

Design Review Committee Meeting

Webinar Link: <https://zoom.us/j/321146786>

Webinar ID: 321 146 786

April 15, 2020 6:00 PM

Agenda

1. Introduction
2. Minutes of February 19, 2020
 - 2.I. Approval of Minutes
3. New Business
 - 3.I. Bianca Howard 845 North Central Avenue
 - 3.II. Aleksandr Holub 3409 North Fulton Avenue (ADU)
 - 3.III Alex J. Arias 3272 North Whitney Avenue
 - .
 - 3.IV Thach Tran 3580 Perkins Street
 - .
 - 3.V. Kenneth Ellsworth 3571, 3581, 0 South Fulton Avenue
4. Work Session - Discuss Proposed Spring Haven Development
5. Next Scheduled Meeting - Wednesday, May 20, 2020 at 6:00 PM
6. Adjourn

Design Review Committee Meeting Minutes

February 19, 2020

I. Call to Order

Jonathan Love called to order the regular meeting of the Design Review Committee at 6:03 PM on February 19, 2020 at Hapeville City Hall Conference Room.

II. Roll Call

Jonathan Love conducted a roll call. The following persons were present Brian Gregory, John Stalvey, and Michael Smith (staff). Karl Dufrenne (1) did not attend.

III. Meeting Minutes

The Committee reviewed the minutes from January 15, 2020. Mr. Stalvey made a motion to approve the minutes. Mr. Love seconded; motion carried 3-0.

IV. Applications

- a) 856 Virginia Avenue – Ashish Patel attending.
Mr. Stalvey made a motion to approve the application with a condition to raise the fence height to 8-feet on both enclosures. A design exception was granted for the location of the enclosure fronting Clay Place.
Mr. Love seconded; motion carried 3-0.
- b) 282 Birch Street – Kevin Clark not attending
Mr. Love made a motion to move the application to the end of the agenda. Mr. Stalvey seconded; motion carried 3-0.
- c) 32 Central Park Drive – Robbie Lee attending
Mr. Stalvey made a motion to approve the application with the requirement to use windows that match the existing structure. A design exception was granted for the required masonry foundation due to the slab foundation. Mr. Love seconded; motion carried 3-0.
- d) 278 Moreland Way – Jimmy Brown not attending; Marie Brown attending
Ms. Brown stated the intended use for mother-in-law suite. Mr. Smith informed the attendee that residential usage of the space requires permitting for Accessory Dwelling use.

Mr. Gregory made a motion to approve the application with the requirement that the roof for the addition to the accessory building join the existing structure as noted on the roof sketch in the plans. The siding for the addition shall be horizontal lap-siding (wood or fiber cement).
Mr. Stalvey seconded; motion carried 3-0

e) 282 Birch Street – Kevin Clark attending

Mr. Stalvey made a motion to approve the changes to the application to obtain the certificate of occupancy with the following details:

1. Revise the front elevation of plans, so that they match the as built structure (esp. the front porch handrail placement and column placement on porch)
2. Design exception granted for the window construction material and recess

Mr. Gregory seconded; motion carried 3-0.

V. Next Meeting

Next scheduled meeting is Wednesday, March 18, 2020 at 6:00 PM.

VI. Adjournment

Jonathan Love adjourned the meeting at 6:32 PM.

Minutes submitted by: _____
Brian Gregory, Secretary

Minutes approved by: _____
Jonathan Love, Chairman



Department of Planning & Zoning

PLANNER'S REPORT

TO: Tonya Hutson
FROM: Michael Smith
RE: Mural – 845 North Central Avenue
DATE: March 12, 2020

BACKGROUND

The City of Hapeville has received a Design Review application from Bianca Howard for a mural to be painted on the outside side wall of the building at 845 North Central Avenue. The property is located in the C-2, General Commercial zoning district, and is subject to the provisions of the General Commercial Sign District Regulations. The application includes a color rendering of the proposed mural superimposed over the proposed building wall.

CODE

Sec. 93-3.3-29. - Original art murals.

Original art murals are original works of visual art produced by hand that are tiled, painted directly on, or affixed directly to a wall or building. This section is intended to allow and encourage content neutral original art murals. Original art murals may be mechanically produced or computer generated prints or images, but shall not include the use of digitally printed vinyl. Such murals shall not contain electrical or mechanical components or feature a changing image. original art murals cannot contain text, graphics, or symbols.

- (a) *Standards for original art murals.* Original art murals shall comply with the following standards:
 - (1) The mural shall remain in place, without alteration, a minimum of five years. The applicant shall attest to this standard on the permit application.
 - (2) No part of any mural shall extend beyond the building wall or freestanding wall on which it is tiled, painted, or affixed.
 - (3) No part of the mural shall extend more than six inches from the plane of the wall upon which it is tiled, painted, or affixed.
 - (4) Only oil based alkyd enamel or polyurethane enamel, or newer 100 percent acrylic exterior paints shall be used to create murals.
 - (5) Murals executed using spray paint shall be limited to air brushing to ensure that high quality paint is used.
 - (6) An appropriate clear sealer or a suitable varnish or topcoat shall be applied to the finished mural. Graffiti resistant sealers should be chosen.
- (b) *Prohibited original art murals.* The following forms of original art murals shall be prohibited:
 - (1) Any mural that contains an element that moves, rotates, or otherwise creates a changing image or message.
 - (2) Any mural that uses flashing or scrolling lights, an internal light source, or other light feature.
 - (3) Any mural containing electrical or mechanical components.
 - (4) Any mural that is applied to a surface as a vinyl or other non-permanent material.

FINDINGS

The sketch represents artwork consistent with the intent of this section of the code as original art. Elements of Prohibited Art Murals are not represented in the sketch. The mural will be entirely contained on the building wall on which it is to be painted. The mural can be approved provided the applicant agrees to execute the mural according to the Standards for Original Art Murals. This includes but is not limited to the stipulations that murals are to remain in place for a minimum of five years and be executed in accordance with the materials and methods described in the Standards for Original Art.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: March 6, 2020

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: Bianca Howard Contact Number: 404.669.8269

Applicants Address: 3468 North Fulton Avenue

E-Mail Address: bhoward@hapeville.org Zoning Classification: C-2

Address of Proposed Work: 845 North Central Avenue

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009 800090476

Property Owner: Apsilon Management Bremen, LLC Contact Number: _____

Project Description (including occupancy type): Building is used as a luxury budget motel. Building will have mural painted on side by professional artists. Mural attached.

Contractors Name: Yenimi Cambron Contact Number: _____

Contact Person: Laura Murvartan Contact Number: _____

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

[Signature]
Applicants Signature

3/6/2020
Date

Project Class (check one):

_____ Residential X 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
X Other

Total Square Footage of proposed New Construction: _____

Total Square Footage of existing building: 108,900

Estimated Cost of Construction: \$31,700

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

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

will remain as stucco, with paint over.

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 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 Bianca Howard (BH) 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:

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

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

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

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

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

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

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

X **Understood that builder must follow approved plan and that the Certificate of Occupancy will not be issued until a Design Inspection is performed and Architectural Design Standards are met.**

Bianca Howard

Printed Name

Signature

03/06/2020

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.

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

DATE: March 10, 2020
TO: Tonya Hutson
FROM: Michael Smith
RE: **Design Review – 3409 North Fulton Avenue Garage ADU – March 2020 Update**

BACKGROUND

Mr. Aleksandr Holub applied in 2015 for the design review of a proposed garage and carport to be located at 3409 North Fulton Avenue. Bill Johnston, the city planner, raised numerous concerns regarding the application and proposed design. His report contained the following recommendations:

- A. The garage shall have a minimum height of 14 feet and shall not exceed the height of the dwelling.
- B. The shingle type shall be slate, cedar or asphalt and shall be 30-year shingles or better.
- C. The size and location of the garage shall be as proposed, but at a minimum in compliance with the zoning ordinance and the Architectural Design Standards.
- D. The garage must be reduced to a maximum of 600 square feet in compliance with *Sec. 93-2-5. - Accessory uses, yard requirements of accessory buildings, outbuildings, and fences.**

**Note the maximum accessory unit area subsection of Sec. 93-2-5 has been updated since the design was first reviewed. The new, more permissive standard shall be used in this review.*

The Design Review Committee approved the application conditioned on the applicant addressing these concerns.

In November of 2019, it was brought to the attention of the City's code enforcement department that the structure was being used as an accessory dwelling unit (ADU) without necessary permits or a certificate of occupancy from the City. Staff determined the structure had been built according to the original plans, which were never altered to reflect the concerns of the planner or of the Design Review Committee and was therefore not compliant with zoning or the Architectural Design Standards.

Mr. Holub has since demonstrated compliance with all non-design related Zoning regulations and has received a necessary Variance from the Board of Appeals to allow the structure to be closer than 25' away from the rear property line. He has also submitted new designs for review by the Design Review Committee of proposed changes to bring the structure into compliance with the Architectural Design Standards and Zoning regulations related to design.

The property is zoned R-0 – One-Family Residential – and is within the Neighborhood Conservation Area, Subarea E, of the Architectural Design Standards.

FINDINGS

ARCHITECTURAL DESIGN STANDARDS

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

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

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

- i. On lots with one street frontage, set outbuildings back at least 15 feet behind the front facade of the principal building.
- *Compliant.*
- ii. On corner lots, outbuildings should be setback at least 15 feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.
- *Compliant.*
- 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 structure will be re-finished with horizontal lap fiber-cement siding painted the same color as the primary dwelling.*
 - *The windows are vinyl flush windows of the same style as the primary dwelling.*
 - *The roof will feature architectural shingles to match the primary dwelling.*
- 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.
- *The roof of the outbuilding will be raised to a height of 14'*
- vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.
- *Compliant.*

RECOMMENDATIONS

The plans as submitted are compliant with the Architectural Design Standards and, as such, are also compliant with related Zoning regulations pertaining to design. Should the applicant address any outstanding concerns of the Design Review Committee, staff recommends approval of the application.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: November 22, 2019

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: Aleksandr Holub Contact Number: [REDACTED]

Applicants Address: 3409 N Fulton Ave Hapeville

E-Mail Address: [REDACTED]@com Zoning Classification: M3F

Address of Proposed Work: 3409 North Fulton Avenue

Parcel ID# (INFORMATION MUST BE PROVIDED): 14009500040045

Property Owner: Aleksandr Holub Contact Number: [REDACTED]

Project Description (including occupancy type): Construction of a 280-square foot accessory structure

Contractors Name: Aleksandr Holub Contact Number: [REDACTED]

Contact Person: _____ Contact Number: _____

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

[REDACTED]
Applicants Signature

11.21.19
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: 280

Total Square Footage of existing building: 1200

Estimated Cost of Construction: _____

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

wood siding

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

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(Please Print & Initial)

I Aleksander Holub 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

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A.H. 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

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

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

A.H. 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.

A.H. 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.

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

A.H. 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.

A.H. **Understood that builder must follow approved plan and that the Certificate of Occupancy will not be issued until a Design Inspection is performed and Architectural Design Standards are met.**

Holab Aleksandr

Printed Name

Signature

11.21.19

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.

Google Maps 3410 N Fulton Ave

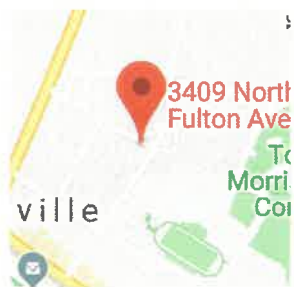


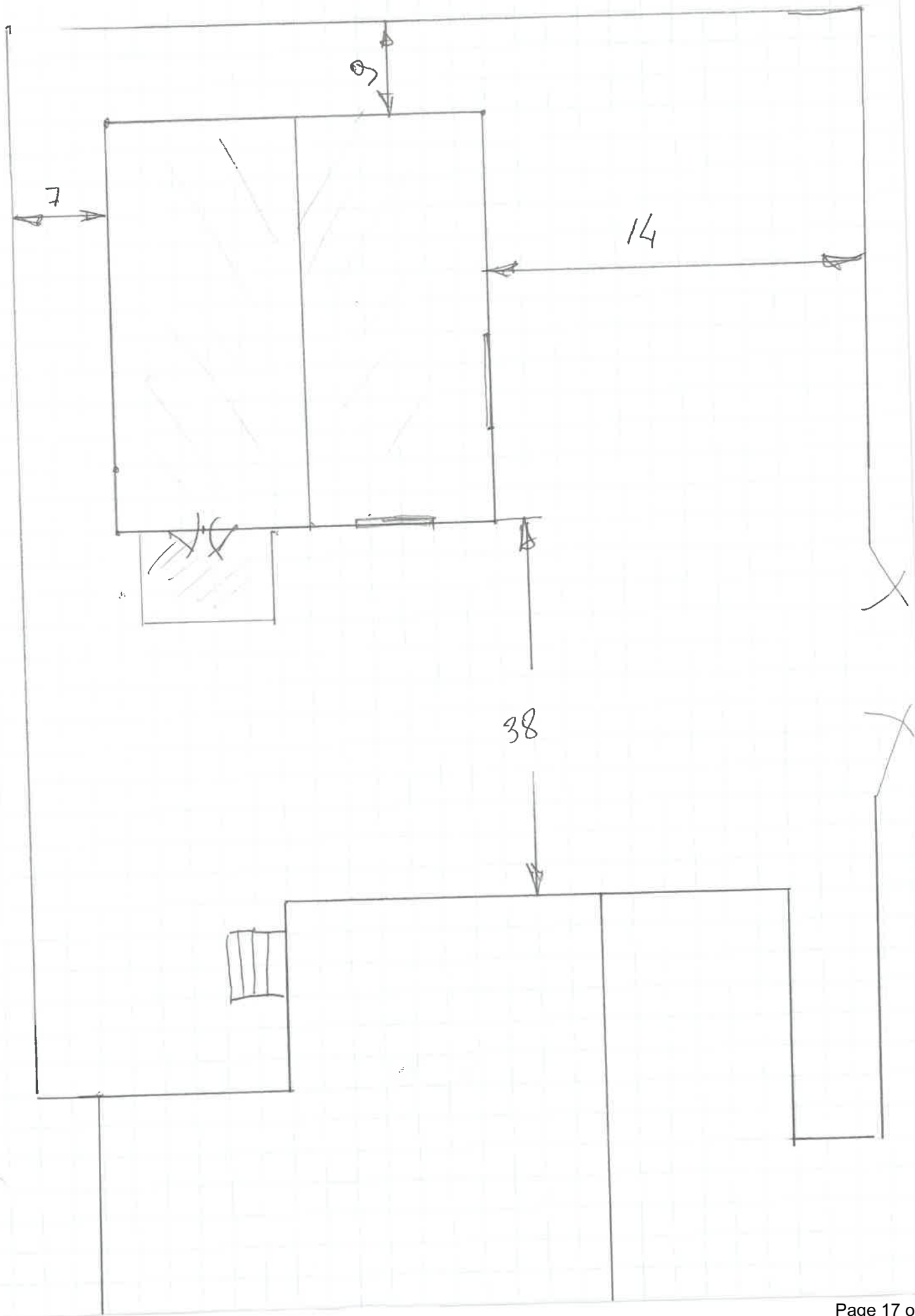
Image capture: Dec 2018 © 2019 Google

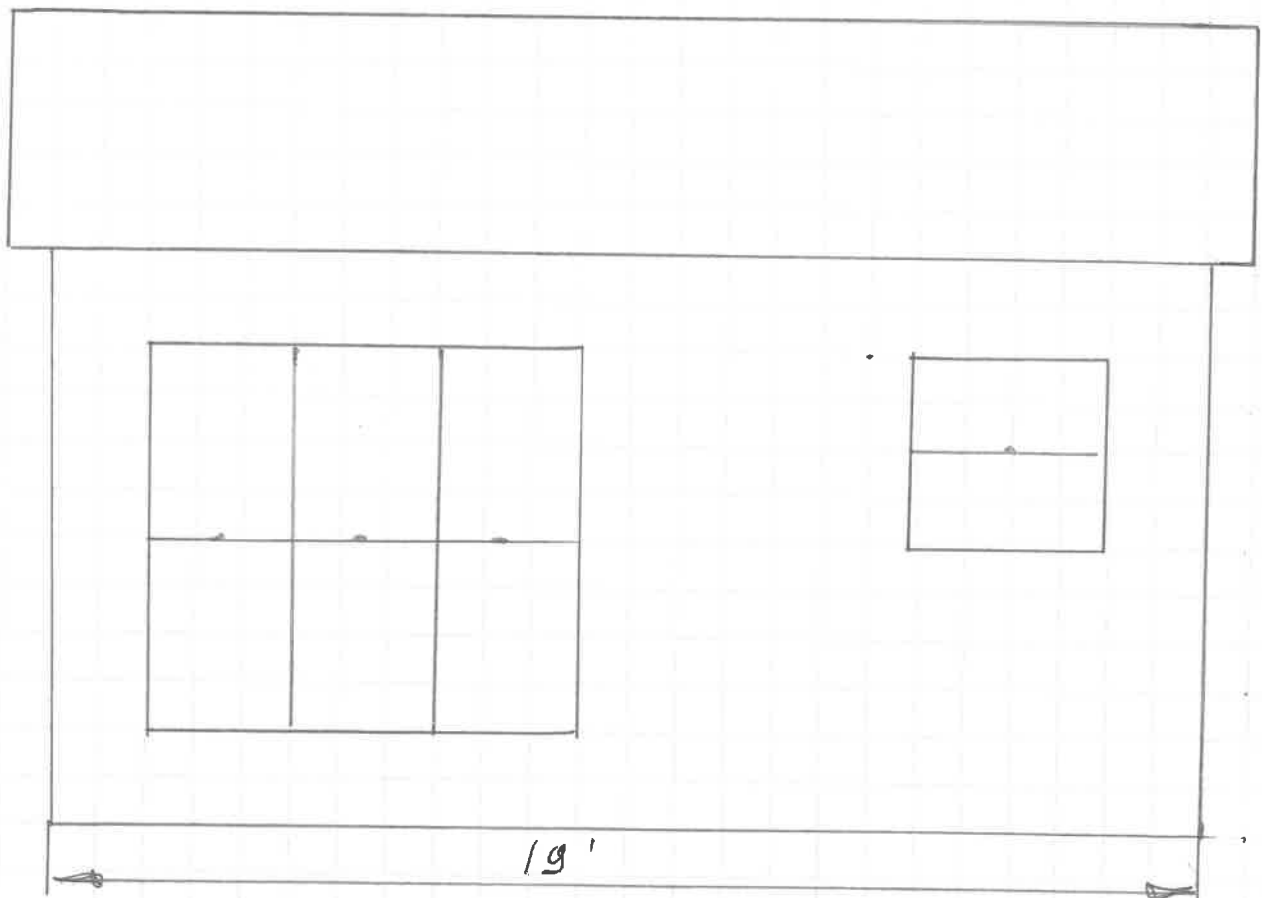
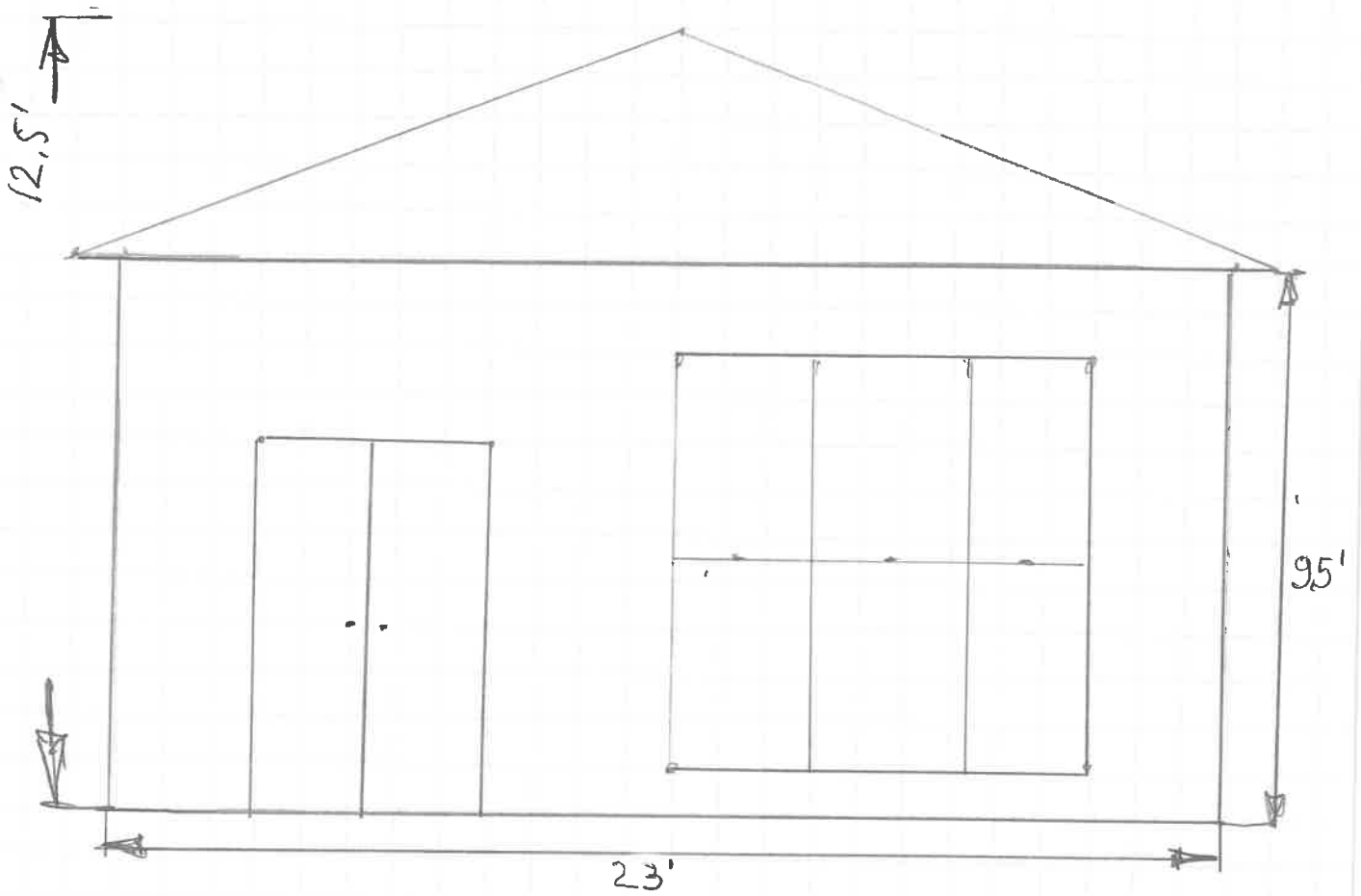
Hapeville, Georgia

