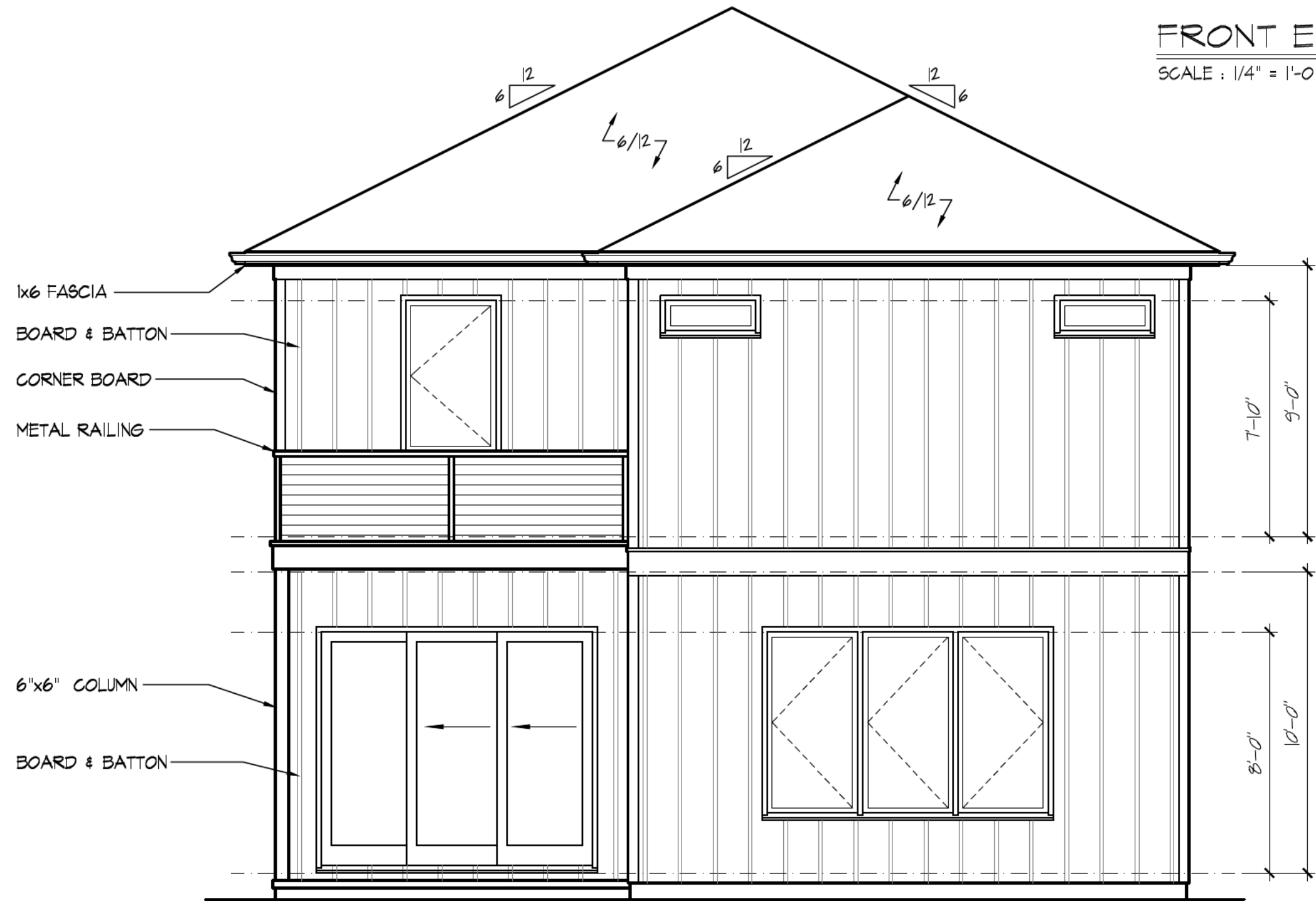
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A-2



FRONT ELEVATION

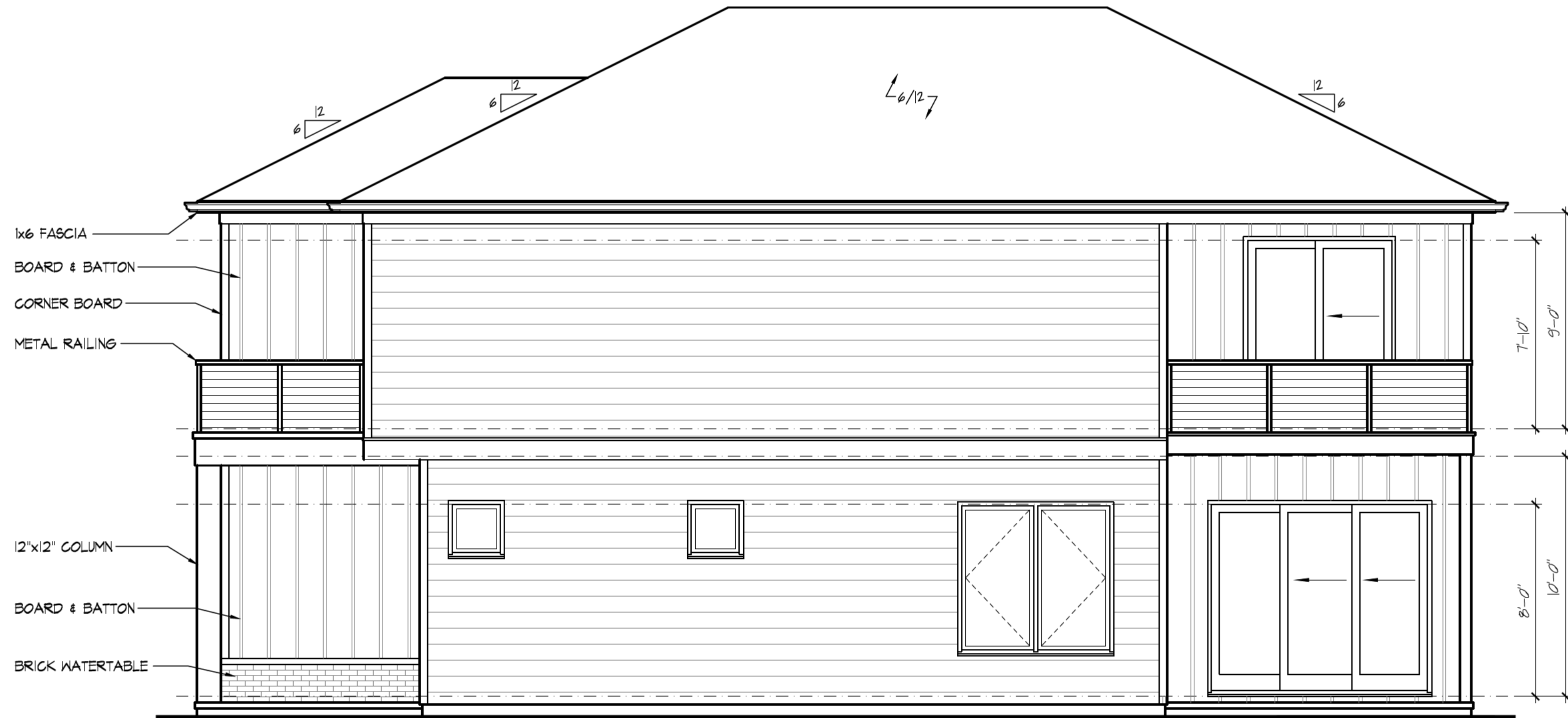
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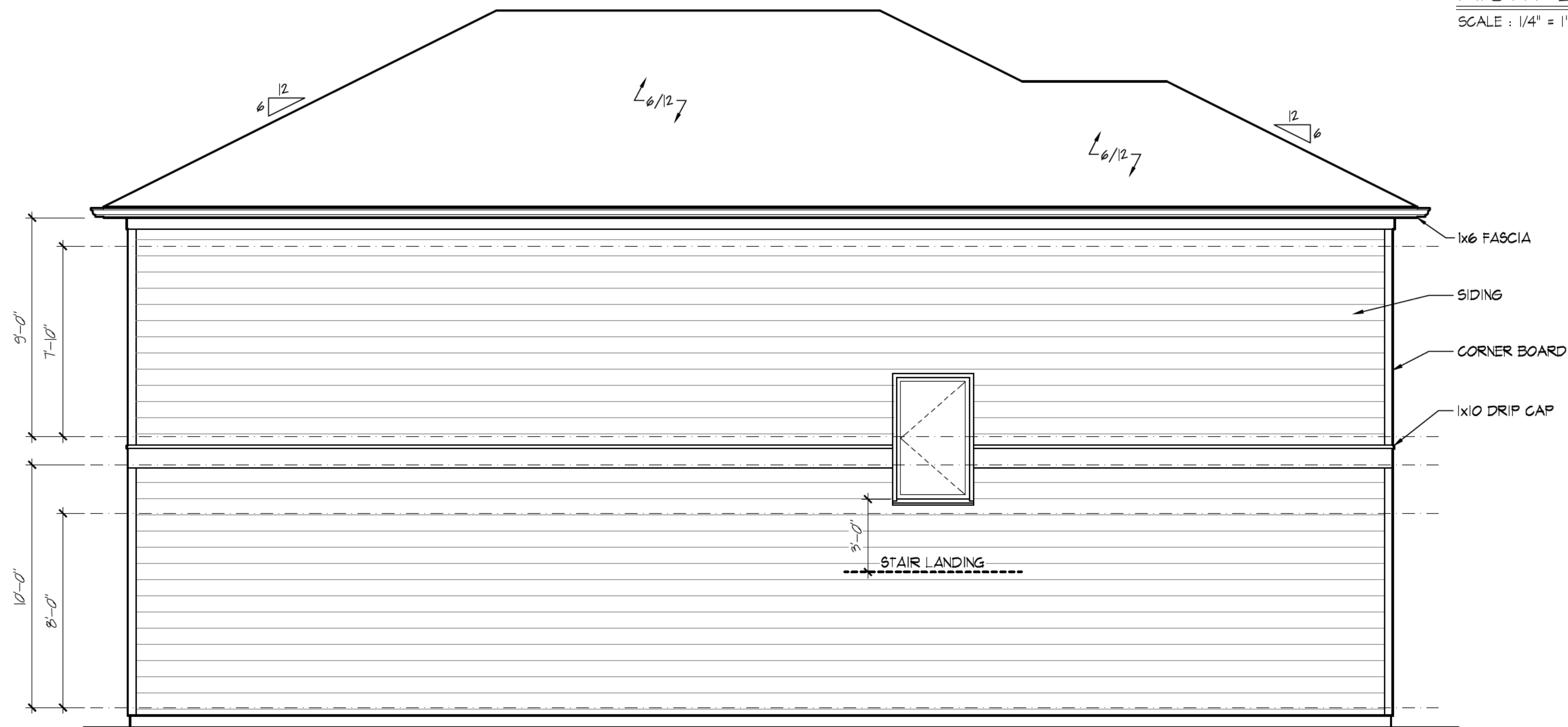
REAR ELEVATION

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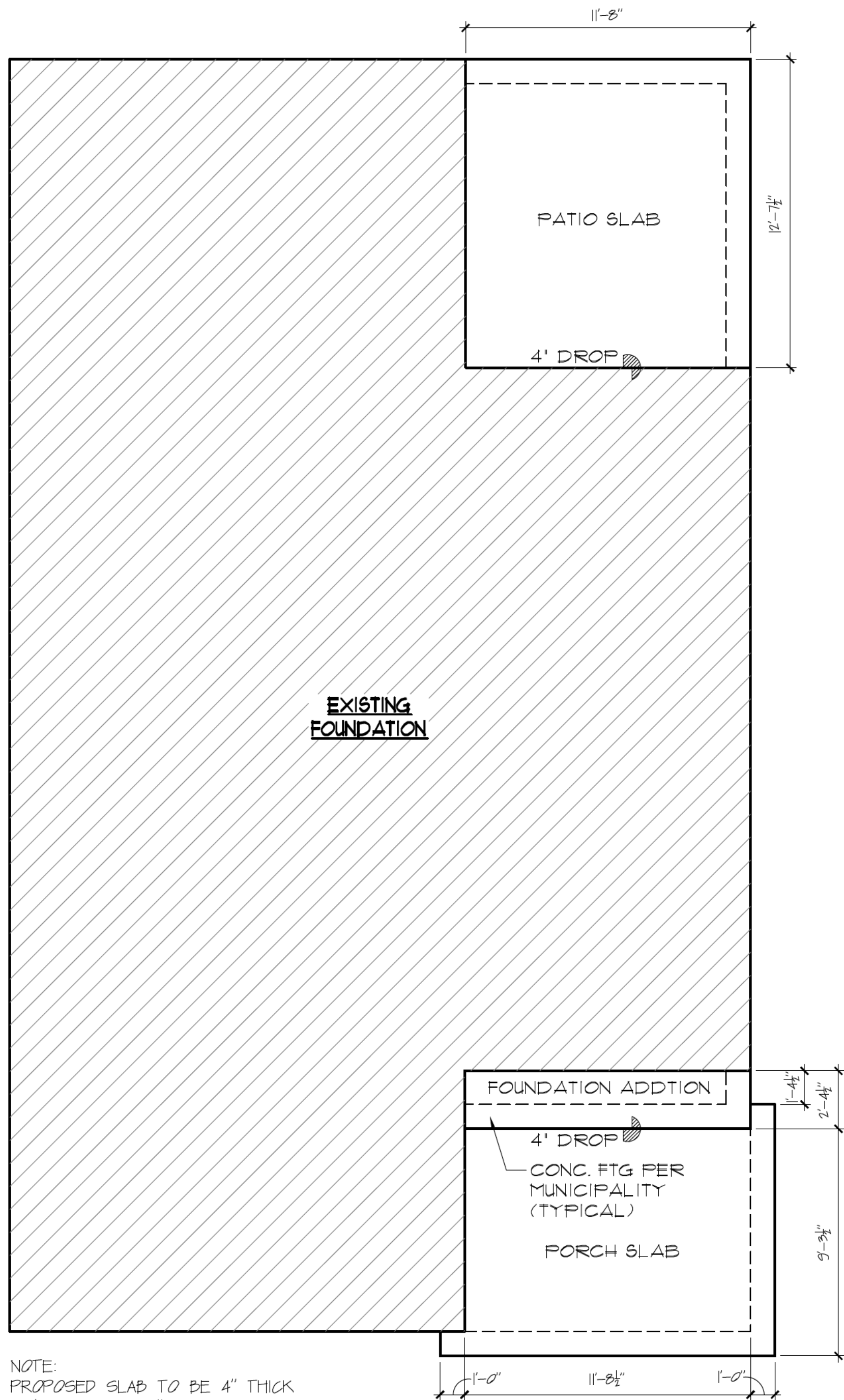


RIGHT ELEVATION
SCALE : 1/4" = 1'-0"



LEFT ELEVATION
SCALE : 1/4" = 1'-0"

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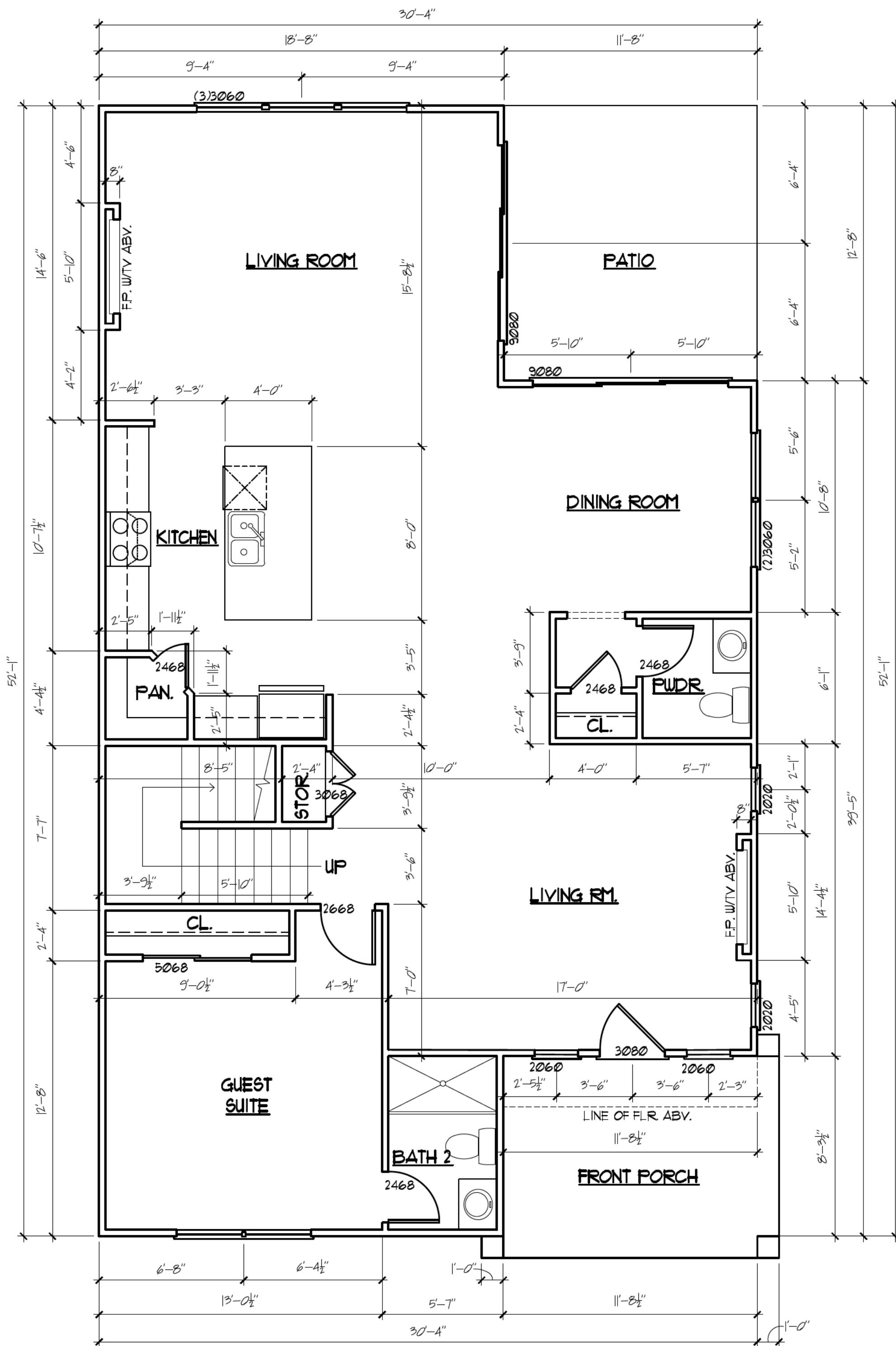


NOTE:
PROPOSED SLAB TO BE 4" THICK
W/#4 BARS @ 16" O.C. EACH WAY.
PROVIDE GRADE BEAMS AS REQ'D TO
SUPPORT SLAB OVER FILL SOILS.

SLAB PLAN

SCALE : 1/4" = 1'-0"

PROPOSED



1ST FLOOR PLAN

SCALE : 1/4" = 1'-0"

PROPOSED

RELEASED FOR CONSTRUCTION

Cadd assistance corporation
179 COLONIAL DRIVE
Woodstock, Ga. 30189
Phone: 678-445-4632

PROJECT:
REMODEL PLANS
3419 HAMILTON AVE.
HAPEVILLE, GA. 30354

RK SONS & ASSOCIATES, INC.
751 NORTH CENTRAL AVE.
HAPEVILLE, GA. 30254

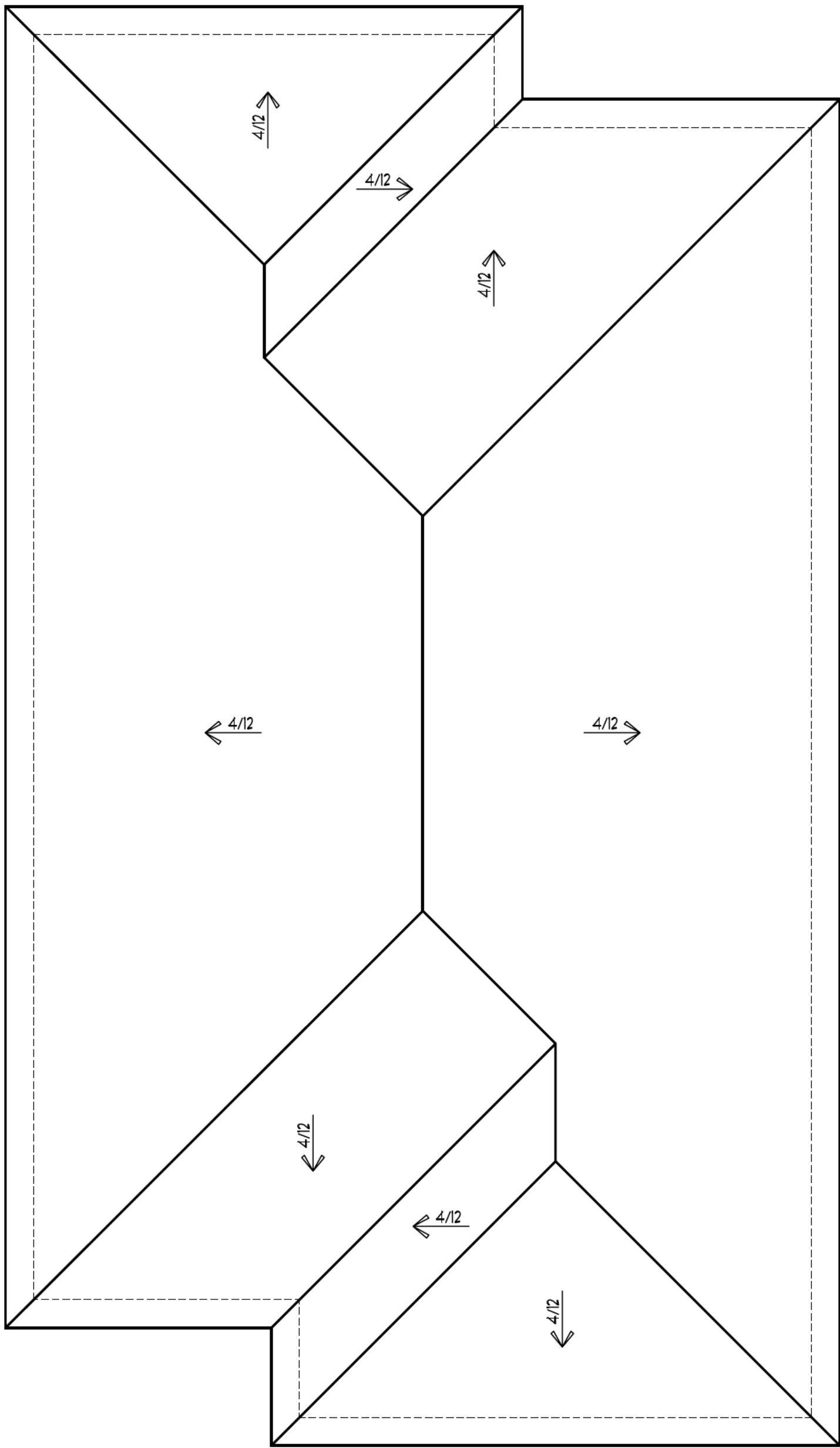
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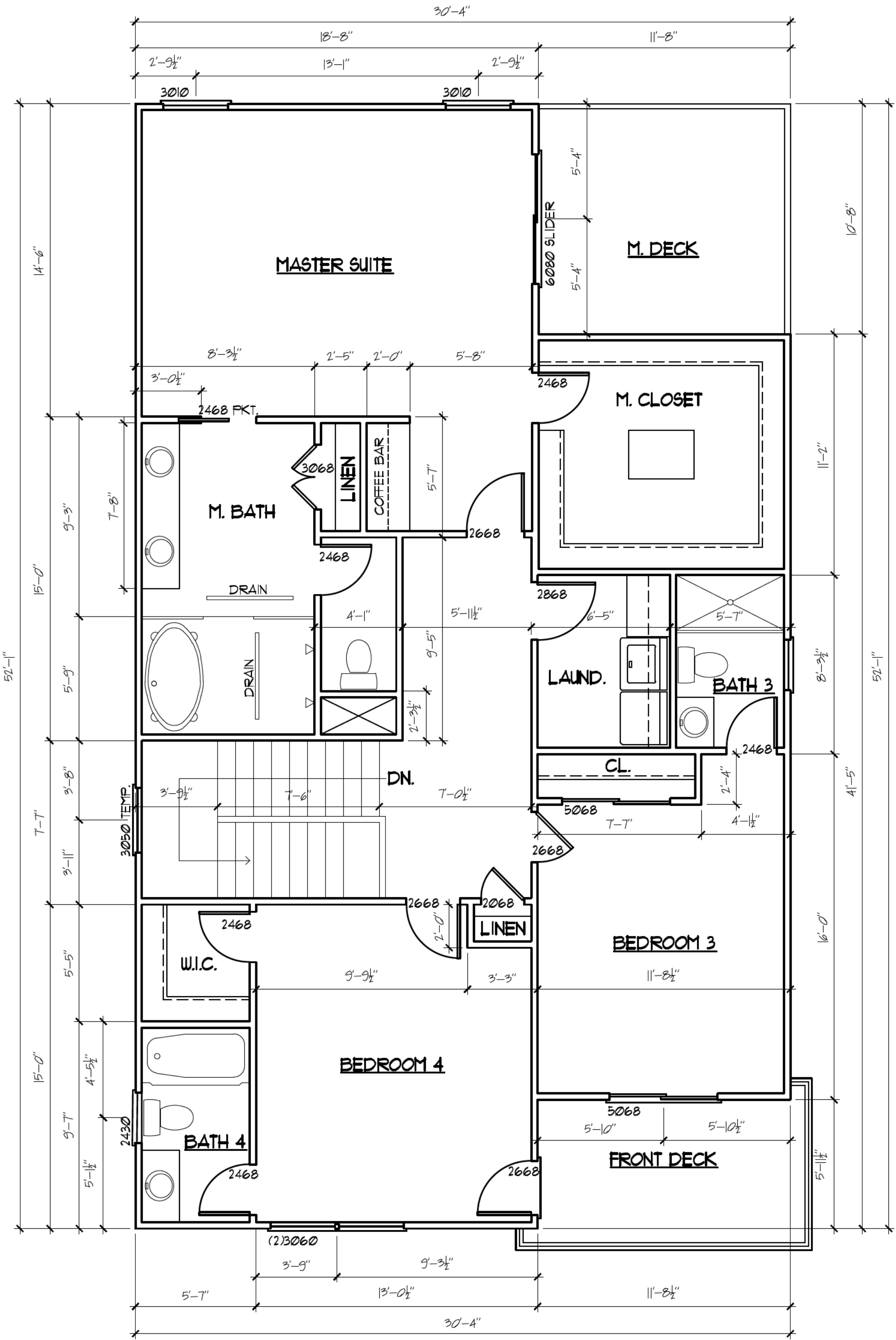
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ROOF PLAN

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

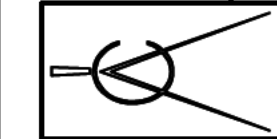


2ND FLOOR PLAN

SCALE : 1/4" = 1'-0"

PROPOSED

RELEASED FOR CONSTRUCTION



Cadd
assistance
corporation

PROJECT:

RK SONS & ASSOCIATES, INC.

