

Design Review Committee Meeting

700 Doug Davis Drive
Hapeville, GA 30354

April 21, 2021 6:00 PM

Agenda

1. Call to Order

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth

3. Approval of Minutes

3.I. Minutes of March 31, 2021

Documents:

1. DRC Minutes March 31, 2021

4. New Business

4.I. 3011 Dogwood Drive Bathroom & Deck Addition

Background:

Jorge Gomez has submitted an application seeking approval to construct a 70-square foot bathroom addition and a 216-square foot deck addition at 3011 Dogwood Drive. The property is located in the R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 3011 Dogwood Drive
2. Application - 3011 Dogwood Drive_Redacted

4.II. 3393 Old Jonesboro Road Deck Replacement

Background:

Stephen Cushing has submitted an application seeking approval to replace an existing rear deck with a 520-square foot rear deck at 3393 Old Jonesboro Road. The property is zoned R-0, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 3393 Old Jonesboro Road
2. Application - 3393 Old Jonesboro Road_Redacted

4.III 3035 Gordon Circle Covered Stoop

. Background:

Jason Beavers has submitted an application seeking approval for the construction of front covered stoop at 3035 Gordon Circle. The property is located in the R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 3035 Gordon Circle
2. Application - 3035 Gordon Circle_Redacted

4.IV 510 Oak Drive New SF Dwelling

. Background:

James MacDowell has submitted an application seeking approval for the construction of a new 2,566-square foot single-family dwelling with four bedrooms, three and a half bathrooms and a side entry garage at 510 Oak Drive. The property is zoned R-SF, Single Family Residential and is subject to the Subarea E, Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Application - 510 Oak Drive_Redacted

4.V. 3253 Forrest Hills Drive New SF Dwelling

Background:

James MacDowell has submitted an application seeking approval for the construction of a new 2,352-square foot single-family dwelling with three bedrooms, three and a half bathrooms and a drive under garage at 3253 Forrest Hills Drive. The property is zoned R-SF, Single Family Residential and is subject to the Subarea E, Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 3253 Forrest Hill Drive
2. Application - 3253 Forrest Hill Drive_Redacted

4.VI 3257 Forrest Hills Drive New SF Dwelling

. Background:

James MacDowell has submitted an application seeking approval for the construction of a new 2,352-square foot single-family dwelling with three bedrooms, three and a half bathrooms and a drive under garage at 3257 Forrest Hills Drive. The property is zoned R-SF, Single Family Residential and is subject to the Subarea E, Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 3257 Forrest Hill Drive
2. Application - 3257 Forrest Hill Drive_Redacted

4.VII. 831 Custer Street Renovation & Addition

Background:

Roderick Cloud has submitted an application seeking approval to construct a side room addition and a rear deck at 831 Custer Street. The property is zoned R-SF, Single Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Application - 831 Custer Street_Redacted

4.VIII 748 Virginia Avenue Renovation

Background:

David Burt on behalf of the Hapeville Development Authority has submitted an application seeking approval for the renovation of an existing 1950's gas station, an addition to the building, and creation of an outdoor plaza at 748 Virginia Avenue. The property is zoned V, Village and is subject to the Subarea B of the Architectural Design Standards, Neighborhood Conservation Area.

Documents:

1. Planners Report 748 Virginia Avenue
2. Application - 748 Virginia Avenue_Redacted

4.IX 397 North Central Avenue New Mixed Use Development

Background:

SCP Hapeville Owner, LLC has submitted an application seeking approval for the construction of a mixed- use development consisting of 284 apartment units, 4,300-square feet of retail/restaurant space and 20,000-square feet of office space at 397 North Central Avenue. The property is zoned U-V, Urban Village.

Documents:

1. 397 North Central Avenue - DRC Application
2. 397 North Central Avenue - Site Plan
3. 397 North Central Avenue - Color Renderings
4. 397 North Central Avenue - Elevations
5. 397 North Central Avenue - Exterior Building Materials
6. 397 North Central Avenue - Site Photos
7. 397 North Central Avenue - Survey, Landscape, Demo Plans

5. Open Discussion
6. Next Meeting Date - May 19, 2021
7. Adjourn

**Called Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
March 31, 2021 6:00 PM**

MINUTES

1. Call to Order

Chairman Jonathan Love called the meeting to order at 6:05PM.

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth

3. Approval of Minutes

3.I Minutes of March 17, 2021

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to approve the minutes of March 17, 2021 with noted correction. Motion Carried 5-0.

4. Old Business

4.I 449 Walnut Street

New SF Construction

Background:

Bernard Vigilance has submitted an application seeking approval for the construction of a new 4,190-square foot single-family dwelling with four bedrooms, three bathrooms and a drive under garage at 449 Walnut Street. The property is zoned R-SF, Residential Single-Family. The Design Review Committee approved this item on September 18, 2019. The applicant is requesting to modify the previously approved plan by relocating the garage.

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

- 1. Front porch does not meet 80-100 percent of the front elevation of house**

Motion Carried: 5-0

4.II 401 Walnut Street

New SF Construction

Background:

James MacDowell has submitted an application seeking approval for the construction of a new 2,352-square foot single-family dwelling with three bedrooms, three and a half bathrooms and a drive under garage at 401 Walnut Street. The property is zoned R-SF, Single Family Residential and is subject to the Subarea E, Neighborhood Conservation Area of the Architectural Design Standards.

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

- 1. Update plans to use sloped soffit on side elevation gable returns**
- 2. Remove chimney on the second-floor plan**
- 3. Address all items identified in the Planners Report**
- 4. Wrap brick around the side elevations for at least 8-feet and then drop to water table (Application amended to add Item 4 by John Stalvey)**

The Committee granted the following design exception:

- 5. Application does not require a sidewalk as there is a sidewalk on the other side of the street and no adjacent property has a sidewalk**

Motion Carried: 5-0

4.III 405 Walnut Street

New SF Construction

Background:

James MacDowell has submitted an application seeking approval for the construction of a new 2,352-square foot single-family dwelling with three bedrooms, three and a half bathrooms and a drive under garage at 405 Walnut Street. The property is zoned R-SF, Single Family Residential and is subject to the Subarea E, Neighborhood Conservation Area of the Architectural Design Standards.

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

- 1. Update plans to use sloped soffit on side elevation gable returns**
- 2. Remove chimney on the second-floor plan**
- 3. Change the left elevation to match the right elevation with respect to banding and board and batten in gable**
- 4. On the left elevation eaves, add a trim board to extend the sloped soffit to match the right elevation**
- 5. Wrap brick around the side elevations for at least 8-feet and then drop to water table**
- 6. On the front elevation lower the brick from the windowsill to the stoop height (front door brick surround to remain the same)**
- 7. Address all items identified in the Planners Report**

The Committee granted the following design exception:

- 8. Application does not require a sidewalk as there is a sidewalk on the other side of the street and no adjacent property has a sidewalk**

Motion Carried: 5-0

4.IV 510 Oak Drive

New SF Construction

Background:

James MacDowell has submitted an application seeking approval for the construction of a new 2,566-square foot single-family dwelling with four bedrooms, three and a half bathrooms and a side entry garage at 510 Oak Drive. The property is zoned R-SF, Single Family Residential and is subject to the Subarea E, Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Jonathan Love made a motion, John Stalvey seconded to table the application until the Site Plan is approved. Motion Carried 5-0.

4.V 518 Oak Drive

New SF Construction

Background:

James MacDowell has submitted an application seeking approval for the construction of a new 2,352-square foot single-family dwelling with three bedrooms, three and a half bathrooms and a drive under garage at 518 Oak Drive. The property is zoned R-SF, Single Family Residential and is subject to the Subarea E, Neighborhood Conservation Area of the Architectural Design Standards.

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

- 1. Update plans to use sloped soffit on side elevation gable returns**
- 2. Remove chimney on the second-floor plan**
- 3. Add a band board on the left and right elevations to align with the frieze board on the front and rear elevations**
- 4. Wrap brick around the side elevations for at least 8-feet and then drop to water table**
- 5. Address all items identified in the Planners Report**

5. Open Discussion

The Committee welcomed Jacquie Smyth as the newest Design Review Committee member.

6. Next Meeting Date – Wednesday, April 21, 2021 at 6:00PM

7. Adjourn

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

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to adjourn the meeting at 6:52PM. Motion Carried 5-0.

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman



DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: April 15, 2021
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3011 Dogwood Drive**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Jorge Gomez to build a 70 sf bathroom addition to the side and rear replacing brick with lap siding and install an 18' x 12' rear deck to an existing single family home located at 3011 Dogwood Drive.

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.

(f) Street Facing Facade and Style Standards.

- ✓ 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.

STAFF COMMENT: Deck should be stained or painted. Railings do not appear to match requirements. Clarification for bottom rail needed.

RECOMMENDATIONS

The Design Review Committee may approve the application subject to the satisfaction of the aforementioned issues.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 02-04-21

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: JORGE GOMEZ Contact Number: [REDACTED]

Applicants Address: 3007 DOGWOOD DR HAPEVILLE GA 30354

E-Mail Address: [REDACTED] .com Zoning Classification: R1

Address of Proposed Work: 3011 DOGWOOD DR HAPEVILLE GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009900020209

Property Owner: JORGE GOMEZ Contact Number: [REDACTED]

Project Description (including occupancy type): EXISTING RESIDENTIAL
FRAME HOUSE - 1 STORY - ADDITION - RENOVATION
(705sf bathroom addition and a 216sf deck addition
to the rear of the existing single family dwelling)

Contractors Name: REFUGIO JOSE MARTINEZ Contact Number: [REDACTED]

Contact Person: JOSE MARTINEZ 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

02-04-21
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: 70 sqft

Total Square Footage of existing building: 1216 sqft

Estimated Cost of Construction: \$20,000.00

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

SIDING
BRICK

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

NEW SIDING
BRICK

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 JORGE GOMEZ 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=PTIICOR CH81ARDEST
- ☒ Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.
- ☒ Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.
- ☒ Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.
- ☒ Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.
- ☒ Submitted 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.

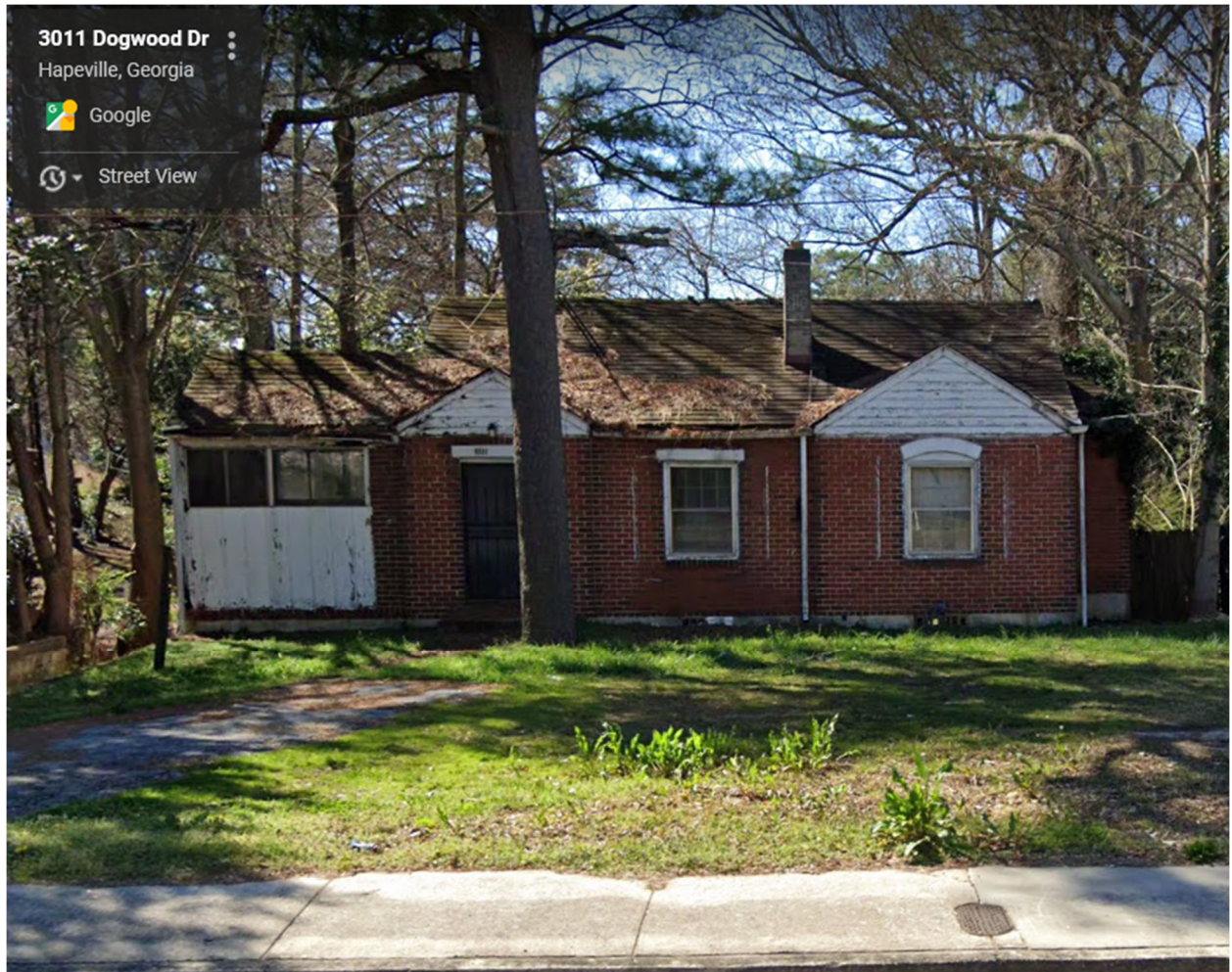
JORGE GOMEZ
Printed Name

[Signature]
Signature

02-04-21
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.









PROJECT INFORMATION

INTERIOR ALTERATION WITH +/- 70 SQ FT BATHROOM ADDITION ON REAR
AND EXTERIOR NEW SIDING/ PAINT FOR
SINGLE STORY RESIDENCE AT 3011 DOGWOOD DR. , HAPEVILLE, GA 30354

- A. PERMIT NUMBER:
- B. Occupancy classification: RESIDENTIAL SINGLE FAMILY - EXISTING
- C. Building Permit: EXTERIOR & INTERIOR RENOVATION.

The House described in these plans is existing and shall be in compliance with the following codes:

IT IS THE INTENT THAT THESE DRAWINGS BE IN CONFORMANCE WITH GEORGIA
STATE CODE REQUIREMENTS. APPLICABLE CODES FOLLOW:

International Building Code,
2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)

International Residential Code,
2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)

International Fire Code,
2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)

International Plumbing Code,
2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)

International Mechanical Code,
2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)

International Fuel Gas Code,
2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)

National Electrical Code,
2017 Edition, with no Georgia Amendments (Effective January 1, 2018).

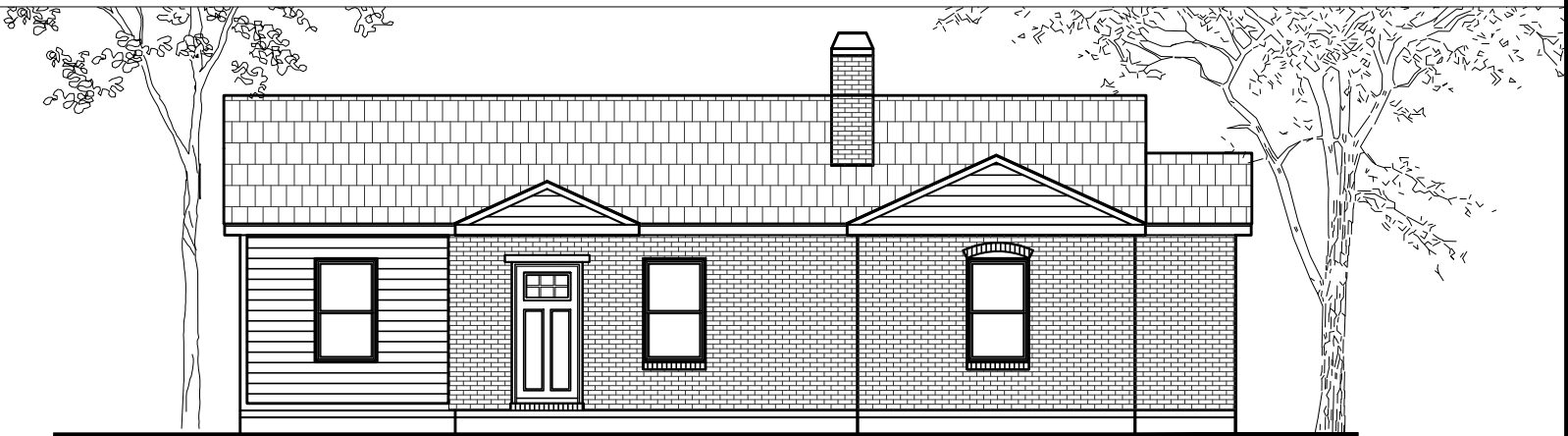
International Energy Conservation Code,
2015 Edition, with Georgia Supplements and Amendments (2020)(Effective January 1, 2020)

International Swimming Pool and Spa Code,
2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)

NFPA 101
Life Safety Code 2018 Edition with State Amendments (2020) - (Effective January 1, 2020)

2014 PRESCRIPTIVE DECK - 2015 AMENDMENTS

FRONT ELEVATION



AREA TABLE

HEATED AREA	EXISTING MAIN FLOOR	1216	SQ ft.
	PROPOSED BATHROOM ADDITION	70	SQ ft
UNHEATED ADDITION	PROPOSED DECK	216	SQ f
	TOTAL UNDER THE ROOF	1502	SQ ft.

The finished square footage of a house is to be reported to the nearest whole square foot.
The finished square footage calculations for this house was made based on plan dimensions or digital drawing files, only
and may vary from the finished square footage of the house as built.

AREAS

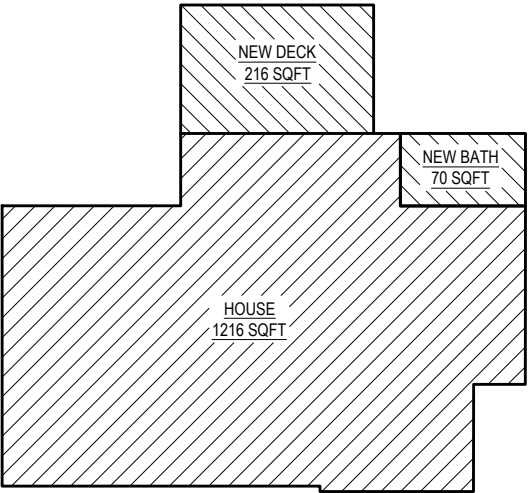


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PROJECT: 3011 DOGWOOD DR

ADDRESS: 3011 DOGWOOD DR HAPEVILLE, GA 30354

This plan is the property of ATLCAD Architectural Services
and may not be used or reproduced without their permission.

ATLCAD Architectural Services assumes no liability for any home constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning construction.

- Contractor must verify compliance with all local building codes in the area where the home is to be constructed.
- Plans indicate location and Architectural design only. engineering aspects should incorporate actual site conditions.

Caution must be exercised in making modifications to this plan. Only a qualified designer, architect, contractor, or structural engineer should attempt modifications. Minor changes in one area of the house could lead to major problems in another area.

ARCHITECT/OWNER
REVISION DATE:
02-21-2021
DRAW BY: AB
REVISED BY: HC

COVER SHEET

SHEET:

A1

PROJECT #: ----

RELEASED for CONSTRUCTION - REV. 03-08-21

GENERAL ARCHITECTURAL NOTES

FLOOR PLAN (S) OR FRAMING PLAN (S):

- 1. ALL ANGLED WALLS ARE AT 45 DEGREES UNLESS NOTED OTHERWISE.
- 2. ALL 2X4 WALLS ARE DRAWN AS 3 1/2".
- 3. ALL 2X6 WALLS ARE DRAWN AS 5 1/2".
- 4. ALL NON-DIMENSIONED PARTITIONS ARE 3 1/2" ROUGH.

ELECTRICAL DRAWINGS:

- 1. 7'-6" A.F.F. HEIGHT OF LIGHT FIXTURES ABV. EXTERIOR DOORS. (UNLESS NOTED OTHERWISE)
- 2. INSULATED FIXTURES AT 1-STORY PLANS.
- 3. DOOR BELL HEIGHT. 3'-6" AFF
- 4. DOOR CHIME HEIGHT. 7'-0" AFF
- 5. HEIGHT OF SWITCHES, (4'-0" AFF) OUTLETS, (1'-6" AFF) UNLESS NOTED OTHERWISE.

VERIFICATIONS OF FIELD CONDITIONS

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS RELATIVE TO SAME, WHERE THERE ARE CONFLICTS BETWEEN ACTUAL FIELD CONDITIONS AND DATA PRESENTED IN THE DRAWINGS, SUCH CONDITIONS SHALL BE CALLED TO THE DESIGNER'S ATTENTION AND NECESSARY ADJUSTMENTS MADE PER DESIGNER'S INSTRUCTIONS.

GENERAL SITE NOTES

- A. FOR BUILDING SETBACKS AND PROJECTIONS CHECK LOCAL REGULATIONS AND ORDINANCES
- B. PROVIDE A CONTINUOUS 3'-0" (MIN.) WIDE PATH OF EGRESS FROM ALL BEDROOM WINDOWS/DOORS TO PUBLIC WAY.
- C. OPENINGS SHALL NOT BE PERMITTED IN EXTERIOR WALLS OF DWELLINGS LOCATED LESS THAN 3'-0" FROM PROPERTY LINE. PROJECTIONS BEYOND THE EXTERIOR WALL SHALL NOT EXTEND MORE THAN 12" INTO AREAS WHERE OPENINGS ARE PROHIBITED.

WALL FRAMING NOTES

- 1. SOLE PLATE SHALL BE PRESSURE TREATED SYP.
- 2. STUDS SHALL BE #2 SPF MIN. GRADE.
- 3. EXTERIOR WALLS SHALL BE BUILT OF STUDS SPACED 16 IN. O.C. UNLESS NOTED OTHERWISE ON SHEET S-1 & S-2.
- 4. INTERIOR BEARING WALLS SHALL BE BUILT OF STUDS SPACED 16 IN. O.C.
- 5. INTERIOR NON-BEARING WALLS SHALL BE BUILT OF STUDS SPACED 24 IN. O.C. UNLESS NOTED OTHERWISE ON SHEET S-1 & S 2.
- 6. TOP PLATES AND ROUGH FRAMING SHALL BE # 2 SYP MIN. GRADE.
- 7. CUTTING AND NOTCHING STUD LIMITATIONS:
BEARING WALLS SHALL NOT BE CUT OR NOTCHED OVER 25% OF STUD WIDTH.
25% OF A 2"x4" IS 7/8 IN.
25% OF A 2"x6" IS 1-3/8 IN.
NON-BEARING WALLS SHALL NOT BE CUT OR NOTCHED OVER 40% OF STUD WIDTH.
40% OF A 2"x4" IS 1-3/8 IN.
40% OF A 2"x6" IS 2-3/16 IN.
- 8. DRILLING STUD LIMITATIONS:
STUDS SHALL NOT BE DRILLED IN EXCESS OF 40% OF THE STUD WIDTH.
- 9. DRILLING AND NOTCHING TOP PLATE LIMITATIONS:
TOP PLATE SHALL BE REPAIRED WITH A METAL TIE NOT LESS THAN 0.054 IN. THICK AND 1.5 IN. WIDE IF CUT OR NOTCHED OVER 50%.

LOCATION

THESE PLANS HAVE BEEN PREPARED FOR USE IN THE STATE, GEORGIA.

WOOD

- 1. WOOD FRAMING STRUCTURAL MEMBERS: #2 SOUTHERN YELLOW PINE (UNLESS NOTED OTHERWISE) WITH AN ALLOWABLE BENDING STRESS Fb = 1250 PSI AND A MODULUS OF ELASTICITY = 1,600,000 PSI (DOES NOT INCLUDE INTERIOR NON LOAD BEARING STUD WALLS).
- 2. DESIGN, FABRICATE AND ERECT WOOD TRUSSES IN ACCORDANCE WITH THE "DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES" BY THE TRUSS PLATE INSTITUTE, 1995 EDITION AND HIB 91 (IF APPLICABLE).
- 3. ALL EXPOSED WOOD OR WOOD IN CONTACT WITH EARTH OR CONCRETE SHALL BE PRESSURE TREATED.
- 4. ROOF SHEATHING: 7/16" STRUCTURAL 1 SHEATHING, INSTALLED FACE GRAIN ACROSS SUPPORTS
- 5. ALL WOOD IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED WOOD.
- 6. UNTREATED WOOD SHALL NOT BE IN DIRECT CONTACT WITH CONCRETE. 1/2", FELT PAPER OR SILL SEALER SHALL BE USED.
- 7. ALL PERMANENT BRACING OF TRUSSES WITH CONTINUOUS LATERAL BRACES SHALL BE DIAGONALLY BRACED PER HIB-91 SPACED NOT MORE THAN 16 FEET O.C. AND NOT MORE THAN 4 FEET FROM END OF CONTINUOUS LATERAL BRACE.

CODES REFERENCES

SEE PAGE A.1-0 FOR APPLICABLE CODES INFORMATION

SYMBOLS & GRAPHIC LEGEND

FLOOR PLAN

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



PLAN TITLE AND SCALE

LAP SIDING

H.V.A.C. EQUIPMENT IN ATTIC

- 1. PROVIDE A WORKING PLATFORM, CATWALK, LIGHT, SWITCH, COMBUSTION & VENTILATION AIR PER THE U.M.C. FOR GAS FURNACE IN THE ATTIC.
- 2. PROVIDE 30"x30" ACCESS TO HVAC EQUIPMENT THAT REQUIRES SERVICING IN ATTIC SPACE(S) ALONG WITH SOLID FLOORING NOT LESS THAN 24" WIDE FROM THE ACCESS OPENING TO THE HVAC EQUIPMENT.
- 3. PROVIDE A PERMANENT ELECTRICAL OUTLET AND A LIGHT FIXTURE IN ATTIC AREAS AT HVAC EQUIPMENT THAT REQUIRES SERVICING, CONTROLLED BY A SWITCH AT THE ACCESS OPENING.

FOUNDATION

- 1. FOUNDATION DESIGN IS BASED ON AN ALLOWABLE SOIL BEARING PRESSURE AS STATED IN THE FOOTING TABLE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION.
- 2. ALL REQUIREMENTS FOR SITE PREPARATION AND SOIL CONDITION SPECIFIED IN THE SOILS REPORT SHALL BE FOLLOWED UNLESS ADDITIONAL MORE STRINGENT REQUIREMENTS ARE SPECIFIED. NOTIFY DESIGNER IF FOUNDATION CONDITIONS ENCOUNTERED DIFFER FROM SOILS EXPLORATION INFORMATION MADE AVAILABLE TO THE CONTRACTOR.
- 3. SOIL SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM MODIFIED PROCTOR DENSITY.
- 4. ALL FOOTINGS SHALL BE CENTERED UNDER THE COLUMN OR WALL ABOVE UNLESS NOTED OTHERWISE.
- 5. BACKFILL AGAINST A WALL SHALL BE PLACED EVENLY ON BOTH SIDES OF THE WALL UNLESS THE WALL IS FULLY BRACED BY THE CONTRACTOR FOR LATERAL PRESSURE. SUCH BRACING INCLUDING ITS DESIGN IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL REMAIN IN PLACE UNTL THE FLOOR SLAB OR OTHER STRUCTURAL ELEMENT BRACING THE WALL HAS BEEN CONSTRUCTED TO THE SATISFACTION OF THE DESIGNER.



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Architectural Services Group
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Dunwoody GA 30338
Telephone: 678.481.7591
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PROJECT: 3011 DOGWOOD DR

ADDRESS: 3011 DOGWOOD DR HAPEVILLE, GA 30354

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ARCHITECT/OWNER
REVISION DATE:
02-21-2021
DRAW BY: AB
REVISED BY: HC

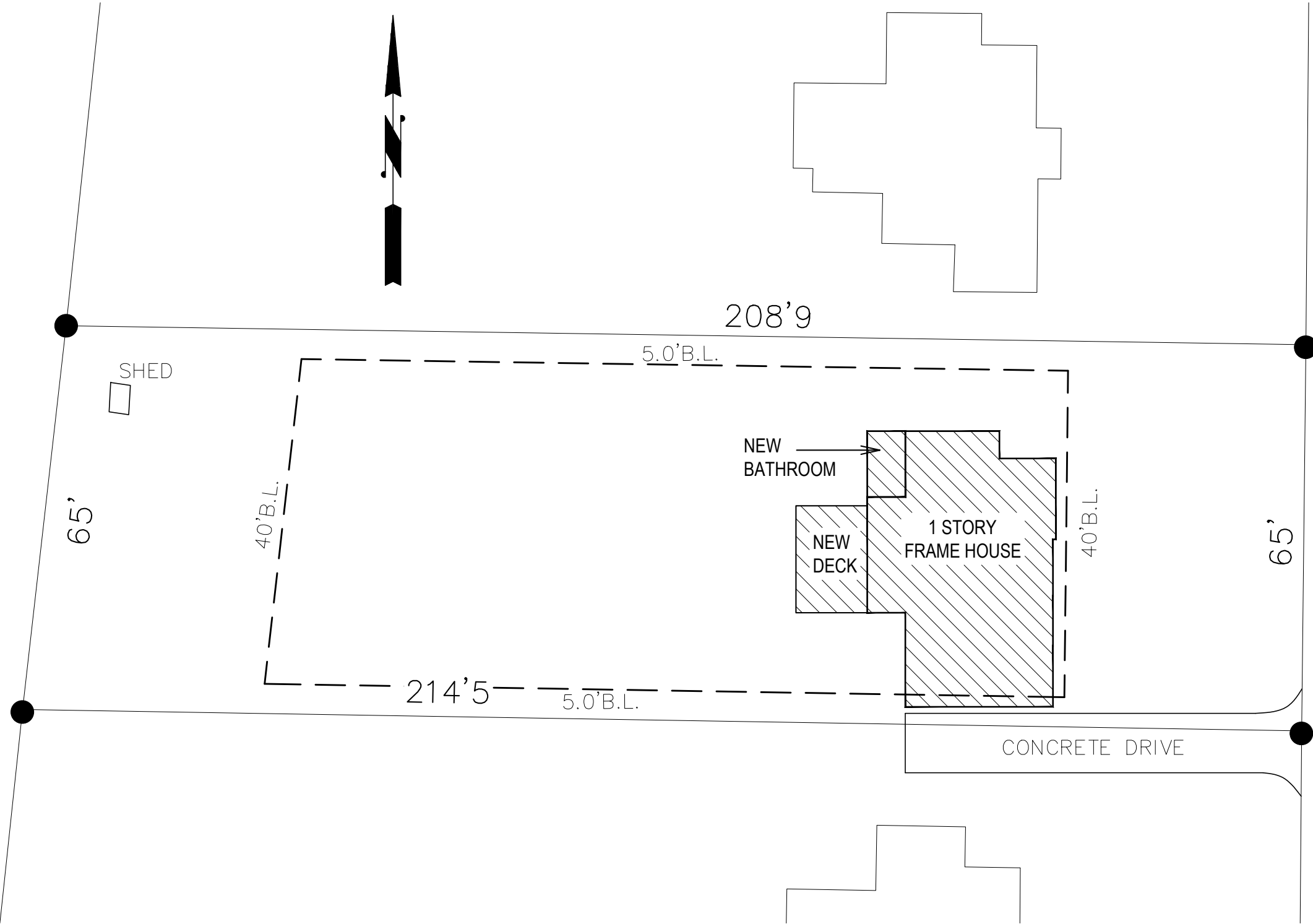
GENERAL
NOTES

SHEET:

A2

PROJECT #: ----

RELEASED for CONSTRUCTION



ARCHITECTURAL SITE PLAN
SCALE 1/30"=1'-0"

ARCHITECT/OWNER
REVISION DATE:
02-21-2021
DRAW BY: AB
REVISED BY: HC

ARCHITECTURAL
SITE PLAN

SHEET:
A3

PROJECT #: ----

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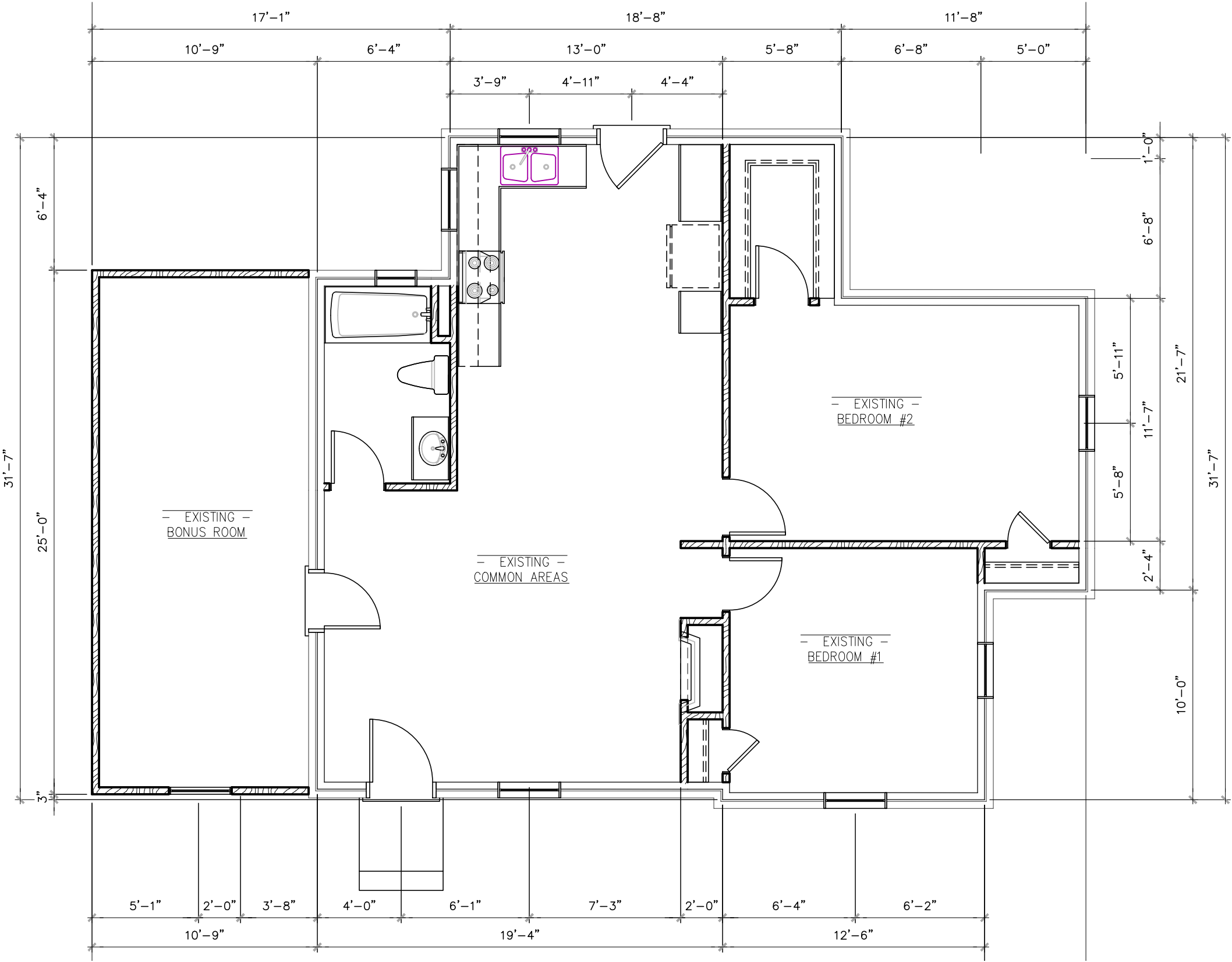
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EXISTING FLOOR PLAN

SCALE $\frac{3}{16}" = 1'-0"$

ARCHITECT/OWNER
REVISION DATE:
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DRAW BY: AB
REVISED BY: HC

EXISTING
FLOOR PLAN

SHEET:
A4

PROJECT #: ---

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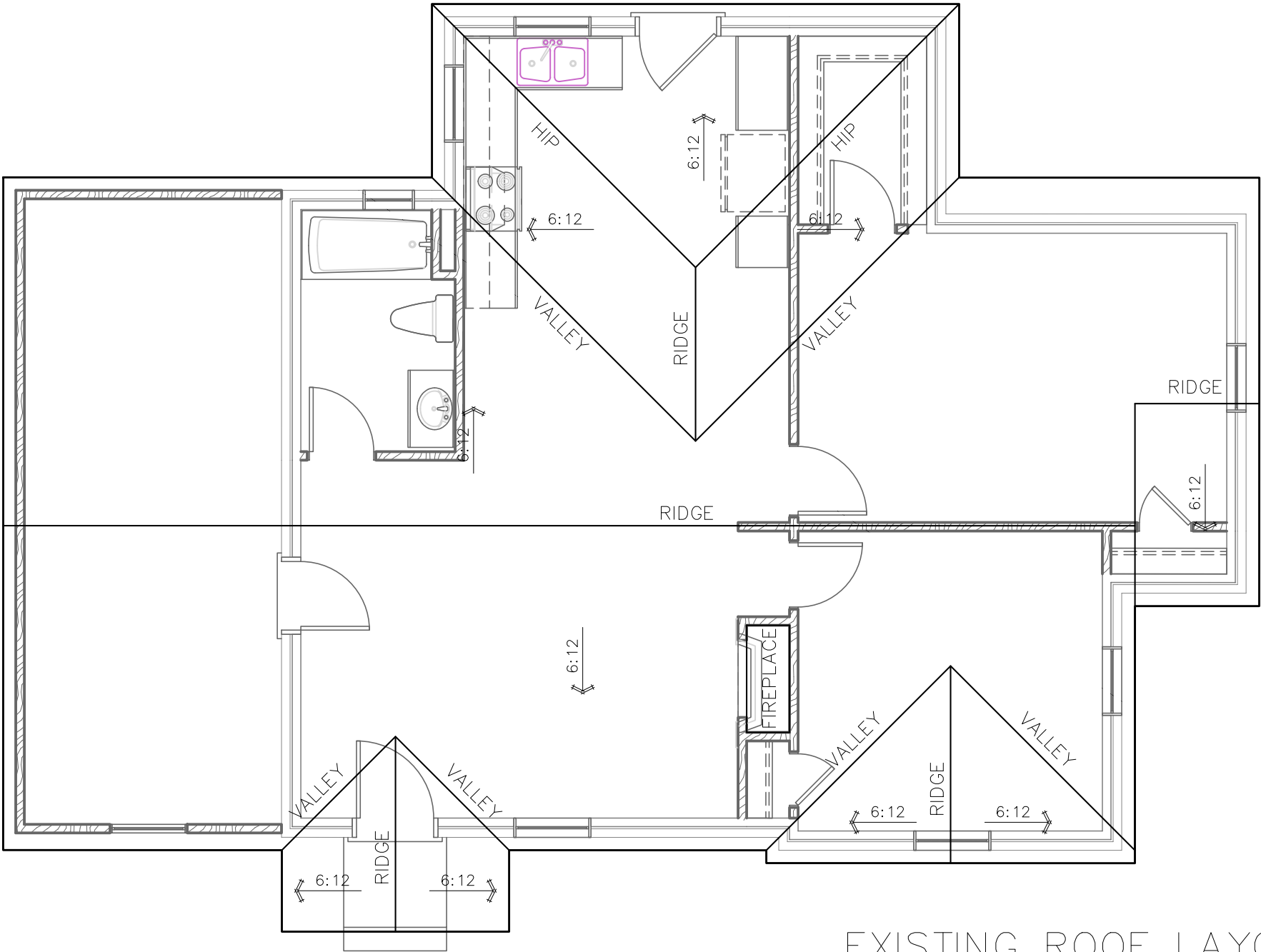
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EXISTING ROOF LAYOUT

SCALE 3/16" = 1'-0"

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ARCHITECT/OWNER	REVISION DATE:
02-21-2021	DRAW BY: AB
REVISED BY: HC	

EXISTING ROOF LAYOUT

SHEET:

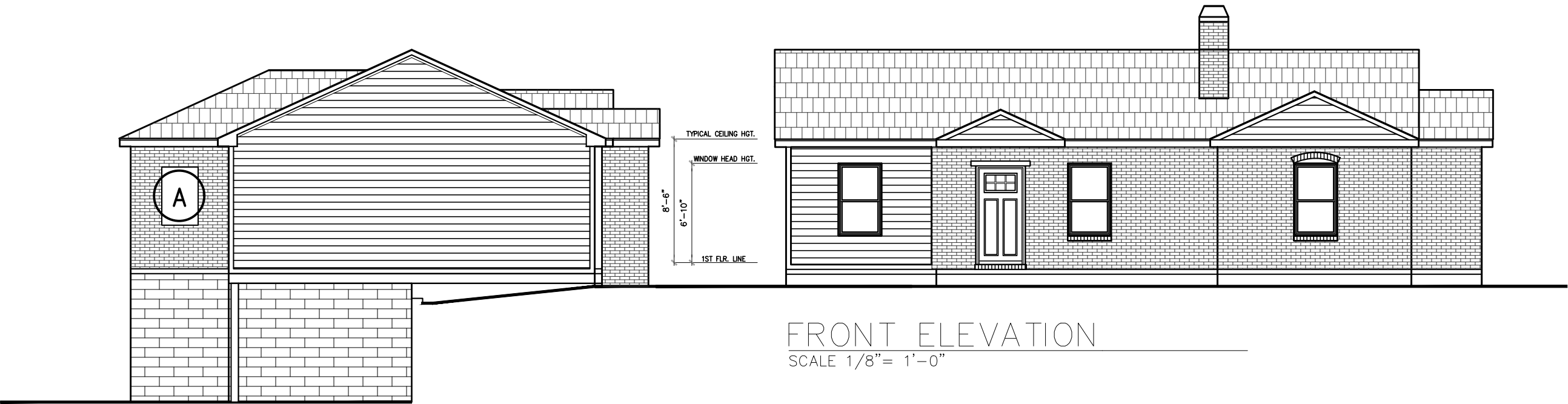
A5

PROJECT #: ----

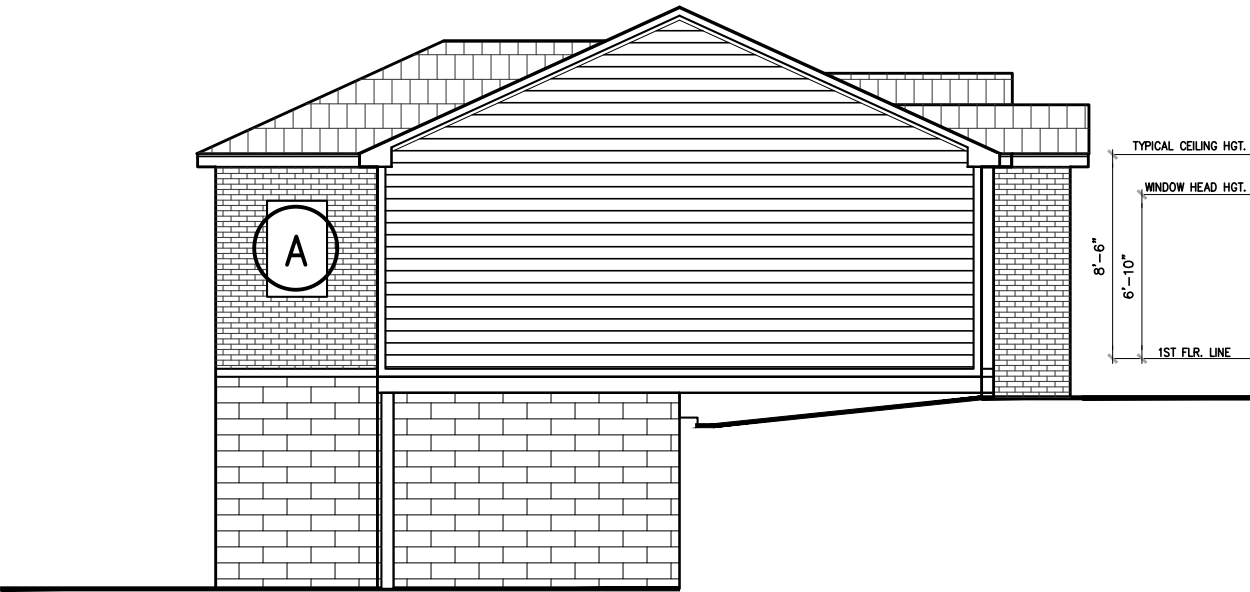
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FRONT ELEVATION
SCALE 1/8" = 1'-0"



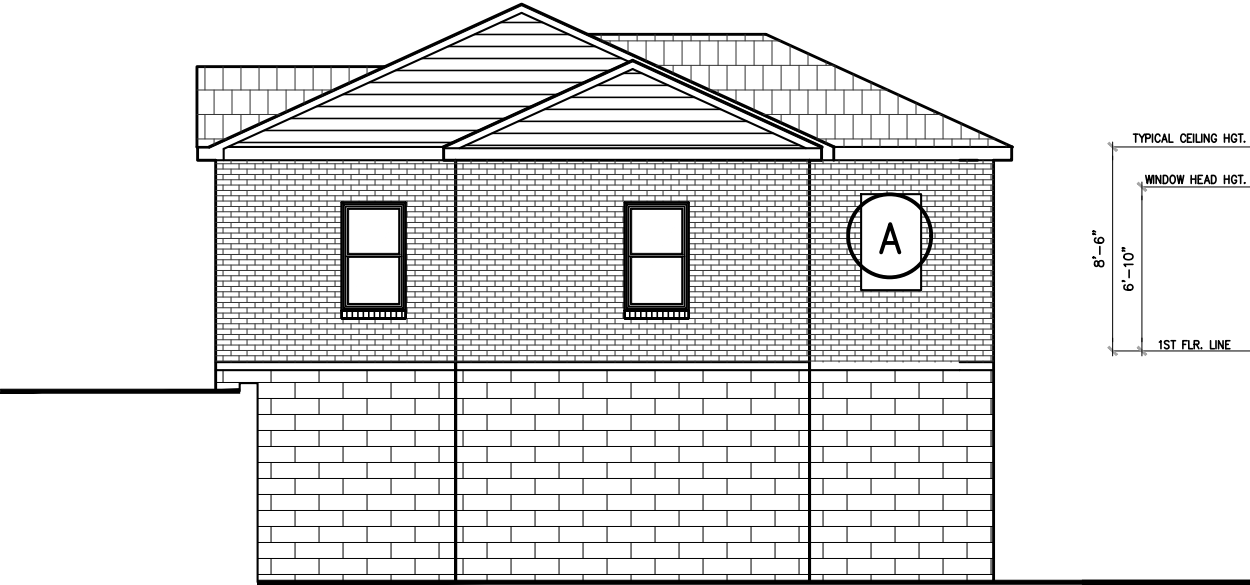
LEFT ELEVATION
SCALE 1/8" = 1'-0"

DEMO ELEVATION NOTES

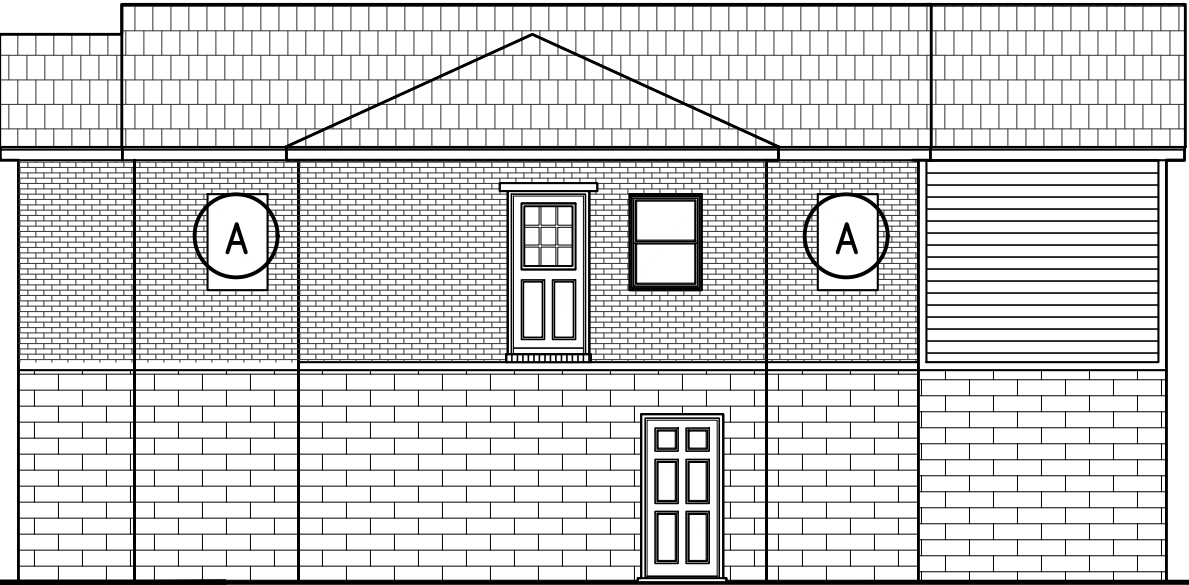
THE NATURE OF STRUCTURAL DEMOLITION IS INHERENTLY UNCERTAIN. THE EXACT CONDITION AND CAPACITY OF EACH STRUCTURAL COMPONENT CANNOT BE VERIFIED PRIOR TO COMMENCEMENT OF THE WORK. THEREFORE, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING STRUCTURE AND SYSTEMS THAT ARE INTENDED TO BE SALVAGED OR REMAIN FOR USE IN THE PROPOSED RENOVATION AND MASTER BATHROOM ADDITION.

ELEVATION NOTES

A. REMOVE WINDOWS



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



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

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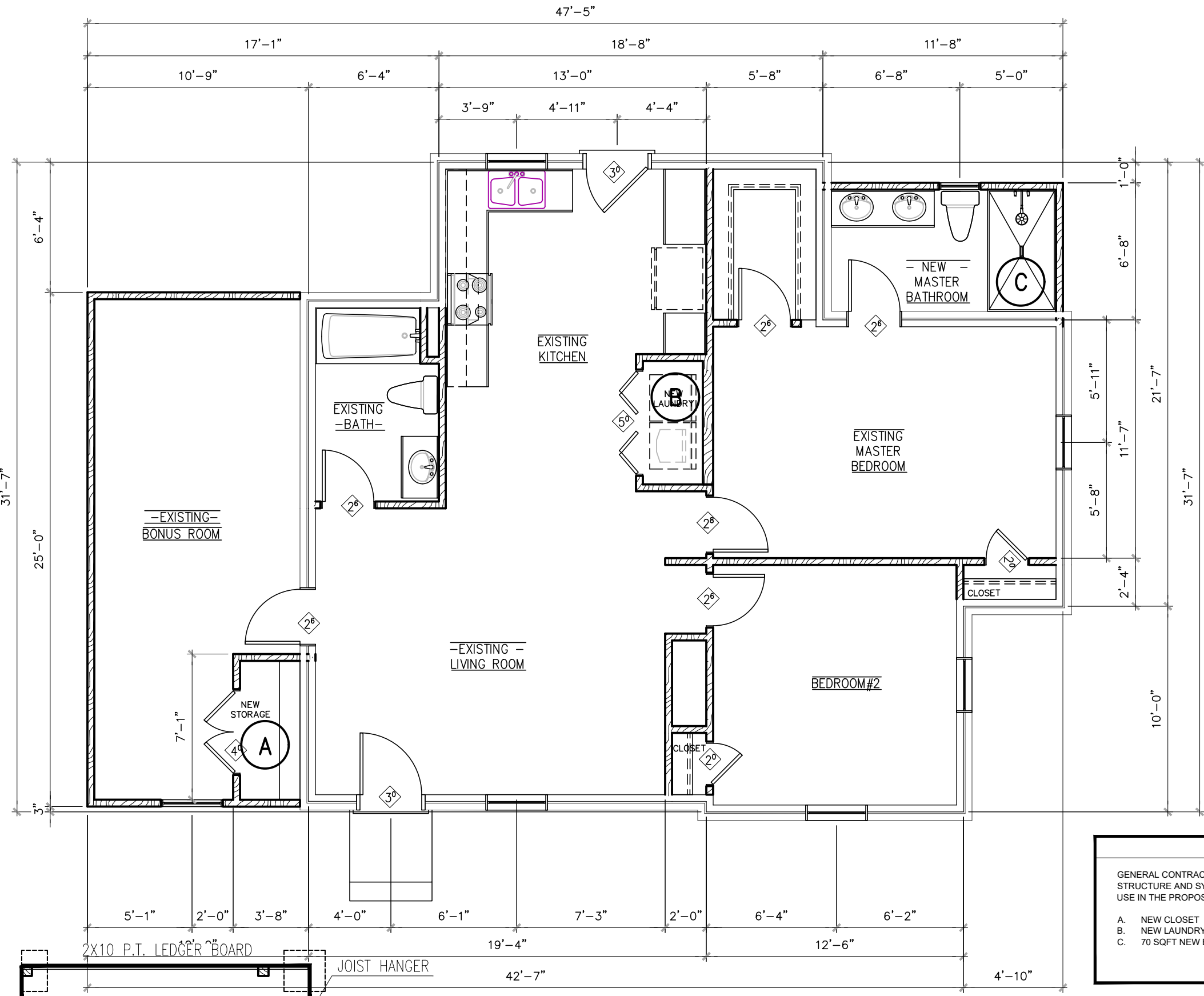
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ARCHITECT/OWNER
REVISION DATE:
02-21-2021
DRAW BY: AB
REVISED BY: HC

EXISTING
ELEVATIONS

SHEET:
A6

PROJECT #: ----



PROPOSED RENOVATION NOTES

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THE EXISTING STRUCTURE AND SYSTEMS THAT ARE INTENDED TO BE SALVAGED OR REMAIN FOR USE IN THE PROPOSED RENOVATION AND ADDITION.

A. NEW CLOSET
B. NEW LAUNDRY CLOSET
C. 70 SQFT NEW BATHROOM

RELEASED for CONSTRUCTION

PROPOSED FLOOR PLAN
SCALE 3/16" = 1'-0"

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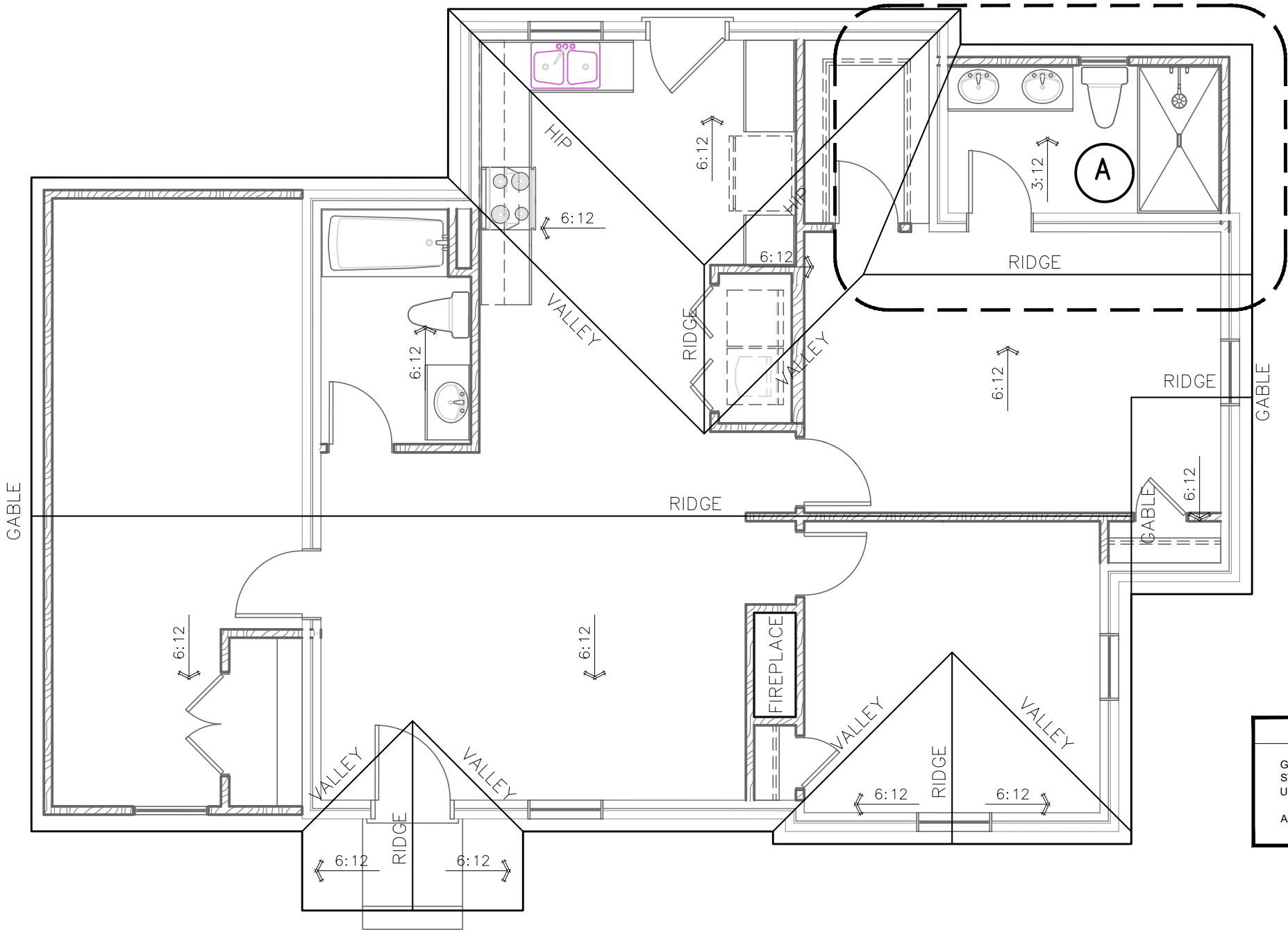
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ARCHITECT/OWNER
REVISION DATE: 02-21-2021
DRAW BY: AB
REVISED BY: HC

PROPOSED FLOOR PLAN

SHEET: A7

PROJECT #: ---



PROPOSED ROOF NOTES

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THE EXISTING STRUCTURE AND SYSTEMS THAT ARE INTENDED TO BE SALVAGED OR REMAIN FOR USE IN THE PROPOSED RENOVATION AND ADDITION.

A. NEW SHED ROOF FOR BATHROOM

PROPOSED ROOF LAYOUT

SCALE 3/16" = 1'-0"

ARCHITECT/OWNER
REVISION DATE:
02-21-2021
DRAW BY: AB
REVISED BY: HC

PROPOSED
ROOF LAYOUT

SHEET:
A8

PROJECT #: ----

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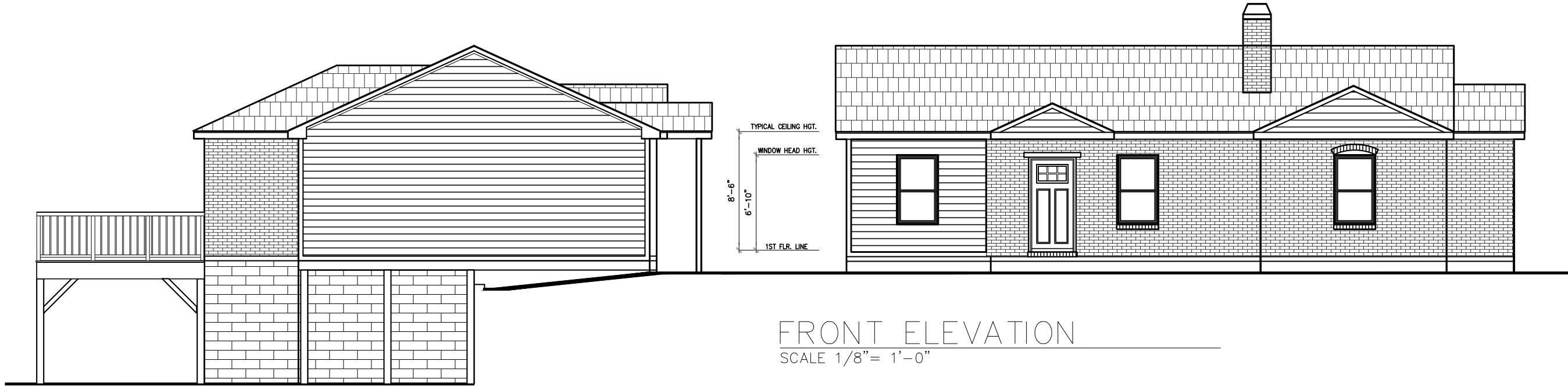
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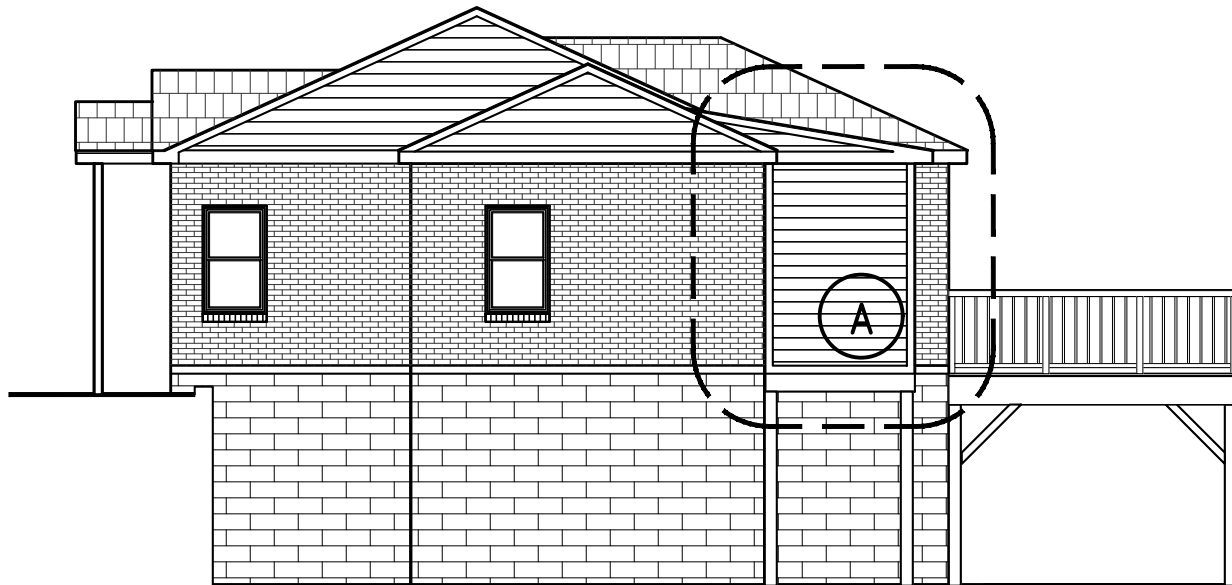
LEFT ELEVATION
SCALE 1/8" = 1'-0"

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

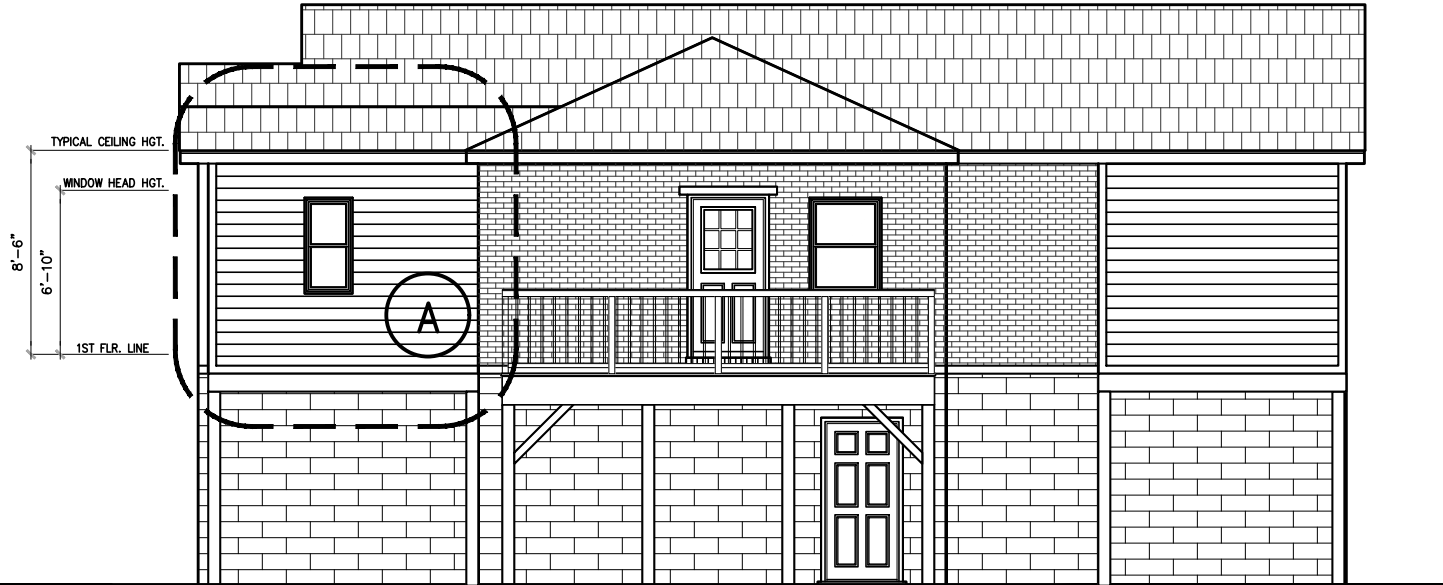
PROPOSED ELEVATION NOTES

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A. NEW BATHROOM SIDING



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



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

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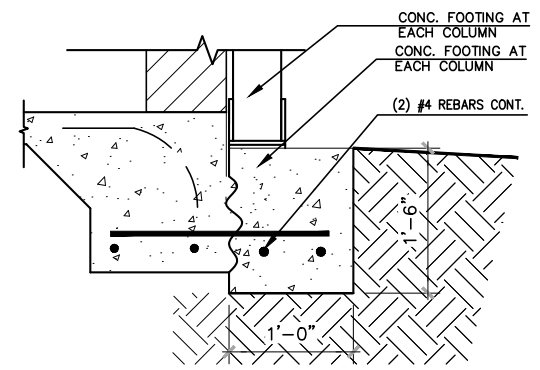
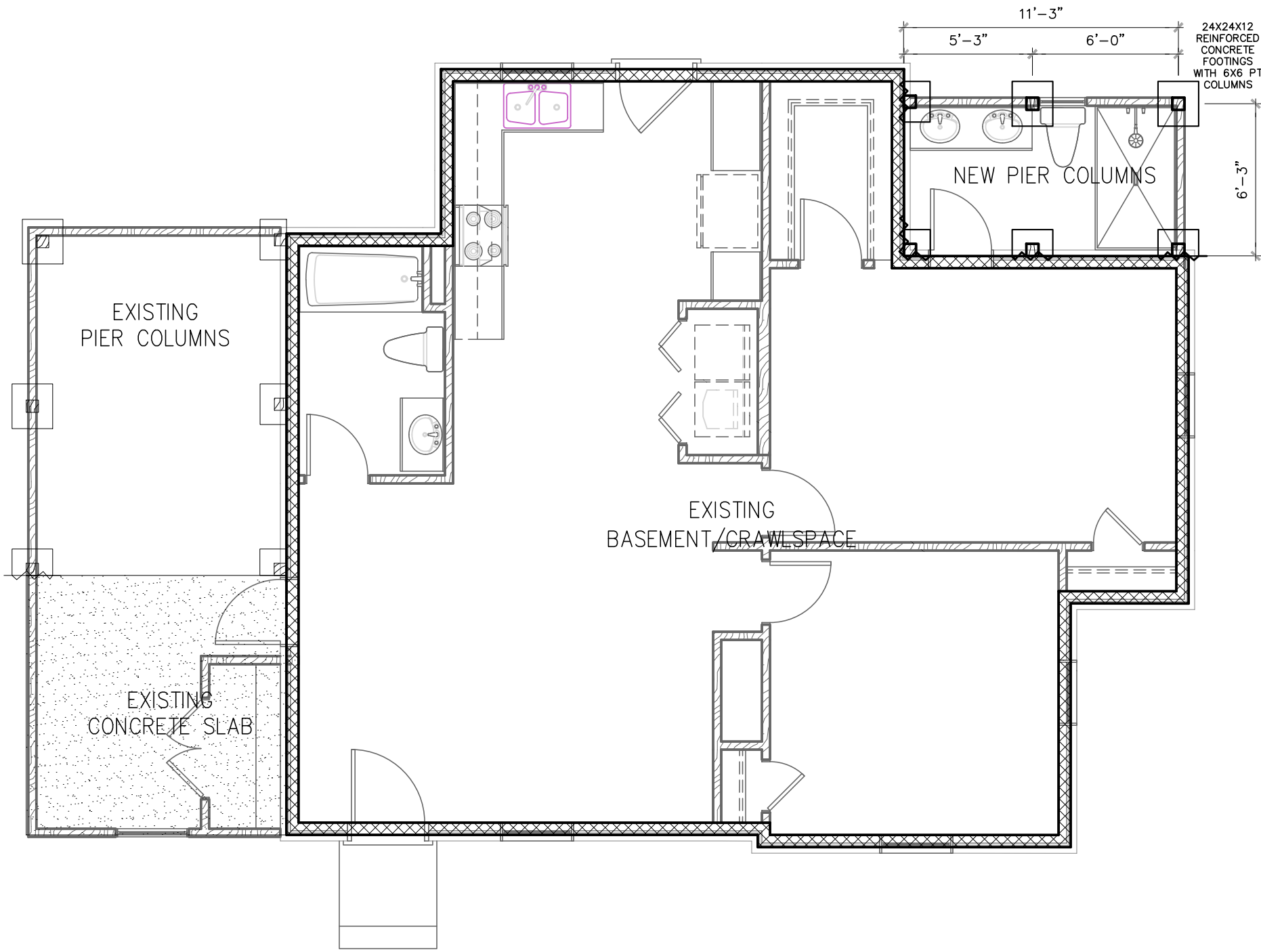
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PROPOSED
ELEVATIONS

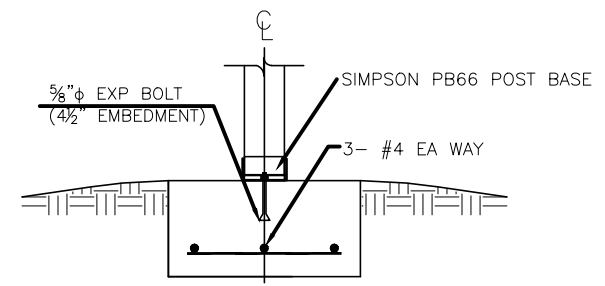
SHEET:
A9

PROJECT #: ----



FOOTING DETAIL (SUNROOM CORNER)
SCALE 1/2" = 1'-0"

1



FOOTING DETAIL (SUNROOM CORNER)
SCALE 1/2" = 1'-0"

1

FOUNDATION PLAN

SCALE 1/8" = 1'-0"

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ARCHITECT/OWNER
REVISION DATE: 02-21-2021
DRAW BY: AB
REVISED BY: HC
FOUNDATION PLAN

SHEET:
F1

PROJECT #: ----

FRAMING PLAN NOTES

1.

THESE FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES IN ATLANTA, GEORGIA. THEY CONFORM TO THE INTERNATIONAL BUILDING CODE AND INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS. DUE TO VARIATIONS IN LOCAL CODES & GEOLOGICAL CONDITIONS, REVISIONS MAY BE REQUIRED TO THESE PLANS.
2.

ALL WORK SHOULD BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, AND HUD M.P.S. THE BUILDER SHOULD VERIFY ALL CONDITIONS BEFORE BEGINNING CONSTRUCTION. CONSULT WITH LOCAL STRUCTURAL ENGINEERS AND CODE OFFICIALS PRIOR TO USING THE FRAMING MATERIALS PROVIDED TO INSURE COMPLIANCE WITH CODES AND STRUCTURAL INTEGRITY.
3.

DESIGN LOADS:

FLOOR:

40 LBS LIVE LOAD

10 LBS DEAD LOAD

BEDROOM:

30 LBS LIVE LOAD

10 LBS DEAD LOAD

CEILING:

20 LBS LIVE LOAD

10 LBS DEAD LOAD

ROOF:

20 LBS LIVE LOAD

7 LBS DEAD LOAD
4.

THE FOLLOWING GUIDELINES ARE PROVIDED TO EXPLAIN HOW THE QUANTITIES LISTED ON THE FRAMING PLANS AND MATERIAL LIST WERE DETERMINED. FAILURE TO COMPLY WITH THESE GUIDELINES WILL RESULT IN A FRAMING PLAN AND MATERIAL LIST THAT DO NOT MATCH.
5.

ALL PIECES ARE LABELED AS TO THEIR ROUGH CUT LENGTH. MATERIAL IS TAKEN OFF AS INDICATED ON FRAMING PLANS.
6.

ANY LABELED PIECE LESS THAN 10' IN LENGTH IS COUNTED AS BEING CUT FROM A 16' PIECE.
7.

ALL BEAMS ARE 2x10 #2 SYP, 2x12 #2 SYP, LAMINATED VENEER LUMBER (LVL), OR GLU-LAMINATED BEAMS (GLB) AS INDICATED ON PLANS.
8.

GLU-LAMINATED BEAMS SHOULD HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2400 PSI.
9.

LAMINATED VENEER LUMBER BEAMS SHOULD HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2700 PSI.
10.

ALL FLOOR JOIST ARE 2x10 #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLAN.
11.

ALL HAND MATERIAL IS 2x10 #2 SYP.
12.

1x4 CROSS-BRIDGING SHOULD BE USED AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
13.

ALL CEILING JOISTS ARE 2x8'S #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS. ALL TRAY CEILING JOISTS ARE RAFTER TO KNEEWALL IN LENGTH. SEE TRAY DETAIL SHOWN ON PLANS.
14.

ALL RAFTERS ARE 2x8'S #3 SPF AT 16" O.C. EXCEPT AS NOTED ON PLANS.
15.

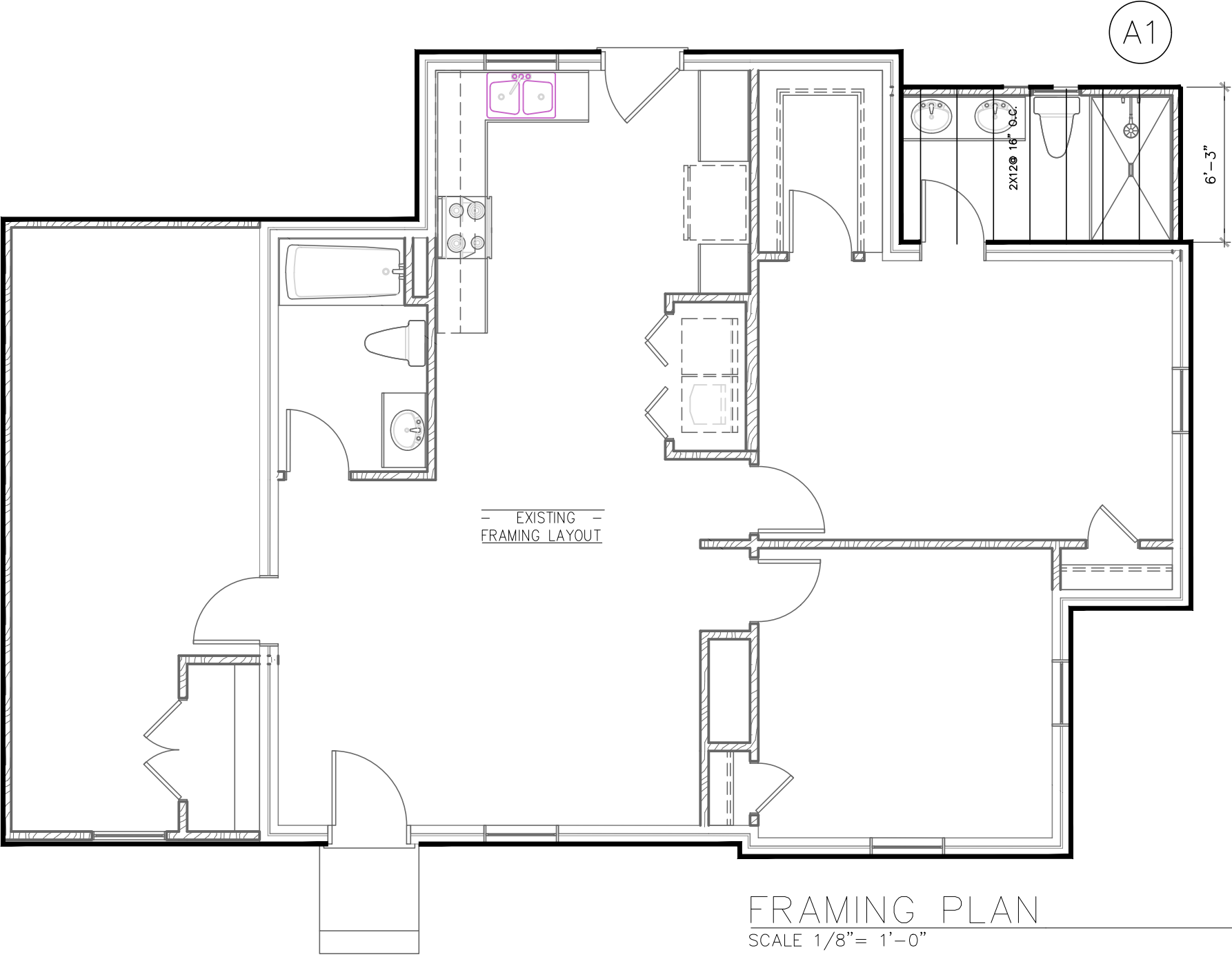
ALL HIP, VALLEY AND RIDGE RAFTERS ARE 2x10'S #2 SYP EXCEPT AS NOTED ON PLANS.
16.