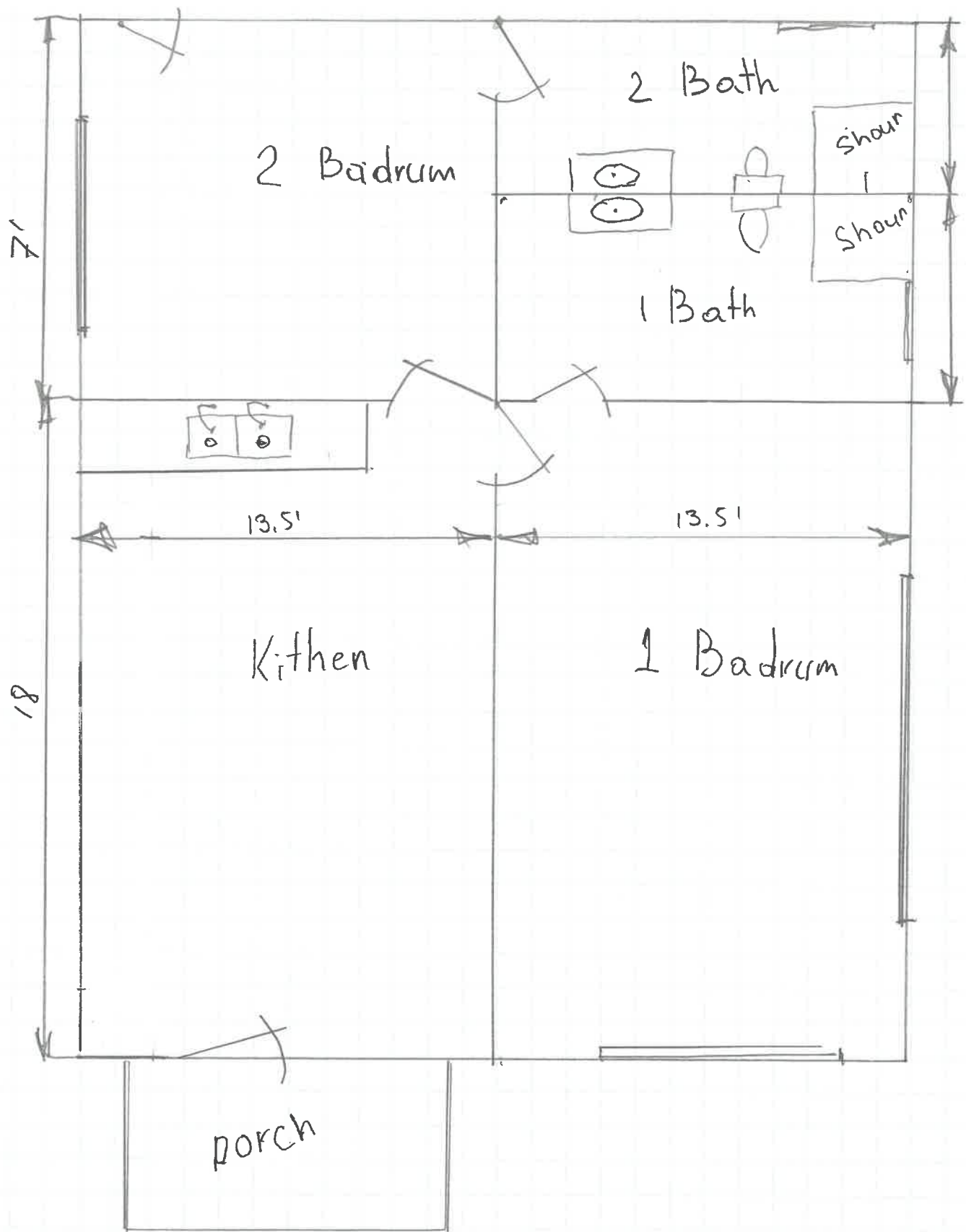
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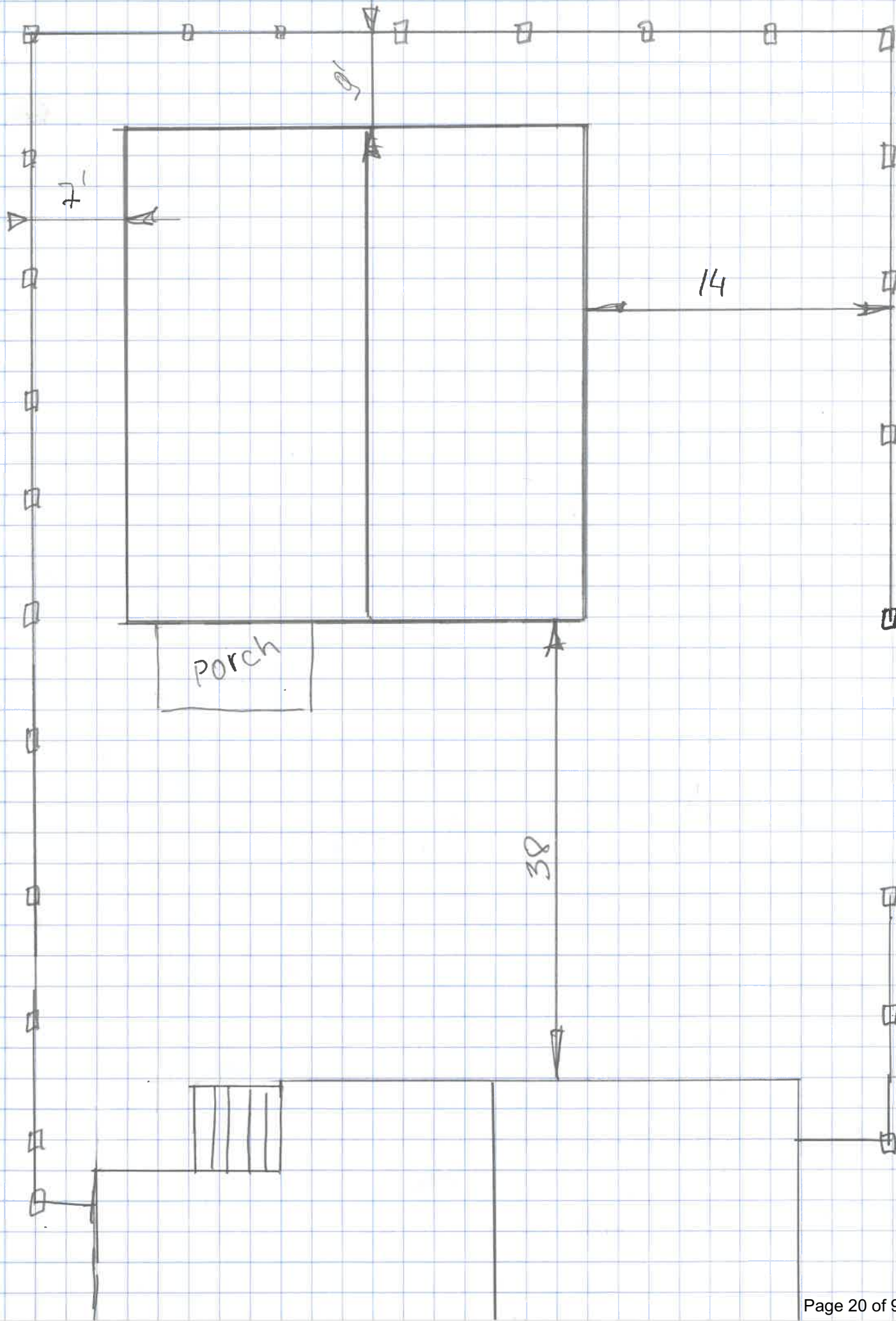
Street View - Dec 2018

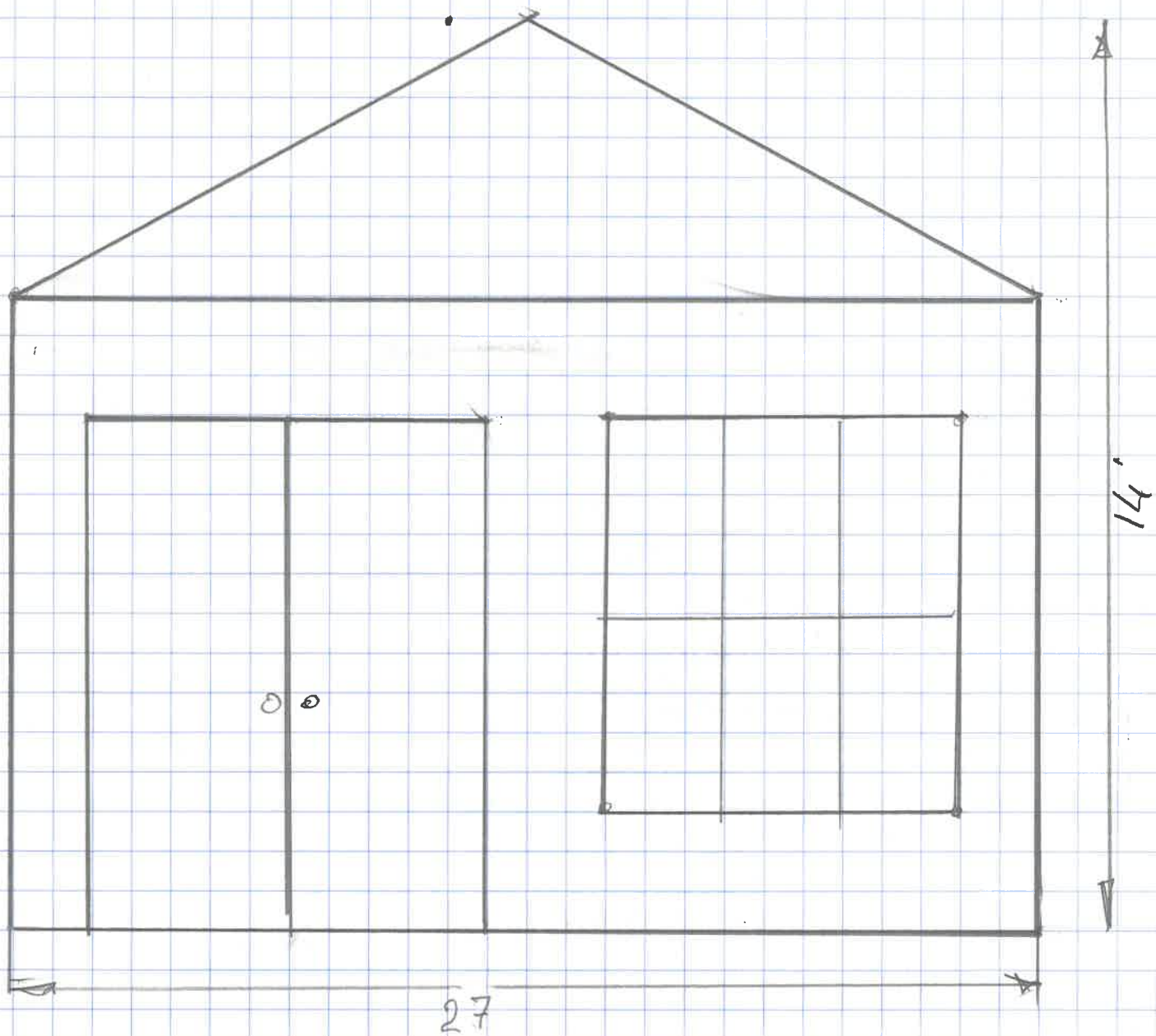




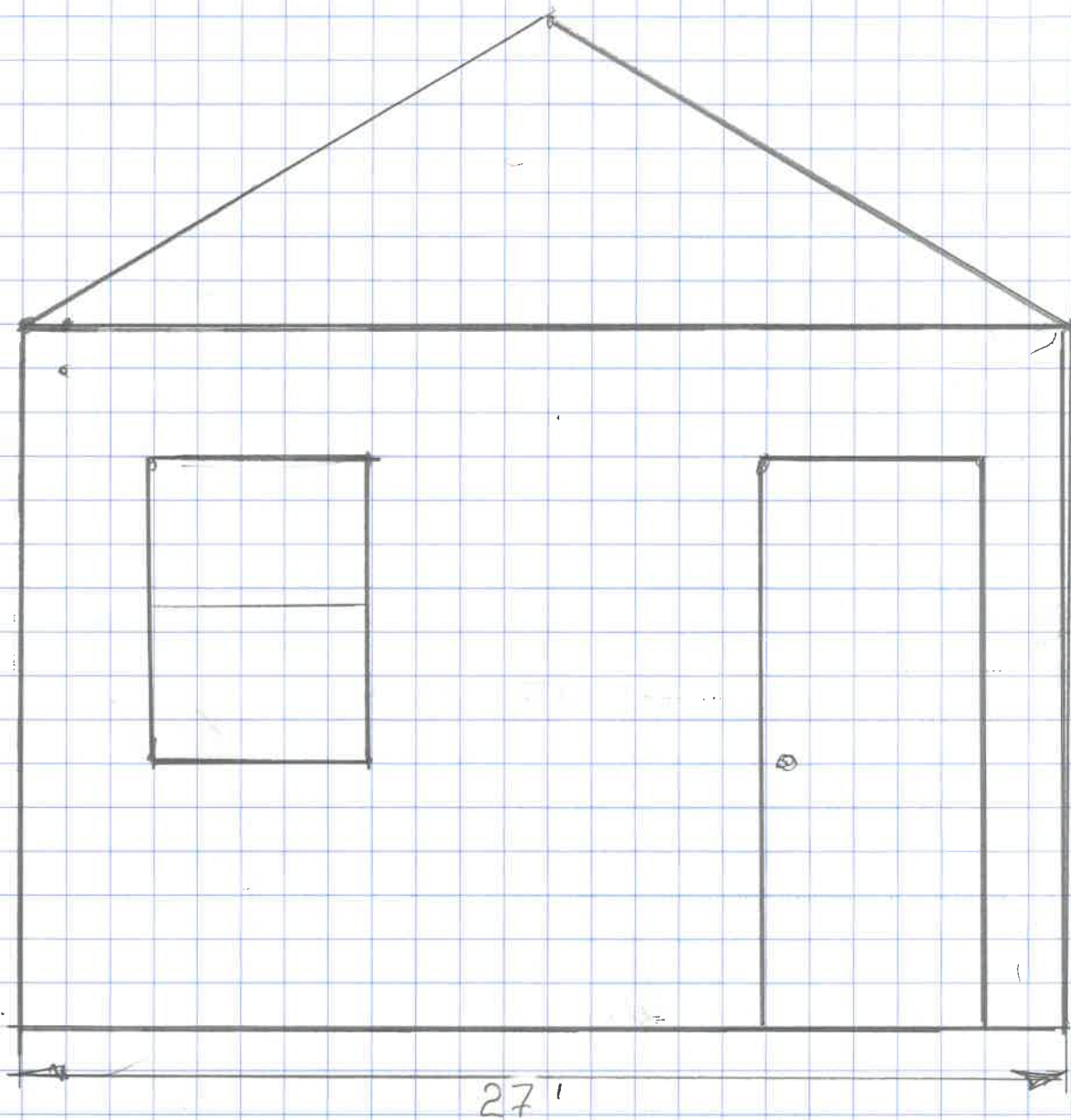




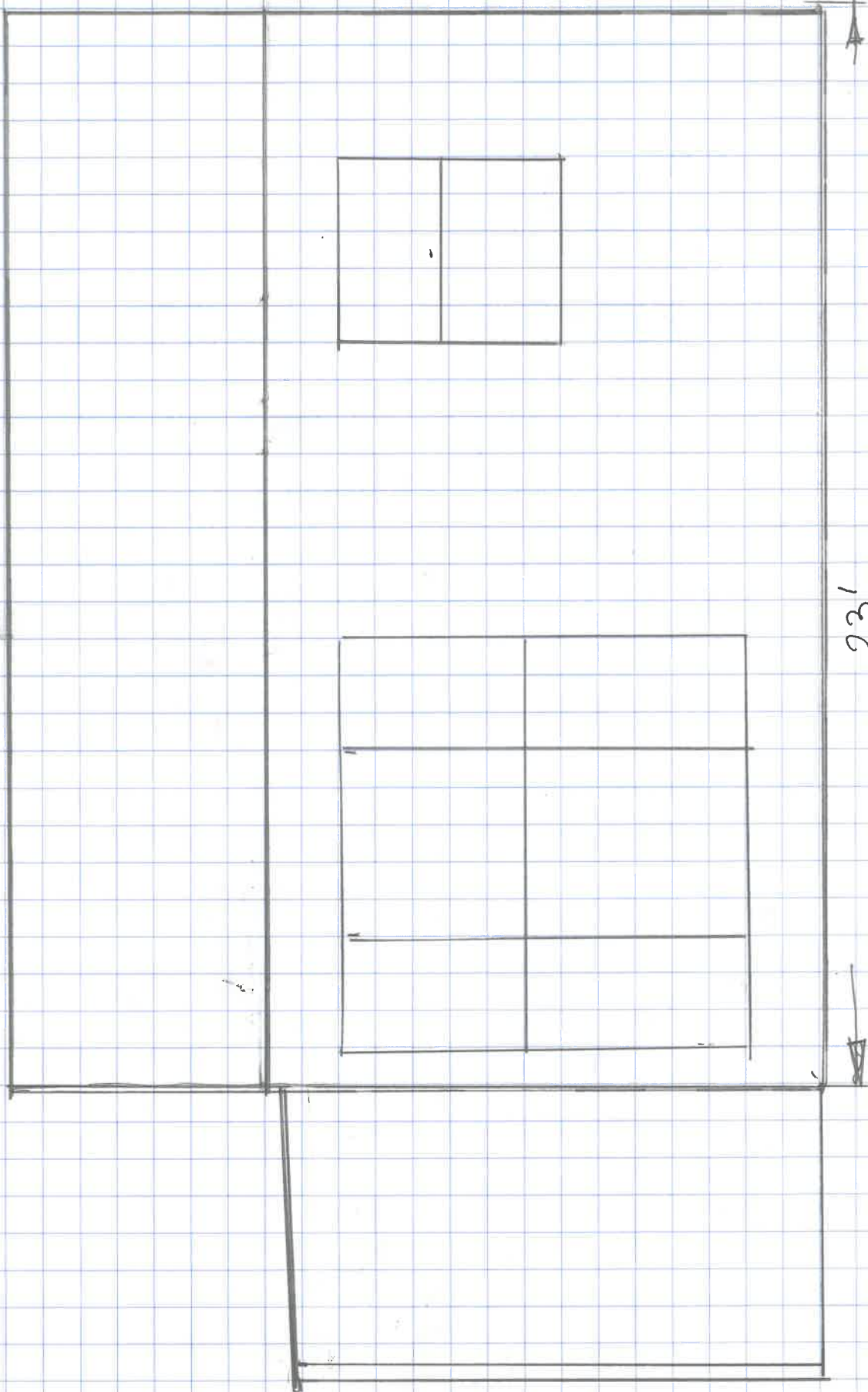




Front

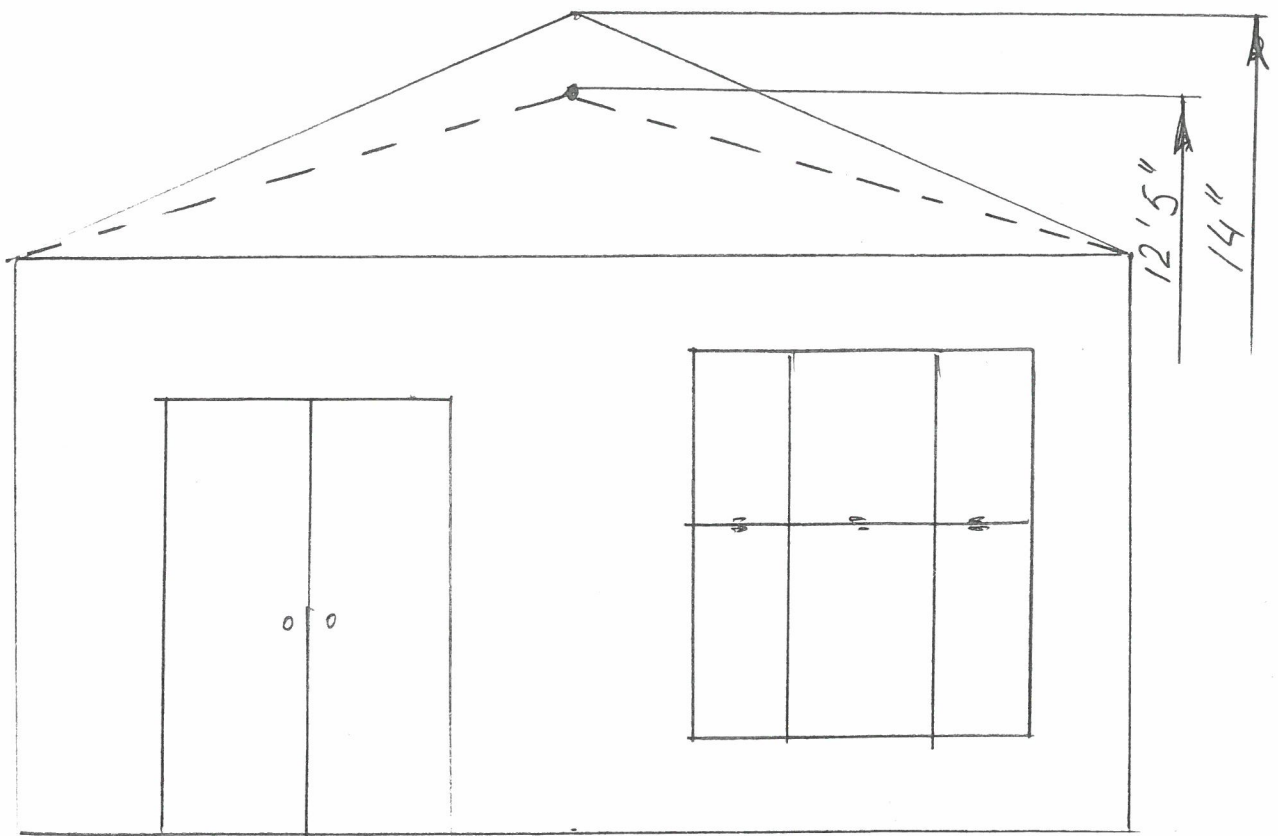


Back



23'

Side



- 1 Siding - horizontal Hardie lap siding, painted to match house
- 2, Roofing - shingles match house
3. Roof pitch height 14'
4. Windows vinyl same as house
 dimensions H 6'6" x 6'6"
 H 6'6" x 8'

















DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: March 10, 2020
 TO: Tonya Hutson
 FROM: Michael Smith
 RE: **Design Review – 3272 N. Whitney Avenue Side Porch**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Alex Arias for the addition of a new porch and door to an existing single-family dwelling at 3272 North Whitney Avenue. The 183 square foot porch has already been mostly constructed. The gable has been designed to match the existing structure in style; however, the porch itself is unfinished wood.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

- ✗ Except where indicated, setbacks shall be established by zoning.
- ⊘ On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- ⊘ Minimum building heights shall be established by zoning.
- ⊘ Within subareas D and E maximum building heights shall be as established by zoning, except that:

Where this chapter provides a more-stringent standard as compared to the zoning code, the more-stringent standard shall prevail. The only exception to this shall be a use grandfathered under the zoning code.

