



Hapeville
georgia

CIVILITY PLEDGE

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

DESIGN REVIEW COMMITTEE

700 Doug Davis Drive
Hapeville, GA 30354

July 17, 2024 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth

3. Approval of Minutes

3.I. Minutes of May 15, 2024

Documents:

1. DRC Minutes May 15, 2024

4. Old Business

4.I. 3335 Dogwood Drive New Townhome Development

Background: Daniel Kerr on behalf of Dogwood Assemblage LLC has submitted an application seeking approval to construct 58 attached single-family built-to-rent homes to be located on a newly consolidated parcel at 3335 Dogwood Drive (formerly 3309-3345 Dogwood Drive). The townhomes range from 1,399 to 1,664 square feet (3 bedrooms, 3 bathrooms). The property is within the U-V, Urban Village Zoning District and is subject to the Architectural Design Standards.

Documents:

1. Planners Report 3335 Dogwood Drive
2. Application - 3335 Dogwood Drive_Redacted

4.II. 3637 Elm Street Revisions

Background: Vincent Lucier is requesting review of the revised plans that were previously approved for the renovation and second-floor addition to an existing single-family dwelling at 3637 Elm Street. The property is zoned RMU, Residential Mixed Use and is subject to the Neighborhood Conservation Area (Subarea B) of the Architectural Design Standards.

Documents:

1. Planners Report 3637 Elm Street
2. 3637 Elm Street

5. New Business

5.I. 673 North Central Avenue Pergola Addition

Background: Shannon Short has submitted an application seeking approval to construct a 275-square foot pergola on the front of the building at 673 North Central Avenue. The property is located in the U-V, Urban Village Zoning District, and is subject to the Arts District Overlay and the Hapeville Architectural Design Standards.

Documents:

1. Planners Report 673 North Central Avenue

2. Application - 673 North Central Avenue_Redacted
- 5.II. 3302 Myrtle Street Rear Patio/Deck Addition

Background: Greg Morgan has submitted an application seeking approval to construct a 226-square foot rear screened porch with a rooftop terrace on the existing single-family dwelling at 3302 Myrtle Street. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 3302 Myrtle Street
 2. Application - 3302 Myrtle Street_Redacted
- 5.III. 3336 Myrtle Street Exterior Renovation

Background: Simi Khera has submitted an application seeking approval to remodel the existing structure at 3336 Myrtle Street. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 3336 Myrtle Street
2. Application - 3336 Myrtle Street_Redacted

6. **Next Meeting Date - Wednesday, August 21, 2024**

7. **Adjourn**



Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
May 15, 2024, 6:00 PM

MINUTES

1. Call to Order

Jonathan Love called the meeting to order at 6:08PM.

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth

3. Approval of Minutes

3.I Minutes of April 17, 2024

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to approve the minutes of April 17, 2024, as submitted. Motion Carried: 4-0; Jacquie Smyth abstained

4. Old Business

4.I 3335 Dogwood Drive

New Townhome Development

Background:

Daniel Kerr on behalf of Dogwood Assemblage LLC has submitted an application seeking approval to construct 58 attached single-family built-to-rent homes to be located on a newly consolidated parcel at 3335 Dogwood Drive (formerly 3309-3345 Dogwood Drive). The townhomes range from 1,399 to 1,664 square feet (3 bedrooms, 3 bathrooms). The property is within the U-V, Urban Village Zoning District and is subject to the Architectural Design Standards.

MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to table the application until June 20, 2024. Motion Carried: 5-0

4.II 3558 Elm Street

New Mixed-Use Development (Revision)

Background:

Derek Hutchison on behalf of Terwilliger Pappas is requesting the review of revised elevations for the construction of a mixed-use, multifamily, and retail development to be located at 3558 Elm Street. The property is zoned RMU, Residential Mixed Use and is subject to the Commercial/Mixed-Use Area of the Architectural Design Standards. The Design Review Committee approved this item on April 17, 2024.

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

4.III 3637 Elm Street

Request for Design Exception

Background:

Vincent Lucier is requesting a design exception to the previously approved plans for the renovation and second-floor addition to an existing single-family dwelling at 3637 Elm Street. The property is zoned RMU Residential Mixed Use and is subject to the Neighborhood Conservation Area (Subarea B) of the Architectural Design Standards.

MOTION ITEM: Brian Gregory made a motion, John Stalvey seconded to table the application until June 20, 2024. No further construction should occur on the exterior of the structure until the applicant addresses the following items and the plans are approved by the Committee.

Applicant shall update plans as follows:

- **Add additional trim around all windows to increase the appearance of a recess**
- **Make trim consistent on all windows**
- **Create sill running from end to end on all windows**
- **Confirm and correct window locations, especially on right elevation**
- **Indicate overhangs are 16"**
- **Extend the first story roofline across the full front elevation**

Applicant shall adjust the construction of the soffits to be sloped soffits. In this case the plans are correct, but the as built is not.

The Committee also granted the following design exceptions:

- **Allow flush mount windows**
- **Mullions between double windows are less than 6" in width**

Motion Carried: 5-0

5. Next Meeting Date – Thursday, June 20, 2024, at 6:00PM

6. Adjourn

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to adjourn the meeting at 7:25PM. Motion Carried: 5-0

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman



PLANNING AND ZONING DEPARTMENT
PLANNER'S REPORT

DATE: May 10, 2024
TO: Tonya Hutson
FROM: Lynn M. Patterson
RE: Design Review - 3309-3345 Dogwood Drive

BACKGROUND

The City of Hapeville has received a Design Review Application from William Norris on behalf of Dogwood Assemblage for the construction of 58 attached single-family built-to-rent homes to be located at a newly consolidated parcel at 3335 Dogwood Drive (formerly 3309-3345 Dogwood Drive). The townhomes range from 1399 SF to 1664 SF (3 bedrooms, 3 bathrooms). The exteriors are a combination of cement siding and brick with asphalt shingles.

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

The applicant attended the April 17, 2024 meeting during which the Design Review Committee tabled the application and requested the following modifications to the drawings be completed by May 1, 2024. William Norris submitted a revised set of drawings on May 1, 2024 and was provided feedback with a staff report. Staff received revised drawings on June 20, 2024. Below are **bolded** items which were discussed at the meeting and given to the applicant which still have NOT been addressed/shown. The applicant also has still not provided a summary sheet with the changes.

Address items identified in the Planner's Report

- Sloped soffits should be shown.
Addressed
- **Mechanical not shown. Must be screened with fence or maintainable landscaping.**
Not addressed
- **All porches/balconies should be painted or stained.**
Not addressed
- Shingles should have 30 year warranty.
Addressed
- Brick does not continue on far left and far right units first floor (rear buildings).
Addressed
- **Stoop grade not provided on units for 2nd and 3rd rows. Design Exception may be required.**
Not addressed. Appears to be at grade. Please confirm.
- **Building numbers should be provided.**
Partially addressed. Include unit numbers on each unit.
- Window recess detail should be provided.
Addressed.
- Trim detail should be provided for mullions.
Addressed.
- **Fenestration percentage should be provided.**
Not addressed.
- Distinct sills should be shown (not wrap around trim)
Addressed.
- **Sill height should be provided.**
Partially addressed. Sill height of 2' shown on Dogwood enfronting elevations. Unclear if units 2nd and 3rd row units are also 2'. Requirement is 2 ½-3 ½ feet. Design exception would be required.

- Similar roof line but with some façade variation. Design Exception may be required.
Committee offered Design exception
 - Roof pitch is 6: 12.
Committee offered Design Exception.
 - **Note on plans indicate: ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.**
Overhangs may NOT be less than 12"
- b. Discussion on building height not exceeding 45-ft (zoning requirement). Applicant agrees to define structure heights on plans.
Addressed. Per design standards definitions "Height. A vertical measurement from the average adjacent grade of the ground to the ridge line of a structure." The height shown on the plans from the adjacent grade is 43' 10"
- c. Change bird-box soffits to sloped or Queen Anne style soffits.
Addressed
- d. **Note material of any decking on plans**
Not addressed.
- e. Third Row (units 33-38) wrap brick around corners at water table and in entry door recesses on front facade
Addressed
- f. **Indicate handrails on Third Row units as needed**
Not addressed as grade is not shown.
- g. Add additional windows on left and right elevations as discussed
Addressed
- h. Design exception to leave existing city sidewalks
- i. Design exception for the driveway width exceeding 12-ft
- j. Design exception of the roof pitch being less than the requirement

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: February 21, 2024

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: Daniel Kerr Contact Number: [REDACTED]

Applicants Address: 1200 Peachtree St, 8th Floor, Atlanta, GA 30309

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

Address of Proposed Work: 3309, 3319, 3327, 3335, 3345 Dogwood Dr., Hapeville, GA

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009800160139, 14 009800160121, 14 009800160113, 14 009800160105, 14-009800160295

Property Owner: Dogwood Assemblage LLC Contact Number: [REDACTED]

Project Description (including occupancy type): _____

The proposed project at 3335 Dogwood Drive will include 58 townhome units across seven buildings. The site plan places two buildings along Dogwood Dr. to create a streetscape that is keeping with the UV Zoning designation. Exterior facades will feature masonry for the first floors and cementitious siding for the second and third floors. The proposed design is traditional in nature and will comply with the fenestration requirements as laid out in the City of Hapeville code.

Contractors Name: _____ Contact Number: _____

Contact Person: _____ Contact Number: _____

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

[Signature]
Applicants Signature

2/21/2024
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: 92,430 conditioned SF / 111,912 total SF (including garages)

Total Square Footage of existing building: ~13,000 sf

Estimated Cost of Construction: \$12,750,000

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

Existing buildings are combination of masonry and siding. All existing structure to be demolished.

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

Fiber cement siding, brick, asphalt shingles (architectural)

Will any trees be removed to accommodate the project? _____

Yes, see included tree replacement and protection plans.

NOTICE

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

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

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

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

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

(Please Print & Initial)

I DANIEL KERR DK 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:

WN 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

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

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

WN 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.

WN 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.

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

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

<u>William Norris</u>		<u>2/21/2024</u>
Printed Name	Signature	Date

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

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

Existing Dogwood Site Color Photos



Photo 1: From Southeast corner of site on Dogwood Dr.



Photo 2: From Northeast corner of site on Dogwood Dr.

Existing Dogwood Site Color Photos



Photo 3: From Middle of site on Dogwood Dr.

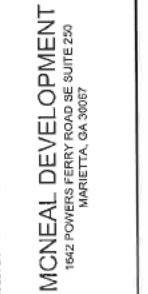
Interior Site Photos



Existing Dogwood Site Color Photos



Kimley»»Horn
 972.951.7117 • KIMLEY-HORN AND ASSOCIATES, INC.
 817 W. PEACHTREE STREET, NW
 THE BILTMORE, SUITE 601
 ATLANTA, GEORGIA 30308
 PHONE (404) 419-8700
 WWW.KIMLEY-HORN.COM



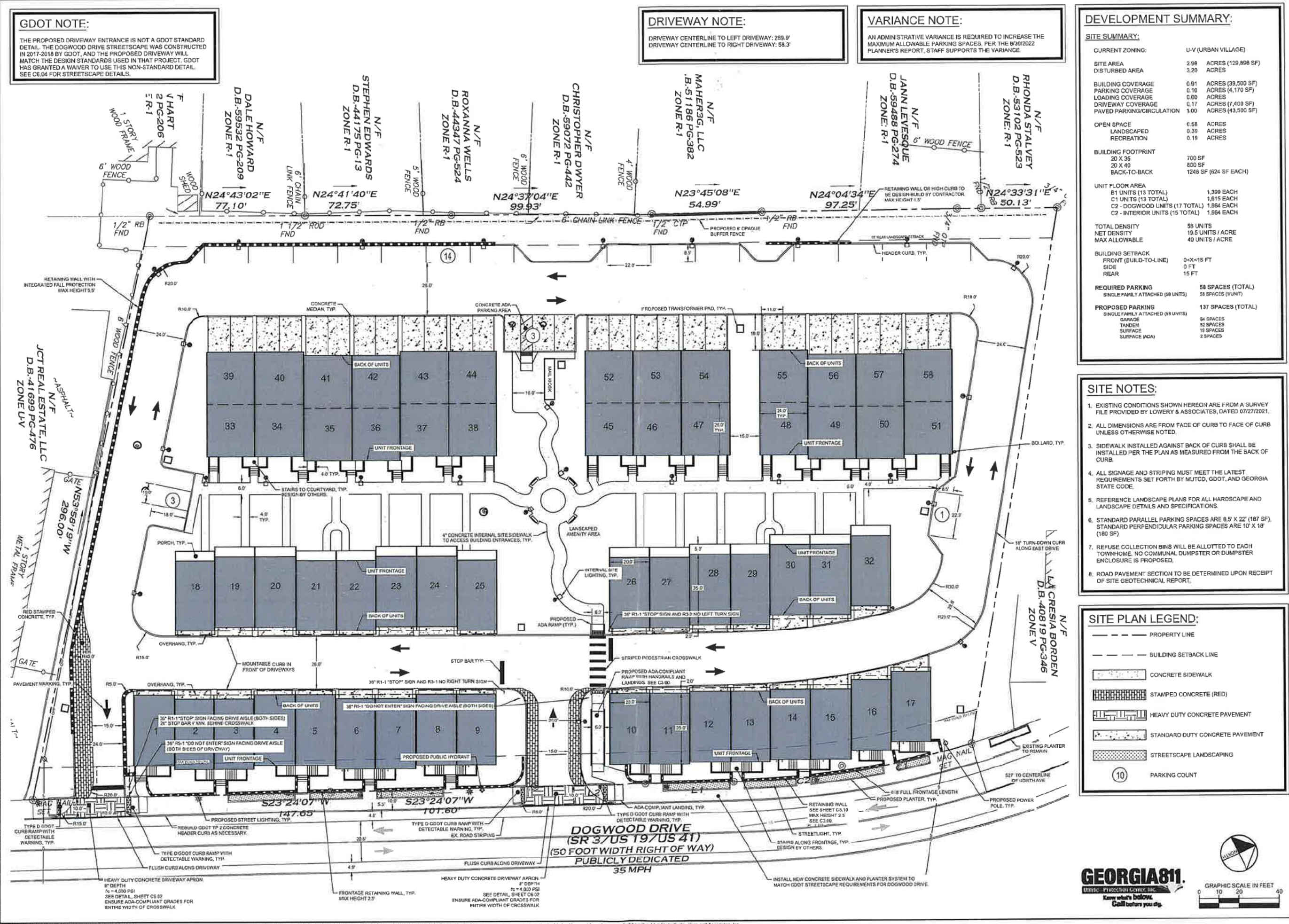
THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM
PANEL 13121C0366F DATED 9/18/2013.

VICINITY MAP 

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	ICK	BY
	DHC SUBMITTAL	03/21/2024	ICK	

3335 DOGWOOD
3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LAND LOT 98, 14TH DISTRICT
PARCEL ID: 14 009000160139

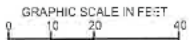




UTILITY LEGEND:

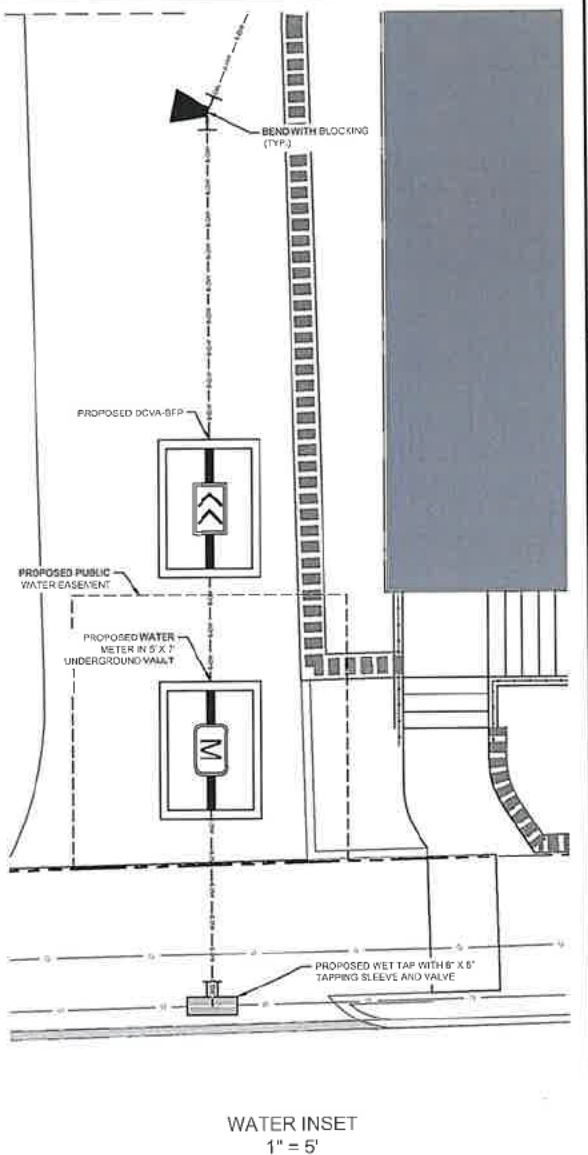
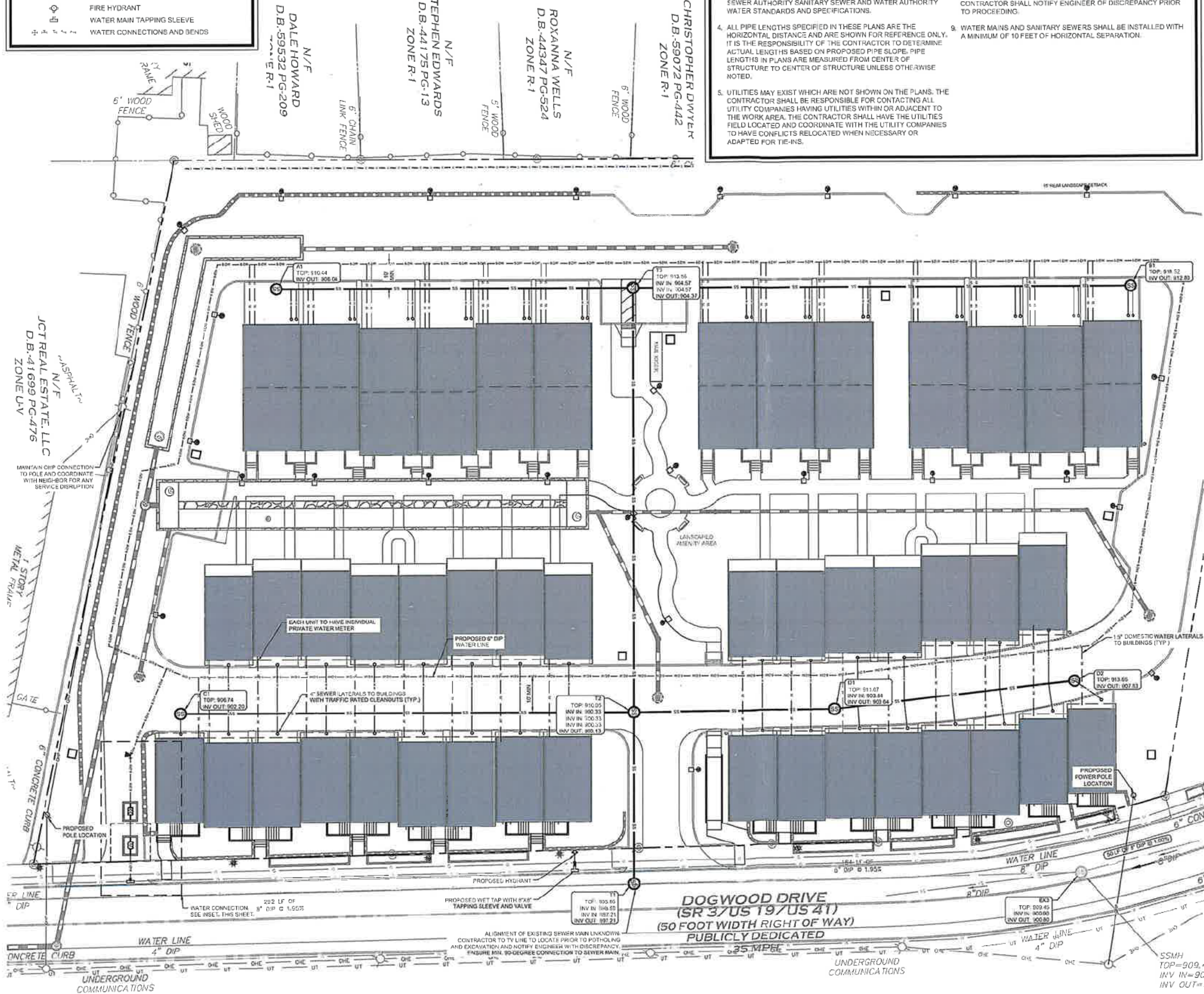
- W PROPOSED WATER LINE
- SS PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- WATER MAIN TAPPING SLEEVE
- WATER CONNECTIONS AND BENDS

GEORGIA811
Utility Protection Center, Inc.
Know what's below.
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UTILITY NOTES:

- ALL SANITARY SEWER CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
- CONTRACTOR SHALL COORDINATE UTILITY CONNECTION AND REROUTING LOCATIONS WITH APPLICABLE AGENCIES.
- ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SEWER AUTHORITY SANITARY SEWER AND WATER AUTHORITY WATER STANDARDS AND SPECIFICATIONS.
- ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
- UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
- ALL UTILITY CONNECTIONS END AT 5' OUTSIDE OF THE BUILDING FOOTPRINT. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR BUILDING LAYOUT AND INTERNAL UTILITY SERVICE.
- ALL ONSITE UTILITIES SHALL BE LOCATED UNDERGROUND.
- CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
- WATER MAINS AND SANITARY SEWERS SHALL BE INSTALLED WITH A MINIMUM OF 10 FEET OF HORIZONTAL SEPARATION.



WATER SUPPLY EVALUATION

Date: 10/19/2022 Prepared By: Shane Sheridan

JOB INFORMATION

Job Name: Hopeville Property
Site Location: 3335 Dogwood Dr.
City/State: Hopeville, Ga.

RAW FLOW TEST DATA

Static Pressure (psi)	Residual Pressure (psi)	Outlet Coefficient	Outlet Size	Flow (gpm)	Flow @ 20 psi (gpm)
75	45	0.7	2.0	30	125

Water Supply Source: ☒ City ☐ Tank ☐ Pump

Test Date: 10/19/2022
Effective Location: On Site Hydrant
Info. Provided By: Richard Trapp GPP

No Issues Found during Visual Inspection of Hydrant.

Kimley»Horn
43224 KILPATRICK AVE., SUITE 100
817 W. PEACHTREE STREET, NW
THE BENTLEY SUITE 601
ATLANTA, GA 30328
PHONE (404) 419-3700
WWW.KIMLEY-HORN.COM

MCNEAL DEVELOPMENT
1642 POWERS FERRY ROAD, SE SUITE 250
MARIETTA, GA 30067

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
01	ISSUED FOR PERMIT	03/11/2024	DK

3335 DOGWOOD
3335 DOGWOOD DRIVE, HOPEVILLE, GA 30354
PARCEL ID: 14-009800160139

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PE042335
RICHARD TRAPP
3/1/2024

GS/NC NO. (LEVEL III) 0000077007
DRAWN BY TGB
DESIGNED BY TGB
REVIEWED BY IDK
DATE 2/21/2024
PROJECT NO. 019955008
TITLE UTILITY PLAN
SHEET NUMBER C4.00

Drawing name: K:\kham_d\011905003_dogwood\hopedev\CA4.00 - UTILITY PLAN.dwg C:\400 UTILITY PLAN Feb 21, 2024 1:00:10pm By: Tyler Bales

This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Review and/or improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CONTRACTOR TO ADHERE TO THE CITY OF HAVENVILLE EROSION AND SEDIMENT CONTROL REGULATIONS, AND THE "MANUAL FOR EROSION AND SEDIMENT CONTROL" FOR GEORGIA.

2.1.1. EROSION AND SEDIMENT CONTROL MEASURES PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.

2.1.2. THE CONTRACTOR SHALL MAINTAIN EROSION AND SEDIMENT CONTROL AT ALL TIMES IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REQUIRED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

3. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE COVERED WITH EROSION AND SEDIMENT CONTROL. ALL OPEN DRAINAGE EAVES SHALL BE GRASED OR RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.

4. THE CONTRACTOR SHALL MAINTAIN ALL EROSION AND SEDIMENT BARRIERS AROUND ALL DRAINAGE STRUCTURES UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED.

5. THE CONTRACTOR SHALL LOCATE ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING THE PROPERTY LIMITS.

6. 3.0.1. FENCE SHALL MEET THE REQUIREMENTS OF SECTION 11.0.1. OF THE GEORGIA DEPARTMENT OF TRANSPORTATION'S DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, CURRENT EDITION AND BE

9. THERE ARE NO CURRENT APPLIED EROSION CONTROL PROBLEMS ON SITE. CONTRACTOR SHALL TAKE PROCEDURES AS NECESSARY TO PREVENT EROSION AND SEDIMENT TRANSPORT FROM THE CONSTRUCTION SITE.

10. MAXIMUM EMBANKMENT SLOPES ARE TO BE AS FOLLOWS: CUT AREAS - 2:1, FILL AREAS - 2:1

11. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED PER THE SPECIFICATIONS.

12. ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.

13. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. THE CONTRACTOR MUST CLEAN ALL SEDIMENT TRAPS AS REQUIRED BY THE OWNER'S REPRESENTATIVE OR AS A SPECIAL REQUIREMENT.

14. FAILURE TO INSTALL, OPERATE AND MAINTAIN ALL EROSION CONTROL MEASURES, AS SHOWN ON THE APPROVED PLANS OR AS DIRECTED BY THE OWNER/PROJECT REPRESENTATIVE AND ANY ADDITIONAL EROSION CONTROL MEASURES REQUIRED BY THE OWNER/CONSTRUCTION SITE BEING STOPPED UNTIL PROPER CORRECTED MEASURES HAVE BEEN MET, AS REQUIRED AND/OR DIRECTED.

15. THE CONTRACTOR SHALL KEEP AND MAINTAIN ON SITE A LOG NOTING THE DATE OF ALL RAINFALL EVENTS, THE AMOUNT OF RAINFALL RECEIVED, DURATION OF RAINFALL EVENT, INSPECTION

DEVICES

16. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) DAYS AND AFTER ANY RAINFALL

17. ALL SLOPES 2:1 AND SEDIMENT BASINS SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS NORTH AMERICAN GREEK S1510 OR EQUIVALENT, IN ADDITION TO

18. EROSION CONTROL

19. SEE DETAILS FOR D32 AND D33 SEEDING AND MULCHING REQUIREMENTS

20. STORM DRAINAGE SYSTEM SHALL BE INSTALLED AS SOON AS POSSIBLE AFTER THE COMPLETION OF EROSION PROTECTS, AND ALL RUNOFF SHALL BE DIRECTED TO THE DRAINAGE SYSTEM

21. PRIOR TO STORM DRAINAGE SYSTEM INSTALLATION ALL RUNOFF LEAVING THE SITE SHALL BE FILTERED THROUGH Silt FENCES

22. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THIS REQUIREMENT ON SITE DURING ALL PHASES OF CONSTRUCTION

23. THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE

24. WETLANDS DO NOT EXIST ON SITE

25. EITC DOES NOT LIE WITHIN 200 FEET OF A JURISDICTIONAL STREAM

26. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

SIGNIFICANT EFFECT ON BMPs WITH AN HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.

26 THE DESIGN PROFESSIONAL WHO PREPARED THE ES&P PLAN IS RESPONSIBLE FOR THE DESIGN OF THE BMP. THE DESIGN SHALL MEET STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs SHALL WITHIN 7 DAYS AFTER INSTALLATION.

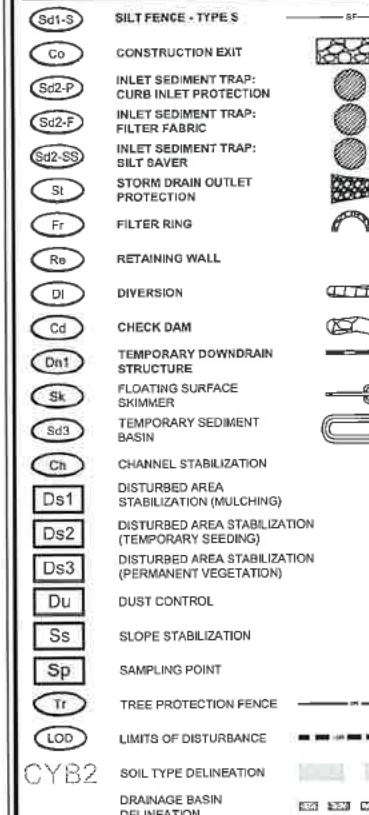
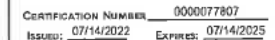
27 ADJUSTMENTS TO THE PERIMETER CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.

28 THE RECEIVING WATER FOR THE PROJECT IS AN UNNAMED TRIBUTARY OF SOUTHERN RIVER. THE PROJECT IS NOT WITHIN ONE MILE OF A RIVER OR A LAKE. THE PROJECT SHALL NOT DISCHARGE DIRECTLY INTO AN IMPAIRED STREAM SEGMENT.

29 ALL PROJECT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STRIP BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE POINT OF DETERMINED VEGETATION. THE DESIGNER SHALL ACQUIRE THE NECESSARY VARIANCES AND PERMITS.

30 EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES BE INSPECTED.

31 INSPECTION BY QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GAR 10000.



1. OUTFALL SAMPLES ARE TO BE TAKEN AT SAMPLE POINT.
2. CONTRACTOR IS TO ENSURE THAT WATER LEAVING THE SITE DOES NOT EXCEED 75 NTU AT THE SAMPLE POINT, AS CALCULATED PER APPENDIX B (WARM WATER STREAM, 1.0x10 ACRE SITE, 0.4-99 SQUARE MILE SURFACE WATER DRAINAGE AREA).
3. SAMPLING SHALL BE TAKEN BY THE 'GRAV' METHOD AND TESTED WITHIN 48 HOURS OF EXTRACTION.
4. SEE SHEETS C5-01 - C5-03 FOR FURTHER NPDES SPECIFICATIONS AND NOTES.

Map Unit Symbol	Map Unit Name	Rating
Ufc2	Urban Land - Cecil Complex, 2 to 10 percent	B
Ub	Urban Land	

TOTAL SITE AREA = 2.98 ACRES
TOTAL DISTURBED AREA = 3.20 ACRES
PHASE DISTURBED AREA = 3.20 ACRES

NAME: BRIANA GARCIA
COMPANY: MONTE HEWETT I
NUMBER: 404-981-0660

NAME: BRIANA GARCIA
COMPANY: MONTE HEWETT HOMES
ADDRESS: 5775 GLENRIDGE DRIVE, BUILDING B
SUITE 100
ATLANTA, GA 30328
PHONE: 404.961.0680
EMAIL: BRIANA.GARCIA@MONTEHEWETT.COM

GB
COM

1. INSTALL CONSTRUCTION EXIT, TIRE WASH DOWN & FUEL STORAGE AREAS.
2. INSTALL PERIMETER EROSION CONTROL DEVICES
3. COMPLETE Sd4-C GRADING & INSTALL ROCK OUTLET AND TEMPORARY CM RISER, AND HEADWALL FOR PIPE UNDER DRIVEWAY.
4. SCHEDULE INSPECTION WITH PROJECT DESIGN PROFESSIONAL, PRIOR TO BEGINNING DEMOLITION ACTIVITIES.
5. BEGIN BUILDING DEMOLITION. REMOVE BUILDINGS FROM SOUTH TO NORTH. INSTALL DIVERSIONS TO Sd4-AS DEMOLITION PROGRESSES.



MCNEAL DEVELOPMENT
1642 POWERS FERRY ROAD SE SUITE 250
MARIETTA, GA 30067

3335 DOGWOOD
3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LAND LOT 98, 14TH DISTRICT
PARCEL ID: 14 009800160139



GSWCC NO. 0000077801

DRAWN BY: TGE

DESIGNED BY TGM

REVIEWED BY	ID#
DATE	

PROJECT NO.	01005600
-------------	----------

TITLE	_____
-------	-------

EROSION
CONTROL PLAN

PHASE 1

SHEET NUMBER
0510

CS.10

CONTRACTOR IS TO ADHERE TO THE CITY OF HAVEMILE EROSION AND SEDIMENT CONTROL REGULATIONS, AND THE "MANUAL FOR EROSION AND SEDIMENT CONTROL" FOR GEORGIA.

SECTION 2. EROSION AND SEDIMENT CONTROL SHALL BE ENFORCED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.

SECTION 3. EROSION AND SEDIMENT CONTROL SHALL BE IN EFFECT AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

SECTION 4. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE COVERED WITH MULCH OR GRASS SEED.

SECTION 5. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED OR RIPPED AND SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.

SECTION 6. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED AROUND ALL DRAINAGE STRUCTURES UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED.

SECTION 7. ALL STALL LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING THE PROPERTY LIMITS SHALL HAVE SHALL MEET THE REQUIREMENTS OF SECTION 2.02 OF THE SUBMITTAL SPECIFICATIONS, AND THE REQUIREMENT OF TRANSPORTATION SPECIFICATIONS, CURRENT EDITION AND BE

9. WERE REINFORCED.

10. THERE ARE NO CURRENT APPARENT EROSION CONTROL PROBLEMS ON SITE. CONTRACTOR SHALL TAKE PROCEDURES AS NECESSARY TO PREVENT EROSION AND SEDIMENT TRANSPORT DURING CONSTRUCTION.

11. MAXIMUM EROSION CONTROL SLOPES ARE TO BE AS FOLLOWS: CUT AREAS - 2:1, FILL AREAS - 2:1.

12. ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN THE SLOPES UNTIL PERMANENT MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. THE CONTRACTOR MUST CLEAN ALL SEDIMENT TRAPS AS REQUIRED BY THE OWNER'S REPRESENTATIVE OR AS REQUIRED BY THE LOCAL AGENCIES.

13. FAILURE TO INSTALL, OPERATE AND MAINTAIN ALL EROSION CONTROL MEASURES, AS SHOWN ON THE APPROVED PLANS OR AS DIRECTED BY THE OWNER/PROJECT REPRESENTATIVE AND/or LOCAL AGENCY, WILL BE CAUSE FOR STOPPING ALL WORK ON THE CONSTRUCTION SITE BEING STOPPED UNTIL PROPER CORRECTIVE MEASURES HAVE BEEN MET, AS REQUIRED AND/OR DIRECTED.

14. THE CONTRACTOR SHALL KEEP AND MAINTAIN ON SITE A LOG NOTING THE DATE OF ALL RAINFALL EVENTS, THE AMOUNT OF RAINFALL RECEIVED, DURATION OF RAINFALL EVENT, INSPECTION

DEVICES.

16. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AT LEAST EVERY SEVEN (7) DAYS AND AFTER EVERY RAINFALL EVENT.

17. ALL SLOPES 2:1 AND SEDIMENT BASINS SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS NORTH AMERICAN GREEN SC130 OR EQUIVALENT, IN ADDITION TO GRASSING/VEGETATION.

18. SEE DETAIL F-5 FOR D2 AND G2 SEEDING AND MULCHING REQUIREMENTS.

19. STORM DRAINAGE SYSTEM SHALL BE INSTALLED AS SOON AS POSSIBLE DURING THE CONSTRUCTION PROCESS, AND ALL RUNOFF SHALL BE DIRECTED TO THE DRAINAGE SYSTEM.

20. PRIOR TO STORM DRAINAGE SYSTEM INSTALLATION ALL RUNOFF LEAVING THE SITE SHALL BE FILTERED THROUGH TWO (2) FACES OF A 1/2" (12.5mm) MESH FILTER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THIS REQUIREMENT ONSITE DURING ALL PHASES OF CONSTRUCTION.

21. THIS SPECIFICATION IS BASED ON THE 100 YEAR FLOOD HAZARD MAP AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13121-C0036D, DATED 5/19/2013.

22. WETLANDS DO NOT EXIST ON SITE.

23. SITE DOES NOT LIE WITHIN 500 FEET OF A JURISDICTIONAL STRIP.

24. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

SIGNIFICANT EFFECT ON BMPs WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.

75 THE DESIGN PROFESSIONAL SHALL PROVIDE THE FOLLOWING BMPs TO THE INSTALLATION:

80 1. THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERMITTER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.

85 2. MONITORING AND MAINTENANCE CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.

90 3. THE RECEIVING WATER FOR THE PROJECT IS AN UNNAMED TRIBUTARY OF SCUTTER RIVER. THE PROJECT IS NOT TO DISCHARGE TO SCUTTER RIVER OR ANY OF ITS TRIBUTARIES AND DOES NOT DISCHARGE DIRECTLY INTO AN ADJACENT STREAM SEGMENT.

95 4. NONPOINT SOURCE ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 30' OR 33-FOOT UNOBTURBATED STRIP BUFFERS AS MEASURED FROM THE POINT OF UNBUILT VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE POINT OF DISTURBANCE DETERMINED BY THE PROJECT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

100 5. EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE PROJECT.

105 6. INSPECTIONS BY QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH RCW 105.001.

110 7. THE PROJECT SHALL BE SUBJECT TO THE FOLLOWING:

 **GSWCC** GEORGIA SOILS WATER
CONSERVATION COMMISSION

IAIN D. KERR

Level II Certified Design Professional

CERTIFICATION NUMBER: 0000077807

ISSUED: 07/14/2022 EXPIRES: 07/14/2025

Sd1-S	SILT FENCE - TYPE S	
Co	CONSTRUCTION EXIT	
Sd2-P	INLET SEDIMENT TRAP: CURB INLET PROTECTION	
Sd2-F	INLET SEDIMENT TRAP: FILTER FABRIC	
Sd2-SS	INLET SEDIMENT TRAP: SILT SAVER	
St	STORM DRAIN OUTLET PROTECTION	
Fr	FILTER RING	
Re	RETAINING WALL	
Di	DIVERSION	
Cd	CHECK DAM	
Dn1	TEMPORARY DOWNDRAIN STRUCTURE	
Sk	FLOATING SURFACE SKIMMER	
Sd3	TEMPORARY SEDIMENT BASIN	
Ch	CHANNEL STABILIZATION	
Ds1	DISTURBED AREA STABILIZATION (MULCHING)	
Ds2	DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	
Ds3	DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)	
Du	DUST CONTROL	
Ss	SLOPE STABILIZATION	
Sp	SAMPLING POINT	
Tr	TREE PROTECTION FENCE	
LOD	LIMITS OF DISTURBANCE	

CYB2 SOIL TYPE DELINEATION

DRAINAGE BASIN
DELINEATION

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

Map Unit Symbol	Map Unit Name	Rating
UfC2	Urban Land - Cecil Complex, 2 to 10 percent	B
Ub	Urban Land	

TOTAL SITE AREA = 2.96 ACRES
TOTAL DISTURBED AREA = 3.20 ACRES
PHASE DISTURBED AREA = 2.96 ACRES

NAME: BRIANA GARCIA
COMPANY: MONTE HEWETT H
NUMBER: 404 961 0660

NAME: BRIANA GARCIA
COMPANY: MONTE HEWETT HOMES
ADDRESS: 5775 GLENRIDGE DRIVE, BUILDING B
SUITE 100
ATLANTA, GA 30328
PHONE: 404.981.0580
EMAIL: BRIANA.GARCIA@MONTEHEWETT.COM

1. INSPECT AND MAINTAIN ALL EXISTING BMPs.
2. RELOCATE DIVERSIONS AS NECESSARY AS GRADING PROGRESSES
3. INSTALL RETAINING WALLS.
4. BEGIN CUT/FILL ACTIVITIES. CONTRACTOR TO COORDINATE AND SCHEDULE REMOVAL OF UNSUITABLE FILL MATERIAL DURING THIS PHASE.
5. INSTALL STORM SYSTEM AND UNDERGROUND UTILITIES. MODIFY 344-C TO BECOME 343 ON CONNECTION TO PUBLIC STORM SYSTEM IS INSTALLED. CONNECT TO FUTURE STORM SYSTEM WITH TEMPORARY PIPE AND RISER.
6. INSTALL CURB AND GUTTER. ONCE C&G HAS BEEN POURED ADJACENT TO SIDEWALKS, THE 342-P-2S TO BE REPLACED BY 342-P-3S (SEE SHEET C-9 FOR 342-P-3S DETAILS).

GEORGIA811
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GRAPHIC SCALE IN FEET

A horizontal line with vertical tick marks at 0, 10, and 20 feet. The segment between 0 and 10 is shaded black, and the segment between 10 and 20 is white.

Kimley»»Horn
10254 KIMLEY-HORN AND ASSOCIATES, INC.
817 W. PEACHTREE STREET, NW
THE BILTMORE, SUITE 601
ATLANTA, GEORGIA 30308
PHONE (404) 419-8700
WWW.KIMLEY-HORN.COM

MCNEAL DEVELOPMENT
1642 POWERS FERRY ROAD SE SUITE 250
MARIETTA, GA 30067

3335 DOGWOOD
35 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LAND LOT 98, 14TH DISTRICT
PARCEL ID: 14-009800160139



GSWCC NO. (LEVEL III)	0000077801
DRAWN BY	TG
DESIGNED BY	TG
REVIEWED BY	ID
DATE	2/21/2021
PROJECT NO.	01995500

EROSION
CONTROL PLAN
PHASE 2

SHEET NUMBER
C5.20

Kimley»Horn

817 W. PEACHTREE STREET, NW
ATLANTA, GEORGIA 30308
PHONE (404) 519-9700
WWW.KIMLEY-HORN.COM

MCNEAL DEVELOPMENT

1942 POWERS FERRY ROAD SE, SUITE 250
MARIETTA, GA 30067

DATE

BY

ISSUANCE AND REVISION DESCRIPTIONS

3335 DOGWOOD

3335 DOGWOOD DRIVE, HAVENVILLE, GA 30354
LAND LOTS 1-10, 11-15, 16-20
PARCEL ID: 14 009800180139

REGISTERED PROFESSIONAL ENGINEER

NO. PE042335

DAVID KERR

CSWCC NO. (LEVEL 1)

0000077807

DRAWN BY

TGB

DESIGNED BY

TGB

REVIEWED BY

IDK

DATE

2/21/2024

PROJECT NO.

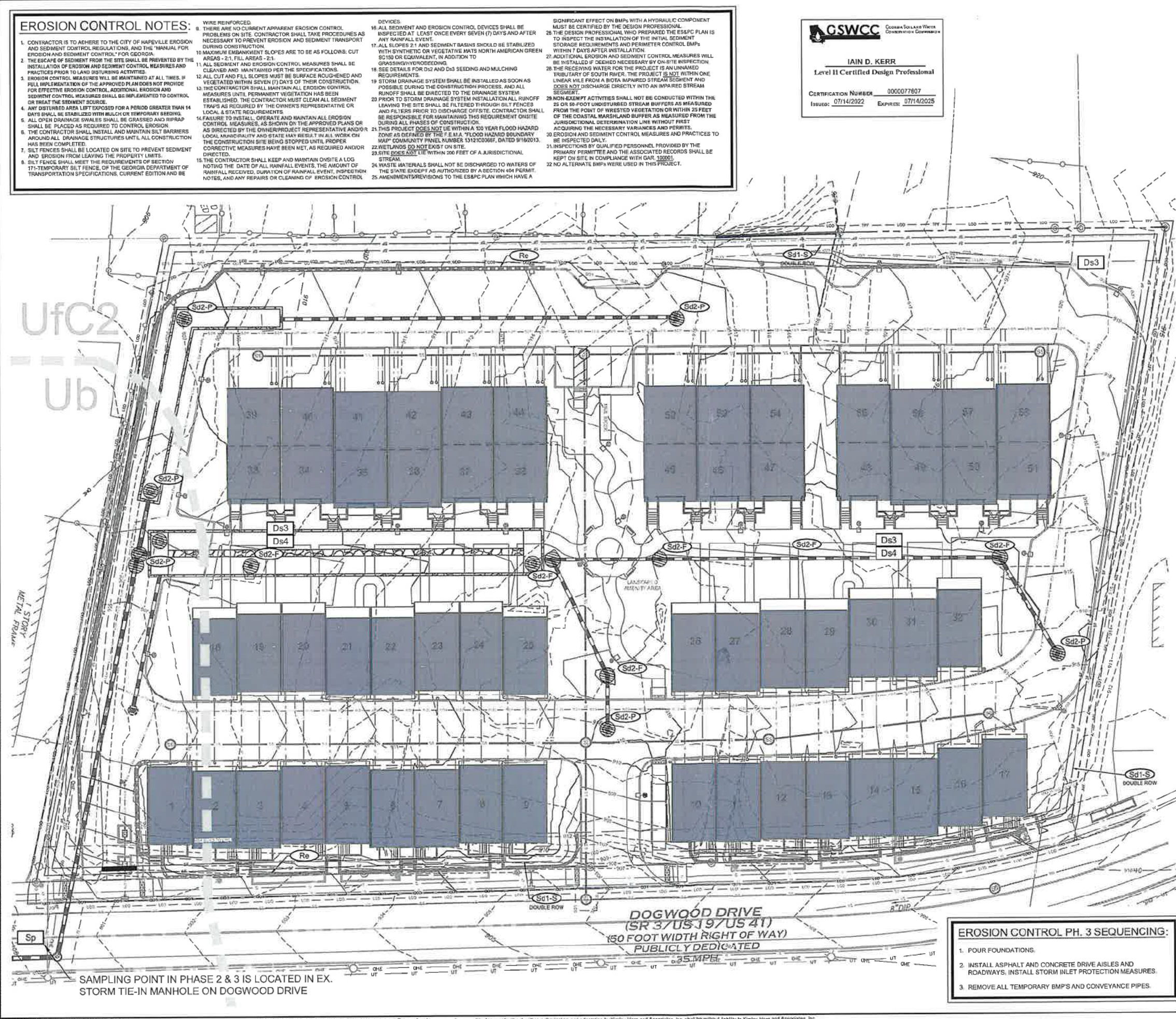
019955008

TITLE

EROSION CONTROL PLAN
PHASE 3

SHEET NUMBER

C5.30



EROSION CONTROL NOTES:

1. CONTRACTOR IS TO ADHERE TO THE CITY OF HAVENVILLE EROSION AND SEDIMENT CONTROL REGULATIONS, AND THE "MANUAL FOR EROSION AND SEDIMENT CONTROL" FOR GEORGIA.

2. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.

3. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

4. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

5. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.

6. THE CONTRACTOR SHALL INSTALL AND MAINTAIN SILT BARRIERS AROUND ALL DRAINAGE STRUCTURES UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED.

7. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING THE PROPERTY LIMITS.

8. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, CURRENT EDITION AND BE WIRE REINFORCED.

9. THERE ARE NO CURRENT APPARENT EROSION CONTROL PROBLEMS ON SITE. CONTRACTOR SHALL TAKE PROCEDURES AS NECESSARY TO PREVENT EROSION AND SEDIMENT TRANSPORT DURING CONSTRUCTION.

10. MAXIMUM EMBANKMENT SLOPES ARE TO BE AS FOLLOWS: CUT AREAS - 2:1, FILL AREAS - 2:1.

11. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED PER THE SPECIFICATIONS.

12. ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.

13. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. THE CONTRACTOR MUST CLEAN ALL SEDIMENT TRAPS AS REQUIRED BY THE OWNER'S REPRESENTATIVE OR LOCAL & STATE REQUIREMENTS.

14. FAILURE TO INSTALL, OPERATE AND MAINTAIN ALL EROSION CONTROL MEASURES, AS SHOWN ON THE APPROVED PLANS OR AS DIRECTED BY THE OWNER/PROJECT REPRESENTATIVE AND/OR LOCAL, MUNICIPALITY AND STATE MAY RESULT IN ALL WORK ON THE CONSTRUCTION SITE BEING STOPPED UNTIL PROPER CORRECTIVE MEASURES HAVE BEEN MET, AS REQUIRED AND/OR DIRECTED.

15. THE CONTRACTOR SHALL KEEP AND MAINTAIN ON-SITE A LOG NOTING THE DATE OF ALL RAINFALL EVENTS, THE AMOUNT OF RAINFALL RECEIVED, DURATION OF RAINFALL EVENT, INSPECTION NOTES, AND ANY REPAIRS OR CLEANING OF EROSION CONTROL DEVICES.

16. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) DAYS AND AFTER ANY RAINFALL EVENT.

17. ALL SLOPES 2:1 AND SEDIMENT BASINS SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS NORTH AMERICAN GREEN SC150 OR EQUIVALENT, IN ADDITION TO GRASSING/HYDROSEEDING.

18. SEE DETAILS FOR D12 AND D13 SEEDING AND MULCHING REQUIREMENTS.

19. STORM DRAINAGE SYSTEM SHALL BE INSTALLED AS SOON AS POSSIBLE DURING THE CONSTRUCTION PROCESS, AND ALL RUNOFF SHALL BE DIRECTED TO THE DRAINAGE SYSTEM.

20. PRIOR TO STORM DRAINAGE SYSTEM INSTALLATION, ALL RUNOFF LEAVING THE SITE SHALL BE FILTERED THROUGH SILT FENCES AND FILTERS PRIOR TO DISCHARGE OFF-SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THIS REQUIREMENT ON-SITE DURING ALL PHASES OF CONSTRUCTION.

21. THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13121C0555, DATED 9/19/2013.

22. WETLANDS DO NOT EXIST ON SITE.

23. SITE DOES NOT LIE WITHIN 200 FEET OF A JURISDICTIONAL STREAM.

24. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

25. AMENDMENTS/REVISIONS TO THE ESB&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPs WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.

26. THE DESIGN PROFESSIONAL WHO PREPARED THE ESB&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERMITTER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.

27. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.

28. THE RECEIVING WATER FOR THE PROJECT IS AN UNNAMED TRIBUTARY OF SOUTH RIVER. THE PROJECT IS NOT WITHIN ONE LINEAR MILE FROM A BOTA IMPAIRED STREAM SEGMENT AND DOES NOT DISCHARGE DIRECTLY INTO AN IMPAIRED STREAM SEGMENT.

29. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSH AND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

30. EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES TO BE INSPECTED ONLY.

31. INSPECTIONS BY QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GSR 120001.

32. NO ALTERNATE BMPs WERE USED IN THIS PROJECT.

CSWCC GEORGIA SOLID WASTE CONSTRUCTION & CONSTRUCTION

IAIN D. KERR

Level II Certified Design Professional

CERTIFICATION NUMBER 0000077807

ISSUED: 07/14/2022 EXPIRES: 07/14/2025

EROSION CONTROL LEGEND:

Sd1-S

SILT FENCE - TYPE S

Co

CONSTRUCTION EXIT

Sd2-P

INLET SEDIMENT TRAP: CURB INLET PROTECTION

Sd2-F

INLET SEDIMENT TRAP: FILTER FABRIC

Sd2-SS

INLET SEDIMENT TRAP: SILT SAVER

Sl

STORM DRAIN OUTLET PROTECTION

Fr

FILTER RING

Re

RETAINING WALL

Di

DIVERSION

Cd

CHECK DAM

Dn1

TEMPORARY DOWNDRAIN STRUCTURE

Sk

FLOATING SURFACE SKIMMER

Sd3

TEMPORARY SEDIMENT BASIN

Ch

CHANNEL STABILIZATION

Ds1

DISTURBED AREA STABILIZATION (MULCHING)

Ds2

DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)

Ds3

DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)

Du

DUST CONTROL

Ss

SLOPE STABILIZATION

Sp

SAMPLING POINT

Tr

TREE PROTECTION FENCE

LOD

LIMITS OF DISTURBANCE

CYB2

SOIL TYPE DELINEATION

DRAINAGE BASIN DELINEATION

SAMPLING NOTES:

1. OUTFALL SAMPLES ARE TO BE TAKEN AT SAMPLE POINT.

2. CONTRACTOR IS TO ENSURE THAT WATER LEAVING THE SITE DOES NOT EXCEED 75 NTU AT THE SAMPLE POINT, AS CALCULATED PER APPENDIX B (WARM WATER STREAM, 1.00-10 ACRE SITE, 0 - 4.99 SQUARE MILE SURFACE WATER DRAINAGE AREA).

3. SAMPLING SHALL BE TAKEN BY THE "GRAB" METHOD AND TESTED WITHIN 48 HOURS OF EXTRACTION.

4. SEE SHEETS C5-01 - C5-03 FOR FURTHER NPDES SPECIFICATIONS AND REGULATIONS.

HYDROLOGIC SOIL GROUPS:

Map Unit Symbol	Map Unit Name	Rating
UFC2	Urban Land - Cecil Complex, 2 to 10 percent	B
Ub	Urban Land	

SITE AREA SUMMARY:

TOTAL SITE AREA = 2.98 ACRES

TOTAL DISTURBED AREA = 3.20 ACRES

PHASE DISTURBED AREA = 2.98 ACRES

24-HOUR CONTACT:

NAME: BRIANA GARCIA

COMPANY: MONTE HEWETT HOMES

NUMBER: 404.981.0680

PRIMARY PERMITTEE:

NAME: BRIANA GARCIA

COMPANY: MONTE HEWETT HOMES

ADDRESS: 5775 GLENBRIDGE DRIVE, BUILDING B

SUITE 100

ATLANTA, GA 30328

PHONE: 404.981.0680

EMAIL: BRIANA.GARCIA@MONTEHEWETT.COM

- EROSION CONTROL PH. 3 SEQUENCING:**
- POUR FOUNDATIONS.
 - INSTALL ASPHALT AND CONCRETE DRIVE AISLES AND ROADWAYS. INSTALL STORM INLET PROTECTION MEASURES.
 - REMOVE ALL TEMPORARY BMPs AND CONVEYANCE PIPES.

GEORGIA811

Utilitie Protection Center, Inc.

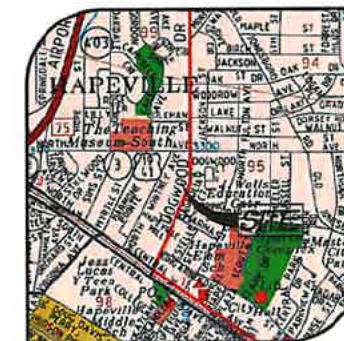
Keep what's below.

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GRAPHIC SCALE IN FEET

0 10 20 40

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VICINITY MAP

SURVEY NOTES

- 1) PROPERTY SHOWN HEREON WAS SURVEYED JULY 23, 2021.
- 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1" IN 41,777" AND AN ANGULAR ERROR OF 4.12 SECONDS PER ANGLE. PLAT WAS ADJUSTED USING THE COMPASS METHOD.
- 3) A SOKKIA IX TOTAL STATION, TOPCON SR GPS RECEIVER, AND CARLSON SURVEYOR2 DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
- 4) THIS PLAT HAS A MAP CLOSURE OF 1" IN 13,217."
- 5) PLAT DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 13121C036R, WITH A DATE OF IDENTIFICATION FEBRUARY 19, 2013. COAST GUARD DISTRICT 13500, FULTON COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 6) BEARING BASIS (MAGN. ORHEST) AND VERTICAL DATUM (NA 83) GEODAT FOR THIS SURVEY WERE ESTABLISHED USING A TOPCON HIFER SR GPS RECEIVER UTILIZING NETWORK RTK CORRECTIONS PROVIDED BY THE REAL TIME NETWORK OPERATED BY CALSUTRA, INC. HORIZONTAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMISSION PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACQUISITION OF 0.10 FEET HORIZONTAL AND 0.17 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
- 7) UTILITIES SHOWN PER MARKINGS PLACED BY UTILISURVEY, L.L.C. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. LOMERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF UTILITIES.

ZONING

ZONING FOR THE SUBJECT TRACTS ARE AS FOLLOWS:
TRACTS 1, 2, & 3 - V (VILLAGE)
TRACTS 4 & 5 - UV (URBAN VILLAGE)

ZONING INFORMATION PER THE CITY OF HAFEEVILLE
ZONING MAP.

LINE	BEARING	DISTANCE
L1	S25.3758°W	43.6
L2	S28.7402°W	55.5

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	432.07'	67.06'	66.93'	S12°53'33"W
C2	432.07'	67.28'	67.26'	S20°40'08"W

UTILITY CONTACTS

GAS
SOUTHERN COMPANY GAS (FORMER ATLANTA GAS LIGHT)
10 PEACHTREE STREET NE
ATLANTA, GA 30309
REGGIE TERRELL
404-584-3474
G2SDOASL@SOUTHERNGAS.COM

POWER
GEORGIA POWER COMPANY
823 JEFFERSON STREET
ATLANTA, GA 30318
404-506-4569
IKE COLLINS

WATER
CITY OF HAPEVILLE WATER DEPARTMENT
3474 NORTH FULTON AVENUE
HAPEVILLE, GA 30354
404-669-2122
LEMUEL EUBANKS

COMMUNICATION
AT&T
208 S. AKARD ST.
DALLAS, TX 75201
210-821-4105
ANGELO HINES
404-409-1542

VERIZON / MCI
2400 N GLENVILLE
RICHARDSON, TX 75082
404-624-9575

CONCAST
404-555-6879
OLIVER BROOKS
470-787-4557

ZAYO FIBER SOLUTIONS
400 CENTENNIAL PKWY, SUITE, 200
LOUISVILLE, CO 80027
404-666-2493
NIC FLORES

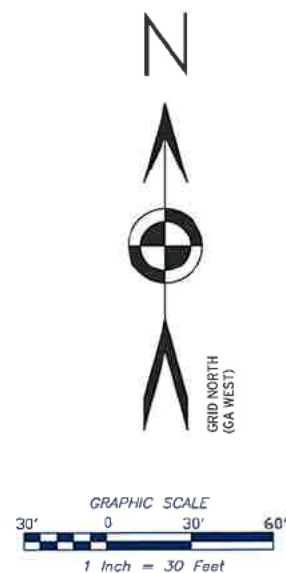
LEGEND

(BEARING, DISTANCE)	PROPERTY LINE
—	RECORD CALLS
—	BUILDING SETBACK LINE
—	BUILDING SETBACK LINE
B.S.L.	WATER LINE
—	OVERHEAD UTILITY LINE
—	GAS LINE
SS	SANITARY SEWER LINE
—	UNDERGROUND ELECTRIC LINE
—	UNDERGROUND TELEPHONE LINE
X — X	FENCE LINE
—	STORM DRAIN PIPE
M/V	WATER VALVE
FD	FIRE HYDRANT
CO	CLEAN OUT
SS/M	SANITARY SEWER MANHOLE
SM	SANITARY SEWER MANHOLE
DCS	OUTLET CONTROL STRUCTURE
Y	YARD INLET
R/C	REINFORCED CONCRETE PIPE
P/C	POLYMER, CHLORIDE PIPE
CMP	CORRUGATED METAL PIPE
→	FLOW DIRECTION
Q	CURB INLET
Q	DRUG INLET
SWC	SINGLE-WING CATCH BASIN
DWC	DOUBLE-WING CATCH BASIN
JB	JUNCTION BOX
RB	REBAR
CRB	CAPPED REBAR
CONM	CONCRETE R/W MONUMENT
FO	FOUND
L	LIGHT POLE
S	SIGN
T	TREE



**Lowery
& Associates**
LAND SURVEYING, LLC

DATE: JULY 27, 2021
JOB #: 213362
SCALE: 1"=30'

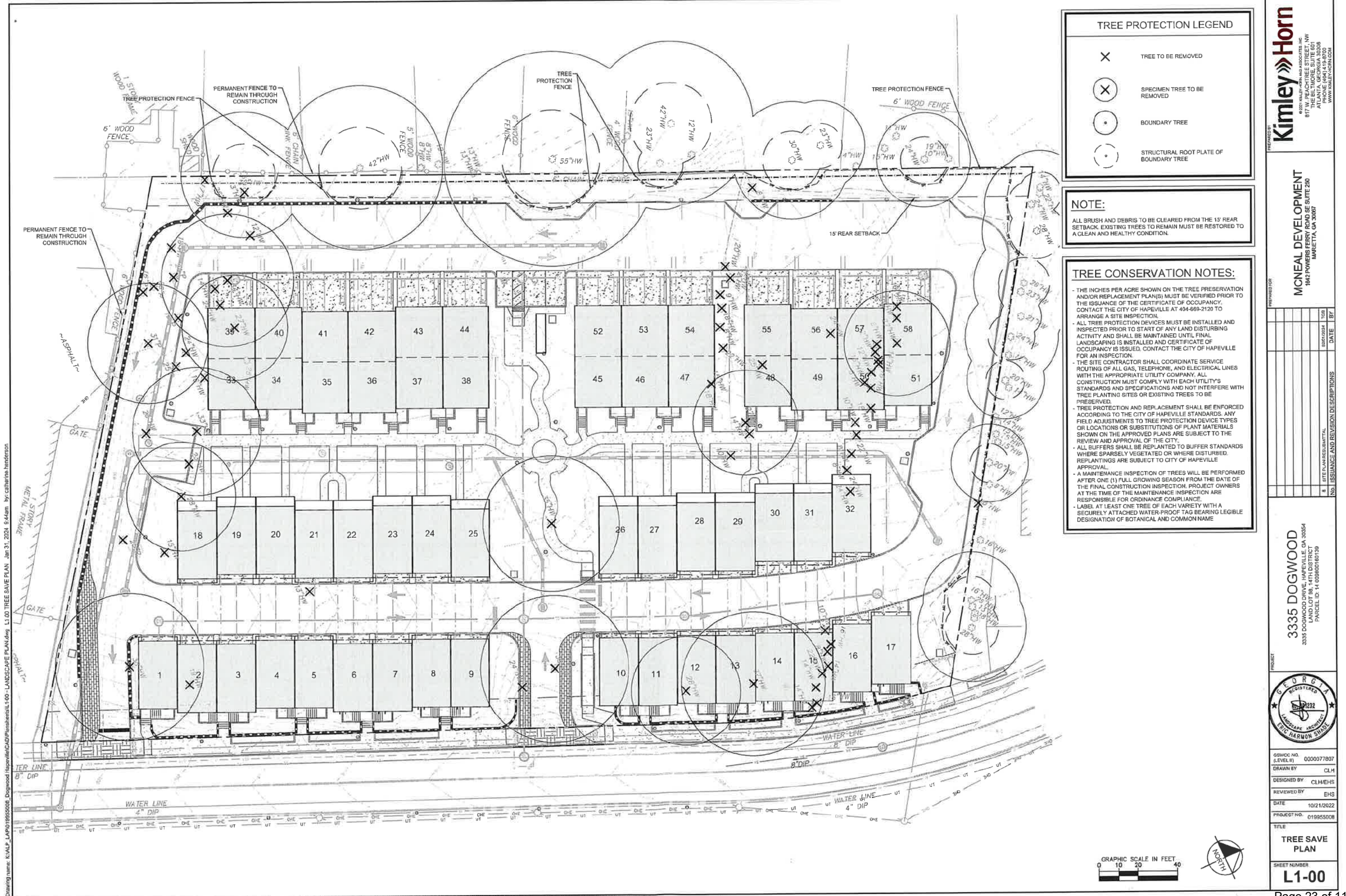


SURVEYOR'S CERTIFICATION

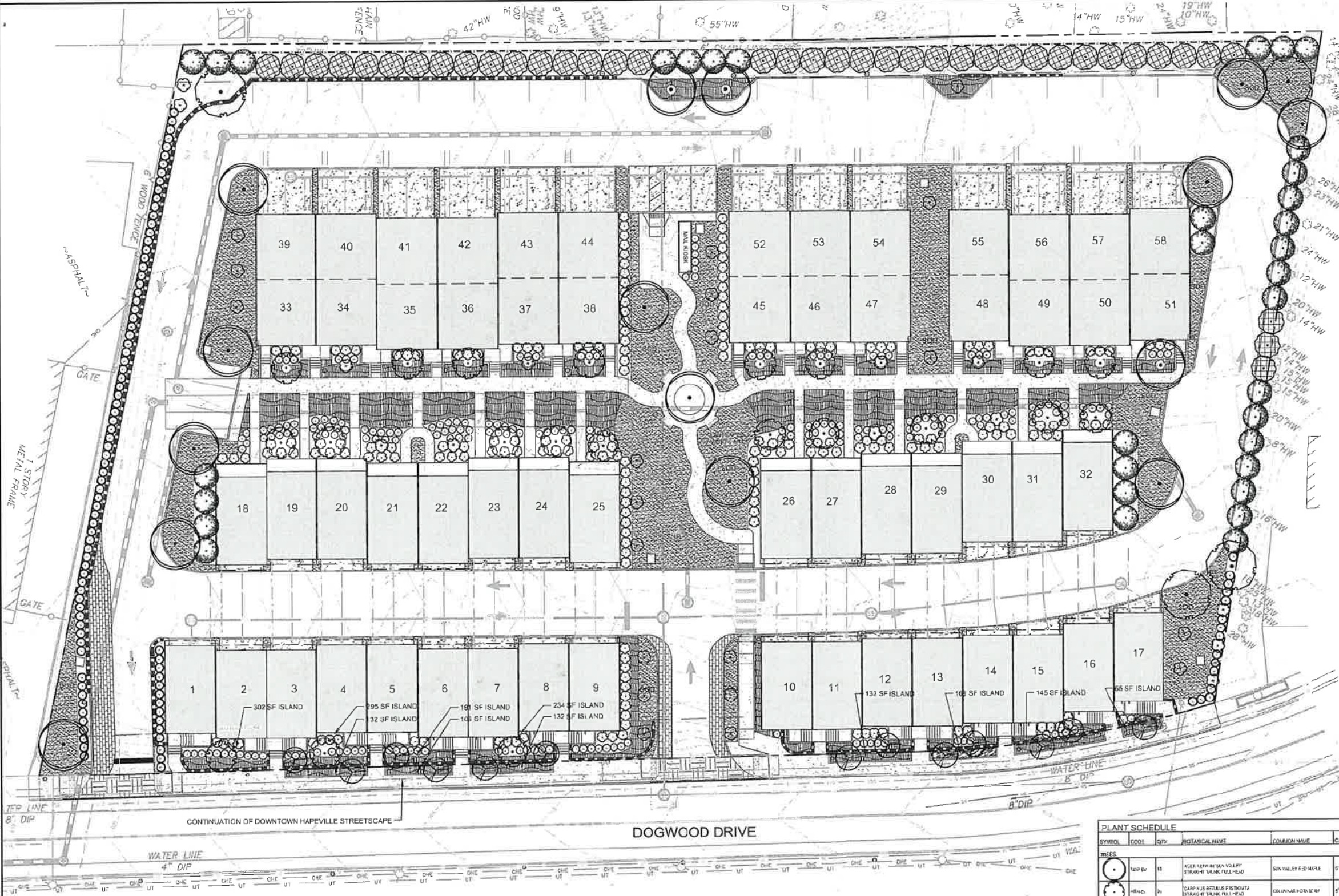
THIS PLAT IS A RETRAIMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS OR PLATS OF RECORD OF ANY PREVIOUSLY INTERESTED PARCEL OR PARCELS ARE STATED HEREIN. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR ANY OTHER REQUIREMENTS OF ANY LOCAL JURISDICTION OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE SURVEYING ACT OF GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.G.A. SECTION 16.

MITCHELL LOWERY GEORGIA R# 3109

GEORGIA POSTAGE
No. 3109
REGISTERED
LEAD BUREAU
MITCHELL LOWERY



Drawing name: K:\ALP_LAP019955008_Dogwood_Hapeville\CAD\Plansheet\L1-01_TREE REPLACEMENT PLAN Jan 31, 2024 9:44am by: catheine.henderson



DENSITY REQUIREMENTS:	
TOTAL SITE: 2.98 ACRES	
100' X ACRE REQUIRED	
100' X 2.98 = 298' REQUIRED ON SITE	
13' X 4' CAL. TREES PROVIDED =	52'
98' X 5' CAL. TREES PROVIDED =	490'
48' X 6' CAL. TREES PROVIDED =	288'
TOTAL INCHES PROVIDED =	830'
REQUIREMENT SATISFIED	

LANDMARK TREE REQUIREMENTS:	
1:1 REPLACEMENT REQUIRED	
TOTAL LANDMARK INCHES TO BE REMOVED =	532'
REPLACEMENT INCHES PROVIDED =	830'
DENSITY INCHES REQUIRED =	298'
830' - 298' = 532' REMAINING FOR LANDMARK TREE REPLACEMENT	
532' - 532' = 0'	
REQUIREMENT SATISFIED	

IRRIGATION:	
THE SITE LANDSCAPE WILL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM	

PLANT SCHEDULE									
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL	HEIGHT	SPRD	CONT	REMARKS
TREES									
[Symbol]	SV	15	ACER RUPIN IN SUN VALLEY	SUN VALLEY RED MAPLE	12" CAL	12' HT	12' SP	543	STRAIGHT TRUNK FULL HEAD
[Symbol]	SV	24	CARP NUS BETULUS FASTIGIATA	COLUMBIA RED MAPLE	12" CAL	12' HT	12' SP	543	STRAIGHT TRUNK FULL HEAD
[Symbol]	SV	4	OLEA EUROPEA	WILLOW OAK	12" CAL	12' HT	12' SP	543	STRAIGHT TRUNK FULL HEAD
[Symbol]	SV	13	OLEA EUROPEA	WILLOW OAK	12" CAL	12' HT	12' SP	543	STRAIGHT TRUNK FULL HEAD
EVERGREEN TREES									
[Symbol]	SV	18	BIUNIFIDUS VIRENS	SHRUB EASTERN RED CEDAR	12" CAL	12' HT	12' SP	543	FULL TO GROUND FULL SHAPE
[Symbol]	SV	14	BIUNIFIDUS VIRENS	SHRUB EASTERN RED CEDAR	12" CAL	12' HT	12' SP	543	FULL TO GROUND FULL SHAPE
FLOWERING TREES									
[Symbol]	SV	12	BIUNIFIDUS VIRENS	SHRUB EASTERN RED CEDAR	12" CAL	12' HT	12' SP	543	STRAIGHT TRUNK FULL HEAD
SHRUBS									
[Symbol]	SV	120	BIUNIFIDUS VIRENS	SHRUB EASTERN RED CEDAR	12" CAL	12' HT	12' SP	543	STRAIGHT TRUNK FULL HEAD
[Symbol]	SV	120	BIUNIFIDUS VIRENS	SHRUB EASTERN RED CEDAR	12" CAL	12' HT	12' SP	543	STRAIGHT TRUNK FULL HEAD
[Symbol]	SV	120	BIUNIFIDUS VIRENS	SHRUB EASTERN RED CEDAR	12" CAL	12' HT	12' SP	543	STRAIGHT TRUNK FULL HEAD
GROUND COVERS									
[Symbol]	SV	120	BIUNIFIDUS VIRENS	SHRUB EASTERN RED CEDAR	12" CAL	12' HT	12' SP	543	STRAIGHT TRUNK FULL HEAD
TOTAL = 100%									

Kimley»Horn

817 W. PEACHTREE STREET, NW
ATLANTA, GEORGIA 30308
WWW.KIMLEYHORN.COM

MONEAL DEVELOPMENT

1642 POWERS FERRY ROAD SE SUITE 250
MARIETTA, GA 30067

3335 DOGWOOD

3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LAND LOT 86, 14TH DISTRICT
PARCEL ID: 14 00860010159

CONCEPT LANDSCAPE PLAN

SHEET NUMBER **L1-01**

DATE: 10/21/2022

PROJECT NO: 019955008

DESIGNED BY: CLH/EHS

REVIEWED BY: EHS

GSWOC NO. 0000077807

DRAWN BY: CLH

REGISTERED LANDSCAPE ARCHITECT

STATE OF GEORGIA

01222

ERIC HARMON SHADE

ISSUANCE AND REVISION DESCRIPTIONS

NO.	DATE	DESCRIPTION
1	10/21/2022	ISSUANCE



3201 Clay Road | Austell, GA 30106 | 770.823.5374 | christie@speakingfortrees.com

Tree Assessment for 3309 – 3345 Dogwood Drive, Hapeville

May 8, 2023

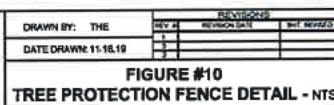
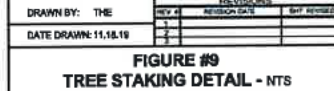
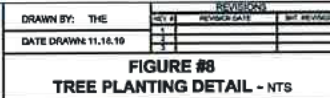
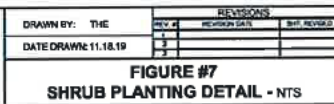
Eric Shade
Kimley-Horn
1200 Peachtree Street, NE
Suite 800
Atlanta, GA 30309

Dear Eric:

Based on the site map below, I completed a Level 2 tree assessment, and the condition of each tree is shown on the spreadsheet.



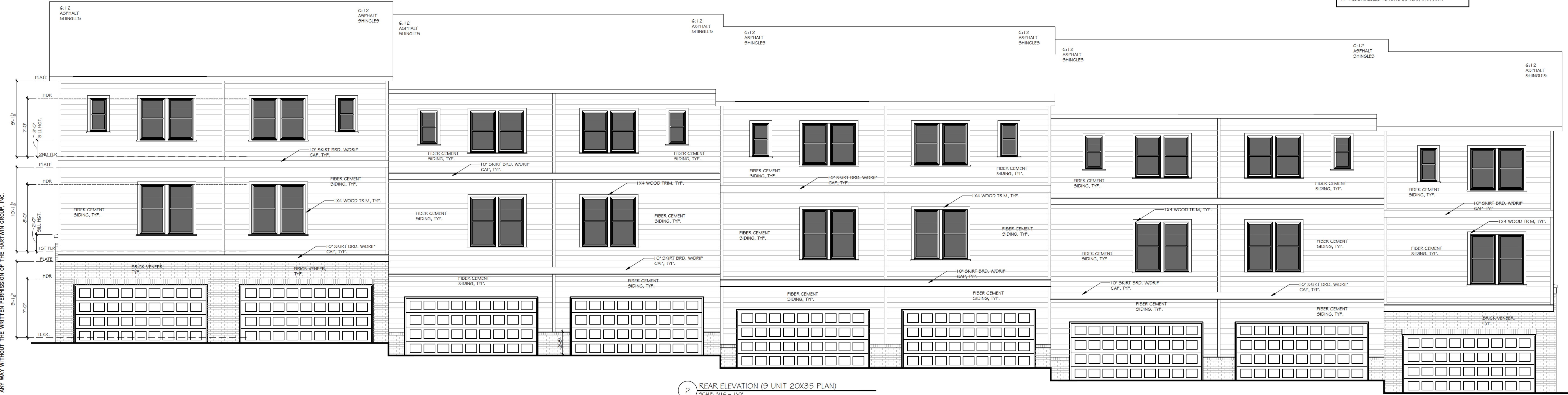
Tree #	Common Name	Scientific Name	Condition	DBH	Height	Spread	Notes	Assessment Date	Assessor
1	Live Oak	Quercus laevis	Good	12"	25'	20'		5/8/23	Eric Shade
2	Live Oak	Quercus laevis	Good	10"	20'	18'		5/8/23	Eric Shade
3	Live Oak	Quercus laevis	Good	14"	30'	22'		5/8/23	Eric Shade
4	Live Oak	Quercus laevis	Good	11"	22'	19'		5/8/23	Eric Shade
5	Live Oak	Quercus laevis	Good	13"	28'	21'		5/8/23	Eric Shade
6	Live Oak	Quercus laevis	Good	15"	32'	23'		5/8/23	Eric Shade
7	Live Oak	Quercus laevis	Good	16"	35'	24'		5/8/23	Eric Shade
8	Live Oak	Quercus laevis	Good	17"	38'	25'		5/8/23	Eric Shade
9	Live Oak	Quercus laevis	Good	18"	40'	26'		5/8/23	Eric Shade
10	Live Oak	Quercus laevis	Good	19"	42'	27'		5/8/23	Eric Shade
11	Live Oak	Quercus laevis	Good	20"	45'	28'		5/8/23	Eric Shade
12	Live Oak	Quercus laevis	Good	21"	48'	29'		5/8/23	Eric Shade
13	Live Oak	Quercus laevis	Good	22"	50'	30'		5/8/23	Eric Shade
14	Live Oak	Quercus laevis	Good	23"	52'	31'		5/8/23	Eric Shade
15	Live Oak	Quercus laevis	Good	24"	55'	32'		5/8/23	Eric Shade
16	Live Oak	Quercus laevis	Good	25"	58'	33'		5/8/23	Eric Shade
17	Live Oak	Quercus laevis	Good	26"	60'	34'		5/8/23	Eric Shade
18	Live Oak	Quercus laevis	Good	27"	62'	35'		5/8/23	Eric Shade
19	Live Oak	Quercus laevis	Good	28"	65'	36'		5/8/23	Eric Shade
20	Live Oak	Quercus laevis	Good	29"	68'	37'		5/8/23	Eric Shade
21	Live Oak	Quercus laevis	Good	30"	70'	38'		5/8/23	Eric Shade
22	Live Oak	Quercus laevis	Good	31"	72'	39'		5/8/23	Eric Shade
23	Live Oak	Quercus laevis	Good	32"	75'	40'		5/8/23	Eric Shade
24	Live Oak	Quercus laevis	Good	33"	78'	41'		5/8/23	Eric Shade
25	Live Oak	Quercus laevis	Good	34"	80'	42'		5/8/23	Eric Shade
26	Live Oak	Quercus laevis	Good	35"	82'	43'		5/8/23	Eric Shade
27	Live Oak	Quercus laevis	Good	36"	85'	44'		5/8/23	Eric Shade
28	Live Oak	Quercus laevis	Good	37"	88'	45'		5/8/23	Eric Shade
29	Live Oak	Quercus laevis	Good	38"	90'	46'		5/8/23	Eric Shade
30	Live Oak	Quercus laevis	Good	39"	92'	47'		5/8/23	Eric Shade
31	Live Oak	Quercus laevis	Good	40"	95'	48'		5/8/23	Eric Shade
32	Live Oak	Quercus laevis	Good	41"	98'	49'		5/8/23	Eric Shade
33	Live Oak	Quercus laevis	Good	42"	100'	50'		5/8/23	Eric Shade
34	Live Oak	Quercus laevis	Good	43"	102'	51'		5/8/23	Eric Shade
35	Live Oak	Quercus laevis	Good	44"	105'	52'		5/8/23	Eric Shade
36	Live Oak	Quercus laevis	Good	45"	108'	53'		5/8/23	Eric Shade
37	Live Oak	Quercus laevis	Good	46"	110'	54'		5/8/23	Eric Shade
38	Live Oak	Quercus laevis	Good	47"	112'	55'		5/8/23	Eric Shade
39	Live Oak	Quercus laevis	Good	48"	115'	56'		5/8/23	Eric Shade
40	Live Oak	Quercus laevis	Good	49"	118'	57'		5/8/23	Eric Shade
41	Live Oak	Quercus laevis	Good	50"	120'	58'		5/8/23	Eric Shade
42	Live Oak	Quercus laevis	Good	51"	122'	59'		5/8/23	Eric Shade
43	Live Oak	Quercus laevis	Good	52"	125'	60'		5/8/23	Eric Shade
44	Live Oak	Quercus laevis	Good	53"	128'	61'		5/8/23	Eric Shade
45	Live Oak	Quercus laevis	Good	54"	130'	62'		5/8/23	Eric Shade
46	Live Oak	Quercus laevis	Good	55"	132'	63'		5/8/23	Eric Shade
47	Live Oak	Quercus laevis	Good	56"	135'	64'		5/8/23	Eric Shade
48	Live Oak	Quercus laevis	Good	57"	138'	65'		5/8/23	Eric Shade
49	Live Oak	Quercus laevis	Good	58"	140'	66'		5/8/23	Eric Shade
50	Live Oak	Quercus laevis	Good	59"	142'	67'		5/8/23	Eric Shade
51	Live Oak	Quercus laevis	Good	60"	145'	68'		5/8/23	Eric Shade
52	Live Oak	Quercus laevis	Good	61"	148'	69'		5/8/23	Eric Shade
53	Live Oak	Quercus laevis	Good	62"	150'	70'		5/8/23	Eric Shade
54	Live Oak	Quercus laevis	Good	63"	152'	71'		5/8/23	Eric Shade
55	Live Oak	Quercus laevis	Good	64"	155'	72'		5/8/23	Eric Shade
56	Live Oak	Quercus laevis	Good	65"	158'	73'		5/8/23	Eric Shade
57	Live Oak	Quercus laevis	Good	66"	160'	74'		5/8/23	Eric Shade
58	Live Oak	Quercus laevis	Good	67"	162'	75'		5/8/23	Eric Shade
59	Live Oak	Quercus laevis	Good	68"	165'	76'		5/8/23	Eric Shade
60	Live Oak	Quercus laevis	Good	69"	168'	77'		5/8/23	Eric Shade
61	Live Oak	Quercus laevis	Good	70"	170'	78'		5/8/23	Eric Shade
62	Live Oak	Quercus laevis	Good	71"	172'	79'		5/8/23	Eric Shade
63	Live Oak	Quercus laevis	Good	72"	175'	80'		5/8/23	Eric Shade
64	Live Oak	Quercus laevis	Good	73"	178'	81'		5/8/23	Eric Shade
65	Live Oak	Quercus laevis	Good	74"	180'	82'		5/8/23	Eric Shade
66	Live Oak	Quercus laevis	Good	75"	182'	83'		5/8/23	Eric Shade
67	Live Oak	Quercus laevis	Good	76"	185'	84'		5/8/23	Eric Shade
68	Live Oak	Quercus laevis	Good	77"	188'	85'		5/8/23	Eric Shade
69	Live Oak	Quercus laevis	Good	78"	190'	86'		5/8/23	Eric Shade
70	Live Oak	Quercus laevis	Good	79"	192'	87'		5/8/23	Eric Shade
71	Live Oak	Quercus laevis	Good	80"	195'	88'		5/8/23	Eric Shade
72	Live Oak	Quercus laevis	Good	81"	198'	89'		5/8/23	Eric Shade
73	Live Oak	Quercus laevis	Good	82"	200'	90'		5/8/23	Eric Shade
74	Live Oak	Quercus laevis	Good	83"	202'	91'		5/8/23	Eric Shade
75	Live Oak	Quercus laevis	Good	84"	205'	92'		5/8/23	Eric Shade
76	Live Oak	Quercus laevis	Good	85"	208'	93'		5/8/23	Eric Shade
77	Live Oak	Quercus laevis	Good	86"	210'	94'		5/8/23	Eric Shade
78	Live Oak	Quercus laevis	Good	87"	212'	95'		5/8/23	Eric Shade
79	Live Oak	Quercus laevis	Good	88"	215'	96'		5/8/23	Eric Shade
80	Live Oak	Quercus laevis	Good	89"	218'	97'		5/8/23	Eric Shade
81	Live Oak	Quercus laevis	Good	90"	220'	98'		5/8/23	Eric Shade
82	Live Oak	Quercus laevis	Good	91"	222'	99'		5/8/23	Eric Shade
83	Live Oak	Quercus laevis	Good	92"	225'	100'		5/8/23	Eric Shade
84	Live Oak	Quercus laevis	Good	93"	228'	101'		5/8/23	Eric Shade
85	Live Oak	Quercus laevis	Good	94"	230'	102'		5/8/23	Eric Shade
86	Live Oak	Quercus laevis	Good	95"	232'	103'		5/8/23	Eric Shade
87	Live Oak	Quercus laevis	Good	96"	235'	104'		5/8/23	Eric Shade
88	Live Oak	Quercus laevis	Good	97"	238'	105'		5/8/23	Eric Shade
89	Live Oak	Quercus laevis	Good	98"	240'	106'		5/8/23	Eric Shade
90	Live Oak	Quercus laevis	Good	99"	242'	107'		5/8/23	Eric Shade
91	Live Oak	Quercus laevis	Good	100"	245'	108'		5/8/23	Eric Shade
92	Live Oak	Quercus laevis	Good	101"	248'	109'		5/8/23	Eric Shade
93	Live Oak	Quercus laevis	Good	102"	250'	110'		5/8/23	Eric Shade
94	Live Oak	Quercus laevis	Good	103"	252'	111'		5/8/23	Eric Shade
95	Live Oak	Quercus laevis	Good	104"	255'	112'		5/8/23	Eric Shade
96	Live Oak	Quercus laevis	Good	105"	258'	113'		5/8/23	Eric Shade
97	Live Oak	Quercus laevis	Good	106"	260'	114'		5/8/23	Eric Shade
98	Live Oak	Quercus laevis	Good	107"	262'	115'		5/8/23	Eric Shade
99	Live Oak	Quercus laevis	Good	108"	265'	116'		5/8/23	Eric Shade
100	Live Oak	Quercus laevis	Good	109"	268'	117'		5/8/23	Eric Shade
101	Live Oak	Quercus laevis	Good	110"	270'	118'		5/8/23	Eric Shade
102	Live Oak	Quercus laevis	Good	111"	272'	119'		5/8/23	Eric Shade
103	Live Oak	Quercus laevis	Good	112"	275'	120'		5/8/23	Eric Shade
104	Live Oak	Quercus laevis	Good	113"	278'	121'		5/8/23	Eric Shade
105	Live Oak	Quercus laevis	Good	114"	280'	122'		5/8/23	Eric Shade
106	Live Oak	Quercus laevis	Good	115"	282'	123'		5/8/23	Eric Shade
107	Live Oak	Quercus laevis	Good	116"	285'	124'		5/8/23	Eric Shade
108	Live Oak	Quercus laevis	Good	117"	288'	125'		5/8/23	Eric Shade
109	Live Oak	Quercus laevis	Good	118"	290'	126'		5/8/23	Eric Shade
110	Live Oak	Quercus laevis	Good	119"	292'	127'		5/8/23	Eric Shade
111	Live Oak	Quercus laevis	Good	120"	295'	128'		5/8/23	Eric Shade
112	Live Oak	Quercus laevis	Good	121"	298'	129'		5/8/23	Eric Shade
113	Live Oak	Quercus laevis	Good	122"	300'	130'		5/8/23	Eric Shade
114	Live Oak	Quercus laevis	Good	123"	302'	131'		5/8/23	Eric Shade
115	Live Oak	Quercus laevis	Good	124"	305'	132'		5/8/23	Eric Shade
116	Live Oak	Quercus laevis	Good	125"	308'	133'		5/8/23	Eric Shade
117	Live Oak	Quercus laevis	Good	126"	310'	134'		5/8/23	Eric Shade
118	Live Oak	Quercus laevis	Good	127"	312'	135'		5/8/23	Eric Shade
119	Live Oak	Quercus laevis	Good	128"	315'	136'		5/8/23	Eric Shade
120	Live Oak	Quercus laevis	Good	129"	318'	137'		5/8/23	Eric Shade
121	Live Oak	Quercus laevis	Good	130"	320'	138'		5/8/23	Eric Shade
122	Live Oak	Quercus laevis	Good	131"	322'	139'		5/8/23	Eric Shade
123	Live Oak	Quercus laevis	Good	132"	325'	140'		5/8/23	Eric Shade
124	Live Oak	Quercus laevis	Good	133"	328'	141'		5/8/23	Eric Shade
125	Live Oak	Quercus laevis	Good	134"	330'	142'		5/8/23	Eric Shade
126	Live Oak	Quercus laevis	Good	135"	332'	143'		5/8/23	Eric Shade
127	Live Oak	Quercus laevis	Good	136"	335'	144'		5/8/23	Eric Shade
128	Live Oak	Quercus laevis	Good	137"	338'	145'		5/8/23	Eric Shade
129	Live Oak	Quercus laevis	Good	138"	340'	146'		5/8/23	Eric Shade
130	Live Oak	Quercus laevis	Good	139"	342'	147'		5/8/23	Eric Shade
131	Live Oak	Quercus laevis	Good	140"	345'	148'		5/8/23	Eric Shade
132	Live Oak	Quercus laevis	Good	141"	348'	149'		5/8/23	Eric Shade
133	Live Oak	Quercus laevis	Good	142"	350'	150'		5/8/23	Eric Shade
134	Live Oak	Quercus laevis	Good	143"	352'	151'		5/8/23	Eric Shade
135	Live Oak	Quercus laevis	Good	144"	355'	152'		5/8/23	Eric Shade
136	Live Oak	Quercus laevis	Good	145"	358'	153'		5/8/23	Eric Shade
137	Live Oak	Quercus laevis	Good	146"	360'	154'		5/8/23	Eric Shade
138	Live Oak	Quercus laevis	Good	147"	362'	155'		5/8/23	Eric Shade
139	Live Oak	Quercus laevis	Good	148"	365'	156'		5/8/23	Eric Shade
140	Live Oak	Quercus laevis	Good	149"	368'	157'		5/8/23	Eric Shade
141	Live Oak	Quercus laevis	Good	150"	370'	158'		5/8/23	Eric Shade
142	Live Oak	Quercus laevis	Good	151"	372'	159'		5/8/23	Eric Shade
143	Live Oak	Quercus laevis	Good	152"	375'	160'		5/8/23	Eric Shade
144	Live Oak	Quercus laevis	Good	153"	378'	161'		5/8/23	Eric Shade
145	Live Oak	Quercus laevis	Good	154"	380'	162'		5/8/23	Eric Shade
146	Live Oak	Quercus laevis	Good	155"	382'	163'		5/8/23	Eric Shade
147	Live Oak	Quercus laevis	Good	156"	385'	164'		5/8/23	Eric Shade
148	Live Oak	Quercus laevis	Good	157"	388'	165'		5/8/23	Eric Shade
149	Live Oak	Quercus laevis	Good	158"	390'	166'		5/8/23	Eric Shade
150	Live Oak	Quercus laevis	Good	159"	392'	167'		5/8/23	Eric Shade
151	Live Oak	Quercus laevis	Good	160"	395'	168'		5/8/23	Eric Shade
152	Live Oak	Quercus laevis	Good	161"	398'	169'		5/8/23	Eric Shade
153	Live Oak	Quercus laevis	Good	162"	400'	170'		5/8/23	Eric Shade
154	Live Oak	Quercus laevis	Good	163"	402'	171'		5/8/23	Eric





1 FRONT ELEVATION (9 UNIT 20X35 PLAN)
SCALE: 3/16" = 1'-0"

- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND CORESS REQ.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL
 5. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.
 6. ALL SOFFITS TO BE SLOPED
 7. ALL SHINGLES TO HAVE 30 YEAR WARRANTY



2 REAR ELEVATION (9 UNIT 20X35 PLAN)
SCALE: 3/16" = 1'-0"



252 BLACK BIRCH PASS, LILBURN, GA 30047
PHONE: (770) 231-2344 FAX: (888) 415-2782

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REV. NO.	REV. DATE

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3355 DOGWOOD - BLDG. 1000

ELEVATIONS FOR 20x35 PRODUCT

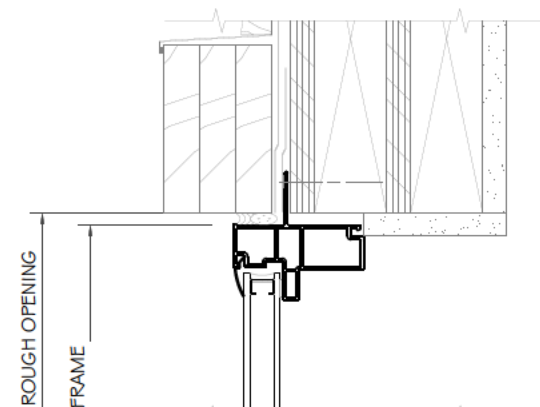
SUBDIVISION COLLECTION:
START DATE: 06/18/2024
DRAWN BY: M/HART
SCALE:

SHEET NO.

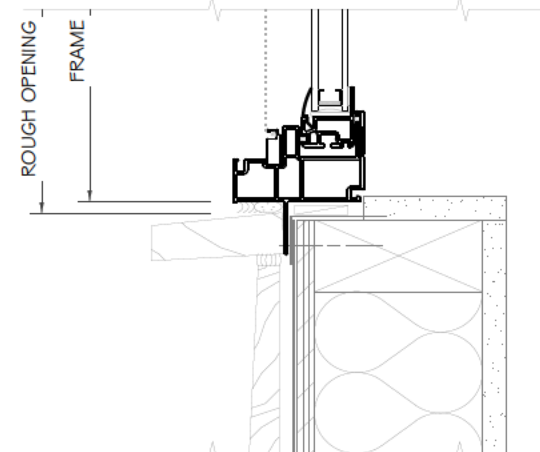
A.1.0



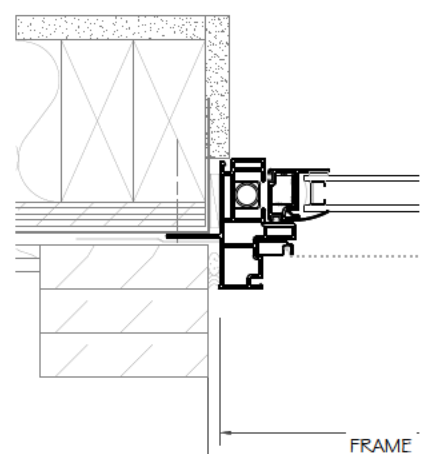
3 WINDOW TRIM EXAMPLE
SCALE: NTS



A HEADER



C SILL

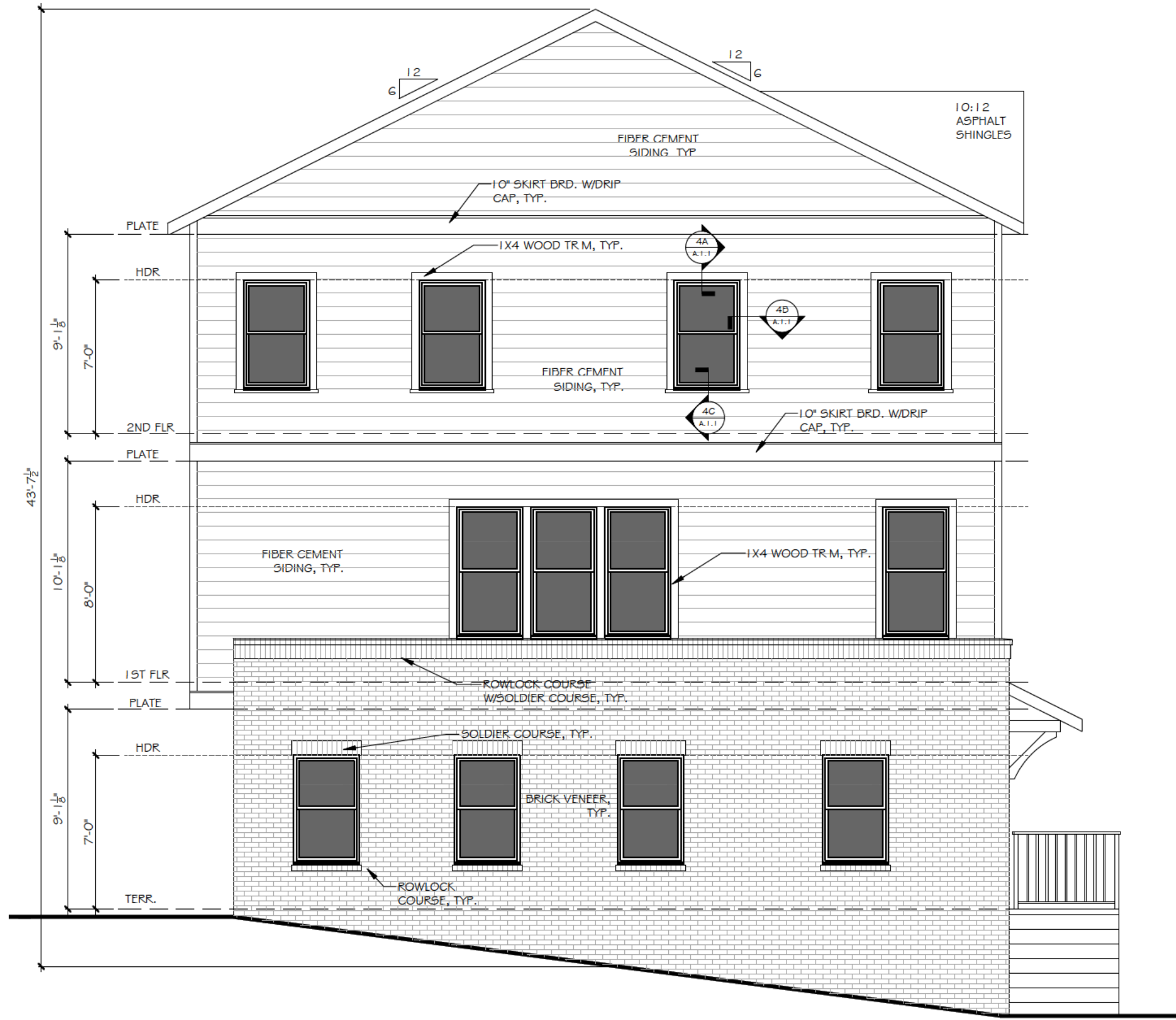


B JAMB

WINDOW TRIM NOTES:
1. HEADER AND JAMB SHOW (3) LAYERS
3/4" FIBER CEMENT TRIM BOARD, TYP.

4 TRIM DETAIL AT WINDOWS
SCALE: NTS

- ELEVATION NOTES:
- DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 - VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND COSSRS REQ.
 - GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL
 - ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.
 - ALL SOTTITS TO BE SLOPED
 - ALL SHINGLES TO HAVE 30 YEAR WARRANTY



2 LEFT ELEVATION
SCALE: 3/16" = 1'-0"



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

The
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Group

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3355 DOGWOOD- BLDG. 1000

ELEVATIONS FOR 20x35 PRODUCT

SUBDIVISION COLLECTION:

START DATE: 06/18/2024

DRAWN BY:
MHART

SCALE:

SHEET NO.

