



CIVILITY PLEDGE

The way we govern ourselves is often as important as the positions we take. Our collective decisions will be better when differing views have had the opportunity to be fully vetted and considered. All people have the right to be treated with respect, courtesy and openness. We value all input. We commit to conduct ourselves at all times with civility and courtesy to each other.

DESIGN REVIEW COMMITTEE

700 Doug Davis Drive
Hapeville, GA 30354

April 19, 2023 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 March 15, 2023

Documents:

1. DRC Minutes March 15, 2023

4. New Business

4.I. 3315 Stillwood Drive Building Numbers

Background:

Alex Popham has submitted a request to reduce the size of the building numbers from 6" to 4" for aesthetic purposes on the single-family dwelling units in the Stillwood Farms subdivision located at 3315 Stillwood Drive.

Documents:

1. Planners Report Stillwood Farms
2. Stillwood Farms - House Numbers

4.II. 3112 Old Jonesboro Road Elevation Change

Background:

Pedro Torres is seeking approval of a design modification of the previously approved application at 3112 Old Jonesboro Road. 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 3112 Old Jonesboro Road
2. 3112 Old Jonesboro Road

4.III. 3558-3668 Elm Street New Multi-Family Construction

Background:

Phil Carson of MCRT Investments has submitted a revised application seeking approval for the construction of 302 for-rent multifamily residential units on an 8.41-acre parcel. There are seven four and five-story residential buildings, one clubhouse and included in one of the buildings is first-floor retail. The property is zoned RMU, Residential Mixed Use and is subject to the Commercial/Mixed-Use Area of the Architectural Design Standards.

Documents:

1. Planners Report 3558-3668 Elm Street

2. Application - 3558-3668 Elm Street_Redacted
 3. Design Drawings - 3558-3668 Elm Street
- 4.IV. 436 Grady Place Addition & Porch Replacement

Background:

Marc Takacs has submitted an application seeking approval to replace the existing back deck and add a 140-square foot bathroom (placed on an existing patio slab and foundation wall) to the existing single-family dwelling at 436 Grady Place. The property is zoned R-SF, Residential Single Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 436 Grady Place
 2. Application - 436 Grady Place_Redacted
- 4.V. 3469 Harding Avenue New ADU

Background:

Pavan Iyer has submitted an application seeking approval for the construction of a new 420-square foot ADU to be located at 3469 Harding Avenue. The property is zoned R-SF, Residential Single Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 3469 Harding Avenue
 2. 3469 Harding Avenue
- 4.VI. 3637 Elm Street Addition & Renovation

Background:

Vincent Lucier has submitted an application seeking approval to construct a 470-square foot second-floor addition to the rear of an existing single-family dwelling at 3637 Elm Street. The property is zoned RMU, Residential Mixed Use and is subject to the Neighborhood Conservation Area (Subarea B) of the Architectural Design Standards.

Documents:

1. Planners Report 3637 Elm Street
 2. 3637 Elm Street
- 4.VII. 831 Custer Street Renovation

Background:

Greg Patel has submitted an application seeking approval to perform exterior and interior remodeling to an existing single-family dwelling at 831 Custer Street. The property is zoned R-SF, Residential Single Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 831 Custer Street
 2. Application - 831 Custer Street_Redacted
5. **Next Meeting Date - Wednesday, May 17, 2023 at 6:00 PM**
6. **Adjourn**



**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
March 15, 2023, 6:00 PM**

MINUTES

1. Call to Order

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

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth

3. Approval of Minutes

3.I Minutes of February 15, 2023

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to approve the minutes of February 15, 2023, as submitted. Motion Carried: 5-0

MOTION ITEM: Jonathan Love made a motion, John Stalvey seconded to add 801 North Central Avenue and 3206 Oakdale Road to the beginning of the agenda. Motion Carried: 5-0

4. New Business

5.I 801 North Central Avenue

Elevation Change

Background

Matt Vyverberg submitted a request for an elevation change at 801 North Central Avenue.

MOTION ITEM: Gregory Morgan made a motion, John Stalvey seconded to approve the elevation change to remove the balconies. The Committee also required the applicant to add the following details:

- **Add herring bone pattern on the right-side elevation above the single window (3 herring bones and 1 operable window on the first floor, 3 operable windows and 1 herring bone on the second floor)**
- **Add corbels to the second story bump out on the left side of the building on the North Central Avenue entrance**
- **Add flanking plantings**

Motion Carried: 5-0

5.II 3206 Oakdale Road

Elevation Change

Background

David Coakley submitted a request for an elevation change at 3206 Oakdale Road.

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to approve the elevation change as submitted. Motion Carried: 5-0

5.III 3154 Lake Avenue

Elevation Change

Background:

Terrence Adams has submitted revised plans to modify a previously approved plan for a single-family home on a lot located at 3154 Lake Avenue. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Gregory Morgan made a motion, Brian Gregory seconded to approve the elevation change as submitted. Motion Carried: 5-0

5.IV 3400 North Whitney Avenue

Accessory Dwelling Unit

Background:

Arthur Baker has submitted an application seeking approval for the renovation of an existing ADU located at 3400 North Whitney Avenue. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Gregory Morgan made a motion, Jonathan Love seconded to approve the submitted design conditioned upon approval of a variance from the Board of Appeals for the structure exceeding the square footage limit of a secondary structure. Motion Carried: 5-0

MOTION ITEM: Jonathan Love made a motion, Jacquie Smyth seconded to recommend approval of a variance application to the Board of Appeals. Motion Carried: 3-2

5.V 831 Custer Street

Exterior Remodel

Background:

Greg Patel has submitted an application seeking approval to perform and interior remodeling to an existing single-family dwelling at 831 Custer Street. The property is zoned R-SF, Residential Single Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to table the application until the applicant can attend and provide updated plans. Motion Carried: 5-0

6. Next Meeting Date – Wednesday, March 15, 2023, at 6:00PM

7. Adjourn

MOTION ITEM: Jonathan Love made a motion, Brian Gregory seconded to adjourn the meeting at 7:22PM. Motion Carried: 5-0

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman



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

DATE: April 14, 2023
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – Stillwood Farms Building number size reduction**

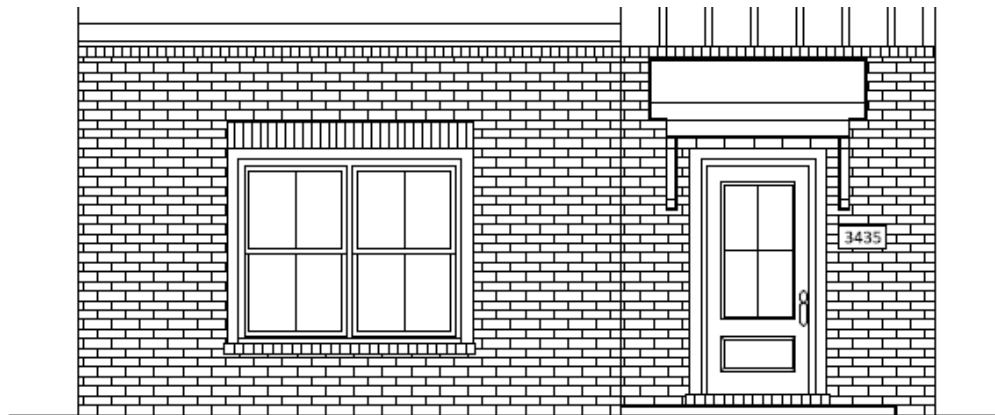
BACKGROUND

The City of Hapeville received a request from Alex Popham to reduce the size of the building numbers from 6" to 4" for aesthetic purposes.

Staff contacted the City Fire and Police Departments for their input. State Law (IFC section 505-505.1) requires a minimum of 4". Staff sees no issue with this request.



STILLWOOD
6" HOUSE NUMBER DISPLAY



STILLWOOD
4" HOUSE NUMBER DISPLAY



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

DATE: April 11, 2023
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3112 Old Jonesboro Road, Revisions**

BACKGROUND

The City of Hapeville has received a design review application for revisions from Pedro Torres who planned to build a 333 SF addition on a 1,383 SF single family home on a lot located at 3112 Old Jonesboro Road. Per the application, the single family dwelling will have 3 BR and 2 BA. The Project also shows an existing detached garage at the rear of the lot.

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

A previous plan was approved in March 2022 with additional design exceptions passed May 2022.

The proposed changes include:

- the raising of windows to 28" above finished floor elevations (the previous application shows them lower on the dwelling. The May 2022 approval allowed for 18" from finished floor elevation)
- the separation of twin mulled windows on the front, rear and sides to single windows
- the removal of grids on the upper windows
- the removal of a left rear single window
- the reversal of the rear door and windows
- the replacement of a window on the right side elevation with a smaller window
- the shifting of a right window. Please confirm the floor plan windows match the exterior window plans.
- a change in the rear roofline from the approved plan.

RECOMMENDATIONS

The proposed window changes and rear roof line are consistent with the Standards. All elements from previous approvals must be included in the final build.

3112 Old Jonesboro Rd
Hapeville, GA 30281

We have decided to replace all windows in the property so that they aesthetically look the same. Additionally, we decided to replace all windows to meet energy efficiency, and to ensure that all windows are operational. We would like to proceed pending your approval.

1. All windows to be replaced on all elevations. Originally the windows in the front elevation were to remain however due to extensive termite damage the windows have been removed and damaged wood has been replaced.

All changes can be found on page A-3.

Revisions (4.1.2023):

- Remove and replace all windows in all elevations as show on page A-3.

Note: Construction shall comply with the 2018 IRC with Georgia Amendments and the 2020 NEC. All engineered lumber shall comply with the manufacturers span and loading requirements.

NOTE: Every effort has been made to identify code violations. Any oversight by the reviewer shall not be considered as authority to violate, set aside, cancel or alter applicable codes or ordinances. The plan review and permit issuance shall not be considered a warranty or guarantee.

Note: All electrical installations shall comply with the 2020 NEC. Receptacle location, branch circuits, AFCI and GFCI protection shall be provided per article 210 and all other applicable articles.

NOTE: All roof loads of covered decks and porches must transfer to the supporting columns below and not the deck structure. Additional roof loading must be used to calculate minimum footing size.

Note: All exterior finish materials shall comply with all City/County Ordinances and shall be the builders responsibility to verify approved materials.

Note: Per section 311 of the 2018 IRC a handrail is required for stairs with four or more continuous risers. Requirements for handrails are also found in section 311. Guardrails shall be provided along walking surfaces located more than 30" vertically from the level below per 2018 IRC section R312.

NOTE: Tempered glass is required if all the following conditions exist:
• Individual pane of glass is > 9 sq. ft.
• Bottom edge is < 18 inches above floor
• Top edge is > 36 inches above floor

Any window within a 24 inch arc of either side of a door and is < 60 inches above the floor is also required to be tempered.
Windows located within 60 inches of a bathtub or shower and are < 60 inches above the floor are required to be tempered.

SMOKE DETECTORS - Smoke Detectors shall be installed in sleeping rooms, outside of sleeping areas in the near vicinity of bedrooms and on each additional story (including basements and habitable attics). A CO detector is also required outside of sleeping areas in the near vicinity of bedrooms.

Note: Each bedroom, basement and habitable attic shall be provided with an emergency escape opening having a minimum 5.7 sq. ft. net clear opening and must also have a minimum clear height of 24" and a width of 20". Grade floor windows with a sill height, 44" above or below finished grade shall have 5.0 sq. ft. minimum net clear opening.

EXISTING HOME RENOVATION & ADDITION

3112 OLD JONESBORO RD
HAPEVILLE, GA. 30354

Previously approved March 16, 2022

OWNER

MR & MRS. PEDRO TORRES

BUILDING INFORMATION

BUILDING ONE STORY
16' HIGH

FLOOR AREA RATIO

REMODELED HOUSE GROSS - 1623 SQ. FT.
PORCH 84-SQ. FT.
DRIVE & WALK-1888 SQ. FT.
GARAGE-454 SQ. FT.

GROSS IMPERVIOUS AREA= 4049
TOTAL LOT COVERAGE =9850 SQ. FT.

FLOOR AREA RATIO 4049/9850 = .41 OR 41%. ALLOWABLE 40%
CONTRACTOR SHALL REPLACE APPROXIMATELY 200 SF OF EXISTING CONG, DRIVE WITH IMPERVIOUS PAVERS...SEE SITE FOR LOCATION.

FIRE SUPPRESSION

NON- SPRINKLED

VICINITY MAP



DRAWING SHEET INDEX

C-1 COVER SHEET
P-1 PHOTOS
S-1 SITE DEVELOPMENT PLAN
N-1 NOTES TO THE CONTRACTOR
A-1 EXISTING, DEMO & PROPOSED PLAN
A-2 ELEVATIONS
A-3 DECK DETAILS
A-4 FRAMING PLANS

APPLICABLE CODES:

International Building Code, 2018 Edition, with Georgia Amendments (2020)
International Fuel Gas Code, 2012 Edition, with Georgia Amendments (2014)(2015)
National Electrical Code, 2017 Edition, with NO Georgia Amendments
International Fire Code, 2018 Edition
International Energy Conservation Code, 2015 Edition, with Georgia Amendments (2020) Amendments (2020)
International Plumbing Code, 2018 Edition, with Georgia Amendments (2020)
2012 NFPA 101 – Life Safety Code with Georgia State Amendments (2013) (2018)
International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)
International Swimming Pool & Spa Code, 2018 Edition, with Georgia Amendments (2020)
International Residential Code, 2018 Edition with Georgia Amendments(2020)
Georgia Accessibility Codes

CONSTRUCTION TYPE

5-A

ZONING DISTRICT

R-1

OCCUPANCY TYPE

RESIDENTIAL

PROJECT DESCRIPTION

SCOPE OF WORK FOR EXISTING HOME SHALL INCLUDE INTERIOR & EXTERIOR DEMOLITION, INTERIOR FRAMING, DRYWALL, INSULATION, FLOORING AND PAINTING, CABINETRY WITH SINKS, TOILETS, LAVATORIES AND TUB FIXTURES. NEW EXTERIOR WALL WORK PERFORMED UNDER THIS SCOPE OF WORK

ELECTRICAL, PLUMBING AND HVAC WORK SHALL MEET REQUIRED ALL CURRENTS CODES. PERMITS BY ELECTRICAL, HVAC AND PLUMBING SUB CONTRACTORS UNDER SEPARATE PERMITS.

3112 OLD JONESBORO RD.
HAPEVILLE, GA. 30354

COVER

TRIMBLE ARCHITECTS
2195 BARGE RD.
ATLANTA, GA. 30331

DATE:

5/12/2022

SCALE:

SHEET:

C-1

DRAWINGS RELEASED FOR CONSTRUCTION

Previously approved March 16, 2022



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



RIGHT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

DRAWINGS RELEASED FOR CONSTRUCTION

SCALE: 3/16"=1'-0"

REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

3112 OLD JONESBORO RD.
HAPEVILLE, GA. 30354

PROPOSED
ELEVATIONS

TRIMBLE ARCHITECTS
2195 BARGE RD.
ATLANTA, GA. 30331

DATE:
5/12/2022
SCALE:
SHEET:
A-3

Proposed Elevation Changes

EXISTING HOME RENOVATION & ADDITION

3112 OLD JONESBORO RD
HAPEVILLE ,GA. 30354

OWNER

MR & MRS. PEDRO TORRES

BUILDING INFORMATION

BUILDING ONE STORY
16' HIGH

FLOOR AREA RATIO

REMODELED HOUSE GROSS - 1623 SQ. FT.
PORCH 84-SQ. FT.
DRIVE & WALK-1888 SQ. FT.
GARAGE-454 SQ. FT.

GROSS IMPERVIOUS AREA= 4049
TOTAL LOT COVERAGE =9850 SQ. FT.

FLOOR AREA RATIO 4049/9850 = .41 OR 41%. ALLOWABLE 40%
CONTRACTOR SHALL REPLACE APPROXIMATELY 200 SF OF EXISTING
CONC, DRIVE WITH IMPERVIOUS PAVERS...SEE SITE FOR LOCATION.

DRAWING SHEET INDEX

- C-1 COVER SHEET
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- International Plumbing Code, 2018 Edition, with Georgia Amendments (2020)
- 2012 NFPA 101 – Life Safety Code with Georgia State Amendments (2013) (2018)
- International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)
- International Swimming Pool & Spa Code, 2018 Edition, with Georgia Amendments (2020)
- International Residential Code, 2018 Edition with Georgia Amendments(2020)
- Georgia Accessibility Codes

CONSTRUCTION TYPE

5-A

ZONING DISTRICT

R-1

OCCUPANCY TYPE

RESIDENTIAL

PROJECT DESCRIPTION

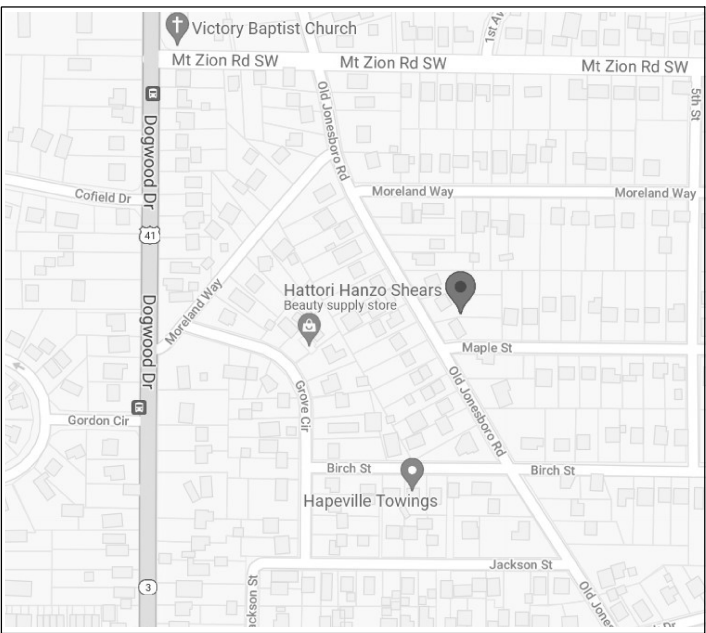
SCOPE OF WORK FOR EXISTING HOME SHALL INCLUDE
INTERIOR & EXTERIOR DEMOLITION ,INTERIOR FRAMING,
DRYWALL,INSULATION,FLOORING AND PAINTING, CABINETRY
WITH SINKS. TOILETS,LAVATORIES AND TUB FIXTURES.
NEW EXTERIOR WALL WORK PERFORMED UNDER THIS SCOPE
OF WORK

ELECTRICAL, PLUMBING AND HVAC WORK SHALL MEET
REQUIRED ALL CURRENTS CODES.
PERMITS BY ELECTRICAL,HVAC AND PLUMBING SUB
CONTRACTORS UNDER SEPARATE PERMITS.

FIRE SUPRESSION

NON- SPRINKLED

VICINITY MAP



DRAWINGS RELEASED FOR CONSTRUCTION

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

3112 OLD JONESBORO RD.
HAPEVILLE, GA. 30354

COVER

TRIMBLE ARCHITECTS
2195 BARGE RD.
ATLANTA, GA. 30331

DATE:
4/2/2023

SCALE:

SHEET:
C-1

Proposed Elevation Changes



PROPOSED FRONT ELEVATION



RIGHT SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION

DRAWINGS RELEASED FOR CONSTRUCTION

SCALE: 3/16"=1'-0"

REVISION TABLE	
NUMBER	DATE

3112 OLD JONESBORO RD.
HAPEVILLE, GA. 30354

PROPOSED
ELEVATIONS

TRIMBLE ARCHITECTS
2195 BARGE RD.
ATLANTA, GA. 30331

DATE:

4/2/2023

SCALE:

SHEET:

A-3



PLANNER'S REPORT

DATE: April 14 2023
TO: Tonya Hutson
FROM: Lynn Patterson

RE: Design Review – Modera Multi Family 3558-3668 Elm Street, Revised

Key:
Compliant ✓
Not Compliant ✗
Incomplete: 🖐️
Not Applicable: ⓪

BACKGROUND

The City of Hapeville has received a revised design review application from Phil Carson for MCRT Investments for the construction of 302 for-rent multifamily residential units on an 8.41-acre parcel. There are 7 4 and 5 story residential buildings, one clubhouse and included in one of the buildings is first-floor retail. The 4-story buildings range from 47' 11 3/4" tall to 67' 5 3/4" tall. The clubhouse is 35' tall. Surface parking accommodates the residents and the retail, including on-street parking. Exterior design is Industrial Modern. Residential buildings materials are full depth brick for 1st level, smooth panel with reveal for upper levels, parapet coping for top plane. Inset balconies to receive FCB siding. Residential building over retail facing Porsche Ave. The corner of the Porsche Ave building will have corrugated metal panel accents and parapet coping. The stand-alone clubhouse will have full-depth brick and corrugated metal panels.

The property is zoned RMU, Residential Mixed Use. It is subject to the RMU and Commercial/Mixed-Use Area Architectural Design Standards.

CODE

Note: Site standards are established for RMU in the Zoning Code. These have been met as a part of the Planning Commission review.

Sec. 81-1-8. - RSD and RMU zoned developments.

Based on goals of this chapter, the following variations from and additions to these standards shall apply to sites zoned "Regionally Significant Development (RSD) and Residential Mixed Use (RMU)". Due to their size, and the opportunity to create self-contained "mini-cities" that this provides, these sites have an option to establish architecturally unique identities that may or may not reflect those of other parts of Hapeville. This is particularly true for those with mid-rise buildings, big box retail, convention center, warehouses, and telecommunication centers, which are not envisioned by the standards in section 81-1-6.

(a) General standards.

(1) The requirements of section 81-1-6 shall apply except as herein noted or varied by design exception. Where a conflict exists between sections 81-1-6 and 81-1-8, the requirements of 81-1-8 shall prevail.

(2) The requirements herein shall apply to all public and private streets. Exemptions to the requirements of section 81-1-6 relating to supplemental zones

(3) For master planned developments in excess of 30 acres, the Hapeville Architectural Design Standards may be substituted with independent architectural design standards, provided the substituted regulations are consistent with the purpose and intent of this chapter, and subject to final approval by the design review committee. At a minimum, substitute design regulations shall include site development standards, utility standards, parking and traffic standards, and general facade standards, including but not limited to exterior materials, architectural themes, and street-level facade treatments. In the absence of these required elements, the minimum architectural standards will default to sections 81-1-6 and 81-1-8 respectively.

(b) Parking and traffic standards. Circular drives are permitted on new streets.

(c) Standards for low-rise buildings. See subsection (d)(1) for big box retail, conference/convention centers, warehouses, and telecommunication or data centers.

✓ (1) Buildings four (4) stories or less are deemed low-rise.

(2) Standards for stories one and two:

a. Exterior materials shall be limited as follows:

- i. Within 20 feet of public street rights-of-way or twenty (20) feet of the sidewalk along a private street: glass (except glass block), full-depth brick, cast stone, hard coat stucco, fiber cement siding, natural wood siding or stacked stone.
- ✓ ii. Other locations: The above materials, plus half-depth brick and split-face block.

(3) Standards for stories three and four.

- ✓ a. Exterior facade materials shall be limited to: glass (except glass block), metal, brick, simulated brick, precast concrete panels, cast stone, hard coat stucco, fiber cement siding, natural wood siding, stacked stone, half-depth brick, or split-face block.
- ✓ b. There shall be no minimum recess distance from the facade for window panes serving commercial uses.
- ✓ c. Windows shall be vertically shaped with a height greater than width.
- ✓ d. Building floors shall not appear as single horizontal window bands separated by nonglass spandrels of equal or greater height than the windows.
- ✓ e. Windows may utilize clear or tinted glass. Tinted glass may have any transmittance or light reflectance factor.

(d) **Mid-rise building design standards.**

(1) **Buildings taller than four (4) stories are deemed midrise.**

(2) **Mid-rises shall have two- or three-part facades:**

(3) **A two-part facade consists of:**

i. **A "base" zone (the lower stories);**

ii. **A "shaft" zone (all other floors).**

iii. **Zones may be differentiated by a change in facade materials, window pattern, or window material. They may also be separated by a cornice or expression line.**

(4) **A three-part facade consists of:**

i. **A "base" zone (the lower stories);**

ii. **A "shaft" zone (middle stories);**

iii. **A "cap" zone (upper stories or cornice which provides a termination at the building top).**

iv. **Zones may be differentiated by a change in materials, window pattern, or window material. They may also be separated by a cornice or expression line.**

(5) **Facade materials shall be arranged horizontally, with materials having a more visually heavy appearance placed below lighter ones. No more than two different materials or colors shall be used per facade zone.**

(di) **Big box retail, conference/convention centers, warehouse, telecommunication, and data center design standards.**

(1) **Big box retail, conference/convention centers, warehouse, and telecommunication or data centers shall comply with:**

(2) **The requirements of subsection 81-1-8(c) "Low-rise buildings," or**

(3) **The following requirements along each exterior facade visible from a public street, private street, private drive, or parking lot:**

i. **Materials shall be limited to: glass (except glass block), metal, brick, simulated brick, precast concrete panels, cast stone, hard coat stucco, fiber cement siding, natural wood siding, stacked stone, half-depth brick, or split-face block.**

ii. **Facade materials shall be combined only horizontally, with the heavier below the lighter.**

iii. **A minimum of 30 percent of the facade area shall be glass. Such glass shall allow visibility into the building a minimum depth of five feet. Display windows shall count towards this requirement.**

iv. **Facades over 100 feet in length shall incorporate wall projections or recesses a minimum of five feet in depth and a minimum of 20 contiguous feet in length per 100 feet of facade length. The combined length of said recesses and projections shall constitute more than 20 percent but less than thirty (40) percent of the total facade length.**

FINDINGS

The proposed buildings are compliant with the basic standards set forth in the Architectural Design Guidelines. Site development standards are outlined in the zoning code and have received Planning Commission approval. The Design Review Committee may provide additional input as they deem necessary.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: MARCH 15, 2023

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: PHIL CARSON Contact Number: 404-383-1142

Applicants Address: 3715 NORTHSIDE PARKWAY STE 2-440 ATLANTA, GA 30327

E-Mail Address: pcarson@mcrtrust.com Zoning Classification: RMU

Address of Proposed Work: 3558-3668 ELM STREET, HAPEVILLE, GA

Parcel ID# 14-0096-0005-002-07,14-0096-0005-003-5,14-0096-0005-023-3,14-0096-0005-002-7,14-0096-0005-006-8,14-0096-0005-007-6,14-0096-0005-017-5,14-0096-0005-022-5,14-0095-0001-009-7,14-0095-0001-028-7,14-0095-0001-031-01,14-0095-0001-015-4,14-0095-0001-014-7,14-0096-0001-013-9,14-0095-0001-012-1,14-0095-0001-011-3,14-0095-0001-018-8,14-0096-0001-033-4

Property Owner: MCRT INVESTMENTS,LLC Contact Number: 404-383-1142

Project Description (including occupancy type): _____

PROJECT INCLUDES 302 FOR RENT MULTIFAMILY RESIDENTIAL UNITS ON A 8.41 ACRE PARCEL LOCATED IN HAPEVILLE, GEORGIA. THERE ARE 7 RESIDENTIAL BUILDINGS R2 OCCUPANCY IN WHICH 4 ARE 4 STORY, 4 ARE 5 STORY TYPE V/IIIB WOOD CONSTRUCTION AND 1 IS 5 STORY BUILDING WITH 4 LEVELS OF R2 OCCUPANCY OVER PODIUM 1ST LEVEL RETAIL AND MAINTAINENCE. PROJECT HAS A STAND ALONE CLUBHOUSE WITH LEASING, CO-WORK, FITNESS AND LOUNGE AREA. 2 TRASH ENCLOSURES ON SITE.

Contractors Name: JONATHAN TARDUCCI Contact Number: [REDACTED]

Contact Person: PHIL CARSON Contact Number: 404-383-1142

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.

Phil Carson
Applicants Signature

03/15/23
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

7 RESIDENTIAL

TYPE A-4 - 4 STORY-46,828 SF X1=46,828 SF

TYPE B-4 - 4 STORY-47,492 SFX1 =47,492 SF

TYPE A-5 - 5 STORY- 58,531 SFX2=117,062 SF

TYPE B-5 - 5 STORY-59,361 SFX2 = 118,722 SF

TYPE C-5 STORY-58,583 SFX1

CLUBHOUSE 2 STORY 9,429 SF

TRASH ENCLOSURE-617SFX2= 1,234 SF

PROJECT TOTAL -399,350 SF

Total Square Footage of proposed New Construction: _____

Total Square Footage of existing building: N/A

Estimated Cost of Construction: \$60,000,000

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

N/A

N/A

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

EXTERIOR DESIGN IS INDUSTRIAL MODERN. RESIDENTIAL BUILDINGS MATERIALS ARE FULL DEPTH BRICK FOR 1ST LEVEL, SMOOTH PANEL WITH REVEAL FOR UPPERS LEVEL, PARAPET COPING FOR TOP PLANE. INSET BALCONYS TO RECEIVE FCB SIDING. RESIDENTIAL BUILDING OVER RETAIL FACING PORSCHE AVE. TO HAVE FULL DEPTH BRICK AT FIRST LEVEL, WITH SMOOTH PANEL WITH REVEAL FOR UPPER LEVELS. CORNER OF THIS BUILDING TO HAVE CORRUGATED METAL PANEL ACCENTS AND PARAPET COPING. FOR TOP PLANE. STAND ALONE CLUBHOUSE TO HAVE FULL DEPTH BRICK AND CORRUGATED METAL PANEL.

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 Phil Carson - PC 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:

PC 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

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

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

PC 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.

PC 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.

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

PC 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.

Phil Carson

03/15/23

Printed Name

Signature

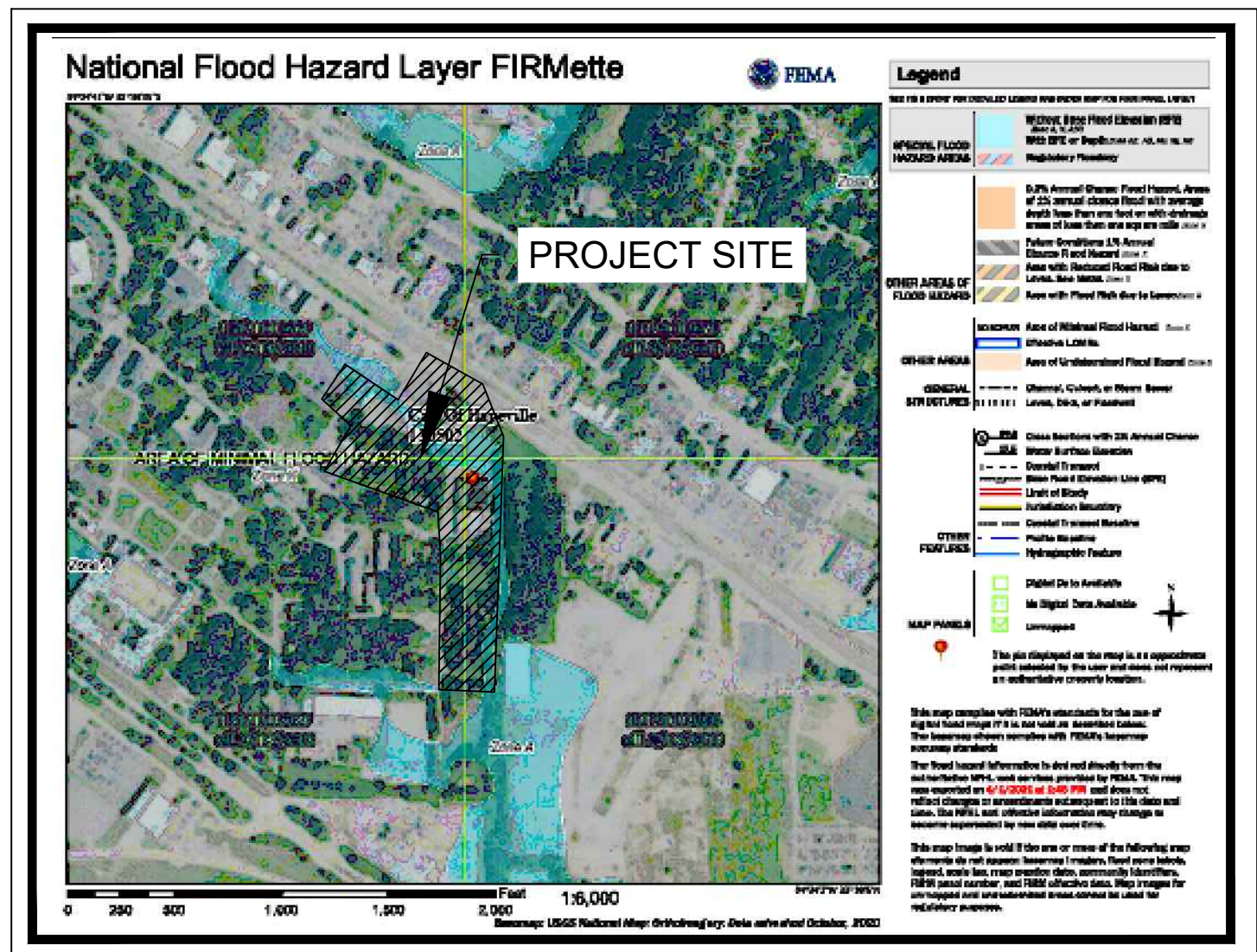
Date

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.

CIVIL DESIGN DEVELOPMENT DRAWINGS
FOR
MODERA HAPEVILLE

3558 ELM STREET HAPEVILLE, GA 30354



FEMA MAP

THE PROJECT SITE DOES LIE WITHIN FLOOD ZONE X AND A PER FIRM
PANEL 13121C0369F DATED 09/18/2013.



VICINITY MAP

PROJECT NARRATIVE:

THE PROPOSED PROJECT IS A MULTIFAMILY REDEVELOPMENT OF APPROXIMATELY 8.31 ACRES IN HAPEVILLE, GEORGIA.

THE PROPOSED PROJECT WILL CONSIST OF 300 RESIDENTIAL UNITS, AMENITIES, STREETSCAPE IMPROVEMENTS, SURFACE PARKING, UTILITY INFRASTRUCTURE, STORMWATER MANAGEMENT INFRASTRUCTURE.

CIVIL SHEET INDEX

REVISION NO.	SHEET NO.	SHEET TITLE
	C0-00	CIVIL COVER SHEET
	--	SURVEY BY OTHERS
	C1-00	EXISTING CONDITIONS PLAN
	C2-00	OVERALL SITE PLAN
	C2-01	DETAILED SITE PLAN
	C2-02	DETAILED SITE PLAN
	C2-03	DETAILED SITE PLAN
	C2-30	FIRE PROTECTION PLAN
	C3-00	OVERALL GRADING PLAN
	C3-01	DETAILED GRADING PLAN
	C3-02	DETAILED GRADING PLAN
	C3-03	DETAILED GRADING PLAN
	C3-10	OVERALL DRAINAGE PLAN
	C3-11	DETAILED DRAINAGE PLAN
	C3-12	DETAILED DRAINAGE PLAN
	C3-13	DETAILED DRAINAGE PLAN
	C3-20	STORMWATER MANAGEMENT PLAN WEST
	C3-21	STORMWATER MANAGEMENT PLAN EAST
	C3-50	STORM PROFILES
	C3-51	STORM PROFILES
	C4-00	OVERALL UTILITY PLAN
	C4-01	DETAILED UTILITY PLAN
	C4-02	DETAILED UTILITY PLAN
	C4-03	DETAILED UTILITY PLAN
	C4-50	SANITARY SEWER PROFILES
	C4-51	SANITARY SEWER PROFILES
	C5-10	EROSION CONTROL PLAN PHASE 1
	C5-20	EROSION CONTROL PLAN PHASE 2
	C5-30	EROSION CONTROL PLAN PHASE 3
	C6-00	CONSTRUCTION DETAILS
	C6-01	CONSTRUCTION DETAILS
	C6-02	CONSTRUCTION DETAILS
	C6-03	CONSTRUCTION DETAILS
	C6-04	CONSTRUCTION DETAILS

PROJECT CONTACTS:

APPLICANT: MILL CREEK RESIDENTIAL
3715 NORTHSIDE PARKWAY NW
SUITE 2-440
ATLANTA, GA 30327
PHONE: 404-383-1142
CONTACT: PHIL CARSON

ARCHITECT: DYNAMIK DESIGN
5901 PEACHTREE DUNWOODY RD
BUILDING C, SUITE 250
ATLANTA, GA 30328
PHONE: 678-506-8830
CONTACT: MELISSA SMITH

CIVIL ENGINEER: KIMLEY-HORN & ASSOCIATES, INC.
817 WEST PEACHTREE STREET, NW
THE BILTMORE, SUITE 601
ATLANTA, GA 30308
PHONE: 404-419-8700
CONTACT: CONNOR GALLOWAY, P.E.

SURVEYOR: LOWERY & ASSOCIATES LAND SURVEYING, LLC
317 GRASSDALE ROAD
CARTERSVILLE, GA 30121
PHONE: 770-334-8186
CONTACT: MITCHELL LOWERY, RLS.

ZONING: RMU

LANDLOT: 95, 96
DISTRICT: 14TH
FULTON COUNTY, GEORGIA

PROPERTY AREA 8.31 ACRES
DISTURBED AREA 8.94 ACRES

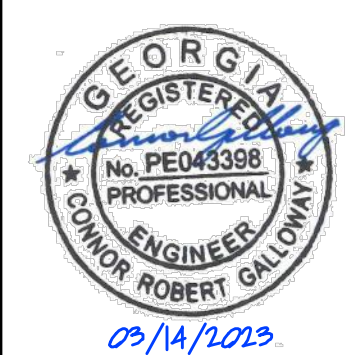
24-HOUR CONTACT
PHIL CARSON
MILL CREEK RESIDENTIAL
PHONE: 404-383-1142

NOTES:

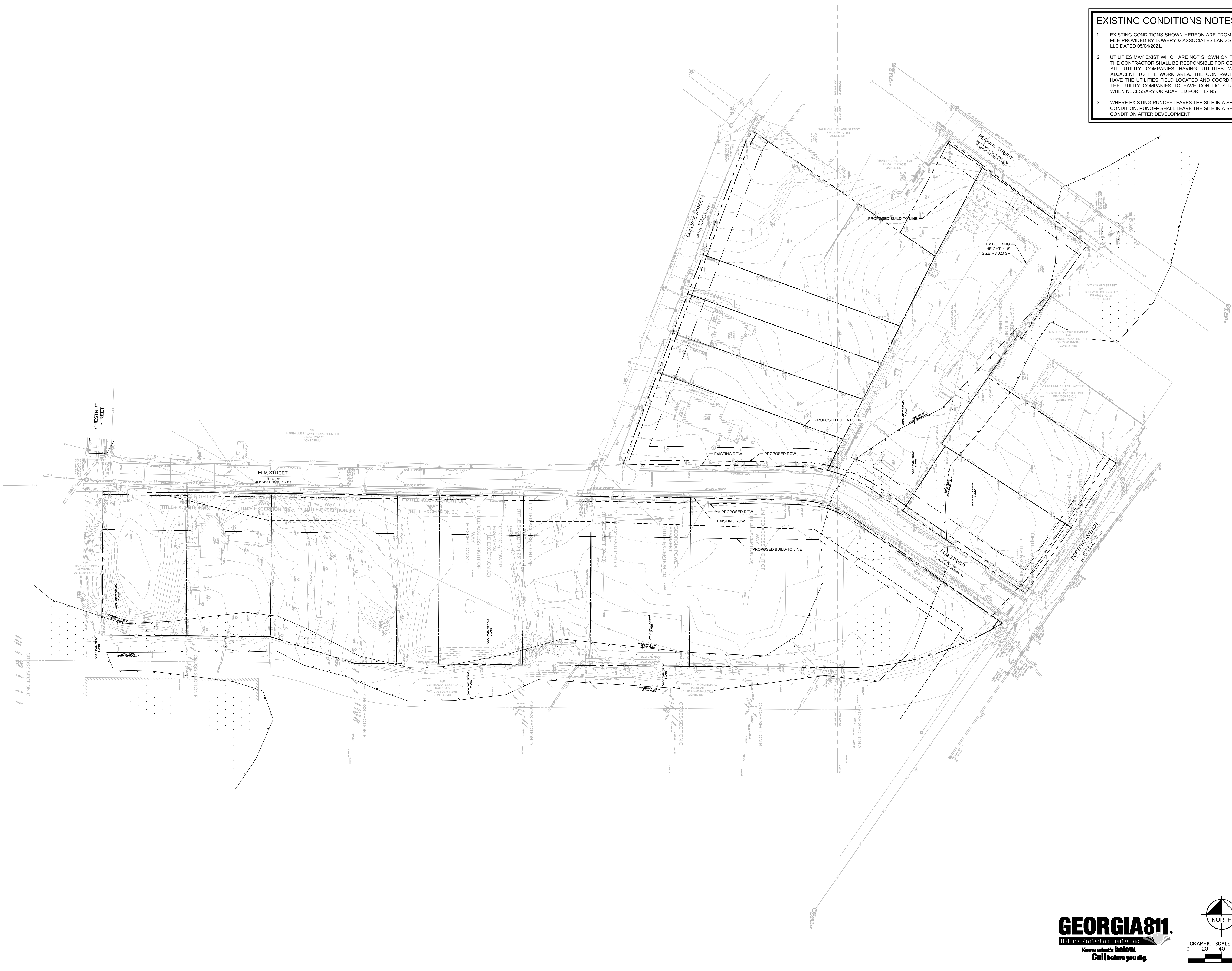
- ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.
- IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.
- THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING HAVE BEEN MET. THE ONUS IS ON THE OWNER/DEVELOPER/BUILDER TO DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, STANDARDS, OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.



MODERA HAPEVILLE
3558 ELM STREET
HAPEVILLE, GA 30354

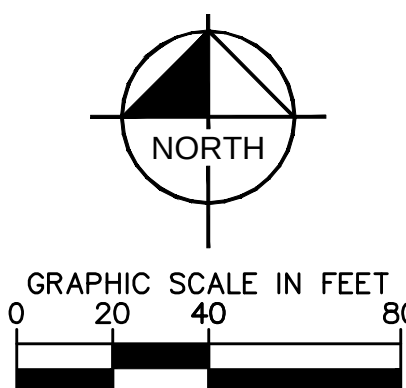


GSWCC CERT. LEVEL II:	0000078213
DRAWN BY:	CRG
DESIGNED BY:	CRG
REVIEWED BY:	BWS
DATE:	12/13/2021
PROJECT NO.:	019947031
TITLE:	CIVIL COVER SHEET
SHEET NUMBER:	C0-00

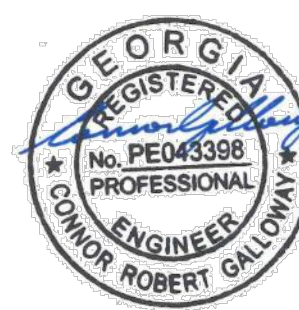


EXISTING CONDITIONS NOTES

1. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FIELD PROVIDED BY LOWERY & ASSOCIATES LAND SURVEYING LLC DATED 05/04/2021.
2. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
3. WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.



PRELIMINARY: NOT FOR CONSTRUCTION



GSWCC CERT. (LEVEL II)	0000078213
DRAWN BY	CRG
DESIGNED BY	CRG
REVIEWED BY	BWS
DATE	12/13/2021
PROJECT NO.	019947031

TITLE

**EXISTING
CONDITIONS
PLAN**

SHEET NUMBER

C1-00

MODERA HAPEVILLE
3558 ELM STREET
HAPEVILLE, GA 30354

[illegible]

MILL CREEK
PEOPLE • PLACES • RELATIONSHIPS

MILL CREEK RESIDENTIAL
3715 NORTHSIDE PARKWAY NW, SUITE 2-440
ATLANTA, GA 30337

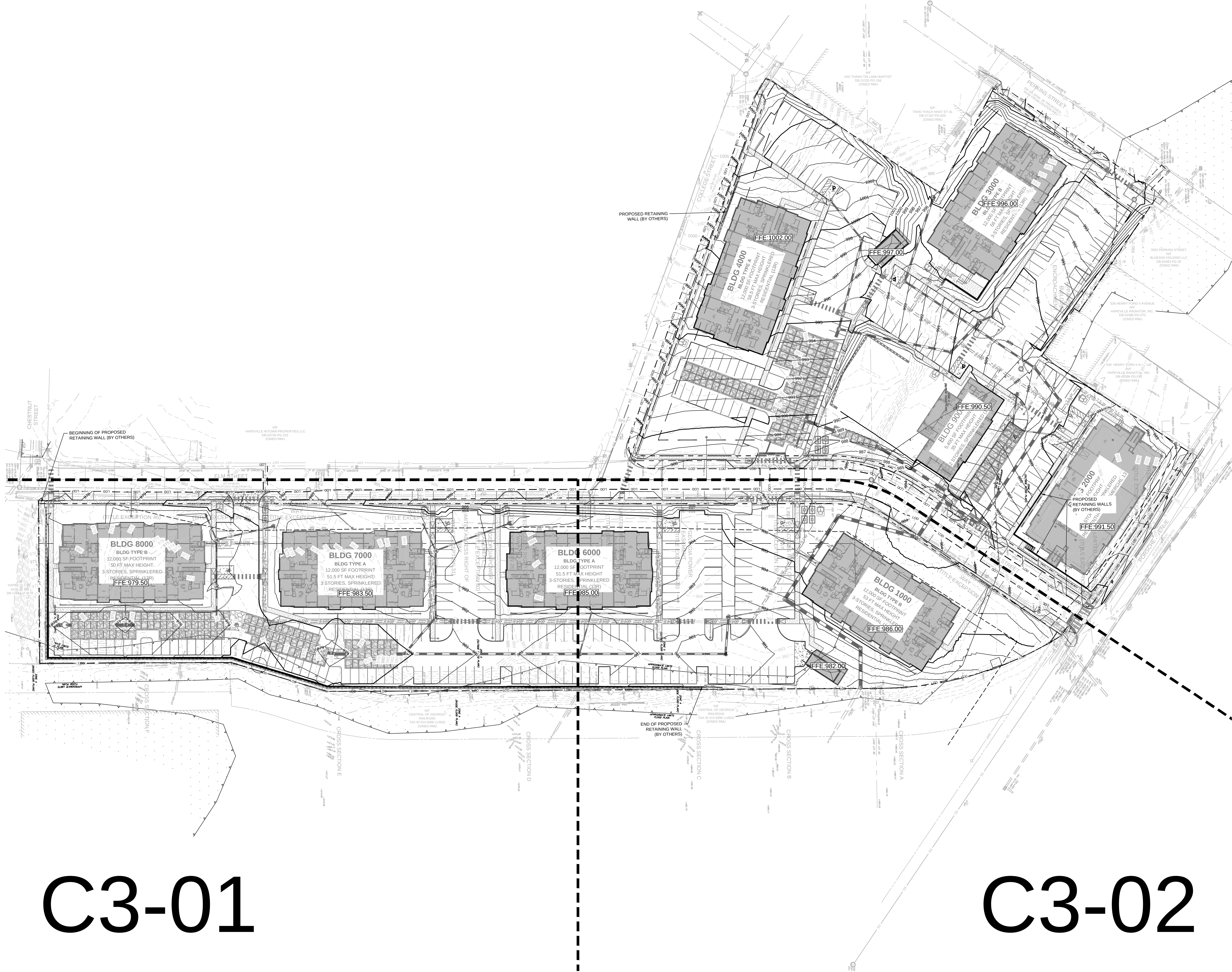
Kimley»»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
1817 WEST PEACHTREE STREET NW, SUITE 600
ATLANTA, GEORGIA 30308
PHONE (404) 419-8700
WWW.KIMLEY-HORN.COM

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C3-01

C3-02

C3-03



- GRADING & DRAINAGE NOTES:**
1. SITE AREA: 8.31 ACRES
DISTURBED AREA: 8.94 ACRES
 2. CRITICAL SPOT GRADES ARE TO PAVEMENT GRADE UNLESS OTHERWISE NOTED.
 3. CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS AND CROSSWALKS WITH A 2.0% MAXIMUM CROSS SLOPE AND A 5.0% MAXIMUM RUNNING SLOPE, UNLESS NOTED AS A RAMP. GRADES WITHIN ADA HANDICAP PARKING AREAS NOT TO EXCEED A 2% MAXIMUM SLOPE IN ANY DIRECTION.
 4. ALL ROOF DRAIN PIPING SHALL BE PVC UNLESS OTHERWISE NOTED.
 5. ALL ROOF DRAIN CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
 6. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
 7. THIS PROJECT DOES LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13121C0369F, DATED 09/18/2013.
 8. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
 9. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER AND STORM DRAINAGE SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
 10. NO GRADED SLOPE SHALL EXCEED 2H:1V
 11. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL BE DESIGNED AND PERMITTED BY AN ENGINEER LICENSED IN THE STATE OF GEORGIA.
 12. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE FALL PROTECTION THROUGH FENCING OR HANDRAIL AT A MINIMUM OF 42" TALL. REFERENCE LANDSCAPE PLANS FOR DETAILS.
 13. THE INFILTRATION FOR THE STORMWATER SYSTEM IS BASED ON IN-SITU TESTING BY GEOTECHNICAL ENGINEER. THE SYSTEM IS BASED ON OBTAINING INFILTRATION RATES SIMILAR TO THE TESTED VALUES PRE-CONSTRUCTION. AS SUCH, THE AREAS WHERE STORMWATER IS DIRECTED TO INFILTRATE ARE TO REMAIN RESIDUAL SOILS AND COMPACTION IS TO BE LIMITED TO ENSURE THE SOIL CHARACTERISTICS CONTINUE TO FUNCTION AS TESTED. PRE-CONSTRUCTION IF THESE AREAS ARE DISTURBED, COMPACTED, OR FILLED, THE ENGINEER IS TO BE NOTIFIED AS ADDITIONAL TESTING AND COORDINATION WOULD BE REQUIRED TO ENSURE THE PREVIOUSLY RECORDED INFILTRATION RATES CAN BE ACHIEVED.

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

GEORGIA811
Know what's below.
Call before you dig.

GRAPHIC SCALE IN FEET
0 20 40 80

PRELIMINARY: NOT FOR CONSTRUCTION

OVERALL GRADING PLAN

SHEET NUMBER
C3-00

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
817 WEST PEACHTREE STREET NW, SUITE 601
ATLANTA, GEORGIA 30308
TEL: 404.525.1100
WWW.KIMLEY-HORN.COM

MILL CREEK
PEOPLE · PLACES · RELATIONSHIPS
MILL CREEK RESIDENTIAL
3715 NORTHSIDE PARKWAY NW, SUITE 2-440
ATLANTA, GA 30327

CLIENT	DATE	BY
PLANNING COMMISSION & DRC RESUBMITTAL	09/14/2023	CRG
PLANNING COMMISSION COMMENT REVISIONS	02/29/2023	CRG
DRC SUBMITTAL	01/18/2023	CRG
PLANNING COMMISSION SUBMITTAL	12/12/2022	CRG

MODERA HAPEVILLE
3558 ELM STREET
HAPEVILLE, GA 30354

REGISTERED PROFESSIONAL ENGINEER
ROBERT GALLAGHER
07/14/2013

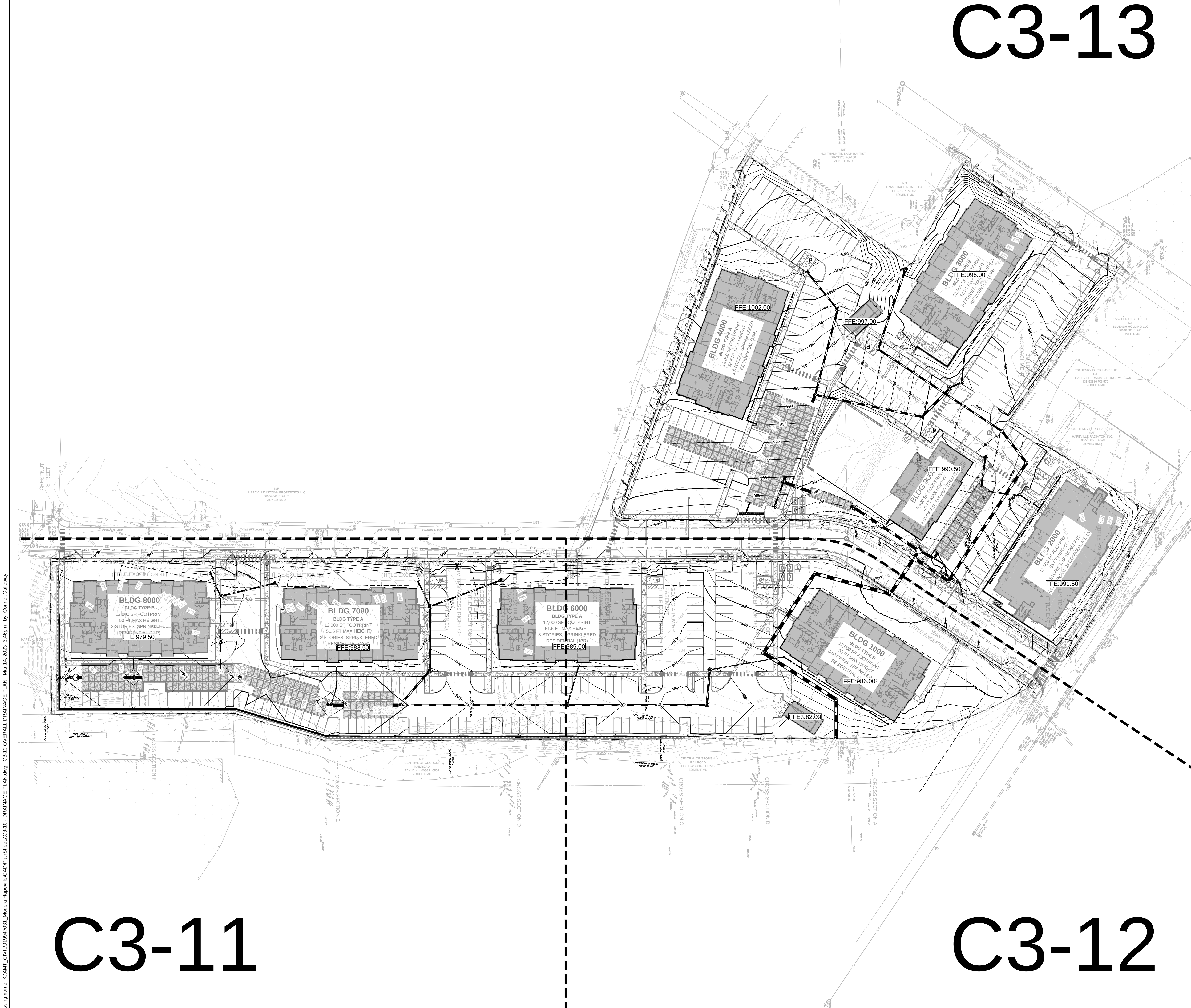
GSWCC CERT. (LEVEL II) 0000078213
DRAWN BY: CRG
DESIGNED BY: CRG
REVIEWED BY: BWS
DATE: 12/13/2021
PROJECT NO.: 019947031
TITLE: OVERALL GRADING PLAN

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C3-11

C3-12

C3-13



GRADING & DRAINAGE NOTES:

1. SITE AREA: 8.31 ACRES
DISTURBED AREA: 8.94 ACRES
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9. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER AND STORM DRAINAGE SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
10. NO GRADED SLOPE SHALL EXCEED 2H:1V
11. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL BE DESIGNED AND PERMITTED BY AN ENGINEER LICENSED IN THE STATE OF GEORGIA.
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STORM DRAINAGE LEGEND:

JB		JUNCTION BOX (GDOT 1011A)
CI		HOODED GRATE CURB INLET (GDOT 1019A, TYPE E)
GI		GRATE INLET (GDOT 10191A, TYPE A)
SWCB		SINGLE WING CATCH BASIN (GDOT 1033D)
DWCB		DOUBLE WING CATCH BASIN (GDOT 1034D)
YD		YARD DRAIN (NDS CATCH BASIN OR COMPARABLE)
CO		CLEAN OUT
WQ		WATER QUALITY DEVICE (CONTECH CDS4040-8-C)
OCS		OUTLET CONTROL STRUCTURE (CAST-IN-PLACE)
TD		TRENCH DRAIN
		PROPOSED STORM PIPE

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0 20 40 80

PRELIMINARY: NOT FOR CONSTRUCTION

OVERALL DRAINAGE PLAN

SHEET NUMBER
C3-10

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817 WEST PEACHTREE STREET NW, SUITE 601
ATLANTA, GEORGIA 30308
TEL: 404.525.1100
WWW.KIMLEY-HORN.COM

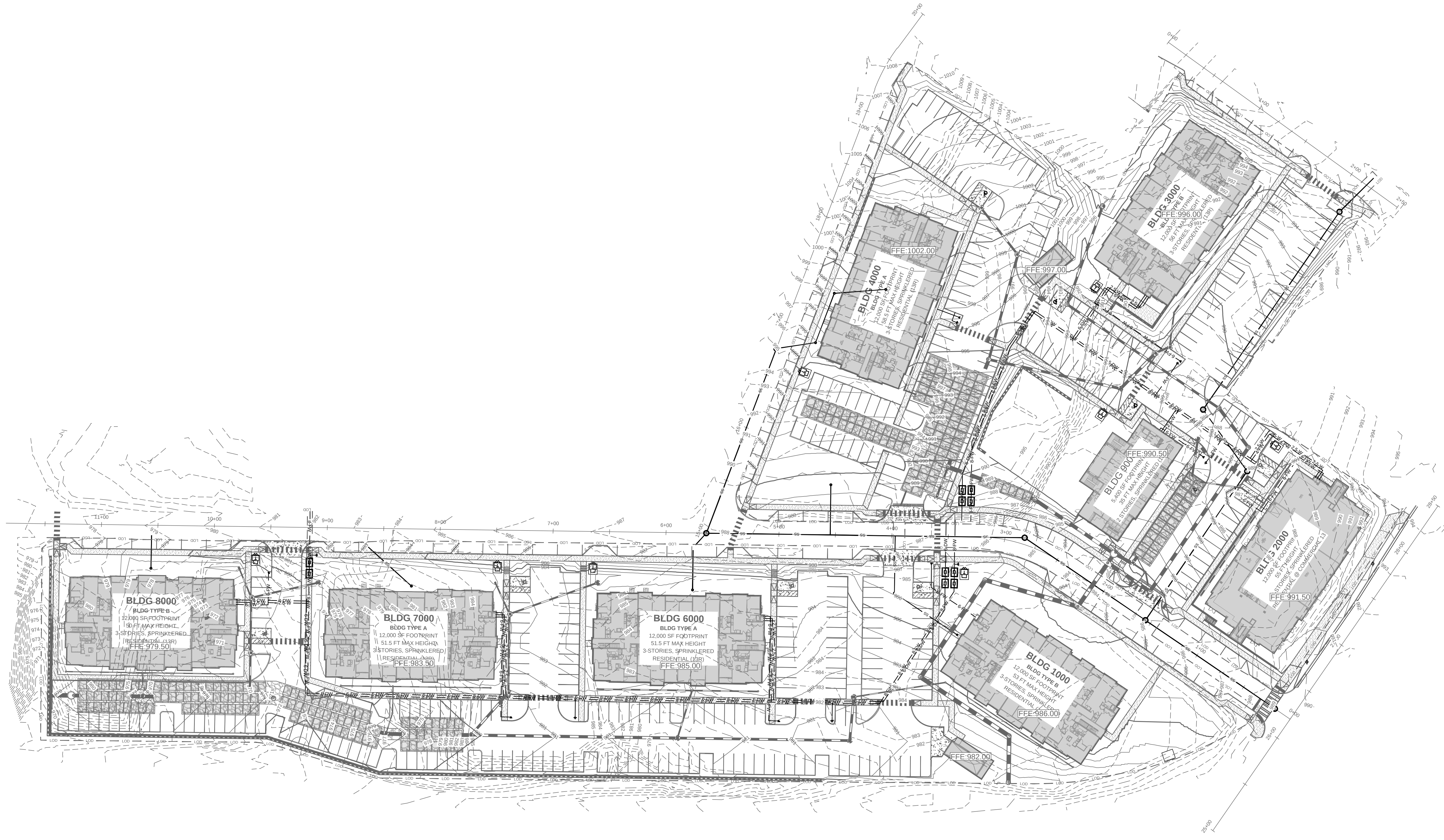
MILL CREEK
PEOPLE • PLACES • RELATIONSHIPS
MILL CREEK RESIDENTIAL
3715 NORTHSIDE PARKWAY NW, SUITE 2-440
ATLANTA, GA 30327

CLIENT	DATE	BY
	09/14/2023	CRG
	02/29/2023	CRG
	01/18/2023	CRG
	12/15/2022	CRG

MODERA HAPEVILLE
3558 ELM STREET
HAPEVILLE, GA 30354

REGISTERED PROFESSIONAL ENGINEER
ROBERT GALLON
07/14/2013

GSWCC CERT. (LEVEL II) 0000078213
DRAWN BY CRG
DESIGNED BY CRG
REVIEWED BY BWS
DATE 12/13/2021
PROJECT NO. 019947031
TITLE

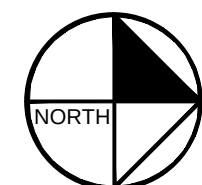


UTILITY NOTES:

1. ALL SANITARY SEWER CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
2. CONTRACTOR SHALL COORDINATE UTILITY CONNECTION AND REROUTING LOCATIONS WITH APPLICABLE AGENCIES.
3. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH XXXXXXXX SANITARY SEWER AND XXXXXXXX WATER DETAILS AND SPECIFICATIONS.
4. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
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6. ALL UTILITY CONNECTIONS END AT 5' OUTSIDE OF THE BUILDING FOOTPRINT. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR BUILDING LAYOUT AND INTERNAL UTILITY SERVICE.
7. ALL ONSITE UTILITIES SHALL BE LOCATED UNDERGROUND.
8. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.

UTILITY LEGEND:

- | | | |
|---|------|----------------------------------|
|  | W | PROPOSED WATER LINE |
|  | UGP | PROPOSED ELECTRIC LINE |
|  | LOST | PROPOSED TELEPHONE LINE |
|  | C | PROPOSED NATURAL GAS LINE |
|  | SS | PROPOSED SANITARY SEWER PIPE |
|  | | PROPOSED SANITARY SEWER CLEANOUT |
|  | | SANITARY SEWER MANHOLE |
|  | | SANITARY SEWER GREASE TRAP |
|  | | WATER VALVE |
|  | | FIRE DEPARTMENT CONNECTION (FDC) |
|  | | FIRE HYDRANT |
|  | | POST INDICATOR VALVE (PIV) |
|  | | WATER MAIN TAPPING SLEEVE |
|  | | WATER CONNECTIONS AND BENDS |



GRAPHIC SCALE IN FEET

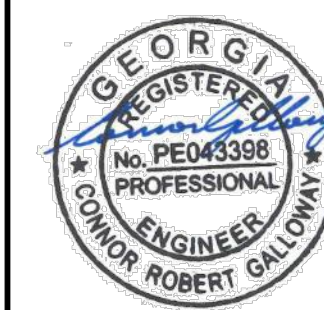


0 20 40

80
PRELIMINARY: NOT FOR CONSTRUCTION

GSWCC CERT. (LEVEL II)	0000078213
DRAWN BY	CRG
DESIGNED BY	CRG
REVIEWED BY	BWS
DATE	12/13/2023
PROJECT NO.	01994703
TITLE	
OVERALL UTILITY PLAN	
SHEET NUMBER	
C4-00	

MODERA HAPEVILLE
3558 ELM STREET
HAPEVILLE, GA 30354

[illegible]

1151

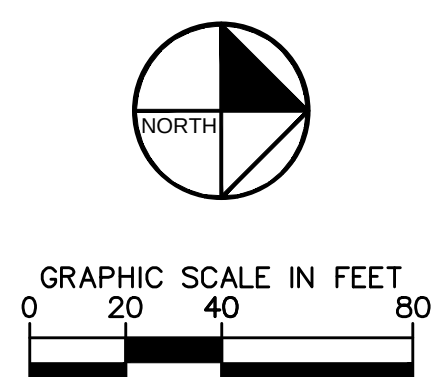


MILLCREEK
PEOPLE • PLACES • RELATIONSHIPS

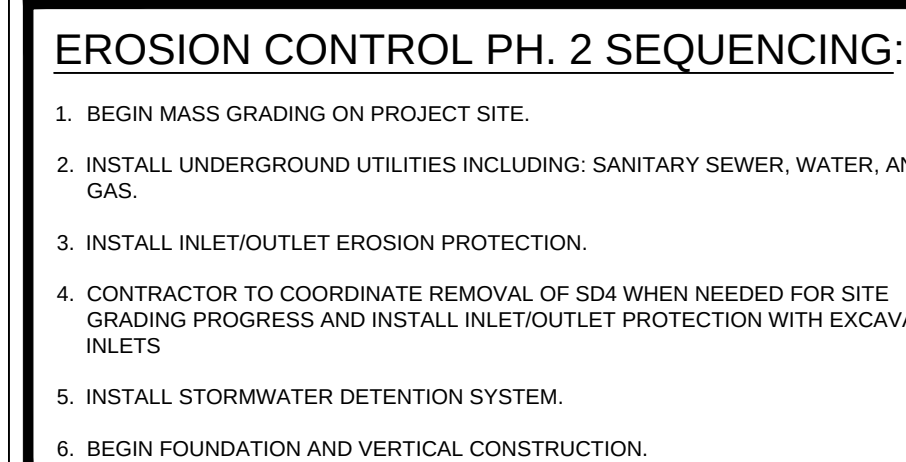
MILL CREEK RESIDENTIAL
3715 NORTHSIDE PARKWAY NW, SUITE 2-440
ATLANTA, GA 30327

Kimley»»Horn

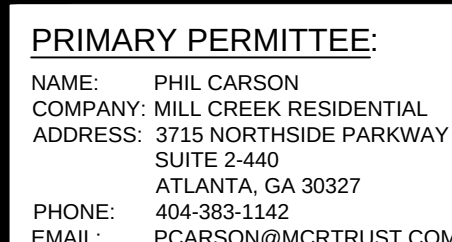
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
817 WEST PEACHTREE STREET NW, SUITE 601
ATLANTA, GEORGIA 30308
PHONE (404) 419-8700
WWW.KIMLEY-HORN.COM



GSWCC CERT. (LEVEL II)	0000078213
DRAWN BY	CRG
DESIGNED BY	CRG
REVIEWED BY	BWS
DATE	12/13/202
PROJECT NO.	01994703
TITLE	
EROSION CONTROL PLAN PHASE 1	
SHEET NUMBER	
C5-10	

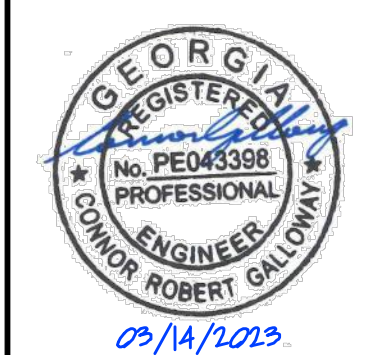


1. OUTFALL SAMPLES ARE TO BE TAKEN AT SAMPLE POINTS 1 & 2.
2. CONTRACTOR IS TO ENSURE THAT WATER LEAVING THE SITE DOES NOT EXCEED 75 NTU FOR SAMPLING POINTS 1 & 2 AS CALCULATED PER APPENDIX B (WARM WATER STREAM, 1.00-10 ACRE SITE, 0.4-99 SQ. MILE DRAINAGE AREA).
3. SAMPLING SHALL BE TAKEN BY THE 'GRAB' METHOD AND TESTED WITHIN 48 HOURS OF EXTRACTION.
4. SEE SHEETS C5-01 - C5-03 FOR FURTHER NPDES SPECIFICATIONS AND REGULATIONS.



SITE AREA SUMMARY:
TOTAL SITE AREA = 8.31 ACRES
TOTAL DISTURBED AREA = 8.94 ACRES

MODERA HAPEVILLE
3558 ELM STREET
HAPEVILLE, GA 30354



GSWCC CERT. (LEVEL II)	0000078213
DRAWN BY	CRG
DESIGNED BY	CRG
REVIEWED BY	BWS
DATE	12/13/2021
PROJECT NO.	019947031
TITLE EROSION CONTROL PLAN PHASE 2	
SHEET NUMBER C5-20	

T

Π

D

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A

Drawing name: K:\AMT_CIVIL\1919947031_Modera Hapeville\CADD\Plan Sheets\C5-10 - EROSION CONTROL PLAN.dwg CS-10 EROSION CONTROL PLAN - PHASE 3 Mar 14, 2023 3:45pm by Connor Galloway

EROSION CONTROL PH. 3 SEQUENCING:

1. INSPECT AND MAINTAIN ALL EXISTING BMP'S.
2. INSTALL BASE AND PAVEMENT THROUGHOUT SITE.
3. PROVIDE PERMANENT VEGETATION MEASURES ON SITE.
4. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.

SAMPLING NOTES:

1. OUTFALL SAMPLES ARE TO BE TAKEN AT SAMPLE POINTS 1 & 2.
2. CONTRACTOR IS TO ENSURE THAT WATER LEAVING THE SITE DOES NOT EXCEED 75 NTU FOR SAMPLING POINT 1 & 2 AS CALCULATED PER APPENDIX B (WARM WATER STREAM, 1.00-10 ACRE SITE, 0-4.99 SQ. MILE DRAINAGE AREA).
3. SAMPLING SHALL BE TAKEN BY THE 'GRAB' METHOD AND TESTED WITHIN 48 HOURS OF EXTRACTION.
4. SEE SHEETS C5-01 - C5-03 FOR FURTHER NPDES SPECIFICATIONS AND REGULATIONS.

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

CONNOR R. GALLOWAY
Level II Certified Design Professional

CERTIFICATION NUMBER 0000078213
ISSUED: 08/30/2019 EXPIRES: 08/30/2025

PRIMARY PERMITTEE:

NAME: PHIL CARSON
COMPANY: MILL CREEK RESIDENTIAL
ADDRESS: 3715 NORTHSIDE PARKWAY NW
SUITE 2-440
ATLANTA, GA 30327
404-383-1142
PCARSON@MCRTRUST.COM

24-HOUR CONTACT:

NAME: PHIL CARSON
COMPANY: MILL CREEK RESIDENTIAL
NUMBER: 404-383-1142

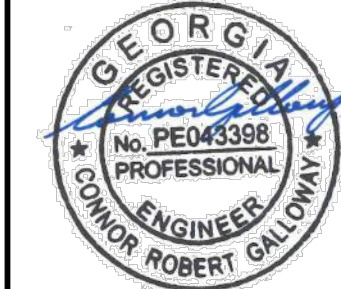
SITE AREA SUMMARY:

TOTAL SITE AREA = 8.31 ACRES
TOTAL DISTURBED AREA = 8.04 ACRES

GEORGIA811.
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.