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

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

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

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

STAFF COMMENT:

- **The rear setback in R-1 is 25'. The current structure and the built porch sit within the rear setback by 7', which is not compliant and will require a Variance from the Board of Appeals.**
- The existing sidewalk does not have a landscape area. Changes to the sidewalk are outside the scope of construction.

(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:

- The applicant should ensure the new roof tiles have at least a 30 year warranty.
- The porch addition does not have gutters or downspouts.

(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:

- **All exterior stair risers visible from the street must be enclosed. The porch's stairs do not have enclosed risers, which is not compliant.**
- **Wooden porches must be painted, stained, or otherwise treated. The porch is made of unfinished wood, which is not compliant.**
- **Porch foundations must be enclosed. The porch has an open foundation, which is not compliant.**
- **Porches must have a minimum clear depth of 8' from building façade to outside face of column. The provided clear depth ranges from 6'-6" to 10'-6", which is not compliant.**
- **Handrails and posts must be built to the following standards:**
 - **The top railing shall consist of two elements. The upper element shall measure 2" x 6" and the lower element shall measure 2" x 4".**
 - **The bottom railing shall measure 2" x 4".**

RECOMMENDATION

The rear setback in the R-1 zone is 25'. While this is a corner lot, the "rear" of the house is the side opposite of the front door. The applicant indicated the rear of the house is 18' away from the east property line, which is within the 25' setback by 7' and makes the house legal non-conforming. No modifications that expand the footprint or square footage of a legal non-conforming use are permitted without a Variance. In addition, part of the new porch has been built within the rear setback, increasing the distance the structure encroaches into the setback. The applicant must obtain a Variance from the Board of Appeals to reduce the rear east setback and permit the new construction in general and the porch in particular.

In addition, the following items have been found to be missing or deficient in the existing and/or proposed construction and should be addressed by the Applicant and Design Review Committee:

1. The applicant should ensure the new roof tiles have at least a 30 year warranty.
2. The porch addition does not have gutters or downspouts.

3. All exterior stair risers visible from the street must be enclosed. The porch's stairs do not have enclosed risers, which is not compliant.
4. Wooden porches must be painted, stained, or otherwise treated. The porch is made of unfinished wood, which is not compliant.
5. Porch foundations must be enclosed. The porch has an open foundation, which is not compliant.
6. Porches must have a minimum clear depth of 8' from building façade to outside face of column. The provided clear depth ranges from 6'-6" to 10'-6", which is not compliant.
7. Handrails and posts must be built to the following standards:
 - a. The top railing shall consist of two elements. The upper element shall measure 2" x 6" and the lower element shall measure 2" x 4".
 - b. The bottom railing shall measure 2" x 4".

Once these items are addressed to the satisfaction of staff and the Design Review Committee, the application can be approved **conditioned on the applicant obtaining the necessary Variance from the Board of Appeals.**

Note the applicant has not submitted all information required for a full design review of the property. Should the Design Review Committee require any other elements of the site or structure beyond the scope of construction to be brought into compliance with the Architectural Design Standards, the applicant will need to resubmit the application with all required information.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: December 4, 2019

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: Alex Jose Arias Contact Number: [REDACTED]

Applicants Address: 3272 North Whitney Ave Hapeville

E-Mail Address: [REDACTED] Zoning Classification: B-1

Address of Proposed Work: 3272 North Whitney Ave Hapeville 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14009800160014

Property Owner: Alex S. Arias Contact Number: [REDACTED]

Project Description (including occupancy type): Adding a second

door by the driveway and a porch.

Contractors Name: Alex S. Arias Contact Number: [REDACTED]

Contact Person: _____ Contact Number: _____

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

Applicants Signature

Date

12/04/19

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: 212 SF.

Total Square Footage of existing building: 1100 SF.

Estimated Cost of Construction: \$9,000

List/Describe Building Materials on the exterior of the existing structure: BRICK FOUNDATION, GAF WEATHERSIDE CEMENT SIDING (12" X 24"), GAF ARCHITECTURAL WEATHERED WOOD ROOF SHINGLES.

List/Describe Building Materials proposed for the exterior facade of the new structure: 6X6 P.T. POSTS, 2X10 P.T. FLOOR JOISTS, 5/4" X 6" P.T. DECKING BOARDS, P.T. HAND RAILS, 2X6 CEILING JOISTS, 4X8 CEILING BEAD BOARDS, 7/16 4X8 OSB ROOF DECKING AND GAF ARCHITECTURAL WEATHER WOOD ROOF SHINGLES TO MATCH EXISTING 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 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  A.S.A. 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.

Alex S. Arias



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=PTIICOR_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 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.

____ **Understood that builder must follow approved plan and that the Certificate of Occupancy will not be issued until a Design Inspection is performed and Architectural Design Standards are met.**

Alex J. Armas

Printed Name

Signature

Date

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

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

Exhibit A

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

BEGINNING at a pin located at the intersection of the southerly right of way line of North Avenue and the westerly right of way line of Whitney Avenue; run thence North 90 Degrees 00 Minutes 00 Seconds East along the southerly right of way line of North Avenue and following the curvature thereof a distance of 89.69 feet to a point; leaving the southerly right of way line of North Avenue, run thence South 16 Degrees 18 Minutes 18 Seconds West a distance of 112.71 feet to a point; run thence North 62 Degrees 36 Minutes 00 Seconds West a distance of 99.17 feet to a point on the westerly right of way line of Whitney Avenue; run thence North 25 Degrees 37 Minutes 37 Seconds East along the westerly right of way line of Whitney Avenue and following the curvature thereof a distance of 69.37 feet to a point and the TRUE POINT OF BEGINNING.

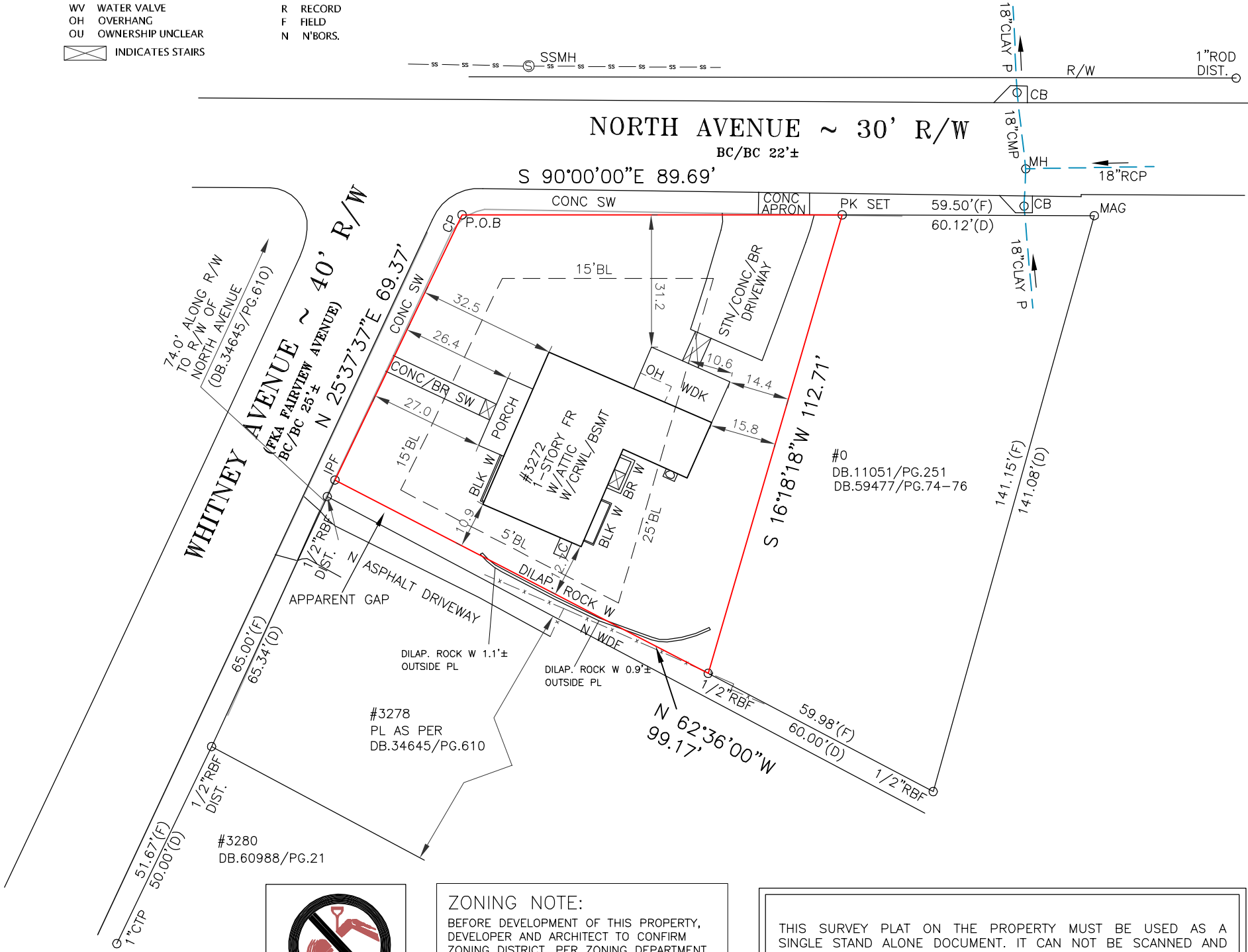
All as shown on a plat of survey prepared for Stan Walsh by Roland McCann (GRLS No. 1752) which survey is attached hereto as Exhibit "B" and made a part hereof by this reference.

* LEGEND *

POB	POINT OF BEGINNING	IPF	IRON PIN FOUND
LLL	LAND LOT LINE	IPS	IRON PIN SET
MH	MAN HOLE	OTP	OPEN TOP PIPE FOUND
SSL	SANITARY SEWER LINE	CTP	CRIMP TOP PIPE FOUND
CO	SAN SEWER CLEANOUT	RB	REINFORCING BAR
CB	CATCH BASIN	RBF	REINFORCING BAR FOUND
JB	JUNCTION BOX	RBS	REINFORCING BAR SET
DI	DRAINAGE INLET	MAG	MAGNETIC READING
YI	YARD INLET	AIF	ANGLE IRON FOUND
HW	HEAD WALL	CP	CALCULATED POINT
PP	POWER POLE	-X-X	FENCE
LP	LIGHT POLE	CLF	CHAIN LINK FENCE
PW	POWER LINE	WDF	WOOD FENCE
GW	GUY WIRE	WRF	WIRE FENCE
SSE	SANITARY SEWER ESMT.	IRF	IRON FENCE
DE	DRAINAGE EASEMENT	FC	FENCE CORNER
UE	UTILITY EASEMENT	WW	WET WEATHER
AE	ACCESS EASEMENT	BL	BUILDING LINE
TB	TOP OF BANK	R/W	RIGHT-OF-WAY
BB	BOTTOM OF BANK	PC	PROPERTY CORNER
CMP	CORRUGATED METAL PIPE	PL	PROPERTY LINE
RCP	REINFORCED CONC. PIPE	CL	CENTER LINE
APP	AS PER PLAT	CPT	CARPORT
APD	AS PER DEED	SP	SCREEN PORCH
APR	AS PER RECORD	P	PORCH
APF	AS PER FIELD	FH	FIRE HYDRANT
BC	BACK OF CURB	CBX	CABLE BOX
EP	EDGE OF PAVEMENT	BR	BRICK
EB	ELECTRIC POWER BOX	FR	FRAME
EM	ELECTRIC METER	WD	WOOD
GM	GAS METER	SN	SIGN
GV	GAS VALVE	P	PLAT
WM	WATER METER	D	DEED
WV	WATER VALVE	R	RECORD
OH	OVERHANG	F	FIELD
OU	OWNERSHIP UNCLER	N	N'BORS.
		INDICATES STAIRS	

SURVEY NOTES:

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



ZONING NOTE:

BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

PROPERTY IS ZONED R-1

BUILDING SETBACK:
FRONT 15'
SIDE 5'
REAR 25'
MAX LOT COVERAGE 40%

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

PROPERTY ADDRESS:
3272 NORTH WHITNEY AVE.
HAPEVILLE, GA 30354

LAND AREA:
8288.77 SF
0.190 AC

PLAT PREPARED FOR:

ALEX ARIAS

LOT	BLOCK
SUBDIVISION	UNIT
LAND LOT 98	14TH DISTRICT
FULTON COUNTY, GEORGIA	
FIELD WORK DATE JAN 29, 2020	PRINTED/SIGNED JAN 31, 2020

DB. (WARRANTY DEED) 59477 / PG. 74 -76

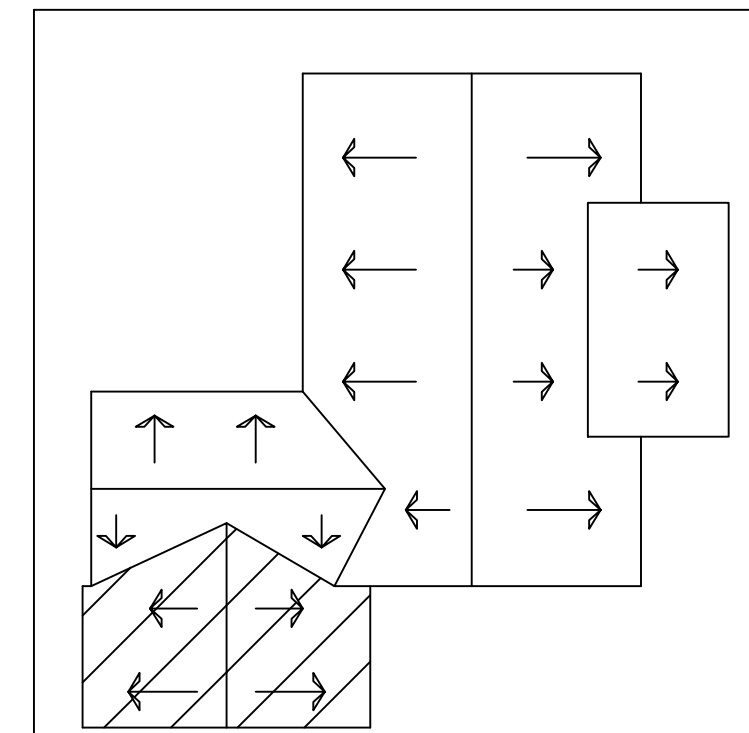
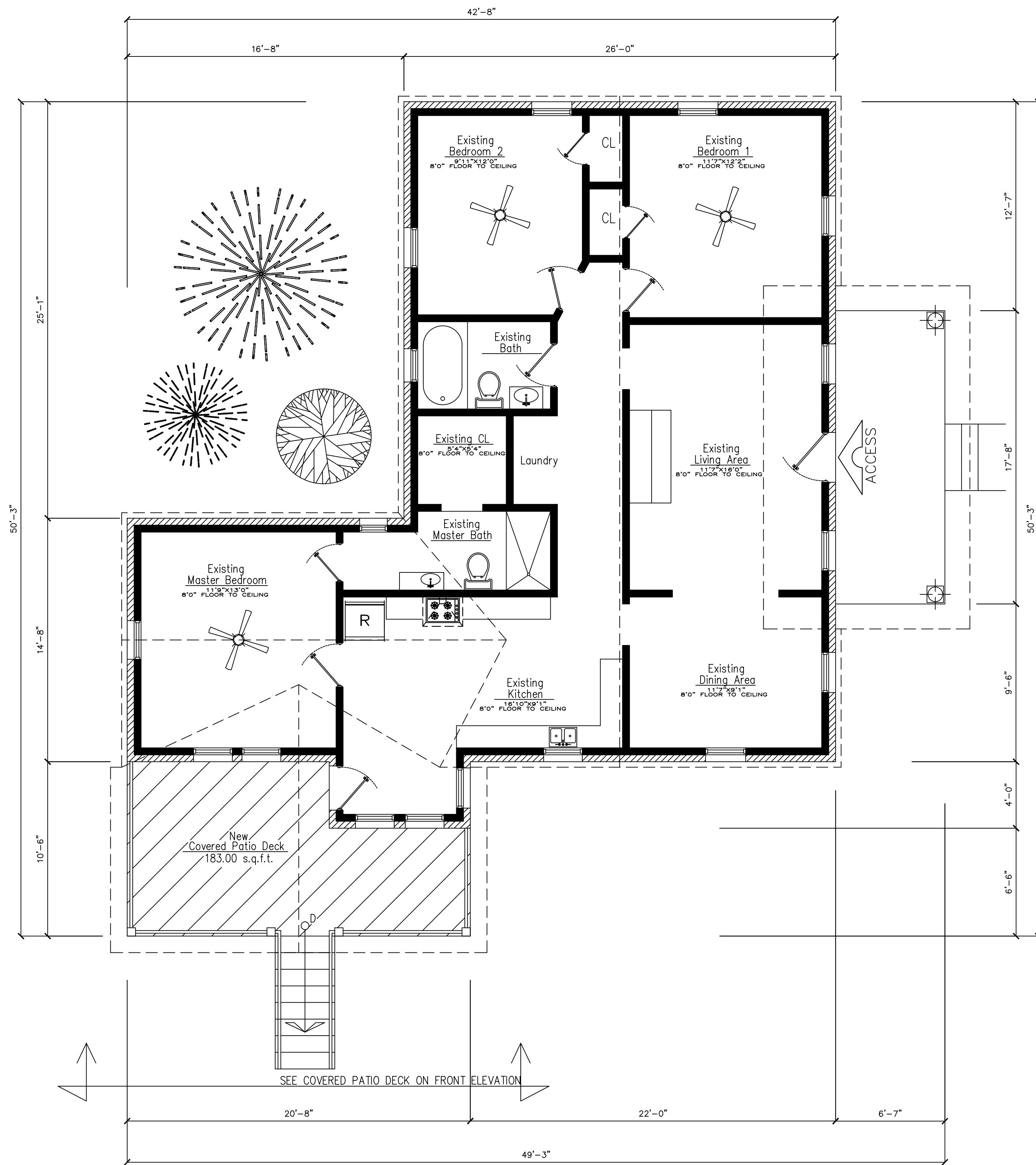
ALL MATTERS PERTAINING
TO TITLE ARE EXCEPTED