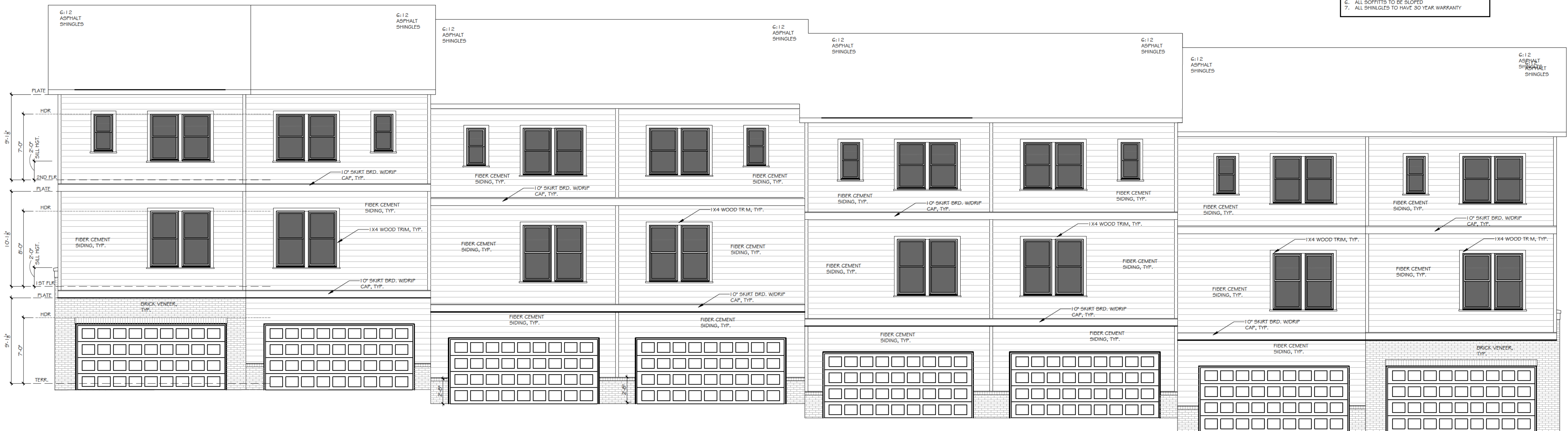
A.1.1

OF



1 FRONT ELEVATION (8 UNIT 20X35 PLAN)
SCALE: 3/16" = 1'-0"

- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQ.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL
 5. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.
 6. ALL SOFFITS TO BE SLOPED
 7. ALL SHINGLES TO HAVE 30 YEAR WARRANTY



2 REAR ELEVATION (8 UNIT 20X35 PLAN)
SCALE: 3/16" = 1'-0"

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3355 DOGWOOD - BLDG. 2000

ELEVATIONS FOR 20x35 PRODUCT

SUBDIVISION COLLECTION:

START DATE: 06/18/2024

DRAWN BY: MHART

SCALE:

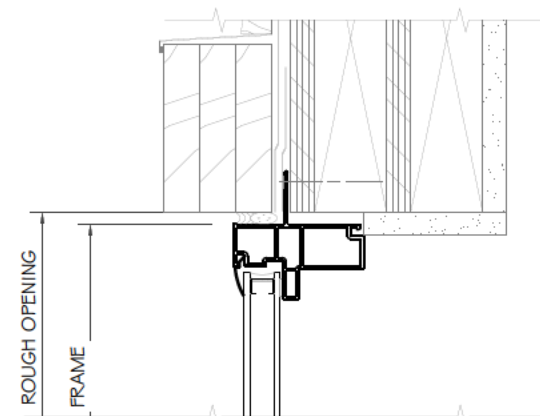
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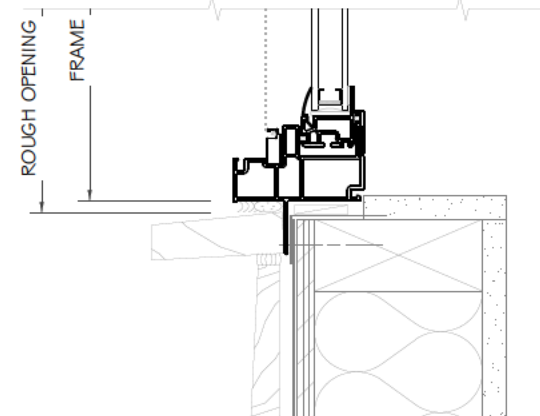
OF



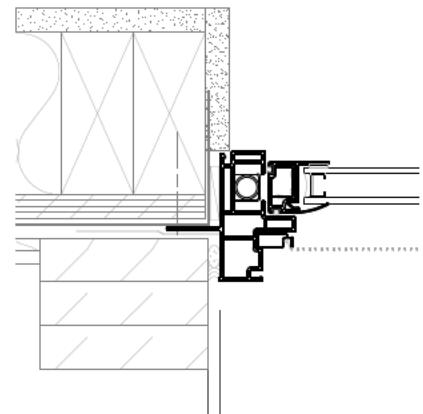
3 WINDOW TRIM EXAMPLE
SCALE: NTS



A HEADER



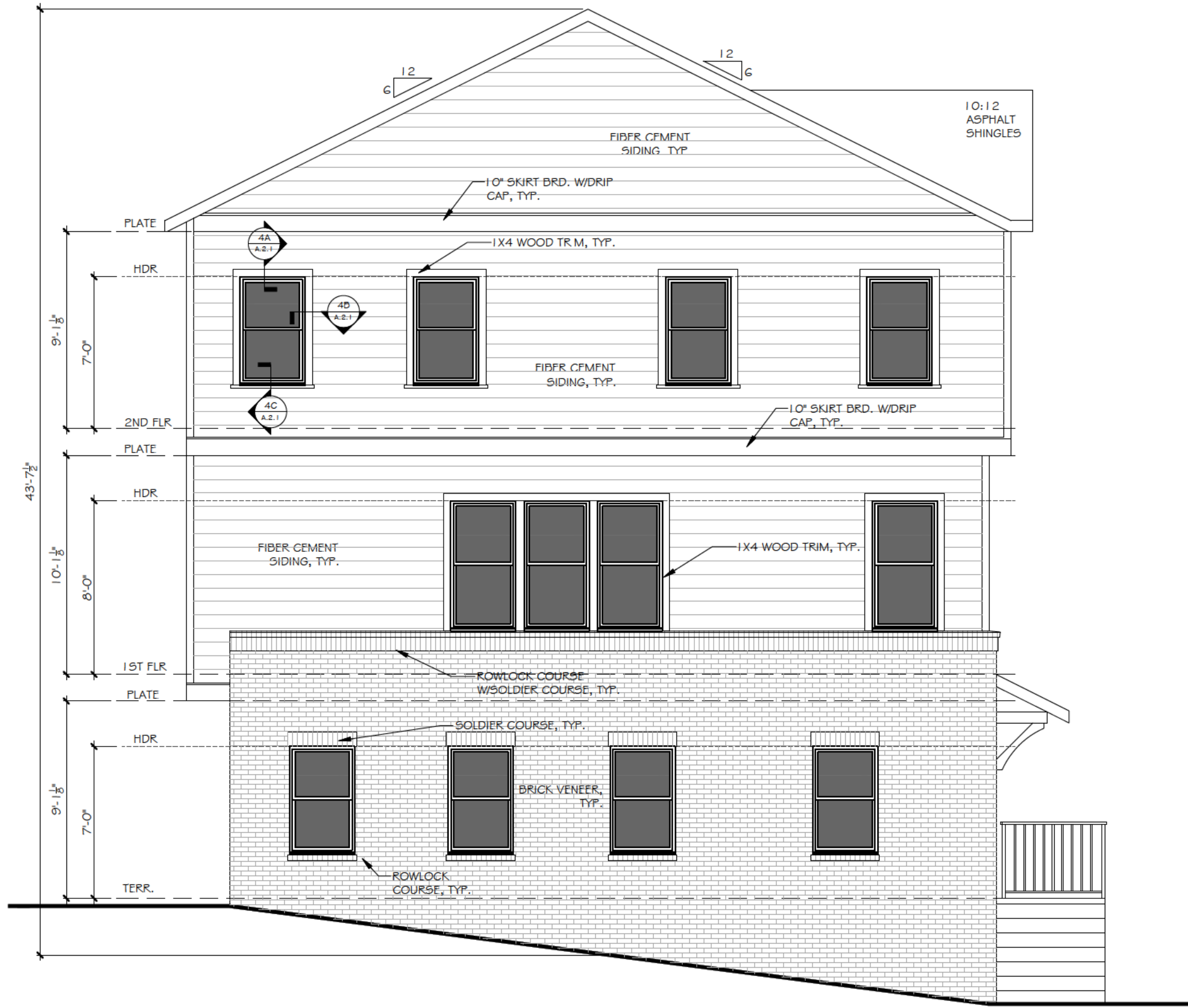
C SILL



B JAMB

WINDOW TRIM NOTES:
1. HEADER AND JAMB SHOW (3) LAYERS
3/4" FIBER CEMENT TRIM BOARD, TYP.

4 TRIM DETAIL AT WINDOWS
SCALE: NTS



2 LEFT ELEVATION
SCALE: 3/16" = 1'-0"



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

- ELEVATION NOTES:
- DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 - VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND CORESS REQ.
 - GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL
 - ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE
 - ALL SOFFITTS TO BE SLOPED
 - ALL SHINGLES TO HAVE 30 YEAR WARRANTY



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3355 DOGWOOD- BLDG. 2000

ELEVATIONS FOR 20x35 PRODUCT

SUBDIVISION COLLECTION:

START DATE: 06/18/2024

DRAWN BY:
MHART

SCALE:

SHEET NO.

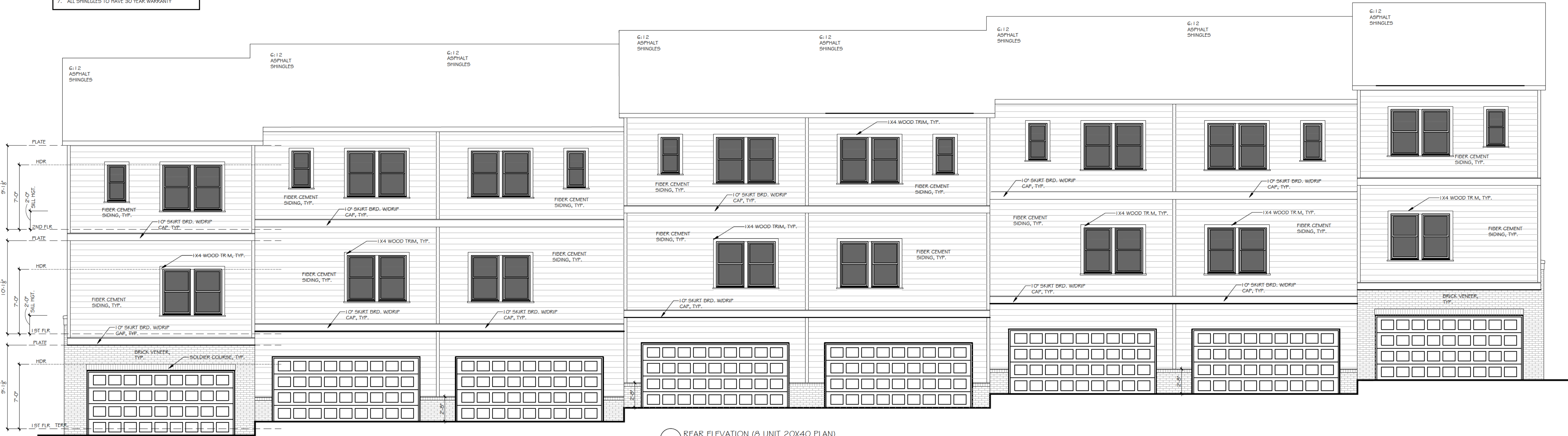
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OF



- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES.
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND CLOSING REQ.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL.
 5. ALL ROOF PLAN OVERHANGS TO BE 1'-2" UNLESS NOTED OTHERWISE.
 6. ALL SLOTTES TO BE SLOTTED.
 7. ALL SHINGLES TO HAVE 30 YEAR WARRANTY.

1 FRONT ELEVATION (3 UNIT 20X40 PLAN)
SCALE: 3/16" = 1'-0"



2 REAR ELEVATION (3 UNIT 20X40 PLAN)
SCALE: 3/16" = 1'-0"



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3355 DOGWOOD - BLDG. 3000

ELEVATIONS FOR 20x35 PRODUCT

SUBDIVISION COLLECTION:

START DATE: 06/18/2024

DRAWN BY: MHART

SCALE:

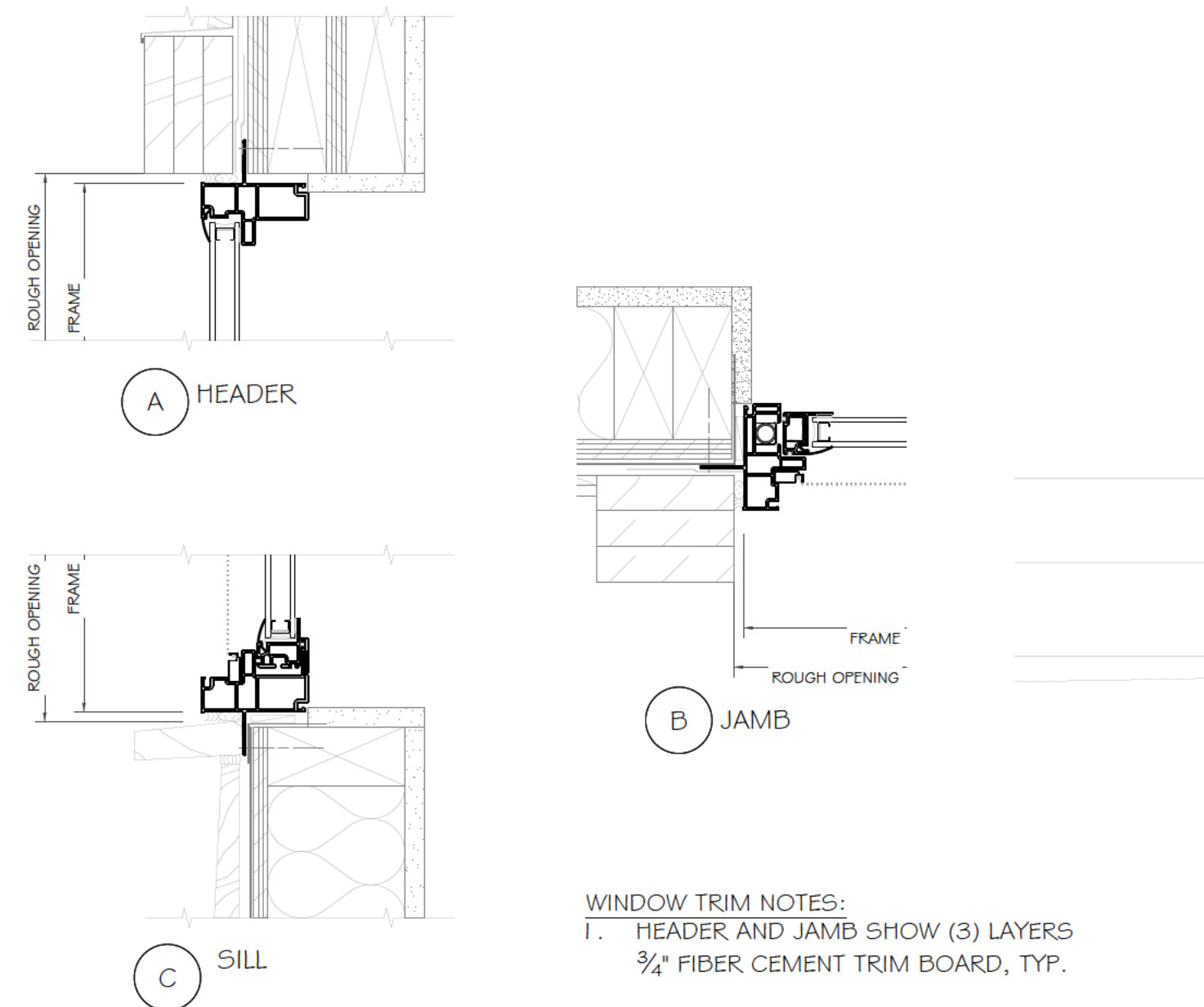
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A.3.0

OF

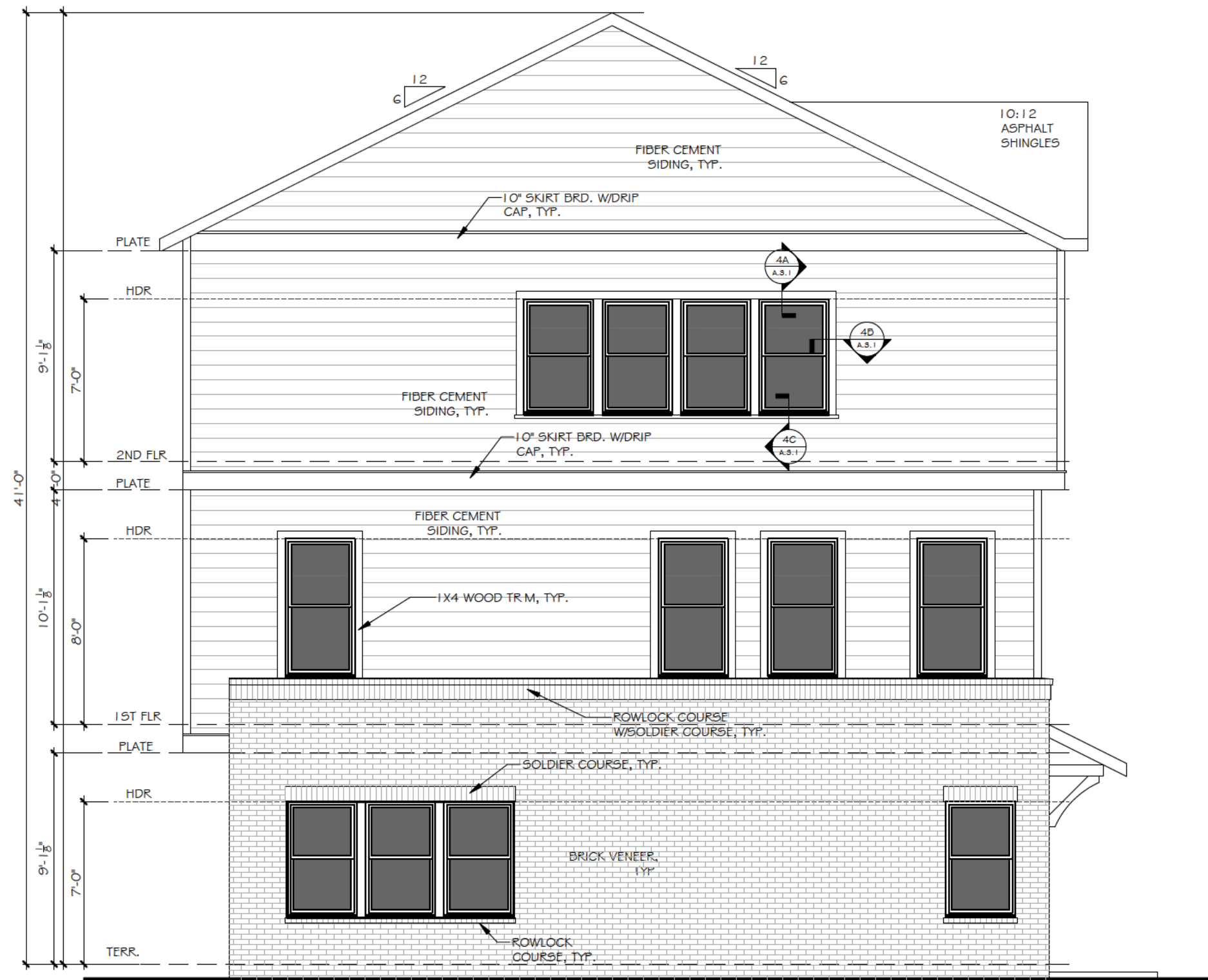


3 WINDOW TRIM EXAMPLE
SCALE: NTS

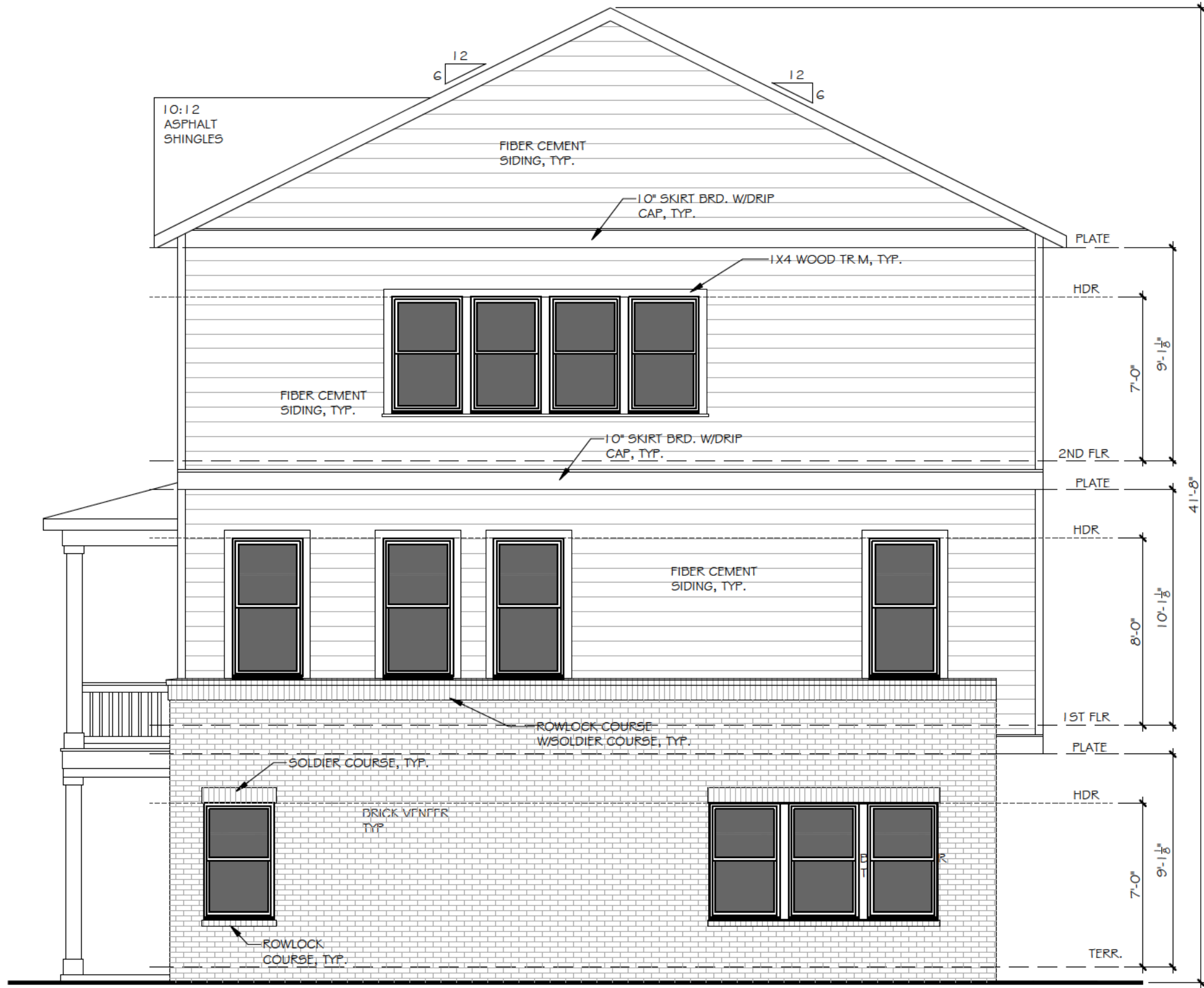


4 TRIM DETAIL AT WINDOWS
SCALE: NTS

- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES.
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQ.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL.
 5. ALL ROOF PLAN OVERHANGS TO BE 12\"/>



2 LEFT ELEVATION
SCALE: 3/16\"/>



1 RIGHT ELEVATION
SCALE: 3/16\"/>

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3355 DOGWOOD- BLDG. 3000

ELEVATIONS FOR 20x35 PRODUCT

SUBDIVISION COLLECTION:

START DATE: 06/18/2024

DRAWN BY: MHART

SCALE:

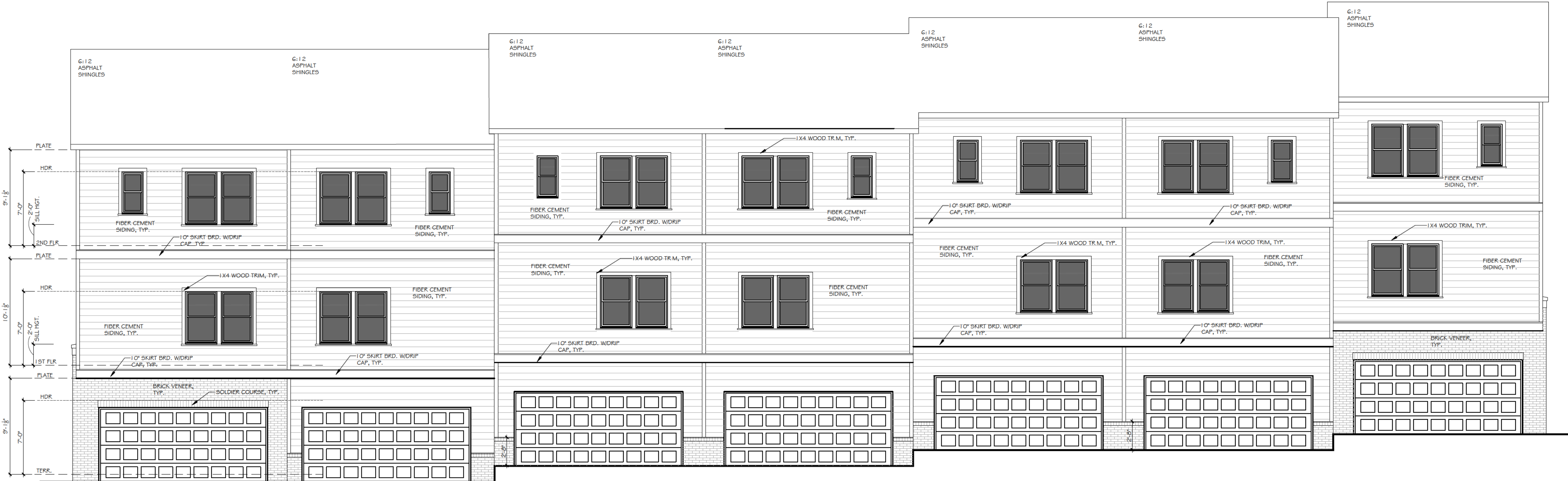
SHEET NO.

A.3.1

OF



1 FRONT ELEVATION (7 UNIT 20X40 PLAN)
SCALE: 3/16" = 1'-0"



2 REAR ELEVATION (7 UNIT 20X40 PLAN)
SCALE: 3/16" = 1'-0"

- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES.
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND CORRESP. REQ.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL.
 5. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.
 6. ALL SLOTTITS TO BE SLOPED.
 7. ALL SHINGLES TO HAVE 30 YEAR WARRANTY.

The
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3355 DOGWOOD - BLDG. 4000

ELEVATIONS FOR 20x35 PRODUCT

SUBDIVISION COLLECTION:

START DATE: 06/18/2024

DRAWN BY:
M.HART

SCALE:

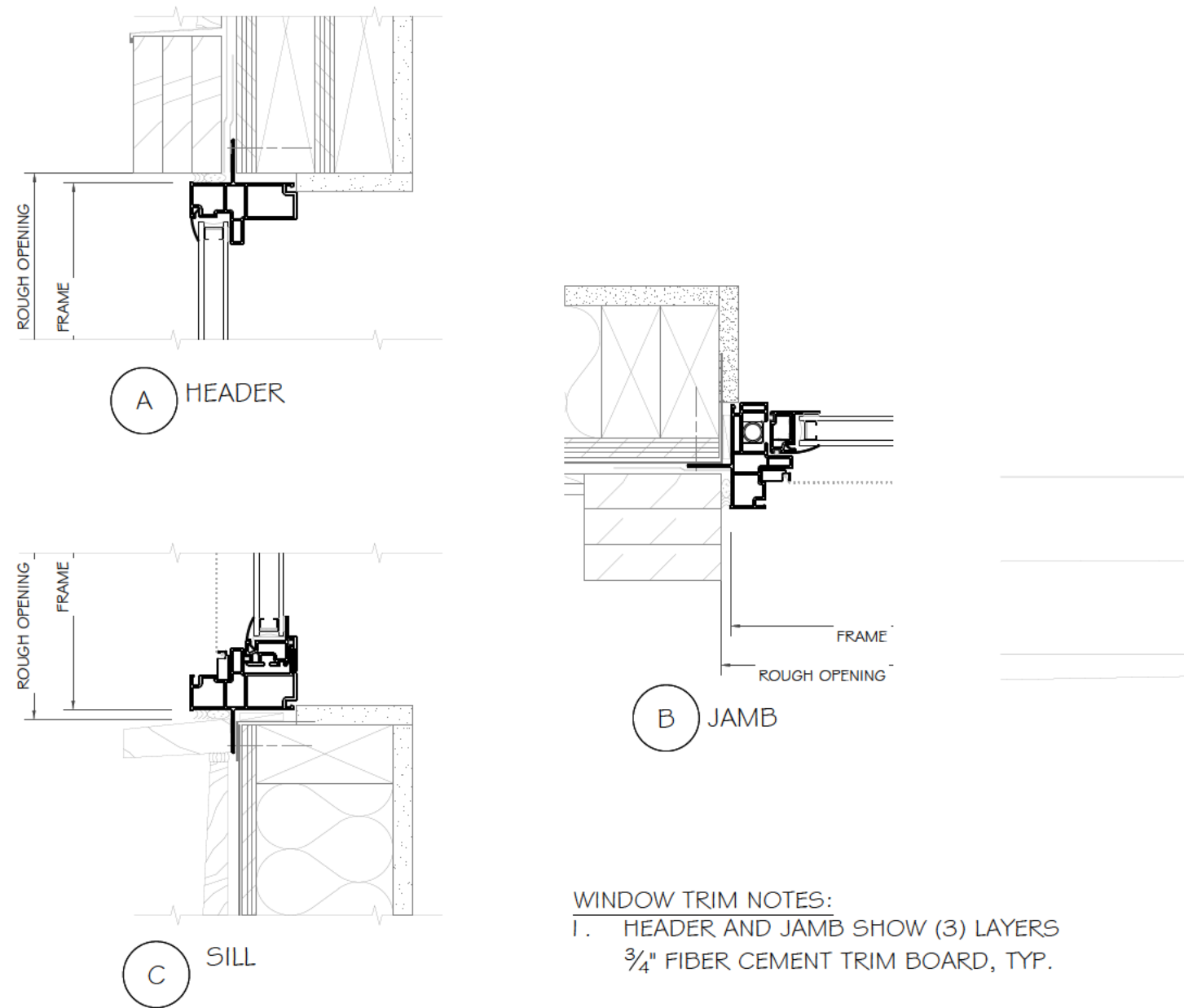
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OF



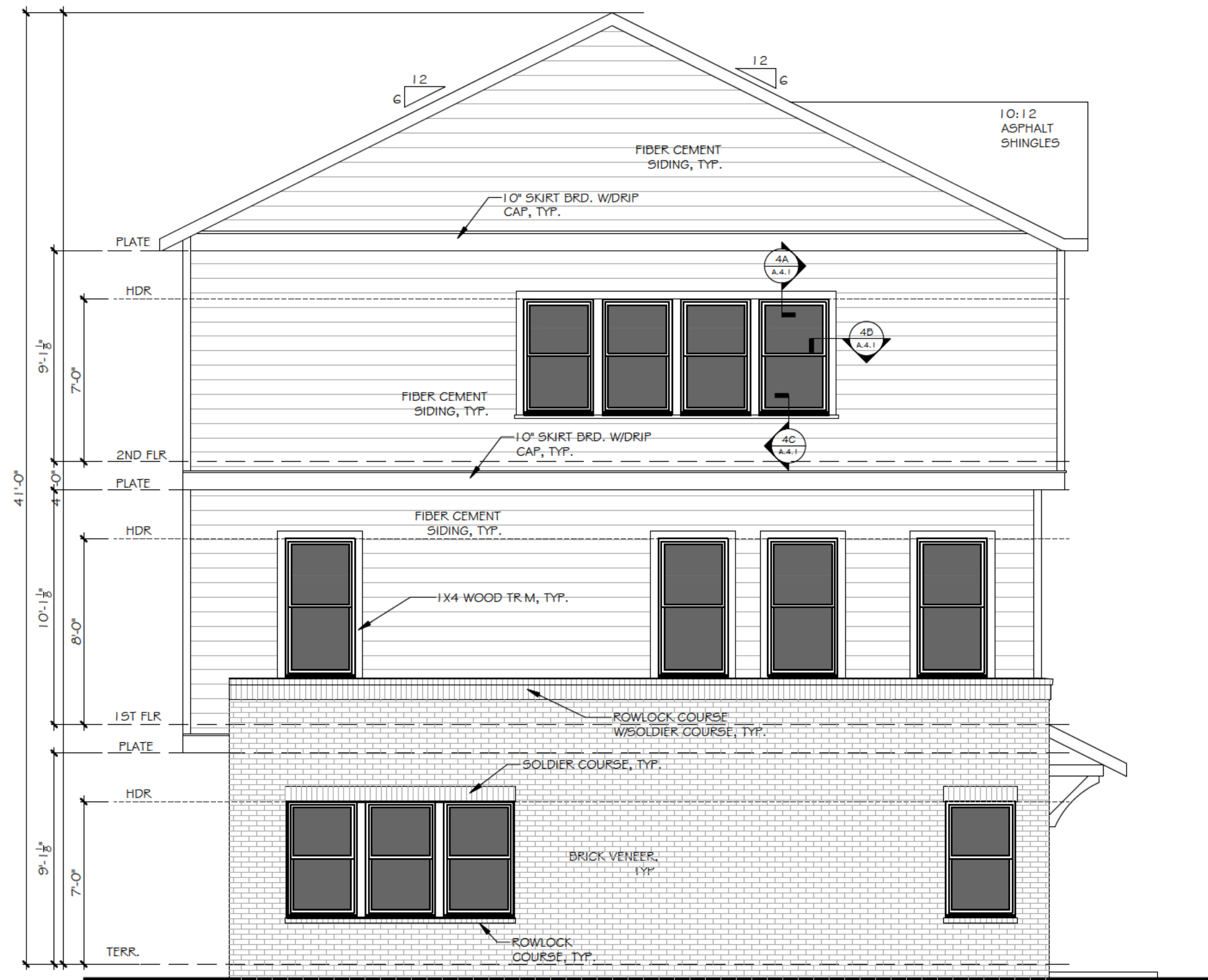
3 WINDOW TRIM EXAMPLE
SCALE: NTS



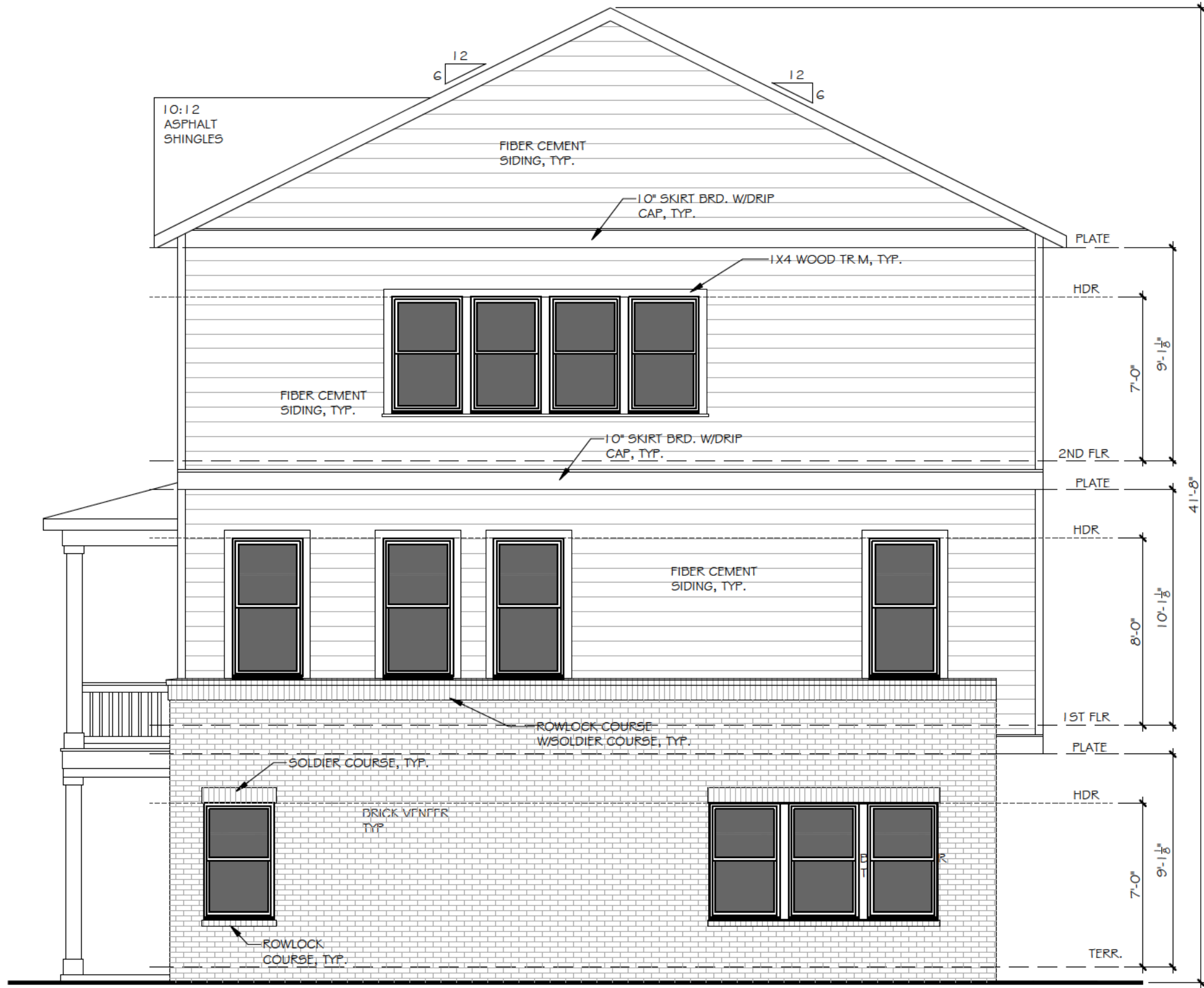
WINDOW TRIM NOTES:
1. HEADER AND JAMB SHOW (3) LAYERS
3/4" FIBER CEMENT TRIM BOARD, TYP.

4 TRIM DETAIL AT WINDOWS
SCALE: NTS

- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 2. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQ.
 3. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL.
 4. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.
 5. ALL SLOTTITS TO BE SLOPED
 6. ALL SHINGLES TO HAVE 30 YEAR WARRANTY



2 LEFT ELEVATION
SCALE: 3/16" = 1'-0"



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



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3355 DOGWOOD- BLDG. 4000

ELEVATIONS FOR 20x35 PRODUCT

SUBDIVISION COLLECTION:

START DATE: 06/18/2024

DRAWN BY:
MHART

SCALE:

SHEET NO.

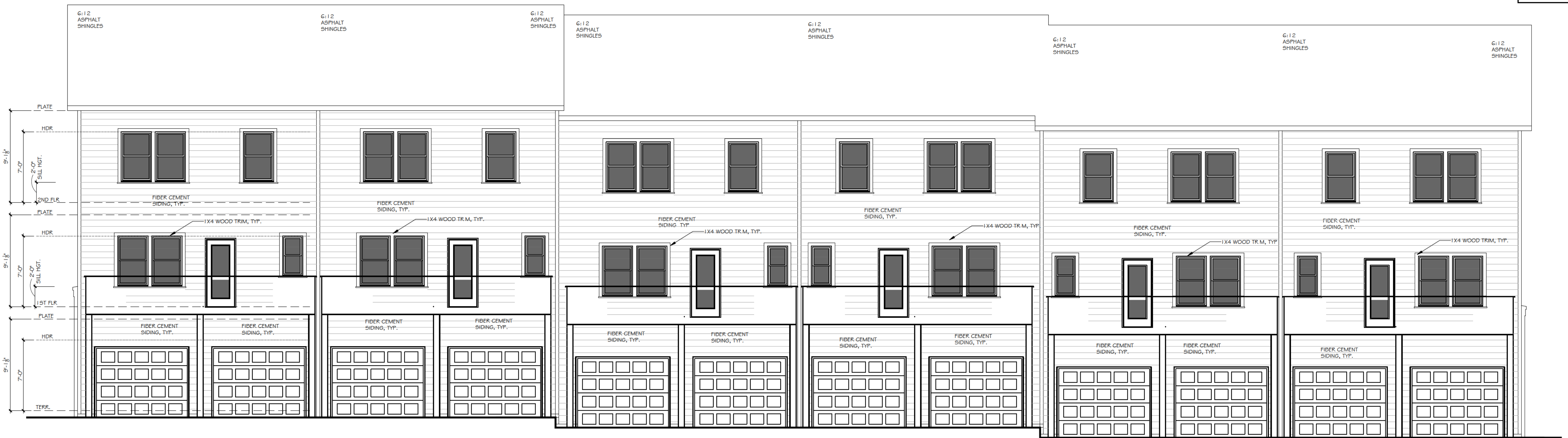
A.4.1

OF



1 FRONT ELEVATION (12 UNIT 24X52 PLAN)
SCALE: 3/16" = 1'-0"

- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES.
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQ.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL.
 5. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.
 6. ALL SOFFITS TO BE SLOPED.
 7. ALL SHINGLES TO HAVE 50 YEAR WARRANTY.



2 REAR ELEVATION (12 UNIT 24X52 PLAN)
SCALE: 3/16" = 1'-0"



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3355 DOGWOOD - BLDG. 5000

ELEVATIONS FOR 20x35 PRODUCT

SUBDIVISION COLLECTION:

START DATE: 06/18/2024

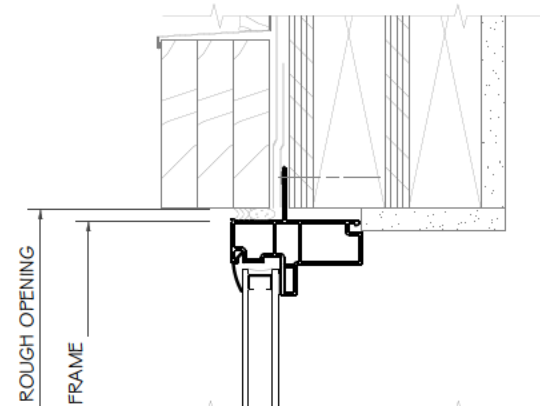
DRAWN BY: MHART

SCALE:

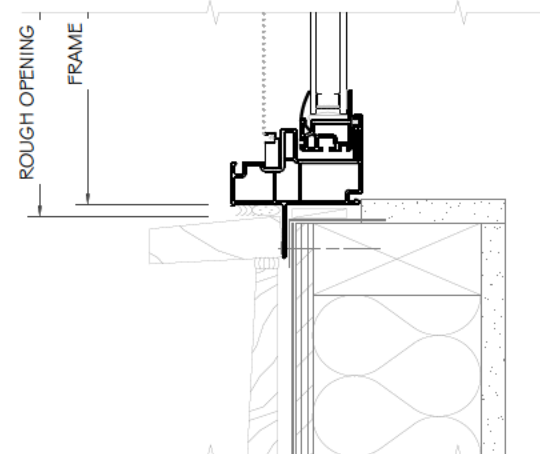
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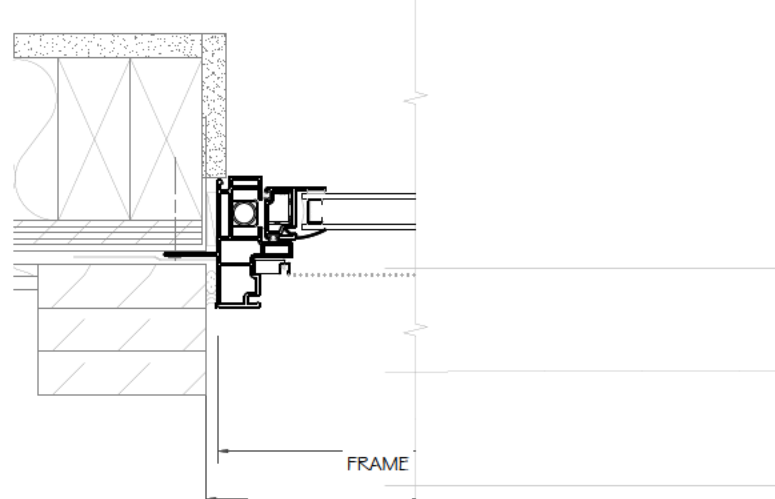
OF



A HEADER



C SILL

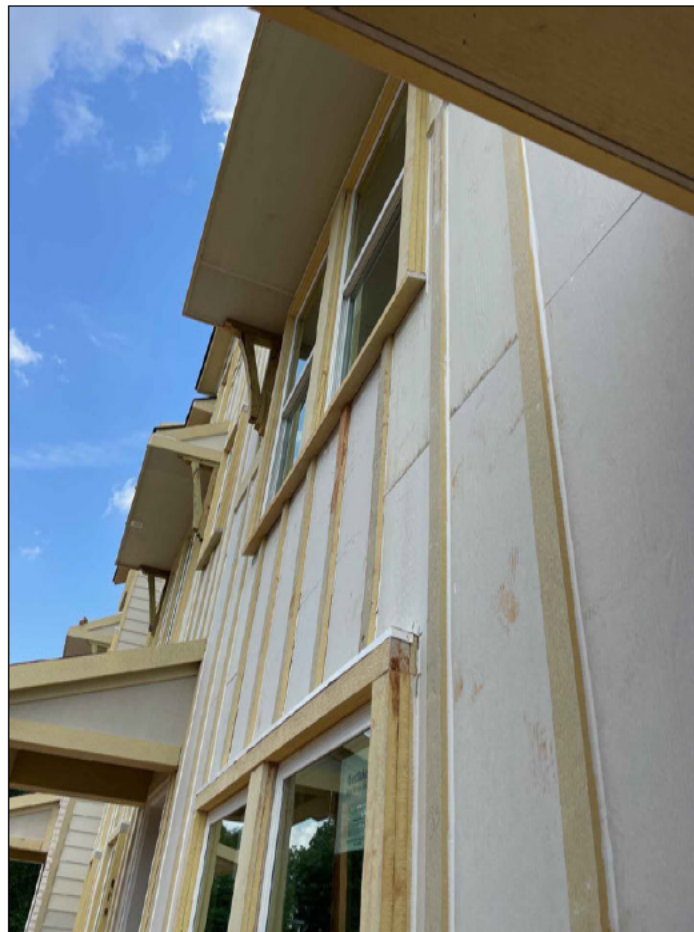


B JAMB

WINDOW TRIM NOTES:
1. HEADER AND JAMB SHOW (3) LAYERS
3/4" FIBER CEMENT TRIM BOARD, TYP.

