



DESIGN REVIEW COMMITTEE

700 Doug Davis Drive
Hapeville, GA 30354

September 21, 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 August 17, 2022

Documents:

1. DRC Minutes August 17, 2022

4. **New Business**

4.I. 3154 Lake Avenue Window Addition

Background:

Terrence Adams has submitted an application seeking approval to modify a previously approved plan for a single-family home on a lot located at 3154 Lake Avenue. The modification is a window over the stairs on the side elevation. 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 3154 Lake Avenue
2. 3154 Lake Avenue - Revised Plans

4.II. 3532 South Fulton Avenue Cabana

Background:

Carol Cahill has submitted an application seeking approval to modify a previously approved plan for an accessory structure (cabana) located in the rear yard at 3532 South Fulton Avenue. 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. Application - 3532 South Fulton Avenue_Redacted

4.III. 718 Campbell Circle Exterior Renovation

Background:

Shannon Short has submitted an application seeking approval for an exterior renovation at 718 Campbell Circle. The remodeling will include enclosing a current carport with brick infill and a garage door and

raising the grade of the existing driveway. 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 718 Campbell Circle
 2. Application - 718 Campbell Circle_Redacted
- 4.IV. 3300 Russell Street Deck/Stoop Addition

Background:

Sonya McCoy has submitted an application seeking approval to construct a new front deck/stoop and stairs to a single-family dwelling located at 3300 Russell Street. The property is zoned R-2, Two Family Residential and is subject to the Neighborhood Conservation Area Subarea E section of the Architectural Design Standards.

Documents:

1. Planners Report 3300 Russell Street
 2. Application - 3300 Russell Street_Redacted
- 4.V. 3309-3345 Dogwood Drive New Townhome Development

Background:

Green River Construction Georgia LLC has submitted an application seeking approval to construct 58 attached single-family homes to be located at a newly consolidated parcel at 3309-3345 Dogwood Drive. The townhomes range from 1,640 to 1,976 square feet (3 bedrooms, 3 bathrooms). The property is within the U-V, Urban Village Zoning District and is subject to the Architectural Design Standards.

Documents:

1. Planners Report 3309-3345 Dogwood Drive
2. Application - 3309-3345 Dogwood Drive_Redacted

5. **Next Meeting Date - Wednesday, October 19, 2022**

6. **Adjourn**



**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
August 17, 2022, 6:00 PM**

MINUTES

1. Call to Order

Chairman Jonathan Love called the meeting to order at 6:01PM.

2. Roll Call

Jonathan Love - absent
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to appoint Brian Gregory as Chairman pro tem. Motion Carried: 4-0

MOTION ITEM: John Stalvey made a motion, Brian Gregory seconded to appoint Jacquie Smyth as the Secretary pro tem. Motion Carried: 4-0

3. Approval of Minutes

3.1 Minutes of July 20, 2022

MOTION ITEM: Gregory Morgan made a motion, John Stalvey seconded to approve the minutes of July 20, 2022, as submitted. Motion Carried: 4-0

4. New Business

4.1 3396 Dogwood Drive

Addition

Background:

Nestor Aldo Gutierrez has submitted an application seeking approval for an addition to an existing commercial building located at 3396 Dogwood Drive. The proposed addition is approximately 1,040-square feet intended for office use for a new total of 3,710-square feet. 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.

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

- Applicant to address all outstanding items identified in the Planners Report
- Property will require consolidation plat approval

The Committee also granted the following design exceptions:

- Building height of 16'
- The floor to ceiling height has not been provided. Requirement is 12'

- The existing structure was developed prior to the adoption of the Architectural Design Standards and is within the portion of Dogwood Drive currently being revitalized with sidewalks, pavers, and landscaping
- There is no landscaping in the supplemental area
- The enfronting facade is less than 80% of the frontage. No transoms on front windows. Allow for no foundation along front façade
- Foundation on front is not distinct. Requires design exception
- Parking is in the supplemental area and there is no 10' landscape buffer between the parking and adjacent sidewalk. If restriping parking lot, parking preferred to side of building rather than front

Motion Carried: 4-0

4.II 3315 Stillwood Drive

Subdivision Revisions

Background:

Stillwood Development LLC has submitted an application seeking approval for revisions required by the Building Inspectors/Building Code for 3 already approved single-family homes to be located in the Stillwood Farm subdivision located at 3315 Stillwood Drive. The property is zoned P-D, Planned Unit Development zoning district 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 revisions as submitted. Motion Carried: 4-0

4.III 376 King Arnold Street/325 Sunset Avenue

New SF Subdivision

Background:

Alex Popham with Epic Development has submitted an application seeking approval for the construction of 25 single-family homes (10 in this application) to be located at 325/376 King Arnold. The lots under consideration with this application are 1, 2, 3, 4, 11, 12, 13, 16, 21, and 22. The property is zoned P-D, Planned Unit Development zoning district and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

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

- Applicant to address all outstanding items identified in the Planners Report
- Recommendation agreed by applicant: aesthetic differentiation with color, finish, and type of brick

The Committee also granted the following design exceptions:

- First floor sill height below 24"
- Parking in the supplemental area for internal lots
- First story elevations will not be above grade
- Depth of stoop (3'4") and porches (7'4")
- Stoop at grade

Gregory Morgan amended the motion, John Stalvey seconded to approve all 25 units.

Motion Carried: 4-0

5. **Next Meeting Date – Wednesday, September 21, 2022, at 6:00PM**

6. **Adjourn**

MOTION ITEM: Gregory Morgan made a motion, John Stalvey seconded to adjourn the meeting at 6:44PM. Motion Carried: 4-0

Respectfully submitted by,

Jacquie Smyth, Secretary Pro Tem

Brian Gregory, Chairman Pro Tem

DRAFT



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

DATE: September 15, 2022
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3154 Lake Ave Window addition**

Key:

Compliant:	✓
Not Compliant:	✗
Incomplete:	✋
Not Applicable:	⊘

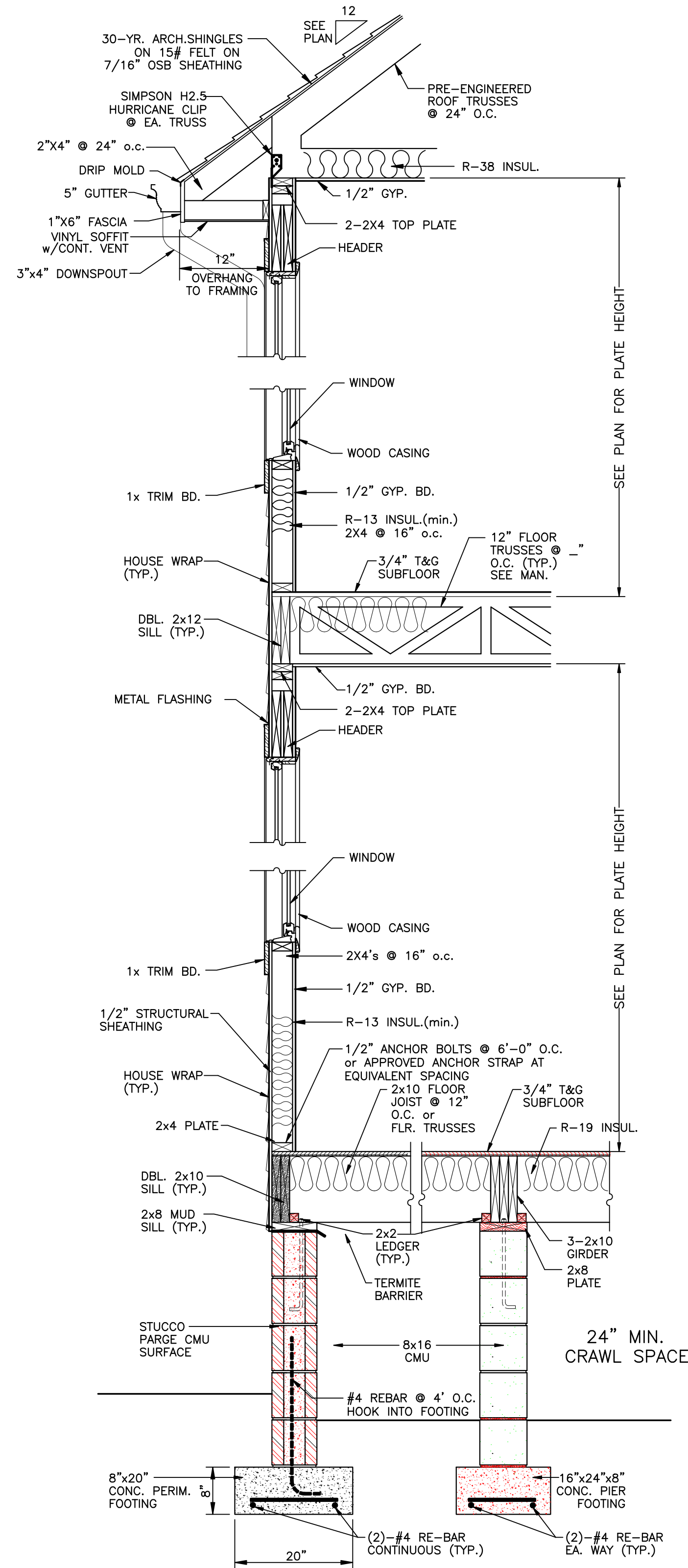
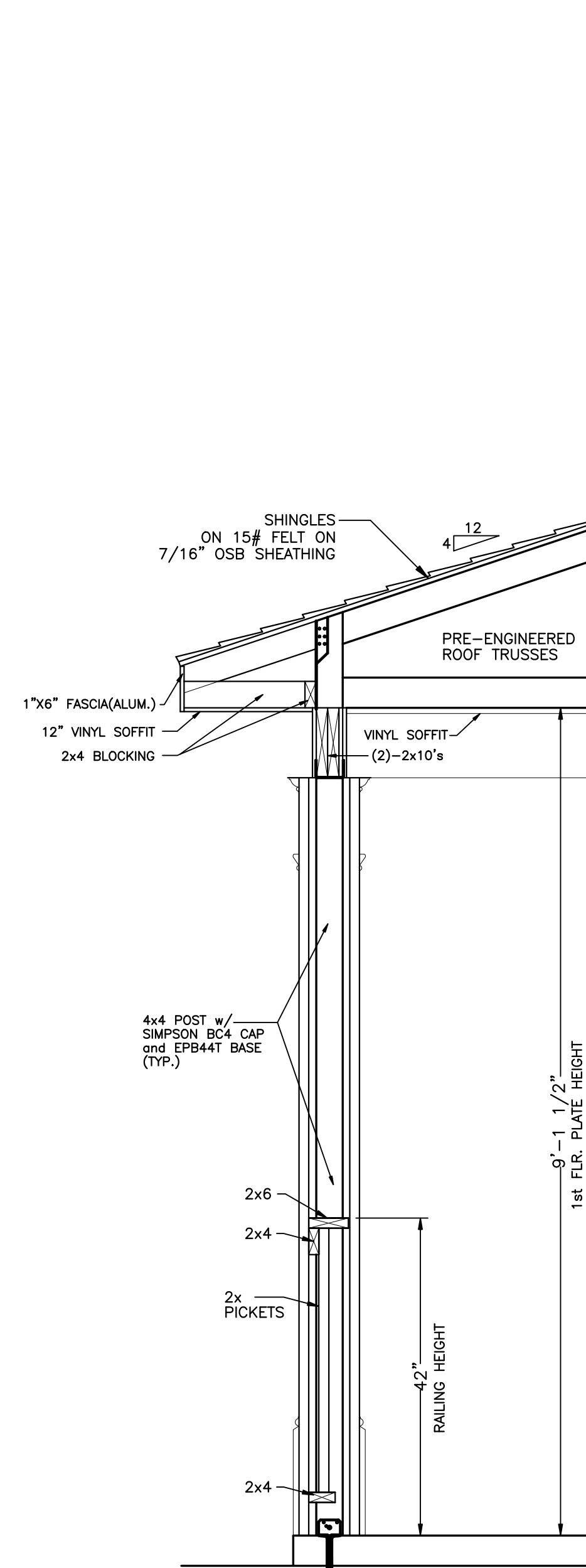
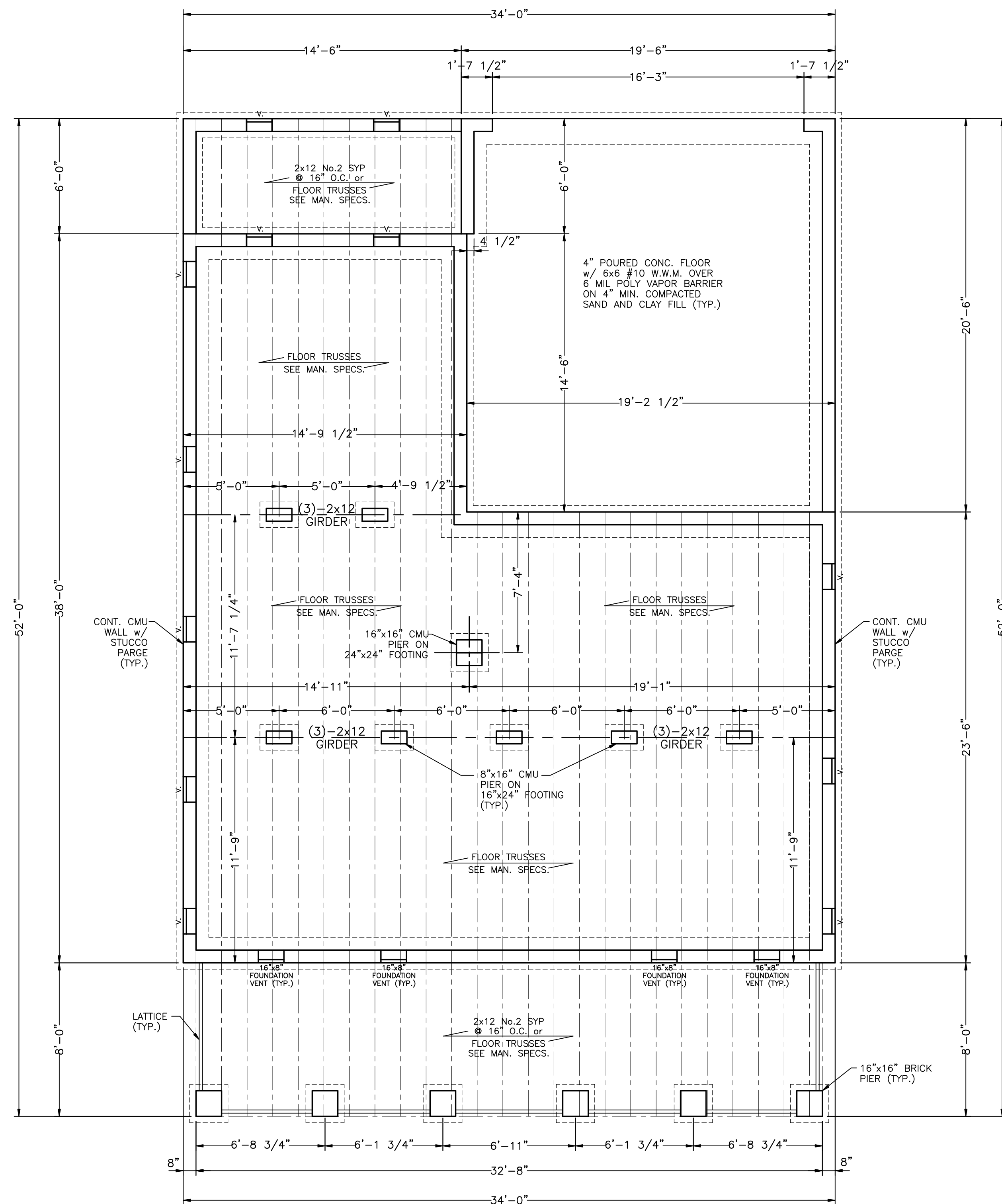
BACKGROUND

The City of Hapeville has received a design review application from Terrence Adams to modify a previously approved plan for a single family home on a lot located at 3154 Lake Ave. The modification is a window over the stairs on the side elevation.

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

RECOMMENDATIONS

The proposed window must meet all recess and trim requirements and may be approved at the discretion of the Design Review Committee.



General Notes

FOUNDATION PLAN - PLAN 2353-A

LEFT-SIDE GARAGE

$1/4" = 1' - 0"$

1	ADDED BRICK PIERS AND LATTICE TO FRONT PORCH	9/21
No.	Revision/Issue	Date

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—(continued)—

Project Name and Address
Plan 2353-A
The Laurens "A"

Plan 2353-A

The LAURENS A

Date 10/09

Scale

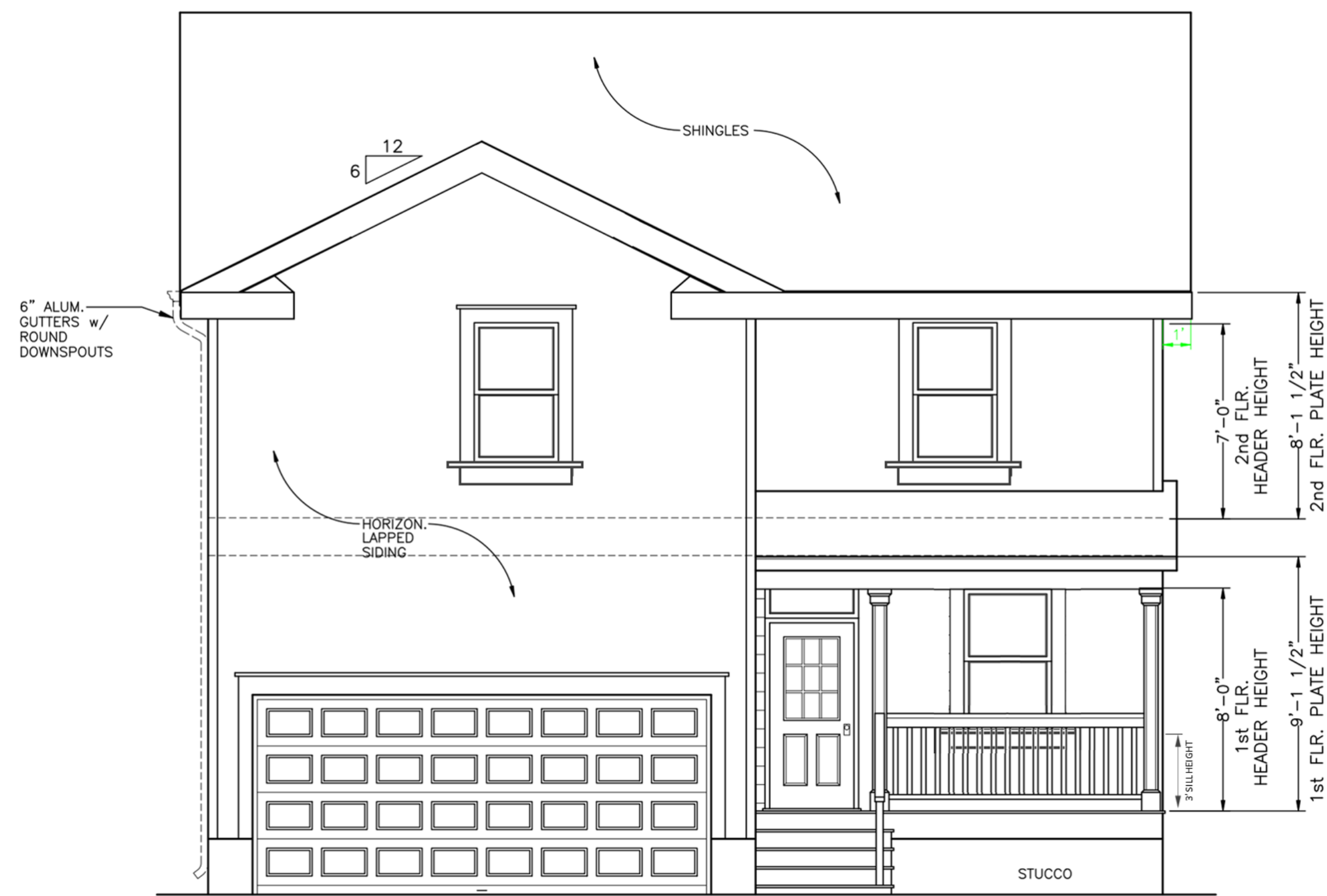
Project Name and Address

Sheet



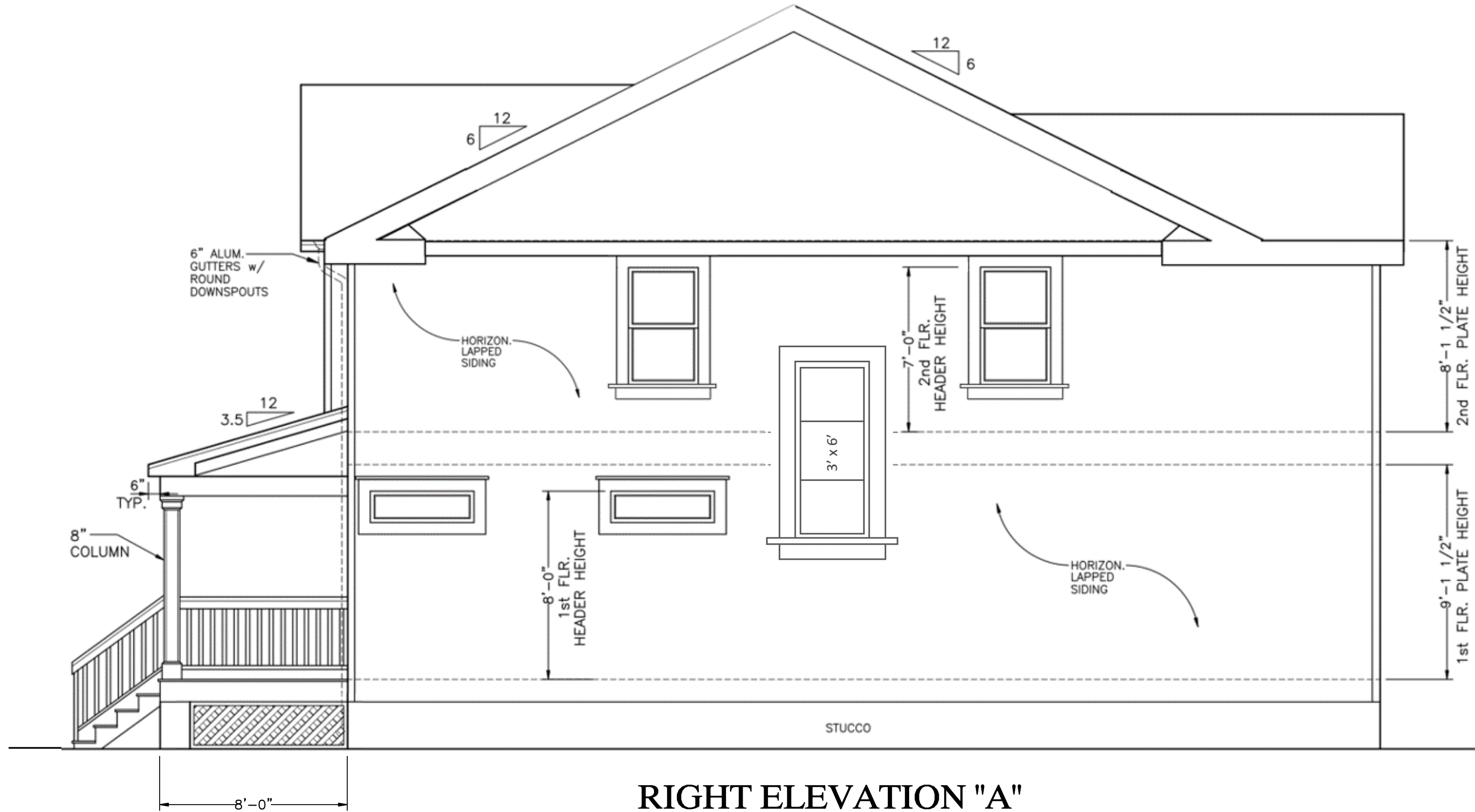
FRONT ELEVATION "A"

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



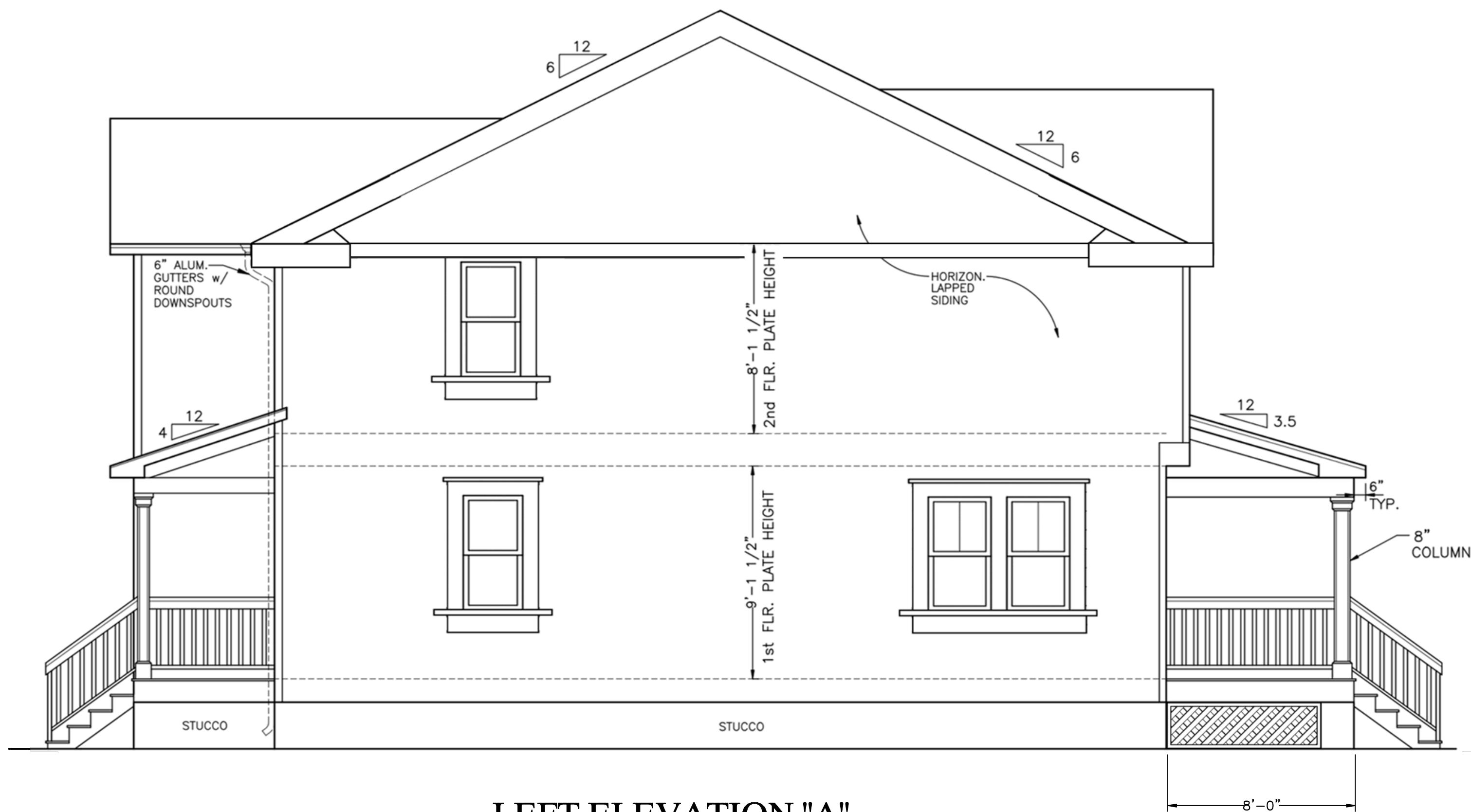
REAR ELEVATION "A"

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



RIGHT ELEVATION "A"

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



LEFT ELEVATION "A"

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

General Notes

Drawings, specifications and related items are, and remain the property of the designer. They are to be used only for the project and site for which they were prepared. They are not to be reproduced, copied, or given to others for the purpose of constructing another project, or for any other purpose without the written consent of the designer. The designer shall not be responsible for the construction of other projects. Plans may not be reproduced in any manner for any purpose without written consent of the designer.