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

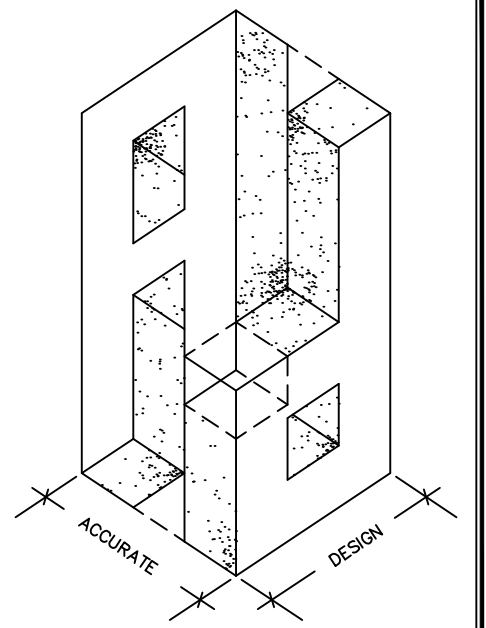
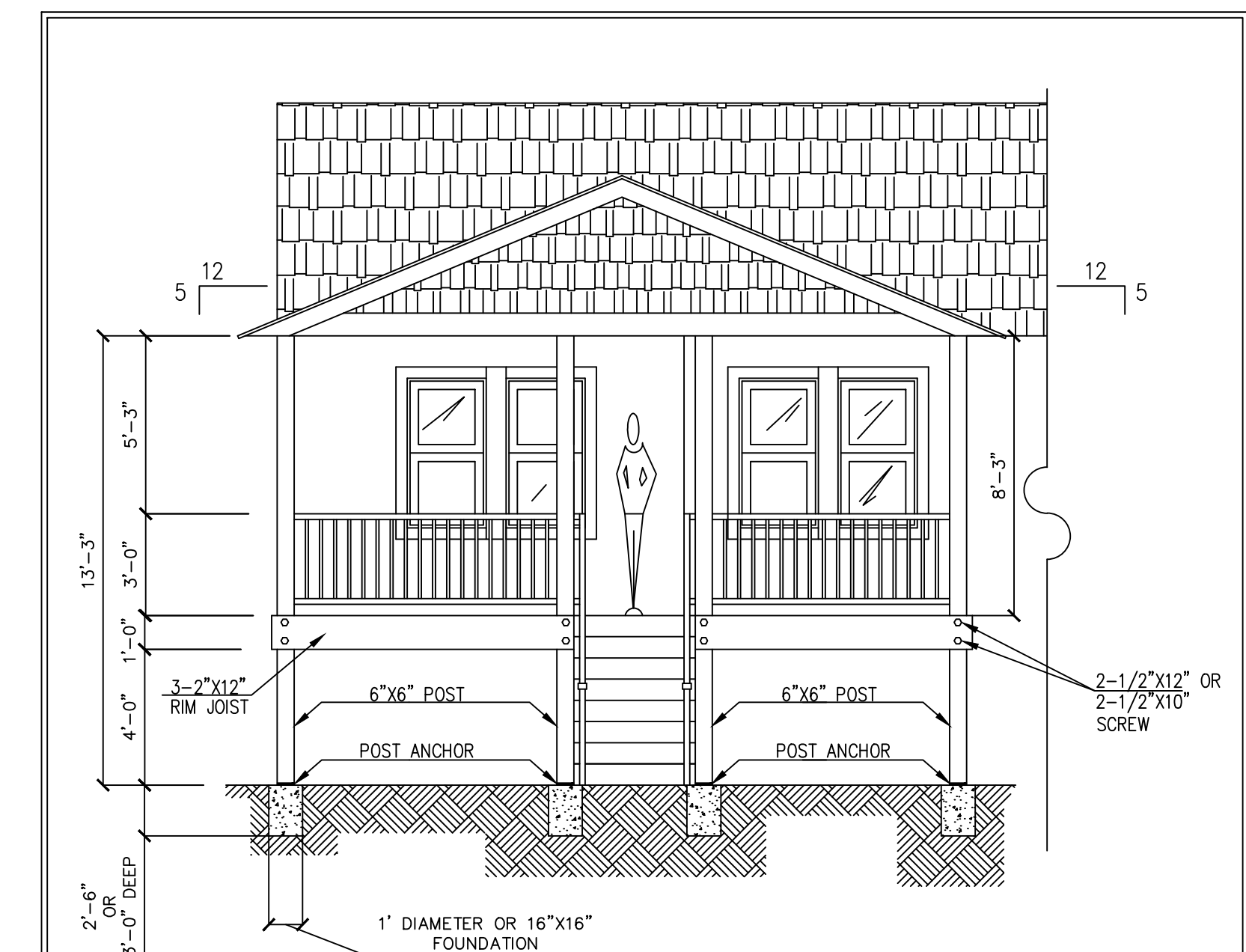
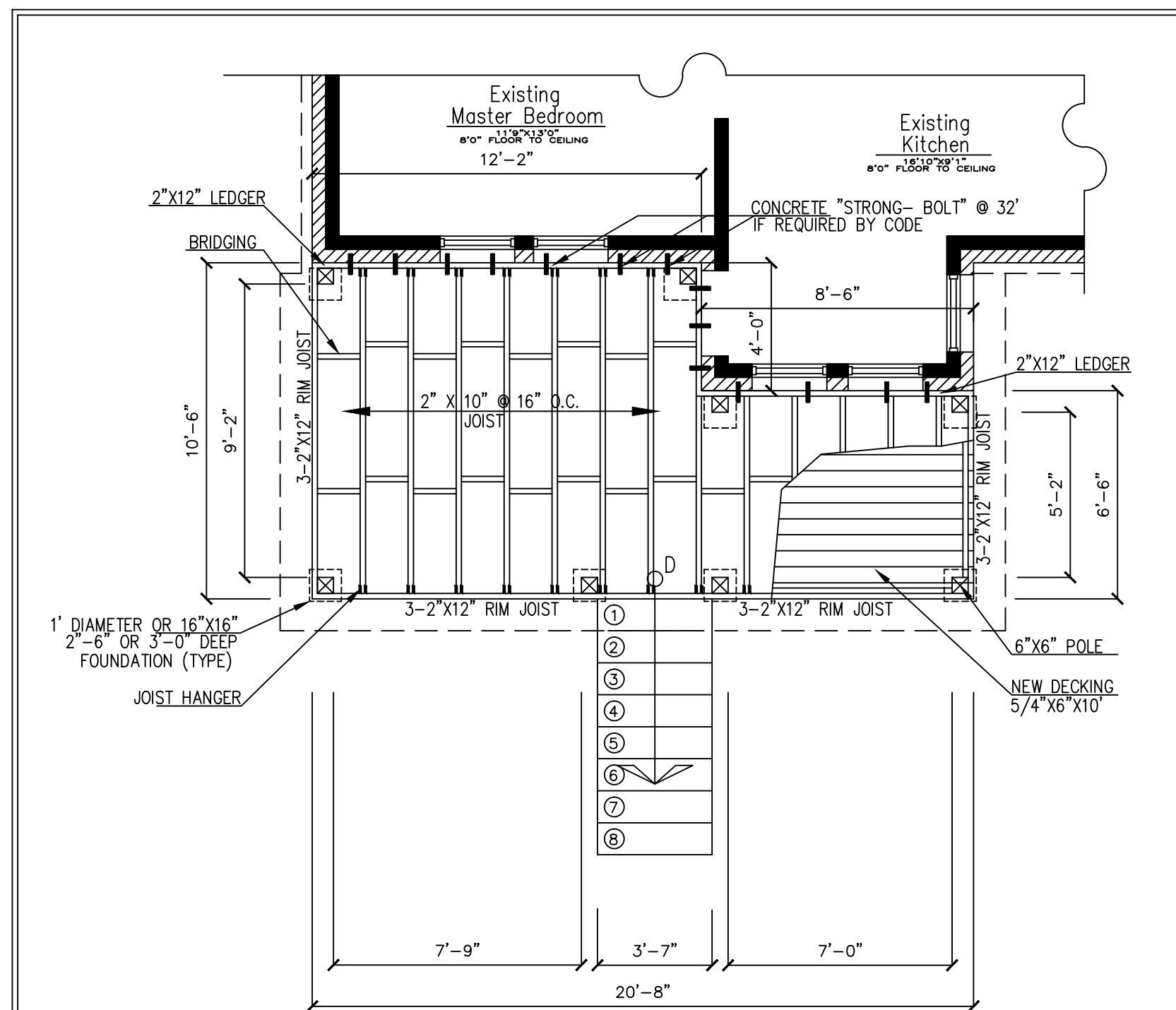
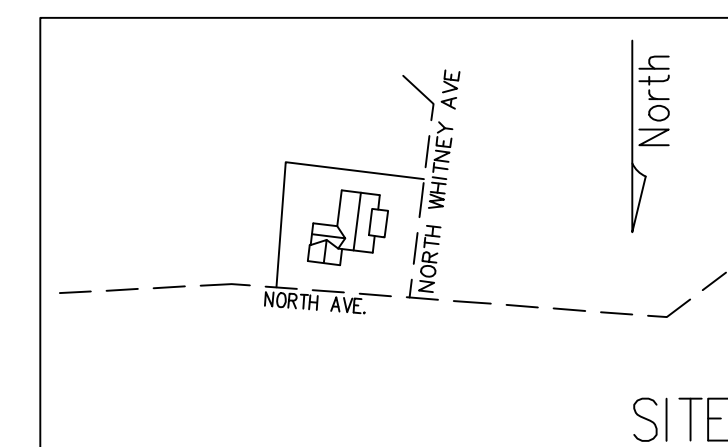
AP
COORD # 20200104
DWG # 20200104

SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES

24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM



AREA SCHEDULE		
	EXISTING 1-STORY HOUSE	1,311.95 s.q.f.t.
	NEW COVERED PATIO DECK	183.00 s.q.f.t.
TOTAL AREA		1,494.95 s.q.f.t.



DRAWN BY:
ACCURE|DES
CELL: 404.423.9070

DRAWING:
FLOOR PLAN

DRAWN BY:
ACCUREIDES
404-423-9070

PROJECT:

NEW COVERED PATIO DECK

OWNER: ALEX J ARIAS

ADDRESS:
3272 NORTH WHITNEY AVE
HAPEVILLE GA 30354

SHEET NUMBER:

A-1

SCALE: 1/4"

ACCURE|DES IS NOT A LICENSED ARCHITECT



Left Side Elevation
Prior to Addition

Left Side Elevation



↑
18'10"

↑
20'11"

→ 20' Feet ←

Front Porch Addition: 10'6 x 20'
212-sf

Front Elevation

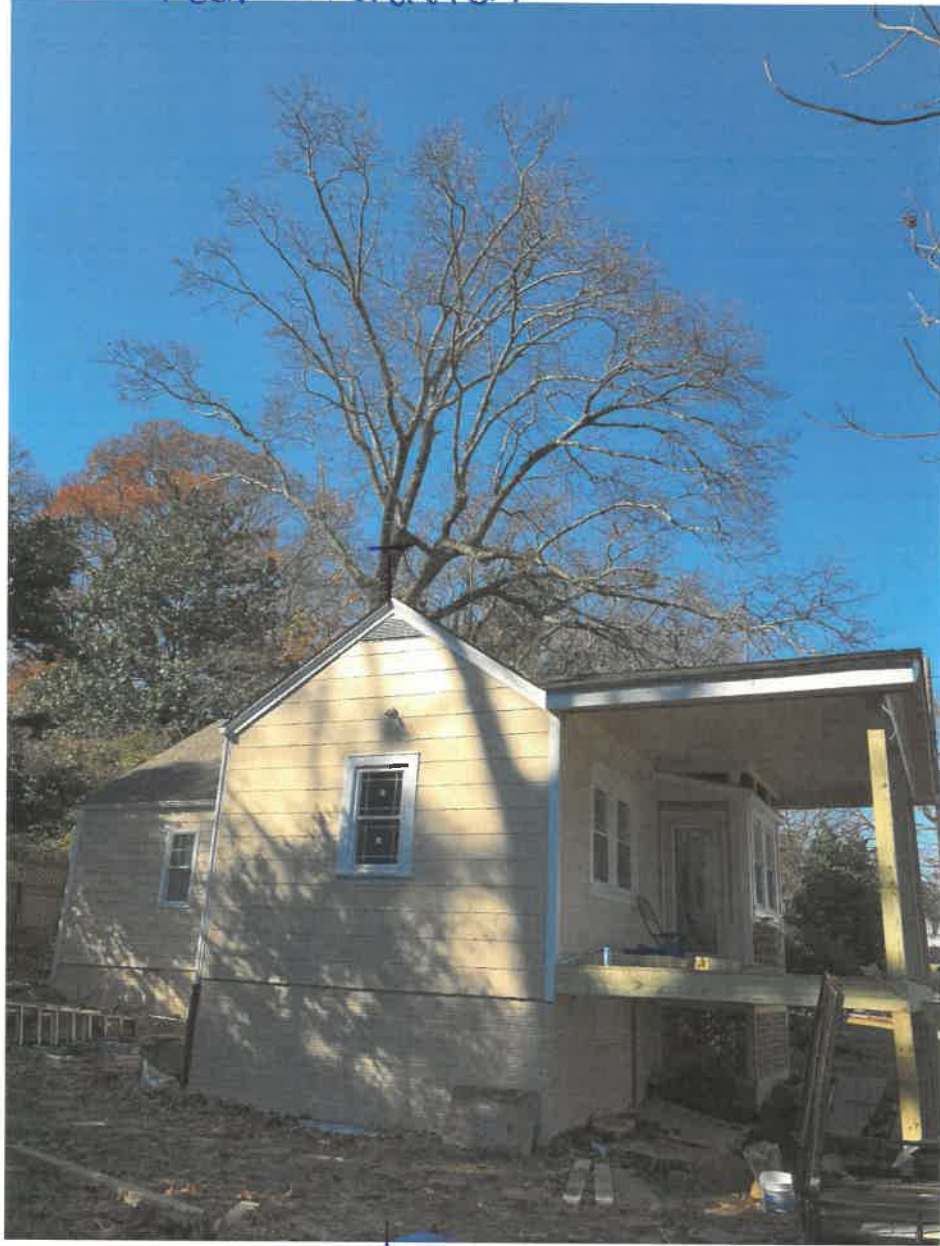


↑
10' 8"

↑
9' 5"

↑
9' 11"

Rear Elevation



↑
19' Feet

Rear Elevation



↑
13 Feet

RIGHT Side Elevation



↑
19'



DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: April 9, 2020
TO: Tonya Hutson
FROM: Michael Smith
RE: **Design Review – 3580 Perkins Street Remodel**

BACKGROUND

The City of Hapeville has received a design review application from Thach Tran for the external remodel of an existing 4,000 square foot four-unit apartment complex located at 3580 Perkins Street. The remodel consists of replacement windows, minor masonry work, and the replacement of a side deck on the north side of the building.

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

CODE

Sec. 81-1-1. - Introduction and purpose.

- (b) *General purpose.* The purpose of this chapter is to encourage and provide a safe environment for pedestrian movement and improve open space areas throughout the community. Development goals include preserving and enhancing the character of existing residential properties and to address new and infill development opportunities. Increased density and intensity of development is allowed in order to maintain and enhance the existing characteristics of the community and to simultaneously improve the visual quality of the built environment throughout the city.

The standards are separated into commercial/mixed-use area and neighborhood conservation area standards. They respond to issues related to the built environment including, but not limited to, building orientation, heights, articulation, finishes, pedestrian and vehicular access and landscape components. The chapter provides regulations based on maintaining and enhancing the visual characteristics of each district of the community, and providing for new and infill development that maintains its existing fabric. Commercial development is directed away from strip-type, vehicle-oriented centers and towards projects that maintain the feel of an old town requiring walkable, pedestrian-friendly centers to ensure a quality lifestyle and related set of experiences supported by the built environment.

- (c) *Goals.* The goals of this chapter are to:

- (1) Encourage and provide a safe environment for pedestrian movements throughout the city;

- (2) Address new and infill development that maintains and enhances the existing characteristics of the community;
- (3) Allow for increased density and intensity of development in underdeveloped portions of the city;
- (4) Improve open space areas throughout the community; and
- (5) Improve the visual quality of the built environment.

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

Based on goals established in this chapter, the following standards are required in the commercial/mixed-use area identified in section 81-1-3. This includes three subareas: subarea A, subarea B, and subarea C. All of the standards contained in this section shall apply to all private development in subareas A and B. Subarea requirements are found within the applicable subsection.

Private development in subarea C shall be governed by section 81-1-7 Neighborhood conservation area. Although commercial and mixed uses are permitted in this subarea, the Hapeville Main Street Town Center LCI Plan established a desire to preserve a residential character of this subarea, regardless of use.

The above notwithstanding, applicants for one-family attached or detached dwellings, two-family dwellings, and multifamily buildings in the commercial/mixed-use area shall elect to comply with the requirements of this section or those of section 81-1-7. The section elected shall be applied to said structures in its entirety.

To the extent determined by the design review committee, this section's standards should also apply to industrial uses not within the commercial/mixed-use area. For example, certain standards, such as storefront requirements, may not be appropriate for industrial uses, while others, such as material and landscaping requirements, may be.

(g) *Facade and style standards.*

1. Exterior facade materials shall be limited as follows:
 - a. *Subarea A.* Unpainted full-depth brick.
 - b. ***Subarea B. Full-depth brick, cast stone, hard-coat stucco, fiber-cement siding, natural-wood siding or stacked stone.***
 - c. *Subarea C.* See neighborhood conservation area.
 - d. *Remaining commercial/mixed-use area.* Full-depth brick, cast stone, hard-coat stucco, fiber-cement siding, natural-wood siding or stacked stone.
 - e. *Split-face block.* In addition to the above materials, split-face block may be utilized on exterior facades, but only along a non-enfronting side or rear facade that is not visible from an adjacent street, public park, or plaza.
 - f. *[Materials on enfronting facades.]* The materials utilized along an enfronting facade shall be provided for the first 20 feet in length along adjacent non-enfronting facades.
 - g. *[Façade colors, materials.]* Facade colors and materials shall be limited to three per facade face.

(h) *Door and window standards.*

6. **Where window lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids between glass are prohibited.**

RECOMMENDATIONS

The applicant has not submitted all information required for a full design review of the property. Should the Design Review Committee require any other elements of the site or structure beyond the scope of construction to be brought into compliance with the Architectural Design Standards, the applicant will need to resubmit the application with all required information.

The replacement of existing doors and windows with new vinyl ones does not require approval of the Design Review Committee (although such replacements must still comply with the Architectural Design Standards nonetheless and **grids between glass are NOT permitted** in the replacement windows).

The applicant's request to replace existing windows on the southern side façade with transom-style frosted windows and brick infill is compliant with the Standards. Further, the proposed "deck" is compliant with zoning setback requirements as the RMU zone does not have side setback requirements. However, the design of the deck is beyond the purview of the Sec. 81-1-6 and thus the Design Review Committee must instead make their decision based on the *General purpose* and *Goals* of Sec. 81-1-1 (cited above). As the new deck is a replacement of an existing deck that is to be built according to building code, staff recommends approval.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 03/18/2020

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: THACH TRAN **Contact Number:** [REDACTED]

Applicants Address [REDACTED]

E-Mail Address: [REDACTED] **Zoning Classification:** RMU

Address of Proposed Work: 3580 PERKINS ST HAPEVILLE, GA30274

Parcel ID# (INFORMATION MUST BE PROVIDED): 14009500010329

Property Owner: THACH TRAN **Contact Number:** [REDACTED]

Project Description (including occupancy type): 4 UNIT MULTI FAMILY RENOVATION.

MOST OF RENOVATION IS INTERIOR. BATHROOM WINDOWS ON THE SOUTHERN SIDE OF HOUSE HAS VERY LOW WINDOWS IN SHOWERS. MODIFICATIONS WILL BE MADE TO ADD PRIVACY TO SHOWERS. ALSO EXISTING DECKS DO NOT MEET CODE EXISTING WINDOWS WILL BE REPLACE AND EXISTING DECK WILL BE MOTIFIED TO MEET CODE.

Contractors Name: CAO DANG LE **Contact Number:** [REDACTED]

Contact Person: THACH TRAN **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.

Thach Tran Digitally signed by Thach Tran
Applicants Signature

03/18/2020
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: RENOVATION TO EXISTING BUILDING/LANDSCAPING

Total Square Footage of proposed New Construction: N/A

Total Square Footage of existing building: 5000 SF

Estimated Cost of Construction: \$75,000-\$80,000

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

BRICK ON 3 SIDES, SIDING ON 1, WOODEN DECK, WOODEN DOORS, ALUMINUM

WINDOWS, SHINGLE ROOF.

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

MOST EXTERIOR MATERIAL WILL REMAIN. DOORS AND WINDOWS WILL BE REPLACED

WITH NEW VINYL DOORS AND WINDOWS. DECK WILL RE REBUILT WITH SIMILAR MATERIAL.

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 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 Thach Tran  TT 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:

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

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

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

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

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

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

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

X **Understood that builder must follow approved plan and that the Certificate of Occupancy will not be issued until a Design Inspection is performed and Architectural Design Standards are met.**

Thach Tran

Thach Tran

Digitally signed by Thach Tran

03/18/2020

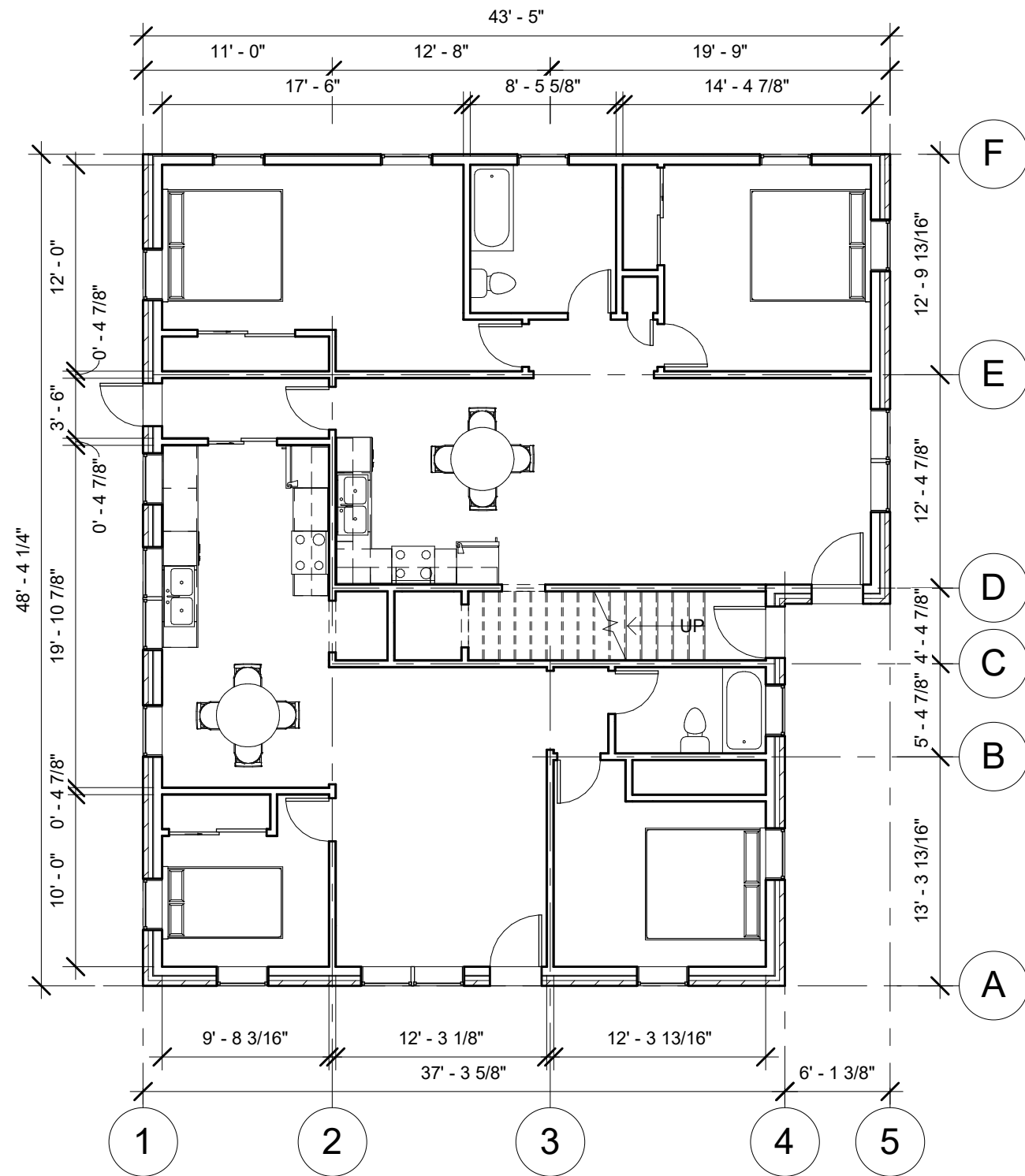
Printed Name

Signature

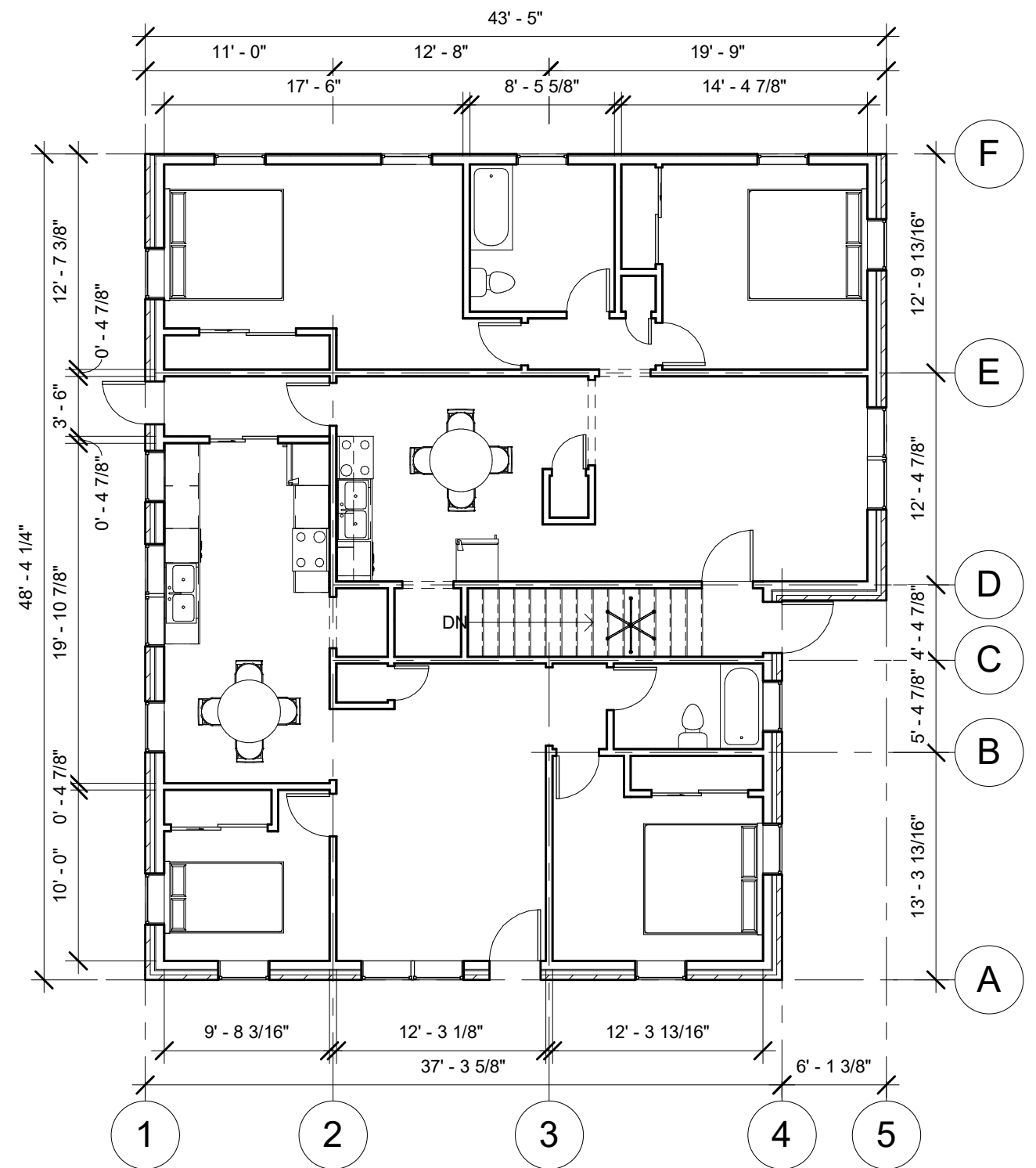
Date

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

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



① Level 1 Prop
1/8" = 1'-0"