751 NORTH CENTRAL AVE.

HAPEVILLE, GA. 30254

REMODEL PLANS

3419 HAMILTON AVE.

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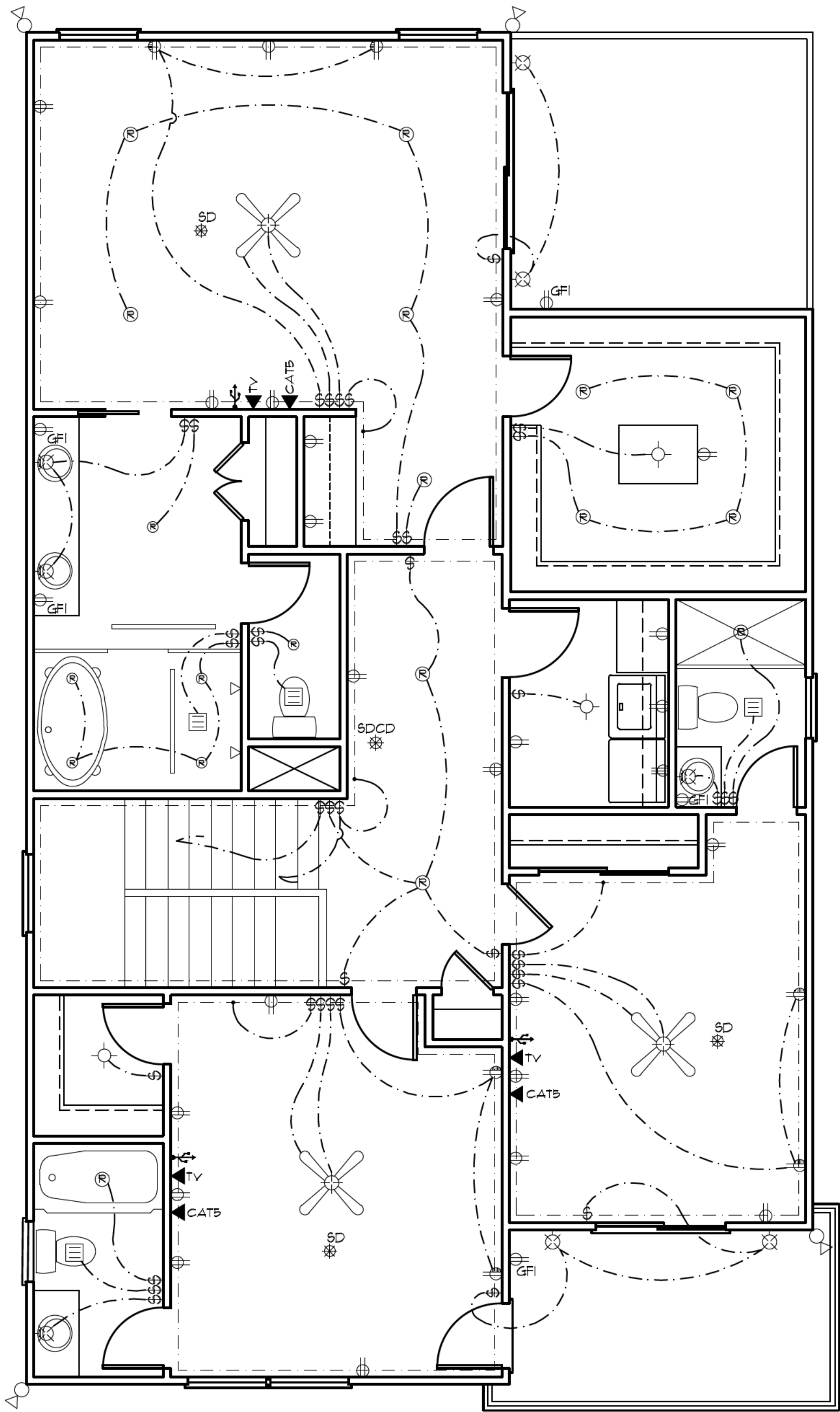
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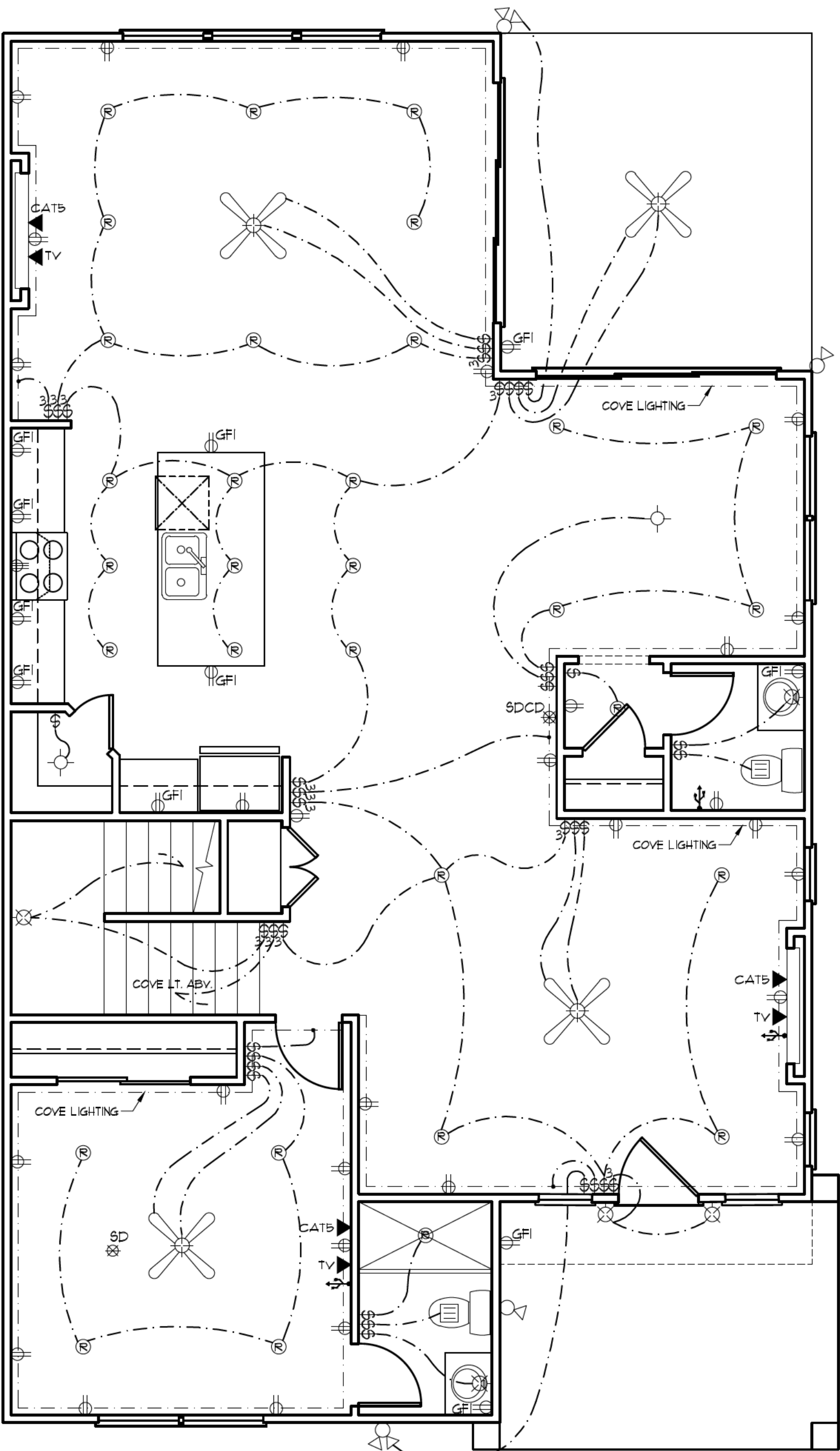
Page 149 of 181

ELECTRICAL LEGEND			
\$	SWITCH	CH	CHIMES
\$3	3 WAY SWITCH	CAT5	CABLE
\$4	4 WAY SWITCH	TV	TELEVISION
⊙	LIGHT FIXTURE	PH	TELEPHONE
①	THERMOSTAT	SDCD	SMOKE / CARBON DETECTOR
⊗	WALL MOUNT FIXTURE	SD	SMOKE DETECTOR
Ⓜ	RECESSED LIGHT	120V	RECEPTACLE
Ⓜ	120V SWITCHED RECEPTACLE	HB	HOSE BIBB
Ⓜ	220V RECEPTACLE	SC	SECURITY CAMERA
ⓂGFI	GFI OUTLET	FL	FLOOD LIGHT
ⓂWF	WATERPROOF OUTLET	UP	USB PORT
□	GARAGE DOOR OPENER	CEILING FAN	
≡	EXHAUST FAN		
WL	WATER LINE	ELECTRICAL WIRING	

NOTE:
- ALL RECESSED LIGHTS NEED TO BE ON DIMMER SWITCHES



SECOND FLOOR ELECT. PLAN
SCALE : 1/4" = 1'-0"



FIRST FLOOR ELECT. PLAN
SCALE : 1/4" = 1'-0"

RELEASED FOR CONSTRUCTION

179 COLONIAL DRIVE
Woodstock, Ga. 30189
Phone: 678-445-2632

Cadd

assistance

corporation

PROJECT:

REMODEL PLANS

3419 HAMILTON AVE.

HAPEVILLE, GA. 30354

RK SONS & ASSOCIATES, INC.

751 NORTH CENTRAL AVE.

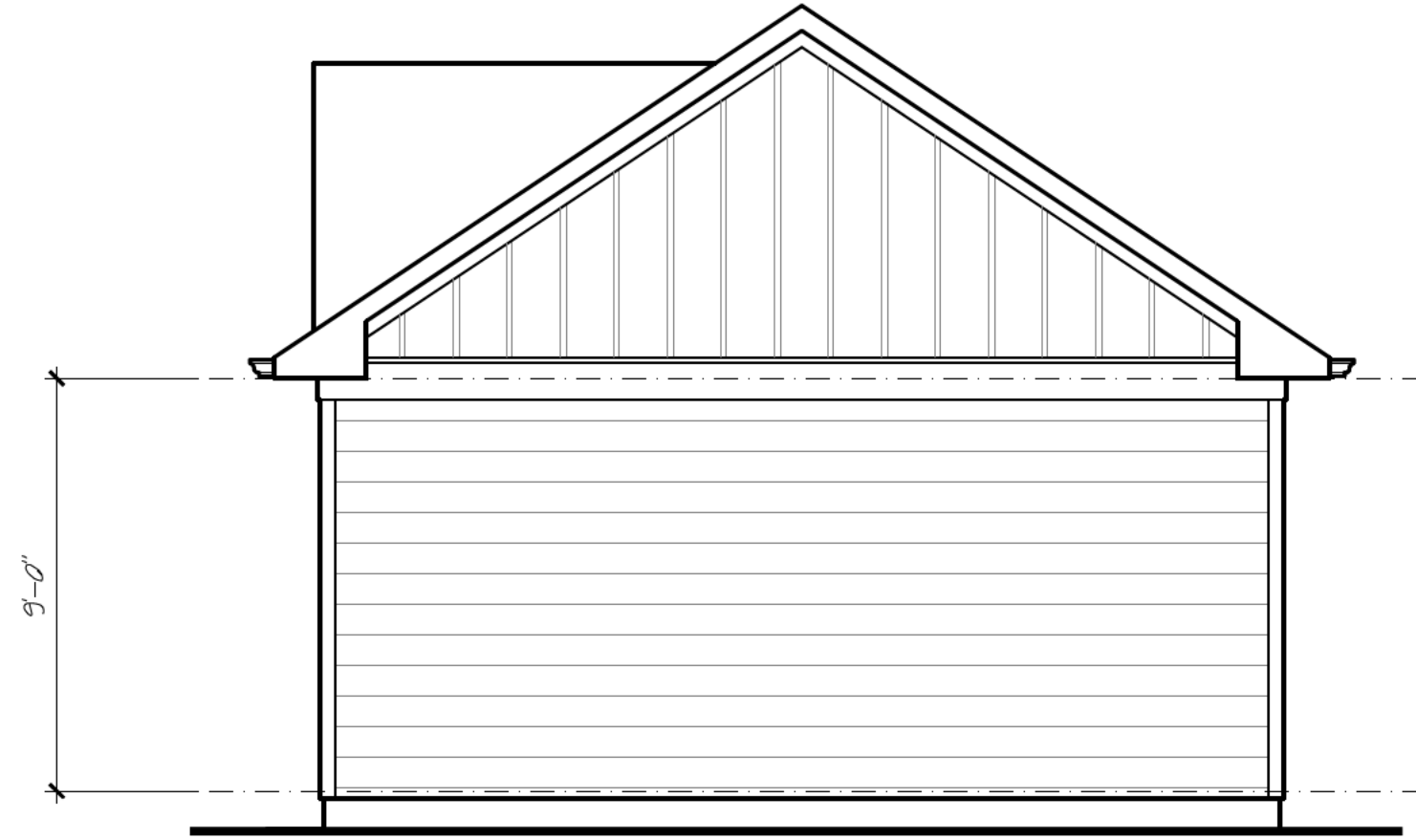
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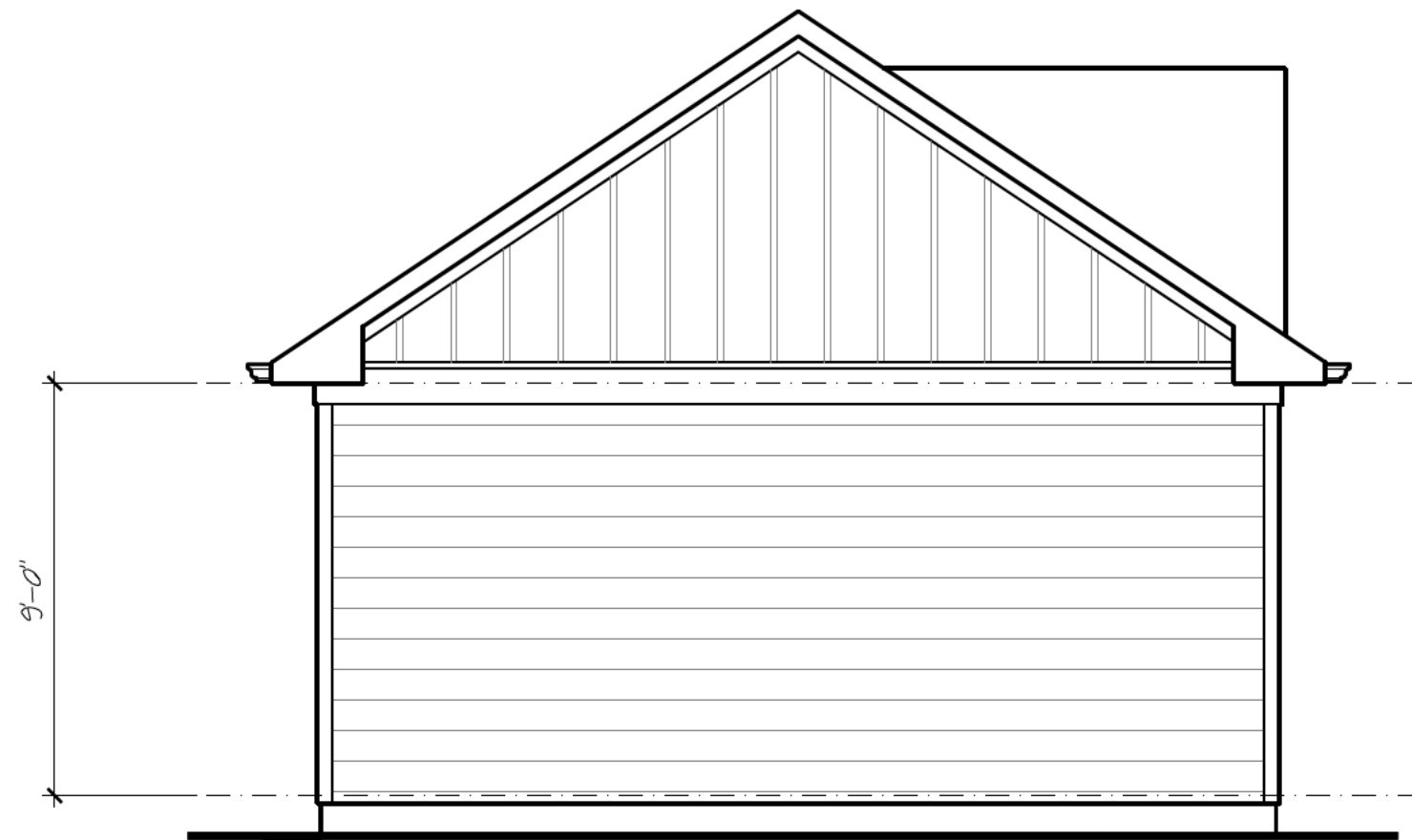
E-1



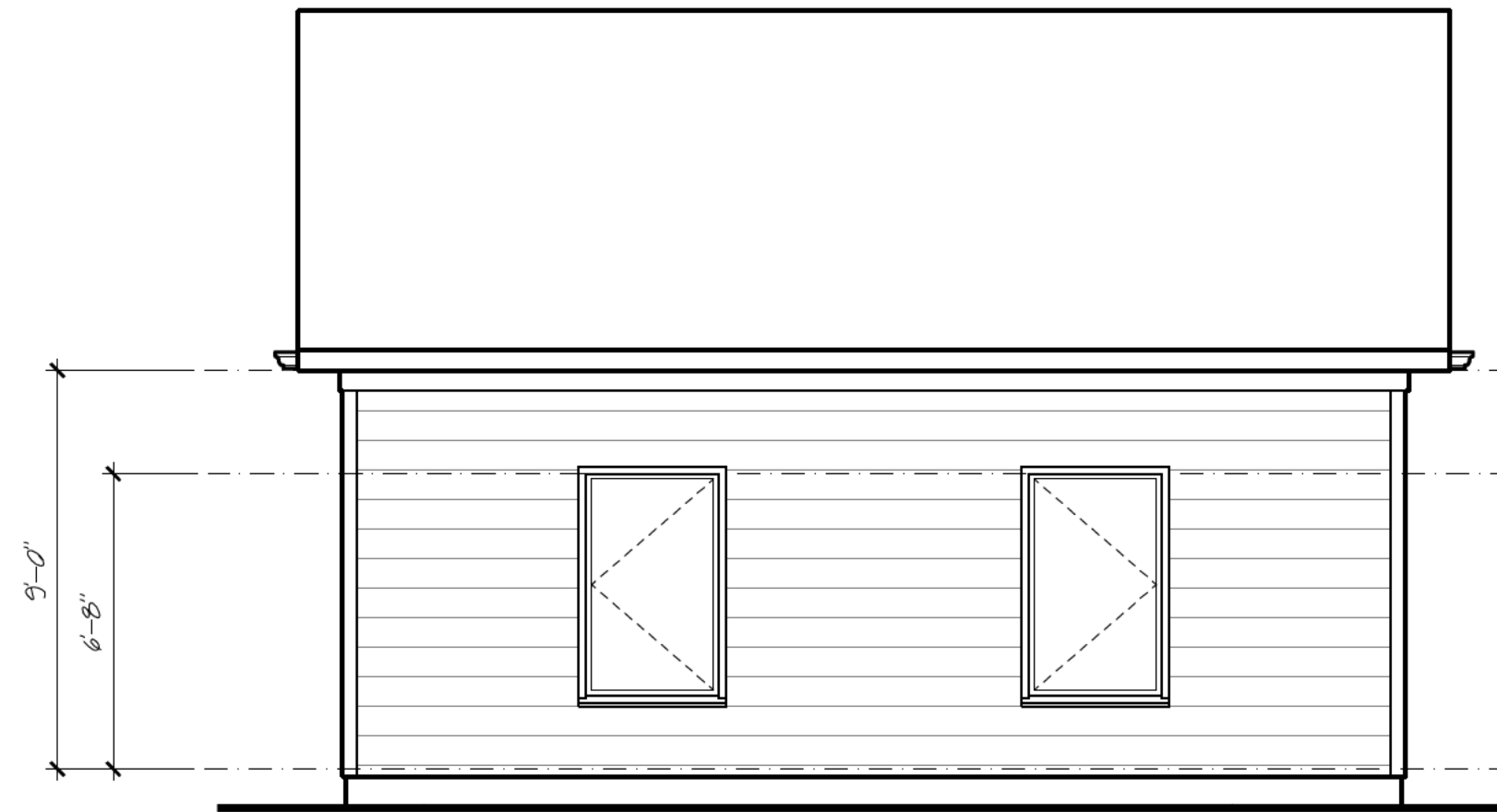
RIGHT ELEVATION
SCALE : 1/4" = 1'-0"



FRONT ELEVATION
SCALE : 1/4" = 1'-0"

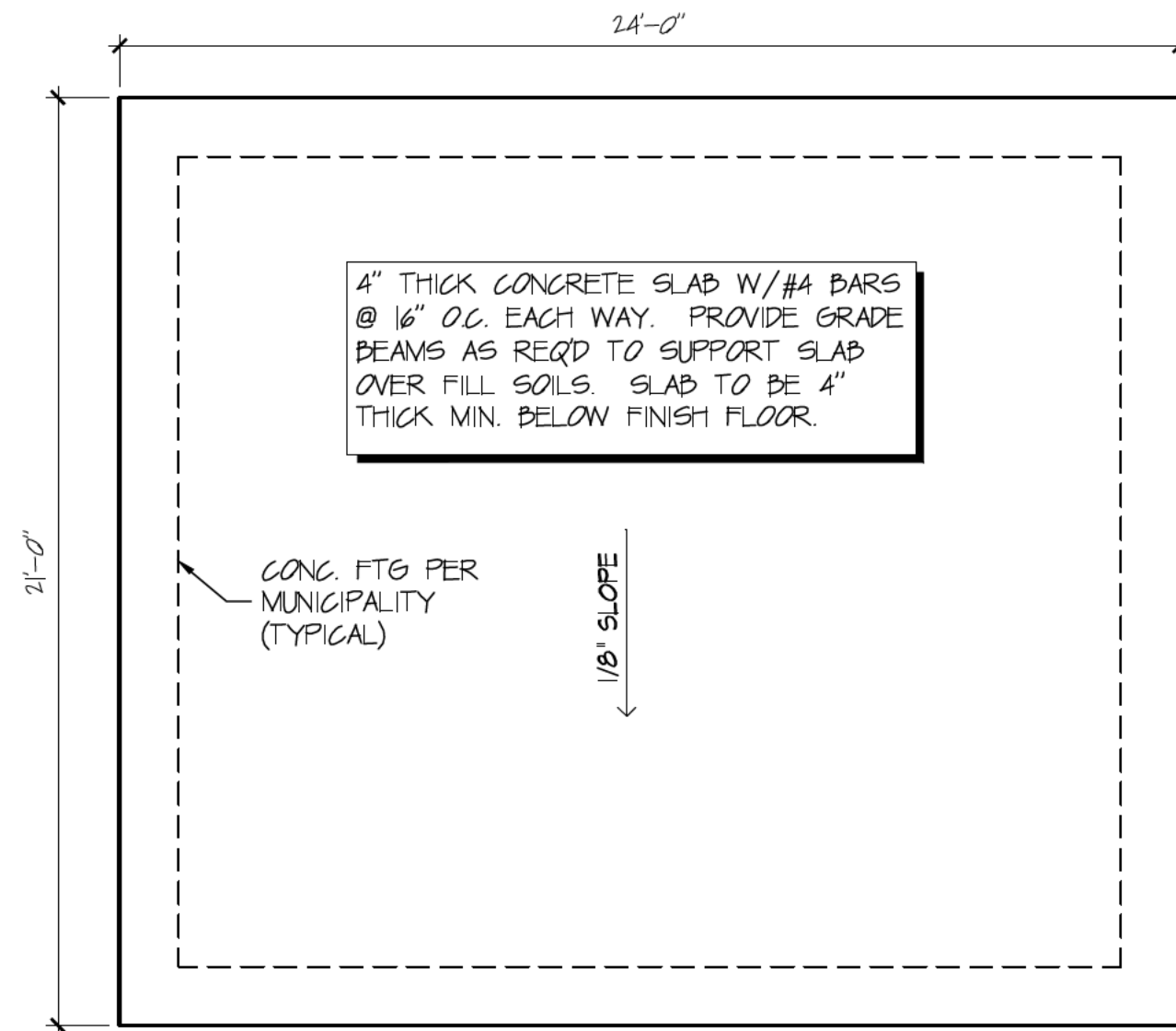


LEFT ELEVATION
SCALE : 1/4" = 1'-0"



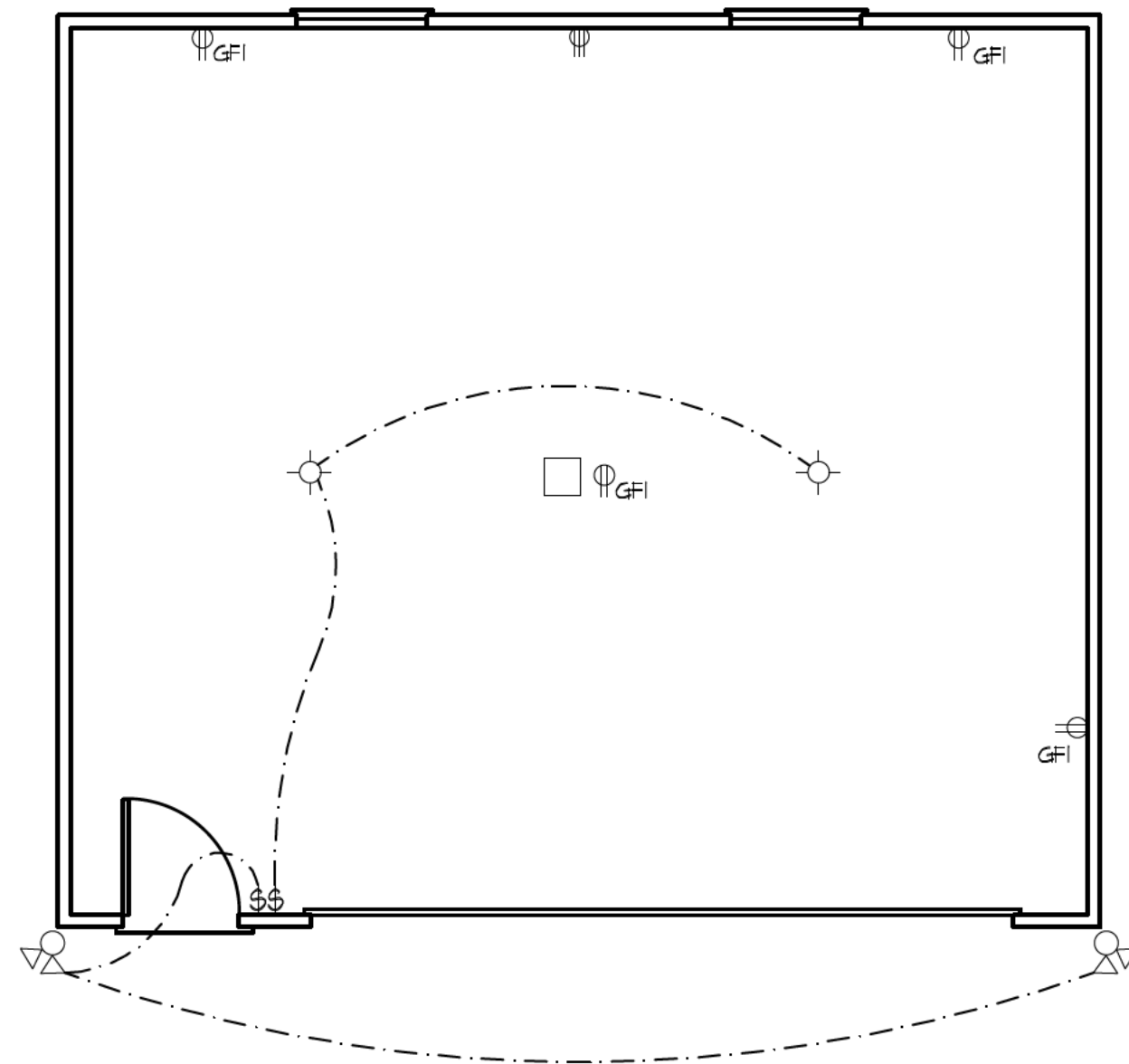
REAR ELEVATION
SCALE : 1/4" = 1'-0"