GRAPHIC SCALE IN FEET
0 20 40 80

PRELIMINARY: NOT FOR CONSTRUCTION



GSWCC CERT. (LEVEL II) 0000078213
DRAWN BY CRG
DESIGNED BY CRG
REVIEWED BY BWS
DATE 12/13/2021
PROJECT NO. 019947031
TITLE
EROSION CONTROL PLAN PHASE 3
SHEET NUMBER
C5-30

MODERA HAPEVILLE
3558 ELM STREET
HAPEVILLE, GA 30354

CLIENT

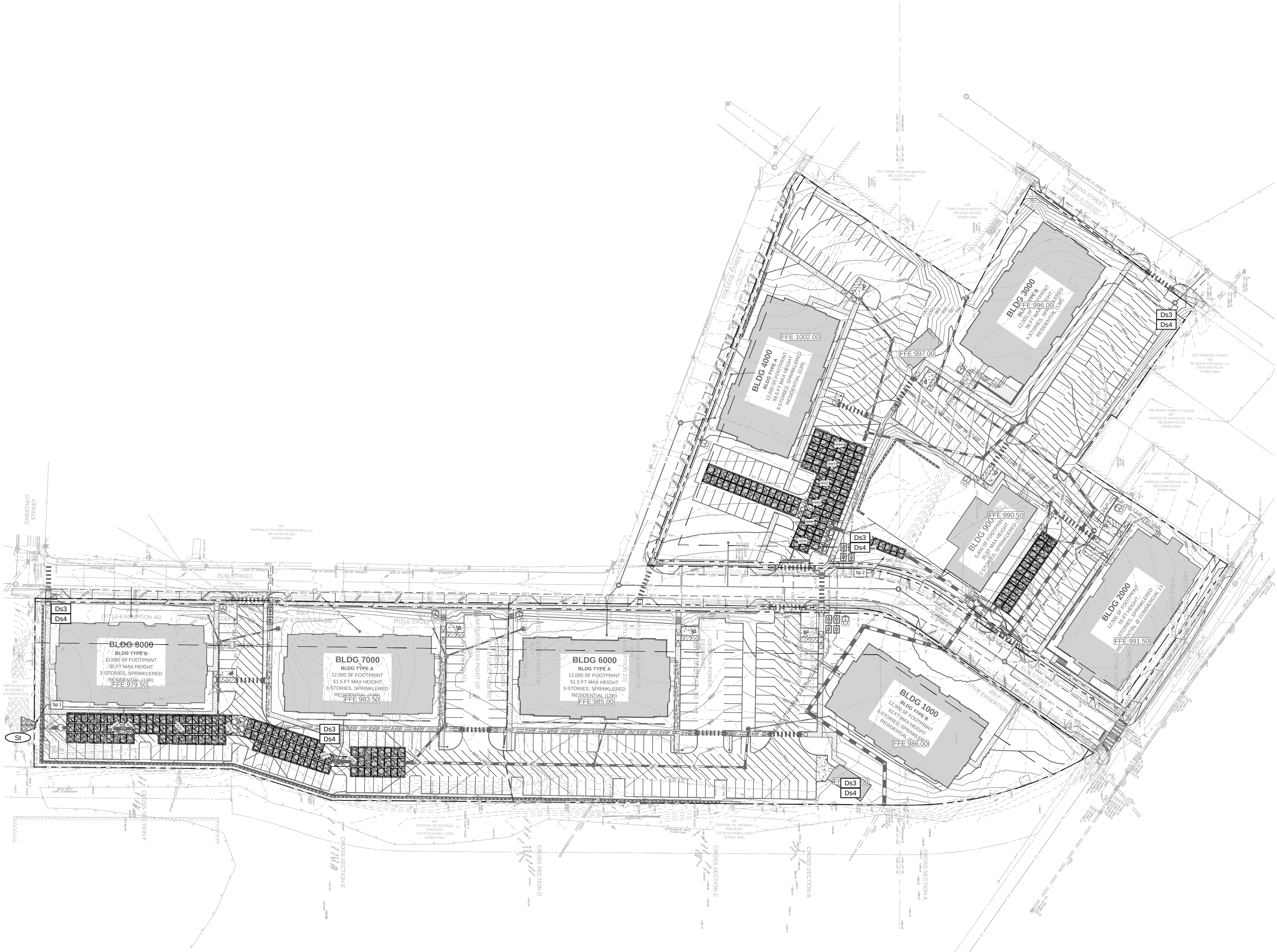
NO.	REVISION DESCRIPTIONS	DATE	BY
1	PLANNING COMMISSION & DRC RESUBMITTAL	09/14/2023	CRG
2	PLANNING COMMISSION COMMENT REVISIONS	02/29/2023	CRG
3	DRC SUBMITTAL	01/18/2023	CRG
4	PLANNING COMMISSION SUBMITTAL	12/12/2022	CRG

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3715 NORTHSIDE PARKWAY NW, SUITE 2-440
ATLANTA, GA 30327

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817 WEST PEACHTREE STREET NW, SUITE 601
ATLANTA, GEORGIA 30338
404-525-1100
WWW.KIMLEY-HORN.COM

EROSION CONTROL LEGEND:

Sd1-NS	SILT FENCE - TYPE NS	---
Sd1-S	SILT FENCE - TYPE S	---
Sd2-P	INLET SEDIMENT TRAP: CURB INLET PROTECTION	⊙
Sd2-SS	INLET SEDIMENT TRAP: SILT SAVER	⊙
Ds3	DISTURBED AREA STABILIZATION	---
Sp	SAMPLING POINT	•
	SOIL TYPE: URBAN LAND	Ub
	LIMITS OF DISTURBANCE	---
	TREE PROTECTION FENCE	TPF
	DRAINAGE BASIN DELINEATION	---





SULTANT:



1320 Elsworth Industrial Blvd. Suite A1400
Atlanta, Georgia 30338
Tel. (770) 990-7691 | www.bcastudio.com



SEAL:

3558 ELM STREET
HAPEVILLE, GA 30354

PROJECT NUMBER: 02-MCR HAP

MODERA HAPEVILLE

3715 NORTHSIDE PKWY
SUITE 2-440
ATLANTA, GA 30327

CLIENT:  **MILL CREEK**
RESIDENTIAL

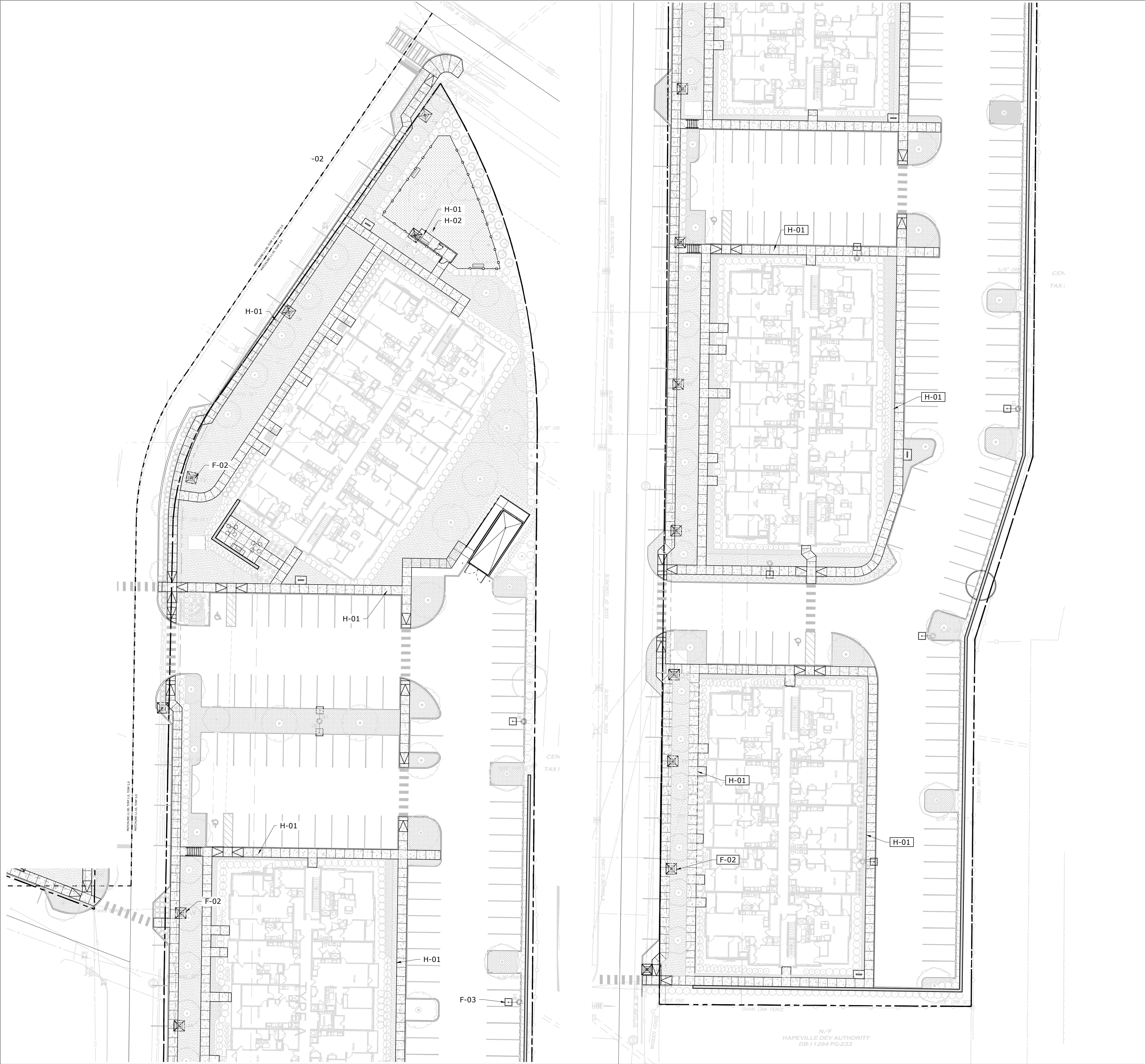
[illegible]

TITLE:

LAYOUT + MATERIALS
PLAN - EAST

SHEET NUMBER:

L1.00



HARDSCAPE MATERIALS:

SYMBOL	DESCRIPTION	QTY
	H-01 CONCRETE - STD. BROOM FINISH	18,919 SF
	H-02 NATURAL TURF	2,252 SF

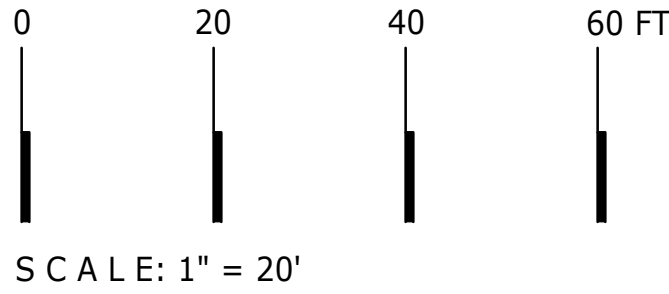
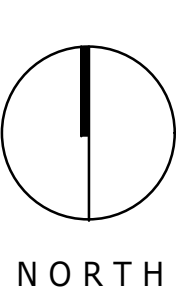
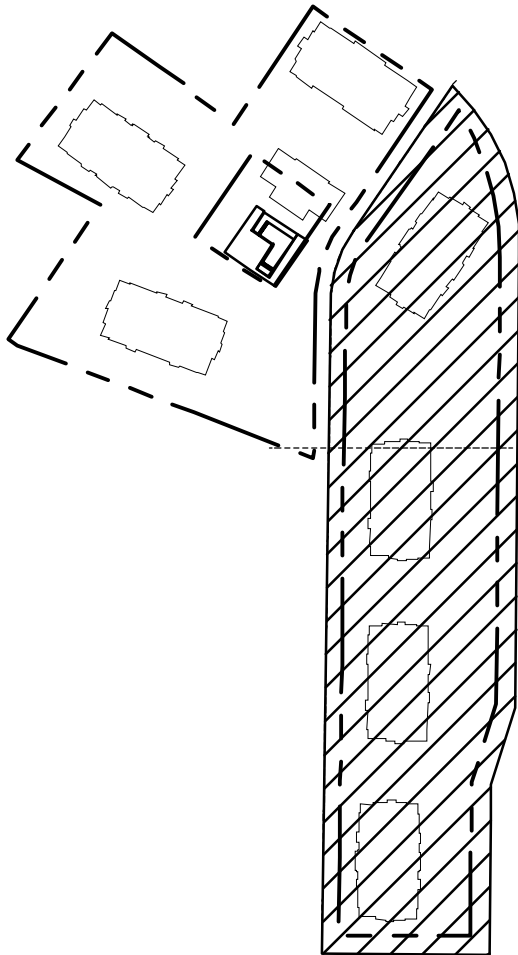
HARDSCAPE ELEMENTS:

SYMBOL	DESCRIPTION	QTY
	E-01 TRASH RECEPTACLE	1
	E-02 BIKE RACK	5
	E-03 PET WASTE STATION	5
	E-04 BENCH - 6 FT	3

MEP FIXTURE:

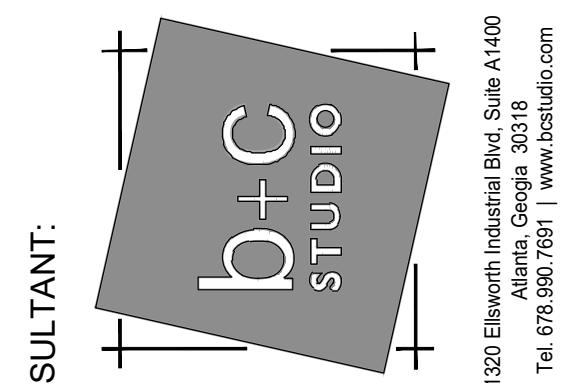
SYMBOL	DESCRIPTION	QTY
	F-01 GRILLING	1
	F-02 POST TOP LIGHT	15

SITE KEY:



DYNAMIK DESIGN

5801 PEACHTREE DUNWOODY RD.
BUNKER HILL SUITE 230
ATLANTA, GA 30328
TELEPHONE: 678-506-8830
DYNAMIKDESIGN.COM



CONSULTANT:



SEAL:

3558 ELM STREET
HAPEVILLE, GA 30354

PROJECT NUMBER: 02-MCR HAP
MODERA HAPEVILLE

3715 NORTHSIDE PKWY
SUITE 2-440
ATLANTA, GA 30327

CLIENT:
MILL CREEK
RESIDENTIAL

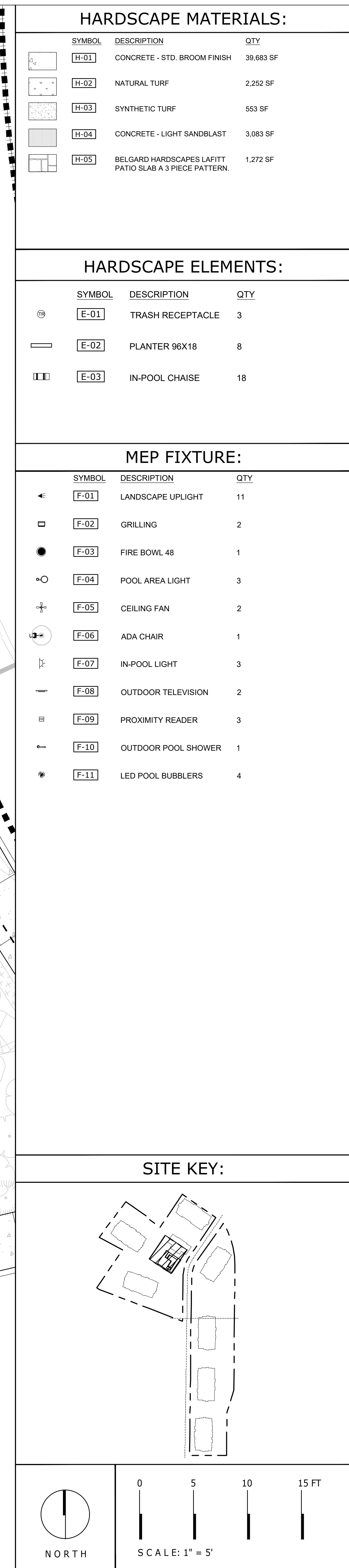
△	DRAWING RELEASE	DATE
	PLANNING COMMISSION	12.13.22
	DESIGN REVIEW COMM.	01.17.23
	DESIGN REVIEW COMM.	02.22.23
	DD CHECK SET	02.22.23
	DESIGN REVIEW COMM.	03.14.23
	DRC	03.15.23

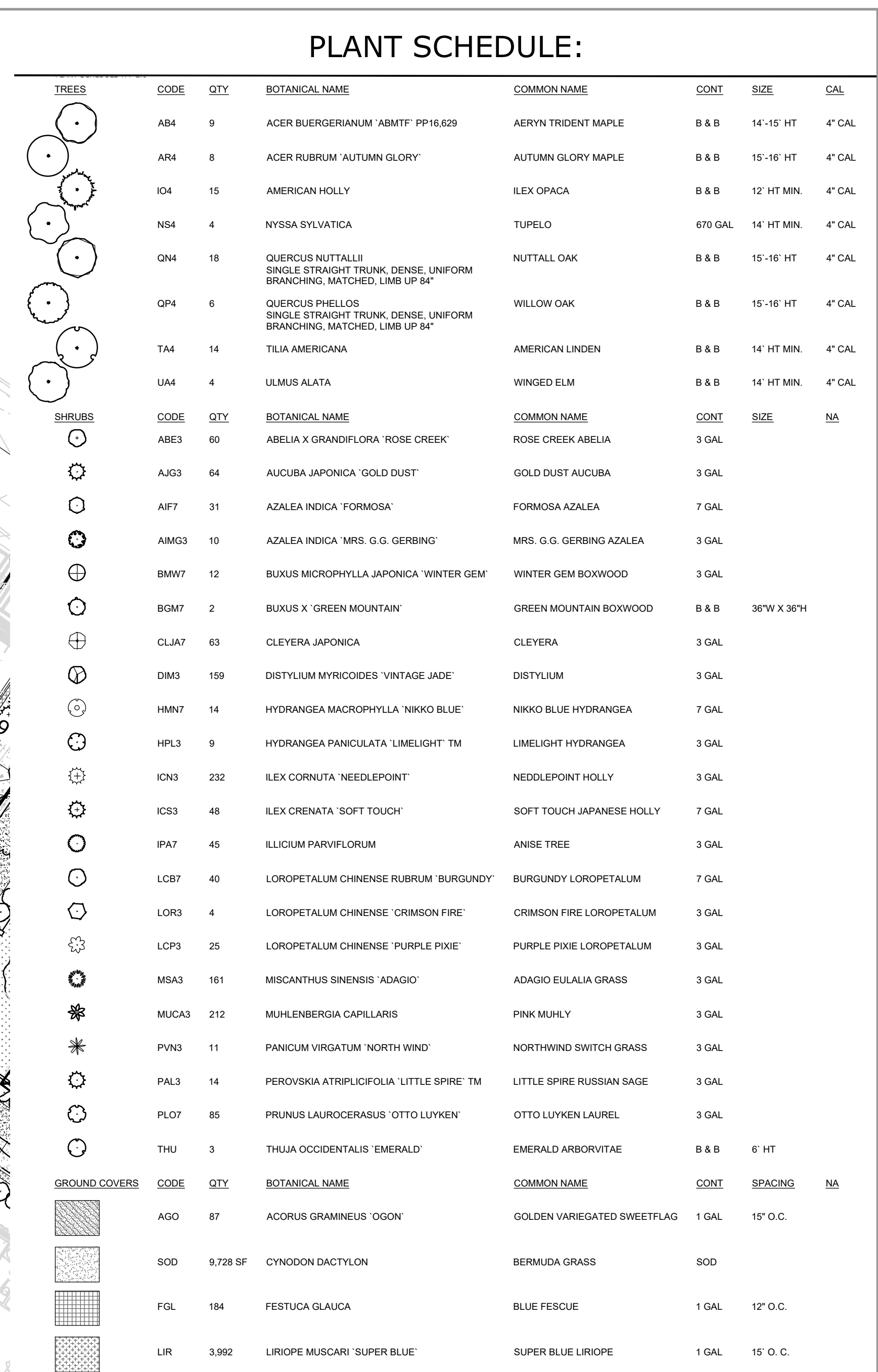
TITLE:

LAYOUT + MATERIALS -
WEST

SHEET NUMBER:

L1.10



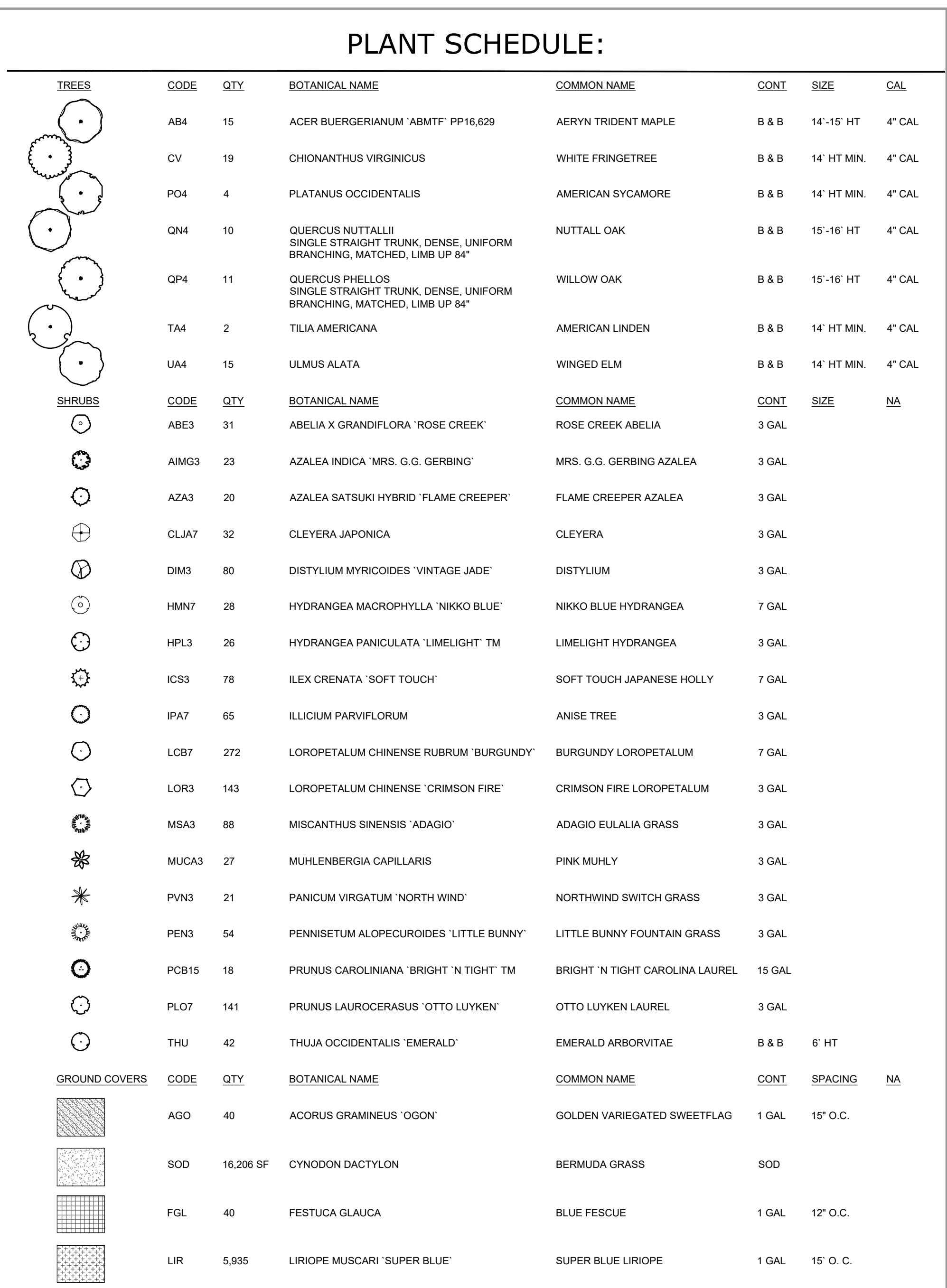


SITE KEY:

0 20 40 60 FT

NORTH

SCALE: 1" = 20'



SITE KEY:

A diagram showing a building footprint with a dashed outline and a hatched area representing a specific site feature.

NORTH

A circle with a vertical line through the center, pointing upwards, indicating North.

0 20 40 60 FT

A horizontal scale bar with vertical tick marks at 0, 20, 40, and 60 feet.

SCALE: 1" = 20'

TREE CALCULATION NOTES:

1) TREE DENSITY REQUIRED IS 100 INCHES PER ACRE.
8.15 TOTAL ACREAGE X 100 = 815 TREE INCHES

2) LANDMARK TREE INCHES DESTROYED = 327"

3) ADJUSTED SITE DENSITY REQUIRED, INCLUDING LANDMARK RECOMPENSE = 1,142 INCHES (815" + 327")

4) REPLACEMENT TREE INCHES PROVIDED = 616"

5) SAVED TREE INCHES = 0"

6) TREE DENSITY DEFICIT: 1,142" - 289" - 327" = 526"

7) NON-RECOMPENSE MITIGATION FEE:
\$150 PER INCH X 526 INCHES = **\$78,900 IN RECOMPENSE OWED**

LANDMARK TREE REPLACEMENT:

1) 327" REQUIRED FOR LANDMARK TREE RECOMPENSE

2) 327" OF OVERSTORY TREES PLANTED FOR LANDMARK RECOMPENSE

- TREE CONSERVATION PLAN NOTES:
1. THE INCHES PER ACRE SHOWN ON THE TREE PRESERVATION AND/OR REPLACEMENT PLAN(S) MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. CONTACT THE CITY OF HAPEVILLE AT 404-669-2120 TO ARRANGE A SITE INSPECTION.

2. ALL TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO START OF ANY LAND DISTURBING ACTIVITY AND SHALL BE MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED AND CERTIFICATE OF OCCUPANCY IS ISSUED. CONTACT THE CITY OF HAPEVILLE FOR AN INSPECTION.

3. THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.

4. TREE PROTECTION AND REPLACEMENT SHALL BE ENFORCED ACCORDING TO THE CITY OF HAPEVILLE STANDARDS. ANY FIELD ADJUSTMENTS TO TREE PROTECTION DEVICE TYPES OR LOCATIONS OR SUBSTITUTIONS OF PLANT MATERIALS SHOWN ON THE APPROVED PLANS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY.

5. ALL BUFFERS SHALL BE REPLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED. REPLANTINGS ARE SUBJECT TO CITY OF HAPEVILLE APPROVAL.

6. A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER ONE (1) FULL GROWING SEASON FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.

7. LABEL AT LEAST ONE TREE OF EACH VARIETY WITH A SECURELY ATTACHED WATER-PROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.

8. TREES AND PLANTS SELECTED FOR PLANTING MUST MEET THE MINIMUM REQUIREMENTS AS PROVIDED IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI STANDARDS LATEST EDITION).

9. TREE PLANTING MAY BE DELAYED UP TO SIX (6) MONTHS IN THE CASE OF UNFAVORABLE CLIMATE CONDITIONS (DROUGHT, FLOOD, EXTREME HEAT OR COLD). PROPERTY OWNERS MUST PROVIDE THE CITY WITH A PERFORMANCE BOND THAT IDENTIFIES A TARGET DATE FOR THE REQUIRED NUMBERS, SIZES, AND SPECIES OF TREES WILL BE PLANTED TO MEET THE REQUIREMENTS OF THIS ORDINANCE.

10. EVERY DEVELOPMENT WITHIN THE CITY IS REQUIRED TO UNDERGO LANDSCAPE INSPECTION BY THE CITY'S DESIGNATED AGENT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE INSPECTION WILL DETERMINE WHETHER THE TREE PRESERVATION AND/OR REPLACEMENT PLAN HAS BEEN IMPLEMENTED AS REQUIRED BY THIS ORDINANCE.

Code	Quantity	% of Total	Botanical	Common	Cont	Size	Caliper	Total Inches
AB4	24	15.6%	ACER BUERGERIANUM 'ABMTF' PP16.629	AERYN TRIDENT MAPLE	B & B	14'-15' HT	4	96
AR4	8	5.2%	ACER RUBRUM 'AUTUMN GLORY'	AUTUMN GLORY MAPLE	B & B	15'-16' HT	4	32
ID4	15	9.7%	ILEX OPACA	AMERICAN HOLLY	B & B	12' HT MIN.	4	60
CV	19	12.3%	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	B & B	14' HT MIN.	4	76
NS4	4	2.6%	NYSSA SYLVATICA	TUPELO	B & B	14' HT MIN.	4	16
PO4	4	2.6%	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	B & B	14' HT MIN.	4	16
QN4	28	18.2%	QUERCUS NUTTALLII	NUTTALL OAK	B & B	15'-16' HT	4	112
QP4	17	11.0%	QUERCUS PHELLOS	WILLOW OAK	B & B	15'-16' HT	4	68
TA4	16	10.4%	TILIA AMERICANA	AMERICAN LINDEN	B & B	14' HT MIN.	4	64
UA4	19	12.3%	ULMUS ALATA	WINGED ELM	B & B	14' HT MIN.	4	76

Trees Planted 154 100.0%

Total Inches Planted 616

Landmark Tree Inches Destroyed 327

Landmark Tree Inches Determined to be DDH in the Provided Arborist Report 272

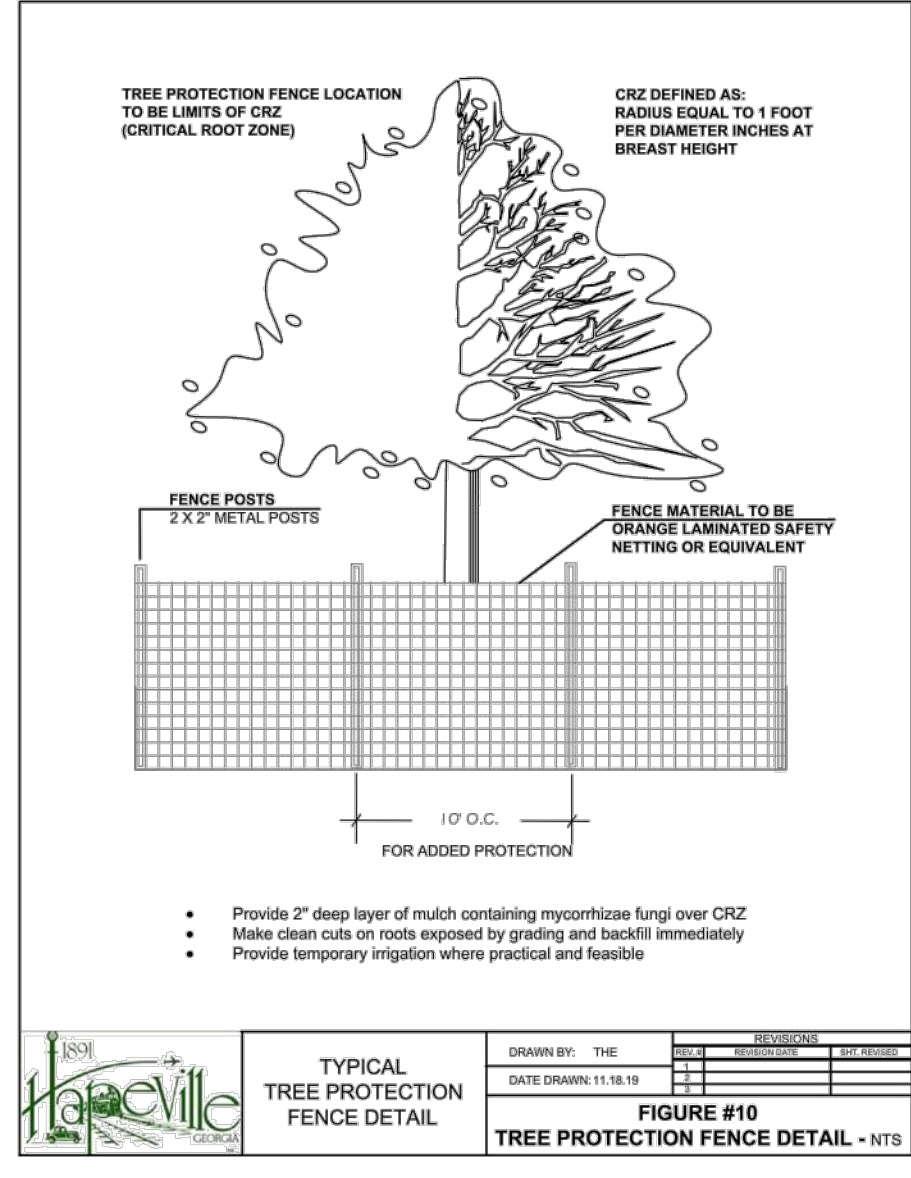
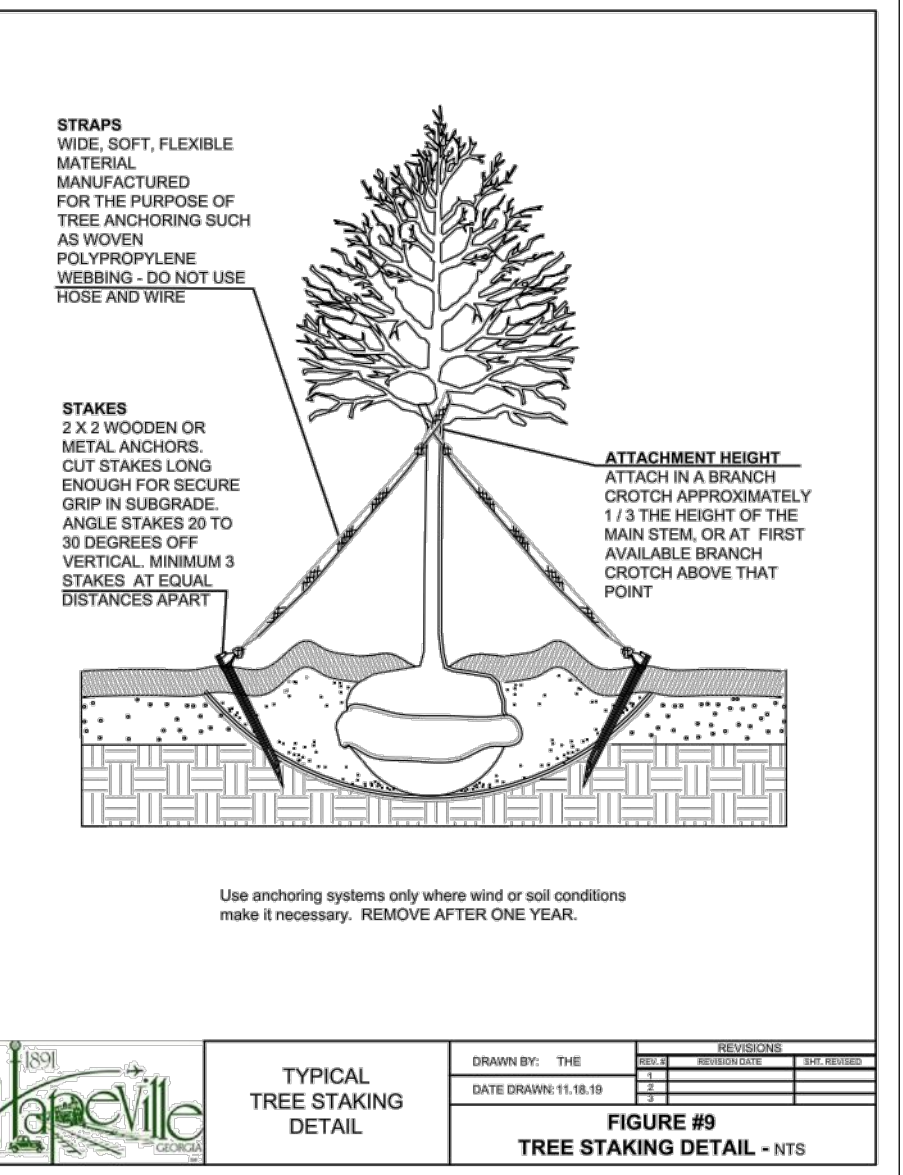
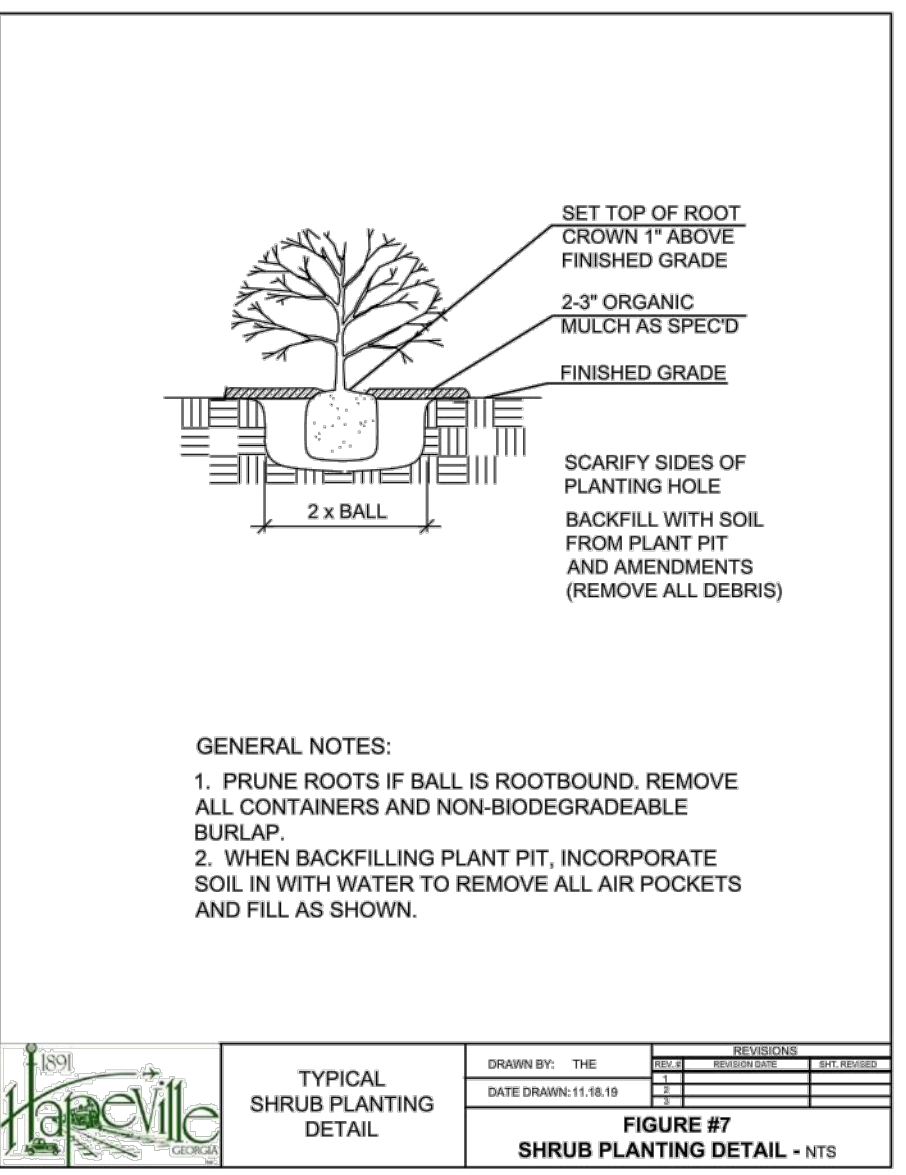
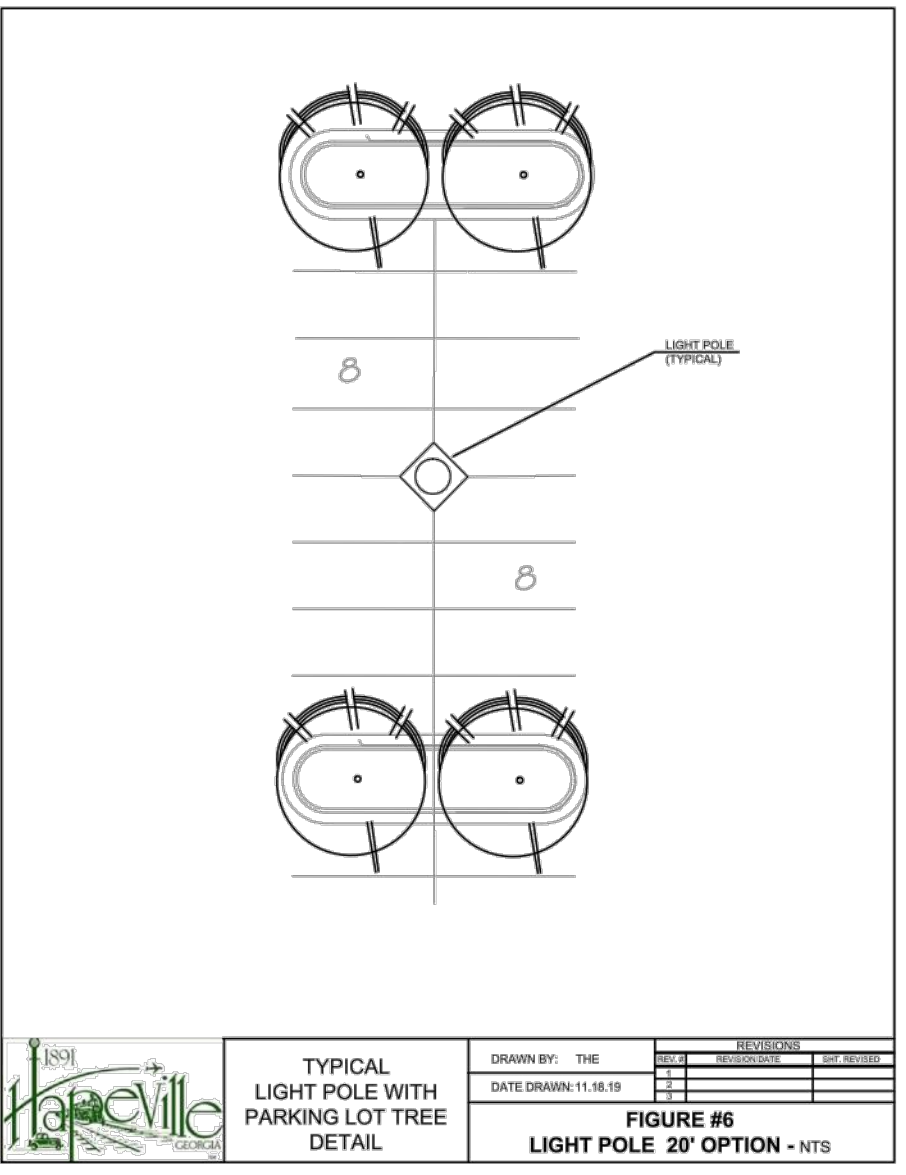
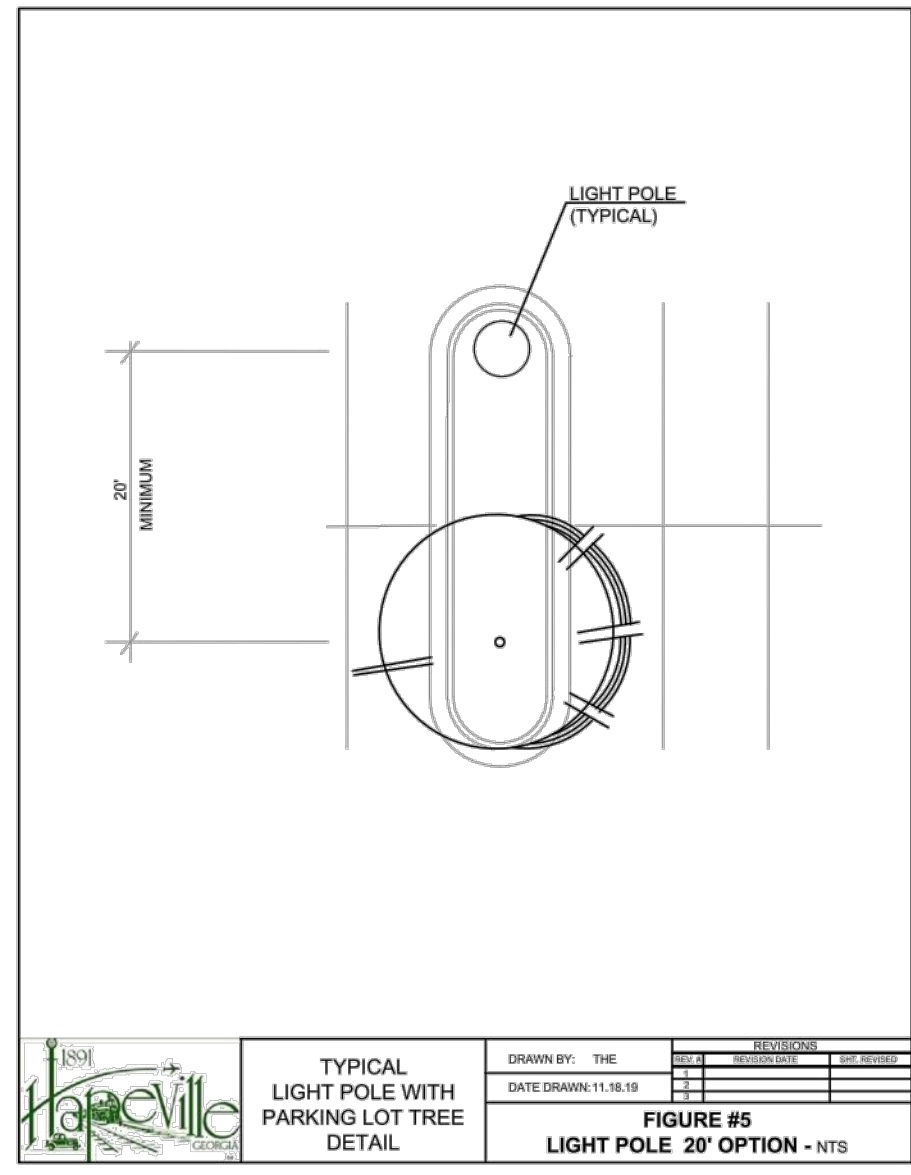
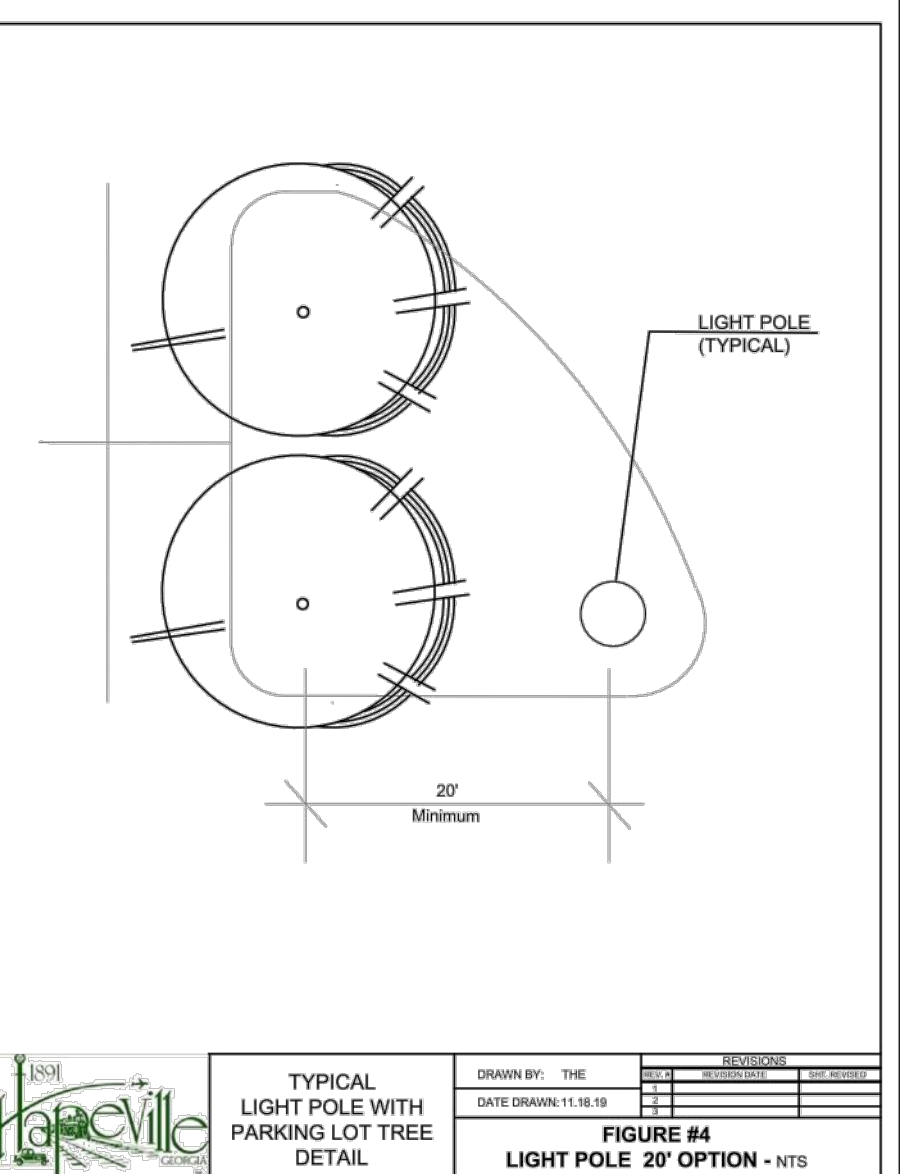
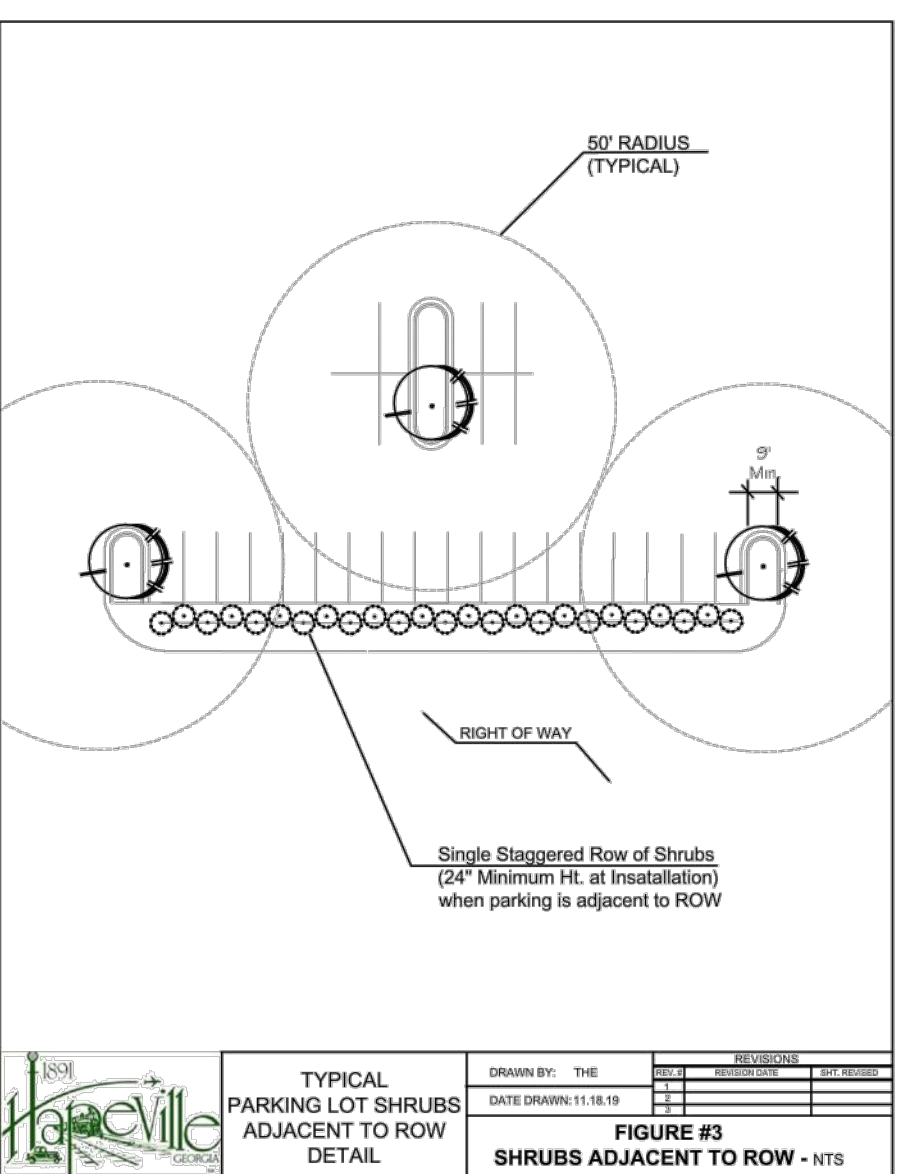
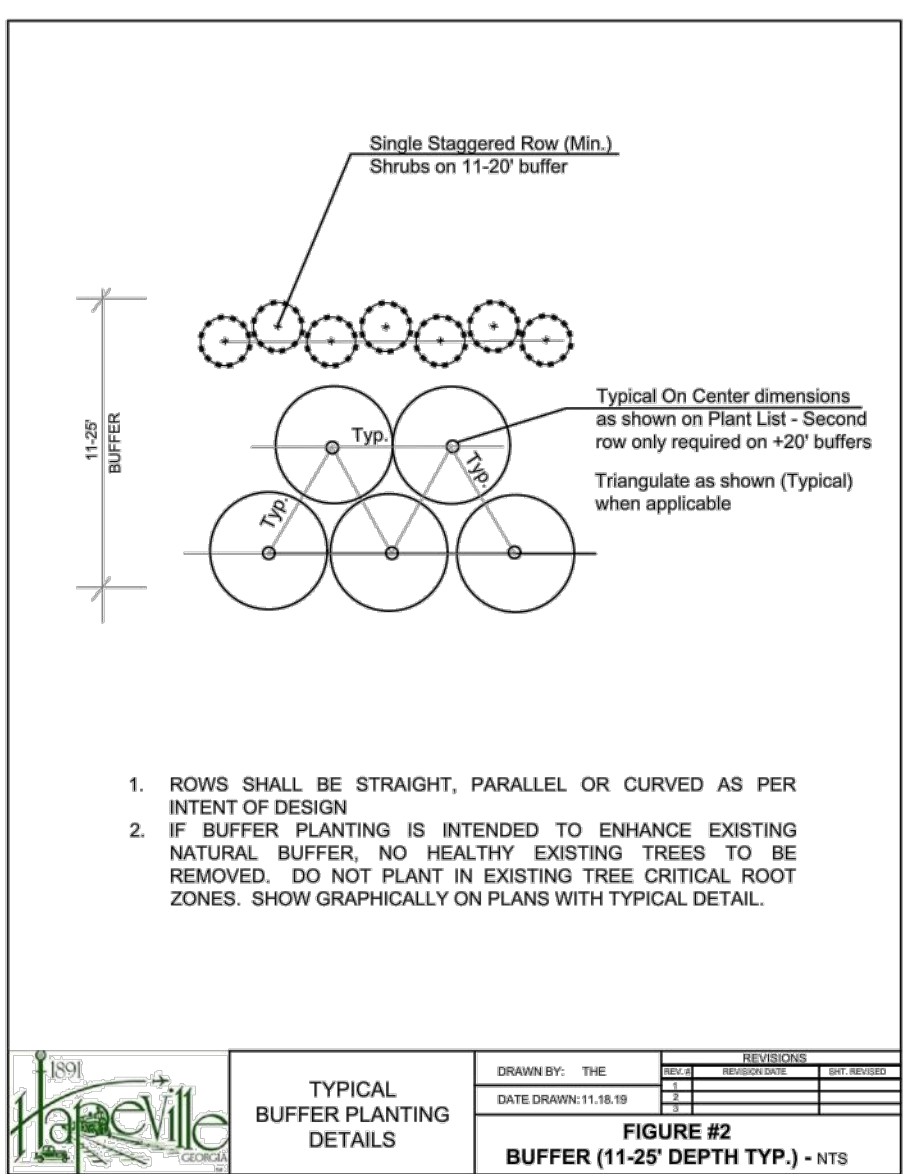
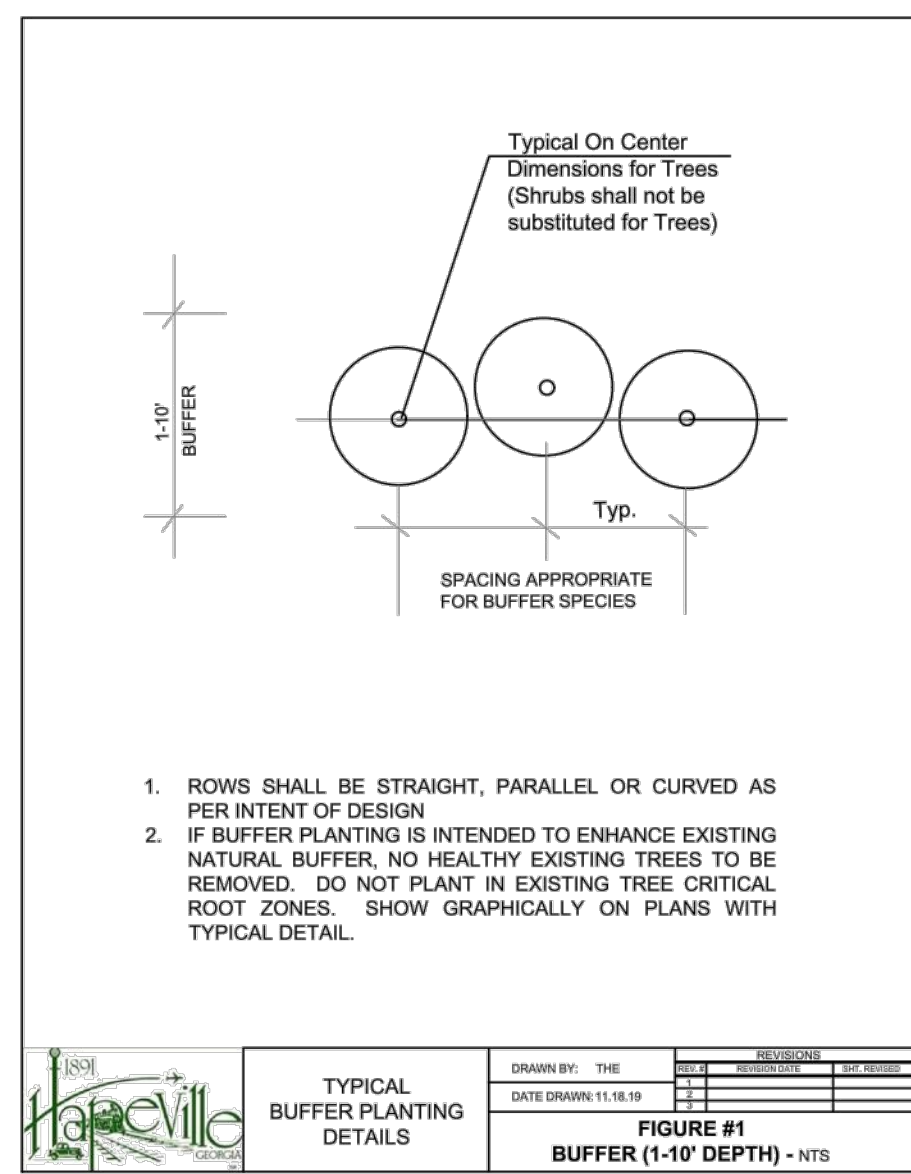
ROW Tree Inches Destroyed 87

Inches Toward Landmark Recompense 327

Inches Toward Site Density Req. (100 in./acre) (624 inches - 327 inches) 289

Site Density Required (Inches) (8.15 acres x 100 inches/acre) + 327 inches in landmark recompense 1142

Site Density Deficit (Inches) (1,051 inches required - 236 recompense inches planted - 388 inches planted for density) 526

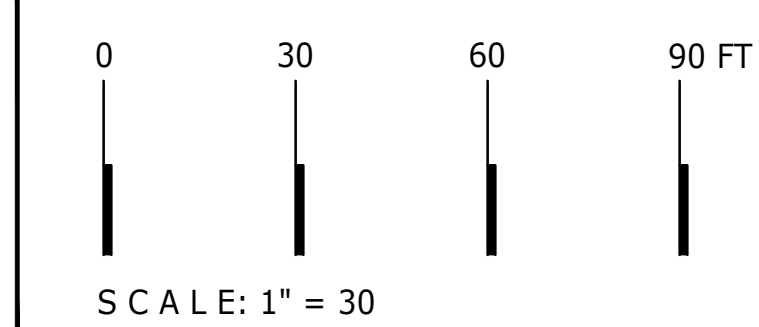


TREE #	DBH	SPECIES	CONDITION	LANDMARK TREE	ROW TREE	DEAD, DYING, HAZARDOUS (IN)
1	12	HARDWOOD	DESTROYED			
2	10	HARDWOOD	DESTROYED			
3	24	HARDWOOD	DESTROYED			
4	18	HARDWOOD	DESTROYED			
5	16	HARDWOOD	DESTROYED			
6	20	HARDWOOD	DESTROYED			
7	20	HARDWOOD	DESTROYED			
8	22	HARDWOOD	DESTROYED			
9	24	HARDWOOD	DESTROYED			
10	20	HARDWOOD	DESTROYED			
11	8	HARDWOOD	DESTROYED			
12	8	HARDWOOD	DESTROYED			
13	24	HARDWOOD	DESTROYED			
14	10	HARDWOOD	DESTROYED			
15	14	HARDWOOD	DESTROYED			
16	15	HARDWOOD	DESTROYED			
17	15	HARDWOOD	DESTROYED			
18	12	HARDWOOD	DESTROYED			
19	14	HARDWOOD	DESTROYED			
20	10	DOGWOOD	POOR-DESTROYED			10
21	8	HARDWOOD	DESTROYED		YES	
22	8	HARDWOOD	DESTROYED		YES	
23	8	HARDWOOD	DESTROYED		YES	
24	12	HARDWOOD	DESTROYED		YES	
25	12	HARDWOOD	DESTROYED		YES	
26	12	HARDWOOD	DESTROYED		YES	
27	8	HARDWOOD	DESTROYED			
28	48	BLACKGUM	POOR-DESTROYED			48
29	8	HARDWOOD	DESTROYED			
30	12	HARDWOOD	DESTROYED			
31	42	S. RED OAK	POOR-DESTROYED			42
32	8	HARDWOOD	DESTROYED			
33	30	HARDWOOD	DEAD-DESTROYED			30
34	10	HARDWOOD	DESTROYED			
35	15	HARDWOOD	DESTROYED			
36	8	HARDWOOD	DESTROYED			
37	18	HARDWOOD	DESTROYED			
38	18	HARDWOOD	DESTROYED			
39	30	S. RED OAK	FAIR-DESTROYED	YES		
40	18	HARDWOOD	DESTROYED			
41	29	S. RED OAK	FAIR-DESTROYED	YES		
42	30	PECAN	POOR-DESTROYED			30
43	32	S. RED OAK	FAIR-DESTROYED	YES		
44	30	PECAN	POOR-DESTROYED			30
45	30	S. RED OAK	POOR-DESTROYED			30
46	8	HARDWOOD	DESTROYED			
47	8	HARDWOOD	DESTROYED			
48	12	HARDWOOD	DESTROYED			
49	8	HARDWOOD	DESTROYED			
50	8	HARDWOOD	DESTROYED			
51	14	HARDWOOD	DESTROYED			
52	30	WILLOW OAK	FAIR-DESTROYED	YES		
53	34	HARDWOOD	DESTROYED			
54	36	POST OAK	FAIR-DESTROYED	YES		
55/56	34	POST OAK	FAIR-DESTROYED	YES		
57	10	DOGWOOD	GOOD-DESTROYED	YES		
58	8	HARDWOOD	DESTROYED			
59	28	PECAN	FAIR-DESTROYED	YES		
60	10	HARDWOOD	DESTROYED			
61	10	HARDWOOD	DESTROYED			
62	8	HARDWOOD	DESTROYED			
63	8	HARDWOOD	DESTROYED			
64	10	HARDWOOD	DESTROYED			
65	15	HARDWOOD	DESTROYED			
66	14	HARDWOOD	DESTROYED			
67	12	HARDWOOD	DESTROYED			
68	12	HARDWOOD	DESTROYED			
69	8	HARDWOOD	DESTROYED			
70	12	HARDWOOD	DESTROYED			
71	24	HARDWOOD	DESTROYED			
72	26	HARDWOOD	DESTROYED			
73	8	HARDWOOD	DESTROYED			
74	8	HARDWOOD	DESTROYED			
75	16	HARDWOOD	DESTROYED			
76	15	POPLAR	DESTROYED			
77	24	HARDWOOD	DESTROYED			
78	20	HARDWOOD	DESTROYED			
79	52	WATER OAK	POOR-DESTROYED			52
80	22	HARDWOOD	DESTROYED			
81	24	HARDWOOD	DESTROYED			
82	18	HARDWOOD	DESTROYED			
83	14	HARDWOOD	DESTROYED			
84	17	HARDWOOD	DESTROYED			
85	15	HARDWOOD	DESTROYED			
86	22	HARDWOOD	DESTROYED			
87	16	HARDWOOD	DESTROYED			
88	12	HARDWOOD	DESTROYED			
89	16	HARDWOOD	DESTROYED			
90	14	HARDWOOD	DESTROYED			
91	15	HARDWOOD	DESTROYED			
92	8	HARDWOOD	DESTROYED			
93	11	HARDWOOD	DESTROYED			
94	12	HARDWOOD	DESTROYED			
95	20	HARDWOOD	DESTROYED			
96	8	HARDWOOD	DESTROYED			
97	10	HARDWOOD	DESTROYED			
98	8	HARDWOOD	DESTROYED			
99	16	POPLAR	DESTROYED			
100	8	HARDWOOD	DESTROYED			
101	10	HARDWOOD	DESTROYED			
102	8	HARDWOOD	DESTROYED			
103	8	HARDWOOD	DESTROYED			
104	8	HARDWOOD	DESTROYED			
105	8	HARDWOOD	DESTROYED			
106	8	HARDWOOD	DESTROYED			
107	14	HARDWOOD	DESTROYED			
108	14	HARDWOOD	DESTROYED			
109	12	HARDWOOD	DESTROYED			
110	8	HARDWOOD	DESTROYED			
111	8	HARDWOOD	DESTROYED			
112	8	HARDWOOD	DESTROYED			
113	8	HARDWOOD	DESTROYED			
114	16	HARDWOOD	DESTROYED			
115	9	HARDWOOD	DESTROYED			
116	8	HARDWOOD	DESTROYED			
117	15	HARDWOOD	DESTROYED			
118	15	HARDWOOD	DESTROYED			
119	10	HARDWOOD	DESTROYED			
120	10	HARDWOOD	DESTROYED			
121	8	HARDWOOD	DESTROYED			
122	8	HARDWOOD	DESTROYED			
123	8	HARDWOOD	DESTROYED			
124	32	SUGAR HACKBERRY	GOOD-DESTROYED	YES		
125	24	HARDWOOD	DESTROYED			
126	12	HARDWOOD	DESTROYED			
127	10	HARDWOOD	DESTROYED			
128	12	HARDWOOD	DESTROYED			
129	8	HARDWOOD	DESTROYED			
130	12	HARDWOOD	DESTROYED			
131	12	HARDWOOD	DESTROYED			
132	8	HARDWOOD	DESTROYED			
133	8	HARDWOOD	DESTROYED			
134	8	HARDWOOD	DESTROYED			

TREE #	DBH	SPECIES	CONDITION	LANDMARK TREE	ROW TREE	DEAD, DYING, HAZARDOUS (IN)
135	8	HARDWOOD	DESTROYED			
136	10	HARDWOOD	DESTROYED			
137	12	HARDWOOD	DESTROYED			
138	8	HARDWOOD	DESTROYED			
139	12	HARDWOOD	DESTROYED			
140	8	HARDWOOD	DESTROYED			
141	8	HARDWOOD	DESTROYED			
142	12	HARDWOOD	DESTROYED			
143	12	HARDWOOD	DESTROYED			
144	8	HARDWOOD	DESTROYED			
145	14	HARDWOOD	DESTROYED			
146	12	HARDWOOD	DESTROYED			
147	14	HARDWOOD	DESTROYED			
148	12	HARDWOOD	DESTROYED			
149	8	HARDWOOD	DESTROYED			
150	8	HARDWOOD	DESTROYED			
151	14	HARDWOOD	DESTROYED			
152	8	HARDWOOD	DESTROYED			
153	14	HARDWOOD	DESTROYED			
154	12	HARDWOOD	DESTROYED			
155	10	HARDWOOD	DESTROYED			
156	10	HARDWOOD	DESTROYED			
157	10	HARDWOOD	DESTROYED			
158	8	HARDWOOD	DESTROYED			
159	30	WATER OAK	GOOD-DESTROYED	YES		
160	18	HARDWOOD	DESTROYED			
161	8	HARDWOOD	DESTROYED			
162	8	HARDWOOD	DESTROYED			
163	14	HARDWOOD	DESTROYED			
164	10	HARDWOOD	DESTROYED			
165	8	HARDWOOD	DESTROYED			
166	16	HARDWOOD	DESTROYED			
167	16	HARDWOOD	DESTROYED			
168	20	HARDWOOD	DESTROYED			
169	15	HARDWOOD	DESTROYED			
170	8	HARDWOOD	DESTROYED			
171	8	HARDWOOD	DESTROYED			
172	8	HARDWOOD	DESTROYED			
173	8	HARDWOOD	DESTROYED			
174	14	HARDWOOD	DESTROYED			
175	8	HARDWOOD	DESTROYED			
176	8	HARDWOOD	DESTROYED			
177	8	HARDWOOD	DESTROYED			
178	8	HARDWOOD	DESTROYED			
179	8	HARDWOOD	DESTROYED			
180	14	HARDWOOD	DESTROYED			
181	15	HARDWOOD	DESTROYED			
182	22	HARDWOOD	DESTROYED			
183	8	HARDWOOD	DESTROYED			
184	8	HARDWOOD	DESTROYED			
185	15	HARDWOOD	DESTROYED			
186	22	HARDWOOD	DESTROYED			
187	26	HARDWOOD	DESTROYED			
188	15	HARDWOOD	DESTROYED			
189	8	HARDWOOD	DESTROYED			
190	16	HARDWOOD	DESTROYED			
191	8	HARDWOOD	DESTROYED			
192	36	PECAN	GOOD-DESTROYED	YES		
193	18	HARDWOOD	DESTROYED			
194	22	HARDWOOD	DESTROYED			
195	10	HARDWOOD	DESTROYED			
196	8	HARDWOOD	DESTROYED			
197	8	HARDWOOD	DESTROYED			
198	16	HARDWOOD	DESTROYED			
199	12	HARDWOOD	DESTROYED			
200	12	HARDWOOD	DESTROYED			
201	8	HARDWOOD	DESTROYED			
202	8	HARDWOOD	DESTROYED			
203	8	HARDWOOD	DESTROYED			
204	8	HARDWOOD	DESTROYED			
205	8	HARDWOOD	DESTROYED			
206	16	HARDWOOD	DESTROYED			
207	8	SWEETGUM	DESTROYED			
208	12	HARDWOOD	DESTROYED			
209	8	TULIP POPLAR	DESTROYED			
210	10	HARDWOOD	DESTROYED			
211	15	HARDWOOD	DESTROYED			
212	22	MAGNOLIA	GOOD-DESTROYED		YES	
213	12	HARDWOOD	DESTROYED			
214	12	HARDWOOD	DESTROYED			
215	16	HARDWOOD	DESTROYED			
216	10	HARDWOOD	DESTROYED			
217	8	HARDWOOD	DESTROYED			
INCHES DESTROYED				327	82	272
TREES DESTROYED				11	7	
LANDSCAPE CONTRACTOR NOTE:						
- CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR FINAL TREE SELECTIONS AND TAGGING.						
- COORDINATION NEEDED FOR SUFFICIENT LEAD TIME AND SCHEDULING OF TREE TAGGING.						
- LA TO TAG ALL TREES FROM NURSERY PRIOR TO ORDERING. CONTACT LA WITH QUESTIONS						
NOTES:						
1. ALL DECIDUOUS TREES (DOES NOT INCLUDE MULTI-TRUNK TREES) TO HAVE STRAIGHT, SINGLE LEADER, HEALTHY, GOOD FORM.						
2. ALL DECIDUOUS TREES (MULTI-TRUNK) TO HAVE A MINIMUM OF 3 EQUAL SIZE TRUNKS, TO HEALTHY, GOOD FORM.						
3. ALL EVERGREEN TREES TO BE FULL TO GROUND, HEALTHY, GOOD FORM.						
IRRIGATION NOTES:						
1. ALL IRRIGATION IS TO BE DESIGN BUILD AND TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE MATERIAL.						
2. CIVIL TO LOCATE WATER METER.						
3. IRRIGATION DESIGNER TO ADHERE TO ALL LOCAL JURISDICTION CODE REQUIREMENTS.						
4. LANDSCAPE CONTRACTOR TO FIELD ADJUST ALL SPRAY HEADS AND DRIP LINES AS NEEDED TO ENSURE FULL COVERAGE AND ELIMINATE OVERSPRAY ONTO ADJACENT WALKS AND ROADS.						
5. FINAL CONTROL BOX AND METER LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO IRRIGATION INSTALLATION.						
TREE NOTES:						
1. ALL TREE LOCATIONS ARE APPROXIMATE.						
2. LIMIT OF DISTURBANCE MUST BE MARKED AND IDENTIFIED IN THE FIELD BY A SURVEYOR PRIOR TO HEALTHY, GOOD FORM.						
3. ALL TREES TO BE REMOVED MUST BE IDENTIFIED, MARKED, AND VERIFIED IN THE FIELD AFTER LIMIT OF DISTURBANCE HAS BEEN MARKED.						
4. TREES REMOVED OUTSIDE OF TREE PROTECTION FENCE ARE TO BE REMOVED BY HAND WITH MINIMAL DISTURBANCE PER ARBORIST REQUEST.						
				PROJECT ADDRESS: 3558 ELM STREET HAPEVILLE, GA 30354 OWNER: MILL CREEK RESIDENTIAL 3715 NORTHSIDE PKWY NW, 2-440 ATLANTA, GA 30327		



1. PLAN INTENT IS FOR COVERAGE NEEDS AND PRICING ASSISTANCE.
2. PLAN IS SUPPLIED FOR COVERAGE AND CONTROLS LAYOUT ONLY. B+C DOES NOT REVIEW OR SPECIFY IRRIGATION OPERATIONAL EQUIPMENT.
3. IRRIGATION IS TO BE DESIGN BUILD.
4. IRRIGATION DESIGNER TO ADHERE TO ALL LOCAL JURISDICTION CODE REQUIREMENTS.
5. FINAL CONTROL BOX AND METER LOCATIONS TO BE APPROVED BY L.A. PRIOR TO CONSTRUCTION INSTALLATION.
6. LANDSCAPE CONTRACTOR TO VERIFY FULL COVERAGE IS MET AT TIME OF INSTALLATION.
7. LANDSCAPE CONTRACTOR TO FIELD ADJUST ALL SPRAY HEADS AND DRIP LINES AS NEEDED TO ENSURE EVEN COVERAGE AND ELIMINATE OVERSPRAY ONTO ADJACENT WALKS AND ROADS.

