

Design Review Committee Meeting

700 Doug Davis Drive
Hapeville, GA 30354

July 15, 2020 6:00 PM

Agenda

1. Call to Order

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Karl Dufrenne

3. Approval of Minutes

3.I. Minutes of June 24, 2020

Documents:

1. Called DRC Minutes June 24, 2020

4. New Business

4.I. Aleksandr Holub 3409 North Fulton Avenue - Garage ADU

Background:

Mr. Aleksandr Holub has submitted an application seeking approval to continue the use of the accessory dwelling unit at 3409 North Fulton Avenue. The property is zoned R-0, One Family Residential.

Documents:

1. Application - 3409 North Fulton Avenue_Redacted
2. Planners Report 3409 North Fulton Avenue

4.II. Reginald Thomas 3259 Dogwood Drive - Awnings

Background:

Mr. Reginald Thomas has submitted an application seeking approval of the installation of two new awnings to be located above the existing tenant space at 3259 Dogwood Drive. The property is zoned V, Village and located within the Arts District Overlay.

Documents:

1. Application - 3259 Dogwood Drive_Redacted
2. Planners Report 3259 Dogwood Drive

4.III Christopher Nieboer 551 Woodrow Avenue - Addition

. Background:

Mr. Christopher Nieboer has submitted an application seeking approval of a 383-square foot addition to the existing single-family dwelling at 551 Woodrow Avenue. The property is zoned R-SF, Residential Single Family.

Documents:

1. Application - 551 Woodrow Avenue_Redacted
2. Planners Report 551 Woodrow Avenue

4.IV Miller Lowry 3409 Dogwood Drive - Renovation & Addition

. Background:

Mr. Miller Lowry has submitted an application seeking approval for the renovation of an existing vacant building at 3409 Dogwood Drive. The property is zoned U-V, Urban Village and is located within the Arts District Overlay.

Documents:

1. Application - 3409 Dogwood Drive_Redacted
2. Planners Report 3409 Dogwood Drive

4.V Terrence Adams 3273 Old Jonesboro Road - New SF Construction

Background:

Mr. Terrence Adams has submitted an application seeking approval for the construction of a new 1,990-square foot single-family dwelling with an attached garage at 3273 Old Jonesboro Road. The property is zoned R-SF, Residential Single Family.

Documents:

1. Application - 3273 Old Jonesboro Road_Redacted
2. Planners Report 3273 Old Jonesboro Road

4.VI Ardina Pierre 817 Custer Street - New SF Construction

. Background:

Ms. Ardina Pierre has submitted an application seeking approval to demolish the existing home and reconstruct a new 2,622-square foot single-family dwelling with a detached garage at 817 Custer Street. The property is zoned V, Village and located within the Arts District Overlay.

Documents:

1. Application - 817 Custer Street_Redacted
2. Planners Report 817 Custer Street

4.VII. Justin Honore 244 Mt. Zion Road - New SF Construction

Background:

Mr. Justin Honore has submitted an application seeking approval for the construction of a new 2,165-square foot single-family dwelling at 244 Mt. Zion Road. The property is zoned R-1, One Family Residential.

Documents:

1. Application - 244 Mt. Zion Road_Redacted
2. Planners Report 244 Mt. Zion Road

4.VIII Ranjan Avasthi 3206 Oakdale Road - New SF Construction

Background:

Mr. Ranjan Avasthi has submitted an application seeking approval for the construction of a new three and a half story single-family dwelling at 3206 Oakdale Road. The property is zoned R-1, One Family Residential.

Documents:

1. Application - 3206 Oakdale Road_Redacted
2. Planners Report 3206 Oakdale Road
5. Next Meeting Date - Wednesday, August 19, 2020 at 6:00 PM
6. Adjourn

Called Design Review Committee Meeting Minutes

June 24, 2020

I. Call to Order

Jonathan Love called to order the Called meeting of the Design Review Committee at 6:17 PM on June 24, 2020 at the Hapeville Municipal Annex.

II. Roll Call

Jonathan Love conducted a roll call. The following persons were present: John Stalvey, Karl Dufrenne, and Lynn Patterson (non-voting). Brian Gregory was absent (1).

III. Election of Acting Secretary

Jonathan Love made a motion to elect Karl Dufrenne as Acting Secretary for the June 18, 2020 meeting. John Stalvey seconded; motion carried 3-0.

IV. Meeting Minutes

Jonathan Love read the minutes from June 18, 2020. John Stalvey made a motion to approve the minutes with noted corrections. Karl Dufrenne seconded; motion carried 3-0.

V. Applications

1) Miller Lowry: Village Walk at Hapeville – Residential

John Stalvey made a motion to table the application until the next scheduled meeting on July 15, 2020 to allow applicant to redesign Units 5-21 so that the rear façade is more keeping with the intent of the front façade. Karl Dufrenne seconded; motion carried 3-0.

VI. New Business

None

VII. Next Meeting

Next scheduled meeting is Wednesday, July 15, 2020 at 6:00 PM

VIII. Adjournment

Jonathan Love adjourned the meeting at 6:45 PM.

Minutes submitted by: _____
Karl Dufrenne, Acting Secretary

Minutes approved by: _____
Jonathan Love, Chairman

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE:

November 22, 2019

NOTE:

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

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

Applicant:

Aleksandr Holub

Contact Number:

Applicants Address:

3409 N Fulton Ave Hapeville

E-Mail Address:

Classification:

MSF

Address of Proposed Work:

3409 North Fulton Avenue

Parcel ID# (INFORMATION MUST BE PROVIDED):

14009500040045

Property Owner:

Aleksandr Holub

Contact Number:

Project Description (including occupancy type):

Construction of a
280-square foot accessory structure

Contractors Name:

Aleksandr Holub

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 pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for violation thereof.

Applicants Signature

Date

11.21.19

Project Class (check one):

☒ Residential ☐ Commercial ☐ Mixed-Use Development

Project Type:

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

Total Square Footage of proposed New Construction: 280

Total Square Footage of existing building: 1200

Estimated Cost of Construction: _____

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

wood siding

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

NOTICE

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

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

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

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

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

(Please Print & Initial)

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

A.H. Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:
https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICOOOR_CH81ARDEST

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

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

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

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

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

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

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

Holab Aleksandr

Printed Name

Signature

Date

11.21.19

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

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

Google Maps 3410 N Fulton Ave

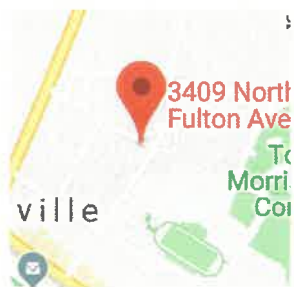


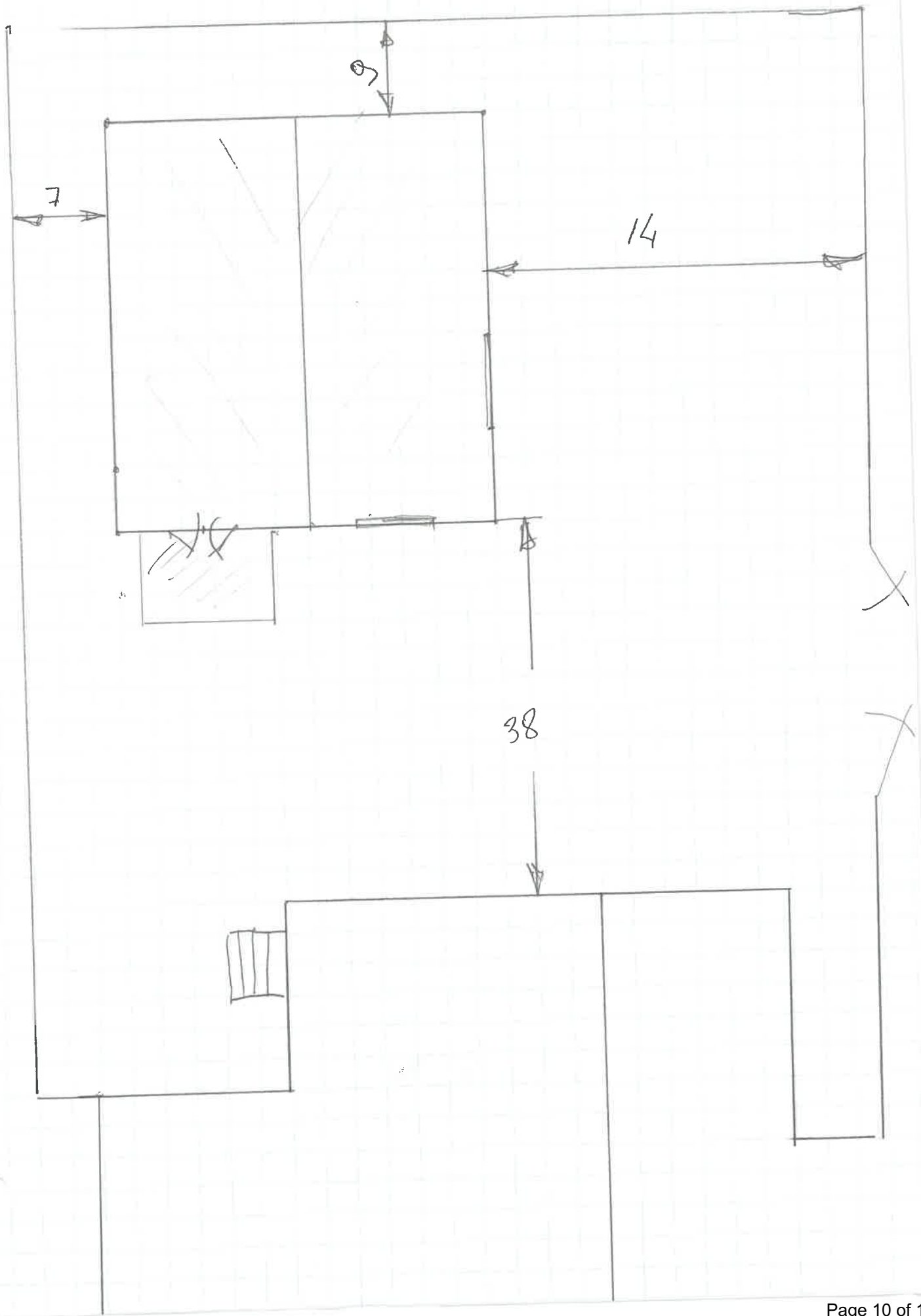
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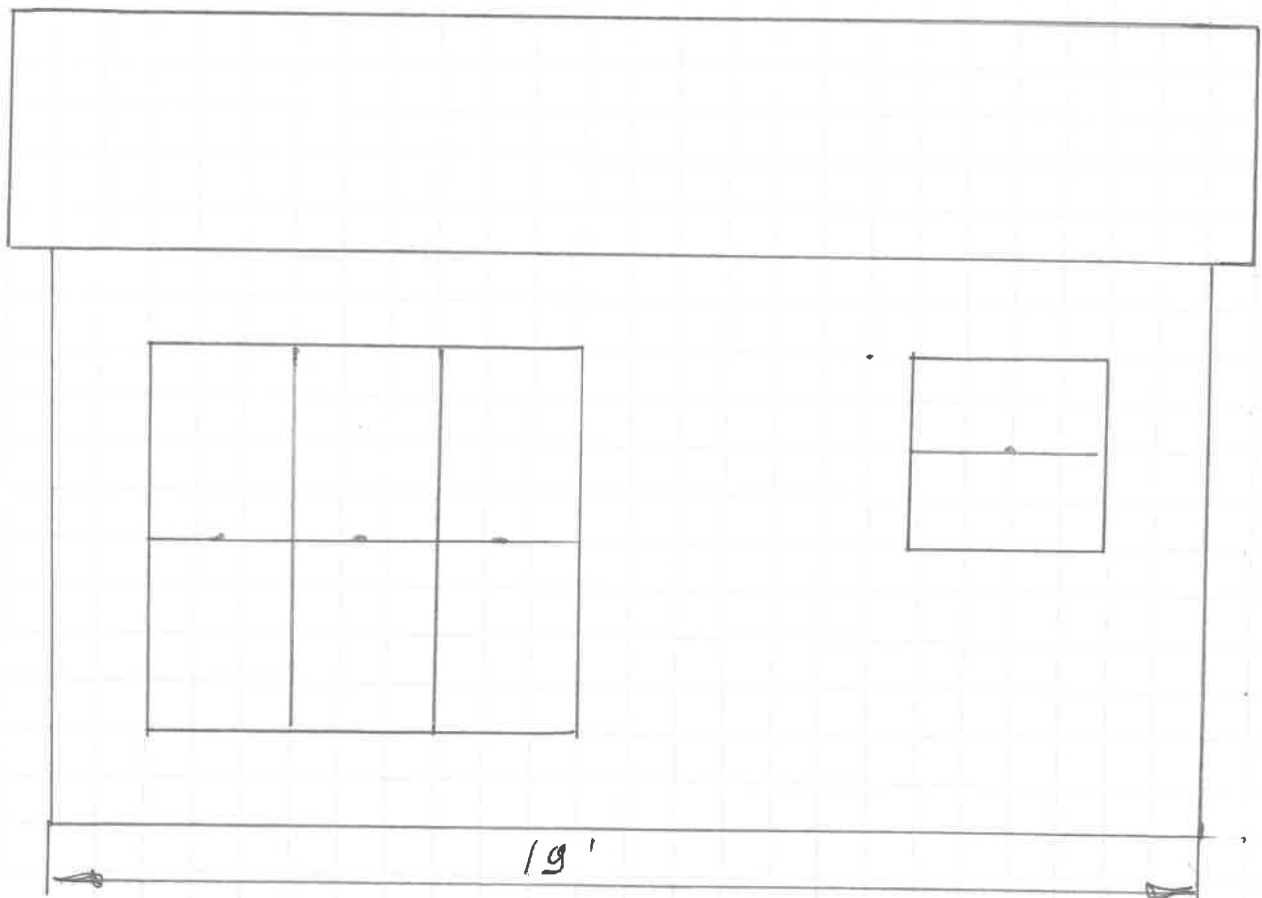
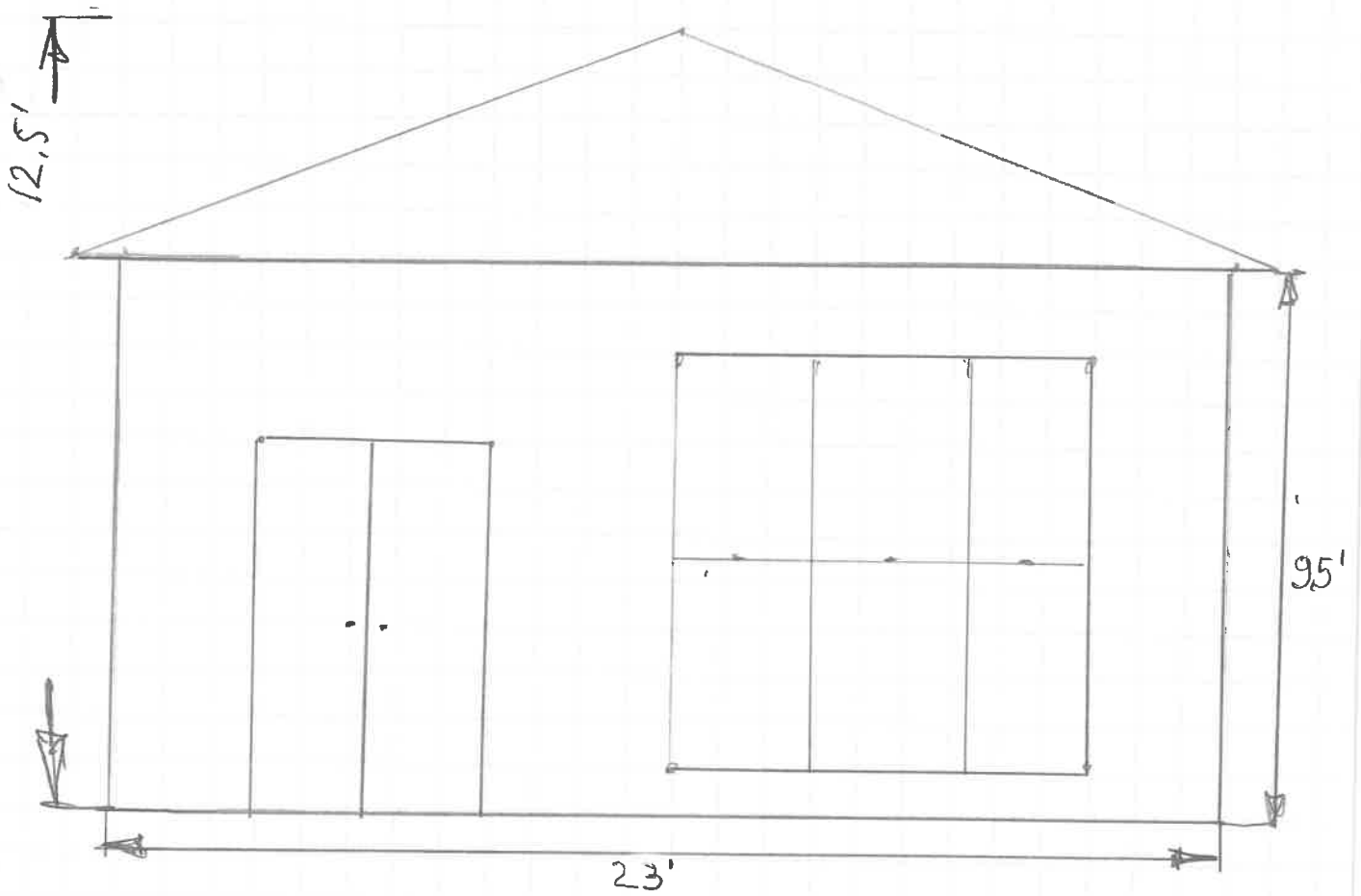
Hapeville, Georgia

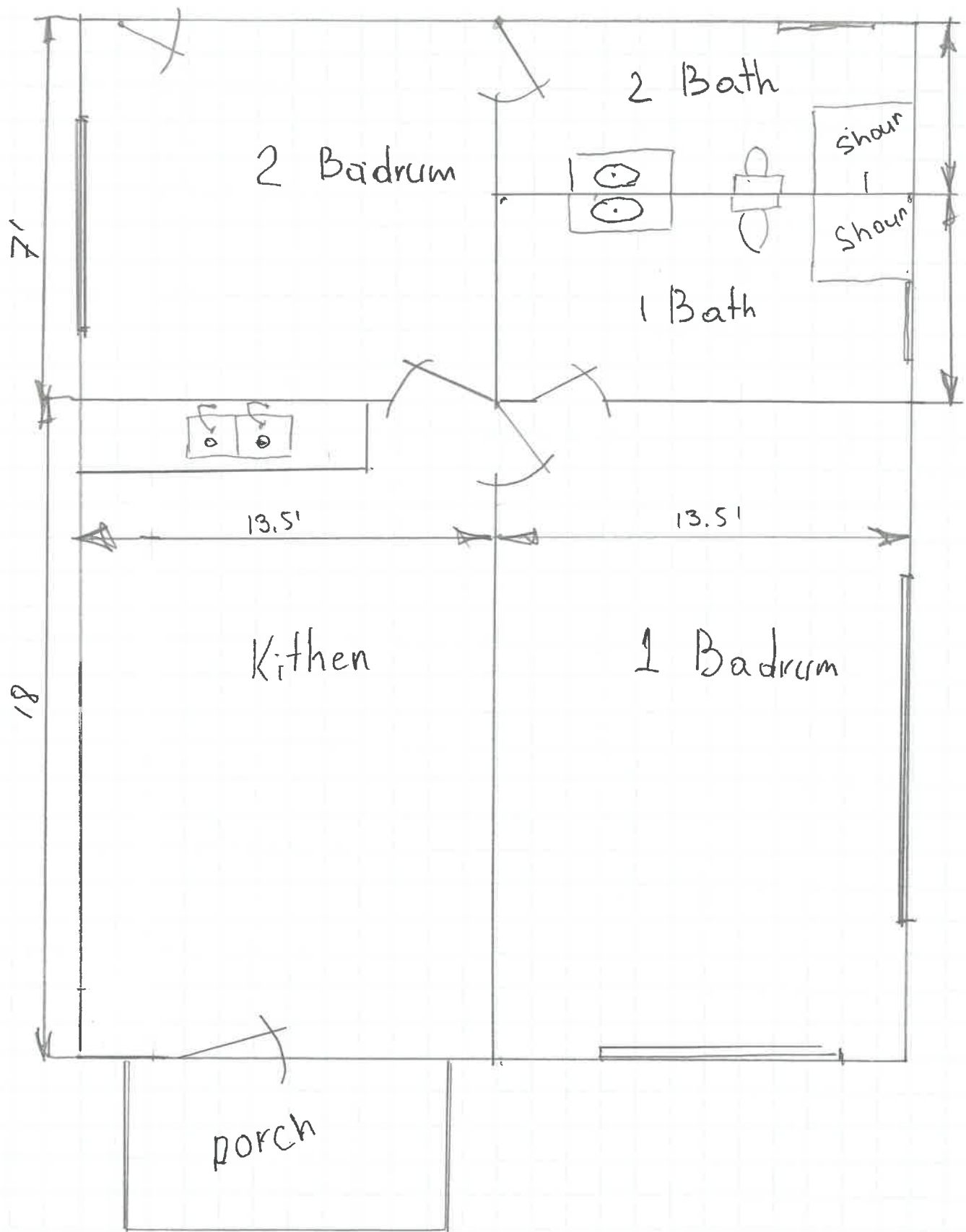
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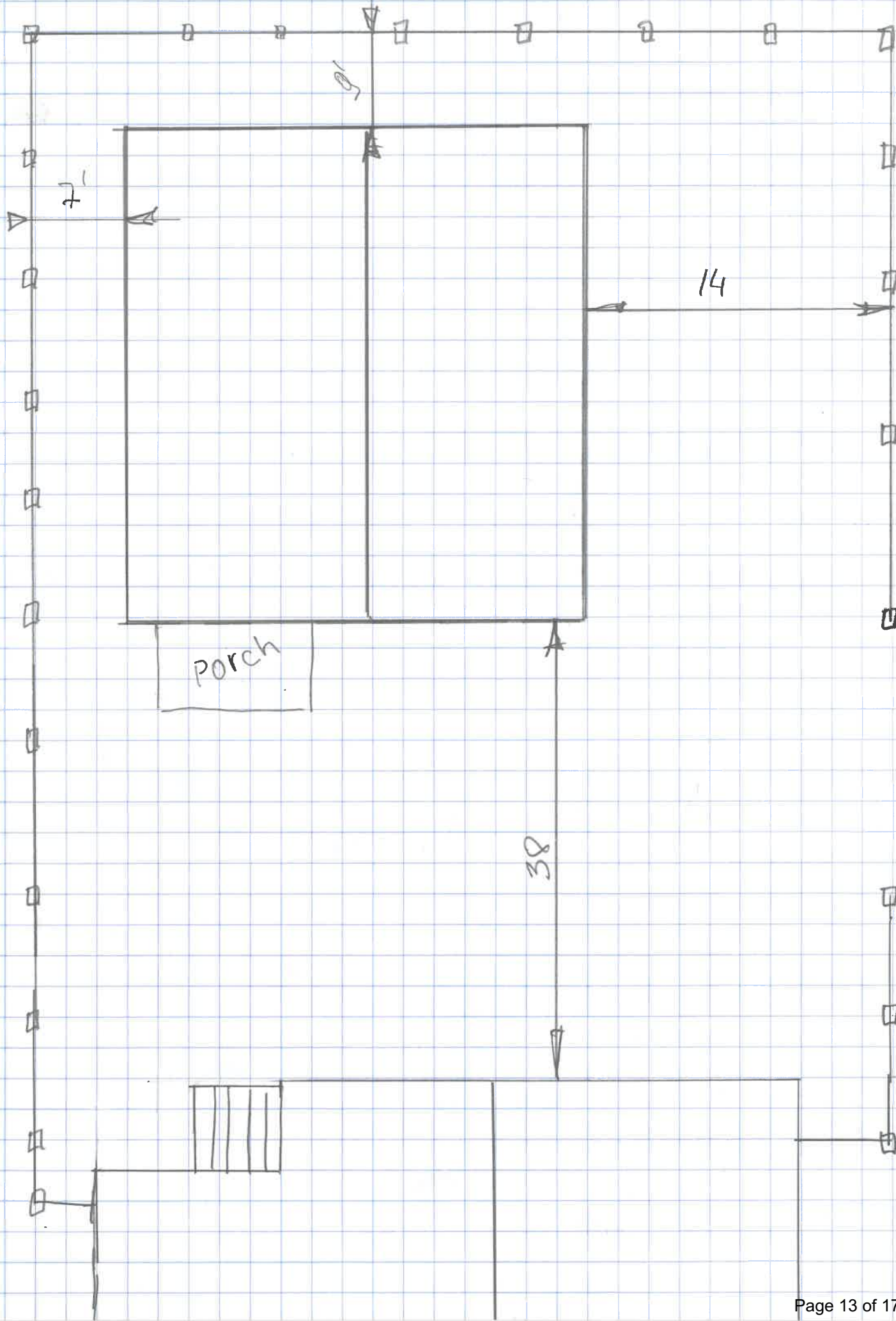
Street View - Dec 2018

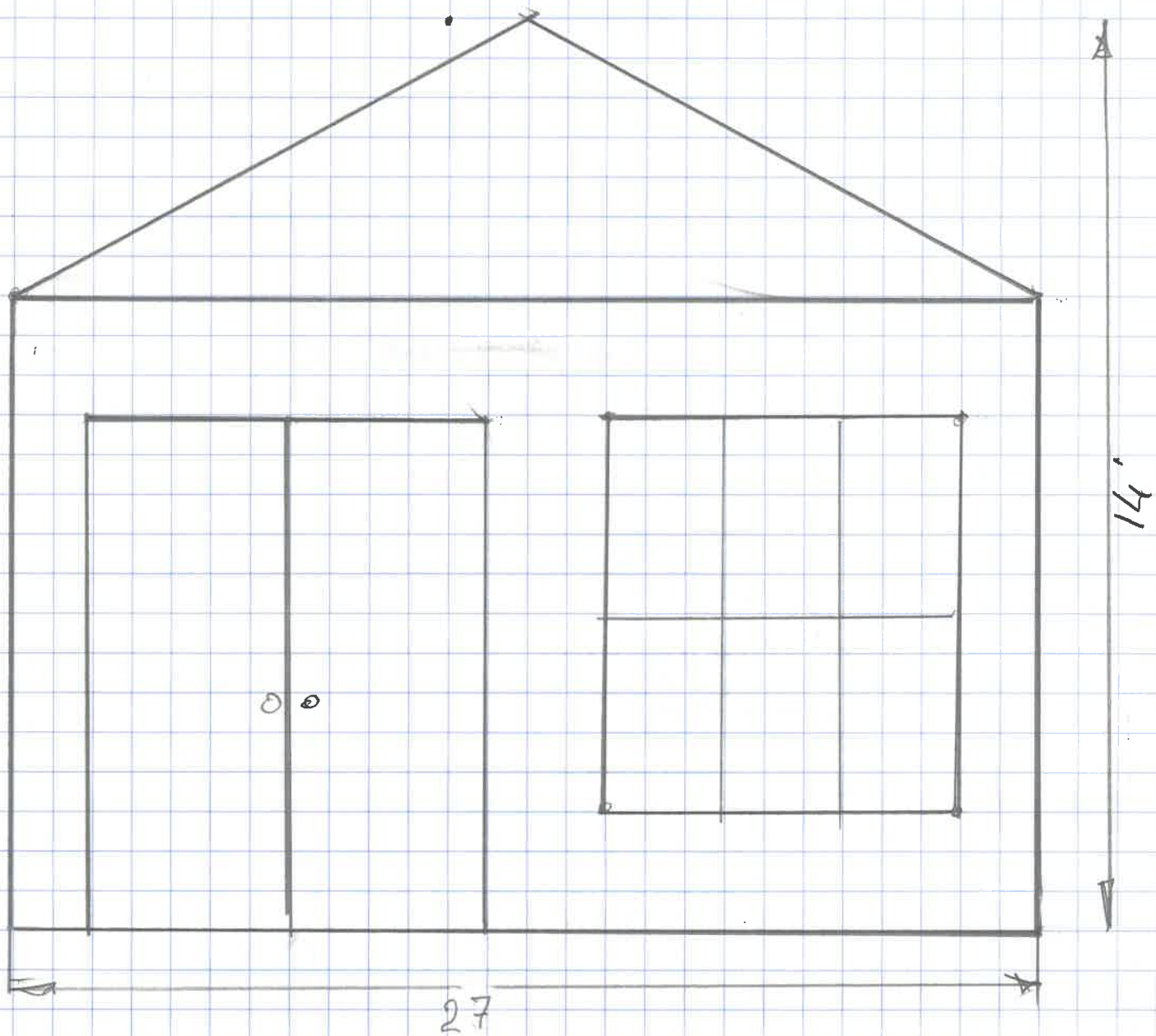




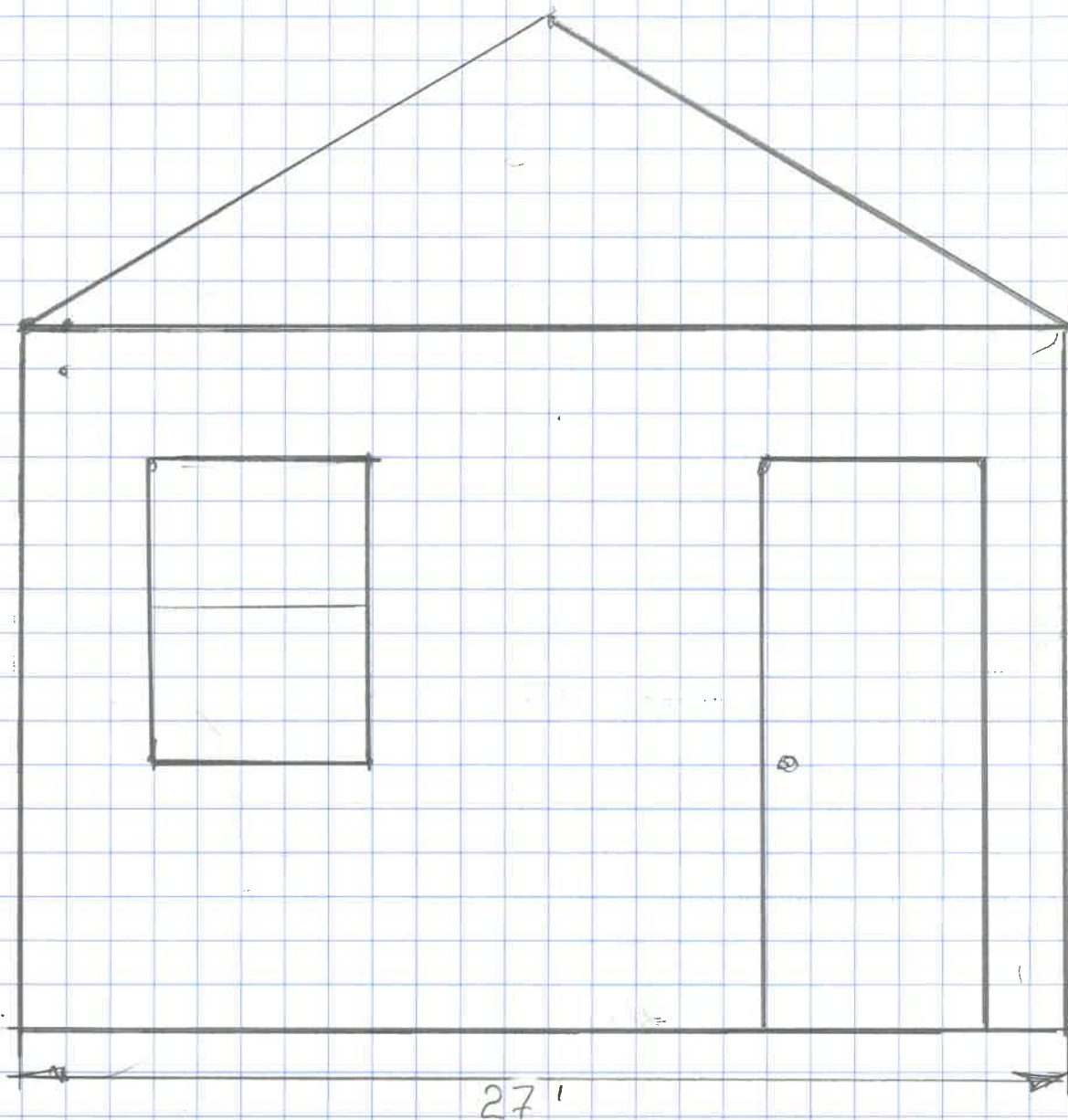




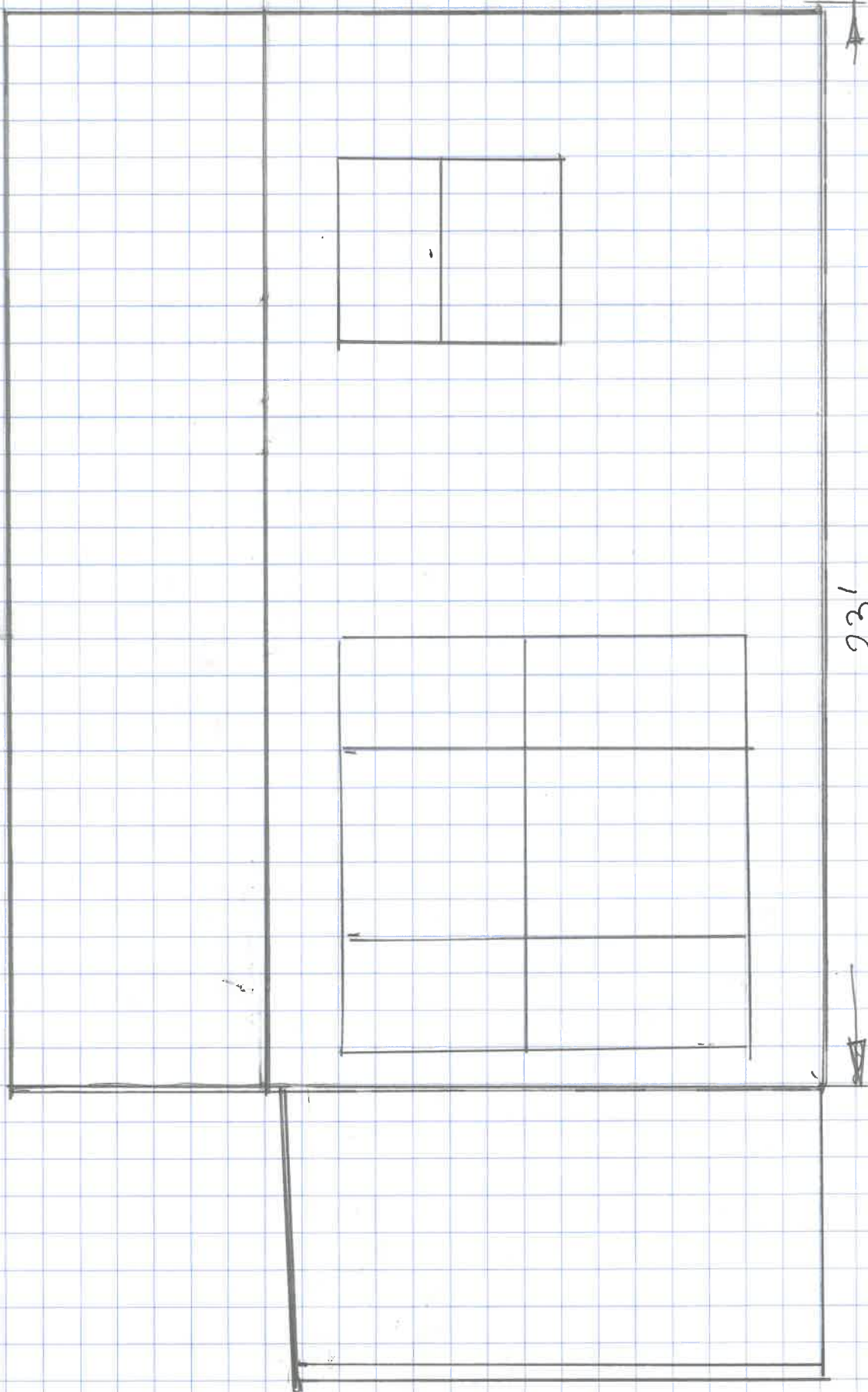




Front

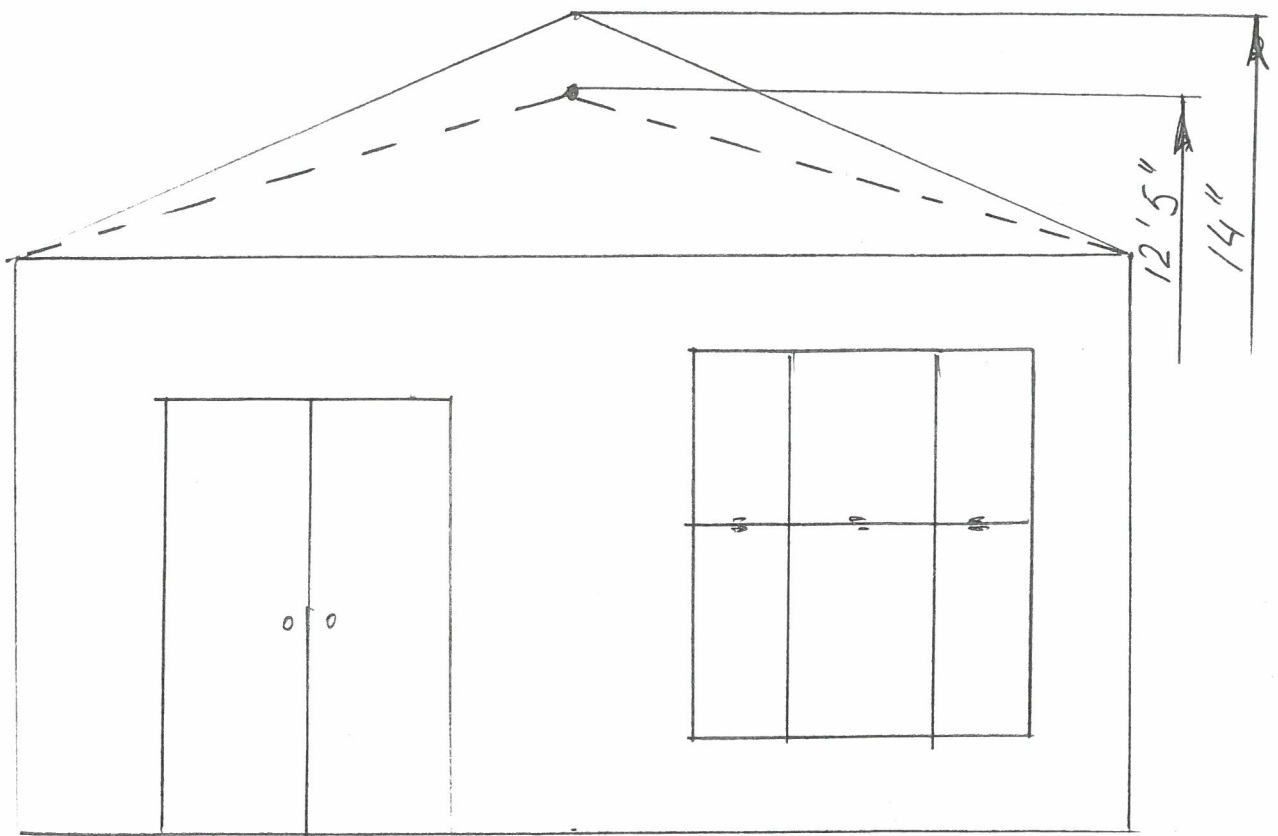


Back



23'

Side



- 1 Siding - horizontal Hardie lap siding, painted to match house
- 2, Roofing - shingles match house
3. Roof pitch height 14'
4. Windows vinyl same as house
 dimensions 46'6" x 6'6"
 46'6" x 8'

















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

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

BACKGROUND

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

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

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

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

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

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

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

FINDINGS

ARCHITECTURAL DESIGN STANDARDS

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

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

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

- i. On lots with one street frontage, set outbuildings back at least 15 feet behind the front facade of the principal building.
- *Compliant.*
- ii. On corner lots, outbuildings should be setback at least 15 feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.
- *Compliant.*
- iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.
- *Not applicable.*
- iv. Outbuildings shall be of compatible material and architectural style to the principal building.
- *The structure will be re-finished with horizontal lap fiber-cement siding painted the same color as the primary dwelling.*
 - *The windows are vinyl flush windows of the same style as the primary dwelling.*
 - *The roof will feature architectural shingles to match the primary dwelling.*
- v. Outbuildings shall have a minimum height of 14 feet and a maximum height of that of the principal building or 25 feet, whichever is less.
- *The roof of the outbuilding will be raised to a height of 14'*
- vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.
- *Compliant.*

RECOMMENDATIONS

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

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 06/16/2020

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

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

Applicant: Reginald Thomas Contact Number: [REDACTED]

Applicants Address: [REDACTED]

E-Mail Address: [REDACTED] Zoning Classification: V: Village

Address of Proposed Work: 3259 Dogwood Drive Hapeville GA 30254

Parcel ID# (INFORMATION MUST BE PROVIDED): 14009800160048

Property Owner: Rolyated LLC(Eddie Taylor) Contact Number: 404-281-6566

Project Description (including occupancy type): 2 Blue Dome Awnings
76.5" wide x 45.25" high x 38.25 projection

Contractors Name: Peachtree Awning Contact Number: 770-409-8372

Contact Person: Contact Number:

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

[REDACTED]
Applicants Signature

06/16/2020

Date

Project Class (check one):

☐ Residential

☒ Commercial

☐ Mixed-Use Development

Project Type:

☐ New Commercial Construction

☒ Addition to Existing Commercial Building

☐ Addition to Existing Residential Structure

☐ Accessory Structure

☐ Site Plan, Grading & Landscaping

☐ New Single Family Residential Construction

☐ Other

Total Square Footage of proposed New Construction: 29.5 sq ft

Total Square Footage of existing building: 2868 sq ft

Estimated Cost of Construction: 1,400.00

List/Describe Building Materials on the exterior of the **existing** structure: Water proof fabric

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

NOTICE

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(Please Print & Initial)

I Reginald Thomas R.T 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:

RT 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

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

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

RT 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.

RT 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.

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

RT 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.

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

Reginald Thomas

Printed Name

Signature

06/16/2020

Date

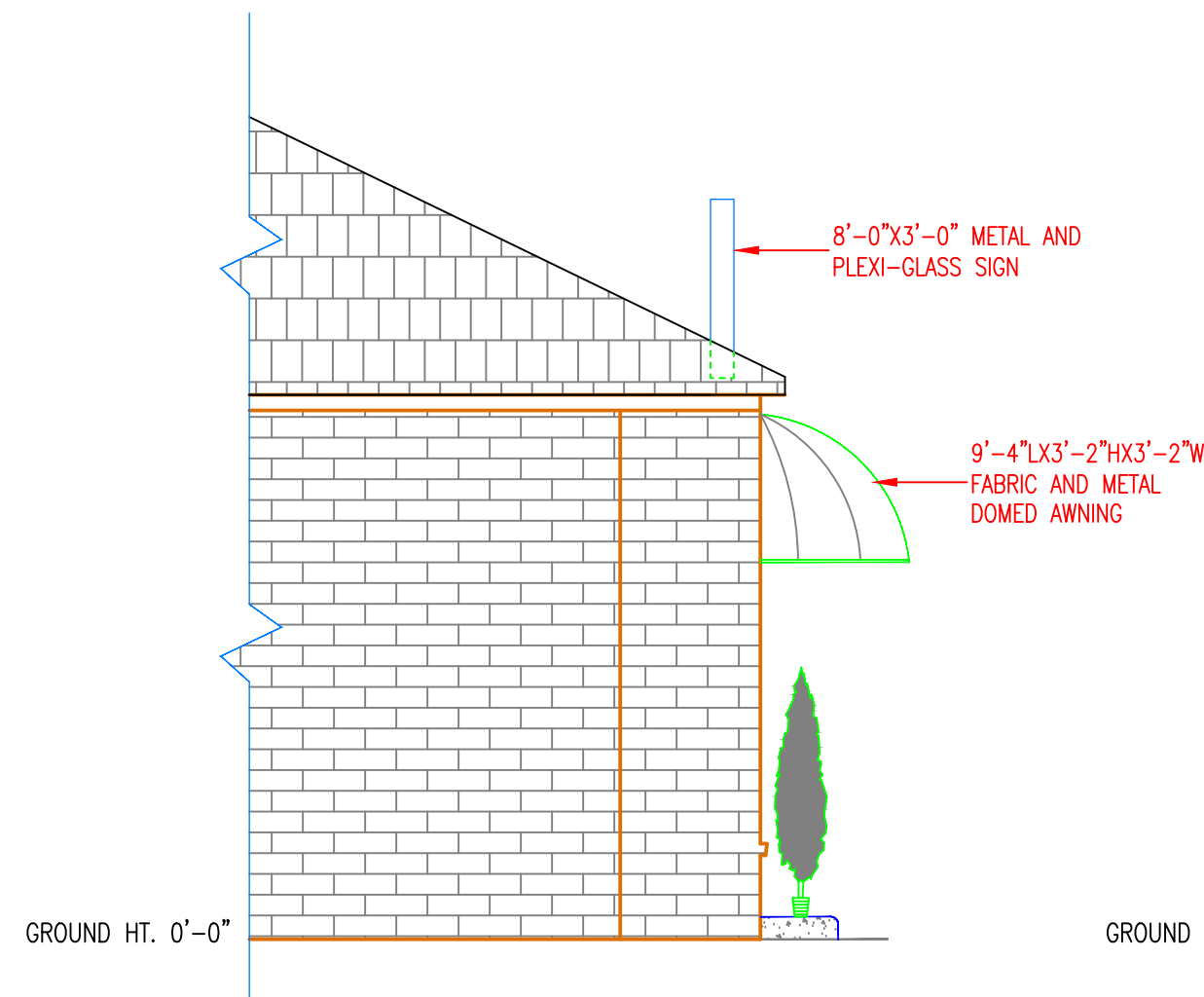
Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

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

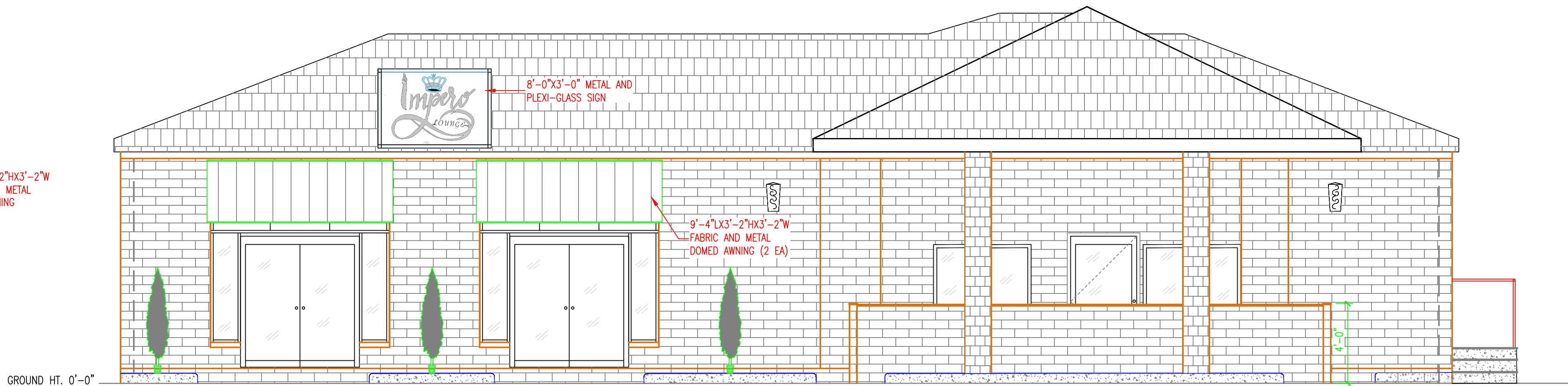








PARTIAL LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

General Notes

No.	Revision/Issue	Date

Firm Name and Address
SCADS
STEPHEN CLINKSCALE ARCHITECTURAL DESIGN
2578 DEANN DR. ELLENWOOD, GA 30294

Project Name and Address
IMPERO CAFE/ REGINALD THOMAS
3259 DOGWOOD DR
HAPEVILLE, GA 30354

Project	Sheet
IMPERO CAFE	A1
Date 6/16/2020	
Scale 1/4"=1'-0"	



PLANNER'S REPORT

DATE: July 10, 2020
TO: Tonya Hutson
FROM: Lynn Patterson
RE: Design Review for 3259 Dogwood

BACKGROUND

The City of Hapeville has received a Design Review Application from Reginald Thomas for two new awnings to be located above an existing tenant space at 3259 Dogwood Drive.

The property is located in the V Village zoning district and is subject to the Commercial/ Mixed-Use Area of Architectural Design Standards and the Arts District Overlay. The existing building is one story in height with a painted brick façade and storefront windows. The tenant space is currently vacant. The awnings as proposed would be 76.5" wide x 45.25" high project 38.25" from the building façade. The awning as proposed will include signage for the proposed business. The awnings do not include signage.

CODE

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

(h) Door and window standards

12. Awnings projecting from buildings, serving as an entry canopy and/ or providing identification to the business, are allowed, provided that:
 - a. Awnings shall be at least five feet deep as measured from the building's front facade.
Not compliant. The awning projects 38" or 3'2.25".
 - b. Awnings serving as an entry canopy shall match adjacent business awnings in depth and height.
Compliant - There are no adjacent business awnings on the property.
 - c. Valance width and height must align horizontally.
Compliant
 - d. Frame construction on awnings should be square aluminum tubes. Thin, one- and-one-half-inch-diameter round aluminum tube frames are not permitted. It is suggested that Steel Stitch™ brand be used.
Potentially non-compliant. Details on frame construction are not provided.
 - e. Valance on awnings should always be loose as valances should not be rigidly framed.
Potentially non-compliant. Awning appears to be rigidly framed.
 - f. Approved awnings may be externally lighted with light fixtures in keeping with the style of the building, as approved by the DRC.
No lighting is proposed.
 - g. Light fixtures in awnings may light the ground surface or storefront below, however, light fixtures may not be visible from the public right-of-way.
No lighting is proposed.
 - h. Internally, back lit awnings, where the lights actually illuminate the awning fabric, are prohibited.
No lighting is proposed.
 - i. Signs on awning must meet all requirements of the sign ordinance.
No signage is proposed.

FINDINGS

The following deficiencies were found in the review of the application:

- The awning must be at least 5' deep as measured from the building façade
- The frame construction should be square aluminum tubes
- The valance should be loose and not rigidly framed

Should these be satisfactorily addressed to the Design Review Committee, the application may be approved.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: JUNE 17, 2020

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

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

Applicant: Christopher Nieboer Contact Number: [REDACTED]

Applicants Address [REDACTED]

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

Address of Proposed Work: 551 WOODROW AVE, HAPEVILLE, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0094-0002-033-7

Property Owner: Christopher Nieboer Contact Number: [REDACTED]

Project Description (including occupancy type): SFH 2/1 (APPROXIMATELY 900FT2)

ADD 293FT2 FOR NEW MASTER BEDROOM, BATH, & CLOSET.

ADD 90FT2 TO EXISTING 2ND BEDROOM. ADD 1/2 BATH. UPDATED EXISTING WIRING, PLUMBING, MECHANICAL THROUGHOUT. REPAIR FRONT AND REAR PORCHES.

Contractors Name: Christopher Nieboer Contact Number: [REDACTED]

Contact Person: Contact Number:

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

Christopher Nieboer
Applicants Signature

JUNE 17, 2020
Date

Project Class (check one):

☒ Residential ☐ Commercial ☐ Mixed-Use Development

Project Type:

☐ New Commercial Construction ☐ Addition to Existing Commercial Building

☒ Addition to Existing Residential Structure ☐ Accessory Structure

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

☐ Other

Total Square Footage of proposed New Construction: 383

Total Square Footage of existing building: 910

Estimated Cost of Construction: \$6500.00

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

PLASTIC SIDING

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

HardiePlank HZ10 FOR ALL EXTERIORS, EXCEPT 2 FRONT WALLS AS INDICATED W/

CULTURED STONE. SEE PG A-4 OF DESIGN BINDER FOR FULL ARCHITECTURAL DETAILS.

NOTICE

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

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

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

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

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

(Please Print & Initial)

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

Christopher Nieboer	<i>Christopher Nieboer</i>	JUNE 17, 2020
Printed Name	Signature	Date

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

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

LAYOUT PAGE TABLE			
LABEL	TITLE	DESCRIPTION	COMMENTS
A-1	INDEX PAGE		
A-2	BOUNDARY SURVEY & LEGAL DESCRIPTION		
A-3	RENDERINGS AND PHOTOS		
A-4	ARCHITECTURAL ELEVATIONS		
A-5	SITE PLAN(S)		
A-6	INTERIOR REMODEL		
A-7	PROPOSED NEW CONSTRUCTION W/ AS-BUILT OVERLAY		
A-8	PROPOSED NEW CONSTRUCTION		
A-9	ELECTRICAL PLAN		

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PROJECT DESCRIPTION:
551 WOODROW AVE PROPOSED

DRAWINGS PROVIDED BY:
CJN FINISHING
CHRISTOPHER NIEBOER
CJNFIN@GMAIL.COM
239.777.2153

DATE:
6/16/2020

SCALE:

SHEET:
A-1

BOUNDARY SURVEY
551 WOODROW AVE
ID: 14 009400020337

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 94 of the 14th District of Fulton County, Georgia, being Lots 14 and 15, Block 5 of Forrest Hill Park Subdivision, as per Plat recorded in Plat Book 7, pages 58 and 59, Fulton County records, which plat is hereby referred to and made a part of this description, being improved property known as No. 551 Woodrow Ave., according to the present system of numbering houses in Fulton County, Georgia, and being more particularly shown on survey prepared by Eston Pendley & Associates, Inc., dated June 19, 2000.

Measurement Result	
Latitude	Longitude
33.668115	-84.406864



Measurement Result	
Latitude	Longitude
33.668116	-84.406694

Measurement Result	
Latitude	Longitude
33.667775	-84.406866

Measurement Result	
Latitude	Longitude
33.667777	-84.406697



NO.	DESCRIPTION	BY	DATE
SHEET TITLE:			
PROJECT DESCRIPTION: 551 WOODROW AVE PROPOSED			
DRAWINGS PROVIDED BY: CJN FINISHING CHRISTOPHER NIEBOER CJNFIN@GMAIL.COM 239.777.2153			
DATE:			
6/16/2020			
SCALE:			
SHEET:			
A-2			



FRONT FAÇADE RENDERING



3D PERSPECTIVE



EXISTING FRONT



EXISTING REAR

NO.	DESCRIPTION	BY	DATE
SHEET TITLE:			
PROJECT DESCRIPTION: 551 WOODROW AVE PROPOSED			
DRAWINGS PROVIDED BY: CJN FINISHING CHRISTOPHER NIEBOER CJNFIN@GMAIL.COM 239.777.2153			
DATE: 6/16/2020			
SCALE:			
SHEET: A-3			



Exterior Elevation Rear



Exterior Elevation Left

NEW HardiePlank HZ10 FOR ALL EXTERIORS,
EXCEPT 2 FRONT WALLS AS INDICATED
W/ CULTURED STONE



Exterior Elevation Front



Exterior Elevation Right

--	--	--	--

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PROJECT DESCRIPTION: 551 WOODROW AVE PROPOSED
--

DRAWINGS PROVIDED BY: CJN FINISHING CHRISTOPHER NIEBOER CJNFIN@GMAIL.COM 239.777.2153

DATE:

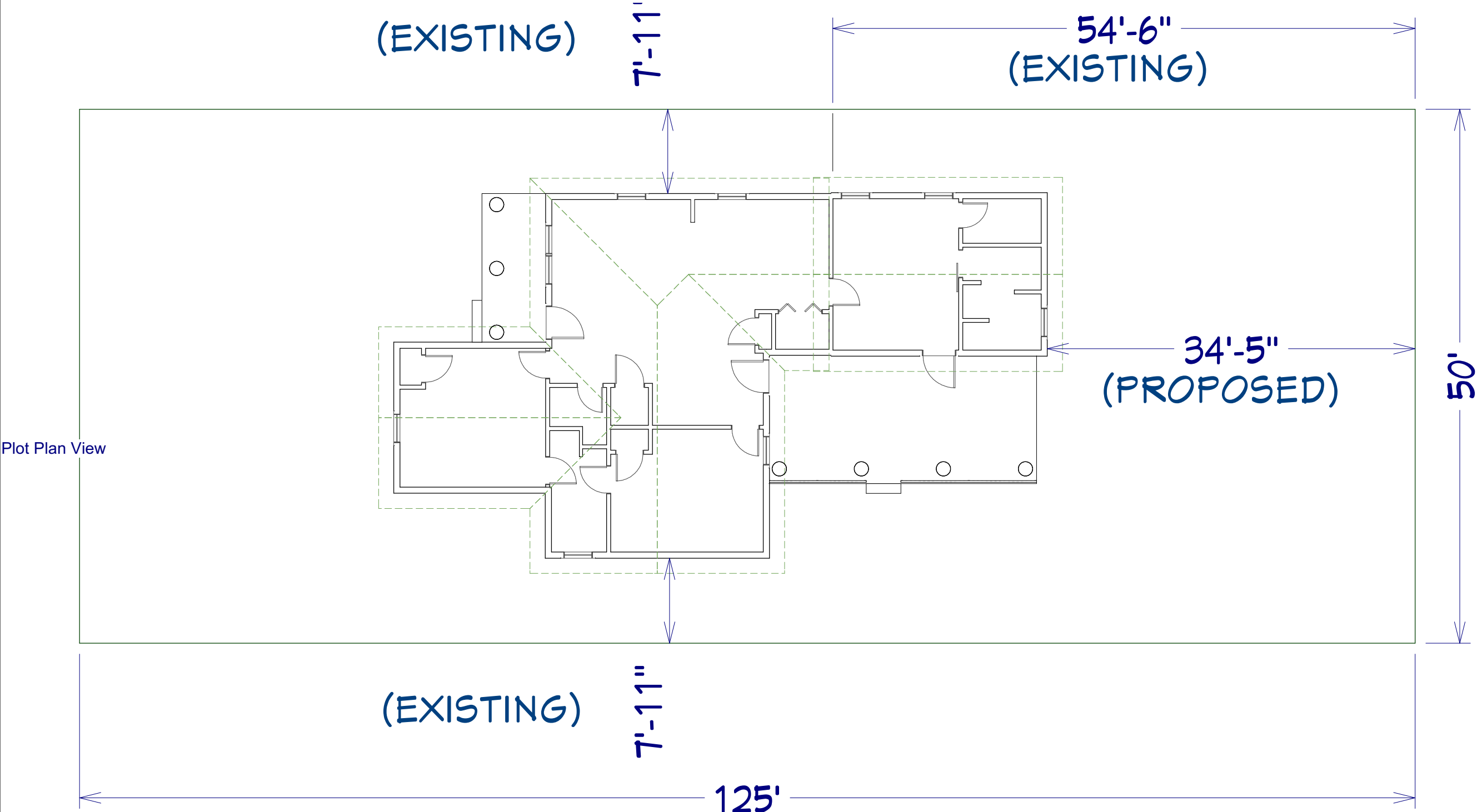
6/16/2020

SCALE:

SHEET:

A-4

SITE PLAN(S)



NO.	DESCRIPTION	BY	DATE
SHEET TITLE:			
PROJECT DESCRIPTION: 551 WOODROW AVE PROPOSED			
DRAWINGS PROVIDED BY: CJN FINISHING CHRISTOPHER NIEBOER CJNFIN@GMAIL.COM 239.777.2153			
DATE:			
6/16/2020			
SCALE:			
SHEET:			
A-5			

STANDARD NOTES

GEORGIA STATE
MINIMUM STANDARD CODES
January 1, 2018

On October 1, 1991, the uniform codes act became affective in Georgia. On July 1, 2004, this act was revised to make the following construction codes mandatory as the Georgia state minimum standards codes listed below are the code additions in effect as of January 1, 2018:

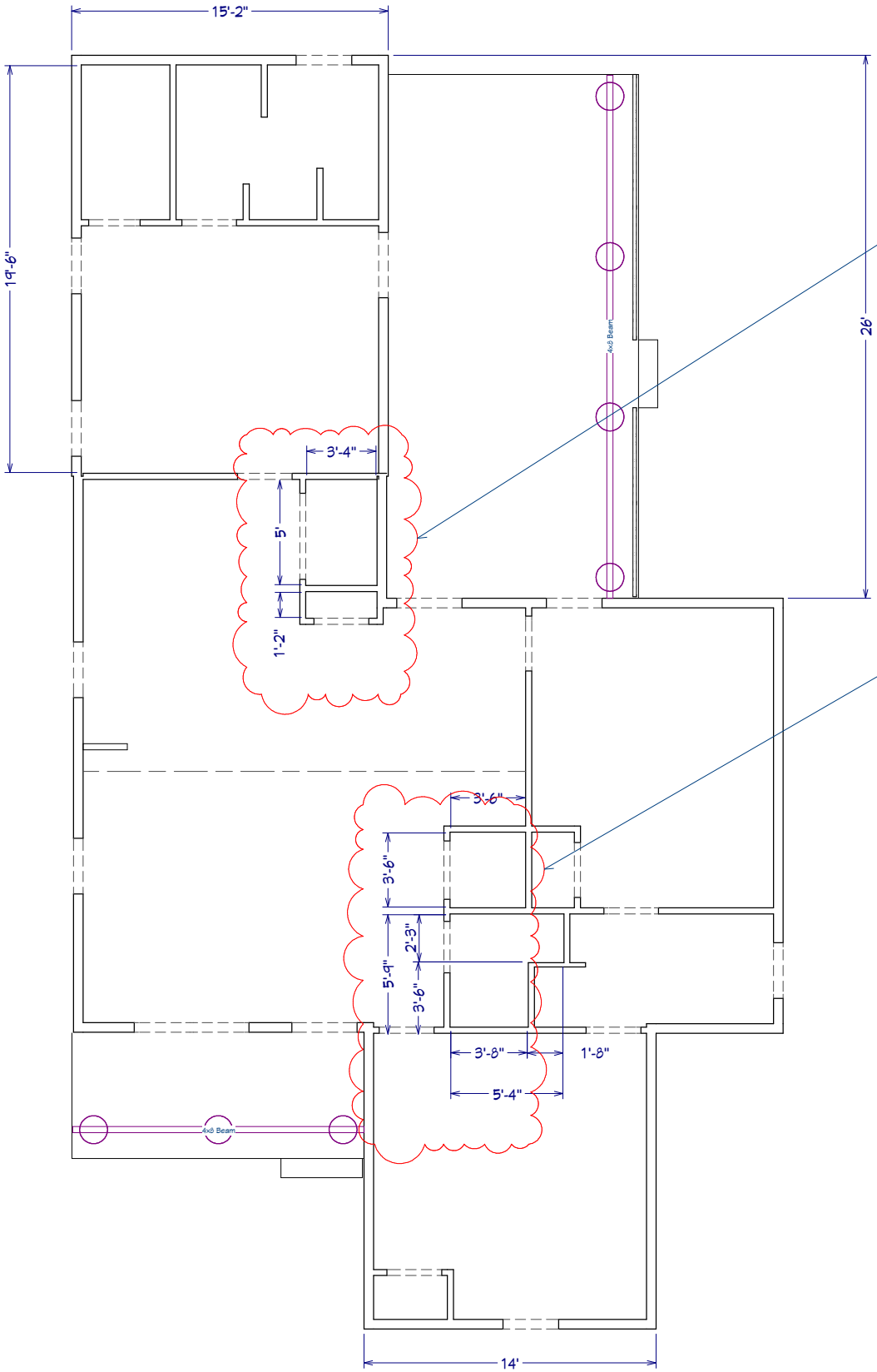
International Building Code	2012 Edition
International Residential code	2012 Edition
International Plumbing code	2012 Edition
International Mechanical code	2012 Edition
International Fuel Gas Code	2102 Edition
International Energy Conserct Conservation Code	2009 Edition
International Fire Code	2012 Edition
National Electric Code	2017 Edition
International Swimming Pool and Spa Code	2012 Edition

The act requires local governments that Elect to enforce these codes within their jurisdiction's to adopt administrative procedures and penalties in order to locally enforce any of these mandatory codes. Also, any applicable appendices of these codes must be adopted locally in order to be enforceable within a specific local jurisdiction.