RELEASED FOR CONSTRUCTION



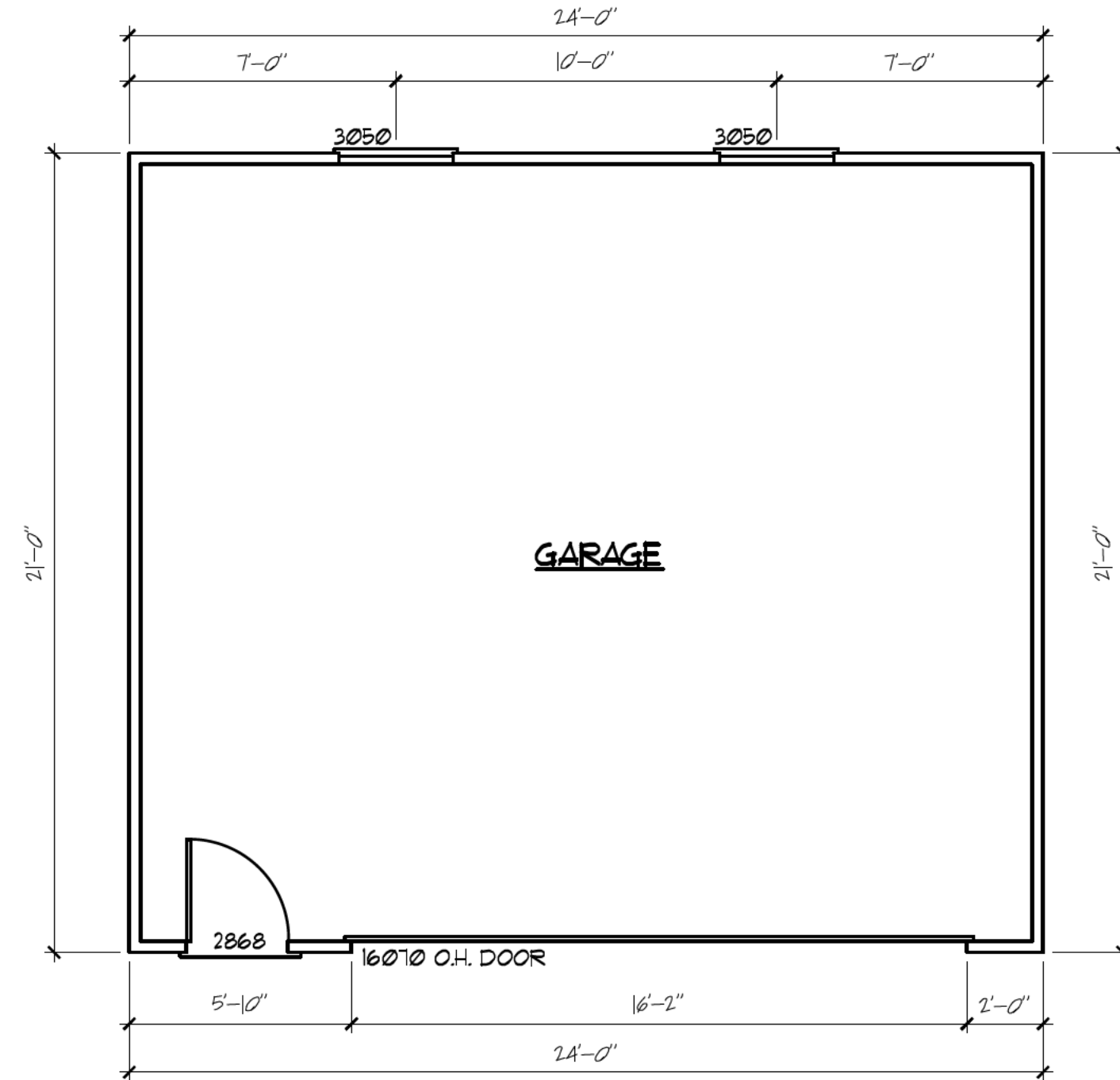
SLAB PLAN

SCALE : 1/4" = 1'-0"



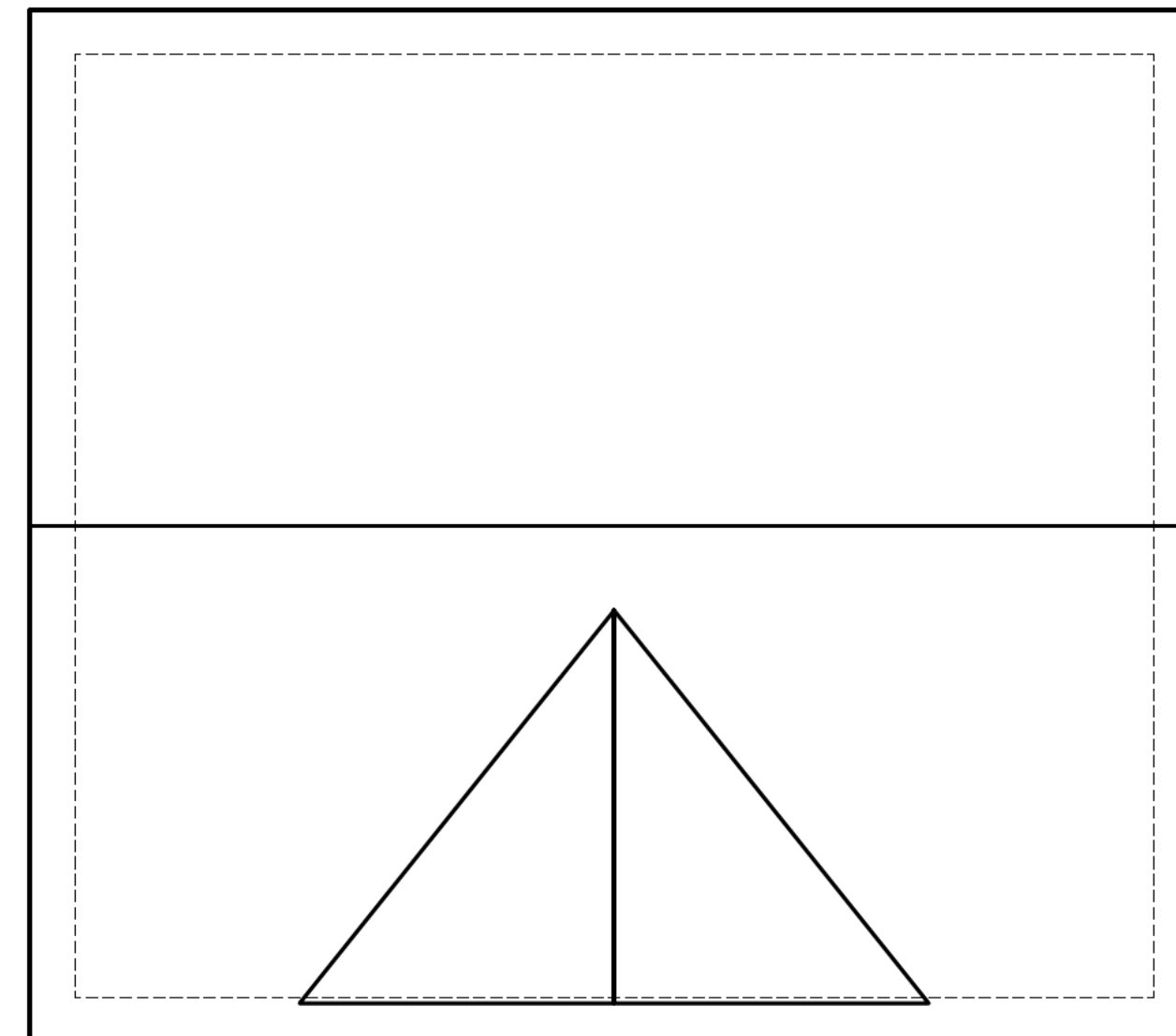
ELECTRICAL PLAN

SCALE : 1/4" = 1'-0"



FLOOR PLAN

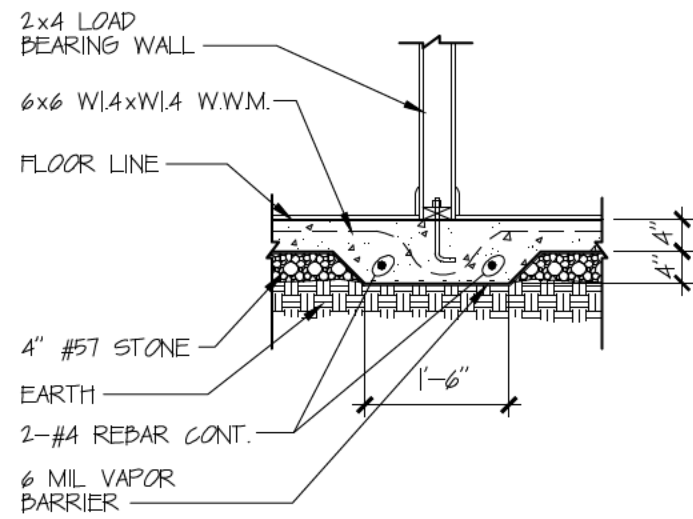
SCALE : 1/4" = 1'-0"



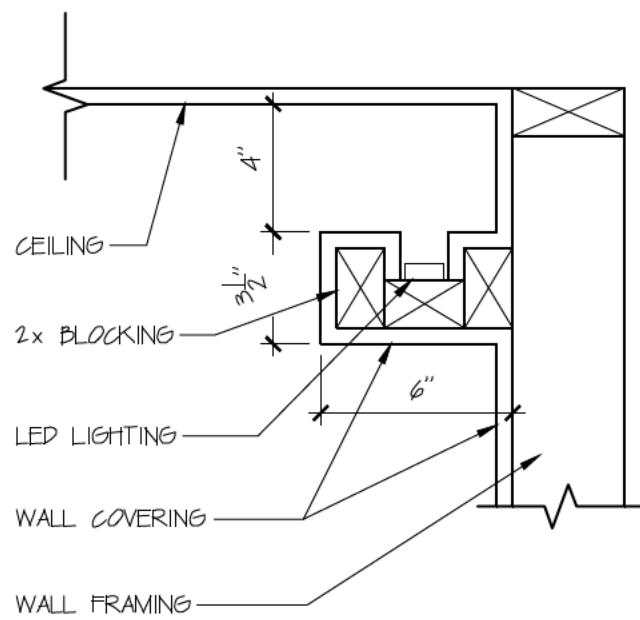
ROOF PLAN

SCALE : 1/4" = 1'-0"

RELEASED FOR CONSTRUCTION

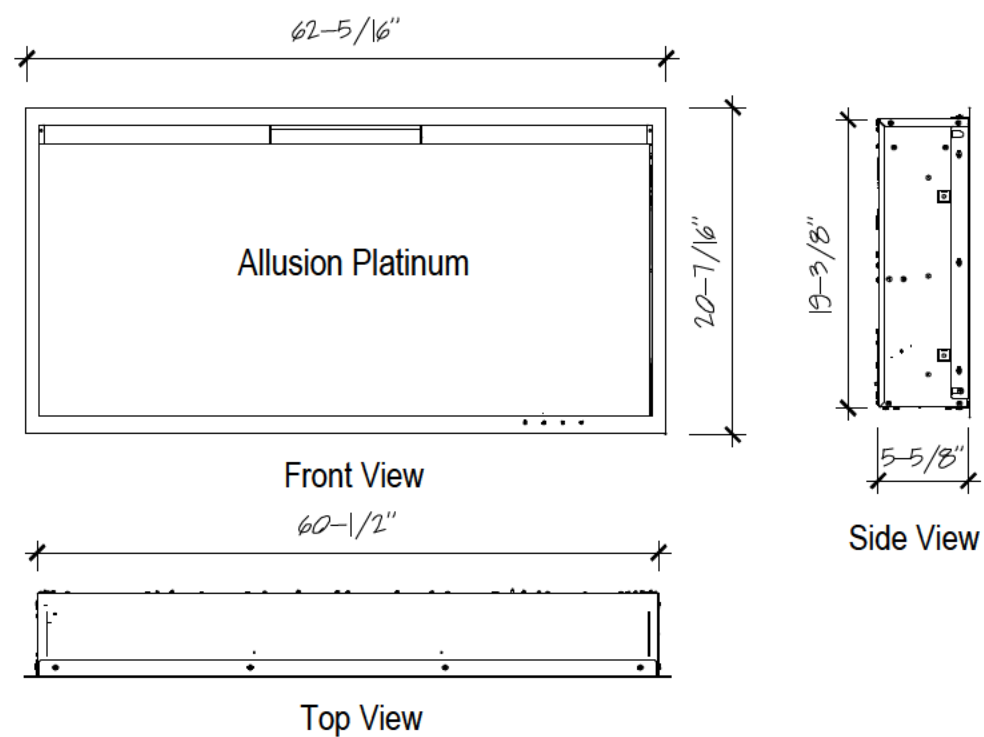


4 GRADE BEAM
D-1 SCALE : 1/2" = 1'-0"

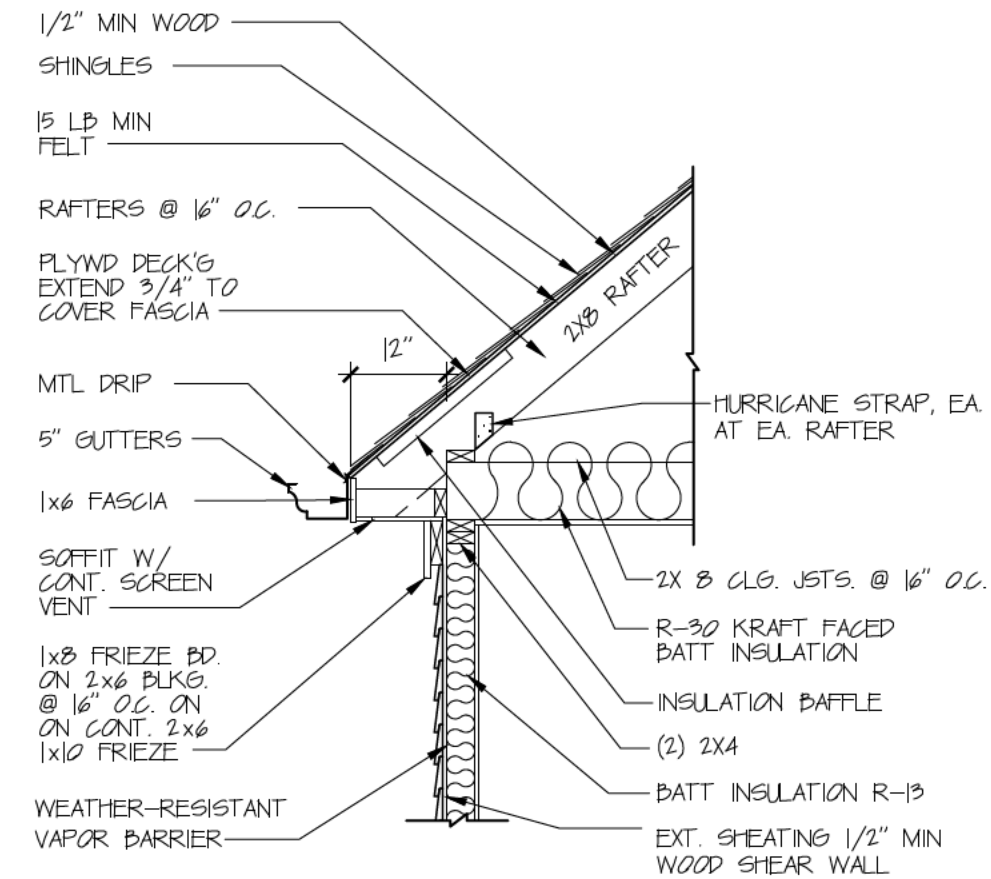


LED POWER SUPPLY AND WIRING TO BE CHANNLED THROUGH THE BLOCKING. NO WIRES OR OUTLETS SHOULD BE ABOVE THE TOP OF THE COVE

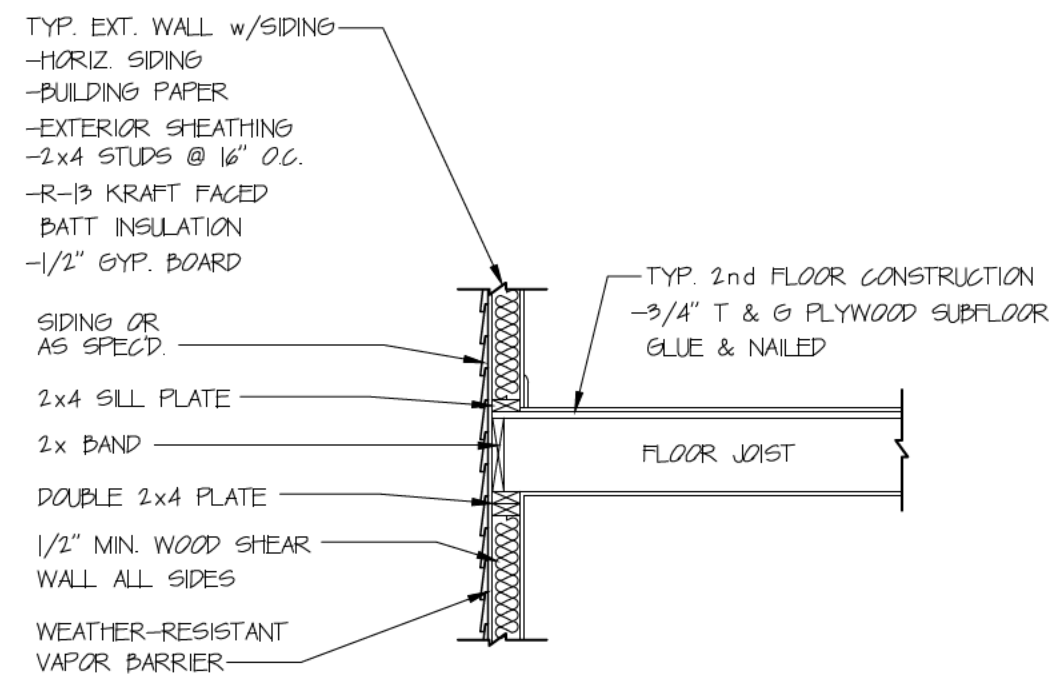
5 COVE LIGHTING DETAIL
D-1 N.T.S.



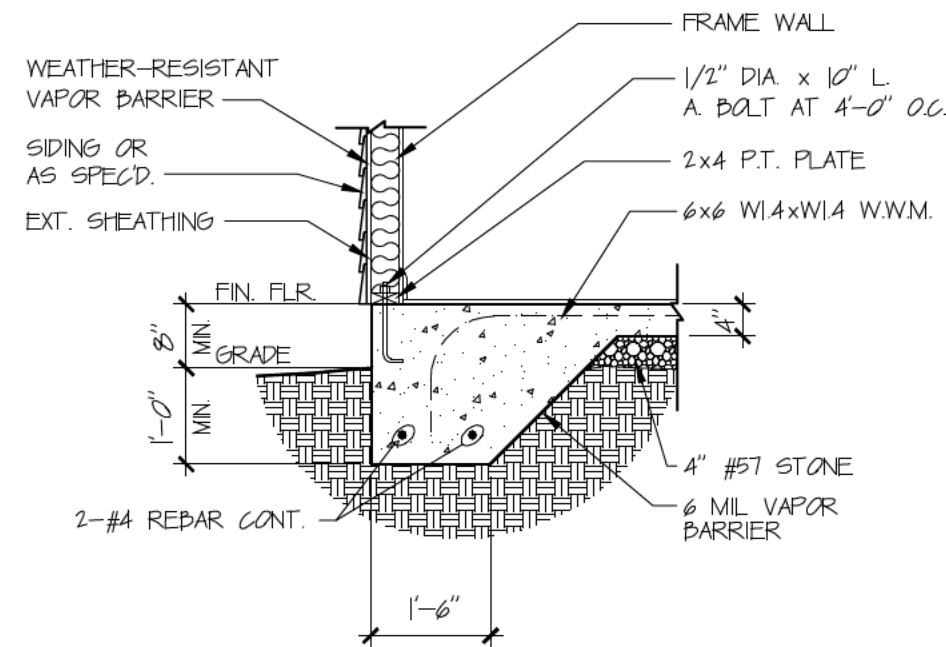
6 FIRE PLACE DETAIL
D-1 N.T.S.



1 TYP. EAVE DETAIL
D-1 SCALE : 1/2" = 1'-0"



2 FLR. / CLG. FRAMING DETAIL
D-1 SCALE : 1/2" = 1'-0"



3 FOOTING DETAIL
D-1 SCALE : 1/2" = 1'-0"

RELEASED FOR CONSTRUCTION



Hapeville
georgia

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: July 15, 2022
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3299 Sims Street**

The City of Hapeville has received a design review application from David Cook for the construction of a 2,297 sf 3 bedroom, 2.5 bathroom single family dwelling with a detached garage to be located at 3299 Sims Street.

The property is zoned R-1, One Family Residential, and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

Based on goals established in this chapter, the following standards are required in the neighborhood conservation area identified in section 81-1-3. This includes two subareas: subarea D and subarea E. All of the standards contained in this section shall apply to all development in all subareas. Subarea requirements are found within the applicable subsection.

This section shall govern subarea C of the commercial/mixed-use area. It may also govern one-family detached dwellings and two-family dwellings in the commercial/mixed-use area, provided that the section is applied in its entirety.

(a) Site development standards

- ✓ Except where indicated, setbacks shall be established by zoning.
- ⊖ On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- ✓ Minimum building heights shall be established by zoning.
- ⊖ Within subareas D and E maximum building heights shall be as established by zoning, except that:
 - Where this chapter provides a more-stringent standard as compared to the zoning code, the more-stringent standard shall prevail. The only exception to this shall be a use grandfathered under the zoning code.
 - Portions of buildings equal to or less than five feet from a side or rear lot line shall be limited in height to the greater of 16 feet.
 - Portions of buildings between five and ten feet of a side or rear lot line shall be limited in height to the greater of 25 feet.
 - Portions of buildings ten feet or greater from a side or rear lot line shall be limited in height to 35 feet.
- ✗ Outside of subareas D and E maximum building heights shall be as established by zoning.
- ✓ All buildings shall provide first-story occupiable space, for the first ten feet of building depth along the enfronting facade.
- 👤 Sidewalks shall be located along all public and private streets. Sidewalks shall consist of two areas: a landscape area and a clear area.

- ✗ Developments less than one acre shall provide a minimum one-foot landscape zone and a minimum four-foot clear zone.
Development of one acre or more shall provide a minimum two-foot landscape zone and a minimum five-foot clear zone.
The above notwithstanding, multifamily developments and all developments along Dogwood Drive shall provide a minimum five-foot landscape zone and a minimum six-foot clear zone.

STAFF COMMENT:

There is an existing sidewalk. It is not clear if this is intended to remain.

(b) Supplemental Area and Fence

Standards

- ✓ Developments shall locate landscape supplemental areas adjacent to first-story residential uses and place a minimum of one tree every 50 feet in the supplemental area. See list of allowed trees in section 93-2-14.
- ⊖ Chain link fencing is not permitted in areas visible from a public right-of-way.
- ⊖ On all lots a fence, wall, curb or hedge between six and 48 inches in height is encouraged at the back of the required sidewalk, except at openings to access steps, drives or pedestrian walkways.
- ⊖ Fences adjacent to the street shall be picket-wood, stone, composite materials or ornamental metal, with the finished side facing the street.
- ⊖ Retaining walls adjacent to the required sidewalk shall not exceed 32 inches in height unless required by topography.
- ⊖ All street-facing walls shall be faced with stone, brick, or smooth stucco.
- ⊖ Small planting between retaining walls and the required sidewalk are encouraged and should have a minimum width of six inches.

STAFF COMMENT:

(c) Utility Standards

- ✗ Mechanical features shall not be located in the supplemental area or front yard and shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable materials for screening shall include those materials found in subsection (f)1., provided they are compatible with the principal structure.
- ⊖ When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.
- ⊖ Street lights may be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian-scale street lights as approved by the DRC and the department of community services shall be provided by the developer, subject to site plan and design review in new development.
- ✓ All developments shall provide a light at the front door. Lighting designed to illuminate the path to the front door is allowed. Spotlighting may be provided as long as it is properly shielded and does not become an annoyance to adjacent property owners or the public. General area illumination with oversized flood lights is prohibited. Specifically, lighting shall be shielded so that the source of light is not visible from adjacent properties or the public right-of-way.
- ✓ Trees shall not be planted directly above storm drains.

STAFF COMMENT: Mechanical not shown. Must be properly screened.

(d) Parking and Traffic Standards

- ✓ One-family detached dwellings and two-family dwellings shall meet the following requirements:
 - ✓ Driveways shall have a minimum width of nine feet and a maximum width of 15 feet.
Circular drives are permitted.
A grass strip in the middle of driveways is encouraged.
- ⊙ All other buildings shall meet the following requirements:
 - Parcels are permitted a maximum of one driveway curb cut per street. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.
 - Driveways shall have a maximum width of 12 feet for one-way and 24 feet for two-way.
 - Two curb cuts serving two one-way driveways shall be counted as one curb cut.
 - Public or private alleys, or driveway providing vehicular access to two or more parcels shall not constitute a curb cut.
 - New public streets shall not count as curb cuts.
 - Parcels are permitted a maximum of one driveway curb cut per street frontage. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.
- ⊙ Carports are only permitted subject to the following requirements:
 - Carports shall be located in the rear or side yard, but shall not be visible from a public right-of-way.
 - Carport roofs shall be supported by columns with a minimum width and depth of eight inches.
 - The base of carport columns shall be faced in stacked brick or stacked stone to a minimum height of three feet above grade.
- ✓ On-site parking shall be prohibited in the supplemental areas. This shall not be interpreted as restricting on-street parking located along a public street.
- ✓ Garage access on single-family lots shall be prohibited in the front yard of the home.

STAFF COMMENT: Driveway width not provided.

(e) Roof and Chimney Standards

- ✗ Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.
- 👉 Roof shingles shall be slate, cedar, or asphalt.
- ⊙ Roof tiles shall be clay, terra cotta or concrete.
- ⊙ Metal roofs are:
 - Allowed on one-family and two-family detached dwellings;
 - ⊙ Permitted on multifamily and townhouse dwellings only when screened from the adjacent street by a parapet wall.
- 👉 Gutters shall be copper, aluminum or galvanized steel.
- 👉 Downspouts shall match gutters in material and finish.
- ✓ Roof forms shall be based on architectural style.
- ✓ All roofs, excluding dormers, shall overhang a minimum of 12 inches beyond the facade.
- ⊙ Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached.

- ⊖ Chimneys exposed to the public view may not be faced in wood or cement based siding and may not be of an exposed metal or ceramic pipe. All chimneys shall be wrapped in a brick, stone or suitable masonry finish material.
- ⊖ Chimneys on exterior building walls shall begin at grade.
- ⊖ Chimneys shall begin at grade and be faced with brick or stacked stone; extend chimneys between three and six feet above the roof line.

STAFF COMMENT: Must specify 30 year roof shingles.
Gutters shown. Materials must be compliant.

(f) Street Facing Facade and Style Standards.