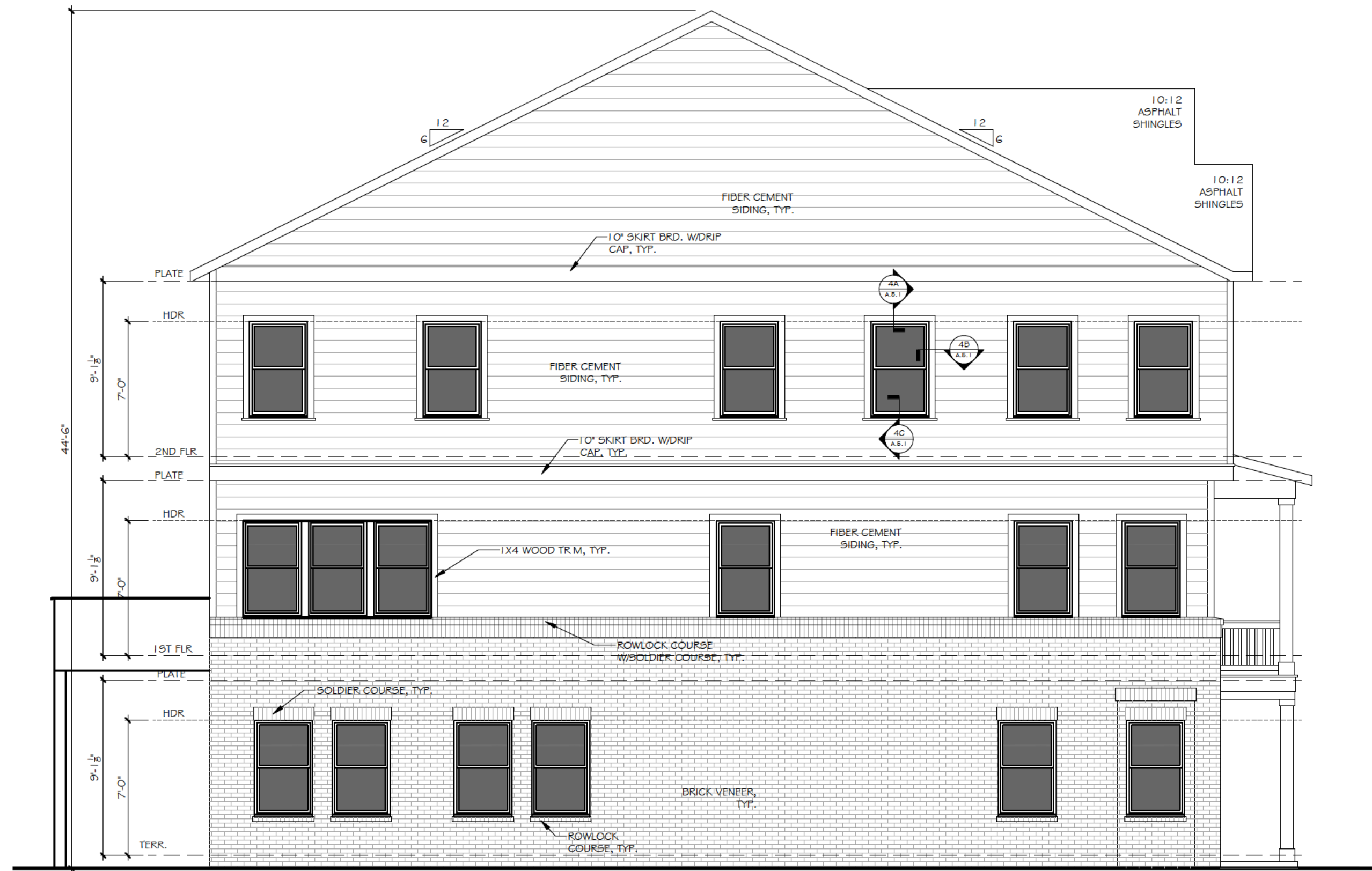


3 WINDOW TRIM EXAMPLE
SCALE: NTS



- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQ.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL
 5. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.
 6. ALL SOTTITS TO BE SLOPED
 7. ALL SHINGLES TO HAVE 30 YEAR WARRANTY

4 TRIM DETAIL AT WINDOWS
SCALE: NTS



2 LEFT ELEVATION
SCALE: 3/16" = 1'-0"



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

The Hartwin Group

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REVISION CHANGES:	
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3355 DOGWOOD- BLDG. 5000

ELEVATIONS FOR 20x35 PRODUCT

SUBDIVISION COLLECTION:

START DATE: 06/18/2024

DRAWN BY: MHART

SCALE:

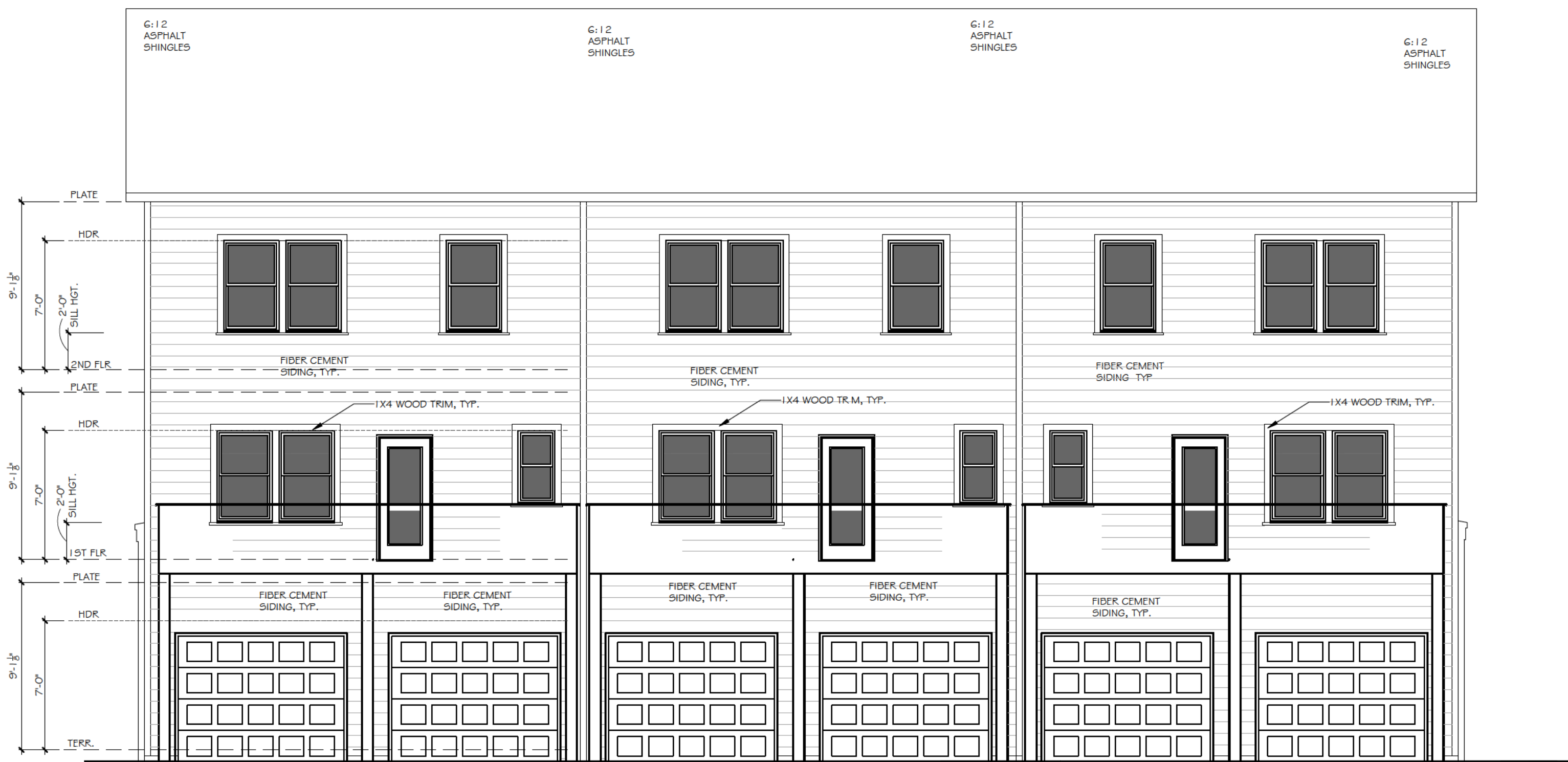
SHEET NO.

A.5.1

OF



1 FRONT ELEVATION (6 UNIT 24X52 PLAN)
SCALE: 3/16" = 1'-0"



2 REAR ELEVATION (6 UNIT 24X52 PLAN)
SCALE: 3/16" = 1'-0"

- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQ.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL
 5. ALL ROOF PLAN OVERHANGS TO BE 1'2" UNLESS NOTED OTHERWISE.
 6. ALL SOFFITS TO BE SLOPED
 7. ALL SHINGLES TO HAVE 30 YEAR WARRANTY



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REVISION CHANGES:

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3355 DOGWOOD - BLDG. 6000

ELEVATIONS FOR 20x35 PRODUCT

SUBDIVISION COLLECTION:

START DATE: 06/18/2024

DRAWN BY:
MHART

SCALE:

SHEET NO.

A.6.0

OF

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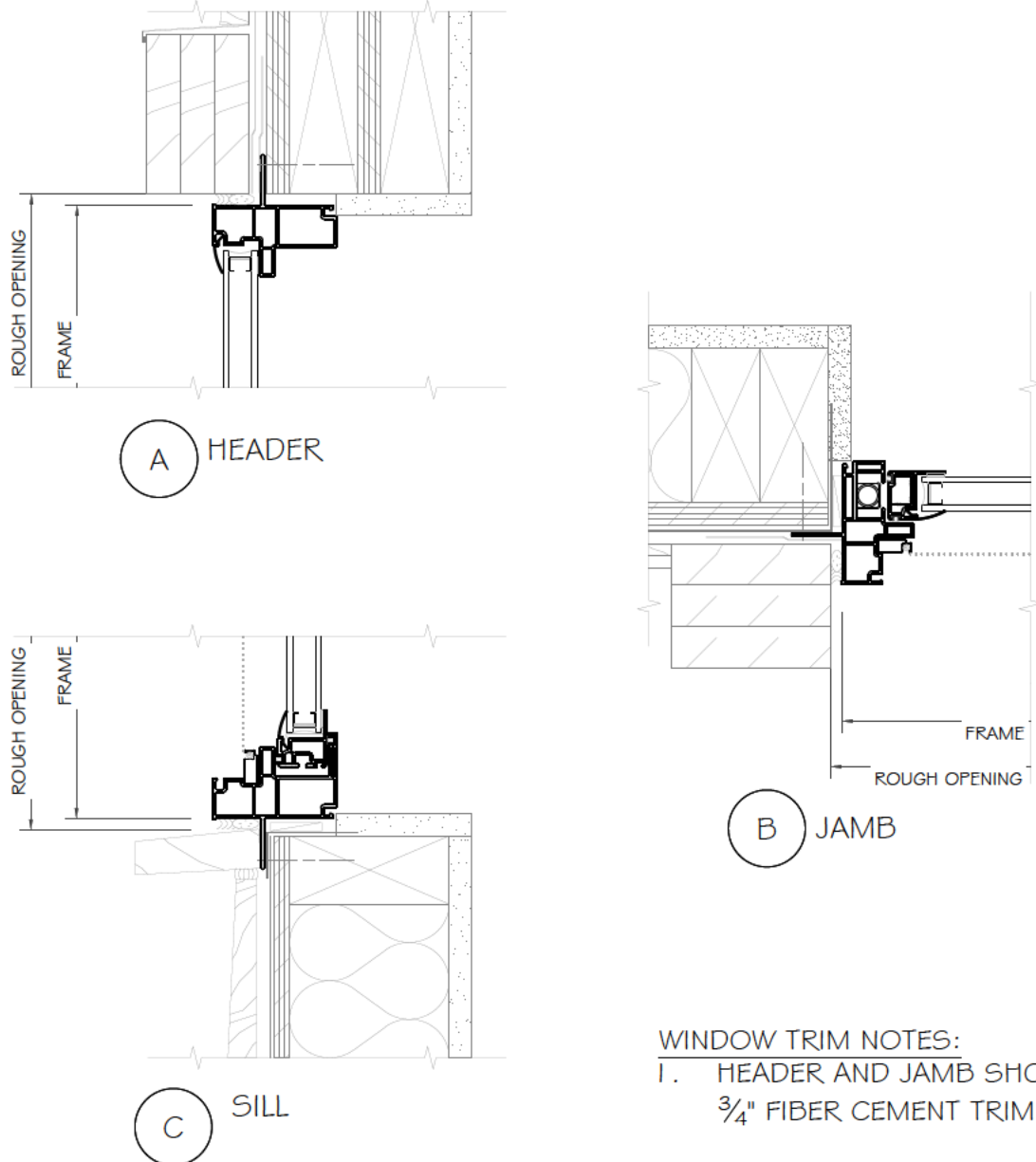
- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND COEFFS REQ.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL
 5. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.
 6. ALL SOFFITS TO BE SLOPED
 7. ALL SHINGLES TO HAVE 30 YEAR WARRANTY



2 LEFT ELEVATION
SCALE: 3/16" = 1'-0"

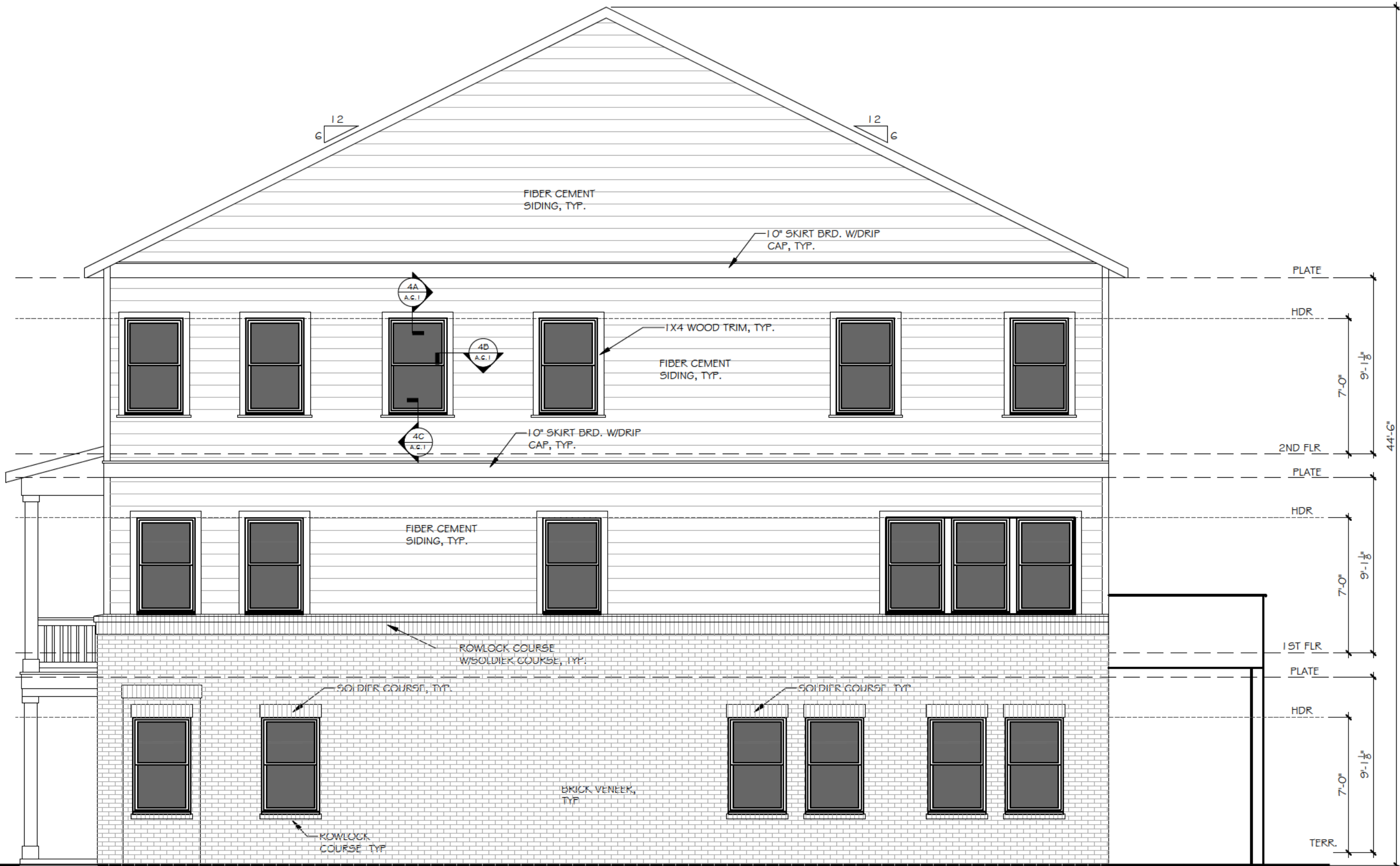


3 WINDOW TRIM EXAMPLE
SCALE: NTS



WINDOW TRIM NOTES:
1. HEADER AND JAMB SHOW (3) LAYERS
3/4\"/>

4 TRIM DETAIL AT WINDOWS
SCALE: NTS



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



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CAUTION: ONLY A QUALIFIED DESIGNER, ARCHITECT, CONTRACTOR OR STRUCTURAL ENGINEER SHOULD ATTEMPT TO MODIFY THIS PLAN.

3355 DOGWOOD- BLDG. 6000

ELEVATIONS FOR 20x35 PRODUCT

SUBDIVISION COLLECTION:

START DATE: 06/18/2024

DRAWN BY:
MHART

SCALE:

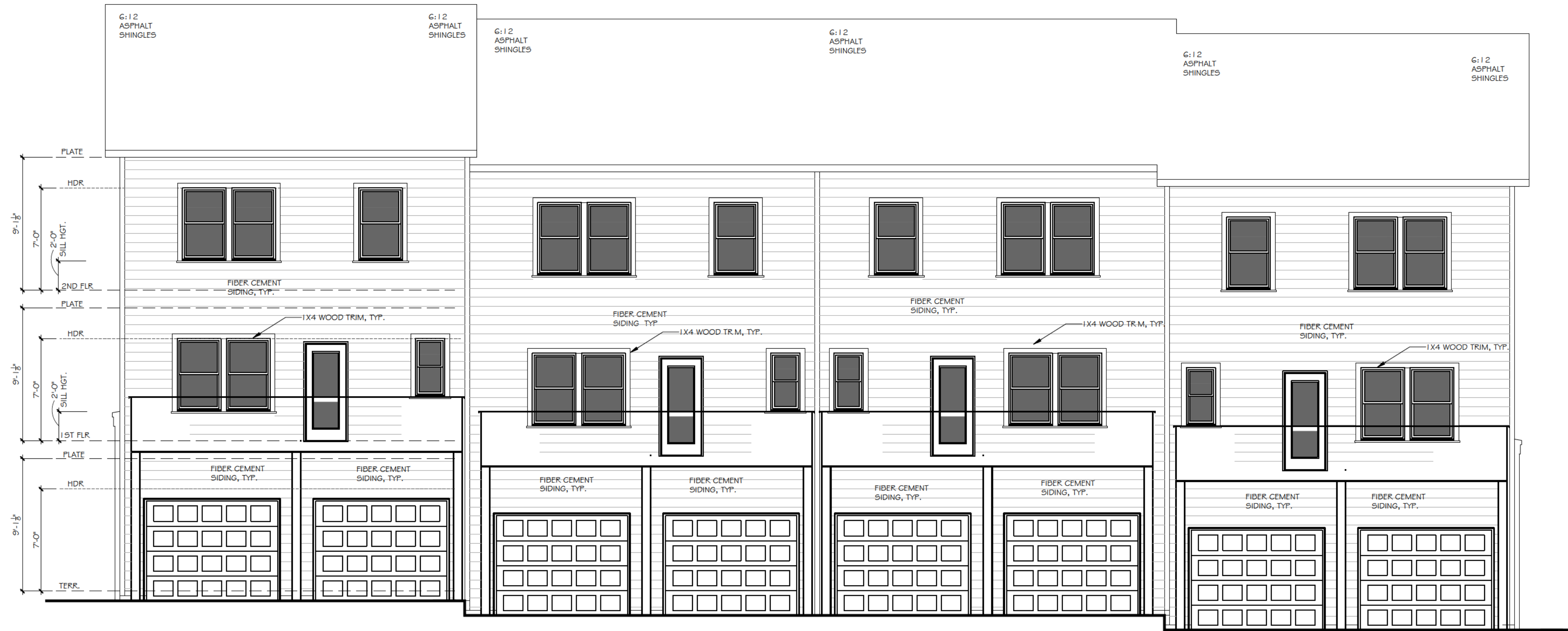
SHEET NO.

A.6.1

OF



1 FRONT ELEVATION (3 UNIT 24x52 PLAN)
SCALE: 3/16" = 1'-0"



2 REAR ELEVATION (4 UNIT 24x52 PLAN)
SCALE: 3/16" = 1'-0"

- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQ.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL
 5. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.
 6. ALL SLOTTITS TO BE SLOTTED
 7. ALL SHINGLES TO HAVE 30 YEAR WARRANTY



252 BLACK BIRCH PASS. LILBURN, GA 30047
PHONE: (770) 231-2344 FAX: (888) 415-2782

REVISION CHANGES:

REV. NO.	REV. DATE

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3355 DOGWOOD - BLDG. 7000

ELEVATIONS FOR 20x35 PRODUCT

SUBDIVISION COLLECTION:

START DATE: 06/18/2024

DRAWN BY: MHART

SCALE:

SHEET NO.

A.7.0

OF



Hapeville
georgia

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

DATE: June 14, 2024
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3637 Elm Street Revisions June 2024**

BACKGROUND

The City of Hapeville received a revised application with updated drawings from Vincent Lucier on June 10th after the May 15th 2024 Design Review Committee Meeting. At that meeting, the Committee requested Mr. Lucier to ensure the drawings plans submitted matched the as-built and met all requirements from the Design Review Committee. The Committee further directed:

“No further construction should occur on the exterior of the structure until the Plans are approved.

Applicant shall update plans as follows:

- a. **Add additional trim around all windows to increase the appearance of a recess**
- b. **Make trim consistent on all windows**
- c. **Create sill running from end to end on all windows**
- d. **Confirm and correct window locations, especially on right elevation**
- e. **Indicate overhangs are 16-inches**
- f. **Extend the first story roof-line across the full front elevation.**

Applicant shall adjust the construction of the soffits to be sloped soffits. In this case the plans are correct, but the as built is not.

Two design exceptions are granted:

- a. **Allow flush mount windows**
- b. **Mullions between double windows are less than 6-inches in width”**

The plans submitted still have discrepancies from the as-built and do not follow the requirements as passed from the May 15, 2024 meeting.

- The slope on the front porch gable is not the same slope as constructed (proposed front elevation). This should be corrected.
- The window sizes on the front second floor plans do not match the new windows as installed (Item #4 in Applicant letter, proposed floor plan-2nd floor). This should be corrected.
- Staff does not understand Item #1 listed on the letter, “Special attention will be paid to surrounding the installation of the windows onto Non-Rotting Cement/hard (*sic*) plank siding”. Please clarify.
- The soffits are now shown with eaves blocks (item #6 of Applicant letter) **instead** of sloped soffits as required from the meeting and as shown and approved from previous submissions (all elevations). The DRC directed the applicant to keep the sloped soffits and correct during construction when application revisions are approved.
- A 12” overhang is still shown on the Proposed Left Side Elevation though a 16” overhang is requested and shown on the other 3 elevations.
- The proposed right-side and left-side elevations still show fixed transom windows, yet the installed windows are described as operational (Item #5 indicated in the letter dated June 10, 2024).

- The front sidewalk is shown as large 3" thick poured concrete pavers. Item #7 is requested approval for the sidewalk – as these are in the right of way, these are not deemed "accessible" and should be continuous concrete. The on-site walkway can be maintained as separate pavers.
- Item #2 states "We are requesting to trim the windows with 6" x 2" recessed hardy plan on to the sealed structured. Surrounding the window with the approved sized cement hardy plank trim." **Why is this described as recessed?** The trim is to provide the appearance of a recessed window, not trim. It is recommended the DRC see a detail drawing for the proposed trim.
- A 2" sill (wood, hardy-plank or vinyl) has been called out on the proposed front elevation drawings and in Item #3 of the applicant letter. It is recommended that the DRC see the proposed sill material/design detail.
- Please note that all trim, sills, soffits, etc should be consistent on all elevations.



Monday, June 10, 2024

4480 South Cobb Dr
Smyrna, GA 30080
LC # RBI 003311 / RBQA005398
v.lucier@adonaibuilders.net
Main 770-899-8000

Project : 3637 Elm Street Hapeville, GA 30354

Permit# 084453/23HPL-00538

Dear Sirs/Madames :

When considering the remodeling and adding additional living space to the above mentioned address, we determined that there would have to be design modifications to several areas of the dwelling :

- The proposed Window installation and exterior trim
- The window size of the 3 approved windows on the front 2nd floor
- The Soffit and fascia
- The site plan walkways and sidewalk

Replace previously approved Non-Conforming windows

1. Special attention will be paid to surrounding the installation of the windows onto Non-Rotting Cement/Hard plank siding.
2. We are requesting to trim the windows with 6"x 2" recessed hardy plank on to the sealed structure. Surrounding the window with the approved sized Cement/Hardy plank trim.
3. We are requesting to add a minimum size 2" window sill on all windows. Composed of either wood, hardy plank or vinyl.
4. The size of the windows installed on the 2nd floor be increased from 24"x24" to (1) left side 24" x 38", (1) Center 24"x 34", (1) right side 24"x 38"
5. The left Elevation transom window indicated as "random" had been indicated on the previously approved plans. The added transom window on the right elevation. Both are fully operational double pane low E windows with screens.
6. We request that the overhang be increased from 12" to 16". And all the added over hangs are 16". We are requesting that the 16" over hangs be accepted as "boxed/finished End" soffits and fascia vs. sloped "open soffits", fascia only.
7. The site plan was approved for pavers. We are requesting an approval for poured concrete 3" thick pavers for walkway and sidewalk



Monday, June 10, 2024

Sincerely,

Vincent R. Lucier
Project Manager
Adonai Custom Estates General Contracting

Site Plan

3637 Elm St
Hapeville, GA 30354

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

(In Feet)
1 inch = 20 ft.

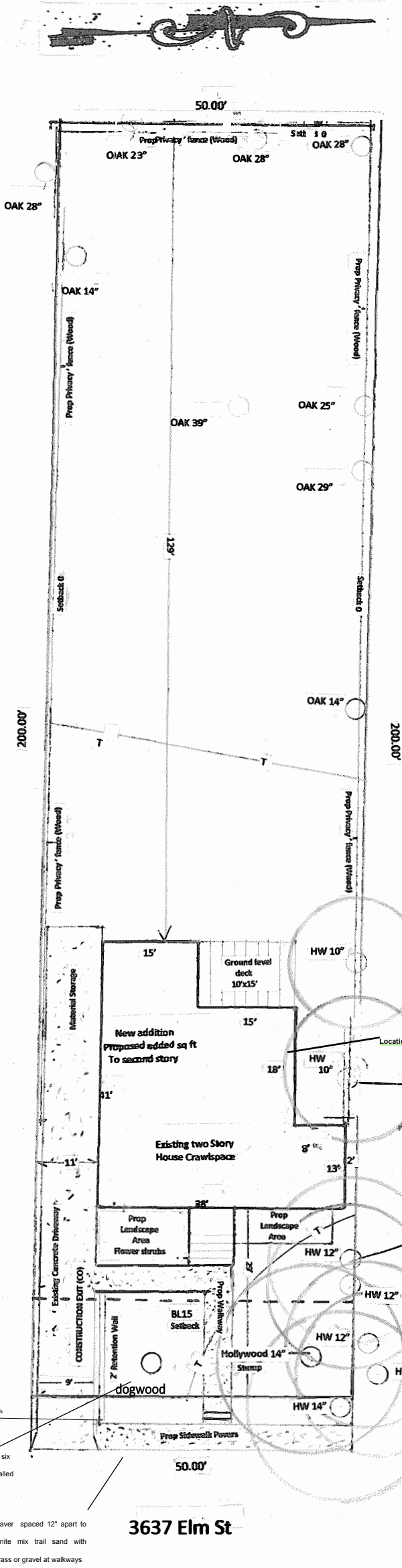
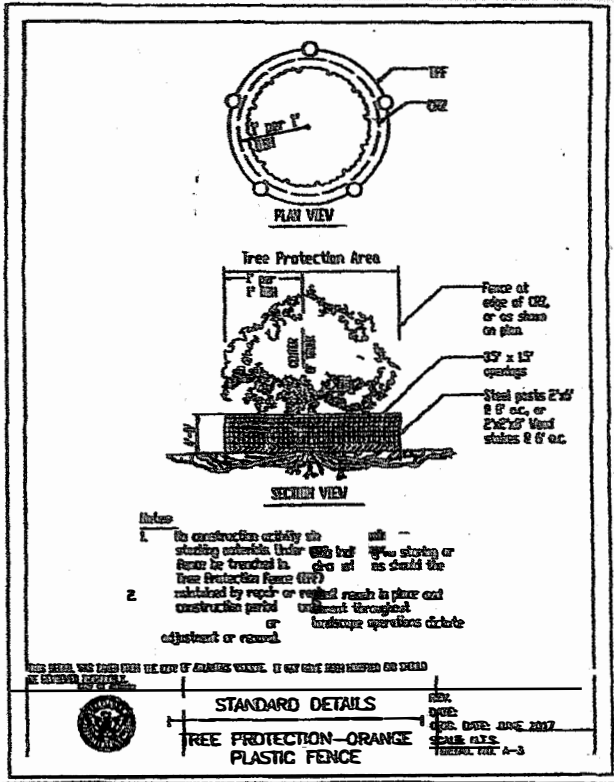
Zoning RMU

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

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

Owner: SHYNNA MITCHELL/BME
PROPERTIES,LLC
3637 Elm ST
Hapeville, GA 30354
Vincent@distinguishedpropertymanagement.com
770-899-8000

Point of contact: Jerome Bright
jcbright45@gmail.com
678-596-4379



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

Minimum Building Setback Requirements	
Zoned RMU	
Front Yard – 15'	
Side Yard – 0'	
Rear Yard – 0'	

House Elevation

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

General Requirements:

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

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

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

Erosion and Sediment control Plan:

- The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures prior to or concurrent with land-disturbing activities.
- Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.
- Disturbed areas left idle 14 days shall be stabilized with temporary vegetation and mulch; disturbed areas remaining idle 30 days shall be stabilized with permanent vegetation.
- Erosion and sediment control measures shall be inspected at least weekly, after each rain, and repaired as necessary.
- Additional erosion and sediment control measures shall be installed if determined necessary by on-site inspection.
- Silt fence shall be "Type C" as per the Manual for Erosion and Sediment Control in Georgia, and be wire reinforced.

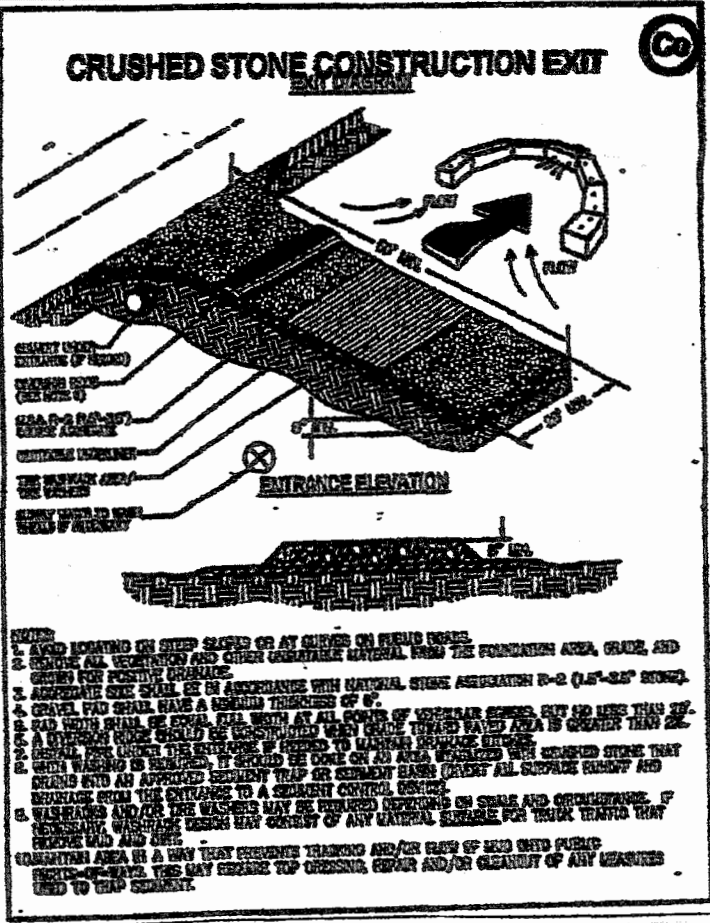
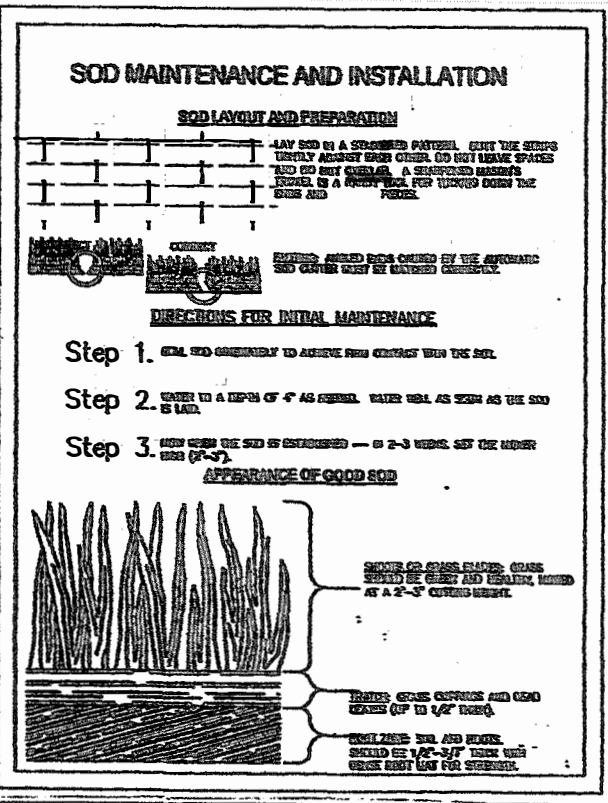
NOTE: PROPERTY LINES SHOWN ON THIS SURVEY/MAY REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, ETC.) THEY MAY DIFFER AND BE IN CONFLICT WITH EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER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

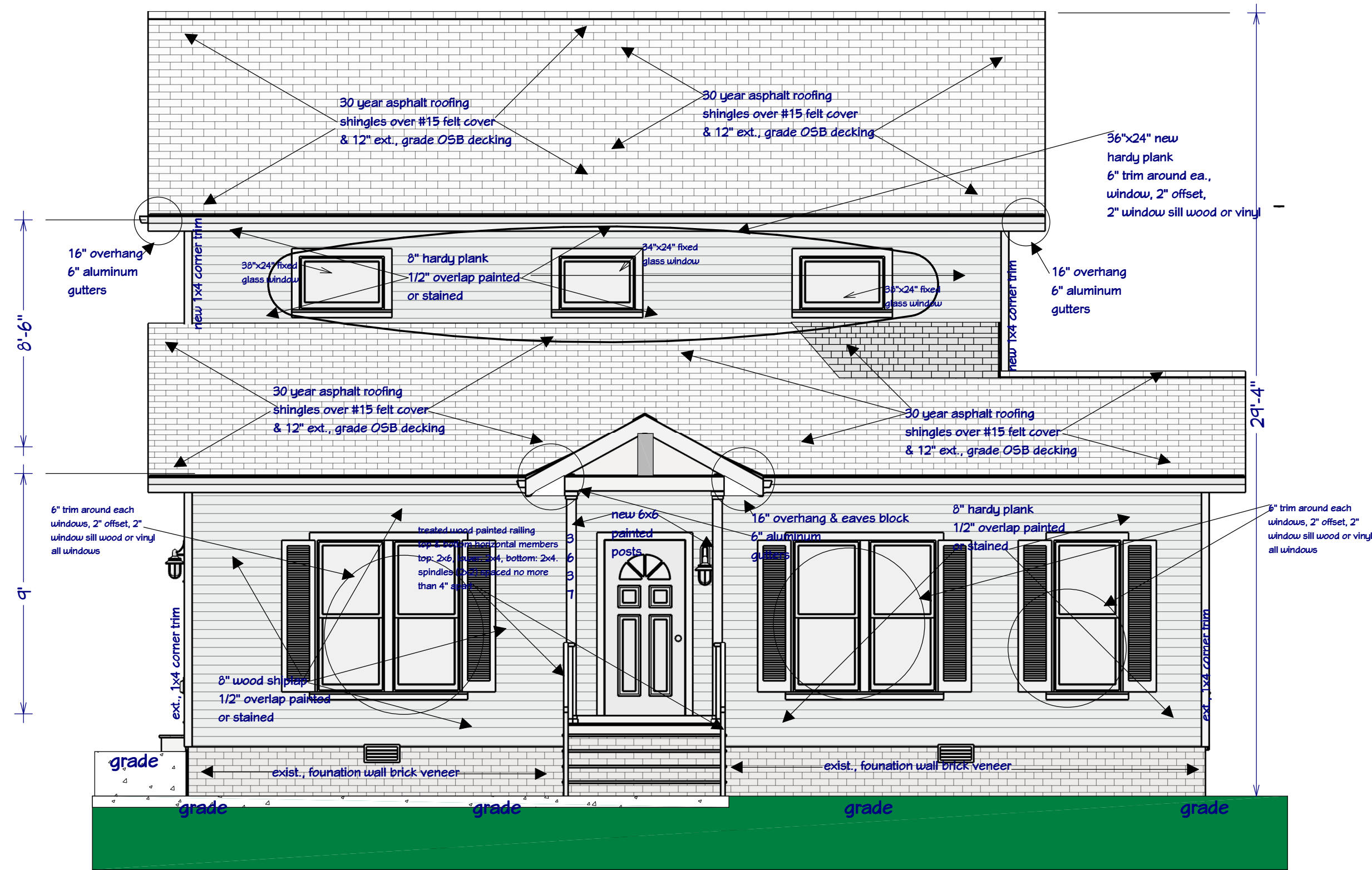
THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EXISTING AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS SURVEY IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

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

STRUCTURAL PRACTICES				
CODE	PRACTICE	DETAIL	DETAILED SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT			A crushed stone and burlap of construction site exit to stabilize, prevent erosion, and provide a path for debris removal.
Sd1	PERIMETER CONTROL SILT FENCE			A barrier to prevent sediment from the construction site. It may be made of stone or large burlap, sandbags, logs and poles.

VEGETATIVE PRACTICES				
CODE	PRACTICE	DETAIL	DETAILED SYMBOL	DESCRIPTION
Ds1	STABILIZING TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE EROSION MAY NOT BE A MAJOR CONCERN			Stabilizing a temporary protection for disturbed areas where erosion may not be a major concern. It may be made of stone or large burlap, sandbags, logs and poles.
Ds2	STABILIZING A TEMPORARY VEGETATION COVER WITH FAST GROWING SPECIES TO PREVENT EROSION			Stabilizing a temporary vegetation cover with fast growing species to prevent erosion.
Ds3	STABILIZING A PERMANENT VEGETATION COVER WITH FAST GROWING SPECIES TO PREVENT EROSION			Stabilizing a permanent vegetation cover with fast growing species to prevent erosion.
Ds4	STABILIZING A PERMANENT VEGETATION COVER WITH FAST GROWING SPECIES TO PREVENT EROSION			Stabilizing a permanent vegetation cover with fast growing species to prevent erosion.





- NOTES:**
1. 6" trim around each window, 2" offset, 2" window sill wood or vinyl.
 2. Windows on the main floor: All windows will have 6" trim around each window, 2" offset, 2" window sill wood or vinyl. hardy plank trim all the way around and will be flush mounted w/o grids.
 3. Windows grouped together will have center mullen of 6" or more, which is 2" more than side trim and will be flush mounted w/o grids.
 4. All windows will have 4" hardy plank and will be flush mounted w/o grids
 5. 6" Trim around each window, 2" offset, 2" window sill wood or vinyl.

1

B1.0

Elevation 1

PROPOSED FRONT ELEVATION

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

NO.	DESCRIPTION	BY	DATE

release for construction

CLIENT: SHYNNA MITCHELL
PROJECT: 3637 ELM STREET
HAPEVILLE, GA 30354
PROJECT NUMBER: 080823

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

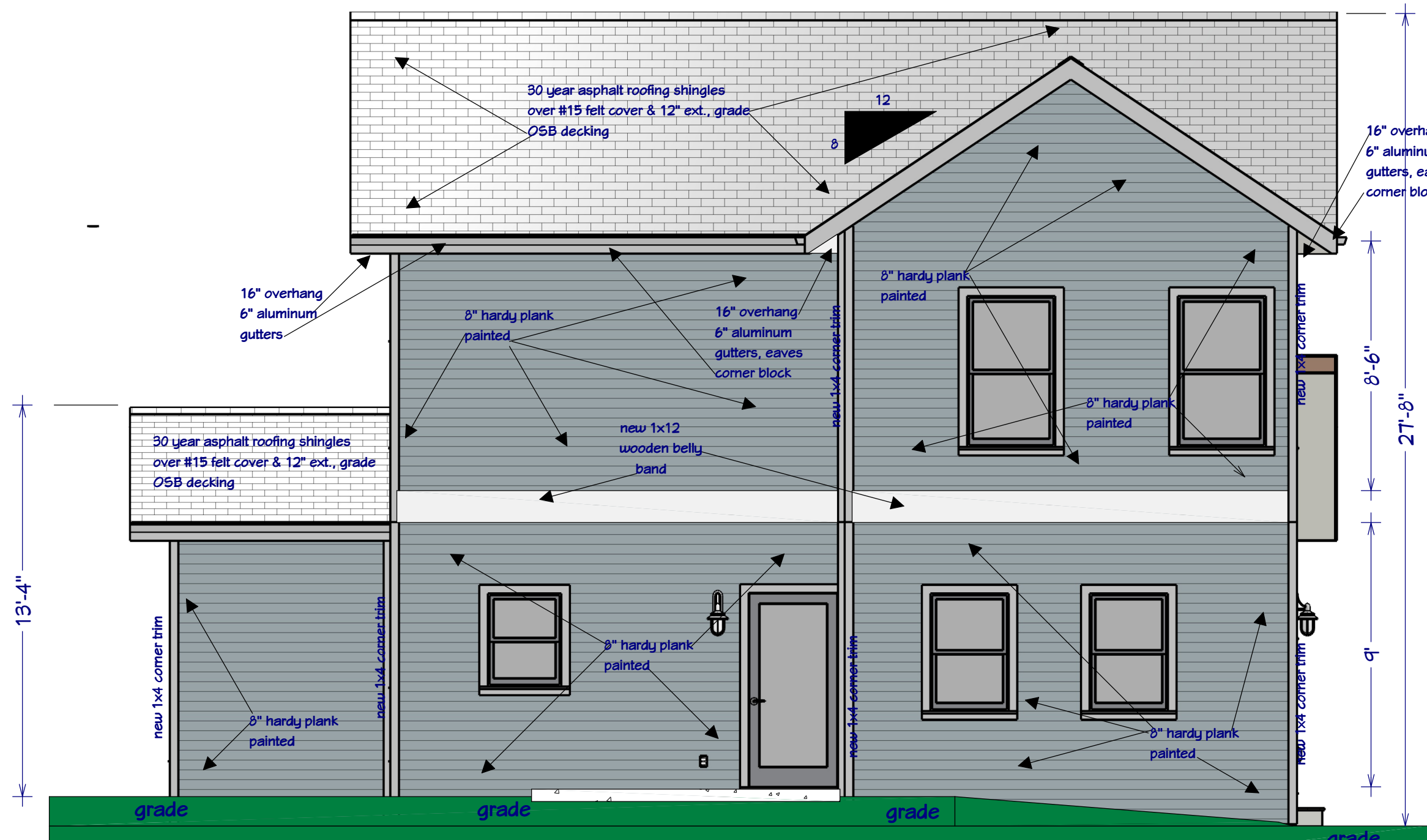
DATE:
MAY 30, 2024
revised

SCALE:

1/4" = 1'-0"

SHEET:

B1.0



- NOTES:
- 1. 6" trim
around each window, 2" offset, 2" window sill wood or vinyl.
 - 2. Windows on the main floor: All windows will have 6" trim around each window, 2" offset, 2" window sill wood or vinyl. hardy plank trim all the way around and will be flush mounted w/o grids.
 - 3. Windows grouped together will have center mullen of 6" or more, which is 2" more than side trim and will be flush mounted w/o grids.
 - 4. All windows will have 4" hardy plank and will be flush mounted w/o grids
 - 5. 6" Trim around each window, 2" offset, 2" window sill wood or vinyl.

Elevation 4

1

B1.1

PROPOSED REAR ELEVATION

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

NO.	DESCRIPTION	BY	DATE

release for construction

CLIENT: SHYNNA MITCHELL
PROJECT: 3637 ELM STREET
HAPEVILLE, GA 30354
PROJECT NUMBER: 080823

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

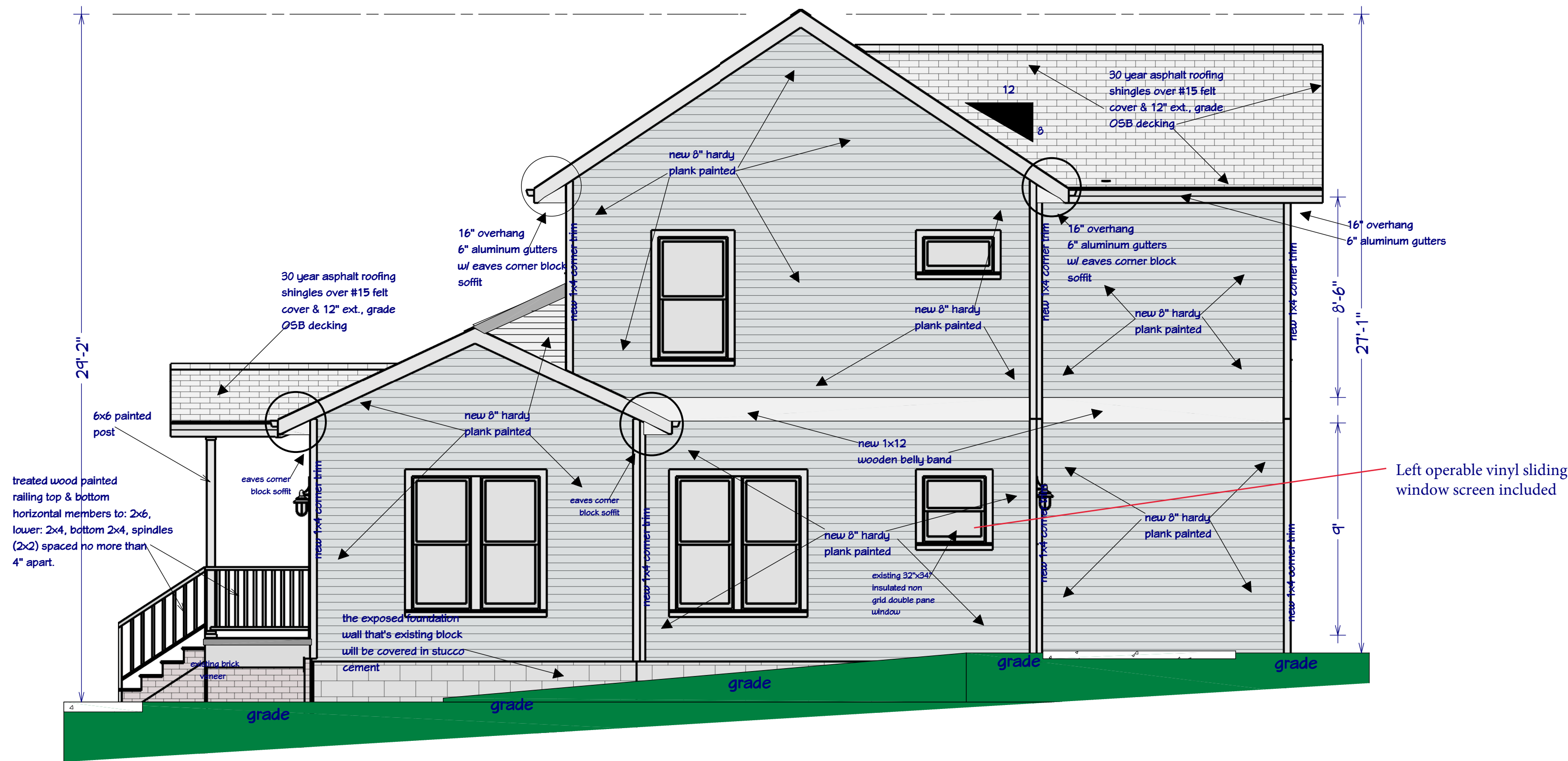
DATE:
MAY 30, 2024
revised

SCALE:

1/4" = 1'-0"

SHEET:

B1.1



- NOTES:
- 6" trim
around each window, 2" offset, 2" window sill wood or vinyl.
 - Windows on the main floor: All windows will have 6" trim
around each window, 2" offset, 2" window sill wood or vinyl.
hardy plank trim all the way around and will be
flush mounted w/o grids.
 - Windows grouped together will have center mullen of
6" or more, which is 2" more than side trim and will be
flush mounted w/o grids.
 - All windows will have 4" hardy plank and will be
flush mounted w/o grids
 - 6" Trim around each window, 2" offset, 2" window sill wood or vinyl.