The act also made the following optional codes available for local governments adoption and enforcement. Local governments choosing to enforce any of the below optional coach must adopt the code(s) they wish to force, as well as administrative procedures and penalties.

International Property Maintenance Code	2012 Edition
International Existing Building Code	2012 Edition
National Green Building Standard	2008 Edition

INTERIOR REMODEL TO EXISTING STRUCTURE



NEW FRAMING
-MECHANICAL CLOSET
-PANTRY

NEW FRAMING
-LAUNDRY CLOSET
-HALF BATH

Framing, Ceiling Plan View

NO.	DESCRIPTION	BY	DATE
SHEET TITLE: INTERIOR REMODEL			
PROJECT DESCRIPTION: 551 WOODROW AVE PROPOSED			
DRAWINGS PROVIDED BY: CJN FINISHING CHRISTOPHER NIEBOER CJNFIN@GMAIL.COM 239.777.2153			
DATE: 6/16/2020			
SCALE: 			
SHEET: A-6			

STANDARD NOTES

GEORGIA STATE
MINIMUM STANDARD CODES
January 1, 2018

On October 1, 1991, the uniform codes act became affective in Georgia. On July 1, 2004, this act was revised to make the following construction codes mandatory as the Georgia state minimum standards codes listed below are the code additions in effect as of January 1, 2018:

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International Fire Code	2012 Edition
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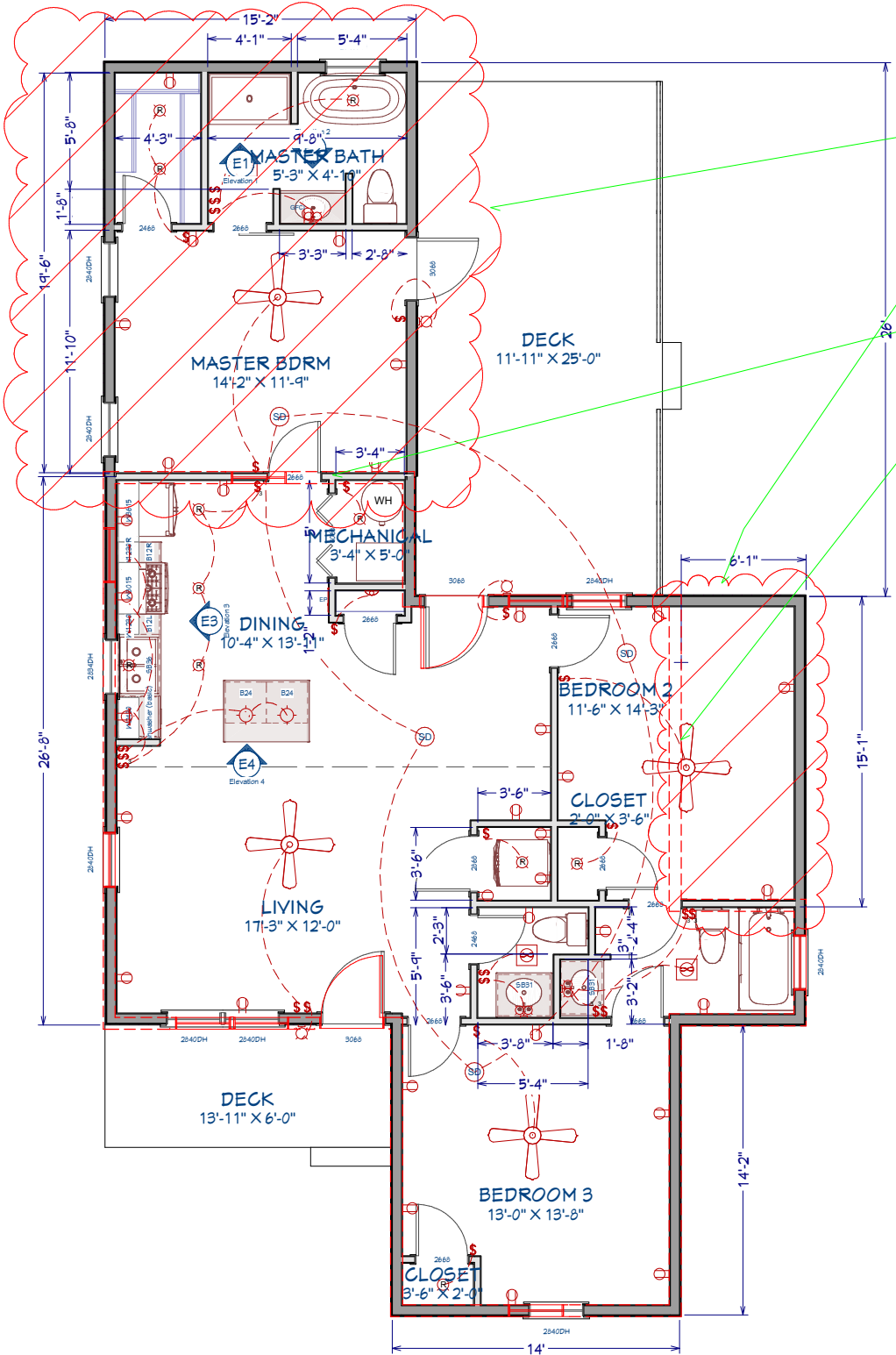
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International Property Maintenance Code	2012 Edition
International Existing Building Code	2012 Edition
National Green Building Standard	2008 Edition

EXISTING: 910FT2
2ND BEDROOM INCREASE: 90FT2
NEW MASTER BEDROOM: 293FT2
TOTAL: 383FT2
% INCREASE: $383/910=42.1\%$

PROPOSED NEW CONSTRUCTION



PROPOSED NEW
CONSTRUCTION

EXISTING WALLS
(GABEL)

Working Plan View

RENOVATION / AS-BUILT OVERLAY

--

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
NEW CONSTRUCTION

PROJECT DESCRIPTION:
551 WOODROW AVE PROPOSED

DRAWINGS PROVIDED BY:
CJN FINISHING
CHRISTOPHER NIEBOER
CJNFIN@GMAIL.COM
239.777.2153

DATE:

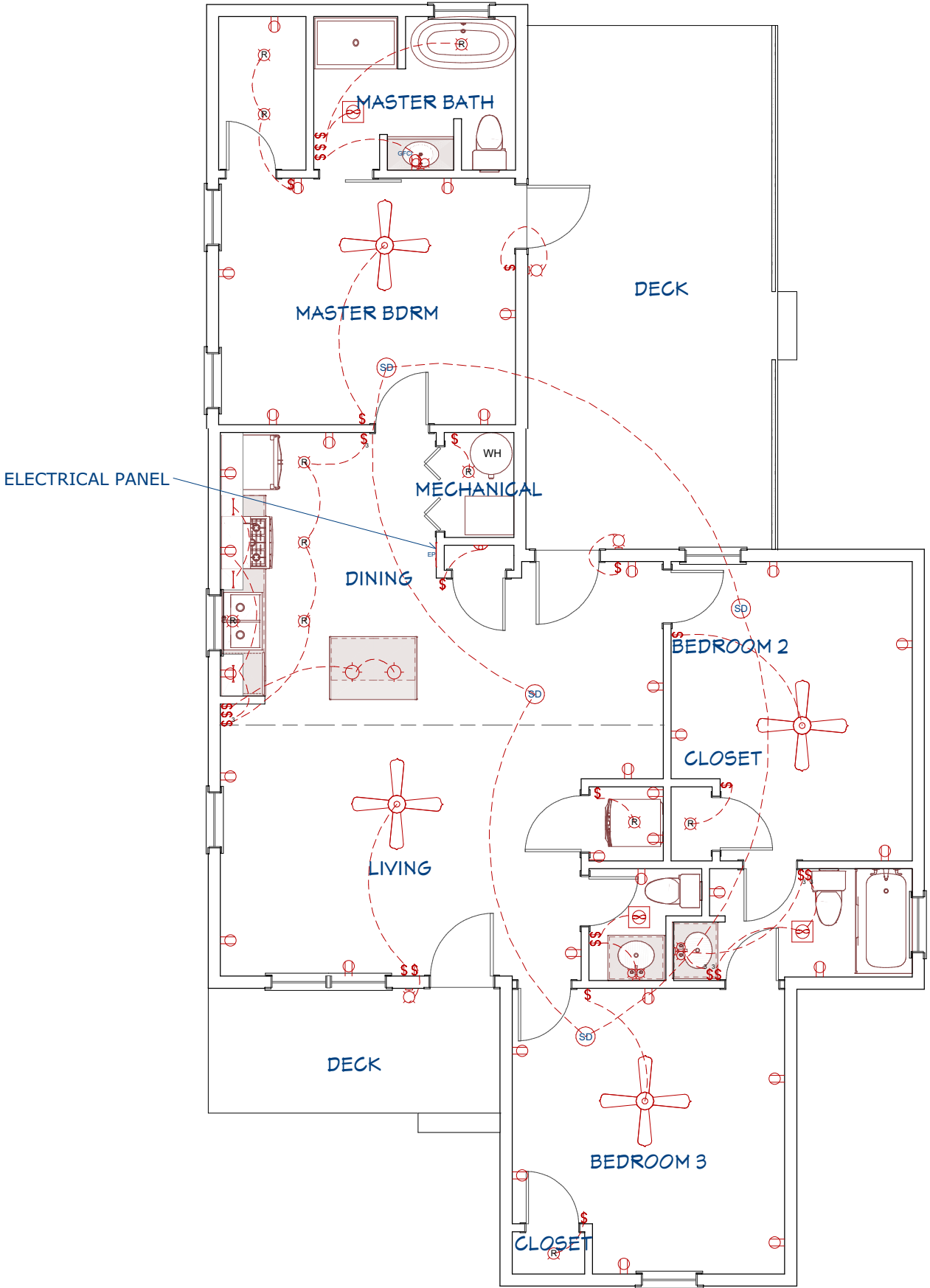
6/16/2020

SCALE:

SHEET:

A-7

ELECTRICAL PLAN



Electrical Plan View

NO.	DESCRIPTION	BY	DATE
SHEET TITLE:			
PROJECT DESCRIPTION: 551 WOODROW AVE PROPOSED			
DRAWINGS PROVIDED BY: CJN FINISHING CHRISTOPHER NIEBOER CJNFIN@GMAIL.COM 239.777.2153			
DATE: 6/16/2020			
SCALE:			
SHEET: A-9			



DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: July 10, 2020
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 551 Woodrow Ave**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Christopher Nieboer for an addition to an existing single-family dwelling located at 551 Woodrow Ave. The addition will consist of a 293 SF master bedroom, bath and closet and 90 SF to an existing 2nd bedroom and ½ bath.

The property is zoned R-SF, Single Family Residential and is subject to the Neighborhood Conservation Area, Subarea E, 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.

STAFF COMMENT:

The addition complies with zoning setback requirements.

(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:

Ensure front deck is painted or stained.

The addition is at the rear of the dwelling and built on a slab foundation.

(g) Door and window standards.

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

STAFF COMMENT:

The addition is to the rear of the structure. No window or door changes are proposed on the enfronting façade.

RECOMMENDATIONS

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

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

1. The applicant should ensure the existing front deck is painted or stained.

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

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: June 17, 2020

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

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

Applicant: Miller Lowry **Contact Number:** [REDACTED]

Applicants Address: [REDACTED]

E-Mail Address: millier.lowry@millerlowry.com **Zoning Classification:** U-V

Address of Proposed Work: 3409 DOGWOOD DR, HAPEVILLE, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0098-0017-017-9

Property Owner: 3409 Dogwood LLC (Mike Rabb) **Contact Number:** [REDACTED]

Project Description (including occupancy type): Renovate existing vacant building,
to be an office, business use group. There will be some low- hazard storage space, storage use 2 group.
Work includes new interior partitions and ceiling, MEP. Renovate portions of exterior wall and windows.
Build a new covered patio in the back.

Contractors Name: Miller Lowry Construction, LLC **Contact Number:** 770.903.4422

Contact Person: Miller Lowry **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 [REDACTED] pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for violation thereof.

[REDACTED]
Applicants Signature

6/17/2020

Date

Project Class (check one):

☐ Residential ☒ Commercial ☐ Mixed-Use Development

Project Type:

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

Total Square Footage of proposed New Construction: 435 (exterior covered patio)

Total Square Footage of existing building: 4696

Estimated Cost of Construction: \$ 210,000

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

Street front facade: paint over existing brick over CMU wall.

Side walls and Rear wall: stucco over CMU wall

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

For front street wall, paint existing wall, add 3 canopies over doors, add wall sconces and sign.

For side walls, new windows are proposed to replace existing windows, or to be placed in the existing openings (currently blocked) in CMU wall.

For rear wall, portion of existing CMU wall with stucco finish, is proposed to be replaced with new metal finish on wood stud wall, and new garage door on it.

New covered patio is proposed at rear wall. It will be constructed with exposed wood framing and metal standing seam roof.

NOTICE

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

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

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

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

(Please Print & Initial

Miller Lowry

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

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

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

Miller Lowry

Printed Name

Signature

6/17/2020

Date

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

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

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

Commencing at a point at the intersection of the northeasterly right of way of North Central Avenue (having a variable width, publicly dedicated right of way) and the northwesterly right of way of Dogwood Drive (AKA State Route #3 and U.S. Highway #19/41) (having a variable width, publicly dedicated right of way); Thence continuing along said right of way of Dogwood Drive North 23 degrees 22 minutes 28 seconds East a distance of 431.50 feet to a mag nail set, said mag nail being the TRUE POINT OF BEGINNING.

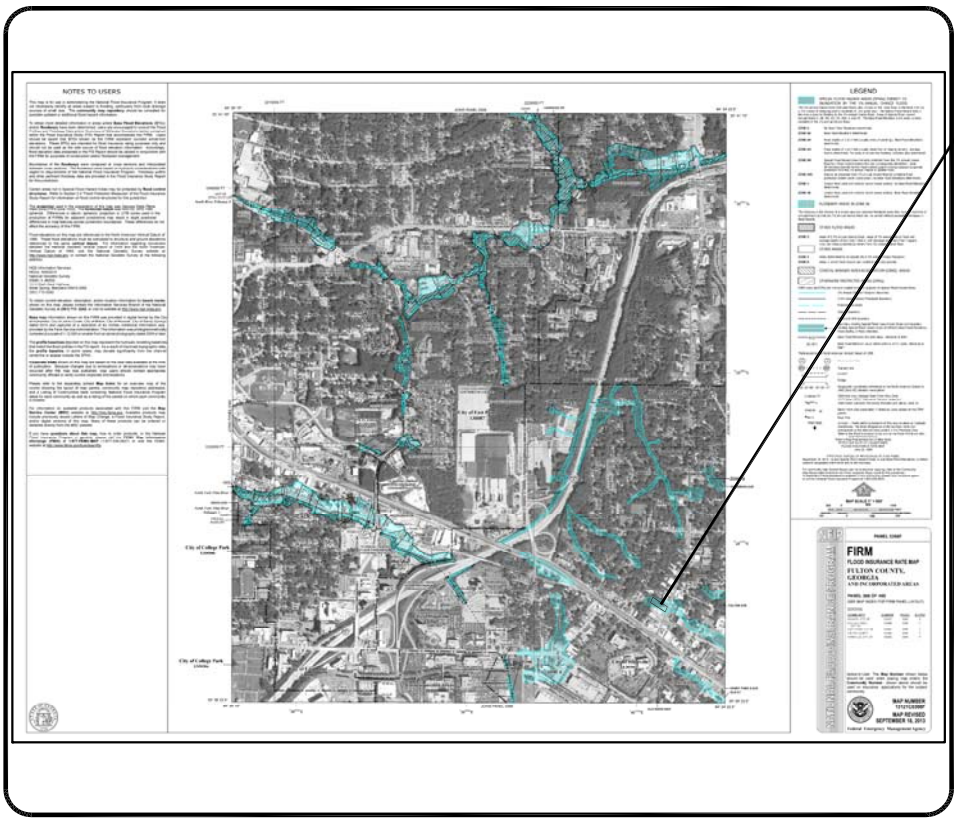
Thence leaving said right of way North 54 degrees 47 minutes 10 seconds West a distance of 310.33 feet to a 5/8-inch rebar found; Thence North 24 degrees 16 minutes 56 seconds East a distance of 96.22 feet to a 1-inch open top pipe found; Thence North 20 degrees 53 minutes 38 seconds East a distance of 6.37 feet to a 3/4-inch rod found; Thence South 54 degrees 18 minutes 05 seconds East a distance of 309.61 feet to a mag nail set on the northwesterly right of way of Dogwood Drive; Thence continuing along said right of way of Dogwood Drive South 23 degrees 22 minutes 28 seconds West a distance of 100.16 feet to a mag nail set, said mag nail being the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 0.706 acres (30,746 square feet).





Location Map
NT.S.



FEMA Map
NT.S.

SITE

24 HOUR EMERGENCY CONTACT: MILLER LOWRY 770-289-9179

SITE NOTES:

THE SITE CONTAINS: 0.706 ACRES / 30,746 SF
TOTAL DISTURBED AREA: 0.03 ACRES

SITE ADDRESS: 3409 DOGWOOD AVENUE, CITY OF HAPEVILLE, FULTON COUNTY, GA 30354

ZONING: U-V URBAN VILLAGE DISTRICT

BOUNDARY SURVEY INFORMATION TAKEN FROM SURVEY PERFORMED BY LOWERY & ASSOCIATES LAND SURVEYING, LLC, DATED MAY 13, 2020.

A PORTION OF THIS SITE IS LOCATED WITHIN A FLOOD ZONE [A, AE, SHADED ZONE X] AS DEFINED BY FIRM PANEL NUMBER 13121C0366 F DATED SEPTEMBER 18, 2013, FOR FULTON COUNTY AND INCORPORATED AREAS.

THERE ARE NO WATERS OF THE STATE OF GEORGIA OR WETLANDS WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS. THERE ARE NO PROPOSED IMPACTS TO ANY STATE WATER BUFFERS.

TO THE BEST OF OUR KNOWLEDGE, NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS

BUILDING FOUNDATION & LAYOUT SHALL BE COORDINATED USING ARCHITECTURAL DRAWINGS. ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER CIVIL DRAWINGS CONCERNING FOUNDATIONS AND ALIGNMENT WITH EXISTING STRUCTURES OR SURVEY.

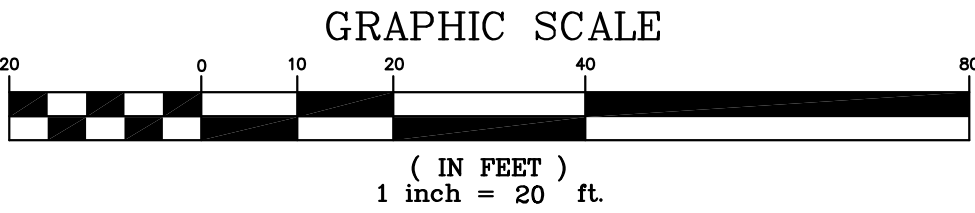
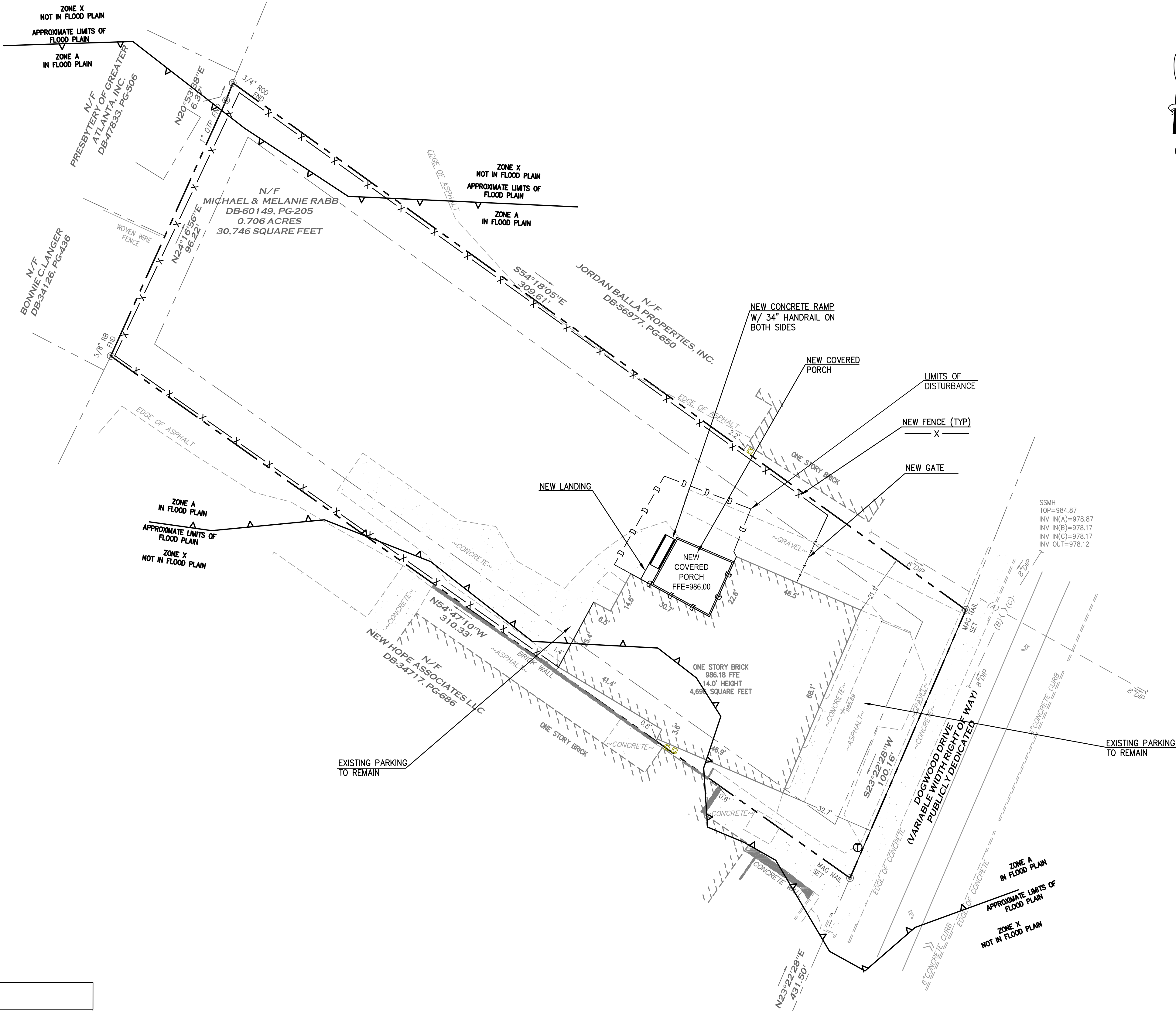
THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.

CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.

SITE DATA:

ZONING: U-V: URBAN VILLAGE

PROPOSED TOTAL ONSITE IMPERVIOUS: 9,900 SF (OR 0.23 ACRES) / LOT COVERAGE = 32.20%



APPLICANT / DEVELOPER

MILLER LOWRY DEVELOPMENTS,
LLC
2964 PEACHTREE ROAD NW
SUITE 540
HAPEVILLE, GA 30305

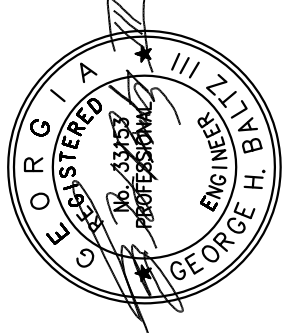
ZONING DIALOG BOX - U-V (URBAN VILLAGE DISTRICT)		
CATAGORY	REQUIREMENT	PROVIDED
PERMITTED USES	SINGLE FAMILY ATTACHED DWELLING, COMMERCIAL/RETAIL	COMMERCIAL/RETAIL
LOT FRONTAGE	20' (MIN) FRONTAGE	LOT FRONTAGE PROVIDED = 100.16'
DISTANCE BETWEEN BUILDINGS	20' MIN DISTANCE BETWEEN BUILDINGS, PLUS 4 ADDITIONAL FEET FOR EVERY STORY (OR FRACTION THEREOF), THAT EXCEEDS 2 STORIES	PROVIDED DISTANCE BETWEEN BUILDINGS: N/A - THERE ARE NO PROPOSED NEW BUILDINGS, ONLY AN ATTACHED COVERED PORCH, WITH ACCOMPANYING RAMP AND LANDING
HEIGHT REGULATIONS	2.5 STORIES, OR 35' IN HEIGHT	PROVIDED HEIGHT NOT TO EXCEED 2.5 STORIES, OR 35' IN HEIGHT

Prepared By:
**CRESCENT VIEW
ENGINEERING, LLC:**
211 Fresler Street SE
Marietta, Georgia 30060
678-324-8410
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Prepared for
Miller Lowry Developments, LLC
2964 Peachtree Road NW, Suite 540
Atlanta, GA 30305

Site Plan

DATE	SCALE	DRAWN	CHECKED	REVISIONS	
				DATE	BY
6-15-20	PZ		GHB		



Stormwater Plans for
3409 Dogwood Drive
Land Lot 98, 14th District
City of Hapeville, Georgia

CVE PI # 20-171

Sheet No.
C-1

MILLER LOWRY DEVELOPMENTS OFFICE | HAPEVILLE, GEORGIA
EXTERIOR INSPIRATION + DESIGN CONCEPTS 06.16.2020







SLATE CHIPS
@ PARKING LOT



SCONCES



WHITE PAINT
(MIDDLE SECTION)



DARK GRAY PAINT
(LOWEST & TOP SECTION)



AWNING STYLE







CEILING FAN

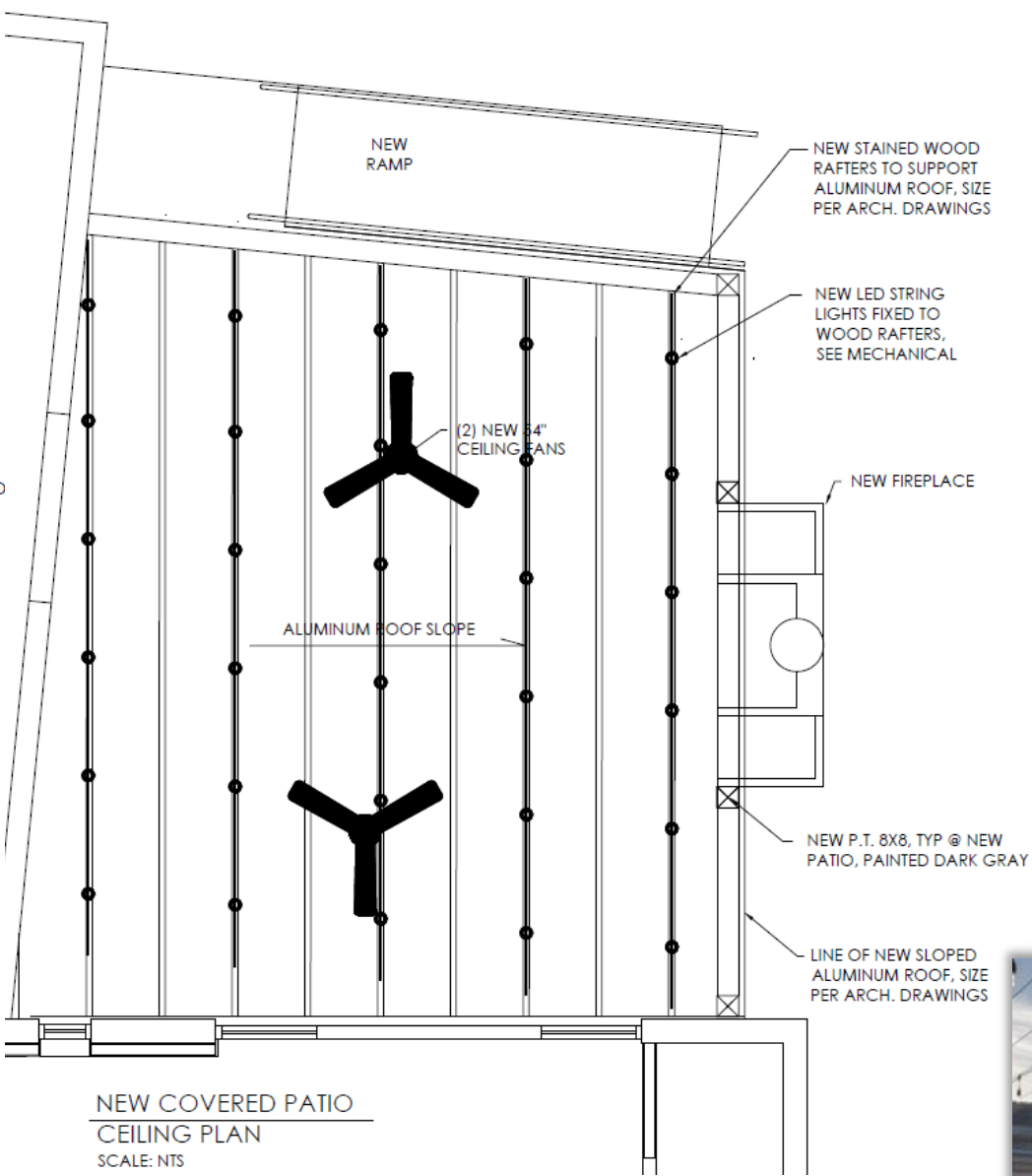
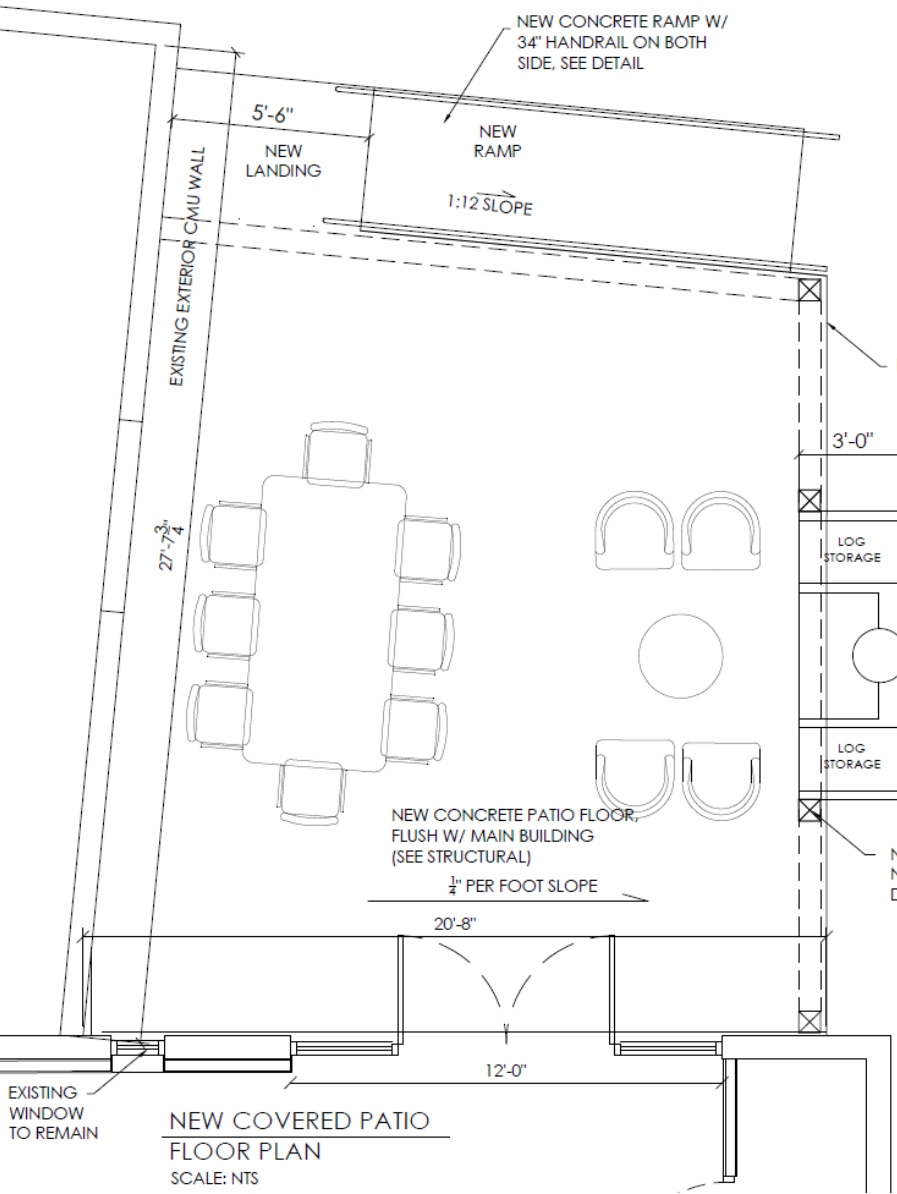
SLOPPED ROOF & FIXED STRING LIGHTS

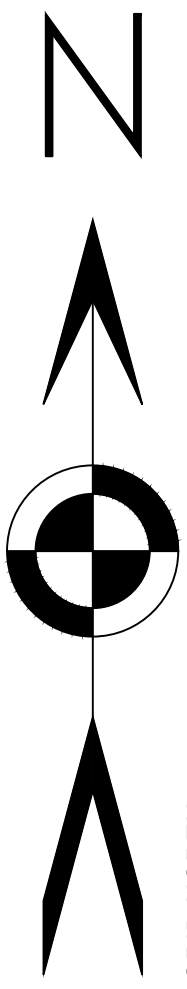


FIREPLACE STYLE



FINISHES





GRID NORTH
GA WEST
(SURVEY NOTE 6)

LEGAL DESCRIPTION

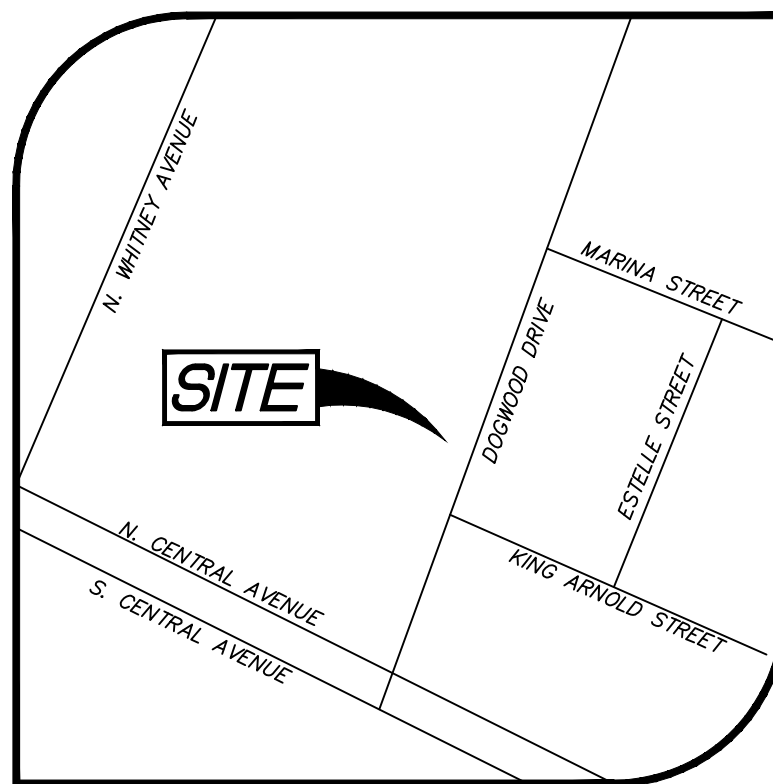
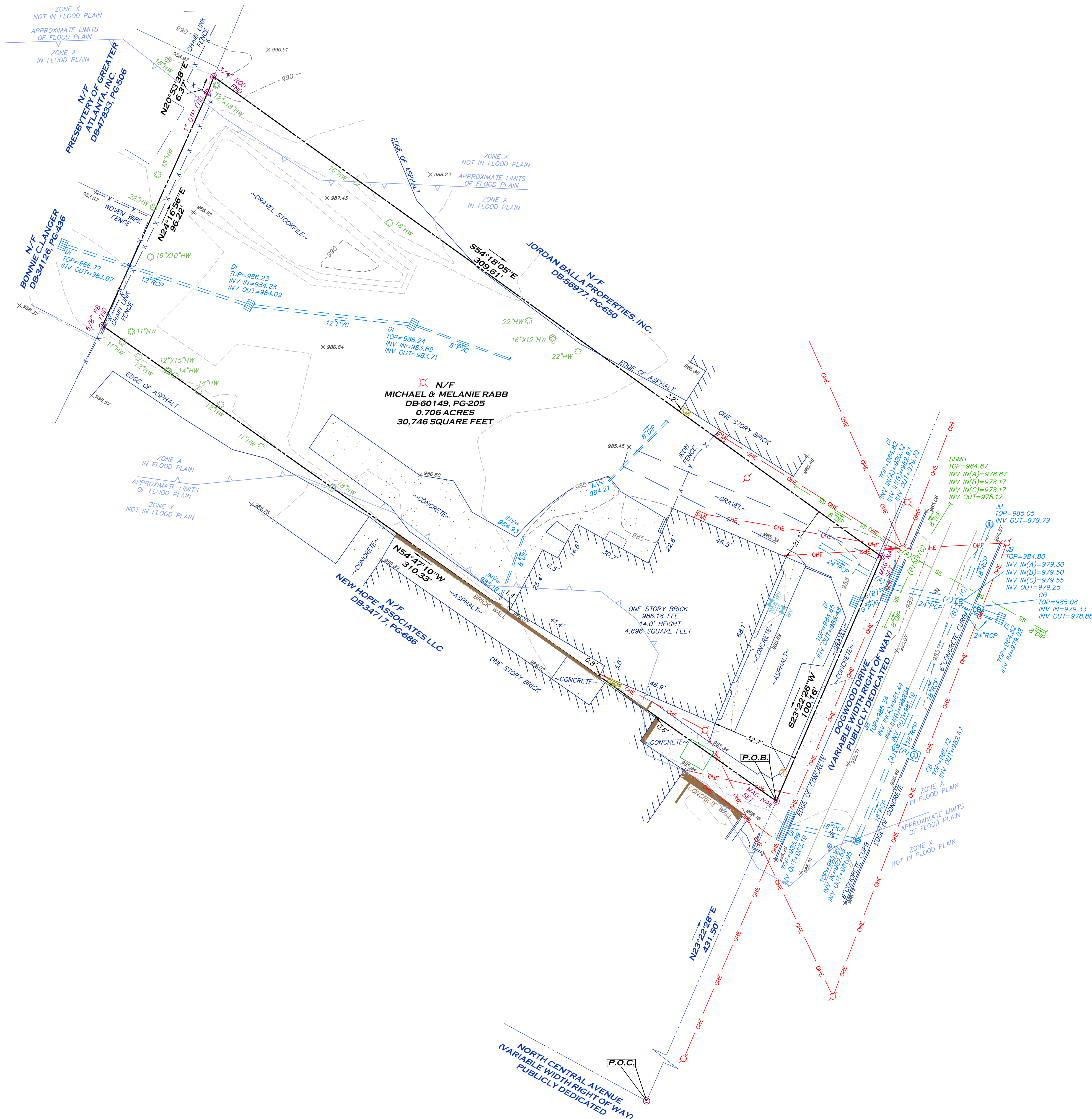
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 98, OF THE 14TH LAND DISTRICT, CITY OF Hapeville, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF NORTH CENTRAL AVENUE (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY) AND THE NORTHWESTERLY RIGHT OF WAY OF DOGWOOD DRIVE (AKA STATE ROUTE #3 AND U.S. HIGHWAY #19/41) (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY); THENCE CONTINUING ALONG SAID RIGHT OF WAY OF DOGWOOD DRIVE NORTH 23 DEGREES 28 MINUTES 28 SECONDS EAST A DISTANCE OF 431.50 FEET TO A MAG NAIL SET, SAID MAG NAIL BEING THE TRUE POINT OF BEGINNING.
THENCE LEAVING SAID RIGHT OF WAY NORTH 54 DEGREES 47 MINUTES 10 SECONDS WEST A DISTANCE OF 310.33 FEET TO A 5/8-INCH REBAR FOUND; THENCE NORTH 24 DEGREES 16 MINUTES 56 SECONDS EAST A DISTANCE OF 96.22 FEET TO A 1-INCH OPEN TOP PIPE FOUND; THENCE NORTH 20 DEGREES 53 MINUTES 38 SECONDS EAST A DISTANCE OF 6.37 FEET TO A 3/4-INCH ROD FOUND; THENCE SOUTH 54 DEGREES 18 MINUTES 05 SECONDS EAST A DISTANCE OF 308.61 FEET TO A MAG NAIL SET ON THE NORTHWESTERLY RIGHT OF WAY OF DOGWOOD DRIVE; THENCE CONTINUING ALONG SAID RIGHT OF WAY OF DOGWOOD DRIVE SOUTH 23 DEGREES 22 MINUTES 28 SECONDS WEST A DISTANCE OF 100.16 FEET TO A MAG NAIL SET, SAID MAG NAIL BEING THE TRUE POINT OF BEGINNING.
SAID TRACT OR PARCEL OF LAND CONTAINING 0.706 ACRES (30,746 SQUARE FEET).

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.C.A. SECTION 15-6-67.



MITCHELL LOWERY GEORGIA 3109



SURVEY NOTES

- 1) PROPERTY SHOWN HEREON WAS SURVEYED MAY 07, 2020.
- 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1" IN 45,872" WITH AN ANGULAR ERROR OF 3.2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- 3) A TOPCON GPT-3008LW TOTAL STATION, TOPCON HIPER LITE+ GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
- 4) THIS PLAT HAS A MAP CLOSURE OF 1" IN 183,096".
- 5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X & A ON FLOOD INSURANCE RATE MAP NO. 1312100366F, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 18, 2013, FOR COMMUNITY NUMBER 130502, IN THE CITY OF Hapeville, IN FULTON COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 6) CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING A TOPCON HIPER SR GPS RECEIVER UTILIZING NETWORK RTK CORRECTIONS PROVIDED BY THE REAL TIME NETWORK OPERATED BY EARL DUDLEY. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .03 FEET HORIZONTAL AND .07 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
- 7) NO EFFORT TO OBTAIN THE LOCATION OF UNDERGROUND UTILITIES WAS MADE DURING THE COURSE OF THIS SURVEY. LOWERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.
- 8) NO OBSERVED EVIDENCE OF CEMETERIES, GRAVESITES, AND/OR BURIAL GROUNDS AT TIME OF SURVEY.
- 9) PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN GENERAL WARRANTY DEED RECORDED IN DEED BOOK 60149, PAGE 205, FULTON COUNTY RECORDS.
- 10) NO ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON WERE OBSERVABLE AT TIME OF SURVEY.
- 11) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 12) AT THE TIME OF THE SURVEY THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- 13) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 14) SUBJECT PROPERTY HAS DIRECT ACCESS TO DOGWOOD DRIVE, BEING A PUBLICLY DEDICATED RIGHT OF WAY.
- 15) SUBJECT PROPERTY IS CONTIGUOUS TO ALL ADJACENT PROPERTIES AND RIGHTS OF WAY. NO GAPS, GORES, OR OVERLAPS ARE KNOWN TO EXIST.

LEGEND

- PROPERTY LINE
- OVERHANG/awning
- RECORD CALLS
- BUILDING SETBACK LINE
- BUILDING SETBACK LINE
- B.S.L.
- INDEX CONTOUR
- MINOR CONTOUR
- SPOT ELEVATION
- X
- OVERHEAD UTILITY LINE
- SANITARY SEWER LINE
- FENCE LINE
- STORM DRAIN PIPE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- POWER METER
- SANITARY SEWER MANHOLE
- DROP INLET
- JUNCTION BOX
- REBAR
- MAG NAIL
- OPEN TOP PIPE
- FOUND
- LIGHT POLE
- SIGN
- TREE

LOWERY & ASSOCIATES
LAND SURVEYING, LLC
317 GRASSDALE ROAD
CARTERSVILLE, GA 30011
770-334-8186
WWW.LOWERYLANDSURVEYS.COM
INFO@LOWERYLANDSURVEYS.COM
GEORGIA C.O.A.: LSF-00102

PREPARED FOR:
MILLER LOWERY DEVELOPMENT, LLC.

BOUNDARY/TOPOGRAPHIC SURVEY OF:
3409 DOGWOOD DRIVE
HAPEVILLE, GEORGIA 30354

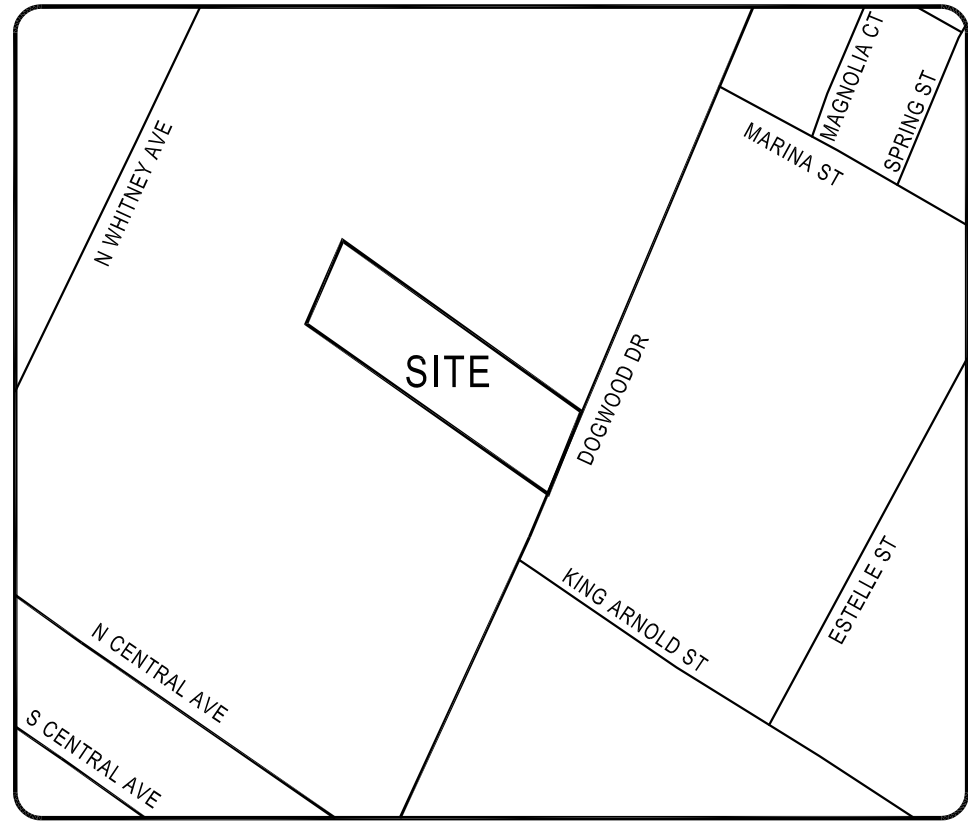
COUNTY: FULTON
DISTRICT: 14TH
STATE: GEORGIA
LAND LOT: 98

REVISIONS

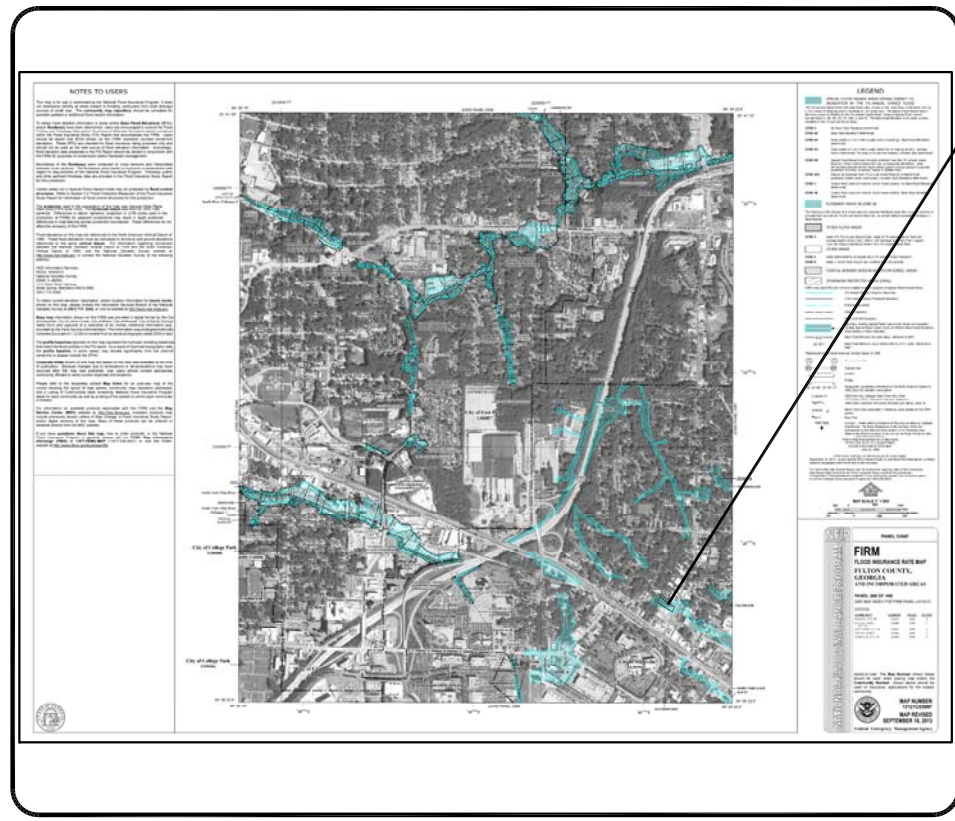
DATE: DESCRIPTION

Lowery & Associates
LAND SURVEYING, LLC

DATE: MAY 13, 2020
JOB #: 202922
SCALE: 1"=20'
DRAWN BY: H. FISHER



Location Map
NT.S.



FEMA Map
NT.S.

SITE NOTES:

THE SITE CONTAINS: 0.706 ACRES / 30,746 SF
TOTAL DISTURBED AREA: 0.03 ACRES

SITE ADDRESS: 3409 DOGWOOD AVENUE, CITY OF HAPEVILLE, FULTON COUNTY, GA 30354

ZONING: U-V URBAN VILLAGE DISTRICT

BOUNDARY SURVEY INFORMATION TAKEN FROM SURVEY PERFORMED BY LOWERY & ASSOCIATES LAND SURVEYING, LLC, DATED MAY 13, 2020.

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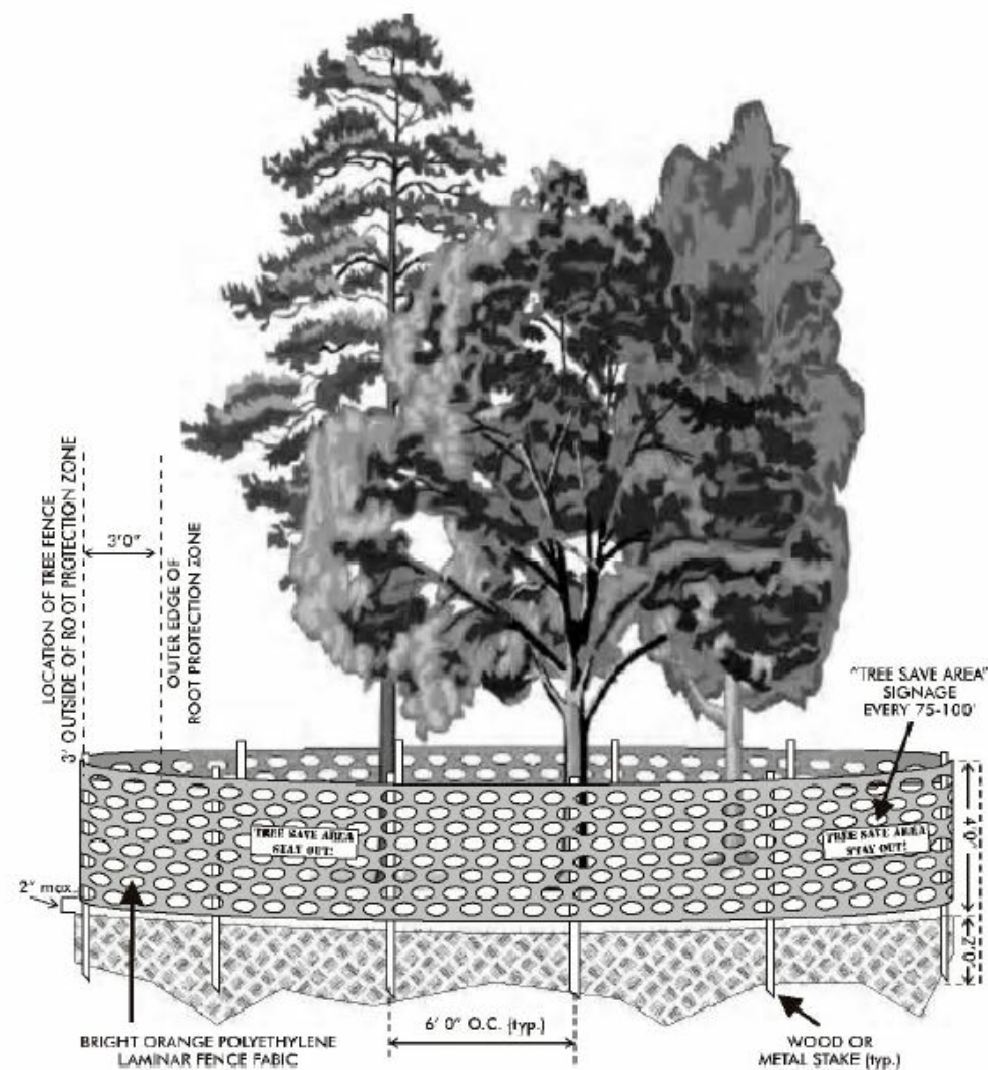
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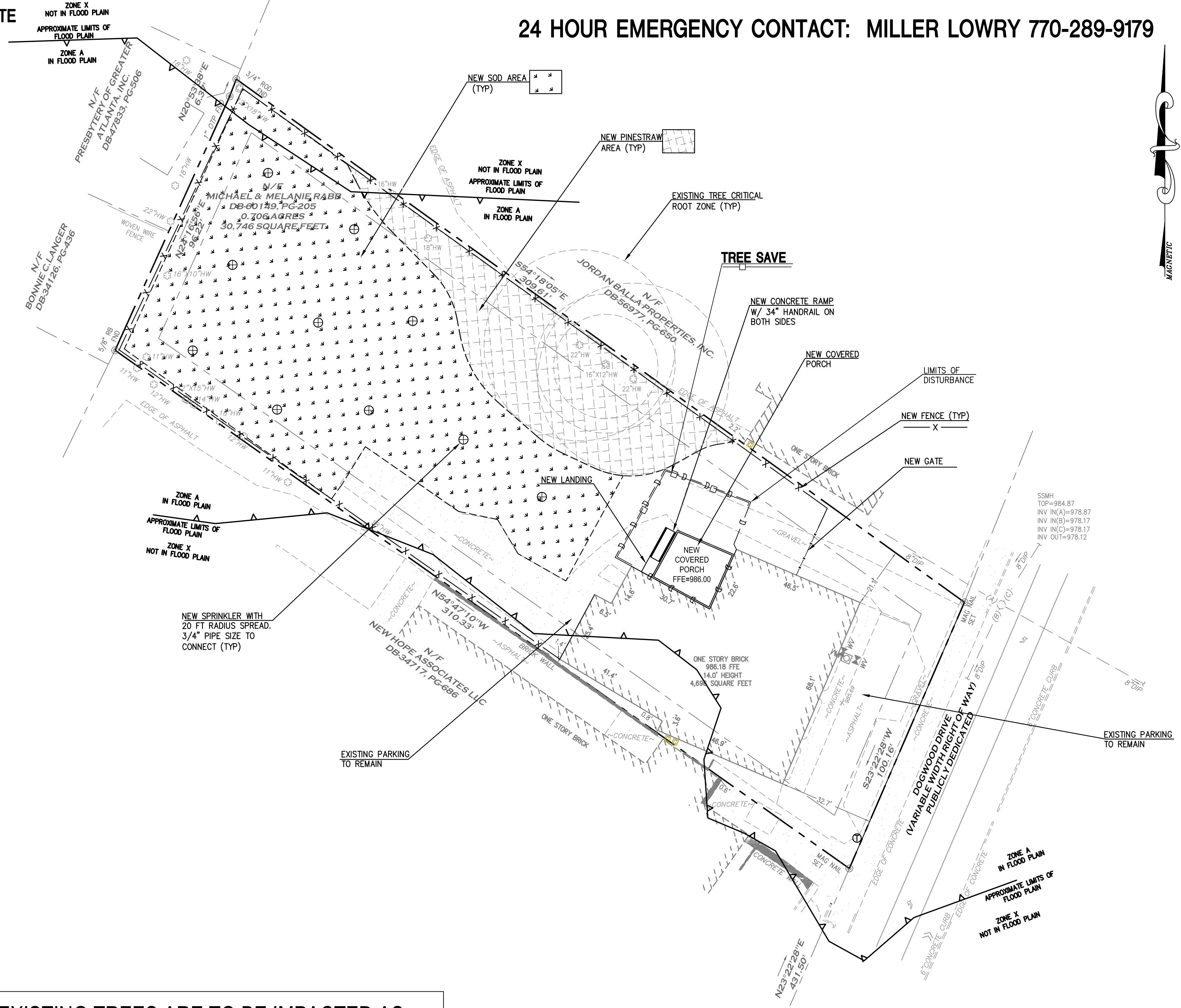
Figure 1. Tree Protection Fencing



NO EXISTING TREES ARE TO BE IMPACTED AS
PART OF THIS PROJECT

NO NEW TREES ARE TO BE PLANTED AS PART
OF THIS PROJECT

24 HOUR EMERGENCY CONTACT: MILLER LOWRY 770-289-9179



Prepared By:
**CRESCENT VIEW
ENGINEERING, LLC:**
211 Fraser Street SE
Marietta, Georgia 30060
678-324-8410
www.CrescentViewEng.com

Prepared for
Miller Lowry Developments, LLC
2964 Peachtree Road NW, Suite 540
Atlanta, GA 30305

Tree Protection, Landscape,
& Irrigation Plan

DATE	SCALE	DRAWN	CHECKED	REVISIONS	
				PZ	GHB
6-15-20					



Stormwater Plans for
3409 Dogwood Drive
Land Lot 98, 14th District
City of Hapeville, Georgia

CVE P1 # 20-171

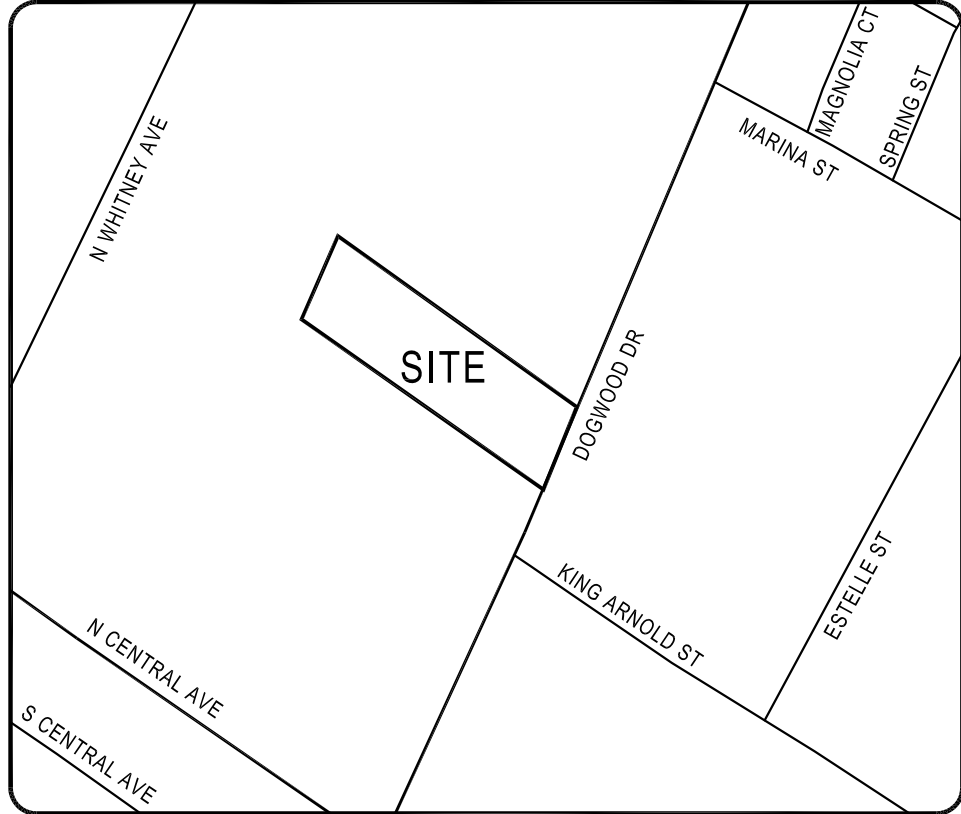
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GRADING NOTES:

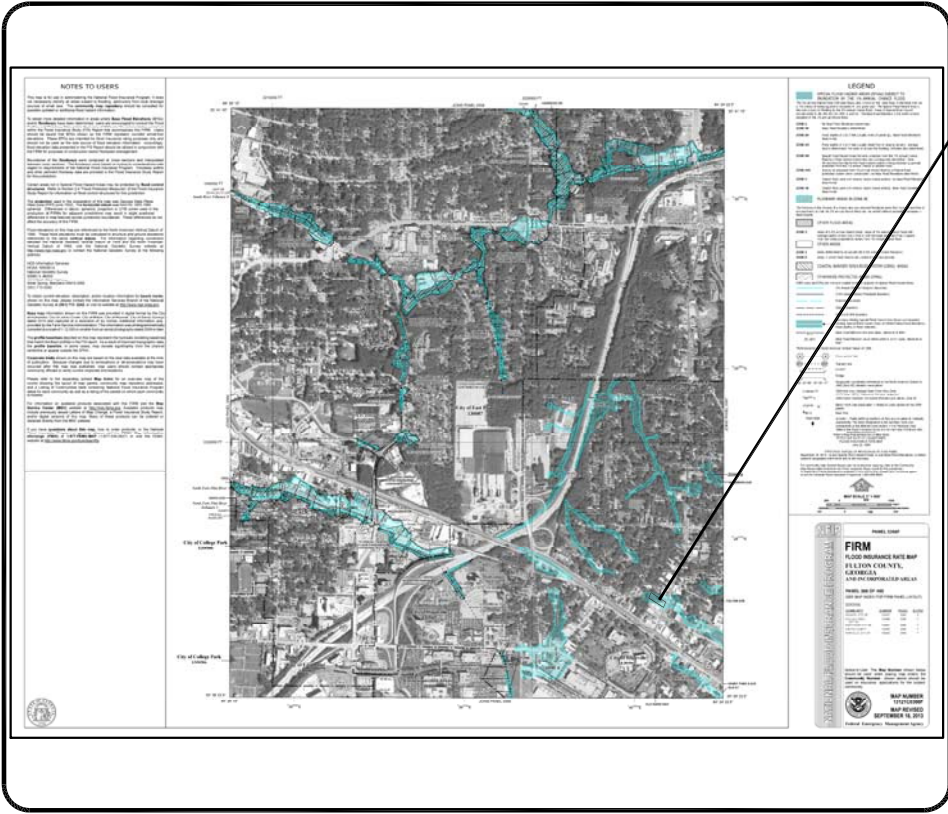
1. PHASE 1 EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY CONSTRUCTION.
2. SEDIMENT BASINS MUST BE CONSTRUCTED PRIOR TO ANY OTHER WORK. DETENTION & SEDIMENT BASINS MUST BE CLEANED OF ALL SILT AND SEDIMENT UPON COMPLETION AND ESTABLISHMENT OF PERMANENT VEGETATION.
3. AFTER SITE CLEARING AND PREPARATION, CONTRACTOR SHALL HAVE A GEOTECHNICAL ENGINEER EVALUATE THE EXPOSED SUBGRADE. THIS EVALUATION SHOULD INCLUDE PROOF ROLLING OF SUBGRADE SOILS TO VERIFY THAT THE SUBGRADE IS OF SUFFICIENT COMPACTION AND MATERIAL FOR PLACEMENT OF FILL TO BEGIN. IF REMEDIAL WORK IS REQUIRED, CONTRACTOR MUST OBTAIN APPROVAL FROM THE OWNER BEFORE PROCEEDING.
4. CONTRACTOR SHALL COORDINATE ALL EARTHWORK OPERATION WITH A GEOTECHNICAL ENGINEER. THIS ENGINEER SHALL BE RESPONSIBLE FOR MONITORING AND SUPERVISING ALL EXCAVATION AND PLACEMENT OF FILL MATERIALS FOR THE SITE. ALL FILL MUST BE TESTED FOR COMPACTION AND QUALITY DURING THE GRADING OPERATION. PLACE FILL MATERIALS ON CONTINUOUS LAYERS AND COMPACT IN ACCORDANCE WITH ASTM D698. FILL MATERIAL MUST BE CLEAN INORGANIC NATURAL SOIL. FILLS OF OVER 5' OR LOCATED IN NEW BUILDING OR PARKING AREAS MUST BE SUPERVISED BY A GEOTECHNICAL ENGINEER.