ALL RAFTERS SHOULD BE BRACED AS CLOSE TO MID-SPAN AS POSSIBLE WITH NO SPAN EXCEEDING 13'-0".
17.

ALL RAFTERS OVER A VAULTED ROOM ARE 2x10'S #2 SPF AT 16" O.C. EXCEPT AS NOTED ON PLANS.
18.

ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.

NOTE: ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.



FRAMING PLAN
SCALE 1/8" = 1'-0"

RELEASED for CONSTRUCTION

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REVISION DATE:
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DRAW BY: AB
REVISED BY: HC

FRAMING
PLAN

SHEET:
F2

PROJECT #: ----

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Page 26 of 200

STRAPPING SCHEDULE:

WOOD BEAM TO JOIST/TRUSS – SIMPSON #TS18
TWIST STRAP @ EA. JOIST/RAFTER – UPLIFT 930 LBS.
FRAME WALL TO JOIST/TRUSS – SIMPSON #TS18
TWIST STRAP @ EA. JOIST/RAFTER – UPLIFT 930 LBS.
INTERIOR FRAME PARTITIONS – SIMPSON #TS9
TWIST STRAP @ EA. JOIST/RAFTER – UPLIFT 530 LBS.

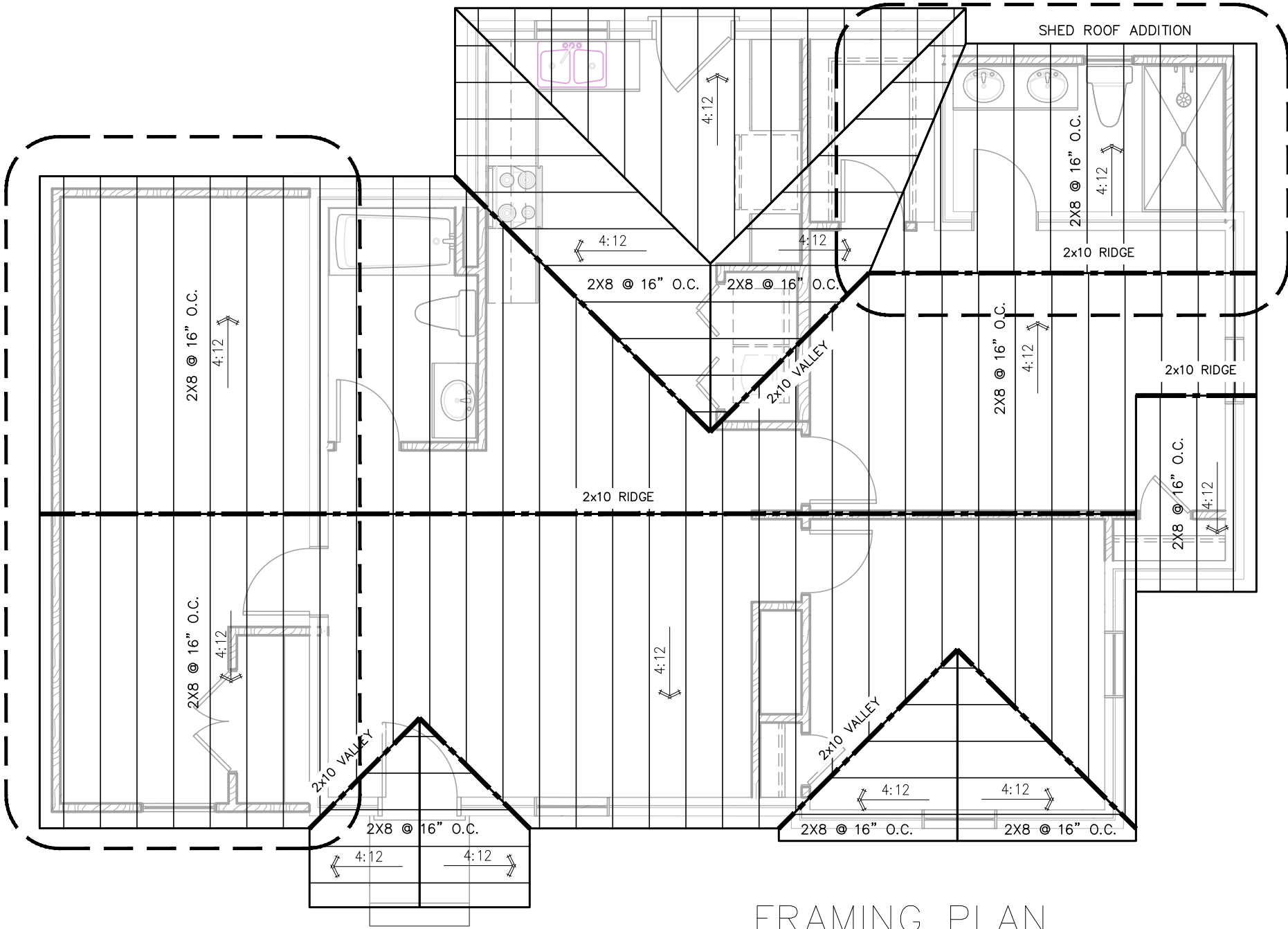
NOTE:
PROVIDE (2) EACH STRAPS AS LISTED ABOVE AT EACH END
OF BEAMS, HEADERS AND AT ALL HIPSET OR GIRDER TRUSSES.
ATTACH ALL STRAPS WITH GALVANIZED NAILS OF SIZE AND QUANTITY
SPECIFIED BY STRAP MANUFACTURER.

SHEATHING NAILING SCHEDULE:

ROOF SHEATHING:
FIRST SHEET OF PLYWOOD ALONG EAVES TO BE GLUED AND NAILED WITH
8D. GALVANIZED NAILS: 4” O.C. AT ROOF EDGE, 6” O.C. AT ENDS
AND 8” O.C. IN FIELD.

ROOF CONSTRUCTION NOTES:

- 1. ROOF OVERHANG TO BE 24”, RAKED.
- 2. ROOF PITCH TO BE 7/12, U.N.O.
- 3. PROVIDE ATTIC VENTS AS SPECIFIED IN WALL SECTIONS.
- 4. TIE ROOF TRUSSES TO INTERIOR PARTITIONS WITH METAL CLIPS,
TIES OR STRAPS AS SPECIFIED IN STRAPPING SCHEDULE, ABOVE.
- 5. FIRST SHEET OF PLYWOOD ALONG EAVES TO BE GLUED AND NAILED
AS DESCRIBED IN SHEATHING NAILING SCHEDULE ABOVE.
- 6. TRUSS DESIGNS REQUIRE THE SIGNATURE AND SEAL OF A STATE
CERTIFIED ENGINEER.
- 7. PROVIDE ALL REQUIRED TRUSS BRACING AS SPECIFIED ON
ENGINEERED TRUSS PLAN.



FRAMING PLAN

SCALE 3/16" = 1'-0"

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ARCHITECT/OWNER

REVISION DATE:

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DRAW BY: AB

REVISED BY: HC

ROOF

FRAMING

PLAN

SHEET:

F3

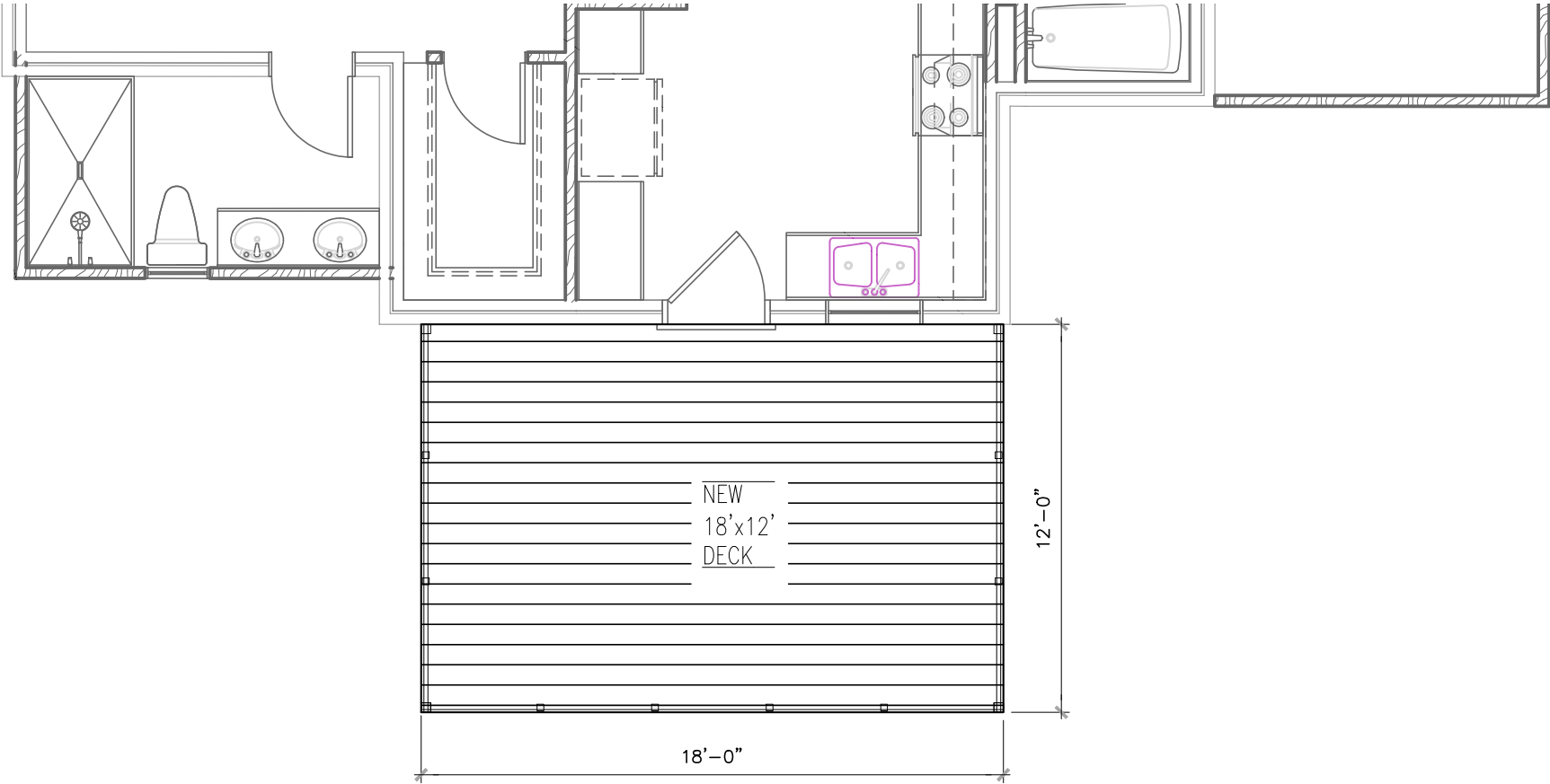
PROJECT #:

Page 27 of 200



DECK PLAN

SCALE $\frac{3}{16}" = 1'-0"$



DECK ELEVATION

SCALE $\frac{3}{16}" = 1'-0"$

RELEASED for CONSTRUCTION

ARCHITECT/OWNER
REVISION DATE:
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DRAW BY: AB
REVISED BY: HC

DECK
PLANS

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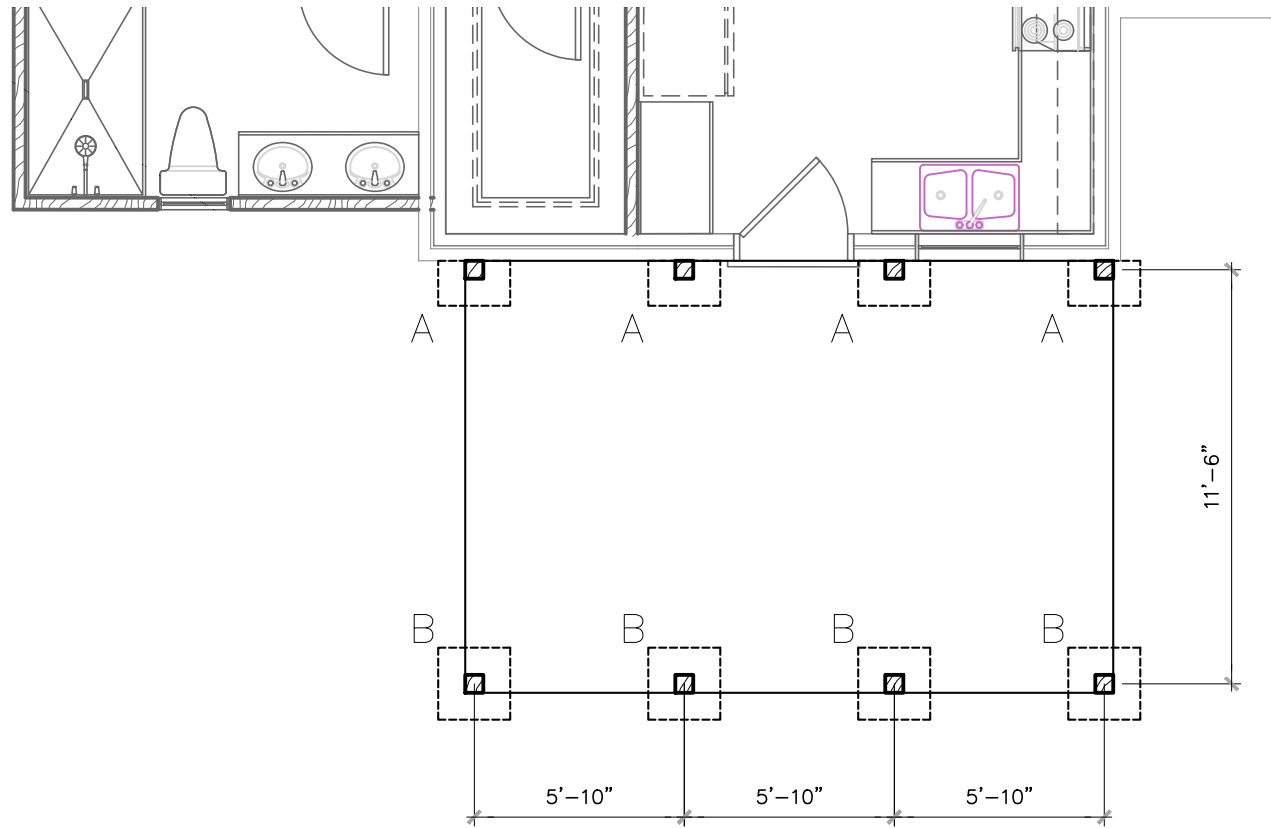
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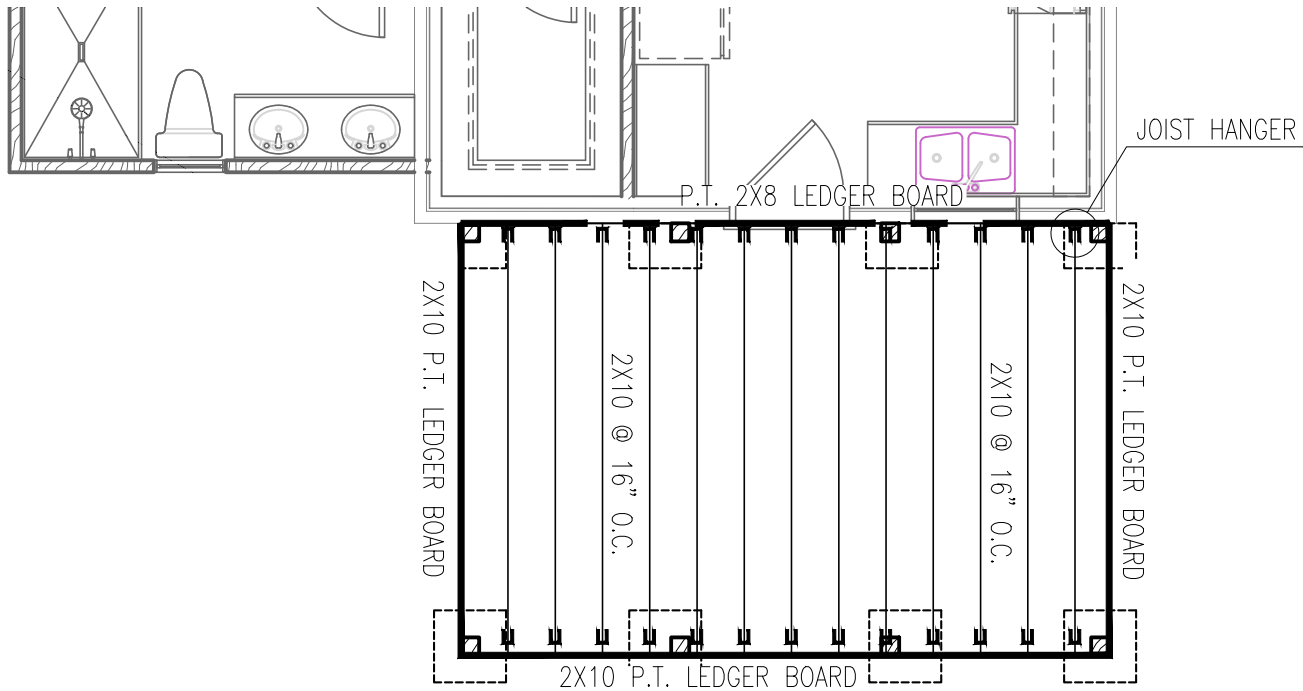


SHEET:
D1

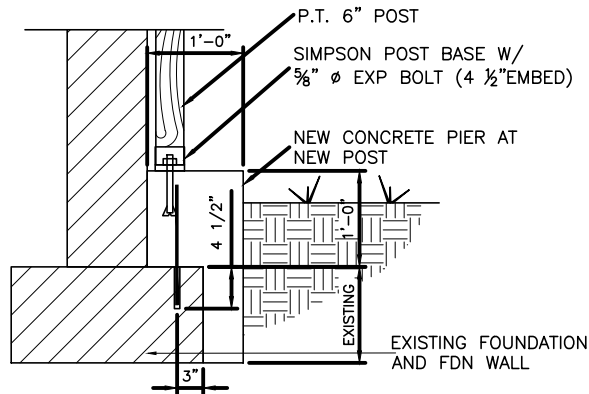
PROJECT #: ----



DECK FOUNDATION PLAN
SCALE $\frac{3}{16}$ " = 1'-0"

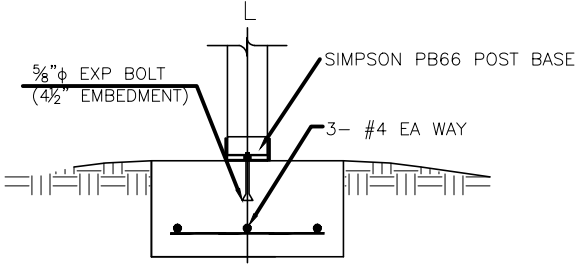


DECK FOUNDATION PLAN
SCALE $\frac{3}{16}$ " = 1'-0"

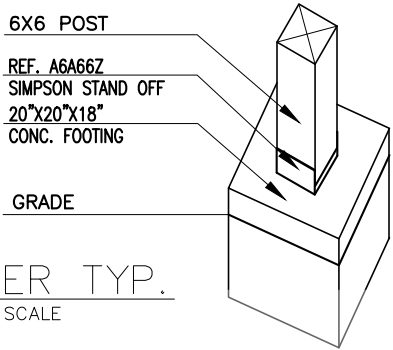


B/FOOTING ATTACHMENT
SCALE $\frac{1}{2}$ " = 1'-0"

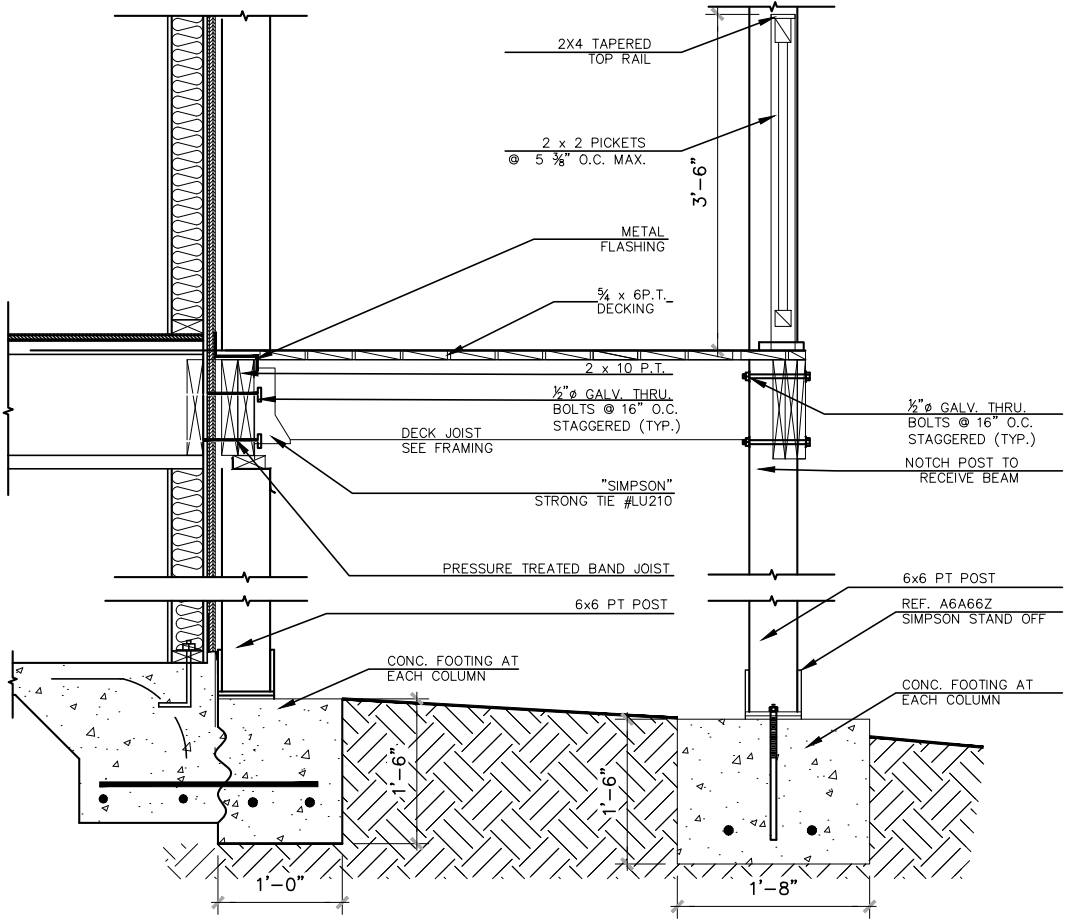
SQUARE COLUMN FOOTING SCHEDULE			
MARK	SIZE WxLxH	BOTTOM REINFORCE	REMARKS
A	16"x20"x18"	(2)#4	ATTACHED TO EXISTING FOUNDATION
B	20"x20"x18"	(3)#4	



A/FOOTING ATTACHMENT
SCALE $\frac{1}{2}$ " = 1'-0"



PIER TYP.
NO SCALE



DECK SECTION DETAIL
SCALE $\frac{1}{2}$ " = 1'-0"

RELEASED for CONSTRUCTION

ATLCAD
Architectural Services Group
1050 Crown Pointe Pkwy, Suite 500
Dunwoody, GA 30338
Telephone: 678.481.7591
architecture@atlcad.com
ATLCAD.COM
© COPYRIGHT 2007-2021 ALL RIGHTS RESERVED

PROJECT: 3011 DOGWOOD DR
ADDRESS: 3011 DOGWOOD DR HAPEVILLE, GA 30354
This plan is the property of ATLCAD Architectural Services and may not be used or reproduced without their permission.

ATLCAD Architectural Services assumes no liability for any home constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning construction:
1. Contractor must verify compliance with all local building codes in the area where the home is to be constructed.
2. Plans indicate location and Architectural design only; engineering aspects should incorporate actual site conditions.
Caution must be exercised in making modifications to this plan. Only a qualified designer, architect, contractor, or structural engineer should attempt modifications. Minor changes in one area of the house could lead to major problems in another area.

ARCHITECT/OWNER
REVISION DATE: 02-21-2021
DRAW BY: AB
REVISED BY: HC
DECK FOUNDATION & FRAMING PLANS

SHEET:
D2

PROJECT #: ----



DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: April 15, 2021
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3393 Old Jonesboro Road**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Stephen Cushing to replace an existing rear deck with a 20' x 26' rear deck on an existing single family home located at 3393 Old Jonesboro Road.

The property is zoned R-0, 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.

(f) Street Facing Facade and Style Standards.

✋ 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.

STAFF COMMENT: Deck should be stained or painted. No railing detail provided.

RECOMMENDATIONS

The Design Review Committee may approve the application subject to the satisfaction of the aforementioned issues.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: March 18, 2021

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: Stephen Cushing Contact Number: [REDACTED]

Applicants Address: 3393 Old Jonesboro Rd

E-Mail Address: SCushing@hapeville.org Zoning Classification: R0

Address of Proposed Work: 3393 Old Jonesboro Rd

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009 500 126 235

Property Owner: Stephen Cushing Contact Number: [REDACTED]

Project Description (including occupancy type):

Replacing existing Deck with New /
Larger Deck

Contractors Name: Same Contact Number: [REDACTED]

Contact Person: Stephen Cushing 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.

Stephen Cushing
Applicants Signature

3/18/2021
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: 520

Total Square Footage of existing building: 320

Estimated Cost of Construction: \$ 5,000⁰⁰

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

pressure treated Lumber

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

Pressure treated Lumber

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 Stephen Cushing  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.



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THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 89,490 FEET, AN ANGULAR ERROR OF 4 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 109,312 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT ©2017 FRONTLINE SURVEYING AND MAPPING, INC. *** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

LEGEND:

IPS	IRON PIN SET	⊙	BOLLARD
IPF	IRON PIN FOUND	—Z—Z—	CONCRETE MONUMENT FOUND
OT	OPEN TOP PIN	SSMH	OVERHEAD UTILITY LINE(S)
CT	CRIMP TOP PIN	DWCB	SANITARY SEWER MAN HOLE
RB	REINFORCING BAR	JB	CATCH BASIN
CRB	CAPPED RE-BAR	DI	JUNCTION BOX
CL	CENTERLINE	HW	DROP INLET
R/W	RIGHT-OF-WAY	CMP	HEAD WALL
LLL	LAND LOT	CPP	CORRUGATED METAL PIPE
CONC	CONCRETE	RCP	CORRUGATED PLASTIC PIPE
PP	POWER POLE	SSE	REINFORCED CONCRETE PIPE
LP	LAMP POLE	FH	SANITARY SEWER EASEMENT
SS	SANITARY SEWER	DE	FIRE HYDRANT
FC	FENCE CORNER	WV	DRAINAGE EASEMENT
X	FENCE	WM	WATER VALVE
AE	ACCESS EASEMENT	CO C/O	WATER METER
PROP	PROPOSED	POB	SANITARY SEWER CLEANOUT
AC	AIR-CONDITIONER	SWCB	POINT OF BEGINNING
NTS	NOT TO SCALE	UE	SINGLE WING CATCH BASIN
			UTILITY EASEMENT

SURVEY NOTES:

- HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83)
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF FULTON COUNTY, GEORGIA. SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES ACCESSED VIA SUPERIOR COURT RECORD SOURCES AND APPLICABLE MUNICIPALITY GIS REFERENCES AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
- STRUCTURES VISIBLE WITHIN THE SUBJECT PROPERTY BOUNDARIES ON THE DATE OF SURVEY ARE SHOWN HEREON.
- LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
- DISTANCES SHOWN ARE HORIZONTAL.
- THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
- THIS PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP No. 13121C0367F; EFFECTIVE DATE: 09-18-2013. (ZONE A)
- THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEODETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.
- INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
- RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
- ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS 1/2" (#4) REBAR WITH PINK CAPS MARKED "FLS CORNER LSF 631" UNLESS OTHERWISE STATED.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCCA) 15-6-67 AS AMENDED BY HB76 (2017). IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- BOUNDARY FIELD WORK PERFORMED 08-16-2017 BY FRONTLINE SURVEYING & MAPPING, INC.
- EQUIPMENT USED: TOPCON ELECTRONIC TOTAL STATION & TRIMBLE 5800 GPS RECEIVER UTILIZING CHAMPION GPS/eGPS NETWORK.
- ANGULAR ERROR: 04 SECONDS PER ANGLE.
- RAW FIELD PRECISION: 1:89,490.
- ADJUSTED BY LEAST SQUARES.
- PLAT CLOSURE: 1:109,312.

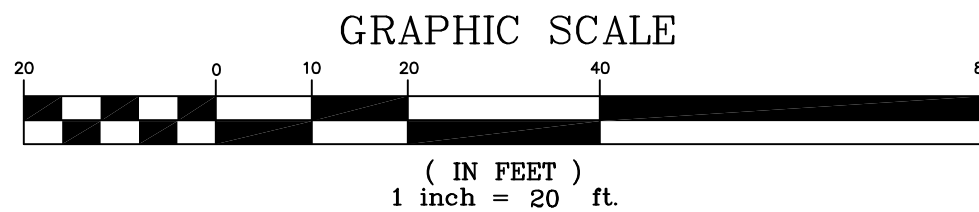
N/F
DANIEL JAMES W
DB 11654, PG 309
ZONED: RO
PIN: 14 009500120243

N/F
WHITE RENE M
DB 52259, PG 627
ZONED: RO
PIN: 14 009500120250

SURVEYOR'S CERTIFICATION:

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

By: Thomas E. Peay, Jr., Registered Ga. Land Surveyor #2402 Date 08-21-17
Frontline Surveying & Mapping, Inc.
3595 Canton Rd.
Suite 116, PMB-272
Marietta, Ga. 30066



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

www.frontlinesurveying.com

RETRACEMENT SURVEY FOR:

STEPHEN CUSHING

DATE 08/16/2017

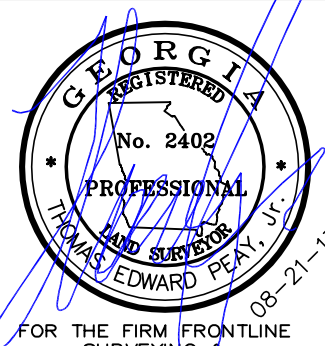
SCALE 1" = 20'

LAND LOT 95 DISTRICT SECTION FULTON COUNTY, GEORGIA

LOT 11 BLOCK UNIT REVISION BY: DATE:

SUBDIVISION PARK ESTATES PHASE

PB 74 PG 54
DB PG I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY, THE REFERENCE PARCEL (IS) (●●●) IN AN AREA HAVING SPECIAL FLOOD HAZARDS. (ZONE A) MAP ID 13121C0367F EFFECTIVE DATE: 9/18/13



FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. LSF#000631

JOB # 62758

Stephen Cushing

3393 Old Jonesboro Road Hapeville, GA 30354 / March 2021



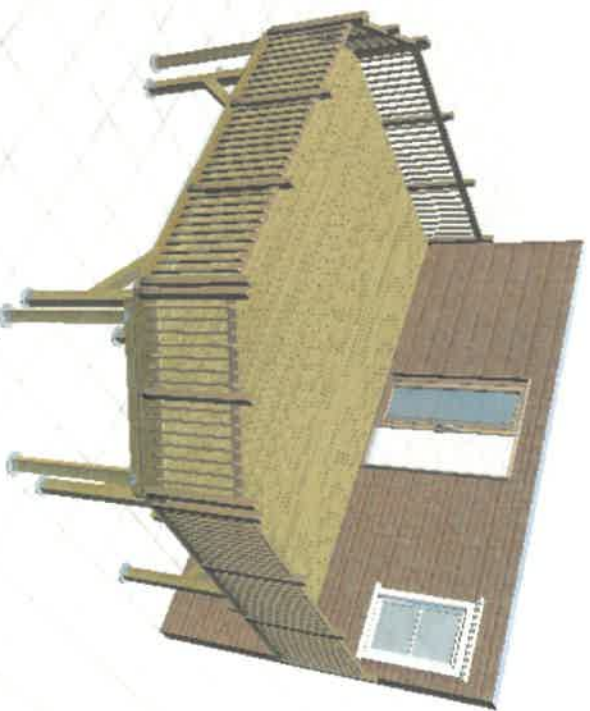
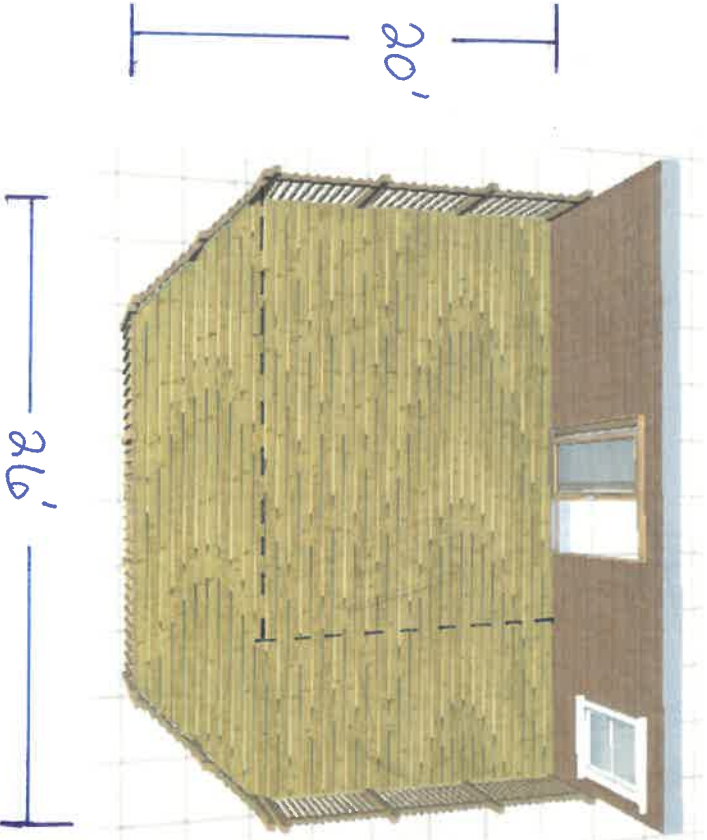


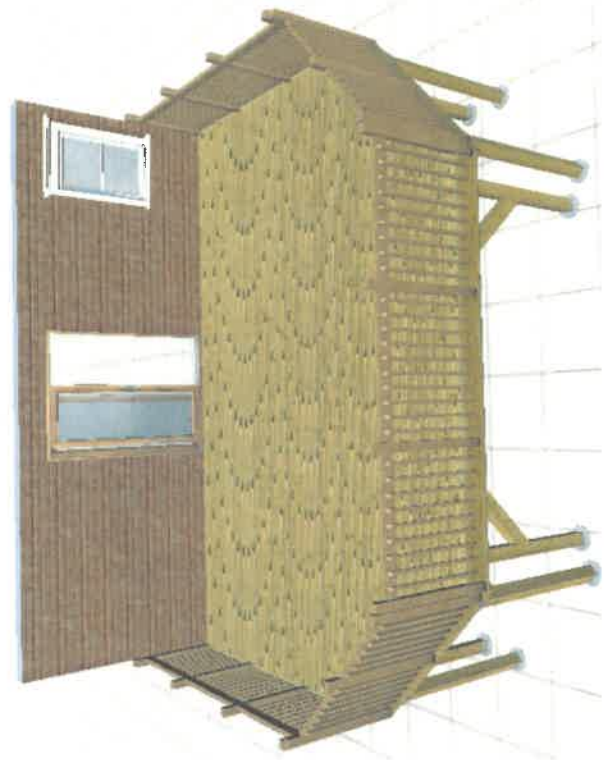
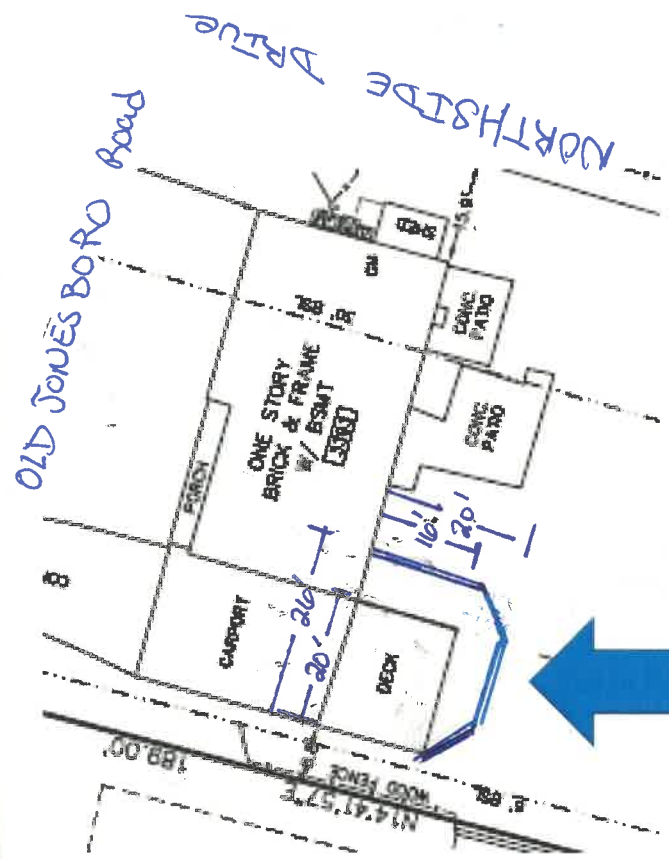
Stephen Cushing (404) 702-0156
3393 Old Jonesboro Road Hapeville, GA 30354 / March 2021

Old Existing: 16' x 20'



New Design (No Door Open Walkway): 20' x 26'





Remodeled Deck Location



DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: April 15, 2021
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3035 Gordon Circle**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Jason Beavers to build a front covered stoop on an existing single family home located at 3035 Gordon Circle.

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.

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

- ✓ 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: Natural cedar is proposed. Porch railings include “hog wire” instead of wood pickets. Stairs are narrower than the stoop and are located to the side.

RECOMMENDATIONS

A design exception is required for the narrower stairs than the stoop.

The Design Review Committee may approve the application subject to the satisfaction of the aforementioned issues.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 3/11/2021

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: Jason Beavers Contact Number: [REDACTED]

Applicants Address: 3035 Gordon Circle, Hapeville GA 30354

E-Mail Address: [REDACTED] Zoning Classification: R1

Address of Proposed Work: 3035 Gordon Circle Hapeville GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009900020605

Property Owner: Jason Beavers Contact Number: [REDACTED]

Project Description (including occupancy type): Build a front porch as described in the plans

Contractors Name: Shannon Short Contact Number: [REDACTED]

Contact Person: _____ Contact Number: _____

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

Jason Beavers
Applicants Signature

3/11/2021
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: 166 ft²

Total Square Footage of existing building: 1,540 ft²

Estimated Cost of Construction: _____

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

Brick and vinyl siding

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

Brick front porch with wood support and shingle roof

NOTICE

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(Please Print & Initial)

I Jason Beavers JB 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.

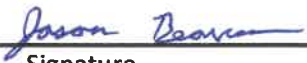


DEPARTMENT OF PLANNING AND ZONING

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.

<u>Jason Beavers</u>	<u></u>	<u>3/11/2021</u>
Printed Name	Signature	Date

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

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



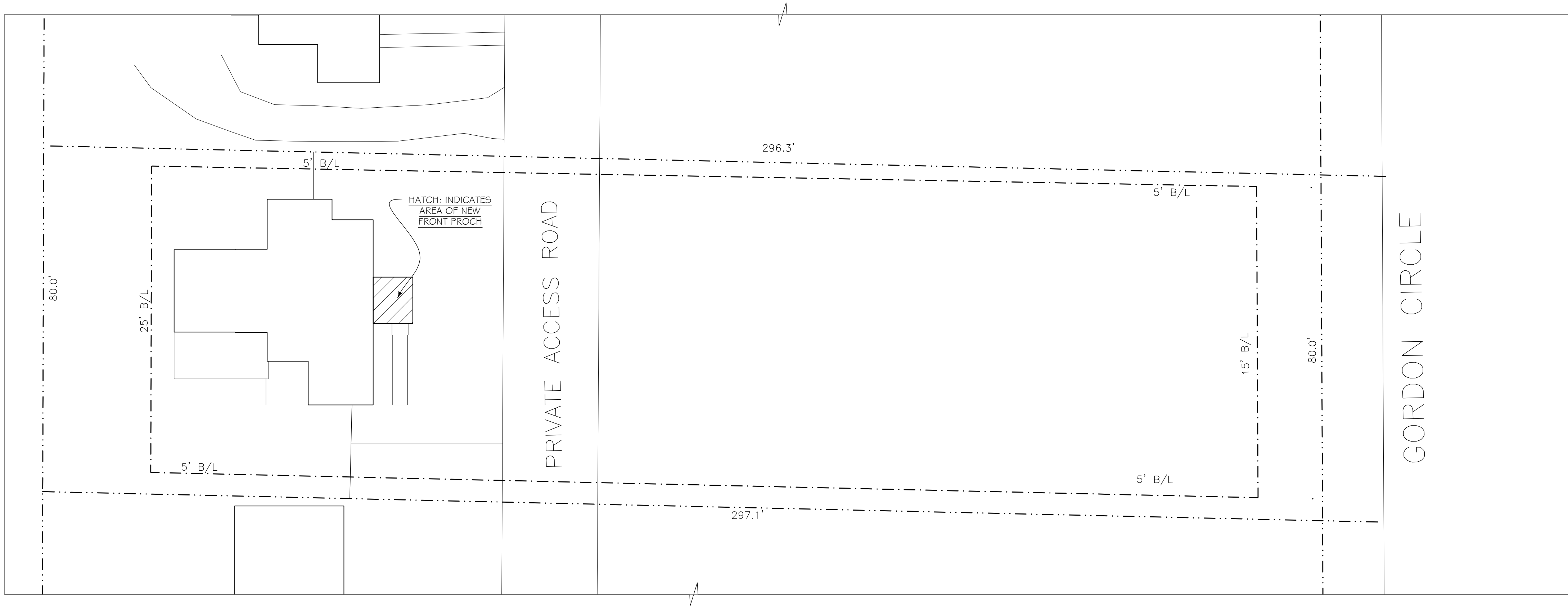
APPLICABLE CODES
INTERNATIONAL BUILDING CODE (IBC) - 2018 EDITION W/ GEORGIA STATE AMENDMENTS.
INTERNATIONAL RESIDENTIAL CODE FOR ONE- & TWO-FAMILY DWELLINGS (IRC) - 2018 EDITION WITH GEORGIA STATE AMENDMENTS.
INTERNATIONAL FIRE CODE (IFC) - 2018
INTERNATIONAL PLUMBING CODE (IPC) - 2018 EDITION W/ GEORGIA STATE AMENDMENTS.
INTERNATIONAL MECHANICAL CODE (IMC) - 2018 EDITION W/ GEORGIA STATE AMENDMENTS.
INTERNATIONAL FUEL GAS CODE (IFGC) - 2018 EDITION W/ GEORGIA STATE AMENDMENTS.
INTERNATIONAL ENERGY CONSERVATION CODE (IECC) - 2015 EDITION W/ GEORGIA STATE SUPPLEMENTS & AMENDMENTS
NATIONAL ELECTRICAL CODE - 2017 EDITION WITH NO GEORGIA STATE AMENDMENTS

SITE PLAN NOTES
1. NO GRADED SLOPE SHALL EXCEED 2H:1V.
2. 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.
3. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIME. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR BREAK THE SEDIMENT SOURCE.
4. 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.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.

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

PROJECT CONTACTS:
OWNER: Jason Beavers 3035 Gordon Circle Hapeville, GA 30354 (404) 514-4130
GENERAL CONTRACTOR: Shannon Short Short Construction, INC 718 Campbell Circle Hapeville, GA 30354 (678) 776-3276 shortconstructioninc@gmail.com
DESIGNER: Greg Morgan GMID, LLC 3302 Myrtle St Hapeville, GA. 30354

<u>CODE INFORMATION:</u>									
Project Address:	3035 Gordon Circle Hapeville, GA. 30354								
Zoning:	R-75								
Occupancy:	R-3, Residential Lot								
Construction Type:	Type VB								
Building Height:	1 stories - 18'-4" (Existing) (Avg. grade to mid point of highest roof.) (Complies with 35'-0" max.)								
Building Area:	1,440 s.f. Existing + 100 s.f. = 1,540 s.f. (No Change to Conditioned Interior Space)								
Lot Coverage:	<table><tr><td>Existing</td><td>3,930 s.f.</td></tr><tr><td>Minus Existing Path and Stoop</td><td>- 101 s.f.</td></tr><tr><td>Plus New Path and Front Porch</td><td>+ 166 s.f.</td></tr><tr><td>TOTAL</td><td>3,995 s.f.</td></tr></table>	Existing	3,930 s.f.	Minus Existing Path and Stoop	- 101 s.f.	Plus New Path and Front Porch	+ 166 s.f.	TOTAL	3,995 s.f.
Existing	3,930 s.f.								
Minus Existing Path and Stoop	- 101 s.f.								
Plus New Path and Front Porch	+ 166 s.f.								
TOTAL	3,995 s.f.								
Lot Coverage Ratio:	3,995 s.f. / 23,680 s.f. = 0.169 (Complies with 0.350 max.)								
Site Area:	23,680 Square Feet								



1 SITE MAP REFERENCE
SCALE: 1/16" = 1'-0"

PROJECT DESCRIPTION:
Addition of a Front Porch to existing 1 - story single family house.
DRAWING INDEX:
T1 Title Sheet
A1 Main Level & Roof Plans
A2 Exterior Elevations (Existing & Proposed)

BEAVERS
RESIDENCE
3035 GORDON CIRCLE
HAPEVILLE, GA.

TITLE SHEET

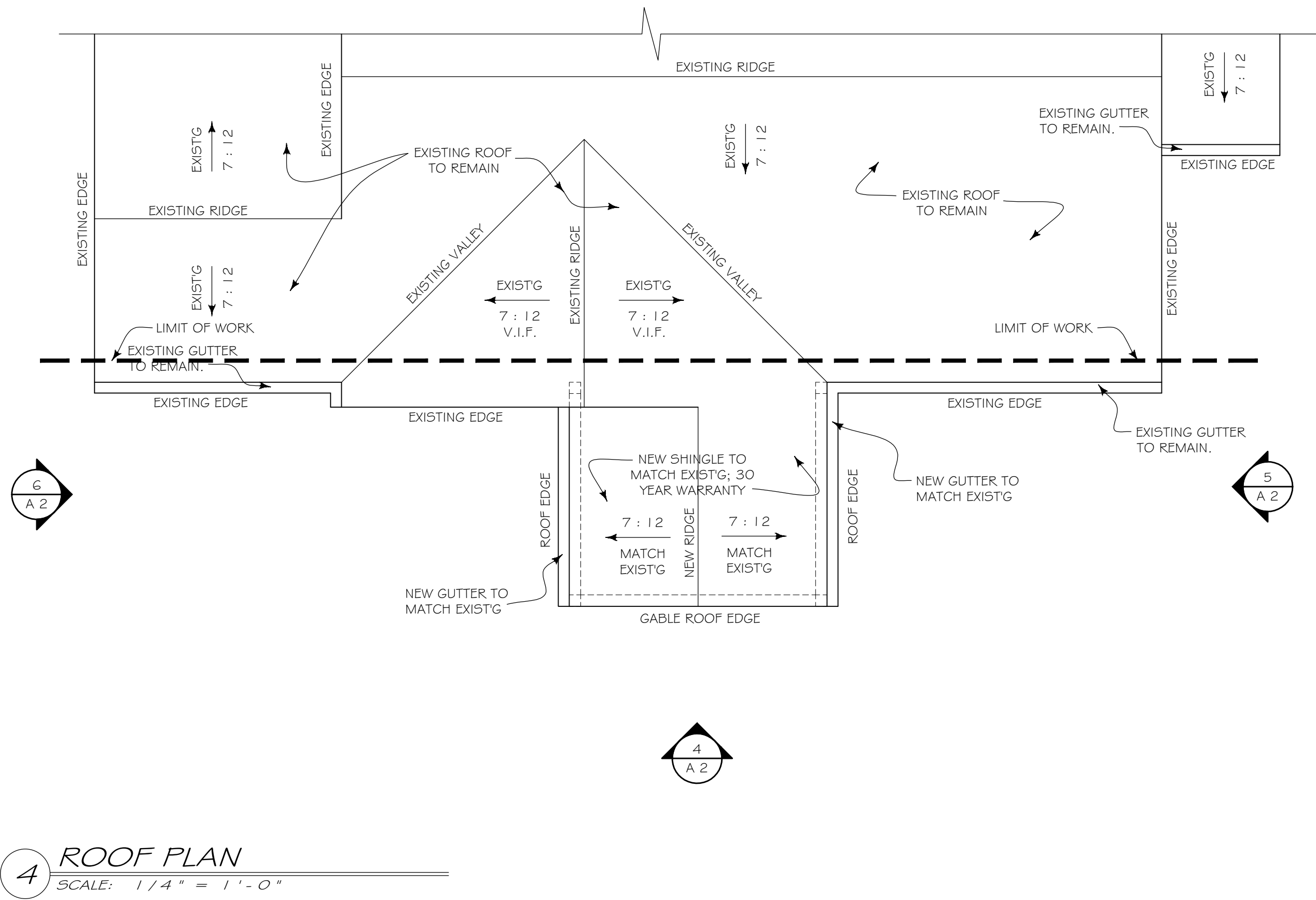
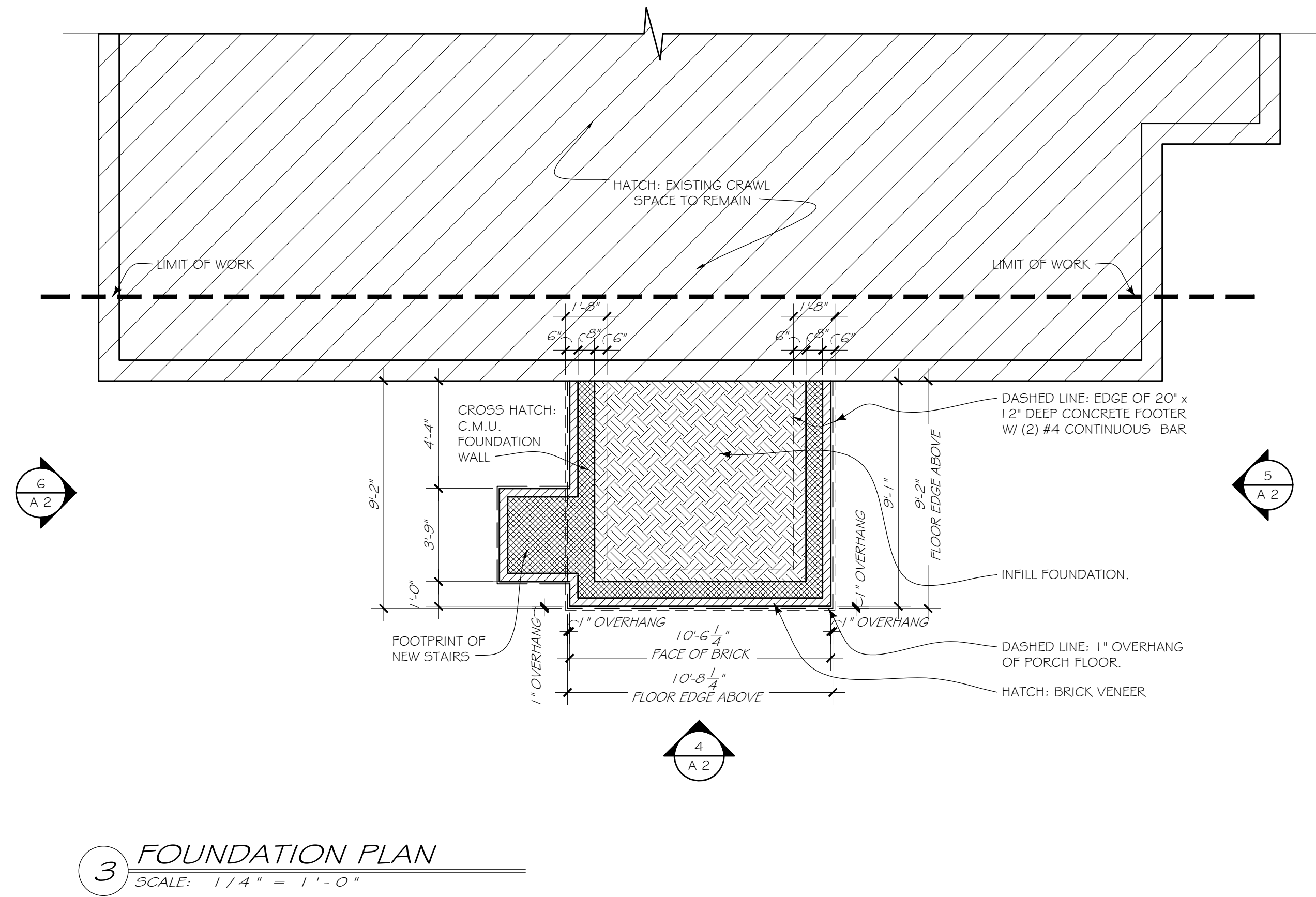
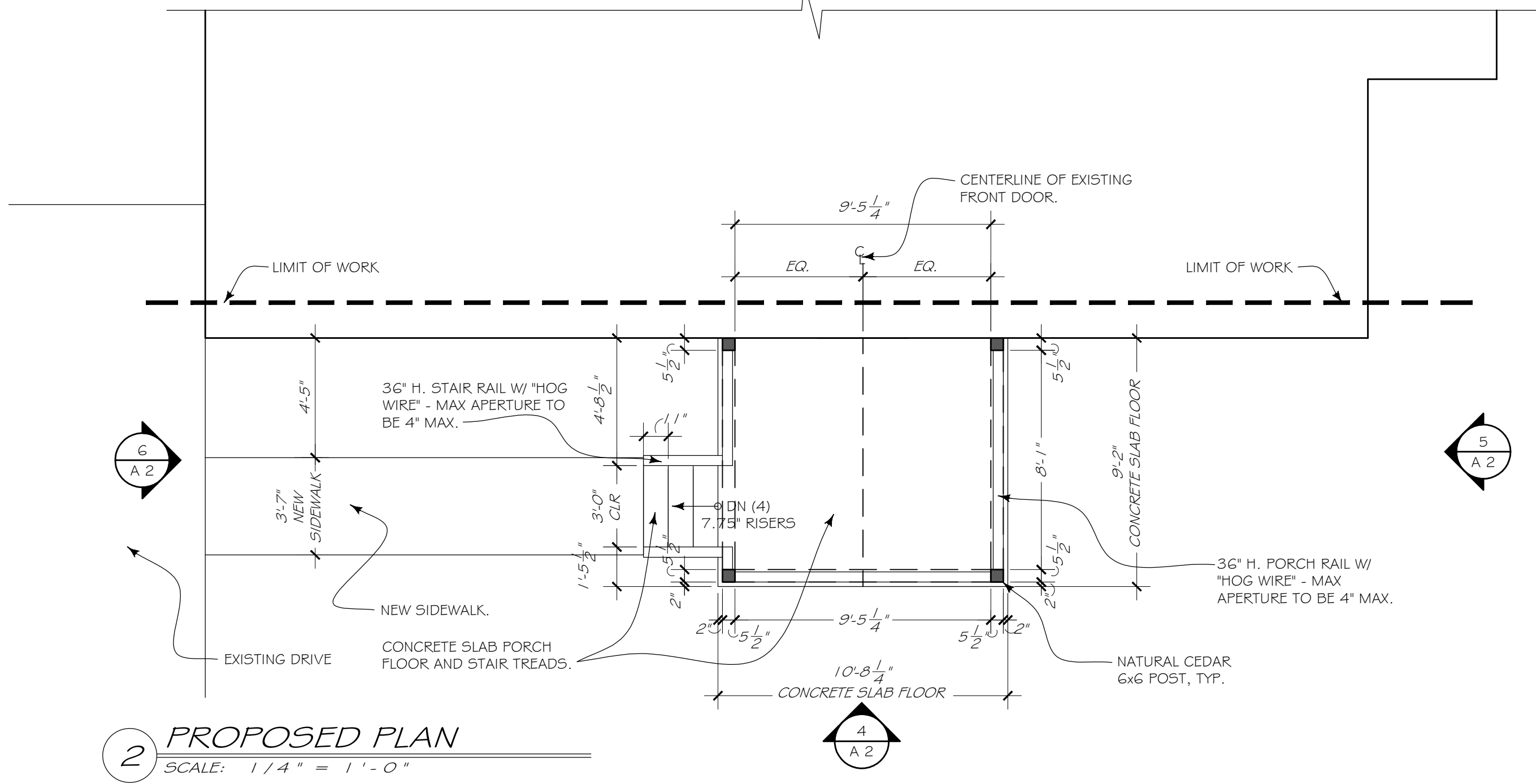
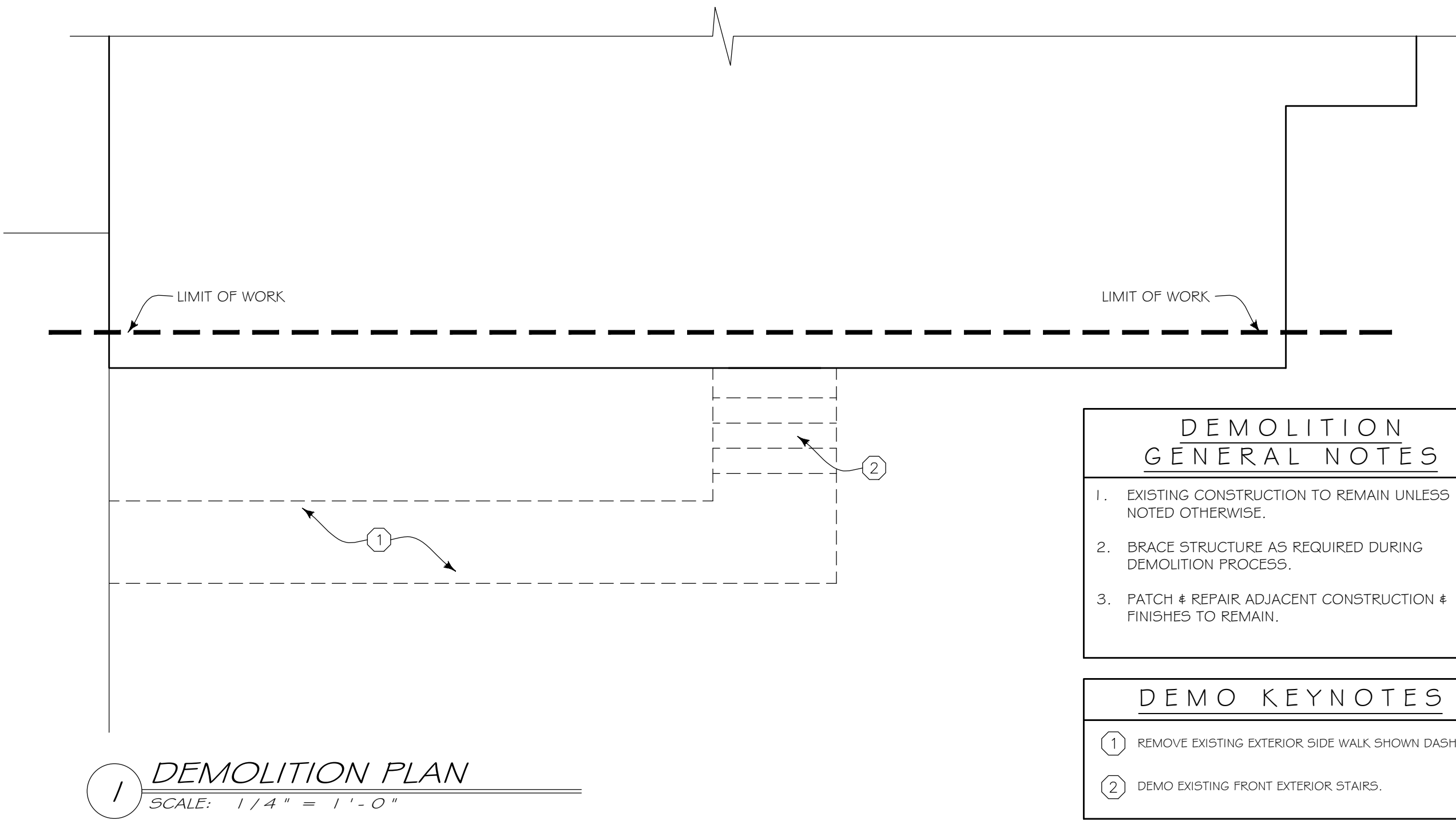
T1

FLOOR PLAN GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF FINISHED SURFACE; U.N.O.
2. SEE EXTERIOR ELEVATIONS FOR MORE INFORMATION.
3. CONSTRUCTION IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE.
4. GENERAL CONTRACTOR RESPONSIBLE TO COORDINATE WITH STRUCTURAL ENGINEER TO DETERMINE REQUIRED STRUCTURAL ELEMENTS.

WALL LEGEND

- EXISTING STRUCTURE
- NEW POST



15 MAR 2021 PERMIT RELEASE

BEAVERS
RESIDENCE

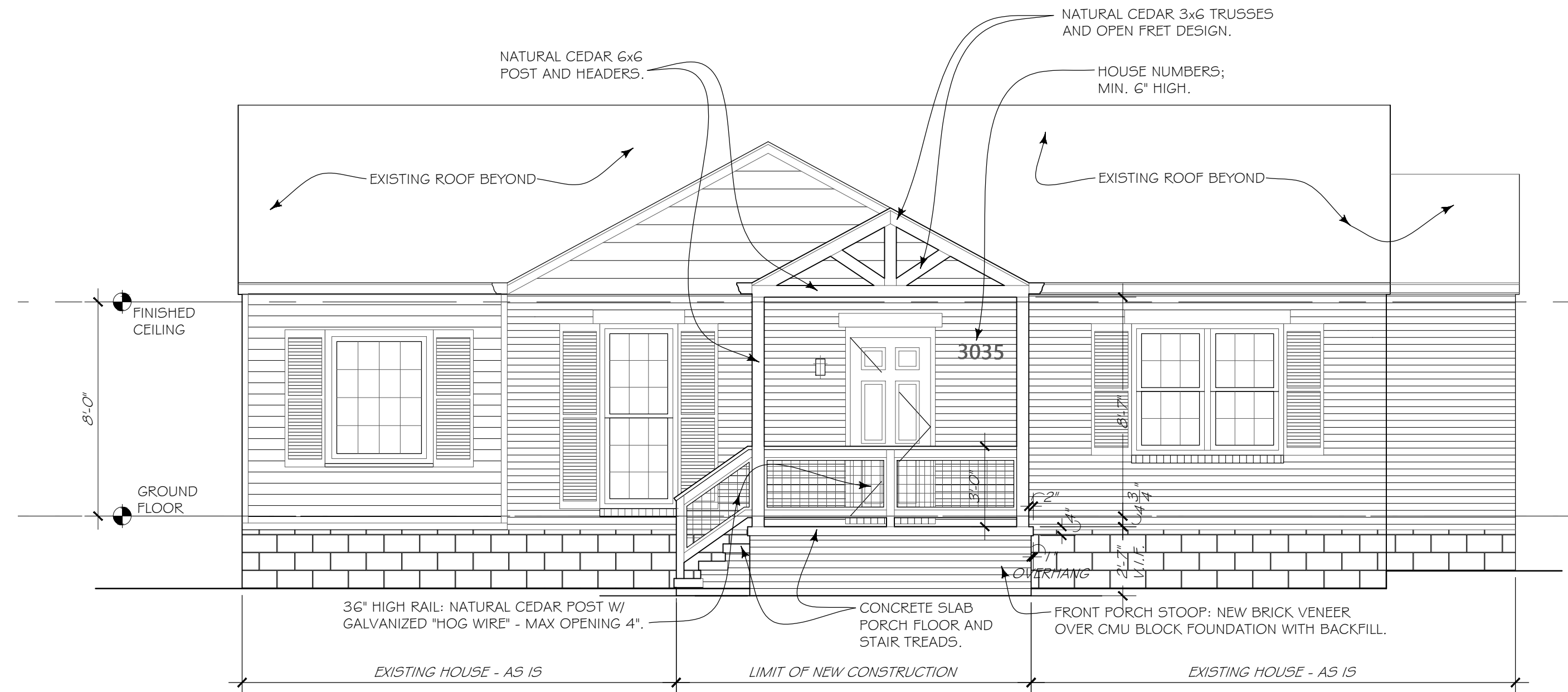
3035 GORDON CIRCLE
HAPEVILLE, GA.

MAIN LEVEL
PLANS

A1



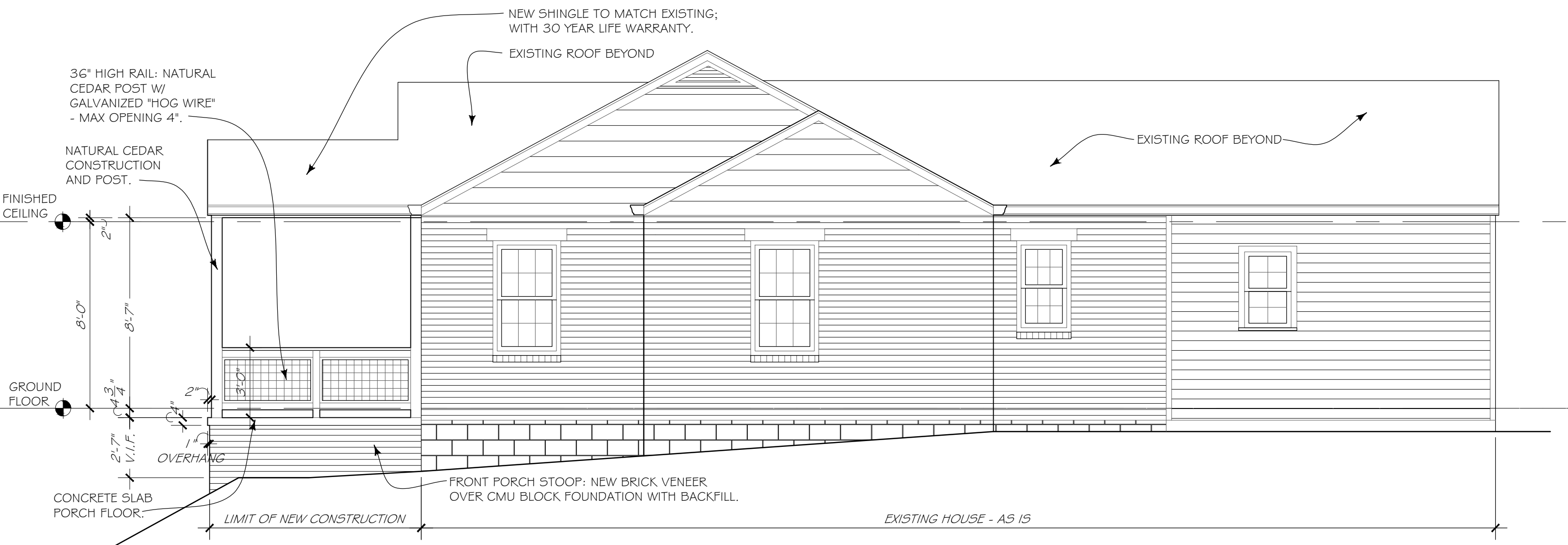
1 EXISTING FRONT
SCALE: 1/4" = 1'-0"



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



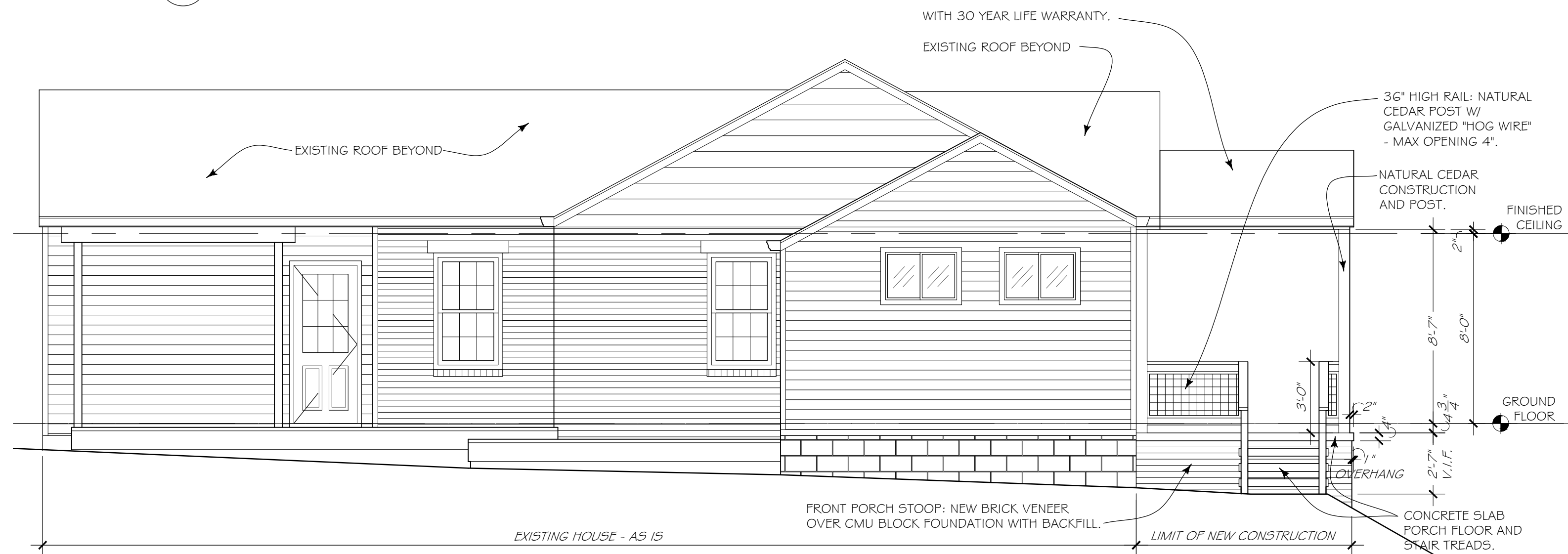
2 EXISTING SIDE
SCALE: 1/4" = 1'-0"



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



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



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

15 MAR 2021 PERMIT RELEASE

BEAVERS
RESIDENCE

3035 GORDON CIRCLE
HAPEVILLE, GA.

EXISTING &
PROPOSED
ELEVATIONS

A 2

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: February 17, 2021

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: James MacDowell **Contact Number:** [REDACTED]

Applicants Address: 4040 Derby Dr, Cumming, GA 30040

E-Mail Address: info@macbuilthomes.com **Zoning Classification:** R-SF

Address of Proposed Work: 510 Oak Dr, Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009400050334

Property Owner: MacBuilt Homes Partners, LLC **Contact Number:** 770-880-5649

Project Description (including occupancy type): Single family detached, new construction

Contractors Name: MacBuilt Homes **Contact Number:** 678-688-4960

Contact Person: James MacDowell **Contact Number:** [REDACTED]

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

[Signature]
Applicants Signature

2/17/21
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: 2566

Total Square Footage of existing building: N/A - Vacant Lot

Estimated Cost of Construction: 198,000

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

List/Describe Building Materials **proposed** for the exterior facade of the new structure: _____
Combination of lap siding, board and batten, Hardie shake and brick/stone

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.

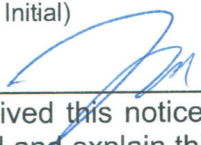
A complete application and dimensioned architectural drawings must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

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



imagine
Hapeville
georgia

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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James MacDowell

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.

Legal Description: 0 Oak Drive, Hapeville

LOT 3:

All that tract or parcel of land lying and being in Land Lot 94, of the 14th District, Fulton County, Georgia, being Lot 31 and portions of Lots 29, 30 and 32, Block 12, Forrest Hill Park, according to the Plat thereof, as recorded in Plat Book 7, Page 58, of the Public Records of Fulton County, Georgia, described as follows:

COMMENCE at the intersection of the southerly right-of-way line of Oak Drive, being a 40 foot wide right-of-way, as shown on said Plat, with the easterly right-of-way line of North Fulton Avenue (formerly known as Lee Street), being a 40 foot wide right-of-way, as shown on said Plat, said point also being the northwest corner of Lot 42, Block 12, of said Plat;

Thence along said southerly right-of-way line of said Oak Drive, a distance of 270.00 feet to the POINT OF BEGINNING;

Thence N 89°58'06" E along said southerly right-of-way line of said Oak Drive and the northerly line of said Lot 32, a distance of 5.00 to the northwest corner of said Lot 31 and the point of curvature of a curve, concave to the north, having a radius of 445.00 feet, a chord distance of 51.57 feet and a chord bearing of N 86°08'37" E;

Thence easterly along said southerly right-of-way line of said Oak Drive, the northerly line of said Lots 31, 30 and 29 and the arc of said curve, a distance of 51.60 feet;

Thence S 19°21'17" W, a distance of 28.27 feet;

Thence S 18°54'56" E, a distance of 109.25 feet to the southerly line of said Lot 29;

Thence N 89°35'54" W along the southerly line of said Lots 29, 30, 31 and 32, a distance of 82.53 feet;

Thence N 00°00'43" E, a distance of 125.97 feet to said southerly right-of-way line and the POINT OF BEGINNING

Land Area 0.182

Survey completed by Survey Land Express, Inc, dated January 08, 2021
End



March 15, 2021
MacBuilt Homes, LLC
Ryan MacDowell
510 Oak Landing Dr, Johns Creek, GA 30022
419-392-3331

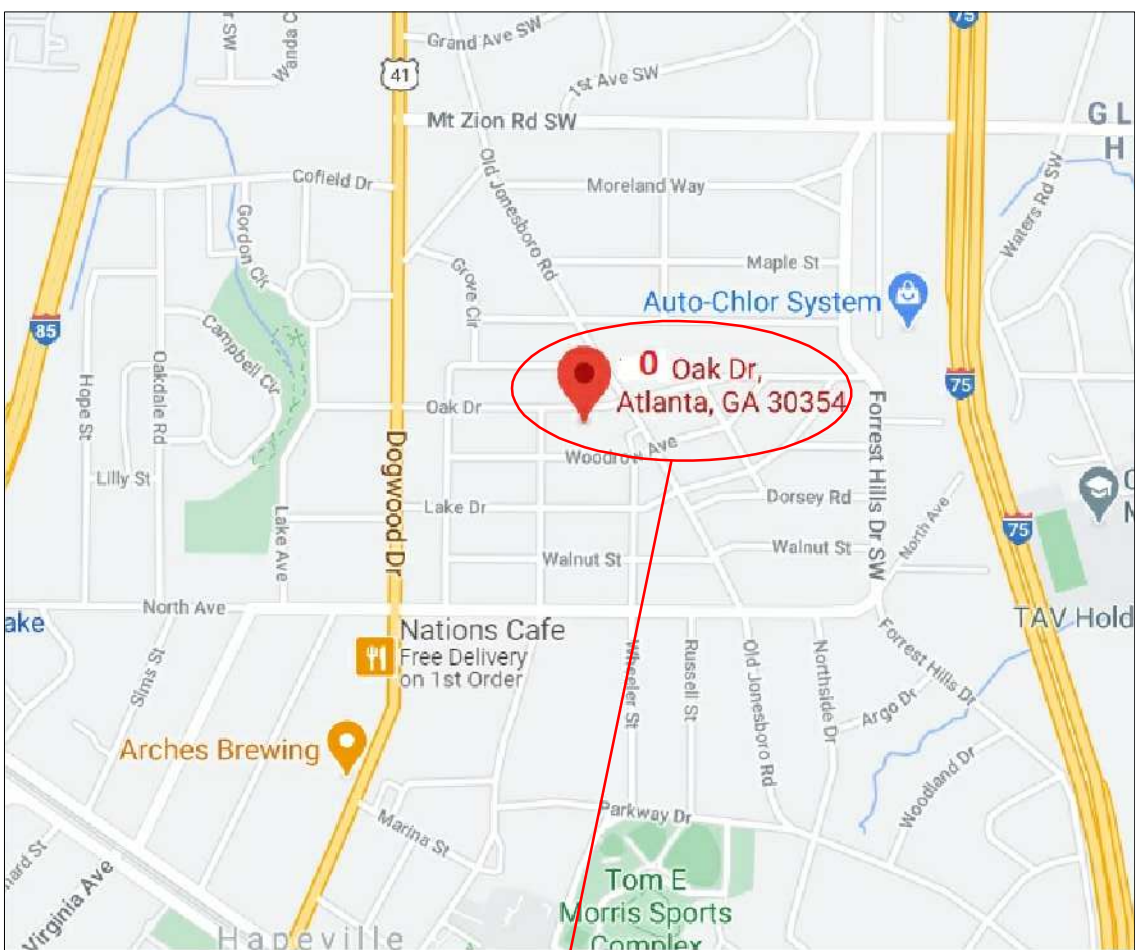
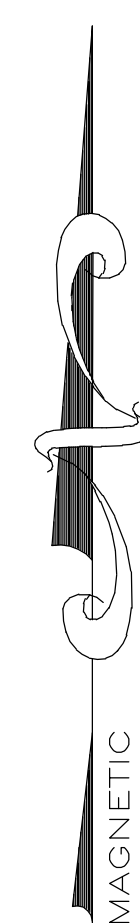
I, Will Albritton with Gunnison Tree Services, LLC, came out on March 15, 2021 to the property referenced in the subject line to evaluate three tree on the property. Those trees are listed below:

1. 48" oak back center of property
2. 30" sweetgum back right corner of property
3. 38" red oak back right of property

Tree number 1 is the 48" oak. Fungal mushrooms are present at the base of the tree indicating decay. It also exhibits a co-dominant structure with included bark. Recommend to have tree removed. Tree number 2 is the 30" sweetgum. This tree appears to be in good health and does not exhibit signs of any significant structural defects. No recommendations for this tree. The third tree is the 38" red oak. I can confirm that the size of the oak is 38" DBH.

