

Design Review Committee Meeting

700 Doug Davis Drive
Hapeville, GA 30354

December 16, 2020 6:00 PM

Agenda

1. Call to Order

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Karl Dufrenne
Gregory Morgan

3. Approval of Minutes

3.I. Minutes of November 18, 2020

Documents:

1. DRC Minutes November 18, 2020

4. New Business

4.I. Rodney Ingram 3167 Oakdale Road - Addition

Background:

Mr. Ingram has submitted an application seeking approval to construct a 308-square foot rear addition to the single-family dwelling at 3167 Oakdale Road. The property is zoned R-1, One Family Residential.

Documents:

1. Planners Report 3167 Oakdale Road
2. Application - 3167 Oakdale Road_Redacted

4.II. Victoria Barnes 493 North Avenue - Remodel

Background:

Ms. Barnes has submitted an application seeking approval to remodel the existing single-family dwelling at 493 North Avenue. The property is zoned R-SF, Residential Single Family.

Documents:

1. Planners Report 493 North Avenue
2. Application - 493 North Avenue_Redacted

5. Open Discussion

5.1. Master Sidewalk Plan Discussion

Background:

Discussion regarding the City's Master Sidewalk Plan.

Documents:

1. Planners Report Sidewalk Guidelines
 2. Hapeville Sidewalk Map
 3. Sidewalk Repair - Priority Inventory
6. Next Meeting Date - Wednesday, January 20, 2021
 7. Adjourn

**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
November 18, 2020 6:00 PM**

MINUTES

1. Call to Order

Chairman Jonathan Love called the meeting to order at 6:02PM.

2. Roll Call

Jonathan Love

Brian Gregory

John Stalvey

Karl Dufrenne - absent

Gregory Morgan

3. Approval of Minutes

3.I Minutes of October 21, 2020

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to approve the minutes of October 21, 2020 as submitted. Motion Carried 4-0.

4. New Business

4.I 826 Custer Street

Window Replacement

Background:

Ms. Novotny requested approval for the installation of windows on the existing structure at 826 Custer Street. The property is zoned V, Village and located within the Arts District Overlay.

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to approve the application with the following condition:

- 1. Front elevation windows and door will be trimmed per the standards in the guidelines**

Motion Carried 4-0

4.II 649 Cofield Drive

Façade Modification

Background:

Mr. Hightower requested approval of a façade modification and deck addition to the existing single-family dwelling at 649 Cofield Drive. The property is zoned R-1, One Family Residential.

MOTION ITEM: John Stalvey made a motion, Brian Gregory seconded to approve the application with the following recommendations:

- 1. Add masonry foundation piers on the front porch columns**
- 2. Gable over front porch to extend over the entire front porch**

The Committee provided the following design exceptions:

- 3. Front porch width is less than 80% of the front façade**
- 4. Allow vinyl double hung windows**

Motion Carried 4-0

4.III 3376 Northside Drive**Bathroom Addition**Background:

Mr. Tran requested approval for the construction of a new 96-square foot bathroom addition to the rear of the existing single-family dwelling at 3376 Northside Drive. The property is zoned R-0, One Family Detached.

MOTION ITEM: Gregory Morgan made a motion, John Stalvey seconded to approve the application with a condition that the applicant is to address all items identified in the Planners Report. Motion Carried 4-0.

4.IV 3220 Dogwood Drive**Room/Deck Addition**Background:

Ms. Woods requested approval for the construction of a new 461-square foot room addition and a 120-square foot deck to the rear of the existing dwelling at 3220 Dogwood drive. The property is zoned V, Village and located within the Arts District Overlay.

MOTION ITEM: Brian Gregory made a motion, Gregory Morgan seconded to approve the application with all items addressed that were identified in the Planners Report. Motion Carried 4-0.

4.V 236 Mt. Zion Road**New SF Dwelling**Background:

Mr. Justin Honore requested approval for the construction of a new 2,268-square foot single-family dwelling with a detached garage at 236 Mt. Zion Road. The property is zoned R-1, One Family Residential.

MOTION ITEM: Gregory Morgan made a motion, Jonathan Love seconded to approve the application with all items addressed that were identified in the Planners Report. Motion Carried 4-0.

4.VI 560 Lake Drive**New SF Dwelling**Background:

GDK Investments LLC requested approval for the construction of a new 1,786-square foot single-family dwelling at 560 Lake Drive. The property is zoned R-SF, Residential Single.

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

- 1. Applicant agreed to submit new plans mirroring existing to flip the left and right elevation**
- 2. Address all deficiencies identified in the Planners Report**

The Committee provided the following design exceptions:

- 3. Porch columns spacing exceeds 8' on center**
- 4. Porch width less than 80% of the front façade**
- 5. The height of the side gable exceeds the allowable 25'**

Motion Carried 4-0

MOTION ITEM: Jonathan Love made a motion, Gregory Morgan seconded that the Design Review Committee recommend approval of the variance for the side yard setback to the Board of Appeals. Motion Carried 4-0.

4.VII 800 Doug Davis Drive

Commercial Renovation

Background:

Mr. Tedrow requested approval for the conversion of an existing office building to a restaurant at 800 Doug Davis Drive. The property is zoned U-V, Urban Village.

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

- 1. Address all items identified in the Planners Report**
- 2. Add dog park details to site plan (landscaping and pet dropping receptacles)**

The Committee provided the following design exceptions:

- 3. Existing window dimensions/configurations**
- 4. Existing structure does not have distinct foundation**
- 5. Parking in the supplemental area**
- 6. Reduced 10' landscape area at sidewalk**
- 7. Curb cut exceeding 24'**
- 8. Building does not enfront for a minimum of 80% of the width of the front setback or build-to line**

Motion Carried 4-0

4.VIII 461 North Central Avenue

Commercial Reconstruction

Background:

Mr. Joseph Latimer on behalf of Dwarf House Property Co., Inc. requested approval for the reconstruction of the Dwarf House restaurant at 461 North Central Avenue. The property is zoned U-V, Urban Village.

MOTION ITEM: Brian Gregory made a motion, Jonathan Love seconded to approve the application with the following recommendations:

- 1. Add building numbers to plan**
- 2. Add compliant dumpster screening to site plans**
- 3. Add gutters and downspouts on plans**

The Committee provided the following design exceptions:

- 4. Main entry door is not located along the enfronting street**
- 5. Proposed roof line**
- 6. Height of building less than 24'**
- 7. Parking in the supplemental area along North Central Avenue. A request to the Board of Appeals for a variance to allow this parking has been requested, but not yet heard/approved. DRC recommends approval to the Board of Appeals for the variance**
- 8. Supplemental area landscaping may not meet the required 10'. There is a landscape zone, sidewalk and landscape buffer along North Central Avenue**
- 9. The wider driveway width (>24')**

Motion Carried 4-0

5. 2021 Design Review Committee Meeting Schedule

Consideration to Approve the 2021 Design Review Committee Meeting Schedule

MOTION ITEM: Jonathan Love made a motion, Brian Gregory seconded to approve the 2021 Design Review Committee Meeting Schedule. Motion Carried 4-0.

6. Next Meeting Date – Wednesday, December 16, 2020 at 6:00PM

7. Adjourn

City Planner, Lynn Patterson informed the Design Review Committee that guidance is being developed for when to require sidewalks on applications.

There being no further discussion, the following action is taken:

MOTION ITEM: John Stalvey made a motion, Brian Gregory seconded to adjourn the meeting at 7:24PM. Motion Carried 4-0.

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman



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

DATE: December 11, 2020
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3167 Oakdale Road, Rear Addition**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Rodney Ingram to construct a rear addition to a single family dwelling located at 3167 Oakdale Road. The application states the addition will be 308SF of heated space including flex space, an office, and kitchenette.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards



Except where indicated, setbacks shall be established by zoning.



On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.



Minimum building heights shall be established by zoning.



Within subareas D and E maximum building heights shall be as established by zoning, except that:

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

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

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

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

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

STAFF COMMENT: The addition appears to follow the existing building setback. The applicant should ensure that the required 5' setback is maintained, including any overhangs.

(b) Supplemental Area and Fence Standards

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

STAFF COMMENT:

(c) Utility Standards

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

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

STAFF COMMENT: Awaiting location of street trees.

(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: *All exterior elements, such as roofing, gutters and downspouts shall match existing.*

(f) Street Facing Facade and Style Standards.

- ✓ Exterior facade materials shall be limited to:
 - Full-depth brick;
 - Natural or cast stone;
 - ✓ Smooth natural-wood siding and/or cement-based siding;
 - Shake siding;
 - Painted fish-scale style shingles, but only when used in front gables;
 - True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings.
- ✓ Exterior building materials shall not be:
 - Simulated brick veneer, such as Z-Brick;
 - Exterior insulation and finish systems (EIFS);
 - Exposed concrete block;
 - Metal siding or other metal exterior treatment;
 - Glass curtain walls;
 - Liquid vinyl;
 - T-1-11 siding;
 - Vinyl siding, except that existing one-family detached homes with vinyl siding covering more than 70 percent of the exterior facade may replace said siding or construct an addition faced in vinyl siding.
- ✓ Facade materials shall be combined horizontally, with the heavier below the lighter.

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

STAFF COMMENT:

(g) Door and window standards.

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

STAFF COMMENT: All windows, including trim must match existing.

RECOMMENDATIONS

The application is recommended for approval providing that all details match existing house exteriors.

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: 11/23/20

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: Rodney Ingram

Contact Number: [REDACTED]

Applicants Address: [REDACTED]

E-Mail Address: [REDACTED]

Zoning Classification: R-1

Address of Proposed Work: 3167 OAKDALE ROAD, Hapeville, GA

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 00 99 000 21 561

Property Owner: Carly Harrington

Contact Number: [REDACTED]

Project Description (including occupancy type): Addition to connect the main House to the existing DETACHED GARAGE with HEATED SPACE.

Contractors Name: Rodney Ingram

Contact Number: [REDACTED]

Contact Person: Rodney Ingram

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, A. 16-10-20 and I may be prosecuted for violation thereof.

Applicants Signature

Date

11/20/2020

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: 308

Total Square Footage of existing building: 3071

Estimated Cost of Construction: \$30,000

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

HARDI PLANK Siding
Sliding GLASS patio Door

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

HARDI PLANK Siding
Sliding GLASS patio door

NOTICE

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

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 _____ 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.**

Rodney Ingram  11/20/2020
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.





GENERAL NOTES

- 1. TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED.
- 2. LAST DATE OF FIELD SURVEY 09/24/14
- 3. ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
- 4. INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES. "NO CERTIFICATION IS MADE AS TO THE ACCURACY"
- 5. TOPOGRAPHY IS BASED ON FIELD RUN SURVEY BY SOUTHSIDE SURVEYING, Benchmark:TAKING FROM FINAL PLAT
- 6. ZONE R-1

ACTIVITY SCHEDULE	OCT.	NOV.	DEC.	JAN
1. INSTALLATION OF EROSION CONTROL MEASURES	-			
2. CLEARING AND GRADING	-			
3. BUILDING CONSTRUCTION				
5. DRIVEWAY				
6. GRASS (TEMP.) (PERM.)				
7. MAINTAIN EROSION CONTROL				
8. CLEAN UP				

GPS
33°40'06.19"N
84°24'49.34"W

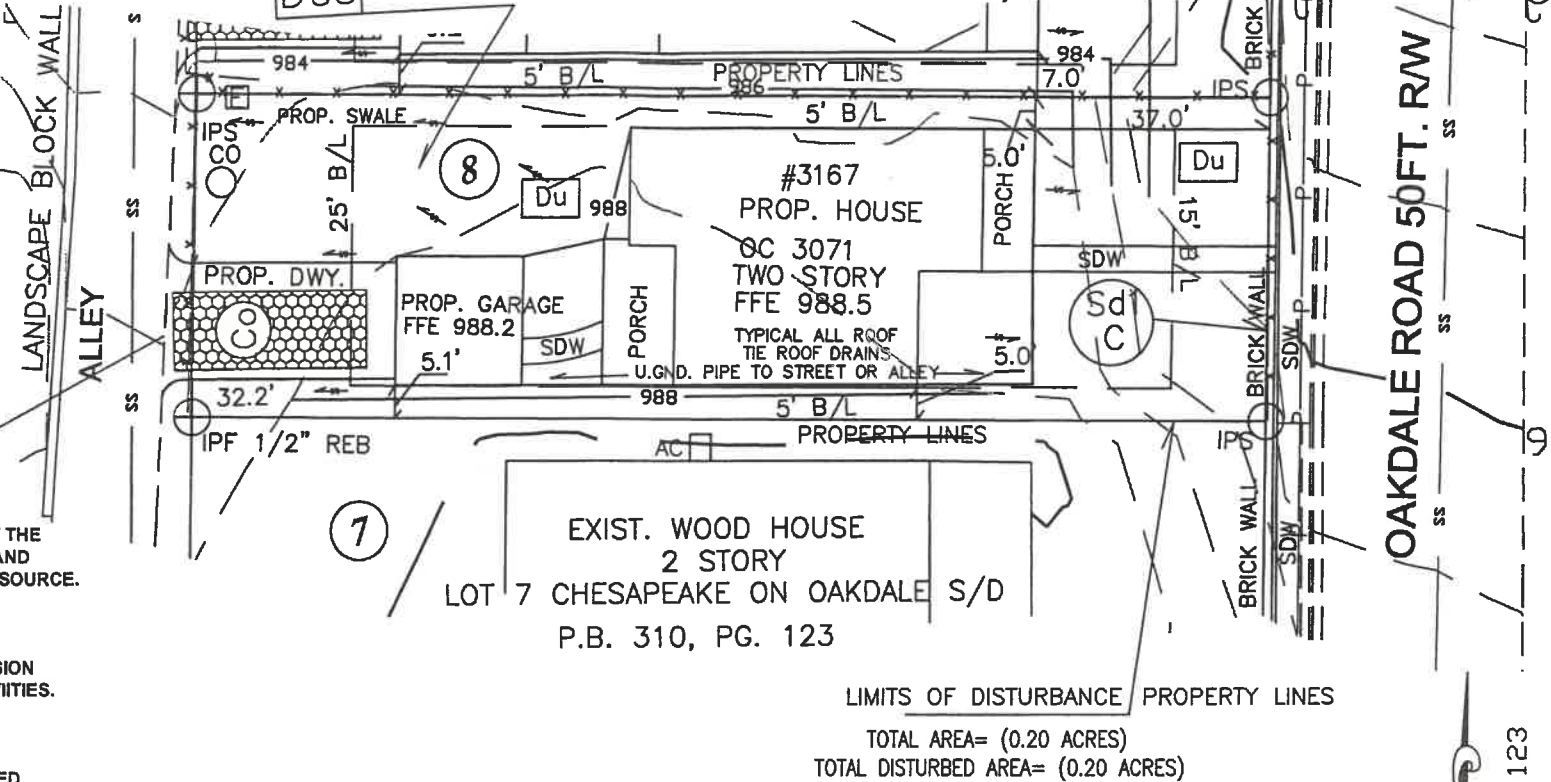
EROSION CONTROL NOTES:

- 1. 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.
- 2. ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONTRUCTION PHASES PERMIT.
- 3. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
- 4. CUT AND FILL SLOPES SHALL NOT EXCEED 3H:1V ON ALL SLOPES
- 5. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- 6. AMENDMENTS/ REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
- 7. INSPECTIONS BY CERTIFIED PERSONNEL PROVIDED BY THE TERTIARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GAR. 100003.
- 8. WASTE MATERIALS SHALL NOT BE DISCHARGED INTO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
- 9. IT IS THE RESPONSIBILITY OF THE TERTIARY PERMITTEE TO PREPARE AND FILE THE NOTICE OF INTENT.
- 10. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES & PERMITS.
- 11. THIS ES&PC PLAN IS IN COMPLIANCE WITH WASTE DISPOSAL & SANITARY SEWER REGULATIONS DURING AND AFTER CONSTRUCTION (SEE SHEET NPDES FOR WASTE DISPOSAL NOTES).
- 12. 67 CY/ AC. SEDIMENT STORAGE SUBSTANTIALLY HANDLED BY PERIMETER SD1-C. 0.20 X 67 =13.4 C.Y. REQUIRED 270 LF X 0.083= 22.4 C/Y PROVIDED
- 13. SEDIMENT STORAGE VOLUME MUST BE IN PLACE PRIOR TO, AND DURING ALL LAND DISTURBANCE ACTIVITIES UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN ACHIEVED.
- 14. CONTRACTOR MUST HAUL OFF ALL SOLID WASTE TO AN APPROVED LANDFILL. SOLID WASTE BURNING ON SITE IS PROHIBITED.
- 15. ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES AND PRACTICES WILL BE INSTALLED IF DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
- 16. EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED DAILY.
- 17. WEEKLY EROSION AND SEDIMENT CONTROL REPORTS SHALL BE SUBMITTED TO THE DEV. DEPT. STARTING WITH THE ISSUANCE OF THE DEV. PERMIT AND ENDING WHEN THE PROJECT IS RELEASED BY THE INSPECTOR.
- 18. WASHOUT OF THE CONCRETE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.

All Disturbed
Areas (typ)

Ds1
Ds2
Ds3

LOT 9 CHESAPEAKE ON OAKDALE S/D
P.B. 310, PG. 123



FLOOD NOTES

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE DEPT. OF HUD THROUGH THE FEMA. IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE OF THE 100-YEAR FLOOD HAZARD AREA.

PANEL# 13121C0366F DATED 09/18/2013

INDEX

- 1. SITE PLAN, GRADING, EROSION CONTROLS PLANS
- 2-4. EROSION CONTROLS NOTES
- 5. EROSION CONTROLS DETAILS
- 6. LANDSCAPING PLANS



A'NGEL M. MARRERO R.L.S. #2642
Certified Design Professional # 4479

PRELIMINARY
Not Approved For
Construction
9/27/14
Date

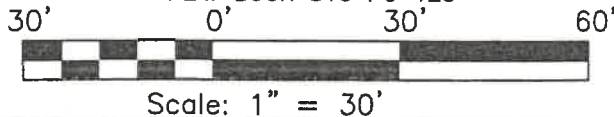
24 HR CONTACT
NAME: COREY DANGAR
ADDRESS: 77 PEACHTREE PLACE, NE #312
ATLANTA, GA 30309
PHONE (24HR.): 404-312-3772

LEGENDS OF SYMBOLS

- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- O.O.P. OPEN TOP PIPE
- O.I.P. IRON PIN FOUND
- O.I.P.S. IRON PIN SET 1/2" REBAR W/ CAP
- C/G CURB AND GUTTER
- P/L PROPERTY LINE
- R/W RIGHT-OF-WAY
- L.L.L. LAND LOT LINE
- CMF CONCRETE MONUMENT FOUND
- POL POINT ON LINE
- B.O.C. BACK OF CURB
- FNC FENCE CORNER
- EP EDGE OF PAVEMENT
- PC PROPERTY CORNER
- LP LIGHT POLE
- PP POWER POLE
- GW GUY WIRE
- JB EXISTING JUNCTION BOX
- WV EXISTING WATER VALVE
- FH EXISTING FIRE HYDRANT
- T.B.M. TEMPORARY BENCH MARK
- B.F.E. BASE FLOOD ELEVATION
- M.F.E. MINIMUM FLOOR ELEVATION
- HW HEADWALL
- SWCB SINGLE WALL CATCH BASIN
- DWCB DOUBLE WALL CATCH BASIN
- OS OUTLET STRUCTURE (RISER)
- DI DROP INLET
- W WATER METER
- W- WATERLINE
- SS- SANITARY SEWER LINE
- OVP OVERHEAD POWERLINE
- UFO UNDERGROUND FIBER OPTICS
- GAS GASLINE
- LS LANDSCAPING
- PKS (F) PK NAIL SET (FOUND)
- EX-MH EXISTING SANITARY SEWER MANHOLE
- SSMH SANITARY SEWER MANHOLE
- S.S.E. SANITARY EASEMENT
- C/O CLEAN-OUT
- FDC FIRE DEPARTMENT CONNECTOR
- C.L.F. CHAIN LINK FENCE

PROP. SLOPE "DRAINAGE"
O OAK TREE
P PINE TREE
- EXIST. CONTOUR - 750 - PROP. CONTOUR

CHESAPEAKE ON OAKDALE
#3167 OAKDALE ROAD
LOT# 8
0.20 ACRES
PLAT BOOK 310 PG 123



INITIAL PERIMETER ES&PC PLAN
INTERMEDIATE ES&PC PLAN
FINAL ES&PC PLAN

REV.	DESCRIPTION	DATE
	SOUTHSIDE SURVEYING & PLANNING LSF000831	#18 ATLANTA ST. MCDONOUGH, GA 30253 Phone: (770) 320-8009 Fax: (770) 320-8098
	SITE PLAN, GRADING, EROSION CONTROLS PLANS FOR: COREY DANGAR Land Lot 99 14th Dist. CITY OF HAPEVILLE FULTON County, GA	1 6
	Drawn By: AMM Dwg No: 2-140993SP LOT8	Scale: 1"=30' Date: 09/28/14