COMPACTION REQUIREMENTS USING STD PROCTOR COMPACTION TEST ASTM D698 (%=MAX. DENSITY AT OPTIMUM MOISTURE CONTENT)

- UNPAVED AREAS: TOP 6 INCHES OF SUBGRADE AND SUBSEQUENT LIFTS / 90% SPT
PAVED AREAS: 95% SPT EXCEPT FOR TOP ONE FOOT WHICH WILL BE COMPACTED 98% OF SOIL'S MAX. DRY DENSITY
EXTERIOR RAMPS/STEPS: 95% SPT
BUILDING SLABS: 98% OF SOIL'S MAX. DRY DENSITY
FILL WALLS: 95% SPT
COMPACTION ZONE FOR THESE AREAS SHALL INCLUDE A BEARING PLANE OF 1:1 FOR FILL AREAS WHICH SHALL EXTEND TO APPROVED SUBGRADE. COMPACTION REQUIREMENTS UNDER CURBING IS CONSIDERED UNDER PAVED AREAS REQUIREMENTS.
5. ALL GRADES SLOPE AWAY FROM BUILDING A MINIMUM OF 3" IN 10 FT. . ADDITIONAL POSITIVE DRAINAGE WILL BE REQUIRED FOR BUILDINGS, WHEN BUILDINGS ARE LOCATED WITHIN 20 FEET OF AN UPWARD SLOPE.
6. EXCAVATION AND TRENCHES MUST BE CUT SUFFICIENTLY WIDE TO ENABLE INSTALLATION AND ALLOW INSPECTION. ALL CONSTRUCTION AND SAFETY REGULATIONS MUST BE FOLLOWED AT ALL TIMES MEETING APPLICABLE CITY, STATE AND FEDERAL CONSTRUCTION SAFETY STANDARDS.
7. DISCOVERY OF UNSUITABLE SOILS OR ROCK MUST BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER. ALL EARTHWORK MUST NOT PROCEED AT THAT POINT UNTIL OWNER RELEASES THE CONTRACTOR TO PROCEED.
8. MAXIMUM GRADED SLOPE ALLOWED 2H: 1V
9. CONTRACTOR MUST HAVE GEOTECHNICAL ENGINEER OBSERVE AND APPROVE THE PROOF ROLLING OF ADDITIONAL PARKING AND DRIVE AREAS BEFORE AGGREGATE BASE COURSE IS APPLIED AND ALSO BEFORE THE ASPHALT OR CONCRETE IS APPLIED.
10. PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.
11. CONNECT ALL DOWNSPOUTS WITH DOWNSPOUT BOOT TO ROOF DRAIN PIPING. ROOF STORM DRAIN SHALL BE A SOLID PVC SCH 40 WITH A MIN. 1' FOOT COVER. ROOF DRAIN SYSTEM SHALL BE A MIN. OF 5' AWAY FROM THE EX. WALL AND SLOPED AT A MIN. OF 2.0% FROM ROOF DOWNSPOUTS TO THE STORM SEWER STRUCTURE. ROOF DRAINS MUST HAVE CLEANOUTS AT ALL BENDS.
12. ALL SLOPES AND AREAS TO BE LANDSCAPED OR GRASSED SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED. NOTE USE OF TOPSOIL DOES NOT CHANGE FINISH GRADE CONTOURS.
13. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF UTILITIES AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS PROVIDED TO THE ENGINEER. INFORMATION SHOWN IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
14. CONTRACTOR SHALL FOLLOW ALL APPLICABLE SAFETY AND CONSTRUCTION PROCEDURES, ORDINANCES, CODES, AND STANDARDS.
15. CONTRACTOR SHALL OBSERVE, PROTECT, AND PRESERVE ALL AREAS SHOWN TO BE PROTECTED SUCH AS TREE PROTECTED AREAS, UNDISTURBED BUFFERS, WETLANDS, STREAMS, STREAM BUFFERS, CEMETERIES, STRUCTURES TO REMAIN, ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS, DAMAGES, FINES, AND PENALTIES ASSOCIATED WITH FAILING TO PROTECT PROTECTED AREAS.
16. UNDERPIN ANY ADJACENT WALL OR STRUCTURES WHICH MAY BE DAMAGED BY EXCAVATION WORK. COORDINATE UNDERPINNING WITH PROJECT STRUCTURAL ENGINEER.
17. CONTRACTOR SHALL PROVIDE TEMPORARY DIVERSION DEVICES FOR OFFSITE DRAINAGE, ONSITE DRAINAGE, EXISTING STORM PIPING AND ROOF DRAINAGE AS NECESSARY TO CONTROL STORM WATER RUNOFF DURING CONSTRUCTION.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EARTHWORK AND GRADING OPERATIONS FROM GRADING, SEDIMENTATION, OR DAMAGE DURING CONSTRUCTION. REPAIR OR REPLACEMENT OF EARTHWORK SHALL BE THE CONTRACTOR'S RESPONSIBILITY AT NO ADDITIONAL COST TO THE OWNER. REMOVING AND CLEANING UP SEDIMENT ACCUMULATIONS SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
19. AT THE END OF EACH DAY, AREAS FILLED THAT DAY MUST BE SEALED COMPLETELY BY COVERAGES BY ROLLING WITH A LOADED EARTH MOVING SCRAPER, DUMP TRUCK OR LARGE RUBBER TIRE ROLLER.
20. PROOF ROLL COMPACTED FILL SURFACES UNDER SLABS-ON-GRADE, PAVERS, AND PAVING IMMEDIATELY BEFORE THESE STRUCTURAL SURFACES ARE PLACED. THE SOILS ENGINEER SHALL WITNESS AND APPROVE ALL SUBGRADES BEFORE STRUCTURAL SURFACES ARE PLACED.
21. CONTRACTOR SHALL PROVIDE ALL EXCAVATING, FILLING, BACKFILLING, IMPORTING, EXPORTING, AND GRADING REQUIRED TO BRING ENTIRE PROJECT TO THE FINAL GRADES AND ELEVATIONS SHOWN IN THE DESIGN DOCUMENTS.
22. THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA STANDARD "PIPE CULVERTS" NUMBER 10300, LATEST EDITION SHALL BE USED IN DETERMINING THE CLASS OF REINFORCED CONCRETE PIPE OR GAUGE OF CORRUGATED STEEL PIPE OR TYPE 2 CORRUGATED ALUMINUM PIPE UNDER FILL AND THE METHOD OF BACKFILLING.
23. FIELD JOINTS FOR CORRUGATED PIPE SHALL BE MADE WITH BANDS OF THE SAME BASE METAL AND COATING AS THE CORRUGATED PIPE. BANDS SHALL BE OF THE HUGGER TYPE, DESIGNED TO FULLY ENGAGE AT LEAST ONE ANNULAR CORRUGATION AT THE END OF EACH CORRUGATED PIPE AROUND ITS ENTIRE CIRCUMFERENCE. MINIMUM BAND WIDTH SHALL EQUAL THE CENTERLINE LENGTH OF FOUR (4) ANNULAR CORRUGATIONS. BANDS SHALL CONFORM TO CURRENT ASTM/ AASHTO INDUSTRY STANDARDS AS TO SECURING BOLTS, THEIR NUMBER AND PLACEMENT.
24. CONCRETE PIPE SECTIONS MAY BE JOINED WITH BITUMINOUS PLASTIC CEMENT JOINTS, RUBBER-TYPE GASKET JOINTS, O-RING GASKET JOINTS OR PRE-FORMED PLASTIC GASKET JOINTS. IN BITUMINOUS PLASTIC CEMENT JOINTS, THE ANNULAR SPACE SHALL BE FILLED WITH JOINT MATERIAL, AND THE INSIDE OF EACH JOINT WIPED SMOOTH. RUBBER-TYPE, O-RING, AND PRE-FORMED PLASTIC GASKET JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
25. ALL CATCH BASINS, DROP INLETS OR OTHER DRAINAGE STRUCTURES SHALL COMPLY WITH THE LATEST STANDARDS APPROVED AND PROMULGATED BY CITY OF ATLANTA AND BY THE GEORGIA DEPARTMENT OF TRANSPORTATION IN "STANDARDS SPECIFICATIONS FOR CONSTRUCTION OF ROADS AND BRIDGES", LATEST EDITION.
26. ALL ORGANICS AND TOP SOIL SHALL BE REMOVED FROM THE ENTIRE FOOTPRINT OF THE BUILDING.
27. FOR ASCMP STORM PIPE BENEATH PAVED SURFACES, PROVIDE #57 STONE BEDDING UP TO THE SPRING LINE.
28. ALL STORMWATER INFRASTRUCTURE ON THIS SITE (OUT OF THE R/W) ARE PRIVATELY OWNED, AND ANY MAINTENANCE OR REPLACEMENT IS THE OWNER'S RESPONSIBILITY.
29. ALL SITE WALLS ARE TO BE DESIGN/BUILT BY THE CONTRACTOR. THE ENGINEER OF RECORD FOR THE SITE WALLS SHALL DESIGN THE DRAINAGE SYSTEM REQUIRED TO REMOVE POTENTIAL GROUND WATER FROM BEHIND THE WALLS. NO WALL DRAINAGE SYSTEMS ARE SHOWN ON THESE DRAWINGS. SHOP DRAWINGS SHALL BE SUBMITTED TO THE OWNER FOR REVIEW OF THE PROPOSED WALL DRAINAGE SYSTEM.

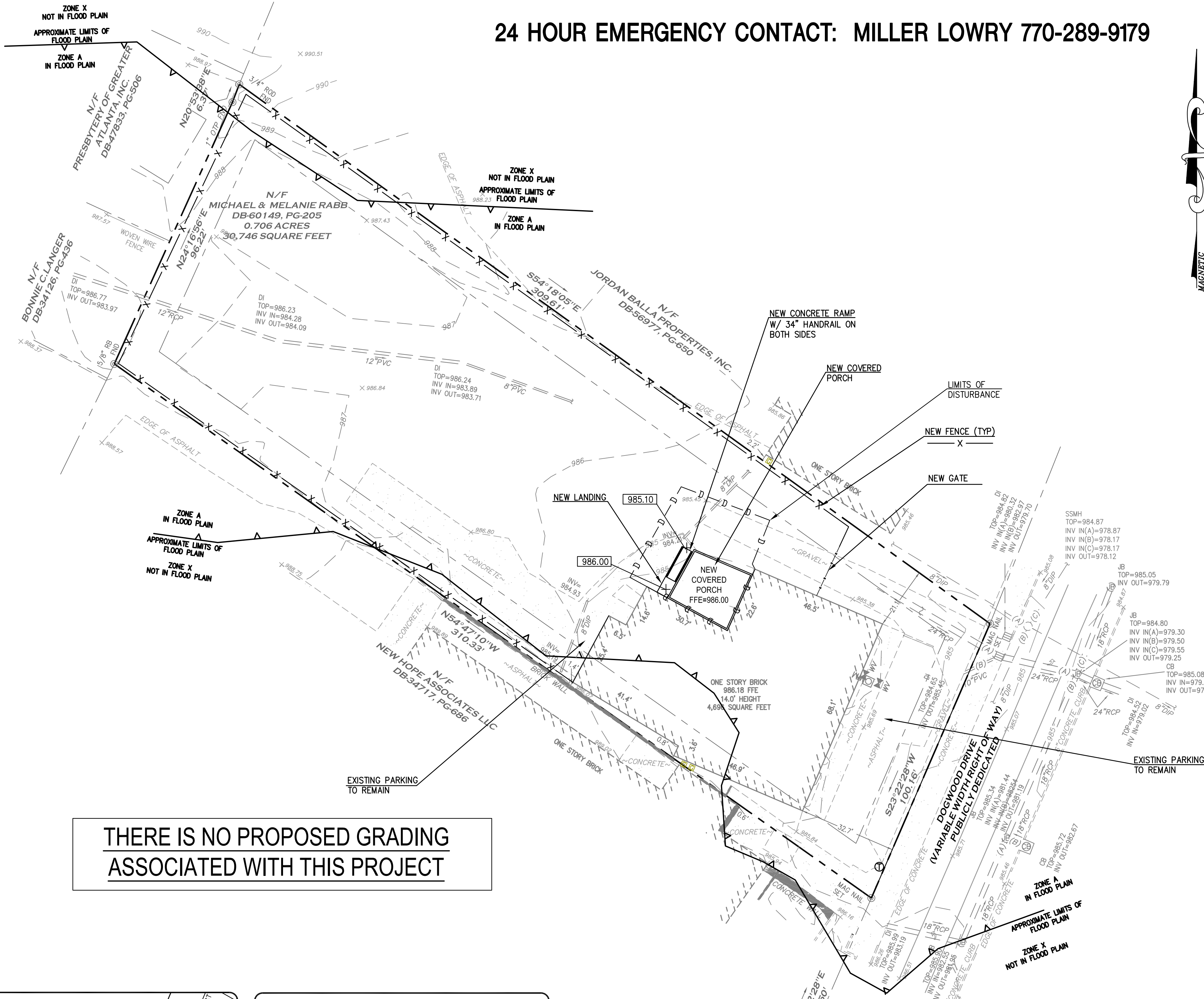


Location Map
N.T.S.

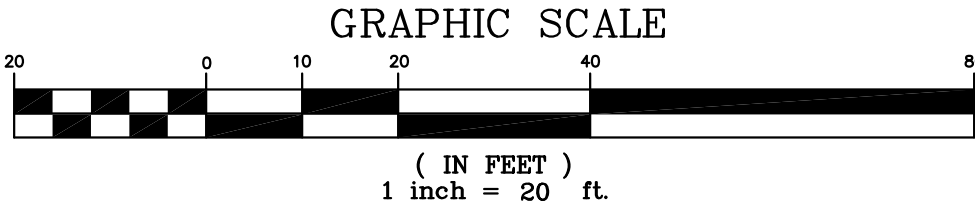


FEMA Map
N.T.S.

24 HOUR EMERGENCY CONTACT: MILLER LOWRY 770-289-9179



THERE IS NO PROPOSED GRADING
ASSOCIATED WITH THIS PROJECT

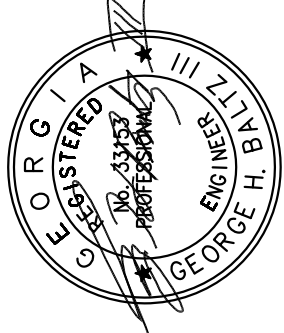


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Atlanta, GA 30305

Grading Plan

DATE	6-15-20	REVISIONS
DRAWN	PZ	
CHECKED	GHB	



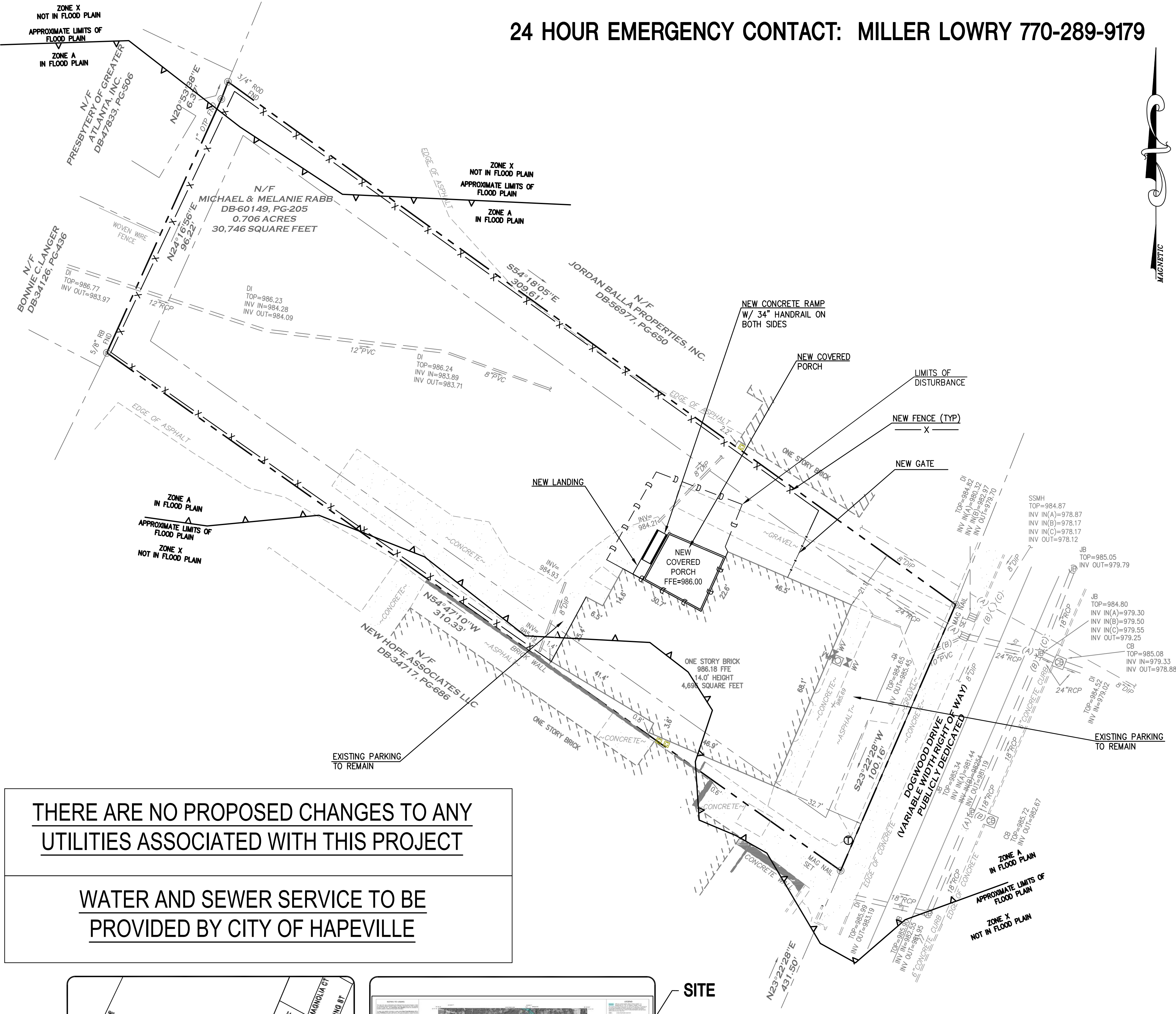
Stormwater Plans for
3409 Dogwood Drive
Land Lot 98, 14th District
City of Hapeville, Georgia

CVE PI # 20-171

Sheet No.
C-2

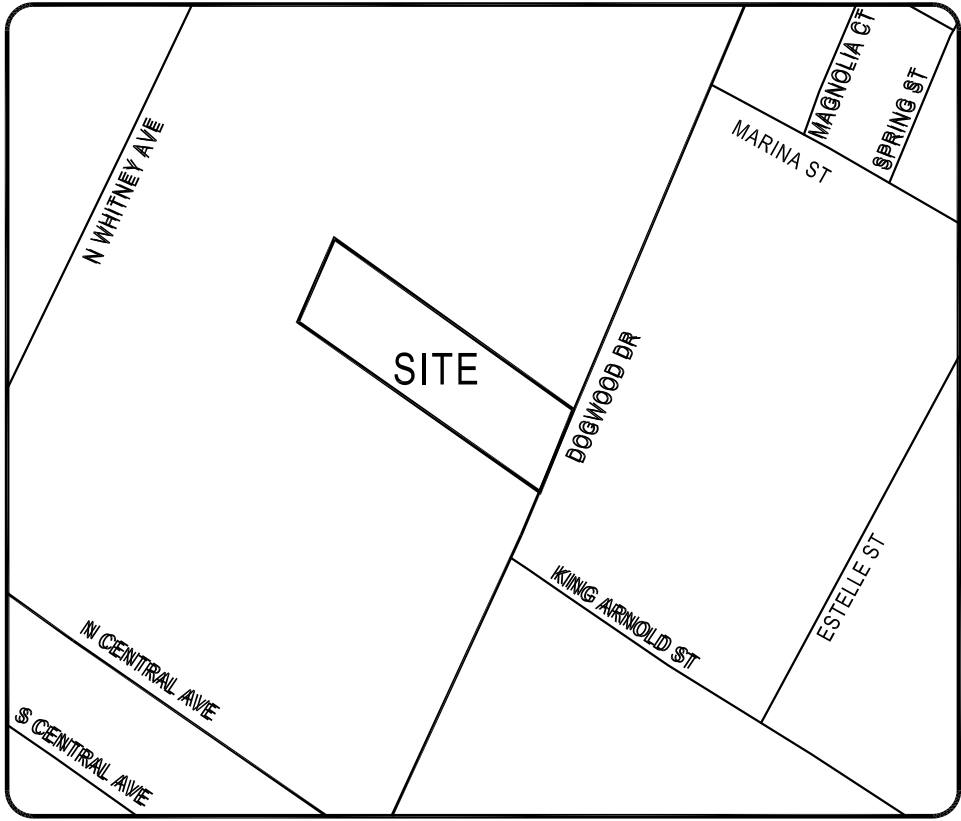
UTILITY NOTES:

- ALL CONSTRUCTION TO CONFORM TO THE CITY OF HAPEVILLE SPECIFICATIONS AND IN ACCORDANCE WITH UTILITY HAVING JURISDICTION STANDARD & ORDINANCE.
- SEWER PIPE SHALL HAVE GRAVEL BEDDING.
- TRANSITION JOINTS BETWEEN SEWER PIPES OF DIFFERENT MATERIALS SHALL BE ACCOMPLISHED BY THE USE OF ADAPTERS. CONCRETE COLLARS ARE NOT ACCEPTABLE.
- SANITARY SEWER PIPE SHALL BE ASTM D3034, RATED SDR 35 WITH INTEGRAL BELL, BELL & SPIGOT TYPE JOINTS (WITH RUBBER), OR DUCTILE IRON (D.I.) PIPE (CLASS 52) WITH PUSH-ON OR MECHANICAL JOINTS UNLESS OTHERWISE NOTED.
- PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. ENGINEER AND OWNER SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF WATER SERVICE WITH GOVERNING JURISDICTION.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COSTS TO THE OWNER.
- CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE, BUT IS NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
- CONTRACTOR TO KEEP EXISTING UTILITIES ACTIVE UNTIL NEW LINE IS CONSTRUCTED AND SWITCHOVER OCCURS.
- THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.
- DOMESTIC WATER SERVICE TO BE PROVIDED BY CITY OF HAPEVILLE WATER AND SEWER.
- IN NO INSTANCE SHALL A PROPOSED WATER MAIN INSTALLED AT THE SAME OR LOWER ELEVATION AS A PARALLEL SANITARY SEWER LINE IF THEIR LATERAL SEPARATION IS LESS THAN TEN(10) FEET. NO WATER MAINS MAY BE INSTALLED IN THE SAME DITCH AS A SANITARY SEWER LINE.
- MINIMUM COVER REQUIREMENTS FOR SANITARY SEWERS ARE 3' OF COVER IN NON-VEHICULAR TRAFFIC AREAS AND 6' OF COVER IN VEHICULAR TRAFFIC AREAS.
- MANHoles ARE REQUIRED FOR ALL SANITARY SEWERS >=8"DIAMETER AT THE END OF EACH SEWER; AT CHANGE IN GRADE, PIPE SIZE AND ALIGNMENT; AND AT INTERSECTING SEWERS.
 - INSIDE DROP MANHOLES ARE PERMITTED FOR DROPS UP TO 2' MAX. OUTSIDE DROP MANHOLES ARE ARE REQUIRED FOR DROPS > 2'
 - MANHOLES LOCATED INSIDE THE PROPERLY LINE, ARE REQUIRED FOR FOR PRIVATE SANITARY SEWERS OF 8" DIAMETER AND LARGER.
- FOR SEWERS LESS THAN 8", NEW CONNECTIONS TO THE PUBLIC SEWER SHALL BE MADE WITH A WY FITTING, AND SHALL NOT EXCEED 15 DEGREES FROM PERPENDICULAR TO SEWER MAIN/MAIN LINE. FOR SEWERS >= 8" DIAMETER, NEW CONNECTIONS TO THE PUBLIC SEWER SHALL BE MADE AT A MANHOLE.
- ALL PIPES SHALL BE CLASS 350 DUCTILE IRON PIPE UNLESS NOTED OTHERWISE.
- ALL SERVICES SHALL BE TYPE K COPPER UNLESS NOTED OTHERWISE.
- THRUST BLOCKS SHALL BE USED AT ALL BENDS, TEES, AND PLUGS (SEE DETAIL SHEET).
- LONG SERVICES SHALL BE 1" INSIDE 1 1/2" PVC CASING.
- COMPACTION EQUIPMENT SHALL BE USED ON WATER MAINS & SERVICES UNDER PAVEMENT.
- TRACER WIRE APPROVED BY PAULDING COUNTY WATER, SEWER & ENVIRONMENTAL SERVICES DEPARTMENT SHALL BE INSTALLED ON ALL PVC MAINS.
- ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL.
- THE OWNER WILL BE REQUIRED TO FURNISH THE WATER, SEWER & ENVIRONMENTAL SERVICES DEPARTMENT AS-BUILTS FOR ALL COMMERCIAL DEVELOPMENTS.
- THE DEVELOPER SHALL INSTALL ALL WATER SERVICES UP TO AND INCLUDING THE METER BOXES FOR ALL COMMERCIAL DEVELOPMENTS.
- WATER/SEWER DEVELOPMENT FEES WILL BE GIVEN AT FINAL PLAN APPROVAL BY THIS DEPARTMENT. NO WATER/SEWER FEES WILL BE GIVEN OVER THE PHONE OR PRIOR TO PLAN APPROVAL.
- NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN THE PERMANENT WATER OR SEWER EASEMENT.
- THE DEVELOPER SHALL NOTIFY THE WATER & SEWER SYSTEM INSPECTOR (770-445-7466) 24 HOURS PRIOR TO TAPPING THE SEWER LINE.
- SEWER PIPE SHALL HAVE GRAVEL BEDDING.
- TRANSITION JOINTS BETWEEN SEWER PIPES OF DIFFERENT MATERIALS SHALL BE ACCOMPLISHED BY THE USE OF ADAPTERS. CONCRETE COLLARS ARE NOT ACCEPTABLE.
- ALL TE-INS TO EXISTING MANHOLES SHALL BE CORED. ALL MANHOLES REQUIRE "KOR-N-SEAL" OR EQUAL RUBBER BOOTS. EQUAL BOOTS MUST BE APPROVED BY THE WATER, SEWER & ENVIRONMENTAL SERVICES DEPARTMENT PRIOR TO USE.
- NO SEWER LINES SMALLER THAN EIGHT (8) INCHES SHALL BE TIED TO A COUNTY LINE OR MANHOLE, EXCLUDING SERVICE LATERALS.
- ALL RAILROAD AND/OR GDOT PERMITS FOR WORK IN THE RIGHT OF WAY HAVE BEEN APPLIED FOR.
- DUMPSTERS MUST BE ON REINFORCED CONCRETE PADS, SLOPED TO DRAIN. DUMPSTER PADS MUST BE CONNECTED TO A SANITARY SEWER AND MUST BE A MINIMUM OF 4" IN DIAMETER. FOR SITES IN FULTON COUNTY, FULTON COUNTY HEALTH DEPARTMENT (FCHD) DUMPSTER PERMIT IS REQUIRED AND THE FCHD CONSTRUCTION DETAILS MUST BE INCLUDED.
- PERMIT IS REQUIRED FOR NEW SEWER CONNECTIONS.
- PROVIDE COA STANDARD CLEAN-OUT ON EXISTING OR NEW SANITARY SEWER LATERAL, LOCATED JUST INSIDE THE PROPERTY LINE AND SHOW ON PLAN.
- THE MINIMUM EASEMENT REQUIRED FOR PROPOSED SANITARY SEWERS IS 20 FEET; DEEPER LINES MAY REQUIRE WIDER EASEMENTS.
- ALL SANITARY SEWERS, MANHOLES AND STRUCTURES MUST CONFORM TO COA STANDARD DETAILS, AND SUCH DETAILS MUST BE SHOWN ON PLANS.
- UTILIZE A NUMBERING/LETTERING SYSTEM TO IDENTIFY STRUCTURES ON THE PLAN AND PROFILES DRAWINGS.
- PROVIDE SANITARY SEWER PROFILE DRAWINGS FOR SANITARY SEWERS >=8" IN DIAMETER. DRAWINGS MUST INCLUDE:
 - TOP ELEVATIONS FOR ALL MANHOLES AND INVERT ELEVATION OF SEWER AT MANHOLES.
 - SLOPES FOR ALL SEWERS
 - LOCATION OF ANY UNDERGROUND UTILITIES OR OTHER FEATURES THAT MAY AFFECT CONSTRUCTION AND/OR FUTURE MAINTENANCE
 - MANHOLE AND STRUCTURE INVERTS SHALL BE DESIGNED TO PROVIDE FALL ACROSS THE MANHOLE
- A 2" DIAMETER PVC CONDUIT WILL BE USED TO ACCESS. ALL LOTS ON THE OPPOSITE SIDE OF THE STREET FROM THE WATER MAIN, EXCEPT IN CUL-DE-SACS.
- WATER MAINS, VALVES, HYDRANTS AND APPURTENANCES SHALL BE INSTALLED BEFORE THE INSTALLATION OF THE SUB-BASE COURSE OF PAVING OR ANY OTHER UTILITIES EXCEPT SANITARY SEWER LINES.
- ALL TAPS SHALL REMAIN EXPOSED AT THE MAIN UNTIL THE SYSTEM HAS BEEN SUCCESSFULLY INSPECTED, DISINFECTED AND TESTED FOR PRESSURE AS PROVIDED IN THE SUBDIVISION RULES AND REGULATIONS.
- WATER MAIN SHALL BE LAID SUCH THAT THE MINIMUM DEPTH OF COVER IS 4- FEET AND THE MAXIMUM COVER IS 5- FEET. WHEN ADDITIONAL DEPTH IS REQUIRED, THE DEPTH OF INSTALLATION AND ANY BENDS OR OFFSETS SHALL BE SHOWN ON PLANS. PROVIDE ADDITIONAL DETAILS OF ANY WATER AND SEWER OR UTILITY CROSSINGS AS NECESSARY.
- MAINS CROSSING STORM OR SANITATION SEWER SHALL BE LAID TO PROVIDE A MINIMUM 18-INCH BETWEEN BOTTOM OF 1 TOP OF SEWER. AT CROSSINGS, A FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO THAT BOTH JOINTS WILL BE AS FAR AWAY FROM SEWER AS POSSIBLE. WATER MAINS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM THE EXISTING OR PROPOSED SANITARY SEWER, STORM SEWER OR SEWER MANHOLE. THE DISTANCE SHALL BE MEASURED EDGE-TO-EDGE. IF THIS CAN'T BE ACHIEVED, THE WATER LINE MUST BE ENCASED. IN NO INSTANCE SHALL A PROPOSED WATER MAIN INSTALLED AT THE SAME OR LOWER ELEVATION AS A PARALLEL SANITARY SEWER LINES IF THEIR LATERAL SEPARATION IS LESS THAN TEN FEET. NO WATER MAINS MAY BE INSTALLED IN THE SAME DITCH AS A SANITARY SEWER LINE.
- WHERE WATER CROSSES UNDER SEWER, PROVIDE VERTICAL SEPARATION OF 18-INCHES. PROVIDE ADEQUATE SUPPORT FOR SEWERS TO PREVENT JOINT DEFLECTION, SETTLING ON & BREAKING WATER MAINS; BOTH WATER & SEWER MAIN CONSTRUCTED OF D.I.P. WATER TIGHT MATERIAL & SUBJECTED TO HYDROSTATIC TESTING.
- IF THE WATER LINE IS CROSSING ANOTHER UTILITY, A PROFILE PLAN SHOWING ELEVATIONS AND STATIONS IS REQUIRED
- EVERY WATER MAIN SHALL BE TERMINATED AT THE END OF THE LINE WITH A "DEAD MAN" ASSEMBLY.

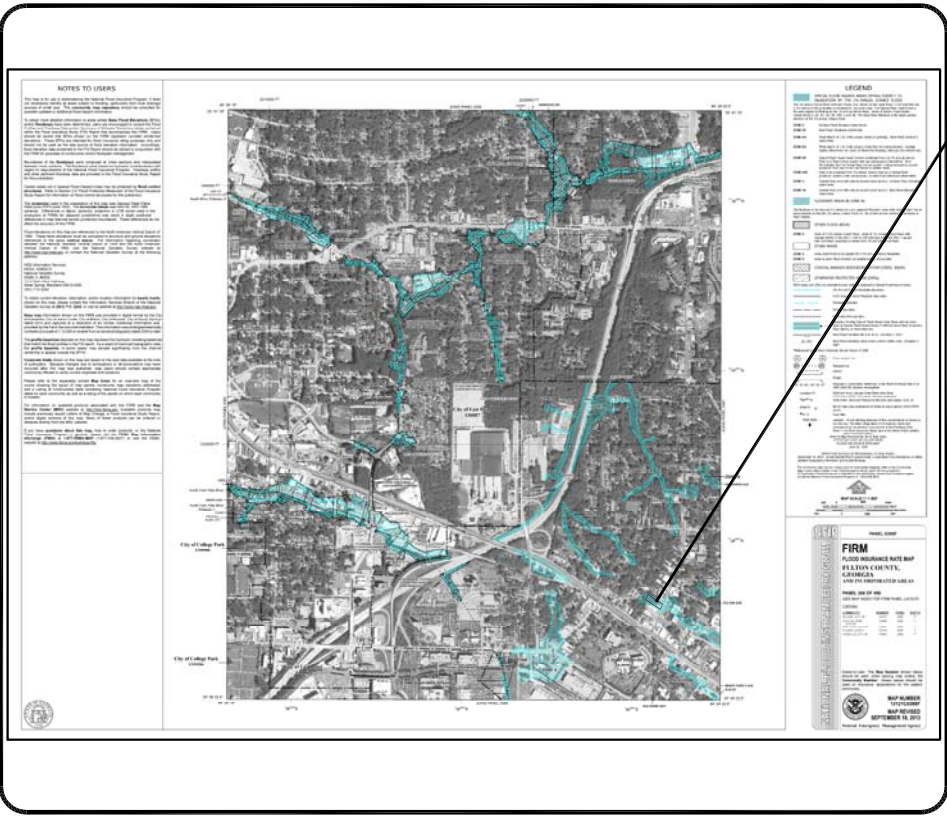


THERE ARE NO PROPOSED CHANGES TO ANY UTILITIES ASSOCIATED WITH THIS PROJECT

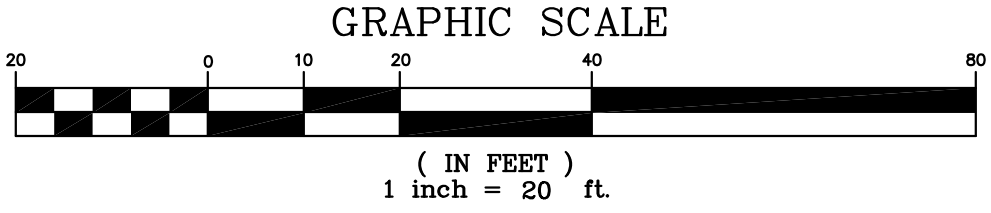
WATER AND SEWER SERVICE TO BE PROVIDED BY CITY OF HAPEVILLE



Location Map
N.T.S.



FEMA Map
N.T.S.

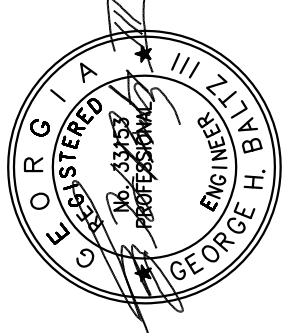


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Utility Plan

DATE	6-15-20	REVISIONS	
SCALE			
DRAWN	PZ		
CHECKED	GHB		



Stormwater Plans for
3409 Dogwood Drive
Land Lot 98, 14th District
City of Hapeville, Georgia

CVE PI # 20-171

Sheet No.

C-3

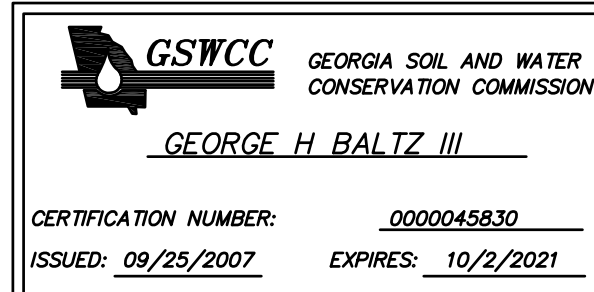
ES&PC NOTES:

1. THE CONSTRUCTION PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC STREETS.
2. SILT FENCES AND HAY BALE BARRIERS SHALL BE CLEANED OR REPLACED AND MAINTAINED IN FUNCTIONAL CONDITION UNTIL PERMANENT EROSION CONTROL MEASURES ARE ESTABLISHED.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATION OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
4. THE CONTRACTOR SHALL CLEAN OUT ALL ACCUMULATED SILT FROM THE SEDIMENT PONDS ONCE ALL DISTURBED AREAS ARE STABILIZED WITH PERMANENT VEGETATION.
5. EROSION CONTROL DEVICES WILL BE IN PLACE BEFORE SITE DISTURBANCE AND WILL BE PERIODICALLY INSPECTED AND REPAIRED OR RESTORED AS NEEDED TO FUNCTION PROPERLY UNTIL PERMANENT MEASURES ARE ESTABLISHED AND PROJECT IS COMPLETE, I.E.: CONSTRUCTION EXITS AND SILT FENCES SHALL BE RETOPPED OR CLEANED AS SILT REDUCES THEIR EFFECTIVENESS.
6. ANY ADDITIONAL CONSTRUCTION OTHER THAN SHOWN ON THIS PLAN WILL REQUIRE SEPARATE AND ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AND APPROVAL.
7. TEMPORARY VEGETATION AND/OR HEAVY MULCH WILL BE USED TO STABILIZE AREAS. IN NO CASE SHALL A SITE BE LEFT BARE FOR MORE THAN 14 DAYS.
8. ALL DISTURBED AREAS WILL BE PERMANENTLY LANDSCAPED AND GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
9. ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AS DETERMINED NECESSARY BY INSPECTORS.
10. PERSON RESPONSIBLE FOR EROSION CONTROL MEASURES IS: 24 HOUR EMERGENCY CONTACT: MILLER LOWRY 770-289-9179
11. CUT AND FILL SLOPES NOT TO EXCEED 2H:1V.
12. SEDIMENTATION & EROSION CONTROL MEASURES TO BE INSPECTED DAILY.

SILT FENCE REQUIRED = 63 LINEAR FEET (SINGLE ROW) + 28 LINEAR FEET SANDBAGS(SINGLE ROW)

SEDIMENT STORAGE REQUIRED = 212 CU YD
SEDIMENT STORAGE PROVIDED = 3.64 CU YD

TOTAL SITE ACRES = 0.706 ACRES
TOTAL DISTURBED AREA = 0.03 ACRES



SIGNED: [Signature]
NUMBER: 0000045830
EXPIRATION: 10-2-21

APPLICATION OF MULCH

DRY STRAW OR HAY APPLIED TO DEPTH OF 2 - 4 INCHES
WOOD CHIPS, BARK, SAWDUST APPLIED TO DEPTH OF 2 - 3 INCHES

Ds1

DUST CONTROL ON DISTURBED AREAS

SEE NOTE E CONTROLS: PREVENT SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADS, AND DEMOLITION AREAS.
CONTRACTOR SHALL UTILIZE ADDITIONAL MEASURES TO CONTROL DUST AS REQUIRED
TEMPORARY METHODS: D1-MULCHING, D2-WATER, D3-GRASS, D4-SEEDING, D5-SPRAY ON ADHESIVES, IRRIGATION
PERMANENT METHODS: D63-PERMANENT VEGETATION, D64-SEEDING

Du

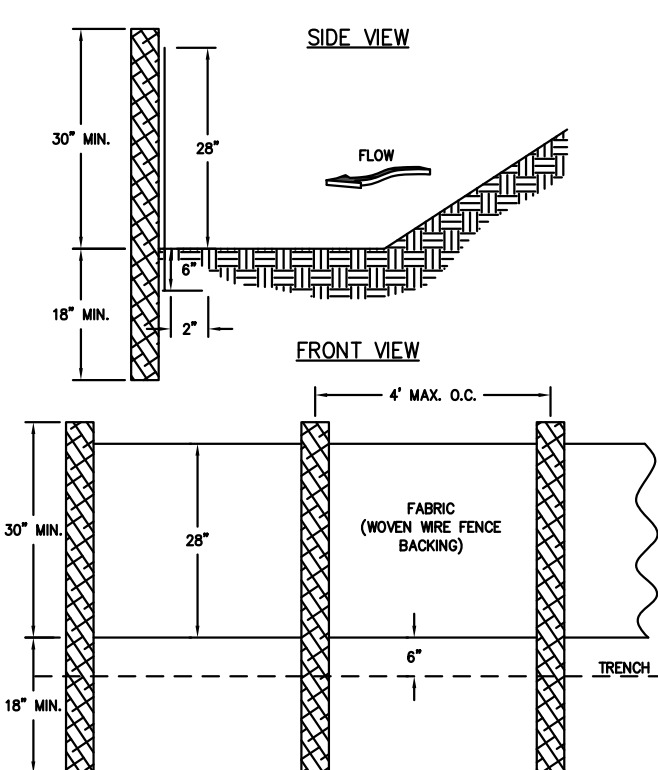
PLANTS, PLANTING RATES, & PLANTING DATES FOR TEMPORARY COVER OR COMPANION CROPS			
SPECIES	BROADCAST RATE 1/2-1 1/2 S/L PER ACRE	PLANTING DATES BY RESOURCE AREA 1/2-1 1/2 S/L PER ACRE	REMARKS
BARLEY (HARVEST WILDERNESS)	3 lb. (14 b.) 3.3 b. (14 b.) 0.6 b. (14 b.)	1/2-1 1/2 S/L PER ACRE	14,000 SEED PER POUND. WINTER/SPRING USE ON PRODUCTIVE SOILS.
ALONE	3 lb. (14 b.) 3.3 b. (14 b.) 0.6 b. (14 b.)	1/2-1 1/2 S/L PER ACRE	14,000 SEED PER POUND. WINTER/SPRING USE ON PRODUCTIVE SOILS.
IN MIXTURES	3 lb. (14 b.) 3.3 b. (14 b.) 0.6 b. (14 b.)	1/2-1 1/2 S/L PER ACRE	14,000 SEED PER POUND. WINTER/SPRING USE ON PRODUCTIVE SOILS.
LESPEDeza ANNUAL (LESPEDeza STRATA)	4 lb. (16 b.) 4.0 b. (16 b.) 0.8 b. (16 b.)	1/2-1 1/2 S/L PER ACRE	200,000 SEED PER POUND. MAY BE USED FOR SEEDING, SPRAYING, OR BROADCASTING.
ALONE	4 lb. (16 b.) 4.0 b. (16 b.) 0.8 b. (16 b.)	1/2-1 1/2 S/L PER ACRE	200,000 SEED PER POUND. MAY BE USED FOR SEEDING, SPRAYING, OR BROADCASTING.
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TEMPORARY GRASSING

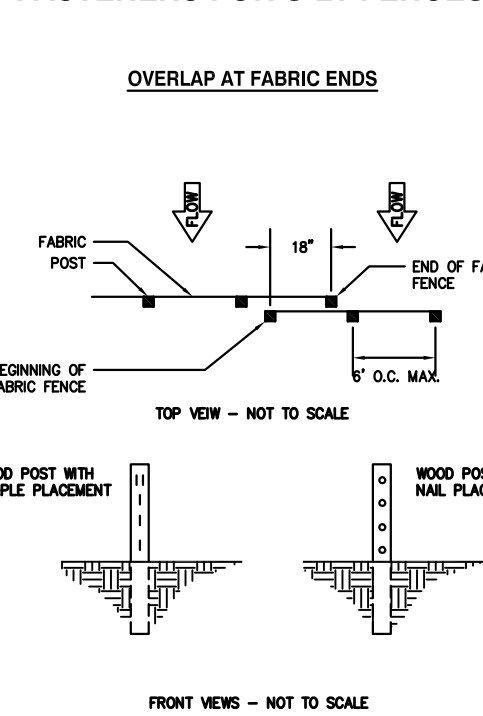
NOT TO SCALE

Ds2

SILT FENCE - TYPE SENSITIVE



FASTENERS FOR SILT FENCES



NOTES:
1. THE FABRIC AND WIRE SHOULD BE SECURELY FASTENED TO POSTS AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 18" OR WEAPOED TOGETHER AROUND A POST TO PROVIDE A CONTINUOUS FABRIC BARRIER AROUND THE INLET.

Sd1-S

PERMANENT GRASSING

NOT TO SCALE

Ds3

FERTILIZER REQUIREMENTS

TOP OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT N-P-K	RATE	N DRESSINGS RATE
1. COOL SEASON GRASSES	FIRST SEASON MAINTENANCE	6-12-12	1500 lb./ac.	10-100 lb./ac. 1/2
2. COOL SEASON GRASSES AND LEGUMES	FIRST SEASON MAINTENANCE	6-12-12	1500 lb./ac.	0-50 lb./ac. 1/
3. GRASS COVER	FIRST SEASON MAINTENANCE	10-10-10	1300 lb./ac. 3/	-
4. PINE SEEDLING	FIRST SEASON MAINTENANCE	20-10-5	ONE 21-GRAM PELLET PER SEEDLING PLANT IN THE CLOSING HOLE	-
5. SHRUB COVER CROPS	FIRST SEASON MAINTENANCE	2-10-10	700 lb./ac. 4/	-
6. SHRUB COVER CROPS	FIRST SEASON MAINTENANCE	10-10-10	500 lb./ac.	30 lb./ac. 5/
7. WARM SEASON GRASSES	FIRST SEASON MAINTENANCE	6-12-12	1500 lb./ac.	10-100 lb./ac. 2/
8. WARM SEASON GRASSES AND LEGUMES	FIRST SEASON MAINTENANCE	6-12-12	1500 lb./ac.	0-50 lb./ac. 1/

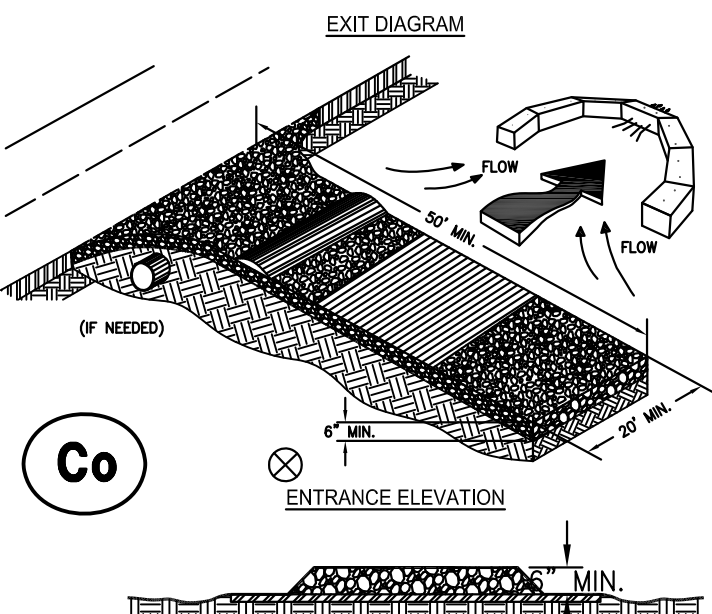
1) APPLY IN SPRING FOLLOWING SEEDING.
2) APPLY IN SPLIT APPLICATIONS WHEN HIGH RATES ARE USED.
3) APPLY IN 3 SPLIT APPLICATIONS.
4) APPLY WHEN PLANTS ARE PRUNED.
5) APPLY TO GRASS SPECIES ONLY.
6) APPLY WHEN PLANTS GROW TO A HEIGHT OF 2 TO 4 INCHES.

LIME APPLICATION REQUIREMENT = 2 TONS/ACRE
50% PASS THROUGH 10 - MESH SIEVE
50% PASS THROUGH 20 - MESH SIEVE
25% PASS THROUGH 25 - MESH SIEVE

FERTILIZERS

NOT TO SCALE

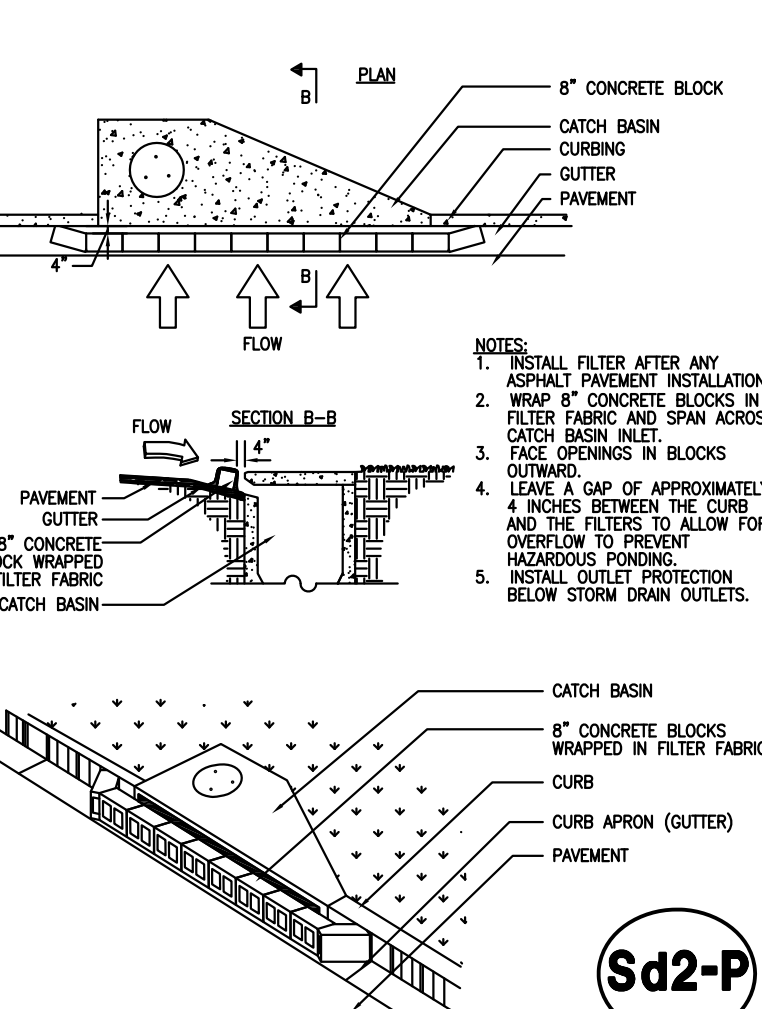
CRUSHED STONE CONSTRUCTION EXIT



NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONES).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EXCESS, BUT NO LESS THAN 20'.
6. A OVERFLOW RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 20'.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH GRASSED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHBASINS AND/OR THE WASHES MAY BE REQUIRED DEFENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHBASIN DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP TRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

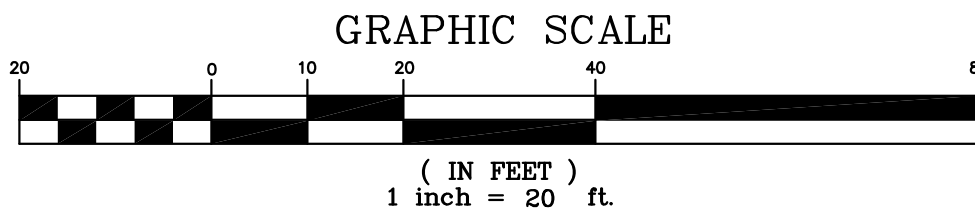
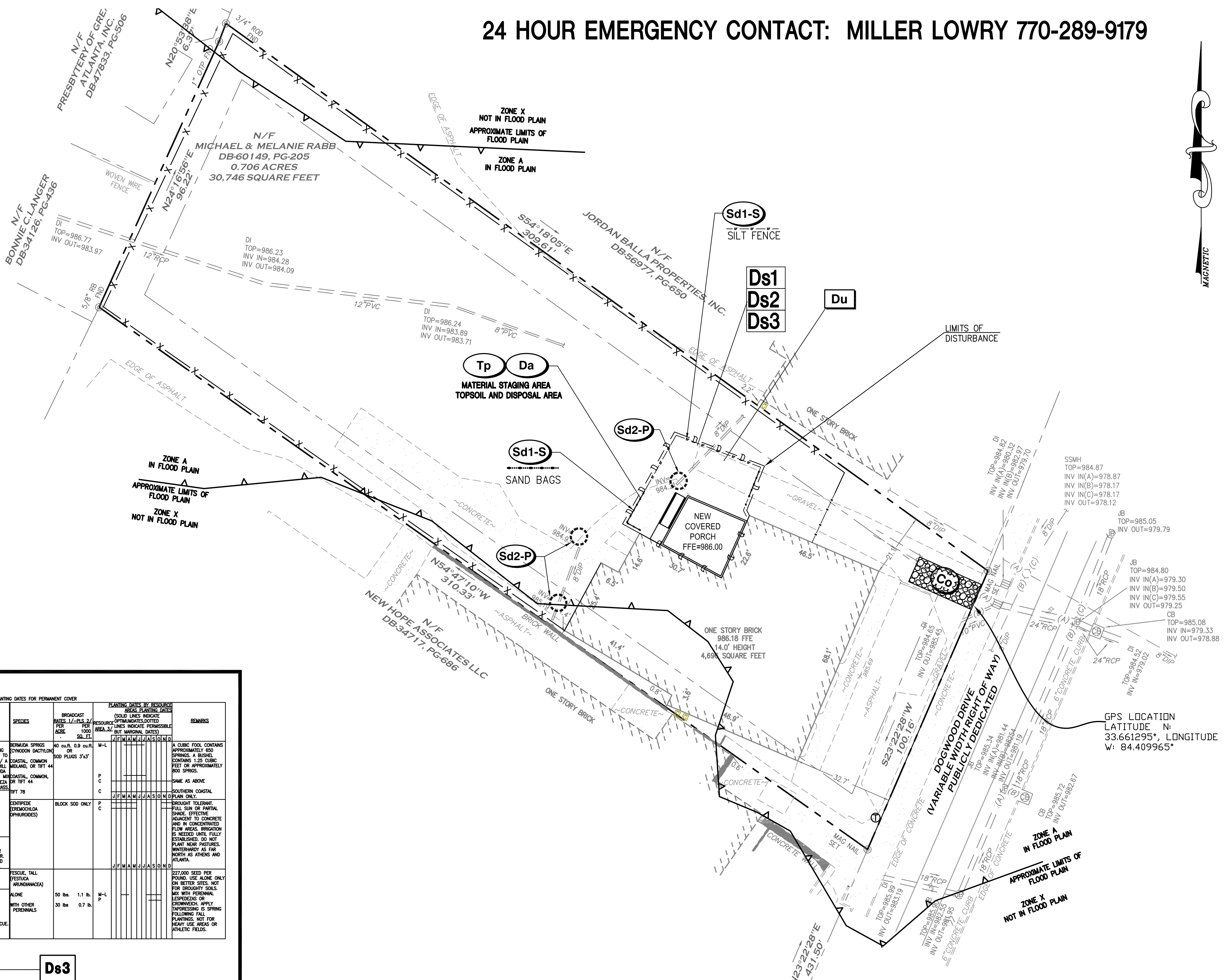
Co

CURB INLET FILTER "PIS IN BLANKET"



Sd2-P

24 HOUR EMERGENCY CONTACT: MILLER LOWRY 770-289-9179



STATE WATERS STATEMENT:

A PORTION OF THIS SITE IS LOCATED WITHIN A FLOOD ZONE [A, AE, SHADED ZONE X] AS DEFINED BY FIRM PANEL NUMBER 13121C0366 F DATED SEPTEMBER 18, 2013, FOR FULTON COUNTY AND INCORPORATED AREAS.

THERE ARE NO WATERS OF THE STATE OF GEORGIA OR WETLANDS WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS. THERE ARE NO PROPOSED IMPACTS TO ANY STATE WATER BUFFERS.

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

EROSION 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 PROVIDED BY THE CONTRACTOR FOR EFFECTIVE EROSION IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.



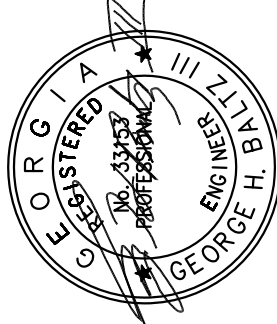
Know what's below.
Call before you dig.

Prepared By:
**CRESCENT VIEW
ENGINEERING, LLC:**
211 Fraser Street SE
Marietta, Georgia 30060
678-324-8410
www.CrescentViewEng.com

Prepared for
Miller Lowry Developments, LLC
2964 Peachtree Road NW, Suite 540
Atlanta, GA 30305

ESPC Plan

DATE	SCALE	DRAWN	CHECKED	REVISIONS
6-15-20	PZ	CHB		



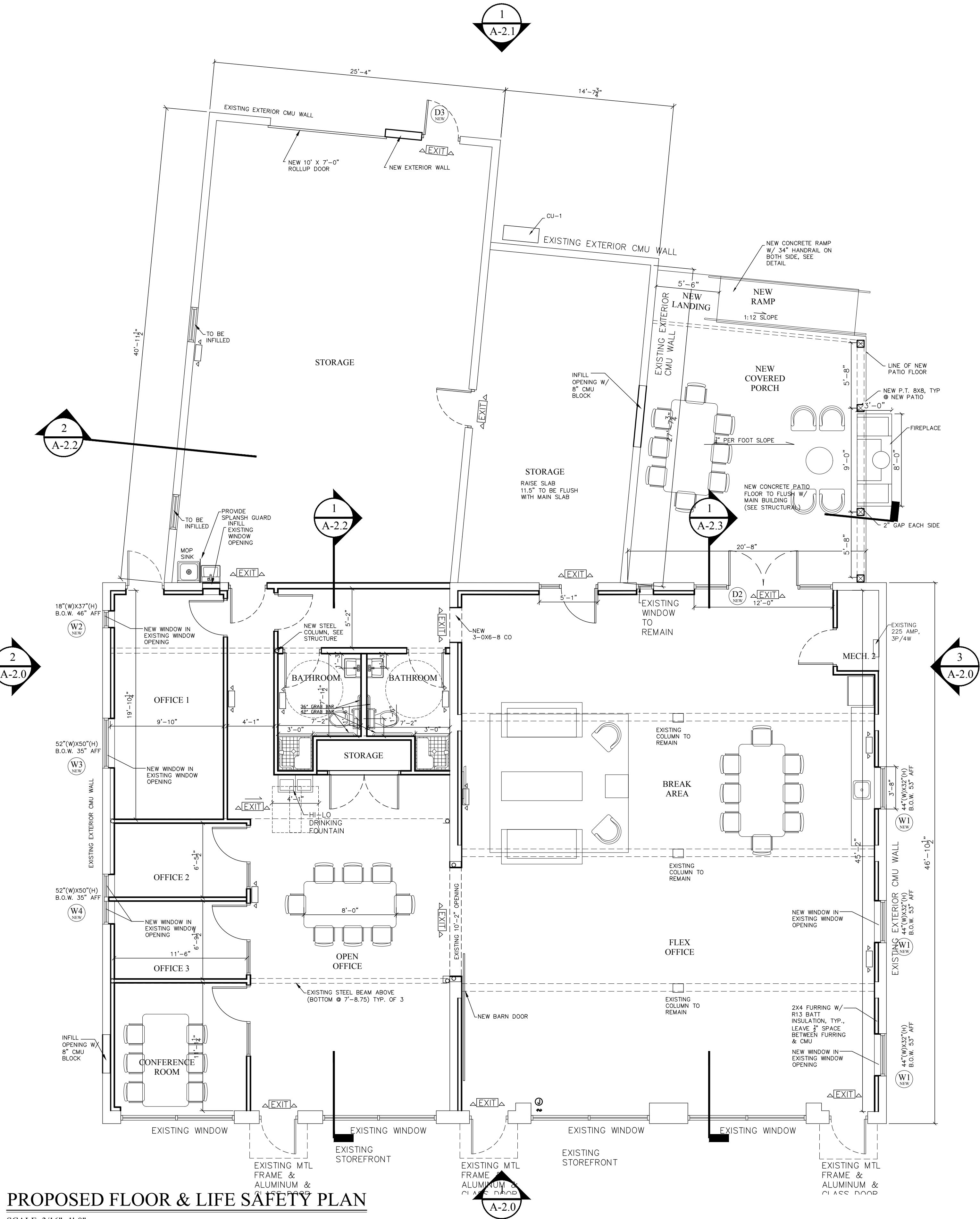
Stormwater Plans for
3409 Dogwood Drive
Land Lot 98, 14th District
City of Hapeville, Georgia

CVE PI # 20-171

Sheet No.