[illegible]

IRRIGATION LIMITS

IR1.00

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320 Elsworth Industrial Blvd, Suite A1400
Atlanta, Georgia 30318
Tel 678.990.7691 | www.bcastudio.com



SEAL:

PROJECT NUMBER: 02-MCR HAP

MODERA HAPEVILLE

CLIENT:



MILL CREEK
RESIDENTIAL

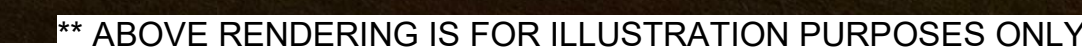
3558 ELM STREET
HAPEVILLE, GA 30354

3715 NORTHSIDE PKWY
SUITE 2-440
ATLANTA, GA 30327

BYN DESIGN

5901 PEACHTREE DUNWOODY RD.
BUILDING C, SUITE 250
ATLANTA, GA 30328
TELEPHONE: 678-506-8830
DYNAMIKDESIGN.COM

MILL CREEK RESIDENTIAL



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BLDG TYPE B-4: 7000		CONSTRUCTION TYPE(S): VA	
STORIES:	04	BASEMENT:	NO
USE GROUP(S): R-2		GROSS AREA:	47,492 SF
SPRINKLERS: NFPA 13 R		TOTAL UNITS:	40

TRASH ENCLOSURE		CONSTRUCTION TYPE(S): VB	
STORIES:	01	BASEMENT:	NO
USE GROUP(S): U		GROSS AREA:	617 SF
SPRINKLERS: NON - SPRINKLERED		TOTAL UNITS:	0

BLDG TYPE A-5: 4000		CONSTRUCTION TYPE(S):		IIIB
STORIES:	05	BASEMENT:	NO	
USE GROUP(S):		R-2	GROSS AREA:	58,531 SF
SPRINKLERS:		NFPA 13	TOTAL UNITS:	45

BLDG TYPE A-4: 6000		CONSTRUCTION TYPE(S): VA	
STORIES:	04	BASEMENT:	NO
USE GROUP(S): R-2		GROSS AREA:	46,828 SF
SPRINKLERS: NFPA 13 R		TOTAL UNITS:	36

BLDG TYPE B-5: 3000	CONSTRUCTION TYPE(S): IIIB	
STORIES: 05	BASEMENT: NO	
USE GROUP(S): R-2	GROSS AREA: 59,361 SF	
SPRINKLERS: NFPA 13	TOTAL UNITS: 50	

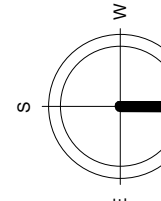
CLUBHOUSE: 9000		CONSTRUCTION TYPE(S): VA	
STORIES: 02	BASEMENT: NO		
HOUSE GROUP(S): A, B		GROSS AREA: 9,429 SF	
SPRINKLERS: NFPA 13		TOTAL UNITS: 0	

BLDG TYPE C: 2000		CONSTRUCTION TYPE(S):		VA
STORIES:		04	BASEMENT: NO	
USE GROUP(S):			R-2, A-2, M, S, B, U	GROSS AREA: 58,583 SF
SPRINKLERS:			NFPA 13	TOTAL UNITS: 36

BLDG TYPE B-5: 1000		CONSTRUCTION TYPE(S):		IIIB
STORIES:	05	BASEMENT:	NO	
USE GROUP(S):	R-2	GROSS AREA:	59,361 SF	
SPRINKLERS:	NFPA 13	TOTAL UNITS:	50	

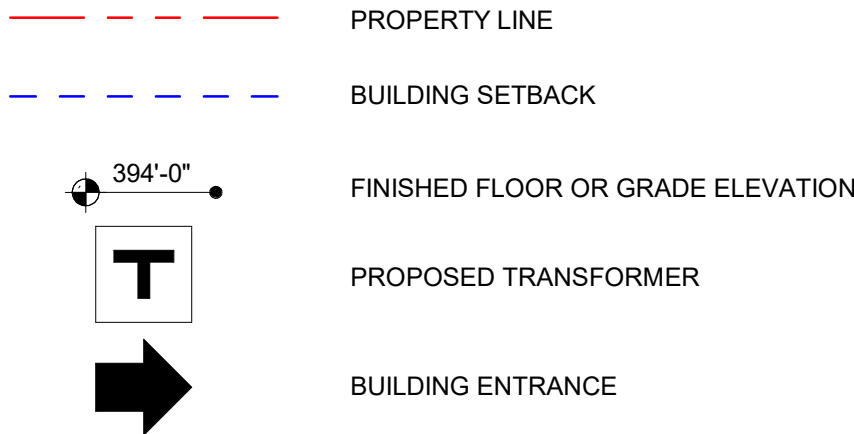
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STORIES: 05		BASEMENT: NO			
USE GROUP(S): R-2		GROSS AREA:		58,531 SF	
SPRINKLERS: NFPA 13		TOTAL UNITS:		45	

TRASH ENCLOSURE		CONSTRUCTION TYPE(S):		VB
STORIES:	01	BASEMENT:	NO	
USE GROUP(S):		U	GROSS AREA:	617 SF
SPRINKLERS:		NON - SPRINKLERED	TOTAL UNITS:	0

[illegible]

1 ARCHITECTURAL SITE PLAN
NOT TO SCALE

SITE LEGEND



SITE DATA

1. <u>ADDRESS</u>	3558 ELM STREET HAPEVILLE, GA 30354				
2. <u>SITE AREA</u>	~ 8.31 ACRES (361,938 SF)				
3. <u>ZONING</u> EXISTING ZONING: PROPOSED ZONING: ZONING JURISDICTION:	RMU CITY OF HAPEVILLE				
4. <u>DENSITY SUMMARY</u> TOTAL MULTI-FAMILY UNITS: SITE DENSITY PROVIDED:	302 UNITS 36.34 UNITS/ACRE				
5. <u>PARKING SUMMARY</u> <u>PARKING USE</u> <u>MULTI-FAMILY</u>	<table border="0"> <tr> <td style="text-align: center;"><u>PARKING REQUIRED (RATIO)</u></td> <td style="text-align: center;"><u>PARKING PROVIDED</u></td> </tr> <tr> <td style="text-align: center;">302 SPACES (1/UNIT)</td> <td style="text-align: center;">407 SPACES (1.35UNIT)</td> </tr> </table>	<u>PARKING REQUIRED (RATIO)</u>	<u>PARKING PROVIDED</u>	302 SPACES (1/UNIT)	407 SPACES (1.35UNIT)
<u>PARKING REQUIRED (RATIO)</u>	<u>PARKING PROVIDED</u>				
302 SPACES (1/UNIT)	407 SPACES (1.35UNIT)				
TOTAL	302 SPACES 407 SPACES				
<u>PARKING TYPE SUMMARY</u> ON STREET: STANDARD	 65 SPACES				
SURFACE: STANDARD STANDARD HC SUB-TOTAL	 333 SPACES 9 SPACES 342 SPACES				
TOTAL:	407 SPACES				

INDICATES LOCATIONS WHERE
RESILIENT CHANNELS ARE ADDED
TO WALL PARTITION ASSEMBLY
TO ACHIEVE REQ SITE STC

INDICATES LOCATIONS WHERE
AND ADDITIONAL LAYER OF
GYPSUM IS ADDED TO WALL
PARTITION ASSEMBLY TO
ACHIEVE REQ SITE STC

BUILDING DATA

GROSS FLOOR AREA

BUILDING 1000	
LEVEL 01	11,887 SF
LEVEL 02	11,869 SF
LEVEL 03	11,869 SF
LEVEL 04	11,869 SF
LEVEL 05	11,869 SF
	59,361 SF
BUILDING 2000	
LEVEL 01	11,722 SF
LEVEL 02 BLDG C	11,715 SF
LEVEL 03 BLDG C	11,716 SF
LEVEL 04 BLDG C	11,716 SF
LEVEL 05 BLDG C	11,716 SF
	58,593 SF
BUILDING 3000	
LEVEL 01	11,887 SF
LEVEL 02	11,869 SF
LEVEL 03	11,869 SF
LEVEL 04	11,869 SF
LEVEL 05	11,869 SF
	59,361 SF
BUILDING 4000	
LEVEL 01	11,720 SF
LEVEL 02	11,703 SF
LEVEL 03	11,703 SF
LEVEL 04	11,703 SF
LEVEL 05	11,703 SF
	58,531 SF
BUILDING 5000	
LEVEL 01	11,720 SF
LEVEL 02	11,703 SF
LEVEL 03	11,703 SF
LEVEL 04	11,703 SF
LEVEL 05	11,703 SF
	58,531 SF
BUILDING 6000	
LEVEL 01	11,720 SF
LEVEL 02	11,703 SF
LEVEL 03	11,703 SF
LEVEL 04	11,703 SF
	46,828 SF
BUILDING 7000	
LEVEL 01	11,887 SF
LEVEL 02	11,869 SF
LEVEL 03	11,869 SF
LEVEL 04	11,869 SF
	47,492 SF
CLUBHOUSE	
LEVEL 01	4,515 SF
LEVEL 02	4,914 SF
	9,429 SF
TRASH ENCLOSURE	
LEVEL 01	517 SF
	617 SF
TOTAL GFA	398,732 SF

BYN.Y.
DESIGN

5901 PEACHTREE DUNWOODY RD.
BUILDING C, SUITE 250
ATLANTA, GA 30328
TELEPHONE: 678-506-8830
DYNAMIKDESIGN.COM

CONSULTANT:

SEAL:

PROJECT NUMBER: MCR 2021-01

MODERA HAPEVILLE

CLIENT:



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△	DRAWING RELEASE	DATE
	SCHEMATIC DESIGN	01/20/2023

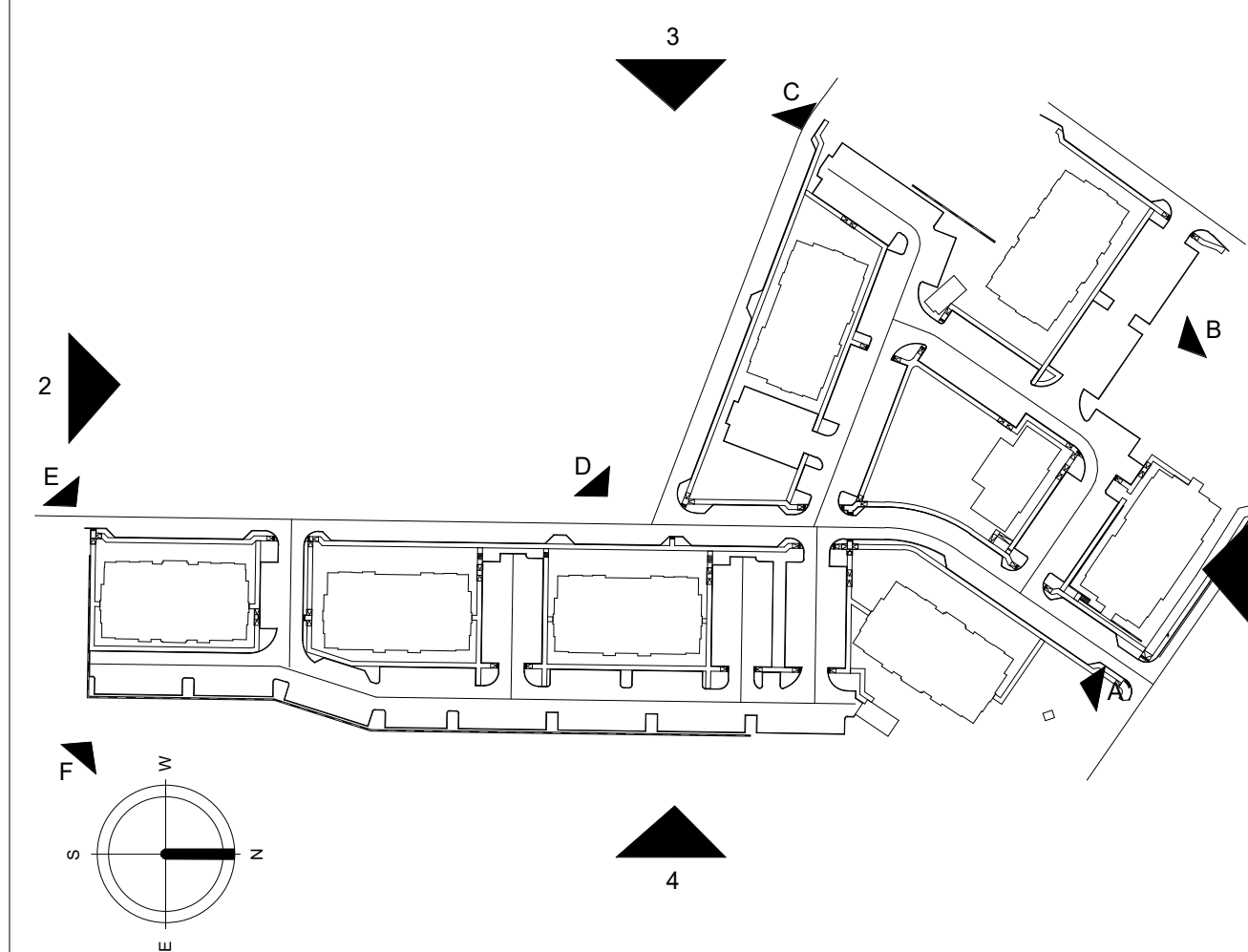
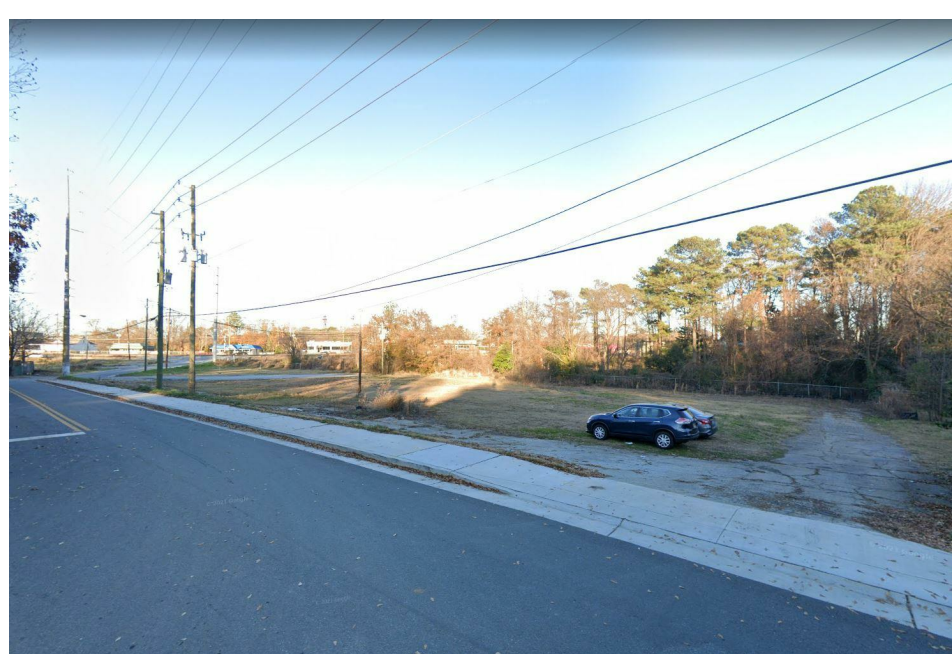
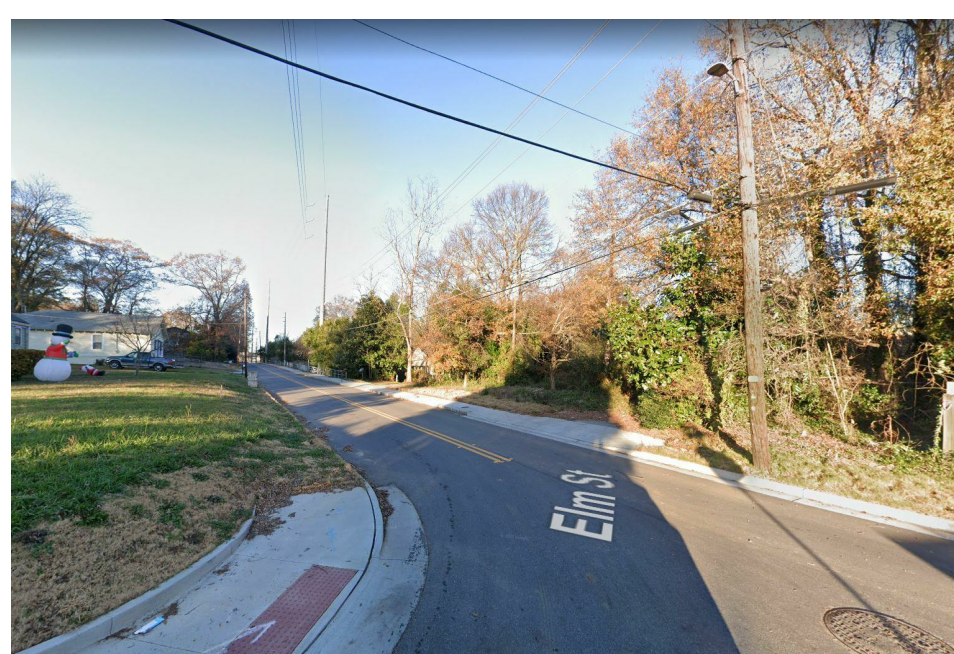
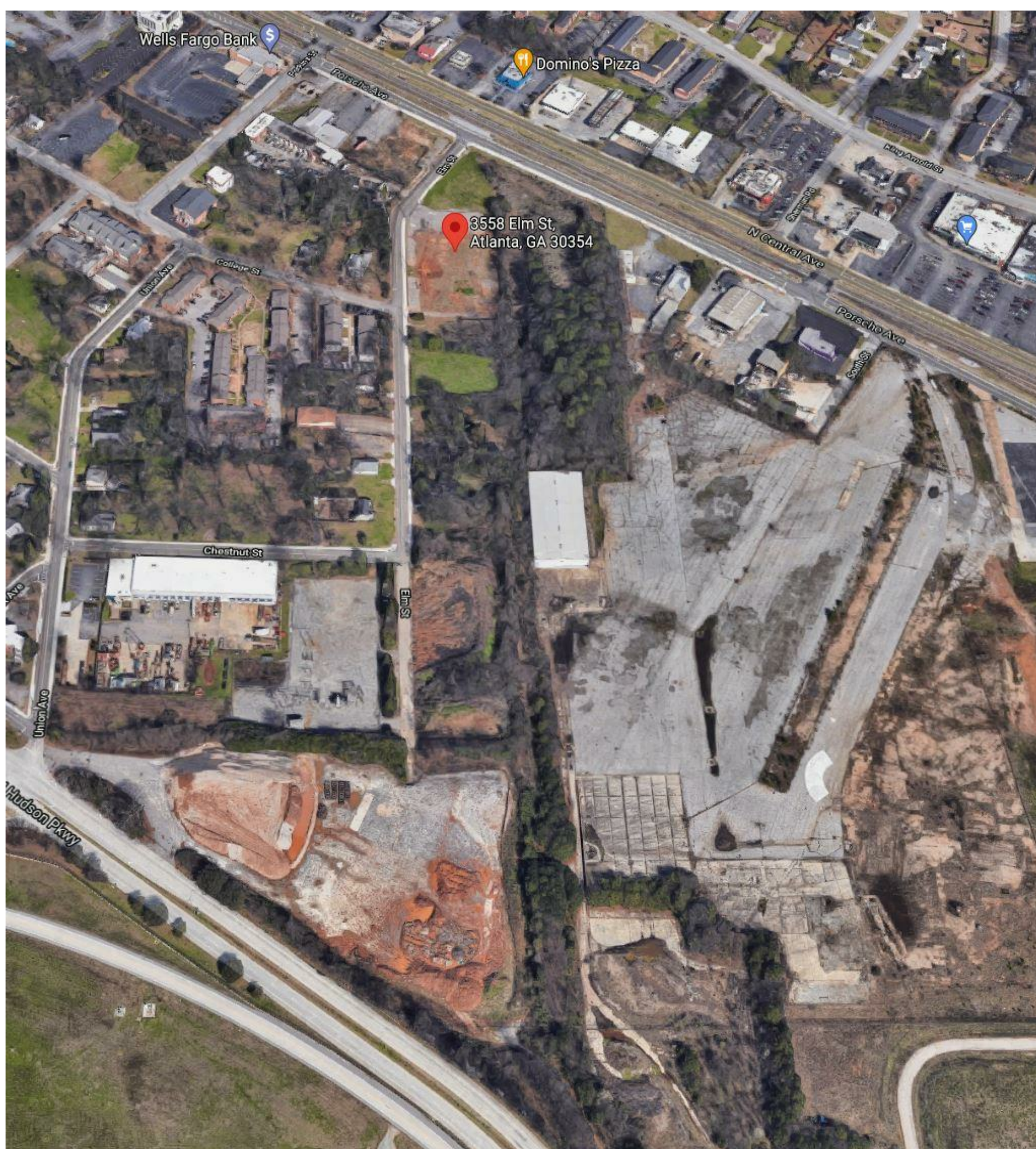
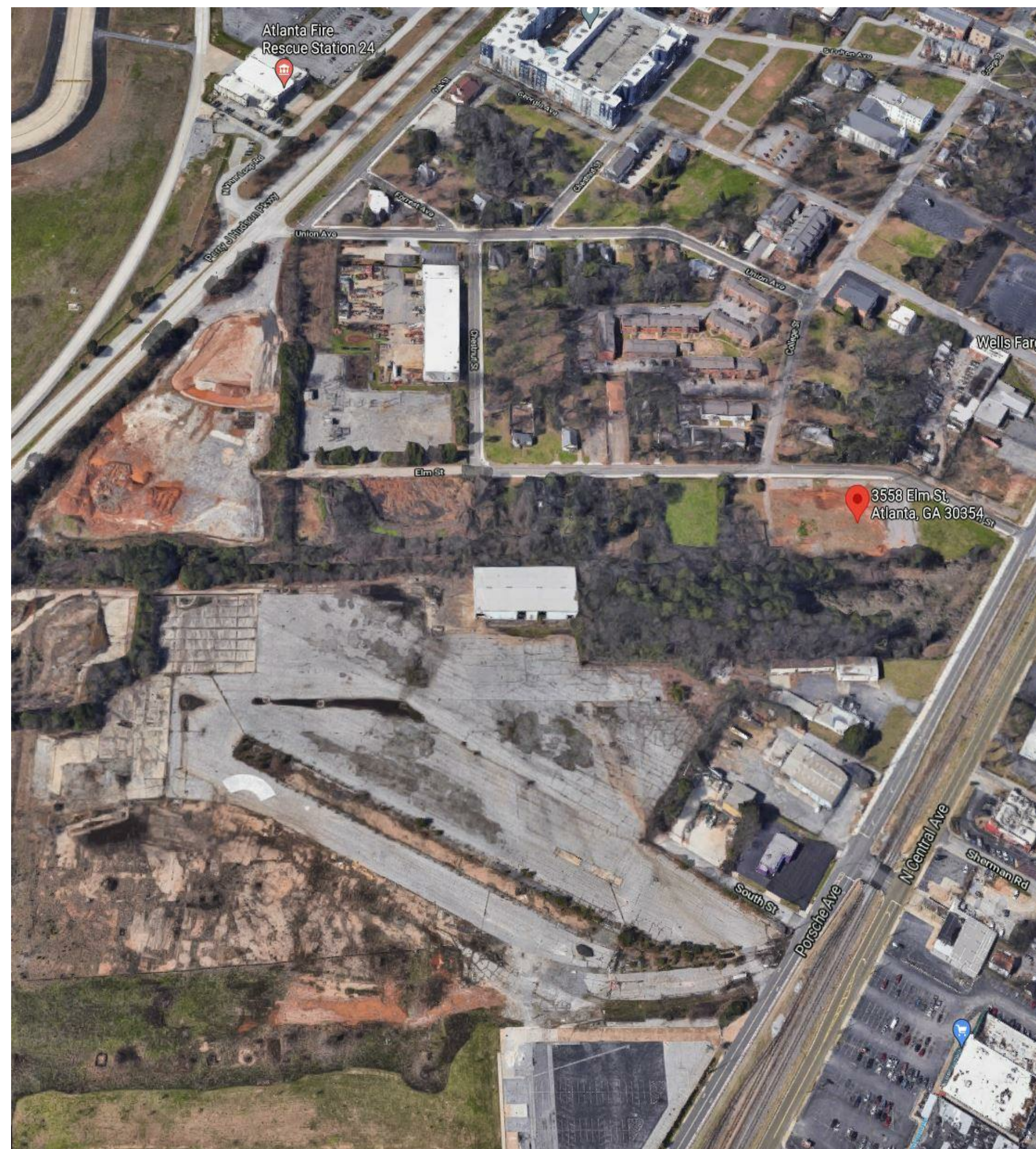
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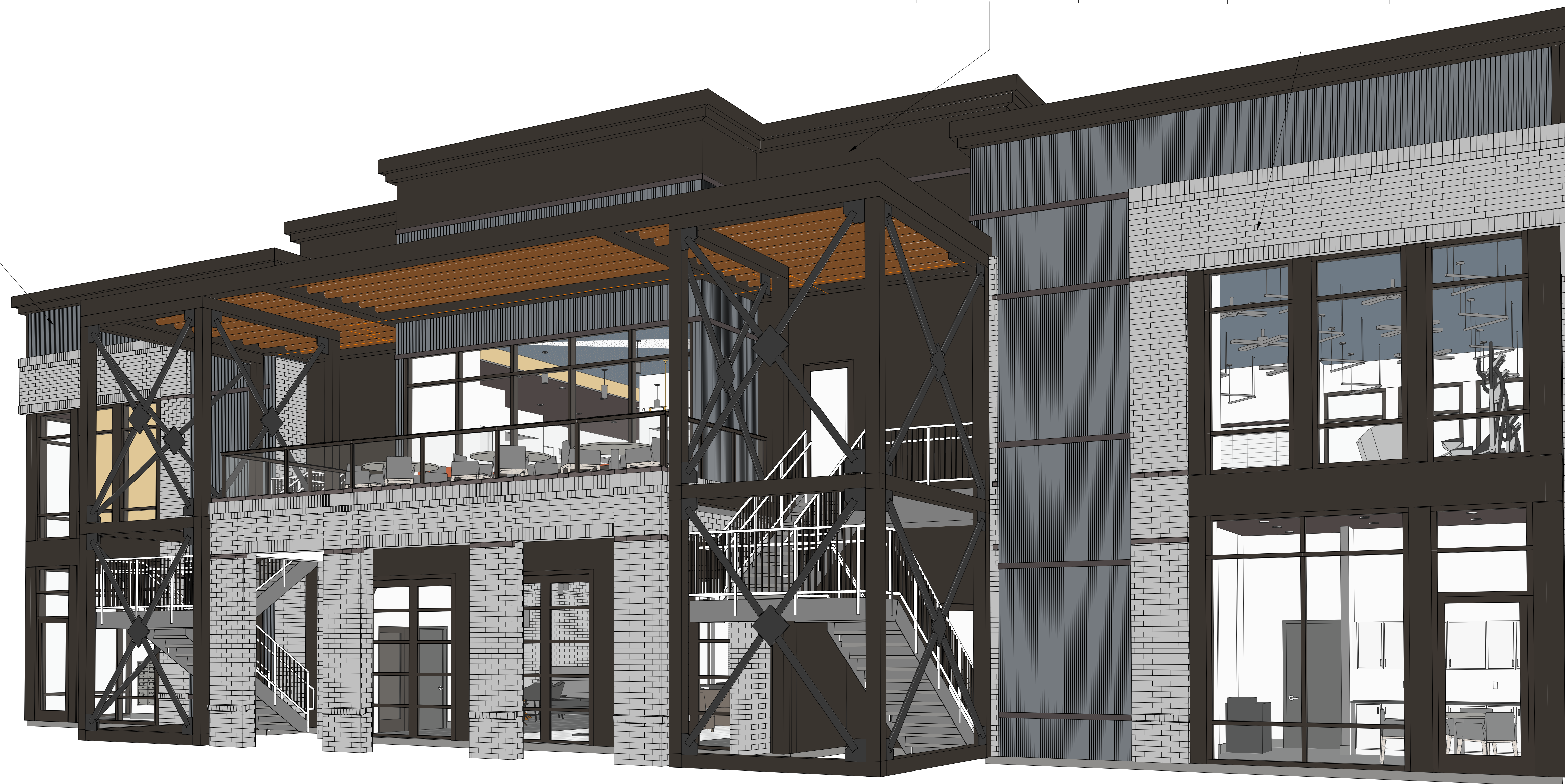
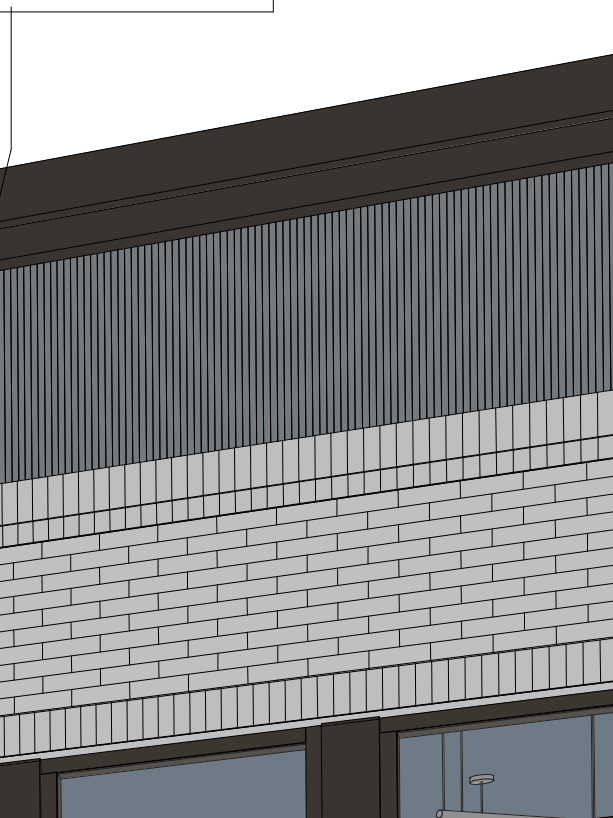
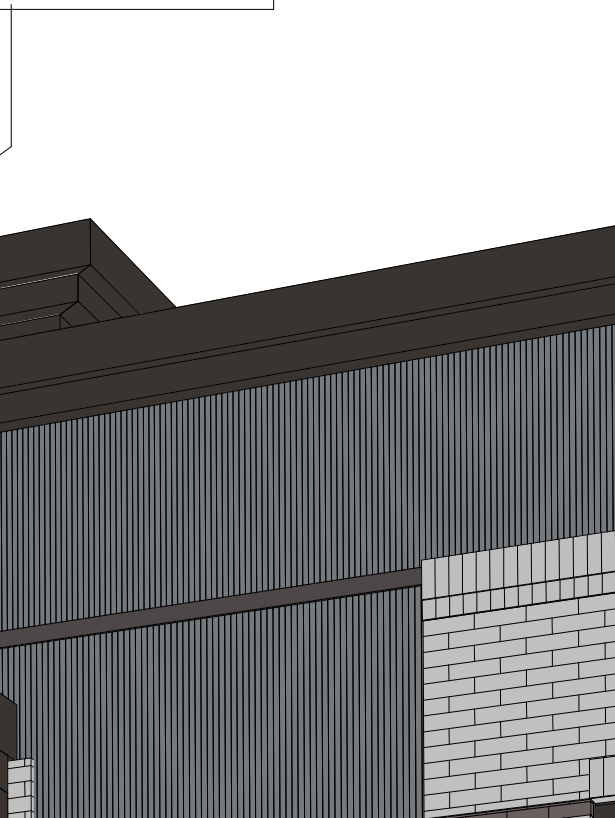
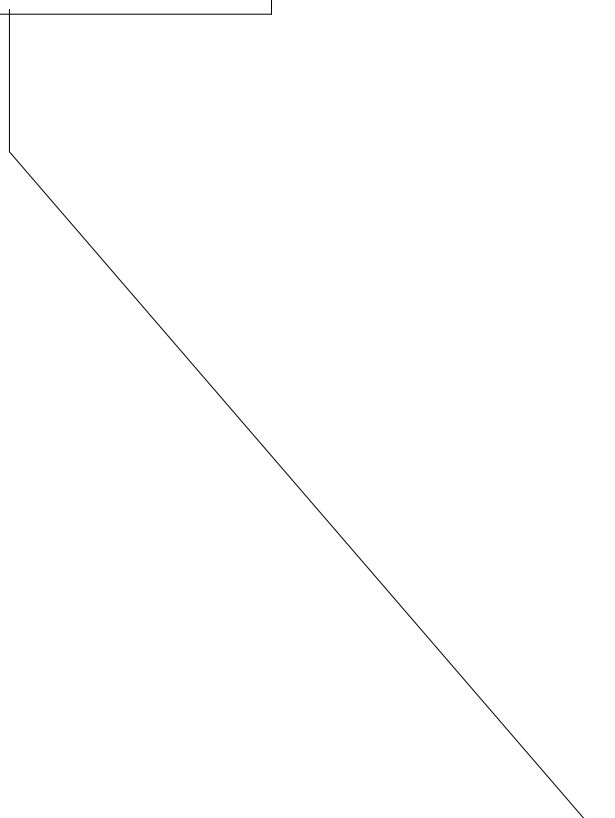
ARCHITECTURAL SITE PLAN

SHEET NUMBER:

SP-01

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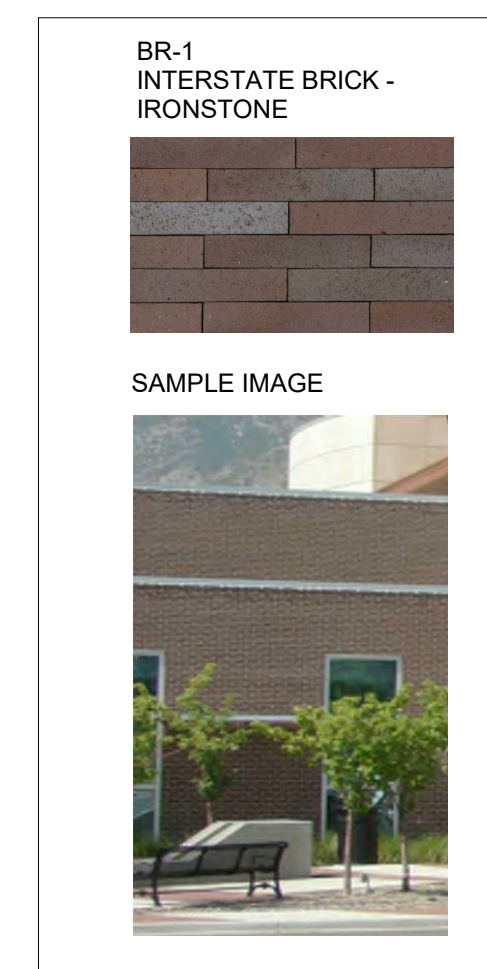
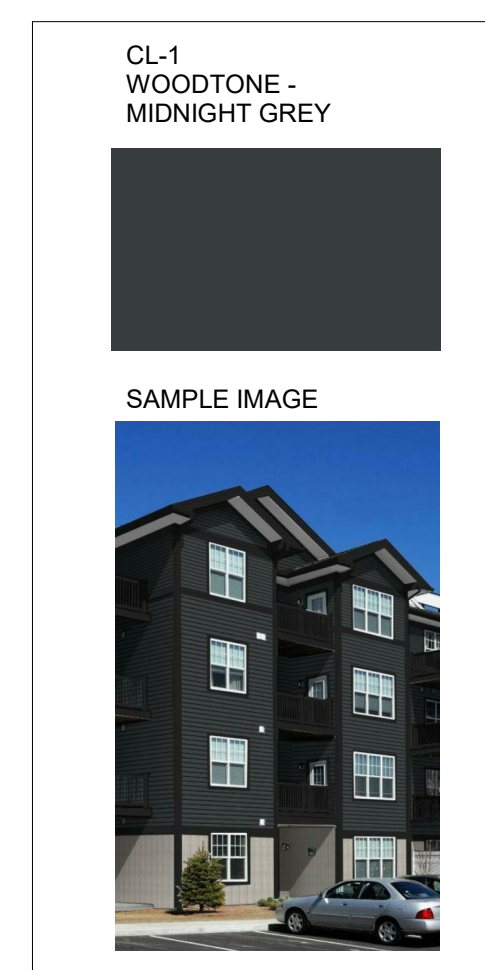
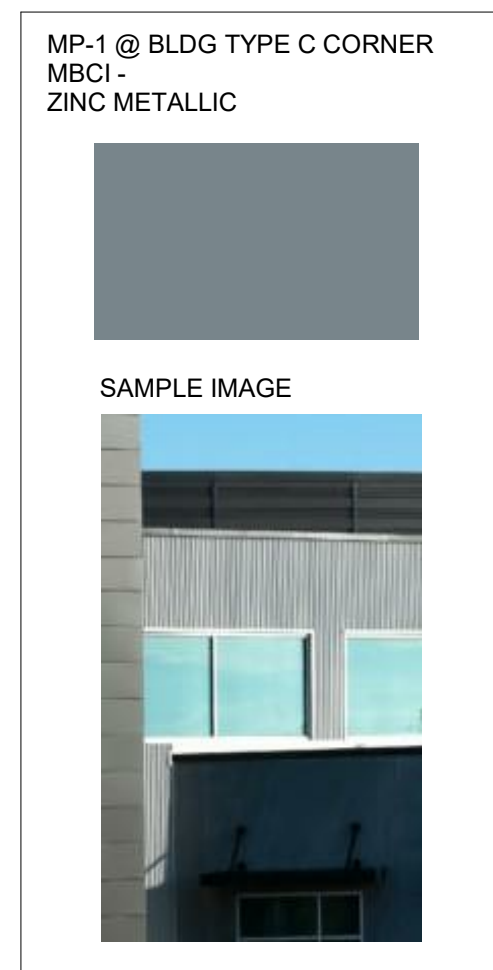


CP-3
HARDIE -
IRON GRAY

SHEET NUMBER:

AR-02

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CONSULTANT:

SEAL:

3558 ELM STREET
HAPEVILLE, GA 30354

PROJECT NUMBER: MCR 2021-01

MODERA HAPEVILLE

CLIENT:  **MILL CREEK**
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SUITE 2-440
ATLANTA, GA 30327

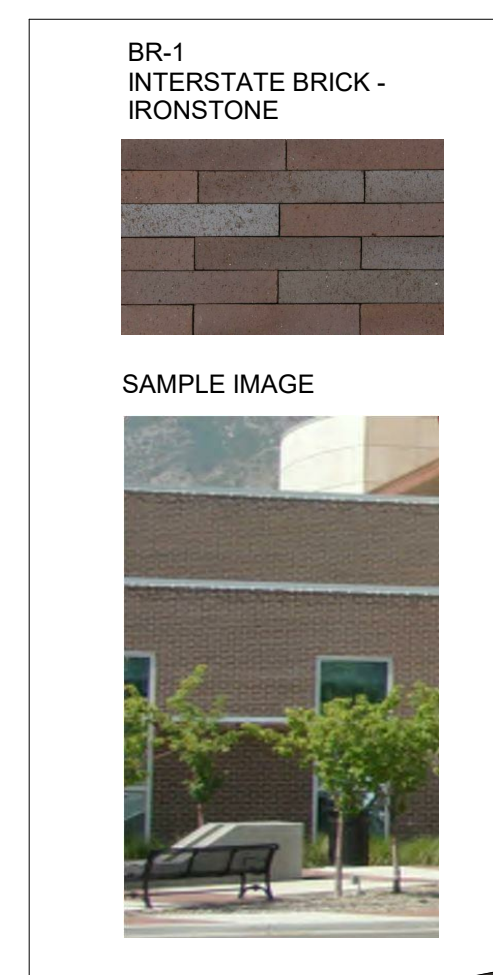
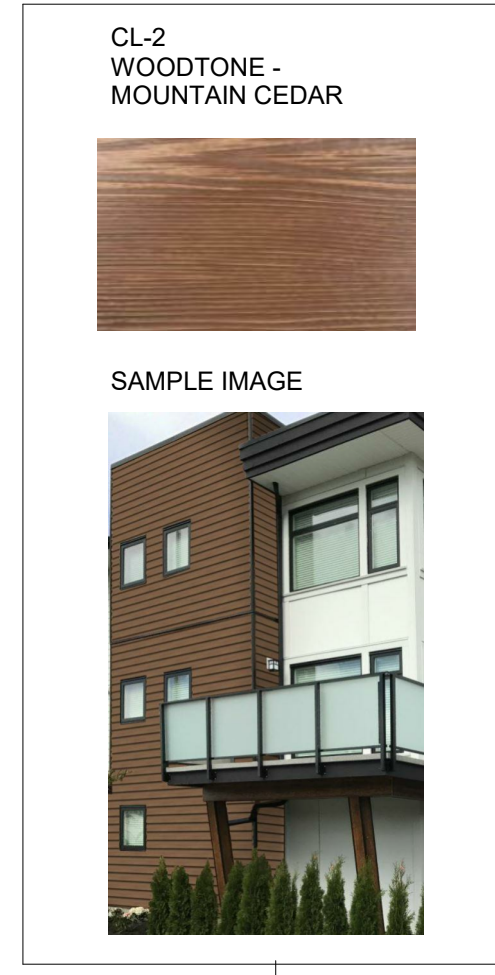
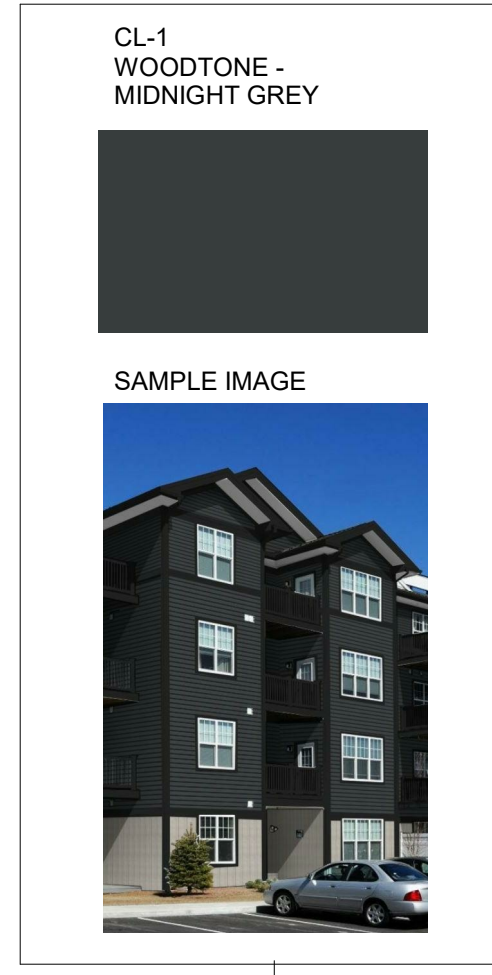
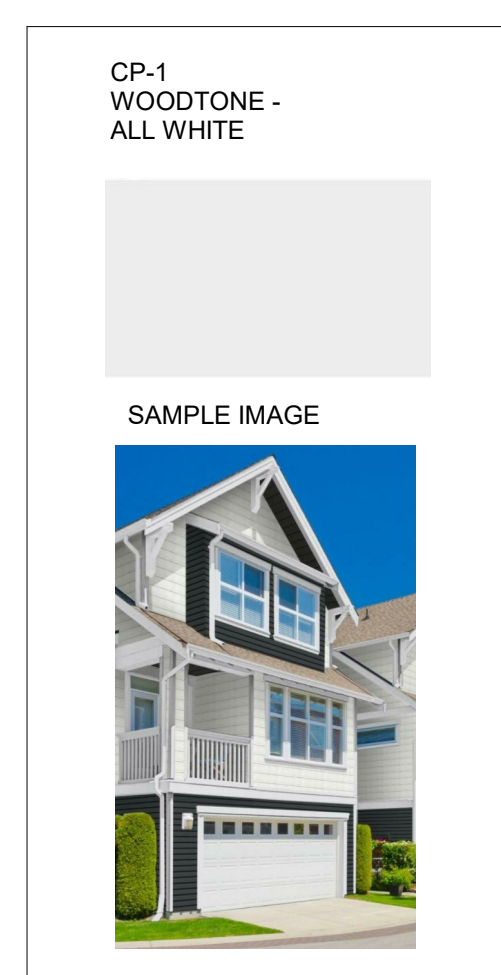
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ARCHITECTURAL RENDERINGS

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AR-03



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ATLANTA, GA 30328
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CONSULTANT:

SEAL:

3558 ELM STREET
HAPEVILLE, GA 30354

MODERA HAPEVILLE

PROJECT NUMBER: MCR 2021-01

3715 NORTHSIDE PARKWAY NW
SUITE 2-440
TALLAHASSEE, FL 32307

CLIENT:



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	SCHEMATIC DESIGN	01/20/2023

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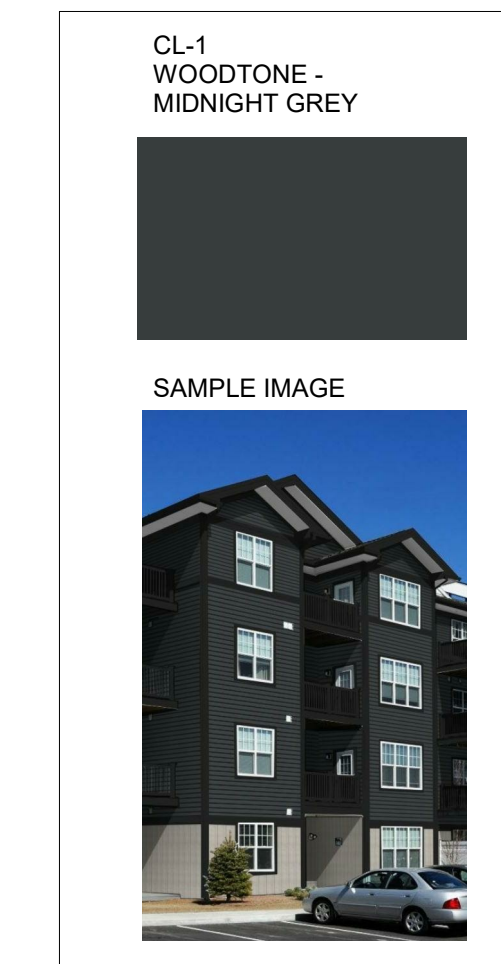
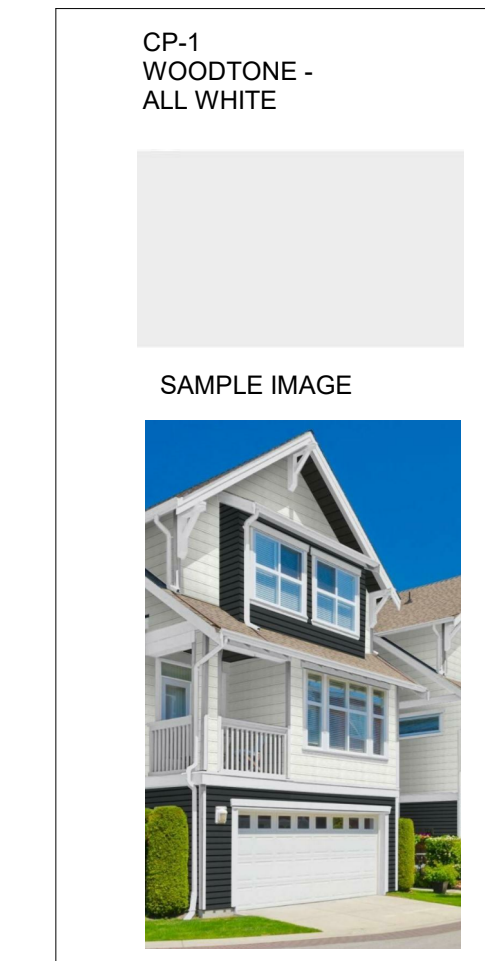
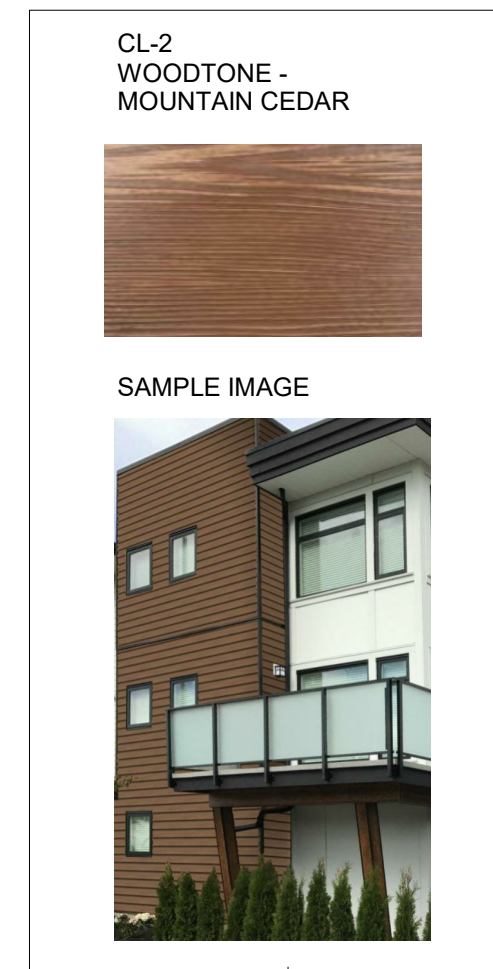
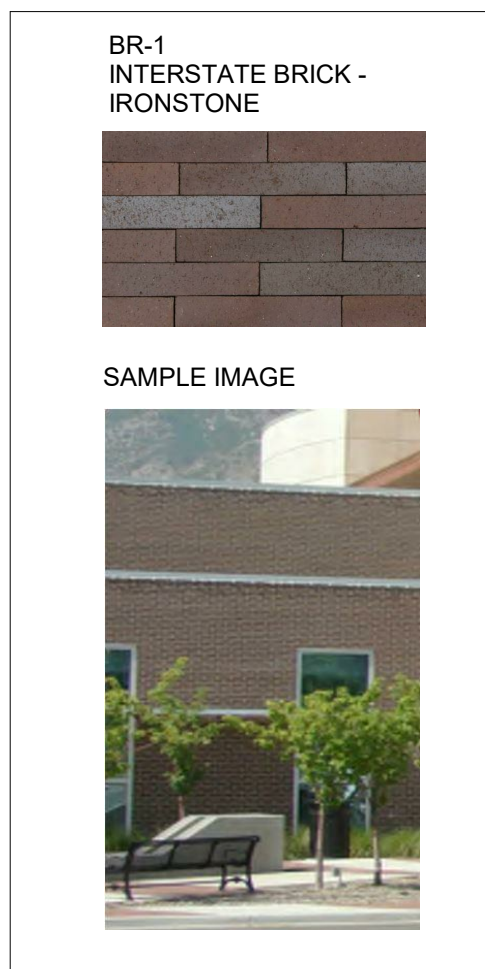
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BUILDING TYPE B-4

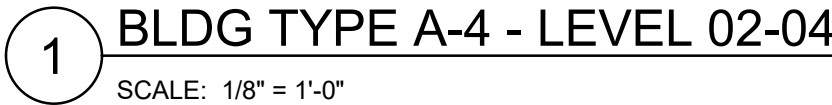
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AR-05

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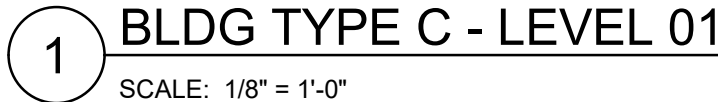
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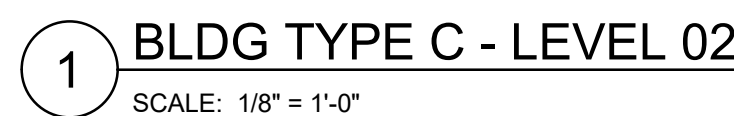




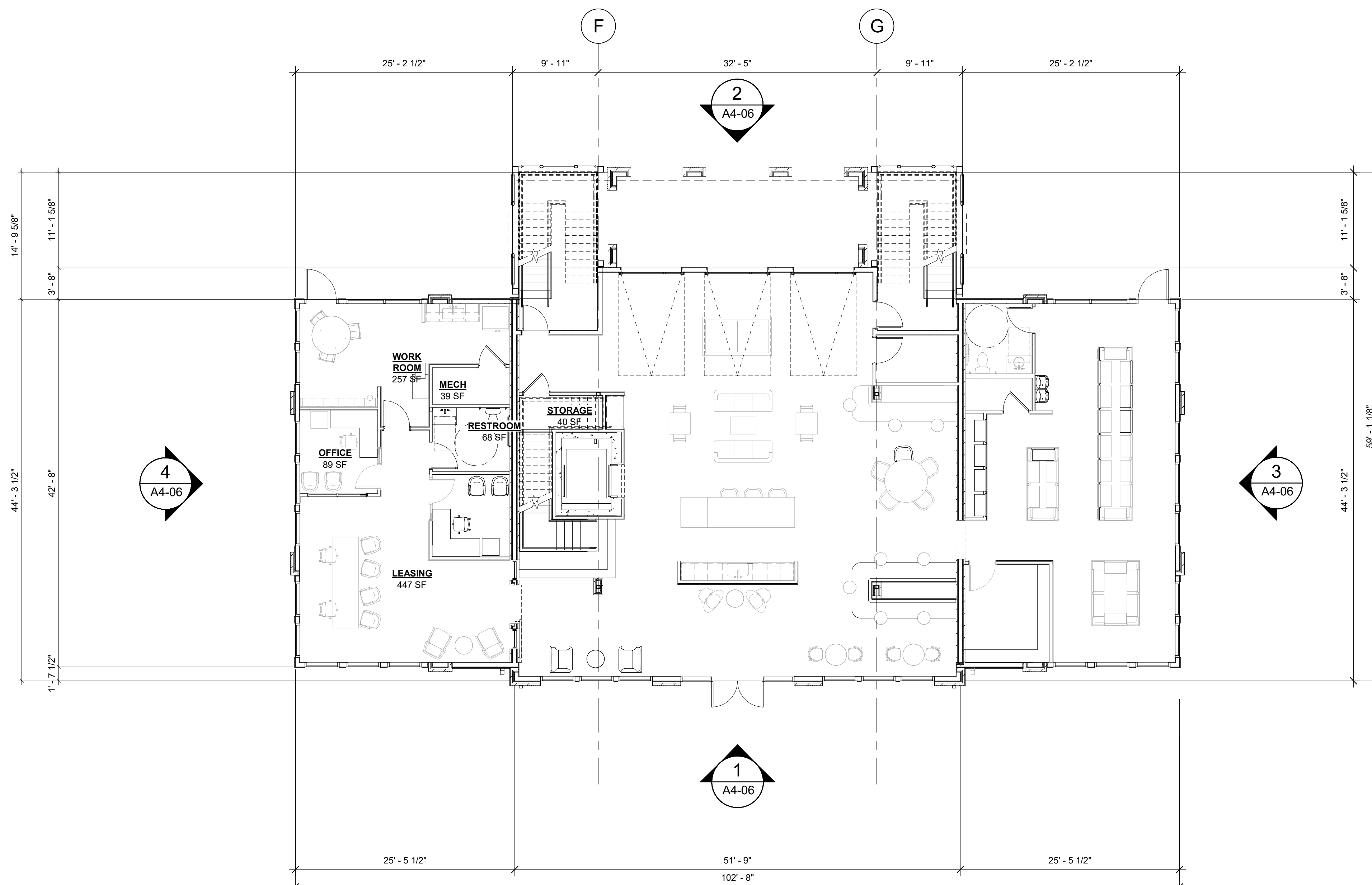
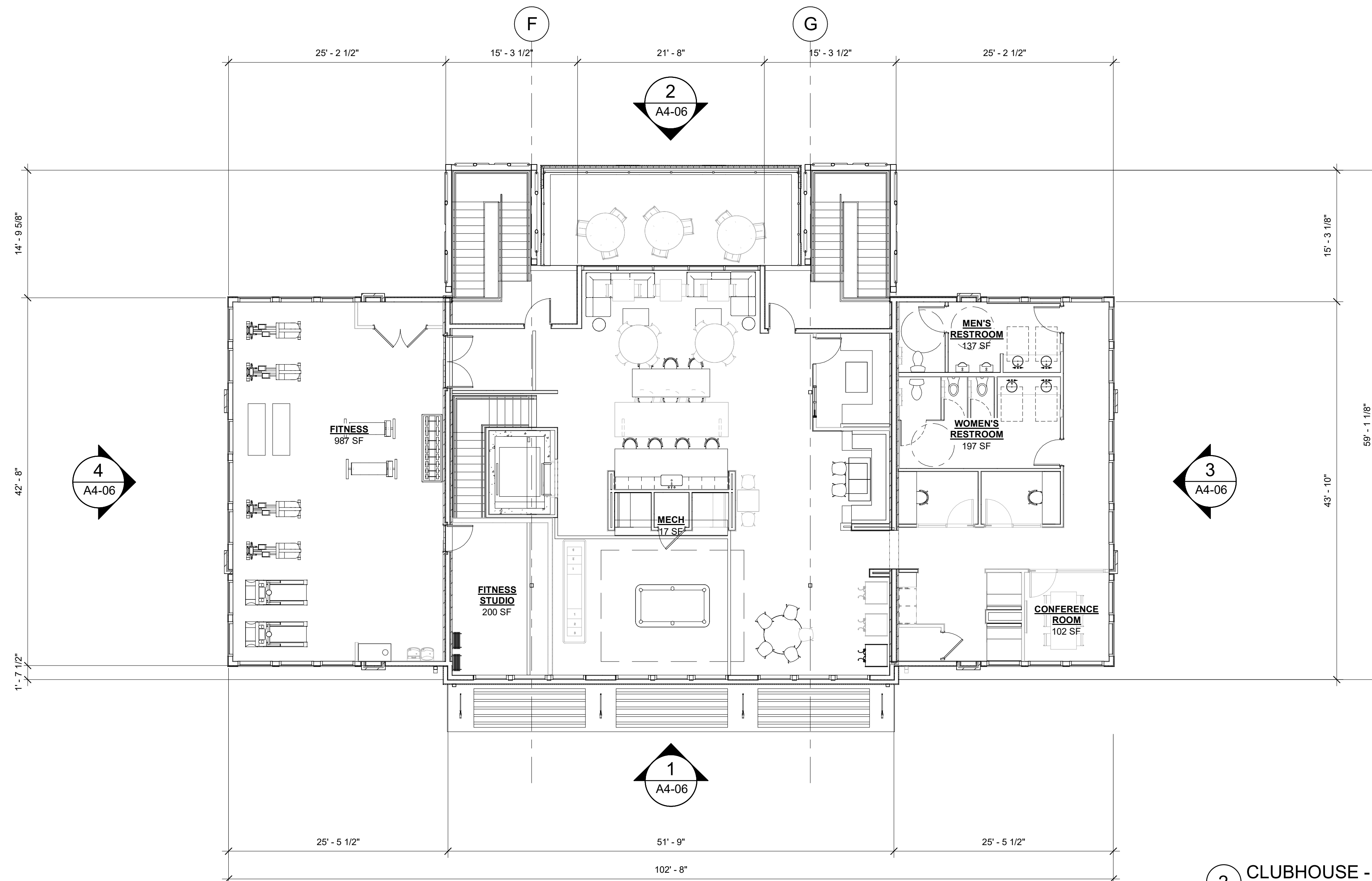


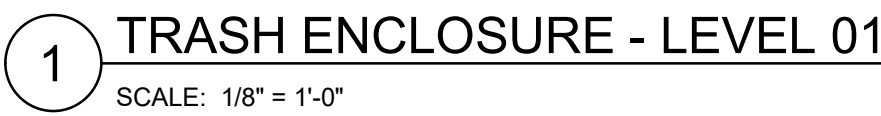


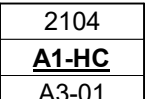
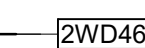
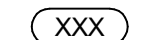
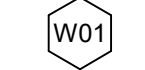
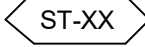
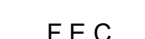


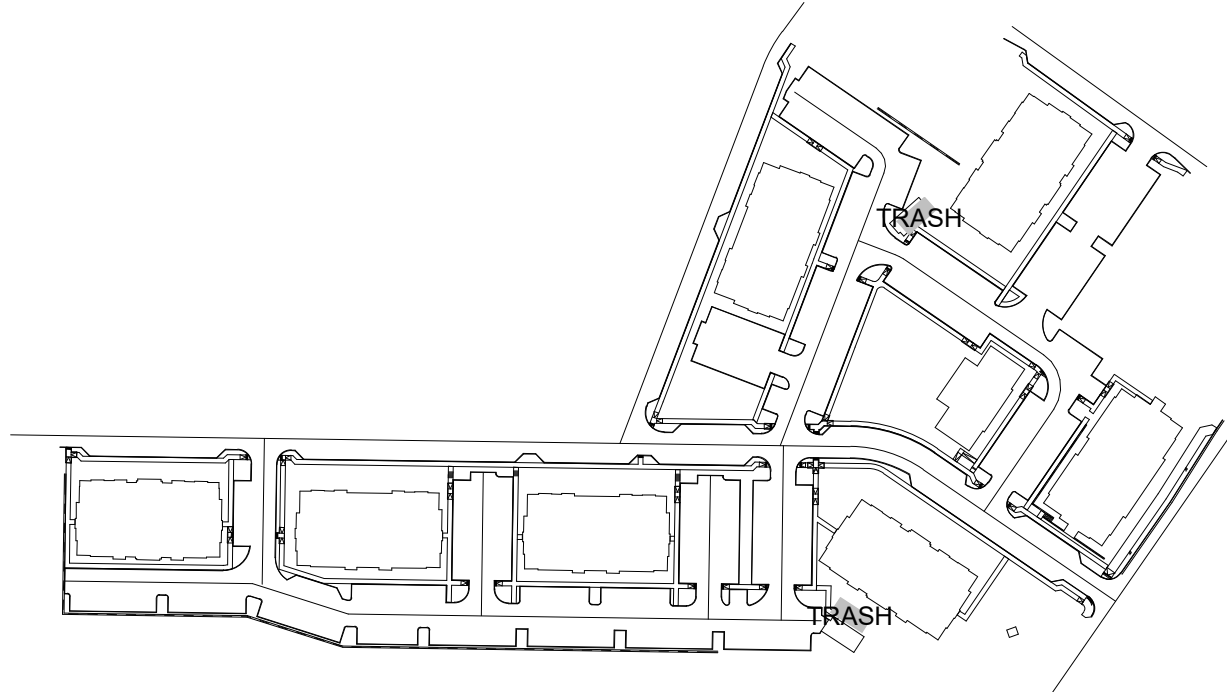








- # LEGEND
- | | |
|---|--|
|  | CMU WALL |
|  | CAST-IN-PLACE CONCRETE WALL |
|  | ROOM NUMBER
RESIDENTIAL UNIT TYPE
LOCATION OF ENLARGED UNIT PLANS, RCP, AND INTERIOR
ELEVATION REFERENCES |
|  | WALL PARTITION |
|  | DOOR CALLOUT |
|  | WINDOW TYPE CALLOUT |
|  | STOREFRONT TYPE CALLOUT |
|  | FIRE EXTINGUISHER CABINET - SURFACE-MOUNT |
|  | FIRE EXTINGUISHER CABINET - SEMI-RECESSED |
|  | FIRE EXTINGUISHER CABINET - RECESSED |





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

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



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

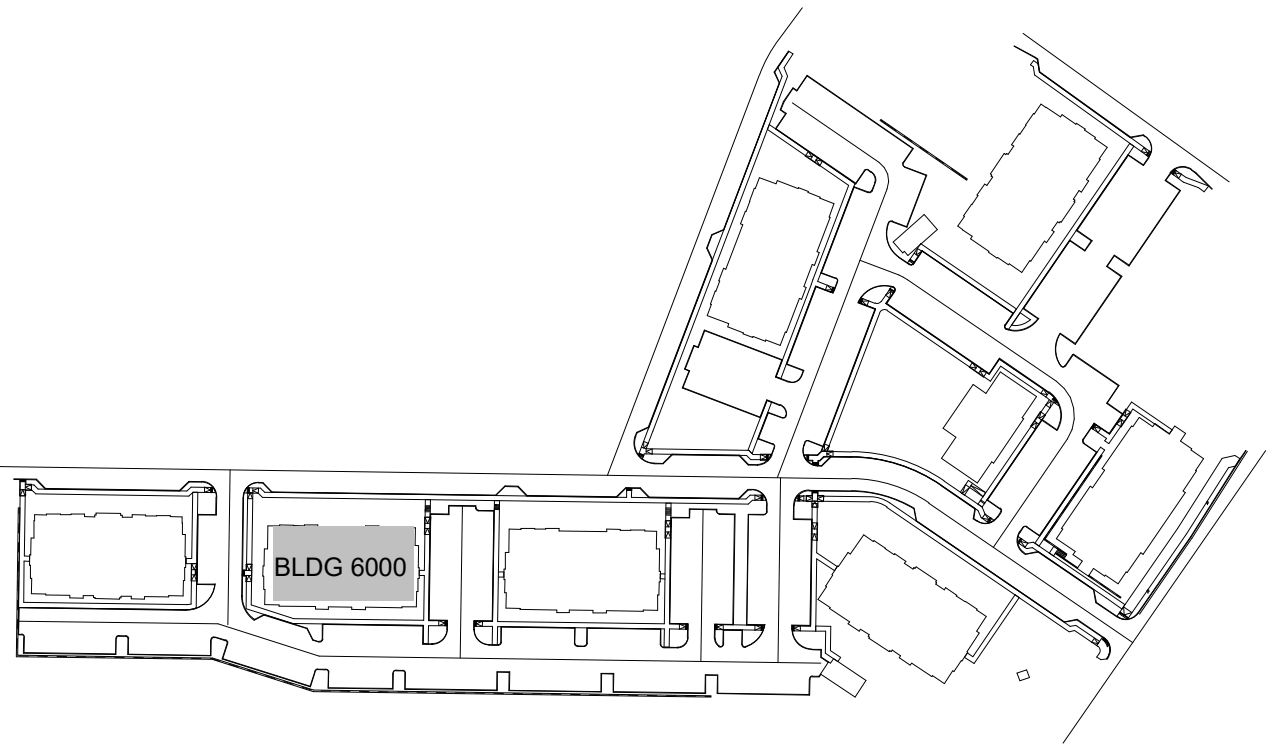


1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

LEGEND

TAG	DESCRIPTION	COLOR/FINISH	MANUFACTURER
BR-1	BRICK VENEER	IRONSTONE	INTERSTATE BRICK
BR-2	BRICK VENEER	VELOUR BLACK	INTERSTATE BRICK
CL-1	FIBER CEMENT LAP SIDING	MIDNIGHT GREY	WOODTONE OR EQUAL
CL-2	FIBER CEMENT LAP SIDING	MOUNTAIN CEDAR	WOODTONE OR EQUAL
CP-1	FIBER CEMENT PANEL	ALL WHITE	WOODTONE OR EQUAL
CP-2	FIBER CEMENT PANEL	IRON GREY	JAMES HARDIE OR EQUAL
CP-3	FIBER CEMENT PANEL	HEARTHSTONE	ALLURA OR EQUAL
MP-1	CORRUGATED WALL PANEL	ZINC METALLIC	MBI
MR-1	42" STEEL PICKET RAILING	PREFINISHED BLACK	FAIRWAY
SF-1	STOREFRONT	PREFINISHED BLACK	KAWNEER
AGR	ALUMINUM RAILING	PREFINISHED BLACK	FAIRWAY

KEY PLAN



CONSULTANT:

SEAL:

PROJECT NUMBER: MCR 2021-01
MODERA HAPEVILLE
3659 ELM STREET
HAPEVILLE, GA 30354

CLIENT:
MILL CREEK
3715 NORTHSIDE PARKWAY NW
SUITE 2440
ATLANTA, GA 30327
PEOPLE • PLACES • RELATIONSHIPS

△	DRAWING RELEASE	DATE
	SCHEMATIC DESIGN	01/20/2023

TITLE:

BLDG TYPE A-4 -
ELEVATIONS

SHEET NUMBER:

A4-01



LEGEND			
TAG	DESCRIPTION	COLOR/FINISH	MANUFACTURER
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BR-2	BRICK VENEER	VELOUR BLACK	INTERSTATE BRICK
CL-1	FIBER CEMENT LAP SIDING	MIDNIGHT GREY	WOODTONE OR EQUAL
CL-2	FIBER CEMENT LAP SIDING	MOUNTAIN CEDAR	WOODTONE OR EQUAL
CP-1	FIBER CEMENT PANEL	ALL WHITE	WOODTONE OR EQUAL
CP-2	FIBER CEMENT PANEL	IRON GREY	JAMES HARDIE OR EQUAL
CP-3	FIBER CEMENT PANEL	HEARTHSTONE	ALLURA OR EQUAL
MP-1	CORRUGATED WALL PANEL	ZINC METALLIC	MBCI
MR-1	42" STEEL PICKET RAILING	PREFINISHED BLACK	FAIRWAY
SF-1	STOREFRONT	PREFINISHED BLACK	KAWNEER
AGR	ALUMINUM RAILING	PREFINISHED BLACK	FAIRWAY

CONSULTANT:

SEAL:

PROJECT NUMBER: MCR 2021-01

MODERA HAPEVILLE

3558 ELM STREET
HAPEVILLE, GA 30354

CLIENT:

3715 NORTHSIDE PARKWAY NW
SUITE 2-440
ATLANTA, GA 30327

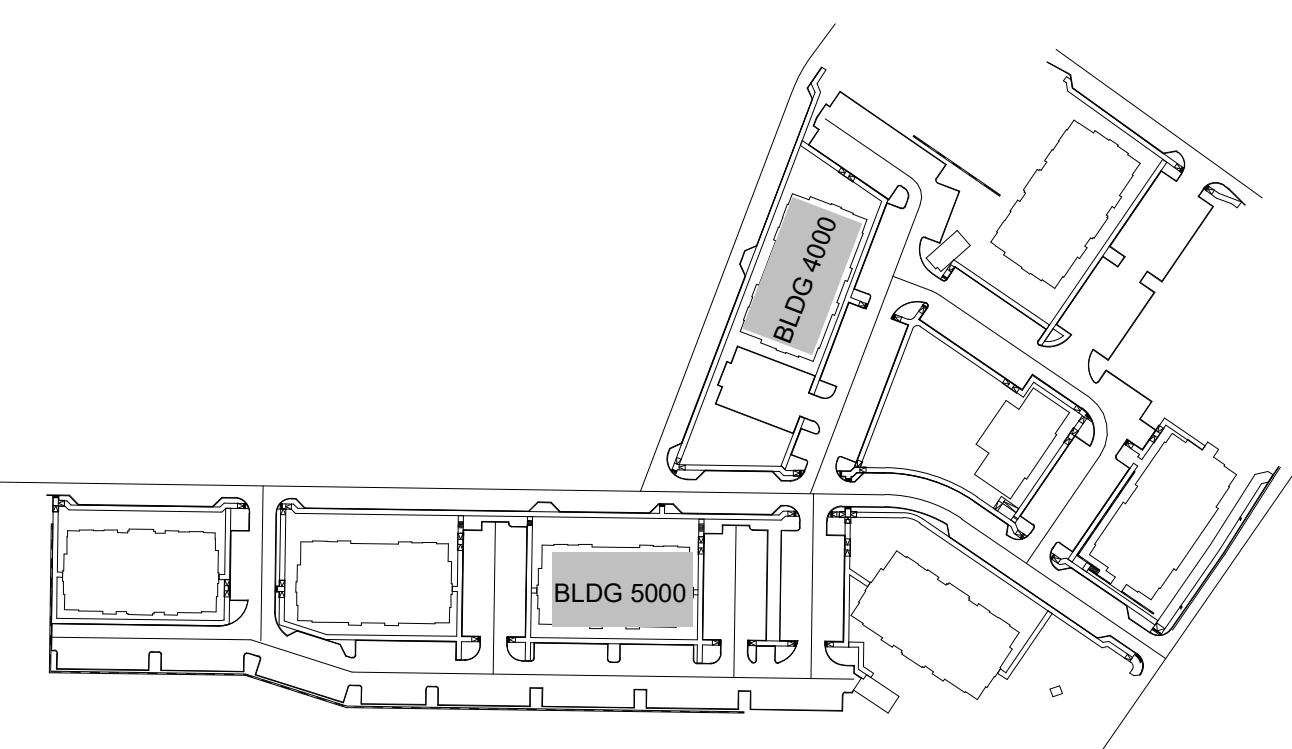
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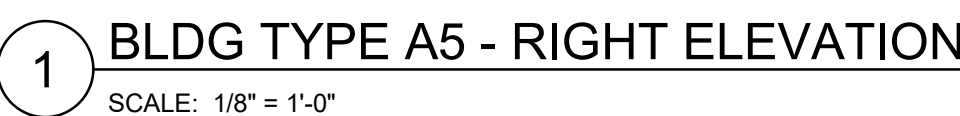
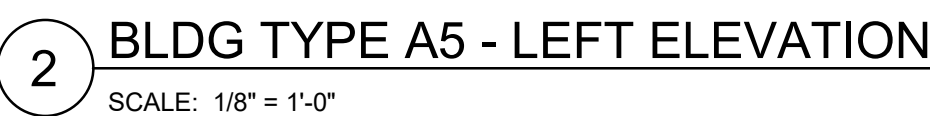
TITLE:

BLDG TYPE A-5 -
ELEVATIONS

SHEET NUMBER:

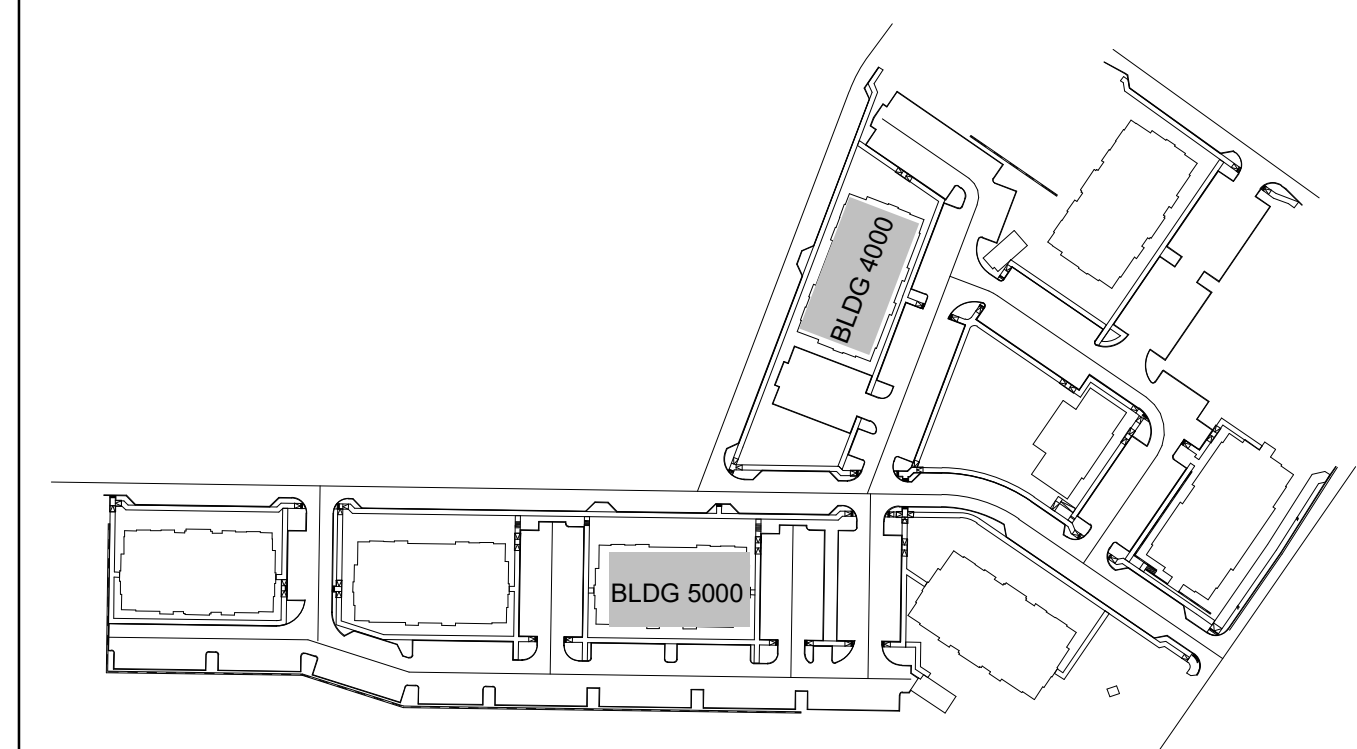
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LEGEND			
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BR-2	BRICK VENEER	VELOUR BLACK	INTERSTATE BRICK
CL-1	FIBER CEMENT LAP SIDING	MIDNIGHT GREY	WOODTONE OR EQUAL
CL-2	FIBER CEMENT LAP SIDING	MOUNTAIN CEDAR	WOODTONE OR EQUAL
CP-1	FIBER CEMENT PANEL	ALL WHITE	WOODTONE OR EQUAL
CP-2	FIBER CEMENT PANEL	IRON GREY	JAMES HARDIE OR EQUAL
CP-3	FIBER CEMENT PANEL	HEARTSTONE	ALLURA OR EQUAL
MP-1	CORRUGATED WALL PANEL	ZINC METALLIC	MBCI
MR-1	42" STEEL PICKET RAILING	PREFINISHED BLACK	FAIRWAY
SF-1	STOREFRONT	PREFINISHED BLACK	KAWNEER
AGR	ALUMINUM RAILING	PREFINISHED BLACK	FAIRWAY

KEY PLAN



CONSULTANT:

SEAL:

PROJECT NUMBER: MCR 2021-01

MODERA HAPEVILLE

3558 ELM STREET
HAPEVILLE, GA 30354

CLIENT:

3715 NORTHSIDE PARKWAY NW
SUITE 2-440
ATLANTA, GA 30327

MILL CREEK
PEOPLE • PLACES • RELATIONSHIPS

[illegible]

TITLE:

BLDG TYPE A-5 -
ELEVATIONS

SHEET NUMBER:

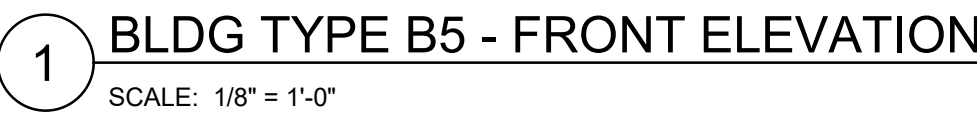
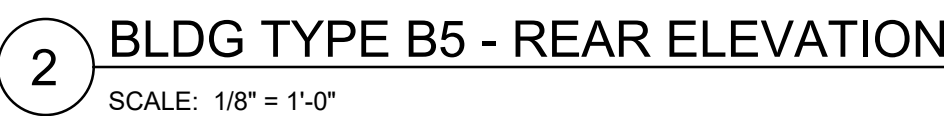
A4-02A



KEY PLAN

A key plan map showing the layout of a site. A rectangular area on the left is labeled 'BLDG 7000'. To its right is a long, narrow strip of land containing several rectangular buildings. Further to the right is a larger, more complex area with multiple buildings and a curved road. The map is oriented with a north arrow pointing towards the top right.

[illegible]



KEY PLAN

A key plan diagram showing the layout of two buildings, BLDG 1000 and BLDG 2000, situated along a road. BLDG 1000 is a long, rectangular building with multiple windows. BLDG 2000 is a smaller, rectangular building located to the right of BLDG 1000. The diagram includes a north arrow pointing towards the top right and a scale bar indicating distances in feet (0, 10, 20, 30, 40, 50, 60, 70, 80, 90, 100). The buildings are labeled 'BLDG 1000' and 'BLDG 2000' respectively.