To the best of his knowledge, the designer has prepared these plans for the project and site for which they were prepared. The designer makes no warranty, expressed or implied, for the construction of other projects. The designer will not be liable for human error after construction begins.

ELEVATIONS - PLAN 2353-A

1/4" = 1'-0"

No.	Revision/Issue	Date
1	ADDED BRICK PIERS AND LATTICE TO FRONT PORCH, ADDITIONAL WINDOWS IN MASTER AND BEDROOM 2	9/21

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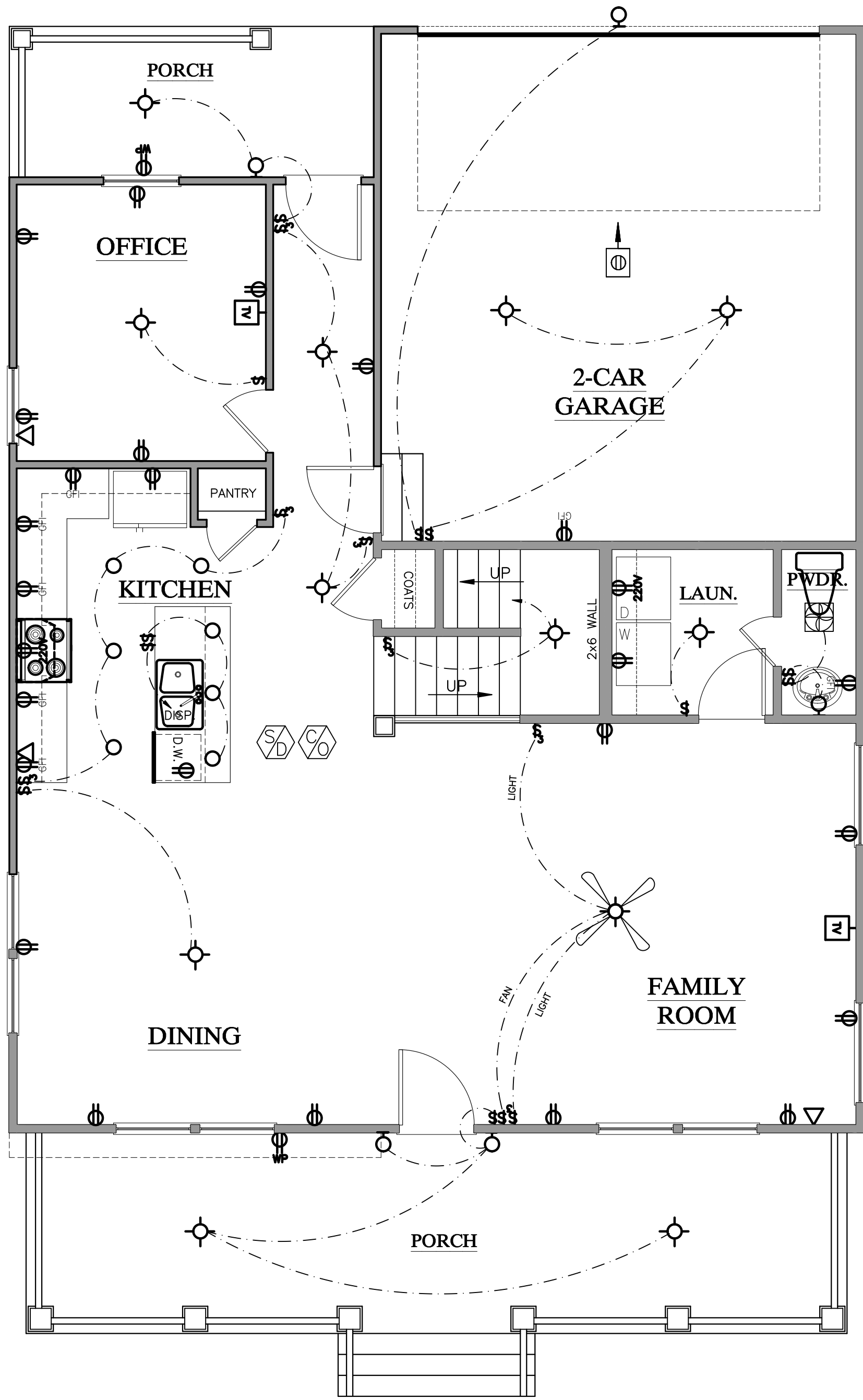
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Plan 2353-A
The Laurens "A"

Street
A3

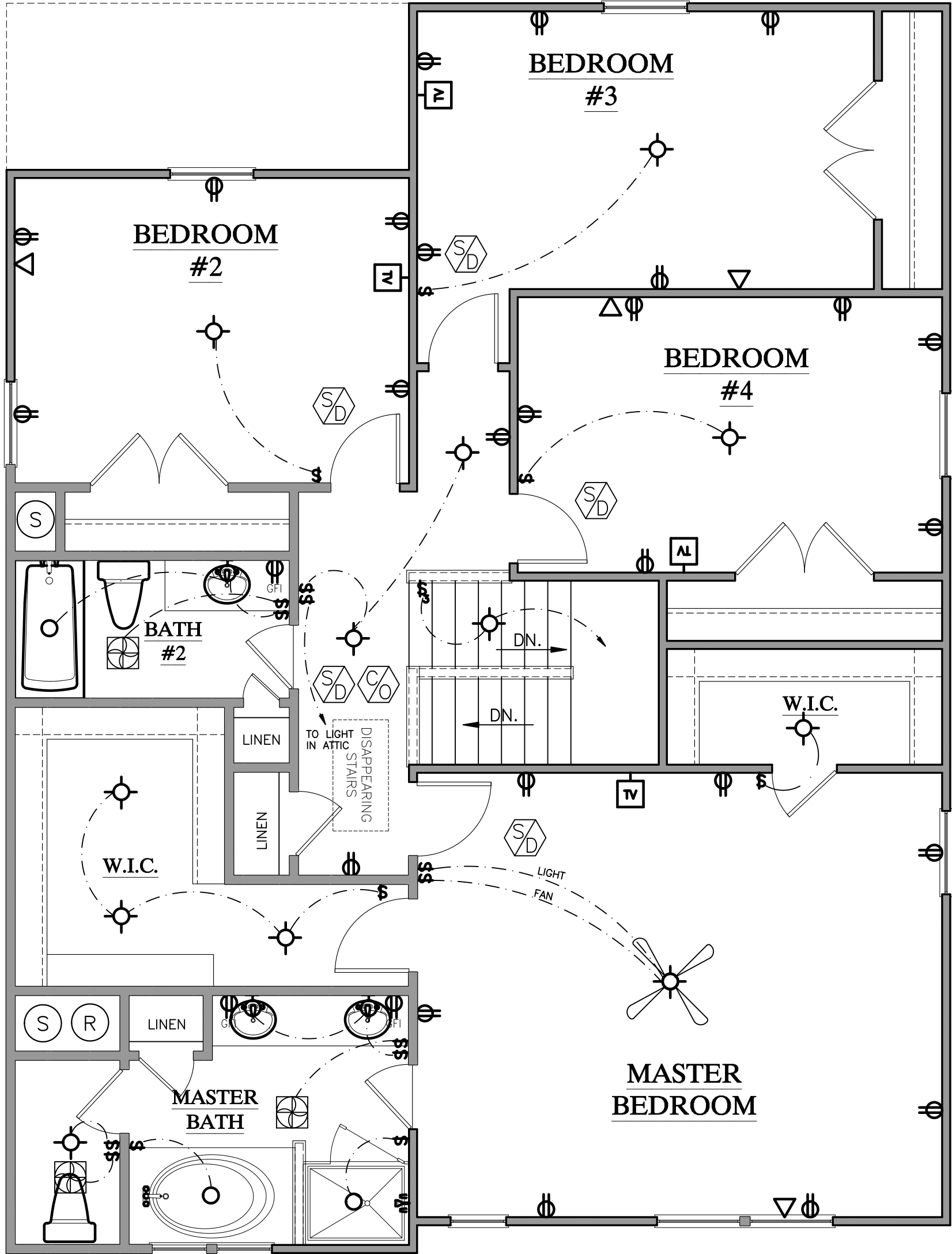
Project
Plan 2353-A
The Laurens "A"

Date
4/21

Scale
1/4" = 1'-0"



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



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

ELECTRICAL SYMBOL KEY	
	DUPLEX RECEPTACLE
	220V DUPLEX RECEPTACLE
	WATER PROOF RECEPTACLE
	GROUND FAULT INTERRUPT RECEPTACLE
	1-POLE SWITCH
	3-POLE SWITCH
	WALL LIGHT
	FLOOD LIGHT
	RECESSED CEILING LIGHT
	SURFACE CEILING LIGHT
	CEILING FAN W/ LIGHT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	EXHAUST FAN
	TV CABLE JACK
	TELEPHONE JACK
	GARAGE DOOR OPENER
	DOOR BELL
	PANEL BOX
	CONDUIT

General Notes

Drawings, specifications and related items are, and remain the property of the designer. They are to be used only for the project and for one time use. For any other use, the user must obtain the written consent of the designer. The designer shall not be responsible for the construction of other projects. Plans may not be reproduced in any manner for any purpose without written consent of the designer.

To the best of his knowledge, the designer has prepared these plans in accordance with the applicable codes and standards in effect at the time. Although every reasonable effort has been made to ensure the accuracy of the drawings, the designer does not warrant, represent or guarantee the accuracy, completeness, or correctness of the information, drawings, and/or specifications. The designer will not be liable for human error after construction begins.

ELECTRICAL PLANS - PLAN 2353-A

1/4" = 1'-0"

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Project Name and Address
Plan 2353-A
The Laurens "A"

Sheet
A4

Project
Plan 2353-A
The Laurens "A"

Date
10/08

Scale
1/4" = 1'-0"

No. Revision/Issue

Date



General Notes

Drawings, specifications and related items are, and remain the property of the designer. The client's right is conditional and limited for one time use, to construct a single project on the specific property, as stated herein. Plans may not be sold, loaned, or given to others for the purpose of constructing another project. Possession of plans does not authorize continued use of some for construction of other projects. Plans may not be reproduced in any manner for any purpose without written consent of the designer.

To the best of his knowledge, the designer has prepared these plans to comply with the client's specifications and local building codes in effect at the time. Although every reasonable effort has been made to avoid errors, omissions, and mistakes, the contractor and/or client shall verify all conditions, dimensions, details, and specifications. The designer will not be liable for human error after construction begins.

ROOF PLAN - PLAN 2353-A

1/4" = 1'-0"

			Date
No.	Revision/Issue		

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Project Name and Address

Plan 2353-A
The Laurens "A"

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Sheet

A5

Project Plan 2353-A
The LAURENS "A"

10/08

$$1/4^n = 1'-0^n$$

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.

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)

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] July 5, 2022
Printed Name Signature Date