C-4





PROPOSED FLOOR & LIFE SAFETY PLAN
SCALE: 3/16"=1'-0"



CODE ANALYSIS
SEPARATED OCCUPANCY

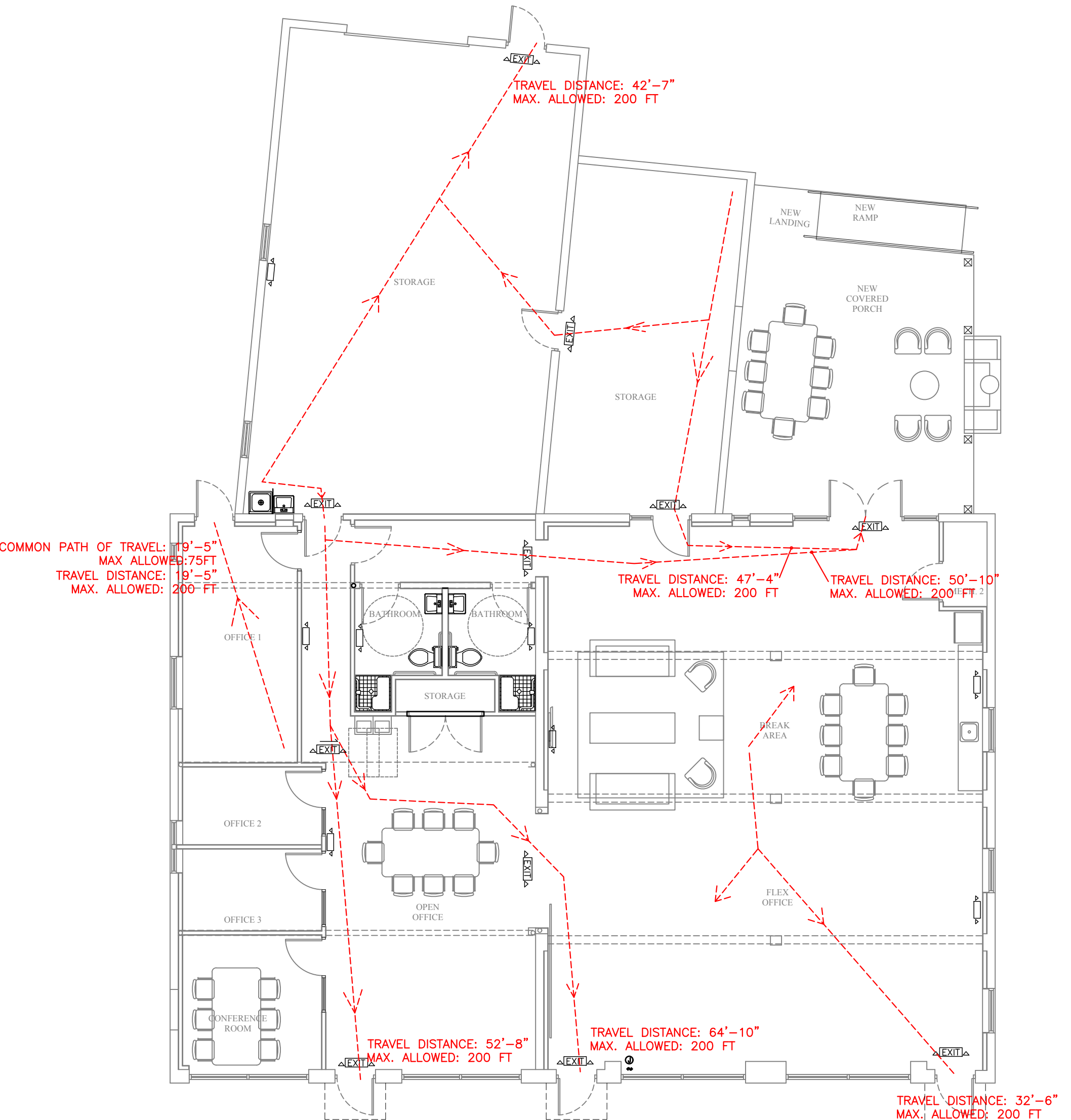
A. ENTIRE BUILDING DATA
AREA OF ENTIRE BUILDING: 4,696 SQFT
TYPE OF CONSTRUCTION: VB, NON-SPRINKLERED
OCCUPANCY TYPE:
SOME AREA ARE B
SOME AREA ARE S
HEIGHT OF BUILDING: 15'

B. DETERMINE IF THE DIFFERENT OCCUPANCIES ARE SEPARATED USES OR NON-SEPARATED USES

ALLOWABLE CONSTRUCTION FOR
B OCCUPANCY V-B CONSTRUCTION (TABLE 504.3, 504.4, 506.2, 2018 IBC)
1. ALLOWABLE HEIGHT W/ TYPE V-B: 2 STORY, 40 FEET
ACTUAL HEIGHT: 1 STORY, 15'-0"
2. ALLOWABLE AREA:
9,000 SQ FT PER FLOOR
ACTUAL AREA: 4,696 SQFT (LESS THAN MAX. ALLOWED AREA)

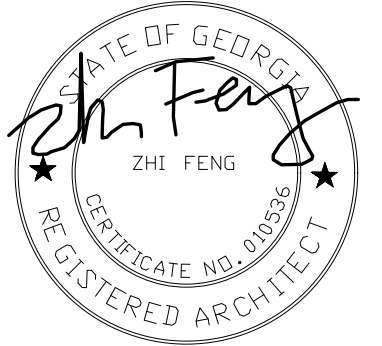
ALLOWABLE CONSTRUCTION FOR
S-2 OCCUPANCY V-B CONSTRUCTION (TABLE 504.3, 504.4, 506.2, 2018 IBC)
1. ALLOWABLE HEIGHT W/ TYPE V-B: 2 STORY, 40 FEET
ACTUAL HEIGHT: 1 STORY, 15'-0"
2. ALLOWABLE AREA:
13,500 SQ FT PER FLOOR
ACTUAL AREA: 4,696 SQFT (LESS MAX. ALLOWED AREA)

THE TOTAL BUILDING AREA IS LEASS THE MAX. ALLOWABLE AREA FOR EACH OCCUPANCY TYPE. THEREFORE THE DIFFERENT OCCUPANCIES ARE **NON-SEPARATED** USES.



LIFE SAFETY PLAN
SCALE: 1/8"=1'-0"

NEW SPACE DESIGN, INC.
3331 NORTH BERKELEY LAKE ROAD
SUITE 200, DULUTH, GA 30096
PHONE: (404) 217-3458
OFFICE: (770) 783-2768
newspace@gmail.com



REVISIONS

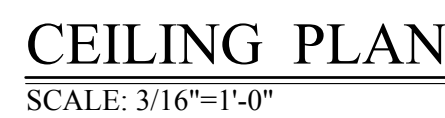
**RENOVATION PLAN FOR
MILLER LOWRY OFFICE**

PROJECT NAME AND ADDRESS
3409 DOGWOOD DR
HAPEVILLE, GA 30354

DATE
06/16/20

SHEET TITLE
**PROPOSED
FLOOR & LIFE
SAFETY PLAN**

SHEET NUMBER
A-1.1



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



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

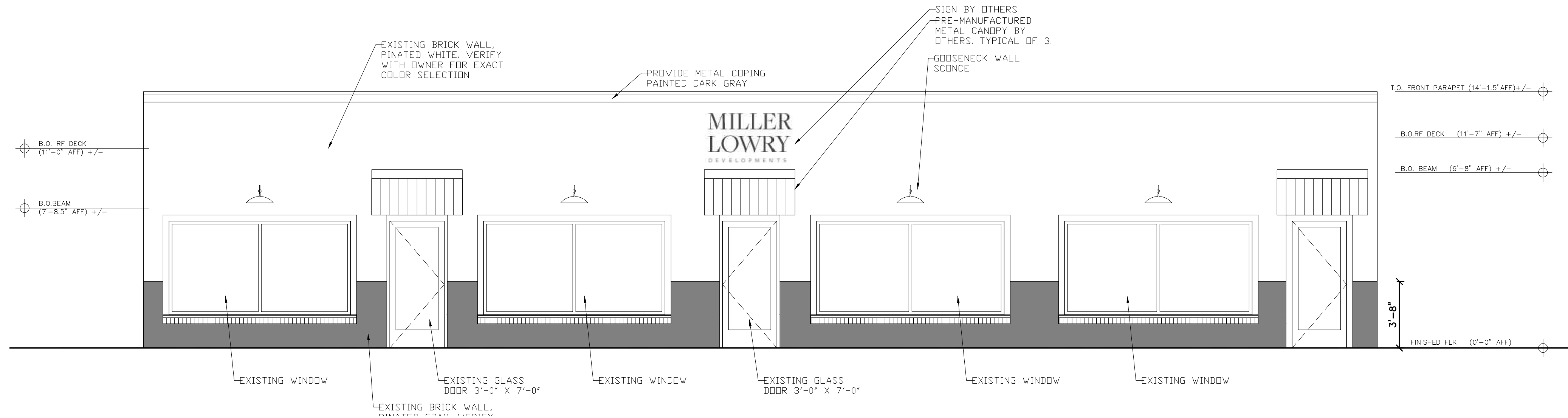
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PROJECT NAME AND ADDRESS

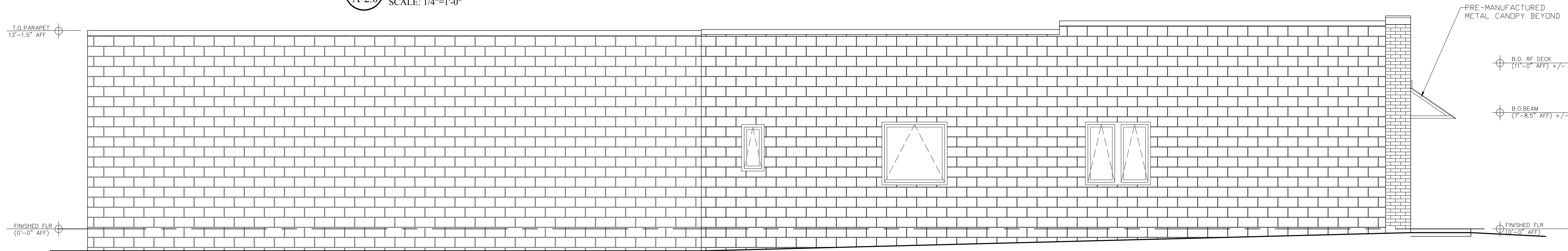
**RENOVATION PLAN FOR
MILLER LOWRY OFFICE**

3409 DOGWOOD DR
HAPEVILLE, GA 30354

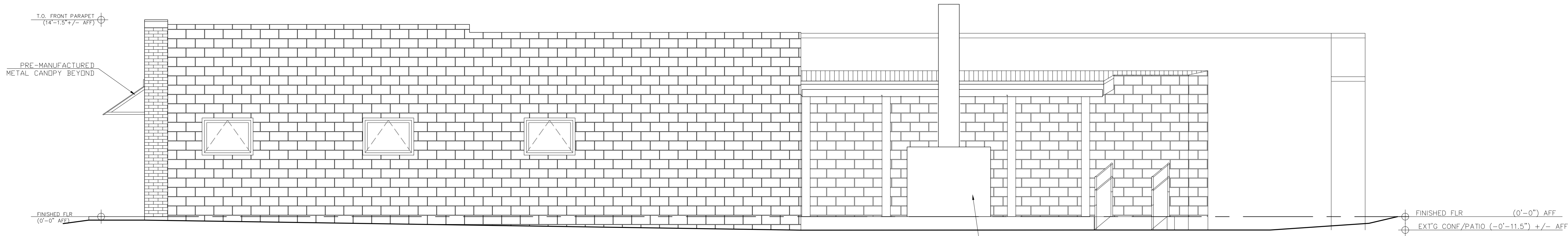
DATE	06/16/20
SHEET TITLE	CEILING PLAN
SHEET NUMBER	A-1.2



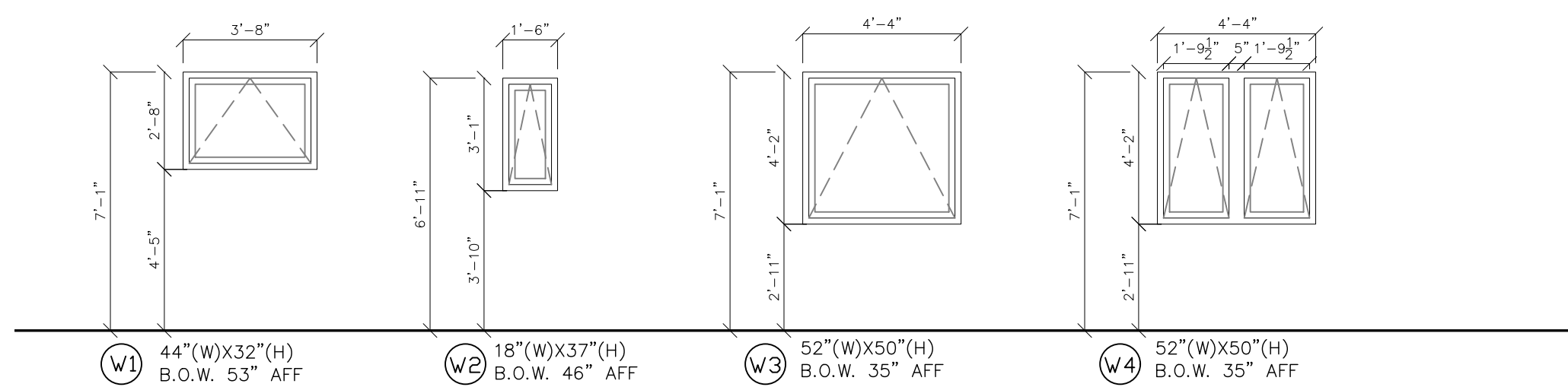
1 FRONT ELEVATION
A-2.0 SCALE: 1/4"=1'-0"



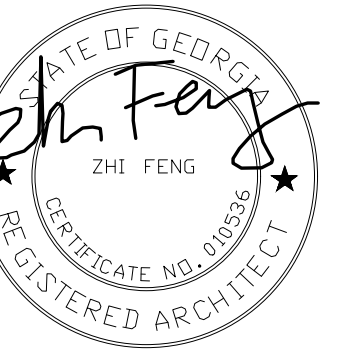
2 SIDE ELEVATION
A-2.0 SCALE: 1/4"=1'-0"



3 SIDE ELEVATION
A-2.0 SCALE: 1/4"=1'-0"



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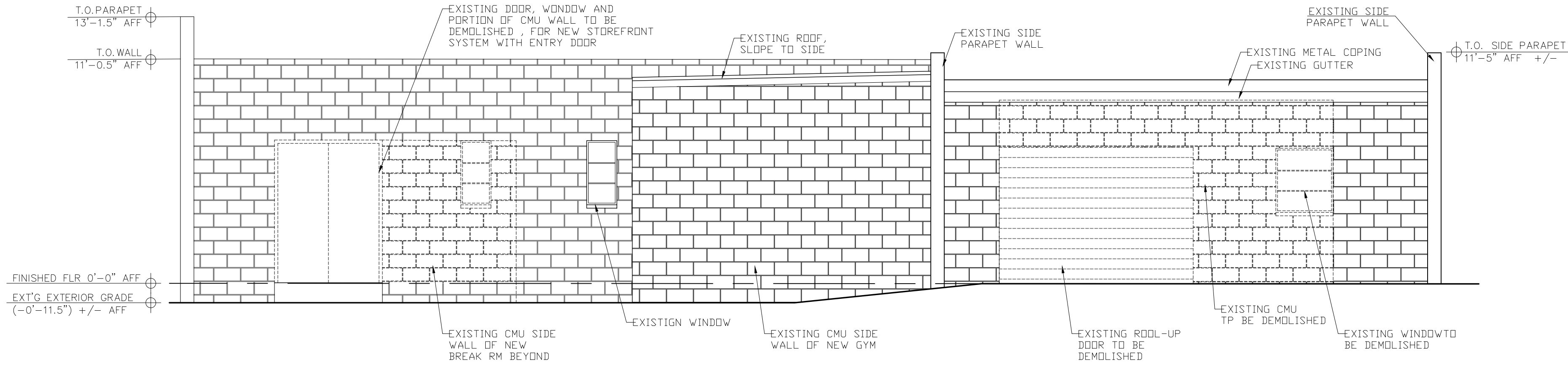
REVISIONS

PROJECT NAME AND ADDRESS
**RENOVATION PLAN FOR
MILLER LOWRY OFFICE**
3409 DOGWOOD DR
HAPEVILLE, GA 30354

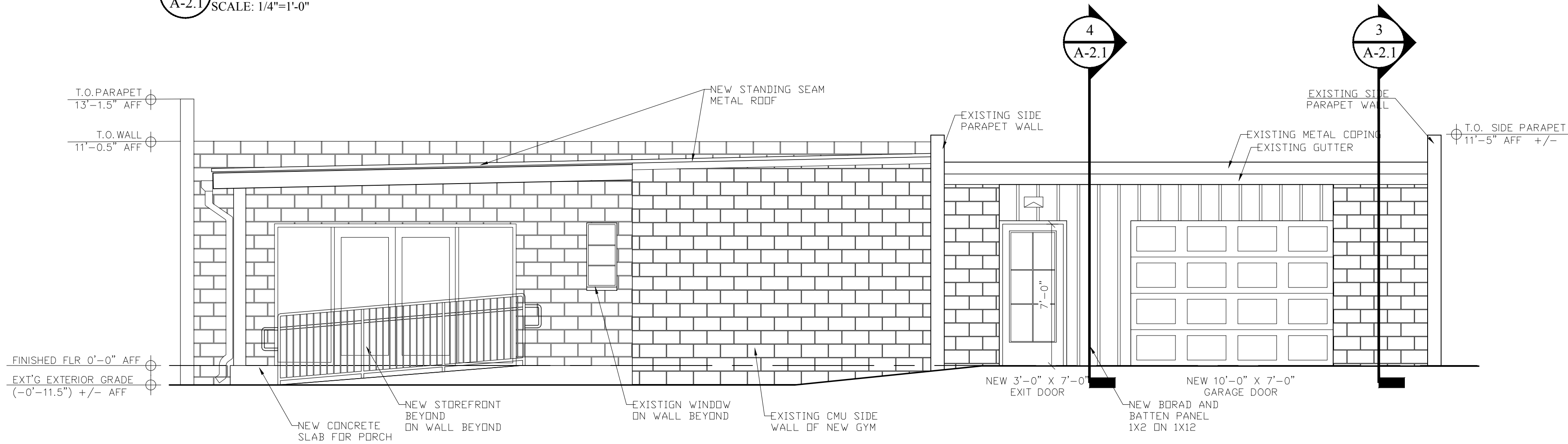
DATE
06/16/20

SHEET TITLE
**EXTERIOR
ELEVATIONS**

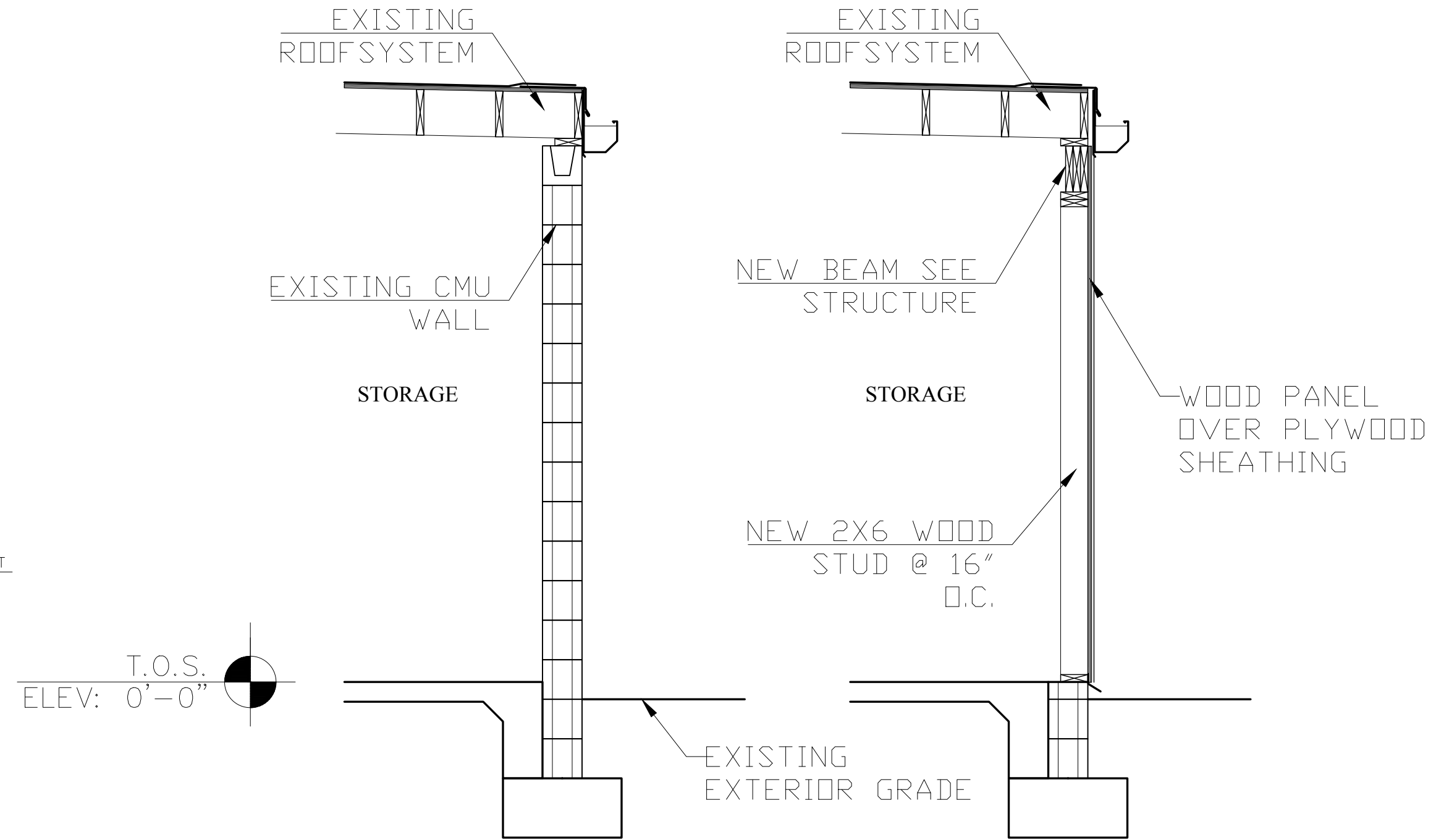
SHEET NUMBER
A-2.0



1 EXISTING REAR ELEVATION
A-2.1 SCALE: 1/4"=1'-0"



2 PROPOSED REAR ELEVATION
A-2.1 SCALE: 1/4"=1'-0"

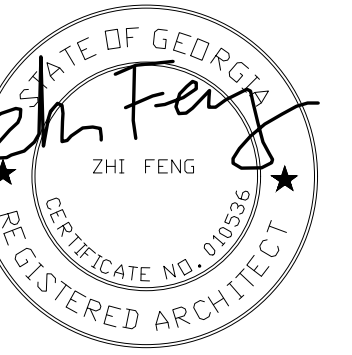


3 EXISTING WALL SECTION
A-2.1 SCALE: 1/2"=1'-0"

4 EXISTING WALL SECTION
A-2.1 SCALE: 1/2"=1'-0"



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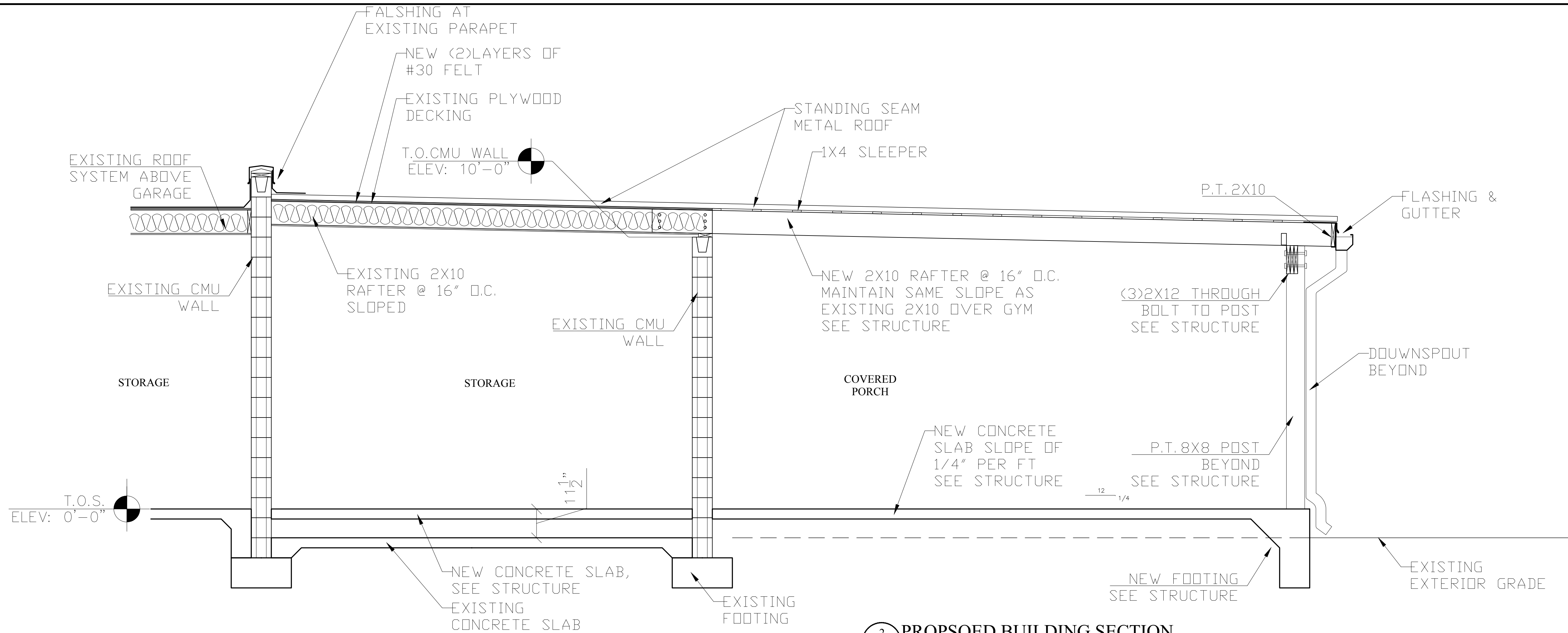
REVISIONS

PROJECT NAME AND ADDRESS
**RENOVATION PLAN FOR
MILLER LOWRY OFFICE**
3409 DOGWOOD DR
HAPEVILLE, GA 30354

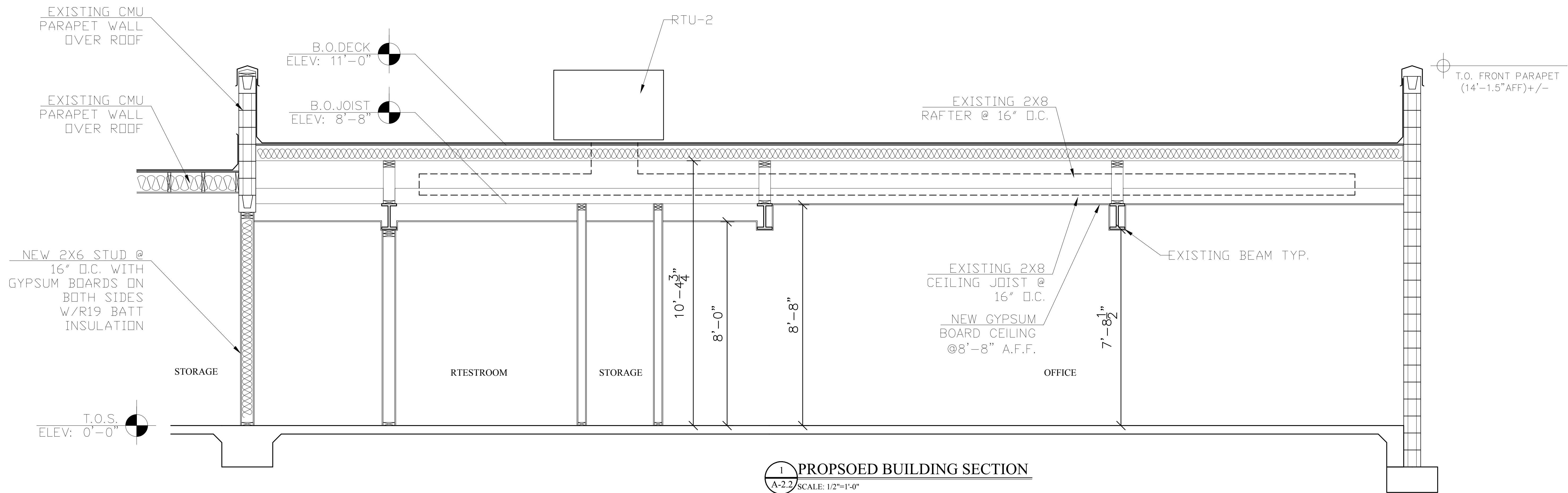
DATE
06/16/20

SHEET TITLE
REAR ELEVATION

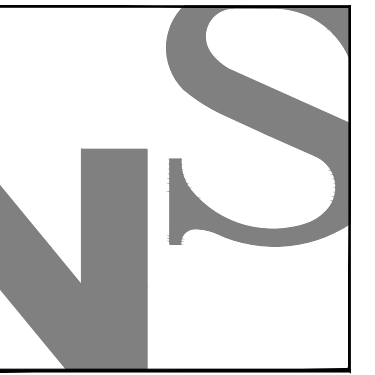
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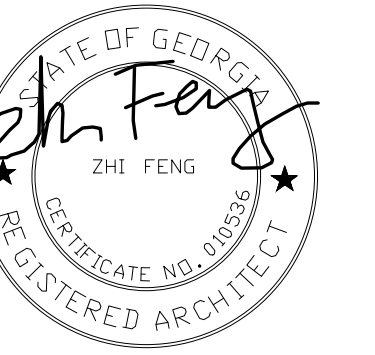
2 PROPOSED BUILDING SECTION
A-2.2 SCALE: 1/2"=1'-0"



1 PROPOSED BUILDING SECTION
A-2.2 SCALE: 1/2"=1'-0"



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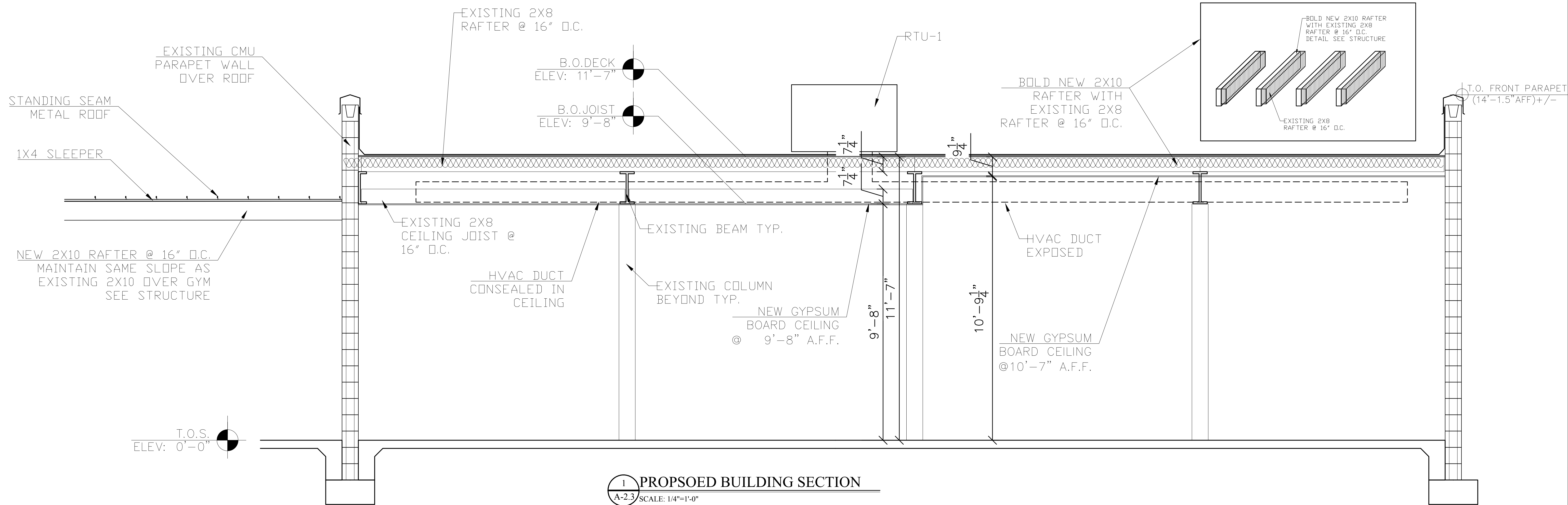
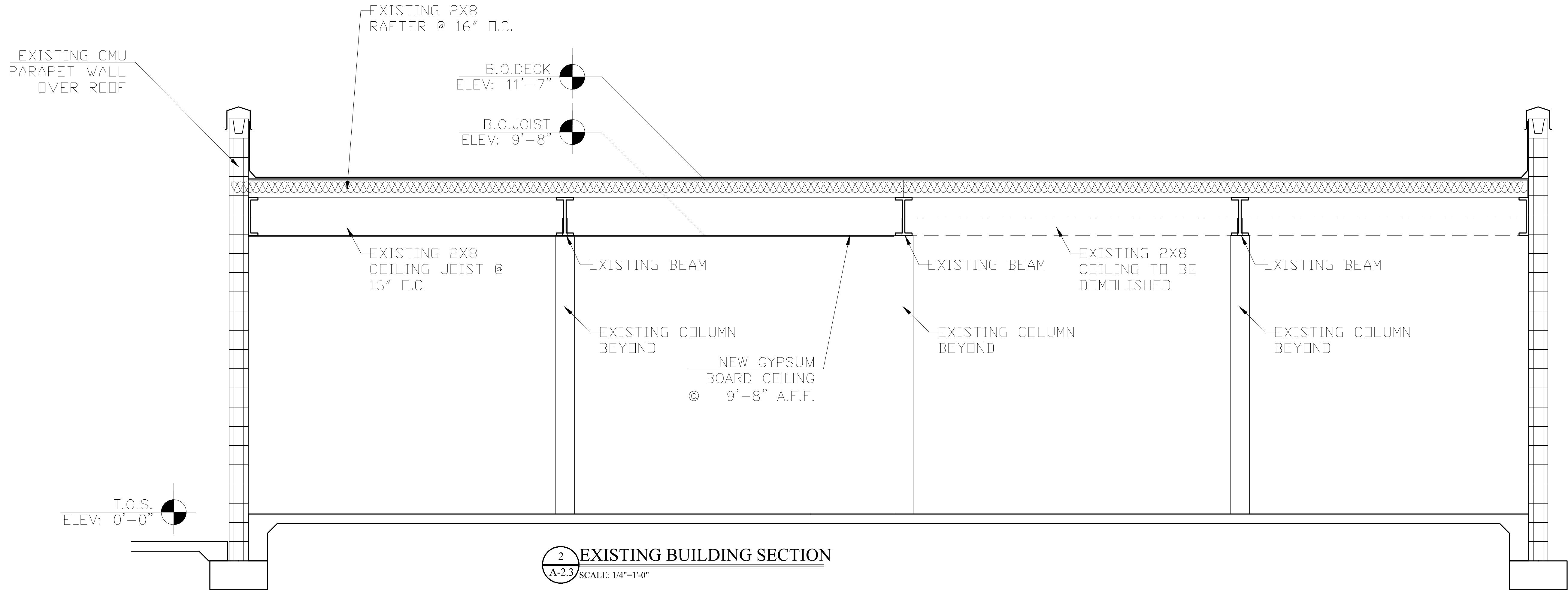
REVISIONS

PROJECT NAME AND ADDRESS
**RENOVATION PLAN FOR
MILLER LOWRY OFFICE**
3409 DOGWOOD DR
HAPEVILLE, GA 30354

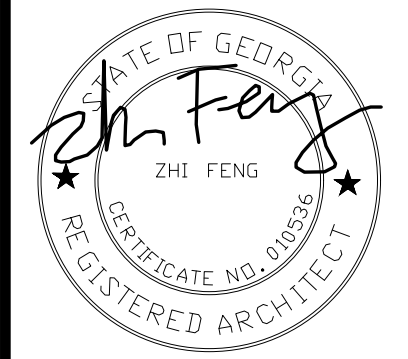
DATE
06/16/20

SHEET TITLE
**BUILDING
SECTION**

SHEET NUMBER
A-2.2



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 3331 NORTH BERKELEY LAKE ROAD
 SUITE 200, DULUTH, GA 30096
 PHONE: (404) 217-3458
 OFFICE: (770) 783-2768
 newspace@gmail.com



REVISIONS

PROJECT NAME AND ADDRESS
**RENOVATION PLAN FOR
 MILLER LOWRY OFFICE**
 3409 DOGWOOD DR
 HAPEVILLE, GA 30354

DATE
 06/16/20

SHEET TITLE
**BUILDING
 SECTION**

SHEET NUMBER
A-2.3



PLANNING AND ZONING DEPARTMENT

PLANNER'S REPORT

DATE: July 1, 2020

TO: Tonya Hutson

FROM: Lynn M. Patterson

RE: Design Review Application - 3409 Dogwood Drive

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

BACKGROUND

The City of Hapeville has received a Design Review Application from Miller Lowry for a proposed renovation of an existing vacant building at 3409 Dogwood Dr for use as an office. Exterior work includes renovation of an exterior wall and windows and the addition of a new covered patio in the back.

The property is located within the U-V Urban Village zoning district and the Arts District Overlay is subject to the Commercial/ Mixed-Use Area of Architectural Design Standards. The existing building is one-story in height.

CODE

Chapter 81 - Architectural Design Standards

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

(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.
- Ⓣ 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.
- Ⓣ 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.
- ✓ 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.
- Ⓣ 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.
- ✓ 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.

NOTES: *Setbacks have not been provided.*

The building height is 14' and not compliant with the current ADS.

The floor to ceiling height is less than the required 12'.

The existing structure was developed prior to the adoption of the Architectural Design Standards and is within the portion of Dogwood Drive currently being revitalized with sidewalks, pavers and landscaping.

There is no landscaping in the supplemental area. Applicant proposes parking remains. Moving parking to the rear and replacing the supplemental area asphalt/parking with landscaping is preferred. Gravel must be removed.

(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.

x All first story enfronting commercial uses and all enfronting 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.

x 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.

x All enfronting 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.

x "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.

x 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: *The existing development has parking at the front of the building in the supplemental area. See previous section regarding recommended changes to supplemental area.*

The existing development includes chain link gate extending from the side of the building to the property lines. The proposed new gate and fence iron and is compliant.

(d) Utility standards.

⚡ Mechanical features 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 nonvegetative materials for screening shall include painted wood or those found in section 93-2-5. Said features are encouraged not to be located in the supplemental area.

⚡ When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.

⊙ Skylights are not permitted facing a public right-of-way.

- ⊗ Street lights shall 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. This requirement does not apply to projects on lots with less than ten feet of frontage along a public right-of-way.
- ⊗ Trees shall not be planted on top of storm drains.
- 👉 Service areas and dumpsters:
 - Shall be in the rear or side yard of the development; and
 - Shall be screened from the public right-of-way to a height of eight feet with an opaque material on all sides, consistent with a primary building material. Acceptable materials for screening shall include painted wood or those found in section 93-2-5.

NOTES: ***Mechanical must be screened.***
Dumpsters, if provided, must be screened per standard.

(e) Parking and traffic standards.

- ⊗ 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.
- ⊗ Circular drives are prohibited, with the exception of hotel and hospital uses.
- ⊗ No curb cuts shall be permitted on North Central Avenue, South Central Avenue, Virginia Avenue or Atlanta Avenue when access can be provided from another street.
- Driveways shall have widths of:
 - ⊗ One-family attached dwellings. A minimum of ten feet for a one-way and a maximum of 15 feet for two-way.
 - ✗ All other uses. A maximum of 12 feet for one-way and a maximum of 24 feet for two-way.
- Carports are only permitted subject to the following requirements:
 - ⊗ Carports shall be located in the rear or side yard and 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.
- ✗ Parking is prohibited in the supplemental area and between a building and the adjacent street. This shall not be interpreted as restricting on-street parking.
- ✗ A continuous off right-of-way landscape buffer with a minimum width of ten feet shall be provided between parking and the adjacent sidewalk. This requirement shall apply when existing sidewalks not meeting this requirement are repaired or replaced.
- ⊗ Parking decks shall conceal automobiles from visibility and have the appearance of a horizontal storied building on all levels; parking structures must be faced in full-depth brick, stone, cast stone, or precast concrete faced in or having the appearance of brick or stone. Retail or restaurant fronted decks are encouraged.
- ⊗ Underground parking is allowed when possible.
- ⊗ Drive-through windows and all vehicular queuing, when permitted by zoning, shall be placed to the rear or side of the building facade, shall not be visible from any public right-of-way, and shall not be located within 25 feet of the back of the required sidewalk.
- ⊗ Gasoline and service stations shall place all fuel dispensing, service canopies and service entry doors to the rear of the building and away from the public right-of-way. Said facilities and associated queuing shall not be visible from any adjacent street or located within 25 feet of the sidewalk.

NOTES: ***Parking is in the supplemental area and there is no 10' landscape buffer between the parking and adjacent sidewalk.***

(f) Roof and chimney standards.

- ⊗ Principal building roofs for one-family detached dwellings shall have a minimum usable life of 30 years, per manufacturer's warranty.
- ⊗ Roof shingles shall be slate, cedar, or asphalt.
- ⊗ Roof tiles shall be clay, terra cotta or concrete.
- ⊗ Street-facing gutters shall be copper, aluminum or galvanized steel.
- ✓ Downspouts shall match gutters in material and finish.
- ✓ Metal flashing, where utilized, shall be copper or factory-finished sheet metal and shall be of a color that blends with other building materials.
- ⊗ Chimneys visible from a public right-of-way shall not be faced in wood or fiber cement siding and shall not be a metal or ceramic pipe. Chimneys shall be wrapped in a full-depth brick, stone or masonry finish material.
- ⊗ Chimneys located on an exterior building wall shall begin at grade.
- ⊗ Flat roofs shall be permitted.
- ⊗ Buildings with sloped roofs not completely screened from the adjacent street by a parapet shall have a pitch between 4:12 and 12:12. Mansard roofs are prohibited. Pitched-roof materials are limited to roof shingles, natural slate, wood shake, factory-finished sheet metal, and terra cotta tile, unless determined to be historically appropriate by the planning and zoning manager.
- ⊗ Roof-mounted lights and flagpoles are prohibited. Roof-mounted satellite dishes or telecommunication devices shall be screened from public view and shall blend with the background of the building as practical.
- ⊗ In subarea A roof lines shall appear flat from the adjacent street and roof structures shall be vertically screened by a parapet wall.

NOTES:

(g) Facade and style standards.

Exterior facade materials shall be limited as follows:

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

Where allowed, the combined enfronting facade area covered with fiber-cement siding and/or natural-wood siding shall not exceed 20 percent of the total enfronting facade area, provided that:

- ⊗ Where a development includes only one building this requirement shall apply to said building.
- ⊗ Where a development includes two or more buildings this requirement shall apply to the sum of the total enfronting facade areas. This may result in individual buildings containing front facades entirely of fiber cement siding and/or natural wood siding.
- ⊗ Where allowed, hard-coat stucco shall have a smooth finish. Furthermore, architectural details such as sills, trim, pediments, cornices, railings, door enframements, or similar details shall not be of stucco.
- ⊗ In subarea A exterior building colors shall be consistent with the existing historic characteristics of each individual building as a contributing resource from its significant period of design and style. If the building was designed to be of natural or unique brick pattern, it should be returned to this style. All mortar and brick repairs should match the material and hue. Earth hues are suggested for paint, when used on most facades of brick construction, however there may be exceptions. A palette should be established on a building-by-building basis, with a suggested complimentary hue trim color to the base color. It is highly suggested the complete building color palette be limited to three colors for field and trim selections. Two adjacent buildings may use the same color palette only if the field and trim colors are reversed on each of the buildings. No sandblasting or abrasive cleaning methods (including high-pressure washes) shall be used on facades. Final review of selected color, restoration procedures, fixtures, and applications shall be coordinated on a building-by-building analysis through individual design review of visual concepts. The DRC shall make these determinations based on these standards, taking in consideration the style of the building, the nature and marketing of the applying business, the Main Street guidelines, the secretary of the interior's guidelines for renovation, section 93-2-7 et seq. of the zoning ordinance, and the standards for historic preservation.
- ⊗ Facade materials shall be combined horizontally, with the heavier below the lighter.
- ⊗ Enfronting upper and lowers facades shall be differentiated. Potential ways to achieve this include windows, belt courses, cornice lines or similar architectural details. This is intended to prevent buildings in which individual floors cannot be identified from the building exterior; it should not be interpreted to limit architectural expression.
- ⊗ Blank, windowless walls are prohibited along enfronting facades, except where a building enfronts multiple streets. In the latter case, it was not historically uncommon for buildings (especially commercial or mixed-use ones) to orient towards the more intensely developed street. As such, along the first story of enfronting mixed-use and commercial facades this requirement may be waived by the building official along streets that are predominantly residential in character when:
 - ✓ The first 20 feet of said facade meets the above requirements, and
 - ✓ The area beyond the first 20 feet is treated with architectural detailing, such as pilasters, false windows, or similar features.
- ⊗ Enfronting upper-story windows are encouraged to be equally sized, vertically oriented, equally spaced and arranged in a grid pattern.
- ⊗ Foundations shall be constructed as a distinct building element that contrast with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in full-depth brick, natural stone, or cast stone.
- ⊗ Vending machines, video or other outdoor merchandise displays, mechanical/electrical games, amusement rides, telephones, ice machines, freestanding automated teller machines excluding automated teller machines attached to buildings or integrated into buildings by canopies, and shopping carts shall be placed within the structure of a building and shall be out of view from the public right-of-way.
- ⊗ Safety pylons, bollards, and trash receptacles in the supplemental area or along an enfronting facade shall be permitted based upon design compatibility with the main facade and neighboring comparable facilities.

NOTES:

(h) 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.
- ⊗ First-story doors or windows operating on sliders are only permitted when they open directly onto a required sidewalk or supplemental zone.
- ✗ Building numbers, at least six inches in height, shall be located above or beside the street-facing pedestrian entrance.
- ✎ Window panes serving commercial uses shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade.
- ⊗ Where window lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids between glass are prohibited.
- ⊗ Where used, window shutters shall match one-half the width of the window opening.

- ✗ Enfronting windows shall be vertically shaped with a height greater than width, including display windows but not transoms.
- 👉 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.
- 🚫 Painted window or door glass is prohibited.
All enfronting "storefront and awning" treatments identified in Figure 3, and all enfronting facades along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except within subarea C), and Sylvan Road shall provide a storefront consisting of:
 - 👉 A nonglass base or knee wall beginning at grade and extending not more than 24 inches above the sidewalk.
 - 👉 A glass display window beginning at the top of the bulkhead or knee wall, to a height not less than ten feet and not more than 12 feet above the adjacent required sidewalk. Such glass shall provide views into display windows having a minimum depth of two and one-half feet and that are accessible from the building interior.
 - ✓ A main entry door remaining unlocked during normal business hours, and having a surface area that is a minimum of 70 percent glass.
 - ✗ A glass transom located above the glass display window having a minimum height of 18 inches and a maximum height of 36 inches.
 - ✓ A minimum of 75 percent of the length of the enfronted portion of the build-to line shall be provided in glass, including glass doors and display windows.
 - ✓ No linear distance of more than ten feet without intervening glass display windows or glass doors.
 - 👉 First-story drop ceilings recessed a minimum of 18 inches from the display window opening.
- Awnings projecting from buildings, serving as an entry canopy and/or providing identification to the business, are allowed, provided that:
 - 👉 Awnings shall be at least five feet deep as measured from the building's front facade.
 - ✓ Awnings serving as an entry canopy shall match adjacent business awnings in depth and height.
 - ✓ Valance width and height must align horizontally.
 - 👉 Frame construction on awnings should be square aluminum tubes. Thin, one-and-one-half-inch-diameter round aluminum tube frames are not permitted. It is suggested that Steel Stitch™ brand be used.
 - 👉 Valance on awnings should always be loose as valances should not be rigidly framed.
 - 👉 Approved awnings may be externally lighted with light fixtures in keeping with the style of the building, as approved by the DRC.
 - 👉 Light fixtures in awnings may light the ground surface or storefront below, however, light fixtures may not be visible from the public right-of-way.
 - 🚫 Internally, back lit awnings, where the lights actually illuminate the awning fabric, are prohibited.
 - 🚫 Signs on awning must meet all requirements of the sign ordinance.

NOTES: *The main entry door opens directly into the existing parking lot. There is no dedicated walkway from the front door to the sidewalk adjacent to Dogwood Drive.*

Building numbers are not provided adjacent to the front entrance.

Additional information is needed to ensure the windows on the front elevation comply with these requirements.

Window tint must be compliant.

No transom located above the front door.

Additional information for awnings must be provided.

RECOMMENDATIONS

The goals established as a part of the Architectural Design Standards Ordinance are:

- (1) encourage and provide a safe environment for pedestrian movements throughout the city;*
- (2) address new and infill development that maintains and enhances the existing characteristics of the community;*
- (3) allow for increased density and intensity of development in underdeveloped portions of the city;*
- (4) improve open space areas throughout the community; and*
- (5) improve the visual quality of the built environment.*

Specifically, Section 81-1-5. Applicability states:

(a) Application of standards. The architectural design standards provided in this chapter shall be wholly applicable when the design is for:

- (1) New structures;*
- (2) Residential, commercial or mixed-use infill;*
- (3) Exterior remodeling;***
- (4) Multi-structure demolition projects;*
- (5) Replacement with new structures where destruction occurs; and*
- (6) Replacement structure built after single structure demolition.*

While it is understood the existing building and site improvements were constructed prior to the adoption of the Architectural Design Standards Ordinance, and to bring the site into full compliance would be difficult, if not impossible to do without demolishing and redeveloping the property, the project as proposed should comply with the provisions of the ordinance as much as practicable. In order to do so, the following items, at a minimum, must be addressed before the project can be approved:

- **Setbacks should be provided.**
- **Per plans, chain link visible from the right of way will be replaced with iron/metal fence, including gate.**
- **The parking in the supplemental area is not compliant. Recommendation is to relocate parking to the rear and replace with landscaping, including street trees. Remove gravel in supplemental area.**
- **Any mechanical visible from the right of way must be screened.**
- **A dedicated walkway should be provided from the entry door to the sidewalk.**
- **Building numbers should be provided adjacent to the front entry.**
- **Additional information should be provided pertaining to the proposed awnings.**
- **Ensure window tint compliance and window recess**
- **Dumpsters, if provided, must be screened per standard.**

Should these items be addressed to the satisfaction of the Design Review Committee, Staff recommends that the project be approved.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: JUN 03 2020

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

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

Applicant: TERRENCE ADAMS Contact Number: [REDACTED]

Applicants Address: PO Box 46551 ATLANTA GA 30320

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

Address of Proposed Work: 3273 OLD JAMESBORO HAPEVILLE GA

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0094-0004-044-2

Property Owner: TERRENCE ADAMS Contact Number: [REDACTED]

Project Description (including occupancy type): new single family home

Contractors Name: CLIFF CHRISTIANSEN Contact Number: [REDACTED]

Contact Person: TERRENCE ADAMS Contact Number: [REDACTED]

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

Applicants Signature

Date

May 21, 2020

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: 1990

Total Square Footage of existing building: 0

Estimated Cost of Construction: \$180,000.00

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

~~30 yr arch shingle~~
~~5" aluminum gutters w/ round downspouts~~
~~concrete siding~~
~~cultured stone~~

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

manufactured stone
concrete siding

NOTICE

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

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

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

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

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

(Please Print & Initial)

I TERRENCE ADAMS  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.



3595 Canton Road
Suite 116, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
www.frontlinesurveying.com

LEGAL DESCRIPTION - LOT 6- WALNUT GROVE - 0.16 ACRES

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 94 of the 14th District, of Fulton County, Georgia, being Lot 6, Walnut Grove Subdivision, as shown on Plat Book 320 Page 48, said plat recorded in Fulton County Clerk of Superior Court, and being more particularly described as follows:

COMMENCING at a point located on the westerly right-of-way of Old Jonesboro Road (40' R/W) and the northerly right-of-way of Walnut Street (40' R/W); Thence following along said northerly right-of-way of Walnut Street following a curve to the right a distance of 31.20 feet to a point, said curve having a radius of 15.00 feet and being subtended by a chord bearing North 30°25'07" East a chord distance of 25.87 feet to a point; Thence continuing to follow said westerly right-of-way of Old Jonesboro Road, proceed North 29°08'46" West a distance of 110.13 feet to a point (Iron Pin Set #4 Capped Re-Bar), said point is THE TRUE POINT OF BEGINNING;

Then, from true point of beginning thus established, leaving said westerly right-of-way of Old Jonesboro Road, proceed South 60°50'14" West a distance of 37.92 feet to a point; Thence proceed North 90°00'00" West a distance of 100.00 feet to a point (Iron Pin Found #4 Re-Bar); Thence proceed North 29°09'46" West a distance of 24.37 feet to a point, Thence proceed North 61°07'03" East a distance of 125.25 feet to a point, located on the westerly right-of-way of Old Jonesboro Road (Iron Pin Set #4 Capped Re-Bar), Thence proceed, along the westerly right-of-way of Old Jonesboro Road, South 29°09'46" East a distance of 72.49 feet to a point (Iron Pin Set #4 Capped Re-Bar); said point also being THE TRUE POINT OF BEGINNING;

Together with and subject to all covenants, easements, and restrictions of record.

Tract described on a subdivision plat, as shown on Plat Book 320 Page 48, said plat recorded in Fulton County Clerk of Superior Court, containing 0.16 acres of land (6,989 Square feet), more or less, described on a survey by Frontline Surveying & Mapping, Inc., Job number 71272, dated 04/27/2020, being shown as Lot 6, Walnut Grove Subdivision.

Thomas E. Peay, Jr. Ga. RLS 2402
For the Firm of Frontline Surveying & Mapping, Inc.

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EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:

TERRENCE ADAMS

3273 OLD JONESBORO RD
LAND LOT 94 14th DISTRICT
FULTON COUNTY, GEORGIA
CITY OF HAPEVILLE
EXISTING ZONING: R-SF
EXISTING PIN
Lot 6: 14 009400040442

9,989 SQ FT
0.16 ACRES

NARRATIVE DESCRIPTION OF LAND DISTURBING ACTIVITY PLAN AND GENERAL NOTES

1. Lot 2 is in the 14th District, Land Lot 94. The address is 449 Walnut Street, Hapeville, GA 30354. This plan is for the construction of one (1) two-story house having minimal grading. The construction will begin OCTOBER 2019 and final stabilization will take approximately ninety (90) days.
2. This lot is zoned R-SF.
3. SOILS:

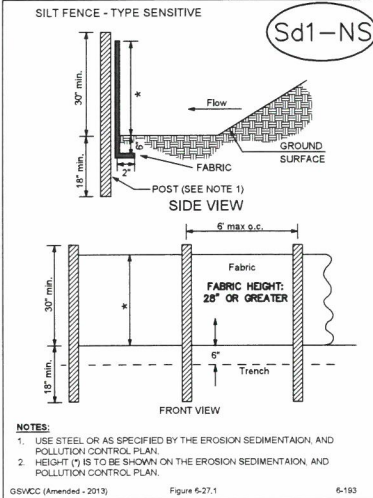
SYMBOL	UNIT	PERCENT	PERMEABILITY	EROSION	K
Life	Urban Land - Rion Complex	10-25%	-	0.6-2.0	-
4. USDA online soils map shows soil type as above in chart, but all lots were mass graded. Soil type is as shown.
5. VEGETATION: Lot is currently partially wooded. There is no marketable timber to be cleared.
6. HYDROLOGY STUDY: See Reference Plot.
7. RECEIVING WATERS: A Tributary of the South River
8. RUNOFF COEFFICIENTS: Pre-Construction = 88 Ch, Post-Construction = 71.6 Ch.
9. BUFFER REQUIREMENTS: This lot DOES NOT have state waters requiring a 100' undisturbed buffer and DOES NOT contain wetlands.
10. Water and sewer provided by Fulton County Water & Sewer Department.

1. 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.
2. 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.
3. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 7 DAYS (PER FULTON COUNTY) SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
4. NOTIFY FULTON COUNTY ENGINEERING DEPARTMENT INSPECTOR 24 HOURS BEFORE COMMENCEMENT OF ANY LAND DISTURBING ACTIVITY, FOR AN EROSION AND SEDIMENTATION CONTROL INSPECTION AT (404) 612-4000.
5. A COPY OF THESE PLANS ARE TO BE KEPT ON SITE DURING THE DURATION OF THE PROJECT.

CONSTRUCTION SCHEDULE

	OCT 2019	NOV 2019	DEC 2019	JAN 2020
INSTALL CONST. ENTRANCE/EXIT & CONCRETE WASHOUT				
INSTALL PERIMETER & SEDIMENT STORAGE BMP'S				
CLEARING & GRUBBING				
TEMPORARY VEGETATION				
BRING TO FINAL GRADE				
MAINTAIN EROSION CONTROL				
CONSTRUCTION OF BLDG DRIVE, AND SIDEWALKS				
FINAL LANDSCAPING AND PERMANENT VEGETATION				
CLEAN UP/REMOVAL OF TEMP. BMP'S				

NOTE: ALL BMP'S SHALL BE REMOVED UPON FINAL STABILIZATION.



- NOTES:
1. USE STEEL OR AS SPECIFIED BY THE EROSION SEDIMENTATION AND POLLUTION CONTROL PLAN.
 2. HEIGHT (18') IS TO BE SHOWN ON THE EROSION SEDIMENTATION AND POLLUTION CONTROL PLAN.

GSWCC (Amended - 2013) Figure 6.27.1 6-193

PRODUCT SPECIFIC POLLUTION CONTROL PRACTICES

PETROLEUM BASED PRODUCTS - Containers for products such as fuel, lubricants and tars will be inspected daily for leaks and spills. This includes on-site vehicle and machinery daily inspections and regular preventative maintenance of equipment. Equipment maintenance areas will be located away from state waters, natural drains and storm water drain inlets. In addition, temporary temporary fueling tanks shall have a secondary containment liner to prevent/minimize site contamination. Discharge of oils, fuels and lubricants is prohibited. Proper disposal methods will include collection in a suitable container and disposal as required by local and state regulations.

PAINTS/FINISHES/SOLVENTS - All products in tightly sealed original containers when not in use, excess product will not be discharged to the storm water collection system. Excess product, materials used with these products and product containers will be disposed of according to manufacturer's specifications and recommendations.

CONCRETE TRUCK WASHING - NO concrete trucks will be allowed to wash out or discharge surplus concrete or drain wash water on-site.

FERTILIZERS/HERBICIDES - These products are to be applied at rates that do not exceed the manufacturer's specifications or above the guidelines set forth in the crop establishment or in the GSWCC manual for Erosion and Sediment Control in Georgia. Any storage of these materials will be under roof in sealed containers.

BUILDING MATERIALS - No building or construction materials will be buried or disposed of on-site. All such material will be disposed of in proper waste disposal procedures.

RETENTION OF RECORDS

Each Tertiary Permittee shall retain the following records at he construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI:

- a. A copy of Notices of Intent submitted to EPO; and
- b. A copy of the Erosion, Sedimentation and Pollution Control Plan required by this permit;
- c. The design professional report of the results of the inspection conducted in accordance with Part V.A.5 of this permit;
- d. A copy of all monitoring information, results and reports required by this permit;
- e. A copy of all inspection reports generated in accordance with Part V.D.4.a of this permit;
- f. A copy of all violation summaries and violation summary reports generated in accordance with Part II.D.2 of this permit; and
- g. Daily rainfall information collected in accordance with Part IV.D.4.a.(1)(c) of this permit.

TERTIARY PERMITTEES ARE NOT REQUIRED TO SAMPLE IF SITE IS LESS THAN 5 ACRES DISTURBED

EROSION CONTROL NOTES

1. All erosion and sediment control measures will be checked daily and any deficiencies noted will be corrected by the end of each day. Additional erosion and sediment control measures will be installed if deemed necessary after on-site inspection by the issuing authority.
2. CRITICAL AREAS:
 - All 2:1 fill slopes greater than 5' in height shall be stabilized immediately. Silt fence Type 'C' to be used to protect state waters. Erosion control blankets to be used on all critical slopes. It is critical to prevent sediment from entering all on-site areas.
 - Silt-C double row silt fencing is required adjacent to 100' or flood limits.
3. DISPOSAL OF DEBRIS:
 - All garbage debris will be removed from the site prior to any filling operation.
 - All unsuitable soil materials to be buried off r/w. Stumps and construction debris to be disposed of properly. Contractor to coordinate with owner regarding disposal areas.
 - Non-empty activities shall not be conducted within the 25 or 50-foot undisturbed stream buffers as measured from the point of wasted vegetation without first acquiring the necessary variances and permits.

WASTE DISPOSAL

Local waste collection areas away from streets, gutters, watercourses and storm drains. Waste collection areas, such as dumpsters, are often best located near construction site entrances to minimize traffic on disturbed soils. The plan should include secondary containment around liquid waste collection areas to further minimize the likelihood of contaminated discharges.

The contractor shall provide appropriate refuse/trash collection receptacles on the site and arrange for periodic collection and disposal. Concrete washout of tools, concrete mixer chutes, hoppers and rear of vehicles to be done in excavate pit deep enough to contain washout water. WASHOUT DRAIN IS PROHIBITED. Ensure washout water goes into and stays in pit. Contractor shall coordinate with superintendent to fill in pit and smooth out ground.

No hazardous materials are slated for use on this project. However, if circumstances arise where hazardous materials are to be used, the owner must be notified and proper handling and storage protocols documented and implemented.

Sanitary waste will be collected in portable urinal provided and maintained by a state licensed sanitary waste management contractor or as required by local regulations.

Temporary fueling tanks shall have a GA EPO approved secondary containment liner to prevent/minimize site contamination and be located away from state waters, natural drains, and the storm water drainage inlets. Equipment maintenance areas will also be located away from drainage features. Discharge of oils, fuels and lubricants is prohibited.

These materials shall be collected in suitable containers and recycled or disposed of as appropriate.

No waste material shall be discharged to waters of the State, except as authorized by Section 404 permit. No waste will be disposed in any water body. All waste disposal shall be in accordance with local, state and federal regulations.

SPILL PREVENTION AND CONTROL

Petroleum based products, including fuels, lubricants, transformer oil, tars, etc., kept on site shall be stored in tightly sealed containers that are clearly labeled. All on-site vehicles shall be monitored for leaks and receive regular preventative maintenance. Asphalt substances shall be applied as labeled. Local, State and manufacturers recommended methods for spill cleanup shall be clearly posted/procedures made available to site personnel. Materials and equipment necessary for spill cleanup shall be kept in the material storage area on-site. Typical equipment and materials for cleanup include gloves, goggles, rags, respirators, cat litter, sawdust, and plastic and metal containers for this purpose. All spills shall be cleaned up immediately following discovery.

SOIL CLEANUP AND CONTROL PRACTICES

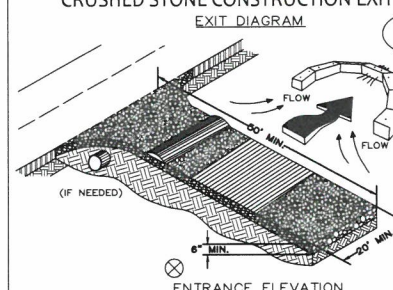
1. Local, state and manufacturer's recommended methods of spill cleanup will be clearly posted and procedures will be made available to site personnel.
2. Material and equipment necessary for spill cleanup will be kept in the material storage areas. Typical material and equipment includes, but is not limited to, brooms, dustpans, mop gloves, rags, goggles, cat litter, and properly labeled plastic and metal waste containers.
3. Spill prevention practices and procedures will be reviewed after a spill and adjusted as necessary to prevent future spills.
4. FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.
5. FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.
6. FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPO WILL BE CONTACTED WITHIN 24 HOURS.
7. FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.

The contractor shall notify the licensed professional who prepared this plan if more than 1320 gallons of petroleum is released onsite (this includes capacities of equipment) or if any one piece of equipment has a capacity over 560 gallons. The contractor will need a spill prevention containment and countermeasures plan prepared by a licensed professional.