CONSULTANT:

SEAL:

PROJECT NUMBER: MCR 2021-01

PROJECT NUMBER: MCR 2021-01

MODERA HAPEVILLE

3558 ELM STREET
HAPEVILLE, GA 30354

CLIENT:  **MILL CREEK**
3715 NORTHSIDE PARKWAY NW
SUITE 2-440
ATLANTA, GA 30327

TITLE:

BLDG TYPE B-5 -
ELEVATIONS

SHEET NUMBER

A4-04



LEGEND			
TAG	DESCRIPTION	COLOR/FINISH	MANUFACTURER
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BR-2	BRICK VENEER	VELOUR BLACK	INTERSTATE BRICK
CL-1	FIBER CEMENT LAP SIDING	MIDNIGHT GREY	WOODTONE OR EQUAL
CL-2	FIBER CEMENT LAP SIDING	MOUNTAIN CEDAR	WOODTONE OR EQUAL
CP-1	FIBER CEMENT PANEL	ALL WHITE	WOODTONE OR EQUAL
CP-2	FIBER CEMENT PANEL	IRON GREY	JAMES HARDIE OR EQUAL
CP-3	FIBER CEMENT PANEL	HEARTHSTONE	ALLURA OR EQUAL
MP-1	CORRUGATED WALL PANEL	ZINC METALLIC	MBCI
MR-1	42" STEEL PICKET RAILING	PREFINISHED BLACK	FAIRWAY
SF-1	STOREFRONT	PREFINISHED BLACK	KAWNEER
AGR	ALUMINUM RAILING	PREFINISHED BLACK	FAIRWAY

CONSULTANT:

SEAL:

PROJECT NUMBER: MCR 2021-01

MODERA HAPEVILLE

3558 ELM STREET
HAPEVILLE, GA 30354

CLIENT: **MILLCREEK**
3715 NORTHSIDE PARKWAY NW
SUITE 2-440
ATLANTA, GA 30327

CLIENT:



MILL CREEK
PEOPLE • PLACES • RELATIONSHIPS

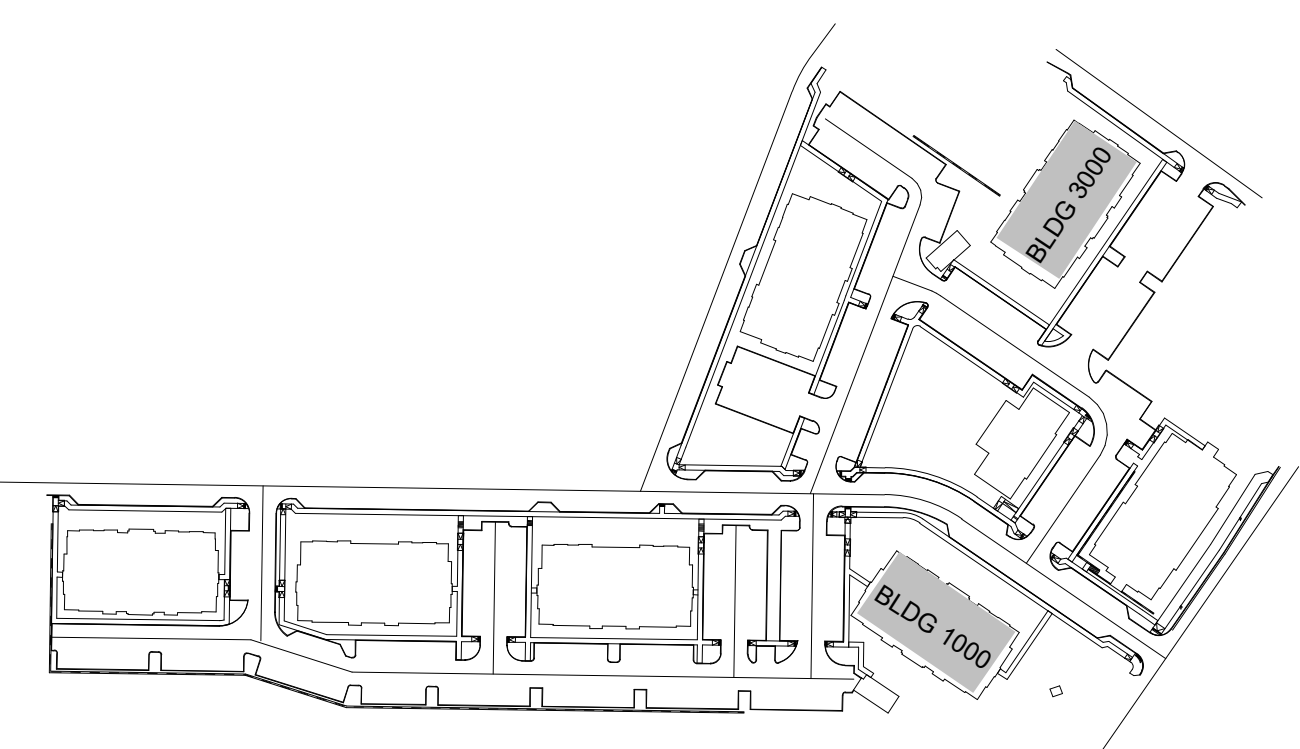
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TITLE:

BLDG TYPE B-5 -
ELEVATIONS

SHEET NUMBER:

A4-04A





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



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

LEGEND			
TAG	DESCRIPTION	COLOR/FINISH	MANUFACTURER
BR-1	BRICK VENEER	IRONSTONE	INTERSTATE BRICK
BR-2	BRICK VENEER	VELOUR BLACK	INTERSTATE BRICK
CL-1	FIBER CEMENT LAP SIDING	MIDNIGHT GREY	WOODTONE OR EQUAL
CL-2	FIBER CEMENT LAP SIDING	MOUNTAIN CEDAR	WOODTONE OR EQUAL
CP-1	FIBER CEMENT PANEL	ALL WHITE	WOODTONE OR EQUAL
CP-2	FIBER CEMENT PANEL	IRON GREY	JAMES HARDIE OR EQUAL
CP-3	FIBER CEMENT PANEL	HEARTHSTONE	ALLURA OR EQUAL
MP-1	CORRUGATED WALL PANEL	ZINC METALLIC	MBCI
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SF-1	STOREFRONT	PREFINISHED BLACK	KAWNEER
AGR	ALUMINUM RAILING	PREFINISHED BLACK	FAIRWAY

CONSULTANT:

SEAL:

PROJECT NUMBER: MCR 2021-01

MODERA HAPEVILLE

3558 ELM STREET
HAPEVILLE, GA 30354

HAPEVILLE, GA 30354

CLIENT:

3715 NORTHSIDE PARKWAY NW
SUITE 2-440
ATLANTA, GA 30327

3715 NORTHSIDE PARK
SUITE 2-440SUITE 2-440
ATLANTA GA 30327

MILL CREEK
PEOPLE • PLACES • RELATIONSHIPS

MILL CREEK

[illegible]

TITLE:

BLDG TYPE C -
ELEVATIONS

SHEET NUMBER:

A4-05

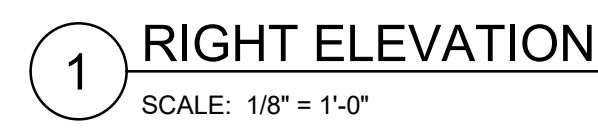
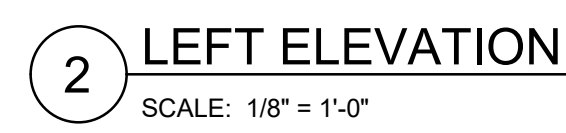
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DESIGN

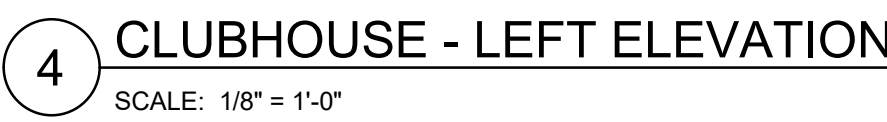
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BR-2	BRICK VENEER	VELOUR BLACK	INTERSTATE BRICK
CL-1	FIBER CEMENT LAP SIDING	MIDNIGHT GREY	WOODTONE OR EQUAL
CL-2	FIBER CEMENT LAP SIDING	MOUNTAIN CEDAR	WOODTONE OR EQUAL
CP-1	FIBER CEMENT PANEL	ALL WHITE	WOODTONE OR EQUAL
CP-2	FIBER CEMENT PANEL	IRON GREY	JAMES HARDIE OR EQUAL
CP-3	FIBER CEMENT PANEL	HEARTHSTONE	ALLURA OR EQUAL
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SF-1	STOREFRONT	PREFINISHED BLACK	KAWNEER
AGR	ALUMINUM RAILING	PREFINISHED BLACK	FAIRWAY

5901 PEACHTREE DUNWOODY RD.
BUILDING C, SUITE 250
ATLANTA, GA 30328
TELEPHONE: 678-506-8830
DYNAMIKDESIGN.COM

A4-05A



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LEGEND			
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BR-1	BRICK VENEER	IRONSTONE	INTERSTATE BRICK
BR-2	BRICK VENEER	VELOUR BLACK	INTERSTATE BRICK
CL-1	FIBER CEMENT LAP SIDING	MIDNIGHT GREY	WOODTONE OR EQUAL
CL-2	FIBER CEMENT LAP SIDING	MOUNTAIN CEDAR	WOODTONE OR EQUAL
CP-1	FIBER CEMENT PANEL	ALL WHITE	WOODTONE OR EQUAL
CP-2	FIBER CEMENT PANEL	IRON GREY	JAMES HARDIE OR EQUAL
CP-3	FIBER CEMENT PANEL	HEARTHSTONE	ALLURA OR EQUAL
MP-1	CORRUGATED WALL PANEL	ZINC METALLIC	MBCI
MR-1	42" STEEL PICKET RAILING	PREFINISHED BLACK	FAIRWAY
SF-1	STOREFRONT	PREFINISHED BLACK	KAWNEER
AGR	ALUMINUM RAILING	PREFINISHED BLACK	FAIRWAY

BYN **DESIGN**
5901 PEACHTREE DUNWOODY RD.

BUILDING C, SUITE 250
ATLANTA, GA 30328
TELEPHONE: 678-506-8830
DYNAMIKDESIGN.COM

CONSULTANT.

SEAL.

PROJECT NUMBER: MCK 2021-01

MODERA HAPEVILLE

CLIENT:



MILL CREEK
PEOPLE • PLACES • RELATIONSHIPS

SUITE 2-440
ATLANTA, GA 30327

△	DRAWING RELEASE	DATE
	SCHEMATIC DESIGN	01/20/2023

TITLE:

CLUBHOUSE - ELEVATIONS

SHEET NUMBER:

A4-06



DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE:	April 12, 2023	Key:	
TO:	Tonya Hutson	Compliant:	✓
FROM:	Lynn Patterson	Not Compliant:	✗
RE:	Design Review – 436 Grady Place addition and Porch removal and replacement	Incomplete:	✋
		Not Applicable:	⊘

BACKGROUND

The City of Hapeville has received a design review application from Marc Takacs to replace an existing back deck and add a 140 SF bathroom (placed on an existing patio slab and foundation wall) to the existing single family dwelling at 436 Grady Place. Materials proposed are asphalt shingles to match existing, panels of finished exterior plywood and trim painted to match existing. One fixed panel windows will be located on the front and side facades with panels of finished exterior plywood flanking the windows. The rear includes a double hung windows with the same exterior plywood finish flanking the window. One window will be relocated to accommodate the addition. There does not appear to be any additional square footage added to the rear deck.

The property is zoned R-SF – Single Family Detached and is subject to the SubArea D section of Neighborhood Conservation Area of the Architectural Design Standards.

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

- ✓ Except where indicated, setbacks shall be established by zoning.
- ⊘ On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- ✓ Minimum building heights shall be established by zoning.
- ✓ Within subareas D and E maximum building heights shall be as established by zoning, except that:
 - Where this chapter provides a more-stringent standard as compared to the zoning code, the more-stringent standard shall prevail. The only exception to this shall be a use grandfathered under the zoning code.

Portions of buildings equal to or less than five feet from a side or rear lot line shall be limited in height to the greater of 16 feet.

Portions of buildings between five and ten feet of a side or rear lot line shall be limited in height to the greater of 25 feet.

Portions of buildings ten feet or greater from a side or rear lot line shall be limited in height to 35 feet.

- ⊙ Outside of subareas D and E maximum building heights shall be as established by zoning.
- ✓ All buildings shall provide first-story occupiable space, for the first ten feet of building depth along the enfronting facade.
- ⊙ Sidewalks shall be located along all public and private streets. Sidewalks shall consist of two areas: a landscape area and a clear area.
 - Developments less than one acre shall provide a minimum one-foot landscape zone and a minimum four-foot clear zone.
 - Development of one acre or more shall provide a minimum two-foot landscape zone and a minimum five-foot clear zone.
 - The above notwithstanding, multifamily developments and all developments along Dogwood Drive shall provide a minimum five-foot landscape zone and a minimum six-foot clear zone.

STAFF COMMENT: This is a 140 sf addition. There is no sidewalk along the frontage, but one exists across the street Recommend design exception for sidewalk requirement.

(b) Supplemental Area and Fence Standards

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

STAFF COMMENT:

(c) Utility Standards

- ⊙ Mechanical features shall not be located in the supplemental area or front yard and shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable materials for screening shall include those materials found in subsection (f)1., provided they are compatible with the principal structure.
- ⊙ When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.

- ⊖ Street lights may be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian-scale street lights as approved by the DRC and the department of community services shall be provided by the developer, subject to site plan and design review in new development.
- ⊖ All developments shall provide a light at the front door. Lighting designed to illuminate the path to the front door is allowed. Spotlighting may be provided as long as it is properly shielded and does not become an annoyance to adjacent property owners or the public. General area illumination with oversized flood lights is prohibited. Specifically, lighting shall be shielded so that the source of light is not visible from adjacent properties or the public right-of-way.
- ⊖ Trees shall not be planted directly above storm drains.

STAFF COMMENT:

(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 driveway and enfronting garage (lower level). No change to driveway or garage proposed.

(e) Roof and Chimney Standards

- ✗ Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.
- ✓ Roof shingles shall be slate, cedar, or asphalt.
- ⊖ Roof tiles shall be clay, terra cotta or concrete.
- ⊖ Metal roofs are:
 - Allowed on one-family and two-family detached dwellings;
 - Permitted on multifamily and townhouse dwellings only when screened from the adjacent street by a parapet wall.
- ⊖ Gutters shall be copper, aluminum or galvanized steel.
- ⊖ Downspouts shall match gutters in material and finish.
- ✓ Roof forms shall be based on architectural style.
- ⊖ All roofs, excluding dormers, shall overhang a minimum of 12 inches beyond the facade.
- ⊖ Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached.
- ⊖ Chimneys exposed to the public view may not be faced in wood or cement based siding and may not be of an exposed metal or ceramic pipe. All chimneys shall be wrapped in a brick, stone or suitable masonry finish material.
- ⊖ Chimneys on exterior building walls shall begin at grade.
- ⊖ Chimneys shall begin at grade and be faced with brick or stacked stone; extend chimneys between three and six feet above the roof line.

STAFF COMMENT: Warranty not indicated on plans. Should be 30 year. Roof matches existing – appears to be 12 min beyond façade.

(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: Exterior plywood proposed. Requires review from Committee.

(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: Fixed panel windows proposed along front and side, double hung in rear.
Window recess should be provided. Sills shown on double hung.**

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.

- Window recess should be detailed.
- Exterior stained plywood to be reviewed by Committee
- Existing conditions for driveway, garage, and sidewalk required design exceptions. Recommended.
-

The application is compliant subject to the satisfaction of the aforementioned issues.

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL DATE:

3/14/23

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:

Marc Tolacs

Contact Number:

[REDACTED]

Applicants Address:

552 Village Rd, Madison GA 30650

E-Mail Address:

[REDACTED]

Zoning Classification:

Residential

R-SF

Address of Proposed Work:

436 Brady Pl. Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED):

14 009 4000 70506

Property Owner:

Marc Tolacs

Contact Number:

[REDACTED]

Project Description (including occupancy type):

Add 2nd Bath
off primary bedroom and repair existing clock

Contractors Name:

Jeff Waters

Contact Number:

[REDACTED]

Contact Person:

Jeff Waters

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.

M. Tolacs

Applicants Signature

3/14/23

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: 1190

Total Square Footage of existing building: 1050

Estimated Cost of Construction: \$70,000

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

Brick and Vinyl windows. Asphalt Hip Roof

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

Hardi-Plank and Vinyl windows. Asphalt Hip 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.

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

(Please Print & Initial) *MP*

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



imagine
Hapeville
georgia

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

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

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

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

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

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

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

Marc Tokacs

Printed Name

[Signature]

Signature

3/14/23

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.

Return to: MCMANAMY MCLEOD HELLER, LLC
621 NORTH AVENUE NE, STE. C-100
ATLANTA, GA 30308
File # 17-03-7366

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE made this **29th day of June, 2017** between

Charles S. Bell

as party or parties of the first part, hereinafter called Grantor, and

Marc V Takacs

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

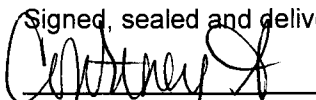
SEE ATTACHED EXHIBIT "A"

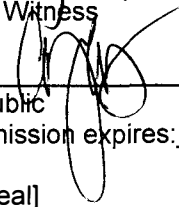
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims passing by or through Grantor.

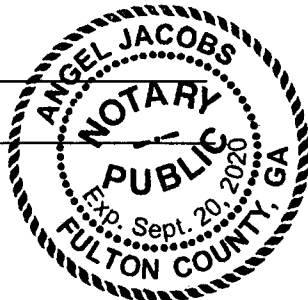
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:



Unofficial Witness


Notary Public
My Commission expires: _____
[Notary Seal]





(Seal)
Charles S. Bell by Kathryn Heller, as Attorney In Fact

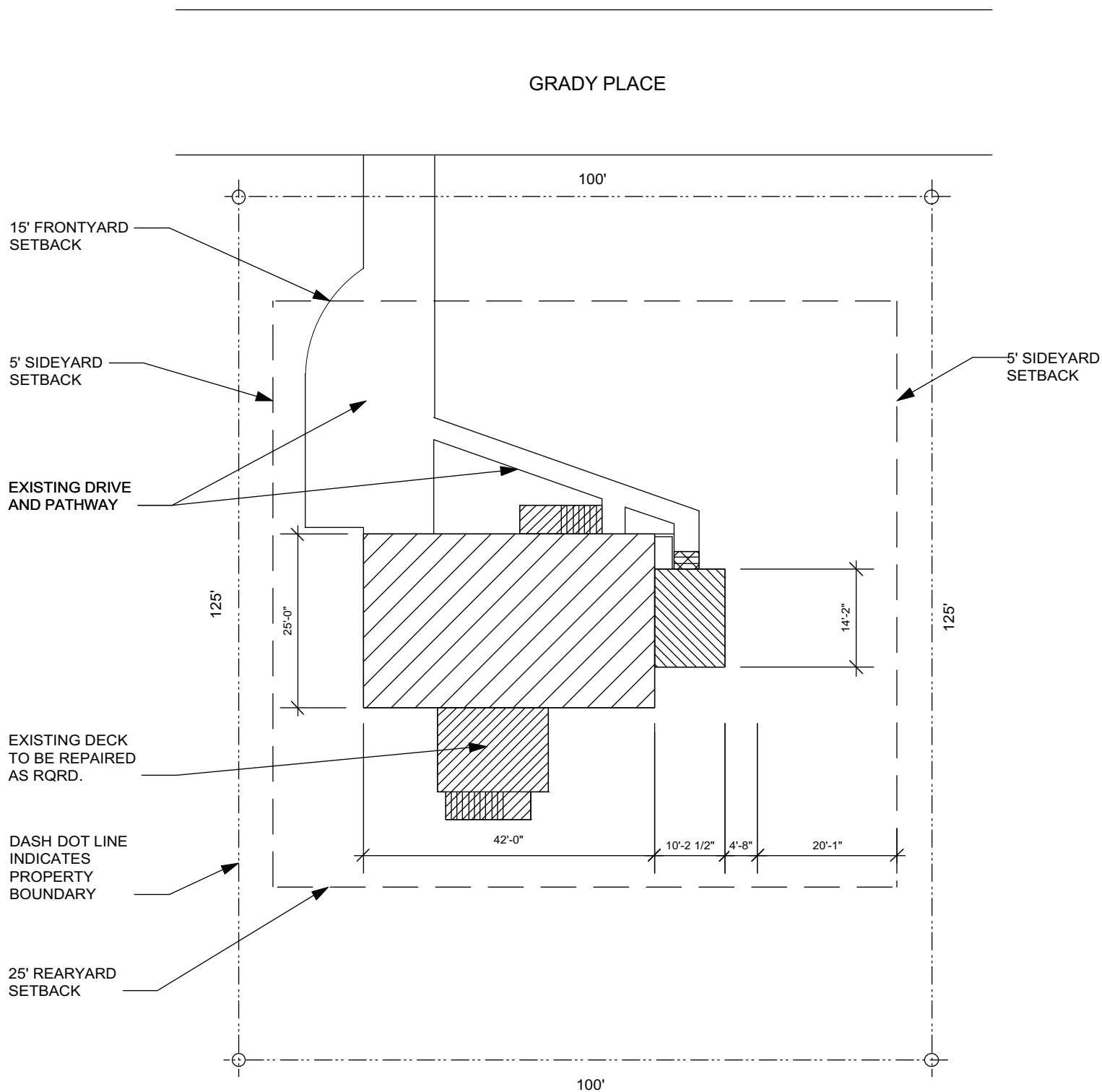
(Seal)

(Seal)

EXHIBIT "A"
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 94 of the 14th District, Fulton County, Georgia, being Lots 28, 29, 30 and 31, Block 26, Forrest Hills Park Subdivision, according to plat recorded in Plat Book 7, Pages 58 and 59, Fulton County, Georgia records, and more particularly described as follows:

Beginning at a point of the South side of Grady Place, two hundred (200) feet West of the Southwest corner of the intersection of Grady Place and Forrest Hills Drive (said point of beginning also being at the dividing line between Lots 27 and 28, said block, subdivision and plat); and running thence West along the South side of Grady Place, one hundred (100) feet to the dividing line between Lots 31 and 32, said block, subdivision and plat; thence South along the dividing line between said Lots 31 and 32, one hundred twenty-five (125) feet; thence East one hundred (100) feet to the above mentioned dividing line between Lots 27 and 28; thence North along the dividing line between said Lots 27 and 28, one hundred twenty-five (125) feet to the South side of Grady Place and the point of beginning.



PROPERTY INFORMATION

OWNER: MARC TAKACS
PARCEL #: 14 00940007
ZONING: R 3 RESIDENTIAL
NEIGHBORHOOD: 1442
TAX DISTRICT: 30
ACRES: 0.287
SQUARE FEET: 12,500

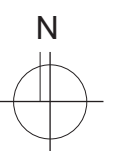
COVERAGE: 19.8%
FAR BASED UPON FINISHED
CONDITIONED INTERIOR SPACE
EXISTING: 8.4%
PROPOSED: 9.6%

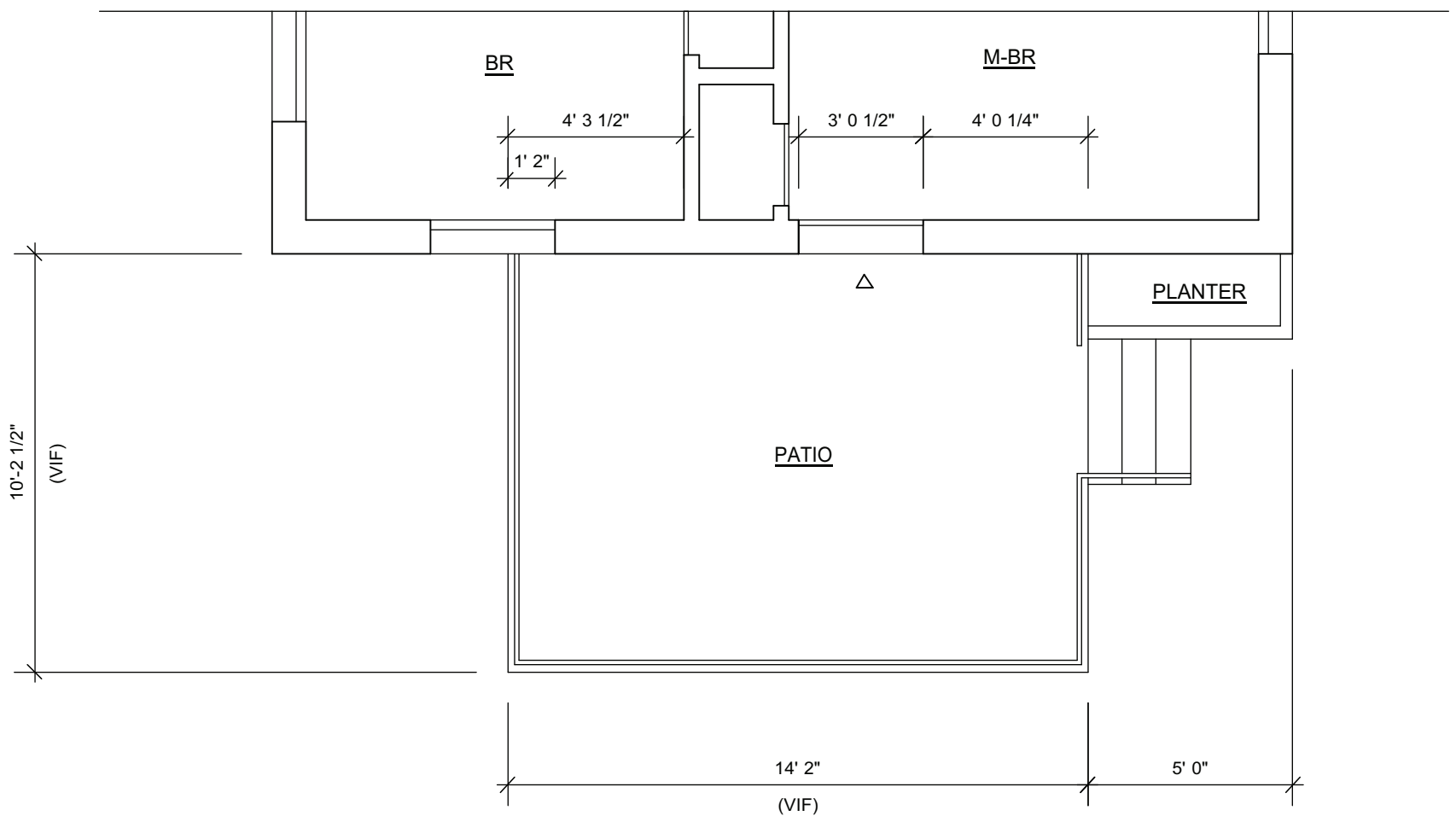
LEGEND

	EXISTING HOUSE
	EXISTING PORCH, DECK, STAIRS
	NEW ADDITION ON EXISTING CONCRETE PATIO SLAB
	EXISTING STAIR TO DEMOLISH

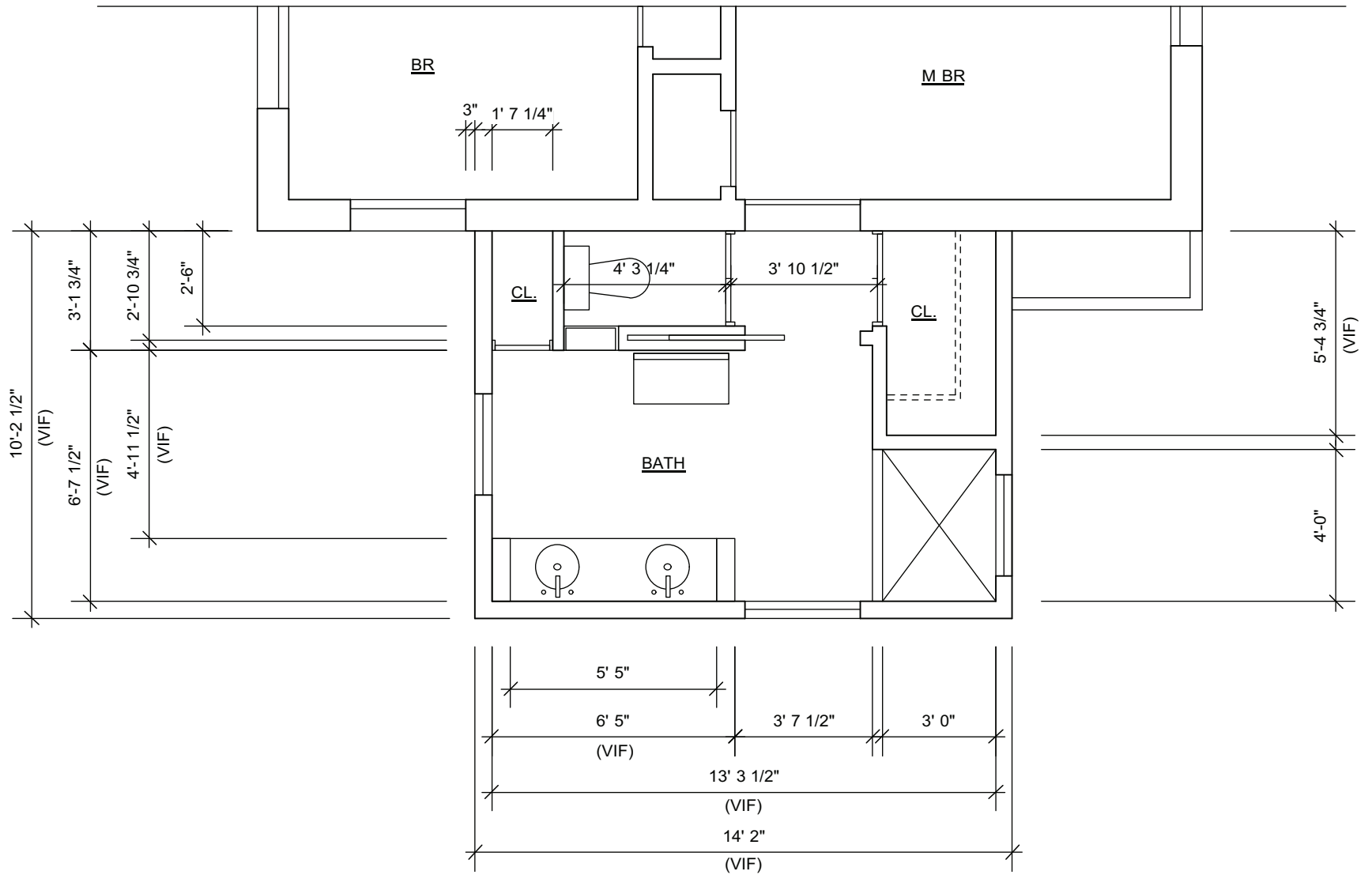
ABBREVIATIONS

BR: BEDROOM
CL. CLOSET
CLNG.: CEILING
CYP: SOUTHERN YELLOW PINE
FL.: FLOOR
FNSH.: FINISHED
M BR: MASTER BEDROOM
PNTD.: PAINTED
RQRD.: REQUIRED
VIF: VERIFY IN FIELD





PARTIAL EXISTING PLAN



PARTIAL EXISTING AND ADDITION PLAN - PROPOSED





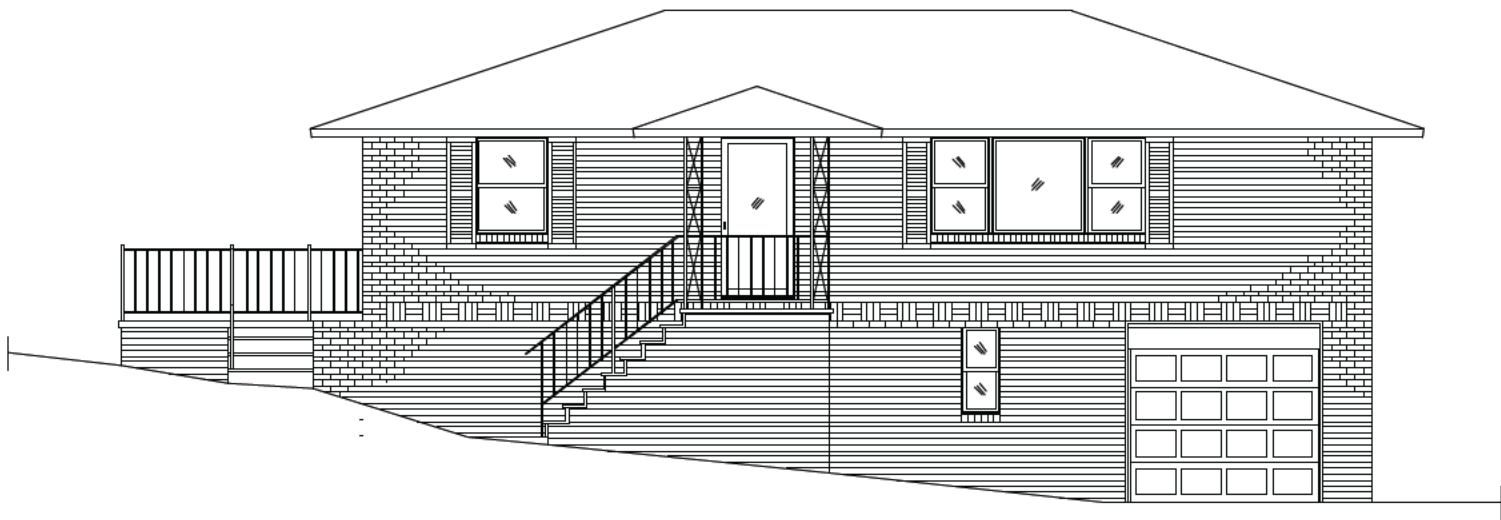
NORTH FACADE



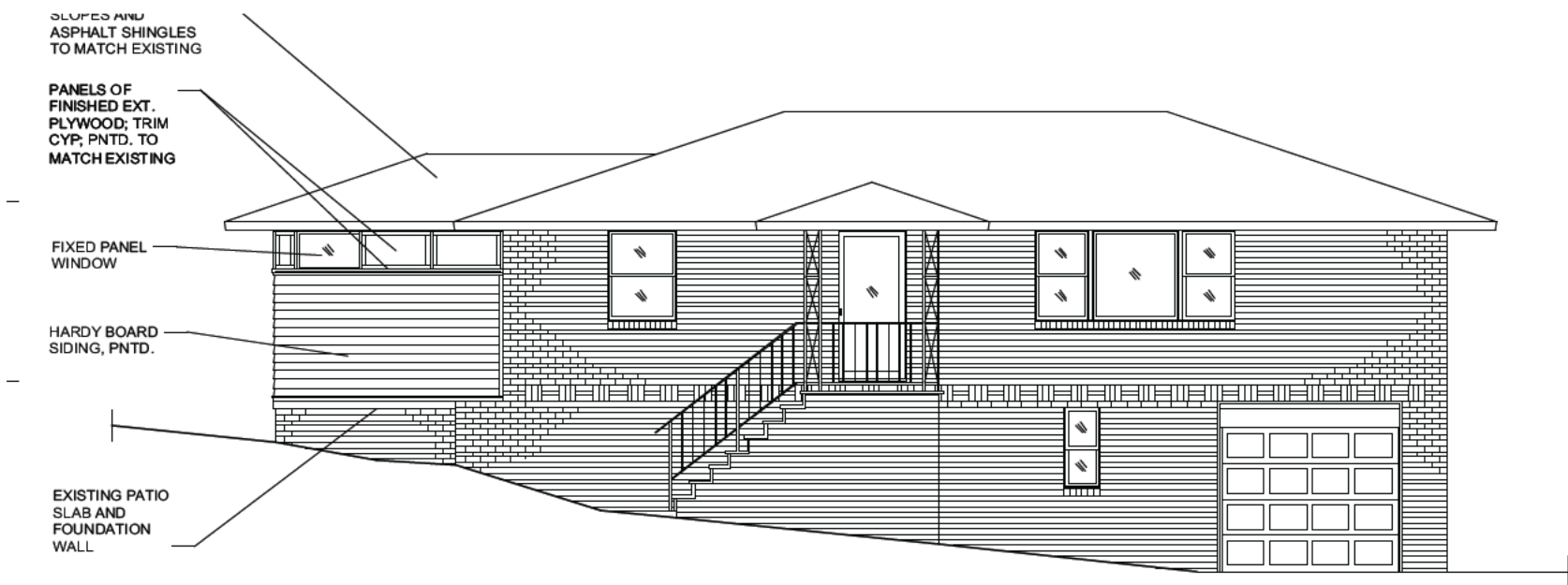
EAST FACADE



SOUTH FACADE



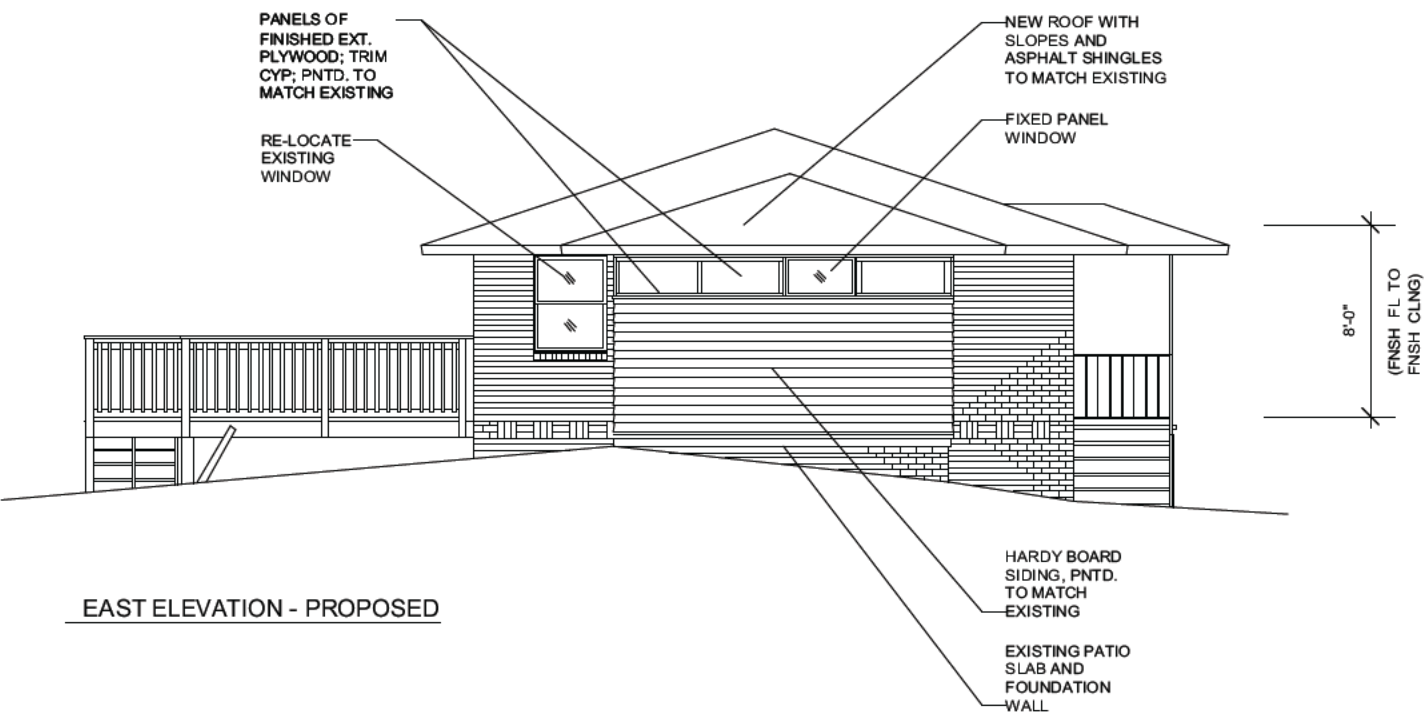
NORTH ELEVATION EXISTING



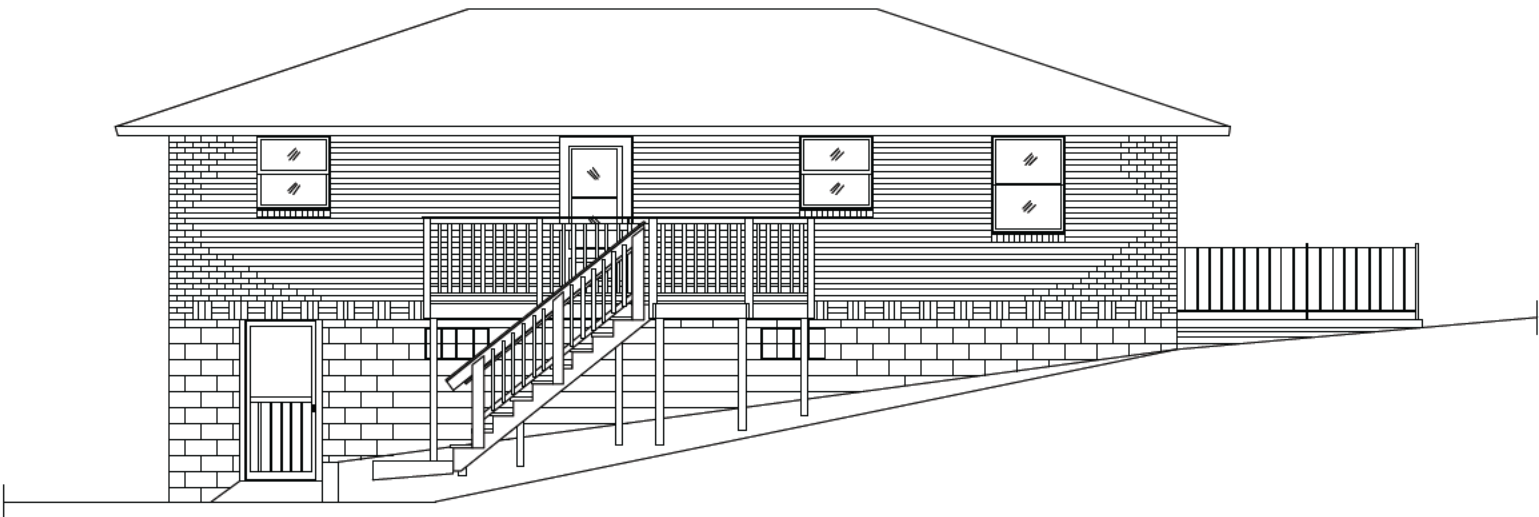
NORTH ELEVATION PROPOSED



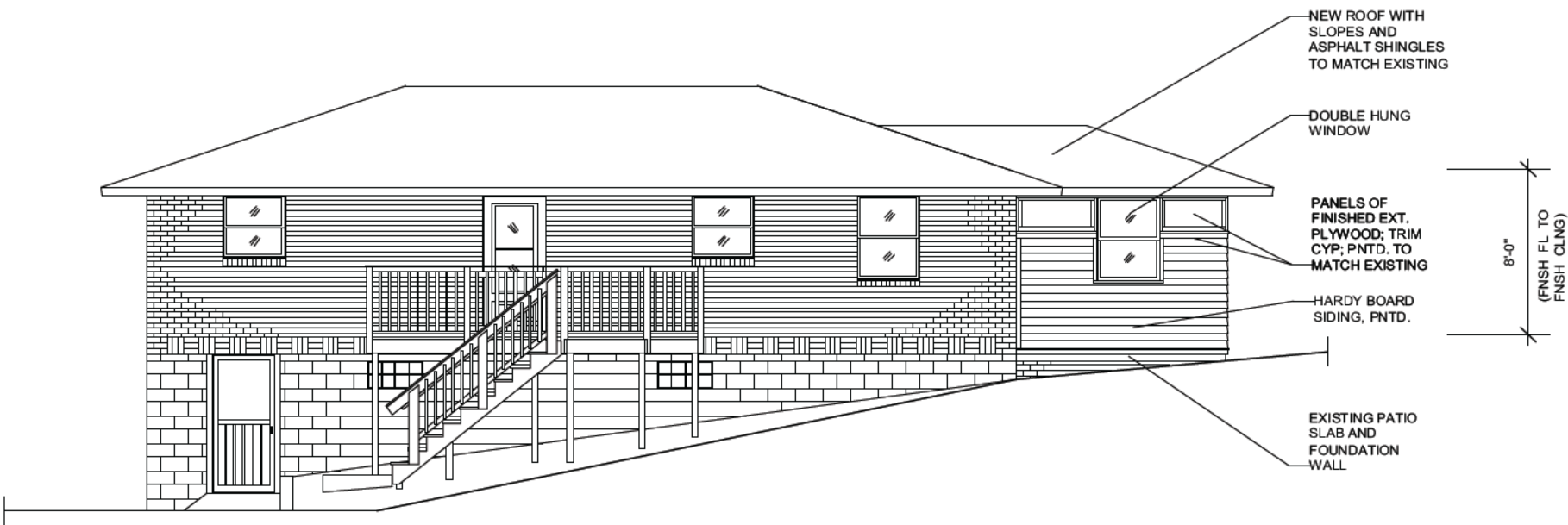
EAST ELEVATION - EXISTING



EAST ELEVATION - PROPOSED



SOUTH ELEVATION EXISTING



SOUTH ELEVATION PROPOSED



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

DATE: April 14, 2023
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3469 Harding Avenue, ADU**

BACKGROUND

The City of Hapeville received a Design Review Application for an ADU to be located at 3469 Harding Avenue. The ADU is one story, height not provided, approximately 420. The ADU includes contains one bedroom, a kitchen, and one bathroom. Exterior materials are cementitious fiber siding. The height of the ADU is 16' 10". The height of the primary dwelling is 17' 4".

On street parking is not acceptable to meet the required additional parking space. The parking space must be provided on site.

FINDINGS

ARCHITECTURAL DESIGN STANDARDS

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

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

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

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

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

- ii. On corner lots, outbuildings should be setback at least 15 feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.
 - *Not applicable*
- iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.
 - *Not applicable.*
- iv. Outbuildings shall be of compatible material and architectural style to the principal building.
 - The outbuilding has a gable roof, cementitious siding, casement windows with no sill shown and a roof pitch of 9/12.
 - Plans call for exterior windows and siding to be trimless. This is not compatible with the architectural requirements for the City.
- 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.
 - *ADU is 16' 10", primary dwelling height is 17' 4".*
- vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.
 - *Compliant.*

ZONING CODE

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

The lot size is 7,478 SF

Table B—Accessory Building Allowance based on Lot Size

Lot Size in Square Feet	Accessory Building Size based on Variable Percentage of Lot Size
7,000	560

- *Compliant*

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

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

Special requirements for accessory buildings are as follows:

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

- *Compliant*

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

Placement.

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

- *n/a*

Architectural style and exterior finish.

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

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

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

- a. The property must have an additional parking space beyond the given minimum parking requirements.
 - *The minimum parking requirement for the lot is two parking spaces. The additional parking space MUST be provided onsite.*

RECOMMENDATIONS

Window trim and sills are required by Standards.

Parking spaces and circulation should be shown.

A breakdown of impervious surface coverage with the accessory building by type should be provided.

The applicant must review the Tree Conservation Ordinance and the City arborist must approve as there are significant impacts on neighboring landmark trees the on-site tree is impacted by the project.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: February 24, 2023

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: Pavan Iyer (architect for the project) **Contact Number:** 678-371-7791

Applicants Address: 135 Auburn Ave, Mailbox 211, Atlanta GA, 30253

E-Mail Address: pavan@eightvillage.com **Zoning Classification:** R-SF

Address of Proposed Work: 3469 Harding Ave, Hapeville GA, 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009800020069

Property Owner: Michelle Dawes Birt **Contact Number:** _____

Project Description (including occupancy type): _____

NEW CONSTRUCTION OF A 1BR/1BA, 420 SF ACCESSORY DWELLING UNIT

(R-3 OCCUPANCY)

Contractors Name: Not yet chosen

Contact Number: _____

Contact Person: Pavan Iyer

Contact Number: 678-371-7791

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

February 20, 2023

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: 420 sf

Total Square Footage of existing building: 1,371 sf

Estimated Cost of Construction: \$75,000

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

The exterior of the existing building is comprised primarily of cementitious "Hardie" plank siding.

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

The new structure will be primarily clad in cementitious "Hardie" plank siding.

NOTICE

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(Please Print & Initial)

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

Pavan Iyer

Printed Name

Signature

February 20, 2023

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.

Existing Property Photos













Sheet List	
Sheet Number	Sheet Name
General	
G 0.00	COVER SHEET
G 0.10	PROPERTY SURVEY
G 0.20	CIVIL SITE PLAN
Architectural	
A 1.00	FLOOR PLAN + ROOF PLAN
A 1.20	REFLECTED CEILING PLAN
A 2.00	EXTERIOR ELEVATIONS
A 3.00	OVERALL BUILDING SECTIONS
A 4.00	DOOR+WINDOW SCHEDULE
A 5.00	INTERIOR ELEVATIONS
A 0.40	PERSPECTIVES
A 6.00	WALL SECTIONS+WALL TYPES
A 6.10	DETAIL DRAWINGS
Structural	
S 1.00	FOUNDATION PLAN
S 1.20	ROOF FRAMING PLAN
S 1.21	ROOF SECTIONS

ABBREVIATIONS

AV	Audio Visual	GFRC	Glass Fiber Reinforced Concrete	LAV	Lavatory
ABV	Above	GL	Glass/Glazing	LF	Linear Feet
ACT	Acoustical Ceiling Tile	GWCT	Gypsum Wallboard	LH	Left Hand
ADD	Addendum	GYP	Gypsum	MANF	Manufacture(r)
ADA	Americans with Disabilities Act	HB	Hose Bibb	MATL	Material(s)
ADJ	Adjacent, Adjustable	HC	Hollow Core, Hose Cabinet	MAX	Maximum
AFF	Above Finished Floor	HM	Hollow Metal	MECH	Mechanical
ALT	Alternate	HOR	Horizontal	MED	Medium
ALUM	Aluminum	HT	Height	MEMBR	Membrane
APPROX	Approximate	HTG	Heating	MEZZ	Mezzanine
ARCH	Architect(ural)	HVAC	Heating/Ventilation/Air Conditioning	MTI	Metal
BLDG	Building	HDWD	Hardwood	MIN	Minimum
BLKG	Blocking	ID	Inside Diameter	MIR	Mirror(ed)
BOS	Bottom of Steel	INCL	Include(ed), (ing)	MISC	Miscellaneous
BOT	Bottom	INSU	Insulation	MO	Masonry Opening
BRG	Bearing	INT	Interior	MTD	Mounted
CAB	Cabinet	INV	Invert	MULL	Mullion
CG	Corner Guard	PERM	Permanent	NE	Northeast
CJ	Control/Construction Joint	PERP	Perpendicular	NIC	Not in Contract
CL	Centerline	PL	Plate	NO.#	Number
CEIL	Ceiling	PLAM	Plastic Laminate	NOM	Nominal
CLR	Clear/Clearance	PLYWD	Plywood	NTS	Not to Scale
CMU	Concrete Masonry Unit	PNL	Panel	NW	Northwest
COL	Column	PR	Pair	OC	On Center(s)
CONC	Concrete	PREFAB	Prefabricate(d)	OD	Outside Diameter
CONST	Construction	PREFIN	Prefinish(ed)	OF/CI	Owner Furnished/ Contractor Installed
CONT	Continuous	PRKG	Parking	OF/OI	Owner Furnished/ Owner Installed
COORD	Coordinate/Coordination	PROP	Property	OFRD	Overflow Roof Drain
CPT	Carpet	PT	Paint(ed)	OFS	Overflow Scupper
CSWK	Casework	PTN	Partion(ed)	OH	Overhang
CP	Centerpoint	QT	Quarry Tile	OPNG	Opening
CT	Centerline	QTY	Quantity	OPP	Opposite
DEMO	Demolition	R	Riser	T&G	Tongue and Groove
DF	Drinking Fountain	RAD(R)	Radius(ed)	TI	Tenant Improvement(s)
DIA	Diameter	RB	Rubber	TAN	Tangent
DIAG	Diagonal	RCP	Reflected Ceiling Plan	TBD	To Be Determined
DIM	Dimension	RD	Roof Drain	TEL	Telephone
DISP	Dispenser	REC	Recessed	TEMP	Temperature/Temporary
DN	Down	RECPT	Receptical	THK	Thick(ness)
DR	Door	REF	Reference/Refrigerator	THRU	Through
DTL	Detail	REINF	Reinforce(d), (ing)	TOB	Top of Beam
DWG(S)	Drawing/Drawings	REQD	Required	TOC	Top of Curb/Coping/Concrete
E	East	REV	Reverse	TOF	Top of Floor
EXIST	Existing	RH	Right Hand	TOFW	Top of Foundation Wall
EIFS	Exterior Insulation & Finish System	RM	Room	TOP	Top of Parapet
EL	Elevation	RO	Rough Opening	TOS	Top of Steel
ELEC	Electric/Electrical	RT	Resilient Tile	TOW	Top of Wall
ELEV	Elevator	RV	Roof Vent	TP	Toilet Partition
EPDM	Elastomeric Membrane	S	South	TYP	Typical
EQ	Equal	SC	Solid Core, Sealed Concrete	UNFIN	Unfinished
EQUIP	Equipment	SCH	Schedule	UNO	Unless Noted Otherwise
EXP	Exposed/Expansion	SE	Southeast	VB	Vinyl Base
EJ	Expansion Joint	SECT	Section	VCT	Vinyl Composition Tile
EXT	Exterior	SHT	Sheet	VERT	Vertical
FAST	Fasten/Fastener	SHTG	Sheathing	VEST	Vestibule
FD	Floor Drain	SIM	Similar	VIF	Verify in Field
FE	Fire Extinguisher	SPEC(S)	Specification(s)	VNR	Veneer
FEC	Fire Extinguisher Cabinet	SPKLR	Sprinkler	VP	Veneer Plaster
FF	Finish Floor	SQ	Square	VT	Vinyl Tile
FIN	Finish	SS	Stainless Steel	VWC	Vinyl Wall Covering
FXT	Fixture	STD	Standard	W	With
FL/FLR	Floor	STL	Steel	W/O	Without
FOS	Face of Stud	STOR	Storage	W	West
FR	Frame(s), (ing)	STRUCT	Structural	WC	Water Closet
FRP	Fiber Reinforced Polyester	SURF	Surface	WD	Wood
FTG	Footing	SUSP	Suspend(ed)	WDW	Window
FUR	Furr(ed), (ing)	SW	Southwest	WH	Wall Hung
GA	Gauge	SYS	System(s)	WFF	Welded Wire Fabric
GALV	Galvanized	JT	Joint		
GBB	Gypsum Backing Board	KIT	Kitchen/Kitchenette		
GC	General Contractor	KO	Knockout		
GEN	General				

CONTACTS

PREPARED FOR:
BACKYARD ATL LLC
135 Auburn Ave, Mailbox 211
Atlanta, GA 30303

ARCHITECT
EIGHTVILLAGE
135 Auburn Ave, Mailbox 211
Atlanta, GA 30303
678 371 7791 tel
www.eightvillage.com

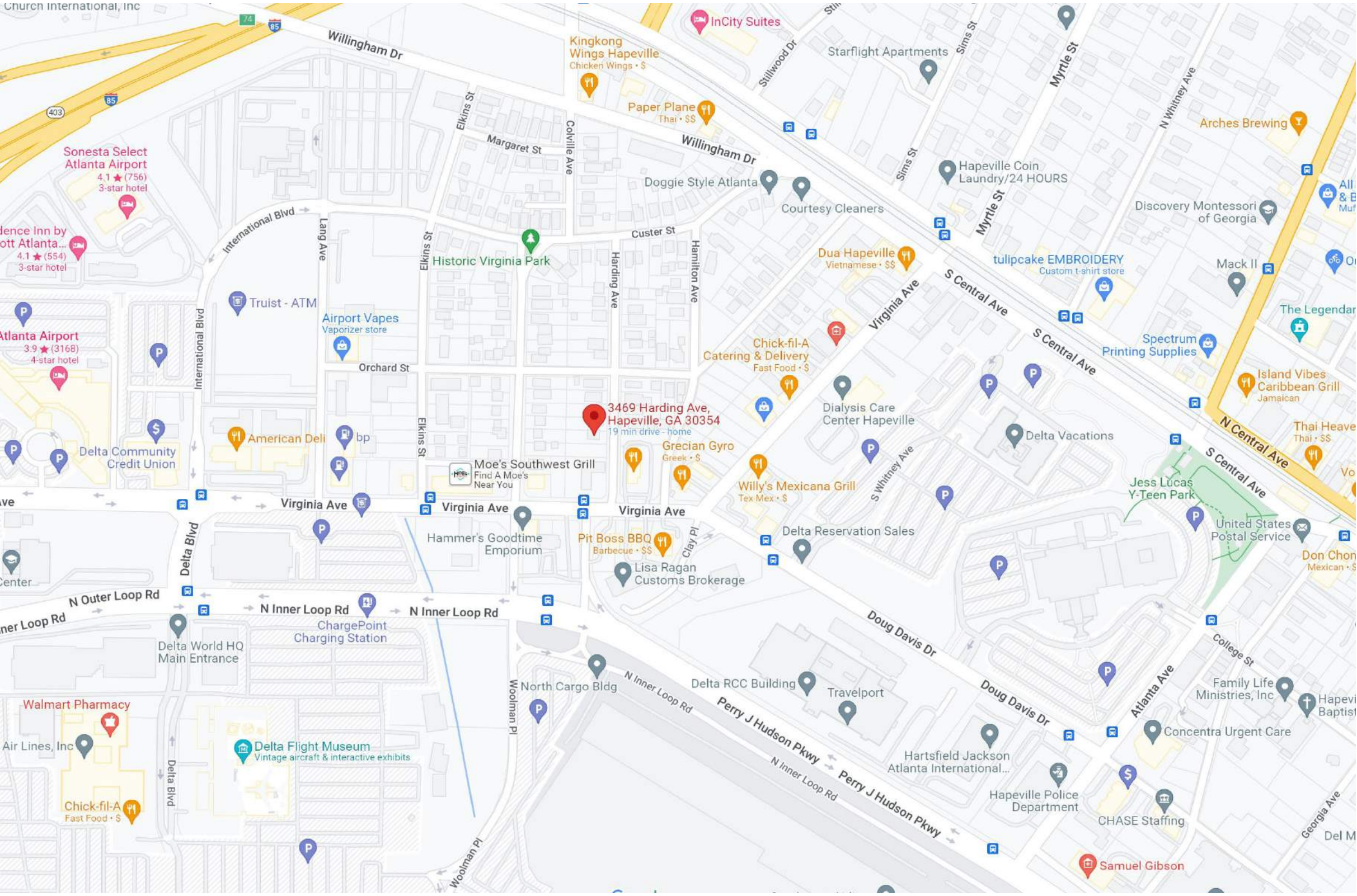
PAVAN IYER, Architect, Partner
pavan@eightvillage.com

CIVIL
CARTER HARKLEROD GROUP
1608 Tree Lane, Suite A100
Snellville, GA 30078
770 982 1996 tel

CHRIS CARTER, P.E.
chrisc@ch-grp.com

SURVEYOR
DEKALB SURVEYS, INC.
407 West Ponce de Leon Ave, Suite B
Decatur, GA 30030
404 373 9003 tel
www.dekalbsurveys.com

Jonny Coe, CFO
jonny@dekalbsurveys.com



VICINITY MAP

APPLICANT CONTACT INFO

SEE OWNER INFORMATION

PREPARER CONTACT INFO

PAVAN IYER, Architect
pavan@eightvillage.com

eightvillage
135 Auburn Ave, Mailbox 211
Atlanta, GA 30303

678 371 7791 tel

www.eightvillage.com

DRAWINGS LAST REVISED ON:

January 17, 2023

CODES

LOCAL BUILDING CODE/EDITION 2018 Edition, with Georgia Amendments (2020)
2018 Edition, with Georgia Amendments (2020)

DEPARTMENT Office of Planning and Zoning

FIRE CODE 2018 Edition, with Georgia Amendments (2020)

MECHANICAL 2018 Edition, with Georgia Amendments (2020)

ELECTRICAL 2017 National Electrical Code w/ GA Amendments (2018)

PLUMBING 2018 Edition, with Georgia Amendments (2020)

ACCESSIBILITY Georgia State Handicapped Accessibility Law and ADA Standards for Accessible Design (2010)

ENERGY 2015 Edition, with Georgia Supplements and Amendments (2020)

LIFE SAFETY Life Safety Code 2018 Edition with State Amendments (2020)

CODE SUMMARY

OCCUPANCY R3
FIRE CONTROL FIRE SPRINKLERS NOT REQUIRED

MAX HEIGHT 1 story - 16'-10"

BUILDING AREA 420 SF

CONSTRUCTION TYPE V-B

PROJECT INFORMATION

PROJECT SITE 3469 Harding Ave
Hapeville, GA 30354

OWNERS Michelle Dawes Birt
3469 Harding Ave
Hapeville, GA 30354

Authority Having Jurisdiction: City of Hapeville

Zoning of property: R-SF

Allowable Impervious Cover and F.A.R.: N/A // N/A

Lot Area: SEE CIVIL SITE PLAN

Proposed Conditioned Space: 420 SF

Proposed Total Impervious Cover: SEE CIVIL SITE PLAN

PROJECT:
3469 Harding Ave
ADU

EV PROJECT CODE: **BYATL-230103**

3469 HARDING AVE
HAPEVILLE, GA 30354

FULTON COUNTY

SCALE:
As indicated

eightvillage

135 Auburn Ave NE
Atlanta, GA 30303
T 678.371.7791



RELEASED
FOR PERMIT

DATE: 01.17.2023
PHASE: CD
PREPARED BY: PI

#	REVISION	ISSUE	DATE
---	----------	-------	------

COVER SHEET

3469 Harding Ave ADU

PROJECT SCOPE: NEW CONSTRUCTION OF A 1BR/1BA, 420 SF ACCESSORY DWELLING UNIT.



G 0.00

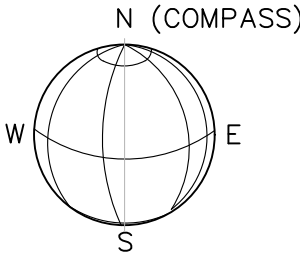
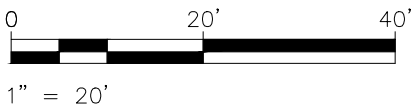
RESERVED FOR THE SUPERIOR COURT CLERK

GENERAL NOTES:
1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
4: No Geodetic monuments were found within 500 feet of this site
5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

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

NOTE: BUILDING TIES SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION WITHOUT VERIFICATION



LEGEND

- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- CP COVERED PORCH
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- CO CLEANOUT
- EM ELECTRIC METER
- LP LIGHT POLE
- CONCRETE PAD

TREE SYMBOLS
X = DIAMETER IN INCHES
HARDWOOD

REFERENCE: DEED BOOK 60884 PG(S)641
PLAT BOOK 8 PG(S)69-70
FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF FULTON COUNTY, GEORGIA 13121C0366F EFFECTIVE DATE SEPTEMBER 18, 2013
SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT
PROPERTY: DB 60884 PG(S)641-643
PROPERTY OWNER AT TIME OF SURVEY:
MICHELLE D. BIRT
PARCEL NUMBER: 14-0098-0002-006-9

BEARING BASIS IS A SINGLE COMPASS READING & ANGLES TURNED; VERTICAL DATUM ASSUMED FROM FULTON COUNTY GIS

TOTAL AREA: 7,478 SQ FT, 0.172 AC
CALCULATED PLAT CLOSURE: 1:197,495

FIELD DATA:
DATE OF FIELD SURVEY 12-2-2022

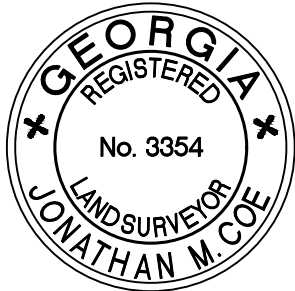
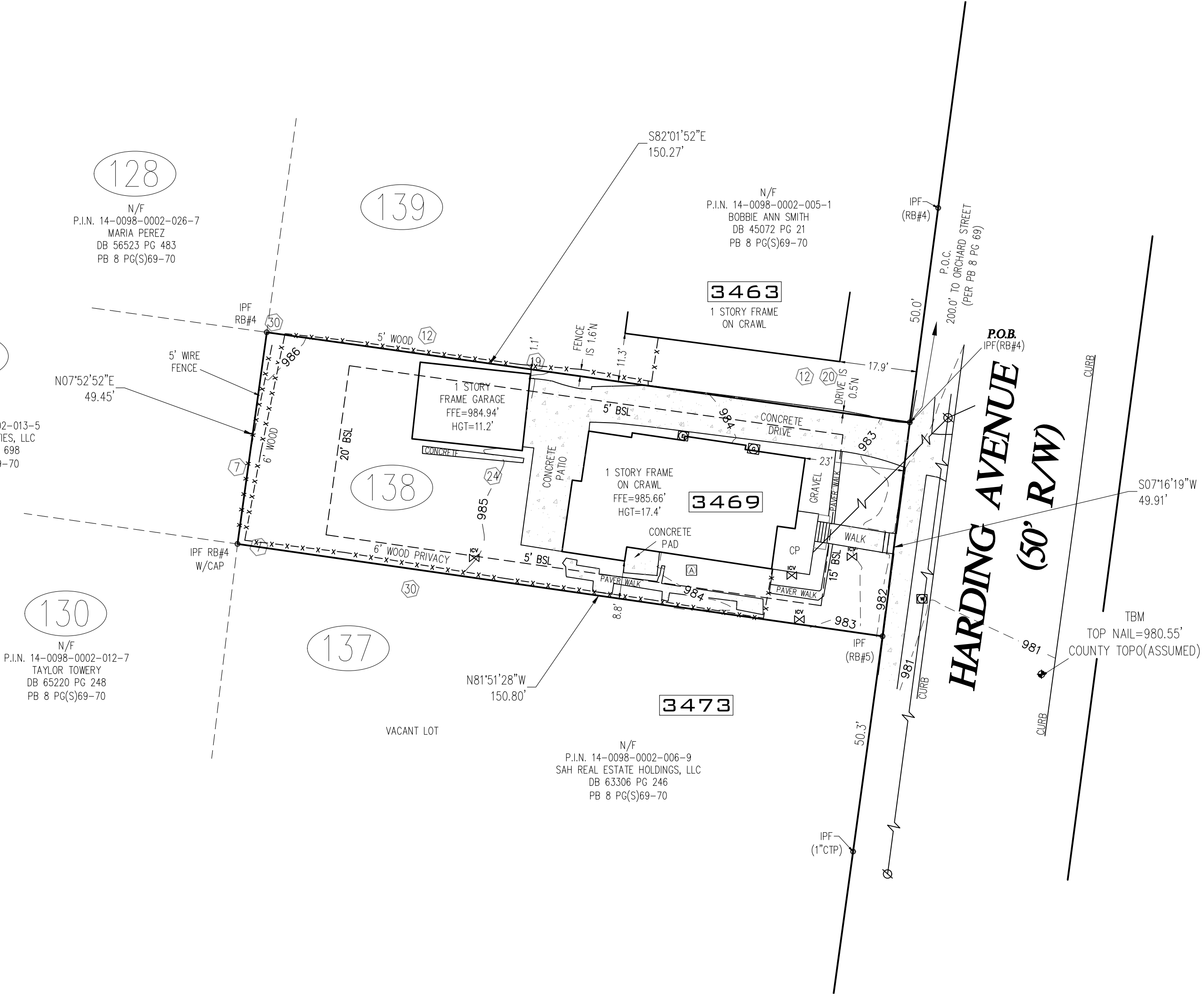
THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.015 FEET.

3469 HARDING AVENUE
ZONING: R-SF (CITY OF HAPEVILLE)
HOUSE = 1,371 S.F.
CONCRETE DRIVE / REAR PATIO = 1,132 S.F.
BRICK PAD = 47 S.F.
FRONT CONCRETE WALK = 72 S.F.
FRONT COVERED PORCH / STEPS = 132 S.F.
FRONT PAVER WALK = 61 S.F.
GRAVEL = 273 S.F.
SIDE PAVER WALK = 98 S.F.
SIDE CONCRETE PATIO = 45 S.F.
FRAME GARAGE = 458 S.F.
REAR CONCRETE PAD = 32 S.F.
AC PAD = 7 S.F.
IMPERVIOUS TOTAL = 3,728 S.F.
LOT AREA = 7,478 S.F.
LOT COVERAGE (%) = 49.9

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING, PER CITY OR COUNTY ZONING DEPARTMENT.

BOUNDARY & TOPOGRAPHIC SURVEY FOR
MICHELLE DAWES BIRT
LOT 138, VIRGINIA PARK SUBDIVISION

3469 HARDING AVENUE
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA
LAND LOT 98, DIST 14
DATE: DECEMBER 5, 2022



FOR
DEKALB SURVEYS, INC.
407 WEST PONCE DE LEON AVENUE
SUITE B
DECATUR, GEORGIA 30030
404.373.9003

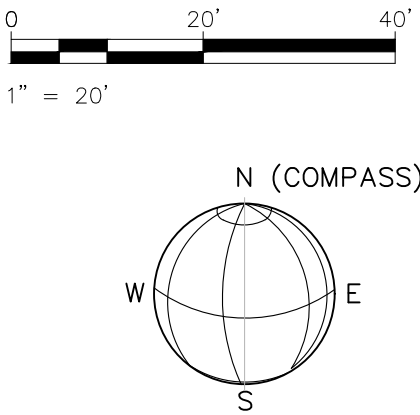


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SURVEYOR

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NOTE: BUILDING TIES SHOULD NOT BE USED FOR
DESIGN OR CONSTRUCTION WITHOUT VERIFICATION

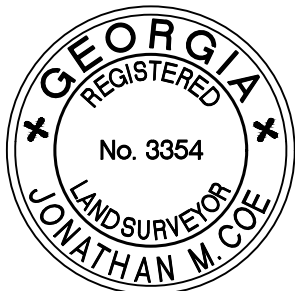
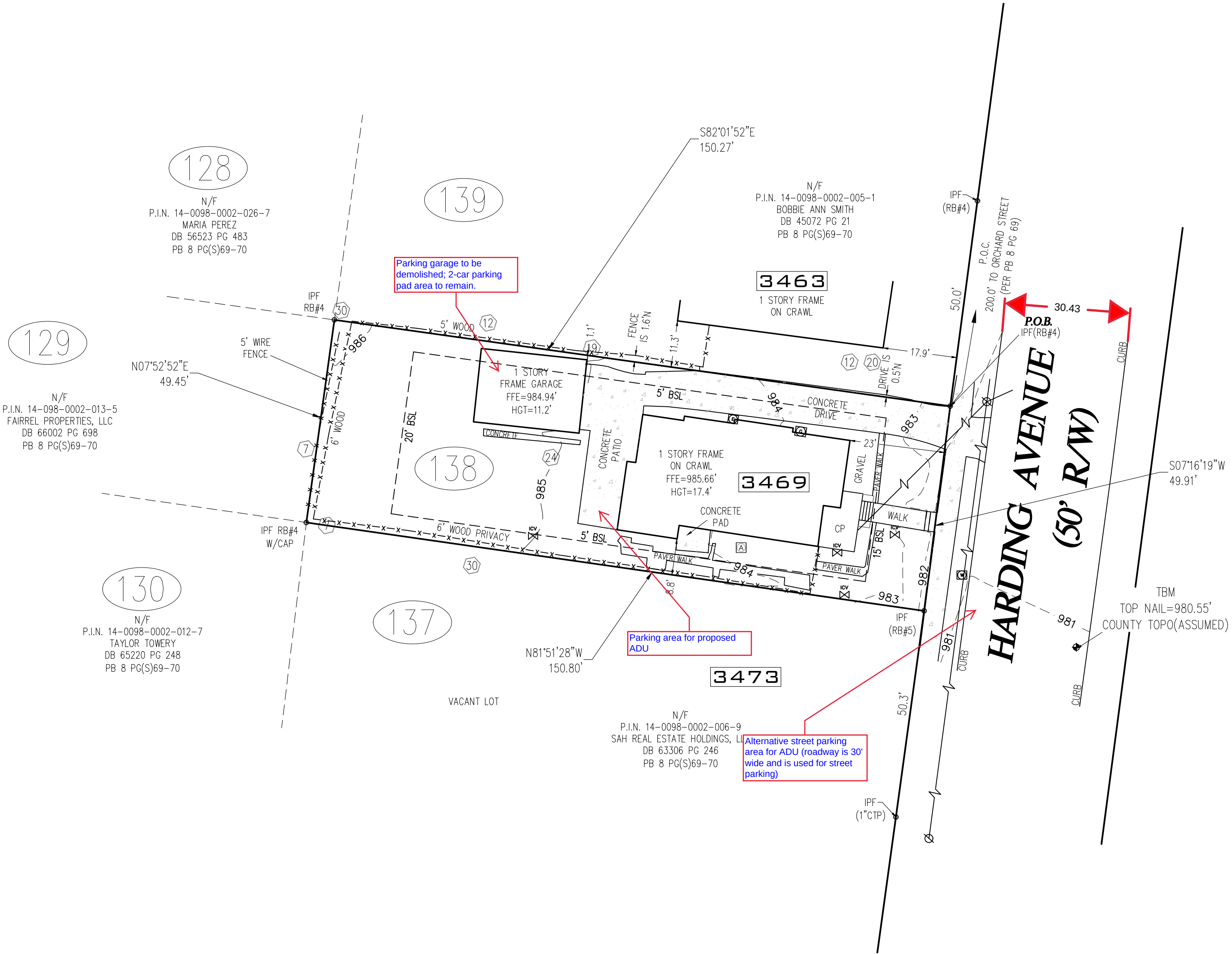


	EOP	EDGE OF PAVEMENT (CURB)
	PP	POWER POLE
	R/W	RIGHT OF WAY
	IPF	IRON PIN FOUND
	IPS	1/2" REBAR SET
	SW	SIDE WALK
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TO CONFIRM ZONING, PER CITY OR COUNTY ZONING DEPARTMENT.



FOR
DEKALB SURVEYS, INC.
407 WEST PONCE DE LEON AVENUE
SUITE B
DECATUR, GEORGIA 30030
404.373.9003



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WRITTEN PERMISSION OF THIS
SURVEYOR

GENERAL NOTES:

1. NOTIFY CITY OF HAPEVILLE INSPECTOR 24 HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
2. ALL CONSTRUCTION MUST CONFORM TO CITY OF HAPEVILLE STANDARDS AND SPECIFICATIONS. WHETHER OR NOT REVIEW COMMENTS WERE MADE.
3. ALL WORK PERFORMED IN CITY, COUNTY AND/OR STATE RIGHTS-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE DEPT. OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
4. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL & LOCAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
5. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
6. DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE PRIOR CONSENT OF THE ENGINEER OR OWNER MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE TO THE OWNER.
7. THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. UNLESS INDICATED OTHERWISE ON THE PLAN THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES, WITHIN THE LIMITS OF THE WORK, FROM THE SITE. ON SITE BURIAL OF TREES AND OTHER DEBRIS WILL NOT BE TOLERATED.
9. UNLESS SPECIFIED IN A SITE SPECIFIC GEOTECHNICAL REPORT, ALL FILL SHALL BE FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL AND PLACED TO 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY (ASTM D-698-70). THE FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED SIX (6) INCHES OF COMPACTED FILL THICKNESS.
10. AREAS WITHOUT PAVEMENT THAT ARE DISTURBED ARE TO BE STABILIZED AFTER GRADING.
11. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK SITE AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
12. CONTRACTOR SHALL PROVIDE & MAINTAIN OFF STREET PARKING ON THE PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD. ALL OFF-SITE PARKING SHALL COMPLY WITH LOCAL ORDINANCES.
13. SURVEY BY DEKALB SURVEYS, INC., DATED DECEMBER 5, 2022. BENCHMARK: NAIL IN HARDING AVE. - 980.55.
14. THE DISTURBED AREA IS 0.1 ACRES.
15. PROPERTY IS CURRENTLY ZONED "R-SF".

CONSTRUCTION ACTIVITY DESCRIPTION

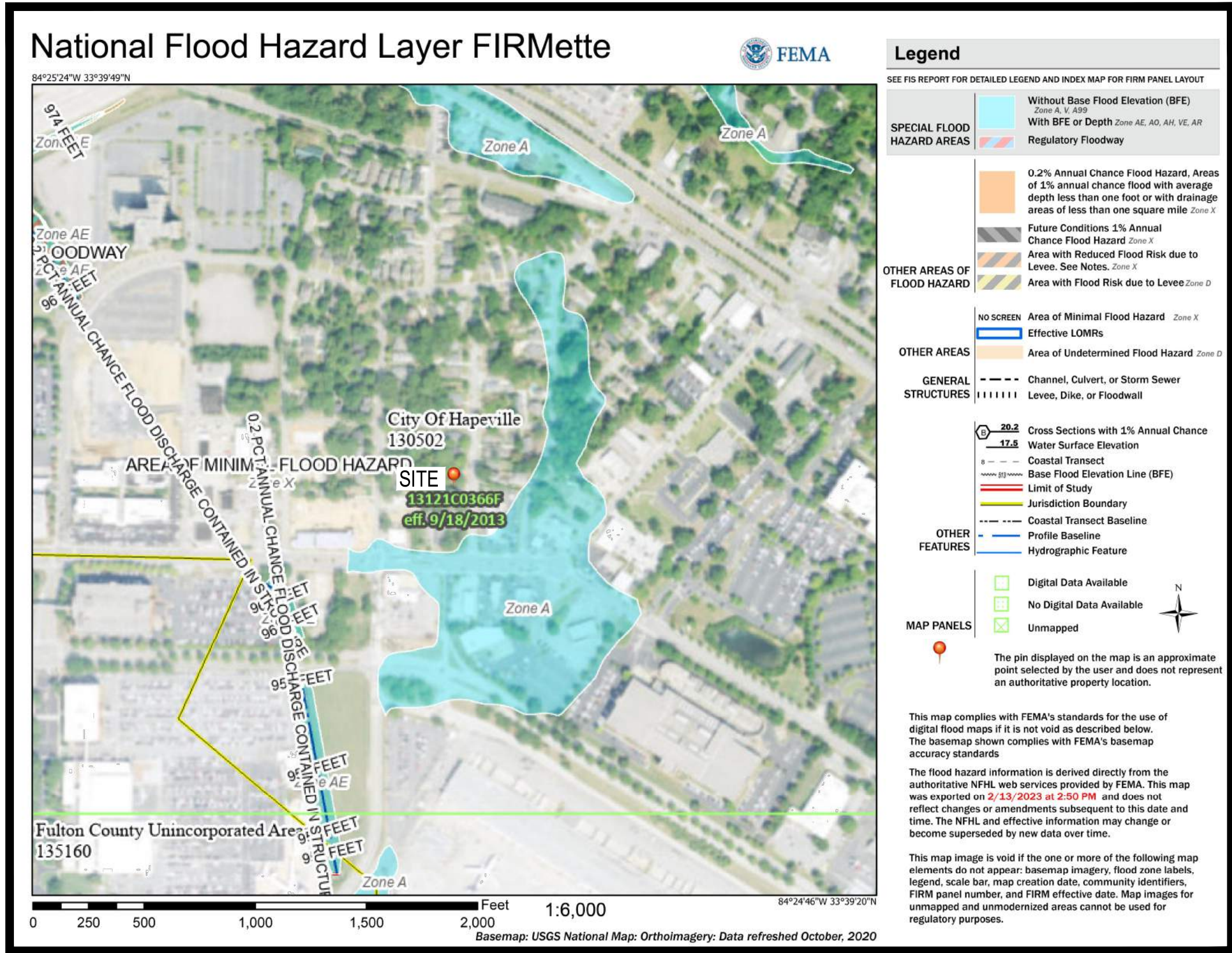
THIS PROJECT TO CONSISTS OF CONSTRUCTING AN ACCESSORY DWELLING UNIT (ADU). THE WORK WILL INVOLVE MINIMAL GRADING. THERE WILL BE 0.1 ACRES OF DISTURBANCE NECESSARY TO FACILITATE THE IMPROVEMENTS.