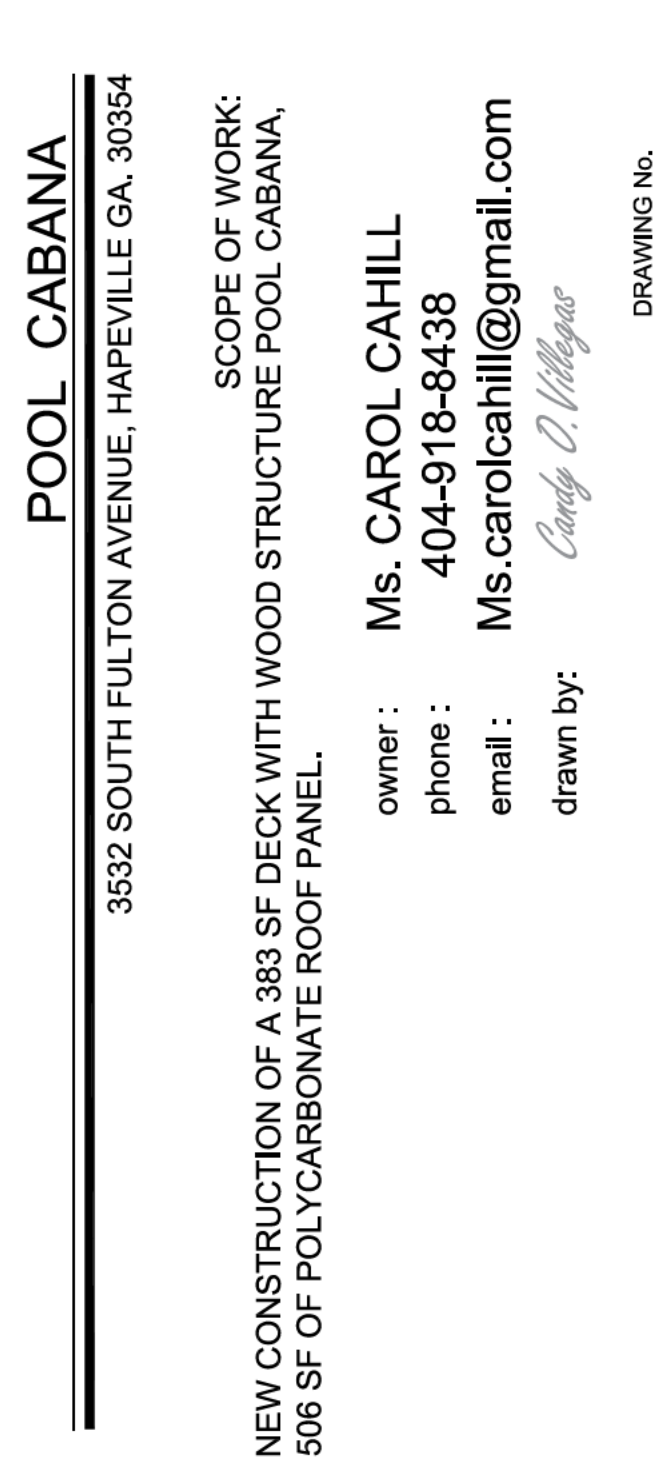
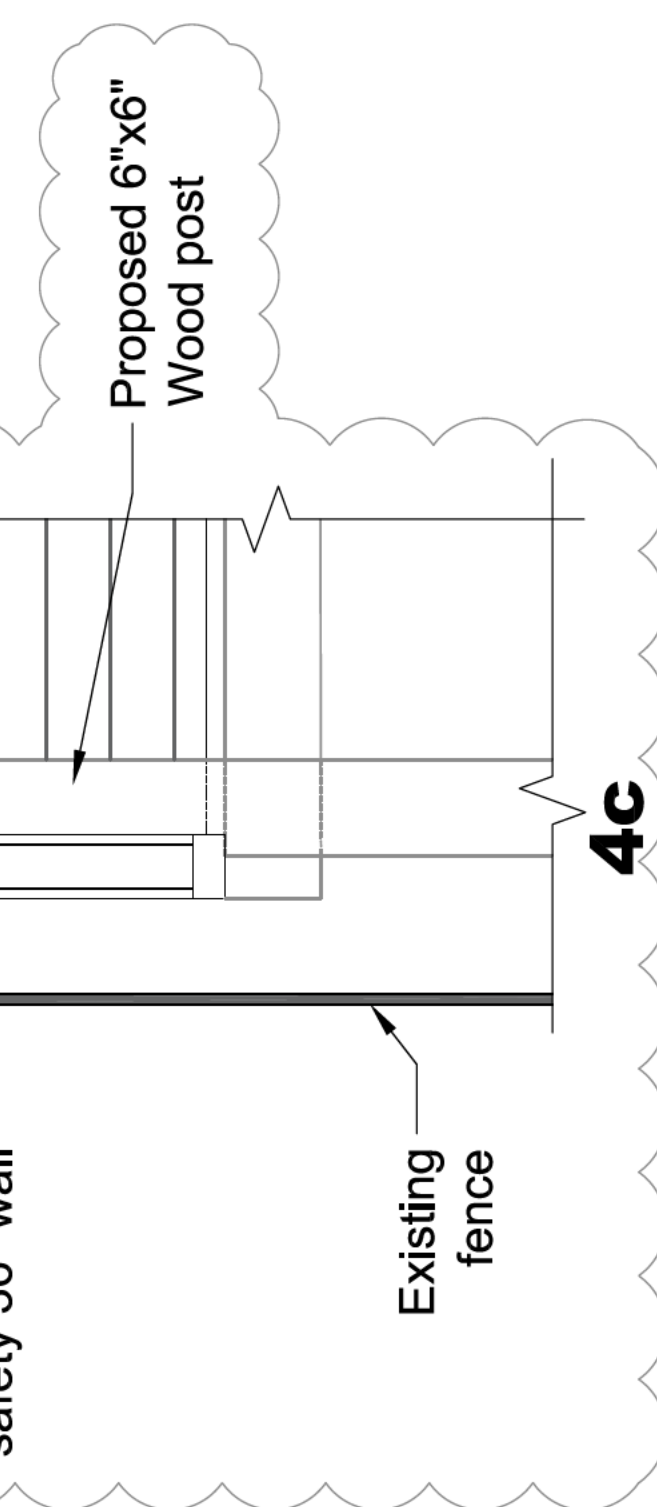
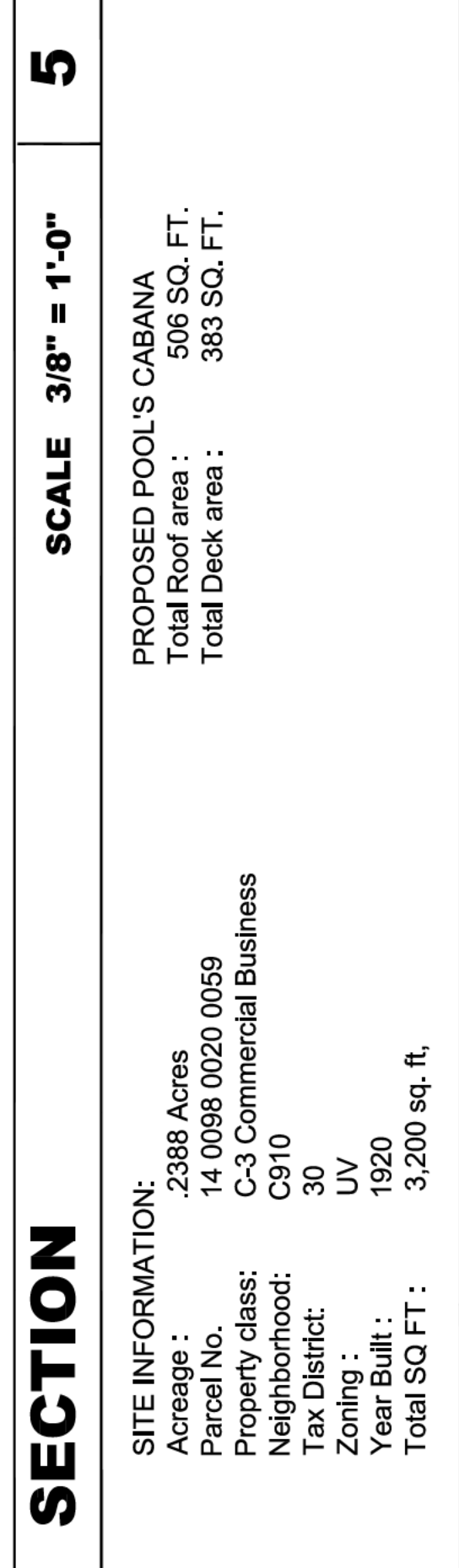
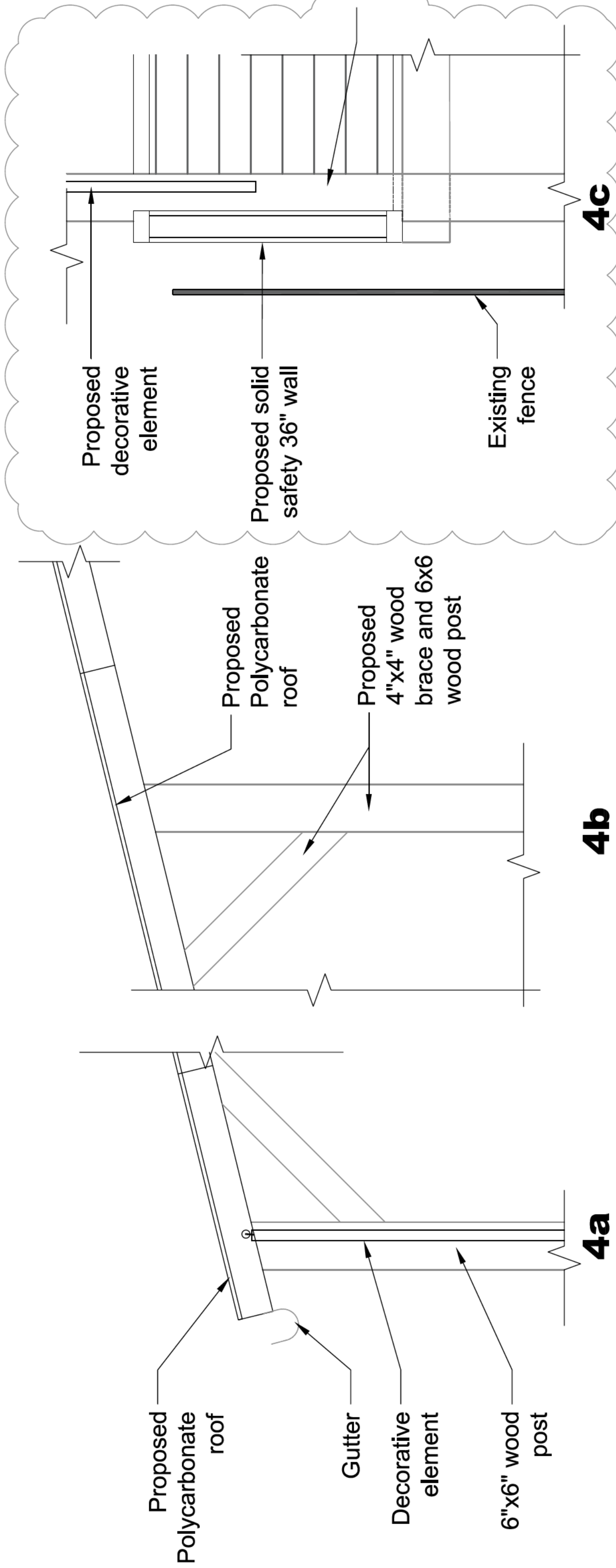
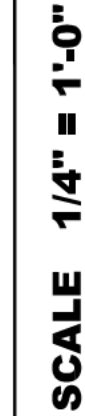
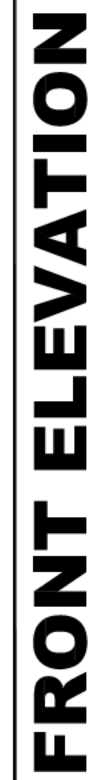
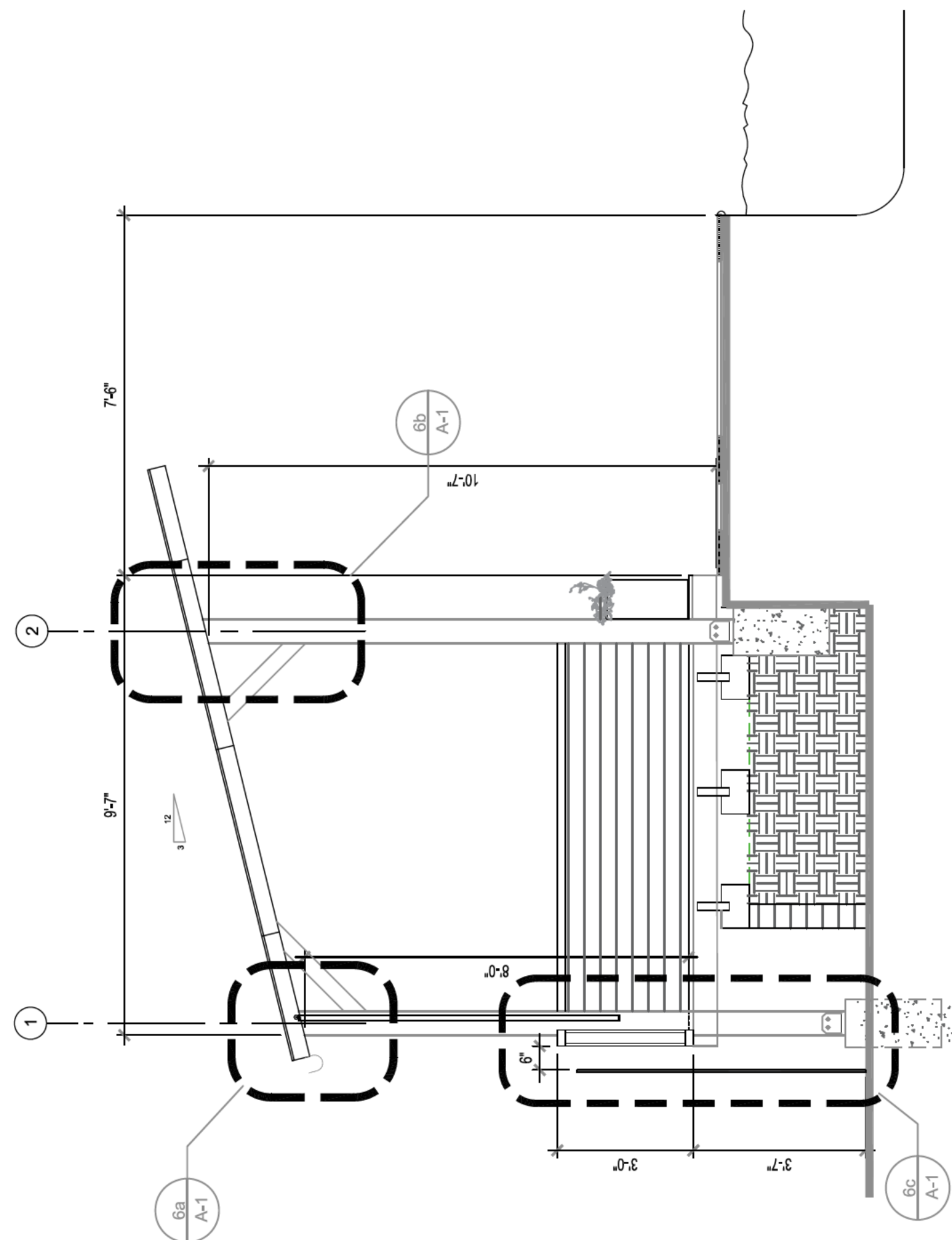
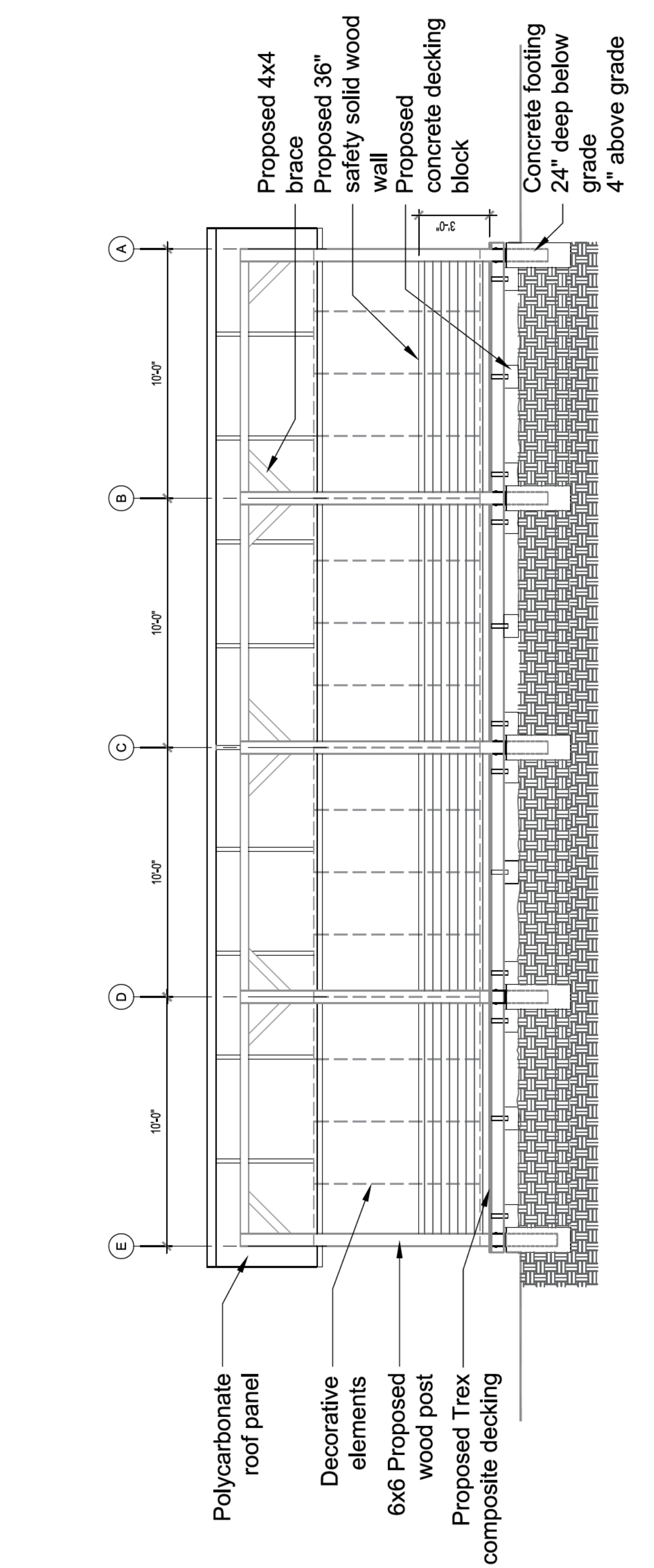
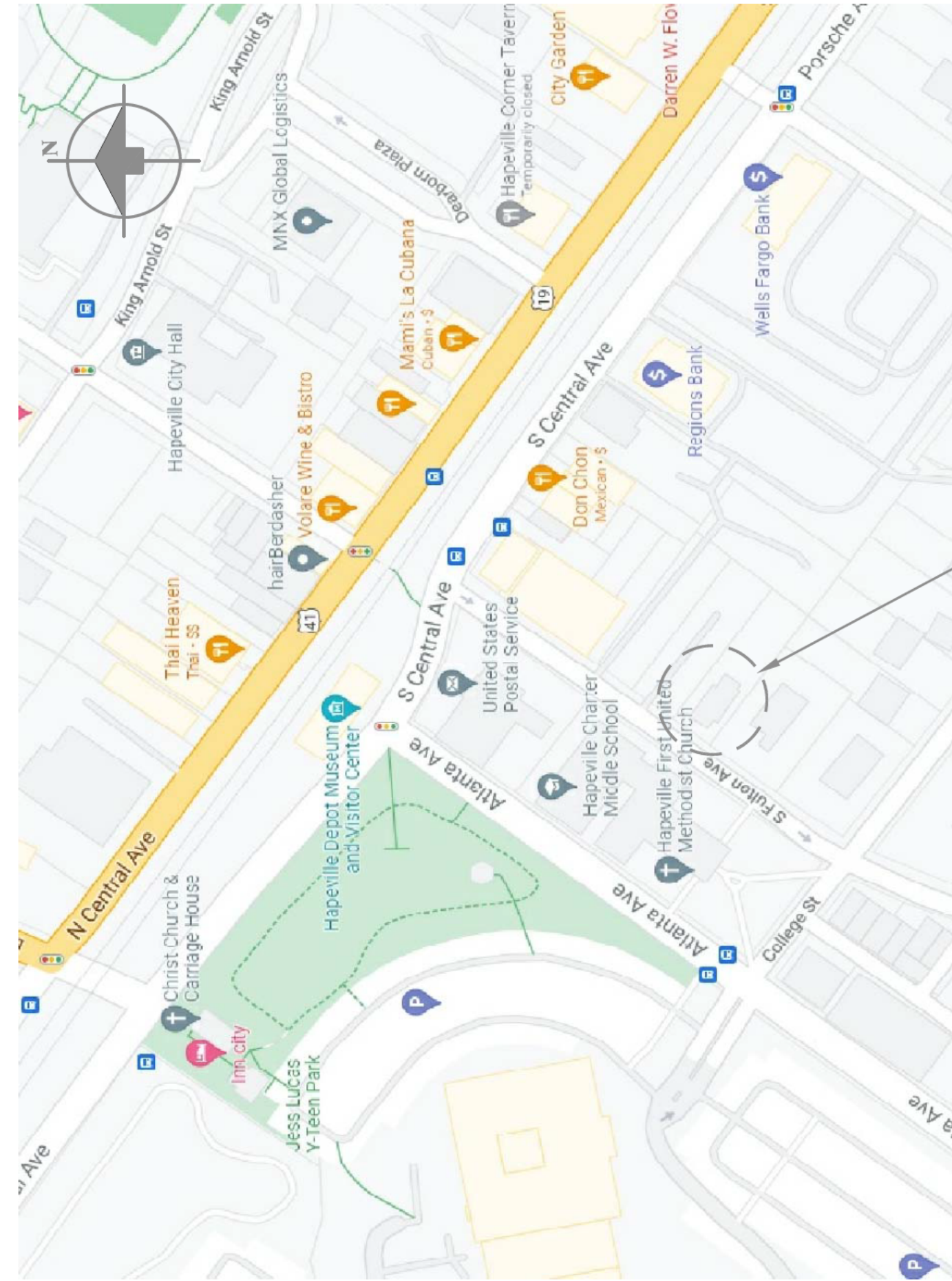
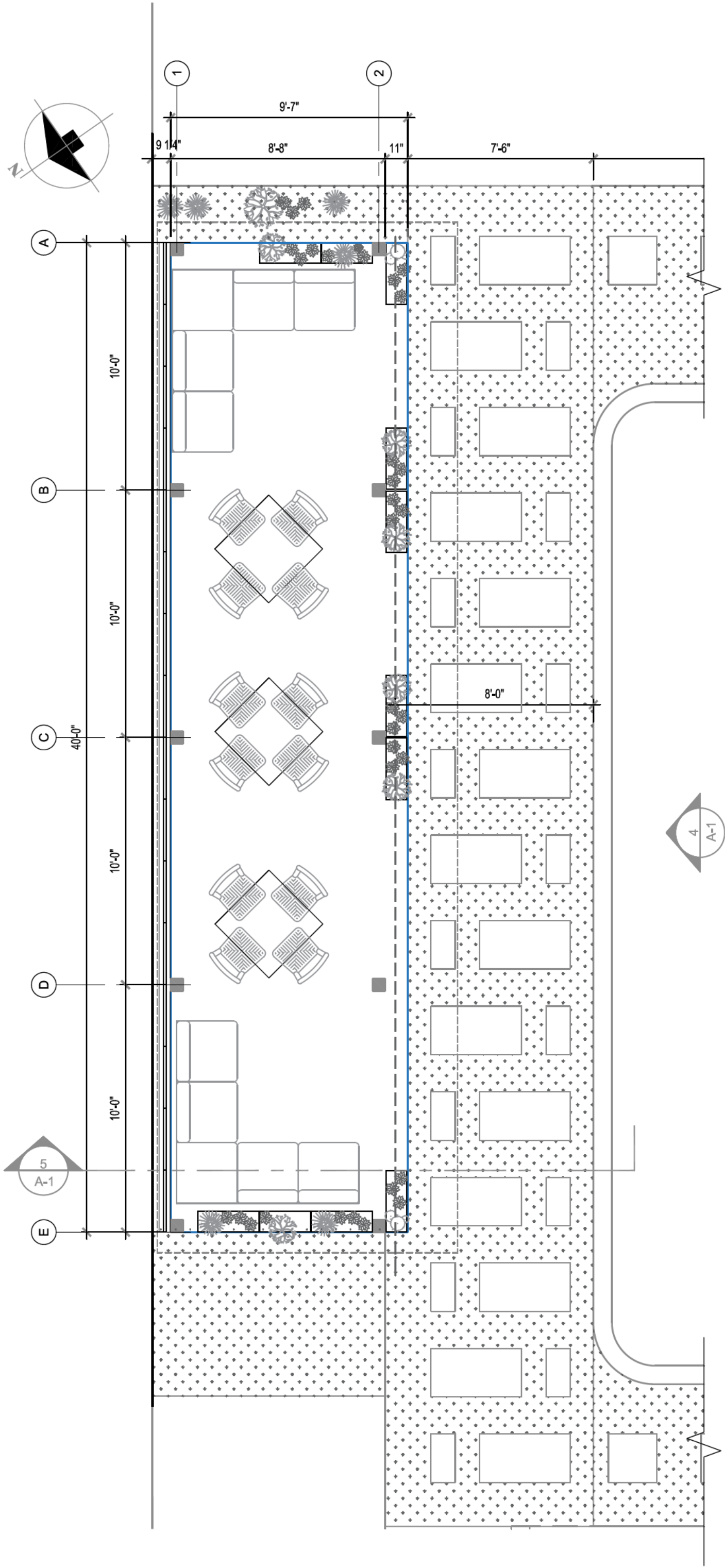
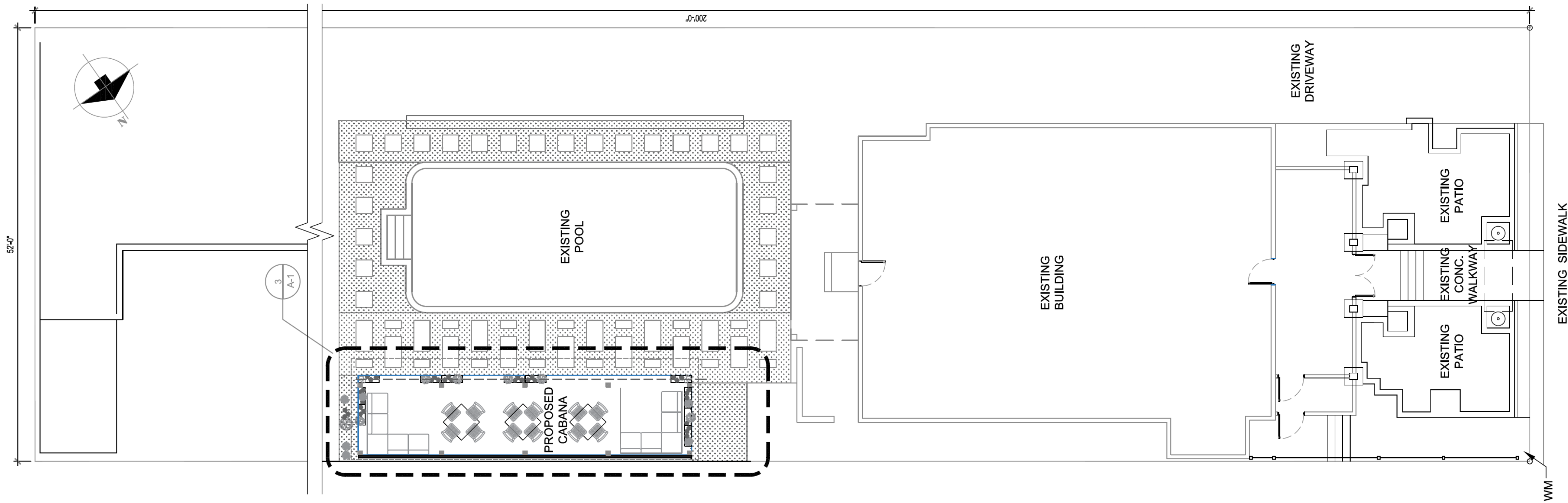
Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

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











DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: September 15, 2022
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 718 Campbell Circle**

Key:

Compliant:	✓
Not Compliant:	✗
Incomplete:	✋
Not Applicable:	⊘

BACKGROUND

The City of Hapeville has received a design review application from Shannon Short for an exterior renovation at 718 Campbell Circle. The remodeling will include enclosing a current carport with brick infill and a garage door and raising the grade of the existing driveway.

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

Note: The address should be corrected on the drawings.

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.

(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: Existing carport to be enclosed. Design Exception required.

RECOMMENDATIONS

The proposal to enclose the existing front facing carport requires a Design Exception. Staff recommends approval.

The address should also be corrected on the drawings.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 9-9-22

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: Shannon Short Contact Number: [REDACTED]

Applicants Address: 718 Campbell Circle Hapeville Ga. 30354

E-Mail Address: ShortConstructionInc@gmail.com Zoning Classification: R1

Address of Proposed Work: 718 Campbell Circle Hapeville Ga. 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14009900020878

Property Owner: Shannon Short Contact Number: [REDACTED]

Project Description (including occupancy type): Enclose an existing carport to create a garage with door in front & rear. Re pour driveway from carport to street.
Single family residence.

Contractors Name: Short Construction, Inc Contact Number: [REDACTED]

Contact Person: Shannon Short 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

9.9.22
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: —

Total Square Footage of existing building: 2000

Estimated Cost of Construction: \$11,000

List/Describe Building Materials on the exterior of the **existing** structure: CMU, brick,
fiber cement siding, cedar shingle siding.

List/Describe Building Materials **proposed** for the exterior facade of the new structure: Brick,
fiber cement siding. Cedar Look garage door

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.

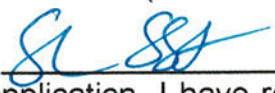
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Building inspections issued by the City of Hapeville are contracted out to State of Georgia Certified Inspectors. These inspectors make the final decisions regarding building, electrical, plumbing and HVAC work completed in the City of Hapeville. The 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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(Please Print & Initial)

I  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.
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- ☒ 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.

Shanna Short

[Signature]

9.9.22

Printed Name

Signature

Date

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

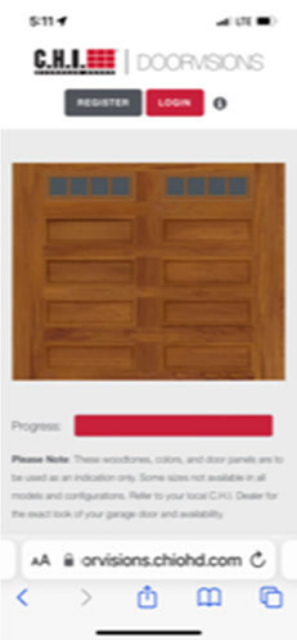
Thank you for interest and investment in the City of Hapeville.



Below is the example of the rear garage door but it will be white to match the rear of our home.



Below is the example of the front garage door to match the cedar accents on the front of our home.