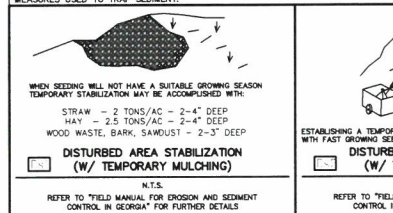
OWNER / DEVELOPER RESPONSIBILITIES

1. Owner/Developer required to complete an NOI form, sign and mail certified 14 days prior to land disturbance.
2. Owner/Developer required to have a firm execute Frontline Surveying's Comprehensive Monitoring Plan.
3. Owner/Developer required to have an on-site Level 1A or Level 1B qualified erosion control manager.
4. Owner/Developer required to call Frontline Surveying within 2 days after initial land disturbance so that we can schedule an "Initial Site Inspection of Erosion and Sediment Control Measures" as required by GAR10001.
5. Owner/Developer required to call Frontline Surveying Project Manager if the Erosion, Sedimentation and Pollution Control Plan requires revision by design professional. This includes the addition or modification of sediment basins, as well as, amendments that have a significant effect on BMP's with a hydraulic component.
6. All permittees shall ensure and demonstrate that their Plan is in compliance with applicable State and local waste disposal, sanitary sewer or septic system regulations.
7. Primary permittee shall provide a copy of the plan or portion of the plan applicable to their site, to all secondary permittees.
8. Owner/Developer required to complete an NOT form per requirements in the GAR10001, part VI.
9. THE PRIMARY PERMITTEE AND TERTIARY PERMITTEE(S) MUST RETAIN THE DESIGN PROFESSIONAL WHO PREPARED THE PLAN, EXCEPT WHEN THE PERMITTEE HAS REQUESTED IN WRITING AND EPO HAS AGREED TO AN ALTERNATE DESIGN PROFESSIONAL, TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERMITTER CONTROL BMP'S WHICH THE DESIGN PROFESSIONAL DESIGNED WITHIN SEVEN (7) DAYS AFTER INSTALLATION. THE DESIGN PROFESSIONAL SHALL DETERMINE IF THESE BMP'S HAVE BEEN INSTALLED AND ARE BEING MAINTAINED AS DESIGNED. THE DESIGN PROFESSIONAL SHALL REPORT THE RESULTS OF THE INSPECTION TO THE PERMITTEE WITHIN SEVEN (7) DAYS AND THE PERMITTEE MUST CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSINESS DAYS OF RECEIPT OF THE INSPECTION REPORT FROM THE DESIGN PROFESSIONAL UNLESS WEATHER RELATED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED.

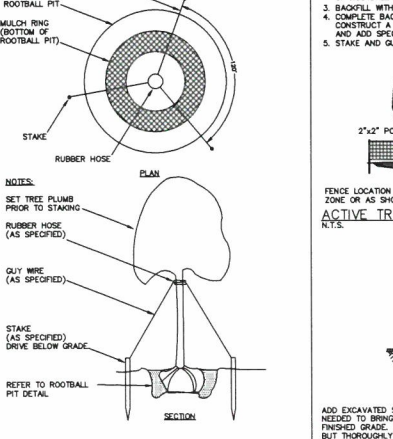
CRUSHED STONE CONSTRUCTION EXIT



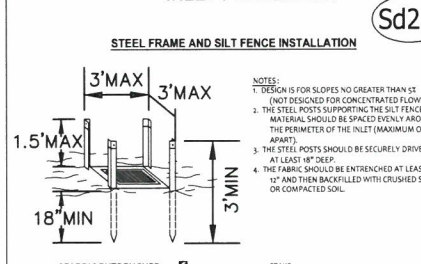
- NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND GROUND FOR POSITIVE DRAINAGE.
 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
 4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
 5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
 6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
 7. INSTALL PIPE UNDER THE ENTRANCE, IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
 8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (OVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
 9. WASHBAYS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCES. IF NECESSARY, WASHBAY DESIGN MAY CONSIST OF ANY MATERIAL, SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
 10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.



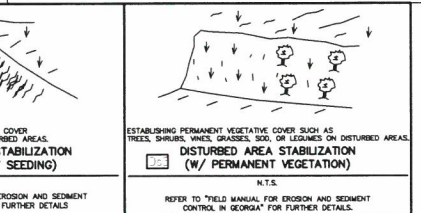
REFER TO "FIELD MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" FOR FURTHER DETAILS



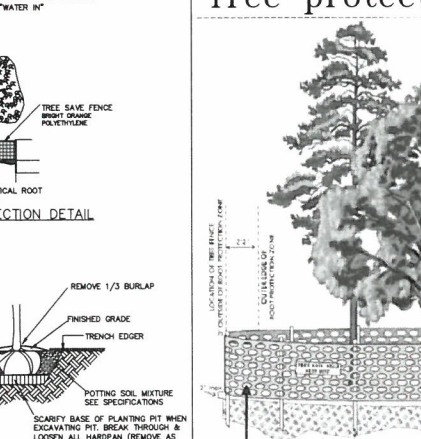
FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION



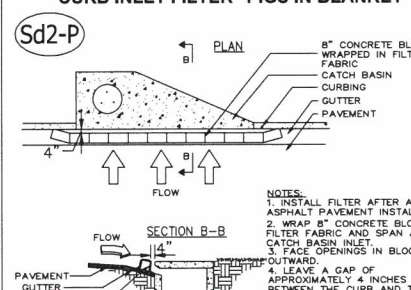
- NOTES:
1. DESIGN IS FOR SLOPES NO GREATER THAN 5% (NOT DESIGNED FOR CONCENTRATED FLOWS).
 2. THE STEEL POSTS SUPPORTING THE SILT FENCE MATERIAL SHOULD BE SPACED EVENLY AROUND THE PERIMETER OF THE INLET (MAXIMUM OF 3' APART).
 3. THE STEEL POSTS SHOULD BE SECURELY DRIVEN AT LEAST 18" DEEP.
 4. THE FABRIC SHOULD BE ENCHAINED AT LEAST 12" AND THEN BACKFILLED WITH CRUSHED STONE OR COMPACTED SOIL.



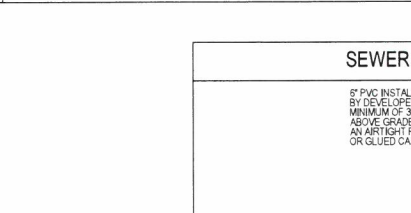
REFER TO "FIELD MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" FOR FURTHER DETAILS



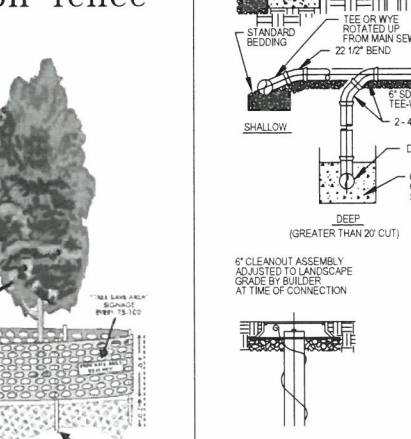
CURB INLET FILTER "PIGS IN BLANKET"



- NOTES:
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
 2. WRAP 8" CONCRETE BLOCKS IN FILTER FABRIC AND SPAN ACROSS CATCH BASIN INLET.
 3. FACE OPENINGS IN BLOCKS OUTWARD.
 4. LEAVE A GAP OF APPROXIMATELY 1/2" BETWEEN THE CURB AND THE FILTERS TO ALLOW FOR OVERFLOW TO PREVENT HAZARDOUS PONDING.
 5. INSTALL OUTLET PROTECTION BELOW STORM DRAIN OUTLETS.



REFER TO "FIELD MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" FOR FURTHER DETAILS

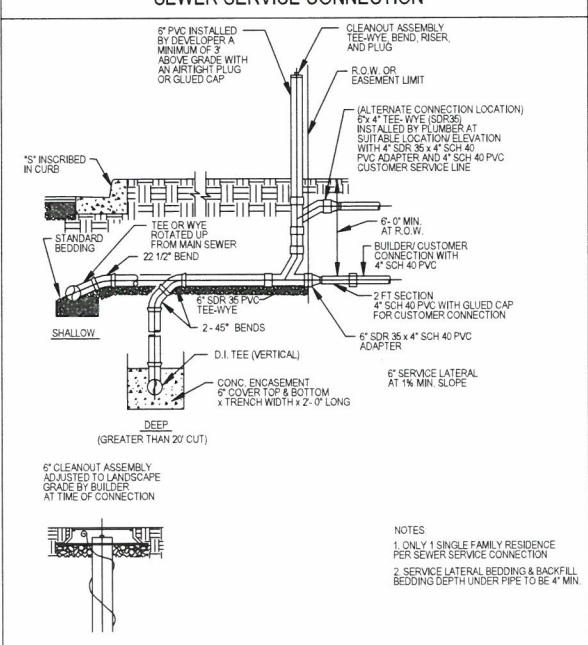


INSPECTIONS

c. Tertiary Permittee

- (1) Each day when construction activity has taken place at a tertiary permittee's site, certified personnel provided by the tertiary permittee shall inspect: (a) all areas used by the tertiary permittee where petroleum products are stored, used or handled for spills and leaks from vehicles and equipment; and (b) all locations at the tertiary permittee site where that permittee's vehicles enter or exit the site for evidence of off-site sediment tracking. These inspections must be conducted until a Notice of Termination is submitted. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.
- (2) Certified personnel (provided by the tertiary permittee) shall inspect the following at least once every seven days and within 24 hours of the end of a storm that is 0.5 inches rainfall or greater (unless such storm ends after 5:00 PM on any Friday or any non-working Saturday, non-working Sunday or any non-working Federal holiday in which case the inspection shall be completed by the end of the next business day and/or working day, whichever occurs first); (a) disturbed areas of tertiary permittee's construction site that have not undergone final stabilization; (b) areas used by the tertiary permittee for storage of materials that are exposed to precipitation that have not undergone final stabilization; and (c) structural control measures. Erosion and sediment control measures identified in the Plan applicable to the tertiary permittee's site shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). For areas of a site that have undergone final stabilization, the permittee must comply with Part IV.D.4.c.(3). These inspections must be conducted until a Notice of Termination is submitted. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.
- (3) Certified personnel (provided by the tertiary permittee) shall inspect at least once per month during the term of this permit (i.e., until a Notice of Termination is received by EPO) the areas of their sites that have undergone final stabilization. These areas shall be inspected for evidence of, or the potential for, pollutants entering the drainage system and the receiving water(s). Erosion and sediment control measures identified in the Plan shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to the receiving water(s). This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.
- (4) Based on the results of each inspection, the site description and the pollution prevention and control measures identified in the Erosion, Sedimentation and Pollution Control Plan, the Plan shall be revised as appropriate not later than seven (7) calendar days following each inspection, implementation of such changes shall be made as soon as practical but in no case later than seven (7) calendar days following the inspection.
- (5) A report of each inspection that includes the name(s) of personnel making each inspection, the date(s) of each inspection, major observations relating to the implementation of the Erosion, Sedimentation and Pollution Control Plan, and actions taken in accordance shall be made and retained at the site or be readily available at a designated alternate location until the entire site has undergone final stabilization and a Notice of Termination is submitted to EPO. Such reports shall identify any incidents of non-compliance. Where the report does not identify any incidents of non-compliance, the report shall contain a certification that the construction site is in compliance with the Erosion, Sedimentation and Pollution Control Plan and this permit. The report shall be signed in accordance with Part V.G. of this permit. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.

SEWER SERVICE CONNECTION



- NOTES:
1. ONLY 1 SINGLE FAMILY RESIDENCE SEWER SERVICE CONNECTION
 2. SERVICE LATERAL BEDDING & BACKFILL BEDDING DEPTH UNDER PIPE TO BE 4" MIN.

IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411
UTILITIES PROTECTION CENTER
IT'S THE LAW!

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
THOMAS EDWARD PEAY, JR.
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER: 000004496
ISSUED: 01/24/2018 EXPIRES: 01/24/2021

SHEET 2 OF 3

DATE 04/27/20
SCALE 1" = 20'

SECTION 14th DISTRICT

UNIT 94

BLOCK 6

PHASE 1

TERRENCE ADAMS

1. HAVE THIS DATE EXAMINED THE "TIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

MAP ID: 1312100367

EFFECTIVE DATE: 09/19/2013

PG 26

PG 48

PG 320

PG 48

JOB # 71272

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:

TERRENCE ADAMS

3273 OLD JONESBORO RD
LAND LOT 94 14th DISTRICT
FULTON COUNTY, GEORGIA
CITY OF HAPEVILLE
EXISTING ZONING: R-SF
EXISTING PIN
Lot 6: 14 009400040442

9,989 SQ FT
0.16 ACRES

VEGETATIVE MEASURES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	ESTABLISHING TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDING MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)		Ds2	ESTABLISHING TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)		Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOO, OR LEGUMES ON DISTURBED AREAS.
Ds4	DISTURBED AREA STABILIZATION (WITH SOODING)		Ds4	ESTABLISHING PERMANENT VEGETATIVE COVER USING SOODS ON HIGHLY ERODIBLE OR CRITICALLY FLOODED LANDS.

UTILITY INSTALLATION BY OPEN CUT
STAGE CONSTRUCTION

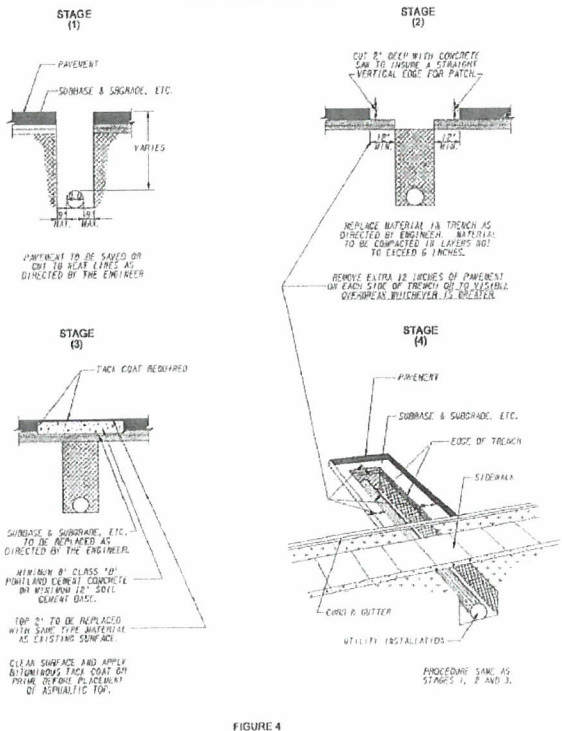
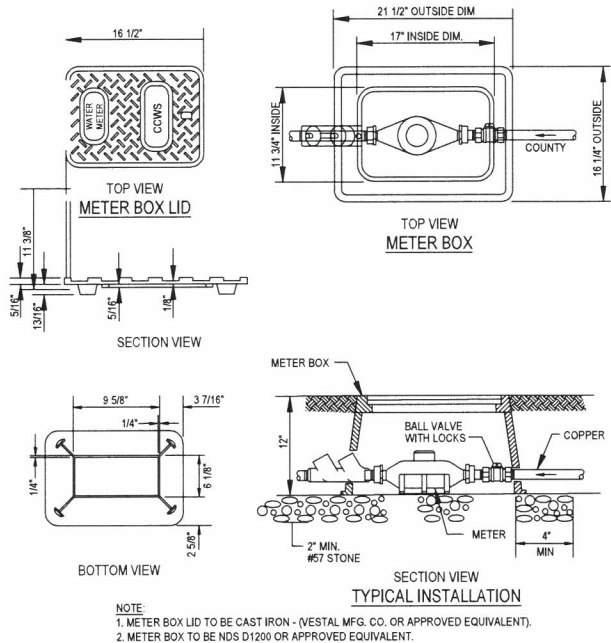


FIGURE 4

Utility Accommodation Policy and Standards Manual 1/01/2009

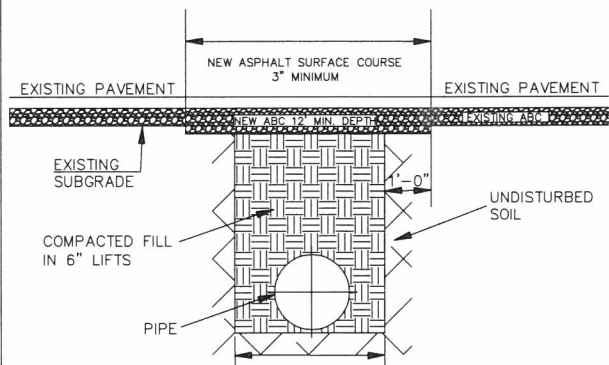
5-28

3/4" & 1" WATER METER BOX & LID DETAIL



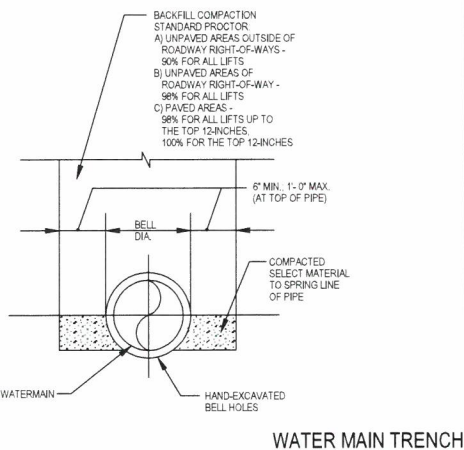
NOTE:
1. METER BOX LID TO BE CAST IRON - (VESTAL MFG. CO. OR APPROVED EQUIVALENT).
2. METER BOX TO BE NDS D1200 OR APPROVED EQUIVALENT.

PAVEMENT PATCH DETAIL



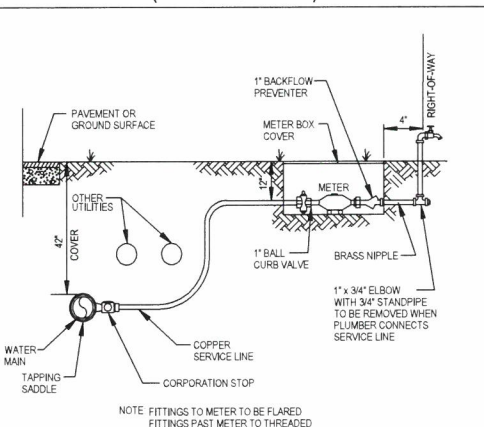
NOTES:
1.) IN GDOT-MAINTAINED ROADWAYS ENCROACHMENT PAVEMENT PATCH REQUIREMENTS SHALL TAKE PRECEDENCE.
2.) THE PAVEMENT CUT SHALL BE DEFINED BY A STRAIGHT EDGE AND CUT WITH AN APPROPRIATE SAWCUT MACHINE.
3.) THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY GDOT.
4.) THE FINAL 1" OF FILL SHALL CONSIST OF ABC MATERIAL COMPACTED TO A DENSITY EQUAL TO 100% IF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-80 AS MODIFIED BY GDOT.
5.) THE ENTIRE THICKNESS AND VERTICAL EDGE OF CUT SHALL BE TACKED.
6.) THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REINSTALLED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3" THICK.
7.) THE ASPHALT PAVEMENT MATERIAL SHALL BE INSTALLED AND COMPACTED THOROUGHLY WITH A SMOOTH DRUM ROLLER TO ACHIEVE A SMOOTH LEVEL PATCH.
9.) NO HAND PATCHING ALLOWED.
10.) PAVEMENT CUTS WITHIN GDOT ROW SHALL CONFORM TO THE APPROVED ON SITE ENCROACHMENT PERMIT.
11.) REFER TO CITY OF HAPEVILLE STANDARDS FOR TRENCHES AND PIPE BEDDING, FOR ADDITIONAL DETAILS.

WATER MAIN TRENCH DETAIL

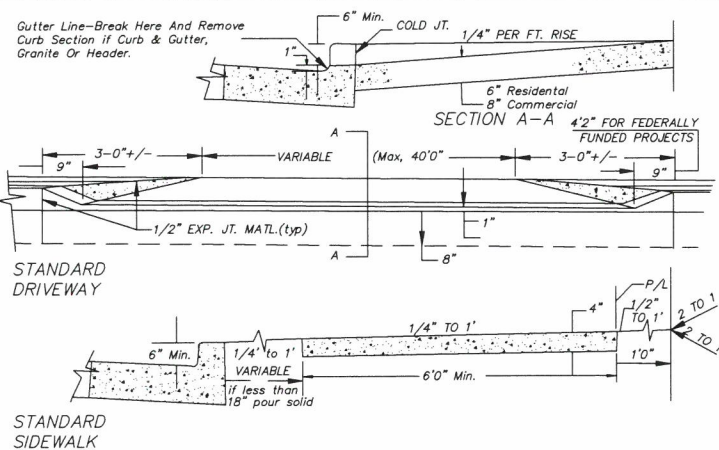


WATER MAIN TRENCH

1" WATER METER INSTALLATION
(TYPICAL SECTION)



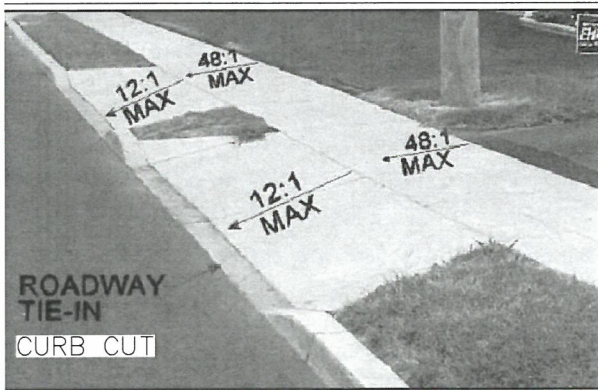
1" WATER METER INSTALLATION (TYP. SECTION)



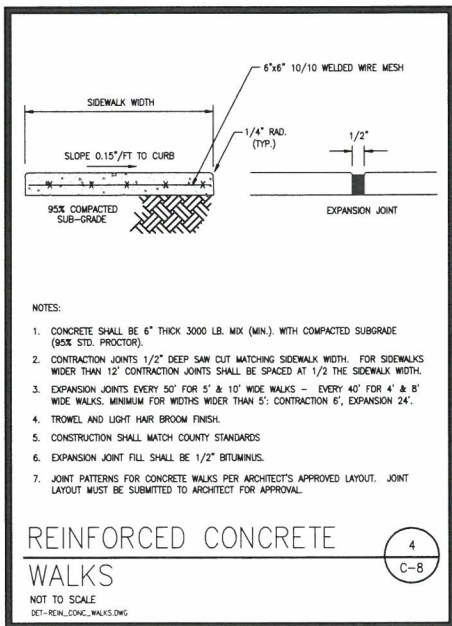
1. SIDEWALK TO BE SCRIBED IN SQUARES EQUAL TO WALK WIDTH BUT NOT TO EXCEED 10'.
2. CONCRETE TO BE 3,000 P.S.I. MIN. DRIVEWAY SECTIONS USE 6,000 P.S.I. HIGH EARLY.
3. EXPANSION JOINTS ACROSS THE DRIVEWAY ON EACH SIDE OF THE DRIVEWAY NOT MORE THAN 100' APART.
4. PREFORMED BITUMINOUS EXPANSION MATERIAL SHALL BE PLACED BETWEEN ALL FIXED OBJECTS (EXCEPT CURB) AND THE NEW CONCRETE SIDEWALK.

STANDARDS DRIVEWAY
AND SIDEWALK

NOT TO SCALE
DATE NOV. 1972
DESIGNED
CHECKED
DRAWN FC
REVISIONS 8/84 JGOJ



SIDEWALK RAMP



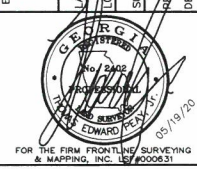
- NOTES:
1. CONCRETE SHALL BE 6" THICK 3000 LB. MIX (MIN.) WITH COMPACTED SUBGRADE (SEE STD. PROCTOR).
 2. CONTRACTION JOINTS 1/2" DEEP SAW CUT MATCHING SIDEWALK WIDTH. FOR SIDEWALKS WIDER THAN 12' CONTRACTION JOINTS SHALL BE SPACED AT 1/2 THE SIDEWALK WIDTH.
 3. EXPANSION JOINTS EVERY 50' FOR 5' & 10' WIDE WALKS - EVERY 40' FOR 4' & 8' WIDE WALKS. MINIMUM FOR WIDERS WIDER THAN 5': CONTRACTION 6', EXPANSION 24'.
 4. TROWEL AND LIGHT HAIR BROOM FINISH.
 5. CONSTRUCTION SHALL MATCH COUNTY STANDARDS.
 6. EXPANSION JOINT FILL SHALL BE 1/2" BITUMINUS.
 7. JOINT PATTERNS FOR CONCRETE WALKS PER ARCHITECT'S APPROVED LAYOUT. JOINT LAYOUT MUST BE SUBMITTED TO ARCHITECT FOR APPROVAL.

REINFORCED CONCRETE
WALKS

NOT TO SCALE
DET-REN_CONC_WALKS.DWG

GSWCC GEORGIA SOIL AND WATER
CONSERVATION COMMISSION
THOMAS EDWARD PEAY JR.
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER: 0000004496
ISSUED: 01/24/2018 EXPIRES: 01/24/2021

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:
TERRENCE ADAMS



FOR THE FIRM FRONTLINE SURVEYING
& MAPPING, INC. 374000331

JOB # 71272

DATE 04/27/20
SCALE 1" = 20'

SECTION 14th DISTRICT

UNIT 6

REVISION

DATE

BY

DATE

DATE

DATE

DATE

DATE

DATE

DATE

3595 Canton Road
Suite 116, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
www.frontlinesurveying.com

FRONTLINE
SURVEYING & MAPPING, INC.

DATE 04/27/20
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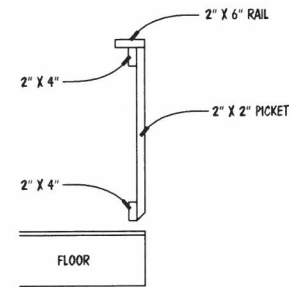
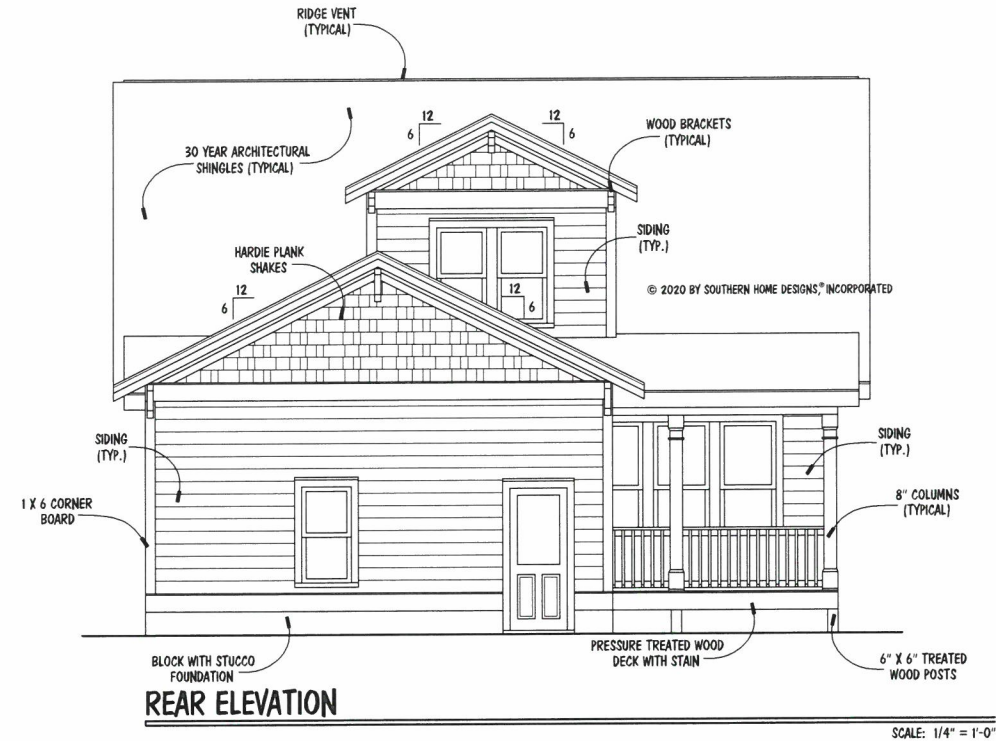
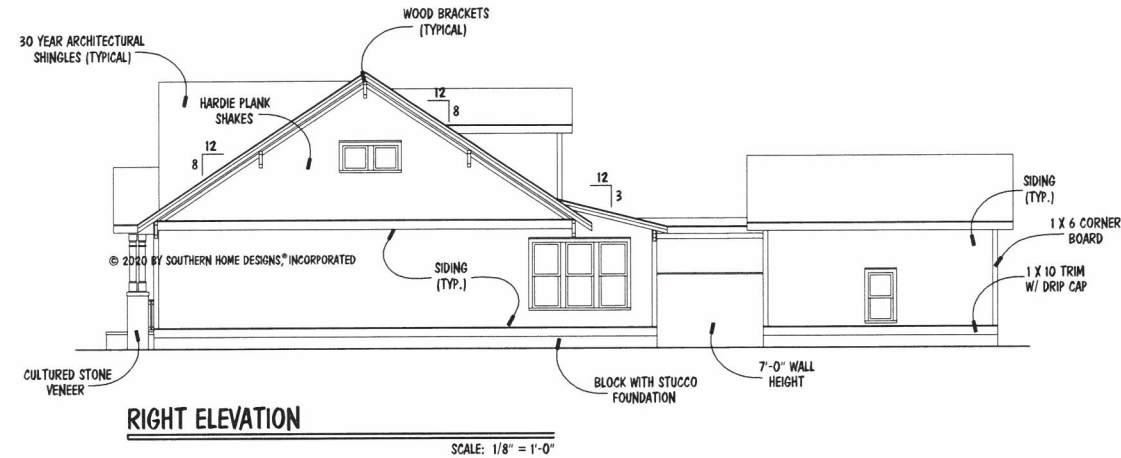
UNIT 6

REVISION

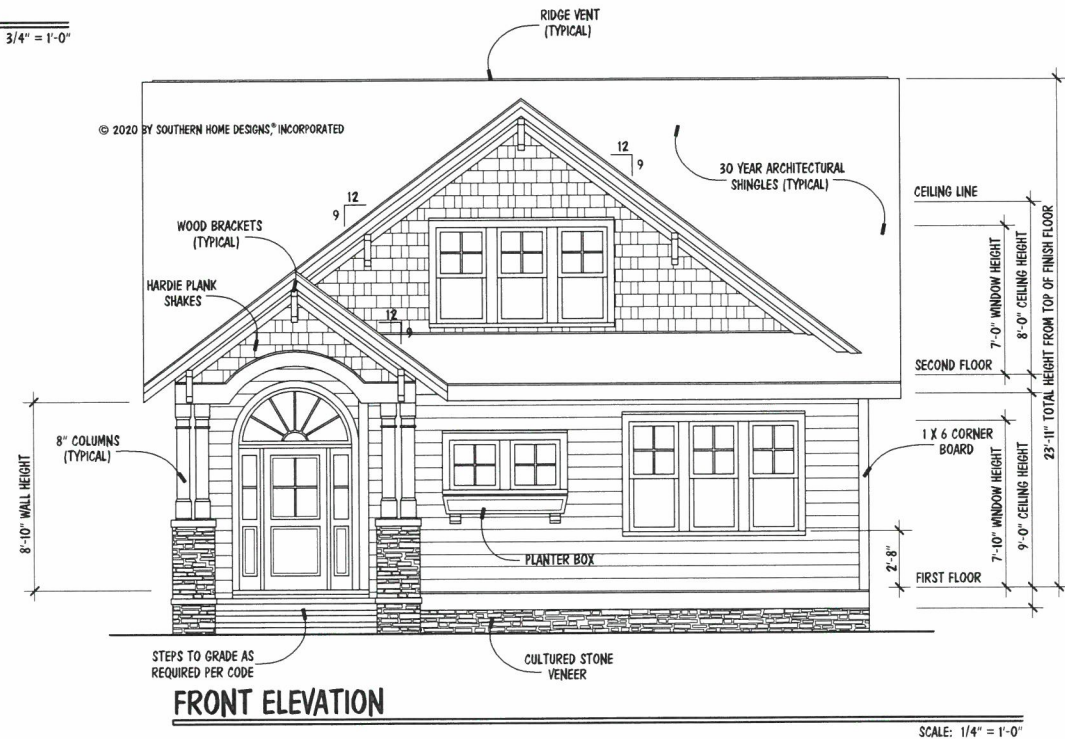
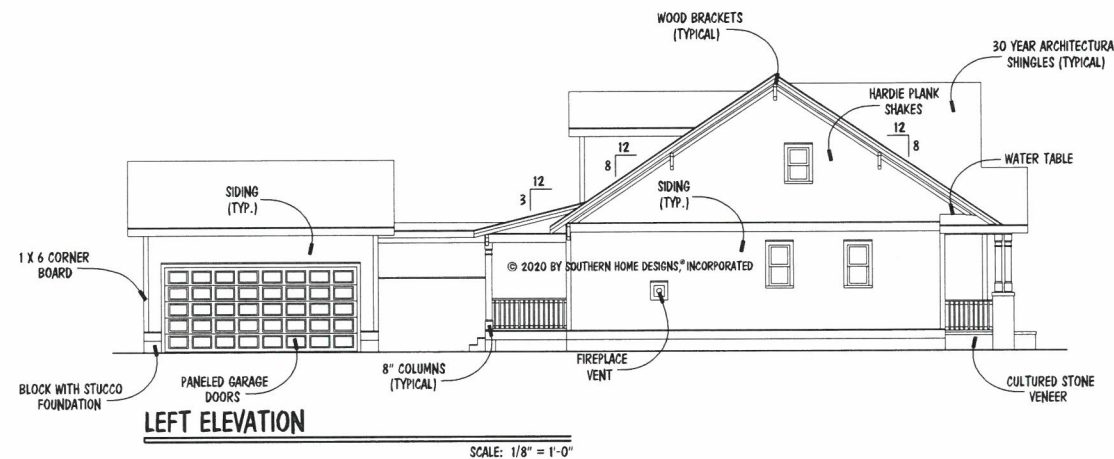
DATE

BY

DATE



- NOTES:
- BUILDING STYLE (A NATIONAL FOLK STYLE HOME)
 - 5" ALUMINUM GUTTERS WITH ROUND DOWNSPOUTS
 - WINDOW & DOOR TRIM IS TO BE 1X4 TRIM WITH 2" RECESS
 - WINDOWS ARE TO HAVE APPLIED BULLNOSE TO SIMULATE TRADITIONAL WINDOWS
 - TWIN WINDOWS ARE TO HAVE 6" MULLION MIN. BETWEEN WINDOWS
 - FRONT WINDOWS ARE TO BE SIMULATED DIVIDED LITE (SDL) & ARE TO BE MIN. 2'-6" FROM FLOOR TO SILL
 - NO WINDOW GRILLS ON SIDES & REAR ELEVATIONS
 - NO WINDOWS OR DOORS ARE TO HAVE GRILLS BETWEEN GLASS (GGG)
 - DECK IS TO BE PRESSURE TREATED WOOD WITH STAIN
 - ROOF OVERHANGS ARE TO BE 12"
 - FRONT WINDOWS ARE TO BE 2'-6" MIN. BETWEEN FLOOR AND WINDOW SILL



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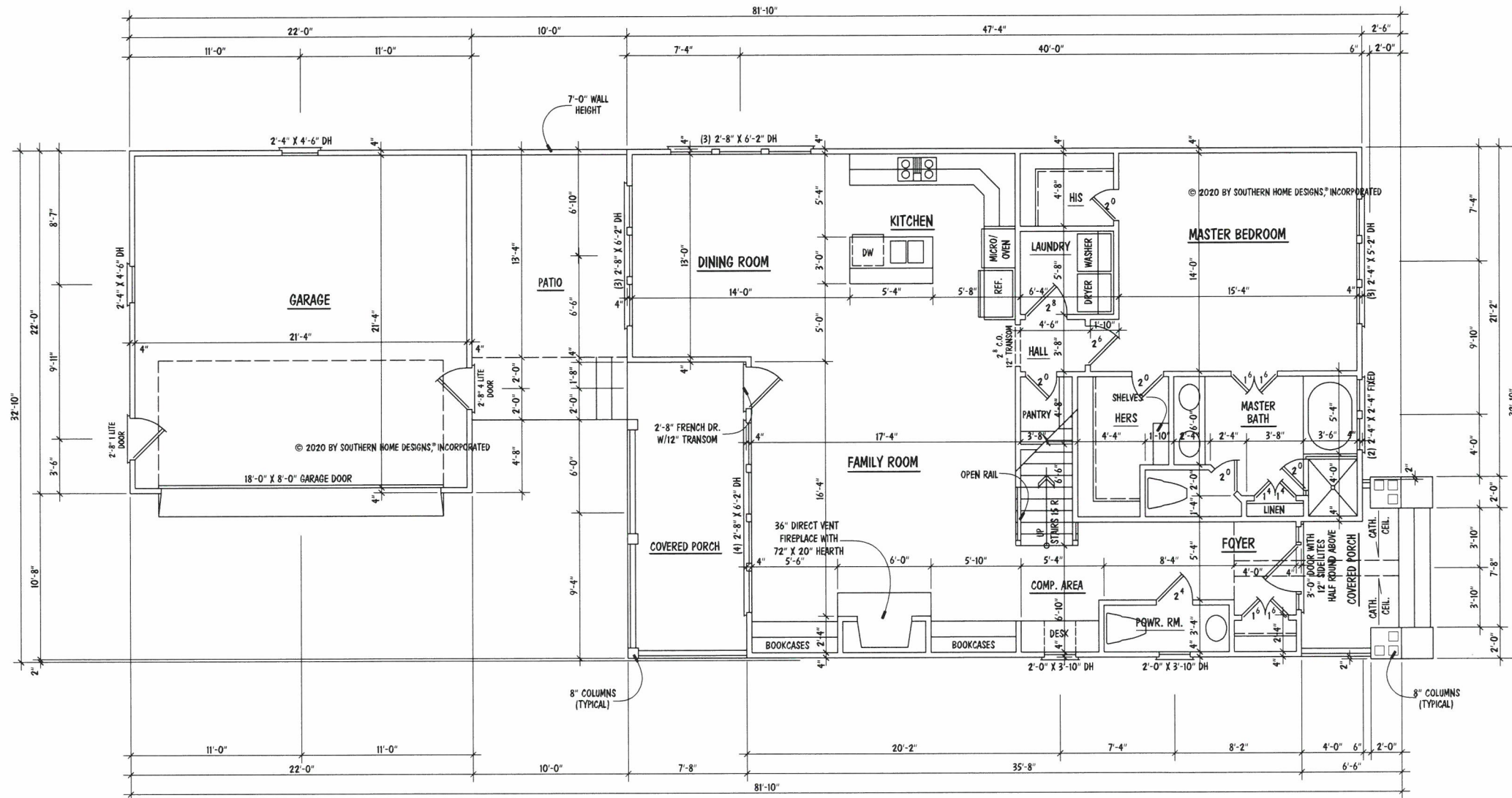
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Southern Home Designs
INCORPORATED
301 South Salem Street, Suite 101, Apex, NC 27502
919.380.7400 Office 919.380.7464 Fax
Web: shdplans.com Email: shd@ncrr.com

THE
COTTAGE III
REVISED 05.13.20

Terrence Adams
3273 Old Jonesboro Road, Hopeville, GA
512.589.6117

ENGR. #:
DATE: 05-01-20
SHEET: A-1
PLAN #: 20-050120



SQUARE FOOTAGE	
FIRST FLOOR	1366
SECOND FLOOR	624
TOTAL	1990
MISCELLANEOUS	
GARAGE	484
FRONT PORCH	61
REAR PORCH	146
PATIO	173

- NOTES:
- 9'-0" CEILING HGT. (TYP.) U.N.O.
 - SET WINDOWS @ 7'-10" A.F.F. (TYP.) U.N.O.
 - SET WINDOWS IN MASTER BATH @ 7'-0" A.F.F.
 - STAIRS: UP 15 R @ 7.98" (TYP.), 1ST FLOOR TO 2ND FLOOR

FIRST FLOOR PLAN

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

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Southern Home Designs
INCORPORATED

301 South Salem Street, Suite 101, Apex, NC 27502
919.380.7400 Office 919.380.7464 Fax
Web: shdplans.com Email: shd@ncrr.com

THE
COTTAGE III
REVISED 05-13-20

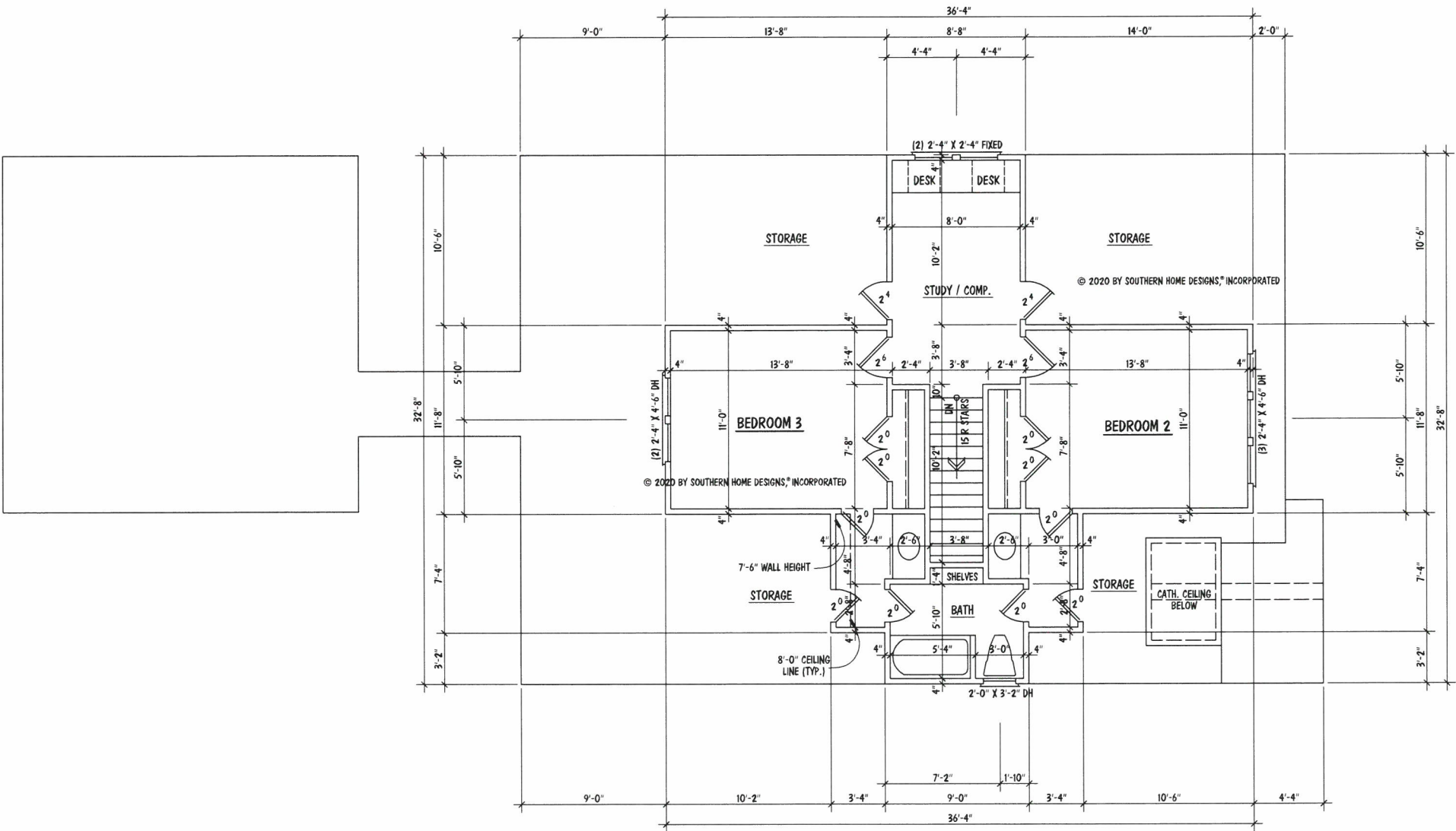
Terrence Adams
3273 Old Jonesboro Road, Hopeville, GA
512.589.6117

ENGR. #:	
DATE:	05-01-20
SHEET:	A-2
PLAN #:	20-050120

Houseplan
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- NOTES:
- 9'-0" CEILING HGT. (TYP.) U.N.O.
 - SET WINDOWS @ 7'-0" A.F.F. (TYP.) U.N.O
 - STAIRS: DN 15 R @ 7.98" (TYP.), 2ND FLOOR TO 1ST FLOOR

SECOND FLOOR PLAN

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

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Terrence Adams
3273 Old Jonesboro Road, Hopeville, GA
512.589.6117

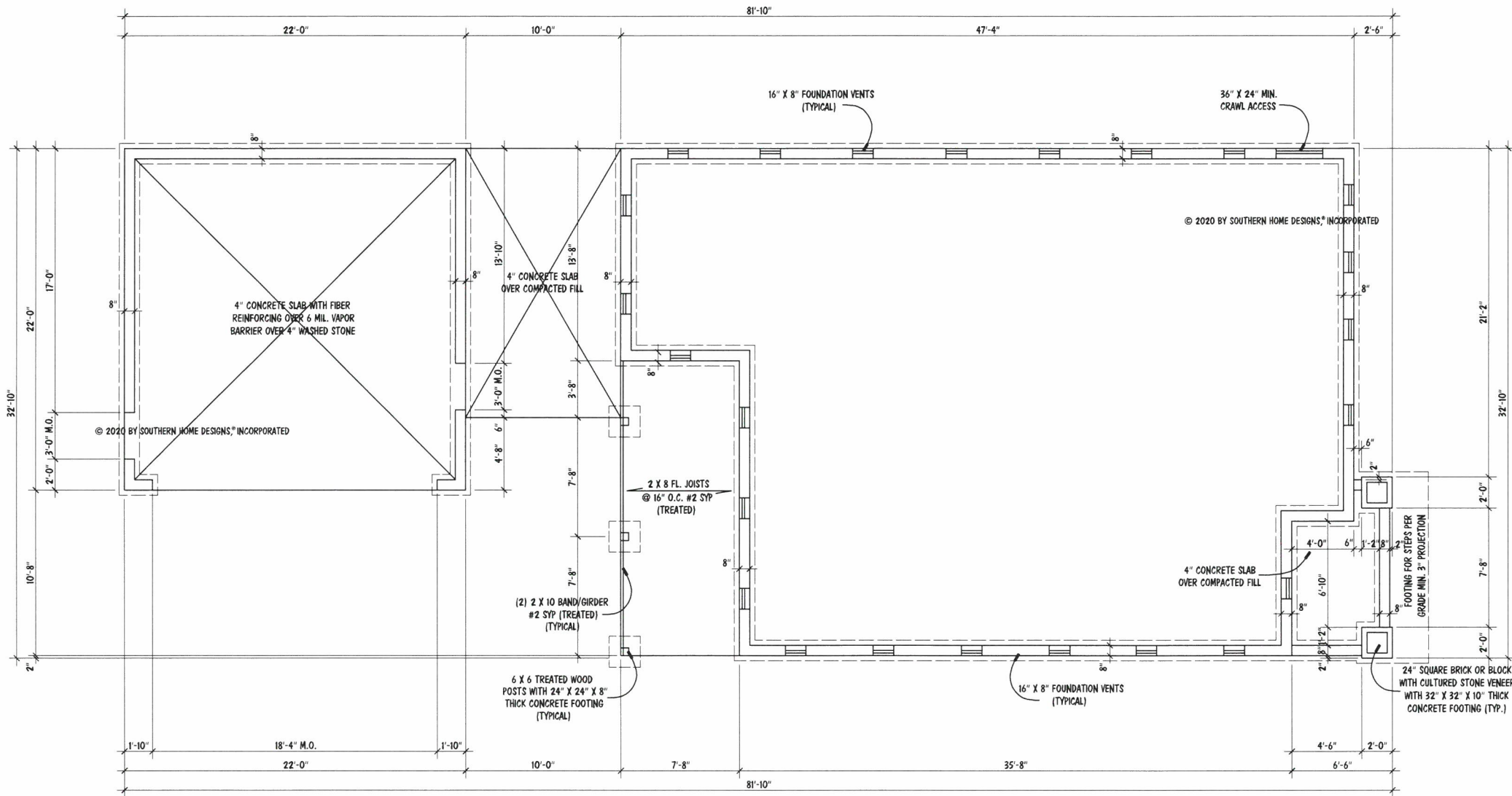
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COTTAGE III
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CRAWL SPACE VENTILATION

1366 SQ. FT. OF CRAWL AREA / 150 = 9.11 SQ. FT. OF FREE VENT AREA REQUIRED

SEE SECTION R408.1 OF 2018 NCRBC (2015 IRC)

FREE VENT AREA REQUIRED MAY BE REDUCED TO 1/1500 IF APPROVED VAPOR BARRIER IS INSTALLED OVER 100% OF CRAWL FLOOR AREA AND VENTS ARE INSTALLED TO PERMIT CROSS-VENTILATION OF CRAWL SPACE. SEE SECTION R408.1.1.

FOUNDATION PLAN

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

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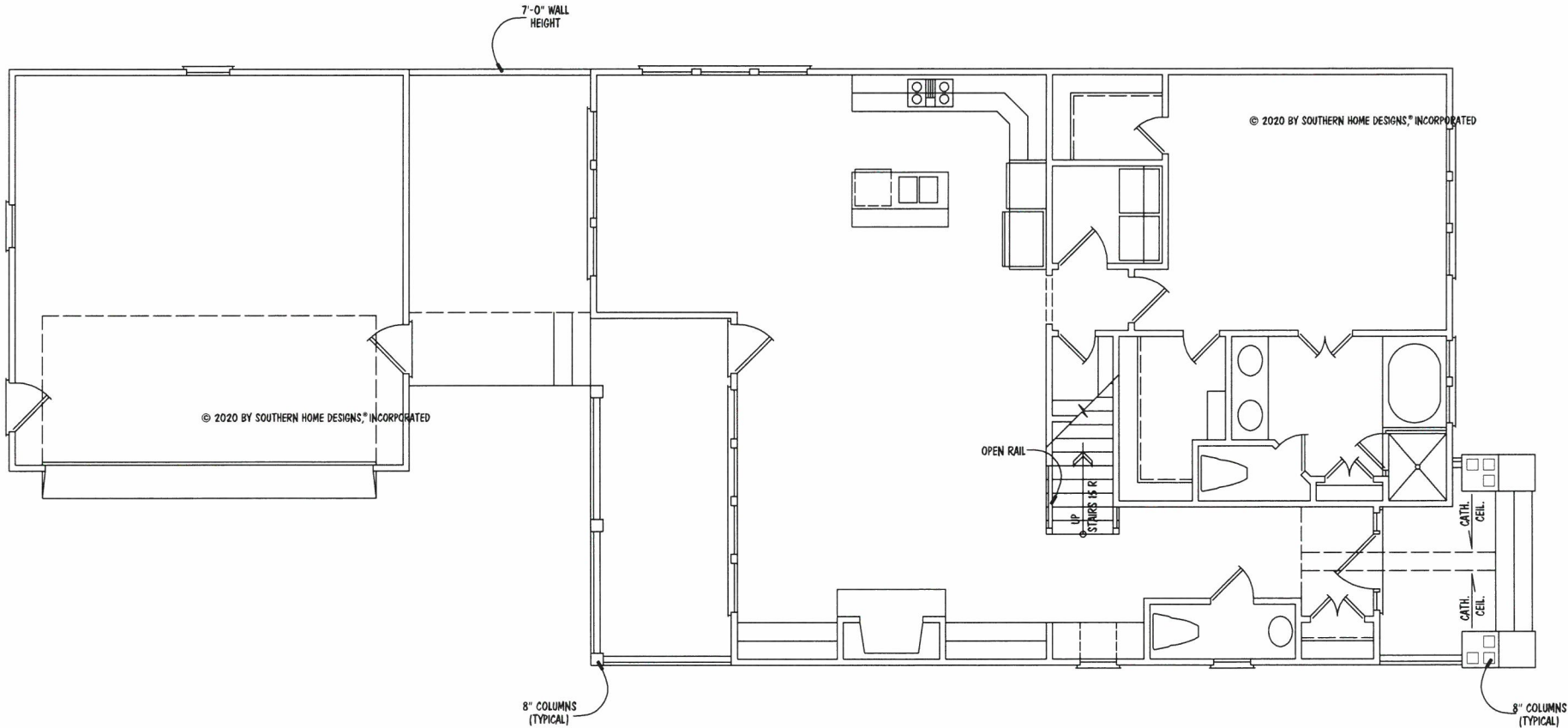
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THE
COTTAGE III
REVISED 05-13-20

Terrence Adams
3273 Old Jonesboro Road, Hopeville, GA
512.589.6117

ENGR. #:
DATE: 05-01-20
SHEET: S-1
PLAN #: 20-050120



FIRST FLOOR STR. PLAN

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

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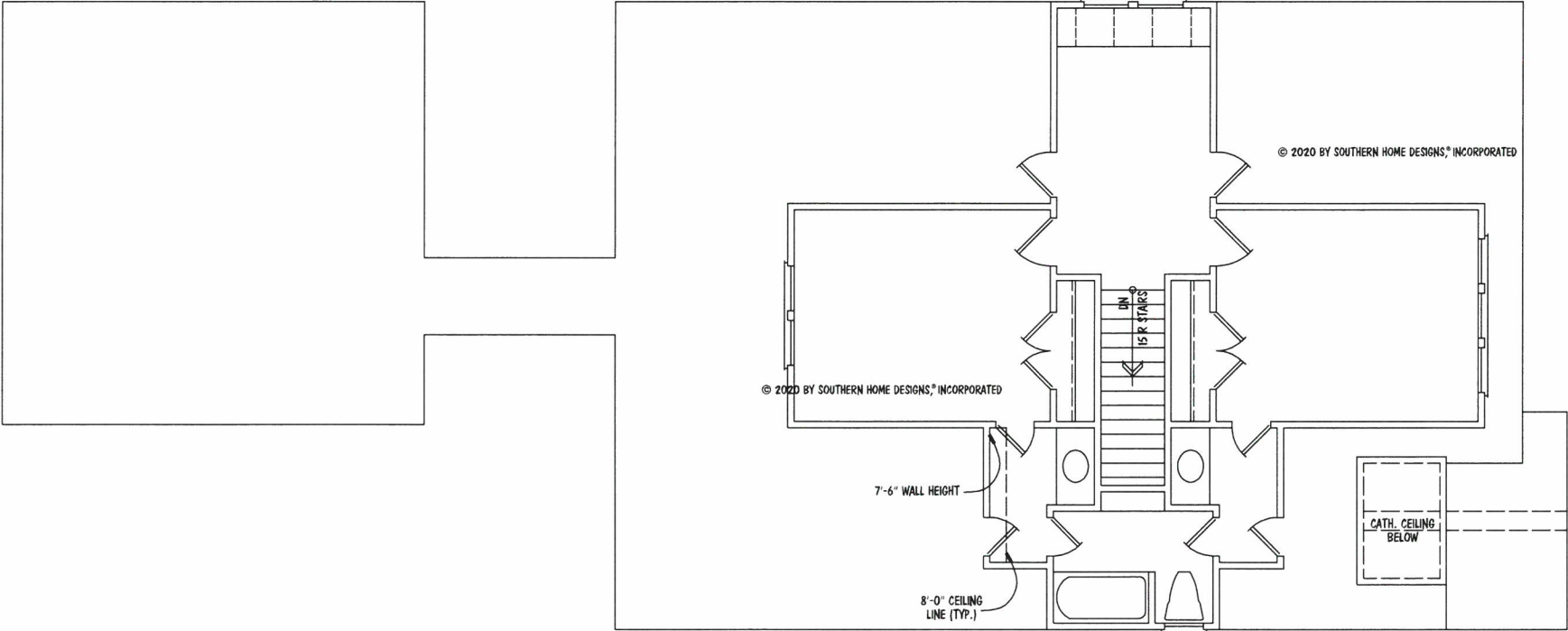
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SECOND FLOOR STR. PLAN

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

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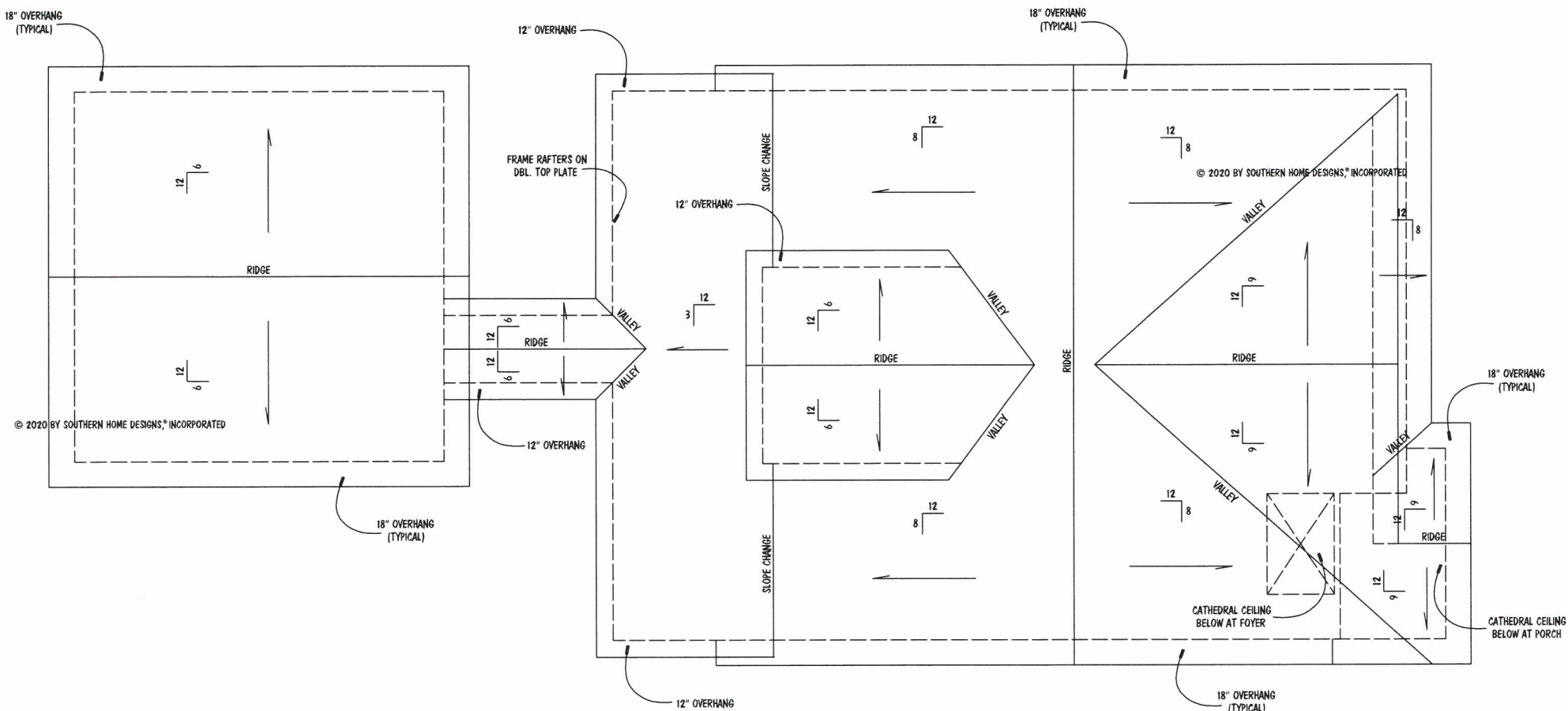
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NOTES:

- MEAN ROOF HEIGHT FOR THIS STRUCTURE IS 18'-10"

ATTIC VENTILATION:

2097 SQUARE FEET = 6.99 REQUIRED
300

THE NET FREE AREA OF VENTILATION REQUIRED IS TO BE

6.99 SQUARE FEET.

ROOF FRAMING PLAN

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

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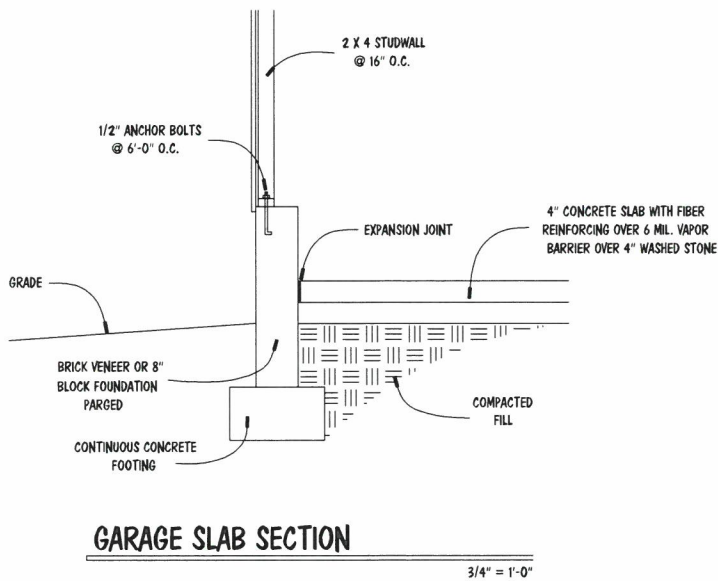
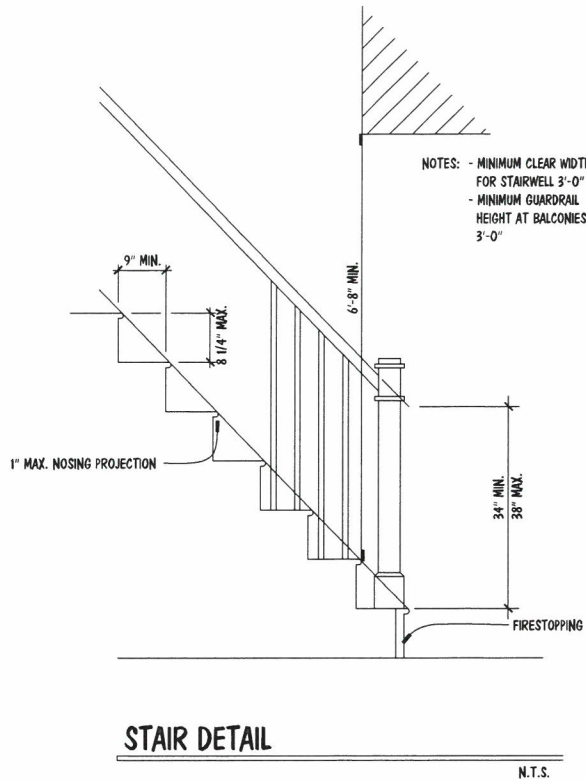
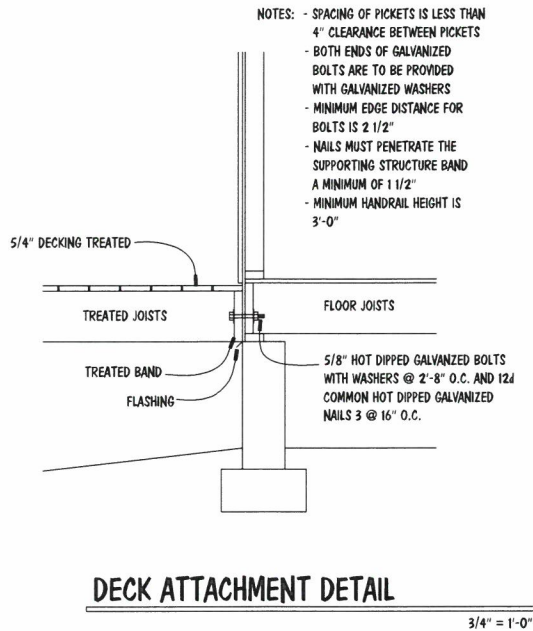
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PLAN #:	20-050120

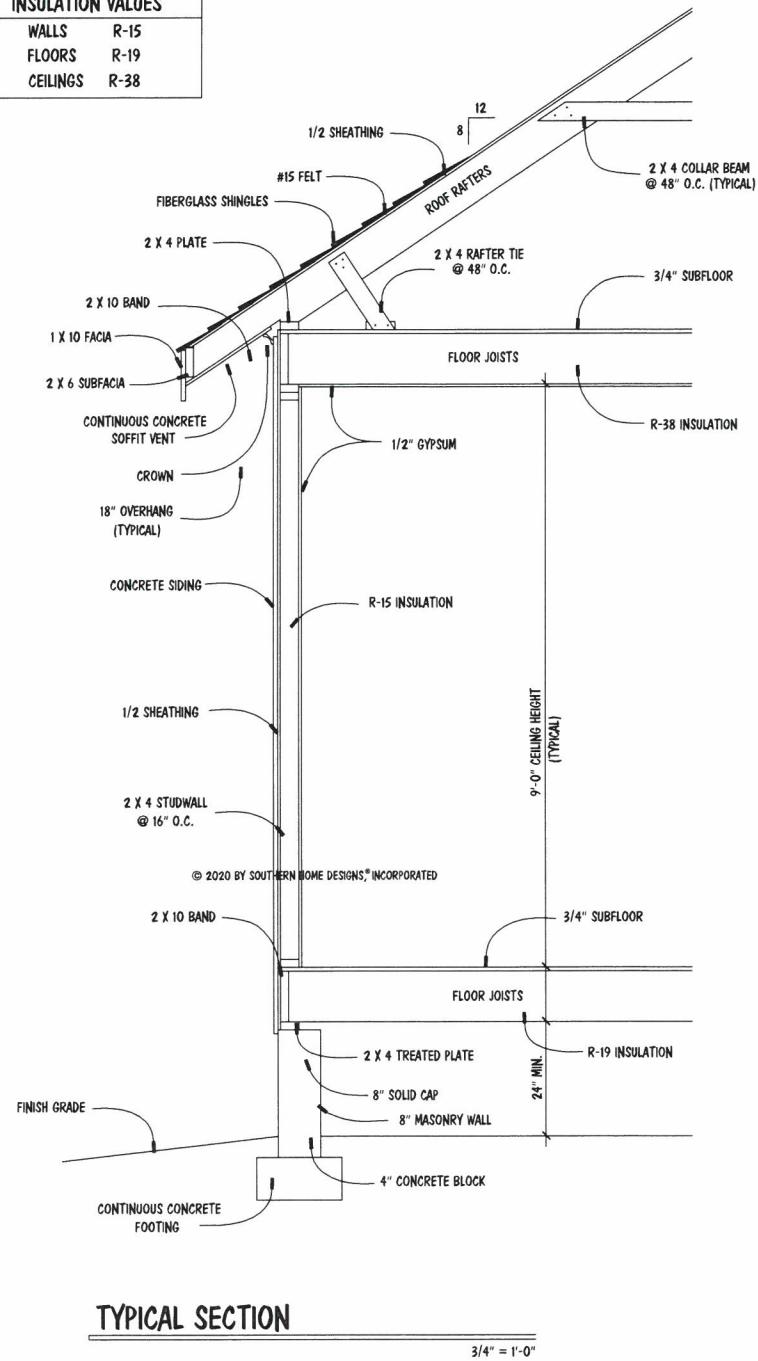
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INSULATION VALUES	
WALLS	R-15
FLOORS	R-19
CEILINGS	R-38



STR. DETAIL PLAN

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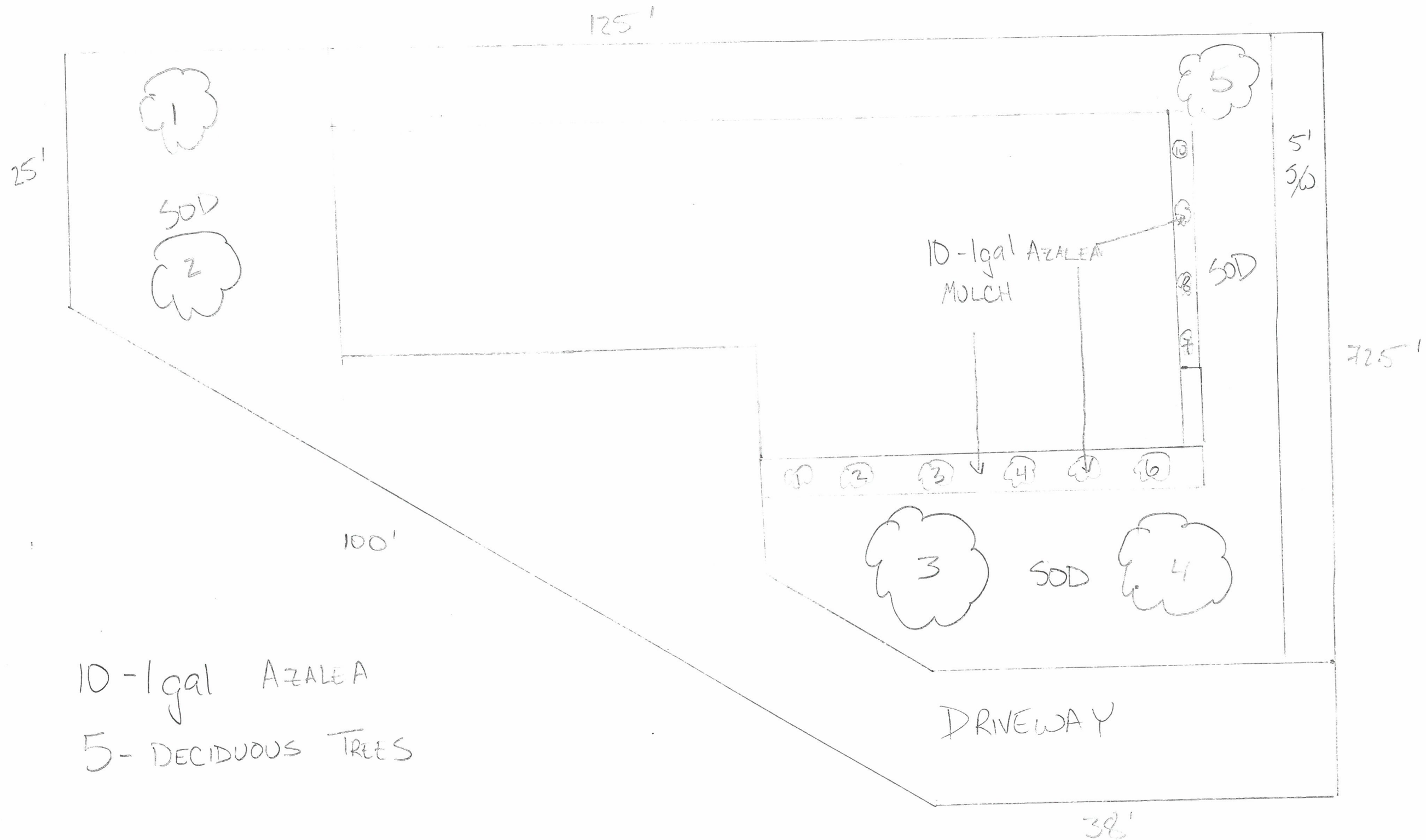
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10-1gal AZALEA
5-DECIDUOUS TREES



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

DATE: July 9, 2020
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3273 Old Jonesboro Rd**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Terrence Adams to construct a new two-story single-family dwelling at 3273 Old Jonesboro Road. The dwelling will have 1990 SF of living area with three bedrooms and two and a half bathrooms with an attached garage.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

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

- Portions of buildings equal to or less than five feet from a side or rear lot line shall be limited in height to the greater of 16 feet.
- ✓ Portions of buildings between five and ten feet of a side or rear lot line shall be limited in height to the greater of 25 feet.
- Portions of buildings ten feet or greater from a side or rear lot line shall be limited in height to 35 feet.
- ⊙ Outside of subareas D and E maximum building heights shall be as established by zoning.
- ✓ All buildings shall provide first-story occupiable space, for the first ten feet of building depth along the enfronting facade.
- ✓ Sidewalks shall be located along all public and private streets. Sidewalks shall consist of two areas: a landscape area and a clear area.
 - ⊙ Developments less than one acre shall provide a minimum one-foot landscape zone and a minimum four-foot clear zone.
 - Development of one acre or more shall provide a minimum two-foot landscape zone and a minimum five-foot clear zone.
 - The above notwithstanding, multifamily developments and all developments along Dogwood Drive shall provide a minimum five-foot landscape zone and a minimum six-foot clear zone.