Will Albritton
ISA Certified Arborist, SO-10637A
Gunnison Tree Services
404.548.6898





SITE LOCATION MAP
NOT TO SCALE

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL MAP ID 17121C0367E EFFECTIVE DATE 02/18/2013. ZONE: X
NO WATERS OF THE STATE EXIST WITHIN 200 FEET OF THE PROJECT SITE.

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

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

1. LAND DISTURBANCE PROHIBITED WITHIN IRF LIMITS. LOCATE AND STAKE IRF LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. LAND DISTURBANCE PROHIBITED WITHIN STREAM BUFFER LIMITS. LOCATE AND STAKE BUFFER LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. ALL BUILDINGS LOCATED ADJACENT TO THE INTERMEDIATE REGIONAL FLOOD PLAIN SHALL BE CONSTRUCTED SO THAT ALL PORTIONS OF THAT STRUCTURE INCLUDING THE BASEMENT FLOOR OR CRAWL SPACE AREAS SHALL BE NOT LESS THAN THREE (3) FEET ABOVE THE INTERMEDIATE REGIONAL FLOOD ELEVATION.
4. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

GENERAL NOTES (SITE PLAN):

1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
2. EROSION & SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. ADDITIONAL MEASURES BEYOND THE APPROVED PLANS SHALL BE IMPLEMENTED AS NECESSARY.
3. DISTURBED AREAS IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
4. MAINTENANCE STATEMENT: EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
5. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTION.
6. SILT FENCE SHALL BE "TYPE-S" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED.

GENERAL NOTES:

1. THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 75,000+ FEET, AN ANGULAR ERROR OF 07 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT/SURVEY.
2. THE PUBLIC RECORDS AS SHOWN HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.
3. SURVEY LAND EXPRESS, INC. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY AND ALL UNDERGROUND UTILITIES THAT MAY AFFECT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM DRAINS, GAS PIPES OR LINES, WATER PIPES OR LINES, ELECTRICAL OR ANY OTHER UTILITY ABOVE OR BELOW GROUND.
4. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, OR ANY OTHER MATTERS OF RECORD THAT MAY AFFECT THIS PROPERTY; RECORDED OR UNRECORDED; PUBLIC OR PRIVATE.
5. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEY LAND EXPRESS, INC. FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
6. IF WETLANDS EXIST, WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
7. THIS SURVEY/PLAT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD NOT EVIDENT FROM A VISIBLE INSPECTION OF THE PROPERTY.
8. EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES, AND THE CONSTRUCTOR MUST VERIFY DEPTHS AND LOCATION OF SEWER LATERALS PRIOR TO CONSTRUCTION.
9. STORM DRAINAGE AND SANITARY SEWER EASEMENT SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, STRUCTURES AND PIPES ASSOCIATED WITH THE EASEMENTS, UNLESS CLEARLY DIMENSIONED OTHERWISE. LOCATIONS SHOWN ARE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINS NEAR ANY AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION SHOULD BE FIELD LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA.
10. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTEND OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
11. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PRIOR WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
12. A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROGRESS.
13. FINISH ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY. CERTIFIED AS-BUILT MAY ALSO BE REQUIRED.

PROPERTY IS ZONED R-SF CITY OF HAPEVILLE

BUILDING SETBACK
FRONT: 15.0'
SIDE: 5.0'
SIDE STREET: 15.0'
REAR: 20.0'
MAX. LOT COVERAGE 70%
MAX. BUILDING HEIGHT 35'

ZONING NOTE:

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

DISTURBED AREA STABILIZATION

ANTICIPATED STARTING DATE: 04/05/2021
ANTICIPATED COMPLETION DATE: 12/05/2021
THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

DIRT STATEMENT

TOTAL OF GROSS CUBIC YARDS OF CUT: 100
TOTAL OF GROSS CUBIC YARDS OF FILL: 50
EXCESS OF SOIL TO BE HAULED OFF.

* LEGEND *

APD	AS PER DEED	IV	IRRIGATION VALVE
AE	ACCESS EASEMENT	JB	JUNCTION BOX
AF	AS PER FIELD	LL	LAND LOT LINE
AI	ANGLE IRON FOUND	MAC	MAGNETIC READING IP
APP	AS PER PLAT	MGR	MAGNOLIA TREE
APR	AS PER RECORD	MH	MAN HOLE
BC	BACK OF CURB	MTF	METAL FENCE
BCK	BACK OF CURB	NH	NORRIS HILL
BLS	BUILDING LINE SETBACK	OT	OPEN TOP PIPE FOUND
BRK	BRICK	OU	OWNERSHIP UNCLAR
CBK	CATCH BASIN	PC	PROPERTY CORNER
CL	CENTER LINE	PL	PROPERTY LINE
CLF	CHAIN LINK FENCE	PN	PINE TREE
CMP	CORRUGATED METAL PIPE	POB	POINT OF BEGINNING
CO	CITY OF ATLANTA	PP	POWER POLE
CO	SAN SEWER CLEANOUT	PW	POWER LINE
CP	CALCULATED POINT	PL	PLAT
CPT	CARPENTRY	R	RECORD
CTP	CRIMP TOP PIPE FOUND	RBF	REINFORCING BAR FOUND
DE	DRAINAGE EASEMENT	RE	REINFORCING BAR SET
DI	DRAINAGE INLET	RCF	REINFORCED CONC. PIPE
EB	ELECTRIC POWER BOX	R/W	RIGHT-OF-WAY
EM	ELECTRIC METER	SSL	SANITARY SEWER LINE
EP	EDGE OF PAVEMENT	SSC	SCREENED SEWER EASEMENT
F	FIELD	SW	SIGN
FC	FENCE POST	TS	TOP OF BANK
FC	FENCE CORNER	UE	UTILITY EASEMENT
FR	FIRE HYDRANT	WD	WOOD FENCE
FR	FRAME	WDC	WOOD DECK
GL	GAS LINE	WL	WATER LINE
GV	GAS VALVE	WM	WATER METER
GW	GRASS	WRF	WIRE FENCE
HOW	HARDWOOD TREE	WW	WET WEATHER
HP	IRON PIN FOUND	WV	WATER VALVE
IWS	IRON PIN SET	WV	WATER VALVE
IR	IRON ROD FOUND	WV	WATER VALVE

* SYMBOLS *

■	ELECTRIC PANEL/METER
□	WATER METER
□	AIR CONDITIONER
□	GAS METER
□	JUNCTION BOX
○	SANITARY SEWER MANHOLE
○	STORM MANHOLE
○	GAS MARKER
○	LAMP POST
○	METAL POST
○	WATER VALVE
○	HEADWALL
○	STAIRS
○	DRAINAGE INLET
○	FIRE HYDRANT

* LINE INDICATORS *

— — — — —	INDICATES SANITARY SEWER LINE
— — — — —	INDICATES POWER LINE
— — — — —	INDICATES WATER LINE
— — — — —	INDICATES GAS LINE
— — — — —	INDICATES FENCE LINE
— — — — —	INDICATES DRAINAGE LINE

EROSION CONTROL LEGEND

Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	Ds1	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Ds2	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3	DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS

ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
BENCHMARK: FULTON COUNTY #9856, ELEVATION = 1066.979 FEET

SITE PLAN DISCLAIMER TO BUILDER:

SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR THE DISTRIBUTION OF THE MOST RECENT AND ACCURATE PLAN INFORMATION FROM THE BUILDER REQUESTING OR USING THE CONSTRUCTION SITE PLAN. IT IS THE RESPONSIBILITY OF THE BUILDER TO PROVIDE SUCH INFORMATION TO THE SURVEYOR PRIOR TO DRAFTING A CONSTRUCTION SITE PLAN.

BUILDER IS REQUIRED TO CHECK AND CONFIRM WITH THE ARCHITECT AND/OR OTHER DESIGN PROFESSIONAL(S) USED IN CREATING THE BUILDING FLOOR PLANS REGARDING ANY CHANGES, ALTERATIONS, AND/OR REVISIONS TO THE BUILDING FLOOR PLANS ONCE THEY ARE SUPPLIED TO THE SURVEYOR AND THROUGHOUT THE PERMITTING AND CONSTRUCTION PROCESS.

BUILDER IS REQUIRED TO CONSULT WITH THE ARCHITECT AND/OR OTHER DESIGN PROFESSIONAL(S) USED IN CREATING THE FLOOR PLANS REGARDING ALL PROPOSED DESIGN ELEMENTS, INCLUDING BUT NOT LIMITED TO: FINISHED FLOOR ELEVATIONS; NUMBER OF FLOOR LEVELS; PROPOSED GRADING; RETAINING WALLS; MATERIAL TYPES; ALL IMPERVIOUS ACCESSORY SURFACES ADJACENT TO THE BUILDING; ALL DESIGN ELEMENTS THROUGHOUT THE PROJECT SITE. IT IS CRITICAL THAT THIS DUE DILIGENCE BY THE BUILDER BE DONE BY COMPARING ALL DESIGN ELEMENTS TO ANY 3D RENDERINGS AND/OR SIDE ELEVATIONS PROFILES CREATED BY THE ARCHITECT AND/OR OTHER PROFESSIONAL(S) PRIOR TO SUPPLYING TO THE SURVEYOR.

IT IS THE RESPONSIBILITY OF THE END USER TO VERIFY THE INFORMATION ON THE SITE PLAN IS TRUE AND CORRECT PRIOR TO SUBMITTING THE SITE PLAN FOR PERMITTING AND PRIOR TO CONSTRUCTING THE NEW IMPROVEMENTS.

SURVEY LAND EXPRESS, INC. CANNOT BE HELD LIABLE FOR ANY DELAY THROUGHOUT THE PROJECT SCHEDULE DUE TO FAILURE BY THE BUILDER TO MEET ANY ONE OF THE ABOVE REQUIREMENTS.

SURVEY LAND EXPRESS, INC. CANNOT BE HELD LIABLE FOR ANY UNDESIRABLE AND/OR ERRONEOUS CONSTRUCTION ONCE THE SITE PLAN IS RELEASED AND/OR IMPROVEMENTS ARE STAKED PER SAID SITE PLAN DUE TO FAILURE BY THE BUILDER TO MEET ANY ONE OF THE ABOVE REQUIREMENTS.

NAME, ADDRESS, AND PHONE NUMBER OF DEVELOPER:

MACBUILT HOMES, LLC

12195 HWY 92 STE 114-307

WOODSTOCK, GA 30188

24-HRS CONTACT: RYAN MACDOWELL

eMAIL: ryan@macbuilthomes.com

PHONE: 678.688.4960

GSWCC

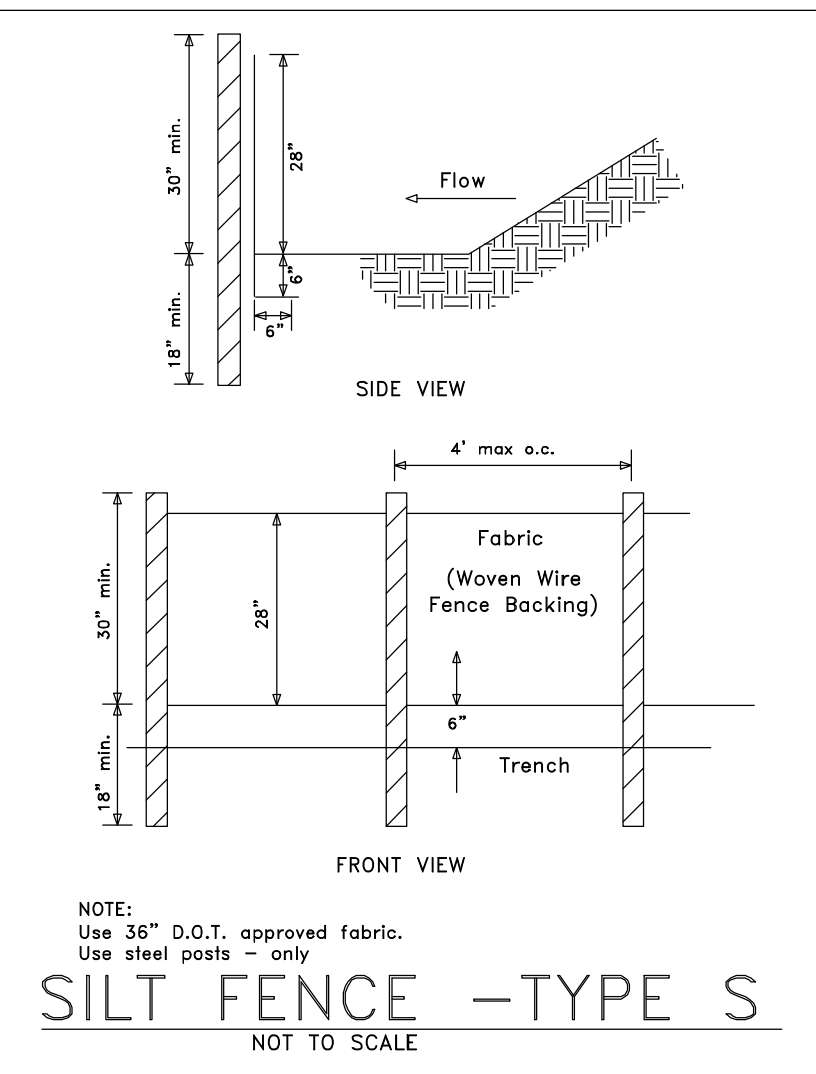
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

EUGENE A STEPANOV

LEVEL II CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER 000065549

ISSUED: 01/27/2021 EXPIRES: 01/27/2024



Sd1-S SEDIMENT BARRIER

SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 181 - TEMPORARY SILT FENCE, OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA STANDARD SPECIFICATIONS, 1993 EDITION.

TREE PROTECTION: (Tr)

1. ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
2. NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
3. KEEP OUT SIGN.

Hay or Straw Bales (Sd1-Hb)

- Place in a single row, lengthwise, on the contour.
- Embed in the soil to a depth of 4 inches.
- Secure with stakes or bars driven through the bales or by other adequate means.
- Place in areas of low rate sheet flow.
- For use on projects with a duration of three months or less.

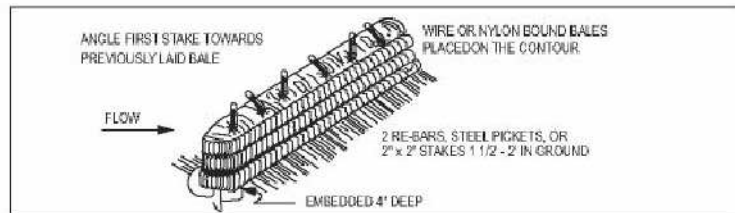


Figure 1. Straw Bale Barrier Installation Requirements

(Co) CONSTRUCTION ENTRANCE/EXIT

INDICATES Sd1 TYPE S SILT FENCE

INDICATES Sd1 TYPE Hb (HAYBALES)

INDICATES TREE PROTECTION FENCE

INDICATES TREE PROTECTION FENCE

INDICATES TREE PROTECTION FENCE

INDICATES TREE PROTECTION FENCE

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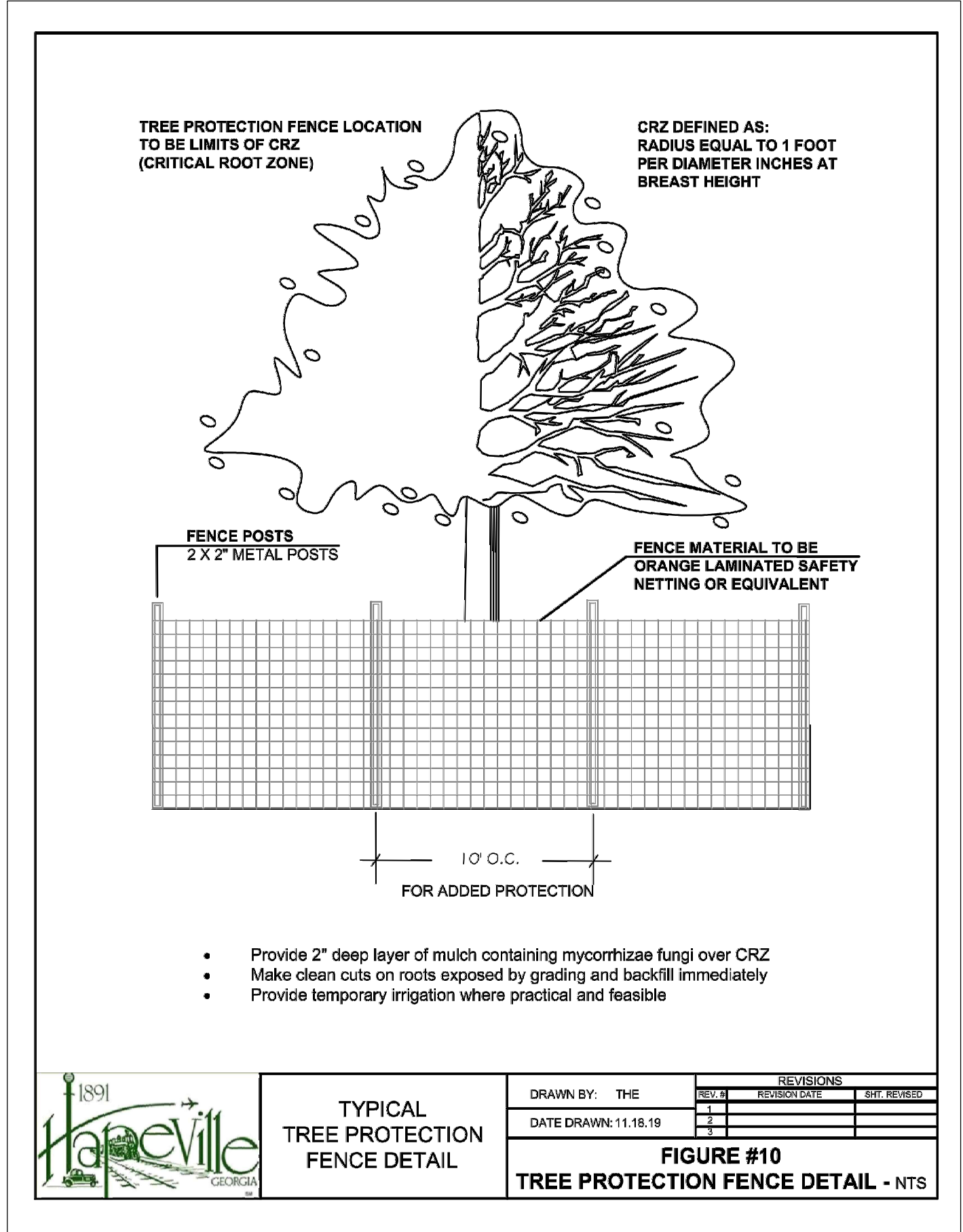
INDICATES TREE PROTECTION FENCE

INDICATES TREE PROTECTION FENCE

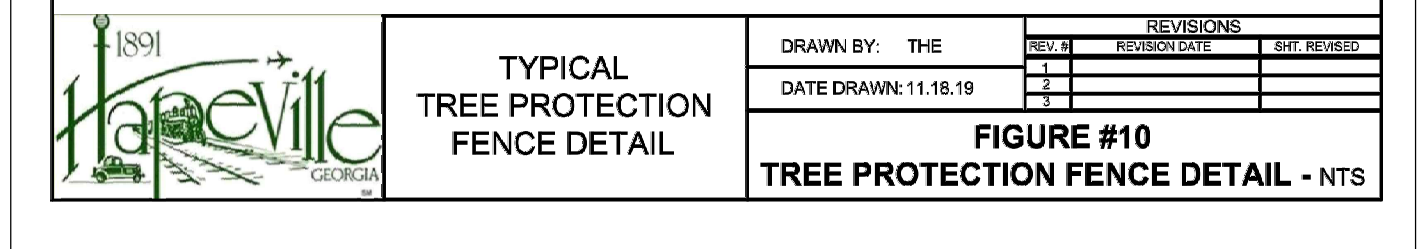
INDICATES TREE PROTECTION FENCE

INDICATES TREE PROTECTION FENCE

INDICATES TREE PROTECTION FENCE



- Provide 2" deep layer of mulch containing mycorrhizae fungi over CRZ
- Make clean cuts on roots exposed by grading and backfill immediately
- Provide temporary irrigation where practical and feasible



Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

DEFINITION

APPLYING PLANT RESIDUES OR OTHER SUITABLE MATERIALS, PRODUCED ON THE SITE IF POSSIBLE, TO THE SOIL SURFACE.

CONDITIONS

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. MULCH CAN BE USED AS A SINGULAR EROSION CONTROL DEVICE FOR UP TO SIX MONTHS, BUT IT SHALL BE APPLIED AT THE APPROPRIATE DEPTH, DEPENDING ON THE MATERIAL USED, ANCHORED, AND HAVE A CONTINUOUS 90% COVER OR GREATER OF THE SOIL SURFACE. MAINTENANCE SHALL BE REQUIRED TO MAINTAIN APPROPRIATE DEPTH AND 90% COVER. TEMPORARY VEGETATION MAY BE EMPLOYED INSTEAD OF MULCH IF THE AREA WILL REMAIN UNDISTURBED FOR LESS THAN SIX MONTHS. IF AN AREA WILL REMAIN UNDISTURBED FOR GREATER THAN SIX MONTHS, PERMANENT VEGETATIVE TECHNIQUES SHALL BE EMPLOYED.

SPECIFICATIONS

MULCHING WITHOUT SEEDING
THIS STANDARD APPLIES TO GRASSES OR CLEARED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDANT COVER, BUT CAN BE STABILIZED WITH A MULCH COVER.

SITE PREPARATION

1. GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
2. DRY STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 4 INCHES, PROVIDING COMPLETE SOIL COVERAGE. ONE ADVANTAGE OF THIS MATERIAL IS EASY APPLICATION.
3. WOOD WASTE (CHIPS, SAWDUST OR BARK) SHALL BE APPLIED AT A DEPTH OF 2 TO 3 INCHES. ORGANIC MATERIAL FROM THE CLEARING STAGE OF DEVELOPMENT SHOULD REMAIN ON SITE, BE CHIPPED, AND APPLIED AS MULCH. THIS METHOD OF MULCHING CAN GREATLY REDUCE EROSION CONTROL COSTS.

3. CUTBACK ASPHALT (SLOW CURING) SHALL BE APPLIED AT 1,200 GALLONS PER ACRE (OR 1/4 GALLON PER SQUARE YARD).
4. POLYETHYLENE FILM SHALL BE SECURED OVER BANKS OR STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION. THIS MATERIAL CAN BE SALVAGED AND REUSED.

APPLYING MULCH
WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA.

1. DRY STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 4 INCHES, PROVIDING COMPLETE SOIL COVERAGE. ONE ADVANTAGE OF THIS MATERIAL IS EASY APPLICATION.
2. IF THE AREA WILL EVENTUALLY BE COVERED WITH PERENNIAL VEGETATION, 20-30 POUNDS OF NITROGEN PER ACRE IN ADDITION TO THE NORMAL AMOUNT SHALL BE APPLIED TO OFFSET THE UPTAKE OF NITROGEN CAUSED BY THE DECOMPOSITION OF THE ORGANIC MULCHES.

3. CUTBACK ASPHALT SHALL BE APPLIED UNIFORMLY. CARE SHOULD BE TAKEN IN AREAS OF PEDESTRIAN TRAFFIC DUE TO PROBLEMS OF "TRACKING IN" OR DAMAGE TO SHOES, CLOTHING, ETC.
4. APPLY POLYETHYLENE FILM TO EXPOSED AREAS.

ANCHORING MULCH
1. STRAW OR HAY MULCH CAN BE PRESSED INTO THE SOIL WITH A DISK HARROW WITH THE DISK SET STRAIGHT OR WITH A SPECIAL "PACKER DISK". DISKS MAY BE SMOOTH OR GROOVED AND 8 TO 12 INCHES APART. EDGES OF THE DISK SHOULD BE DUAL ENOUGH NOT TO CUT THE MULCH BUT TO PRESS IT INTO THE SOIL LEAVING MUCH OF IT IN AN ERECT POSITION. STRAW OR HAY MULCH SHALL BE ANCHORED MANUALLY AFTER APPLICATION. STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-TYPE EQUIPMENT MAY BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE A-1S OR SS-1). THE ASPHALT EMULSION SHALL BE SPRAYED ONTO THE MULCH AS IT IS EJECTED FROM THE MACHINE. USE 100 GALLONS OF EMULSIFIED ASPHALT AND 100 GALLONS OF WATER PER TON OF MULCH. TACKIFIERS AND BINDERS CAN BE SUBSTITUTED FOR EMULSIFIED ASPHALT. PLEASE REFER TO SPECIFICATION 1b - TACKIFIERS AND BINDERS. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN 1 INCH BY ONE INCH SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

2. NETTING OF THE APPROPRIATE SIZE SHALL BE USED TO ANCHOR WOOD WASTE. OPENINGS OF THE NETTING SHALL NOT BE LARGER THAN THE AVERAGE SIZE OF THE WOOD WASTE CHIPS.
3. POLYETHYLENE FILM SHALL BE ANCHOR TRENCHED AT THE TOP AS WELL AS INCREMENTALLY AS NECESSARY.

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

SEEDING RATES FOR TEMPORARY SEEDING

SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
RYE	3.9 POUNDS	3 bu.	9/1-3/1
RYEGRASS	0.9 POUND	40 lbs.	8/15-4/1
ANNUAL LESPEDEZZA	0.9 POUND	40 lbs.	1/15-3/15
WEEDING LOVEGRASS	0.1 POUND	4 lbs.	2/15-6/15
SUDANGRASS	1.4 POUNDS	60 lbs.	3/1-8/1
BROWNTOP	0.9 POUND	40 lbs.	4/1-7/15
WHEAT	4.1 POUNDS	3 bu.	9/15-2/1

*UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.
**SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

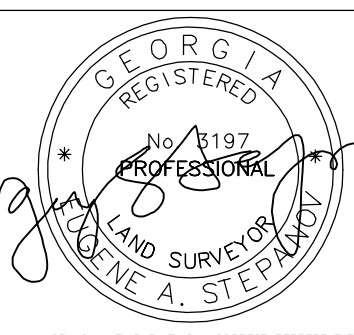
SEEDING RATES FOR PERMANENT SEEDING

SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
BAHIA	1.4 POUNDS	60 lbs.	1/1-12/31
BERMUDA	0.2 POUND	10 lbs.	2/15-7/1
CENTPEDE	BLOCK 500	BLOCK 500	4/1-7/1
LESPEDEZZA	1.7 POUNDS	75 lbs.	1/1-12/31
WEEDING LOVEGRASS	0.1 POUND	4 lbs.	2/1-6/15
SWITCHGRASS	0.9 POUND	40 lbs.	3/15-6/1

*UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.
**SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.

Released for Construction

PART OF LOTS 29,30,32 AND LOT 31 (AKA LOT 3)	BLOCK 12	SITE PLAN PREPARED FOR: RYAN MACDOWELL
FORREST HILL PARK SUBDIVISION	UNIT	
LAND LOT 94	14TH DISTRICT	SECTION
FULTON COUNTY, GEORGIA	DB.61337/PG.478	PB.7/PG.58-59
FIELD WORK DATE JAN 04, 2021	PRINTED/SIGNED FEB 4, 2021	
ALL MATTERS PERTAINING TO TITLE ARE EXPECTED	PAPER SIZE: 24" x 36"	
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.		
MC	COORD #20202733	24 LENOX POINTE ATLANTA, GA 30324
DWG	#20202733-(AKA LOT 3)	FAX 404-601-0941 TEL 404-252-5747
SURVEY LAND EXPRESS, INC.		LAND SURVEYING SERVICES
		INFO@SURVEYLANDEXPRESS.COM



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE FIELD DATA UPON WHICH IT IS BASED. I HAVE REVIEWED THE FIELD DATA AND THE INFORMATION CONTAINED HEREIN AND I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE INFORMATION CONTAINED HEREIN.

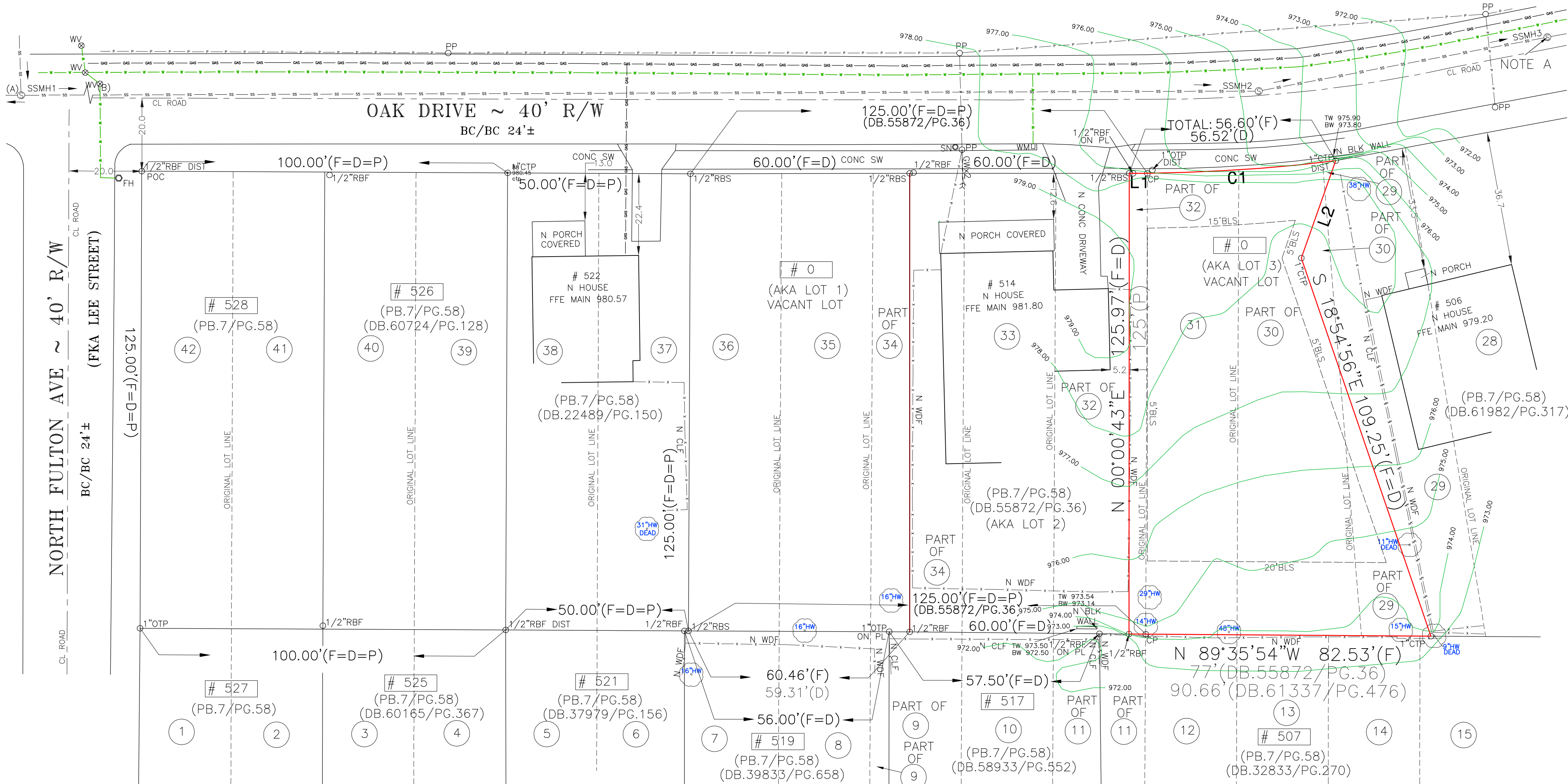
Curve	Radius	Length	Chord	Chord Bear.
C1	445.00'	51.60'	51.57'	N 86°08'37"E

Course	Bearing	Distance
L1	N 89°58'06"E	5.00'
L2	S 19°21'17"W	28.27'

SSMH1
TOP=990.89
INV IN=985.19
(A)INV OUT=983.79
(B)INV OUT=983.79

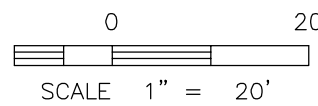
SSMH2
TOP=974.67
INV IN=969.57
INV OUT=969.47

SSMH3
TOP=960.45
NOTE A
COVERED



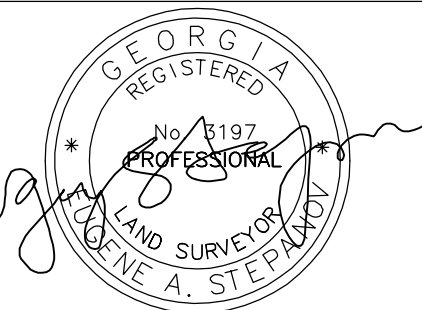
TOTAL LAND AREA
7922.54 SF / 0.182 AC

ALLOWABLE LOT COVERAGE
5545.56 SF / 0.127 AC / 70%



EXISTING CONDITIONS

PART OF LOTS 29,30,32 AND LOT 31 (AKA LOT 3)	BLOCK 12	SITE PLAN PREPARED FOR: <i>SHEET 2 OF 5</i>	
FORREST HILL PARK SUBDIVISION	UNIT	RYAN MACDOWELL	
LAND LOT 94	14TH DISTRICT	SECTION	
FULTON COUNTY, GEORGIA	DB.61337/PG.478	PB.7/PG.58-59	
FIELD WORK DATE JAN 04, 2021	PRINTED/SIGNED FEB 4, 2021	PROPERTY ADDRESS: 510 OAK DRIVE HAPEVILLE, GA 30354	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 24" x 36"	
MC COORD #20202733 DWG #20202733-(AKA LOT 3)		SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES	
		24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5742 INFO@SURVEYLANDEXPRESS.COM	



IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATED AND THE DATA THEREON IN ACCORDANCE WITH THE STANDARD PRACTICES OF THE SURVEYING PROFESSION.

Curve	Radius	Length	Chord	Chord Bear.
C1	445.00'	51.60'	51.57'	N 86°08'37"E

Course	Bearing	Distance
L1	N 89°58'06"E	5.00'
L2	S 19°21'17"W	28.27'

SMMH1
TOP=990.89
INV. IN=985.19
(A) INV. OUT=983.79
(B) INV. OUT=983.79

SMMH2
TOP=974.67
INV. IN=969.57
INV. OUT=969.47

SMMH3
TOP=960.45
NOTE A
COVERED



NO IMPACT ALLOWED IN CRZ PER CITY OF HAPEVILLE ORDINANCE

NO NEW TREES TO BE PLACED WITHIN 10' OF THE PROPOSED HOUSE

THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES IS PROHIBITED IN THE RIGHT-OF-WAY.

INDICATES PROPOSED CONTOURS

INDICATES EXISTING CONTOURS

SCOPE OF PROJECT :

THE PURPOSE OF THIS SITE PLAN IS TO OBTAIN PERMITS THROUGHOUT THE VARIOUS PHASES OF CONSTRUCTION AND LAND DISTURBANCE INCLUDING THE CONSTRUCTION OF A NEW DETACHED SINGLE FAMILY RESIDENCE AND DRIVEWAY, ALONG WITH ADJACENT ACCESSORY PORCHES PATIO, DECKS & STEPS.

NEW PERMANENT STORMWATER MANAGEMENT BMPs WILL BE INSTALLED ON-SITE TO COLLECT RAIN RUNOFF.

PROPOSED SANITARY LATERAL, WATER SERVICE, GAS & ELECTRIC SHALL BE INSTALLED AND CONNECTED TO THE HOUSE.

EROSION CONTROL & TREE PROTECTION BMPs TO BE MAINTAINED DURING ALL CONSTRUCTION ACTIVITIES AS DETAILED HEREON.

EROSION CONTROL LEGEND

Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	Ds1	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Ds2	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3	DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS

TREE PROTECTION:



- ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
- NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
- KEEP OUT SIGN.

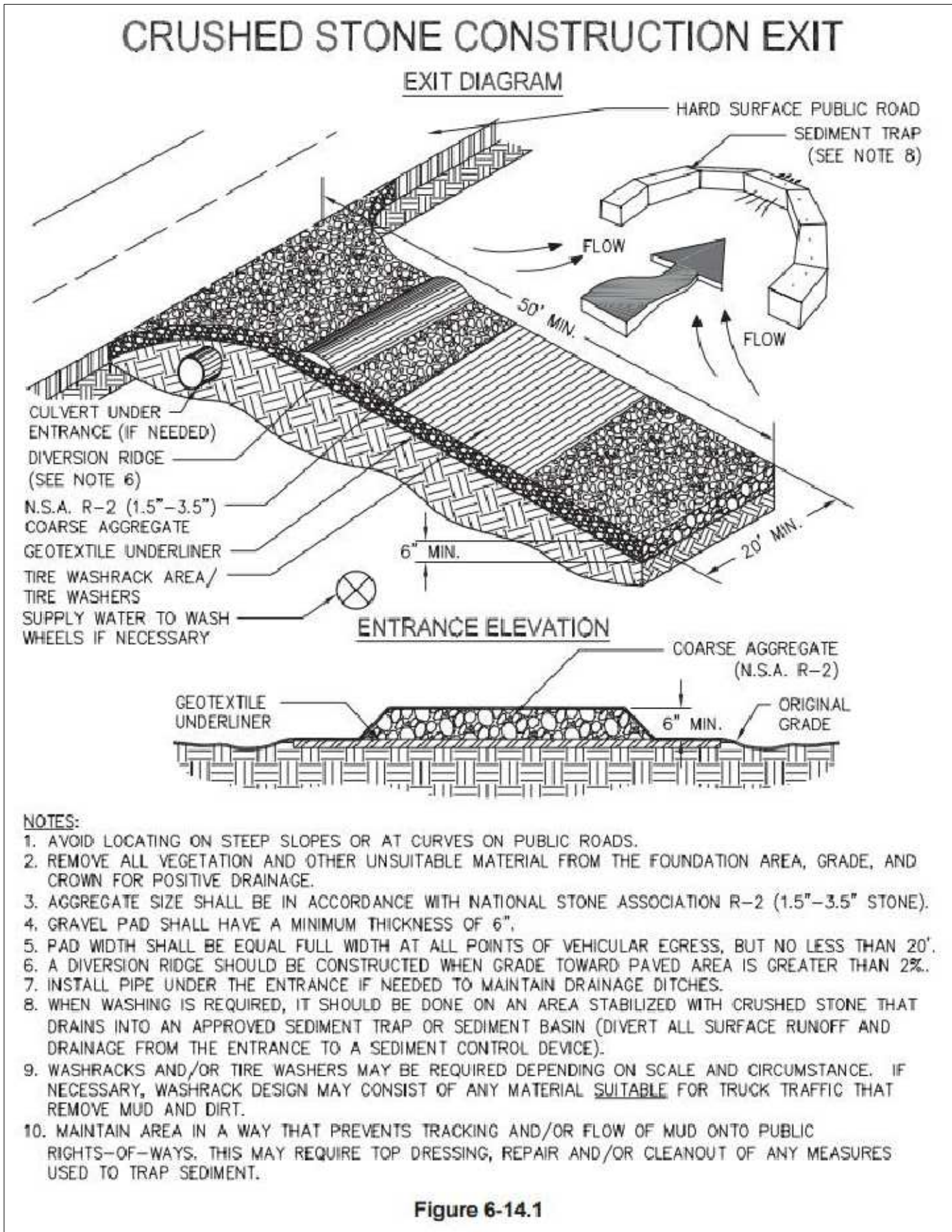
(Co)	CONSTRUCTION ENTRANCE/EXIT
(Sd1-S)	INDICATES Sd1 TYPE S SILT FENCE
(Sd1-Hb)	INDICATES Sd1 TYPE Hb (HAYBALES)
(Tr)	INDICATES TREE PROTECTION FENCE
Ds1	DISTURBED AREA STABILIZATION (WITH MULCH)
Ds2	DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION)
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)

0 20
SCALE 1" = 20'

TOTAL LAND AREA
7922.54 SF / 0.182 AC

ALLOWABLE LOT COVERAGE
5277.23 SF / 0.121 AC / 70%
PROPOSED LOT COVERAGE
2864.10 SF / 0.069 AC / 37.7%
DISTURBED AREA
4114.05 SF / 0.094 AC
FLOOR AREA RATIO
See architect's set for details

PART OF LOTS 29,30,32 AND LOT 31 (AKA LOT 3)	BLOCK 12	SITE PLAN PREPARED FOR:	SHEET 3 OF 5
FORREST HILL PARK SUBDIVISION	UNIT	RYAN MACDOWELL	
LAND LOT 94	14TH DISTRICT	SECTION	
FULTON COUNTY, GEORGIA	DB.61337/PG.478	PB.7/PG.58-59	
FIELD WORK DATE JAN 04, 2021	PRINTED/SIGNED FEB 4, 2021	PROPERTY ADDRESS:	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"	510 OAK DRIVE	
		HAPEVILLE, GA 30354	
MC COORD #20202733 DWG #20202733--(AKA LOT 3)	SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES	24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM	GEORGIA REGISTERED PROFESSIONAL No. 1197 DAVID A. STEPHAN IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARD" REQUIREMENTS OF THE "PRACTICE" STANDARD. Page 60 of 200



TREE PLAN

PRESERVED TREES
DBH 14"HW
DBH 15"HW
DBH 30"HW

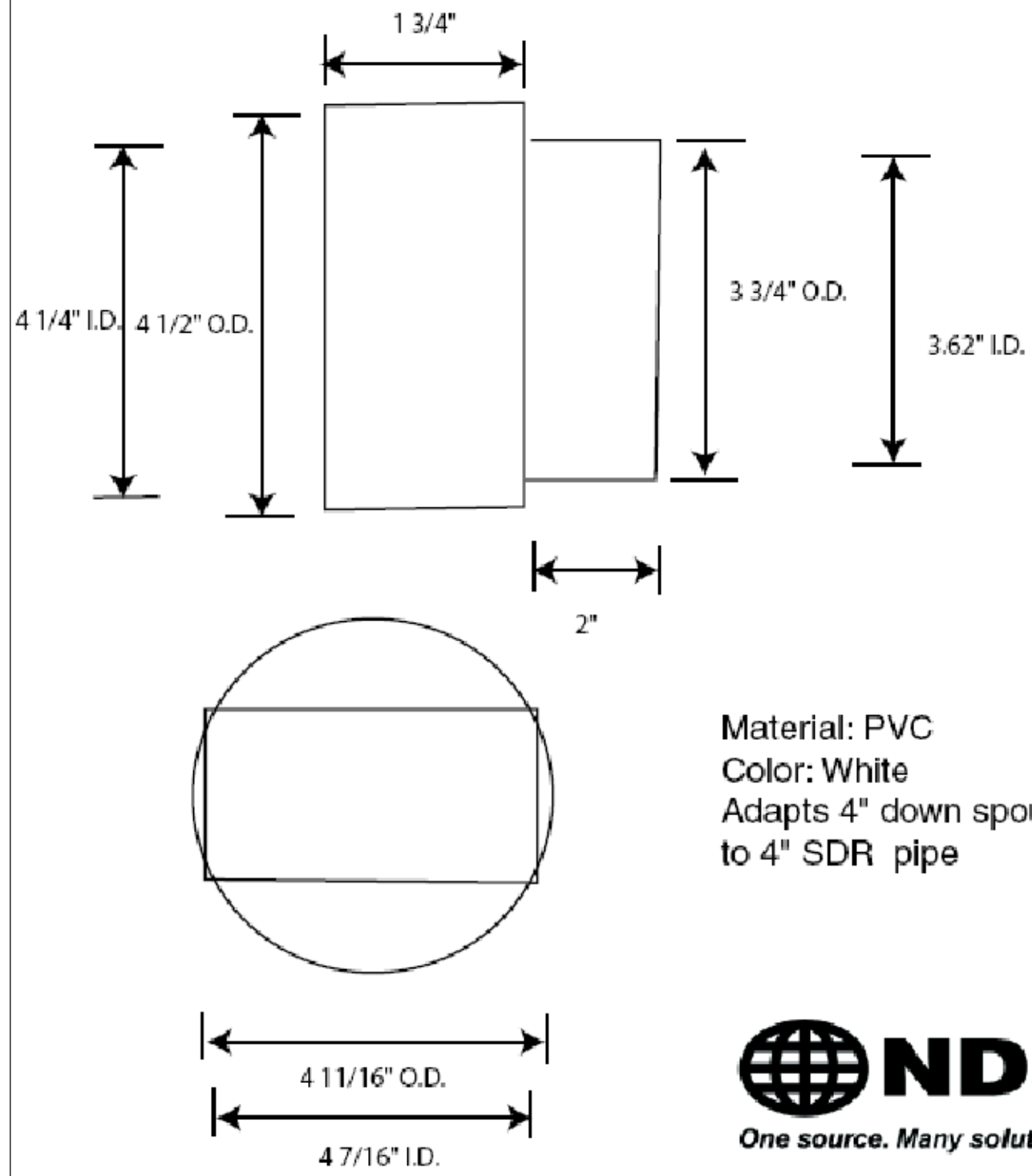
PRESERVED DBH INCHES= 59"
REMOVED DBH INCHES= 0"
REPLACEMENT TREES= 0"
TOTAL DBH INCHES= 59"

0.182 AC x 100 INCHES/ACRE = 18.2 INCHES
REQUIRED FOR PRESERVATION.

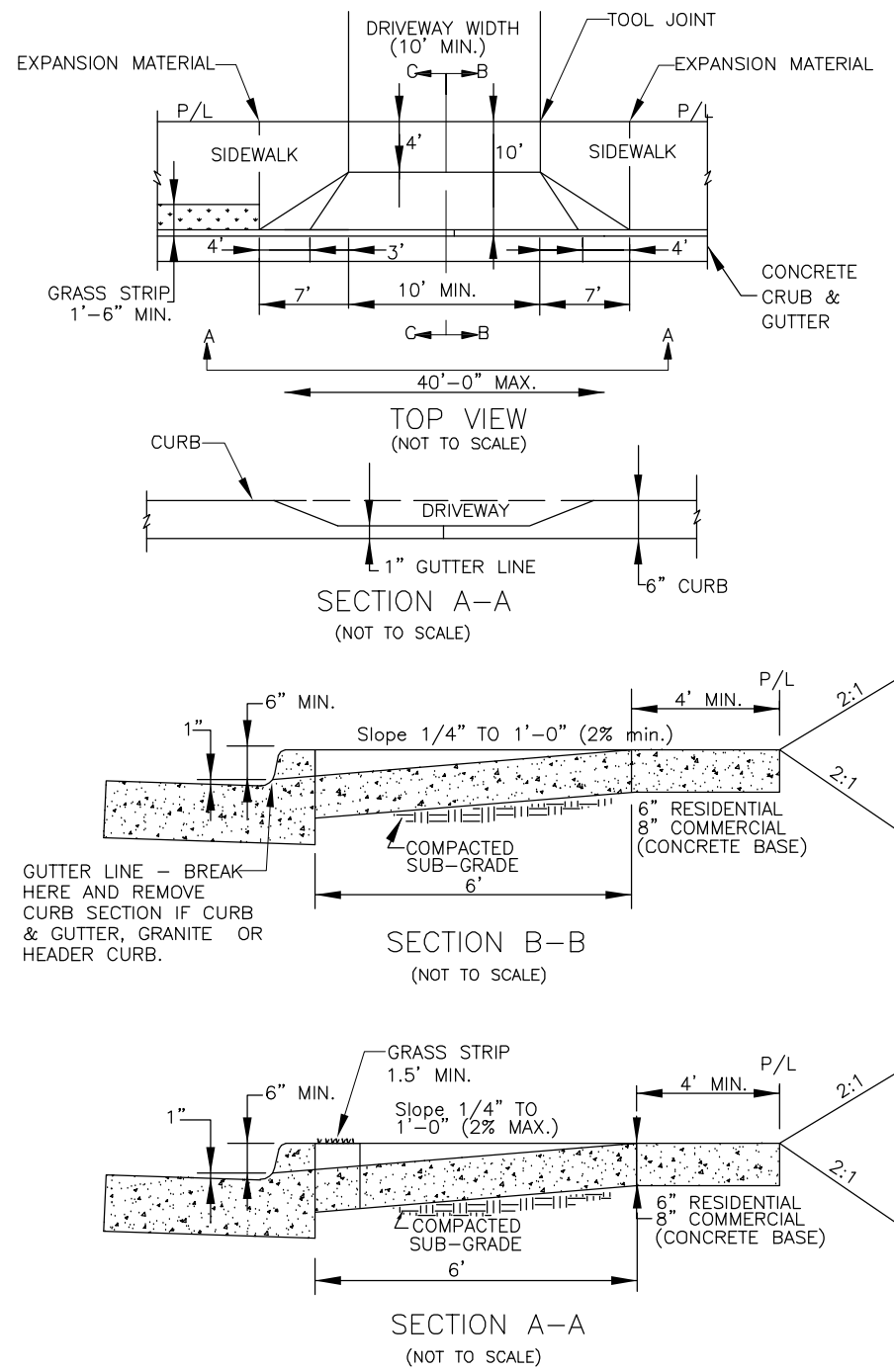
ROOF HEIGHT DETAIL

AVERAGE GRADE =977.3
BUILDING HEIGHT
FROM AVERAGE GRADE
TO MID ROOF =26.1'

9P06 Downspout Adapter



STANDARD DRIVEWAY WITH CURB AND GUTTER STANDARD DRIVEWAY DETAILS (NOT TO SCALE)



Tree Conservation Plan Notes:

The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.

All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Hapeville for an inspection.

The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.

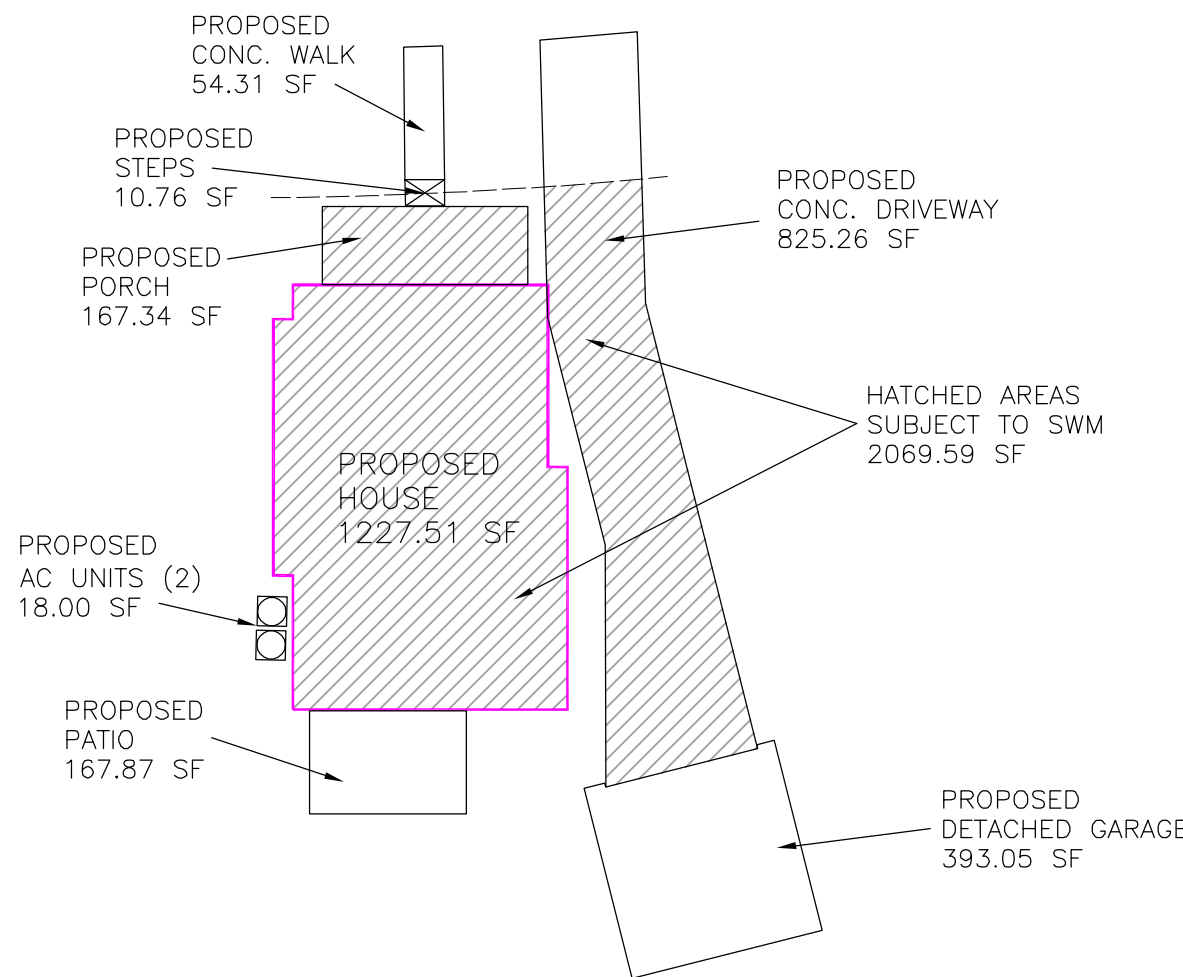
Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.

All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.

A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.

Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.

LOT COVERAGE AREA DETAILS



WATER QUALITY QUALIFICATIONS

REQUIRED WATER QUALITY VOLUME

VOLUME CALCULATIONS FOR THE FIRST 1.2" (0.10 FT) OF STORM RUNOFF FROM IMPERVIOUS AREA 2069.59 SF
(I) PERCENT OF IMPERVIOUS = 27.4%
 $R_v = 0.05 + 0.009 \cdot (I)$ VOLUME RUNOFF = 0.2966
ACRE-FT) $\times 43560 =$ (CUBIC FEET)
A = 7538.90 SF

WQv=(1.2*Rv*A)/12

WQv= 223.60 CUBIC FEET

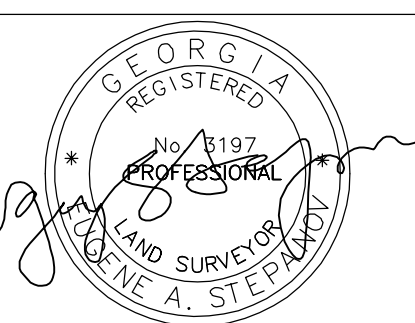
STONE STORAGE DIMENSIONS

PIT SHALL BE 10' LONG, 0' WIDE AND 6.5' IN DEPTH.
TOTAL 650 OF 0.75" TO 1.5" CLEAN GRAVEL BACKFILL
VOIDS 40% = 260.00 CF

TOTAL STORAGE 260.00 CF

TOTAL REQUIRED 223.60 CF

REQUIREMENT IS COMPLETE

PART OF LOTS 29,30,32 AND LOT 31 (AKA LOT 3)	BLOCK 12	SITE PLAN PREPARED FOR:	SHEET 4 OF 5
FORREST HILL PARK SUBDIVISION	UNIT	RYAN MACDOWELL	
LAND LOT 94	14TH DISTRICT	SECTION	
FULTON COUNTY, GEORGIA	DB.61337/PG.478	PB.7/PG.58-59	
FIELD WORK DATE JAN 04, 2021	PRINTED/SIGNED FEB 4, 2021		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"		
THE FIELD DATA UPON WHICH THIS PLAN 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 PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAN. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.		PROPERTY ADDRESS: 510 OAK DRIVE HAPEVILLE, GA 30354	
MC COORD #20202733 DWG #20202733--(AKA LOT 3)	SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES		24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM

CIRCLE ONE OR MORE OPTIONS A B C D

OPTION A GUTTER SCREEN

OPTION B BASKET STRAINER

Gutter

Downspout

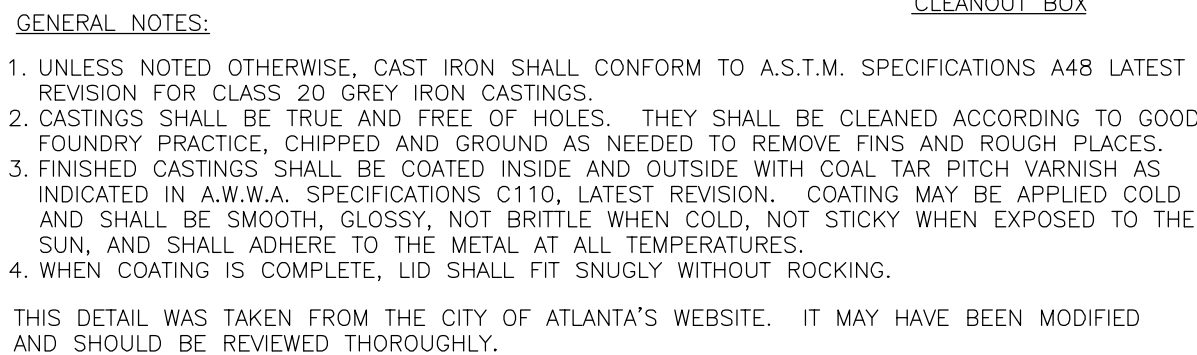
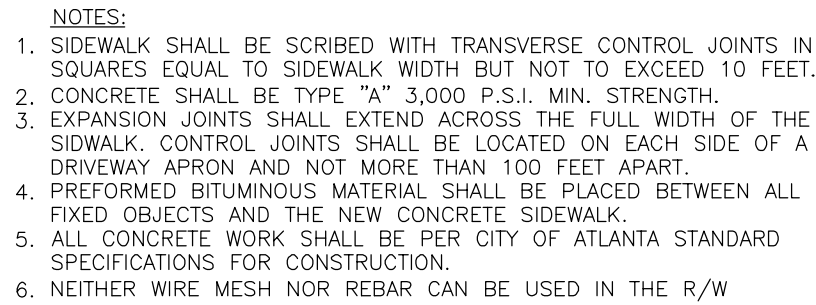
OPTION C IN-LINE LEAF STRAINER

OPTION D FIRST-FLUSH CLEAN OUT

To Device

NOTE: ALL OPTIONS ARE APPLICABLE TO ALL DEVICES

PRETREATMENT OPTIONS DETAIL



1. GRAVEL SIZE 1/2" - 3" STONE.
2. 4" PIPES FROM DOWNRAINS MUST EXTEND AT LEAST 3' IN STONE SURROUNDING PIPE.
3. A MINIMUM OF 20 LF OF PIPE SURROUNDED BY 1.0' OF GRAVEL ON ALL SIDES IS REQUIRED.
4. ENTRYPROMPTED= AND JOINTS OF PIPE TO BE CAPED IN 6-OZ FILTER FABRIC.
5. A CLEANOUT AND/OR EMERGENCY BYPASS SHALL BE PROVIDED.
6. OVERFLOW FROM WATER QUALITY BMP(S) SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
7. WQ BMP'S TO BE INSTALLED AT TIME OF FINAL LANDSCAPING.
8. ALL COLLECTED WATER SHALL BE DIRECTED TO TWO BMP(S).
9. AS-BUILT WATER QUALITY CERTIFICATION OR LOT AS-BUILT SURVEY (INCLUDING WATER QUALITY BMP(S)) IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.

1. AFTER CONSTRUCTION, INSPECT AFTER EVERY MAJOR STORM FOR THE FIRST FEW MONTHS TO ENSURE STABILIZATION AND PROPER FUNCTION.	DURING ESTABLISHMENT
2. INSPECT STONE STORAGE AT LEAST FOUR TIMES A YEAR, AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH.	
3. INSPECT PRETREATMENT DEVICES AND OVERFLOW OUTLETS AND DISPOSE OF SEDIMENT, DEBRIS/TRASH, AND ANY OTHER WASTE MATERIAL REMOVED IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS	
4. CHECK OBSERVATION WELL FOLLOWING 3 DAYS OF DRY WEATHER TO ENSURE 72-HOUR MAXIMUM IS NOT BEING EXCEEDED.	
5. REGULARLY CLEAN OUT GUTTERS AND ENSURE PROPER CONNECTIONS.	
6. REPLACE ROOF LEADER FILTER SCREENS AS NECESSARY.	QUARTERLY
7. CLEAN OUT INTERMEDIATE SUMP BOX (IF INCLUDED) AT LEAST ONCE A YEAR.	ANNUALLY
8. PERFORM TOTAL REHABILITATION OF STONE STORAGE TO MAINTAIN DESIGN STORAGE CAPACITY AND 72-HOUR DRAWDOWN TIME	UPON FAILURE

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

ARCHITECT IS NOT
CONTRACTED TO
PERFORM CONSTRUCTION
ADMINISTRATION

MACBUILT HOMES
4040 DERBY DRIVE
CUMMING, GA 30040

RYAN MacDOWELL
MACBUILT HOMES
4040 DERBY DRIVE
ALPHARETTA, GEORGIA 30040
770.655.23114

OCCUPANCY CLASSIFICATION:
OCCUPANCY GROUP: RESIDENTIAL

MAIN FLOOR AREA	1228 SF.
SECOND FLOOR AREA	1228 SF.
TOTAL FINISHED FLOOR AREA	2,456 SF.
FRONT PORCH AREA	167 SF.
REAR PATIO AREA	168 SF.
GARAGE AREA	391 SF.
FRONT ELEVATION	584.21 SF
FRONT FENESTRATION	178.63 SF
	= 30.58%

NUMBER OF STORIES: 2
BUILDING HEIGHT: 25'-9"

MIN. ROOF LIVE LOADS (PSF): 20
MIN. FLOOR LIVE LOADS (PSF): 40

TYPE OF CONSTRUCTION: VB
UNSPRINKLERED

BUILD A NEW 2 STORY WOOD FRAMED HOUSE (2,201 SF)
AND ATTACHED GARAGE OF 391 SF.
GARAGE IS LESS THAN 35% OF FIRST FLOOR

"ELECTRICAL LOAD CALCULATIONS AND PANEL SCHEDULE FOR EV CHARGING STATION WILL BE PROVIDED BY HOMEOWNER'S ELECTRICAL CONTRACTOR AND SUBMITTED TO THE CITY OF ATLANTA PRIOR TO ELECTRICAL PERMIT ISSUANCE."

EV ORDINANCE WILL BE ADHERED TO BY
LICENSED TRADE CONTRACTOR AT TIME OF TRADE
PERMIT.

Current Mandatory Codes as Adopted by DCA:

International Building Code, 2018 Edition, with Georgia Amendments (2020)
International Residential Code, 2018 Edition, with Georgia Amendments (2020)
Prescriptive Deck Details 2014

International Fire Code, 2018 Edition (Contact State Fire Marshal Below)
 International Plumbing Code, 2018 Edition, with Georgia Amendments (2020)
 International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)
 International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020)
 National Electrical Code, 2020 Edition (No Georgia Amendments)
 International Energy Conservation Code, 2015 Edition, with Georgia
 Supplements and Amendments (2020)
 Georgia Accessibility Code
 International Energy Conservation Code, 2009 Edition, with
 Georgia Supplements and Amendments

NFPA 101 Lifesafety Code 2012 Edition

ARCHITECTURE

- | | |
|------|--------------------------------------|
| A-01 | FOUNDATION PLAN & DETAILS |
| A-11 | MAIN & UPPER FLOOR PLANS |
| A-12 | FRAMING PLANS |
| A-21 | BUILDING ELEVATIONS |
| A-22 | BUILDING ELEVATIONS |
| A-31 | BUILDING/STAIR SECTION, WALL SECTION |
| A-32 | GAS FIREPLACE & TJI SPAN TABLE |

Map showing the location of the site. The map includes a north arrow, a scale bar labeled "NO SCALE", and a compass rose. The site is located on the south side of Oak Drive, between US 1974 and Old Jonesboro Rd. The site is marked with a cross-hatched square and labeled "SITE LOCATION".

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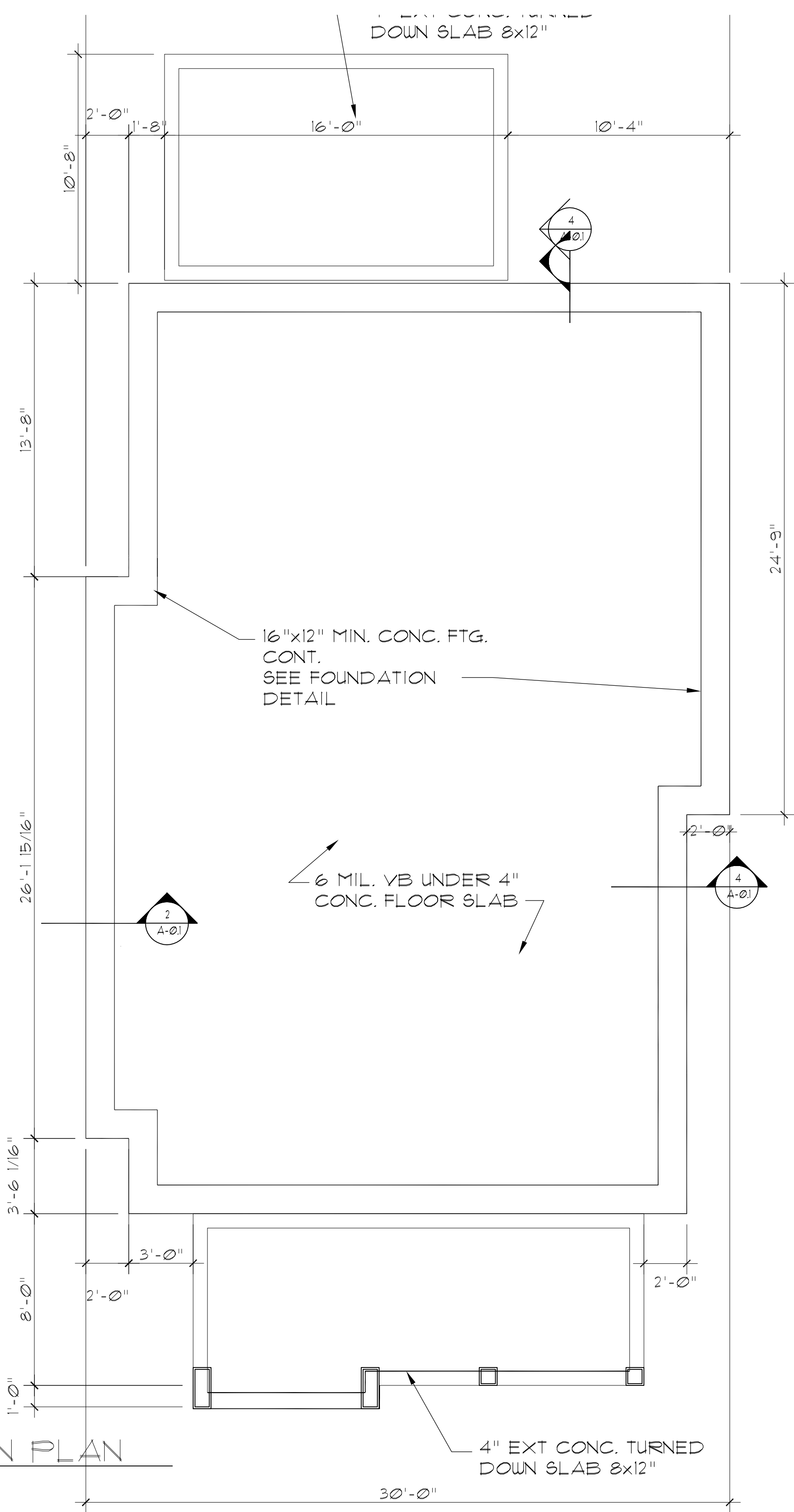
REVISION	DATE
DATE:	03/22/21

3 No. 3342158

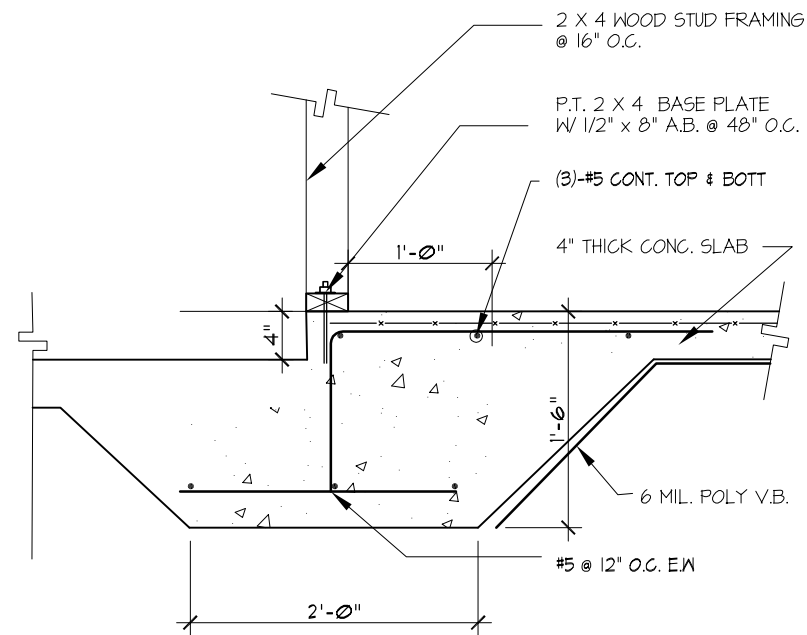
510 OAK DRIVE.
HAPEVILLE, GEORGIA

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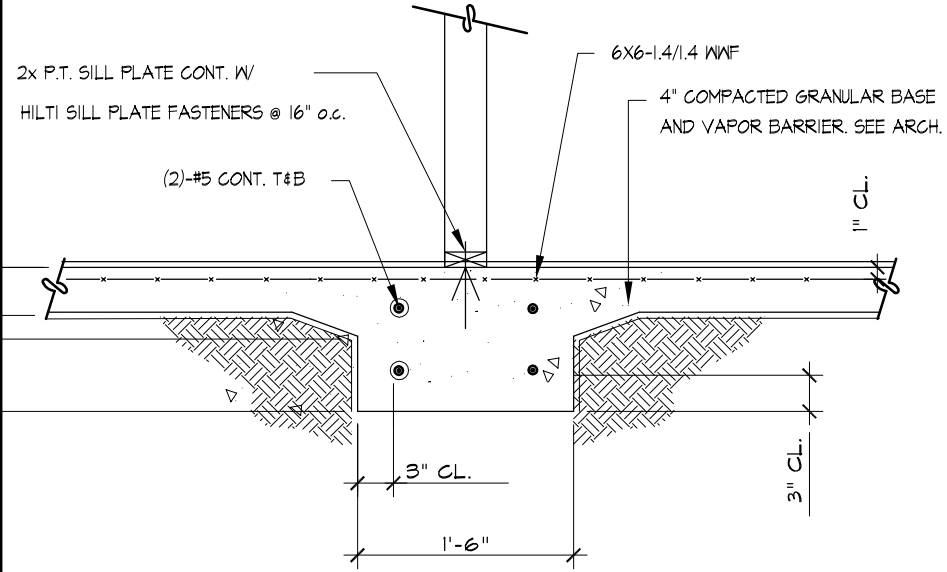
1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



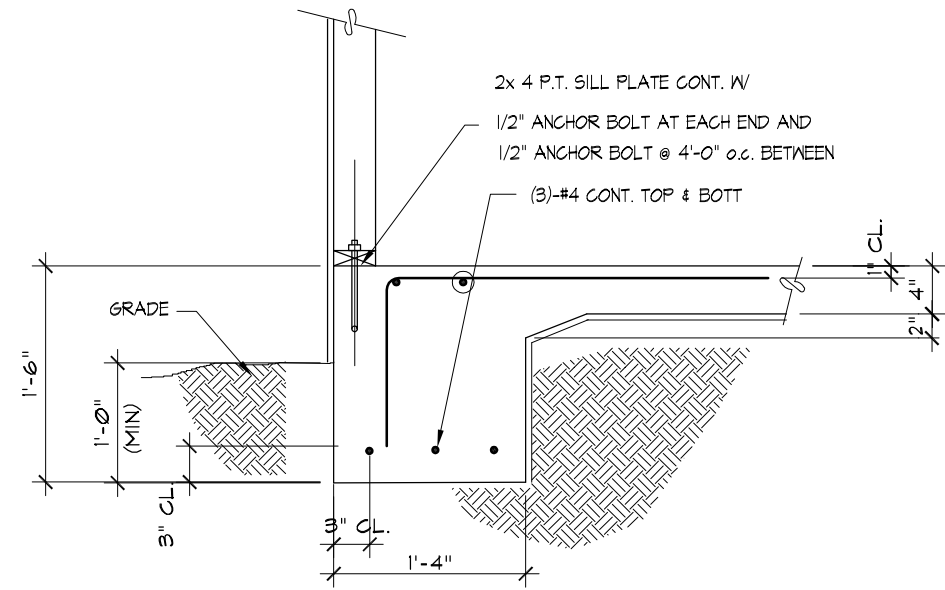
2 DETAIL
SCALE: 3/4" = 1'-0"



3 DETAIL
SCALE: 3/4" = 1'-0"



4 DETAIL
SCALE: 3/4" = 1'-0"



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FOUNDATION PLAN

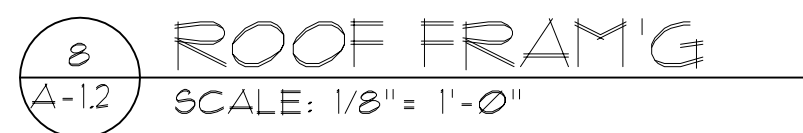
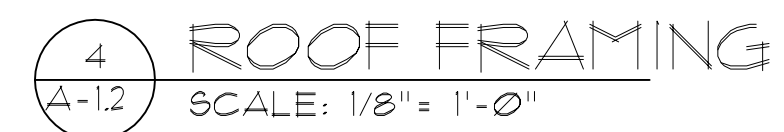
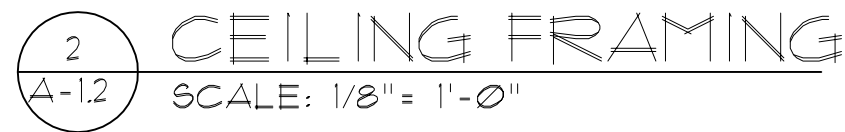
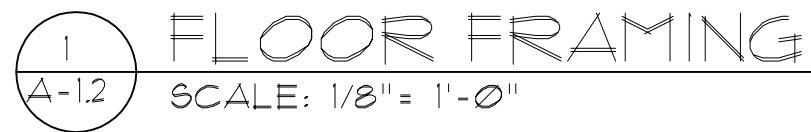
CUSTOM HOME
510 OAK DRIVE.
HAPEVILLE, GEORGIA