Elevation 3

1

B1.2

PROPOSED RIGHT SIDE ELEVATION

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

NO.	DESCRIPTION	BY	DATE

release for construction

CLIENT: SHYNNA MITCHELL
PROJECT: 3637 ELM STREET
HAPEVILLE, GA 30354
PROJECT NUMBER: 080823

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

DATE:
MAY 30, 2024
revised

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

SHEET:

B1.2

NO.	DESCRIPTION	BY	DATE

release for construction

CLIENT: SHYNNA MITCHELL
PROJECT: 3637 ELM STREET
HAPEVILLE, GA 30354
PROJECT NUMBER: 080823

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

DATE:
MAY 30, 2024
revised

SCALE:

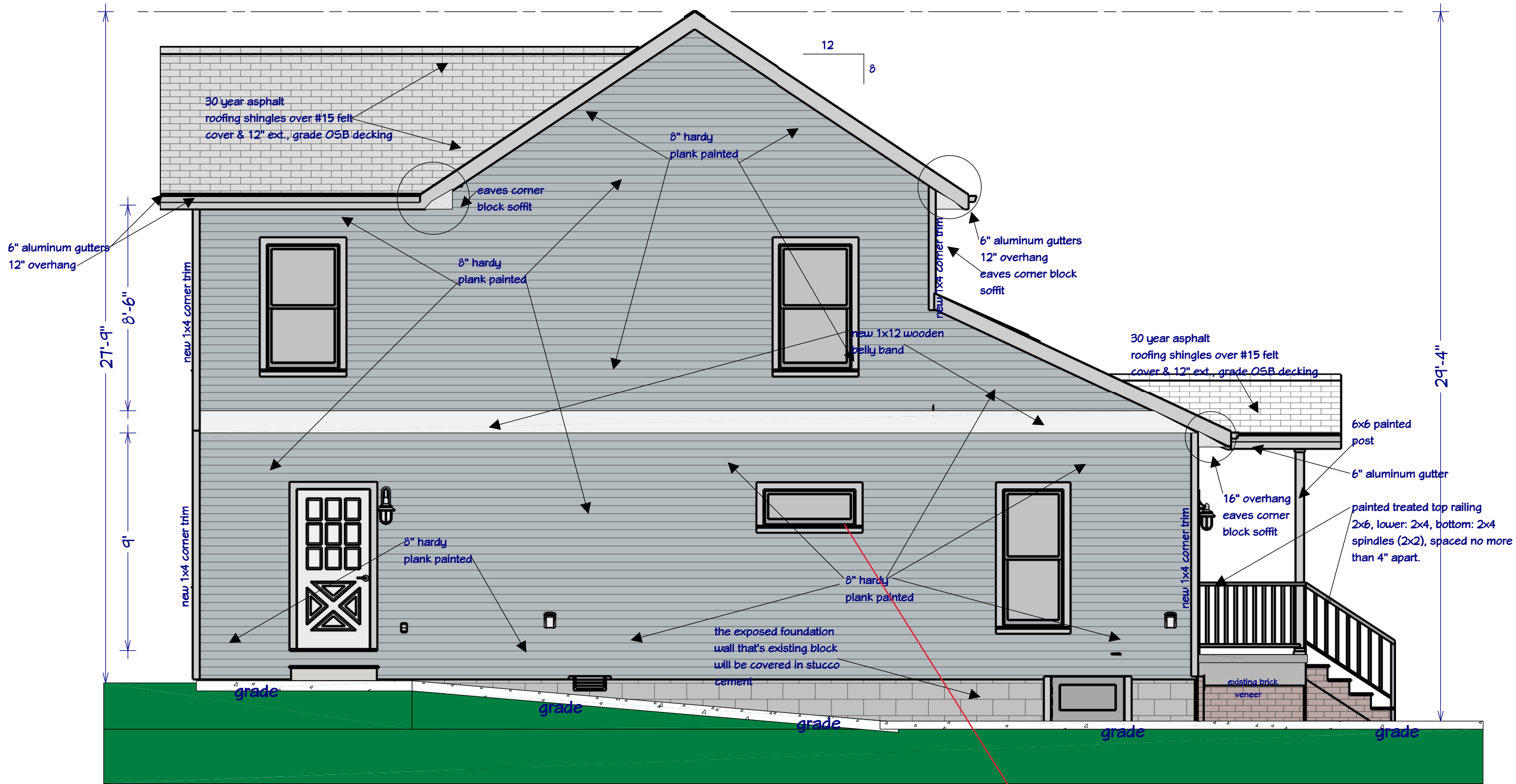
1/4" = 1'-0"

SHEET:

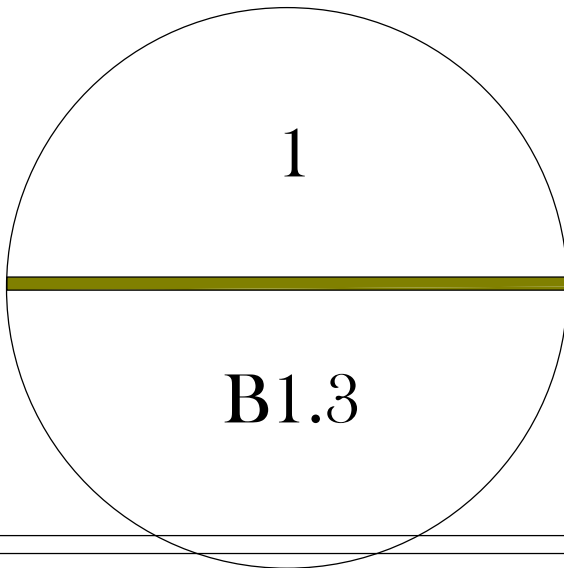
B1.3

NOTES:

- 6" trim
around each window, 2" offset, 2" window sill wood or vinyl.
- Windows on the main floor: All windows will have 6" trim around each window, 2" offset, 2" window sill wood or vinyl.
hardy plank trim all the way around and will be flush mounted w/o grids.
- Windows grouped together will have center mullen of 6" or more, which is 2" more than side trim and will be flush mounted w/o grids.
- All windows will have 4" hardy plank and will be flush mounted w/o grids
- 6" Trim around each window, 2" offset, 2" window sill wood or vinyl.



Elevation 2

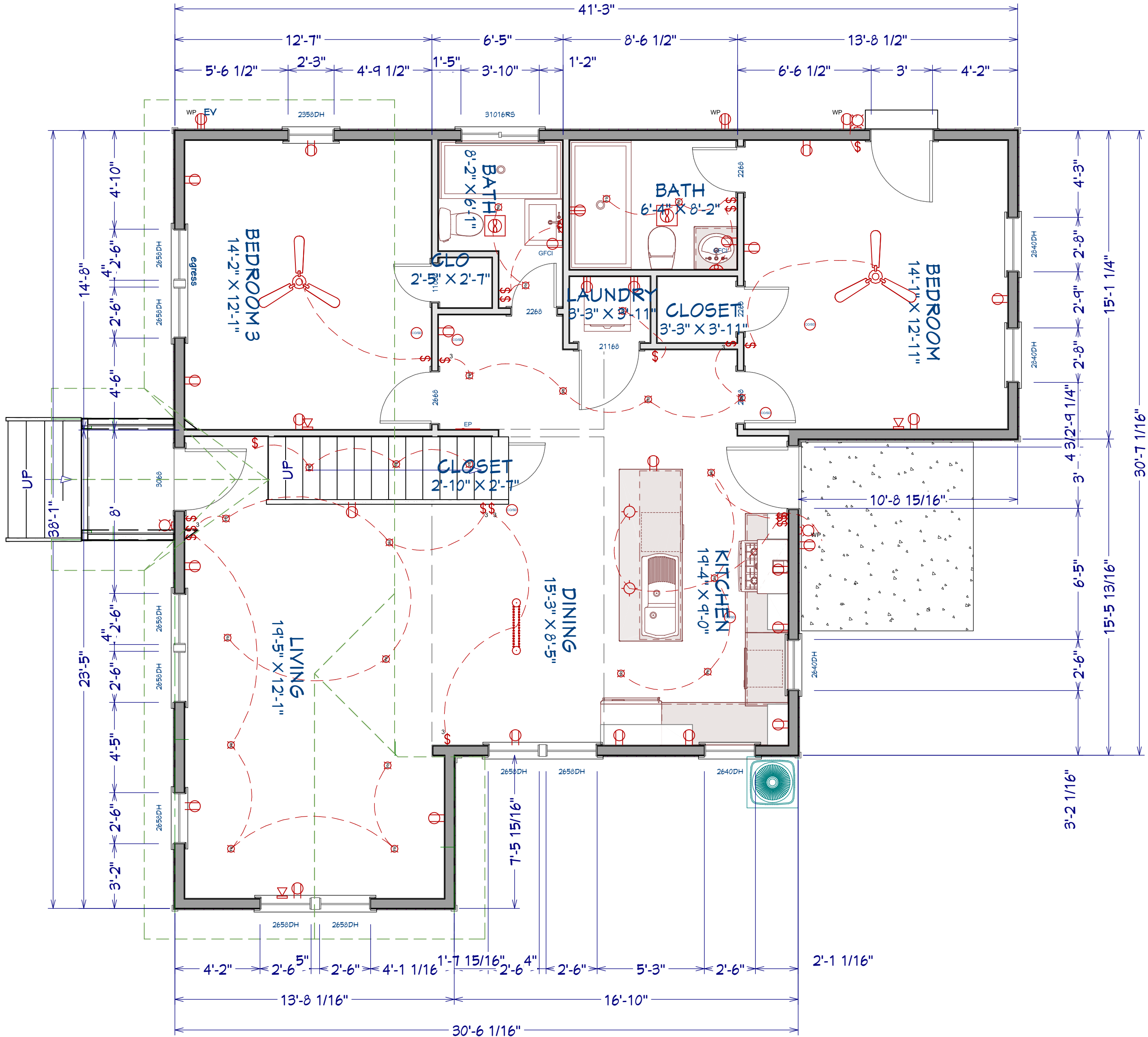


PROPOSED LEFT SIDE ELEVATION

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

1st Floor

LIVING AREA
1225 SQ. FT



1
B1.4

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

NO.	DESCRIPTION	BY	DATE

release for construction

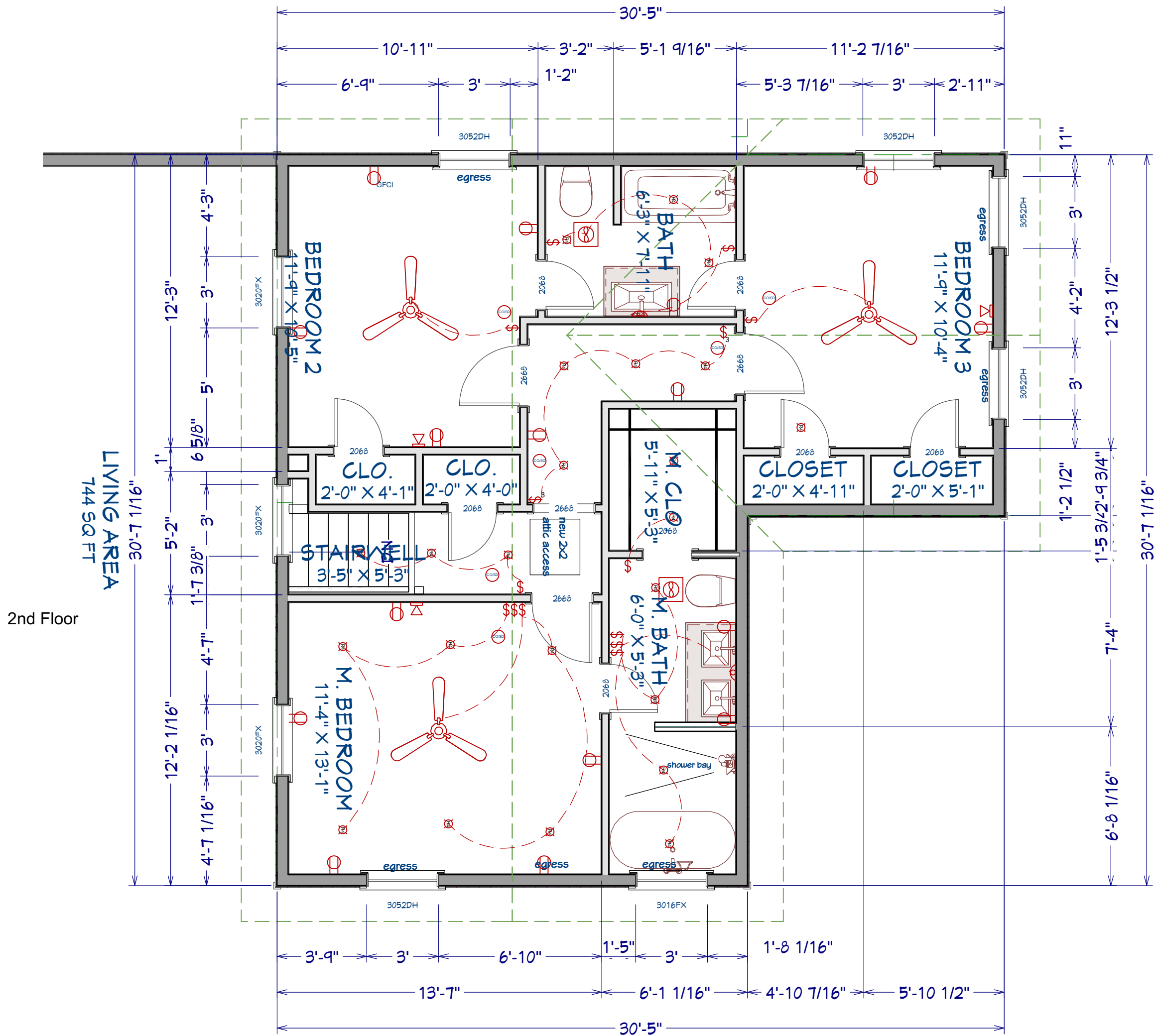
CLIENT: SHYNNNA MITCHELL
PROJECT: 3637 ELM STREET
HAPEVILLE, GA 30354
PROJECT NUMBER: 080823

DESIGNER: DANA T DESIGNS
678-596-8390
danatdesigns1@gmail.com

DATE:
JAN., 20, 2024
revised

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

SHEET:
B1.4



- NOTES:
- 1. 6" trim around each window, 2" offset, 2" window sill wood or vinyl.
 - 2. Windows on the main floor: All windows will have 6" trim around each window, 2" offset, 2" window sill wood or vinyl. hardy plank trim all the way around and will be flush mounted w/o grids.
 - 3. All windows will have 4" hardy plank and will be flush mounted w/o grids
 - 4. 6" Trim around each window, 2" offset, 2" window sill wood or vinyl.

1
B1.5

PROPOSED FLOOR PLAN-2ND FLOOR
SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION	BY	DATE

release for construction

CLIENT: SHYNNA MITCHELL
PROJECT: 3637 ELM STREET
HAPEVILLE, GA 30354
PROJECT NUMBER: 080823

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

DATE:
MAY 30, 2024
revised

SCALE:

1/4" = 1'-0"

SHEET:

B1.5

















Galaxy S24 Ultra





Galaxy S24 Ultra







PLANNER'S REPORT

TO: Tonya Hutson
FROM: Lynn Patterson
RE: Design Review for 673 North Central, Pergola Addition
DATE: 6/14/24

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

BACKGROUND

The City of Hapeville received a Design Review Application from Shannon Short for the construction of a 275 SF pergola to be installed on the front of the building at 673 North Central Ave, Hapeville, GA 30354. The pergola is to be constructed of smooth cedar 6x6 posts and beams, 2x4 cedar rafters, black metal hardware, bronze polycarbonate roof panels, ceiling fans and string lights.

The property is located in the U-V, Urban Village Zoning District, and is subject to the Arts District Overlay and the Hapeville Architectural Design Standards.

There is also a non-compliant storage unit in the rear which must be removed prior to any construction. Code Enforcement has been in contact with the business owner already.

CODE

(a) Site development standards.

- ✓ Except where indicated, setbacks shall be established by zoning.
- ⓪ On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- ⓪ On new buildings in subarea A, where the adjoining buildings were built before 1950, the main facade of the new structure shall align with the average existing building facade line of the two adjoining structures closest to the proposed setback. This will maintain the historic uniform setbacks of subarea A and place buildings close to the public right-of-way, thereby, encouraging pedestrian access.
- 🖐️ Except where a greater height is required by zoning, buildings shall provide a minimum height of 24 feet along the build-to line or front setback, including roof parapet walls. One-story buildings meeting this requirement are permitted.
- 🖐️ Except where a greater height is required by zoning, the first story finished floor to ceiling slab height shall be a minimum of 12 feet.
- ⓪ Maximum building heights shall be established by zoning, except that buildings within 150 feet of a neighborhood conservation area and without an intervening street shall be limited to a maximum height of 35 feet, and shall meet the transitional height plane requirements.
- ⓪ Space able to be occupied requirements shall be as follows:
 - One-family attached and detached dwellings and two-family dwellings shall provide first-story occupiable space for a minimum of the first ten feet of depth along the enfronting facade.
 - Reserved.
 - All other buildings, including parking decks, shall provide first-story occupiable space for a minimum of the first 20 feet of depth along the enfronting facade.
- ⓪ Individual front facades of one-family detached dwellings within 15 feet of the front lot line or build-to line shall have no more than two corners, excluding bay windows, porches or stoops.
- ⓪ Portions of enfronting facades containing first-story retail or restaurant uses shall be composed as a simple plane with jogs of less than ten feet.
- 🖐️ Buildings along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall enfront for a minimum of 80 percent of the width of the front setback or build-to line. In no case shall a break in buildings along said streets exceed 30 feet in width. Enfronting facades along said streets shall also meet the requirement of subsection (g)11. for all uses.
- ✓ Sidewalks shall be located along all public and private streets. Sidewalks shall be of the widths indicated on the "Commercial/Mixed-use Area Sidewalk Table" and shall consist of two areas: a landscape area and a clear area.
 - The landscape area shall be adjacent to the curb and is intended for the placement of trees, street furniture (including utility poles, waste receptacles, fire hydrants, traffic signs and newspaper vending boxes), bus shelters, bicycle racks, public kiosks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility.

The landscape area may be primarily paved adjacent to on-street parking and shall be landscaped in all other areas. Street trees shall be planted a maximum of 40 feet on center, spaced equal distance between streetlights, and in line with stripes of parallel parking spaces. All newly planted trees shall be a minimum caliper of two and one-half inches measured 12 inches above ground, shall be limbed up to a minimum height of seven feet and shall have a minimum mature height of 40 feet. Variations to this may be reviewed as approved by the city planning commission.

The clear area shall be the portion of the sidewalk reserved for pedestrian passage and unobstructed by permanent objects to a height of eight feet, including, but not limited to, steps and stoops, traffic-control boxes, and utility structures. The sidewalk clear area shall have a consistent cross-slope not exceeding two percent. No awning or canopy shall extend more than five feet over the clear area.

Where property abuts a neighborhood conservation area without an intervening street, the sidewalk area within 20 feet of such shall taper when necessary to provide a smooth transition to the existing residential sidewalk. In the event that the abutting residential area has no existing sidewalk the sidewalk shall taper to a width of six feet, measured from the street curb, or as approved by the planning commission.

The proposed project does not involve any modifications to the building itself and therefore, any design requirements for the building may be granted a Design Exception.

NOTES:

(c) Supplemental area and fence standards.

- ⊙ Supplemental areas in the commercial/mixed-use area shall be limited to the treatments identified in Figure 3 and as otherwise identified in this section.
- ✓ All first story fronting commercial uses and all fronting buildings on Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall provide the "storefront and awning treatment" identified in Figure 3, and subject to the following additional requirements:
 - ⊙ The supplemental area shall be hardscaped.
 - ⊙ Temporary or movable fences surrounding outdoor dining are permitted in the supplemental area.
 - ✓ Fences, walls or hedges having the same setback as the adjacent building, with provisions for pedestrian access, are encouraged where a parking lot or other un-built area fronts a required sidewalk.
 - ⊙ All fronting buildings not along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall provide any of the treatments identified in Figure 3.
 - ⊙ "Common yard, porch and fence, terrace or light court," or "forecourt" treatments identified in Figure 3, the supplemental area shall be landscaped and shall include a minimum of one tree every 50 feet of frontage. See list of allowed trees on in section 93-2-14.
 - ✓ For "porch and fence, terrace or light court, stoop-front," or "forecourt" treatments identified in Figure 3:
 - ⊙ Fences in the supplemental area are permitted and shall be picket-wood, stone, composite materials or ornamental metal, with the finished side facing the street.
 - ⊙ Retaining walls in the supplemental area are permitted and shall not exceed 32 inches in height unless required by topography.
 - ⊙ All street-facing walls shall be faced with stone, full-depth brick, or smooth stucco.
 - ⊙ Chain link fencing is not permitted in areas visible from a public right-of-way.
 - ⊙ Where a development adjoins the neighborhood conservation area, the development shall provide a physical barrier between the two to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential area. A smooth transition to the adjacent neighborhood conservation area shall be ensured by providing:
 - ⊙ A minimum 20-foot landscaped buffer located within the development site along the boundary with the neighborhood conservation area. Said buffer shall be planted with a minimum of one tree per 40 linear feet. Shrubs, flowers or grasses shall also be provided and maintained to a minimum height of four feet to visually screen new development and provide an attractive boundary that encourages continued investment in adjacent residential zones.
 - ⊙ A permanent opaque wall between six and eight feet in height and faced in wood, stacked stone, full-depth brick or hard-coat true stucco. Said wall may be located anywhere within the required landscaped buffer.
 - ⊙ Where a public or private alley separates the development from a neighborhood conservation area the landscape buffer and permanent opaque wall shall be provided adjacent to the alley.

NOTES:

RECOMMENDATIONS

The proposed design for the pergola to be installed at 673 Dogwood Drive is within the allowable building area. As pergolas are not listed in the City's Architectural Design Standards, the Design Review Committee may use its discretion for approval of the modification.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE:

5/15/24

NOTE:

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

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

Applicant:

Shannon Shert

Contact Number:

Applicants Address:

718 Campbell Circle Hapeville, Ga 30354

E-Mail Address:

ification:

C-2

Address of Proposed Work:

673 N. Central Ave

Parcel ID# (INFORMATION MUST BE PROVIDED):

14 0098 00170302

Property Owner:

~~Shannon~~ Laura Murphy

Contact Number:

Project Description (including occupancy type):

Case Belli
Build cedar pergola
style covered patio area on front for more year round
seating and outdoor space.
Commercial - C2 zoning

Contractors Name:

Sholt Construction

Contact Number:

Contact Person:

Shannon Sholt

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

May 15, 2024

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: 275

Total Square Footage of existing building: 800

Estimated Cost of Construction: \$ 14,200

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

White stucco, black wood window & door casing, concrete
patio.

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

Smooth cedar 6x6 posts & beams, 2x4 cedar rafters, black
metal hardware, bronze polycarbonate roof panels, ceiling
fans & string lights.

Will any trees be removed to accommodate the project? per no

NOTICE

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

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

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(Please Print & Initial)

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



imagine
Hapeville
georgia

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

Shannon Short

SS

5/15/24

Printed Name

Signature

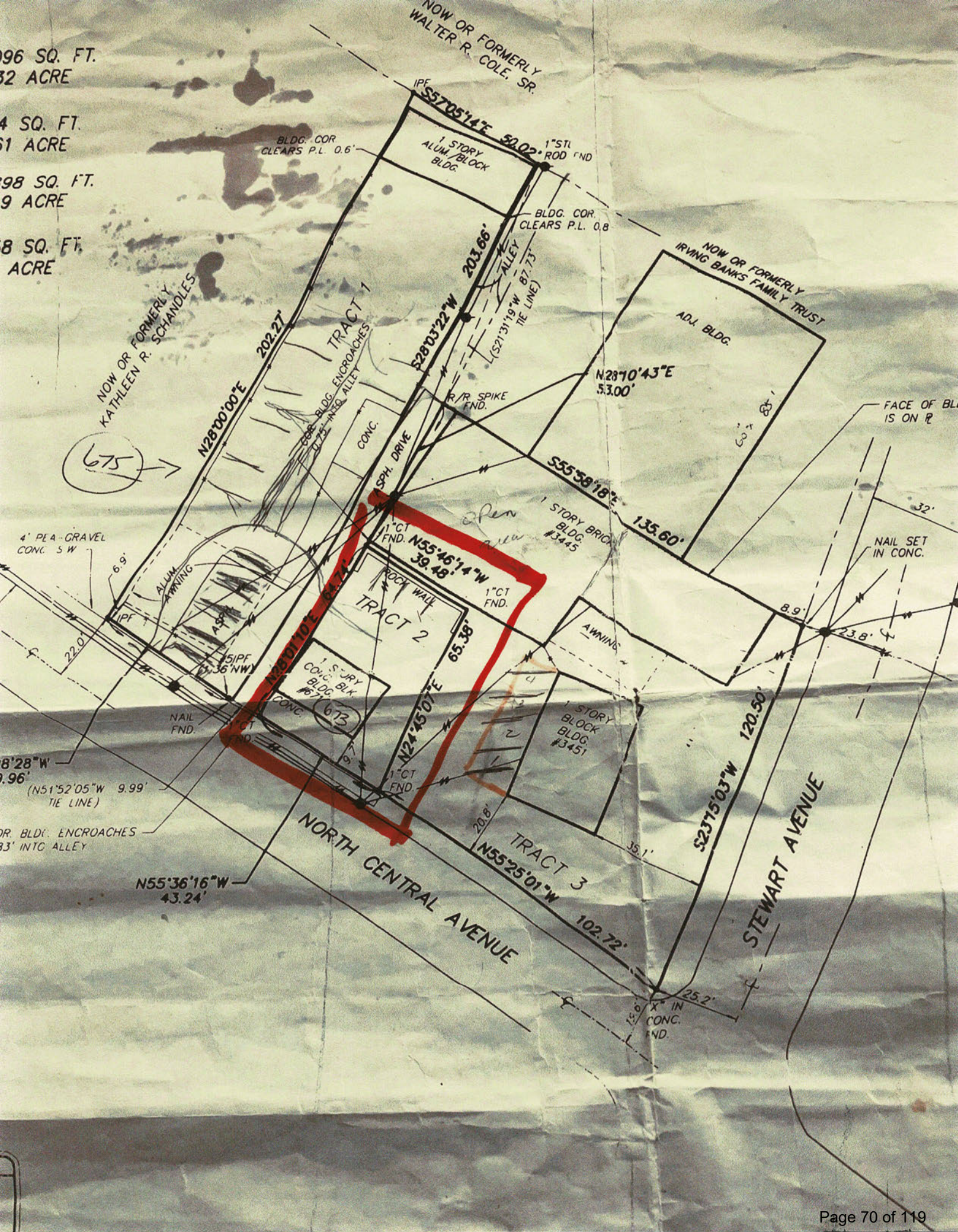
Date

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.

8 SQ. FT.
ACRE

NOW OR FORMERLY
WALTER R. COLE, SR.











NEW PATIO COVERING

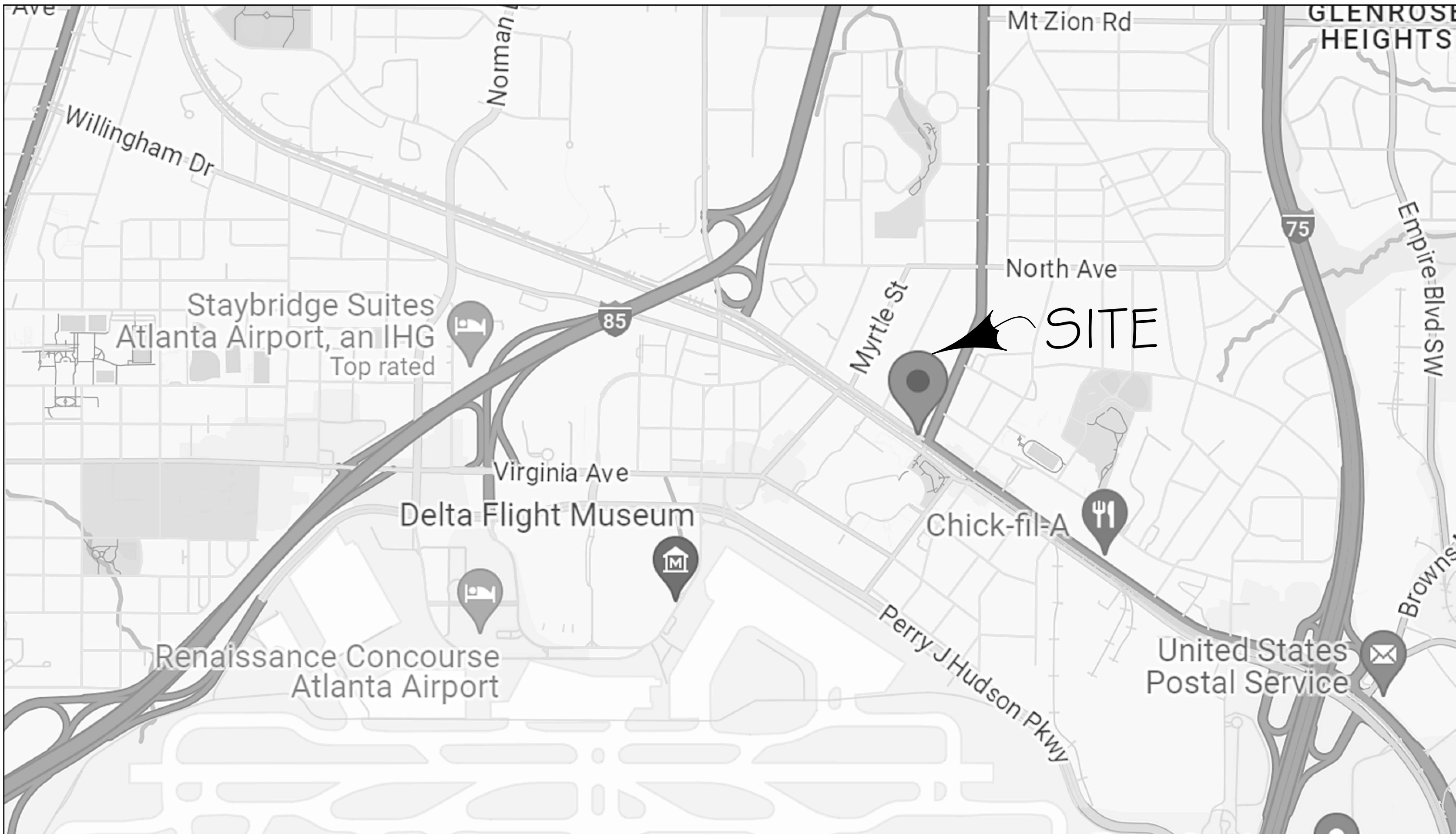
CAFE BELLI

G M I D

greg morgan interior design

GREG MORGAN, DESIGNER

3302 MYRTLE STREET
HAPEVILLE, GA. 30354



1 LOCATION PLAN
SCALE: NO SCALE

PROJECT DESCRIPTION:

Addition of 'Pergola Styled' Patio covering to existing building.

DRAWING INDEX:

- T. 1 Title Sheet
A 1.1 Plan and Elevations
A 1.2 Roof Plan, Ceiling Plan and Section

PROJECT GENERAL NOTES:

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

PROJECT CONTACTS:

OWNER:
Maruf (Mario) Ali
Belli Cafe LLC
673 N/ Central Ave
Hapeville, GA 30354

GENERAL CONTRACTOR:
Shannon Short
SCI
678-776-3276
shortconstructioninc@gmail.com

CODE INFORMATION:

Project Address: Belli Cafe LLC
673 N/ Central Ave
Hapeville, GA 30354

Zoning: U-V
Existing Building Height: 14' - 3" (No Change)
Existing Building SF: 800 s.f. (No Change)

19 JUN 2024 REVISION 1
15 MAY 2024 FOR DRC REVIEW

BELLI
CAFE

673 N. CENTRAL AVE.
HAPEVILLE, GA.

APPLICABLE CODES

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

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

INTERNATIONAL FIRE CODE (IFC) - 2018

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

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

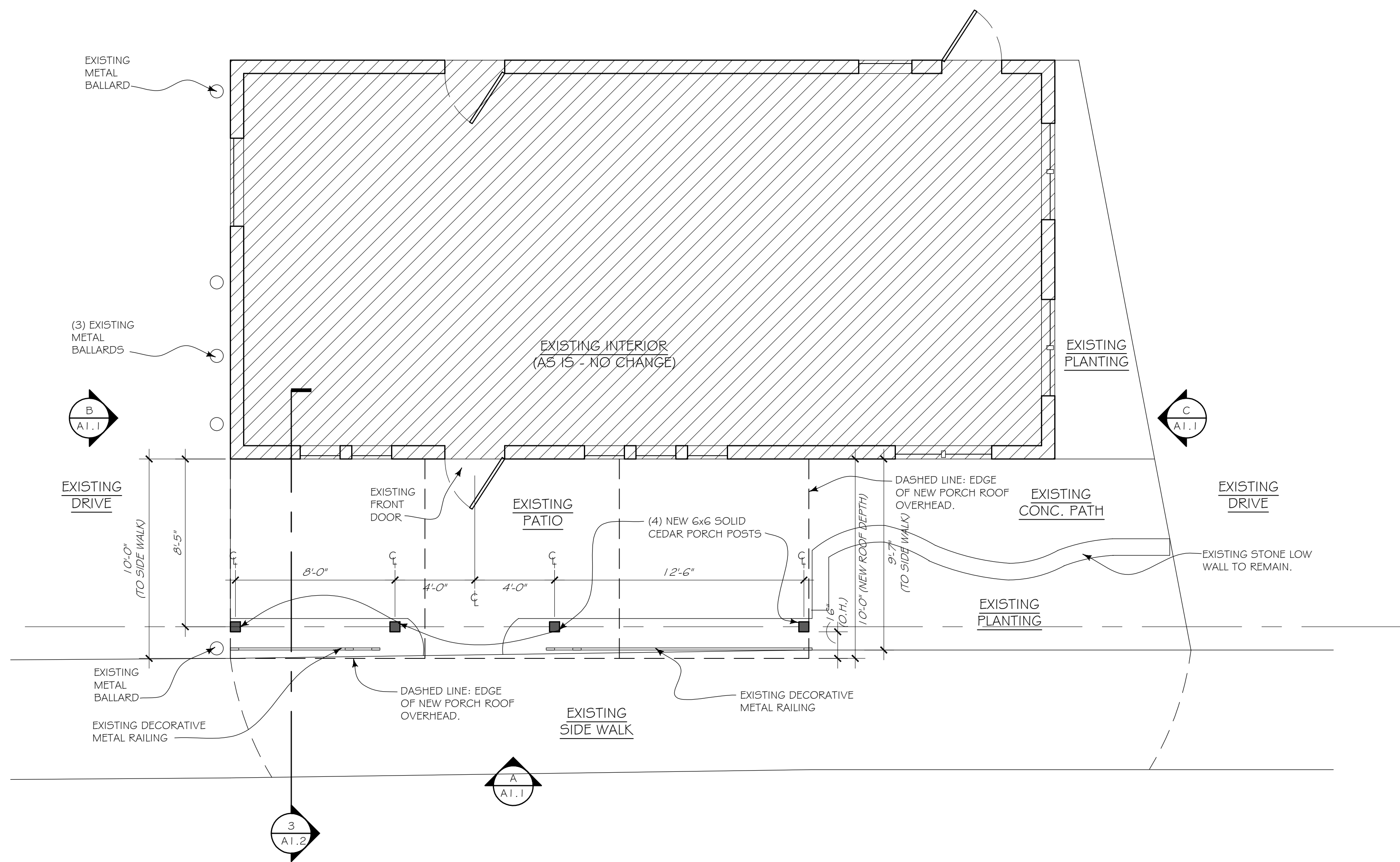
INTERNATIONAL FUEL GAS CODE (IFGC) - 2018 EDITION W/ GEORGIA STATE AMENDMENTS.

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

NATIONAL ELECTRICAL CODE - 2017 EDITION WITH NO GEORGIA STATE AMENDMENTS

TITLE SHEET
CODE

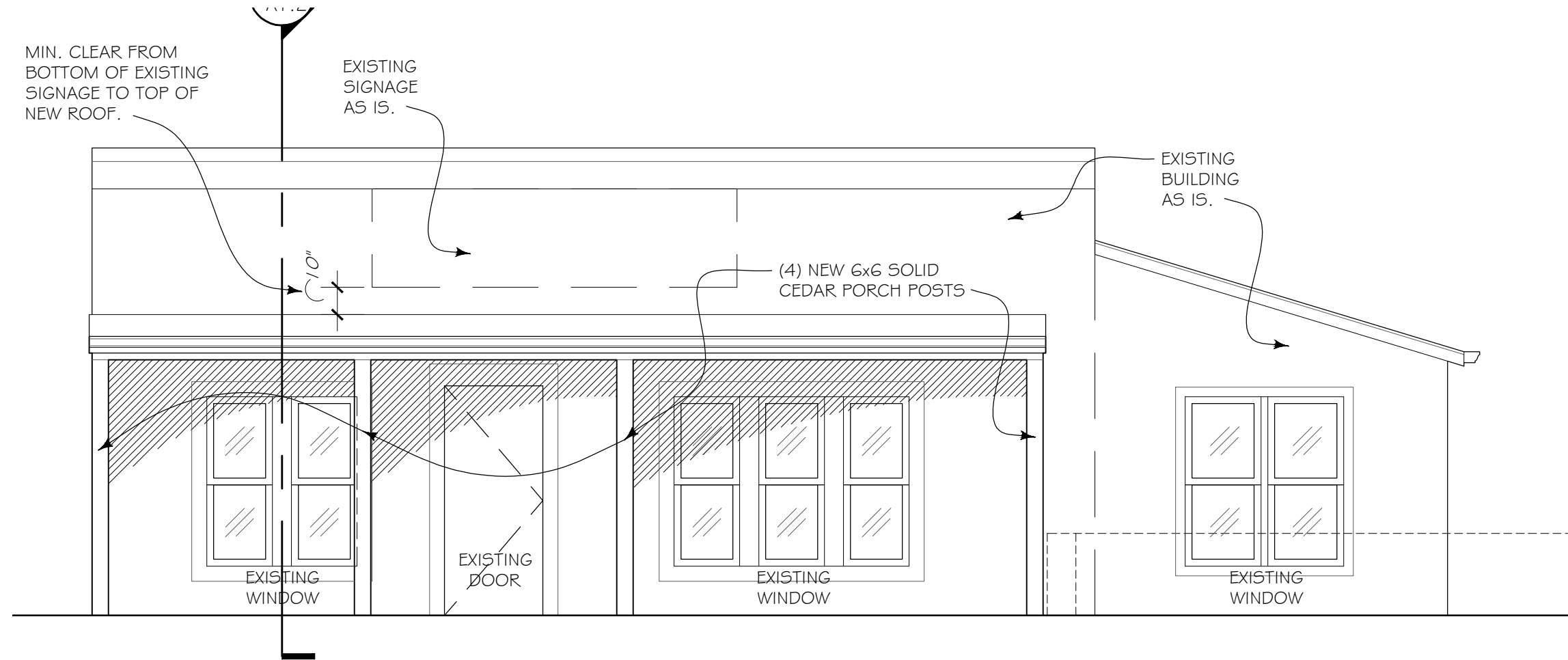
T-1



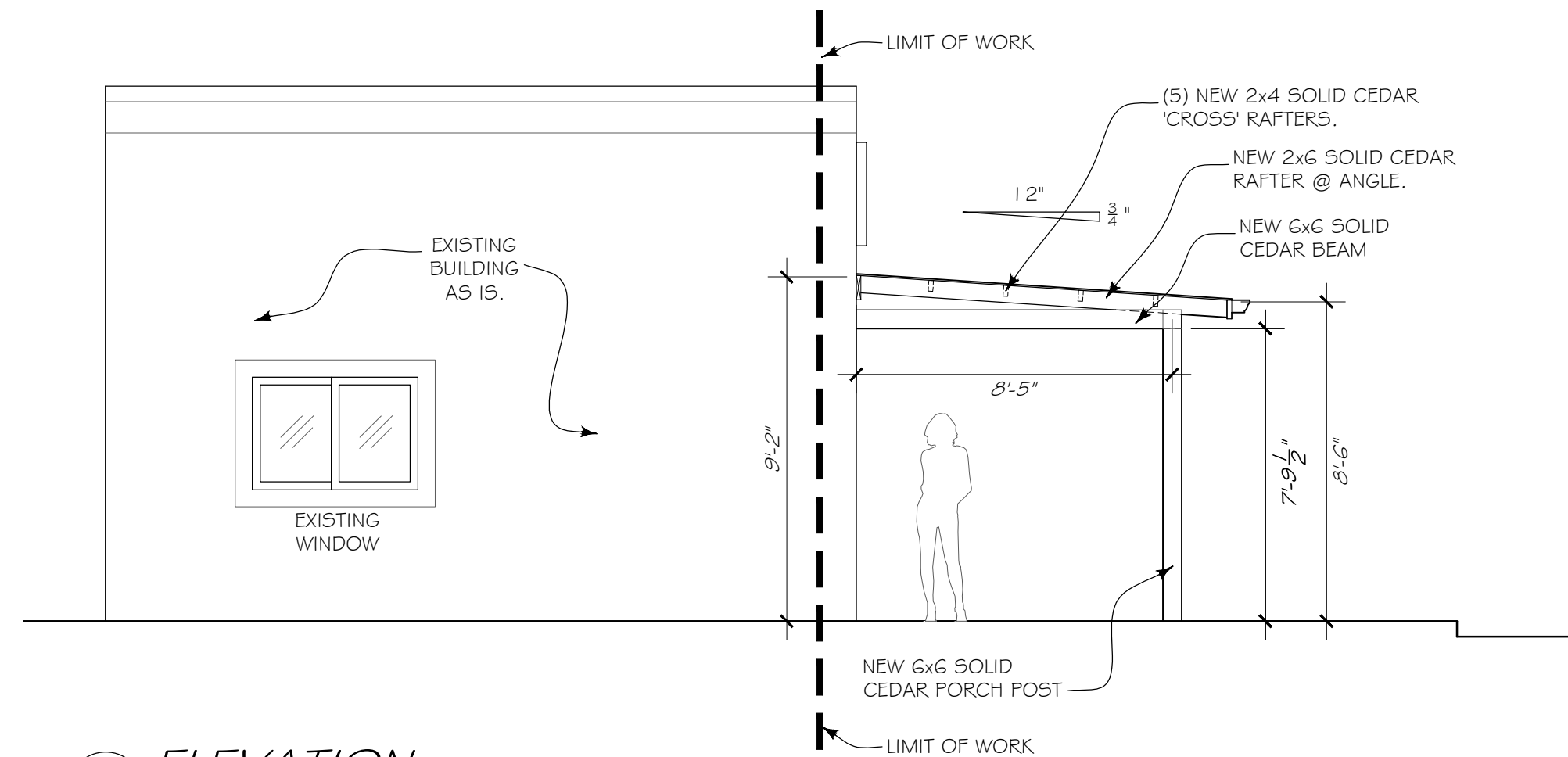
1 PLAN
SCALE: 1/4" = 1' - 0"

- CONSTRUCTION GENERAL NOTES**
1. DIMENSIONS ARE TO FACE OF WOOD FINISH - U.N.O.
 2. EXISTING CONSTRUCTION TO REMAIN UNLESS NOTED OTHERWISE.
 3. BRACE STRUCTURE AS REQUIRED DURING DEMOLITION PROCESS.
 4. PATCH & REPAIR ADJACENT CONSTRUCTION & FINISHES TO REMAIN.
 5. GENERAL CONTRACTOR TO CONFER WITH STRUCTURAL ENGINEER.

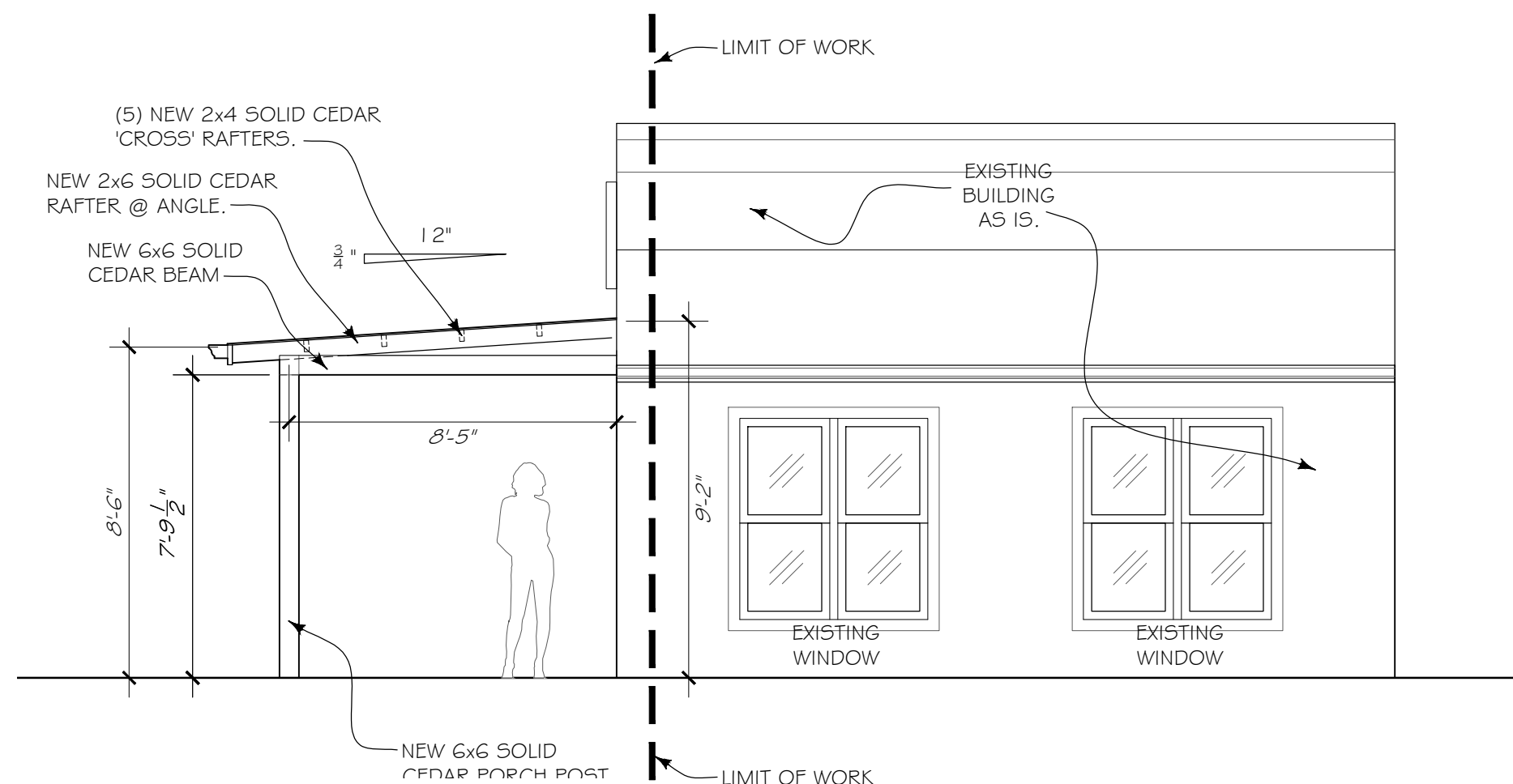
WALL LEGEND	
	EXISTING WALL
	NEW CONSTRUCTION