CODE REQUIREMENTS

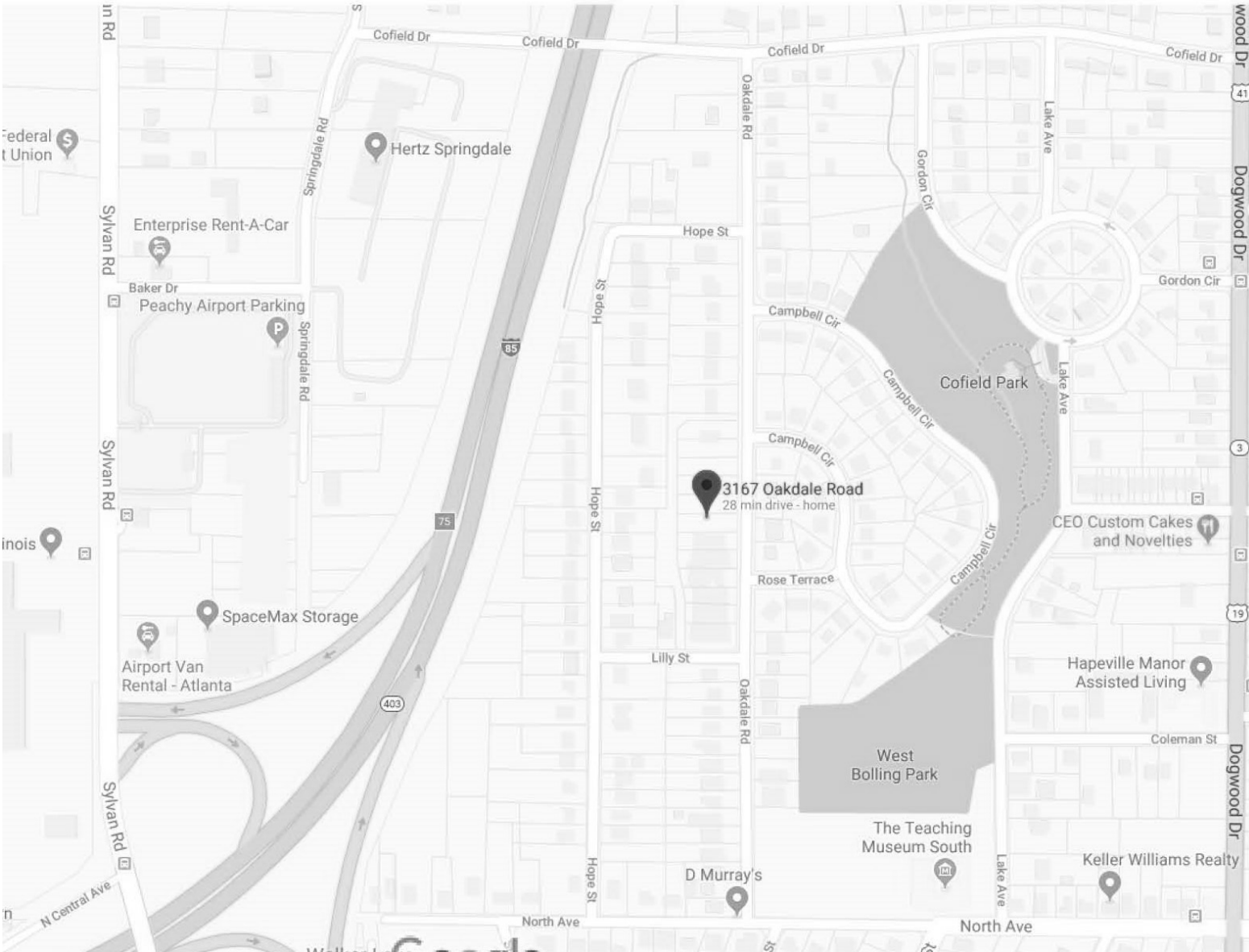
- ALL CONSTRUCTIONS TO BE IN ACCORDANCE WITH THE APPLICABLE CODES, REGULATIONS AND ORDINANCES OF THE LOCAL CODES.
- CONTRACTOR TO FIREPROOF AS REQUIRED BY THE LOCAL CODES
- CONTRACTOR TO BE RESPONSIBLE THAT ALL CONSTRUCTION AND MATERIAL SELECTION CONFORM WITH ALL CODES, REGULATIONS AND ORDINANCES OF FEDERAL, STATE, AND LOCAL CODES
- THE CONTRACTOR TO HAVE A LICENSED SURVEYOR TO LAYOUT THE EXISTING AND PROPOSED BUILDING AND SETBACK LINES BEFORE STARTING CONSTRUCTION AND DIGGING FOUNDATIONS.
- THE CONTRACTOR IS TO VERIFY THE STRUCTURE IS IN COMPLIANCE WITH THE ZONING AND SETBACKS
- THE CONTRACT OR PROVIDE ALL REQUIRED BUILDING PERMITS BEFORE STARTING ANY WORK. CONTRACTOR TO PROVIDE ALL CERTIFICATES OF OCCUPANCY PERMITS TO OWNER AT COMPLETION
- CONTRACTOR TO HIRE STRUCTURAL ENGINEER TO VERIFY ALL STRUCTURAL LOADS, BEAM SIZES AND BEAM LOCATIONS BEFORE THE START OF PROJECT
- CONTRACTOR TO HIRE A SOILS ENGINEER (OR STRUCTURAL ENGINEER) TO VERIFY EXIST. SOIL STRENGTHS AND NEW FOOTING SIZES REQUIRED

General Notes

- TRIM FOR INSIDE AND OUTSIDE TO BE SELECTED BY OWNER
- THE WOOD DECK POSTS MUST RESIST 200LB. FROM ANY DIRECTIONS
- PROVIDE A WIRED DIRECTLY SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR AT EACH FLOOR/IN EACH BEDROOM AND AT HALLWAY OUTSIDE BEDROOM
- PROVIDE GFI OUTLETS BY ALL SINKS, AND WET AREAS.
- 1/150 VENTILATION MIN. AREA FOR ATTIC AND UNDER FLOOR (WHICHEVER APPLIES) IS REQUIRED
- A FAN IS REQUIRED IN ALL WET AREA ROOMS IF AN OPERABLE WINDOW IS NOT IN THE ROOM
- IN ALL HABITABLE ROOMS, 8% MIN. LIGHT AND 4% MIN. VENTILATION AREA IS REQUIRED
- PROVIDE DOUBLE FLOOR JOISTS UNDER ALL PARALLEL PARTITION WALLS AND SOLID CONTINUOUS 2X SOLID BLOCKING UNDER ALL PERPENDICULAR PARTITION WALLS. LOAD BEARING WALLS NEED DESIGNED BEAM OR WALL UNDER THEM. (SEE STRUCTURAL FOR FRAMING PLAN)
- PRESSURE TREATED WOOD IS REQUIRED @ ALL CONTACT WITH CONCRETE AND EXPOSED TO WEATHERING CONDITIONS. DECAY RESISTANT WOOD INCLUDE REDWOOD, BLACK LOCUST AND CEDARS
- PROVIDE 34"-38" HEIGHT HANDRAIL @ ALL STAIRS IF 4 OR MORE RISERS ARE PRESENT (SEE ELEVATIONS)
- PROVIDE 1/2" MIN. SHEATHING (4" WIDE IN. PLATE TO PLATE) OR 1X4 LET-IN OR APPROVED METAL STRAPS WALL BRACING REQUIRED FOR STRENGTHENING WALLS FOR MIN. SHEAR. THIS IS TO BE ACCOMPLISHED AT 25" ON CENTER AND ALL CORNERS, AT ALL LEVELS WITH WOOD FRAMING. THE LET-INS SHALL BE AS CLOSE TO 45 DEG. AS POSSIBLE
- TEMPERED GLASS IS REQUIRED WHEN SILL IS LESS THAN 18" ABOVE THE FINISHED FLOOR, 24" FROM THE EXTERIOR DOOR OPENING AND WITH 60" VERTICAL ABOVE TUB OR SHOWER ENCLOSURE. ALL GLASS IN DOORS TO BE TEMPERED (SEE FLOOR PLAN)
- PROVIDE 6'-8" MIN. HEAD CLEARANCE ABOVE STAIR AT ANY POINT.
- PROVIDE 36" MIN. HEIGHT RAILING @ ALL BALCONY, PORCH, DECK OR SURFACE WHERE THE DIFFERENCE IN THE HEIGHT TO THE GROUND IS 30" OR HIGHER (SEE ELEVATION)
- PROVIDE 3'-0" MIN. ACCESS WIDTH THROUGHOUT THE STRUCTURE INCLUDING STAIRS, HALLWAY, ETC.
- PROVIDE PULL DOWN STAIRS TO ATTIC. (MIN. 22" X 30" MIN. ATTIC ACCESS)
- PROVIDE 20"x22" MIN. OPENING SIZE WITH A 44" MAX WALL HEIGHT REQUIRED AT ONE WINDOW IN EACH BEDROOM FOR EMERGENCY EGRESS.
- PROVIDE 7 1/2" MAX RISER HEIGHT AND 10" MIN. TREAD WIDTH AT ALL INTERIOR STAIRS
- 1/2" GYP. BD. REQUIRED UNDER ALL STAIRS THAT USE THE AREA AS HABITABLE ROOM. (SEE PLAN AT BASEMENT)
- DUAL GLAZING IS REQUIRED IF THE GLAZING AREA EXCEEDS 10% OF THE FLOOR AREA AND THE R-13 WALL INSULATION IS REQUIRED IF GLAZING AREA EXCEEDS 14% OF THE FLOOR AREA
- A LIGHT GAGE MECHANICAL CONNECTIONS IS REQUIRED AT THE BOTTOM OF ALL POST OR BUILT-UP POSTS WHEN IT SUPPORTS A POST, BEAM, FLOOR OR ROOF STRUCTURE ABOVE THAT CAN RESTRAIN POST FROM ANY MOVEMENT
- ALL EXISTING CONDITIONS AND DIMENSIONS TO BE VERIFIED BY CONTRACTOR
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDED SPECIFICATIONS
- THE FINAL GRADING OF THE LOT MUST BE GRADED SO ALL SURFACE WATER DRAINS AWAY FROM THE STRUCTURES. PROVIDE DRAINAGE UNDER ALL PARTS OF THE BUILDING NOT INCLUDED IN THE BASEMENT OR CRAWL SPACES.
- CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, EXISTING CONDITIONS AND DIMENSIONS. CONTACT THE ARCHITECT IF THERE ARE CONFLICTS
- CONTRACTOR SHALL VERIFY ANY CONFLICTS WITH LOCATIONS OR MECHANICAL, ELECTRICAL, AND PLUMBING AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE PROVIDED.

LIST OF CODES

- 2012 INTERNATIONAL BUILDING CODE
- 2012 INTERNATIONAL FUEL GAS CODE
- 2012 INTERNATIONAL MECHANICAL CODE
- 2012 INTERNATIONAL PLUMBING CODE
- 2017 NATIONAL ELECTRICAL CODE
- 2012 INTERNATIONAL FIRE CODE
- 2009 ENERGY CONSERVATION CODE
- 2012 INTERNATIONAL RESIDENTIAL CODE
- 2010 ADA, GA. ACCESSIBILITY CODE 120-3-20
- 2012-101 LIFE SAFETY CODE
- 2012 INTERNATIONAL SWIMMING AND SPA CODE



VICINITY MAP

SHEET LIST - CONSTRUCTION	
SHEET NUMBER	SHEET NAME
A1.0	COVER SHEET
A1.1	FLOOR PLAN
A1.2	ELEVATIONS
A1.3	ELEVATIONS

COVER SHEET

A1.0

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CMD

CHRIS MALONE — DESIGNS —

PROJECT NUMBER : 2019-015

PROJECT ADDRESS:
3167 OAKDALE ROAD
HAPEVILLE, GA 30354

OWNER CONTACT:
CARLEY HARRINGTON
ASINSMOM@GMAIL.COM

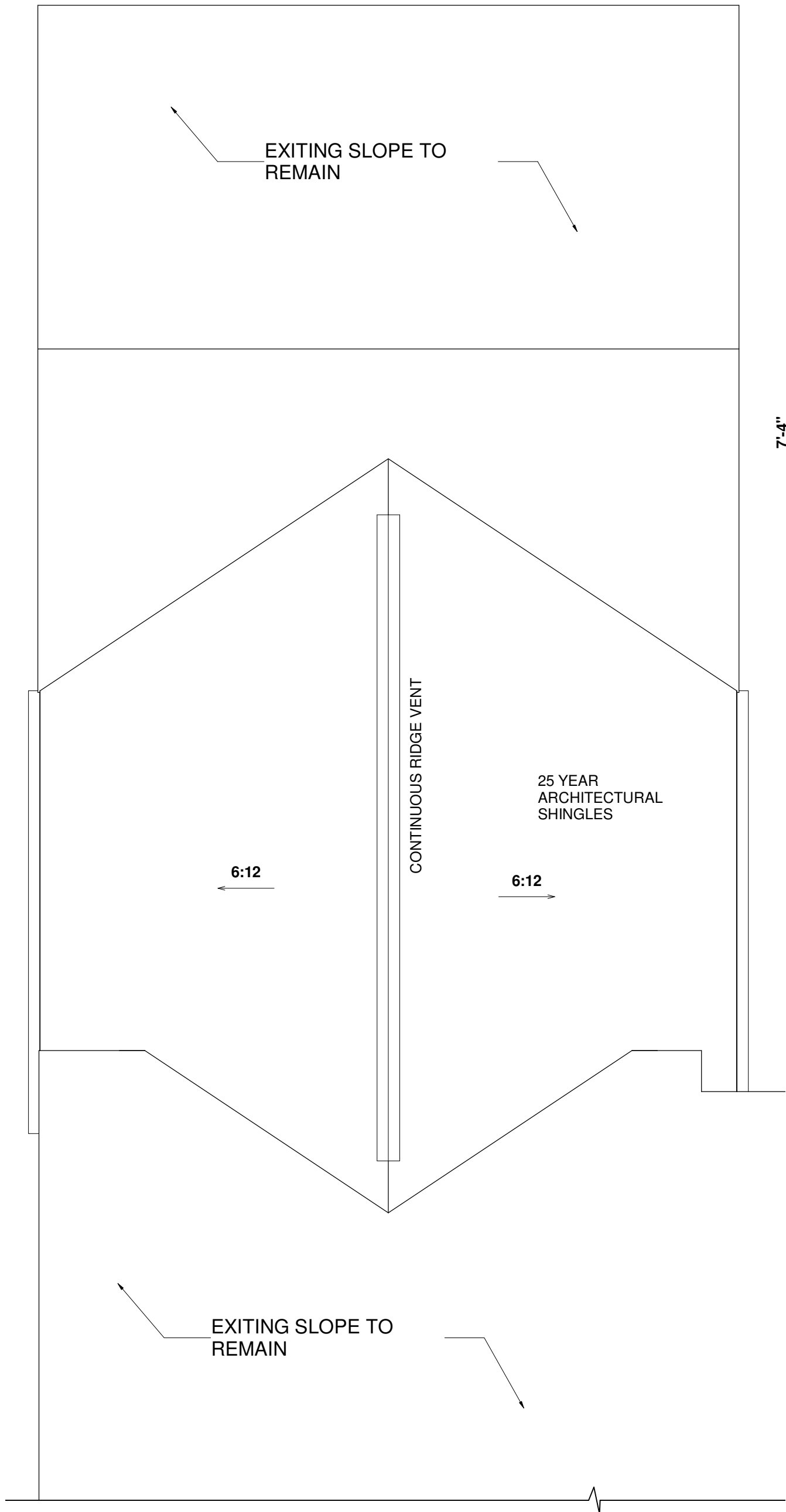
CHRIS MALONE DESIGNS
404.507.2319
CHRIS@CHRISMALONEDESIGNS.COM

DRAWN BY : CHRISTOPHER J MALONE
DESIGNED BY: CHRIS MALONE DESIGNS

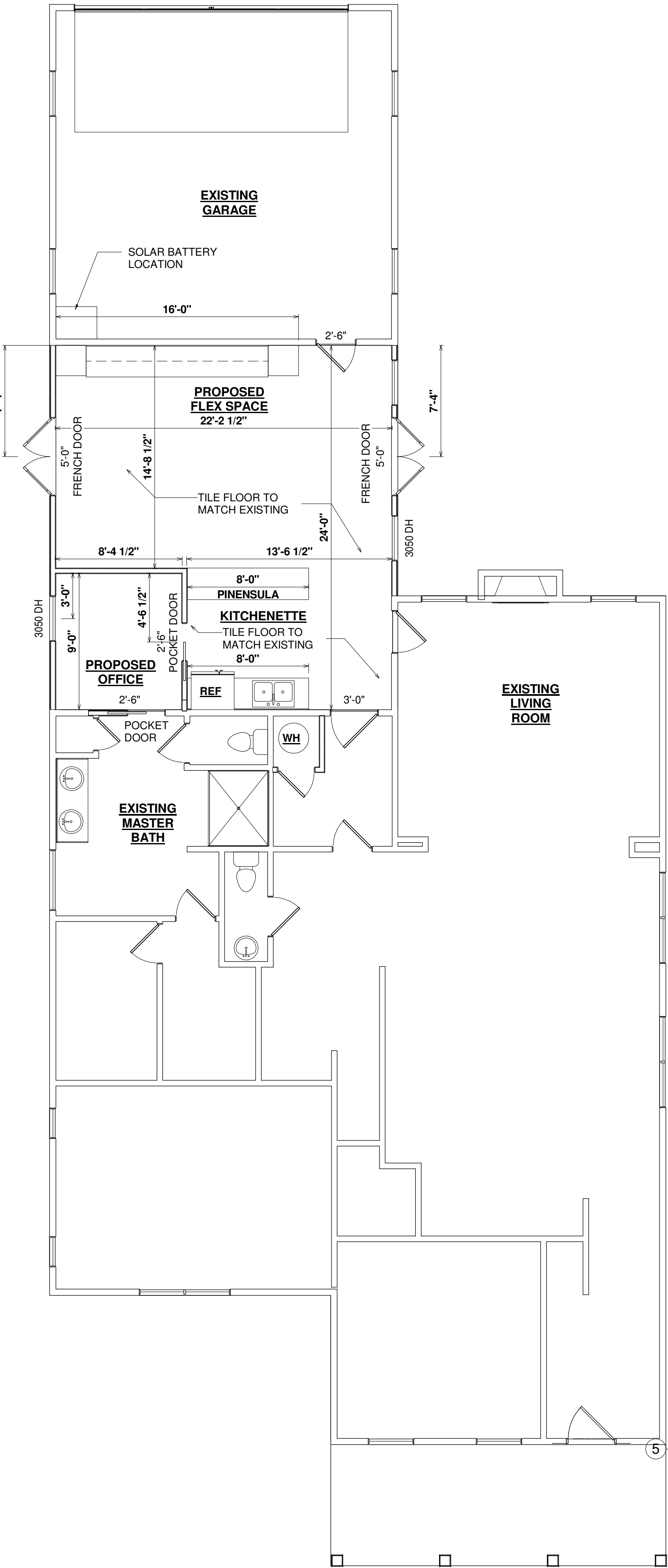
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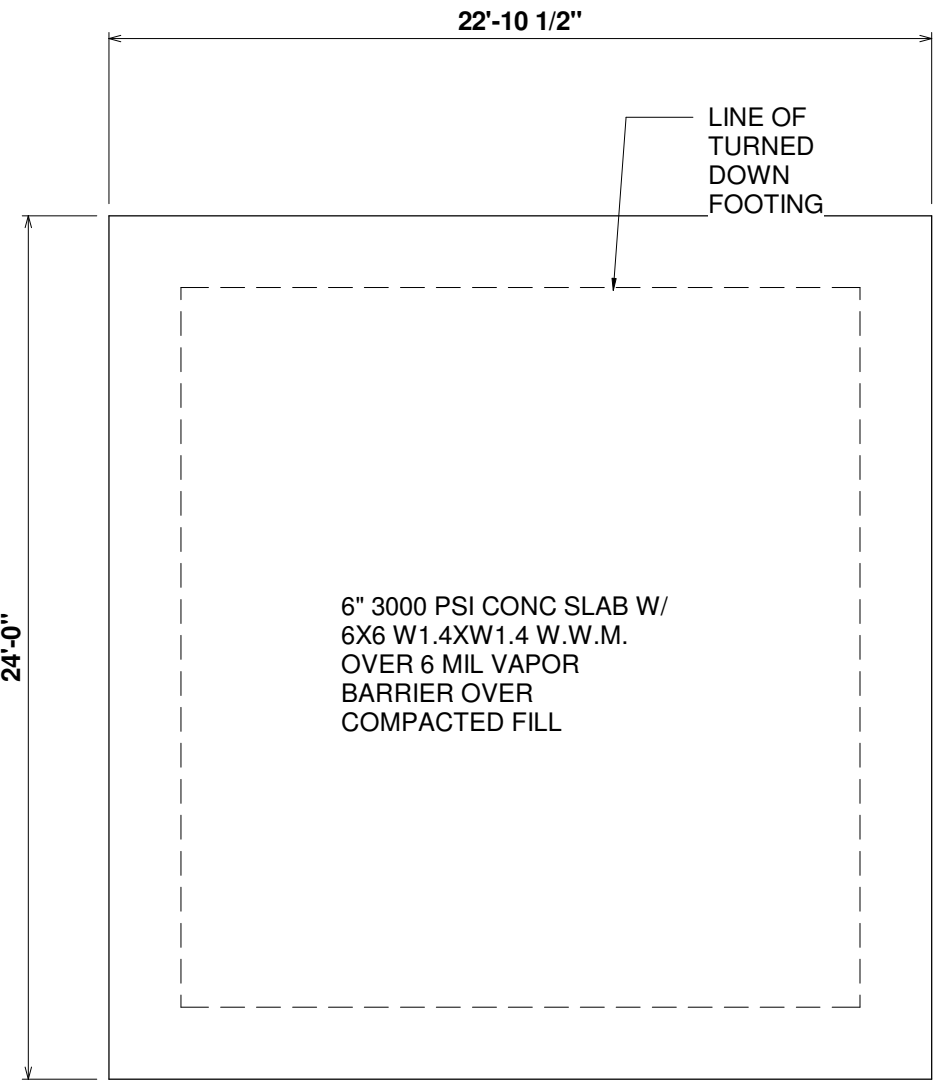
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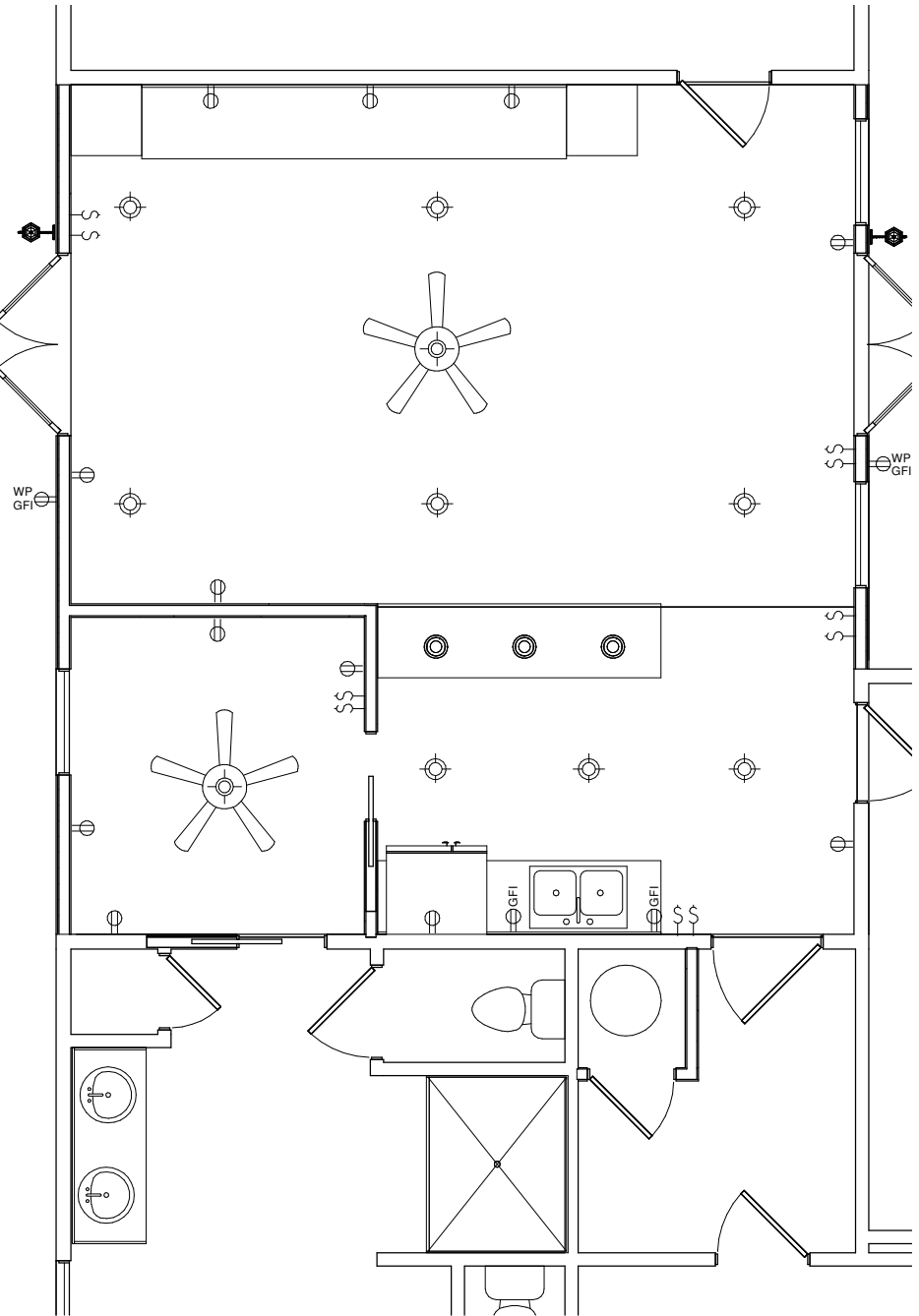
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1/4" = 1'-0"