CARPORT CONVERSION SHORT RESIDENCE

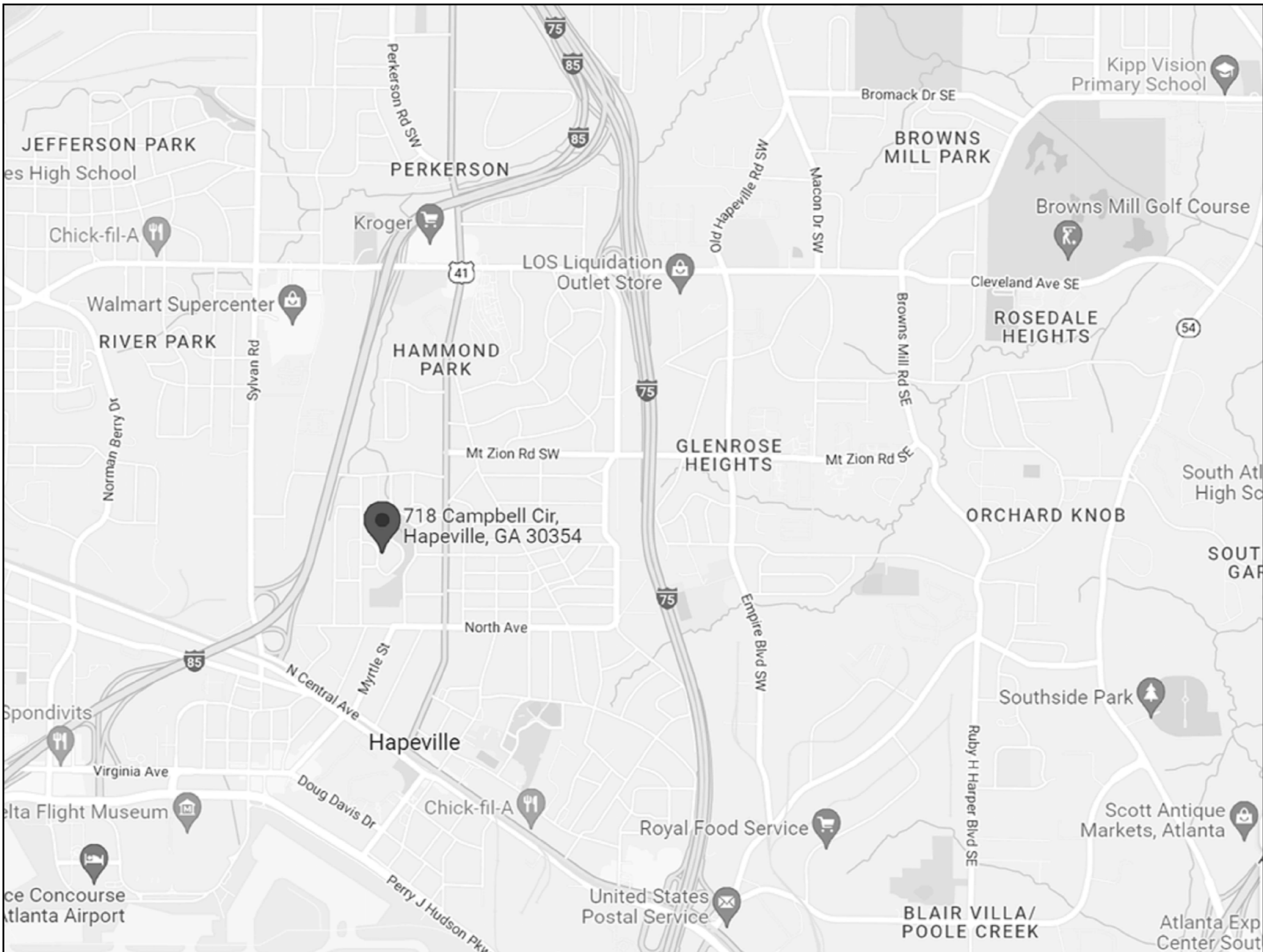
G M I D

greg morgan interior design

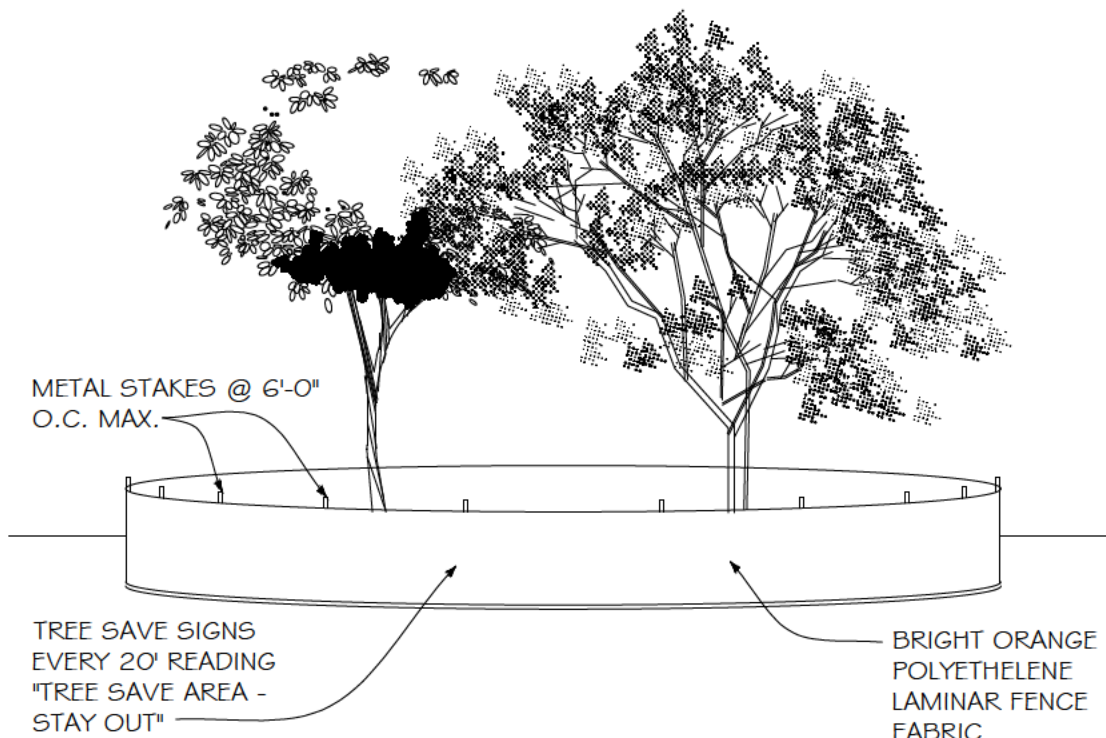
GREG MORGAN, DESIGNER

3302 MYRTLE STREET
HAPEVILLE, GA. 30354

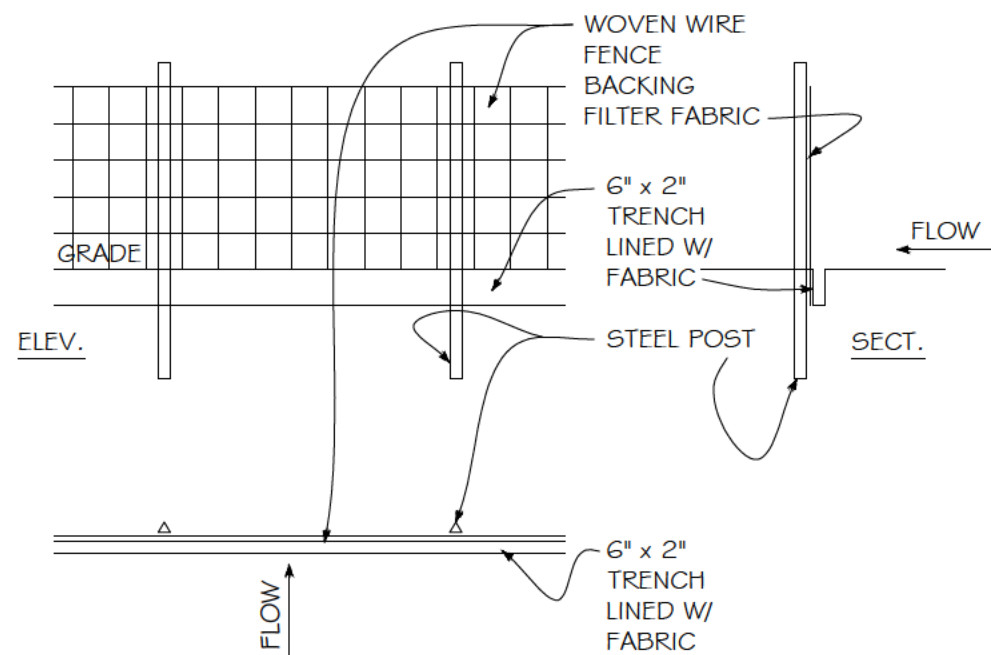
404.234.7781



1 REFERENCE LOCATION PLAN
SCALE: 1/16" = 1'-0"



2 TREE PROTECT FENCING DET.
SCALE: NOT TO SCALE



3 EROSION CONTROL FENCE DET.
SCALE: NO SCALE

PROJECT DESCRIPTION:

Conversion of an existing carport to be an enclosed single car garage.

APPLICABLE CODES

INTERNATIONAL BUILDING CODE (IBC) - 2018 EDITION W/ GEORGIA STATE AMENDMENTS.

INTERNATIONAL RESIDENTIAL CODE FOR ONE- & TWO-FAMILY DWELLINGS (IRC) - 2018 EDITION WITH GEORGIA STATE AMENDMENTS.

INTERNATIONAL FIRE CODE (IFC) - 2018

INTERNATIONAL PLUMBING CODE (IPC) - 2018 EDITION W/ GEORGIA STATE AMENDMENTS.

INTERNATIONAL MECHANICAL CODE (IMC) - 2018 EDITION W/ GEORGIA STATE AMENDMENTS.

INTERNATIONAL FUEL GAS CODE (IFGC) - 2018 EDITION W/ GEORGIA STATE AMENDMENTS.

INTERNATIONAL ENERGY CONSERVATION CODE (IECC) - 2015 EDITION W/ GEORGIA STATE SUPPLEMENTS & AMENDMENTS

NATIONAL ELECTRICAL CODE - 2017 EDITION WITH NO GEORGIA STATE AMENDMENTS

CODE INFORMATION:

Project Address: 718 Campbell Circle
Hapeville, GA 30354

Zoning: R-1

Occupancy: R-3, Residential Lot

Construction Type: Type VB

Building Height: (No Change)

Square Footage: (No Change)

SITE PLAN NOTES

- NO GRADED SLOPE SHALL EXCEED 2H: 1V.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIME. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR BREAK THE SEDIMENT SOURCE.
- DISTURBED AREAS LEFT IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION AND MULCH; DISTURBED AREAS REMAINING IDLE 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.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.

PROJECT CONTACTS:

OWNER:
Shannon and Leslie Short
718 Campbell Circle
Hapeville, GA 30354
(678) 776-3276

GENERAL CONTRACTOR:
Shannon Short
Short Construction, INC
718 Campbell Circle
Hapeville, GA 30354
(678) 776-3276
shortconstructioninc@gmail.com

DESIGNER:
Greg Morgan
GMID, LLC
3302 Myrtle St
Hapeville, GA. 30354

DRAWING INDEX:

- | | |
|-------|---------------------|
| T 1 | Title Sheet |
| A 1.1 | Main Level Plans |
| A 2.1 | Existing Elevations |
| A 2.2 | Proposed Elevations |

See Separate Survey for Official Site Information.

PROJECT GENERAL NOTES:

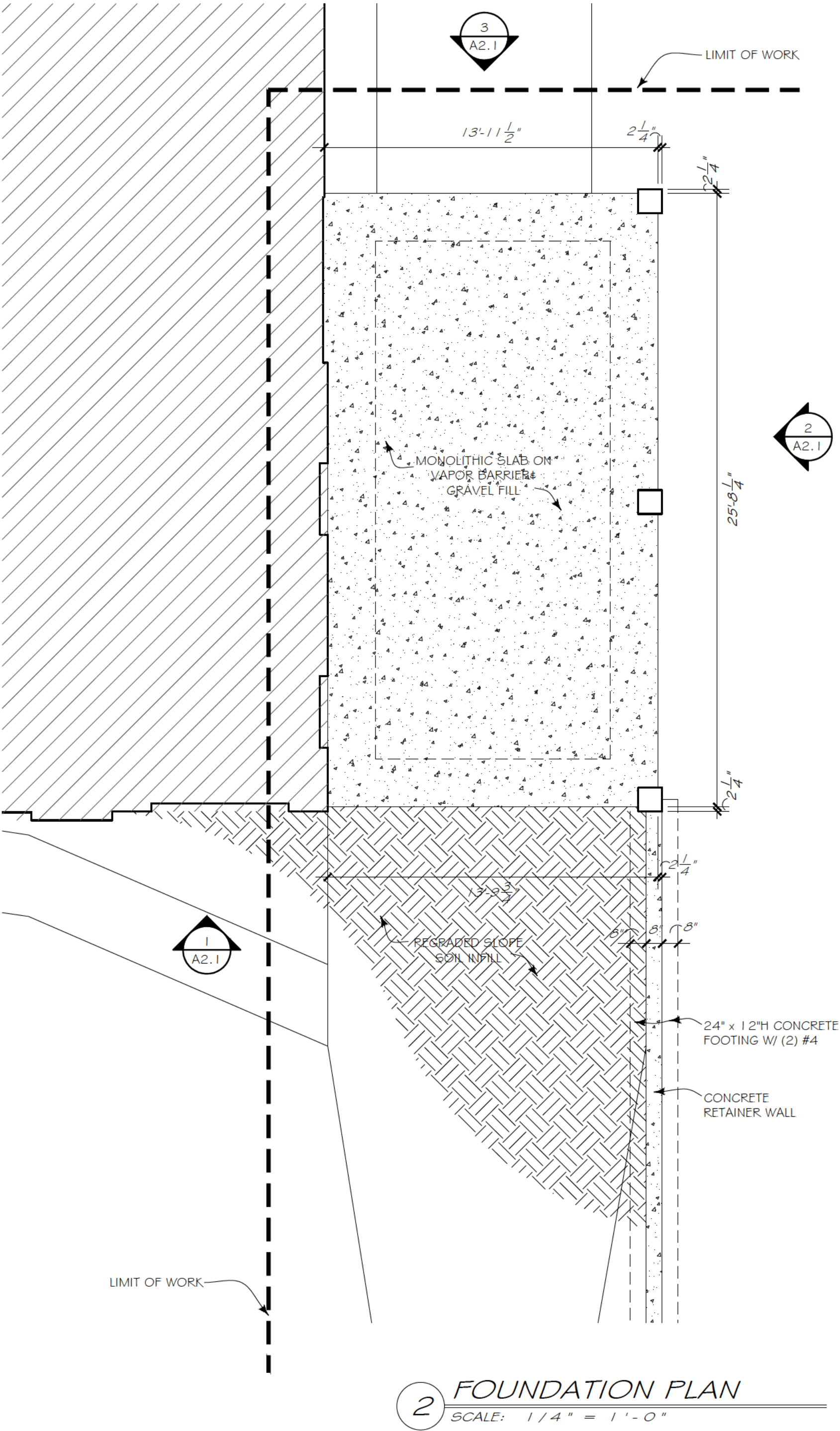
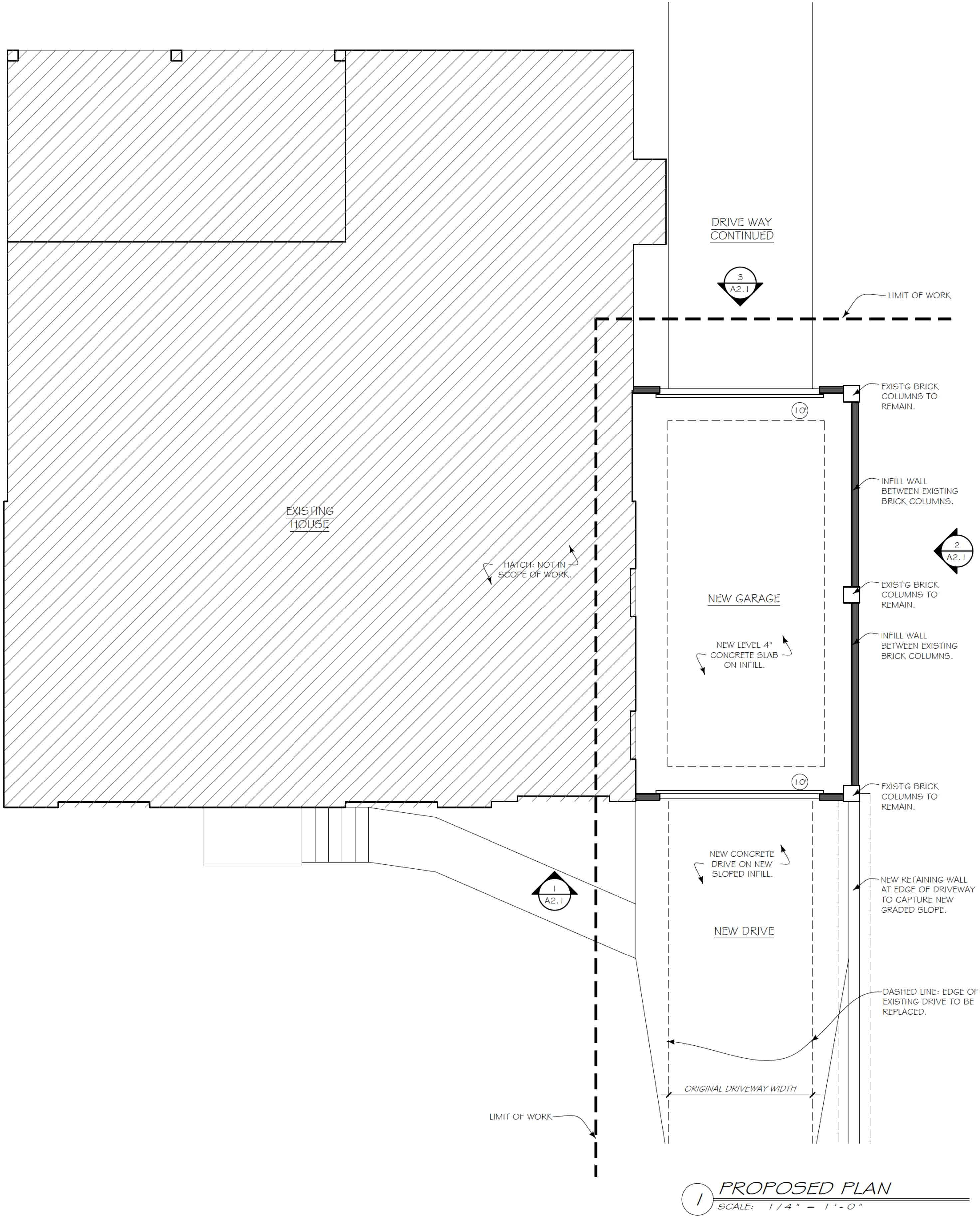
- Construction drawings are to show conformity to building codes and for architectural design information only. General Contractor is responsible for all final material selections and for coordination and oversight of construction process.
- Construction shall meet the requirements of all applicable building codes including any product, drawings, or specifications not provided within the scope of this drawing set.
- Construction and installation shall follow all manufacturer guidelines and recommendations, including those needed for warranties.
- All existing conditions and dimensions shall be field verified prior to commencement of construction. Discrepancies shall be brought to the Architect's attention so that design modifications can be made if necessary.
- Dimensions noted on drawings shall take precedence over scaled dimensions.
- General Contractor is responsible for verifying engineering issues meet all applicable codes, including structural, electrical, HVAC, and plumbing work. Discrepancies shall be brought to the Designer's attention so that design modifications can be made if necessary.

SHORT
RESIDENCE

178 CAMPBELL CIRCLE
HAPEVILLE, GA.

TITLE
PAGE
CODE INFO

T 1



FLOOR PLAN
GENERAL NOTES

1. DIMENSIONS TYP. ARE FROM EDGE OF CONCRETE TO EXISTING HOUSE.

2. GENERAL CONTRACTOR TO VERIFY ALL STRUCTURAL REQUIREMENTS W/ STRUCTURAL ENGINEER.

WALL LEGEND

EXISTING WOOD FRAMED WALL

NEW WOOD FRAMED WALL - 2x4 @ 16" O.C.

G M I D

greg morgan interior design

GREG MORGAN, DESIGNER

3302 MYRTLE STREET
HAPEVILLE, GA. 30354

404.234.7781

31 AUG 2022 FOR PERMIT
18 JUL 2022 FOR REVIEW

SHORT
RESIDENCE

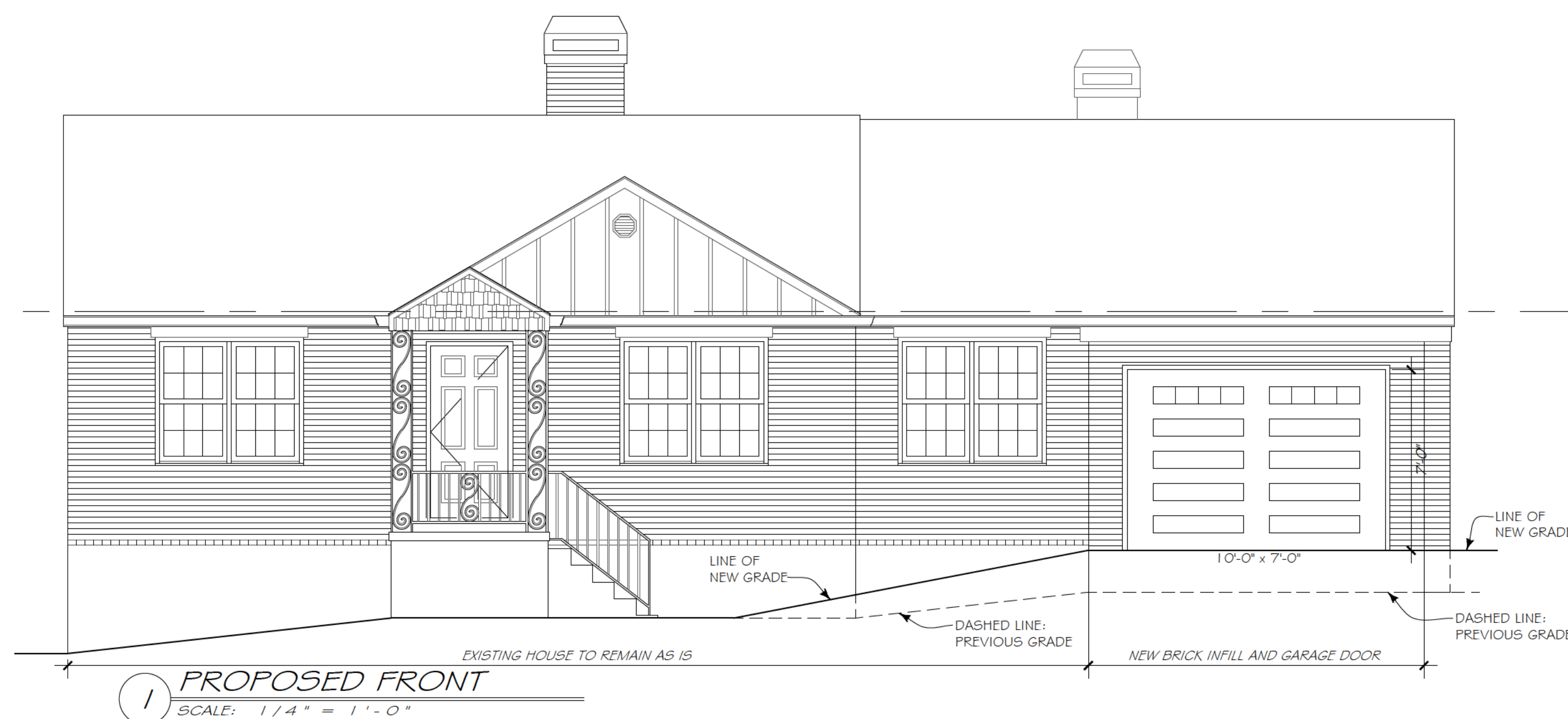
178 CAMPBELL CIRCLE
HAPEVILLE, GA.

MAIN LEVEL
PLANS

A 1.1

ELEVATION
GENERAL NOTES

1. CONSTRUCTION IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE.
2. GENERAL CONTRACTOR TO VERIFY ALL STRUCTURAL REQUIREMENTS W/ STRUCTURAL ENGINEER.
3. CONTRACTOR TO VERIFY THE CURRENT GRADES OF SLOPE AT HOUSE AND CARPORT.

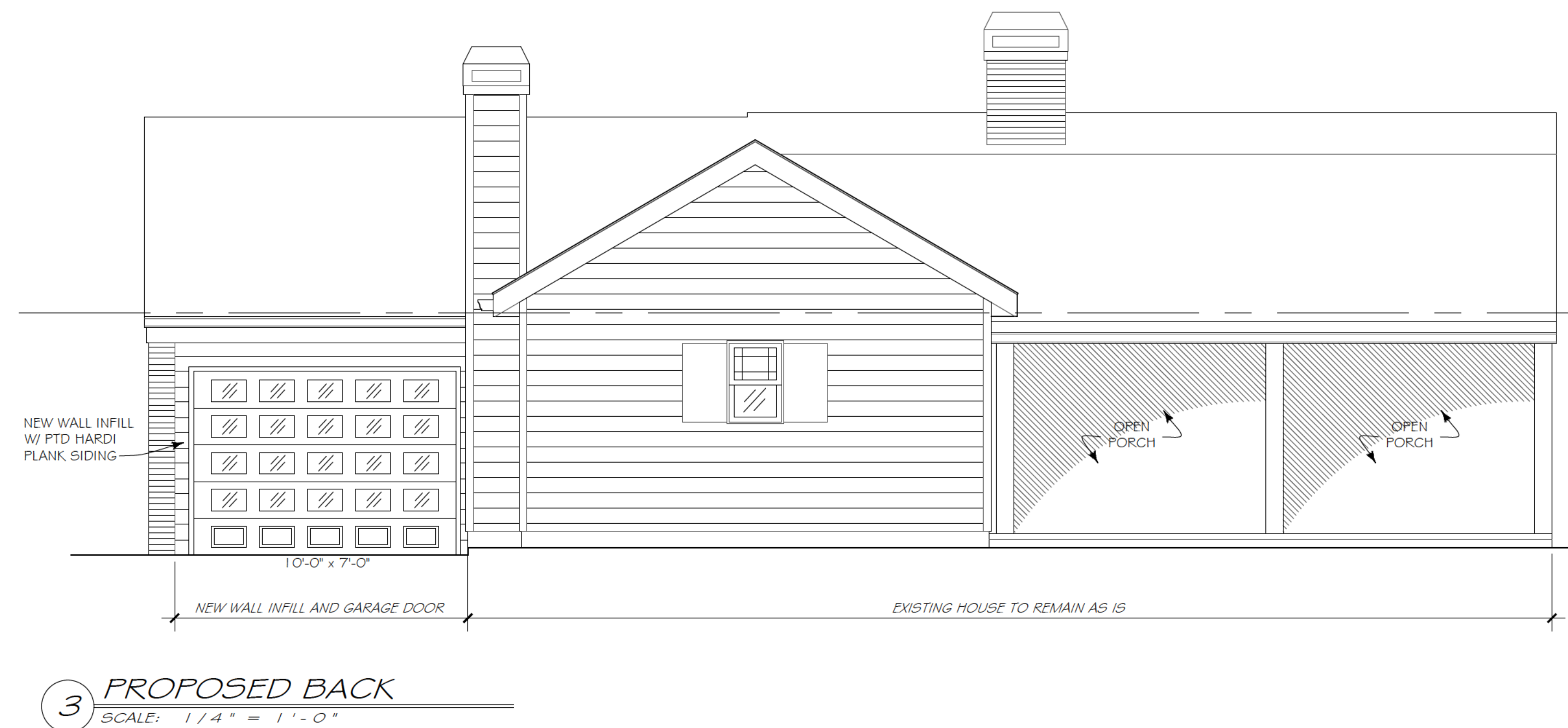
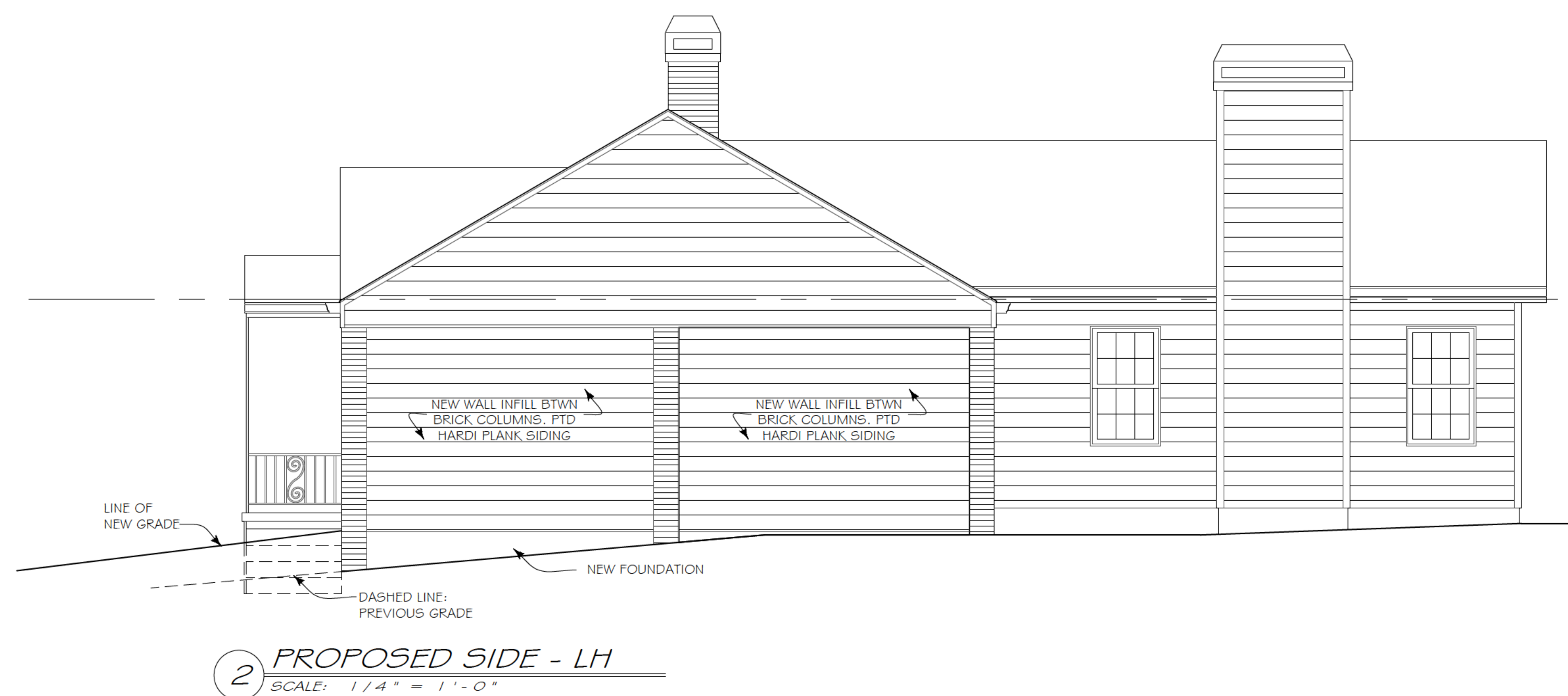