HOME IMPROVEMENT PLANS
FOR
BIRT RESIDENCE

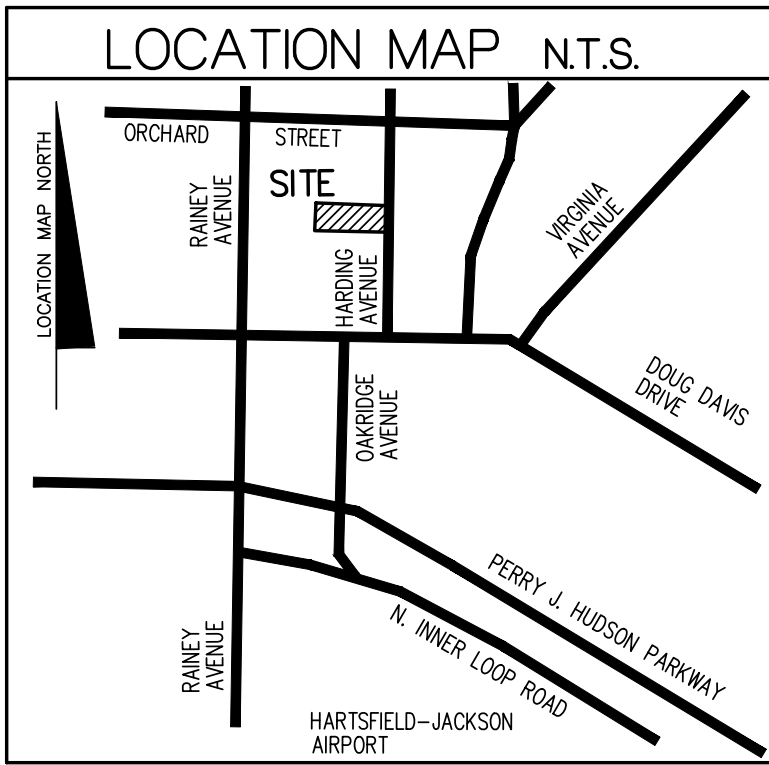
3469 HARDING AVENUE
LAND LOT 98, 14TH DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA
TAX ID: 14-0098-0002-006-9

INDEX OF DRAWINGS

SHEET C0.0 - - - - COVER SHEET
SHEET C1.1 - - - - SITE PLAN
SHEET C1.2 - - - - SITE DETAILS



BASED ON THE INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM * FLOOD INSURANCE RATE MAP "FIRM" OR FLOOD WAY BOUNDARY MAP * COMMUNITY PANEL NUMBER 13121C - 0366 F, CITY OF HAPEVILLE, GEORGIA DATED SEPTEMBER 18, 2013, FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY THROUGH THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS NOT INSIDE A FLOOD HAZARD AREA.



CONTACTS

OWNER MICHELLE DAWES BIRT 3469 HARDING AVE. HAPEVILLE, GA 30354	CIVIL ENGINEER CARTER HARKLEROAD GROUP CHRIS CARTER, PE 1608 TREE LANE, SUITE A100 SNELLVILLE, GA 30078 PHONE: 770-982-1996 chris@c-h-gp.com
	LAND SURVEYOR DEKALB SURVEYS, INC. 407 WEST PONCE DE LEON AVENUE, SUITE B DECATUR, GA 30030 PHONE: 404-373-9003 www.dekalbsurveys.com



Know what's below.
Call before you dig.



02-22-23

DATE	NO.	REVISION	BY
02-22-23	1	ADDRESS CLIENT COMMENTS	RD

COVER SHEET
FOR
BIRT RESIDENCE
LOCATED
908 WEST PONCE DE LEON AVENUE
LAND LOT 244, 15TH DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

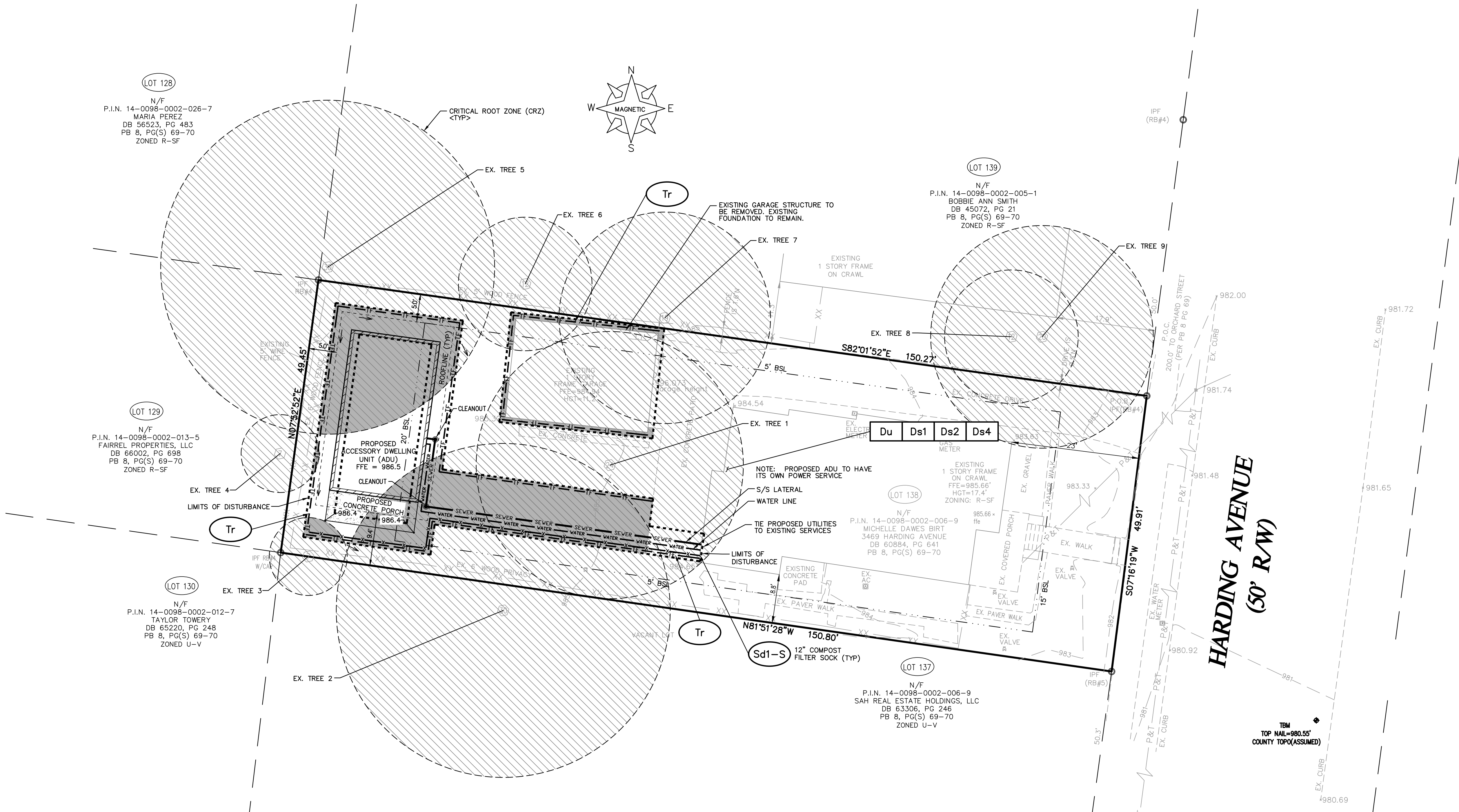
SCALE: N.T.S. JOB NO.: 6391 DATE: 02-13-2023


1608 TREE LANE, SUITE A100, SNELLVILLE, GA 30078
(770) 982-1996

COA No. DONALD W. HARKLEROAD & ASSOCIATES, INC.
PEF000295, LSF000260 EXPIRATION: 6-30-2024

SHEET C0.0

3469 HARDING AVENUE



EXISTING TREE IMPACT TABLE:						
TREE ID	DIAMETER INCHES	TYPE	RADIUS	CRITICAL ROOT ZONE (CRZ)		
				AREA	IMPACT AREA	IMPACT%
1	24"	HW	24'	1810 SFT	337 SFT	19%
2	30"	HW	30'	2827 SFT	552 SFT	20%
3	7"	HW	7'	154 SFT	21 SFT	14%
4	7"	HW	7'	154 SFT	4 SFT	3%
5	30"	HW	30'	2827 SFT	445 SFT	16%
6	12"	HW	12'	452 SFT	18 SFT	4%
7	19"	HW	19'	1134 SFT	20 SFT	2%
8	12"	HW	12'	452 SFT	0 SFT	0%
9	20"	HW	20'	1257 SFT	0 SFT	0%

HW - HARDWOOD

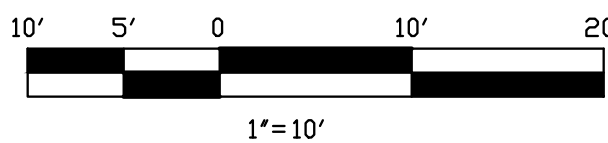
SITE NOTES:

- ALL DIMENSIONS SHOWN ARE MEASURED TO THE FACE OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
- THE CONTRACTOR IS TO FIELD VERIFY DIMENSIONS FOR ACCURACY PRIOR TO BEGINNING CONSTRUCTION. IF DISCREPANCIES EXIST, CALL ENGINEER IMMEDIATELY.
- DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE PRIOR CONSENT OF THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE TO THE ENGINEER.

EROSION CONTROL NOTES:

- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL MEASURES BEYOND THE APPROVED PLAN SHALL BE IMPLEMENTED IF NECESSARY.
- DISTURBED AREAS IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION; DISTURBED AREAS IDLE 30 DAYS STABILIZED WITH PERMANENT VEGETATION.
- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED WEEKLY, AFTER EACH RAIN, AND REPAIRED IF NECESSARY.
- ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.

— X — X —	COMPOST FILTER SOCK
— TF — TF —	TREE PROTECTION
.....	LIMITS OF DISTURBANCE
.....	CRZ IMPACT AREA



GEORGIA811
Utilities Protection Center, Inc.

Know what's below.
Call before you dig.



3/1/2023

DATE	NO.	REVISION	BY
03-01-23	2	REMOVE EXISTING GARAGE STRUCTURE	RD
02-22-23	1	ADDRESS CLIENT COMMENTS	RD

SITE PLAN
FOR
BIRT RESIDENCE
LOCATED

3469 HARDING AVENUE
LAND LOT 98, 14TH DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA
TAX ID: 14-0098-0002-006-9

SCALE: 1"= 10' JOB NO.: 6391 DATE: 02-13-2023

Carter & Harkleroad
Group

1608 TREE LANE, SUITE A100, SNELLVILLE, GA 30078
(770) 982-1996

COA DONALD W. HARKLEROAD & ASSOCIATES, INC.
No. PEF000295, LSF000260 EXPIRATION: 6-30-2024

SHEET C1.0

SITE DATA TABLE

LOT AREA:	0.172 ACRES
BUILDING SETBACKS:	
FRONT (HARDING AVENUE)	15 FT.
SIDES	5 FT.
REAR	20 FT.
AREA BREAKOUT:	EXISTING PROPOSED
PERVIOUS	3,750 SF (50%) 2,996 SF (40%)
IMPERVIOUS	3,728 SF (50%) 4,482 SF (60%)
FLOOR AREA	1,829 SF (23%) 2,297 SF (31%)
ZONING/LAND USE:	
PARCEL ZONING	R-SF (RESIDENTIAL SINGLE FAMILY)
SURROUNDING ZONING	R-SF, U-V

3469 HARDING AVENUE

REQUIREMENT FOR REGULATORY COMPLIANCE

Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Temporary grassing, instead of mulch, can be applied to rough graded areas that will be exposed for less than six months. If an area is expected to be undisturbed for longer than six months, permanent perennial vegetation shall be used. If optimum planting conditions for temporary grassing is lacking, mulch can be used as a singular erosion control device for up to six months but it shall be applied at the appropriate depth, anchored, and have a continuous 90% cover or greater of the soil surface. Refer to specification Ds1-Disturbed Area Stabilization (With Temporary Seeding).

CONDITIONS

Temporary vegetative measures should be coordinated with permanent measures to assure economical and effective stabilization. Most types of temporary vegetation are ideal to use as companion crops until the permanent vegetation is established. Note: Some species of temporary vegetation are not appropriate for companion crop plantings because of their potential to out-compete the desired species (e.g. annual ryegrass). Contact NRCS or the local SWCD for more information.

SPECIFICATIONS

Grading and Shaping

Excessive water run-off shall be reduced by properly designed and installed erosion control practices such as closed drains, ditches, dikes, diversions, sediment barriers and others.

No shaping or grading is required if slopes can be stabilized by hand - seeded vegetation or if hydraulic seeding equipment is to be used.

Seeded Preparation

When a hydraulic seeder is used, seeded preparation is not required. When using conventional or hand - seeding, seeded preparation is not required if the soil material is loose and not sealed by rainfall.

When soil has been sealed by rainfall or consists of smooth cut slopes, the soil shall be pitted, trenched or otherwise scarified to provide a place for seed to lodge and germinate.

Time and Fertilizer

Agricultural lime is required unless soil tests indicate otherwise. Apply agricultural lime at a rate determined by soil test for pH. Quick acting lime should be incorporated to modify pH during the germination period. Bio stimulants should also be considered when there is less than 3% organic matter in the soil. Graded areas require lime application. Soils must be tested to determine required amounts of fertilizer and amendments. Fertilizer should be applied before land preparation and incorporated with a disk, ripper, or chisel. On slopes too steep for, or inaccessible to equipment, fertilizer shall be hydraulically applied, preferably in the first pass with seed and some hydraulic mulch, then topped with the remaining required application rate.

Seeding

Select a grass or grass-legume mixture suitable to the area and season of the year. Seed shall be applied uniformly by hand, cyclone seeder, drill, culti-packer-seeder, or hydraulic seeder (slurry including seed and fertilizer). Drill or cultipacker seeders should normally place seed one-quarter to one-half inch deep. Appropriate depth of planting is ten times the seed diameter. Soil should be "raked" lightly to cover seed with soil if seeded by hand. See Table 6-4.1

Mulching

Temporary vegetation can, in most cases, be established without the use of mulch, provided there is little to no erosion potential. However, the use of mulch can often accelerate and enhance germination and vegetation establishment. Mulch without seeding should be considered for short term protection. Refer to Ds1 - Disturbed Area Stabilization (With Mulching Only).

Irrigation

During times of drought, water shall be applied at a rate not causing runoff and erosion. The soil shall be thoroughly wetted to a depth that will insure germination of the seed. Subsequent applications should be made when needed.

Table 6-4.1 - Temporary Cover or Companion Cover Crops

PLANT, PLANTING RATE, AND PLANTING DATE FOR TEMPORARY COVER OR COMPANION CROPS¹

Species	Broadcast Rates	Resource Area ²	Planting Dates by Resource Area	Remarks
	Rate Per Acre ²	Pure Live Seed (PLS) Per 1000 sq. ft.	J F M A M J J A S O N D	
BARLEY Hordeum vulgare				
alone	3 bu. (144 lbs)	3.3 lbs		14,000 seed per pound. Winter hardy. Use on productive soils.
in mixture	1/2 bu. (24 lbs)	0.6 lb		
LESPEDEZA, ANNUAL Lespedeza striata				
alone	40 lbs	0.9 lb		200,000 seed per pound. May volunteer for several years. Use inoculant EL.
in mixture	10 lbs	0.2 lb		
LOVEGRASS, WEEPING Eragrostis curvula				
alone	4 lbs	0.1 lb		1,500,000 seed per pound. May last for several years. Mix with Sericea lespedeza.
in mixture	2 lbs	0.05 lb		
MILLET, BRONWTOP Panicum fasciculatum				
alone	40 lbs	0.9 lb		137,000 seed per pound. Quick dense cover. Will provide excessive competition in mixtures if seeded at high rate.
in mixture	10 lbs	0.2 lb		
MILLET, PEARL Pennisetum glaucum				
alone	40 lbs	0.9 lb		88,000 seed per pound. Quick dense cover. May reach 5 feet in height. Not recommended for mixtures.
OATS Avena sativa				
alone	4 bu. (128 lbs)	2.9 lbs		13,000 seed per pound. Use on productive soils. Not as a winter hardy as rye or barley.
in mixture	1 bu. (32 lbs)	0.7 lb		
RYE Secale cereale				
alone	3 bu. (168 lbs)	3.9 lbs		18,000 seed per pound. Quick cover. Drought tolerant and winter hardy.
in mixture	1/2 bu. (28 lbs)	0.6 lb		
RYEGRASS, ANNUAL Lolium temulentum				
alone	40 lbs.	0.9 lb		227,000 seed per pound. Dense cover. Very competitive and is not to be used in mixes.
SUDANGRASS Sorghum sudanese				
alone	60 lbs.	1.4 lbs		55,000 seed per pound. Good on droughty sites. Not recommended for mixtures.
TRITICALE X-Triticosecale				
alone	3 bu. (144 lbs)	3.3 lbs		Use on lower part of Southern Coastal Plain and in Atlantic Coastal Flatwoods only.
in mixture	1/2 bu. (24 lbs)	0.6 lb		
WHEAT Triticum aestivum				
alone	3 bu. (180 lbs)	4.1 lbs		15,000 seed per pound. Winter hardy.
in mixture	1/2 bu. (30 lbs)	0.7 lb		

¹Temporary cover crops are very competitive and will crowd out perennials if seeded too heavily.

²Reduce seeding rates by 50% when drilled.

³M-L represents the Mountain; Blue Ridge, and Ridges and Valleys MLRAs.

P represents the Southern Piedmont MLRA.

C represents Southern Coastal Plain; Sand Hills; Black Lands; and Atlantic Coast Flatwoods MLRAs.

CONDITIONS

This application is appropriate for areas which require immediate vegetative covers, drop inlets, grass swales, and waterways with intermittent flow.

CONSTRUCTION SPECIFICATIONS

Soil Preparation

Bring soil surface to final grade. Clear surface of trash, woody debris, stones and clods larger than 1". Apply sod to soil surfaces only and not frozen surfaces, or gravel type soils.

Topsoil properly applied will help guarantee a stand. Don't use topsoil recently treated with herbicides or soil sterilants.

Mix fertilizer into soil surface. Fertilize based on soil tests or Table 6-6.1.

Table 6-6.1. Fertilizer Requirements for Sod Surface Application

Fertilizer Type	Fertilizer Rate (lbs/acre)	Fertilizer Rate (lbs/sq ft)	Season
10-10-10	1000	.025	Fall

Agricultural lime should be applied based on soil tests or at a rate of 1 to 2 tons per acre.

Installation

Lay sod with tight joints and in straight lines. Don't overlap joints. Stagger joints and do not stretch sod (See Figure 6-6.2)

On slopes steeper than 3:1, sod should be anchored with pins or other approved methods. Installed sod should be rolled or tamped to provide good contact between sod and soil.

Irrigate sod and soil to a depth of 4" immediately after installation.

Sod should not be cut or spread in extremely wet or dry weather. Irrigation should be used to supplement rainfall for a minimum of 2-3 weeks.

MATERIALS

Sod selected should be certified. Sod grown in the general area of the project is desirable.

Sod should be machine cut and contain 3/4" (+ or -1/4") of soil, not including shoots or thatch.

Sod should be cut to the desired size within + or -5%. Torn or uneven pads should be rejected.

Sod should be cut and installed within 36 hours of digging.

Avoid planting when subject to frost heave or hot weather, if irrigation is not available.

The sod type should be shown on the plans or installed according to Table 6-6.2. See Figure 6-4.1 for your Resource Area.

Table 6-6.2 Sod Planting Requirements

Grass	Varieties	Resource Area	Growing Season
Bermudagrass	Common Tifway Tifgreen Tifdwarf	M-L,P,C P,C P,C	warm weather
Bahiagrass	Pensacola	P,C	warm weather
Centipede	-	P,C	warm weather
St. Augustine	Common Bitterblue Raleigh	C	warm weather
Zoysia	Emerald Myer	P,C	warm weather
Tall Fescue	Kentucky	M-L,P	cool weather

MAINTENANCE

Re-sod areas where an adequate stand of sod is not obtained. New sod should be mowed sparingly. Grass height should not be cut less than 2"-3" or as specified (See Figure 6-6.2).

Apply one ton of agricultural lime as indicated by soil test or every 4-8 years. Fertilize grasses in accordance with soil tests or Table 6-6.3.

Table 6-6.3 Fertilizer Requirements for Sod

Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs./acre)	Nitrogen Top Dressing Rate (lbs./acre)
cool season grasses	first	6-12-12	1500	50-100
	second	6-12-12	1000	-
	maintenance	10-10-10	400	30
warm season grasses	first	6-12-12	1500	50-100
	second	6-12-12	800	50-100
	maintenance	10-10-10	400	30

CONDITIONS

This application is appropriate for areas which require immediate vegetative covers, drop inlets, grass swales, and waterways with intermittent flow.

CONSTRUCTION SPECIFICATIONS

Soil Preparation

Bring soil surface to final grade. Clear surface of trash, woody debris, stones and clods larger than 1". Apply sod to soil surfaces only and not frozen surfaces, or gravel type soils.

Topsoil properly applied will help guarantee a stand. Don't use topsoil recently treated with herbicides or soil sterilants.

Mix fertilizer into soil surface. Fertilize based on soil tests or Table 6-6.1.

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Installation

Lay sod with tight joints and in straight lines. Don't overlap joints. Stagger joints and do not stretch sod (See Figure 6-6.2)

On slopes steeper than 3:1, sod should be anchored with pins or other approved methods. Installed sod should be rolled or tamped to provide good contact between sod and soil.

Irrigate sod and soil to a depth of 4" immediately after installation.

Sod should not be cut or spread in extremely wet or dry weather. Irrigation should be used to supplement rainfall for a minimum of 2-3 weeks.

MATERIALS

Sod selected should be certified. Sod grown in the general area of the project is desirable.

Sod should be machine cut and contain 3/4" (+ or -1/4") of soil, not including shoots or thatch.

Sod should be cut to the desired size within + or -5%. Torn or uneven pads should be rejected.

Sod should be cut and installed within 36 hours of digging.

Avoid planting when subject to frost heave or hot weather, if irrigation is not available.

The sod type should be shown on the plans or installed according to Table 6-6.2. See Figure 6-4.1 for your Resource Area.

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Bahiagrass	Pensacola	P,C	warm weather
Centipede	-	P,C	warm weather
St. Augustine	Common Bitterblue Raleigh	C	warm weather
Zoysia	Emerald Myer	P,C	warm weather
Tall Fescue	Kentucky	M-L,P	cool weather

MAINTENANCE

Re-sod areas where an adequate stand of sod is not obtained. New sod should be mowed sparingly. Grass height should not be cut less than 2"-3" or as specified (See Figure 6-6.2).

Apply one ton of agricultural lime as indicated by soil test or every 4-8 years. Fertilize grasses in accordance with soil tests or Table 6-6.3.

Table 6-6.3 Fertilizer Requirements for Sod

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	second	6-12-12	1000	-
	maintenance	10-10-10	400	30
warm season grasses	first	6-12-12	1500	50-100
	second	6-12-12	800	50-100
	maintenance	10-10-10	400	30

REQUIREMENT FOR REGULATORY COMPLIANCE

Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Mulch can be used as a singular erosion control device for up to six months, but it shall be applied at the appropriate depth, depending on the material used, anchored and have a continuous 90% cover or greater of the soil surface.

Maintenance shall be required to maintain appropriate depth and 90% cover. Temporary vegetation may be employed instead of mulch if the area will remain undisturbed for less than six months.

If any area will remain undisturbed for greater than six months, permanent vegetative techniques shall be employed. Refer to Ds2 -Disturbed Area stabilization (With Temporary Disturbed Area Stabilization Seeding), Ds3 - Disturbed Area Stabilization (With Permanent Seeding), and Ds4 - Disturbed Area Stabilization (With Sodding).

SPECIFICATIONS

Mulching Without Seeding

This standard applies to graded or cleared areas where seedlings may not have a suitable growing season to produce an erosion retardant cover, but can be stabilized with a mulch cover.

Site Preparation

Grade to permit the use of equipment for applying and anchoring mulch.

Install needed erosion control measures as required such as dikes, diversions, berms, terraces and sediment barriers.

Loosen compact soil to a minimum depth of 3 inches.

Mulching Materials

Select one of the following materials and apply at the depth indicated:

Dry straw or hay shall be applied at a depth of 2 to 4 inches providing complete soil coverage. One advantage of this material is easy application.

Wood waste (chips, sawdust or bark) shall be applied at a depth of 2 to 3 inches. Organic material from the clearing stage of development should remain on site, be chipped, and applied as mulch. This method of mulching can greatly reduce erosion control costs.

Polyethylene film shall be secured over banks or stockpiled soil material for temporary protection. This material can be salvaged and re-used.

Applying Mulch

When mulch is used without seeding, mulch shall be applied to provide full coverage of the exposed area.

Dry straw or hay mulch and wood chips shall be applied uniformly by hand or by mechanical equipment.

If the area will eventually be covered with perennial vegetation, 20-30 pounds of nitrogen per acre in addition to the normal amount shall be applied to offset the uptake of nitrogen caused by the decomposition of the organic mulches.

Apply polyethylene film on exposed areas.

Anchoring Mulch

Straw or hay mulch can be pressed into the soil with a disk harrow with the disk set straight or with a special "packer disk." Disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disk should be dull enough not to cut the mulch but to press it into the soil leaving much of it in an erect position. Straw or hay mulch shall be anchored immediately after application.

Straw or hay mulch spread with special blower-type equipment may be anchored. Tackifiers binders and hydraulic mulch with tackifiers or specifically designed for tacking straw can be substituted for emulsified asphalt. Please refer to specification Tac - Tackifiers. Plastic mesh or netting with mesh no larger than one inch by one inch shall be installed according to manufacturer's specifications.

Netting of the appropriate size shall be used to anchor wood waste. Openings of the netting shall not be larger than the average size of the wood waste chips.

Polyethylene film shall be anchor trenched at the top as well as incrementally as necessary.

Table 6-6.1. Fertilizer Requirements for Sod Surface Application

Fertilizer Type	Fertilizer Rate (lbs/acre)	Fertilizer Rate (lbs/sq ft)	Season
10-10-10	1000	.025	Fall

Agricultural lime should be applied based on soil tests or at a rate of 1 to 2 tons per acre.

Installation

Lay sod with tight joints and in straight lines. Don't overlap joints. Stagger joints and do not stretch sod (See Figure 6-6.2)

On slopes steeper than 3:1, sod should be anchored with pins or other approved methods. Installed sod should be rolled or tamped to provide good contact between sod and soil.

Irrigate sod and soil to a depth of 4" immediately after installation.

Sod should not be cut or spread in extremely wet or dry weather. Irrigation should be used to supplement rainfall for a minimum of 2-3 weeks.

MATERIALS

Sod selected should be certified. Sod grown in the general area of the project is desirable.

Sod should be machine cut and contain 3/4" (+ or -1/4") of soil, not including shoots or thatch.

Sod should be cut to the desired size within + or -5%. Torn or uneven pads should be rejected.

Sod should be cut and installed within 36 hours of digging.

Avoid planting when subject to frost heave or hot weather, if irrigation is not available.

The sod type should be shown on the plans or installed according to Table 6-6.2. See Figure 6-4.1 for your Resource Area.

Table 6-6.2 Sod Planting Requirements

Grass	Varieties	Resource Area	Growing Season
Bermudagrass	Common Tifway Tifgreen Tifdwarf	M-L,P,C P,C P,C	warm weather
Bahiagrass	Pensacola	P,C	warm weather
Centipede	-	P,C	warm weather
St. Augustine	Common Bitterblue Raleigh	C	warm weather
Zoysia	Emerald Myer	P,C	warm weather
Tall Fescue	Kentucky	M-L,P	cool weather

MAINTENANCE

Re-sod areas where an adequate stand of sod is not obtained. New sod should be mowed sparingly. Grass height should not be cut less than 2"-3" or as specified (See Figure 6-6.2).

Apply one ton of agricultural lime as indicated by soil test or every 4-8 years. Fertilize grasses in accordance with soil tests or Table 6-6.3.

Table 6-6.3 Fertilizer Requirements for Sod

Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs./acre)	Nitrogen Top Dressing Rate (lbs./acre)
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Maintenance shall be required to maintain appropriate depth and 90% cover. Temporary vegetation may be employed instead of mulch if the area will remain undisturbed for less than six months.

If any area will remain undisturbed for greater than six months, permanent vegetative techniques shall be employed. Refer to Ds2 -Disturbed Area stabilization (With Temporary Disturbed Area Stabilization Seeding), Ds3 - Disturbed Area Stabilization (With Permanent Seeding), and Ds4 - Disturbed Area Stabilization (With Sodding).

SPECIFICATIONS

Mulching Without Seeding

This standard applies to graded or cleared areas where seedlings may not have a suitable growing season to produce an erosion retardant cover, but can be stabilized with a mulch cover.

Site Preparation

Grade to permit the use of equipment for applying and anchoring mulch.

Install needed erosion control measures as required such as dikes, diversions, berms, terraces and sediment barriers.

Loosen compact soil to a minimum depth of 3 inches.

Mulching Materials

Select one of the following materials and apply at the depth indicated:

Dry straw or hay shall be applied at a depth of 2 to 4 inches providing complete soil coverage. One advantage of this material is easy application.

Wood waste (chips, sawdust or bark) shall be applied at a depth of 2 to 3 inches. Organic material from the clearing stage of development should remain on site, be chipped, and applied as mulch. This method of mulching can greatly reduce erosion control costs.

Polyethylene film shall be secured over banks or stockpiled soil material for temporary protection. This material can be salvaged and re-used.

Applying Mulch

When mulch is used without seeding, mulch shall be applied to provide full coverage of the exposed area.

Dry straw or hay mulch and wood chips shall be applied uniformly by hand or by mechanical equipment.

If the area will eventually be covered with perennial vegetation, 20-30 pounds of nitrogen per acre in addition to the normal amount shall be applied to offset the uptake of nitrogen caused by the decomposition of the organic mulches.

Apply polyethylene film on exposed areas.

Anchoring Mulch

Straw or hay mulch can be pressed into the soil with a disk harrow with the disk set straight or with a special "packer disk." Disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disk should be dull enough not to cut the mulch but to press it into the soil leaving much of it in an erect position. Straw or hay mulch shall be anchored immediately after application.

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Agricultural lime should be applied based on soil tests or at a rate of 1 to 2 tons per acre.

Installation

Lay sod with tight joints and in straight lines. Don't overlap joints. Stagger joints and do not stretch sod (See Figure 6-6.2)

On slopes steeper than 3:1, sod should be anchored with pins or other approved methods. Installed sod should be rolled or tamped to provide good contact between sod and soil.

Irrigate sod and soil to a depth of 4" immediately after installation.

Sod should not be cut or spread in extremely wet or dry weather. Irrigation should be used to supplement rainfall for a minimum of 2-3 weeks.

MATERIALS

Sod selected should be certified. Sod grown in the general area of the project is desirable.

Sod should be machine cut and contain 3/4" (+ or -1/4") of soil, not including shoots or thatch.

Sod should be cut to the desired size within + or -5%. Torn or uneven pads should be rejected.

Sod should be cut and installed within 36 hours of digging.

Avoid planting when subject to frost heave or hot weather, if irrigation is not available.

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Bahiagrass	Pensacola	P,C	warm weather
Centipede	-	P,C	warm weather
St. Augustine	Common Bitterblue Raleigh	C	warm weather
Zoysia	Emerald Myer	P,C	warm weather
Tall Fescue	Kentucky	M-L,P	cool weather

MAINTENANCE

Re-sod areas where an adequate stand of sod is not obtained. New sod should be mowed sparingly. Grass height should not be cut less than 2"-3" or as specified (See Figure 6-6.2).

Apply one ton of agricultural lime as indicated by soil test or every 4-8 years. Fertilize grasses in accordance with soil tests or Table 6-6.3.

Table 6-6.3 Fertilizer Requirements for Sod

Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs./acre)	Nitrogen Top Dressing Rate (lbs./acre)
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	second	6-12-12	1000	-
	maintenance	10-10-10	400	30
warm season grasses	first	6-12-12	1500	50-100
	second	6-12-12	800	50-100
	maintenance	10-10-10	400	30

REQUIREMENT FOR REGULATORY COMPLIANCE

Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Mulch can be used as a singular erosion control device for up to six months, but it shall be applied at the appropriate depth, depending on the material used, anchored and have a continuous 90% cover or greater of the soil surface.

Maintenance shall be required to maintain appropriate depth and 90% cover. Temporary vegetation may be employed instead of mulch if the area will remain undisturbed for less than six months.

If any area will remain undisturbed for greater than six months, permanent vegetative techniques shall be employed. Refer to Ds2 -Disturbed Area stabilization (With Temporary Disturbed Area Stabilization Seeding), Ds3 - Disturbed Area Stabilization (With Permanent Seeding), and Ds4 - Disturbed Area Stabilization (With Sodding).

SPECIFICATIONS

Mulching Without Seeding

This standard applies to graded or cleared areas where seedlings may not have a suitable growing season to produce an erosion retardant cover, but can be stabilized with a mulch cover.

Site Preparation

Grade to permit the use of equipment for applying and anchoring mulch.

Install needed erosion control measures as required such as dikes, diversions, berms, terraces and sediment barriers.

Loosen compact soil to a minimum depth of 3 inches.

Mulching Materials

Select one of the following materials and apply at the depth indicated:

Dry straw or hay shall be applied at a depth of 2 to 4 inches providing complete soil coverage. One advantage of this material is easy application.

Wood waste (chips, sawdust or bark) shall be applied at a depth of 2 to 3 inches. Organic material from the clearing stage of development should remain on site, be chipped, and applied as mulch. This method of mulching can greatly reduce erosion control costs.

Polyethylene film shall be secured over banks or stockpiled soil material for temporary protection. This material can be salvaged and re-used.

Applying Mulch

When mulch is used without seeding, mulch shall be applied to provide full coverage of the exposed area.

Dry straw or hay mulch and wood chips shall be applied uniformly by hand or by mechanical equipment.

If the area will eventually be covered with perennial vegetation, 20-30 pounds of nitrogen per acre in addition to the normal amount shall be applied to offset the uptake of nitrogen caused by the decomposition of the organic mulches.

Apply polyethylene film on exposed areas.

Anchoring Mulch

Straw or hay mulch can be pressed into the soil with a disk harrow with the disk set straight or with a special "packer disk." Disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disk should be dull enough not to cut the mulch but to press it into the soil leaving much of it in an erect position. Straw or hay mulch shall be anchored immediately after application.

Straw or hay mulch spread with special blower-type equipment may be anchored. Tackifiers binders and hydraulic mulch with tackifiers or specifically designed for tacking straw can be substituted for emulsified asphalt. Please refer to specification Tac - Tackifiers. Plastic mesh or netting with mesh no larger than one inch by one inch shall be installed according to manufacturer's specifications.

Netting of the appropriate size shall be used to anchor wood waste. Openings of the netting shall not be larger than the average size of the wood waste chips.

Polyethylene film shall be anchor trenched at the top as well as incrementally as necessary.

Table 6-6.1. Fertilizer Requirements for Sod Surface Application

Fertilizer Type	Fertilizer Rate (lbs/acre)	Fertilizer Rate (lbs/sq ft)	Season
10-10-10	1000	.025	Fall

Agricultural lime should be applied based on soil tests or at a rate of 1 to 2 tons per acre.

Installation

Lay sod with tight joints and in straight lines. Don't overlap joints. Stagger joints and do not stretch sod (See Figure 6-6.2)

On slopes steeper than 3:1, sod should be anchored with pins or other approved methods. Installed sod should be rolled or tamped to provide good contact between sod and soil.

Irrigate sod and soil to a depth of 4" immediately after installation.

Sod should not be cut or spread in extremely wet or dry weather. Irrigation should be used to supplement rainfall for a minimum of 2-3 weeks.

MATERIALS

Sod selected should be certified. Sod grown in the general area of the project is desirable.

Sod should be machine cut and contain 3/4" (+ or -1/4") of soil, not including shoots or thatch.

Sod should be cut to the desired size within + or -5%. Torn or uneven pads should be rejected.

Sod should be cut and installed within 36 hours of digging.

Avoid planting when subject to frost heave or hot weather, if irrigation is not available.

The sod type should be shown on the plans or installed according to Table 6-6.2. See Figure 6-4.1 for your Resource Area.

Table 6-6.2 Sod Planting Requirements

Grass	Varieties	Resource Area	Growing Season
Bermudagrass	Common Tifway Tifgreen Tifdwarf	M-L,P,C P,C P,C	warm weather
Bahiagrass	Pensacola	P,C	warm weather
Centipede	-	P,C	warm weather
St. Augustine	Common Bitterblue Raleigh	C	warm weather
Zoysia	Emerald Myer	P,C	warm weather
Tall Fescue	Kentucky	M-L,P	cool weather

MAINTENANCE

Re-sod areas where an adequate stand of sod is not obtained. New sod should be mowed sparingly. Grass height should not be cut less than 2"-3" or as specified (See Figure 6-6.2).

Apply one ton of agricultural lime as indicated by soil test or every 4-8 years. Fertilize grasses in accordance with soil tests or Table 6-6.3.

Table 6-6.3 Fertilizer Requirements for Sod

Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs./acre)	Nitrogen Top Dressing Rate (lbs./acre)
cool season grasses	first	6-12-12	1500	50-100
	second	6-12-12	1000	-
	maintenance	10-10-10	400	30
warm season grasses	first	6-12-12	1500	50-100
	second	6-12-12	800	50-100
	maintenance	10-10-10	400	30

REQUIREMENT FOR REGULATORY COMPLIANCE

Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Mulch can be used as a singular erosion control device for up to six months, but it shall be applied at the appropriate depth, depending on the material used, anchored and have a continuous 90% cover or greater of the soil surface.

Maintenance shall be required to maintain appropriate depth and 90% cover. Temporary vegetation may be employed instead of mulch if the area will remain undisturbed for less than six months.

If any area will remain undisturbed for greater than six months, permanent vegetative techniques shall be employed. Refer to Ds2 -Disturbed Area stabilization (With Temporary Disturbed Area Stabilization Seeding), Ds3 - Disturbed Area Stabilization (With Permanent Seeding), and Ds4 - Disturbed Area Stabilization (With Sodding).

SPECIFICATIONS

Mulching Without Seeding

This standard applies to graded or cleared areas where seedlings may not have a suitable growing season to produce an erosion retardant cover, but can be stabilized with a mulch cover.

Site Preparation

Grade to permit the use of equipment for applying and anchoring mulch.

Install needed erosion control measures as required such as dikes, diversions, berms, terraces and sediment barriers.

Loosen compact soil to a minimum depth of 3 inches.

Mulching Materials

Select one of the following materials and apply at the depth indicated:

Dry straw or hay shall be applied at a depth of 2 to 4 inches providing complete soil coverage. One advantage of this material is easy application.

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If the area will eventually be covered with perennial vegetation, 20-30 pounds of nitrogen per acre in addition to the normal amount shall be applied to offset the uptake of nitrogen caused by the decomposition of the organic mulches.

Apply polyethylene film on exposed areas.

Anchoring Mulch

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Straw or hay mulch spread with special blower-type equipment may be anchored. Tackifiers binders and hydraulic mulch

PROJECT:
3469 Harding Ave
ADU

EV PROJECT CODE: **BYATL-230103**

3469 HARDING AVE
HAPEVILLE, GA 30354
FULTON COUNTY

SCALE:

eightvillage

135 Auburn Ave NE
Atlanta, GA 30303
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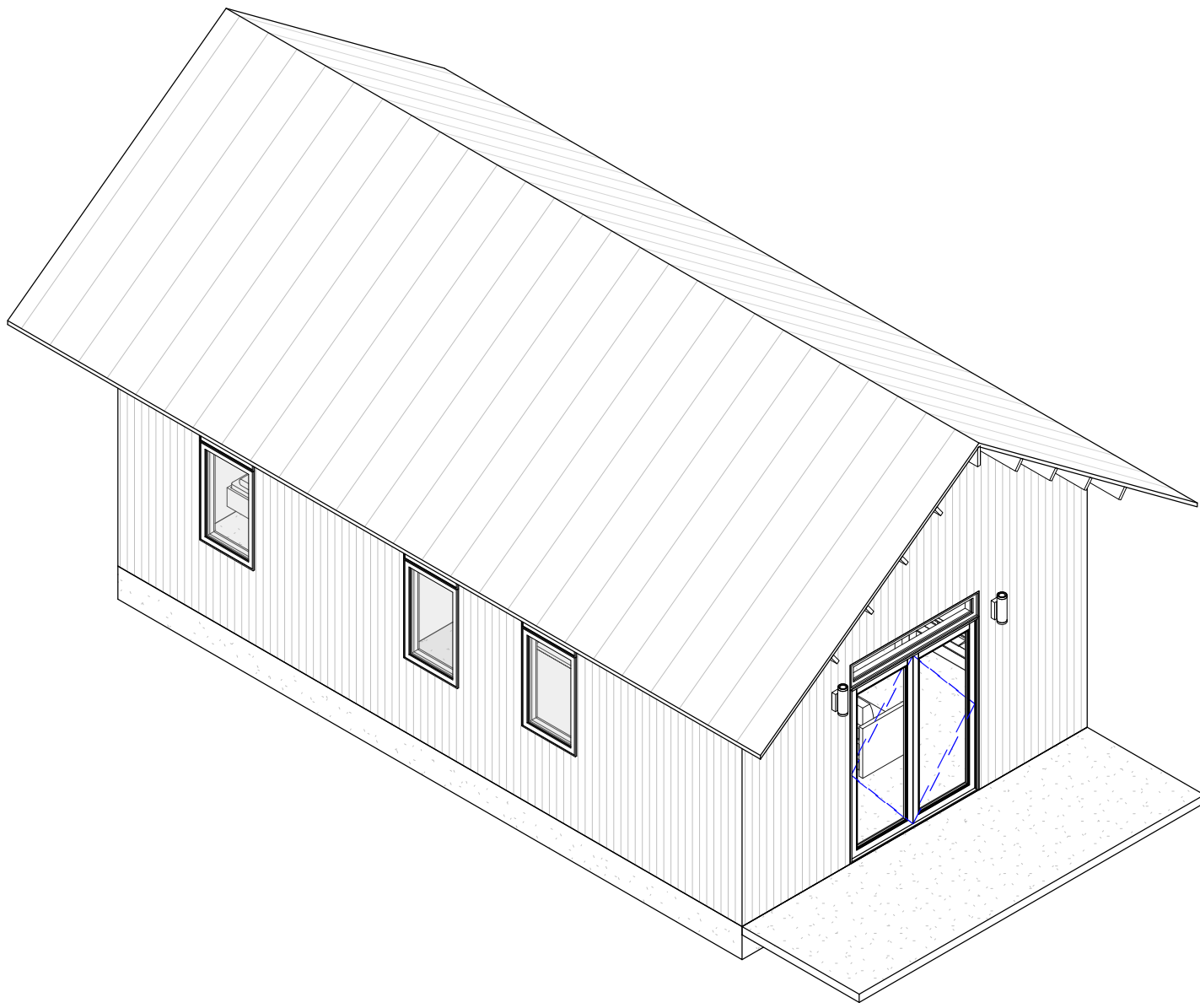
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PERSPECTIVES

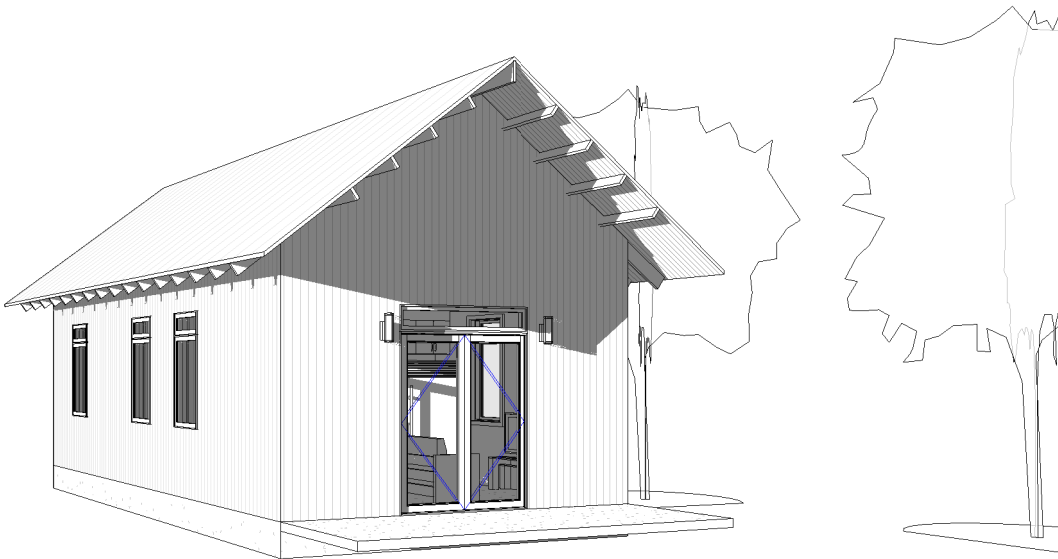


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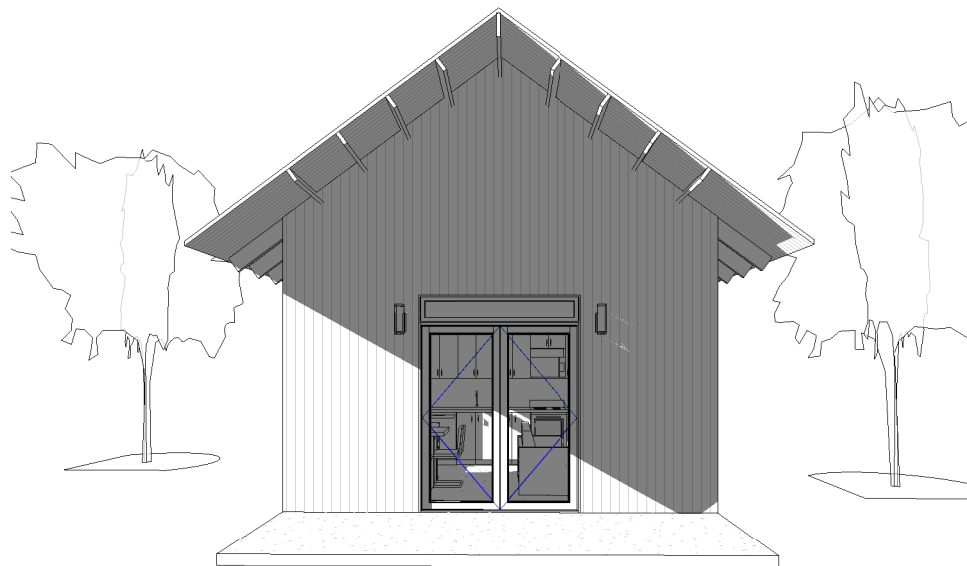
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AXON



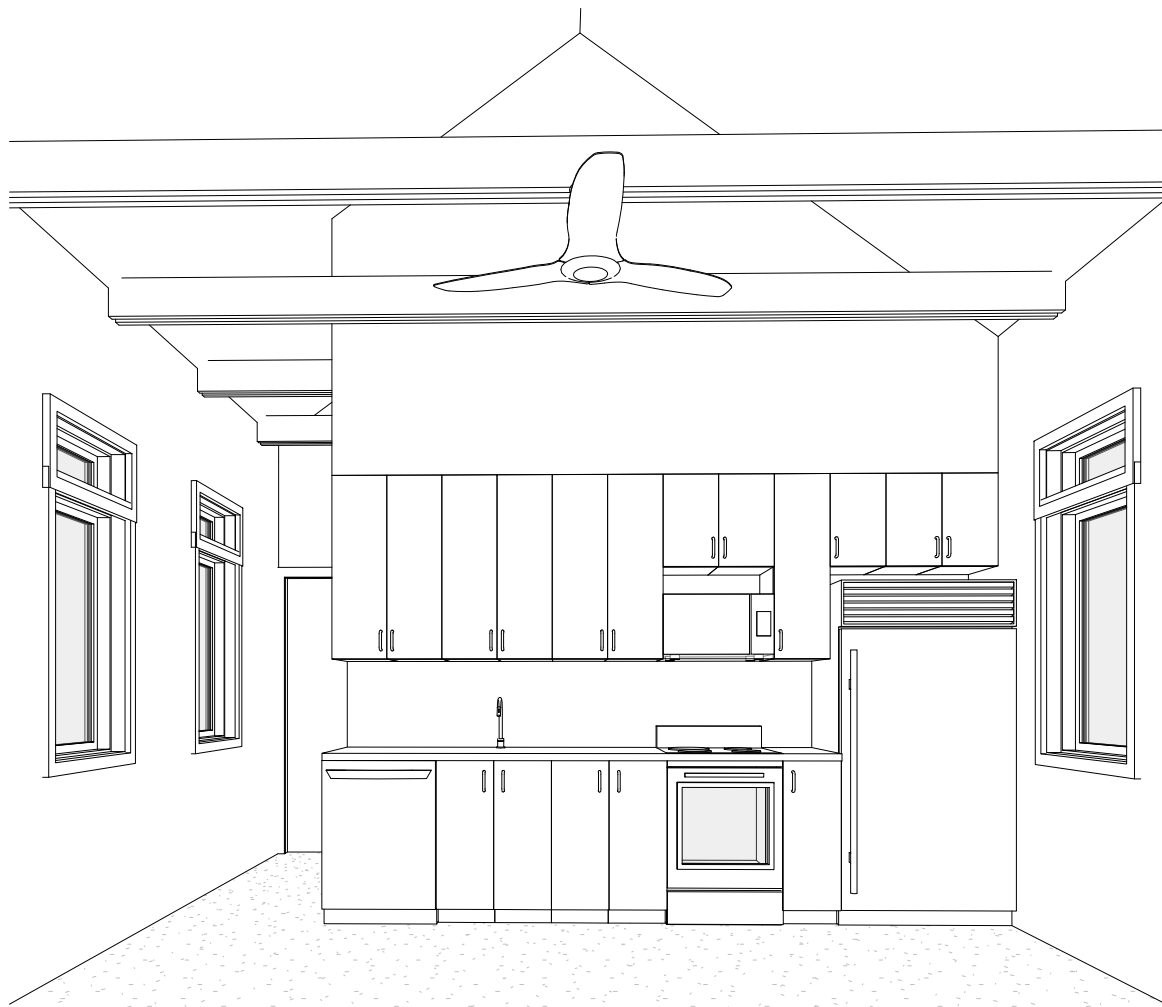
3

EXTERIOR LOOKING AT FRONT



2

EXTERIOR PORCH



1

INTERIOR LIVING ROOM KITCHEN

- GENERAL NOTES
- FLOOR TO BE POLISHED CONCRETE EXCEPT IN BATHROOMS. BATHROOMS TO BE TILE FLOOR.

ALL EXTERIOR WINDOWS TO BE TRIMLESS

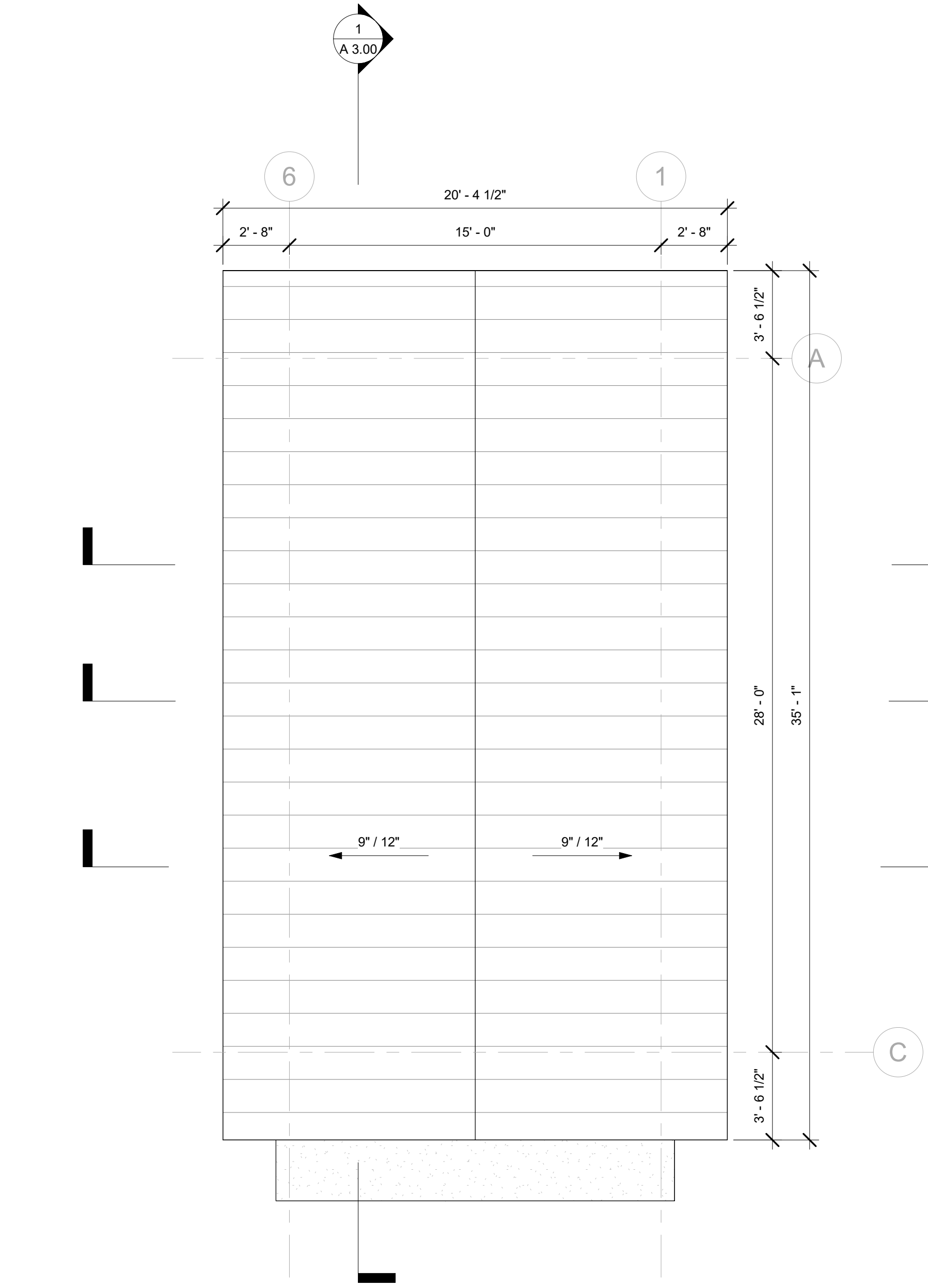
ALL EXTERIOR SIDING TO BE TRIMLESS

ALL INTERIOR WALLS AND CEILINGS TO BE PAINTED GYP. UNLESS NOTED OTHERWISE

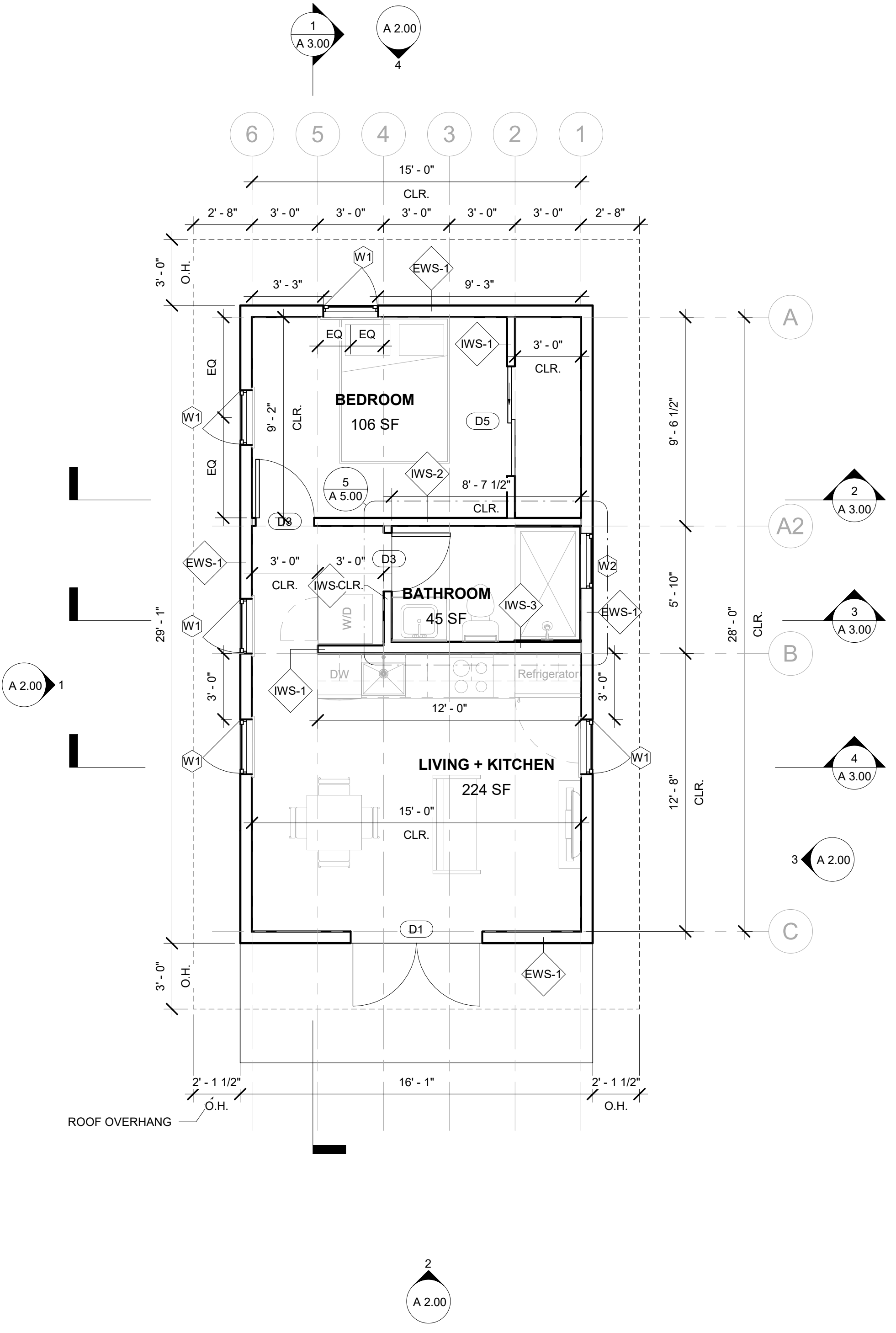
HOT WATER TO BE PROVIDED BY MINIMUM 30 GAL. ELECTRIC WATER HEATER

ALL LIGHTING FIXTURES TO BE LED BULBS UNLESS NOTED OTHERWISE

INSTALL GUTTERS AND RAIN CHAINS AT DOWNSPOUTS



2 ROOF PLAN



1 FLOOR PLAN

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3469 HARDING AVE
HAPEVILLE, GA 30354
FULTON COUNTY

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

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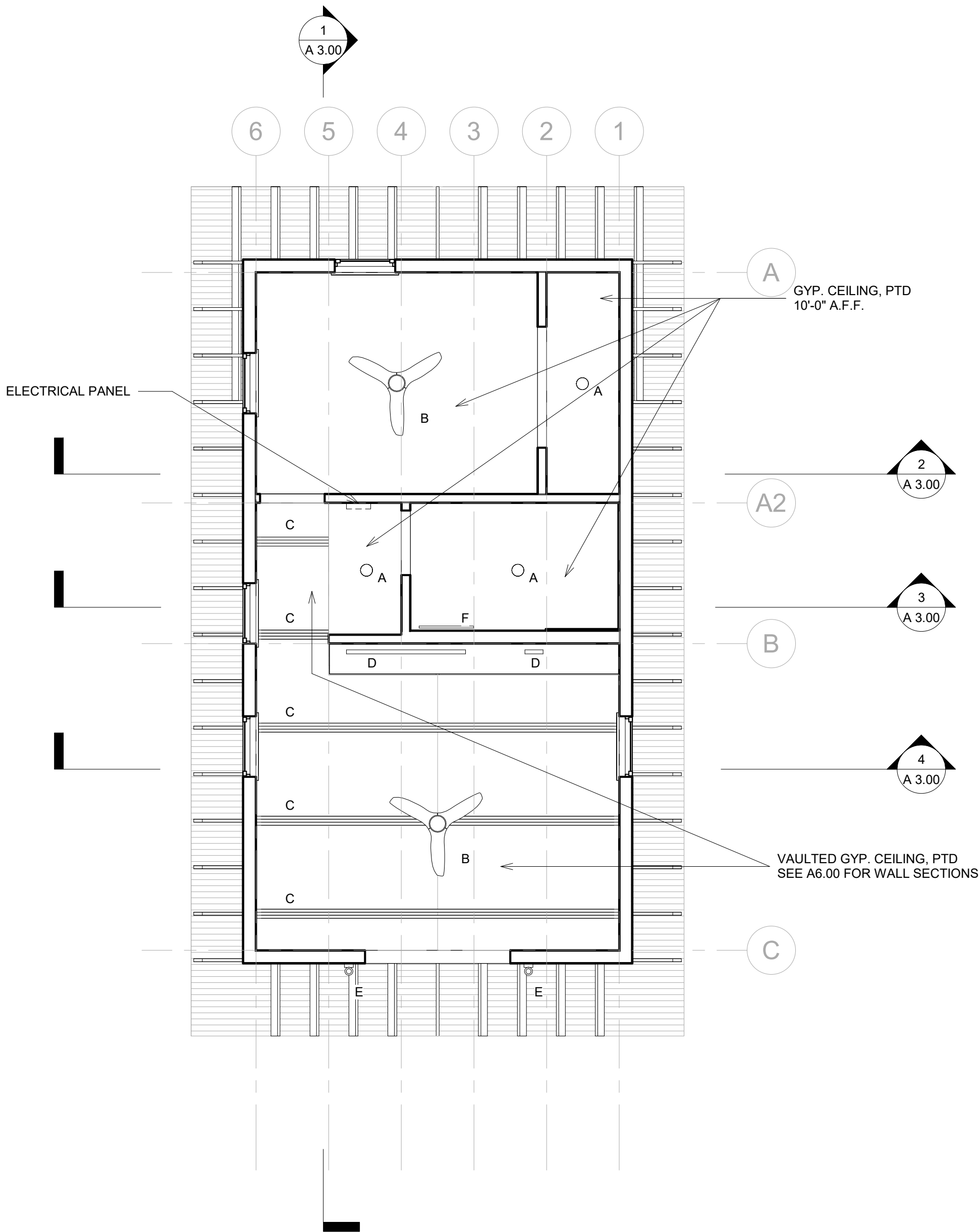
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FLOOR PLAN +
ROOF PLAN

A 1.00

LIGHTING FIXTURE DESCRIPTIONS	
A	RECESSED CAN LIGHT, LED
B	52" DIA. WHITE CEILING FAN, LED
C	LED STRIP LIGHT MOUNTED ON 2X4 BLOCKING (SEE A6.10 FOR DETAIL)
D	UNDER CABINET TASK LIGHTING, LED
E	EXTERIOR WALL MOUNTED CYLINDER DOWNLIGHT, BLACK HOUSING, 7'-0" A.F.F., LED
F	WALL MOUNTED VANITY LIGHT



1 REFLECTED CEILING PLAN

PROJECT:
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3469 HARDING AVE
HAPEVILLE, GA 30354

FULTON COUNTY

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

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REFLECTED
CEILING PLAN



A 1.20

PROJECT:
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FULTON COUNTY

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

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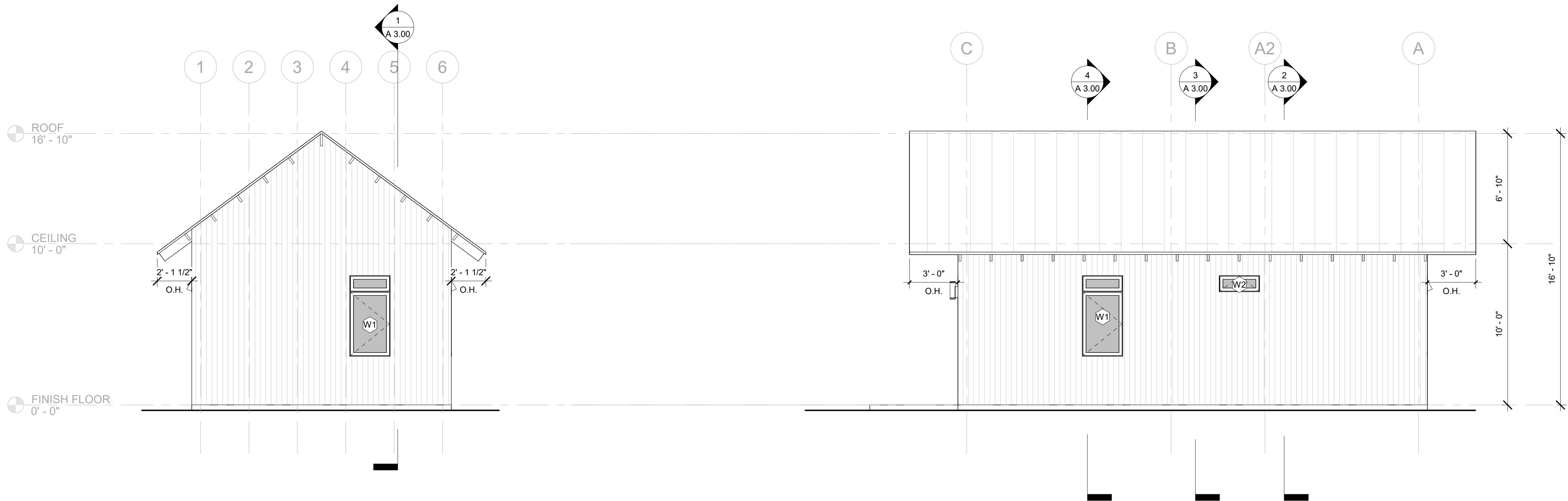
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EXTERIOR
ELEVATIONS

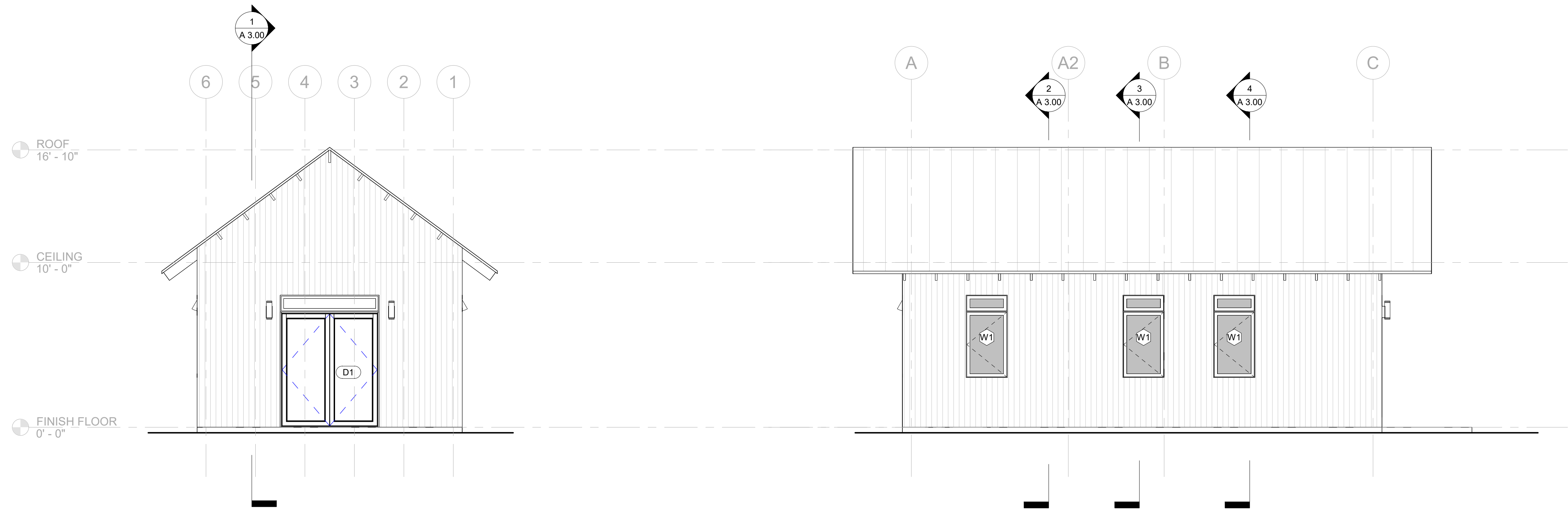


A 2.00



④ Back

③ Right



② Front

① Left

SCALE:
3/16" = 1'-0"

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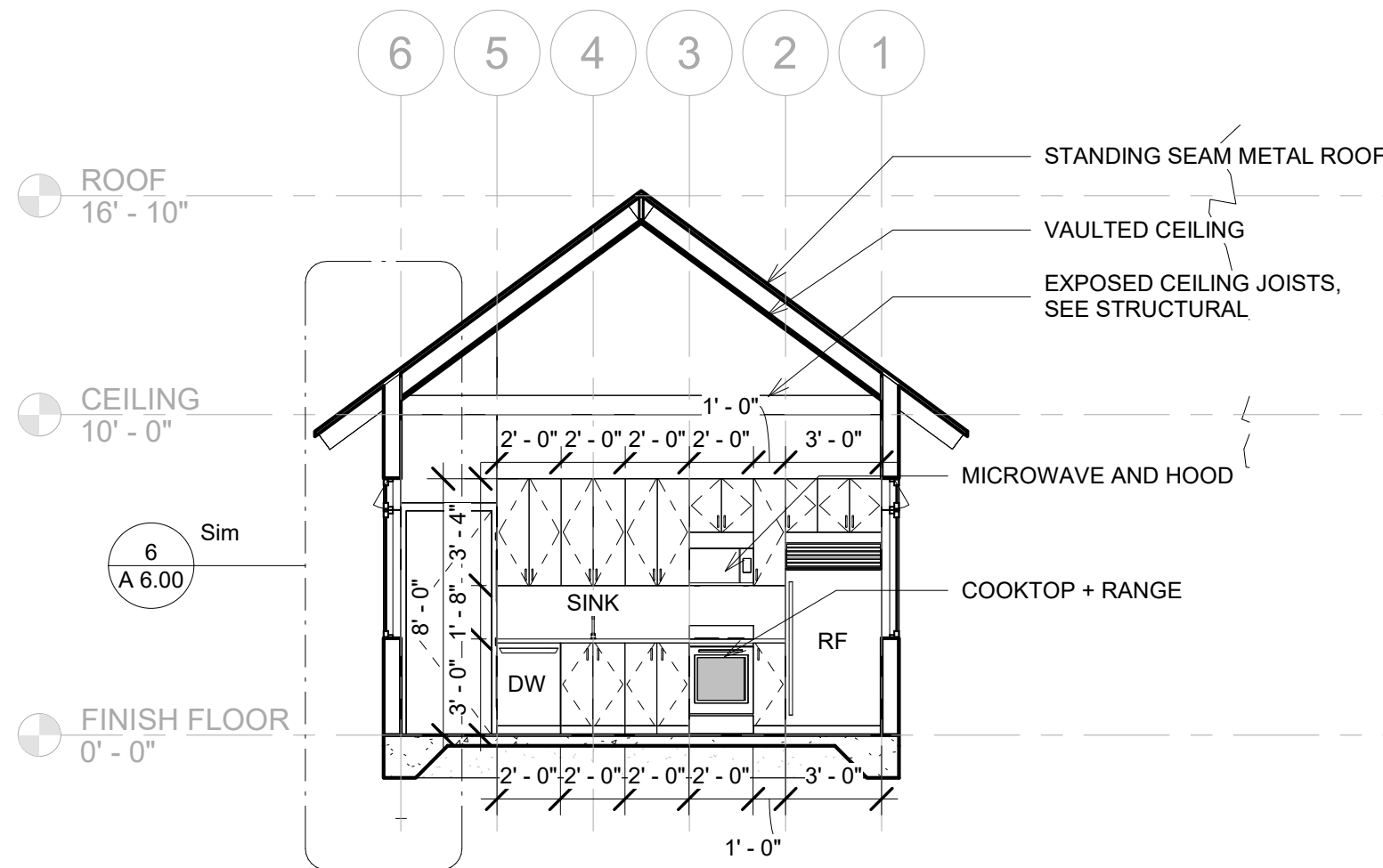
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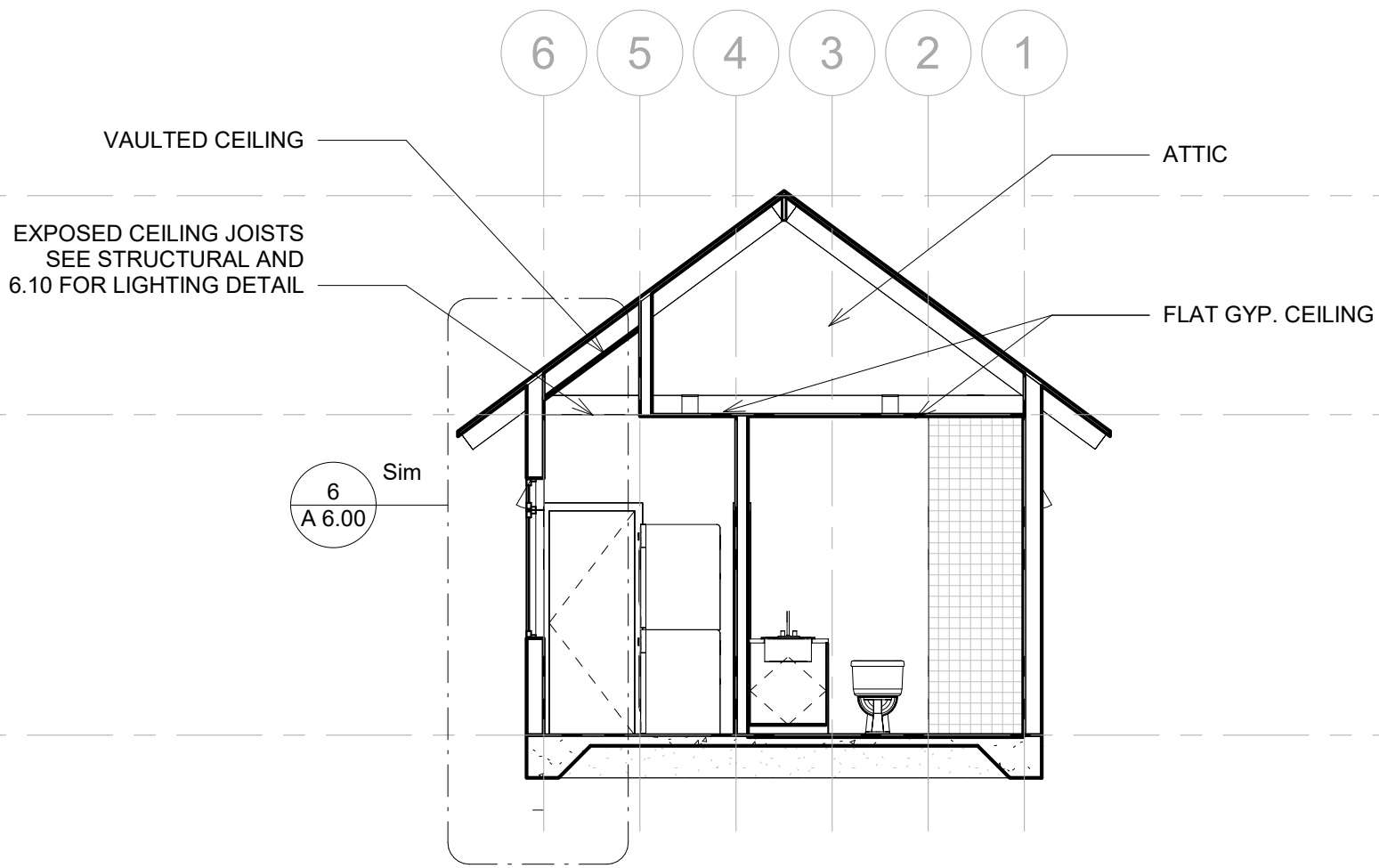
OVERALL
BUILDING
SECTIONS