- ✓ Exterior facade materials shall be limited to:
 - ✓ Full-depth brick;
 - Natural or cast stone;
 - ✓ Smooth natural-wood siding and/or cement-based siding;
 - Shake siding;
 - Painted fish-scale style shingles, but only when used in front gables;
 - True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings.
- ✓ Exterior building materials shall not be:
 - Simulated brick veneer, such as Z-Brick;
 - Exterior insulation and finish systems (EIFS);
 - Exposed concrete block;
 - Metal siding or other metal exterior treatment;
 - Glass curtain walls;
 - Liquid vinyl;
 - T-1-11 siding;
 - Vinyl siding, except that existing one-family detached homes with vinyl siding covering more than 70 percent of the exterior facade may replace said siding or construct an addition faced in vinyl siding.
- ✓ Facade materials shall be combined horizontally, with the heavier below the lighter.
- ✓ Blank, windowless walls are prohibited along all facades. See subsection 81-1-7(g)11.
- 👉 Foundations shall be constructed as a distinct building element that contrasts with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in brick, natural stone, or cast stone.
- ⊖ All exterior stair risers visible from a street shall be enclosed.
- ✓ Porches, stoops, and balconies may be located in the front or side yard.
- ✓ Porches, stoops, and balconies along front and side building facades shall not be enclosed with screens, plastics, or other materials that hinder visibility and/or natural air flow.
- ✓ Porches, stoops, and balconies shall be made of painted or stained wood, stone, brick, or ornamental metal, subject to the additional restrictions below.

- ✗ Wooden porches, stoops, and balconies shall provide top and bottom horizontal members on railings. The top railing shall consist of two elements. The upper element shall measure two [inches] by six inches and the lower element shall measure two [inches] by four inches. The bottom railing shall measure two [inches] by four inches.
- ✓ Front porches and front stoops of principal buildings shall face and be parallel to the front lot line or build-to line.
- ✓ Porch and stoop foundations shall be enclosed.
- ✓ Front and side porches and stoops shall not have unpainted, unstained or otherwise untreated or exposed pressure treated lumber along the building line that abuts a public right-of-way.
- ✓ Balconies shall have not less than two clear unobstructed open or partially open sides. Partially open is to be constructed as 50 percent open or more. The total combined length of the open or partially open sides shall exceed 50 percent of the total balcony perimeter.
- 👉 Stoops and porch[es] shall be a minimum of two feet and a maximum of four feet from grade to the top of the stairs, unless existing topography is greater.
- ⊖ Stoops shall provide a minimum top landing of four feet by four feet.
- ⊖ Stoop stairs and landings shall be of similar width.
- ⊖ Stoops may be covered or uncovered.
- ✓ When provided, porches shall have a minimum clear depth of eight feet from building facade to outside face of column.
- ✗ Front porch widths shall be between 80 percent and 100 percent of the adjacent facade.
- ⊖ Side porch widths (including wraparound porches) shall be between 25 percent and 100 percent of the adjacent facade.
- ✓ Enfronting porches may have multistory verandas, living space, or balconies above.
- ✗ Porch columns shall be spaced a maximum distance of eight feet on center.
- ✓ Front porch columns shall have foundation piers extending to grade.
- ✓ All porches shall be covered.
- Enfronting balconies are only permitted on attached or detached one-family home facades when porches are not provided on said facades.
- ✓ Enfronting balconies shall have a minimum clear depth of four feet.
- ✓ Enfronting balcony widths shall be between 25 percent and 100 percent of the adjacent facade.
- ✓ Balconies may be covered or uncovered.

STAFF COMMENT: Not clear how foundation will be treated.

Balcony uses enclosure rather than railings.

Porch elevation not provided.

Porch is approximately 59% of façade.

Porch columns are approximately 13' apart.

(g) Door and window standards.

- ✓ The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.
- ✗ The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.
- ✓ Building numbers at least six inches in height shall be located above or beside the street-facing pedestrian entrance, or above or beside the stairs accessing a front porch.

- ⊙ Doors that operate as sliders are prohibited along enfronting facades.
- 👉 Window panes shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade, except on frame houses, on which panes shall be recessed a minimum of two inches.
- ⊙ Where windows lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids-between-glass (GBGs) are prohibited.
- ✗ Window trim shall not be flush with the exterior facade and shall provide a minimum relief of one-quarter inch or greater.
- ⊙ Where used, window shutters shall match one-half the width of the window opening.
- ⊙ Painted window or door glass is prohibited.
- ✓ Enfronting windows and door glass (except on churches and fire stations) shall utilize clear glass or tinted glass. Tinted glass shall have a transmittance factor of 50 percent or greater and shall have a visible light reflectance factor of ten or less.
- 👉 Windows shall be provided for a minimum of thirty (30) percent and a maximum of 50 percent of the total street-facing facade of the principal building, with each facade and story calculated independently.
- ✓ Street-facing window units shall not exceed 28 square feet with minimum height of three feet, with the exception of transoms and fan lights.
- ✗ Wood trim between four and six inches wide shall surround windows of wood frame structures. Windows grouped together shall have center mullions two inches wider than the side trim.
- 👉 Sills shall be of masonry, wood, stone, cast stone, or terra cotta.

STAFF COMMENT: Walkway is to driveway. Should be extended to sidewalk/street.

Ensure recess is a minimum of 2 in.

Window trim detail should be provided and compliant with standards.

Windows shall be provided for a minimum of thirty (30) percent and a maximum of 50 percent of the total street-facing facade of the principal building, with each facade and story calculated independently.

Sill detail should be provided.

(h) *Detached one-family dwellings/ two-family dwellings.* In addition to the requirements of subsections (a) through (g), the following shall apply to detached one-family dwellings and two-family dwellings.

- ✗ *First Stories.* First stories shall be elevated above the grade between two and four feet, unless existing topography is greater or unless wheelchair access is desired and cannot be provided from the side or rear.
- ✗ *Window Sills.* Enfronting first story window sills should be no less than two and one-half feet and no more than three and one-half feet above finished floor elevation.
- ⊙ *Wheelchair access.* Where practical, wheelchair access, when provided, should be installed at the side or rear of the home in order to preserve the architectural character of the primary facade.
- 👉 *Architectural style.* Architecture is one of the most critical components of place, and nowhere is this more evident than on building facades. The design and character of street-facing facades is a reflection of both buildings and their users, and must be carefully considered for its impact on the overall sense of place.

Other:

Entry appears to be at grade.

Sill height should be provided.

New homes in the neighborhood conservation area should be designed to reflect the principal traditional styles found in the community. These include national folk, Queen Anne, ranch, Tudor revival, craftsman, and minimal traditional styles.

These styles, however, do not reflect the only styles historically found in Hapeville, which also includes a few occurrences of neocolonial revival. Where an applicant desires to utilize a style historically found in Hapeville, but not reflected in the six principal styles identified in subsections (4)a. through (4)e., they shall provide the Design Review Committee with photo documentation of the relevant style in Hapeville, a description of the key features of such style, and written justification of such style's appropriateness for the community.

STAFF COMMENT:

Outbuildings. In conventional development, outbuildings are often designed and located as an afterthought. Yet in traditional towns and cities, outbuildings serve to enrich the quality of design through their placement, design and use. In Hapeville, where outbuildings are provided on many residential lots, their design must be to the same high standards found in the community's neighborhoods.

The following standards shall apply to construction of new outbuildings in residential districts.

- ✓ i. On lots with one street frontage, set outbuildings back at least 15 feet behind the front facade of the principal building.
- ii. On corner lots, outbuildings should be setback at least 15 feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.
- iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.
- ✓ iv. Outbuildings shall be of compatible material and architectural style to the principal building.
- ✗ v. Outbuildings shall have a minimum height of 14 feet and a maximum height of that of the principal building or 25 feet, whichever is less.
- ✎ vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.

STAFF COMMENT: Height not provided.

RECOMMENDATIONS

The proposed design is deficient in the following areas:

- Height for dwelling should be provided.
- Must specify 30 year roof shingles.
- Clarify foundation treatment along sides.
- Mechanical not shown. Must be properly screened.
- Ensure gutters and downspouts materials are compliant.
- Ensure window recess is a minimum of 2in
- Provide window trim that is compliant with standards.
- Provide fenestration calculation to show windows shall be provided for a minimum of thirty (30) percent and a maximum of 50 percent of the total street-facing facade of the principal building, with each facade and story calculated independently.
- Sill height should be provided.
- Height for garage should be provided and compliant
- Clarify if garage is within 10 feet of any buildings on adjoining lots.
- Provide walkway to sidewalk/street
- Ensure sidewalk is replaced, if not maintained.

- Provide sill detail.

Should the design be acceptable, the following Design Exceptions would be required

- Front porch column distance to exceed 8'
- Allow for relief from railing style for balcony
- Porch less than 80% of façade
- Porch elevation less than 2' above grade.

Once these items are addressed to the satisfaction of Staff and/or the Design Review Committee, the application can be approved.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 6/14/2022

NOTE: All applications must be typed or neatly printed. Applications or an authorized representative is required to personally appear at the Design Review Meeting to answer questions.

The Design Review Committee meets the third Wednesday of each month. Every attempt will be made to place your application for review on the next month's agenda following the submittal of a completed application with supporting documents; however, that may not always be possible. The City reserves the right to schedule applications as deemed necessary.

Applicant: David Cook Contact Number: [REDACTED]
Applicants Address: 100 Glendale Drive Peachtree City GA 30269
E-Mail Address: [REDACTED] Zoning Classification: R-1
Address of Proposed Work: 3299 Sims Street Hapeville GA
Parcel ID# (INFORMATION MUST BE PROVIDED): 14009800100135
Property Owner: Kaha Abdul Contact Number: [REDACTED]
Project Description (including occupancy type):
Demo Existing House, Build new House

Contractors Name: David Cook Gen. Contractors Contact Number: [REDACTED]
Contact Person: David Cook Contact Number: [REDACTED]

I hereby make application to the City of Hapeville, to the Design Review Committee for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves that right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered to. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for violation thereof.

[Signature]
Applicants Signature

6/14/2022
Date

Project Class (check one):

☒ Residential

☐ Commercial

☐ Mixed-Use Development

Project Type:

☐ New Commercial Construction

☐ Addition to Existing Commercial Building

☐ Addition to Existing Residential Structure

☐ Accessory Structure

☐ Site Plan, Grading & Landscaping

☒ New Single-Family Residential Construction

☐ Other

Total Square Footage of proposed New Construction: 2297

Total Square Footage of existing building: 0

Estimated Cost of Construction: 280,000⁰⁰

List/Describe Building Materials on the exterior of the **existing** structure: _____

Hardi-Plank, N/A

List/Describe Building Materials **proposed** for the exterior facade of the new structure: _____

Hardi-Plank, Hardi-Plank, Brick

NOTICE

Please be advised that the Community Service Department is here to assist all applicants regarding application procedures, meeting schedules and necessary deadlines. The Community Service Department does **NOT** make any final decisions for the Design Review Committee, Sign Committee, Planning Commission, Board of Appeals or rezoning request to Mayor and Council.

A complete application and dimensioned architectural drawings must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

Building inspections issued by the City of Hapeville are contracted out to State of Georgia Certified Inspectors. These inspectors make the final decisions regarding building, electrical, plumbing and HVAC work completed in the City of Hapeville. The Hapeville Fire Marshal conducts inspections issued through the Community Services Department as needed. Both the Certified Inspectors and Fire Marshal make the final decisions before Certificates of Occupancy's are issued.

Please be advised that the Community Service Department shall not be responsible for your purchasing materials, equipment, items, signs, etc... before you receive final approval by any entity whose approval is required.

I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

(Please Print & Initial)

I David W. Cook *DWC* swear or affirm that before receipt of an application, I have received this notice and I read and write the English language or I have had someone read and explain this document to me.



imagine
Hapeville
georgia

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

I, the undersigned, agree that with my signature and submission to the City of Hapeville, I have done the following:

- ☒ Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:
https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICOOR_CH81ARDEST
- ☒ Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.
- ☒ Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.
- ☒ Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.
- ☒ Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.
- ☒ Submitted dimensioned architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.
- ☒ Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.

<u>David W. Cook</u>	<u>[Signature]</u>	<u>6/14/2022</u>
Printed Name	Signature	Date

Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

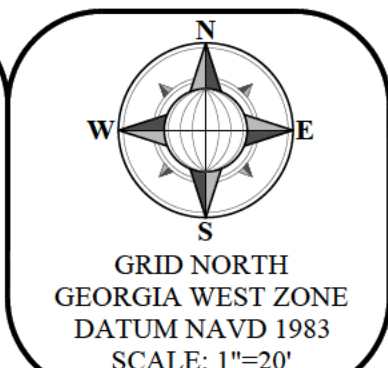
Thank you for interest and investment in the City of Hapeville.



1 PROJECT NARRATIVE:
2 SITE LOCATION: 3299 SIMS STREET, HAPEVILLE, GEORGIA 30354
3 SCOPE OF WORK: DEMOLISH EXISTING SINGLE FAMILY HOUSE AND CONSTRUCT
4 A SINGLE FAMILY RESIDENCE (SEE ARCHITECTURAL PLANS FOR MORE DETAIL)
5 SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM
6 DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
7 CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
8 NO NEW STORM DRAIN PIPES ARE PROPOSED
9 THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
10 THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE

PRE-CONSTRUCTION IMPERVIOUS AREA			
AREA	SQ. FT.	ACRE	% ACRE
LOT AREA	8,837	0.203	
EXISTING HOME	1,608	0.037	
DRIVE / STEPS / CONC.	107	0.002	
PORCH	136	0.003	
WALLS	15	0.000	
TOTAL IMPERVIOUS COVERAGE	1,866	0.043	21.12%
REMAINING PERVIOUS AREA	6,971	0.160	78.88%

SINGLE FAMILY RESIDENCE
3299 SIMS STREET
HAPEVILLE, GA 30354
PARCEL ID: 14 009800100135



NO.	REVISION	DATE
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FIRM Panel Vignette (NTS)

FL HAZARD STATEMENT:
 THIS I CERTIFY THAT NO PORTION OF THIS SITE LIES
 WITHIN A FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD
 AREA A SHOWN ON THE F.I.R.M. MAP OF FULTON COUNTY,
 GA AND # 13121C0366F, EFFECTIVE ON 09/18/2013

SETBACKS

FRONT: 15 FT
SIDE: 5 FT
REAR: 25 FT
LOT FRONTAGE: 50 FT
BUILDING HEIGHT: 35 FT
MIN LOT AREA: 6,750 SF
MAX LOT COVERAGE: 40%

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR
MAKE CONCLUSION REGARDING THE ZONING AND
SETBACK DESIGNATION SHOWN HEREON THIS
INFORMATION IS REPORTED FROM PUBLIC INFORMATION
OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING
DEPARTMENTS

OWNER / APPLICANT

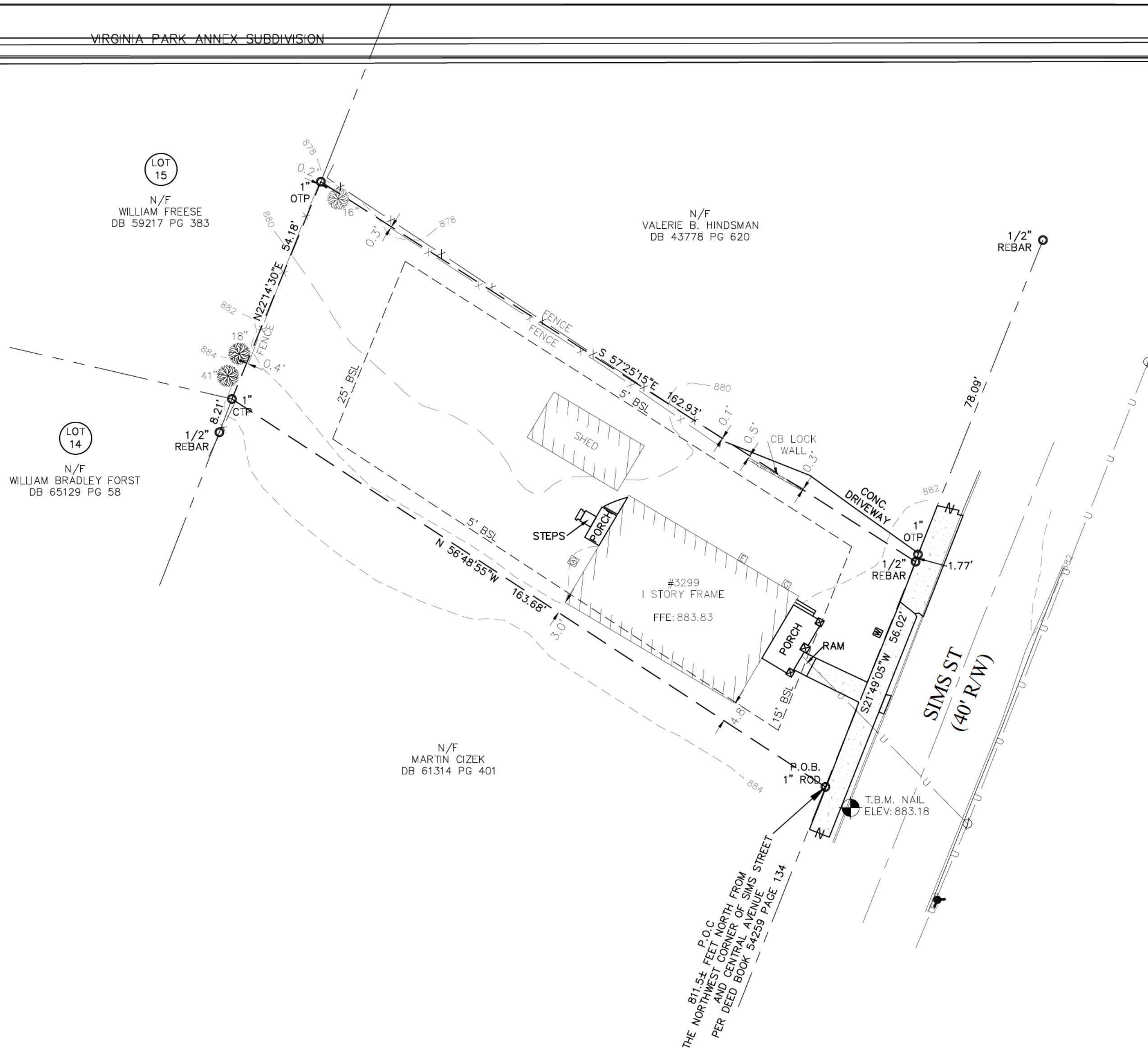
KHAN ABDUL
3299 SIMS STREET
HAPEVILLE, GEORGIA 30354

BUILDER / PERMITTEE
24-HR CONTACT

KHAN ABDUL
3299 SIMS STREET
HAPEVILLE, GEORGIA 30354
(404) 391-2064
INFO@RKSONSINC.COM

TOTAL AREA:
8,837 SF / 0.203 AC

SHEET NO.	TITLE
1	EXISTING CONDITIONS SURVEY
2	DEMOLITION PLAN
3	SITE PLAN
4	TREE PROTECTION PLAN
5	DETAILS
6	
7	
8	
9	
10	
11	



PRIOR TO LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS
FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES
OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND
LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O C G A 15-6-67

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM COUNTY OR CITY PLANNING AND ZONING DEPARTMENTS

EXISTING CONDITIONS SURVEY

PREPARED FOR: KHAN ABDUL
LAND LOT 98, 14TH DISTRICT, FULTON COUNTY
3299 SIMS STREET
HAPEVILLE, GEORGIA 30354
DATE 05/02/2022

DATE 05/02/2022

NOT VALID WITHOUT ORIGINAL SIGNATURE

GEORGIA
REGISTERED
PLAT 1350
LAND SURVEYOR
DANIEL F. CONROY

[Signature]

5/28/22

FOR THE FIRM
BOUNDARY ZONE, INC.

[illegible]

TERMINA	
1	FOUND (AS NOTED)
2	POWER METER
3	POWER BOX
4	AXIS UNIT
5	LIGHT POLE
6	SUN MIRE
7	MARSH
8	CLAY LUT
9	TOSS METER
10	CAC VALVE
11	CADIT BOX
12	SHOT

TELEPHONE BOX	1	1	DAY DATES
WATER LINE	1	1	FLOW WELL LINE
OVERHEAD ELECTRICAL	1	1	1
POWER LINE	1	1	1
RAIN LINE	1	1	1
CABLE LINE	1	1	1
TELEPHONE CABLE	1	1	1
LAND LINE	1	1	1
ALL POWER	1	1	1
LIST OF DISBURSANTS	1	1	1

[illegible]

THE LEGEND

WATER FLY FISH
HAGE ARROW

HARDWOOD TREE

PINE TREE

X



BOUNDARY ZONE INC.
SURVAYORS INC.

GUWANEE (770) 221-5732
 5740 WOODFIELD DR. SUITE 200
 SUWANEE, GEORGIA 30024

404-546-1313 (678) 661-8282
 1100 PEACHTREE ST. SUITE 200
 ATLANTA, GEORGIA 30308

404-525-5511 (770) 221-1001
 125 TOWNPARK DR. SUITE 100

PROJECT
24787.02

SHEET
1 OF 5



FIRM Panel Vignette (NTS)

~~VIRGINIA PARK ANNEX SUBDIVISION~~

EROSION CONTROL NOTES:

- 2 ALL SILT FENCE SHALL BE TYPE C
- 3 2 THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF
- 4 EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT
- 5 WITH, THE START OF CONSTRUCTION ACTIVITIES
- 6 3 EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES, IF
- 7 FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE
- 8 EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE
- 9 INSTALLED UNTIL FULL IMPLEMENTED CONTROL OF EROSION AND THE SEDIMENT SOURCE
- 10 4 ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE
- 11 INSPECTOR
- 12 5 AND WITH 7 OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A
- 13 PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND/OR PRIOR TO FOOTERS
- 14 BEING POURED
- 15 6 LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS
- 16 AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES
- 17 7 ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION
- 18 8 A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY
- 19 9 NO GRADED SLOPE SHALL EXCEED 3H:1V AND SHALL SLOPE AWAY FROM THE BUILDING
- 20 10 10 DIRT EXPOSED FOR 48 HRS SHALL BE STABILIZED WITH MULCH OR
- 21 TEMPORARY SEEDING, DISTURBED AREAS EXPOSED FOR 30 DAYS SHALL BE STABILIZED WITH
- 22 PERMANENT VEGETATION
- 23 11 EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER
- 24 EACH RAIN AND REPAIRED AS NECESSARY
- 25 12 SILT FENCE SHALL MEET REQUIREMENTS OF SECTION 171 - TYPE S TEMPORARY SILT FENCE, OF THE
- 26 GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1995 EDITION
- 27 13 WORK HOURS AND CONSTRUCTION DELIVERIES ARE
- 28 MONDAY - FRIDAY, 7:00AM - 7:00PM

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ALL DEMOLITION AND MATERIALS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF CITY OF ALPHARETTA AND FULTON COUNTY

DEMOLITION DEBRIS TO BE DISPOSED AT AN APPROVED REUSE FACILITY

NONE ARE TO BE REMOVED DURING DEMOLITION ON SITE

CONSTRUCTION EXIST PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A S T M 0448 SIZE #1

THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON FIELD STAKING

ALL ELEVATIONS ON SITE NEED TO BE VERIFIED PRIOR TO ANY CONSTRUCTION

THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NAVD 1988 DATUM

UNDERGROUND UTILITIES ARE SHOWN AS PER PAINT MARKINGS BY OTHERS

EXISTING SANITARY SEWER LINE TO REMAIN IN SERVICE. CONTRACTOR TO TAKE REASONABLE MEASURES TO MAINTAIN AND PROTECT EXISTING SANITARY SEWER DURING CONSTRUCTION

CONTRACTOR AND OWNER MUST ENSURE UTILITIES ARE DISCONNECTED PRIOR TO ANY DEMOLITION WORK TAKING PLACE

DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET, TREE PROTECTION AREA, OR RIGHT-OF-WAY

IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY NOR WITHIN THE STRUCTURAL ROOT PLATE OF EXISTING TREES

FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE, PURSUANT TO UDC 311 F 2 D

MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER

ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE

ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE

THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE SILT FENCE

MAXIMUM CUT OR FILL SLOPES SHALL BE 2 HORIZONTAL, 1 VERTICAL

THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH FRESH ASPHALT OR GRAVEL. TRACKING DUE TO WHEELS OR TRACKS, IF USED, OR TRACKED FROM VEHICLE OR SILENT ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING

THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE DETERMINED NECESSARY BY THE ON-SITE INSPECTOR

AT LEAST ONE PERSON ON A PROJECT OR SITE MUST HAVE COMPLETED THE LEVEL 1A EROSION EDUCATION & TRAINING COURSE AND BE CERTIFIED BY GSWCC

SUBCONTRACTORS MUST COMPLETE EITHER LEVEL 1A EROSION EDUCATION & TRAINING COURSE OR ATTEND SUBCONTRACTOR AWARENESS SEMINAR

APPROVED PLANS MUST BE ON SITE AT ALL TIMES

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED DAILY, AT LEAST WEEKLY

2	NO HEAVY MACHINERY ALLOWED WITHIN THE CRZ	28	UNDISTURBED BUFFERS SHALL BE PLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED DUE TO APPROVED UTILITY CROSSINGS REPLANTING SUBJECT TO CITY ARBORIST APPROVAL.
3	DO NOT DRENCH IN THE SILT FENCE WITHIN THE DRIP LINE OF ANY TREES (USE STAKED HAYBALES OR SANDBAGS)	29	EROSION CONTROL MATTING SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 3:1
4	ANY DEMOLITION OR DEBRIS REMOVAL WITHIN THE CRITICAL ROOT ZONE OF TREES WILL BE DONE BY HAND		
5	NO TREES ARE TO BE DESTROYED DURING DEMOLITION NO CUT OR FILL OF EARTH WITHIN THE CRZ OF AN EXISTING TREE		
6	ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING		
7	ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED		
8	ARBORIST OVERSIGHT WILL BE REQUIRED DURING ANY DEMOLITION WITHIN THE CRITICAL ROOT ZONE (CRZ) OF A SPECIMEN TREE		
9	PROVISIONS FOR TREE PROTECTION ON THE SITE SHALL BE, AS A MINIMUM, IN CONFORMANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF ALPHARETTA TREE PRESERVATION ORDINANCE, ZONING ORDINANCE AND ADMINISTRATIVE GUIDELINES PERTAINING TO TREE PROTECTION		
10	ALL LANDSCAPING FOR EACH PHASE OF DEVELOPMENT SHALL BE COMPLETED PRIOR TO THE RECORDING OF THE FINAL PLAN FOR THAT PHASE. PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THAT PHASE, OR PRIOR TO CONNECTION OF PERMANENT POWER FOR THAT PHASE, CONTACT SITE INSPECTION DEPARTMENT UPON COMPLETION OF LANDSCAPE INSTALLATION		
	NO TREES TO BE PLANTED WITHIN ANY EASEMENT		

EROSION & SEDIMENT CONTROL PRACTICES

DS1	DISTURBED AREA STABILIZATION (WITH MULCH ONLY) ESTABLISH TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
DS2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

DS1	DISTURBED AREA STABILIZATION (WITH MULCH ONLY) ESTABLISH TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY BE LOST DURING A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
DS2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
DS3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) ESTABLISH PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD OR LEGUMES ON DISTURBED AREAS.
DS4	DISTURBED AREA STABILIZATION (WITH CERTIFIED SOD) ESTABLISH PERMANENT VEGETATIVE COVER WITH SOD CUT TO DESIRED SIZE WITHIN 10 DAYS AND PLANTING WITHIN 36 HOURS OF DIGGING. SOD TO BE PLANTED ACCORDING TO COUNTY REQUIREMENTS.