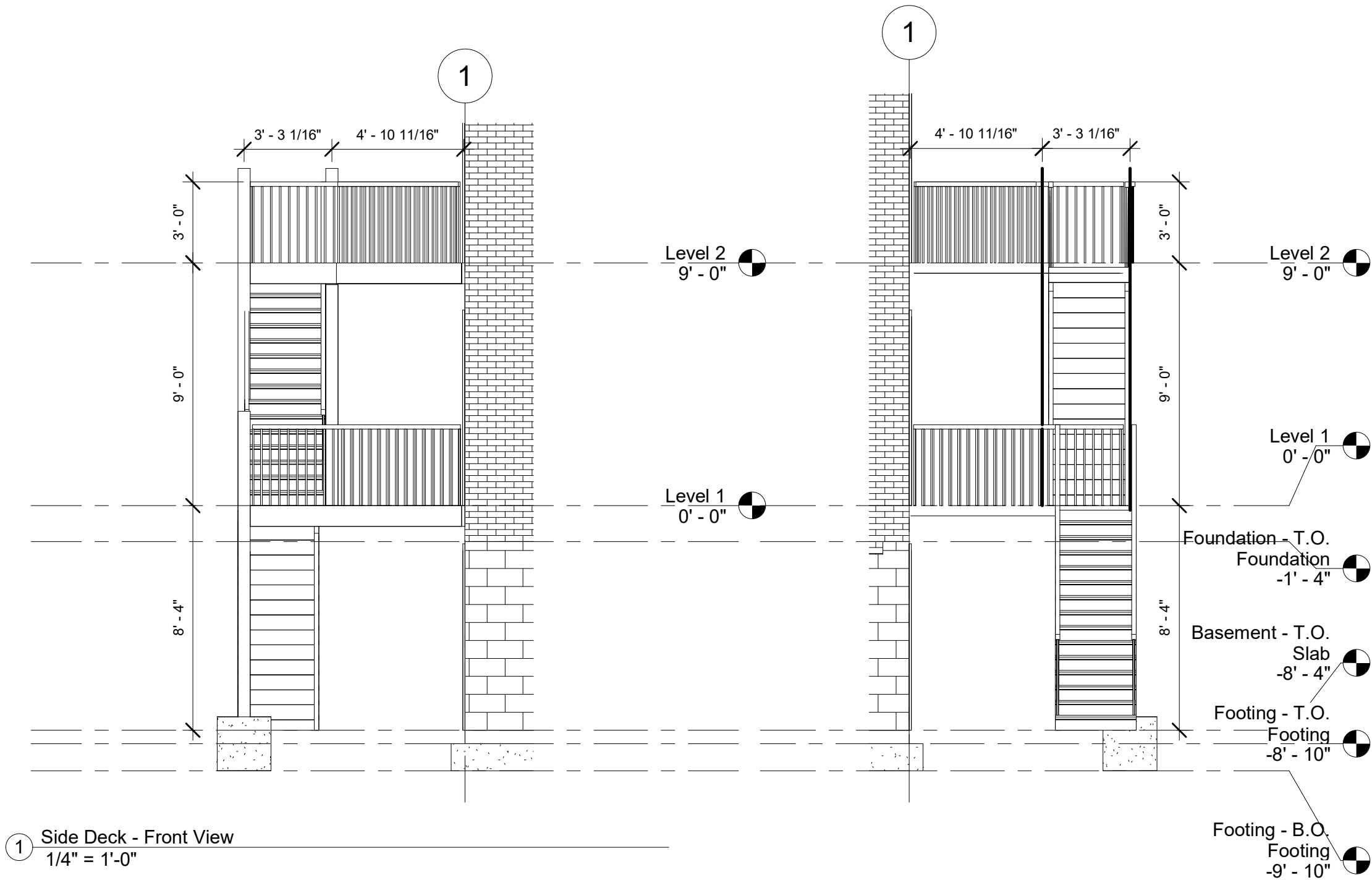
② Level 2 Prop
1/8" = 1'-0"

3580 Perkins St.
3580Perkins

No.	Description	Date

1st & 2nd Prop Floor Plans		
Project number	201701	A-103
Date	7/11/17	
Drawn by	CLe	
Checked by	Checker	
		Scale 1/8" = 1'-0"

7/11/2017 11:39:17 PM



1 Side Deck - Front View
1/4" = 1'-0"

2 Side Deck - Rear View
1/4" = 1'-0"

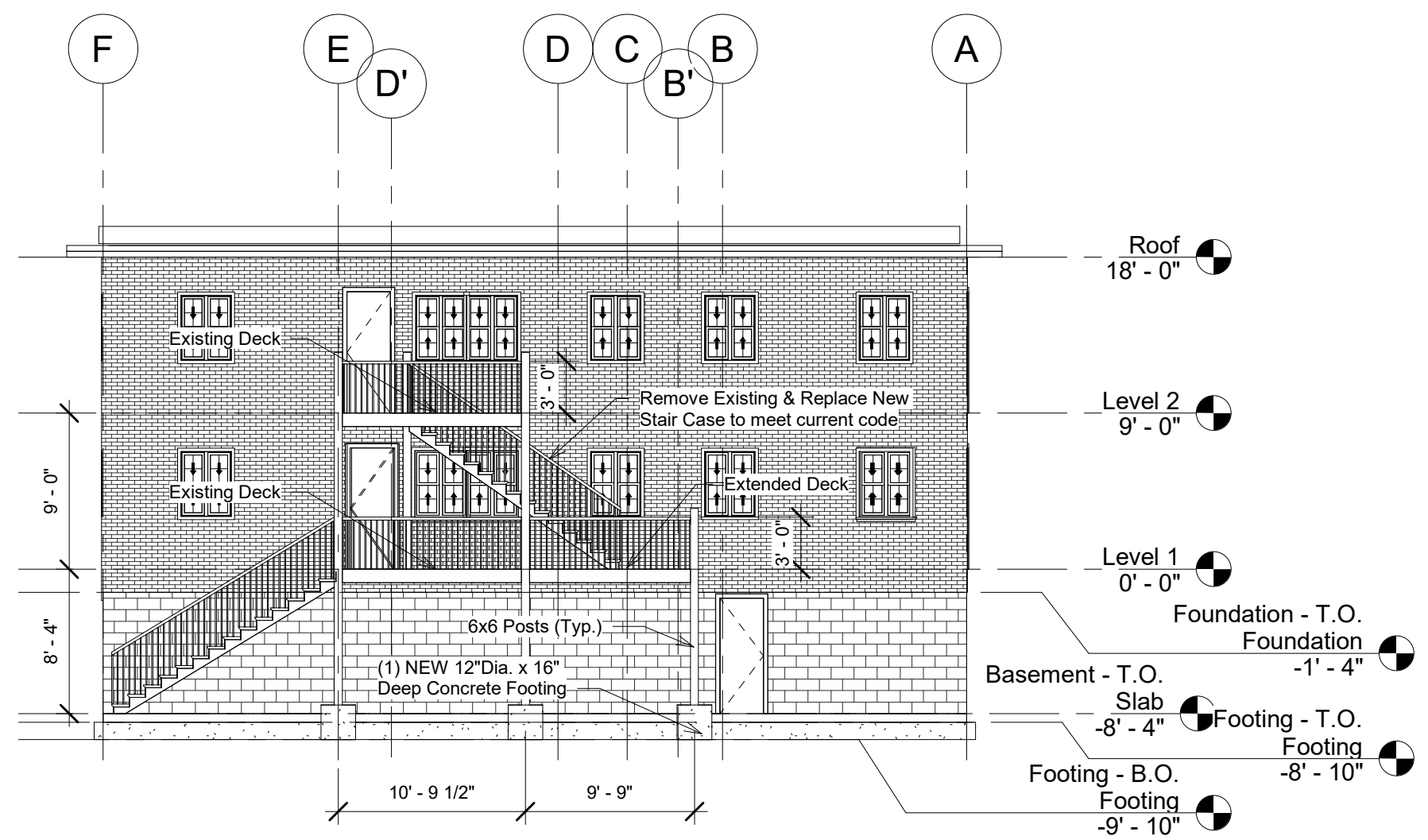
Owner

3580 Perkins St

No.	Description	Date

Side Deck		
Project number	20170209	A107
Date	03/16/2020	
Drawn by	Author	
Checked by	Checker	Scale 1/4" = 1'-0"

3/15/2020 12:33:28 PM



GENERAL NOTES:
 SIDE DECK WILL BE EXTENDED IN ORDER TO EXTEND THE STAIR CASE.

DECK WILL BE BROUGHT UP TO CURRENT CODE BASED ON 2014 IRC AND 2015 GEORGIA AMENDMENT

EXISTING DECK WILL BE REINFORCED WITH ADDITIONAL BRACING.

1 Side Deck - Side View
 1/8" = 1'-0"

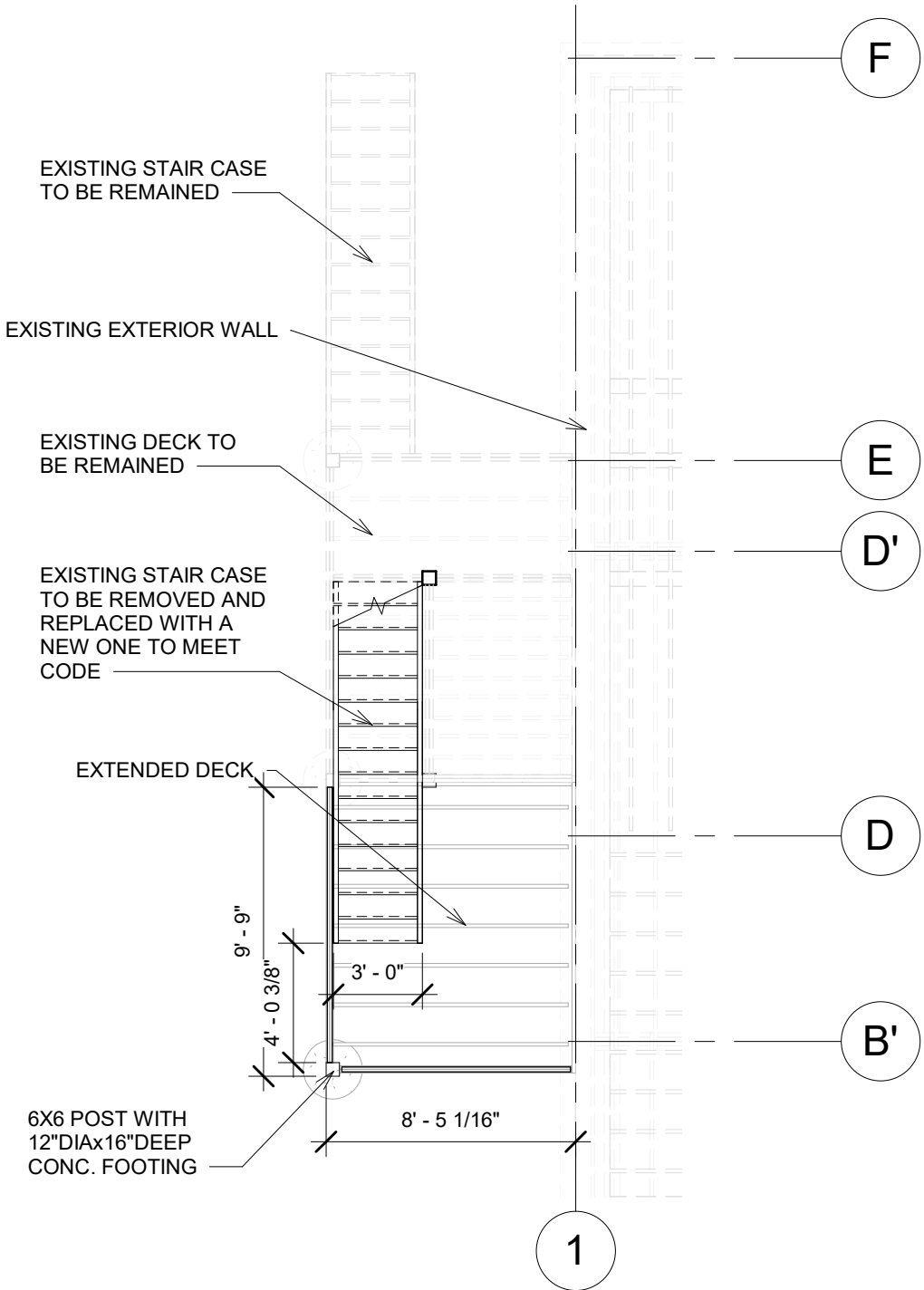
Owner

3580 Perkins St

No.	Description	Date

Side Deck		
Project number	20170209	A108
Date	03/16/2020	
Drawn by	Author	
Checked by	Checker	Scale 1/8" = 1'-0"

3/15/2020 12:33:49 PM



1 Side Deck Plan View
3/16" = 1'-0"

Owner

3580 Perkins St

No.	Description	Date

Side Deck Plan View		
Project number	20170209	A109
Date	03/16/2020	
Drawn by	Author	
Checked by	Checker	
		Scale 3/16" = 1'-0"

3/15/2020 12:34:09 PM

NOTE: bathroom shower windows will be removed, reframed and replace with a tempered glass pane for privacy in the showers. This also serves to improve water resistance. Brick will be added to match







WARNING
PRIVATE PROPERTY

PRO
333
ING
a.com











American
Craftsman
Solid Ply Glass

DOC-BOX®

WARNING

DESIGNATED
CONSTRUCTION SITE.
TRESPASSERS
WILL BE PROSECUTED
TO THE FULL
EXTENT OF THE LAW.

LOT

JOB

PERMIT

BLDR.LIC



DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: April 9, 2020
 TO: Tonya Hutson
 FROM: Michael Smith
 RE: **Design Review – 3571, 3581, 0 South Fulton Avenue**

Key:

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

BACKGROUND

The City of Hapeville has received an application for design review from Kenneth Ellsworth for a new eight townhome development to be located in two buildings at 3571 and 3581 South Fulton Avenue. A third parcel, 0 South Fulton Avenue, would provide a common greenspace and walking paths. Each townhome will be approximately 2,268 square feet large and 41'-6" (three stories) high. All three parcels are currently vacant and cleared, having been intended for townhome development in the past.

The property is zoned RMU, Residential Mixed-Use, and is in the Commercial/Mixed-Use Area, Subarea B, of the Architectural Design Standards. Applicants for single-family attached developments may elect to comply with either Sec. 81-1-6 or Sec. 81-1-7; the applicant has elected for the latter.

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. The landscape zone shall comply with the Street Tree requirements of Sec. 81-1-6(a)(11).

STAFF COMMENT:

- **The applicant should provide building setbacks/build-to lines.**
- **The RMU zone has a higher standard for sidewalk clear and landscape areas.**
- **The plans indicate crape myrtles will be planted in the sidewalk landscape area between the unit driveways. Per the new tree ordinance, crape myrtles are only permitted in utility corridors. The applicant should choose a tree listed as suitable for street frontages from the City of Hapeville Tree Species List.**

(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. Each tree shall be of an appropriate Yard Tree species found in Appendix A (City of Hapeville Tree Species List) of Chapter 93 (Zoning), Article 29 (Tree Conservation Ordinance).
- 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:

- **A fence, wall, curb, or hedge between 6" and 48" in height between the sidewalk and the supplemental area is required by RMU zoning.**

(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:

- **The applicant should show mechanical utility features on the plans and indicate any screening.**
- **A light at the front door of each unit should be included and shown on the plans.**

(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:

- **Parking will be provided via private drives, which is compliant.**

(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:

- **The applicant should specify the distance the roofs overhang the facades of the townhomes, ensuring it is at least 12".**
- **The roof form does not comply with the requirements of subsection (h), detailed below. A design exception is recommended.**

(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 walls are prohibited along all facades. The uniform garage doors create a windowless façade at ground level. The applicant should install garage doors with transoms.
- The applicant should clarify the height of the stoop landings above grade.
- The applicant should provide the depth of the stoops.
- The proposed balcony railings must comply with the top and bottom wooden railing requirements of the Standards. 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.
- ✓ 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:

- The building layout has all main entrances facing a share common area rather than the public street, which is not compliant and will require a design exception.
- Building numbers at least 6" in height on the porch or adjacent to the front door should be included and shown on the plans.
- The applicant should provide a window schedule.

- **Windows must comply with all requirements of Sec. 81-1-7(g) - *Door and window standards*. The elevations should be revised to demonstrate compliance and the plans should provide the following information:**
 - **Windowpane recession from adjacent facades (2" recession for frame construction, 3" other construction)**
 - **The width of wooden window trim for wood frame structures (4" minimum) and window mullions between grouped windows (2" wider than side trim)**
 - **Windowsill materials (masonry, wood, stone, cast stone, terra cotta)**

(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.

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.

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

STAFF COMMENT:

- **Hip roofs are not permitted on townhomes. The proposed hip roofs on the end units of the two buildings are not compliant. However, their low slope and the use of a parapet makes them appear flat at ground level. Further, a similar design is used by adjacent townhomes to the north. A design exception is recommended.**

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

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

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

STAFF COMMENT:

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.

- **Not applicable**
- (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.
- **Compliant**
 - (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.
- **The third floor east and west windows are square, which is not compliant.**

RECOMMENDATIONS

Upon review of the information provided by the Applicant, the following items have been found to be missing or deficient and should be addressed by the Applicant and the Design Review Committee:

1. The applicant should provide building setbacks/build-to lines.
2. The plans indicate crape myrtles will be planted in the sidewalk landscape area between the unit driveways. Per the new tree ordinance, crape myrtles are only permitted in utility corridors. The applicant should choose a tree listed as suitable for yard road frontages from the City of Hapeville Tree Species List.
3. A fence, wall, curb, or hedge between 6" and 48" in height between the sidewalk and the supplemental area is required by RMU zoning.
4. The applicant should show mechanical utility features on the plans and indicate any screening.
5. A light at the front door of each unit should be included and shown on the plans.
6. The applicant should specify the distance the roofs overhang the facades of the townhomes, ensuring it is at least 12".
7. Blank, windowless walls are prohibited along all facades. The uniform garage doors create a windowless façade at ground level. The applicant should install garage doors with transoms.
8. The applicant should clarify the height of the stoop landings above grade.
9. The applicant should provide the depth of the stoops.
10. The proposed balcony railings must comply with the top and bottom wooden railing requirements of the Standards. 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.

11. **The building layout has all main entrances facing a shared common area rather than the public street, which is not compliant and will require a design exception.**
12. Building numbers at least 6" in height on the porch or adjacent to the front door should be included and shown on the plans.
13. The applicant should provide a window schedule.
14. Windows must comply with all requirements of Sec. 81-1-7(g) - Door and window standards. The elevations should be revised to demonstrate compliance and the plans should provide the following information:
 - a. Windowpane recession from adjacent facades (2" recession for frame construction, 3" other construction)
 - b. The width of wooden window trim for wood frame structures (4" minimum) and window mullions between grouped windows (2" wider than side trim)
15. Windowsill materials (masonry, wood, stone, cast stone, terra cotta)
16. Hip roofs are not permitted on townhomes. The proposed hip roofs on the end units of the two buildings are not compliant. However, their low slope and the use of a parapet makes them appear flat at ground level. Further, a similar design is used by adjacent townhomes to the north. **A design exception is recommended.**
17. The third floor east and west windows are square, which is not compliant.

Once these items are addressed to the satisfaction of staff and the Design Review Committee, the application may be approved.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 03-18-2020

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: Kenneth Ellsworth Contact Number: [REDACTED]

Applicants Address [REDACTED]

E-Mail Address: [REDACTED] Zoning Classification: RMU

Address of Proposed Work: 3571, 3581, 0 South Fulton Avenue, Hapeville GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 3571 = 14 009800210744
3581 = 14 009800210751

Property Owner: Improp, LLC,
managed by Alexandra French Contact Number: [REDACTED]

Project Description (including occupancy type):

2 new townhouse buildings. Each building has 4 units. Each unit is 3 story with garage.

Each unit floor is 756 sf, for a total unit size of 2,268 sf, and a total project size of 18,144 sf.

Contractors Name: Improp, LLC Contact Number: 678-231-3951

Contact Person: Nicholas Imerman 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.

[REDACTED]
Applicants Signature

03-017-2020
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: 18,144 sf

Total Square Footage of existing building: 0 sf

Estimated Cost of Construction: \$1,600,000

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

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

Dark painted brick foundation and site walls

Light painted brick on end unit facing South Fulton Ave

Fiber cement board and batten on two middle units

Fiber cement lap siding on end unit away from South Fulton Ave.

The Design Review Committee

The Design Review Committee has been established to review all construction projects requiring a building permit for conformance with the new architectural design guidelines found online at www.hapeville.org . Each applicant for a building permit must receive a favorable recommendation from the Design Review Committee before a building permit may be issued. The Design Review Committee Review is coordinated from the office of the Development Director.

To assist the applicant, the following information will serve as a guideline for obtaining approval for construction.

Process and Procedures

- 1) Obtain a Design Review Application on the City's website www.hapeville.org or from the Community Services Department, located at 3474 North Fulton Avenue, Hapeville, Georgia 30354. 404-669-2120
- 2) Attached herewith are some of the submittal documents that the applicant may be required to submit. The submittal documents may vary depending on the specifics of the project. There is a \$100 application fee (for applications that do not require Planning Commission approval) that must accompany the application at the time of submittal.
- 3) The secretary will review applications for all requirements, materials and submittals. After all submittals and final review of the application, the secretary will submit application to the City Planner and the Design Review Committee.
- 4) The Community Service Department will notify the applicant of the meeting date the application will be heard. Each applicant is required to personally appear at the Design Review Committee to answer questions. Applicant is encouraged to bring to the Design Review Committee any design professionals associated with the project.