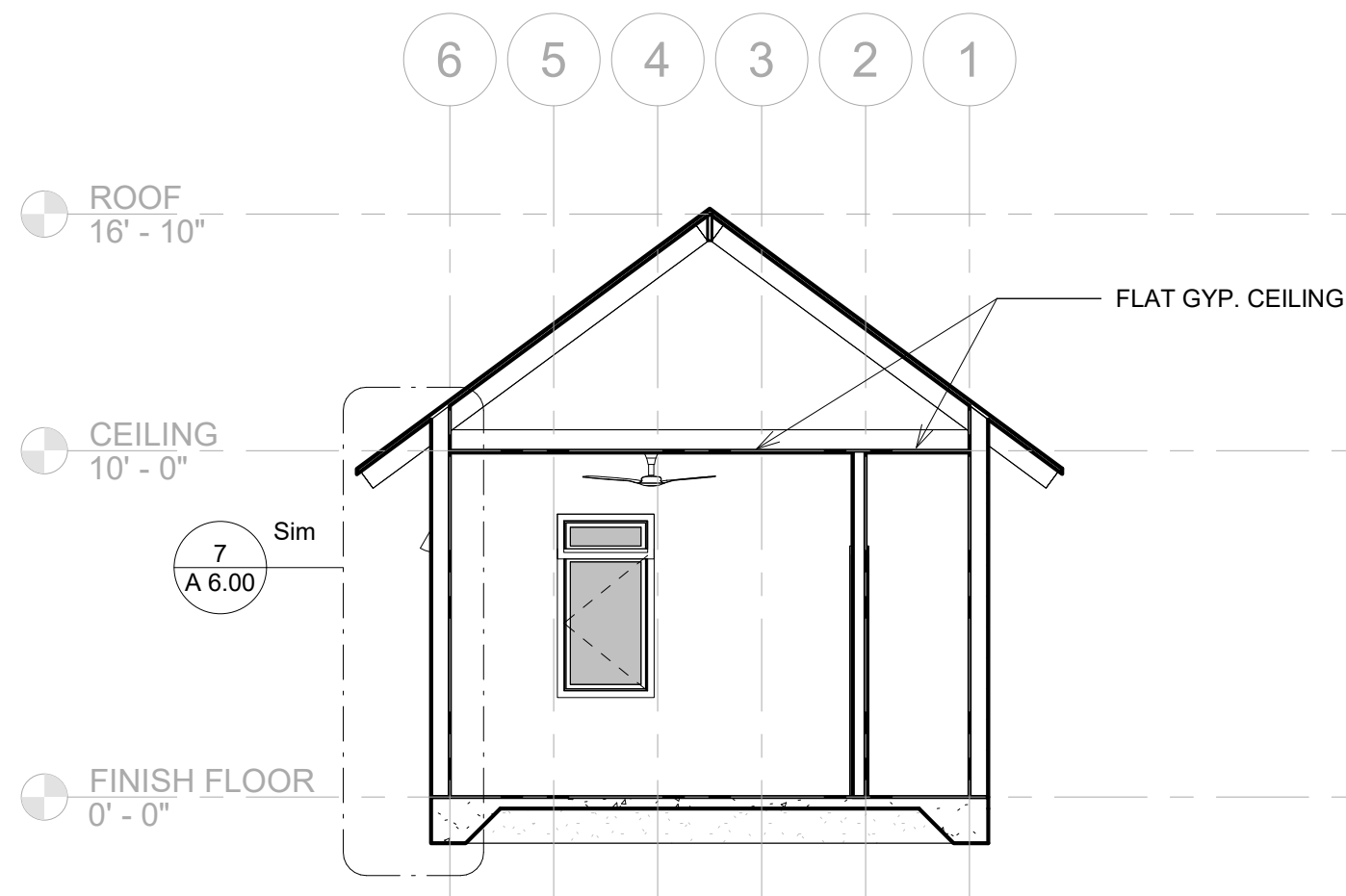
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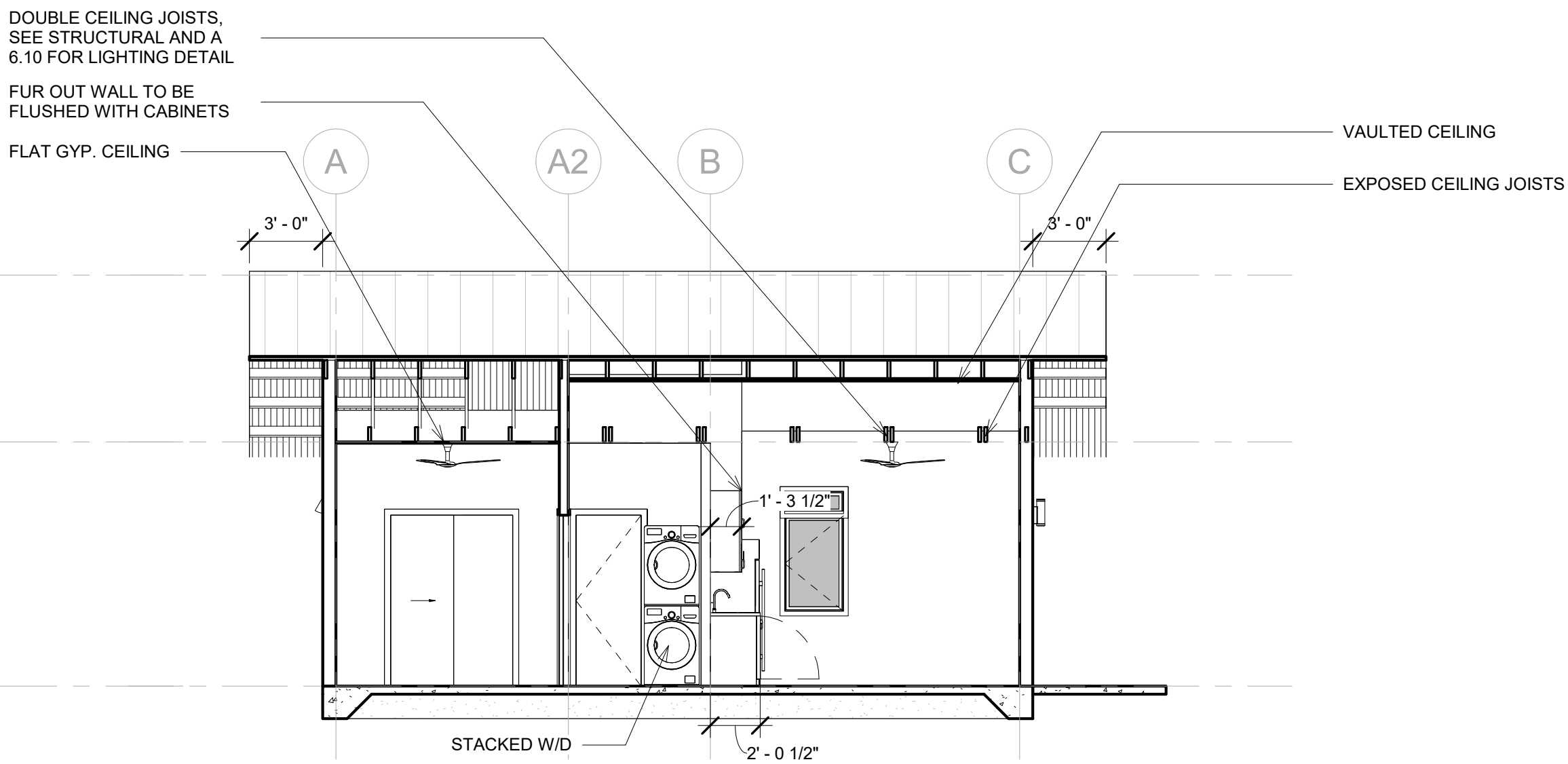
4 2/1 Cross Section Thru Kitchen



3 2/1 Cross Section Thru Bathroom



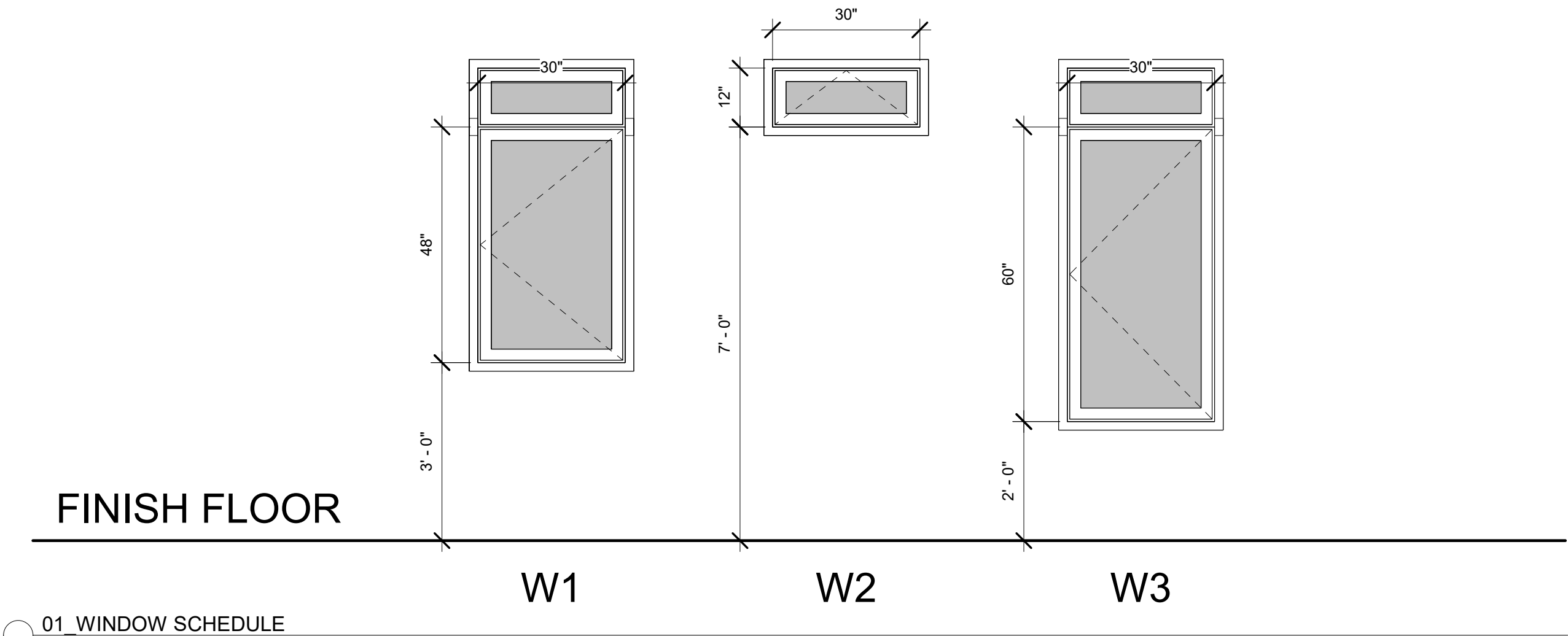
2 2/1 Cross Section Thru Bedroom



1 2/1 Long Section

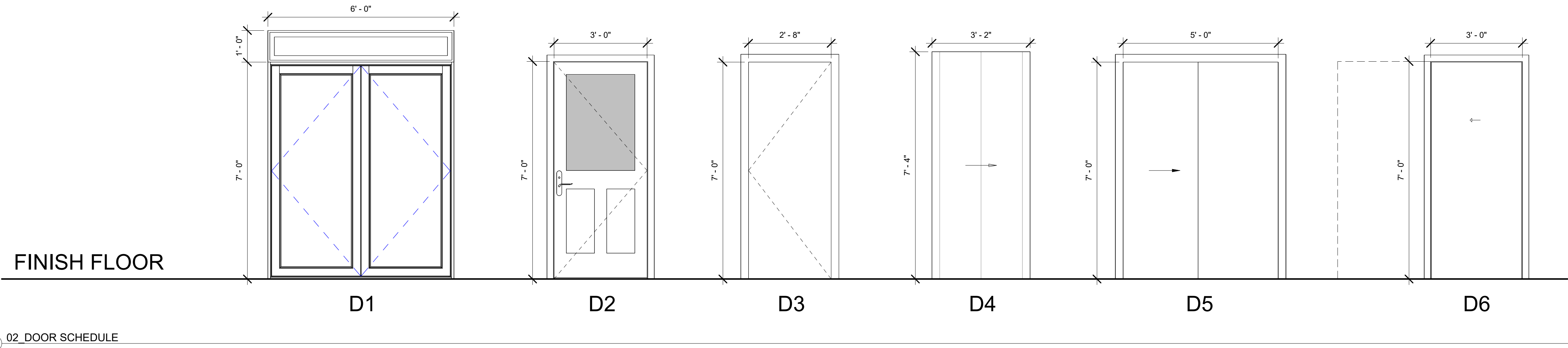
WINDOW SCHEDULE AND TYPES

Window Schedule					
Type	Description	Width	Height	Sill Height	Comments
FINISH FLOOR					
W1	Casement	2' - 6"	4' - 0"	3' - 0"	
W1	Casement	2' - 6"	4' - 0"	3' - 0"	
W1	Casement	2' - 6"	4' - 0"	3' - 0"	
W1	Casement	2' - 6"	4' - 0"	3' - 0"	
W1	Casement	2' - 6"	4' - 0"	3' - 0"	
W2	Awning	2' - 6"	1' - 0"	7' - 0"	



DOOR SCHEDULE AND TPES

Door Schedule					
Type	Function	Description	Width	Height	Comments
FINISH FLOOR					
D1	Exterior	Double Swing Entry-Glass	6' - 0"	7' - 0"	
D3	Interior	Single Swing-Panel	2' - 8"	7' - 0"	
D3	Interior	Single Swing-Panel	2' - 8"	7' - 0"	
D5	Interior	Double Sliding-Panel	5' - 0"	7' - 0"	



PROJECT:
3469 Harding Ave
ADU

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3469 HARDING AVE
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FULTON COUNTY

SCALE:
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eightvillage

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**DOOR+WINDOW
SCHEDULE**



A 4.00

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

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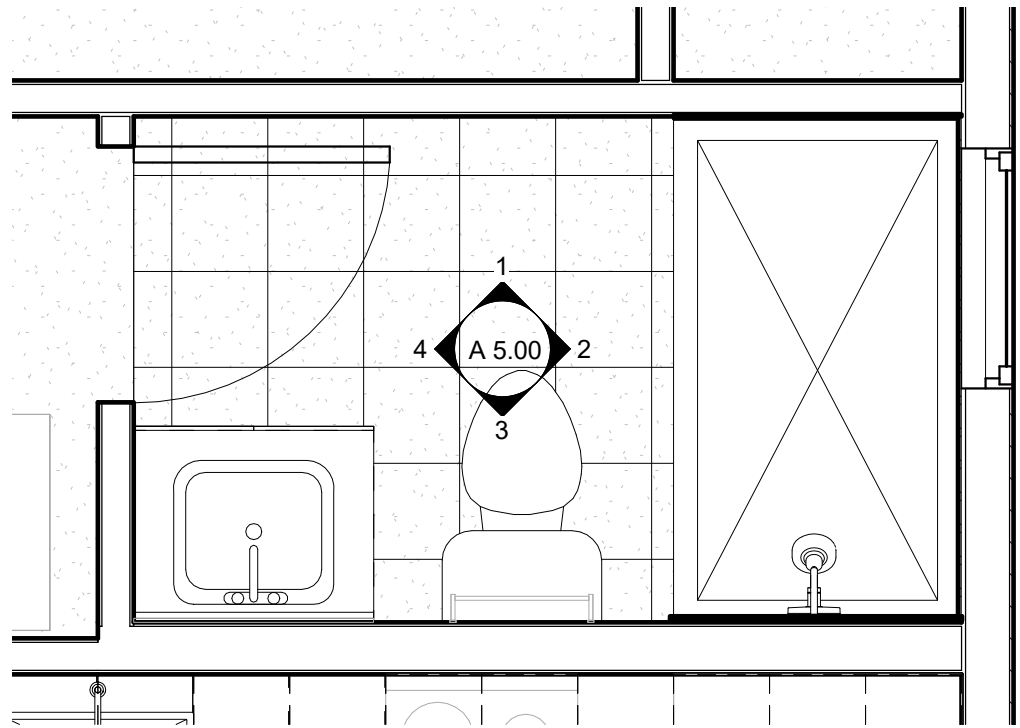
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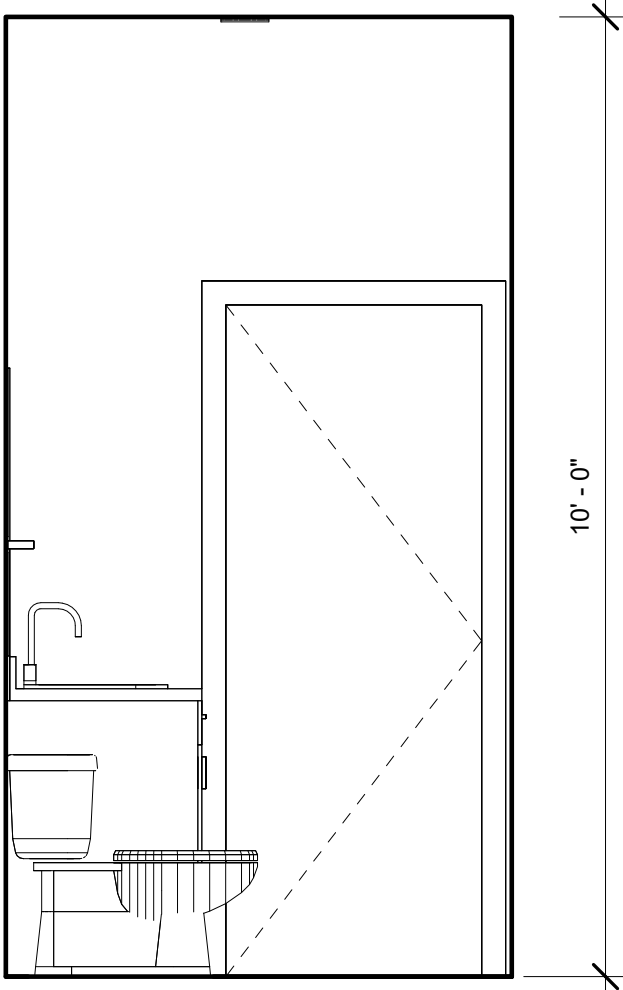
INTERIOR
ELEVATIONS



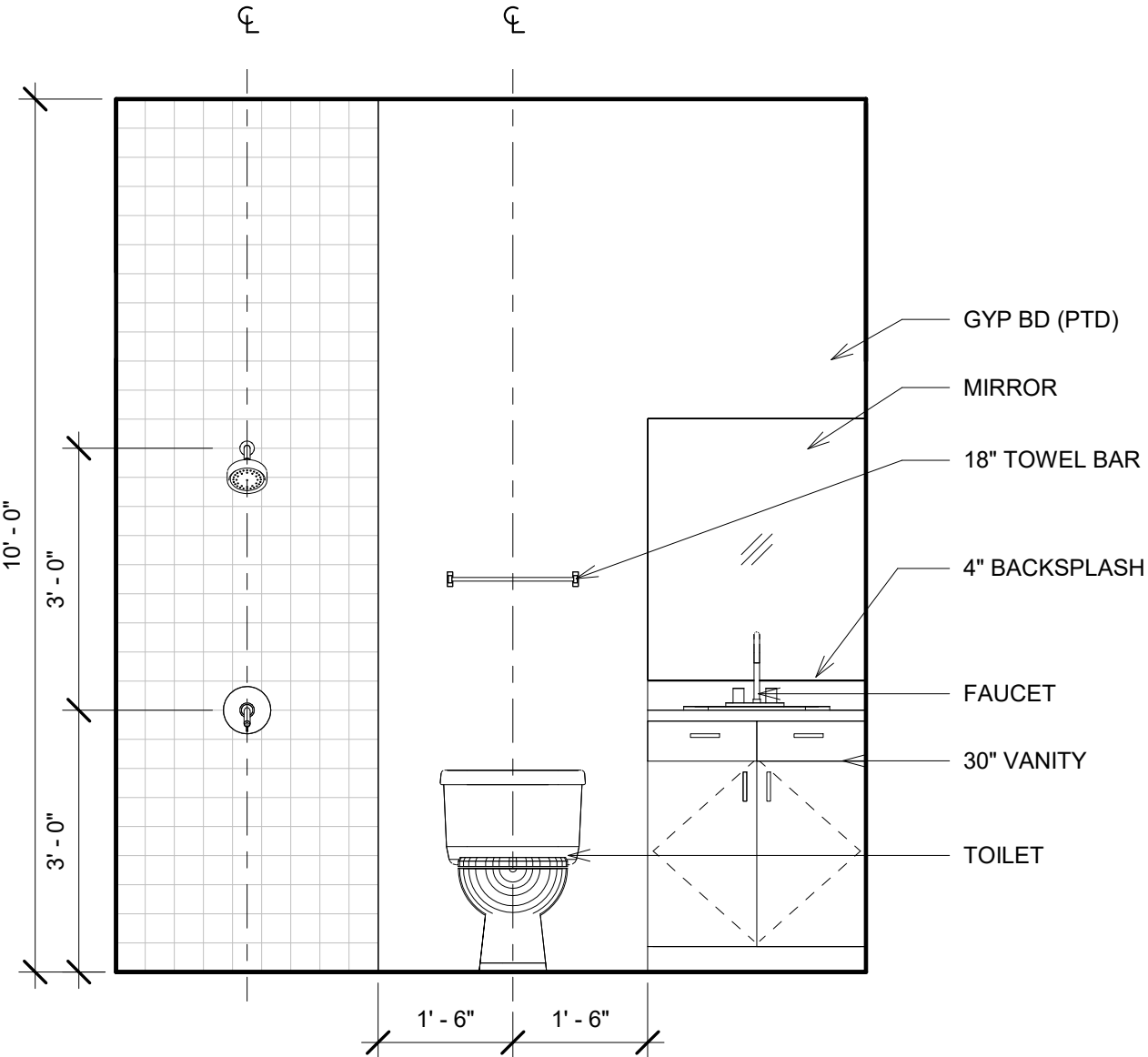
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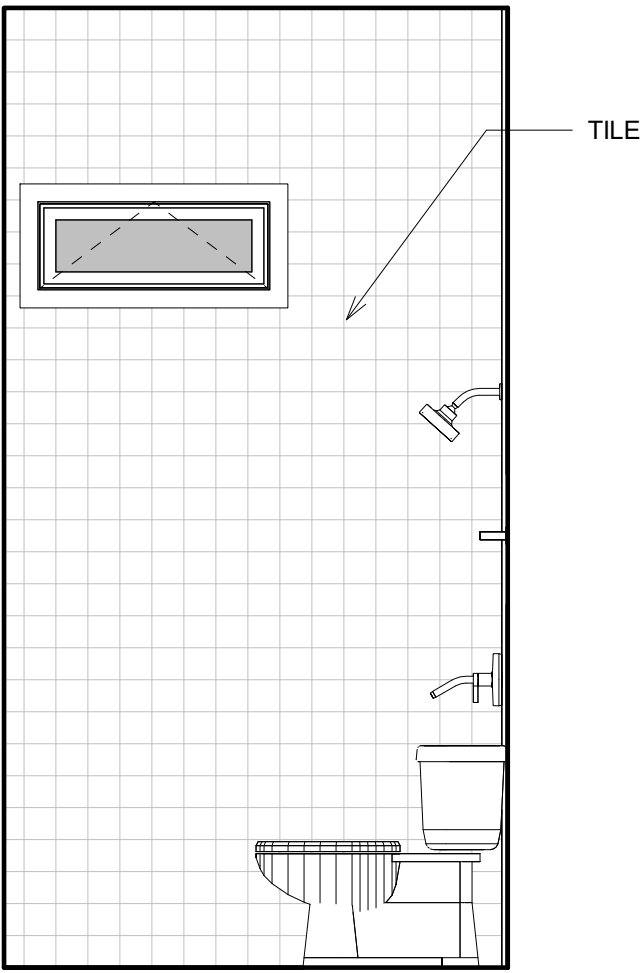
5 BATHROOM TYP.



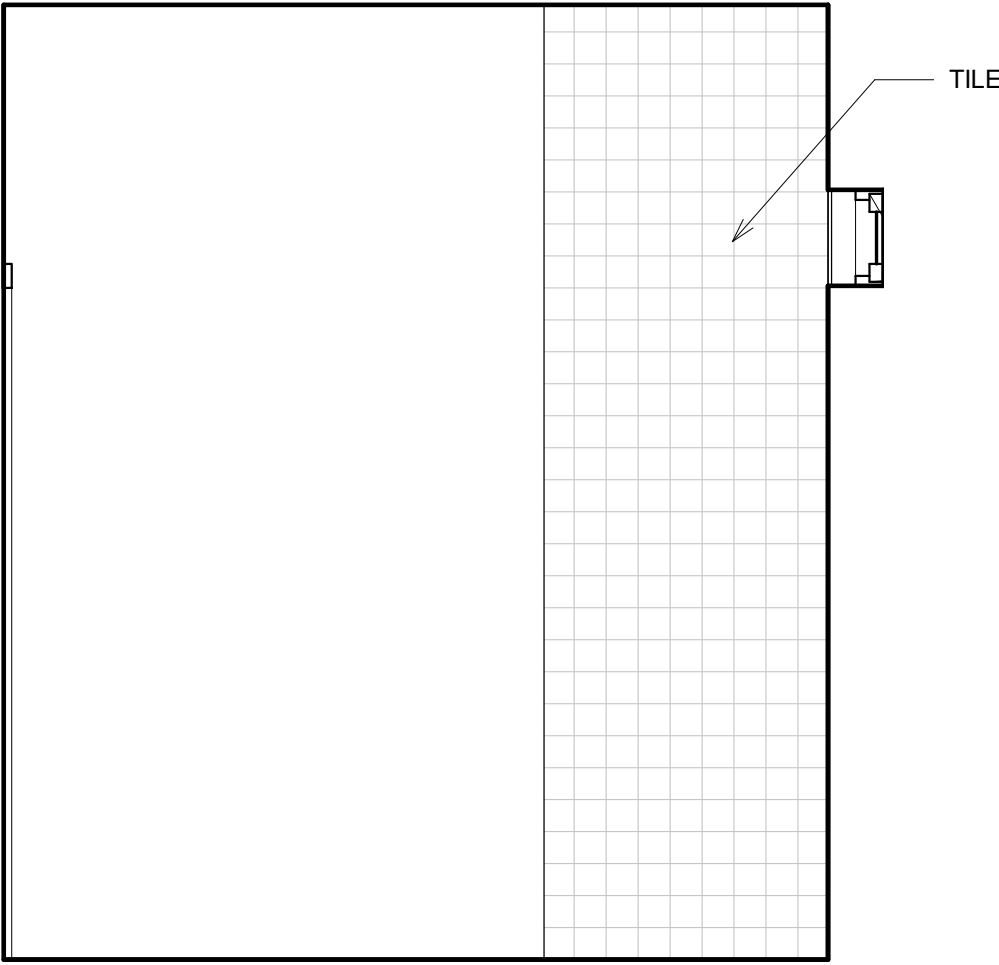
4 BATHROOM ELEVATION D
1/2" = 1'-0"



3 BATHROOM ELEVATION C
1/2" = 1'-0"



2 BATHROOM ELEVATION B
1/2" = 1'-0"



1 BATHROOM ELEVATION A
1/2" = 1'-0"

WALL SECTIONS

PROJECT:
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HAPEVILLE, GA 30354

FULTON COUNTY

SCALE:
As indicated

eightvillage

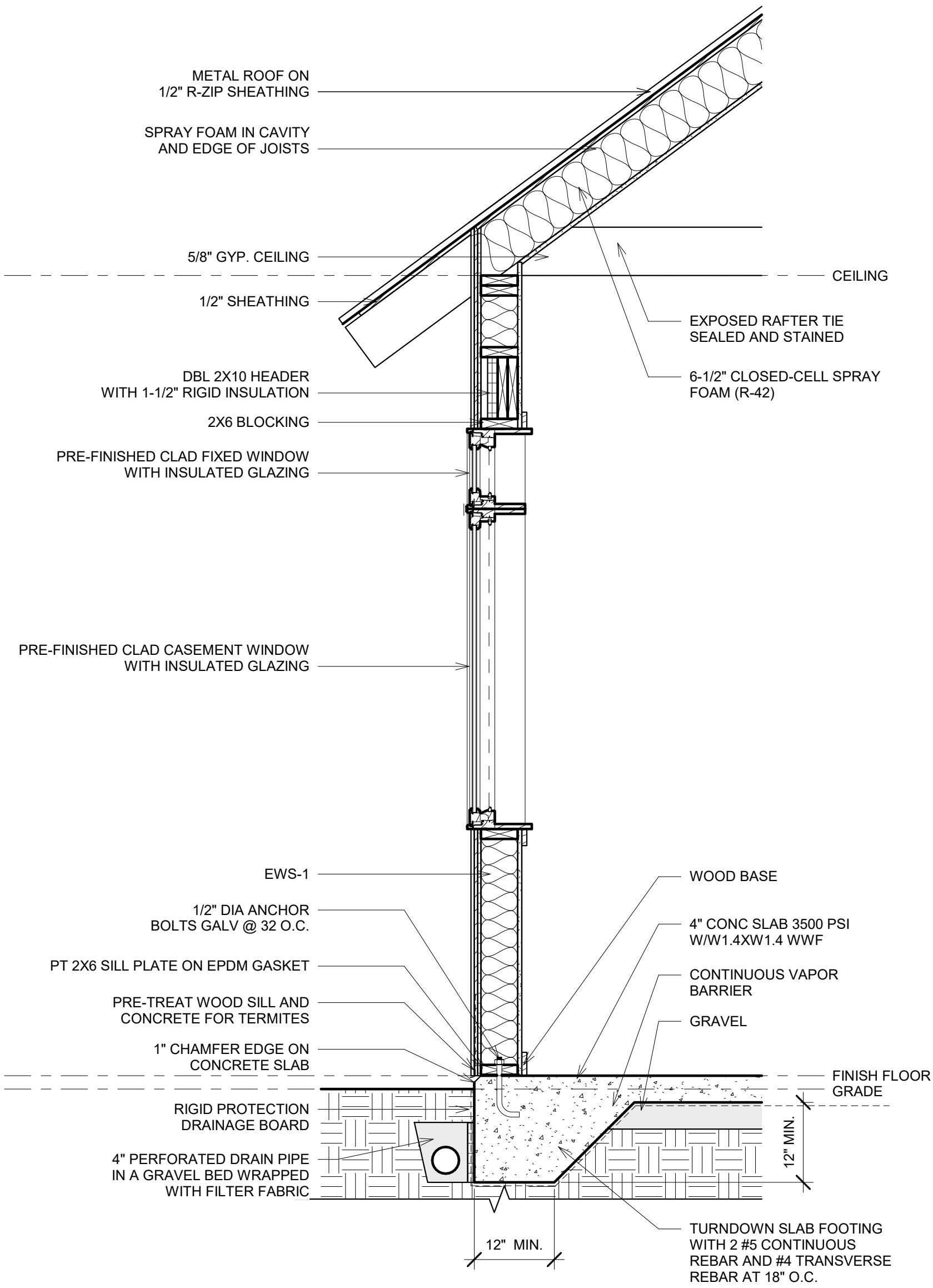
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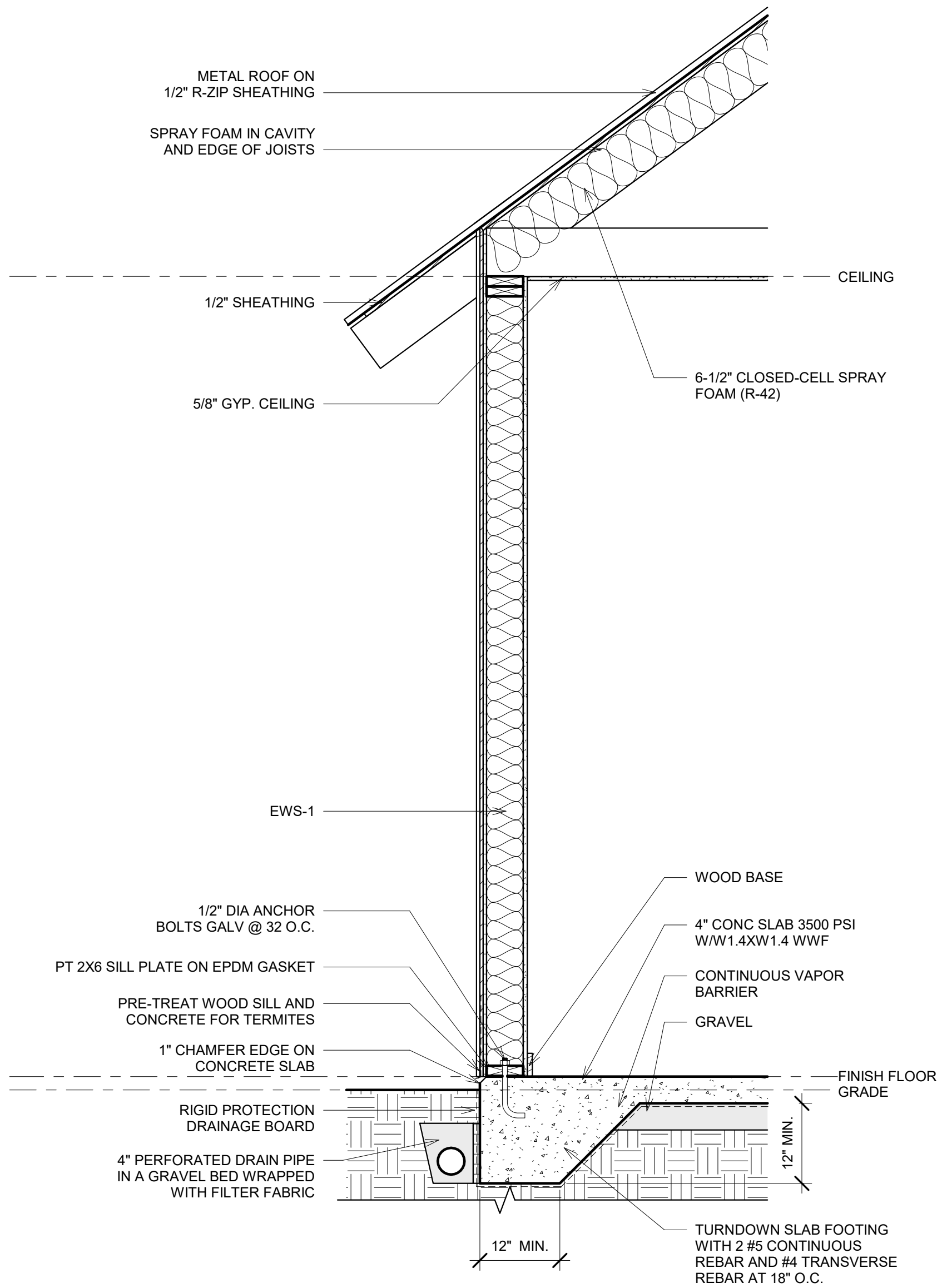
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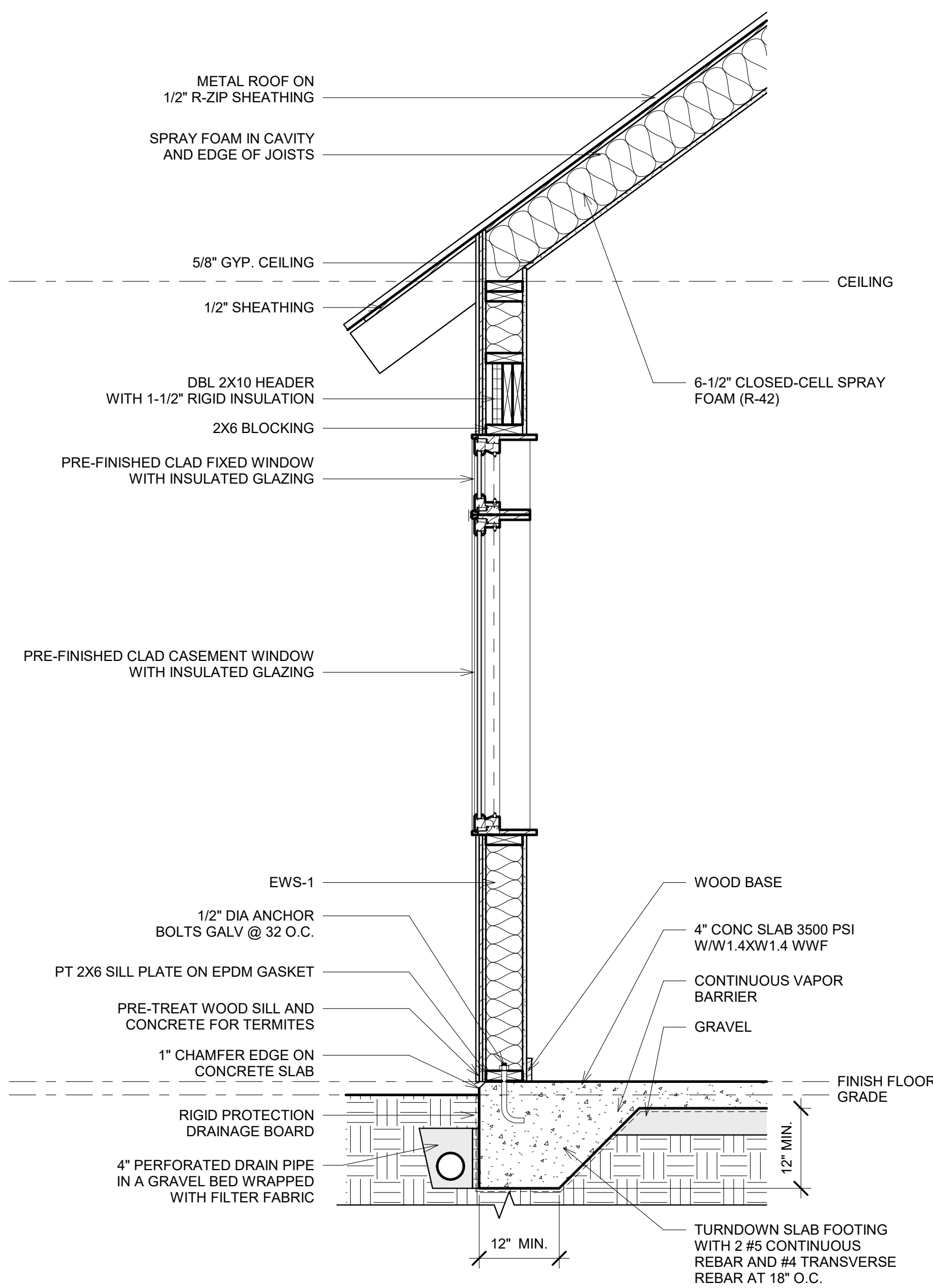
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6 WALL SECTION
3/8" = 1'-0"

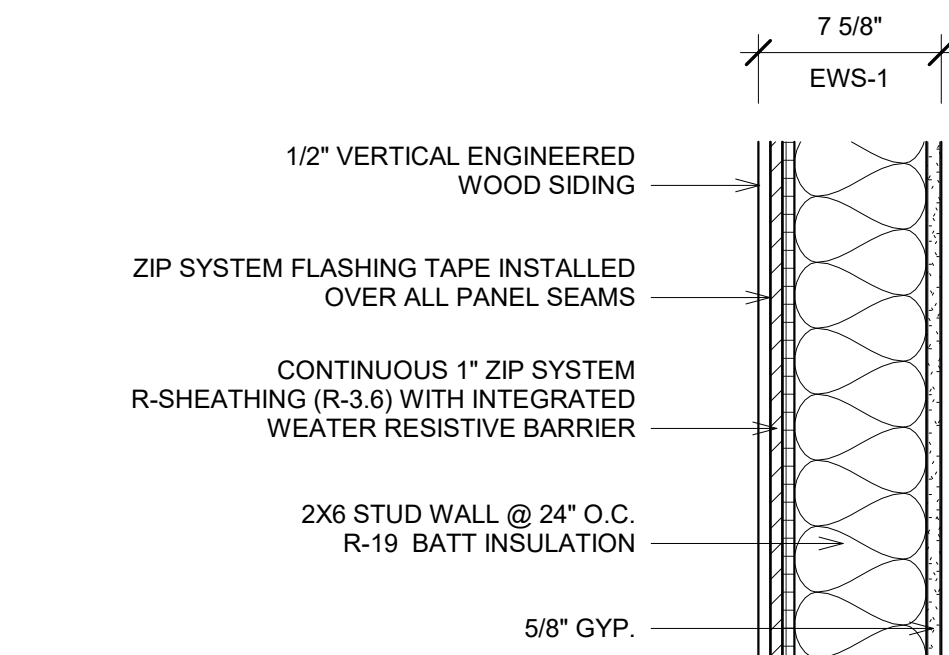


7 WALL SECTION
3/8" = 1'-0"

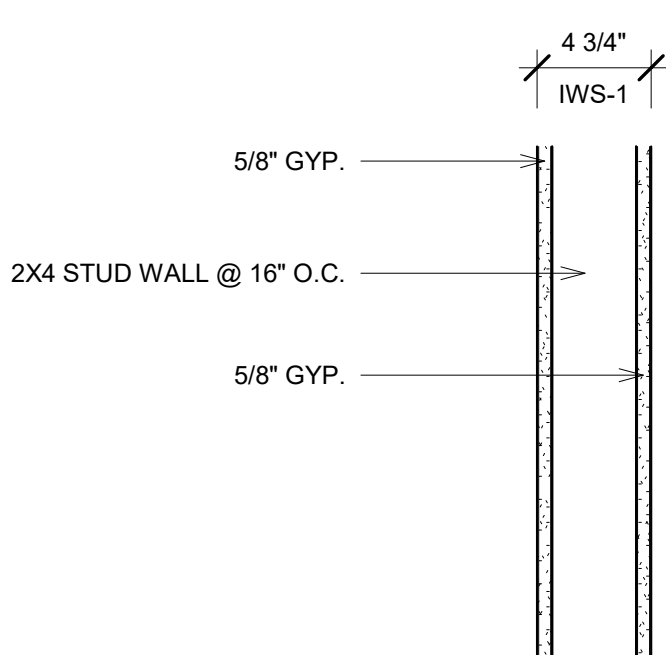


5 WALL SECTION
3/8" = 1'-0"

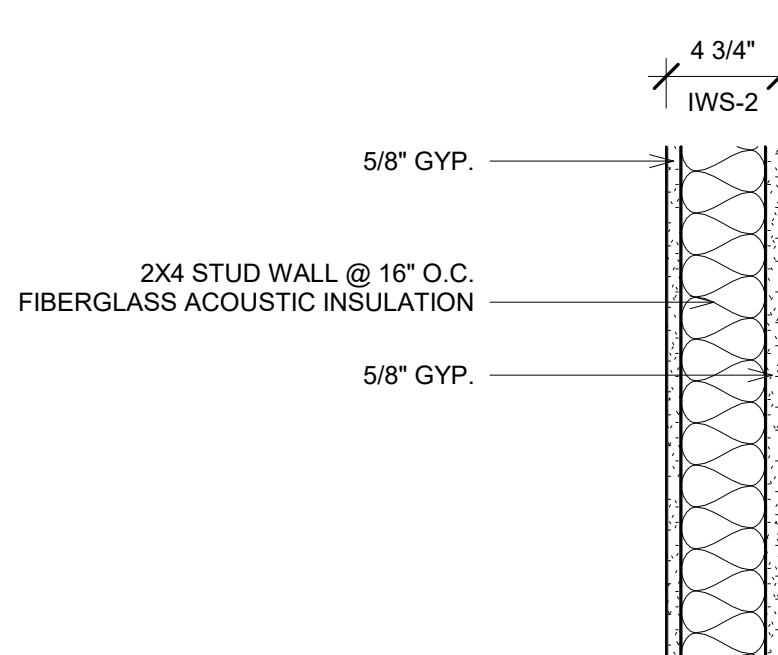
WALL TYPES



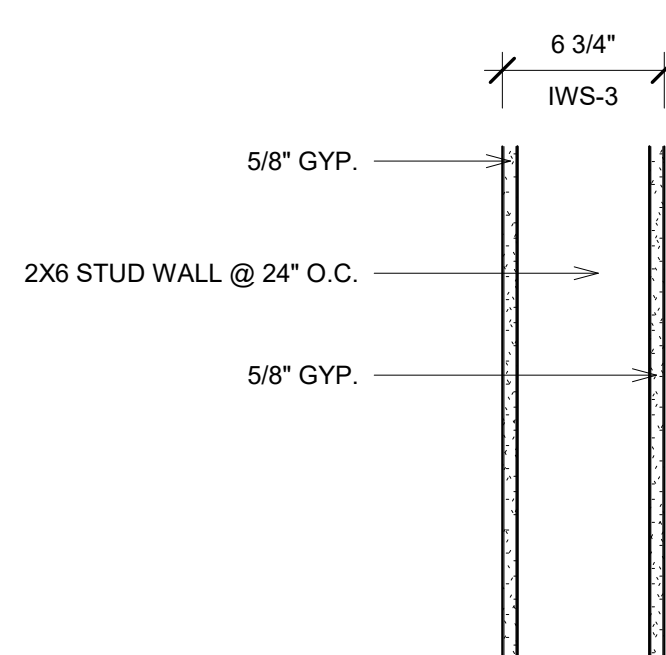
4 EXTERIOR WALL SYSTEM EWS-1
3/4" = 1'-0"



3 INTERIOR WALL SYSTEM IWS-1
3/4" = 1'-0"



2 INTERIOR WALL SYSTEM IWS-2
3/4" = 1'-0"



1 INTERIOR WALL SYSTEM IWS-3
3/4" = 1'-0"

WALL
SECTIONS+WALL
TYPES



A 6.00

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3469 HARDING AVE
HAPEVILLE, GA 30354

FULTON COUNTY

SCALE:
3" = 1'-0"

eightvillage

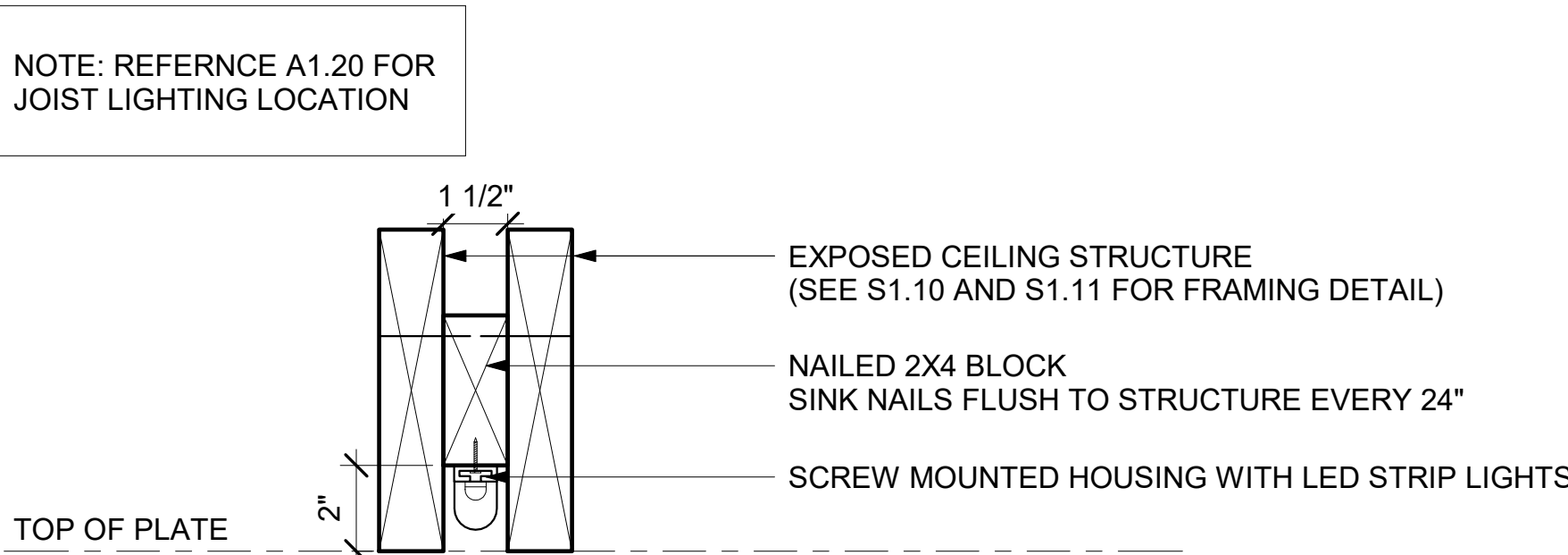
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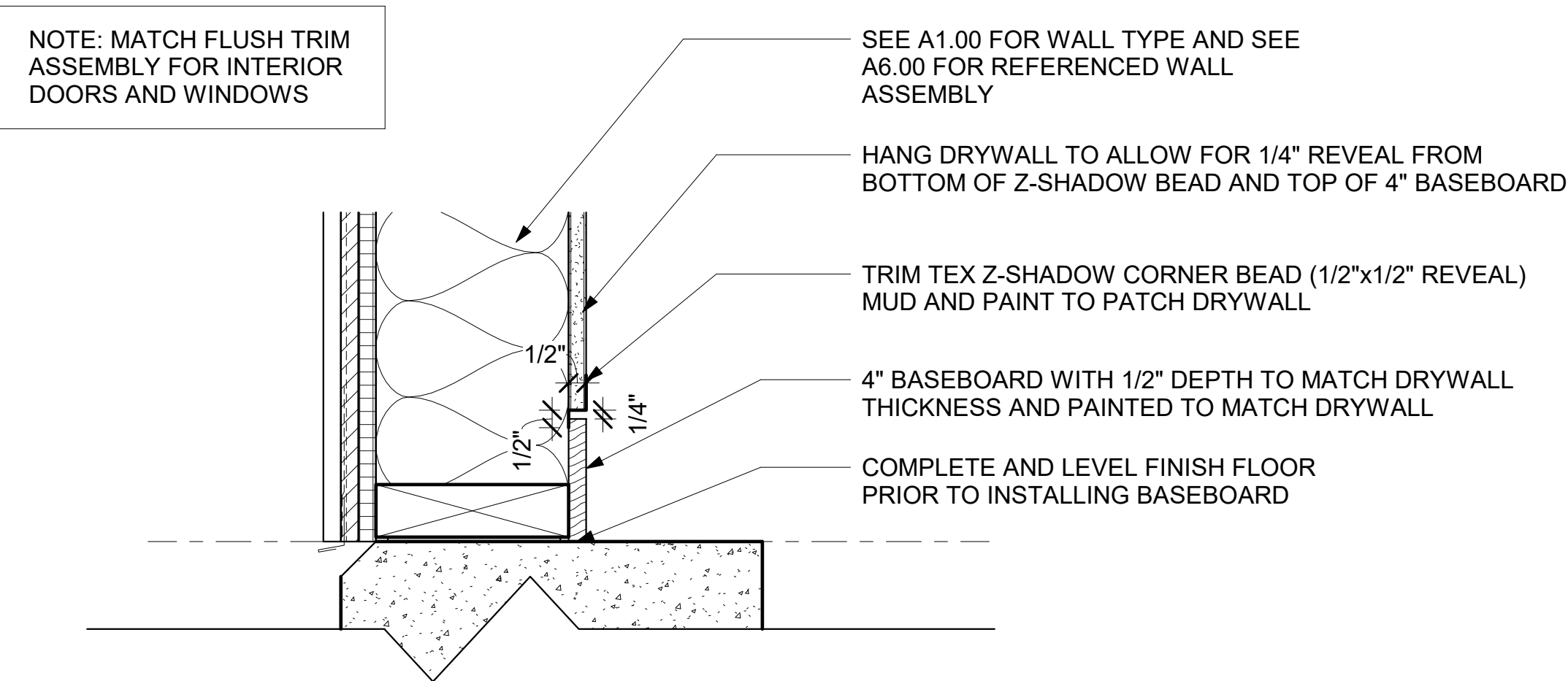
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② EXPOSED JOIST STRIP LIGHT DETAIL



① FLUSH BASEBOARD WALL DETAIL

DETAIL
DRAWINGS



A 6.10

DESIGN CRITERIA

1. LIVE LOADS:
- A. Floor – Non sleeping areas = 40PSF

B. Floor – Sleeping areas = 30 PSF

C. Ceiling = 20 PSF

D. Roof = 20 PSF
2. DEAD LOADS:
- A. Floor = 10 PSF

B. Ceiling = 10 PSF

C. Roof = 10 PSF
3. WIND DESIGN DATA:
- A. Basic Wind Speed (3 second gust) = 115 MPH

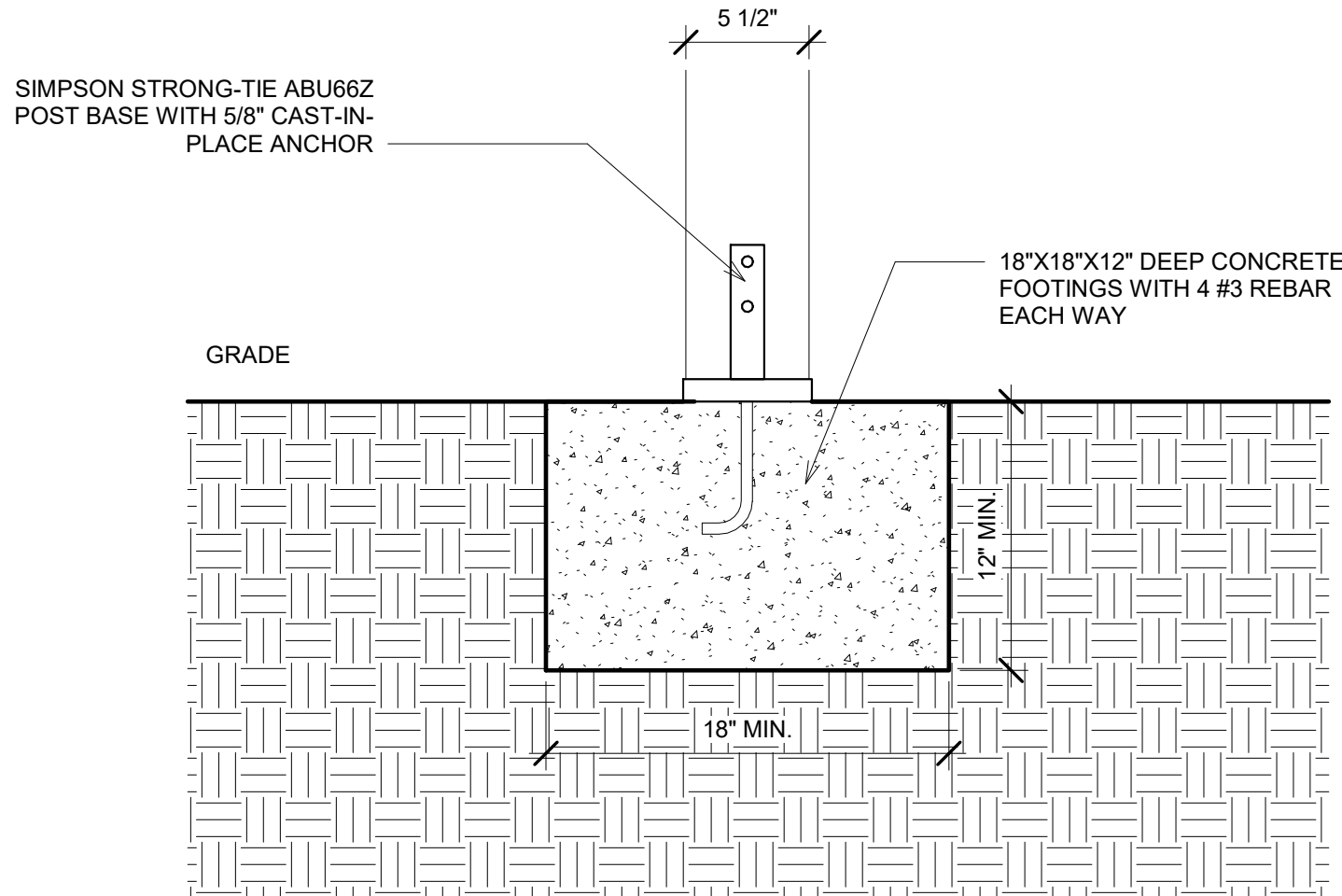
B. Risk Category = Category II

C. Wind Exposure: Exposure B.

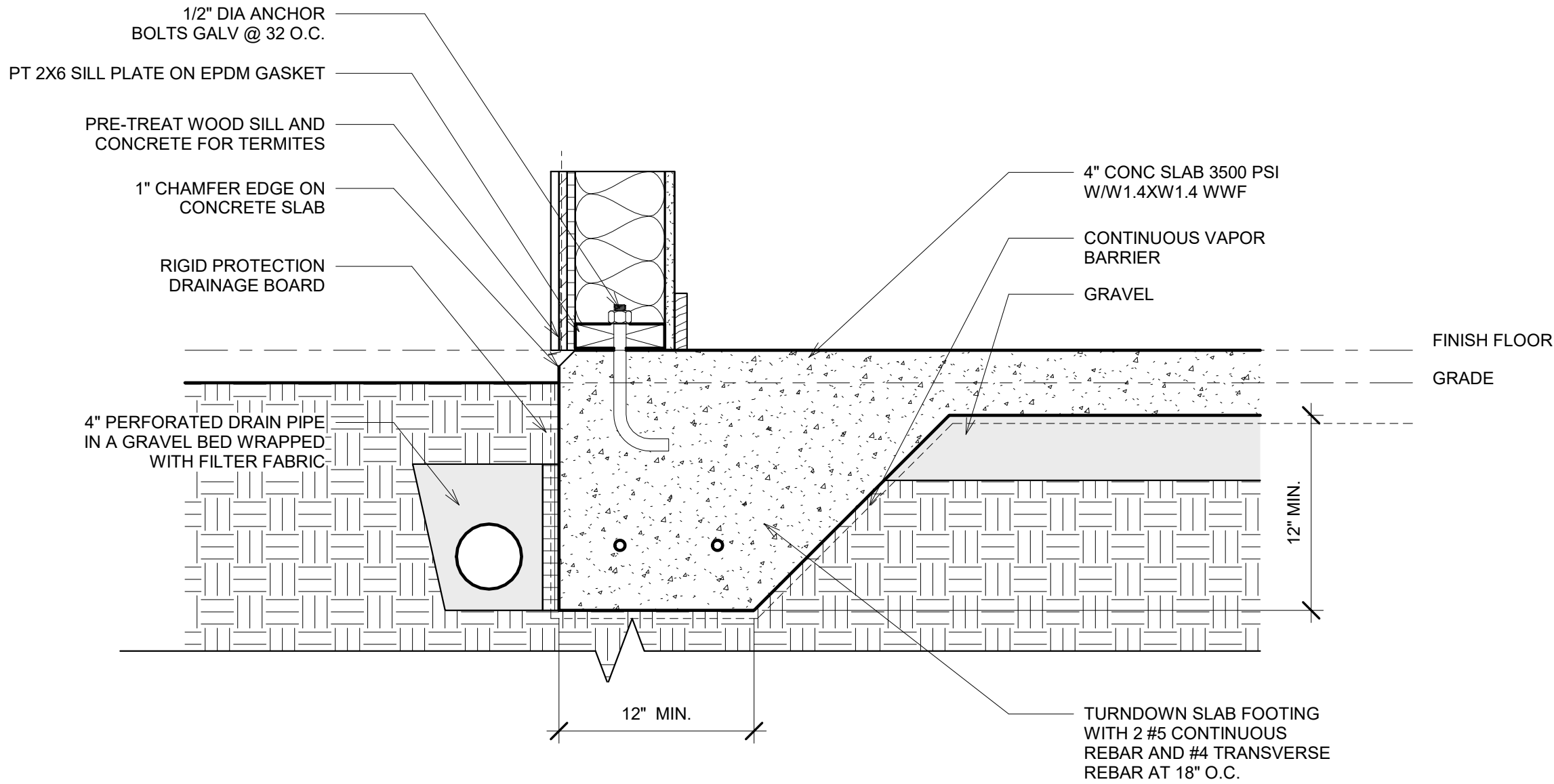
FOUNDATION NOTES

1. ALL FOOTINGS AND PIERS FOR DECK SHALL REST ON 6" OF ¾" CRUSHED STONE BASE MATERIAL.
2. ALL CRUSHED STONE SHOULD COMPLY WITH ASTM D2940.
3. CRUSHED STONE SHOULD BE COMPACTED WITH VIBRATORY PLATE COMPACTOR.
4. MATERIALS USED TO PRODUCE CONCRETE SHALL COMPLY WITH THE REQUIREMENTS OF ACI 318-11.
5. MINIMUM 28-DAY CONCRETE COMPRESSIVE STRENGTH SHALL BE 3,500 PSI.
6. PROVIDE 3" OF COVER FOR REINFORCEMENT IN CONCRETE FOOTING.
7. REINFORCING STEEL SHALL COMPLY WITH THE REQUIREMENTS OF ASTM A615 AND SHALL HAVE MINIMUM YIELD STRENGTH OF 60,000 PSI.
8. ALL DIMENSIONS TO BE VERIFIED IN FIELD.
9. ALL UTILITIES MUST BE PROPERLY MARKED PRIOR TO CONSTRUCTION.
10. CONTRACTOR MUST INFORM ARCHITECT AND ENGINEER OF RECORD IF ON-FIELD MEASUREMENTS AND/OR CONDITIONS VARY FROM DESIGN DRAWING.
11. ANCHOR BOLTS TO CONFORM TO ASTM A307 STANDARDS.
12. ANCHOR BOLTS TO BE GALVANIZED ACCORDING TO ASTM A153 STANDARDS.
13. A NUT AND WASHER TO BE TIGHTENED AT EACH BOLT.
14. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION.
15. ANCHOR BOLTS SHALL EXTEND A MINIMUM OF 7 INCHES INTO CONCRETE.
16. ALL BACKFILL SOILS TO BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY, AS DETERMINED BY STANDARD PROCTOR TEST (ASTM D698).
17. SEE S 2.00 FOR FOUNDATION CALUCLATIONS

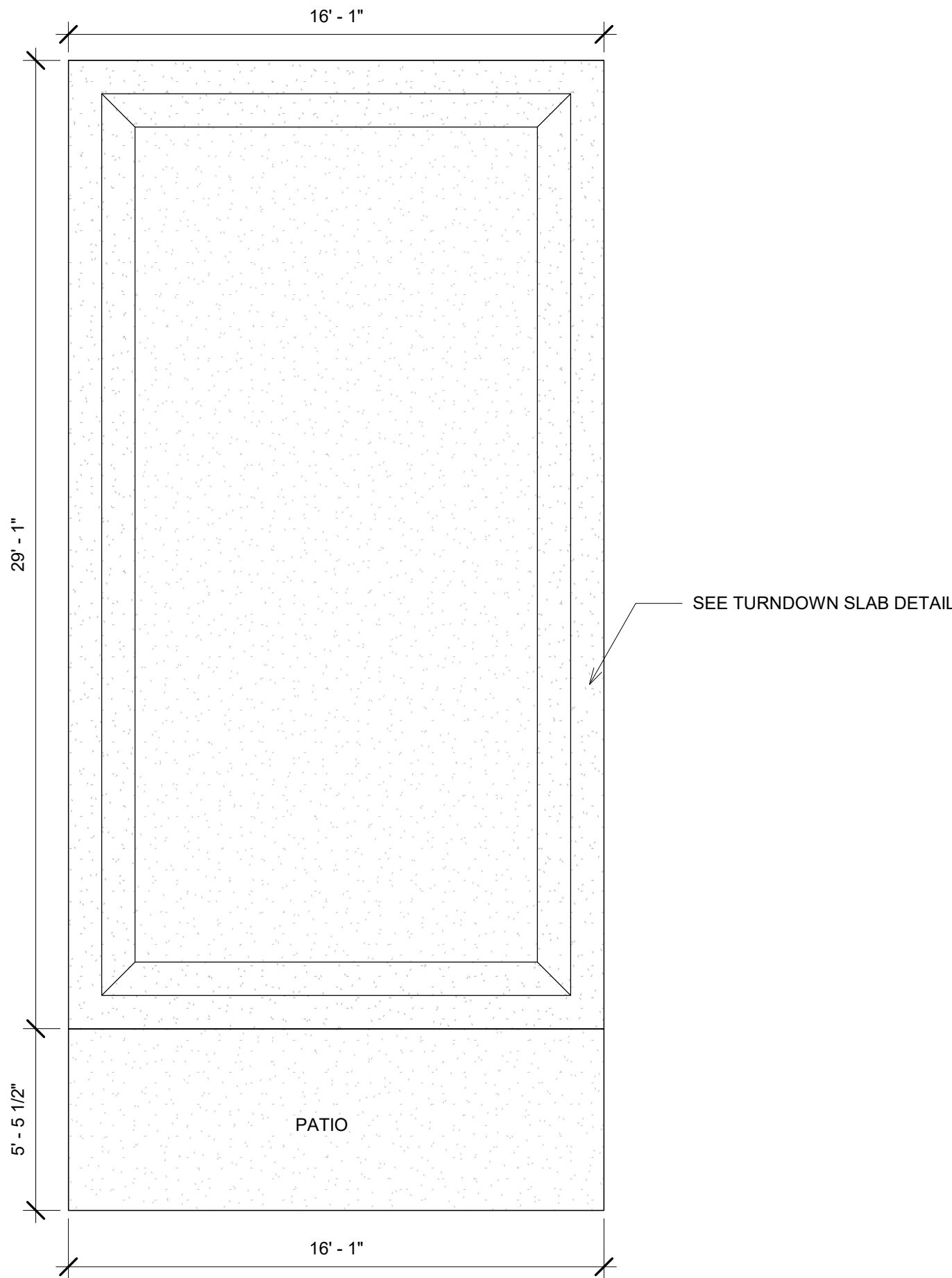
③ DECK FOOTING DETAIL
3/4" = 1'-0"



② TURNDOWN SLAB DETAIL
3/4" = 1'-0"



① FOUNDATION PLAN
1/8" = 1'-0"



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**FOUNDATION
PLAN**



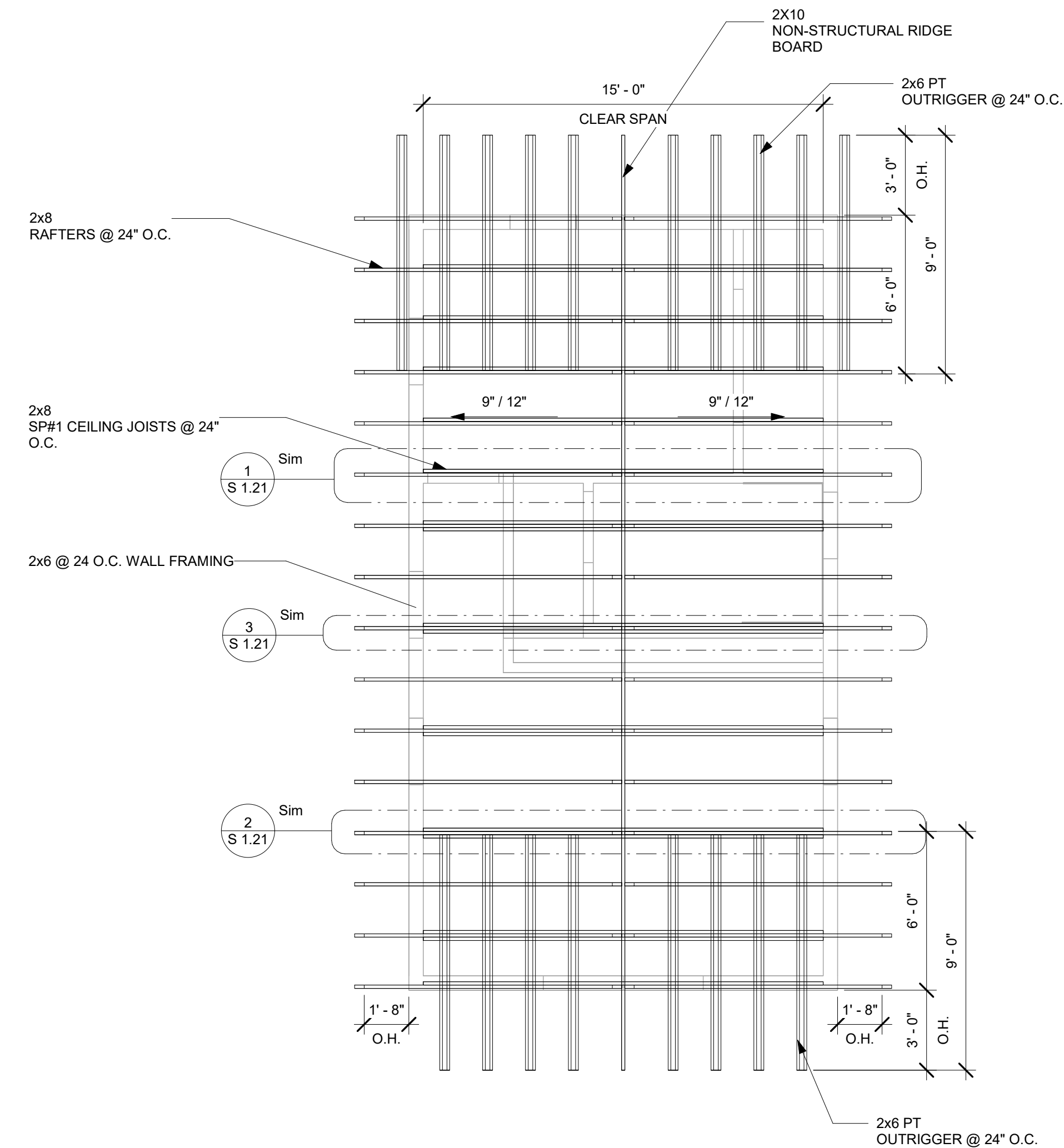
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WOOD FRAMING NOTES

1. ALL DIMENSIONS TO BE VERIFIED IN FIELD
2. CONTRACTOR MUST INFORM ARCHITECT AND ENGINEER OF RECORD IF ON-FIELD MEASUREMENTS AND/OR CONDITIONS VARY FROM DESIGN DRAWINGS
3. ALL LUMBER AND PLYWOOD IN DIRECT CONTACT WITH GROUND SHALL BE PRESSURE-PRESERVATIVE TREATED AND DRIED AFTER TREATMENT IN ACCORDANCE WITH AWPA U1 (COMMODITY SPECIFICATION A, USE CATEGORY 4B AND SECTION 5.2), AND SHALL BEAR THE LABEL OF AN ACCREDITED AGENCY
4. WHERE LUMBER AND/OR PLYWOOD IS CUT OR DRILLED AFTER TREATMENT, THE TREATED SURFACE SHALL BE FIELD TREATED WITH COPPER NAPHTHENATE, THE CONCENTRATION OF WHICH SHALL CONTAIN A MINIMUM OF 2 PERCENT COPPER METAL, BY REPEATED BRUSHING, DIPPING OR SOAKING UNTIL THE WOOD ABSORBS NO MORE PRESERVATIVE
5. ALL TIMBER FRAME CONSTRUCTION SHALL BE DONE IN STRICT CONFORMANCE WITH THE AITC TIMBER CONSTRUCTION MANUAL & NDS 2012
6. ALL TIMBER STRUCTURAL SUPPORTING MEMBERS SHALL BE SOUTHERN PINE, #2 OR BETTER UNLESS NOTED OTHERWISE
7. ALL PLYWOOD DECKING OR SHEATHING SHALL BE APA RATED C-D GRADE STRESS LEVEL S-2 WITH EXTERIOR GLUE
8. EXTERIOR PLYWOOD WALL SHEATHING SHALL BE FASTENED WITH 10d COMMON NAILS SPACED AT 4" O.C. AT PANEL EDGES AND 12" O.C. INTERMEDIATE
9. ALL LAG BOLT CONNECTIONS SHALL BE PRE-DRILLED WITH THE PROPER SIZE LEAD HOLE DIAMETER IN ACCORDANCE WITH THE AITC TIMBER MANUAL
10. ALL TIMBER FRAMING CLIPS AND FASTENERS SHALL BE HOT DIP GALVANIZED AFTER FABRICATION
11. ALL FRAMING CONNECTORS FOR STRUCTURAL TIMBER MEMBERS SHALL BE SIMPSON STRONG TIE CONNECTORS AND SHALL HAVE A MINIMUM CAPACITY OF 1200 LBS
12. ALL FRAMING CONNECTORS FOR ENGINEERED LUMBER SHALL HAVE A MINIMUM CAPACITY OF 1200 LBS AND SHALL BE A PRODUCT RECOMMENDED BY THE MANUFACTURER
13. CONTRACTOR MUST ABIDE BY ALL ENGINEERED LUMBER MANUFACTURER AND FRAMING CONNECTOR MANUFACTURER RECOMMENDATIONS AND SPECIFICATION
14. SILL PLATES AND SOLE PLATES SHALL BE PROTECTED AGAINST DECAY AND TERMITES

ROOF FRAMING NOTES

1. RAFTERS SHALL BE FRAMED TO RIDGE BOARD OR TO EACH OTHER WITH A GUSSET PLATE AS A TIE
2. WHERE RAFTERS MEET TO FORM A RIDGE, THEY SHALL BE PLACED DIRECTLY OPPOSITE EACH OTHER, OR CENTERLINE OFFSET NOT MORE THAN 1-1/2 INCHES
3. RIDGE BOARD SHALL BE AT LEAST 1-INCH NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER
4. WHERE CEILING JOISTS ARE NOT CONNECTED TO RAFTERS AT TOP WALL PLATE, A 2X4 CONTINUOUS RAFTER TIE MUST BE PLACED WITHIN 18" OF BOTTOM OF RAFTER
5. RAFTERS TO BE CENTERED ON 2X6 WALL STUDS BELOW



1 ROOF FRAMING PLAN
1/8" = 1'0"

PROJECT:
3469 Harding Ave
ADU

EV PROJECT CODE: **BYATL-230103**

3469 HARDING AVE
HAPEVILLE, GA 30354

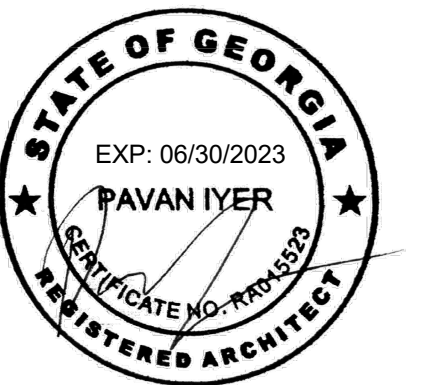
FULTON COUNTY

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

eightvillage

135 Auburn Ave NE
Atlanta, GA 30303

T 678.371.7791



RELEASED
FOR PERMIT

DATE: 01.17.2023
PHASE: CD
PREPARED BY: PI

#	REVISION	ISSUE	DATE
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ROOF FRAMING PLAN



S 1.20

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

eightvillage

135 Auburn Ave NE
Atlanta, GA 30303
T 678.371.7791



RELEASED
FOR PERMIT

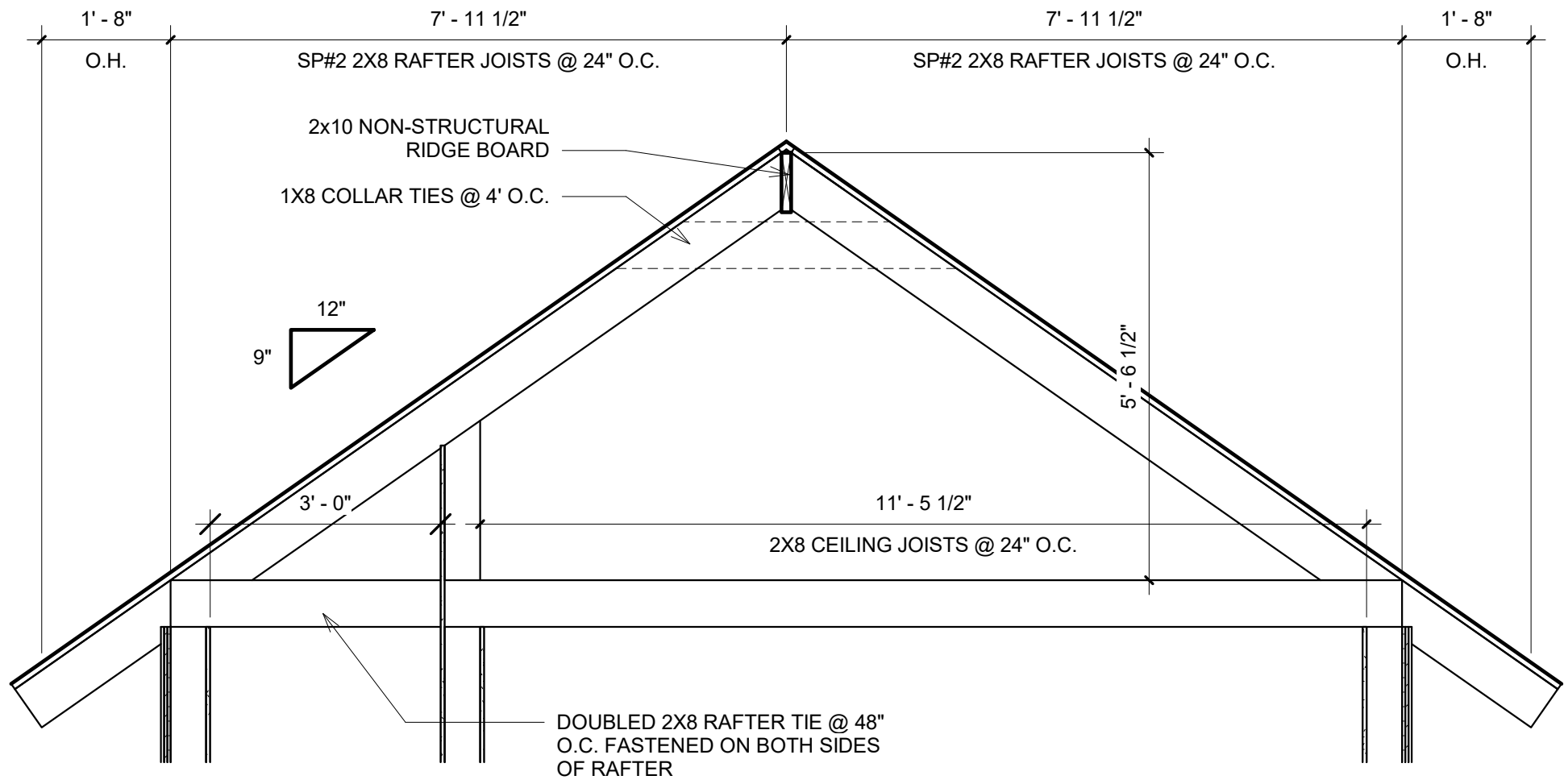
DATE: 01.17.2023
PHASE: CD
PREPARED BY: PI

#	REVISION	ISSUE	DATE
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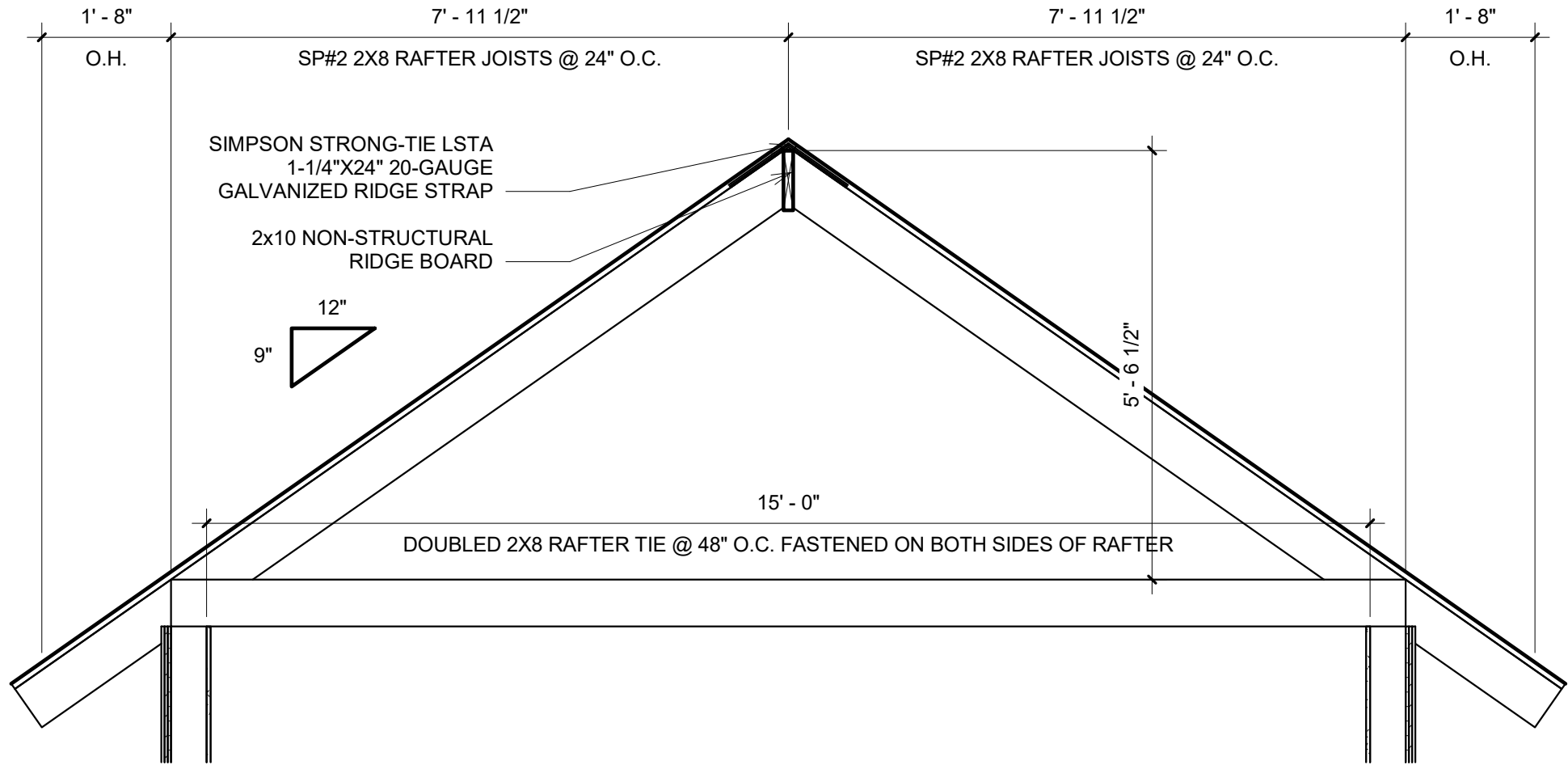
ROOF SECTIONS



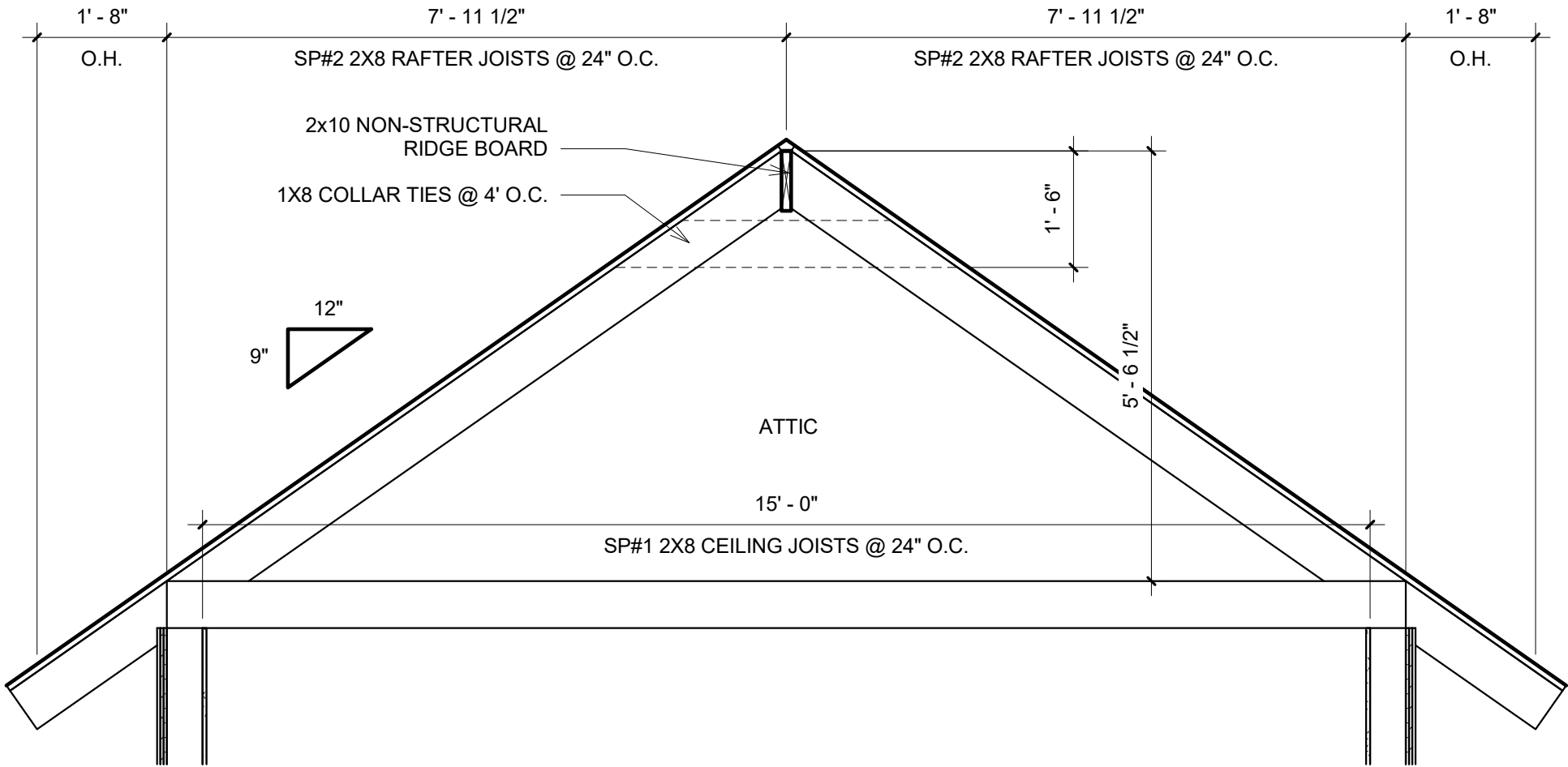
S 1.21



3 ROOF FRAMING SECTION EXPOSED
RAFTER TIE ABOVE CORRIDOR
1/4" = 1'0"



2 ROOF FRAMING SECTION EXPOSED
RAFTER TIE
1/4" = 1'0"



1 ROOF FRAMING SECTION
1/4" = 1'0"



DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: April 10, 2023
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3637 Elm Street Revised**

Key:

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

BACKGROUND

The City of Hapeville has received a revised design review application from Vincent Lucier construct a second floor addition to an existing single family dwelling at 3637 Elm Street. The 470 SF addition will be located on the rear of the structure and is shown as 25'8". Wooden siding and 30 year asphalt shingles are indicated.