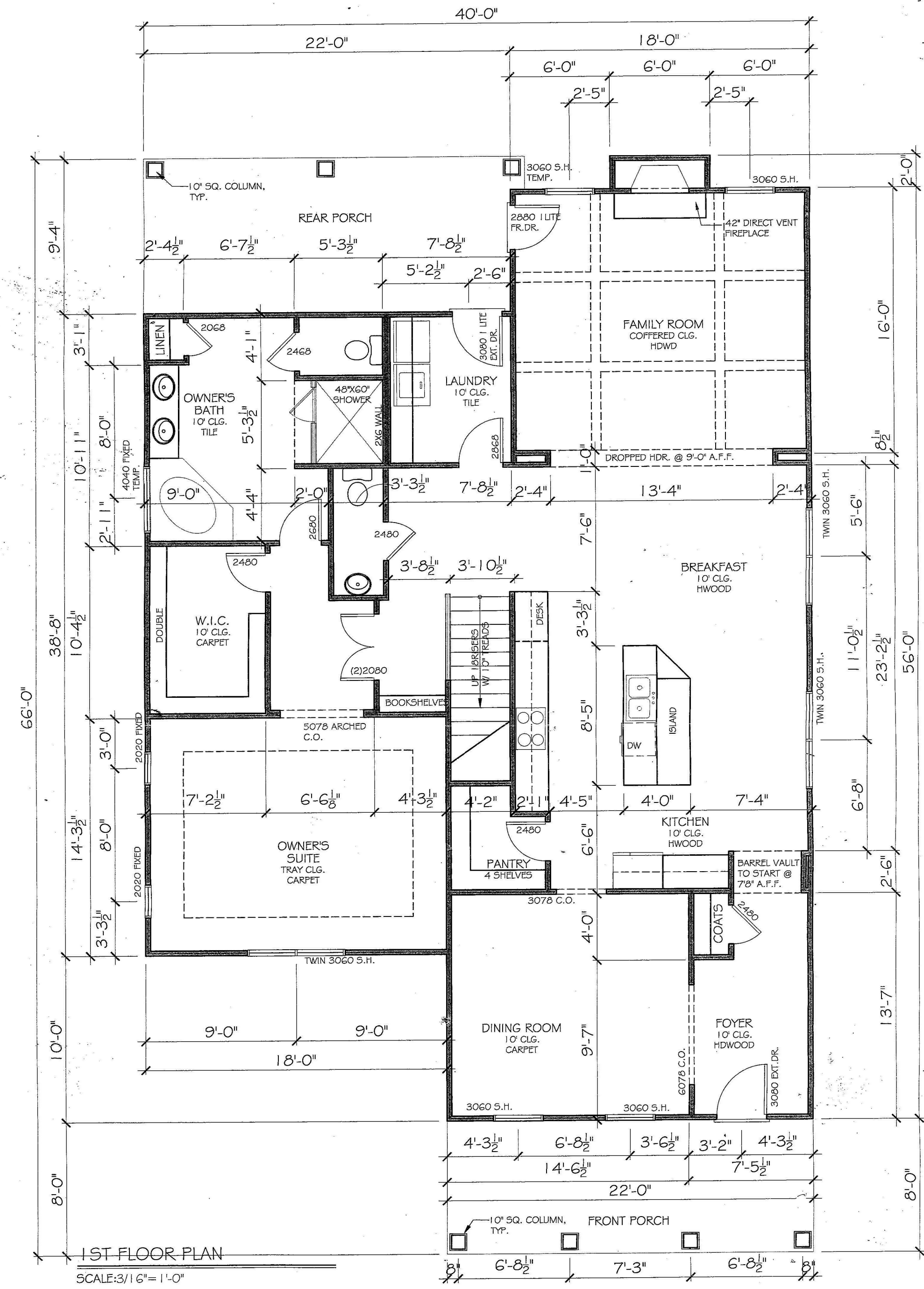
2 FIRST FLOOR PLAN- CONSTRUCTION-PROPOSED
3/16" = 1'-0"



4 FOUNDATION PLAN
3/16" = 1'-0"



5 FIRST FLOOR PLAN- ELECTRICAL
3/16" = 1'-0"



1 FIRST FLOOR PLAN- CONSTRUCTION- EXISTING
3/16" = 1'-0"

No.	Description	Date

DRAWN BY : CHRISTOPHER J MALONE
DESIGNED BY: CHRIS MALONE DESIGNS
NOT FOR CONSTRUCTION

CHRIS MALONE DESIGNS
404.507.2519
CHRIS@CHRISMALONEDESIGNS.COM

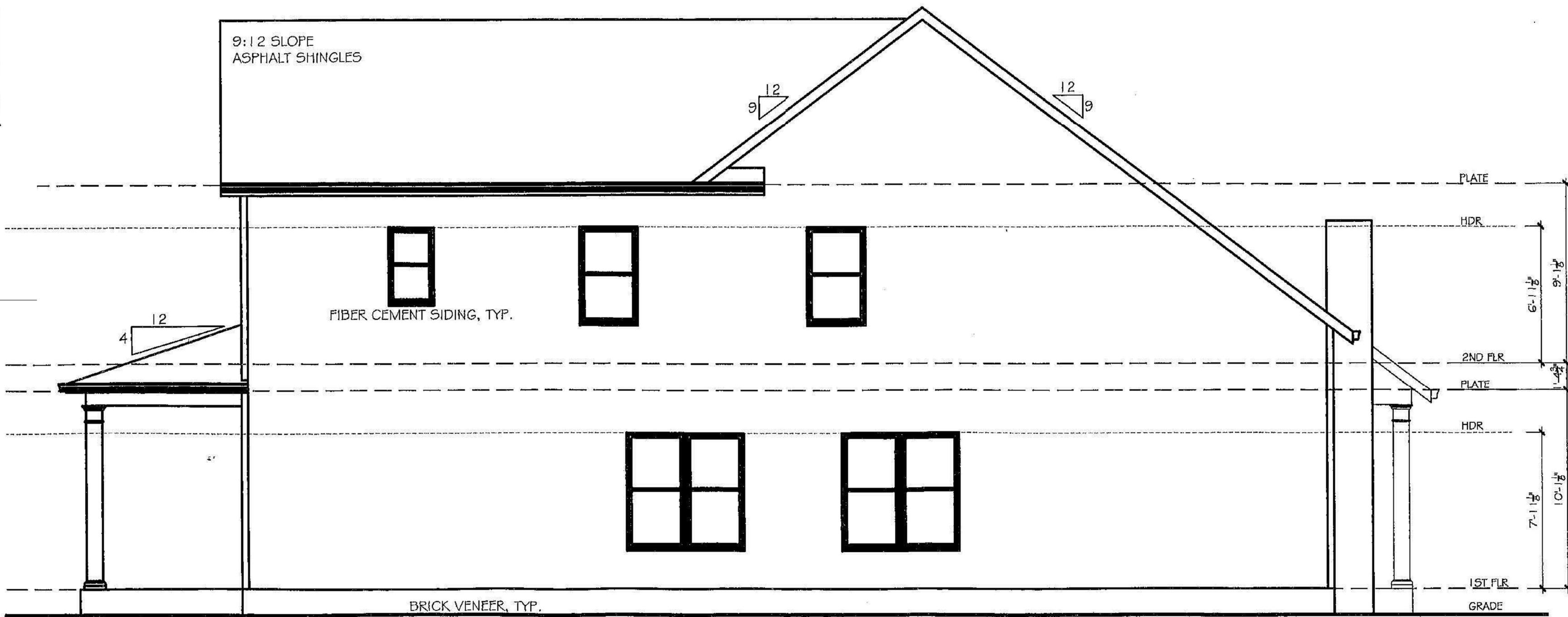
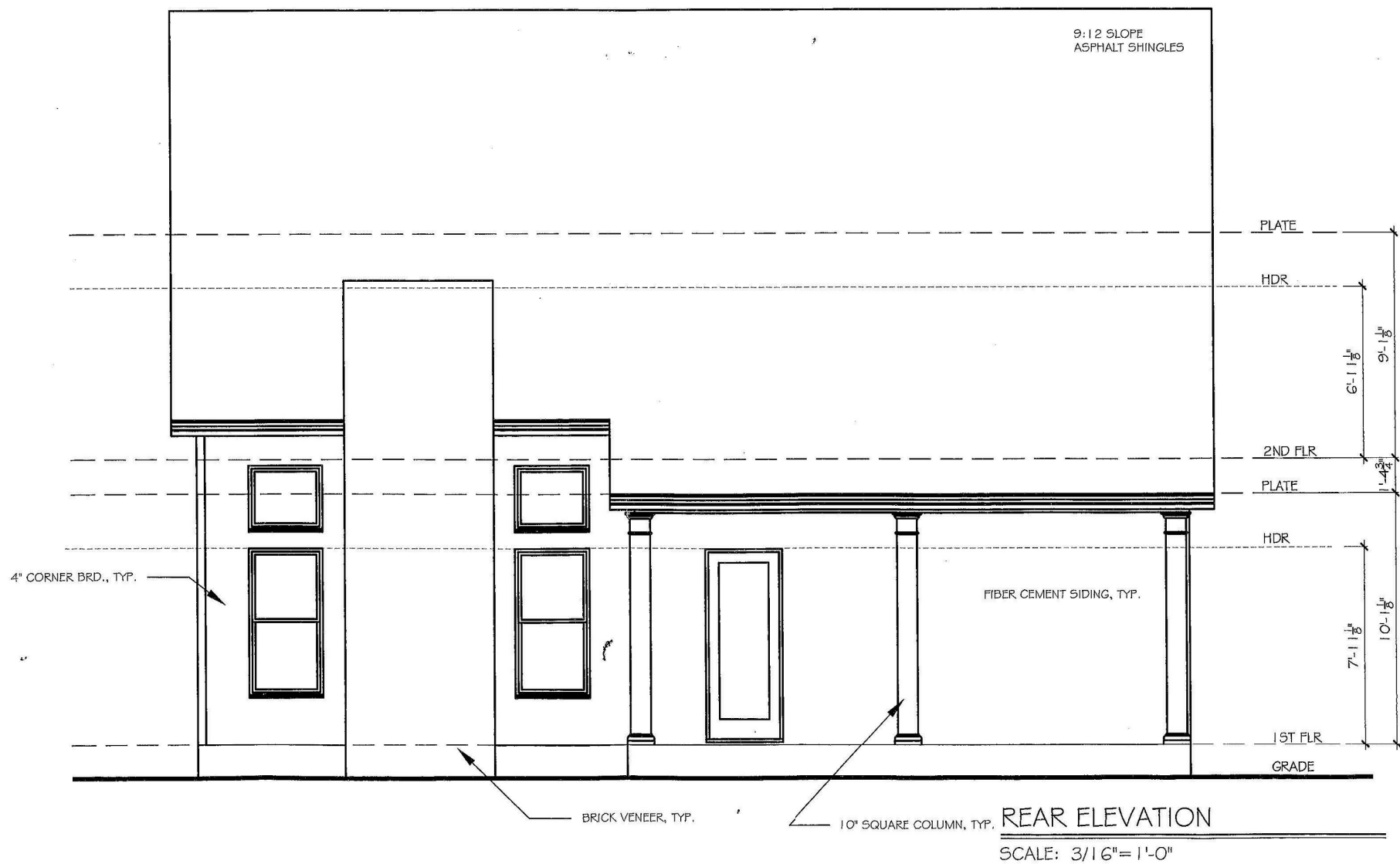
OWNER CONTACT:
CARLEY HARRINGTON
ASINIMOM@GMAIL.COM

PROJECT NUMBER : 2019-015
PROJECT ADDRESS:
3167 OAKDALE ROAD
HAPEVILLE, GA 30354

CMDC
CHRIS MALONE
DESIGNS

FLOOR PLAN
A1.1
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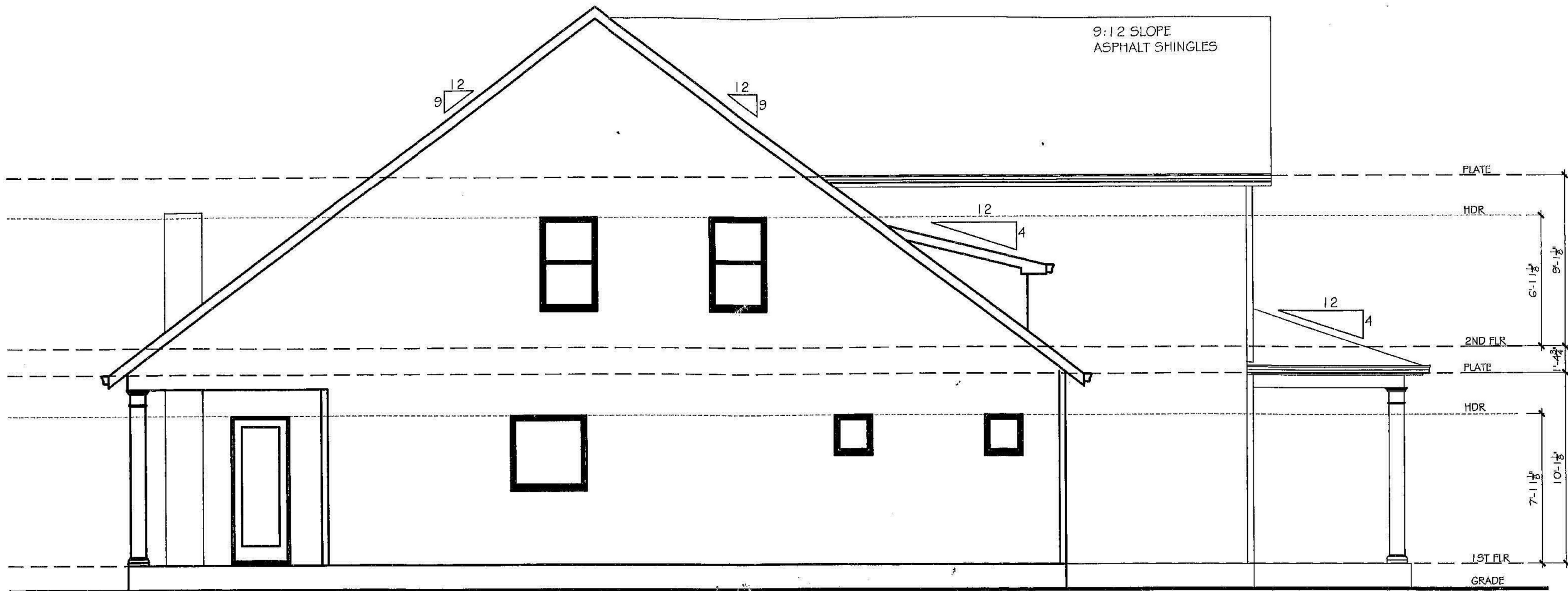
2 EXISTING REAR ELEVATION
3/16" = 1'-0"



RIGHT ELEVATION

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

1 EXISTING LEFT/RIGHT ELEVATIONS
1/4" = 1'-0"



LEFT ELEVATION

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

No.	Description	Date

DRAWN BY : CHRISTOPHER J MALONE
DESIGNED BY: CHRIS MALONE DESIGNS

CHRIS MALONE DESIGNS
404.507.2519
CHRIS@CHRISMALONEDESIGNS.COM

OWNER CONTACT:
CARLEY HARRINGTON
ASINSIMOM@GMAIL.COM

PROJECT NUMBER : 2019-015
PROJECT ADDRESS:
3167 OAKDALE ROAD
HAPEVILLE, GA 30354

CMD
CHRIS MALONE
— DESIGNS —

ELEVATIONS

A1.2

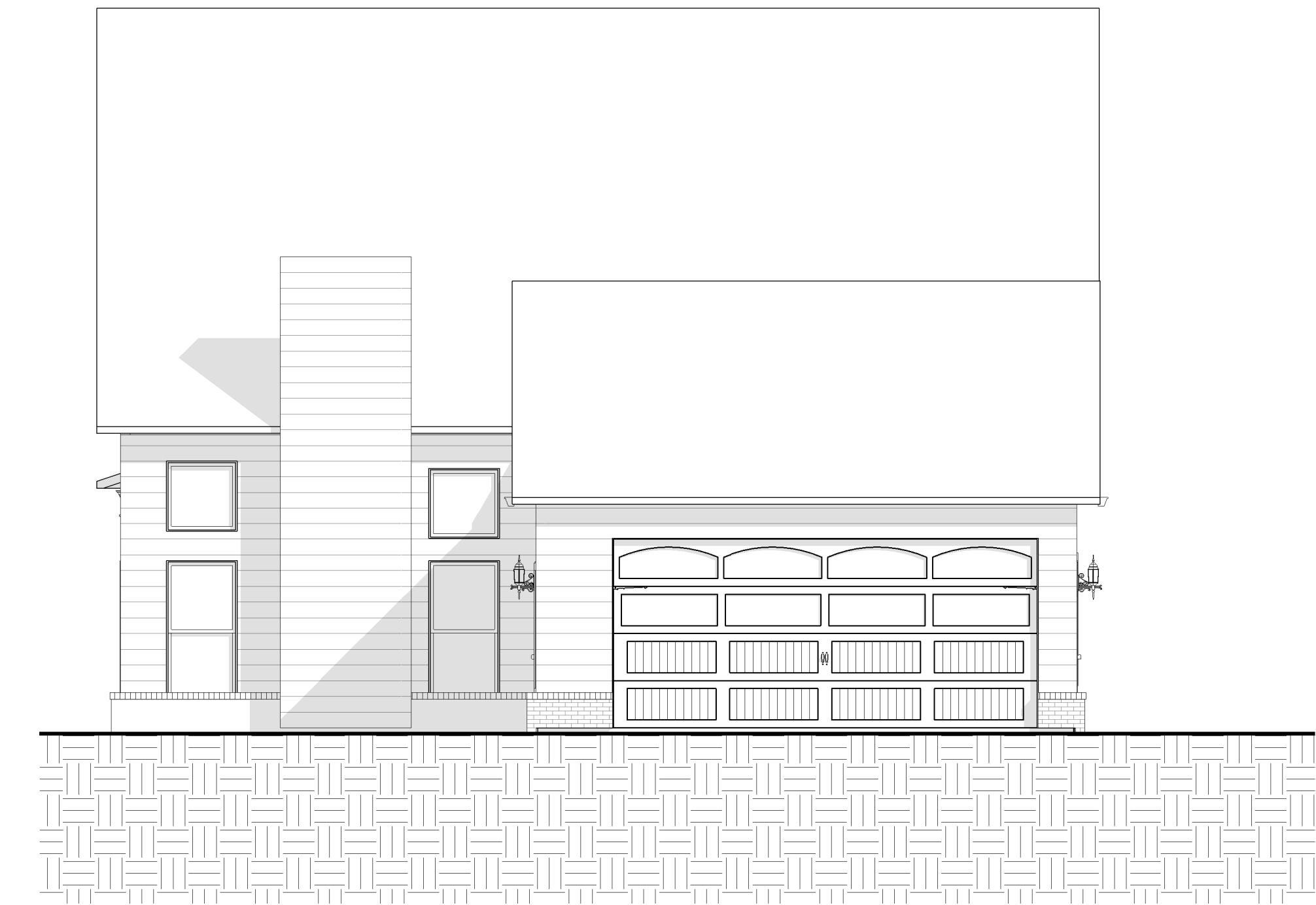
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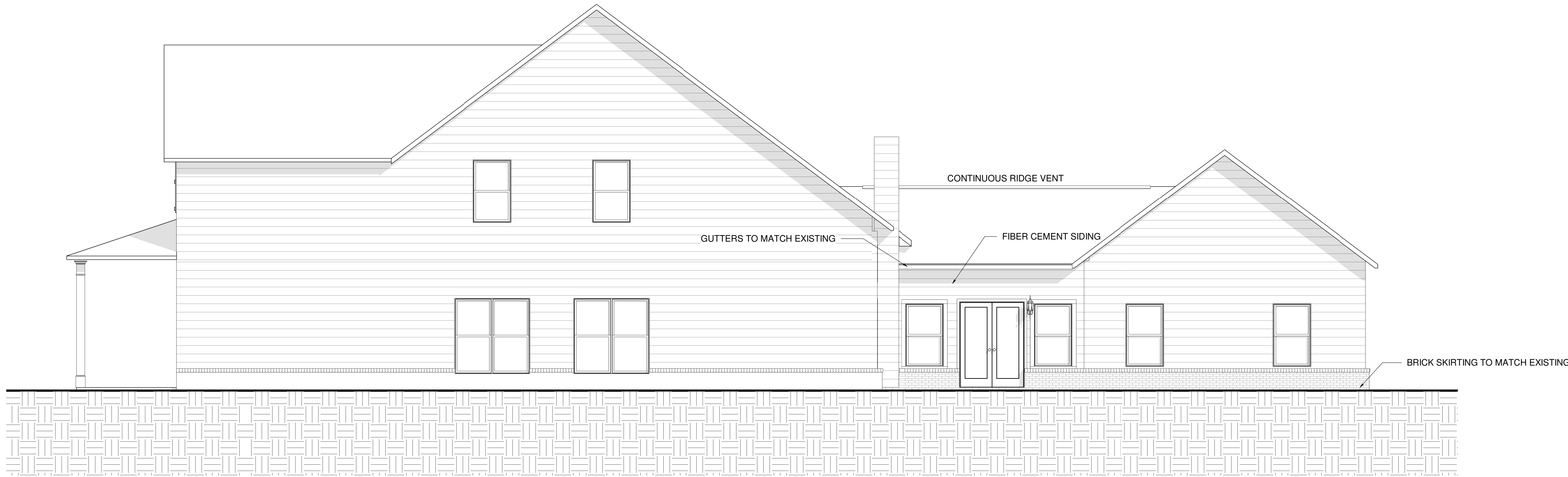
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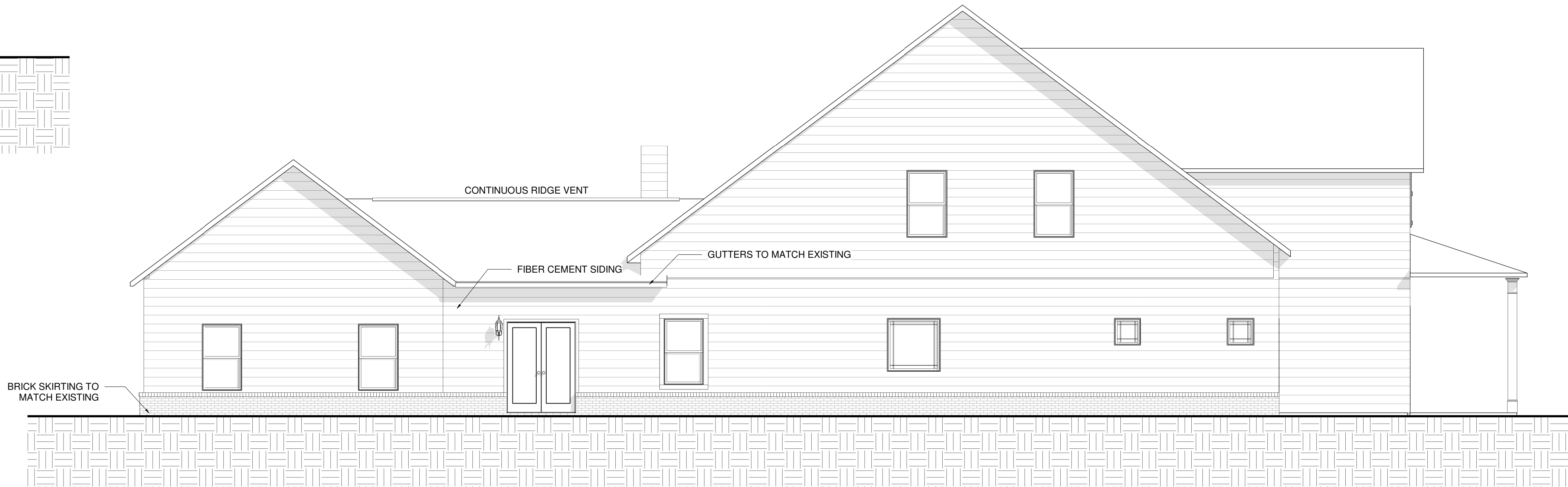
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② REAR ELEVATION
3/16" = 1'-0"



③ RIGHT ELEVATION
3/16" = 1'-0"



① LEFT ELEVATION
3/16" = 1'-0"



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



2 REAR ELEVATION
3/16" = 1'-0"



1 LEFT ELEVATION
3/16" = 1'-0"

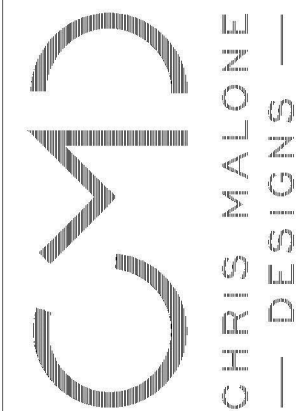
No.	Description	Date

DRAWN BY : CHRISTOPHER J MALONE
DESIGNED BY: CHRIS MALONE DESIGNS

CHRIS MALONE DESIGNS
404.507.22519
CHRIS@CHRISMALONEDESIGNS.COM

OWNER CONTACT:
CARLEY HARRINGTON
ASINSIMOM@GMAIL.COM

PROJECT NUMBER - 2019-015
PROJECT ADDRESS:
3167 OAKDALE ROAD
HAPEVILLE, GA 30354



ELEVATIONS

A1.3

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NOT FOR CONSTRUCTION



THIS ELEVATION IS FOR ILLUSTRATIVE PURPOSES ONLY.