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

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

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

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

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

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

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

X **Understood that builder must follow approved plan and that the Certificate of Occupancy will not be issued until a Design Inspection is performed and Architectural Design Standards are met.**

Kenneth Ellsworth

03-17-2020

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.

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 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 Kenneth Ellsworth KTE 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.

HAPEVILLE TOWNHOUSES



PROJECT INFORMATION

PROJECT REPORT

THIS PROJECT CONSISTS OF 2 NEW 3 STORY TOWNHOUSE BUILDINGS ON A VACANT LOT. EACH BUILDING HAS 4 UNITS. EACH UNIT HAS A 3 BEDROOMS, 3.5 BATHS, AND A 2 CAR GARAGE. THE PROJECT IS DESIGNED ACCORDING TO THE 'NEIGHBORHOOD CONSERVATION' STANDARDS AS DEFINED IN THE ARCHITECTURAL DESIGN STANDARDS.

THE APPLICANT IS KENNETH ELLSWORTH OF STUDIO SOGO ARCHITECTURE AND DESIGN ON BEHALF OF THE PROPERTY OWNER, IMPROP, LLC, MANAGED BY ALEXANDRA FRENCH.

THE DEVELOPMENT SCHEDULE IS BASED ON AN ASSUMED PERMIT ISSUANCE DATE OF MAY 1, 2020, AND A CONSTRUCTION TIMELINE OF 180 DAYS, FOR AN ESTIMATED DATE OF COMPLETION OF NOVEMBER 1, 2020.

PROJECT DIRECTORY

OWNER:
IMPROP, LLC
554 EAST AVENUE
ATLANTA, GA 30312

CONTACT: ALEXANDRA FRENCH
PHONE: 404-310-1164
EMAIL: alexandrafrench7@gmail.com

CIVIL:
FLIPPO CIVIL
1201 PEACHTREE ST NE
BLDG 400, STE 367
ATLANTA, GA 30361

CONTACT: PAUL FLIPPO
PHONE: 404-259-3940
EMAIL: paul@flippocivil.com

CONTRACTOR:
IMPROP, LLC
554 EAST AVENUE
ATLANTA, GA 30312

CONTACT: ALEXANDRA FRENCH
PHONE: 404-310-1164
EMAIL: alexandrafrench7@gmail.com

ARCHITECT:
STUDIO SOGO ARCHITECTURE AND INTERIORS
1631 S. GORDON STREET
ATLANTA, GA 30310

CONTACT: KENNETH ELLSWORTH
PHONE: 678-592-9676
EMAIL: kenny@studiosogo.com

STRUCTURAL:
PEC STRUCTURAL ENGINEERING
A2752 EAST PONCE DE LEON AVE
DECATUR, GA 30030

CONTACT: KELLY ALBRIGHT
PHONE: 404-660-6022
EMAIL: k.allbright@pecstructural.com

MEP:
PROFICIENT ENGINEERING, INC
6991 PEACHTREE INDUSTRIAL BLVD
PEACHTREE CORNERS, GA 30092

CONTACT: BRIAN ARMENTA
PHONE: 404-330-9798
EMAIL: brian@peiatl.com

GENERAL NOTES

1. Construction shall conform to the requirements of all governing federal, state, and local codes. In addition to complying with current enforced ANSI guidelines, this project must also comply with the Americans with Disabilities Act (ADA).

2. All materials, hardware and fixtures will be U.L. listed.

3. The drawings illustrate general workscope requirements and do not elaborate on installation techniques.

4. Contractor shall obtain and pay for building permits.

5. Conflicts with locations of conduit, ductwork, mechanical and electrical devices, and light fixtures shall be coordinated with the Owner or Architect in the field.

6. All dimensions shown on the drawings shall be considered critical. It shall be the responsibility of the contractor to notify the Architect of any deviation in the placement of work prior to installation.

7. Drawings are furnished to show design intent for construction only and do not show every condition or aspect of construction. Contractor to inform the architect of any discrepancies prior to proceeding with any work. Do not scale drawings. Dimensions govern.

8. Contractor to remove existing soils to allow for new construction. See Civil Drawings.

9. Debris resulting from the construction shall be removed entirely from the construction site on a daily basis to a waste area provided by the contractor.

10. All work shall be done in a workmanlike manner and will meet or exceed accepted construction standards and manufacturer's recommendations. All walls, ceilings, and other assemblies to be plumb, true, and square, unless otherwise noted.

11. The contractor is responsible for obtaining all MEP permits.

12. Double studs construction to be used at all cased and door openings.

13. Except where explicitly dimensioned in the plans, all electrical and mechanical device locations are diagrammatic. Contractor to walk site with owner or Architect after rough-in to approve location prior to cover up.

14. All floor and wall penetrations in rated assemblies shall be sealed with approved, current firestop assemblies appropriate for the rated wall assembly.

15. Contractor is responsible for soil testing.

16. Contractor is responsible for any required special inspections or third-party testing of materials and assemblies.

17. Interior finishes, materials, and furnishings shall comply with and meet the smoke and fire rating requirements of all state and local codes. In particular, all interior finishes shall meet requirements set forth in the international building code.

18. Final clean-up of building and site shall be the responsibility of the general contractor. Building and site shall be turned over in a clean and new condition.

19. Provide one fire extinguisher per residential unit.

20. Contractor to provide portable fire extinguishers in accordance with NFPA 10 and per the local governing authority.

21. All lumber in contact or conjunction with concrete slabs, exterior masonry walls, gravel stops or roofing shall be preservative treated in accord with AWPA C1-77 and AWPI LP-22, CCA, Type A, non-leaching type preservative.

22. The design of this project, to the best of our professional knowledge, information, and belief complies with applicable provisions of the Americans with Disabilities Act (ADA), ANSI standard A117.1-1986, and the Georgia accessibility code requirements.

23. The contractor shall provide a warranty for correction of the work of this project for the period of one year after substantial completion or as otherwise stipulated in the contract documents.

24. The architect is not responsible for changes made or authorized by the owner, owner's representatives, tenants, contractor, or others without written consent by the architect or consultant.

25. All discrepancies in the documents shall be reported to the architect for resolution of any conflicts with any design elements before the work is done.

26. The contractor shall field verify construction tolerances and take field measurements of any existing conditions related to the work of this project. Conditions encountered at the site materially different from those indicated in the contract document shall be promptly reported to the architect or owner's representative before proceeding with work.

27. The contractor shall be responsible for all cutting, patching and fitting necessary to achieve the scope of the work.

28 Existing utilities or other mechanical, electrical, or plumbing equipment requiring removal, capping, termination, and/or relocation shall be included in the overall scope and performance of the project by the contractor.

29. All substrate surfaces are to be prepared to receive finish materials per manufacturer's product literature and written instructions for installation or application.

30. The contractor shall maintain all required clearance for installation or maintenance of any an and all mechanical, telephone/data, electrical, lighting, or plumbing equipment.

31. The contractor shall provide and install equipment and appliances specified unless otherwise noted. The contractor shall verify all plumbing and electrical requirements related to equipment and appliances in the scope of work.

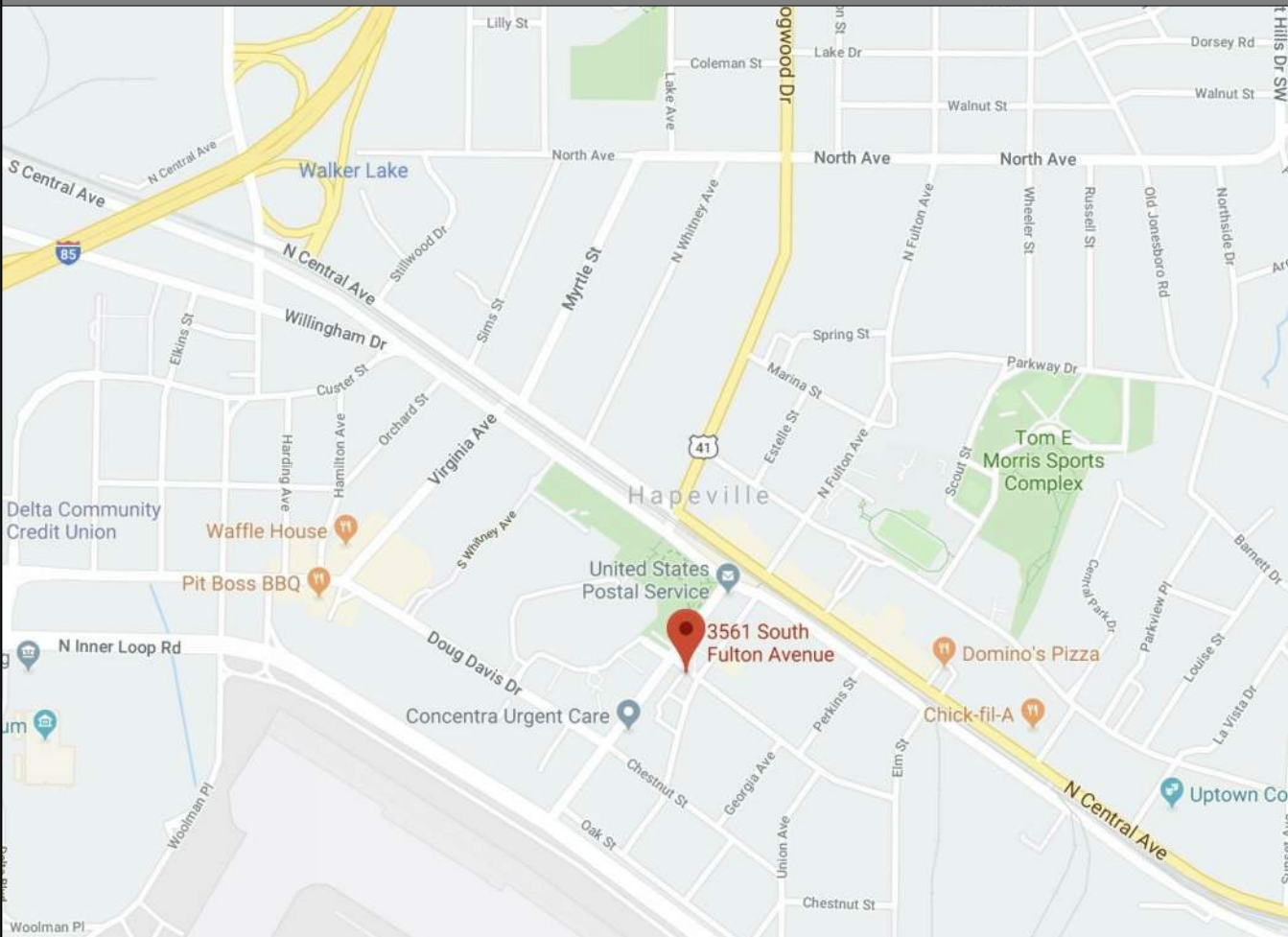
32. Studio SOGO will provide limited Contract Administration services as requested by owner

33. Studio SOGO, the Architect of Record, is not responsible for interpreting the intent of the construction documents, including making modifications as may be necessary during the construction phase; and that the Architect of Record is no longer liable for the work where changes to these documents have been made.

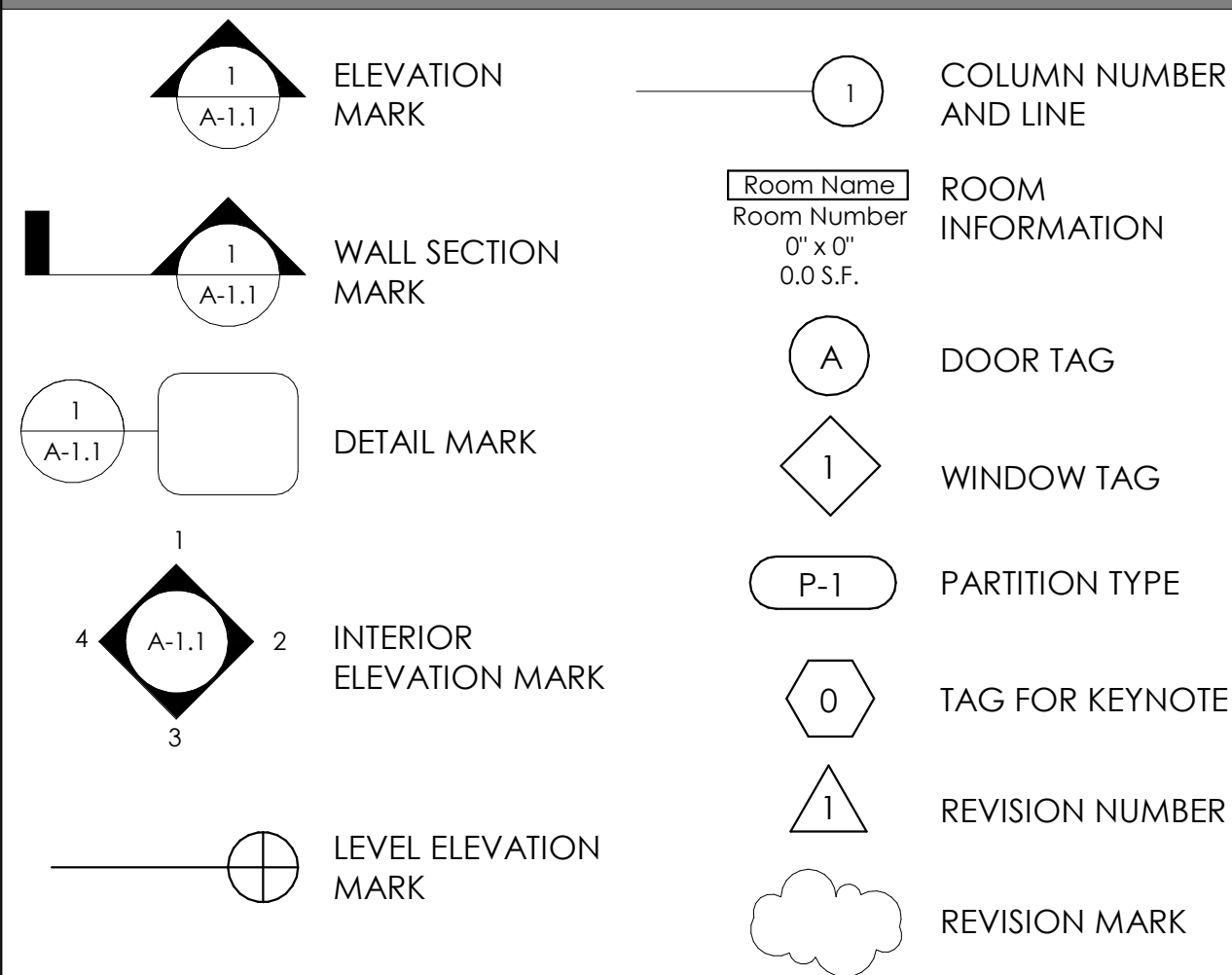
DRAWING LOG

SHT#	DESCRIPTION	DRC	SUBMITAL	PERMIT	SET				
T-0.0	TITLE SHEET	X							
C-3.0	SITE LAYOUT PLAN	X							
C-6.0	EROSION CONTROL PLAN	X							
A-0.1	LIFE SAFETY PLAN								
A-0.2	UL ASSEMBLIES								
A-1.0	SITE CONDITIONS	X							
A-2.1	GROUND FLOOR PLAN	X							
A-2.2	MAIN FLOOR PLAN	X							
A-2.3	SECOND FLOOR PLAN	X							
A-2.4	ROOF PLAN	X							
A-3.1	ELEVATIONS	X							
A-3.2	ELEVATIONS	X							
A-3.3	ELEVATIONS	X							
A-3.5	BUILDING SECTIONS	X							
A-4.1	UNIT PLANS - 1A								
A-4.2	UNIT CEILING PLANS - 1A								
A-5.1	WALL SECTIONS								
A-5.2	WALL SECTIONS								
A-6.1	SECTION DETAILS								
A-6.2	SECTION DETAILS								
A-6.3	PLAN DETAILS								
A-7.1	SLAB EDGE PLAN								
A-8.1	STAIR PLANS AND SECTIONS								
A-8.2	STOOP PLANS								
A-9.1	PARTITION TYPES AND SCHEDULES								
A-9.2	DOOR AND WINDOW SCHEDULES								
A-10.0	PERSPECTIVES	X							
S-1.0	FOUNDATION PLAN								
S-1.1	SLAB ON GRADE PLAN								
S-2.0	MAIN FLOOR FRAMING PLAN								
S-2.1	SECOND FLOOR FRAMING PLAN								
S-2.2	ROOF FRAMING PLAN								
S-3.0	FOUNDATION DETAILS								
S-3.1	FOUNDATION DETAILS								
S-4.0	FRAMING DETAILS								
S-4.1	FRAMING DETAILS								
S-4.2	FRAMING DETAILS								
S-4.3	FRAMING DETAILS								
S-5.0	GENERAL NOTES								
S-5.1	SCHEDULES								
S-5.2	SPAN TABLES								
S-5.3	SPECIAL INSPECTIONS								
P-0.1	GENERAL								
P-0.2	SCHEDULES AND DETAILS								
P-2.1	GROUND FLOOR PLAN								
P-2.2	MAIN FLOOR PLAN								
P-2.3	SECOND FLOOR PLAN								
P-2.4	ROOF PLAN								
P-4.1	UNIT PLANS								
M-0.1	GENERAL								
M-0.2	GENERAL								
M-2.1	GROUND FLOOR PLAN								
M-2.2	MAIN FLOOR PLAN								
M-2.3	SECOND FLOOR PLAN								
M-4.1	UNIT PLANS								
E-0.1	GENERAL								
E-2.1	GROUND FLOOR PLAN								
E-2.2	MAIN FLOOR PLAN								
E-2.3	SECOND FLOOR PLAN								
E-2.4	ROOF PLAN								

LOCATION MAP



SYMBOL LEGEND



ABBREVIATIONS

ADA	AMERICANS W/ DISABILITIES ACT	N/A	NOT APPLICABLE
AFF	ABOVE FINISHED FLOOR	N.I.S.	NOT IN SCOPE
ARCH	ARCHITECT / ARCHITECTURAL	NSF	NET SQUARE FOOTAGE
AHJ	AUTHORITY HAVING JURISDICTION	OC	ON CENTER
BD	BOARD	OD	OUTSIDE DIAMETER
BLDG	BUILDING	OH	OPPOSITE HAND
CL	CENTERLINE	P-LAM	PLASTIC LAMINATE
CLG	CEILING	PLYWD	PLYWOOD
CLR	CLEAR	P.O.B.	POINT OF BEGINNING
CMU	CONCRETE MASONRY UNIT	PROJ	PROJECT / PROJECTION
COL	COLUMN	PT	PAINT
CONC	CONCRETE	P.T.	PRESSURE TREATED
CONST	CONSTRUCTION	QTY	QUANTITY
CONT	CONTINUOUS	RCP	REFLECTED CEILING PLAN
CPT	CARPET	RAD	RADIUS
DIA	DIAMETER	R.O.	ROUGH OPENING
DIM	DIMENSION	SC	SOLID CORE
DN	DOWN	SCHED	SCHEDULE
DET	DETAIL	SECT	SECTION
ELEC	ELECTRIC / ELECTRICAL	SF	SQUARE FOOT / SQUARE FOOTAGE
ELEV	ELEVATION / ELEVATOR	SIM.	SIMILAR
EQ	EQUAL	SPEC	SPECIFICATION
EXIST	EXISTING	SQ	SQUARE
EXT	EXTERIOR	STD	STANDARD
F.E.	FIRE EXTINGUISHER	TEMP	TEMPORARY
FIXT	FIXTURE	T.O.	TOP OF
FT	FOOT / FEET	T.O.S.	TOP OF STEEL
GSF	GROSS SQUARE FOOTAGE	T.O.W.	TOP OF WALL
GWB	GYPSON WALL BOARD	TYP	TYPICAL
GYP	GYPSON	U.N.O.	UNLESS NOTED OTHERWISE
HC	HOLLOW CORE / HANDI-CAP	V.I.F.	VERIFY IN FIELD
HM	HOLLOW METAL	VCT	VINYL COMPOSITION TILE
HT	HEATING VENTILATION & AIR CONDITION	V.O.J.	VERIFY ON JOB
HVAC		W/	WITH
IN	INCH	W/O	WITHOUT
LF	LINEAR FEET	WC	WATER CLOSET
MAT'L	MATERIAL	WD	WOOD
MFR	MANUFACTURER	WH	WATER HEATER
MTL	METAL	WT	WEIGHT

**NOTE:

SD & DD DRAWING SETS ARE NOT FINAL OR COMPLETE SETS INTENDED FOR FINAL BID PRICING. ALL PRICING SHOULD BE CONSIDERED ESTIMATES UNTIL FINAL CONSTRUCTION DOCUMENTS ARE BID.