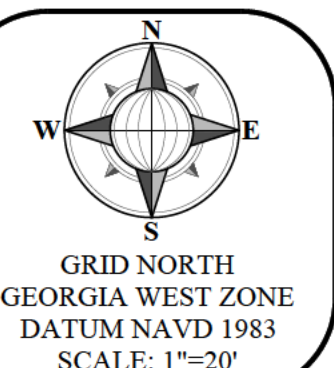
Co	CONSTRUCTION EXIT
Cw	CONCRETE WASH/DOWN
D1	DEMOLISH THE EXISTING ONE STORY HOUSE
D2	DEMOLISH EXISTING SHED, CB BLOCK WALL
D3	DEMOLISH EXISTING CONCRETE WALKWAY, STEPS AND FRONT/BACK PORCHES
SA	STAGING AREA FOR DUMPSTER, PORTABLE TOILETS, MATERIAL STORAGE AND STOCKPILE AREAS
Du	DUST CONTROL AREA AND WASH STATION

PRIOR TO LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR.

	SQ. FT.	ACRE	% ACRE
LOT AREA	8,837	0.203	
EXISTING HOME	1,608	0.037	
DRIVE / STEPS / CONC.	107	0.002	
PORCH	136	0.003	
WALLS	15	0.000	
TOTAL IMPERVIOUS COVERAGE	1,866	0.043	21.12%
REMAINING PERVIOUS AREA	6,971	0.160	78.88%

CRITICAL ROOT ZONE CIRCLES ARE ONLY FOR TREES THAT ARE WITHIN 30 FEET OF THE LIMIT OF DISTURBANCE AND TREE PROTECTION FENCE.

ARBORIST OVERSIGHT WILL BE REQUIRED DURING ANY
DEMOLITION WITHIN THE CRZ OF A SPECIMEN TREE.



NO.	REVISION	DATE
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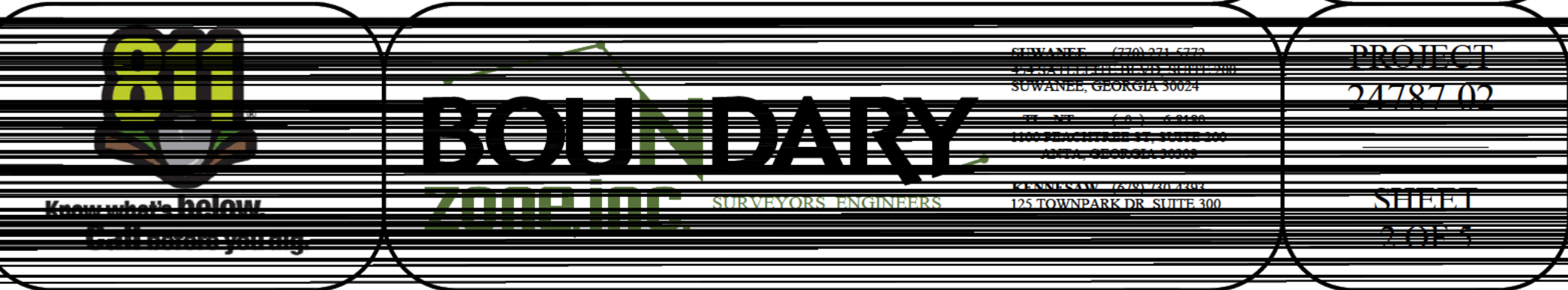
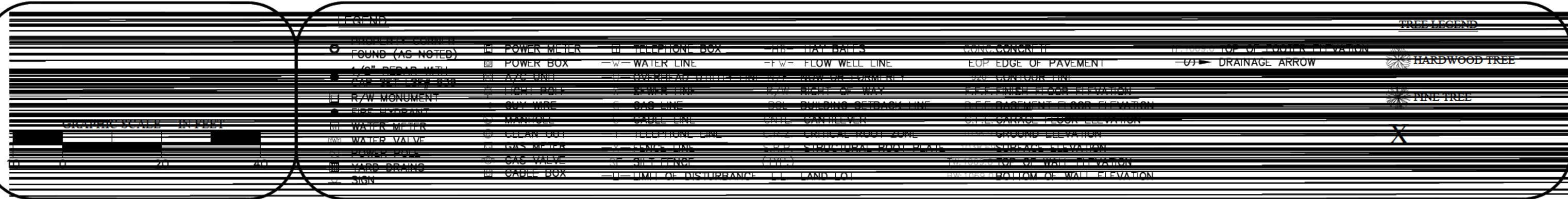
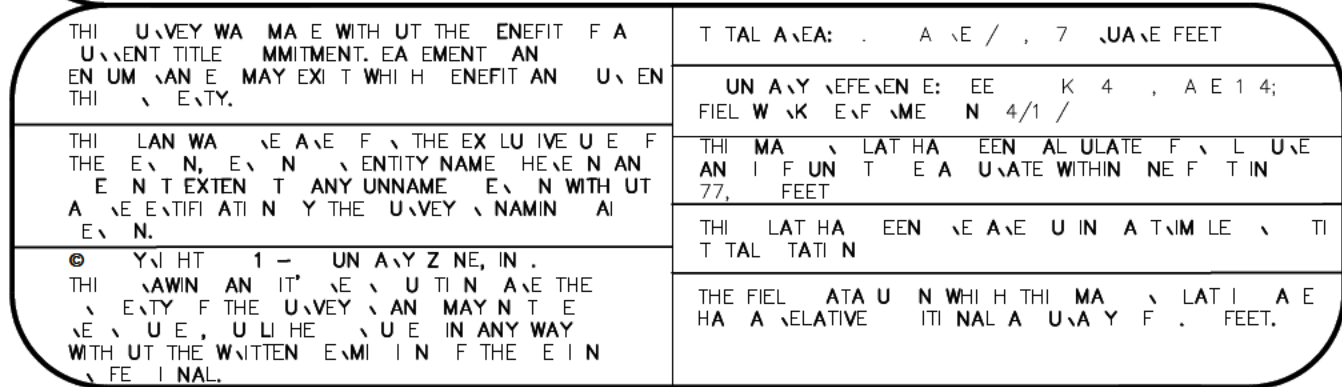
DEMOLITION PLAN

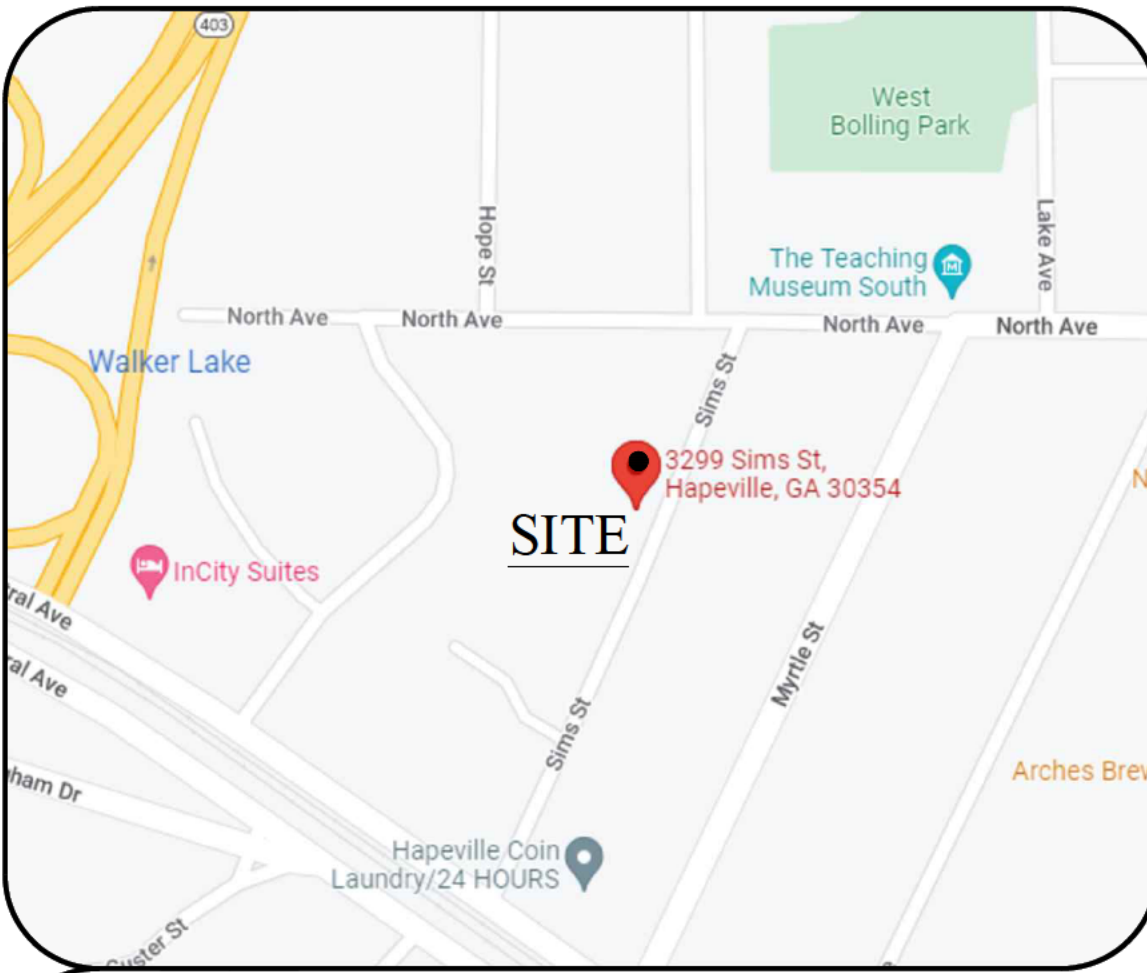
PREPARED FOR: KHAN ABDUL
LAND LOT 98, 14TH DISTRICT, FULTON COUNTY
3299 SIMS STREET
HAPEVILLE, GEORGIA 30354
DATE 05/02/2022



"I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION."

JASON E. WILLIAMS, LEVEL II DESIGN PROFESSIONAL # 7796
EXPIRES: 9-10-2022





GENERAL NOTES:

- PROJECT NARRATIVE
- SITE LOCATION: 3299 SIMS STREET, HAPEVILLE, GEORGIA 30354
- SCOPE OF WORK: DEMOLISH EXISTING SINGLE FAMILY HOUSE AND CONSTRUCT A SINGLE FAMILY RESIDENCE (SEE ARCHITECTURAL PLANS FOR MORE DETAIL)
- SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM
- DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
- CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
- NO NEW STORM DRAIN PIPES ARE PROPOSED
- THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
- THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE

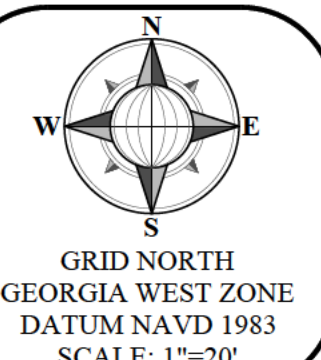
TOTAL AREA:
8,837 SF / 0.203 AC
DISTURBED AREA:
6,342 SF / 0.146 AC

GPS LOCATION OF
CONSTRUCTION EXIT:
33.66448; -84.41327

PRE-CONSTRUCTION IMPERVIOUS AREA			
AREA	SQ. FT.	ACRE	% ACRE
LOT AREA	8,837	0.203	
EXISTING HOME	1,608	0.037	
DRIVE / STEPS / CONC.	107	0.002	
PORCH	136	0.003	
WALLS	15	0.000	
TOTAL IMPERVIOUS COVERAGE	1,866	0.043	21.12%
REMAINING PERVIOUS AREA	6,971	0.160	78.88%

PRIOR TO LAND DISTURBING ACTIVITIES, THE
CONTRACTOR SHALL SCHEDULE A
PRECONSTRUCTION MEETING WITH THE AREA
EROSION CONTROL INSPECTOR.

POST-CONSTRUCTION IMPERVIOUS AREA			
AREA	SQ. FT.	ACRE	% ACRE
LOT AREA	8,837	0.203	
PROPOSED HOME	1,136	0.026	
PROPOSED DRIVEWAY	1,304	0.030	
PROPOSED GARAGE	504	0.012	
PROPOSED PORCH / PATIO / DECK	519	0.012	
PROPOSED WALKWAY	60	0.001	
TOTAL IMPERVIOUS COVERAGE	3,523	0.081	39.87%
REMAINING PERVIOUS AREA	5,314	0.122	60.13%



Vicinity Map (NTS)

FIRM Panel Vignette (NTS)

FL HAZARD STATEMENT:
THIS I T CERTIFY THAT NO PORTION OF THIS SITE LIES
WITHIN A FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD
AREA A BROWN ON THE FIRM MAP OF FULTON COUNTY,
E I A ANET # 13121C03667, EFFECTIVE ON 09/18/2013

ZONING: R-1

SETBACKS

FRONT: 15 FT
SIDE: 5 FT
REAR: 25 FT
LOT FRONTAGE: 30 FT
BUILDING HEIGHT: 30 FT
MIN LOT AREA: 6,750 SF
MAX LOT COVERAGE: 40%

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR
MAKE CONCLUSION REGARDING THE ZONING AND
SETBACK DESIGNATION SHOWN HEREON. THIS
INFORMATION IS REPORTED FROM PUBLIC INFORMATION
OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING
DEPARTMENTS

OWNER / APPLICANT

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HAPEVILLE, GEORGIA 30354

BUILDER / PERMITTEE 24-HR CONTACT

KHAN ABDUL
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SITE NOTES:

- ALL DEMOLITION AND MATERIALS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF CITY OF ALPHARETTA AND FULTON COUNTY
- DEMOLITION DEBRIS TO BE DISPOSED AT AN APPROVED REUSE FACILITY
- NO TREE ARE TO BE REMOVED DURING DEMOLITION ON SITE
- CONSTRUCTION EXIT PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A S T M 0448 SIZE #1
- THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON FIELD STAKING
- ALL ELEVATIONS ON SITE NEED TO BE VERIFIED PRIOR TO ANY CONSTRUCTION
- THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NAVD 1988 DATUM
- UNDERGROUND UTILITIES ARE SHOWN AS PER PAINT MARKINGS BY OTHERS
- EXISTING SANITARY SEWER LINE TO REMAIN IN SERVICE. CONTRACTOR TO TAKE REASONABLE MEASURES TO MAINTAIN AND PROTECT EXISTING SANITARY SEWER DURING CONSTRUCTION
- CONTRACTOR AND OWNER MUST ENSURE UTILITIES ARE DISCONNECTED PRIOR TO ANY DEMOLITION WORK TAKING PLACE
- DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET, TREE PROTECTION AREA, OR RIGHT OF WAY
- IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY NOR WITHIN THE STRUCTURAL ROOT PLATE OF EXISTING TREES

LANDSCAPE NOTES:

- NO HEAVY MACHINERY ALLOWED WITHIN THE CRZ
- DO NOT TRENCH IN THE SILT FENCE WITHIN THE DRIP LINE OF ANY TREES (USE STAKED HAYBALES OR SANDBAGS)
- ANY DEMOLITION OR DEBRIS REMOVAL WITHIN THE CRITICAL ROOT ZONE OF TREES WILL BE DONE BY HAND
- NO TREES ARE TO BE DESTROYED DURING DEMOLITION. NO CUT OR FILL OF EARTH WITHIN THE CRZ OF AN EXISTING TREE
- ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED
- ARBORIST OVERSIGHT WILL BE REQUIRED DURING ANY DEMOLITION WITHIN THE CRITICAL ROOT ZONE (CRZ) OF A SPECIMEN TREE
- PROVISIONS FOR TREE PROTECTION ON THE SITE SHALL BE, AS A MINIMUM, IN CONFORMANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF ALPHARETTA TREE PRESERVATION ORDINANCE, ZONING ORDINANCE AND ADMINISTRATIVE GUIDELINES PERTAINING TO TREE PROTECTION
- ALL LANDSCAPING FOR EACH PHASE OF DEVELOPMENT SHALL BE COMPLETED PRIOR TO THE RECORDING OF THE FINAL PLAT FOR THAT PHASE. PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THAT PHASE, OR PRIOR TO CONNECTION OF PERMANENT POWER FOR THAT PHASE, CONTACT SITE INSPECTION DEPARTMENT UPON COMPLETION OF LANDSCAPE INSTALLATION
- NO TREES TO BE PLANTED WITHIN ANY EASEMENT

EROSION CONTROL NOTES:

- ALL SILT FENCE SHALL BE TYPE C
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OF TREAT THE SEDIMENT SOURCE.
- ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR
- ALL LOTS WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND/OR PRIOR TO FOOTERS BEING POURED
- LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES
- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION
- A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY
- NO GRADED SLOPES SHALL EXCEED 2H:1V AND SHALL SLOPE AWAY FROM THE BUILDING
- ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. DISTURBED AREAS EXPOSED FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED AS NECESSARY
- SILT FENCE SHALL MEET REQUIREMENTS OF SECTION 171.1 TYPE S TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1993 EDITION
- WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
MONDAY - FRIDAY: 7:00AM - 7:00PM
SATURDAY: 8:00AM - 5:00PM
- ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL. FILL TO BE PLACED IN MAXIMUM 8' LIFTS AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN 3%+ OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER. ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER. DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY (INCLUDING DECELERATION LANE) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS
- FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE, PURSUANT TO C 31.1 F 2.1 D
- MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER
- ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE
- ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE
- THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL
- MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL: 1 VERTICAL
- THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND. (ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING)
- THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY THE ON-SITE INSPECTION
- AT LEAST ONE PERSON ON A PROJECT OR SITE MUST HAVE COMPLETED THE LEVEL 1A EROSION EDUCATION & TRAINING COURSE AND BE CERTIFIED BY GSWCC
- SUBCONTRACTORS MUST COMPLETE EITHER LEVEL 1A EROSION EDUCATION & TRAINING COURSE OR ATTEND SUBCONTRACTOR AWARENESS SEMINAR
- APPROVED PLANS MUST BE ON SITE AT ALL TIMES
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED DAILY, AT LEAST WEEKLY AFTER AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR AS NECESSARY
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE ISSUING AUTHORITY
- DETAIL DRAWINGS FOR ALL STRUCTURAL PRACTICES, SPECIFICATIONS MUST, AT A MINIMUM, MEET THE STANDARDS SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA
- UNDISTURBED BUFFERS SHALL BE PLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED DUE TO APPROVED UTILITY CROSSINGS. REPLANTING IS SUBJECT TO CITY ARBORIST APPROVAL
- EROSION CONTROL MATTING SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 3:1

EROSION & SEDIMENT CONTROL PRACTICES

- DS1 DISTURBED AREA STABILIZATION (WITH MULCH ONLY) ESTABLISH TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
- DS2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
- DS3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) ESTABLISH PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD OR LEGUMES ON DISTURBED AREAS.
- DS4 DISTURBED AREA STABILIZATION (WITH CERTIFIED SOD) ESTABLISH PERMANENT VEGETATIVE COVER WITH SOD CUT TO DESIRED SIZE WITHIN 45X AND PLANTED WITHIN 36 HOURS OF DIGGING. SOD TO BE PLANTED ACCORDING TO COUNTY REQUIREMENTS.

THIS SURVEY WAS MADE WITH THE BENEFIT OF A UNAVAILABILITY OF THE EASEMENT AN ENUMERATION MAY EXIST WITHIN THE EASEMENT THAT IS NOT SHOWN ON THIS PLAN.	TOTAL AREA: 8,837 SQ. FEET
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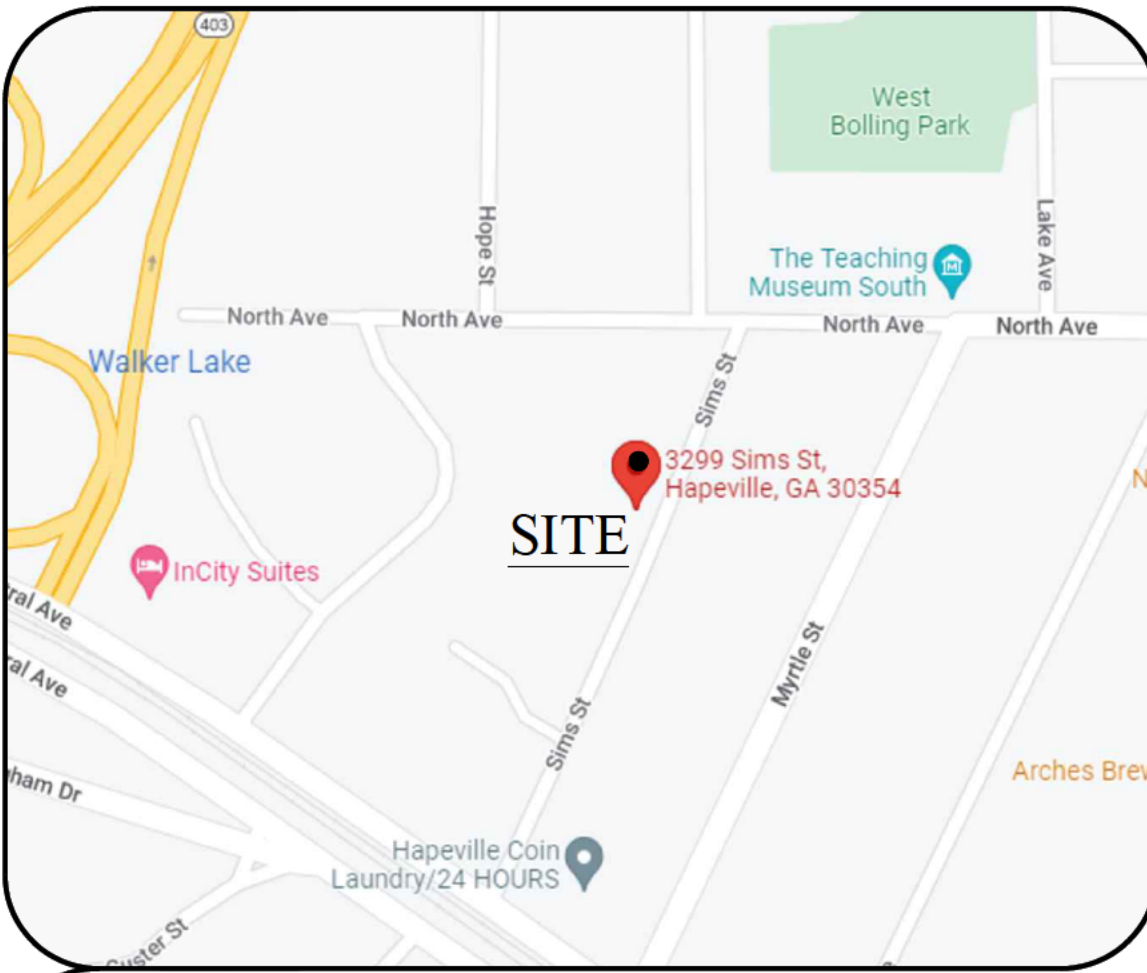
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PROJECT
2478702

SHEET
3 OF 5



GENERAL NOTES:

- PROJECT NARRATIVE
- SITE LOCATION: 3299 SIMS STREET, HAPEVILLE, GEORGIA 30354
- SCOPE OF WORK: DEMOLISH EXISTING SINGLE FAMILY HOUSE AND CONSTRUCT A SINGLE FAMILY RESIDENCE (SEE ARCHITECTURAL PLANS FOR MORE DETAIL)
- SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM
- DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
- CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
- NO NEW STORM DRAIN PIPES ARE PROPOSED
- THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
- THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE

TOTAL AREA:
8,837 SF / 0.203 AC
DISTURBED AREA:
6,342 SF / 0.146 AC

PRIOR TO LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR.

GPS LOCATION OF CONSTRUCTION EXIT:
33.66448; -84.41327

TREE PROTECTION NOTES:

- ALL TREE SAVE FENCING MUST BE INSTALLED PRIOR TO ANY CLEARING, GRUBBING, OR GRADING AND MUST BE MAINTAINED IN FUNCTIONING CONDITION THROUGHOUT ALL PHASES DEVELOPMENT AND CONSTRUCTION
- ONCE TREE PROTECTION AREAS ARE ESTABLISHED AND APPROVED, ANY CHANGES ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY
- ALL PROTECTION ZONES SHOULD INCLUDE SIGNAGE IN ENGLISH AND SPANISH THAT IDENTIFIES THE AREAS AS TREE PROTECTION AND PRESERVATION ZONES AND INCLUDE THE NAME AND PHONE NUMBER OF THE DEVELOPER OR DESIGNATED AGENT
- DEVELOPER SHALL NOTIFY ANY ADJACENT PROPERTY OWNER A MINIMUM OF 14 DAYS PRIOR TO CONSTRUCTION DATES (COPY OF NOTIFICATION TO BE PROVIDED TO CITY FOR PERMIT LIFE) IF VISUAL ASSESSMENT IDENTIFIES BOUNDARY TREE ROOT PLATES ARE POTENTIALLY WITHIN THE PROPOSED LIMITS OF DISTURBANCE
- TREES AND PLANTS SELECTED FOR PLANTING MUST MEET THE MINIMUM REQUIREMENTS AS PROVIDED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK"

TREE DENSITY CALCULATION
0.203 AC X 100 INCHES = 20 INCHES REQUIRED

EXISTING TREE DENSITY TABLE				
TREE DBH	TOTAL	TREES	DBH	
QTY (IN)	DBH (IN)	REMOVED	REMAIN (IN)	
TOTAL	1	16	0	16
	1	16	0	16

PROPOSED TREE DENSITY TABLE				
TREE DBH	TOTAL	TREES	DBH	
QTY (IN)	DBH (IN)	REMOVED	REMAIN (IN)	
TOTAL	1	4	0	4
	1	4	0	4

TOTAL TREE DENSITY = 20 = 20 REQ.