NOTE: SEE ELEVATION FACADE PLAN
FOR WINDOW SIZES & LOCATIONS,
PORCH ROOF, LOCATION OF BRICK
VENEER & BUILDING OFFSETS.

LEWIS

1st Floor - 1,968sf
2nd Floor - 1,103 sf
Total - 3,071 sf
Detached Garage

Plan Features

Master on Main
4 Bedrooms
3.5 Baths
Recreation Room

LEWIS

COVER SHEET

REVISION CHANGES:

REV. NO. #	REV. DATE

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ENGINEER SHOULD ATTEMPT TO
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SUBDIVISION COLLECTION:

START DATE:

10/27/2014

DRAWN BY:

MHART

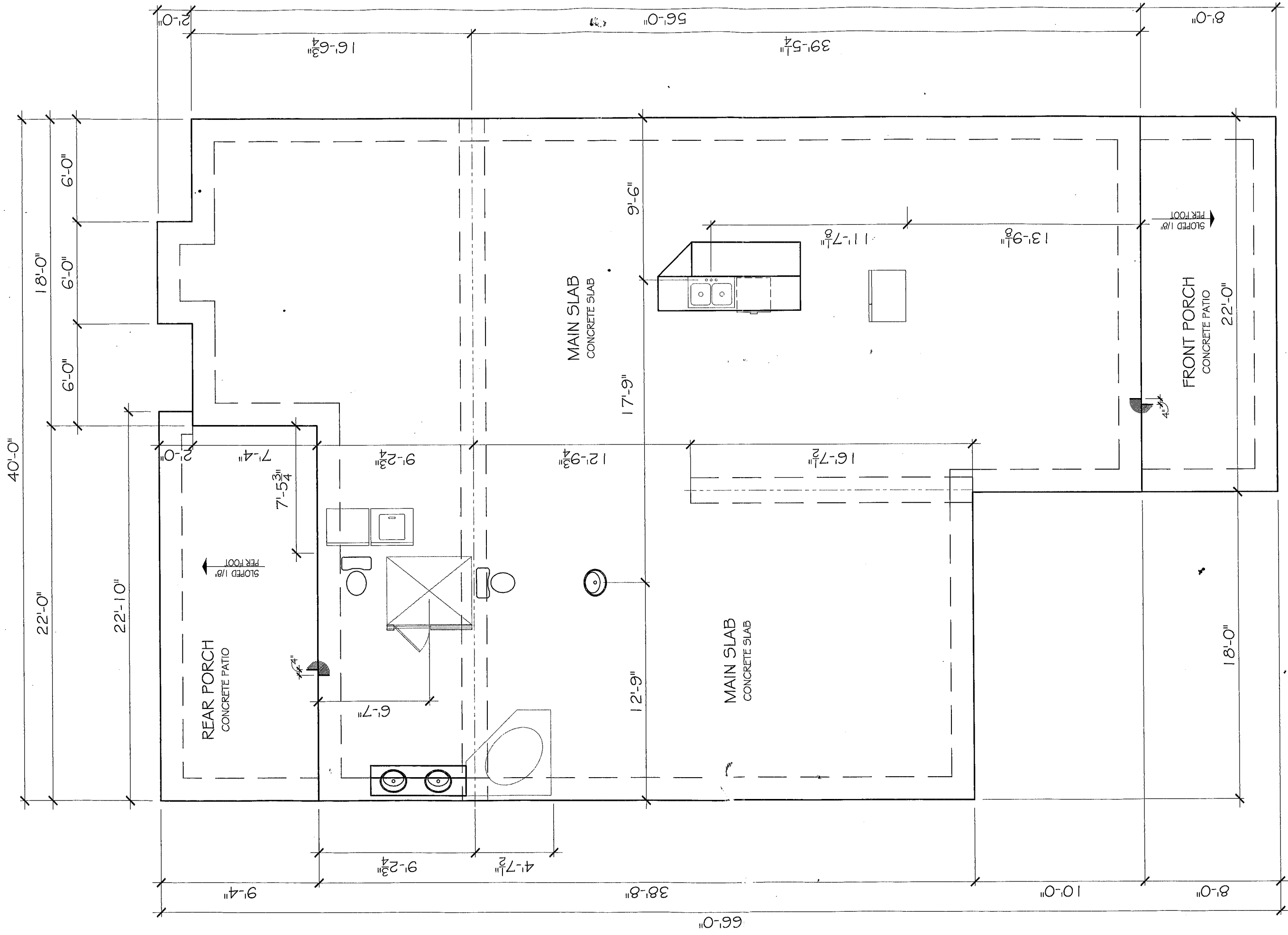
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PRINTED FROM: 10/27/2014 10:27:14 AM. THE HARTWIN GROUP, INC. 30047 252 BLACK BIRCH PASS, LILBURN, GA. 30047 PHONE: (770) 231-2344 FAX: (888) 415-2782



SLAB PLAN

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

LEWIS

SLAB PLAN

REVISION CHANGES:	
REV. NO.	REV. DATE

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SUBDIVISION COLLECTION:

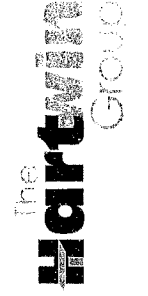
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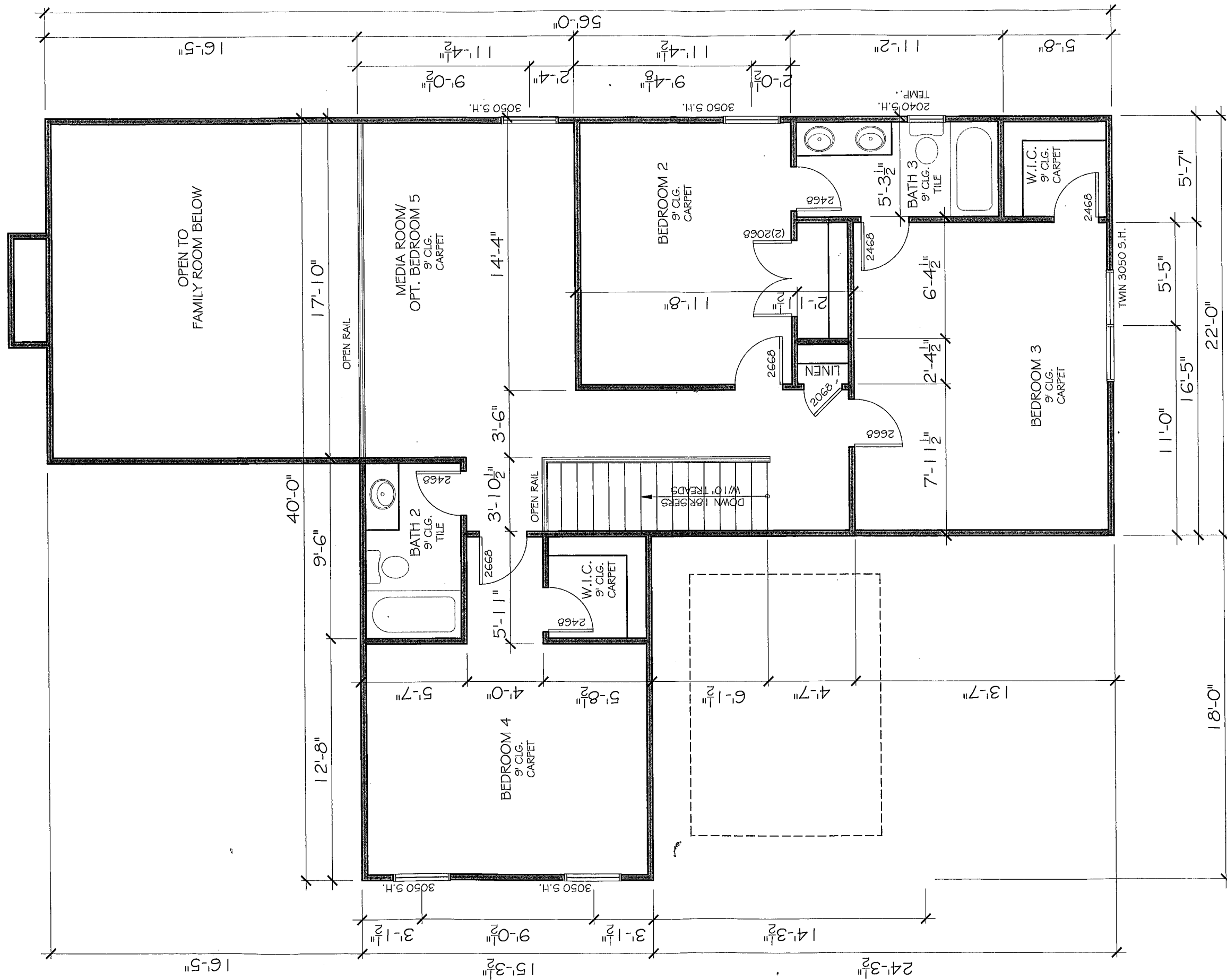
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SHEET NO. 1

A1.0



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



2ND FLOOR PLAN

A1.2

LEWIS

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SUBDIVISION COLLECTION:

OAKDALE

START DATE:

10/27/2014

DRAWN BY:

MHART

SCALE:

AS NOTED

SHEET NO.

A1.2

The Hartwin Group

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

[illegible]

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SUBDIVISION COLLECTION:

START DATE:

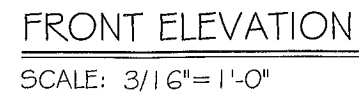
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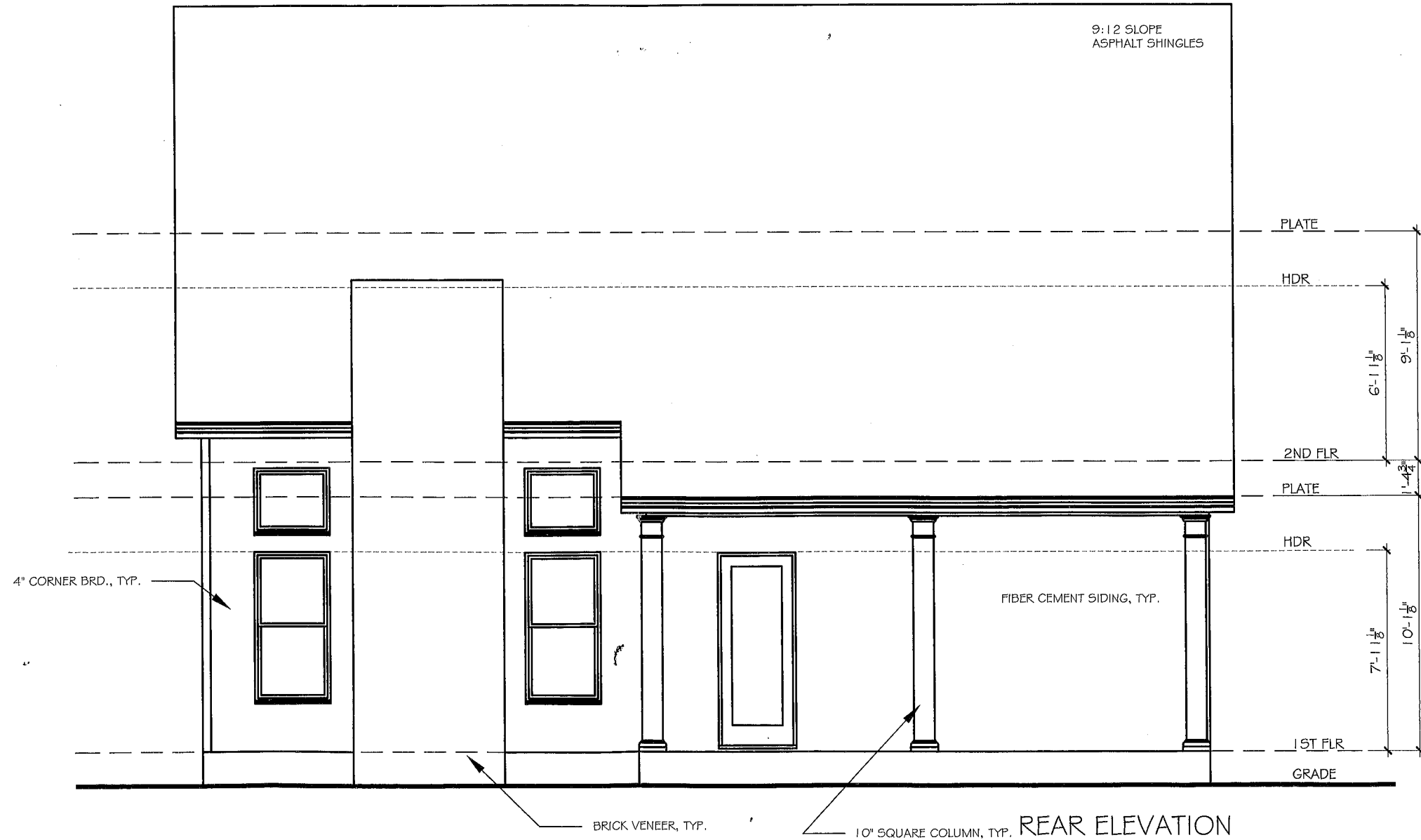
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A 1.4

Page 30 of 64



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

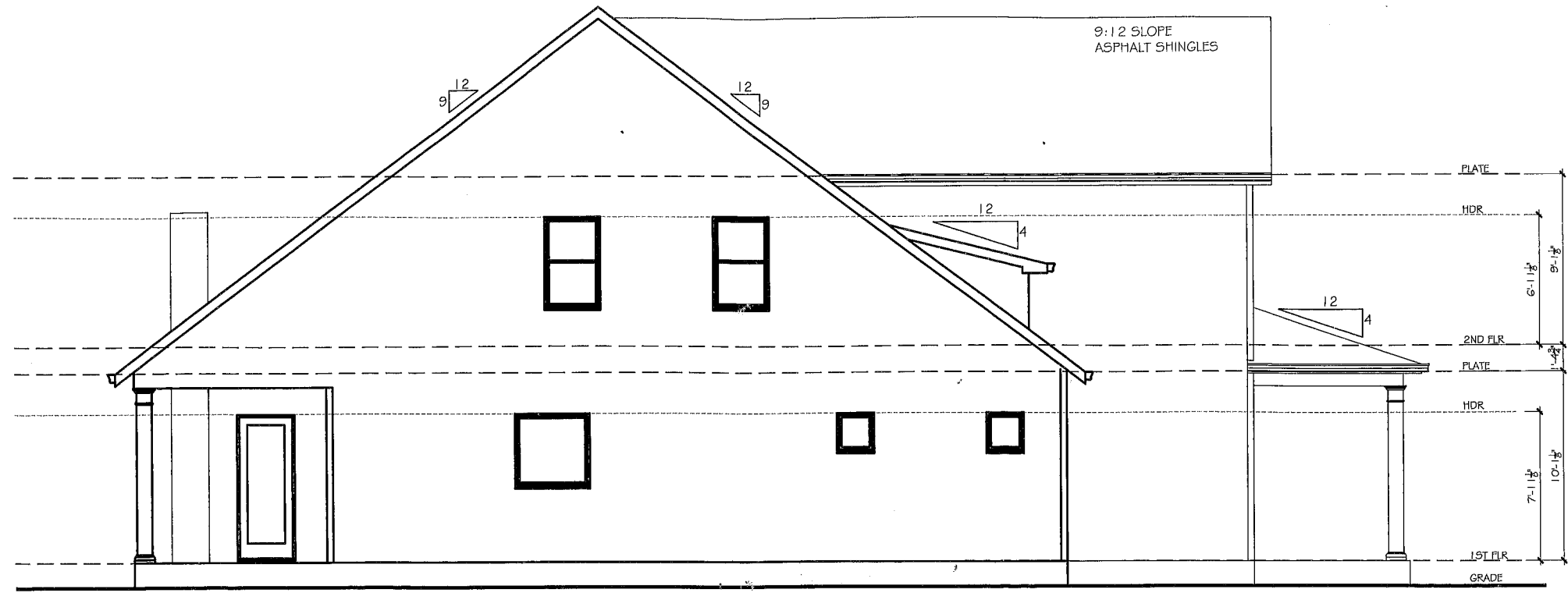
LEWIS
REAR ELEVATION

REVISION CHANGES:	
REV. NO.	REV. DATE

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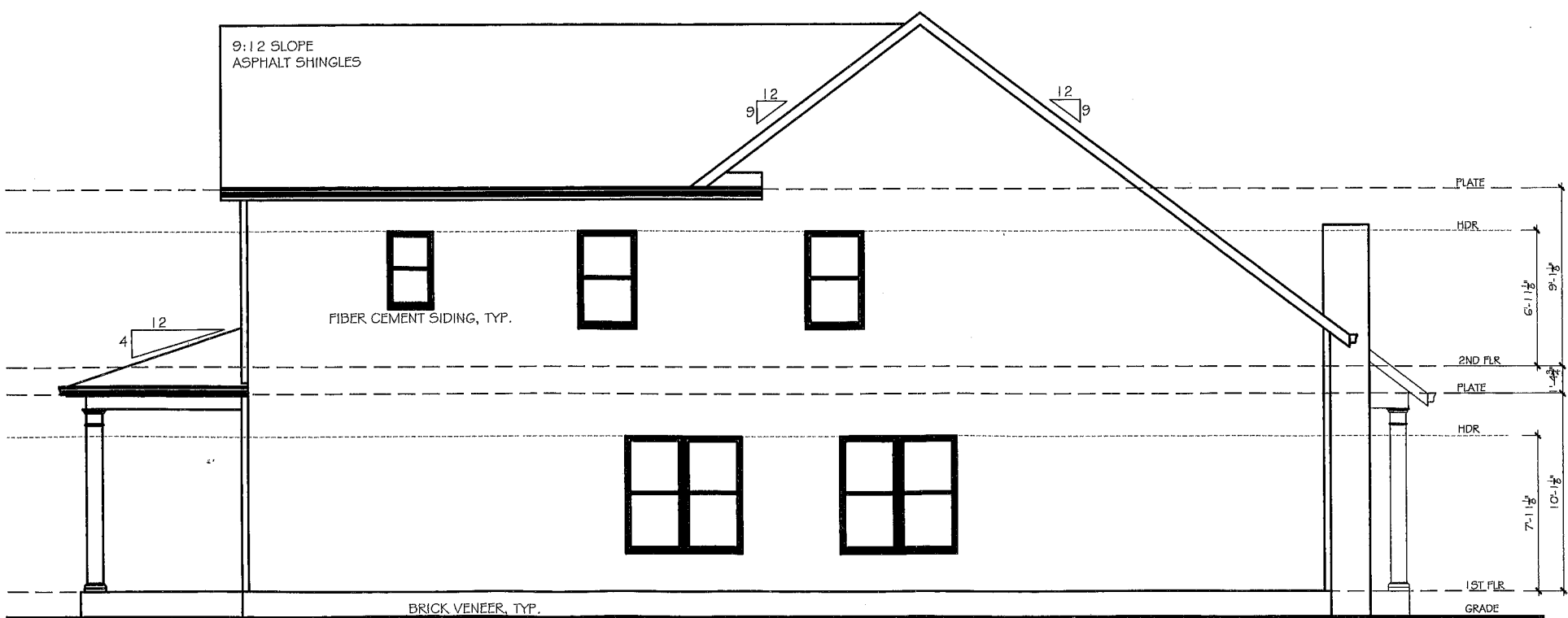
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START DATE: 10/27/2014
DRAWN BY: MHART
SCALE: NONE
SHEET NO.