HAPEVILLE TOWNHOUSES
3571 & 3581 SOUTH FULTON AVENUE
HAPEVILLE, GA 30354

ISSUANCE SCHEDULE

REVISION SCHEDULE

MARK	DATE	DESCRIPTION
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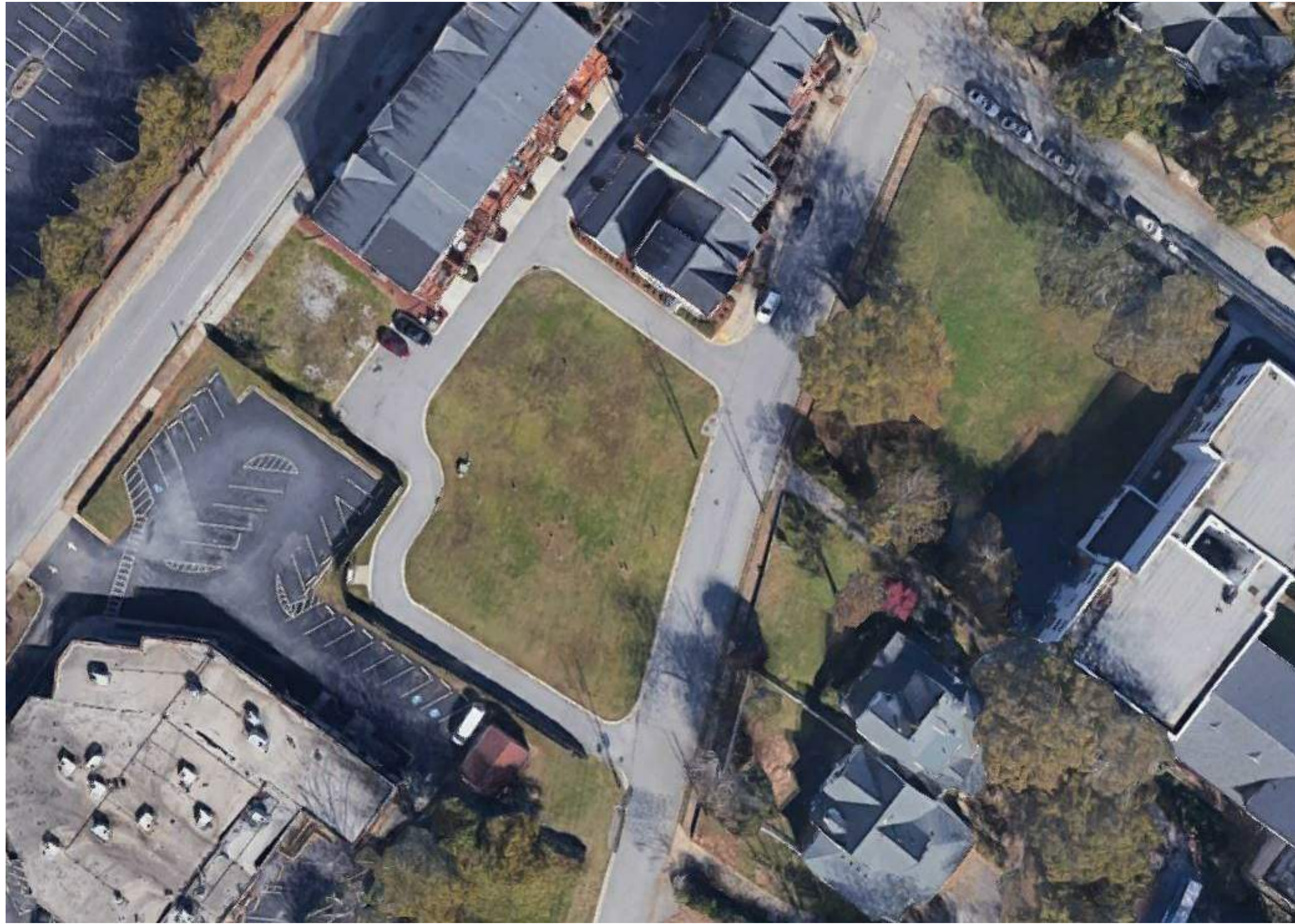
Project ID	1926
Drawn By	cel
Checked By	kte
Sheet Title	

TITLE SHEET

Drawing No.	T-0.0
Paper Size:	24" x 36"



NEIGHBORING PROPERTY HAS LOWER SLOPE ROOFS THAT APPEAR FLAT FROM THE STREET



AERIAL PHOTO



VIEW FROM SE



VIEW FROM NE

GENERAL NOTES

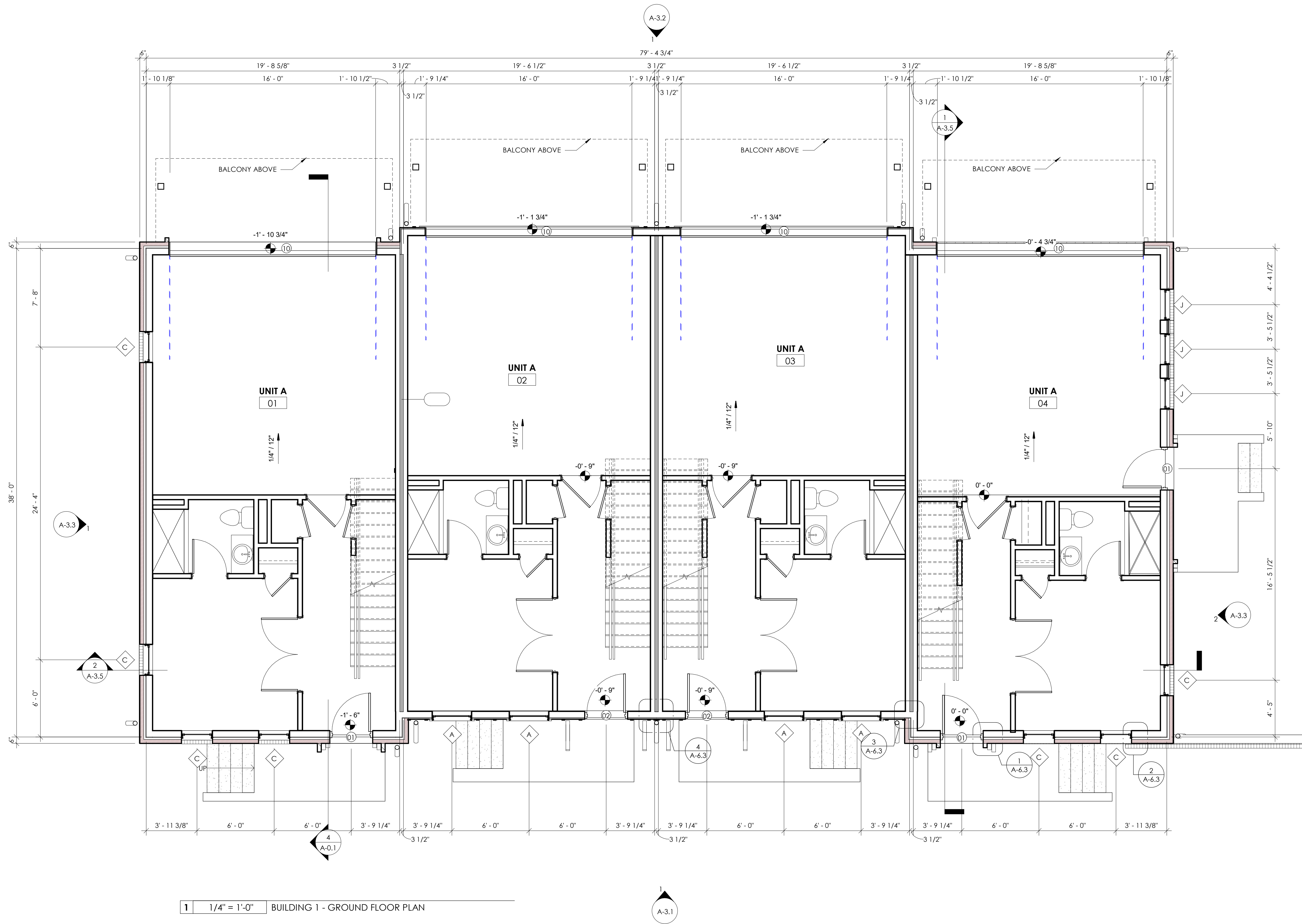
1. All walls are Type P-1 unless otherwise noted. See sheet A-9.1 for Partition Type Legend.
2. All walls are 90° unless noted otherwise.
3. Walls are dimensioned from face of finish unless noted otherwise.
4. Provide blocking at all bathroom accessories, wall cabinets, and shelving.
5. Center light fixtures on doorways, in rooms, or above plumbing fixtures where applicable.
6. Windows & doors are dimensioned to center of opening unless noted otherwise.
7. FOS = Face of Stud

GRAPHICS LEGEND

- RANGE
- DOUBLE BOWL KITCHEN SINK FAUCET WITH SPRAYER AND GARBAGE DISPOSAL
- DISHWASHER BELOW COUNTERTOP
- REFRIGERATOR
- VANITY SINK
- PEDESTAL SINK
- WALL MOUNTED SINK
- TOILET
- 60 x 30 SHOWER / STD. TUB COMBO
- SHOWER WITH SHOWER HEAD AND CONTROL
- SIDE BY SIDE WASHER AND DRYER
- STACKED WASHER AND DRYER
- WATER HEATER
- AIR HANDLER UNIT
- HARD WIRED, INTERCONNECTED SMOKE

PARTITION TYPE LEGEND

- TWO HOUR RATED PARTITION WALL
- ONE HOUR RATED PARTITION WALL
- NEW WALL PARTITION

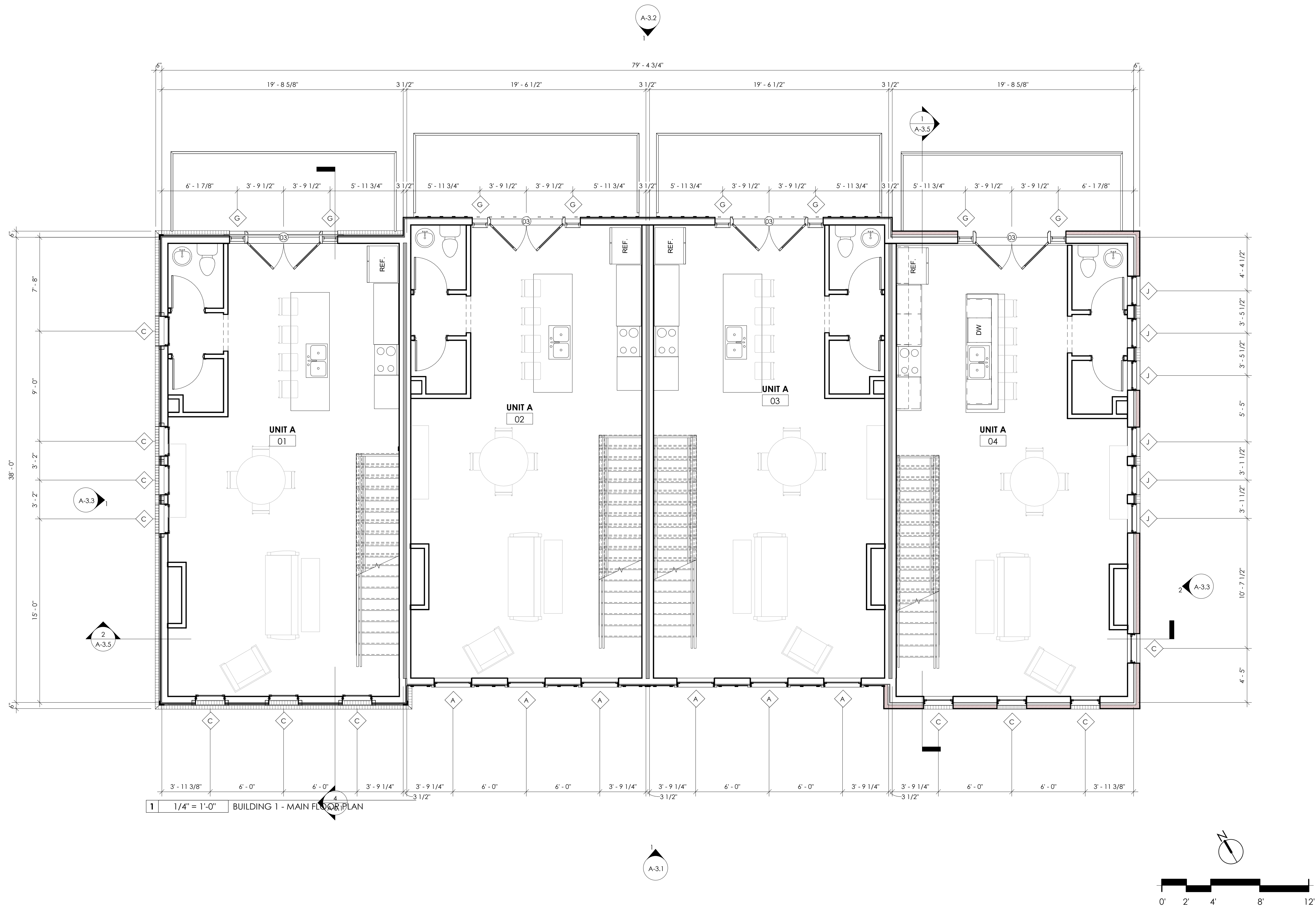


MARK	DATE	DESCRIPTION
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Project ID	1926
Drawn By	cel
Checked By	kte
Sheet Title	

GROUND
FLOOR PLAN

Drawing No.	A-2.1
Paper Size:	24" x 36"



HAPEVILLE TOWNHOUSES
3571 & 3581 SOUTH FULTON AVENUE
HAPEVILLE, GA 30354

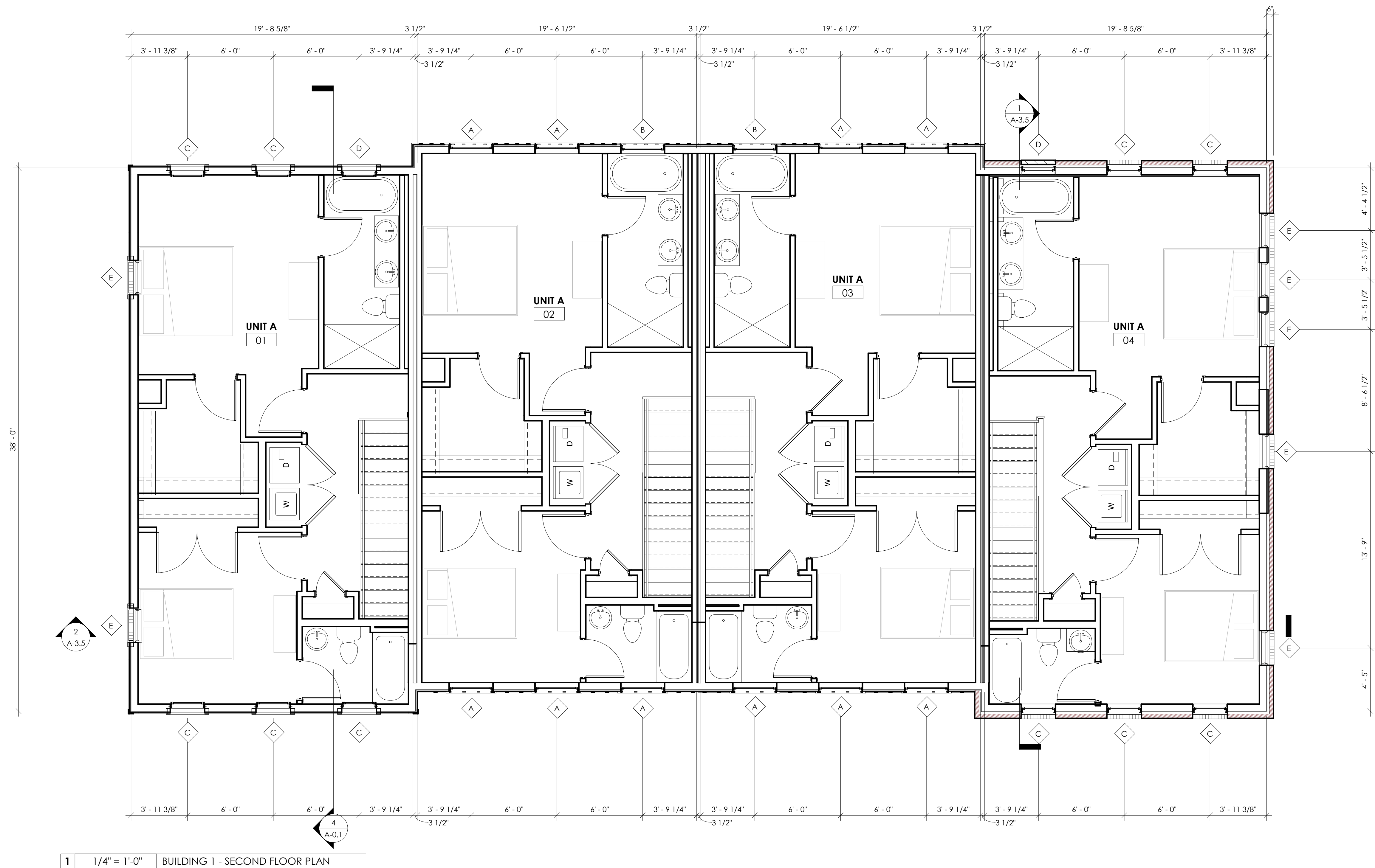
ISSUANCE SCHEDULE

REVISION SCHEDULE		
MARK	DATE	DESCRIPTION

Project ID	1926
Drawn By	cel
Checked By	kte
Sheet Title	

MAIN FLOOR
PLAN

Drawing No.	A-2.2
Paper Size:	24" x 36"



HAPEVILLE TOWNHOUSES
3571 & 3581 SOUTH FULTON AVENUE
HAPEVILLE, GA 30354

ISSUANCE SCHEDULE

REVISION SCHEDULE

Project ID 1926
Drawn By cel
Checked By kte
Sheet Title

SECOND FLOOR PLAN

Drawing No. A-2.3
Paper Size: 24" x 36"

ROOF NOTES

1.

All roofing penetrations shall be coordinated w/ roofing manufacturer's warranted details.

2.

No ponding conditions will be allowed in final installation

3.

All metal work shall comply with current SMACNA standards and details

ROOF PLAN GRAPHICS LEGEND

RTU-#

RTU

SKYLIGHT

SKYLIGHT NOTES

1.

SKYLIGHT LOCATION - STRADDLE EXISTING PURLINS

2.

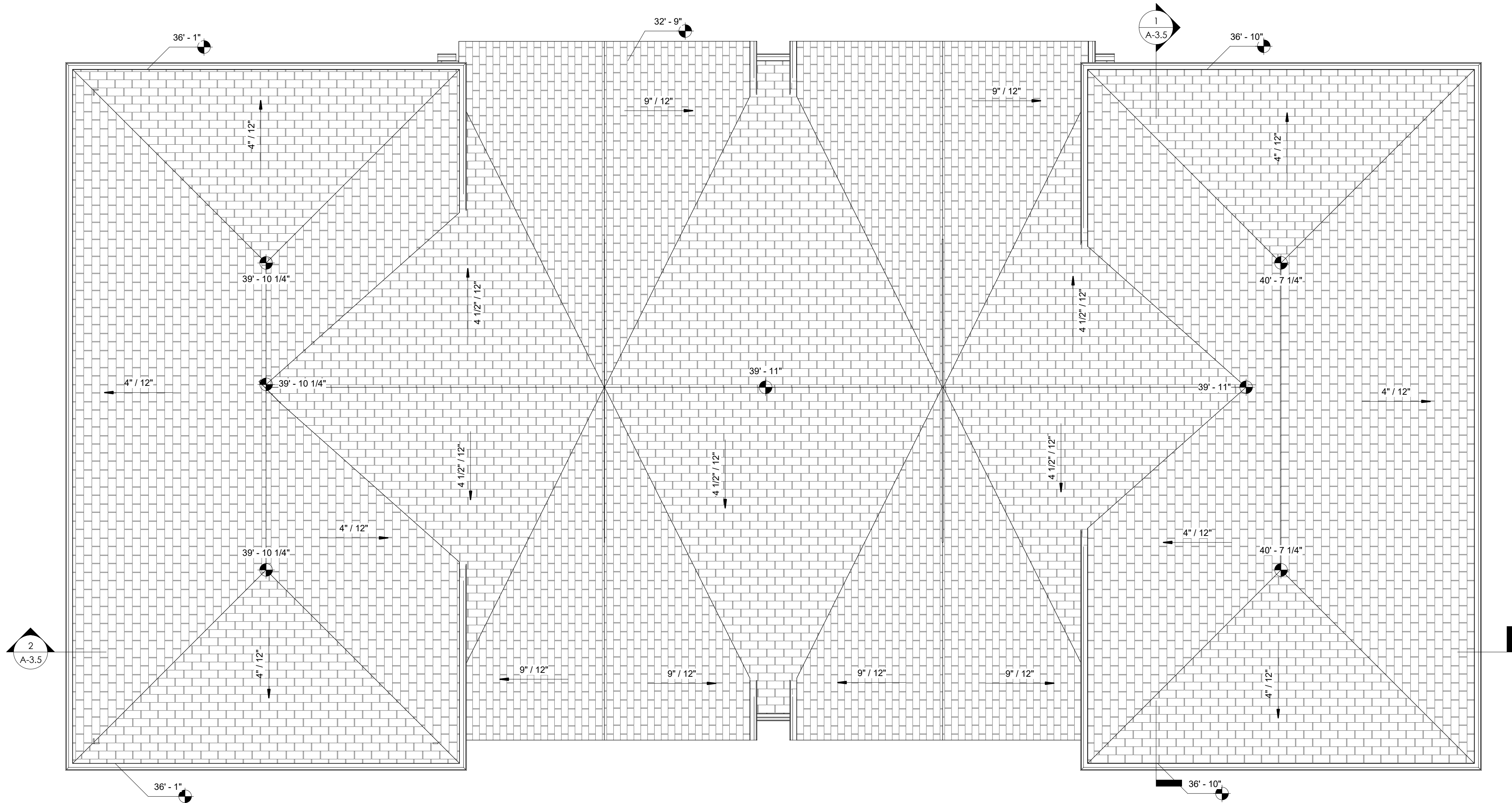
MUST MEET THE FOLLOWING REQUIRMENTS (CURRENT SKYLIGHT AREA = 3.5% OF ROOF):
U-VALUE = 1.3
SHGC = .34

3.

TOTAL ROOF AREA: 13,000 SF
TOTAL SKYLIGHT AREA: 448 SF = 3.5% OF ROOF AREA
TOTAL # OF SKYLIGHTS: 14 @ 32 SF EACH

4.

MODEL NUMBER AND SIZE BASED ON:
BRISTOLITE DAYLIGHTING SYSTEMS
COOLLITE ACRYLIC/PRISMATIC ALUMINUM THERMALLY BROKEN SELF FLASHING INSULATED SKYLIGHT
MODEL #: 4896 ALIT-SF
SIZE = 48"x96"
U-VALUE = .45
SHGC = .26



1

1/4" = 1'-0"

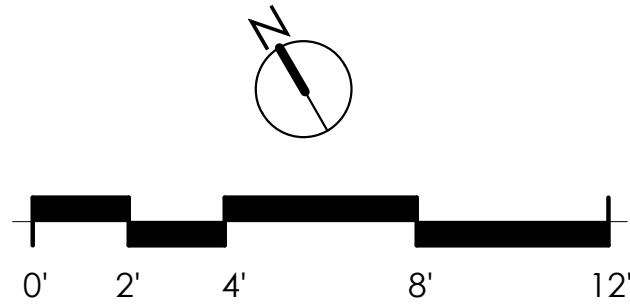
BUILDING 1 - ROOF PLAN

REVISION SCHEDULE		
MARK	DATE	DESCRIPTION

Project ID	1926
Drawn By	cel
Checked By	kte
Sheet Title	

ROOF PLAN

Drawing No.	A-2.4
Paper Size:	24" x 36"



PROJECT REPORT

THIS PROJECT CONSISTS OF 2 NEW 3 STORY TOWNHOUSE BUILDINGS ON A VACANT LOT. EACH BUILDING HAS 4 UNITS. EACH UNIT HAS A 3 BEDROOMS, 3.5 BATHS, AND A 2 CAR GARAGE. THE PROJECT IS DESIGNED ACCORDING TO THE "NEIGHBORHOOD CONSERVATION" STANDARDS AS DEFINED IN THE ARCHITECTURAL DESIGN STANDARDS.