Vicinity Map (NTS)

FIRM Panel Vignette (NTS)

FL HAZARD STATEMENT:
THIS I T CERTIFY THAT NO PORTION OF THIS SITE LIES WITHIN A FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD AREA A BROWN ON THE FIRM MAP OF FULTON COUNTY, E \ A ANEL # 13121C03661, EFFECTIVE ON 09/18/2013

ZONING: R-1

SETBACKS

FRONT: 15 FT
SIDE: 5 FT
REAR: 25 FT
LOT FRONTAGE: 50 FT
BUILDING HEIGHT: 35 FT
MIN LOT AREA: 6,750 SF
MAX LOT COVERAGE: 40%

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING DEPARTMENTS

OWNER / APPLICANT

KHAN ABDUL
3299 SIMS STREET
HAPEVILLE, GEORGIA 30354

BUILDER / PERMITTEE 24-HR CONTACT

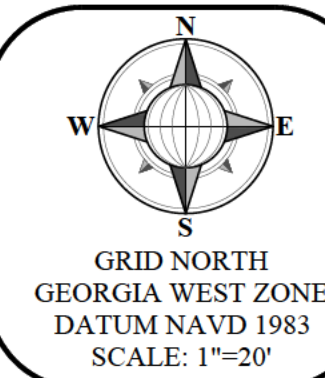
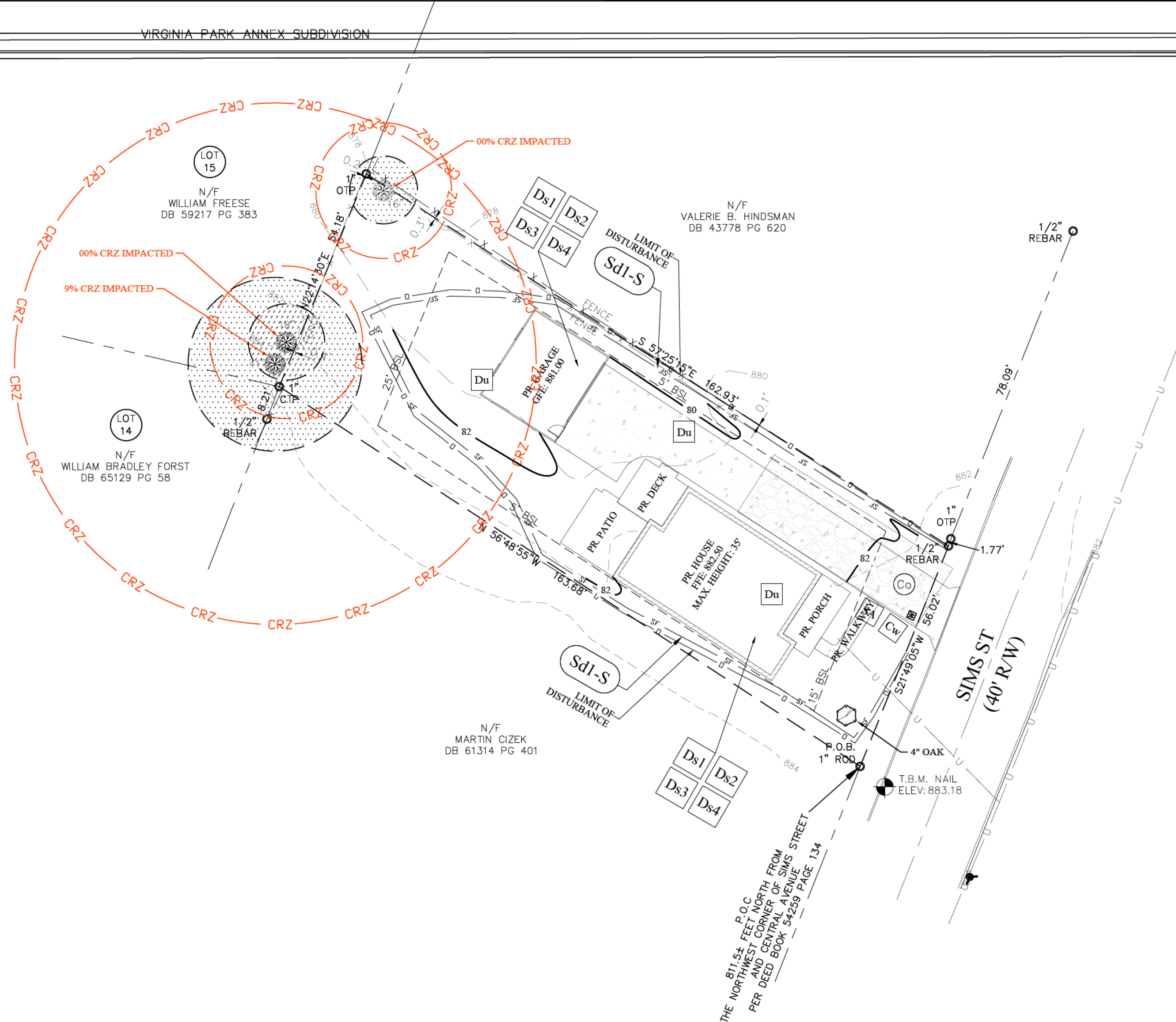
KHAN ABDUL
3299 SIMS STREET
HAPEVILLE, GEORGIA 30354
(404) 391-2064
INFO@RKSONSINC.COM

SITE NOTES:

- ALL DEMOLITION AND MATERIALS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF CITY OF ALPHARETTA AND FULTON COUNTY
- DEMOLITION DEBRIS TO BE DISPOSED AT AN APPROVED REUSE FACILITY
- NO TREE ARE TO BE REMOVED DURING DEMOLITION ON SITE
- CONSTRUCTION EXIT PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A S T M 0448 SIZE #1
- THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON FIELD STAKING
- ALL ELEVATIONS ON SITE NEED TO BE VERIFIED PRIOR TO ANY CONSTRUCTION
- THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NAVD 1988 DATUM
- UNDERGROUND UTILITIES ARE SHOWN AS PER PAINT MARKINGS BY OTHERS
- EXISTING SANITARY SEWER LINE TO REMAIN IN SERVICE. CONTRACTOR TO TAKE REASONABLE MEASURES TO MAINTAIN AND PROTECT EXISTING SANITARY SEWER DURING CONSTRUCTION
- CONTRACTOR AND OWNER MUST ENSURE UTILITIES ARE DISCONNECTED PRIOR TO ANY DEMOLITION WORK TAKING PLACE
- DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET, TREE PROTECTION AREA, OR RIGHT OF WAY
- IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY NOR WITHIN THE STRUCTURAL ROOT PLATE OF EXISTING TREES

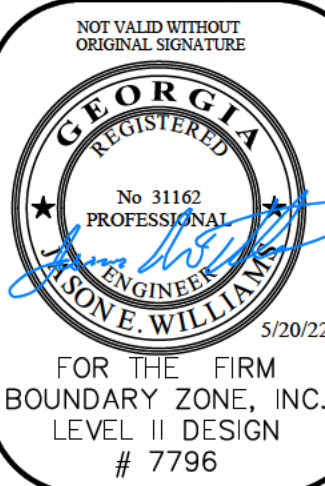
LANDSCAPE NOTES:

- NO HEAVY MACHINERY ALLOWED WITHIN THE C R Z. NO DISTURBANCE SHALL OCCUR WITHIN TREE PROTECTION AREA WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY
- DO NOT TRENCH IN THE SILT FENCE WITHIN THE DRIP LINE OF ANY TREES (USE STAKED HAYBALES OR SANDBAGS)
- ANY DEMOLITION OR DEBRIS REMOVAL WITHIN THE CRITICAL ROOT ZONE OF TREES WILL BE DONE BY HAND
- NO TREES ARE TO BE DESTROYED DURING DEMOLITION. NO CUT OR FILL OF EARTH WITHIN THE CRZ OF AN EXISTING TREE
- ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED
- ARBORIST OVERSIGHT WILL BE REQUIRED DURING ANY DEMOLITION WITHIN THE CRITICAL ROOT ZONE (CRZ) OF A SPECIMEN TREE
- PROVISIONS FOR TREE PROTECTION ON THE SITE SHALL BE, AS A MINIMUM, IN CONFORMANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF ALPHARETTA TREE PRESERVATION ORDINANCE, ZONING ORDINANCE AND ADMINISTRATIVE GUIDELINES PERTAINING TO TREE PROTECTION
- ALL LANDSCAPING FOR EACH PHASE OF DEVELOPMENT SHALL BE COMPLETED PRIOR TO THE RECORDING OF THE FINAL PLAT FOR THAT PHASE. PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THAT PHASE, OR PRIOR TO CONNECTION OF PERMANENT POWER FOR THAT PHASE, CONTACT SITE INSPECTION DEPARTMENT UPON COMPLETION OF LANDSCAPE INSTALLATION
- NO TREES TO BE PLANTED WITHIN ANY EASEMENT



DATE	REVISION	NO.
		1
		2
		3
		4
		5
		6
		7
		8
		9
		10
		11
		12

TREE PROTECTION PLAN
PREPARED FOR: KHAN ABDUL
LAND LOT 98, 14TH DISTRICT, FULTON COUNTY
3299 SIMS STREET
HAPEVILLE, GEORGIA 30354
DATE: 05/02/2022



"I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION."

Jason E. Williams
JASON E. WILLIAMS, LEVEL II DESIGN PROFESSIONAL # 7796
EXPIRES: 9-10-2022

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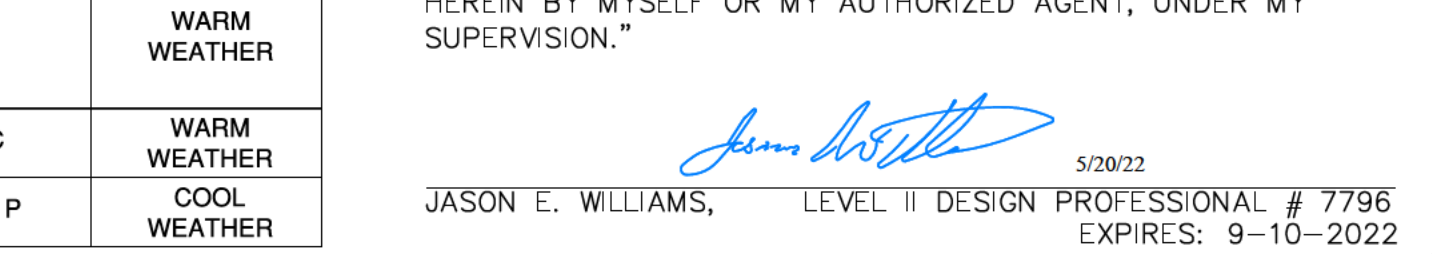
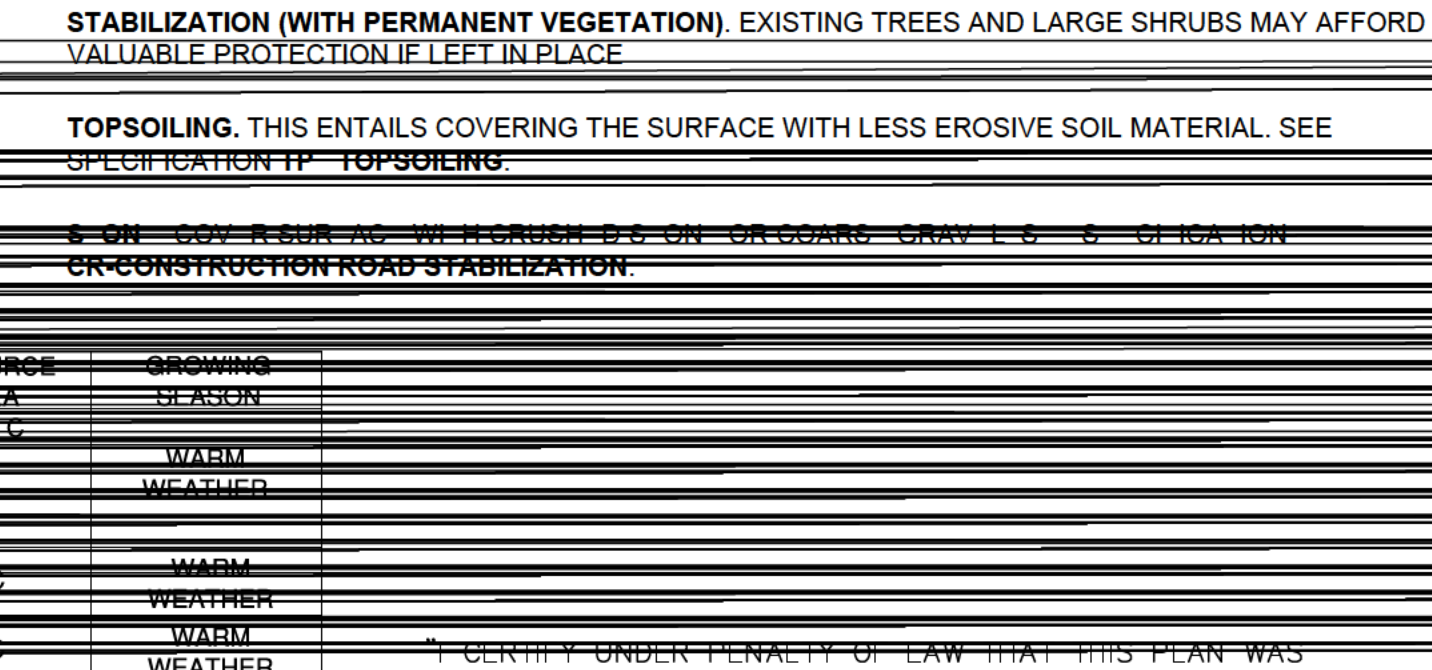
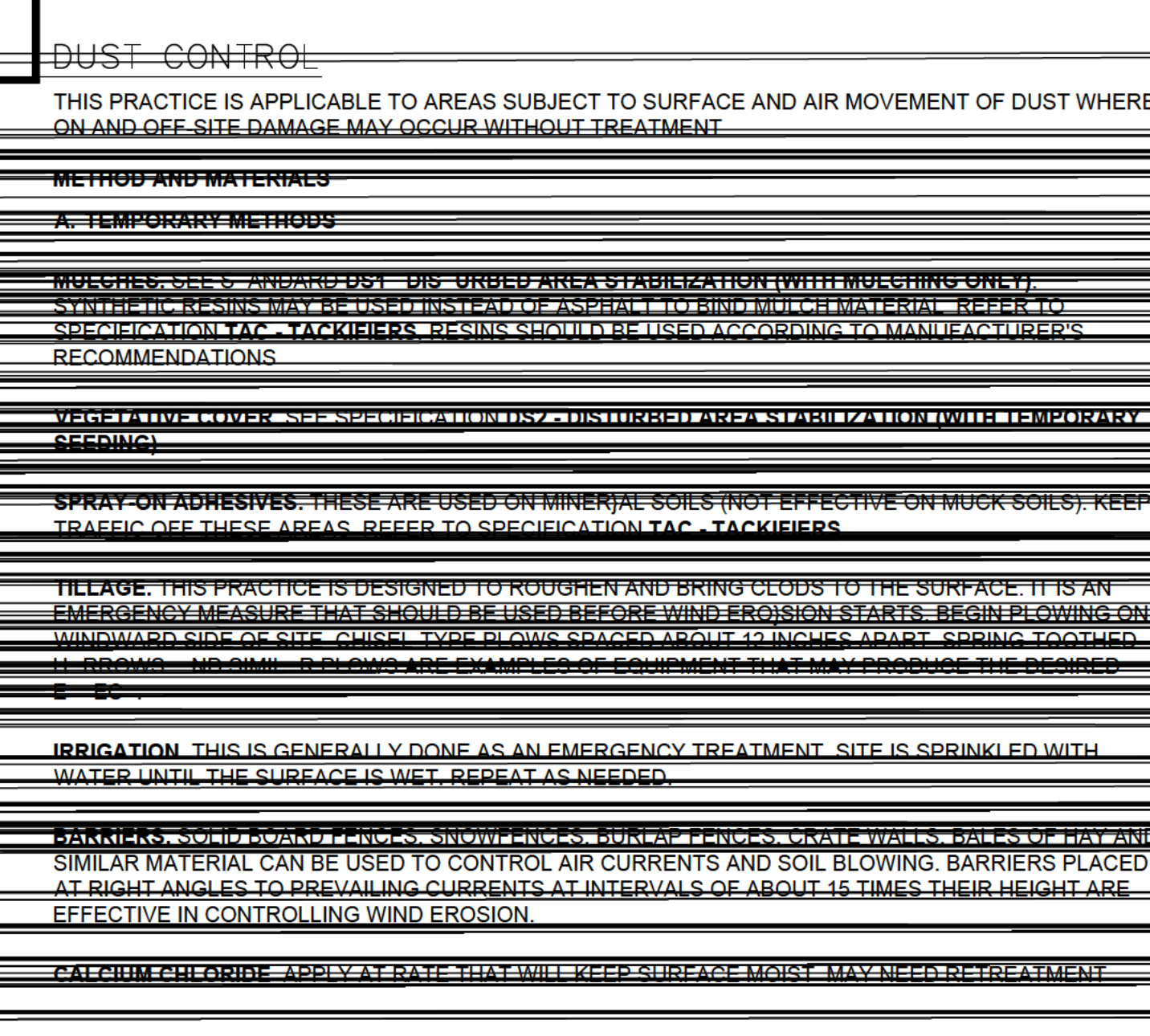
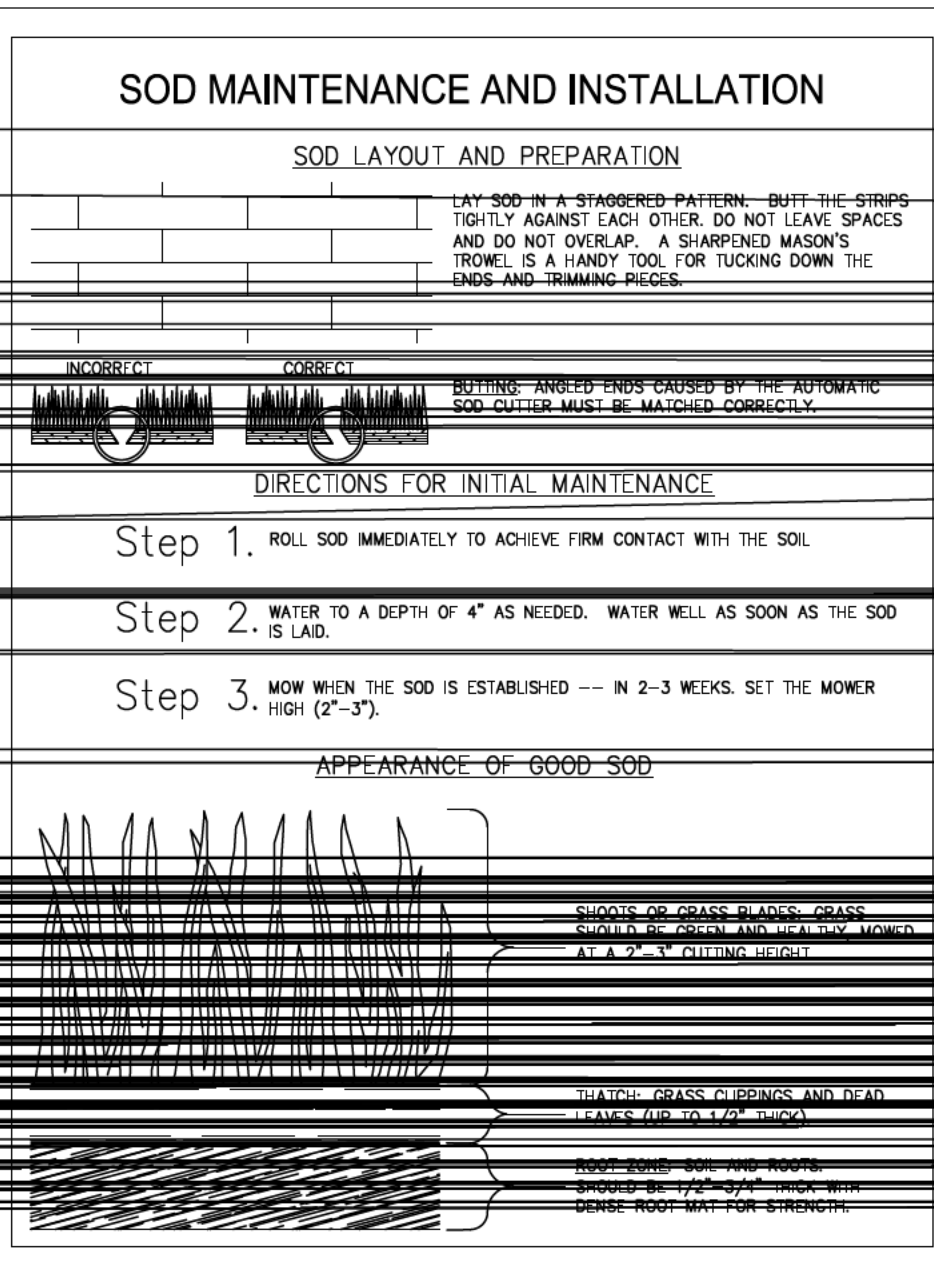
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GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD & ARE TO BE CHECKED AND VERIFIED BY THE BUILDER BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES IN DIMENSIONS OR CONSTRUCTION CONDITIONS AFFECTING THE PLANS SHALL BE REPORTED TO THE DESIGNER PRIOR TO START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STRUCTURAL DESIGN (SIZING OF BEAMS, JOISTS, RAFTERS, BRACING, FOUNDATIONS CONC. SLABS, FOUNDATIONS, ETC.) AND SHALL BE RESPONSIBLE FOR COMPLIANCE WITH LOCAL BUILDING CODES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING OR EXCEEDING THE CONSTRUCTION REQUIREMENTS OF THE LATEST EDITION OF THE "CADO - ONE AND TWO FAMILY DWELLING CODE" AND THE CODES AND ORDINANCES OF ALL LOCAL AUTHORITIES HAVING JURISDICTION.
4. ALL LIVING AREA FLOOR LOADS ARE CALCULATED ON 40 POUND PER. SQ. FT. LIVE LOAD, PLUS 10 PSF DEAD LOAD WITH DEFLECTION LIMITED TO L/360.
5. ALL SLEEPING ROOMS AND ATTIC AREA FLOOR LOADS ARE CALCULATED ON 30 PSF LIVE LOAD PLUS 10 PSF LIVE LOAD WITH DEFLECTION LIMITED TO L/360.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BEAM DESIGN WHICH SHALL BE MANUFACTURED MICRO LAM OR GLU LAM BEAMS.
7. ALL ANGLED WALLS ARE AT 45 DEGREES TO HORIZONTAL AND VERTICAL UNLESS NOTED OTHERWISE.



3299 SIMS STREET REMODEL

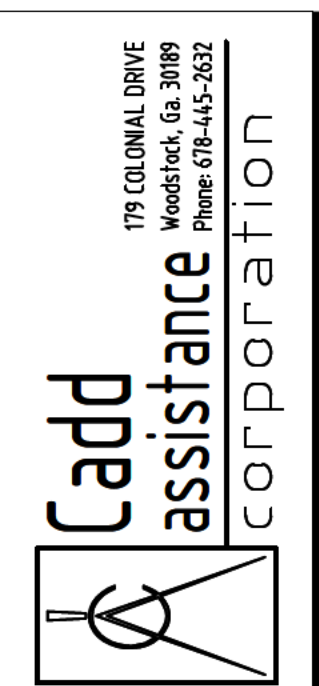
SQUARE FOOTAGE	
1ST FLOOR	1,161 SQ. FT.
2ND FLOOR	1,136 SQ. FT.
TOTAL	2,297 SQ. FT.
GARAGE TOTAL	504 SQ. FT.

MANDATORY CODES

- International Building Code, 2018 Edition, with Georgia Amendments (2020)
- International Residential Code, 2018 Edition, with Georgia Amendments (2020)
- International Fire Code, 2018 Edition (Contact State Fire Marshal Below)
- International Plumbing Code, 2018 Edition, with Georgia Amendments (2020)
- International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)
- International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020)
- Nationa Electrical Code, 2020 Edition, with Georgia Amendments (2021)
- International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020)
- International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments (2020)

DRAWING INDEX			
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A-2	LEFT / RIGHT ELEVATIONS	G-2	GARAGE PLANS
A-3	FOUNDATION PLAN	E-1	ELECTRICAL PLANS
A-4	FIRST FLOOR PLAN	D-1	DETAILS & SCHEDULES
A-5	SECOND FLOOR PLAN		

RELEASED FOR CONSTRUCTION



PROJECT: REMODEL PLANS
3299 SIMS STREET
HAPEVILLE, GA. 30354

RK SONS & ASSOCIATES, INC.
751 NORTH CENTRAL AVE.
HAPEVILLE, GA. 30254

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sheet no.
A-0



FRONT ELEVATION

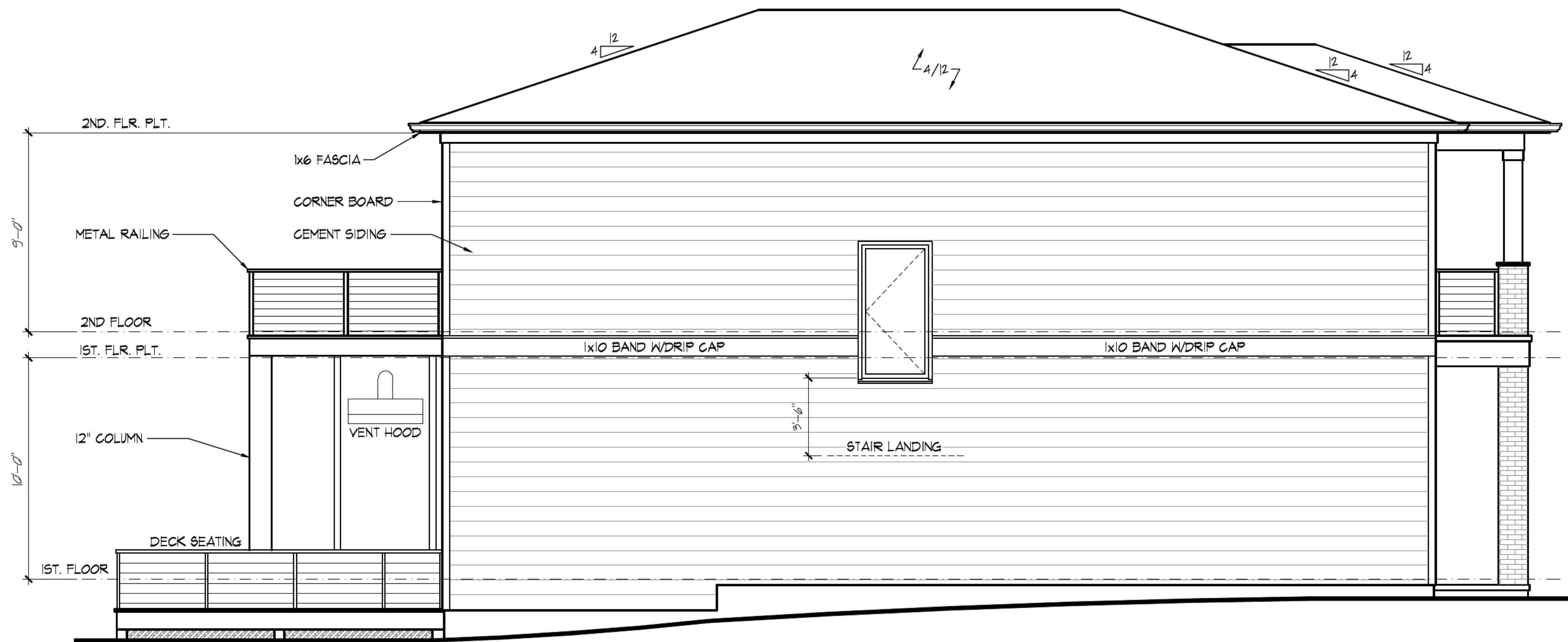
SCALE : 1/4" = 1'-0"



REAR ELEVATION

SCALE : 1/4" = 1'-0"

RELEASED FOR CONSTRUCTION



LEFT ELEVATION

SCALE : 1/4" = 1'-0"



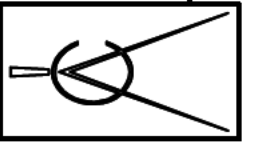
RIGHT ELEVATION

SCALE : 1/4" = 1'-0"

RELEASED FOR CONSTRUCTION

SCALE : 1/4" = 1'-0"

RELEASED FOR CONSTRUCTION



ppp

assistance
Woodstock, Ga. 30189
Phone: 678-445-2632

corporation

PROJECT:

**REMODEL PLANS
3299 SIMS STREET
HAPEVILLE, GA. 30354**

**RK SONS & ASSOCIATES, INC.
751 NORTH CENTRAL AVE.
HAPEVILLE, GA. 30254**

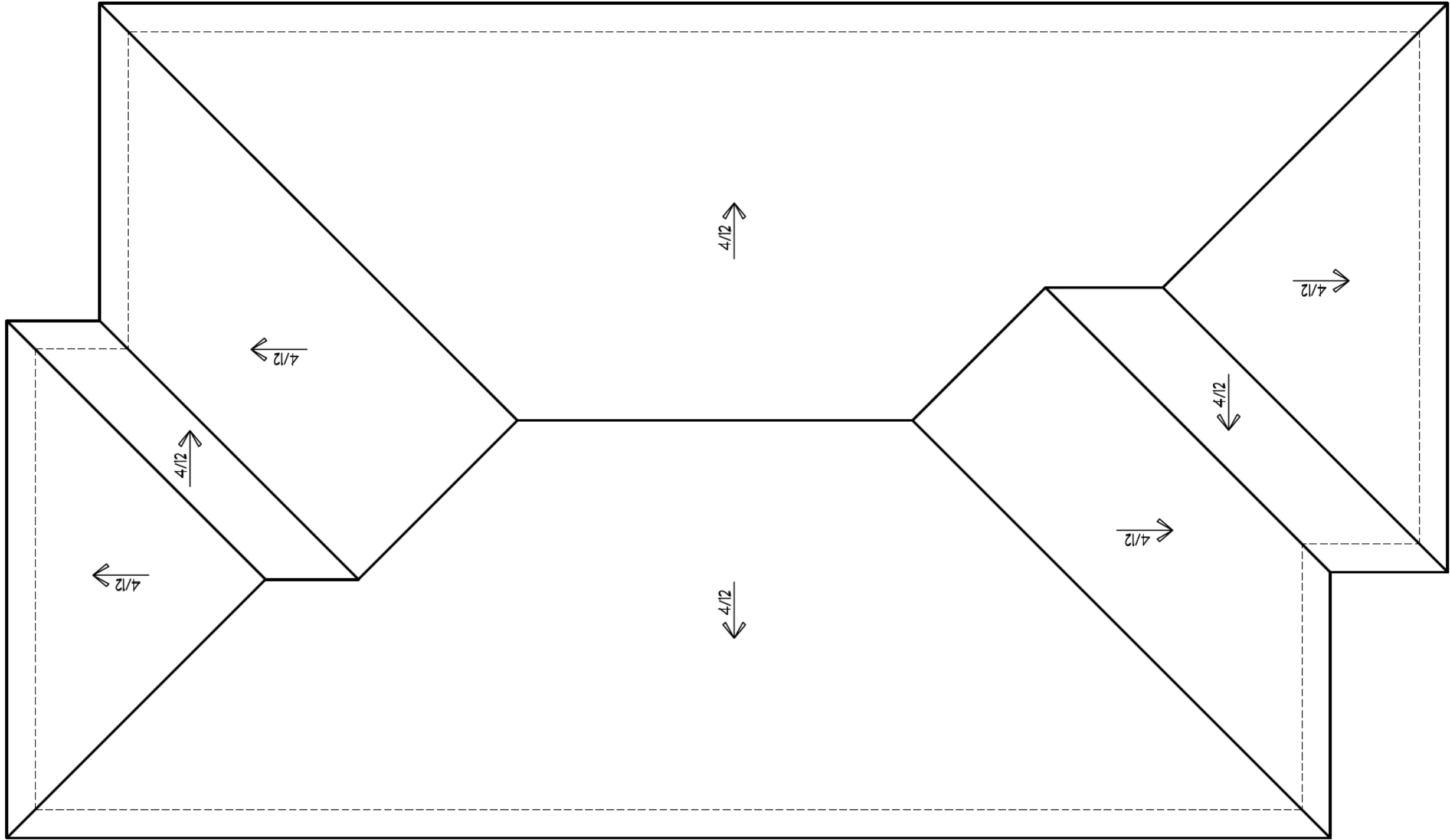
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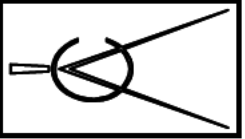
A-4



ROOF PLAN

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

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Cadd

assistance

corporation

179 COLONIAL DRIVE
Woodstock, Ga. 30189
Phone: 678-445-2632

PROJECT:

REMODEL PLANS
3299 SIMS STREET
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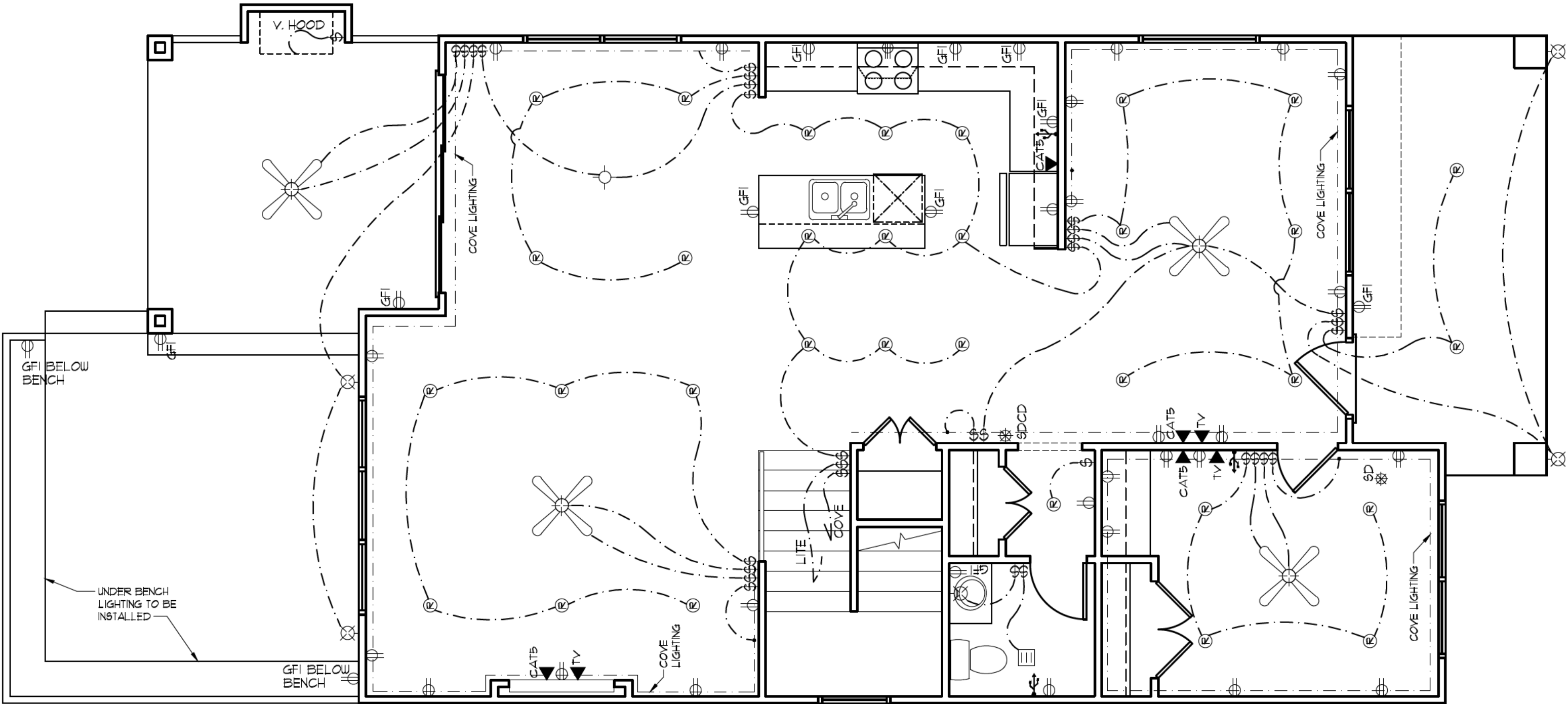
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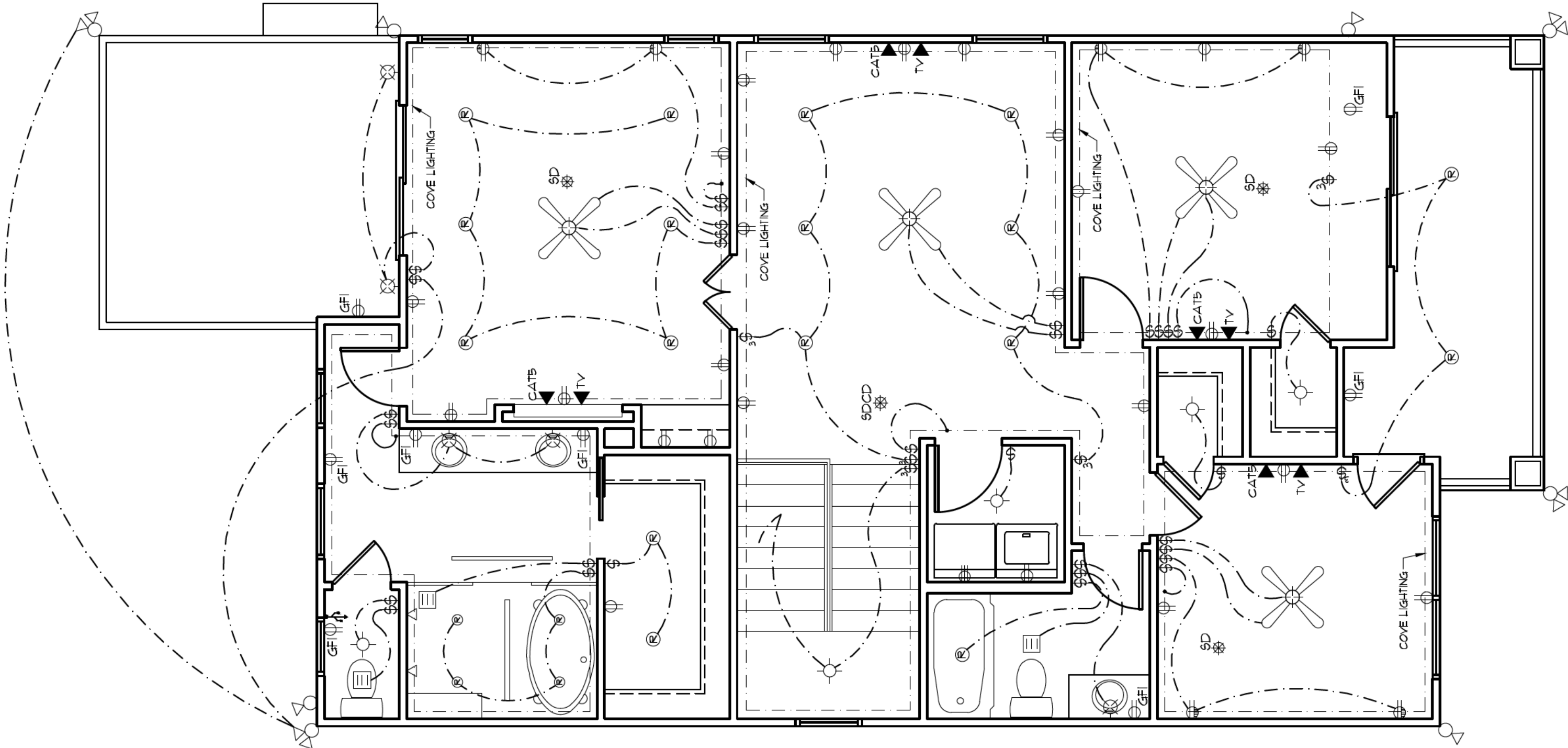
A-6

ELECTRICAL LEGEND			
\$	SWITCH	CH	CHIMES
\$3	3 WAY SWITCH	CATS	CABLE
\$4	4 WAY SWITCH	TV	TELEVISION
○	LIGHT FIXTURE	PH	TELEPHONE
①	THERMOSTAT	SD	SMOKE / CARBON DETECTOR
⊗	WALL MOUNT FIXTURE	SD	SMOKE DETECTOR
R	RECESSED LIGHT	120V	120V RECEPTACLE
120V	120V SWITCHED RECEPTACLE	HB	HOSE BIBB
220V	220V RECEPTACLE	SC	SECURITY CAMERA
GFI	GFI OUTLET	FL	FLOOD LIGHT
WF	WATERPROOF OUTLET	USB	USB PORT
□	GARAGE DOOR OPENER	CF	CEILING FAN
EF	EXHAUST FAN		
WL	WATER LINE	EW	ELECTRICAL WIRING

NOTE:
- ALL RECESSED LIGHTS NEED TO BE ON DIMMER SWITCHES

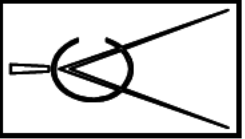


FIRST FLOOR ELECT. PLAN
SCALE : 1/4" = 1'-0"



SECOND FLOOR ELECT. PLAN
SCALE : 1/4" = 1'-0"

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179 COLONIAL DRIVE
Woodstock, Ga. 30189
Phone: 678-445-2632

PROJECT:

REMODEL PLANS

3299 SIMS STREET

HAPEVILLE, GA. 30354

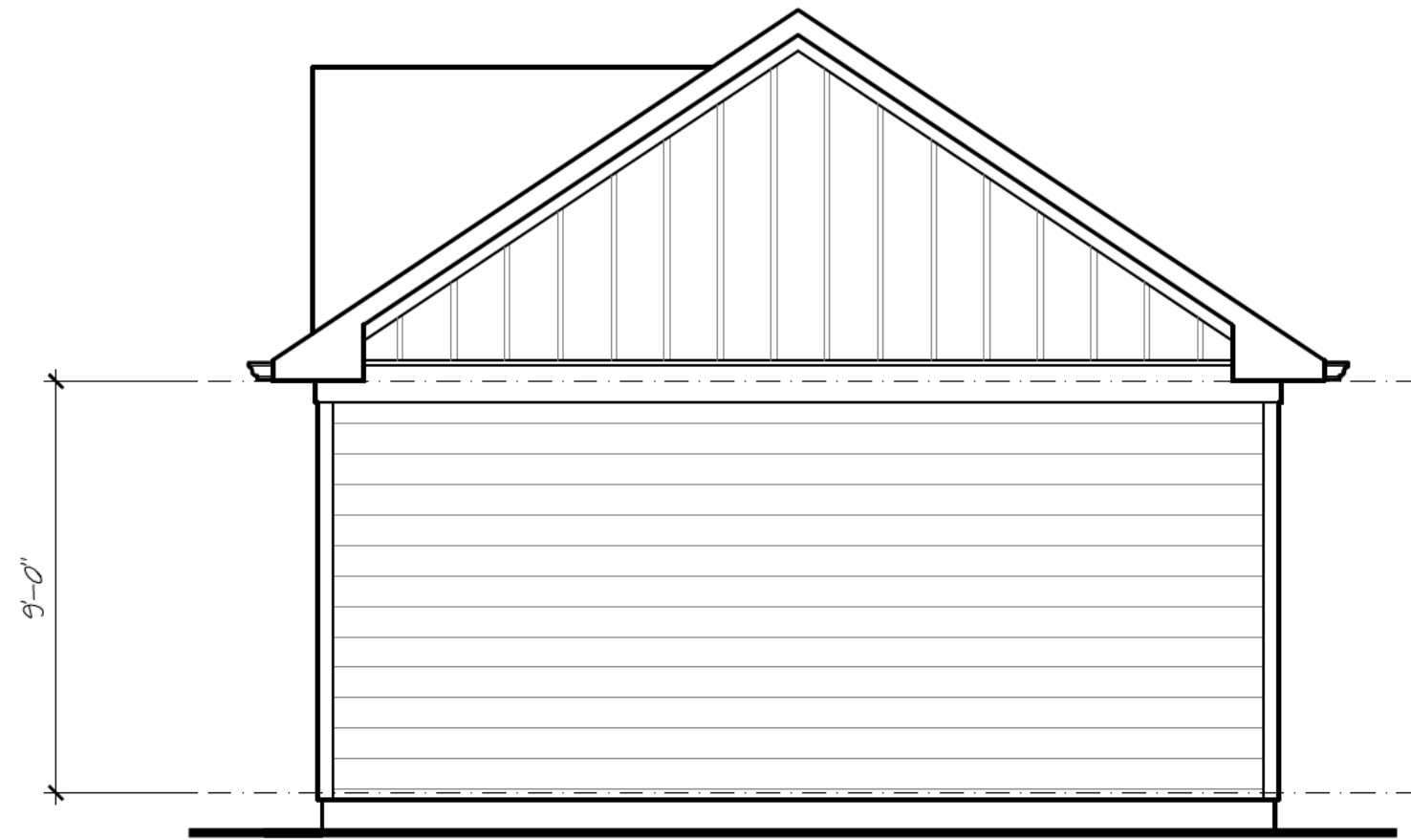
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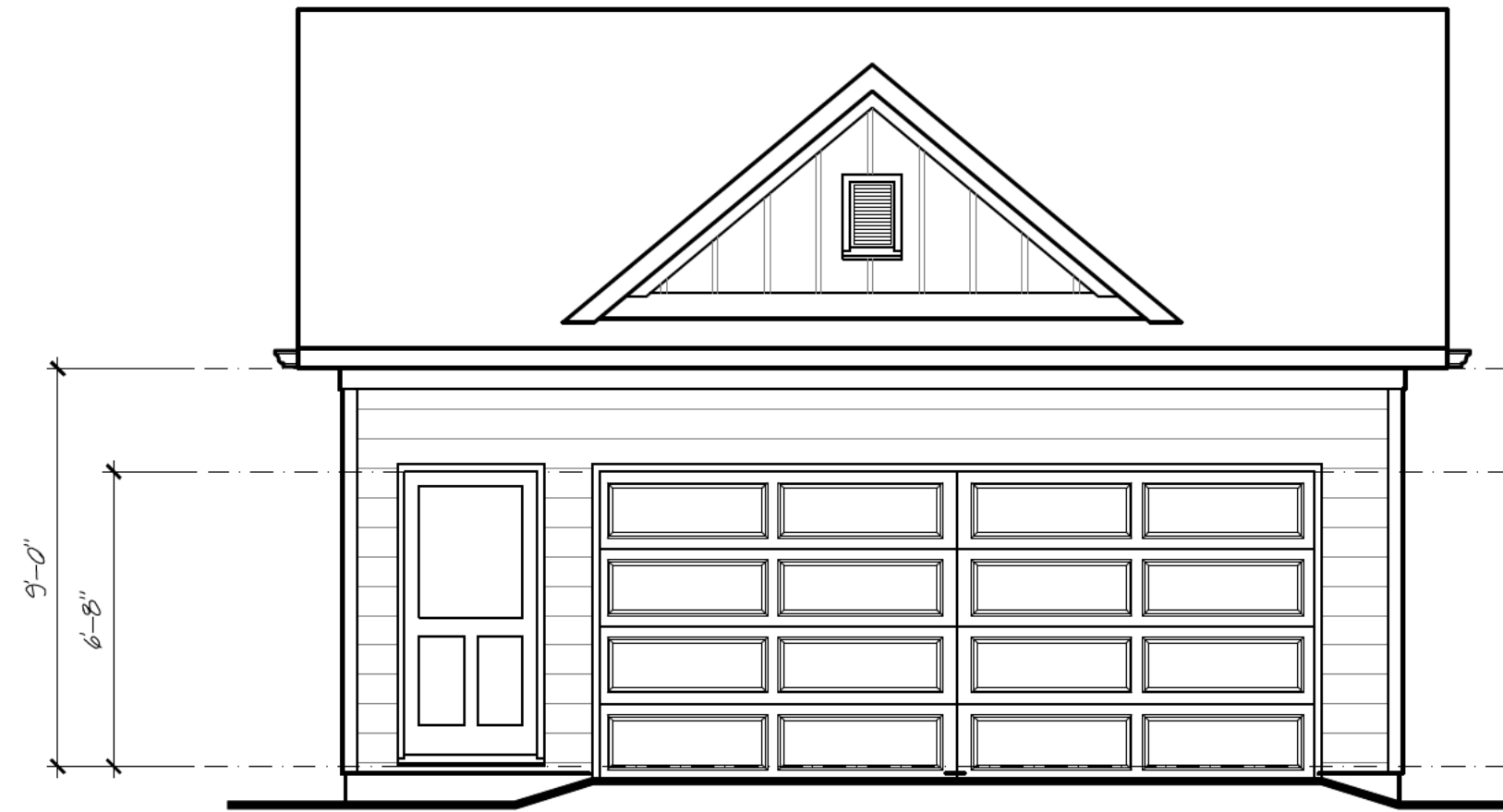
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E-1



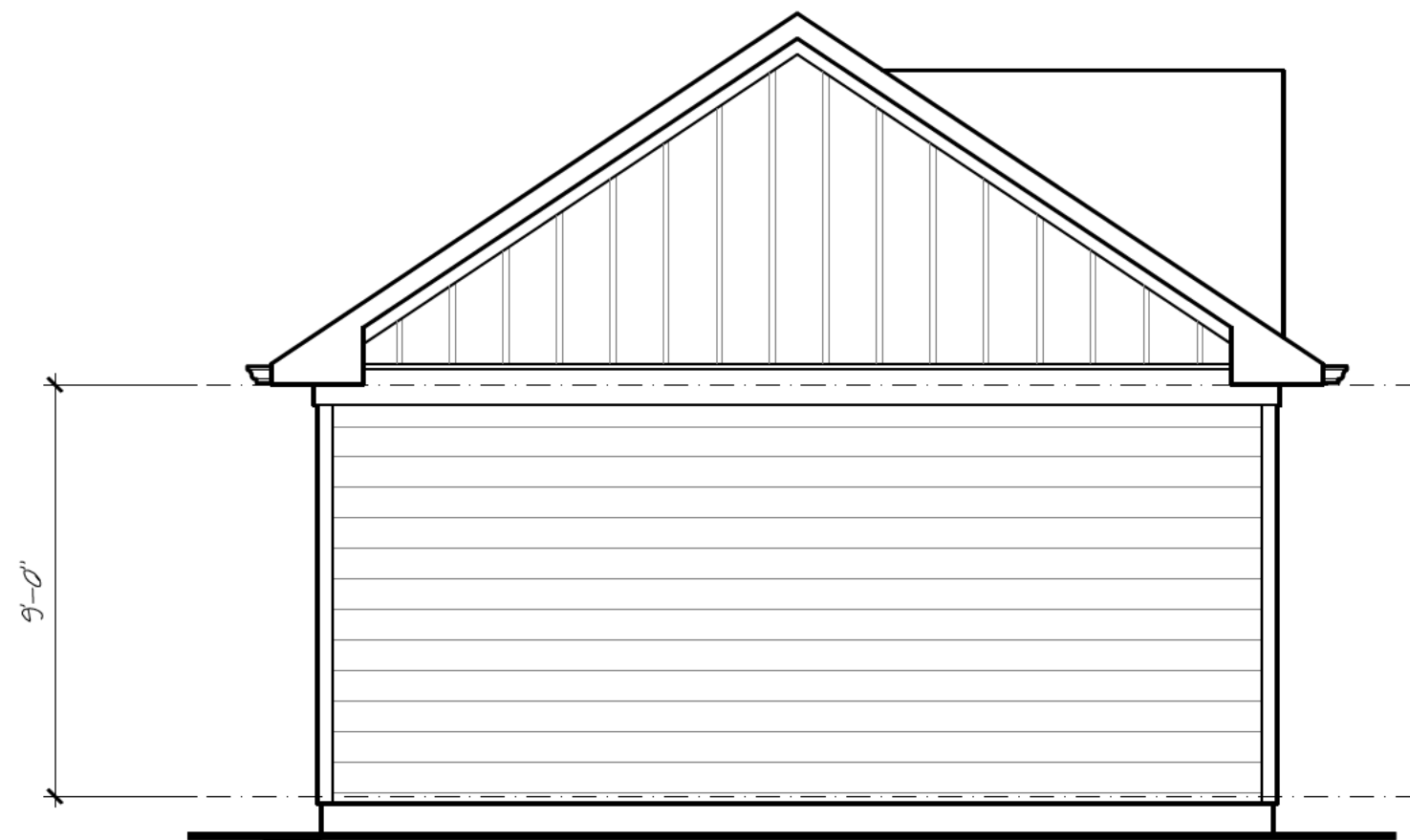
RIGHT ELEVATION

SCALE : 1/4" = 1'-0"



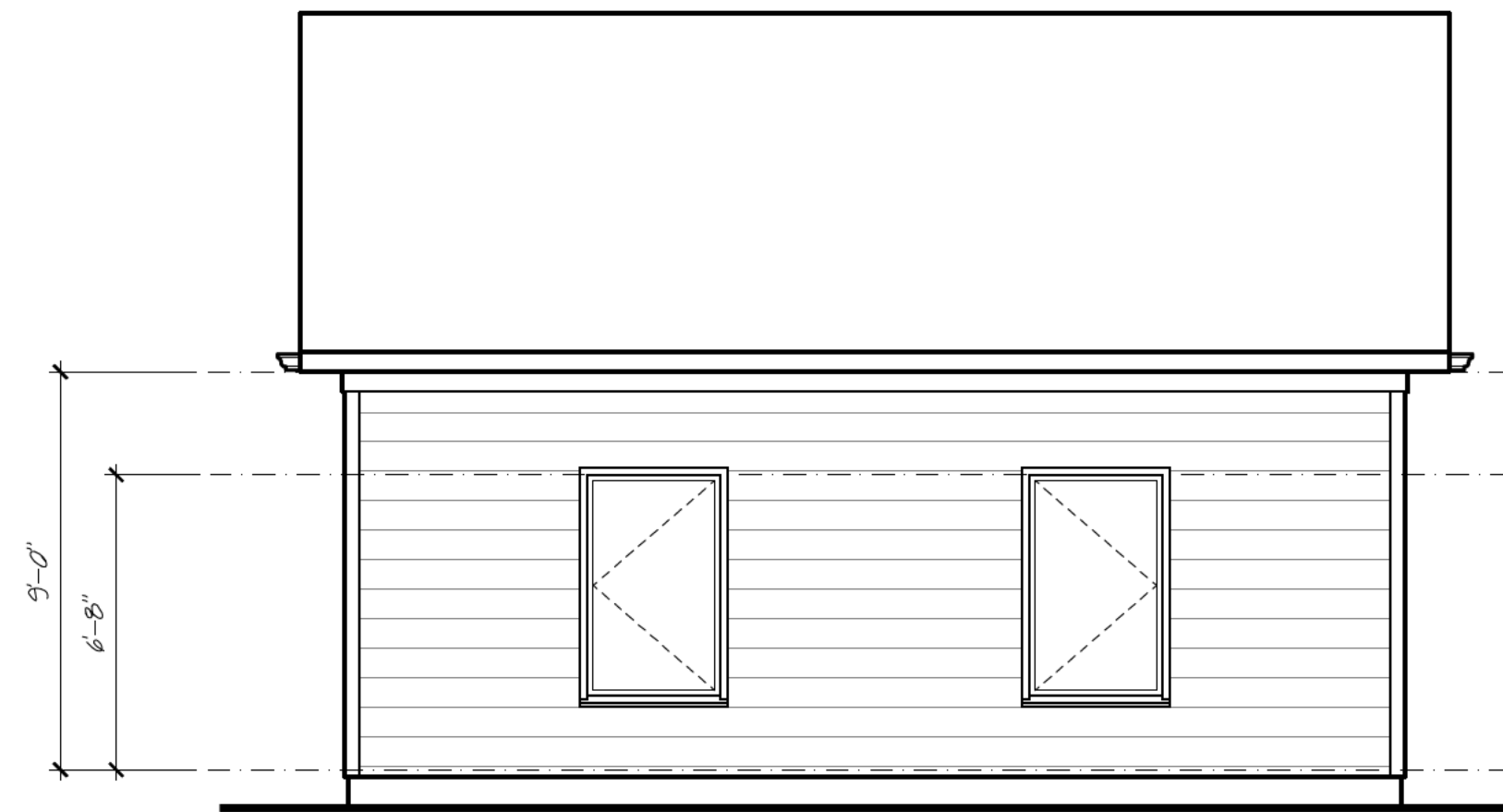
FRONT ELEVATION

SCALE : 1/4" = 1'-0"