A1.5



LEFT ELEVATION

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



RIGHT ELEVATION

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

LEWIS
SIDE ELEVATIONS

REVISION CHANGES:	
REV. NO.	REV. DATE

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SUBDIVISION COLLECTION:
OAKDALE

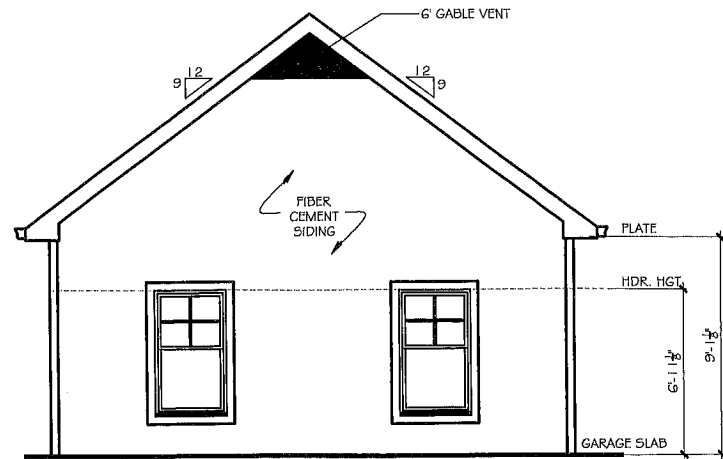
START DATE:
10/27/2014

DRAWN BY:
MHART

SCALE:
AS NOTED

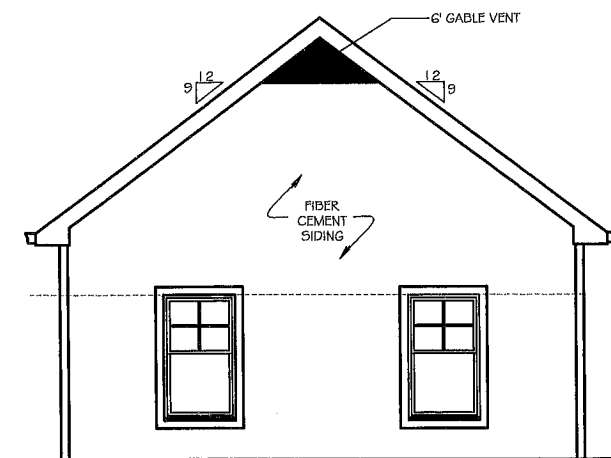
SHEET NO. 6

A1.6



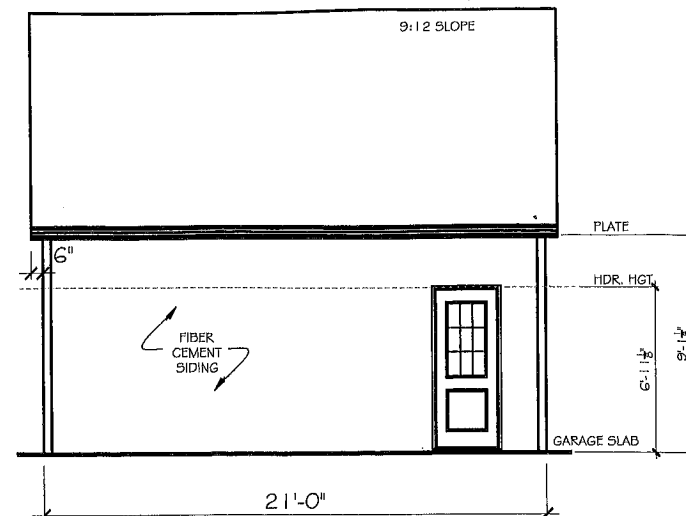
LEFT ELEVATION

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



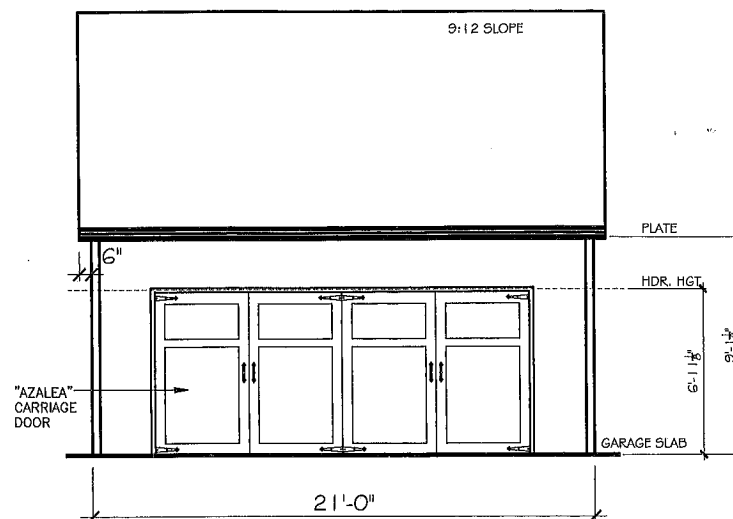
RIGHT ELEVATION

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



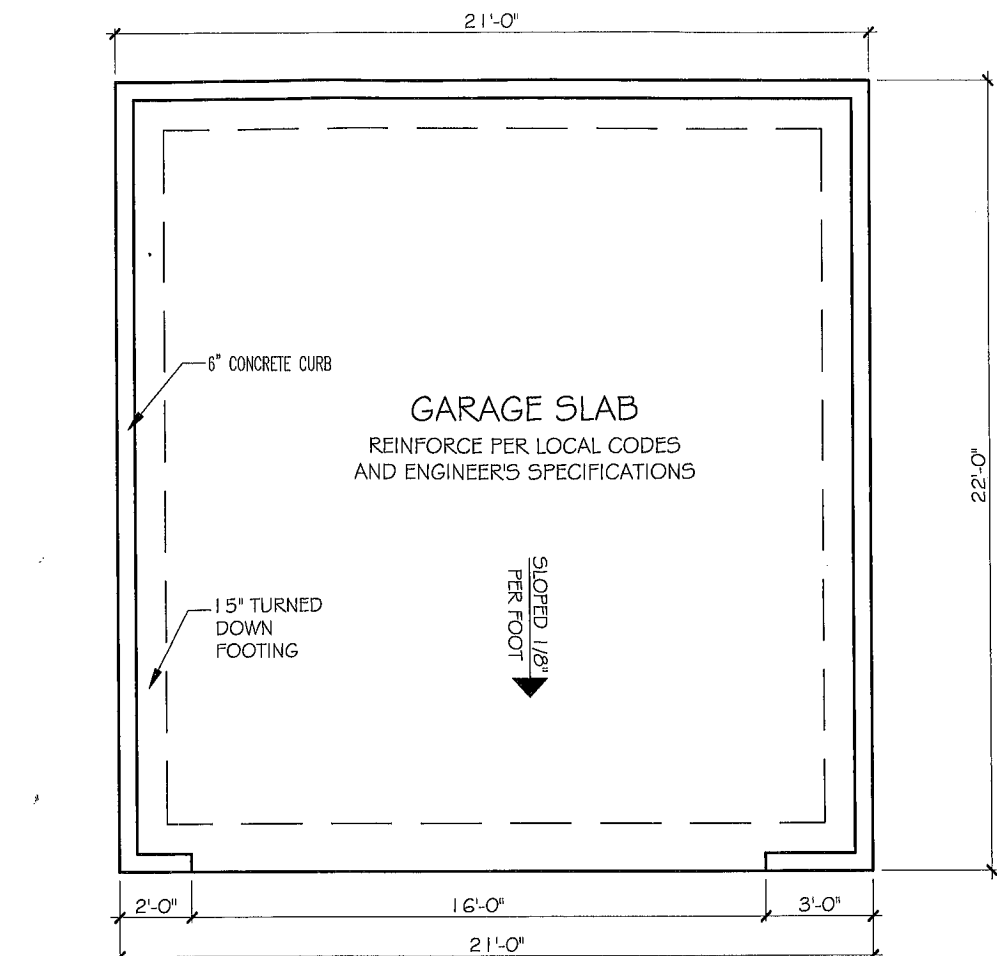
REAR ELEVATION

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



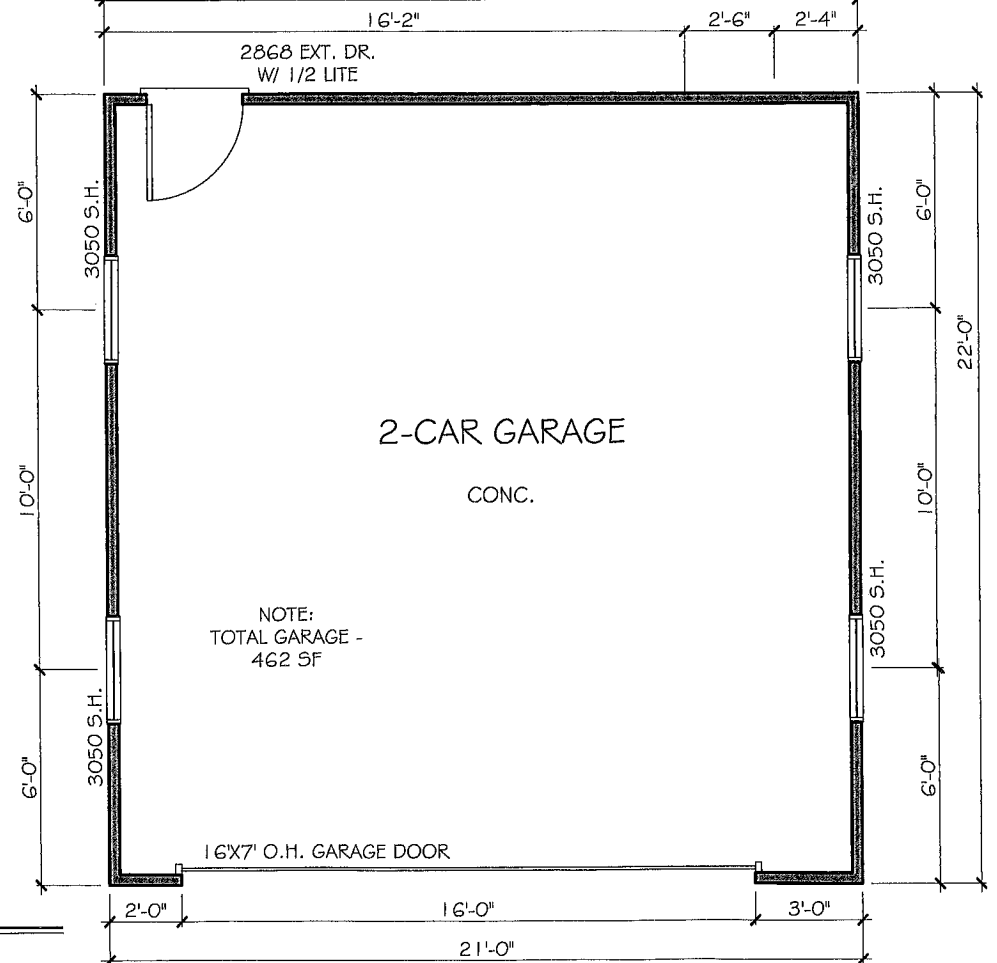
FRONT ELEVATION

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



SLAB FOUNDATION PLAN

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



FLOOR PLAN

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

REVISION CHANGES:	
REV. NO.	REV. DATE

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

SUBDIVISION COLLECTION:
OAKDALE
START DATE:
10/27/2014
DRAWN BY:
MHART
SCALE:
AS NOTED
SHEET NO.



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

DATE: December 11, 2020
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 493 North Ave**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Victoria Barnes to remodel an existing single family dwelling located at 493 North Ave. Per the application, the remodeling and addition will add 144 SF to the existing 1217 SF dwelling. The drawings indicate a total heated space of 1286 SF, a 123 SF front porch and a 132 SF rear deck. The additions are a side door/foyer and an expansion of the master bedroom/bathroom.

The as-built drawings do not represent the actual condition of the house, including the garage that is located within the setback. Not does the floor plan include the addition on the lower level at the rear of the dwelling. The rear elevation is not drawn correctly (per photos supplied.)

The demolition plans are not clear as to whether the existing garage will be demolished as well as the lower rear addition (see photos but not present on the drawings. The remodeling also includes demolition of an enclosed front porch.

Hardi plank is indicated for the exterior façade material. The materials along the front façade are not clear.

The property is zoned R-SF, Single 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: *The existing garage is located within the setback. It must be removed but is not clear from the drawings.
An existing sidewalk is shown on the site plan.*

(b) Supplemental Area and Fence Standards

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

STAFF COMMENT: A street tree (see Tree Ordinance for acceptable supplemental tree list) is required.

(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 is located in front of a wooden fence. Must be screened.

(d) Parking and Traffic Standards

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

height of three feet above grade.

- ✓ On-site parking shall be prohibited in the supplemental areas. This shall not be interpreted as restricting on-street parking located along a public street.
- ⊖ Garage access on single-family lots shall be prohibited in the front yard of the home.

STAFF COMMENT: Driveway width is not 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: Shingles must provide 30 year warranty.

(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:

Front façade material not specified. The front porch/stoop is not clear in terms of construction and aesthetic. Requires clarification.

(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: Assume existing shutters to be removed. No window detail provided. Window trim detail not provided, including mullions. Sills not shown. Not clear if tinting is intended for front windows.

(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: *Applicant should provide height of first floor window sills.*

RECOMMENDATIONS

Staff has concerns over the accuracy of the architectural drawings (as-built, what is to be demolished). There are also missing details which preclude a complete review (building materials).

Additional deficiencies needing attention:

- The existing garage is located within the setback. It must be removed but is not clear from the drawings.
- A street tree (see Tree Ordinance for acceptable supplemental tree list) is required.
- Mechanical must be screened.
- Shingles must provide 30 year warranty.
- Stoop/porch construction is not clear from drawing and requires clarification. Does not meet Architectural Design Standards as drawn.
- Front façade material not specified.
- No window detail provided.
- Window trim detail not provided, including mullions.
- Sills not shown.
- Not clear if tinting is intended for front windows (windows appear different than photos)
- Applicant should provide height of first floor window sills.

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: 11/17/2020

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: Victoria Barnes Contact Number: [REDACTED]

Applicants Address: [REDACTED]

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

Address of Proposed Work: 493 NORTH AVE, HAPEVILLE, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0094-0003-046-8

Property Owner: VICTORIA BARNES Contact Number: [REDACTED]

Project Description (including occupancy type): RESIDENTIAL OCCUPANCY -
RENOVATION TO INCLUDE A CLOSET IN THE OWNER'S BEDROOM

REMOVE RAMP & MAIN ENTRY DOOR THAT WAS INSTALLED FOR DISABLE PERSON
RAISE CEILING IN KITCHEN & BEDROOM AT REAR OF HOUSE, ADD DECK

Contractors Name: [REDACTED] Contact Number: [REDACTED]

Contact Person: VICTORIA BARNES 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

11/17/2020
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: 144 sq ft

Total Square Footage of existing building: 1231 sq ft

Estimated Cost of Construction: \$60,000

List/Describe Building Materials on the exterior of the **existing** structure: _____
FRAMED STRUCTURE VINYL SIDING

List/Describe Building Materials **proposed** for the exterior facade of the new structure: _____
REPLACE VINYL SIDING WITH HARDPLANK ADD WOOD DECK TO REAR OFF THE KITCHEN

NOTICE

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

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

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

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

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

(Please Print & Initial)

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

Victoria C Barnes

11/17/2020

Printed Name

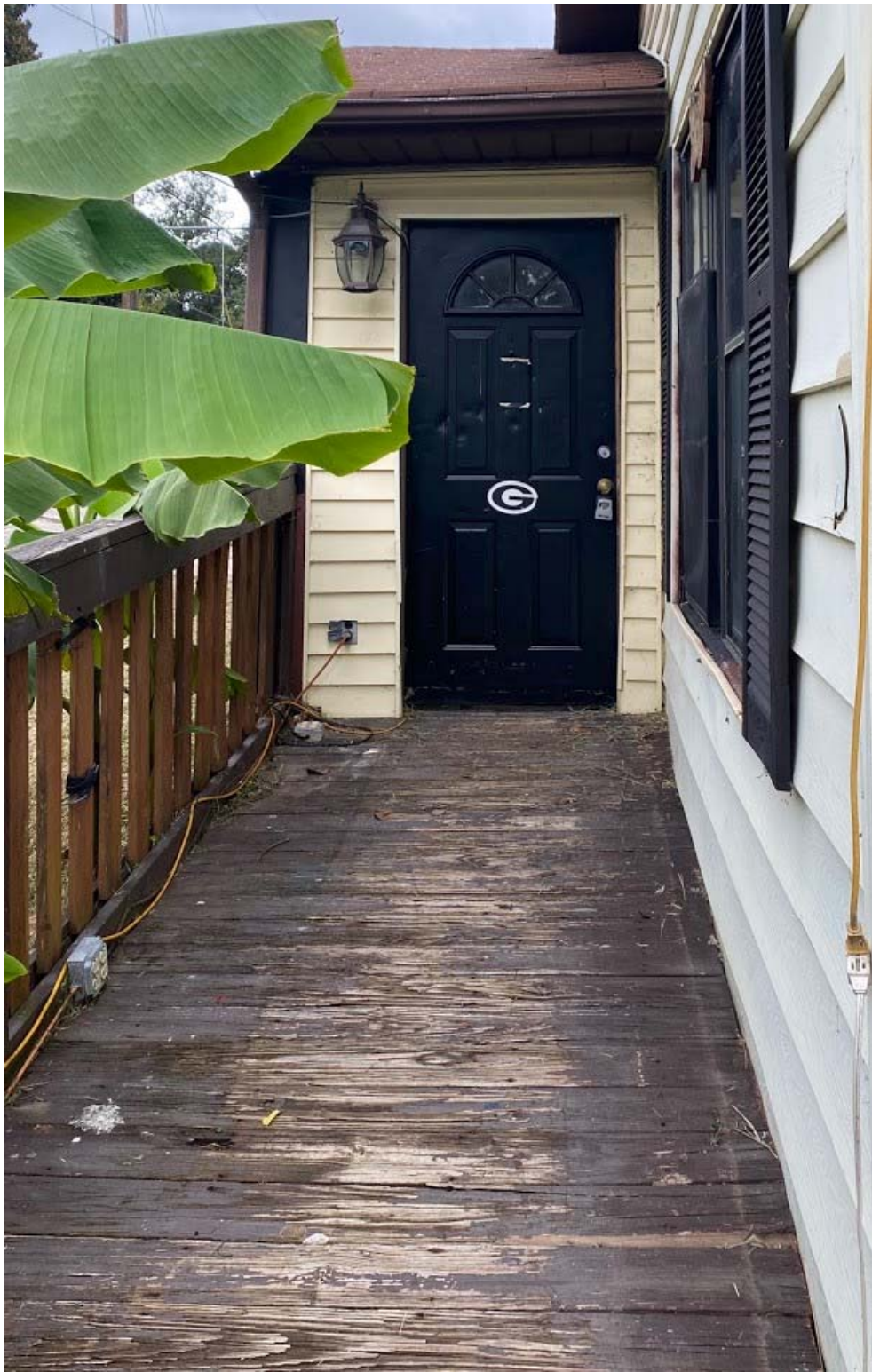
Signature

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.













* L E G E N D *

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.

AKA ALSO KNOWN AS
APD AS PER DEED
APP AS PER PLAT
BSL BUILDING (SETBACK) LINE
CP COMPUTED POINT
CTP CRIMP TOP PIPE FOUND
D DEED (BOOK/PAGE)
DW DRIVEWAY
EP EDGE OF PAVEMENT
FFE FINISH FLOOR ELEVATION
FKA FORMERLY KNOWN AS
IPF IRON PIN FOUND
L ARC LENGTH
LL LAND LOT
LLL LAND LOT LINE
N NEIGHBOR'S

N/F NOW OR FORMERLY
NAIL NAIL FOUND
P PLAT (BOOK/PAGE)
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
R RADIUS LENGTH
R/W RIGHT-OF-WAY
RBF REINFORCING BAR FOUND
(1/2" UNO)
RBS 1/2" REINFORCING BAR SET
SW SIDEWALK
SSE SANITARY SEWER EASEMENT
SSCO SANITARY SEWER CLEANOUT
-X- FENCE LINE
WALL

NO GRADED SLOPE
SHALL EXCEED 2H:1V

Co
USE EXIST DW AS
CONSTRUCTION OUTLET

EROSION CONTROL LEGEND	
APPLY TO ALL DISTURBED AREAS	
Ds1	TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL
Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES
Ds3	ESTABLISHING PERMANENT VEGATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)
Du	CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON LAND DISTURBING ACTIVITIES

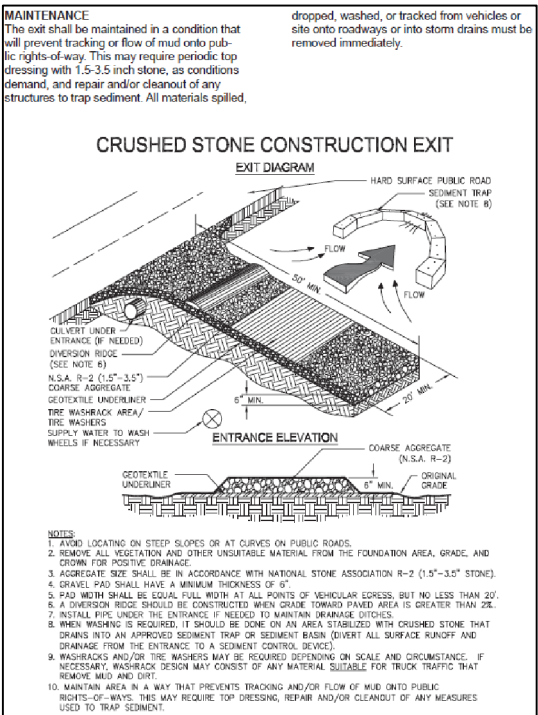
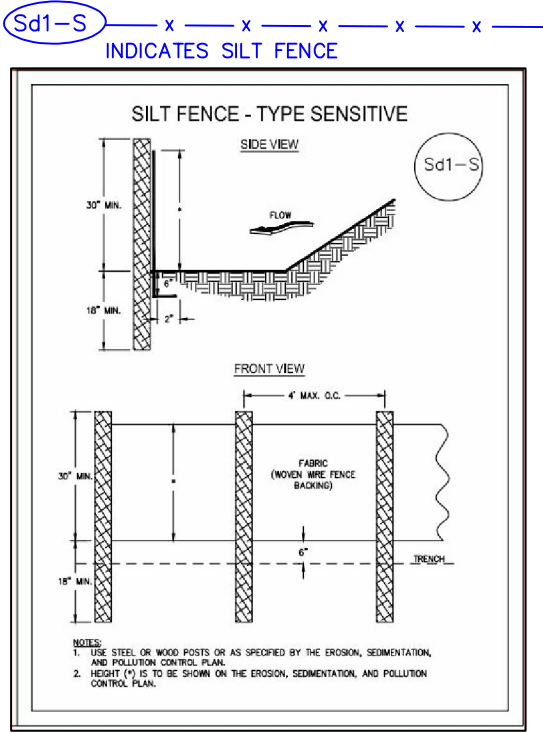
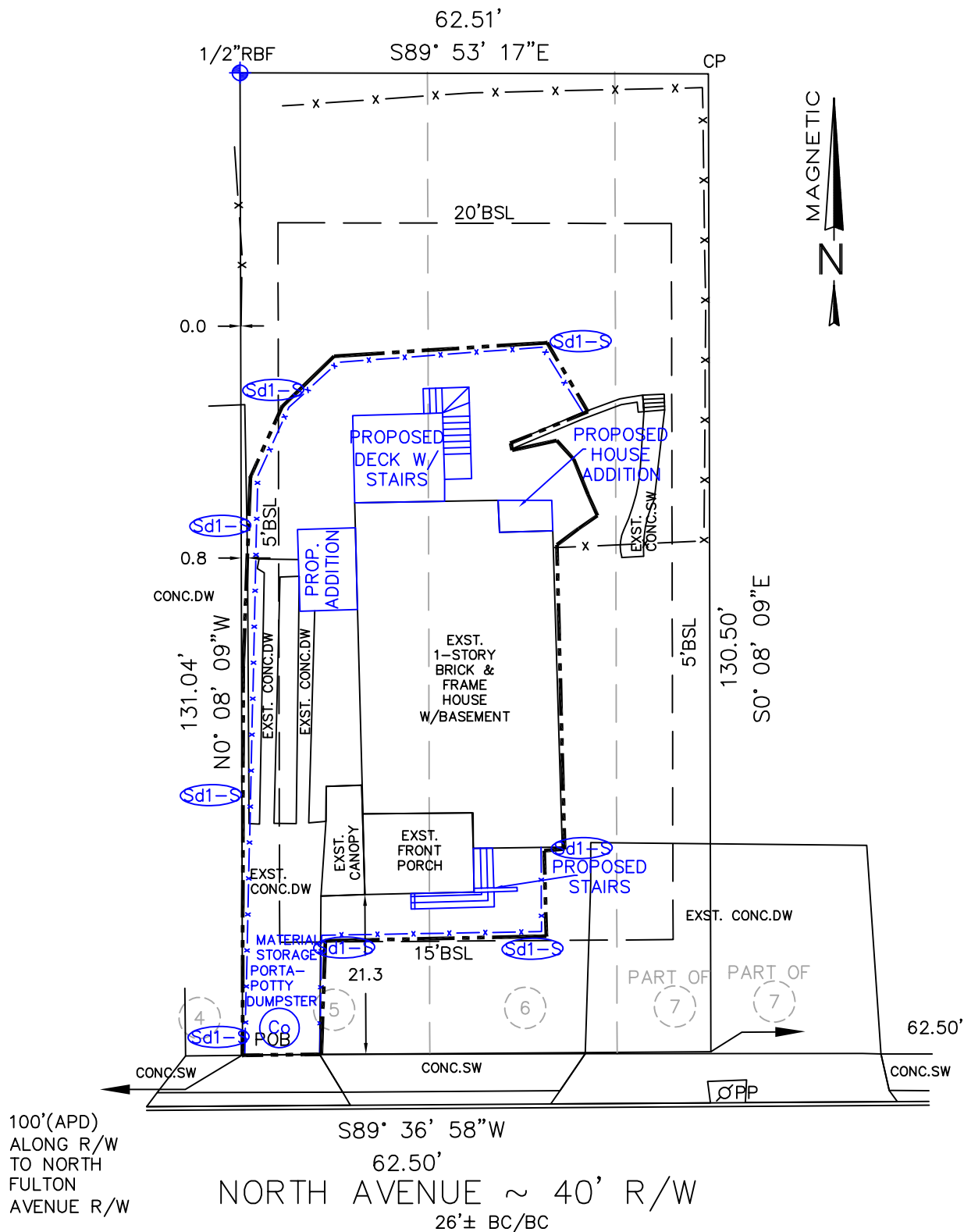
- Section V - Erosion Control City of Atlanta
- The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures prior to or concurrent with land-disturbing activities.
 - Erosion control measures will be maintained at all times. If full implementation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