31 AUG 2022 FOR PERMIT
18 JUL 2022 FOR REVIEW

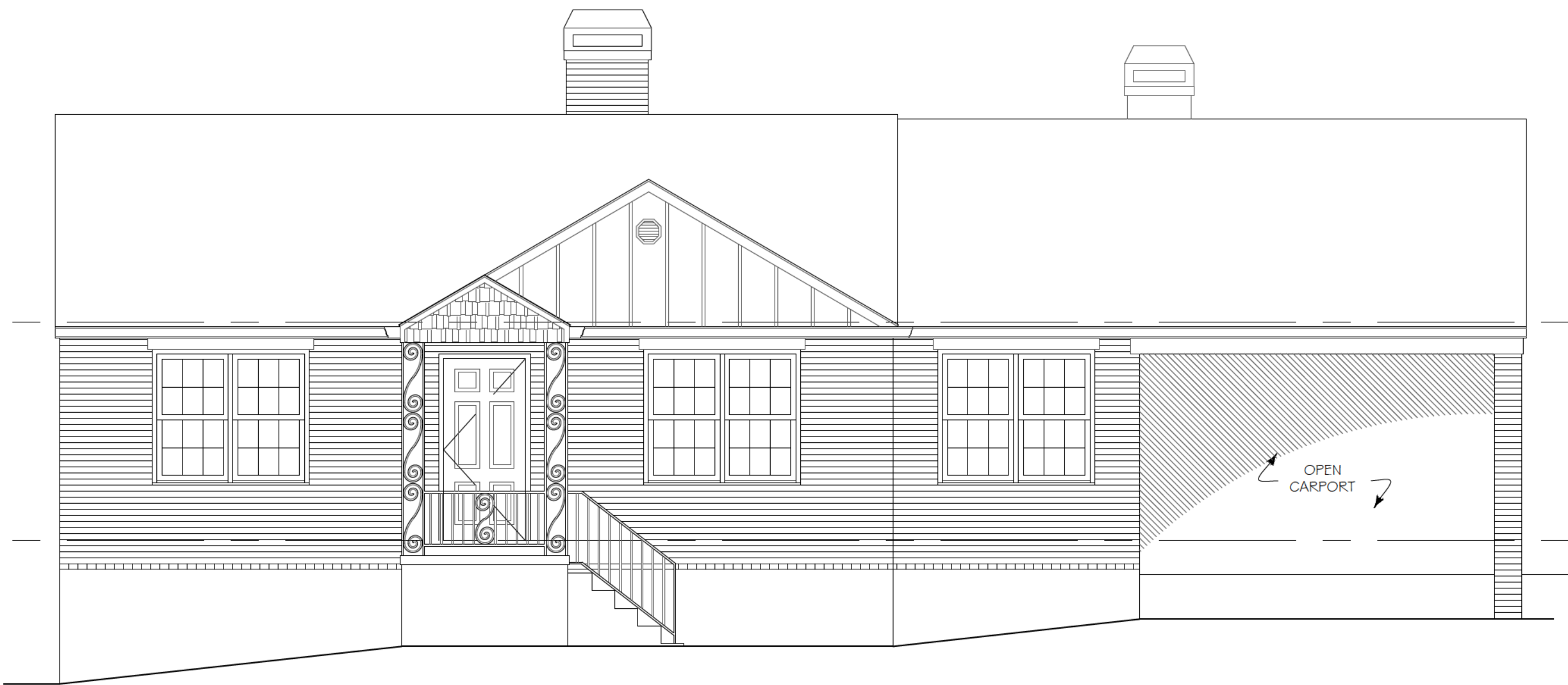
SHORT
RESIDENCE

178 CAMPBELL CIRCLE
HAPEVILLE, GA.

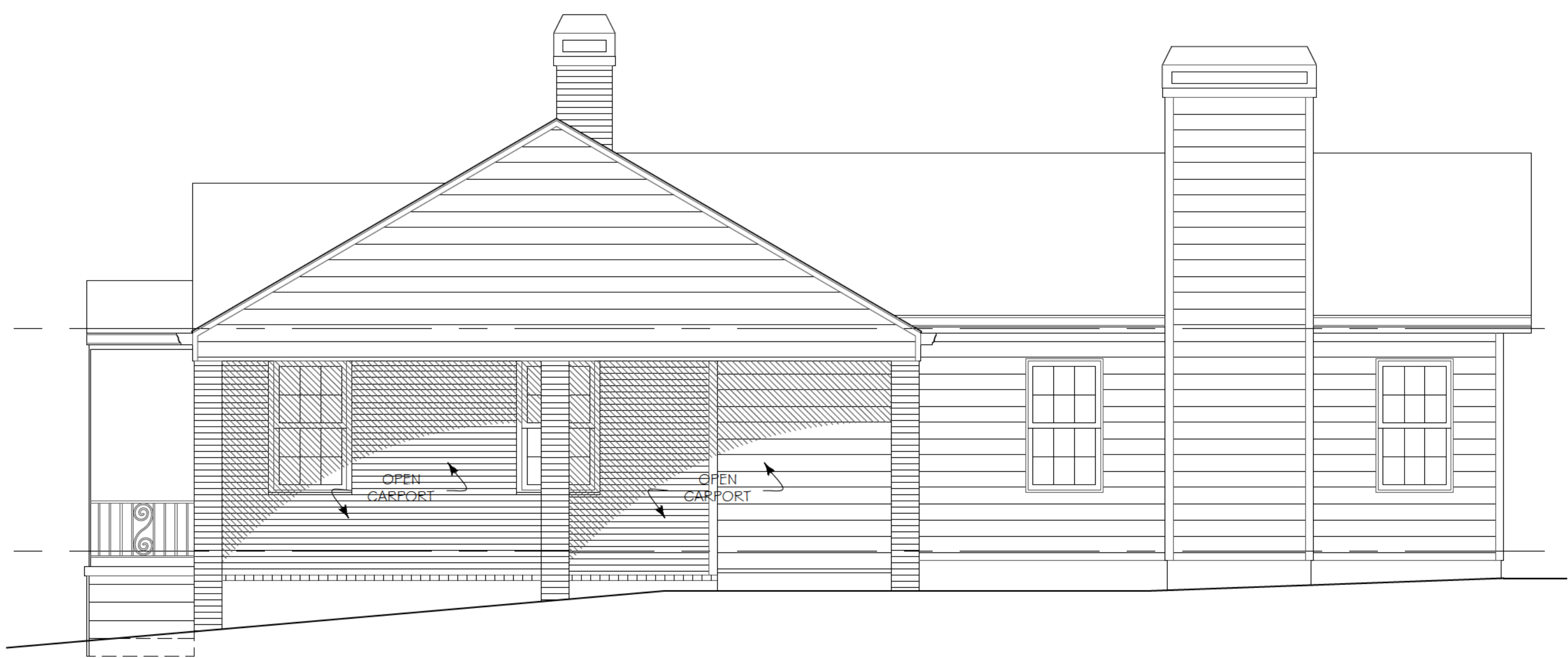
PROPOSED
ELEVATIONS



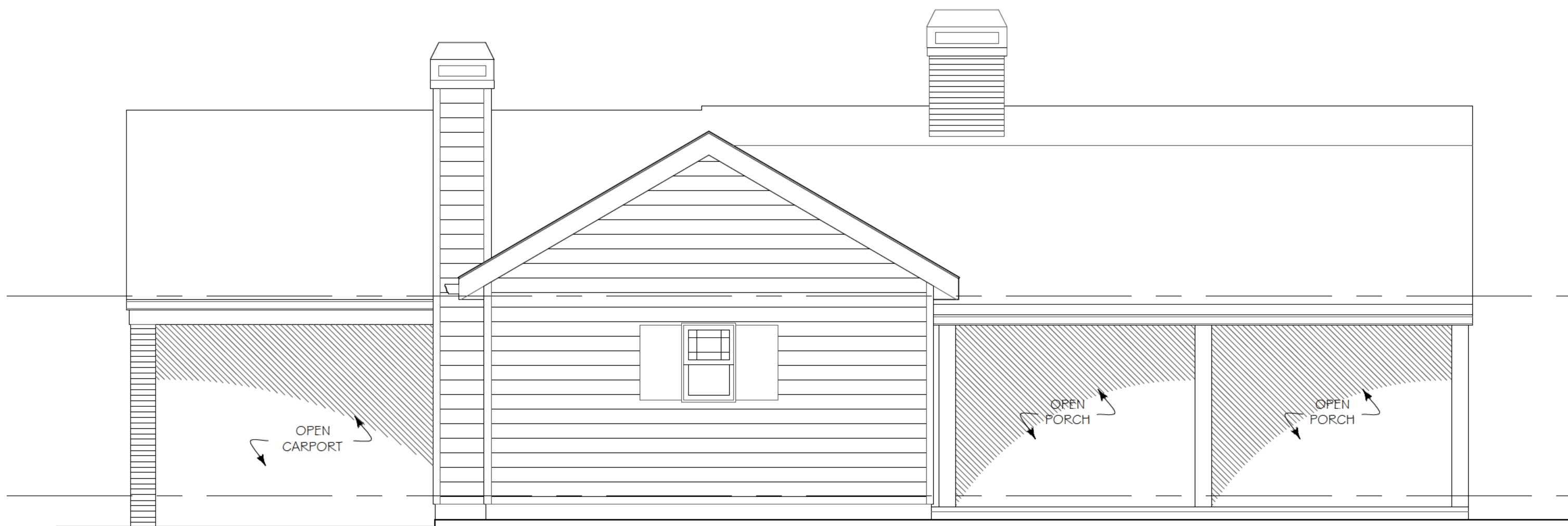
A 2.1



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



2 EXISTING SIDE - LH
SCALE: 1/4" = 1'-0"



3 EXISTING BACK
SCALE: 1/4" = 1'-0"

31 AUG 2022 FOR PERMIT
18 JUL 2022 FOR REVIEW

SHORT
RESIDENCE

178 CAMPBELL CIRCLE
HAPEVILLE, GA.

EXISTING
ELEVATIONS

A 2.2



DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: September 16, 2022
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3300 Russell Street**

Key:

Compliant:	✓
Not Compliant:	✗
Incomplete:	✎
Not Applicable:	⊘

BACKGROUND

The City of Hapeville has received a design review application from Sonya McCoy to construct a new front deck/stoop and stairs to a single family dwelling located at 3300 Russell Street. The property is zoned R-2, Two Family Residential and is subject to the Neighborhood Conservation Area Subarea E section 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: The stoop and stairs appear to be in the setback, however, no site plan was provided. If this is the case, then the applicant must request a variance from the Board of Appeals.

(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: Railing does not meet standard.

Stoop foundation not enclosed.

Stairs are narrower than stoop.

RECOMMENDATIONS

To comply with the Architectural Design Standards, please provide the following on all relevant plan sheets. A summary document should be provided detailing compliance with each item below.

- A site plan was not provided. If the stoop and/or stairs are in the front setback, then the applicant must request a variance from the Board of Appeals.
- The railing as shown is not compliant with Standards.
- The foundation is not enclosed.
- The stairs are narrower than the stoop.

The Design Review Committee cannot approve the application if the stoop is in the setback. Should the stoop not be in the setback, the DRC should advise per the non compliance as listed above.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 8.11.22

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: Sonya McCoy Contact Number: [REDACTED]

Applicants Address: _____

E-Mail Address: Sonya@thecapital.com Zoning Classification: R2

Address of Proposed Work: 3300 Russell St. Hapeville Unit A & B

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0095-0010-065-8

Property Owner: SFR ATL Owner 8 LP Contact Number: _____

Project Description (including occupancy type): Redesign of front porch landing due to damaged concrete. Window repairs due to weather damage - same size, same in kind.

Contractors Name: _____ Contact Number: _____

Contact Person: _____ 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.

Sonya McCoy
Applicants Signature

8.11.22
Date

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(Please Print & Initial)

I Sauyan McCoy SM 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.

P Residential Commercial Mixed-Use Development

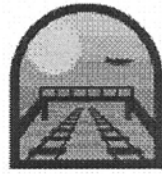
☐ New Commercial Construction
 ☐ Addition to Existing Commercial Building
☐ Addition to Existing Residential Structure
 ☒ Accessory Structure
☐ Site Plan, Grading & Landscaping
 ☐ New Single-Family Residential Construction
☐ Other

Total Square Footage of existing building: _____

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

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

4 pkgs of wood pickets
12 2x4 lumber
30 deck boards
nails
8 6x4 lumber sticks



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.

Sonya McCoy
Printed Name

Sonya McCoy
Signature

8.11.22
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.

RELEASED FOR CONSTRUCTION
DECK RENOVATION



Property address: 3300 Russell Street, Atlanta GA 30354 / Units A & B

Owner name:
SFR ATL Owner 8 LP
4645 Hawthorne Lane
Washington DC 20016

Scope **of** **work:**

Demolition paths leading to the entrance and main entrance stairs. a 9-foot-high concrete and brick deck must be demolished, an additional 10 concrete steps must be demolished.

Approximately 1000 sf of concrete will be demolished, between the deck and the stairs.

Construction of a new 10' x 15' wooden deck at front entry to both units. The deck serves at the stairway and entry porch to both A and B as the doors are side by side. *

Materials: 4 packages of wood pickets, 14 2*4 lumber, 30 deck boards, a large box of nails, 8 6*4 lumber sticks

(6) Replacement window 36 x 58, (1) Replacement window 23 x 35, (1) Replacement window 32 x 38

Before Pics (front view)



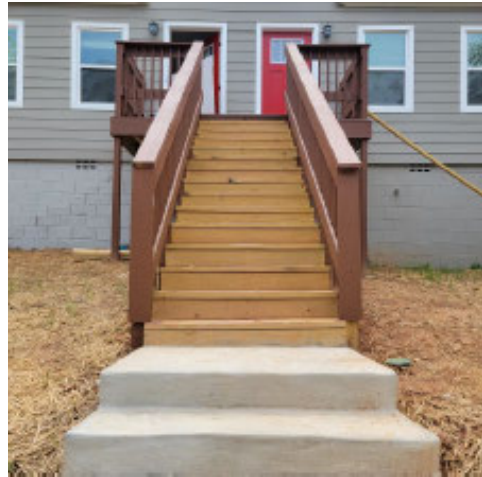
Before Pics (side view)

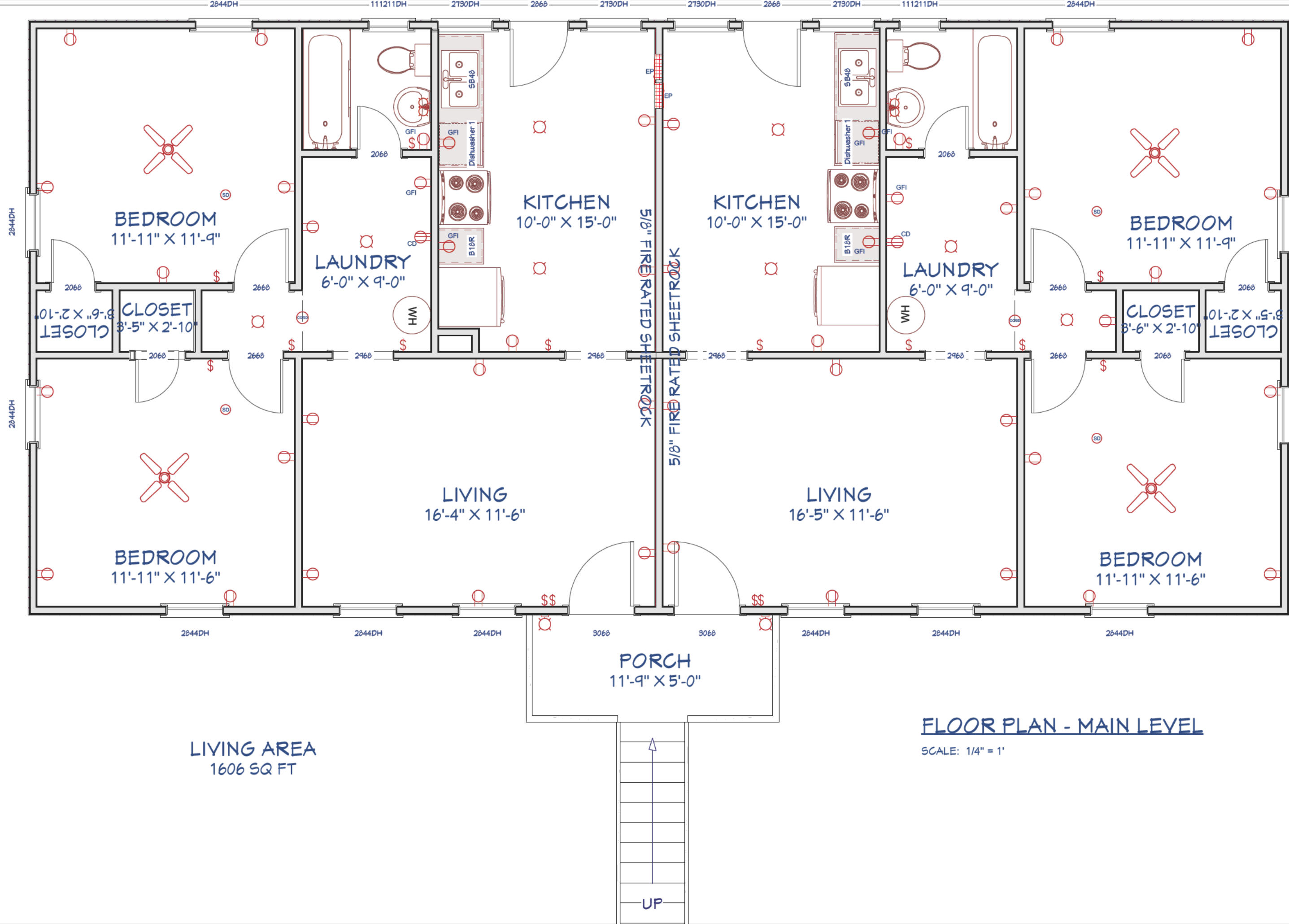


Before Pics (front side view)



After pics (front view





LIVING AREA
1606 SQ FT

FLOOR PLAN - MAIN LEVEL
SCALE: 1/4" = 1'

CONSTRUCTION
DOCUMENTS
RELEASED FOR
CONSTRUCTION

REVISION	DATE	DESCRIPTION
1		
2		
3		
4		
5		
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FLOOR PLAN
MAIN

3300-3302 RUSSELL ST
HAPEVILLE, GA. 30354

DRAWINGS PROVIDED BY
TED SIKES
404-277-0591
tsikes60@gmail.com

DATE:

8/8/2022

SCALE:

1/4" = 1'

SHEET:

2



PLANNING AND ZONING DEPARTMENT
PLANNER'S REPORT

DATE: September 15, 2022
TO: Tonya Hutson
FROM: Lynn M. Patterson
RE: Design Review - 3309-3345 Dogwood Drive

Key:	
Compliant:	✓
Not Compliant:	✗
Incomplete:	👉
Not Applicable:	⊘

BACKGROUND

The City of Hapeville has received a Design Review Application from Green River Construction Georgia LLC for construction of 58 attached single family homes to be located at a newly consolidated parcel at 3309-3345 Dogwood Drive. The townhomes range from 1640 to 1976 SF (3 bedrooms, 3 bathrooms). The exteriors are a combination of cement siding and brick with asphalt shingles.

The property is within the U-V, Urban Village Zoning District and is subject to the Architectural Design Standards.

Note: The applicant will be submitting different rear building plans as they exceed the allowed heights for single family attached dwelling units.

CODE

Sec. 81-1-6. Commercial/mixed-use area.

Based on goals established in this chapter, the following standards are required in the commercial/mixed-use area identified in section 81-1-3. This includes three subareas: subarea A, subarea B, and subarea C. All of the standards contained in this section shall apply to all private development in subareas A and B. Subarea requirements are found within the applicable subsection. Private development in subarea C shall be governed by section 81-1-7 Neighborhood conservation area. Although commercial and mixed-uses are permitted in this subarea, the Hapeville Main Street Town Center LCI Plan established a desire to preserve a residential character of this subarea, regardless of use. The above notwithstanding, applicants for one-family attached or detached dwellings, two-family dwellings, and multifamily buildings in the commercial/mixed-use area shall elect to comply with the requirements of this section or those of section 81- 1-7. The section elected shall be applied to said structures in its entirety.

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.

(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: Heights have not been provided. Sidewalks will conform to the existing style the City implemented in the Dogwood Streetscape.

(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-
- ✓ 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
- ✎ Trees shall not be planted directly above storm drains.

STAFF COMMENT: Mechanical not shown. Must be screened.
Interior landscape / pedestrian lighting should be shown.
Tree placement will be reviewed by arborist.

(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 may be widened based upon decision from Fire Marshal

(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:
 - Permitted 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: **Shingles should have 30 year warranty.**
 Gutter and downspout detail not provided.
 Overhang dimensions should be provided.

(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: **Alternate railing type proposed.**
 Stoops dimensions not provided.
 Stoop grade not provided.

(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: **Building numbers should be provided.**
 Window recess detailed should be provided.
 Building numbers should be provided.
 Trim detail should be provided.
 Façade percentage should be provided.
 Sills should be shown.

(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

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: **Sill height should be provided.**

- ⊙ **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.

Multifamily/townhome . In addition to the requirements of subsections a. through f. of this section, the following shall apply to detached one-⁹ family attached (townhome) or multifamily buildings.