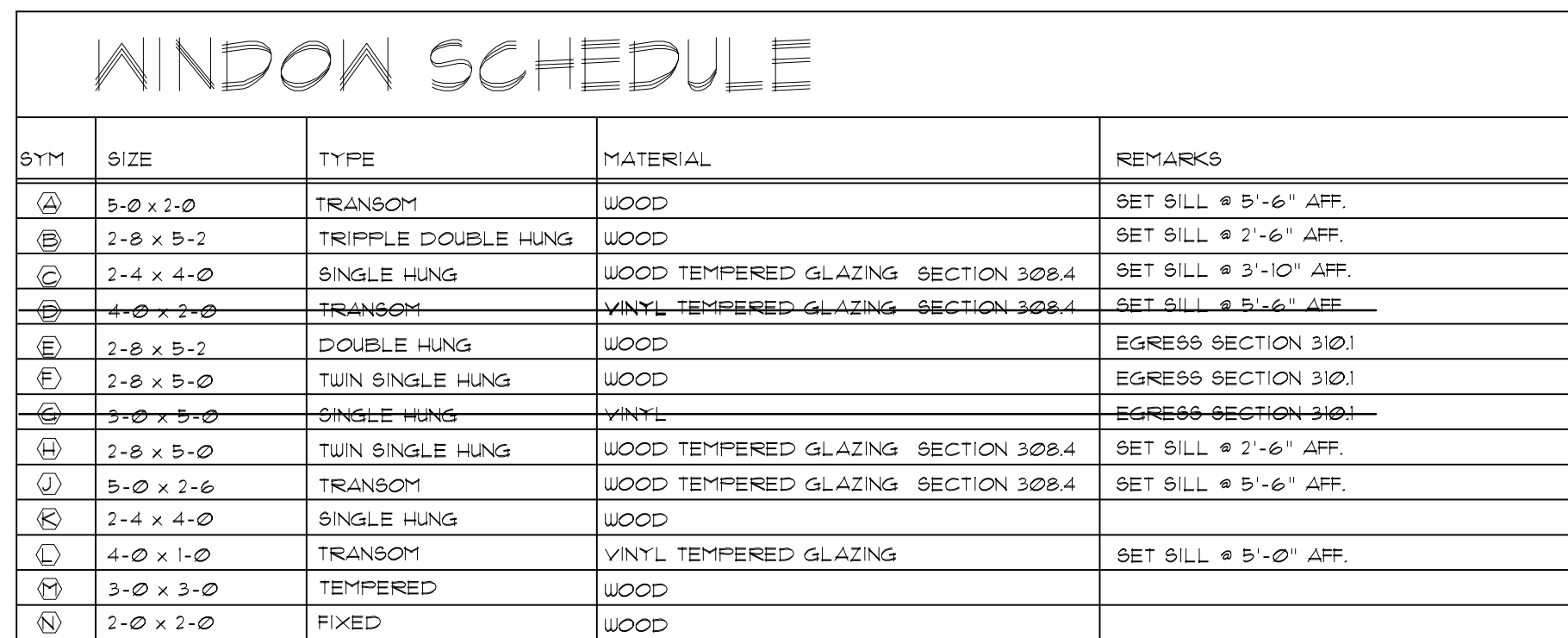
MACBUILT HOMES
4040 DERBY DRIVE
CUMMING, GA 30040

REVISION	DATE

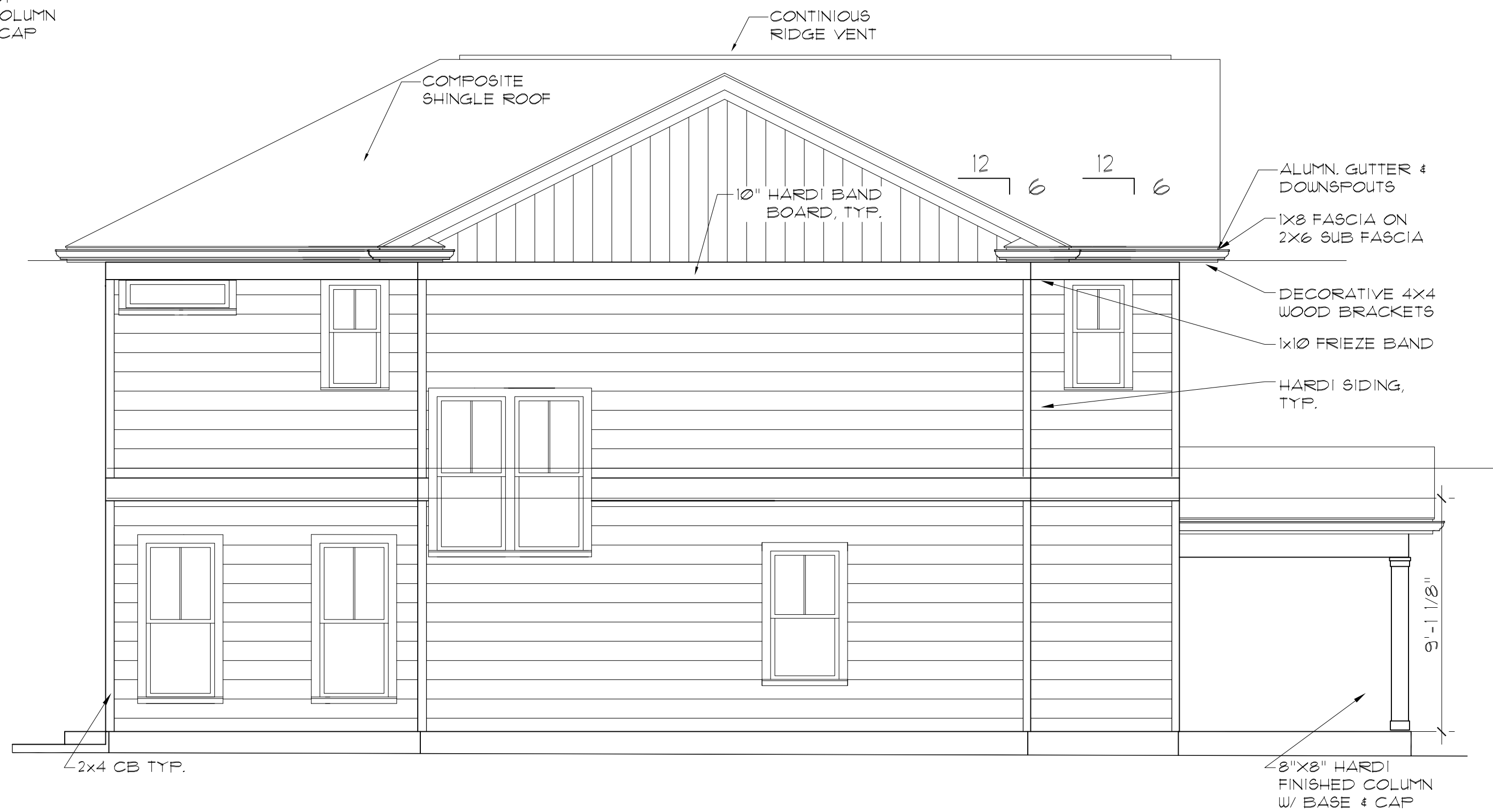
JOB No. 3342158

A=0.1





FRONT ELEVATION
FENESTRATION =
30.58%



2 LEFT SIDE ELEVATION
A-2.1 SCALE: 1/4" = 1'-0"

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MACBUILT HOMES
4040 DERBY DRIVE
CUMMING, GA 30040

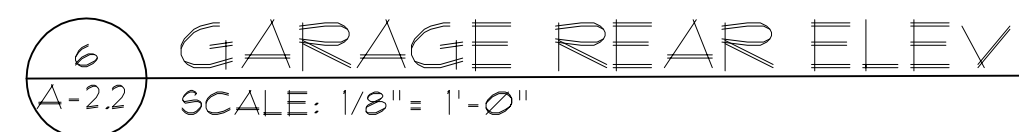
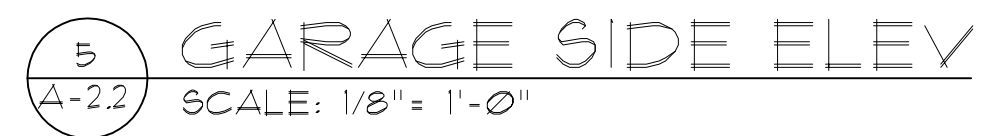
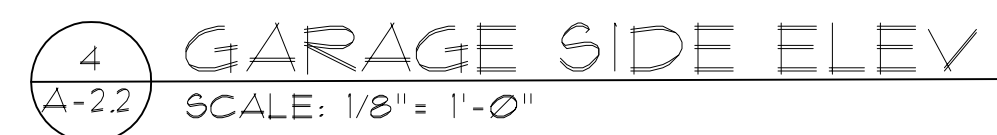
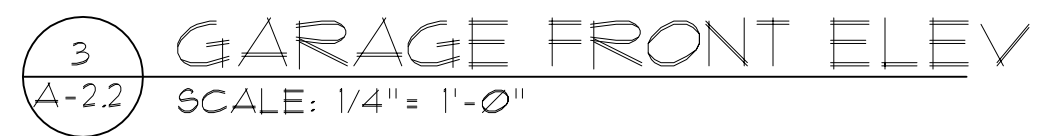
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JOB No. 3342158

ELEVATIONS

CUSTOM HOME
510 OAK DRIVE.
HAPEVILLE, GEORGIA

$$A = 2.1$$



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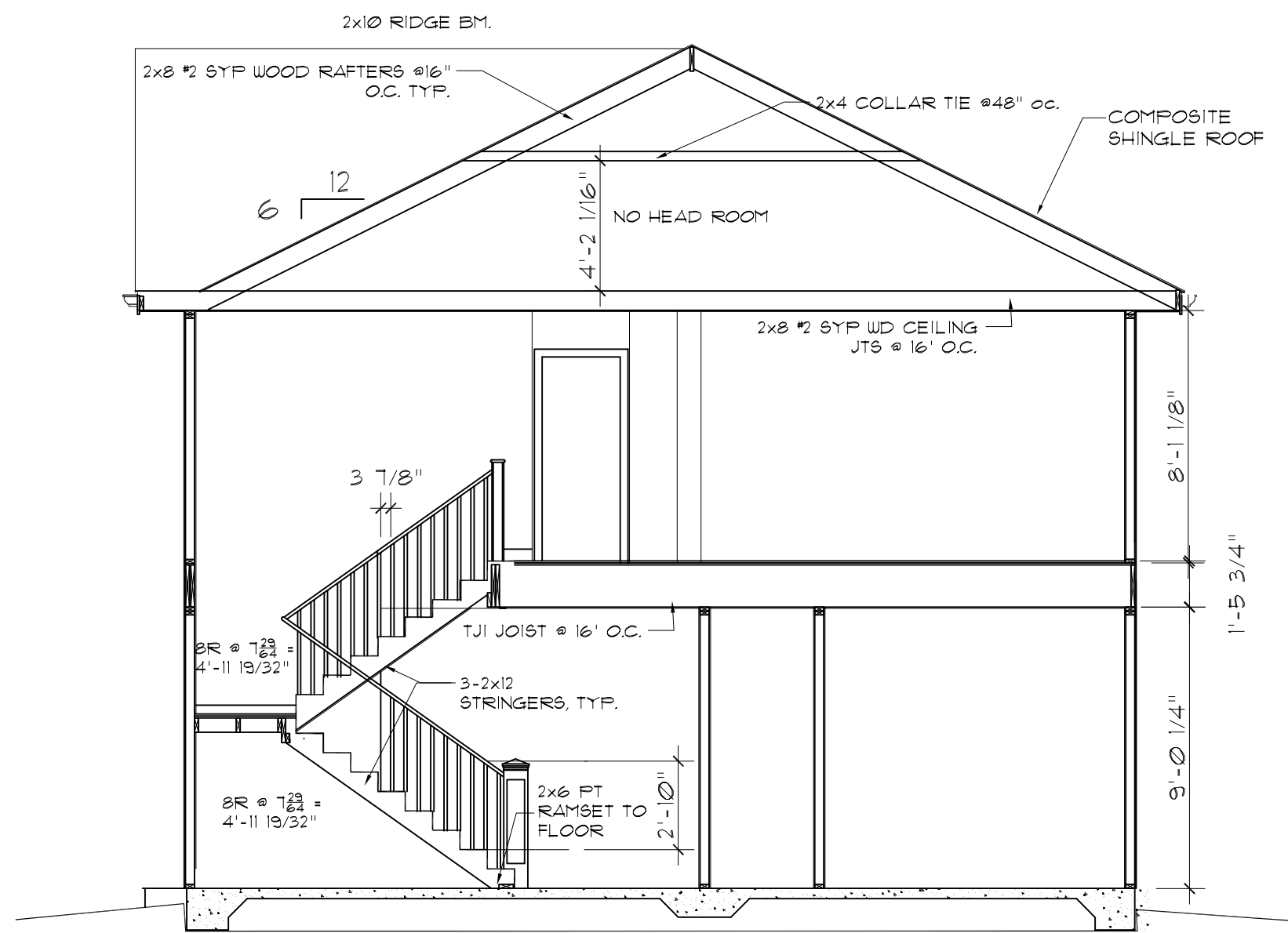
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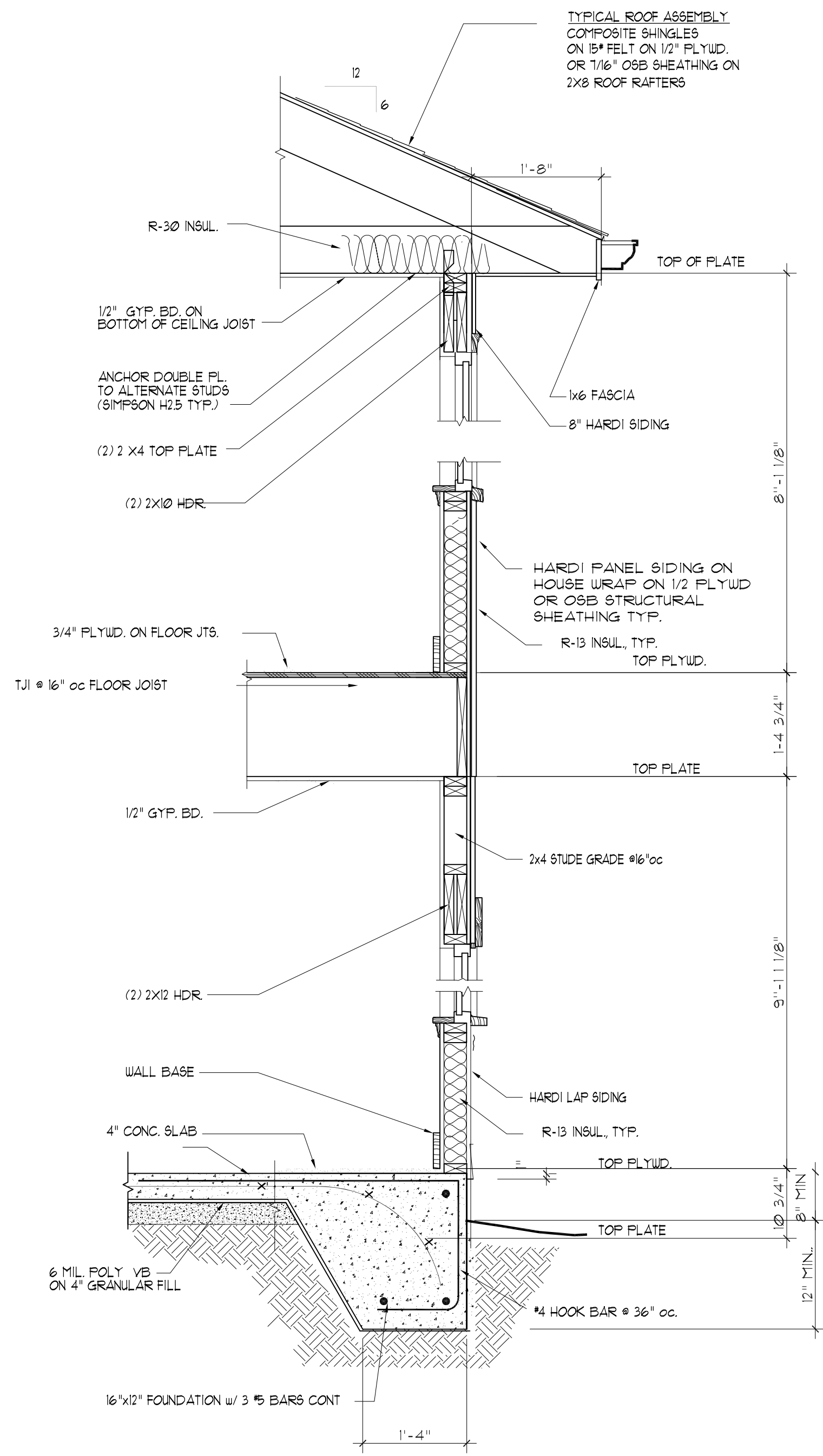
ELEMENTS

CUSTOM HOME
510 OAK DRIVE.
HAPEVILLE, GEORGIA

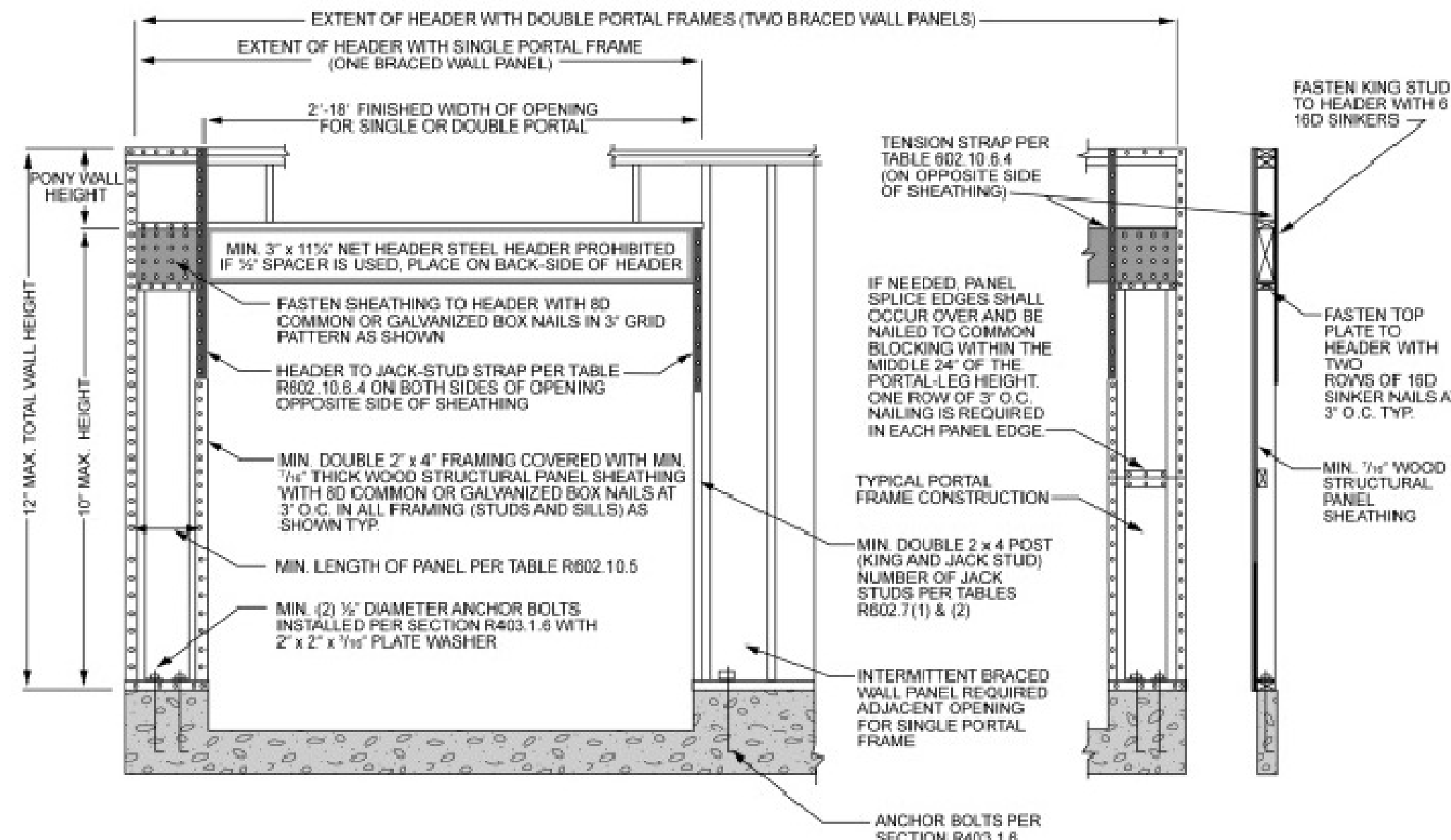
$$A = 2.2$$



1 BUILDING & STAIR SECTION
A-3.1 SCALE: 1/4" = 1'-0"



3 TYP. WALL SECTION
A-3.1 SCALE: 3/4" = 1'-0"



2 GARAGE PORTAL DETAIL
A-3.1 SCALE: NONE

MACBUILT HOMES
4040 DERBY DRIVE
CUMMING, GA 30040

CUSTOM HOME
510 OAK DRIVE.
HAPEVILLE, GEORGIA

REVISION DATE

DATE: 03/22/21

JOB No. 3342158

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ISSUED FOR CONSTRUCTION

Page 69 of 200

FIREPLACES ~ STOVES ~ GAS LOGS ~ OUTDOOR FIREPLACES ~

Installation: visit us online where to buy customer care

Home » Products » Gas » Patriot



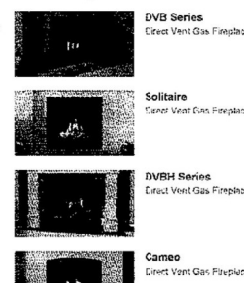
Patriot DIRECT VENT GAS FIREPLACE

Designed with the home builder or renovator in mind, the Patriot system boasts an abundance of available features yet maintains the functional, economical and flexible enough to suit any space, design or décor. Read More

Where to Buy

Address, City, & Zip/State

Other Fireplaces



See All Fireplaces - Help Me Choose

AVAILABLE SIZES

33" 36" 42"

QUICK LOOK

Venting: Direct Vent
Heating Capacity: Up to 1,100 sq. ft.
Max BTU/h: 15,000 BTU/h
Thermal Efficiency: 70%
Cost to Operate: \$0.22 / \$0.57

*Based on cost/therm. According to the Federal Energy Efficiency Program for Consumer Products.

GUIDES & LITERATURE

Product Brochure (English)
Specs and Manuals

MODEL DETAILS ACCESSORIES

Chain Face Design: Spacious viewing area — Designed to deliver the maximum viewable area, the Patriot model offers an open and unobstructed view of the fire.

Installation Options: Flexible installation — Patriot fireplaces ship rainproof convertible as well as traditional-contemporary convertible allowing you to set it up in any space. The single burner makes transitioning from a gas log set to a non-ventilating fireplace a snap.

Design Options: Classic and contemporary — The Patriot features a beautiful flush face and an optional cast burner with fiber-reinforced glass and iron rods. Add understated elegance with optional freestanding and enter options.

Up to 21,000 BTUs: Warmth and comfort — This fireplace delivers a range of BTUs from 15,000 to 21,000, so you'll stay cozy and warm while efficiently heating the room to help lower heating costs.

Up to 678 sq. in. of Viewing Area: Expansive viewing area — With up to 678 sq. in. of viewing area, friends and family can enjoy the lovely flame picture from almost anywhere in the room.

PATRIOT MODEL LINE-UP

Unique features by model number	42CVDVW	42CVDVW	42CVDVW	42CVDVW
Model Number	42CVDVW	42CVDVW	42CVDVW	42CVDVW
Fuel Type	Liquid Propane	Natural Gas	Liquid Propane	Liquid Propane
Appliance System	Midwest	Midwest	Midwest	Midwest
Common features for this family				
Viewing Style	Free			
Dimensions	41 1/2" x 34 1/2" x 16 1/2" (H x W x D)			

<http://majesticproducts.com/family/Fireplaces/Direct-Vent/Patriot/>

11/26/2014

Finishing Dimensions	41-1/2" (H) 34-1/2" (W) 16-1/2" (D)
Heating Capacity	Up to 1,100 sq. ft.
Max BTU/h (Natural Gas)	24,000
Max BTU/h (LP)	24,000
Cost to Operate	\$0.22 / \$0.57
Termination	Convertible
Certification	CSA Design
Fire Viewing Area	33-1/2" x 57-1/2"
Spec Sheets & Manuals	SpecSheet Manual

About Majestic User Guides & Manuals Customer Care

Learn more about our other brands in our family:

VINTAGE WOODBURNER AMBIENT

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Customer Related Sales Policy Privacy Policy Terms of Use / Customer

<http://majesticproducts.com/family/Fireplaces/Direct-Vent/Patriot/>

11/26/2014

The first name in fireplaces

Please consult the manufacturer's installation manual for all details and requirements before making a final design layout decision.

Novus NDV4842
Direct Vent Gas Fireplace

MODEL	FRONT WIDTH		BACK WIDTH		HEIGHT		DEPTH		VIEWING AREA
	Actual	Framing	Actual	Framing	Actual	Framing	Actual	Framing	
NDV4842	47	48	20-5/8	48	35-1/4	34-7/8	19-1/8	19-5/8	42 x 22-5/8

Top View

Left View

Front View

Right View

Rear View

Additional information can be found online at www.heatilator.com

The first name in fireplaces

Novus NDV4842

MINIMUM FIREPLACE CLEARANCES

AREA	TO COMBUSTIBLES (in inches)
CLEARANCE TO CEILING	30
COMBUSTIBLE/NON-COMBUSTIBLE FLOOR	0
SIDES OF APPLIANCE	0
FRONT OF APPLIANCE	36

FRAMING DIMENSIONS

** Direct Vent Units: DVP Pipe - 10" [254] SLP Pipe - 9" [229] B-Vent Units: Per Manufacturer's Specifications

CLEARANCES TO COMBUSTIBLES

WALL PENETRATION

MANTEL PROJECTIONS

MANTEL LEG/WALL PROJECTIONS

APPLIANCE LOCATION

Roofing

Asphalt shingles: 2.5 psf
Wood shingles: 2.0 psf
Clay tile: 9.0 to 14.0 psf
Stone (1/4" thick): 15.0 psf
Roof or Batt Insulation (1" thick): 0.2 psf
Rock wool: 0.1 psf
Glass wool: 0.1 psf
Quartz wool: 0.1 psf

Floor Finishes

Hardwood (normal 2"): 4.0 psf
Sheet vinyl: 0.5 psf
Carpet and pad: 1.0 psf
1/4" ceramic or quarry tile: 10.0 psf
Concrete: 8.0 psf
Regular (1"): 12.0 psf
Lightweight (1"): 8.0 to 10.0 psf
Gypsum concrete (5/8"): 6.5 psf

Ceilings

Acoustical fiber tile: 1.0 psf
1/4" gypsum board: 2.2 psf
1/2" gypsum board: 2.8 psf
Plaster (1/2" thick): 8.0 psf

PRODUCT LISTING CODES

US	ANSI Z21.88a-2008
CAN	CSA 2.33b-2008
UL	UL307B

Additional information can be found online at www.heatilator.com

FLOOR SPAN TABLES AND MATERIAL WEIGHTS

L/480 Live Load Deflection

Depth	TYP	40 PSF Live Load / 10 PSF Dead Load				40 PSF Live Load / 20 PSF Dead Load			
		17' o.c.	18' o.c.	19' o.c.	20' o.c.	17' o.c.	18' o.c.	19' o.c.	20' o.c.
5 1/2"	110	16-11"	15-6"	14-2"	13-7"	15-11"	13-7"	14-3"	12-7"
	210	17-9"	16-3"	15-4"	14-3"	16-3"	13-4"	14-8"	14-8"
	270	18-3"	16-8"	15-8"	14-8"	16-3"	13-8"	15-9"	14-8"
	330	18-3"	16-8"	15-8"	14-8"	16-3"	13-8"	15-9"	14-8"
11 1/4"	110	20-2"	18-5"	17-4"	15-9"	20-2"	17-8"	16-11"	14-4"
	210	21-4"	19-3"	18-2"	16-11"	21-4"	18-3"	17-8"	15-9"
	270	22-8"	19-8"	18-8"	17-8"	22-8"	18-7"	18-7"	16-9"
	330	22-11"	20-11"	19-8"	18-4"	22-11"	20-11"	19-8"	17-10"
14"	110	22-10"	20-11"	19-8"	18-4"	22-10"	19-8"	18-4"	16-9"
	210	23-11"	21-10"	20-8"	18-10"	23-11"	21-1"	19-3"	16-7"
	270	24-8"	22-6"	21-2"	19-9"	24-8"	22-2"	20-3"	17-6"
	330	25-0"	22-8"	22-4"	20-8"	25-0"	22-4"	20-8"	17-10"
18"	110	22-10"	20-11"	19-8"	18-4"	22-10"	19-8"	18-4"	16-9"
	210	23-11"	21-10"	20-8"	18-10"	23-11"	21-1"	19-3"	16-7"
	270	24-8"	22-6"	21-2"	19-9"	24-8"	22-2"	20-3"	17-6"
	330	25-0"	22-8"	22-4"	20-8"	25-0"	22-4"	20-8"	17-10"

L/360 Live Load Deflection (Minimum Criteria per Code)

Depth	TYP	40 PSF Live Load / 10 PSF Dead Load				40 PSF Live Load / 20 PSF Dead Load			
		17' o.c.	18' o.c.	19' o.c.	20' o.c.	17' o.c.	18' o.c.	19' o.c.	20' o.c.
5 1/2"	110	16-11"	15-6"	14-2"	13-7"	15-11"	13-7"	14-3"	12-7"
	210	17-9"	16-3"	15-4"	14-3"	16-3"	13-4"	14-8"	14-8"
	270	18-3"	16-8"	15-8"	14-8"	16-3"	13-8"	15-9"	14-8"
	330	18-3"	16-8"	15-8"	14-8"	16-3"	13-8"	15-9"	14-8"
11 1/4"	110	20-2"	18-5"	17-4"	15-9"	20-2"	17-8"	16-11"	14-4"
	210	21-4"	19-3"	18-2"	16-11"	21-4"	18-3"	17-8"	15-9"
	270	22-8"	19-8"	18-8"	17-8"	22-8"	18-7"	18-7"	16-9"
	330	22-11"	20-11"	19-8"	18-4"	22-11"	20-11"	19-8"	17-10"
14"	110	22-10"	20-11"	19-8"	18-4"	22-10"	19-8"	18-4"	16-9"
	210	23-11"	21-10"	20-8"	18-10"	23-11"	21-1"	19-3"	16-7"
	270	24-8"	22-6"	21-2"	19-9"	24-8"	22-2"	20-3"	17-6"
	330	25-0"	22-8"	22-4"	20-8"	25-0"	22-4"	20-8"	17-10"
18"	110	22-10"	20-11"	19-8"	18-4"	22-10"	19-8"	18-4"	16-9"
	210	23-11"	21-10"	20-8"	18-10"	23-11"	21-1"	19-3"	16-7"
	270	24-8"	22-6"	21-2"	19-9"	24-8"	22-2"	20-3"	17-6"
	330	25-0"	22-8"	22-4"	20-8"	25-0"	22-4"	20-8"	17-10"

(1) Web deflection is required at intermediate supports of continuous-span joists where the intermediate joist length is less than 1/4" and the span on either side of the intermediate bearing is greater than the following:

TYP	40 PSF Live Load / 10 PSF Dead Load				40 PSF Live Load / 20 PSF Dead Load			
	17' o.c.	18' o.c.	19' o.c.	20' o.c.	17' o.c.	18' o.c.	19' o.c.	20' o.c.
110	17' o.c.	18' o.c.	19' o.c.	20' o.c.	17' o.c.	18' o.c.	19' o.c.	20' o.c.
210	17' o.c.	18' o.c.	19' o.c.	20' o.c.	17' o.c.	18' o.c.	19' o.c.	20' o.c.
270	17' o.c.	18' o.c.	19' o.c.	20' o.c.	17' o.c.	18' o.c.	19' o.c.	20' o.c.
330	17' o.c.	18' o.c.	19' o.c.	20' o.c.	17' o.c.	18' o.c.	19' o.c.	20' o.c.

* Long term deflection under dead load, which includes the effect of creep, has not been considered. **Bold** italic spans reflect initial dead load deflection exceeding 0.13".

How to Use These Tables

- Determine the appropriate live load deflection criteria.
- Identify the live and dead load conditions.
- Select the center span.
- Scan down the column until you meet or exceed the span of your application.
- Select TYP just and depth.

Live load deflection is not the only factor that affects how a floor will perform. To more accurately predict floor performance, use our **TS-Pro™** Ratings.

General Notes

- Tables are based on:
 - Uniform loads.
 - More restrictive of simple or continuous span.
 - Clear distance between supports.
 - Minimum bearing length of 1/4" and (no web stiffeners) and 3/4" intermediate.
- Assumed composite action with a single layer of 24" on-center span-rated, glued-nailed floor panels for deflection only. **Spans shall be reduced 6" when floor panels are nailed only.**
- Spans generated from Weyerhaeuser software may exceed the spans shown in these tables because software reflects actual design conditions.
- For multi-family applications and other loading conditions not shown, refer to Weyerhaeuser software or to the load table on page 5.

Visit www.heatilator.com for more information. T4-03000 | March 2014

2 TJI CHART
A-3.2 NO SCALE:

1 GAS FIREPLACE
A-3.2 NO SCALE:

ISSUED FOR CONSTRUCTION

MAGBUILT HOMES
4040 DERBY DRIVE
CUMMING, GA 30040

REVISION	DATE

JOB No. 3342158

CUSTOM HOME
510 OAK DRIVE.
HAPEVILLE, GEORGIA

A-3.2



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

DATE: April 16, 2021
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review –3253 Forrest Hills Drive**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from James MacDowell to build a single family home on a vacant lot located at 3253 Forrest Hills Drive. Per the application, the single family dwelling will be 2,352 SF with 3 BR, 3.5 BA and a drive under garage.

The style is craftsman with cementitious board and batten and horizontal siding, brick based on the columns and porch skirt, asphalt shingles and a metal shed roof.

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 rear deck is in the setback and must be removed (per Planning Commission approval as well). There is no sidewalk; recommendation for no sidewalk - see evaluation criteria below.

(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: Tree Conservation Plan to be finalized with Arborist.

(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 screening is shown – Specify mechanical screening type.

(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: Chimney should be removed from second floor drawings

(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: Provide building numbers.

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

- ✓ *First Stories.* First stories shall be elevated above the grade between two and four feet, unless existing topography is greater or unless wheelchair access is desired and cannot be provided from the side or rear.
- ✓ *Window Sills.* Enfronting first story window sills should be no less than two and one-half feet and no more than three and one-half feet above finished floor elevation.
- ⊖ *Wheelchair access.* Where practical, wheelchair access, when provided, should be installed at the side or rear of the home in order to preserve the architectural character of the primary facade.

✓

Architectural style. Architecture is one of the most critical components of place, and nowhere is this more evident than on building facades. The design and character of street-facing facades is a reflection of both buildings and their users, and must be carefully considered for its impact on the overall sense of place.

Other:

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

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

STAFF COMMENT:

RECOMMENDATIONS

Please provide the following and update plans with DRC recommendations including:

- Rear deck must be removed. A wrapped side porch may be considered per Planning Commission. The applicant must submit any change to the porch configuration to the DRC.
- Brick water table may be continued around back given visibility on corner lot.
- Building number required.
- Ensure mechanical is screened
- Approved Tree Conservation Plan (finalize with Arborist)
- Use sloped soffit on gable returns.
- Remove chimney from second floor plans.
-

A sidewalk is not recommended for this property per the sidewalk evaluation criteria.

The Design Review Committee may approve the application subject to the satisfaction of the aforementioned issues.

Sidewalk Evaluation

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? **No**
3. Proximity to schools
 - a. Is the SFD located within ¼ of a mile from a school? **No**
4. Proximity to transit
 - a. Is the SFD located within ¼ of a mile from a bus stop or other transit? **No**
5. Proximity of existing sidewalks
 - a. Are there sidewalks on the same side of the street already? **No**
 - b. Is there a complete or nearly complete sidewalk on the other side of the street? **No**
6. Conflict with utilities
 - a. Are there utility poles or other infrastructure that would hinder development of the sidewalk?
No.
7. Conflict with tree conservation
 - a. Does the construction of the sidewalk adversely affect landmark trees in good health? **No.**
8. Other
 - a. Are there other considerations that should be evaluated for the installation of a sidewalk? **No.**

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE:

3/17/2021

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: James MacDowell **Contact Number:** [REDACTED]

Applicants Address: 4040 Derby Dr, Cumming, GA 30040

E-Mail Address: info@macbuilthomes.com **Zoning Classification:** R-SF

Address of Proposed Work: 3253 Forrest Hills Dr, Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009400060721

Property Owner: MacBuilt Homes Partners, LLC **Contact Number:** 770-880-5649

Project Description (including occupancy type):

Single family detached, new construction

Contractors Name: MacBuilt Homes **Contact Number:** 678-688-4960

Contact Person: James MacDowell **Contact Number:** 770-880-5649

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

Applicants Signature

Date

3/17/21

Project Class (check one):

 X Residential Commercial Mixed-Use Development

Project Type:

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

Total Square Footage of proposed New Construction: 2352

Total Square Footage of existing building: N/A - Vacant Lot

Estimated Cost of Construction: 175,000

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

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

 Combination of lap siding, board and batten, Hardie shake and brick/stone

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.

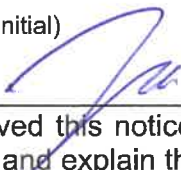
A complete application and dimensioned architectural drawings must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

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 James MacDowell/  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.

James MacDowell

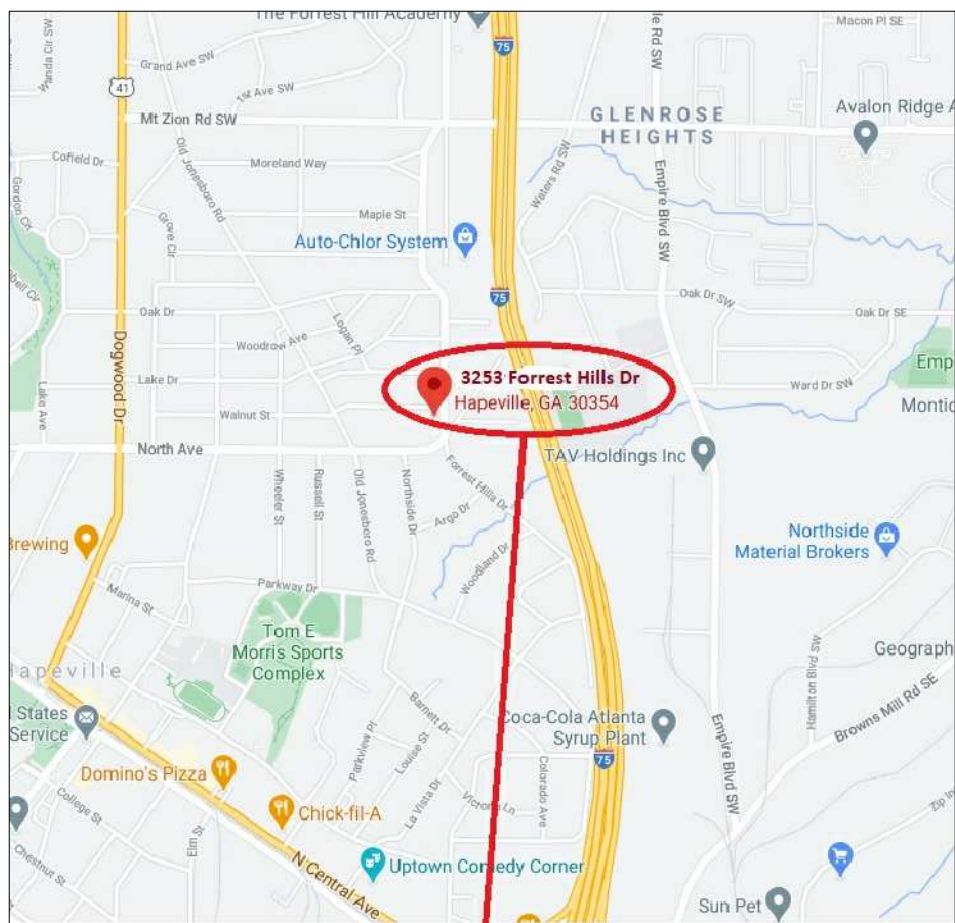
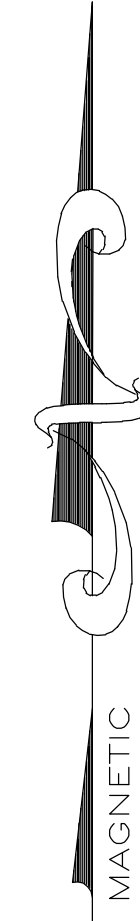
Printed Name

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.



SITE LOCATION MAP
NOT TO SCALE

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL MAP ID 3121C0367E EFFECTIVE DATE: 09/18/2013. ZONE: X
NO WATERS OF THE STATE EXIST WITHIN 200 FEET OF THE PROJECT SITE.

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

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

1. LAND DISTURBANCE PROHIBITED WITHIN IRF LIMITS. LOCATE AND STAKE IRF LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. LAND DISTURBANCE PROHIBITED WITHIN STREAM BUFFER LIMITS. LOCATE AND STAKE BUFFER LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. ALL BUILDINGS LOCATED ADJACENT TO THE INTERMEDIATE REGIONAL FLOOD PLAIN SHALL BE CONSTRUCTED SO THAT ALL PORTIONS OF THAT STRUCTURE INCLUDING THE BASEMENT FLOOR OR CRAWL SPACE AREAS SHALL BE NOT LESS THAN THREE (3) FEET ABOVE THE INTERMEDIATE REGIONAL FLOOD ELEVATION.
4. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

GENERAL NOTES (SITE PLAN):

1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
2. EROSION & SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. ADDITIONAL MEASURES BEYOND THE APPROVED PLANS SHALL BE IMPLEMENTED AS NECESSARY.
3. DISTURBED AREAS IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
4. MAINTENANCE STATEMENT: EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
5. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTION.
6. SILT FENCE SHALL BE "TYPE-S" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED.

GENERAL NOTES:

1. THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 75,000+ FEET, AN ANGULAR ERROR OF 07 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET, AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT/SURVEY.
2. THE PUBLIC RECORDS AS SHOWN HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.
3. SURVEY LAND EXPRESS, INC. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY AND ALL UNDERGROUND UTILITIES THAT MAY AFFECT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM DRAINS, GAS PIPES OR LINES, WATER PIPES OR LINES, ELECTRICAL OR ANY OTHER UTILITY ABOVE OR BELOW GROUND.
4. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, OR ANY OTHER MATTERS OF RECORD THAT MAY AFFECT THIS PROPERTY; RECORDED OR UNRECORDED; PUBLIC OR PRIVATE.
5. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEY LAND EXPRESS, INC. FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
6. IF WETLANDS EXIST, WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
7. THIS SURVEY/PLAT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD NOT EVIDENT FROM A VISIBLE INSPECTION OF THE PROPERTY.
8. EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES, AND THE CONSTRUCTOR MUST VERIFY DEPTHS AND LOCATION OF SEWER LATERALS PRIOR TO CONSTRUCTION.
9. STORM DRAINAGE AND SANITARY SEWER EASEMENT SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, STRUCTURES AND PIPES ASSOCIATED WITH THE EASEMENTS, UNLESS CLEARLY DIMENSIONED OTHERWISE. LOCATIONS SHOWN ARE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINS NEAR ANY AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA.
10. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTEND OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
11. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PRIOR WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
12. A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROGRESS.
13. FINISH ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY. CERTIFIED AS-BUILT MAY ALSO BE REQUIRED.

PROPERTY IS ZONED R-SF CITY OF HAPEVILLE

BUILDING SETBACK
FRONT: 15.0'
SIDE: 5.0'
REAR: 20.0'
MAX. LOT COVERAGE 70%
MAX. BUILDING HEIGHT 35'

ZONING NOTE:

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

DISTURBED AREA STABILIZATION

ANTICIPATED STARTING DATE: 04/05/2021
ANTICIPATED COMPLETION DATE: 11/05/2021
THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

DIRT STATEMENT

TOTAL OF GROSS CUBIC YARDS OF CUT: 100
TOTAL OF GROSS CUBIC YARDS OF FILL: 50
EXCESS OF SOIL TO BE HAULED OFF.

* LEGEND *

- | | | | |
|-----|-----------------------|-----|-------------------------|
| APD | AS PER DEED | IV | IRRIGATION VALVE |
| AE | ACCESS EASEMENT | JB | JUNCTION BOX |
| AF | AS PER FIELD | LL | LAND LOT LINE |
| AI | ANGLE IRON FOUND | MAC | MAGNETIC READING IP |
| APP | AS PER PLAT | MGN | MAGNOLIA TREE |
| APR | AS PER RECORD | MH | MAN HOLE |
| BC | BACK OF CURB | MTF | METAL FENCE |
| BK | BLOCK | N | NORTH |
| BLS | BUILDING LINE SETBACK | NTB | NORTH BOUNDARY |
| BRK | BRICK | OTP | OPEN TOP PIPE FOUND |
| CBK | CABLE BOX | OU | OWNERSHIP UNCLEAR |
| CB | CATCH BASIN | PC | PROPERTY CORNER |
| CL | CENTER LINE | PL | PROPERTY LINE |
| CLF | CHAIN LINK FENCE | PN | PINE TREE |
| CMP | CORRUGATED METAL PIPE | POB | POINT OF BEGINNING |
| CO | CITY OF ATLANTA | PP | POWER POLE |
| COA | SAN SEWER CLEANOUT | PW | POWER LINE |
| COI | CALCULATED POINT | PLT | PLAT |
| CPT | CARPENTRY | R | RECORD |
| CTP | CRIMP TOP PIPE FOUND | RBF | REINFORCING BAR FOUND |
| DE | DRAINAGE EASEMENT | RE | REINFORCING BAR SET |
| DI | DRAINAGE INLET | RCP | REINFORCED CONC. PIPE |
| EB | ELECTRIC POWER BOX | R/W | RIGHT-OF-WAY |
| EM | ELECTRIC METER | SSL | SANITARY SEWER LINE |
| EP | EDGE OF PAVEMENT | SSE | SANITARY SEWER EASEMENT |
| F | FIELD | SAP | SANITARY SEWER PORCH |
| FC | FENCE POST | SB | SHEDDED PORCH |
| FCR | FENCE CORNER | SBK | SIDEWALK |
| FR | FIRE HYDRANT | SBK | SIDEWALK |
| FR | FRAME | UE | UTILITY EASEMENT |
| GL | GAS LINE | WD | WOOD |
| GLN | GAS METER | WDF | WOOD FENCE |
| GV | GAS VALVE | WDK | WOOD DECK |
| GW | GLASS | WL | WATER LINE |
| HW | HEAD WALL | WM | WATER METER |
| HW | HARDWOOD TREE | WRF | WIRE FENCE |
| IPF | IRON PIN FOUND | WV | WATER VALVE |
| IPW | IRON PIN SET | WW | WET WEATHER |
| IR | IRON ROD FOUND | WI | WATER INLET |

* SYMBOLS *

- | | |
|---|------------------------|
| ■ | ELECTRIC PANEL/METER |
| □ | WATER METER |
| □ | AIR CONDITIONER |
| □ | GAS METER |
| □ | JUNCTION BOX |
| ○ | SANITARY SEWER MANHOLE |
| ○ | STORM MANHOLE |
| ○ | QAS MARKER |
| ○ | LAMP POST |
| ○ | METAL POST |
| ○ | WATER VALVE |
| ○ | HEADWALL |
| ○ | STAIRS |
| ○ | DRAINAGE INLET |
| ○ | FIRE HYDRANT |

* LINE INDICATORS *

- | | |
|---|-------------------------------|
| — | INDICATES SANITARY SEWER LINE |
| — | INDICATES POWER LINE |
| — | INDICATES WATER LINE |
| — | INDICATES GAS LINE |
| — | INDICATES FENCE LINE |
| — | INDICATES DRAINAGE LINE |

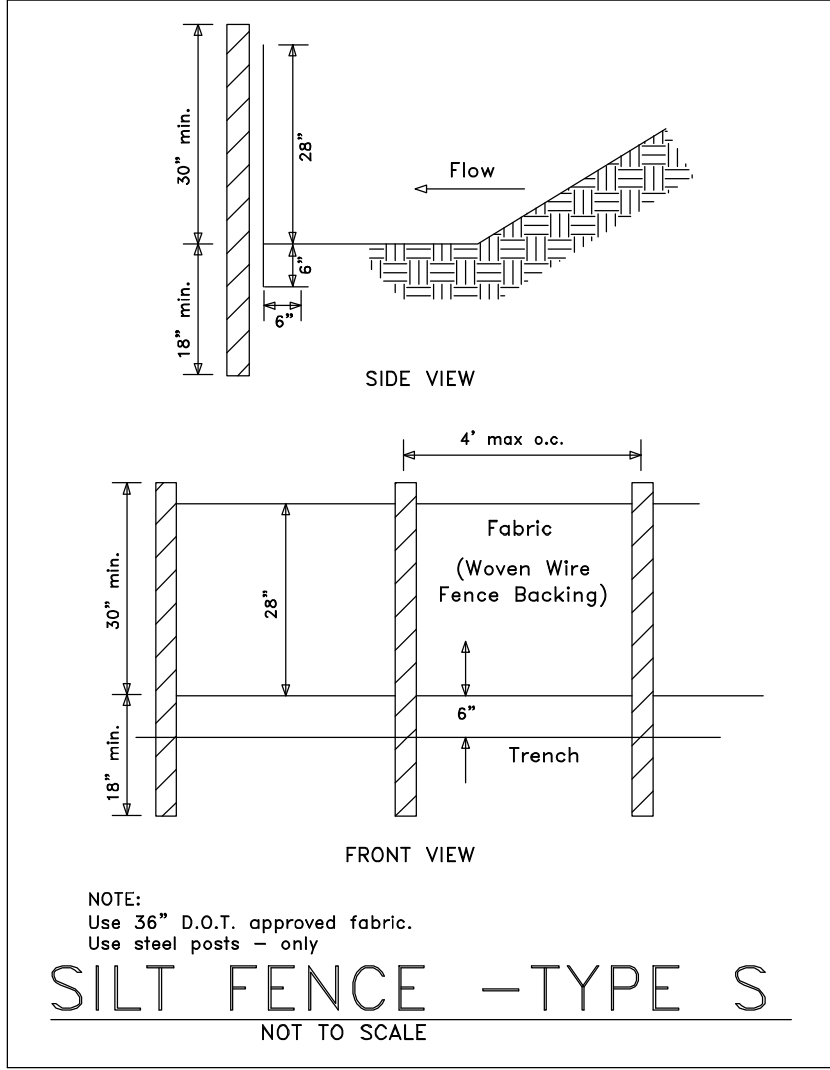
EROSION CONTROL LEGEND

Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	Ds1	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Ds2	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3	DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS

SILT FENCE HAND DUG IN CRZ

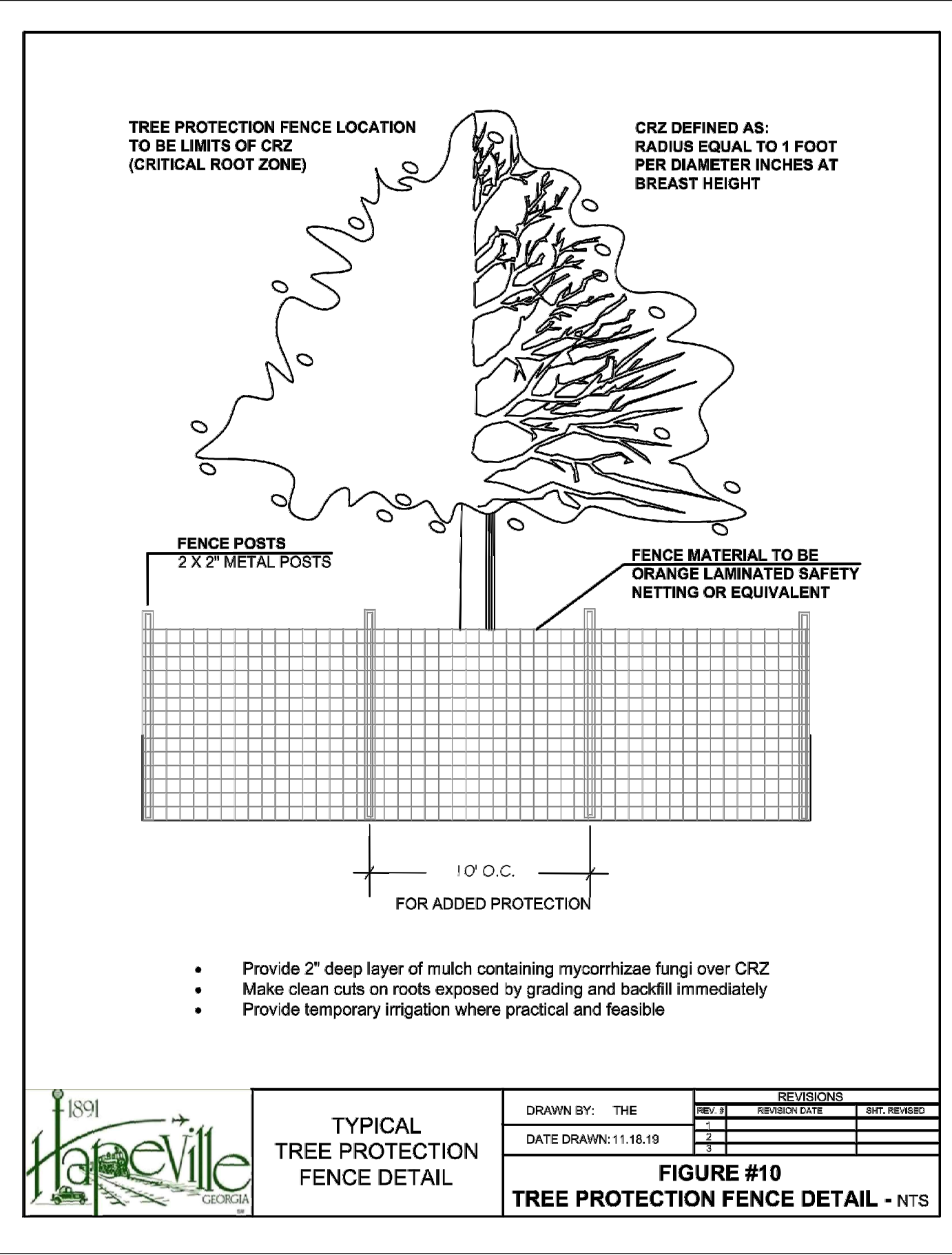
TREE PROTECTION: (Tr)

1. ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
2. NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
3. KEEP OUT SIGN.



Sd1-S SEDIMENT BARRIER

SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 181 - TEMPORARY SILT FENCE, OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA STANDARD SPECIFICATIONS, 1993 EDITION.



Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

DEFINITION
APPLYING PLANT RESIDUES OR OTHER SUITABLE MATERIALS, PRODUCED ON THE SITE IF POSSIBLE, TO THE SOIL SURFACE.

CONDITIONS
MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. MULCH CAN BE USED AS A SINGULAR EROSION CONTROL DEVICE FOR UP TO SIX MONTHS, BUT IT SHALL BE APPLIED AT THE APPROPRIATE DEPTH, DEPENDING ON THE MATERIAL USED, ANCHORED, AND HAVE A CONTINUOUS 90% COVER OR GREATER OF THE SOIL SURFACE. MAINTENANCE SHALL BE REQUIRED TO MAINTAIN APPROPRIATE DEPTH AND 90% COVER. TEMPORARY VEGETATION MAY BE EMPLOYED INSTEAD OF MULCH IF THE AREA WILL REMAIN UNDISTURBED FOR LESS THAN SIX MONTHS. IF AN AREA WILL REMAIN UNDISTURBED FOR GREATER THAN SIX MONTHS, PERMANENT VEGETATIVE TECHNIQUES SHALL BE EMPLOYED.

SPECIFICATIONS
MULCHING WITHOUT SEEDING
THIS STANDARD APPLIES TO GRASSES OR CLEARED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RESISTANT COVER, BUT CAN BE STABILIZED WITH A MULCH COVER.

SITE PREPARATION
1. GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
2. DRY STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 4 INCHES PROVIDING COMPLETE SOIL COVERAGE. ONE ADVANTAGE OF THIS MATERIAL IS EASY APPLICATION.
3. LOOSEN COMPACT SOIL TO A MINIMUM DEPTH OF 3 INCHES.

MULCHING MATERIALS
SELECT ONE OF THE FOLLOWING MATERIALS AND APPLY AT THE DEPTH INDICATED.
1. DRY STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 4 INCHES. ORGANIC MATERIAL FROM THE CLEARING STAGE OF DEVELOPMENT SHOULD REMAIN ON SITE, BE CHIPPED, AND APPLIED AS MULCH. THIS METHOD OF MULCHING CAN GREATLY REDUCE EROSION CONTROL COSTS.
2. CUTOBACK ASPHALT (SLOW CURING) SHALL BE APPLIED AT 1,200 GALLONS PER ACRE (OR 1/4 GALLON PER SQUARE YARD).
3. POLYETHYLENE FILM SHALL BE SECURED OVER BANKS OR STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION. THIS MATERIAL CAN BE SALVAGED AND REUSED.

ANCHORING MULCH
WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA.
1. MULCH MAY BE SMOOTH OR SPOTTED AND SHOULD BE SPOTTED WITH SPECIAL BLOWER-TYPE EQUIPMENT. THE EDGES OF THE DISK SHOULD BE DUAL ENOUGH NOT TO CUT THE MULCH BUT TO PRESS IT INTO THE SOIL LEAVING MUCH OF IT IN AN ERECT POSITION. STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION. STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-TYPE EQUIPMENT MAY BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE 45S OR 55-S). THE ASPHALT EMULSION SHALL BE SPRAYED ONTO THE MULCH AS IT IS EJECTED FROM THE MACHINE. USE 100 GALLONS OF EMULSIFIED ASPHALT AND 100 GALLONS OF WATER PER TON OF MULCH. TACKIFIERS AND BINDERS CAN BE SUBSTITUTED FOR EMULSIFIED ASPHALT, PLEASE REFER TO SPECIFICATION 1b - TACKIFIERS AND BINDERS. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN 1 INCH BY ONE INCH SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. PLACING OF THE APPROPRIATE SIZE SHALL BE USED TO ANCHOR WOOD WASTE. OPENINGS OF THE NETTING SHALL NOT BE LARGER THAN THE AVERAGE SIZE OF THE WOOD WASTE CHIPS.
3. POLYETHYLENE FILM SHALL BE ANCHOR TRENCHED AT THE TOP AS WELL AS INCREMENTALLY AS NECESSARY.

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

SEEDING RATES FOR TEMPORARY SEEDING			
SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
RYE	3.9 POUNDS	3 bu.	9/1-3/1
RYEGRASS	0.9 POUND	40 lbs.	8/15-4/1
ANNUAL LESPEDEZZA	0.9 POUND	40 lbs.	1/15-3/15
WEEDING LOVEGRASS	0.1 POUND	4 lbs.	2/15-6/15
SUDANGRASS	1.4 POUNDS	60 lbs.	3/1-8/1
BROWNTOP	0.9 POUND	40 lbs.	4/1-7/15
WHEAT	4.1 POUNDS	3 bu.	9/15-2/1

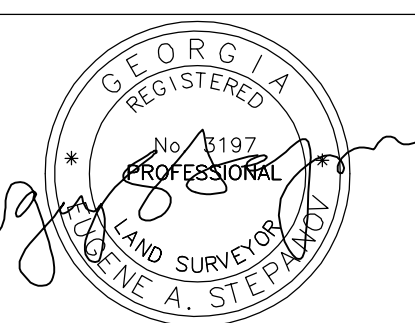
Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

SEEDING RATES FOR PERMANENT SEEDING			
SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
BAHIA	1.4 POUNDS	60 lbs.	1/1-12/31
BERMUDA	0.2 POUND	10 lbs.	2/15-7/1
CENTPEDEE	BLOCK SOD	BLOCK SOD	4/1-7/1
LESPEDEZZA	1.7 POUNDS	75 lbs.	1/1-12/31
WEEDING LOVEGRASS	0.1 POUND	4 lbs.	2/1-6/15
SWITCHGRASS	0.9 POUND	40 lbs.	3/15-6/1

*UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.
**SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.

Released for Construction

TRACT 1	BLOCK (FKA PART OF LOTS 32,33,34,35	BLOCK 17)	SITE PLAN PREPARED FOR:	SHEET 1 OF 5
FORREST HILL PARK SUBDIVISION	UNIT		RYAN MACDOWELL	
LAND LOT 94	14TH DISTRICT	SECTION		
FULTON COUNTY, GEORGIA	DB.61337/PG.474	(PB.7/PG.59)	PROPERTY ADDRESS:	
FIELD WORK DATE DEC 22, 2020	PRINTED/SIGNED FEB 8, 2021		3253 FORREST HILLS DRIVE SW	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"		HAPEVILLE, GA 30354	
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET, AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.				
MC	COORD #20202732		24 LENOX POINTE	
DWG	#20202732-3253		ATLANTA, GA 30324	
			FAX 404-601-0941	
			TEL 404-252-5747	
			INFO@SURVEYLANDEXPRESS.COM	
			LAND SURVEYING SERVICES	



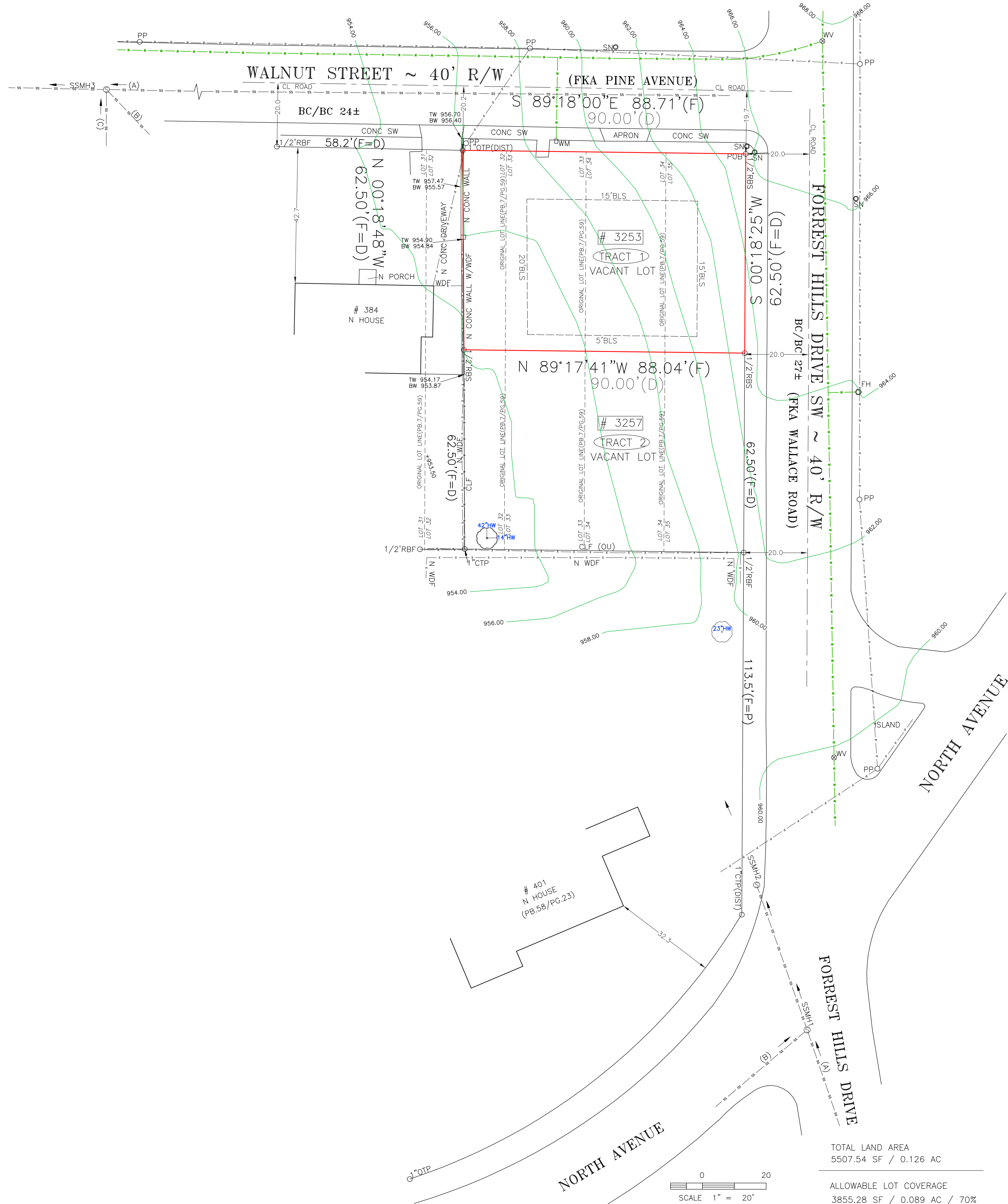
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(B) INV IN=955.24
INV OUT=955.04

SSMH2
TOP=959.15
INV IN=953.65
INV OUT=930.45

SSMH3
TOP=944.03
(A) INV IN=934.43
(B) INV IN=937.43
(C) INV IN=934.53
INV OUT=934.33



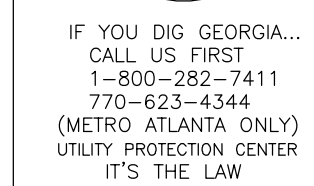
IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411
770-623-4344
(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW



EXISTING CONDITIONS

TRACT 1 BLOCK (FKA PART OF LOTS 32,33,34,35 BLOCK 17)			SITE PLAN PREPARED FOR: SHEET 2 OF 5	
FORREST HILL PARK SUBDIVISION UNIT			RYAN MACDOWELL	
LAND LOT 94 14TH DISTRICT SECTION				
FULTON COUNTY, GEORGIA DB.61337/PG.474 (PB.7/PG.59)			PROPERTY ADDRESS:	
FIELD WORK DATE DEC 22, 2020 PRINTED/SIGNED FEB 8, 2021			3253 FORREST HILLS DRIVE SW	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED PAPER SIZE: 24" x 36"			HAPEVILLE, GA 30354	
THE FIELD DATA UPON WHICH THIS PLAN 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 PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAN. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.				
MC COORD #20202732 DWG #20202732-3253			24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM	
SURVEY LAND EXPRESS, INC			 IN MY OPINION THIS PLAN IS A CORRECT REPRESENTATION OF THE FIELD DATA UPON WHICH IT IS BASED AND CONFORMS WITH THE VARIOUS STATUTES AND REQUIREMENTS OF LAW.	
LAND SURVEYING SERVICES				


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SSMH3
TOP=944.03
(A)INV IN=934.43
(B)INV IN=937.43
(C)INV IN=934.53
INV OUT=934.33
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SILT FENCE HAND DUG IN CRZ

THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES IS PROHIBITED IN THE RIGHT-OF-WAY.

INDICATES EXISTING CONTOURS

SEE REPORT FROM CONTINENTAL PIPE SERVICES, INC.

NEW DOWNSPOUT
COLLECTORS (TYP) AS
NEEDED TO DIRECT ROOF
RUNOFF TO UNDERGROUND
STONE STORAGE

1. ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
2. NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
3. KEEP OUT SIGN.

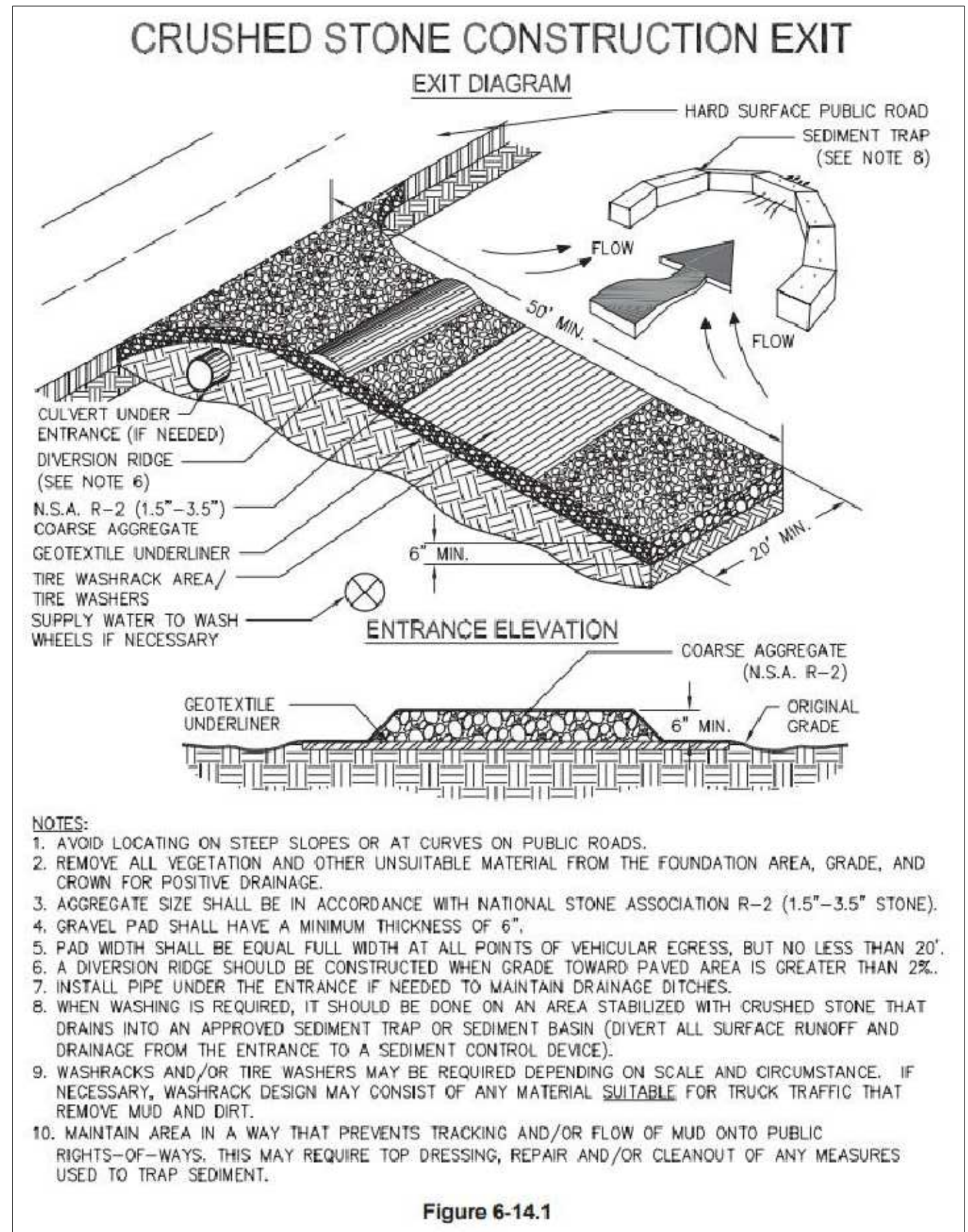
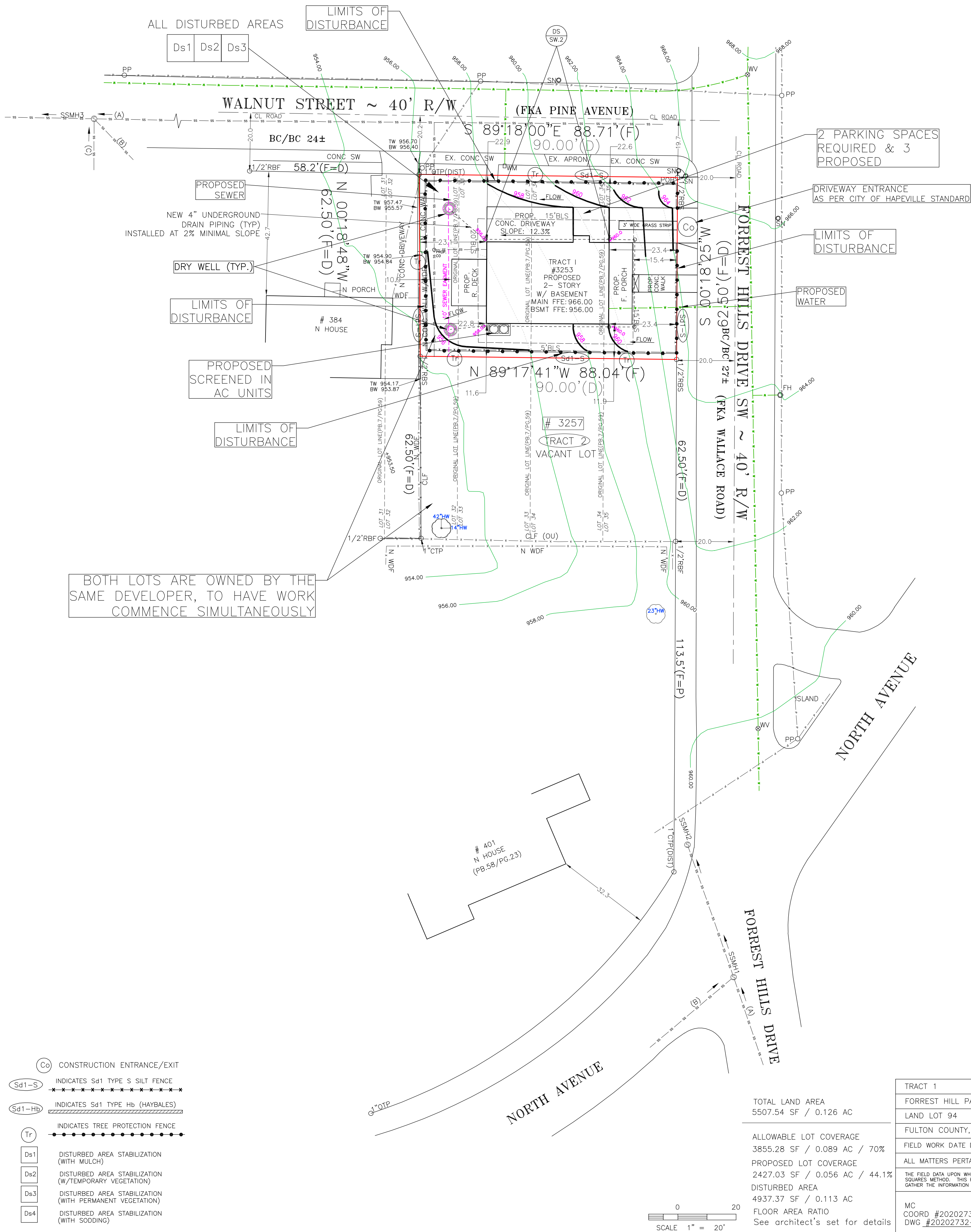
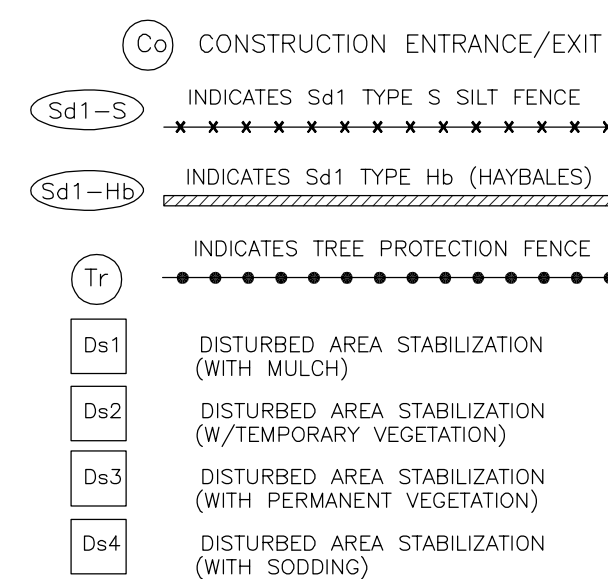
THE PURPOSE OF THIS SITE PLAN IS TO OBTAIN PERMITS THROUGHOUT THE VARIOUS PHASES OF CONSTRUCTION AND LAND DISTURBANCE INCLUDING THE CONSTRUCTION OF A NEW DETACHED SINGLE FAMILY RESIDENCE AND DRIVEWAY, ALONG WITH ADJACENT ACCESSORY PORCHES PATIO, DECKS & STEPS.

NEW PERMANENT STORMWATER MANAGEMENT BMPs WILL BE INSTALLED ON-SITE TO COLLECT RAIN RUNOFF.

PROPOSED SANITARY LATERAL, WATER SERVICE, GAS & ELECTRIC SHALL BE INSTALLED AND CONNECTED TO THE HOUSE.

EROSION CONTROL & TREE PROTECTION BMPs TO BE MAINTAINED DURING ALL CONSTRUCTION ACTIVITIES AS DETAILED HEREON.

Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	Ds1	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Ds2	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3	DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS



TRACT 1 BLOCK (FKA PART OF LOTS 32,33,34,35 BLOCK 17)		SITE PLAN PREPARED FOR: <i>SHEET 3 OF 5</i>	
FORREST HILL PARK SUBDIVISION UNIT		RYAN MACDOWELL	
LAND LOT 94 14TH DISTRICT SECTION			
FULTON COUNTY, GEORGIA DB.61337/PG.474 (PB.7/PG.59)			
FIELD WORK DATE DEC 22, 2020 PRINTED/SIGNED FEB 8, 2021		PROPERTY ADDRESS: 3252 FORREST HILLS DRIVE SW HAPEVILLE, GA 30354	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED PAPER SIZE: 24" x 36"			
THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAN. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.			
MC COORD # 20202732 DWG # 20202732-3253		SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES 24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-250-5747 INFO@SURVEYLANDEXPRESS.COM	

Diagram illustrating the proposed house and surrounding areas, including hatched areas subject to SWM, proposed concrete driveway, 3' wide grass strip, proposed R. deck, proposed AC units, proposed porch, proposed steps, and proposed concrete walkway.