- NEW TREES PLANTED:
(IF APPLICABLE)
- * all trees will be 2.5 calipers
 - * each understory tree is placed at least 15 feet on center away from all existing and planned understory trees
 - * each midstory tree is placed at least 25 feet on center away from all existing and planned midstory trees
 - * each overstory tree is placed at least 35 feet on center away from all existing and planned overstory trees

Root Protection Notes:

minimal use of machinery around root zone to be practiced
hand prune any roots encountered during foundation excavation
pruning to trees must conform to ANSI A300 standards
no removal of more than 20% of live crown
no cuts to create a lop-sided condition
provide 18" mulch bed around structural root plate
provide 3/4" plywood sheets on grade to create pathway for men and material transport
no footings in the Structural Root Plate

DISTURBED AREA
A.K.A.
LIMITS OF CONSTRUCTION
3542 SF= 0.081 AC



IMPERVIOUS AREA:
HOUSE:1124 SF
PORCH:156 SF
CANOPY:76 SF
CONC. DW:514 SF
2ND CONC. DW:452 SF
CONC. SW:59 SF
RET. WALL:16 SF
TOTAL= 2397 SF=29.3%
PROPOSED:
HOUSE ADDITION:30 SF
ADDITION:84 SF
DECK W/STAIRS:193 SF
FRONT PORCH STAIRS:40 SF
PROPOSED SUB-TOTAL:347 SF
GRAND TOTAL:2744 SF=33.5%

PROPERTY ADDRESS:
493 North Ave, Atlanta, GA
30354, USA

LAND AREA:
8173 SF
0.1876 AC

MAX=35%
ZONING:R-SF

SITE PLAN PREPARED FOR:
VICKIE BARNES

LOTS 5, 6, & WEST HALF OF 7, FORREST HILL PARK SUBDIVISION
LAND LOT 94 14th DISTRICT SECTION BY:
FULTON COUNTY, GEORGIA FIELD DATE: 10-23-2020 MF/BK
LOCATED IN CITY OF HAPEVILLE DRAWN DATE: 10-30-2020 Q
REF.: PLAT BOOK NOT FOUND OF RECORD
REFERENCE: DEED BOOK 61941, PAGE 200 ALL MATTERS OF TITLE ARE EXCEPTED. NOT TO BE RECORDED NOR USED TO CONVEY PROPERTY.

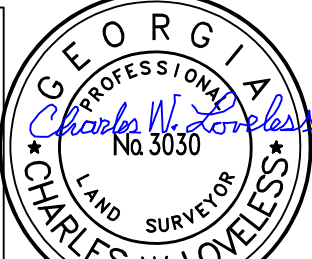
THE SURVEY FROM WHICH THIS PLAN WAS CREATED CONFORMS TO TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA. SURVEY SYSTEMS & ASSOC., INC. ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ERRORS OR OMISSIONS ON DEMO OR SITE PLANS. IT IS THE CLIENT'S RESPONSIBILITY TO REVIEW PLANS FOR COMPLETENESS AND ACCURACY. ANY REDLINES, COMMENTS, CORRECTIONS, ALTERATIONS, ETC. (FROM ANYONE EXCEPT THE CLIENT) SHALL BE DEEMED AS BILLABLE AND ADDITIONAL CHARGES SHALL APPLY.

SP 11/16/2020 -AH
REVISIONS:



SURVEY SYSTEMS ATLANTA
2156 W Park Ct, Ste D, Stone Mtn, GA 30087
COA #LSF000867, info@SurveySystemsAtlanta.com
Cell 678-591-6064 ~ Office 404-760-0010

24 HR CONTACT:
VICKIE BARNES
404-444-8035
vickiecb@yahoo.com



RELEASED FOR
CONSTRUCTION

NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.

* L E G E N D *

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.

- AKA ALSO KNOWN AS

APD AS PER DEED

APP AS PER PLAT

BSL BUILDING (SETBACK) LINE

CP COMPUTED POINT

CTP CRIMP TOP PIPE FOUND

D DEED (BOOK/PAGE)

DW DRIVEWAY

EP EDGE OF PAVEMENT

FFE FINISH FLOOR ELEVATION

FKA FORMERLY KNOWN AS

IPF IRON PIN FOUND

L ARC LENGTH

LL LAND LOT

LLL LAND LOT LINE

N NEIGHBOR'S
- N/F NOW OR FORMERLY

NAIL NAIL FOUND

P PLAT (BOOK/PAGE)

POB POINT OF BEGINNING

POC POINT OF COMMENCEMENT

R RADIUS LENGTH

R/W RIGHT-OF-WAY

RBF REINFORCING BAR FOUND (1/2" UNO)

RBS 1/2" REINFORCING BAR SET

SW SIDEWALK

SSE SANITARY SEWER EASEMENT

SSCO SANITARY SEWER CLEANOUT

-X- FENCE LINE

WALL

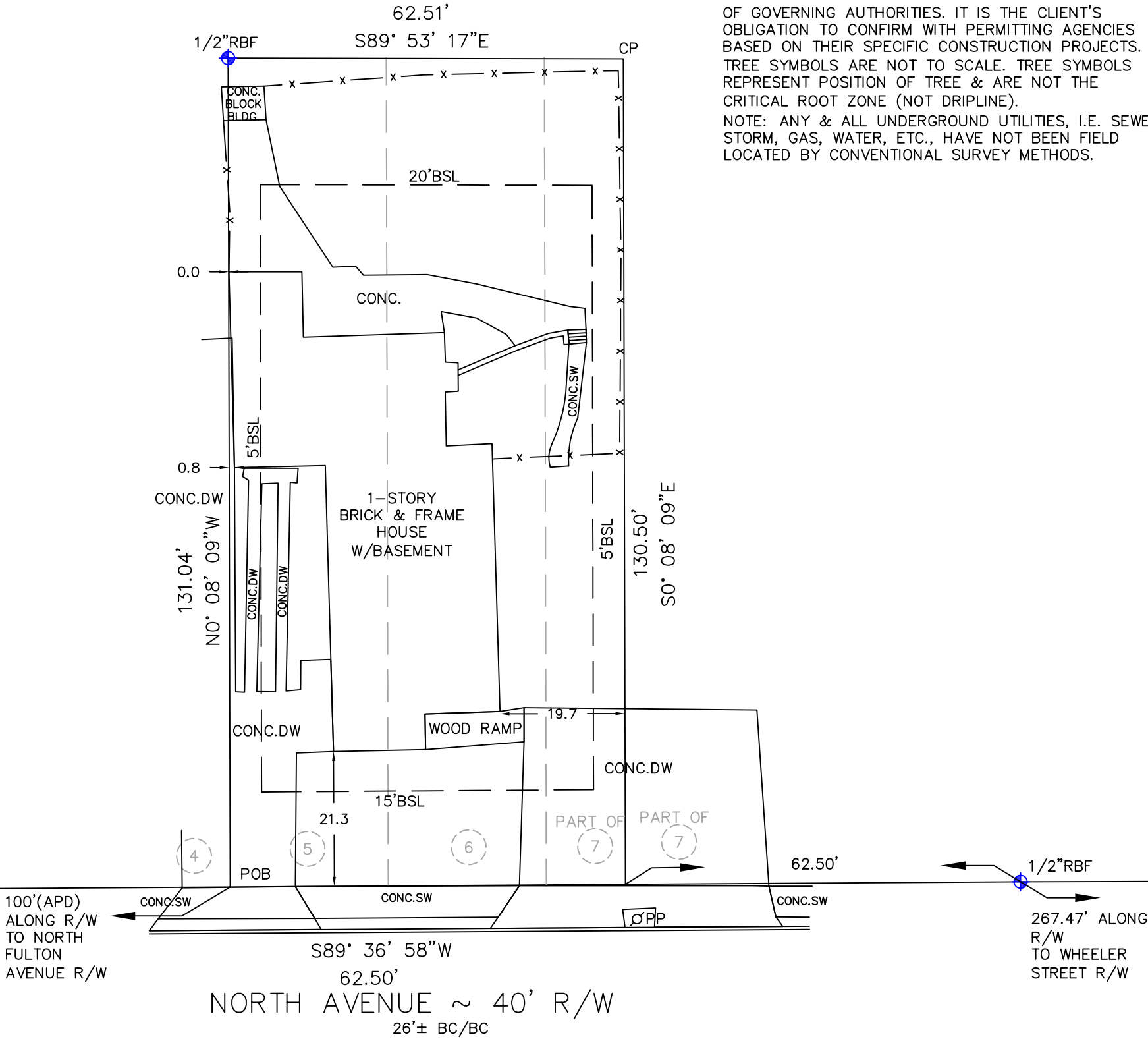


ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE. NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB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

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

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS. TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).

NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.



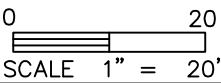
PROPERTY ADDRESS:
493 North Ave, Atlanta, GA
30354, USA

LAND AREA:
8173 SF
0.1876 AC

IMPERVIOUS AREA:
TOTAL= 3334 SF=40.7%

MAX=35%

ZONING: R-SF



PLAT PREPARED FOR:
VICKIE BARNES

LOTS 5, 6, & WEST HALF OF 7, FORREST HILL PARK SUBDIVISION

LAND LOT 94 14th DISTRICT SECTION BY:

FULTON COUNTY, GEORGIA FIELD DATE: 10-23-2020 MF/BK

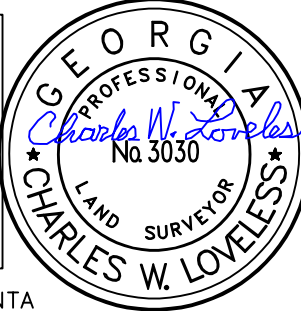
LOCATED IN CITY OF HAPEVILLE DRAWN DATE: 10-30-2020 C

REF.: PLAT BOOK NOT FOUND OF RECORD
REFERENCE: DEED BOOK 61941, PAGE 200

ALL MATTERS OF TITLE ARE
EXCEPTED. NOT TO BE RECORDED
NOR USED TO CONVEY PROPERTY.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 38,490 FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE 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.



SURVEY SYSTEMS ATLANTA
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COA #LSF000867, info@SurveySystemsAtlanta.com
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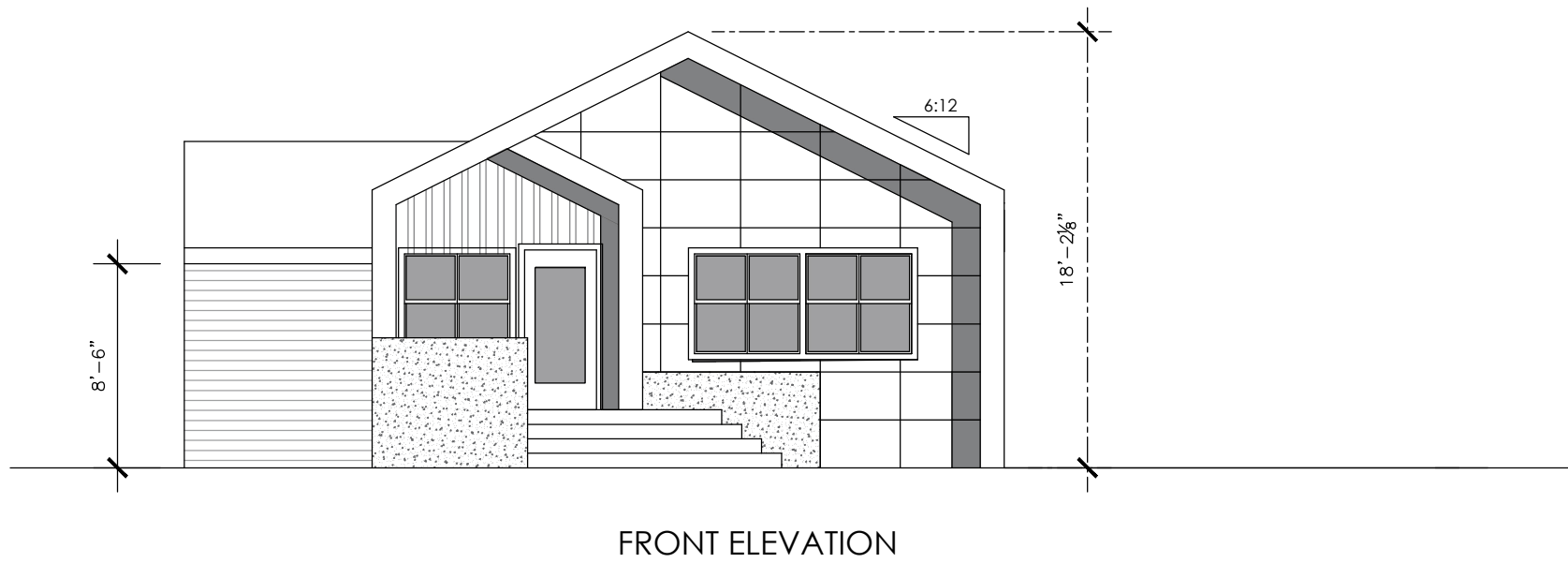
MIGHTY ESTATES
493 NORTH AVENUE,
HAPEVILLE, GA. 30308

INTERNATIONAL BUILDING CODE
IBC 2018 EDITION WITH GA. AMENDMENTS (2014) (2015) (2017) (2018)
INTERNATIONAL RESIDENTIAL CODE
IRC 2018 EDITION WITH GA. AMENDMENTS (2014) (2015) (2017)
INTERNATIONAL FIRE CODE
IFC 2018 EDITION WITH GA. AMENDMENTS (2014)
INTERNATIONAL PLUMBING CODE
IPC 2018 EDITION WITH GA. AMENDMENTS (2014) (2015)
INTERNATIONAL MECHANICAL CODE
IMC 2018 EDITION WITH GA. AMENDMENTS (2015)
INTERNATIONAL FUEL GAS CODE
IFGC 2018 EDITION WITH GA. AMENDMENTS (2014) (2015)
NATIONAL ELECTRICAL CODE
NEC 2017 EDITION WITH NO GA. AMENDMENTS
INTERNATIONAL ENERGY CODE
2018 EDITION WITH GA. SUPPLEMENTS AND AMENDMENTS (2011) (2012)
NFPA 101
LIFE SAFTEY CODE 2018 EDITION WITH STATE AMENDMENTS (2013)

SCOPE OF WORK: RENOVATION TO INCLUDE AN ADDITION AND AS WELL AS A DECK. ELECTRICAL, PLUMBING AS WELL AS HVAC WORK TO BE PERFORMED. FLOORING, TILE, AND RE-SHINGLING OF THE ROOF. INT/ EXT. PAINTING, AND CABINETRY REPLACED.

SQUARE FOOTAGE CALCULATION

HEATED SPACE:	UNHEATED SPACE:
FIRST FLOOR: 1231 SF	FRONT PORCH: 123SF
	REAR DECK : 132 SF
	TOTAL 255 SF
TOTAL1486 SF	



CONTACT: WARRREN DELLEY
CLERESTORY DESIGNS 404.606.0089

DRAWING INDEX

- T1: TITLE PAGE
- A1: AS-BUILT FLOORPLANS/ ELEV.
- A2: PROPOSED FLRPLANS / ELEV.
- S1: DEMO PLAN/ ROOFPLANS
- S2: 1ST FLOOR FRAMING - CEILING FRM'G
- S3: ROOF FRAMING
- S4: DETAILS /SECTIONS

RELEASE FOR CONSTRUCTION

SCALE: 1/4" = 1'

319 ATLANTA STREET, UNIT 240
ACME AMERICAN, L.L.C.
Architects, Construction Managers, Engineers
voice (770) 425-6890 - fax (770) 425-5777

PROJECT# R5

TITLE PAGE

title: MIGHTY ESTATES
project: 493 NORTH AVENUE,
HAPEVILLE, GA. 30308

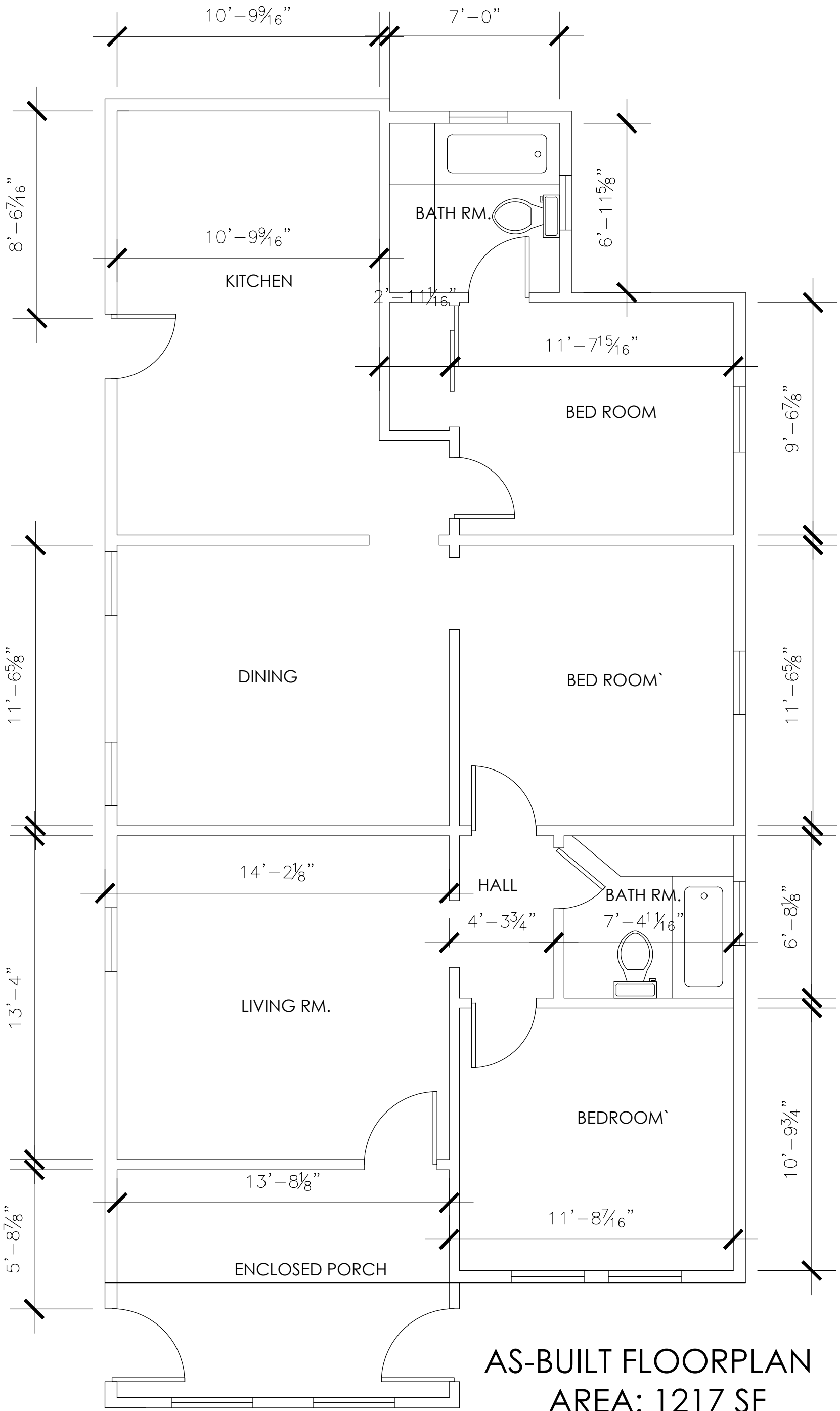
seal

seal 09/22/20

revisions:

date:09/22/20
dwg. by: JR
chkd. by: JWP

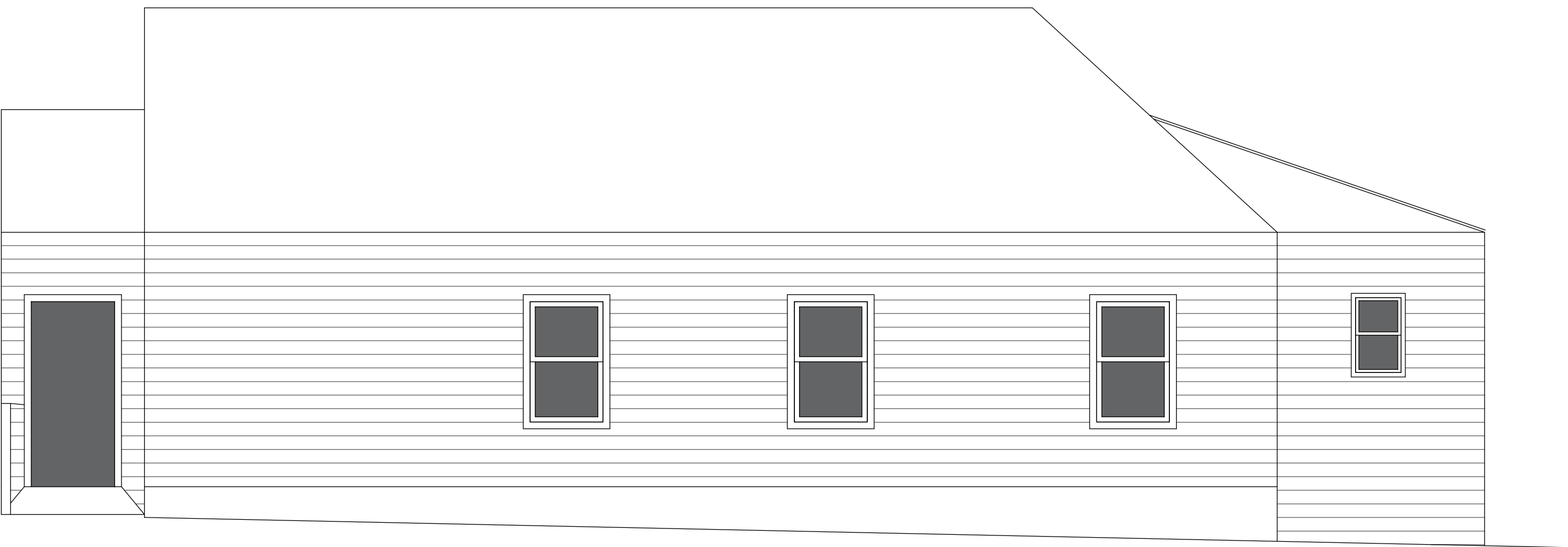
sheet:
T1



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

SCALE: 1/4" = 1'