- ✓ **Front facades** . Individual front facades within 15 feet of the front lot line shall have no more than two corners, excluding bay windows,
 - i. porches or stoops, subject to transitional height plane requirements.
- ✓ **Front setbacks; facades** . No more than three adjacent one-family attached dwelling units shall have the same front setback or have identical facades.
 - ii. **Landscape buffers** . A continuous off right-of-way landscape buffer with a minimum width of ten feet shall be provided between parking and the adjacent sidewalk. This requirement shall also apply when existing sidewalks not meeting this requirement are repaired.
- ⊙ **Architectural style** . Because Hapeville has no historic precedents for townhomes or multifamily buildings the following guidelines shall iv. apply:
 - ⊙ Multifamily buildings with three or less units shall be designed to resemble a one-family detached home.
 - ✗ Primary roof forms shall be flat, pyramidal, side-gabled or shed. Shed roofs shall be concealed with parapets along the street frontage.
 - ✗ No more than three adjacent one-family attached units shall have the same roof form.
 - ✗ The minimum slope for gabled or hipped roof forms shall be 8:12.

STAFF COMMENT: **Similar roof line but with some façade variation.**
Pitch not provided.

FINDINGS

Missing Information or Non Compliance with Standards

Rear buildings must be reduced to 3 stories / 45' maximum. Heights have not been provided for other buildings.

Sidewalks will conform to the existing style the City implemented in the Dogwood Streetscape. Design Exception required.

Mechanical not shown. Must be screened.

Interior landscape / pedestrian lighting should be shown.

Tree placement will be reviewed by arborist.

Driveway may be widened based upon decision from Fire Marshal. Design Exception required.

Shingles should have 30 year warranty.

Gutter and downspout detail not provided.

Overhang dimensions should be provided.

Alternate railing type proposed. Design Exception required.

Stoops dimensions not provided.

Stoop grade not provided. Design Exception may be required.

Building numbers should be provided.

Window recess detailed should be provided.

Building numbers should be provided.

Trim detail should be provided.

Façade percentage should be provided.

Sills should be shown.

Sill height should be provided.

Similar roof line but with some façade variation. Design Exception may be required.

Pitch not provided. Design Exception may be required.

Upon satisfaction of the above criteria, the proposed project is compliant with Architectural Design Standards.

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 8/17/2022

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: Green River Construction Georgia, LLC **Contact Number:** 404.981.0680

Applicants Address: 5775 Glenridge Drive, Bldg. B, Ste. 100, Atlanta, GA 30328

E-Mail Address: briana.garcia@montehewett.com **Zoning Classification:** UV

Address of Proposed Work: 3309, 3319, 3327, 3345 & 3335 Dogwood Drive, Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): See attached legal descriptions

Property Owner: Dogwood Assemblage, LLC **Contact Number:** 404.846.4010

Project Description (including occupancy type): This is a townhome community with 3 different product types, 20x35(3BR/3.5BA Option), 24x24(2BR and 3BR) and 20x40 (3BR,3.5BA.)

Contractors Name: Monte Hewett **Contact Number:** [REDACTED]

Contact Person: Briana Garcia **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.

DocuSigned by:
Briana Garcia
Applicants Signature

8/17/2022

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: 138,946

Total Square Footage of existing building: _____

Estimated Cost of Construction: 12,608,925

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

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

Cement siding, brick, asphalt shingles,

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 Briana Garcia 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:

BG 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

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

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

BG 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.

BG 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.

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

BG 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.

Briana Garcia	DocuSigned by: <i>Briana Garcia</i>	8/17/2022
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.

Exhibit "A"

3319 Dogwood Drive
Parcel ID:
14009800160113

All that tract or parcel of land lying and being in the City of Hapeville, in Land Lot 98 of the 14th District of originally Henry, now Fulton County, Georgia, more particularly described as follows:

Beginning at a point on the West side of Stewart Avenue 1510 feet North of the right-of-way of the Central Georgia Railroad Company at the Southeast corner of the Gregg (formerly Sims) lot; running thence Westerly along the line of the Greg Lot 298, more or less, to the formerly L.G. Whitley, now or formerly the Ross K. Driver line, thence South along the line of the Driver property 100 feet to Lot 31, as per plat of the Mrs. E.M. Sims property; thence East along the North line of said Lot 31, as per plat 300 feet, more or less, to Stewart Avenue; thence Northerly along the West side of Stewart Avenue 100 feet to the point of beginning; being Lots 32 and 33 of the Mrs. E.M. Sims property and being the property conveyed by J.L. Fulgham to Howard K. Moss by deed dated May 7, 1914, recorded in Deed Book 406, Page 127, Fulton County Records, excepting from the foregoing description a strip of land off the South side of Lot 32, fronting 5 feet on the West side of Stewart Avenue and running back Westerly the same width, 300 feet to be used as one-half of a mutual alley between the property above described and the adjacent lot immediately South of the said alley, being improved property known as 3319 Stewart Avenue a/k/a 3319 Dogwood Drive, Hapeville.

Issuing Office File No.: 21-2329CM

3327 Metropolitan
Parkway, aka
Dogwood Drive

Parcel I.D.
14009800160121

Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 38 of the 14th District, Fulton County, Georgia, being more particularly described as follows:

Beginning at a point on the northwesterly side of Stewart Avenue 1,386.66 feet northeasterly from the intersection of the northwesterly side of Stewart Avenue with the northeasterly right-of-way line of Central of Georgia Railroad; running thence northeasterly along the northwesterly side of Stewart Avenue 55 feet; running thence northwesterly 291.7 feet; running thence southwesterly 55 feet; running thence southeasterly 292.7 feet to the northwesterly side of Stewart Avenue and the point of beginning; being improved property and having a house thereon known as 3327 Stewart Avenue, according to the present system of numbering houses in the City of Hapeville, Fulton County, Georgia.

Issuing Office File No.: 21-2330CM

Exhibit "A"

3309 Dogwood Drive
Parcel ID:
14 0098 00160165

all that tract and parcel of land lying and being in Land
Lot 98 of the 14th District of Fulton County, Georgia, and more
particularly described as follows:

Beginning at a point on the West side of
Stewart Avenue 1510 feet, more or less,
North of the right-of-way of the Central
of Georgia Railway Company, and running
thence Westerly parallel with said right-
of-way two hundred eighty-eight (288), more
or less, to the (formerly owned) L.G.
Whitney property, thence Northerly along
the line of said Whitney property Fifty
(50) feet; thence Easterly parallel
with said right-of-way two hundred
eighty-six (286) feet, more or less, to
Stewart Avenue; thence Southerly along
the West side of Stewart Avenue sixty-
seven (67) feet to the point of beginning.
Said described property being Lot No. 34
of the subdivision of the Sims property,
and being the same property conveyed to
Mrs. W.A. Gregg by John L. Sims dated
March 16, 1908, recorded in Deed Book
186 Page 743, Clark's office, Fulton
Superior Court (Fulton County Records).

Tract 1 → 3335 Dogwood Dr
parcel ID: 14009800160139

Issuing Office File No.: 21-2327CM

Tract 2 → O Stewart Ave aka
3345 Dogwood Drive

Exhibit "A"

parcel ID: 14009800160295

TRACT ONE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 98 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA AND BEING LOTS 29 AND 30 OF THE SUBDIVISION OF THE J. L. SIMS PROPERTY, AS PER PLAT RECORDED IN PLAT BOOK 1, PAGE 35, FULTON COUNTY, GEORGIA RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY SIDE OF STEWART AVENUE 1,233 FEET NORTHEASTERLY, AS MEASURED ALONG THE NORTHWESTERLY SIDE OF STEWART AVENUE, FROM THE POINT OF INTERSECTION OF THE NORTHWESTERLY SIDE OF STEWART AVENUE WITH THE NORTHEASTERLY SIDE OF CENTRAL AVENUE, SAID POINT OF BEGINNING ALSO BEING LOCATED AT THE EASTERNMOST CORNER OF LOT 28 OF SAID SUBDIVISION; THENCE RUNNING IN A NORTHEASTERLY DIRECTION ALONG THE NORTHWESTERLY SIDE OF STEWART AVENUE 101.6 FEET TO THE SOUTHERNMOST CORNER OF LOT 31 OF SAID SUBDIVISION; THENCE RUNNING IN A NORTHWESTERLY DIRECTION ALONG THE SOUTHWESTERN LINE OF SAID LOT 31 A DISTANCE OF 292.7 FEET TO A POINT; THENCE RUNNING IN A SOUTHWESTERLY DIRECTION 100 FEET TO A POINT AT THE NORTHERNMOST CORNER OF LOT 28 OF SAID SUBDIVISION; THENCE RUNNING IN A SOUTHEASTERLY DIRECTION ALONG THE NORTHEASTERN LINE OF SAID LOT 28 A DISTANCE OF 295 FEET TO A POINT ON THE NORTHWESTERLY SIDE OF STEWART AVENUE, WHICH POINT IS THE POINT OF BEGINNING. BEING IMPROVED PROPERTY KNOWN AS 3335 DOGWOOD DRIVE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN HAPEVILLE, GEORGIA.

BEING PART OF THE REAL PROPERTY CONVEYED TO RLN HOLDINGS, LLC BY WARRANTY DEED FILED AUGUST 05, 2010 IN DEED BOOK 49248 PAGE 93, FULTON COUNTY, GEORGIA REAL SUPERIOR COURT REAL ESTATE RECORDS.

TAX MAP # 14-0098-0016-013-9

TRACT TWO

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 98 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE NORTHWESTERN RIGHT-OF-WAY LINE OF STEWART AVENUE 1085.0 FEET NORTHEASTERLY, AS MEASURED ALONG SAID RIGHT-OF-WAY LINE OF STEWART AVENUE, FROM THE INTERSECTION OF SAID RIGHT-OF-WAY LINE OF STEWART AVENUE WITH THE NORTHERN RIGHT-OF-WAY LINE OF CENTRAL AVENUE AND RUNNING THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID RIGHT-OF-WAY LINE OF STEWART AVENUE 147.65 FEET TO AN IRON PIN FOUND; THENCE LEAVING SAID RIGHT-OF-WAY LINE OF STEWART AVENUE AND RUNNING NORTH 51 DEGREES 00 MINUTES WEST 297.6 FEET TO AN IRON PIN SET; THENCE SOUTH 26 DEGREES 12 MINUTES WEST 130.0 FEET TO AN IRON PIN FOUND; THENCE SOUTH 51 DEGREES 31 MINUTES EAST 299.0 FEET TO THE IRON PIN SET AT THE POINT OF BEGINNING; BEING IMPROVED PROPERTY KNOWN AS 3345 DOGWOOD DRIVE (FORMERLY STEWART AVENUE) AND DESCRIBED ACCORDING TO SURVEY FOR JOHN P. PERSONS PREPARED BY STEED & BOYD LAND SURVEYORS (BEARING THE CERTIFICATION OF JOSEPH W. STEED, JR., GEORGIA REGISTERED LAND SURVEYOR NO. 1205), DATED AUGUST 2, 1985, SAID SURVEY BEING INCORPORATED HEREIN AND MADE A PART HEREOF.

BEING PART OF THE REAL PROPERTY CONVEYED TO RLN HOLDINGS, LLC BY WARRANTY DEED FILED AUGUST 05, 2010 IN DEED BOOK 49248 PAGE 93, FULTON COUNTY, GEORGIA REAL SUPERIOR COURT REAL ESTATE RECORDS.

TAX MAP #14-0098-0016-029-5

Lowery & Associates

LAND SURVEYING, LLC

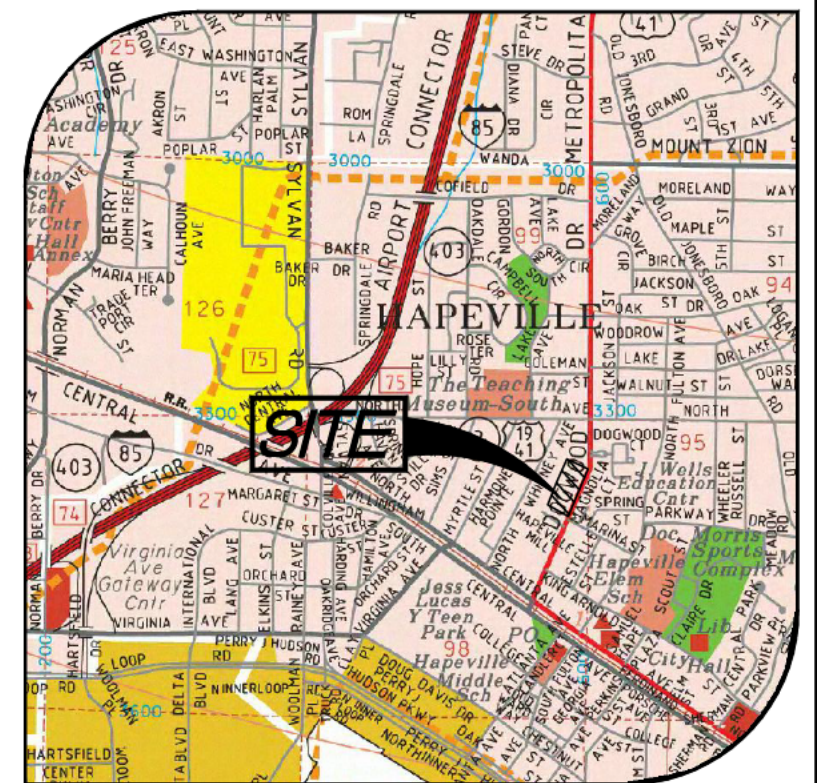
317 GRASSDALE ROAD
CARTERSVILLE, GA 30121

770-334-8186

WWW.LOWERYLANDSURVEYS.COM

INFO@LOWERYLANDSURVEYS.COM

GEORGIA C.O.A.: LSF-001102



VICINITY MAP

SHEET: 2 OF 2

COMBINATION PLAT OF:
3309, 3319, 3327, & 3335 DOGWOOD DRIVE
CITY OF HAPEVILLE
PREPARED FOR:
MONTE HEWETT

JOB #: 213362	SCALE: 1"=80'
DATE: JULY 18, 2022	DRAWN BY: J.BAGLEY
STATE: GEORGIA	COUNTY: FULTON
LAND LOT: 98	DISTRICT: 14TH

EXISTING OWNERSHIP INFORMATION:

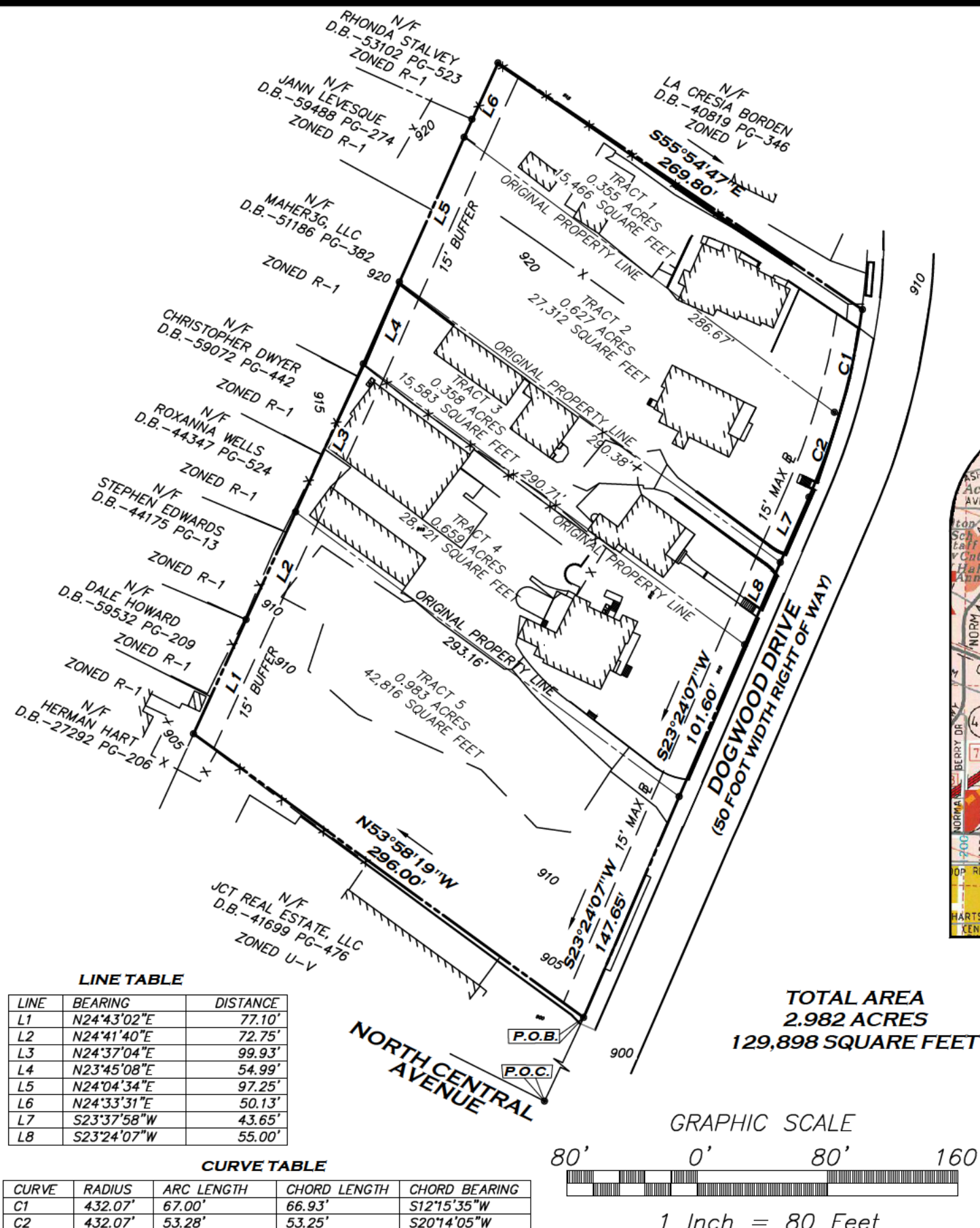
TRACT 1: DOGWOOD ASSEMBLAGE, LLC, D.B.-64686 PG-411
TRACT 2: DOGWOOD ASSEMBLAGE, LLC, D.B.-64691 PG-607
TRACT 3: DOGWOOD ASSEMBLAGE, LLC, D.B.-64682 PG-699
TRACT 4: DOGWOOD ASSEMBLAGE, LLC, D.B.-64703 PG-251
TRACT 5: DOGWOOD ASSEMBLAGE, LLC, D.B.-64703 PG-251

FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS AND MARKERS SHOWN THEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,291 FEET AND AN ANGULAR ERROR OF 3.41 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 579,501 FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL OF 3.255 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TOPCON GPT-3005LW TOTAL STATION, TOPCON HIPER SR GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR.