LEFT ELEVATION

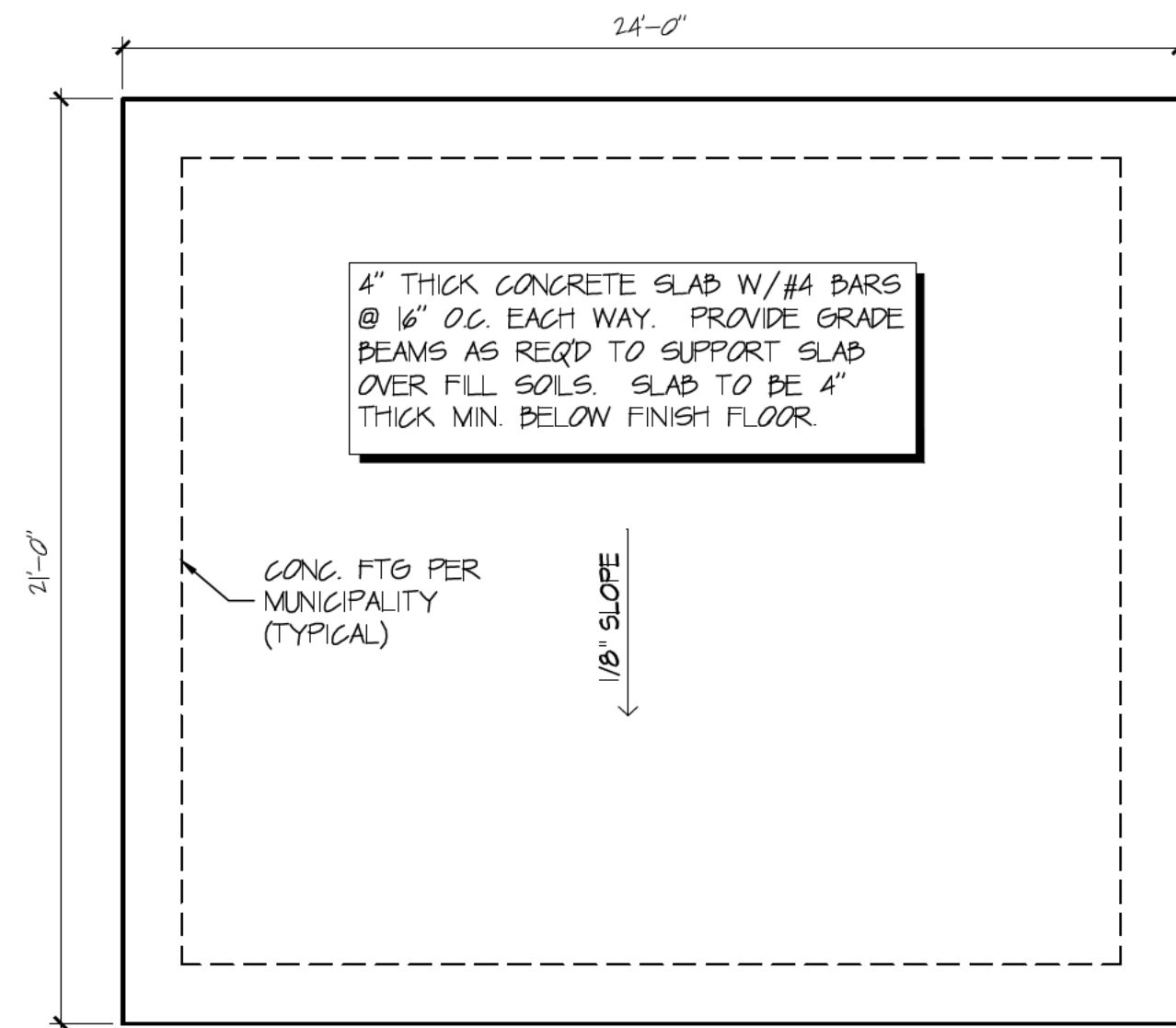
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REAR ELEVATION

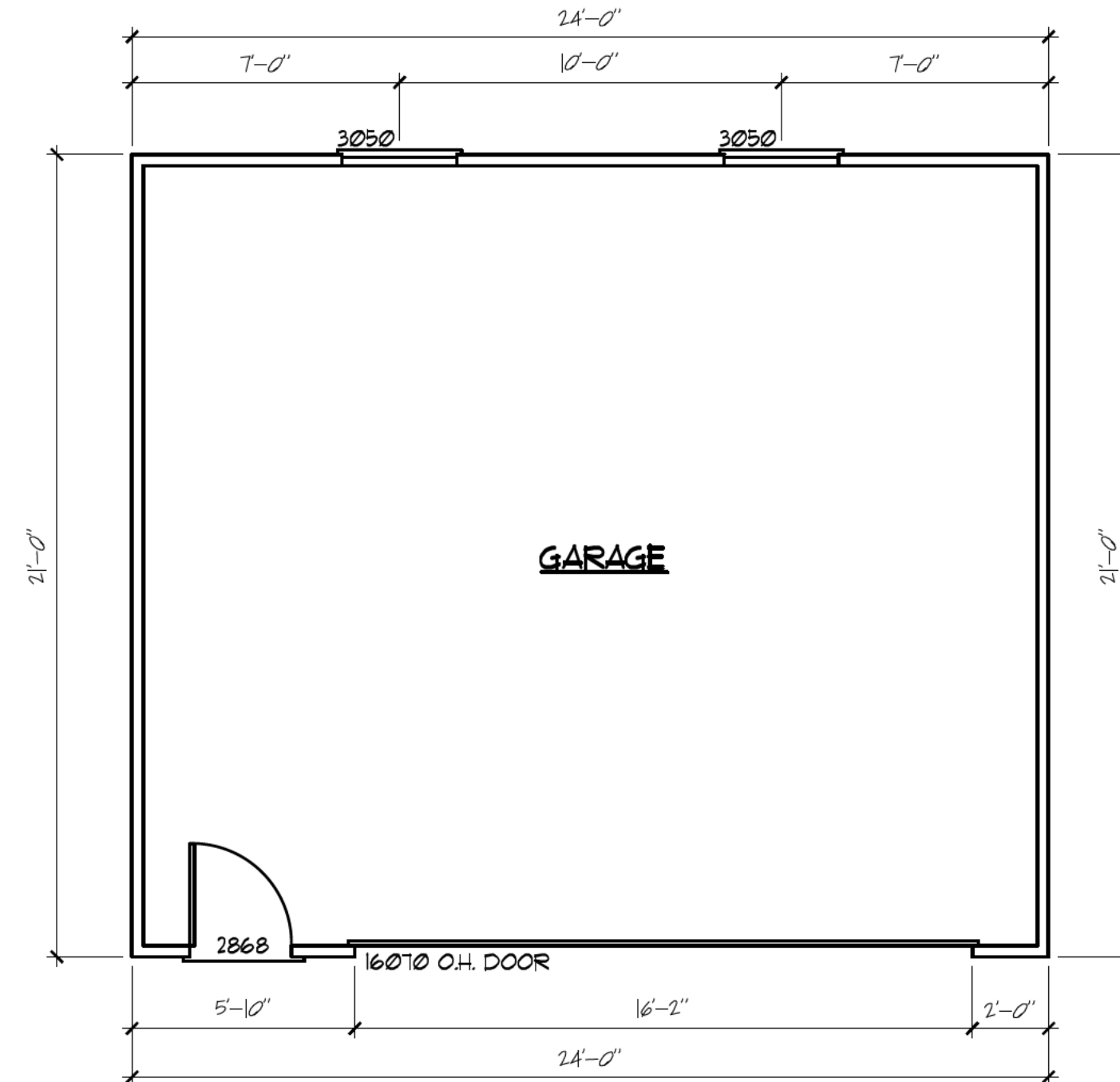
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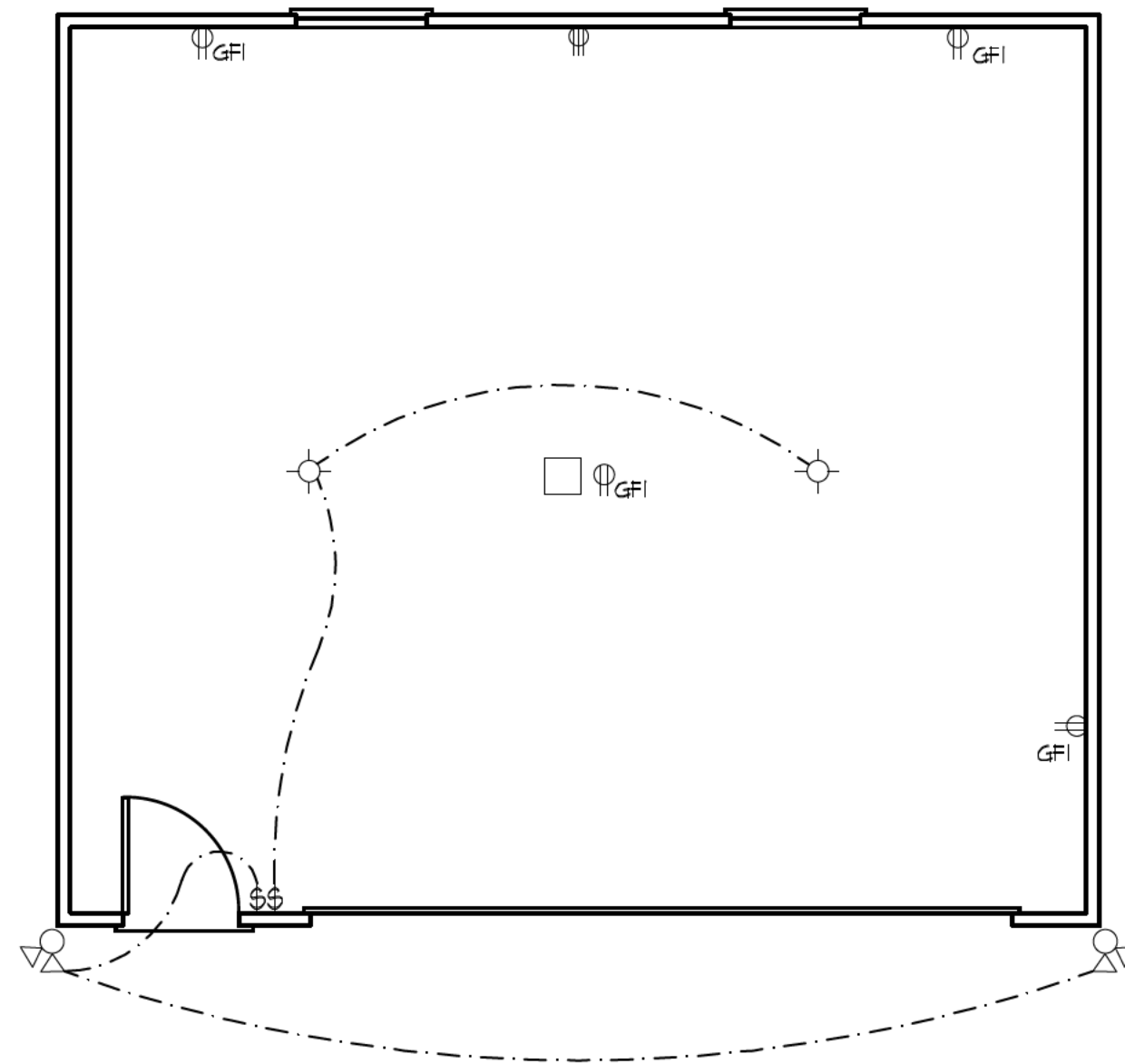
SLAB PLAN

SCALE : 1/4" = 1'-0"



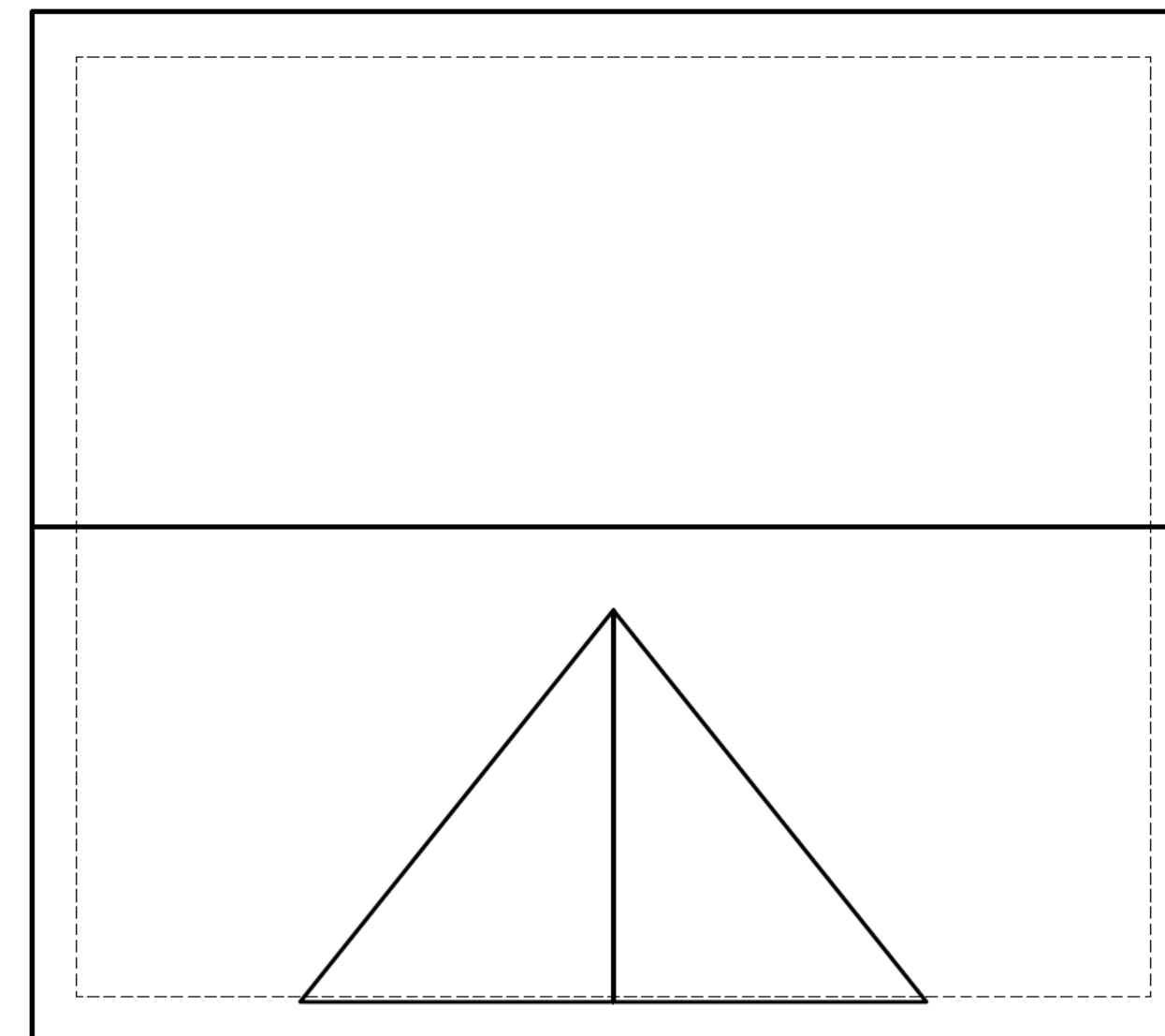
FLOOR PLAN

SCALE : 1/4" = 1'-0"



ELECTRICAL PLAN

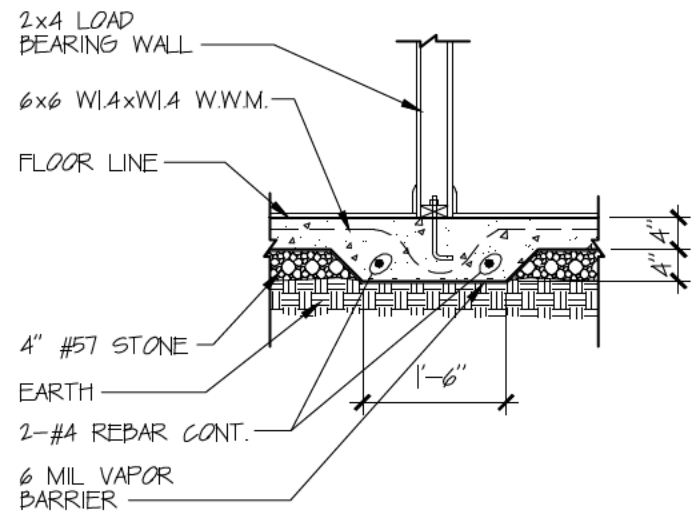
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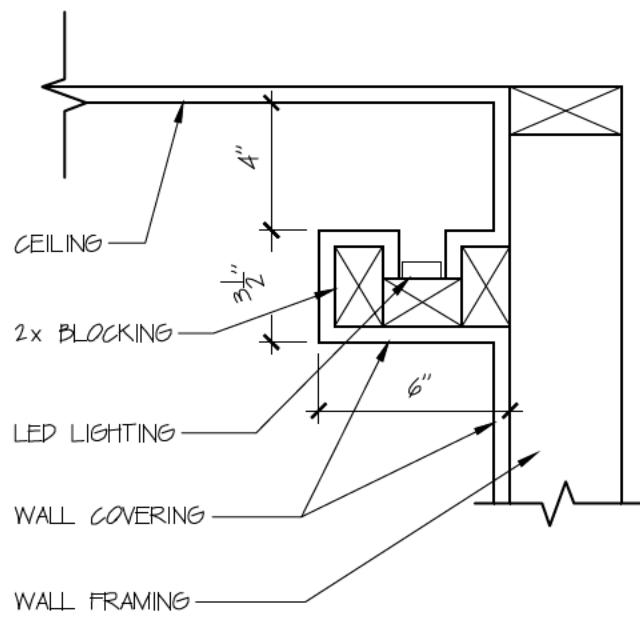
ROOF PLAN

SCALE : 1/4" = 1'-0"

RELEASED FOR CONSTRUCTION

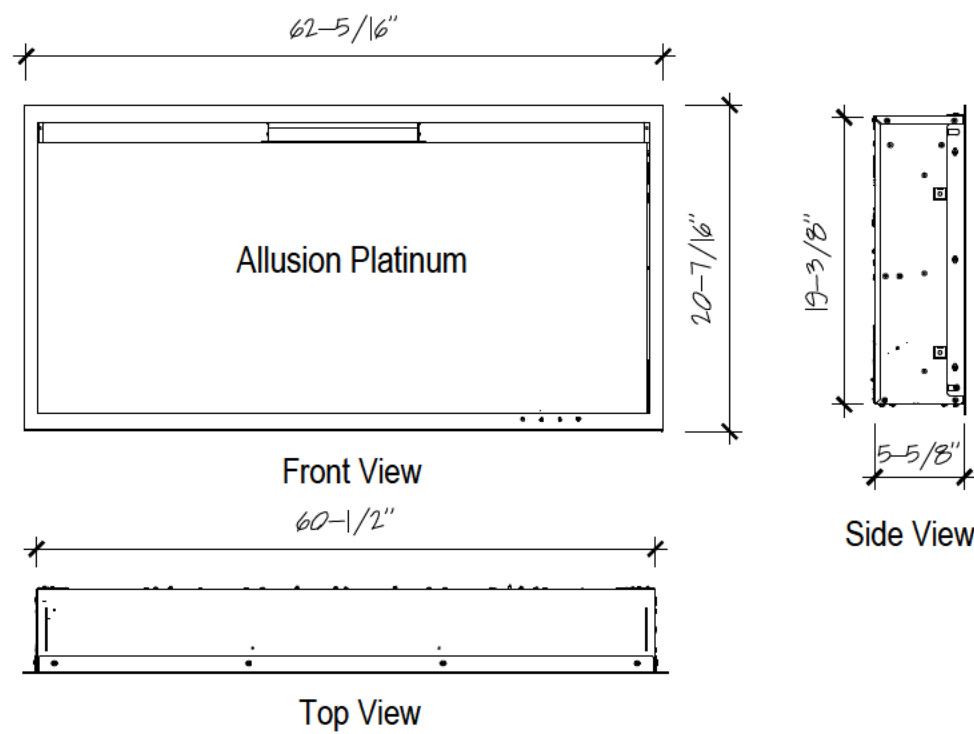


4 GRADE BEAM
D-1 SCALE : 1/2" = 1'-0"

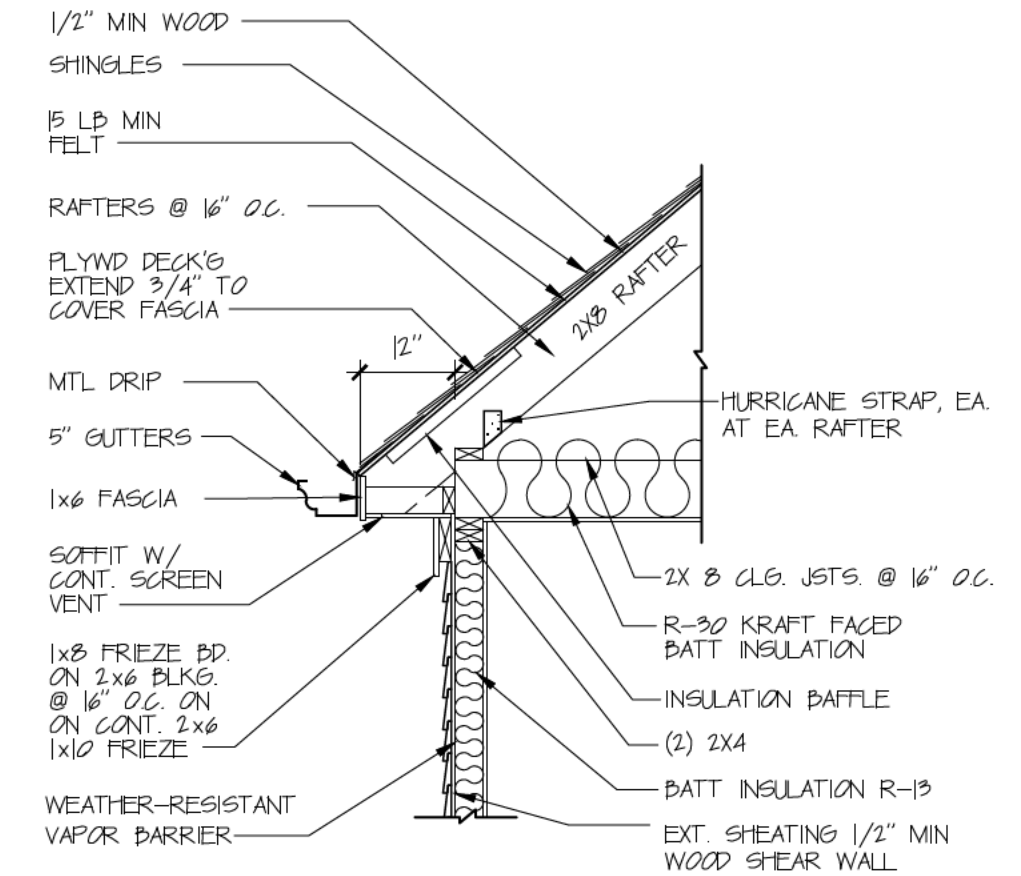


LED POWER SUPPLY AND WIRING TO BE CHANNLED THROUGH THE BLOCKING. NO WIRES OR OUTLETS SHOULD BE ABOVE THE TOP OF THE COVE

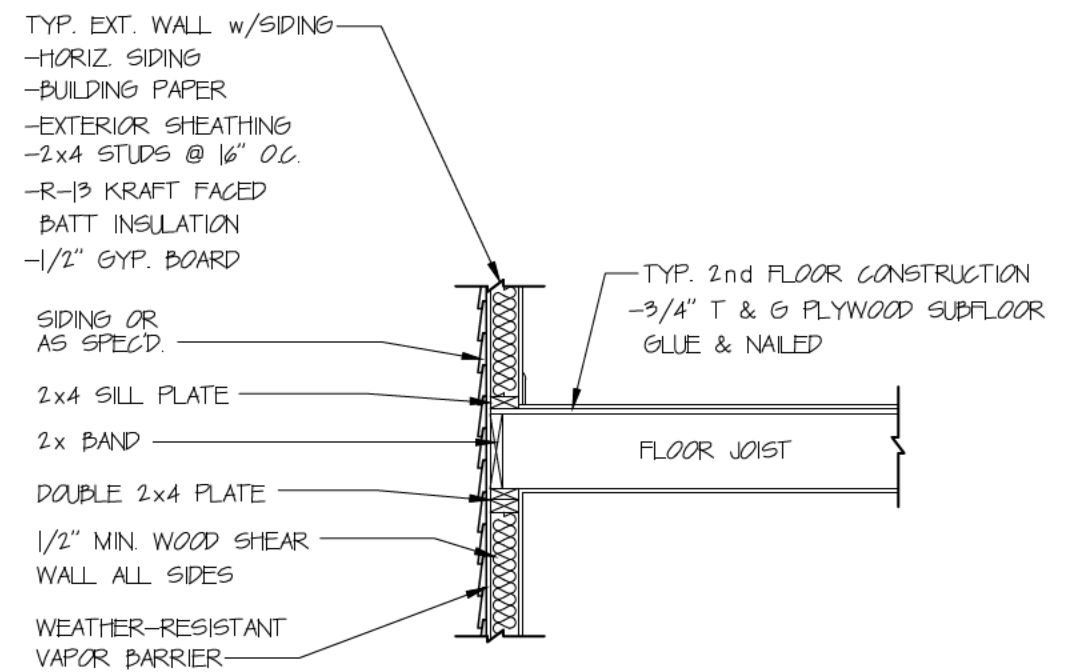
5 COVE LIGHTING DETAIL
D-1 N.T.S.



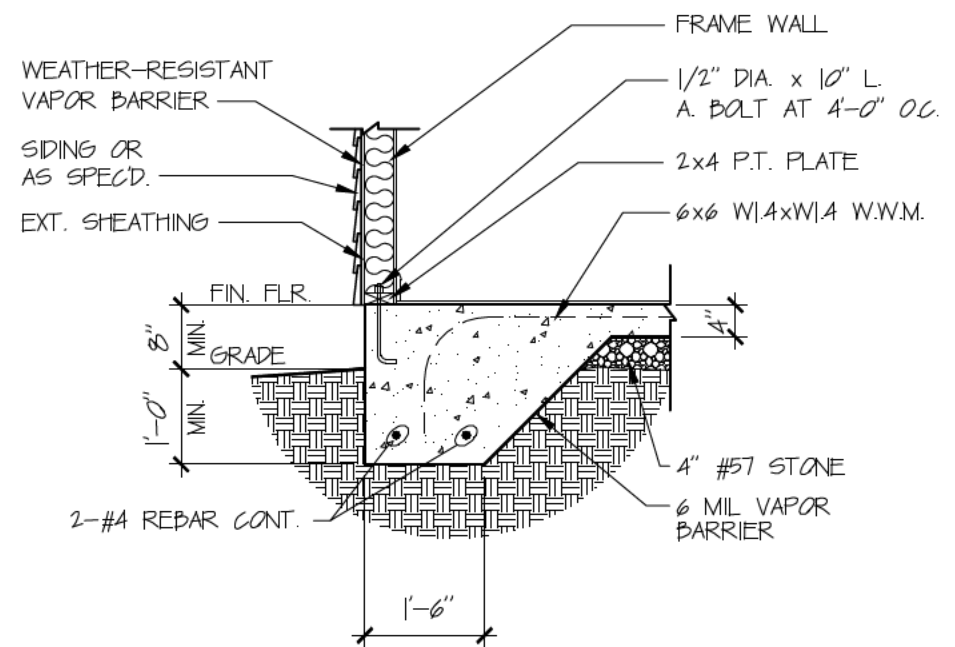
6 FIRE PLACE DETAIL
D-1 N.T.S.



1 TYP. EAVE DETAIL
D-1 SCALE : 1/2" = 1'-0"



2 FLR. / CLG. FRAMING DETAIL
D-1 SCALE : 1/2" = 1'-0"



3 FOOTING DETAIL
D-1 SCALE : 1/2" = 1'-0"

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