RELEASE FOR CONSTRUCTION

319 ATLANTA STREET, UNIT 240
ACME AMERICAN, L.L.C.
Architects, Construction Managers, Engineers
voice (770) 425-6890 – fax (770) 425-5777

PROJECT# R5

title: **AS-BUILTS**

project: MIGHTY ESTATES
493 NORTH AVENUE,
HAPEVILLE, GA. 30308

seal

seal 09/22/20

revisions:

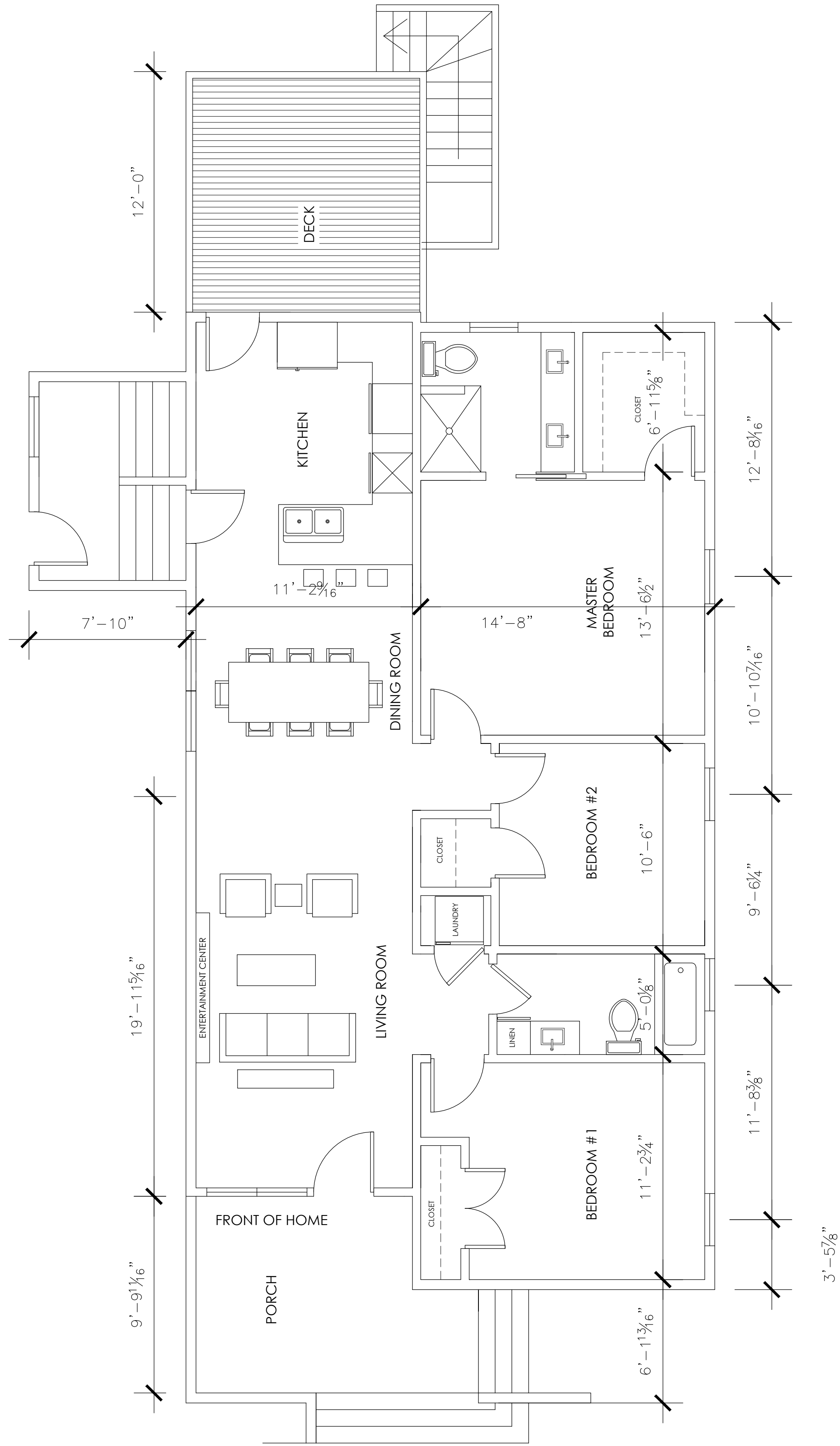
date: 09/22/20

dwg. by: JR

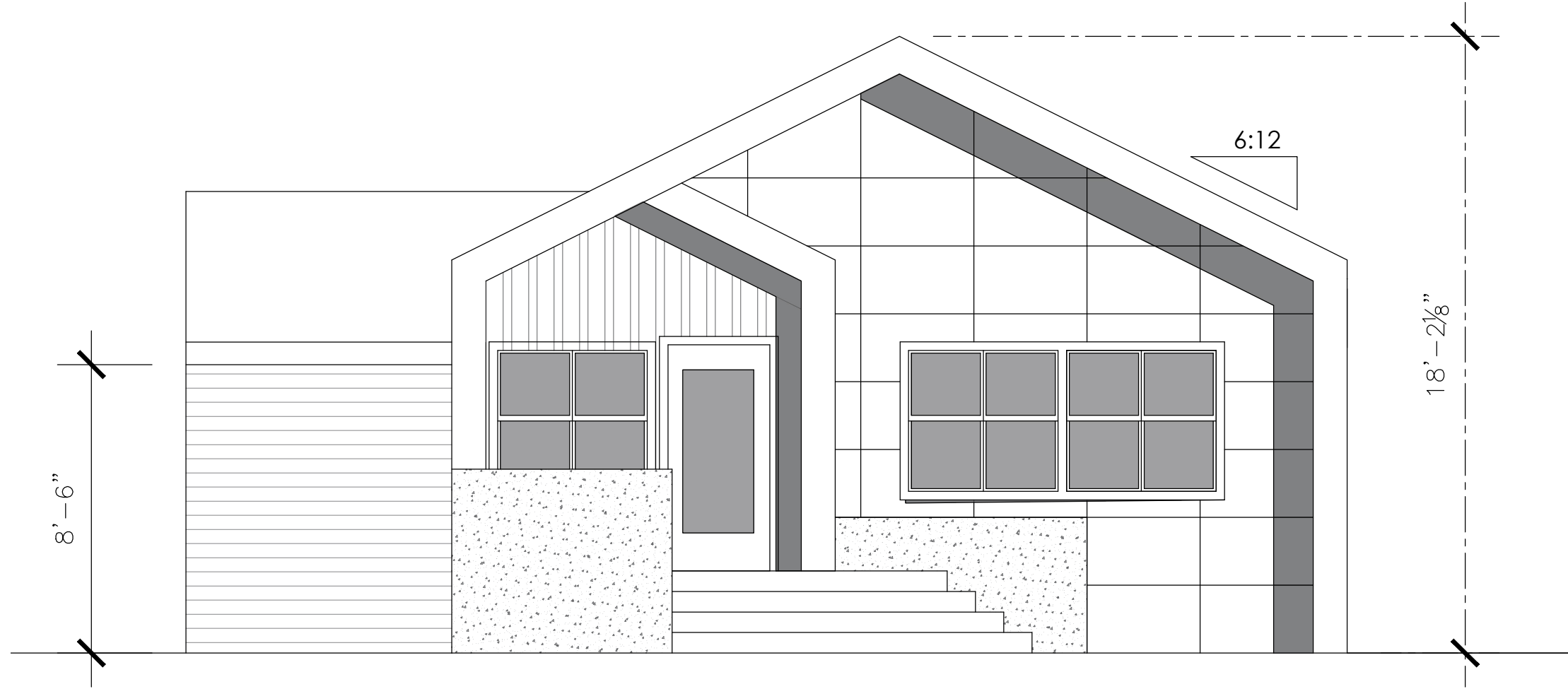
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sheet:

A1



DEMO PLAN



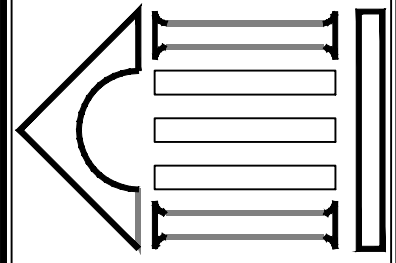
FRONT ELEVATION



REAR ELEVATION

SCALE: 1/4" = 1'

RELEASE FOR CONSTRUCTION



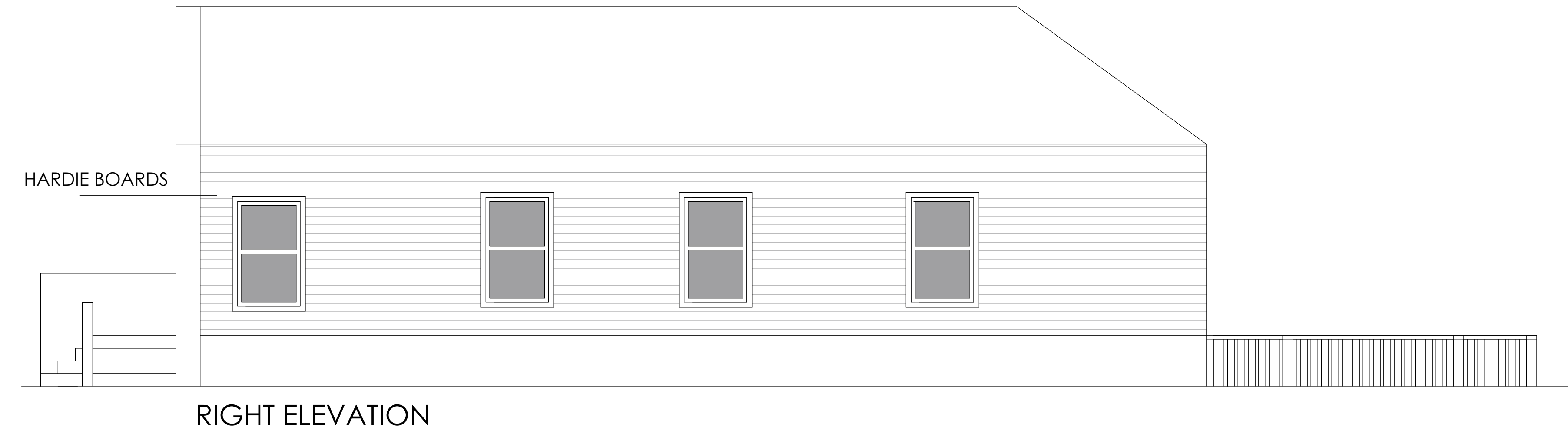
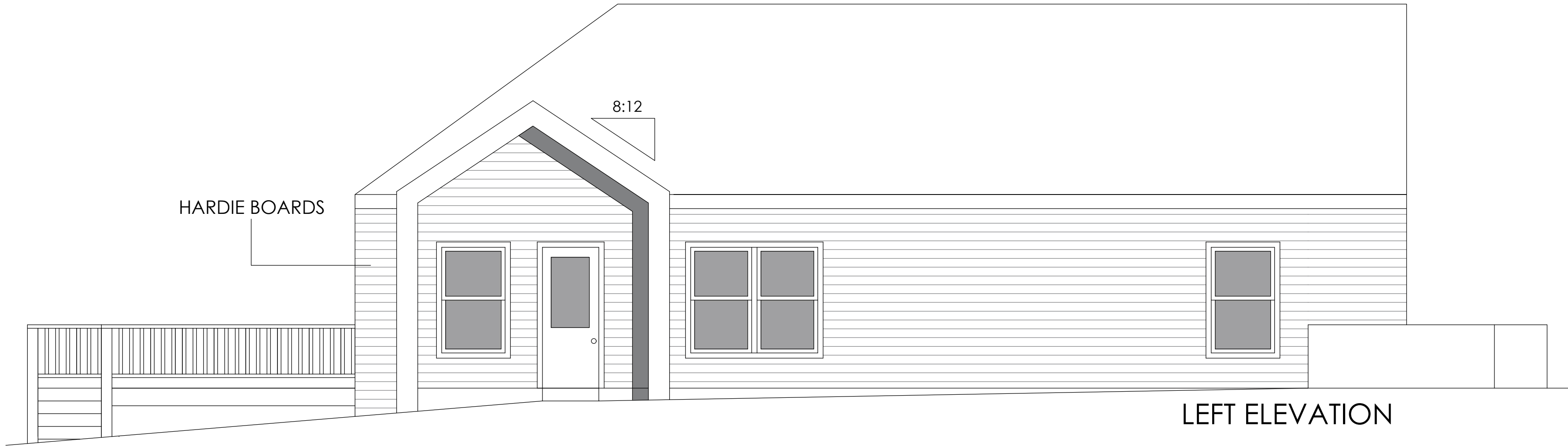
PROJECT# R5

title: **PROPOSED**
project: MIGHTY ESTATES
493 NORTH AVENUE
HAPEVILLE, GA. 30308



seal 09/22/20

revisions:
date: 09/22/20
dwg. by: JR
chkd. by: JWP
sheet: A2



SCALE: $\frac{1}{4}" = 1'$

RELEASE FOR CONSTRUCTION

319 ATLANTA STREET, UNIT 240

ACME AMERICAN, L.L.C.

Architects, Construction Managers, Engineers

voice (770) 425-6890 – fax (770) 425-5777

PROJECT# R5

title:

project:

PROPOSED CONTINUED

MIGHTY ESTATES
493 NORTH AVENUE,
HAPEVILLE, GA. 30308

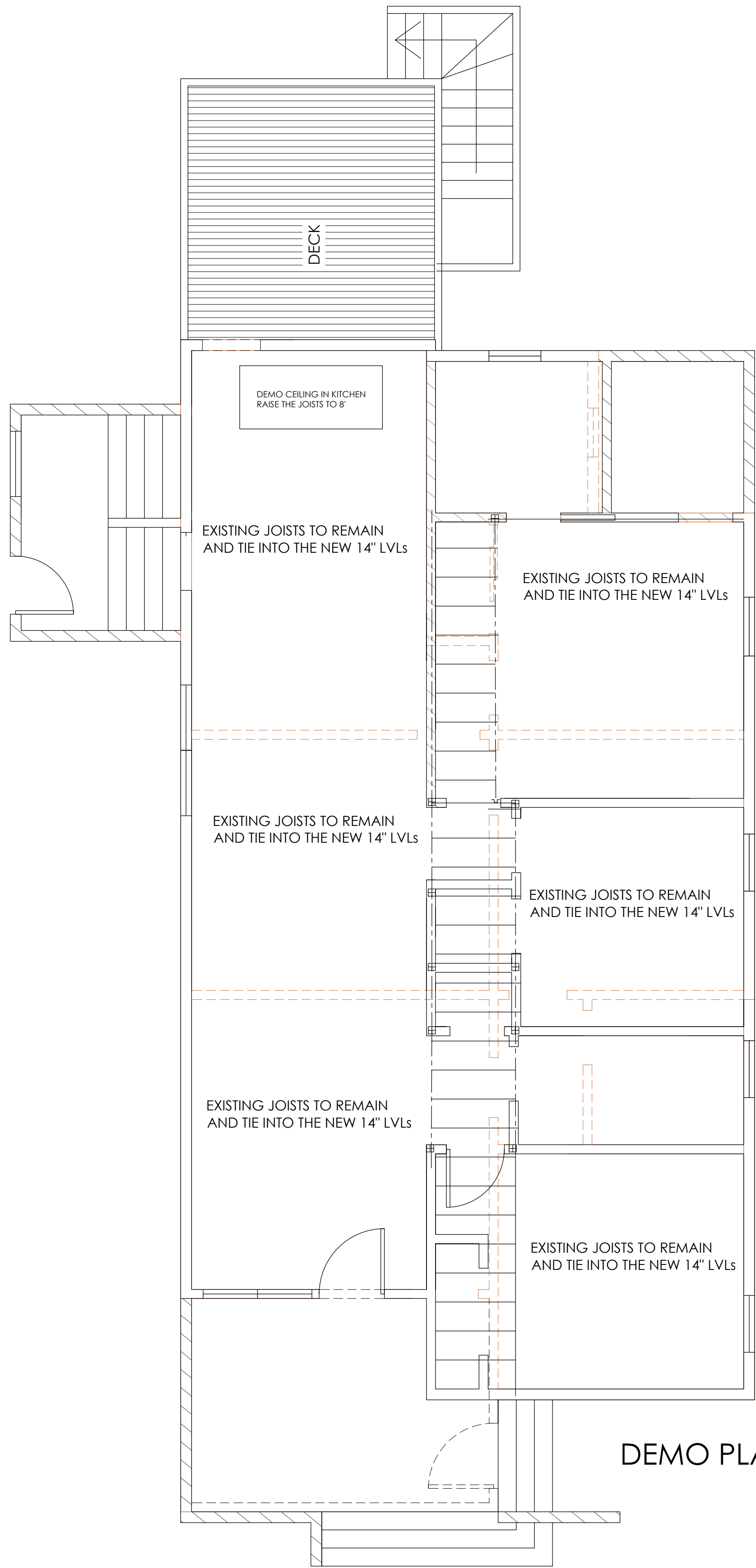


seal 09/22/20

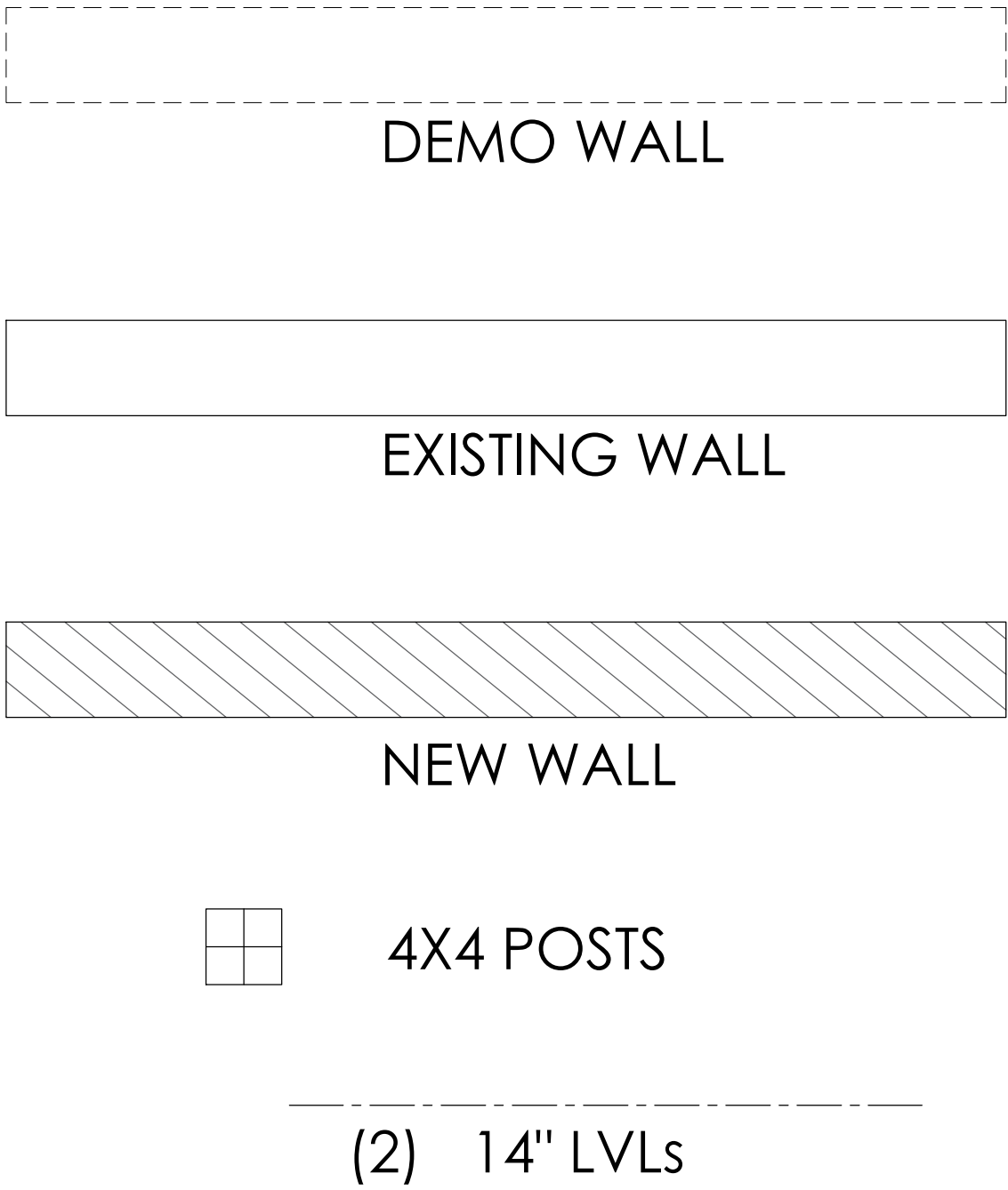
revisions:

date:09/22/20
dwg. by: JR
chkd. by: JWP

sheet:
A2.1



DEMO PLAN

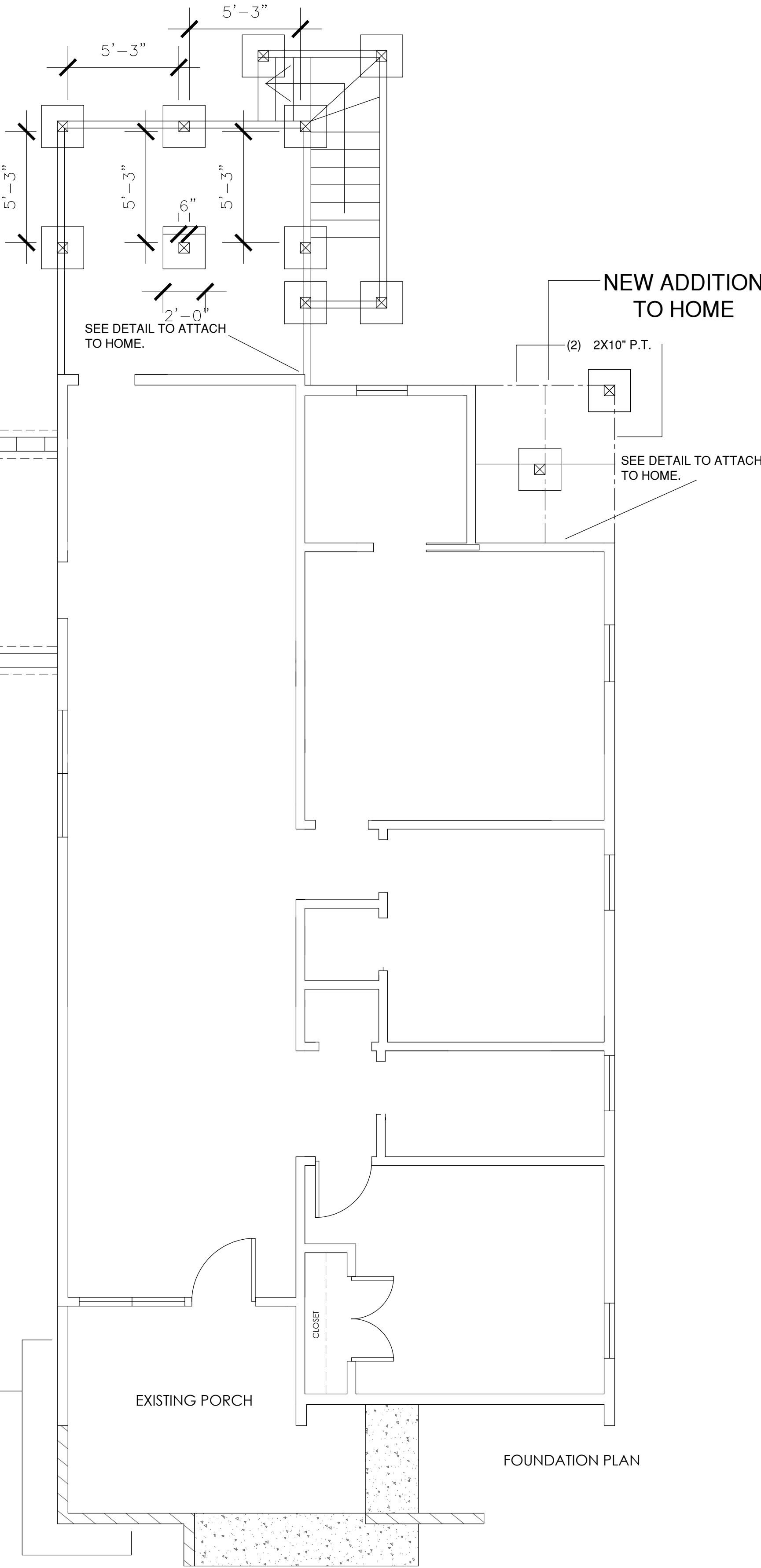


NOTE:
BUILD FORM AND INSERT REBAR PER DETAIL TO FORM
BASE OF THE STRUCTURE. AFTER INSPECTION NEXT FILL
WITH CONCRETE AND PREPARE FOR WALLS.