Area Calculations:

- Hatched Areas Subject to SWM: 1990.13 SF
- Proposed Conc. Driveway: 712.09 SF
- 3' Wide Grass Strip
- Proposed R. Deck: 192.00 SF
- Proposed House: 1188.78 SF
- Proposed AC Units (2): 18.00 SF
- Proposed Porch: 223.94 SF
- Proposed Steps: 13.70 SF
- Proposed Conc. Walkway: 78.52 SF

VOLUME CALCULATIONS FOR THE FIRST 1.2" (0.10 FT) OF
STORM RUNOFF FROM IMPERVIOUS AREA 1990.13 SF
(I) PERCENT OF IMPERVIOUS = 36.1%
 $R_v = 0.05 + 0.009 \cdot (I)$ VOLUME RUNOFF = 0.3749
 $ACRE - FT = 43560 \cdot (CUBIC FEET)$
 $A = 5507.54 \text{ SF}$
 $WQ_v = (1.2 \cdot R_v \cdot A) / 12$
 $WQ_v = 206.48 \text{ CUBIC FEET}$

TOTAL STORAGE 287.50 CF
TOTAL REQUIRED 206.48 CF
REQUIREMENT IS COMPLETE

EXPANSION MATERIAL

P/L

SIDEWALK

DRIVEWAY WIDTH (10' MIN.)

TOOL JOINT

EXPANSION MATERIAL

CONCRETE CURB & GUTTER

GRASS STRIP 1'-6" MIN.

4'-0" MAX.

TOP VIEW (NOT TO SCALE)

DRIVEWAY

GUTTER LINE

SECTION A-A (NOT TO SCALE)

6" MIN.

Slope 1/4" TO 1'-0" (2% MIN.)

4' MIN.

P/L

2-1/2"

2-1"

6" RESIDENTIAL COMMERCIAL (CONCRETE BASE)

GUTTER LINE - BREAK HERE AND REMOVE CURB SECTION IF CURB & GUTTER, GRANITE OR HEADER CURB.

SECTION B-B (NOT TO SCALE)

GRASS STRIP 1.5" MIN.

Slope 1/4" TO 1'-0" (2% MAX.)

4' MIN.

P/L

2-1/2"

2-1"

6" RESIDENTIAL COMMERCIAL (CONCRETE BASE)

SECTION C-C (NOT TO SCALE)

NOTE:
CAN EXCHANGE W./CONC. HEADER CURB OR GRANITE CURB

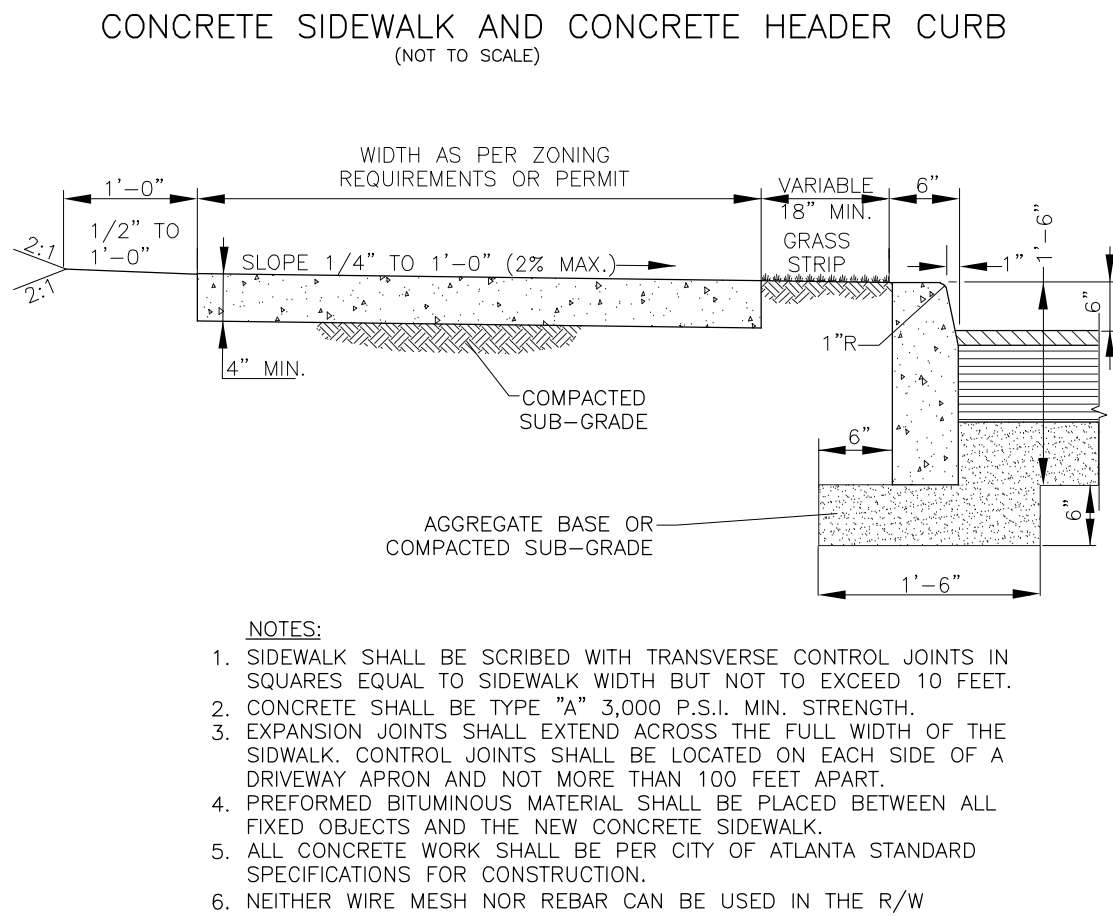
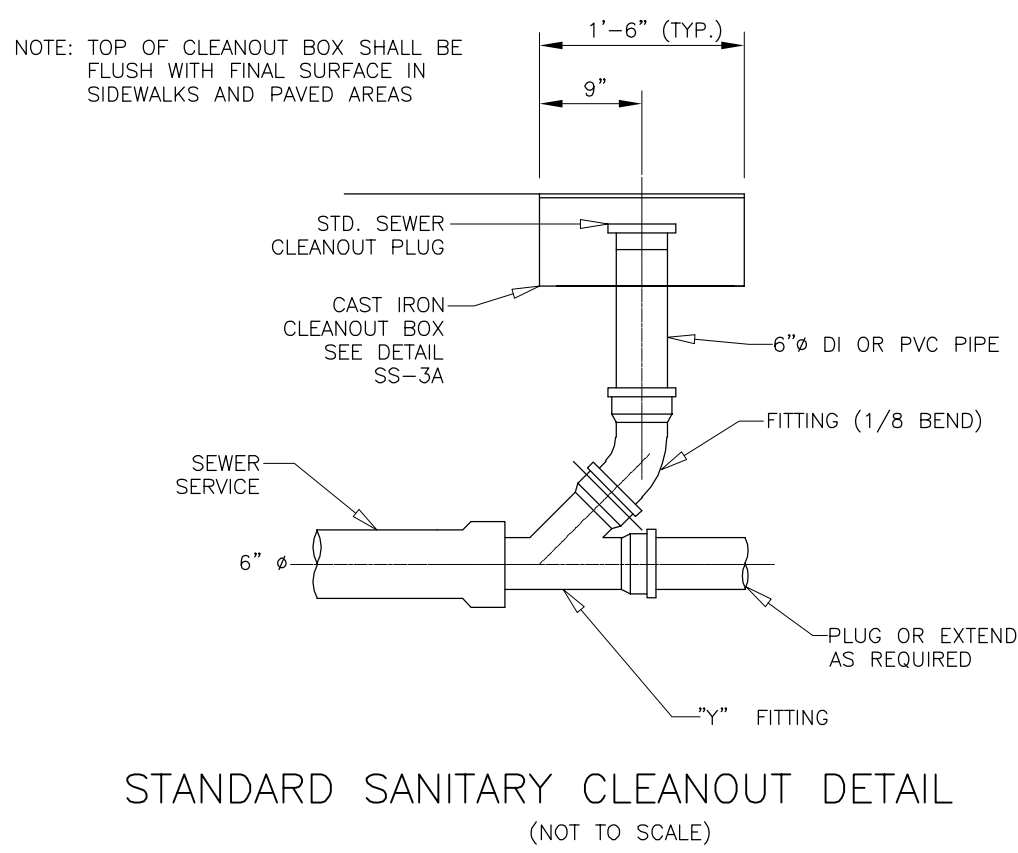
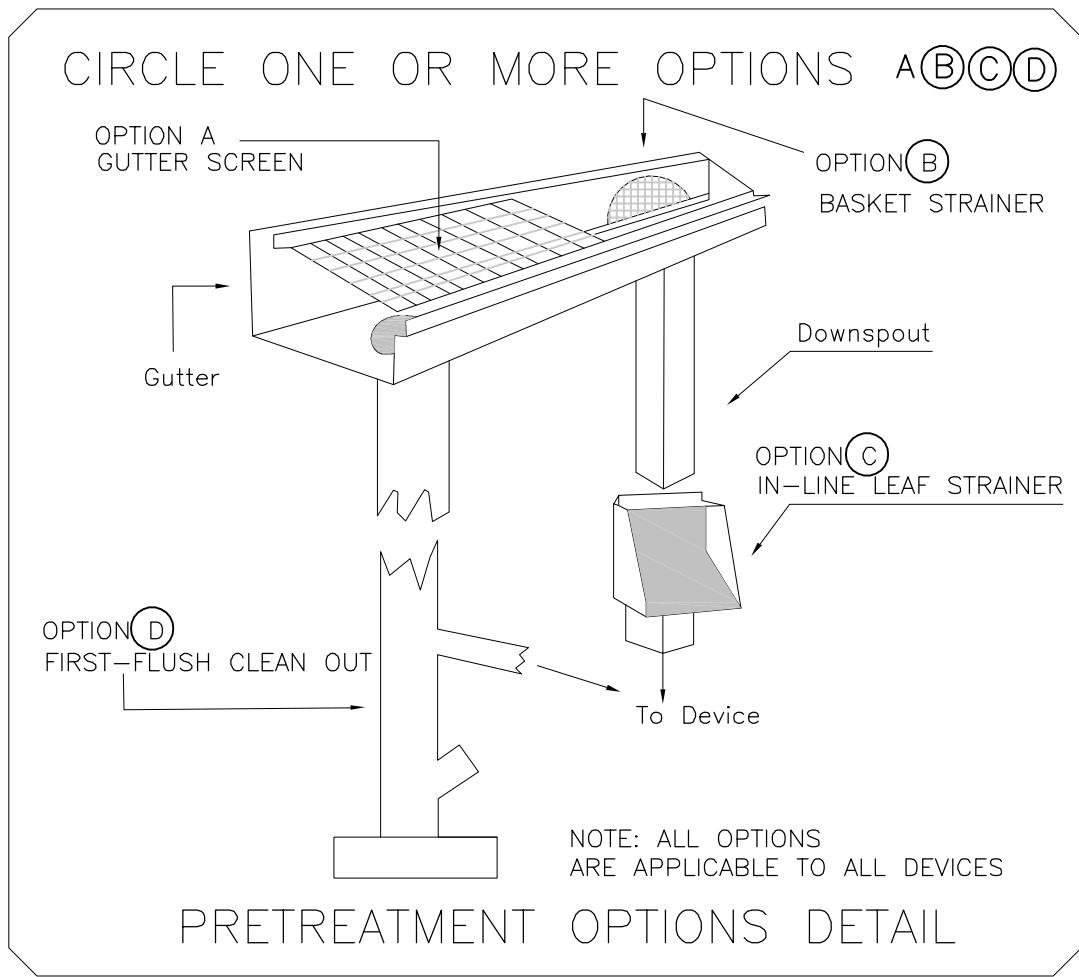
AVERAGE GRADE = 958
BUILDING HEIGHT
FROM AVERAGE GRADE
TO MID ROOF = 24.9'
(from first floor); 35'
(from basement floor)

Pg. 2

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION
OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY
WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

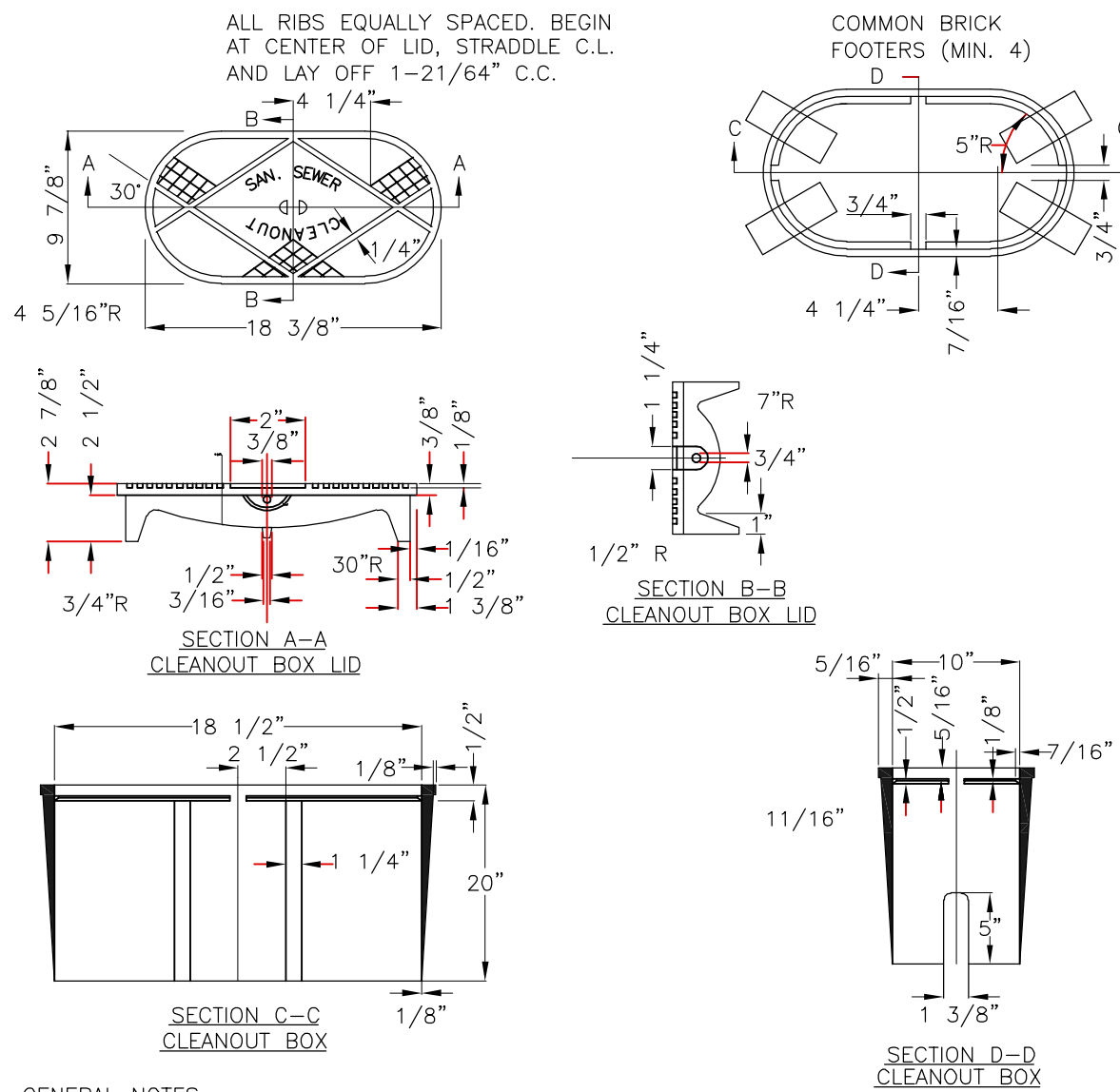
Page 86 of 200

CIRCLED ITEMS ARE REQUIRED

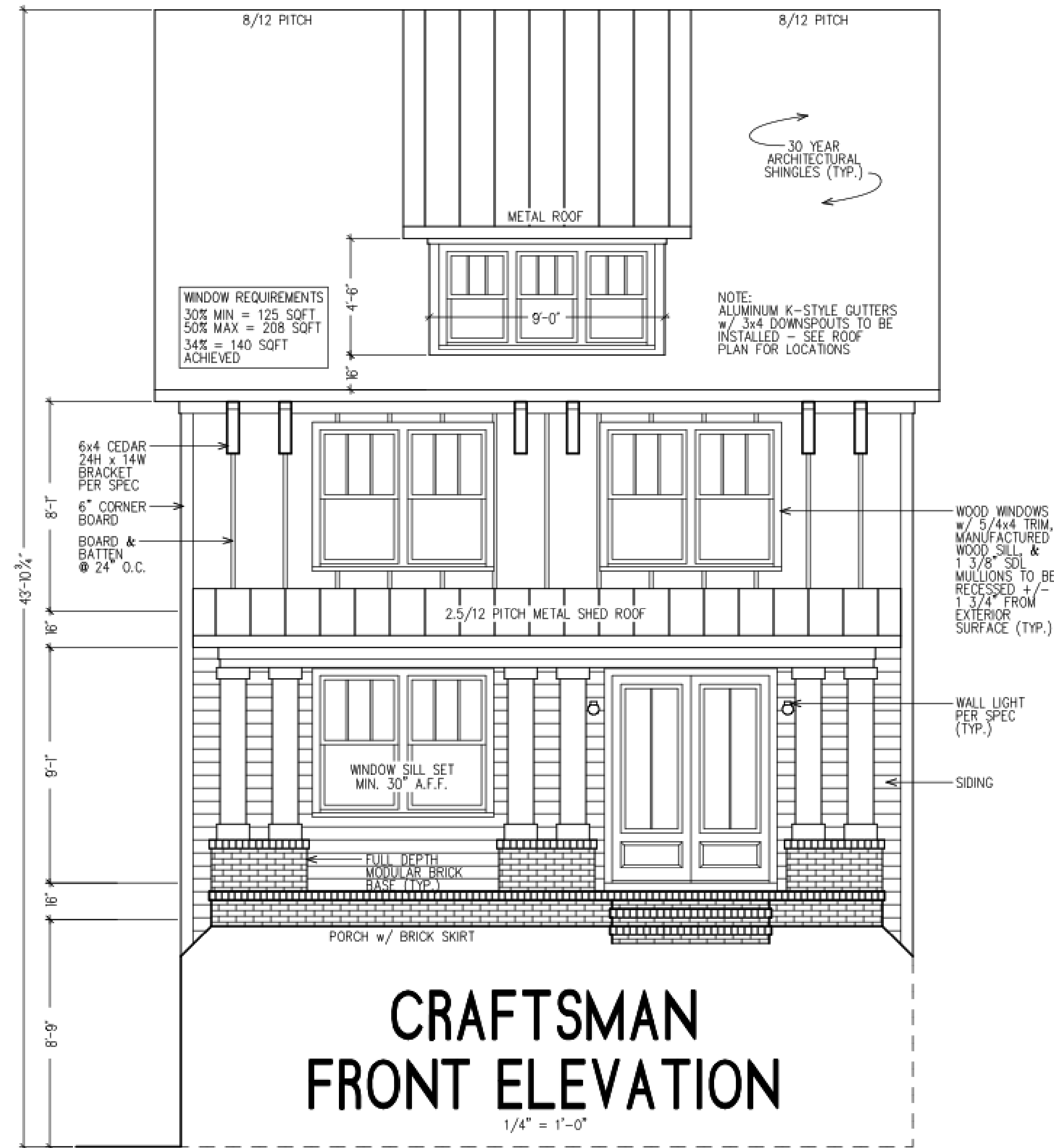


SANITARY CLEANOUT BOX

(NOT TO SCALE)



TRACT 1	BLOCK (FKA PART OF LOTS 32,33,34,35	BLOCK 17)	SITE PLAN PREPARED FOR:	SHEET 5 OF 5
FORREST HILL PARK SUBDIVISION	UNIT		RYAN MACDOWELL	
LAND LOT 94	14TH DISTRICT	SECTION		
FULTON COUNTY, GEORGIA	DB.61337/PG.474	(PB.7/PG.59)	PROPERTY ADDRESS:	
FIELD WORK DATE DEC 22, 2020	PRINTED/SIGNED FEB 8, 2021		3253 FORREST HILLS DRIVE SW	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"		HAPEVILLE, GA 30354	
THE FIELD DATA UPON WHICH THIS PLAN 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 PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAN. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.			24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM	
MC COORD #20202732 DWG #20202732-3253	SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES		IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND THE DATA THEREON. IN CONFORMITY WITH THE STANDARD PRACTICES OF THE SURVEYING PROFESSION.	



INDEX

- A1 - Cover Sheet
- A2 - Basement Floor Plan
- A3 - First Floor Plan
- A4 - Second Floor Plan
- A5 - Elevations and Roof Plan

PROJECT INFORMATION

SINGLE FAMILY RESIDENCE:

PROJECT NAME: **Forrest Hills 3253**

PROJECT OWNER: **MacBuilt Homes**

PROJECT ADDRESS: **3253 Forrest Hills Drive, Hapeville, GA 30354**

Unfinished basement square feet = 408.5
First Floor heated square feet = 1176
Second floor heated square feet = 1176
Total heated square feet = 2352
Total heated and unheated square feet = 2706.5

BUILDING CODE COMPLIANCE

ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCES CURRENTLY IN USE WITH LOCAL JURISDICTION.

APPLICABLE CODES:

- 2018 INTERNATIONAL BUILDING CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL RESIDENTIAL CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL FIRE CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL PLUMBING CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL MECHANICAL CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL FUEL GAS CODE W/ GEORGIA AMENDMENTS (2020)
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE W/ GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)
- 2017 NATIONAL ELECTRICAL CODE



3253 Forrest Hills Drive
Hapeville, GA 30354

RELEASED FOR CONSTRUCTION

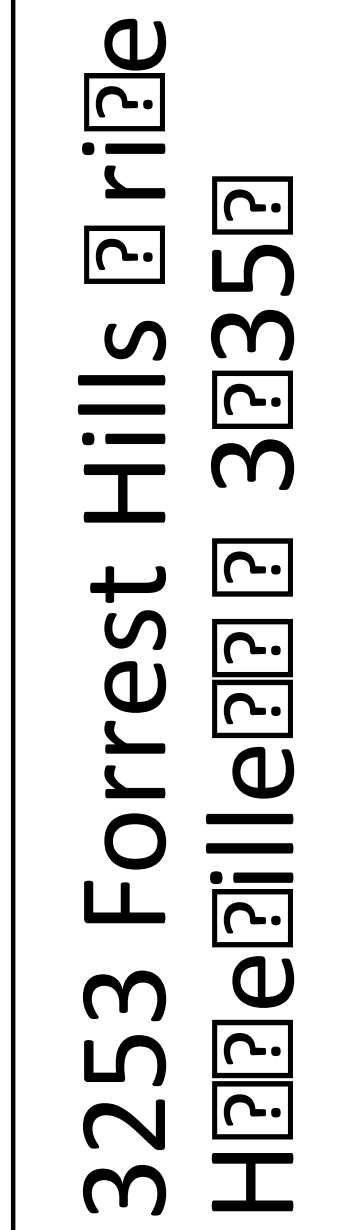
COVER SHEET

MACBUILT HOMES

SHEET:

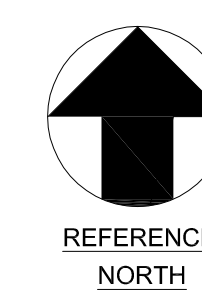
A-1

OF:



Müller Hölzer
erleben
3???

A-3



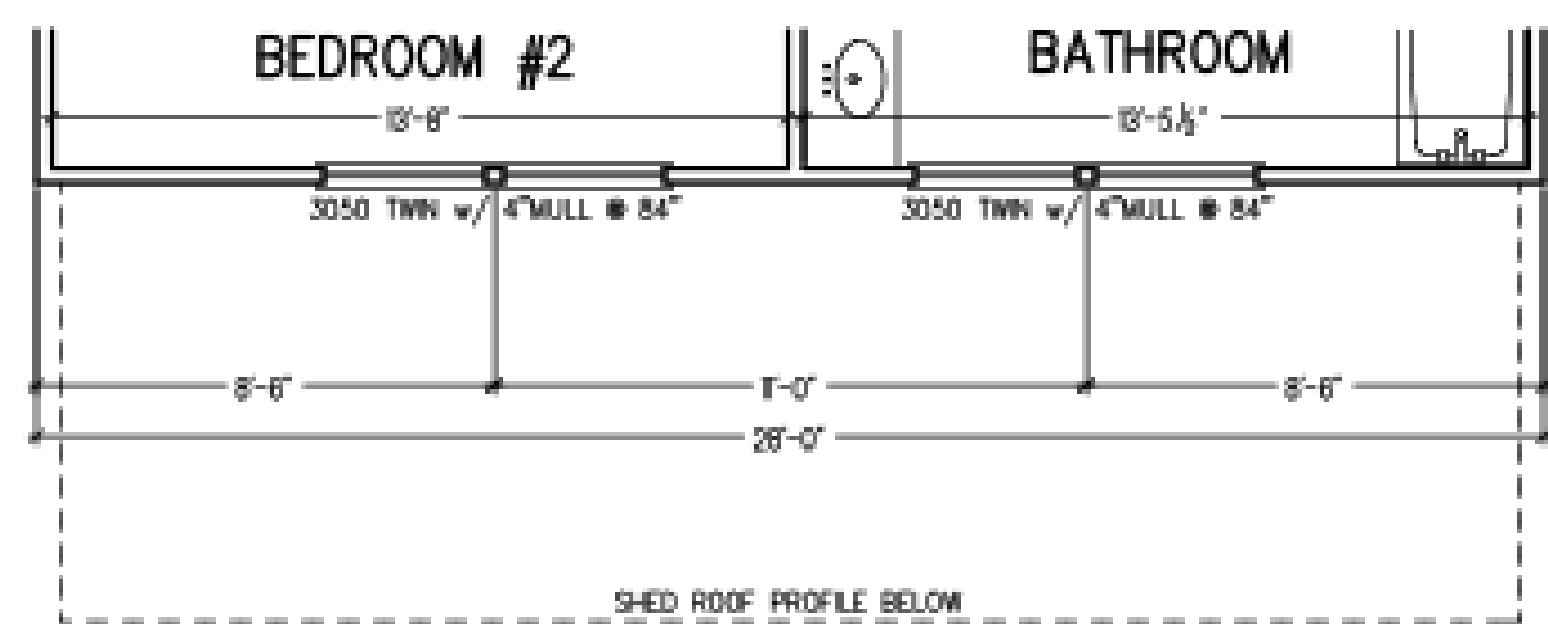
FIRST FLOOR PLAN

SCALE: $\frac{1}{4}$ "=1'-0"

3253 Forrest Hills
Hille 335?

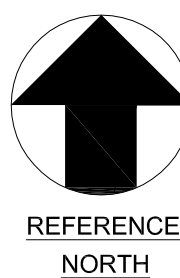
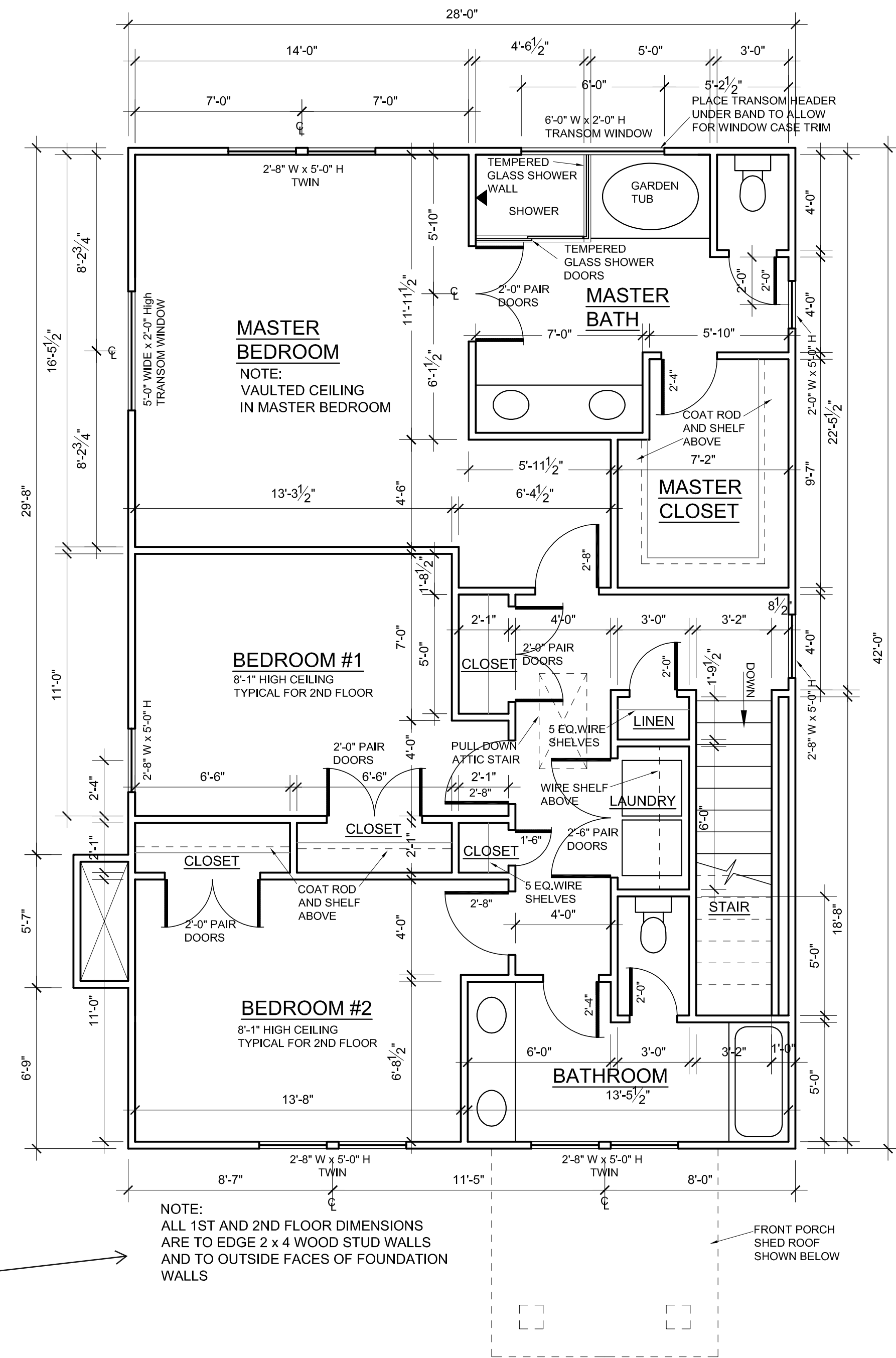
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A-4



PARTIAL SECOND FLOOR

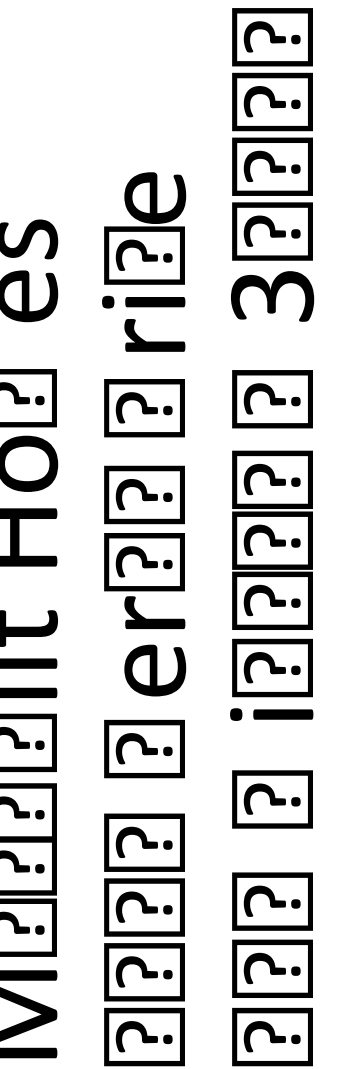
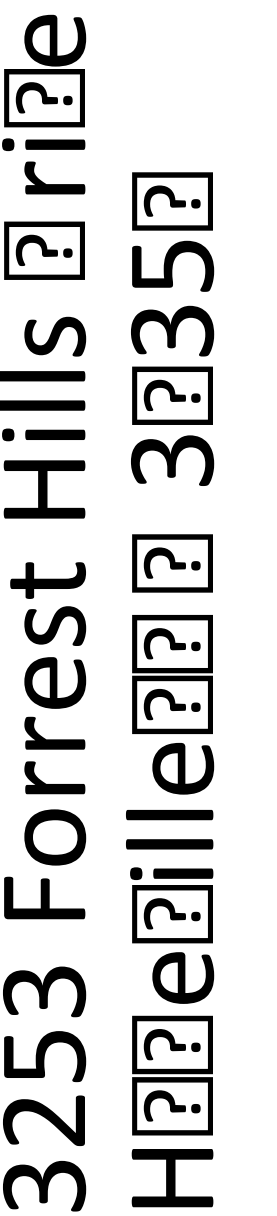
See partial 2nd floor on left



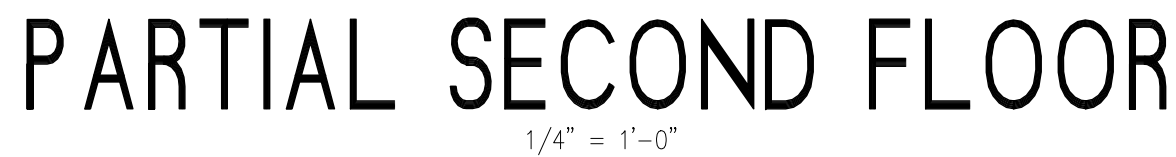
REFERENCE NORTH

SECOND FLOOR PLAN

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



A-5





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

DATE: April 16, 2021
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review –3257 Forrest Hills Drive**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from James MacDowell to build a single family home on a vacant lot located at 3257 Forrest Hills Drive. Per the application, the single family dwelling will be 2,352 SF with 3 BR, 3.5 BA and a drive under garage.

The style is country cottage with cementitious board and batten, shake shingles, and brick facade, asphalt shingles and a metal shed roof.

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

Note: error on site plan location map.

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

- ✗ Except where indicated, setbacks shall be established by zoning.
- ✓ On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- ✓ Minimum building heights shall be established by zoning.

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

STAFF COMMENT: The rear deck is in the setback and must be removed (per Planning Commission approval as well). There is no sidewalk; recommendation for no sidewalk - see evaluation criteria below.

(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: Tree Conservation Plan to be finalized with Arborist.

(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 screening is shown – Specify mechanical screening type.

(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: Dutch hip roof style to be evaluated by Committee. Roof elevations should match roof plan.

(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: Given the visibility from Walnut Street, the rear may require brick water table as well.

(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: Provide building numbers.

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

- ✓ *First Stories.* First stories shall be elevated above the grade between two and four feet, unless existing topography is greater or unless wheelchair access is desired and cannot be provided from the side or rear.
- ✓ *Window Sills.* Enfronting first story window sills should be no less than two and one-half feet and no more than three and one-half feet above finished floor elevation.
- ⊙ *Wheelchair access.* Where practical, wheelchair access, when provided, should be installed at the side or rear of the home in order to preserve the architectural character of the primary facade.

- ✓ *Architectural style.* Architecture is one of the most critical components of place, and nowhere is this more evident than on building facades. The design and character of street-facing facades is a reflection of both buildings and their users, and must be carefully considered for its impact on the overall sense of place.

Other:

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

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

STAFF COMMENT:

RECOMMENDATIONS

Please provide the following and update plans with DRC recommendations including:

- Rear deck must be removed.
- Building number required.
- Ensure mechanical is screened
- Approved Tree Conservation Plan (finalize with Arborist)
- DRC to determine dutch hip roof style.
- Use sloped soffit on gable returns.
- Remove chimney from second floor plans.

A sidewalk is not recommended for this property per the sidewalk evaluation criteria

The Design Review Committee may approve the application subject to the satisfaction of the aforementioned issues.

Sidewalk Evaluation

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? **No**
3. Proximity to schools
 - a. Is the SFD located within ¼ of a mile from a school? **No**
4. Proximity to transit
 - a. Is the SFD located within ¼ of a mile from a bus stop or other transit? **No**
5. Proximity of existing sidewalks
 - a. Are there sidewalks on the same side of the street already? **No**
 - b. Is there a complete or nearly complete sidewalk on the other side of the street? **No**
6. Conflict with utilities
 - a. Are there utility poles or other infrastructure that would hinder development of the sidewalk?
No.
7. Conflict with tree conservation
 - a. Does the construction of the sidewalk adversely affect landmark trees in good health? **No.**
8. Other
 - a. Are there other considerations that should be evaluated for the installation of a sidewalk? **No.**

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL DATE:

3/17/2021

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: James MacDowell **Contact Number:** [REDACTED]

Applicants Address: 4040 Derby Dr, Cumming, GA 30040

E-Mail Address: info@macbuilthomes.com **Zoning Classification:** R-SF

Address of Proposed Work: 3257 Forrest Hills Dr, Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009400060739

Property Owner: MacBuilt Homes Partners, LLC **Contact Number:** 770-880-5649

Project Description (including occupancy type): _____

Single family detached, new construction

Contractors Name: MacBuilt Homes **Contact Number:** 678-688-4960

Contact Person: James MacDowell **Contact Number:** 770-880-5649

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

Applicants Signature

Date

3/17/21

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: 2352

Total Square Footage of existing building: N/A - Vacant Lot

Estimated Cost of Construction: \$175,000

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

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

Combination of lap siding, board and batten, Hardie shake and brick/stone

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.

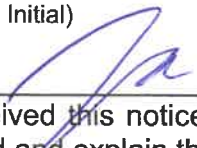
A complete application and dimensioned architectural drawings must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

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



imagine
Hapeville
georgia

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

James MacDowell

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.



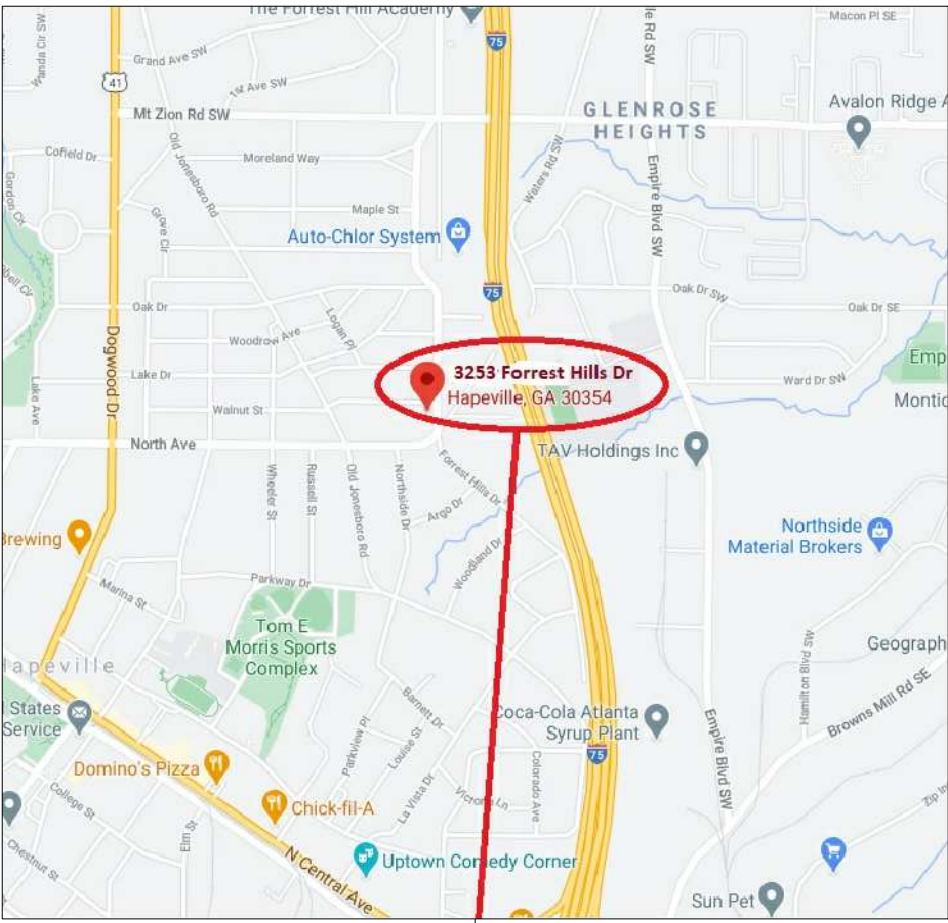
March 15, 2021
MacBuilt Homes, LLC
Ryan MacDowell
3257 Forrest Hills Dr SW Hapeville, GA 30354
678.688.4960

I, Will Albritton with Gunnison Tree Services, LLC, came out on March 15, 2021 to the property referenced in the subject line to evaluate one tree on the property. That tree is listed below:

1. 40" hackberry back left corner of lot

The 40" hackberry has a severe lean toward the neighboring property. Also shows signs of heaving at the base. Recommend to have tree removed.

Will Albritton
ISA Certified Arborist, SO-10637A
Gunnison Tree Services
404.548.6898



SITE LOCATION MAP
NOT TO SCALE

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL MAP ID 1312103367. EFFECTIVE DATE: 02/18/2013. ZONE: X. NO WATERS OF THE STATE EXIST WITHIN 200 FEET OF THE PROJECT SITE.

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

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

1. LAND DISTURBANCE PROHIBITED WITHIN IRF LIMITS. LOCATE AND STAKE IRF LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. LAND DISTURBANCE PROHIBITED WITHIN STREAM BUFFER LIMITS. LOCATE AND STAKE BUFFER LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. ALL BUILDINGS LOCATED ADJACENT TO THE INTERMEDIATE REGIONAL FLOOD PLAIN SHALL BE CONSTRUCTED SO THAT ALL PORTIONS OF THAT STRUCTURE INCLUDING THE BASEMENT FLOOR OR CRAWL SPACE AREAS SHALL BE NOT LESS THAN THREE (3) FEET ABOVE THE INTERMEDIATE REGIONAL FLOOD ELEVATION.
4. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

GENERAL NOTES (SITE PLAN):

1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
2. EROSION & SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. ADDITIONAL MEASURES BEYOND THE APPROVED PLANS SHALL BE IMPLEMENTED AS NECESSARY.
3. DISTURBED AREAS IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
4. MAINTENANCE STATEMENT: EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
5. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTION.
6. SILT FENCE SHALL BE "TYPE-S" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED.

GENERAL NOTES:

1. THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 75,000± FEET, AN ANGULAR ERROR OF 07 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000± FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT/SURVEY.
2. THE PUBLIC RECORDS AS SHOWN HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.
3. SURVEY LAND EXPRESS, INC. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY AND ALL UNDERGROUND UTILITIES THAT MAY AFFECT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM DRAINS, GAS PIPES OR LINES, WATER PIPES OR LINES, ELECTRICAL OR ANY OTHER UTILITY ABOVE OR BELOW GROUND.
4. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, OR ANY OTHER MATTERS OF RECORD THAT MAY AFFECT THIS PROPERTY; RECORDED OR UNRECORDED; PUBLIC OR PRIVATE.
5. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEY LAND EXPRESS, INC. FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
6. IF WETLANDS EXIST, WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
7. THIS SURVEY/PLAT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD NOT EVIDENT FROM A VISIBLE INSPECTION OF THE PROPERTY.
8. EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES, AND THE CONSTRUCTOR MUST VERIFY DEPTHS AND LOCATION OF SEWER LATERALS PRIOR TO CONSTRUCTION.
9. STORM DRAINAGE AND SANITARY SEWER EASEMENT SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, STRUCTURES AND PIPES ASSOCIATED WITH THE EASEMENTS, UNLESS CLEARLY DIMENSIONED OTHERWISE. LOCATIONS SHOWN ARE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINS NEAR ANY AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA.
10. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTEND OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
11. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PRIOR WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
12. A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROGRESS.
13. FINISH ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY. CERTIFIED AS-BUILT MAY ALSO BE REQUIRED.

PROPERTY IS ZONED R-SF
CITY OF HAPEVILLE

BUILDING SETBACK
FRONT: 15.0'
SIDE: 5.0'
REAR: 20.0'
MAX. LOT COVERAGE 70%
MAX. BUILDING HEIGHT 35'

ZONING NOTE:

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

DISTURBED AREA STABILIZATION

ANTICIPATED STARTING DATE: 04/05/2021
ANTICIPATED COMPLETION DATE: 12/05/2021
THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

DIRT STATEMENT

TOTAL OF GROSS CUBIC YARDS OF CUT: 100
TOTAL OF GROSS CUBIC YARDS OF FILL: 50
EXCESS OF SOIL TO BE HAULED OFF.

* LEGEND *

- APD AS PER DEED
- AE ACCESS EASEMENT
- AFF AS PER FIELD
- AI ANGLE IRON FOUND
- APP AS PER PLAT
- APR AS PER RECORD
- BC BACK OF CURB
- BUC BLOCK
- BLS BUILDING LINE SETBACK
- BRK BRICK
- CBK CABLE BOX
- CB CATCH BASIN
- CL CENTER LINE
- CLF CHAIN LINK FENCE
- CMP CORRUGATED METAL PIPE
- CO CITY OF ATLANTA
- CO SAN SEWER CLEANOUT
- CD CALCULATED POINT
- CPT CARPORT
- CTP CRIMP TOP PIPE FOUND
- DE DE
- DI DRAINAGE EASEMENT
- EB ELECTRIC POWER BOX
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- F FENCE POST
- FC FENCE CORNER
- FR FIRE HYDRANT
- FR FRAME
- GL GAS LINE
- GL GAS METER
- GV GAS VALVE
- GW GUY WIRE
- HW HEAD WALL
- HW HARDWOOD TREE
- IPF IRON PIN FOUND
- IPW IRON PIN SET
- IR IRON ROD FOUND
- IV IRRIGATION VALVE
- JB JUNCTION BOX
- LL LAND LOT LINE
- MAC MAGNETIC READING IP
- MGN MAGNOLIA TREE
- MH MAN HOLE
- MTF METAL FENCE
- NH NAIL HOLE
- NTF NAIL TIE FENCE
- OTF OPEN TOP PIPE FOUND
- OU OWNERSHIP UNCLEAR
- PC PROPERTY CORNER
- PL PROPERTY LINE
- PN PINE TREE
- POB POINT OF BEGINNING
- PP POWER POLE
- PW POWER LINE
- PLAT PLAT
- R RECORD
- RBF REINFORCING BAR FOUND
- RBS REINFORCING BAR SET
- RCP REINFORCED CONC. PIPE
- R/W RIGHT-OF-WAY
- SN SANITARY SEWER LINE
- SSE SANITARY SEWER EASEMENT
- SSE SAREENED PORCH
- SD SIDEWALK
- TD TOP OF BANK
- UE UTILITY EASEMENT
- WD WOOD
- WDF WOOD FENCE
- WDK WOOD DECK
- WL WATER LINE
- WM WATER METER
- WRF WIRE FENCE
- WW WATER VALVE
- WW WET WEATHER YARD INLET
- YI INDICATES STAIRS

* SYMBOLS *

- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- GAS METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- GAS MARKER
- LAMP POST
- METAL POST
- WATER VALVE
- HEADWALL
- STAIRS
- DRAINAGE INLET
- FIRE HYDRANT

* LINE INDICATORS *

- INDICATES SANITARY SEWER LINE
- INDICATES POWER LINE
- INDICATES WATER LINE
- INDICATES GAS LINE
- INDICATES FENCE LINE
- INDICATES DRAINAGE LINE

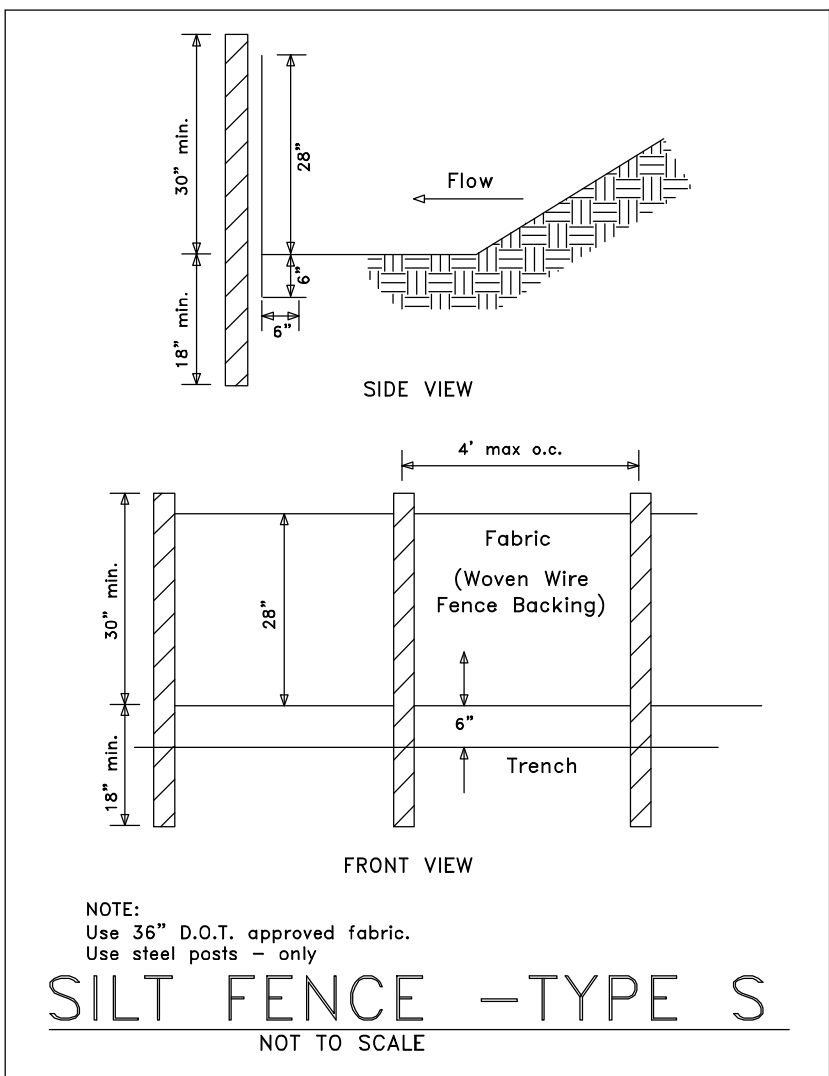
EROSION CONTROL LEGEND

Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	Ds1	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Ds2	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3	DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS

SILT FENCE HAND DUG IN CRZ

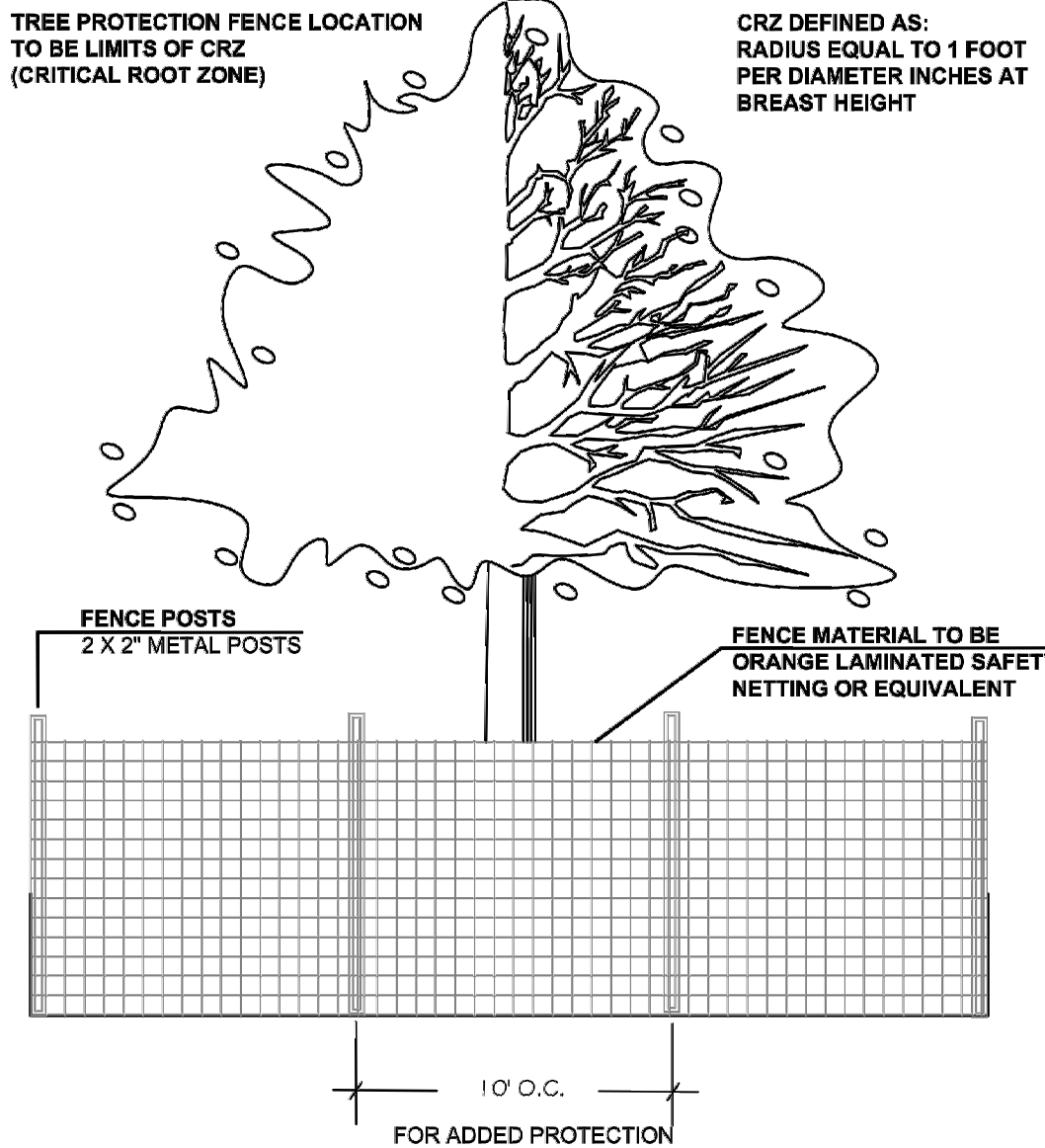
TREE PROTECTION: (Tr)

1. ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
2. NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
3. KEEP OUT SIGN.

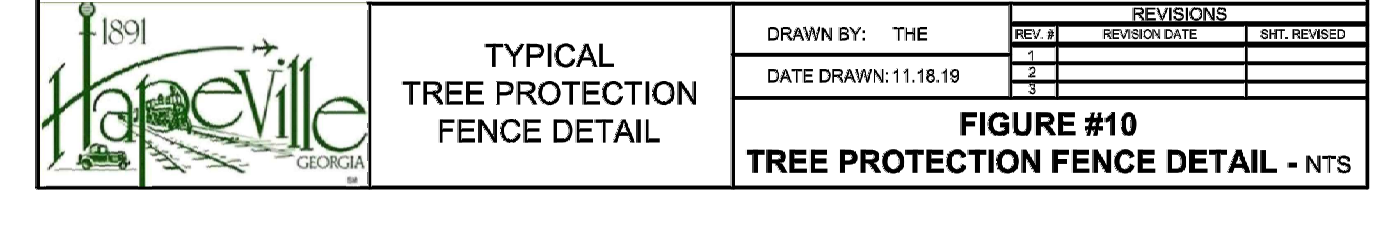


Sd1-S SEDIMENT BARRIER

SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 181 - TEMPORARY SILT FENCE, OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA STANDARD SPECIFICATIONS, 1993 EDITION.



- Provide 2" deep layer of mulch containing mycorrhizae fungi over CRZ
- Make clean cuts on roots exposed by grading and backfill immediately
- Provide temporary irrigation where practical and feasible



Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

DEFINITION

APPLYING PLANT RESIDUES OR OTHER SUITABLE MATERIALS, PRODUCED ON THE SITE IF POSSIBLE, TO THE SOIL SURFACE.

CONDITIONS

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. MULCH CAN BE USED AS A SINGULAR EROSION CONTROL DEVICE FOR UP TO SIX MONTHS, BUT IT SHALL BE APPLIED AT THE APPROPRIATE DEPTH, DEPENDING ON THE MATERIAL USED, ANCHORED, AND HAVE A CONTINUOUS 90% COVER OR GREATER OF THE SOIL SURFACE. MAINTENANCE SHALL BE REQUIRED TO MAINTAIN APPROPRIATE DEPTH AND 90% COVER. TEMPORARY VEGETATION MAY BE EMPLOYED INSTEAD OF MULCH IF THE AREA WILL REMAIN UNDISTURBED FOR LESS THAN SIX MONTHS. IF AN AREA WILL REMAIN UNDISTURBED FOR GREATER THAN SIX MONTHS, PERMANENT VEGETATIVE TECHNIQUES SHALL BE EMPLOYED.

SPECIFICATIONS

MULCHING WITHOUT SEEDING
THIS STANDARD APPLIES TO GRASSES OR CLEARED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RESISTANT COVER, BUT CAN BE STABILIZED WITH A MULCH COVER.
SITE PREPARATION
1. GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
2. DRY STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 4 INCHES, PROVIDING COMPLETE SOIL COVERAGE. ONE ADVANTAGE OF THIS MATERIAL IS EASY APPLICATION.
3. WOOD WASTE (CHIPS, SAWDUST OR BARK) SHALL BE APPLIED AT A DEPTH OF 2 TO 3 INCHES. ORGANIC MATERIAL FROM THE CLEARING STAGE OF DEVELOPMENT SHOULD REMAIN ON SITE, BE CHIPPED, AND APPLIED AS MULCH. THIS METHOD OF MULCHING CAN GREATLY REDUCE EROSION CONTROL COSTS.
4. CUTBACK ASPHALT (SLOW CURING) SHALL BE APPLIED AT 1,200 GALLONS PER ACRE (OR 1/4 GALLON PER SQUARE YARD).
5. POLYETHYLENE FILM SHALL BE SECURED OVER BANKS OR STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION. THIS MATERIAL CAN BE SALVAGED AND REUSED.

APPLYING MULCH
WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA.
MULCH MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISK SHOULD BE DUAL ENOUGH NOT TO CUT THE MULCH BUT TO PRESS IT INTO THE SOIL LEAVING MUCH OF IT IN AN ERECT POSITION. STRAW OR HAY MULCH SHALL BE ANCHORED MANUALLY AFTER APPLICATION. STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-TYPE EQUIPMENT MAY BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE 45 OR SS-1). THE ASPHALT EMULSION SHALL BE SPRAYED ONTO THE MULCH AS IT IS EJECTED FROM THE MACHINE. USE 100 GALLONS OF EMULSIFIED ASPHALT AND 100 GALLONS OF WATER PER TON OF MULCH. TACKIFIERS AND BINDERS CAN BE SUBSTITUTED FOR EMULSIFIED ASPHALT, PLEASE REFER TO SPECIFICATION 1b - TACKIFIERS AND BINDERS. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN 1 INCH BY ONE INCH SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. PLACING OF THE APPROPRIATE SIZE SHALL BE USED TO ANCHOR WOOD WASTE. OPENINGS OF THE NETTING SHALL NOT BE LARGER THAN THE AVERAGE SIZE OF THE WOOD WASTE CHIPS.
3. POLYETHYLENE FILM SHALL BE ANCHOR TRENCHED AT THE TOP AS WELL AS INCREMENTALLY AS NECESSARY.

ANCHORING MULCH
1. STRAW OR HAY MULCH CAN BE PRESSED INTO THE SOIL WITH A DISK HARROW WITH THE DISK SET STRAIGHT OR WITH A SPECIAL "PACKER DISK". DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISK SHOULD BE DUAL ENOUGH NOT TO CUT THE MULCH BUT TO PRESS IT INTO THE SOIL LEAVING MUCH OF IT IN AN ERECT POSITION. STRAW OR HAY MULCH SHALL BE ANCHORED MANUALLY AFTER APPLICATION. STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-TYPE EQUIPMENT MAY BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE 45 OR SS-1). THE ASPHALT EMULSION SHALL BE SPRAYED ONTO THE MULCH AS IT IS EJECTED FROM THE MACHINE. USE 100 GALLONS OF EMULSIFIED ASPHALT AND 100 GALLONS OF WATER PER TON OF MULCH. TACKIFIERS AND BINDERS CAN BE SUBSTITUTED FOR EMULSIFIED ASPHALT, PLEASE REFER TO SPECIFICATION 1b - TACKIFIERS AND BINDERS. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN 1 INCH BY ONE INCH SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. PLACING OF THE APPROPRIATE SIZE SHALL BE USED TO ANCHOR WOOD WASTE. OPENINGS OF THE NETTING SHALL NOT BE LARGER THAN THE AVERAGE SIZE OF THE WOOD WASTE CHIPS.
3. POLYETHYLENE FILM SHALL BE ANCHOR TRENCHED AT THE TOP AS WELL AS INCREMENTALLY AS NECESSARY.

APPLYING MULCH
WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA.
MULCH MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISK SHOULD BE DUAL ENOUGH NOT TO CUT THE MULCH BUT TO PRESS IT INTO THE SOIL LEAVING MUCH OF IT IN AN ERECT POSITION. STRAW OR HAY MULCH SHALL BE ANCHORED MANUALLY AFTER APPLICATION. STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-TYPE EQUIPMENT MAY BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE 45 OR SS-1). THE ASPHALT EMULSION SHALL BE SPRAYED ONTO THE MULCH AS IT IS EJECTED FROM THE MACHINE. USE 100 GALLONS OF EMULSIFIED ASPHALT AND 100 GALLONS OF WATER PER TON OF MULCH. TACKIFIERS AND BINDERS CAN BE SUBSTITUTED FOR EMULSIFIED ASPHALT, PLEASE REFER TO SPECIFICATION 1b - TACKIFIERS AND BINDERS. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN 1 INCH BY ONE INCH SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. PLACING OF THE APPROPRIATE SIZE SHALL BE USED TO ANCHOR WOOD WASTE. OPENINGS OF THE NETTING SHALL NOT BE LARGER THAN THE AVERAGE SIZE OF THE WOOD WASTE CHIPS.
3. POLYETHYLENE FILM SHALL BE ANCHOR TRENCHED AT THE TOP AS WELL AS INCREMENTALLY AS NECESSARY.

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

SEEDING RATES FOR TEMPORARY SEEDING

SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
RYE	3.9 POUNDS	3 bu.	9/1-3/1
RYEGRASS	0.9 POUND	40 lbs.	8/15-4/1
ANNUAL LESPEDEZA	0.9 POUND	40 lbs.	1/15-3/15
WEEDING LOVEGRASS	0.1 POUND	4 lbs.	2/15-6/15
SUDANGRASS	1.4 POUNDS	60 lbs.	3/1-8/1
BROWNTOP	0.9 POUND	40 lbs.	4/1-7/15
WHEAT	4.1 POUNDS	3 bu.	9/15-2/1

*UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.
**SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

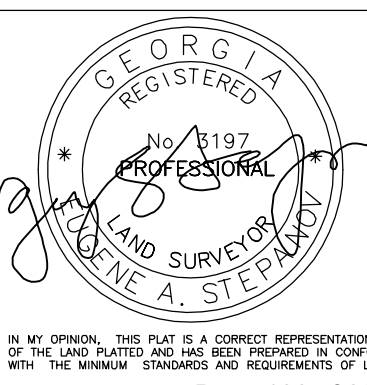
SEEDING RATES FOR PERMANENT SEEDING

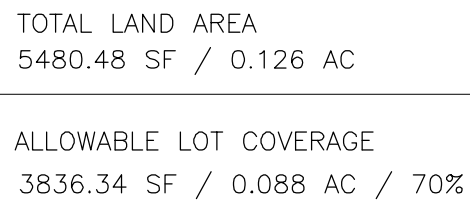
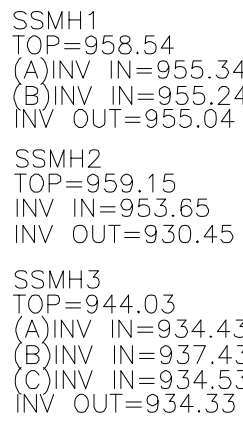
SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
BAHIA	1.4 POUNDS	60 lbs.	1/1-12/31
BERMUDA	0.2 POUND	10 lbs.	2/15-7/1
CENTPEDE	BLOCK 500	BLOCK 500	4/1-7/1
LESPEDEZA	1.7 POUNDS	75 lbs.	1/1-12/31
WEEDING LOVEGRASS	0.1 POUND	4 lbs.	2/1-6/15
SWITCHGRASS	0.9 POUND	40 lbs.	3/15-6/1

*UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.
**SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.

Released for Construction

TRACT 2	BLOCK (FKA PART OF LOTS 32,33,34,35	BLOCK 17)	SITE PLAN PREPARED FOR:	SHEET 1 OF 5
FORREST HILL PARK SUBDIVISION	UNIT		RYAN MACDOWELL	
LAND LOT 94	14TH DISTRICT	SECTION		
FULTON COUNTY, GEORGIA	DB.61337/PG.474	(PB.7/PG.59)	PROPERTY ADDRESS:	
FIELD WORK DATE DEC 22, 2020	PRINTED/SIGNED FEB 4, 2021		3257 FORREST HILLS DRIVE SW	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 17" x 22"		HAPEVILLE, GA 30354	
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000± FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000± FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.				
MC	COORD #20202732		24 LENOX POINTE	
DWG	#20202732-3257		ATLANTA, GA 30324	
			FAX 404-601-0941	
			TEL 404-252-5747	
			INFO@SURVEYLANDEXPRESS.COM	
			LAND SURVEYING SERVICES	



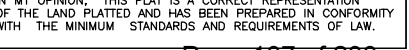


TRACT 2	BLOCK (FKA PART OF LOTS 32,33,34,35	BLOCK 17)
FORREST HILL PARK SUBDIVISION	UNIT	
LAND LOT 94	14TH DISTRICT	SECTION
FULTON COUNTY, GEORGIA	DB.61337/PG.474	(PB.7/PG.59)
FIELD WORK DATE DEC 22, 2020	PRINTED/SIGNED FEB 4, 2021	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 17" x 22"

PROPERTY ADDRESS:
257 FORREST HILLS DRIVE SW
HAPEVILLE, GA 30354

MC
COORD #20202732
DWG #20202732-3257

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



SSMH1
TOP=958.54
(A) INV IN=955.34
(B) INV IN=955.24
INV OUT=955.04

SSMH2
TOP=959.15
INV IN=953.65
INV OUT=930.45

SSMH3
TOP=944.03
(A) INV IN=934.43
(B) INV IN=937.43
(C) INV IN=934.53
INV OUT=934.33

NOTE B:

APPROXIMATE DIRECTION OF PIPE
UNABLE TO DETERMINE THE LOCATION
OF THE END OF PIPE.
NO ABOVEGROUND EVIDENCE OF
INTERSECTING STRUCTURE WAS FOUND.
CAMERA PLUMBER IS RECOMMENDED TO
LOCATE PIPE IN MORE DETAIL.



NO IMPACTS UNLESS EXPLICITLY STATED

SILT FENCE HAND DUG IN CRZ

THE PLACEMENT OF DUMPSTERS AND THE
PARKING OF AUTOMOBILES IS PROHIBITED IN
THE RIGHT-OF-WAY.

INDICATES PROPOSED CONTOURS

INDICATES EXISTING CONTOURS

BMP W.Q. DEVICE

NEW DOWNSPOUT
COLLECTORS (TYP) AS
NEEDED TO DIRECT ROOF
RUNOFF TO UNDERGROUND
STONE STORAGE

TREE PROTECTION:

- ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE
START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE
FINAL LANDSCAPING IS INSTALLED.
- NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO
OCCUR WITHIN TREE PROTECTION AREAS.
- KEEP OUT SIGN.

SCOPE OF PROJECT :

THE PURPOSE OF THIS SITE PLAN IS TO OBTAIN PERMITS
THROUGHOUT THE VARIOUS PHASES OF CONSTRUCTION
AND LAND DISTURBANCE INCLUDING THE CONSTRUCTION
OF A NEW DETACHED SINGLE FAMILY RESIDENCE AND
DRIVEWAY, ALONG WITH ADJACENT ACCESSORY PORCHES
PATIO, DECKS & STEPS.

NEW PERMANENT STORMWATER MANAGEMENT BMPs WILL
BE INSTALLED ON-SITE TO COLLECT RAIN RUNOFF.

PROPOSED SANITARY LATERAL, WATER SERVICE, GAS &
ELECTRIC SHALL BE INSTALLED AND CONNECTED TO THE
HOUSE.

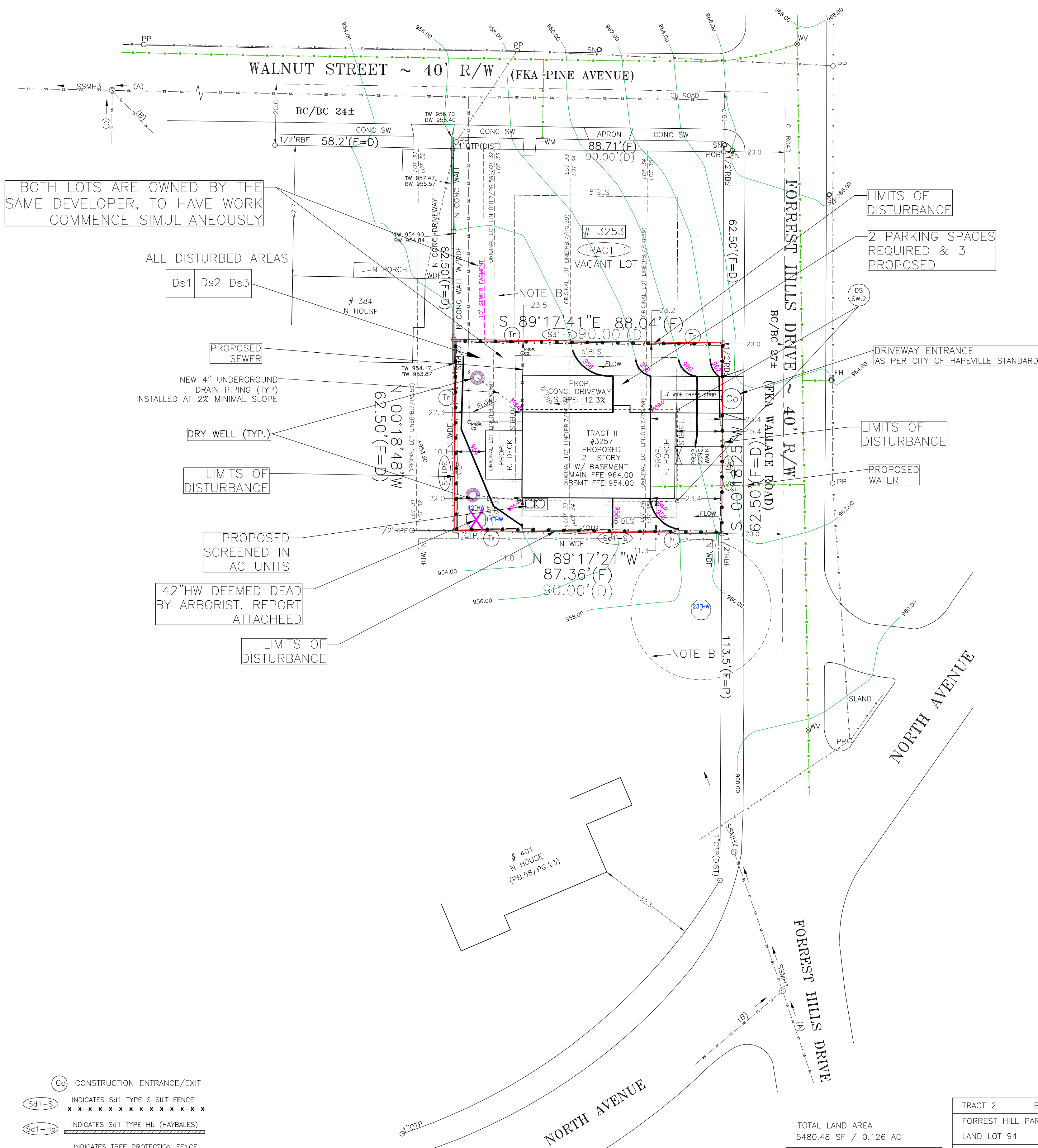
EROSION CONTROL & TREE PROTECTION BMPs TO BE
MAINTAINED DURING ALL CONSTRUCTION ACTIVITIES AS
DETAILED HEREON.

EROSION CONTROL LEGEND

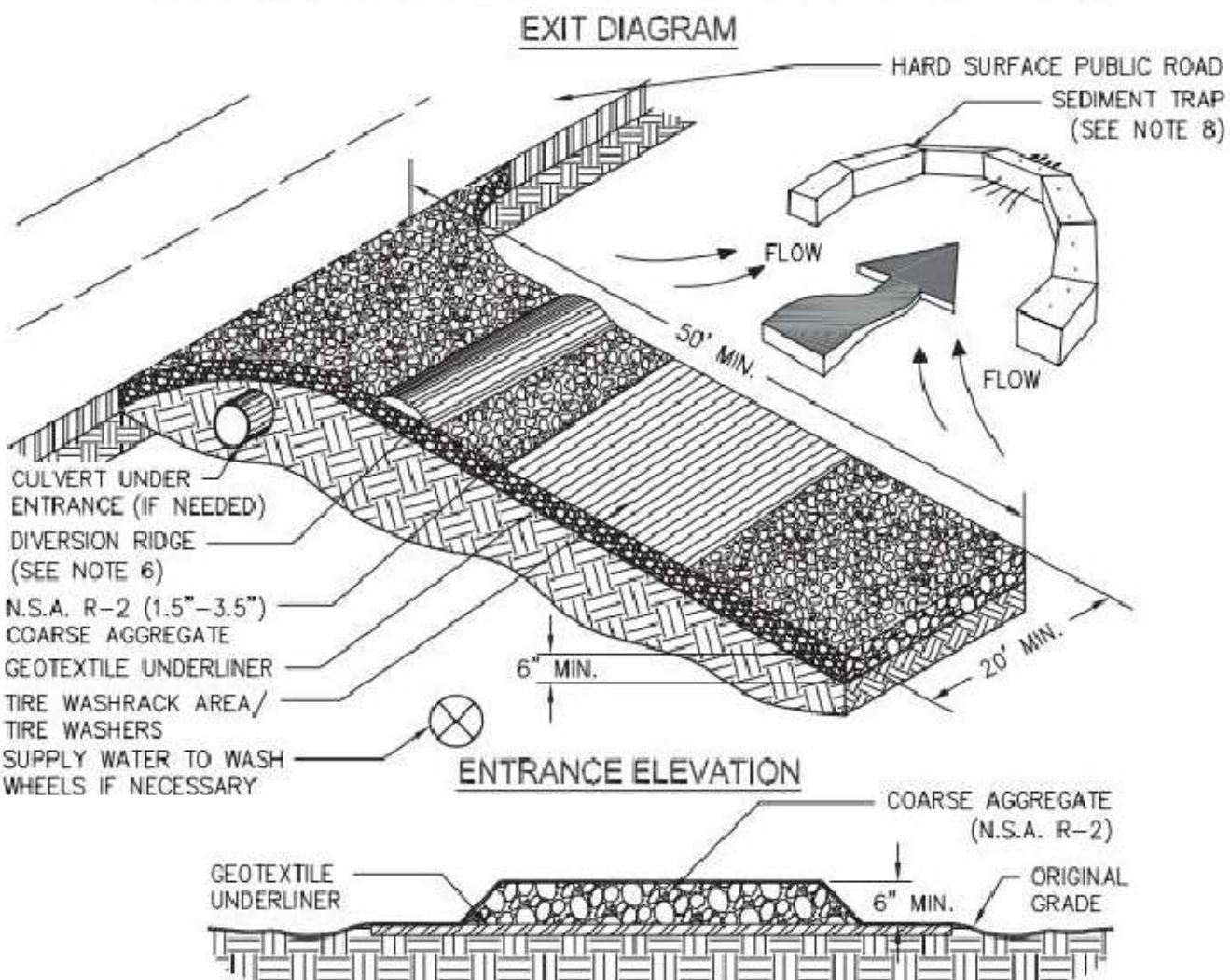
Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	Ds1	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Ds2	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3	DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS.