STAFF COMMENT:

(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:

Two trees are required in the supplemental area – applicant to provide tree plan. Shrub fence behind sidewalk not delineated on plans. Please correct.

(c) Utility Standards

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

public area throughout the city; pedestrian-scale street lights as approved by the DRC and the department of community services shall be provided by the developer, subject to site plan and design review in new development.

- ✗ All developments shall provide a light at the front door. Lighting designed to illuminate the path to the front door is allowed. Spotlighting may be provided as long as it is properly shielded and does not become an annoyance to adjacent property owners or the public. General area illumination with oversized flood lights is prohibited. Specifically, lighting shall be shielded so that the source of light is not visible from adjacent properties or the public right-of-way.
- ✓ Trees shall not be planted directly above storm drains.

**STAFF COMMENT: Mechanical units are not shown on the plan. Must be screened.
Front door lights required.**

(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: Specify driveway width – required to be between 9’ to 15’ wide.

(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: If railings are included, they must adhere to standards.
All wood must be painted or stained**

(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:

Buildings numbers must be provided.

Calculations of window as percent of façade not included. Please provide.

Sills are shown but not detailed.

(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:

- ✓ **Outbuildings.** In conventional development, outbuildings are often designed and located as an afterthought. Yet in traditional towns and cities, outbuildings serve to enrich the quality of design through their placement, design and use. In Hapeville, where outbuildings are provided on many residential lots, their design must be to the same high standards found in the community's neighborhoods.
- The following standards shall apply to construction of new outbuildings in residential districts.
- i. On lots with one street frontage, set outbuildings back at least 15 feet behind the front facade of the principal building.
 - ii. On corner lots, outbuildings should be setback at least 15 feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.
 - ✓ iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.
 - iv. Outbuildings shall be of compatible material and architectural style to the principal building.
 - v. Outbuildings shall have a minimum height of 14 feet and a maximum height of that of the principal building or 25 feet, whichever is less.
 - vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.

STAFF COMMENT:

Ensure that the outbuilding is not within 10' of any other neighboring buildings.

RECOMMENDATIONS

The proposed design is deficient in the following areas:

- **Two trees are required in the supplemental area – applicant to provide tree plan**
- **No retaining wall shown**
- **Mechanical units are not shown on the plan. Must be screened.**
- **Front door lights required**
- **Specify driveway width – required to be between 9' to 15' wide**
- **If railings are included, they must adhere to standards.**
- **All wood must be painted or stained.**
- **Buildings numbers must be provided.**
- **Calculations of window as percent of façade not included. Please provide.**
- **Sills are shown but not detailed.**
- **Ensure that the outbuilding is not within 10' of any other neighboring buildings.**

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

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: MARCH 26, 2020

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

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

Applicant: ARDINA T. PIERRE Contact Number: _____

Applicants Address: 817 CUSTER STREET, HAPEVILLE, GA. 30354

E-Mail Address: _____ Zoning Classification: V

Address of Proposed Work: 817 CUSTER STREET, HAPEVILLE, GA. 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0098-0008-020-4

Property Owner: ARDINA T. PIERRE Contact Number: _____

Project Description (including occupancy type): _____

DEMOLITION OF AN EXISTING HOME & RECONSTRUCTION OF A NEW SINGLE FAMILY HOME

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.

ARDINA T. PIERRE

Applicants Signature

MARCH 26, 2020

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 X New Single Family Residential Construction

_____ Other

Total Square Footage of proposed New Construction: 2500 S.F.

Total Square Footage of existing building: 1100 S.F.

Estimated Cost of Construction: \$ 250,000

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

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

FOUNDATION: RAISED TURNED DOWN REINFORCED CONCRETE SLAB ON GRADE

STRUCTURE: WOOD FRAME

BASE: GENUINE 4" STACK STONE 3 FEET HIGH WITH COPING

EXTERIOR SIDING: 12" ON CENTER CEMENT FIBER BOARD & BATTEN

ROOFING: 30 YEAR ARCHITECTURAL GRADE FIBERGLASS SHINGLES

NOTICE

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

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

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

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

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

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

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

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

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

ARDINA T. PIERRE

ARDINA T. PIERRE

MARCH 26, 2020

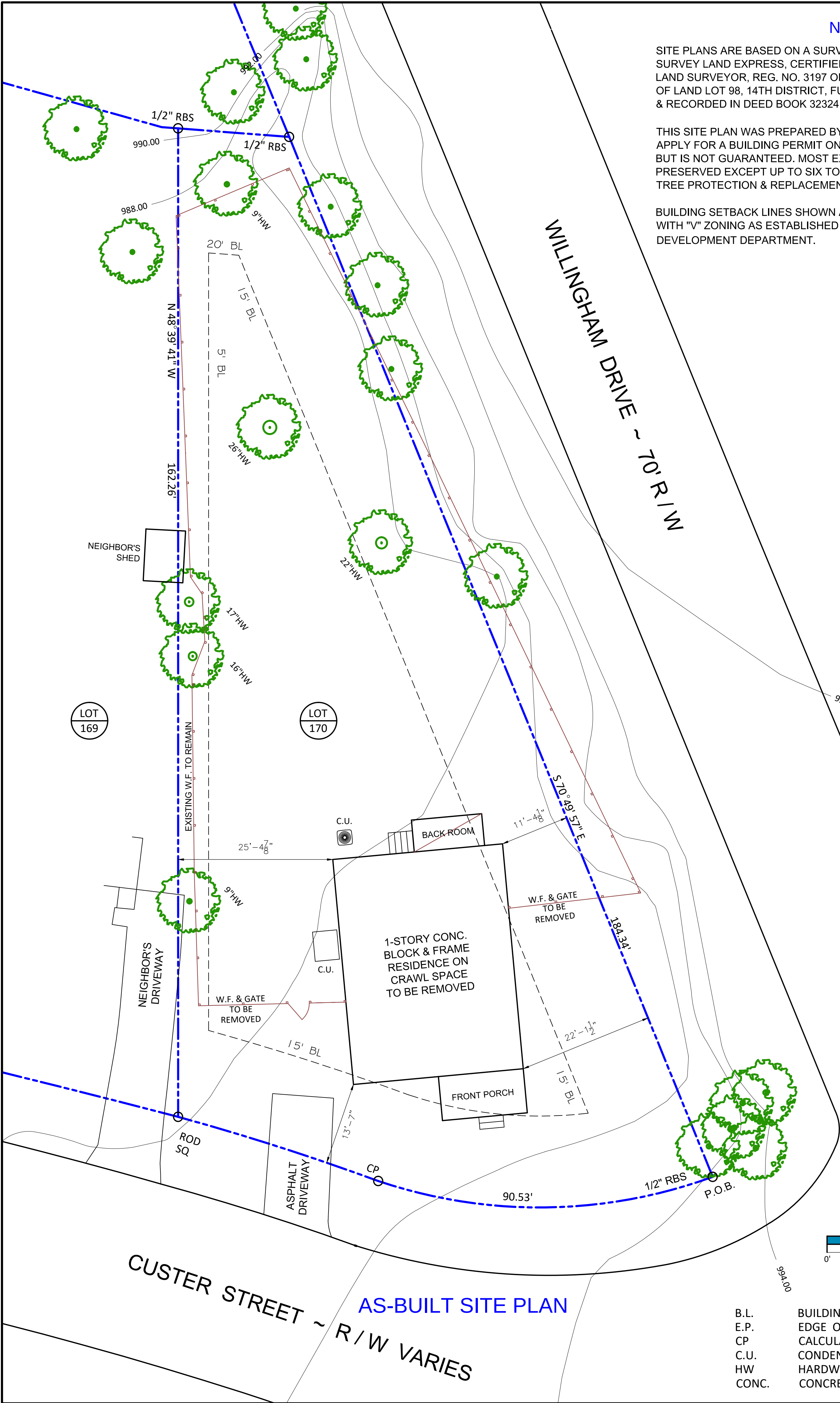
Printed Name

Signature

Date

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

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

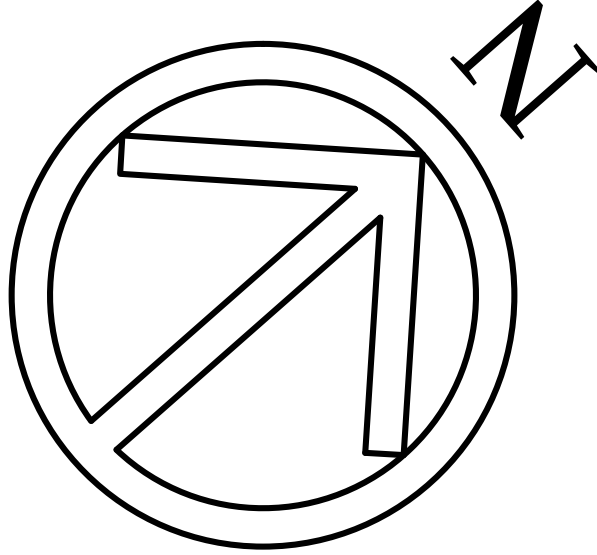


NOTES :

SITE PLANS ARE BASED ON A SURVEY CONDUCTED ON APRIL 17, 2019 BY SURVEY LAND EXPRESS, CERTIFIED BY EUGENE A. STEPANOV, REGISTERED LAND SURVEYOR, REG. NO. 3197 ON APRIL 25, 2019. PLAT LOCATED ON LOT 170, OF LAND LOT 98, 14TH DISTRICT, FULTON COUNTY, GA. PLAT BOOK 8, PAGE 111 & RECORDED IN DEED BOOK 32324, PAGE 565, FULTON COUNTY RECORDS.

THIS SITE PLAN WAS PREPARED BY THE ARCHITECT TO HELP THE OWNER APPLY FOR A BUILDING PERMIT ONLY. ALL INFORMATION IS DEEMED RELIABLE BUT IS NOT GUARANTEED. MOST EXISTING HARDWOOD TREES ARE TO BE PRESERVED EXCEPT UP TO SIX TO BE REPLACED AS SHOWN. REFER TO THE TREE PROTECTION & REPLACEMENT PLAN BY THE CERTIFIED ARBORIST.

BUILDING SETBACK LINES SHOWN ARE EXISTING SETBACKS IN ACCORDANCE WITH "V" ZONING AS ESTABLISHED BY THE CITY OF HAPEVILLE'S PLANNING & DEVELOPMENT DEPARTMENT.



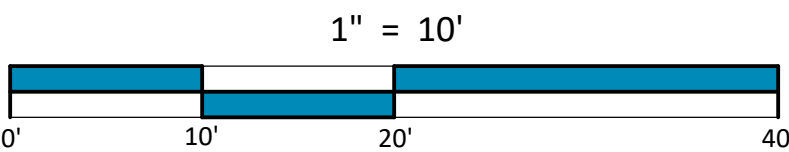
SITE INFORMATION :

PROPERTY AREA (SQUARE FEET): 9,098.0 SQ. FT.
PROPERTY AREA (ACRES): 0.209 ACRES.
EXISTING IMPERVIOUS AREA: 1,443.0 SQ. FT.
PROPOSED IMPERVIOUS AREA: 2,640.0 SQ. FT.
ALLOWABLE IMPERVIOUS AREA: 6,368.5 SQ. FT.

BUILDING INFORMATION :

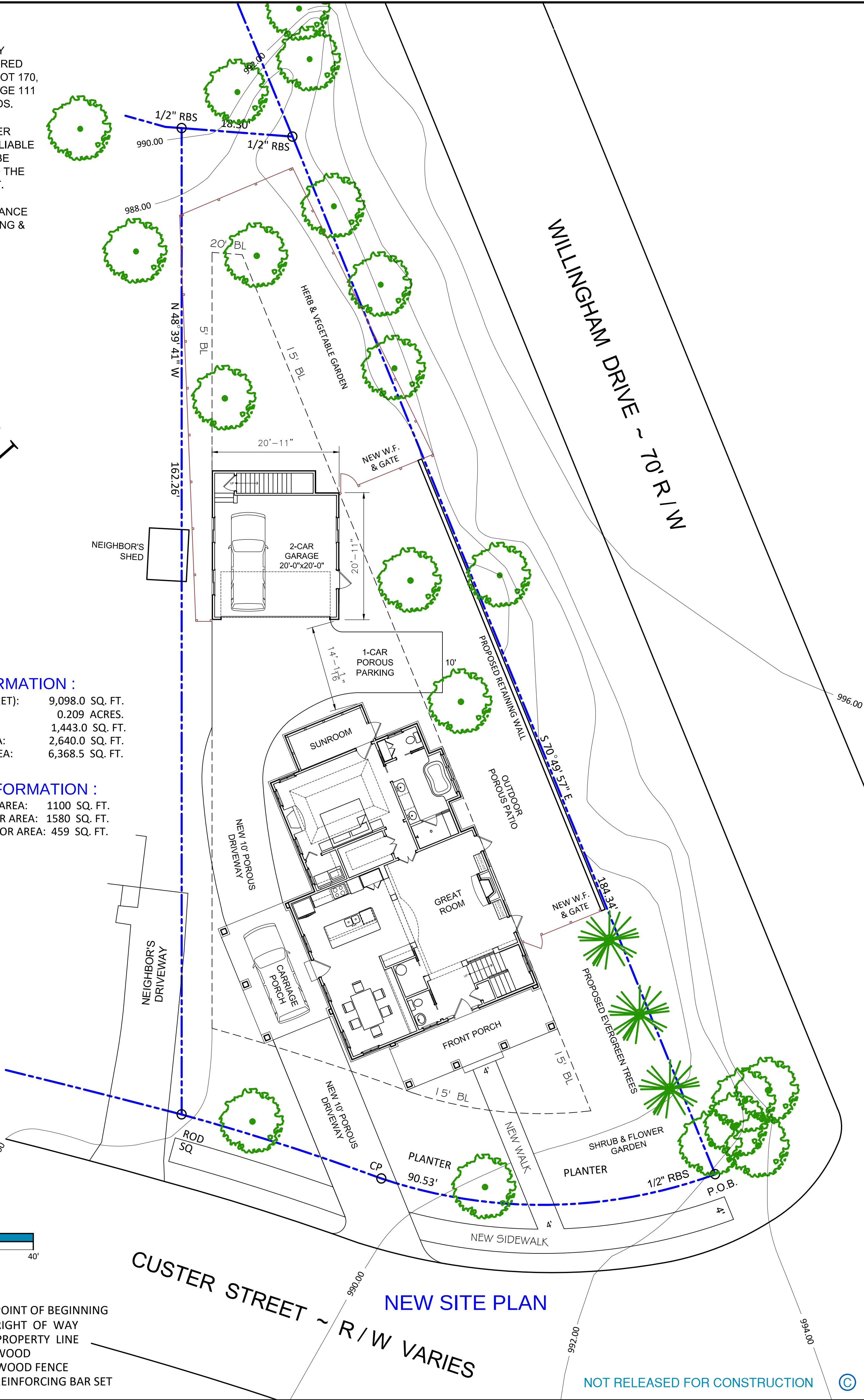
EXISTING HOUSE FLOOR AREA: 1100 SQ. FT.
NEW HOUSE MAIN FLOOR AREA: 1580 SQ. FT.
NEW GARAGE MAIN FLOOR AREA: 459 SQ. FT.

GRAPHIC SCALE :



ABBREVIATIONS:

B.L.	BUILDING SETBACK LINE	P.O.B.	POINT OF BEGINNING
E.P.	EDGE OF PAVEMENT	R / W	RIGHT OF WAY
CP	CALCULATED POINT	P.L.	PROPERTY LINE
C.U.	CONDENSING UNIT	WD.	WOOD
HW	HARDWOOD TREE	W.F.	WOOD FENCE
CONC.	CONCRETE	RBS	REINFORCING BAR SET



CLIENT:

ARDINA PIERRE
RESIDENCE

817 Custer Street,
Atlanta, Georgia
30354-1903

Received By:
Mrs. Ardina Pierre

PROJECT :

NEW
SINGLE FAMILY
RESIDENCE
TO REPLACE
EXISTING
RESIDENCE

ARCHITECT :

SAMI

SAMI FREIJI ARCHITECT
NCARB LEED AP

2844 Delcourt Drive,
Decatur, GA
30033-2440

T/F: 404-728-8840
C: 404-242-2142

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APR 14, 2020	CITY REVIEW SUBMITTAL
MAY 10, 2020	SITEPLAN COORDINATION
MAY 25, 2020	SITEPLAN COORDINATION
JUN 08, 2020	CITY REVIEW SUBMITTAL

EXISTING &
PROPOSED
SITE PLANS

Project No: 2002

Sheet No:

Date: JUN 08, 2020

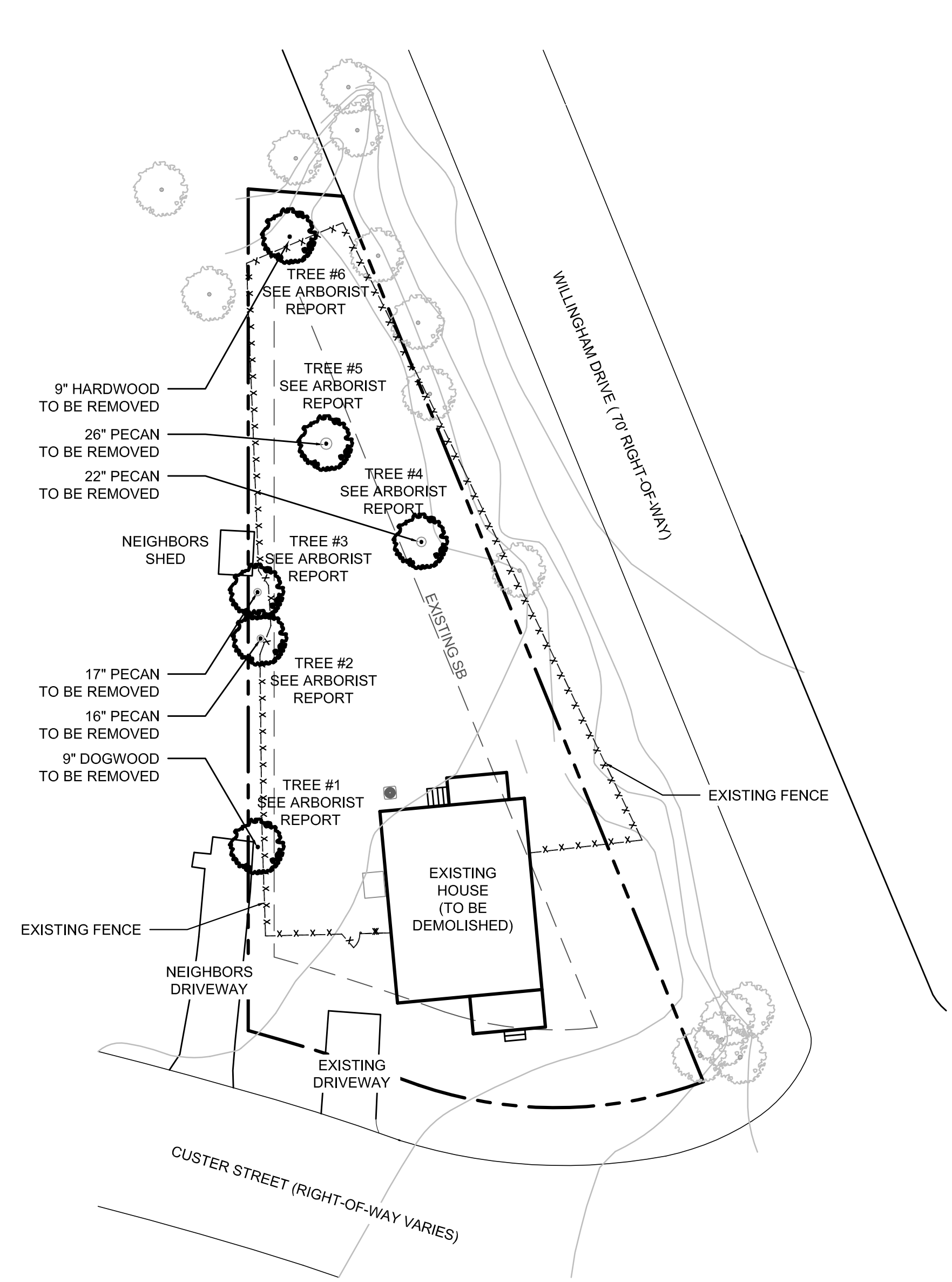
Drawn by: S.F.

Checked by: A.P.

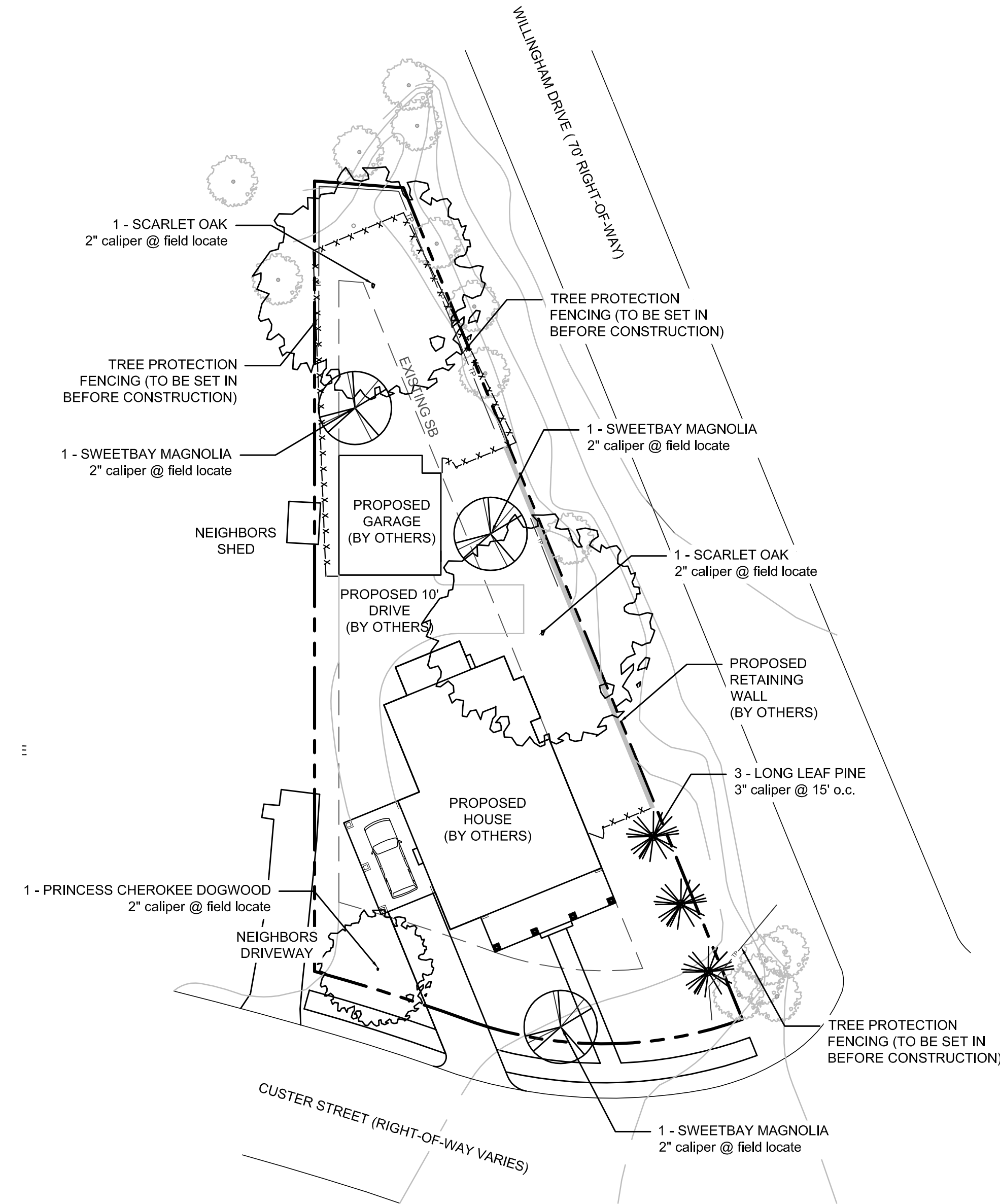
G-1

NOT RELEASED FOR CONSTRUCTION

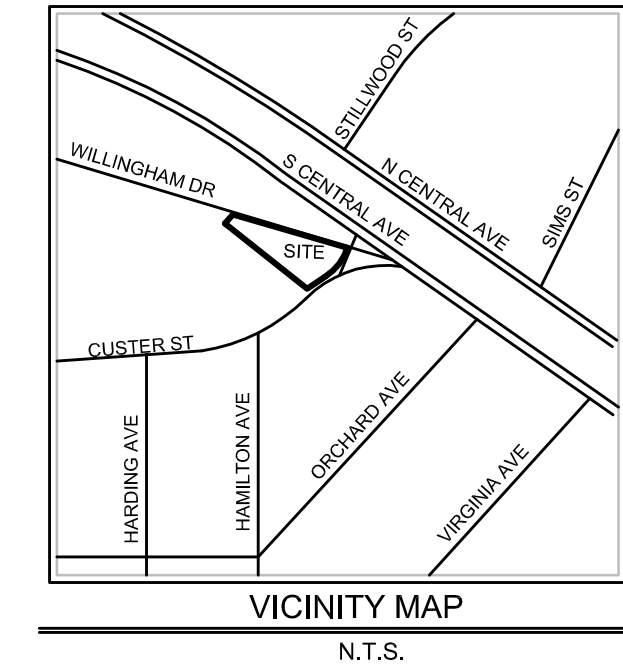




EXISTING TREES ON SITE
SCALE: 1" = 20'



PROPOSED TREES TO BE PLANTED
SCALE: 1" = 20'



Tree Density Summary

City of Hapeville Tree Density Requirement:

Property Acreage x 100 inches = Required inches per acre
Site Acreage: .209 acres

Tree Denisty Calculation:

.209 acres x 100 inches = **20.9 inches required for site**

Existing Tree Density on Site:

All trees are to be removed during construction process; **0 existing inches on site**

Recompense Provided:

3 - Longleaf Pine's @ 3" caliper = 9 inches provided
1 - Princess Cherokee Dogwood's @ 2" caliper = 2 inches provided
2 - Scarlet Oak's @ 2" caliper = 4 inches provided
3 - Sweetbay Magnolia's @ 2" caliper = 6 inches provided

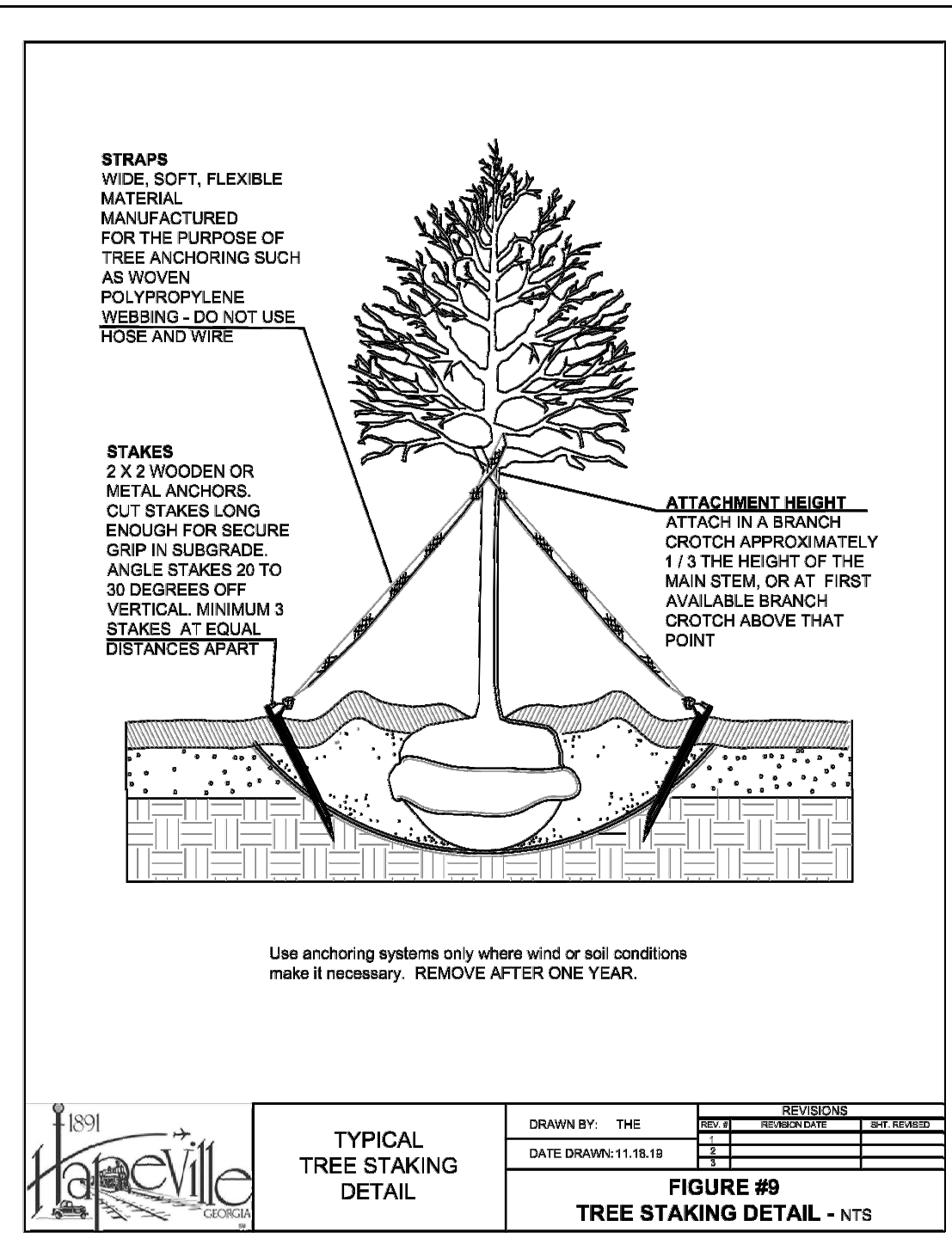
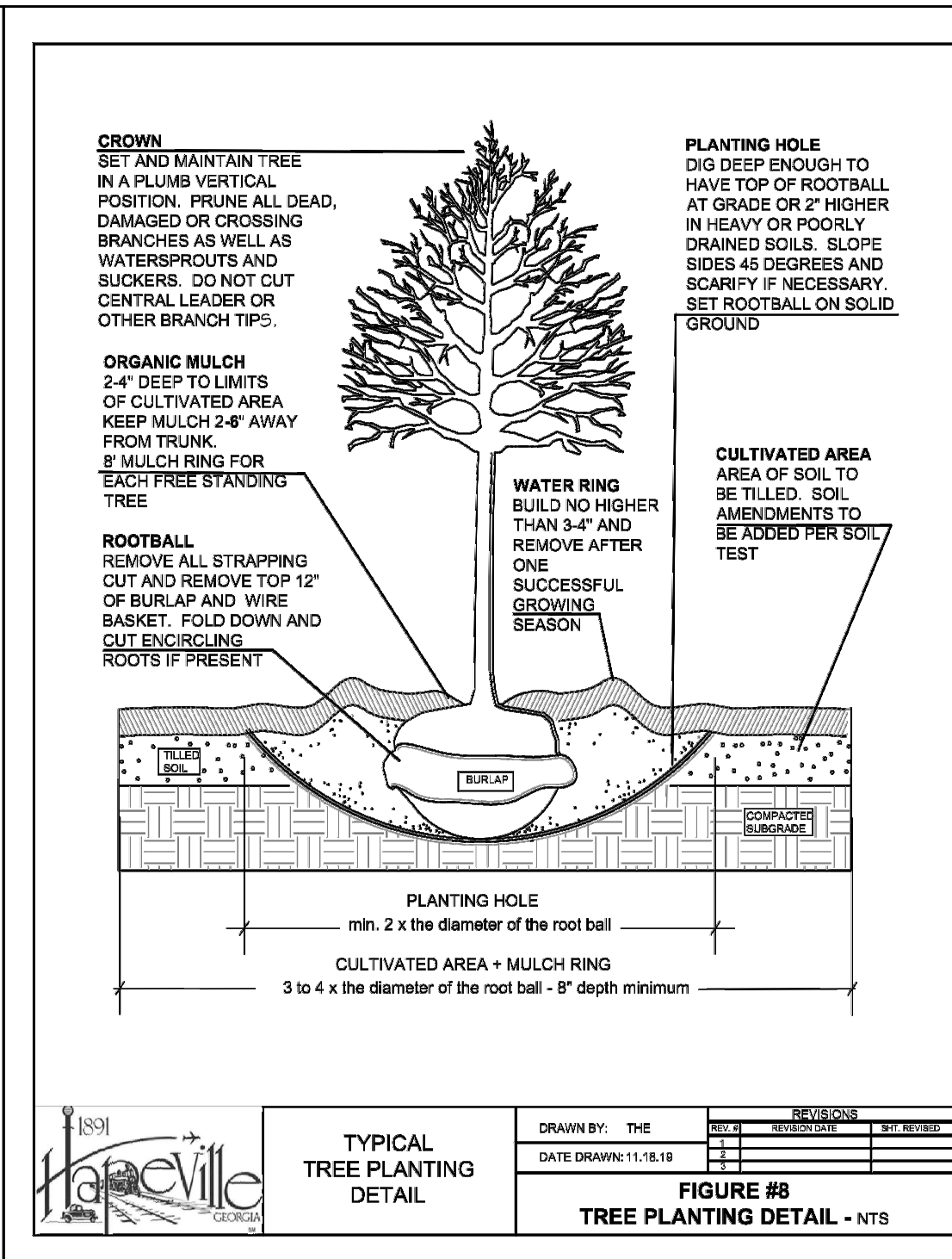
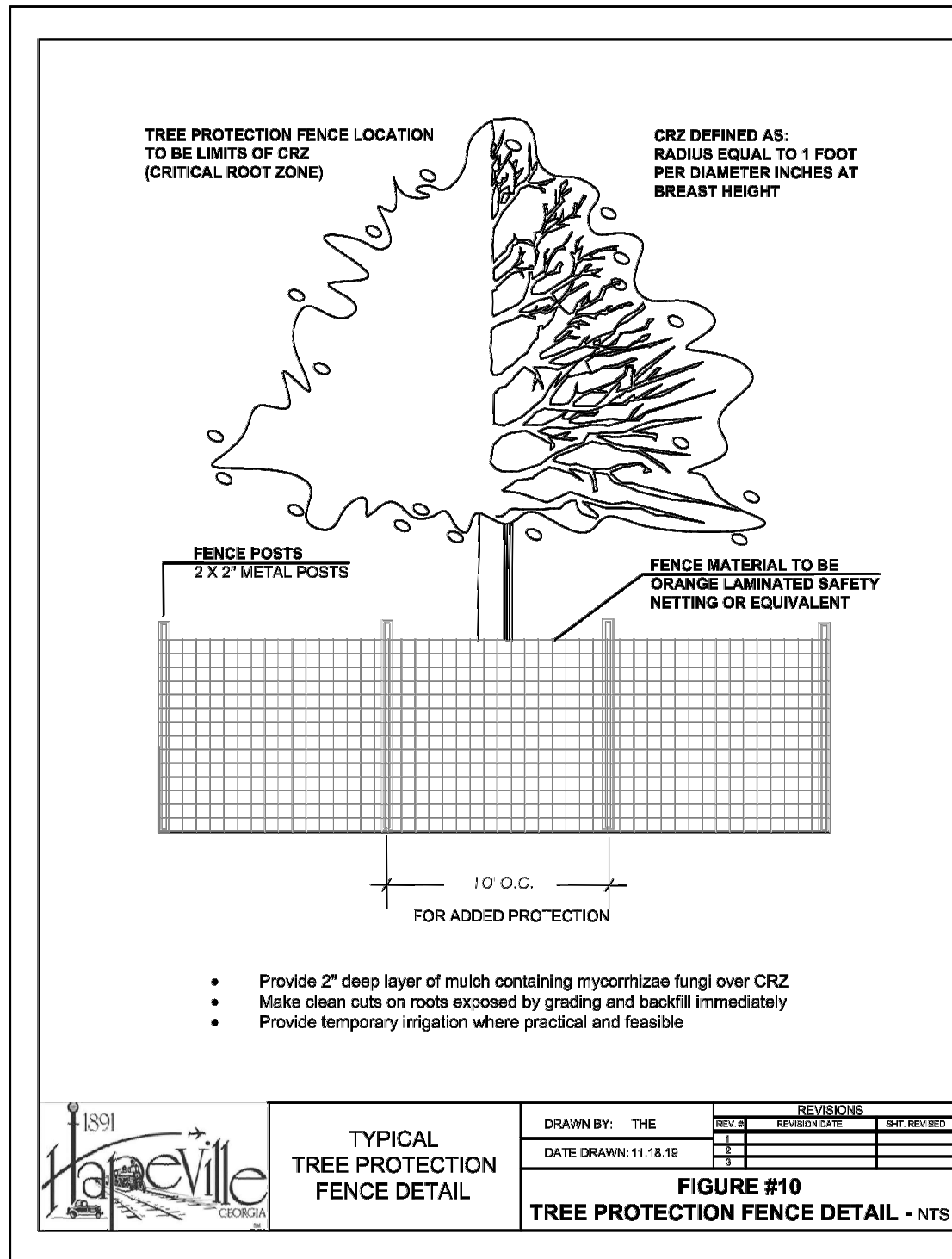
Total inches = **21 inches provided**

21 inches provided > 20.9 inches required

Tree Density Requirement satisfied

Landmark Tree Summary

There are no Landmark Trees on site.



PLANT MATERIALS LIST

	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES	1	Cornus florida Cherokee Princess'	Cherokee Princess Flowering Dogwood	2" caliper	Straight, single leader, good & healthy form (11% of total trees)
	3	Pinus palustris	Longleaf Pine	3" caliper	Full to ground, good & healthy form (33% of total trees)
	2	Quercus coccinea	Scarlet Oak	2" caliper	Straight, single leader, good & healthy form (22% of total trees)
	3	Magnolia virginiana 'Sweetbay'	Sweetbay Magnolia	2" caliper	Full to ground, good & healthy form (33% of total trees)

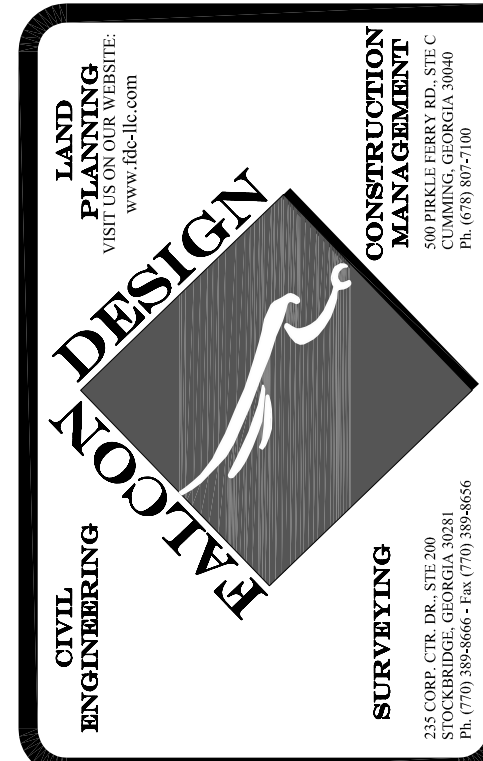
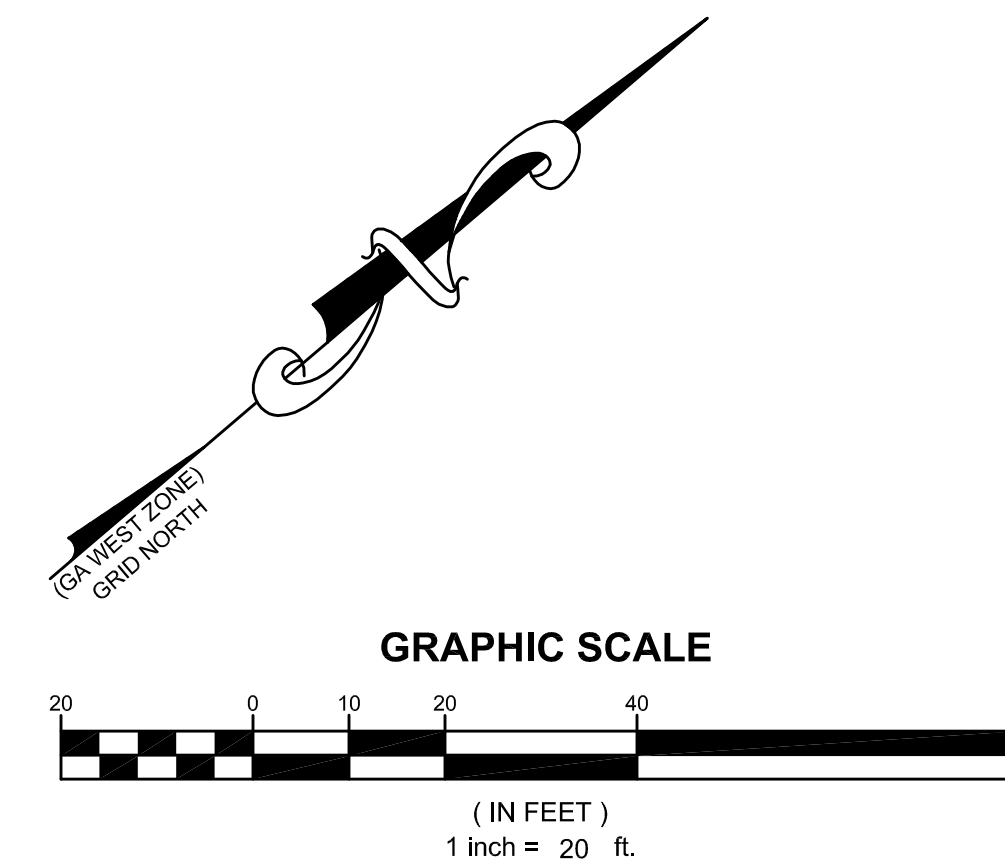
TREE RECOMPENSE PLAN PERFORMED BY CERTIFIED ARBORIST ALEX MCDONALD. INTERNATIONAL SOCIETY OF ARBORICULTURE # SO-10407A

SITE DEVELOPER: SAMI FREIJI
2844 DELCOURT DRIVE, DECATUR GA 30033
PHONE: 404 728 8840
24 HOUR CONTACT: SAME AS ABOVE

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TREE PROTECTION PLAN
FOR
817 CUSTER STREET
LOCATED IN:
LAND LOT 98
14TH DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GA

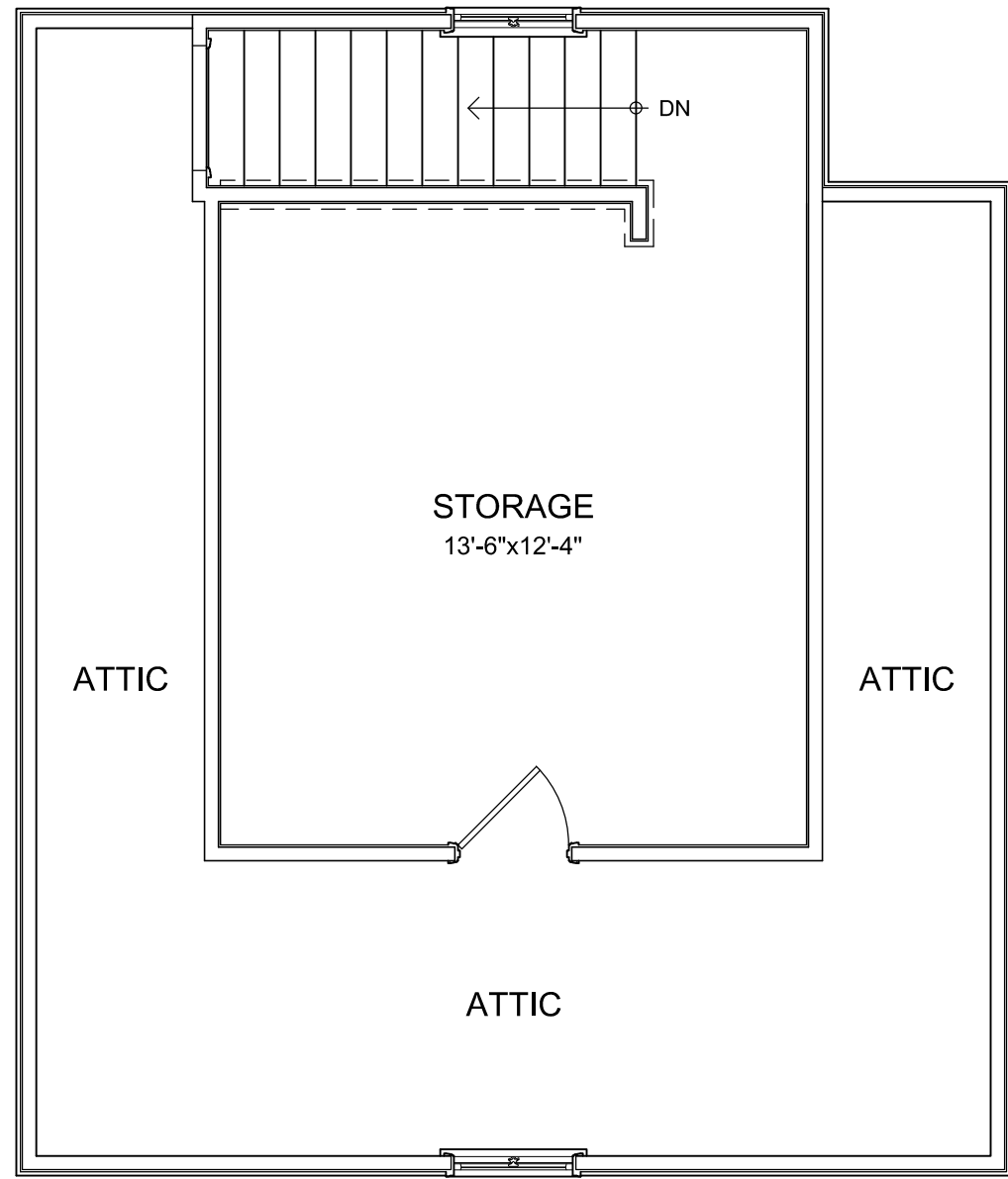
REVISIONS			
1.			
2.			
3.			
4.			

Know what below.
Call before you dig.
UNIVERSITY MICROFILMS
SERIALS ACQUISITION CENTER
300 N ZEEB RD
ANN ARBOR MI 48106
OR DAL 811

DATE:	6-8-20
SCALE:	1"=20'
FILE NUMBER:	TPP50
DRAWN BY:	AM

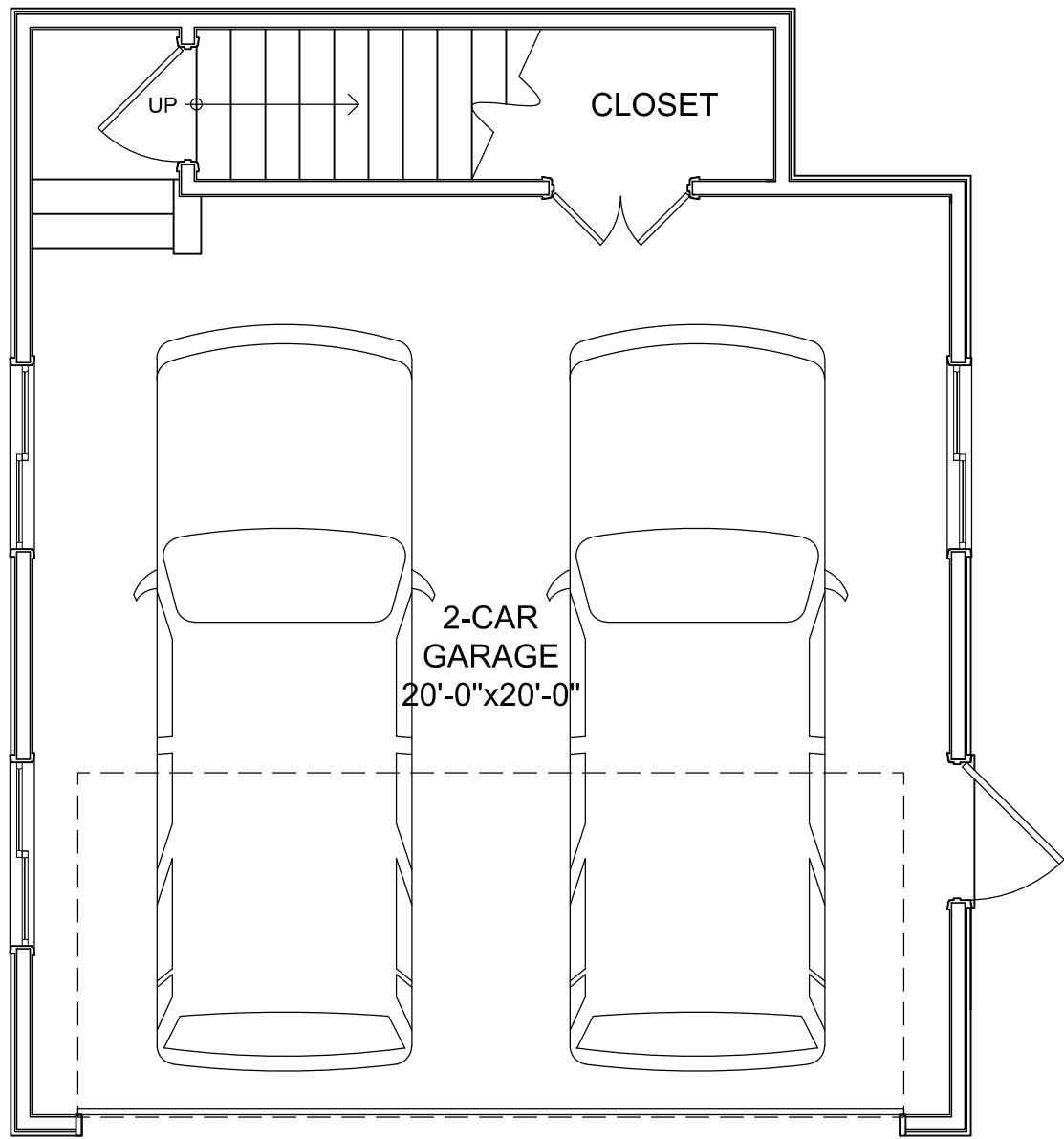
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER
1.0



ROOF ATTIC STORAGE FLOOR PLAN

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



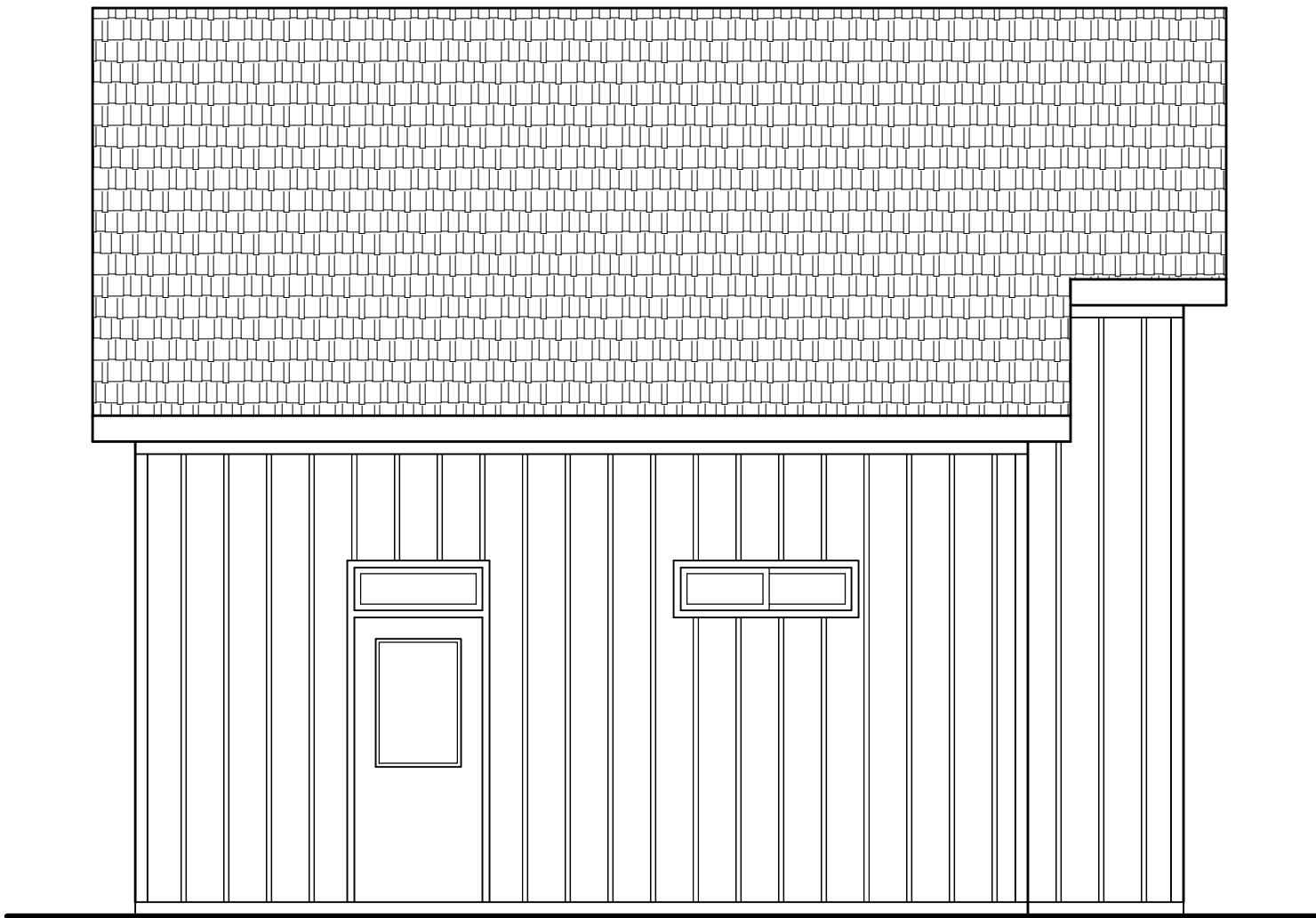
MAIN GARAGE LEVEL FLOOR PLAN

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

DETACHED GARAGE PLANS

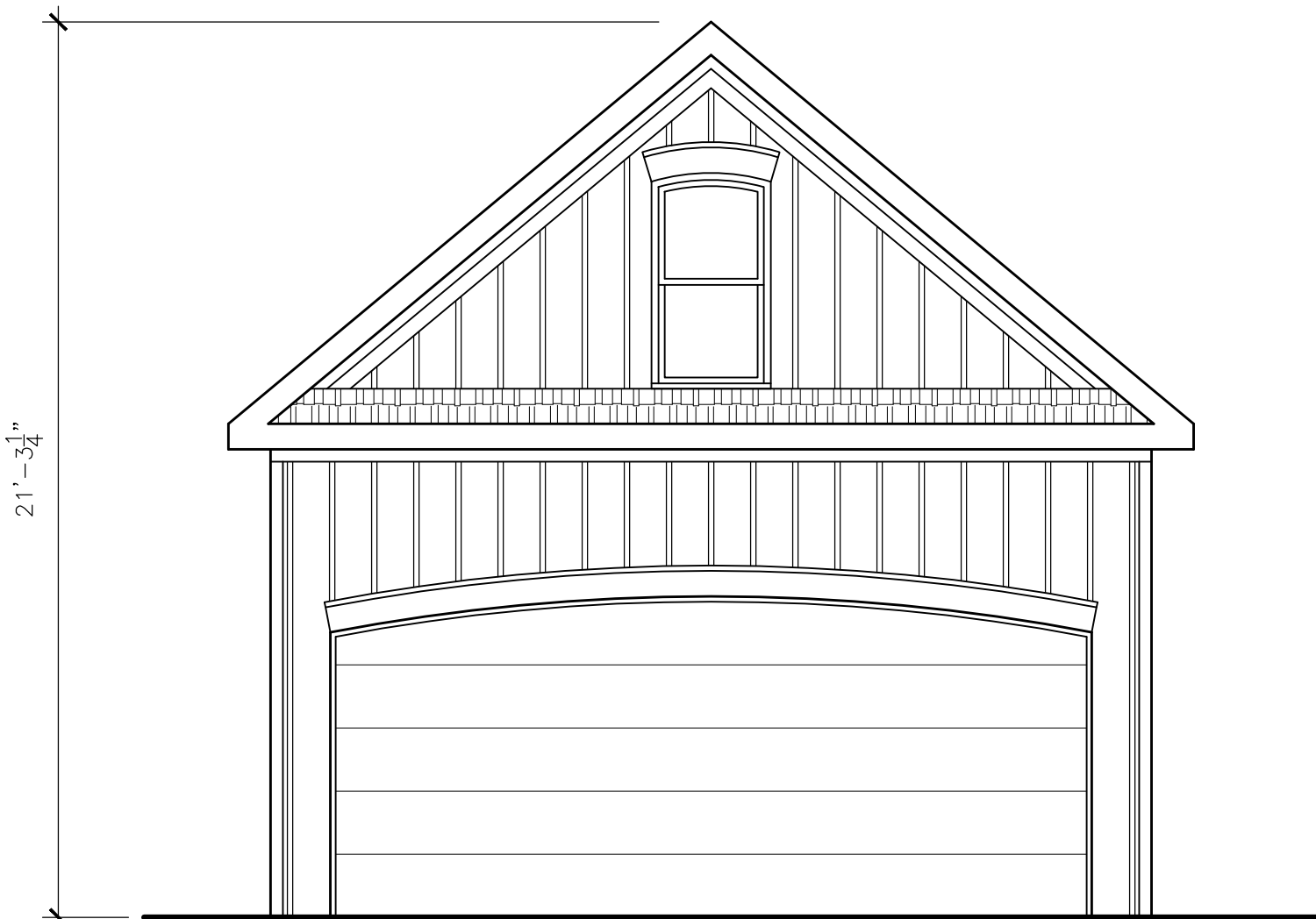
SCALE : 1/4" = 1'-0"

GARAGE MAIN FLOOR AREA: 459 S.F.
GARAGE UPPER STORAGE AREA: 179 S.F.