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



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



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

G M I D

greg morgan interior design

GREG MORGAN, DESIGNER
3302 MYRTLE STREET
HAPEVILLE, GA. 30354

15 MAY 2024 FOR DRC REVIEW

BELLI
CAFE

673 N. CENTRAL AVE.
HAPEVILLE, GA.

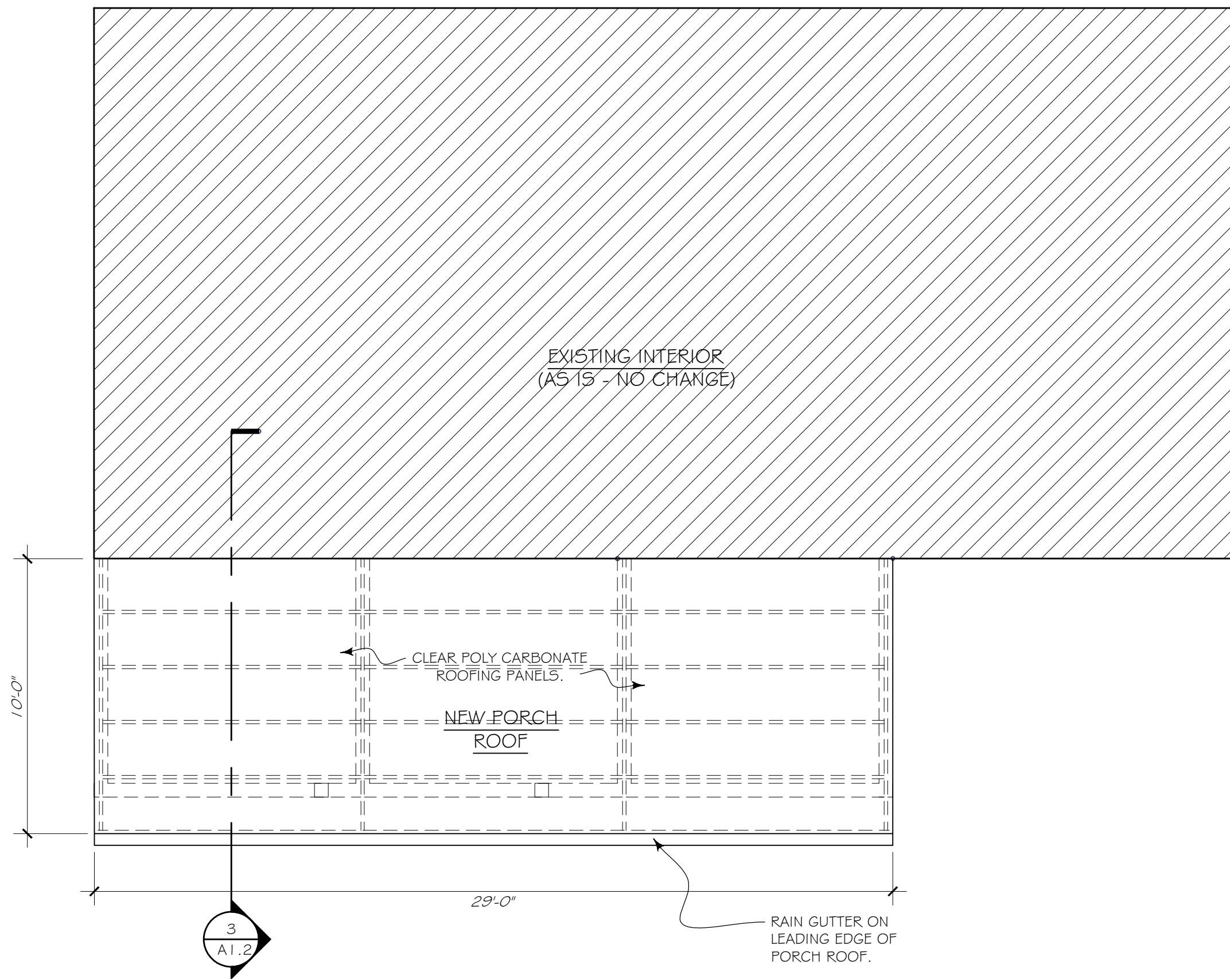
PROPOSED
PLAN &
ELEVATIONS

A 1.1

BELLICAFE

673 N. CENTRAL AVE.
HAPEVILLE, GA.ROOF PLAN
FRAME PLAN
SECTION

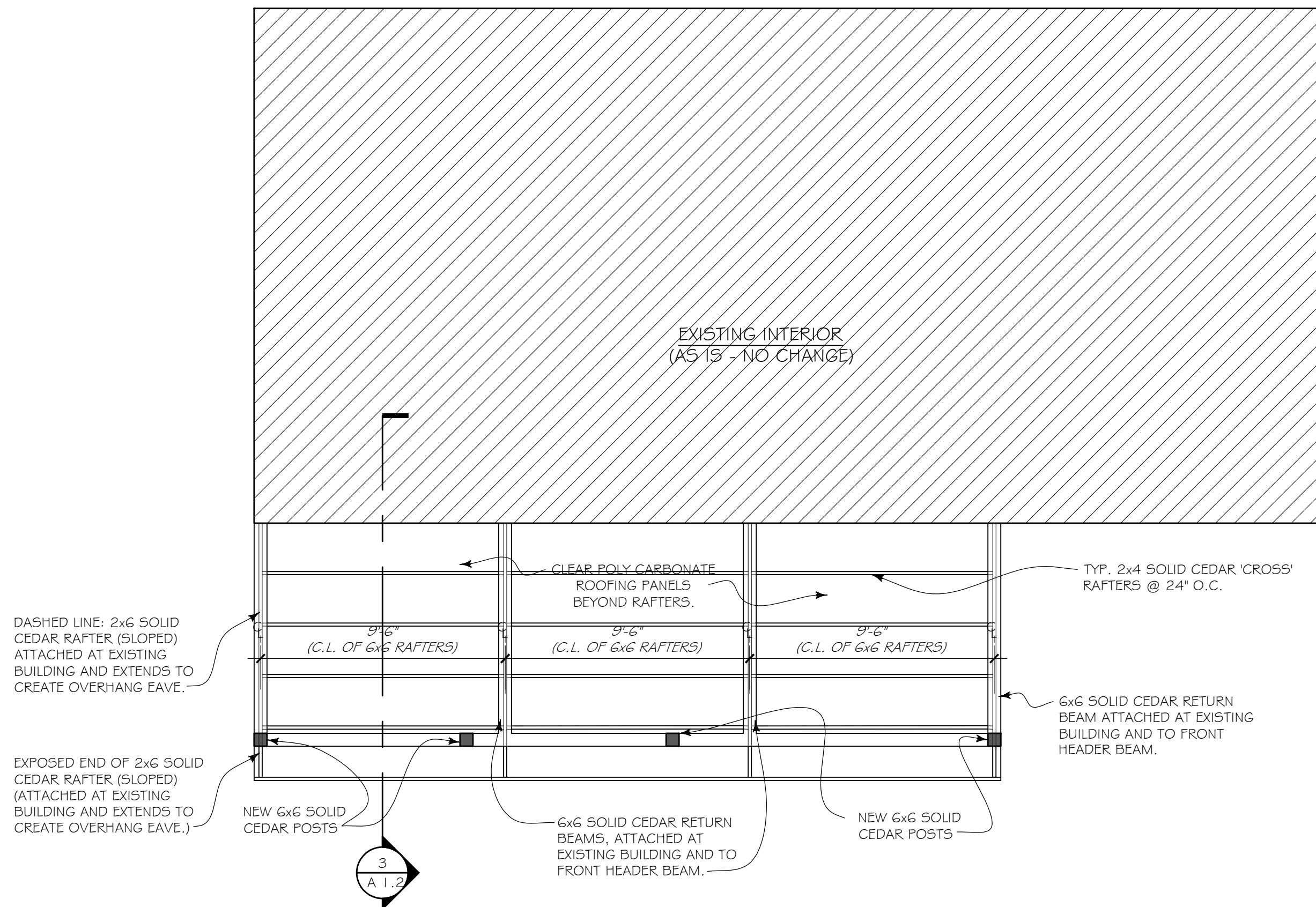
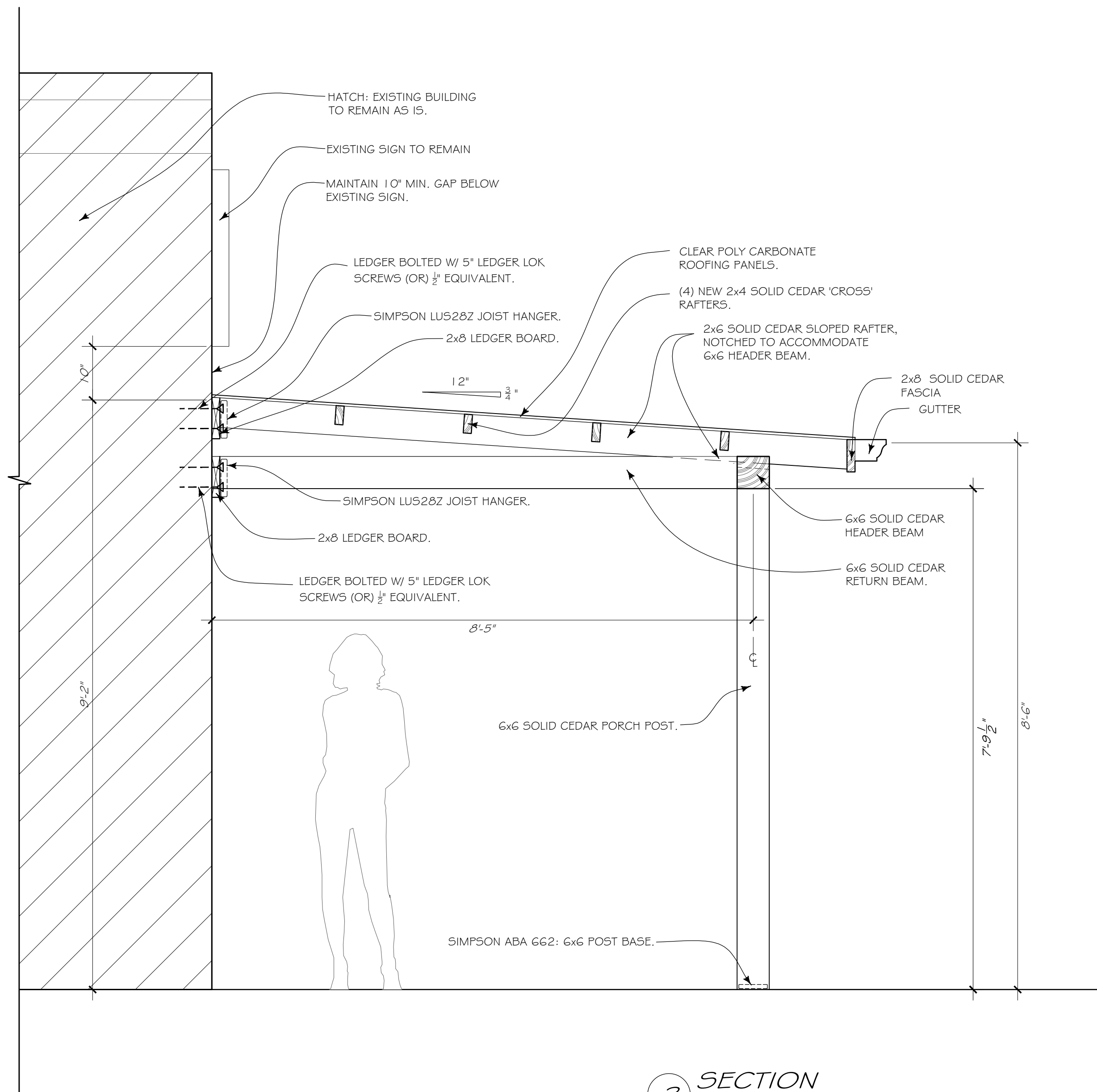
A 1.2

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

1. DIMENSIONS ARE TO FACE OF WOOD FINISH - U.N.O.
2. EXISTING CONSTRUCTION TO REMAIN UNLESS NOTED OTHERWISE.
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4. PATCH & REPAIR ADJACENT CONSTRUCTION & FINISHES TO REMAIN.
5. GENERAL CONTRACTOR TO CONFER WITH STRUCTURAL ENGINEER.

WALL LEGEND

- EXISTING WALL
- NEW CONSTRUCTION

2 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"3 SECTION
SCALE: 3/4" = 1'-0"



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

DATE: July 10, 2024
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3302 Myrtle Street, rear patio and deck**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Greg Morgan to install a 226 SF rear screened in porch with a roof top terrace to an existing single-family dwelling at 3302 Myrtle Street. The porch will be located within the buildable area (outside of the setback). Actual setback dimensions have not been provided. The porch will be faced with cementitious siding and the railing on the deck will be metal.

The property is zoned R-1 – One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards. **(Please note the drawings still indicate R-4 zoning which should be corrected to R-1).**

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

- ✓ Except where indicated, setbacks shall be established by zoning.
- ⊘ On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- ⊘ Minimum building heights shall be established by zoning.
- ⊘ Within subareas D and E maximum building heights shall be as established by zoning, except that:
 - Where this chapter provides a more-stringent standard as compared to the zoning code, the more-stringent standard shall prevail. The only exception to this shall be a use grandfathered under the zoning code.
 - Portions of buildings equal to or less than five feet from a side or rear lot line shall be limited in height to the greater of 16 feet.
 - Portions of buildings between five and ten feet of a side or rear lot line shall be limited in

height to the greater of 25 feet.

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

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

STAFF COMMENT: This is a rear deck addition.

(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: The railings are metal. The area below will be faced with cattle rail.

RECOMMENDATIONS

Upon satisfaction of any items requested by the Design Review Committee, the application may be approved as compliant with Architectural Design Standards.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 06-05-2024 (REVISED OF 05-10-24)

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

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

Applicant: GREG MORGAN Contact Number: [REDACTED]
Applicants Address: 3302 MYRTLE STREET, HAPEVILLE, GA 30354
E-Mail Address: [REDACTED] Zoning Classification: R-1
Address of Proposed Work: 3302 MYRTLE ST, HAPEVILLE, GA 30354
Parcel ID# (INFORMATION MUST BE PROVIDED): 14-009800140073
Property Owner: GREG & JULIE MORGAN Contact Number: [REDACTED]
Project Description (including occupancy type): BACK PORCH ADDITION

Contractors Name: SHANNON SHORT Contact Number: [REDACTED]
Contact Person: GREG Contact Number: [REDACTED]

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

[Signature]
Applicants Signature

06-05-2024
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: 223 $\pm$

Total Square Footage of existing building: 1030 $\pm$

Estimated Cost of Construction: \$150,000

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

RED BRICK w/ STONE ACCENTS,
HARDI PLANK SIDING IN ROOF GABLES
& BACK FACING SHED ROOF DORMER.

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

MATCHING HARDI PLANK

Will any trees be removed to accommodate the project? _____

NO

NOTICE

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

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

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(Please Print & Initial)

gm

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



imagine
Hapeville
georgia

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

GM 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

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

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

GM 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.

GM 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.

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

GM 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.

GREG MORGAN Morgan 16-05-2024
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.



FRONT VIEW
FOR REFERENCE
NO CHANGES

Morgan Home
3302 Myrtle Street, Hapeville, GA

EXISTING HOUSE





BACK VIEW

Morgan Home
3302 Myrtle Street, Hapeville, GA



BACK VIEW AND SOUTH
 SIDE VIEW

EXISTING HOUSE





NORTH SIDE VIEW AND
BACK VIEW



BACK VIEW AND NORTH
SIDE VIEW

Morgan Home
3302 Myrtle Street, Hapeville, GA

EXISTING HOUSE



SCREEN PORCH & ROOF TOP PATIO

MORGAN

G M I D

greg morgan interior design

GREG MORGAN, DESIGNER

3302 MYRTLE STREET
HAPEVILLE, GA. 30354

SITE PLAN NOTES

1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
2. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIME. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR BREAK THE SEDIMENT SOURCE.
3. DISTURBED AREAS LEFT IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION AND MULCH; DISTURBED AREAS REMAINING IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
5. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.

APPLICABLE CODES

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

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

INTERNATIONAL FIRE CODE (IFC) - 2018

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

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

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

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

NATIONAL ELECTRICAL CODE - 2017 EDITION WITH NO GEORGIA
STATE AMENDMENTS

PROJECT DESCRIPTION:

Addition of Screened Back Porch w/ Roof Top Terrace onto
the back of existing single family house.

PROJECT GENERAL NOTES:

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

CODE INFORMATION:

Project Address: 3302 Myrtle Drive
Hapeville, GA 30354

Zoning: R-1

Construction Type: Type VB

Existing House Height: 24' - 0"
(No Change)

Existing House
Conditioned Area: Existing 1,030 s.f.
Proposed Addition 0 s.f.
Proposed Total: 1,030 s.f.

Lot Coverage: Existing Coverage 1,905 s.f.
Plus New Screened Porch +226 s.f.
TOTAL 2,131 s.f.

Lot Coverage Ratio: 2,131 s.f. / 9,750 s.f. = 0.22
(Complies with 0.350 max.)

Site Area: 9,750 Square Feet

DRAWING INDEX:

T. 1 Title Sheet

A 1.1 Main Level Proposed

A 1.2 Upper Level & Foundation

A 2.0 Existing & Proposed Exterior Elevations

A 3 Section

PROJECT CONTACTS:

OWNER:
Greg and Julie Morgan
3302 Myrtle Street
Hapeville, GA 30354

GENERAL CONTRACTOR:

Newsong Construction
Contact: Gabe Sieber # 678-476-5695

21 JUN 2024 UPDATED GC INFO
05 JUN 2024 DRC REVIEW

MORGAN
RESIDENCE

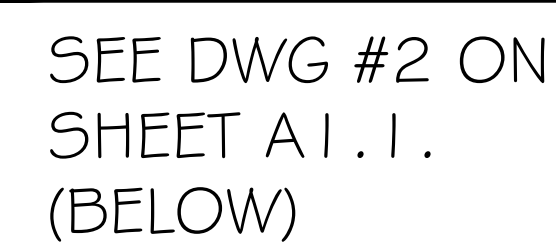
3302 MYRTLE ST
HAPEVILLE, GA.

TITLE SHEET
CODE

T-1

GREG MORGAN, DESIGNER

3302 MYRTLE STREET
HAPEVILLE, GA. 30354



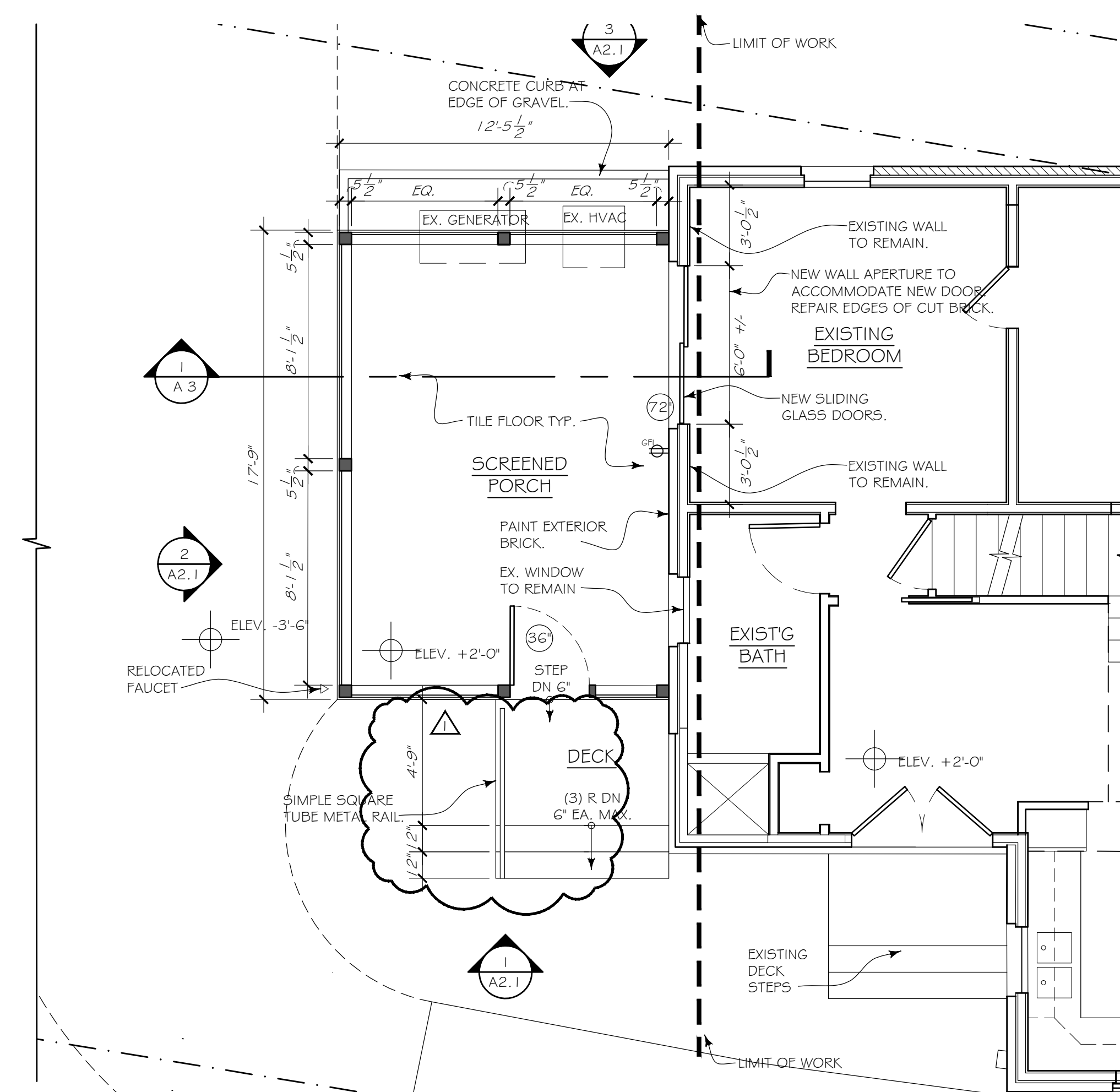
REFERENCE SITE PLAN
SCALE: NOT SCALED

- | | |
|-------------|-------------|
| 21 JUN 2024 | REV #1 |
| 05 JUN 2024 | DRC REVIEW |
| 01 MAR 2024 | FOR PRICING |
| 06 OCT 2023 | FOR REVIEW |

1. EXISTING CONSTRUCTION TO REMAIN UNLESS NOTED OTHERWISE.
2. BRACE STRUCTURE AS REQUIRED DURING DEMOLITION PROCESS.
3. PATCH & REPAIR ADJACENT CONSTRUCTION & FINISHES TO REMAIN.
4. RELOCATION OF GENERATOR AND HVAC: DISCONNECT & CAP PRIOR TO WORK.

1. DIMENSIONS ARE TO FACE OF WOOD FINISH - U.N.O.
2. REFER TO FINISH MATRIX REGARDING ALL FINISH SELECTIONS. (TBD)
3. SEE EXTERIOR ELEVATIONS FOR EXTERIOR DOOR & WINDOW INFORMATION.
4. CONSTRUCTION IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE.

 EXISTING WALL
 NEW CONSTRUCTION
 NEW BRICK VENEER



2 CONSTRUCTION PLAN
SCALE: 1/4" = 1' - 0"

3302 MYRTLE ST
HAPEVILLE, GA.

MAIN LEVEL
PROPOSED

A 1.1

DEMOLITION
GENERAL NOTES

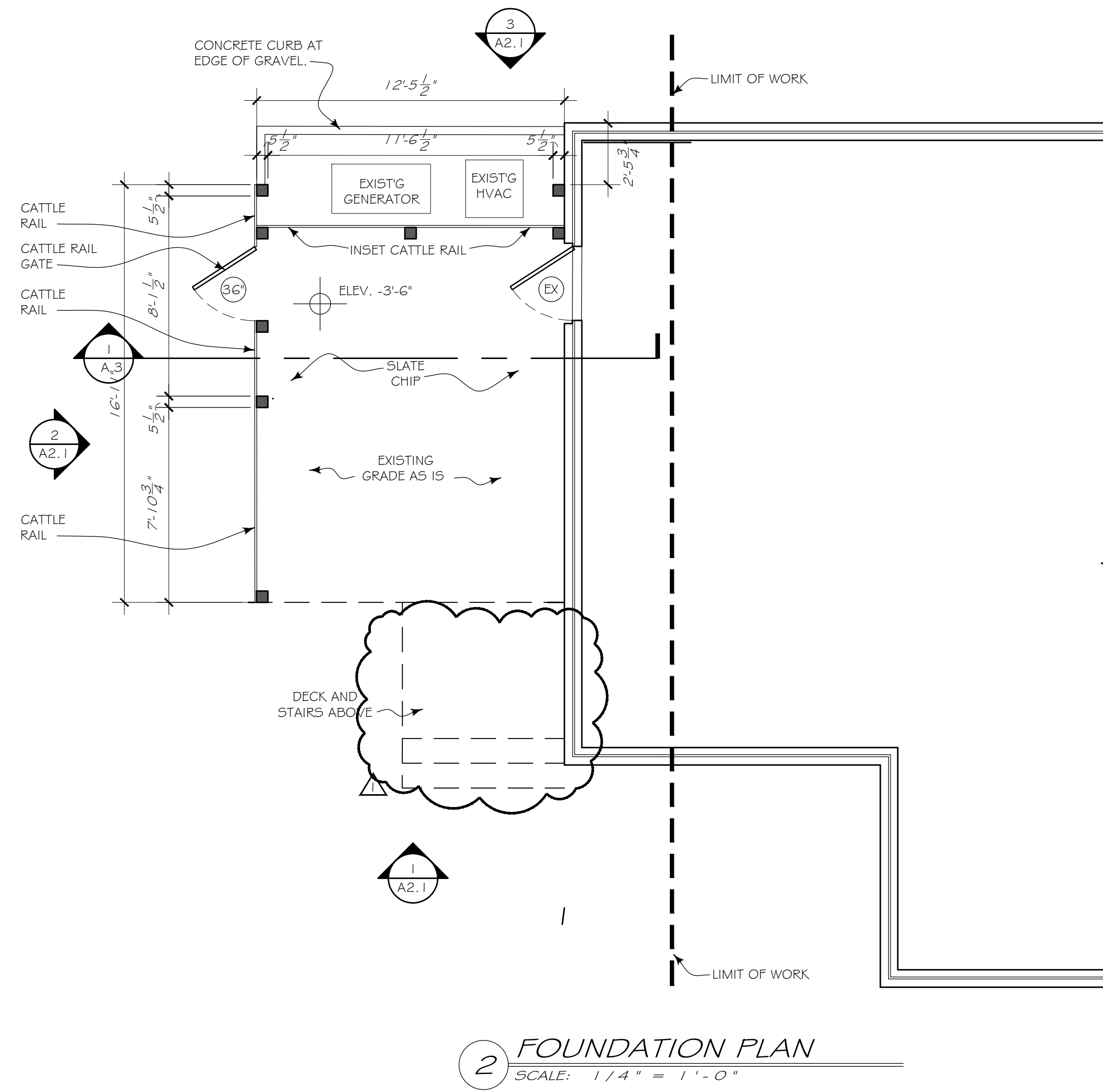
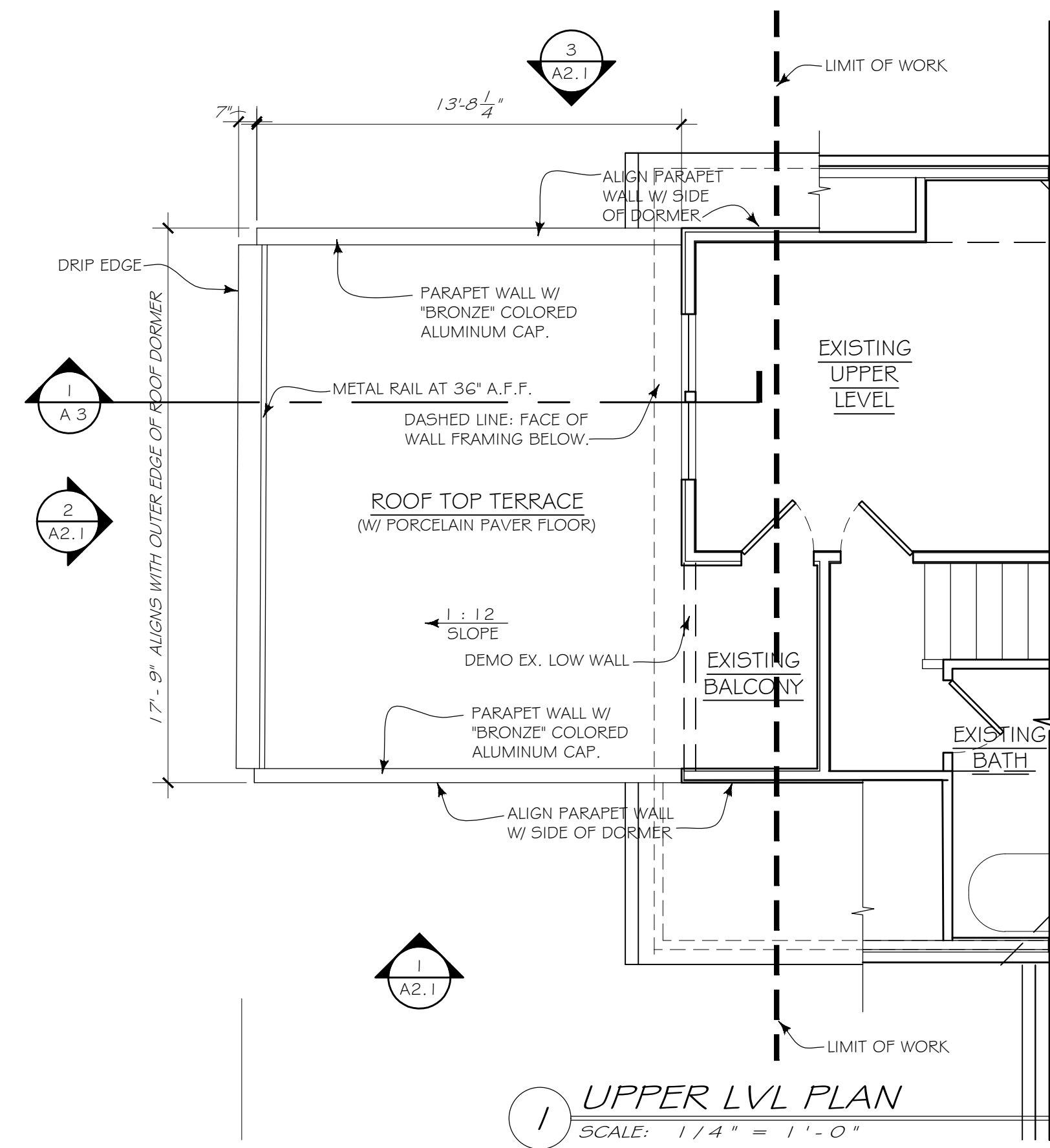
- EXISTING CONSTRUCTION TO REMAIN UNLESS NOTED OTHERWISE.
- BRACE STRUCTURE AS REQUIRED DURING DEMOLITION PROCESS.
- PATCH & REPAIR ADJACENT CONSTRUCTION & FINISHES TO REMAIN.
- RELOCATION OF GENERATOR AND HVAC: DISCONNECT & CAP PRIOR TO WORK.

CONSTRUCTION
GENERAL NOTES

- DIMENSIONS ARE TO FACE OF WOOD FINISH - U.N.O.
- REFER TO FINISH MATRIX REGARDING ALL FINISH SELECTIONS. (TBD)
- SEE EXTERIOR ELEVATIONS FOR EXTERIOR DOOR & WINDOW INFORMATION.
- CONSTRUCTION IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE.

WALL LEGEND

- EXISTING WALL
- NEW CONSTRUCTION



21 JUN 2024	REV #1
06 JUN 2024	DRC REVIEW
01 MAR 2024	FOR PRICING
06 OCT 2023	FOR REVIEW

MORGAN
RESIDENCE

3302 MYRTLE ST
HAPEVILLE, GA.

UPPER
LEVEL AND
FOUNDATION

A 1.2

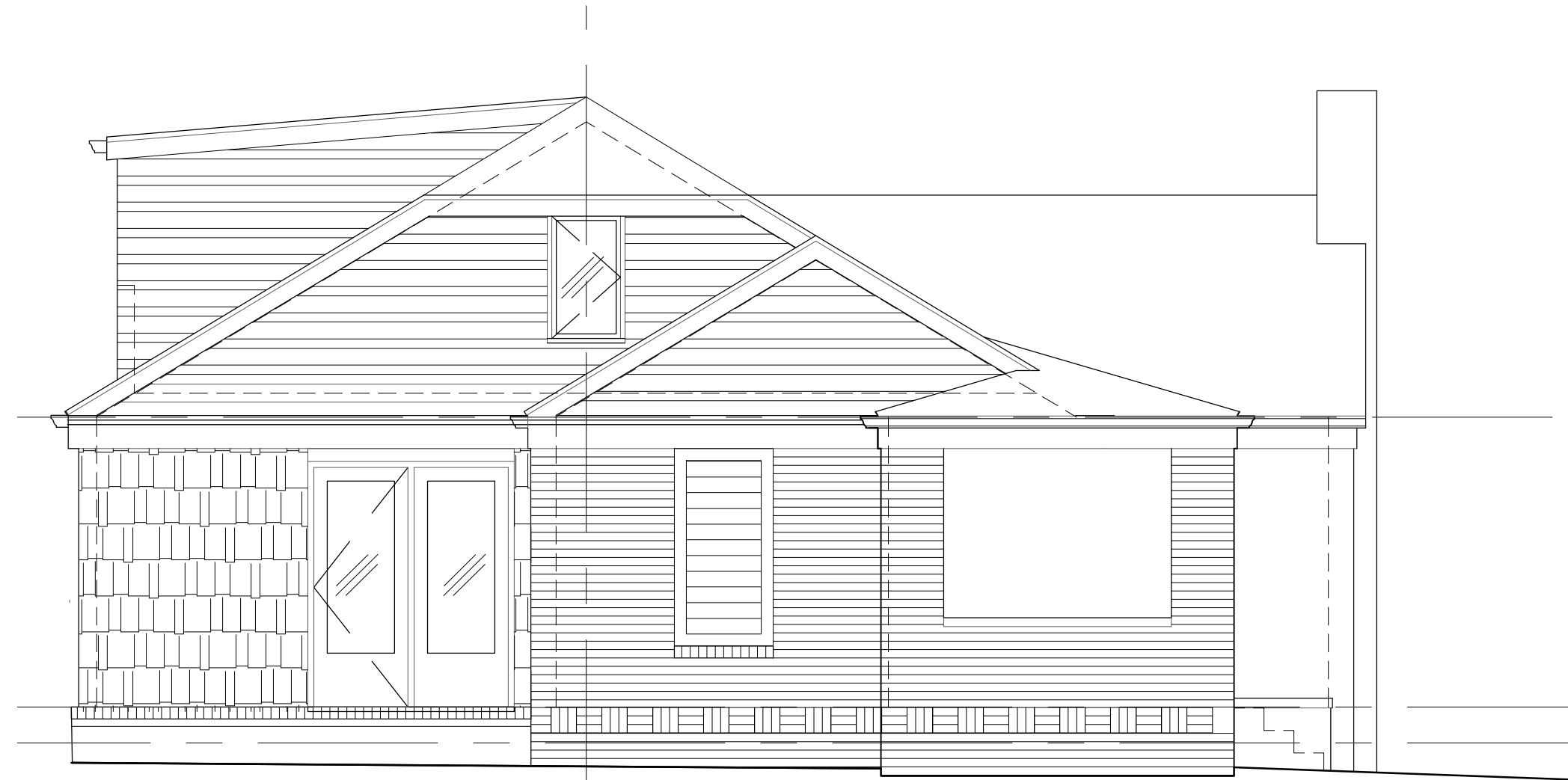
05 JUN 2024	REV #1
05 JUN 2024	DRC REVIEW
01 MAR 2024	FOR PRICING
06 OCT 2023	FOR REVIEW

MORGAN
RESIDENCE

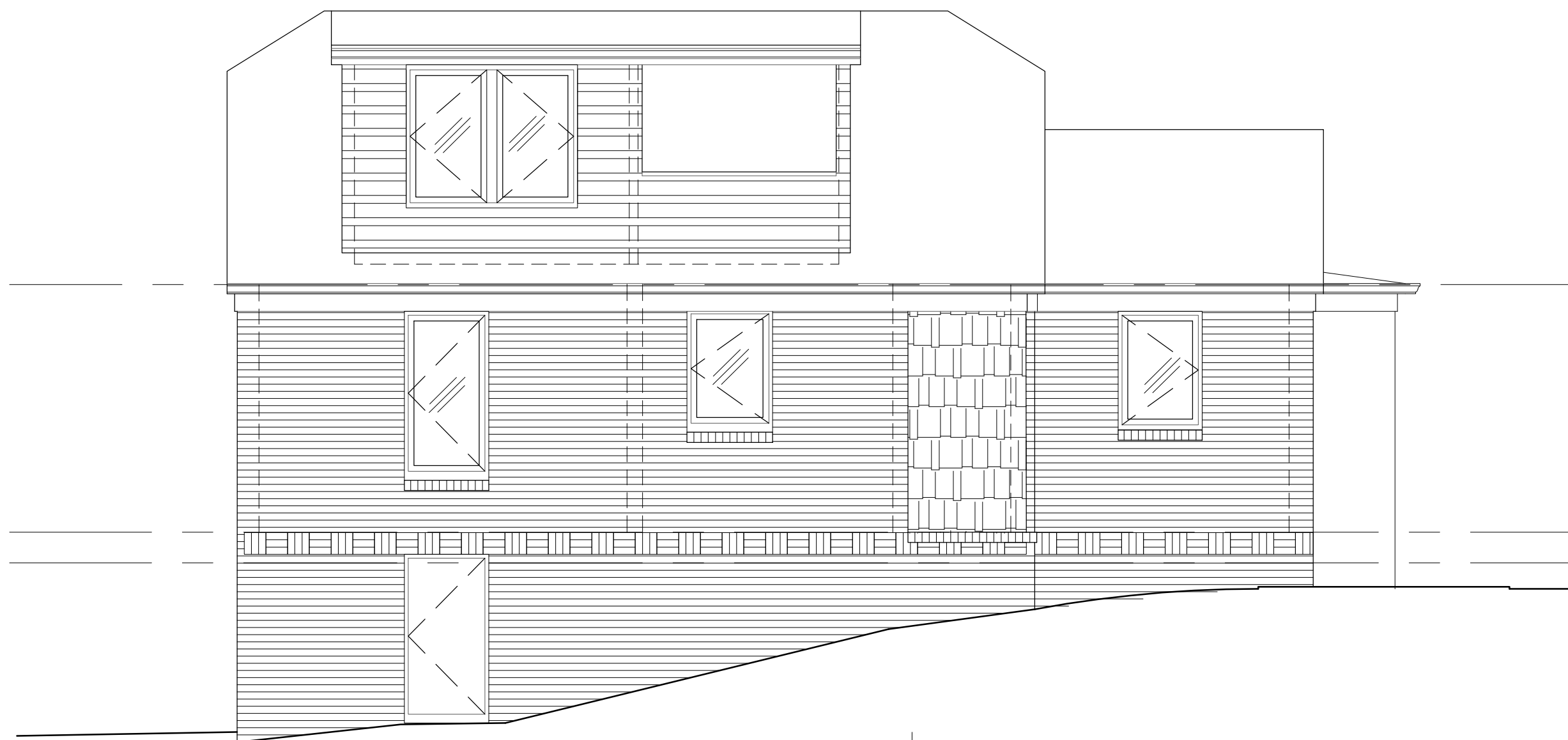
3302 MYRTLE ST
HAPEVILLE, GA.

EXISTING &
PROPOSED
ELEVATIONS

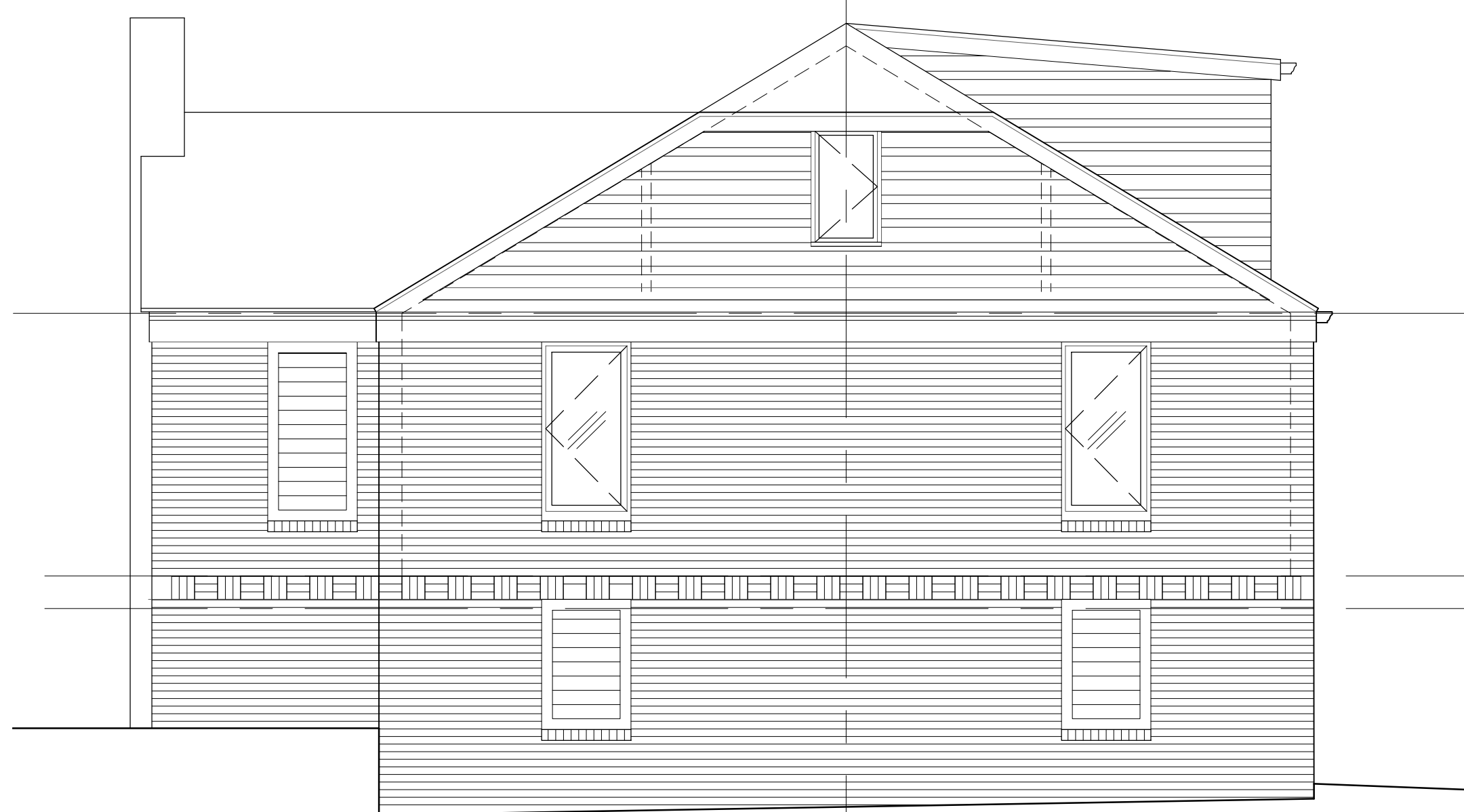
A 2



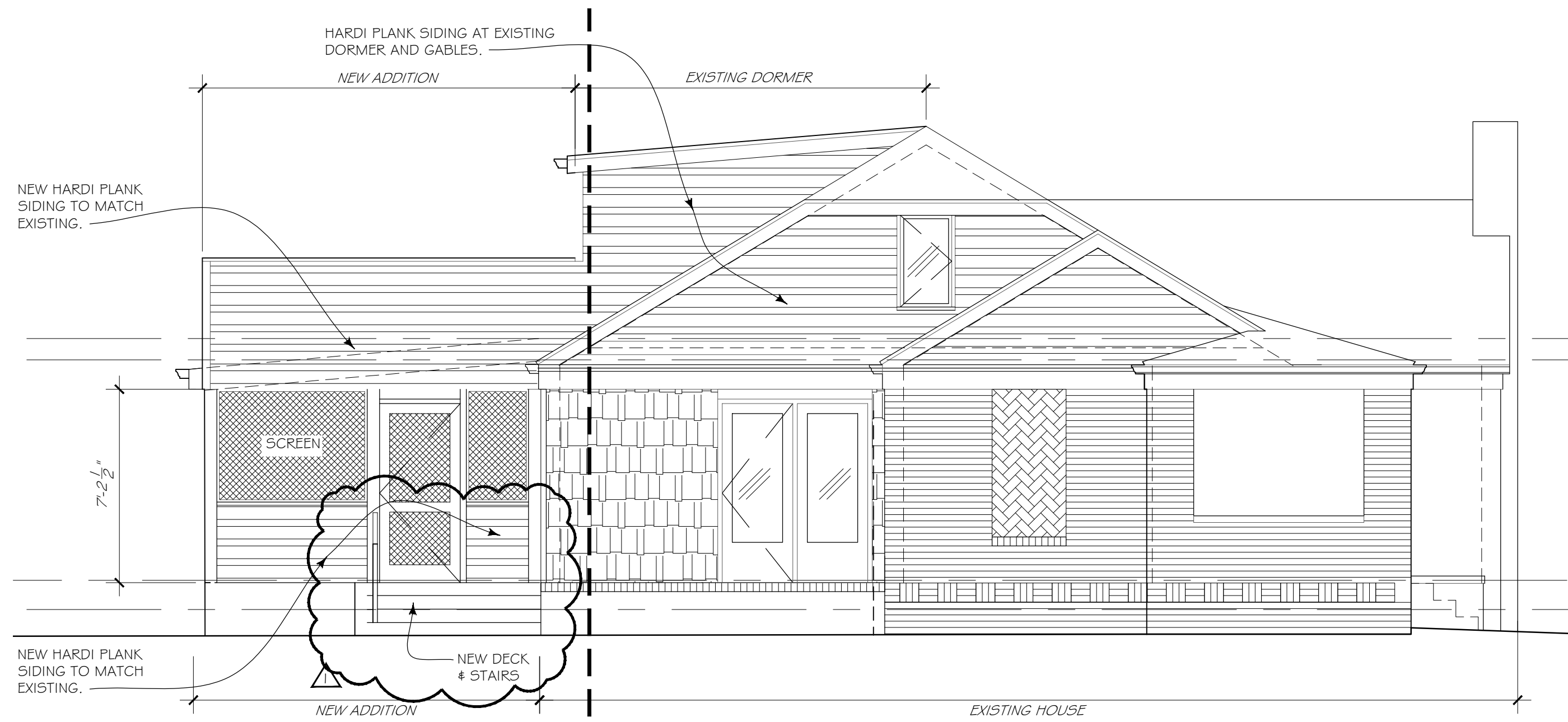
A EXISTING SIDE - NORTH
SCALE: 1/4" = 1'-0"



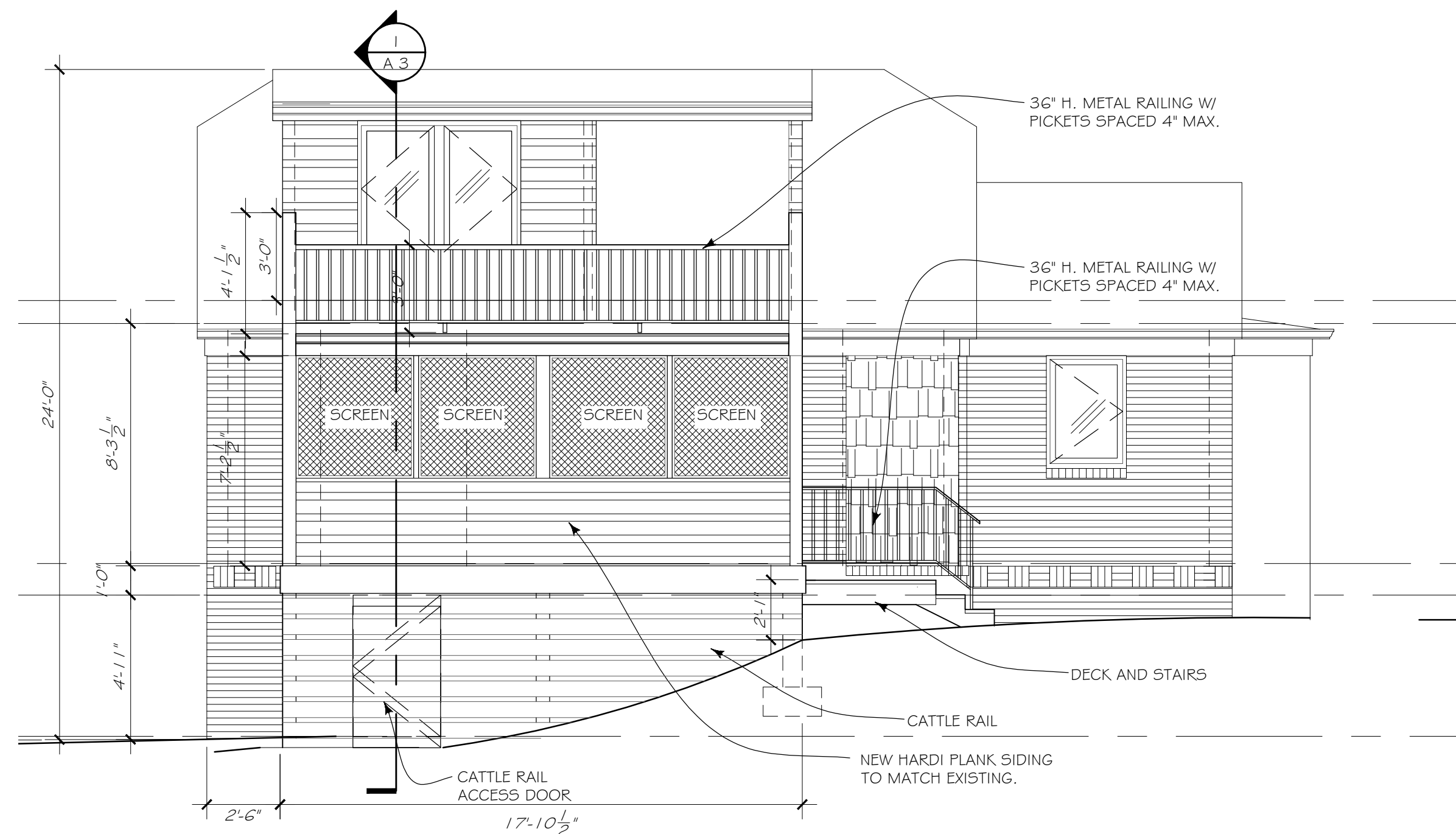
B EXISTING SIDE - EAST
SCALE: 1/4" = 1'-0"



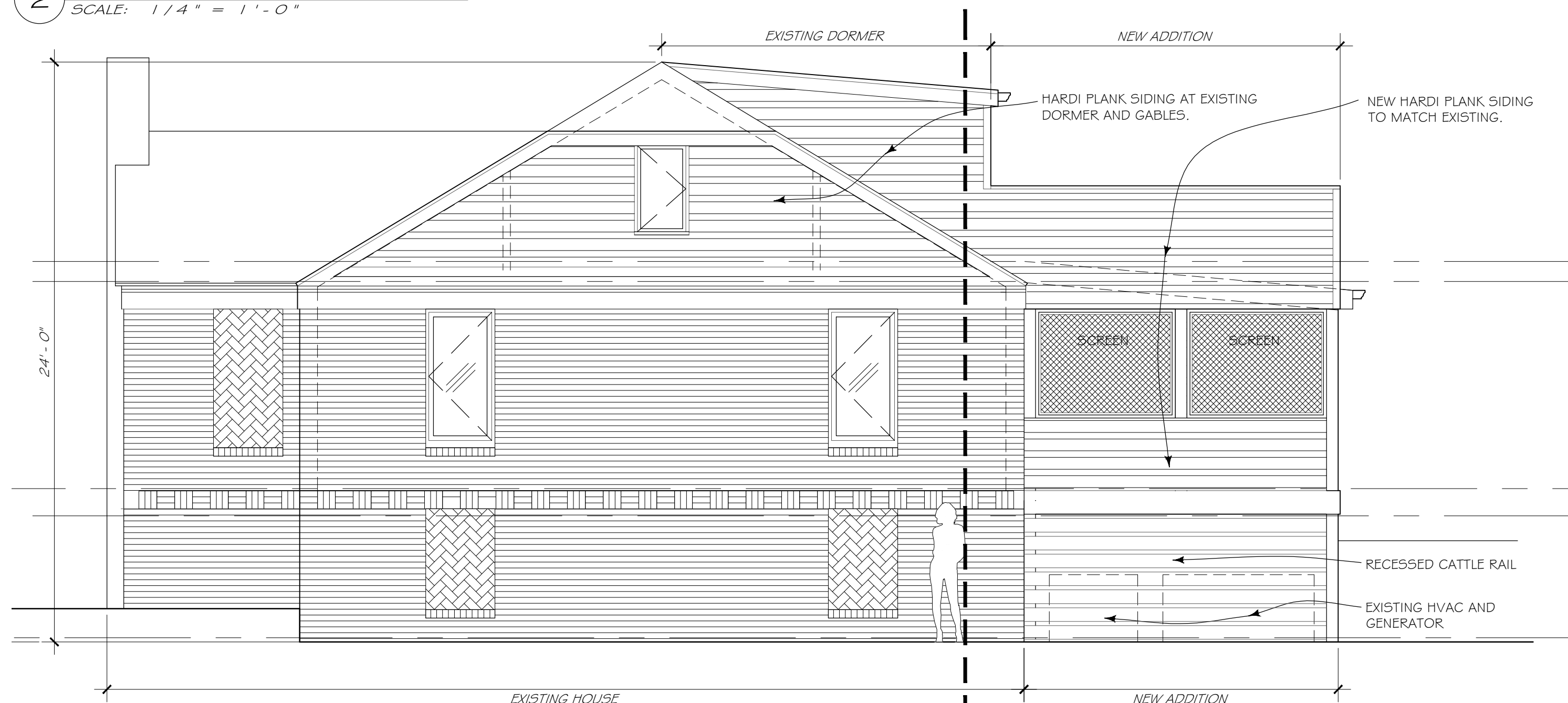
C EXISTING SIDE - SOUTH
SCALE: 1/4" = 1'-0"



1 PROPOSED SIDE - NORTH
SCALE: 1/4" = 1'-0"



2 PROPOSED BACK - WEST
SCALE: 1/4" = 1'-0"



3 PROPOSED SIDE - SOUTH
SCALE: 1/4" = 1'-0"

GREG MORGAN, DESIGNER

3302 MYRTLE STREET
HAPEVILLE, GA. 30354

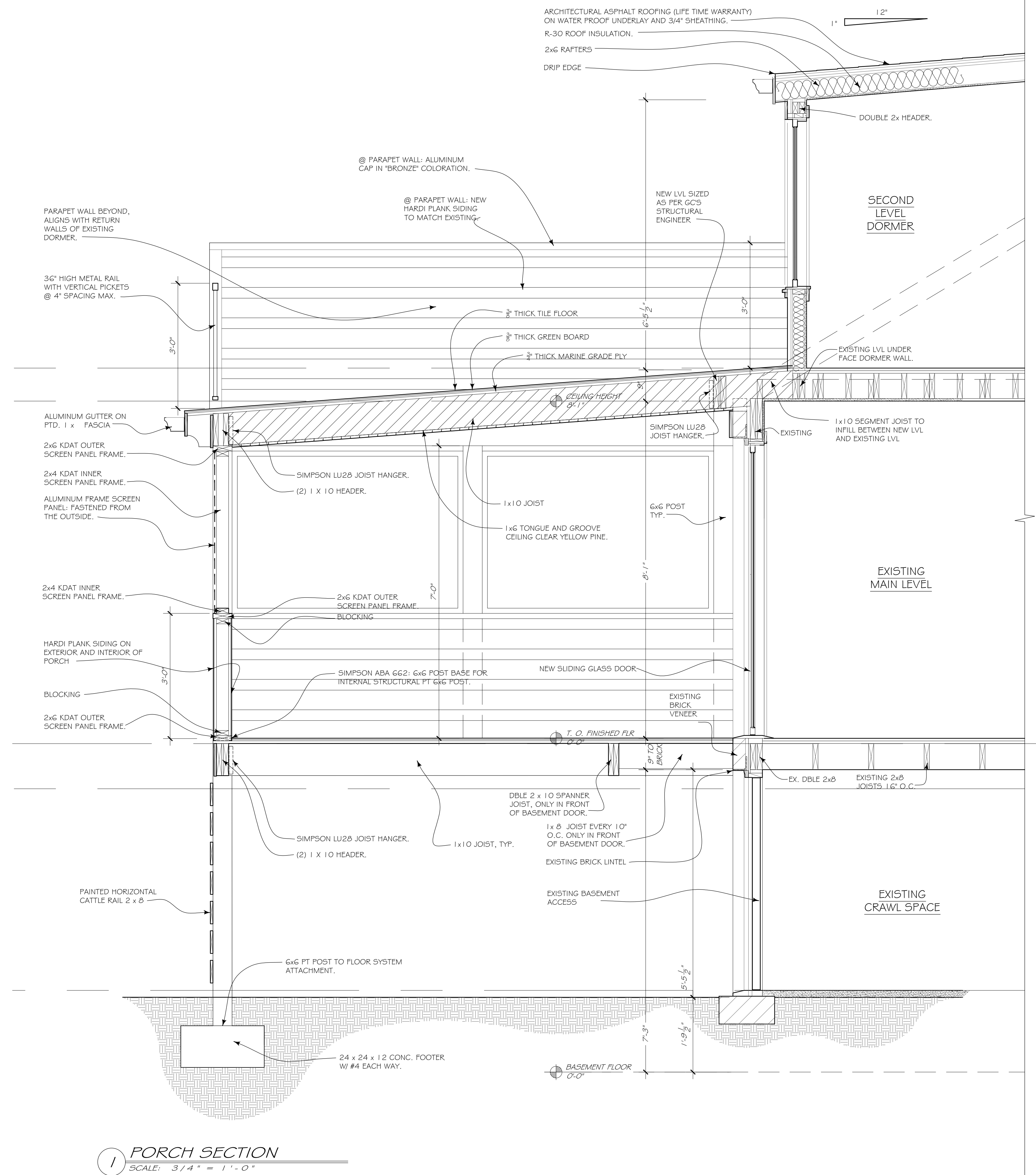
05 JUNE 2024 DRC REVIEW

M O R G A N
R E S I D E N C E

3302 MYRTLE ST
HAPEVILLE, GA.

PROPOSED
SECTION

A 3





DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: July 10, 2024
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review –3336 Myrtle Street, exterior renovations,
Revised**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Simi Khera to remodel the exterior of an existing structure located at 3336 Myrtle Street to make it a single-family dwelling. Per the application, the single-family dwelling will have 3 bedrooms and 3 bathrooms and an office. Parking will be provided on a parking pad at the rear of the residence. **The exterior materials stated in the application are hardiplank and board and batten siding, however, the plans show painted wood siding.** The height of the structure is 30' 3".