The property is zoned RMU Residential Mixed Use and is subject to the Neighborhood Conservation Area (Subarea B) of the Architectural Design Standards.

CODE

Sec. 81-1-8. - RSD and RMU zoned developments.

Based on goals of this chapter, the following variations from and additions to these standards shall apply to sites zoned "Regionally Significant Development (RSD) and Residential Mixed Use (RMU)". Due to their size, and the opportunity to create self-contained "mini-cities" that this provides, these sites have an option to establish architecturally unique identities that may or may not reflect those of other parts of Hapeville. This is particularly true for those with mid-rise buildings, big box retail, convention center, warehouses, and telecommunication centers, which are not envisioned by the standards in section 81-1-6.

(a)General standards.

- (1)The requirements of section 81-1-6 shall apply except as herein noted or varied by design exception. Where a conflict exists between sections 81-1-6 and 81-1-8, the requirements of 81-1-8 shall prevail.
- (2)The requirements herein shall apply to all public and private streets. Exemptions to the requirements of section 81-1-6 relating to supplemental zones
- (3)For master planned developments in excess of 30 acres, the Hapeville Architectural Design Standards may be substituted with independent architectural design standards, provided the substituted regulations are consistent with the purpose and intent of this chapter, and subject to final approval by the design review committee. At a minimum, substitute design regulations shall include site development standards, utility standards, parking and traffic standards, and general facade standards, including but not limited to exterior materials, architectural themes, and street-level facade treatments. In the absence of these required elements, the minimum architectural standards will default to sections 81-1-6 and 81-1-8 respectively.

(b)Parking and traffic standards. Circular drives are permitted on new streets.

(c)Standards for low-rise buildings. See subsection (d)(1) for big box retail, conference/convention centers, warehouses, and telecommunication or data centers.

- (1)Buildings four (4) stories or less are deemed low-rise.

(2) Standards for stories one and two:

a. Exterior materials shall be limited as follows:

Within 20 feet of public street rights-of-way or twenty (20) feet of the sidewalk along a private street: glass (except glass block), full-depth brick, cast stone, hard coat stucco, fiber cement siding, natural wood siding or stacked stone. ii. Other locations: The above materials, plus half-depth brick and split-face block.

(3) Standards for stories three and four.

a. Exterior facade materials shall be limited to: glass (except glass block), metal, brick, simulated brick, precast concrete panels, cast stone, hard coat stucco, fiber cement siding, natural wood siding, stacked stone, half-depth brick, or split-face block.

b. There shall be no minimum recess distance from the facade for window panes serving commercial uses.

c. Windows shall be vertically shaped with a height greater than width.

d. Building floors shall not appear as single horizontal window bands separated by nonglass spandrels of equal or greater height than the windows.

e. Windows may utilize clear or tinted glass. Tinted glass may have any transmittance or light reflectance factor.

(d) Mid-rise building design standards.

(1) Buildings taller than four (4) stories are deemed midrise.

(2) Mid-rises shall have two- or three-part facades:

a. A two-part facade consists of:

i. A "base" zone (the lower stories);

ii. A "shaft" zone (all other floors).

iii. Zones may be differentiated by a change in facade materials, window pattern, or window material. They may also be separated by a cornice or expression line.

b. A three-part facade consists of:

i. A "base" zone (the lower stories);

ii. A "shaft" zone (middle stories);

iii. A "cap" zone (upper stories or cornice which provides a termination at the building top).

iv. Zones may be differentiated by a change in materials, window pattern, or window material. They may also be separated by a cornice or expression line.

c. Facade materials shall be arranged horizontally, with materials having a more visually heavy appearance placed below lighter ones. No more than two different materials or colors shall be used per facade zone.

(e) Big box retail, conference/convention centers, warehouse, telecommunication, and data center design standards.

(1) Big box retail, conference/convention centers, warehouse, and telecommunication or data centers shall comply with:

a. The requirements of subsection 81-1-8(c) "Low-rise buildings," or

b. The following requirements along each exterior facade visible from a public street, private street, private drive, or parking lot:

i. Materials shall be limited to: glass (except glass block), metal, brick, simulated brick, precast concrete panels, cast stone, hard coat stucco, fiber cement siding, natural wood siding, stacked stone, half-depth brick, or split-face block.

ii. Facade materials shall be combined only horizontally, with the heavier below the lighter.

iii. A minimum of 30 percent of the facade area shall be glass. Such glass shall allow visibility into the building a minimum depth of five feet. Display windows shall count towards this requirement.

iv. Facades over 100 feet in length shall incorporate wall projections or recesses a minimum of five feet in depth and a minimum of 20 contiguous feet in length per 100 feet of facade length. The combined length of said recesses and projections shall

constitute more than 20 percent but less than thirty (40) percent of the total facade length.

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: Required and actual setbacks should be provided on the site plan. There is no sidewalk, however, there is a sidewalk present on the opposite side of the street.

(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: 1 new tree is shown. Are the trees shown on the site plan current? See Tree Ordinance for acceptable trees.

(c) Utility Standards

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

STAFF COMMENT: Front door light should be shown/provided.

(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:

(e) Roof and Chimney Standards

- ✓ Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.
- ✓ Roof shingles shall be slate, cedar, or asphalt.
- ⊖ Roof tiles shall be clay, terra cotta or concrete.
- ⊖ Metal roofs are:
 - Allowed on one-family and two-family detached dwellings;
 - Permitted on multifamily and townhouse dwellings only when screened from the adjacent street by a parapet wall.
-  Gutters shall be copper, aluminum or galvanized steel.
-  Downspouts shall match gutters in material and finish.
- ✓ Roof forms shall be based on architectural style.
- ✓ All roofs, excluding dormers, shall overhang a minimum of 12 inches beyond the facade.
- ⊖ Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached.
- ⊖ Chimneys exposed to the public view may not be faced in wood or cement based siding and may not be of an exposed metal or ceramic pipe. All chimneys shall be wrapped in a brick, stone or suitable masonry finish material.
- ⊖ Chimneys on exterior building walls shall begin at grade.
- ⊖ Chimneys shall begin at grade and be faced with brick or stacked stone; extend chimneys between three and six feet above the roof line.

STAFF COMMENT: Gutters and downspouts should meet standards.

(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. x
- 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: Stoop railing should be painted or stained. 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.

(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.
- x 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: DRC requested walkway to street in previous meeting.

FINDINGS

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.

- Please clarify trees still present.
- Provide front porch light.
- Ensure all railings are painted and stained.
- Roof line shown on this revision not consistent with Hapeville style.

The application is compliant subject to the satisfaction of the aforementioned issues.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: January 13, 2023

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: Vincent Lucier **Contact Number:** 770-899-8000

Applicants Address: 4480 South Cobb Drive, NE Smyrna

E-Mail Address: vincent@distinguishedpropertymanagement.com **Zoning Classification:** BMC1

Address of Proposed Work: 3637 ELM Street Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0096-0002-004-6

Property Owner: Distinguished Property Management, LLC **Contact Number:** 770-899-8000

Project Description (including occupancy type): Residential Mixed Use

Residential Remodel Renovation. Attic Addition

Contractors Name: Adonia Custom Homes **Contact Number:** 770-833-4200

Contact Person: Joseph Wilch **Contact Number:** 770-833-4200

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.

Vincent Lucier
Applicants Signature

1/13/2023
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: ~~2,050~~ 470 sq ft

Total Square Footage of existing building: 1,580

Estimated Cost of Construction: 20,000.00

List/Describe Building Materials on the exterior of the **existing** structure: Aluminum clad siding
cinderblock crawl space

List/Describe Building Materials **proposed** for the exterior facade of the new structure: _____
Aluminum clad siding cinderblock crawl space

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

Vincent R. Lucier

Vincent Lucier

1/13/2023

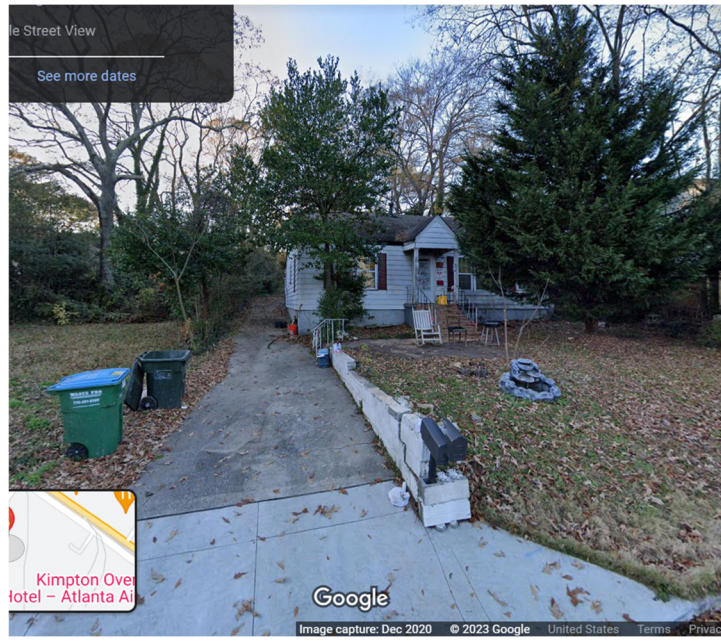
Printed Name

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.



DESIGNER: DANA T DESIGNS
678-596-8590
danatdesigns1@gmail.com

CLIENT: BME PROPERTIES, LLC
PROJECT: 3637 ELM STREET
HAPEVILLE, GA 30354

DOCUMENT SET TABLE OF CONTENTS:

COVER PAGE I (BUILDING CODES & CONSTRUCTION NOTES)

A-3 PROPOSED FRONT & REAR ELEVATIONS

A-4 PROPOSED LEFT & RIGHT SIDE ELEVATIONS

R-1 EXIST./PROP., ROOF FRAME PLAN

RELEASE FOR CONSTRUCTION

GENERAL NOTES:

1. ALL TIMBER WILL BE SP-#2

2. ALL RAFTERS ARE TO CONNECT TO CEILING JOISTS

3. THE CRAWL SPACE IS NOT HIGHER THAN FIVE FEET AT ANY POING IS NOT LIVING SPACE.

4. ALL WORK WILL BE DONE IN STRICT ACCORDANCE WITH LOCAL CODES AND ORDINANCES.

5. SOIL SHALL BE OF STABLE SUBSTANCE AND COMPACTED TO 95% DENSITY CONSTRUCTION AREA SHALL BE FREE OF ANY MATERIAL UNSTABLE FOR COMPACTING.

6. ALL ELECTRICAL WORK MUST COMFORM WITH THE LATEST ADDITION OF THE NATIONAL ELECTRICAL CODE AND LOCAL ORDINANCES.

7. ALL PLUMBING WORK MUST COMFORM WITH THE LATEST ADDITION OF THE NATIONAL PLUMBING CODE AND LOCAL ORDINANCES.

ELECTRICAL NOTES:

1. ELECTRICAL WORK IS REQUIRED FOR THIS PROJECT THE WORK SHALL BE PERFORMED BY A CONTRACTOR LICENSED TO PERFORM SUCH ACTIVITY WITHIN THE JURISDICTION OF THE HAPEVILLE, GA A SEPERATE INSTALLATION PERMIT IS REQUIRED. COMPLY W/ A APPLICABLE CODES AND HAPEVILLE, GA ELECTRICAL INSPECTION AND APPROVALS

2. DESIGN OF THE REQUIRED ELECTRICAL SYSTEM (POWER & LIGHTING REQUIREMENTS) IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.

3. CONTRACTOR SHALL FIELD VERIFY ACTUAL FIELD CONDITIONS PRIOR TO START FOR ANY WORK FOR THIS PROJECT.

4. THE SERVICE ENTRANCE, ELCTRIC METERING, SERVICE PANEL AND CABLE INSTALLATION UP TO MAIN SWITCH GEAR AND SERVICE PANEL ARE EXISTING AND SHALL REMAIN.

5. COMPETE ELECTRICAL WIRING INSTALLATION AS NEEDED INCLUDING BUT NOT LIMITED TO NEW SERVICE ENTRANCE, BUILDING WIRING ALL LIGHTING FIXTURES AND APPLIANCES, THE SELECTION OF ACTUAL FIXTURES SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.

6. PLACE LIGHT SWITCHES MINIMUM 8" O.C. FROM DOOR ROUGH OPENING

7. PLACE BATHROOM VANITY OUTLETS ON SIDE WALL MINIMUM 6" O.C.

8. ADD 1 OUTLET FOR THE FIREPLACE INSIDE CANTILEVER.

9. BE SURE TO HAVE ONE OUTLET ON FOR THE SIDE OF THE RANGE.

SPECIAL NOTES:

1. THERE IS A 1/2" OVERHANG

2. ADDRESS NUMBERS WILL BE ON THE POST ON THE PORCH

3. THERE WILL BE WALL SCONCES PLACE ON EACH SIDE OF THE FRONT DOOR.

4. THE EXTERIOR PARTITION FASCIA WILL BE 8" CEMENT BOARD

5. THE CORNER TRIM WILL BE 1X4 SIZED.

SCOPE OF WORK:

1. ADDING NEW EXTERIOR FASCIA AROUND THE STRUCTURE.

2. ADDING THEADDRESS TO A COLUMN ON THE FRONT PORCH.

3. THE RAILING FOR THE FRONT PORCH WILL BE 32" HIGH.

4. THE RAILING WILL BE MADE OF TREATED PAINTED WOOD.

PLUMBING NOTES:

1. PLUMBING WORK IS REQUIRED FOR THIS PROJECT. THE WORK IS INDICATED IN THE DRAWINGS. IT SHALL BE PERFORMED BY A CONTRACTOR. LICENSED TO PERFORM SUCH ACTIVITY WITHIN THE JURISDICTION OF THE HAPEVILLE, GA A SEPERATE INSTALLATION W/ APPLICABLE CODES.

2. COORDINATE WORK WITH ALL OTHER TRADES PRIOR TO INSTALLATION REFER TO AVAILABLE APPROVED DRAWINGS TO VERIFY EACH DEPTHS, SIZES AND LOCATION OF ALL EXISTING OR REQUIRED UTILITY CONNECTIONS PRIOR TO THE START OF ANY WORK FOR THIS PROJECT.

3. INSTALLATION ALL PLUMBING FIXTURES AS INDICATED INCLUDING BUT NOT LIMITED TO WATER CLOSETS, BATH TUBS, LAVORATES, KITCHEN SINKS, FIXTURES SUPPLY AND WASTED PIPPING AS REQUIRED, PROVIDE TIE IN TO EXISTING SANITARY SEWER WASTE LINE FIELD VERIFY THE LOCATION OF THE EXISTING WASTE FROM BUILDING TO THE EXISTING STREET SEWER SYSTEM.

4. INSULATE DOMESTIC HOT AND COLD WATER PIPPING.

5. ALL NEWLY INSTALLED PIPPING SHALL BE TESTED IN ACCORDANCE WITH THE CODE MINIMUM REQUIREMENT.

6. DOMESTIC WATER PIPPING SHALL BE FLUSHED AND STERLIZED IN ACCORDANCE WITH GEORGIA STATE, OR APPLICABLE COUNTY HEALTH DEPARTMENT STANDARDS.

GENERAL STATEMENT/GEORGIA ACCESSIBILITY CODES
GA 103.3 CURRENT FOR 2021 AND APPLICABLE UPDATES:

CURRENT MANDATORY CODES AS ADOPTED BY DCA:

International

-Building codes, 2018. edition, with Georgia amendments 2020

International

-Residential code, 2018 edition, with Georgia amendments 2020

International

-Fire code, 2018 edition (No Georgia amendments)

International

-Plumbing code, 2018 edition with Georgia amendments 2020

International

-Mechanical code, 2018 edition with Georgia amendments 2020

International

-Fuel Gas code, 2018 edition with Georgia amendments 2020

- National electric code, 2020 edition (no Georgia Amendments)

- International Energy Conservation code, 2015 Edtition, w/ Georgia Supplements and Amendments (2020)

- 2012NFPA 101-life safety code w/ state Amendments 2021 w/ GA., Amendments 2020

- International swimming pool & spa code, 2021edition w/ Georgia Amendments 2021

- Disaster Resilient building code IBC appendix 2021

- Disaster Resilient building code IRC appendix 2020

- International property Maintenance code, 2021 edition w/ Georgia Amendments.

- National Green building standard 2020 edition, w/ Georgia Amendments.

Construction type - Type V.B.

DATE

BY

DESCRIPTION

NO.

JANUARY 20, 2023

DATE:

SCALE:

SHEET:

I

Page 131 of 163

Site Plan

3637 Elm St
Hapeville, GA 30354

Existing Heated square footage: 1580
Proposed added Heated square footage: 470
Total Heated square footage for House: 2050

(In Feet)
1 inch = 20 ft.

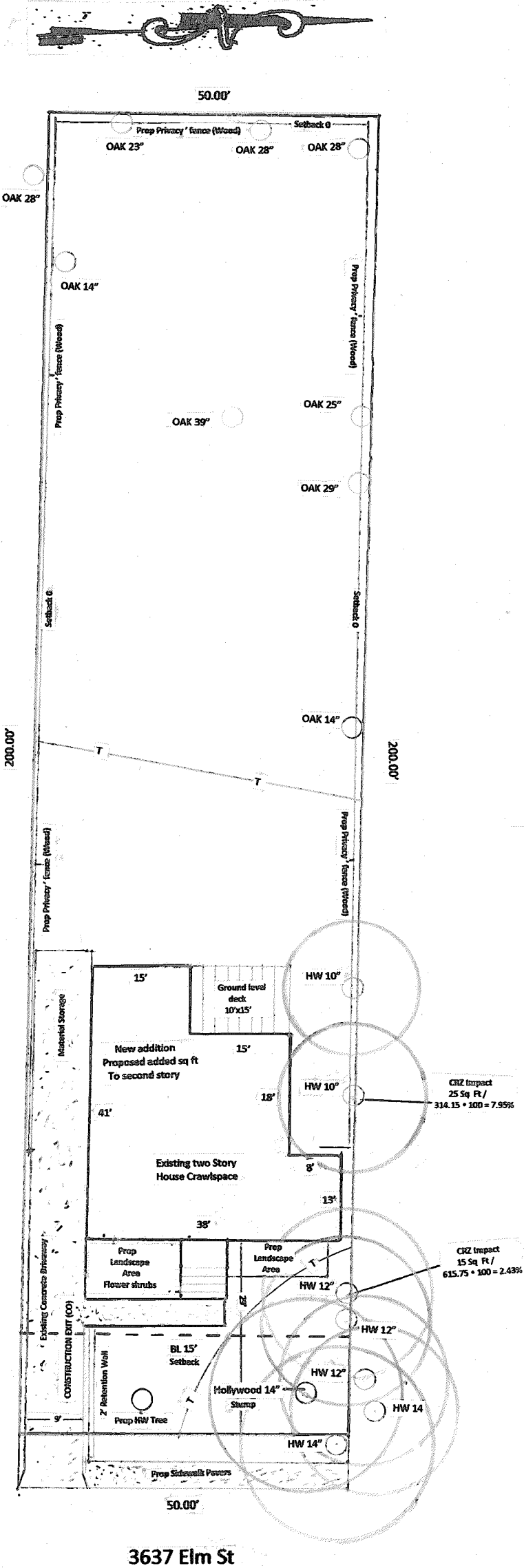
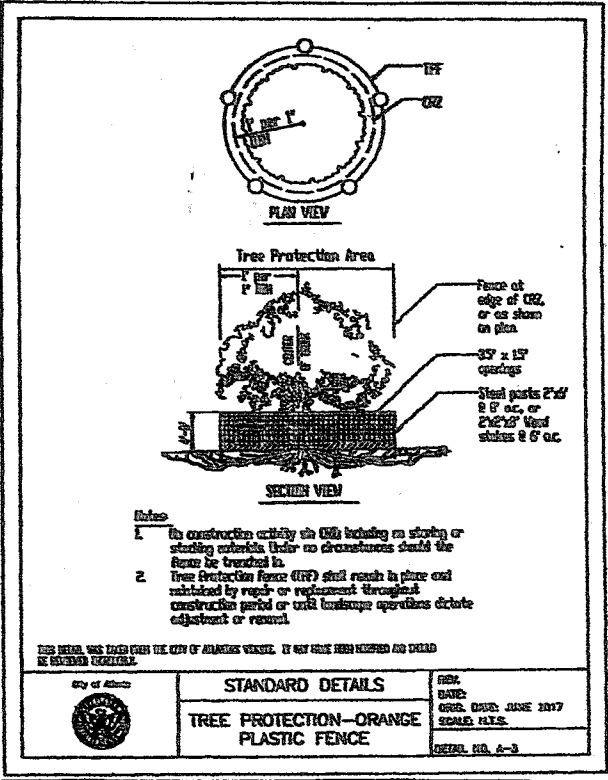
Zoning RMU

Parcel Number 14009600020046
Location Address 3637 Elm ST
Hapeville, GA 30354

Legal Description
Property Class R3 – Residential Lots
Neighborhood 1420
Tax District 30
Zoning RMU
Acres 0.2296
Homestead N
Exemptions

Owner: Vincent Lucier
3637 Elm ST
Hapeville, GA 30354
Vincent@distinguishedpropertymanagement.com
770-899-8000

Point of contact: Jerome Bright
Jcbright45@gmail.com
678-596-4379



Area of site = 10000	
FAR - 2050 / 10000 = 0.20%	
Impervious Coverage -	
Driveway	= 640
Walkway	= 84
Front Porch	= 80
Rear Deck	= 150
Total Impervious	= 954
Impervious Lot Coverage Total 2050 + 954 = 3004 / 10000 = 0.30%	

Minimum Building Setback Requirements

Zoned RMU	
Front Yard - 15'	
Side Yard - 0'	
Rear Yard - 0'	

House Elevation

Left and Right front corner = 3' and 3' above ground level respectively
Left and Right Rear corner = 1' and 1' above ground level respectively
House is on a Basement (Addition will be added to existing dwelling at same elevation)

General Requirements:

Dirt statement- Project does not require Dirt movement that will exceed allowed cubic yards – Earthwork is Below 500 cu. Yd. No Haul route will be required.
Graded slopes- No graded slope shall exceed 2h: 1v – Dirt will be stocked piled on site.
No trees will be impacted by construction.

Erosion, Sedimentation and Pollution Control (ES&PC) Plan:

Construction Exit (Co): listed on site plan (Driveway)
Perimeter control silt fence (Sd1-C) : Shall not disturb any trees on site.
Disturbed Area Stabilization (Ds1, Ds2, Ds3, Ds4): method will be Ds3

Erosion and Sediment control Plan:

- 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 times. 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 treat 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.
- Silt fence shall be "Type C" as per the Manual for Erosion and Sediment Control in Georgia, and be wire reinforced.

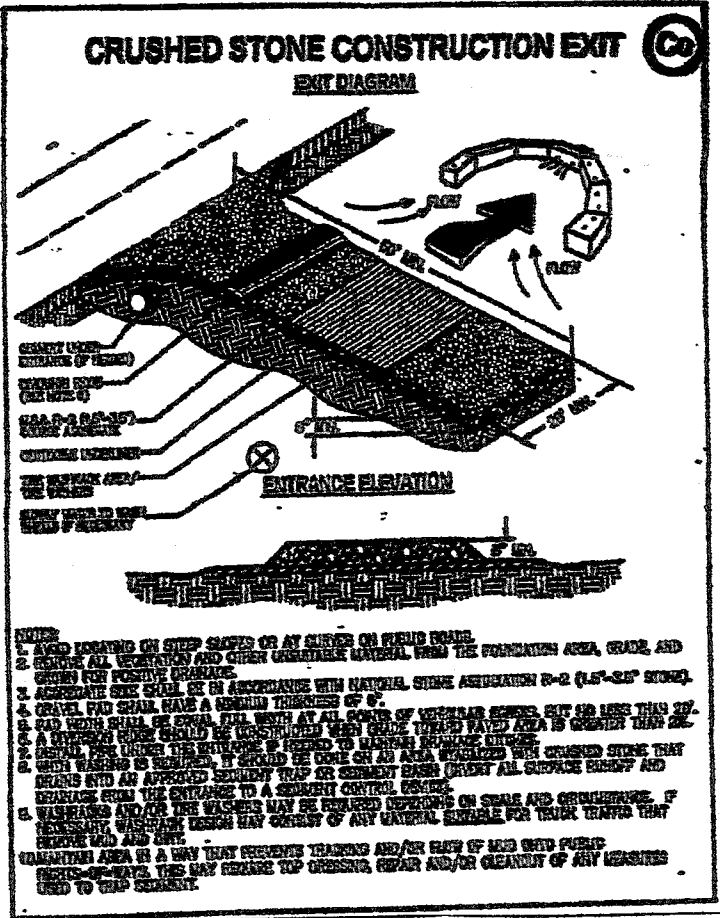
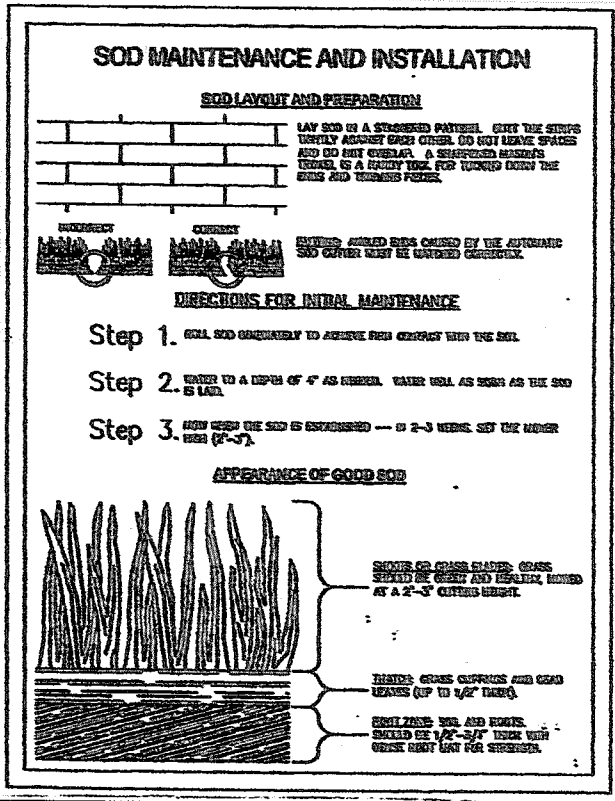
NOTE: PROPERTY LINES SHOWN ON THIS SURVEY MAY REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (CHAIN PINS FOUND, OLD C. ENCLOSURE FENCE LINES, OLD WALL LINES, GROUND & HEDGE LINES, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONFLICT WITH EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYS, PLATS, AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONSIDERABLE PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

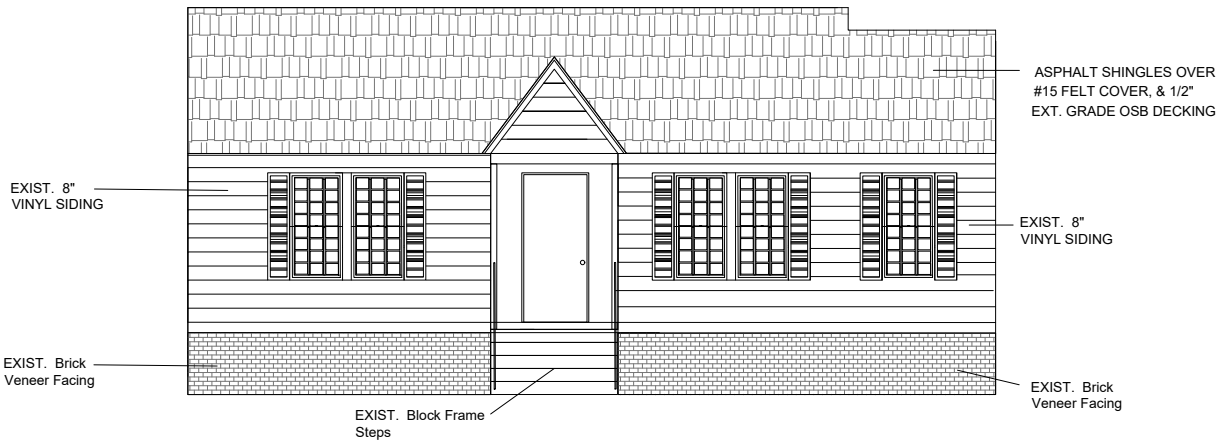
THIS SURVEY HAS BEEN MADE WITHOUT THE BENEFIT OF A CURRENT TITLE EXAMINATION. ENCUMBRANCES AND DISCREPANCIES MAY EXIST WHICH COULD AFFECT THE PROPERTY. THIS SURVEY IS SUBJECT TO REVISIONS AND UPDATES UPON RECEIPT OF SAID TITLE COMMITMENT.

GEORGIA811
Utilities Protection Center, Inc.
1-800-282-7411
Know what's below.
Call before you dig.

STRUCTURAL PRACTICES				
CODE	PRACTICE	DETAIL	IMP. SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT			A washed stone exit located at the construction site exit to provide a means for exiting the site from the construction site.
Sd1	PERIMETER CONTROL SILT FENCE			A barrier to prevent sediment from leaving the construction site. It may be made of straw or hay bales, logs and poles, gravel, or a silt fence.

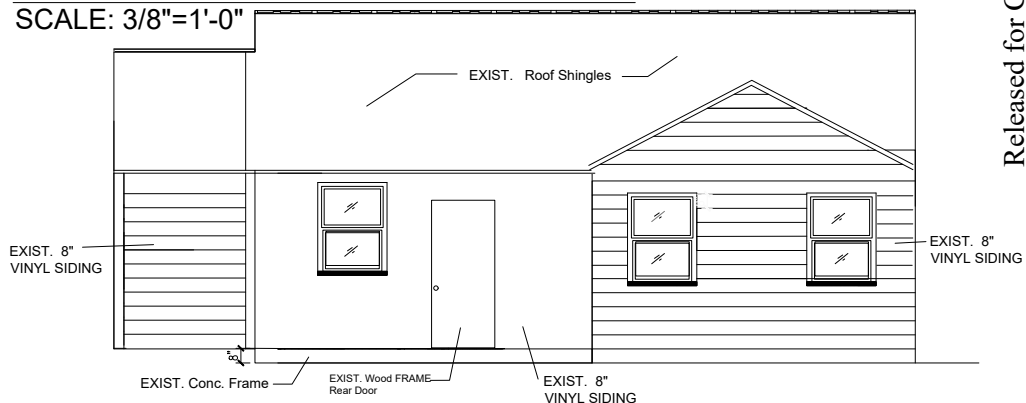
VEGETATIVE PRACTICES				
CODE	PRACTICE	DETAIL	IMP. SYMBOL	DESCRIPTION
Ds1	TEMPORARY VEGETATION			Establishing temporary vegetation for disturbed areas to provide a means for exiting the site from the construction site.
Ds2	PERMANENT VEGETATION			Establishing permanent vegetation for disturbed areas to provide a means for exiting the site from the construction site.
Ds3	PERMANENT VEGETATION			Establishing permanent vegetation for disturbed areas to provide a means for exiting the site from the construction site.
Ds4	PERMANENT VEGETATION			Establishing permanent vegetation for disturbed areas to provide a means for exiting the site from the construction site.





EXISTING ELEVATION - FRONT VIEW

SCALE: 3/8"=1'-0"



EXISTING ELEVATION - REAR VIEW

SCALE: 3/8"=1'-0"

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General Notes

3637 ELM ST.
Hapeville, Ga. 30354

No.	Revision/Issue	Date

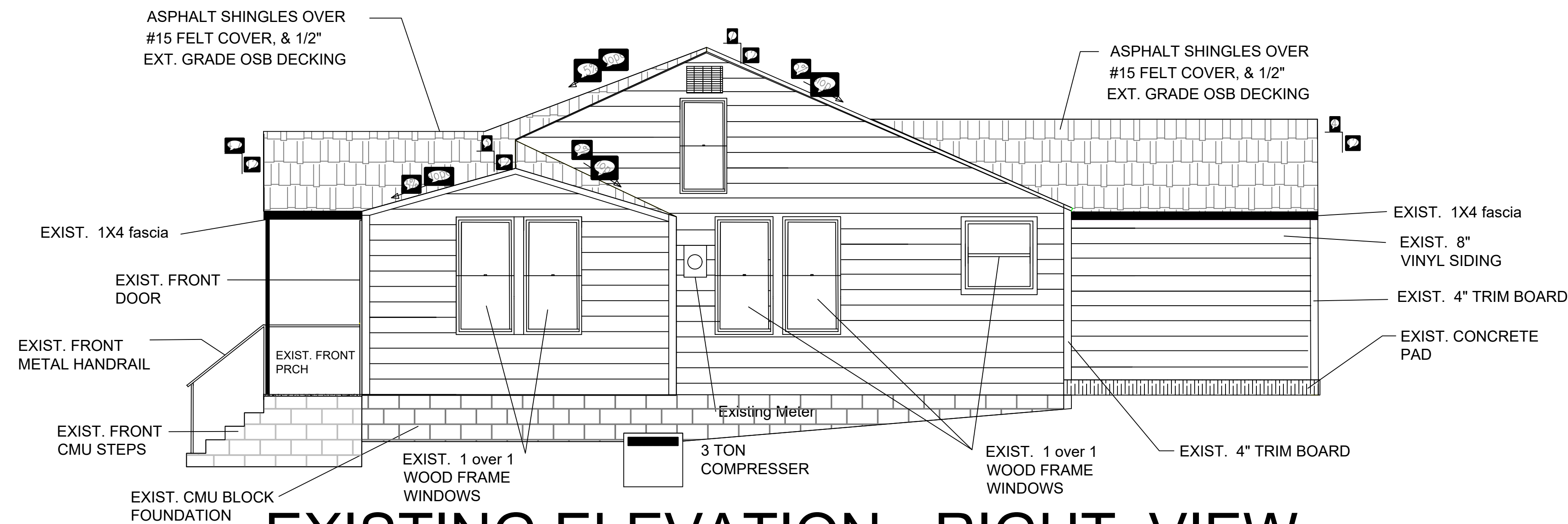
Owner Name and Address

3637 Elm St.
Hapeville, GA 30354
404-261-1234

Project Name and Address

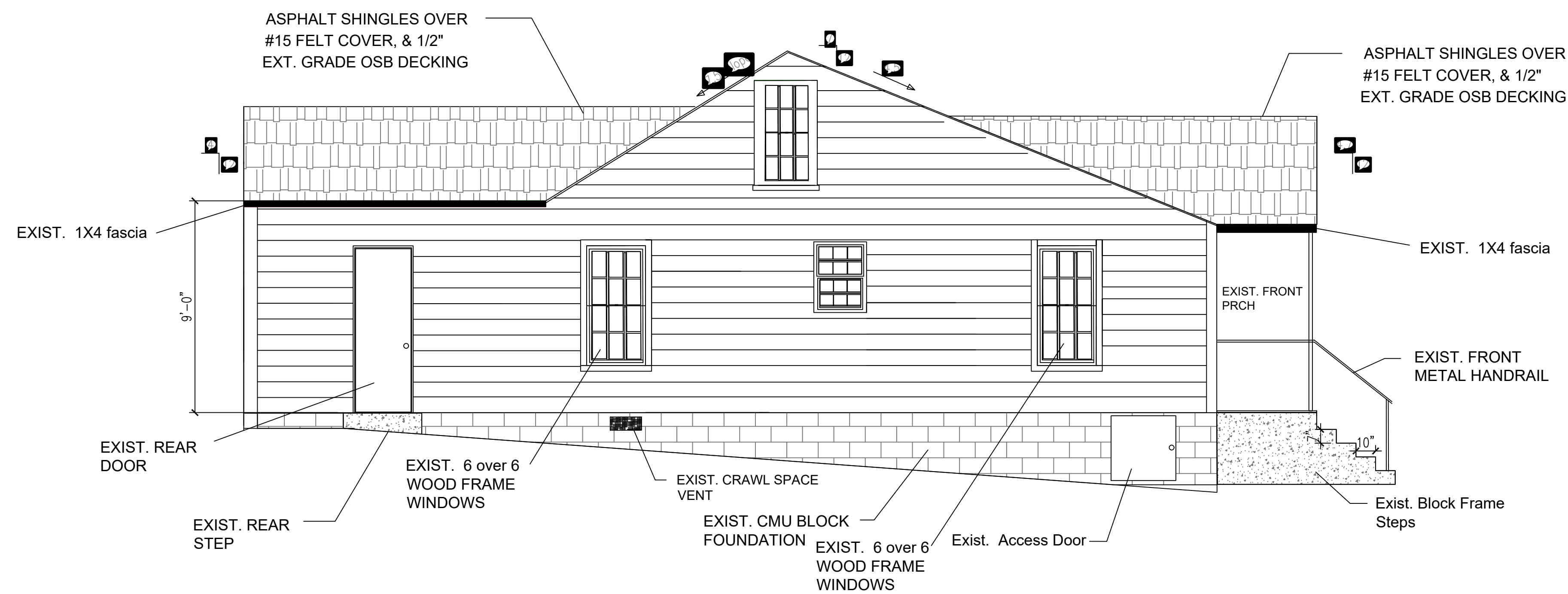
3637 Elm St.
12-05-22
as shown

A-1



EXISTING ELEVATION - RIGHT VIEW

SCALE: 3/8"=1'-0"



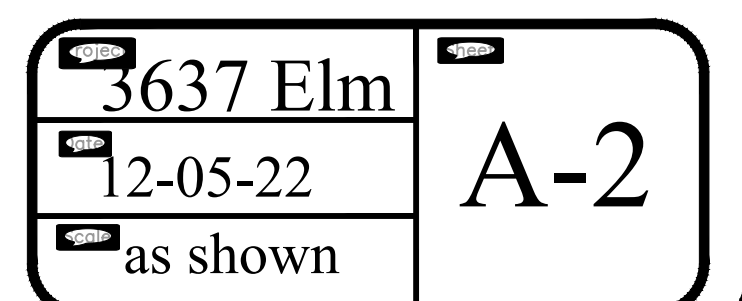
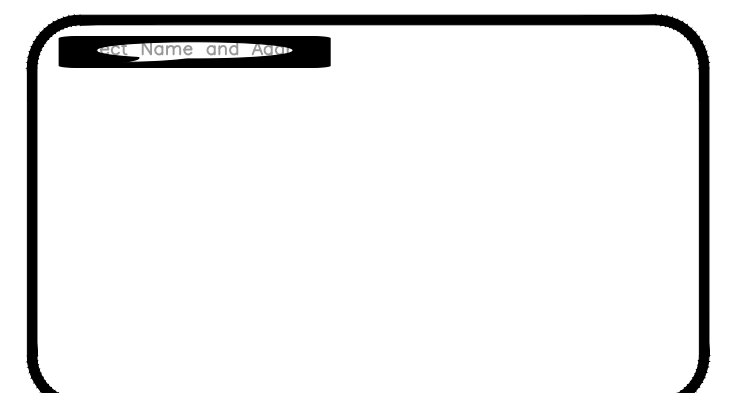
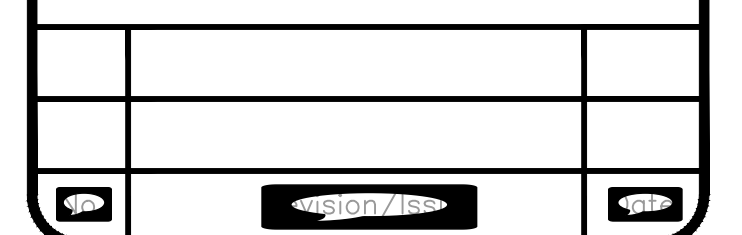
EXISTING ELEVATION - LEFT VIEW

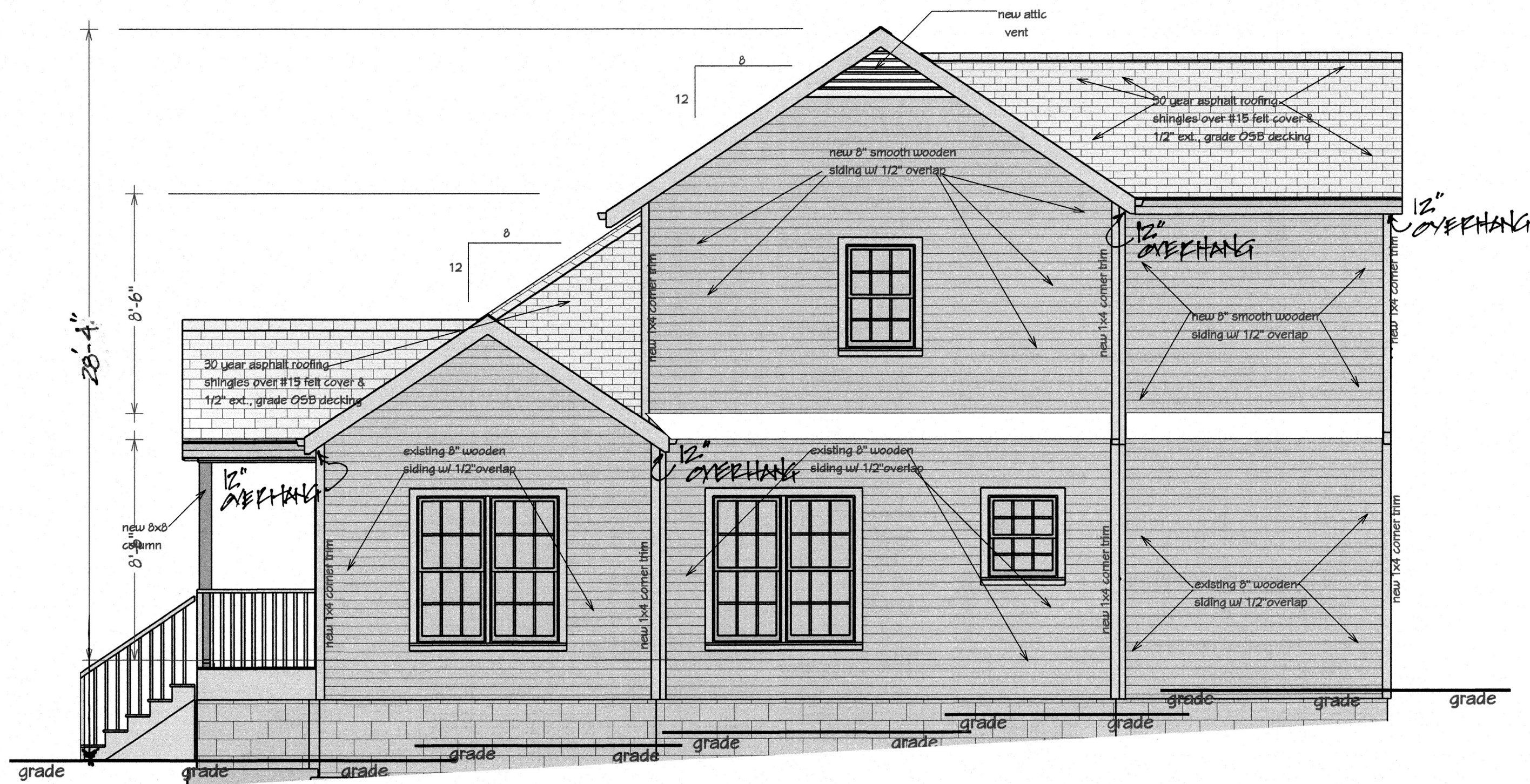
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Hapeville, Ga. 30354



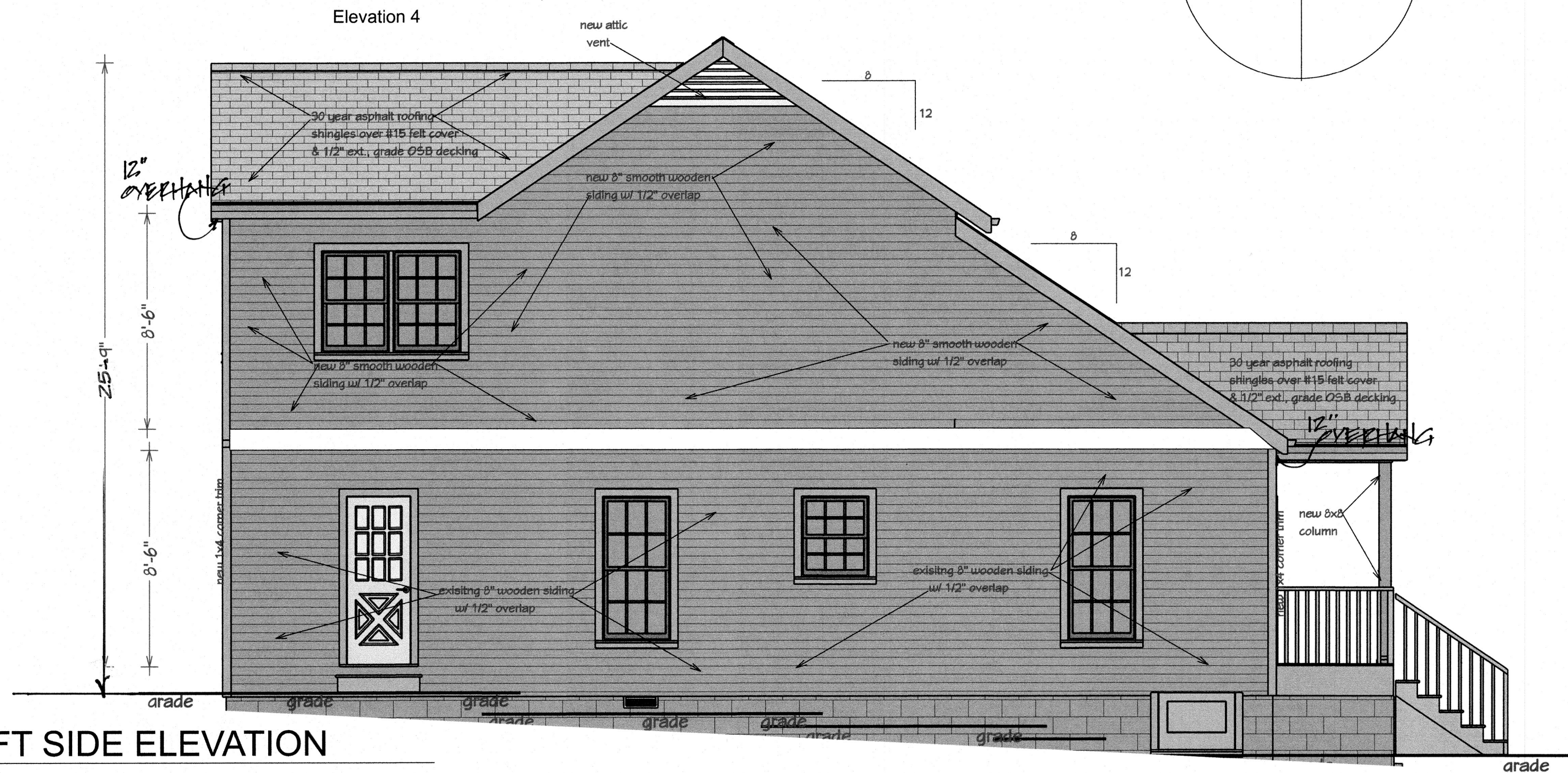


PROPOSED RIGHT SIDE ELEVATION

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

1

A-4



PROPOSED LEFT SIDE ELEVATION

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

2

A-4

Elevation 3

ELM STREET

RELEASE FOR CONSTRUCTION

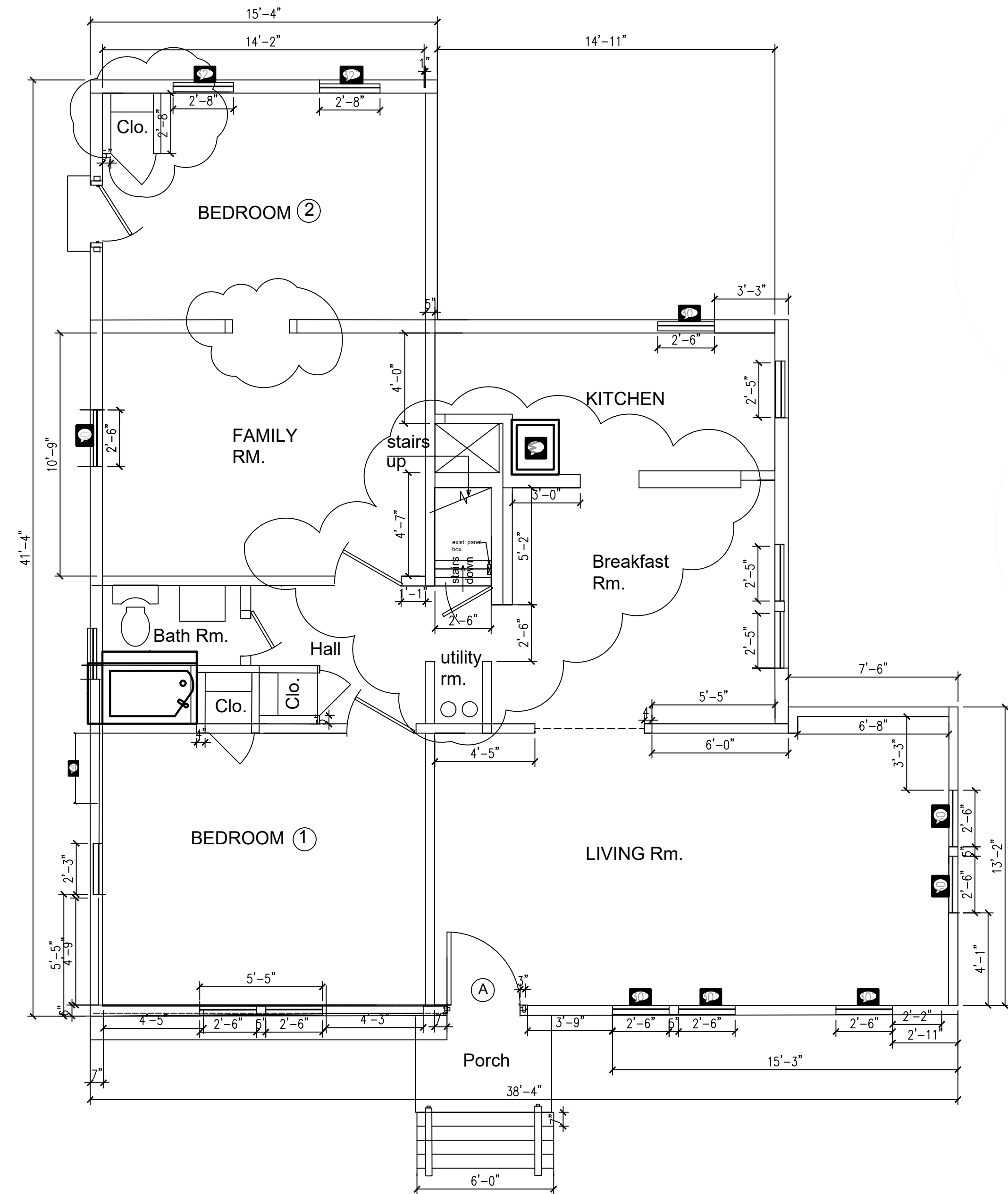
CLIENT: BME PROPERTIES, LLC
PROJECT: 3637 ELM STREET
HAPEVILLE, GA 30354

DESIGNER: DANA T DESIGNS
678-596-8590
danatdesigns1@gmail.com

DATE:
JAN., 22, 2023
revised

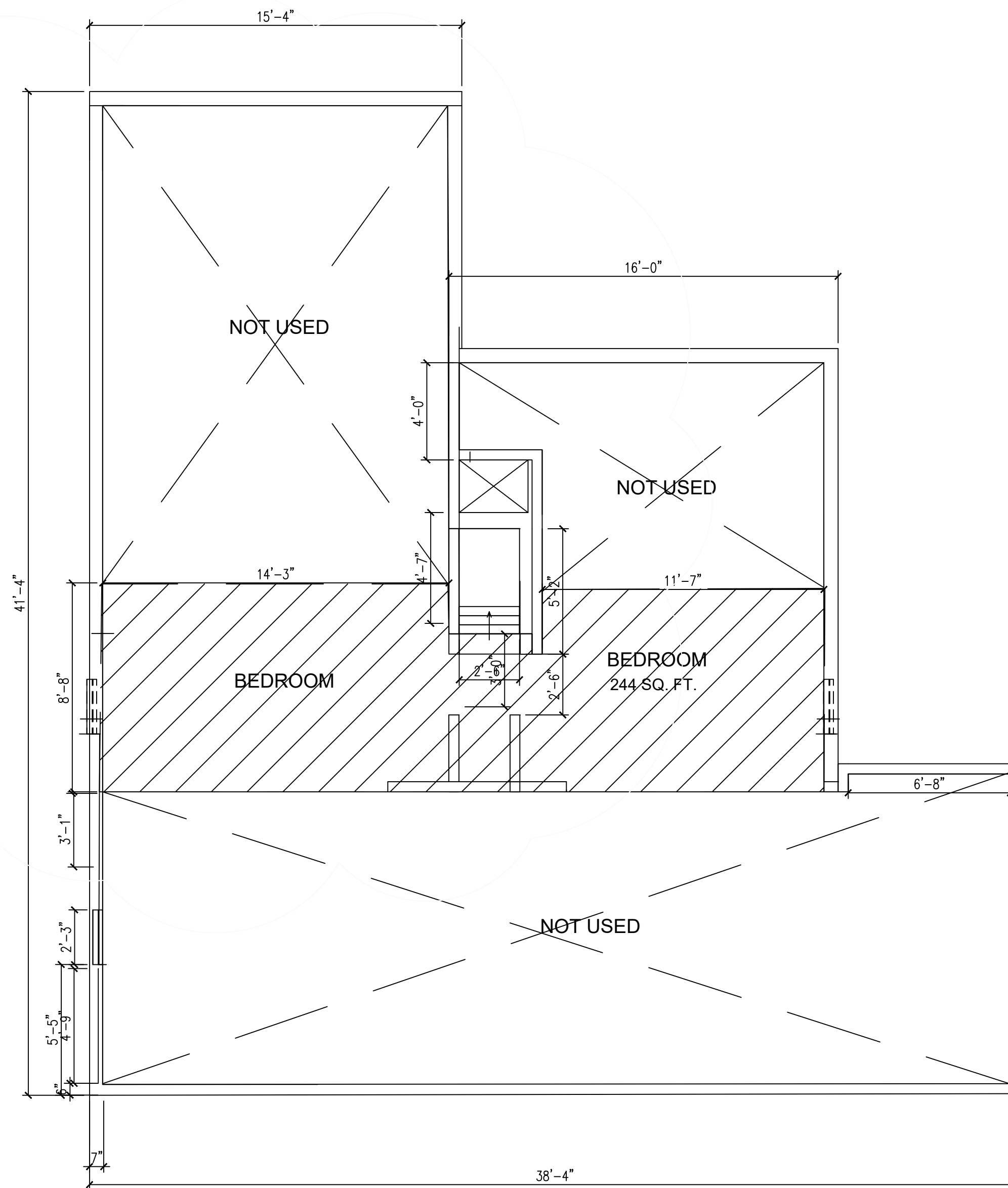
SCALE:
1/4" = 1'-0"

SHEET:
A-4



EXISTING FLOOR PLAN -LOWER DEMO PLAN

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



EXISTING FLOOR PLAN-UPPER LEVEL DEMO

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

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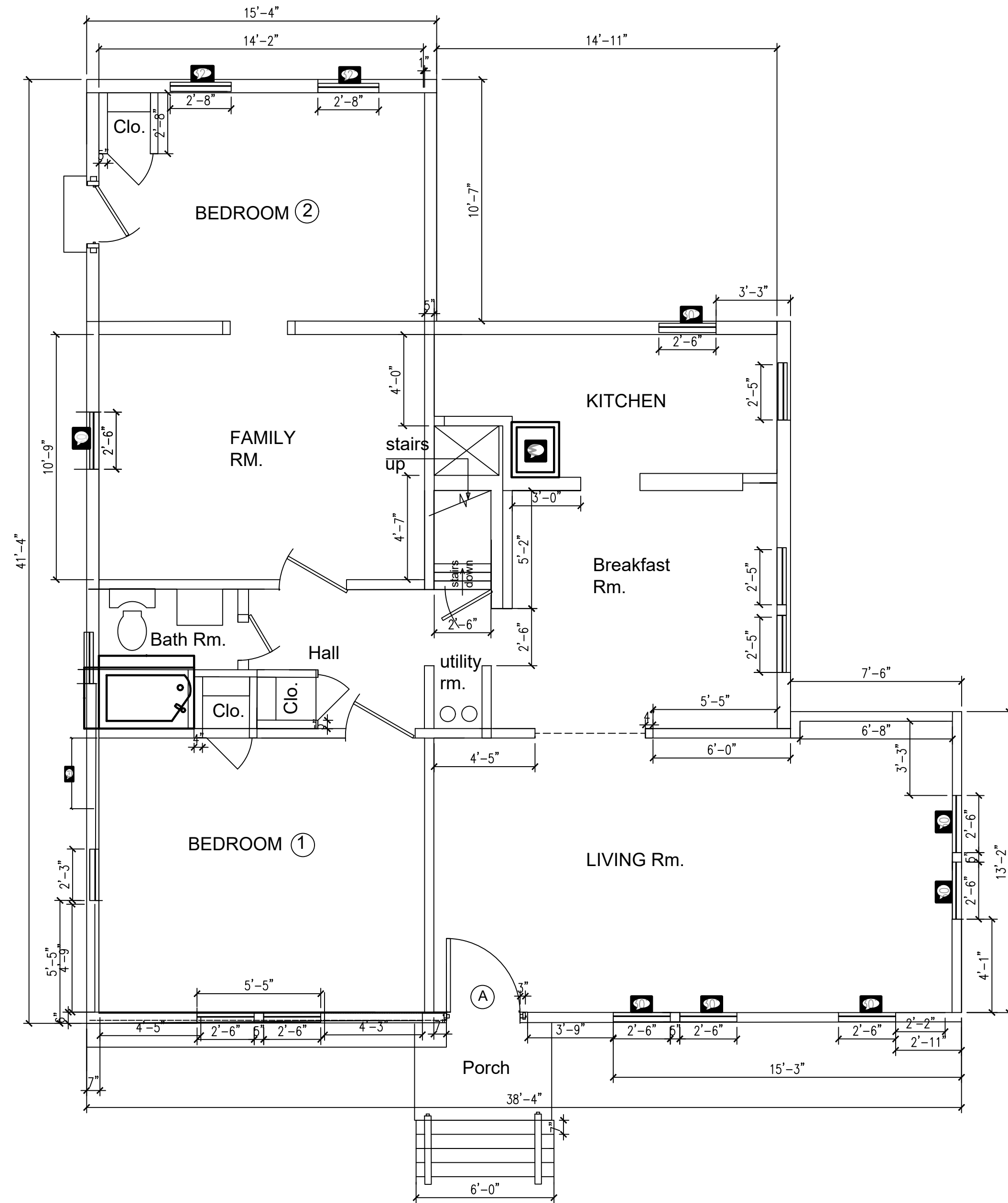
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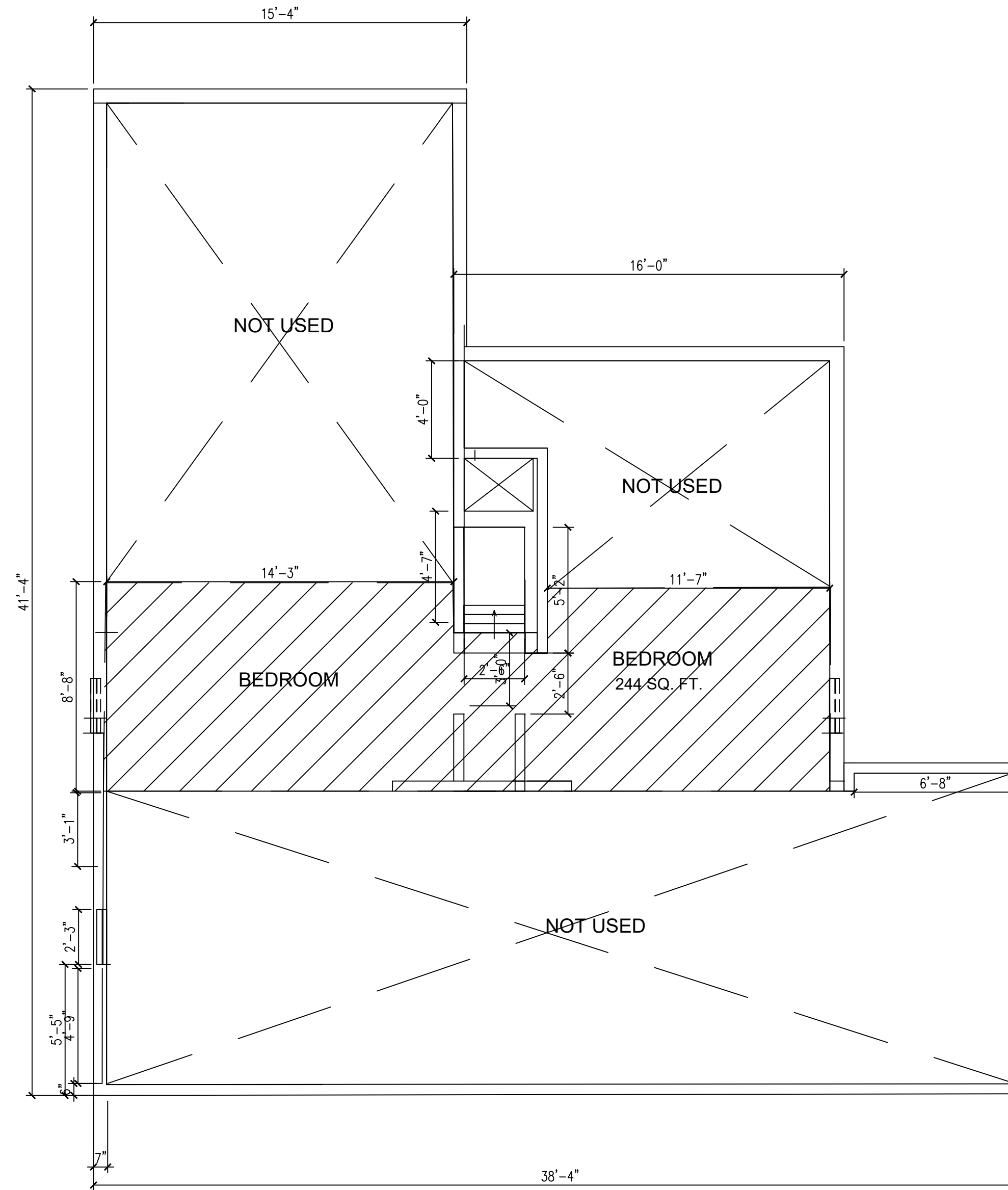
12-05-22

as shown

A-5



EXISTING FLOOR PLAN - LOWER LEVEL
SCALE: 1/4"=1'-0"



EXISTING FLOOR PLAN-UPPER LEVEL
SCALE: 1/4"=1'-0"

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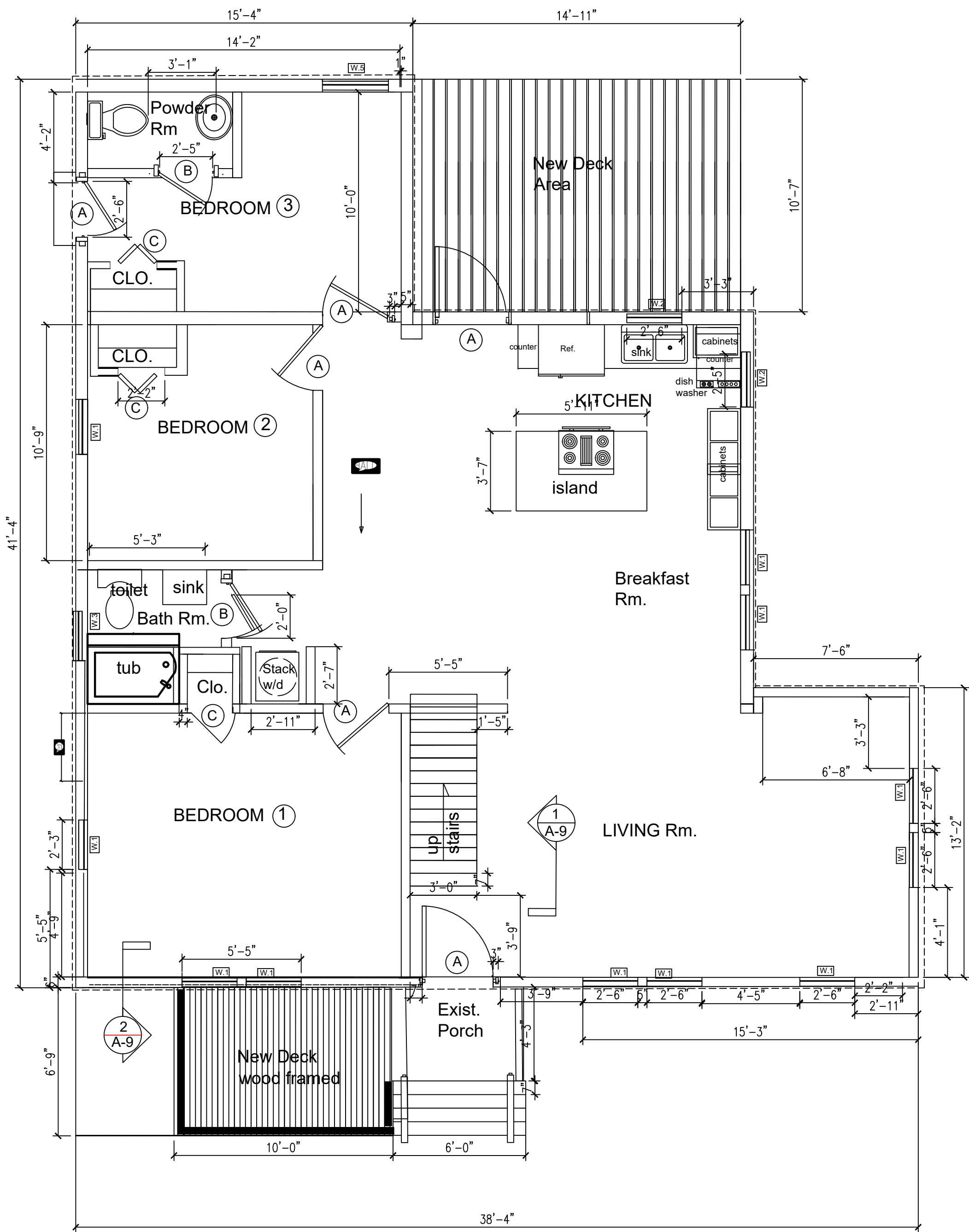
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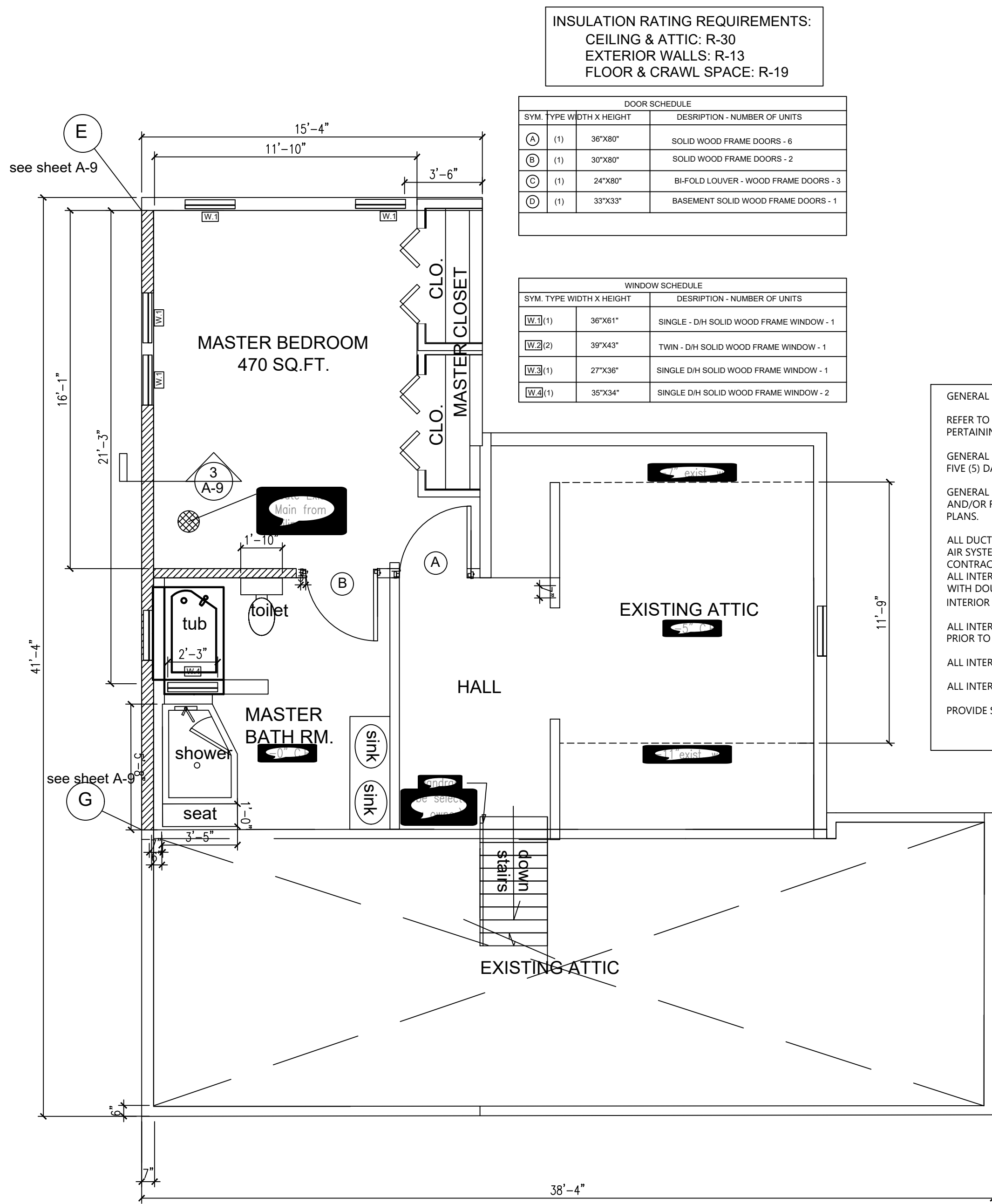
A-6



PROPOSED FLOOR PLAN - LOWER LEVEL

The new deck will not be added

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



PROPOSED FLOOR PLAN - UPPER LEVEL

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

INSULATION RATING REQUIREMENTS:
CEILING & ATTIC: R-30
EXTERIOR WALLS: R-13
FLOOR & CRAWL SPACE: R-19

DOOR SCHEDULE		
SYM.	TYPE WIDTH X HEIGHT	DESCRIPTION - NUMBER OF UNITS
(A)	(1) 36"x80"	SOLID WOOD FRAME DOORS - 6
(B)	(1) 30"x80"	SOLID WOOD FRAME DOORS - 2
(C)	(1) 24"x80"	BI-FOLD LOUVER - WOOD FRAME DOORS - 3
(D)	(1) 33"x33"	BASEMENT SOLID WOOD FRAME DOORS - 1

WINDOW SCHEDULE		
SYM.	TYPE WIDTH X HEIGHT	DESCRIPTION - NUMBER OF UNITS
(W1)	(1) 36"x61"	SINGLE - DH SOLID WOOD FRAME WINDOW - 1
(W2)	(2) 39"x43"	TWIN - DH SOLID WOOD FRAME WINDOW - 1
(W3)	(1) 27"x36"	SINGLE DH SOLID WOOD FRAME WINDOW - 1
(W4)	(1) 35"x34"	SINGLE DH SOLID WOOD FRAME WINDOW - 2

GENERAL NOTES

REFER TO THE ARCHITECTURAL PLANS AND OWNER FOR INFORMATION PERTAINING COLUMNS DETAIL, BUILDING SECTION DETAIL SHEET.