NORTHEAST (RIGHT) ELEVATION

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

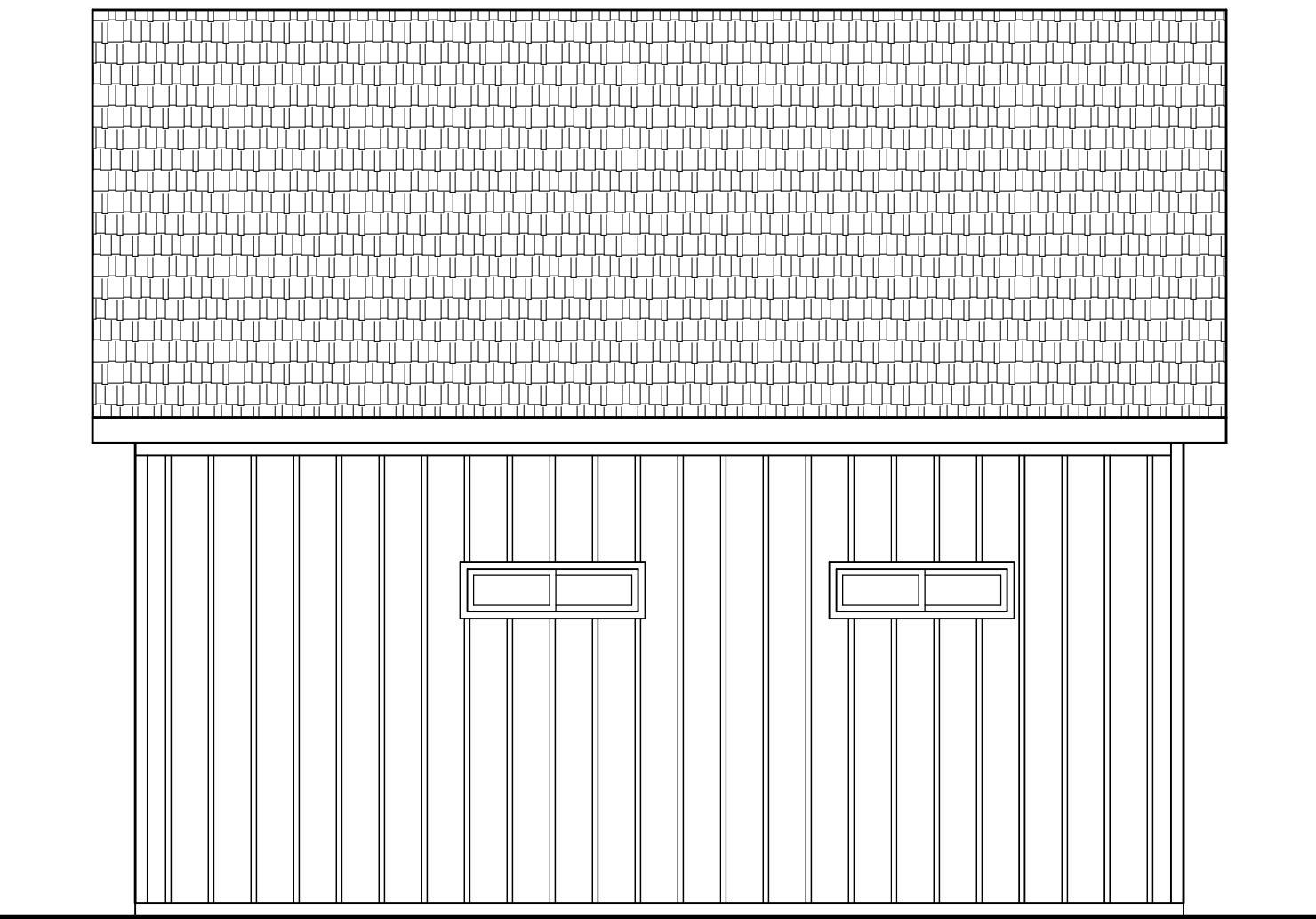


SOUTHEAST (FRONT) ELEVATION

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

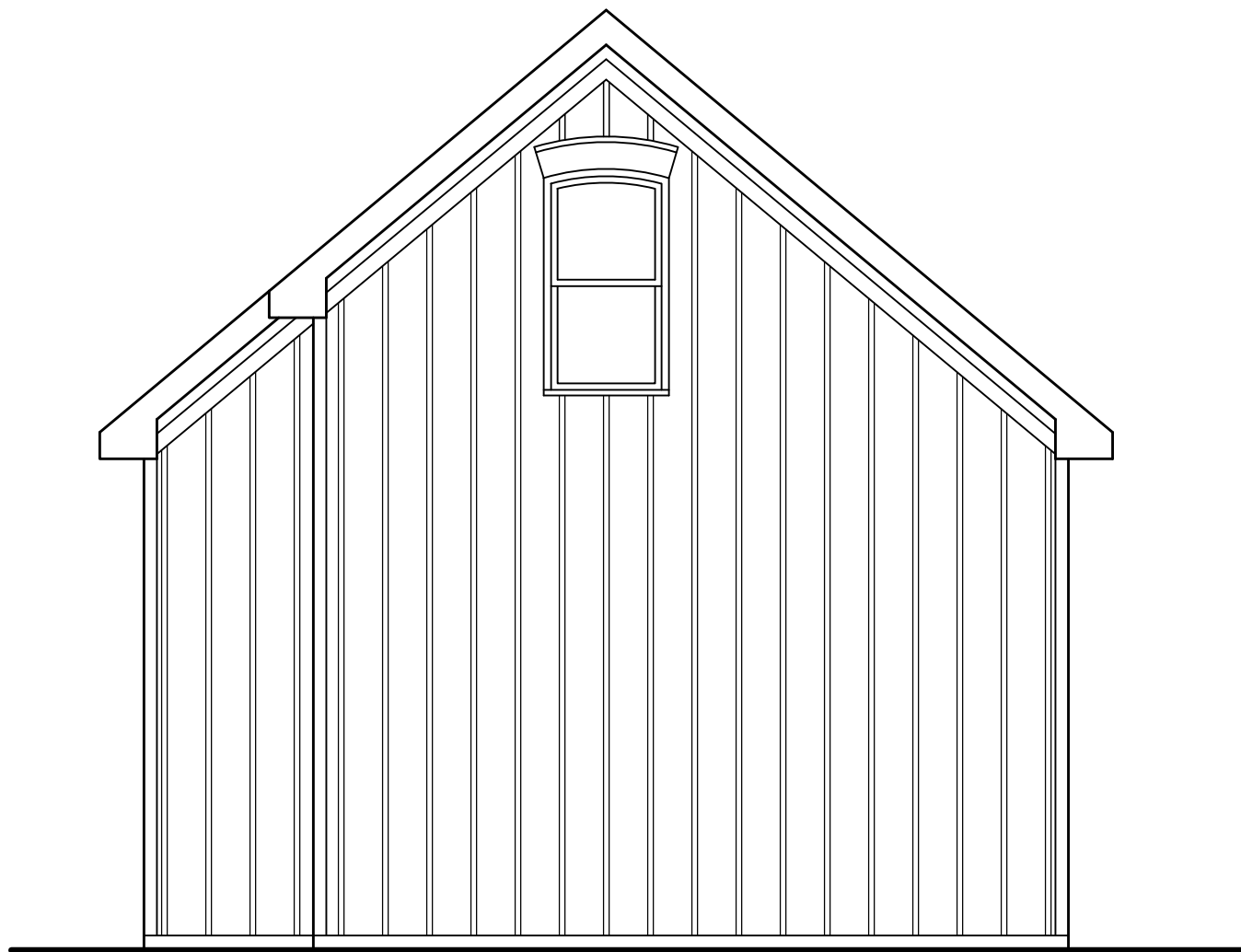
DETACHED GARAGE ELEVATIONS

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



SOUTHEAST (LEFT) ELEVATION

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



NORTHWEST (REAR) ELEVATION

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

PROPOSED MAIN EXTERIOR MATERIAL FINISHES:

1 FOOT ON CENTER VERTICAL EXTERIOR BOARD & BATTEN SIDING
(ALL TRIM, DETAILS & COLORS TO MATCH THE MAIN RESIDENCE)
30 YEAR ARCHITECTURAL GRADE FIBERGLASS ROOFING SHINGLES

CLIENT:

ARDINA PIERRE
RESIDENCE

817 Custer Street,
Atlanta, Georgia
30354-1903

Received By:
Mrs. Ardina Pierre

PROJECT :

NEW
SINGLE FAMILY
RESIDENCE
TO REPLACE
EXISTING
RESIDENCE

ARCHITECT :



SAMI FREIJI ARCHITECT
NCARB LEED AP

2844 Delcourt Drive,
Decatur, GA
30033-2440

T/F: 404-728-8840
C: 404-242-2142

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conduct all necessary tests required by bldg officials;
not limited to soil bearing capacity, structural tests,
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MAY 25, 2020	SITEPLAN COORDINATION
JUN 08, 2020	CITY REVIEW SUBMITTAL

PROPOSED
DETACHED
GARAGE
PLANS &
ELEVATIONS

Project No: 2002

Sheet No:

Date: JUN 08, 2020

Drawn by: S.F.

Checked by: A.P.

A-3

NOT RELEASED FOR CONSTRUCTION





NEW SOUTHWEST (LEFT) ELEVATION
SCALE : 3/16" = 1'-0"



NEW SOUTHEAST (FRONT) ELEVATION
SCALE : 3/16" = 1'-0"



NEW NORTHEAST (RIGHT) ELEVATION
SCALE : 3/16" = 1'-0"



NEW NORTHWEST (REAR) ELEVATION
SCALE : 3/16" = 1'-0"

PROPOSED MAIN EXTERIOR MATERIAL FINISHES:
3 FT HIGH CONTINUOUS GENUINE 4" STACK STONE WATER TABLE
1 FOOT ON CENTER VERTICAL EXTERIOR BOARD & BATTEN SIDING
30 YEAR ARCHITECTURAL GRADE FIBERGLASS ROOFING SHINGLES

CLIENT:
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RESIDENCE**
817 Custer Street,
Atlanta, Georgia
30354-1903

Received By:
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RESIDENCE**

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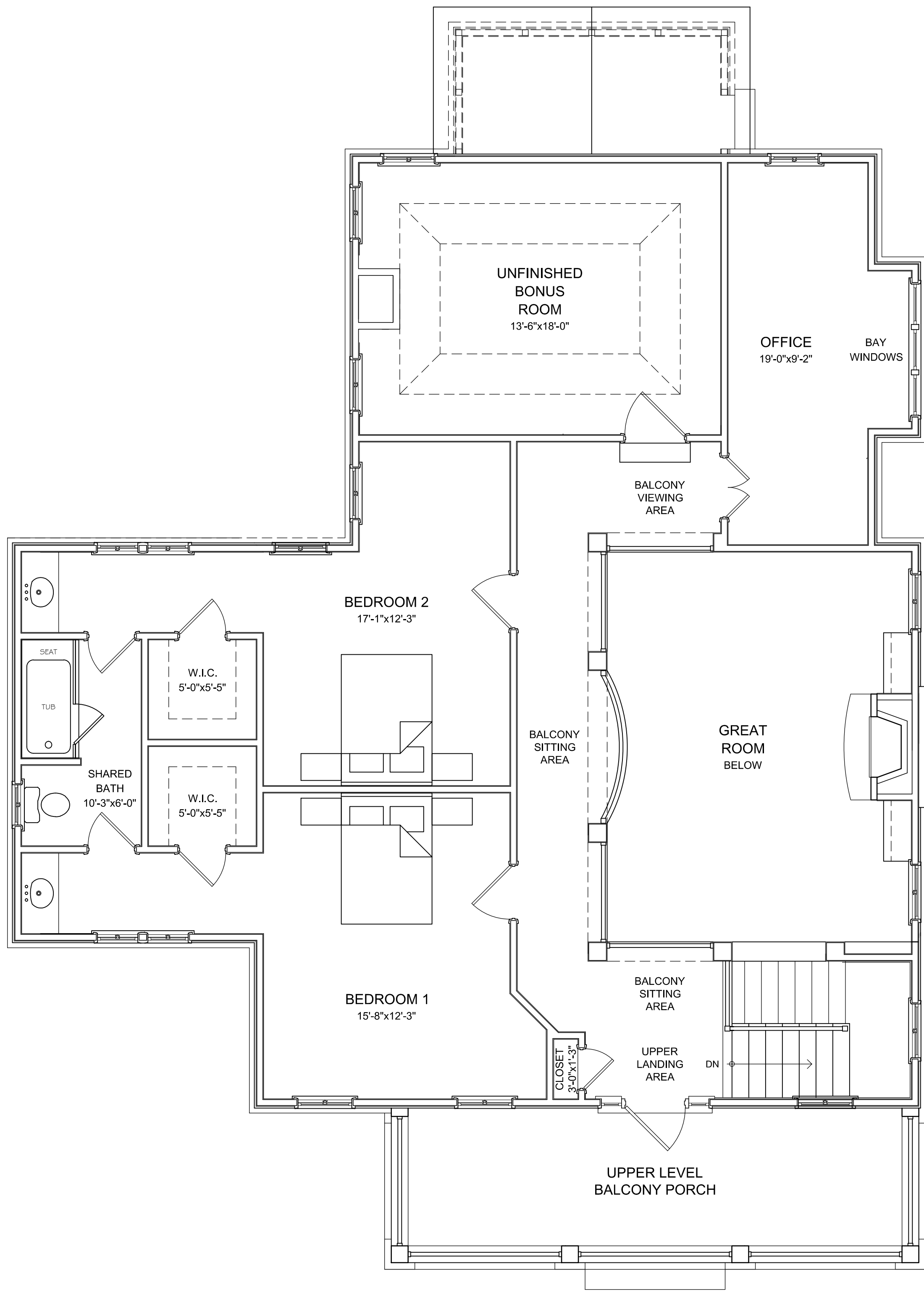
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**PROPOSED
ELEVATIONS
OF NEW
RESIDENCE**

Project No: 2002	Sheet No: A-2
Date: JUN 08, 2020	
Drawn by: S.F.	
Checked by: A.P.	

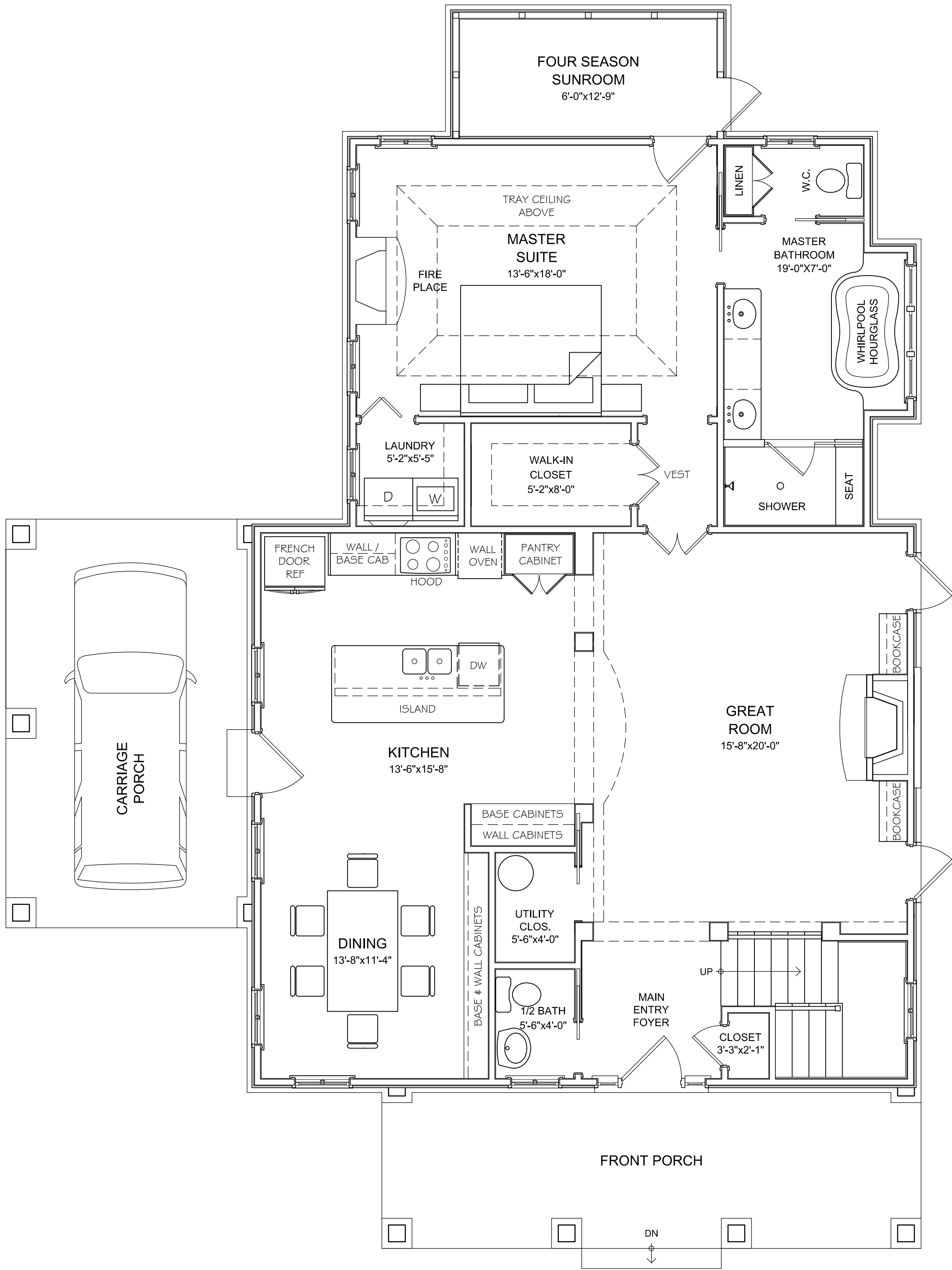
NOT RELEASED FOR CONSTRUCTION ©



NEW UPPER LEVEL PLAN

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

HOUSE UPPER LEVEL
FLOOR AREA: 1042 S.F.



NEW MAIN LEVEL PLAN

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

HOUSE MAIN LEVEL
FLOOR AREA: 1580 S.F.

CLIENT:

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PROPOSED
MAIN LEVEL &
UPPER LEVEL
FLOOR PLANS

Project No: 2002

Sheet No:

Date: JUN 08, 2020

Drawn by: S.F.

Checked by: A.P.

A-1

NOT RELEASED FOR CONSTRUCTION





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

DATE: July 9, 2020
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 817 Custer St**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Ardina T. Pierre to demolish an existing home and reconstruct a new single family dwelling at 817 Custer Street. The dwelling will have 2,622 SF of living area with three bedrooms and two and a half bathrooms and a detached garage.

The property is zoned V, Village while also residing within the Arts District Overlay and is subject to Neighborhood Conservation Area of the Architectural Design Standards.

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

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

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

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

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

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

STAFF COMMENT:

Sidewalk required along Willingham Drive

(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.
- Hand All street-facing walls shall be faced with stone, brick, or smooth stucco.
- Hand Small planting between retaining walls and the required sidewalk are encouraged and should have a minimum width of six inches.

STAFF COMMENT:

Provide detail for retaining wall.

(c) Utility Standards

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

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

STAFF COMMENT:

Mechanical units are not shown on the plan - Must be screened
Front door lights required

(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: Provide information on type of driveway.

Porte cochere may be allowed with design exception. Column detail should be provided.

(e) Roof and Chimney Standards

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

STAFF COMMENT:

Specify gutter and downspout material

Ensure that overhangs meet a minimum of 12 inches beyond the façade

Ensure that chimneys extend between 3 – 6 feet above the roof line

(f) Street Facing Facade and Style Standards.

- ✓ Exterior facade materials shall be limited to:
 - Full-depth brick;
 - Natural or cast stone;
 - ✓ Smooth natural-wood siding and/or cement-based siding;
 - Shake siding;
 - Painted fish-scale style shingles, but only when used in front gables;
 - True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings.
- ✓ Exterior building materials shall not be:
 - Simulated brick veneer, such as Z-Brick;
 - Exterior insulation and finish systems (EIFS);
 - Exposed concrete block;
 - Metal siding or other metal exterior treatment;
 - Glass curtain walls;
 - Liquid vinyl;
 - T-1-11 siding;

Vinyl siding, except that existing one-family detached homes with vinyl siding covering more than 70 percent of the exterior facade may replace said siding or construct an addition faced in vinyl siding.

- ✓ Facade materials shall be combined horizontally, with the heavier below the lighter.
- ✓ Blank, windowless walls are prohibited along all facades. See subsection 81-1-7(g)11.
- ✓ Foundations shall be constructed as a distinct building element that contrasts with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in brick, natural stone, or cast stone.
- ✓ All exterior stair risers visible from a street shall be enclosed.
- ✓ Porches, stoops, and balconies may be located in the front or side yard.
- ✓ Porches, stoops, and balconies along front and side building facades shall not be enclosed with screens, plastics, or other materials that hinder visibility and/or natural air flow.
- ✎ Porches, stoops, and balconies shall be made of painted or stained wood, stone, brick, or ornamental metal, subject to the additional restrictions below.
- ✎ Wooden porches, stoops, and balconies shall provide top and bottom horizontal members on railings. The top railing shall consist of two elements. The upper element shall measure two [inches] by six inches and the lower element shall measure two [inches] by four inches. The bottom railing shall measure two [inches] by four inches.
- ✓ Front porches and front stoops of principal buildings shall face and be parallel to the front lot line or build-to line.
- ✓ Porch and stoop foundations shall be enclosed.
- ✓ Front and side porches and stoops shall not have unpainted, unstained or otherwise untreated or exposed pressure treated lumber along the building line that abuts a public right-of-way.
- ✓ Balconies shall have not less than two clear unobstructed open or partially open sides. Partially open is to be constructed as 50 percent open or more. The total combined length of the open or partially open sides shall exceed 50 percent of the total balcony perimeter.
- ✓ Stoops and porch[es] shall be a minimum of two feet and a maximum of four feet from grade to the top of the stairs, unless existing topography is greater.
- Stoops shall provide a minimum top landing of four feet by four feet.
- Stoop stairs and landings shall be of similar width.
- Stoops may be covered or uncovered.
- ✎ When provided, porches shall have a minimum clear depth of eight feet from building facade to outside face of column.
- ✓ Front porch widths shall be between 80 percent and 100 percent of the adjacent facade.
- Side porch widths (including wraparound porches) shall be between 25 percent and 100 percent of the adjacent facade.
- ✓ Enfronting porches may have multistory verandas, living space, or balconies above.
- ✎ Porch columns shall be spaced a maximum distance of eight feet on center.
- ✓ Front porch columns shall have foundation piers extending to grade.
- ✓ All porches shall be covered.
- Enfronting balconies are only permitted on attached or detached one-family home facades when porches are not provided on said facades.
- ✎ Enfronting balconies shall have a minimum clear depth of four feet.
- ✓ Enfronting balcony widths shall be between 25 percent and 100 percent of the adjacent facade.

- ✓ Balconies may be covered or uncovered.

STAFF COMMENT:

All wood must be painted or stained

Provide detail for railing to ensure meets standards.

Provide porch and balcony dimensions.

Ensure that each column is spaced a maximum of 8 feet from the center

(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:

Buildings numbers must be provided

Provide window dimensions to ensure that the window and door standards are being met, including recess.

Provide trim dimensions to ensure standards are met.

Center mullions should be 2" wider than trim.

Provide sill information

(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:

Provide dimensions for sills above finished floor elevation.

- ✓ ***Outbuildings.*** In conventional development, outbuildings are often designed and located as an afterthought. Yet in traditional towns and cities, outbuildings serve to enrich the quality of design through their placement, design and use. In Hapeville, where outbuildings are provided on many residential lots, their design must be to the same high standards found in the community's neighborhoods.
The following standards shall apply to construction of new outbuildings in residential districts.
 - i. On lots with one street frontage, set outbuildings back at least 15 feet behind the front facade of the principal building.
 - ✓ ii. On corner lots, outbuildings should be setback at least 15 feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.
 - iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.
 - ✓ iv. Outbuildings shall be of compatible material and architectural style to the principal building.
 - ✓ v. Outbuildings shall have a minimum height of 14 feet and a maximum height of that of the principal building or 25 feet, whichever is less.
 - ✗ vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.

STAFF COMMENT:

Ensure that the garage is not within 10' of neighboring shed.

RECOMMENDATIONS

The proposed design is deficient in the following areas:

- **Sidewalk required along Willingham Drive**
- **Provide detail for retaining wall.**
- **Mechanical units are not shown on the plan - Must be screened**
- **Front door lights required**
- **Provide information on type of driveway.**
- **Porte cochere may be allowed with design exception.**
- **Column detail should be provided.**
- **Specify gutter and downspout material**
- **Ensure that overhangs meet a minimum of 12 inches beyond the façade**
- **Ensure that chimneys extend between 3 – 6 feet above the roof line**
- **All wood must be painted or stained**
- **Provide detail for railing to ensure meets standards.**
- **Provide porch and balcony dimensions to ensure porch depth meets the 8' standard**
- **Ensure that each column is spaced a maximum of 8 feet from the center**
- **Buildings numbers must be provided**
- **Provide window dimensions to ensure that the window and door standards are being met, including recess.**
- **Provide trim dimensions to ensure standards are met. Center mullions should be 2" wider than trim.**
- **Provide sill information**
- **Provide dimensions for sills above finished floor elevation.**
- **Ensure that the garage is not within 10' of neighboring shed.**

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

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: April 29, 2020

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

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

Applicant: Justin Honore Contact Number:

Applicants Address:

E-Mail Address: Zoning Classification: R-1

Address of Proposed Work: 244 Mt. Zion Road

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009400090090

Property Owner: Honore & Adams Ventures LLC Contact Number: (404) 825-9332

Project Description (including occupancy type): We will be building a 2 story, detached SFR that we will sell upon completion. Property will remain vacant during construction.

Contractors Name: Marty Strickland Contact Number:

Contact Person: Justin Honore Contact Number: (404) 825-9332

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

Project Class (check one):

☒ Residential ☐ Commercial ☐ Mixed-Use Development

Project Type:

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

Total Square Footage of proposed New Construction: 2,165

Total Square Footage of existing building: 0; vacant lot

Estimated Cost of Construction: \$188,770

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

List/Describe Building Materials **proposed** for the exterior facade of the new structure: The exterior facade of the home will consist of Hardy plank and wood trim.

NOTICE

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

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

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

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

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

(Please Print & Initial)

I Justin Honore JH 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:

JH 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

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

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

JH 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.

JH 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.

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

JH 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.

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

Justin Honore

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.

Page 129 of 170

HOME PATTERNS crafted simplicity
30 Elm Place, Hastings on Hudson, NY 10706
(864) 278 0068 INFO@HOMEPATTERNS.COM

Revisions/Additions By Others:

Date of Issue: June 17, 2020

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BUILDING YOUR INFORMATION

Although there are many ways to build your information, it is important to have a good understanding of the requirements for the various types of information. For example, if you are a partner in a partnership, you will need to understand the requirements for the partnership information. If you are a shareholder in a corporation, you will need to understand the requirements for the corporation information. If you are a partner in a limited liability company (LLC), you will need to understand the requirements for the LLC information. If you are a partner in a trust, you will need to understand the requirements for the trust information. If you are a partner in a partnership, you will need to understand the requirements for the partnership information. If you are a shareholder in a corporation, you will need to understand the requirements for the corporation information. If you are a partner in a limited liability company (LLC), you will need to understand the requirements for the LLC information. If you are a partner in a trust, you will need to understand the requirements for the trust information.

License Use #2060
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Licensed Location:
250 Mount Zion Rd
Hapeville GA

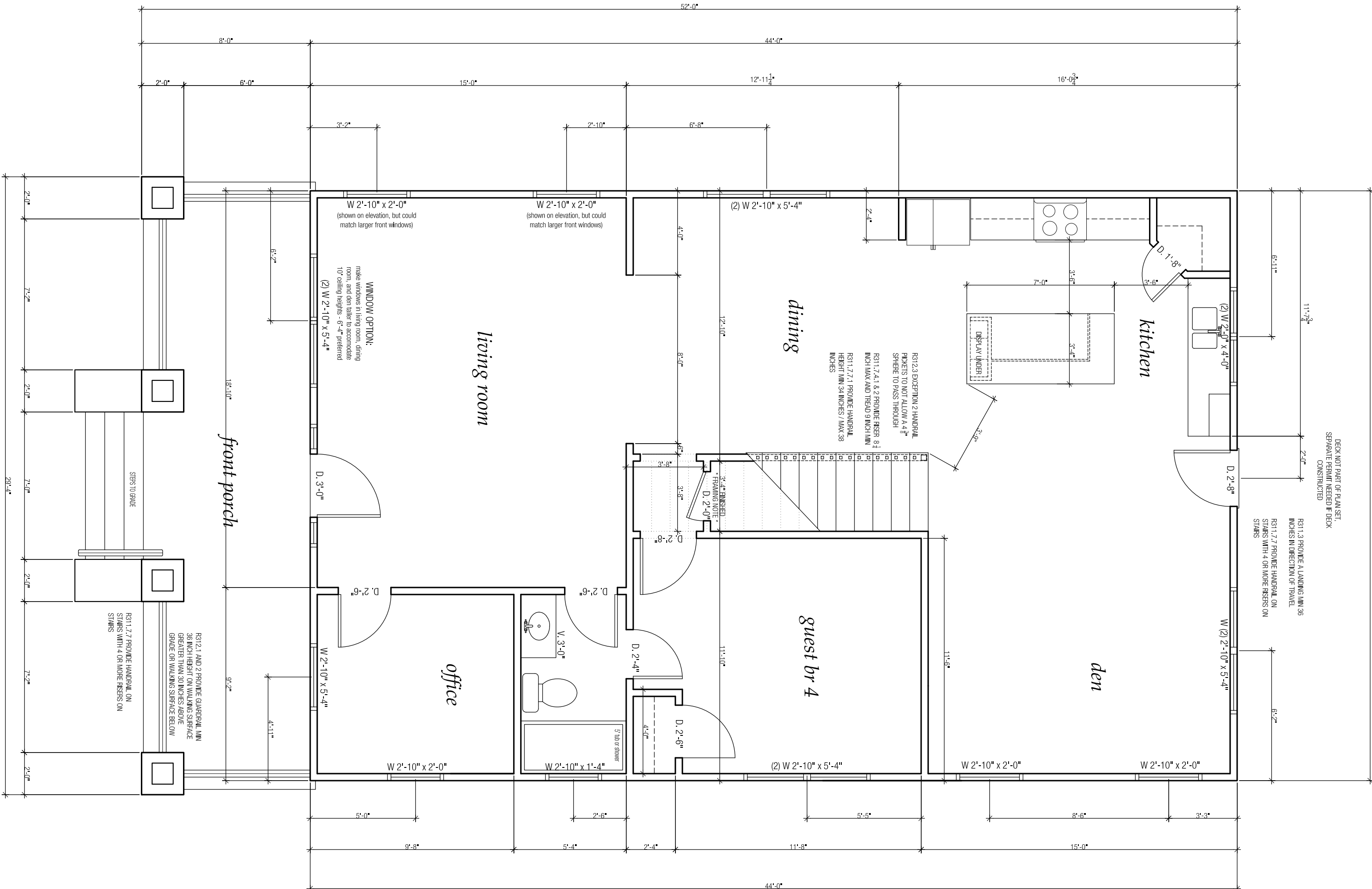
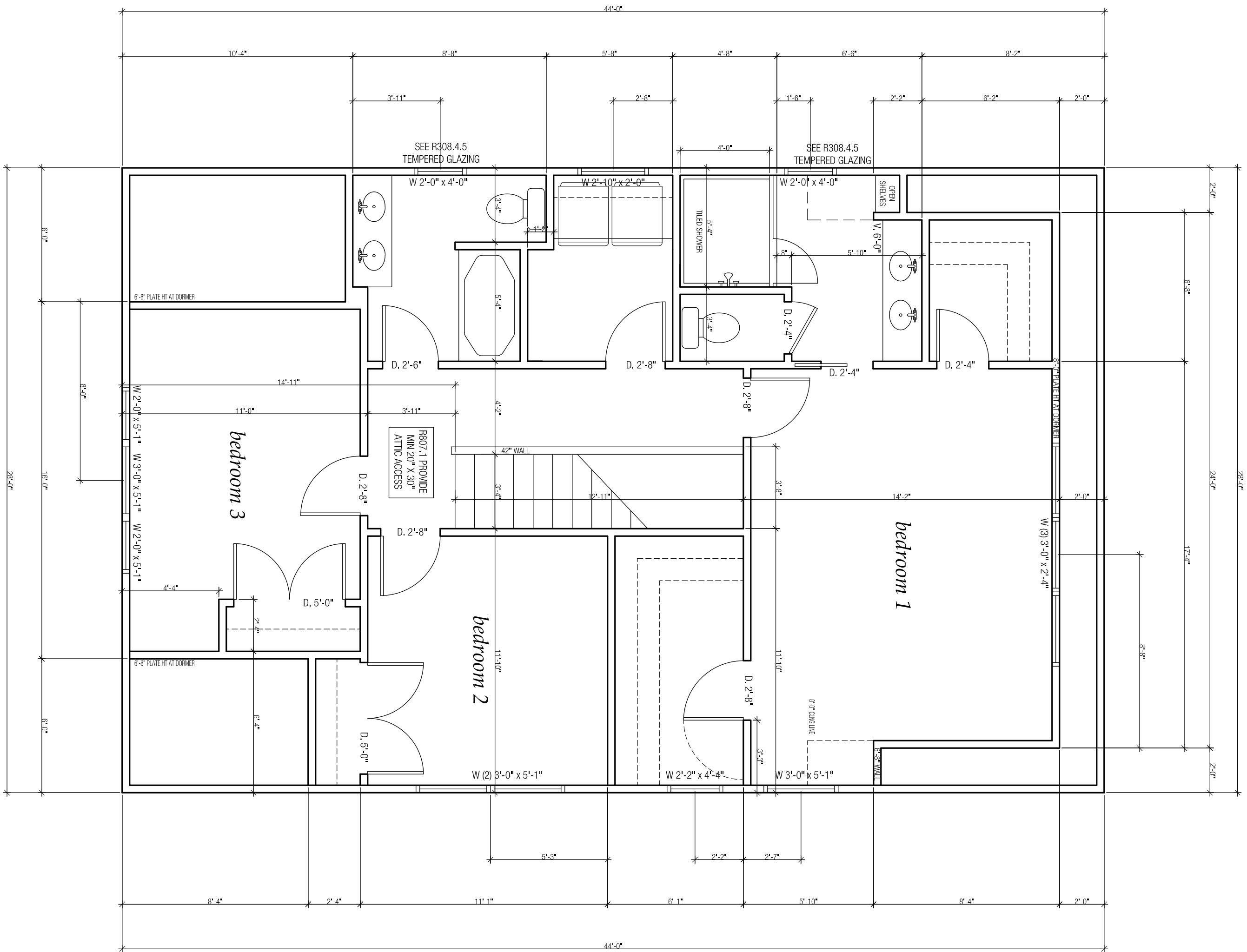
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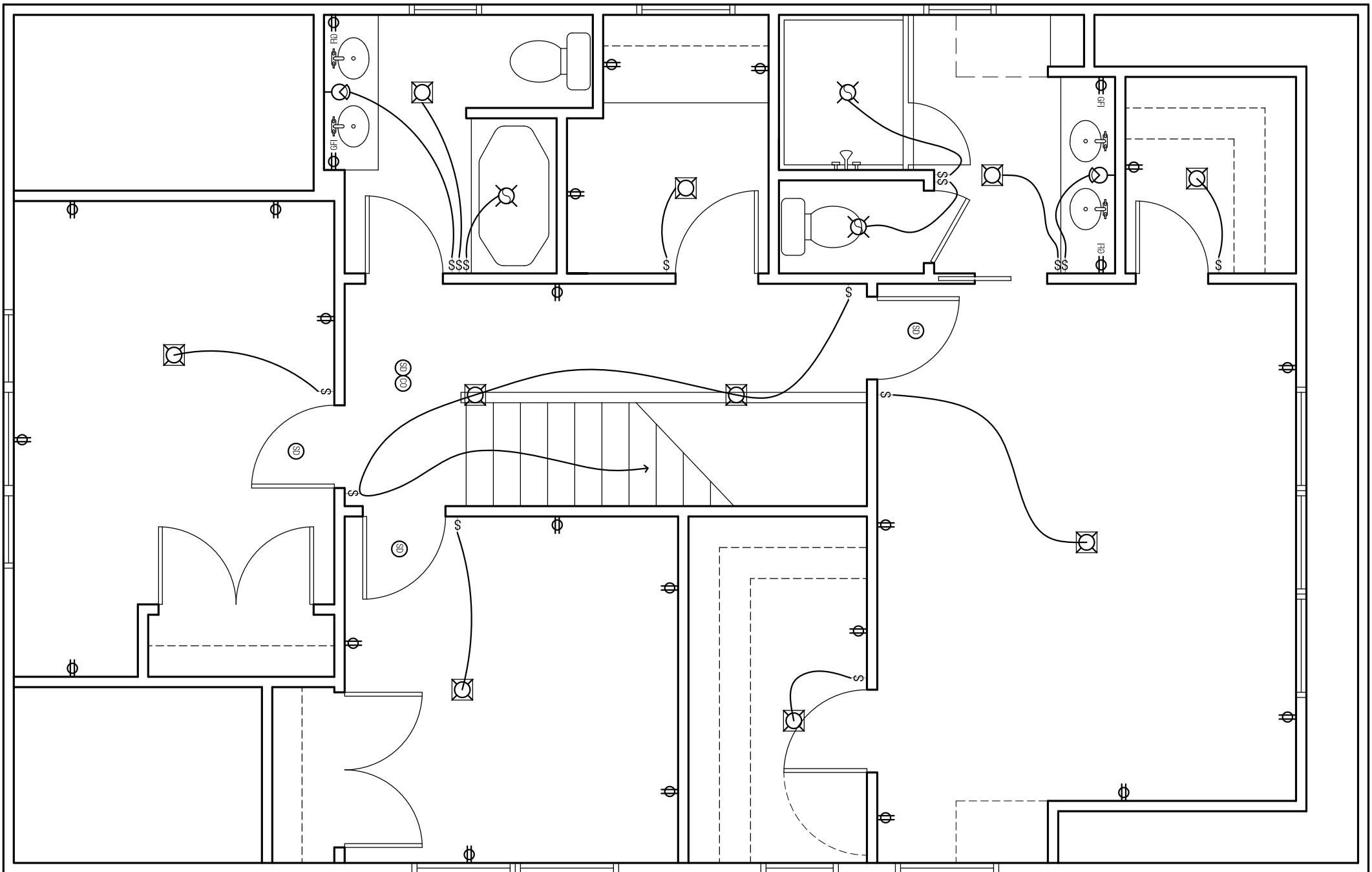
FIRST FLOOR PLAN

1/4"=1'-0"

SECOND FLOOR PLAN

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


- A. ELECTRICAL NOTES SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND ANY APPLICABLE LOCAL CODES.
- B. PROVIDE UNGROUNDED SMOKE DETECTORS, ALARM, GAS DETECTOR, AND CARBON MONOXIDE MONITORING WITH BATTERY BACKUP, ON ALL FLOORS AND IN EACH BEDROOM. VERIFY WITH LOCAL CODE REQUIREMENTS AND SECURITY SYSTEM CONTRACTOR IF APPLICABLE.
- C. PROVIDE GROUND FAULT PROTECTION PER CODE AND ON ALL KITCHEN, BATH, EXTERIOR, AND GARAGE OUTLETS.
- D. PERMIT FOR GARAGE DOOR OPENERS.
- E. PROVIDE OUTLET ABOVE RANGE FOR MICROWAVE OR HOOD VENT IF RANGE KITCHEN WORKOUT REQUIRES.
- F. SYMBOLS WITH A/E ARE TO BE FIELD AS EXISTING.
- G. INCLUDED CASE F. OUTLETS, PHONE JACKS, 220V OUTLETS FOR RANGE AND/OR DRYER LOCATED BY HOMEOWNERS/LESSOR.
- H. INCLUDED GAS LINE IN KITCHEN, BATH AND/OR FIREPLACE LOCATED BY HOMEOWNERS/LESSOR.



ELECTRICAL SYMBOLS KEY

- | | |
|---|---|
|  | SWITCH |
|  | LED RECESSED CAN |
|  | INCANDESCENT RECESSED WARMWHITE CAN |
|  | RECESSED WALL WASHER LIGHT |
|  | UNDER CABINET LIGHT |
|  | SURFACE MOUNTED INCANDESCENT |
|  | SURFACE MOUNTED LED |
|  | VANITY LIGHT FIXTURE |
|  | WALL SCONCE |
|  | INCANDESCENT WALL-MOUNTED WARMWHITE FIXTURE |
|  | PULL CHAIN LIGHT |
|  | CEILING FAN/LIGHT COMBO |
|  | PRODUCT FIXTURE |
|  | BATH EXHAUST |
|  | LIGHT & BATH EXHAUST |
|  | STANDARD WALL OUTLET |
|  | GROUND FAULT INTERRUPT OUTLET |
|  | FLOOR OUTLET |
|  | 220 VOLT OUTLET |
|  | WEATHERPROOF EXTERIOR OUTLET |
|  | GARAGE DOOR OPENER/LIGHT |
|  | EXTERIOR FLOOD LIGHTS |
|  | GARAGE DOOR OPENER |
|  | SMOKE DETECTOR |
|  | CARBON MONOXIDE DETECTOR |
|  | ELECTRIC VEHICLE CHARGE POINT |

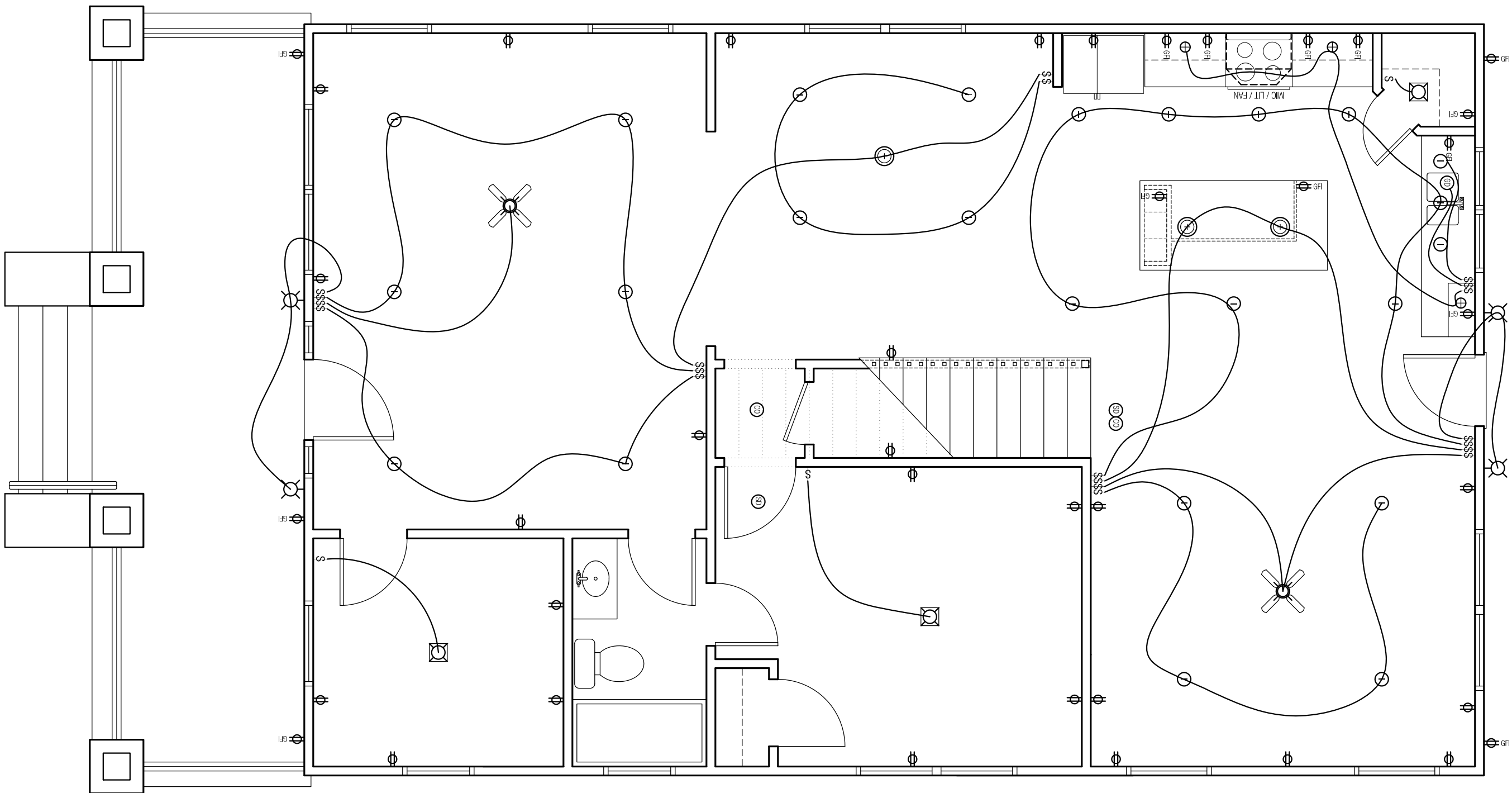
INSTALL ONLY RECESSED CAN LIGHTS DESIGNED FOR INSULATED CEILINGS

INSTALL RECESSED CAN LIGHTS MANUFACTURED FOR VAULTED CEILINGS IN THE VAULTED AREAS

USE AIR TIGHT CAN LIGHTS, IF BUILDING ENERGY STAR EXHAUST FANS - VENTING TUBES SHALL BE FIELD MENTAL

PPE OR FLEXIBLE METAL PIPE (DO NOT USE FLEXIBLE PLASTIC PIPE, IT WILL NOT LAST)

SEE FLOOR PLAN SHEETS FOR DIMENSIONS AND NOTES



ELECTRICAL LAYOUT PLAN

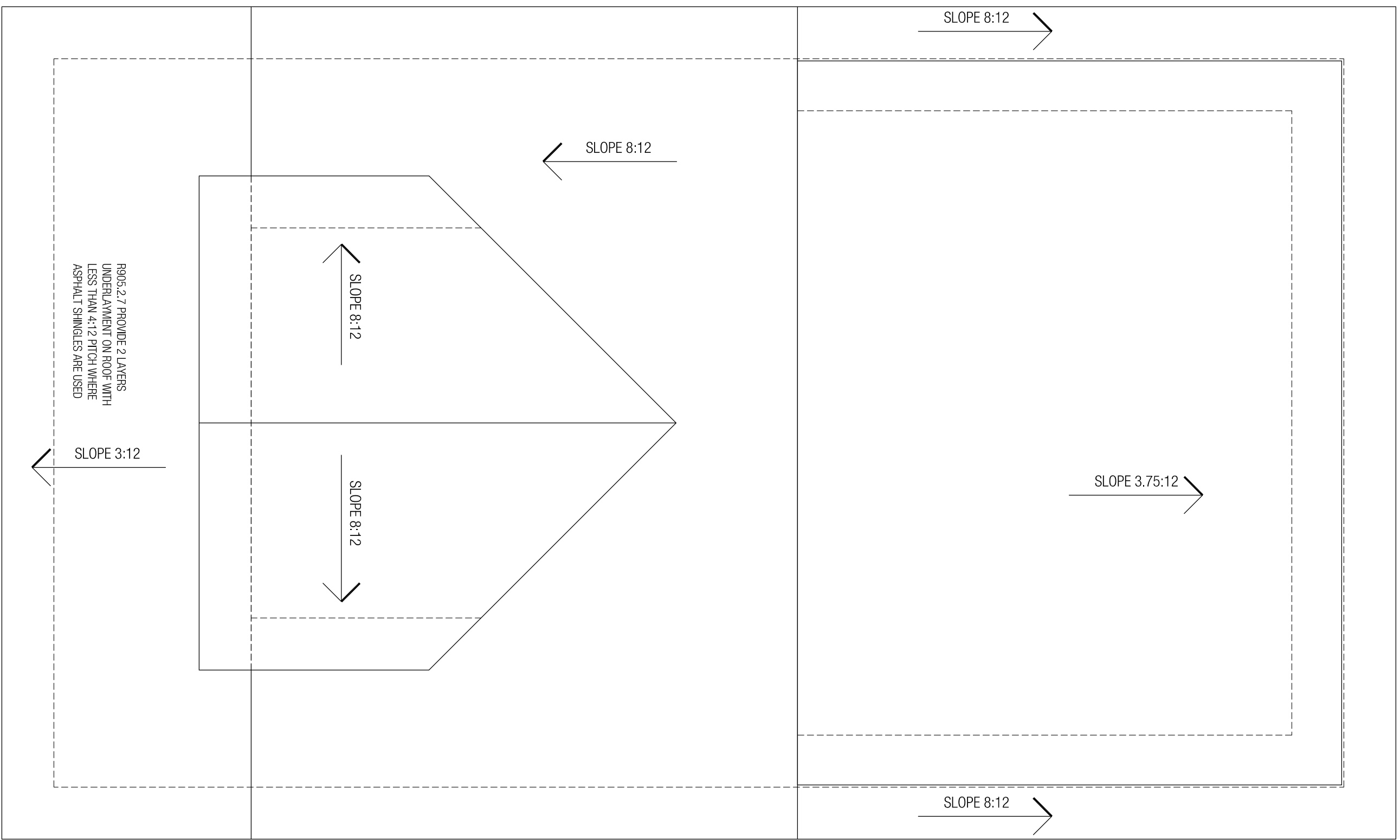
1/4"=1'-0"

ROOF PLAN

1/4"=1'-0"

ROOFING, FLASHING, AND GUTTER NOTES

- A. GUTTERS TO BE INSTALLED CONTINUOUS AT ALL EAVES, GUTTERS AND DOWNSPOUTS TO BE PERFORMED 5' OVER STYLE, CONSTRUCTED OF ALUMINUM AND INSTALLED PERMITTED ON A BRACK HANGER SYSTEM, NO DOWNSPOUTS TO FOUNDATION DRAINS.
- B. ALL METAL PERFORMED FLASHING TO BE INSTALLED WITH 1/2" HEAVENED SIDGES.
- C. WATERPROOFING SHINGLE UNDERLAYMENT: INSTALL CERTAINTED WATERPROOFING AT ALL ROOF EAVES, LESS THAN 4:12, AND ROOF PENETRATIONS, WATERPROOF TO BE INSTALLED BEHIND ALL STEP FLASHING, SIDE WALL FLASHING, LINE, WALL FLASHING, AND VALLEY FLASHING PER MANUFACTURERS SPECIFICATIONS.
- D. EAVE FLASHING: INSTALL CONTINUOUS DWP EDGE FLASHING AT ALL EAVES, EXTEND FROM OUTSIDE EDGE OF EXTERIOR HEATED WALL, 48" OVER HEATED SPACE, FELT TO ROOF OVER DWP EDGE, ALL DWP EDGE TO LAP PASCAL BOARD AND GUTTER IF APPLICABLE.
- E. RAKE FLASHING: INSTALL CONTINUOUS DWP EDGE FLASH OVER SHINGLES AT ALL ROOF EAVES, RAKE FLASHING TO LAP BARGE AND SHADOW BOWERS.
- F. LINE, WALL FLASHING: INSTALL LINE, WALL FLASHING OVER SHINGLES, INSTALL PERFORMED METAL FLASHING 5 INCHES UP VERTICAL WALL, AND 5 INCHES ONTO ROOF, ALL EDGES TO BE HEAVENED.
- G. VALLEY FLASHING: INSTALL VALLEY FLASHING OVER "WINTERGUARD", INSTALL CONTINUOUS PERFORMED METAL VALLEY FLASHING CHIMNEY 7" AT CENTER, ROOFING TO OVERLAP SHINGLES MINIMUM 5" EACH SIDE, MAINTAIN 3" CLEARANCE BETWEEN ROOFING EDGES, ALL FLASHING EDGES TO BE HEAVENED.
- H. STEP/SIDE WALL FLASHING: INSTALL CERTAINTED WATERPROOFING OVER VERTICAL WALLS MEET ROOF, LAP CERTAINTED "WG" 12 INCHES UP WALL AND 12 INCHES ON ROOF, INSTALL STEP FLASHING AND COMPOSITION ROOFING OVER "WG", ALL STEP FLASHING TO EXCEED 4 INCHES UP WALL AND 12 INCHES ON TO ROOF, WEAVE STEP FLASHING WITH COMPOSITION ROOFING, STEP FLASHING MUST LAP A MINIMUM OF 2" AT SIDEWALLS, MAINTAIN MINIMUM 2 INCHES FROM BOTTOM OF VERTICAL SHING TO ROOF.
- I. ROOF FELT: INSTALL 15 LB FELT OVER SHEATING ON SLOPES OF LESS 3:12 OR LESS, USE TWO LAYERS, LAP ALL HORIZONTAL AND VERTICAL SEAMS 6 INCHES MINIMUM IN SHINGLE FASHION.



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BALANCE SHEET PERFORMANCE

Although there are many ways in which a company's balance sheet performance can be measured, the most common approach involves the use of the debt-to-capitalization ratio. This ratio is calculated by dividing a company's total debt by its total capitalization. The total capitalization is the sum of the company's total debt and its total equity. The debt-to-capitalization ratio is a measure of a company's financial leverage. A high ratio indicates that a company is heavily leveraged, which may be a sign of financial distress. A low ratio indicates that a company is less leveraged, which may be a sign of financial strength.

There are several factors that can affect a company's debt-to-capitalization ratio. One factor is the company's operating performance. If a company is profitable, it may be able to raise capital more easily, which would increase its total capitalization and lower its debt-to-capitalization ratio. Another factor is the company's financing decisions. If a company issues new debt, its total debt will increase, which will increase its debt-to-capitalization ratio. Finally, the company's asset base can also affect its debt-to-capitalization ratio. If a company has a large asset base, it may be able to raise capital more easily, which would increase its total capitalization and lower its debt-to-capitalization ratio.

It is important to note that the debt-to-capitalization ratio is just one of many ways to measure a company's financial performance. Other factors, such as a company's operating performance, its growth prospects, and its management team, can also be important in evaluating a company's overall value.

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A3

Revisions/Additions By Others:

Date of Issue: June 17, 2020

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Date of Issue: June 17, 2020

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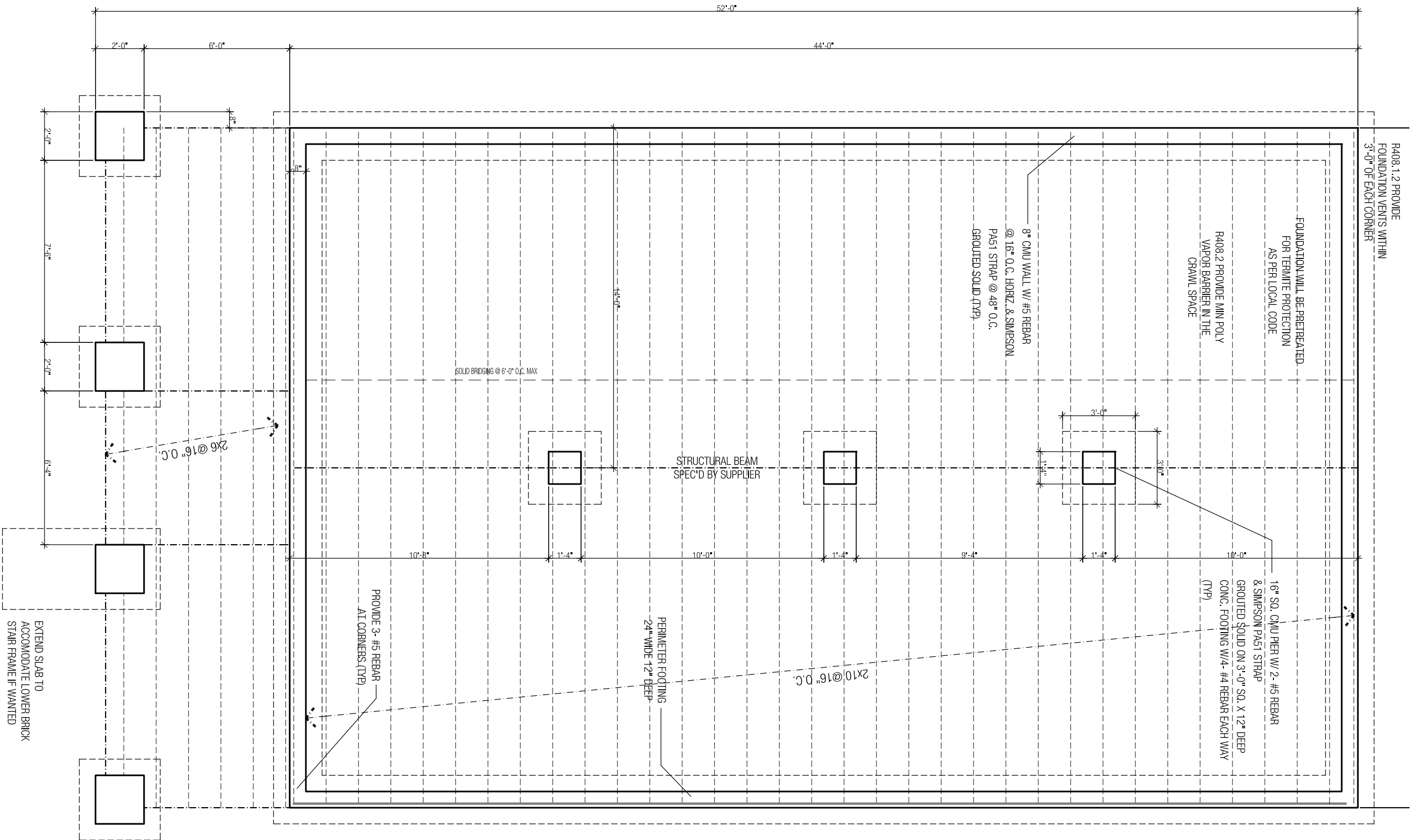
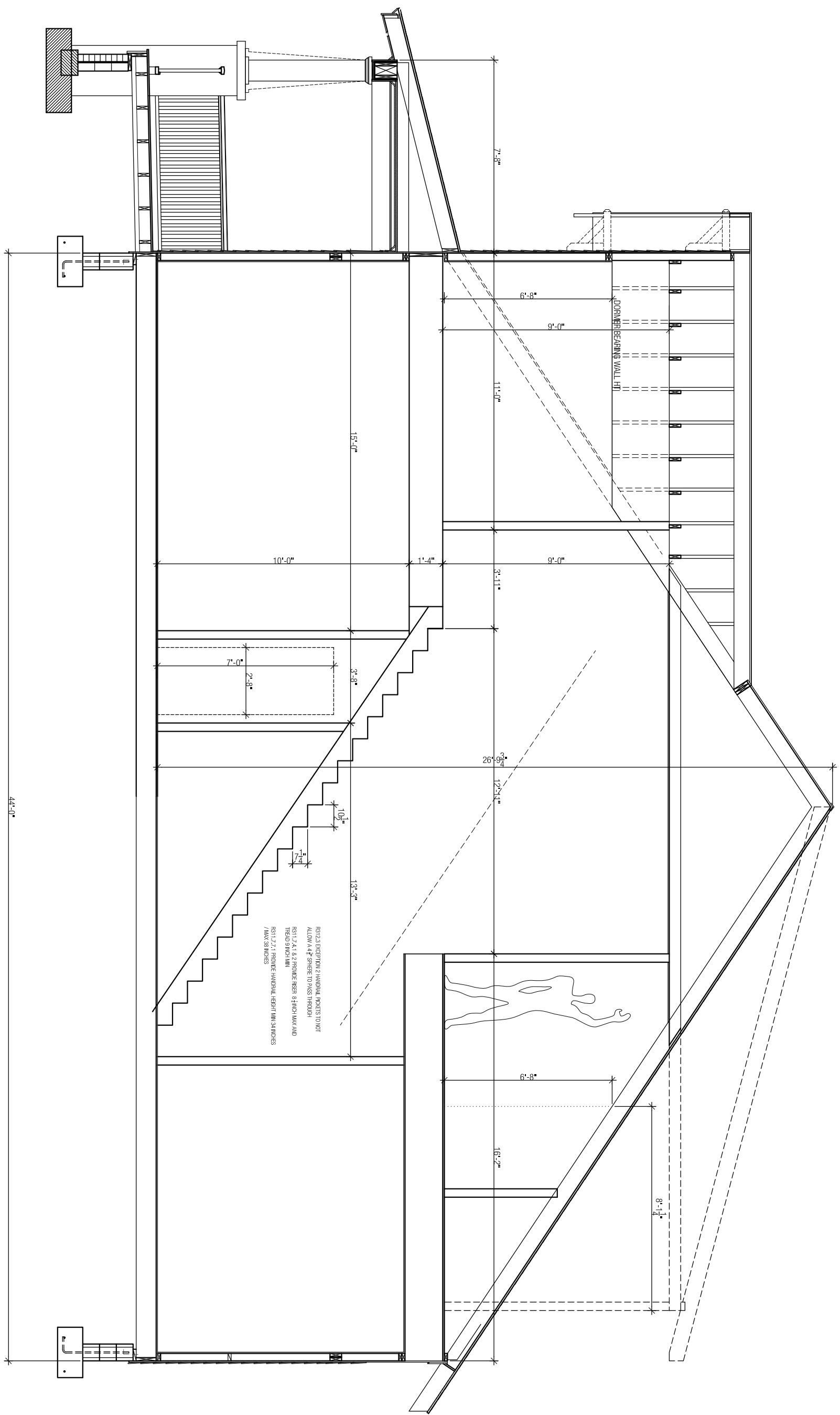
A5

SECTION A - STAIRS AND BUILDING SECTIONS

FOUNDATION PLAN

MECHANICAL, OPTIONAL BASEMENT, AND FOUNDATION NOTES

- A. LOCATE HVAC IN BASEMENT FOR MOST EFFICIENT USE. A/C UNIT, IF SPECIFIED, IS TO BE PLACED OUT OF PUBLIC VIEW, I.E., AT THE REAR OF THE HOUSE.
- B. PLACE FLOOR DRAIN NEAR MECHANICALS.
- C. ALL FOOTINGS SHALL REST ON VIRGIN, UNDISTURBED SOIL.
- D. ASSUMED SOIL SHALL BE SAND OR GRAVEL, WITH MINIMUM TRACES OF DRY CLAY, WITH A MINIMUM BEARING CAPACITY OF 2000 LBS/SQ. FT.
- E. UNLESS OTHERWISE NOTED, ALL SLABS ON GRADE SHALL BE 4000 P.S.I. (28 DAY COMPRESSIVE STRENGTH) CONCRETE ON 6" GRAVEL FILL MINIMUM, WITH 6X6 - W/4XW/4WWW REINFORCING. INTERIOR SLAB SHALL BE PLACED ON CONCRETE RATED VAPOR BARRIER.
- F. PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS ON ABUTTING CONCRETE OF MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED INTERIOR AREAS.
- G. PLACE 1/2" DIAMETER X 10" STILL PLATE ANCHOR BOLTS AT EACH VERTICAL REBAR (WHERE OCCURRING) OR AT 4'-0" ON CENTER AND 12" FROM EACH CORNER MAXIMUM, AND BOTH SIDES OF OPENINGS.
- H. FOOTING SIZES SHOWN ARE ONLY TYPICAL FOR STATED SOIL PRESSURES AND CONTINENT COMPACTION; WHICHEVER IS MORE RESTRICTIVE.
- I. CONTRACTOR TO VERIFY FOOTINGS DEPTHS WITH LOCAL PERMITS REQUIREMENTS OR EXISTING SOIL CONDITIONS, WHICHEVER IS MORE RESTRICTIVE.
- J. PROVIDE TERMITE PROTECTION AS REQUIRED BY LOCAL CODES.
- K. PROVIDE DEEP SCORE CONTROL JOINTS AT MID POINTS OF ALL GARAGES, BOTH DIRECTIONS MIN OR AS SHOWN IN PLAN IF DIFFERENT.
- L. MASONRY VENEER MUST BE ANCHORED TO BACKUP CONSTRUCTION WITH GALVANIZED CORRUGATED METAL TIES SPACED 16" ON CENTER HORIZONTALLY AND 16" ON CENTER VERTICALLY.
- M. INSTALL CONTINUOUS APPROVED FLASHINGS AND COTTON CORD WEERS AT 48" ON CENTER WITHIN FIRST EXPOSED COURSE ABOVE GRADE.
- N. FOUNDATION DIMENSIONS ARE TAKEN FROM THE FACE OF THE CONCRETE. INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD. EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE FACE OF THE PLYWOOD SHEATHING.
- O. FINAL SLUMP PUMP LOCATION TO BE CONFIRMED BY BUILDER.
- P. INCLUDED HOSE BIBBS LOCATED BY HOMEOWNER/SALESPERSON.