NEW ADDITION
TO HOME

NEW 8" CMU C. SPACE
ROW OF COURSES TO MEET
1ST LEVEL OF HOME

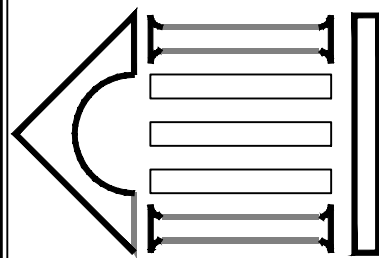
NOTE:
ONCE EXTERIOR WALL IS REMOVED AN EXTERIOR KNEE
WALL WILL REPLACE THE WALL. AS INDICATED IN
DRAWING.



NOTE:
PER DETAIL MAKE FORMS TO BUILD CONCRETE FOR
THE FRONT PORCH STAIRS TO REST ON.

SCALE: $\frac{1}{4}" = 1'$

RELEASE FOR CONSTRUCTION



319 ATLANTA STREET, UNIT 240
ACME AMERICAN, L.L.C.
Architects, Construction Managers, Engineers
voice (770) 425-6890 – fax (770) 425-5777

PROJECT# R5

title: **FOUNDATION - DEMO PLANS**

project: MIGHTY ESTATES
493 NORTH AVENUE,
HAPEVILLE, GA. 30308



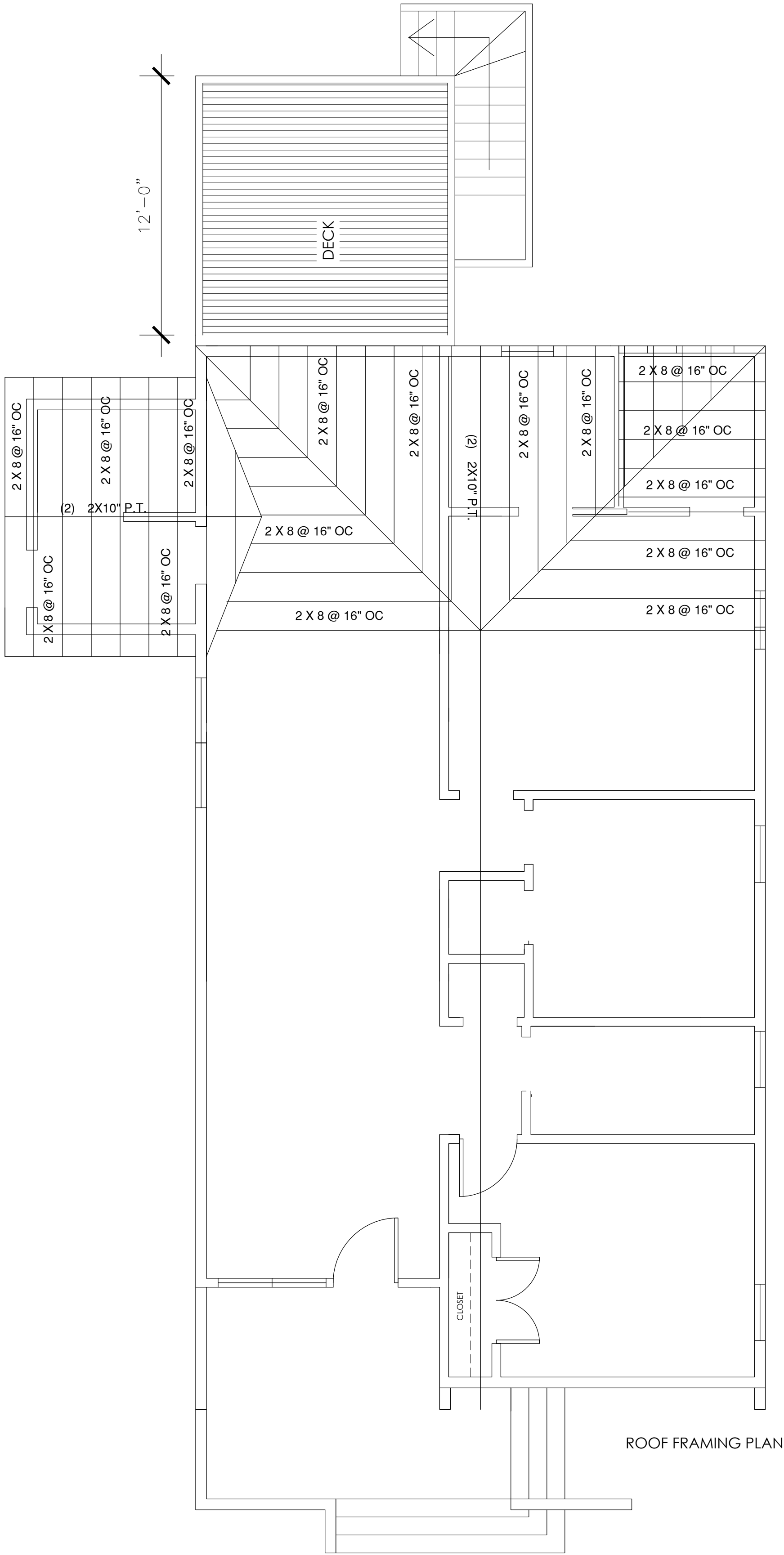
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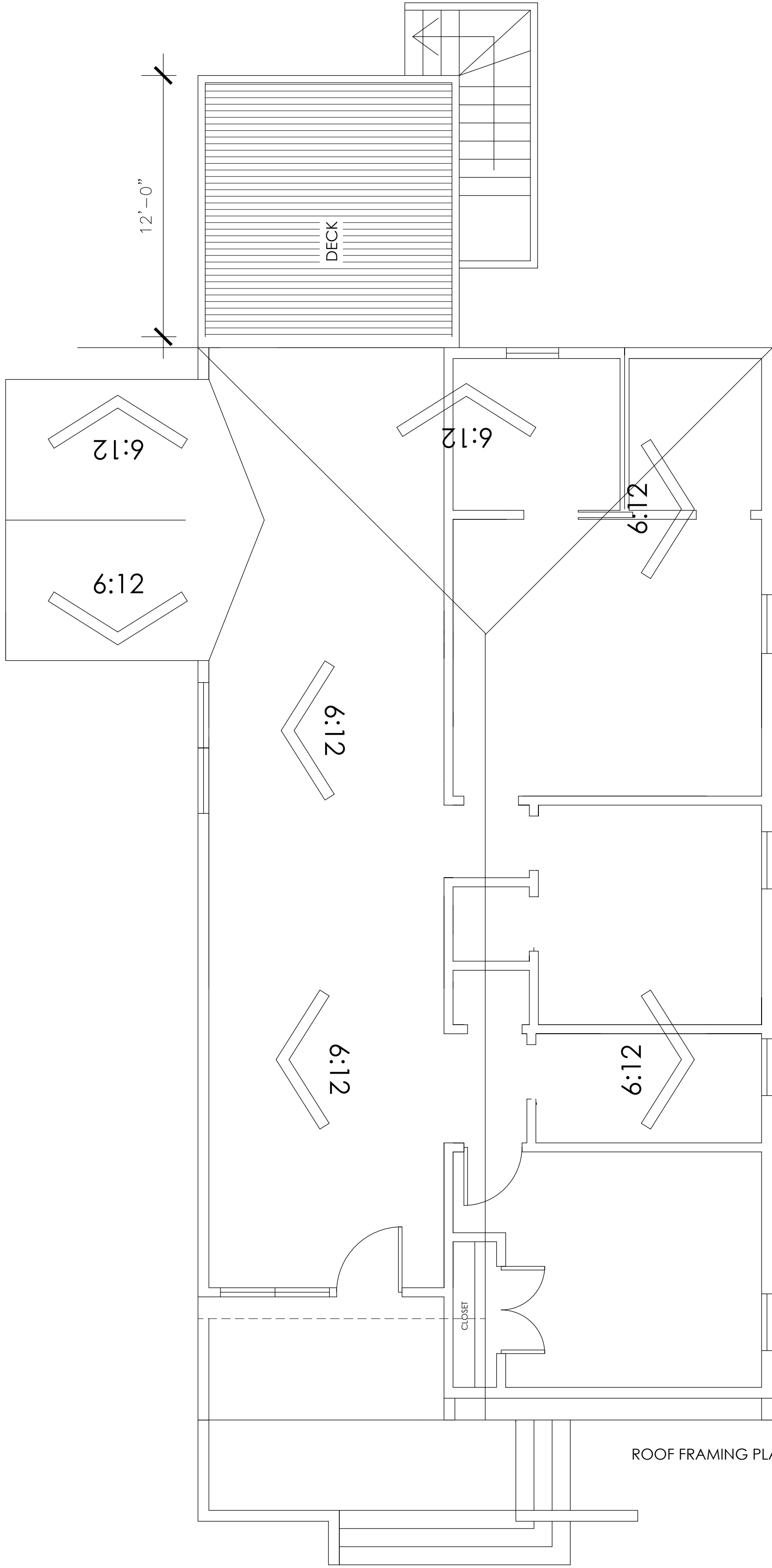
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dwg. by: JR
chkd. by: JWP

sheet:

S1



ROOF FRAMING PLAN



ROOF FRAMING PLAN

SCALE: $\frac{1}{4}" = 1'$

RELEASE FOR CONSTRUCTION

PROJECT# R5	319 ATLANTA STREET, UNIT 240 ACME AMERICAN, L.L.C. Architects, Construction Managers, Engineers voice (770) 425-6890 – fax (770) 425-5777		title: ROOF FRAMING - ROOF PLAN	
			project: MIGHTY ESTATES 493 NORTH AVENUE, HAPEVILLE, GA. 30308	
			seal	
			seal 09/22/20	
revisions:		date: 09/22/20		
		dwg. by: JR		
		chkd. by: JWP		
sheet:		S3		



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

DATE: November 5, 2020
TO: Adrienne Senter
FROM: Lynn M. Patterson
RE: **Sidewalk Guidelines**

BACKGROUND

The City of Hapeville has expressed its desire to become a pedestrian friendly community throughout its various visioning and planning processes and documents. The City requirements for sidewalks vary by Zoning District, where some are required, and in residential zoning districts where they are not required by Code, they have been regulated by the Design Review Committee as part of the Architectural Design Standards review process. The Planning Commission and Design Review Committee have indicated an interest in creating a clearer standard for the sidewalk requirements when not regulated by the zoning districts and/or guidance for the Board of Appeals when considering variances for sidewalk requirements.

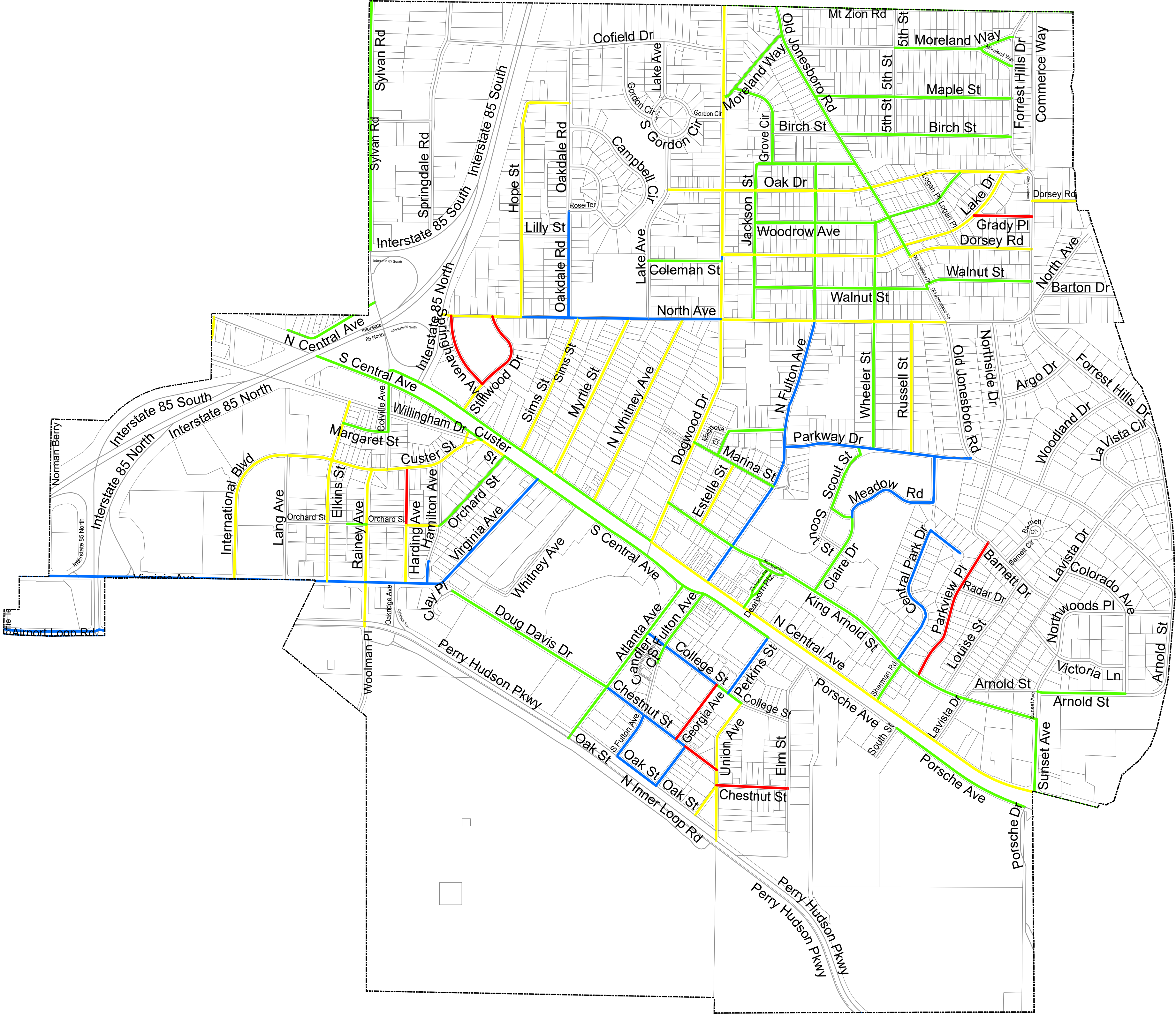
A November 2016 City Inventory of Sidewalk Conditions was completed by Keck & Wood (see attached map and spreadsheet) which shows the locations of existing sidewalks.

For discussion purposes, the following is a suggested list of considerations when determining if private developments should require sidewalks.

1. Type of development
 - a. Commercial/Retail/Industrial: yes
 - b. Mixed use: yes
 - c. Multi-family: Yes
 - d. Townhomes: Yes
 - e. Higher density: Yes
 - f. Master plan: Yes
 - g. Single family residential: possible
2. Priority streets
 - a. Is the SFD located on one of the City's major or minor arterial streets?
3. Proximity to schools
 - a. Is the SFD located within ¼ of a mile from a school?
4. Proximity to transit
 - a. Is the SFD located within ¼ of a mile from a bus stop or other transit?
5. Proximity of existing sidewalks
 - a. Are there sidewalks on the same side of the street already?
 - b. Is there a complete or nearly complete sidewalk on the other side of the street?
6. Conflict with utilities
 - a. Are there utility poles or other infrastructure that would hinder development of the sidewalk?
7. Conflict with tree conservation
 - a. Does the construction of the sidewalk adversely affect landmark trees in good health?
8. Other
 - a. Are there other considerations that should be evaluated for the installation of a sidewalk?

City of Hapeville Sidewalk Conditions Map

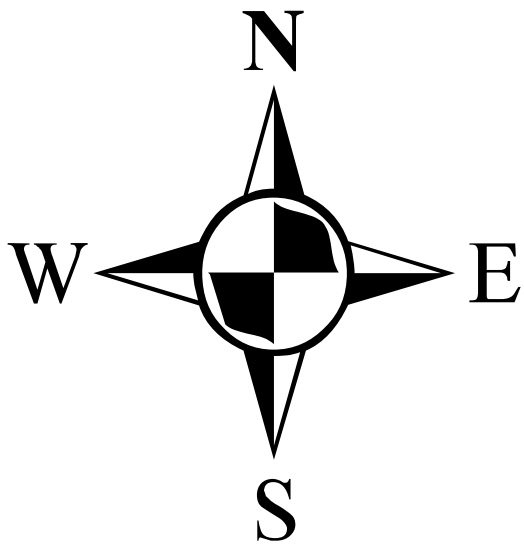
November 2016



LEGEND

	GOOD
	SATISFACTORY
	POOR
	VERY BAD
	NO SIDEWALK

NOTE: ROADS WITH SIDEWALK ON BOTH SIDES OF THE ROAD WERE RATED BASED ON THE SIDEWALK IN BETTER CONDITION.



City of Hapeville

Sidewalk Repair/Priority Inventory

Road Name				Length (Mi)	Length (FT)	Sidewalk Condition	Cost Estimates
Elm St				Porsche to Chestnut		COMPLETE	2019
Chestnut Street				Union to Elm		COMPLETE	2019
Georgia Avenue				0.20	1048.75	Very Bad	\$17,285.48
Grady Place				0.10	522.34	Very Bad	\$12,791.42
Harding Avenue				0.20	1032.48	Very Bad	\$41,377.97
Springhaven Avenue				0.13	695.34	Very Bad	\$30,127.45
Stillwood Drive				0.20	1054.59	COMPLETE	\$2,020.00
Custer Street				0.42	2192.79	Poor	\$69,672.17
Dogwood Dr				N Central to N. Ave		COMPLETE	2018
Dorsey Road				0.28	1498.43	Poor	\$24,372.33
Elkins Street				0.31	1635.57	Poor	\$54,000.32
Estelle Street				0.12	618.45	Poor	\$21,393.84
Forrest Avenue				Union to Oak St		COMPLETE	2019
Hope Street				0.43	2295.24	Poor	\$66,553.52
International Boulevard				0.26	1394.04	Poor	\$24,813.81
Lake Drive				0.53	2813.21	Poor	\$79,121.62
Myrtle Street				0.29	1540.45	Poor	\$43,325.29
North Avenue				1.17	6181.35	Poor	\$91,801.50
North Whitney Avenue				0.34	1815.30	Poor	\$51,055.24
Oak Drive				0.61	3238.86	Poor	\$91,093.06
Orchard Street				0.49	2580.91	Poor	\$15,530.51
Rainey Avenue				0.27	1411.54	Poor	\$47,699.61
Russell Street				0.22	1180.01	Poor	\$20,618.14
Sims Street				0.32	1673.03	Poor	\$49,053.90
Union Avenue				Loop Rd. to College		COMPLETE	2019
Arnold Street				0.39	2045.33	Satisfactory	\$9,255.57
Atlanta Avenue				S. Central to Loop		COMPLETE	2019
Birch Street				0.40	2136.82	Satisfactory	\$14,342.95
Claire Drive				0.14	759.58	Satisfactory	\$8,989.21
Coleman Street				0.13	660.76	Satisfactory	\$6,079.92
College Street				0.29	1506.09	Satisfactory	\$13,867.89
Colville Avenue				0.15	767.33	Satisfactory	\$7,970.89
Dearborn Plaza				0.13	703.24	Satisfactory	\$8,470.77

Doug Davis Drive	0.31	1633.38	Satisfactory	\$25,805.12
Grove Circle	0.17	886.06	Satisfactory	\$10,152.96
Jackson Street	0.43	2284.59	Satisfactory	\$30,021.40
King Arnold Street	0.79	4181.22	Satisfactory	\$66,057.55
Maple Street	0.33	1758.90	Satisfactory	\$16,184.28
Margaret Street	0.08	413.25	Satisfactory	\$6,528.77
Marina Street	0.15	810.17	Satisfactory	\$7,454.65
Moreland Way	0.60	3149.39	Satisfactory	\$20,094.00
Mount Zion Road	0.43	2248.71	Satisfactory	\$20,691.25
Mount Zion Road SW	0.10	514.80	Satisfactory	\$4,736.91
North Central Avenue				
Samuel Hape to Dogwood COMLETED		to Dogwood	COMPLETE	2019
North Fulton Avenue	0.76	3989.03	Satisfactory	\$34,642.63
Old Jonesboro Road	1.30	6885.43	Satisfactory	\$49,967.36
Parkview Place	0.26	1366.54	Satisfactory	\$16,574.04
Porsche Avenue				
South St. to Perkins			COMPLETE	2019
Scout Street	0.21	1097.69	Satisfactory	\$7,645.32
Sherman Road	0.08	399.03	Satisfactory	\$7,671.59
South Central Avenue				
Dogwood to Depot			COMPLETE	2019
South Fulton Avenue	0.32	1672.14	Satisfactory	\$14,398.32
Spring Street	0.14	743.46	Satisfactory	\$7,840.82
Sunset Avenue	0.24	1272.86	Satisfactory	\$8,019.62
Sylvan Road	0.73	3838.16	Satisfactory	\$32,230.23
Walnut Street	0.48	2514.49	Satisfactory	\$23,136.84
Wheeler Street	0.38	2027.40	Satisfactory	\$18,654.86
Woodrow Avenue	0.38	2011.92	Satisfactory	\$18,512.49
Central Park Drive	0.32	1670.80	Good	\$14,039.36
Hamilton Avenue	0.31	1640.48	Good	\$5,074.43
Meadow Road	0.24	1285.11	Good	\$7,407.25
Oak Street	0.30	1558.71	Good	\$2,530.66
Oakdale Road	0.46	2414.70	Good	\$8,493.75
Parkway Drive	0.32	1679.09	Good	\$9,678.10
Perkins Street	0.12	616.81	Good	\$8,182.95
Virginia Avenue	1.38	7275.22	Good	\$61,132.08