- (Co) CONSTRUCTION ENTRANCE/EXIT
- (Sd1-S) INDICATES Sd1 TYPE S SILT FENCE

- (Sd1-Hb) INDICATES Sd1 TYPE Hb (HAYBALES)
=====
- (Tr) INDICATES TREE PROTECTION FENCE
.....
- Ds1 DISTURBED AREA STABILIZATION
(WITH MULCH)
- Ds2 DISTURBED AREA STABILIZATION
(W/TEMPORARY VEGETATION)
- Ds3 DISTURBED AREA STABILIZATION
(WITH PERMANENT VEGETATION)
- Ds4 DISTURBED AREA STABILIZATION
(WITH SODDING)



CRUSHED STONE CONSTRUCTION EXIT



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

Figure 6-14.1

TOTAL LAND AREA
5480.48 SF / 0.126 AC

ALLOWABLE LOT COVERAGE
3836.34 SF / 0.088 AC / 70%
PROPOSED LOT COVERAGE
2427.03 SF / 0.056 AC / 44.1%
DISTURBED AREA
5251.64 SF / 0.121 AC
FLOOR AREA RATIO
See architect's set for details

0 20
SCALE 1" = 20'

TRACT 2 BLOCK (FKA PART OF LOTS 32,33,34,35 BLOCK 17)	SITE PLAN PREPARED FOR:	SHEET 3 OF 5
FORREST HILL PARK SUBDIVISION UNIT	RYAN MACDOWELL	
LAND LOT 94 14TH DISTRICT SECTION		
FULTON COUNTY, GEORGIA DB.61337/PG.474 (PB.7/PG.59)	PROPERTY ADDRESS: 3257 FORREST HILLS DRIVE SW HAPEVILLE, GA 30354	
FIELD WORK DATE DEC 22, 2020 PRINTED/SIGNED FEB 4, 2021		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED PAPER SIZE: 17" x 22"		
MC COORD #20202732 DWG #20202732-3257	SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES	24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM

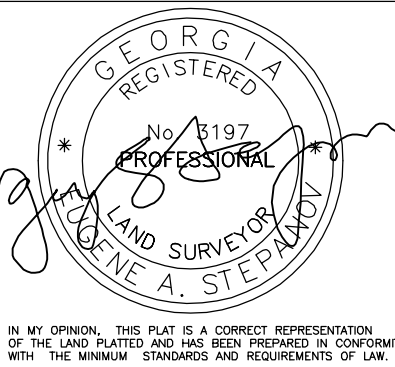
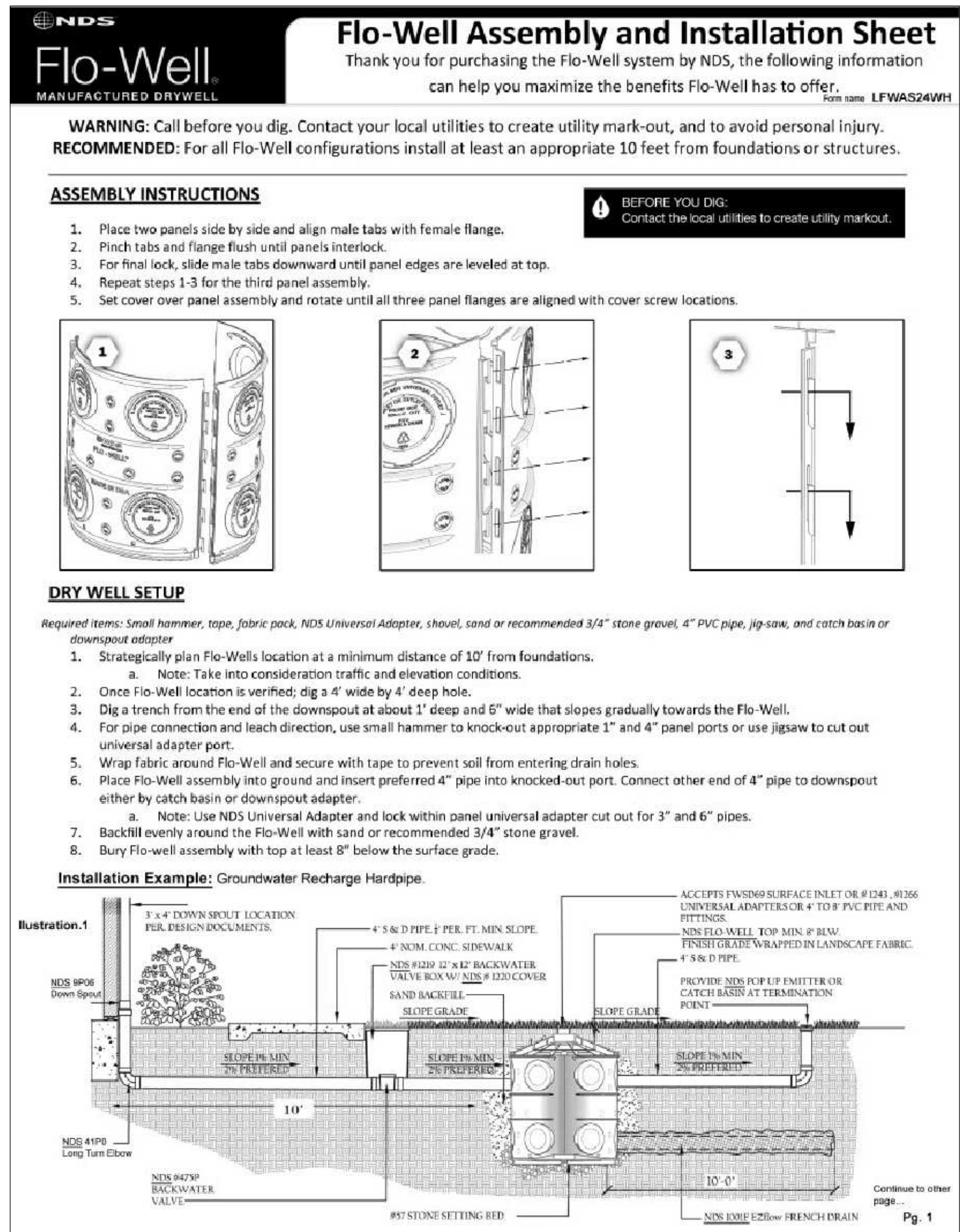


Diagram illustrating the proposed house and driveway layout. The house is labeled "PROPOSED HOUSE 1188.78 SF". The driveway is labeled "PROPOSED CONC. DRIVEWAY 712.09 SF". The area between the house and driveway is labeled "HATCHED AREAS SUBJECT TO SWM 1990.13 SF". A "5' WIDE GRASS STRIP" is shown between the driveway and the house. The proposed porch is labeled "PROPOSED PORCH 223.94 SF". The proposed steps are labeled "PROPOSED STEPS 13.70 SF". The proposed AC units are labeled "PROPOSED AC UNITS (2) 18.00 SF". The proposed conc. walk is labeled "PROPOSED CONC. WALK 78.52 SF".

REQUIRED WATER QUALITY VOLUME

2 DRYWELLS

TOTAL STORAGE 287.50 CF
TOTAL REQUIRED 206.48 CF
REQUIREMENT IS COMPLETE

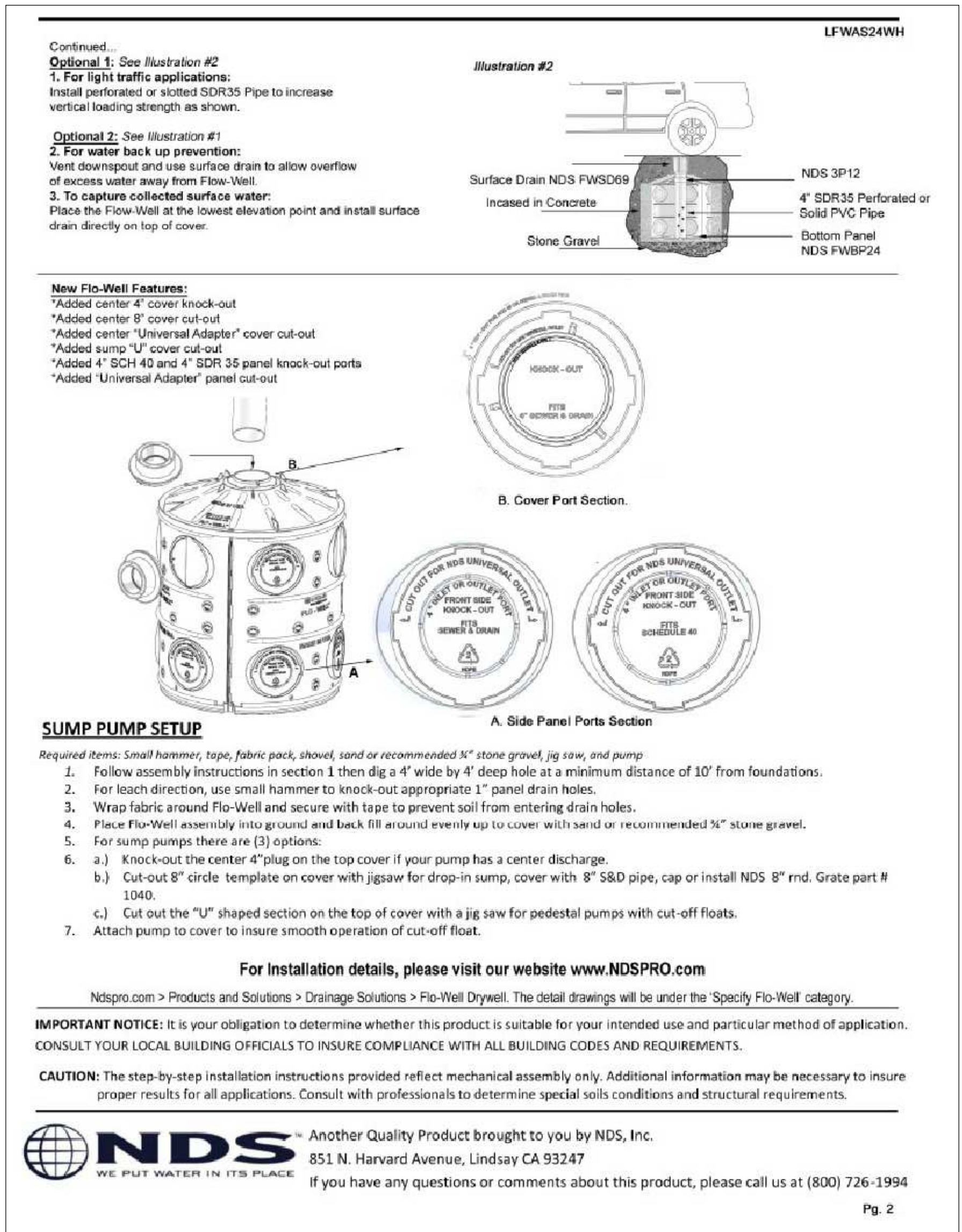
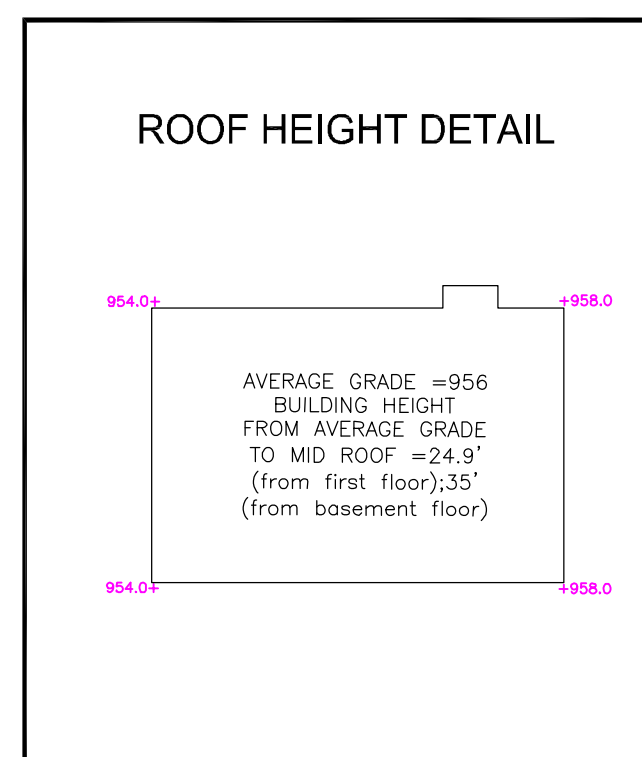
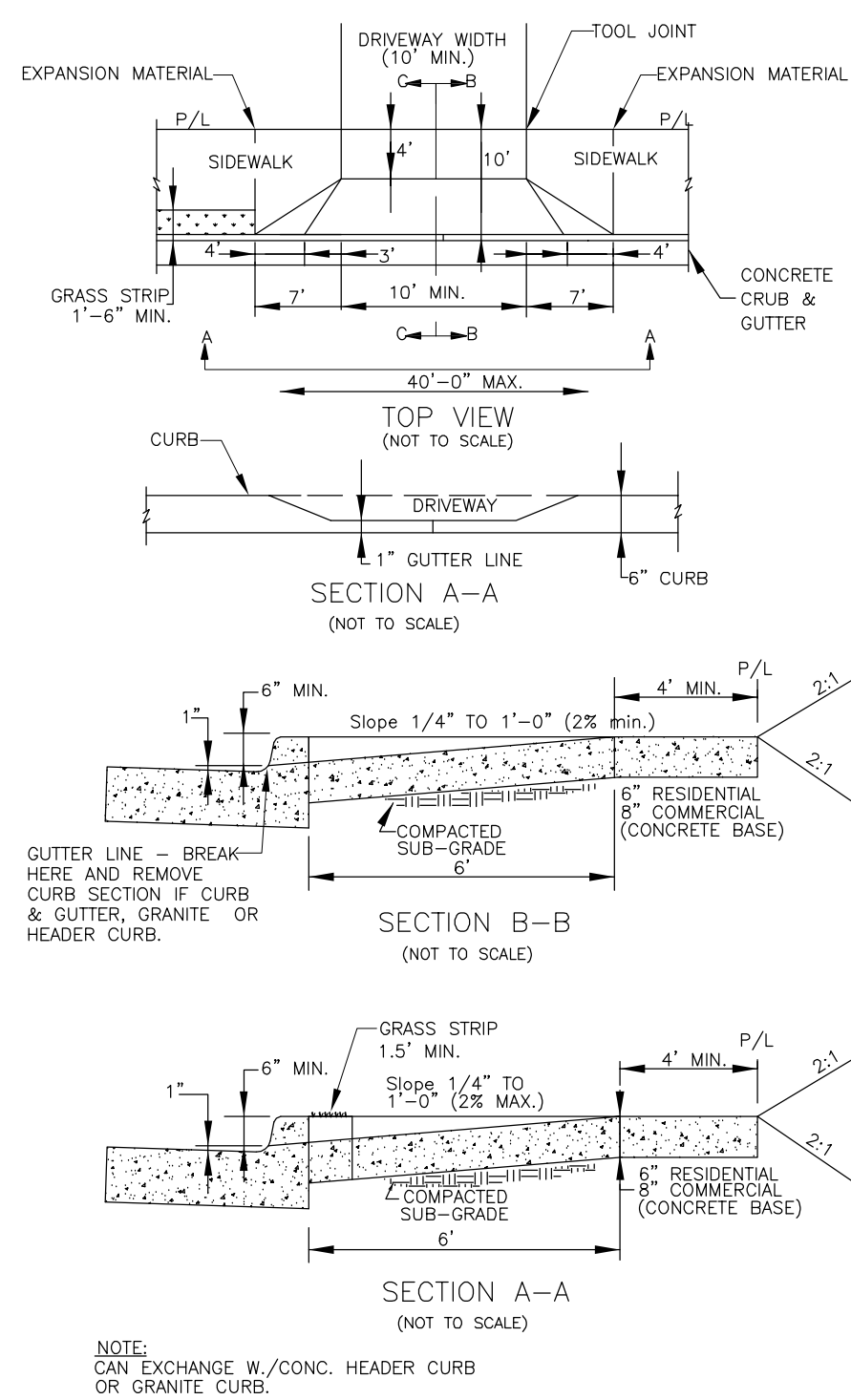
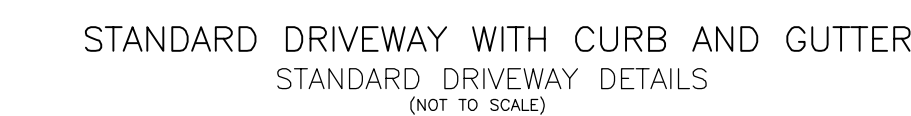


The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.

The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.

All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.

Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.



REMOVED TREES
DBH 14"HW

PRESERVED DBH INCHES= 0"
REMOVED DBH INCHES= 14"
REPLACEMENT TREES= 0"
TOTAL DBH INCHES= 0"
0.126 AC x 100 INCHES/ACRE = 12.6 INCHES
REQUIRED FOR PRESERVATION.

TRACT 2	BLOCK (FKA PART OF LOTS 32,33,34,35 BLOCK 17)	SITE PLAN PREPARED FOR:	SHEET 4 OF 5
FORREST HILL PARK SUBDIVISION	UNIT	RYAN MACDOWELL	
LAND LOT 94	14TH DISTRICT SECTION		
FULTON COUNTY, GEORGIA	DB.61337/PG.474 (PB.7/PG.59)		
FIELD WORK DATE DEC 22, 2020	PRINTED/SIGNED FEB 4, 2021	PROPERTY ADDRESS:	
ALL MATTERS PERTAINING TO TITLE ARE EXPECTED		3257 FORREST HILLS DRIVE SW	
PAPER SIZE: 17" x 22"		HAPEVILLE, GA 30354	
THE FIELD DATA UPON WHICH THIS PLAN 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 PLAN HAS BEEN CALCULATED FOR CLOSURE AND BE TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO OBTAIN THE INFORMATION USED IN THE PREPARATION OF THIS PLAN. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.			
SUNBELT LAND EXPRESS, INC LAND SURVEYING SERVICES		24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-232-5747 INFO@SUNBELTLANDEXPRESS.COM	IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED, AND HAS BEEN PREPARED IN ACCORDANCE WITH THE ETHICS, STANDARDS AND REGULATIONS OF THE PROFESSION.

CIRCLE ONE OR MORE OPTIONS A B C D

OPTION A GUTTER SCREEN

OPTION B BASKET STRAINER

Gutter

Downspout

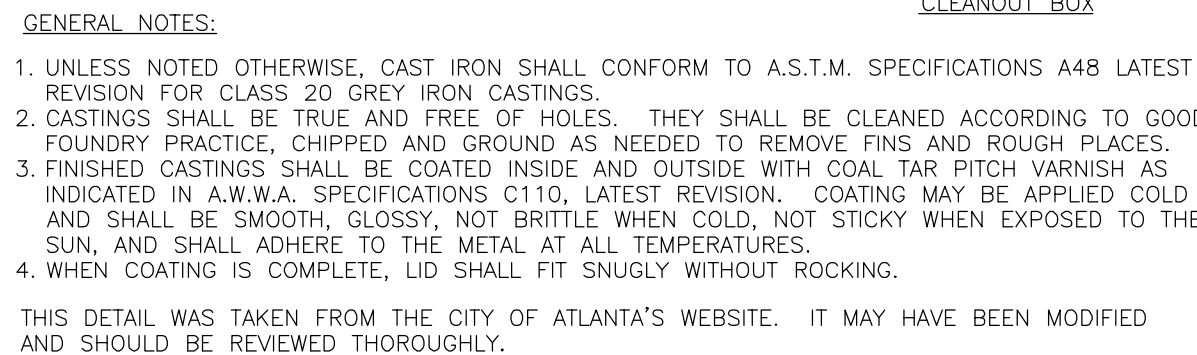
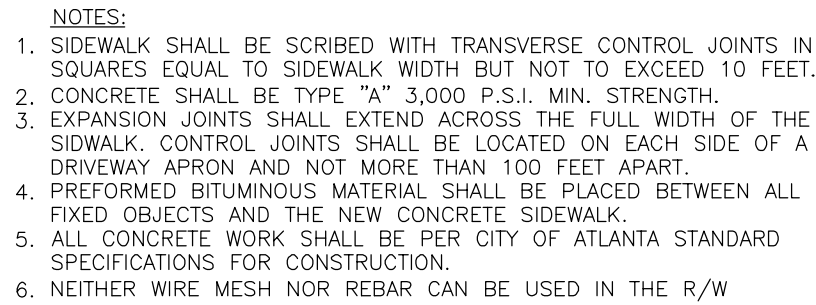
OPTION C IN-LINE LEAF STRAINER

OPTION D FIRST-FLUSH CLEAN OUT

To Device

NOTE: ALL OPTIONS ARE APPLICABLE TO ALL DEVICES

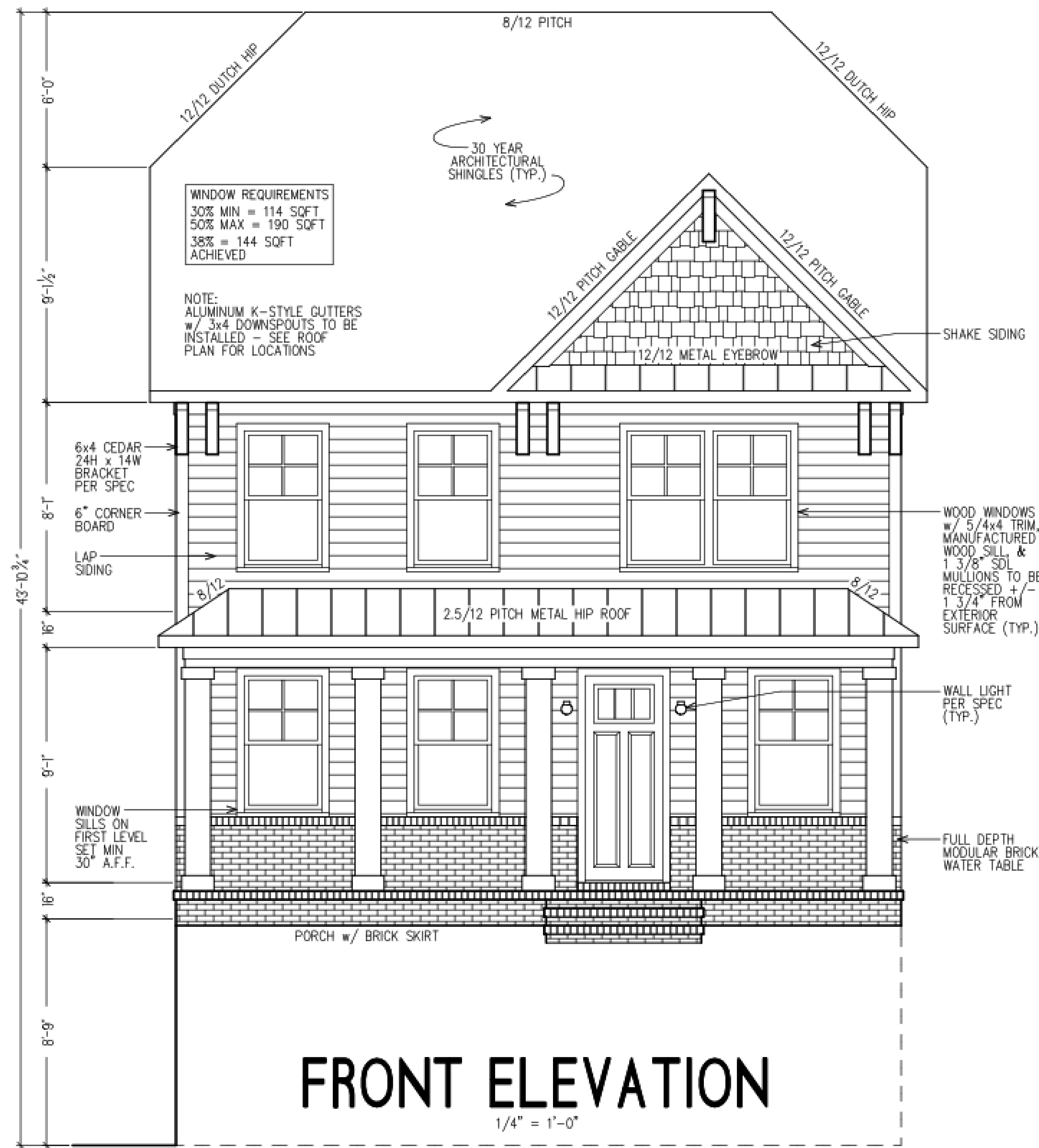
PRETREATMENT OPTIONS DETAIL



1. GRAVEL SIZE 1/2" - 3" STONE.
2. 4" PIPES FROM DOWNRAINS MUST EXTEND AT LEAST 3' IN STONE SURROUNDING PIPE.
3. A MINIMUM OF 20 LF OF PIPE SURROUNDED BY 1.0' OF GRAVEL ON ALL SIDES IS REQUIRED.
4. ENTRAPPED DEBRIS AND LOGS OF PIPE TO BE CAPED IN 6-OZ FILTER FABRIC.
5. A CLEANOUT AND/OR EMERGENCY BYPASS SHALL BE PROVIDED.
6. OVERFLOW FROM WATER QUALITY BMP(S) SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
7. WQ BMP'S TO BE INSTALLED AT TIME OF FINAL LANDSCAPING.
8. ALL COLLECTED WATER SHALL BE DIRECTED TO TWO BMP'S.
9. AS-BUILT WATER QUALITY CERTIFICATION OR LOT AS-BUILT SURVEY (INCLUDING WATER QUALITY BMP(S)) IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.

1. AFTER CONSTRUCTION, INSPECT AFTER EVERY MAJOR STORM FOR THE FIRST FEW MONTHS TO ENSURE STABILIZATION AND PROPER FUNCTION.	DURING ESTABLISHMENT
2. INSPECT STONE STORAGE AT LEAST FOUR TIMES A YEAR, AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH.	
3. INSPECT PRETREATMENT DEVICES AND OVERFLOW OUTLETS AND DISPOSE OF SEDIMENT, DEBRIS/TRASH, AND ANY OTHER WASTE MATERIAL REMOVED IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS	
4. CHECK OBSERVATION WELL FOLLOWING 3 DAYS OF DRY WEATHER TO ENSURE 72-HOUR MAXIMUM IS NOT BEING EXCEEDED.	
5. REGULARLY CLEAN OUT GUTTERS AND ENSURE PROPER CONNECTIONS.	
6. REPLACE ROOF LEADER FILTER SCREENS AS NECESSARY.	QUARTERLY
7. CLEAN OUT INTERMEDIATE SUMP BOX (IF INCLUDED) AT LEAST ONCE A YEAR.	ANNUALLY
8. PERFORM TOTAL REHABILITATION OF STONE STORAGE TO MAINTAIN DESIGN STORAGE CAPACITY AND 72-HOUR DRAWDOWN TIME	UPON FAILURE

IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION
OF THE LAND PLATTED, AND HAS BEEN PREPARED IN CONFORMITY
WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



INDEX

- A1 - Cover Sheet
- A2 - Basement Floor Plan
- A3 - First Floor Plan
- A4 - Second Floor Plan
- A5 - Elevations and Roof Plan

PROJECT INFORMATION

SINGLE FAMILY RESIDENCE:

PROJECT NAME: **Forrest Hills 3257**

PROJECT OWNER: **MacBuilt Homes**

PROJECT ADDRESS: **3257 Forrest Hills Drive, Hapeville, GA 30354**

Unfinished basement square feet = 408.5
First Floor heated square feet = 1176
Second floor heated square feet = 1176
Total heated square feet = 2352
Total heated and unheated square feet = 2706.5

BUILDING CODE COMPLIANCE

ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCES
CURRENTLY IN USE WITH LOCAL JURISDICTION.

APPLICABLE CODES:

- 2018 INTERNATIONAL BUILDING CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL RESIDENTIAL CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL FIRE CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL PLUMBING CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL MECHANICAL CODE W/ GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL FUEL GAS CODE W/ GEORGIA AMENDMENTS (2020)
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE W/ GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)
- 2017 NATIONAL ELECTRICAL CODE



3257 Forrest Hills Drive
Hapeville, GA 30354

RELEASED FOR CONSTRUCTION

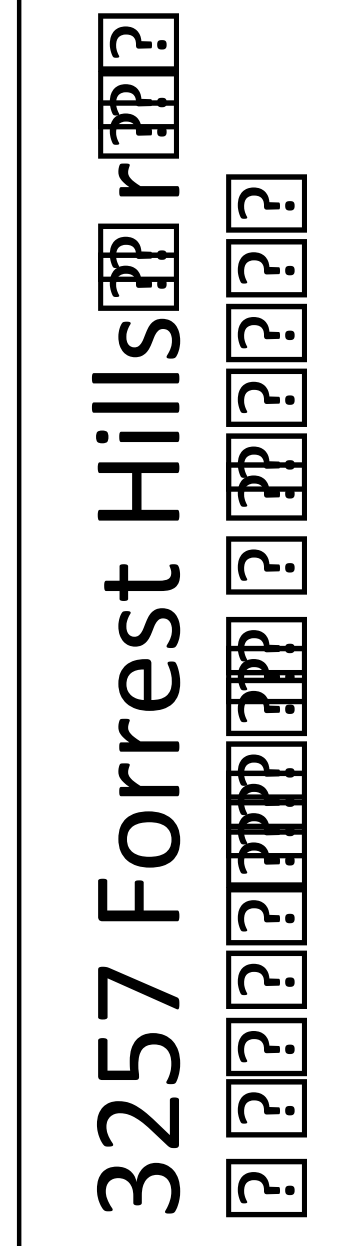
COVER SHEET

MACBUILT HOMES

SHEET:

A-1

OF:

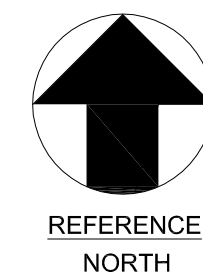
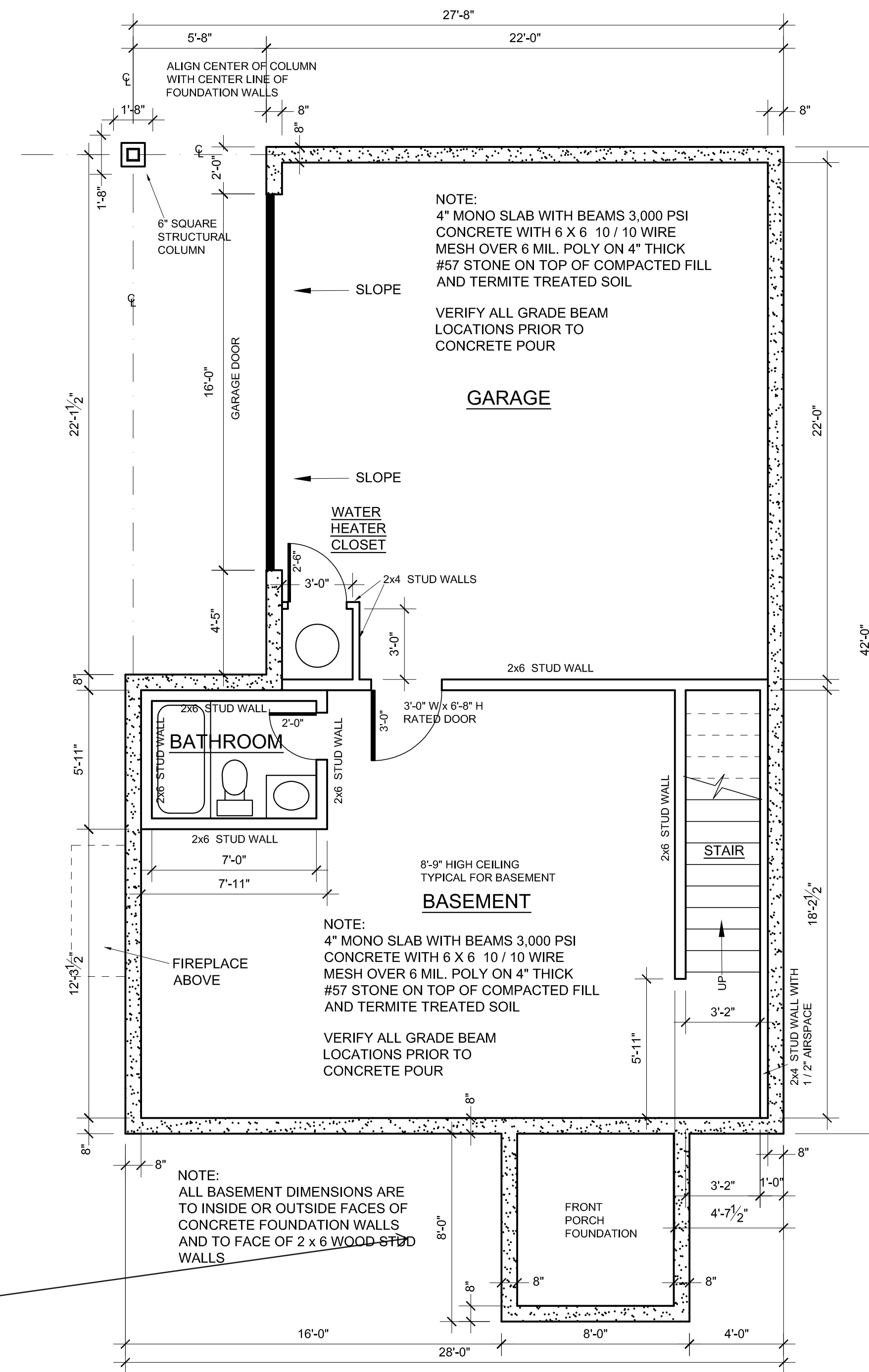


MacBuilt Homes
4040 Derby Drive
Cumming, GA 30040

A-2

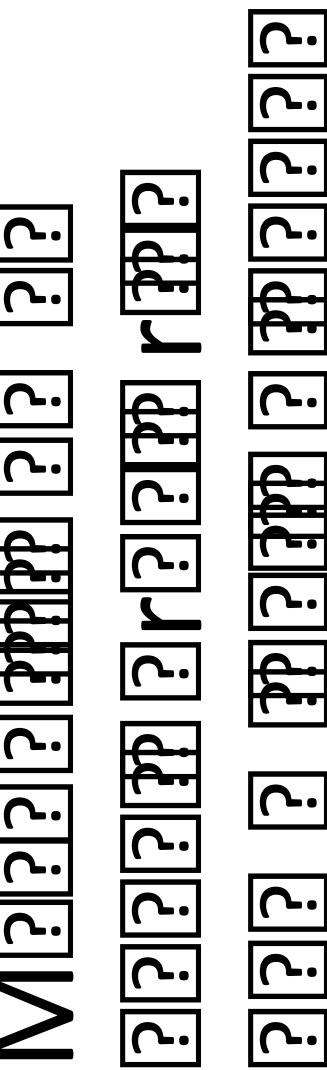
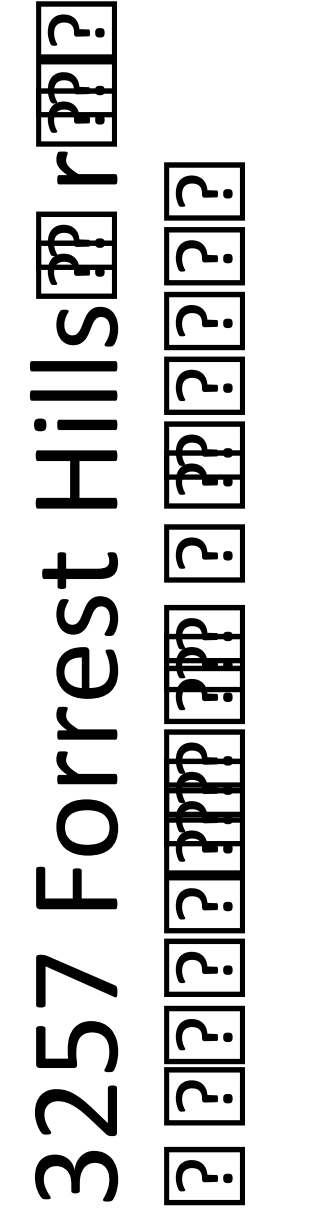


Basement porch
foundation to
match partial first
floor above



BASEMENT FLOOR PLAN

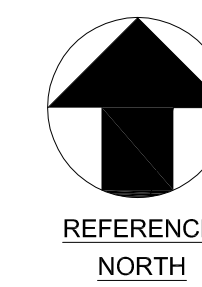
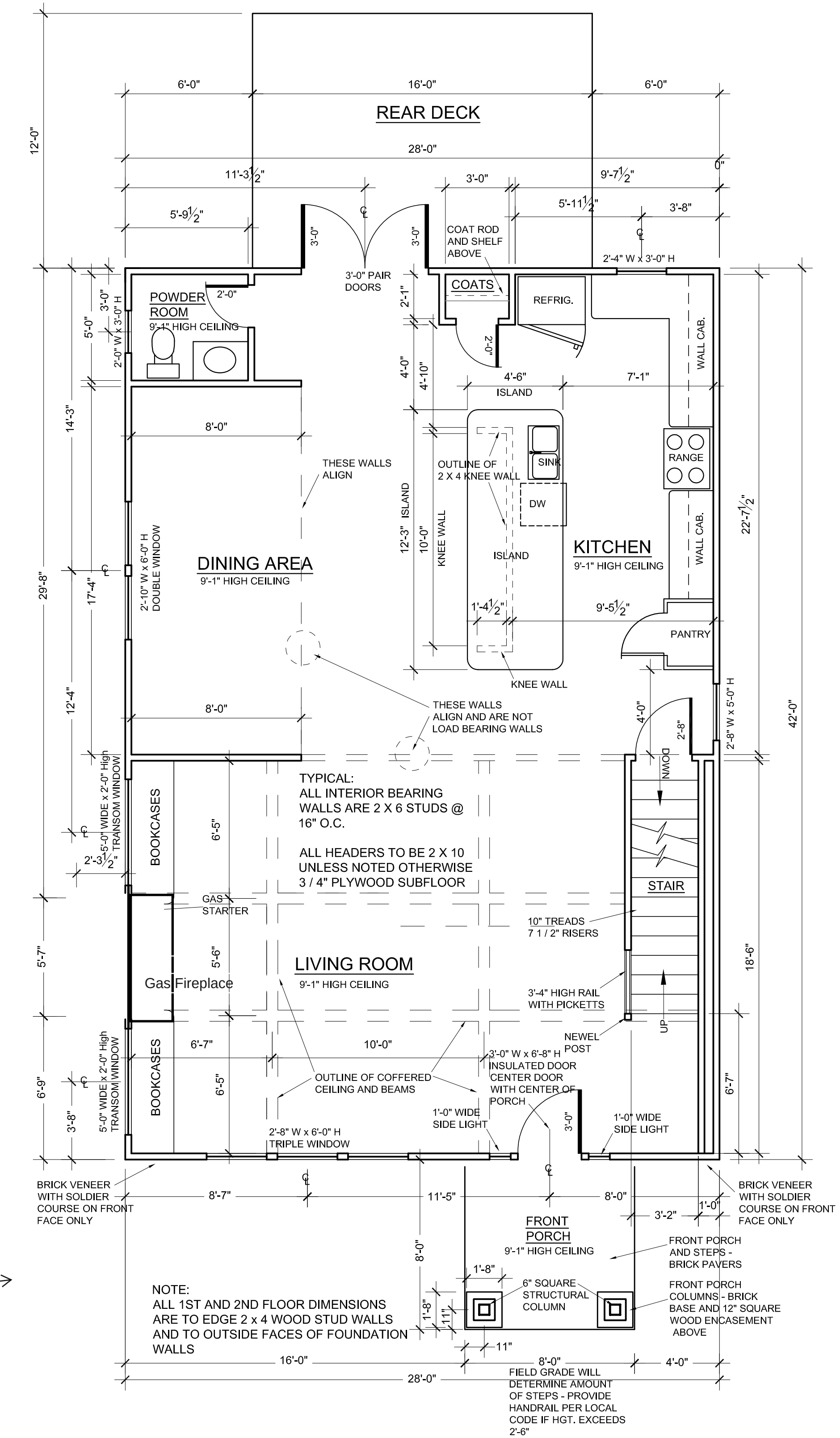
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A-3



See partial first floor on left

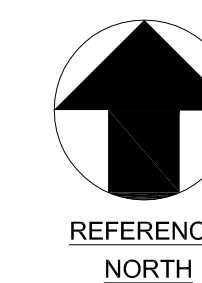


FIRST FLOOR PLAN

SCALE: $\frac{1}{4}$ " = 1'-0"



See partial 2nd floor on left



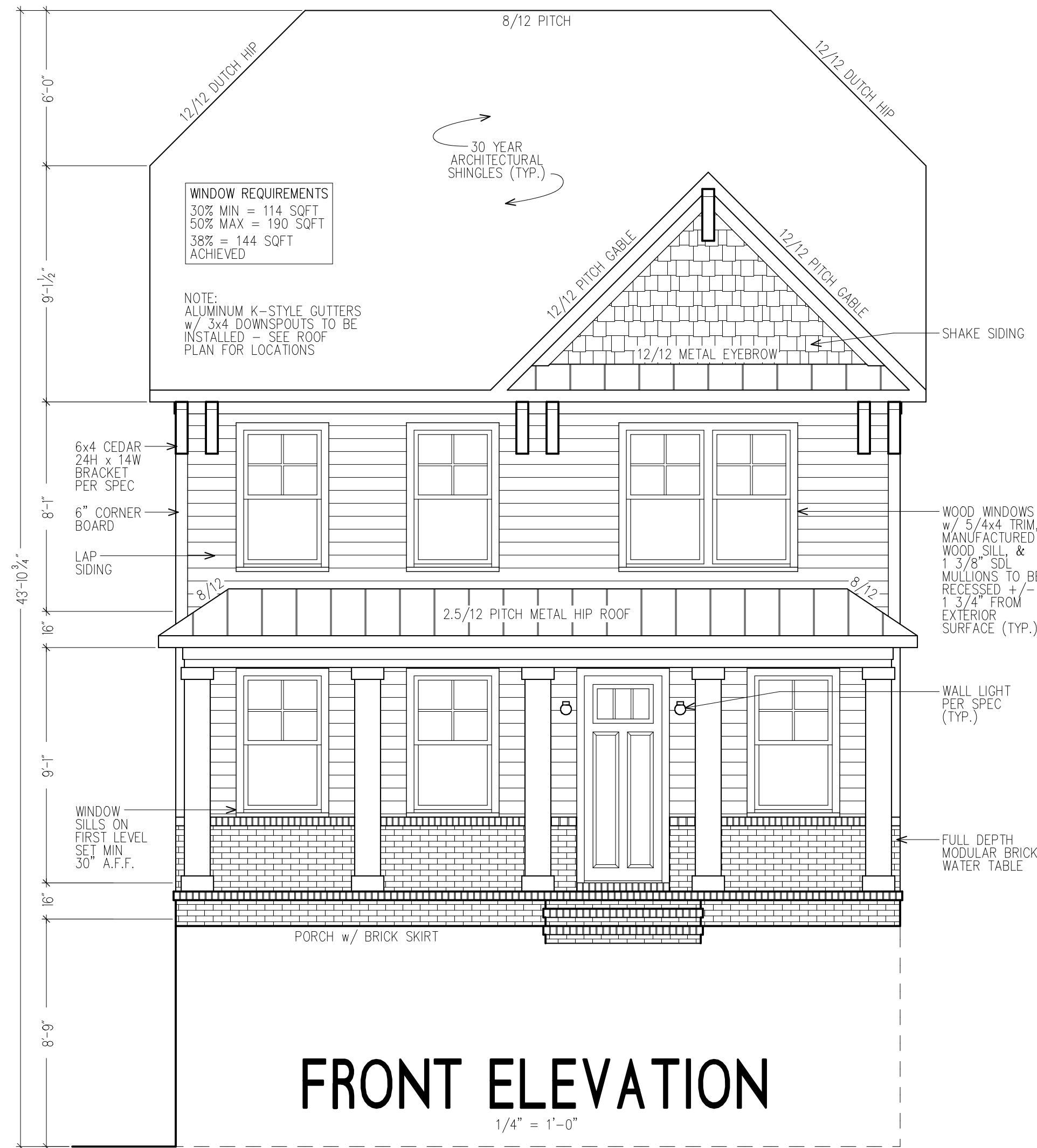
SECOND FLOOR PLAN

SCALE: $\frac{1}{4}'' = 1'-0''$

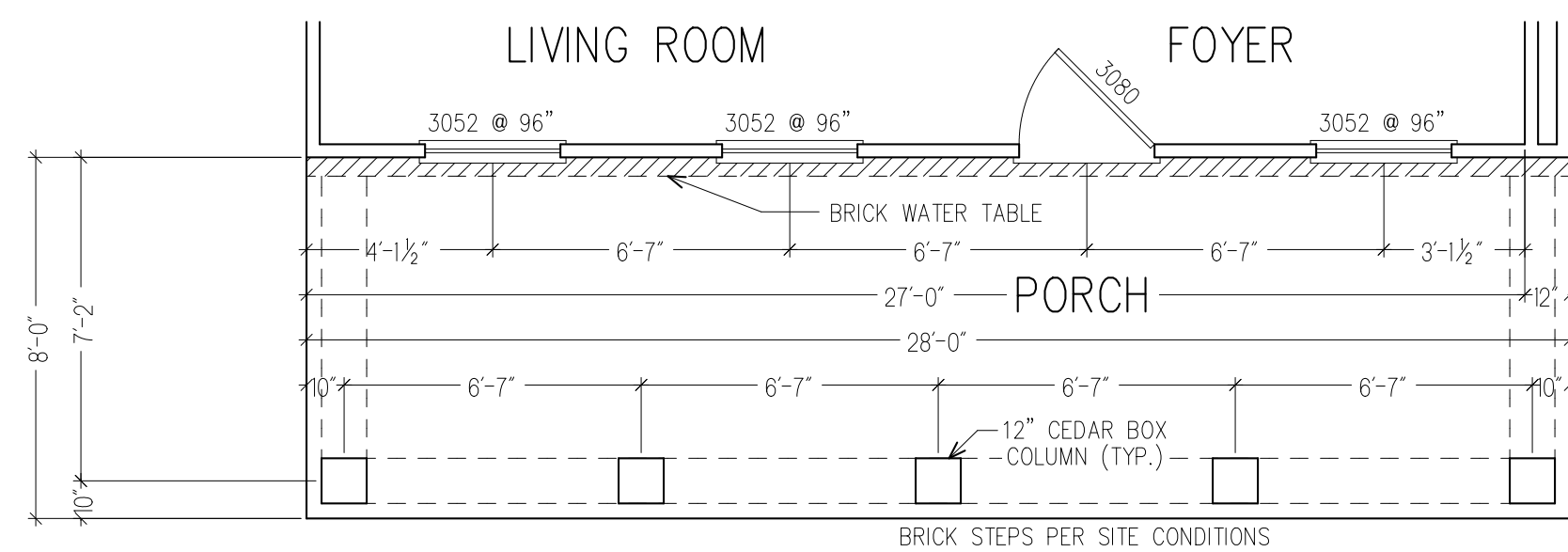
3257 Forrest Hills

MACBUILT HOMES

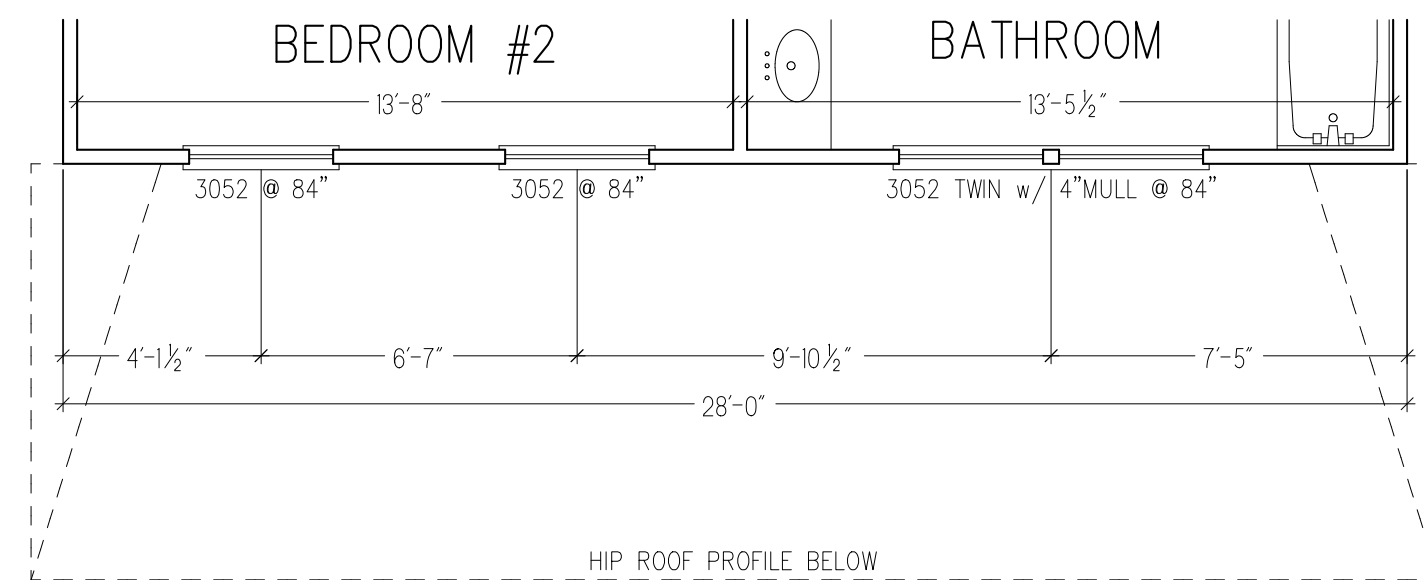
A-5



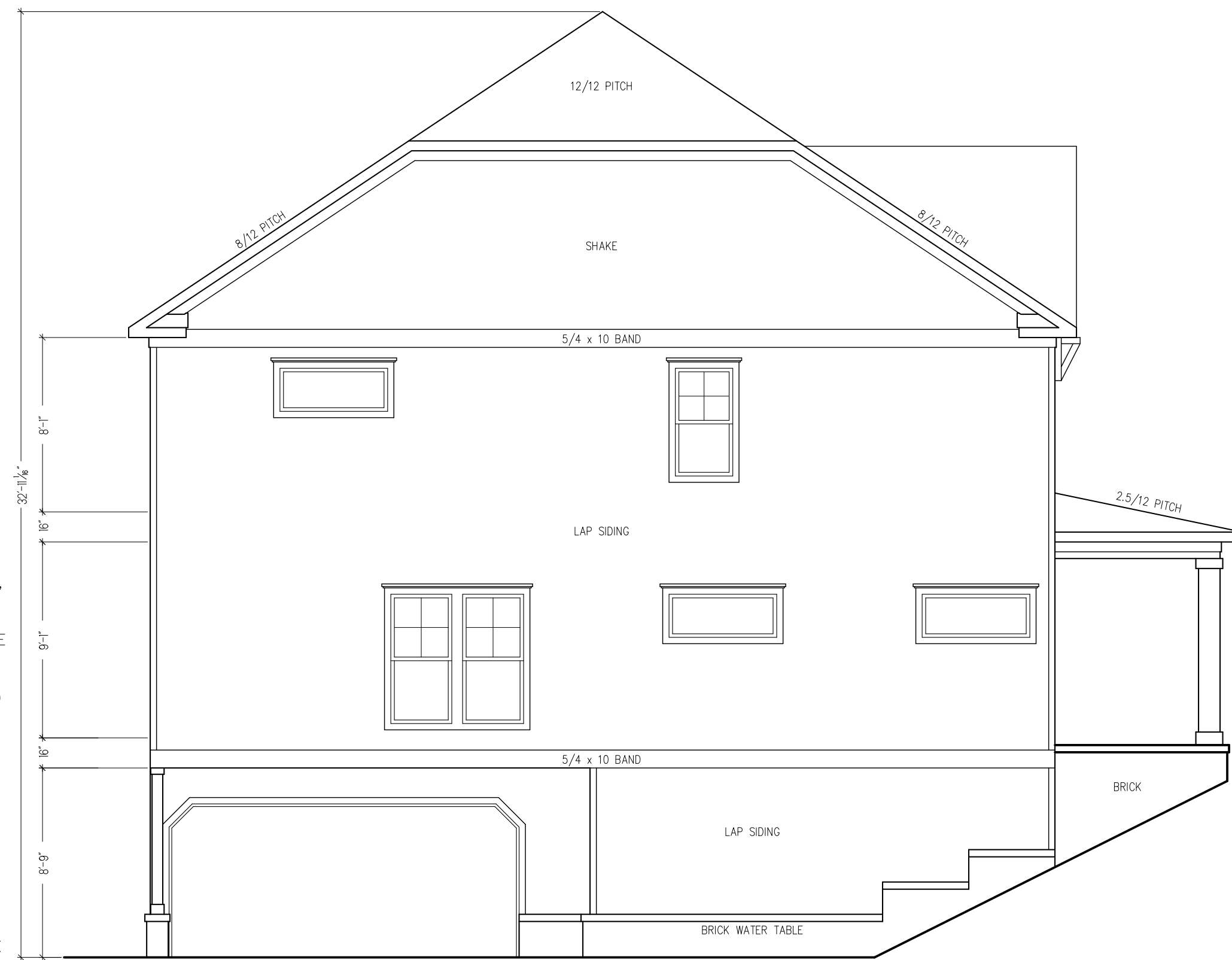
FRONT ELEVATION



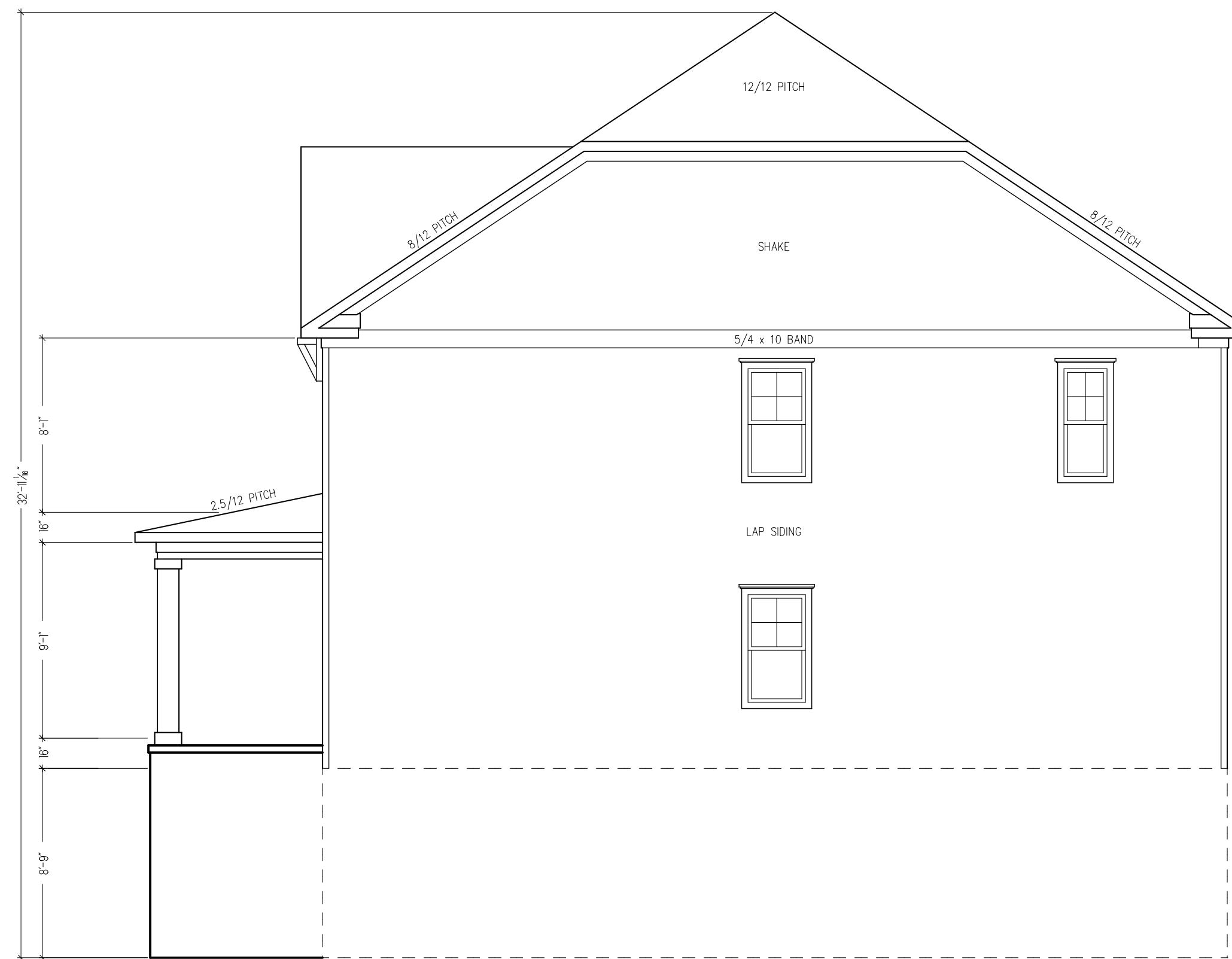
PARTIAL FIRST FLOOR



PARTIAL SECOND FLOOR



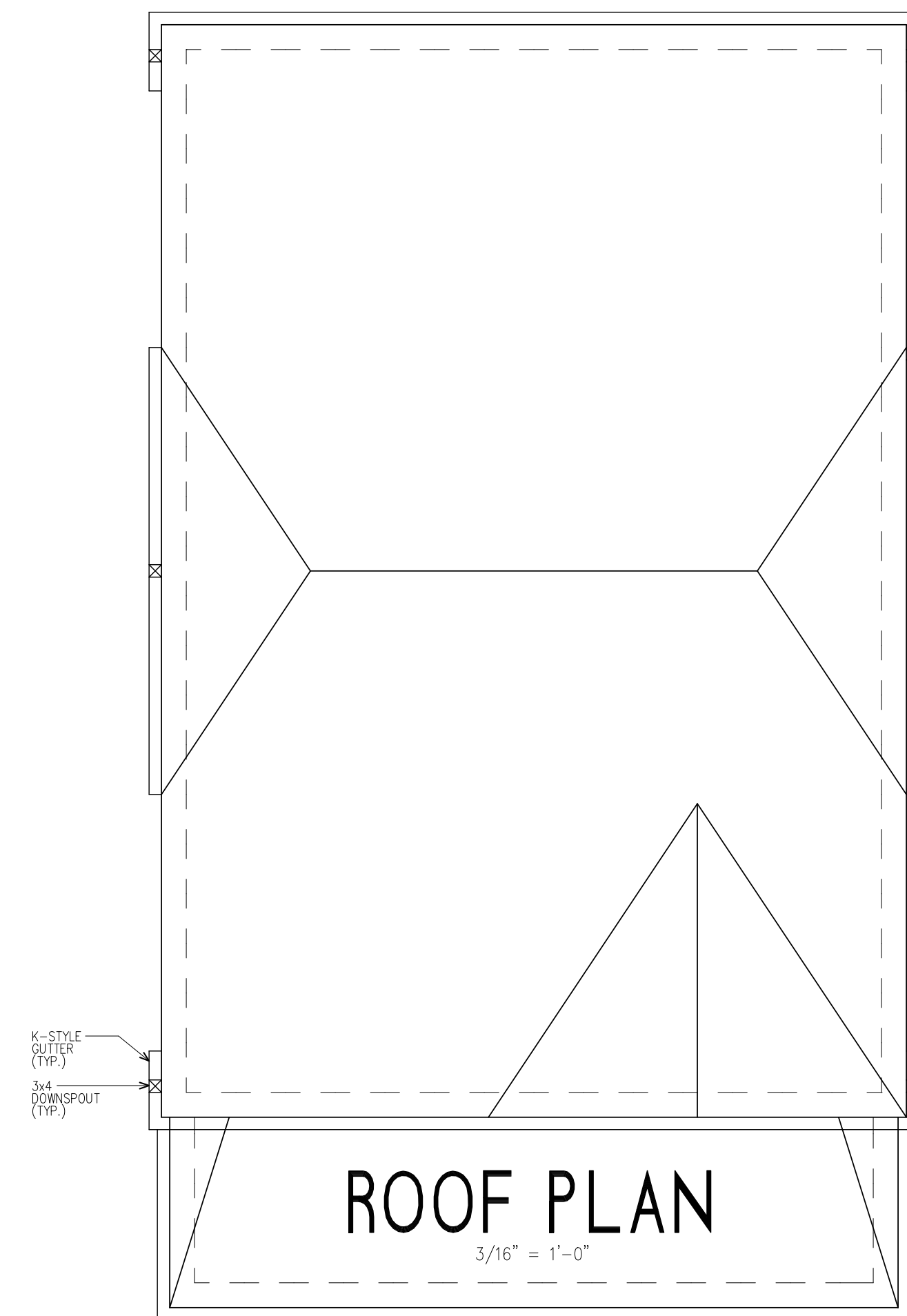
LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



ROOF PLAN

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: March 24, 2021

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: RODERICK CLOUD Contact Number: [REDACTED]
Applicants Address: 1110 CASCADE CIR. ATL. GA. 30311
E-Mail Address: [REDACTED] Zoning Classification: RSF
Address of Proposed Work: 831 CUSTER STREET
Parcel ID# (INFORMATION MUST BE PROVIDED): 140098000 80220
Property Owner: Tareq AL Salaita Contact Number: [REDACTED]
tsalaita@gmail.com
Project Description (including occupancy type): RESIDENTIAL. ADD REAR
DECK. ADD SIDE ADDITION. ADD, FRONT STAIR IN KIND
INFILL EXISTING POOL HEATED AREA.

Contractors Name: TODD LAMBER Contact Number: [REDACTED]
Contact Person: RODERICK CLOUD Contact Number: [REDACTED]

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

[Signature]
Applicants Signature

2/19/2021
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: 915

Total Square Footage of existing building: 210744

Estimated Cost of Construction: 40,000

List/Describe Building Materials on the exterior of the existing structure: HARDIE BD.

SIDING 5" EXPOSED. & CONC. BLOCK

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

NEW HARDIE BD. SIDING



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

- ☒ Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:
https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICOR_CH81ARDEST
- ☒ Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.
- ☒ Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.
- ☒ Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.
- ☒ Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.
- ☒ Submitted 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.

Roderick Cloud [Signature] 2/17/2021
Printed Name Signature Date

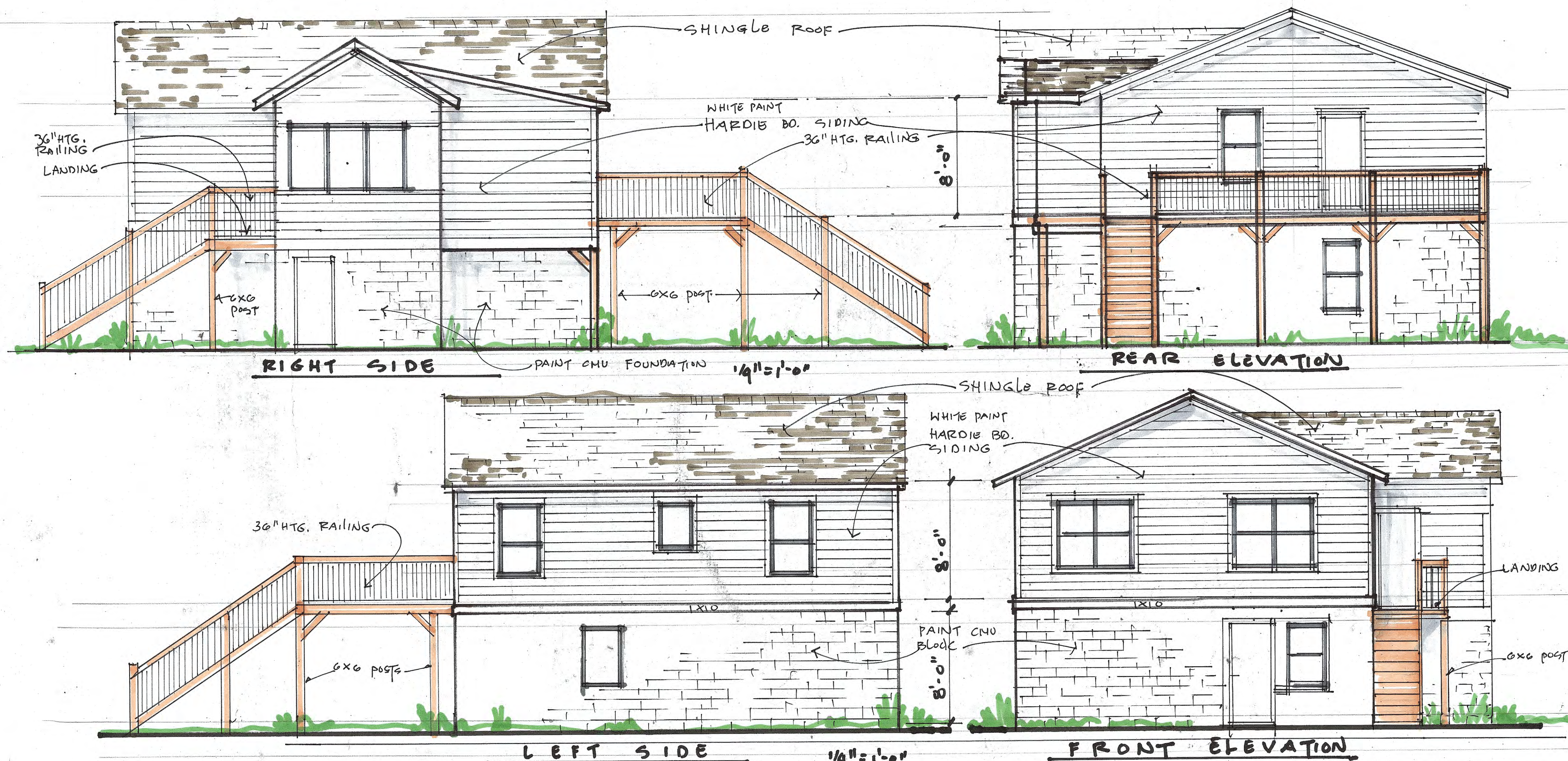
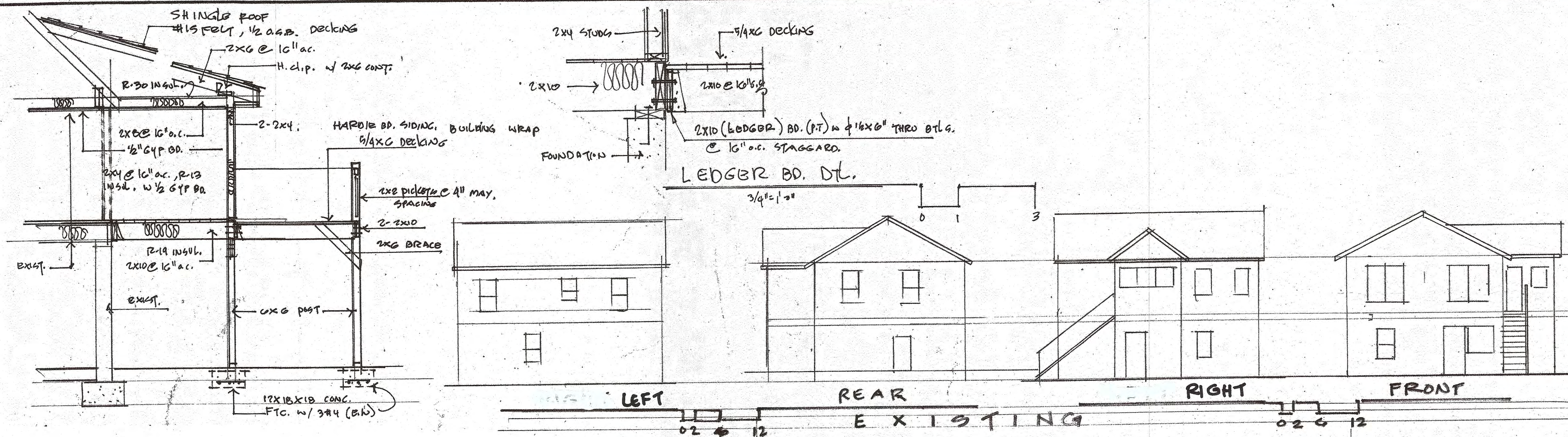
Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

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

REVISIONS	BY
3-20-2021	

831 CUSTER STREET

Date 3-12-21
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realtor.com/realestateandho

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Request a FREE Analysis



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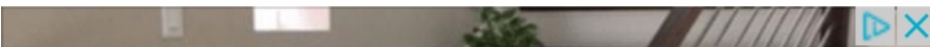
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PLANNER'S REPORT

DATE: April 15, 2020
TO: Tonya Hutson
FROM: Lynn Patterson

RE: Design Review – 748 Virginia Ave

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

BACKGROUND

The City of Hapeville has received a design review application from David Burt on behalf of the Hapeville Development Authority for the renovation of an existing 1950s gas station, an addition to the building, and creation of an outdoor plaza. The new building footprint will be approximately 3,216 SF and will be at the highest point (tower) 21' 9". Exterior materials will include stucco and brick.

The property is zoned V, Village. It is subject to the Commercial/Mixed-Use (Subarea B of the Architectural Design Standards).

CODE

SEC. 81-1-6. COMMERCIAL/MIXED-USE AREA

(a) Site development standards.

- ✗ Except where indicated, setbacks shall be established by zoning.
On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- ✓
- ⊙ On new buildings in subarea A, where the adjoining buildings were built before 1950, the main facade of the new structure shall align with the average existing building facade line of the two adjoining structures closest to the proposed setback. This will maintain the historic uniform setbacks of subarea A and place buildings close to the public right-of-way, thereby, encouraging pedestrian access.
- ✗ Except where a greater height is required by zoning, buildings shall provide a minimum height of 24 feet along the build-to line or front setback, including roof parapet walls. One-story buildings meeting this requirement are permitted.
- ✓ Except where a greater height is required by zoning, the first story finished floor to ceiling slab height shall be a minimum of 12 feet.
- ⊙ Maximum building heights shall be established by zoning, except that buildings within 150 feet of a neighborhood conservation area and without an intervening street shall be limited to a maximum height of 35 feet, and shall meet the transitional height plane requirements.
- ✓ Space able to be occupied requirements shall be as follows:
 - One-family attached and detached dwellings and two-family dwellings shall provide first-story occupiable space for a minimum of the first ten feet of depth along the enfronting facade.
 - Reserved.
 - ✓ All other buildings, including parking decks, shall provide first-story occupiable space for a minimum of the first 20 feet of depth along the enfronting facade.
- ⊙ Individual front facades of one-family detached dwellings within 15 feet of the front lot line or build-to line shall have no more than two corners, excluding bay windows, porches or stoops.
- ✓ Portions of enfronting facades containing first-story retail or restaurant uses shall be composed as a simple plane with jogs of less than ten feet.
- ✓ Buildings along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall enfront for a minimum of 80 percent of the width of the front setback or build-to line. In no case shall a break in buildings along said streets exceed 30 feet in width. Enfronting facades along said streets shall also meet the requirement of subsection (g)11. for all uses.
- 
- ✓ Sidewalks shall be located along all public and private streets. Sidewalks shall be of the widths indicated on the "Commercial/Mixed-use Area Sidewalk Table" and shall consist of two areas: a landscape area and a clear area.
 - ✓ The landscape area shall be adjacent to the curb and is intended for the placement of trees, street furniture (including utility poles, waste receptacles, fire hydrants, traffic signs and newspaper vending boxes), bus shelters, bicycle racks, public kiosks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility.
 - The landscape area may be primarily paved adjacent to on-street parking and shall be landscaped in all other areas. Street trees shall be planted a maximum of 40 feet on center, spaced equal distance between streetlights, and in line with stripes of parallel parking spaces. All newly planted trees shall be a minimum caliper of two and one-half inches measured 12 inches above ground, shall be limbed up to a minimum height of seven feet and shall have a minimum mature height of 40 feet. Variations to this may be reviewed as approved by the city planning commission.
 - 
 - The clear area shall be the portion of the sidewalk reserved for pedestrian passage and unobstructed by permanent objects to a height of eight feet, including, but not limited to, steps and stoops, traffic-control boxes, and utility structures. The sidewalk clear area shall have a consistent cross-slope not exceeding two percent. No awning or canopy shall extend more than five feet over the clear area.
 - 



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

The applicant has requested a variance for the side setback along Virginia Ave.

The height of the building is 21' 9" at its highest point and 13' 3" and 16' 6" for the majority of the building. The lower height is desired as the project is an adaptive reuse of a 1950's gas station.

NOTES:

The applicant should provide fenestration calculation to demonstrate 80% of the enfronting facade is glass.

The applicant should provide documentation of the distance on center between street trees. Note: the Village Zoning District has different requirements for width of sidewalk (10' clear area) and will require a variance from the Board of Appeals.

(c) Supplemental area and fence standards.



Supplemental areas in the commercial/mixed-use area shall be limited to the treatments identified in Figure 3 and as otherwise identified in this section.



All first story enfronting commercial uses and all enfronting buildings on Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall provide the "storefront and awning treatment" identified in Figure 3, and subject to the following additional requirements:



The supplemental area shall be hardscaped.



Temporary or movable fences surrounding outdoor dining are permitted in the supplemental area.



Fences, walls or hedges having the same setback as the adjacent building, with provisions for pedestrian access, are encouraged where a parking lot or other un-built area fronts a required sidewalk.



All enfronting buildings not along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall provide any of the treatments identified in Figure 3.

"Common yard, porch and fence, terrace or light court," or "forecourt" treatments identified in Figure 3, the supplemental area shall be landscaped and shall include a minimum of one tree every 50 feet of frontage. See list of allowed trees on in section 93-2-14.



For "porch and fence, terrace or light court, stoop-front," or "forecourt" treatments identified in Figure 3:

Fences in the supplemental area are permitted and shall be picket-wood, stone, composite materials or ornamental metal, with the finished side facing the street.

Retaining walls in the supplemental area are permitted and shall not exceed 32 inches in height unless required by topography.



All street-facing walls shall be faced with stone, full-depth brick, or smooth stucco.



Chain link fencing is not permitted in areas visible from a public right-of-way.



Where a development adjoins the neighborhood conservation area, the development shall provide a physical barrier between the two to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential area. A smooth transition to the adjacent neighborhood conservation area shall be ensured by providing:

A minimum 20-foot landscaped buffer located within the development site along the boundary with the neighborhood conservation area. Said buffer shall be planted with a minimum of one tree per 40 linear feet. Shrubs, flowers or grasses shall also be provided and maintained to a minimum height of four feet to visually screen new development and provide an attractive boundary that encourages continued investment in adjacent residential zones.

A permanent opaque wall between six and eight feet in height and faced in wood, stacked stone, full-depth brick or hard-coat true stucco. Said wall may be located anywhere within the required landscaped buffer.

Where a public or private alley separates the development from a neighborhood conservation area the landscape buffer and permanent opaque wall shall be provided adjacent to the alley.

NOTES: The street facing wall on Virginia is not detailed. It should be faced with stone, full depth brick, or smooth stucco.

(d) Utility standards.



Mechanical features shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable nonvegetative materials for screening shall include painted wood or those found in section 93-2-5. Said features are encouraged not to be located in the supplemental area.



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



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



Street lights shall be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian scale street lights as approved by the DRC and the department of community services shall be provided by the developer, subject to site plan and design review in new development. This requirement does not apply to projects on lots with less than ten feet of frontage along a public right-of-way.



Trees shall not be planted on top of storm drains.



Service areas and dumpsters:

Shall be in the rear or side yard of the development; and

- ✗ Shall be screened from the public right-of-way to a height of eight feet with an opaque material on all sides, consistent with a primary building material. Acceptable materials for screening shall include painted wood or those found in section 93-2-5.

Mechanical features are not shown on the plan.

The applicant should provide location of storm drains.

NOTES: The service area is required to be 8' in height and consistent with the primary building material. Screening of service area is 5' high and made of pressure treated wood.

(e) Parking and traffic standards.

- ⊙ Two curb cuts serving two one-way driveways shall be counted as one curb cut.
- ✓ Public or private alleys or driveway providing vehicular access to two or more parcels shall not constitute a curb cut.
- ⊙ New public streets shall not count as curb cuts.
- ✓ Parcels are permitted a maximum of one driveway curb cut per street frontage. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.
- ⊙ Circular drives are prohibited, with the exception of hotel and hospital uses.
- ✓ No curb cuts shall be permitted on North Central Avenue, South Central Avenue, Virginia Avenue or Atlanta Avenue when access can be provided from another street.
- ✓ Driveways shall have widths of:
 - ✓ *One-family attached dwellings.* A minimum of ten feet for a one-way and a maximum of 15 feet for two-way.
 - ✓ *All other uses.* A maximum of 12 feet for one-way and a maximum of 24 feet for two-way.
- ⊙ Carports are only permitted subject to the following requirements:
 - Carports shall be located in the rear or side yard and shall not be visible from a public right-of-way.
 - Carport roofs shall be supported by columns with a minimum width and depth of eight inches.
 - The base of carport columns shall be faced in stacked brick or stacked stone to a minimum height of three feet above grade.
- ✗ Parking is prohibited in the supplemental area and between a building and the adjacent street. This shall not be interpreted as restricting on-street parking.
- ✗ A continuous off right-of-way landscape buffer with a minimum width of ten feet shall be provided between parking and the adjacent sidewalk. This requirement shall apply when existing sidewalks not meeting this requirement are repaired or replaced.
- ⊙ Parking decks shall conceal automobiles from visibility and have the appearance of a horizontal storied building on all levels; parking structures must be faced in full-depth brick, stone, cast stone, or precast concrete faced in or having the appearance of brick or stone. Retail or restaurant fronted decks are encouraged.
- ⊙ Underground parking is allowed when possible.
- ⊙ Drive-through windows and all vehicular queuing, when permitted by zoning, shall be placed to the rear or side of the building facade, shall not be visible from any public right-of-way, and shall not be located within 25 feet of the back of the required sidewalk.
- ⊙ Gasoline and service stations shall place all fuel dispensing, service canopies and service entry doors to the rear of the building and away from the public right-of-way. Said facilities and associated queuing shall not be visible from any adjacent street or located within 25 feet of the sidewalk.