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

- ✗ Except where indicated, setbacks shall be established by zoning.
- ⊖ On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- ✓ Minimum building heights shall be established by zoning.
- ⊖ Within subareas D and E maximum building heights shall be as established by zoning, except that:
 - Where this chapter provides a more-stringent standard as compared to the zoning code, the more-stringent standard shall prevail. The only exception to this shall be a use grandfathered under the zoning code.
 - Portions of buildings equal to or less than five feet from a side or rear lot line shall be limited in height to the greater of 16 feet.

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

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

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

STAFF COMMENT: *The existing structure is in the setback, however, this design does not include any additional square footage so no variance is required. There is a sidewalk along Myrtle Street.*

(b) Supplemental Area and Fence Standards

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

STAFF COMMENT: A tree is shown in the supplemental area.

(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: Exterior mechanical not shown, must be screened if visible from right of way.

(d) *Parking and Traffic Standards*

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

STAFF COMMENT:

(e) *Roof and Chimney Standards*

- ✓ Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.

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

STAFF COMMENT:

(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:

(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:

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

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

Other:

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

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

STAFF COMMENT:

RECOMMENDATIONS

- Exterior materials should be clarified for consistency between application and drawings (painted wood versus hardiplank.
- Screen any exterior mechanical if visible from right of way.

Upon resolution of the above items, the application and drawings are compliant with City Standards. The Committee may approve the application with any additional comments or recommendations.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 15 May 2024_____

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: Simi Khera_____ Contact Number:
Applicants Address: 3281 Bachelor St Atlanta GA 30344\

E-Mail Address: Zoning Classification: R1 _____

Address of Proposed Work: 3336 Myrtle St Hapeville GA

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009800140024

Property Owner: Simi Khera Contact Number:

Project Description (including occupancy type):
Renovation of an exisisting structure to make a single family NO additional square footage added

Contractors Name: Trey Dickson Contact Number:

Contact Person: Simi Khera 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.

SKhera

15 May 2024

Applicants Signature

Date

Project Class (check one):

x ☐ 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

x ☐ Other

Total Square Footage of proposed New Construction: 2000 square feet

Total Square Footage of existing building: 2000 square feet

Estimated Cost of Construction: \$200,000

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

Wood/vinyl planking

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

The proposed exterior will be a mix of hardy plank and board and batton.

Will any trees be removed to accommodate the project? no _____

NOTICE

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

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

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

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

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

(Please Print & Initial)

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

- ☒ Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:
https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICORR_CH81ARDEST
- ☒ Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.
- ☒ Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.
- ☒ Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.
- ☒ Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.
- ☒ Submitted dimensioned architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.
- ☒ Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.

Simi Khera

15 May 2024

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.







IPF

IPS

CMP

R/W

Q

R

FES

L.L.L.

T.B.M.

INV.

IRON PIN FOUND

1/2" REBAR SET

CORRUGATED METAL PIPE

RIGHT OF WAY

CENTER LINE

PROPERTY LINE

FLARED END SECTION

LAND LOT LINE

TEMPORARY BENCHMARK

INVERT ELEVATION

SANITARY SEWER MANHOLE

POWER POLE

FIRE HYDRANT

LIGHT POLE

IRRIGATION CONTROL VALVE

TRAVERSE POINT (60D NAIL)

DRAINAGE MANHOLE

GAS VALVE

BENCHMARK

PROPERTY CORNER

PROPERTY LINE

FENCE

TELEPHONE LINE

GAS LINE

WATER LINE

SANITARY SEWER LINE

POWER LINE

OPEN TOP PIPE

CRIMP TOP PIPE

REBAR

YARD INLET

DRAIN INLET

SAN. SEWER MANHOLE

CLEANOUT

WATER METER

WATER VALVE

GUY WIRE

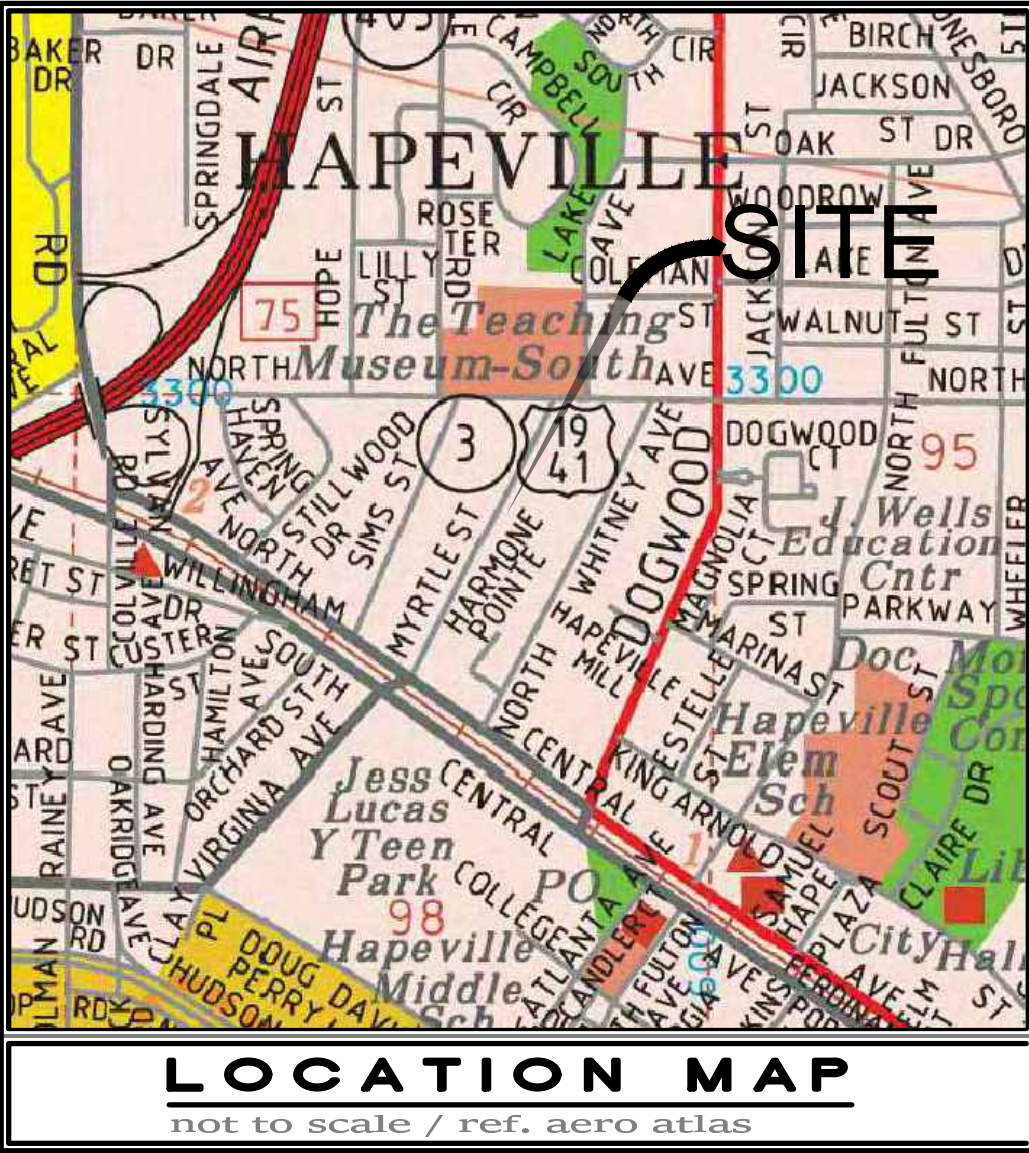
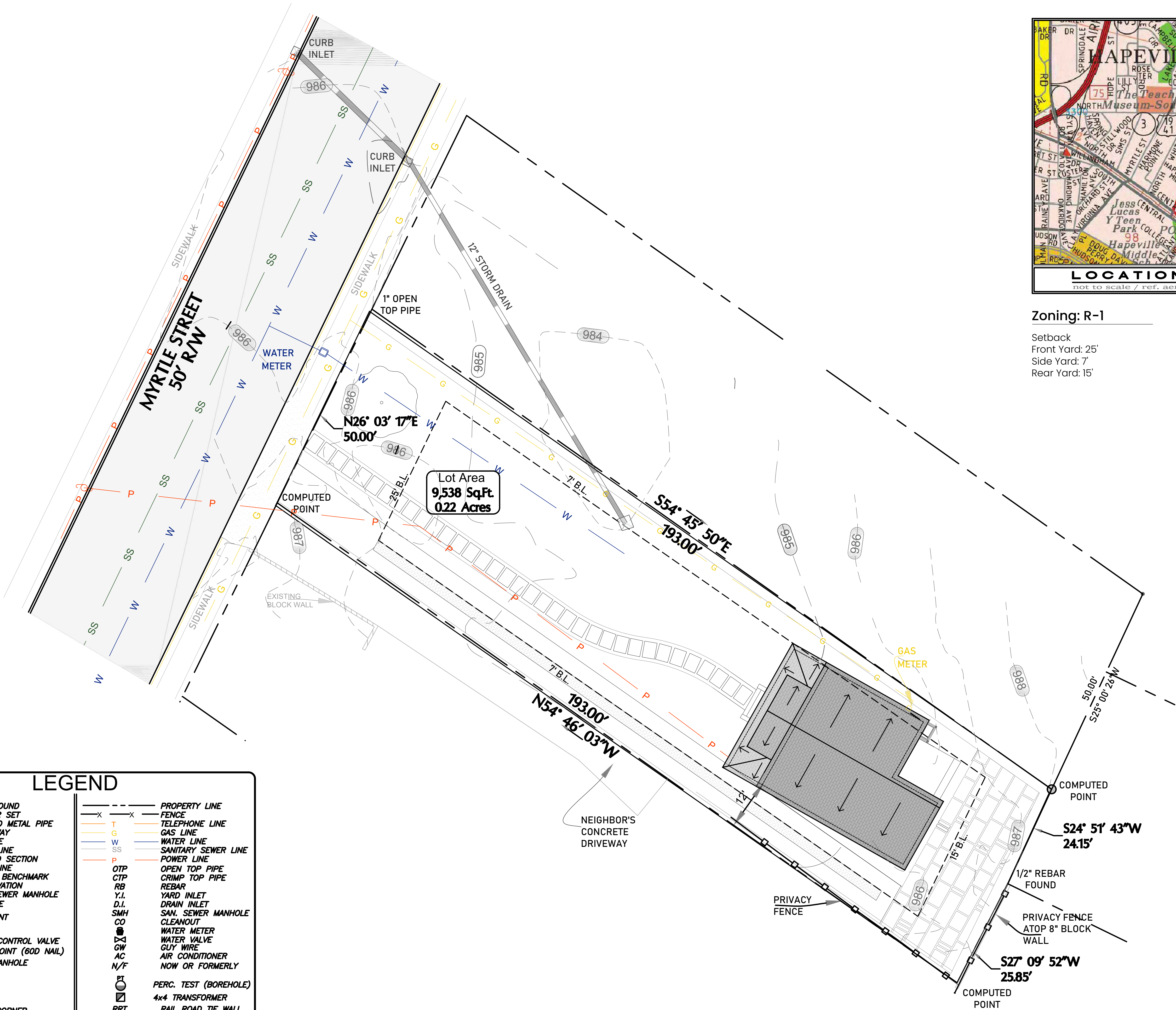
AIR CONDITIONER

NOW OR FORMERLY

PERC. TEST (BOREHOLE)

4x4 TRANSFORMER

RAIL ROAD TIE WALL



Zoning: R-1

Setback
Front Yard: 25'
Side Yard: 7'
Rear Yard: 15'

HAPEVILLE RESIDENCE

3336 Myrtle St, Atlanta, GA 30354, USA

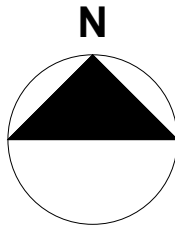
No.	ISSUED	REVISED	DATE
1	PERMIT SET	06/14/2024	

SITE PLAN

Sheet size 24" x 36"

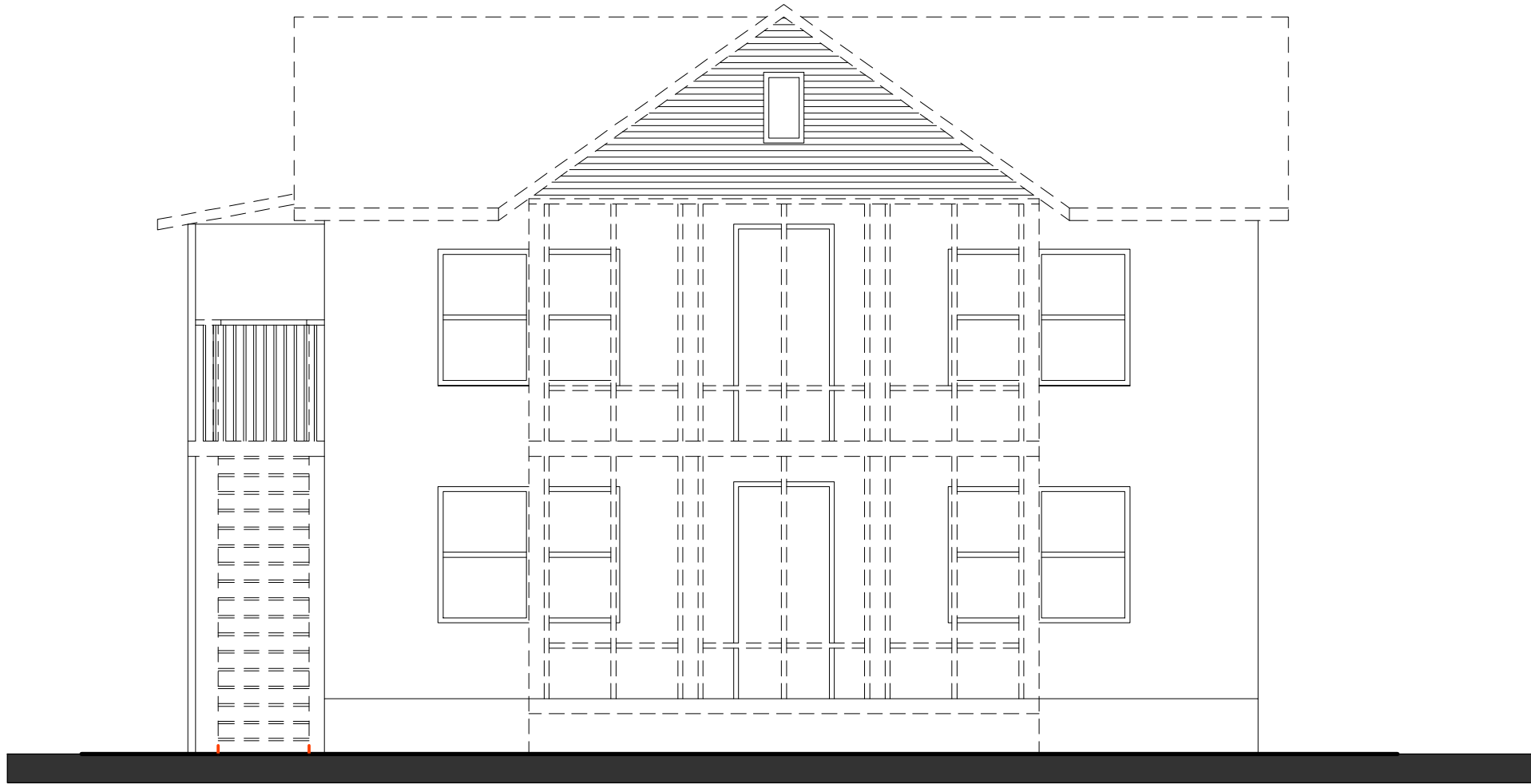
SCALE: 3/32"=1'-0"

0 8' 16' 32'

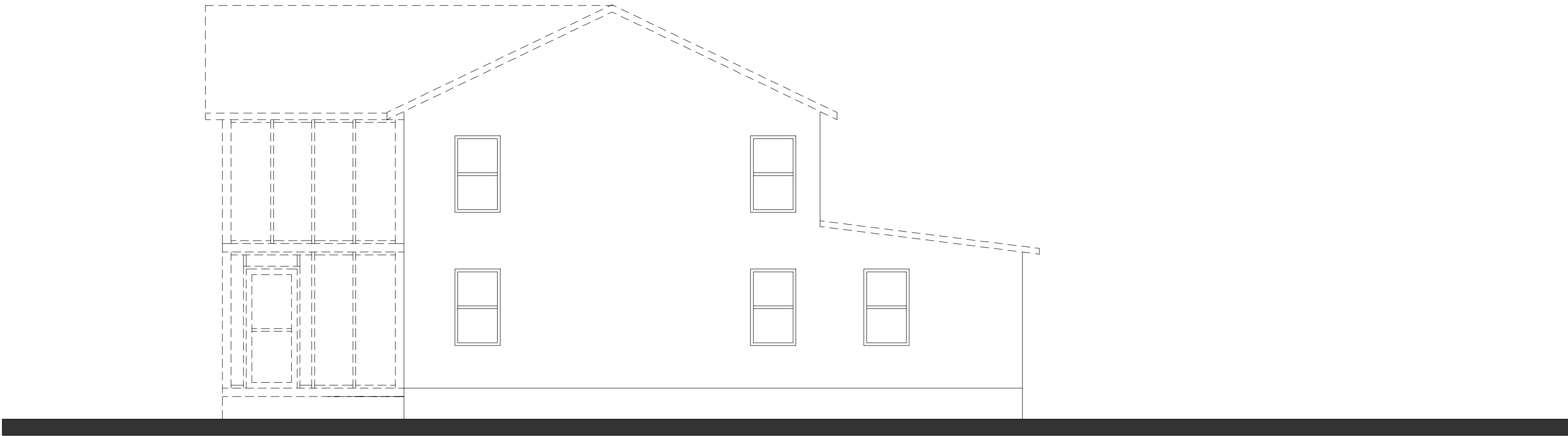


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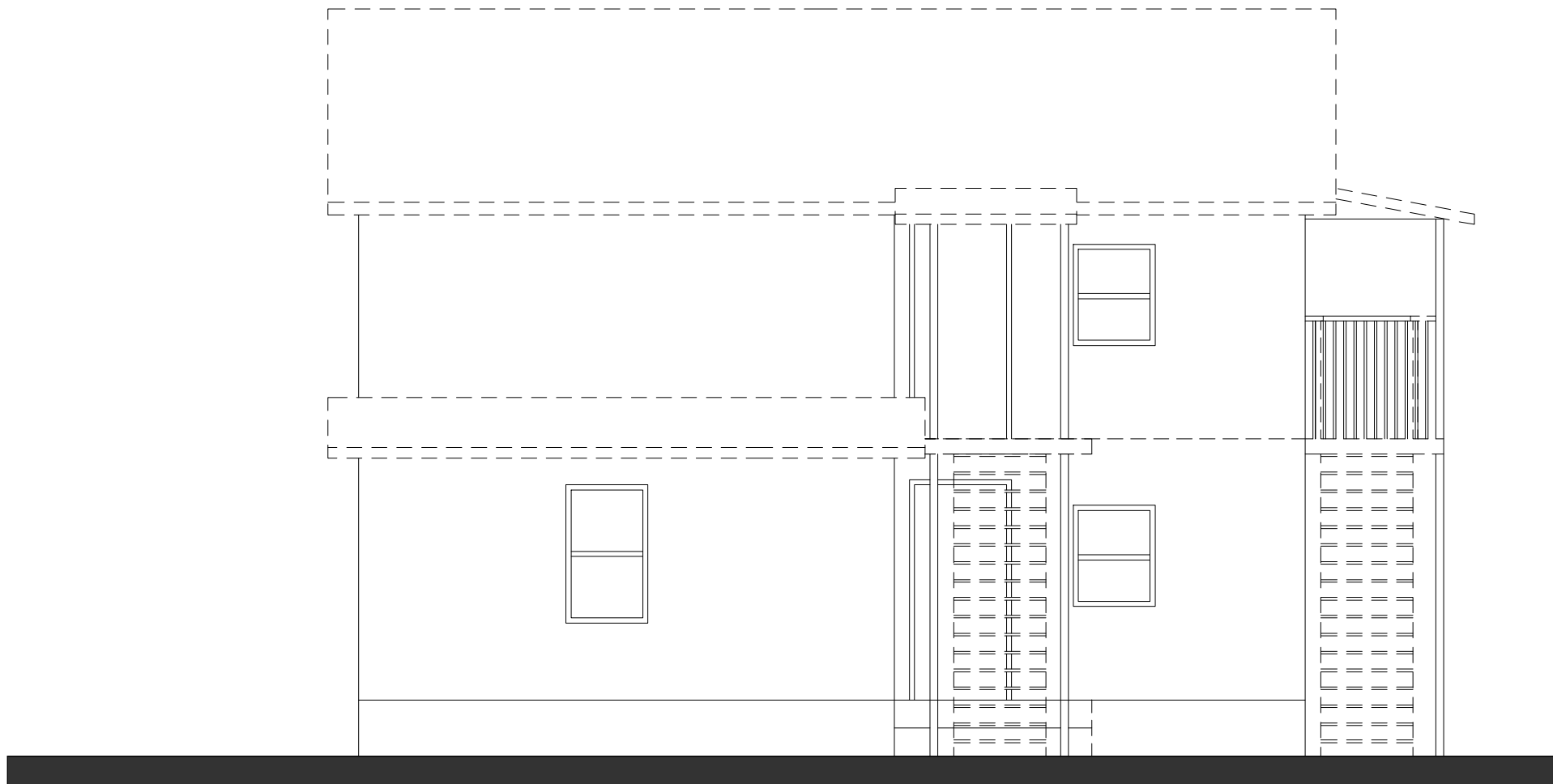
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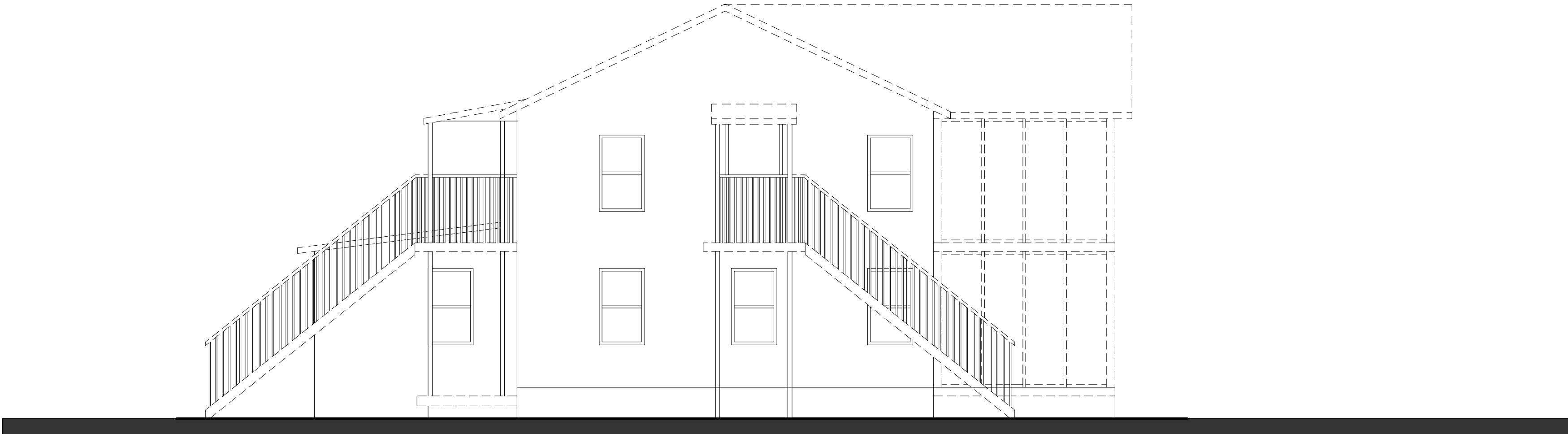
① Front Elevation - Demolition



② Side Elevation Left - Demolition



③ Back Elevation



④ Side Elevation Right - Demolition

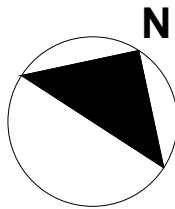
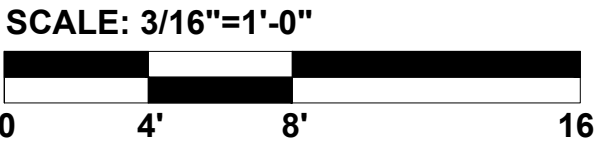
HAPEVILLE RESIDENCE

3336 Myrtle St, Atlanta, GA 30354, USA

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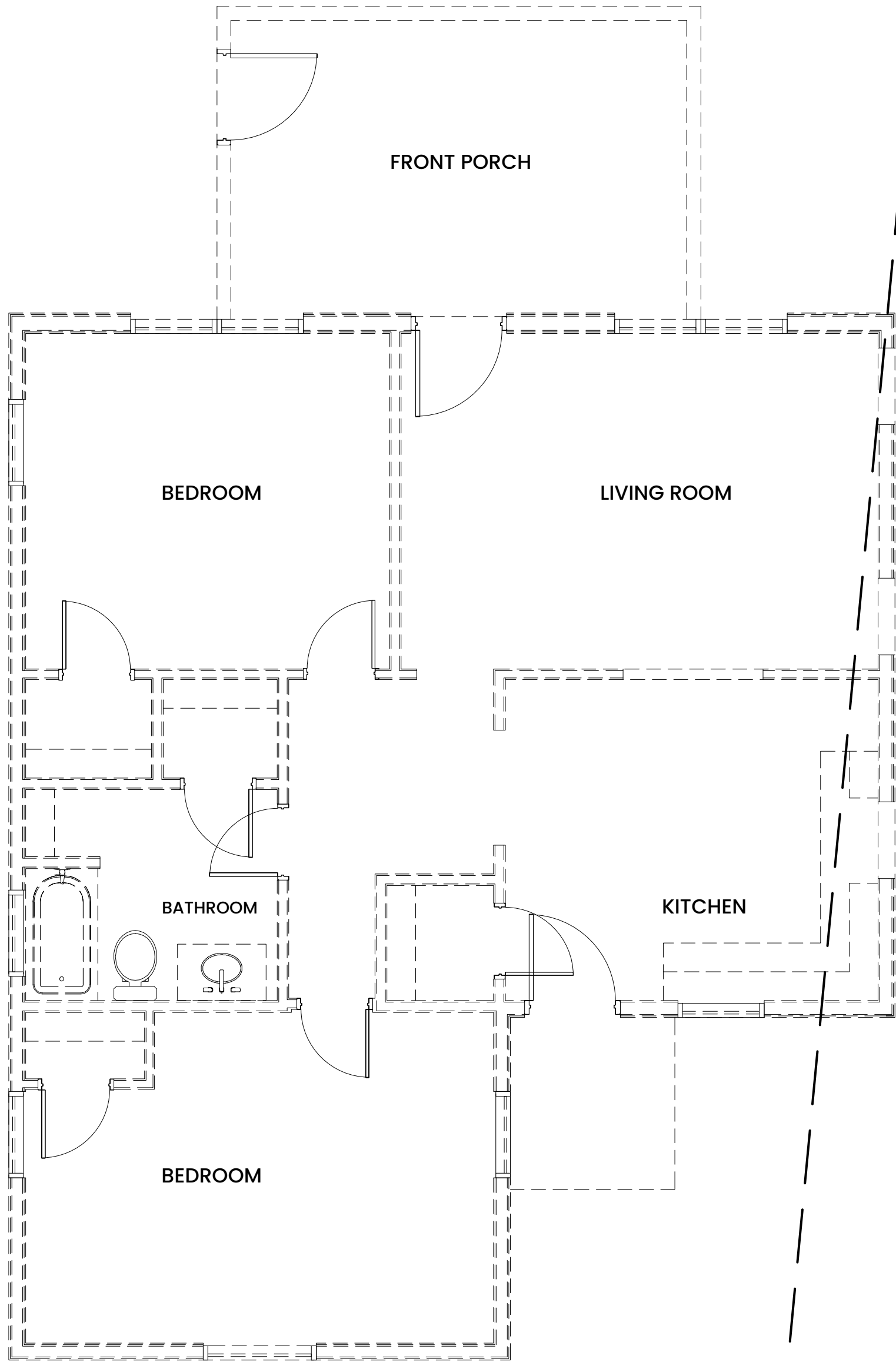
EXISTING ELEVATIONS

Sheet size 24" x 36"

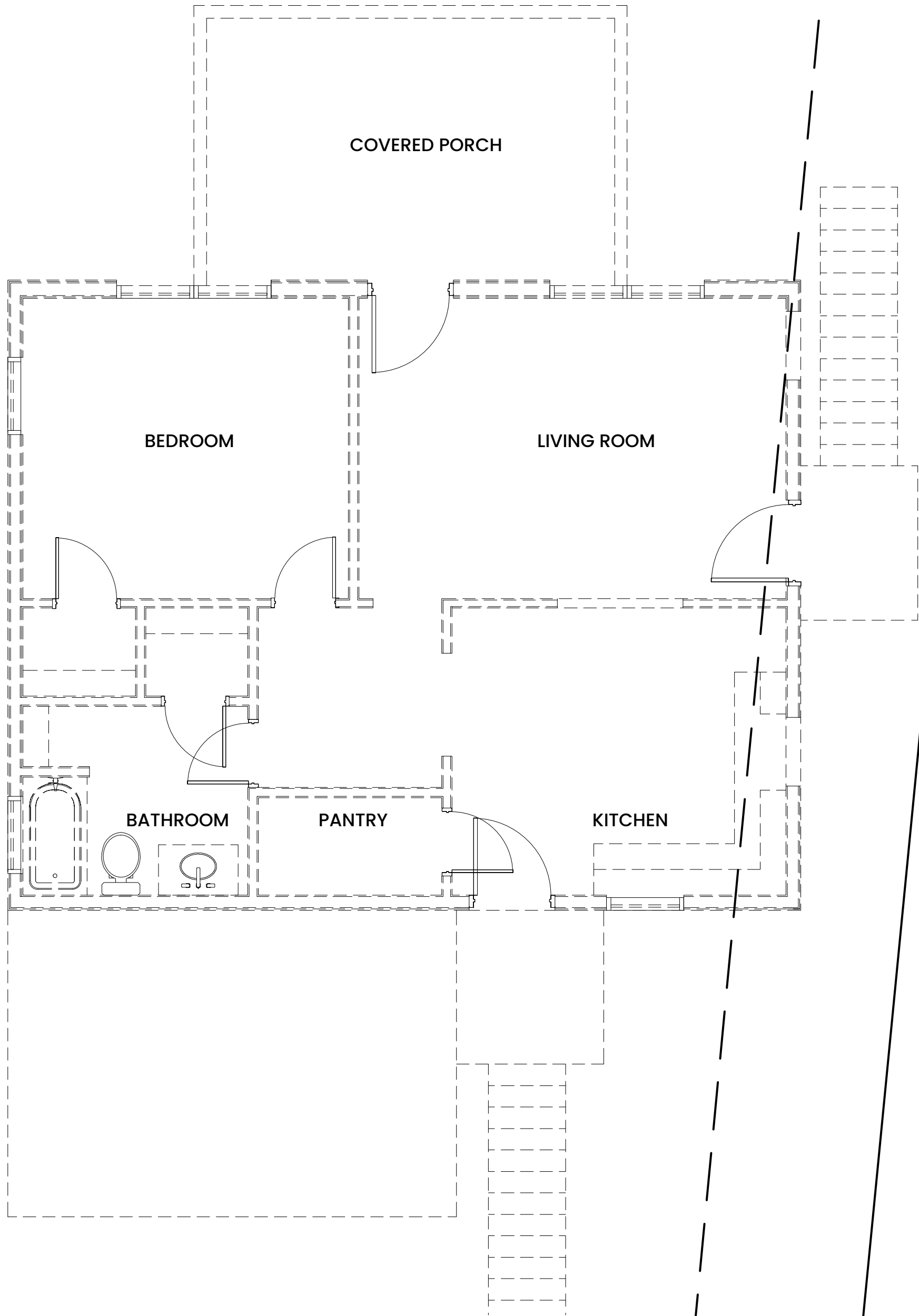


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① First Floor - Demolition Plan



② Second Floor - Demolition Plan

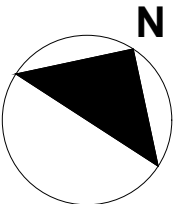
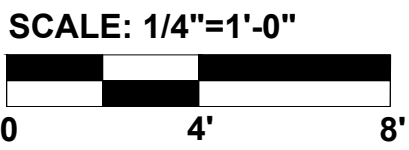
HAPEVILLE RESIDENCE

3336 Myrtle St, Atlanta, GA 30354, USA

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1	PERMIT SET	06/14/2024	

EXISTING FLOOR PLANS

Sheet size 24" x 36"

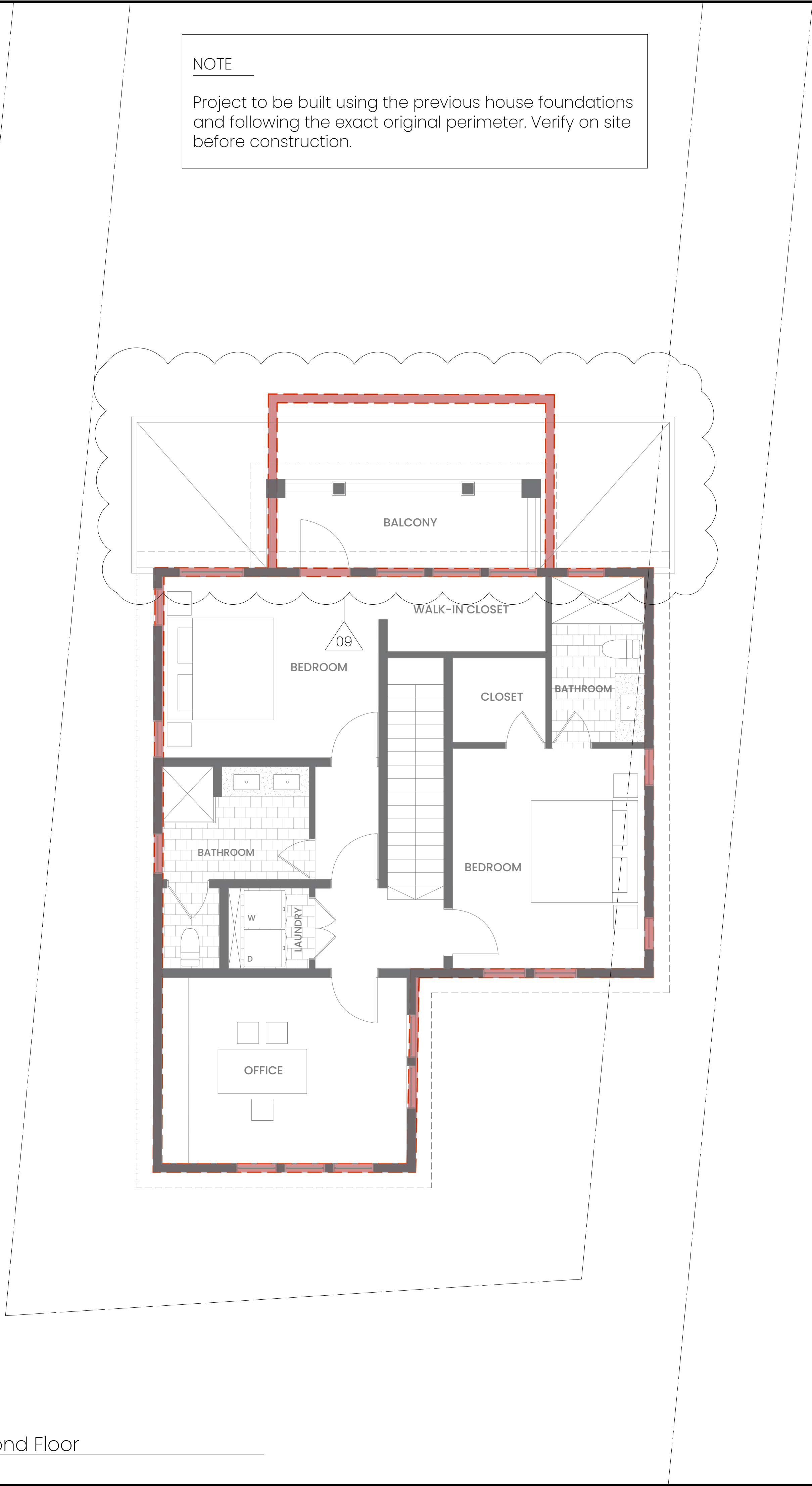


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1 First Floor



2 Second Floor

NOTE

Project to be built using the previous house foundations and following the exact original perimeter. Verify on site before construction.

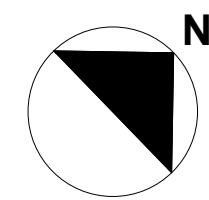
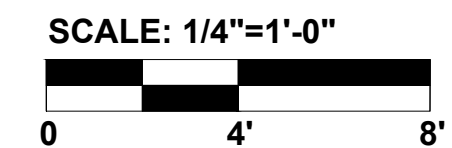
HAPEVILLE RESIDENCE

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EXISTING PERIMETER

Sheet size 24" x 36"



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HAPEVILLE RESIDENCE

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EXTERIOR RENDERS

Sheet size 24" x 36"



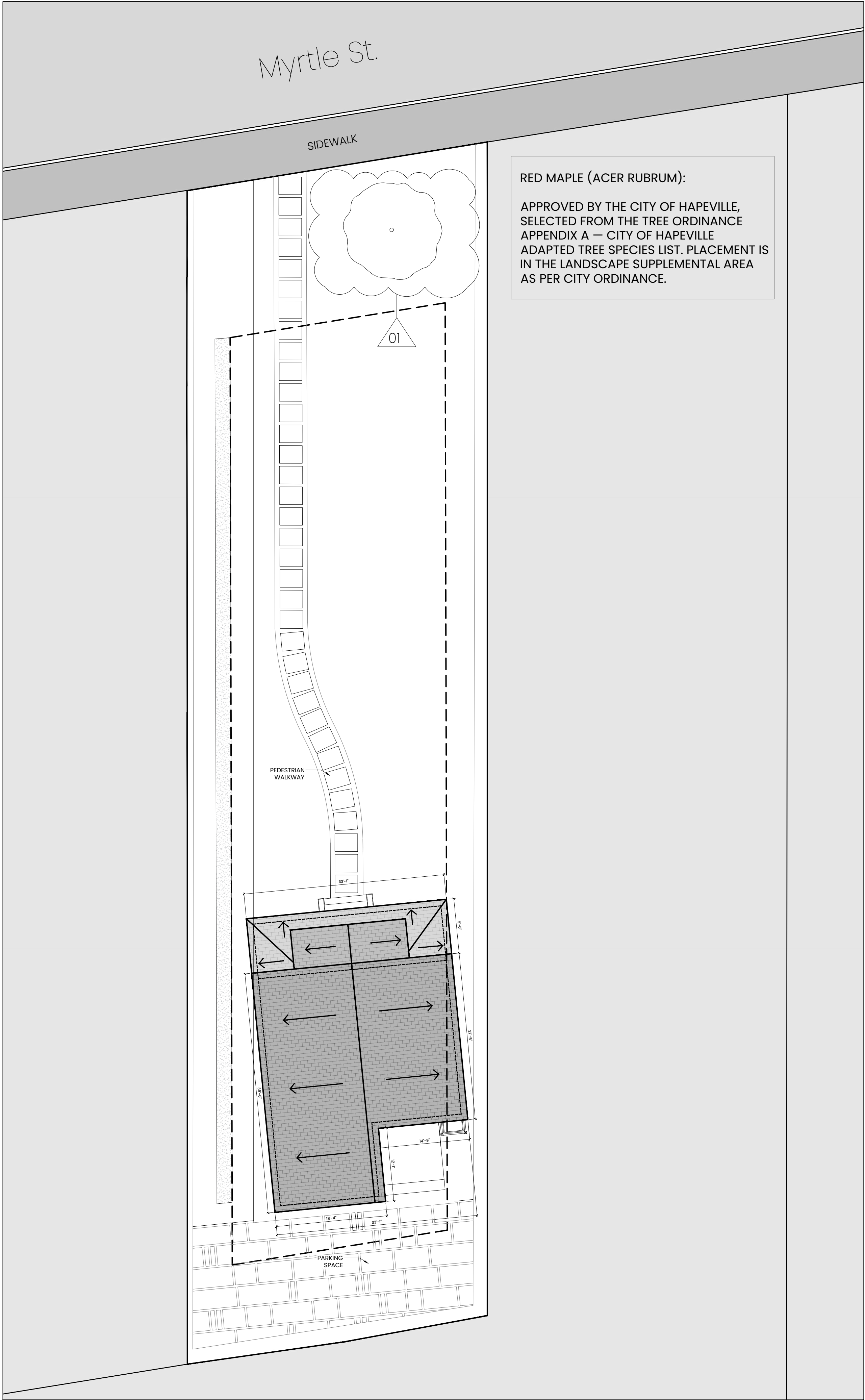
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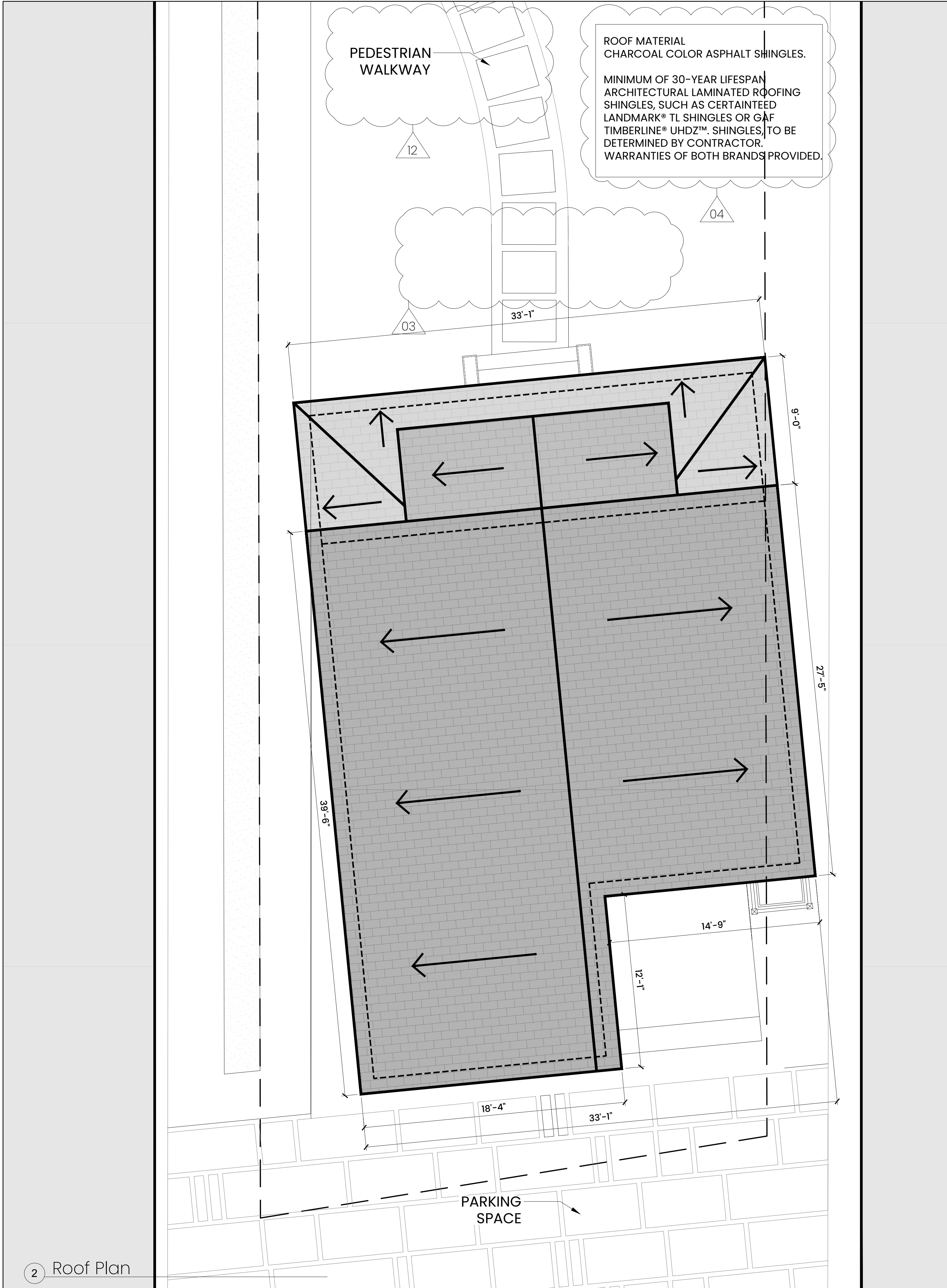
EXTERIOR RENDERS

Sheet size 24" x 36"



RED MAPLE (ACER RUBRUM):
APPROVED BY THE CITY OF HAPEVILLE,
SELECTED FROM THE TREE ORDINANCE
APPENDIX A — CITY OF HAPEVILLE
ADAPTED TREE SPECIES LIST. PLACEMENT IS
IN THE LANDSCAPE SUPPLEMENTAL AREA
AS PER CITY ORDINANCE.