GENERAL CONTRACTOR SHALL NOTIFY OWNER FOR FIELD INSPECTION FIVE (5) DAYS BEFORE THE WALLS ARE CLOSED IN.

GENERAL CONTRACTOR SHALL INSTALL HOOD OR VENTILATION HANGERS AND/OR FACING MATERIAL, AS DTAILED, UNLESS OTHERWISE NOTED ON PLANS.

ALL DUCT WORK, FLASHING, CURBS, ETC. AT VENT HOOD AND MAKE-UP AIR SYSTEM TO BE FURNISHED BY OWNER AND INSTALL BY MECHANICAL CONTRACTOR PER LOCAL CODES.

ALL INTERIOR & EXTERIOR WALLS TO BE 2X4 WOOD STUDS @ 16" O.C. WITH DOUBLE 2X4 WOOD TOP PLATES, & SINGLE WOOD 2X4 BASE PLATE. INTERIOR WALLS TO HAVE 1/2" GYPSUM BOARD ON BOTH SIDES OF WALLS.

ALL INTERIOR FINISHES SHALL BE SELECTED & APPROVED BY OWNER PRIOR TO IMPLEMENTATION ON SITE.

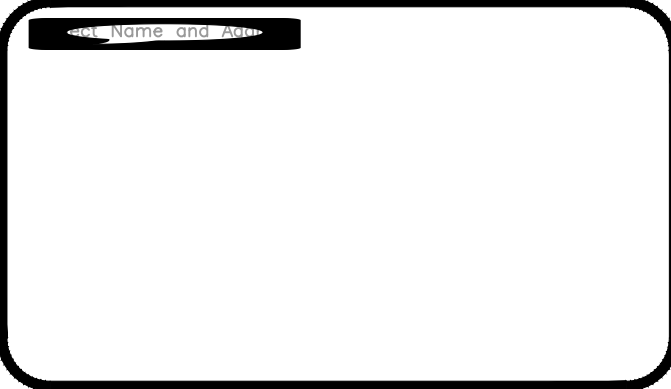
ALL INTERIOR DOORS SHALL BE SIZED AS SHOWN ON DRAWINGS.

ALL INTERIOR DOORS SHALL HAVE KNOB TYP. HARDWARE.

PROVIDE SMOKE DETECTORS AS SHOWN.

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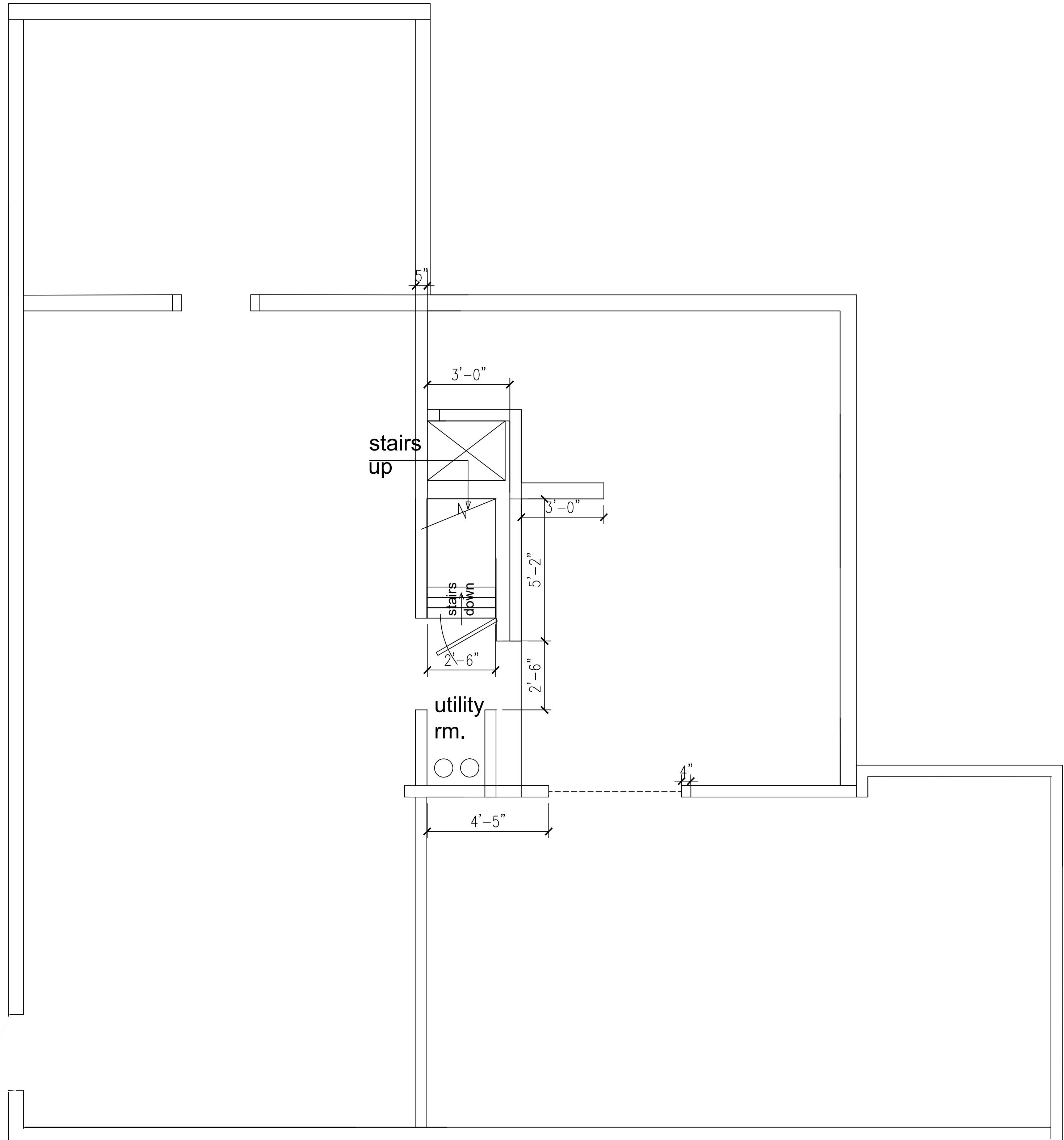
3637 ELM ST.
Hapeville, Ga. 30354



3637 Elm
12-05-22
as shown

A-7

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EXISTING FLOOR PLAN - CRAWL SPACE LEVEL

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

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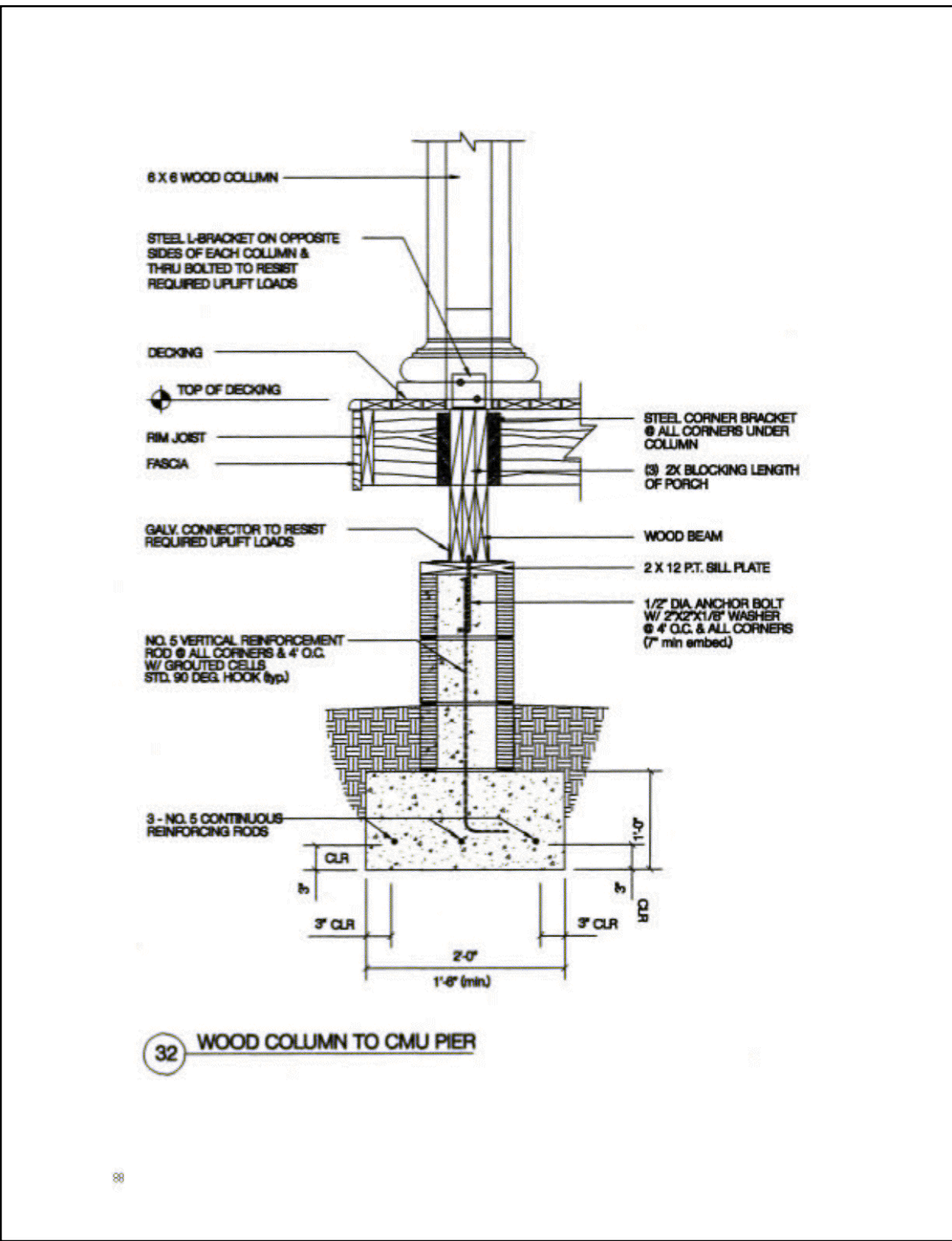
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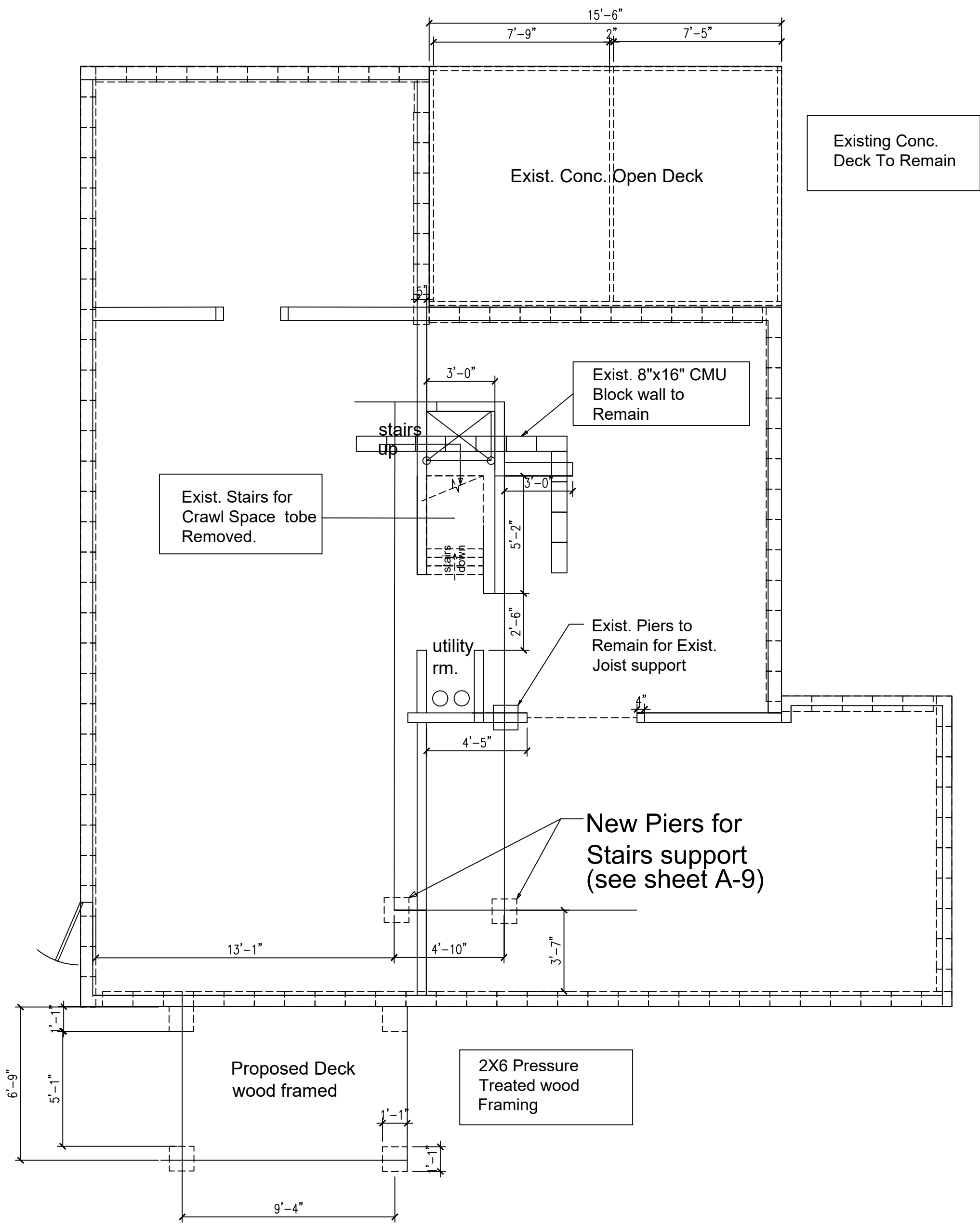
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A-8



The New Deck will not be added



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

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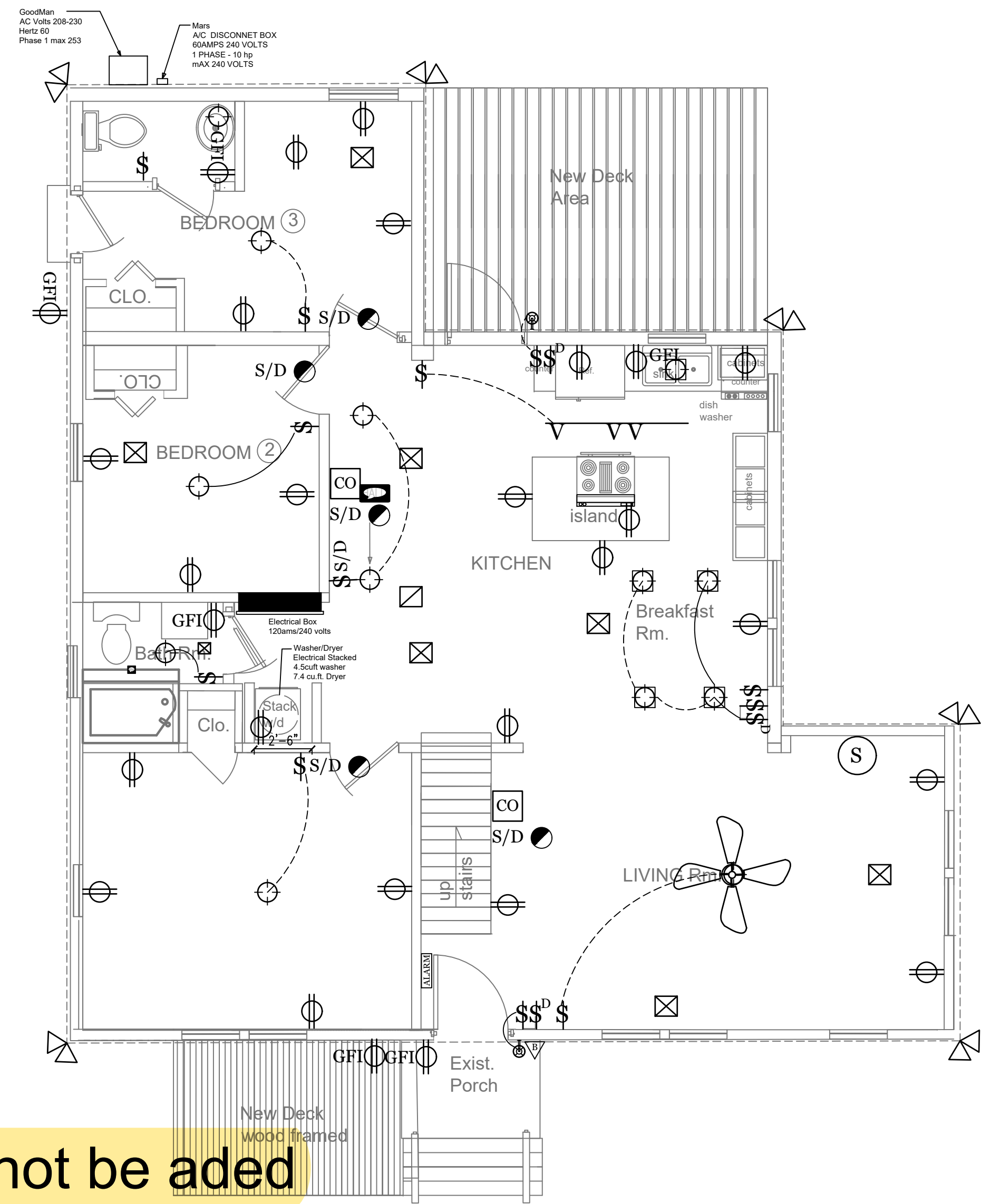
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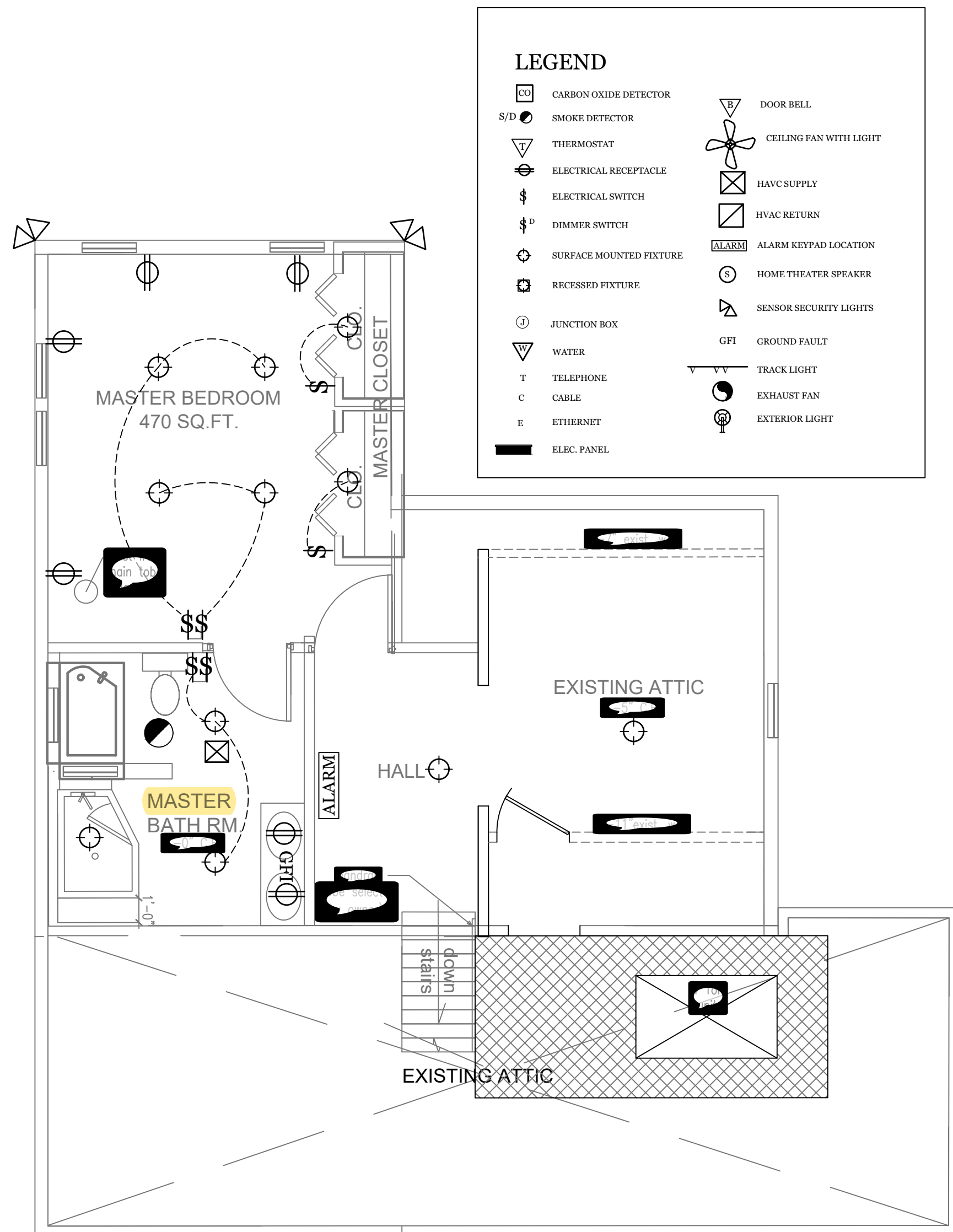
3637 Elm
12-05-22
as shown

A-9



PROPOSED FLOOR PLAN -
ELECTRICAL LOWER LEVEL

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



PROPOSED FLOOR PLAN - UPPER
LEVEL

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

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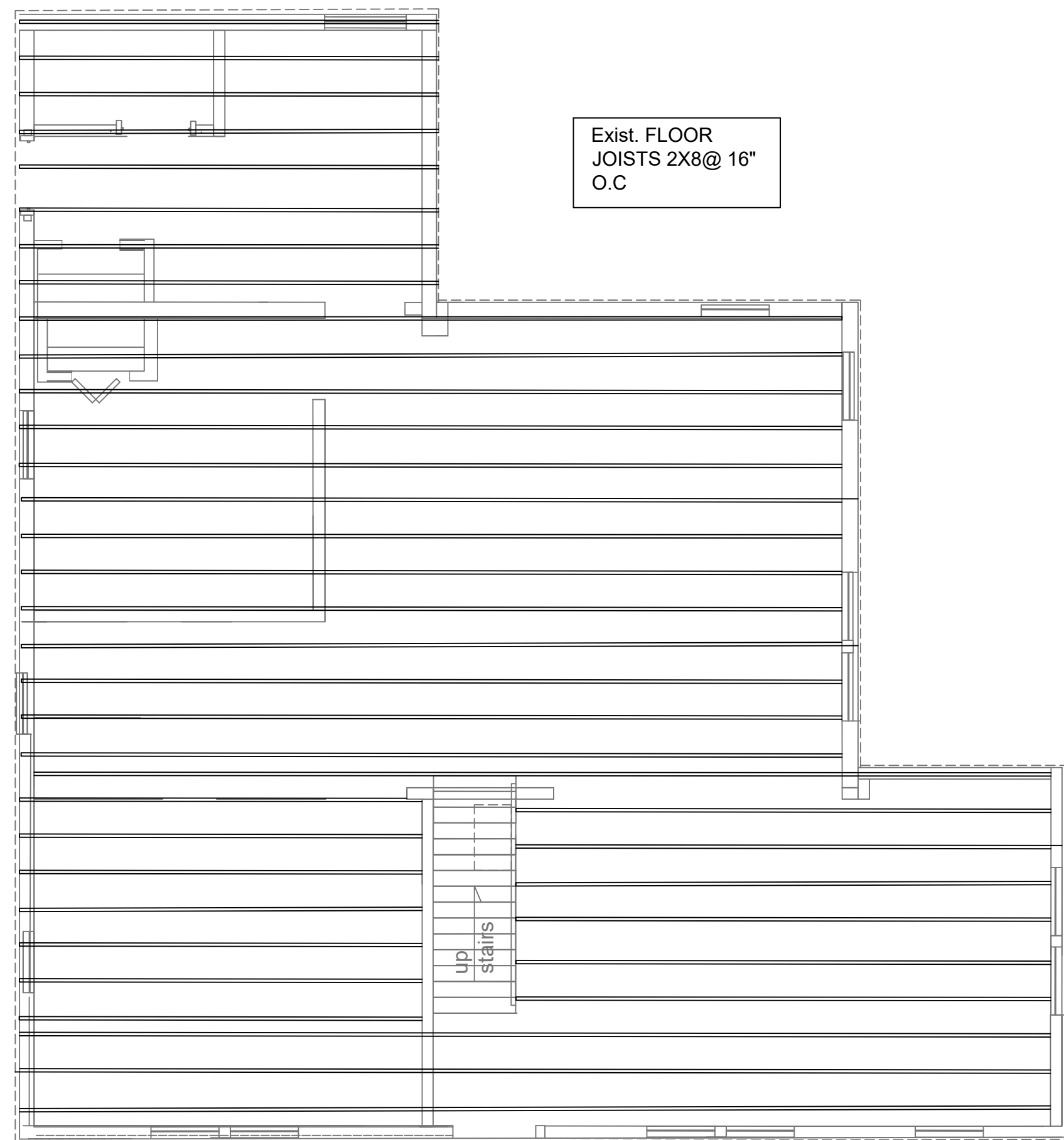
3637 Elm

12-05-22

as shown

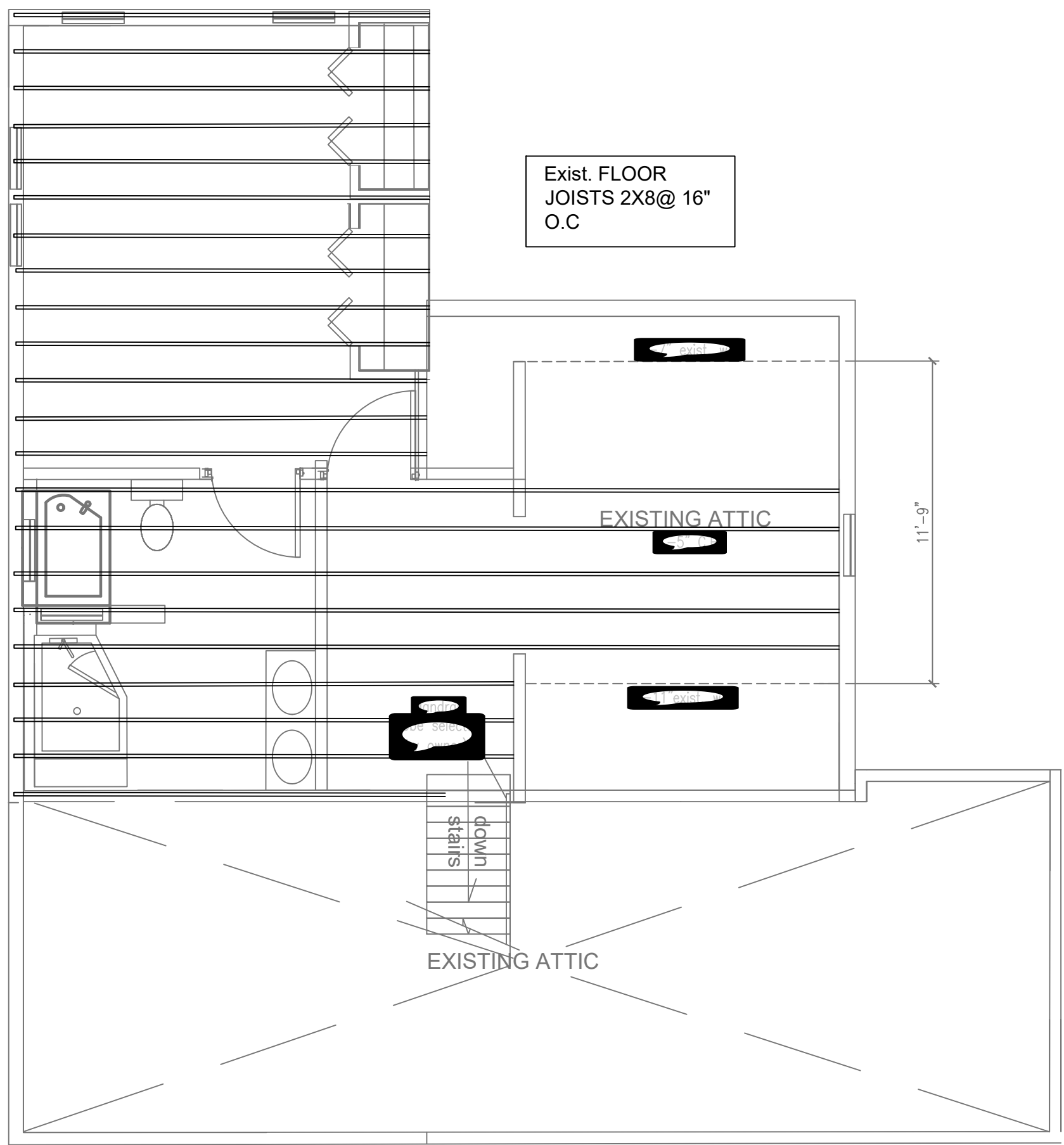
A-10

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FLOOR PLAN - EXISTING LOWER FLOOR FRAMING PLAN

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



FLOOR PLAN - PROPOSED FLOOR FRAMING UPPER LEVEL

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

14'-2"

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Atlanta, Ga. 30318
678-768-6418

HOMESTEAD
DESIGN

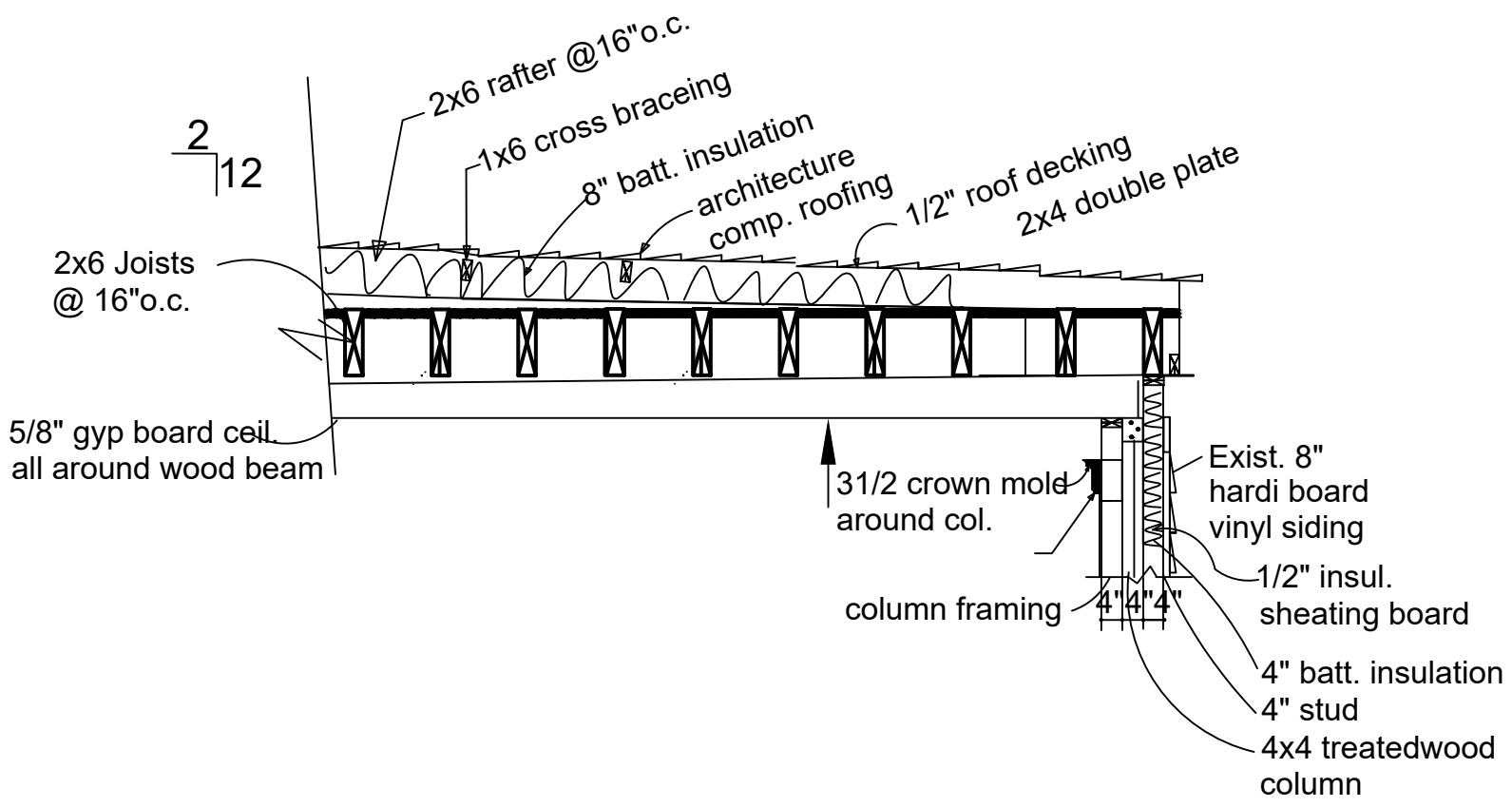
3637 Elm
12-05-22
as shown

A-11

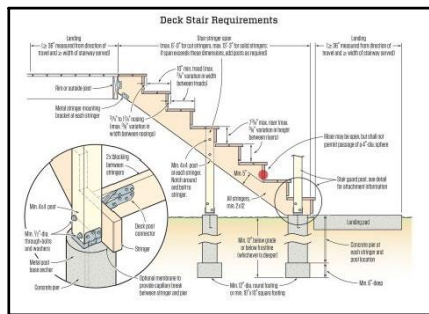
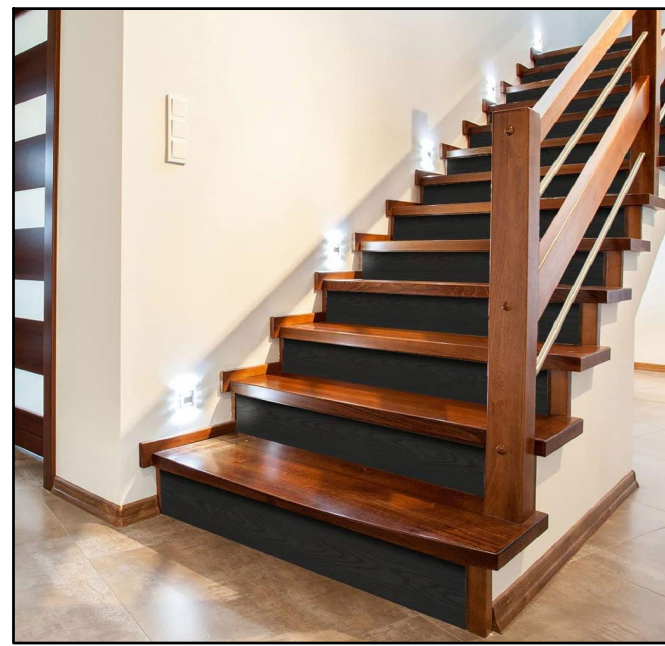
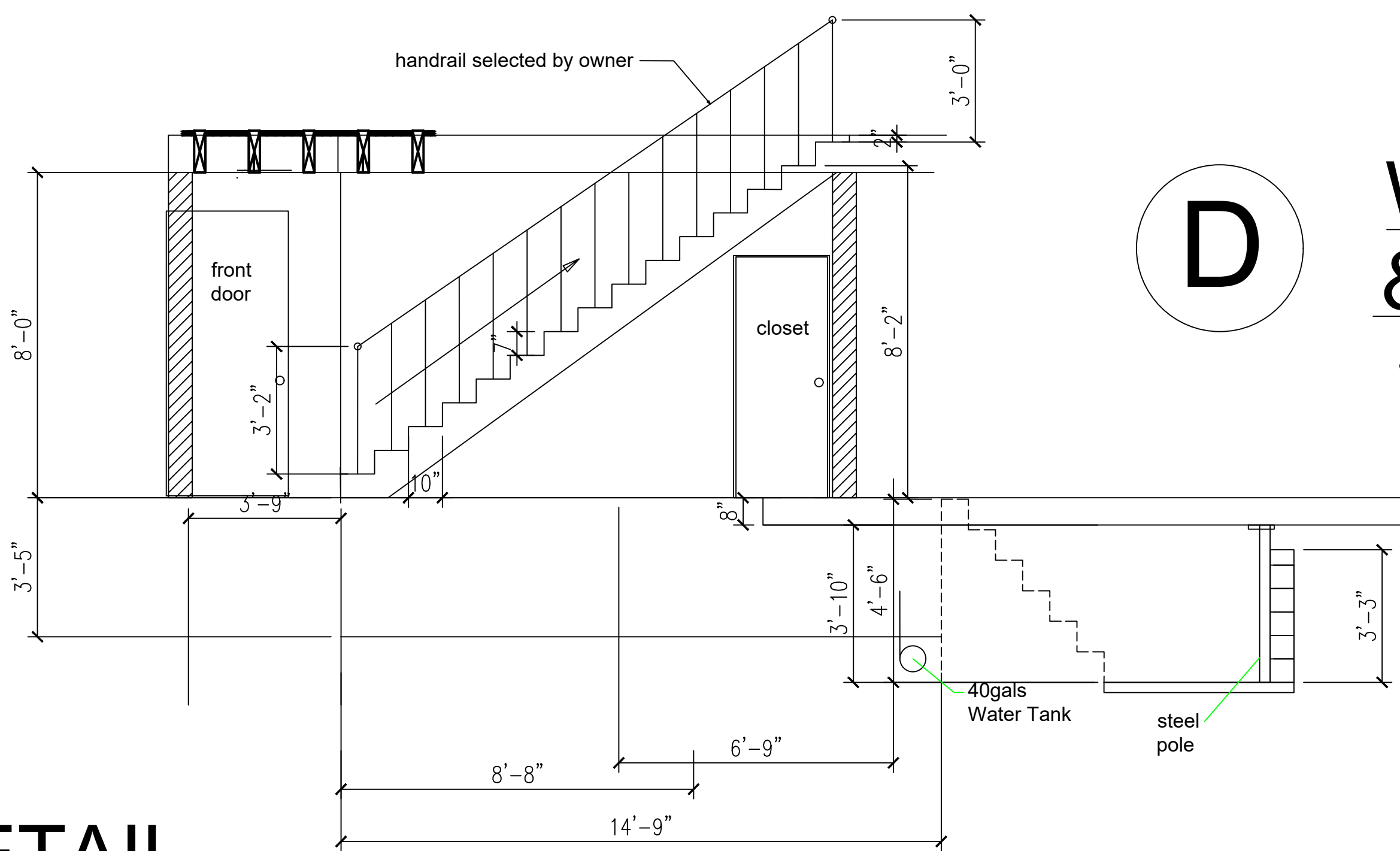
Page 143 of 163

INSULATION RATING REQUIREMENTS:
CEILING & ATTIC: R-30
EXTERIOR WALLS: R-13
FLOOR & CRAWL SPACE: R-19

E
Detail Connecting
Wall
Scale 3/4"=1'-0"

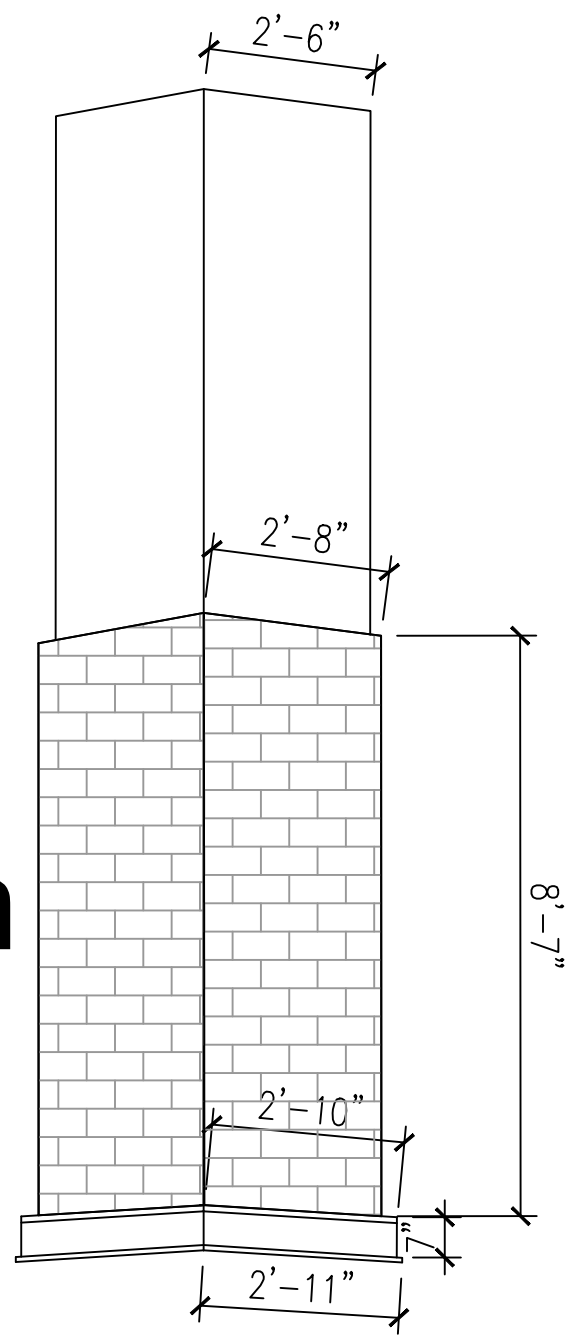


D
Wall Section @ Column
& Beam
Scale 3/4"=1'-0"

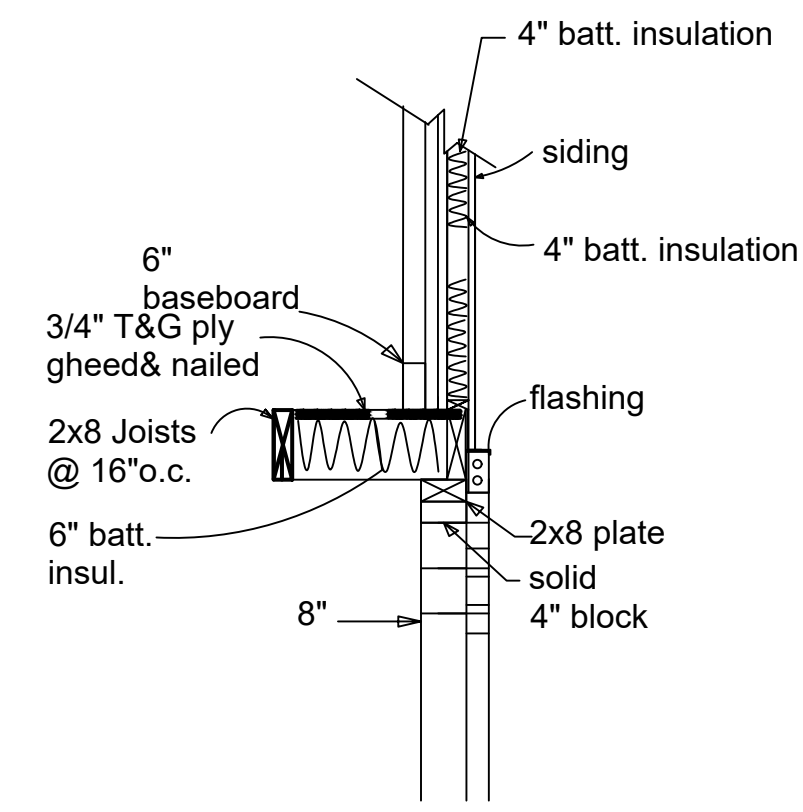


1
A-9
STAIRS DETAIL

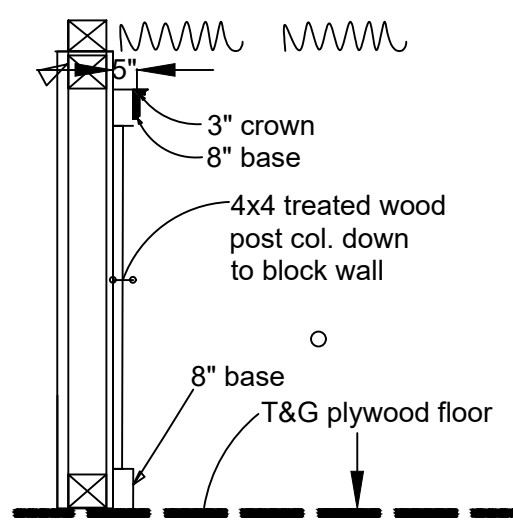
H
New
Column



G
WALL DETAIL



F
Wall Section @ Column
& Beam



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requested.

Released for Construction

3637 ELM ST.
Hapeville, Ga. 30354

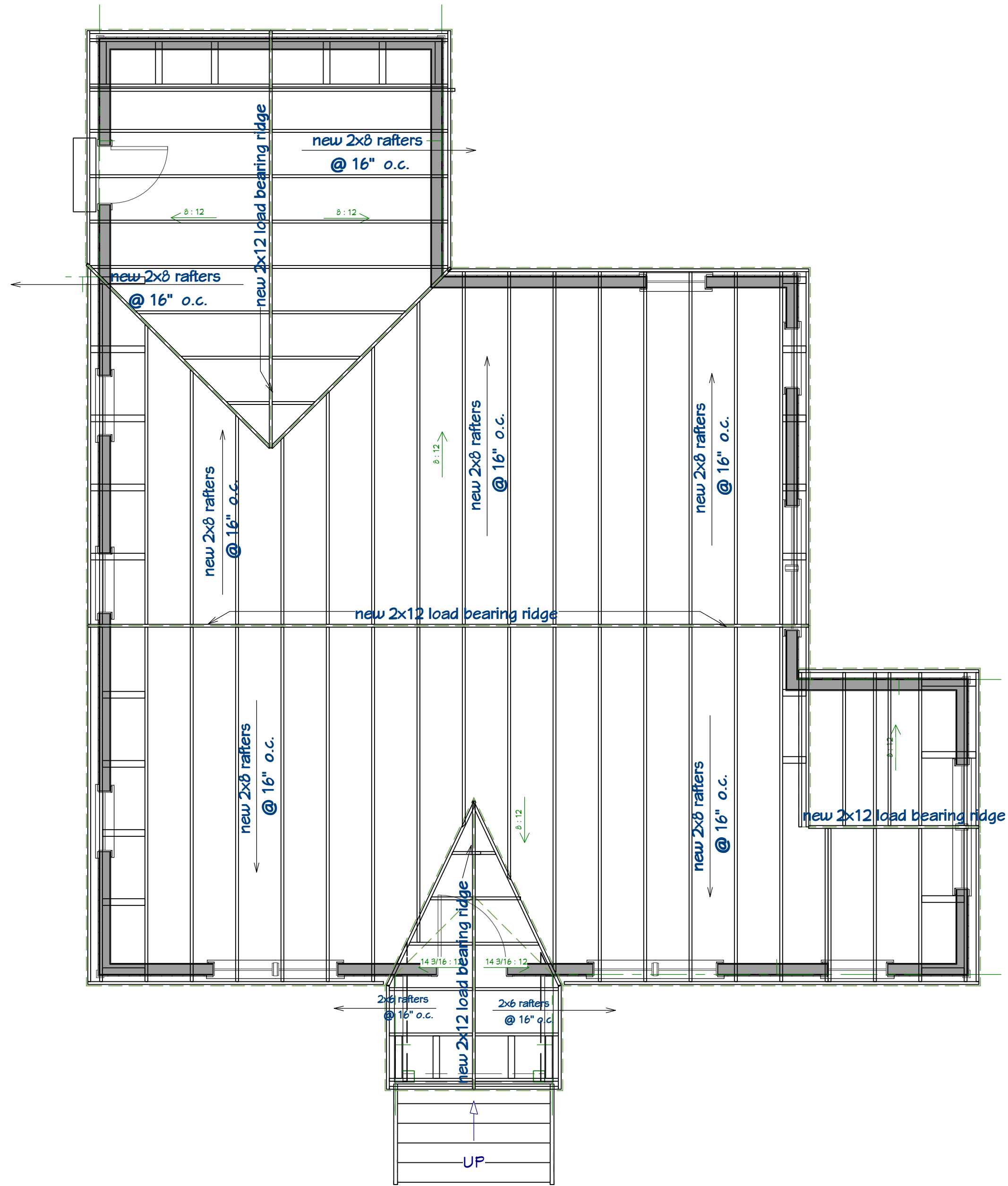
HOMESTEAD DESIGN
2863 Paul Ave.
Atlanta, Ga. 30318
678-769-6418

HOMESTEAD
DESIGN

3637 Elm
12-05-22
as shown

A-13

ELM STREET



1st Floor

1

R-1

PROPOSED ROOF FRAME PLAN

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

[illegible]

RELEASE FOR CONSTRUCTION

CLIENT: BME PROPERTIES, LLC
PROJECT: 3637 ELM STREET
HAPEVILLE, GA 30354

DESIGNER: DANA T DESIGNS
678-596-8590
danatdesigns1@gmail.com

DATE:

JAN., 20, 2023

SCALE:

1/4" = 1'-0"

SHEET:

R-1



DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: March 9, 2023
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 831 Custer March 2023**

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

BACKGROUND

The City of Hapeville has received a revised design review application from Greg Patel to perform an exterior and interior remodeling to an existing single-family dwelling located at 831 Custer Street. The application states the 2-story structure is 1440 SF.

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

The application was tabled at the January 2023 DRC meeting until the applicant addressed the items identified in the Planner's report and provided a site plan. An incomplete site plan was provided and all of the required elements per below were not addressed.

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: "Site plan" was provided (a survey with a hand drawn driveway).

Setbacks have still not been provided.

There is no sidewalk at the front of the property. There is a sidewalk across the street. Design exception recommended.

(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.

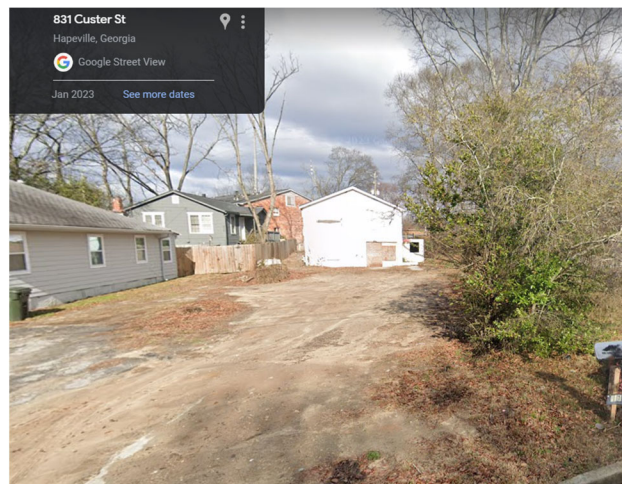
⊙ Retaining walls adjacent to the required sidewalk shall not exceed 32 inches in height unless required by topography.

⊙ 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: The site plan shows two circles labeled Maple but details for the trees are not provided.

The picture below shows conditions as of January 2023.



(c) Utility Standards

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

STAFF COMMENT:

(d) Parking and Traffic Standards

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

STAFF COMMENT: Driveway width (10') is indicated on elevation and should be provided on the site plan. Supplemental area parking is an existing condition. Design exception required for supplemental area parking

(e) Roof and Chimney Standards

- ✓ Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30)

years, per manufacturer's warranty.

- ✓ Roof shingles shall be slate, cedar, or asphalt.
- ⊙ Roof tiles shall be clay, terra cotta or concrete.
- ✓ Metal roofs are:
 - Allowed on one-family and two-family detached dwellings;
 - Permitted on multifamily and townhouse dwellings only when screened from the adjacent street by a parapet wall.
- ✓ Gutters shall be copper, aluminum or galvanized steel.
- ✓ Downspouts shall match gutters in material and finish.
- ✓ Roof forms shall be based on architectural style.
- ✓ All roofs, excluding dormers, shall overhang a minimum of 12 inches beyond the facade.
- ✓ Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached.
- ✓ Chimneys exposed to the public view may not be faced in wood or cement based siding and may not be of an exposed metal or ceramic pipe. All chimneys shall be wrapped in a brick, stone or suitable masonry finish material.
- ⊙ Chimneys on exterior building walls shall begin at grade.
- ⊙ Chimneys shall begin at grade and be faced with brick or stacked stone; extend chimneys between three and six feet above the roof line.

STAFF COMMENT: Overhang dimension (12" min) is indicated on existing roofline.

(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: Blank windowless wall on upper story. There is a small window shown on the lower section of the right side façade. Applicant should clarify.
Foundation covered (current CMU, proposed to be covered to ground with fiber cement siding). A distinct foundation should be shown (e.g., water table brick or stone)
Plans show a 2' ground level stoop. It is not clear if this is a 2' x 2' stoop or 2' x 1'. Dimensions of stoop should be clearly 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: A path from the door across the front yard to the street should be provided. Do not simply wrap trim. Sills must be shown and installed.

(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: Not applicable

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.
- iv. Outbuildings shall be of compatible material and architectural style to the principal building.
- v. Outbuildings shall have a minimum height of 14 feet and a maximum height of that of the principal

building or 25 feet, whichever is less.

vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.

STAFF COMMENT: Not applicable

FINDINGS

The following deficiencies have been identified.

- Site plan provided still does not show setbacks from property line.
- Site plan provided lacks detail on driveway width and proposed trees (2 Maple). Should also show proposed landscaping.
- There is still no walkway shown to the street.
- Trim is still shown as wrapped; Sills must be shown and installed.
- The second story (right side) appears to still be a blank windowless wall. There is a shadow of a window shown but it is not clear the purpose.
- The entire foundation is still shown as covered (current CMU, proposed to be covered to ground with fiber cement siding). Provide differentiating foundation.
- Provide clear dimensions for ground level stoop.
- Show and ensure gutters and downspouts are compliant.

Recommended Design Exceptions

- ✓ No sidewalk required.
- ✓ Ground level stoop acceptable.
- ✓ Supplemental parking acceptable.

Should the applicant provide complete satisfactory responses to meet the Architectural Design Standards, the Design Review Committee may consider approval of the application.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 12-19-22

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: Greg Patel **Contact Number:** [REDACTED]

Applicants Address: 861 Virginia Ave., Hapeville, GA 30354

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

Address of Proposed Work: 831 Custer st., Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14009800080220

Property Owner: UmaShiv Inc. **Contact Number:** 678-596-3031

Project Description (including occupancy type): The property will continue to be rehabed from interior and exterior with no changes to placement height or additions. It will also be changed from multi-family duplex to new single family residence.

Contractors Name: Wren Construction **Contact Number:** 303-242-7173

Contact Person: Jonathan Hust **Contact Number:** 303-242-7173

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

12-19-22
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: _____

Estimated Cost of Construction: _____

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

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

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 GAURAV PATEL GP 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:

GP 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

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

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

GP 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.

GP 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.

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

GP 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.

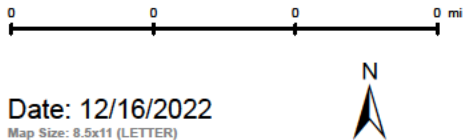
Gaurav Patel
Printed Name


Signature

12-19-22
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.



Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use these data, even if Fulton County is advised of the possibility of such losses.



Image

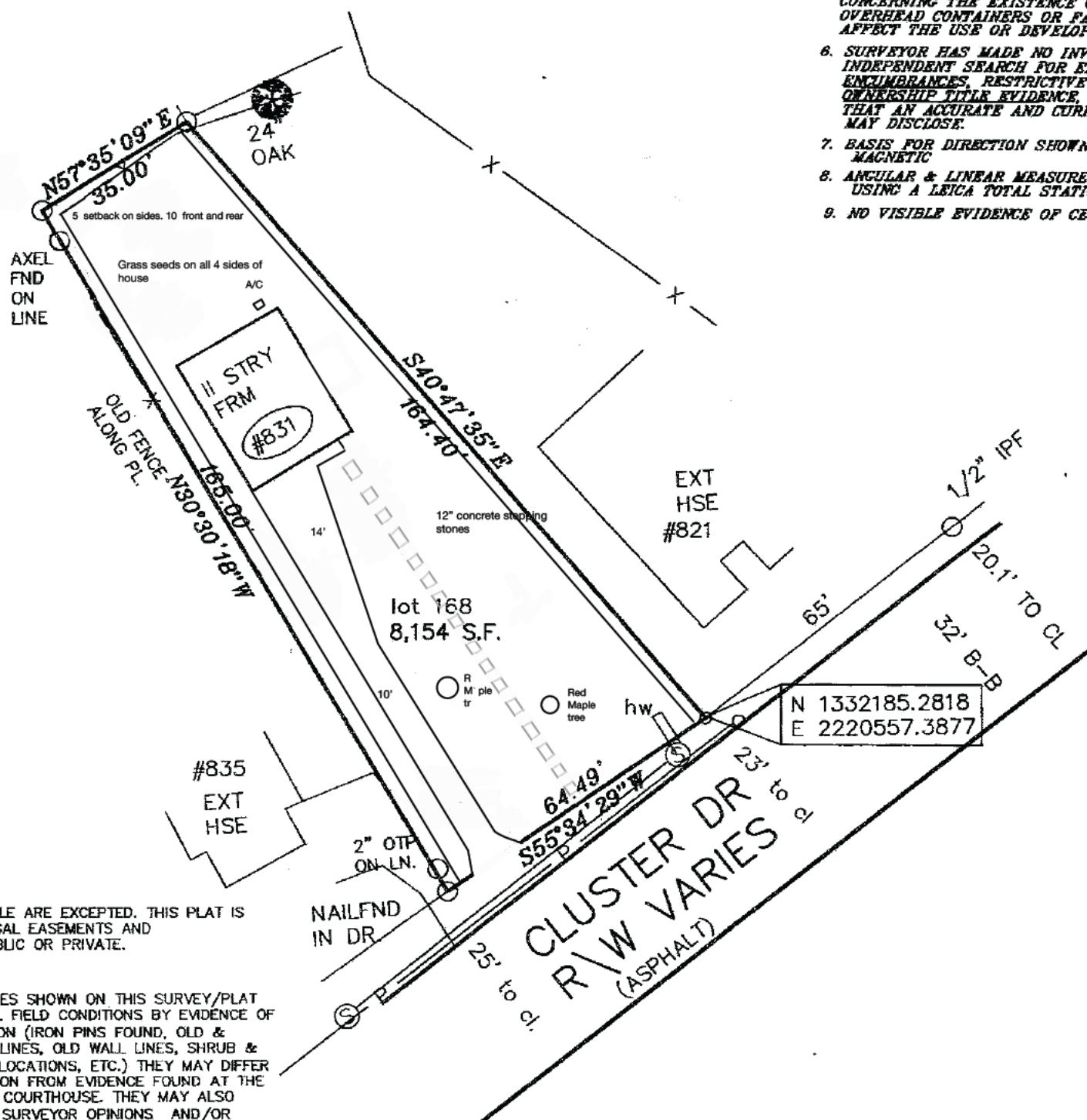


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TAX ID #
14 009800080220

SURVEYOR'S NOTES

1. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS OTHER THAN THE PERSONS LISTED IN THE SURVEY CERTIFICATION.
2. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
3. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
4. FIELD WORK BY THIS OFFICE WAS COMPLETED ON 10/27/16
5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
6. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
7. BASIS FOR DIRECTION SHOWN HEREON TAKEN FROM MAGNETIC
8. ANGULAR & LINEAR MEASUREMENTS WERE OBTAINED USING A LEICA TOTAL STATION.
9. NO VISIBLE EVIDENCE OF CEMETERY.



ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.

NOTE: PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS SURVEY IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND ORIGINAL SIGNATURE OF SURVEYOR

THIS PROPERTY DOES NOT FALL WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO REFERENCE MAP.

LEGEND

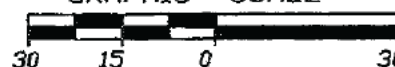
IPF=IRON PIN FOUND
IPS=IRON PIN SET
R/W=RIGHT OF WAY
MAG= MAGNETIC
P.B.=POINT OF BEGINNING
B/L=BUILDING LINE
D.E.=DRAINAGE EASEMENT
N/F=NOW OR FORMERLY
P = PREVIOUS
E = EXISTING
P/P = POWER POLE

CLOSURE DATA

FIELD CLOSURE=1"IN 10,000+
ANGLE POINT ERROR=< 20"
EQUIPMENT USED=E.D.M. & THEODOLITE
ADJUSTMENT METHOD=COMPASS RULE
PLAT CLOSURE=1"IN 100,000+

UTILITIES PROTECTION CENTER
Call FREE
IN METRO ATLANTA
325-5000
THROUGHOUT GEORGIA
1-800-282-7411
THREE WORKING DAYS BEFORE YOU DIG

GRAPHIC SCALE



PREPARED FOR:

HAMP MATTIS ATYP. LLC

831 CLUSTER DR		PB 8	Pg.111
LOT: 168 o.f kauffman s\d	LAND LOT: 98	DATE: 08/30/17	
BLOCK:	DISTRICT: 14 th	CITY OF HAPEVILLE	
SCALE: 1" = 30'	COUNTY: FULTON, GA	JOB NO: 17-0678	

SAWHNEY & ASSOCIATES

523 HASTINGS WAY JONESBORO GA 30238
PH.# (678)-478-6857

831_CLUSTER.DWG



831 Custer
Existing Condition



Front Side



Rear Side



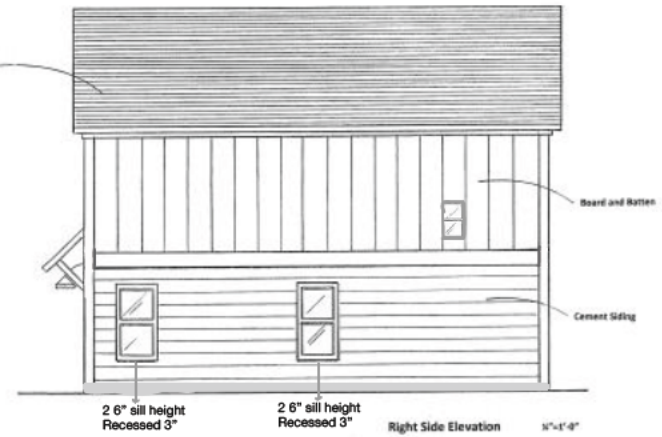
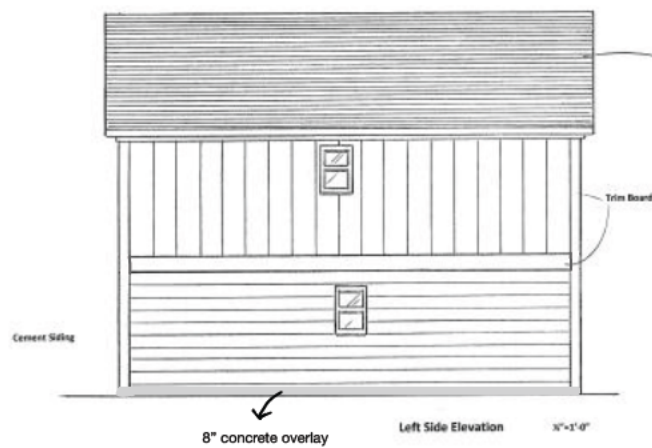
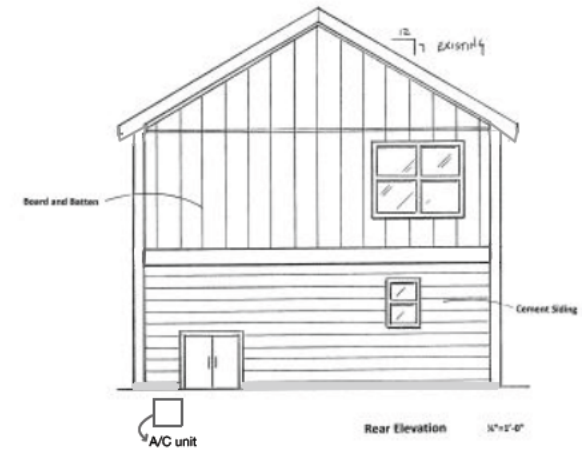
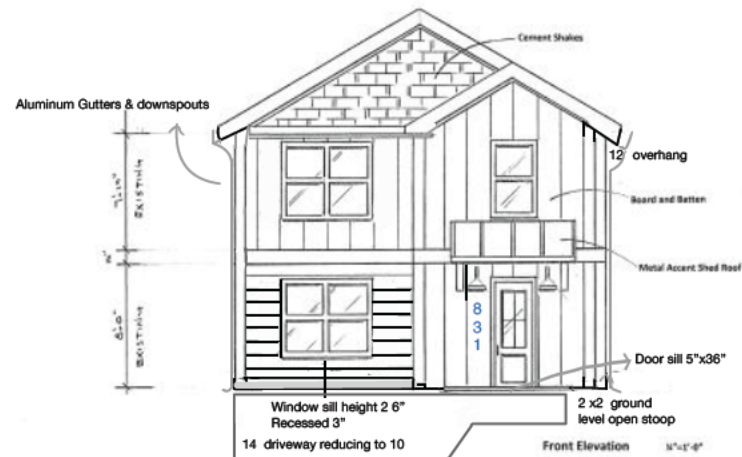
Left Side

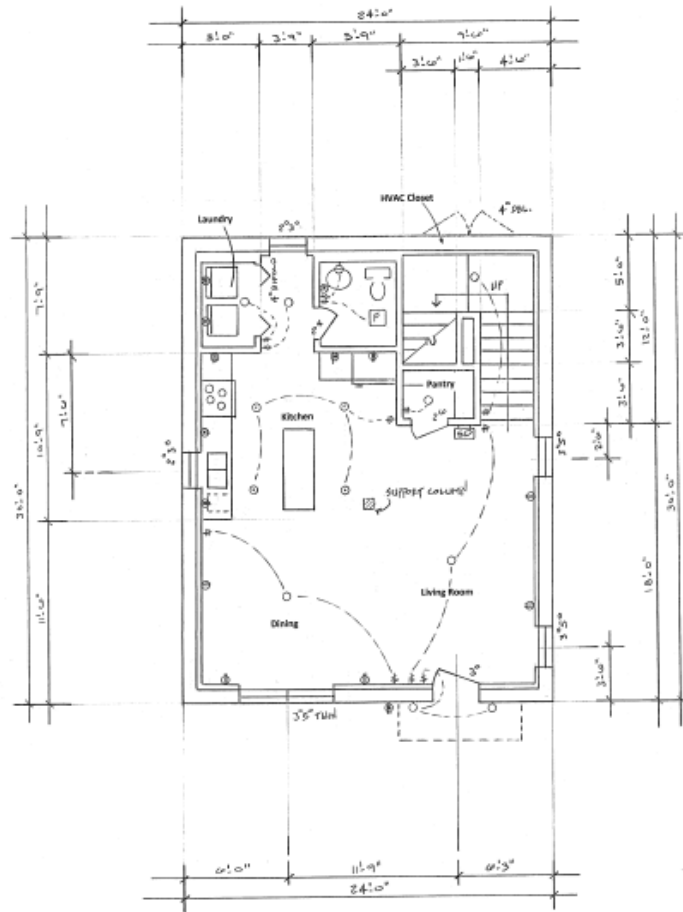


Right Side

831 Custer St

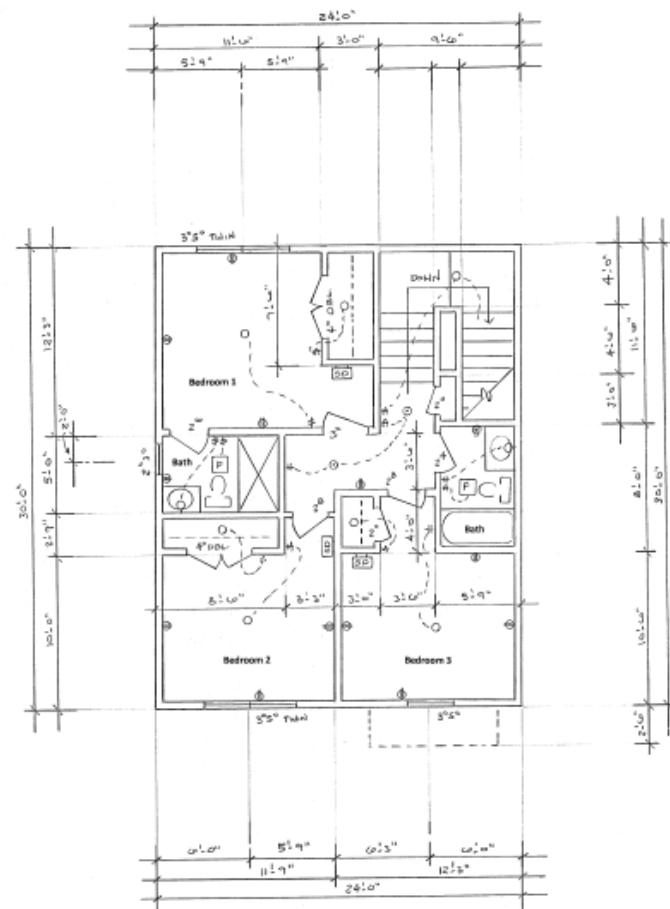
- * Roof is to be 30 yr architectural shingles
- * Gutters and downspouts are aluminum
- * Windows sill height at 2'6" height
- * Door trim 2.25"
- * Window have 3" recess





Dimensioned First Floor Plan N"=1'-0"

Square Footage	
First Floor	720
Second Floor	720



Dimensioned Second Floor Plan N"=1'-0"

Amerimax Home Products

6 in. x 10 ft. White Aluminum K-Style Gutter 3 in. x 4 in. x 10 ft. White Aluminum
Downspout GAF Charcoal Algae Resistant Laminated High Definition Shingles