Parking in located in the supplemental area along S Central.

NOTES: Supplemental area landscaping does not meet the required 10 feet. Village zoning requires 5' landscape buffer between street and parking.

(f) Roof and chimney standards.

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

NOTES:

(g) Facade and style standards.



Exterior facade materials shall be limited as follows:



Subarea A. Unpainted full-depth brick.

Subarea B. Full-depth brick, cast stone, hard-coat stucco, fiber-cement siding, natural-wood siding or stacked stone.

Subarea C. See neighborhood conservation area.

Remaining commercial/mixed-use area. Full-depth brick, cast stone, hard-coat stucco, fiber-cement siding, natural-wood siding or stacked stone.

Split-face block. In addition to the above materials, split-face block may be utilized on exterior facades, but only along a non-enfronting side or rear facade that is not visible from an adjacent street, public park, or plaza

[*Materials on enfronting facades.*] The materials utilized along an enfronting facade shall be provided for the first 20 feet in length along adjacent non-enfronting facades.

[*Façade colors, materials.*] Facade colors and materials shall be limited to three per facade face.

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

Where a development includes only one building this requirement shall apply to said building.

Where a development includes two or more buildings this requirement shall apply to the sum of the total enfronting facade areas. This may result in individual buildings containing front facades entirely of fiber cement siding and/or natural wood siding.



Where allowed, hard-coat stucco shall have a smooth finish. Furthermore, architectural details such as sills, trim, pediments, cornices, railings, door enframements, or similar details shall not be of stucco.

In subarea A exterior building colors shall be consistent with the existing historic characteristics of each individual building as a contributing resource from its significant period of design and style. If the building was designed to be of natural or unique brick pattern, it should be returned to this style. All mortar and brick repairs should match the material and hue. Earth hues are suggested for paint, when used on most facades of brick construction, however there may be exceptions. A palette should be established on a building-by-building basis, with a suggested complimentary hue trim color to the base color. It is highly suggested the complete building color palette be limited to three colors for field and trim selections. Two adjacent buildings may use the same color palette only if the field and trim colors are reversed on each of the buildings. No sandblasting or abrasive cleaning methods (including high-pressure washes) shall be used on facades. Final review of selected color, restoration procedures, fixtures, and applications shall be coordinated on a building-by-building analysis through individual design review of visual concepts. The DRC shall make these determinations based on these standards, taking in consideration the style of the building, the nature and marketing of the applying business, the Main Street guidelines, the secretary of the interior's guidelines for renovation, section 93-2-7 et seq. of the zoning ordinance, and the standards for historic preservation.



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



Enfronting upper and lowers facades shall be differentiated. Potential ways to achieve this include windows, belt courses, cornice lines or similar architectural details. This is intended to prevent buildings in which individual floors cannot be identified from the building exterior; it should not be interpreted to limit architectural expression.



Blank, windowless walls are prohibited along enfronting facades, except where a building enfronts multiple streets. In the latter case, it was not historically uncommon for buildings (especially commercial or mixed-use ones) to orient towards the more intensely developed street. As such, along the first story of enfronting mixed-use and commercial facades this requirement may be waived by the building official along streets that are predominantly residential in character when:

The first 20 feet of said facade meets the above requirements, and

The area beyond the first 20 feet is treated with architectural detailing, such as pilasters, false windows, or similar features.



Enfronting upper-story windows are encouraged to be equally sized, vertically oriented, equally spaced and arranged in a grid pattern.



Foundations shall be constructed as a distinct building element that contrast with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in full-depth brick, natural stone, or cast stone.



Vending machines, video or other outdoor merchandise displays, mechanical/electrical games, amusement rides, telephones, ice machines, freestanding automated teller machines excluding automated teller machines attached to buildings or integrated into buildings by canopies, and shopping carts shall be placed within the structure of a building and shall be out of view from the public right-of-way.



Safety pylons, bollards, and trash receptacles in the supplemental area or along an enfronting facade shall be permitted based upon design compatibility with the main facade and neighboring comparable facilities.

Parged CMU is used as well as stucco.

NOTES: A distinct foundation is not provided.

(h) Door and window standards.



The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.



The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.



First-story doors or windows operating on sliders are only permitted when they open directly onto a required sidewalk or supplemental zone.



Building numbers, at least six inches in height, shall be located above or beside the street-facing pedestrian entrance.

Window panes serving commercial uses shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade.



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



Where used, window shutters shall match one-half the width of the window opening.



Enfronting windows shall be vertically shaped with a height greater than width, including display windows but not transoms.



Enfronting windows and door glass (except on churches and fire stations) shall utilize clear glass or tinted glass. Tinted glass shall have a transmittance factor of 50 percent or greater and shall have a visible light reflectance factor of ten or less.



Painted window or door glass is prohibited.



All enfronting "storefront and awning" treatments identified in Figure 3, and all enfronting facades along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except within subarea C), and Sylvan Road shall provide a storefront consisting of:



A nonglass base or knee wall beginning at grade and extending not more than 24 inches above the sidewalk.



A glass display window beginning at the top of the bulkhead or knee wall, to a height not less than ten feet and not more than 12 feet above the adjacent required sidewalk. Such glass shall provide views into display windows having a minimum depth of two and one-half feet and that are accessible from the building interior.



A main entry door remaining unlocked during normal business hours, and having a surface area that is a minimum of 70 percent glass.



A glass transom located above the glass display window having a minimum height of 18 inches and a maximum height of 36 inches.



A minimum of 75 percent of the length of the enfronted portion of the build-to line shall be provided in glass, including glass doors and display windows.



No linear distance of more than ten feet without intervening glass display windows or glass doors.



First-story drop ceilings recessed a minimum of 18 inches from the display window opening.



Awnings projecting from buildings, serving as an entry canopy and/or providing identification to the business, are allowed, provided that:

Awnings shall be at least five feet deep as measured from the building's front facade.

Awnings serving as an entry canopy shall match adjacent business awnings in depth and height.

Valance width and height must align horizontally.

Frame construction on awnings should be square aluminum tubes. Thin, one-and-one-half-inch-diameter round aluminum tube frames are not permitted. It is suggested that Steel Stitch™ brand be used.

Valance on awnings should always be loose as valances should not be rigidly framed.

Approved awnings may be externally lighted with light fixtures in keeping with the style of the building, as approved by the DRC.

Light fixtures in awnings may light the ground surface or storefront below, however, light fixtures may not be visible from the public right-of-way.

Internally, back lit awnings, where the lights actually illuminate the awning fabric, are prohibited.

Signs on awning must meet all requirements of the sign ordinance.

The Applicant should include building numbers on the plans.

The Applicant should all information regarding windows, including dimensions and recessions per above.

NOTES: The Applicant should provide the knee wall base measurements.

Any tinting must be in compliance with the Code.

One section (width unknown) of the enfronting facade along Virginia Avenue does not include fenestration. It is intended for art displays.

RECOMMENDATIONS

Upon review of the information provided by the Applicant, a number of items have been found deficient or require a Design Exception. Upon modification of the plans or granting of a Design Exception, the application for the Commercial Building may be approved.

Design Exceptions to Consider

Height of building less than 24'.

Parking in the supplemental area along S Central.

Supplemental area landscaping does not meet the required 10ft. The Village Zoning Code requires 5ft.

A section likely longer than 10 ft along Virginia does not meet the fenestration requirement but is desired for display of artwork.

Parged CMU used as an exterior wall material.

No distinct foundation is provided.

Deficiencies to Address

The Applicant should include building numbers on the plans.

The Applicant should provide all missing window details, including measurements, recessions, etc.

The Applicant should provide knee wall measurements.

Any tinting must be in compliance with the Code.

Refuse screening should be 8' and made of materials similar to the building.

The Applicant should show location of mechanical features.

The Applicant should provide location of storm drains to ensure trees are not planted above storm drains and provide the distance on center between the street trees (40').

The Applicant should provide detail for the street facing wall on Virginia. It should be faced with stone, full depth brick, or smooth stucco.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 2/17/2021

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: City of Hapeville Contact Number: [REDACTED]

Applicants Address: 3468 N Fulton Avenue, Hapeville, GA 30354

E-Mail Address: [REDACTED] Zoning Classification: V - VILLAGE ARTS DISTRICT OVERLAY

Address of Proposed Work: 748 Virginia Avenue, Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009800060016

Property Owner: Hapeville Development Authority Contact Number: 770.314.6374

Project Description (including occupancy type): INCLUDES THE RENOVATION OF AN EXISTING 1950'S GAS STATION, DESIGN OF AN ADDITION, AND THE REDESIGN OF THE EXISTING SITE. THE BUILDING WILL BE USED AS A GALLERY, OFFICE AND ARTS STUDIO FOR THE TENANT, ATLANTA PRINTMAKERS STUDIO. THE PROPERTY WILL ALSO BE RENTED OUT FOR EVENTS AND USED FOR LOCAL GATHERINGS.

Contractors Name: TBD Contact Number: TBD

Contact Person: TBD Contact Number: TBD

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

[Signature]
Applicants Signature

2-16-21
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: 1400 SF

Total Square Footage of existing building: 1700 SF

Estimated Cost of Construction: \$1,194,335

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

THE EXISTING BUILDING IS AN AMOCO GAS STATION BUILT IN THE 1950S. THE ORIGINAL EXTERIOR MATERIAL, WHICH WAS UNCOVERED DURING AN INVESTIGATIVE DEMOLITION PHASE, WAS A WHITE STUCCO. THE BUILDING WAS RENOVATED IN THE 1970S OR 1980S WITH WOOD TRIM, A HIP ROOF, A WOOD CUPOLA, AND A BRICK VENEER.

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

THE PROPOSED BUILDING MATERIALS WILL REVERT BACK TO THE ORIGINAL 1950S DESIGN WITH WHITE STUCCO WALLS, A CURVED CORNER, AND A TOWER AT THE FRONT DOOR. THE NEW ADDITION WILL CONSIST OF A GLASS-ENCLOSED GALLERY THAT WILL BRIDGE THE EXISTING HISTORIC 1950S GAS STATION BUILDING WITH A NEW BRICK STUDIO SPACE. THIS NEW ADDITION WILL HIGHLIGHT HAPEVILLE'S ARCHITECTURAL HISTORY. IT WILL FEATURE TRADITIONAL DETAILS SUCH AS BRICK CORBELING DETAILS, STEEL PLATE AWNINGS, HISTORICAL WINDOWS, AND BRICK DETAILING TO PROVIDE THE BUILDING WITH AN ARTISANAL TOUCH. THE PAINTED BRICK FAÇADE WILL OFFER OPPORTUNITIES TO DISPLAY PUBLIC ART.

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 David B. Burt 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.

David Burt

Printed Name

David Burt

Signature

2-16-21

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.

ATLANTA PRINTMAKERS STUDIO



Source Urbanism, LLC
P.O. Box 1154,
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NOTE: DOCUMENTS ARE
INCOMPLETE AND MAY NOT
BE USED FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION PURPOSES.

PROJECT

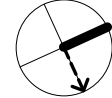
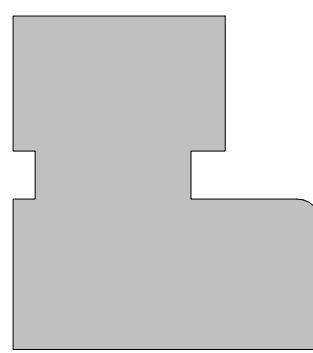


ATLANTA
PRINTMAKERS
STUDIO
748 VIRGINIA AVENUE
HAPEVILLE, GA 30354



Hapeville
georgia
CITY OF HAPEVILLE
3468 N FULTON AVENUE
HAPEVILLE, GA 30354

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
Job Number	100.2020.08	
Date	02/17/2021	
Drawn	ALP	
Checked	RDR	

TITLE

TITLE SHEET

SHEET NUMBER

DRC-0

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DRAWING LOG

SHT#	DESCRIPTION	DRC - 02/17/2021
DRC-0	TITLE SHEET	●
DRC-1	SITE SURVEY	
DRC-2	ARCHITECTURAL SITE PLAN	●
DRC-3	SITE AXON + MATERIALS	●
DRC-4	DEMO FLOOR PLAN	●
DRC-5	DEMO ELEVATIONS	●
DRC-6	DEMO ELEVATIONS	●
DRC-7	PERSPECTIVE VIEWS	●
DRC-8	PROPOSED FLOOR PLAN	●
DRC-9	PROPOSED ELEVATIONS	●
DRC-10	PROPOSED ELEVATIONS	●

CONTACT: PAUL FLIPPO

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CONTACT: YANCEY JUSTICE

PROJECT DIRECTORY

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audrey.plummer@sourceurbanism.com

OWNER
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dgburt100@msn.com
(770)314-6374 (TEL)

CONTACT: DAVID BURT

CONTRACTOR
TBD

ABBREVIATIONS

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

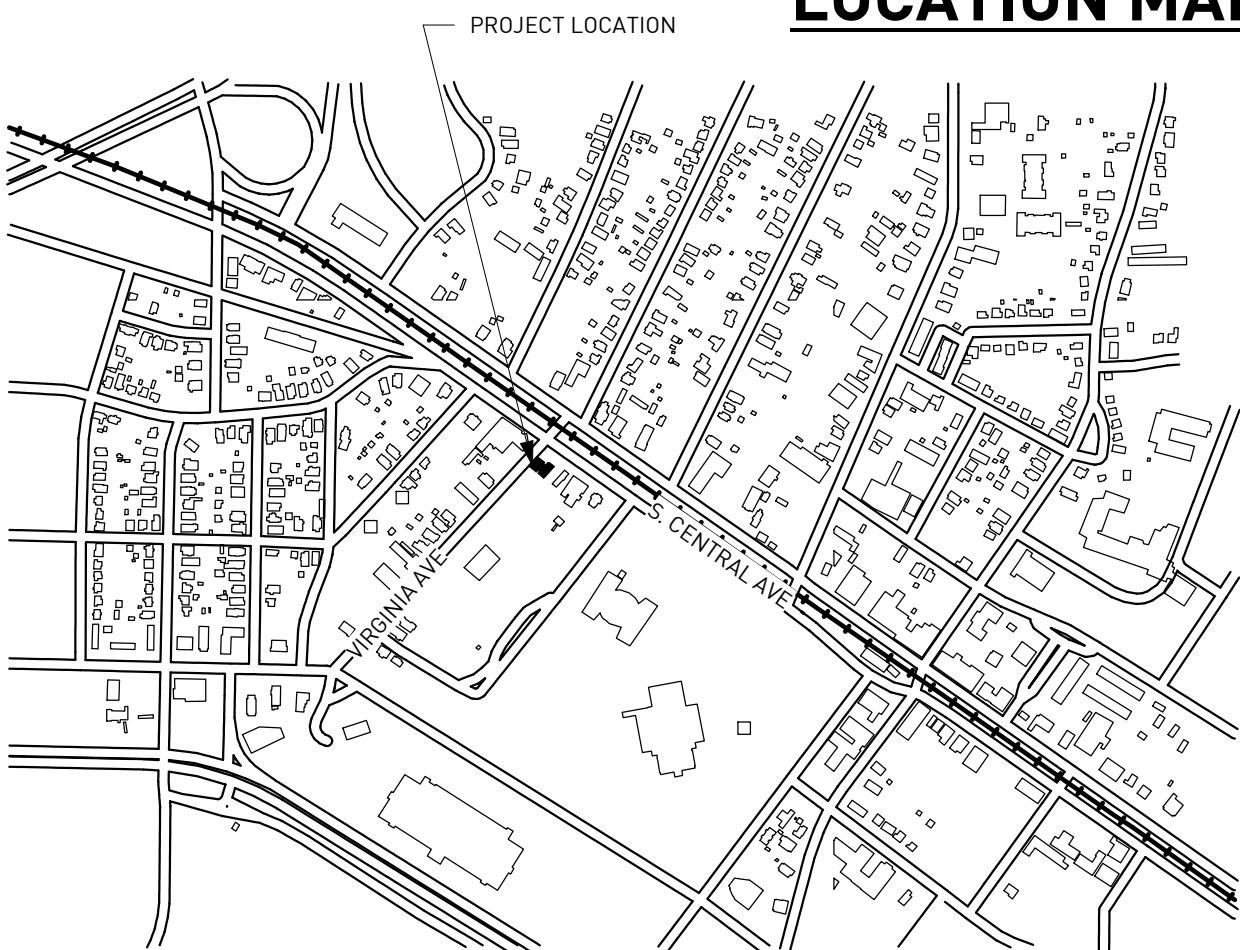
PROJECT INFORMATION

RENOVATION OF AN EXISTING 1950'S GAS STATION (+/- 1400 SF), REDESIGN OF THE EXISTING SITE, AND DESIGN OF AN ADDITION (+/- 1200 SF).

THE RENOVATED BUILDING AND ADDITION WILL BE USED AS A GALLERY, OFFICE AND ARTS STUDIO FOR THE TENANT, ATLANTA PRINTMAKERS STUDIO.

APPLICABLE CODES	
BUILDING:	INTERNATIONAL BUILDING CODE, 2018 EDITION WITH GEORGIA AMENDMENTS (2020)
FIRE:	INTERNATIONAL FIRE CODE, 2018 EDITION WITH GEORGIA AMENDMENTS (2020)
LIFE SAFETY:	NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101 LIFE SAFETY CODE, 2018 EDITION WITH GEORGIA AMENDMENTS (2020)
MECHANICAL:	INTERNATIONAL MECHANICAL CODE, 2018 EDITION WITH GEORGIA AMENDMENTS (2020)
PLUMBING:	INTERNATIONAL PLUMBING CODE, 2018 EDITION WITH GEORGIA AMENDMENTS (2020)
ELECTRICAL:	NATIONAL ELECTRICAL CODE, 2017 EDITION W/ NO GEORGIA AMENDMENTS (2020)
GAS:	INTERNATIONAL FUEL GAS CODE, 2018 EDITION WITH GEORGIA AMENDMENTS (2020)
ENERGY:	INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)
ACCESSIBILITY:	2010 GEORGIA ACCESSIBILITY CODE 120-3-20
EXISTING BUILDING:	2012 INTERNATIONAL EXISTING BUILDING CODE WITH GEORGIA AMENDMENTS (2015)

LOCATION MAP



SYMBOL LEGEND

	ELEVATION MARK		COLUMN NUMBER AND LINE
	WALL SECTION MARK		ROOM INFORMATION
	DETAIL MARK		DOOR TAG
	INTERIOR ELEVATION MARK		WINDOW TAG, STOREFRONT TAG
	LEVEL ELEVATION MARK		PARTITION TYPE; CEILING TYPE
			TAG FOR KEYNOTE
			REVISION MARK
			REVISION CLOUD

GENERAL NOTES

- Construction shall conform to the requirements of all governing federal, state, and local codes. In addition to complying with current enforced ANSI guidelines, this project must also comply with the Americans with Disabilities Act (ADA).
- All materials, hardware and fixtures will be U.L. listed.
- The drawings illustrate general workscope requirements and do not elaborate on installation techniques. All work performed shall meet or exceed industry standards, be performed in accordance with manufacturer's recommendations, and shall conform to all provisions of state, county and city codes, building laws, ordinance rules and regulations.
- Contractor shall obtain and pay for building permits.
- Coordinate exact locations of conduit, ductwork, mechanical and electrical devices, and light fixtures with the Architect in the field.
- All dimensions shown on the drawings shall be considered critical. It shall be the responsibility of the contractor to notify the Architect of any deviation in the placement of work prior to installation.
- Drawings are furnished to show design intent for construction only and do not show every condition or aspect of construction. Contractor to inform the architect of any discrepancies prior to proceeding with any work. Do not scale drawings. Dimensions govern.
- Contractor to remove existing soils to allow for new construction. See Civil Drawings.
- Debris resulting from the construction shall be removed entirely from the construction site on a daily basis to a waste area provided by the contractor.
- All work shall be done in a workmanlike manner and in accordance with accepted construction standards. All walls, ceilings, and other assemblies to be plumb, true, and square, unless otherwise noted.
- Mechanical, electrical and plumbing scope, fixtures and locations will generally be noted on the drawings. The contractor is responsible for providing permit drawings and obtaining all MEP permits.
- Double studs construction to be used at all cased and door openings.
- Outlets and utilities indicated on plan are minimum requirements. Additional telephones or outlets may be required by code. General Contractor to verify all locations in field.
- All floor and wall penetrations in rated assemblies shall be sealed with approved, current firestop assemblies appropriate for the rated wall assembly.
- Contractor is responsible for soil testing. Contractor is responsible for any required testing of material and assemblies installed by contractor.
- All assemblies, material to meet current Georgia Energy Code requirements.
- Interior finishes, materials, and furnishings shall comply with and meet the smoke and fire rating requirements of all state and local codes. In particular, all interior finishes shall meet requirements set forth in the international building code.
- Final clean-up of building and site shall be the responsibility of the general contractor. Building and site shall be turned over in a clean and new condition.
- Provide one fire extinguisher per residential unit.
- Provide portable fire extinguishers in accordance with NFPA 10.
- All lumber in contact with concrete slabs, exterior masonry walls, or in conjunction with gravel stops or roofing shall be preservative treated in accord with AWPA C1-77 and AWPI LP-22, CCA, Type A, non-leaching type preservative.
- The design of this project to the best of our professional knowledge, information and belief complies with applicable provisions of the Americans with Disabilities Act (ADA), ANSI standard A117.1-1986, and the Georgia accessibility code requirements as they apply to this project. Because the requirements of the ADA are subject to various and possibly contradictory interpretations, we cannot and do not guarantee that this project will comply with interpretations of ADA requirements as they apply to this project.
- The contractor shall provide a warranty for correction of the work of this project for the period of one year after substantial completion or as otherwise stipulated in the contract documents.
- The architect is not responsible for changes made or authorized by the owner, owner's representatives, tenants, contractor or others without written consent by the architect or consultant.
- The contractor shall be responsible for coordination of structural, mechanical, electrical, and plumbing work with the architectural drawings. All discrepancies in the documents shall be reported to the architect for resolution of any conflicts with any design elements before the work is done.
- The contractor shall field verify construction tolerances and take field measurements of any existing conditions related to the work of this project. Conditions encountered at the site materially different from those indicated in the contract document shall be promptly reported to the architect or owner's representative before the conditions are disturbed.
- The contractor shall be responsible for all cutting, patching and fitting necessary to achieve the scope of the work.
- Existing utilities or other mechanical, electrical, or plumbing equipment requiring removal, capping, termination, and/or relocation shall be included in the overall scope and performance of the project by the contractor.
- All substrate surfaces are to be prepared to receive finish materials per manufacturer's product literature and written instructions for installation, or application. Fill voids in round columns prior to applying finish materials.
- The contractor shall verify that no conflicts exist in locations of any and all mechanical, telephone/data, electrical, lighting and plumbing equipment (to include all piping, ductwork, and conduit) and that all required clearance for installation or maintenance or above equipment is provided.
- The contractor shall provide and install equipment and appliances specified unless otherwise noted. The contractor shall verify all plumbing and electrical requirements related to equipment and appliances in the scope of work.
- Kronberg Wall will be providing Construction Administration services only when requested by owner or contractor.
- REMOVE THIS IF KWA IS DOING CA ... Kronberg Wall, the Architect of Record, is not responsible for interpreting the intent of the construction documents, including making modifications as may be necessary during the construction phase; and that the Architect of Record is no longer liable for the work where changes to these documents have been made.

LEGEND

A - ARC	LA - LIMIT OF ACCESS
AC - ACCESS EASEMENT	LC - LENGTH OF CHORD
AGL - ATLANTA GAS LIGHT COMPANY	LL - LAND LOT LINE
ASP - ASPHALT	LFP - LAMP POST/LIGHT POLE
BB - BOTTOM OF BANK	LS - LANDSCAPED AREA
BC - BACK OF CURB	MS - MAIL BOX
B/C - BUILDING CORNER	MFE - MINIMUM FLOOR ELEVATION
B/E - BASE FLOOD ELEVATION	MPN - METROMEDIA FIBRE NETWORK
BL - BUILDING SETBACK LINE	MH - MANHOLE
BM - BENCHMARK	MNP - MAG NAIL PLACED
BPF - BLUE PIN FLAG	MW - MONITORING WELL
BPM - BLUE PAINT MARK	NF - NAIL FOUND
BS - BOTTOM OF SLOPE	NF - NOW OR FORMERLY
B/SO - BELL SOUTH TELEPHONE CO.	OCS - OUTLET CONTROL STRUCTURE
BSOAM - BELL SOUTH CABLE MARKER	OP - ORANGE PIN FLAG
BSO/MH - BELL SOUTH MANHOLE	OPM - ORANGE PAINT MARK
BW - BOTTOM OF WALL	OT - OPEN TOP PIPE
B/W - BARBED WIRE	P - POWER LINE
CB - CATCH BASIN	PB - PLAT BOOK
CCA - CORNER CONCRETE APRON	PB - POWER BOX
COW - CORNER CONCRETE WALK	PG - PAGE(S)
CI - CURB INLET	PVI - POST INDICATOR VALVE
CL - CENTERLINE	PL - PROPERTY LINE
CL - CHAINLINK	POB - POINT OF BEGINNING
CL - CONCRETE MONUMENT FOUND	PCC - POINT OF COMMENCING
CMP - CORRUGATED METAL PIPE	PM - POWER METER
CO - CLEANOUT	P/P - POWER POLE
COMM - COMMUNICATION	PS - PARKING SPACE(S)
CT - CRIMPED TOP PIPE	PVC - POLY(VINYL)CHLORIDE PIPE
CTV - CABLE TELEVISION	R - RADIUS
CW - CONCRETE WALK	(R) - CURVE TO THE RIGHT
DB - DEED BOOK	RB - RE-BAR
DE - DRAINAGE EASEMENT	RCP - REINFORCED CONCRETE PIPE
DI - DROP INLET	RFP - RED PIN FLAG
DIP - DUCTILE IRON PIPE	RPM - RED PAINT MARK
DNR - DEPT. OF NATURAL RESOURCES	RR - RAILROAD
DNRMS - DNR MONUMENT SET	RTT - RETAINING
DR - DRIVE	RW - RIGHT OF WAY
EB - ELECTRIC BOX	SF - SQUARE FEET
EC - ELECTRIC MEMBERSHIP CORP.	SIP - SANITARY SEWER EASEMENT
EP - EDGE OF PAVEMENT	SR - SOLID ROD
FC - FACE OF CURB	SS - SANITARY SEWER
FIC - FENCE CORNER	SSW - SIDEWALK
FDC - FIRE DEPARTMENT CONNECTION	T - TELEPHONE LINE
FPE - FINISHED FLOOR ELEVATION	T/S - TRAFFIC SIGNAL BOX
FI - FIRE HYDRANT	T/D - TRENCH DRAIN
FIL - FENCE LINE	TBM - TEMPORARY BENCHMARK
FOCM - FIBRE OPTIC CABLE MARKER	TIC - TOP OF CURB
FP - FENCE POST	TIP - TELEPHONE POLE
F/P - FLAG POLE	TP - TRAFFIC POLE
GLMP - GAS LINE MARKER POST	TRANS - TRANSMISSION
GM - GAS METER	T/S - TRAFFIC SIGNAL
GP - GATE POST	TSI - TRAFFIC SIGN
GP - GUY POLE	TW - TOP OF WALL
GPC - GEORGIA POWER COMPANY	T/W - TEST WELL
GR - GUARD RAIL	U/G - UNDERGROUND
GV - GAS VALVE	VB - VALVE BOX
GW - GUY WIRE	VMP - VALVE MARKER POST
HDPE - HIGH DENSITY POLYETHYLENE	W - WATER LINE
H/C - HANDICAP PARKING SPACE	W/F - WETLAND FLAG
HVWP - HIGH VOLTAGE POWER POLE	WM - WATER METER
H/W - HEADWALL	WIF - WROUGHT IRON FENCE
ICV - IRRIGATION CONTROL VALVE	WV - WATER VALVE
INV - INVERT	X - CORNER
IPF - IRON PIN FOUND	YI - YARD INLET
IPP - IRON PIN PLACED 1/2" RB W/ CAP	YFP - YELLOW PIN FLAG
IRF - INTERMEDIATE REGIONAL FLOOD	YPM - YELLOW PAINT MARK
JB - JUNCTION BOX	

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SYMBOL LEGEND

▲ A/C	AIR CONDITIONING UNIT	● ICV	IRRIGATION CONTROL VALVE	● UB	UTILITY BOX
□ B/P	BACKFLOW PREVENTER	● IPF	IRON PIN FOUND	● UM	UTILITY MANHOLE
○ B/L	BOLLARD	● HW	HEADWALL	● UP	UTILITY POLE
□ BSO	BSO/AT/TCOM BOX	● JB	JUNCTION BOX	● WP	WATER LINE MARKER POST
□ BSO/MH	BSO/AT/TCOM MANHOLE	● LP	LAMP POST/LIGHT POLE	● WH	WATER MANHOLE
□ C	CONCRETE MONUMENT FOUND	● MB	MAIL BOX/BOX	● WM	WATER METER
○ C	CLEANOUT	● MW	MONITORING WELL	● W	WATER VALVE
○ CN	CONDUIT	● P	UTILITY PLANT MARK	● W	WATER VALVE
○ CTV	CABLE TV BOX	● P/M	PARKING METER	● W	WATER VALVE
○ DI	DROP INLET	● P/CON	POWER CONDUIT	● W	WATER VALVE
○ FOCM	FIBER OPTIC CABLE MARKER	● P	POWER/LEC BOX	● W	WATER VALVE
○ FDC	FIRE DEPT CONNECTION	● P	POWER POLE	● W	WATER VALVE
○ FI	FIRE HYDRANT	● P	POWER MANHOLE	● W	WATER VALVE
○ FLP	FIRE HYDRANT POST	● P	POWER METER	● W	WATER VALVE
○ G	GAS MANHOLE	● P	SANITARY SEWER MANHOLE	● W	WATER VALVE
○ G	GAS METER	● P	SEWER	● W	WATER VALVE
○ G	GAS VALVE	● P	TRAFFIC SIGNAL BOX	● W	WATER VALVE
○ G	GRASS TRAP	● P	TRAFFIC POLE	● W	WATER VALVE
○ G	GROUND LIGHT	● P	TRAFFIC SIGNAL	● W	WATER VALVE
○ G	GUY POLE	● P	TRANSFORMER	● W	WATER VALVE
○ G	GUY WIRE	● P	TREE	● W	WATER VALVE

REFERENCE MATERIAL

- QUIT CLAIM DEED: CITY OF HAPEVILLE GEORGIA TO HAPEVILLE DEVELOPMENT AUTHORITY, DATED DECEMBER 11, 2015 AND RECORDED DECEMBER 14, 2015 IN DEED BOOK 55655 PAGE 145, FULTON COUNTY RECORDS.
- LIMITED WARRANTY DEED: AIRPORT MORTUARY SHIPPING SERVICES AND PROFESSIONAL CREMATION SERVICES, LLC TO RFS HOLDINGS, LLC, DATED OCTOBER 3, 2018 AND RECORDED OCTOBER 23, 2018 IN DEED BOOK 55318 PAGE 178, FULTON COUNTY RECORDS.
- LIMITED WARRANTY DEED: DELTA AIR LINES, INC. TO VIRGINIA 800, LLC, DATED FEBRUARY 17, 2006 AND RECORDED FEBRUARY 23, 2006 IN DEED BOOK 42017-PAGE 606, FULTON COUNTY RECORDS.
- ALTAINSPS: SURVEY FOR RFS HOLDINGS, LLC. BRANCH BANKING AND TRUST COMPANY, STEWART TITLE GUARANTY COMPANY AND WILLIAM E. PORTER, P.C. LOCATED IN LAND LOT 98, 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY GEORGIA, PREPARED BY JACKSON LAND SURVEYING, DATED APRIL 2, 2018
- ALTA/ASCM: SURVEY FOR GENERAL ELECTRIC CAPITAL CORPORATION, AMERICAN EXPRESS TRAVEL RELATED SERVICES COMPANY, INC. DELTA AIR LINES, INC. CHICAGO TITLE INSURANCE COMPANY AND LAWYER TITLE INSURANCE CORPORATION LOCATED IN LAND LOT 98, 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA, PREPARED BY POST, BUCKLEY, SCHUM AND JERNIGAN, DATED NOVEMBER 23, 2004

SURVEYORS NOTES:

- THE DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
- THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMING SAID ENTITIES.
- ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. WATTS & BROWNING HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION FURNISHED BY OTHERS AND WATTS & BROWNING ENGINEERS IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.
- ANY DEPICTION OF GROUNDWATER FEATURES (RIVERS, STREAMS, CREEKS, SPRINGS, DITCHES, PONDS, LAKES), NATURAL OR OTHERWISE, SHOWN ON THIS SURVEY ARE MERELY OBSERVATIONS AT THE TIME OF THE SURVEY AND NOT A STATEMENT AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY ENVIRONMENTAL CONDITION. WATTS & BROWNING ENGINEERS, INC. SURVEY PERSONNEL ARE NOT ENVIRONMENTAL PROFESSIONALS. WATTS & BROWNING ENGINEERS, INC. OFFERS NO CERTIFICATION AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY GROUNDWATER FEATURE OR ENVIRONMENTALLY SENSITIVE AREAS ON OR NEAR THE SUBJECT PROPERTY AS MAY BE DEFINED BY FEDERAL, STATE OR LOCAL GOVERNMENTAL REGULATIONS. PRIOR TO PLANNING OR CONSTRUCTION, AN ENVIRONMENTAL PROFESSIONAL SHOULD BE CONSULTED TO DETERMINE HOW THE SUBJECT PROPERTY MAY, OR MAY NOT, BE AFFECTED BY ENVIRONMENTAL ISSUES.
- THIS SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF ANY ABSTRACT OF TITLE. THEREFORE WATTS & BROWNING ENGINEERS, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS. THE EASEMENTS AND AGREEMENTS SHOWN HEREON WERE FOUND DURING NORMAL RESEARCH BY THIS FIRM.
- GRID NORTH WAS DETERMINED BY MULTIPLE RTK OBSERVATIONS ON SURVEY CONTROL POINTS UTILIZING A LEICA GPS G54 ROVER CONNECTED TO THE LEICA SMARTNET REFERENCE NETWORK.
- AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF HUMAN BURIALS OR CEMETERIES.
- ANY GRAPHIC DEPICTION OF SETBACK LINES AND ANY OTHER MATTERS OF ZONING ARE THE SURVEYOR'S INTERPRETATION OF THE ZONING INFORMATION FURNISHED. THE SURVEYOR OFFERS NO CERTIFICATION AS TO THE ZONING OF THE SUBJECT PROPERTY OR COMPLIANCE WITH THE ZONING REGULATIONS FOR THE STRUCTURES OR BUSINESSES ON THE SUBJECT PROPERTY.

LEGEND

A - ARC	LA - LIMIT OF ACCESS
AC - ACCESS EASEMENT	LC - LENGTH OF CHORD
AGL - ATLANTA GAS LIGHT COMPANY	LL - LAND LOT LINE
ASP - ASPHALT	LFP - LAMP POST/LIGHT POLE
BB - BOTTOM OF BANK	LS - LANDSCAPED AREA
BC - BACK OF CURB	MS - MAIL BOX
B/C - BUILDING CORNER	MFE - MINIMUM FLOOR ELEVATION
B/E - BASE FLOOD ELEVATION	MPN - METROMEDIA FIBRE NETWORK
BL - BUILDING SETBACK LINE	MH - MANHOLE
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BPF - BLUE PIN FLAG	MW - MONITORING WELL
BPM - BLUE PAINT MARK	NF - NAIL FOUND
BS - BOTTOM OF SLOPE	NF - NOW OR FORMERLY
B/SO - BELL SOUTH TELEPHONE CO.	OCS - OUTLET CONTROL STRUCTURE
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JB - JUNCTION BOX	

EXPLANATION OF PAINT MARKING AND/OR PIN FLAGS FOUND, MARKED BY UTILITY LOCATORS, UTILITY COMPANIES OR BY OTHERS.

- BPM (BLUE PAINT MARK) OR BPF (BLUE PIN FLAG): WATER LINE.
- GPM (GREEN PAINT MARK) OR GPF (GREEN PIN FLAG): SANITARY SEWER LINE.
- OPM (ORANGE PAINT MARK) OR OPF (ORANGE PIN FLAG): UNDERGROUND COMMUNICATION, ALARM SIGNAL LINES, CABLES OR CONDUIT LINES.
- PPM (PURPLE PAINT MARK) OR PPF (PURPLE PIN FLAG): IRRIGATION OR SLURRY LINES.
- RPM (RED PAINT MARK) OR RPF (RED PIN FLAG): UNDERGROUND ELECTRIC POWER LINES OR CABLES.
- YPM (YELLOW PAINT MARK) OR YPF (YELLOW PIN FLAG): GAS LINE.

WATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND BY GRAPHICALLY PLOTTING THE LOCATION OF THE SUBJECT PROPERTY ONTO FULTON COUNTY FIRM MAP NUMBER 13121C0366F, DATED 09/16/2013 THE REFERENCED PROPERTY IS LOCATED IN THE ZONE LISTED BELOW.

ZONE X (UNSHADED): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE FLOOD LINE, IF SHOWN, IS APPROXIMATE AND THE ACTUAL LIMITS OF FLOOD LINE BASED ON PUBLISHED ELEVATIONS MAY EXTEND BEYOND THOSE SHOWN HEREON.

SITE BENCHMARK:
RAILROAD SPIKE IN POWER POLE ON NORTHEASTERLY SIDE OF SOUTH CENTRAL AVENUE
ELEV. = 997.44 (NAVD 88)

PROJECT BENCHMARK: GAGT
LEICA SMART NET REFERENCE STATION 0836
ELEV. = 979.06' (NAVD 88)

NOTE: CONTOUR INTERVAL IS TWO (2) FEET.

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JB - JUNCTION BOX	

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C
B
A

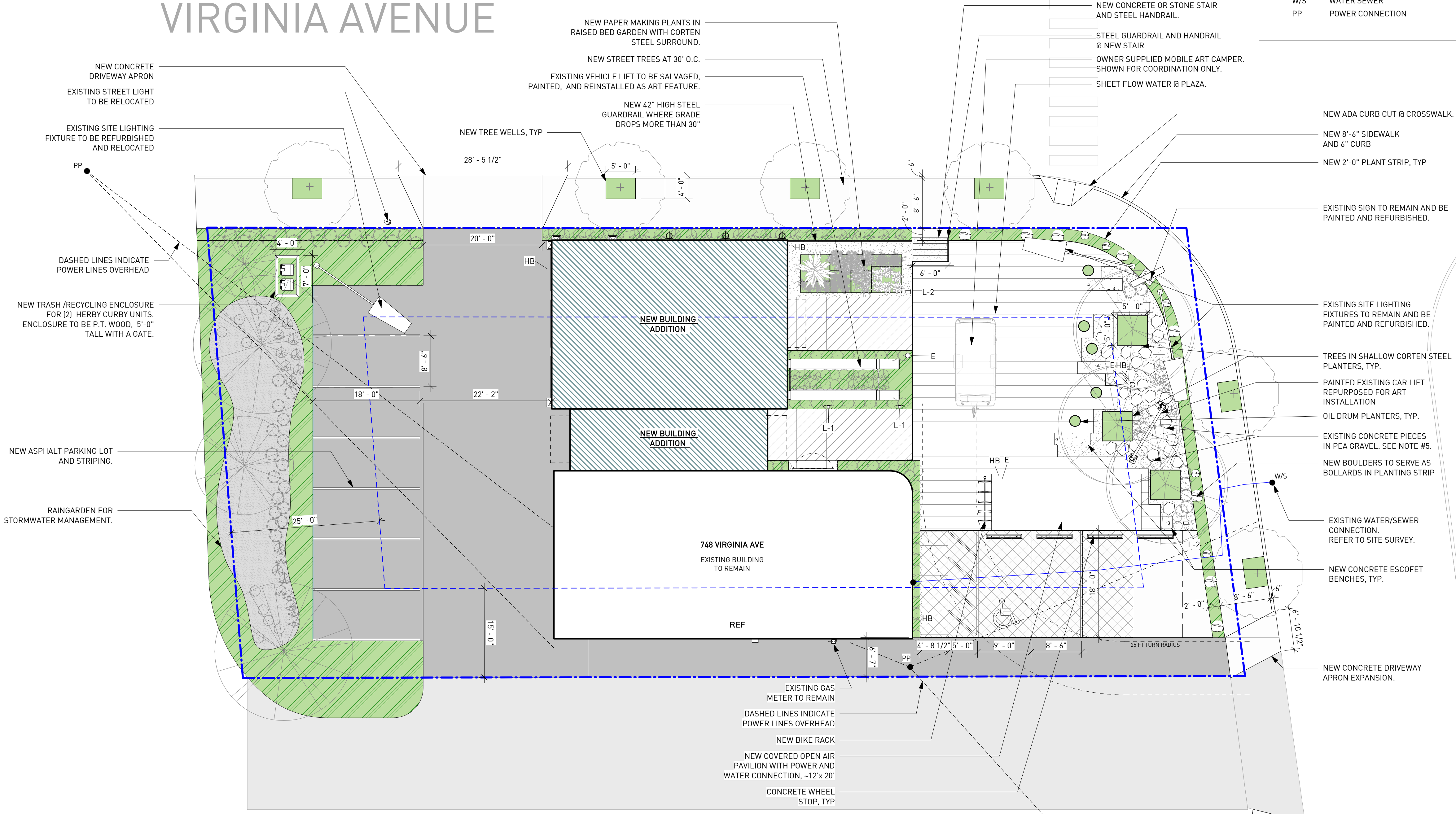
VIRGINIA AVENUE

S. CENTRAL AVENUE

SITE PLAN GENERAL NOTE	
	EXISTING BUILDING FOOTPRINT
	NEW BUILDING FOOTPRINT
	PROPERTY LINE
	SETBACK LINE
	HEAVY DUTY, HIGH-IMPACT CONCRETE
	SCREENPRINT, ENGRAVED, STAMPED OR PAINTED CONCRETE FOR BRANDING, EDUCATION OR WAYFINDING
	POURED, SCORED AND STAINED CONCRETE
	PEA GRAVEL
	EXISTING ASPHALT
	NEW ASPHALT
	CONCRETE PAVING
	PLANTING AREA - NATIVE PLANTS
	PLANTING AREA - CURATED PLANTS
HB	HOSE BIB
E	EXTERIOR RATED ELECTRICAL OUTLET IN BOLLARD
L-1	BOLLARD LIGHT, TBD
L-2	TALL COLUMN LIGHT, TBD
W/S	WATER SEWER
PP	POWER CONNECTION

SITE PLAN NOTES	
1.	ARCHITECTURAL SITE PLAN IS ISSUED FOR REFERENCE ONLY.
2.	REFERENCE CIVIL DRAWINGS FOR ALL SITE CONSTRUCTION INFORMATION.
3.	THE CONTRACTOR SHALL MAINTAIN EXISTING ACCESS TO ALL EMERGENCY ENTRANCES AND SHALL NOT BLOCK ACCESS TO DRIVES AND COVERED DROP OFF AREAS.
4.	CONTRACTOR SHALL INFORM THE OWNER PRIOR TO ANY SITE DEMOLITION AND SHALL SCHEDULE SUCH DEMOLITION AS NOT TO INTERFERE WITH THE OWNER'S OPERATIONS AS OUTLINED IN AN AGREED PHASING PLAN AND SCHEDULE.
5.	EXISTING CONCRETE TO BE DEMOLISHED IN LARGE PIECES, MINIMUM 2'X2'. SET ASIDE FOR ARCHITECT AND CIVIL ENGINEER TO REVIEW AND SELECT PIECES FOR INCLUSION IN LANDSCAPE. CONCRETE PIECES TO BE HEWN TO SOMEWHAT REGULAR SIZE WHILE STILL RETAINING ORGANIC SHAPE. PIECES TO BE SET IN PEA GRAVEL. SEE A-1.1.

ZONING INFORMATION	
ADDRESS:	748 VIRGINIA AVENUE HAPEVILLE, GA 30354
LOT SIZE:	12,595 SF / 0.29 AC
ZONING:	V - VILLAGE ARTS DISTRICT OVERLAY
FAR:	0.21
EXISTING FOOTPRINT:	1,483 SF
NEW FOOTPRINT:	1,212 SF
TOTAL BUILDING AREA:	2,695 SF
BUILDING HEIGHT:	21'-9" (35 FT MAX)
LOT COVERAGE:	77%* (70% MAX) * VARIANCE REQUIRED
SIDE YARD SETBACK:	4 FT* (15 FT MIN)
FRONT YARD SETBACK:	52 FT (15 FT MIN)
REAR YARD SETBACK:	53'-5" (25 FT MIN) * VARIANCE REQUIRED
REQUIRED PARKING: 1 PER 200 SF Sec. 93-22.1-1	TOTAL SPACES: 15 REGULAR SPACES: 14 ADA SPACES: 1
PROPOSED PARKING:	TOTAL SPACES: 11* REGULAR SPACES: 10 ADA SPACES: 1 * VARIANCE REQUIRED



1 SITE PLAN
DRC-2 1" = 10'-0"



Source Urbanism, LLC
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NOTE: DOCUMENTS ARE
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PROJECT



ATLANTA
PRINTMAKERS
STUDIO

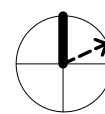
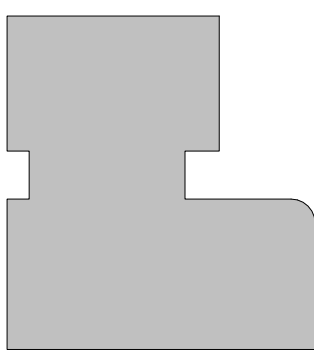
748 VIRGINIA AVENUE
HAPEVILLE, GA 30354



Hapeville
georgia

CITY OF HAPEVILLE
3468 N FULTON AVENUE
HAPEVILLE, GA 30354

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
Job Number	100.2020.08	
Date	02/17/2021	
Drawn	ALP	
Checked	RDR	

TITLE

ARCHITECTURAL
SITE PLAN

SHEET NUMBER

DRC-2

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REPURPOSED CHUNKS OF EXISTING CONCRETE IN PEA GRAVEL



CONCRETE ESCOFET BENCHES



STAINED CONCRETE



LETTER PRESSED CONCRETE



PAINTED CONCRETE FOR EDUCATION



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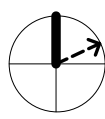
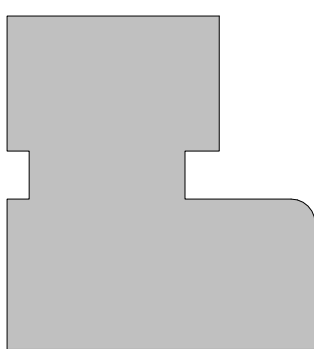


ATLANTA
PRINTMAKERS
STUDIO
748 VIRGINIA AVENUE
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Hapeville
georgia
CITY OF HAPEVILLE
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KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
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TITLE

SITE AXON +
MATERIALS

SHEET NUMBER

DRC-3

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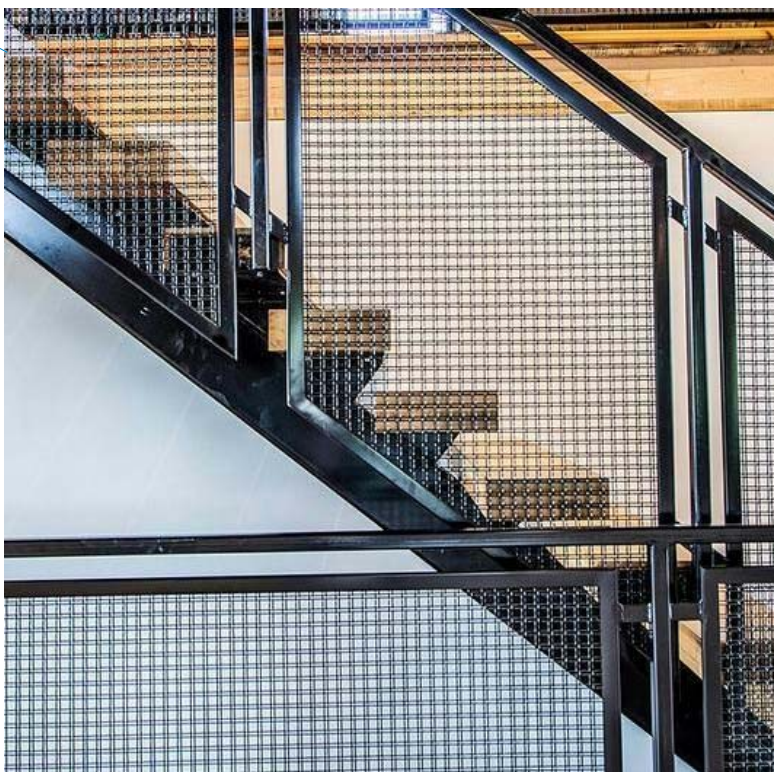
PAPERMAKING PLANTS



LIGHTS



EXPANDED MESH STEEL RAILING



OIL DRUM PLANTERS



TREE PLANTERS



1 3D SITE AXON
DRC-3

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DEMO KEYNOTES Copy 2	
KEY	KEYNOTE
1	DEMO EXISTING BRICK VENEER AND METAL LATH TO EXPOSE CMU BLOCK FACE. CONTRACTOR TO AVOID DAMAGING CMU AS MUCH AS POSSIBLE.
2	DEMO ALL PLUMBING FIXTURES, CUT AND CAP BELOW GRADE
3	DEMO ALL TILE FLOORING AND WALL TILE
4	DEMO ALL EXISTING HVAC EQUIPMENT
5	DEMO EXISTING ELECTRICAL PANEL AND EQUIPMENT
6	DEMO EXISTING OVERHEAD DOOR AND FRAME
7	CUT ALL PROTUSIONS TO BE FLUSH WITH CONCRETE SLAB AND REMOVE MOUNTINGS AND LIFT EQUIPMENT WHERE POSSIBLE TO CREATE EVEN SURFACE FOR NEW CONCRETE SLAB. CONTRACTOR TO NOTIFY ARCHITECT IF QUESTIONS ARISE.
8	DEMO EXISTING STOREFRONT IN EXISTING OPENING
9	DEMO CONCRETE IN LARGE PIECES, MINIMUM 2'X2'. SET ASIDE FOR ARCHITECT AND CIVIL ENGINEER TO REVIEW AND SELECT PIECES FOR INCLUSION IN LANDSCAPE. CONCRETE PIECES TO BE HEWN TO SOMEWHAT REGULAR SIZE WHILE STILL RETAINING ORGANIC SHAPE.
20	DEMO EXISTING WOOD TRIM AND FASCIA
21	DEMO EXISTING ROOF AND STRUCTURE, SHORE AS NECESSARY
22	DEMO EXISTING CUPOLA

DEMO PARTITION LEGEND

PLAN

EXISTING WALL

DEMO WALL

GENERAL DEMOLITION NOTES

1. SUBMIT SCHEDULE INDICATED PROPOSED SEQUENCE OF OPERATIONS FOR SELECTIVE DEMOLITION WORK TO OWNERS REPRESENTATIVE FOR REVIEW PRIOR TO START OF WORK. INCLUDE COORDINATION FOR SHUTOFF, CAPPING, AND CONTINUATION OF UTILITY SERVICES AS REQUIRED, TOGETHER WITH DETAILS FOR DUST AND NOISE CONTROL.

2. ALL MATERIALS THAT CAN BE SALVAGED FOR RESALE VALUE ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO REMOVAL. THE OWNER RESERVES THE RIGHT TO ALL SALVAGE MATERIAL. THESE ITEMS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: ELECTRICAL BOXES AND MACHINERY, COPPER, ALUMINUM, ETC.

3. REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED. RETURN STRUCTURES AND SURFACES TO REMAIN TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK.

4. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK.

5. REMOVE ALL ABANDONED OR INOPERABLE MECHANICAL, ELECTRICAL, PLUMBING AND SPRINKLERS UNLESS NOTED OTHERWISE.

6. REMOVE ALL ITEMS THAT ARE ATTACHED TO OR PROTRUDE FROM ALL EXISTING INTERIOR AND EXTERIOR SURFACES. THESE MAY INCLUDE BUT ARE NOT LIMITED TOO NAILS, BOLTS, SCREWS, CLIPS, PIPES AND WIRES.

7. PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS.

8. PROVIDE TEMPORARY WEATHER PROTECTION DURING INTERVAL BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION ON EXTERIOR SURFACES AND INSTALLATION OF NEW CONSTRUCTION TO ENSURE THAT NO WATER LEAKAGE OR DAMAGE OCCURS TO STRUCTURE OR INTERIOR AREAS OF EXISTING BUILDING.

9. MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN. KEEP IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. LOCATE, IDENTIFY, STUB OFF, AND DISCONNECT UTILITY SERVICES THAT ARE NOT INDICATED TO REMAIN. DO NOT INTERRUPT UTILITIES SERVING OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO GOVERNING AUTHORITIES.

10. PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED AND ADJACENT FACILITIES TO REMAIN.

11. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. CUT CONCRETE AND MASONRY AT JUNCTURES WITH CONSTRUCTION TO REMAIN USING POWER-DRIVEN MASONRY SAW OR HAND TOOLS; DO NOT USE POWER-DRIVEN IMPACT TOOLS.

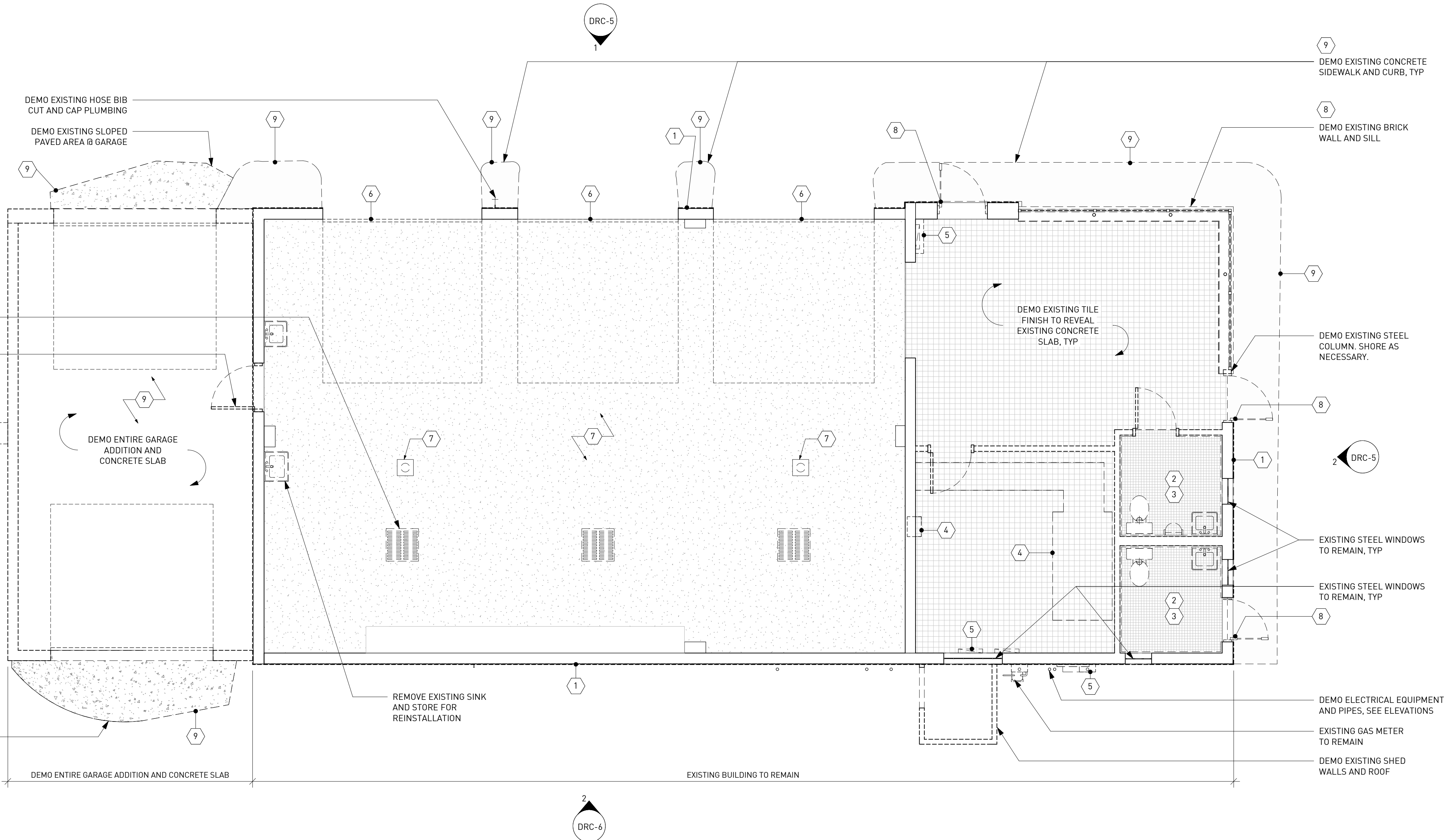
12. REMOVE DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE. TRANSPORT AND LEGALLY DISPOSE OFF SITE. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS, AND ORDINANCES CONCERNING REMOVAL, HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION. BURNING OF REMOVED MATERIALS IS NOT PERMITTED ON PROJECT SITE.

13. UPON COMPLETION OF DEMOLITION WORK, REMOVE TOOLS, EQUIPMENT, AND DEMOLISHED MATERIALS FROM SITE. REMOVE PROTECTIONS AND LEAVE INTERIOR AREAS BROOM CLEAN. REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED. RETURN SURFACES TO REMAIN TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK.

14. IF UNANTICIPATED MECHANICAL, ELECTRICAL, OR STRUCTURAL ELEMENTS THAT CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE BOTH NATURE AND EXTENT OF CONFLICT. SUBMIT REPORT TO OWNERS REPRESENTATIVE IN WRITTEN, ACCURATE DETAIL. PENDING RECEIPT OF DIRECTIVE FROM OWNERS REPRESENTATIVE, REARRANGE SELECTIVE DEMOLITION SCHEDULE AS NECESSARY TO CONTINUE OVERALL JOB PROGRESS WITHOUT DELAY.

15. COORDINATE EXTENT OF NEW AND MODIFIED OPENINGS WITH ELEVATION DRAWINGS AND PROVIDE TEMPORARY BRACING AS REQUIRED.

16. REMOVE ALL PLUMBING FIXTURES, SUPPLY LINES AND DRAINS BACK TO SLAB - SEAL AND ABANDON IN PLACE



1 DEMO - 1ST FLOOR PLAN
1/4" = 1'-0"

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yjjustice@subscriptionengineering.com

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PROJECT

atlanta printmakers studio
ATLANTA PRINTMAKERS STUDIO
748 VIRGINIA AVENUE
HAPEVILLE, GA 30354

Hapeville georgia
CITY OF HAPEVILLE
3468 N FULTON AVENUE
HAPEVILLE, GA 30354
KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
Job Number	100.2020.08	
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Checked	ALP	

TITLE

DEMO FLOOR PLAN

SHEET NUMBER

DRC-4

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Page 139 of 200

EXISTING CONDITIONS :VIRGINIA AVE ELEVATION



GENERAL DEMOLITION NOTES

- 
- SOURCE
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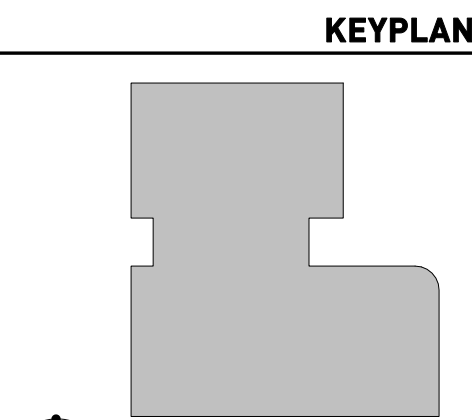
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yjustice@subscriptionengineering.com

PROJECT



CITY OF HAPEVILLE
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HAPEVILLE, GA 30354



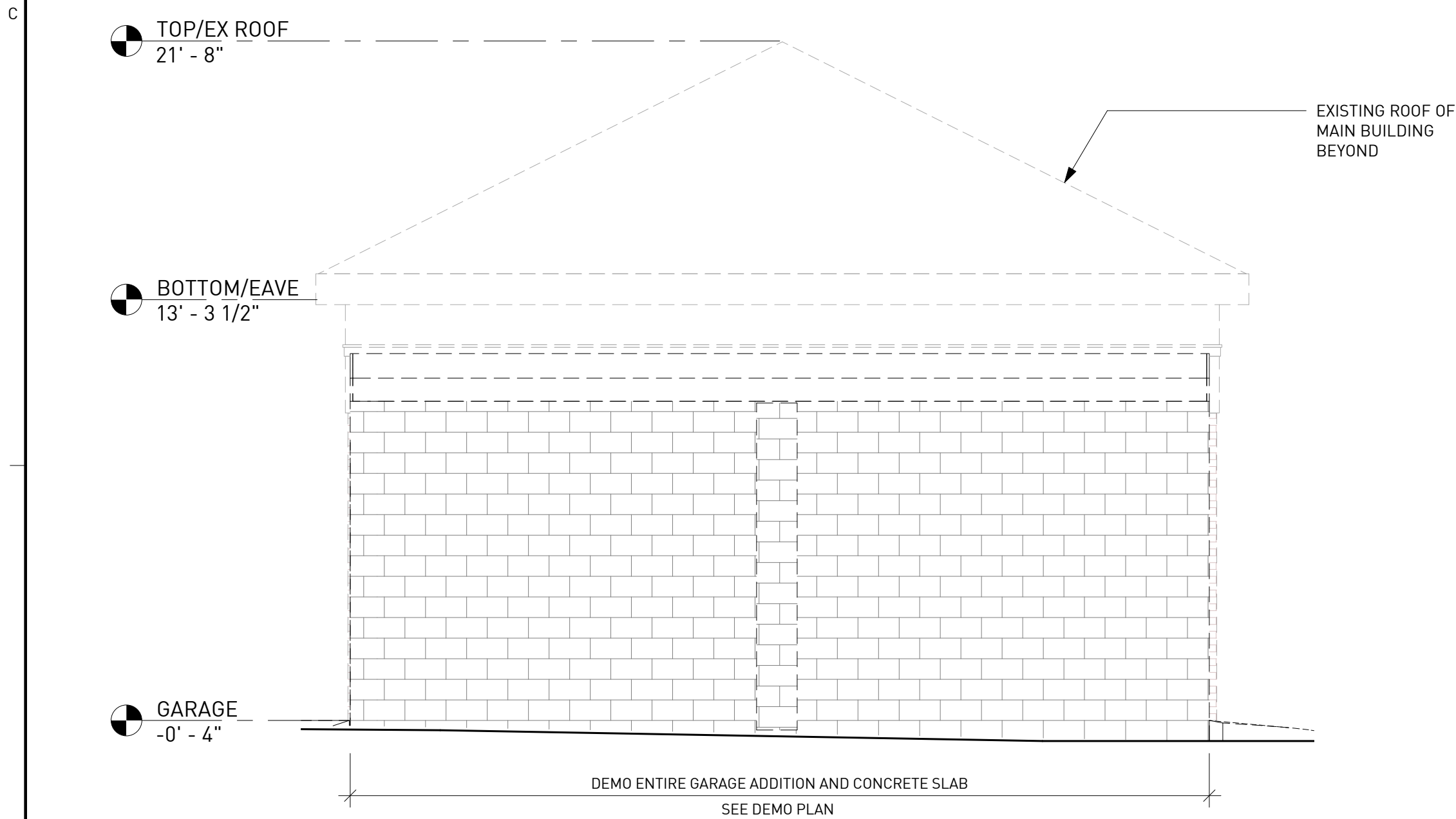
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SHEET NUMBER

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1 SOUTH - DEMO ELEVATION
DRC-6 1/4" = 1'-0"

DEMO KEYNOTES Copy 4	
KEY	KEYNOTE
1	DEMO EXISTING BRICK VENEER AND METAL LATH TO EXPOSE CMU BLOCK FACE. CONTRACTOR TO AVOID DAMAGING CMU AS MUCH AS POSSIBLE.
2	DEMO ALL PLUMBING FIXTURES, CUT AND CAP BELOW GRADE
3	DEMO ALL TILE FLOORING AND WALL TILE
4	DEMO ALL EXISTING HVAC EQUIPMENT
5	DEMO EXISTING ELECTRICAL PANEL AND EQUIPMENT
6	DEMO EXISTING OVERHEAD DOOR AND FRAME
7	CUT ALL PROTUSIONS TO BE FLUSH WITH CONCRETE SLAB AND REMOVE MOUNTINGS AND LIFT EQUIPMENT WHERE POSSIBLE TO CREATE EVEN SURFACE FOR NEW CONCRETE SLAB. CONTRACTOR TO NOTIFY ARCHITECT IF QUESTIONS ARISE.
8	DEMO EXISTING STOREFRONT IN EXISTING OPENING
9	DEMO CONCRETE IN LARGE PIECES, MINIMUM 2'X2'. SET ASIDE FOR ARCHITECT AND CIVIL ENGINEER TO REVIEW AND SELECT PIECES FOR INCLUSION IN LANDSCAPE. CONCRETE PIECES TO BE HEWN TO SOMEWHAT REGULAR SIZE WHILE STILL RETAINING ORGANIC SHAPE.
20	DEMO EXISTING WOOD TRIM AND FASCIA
21	DEMO EXISTING ROOF AND STRUCTURE, SHORE AS NECESSARY
22	DEMO EXISTING CUPOLA

EXISTING CONDITIONS : EAST ELEVATION



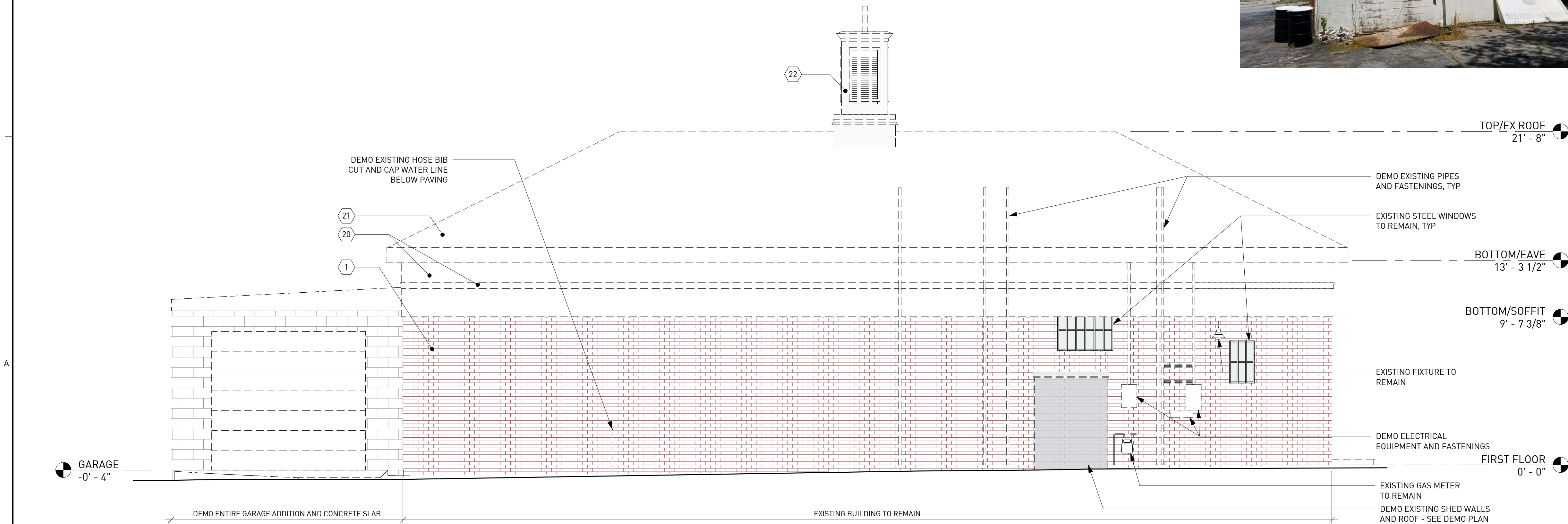
EXISTING CONDITIONS : SOUTH ELEVATION



DEMO PARTITION LEGEND	
PLAN	
---	EXISTING WALL
----	DEMO WALL

GENERAL DEMOLITION NOTES

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2 EAST - DEMO ELEVATION
DRC-6 1/4" = 1'-0"



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PROJECT

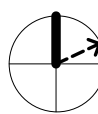
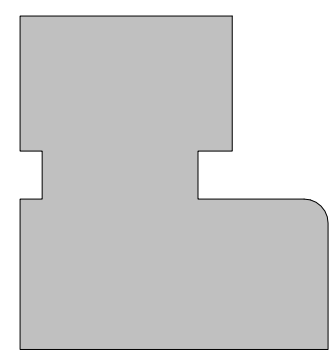


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KEYPLAN



ISSUE CHART

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Checked	ALP	

TITLE

DEMO ELEVATIONS

SHEET NUMBER

DRC-6

LINEAR EXTERIOR
LIGHTS @ ARTWORK



PAINTED BRICK
FACADE



TRADITIONAL BRICK DETAILING
TO FRAME ARTWORK



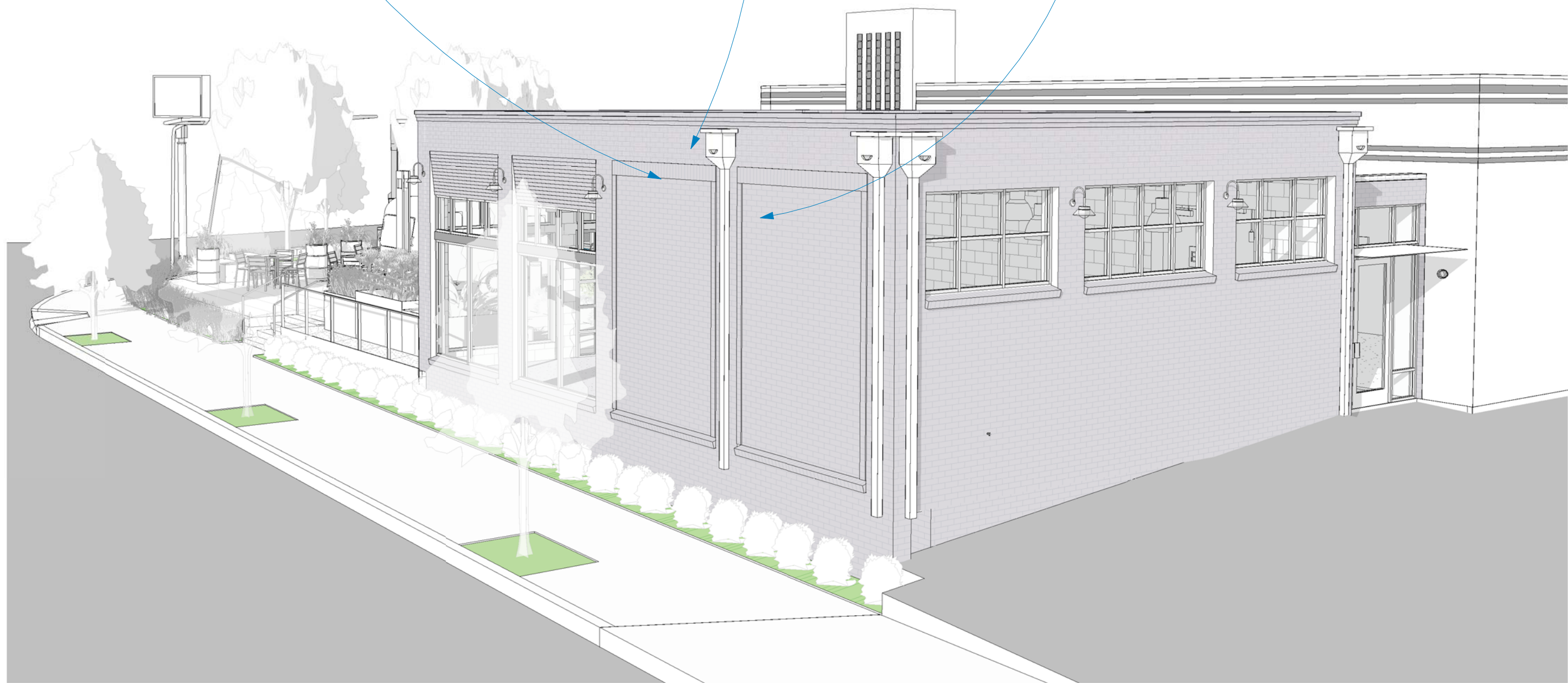
OVERHEAD GLASS DOOR



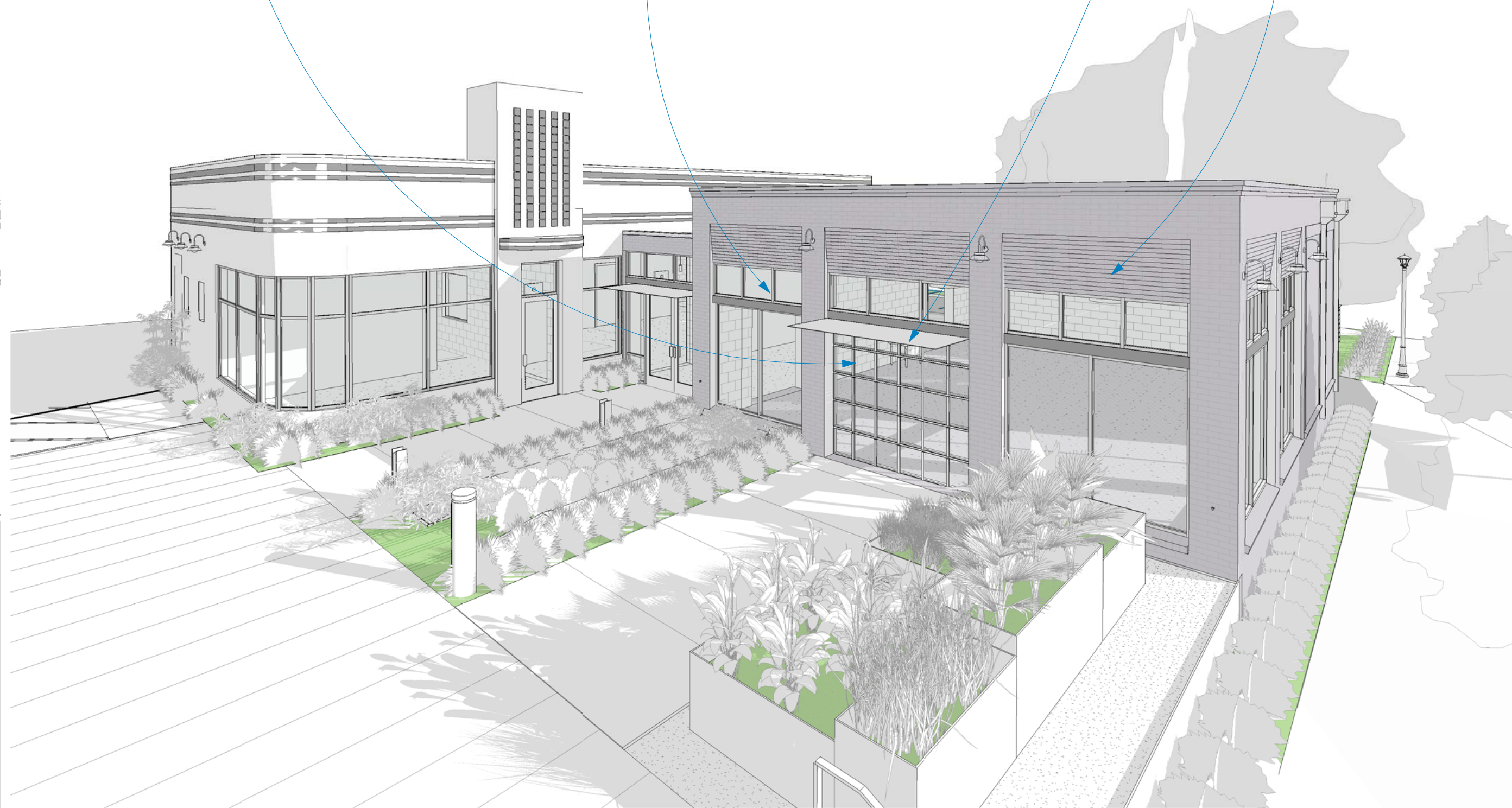
TRADITIONAL STOREFRONT
STYLE WINDOWS



TRADITIONAL BRICK CORBELING DETAILS &
STEEL PLATE AWNINGS



4 VIEW FROM VA AVE LOOKING NORTH



3 3D VIEW OF FRONT



2 VIEW FROM PARKING



1 VIEW FROM VIRGINIA AVE



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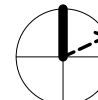
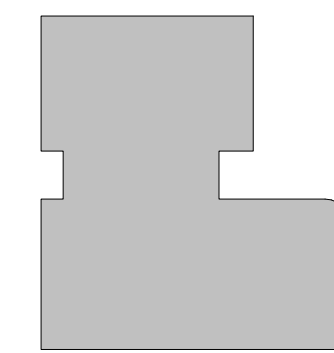