THE APPLICANT IS KENNETH ELLSWORTH OF STUDIO SOGO ARCHITECTURE AND DESIGN ON BEHALF OF THE PROPERTY OWNER, IMPROP, LLC, MANAGED BY ALEXANDRA FRENCH.

THE DEVELOPMENT SCHEDULE IS BASED ON AN ASSUMED PERMIT ISSUANCE DATE OF MAY 1, 2020, AND A CONSTRUCTION TIMELINE OF 180 DAYS, FOR AN ESTIMATED DATE OF COMPLETION OF NOVEMBER 1, 2020.

EXTERIOR MATERIALS SCHEDULE					
TAG	MATERIAL	FINISH/MFR	DESCRIPTION	LOCATION	CONTACT
PAINT					
B-1	PAINTED BRICK	CHEROKEE / SHERWIN WILLIAMS	MODULAR BRICK PAINTED SW 7634 PEDIMENT	SEE ELEVS	ROBBIE HINES 404-597-5804
B-2	BRICK	CHEROKEE / SHERWIN WILLIAMS	MODULAR BRICK PAINTED SW 7019 GAUNTLET GRAY	SEE ELEVS	ROBBIE HINES 404-597-5804
LS-1	LAP SIDING, 4" EXPOSURE	JAMES HARDIE / SHERWIN WILLIAMS	LAP SIDING PAINTED SW 7634 PEDIMENT	SEE ELEVS	-
PT-1	PANEL AND TRIM	JAMES HARDIE / SHERWIN WILLIAMS	PANEL AND VERTICAL TRIM PAINTED SW 7004 EIDER WHITE	SEE ELEVS	-
T-1	PAINTED TRIM	JAMES HARDIE / SHERWIN WILLIAMS	TRIM PAINTED SW 7004 SNOWBOUND	SEE ELEVS	-



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ELEVATIONS

EXTERIOR MATERIALS SCHEDULE					
TAG	MATERIAL	FINISH/MFR	DESCRIPTION	LOCATION	CONTACT
PAINT					
B-1	PAINTED BRICK	CHEROKEE / SHERWIN WILLIAMS	MODULAR BRICK PAINTED SW 7634 PEDIMENT	SEE ELEV	ROBBIE HINES 404-597-5804
B-2	BRICK	CHEROKEE / SHERWIN WILLIAMS	MODULAR BRICK PAINTED SW 7019 GAUNTLET GRAY	SEE ELEV	ROBBIE HINES 404-597-5804
LS-1	LAP SIDING, 4" EXPOSURE	JAMES HARDIE / SHERWIN WILLIAMS	LAP SIDING PAINTED SW 7634 PEDIMENT	SEE ELEV	-
PT-1	PANEL AND TRIM	JAMES HARDIE / SHERWIN WILLIAMS	PANEL AND VERTICAL TRIM PAINTED SW 7004 EIDER WHITE	SEE ELEV	-
T-1	PAINTED TRIM	JAMES HARDIE / SHERWIN WILLIAMS	TRIM PAINTED SW 7004 SNOWBOUND	SEE ELEV	-

HAPEVILLE TOWNHOUSES

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ISSUANCE SCHEDULE

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ELEVATIONS

Drawing No.	A-3.2
Paper Size:	24" x 36"

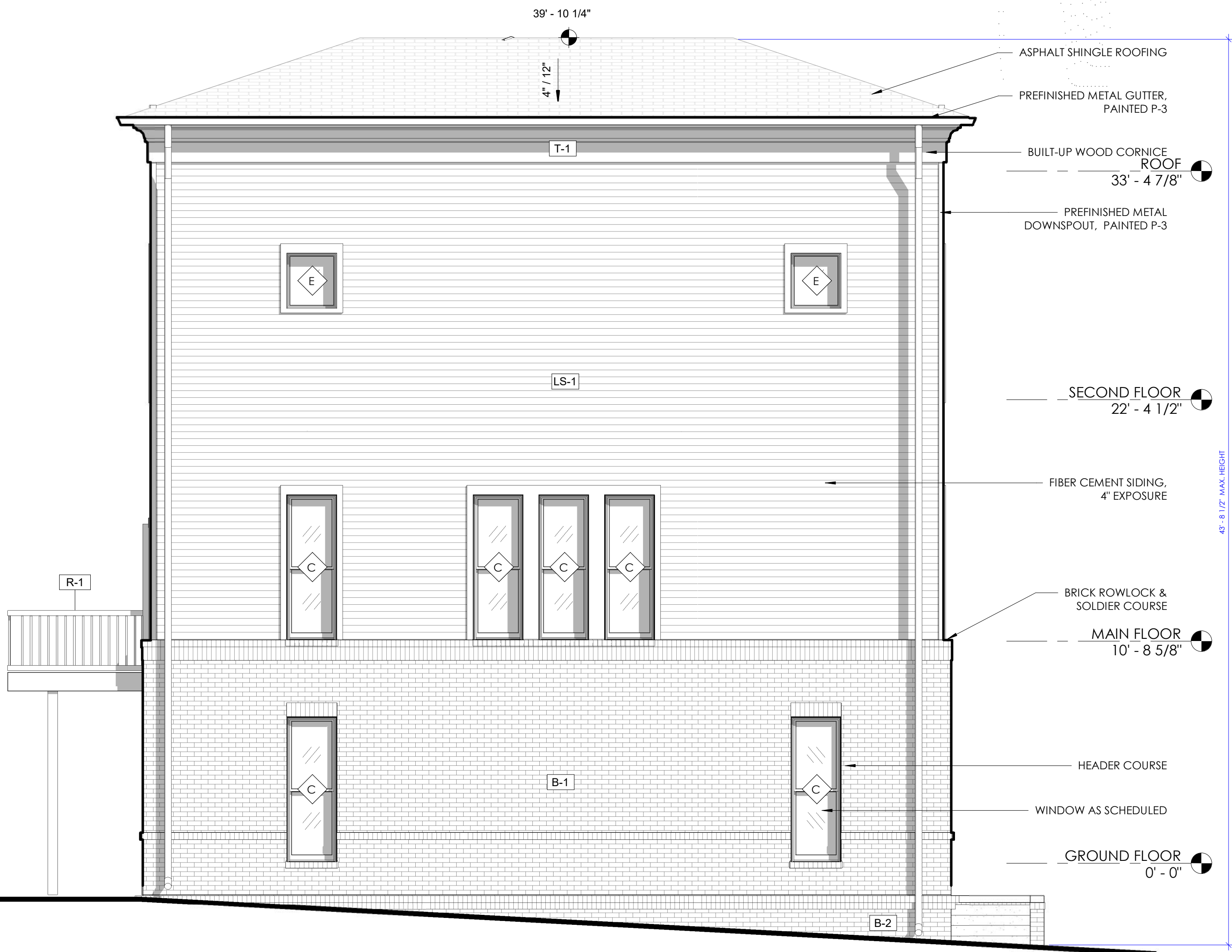


1 1/4" = 1'-0" BUILDING 1 - NORTH ELEVATION

EXTERIOR MATERIALS SCHEDULE					
TAG	MATERIAL	FINISH/MFR	DESCRIPTION	LOCATION	CONTACT
PAINT					
B-1	PAINTED BRICK	CHEROKEE / SHERWIN WILLIAMS	MODULAR BRICK PAINTED SW 7634 PEDIMENT	SEE ELEVS	ROBBIE HINES 404-597-5804
B-2	BRICK	CHEROKEE / SHERWIN WILLIAMS	MODULAR BRICK PAINTED SW 7019 GAUNTLET GRAY	SEE ELEVS	ROBBIE HINES 404-597-5804
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PT-1	PANEL AND TRIM	JAMES HARDIE / SHERWIN WILLIAMS	PANEL AND VERTICAL TRIM PAINTED SW 7004 EIDER WHITE	SEE ELEVS	-
T-1	PAINTED TRIM	JAMES HARDIE / SHERWIN WILLIAMS	TRIM PAINTED SW 7004 SNOWBOUND	SEE ELEVS	-



2 1/4" = 1'-0" BUILDING 1 - EAST ELEVATION



1 1/4" = 1'-0" BUILDING 1 - WEST ELEVATION



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Sheet Title	

ELEVATIONS

Drawing No.	A-3.3
Paper Size:	24" x 36"



2 REAR PERSPECTIVE



1 COURTYARD PERSPECTIVE



ARCHITECTURE & INTERIORS
ATLANTA, GA TEL 678.271.8054 STUDIO.SOGO.COM

HAPEVILLE TOWNHOUSES

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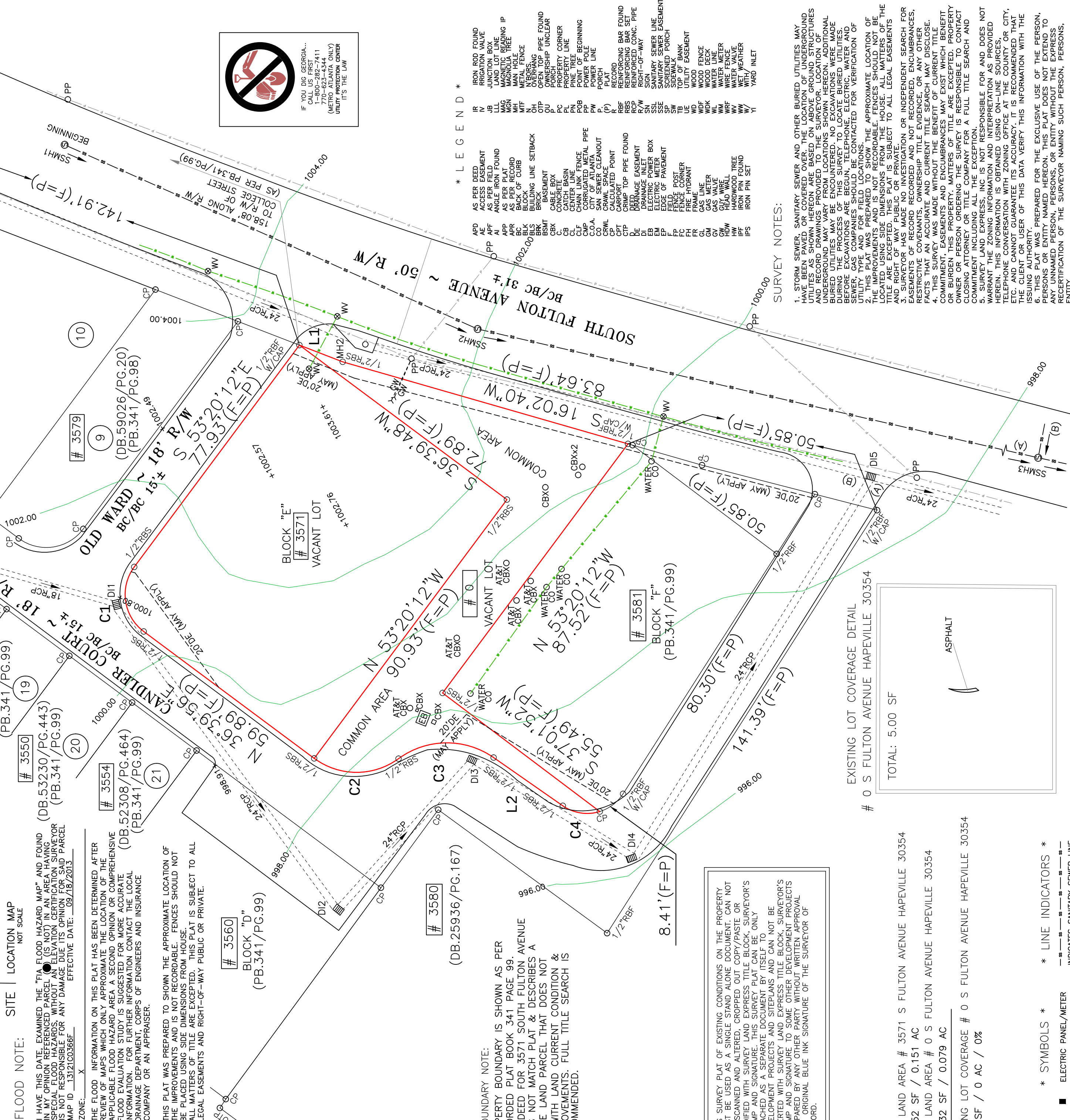
PERSPECTIVES

Drawing No.	A-10.0
Paper Size:	24" x 36"



DI1	TOP=1000.49 INV IN=994.19 INV OUT=993.19	SSMH1	TOP=1005.39 INV IN=1002.39 INV OUT=1002.39
DI2	TOP=997.14 INV IN=992.54 INV OUT=992.44	SSMH2	TOP=1002.08 INV IN=996.28 INV OUT=996.18
DI3	TOP=996.41 INV IN=991.51 INV OUT=991.41	SSMH3	TOP=991.14 (A) INV IN=985.64 (B) INV IN=985.84 INV OUT=985.54
DI4	TOP=995.89 INV IN=990.69 INV OUT=990.59	MH1	TOP=1006.58 INV IN=994.79 INV OUT=996.48
DI5	TOP=998.10 (A) INV IN=989.41 (B) INV IN=990.71 INV OUT=989.20	MH2	TOP=1003.49 INV IN=994.79 INV OUT=992.69
		MH3	TOP=1001.60 INV IN=994.60 INV OUT=994.50

PROPERTY IS ZONED RMU



ZONE: _____ X _____

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER THE REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE FLOODED AREAS. FURTHER FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE FLOOD INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL FLOOD DAMAGE PREVENTION DEPARTMENT OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

(DEPARTMENT OF ENGINEERS AND INSURANCE COMPANY)

3560
BLOCK "D"
(PB.341/PG.99)

3580
(DB.25936/PG.167)

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY BEING SURVEYED SHALL BE USED AS A SINGLE STAND ALONE DOCUMENT AND NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR BE MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO ANY OTHER DEVELOPMENT PROJECTS. THE SURVEYOR'S SIGNATURE MUST BE PLACED OUTSIDE THE APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

- | | | | |
|------|--------------------------|-----|-----------------------|
| APD | AS PER DEED | IR | IRON ROD FOUND |
| AE | ACCESS EASEMENT | IV | IRIGATION VALVE |
| AI | AS PER FIELD | JB | JUNCTION BOX |
| APR | ANGLE IRON FOUND | MAG | MAGNETIC READING |
| APR | AS PER RECORD | MH | MAGNETIC HOLE |
| APR | BACK OF CURB | N | NATURAL |
| BLK | BLOCK | NB | NATURAL BORN |
| BLS | BUILDING LINE | NH | NATURAL HOLE |
| BSMT | BASEMENT | OH | OPEN TO HOLE |
| CBX | CABLE BOX | OP | OPEN TO PIPE FOUND |
| CBC | CONCRETE | P | PROPERTY CLEAR |
| CLB | CENTER LINE | PC | PROPERTY CORNER |
| CLF | CHAIN LINK FENCE | PL | PIPE LINE |
| CLF | CORRUGATED METAL PIPE | PL | PIPE LINE |
| OMP | OPEN POINT OF BEGINNING | POB | POINT OF BEGINNING |
| GOA | GAS OUTFLET | PP | POWER POLE |
| GOA | GAS OUTFLET | PW | POWER LINE |
| CRWL | CRAWL SPACE | PLA | PLACED |
| CP | CALCULATED POINT | R | REINFORCING BAR |
| CPT | CARPENTRY TOP PIPE FOUND | RBF | REINFORCING BAR FOUND |
| D | DEED | RBS | REINFORCING BAR SET |
| DE | DRAINAGE EASEMENT | R/W | RIGHT-OF-WAY |
| EB | ELECTRIC POWER BOX | R/W | RIGHT-OF-WAY |
| EM | ELECTRIC METER | SSL | SANITARY SEWER LINE |
| EP | EDGE OF PAVEMENT | SP | SCREENED PORCH |
| EP | EDGE OF PAVEMENT | SW | SEWER |
| FP | FENCE POST | TB | TOP OF BANK |
| FC | FENCE CORNER | WD | WOOD |
| FC | FENCE CORNER | WD | WOOD |
| FH | FIRE HYDRANT | WDF | WOOD FENCE |
| GL | GAS LINE | WD | WOOD DECK |
| GL | GAS LINE | WL | WATER LINE |
| GM | GAS METER | WL | WATER LINE |
| GW | GAS VALVE | WRF | WIRE FENCE |
| HOW | HEAD WALL | WV | WATER VALVE |
| HW | HARDWOOD TREE | WW | WELL |
| IPF | IRON PIN FOUND | WW | WELL WEATHER |
| IPS | IRON PIN SET | YI | YARD INLET |

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY BE SEEN, PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITY MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL LOCATIONS WILL BE REVEALED BY THE SURVEYOR DURING THE SURVEY. DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES, BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS. THE APPROXIMATE LOCATION OF UTILITY TYPE AND FIELD LOCATIONS ARE NOT RECORDED. FENCES SHOULD NOT BE REMOVED OR THE IMPROVEMENTS ARE NOT RECORDED. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
2. FOR THE PURPOSE OF THIS INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, RECORDED AND NOT RECORDED ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND CLOSING COMMITMENT INCLUDING ALL EXCEPTIONS.
4. THE SURVEYOR IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES. TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
5. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO UNNAMED PERSONS, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECOGNITION OF THE SURVEYOR NAMED SUCH PERSON, PERSONS, OR ENTITY.

* SYMBOLS *	
ELECTRIC PANEL/METER	— — — — —
WATER METER	— — — — —
AIR CONDITIONER	— — — — —
GAS METER	— — — — —
JUNCTION BOX	— — — — —
SANITARY SEWER MANHOLE	— — — — —
STORM MANHOLE	— — — — —
TRAFFIC/INFO SIGN	— — — — —
GAS MARKER	— — — — —
LAMP POST	— — — — —
METAL POST	— — — — —
WATER VALVE	— — — — —
HEADWALL	— — — — —
STAIRS	— — — — —
DRAINAGE INLET	— — — — —
FIRE HYDRANT	— — — — —

TOTAL LAND AREA # 3571 S FULTON AVENUE HAPEVILLE 30354
6591.52 SF / 0.151 AC

TOTAL LAND AREA # 0 S FULTON AVENUE HAPEVILLE 30354
3437.32 SF / 0.079 AC

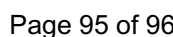
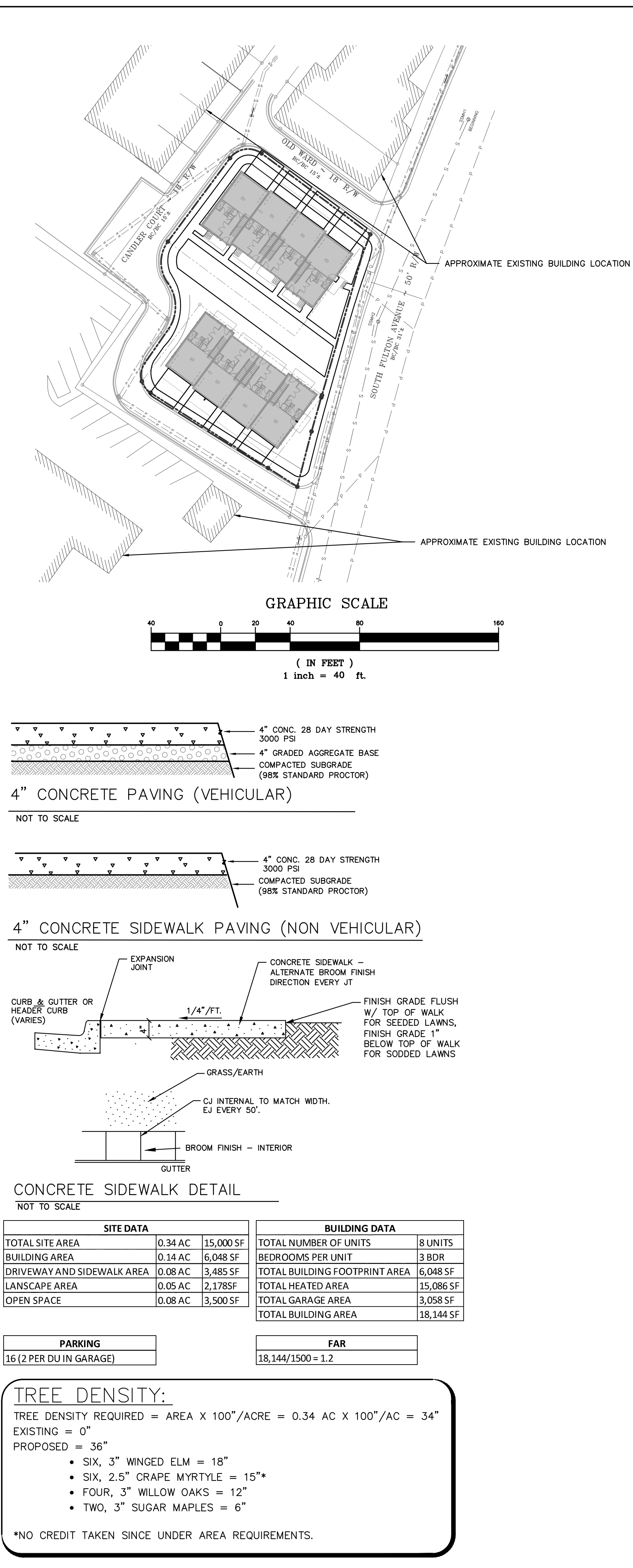
EXISTING LOT COVERAGE # 0 S FULTON AVENUE HAPEVILLE 30354
5.00 SF / 0 AC / 0%

EXISTING LOT COVERAGE DETAIL

Diagram illustrating a road cross-section with two layers:

- Top layer: 10% ASPHALT
- Bottom layer: 10% BASE

BLOCK E		IMPROP, LLC		SURVEY LAND EXPRESS, INC		LAND SURVEYING SERVICES		24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM		PROPERTY ADDRESS: 3571 SOUTH FULTON AVENUE HAPEVILLE, GA 30354				EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 1 OF 1									
LAND LOT 98																SECTION		ASBURY PARK A.K.A. OLDE TOWNE, PHASE 1A UNITS #9-#21		LOT			
FULTON COUNTY, GEORGIA																PB.341/PG.99		14TH DISTRICT		BLOCK E			
FIELD WORK DATE AUG 1, 2019		PRINTED/SIGNED AUG 4, 2019		PAPER SIZE: 17" x 22"																			
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED												THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET. AN ANGULAR ERROR OF .05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THE TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.											
AU		COORD #20191594		DWG #20191594																			



HAPEVILLE TOWNHOUSES
3571 & 3581 SOUTH FULTON AVENUE
HAPEVILLE, GA 30354

ISSUANCE SCHEDULE
MARCH 9, 2020

REVISION SCHEDULE
MARK DATE DESCRIPTION

Project ID 1926
Drawn By WSR
Checked By PF
Sheet Title

EROSION PLAN

Drawing No. C6.0
Paper Size: 24" x 36"