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

DATE: July 9, 2020
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 244 Mt Zion Rd**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Justin Honore to construct a new two-story single-family dwelling at 244 Mt Zion Rd. The dwelling will have 2,165 SF of living area with four bedrooms and three bathrooms.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

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

- Portions of buildings equal to or less than five feet from a side or rear lot line shall be limited in height to the greater of 16 feet.
- ✗ Portions of buildings between five and ten feet of a side or rear lot line shall be limited in height to the greater of 25 feet.
Portions of buildings ten feet or greater from a side or rear lot line shall be limited in height to 35 feet.
- ⊖ Outside of subareas D and E maximum building heights shall be as established by zoning.
- ⊖ All buildings shall provide first-story occupiable space, for the first ten feet of building depth along the enfronting facade.
- ✗ Sidewalks shall be located along all public and private streets. Sidewalks shall consist of two areas: a landscape area and a clear area.
 - ✗ Developments less than one acre shall provide a minimum one-foot landscape zone and a minimum four-foot clear zone.
Development of one acre or more shall provide a minimum two-foot landscape zone and a minimum five-foot clear zone.
The above notwithstanding, multifamily developments and all developments along Dogwood Drive shall provide a minimum five-foot landscape zone and a minimum six-foot clear zone.

STAFF COMMENT: Actual building setbacks were not provided. If the building is within 5 to 10' of the side lot line, then the structure is too tall at 26'10". Sidewalks are not shown.

(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: No landscape plan or tree conservation plan is provided.

(c) Utility Standards

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

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

**STAFF COMMENT: Mechanical units are not shown on the plan. Must be screened.
Tree placement has not been shown.**

(d) Parking and Traffic Standards

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

STAFF COMMENT: Driveway not shown on plans.

(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: Ensure 12" overhang for roof.

(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: If railings are included, they must adhere to standards.

All wood must be painted or stained.

Porch is 6' wide with 2' deep columns.

Porch columns are between 9' and 9' 2" on center.

(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: No walkway from front door to sidewalk is provided.

Buildings numbers must be provided.

Window panes must be recessed a minimum of two inches. Wood windows are shown but not detailed.

GBGs may not be used.

Calculations of window as percent of façade not included. Please provide.

Center mullions must be 2" wider than the side trim.

Sills are shown but not detailed.

(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: *Window sill elevations are not provided.*

- ⊗ ***Outbuildings.*** In conventional development, outbuildings are often designed and located as an afterthought. Yet in traditional towns and cities, outbuildings serve to enrich the quality of design through their placement, design and use. In Hapeville, where outbuildings are provided on many residential lots, their design must be to the same high standards found in the community's neighborhoods.
The following standards shall apply to construction of new outbuildings in residential districts.
 - i. On lots with one street frontage, set outbuildings back at least 15 feet behind the front facade of the principal building.
 - ii. On corner lots, outbuildings should be setback at least 15 feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.
 - iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.
 - iv. Outbuildings shall be of compatible material and architectural style to the principal building.
 - v. Outbuildings shall have a minimum height of 14 feet and a maximum height of that of the principal building or 25 feet, whichever is less.
 - vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.

STAFF COMMENT:

RECOMMENDATIONS

The proposed design is deficient in the following areas:

- **Actual building setbacks were not provided. If the building is within 5 to 10' of the side lot line, then**

the structure is too tall at 26'10".

- No landscape plan or tree conservation plan is provided. Placement of street trees and landscaping must be provided.
- Mechanical units are not shown on the plan. Must be screened.
- No walkway from front door to sidewalk is provided.
- Driveway not shown on plans. Must be between 9' and 15'.
- If railings are included, they must adhere to standards.
- All wood must be painted or stained.
- Porch is 6' wide with 2' deep columns. Porches should have a clear depth of 8' from façade to front of column.
- Porch columns are between 9' and 9' 2" on center. Maximum is 8' on center. Design exception is recommended.
- Window panes must be recessed a minimum of two inches. Wood windows are shown but not detailed.
- GBGs may not be used.
- Calculations of window as percent of façade not included. Please provide.
- Center mullions must be 2" wider than the side trim.
- Sills are shown but not detailed.
- Window sill elevations are not provided.
- Ensure 12" overhang for roof.
- Buildings numbers must be provided.

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

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: April 14, 2020

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

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

Applicant: Ranjan Avasthi Contact Number: [REDACTED]

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

Address of Proposed Work: 3206 Oakdale Road

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0099-0003-154-5

Property Owner: Ranjan Avasthi Contact Number: [REDACTED]

Project Description (including occupancy type): New build single family residential house. Two story with basement.

Contractors Name: Chesapeake Development Contact Number: 404-423-5944

Contact Person: Brendan Murphy Contact Number: 404-423-5944

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

[REDACTED]
Applicants Signature

4/14/20
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: 3,000

Total Square Footage of existing building: N/A

Estimated Cost of Construction: \$240,000

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

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

Engineered open web floor joists, Exterior fiber cement siding, Asphalt shingle roof,
Standing seam metal roof over porches (x2), Foundation poured wall 8in concrete,
2x4 stud walls

NOTICE

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

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

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

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

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

(Please Print & Initial)

Ranjan Avasthi

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

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

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

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

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

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

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

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

Ranjan Avasthi

4/14/20

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.

SCOPE OF WORK: TO REPLACE EXISTING RESIDENTIAL PROPERTY.

INTERNATIONAL BUILDING CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS 2014, 2015, 2016, 2018

INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS 2014, 2015, 2018

INTERNATION FIRE CODE, 2012 EDITION, WITH GEORGIA AMENDMENT 2014

INTERNATIONAL PLUMBING CODE, 2012 EDITION WITH GEORGIA AMENDMENTS 2014, 2015

INTERNATIONAL MECHANICAL CODE, 2012 EDITION WITH GEORGIA AMENDMENTS 2014, 2015

INTERNATIONAL FUEL GAS CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS 2014, 2015

NATIONAL ELECTRICAL CODE, 2017 EDITION, NO GEORGIA AMENDMENT

INTERNATION ENERGY CONSERVATION CODE, 2009 EDITION, WITH GEORGIA SUPPLIMENTS AND AMENDMENTS 2011, 2012

INTERNATION SWIMMING POOL AND SPA CODE, 2012 EDITION, WITH GEORGIA AMENDMENT 2014

FOR INFORMATION AND QUESTIONS REGARDING THE LIFE SAFETY CODE NFPA 101 OR THE GEORGIA ACCESSIBILITY CODE PLEASE CONTACT THE STATE FIRE MARSHAL'S OFFICE.

- T-1 ARCHITECTURAL COVER SHEET
- C-1 ARCHITECTURAL SITE PLAN
- A-1 NEW LOWER MAIN AND UPPER FLOOR PLANS
- A-2 FOUNDATION & FRAMING PLANS
- A-3 ROOF PLAN & ROOF FRAMING PLAN
- A-4 EXTERIOR ELEVATIONS
- A-5 EXTERIOR ELEVATIONS
- A-6 WALL SECTIONS & STAIR SECTION
- A-7 STAIR AND DECK DETAILS
- REVISED SITE PLAN
- TREE CONSERVATION PLAN
- EROSION CONTROL PLAN

3206 OAKDALE DR.

1. ALL NEW DOORS AND WINDOWS WILL BE SELECTED BY THE OWNER.
2. ALL FLOOR FINISHES WILL BE SELECTED BY THE OWNER.
3. ALL WALL FINISHES WILL BE SELECTED BY THE OWNER.
4. ALL PAINT COLORS WILL BE SELECTED BY THE OWNER.
5. NEW WALLS SHALL BE CONSTRUCTED WITH 1/2" GYP. BD. ON 2"x 4" WOOD STUDS @ 16" O.C.
6. CONTRACTOR TO FIELD VERIFY DIMENSIONS.
7. CONTRACTOR TO VERIFY EXISTING CEILING HEIGHT AND LIGHT FIXTURE LOCATIONS.
8. ALL ELECTRICAL, MECHANICAL, AND PLUMBING MODIFICATIONS PROVIDED BY OWNER & SHALL MEET & SHALL MEET ALL STATE AND LOCAL IBC CODES.
9. CONTRACTOR TO REPLACE ALL DAMAGED WOOD MEMBERS AND TREAT ALL SMOKE DAMAGED WOOD MEMBERS.

RELEASE FOR CONSTRUCTION

[illegible]

Use and Interpretation of This Drawing

1. Except as may be otherwise shown or stated, this set completely defines the work to be constructed and shall be read and interpreted in accordance with the General Conditions of the Contract Documents, and subject to the same interpretations, all Work to be performed shall be in accordance with the drawings and specifications of this Project by the Architect.
2. AFTER EXECUTION OF THE CONSTRUCTION CONTRACT applicants for Work Included herein, must read and interpret the drawings and specifications of this Drawing in accordance with the "General Interpretation of the Contract Documents," or an equivalent document, as published by the American Institute of Architects, Inc. This Drawing is to be read in accordance with the "General Interpretation of the Contract Documents," as published by the American Institute of Architects, Inc. The drawings and specifications of this Drawing are to be read in accordance with the "General Interpretation of the Contract Documents," as published by the American Institute of Architects, Inc. The drawings and specifications of this Drawing are to be read in accordance with the "General Interpretation of the Contract Documents," as published by the American Institute of Architects, Inc. The drawings and specifications of this Drawing are to be read in accordance with the "General Interpretation of the Contract Documents," as published by the American Institute of Architects, Inc.
3. THE RELEASE STATEMENT OF THIS DRAWING is indicated by the statement following the Architect's name and within the printed box marked as "X" or "✓".

☐ "PROGRESS PRINT" - NO PART OF THIS DRAWING IS RELEASED BY ARCHITECT FOR CONSTRUCTION PURPOSES.

☐ "THIS DRAWING HAS BEEN REVISED BY THE ARCHITECT" - THIS IN THIS BLOCK OF THIS DRAWING HAS BEEN REVISED BY THE ARCHITECT.

☐ "Preliminary Release" - ONLY TO THE EXTENT THAT PRELIMINARY PARTS OF THIS DRAWING ARE RELEASED FOR CONSTRUCTION PURPOSES.

By _____ (Date of First Partial Release)

☒ FULL RELEASE - THE DRAWING HEREIN IS FULLY RELEASED FOR PURPOSES OF CONSTRUCTION OF THIS PROJECT.

190

[illegible]

CADD PLUS DESIGNS
1757 LAKE HARBING RD.
MORROW GA. 30260
404-702-3576

Name Of The Project:
3206 OAKDALE RD.
HAPEVILLE GA

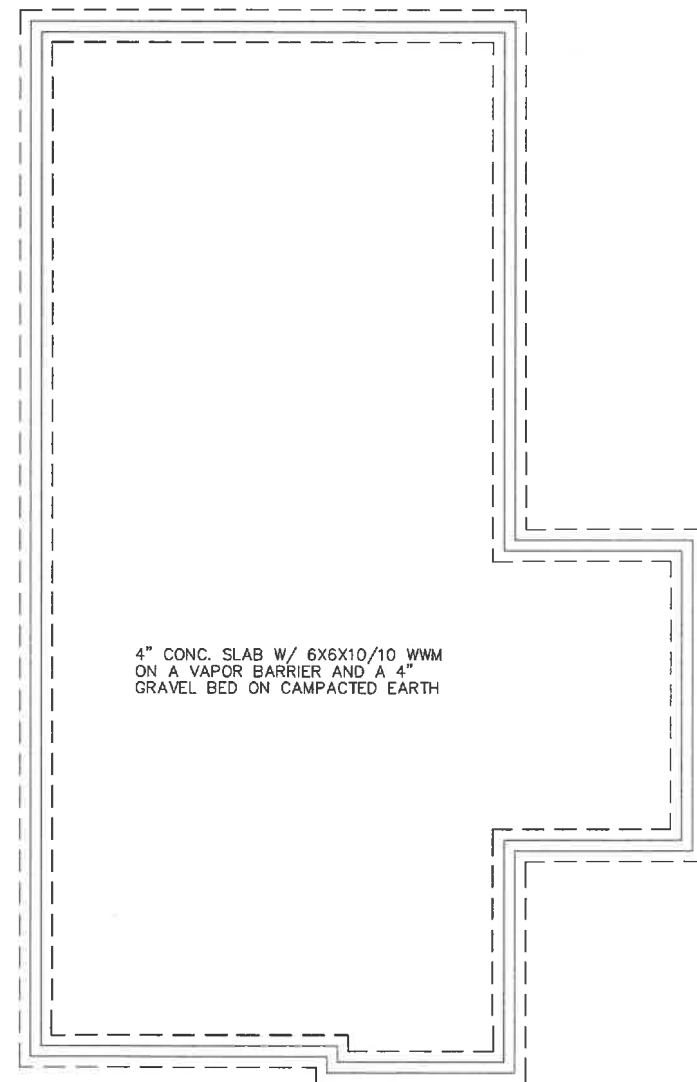
Project No.
XX,XXX

Title sheet:

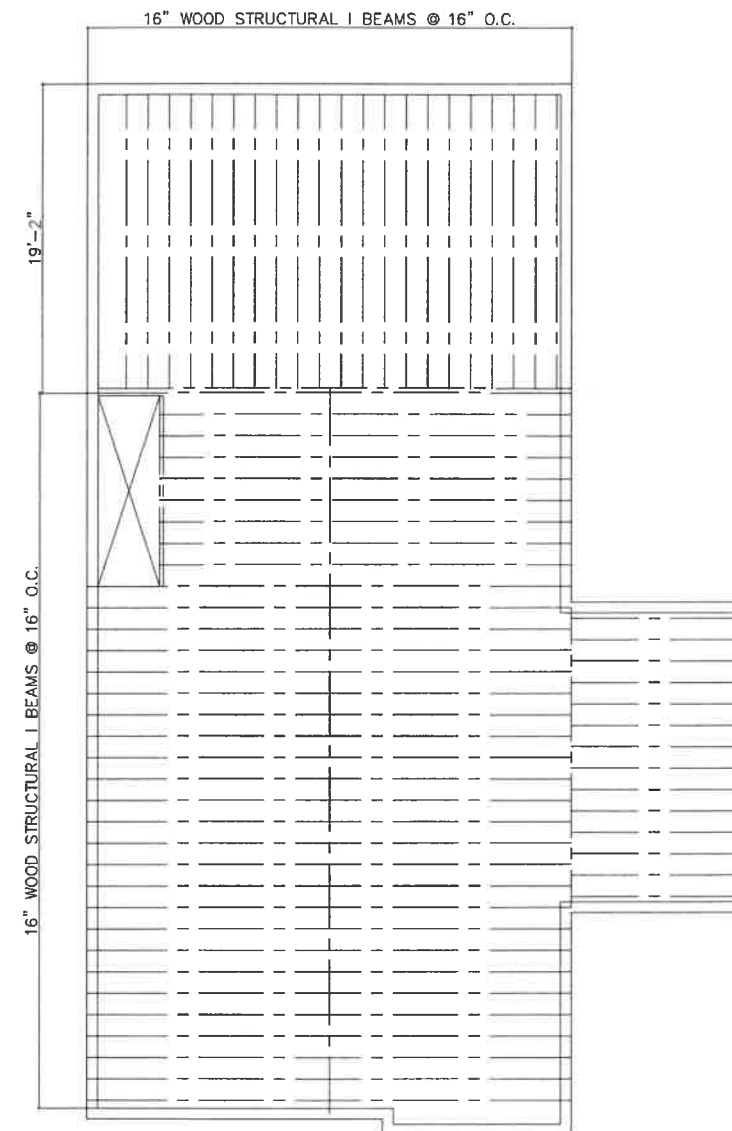
- TITLE/COVER SHEET

Drawing No. T-1

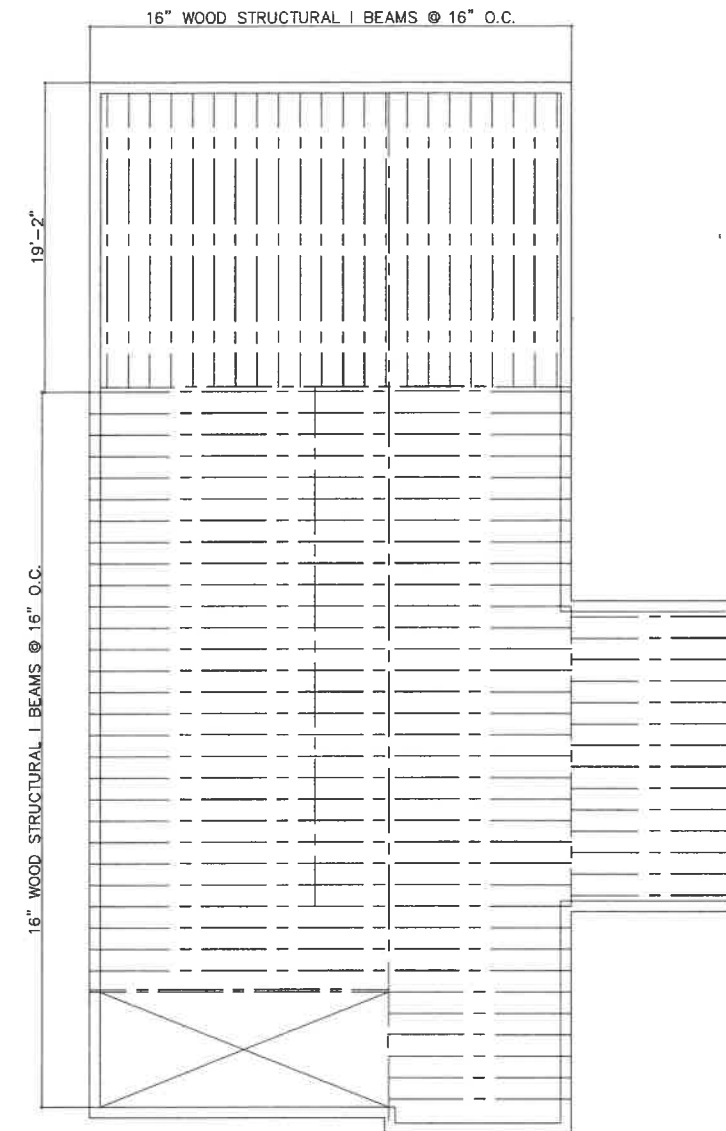
OF 2 Sheets.



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



MAIN FLOOR FRAMING PLAN
SCALE: 3/16" = 1'-0"



UPPER FLOOR FRAMING PLAN
SCALE: 3/16" = 1'-0"

[illegible][illegible][illegible]

CADD PLUS DESIGNS
1757 LAKE HARBING RD.
MORROW GA. 30260
404-702-3576

Name Of The Project:
3206 OAKDALE ROAD
HAPEVILLE GA

Project No.
XX.XXX

Title sheet:

- FOUNDATION & FRAMING
- PLANS

Drawing No. A-2

RELEASE FOR CONSTRUCTION



Use and Interpretation of This Drawing

1. Do not use any information shown or noted. Work not completely indicated herein is to be assumed by the architect. Do not construct the work until you have been notified by the architect. Do not use any materials, and subject to the same regulations, do not work that is shown as being done by the architect. Do not use any materials or work that is shown as being done by the architect. Do not use any materials or work that is shown as being done by the architect.

AFTER DISCUSSION

1. Do not use any information shown or noted. Work not completely indicated herein is to be assumed by the architect. Do not construct the work until you have been notified by the architect. Do not use any materials, and subject to the same regulations, do not work that is shown as being done by the architect. Do not use any materials or work that is shown as being done by the architect. Do not use any materials or work that is shown as being done by the architect.

THE RELEASE OF THIS DRAWING IS FACILITATED BY THE ARCHITECT'S PROFESSIONAL LIABILITY INSURANCE POLICY.

"PROGRESS PRINT" NO PART OF THIS DRAWING IS RELEASED BY ARCHITECT FOR CONSTRUCTION PURPOSES.

☐ This drawing has been released by the ARCHITECT'S LIABILITY INSURANCE POLICY.

☐ "FINAL RELEASE" THIS DRAWING HAS BEEN RELEASED BY ARCHITECT FOR CONSTRUCTION PURPOSES.

☒ FULL RELEASE THIS DRAWING PRINTED IS FULLY RELEASED BY THE ARCHITECT FOR CONSTRUCTION PURPOSES.

1991

[illegible]

CADD PLUS DESIGNS
1757 LAKE HARBING RD.
MORROW GA. 30260
404-702-3576

Name Of The Project:
3206 OAKDALE ROAD
HAPEVILLE GA

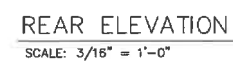
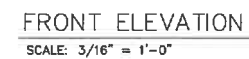
Project No.
XX.XXXX

Title sheet:

-EXTERIOR ELEVATIONS

Drawing No. A-4
Of 2 Sheets.

RELEASE FOR CONSTRUCTION



RELEASE FOR CONSTRUCTION

[illegible]

Use and Interpretation of This Drawing

1. Except as may be otherwise shown or noted, Work not completely destroyed herein in accordance with the applicable Legend shall be constructed of the same materials, and subject to the same requirements, as Work that is shown similarly but more completely elsewhere on this or other Drawings furnished for this Project by the Architect.

2. AFTER EXECUTION OF THE CONSTRUCTION CONTRACT applicable to work indicated thereon, instead of any certificate drawn or notice, each issue of the Drawing is intended as a "written interpretation of the Contract Documents", or as an "Order for a Minor Change in the Work", or both, to supersede any former issues. Drawing to be drawn by the Architect. If a Drawing is to become a Contract Document unless a claim is made by written notice to the Architect within the period established by the Construction Contract, which is 21 days unless otherwise stated, the Contract Document arising from the Drawing shall be the Contract. AAS-201, [Amended AAS-201, 1987; 1987, Universal Condition Paragraphs 3.1.1, 4.2.11, 4.3.7 and 7.4.1].

3. THE RELEASE STATUS OF THIS DRAWING is indicated by the statement following the Exemption box below in which the architect has placed an "X" or a "V".

- ☐ "PROGRESS PRINT" - NO PART OF THIS DRAWING IS RELEASED BY ARCHITECT FOR CONSTRUCTION PURPOSES.
- ☐ (The above two lines a dated signature of _____ are added by the signatory herein in this block of a manager of the Architect's staff.)
- ☐ "PARTIAL RELEASE" - ONLY TO THE EXTENDED LIMITED PERSONAL PARTS OF THIS DRAWING AND NOT TO BE RELEASED BY ARCHITECT FOR CONSTRUCTION PURPOSES.
- By _____ (Date of First Partial Release) _____
- ☒ "FULL RELEASE" - THIS DRAWING HEREIN IS FULLY RELEASED BY THE ARCHITECT FOR PURPOSES OF CONSTRUCTION OF THIS PROJECT. (Date of Full Release) _____

Revisions after Partial or Full Release

[illegible]

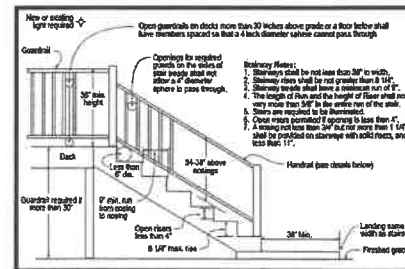
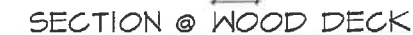
CADD PLUS DESIGNS
1757 LAKE HARBING RD.
MORROW GA. 30260
404-702-3576

Name Of The Project:
3206 OAKDALE ROAD
HAPEVILLE GA

Project No.
XX.XXX

Title sheet:
-EXTERIOR ELEVATIONS

Drawing No. A-5
Of 2 Sheets.

[illegible]

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

NOTE: SEE 4/A-2 SHEET FOR WOOD DECK DETAILS.

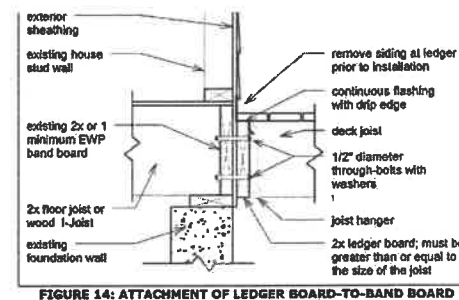
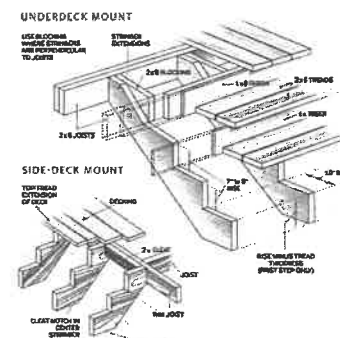
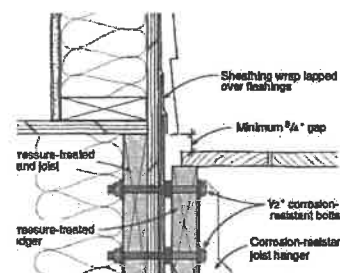


FIGURE 14: ATTACHMENT OF LEDGER BOARD-TO-BAND BOARD

1. DECK FRAMING WILL BE 2"x 10"
AT 16" O.C.
2. WOOD FRAMING WILL BE BOLTED
TO THE EXISTING FLOOR FRAMING.
3. FINISH BOARDS WILL BE 1"x6" WOOD
DECKING BOARDS, TREATED.
4. WOOD PICKETS WILL BE 1"x 1" AT 3-1/2"
O.C.
5. RAILING HT. WILL BE 42" A.F.F.
6. DECKING POST AND WOOD COLUMNS WILL BE 6"x 6"
WOOD POST AND COLUMNS, TREATED.
7. WOOD COLUMNS AND POST WILL BE ANCHORED
2' BELOW GRADE.

[illegible][illegible][illegible]

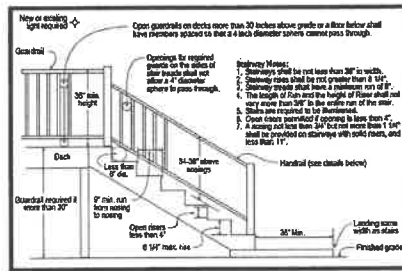
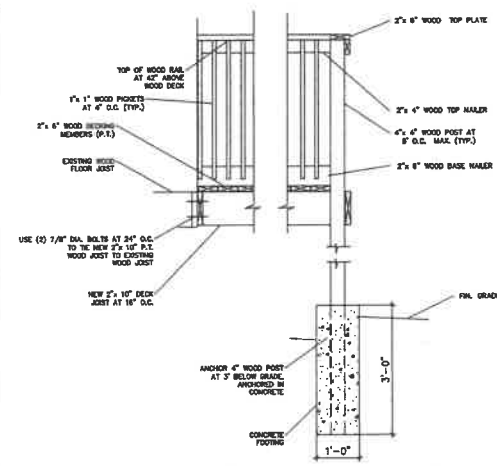
Name Of The Project:
3206 OAKDALE ROAD
HAPEVILLE GA

Title sheet:

- WOOD DECK
- SECTION & DETAILS

Drawing No. A-7
Of 2 Sheets.

RELEASE FOR CONSTRUCTION

[illegible]

SCALE: 1/2" = 1'-0"
NOTE: SEE 4/A-2 SHEET FOR WOOD DECK DETAILS.

1. DECK FRAMING WILL BE 2"x 10"
AT 16" O.C.
2. WOOD FRAMING WILL BE BOLTED
TO THE EXISTING FLOOR FRAMING.
3. FINISH BOARDS WILL BE 1"x6" WOOD
DECKING BOARDS, TREATED.
4. WOOD PICKETS WILL BE 1"x 1" AT 3-1/2"
O.C.
5. RAILING HT. WILL BE 42" A.F.F.
6. DECKING POST AND WOOD COLUMNS WILL BE 6"x 6"
WOOD POST AND COLUMNS, TREATED.
7. WOOD COLUMNS AND POST WILL BE ANCHORED
2' BELOW GRADE.

<https://www.atlantaga.gov/home/showdocument?id=24374>
<https://www.scribd.com/document/314701138/2012-Georgia-Minimum-Residential-Prescriptive-Deck-Details-201401061514101938>

[illegible][illegible][illegible]

STEEL FRAME AND TYPE C SALT FENCE INSTALLATION



PIPE OUTLET TO FLAT AREA - NO WELL DEFINED CHANNEL



PLW



EROSION AND SEDIMENT CONTROL MEASUREMENTS SHALL BE INSTALLED PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, 2016 EDITION AND GEORGIA DEPARTMENT OF TRANSPORTATION.

1. THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBANCE ACTIVITIES. VERIFY WITH LOCAL GOVERNMENTAL AGENCY PRIOR TO BEGINNING OF WORK.
2. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
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. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171 - TYPE "C" TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 2013 EDITION & 2016 SUPPLEMENTAL SPECIFICATIONS AND MODIFICATIONS.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED DAILY AND AFTER EACH RAIN AND REPAIRED AS NECESSARY BY THE GENERAL CONTRACTOR.
6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON SITE INSPECTION.
7. DISTURBED AREAS LEFT IDE FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING; DISTURBED AREAS IDE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
8. NO GRADED SLOPE SHALL EXCEED 3:1.
9. NO SEDIMENT SHALL EXIT SITE OR VIA VEHICLES, CLEAN UP SHALL OCCUR IMMEDIATELY.
10. SILT FENCE SHALL BE TYPE "C" AS PER THE MANUAL FOR EROSION CONTROL AND SEDIMENT CONTROL IN GEORGIA AND BE WIRE REINFORCED.
11. SILT FENCE ALSO INDICATES LIMITS OF DISTURBANCE.

1. ALL TREE PROTECTION FENCES TO BE PROTECTED FROM SEDIMENTATION AND INSPECTED DAILY AND REPAIRE OR REPLACED AS NEEDED.
2. ALL TREE SAVE FENCING TO INSTALLED PRIOR TO THE START OF LAND DISTURBNACE AND MAINTAINED UNTIL FINAL LANDSCAPING. ALL TREE SAVE FENCE TO BE REPAIRED OR REPLACED AS NEEDED, NO PARKING STORAGE OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
3. CALL 811 BEFORE YOU DIG OR 1-800-282-7411.

ARBORIST NOTES: SEE SITE PLAN ZONING PERMIT NOTES

4. AFTER THE PERMIT IS ISSUED, CONTACT THE DESIGN, & CONSTRUCTION ENVIRONMENTAL DEPARTMENT 404-370-4304, TO ARRANGE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR LAND DISTURBNACE.



PAUL L. OZIO
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION # 0000029511 EXPIR

EXPIRES 02/01/2022

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Br	BRUSH ZONE			Shrub or unshrubbed vegetative vegetation, substantial or regional extent of vegetation or the unshrubbed of vegetation surrounding an area of disturbance or boundary alteration.
Cs	GRASSY OPEN PASTURE (OR EXPOSED)			Pasture vegetation on dunes that are covered, erodibility unprotected, or re-constructed.
Ds1	DISBURSED AND SCATTERED OPEN GROUND GROUND			Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion reducing cover.
Ds2	DISBURSED AND SCATTERED OPEN GROUND GROUND			Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DISBURSED AND SCATTERED OPEN GROUND GROUND			Establishing a permanent vegetative cover such as grass, shrubs, vines, prostrate, or foragers on disturbed areas.
Ds4	DISBURSED AND SCATTERED OPEN GROUND GROUND			A permanent vegetative cover using seeds as highly erodible or erodible seeded turfs.

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION ERT			A leveled stone pad located at the construction site used to provide a place for running road from house protecting public safety.
Ed1	EMERGENCY SIGNAGE			A barrier to prevent accident from leaving the construction site. It may be a barricade, chain of stones or bag of straw, logs and poles, or a salt fence.
Ed2	KEY SIGNAGE MAP			A temporary protective device formed at or around an exit to a storm drain to trap sediments.
Ed3	TEMPORARY STOPPING BARS			A chain created by accumulation of a dense screen or webbing, the surface water runoff is temporarily slowed allowing the bulk of the sediment to drop out.
Ed4	TEMPORARY GROUND NAIL			A small temporary pond that catches a disturbed area on the foundation can reduce the risk of the foundation establishing a temporary sediment trap from a temporary sediment bank in the back of a pipe or riser.
Tr	TRIP PROTECTIVE			To prevent tripping from an injury during construction activity.
WT	WETLANDS PROTECTION CHAIN			Pond or negative water surface for diversion, temporary, barrier, chain or other structure.

1000

CHAIN LINK FENCE DETAIL



TYPE B COMPOST FILTER SOCK



SIDE VIEW



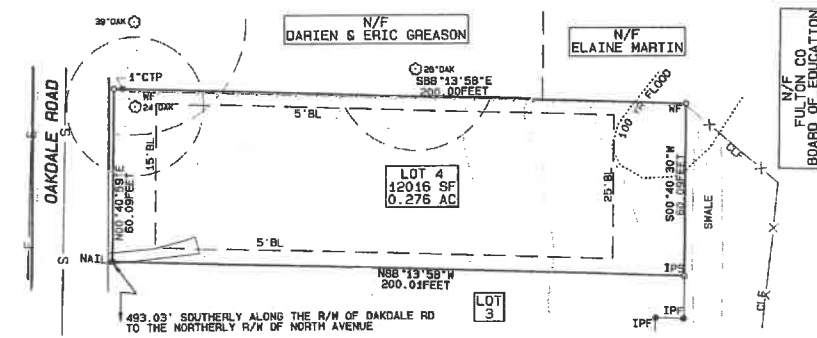
SIDE VIEW



QCMC 2004 Edition 6-00

REVISIONS

JUNE 14, 2010
RELEASED FOR
CONSTRUCTION



- LEGEND**
- AC - ACRES
 - BL - BUILDING SETBACK LINE
 - CG - CURB AND GUTTER
 - CO - CONCRETE
 - CS - SEWER CLEAN OUT
 - DB - DEED BOOK, PAGE
 - ED - EDGE OF PAVEMENT
 - EP - FIRE HYDRANT
 - FW - FIRE HYDRANT
 - IPF - IRON PIN FOUND
 - IP - IRON PIN SET (1/2" R/B)
 - LP - LIGHT POLE
 - MS - SANITARY SEWER MANHOLE
 - N/F - NOT FOR CONSTRUCTION
 - PL - PLAT BOOK, PAGE
 - PL - POINT OF BEGINNING
 - RF - RIGHT OF WAY
 - RF - SQUARE FEET
 - SHCB - SINGLE WING CATCH BASIN
 - UP - UTILITY POLE
 - UBU - UNDERGROUND UTILITY
 - WF - WOOD FENCE
 - WM - WATER METER
 - WV - WATER VALVE
- SYMBOLS**
- FIRE HYDRANT
 - UTILITY POLE
 - SEWER MANHOLE
 - WATER METER
 - WATER VALVE
 - UNDERGROUND UTILITY
 - AIR CONDITIONER
 - GAS METER
 - LIGHT POLE
 - GUY WIRE
 - IRON PIN SET
 - IRON PIN FOUND

REFERENCES
CLERK OF SUPERIOR COURT FOR
FULTON COUNTY
SHOWN AS LOT 4 IN PLAT
BOOK 305, PAGE 34



PRECISION NOTE
THE FIELD DATA DATED 5-05-2020
UPON WHICH THIS PLAT IS BASED WAS A CLOSURE
PRECISION OF ONE FOOT IN 54,733 FEET AND AN
ANGULAR ERROR OF 1.2 SECONDS PER ANGLE.
THE CLOSING DISTANCE WAS 0.01 FEET.
AND WAS ADJUSTED USING THE COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT
IN 54,733 FEET. TOPCON OS 3A USED FOR
ANGULAR AND LINEAR MEASUREMENTS

FLOOD NOTE:
THIS PROPERTY IS PARTLY IN A FEMA FLOOD AREA AND IS
SHOWN ON FIRM PANEL 13121C0366P, HAPEVILLE, CITY OF
HAPEVILLE, CITY OF, 08/18/2013

THIRD PART DISCLAIMER
THIS PLAT IS FOR THE EXCLUSIVE USE OF
Rocky Acquisition LLC
USE BY THIRD PARTIES IS AT THEIR OWN RISK

SURVEYORS NOTES
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF
A CURRENT TITLE COMMITMENT POLICY. THEREFORE
EXCEPTION IS MADE HEREIN TO ANY EASEMENTS,
RESERVATIONS, RIGHTS-OF-WAY AND RESTRICTIONS OF
RECORD WHICH MAY EXIST. UTILITIES ARE VISIBLE AND
ABOVE GROUND. NO SUBSURFACE INVESTIGATION WAS
PERFORMED. STRUCTURES ARE MEASURED TO THE BUILDING
WALL. VERTICAL DATUM MAYE 1988 AND HORIZONTAL DATUM IS
ASSUMED UNLESS OTHERWISE SPECIFIED.

ZONING IS R1
LOT FRONTAGE 60.00 FT. MIN. LOT AREA 54,733 S.F.
FLOOR AREA/DU 10,000. MAX LOT COVERAGE 40%
MINOR COLLECTOR FRONT YARD 15 FT. SIDE 5 FT.
REAR 25 FT. STORIES 2.5, HEIGHT 35, PARKING 2 DU

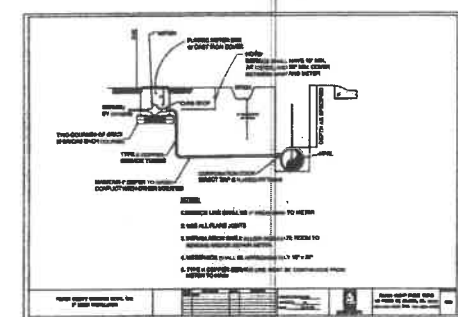
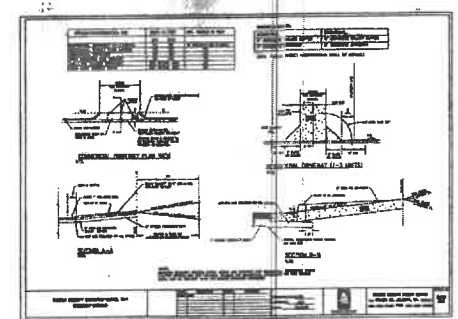
TECHNICAL STANDARDS
THIS SURVEY WAS PREPARED IN CONFORMITY WITH
THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS
IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE
BOARD RULES OF THE GEORGIA BOARD OF REGISTRATION
FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS
AND AS SET FORTH IN THE GEORGIA PLAT ACT
O.C.G.A. 15-8-67.

AS-BUILT AND TOPOGRAPHIC SURVEY
FOR
**Ashok K. Avasthi &
Sue Anne Avasthi**
3210 OAKDALE RD HAPEVILLE GA 30354
BEING
LOCATED IN
LAND LOT 99, DISTRICT 14
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

Compass Surveying, Inc.
9337 Meadow Gate Lane
Jonesboro, Georgia 30236
Tel: 404-550-9512
Bcaldwell@compasssurveying.com
Survey Firm LSP001073

CORRECTION:
THE AS BUILT SURVEY IS FOR THE ADDRESS 3206 OAKDALE ROAD.
THE SURVEY WAS PREPARED FOR - RANJAN K. AVASTHI
WHO LIVES AT 3210 OAKDALE ROAD. THE OWNER IS WAITING FOR
A CORRECTED SURVEY WITH THE AMENDED TITLE BLOCK.
THE AS BUILT SURVEY SHOWN IS OF 3206 OAKDALE ROAD

EXISTING SITE CONDITIONS
SCALE: 1" = 30'-0"

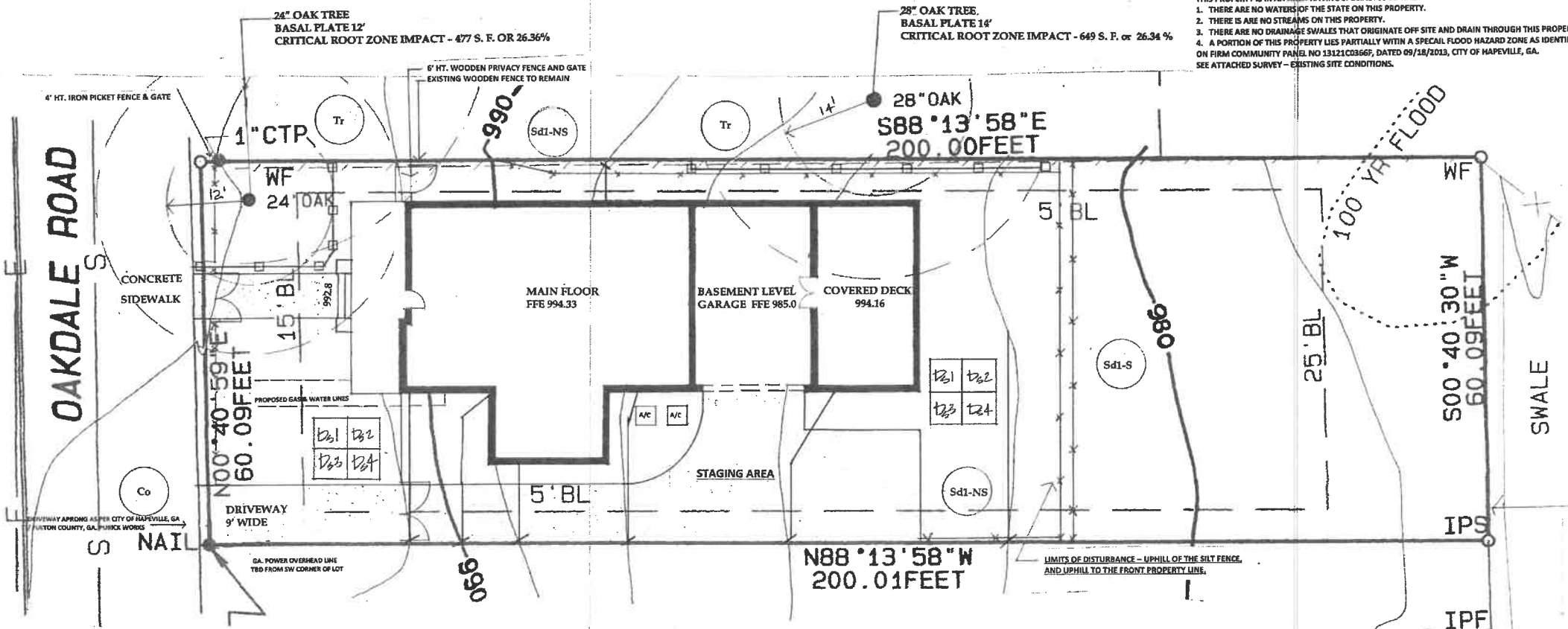


2210 Oakdale Rd
Hapeville, GA 30354

Vicinity map

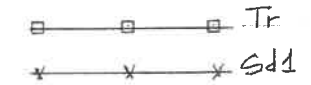
WATERS OF THE STATE

THIS PROPERTY IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
1. THERE ARE NO WATERS OF THE STATE ON THIS PROPERTY.
2. THERE ARE NO STREAMS ON THIS PROPERTY.
3. THERE ARE NO DRAINAGE SWALES THAT ORIGINATE OFF SITE AND DRAIN THROUGH THIS PROPERTY.
4. A PORTION OF THIS PROPERTY LIES PARTIALLY WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED
ON FIRM COMMUNITY PANEL NO 13121C0366P, DATED 09/18/2013, CITY OF HAPEVILLE, GA.
SEE ATTACHED SURVEY - EXISTING SITE CONDITIONS.



PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

SEE ARCHITECT'S PLANS FOR
HOUSE PLANS & DETAILS



PERMIT INFORMATION
ZONING

RANJAN K. AVASTHI (RK)
24 HOUR CONTACT PERSON, RANJAN AVASTHI (RK) Ph. # 404-944-9185
3210 OAKDALE ROAD
HAPEVILLE, GA. 30354
LOCATED IN, LOT 99, DISTRICT 14, FULTON COUNTY, GA.

PROJECT SCOPE OF WORK -
BUILD NEW HOUSE, DRIVEWAY, FRONT WALKWAY.
SEE ARCHITECTS PLANS FOR HOUSE PLANS & DETAILS.

ZONING ANALYSIS

R-1
SETBACKS: FRONT - 15'
SIDES - 5'
REAR - 25'

ALLOWABLE COVERAGE 40% or 4,806.0 S.F.

EXISTING LOT AREA +/- 12,016 S.F. or 0.276 ACRE

TOTAL DISTURBED AREA +/- 8,100 S.F. or 0.186 ACRE
LIMITS OF DISTURBANCE ARE WITHIN THE REAR SILT FENCE AND PROPERTY LINES

EXISTING IMPERVIOUS LOT COVERAGE - +/- 0.00 S.F.
EMPTY LOT

PROPOSED LOT COVERAGE - +/- 4,467 S.F.
HOUSE, FRONT PORCH, GARAGE, COVERED REAR DECK
DRIVE +/- 2,872 S.F.
FRONT WALK STEPS & COLUMNS +/- 1,426 S.F.
TOTAL IMPERVIOUS LOT COVERAGE +/- 4,467 S.F. or 37.19 %

SOIL STATEMENT - CUT & FILLS

CUT - 245.00 C.Y.
FILL - 10.00 C.Y.
NET CUT 235.00 C.Y.
CONTRACTOR TO FIELD VERIFY

FLOOR AREA RATIO:
SEE ARCHITECTS PLANS FOR INFORMATION

CONTACT INFORMATION

OWNER OF RECORD: RANJAN K. AVASTHI (RK)
3210 OAKDALE ROAD
HAPEVILLE, GEORGIA 30354, GEORGIA 30354
PH. # 404-944-9185 CONTACT: RANJAN AVASTHI, (RK)
RAVASTHI@HOTMAIL.COM

ARCHITECT: CADD PLUS DESIGNS
1757 LAKE HARRIS ROAD
MORROW, GA. 30260
PH. # 404-702-3576 CONTACT: CLAUDE WOOLLEY
CLAUDE.WOOLLEY@YAHOO.COM

LANDSCAPE ARCHITECT: OZIO LANDSCAPE ARCHITECTS, LLC.
207 BEAUMONT AVENUE
DECATUR, GEORGIA 30030
PH. # 404-378-3047 CONTACT: PAUL OZIO
PAULOZIO@OZIOLANDSCAPEARCHITECTS.COM

CONTRACTOR: PER OWNER

SURVEYOR: COMPASS SURVEYING INC.
9337 MEADOW GATE LANE
JONESBORO, GA. 30236
PH. # 404-550-9512
BCALDWELL@COMPASSSURVEYING.COM

AVASTHI RESIDENCE
3206 OAKDALE ROAD
HAPEVILLE, GEORGIA 30354

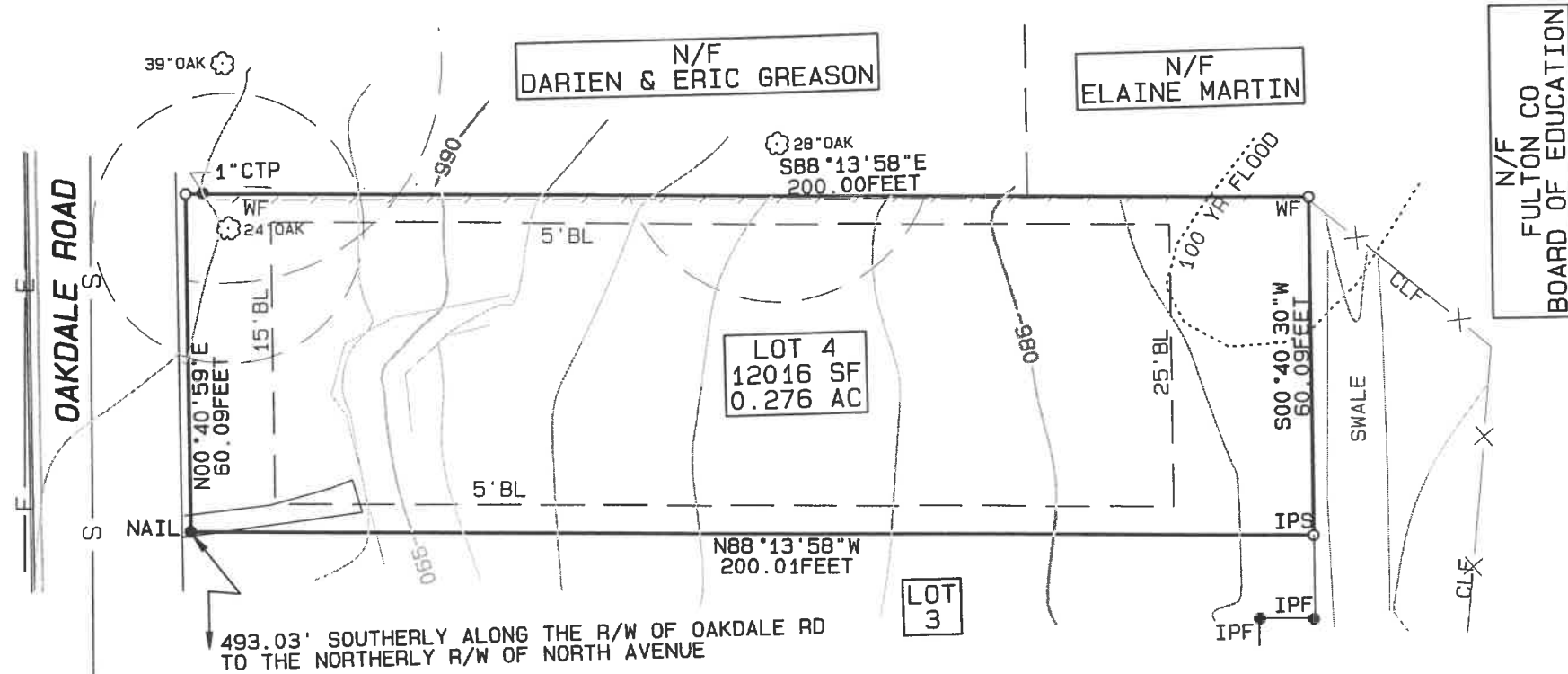
SHEET TITLE: SITE PLAN
SCALE 1" = 10' - 0"

OZIO LANDSCAPE ARCHITECTS LLC.
LANDSCAPE ARCHITECTURE

207 BEAUMONT AVENUE
DECATUR, GEORGIA 30030
PHONE 404-378-3047
paulozio@oziolandscapearchitects.com

REVISIONS:

JUNE 14, 2020
RELEASED FOR CONSTRUCTION



LEGEND

AC	-	ACRES
BL	-	BUILDING SETBACK LINE
C&G	-	CURB AND GUTTER
CONC	-	CONCRETE
SCO	-	SEWER CLEAN OUT
DB, PG	-	DEED BOOK, PAGE
-E-	-	ELECTRIC LINE
EP	-	EDGE OF PAVEMENT
FH	-	FIRE HYDRANT
GW	-	GUY WIRE
IPF	-	IRON PIN FOUND
IPS	-	IRON PIN SET (1/2" R/B)
LP	-	LIGHT POLE
MH	-	SANITARY SEWER MANHOLE
N/F	-	NOW OR FORMERLY
PB, PG	-	PLAT BOOK, PAGE
PL	-	PROPERTY LINE
POB	-	POINT OF BEGINNING
RW	-	RIGHT OF WAY
SF	-	SQUARE FEET
SWCB	-	SINGLE WING CATCH BASIN
UP	-	UTILITY POLE
UGU	-	UNDERGROUND UTILITY
WF	-	WOOD FENCE
WM	-	WATER METER
WV	-	WATER VALVE

SYMBOLS

- ⊗ FIRE HYDRANT
- ⊙ UTILITY POLE
- ⊗ SEWER MANHOLE
- ⊙ WATER METER
- ⊗ WATER VALVE
- ⊙ UNDERGROUND UTILITY
- ⊗ AIR CONDITIONER
- ⊗ GAS METER
- ⊗ LIGHT POLE
- ⊙ GUY WIRE
- ⊙ IRON PIN SET
- IRON PIN FOUND

REFERENCES

CLERK OF SUPERIOR COURT FOR
FULTON COUNTY
SHOWN AS LOT 4 IN PLAT
BOOK 306, PAGE 34

PRECISION NOTE

THE FIELD DATA DATED 5-05-2020
UPON WHICH THIS PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN 94,733 FEET AND AN
ANGULAR ERROR OF 3 SECONDS PER ANGLE.
THE CLOSING DISTANCE WAS 0.01 FEET.
AND WAS ADJUSTED USING THE COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT
IN 351,388 FEET. TOPCON QS 3A USED FOR
ANGULAR AND LINEAR MEASUREMENTS

FLOOD NOTE:

THIS PROPERTY IS PARTLY IN A FEMA FLOOD AREA AND IS
SHOWN ON FIRM PANEL 13121C0366F, HAPEVILLE, CITY OF
HAPEVILLE, CITY OF, 09/18/2013

THIRD PART DISCLAIMER

THIS PLAT IS FOR THE EXCLUSIVE USE OF
Rocky Acquisition LLC
USE BY THIRD PARTIES IS AT THEIR OWN RISK

SURVEYORS NOTES

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF
A CURRENT TITLE COMMITMENT POLICY; THEREFORE
EXCEPTION IS MADE HEREIN TO ANY EASEMENTS,
RESERVATIONS, RIGHTS-OF-WAY AND RESTRICTIONS OF
RECORD WHICH MAY EXIST. UTILITIES ARE VISIBLE AND
ABOVE GROUND. NO SUBSURFACE INVESTIGATION WAS
PERFORMED. STRUCTURES ARE MEASURED TO THE BUILDING
WALL. VERTICAL DATUM NAVE 1988 AND HORIZONTAL DATUMS IS
ASSUMED UNLESS OTHERWISE SPECIFIED.

ZONING IS R1
LOT FRONTAGE FEET 60, MIN. LOT AREA SF 10,000,
FLOOR AREA/DU SF 1000, MAX LOT COVERAGE 40%
MINOR COLLECTOR FRONT YARD 15 FT, SIDE 5 FT
REAR 25 FT, STORIES 2.5, HEIGHT 35, PARKING 2 DU

TECHNICAL STANDARDS

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



GRAPHIC SCALE 1"=30'
SHEET SIZE 11"X17"



SHEET 1 OF 1

DATE: 3-26-2019
REV: 6-16-2020
JOB#AUSTELL4730
DRAWN BY BAC

AS-BUILT AND TOPOGRAPHIC SURVEY
SURVEY FOR

Ranjan Avasthi

BEING
3206 OAKDALE RD HAPEVILLE GA 30354
LOCATED IN
LAND LOT 99, DISTRICT 14
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

Compass Surveying, Inc.

9337 Meadow Gate Lane
Jonesboro, Georgia 30236
Tel 404-550-9512
BCaldwell@CompassSurveying.com
Survey Firm LSF001073



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

DATE: July 9, 2020
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3206 Oakdale Rd**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Ranjan Avasthi to build new single-family three and a half story, 35' high dwelling at 3206 Oakdale Road. The square footage of the dwelling has not been provided. The dwelling will have four bedrooms and three and a half bathrooms.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

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

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

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

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



Outside of subareas D and E maximum building heights shall be as established by zoning.



All buildings shall provide first-story occupiable space, for the first ten feet of building depth along the enfronting facade.



Sidewalks shall be located along all public and private streets. Sidewalks shall consist of two areas: a landscape area and a clear area.

✗ Developments less than one acre shall provide a minimum one-foot landscape zone and a minimum four-foot clear zone.

Development of one acre or more shall provide a minimum two-foot landscape zone and a minimum five-foot clear zone.

The above notwithstanding, multifamily developments and all developments along Dogwood Drive shall provide a minimum five-foot landscape zone and a minimum six-foot clear zone.

STAFF COMMENT:

Setbacks must be provided.

Number of stories may be exceeded.

Sidewalk required along Oakdale Road.

(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:

Two trees are required in the supplemental area. Should the 24' oak be removed, a replacement tree must be provided (see Tree Ordinance).

(c) Utility Standards



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

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

STAFF COMMENT:

Front door lights required

(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:

Ensure that shingles have 30 year warranty

Show gutters and downspouts on plans

Ensure that overhangs meet a minimum of 12 inches beyond the façade

(f) *Street Facing Facade and Style Standards.*

- ✓ Exterior facade materials shall be limited to:
 - Full-depth brick;
 - Natural or cast stone;
 - ✓ Smooth natural-wood siding and/or cement-based siding;
 - Shake siding;
 - Painted fish-scale style shingles, but only when used in front gables;
 - True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings.
- ✓ Exterior building materials shall not be:
 - Simulated brick veneer, such as Z-Brick;
 - Exterior insulation and finish systems (EIFS);
 - Exposed concrete block;
 - Metal siding or other metal exterior treatment;
 - Glass curtain walls;
 - Liquid vinyl;
 - T-1-11 siding;

Vinyl siding, except that existing one-family detached homes with vinyl siding covering more than 70 percent of the exterior facade may replace said siding or construct an addition faced in vinyl siding.

- ✓ Facade materials shall be combined horizontally, with the heavier below the lighter.
- ✓ Blank, windowless walls are prohibited along all facades. See subsection 81-1-7(g)11.
- ✓ Foundations shall be constructed as a distinct building element that contrasts with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in brick, natural stone, or cast stone.
- ✓ All exterior stair risers visible from a street shall be enclosed.
- ✓ Porches, stoops, and balconies may be located in the front or side yard.
- ✓ Porches, stoops, and balconies along front and side building facades shall not be enclosed with screens, plastics, or other materials that hinder visibility and/or natural air flow.
- ✎ Porches, stoops, and balconies shall be made of painted or stained wood, stone, brick, or ornamental metal, subject to the additional restrictions below.
- ✓ Wooden porches, stoops, and balconies shall provide top and bottom horizontal members on railings. The top railing shall consist of two elements. The upper element shall measure two [inches] by six inches and the lower element shall measure two [inches] by four inches. The bottom railing shall measure two [inches] by four inches.
- ✓ Front porches and front stoops of principal buildings shall face and be parallel to the front lot line or build-to line.
- ✓ Porch and stoop foundations shall be enclosed.
- ✓ Front and side porches and stoops shall not have unpainted, unstained or otherwise untreated or exposed pressure treated lumber along the building line that abuts a public right-of-way.
- ✓ Balconies shall have not less than two clear unobstructed open or partially open sides. Partially open is to be constructed as 50 percent open or more. The total combined length of the open or partially open sides shall exceed 50 percent of the total balcony perimeter.
- ✎ Stoops and porch[es] shall be a minimum of two feet and a maximum of four feet from grade to the top of the stairs, unless existing topography is greater.
- Stoops shall provide a minimum top landing of four feet by four feet.
- Stoop stairs and landings shall be of similar width.
- Stoops may be covered or uncovered.
- ✗ When provided, porches shall have a minimum clear depth of eight feet from building facade to outside face of column.
- ✓ Front porch widths shall be between 80 percent and 100 percent of the adjacent facade.
- Side porch widths (including wraparound porches) shall be between 25 percent and 100 percent of the adjacent facade.
- Enfronting porches may have multistory verandas, living space, or balconies above.
- ✓ Porch columns shall be spaced a maximum distance of eight feet on center.
- ✓ Front porch columns shall have foundation piers extending to grade.
- ✓ All porches shall be covered.
- Enfronting balconies are only permitted on attached or detached one-family home facades when porches are not provided on said facades.
- Enfronting balconies shall have a minimum clear depth of four feet.
- Enfronting balcony widths shall be between 25 percent and 100 percent of the adjacent facade.

- ⊖ Balconies may be covered or uncovered.

STAFF COMMENT:

All wood must be painted or stained

Ensure porch depth meets the 8' standard

Define secondary story facade material – board and batten?

(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:

Buildings numbers must be provided

Ensure recess of windows.

Provide window trim details; ensure standards are met

Provide sill detail

Reconsider vertical oriented second story windows

Reconsider first story square window as not symmetrical and placement (stairway)

Reconsider front door height or addition of transom or sidelights.

(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:

- **Provide sill elevation from finished floor elevation**

- ⊙ ***Outbuildings.*** In conventional development, outbuildings are often designed and located as an afterthought. Yet in traditional towns and cities, outbuildings serve to enrich the quality of design through their placement, design and use. In Hapeville, where outbuildings are provided on many residential lots, their design must be to the same high standards found in the community's neighborhoods.
The following standards shall apply to construction of new outbuildings in residential districts.
 - i. On lots with one street frontage, set outbuildings back at least 15 feet behind the front facade of the principal building.
 - ⊙ ii. On corner lots, outbuildings should be setback at least 15 feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.
 - iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.
 - ⊙ iv. Outbuildings shall be of compatible material and architectural style to the principal building.
 - ⊙ v. Outbuildings shall have a minimum height of 14 feet and a maximum height of that of the principal building or 25 feet, whichever is less.
 - ⊙ vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.

STAFF COMMENT:

RECOMMENDATIONS

The proposed design is deficient in the following areas:

- **Setbacks must be provided.**
- **Number of stories may be exceeded.**
- **Sidewalk required along Oakdale Road.**
- **Two trees are required in the supplemental area. Should the 24' oak be removed, a replacement tree must be provided (see Tree Ordinance).**
- **Front door lights required**
- **Ensure that shingles have 30 year warranty**
- **Show gutters and downspouts on plans**
- **Ensure that overhangs meet a minimum of 12 inches beyond the façade**
- **All wood must be painted or stained**
- **Ensure porch depth meets the 8' standard**
- **Define second story façade material.**
- **Buildings numbers must be provided**
- **Ensure recess of windows.**
- **Provide window trim details; ensure standards are met**
- **Provide sill detail**
- **Provide sill elevation from finished floor elevation**

Other considerations:

- **Reconsider vertical oriented second story windows**
- **Reconsider first story square window as not symmetrical and placement (stairway)**
- **Reconsider front door height or addition of transom or sidelights.**

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