1 Roof Plan
Scale 3/32" = 1'-0"



2 Roof Plan

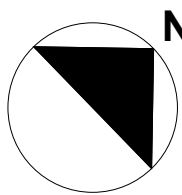
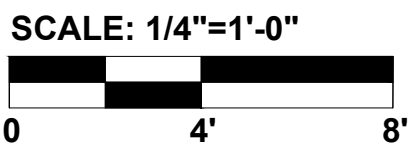
HAPEVILLE RESIDENCE

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NO.	ISSUED REVISED	DATE
1	PERMIT SET	06/14/2024

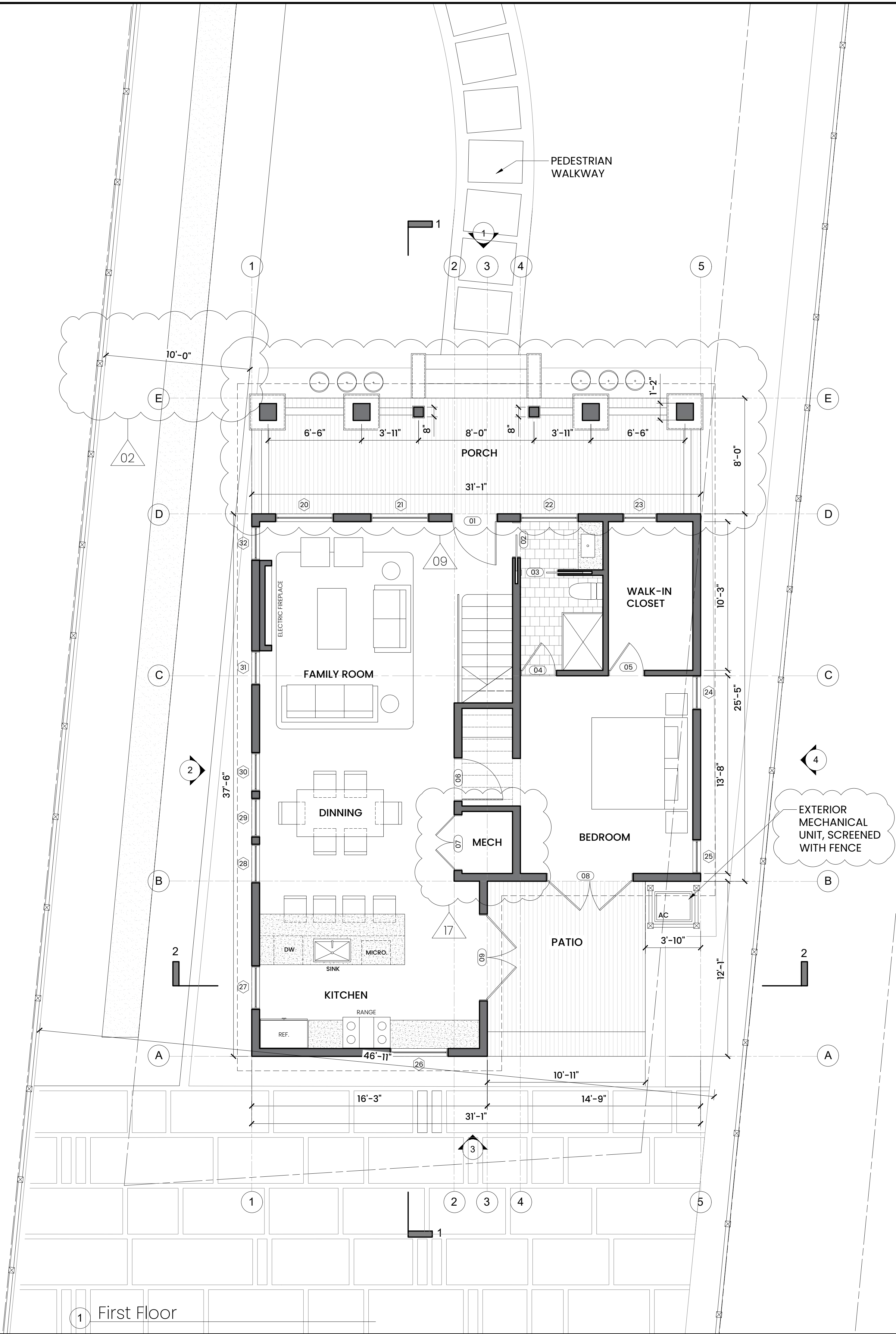
ROOF PLAN

Sheet size 24" x 36"

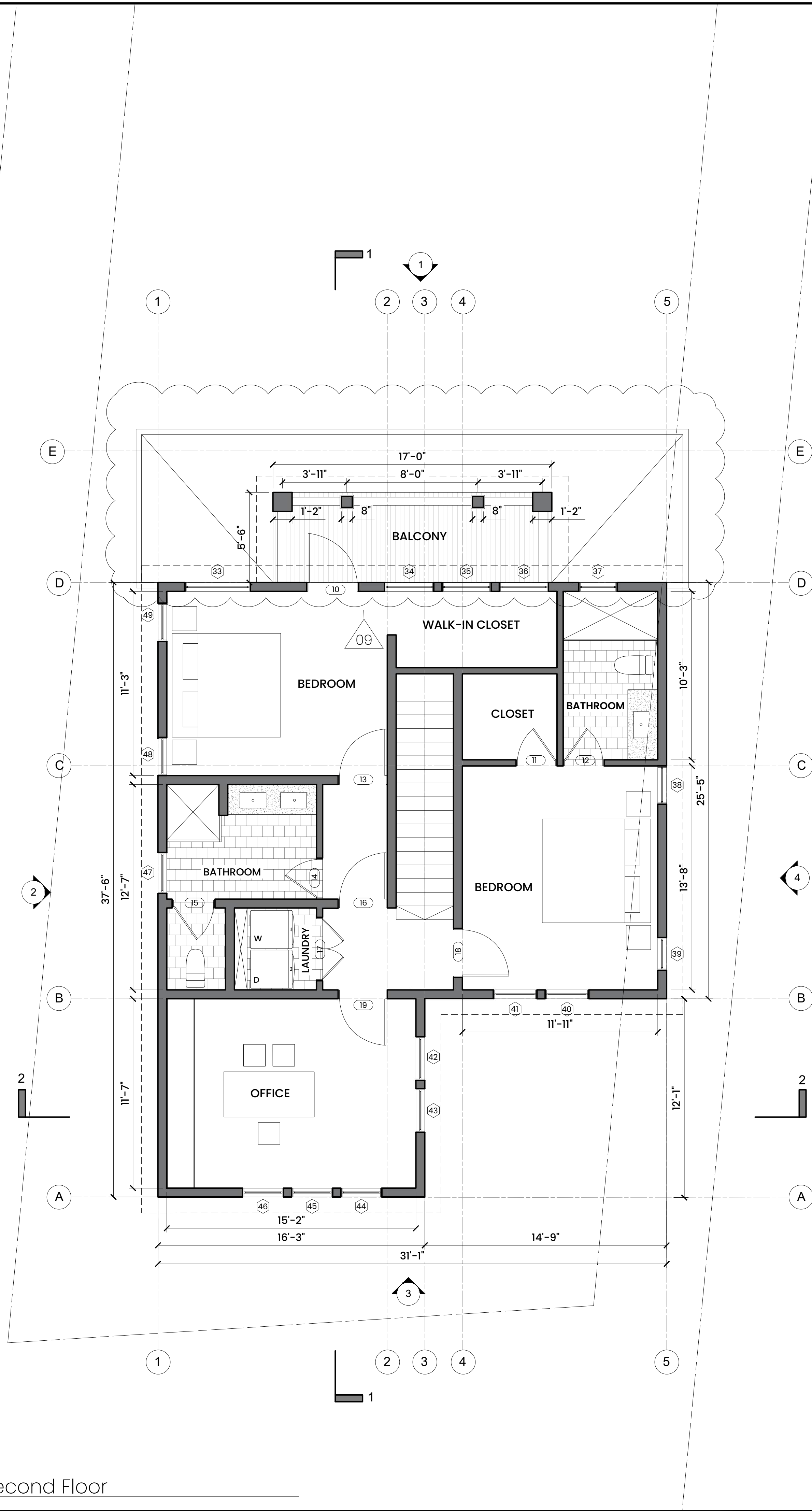


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1 First Floor



2 Second Floor

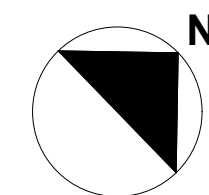
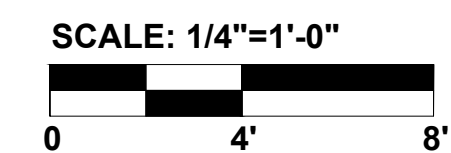
HAPEVILLE RESIDENCE

3336 Myrtle St, Atlanta, GA 30354, USA

No.	ISSUED	REVISED	DATE
1	PERMIT SET	06/14/2024	

FLOOR PLAN DIMENSION

Sheet size 24" x 36"



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WINDOWS PERCENTAGE

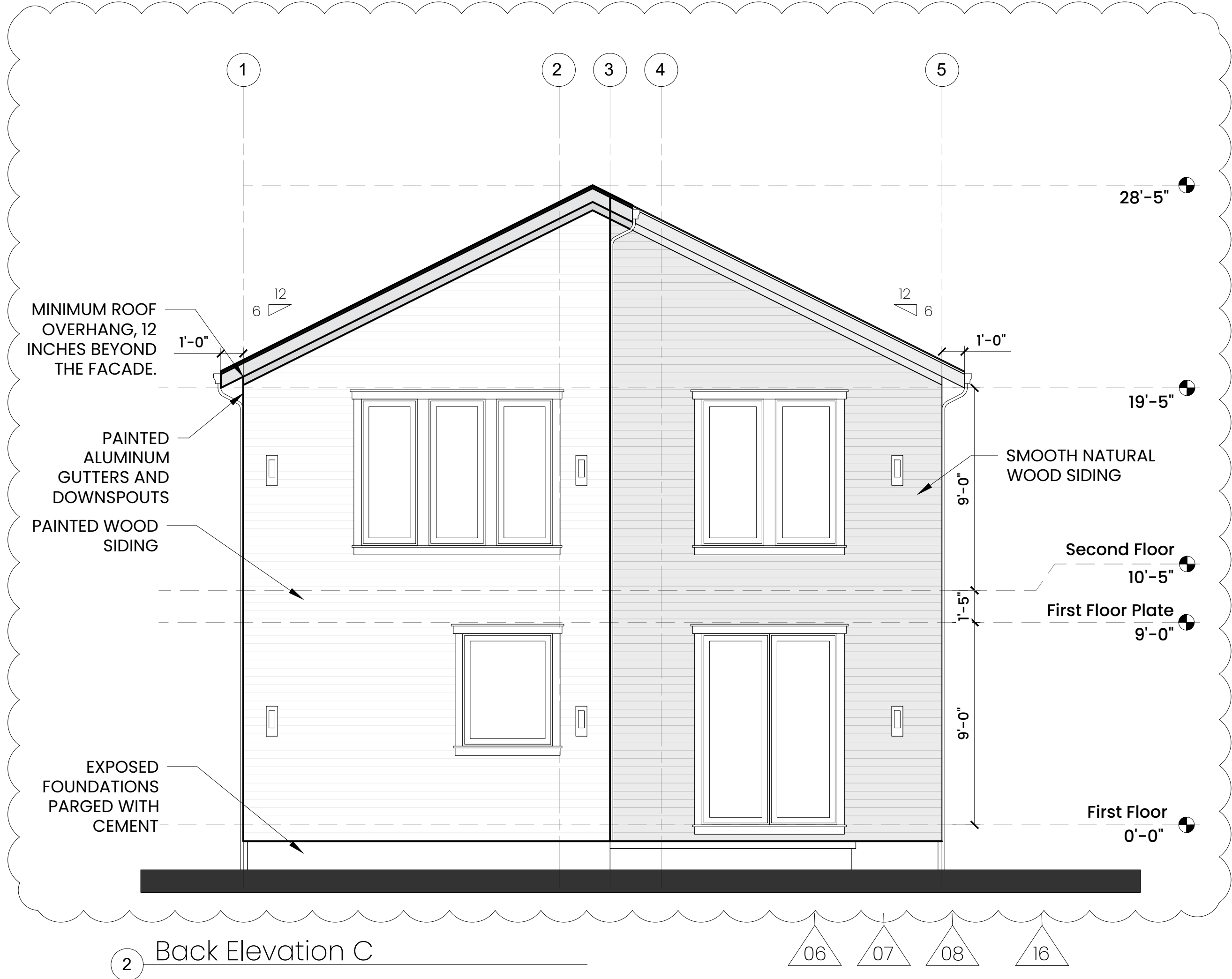
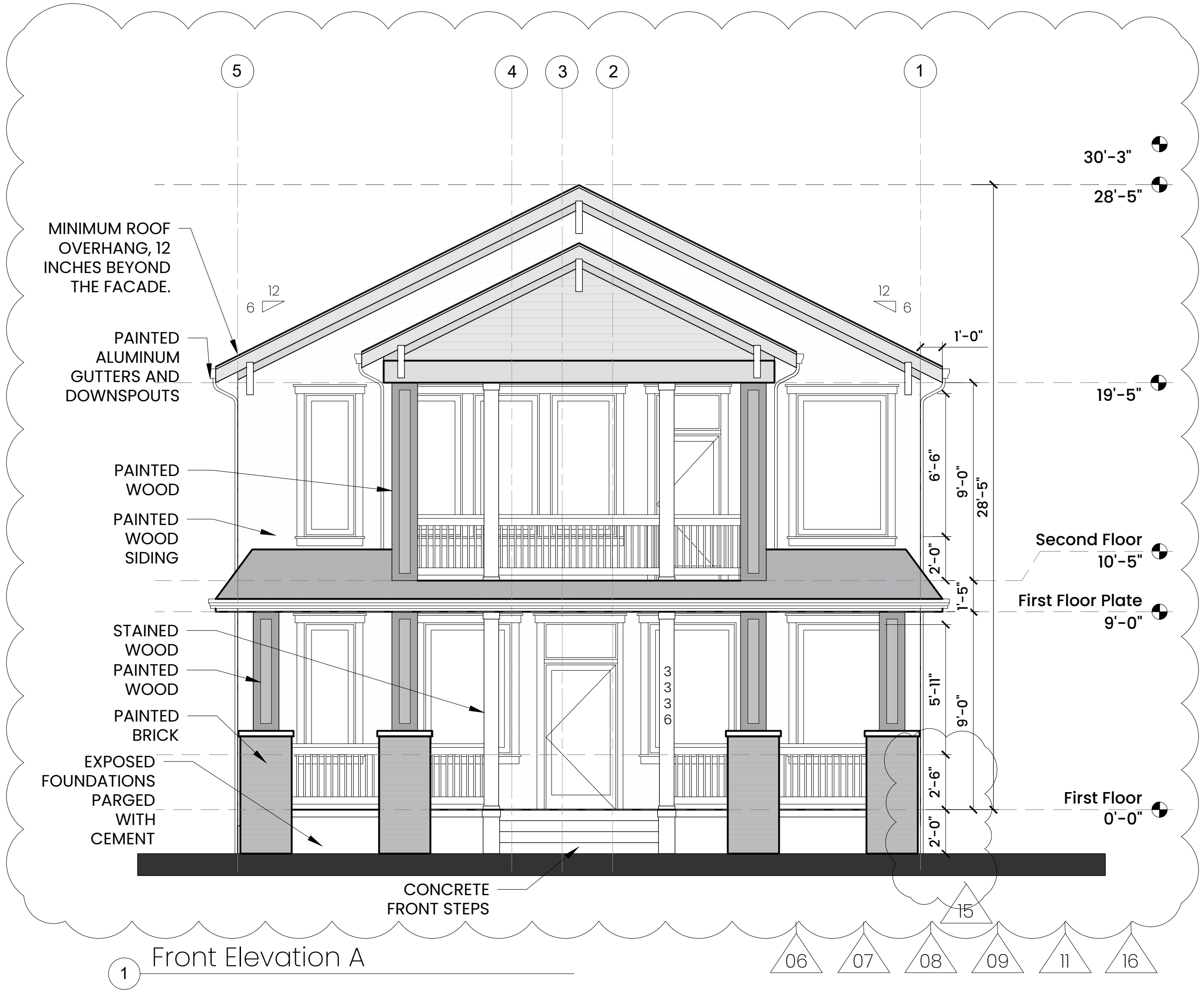
NAME	Facade Sq. Ft.	Windows Sq. Ft.	Percentage
FIRST FLOOR	323.36 Sq. Ft.	114.88 Sq. Ft.	35.50%
SECOND FLOOR	415.45 Sq. Ft.	126.25 Sq. Ft.	30.40%

(g)Door and window standards.

11.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.

NOTES

- ALL WINDOW PANES WILL BE RECESSED THREE INCHES FROM THE ADJACENT FACADE.
- MINIMUM WINDOW TRIM RELIEF SHALL BE ONE-QUARTER INCH OR GREATER.
- ALL WINDOWS UTILIZE CLEAR GLASS. IF TINTED GLASS IS USED, IT SHALL HAVE A TRANSMITTANCE FACTOR OF 50 PERCENT OR GREATER AND SHALL HAVE A VISIBLE LIGHT REFLECTANCE FACTOR OF TEN OR LESS.



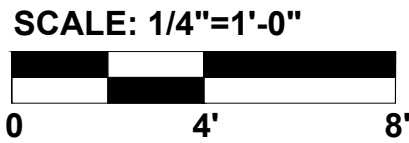
HAPEVILLE RESIDENCE

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1	PERMIT SET	06/14/2024	

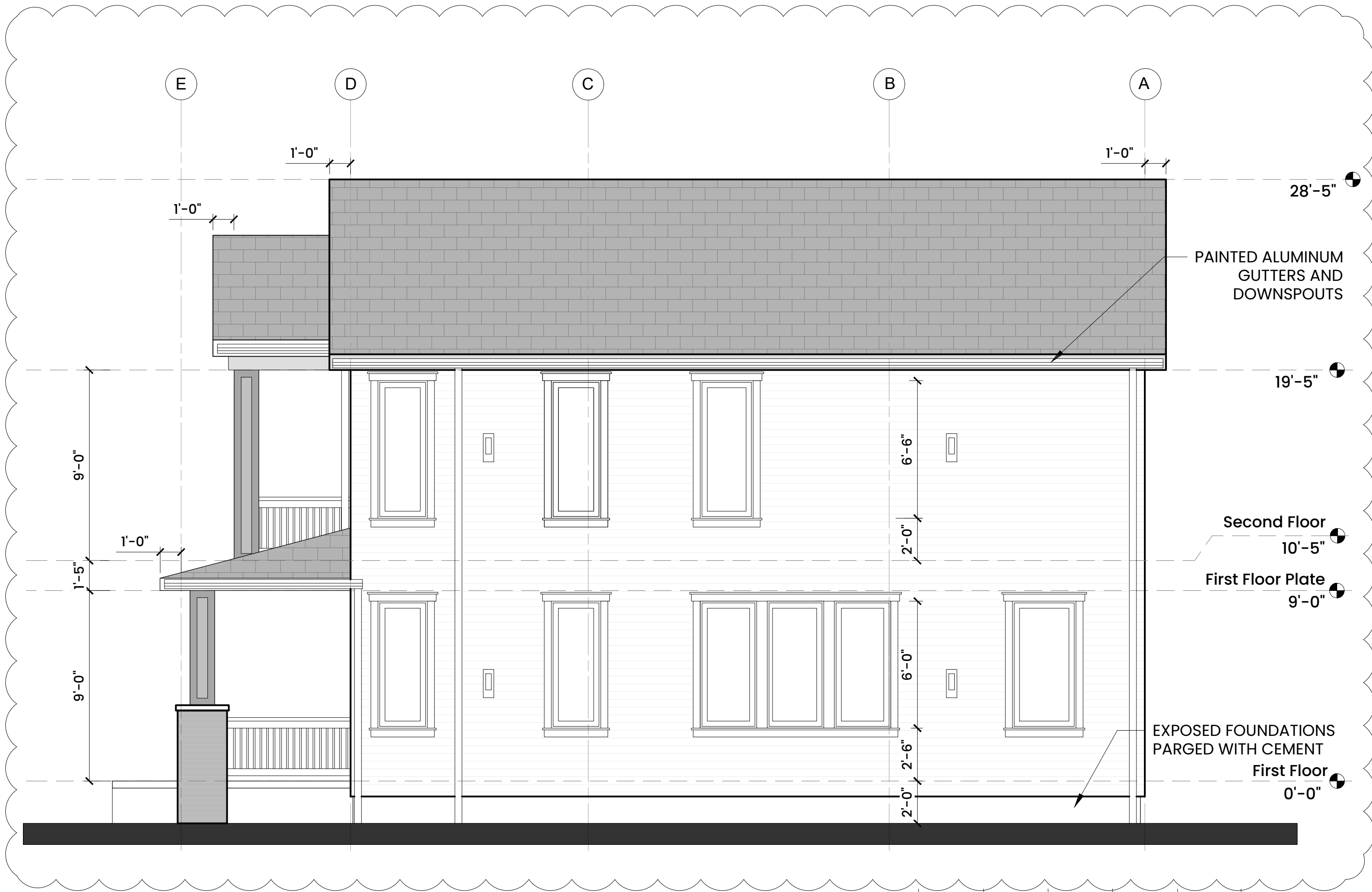
ELEVATIONS

Sheet size 24" x 36"



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3 Side Elevation B



4 Side Elevation D

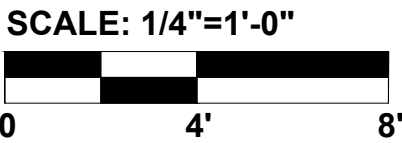
HAPEVILLE RESIDENCE

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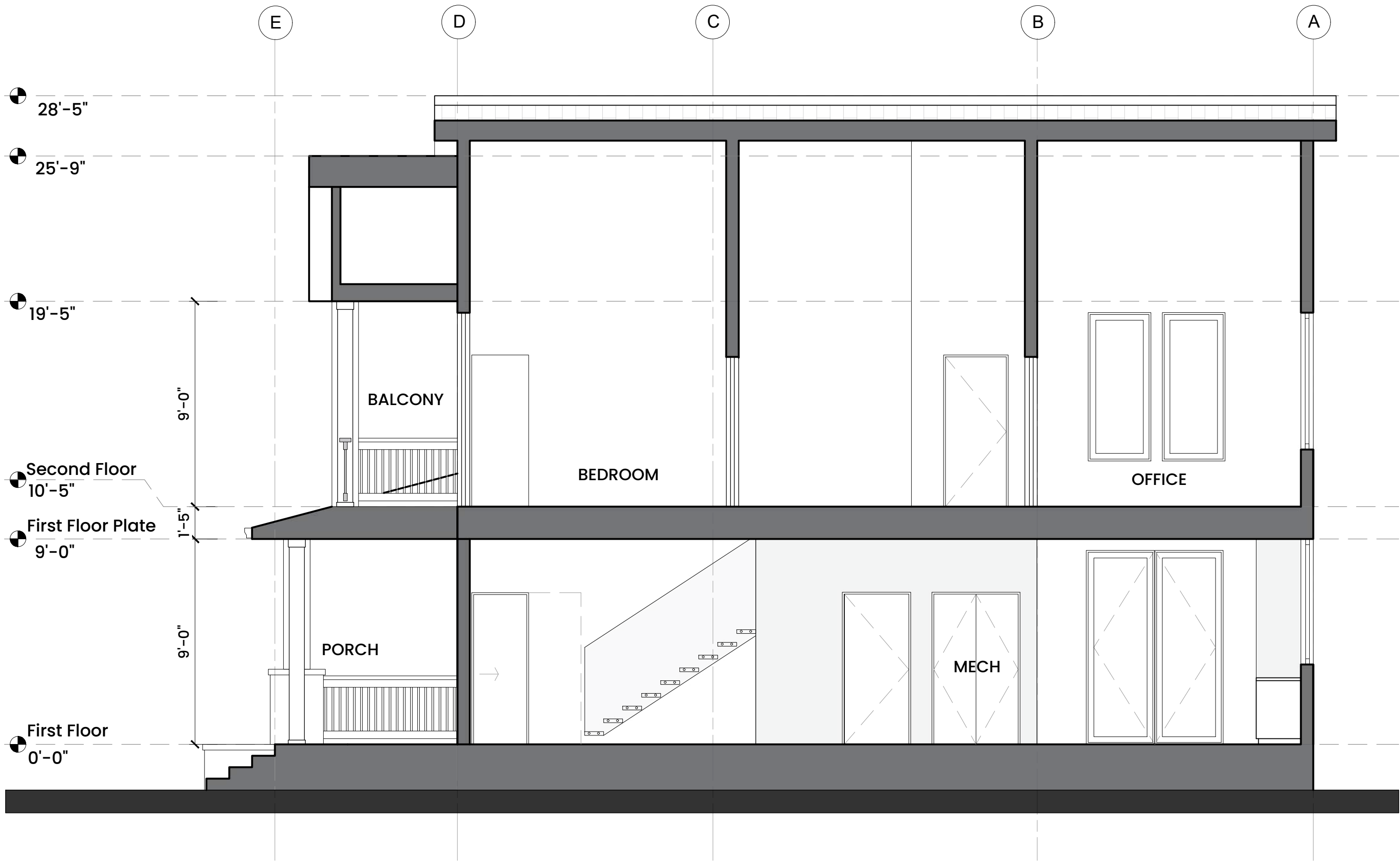
ELEVATIONS

Sheet size 24" x 36"



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1 Section 1



2 Section 2

HAPEVILLE RESIDENCE

3336 Myrtle St, Atlanta, GA 30354, USA

No.	ISSUED REVISED	DATE
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SECTIONS

Sheet size 24" x 36"

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



PAGE

AREA SCHEDULE		
LEVEL	NAME	AREA

First Floor	PORCH	248.39 Sq Ft.
First Floor	FIRST FLOOR	985.9 Sq Ft.
Second Floor	SECOND FLOOR	985.9 Sq Ft.
Second Floor	BALCONY	93.61 Sq Ft.

09

DOOR SCHEDULE						
MARK	DESCRIPTION	WIDHT	HEIGHT	LEVEL	COMMENTS	COUNT

1	Front door w/ transom window	3'-0"	8'-6"	First Floor		1
2	Interior Pocket door	2'-6"	6'-8"	First Floor		1
3	Interior Pocket door	2'-6"	6'-8"	First Floor		1
4	Interior door	2'-6"	6'-8"	First Floor		1
5	Interior door	2'-6"	6'-8"	First Floor		1
6	Interior door	3'-0"	6'-8"	First Floor		1
7	Louvered double door	4'-0"	6'-8"	First Floor		1
8	Patio doors	6'-0"	8'-6"	First Floor		1
9	Patio doors	6'-0"	8'-6"	First Floor		1
10	Front door w/ transom window	3'-0"	8'-6"	Second Floor		1
11	Interior door	2'-6"	6'-8"	Second Floor		1
12	Interior door	2'-6"	6'-8"	Second Floor		1
13	Interior door	2'-6"	6'-8"	Second Floor		1
14	Interior door	2'-6"	6'-8"	Second Floor		1
15	Interior door	2'-6"	6'-8"	Second Floor		1
16	Interior door	3'-0"	6'-8"	Second Floor		1
17	Louvered double door	4'-0"	6'-8"	Second Floor		1
18	Interior door	3'-0"	6'-8"	Second Floor		1
19	Interior door	3'-0"	6'-8"	Second Floor		1

WINDOW SCHEDULE							
MARK	DESCRIPTION	WIDHT	HEIGHT	SILL HEIGHT	HEAD HEIGHT	LEVEL	COUNT

20	Casement Vinyl windows with black exterior	4'-0"	6'-0"	2'-6"	8'-6"	First Floor	1
21	Casement Vinyl windows with black exterior	4'-0"	6'-0"	2'-6"	8'-6"	First Floor	1
22	Casement Vinyl windows with black exterior	4'-0"	6'-0"	2'-6"	8'-6"	First Floor	1
23	Casement Vinyl windows with black exterior	2'-4"	6'-0"	2'-6"	8'-6"	First Floor	1
24	Casement Vinyl windows with black exterior	2'-4"	6'-0"	2'-6"	8'-6"	First Floor	1
25	Casement Vinyl windows with black exterior	2'-4"	6'-0"	2'-6"	8'-6"	First Floor	1
26	Casement Vinyl windows with black exterior	4'-0"	5'-0"	3'-6"	8'-6"	First Floor	1
27	Casement Vinyl windows with black exterior	3'-0"	6'-0"	2'-6"	8'-6"	First Floor	1
28	Casement Vinyl windows with black exterior	2'-8"	6'-0"	2'-6"	8'-6"	First Floor	1
29	Casement Vinyl windows with black exterior	2'-8"	6'-0"	2'-6"	8'-6"	First Floor	1
30	Casement Vinyl windows with black exterior	2'-8"	6'-0"	2'-6"	8'-6"	First Floor	1
31	Casement Vinyl windows with black exterior	2'-4"	6'-0"	2'-6"	8'-6"	First Floor	1
32	Casement Vinyl windows with black exterior	2'-4"	6'-0"	2'-6"	8'-6"	First Floor	1
33	Casement Vinyl windows with black exterior	4'-0"	6'-6"	2'-0"	8'-6"	Second Floor	1
34	Casement Vinyl windows with black exterior	3'-0"	6'-6"	2'-0"	8'-6"	Second Floor	1
35	Casement Vinyl windows with black exterior	3'-0"	6'-6"	2'-0"	8'-6"	Second Floor	1
36	Casement Vinyl windows with black exterior	3'-0"	6'-6"	2'-0"	8'-6"	Second Floor	1
37	Casement Vinyl windows with black exterior	2'-4"	6'-6"	2'-0"	8'-6"	Second Floor	1
38	Casement Vinyl windows with black exterior	2'-4"	6'-6"	2'-0"	8'-6"	Second Floor	1
39	Casement Vinyl windows with black exterior	2'-4"	6'-6"	2'-0"	8'-6"	Second Floor	1
40	Casement Vinyl windows with black exterior	2'-8"	6'-6"	2'-0"	8'-6"	Second Floor	1
41	Casement Vinyl windows with black exterior	2'-8"	6'-6"	2'-0"	8'-6"	Second Floor	1
42	Casement Vinyl windows with black exterior	2'-8"	6'-6"	2'-0"	8'-6"	Second Floor	1
43	Casement Vinyl windows with black exterior	2'-8"	6'-6"	2'-0"	8'-6"	Second Floor	1
44	Casement Vinyl windows with black exterior	2'-6"	6'-6"	2'-0"	8'-6"	Second Floor	1
45	Casement Vinyl windows with black exterior	2'-6"	6'-6"	2'-0"	8'-6"	Second Floor	1
46	Casement Vinyl windows with black exterior	2'-6"	6'-6"	2'-0"	8'-6"	Second Floor	1
47	Casement Vinyl windows with black exterior	2'-6"	6'-6"	2'-0"	8'-6"	Second Floor	1
48	Casement Vinyl windows with black exterior	2'-4"	6'-6"	2'-0"	8'-6"	Second Floor	1
49	Casement Vinyl windows with black exterior	2'-4"	6'-6"	2'-0"	8'-6"	Second Floor	1

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HAPEVILLE RESIDENCE

3336 Myrtle St, Atlanta, GA 30354, USA

No.	ISSUED REVISED	DATE
1	PERMIT SET	06/14/2024

SECTIONS

Sheet size 24" x 36"

REVISION CLOUDS SUMMARY

- 1. RED MAPLE (ACER RUBRUM): APPROVED BY THE CITY OF HAPEVILLE, SELECTED FROM THE TREE ORDINANCE APPENDIX A — CITY OF HAPEVILLE ADAPTED TREE SPECIES LIST. PLACEMENT IS IN THE LANDSCAPE SUPPLEMENTAL AREA AS PER CITY ORDINANCE.
- 2. DRIVEWAY WIDTH 10 FEET
- 3. PARKING PROVIDED IN REAR — NO PARKING IN THE FRONT
- 4. ROOF MATERIAL — CHARCOAL COLOR ASPHALT SHINGLES. MINIMUM OF 30-YEAR LIFESPAN ARCHITECTURAL LAMINATED ROOFING SHINGLES, SUCH AS CERTAINTEED LANDMARK® TL SHINGLES OR GAF TIMBERLINE® UHDZ™. SHINGLES, TO BE DETERMINED BY CONTRACTOR. WARRANTIES OF BOTH BRANDS PROVIDED.
- 5. PAINTED ALUMINUM GUTTERS AND DOWNSPOUTS.
- 6. ROOF FORM BASED ON CRAFTSMAN STYLE
- 7. MINIMUM ROOF OVERHANG, 12 INCHES BEYOND THE FACADE.
- 8. EXPOSED FOUNDATIONS PARGED WITH CEMENT

PORCH

- 9. PORCH DIMENSIONS FOLLOWING THE CRAFTSMAN STYLE RECOMMENDATIONS (50% OF THE STRUCTURE OR 100% OF THE STRUCTURE) AND CODE MINIMUM DIMENSIONS OF 8’ DEEP AND 31” WIDE. RESULTING PORCH DIMENSIONS: 8’ DEEP AND 31” WIDE

PORCH WALL MODIFIED TO MEET HEATED SPACE INDICATIONS

PORCH MATERIALS INDICATED IN ELEVATIONS – THESE ARE A COMBINATION OF THE FOLLOWING APPROVED MATERIALS: PAINTED BRICK, PAINTED WOOD, STAINED WOOD

PORCH COLUMNS SPACED 8’ ON CENTER OR LESS

- 10. RAILING CONSISTING OF TWO UPPER ELEMENTS. THE UPPER ELEMENT MEASURING TWO INCHES BY SIX INCHES AND THE LOWER ELEMENT MEASURING TWO INCHES BY FOUR INCHES. THE BOTTOM IS TWO INCHES BY FOUR INCHES.

- 11. CONCRETE FRONT STEPS AND PAINTED BRICK ENCLOSURE

- 12. MAIN ENTRY DOOR LINKED TO THE SIDEWALK VIA CONCRETE STEPS PEDESTRIAN WALKWAY

- 13. ALL WINDOWS UTILIZE CLEAR GLASS. IF TINTED GLASS IS USED, IT SHALL HAVE A TRANSMITTANCE FACTOR OF 50 PERCENT OR GREATER AND SHALL HAVE A VISIBLE LIGHT REFLECTANCE FACTOR OF TEN OR LESS.

SILL AND TRIM MATERIALS: PAINTED WOOD
MINIMUM WINDOW TRIM RELIEF SHALL BE ONE-QUARTER INCH OR GREATER.

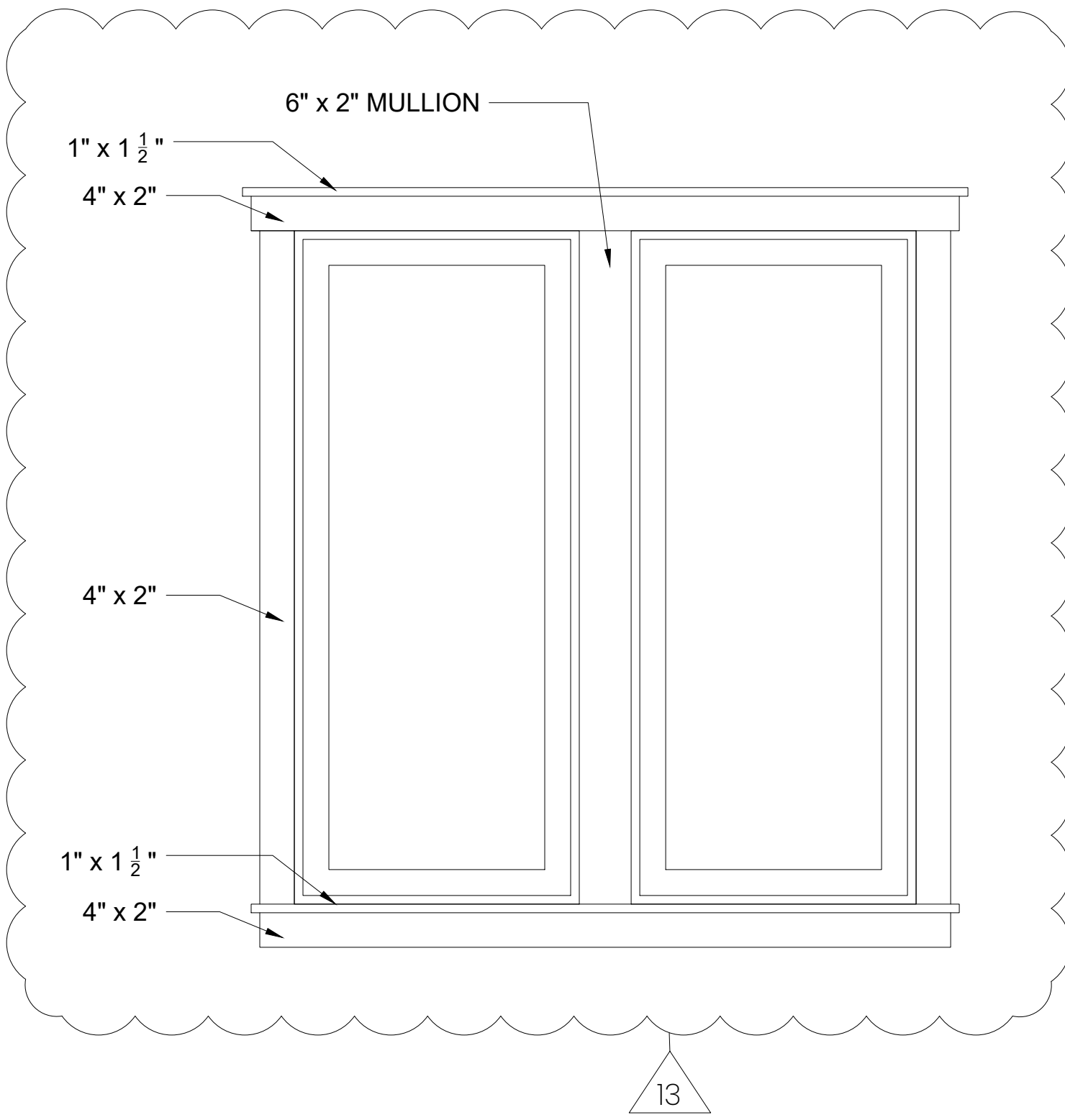
ALL WINDOW PANES WILL BE RECESSED THREE INCHES FROM THE ADJACENT FACADE.

- 14. STREET-FACING WINDOW UNITS DO NOT EXCEED 28 SQUARE FEET WITH A MINIMUM HEIGHT OF THREE FEET

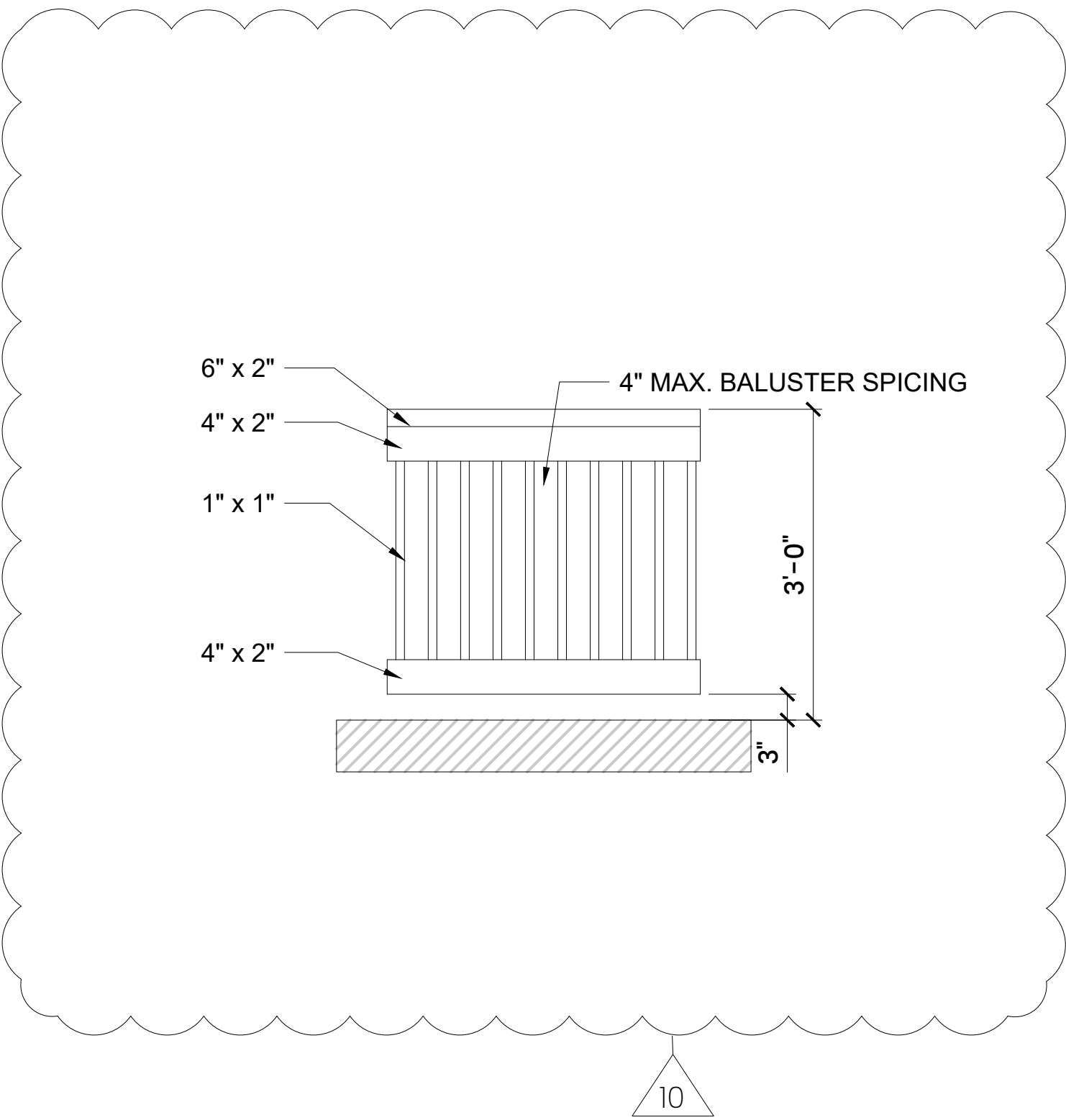
- 15. ENFRONTING FIRST STORY WINDOW SILLS ARE TWO AND ONE-HALF FEET ABOVE FINISHED FLOOR ELEVATION

- 16. DESIGN BASED IN CRAFTSMAN ARCHITECTURAL STYLE

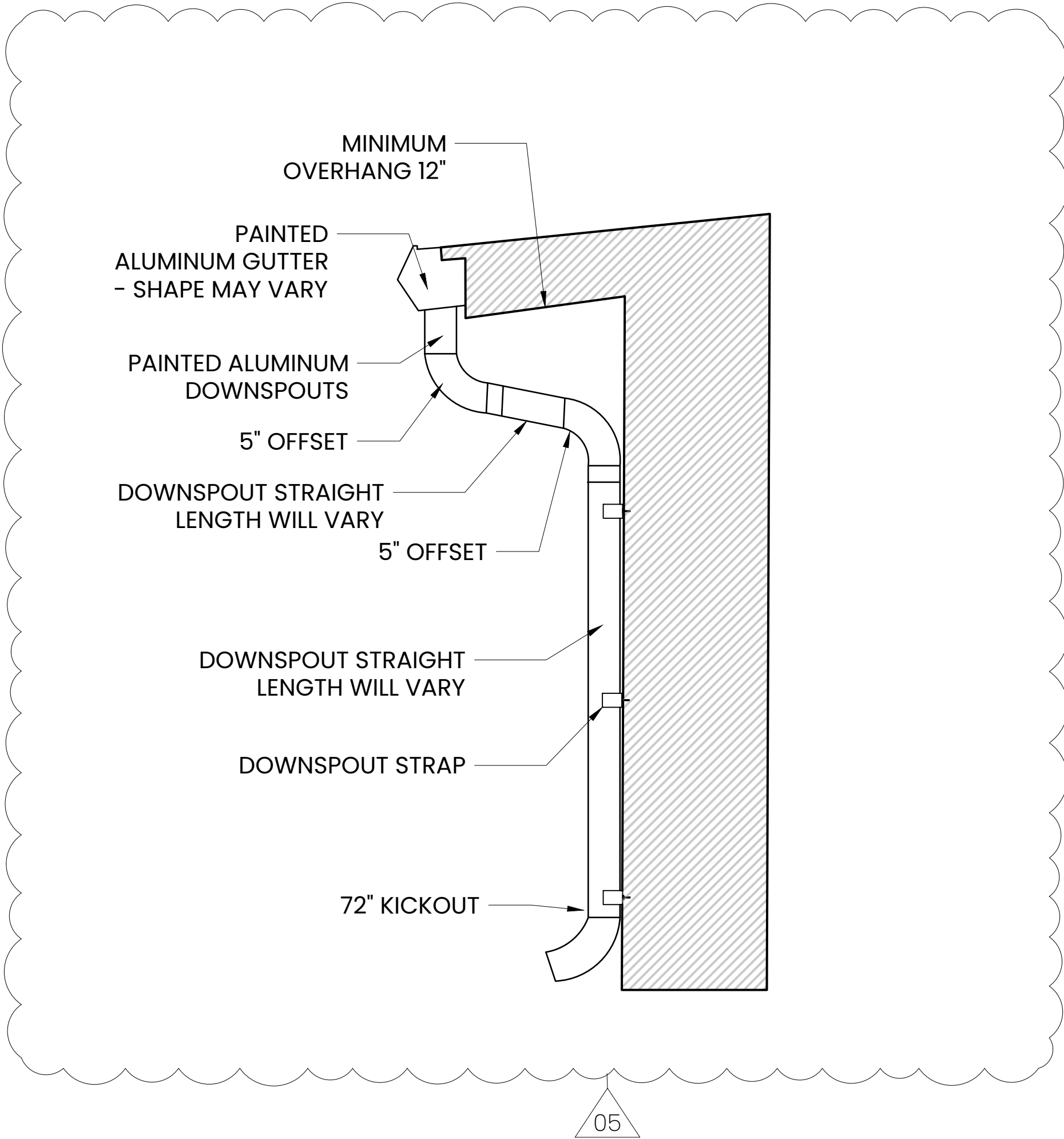
- 17. THE MECHANICAL ROOM WAS MOVED TO MEET THE MINIMUM DIMENSIONS OF THE PORCH AND THE HEATED SPACE



1 WINDOW SILL AND TRIM DETAIL



2 RAILING DETAIL



3 GUTTERS AND DOWNSPOUTS DETAIL

HAPEVILLE RESIDENCE

3336 Myrtle St, Atlanta, GA 30354, USA

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REVISIONS SUMMARY & DETAILS

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