MITCHELL LOWERY GEORGIA RLS# 3109





KEY PLAN



REAR ELEVATION

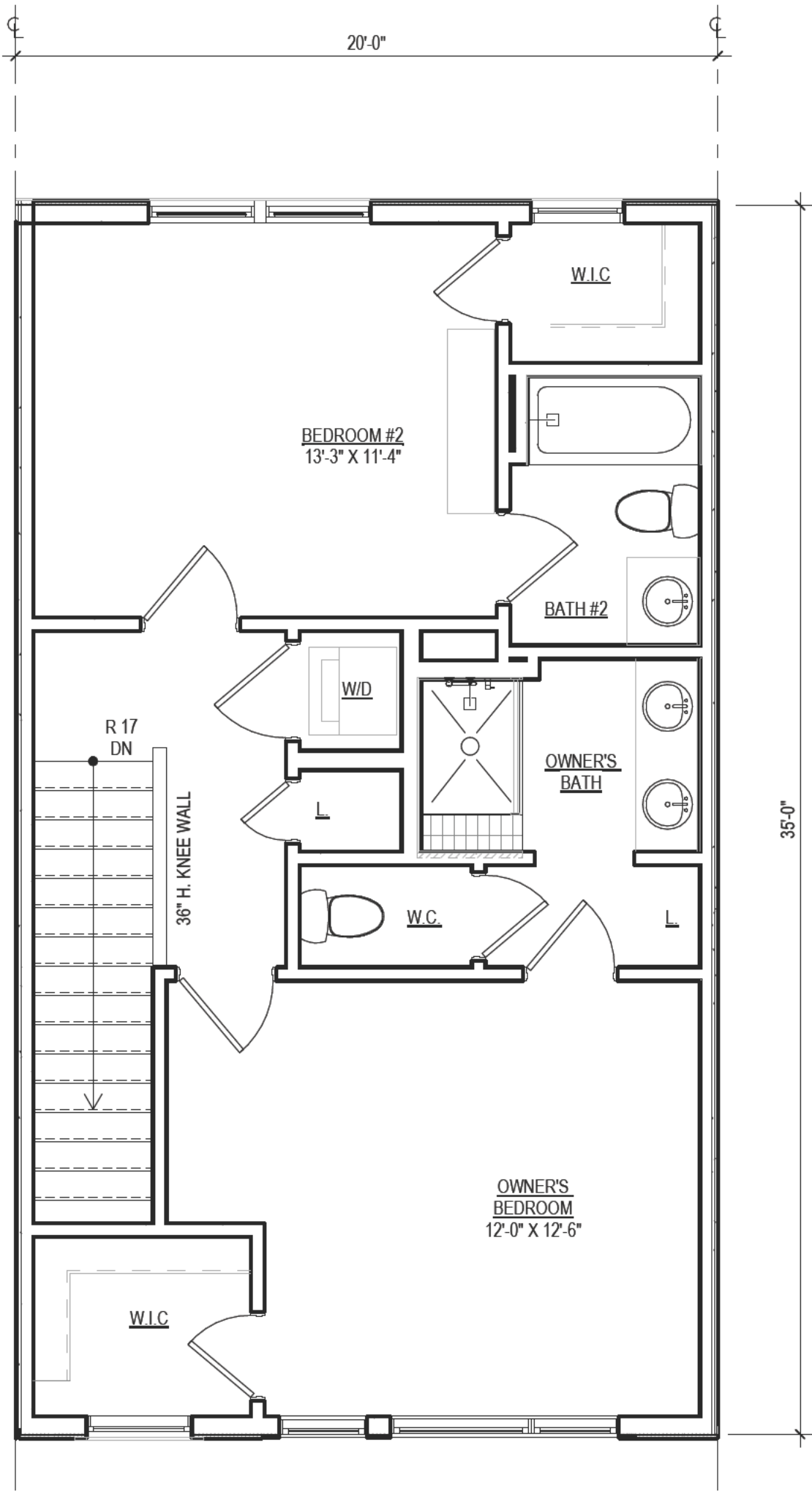


RIGHT SIDE ELEVATION

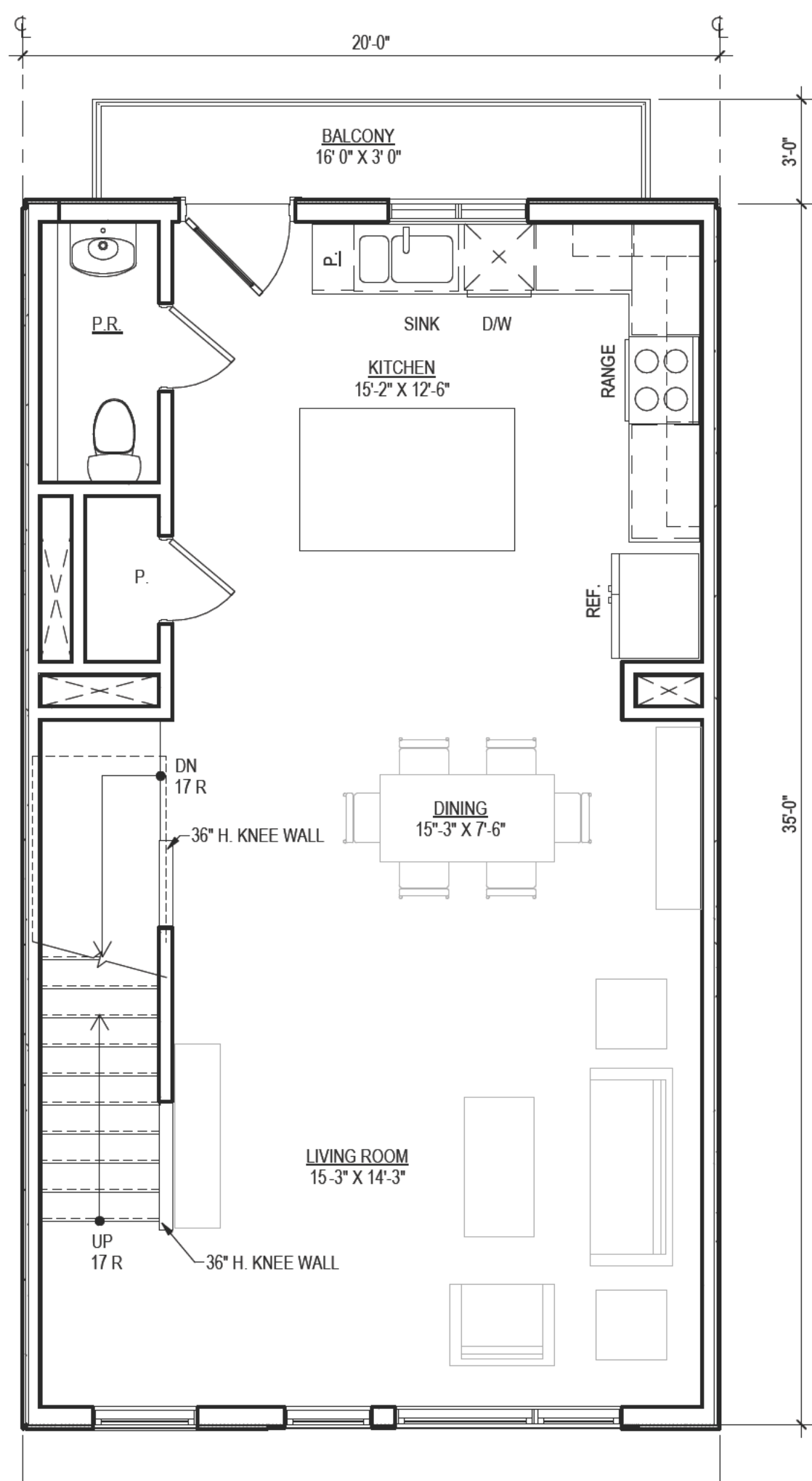


LEFT SIDE ELEVATION

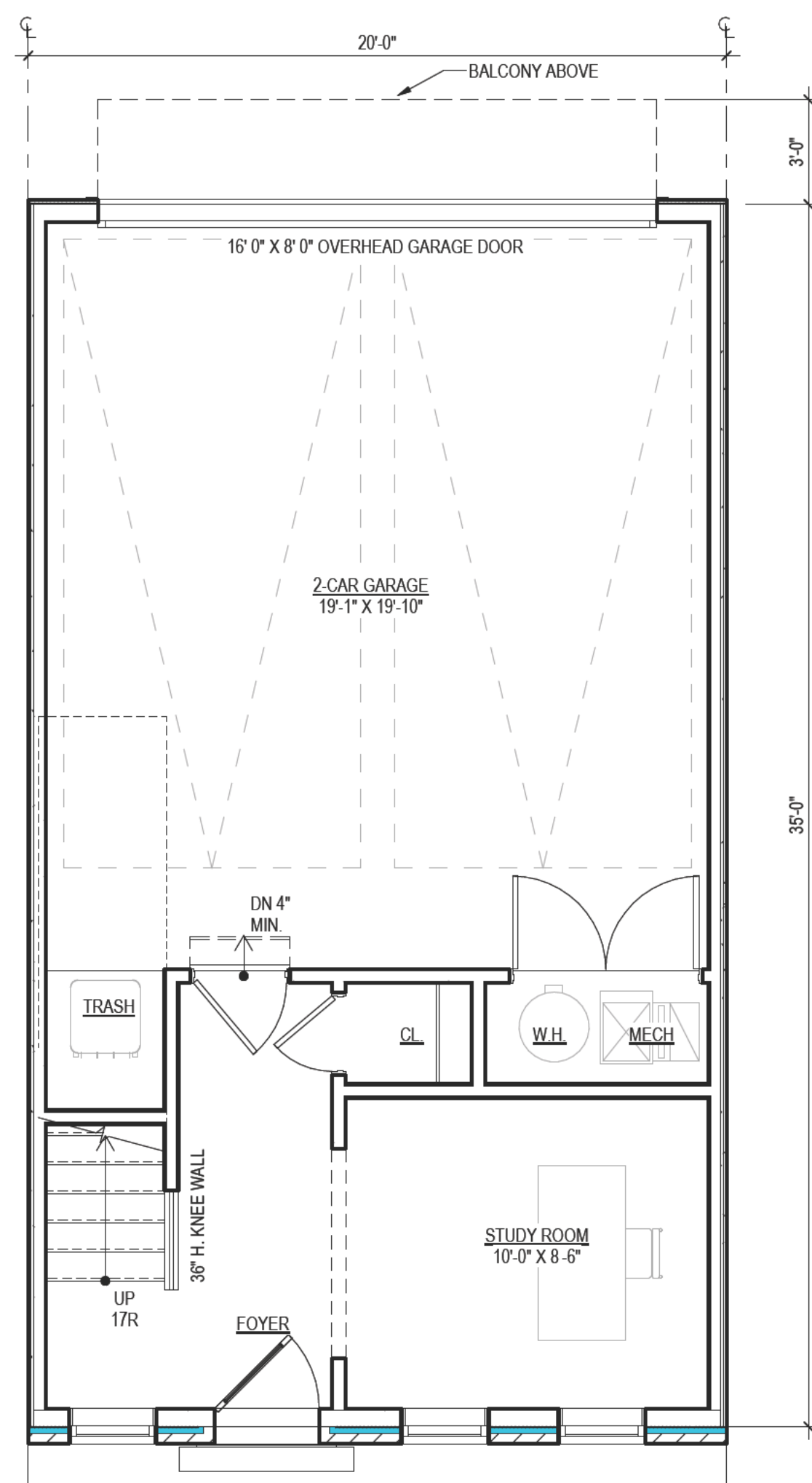
FRONT ELEVATIONS



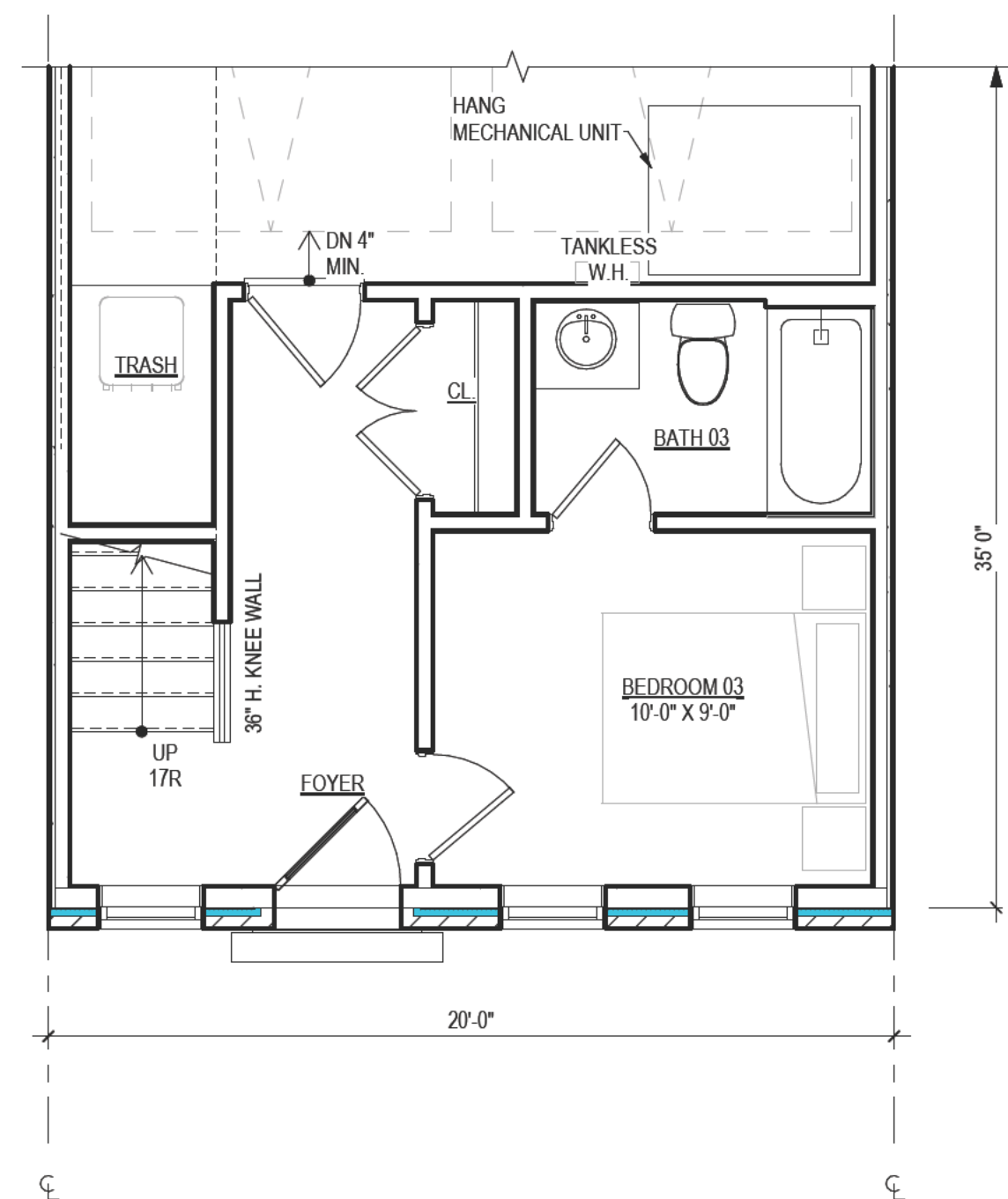
LEVEL 03
±700SQ FT



LEVEL 02
±669 SQ FT



LEVEL 01
±245 SQ FT



ALT. LEVEL 01(3 BDR OPTION)
±271 SQ FT

UNIT MIX

UNIT TYPE	UNIT A	UNIT A - ALT
LEVEL 01	245 SQ FT	271 SQ FT
LEVEL 02	669 SQ FT	669 SQ FT
LEVEL 03	700 SQ FT	700 SQ FT
TOTAL	1,614 SQ FT	1,640 SQ FT



KEY PLAN



REAR ELEVATION

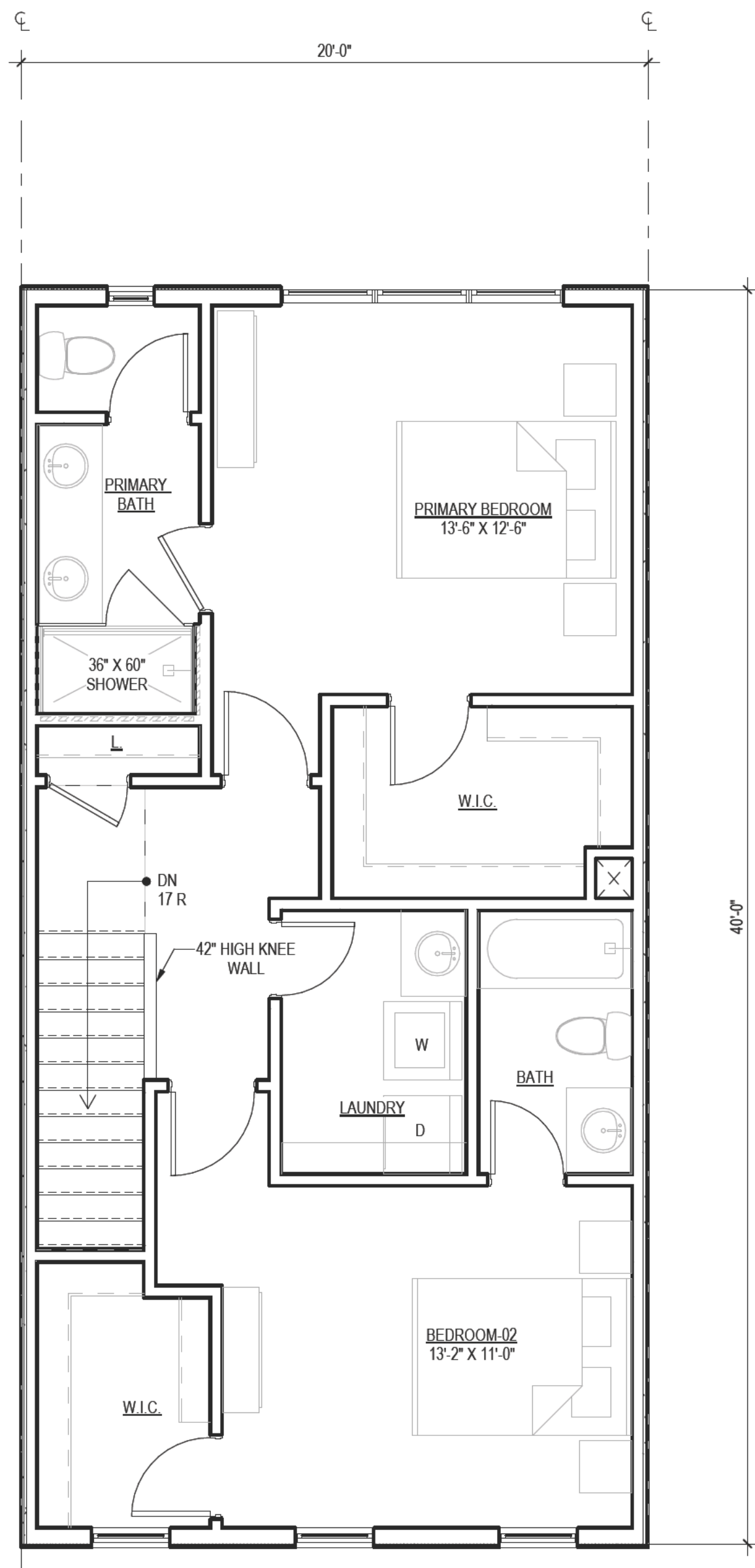


RIGHT SIDE ELEVATION

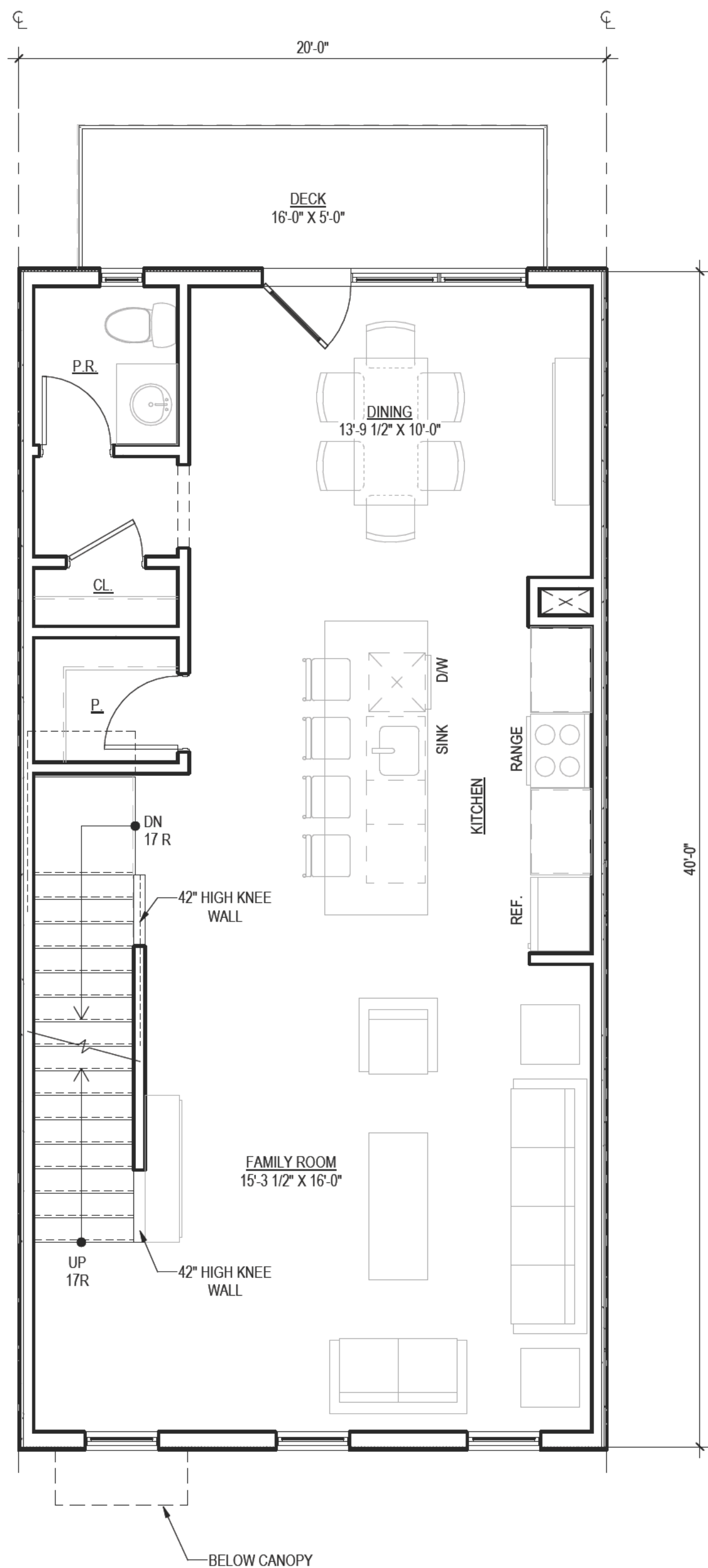


LEFT SIDE ELEVATION

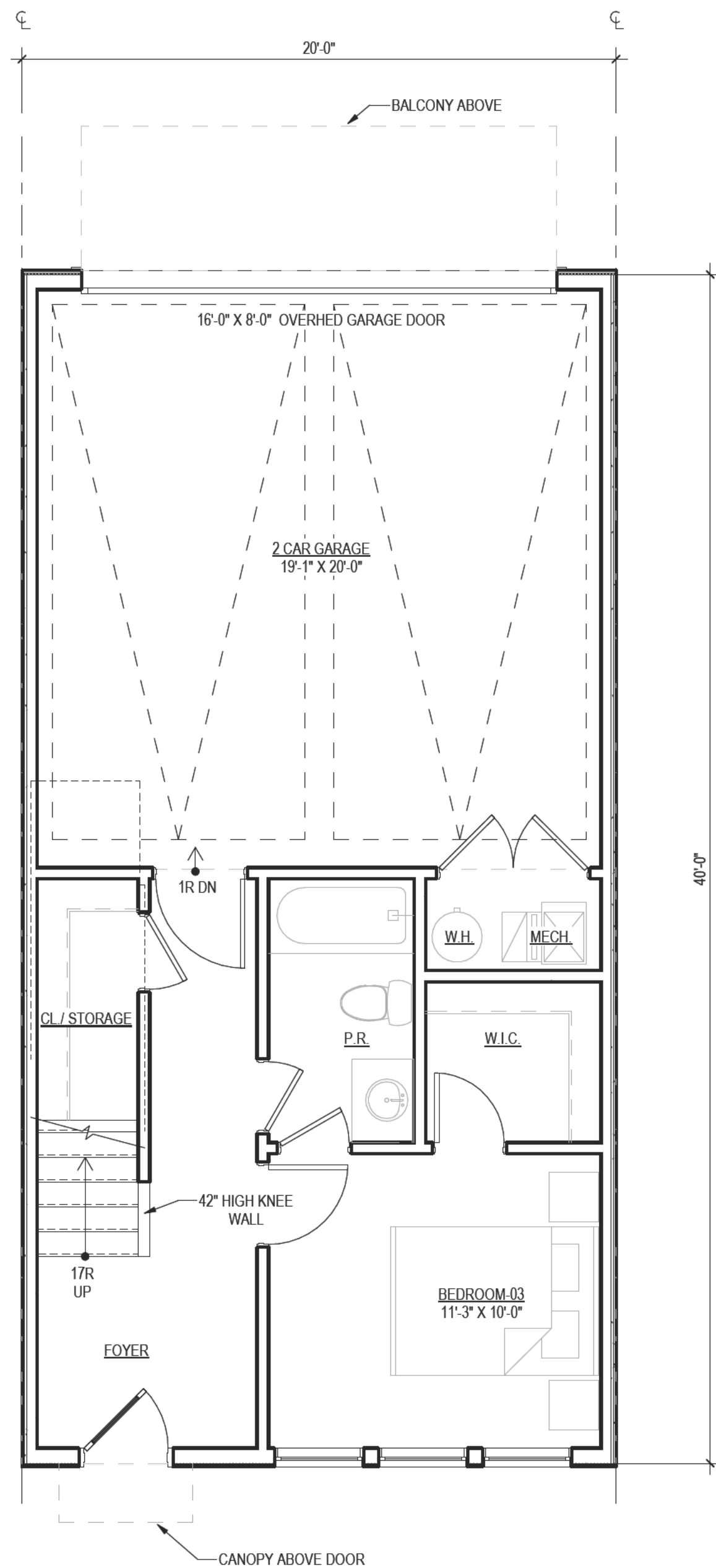
FRONT ELEVATIONS



LEVEL 03
±800 SQ FT



LEVEL 02
±800 SQ FT



LEVEL 01
±397 SQ FT

UNIT MIX	
UNIT TYPE	UNIT A
LEVEL 01	376 SQ FT
LEVEL 02	800 SQ FT
LEVEL 03	800 SQ FT
TOTAL	1,976 SQ FT



KEY PLAN



REAR ELEVATION



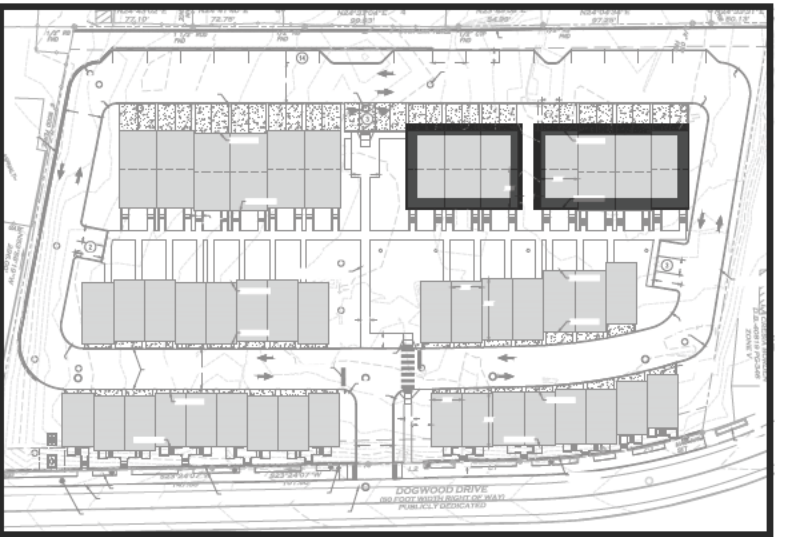
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATIONS



KEY PLAN



REAR ELEVATION



RIGHT SIDE ELEVATION

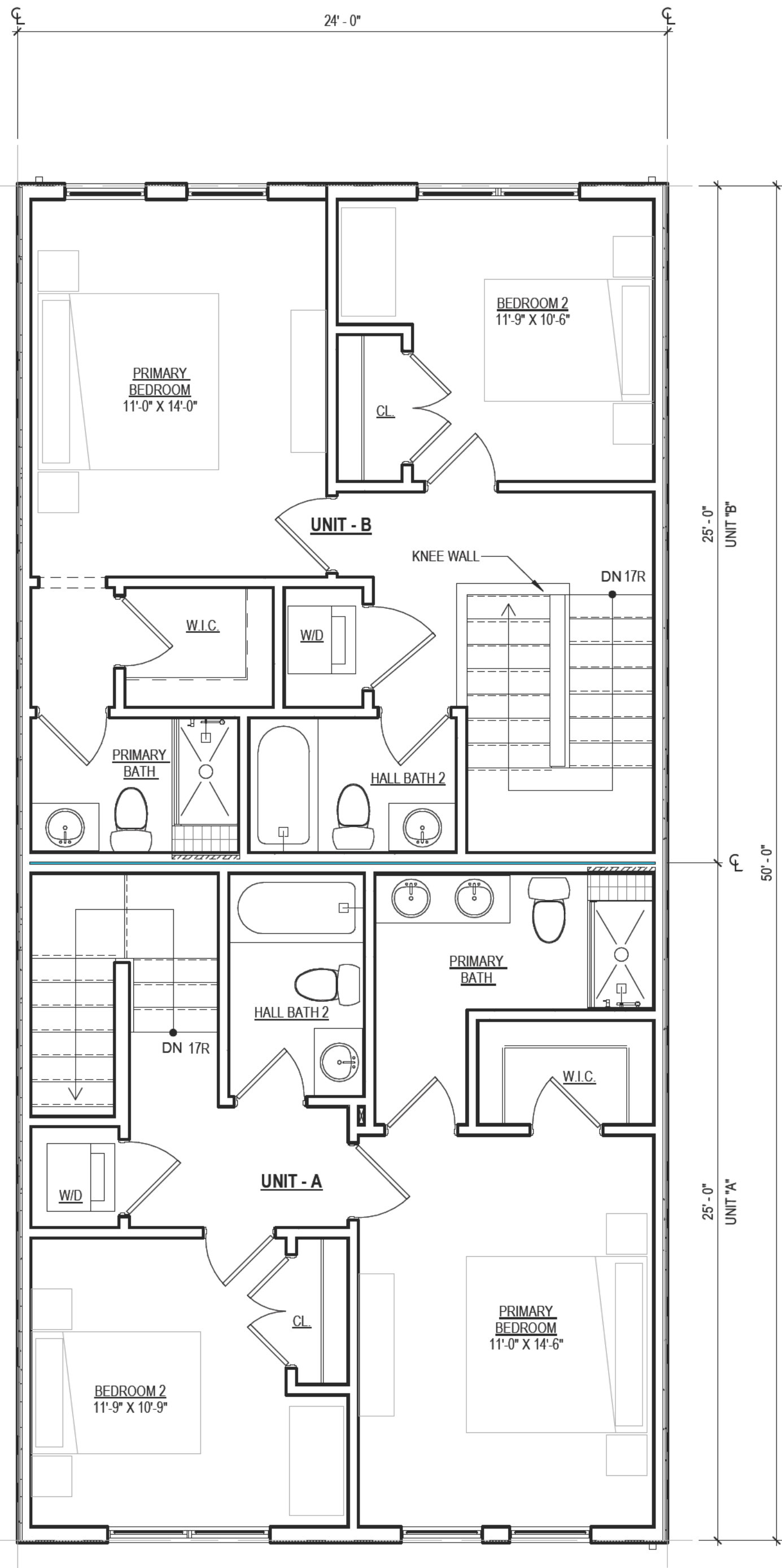


LEFT SIDE ELEVATION



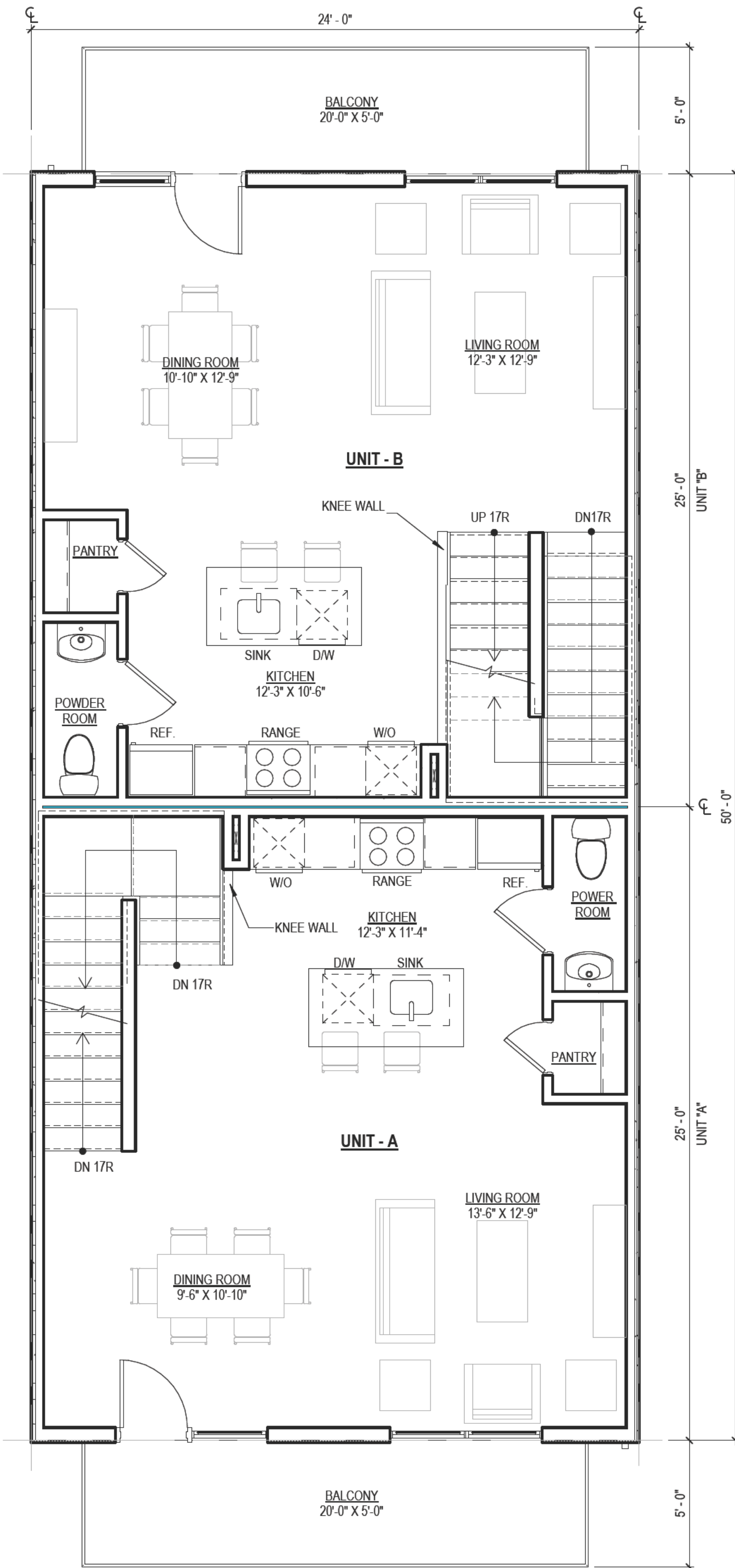
FRONT ELEVATIONS





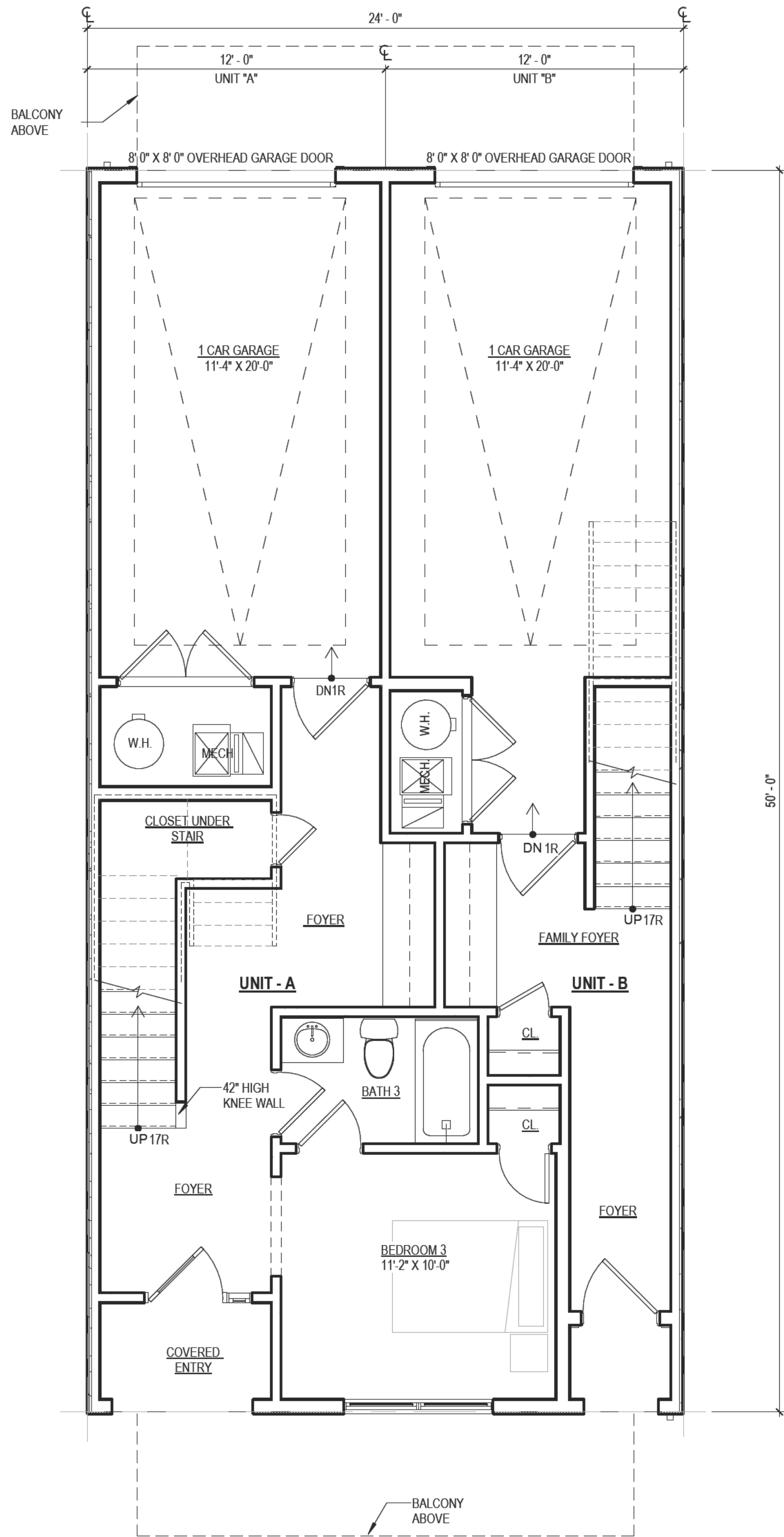
LEVEL 03

UNIT A = ±600 SQ FT
UNIT B = ±600 SQ FT



LEVEL 02

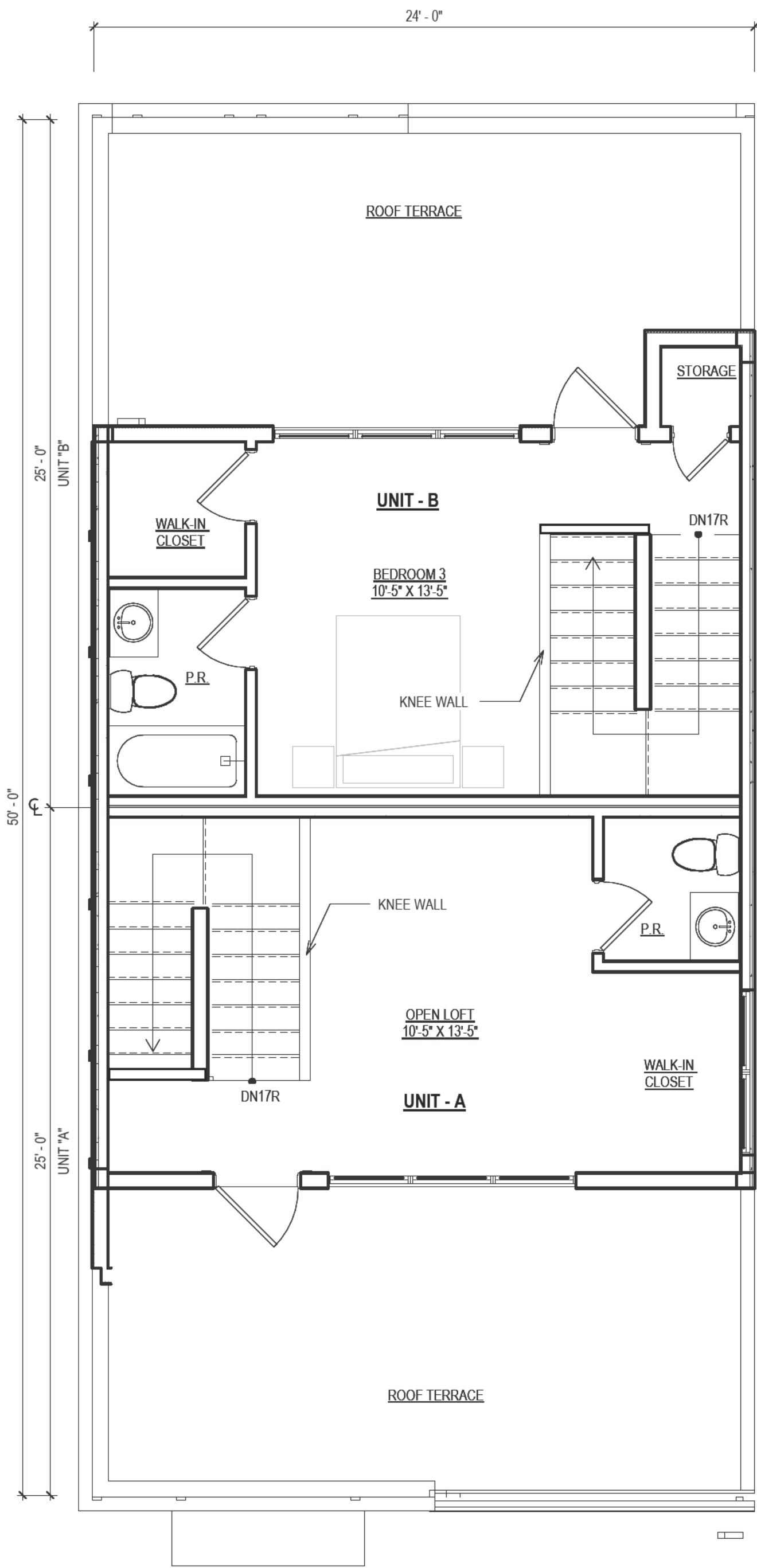
UNIT A = ±600 SQ FT
UNIT B = ±600 SQ FT



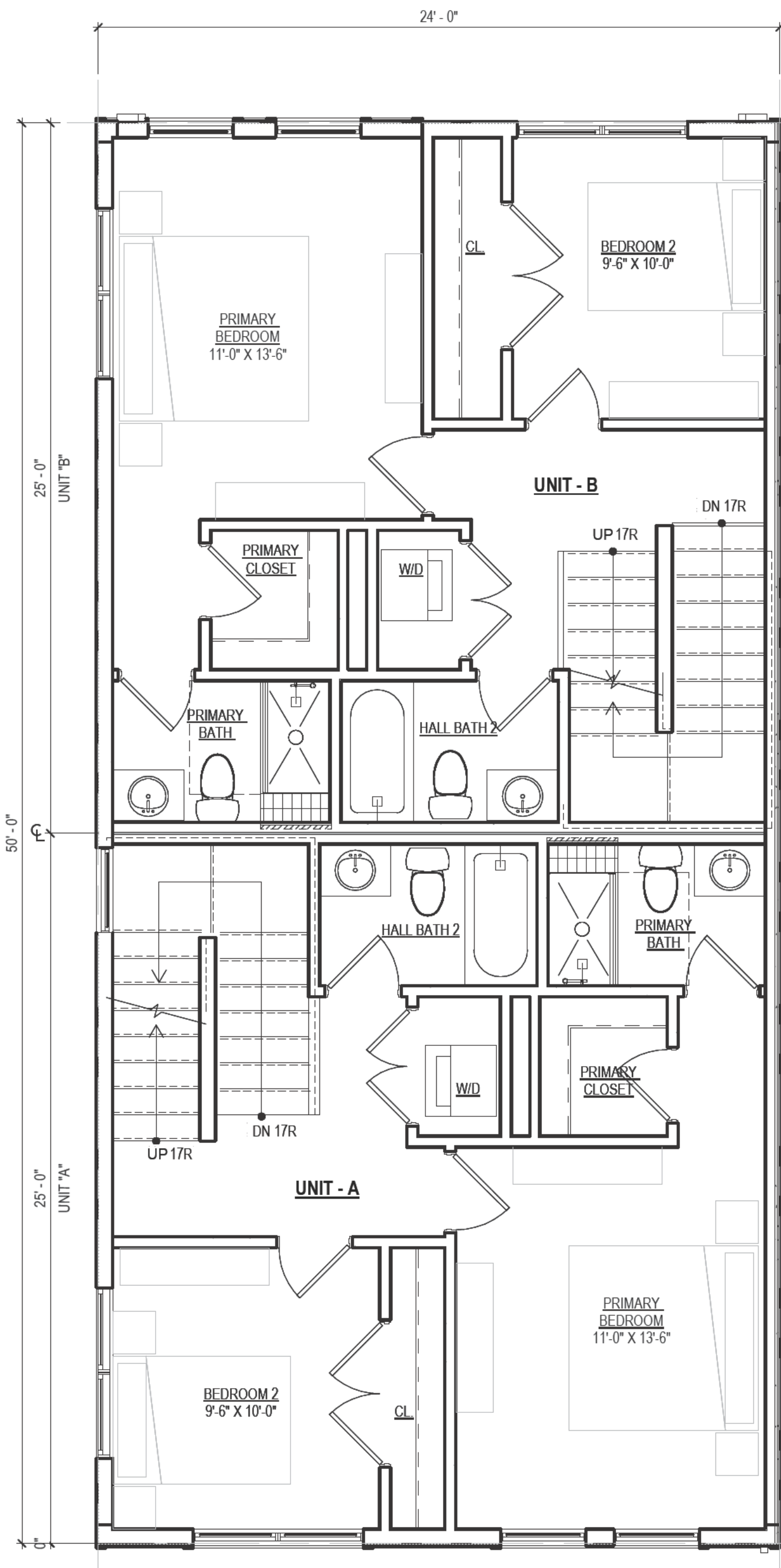
LEVEL 01

UNIT A = ±412 SQ FT
UNIT B = ±164 SQ FT

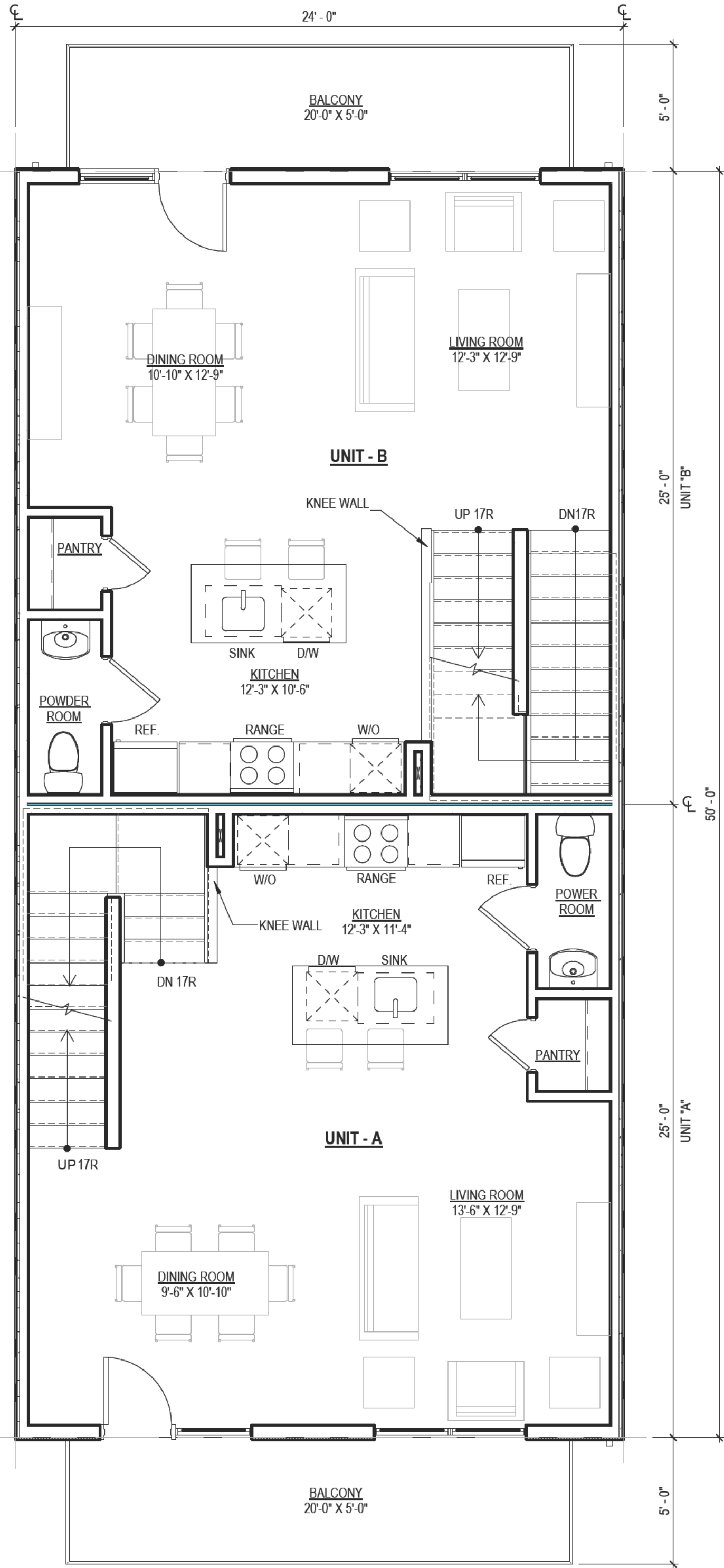
UNIT MIX		
UNIT TYPE	UNIT A	UNIT B
LEVEL 01	412 SQ FT	164 SQ FT
LEVEL 02	600 SQ FT	600 SQ FT
LEVEL 03	600 SQ FT	600 SQ FT
TOTAL	1,612 SQ FT	1,364 SQ FT



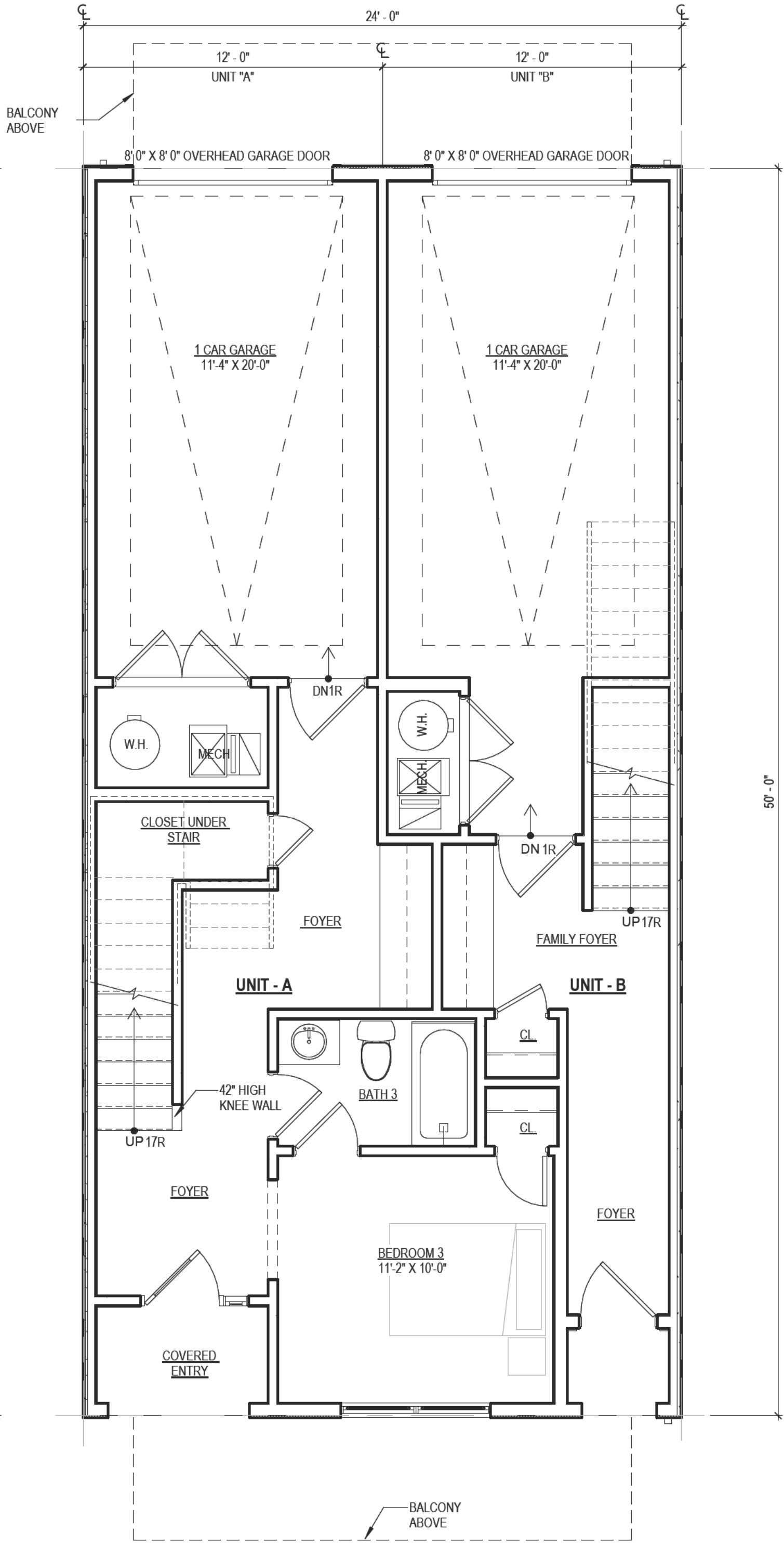
LEVEL 04
UNIT A = ± 330 SQ FT
UNIT B = ± 345 SQ FT



LEVEL 03
UNIT A = ±600 SQ FT
UNIT B = ±600 SQ FT



LEVEL 02
UNIT A = ±600 SQ FT
UNIT B = ±600 SQ FT



LEVEL 01
UNIT A = ±412 SQ FT
UNIT B = ±164 SQ FT

UNIT MIX		
UNIT TYPE	UNIT A	UNIT B
LEVEL 01	412 SQ FT	164 SQ FT
LEVEL 02	600 SQ FT	600 SQ FT
LEVEL 03	600 SQ FT	600 SQ FT
LEVEL 04	330 SQFT	345 SQFT
TOTAL	1,942 SQ FT	1,709 SQ FT