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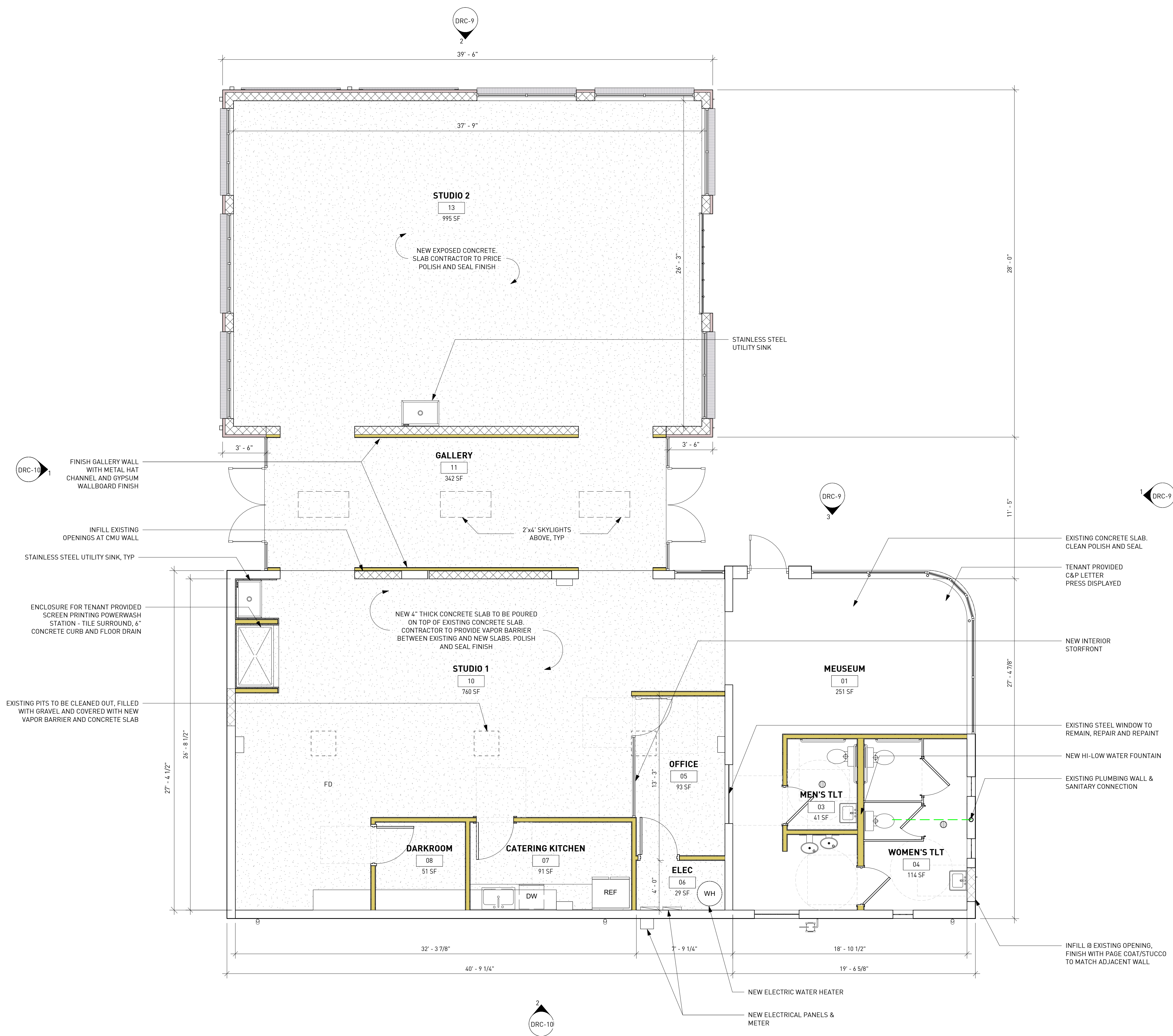
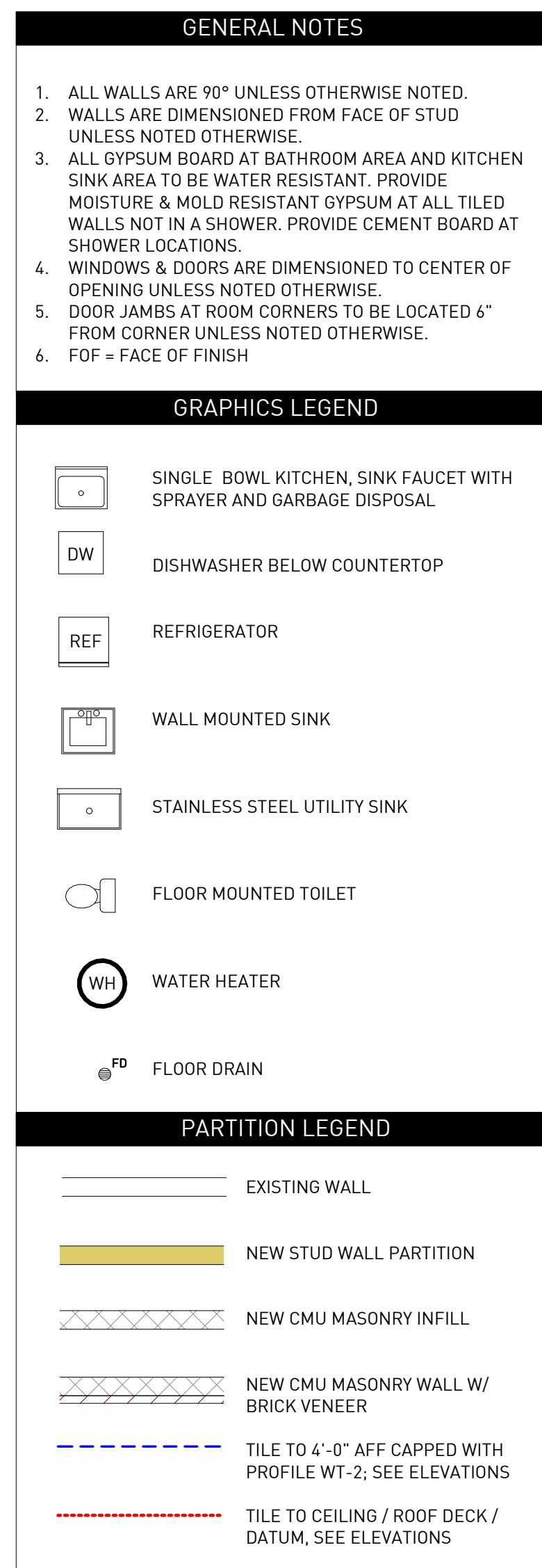
PERSPECTIVE
VIEWS

SHEET NUMBER

DRC-7

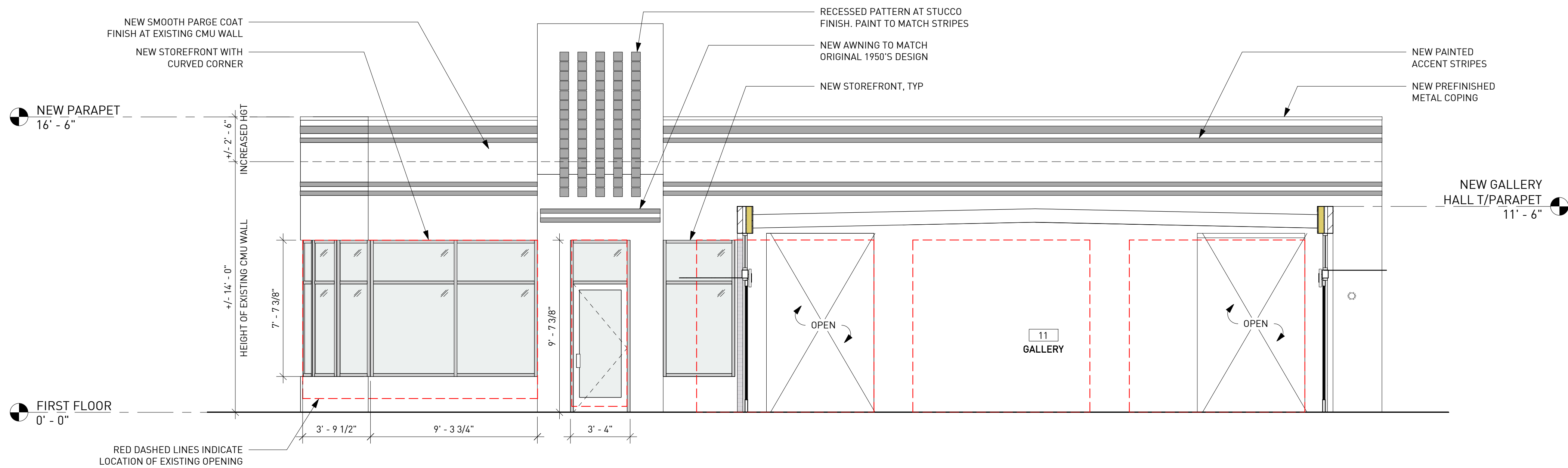
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DESIGN REVIEW COMMITTEE APPLICATION 02/17/2021

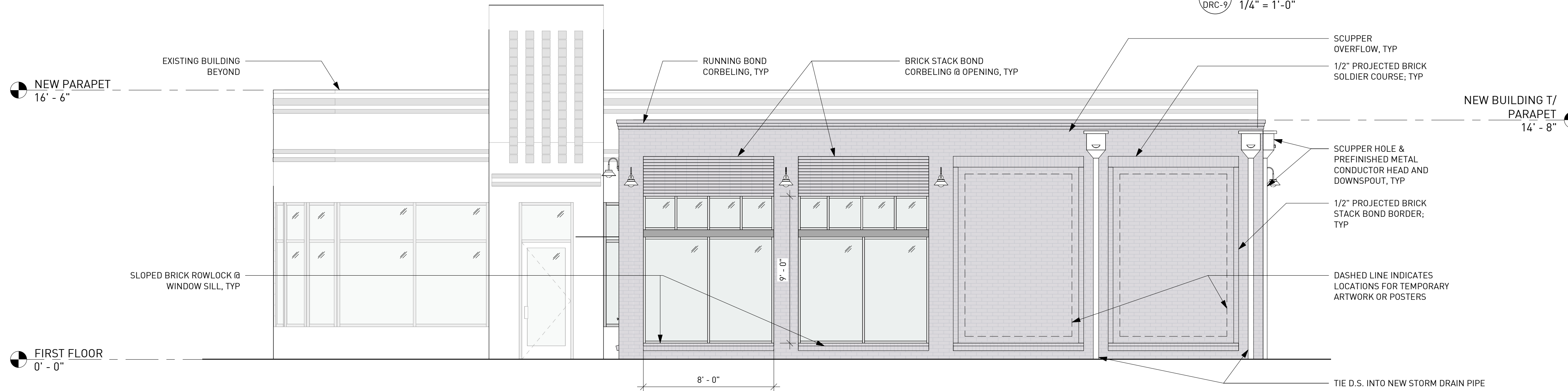


1 1ST FLOOR PLAN
DRC-8 1/4" = 1'-0"

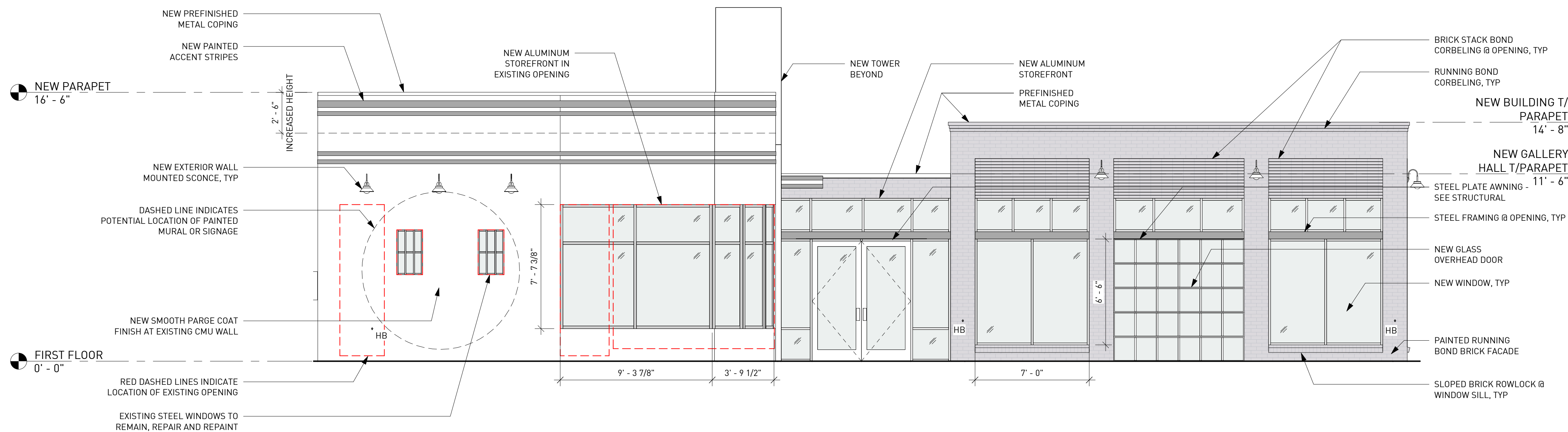
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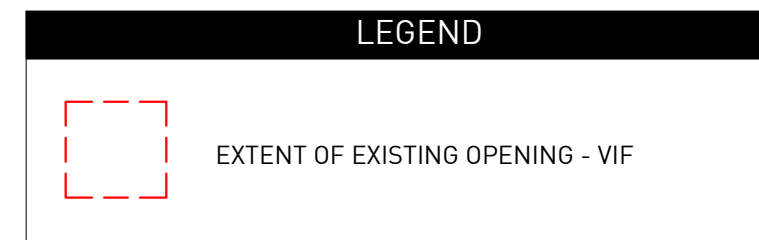
3 BUILDING SECTION @ GALLERY 2 & EXISTING BUILDING FACADE
1/4" = 1'-0"



2 WEST ELEVATION @ NEW ADDITION - VIRGINIA AVE
1/4" = 1'-0"



1 NORTH ELEVATION - CENTRAL AVE
1/4" = 1'-0"



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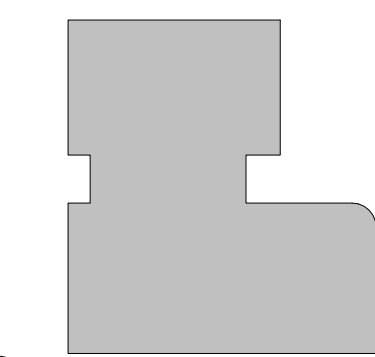


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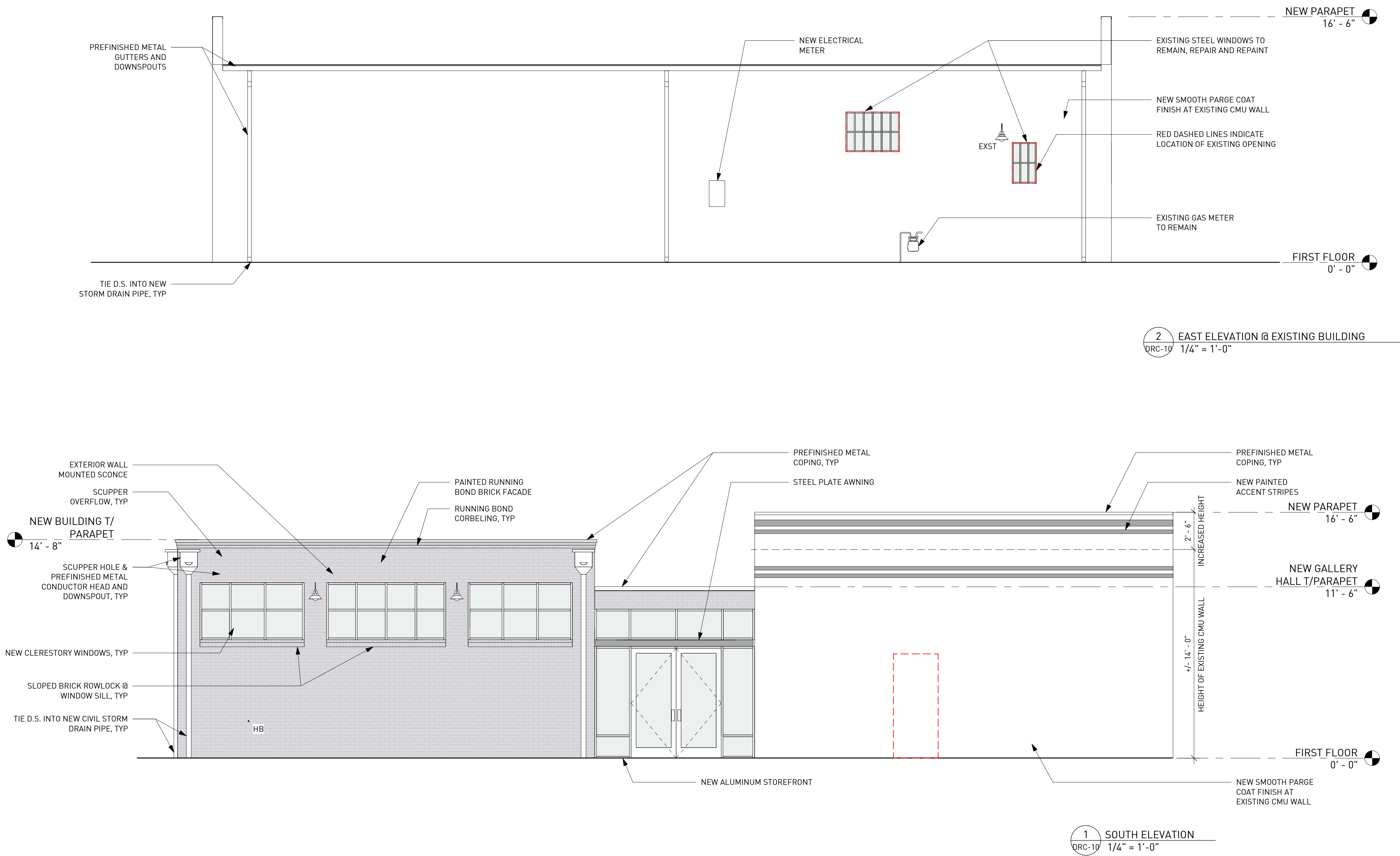
PROPOSED
ELEVATIONS

SHEET NUMBER

DRC-9

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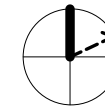
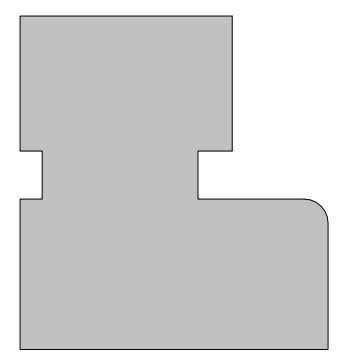


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georgia**
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KEYPLAN



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**PROPOSED
ELEVATIONS**

SHEET NUMBER

DRC-10

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 3/17/2021

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: SCP Hapeville Owner, LLC Contact Number: 770-714-4592

Applicants Address: 3715 Northside PKWY NW, STE 1-310, Atlanta, GA 30327

E-Mail Address: wcasaday@southcitypartners.com Zoning Classification: U-V Urban Village

Address of Proposed Work: 397 North Central Ave, Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009600060059, 14 009600060042, 14 009600060034, 14 009600060026, 14 009600060091, 14 009600060125, 14 009600060133

Property Owner: Louis Levenson | Patricia L. Murray
c/o Jay V. Dell, JR Contact Number: 404-659-5000 | 706-453-4800

Project Description (including occupancy type): SCP Hapeville contemplates 284 apartment units, 4,300 SF of Retail/Restaurant Space, 20,000 SF of future office space, all included in a mixed-use development.

Contractors Name: Not Yet Selected Contact Number: N/A

Contact Person: Will Casaday Contact Number: 770-714-4592

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

3/17/2021
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: 305,899 SF

Total Square Footage of existing building: N/A

Estimated Cost of Construction: \$37,500,000

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

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

SCP Hapeville features a variety of exterior materials including multiple brick colors,
metal railing, multiple colors of cementitious panels, cementitious lap siding, insulated
residential windows, and commercial store front glass.

A full list of materials, descriptions, colors, and finishes can be found on pages 3A
through 3N of the included drawings.

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 Will Casaday  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.

Will Casaday

Will Casaday
Signature

3/17/2021

Printed Name

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.



The Preston Partnership, LLC
115 Perimeter Center Place, Suite 1000
Atlanta, Georgia 30346
T. 770 396 7248
theprestonpartnership.com

Owner: South City Partners
Project: Hapeville Residential Development
Preston Project Number: 2006301
Location: Hapeville Georgia

1. Conceptual Site Plan

Refer to sheet 1 for Architectural Conceptual Site Plan. Each building on the site plan has an identification tag that addresses the name of the building, size of each floor, size of the building, number of unit in each building and the building height.

2. Site Plan

Refer to sheet 2 for Site Plan

3. Building Elevations

Refer to sheets 3A, 3B, 3C, 3D, and 3E for Building Type A 100 & 200.

Refer to sheets 3F and 3G for Building Type A 500.

Refer to sheets 3H, 3J, 3K, and 3L for Building Type B 300 & 400.

Refer to sheets 3M and 3N for Building Type C 600 & 700.

4. Color Renderings

Refer to sheets 4A and 4B

5. Color Photos of the Entire Site

Refer to sheet 5 for Site Photos

6. Exterior Building Materials

Refer to sheets 6A, 6B, 6C, and 6D for Building Type A 100 & 200.

Refer to sheets 6E, 6F, 6G, and 6H for Building Type A 500.

Refer to sheets 6J, 6K, 6L, 6M for Building Type B 300 & 400.

Refer to sheet 6N for Building Type C 600 & 700.

7. Legal Description of the property

Refer to sheet 7 for the Legal Description of the property.

8. Boundary Survey

Refer to sheet 7 for Site Survey.



The Preston Partnership, LLC
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9. Landscape Plan

Refer to sheets 9A, 9B, and 9C

10. Tree Survey and Protection Plan

Refer to sheets 10A and 10B

11. Grading Plan

Refer to sheet 11

12. Utility Plan

Refer to sheet 12

13. Erosion and Sedimentation Control Plan

Refer to sheets 13A-13C

14. Irrigation Plan

Refer to sheet 10B Irrigation Notes Section "1) All irrigation is to be design build and to provide 100% coverage of all landscape material."

15. Floor Plan

Refer to sheet 15A-15E

16. Demolition Plan

Refer to sheet 16

Hapeville Multifamily

397, 383, 377, 369, 400 N CENTRAL AVE, 376 KING ARNOLD ST, 325 SUNSET AVE, HAPEVILLE, GA 30354



DRC PACKAGE SHEET INDEX	
COVER SHEET	
1	CONCEPTUAL SITE PLAN
2	SITE PLAN
3A	BUILDING ELEVATIONS
3B	BUILDING ELEVATIONS
3C	BUILDING ELEVATIONS
3D	BUILDING ELEVATIONS
3E	BUILDING ELEVATIONS
3F	BUILDING ELEVATIONS
3G	BUILDING ELEVATIONS
3H	BUILDING ELEVATIONS
3J	BUILDING ELEVATIONS
3K	BUILDING ELEVATIONS
3L	BUILDING ELEVATIONS
3M	BUILDING ELEVATIONS
3N	BUILDING ELEVATIONS
4A	COLOR RENDERINGS
4B	COLOR RENDERINGS
5	SITE PHOTOS
6A	EXTERIOR BUILDING MATERIALS
6B	EXTERIOR BUILDING MATERIALS
6C	EXTERIOR BUILDING MATERIALS
6D	EXTERIOR BUILDING MATERIALS
6E	EXTERIOR BUILDING MATERIALS
6F	EXTERIOR BUILDING MATERIALS
6G	EXTERIOR BUILDING MATERIALS
6H	EXTERIOR BUILDING MATERIALS
6J	EXTERIOR BUILDING MATERIALS
6K	EXTERIOR BUILDING MATERIALS
6L	EXTERIOR BUILDING MATERIALS
6M	EXTERIOR BUILDING MATERIALS
6N	EXTERIOR BUILDING MATERIALS
7	SURVEY
9A	LANDSCAPE PLAN
9B	LANDSCAPE PLAN
9C	LANDSCAPE PLAN
10A	TREE SURVEY AND PROTECTION PLAN
10B	TREE SURVEY AND PROTECTION PLAN
11	GRADING PLAN
12	UTILITY PLAN
13A	EROSION CONTROL PLAN
13B	EROSION CONTROL PLAN
13C	EROSION CONTROL PLAN
15A	FLOOR PLAN - GROUND LEVEL
15B	FLOOR PLAN - LEVEL 02
15C	FLOOR PLAN - LEVEL 03
15D	FLOOR PLAN - LEVEL 04
15E	FLOOR PLAN - ROOF LEVEL
16	DEMOLITION PLAN

PRESTON

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SEAL

PROJECT
Hapeville Multifamily
397, 383, 377, 369, 400 N CENTRAL AVE, 376 KING
ARNOLD ST, 325 SUNSET AVE
HAPEVILLE, GA 30354
FOR South City Partners



DESIGN REVIEW COMMITTEE APPLICATION

03-17-2021

CLIENT INFORMATION



3715 Northside Parkway
Suite 1-310
Atlanta Georgia 30327
Contact: David Bivens
Tel: 404.400.1322

PROJECT INFORMATION

APPLICABLE CODES

CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE APPLICABLE CODES OR STATUTES WHETHER OR NOT SPECIFICALLY REFERENCED IN THE CONSTRUCTION DOCUMENTS.

THE BUILDING SHALL BE IN COMPLIANCE WITH THE FOLLOWING CODES:

- 2018 INTERNATIONAL BUILDING CODE WITH GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL RESIDENTIAL CODE WITH GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL FIRE CODE (IFC) WITH GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL PLUMBING CODE WITH GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL MECHANICAL CODE WITH GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL FUEL GAS CODE WITH GEORGIA AMENDMENTS (2020)
- 2020 NATIONAL ELECTRICAL CODE (N.E.C.) WITH GEORGIA AMENDMENTS (2020)
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH GEORGIA AMENDMENTS (2020)
- 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE WITH GEORGIA AMENDMENTS (2020)
- 2018 NFPA 101 LIFE SAFETY CODE WITH GEORGIA AMENDMENTS (GEORGIA CHAPTER 120-3-3, RULES AND REGULATIONS FOR THE STATE MINIMUM FIRE SAFETY STANDARDS, EFFECTIVE 2020)

ACCESSIBILITY CODE:

- 2010 AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN, EFFECTIVE MARCH 15, 2011.
- ANSI A117.1 - 2003
- D.C.A. GEORGIA STATE AMENDMENTS
- GEORGIA CHAPTER 120-3-20 (01-.08), ACCESS TO AND USE OF PUBLIC FACILITIES BY HANDICAPPED PERSONS, EFFECTIVE JANUARY 1, 2015.
- FAIR HOUSING ACT DESIGN MANUAL, REVISED APRIL 1998.

VICINITY MAP



DATE
03-17-2021

JOB NUMBER
2006301

SHEET TITLE
COVER SHEET - VOLUME 1

SHEET NUMBER
CS-01

COMMENTS

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PROJECT
Hapeville Multifamily
397, 383, 377, 369, 400 N CENTRAL AVE, 376 KING
ARNOLD ST, 325 SUNSET AVE
HAPEVILLE, GA 30354
FOR: South City Partners



DATE
03-17-2021

JOB NUMBER
2006301

SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET NUMBER
1

COMMENTS

PROJECT DATA

TOTAL SITE ACERAGE: 8.15 ACRES (354,969 SF)
TOTAL NUMBER OF BUILDINGS: 7 (INCLUDING CARRIAGE UNITS)
TOTAL NUMBER OF UNITS: 285 UNITS
TOTAL GROSS SF: 305,899 SF
TOTAL NET RENTABLE SF: 259,899 SF

CURRENT ZONING: U-V (URBAN VILLAGE)
PERMITTED USES: PROFESSIONAL OFFICES
RESIDENTIAL - CONDITIONAL USE IN U-V ZONE
LIMIT 40 UNITS / ACRE
285 UNITS / 8.15 ACRES = 35 UNITS / ACRE

RESIDENTIAL DENSITY:
BUILD-TO-LINE: 0-15 FEET FROM PROPERTY LINE
HEIGHT REGULATIONS: 24' MINIMUM, 64' MAXIMUM, (4) STORIES MAXIMUM

SIDEWALK REQUIREMENTS:
5' LANDSCAPE STRIP MEASURED FROM THE BACK OF CURB
STREET TREES PLANTED AT 50' ON CENTER
SIDEWALKS UNOBSTRUCTED TO 8' CLEAR HEIGHT
10' WIDE ALONG NORTH CENTRAL AVENUE, 6' AT ALL OTHER STREETS

PARKING SCHEDULE		
SECURITY	PARKING TYPE	COUNT
SECURED	Parking - 9'-0" x 18'-0"	357
SECURED	Parking - HC 9'-0" x 18'-0"	14
UNSECURED	Parking - 9'-0" x 18'-0"	6
UNSECURED	Parking - 12'-0" x 26'-0" - Angled	19
UNSECURED	Parking - 22'-0" x 9'-0" - Parallel	22
UNSECURED	Parking - HC 9'-0" x 18'-0"	2
UNSECURED PARKING EASEMENT	Parking - 9'-0" x 18'-0"	12

371 SECURED PARKING SPACES
11 TUCK UNDER PARKING SPACES
382 SECURED PARKING SPACES TOTAL

PARKING SPACE RATIO
RATIO PER UNITS: 382 SP/ 285 UNITS
1.34 SP/ UNIT
RATIO PER BEDS: 382 SP/ 368 BEDS
1.03 SP/ BEDS

PAVED SURFACE AREA FOR PARKING SPACES AND CIRCULATION: 136,631 SF

BUILDING DATA

BLDG TYPE A					
BLDG 1	4 STORIES	63,880 GSF	54,402 NRSF	58 UNITS	FLOOR AREA RATIO 85%
BLDG 2	4 STORIES	63,880 GSF	54,248 NRSF	59 UNITS	FLOOR AREA RATIO 85%
BLDG 5	4 STORIES	63,880 GSF	54,364 NRSF	64 UNITS	FLOOR AREA RATIO 85%
BLDG TYPE B					
BLDG 3	3 STORIES	49,629 GSF	41,689 NRSF	47 UNITS	FLOOR AREA RATIO 84%
BLDG 4	4 STORIES	56,226 GSF	46,796 NRSF	53 UNITS	FLOOR AREA RATIO 83%
BLDG TYPE C					
BLDG 6	2 STORIES	4,202 GSF	4,200 NRSF	2 UNITS	FLOOR AREA RATIO 100%
BLDG 7	2 STORIES	4,202 GSF	4,200 NRSF	2 UNITS	FLOOR AREA RATIO 100%
		305,899 GSF	259,899 NRSF	285 UNITS	FLOOR AREA RATIO 85%

BLDG TYPE B (BLDG 4)
RESIDENTIAL (R-2)
CONST. TYPE V-A
FULLY SPRINKLERED NFPA 13R
3 STORIES + BASEMENT
"BUILDING HEIGHT: 47'-5"
16,543 GROSS SF x 3 STORY + 6,597 SF BASEMENT
= **56,226 SF TOTAL GROSS SF**
53 UNITS
46,796 NET RENTABLE SF
FLOOR AREA RATIO =
46,796 NET RENTABLE SF/ 56,226 GROSS SF= 83%

*NOTE: HEIGHT MEASURED FROM THE BASE OF THE FOUNDATION AT GRADE TO THE PEAK OF THE TALLEST ROOFLINE.

BLDG TYPE A (BLDG 5)
RESIDENTIAL (R-2)
CONST. TYPE V-A
FULLY SPRINKLERED NFPA 13R
4 STORIES
"BUILDING HEIGHT: 45'-10"
15,970 GROSS SF x 4 STORIES =
63,880 TOTAL GROSS SF
64 UNITS
54,364 NET RENTABLE SF
FLOOR AREA RATIO =
54,364 NET RENTABLE SF/ 63,880 GROSS SF= 85%

*NOTE: HEIGHT MEASURED FROM THE BASE OF THE FOUNDATION AT GRADE TO THE PEAK OF THE TALLEST ROOFLINE.

BLDG TYPE B (BLDG 3)
RESIDENTIAL (R-2)
CONST. TYPE V-A
FULLY SPRINKLERED NFPA 13R
3 STORIES
"BUILDING HEIGHT: 43'-7"
16,543 GROSS SF x 3 STORIES =
49,629 TOTAL GROSS SF
47 UNITS
41,689 NET RENTABLE SF
FLOOR AREA RATIO =
41,689 NET RENTABLE SF/ 49,629 GROSS SF= 84%

BLDG TYPE C (BLDG 6)
RESIDENTIAL (R-2), UTILITY (S-2)
CONST. TYPE V-B
NON-SPRINKLERED
2 STORIES
"BUILDING HEIGHT: 26'-0"
2,101 GROSS SF x 2 STORIES =
4,202 TOTAL GROSS SF
2 UNITS/ 5 TUCK UNDER GARAGES
2,099 NET RENTABLE SF + 2,101 SF (GARAGES)
4,200 TOTAL NET RENTABLE SF
FLOOR AREA RATIO =
4,200 NET RENTABLE SF/ 4,202 GROSS SF= 100%

*NOTE: HEIGHT MEASURED FROM THE BASE OF THE FOUNDATION AT GRADE TO THE PEAK OF THE TALLEST ROOFLINE.

*NOTE: HEIGHT MEASURED FROM THE BASE OF THE FOUNDATION AT GRADE TO THE PEAK OF THE TALLEST ROOFLINE.

(6) TUCK UNDER GARAGES
2,101 SF (LVL 01)

BLDG TYPE C (BLDG 7)
RESIDENTIAL (R-2), STORAGE (S-2)
CONST. TYPE V-B
NON-SPRINKLERED
2 STORIES
BUILDING HEIGHT: 26'-0"
2,101 GROSS SF x 2 STORIES =
4,202 TOTAL GROSS SF
2 UNITS/ 6 TUCK UNDER GARAGES
2,099 NET RENTABLE SF + 2,101 SF (GARAGES)
4,200 TOTAL NET RENTABLE SF
FLOOR AREA RATIO =
4,200 NET RENTABLE SF/ 4,202 GROSS SF= 100%

BLDG A (200)
TRANSFORMER
BLDG C (700)
TRANSFORMER
19 ANGLED PARKING SPACES

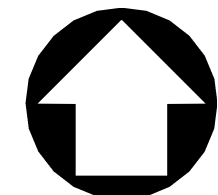
4,544 SF RETAIL
(LVL 01)

BLDG TYPE A (BLDG 200)
RESIDENTIAL (R-2), MERCANTILE (M)
CONST. TYPE V-A
FULLY SPRINKLERED NFPA 13 & 13R
4 STORIES
"BUILDING HEIGHT: 52' AVERAGE
15,970 GROSS SF x 4 STORIES =
63,880 TOTAL GROSS SF
59 UNITS
49,704 NET RENTABLE SF (UNITS) + 4,544SF RETAIL
= **54,248 TOTAL NET RENTABLE**
FLOOR AREA RATIO =
54,248 NET RENTABLE SF/ 63,880 GROSS SF= 85%

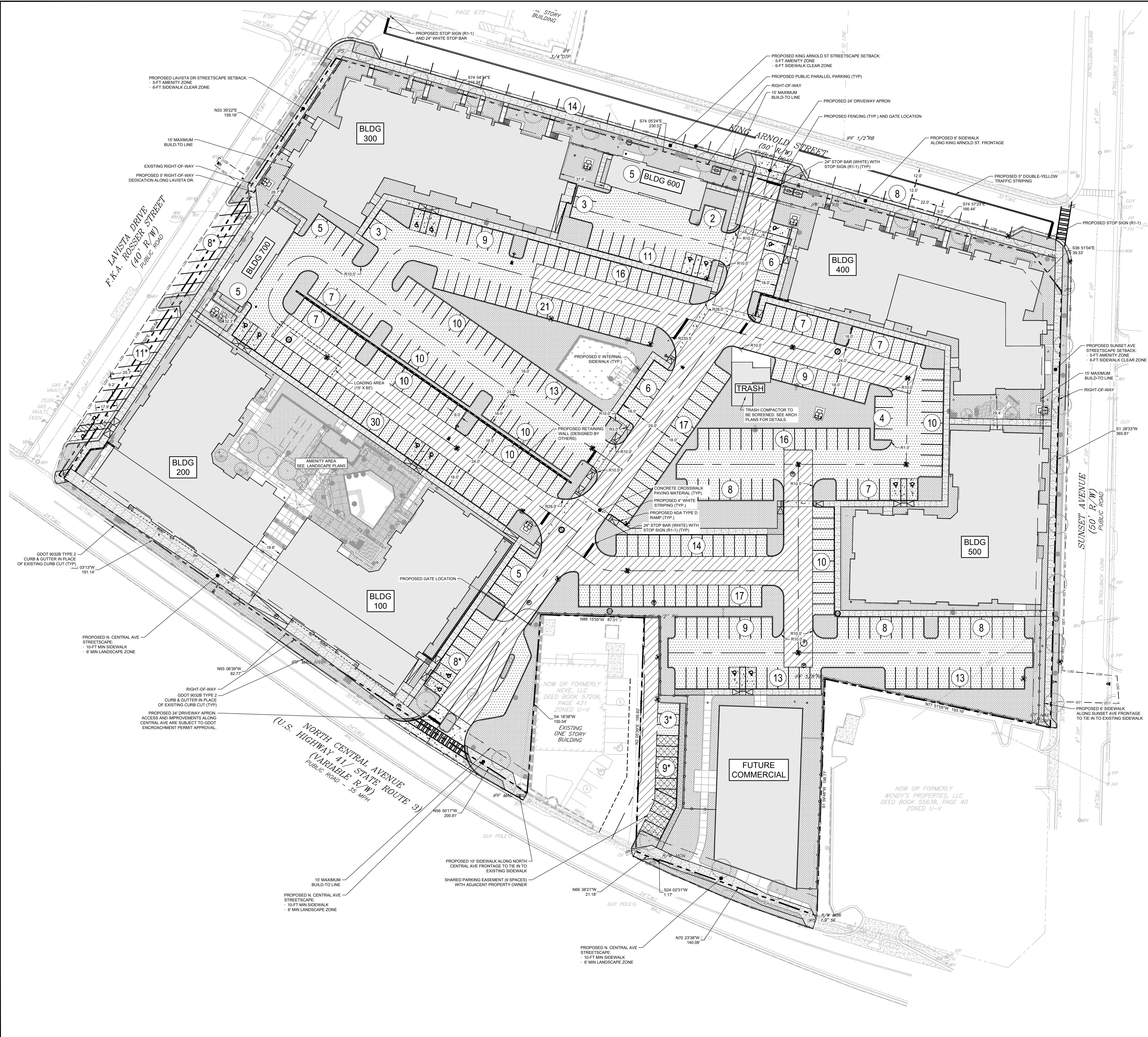
*NOTE: HEIGHT MEASURED FROM THE BASE OF THE FOUNDATION AT GRADE TO THE PEAK OF THE TALLEST ROOFLINE.

BLDG TYPE A (BLDG 100)
RESIDENTIAL (R-2), ASSEMBLY (A-3), BUSINESS (B)
CONST. TYPE V-A
FULLY SPRINKLERED NFPA 13 & 13R
4 STORIES
"BUILDING HEIGHT: 51'-5"
15,970 GROSS SF x 4 STORIES =
63,880 TOTAL GROSS SF
58 UNITS
48,516 NET RENTABLE SF (UNITS) + 5,886 SF AMENITY
= **54,402 TOTAL NET RENTABLE**
FLOOR AREA RATIO =
54,402 NET RENTABLE SF/ 63,880 GROSS SF= 85%

*NOTE: HEIGHT MEASURED FROM THE BASE OF THE FOUNDATION AT GRADE TO THE PEAK OF THE TALLEST ROOFLINE.



1 ARCHITECTURAL SITE PLAN
0' 20' 40' 80' 160'
SCALE: 1" = 40'-0"



SITE NOTES:

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY PRESTON PARTNERSHIP, DATED 02/24/2021 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY TECHNICAL SURVEY SERVICES, DATED 12/08/2020.
3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
5. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
6. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

SITE PLAN LEGEND:

- PROPERTY LINE
- 15-FT BUILD TO LINE
- # PARKING COUNT

DEVELOPMENT SUMMARY:

SITE SUMMARY:

TOTAL SITE AREA:	354,969 SF (8.15 AC)
BUILDING COVERAGE:	95,449 SF (2.19 AC)
PARKING AREA:	63,504 SF (1.46 AC)
LOADING AND DRIVEWAY AREA:	114,960 SF (2.64 AC)
TOTAL OPEN SPACE AREA:	81,055 SF (1.86 AC)

PARKING SUMMARY:

PROVIDED ONSITE PARKING:	400 SPACES
PROVIDED OFFSITE PARKING:	41 SPACES
PROVIDED TOTAL PARKING:	441 SPACES

*NOTE: ALL ONSITE PARKING SPACES ARE COMPACT

NOTE: ADA SPACES TO BE PROVIDED WITHIN CONCRETE PAVEMENT EXTENDS AND TO COMPLY WITH ADA SLOPE REQUIREMENTS

SITE PAVING LEGEND:

- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- STANDARD DUTY CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT

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

GRAPHIC SCALE IN FEET
0 15 30 60

NOT FOR CONSTRUCTION

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
817 W. BEACON STREET, SUITE 100
ATLANTA, GEORGIA 30308
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SOUTH CITY PARTNERS

3715 NORTHSIDE PARKWAY, SUITE 1310
ATLANTA, GA 30305
PHONE 404-405-1522

HAPEVILLE NORTH
387,383,377,389,400 N CENTRAL AVE, 376 KING
ARNOLD ST, 325 SUNSET AVE, HIGHLAND
LAND LOT 18, 44TH DISTRICT

REGISTERED PROFESSIONAL ENGINEER
NO. 43338
ROBERT GALLOWAY

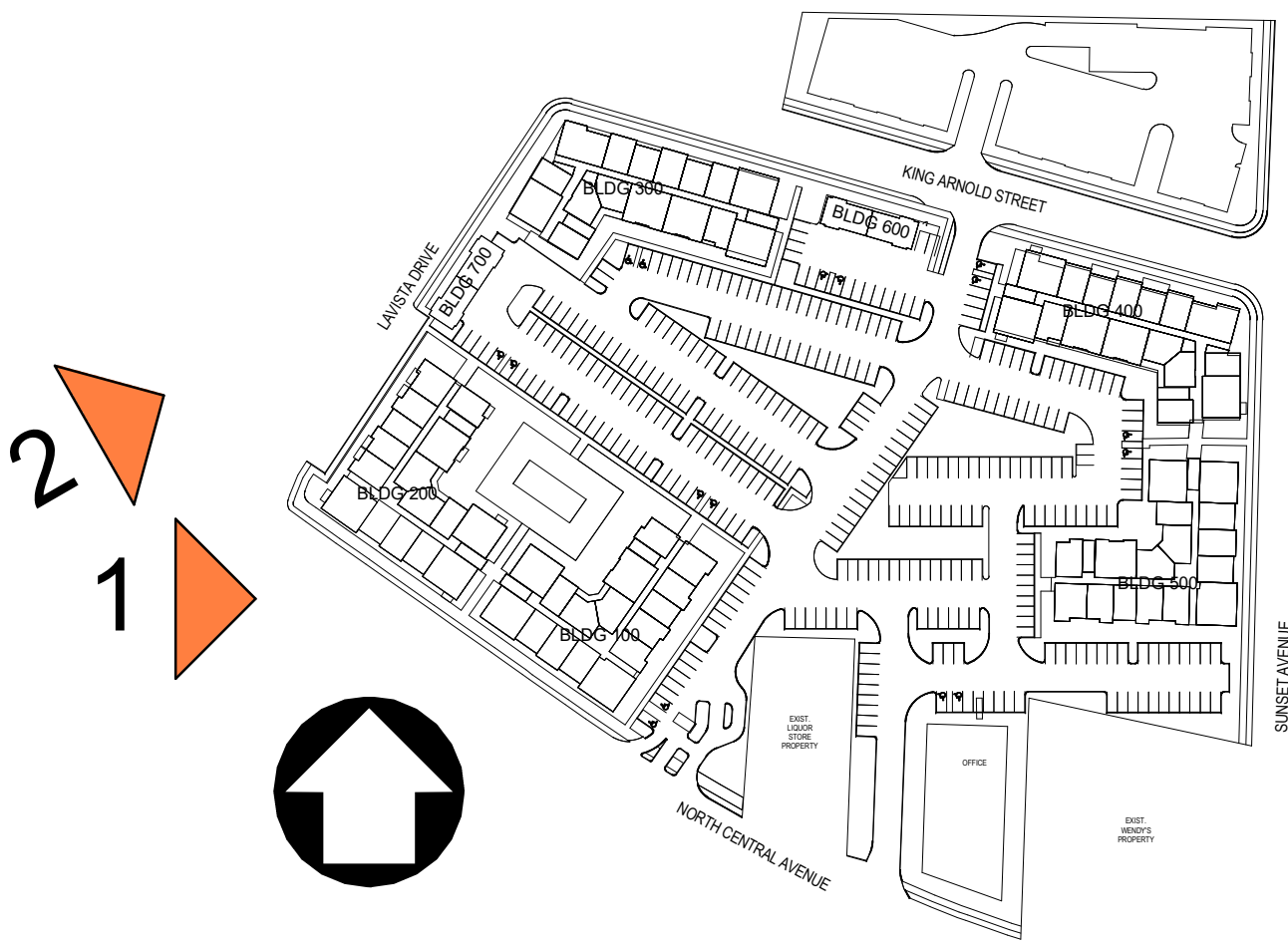
GSWCC CERT. (LEVEL II) 0000078213
DRAWN BY ECF
DESIGNED BY CRG
REVIEWED BY CRG
DATE 03/15/2021
PROJECT NO. 017028003
TITLE
SHEET NUMBER
2



VIEW 01 - CORNER OF
N. CENTRAL AVE. &
LAVISTA DR.



VIEW 02 - CORNER OF
LAVISTA DR. & N.
CENTRAL AVE.



ARCHITECT
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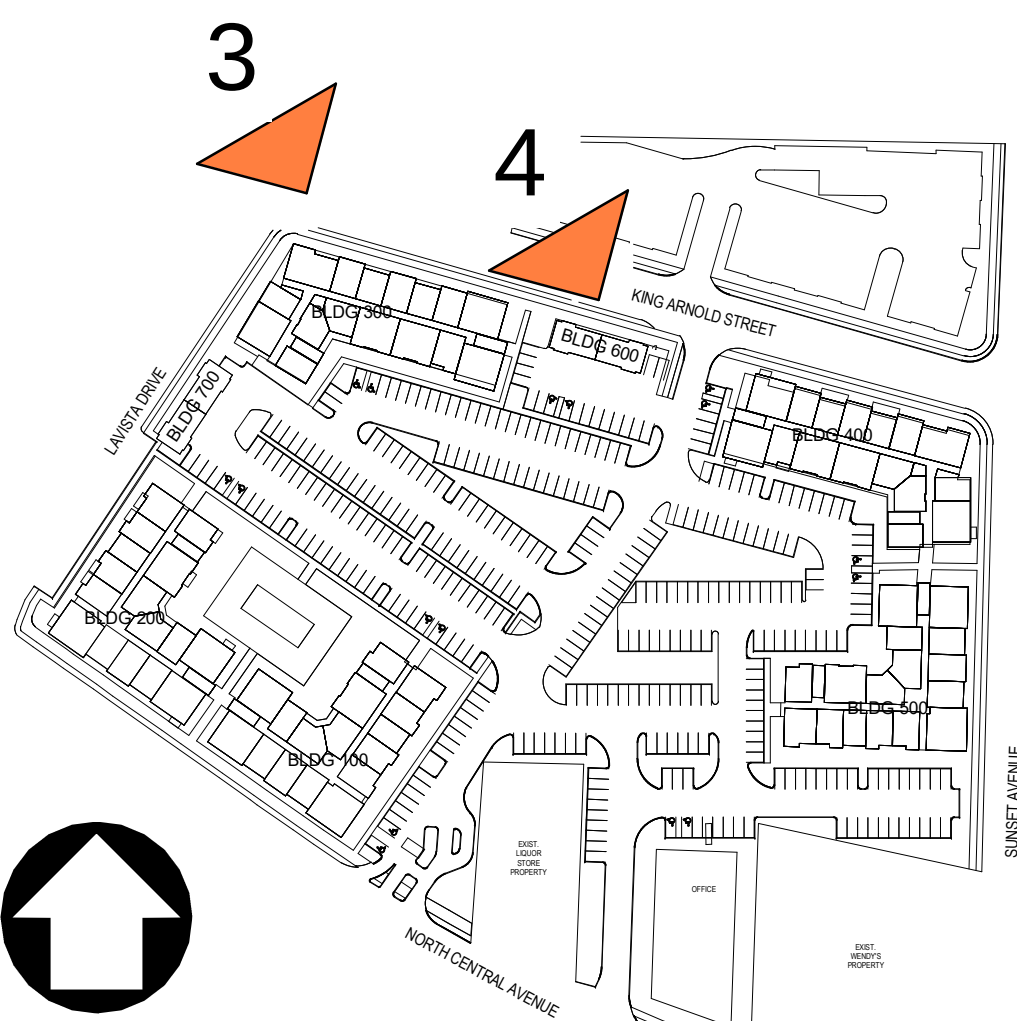
DATE	03-17-2021
JOB NUMBER	2006301
SHEET TITLE	ARCHITECTURAL RENDERING
SHEET NUMBER	4A
COMMENTS	



VIEW 03- LAVISTA DR. & KING
ARNOLD ST.



VIEW 04 - KING ARNOLD ST.



PRESTON

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FOR South City Partners



DATE
03-17-2021

JOB NUMBER
2006301

SHEET TITLE
ARCHITECTURAL RENDERING

SHEET NUMBER
4B

COMMENTS

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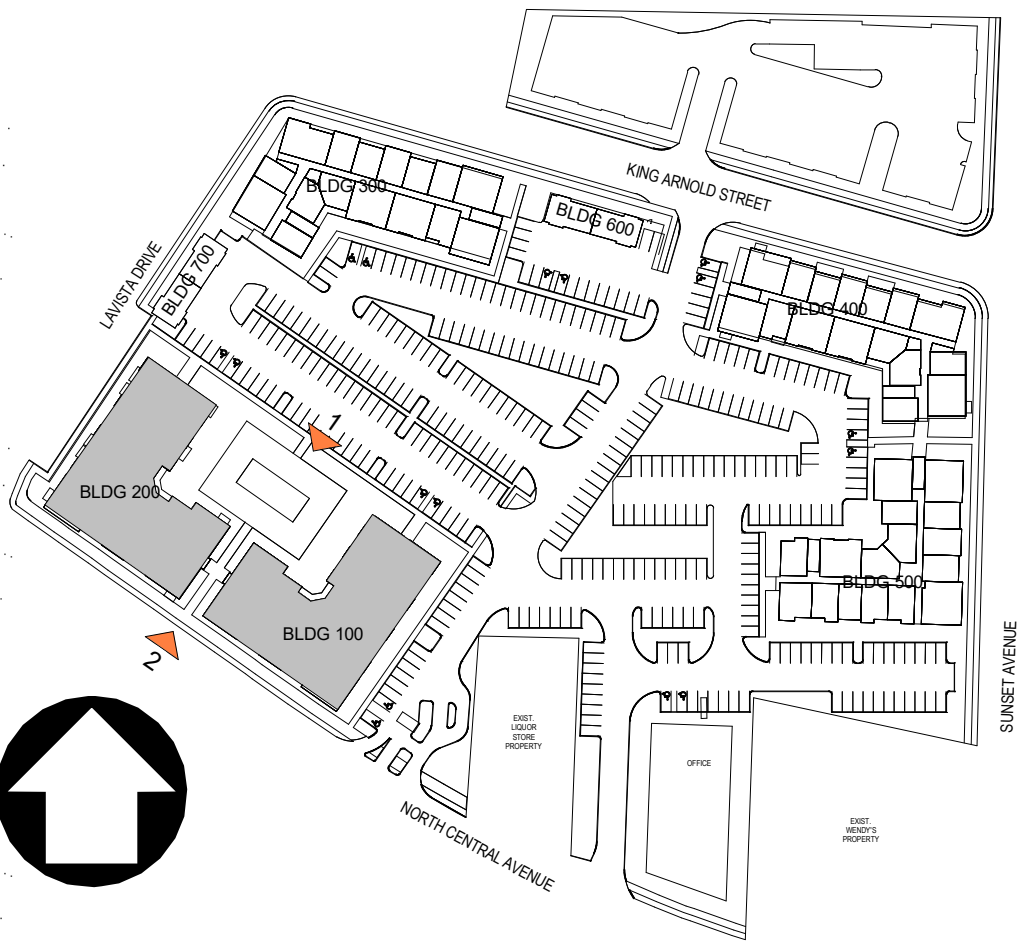
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SEAL

PROJECT
Hapeville Multifamily
397, 383, 377, 369, 400 N CENTRAL AVE, 376 KING
ARNOLD ST, 325 SUNSET AVE
HAPEVILLE, GA 30354
FOR South City Partners



KEY PLAN



DATE 03-17-2021
JOB NUMBER 2006301
SHEET TITLE OVERALL BLDG 100 & 200 - ELEVATIONS
SHEET NUMBER 3A
COMMENTS



2 BLDG 100 & 200 - OVERALL SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



1 BLDG 100 & 200 - OVERALL NORTH ELEVATION
SCALE: 3/32" = 1'-0"

EXTERIOR FINISHES

Mat'l Division	TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 04	BR-1	BRICK VENEER	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-1A	BRICK STACKED BOND	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-1B	BRICK SOLDIER	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-1C	BRICK ROWLOCK	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2	BRICK VENEER	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2A	BRICK STACKED BOND	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2B	BRICK SOLDIER	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2C	BRICK ROWLOCK	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-3	BRICK VENEER	ACME BRICK	WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3A	BRICK STACKED BOND	ACME BRICK	WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3B	BRICK SOLDIER	ACME BRICK	WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3C	BRICK ROWLOCK	ACME BRICK	WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-4	BRICK VENEER	ACME BRICK	AUTUMN SMOKE WITH COOSA PREMIUM DARK MORTAR
DIVISION 04	BR-4B	BRICK SOLDIER	ACME BRICK	AUTUMN SMOKE WITH COOSA PREMIUM DARK MORTAR
DIVISION 05	MR-1	METAL RAILING	TBD	DARK BRONZE
DIVISION 05	MR-2	METAL RAILING	TBD	DARK BRONZE
DIVISION 07	CP-1	CEMENTITIOUS VERTICAL BOARD AND BATTEN	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-2	CEMENTITIOUS VERTICAL BOARD AND BATTEN	TBD	PAINT SW7035 AESTHETIC WHITE
DIVISION 07	CP-3	CEMENTITIOUS BOARD AND BATTEN	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	CP-4	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-5	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	CP-6	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW6061 TANBARK

Mat'l Division	TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 07	CP-7	CEMENTITIOUS LAP SIDING/ ALTERNATING EXPOSURE 4/10/12	TBD	PAINT SW7824 SLATE TILE
DIVISION 07	CP-8	CEMENTITIOUS PANEL WITH TRIM	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-9	CEMENTITIOUS PANEL WITH REVEALS	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	MC-1	METAL COPING	SEE SPECIFICATIONS	DARK BRONZE
DIVISION 07	MC-2	METAL COPING	SEE SPECIFICATIONS	MATCH SW7018 DOVETAIL
DIVISION 07	TR-1	CEMENTITIOUS TRIM BOARD BALCONY FASCIA	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-2	CEMENTITIOUS TRIM BOARD CORNICE	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-3	CEMENTITIOUS TRIM BOARD CORNICE	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	TR-4	CEMENTITIOUS TRIM - DOOR	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-5	CEMENTITIOUS TRIM - WINDOW	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-6	CEMENTITIOUS TRIM	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-7	CEMENTITIOUS TRIM	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	TR-8	CEMENTITIOUS TRIM	TBD	PAINT SW7018 DOVETAIL
DIVISION 08	GL-1	1" INSULATED TINTED LOW 'E' TOWER VISION GLAZING	TBD	TBD
DIVISION 08	GL-2	1" INSULATED TINTED SPANDREL GLAZING	TBD	MATCH GL-1
DIVISION 08	L-1	VINYL SHUTTER	TBD	CHAROAL GRAY
DIVISION 08	W-1	VINYL WINDOWS	SEE SPECIFICATIONS	DARK BRONZE
DIVISION 09	PT-1	PAINT	TBD	SW7020 BLACK FOX
DIVISION 09	PT-2	PAINT	TBD	SW7035 AESTHETIC WHITE
DIVISION 09	PT-3	PAINT	TBD	SW7018 DOVETAIL
DIVISION 09	PT-4	PAINT	TBD	SW6061 TANBARK
DIVISION 09	PT-5	PAINT	TBD	SW7824 SLATE TILE

GENERAL NOTES

1. FINAL COORDINATION OF EXTERIOR LOUVERS/VENTS, PENDING UNIT DEVELOPMENT
2. FINAL COORDINATION OF EXTERIOR RAIN LEADERS, PENDING ROOF DEVELOPMENT

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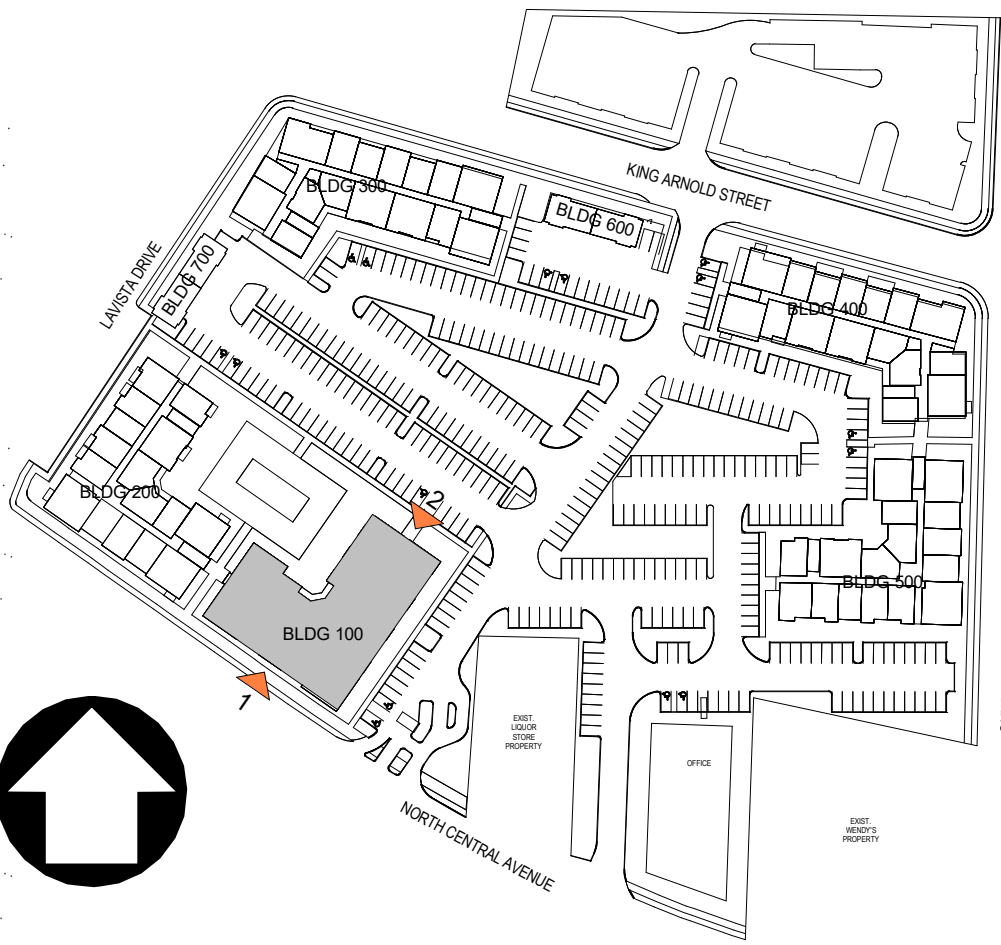
SEAL

PROJECT
Hapeville Multifamily

397, 383, 377, 369, 400 N CENTRAL AVE, 376 KING
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FOR South City Partners



KEY PLAN



DATE 03-17-2021

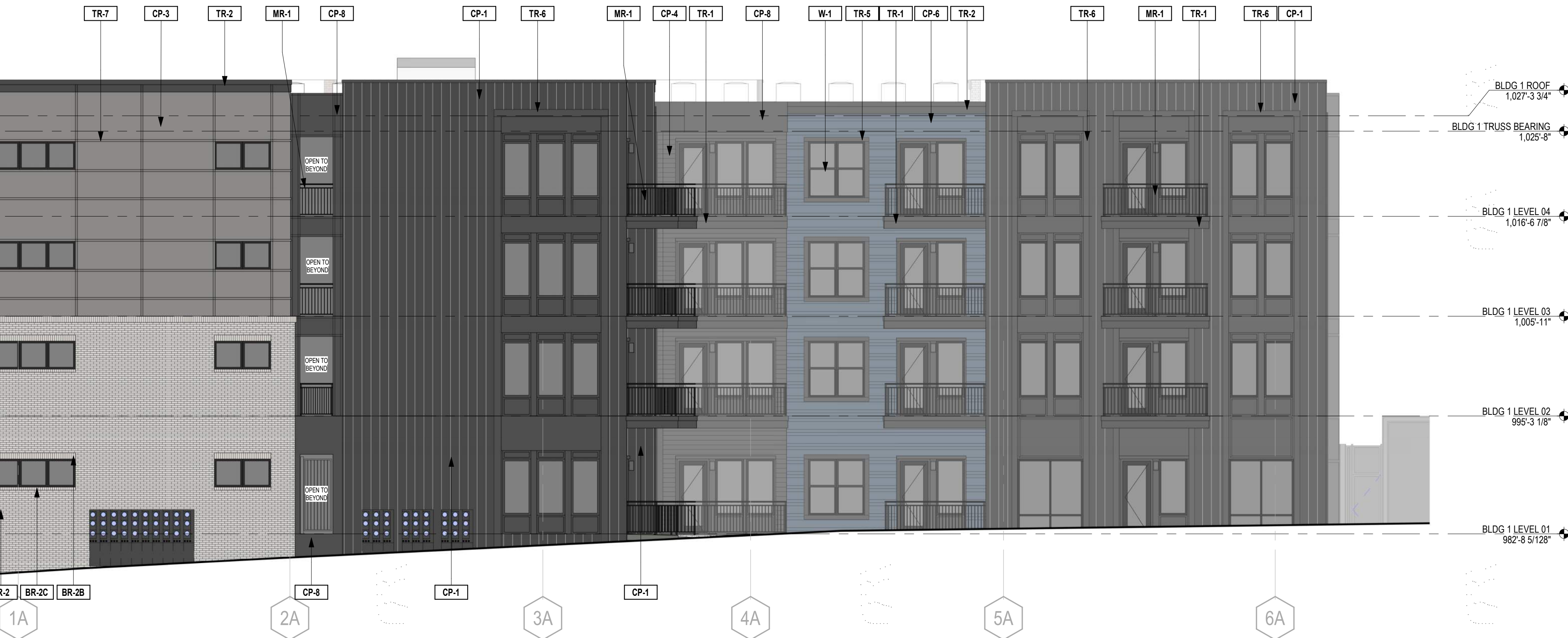
JOB NUMBER 2006301

SHEET TITLE BLDG TYPE A - 100 - ELEVATIONS

SHEET NUMBER 3B

COMMENTS

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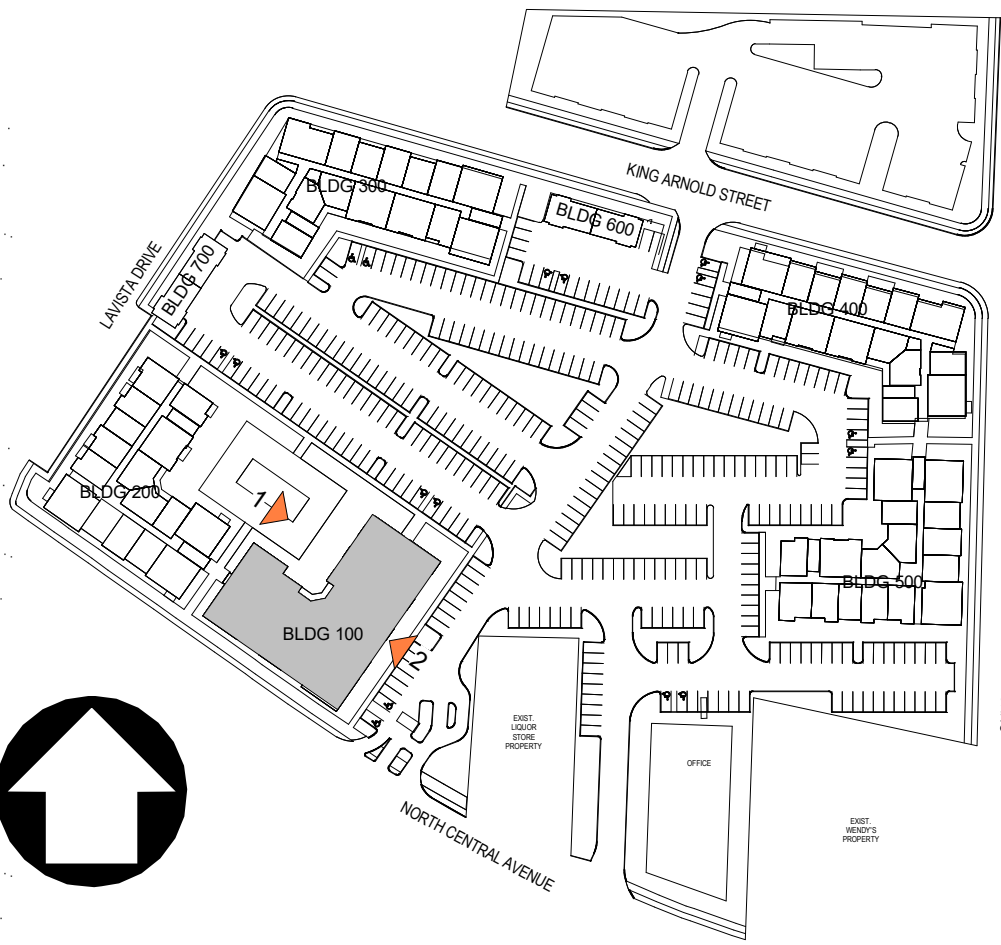
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397, 383, 377, 369, 400 N CENTRAL AVE, 376 KING
ARNOLD ST, 325 SUNSET AVE
HAPEVILLE, GA 30554
FOR South City Partners



KEY PLAN



DATE 03-17-2021
JOB NUMBER 2006301
SHEET TITLE BLDG TYPE A - 100 - ELEVATIONS
SHEET NUMBER 3C
COMMENTS



2 BLDG TYPE A - 100 - EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 BLDG TYPE A - 100 - WEST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES

Mat'l Division	TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 04	BR-1	BRICK VENEER	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-1A	BRICK STACKED BOND	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-1B	BRICK SOLDIER	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-1C	BRICK ROWLOCK	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2	BRICK VENEER	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2A	BRICK STACKED BOND	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2B	BRICK SOLDIER	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2C	BRICK ROWLOCK	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-3	BRICK VENEER	ACME BRICK	WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3A	BRICK STACKED BOND	ACME BRICK	WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3B	BRICK SOLDIER	ACME BRICK	WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3C	BRICK ROWLOCK	ACME BRICK	WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-4	BRICK VENEER	ACME BRICK	AUTUMN SMOKE WITH COOSA PREMIUM DARK MORTAR
DIVISION 04	BR-4B	BRICK SOLDIER	ACME BRICK	AUTUMN SMOKE WITH COOSA PREMIUM DARK MORTAR
DIVISION 05	MR-1	METAL RAILING	TBD	DARK BRONZE
DIVISION 05	MR-2	METAL RAILING	TBD	DARK BRONZE
DIVISION 07	CP-1	CEMENTITIOUS VERTICAL BOARD AND BATTEN	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-2	CEMENTITIOUS VERTICAL BOARD AND BATTEN	TBD	PAINT SW7035 AESTHETIC WHITE
DIVISION 07	CP-3	CEMENTITIOUS BOARD AND BATTEN	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	CP-4	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-5	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	CP-6	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW6061 TANBARK

Mat'l Division	TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 07	CP-7	CEMENTITIOUS LAP SIDING/ ALTERNATING EXPOSURE 4/10/12	TBD	PAINT SW7624 SLATE TILE
DIVISION 07	CP-8	CEMENTITIOUS PANEL WITH TRIM	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-9	CEMENTITIOUS PANEL WITH REVEALS	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	MC-1	METAL COPING	SEE SPECIFICATIONS	DARK BRONZE
DIVISION 07	MC-2	METAL COPING	SEE SPECIFICATIONS	MATCH SW7018 DOVETAIL
DIVISION 07	TR-1	CEMENTITIOUS TRIM BOARD BALCONY FASCIA	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-2	CEMENTITIOUS TRIM BOARD CORNICE	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-3	CEMENTITIOUS TRIM BOARD CORNICE	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	TR-4	CEMENTITIOUS TRIM - DOOR	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-5	CEMENTITIOUS TRIM - WINDOW	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-6	CEMENTITIOUS TRIM	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-7	CEMENTITIOUS TRIM	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	TR-8	CEMENTITIOUS TRIM	TBD	PAINT SW7018 DOVETAIL
DIVISION 08	GL-1	1" INSULATED TINTED LOW 'E' TOWER VISION GLAZING	TBD	TBD
DIVISION 08	GL-2	1" INSULATED TINTED SPANDREL GLAZING	TBD	MATCH GL-1
DIVISION 08	L-1	VINYL SHUTTER	TBD	CHARCOAL GRAY
DIVISION 08	W-1	VINYL WINDOWS	SEE SPECIFICATIONS	DARK BRONZE
DIVISION 09	PT-1	PAINT	TBD	SW7020 BLACK FOX
DIVISION 09	PT-2	PAINT	TBD	SW7035 AESTHETIC WHITE
DIVISION 09	PT-3	PAINT	TBD	SW7018 DOVETAIL
DIVISION 09	PT-4	PAINT	TBD	SW6061 TANBARK
DIVISION 09	PT-5	PAINT	TBD	SW7624 SLATE TILE

GENERAL NOTES

1. FINAL COORDINATION OF EXTERIOR LOUVERS/VENTS, PENDING UNIT DEVELOPMENT
2. FINAL COORDINATION OF EXTERIOR RAIN LEADERS, PENDING ROOF DEVELOPMENT

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EXTERIOR FINISHES

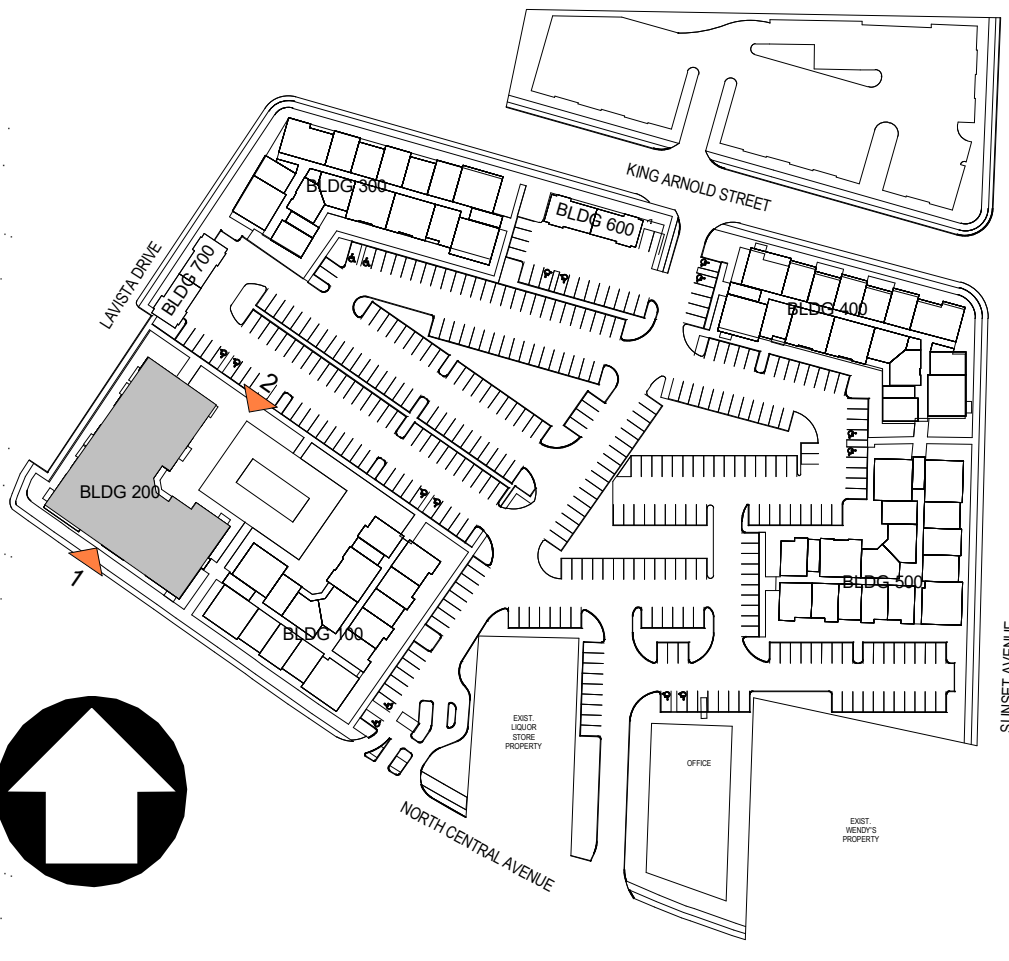
Mat'l Division	TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 04	BR-1	BRICK VENEER	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
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DIVISION 04	BR-1B	BRICK SOLDIER	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
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DIVISION 04	BR-2	BRICK VENEER	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2A	BRICK STACKED BOND	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2B	BRICK SOLDIER	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2C	BRICK ROWLOCK	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
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DIVISION 04	BR-3A	BRICK STACKED BOND	ACME BRICK	WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3B	BRICK SOLDIER	ACME BRICK	WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3C	BRICK ROWLOCK	ACME BRICK	WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-4	BRICK VENEER	ACME BRICK	AUTUMN SMOKE WITH COOSA PREMIUM DARK MORTAR
DIVISION 04	BR-4B	BRICK SOLDIER	ACME BRICK	AUTUMN SMOKE WITH COOSA PREMIUM DARK MORTAR
DIVISION 05	MR-1	METAL RAILING	TBD	DARK BRONZE
DIVISION 05	MR-2	METAL RAILING	TBD	DARK BRONZE
DIVISION 07	CP-1	CEMENTITIOUS VERTICAL BOARD AND BATTEN	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-2	CEMENTITIOUS VERTICAL BOARD AND BATTEN	TBD	PAINT SW7035 AESTHETIC WHITE
DIVISION 07	CP-3	CEMENTITIOUS BOARD AND BATTEN	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	CP-4	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-5	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	CP-6	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW6061 TANBARK

Mat'l Division	TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 07	CP-7	CEMENTITIOUS LAP SIDING/ ALTERNATING EXPOSURE 4/10/12	TBD	PAINT SW7824 SLATE TILE
DIVISION 07	CP-8	CEMENTITIOUS PANEL WITH TRIM	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-9	CEMENTITIOUS PANEL WITH REVEALS	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	MC-1	METAL COPING	SEE SPECIFICATIONS	DARK BRONZE
DIVISION 07	MC-2	METAL COPING	SEE SPECIFICATIONS	MATCH SW7018 DOVETAIL
DIVISION 07	TR-1	CEMENTITIOUS TRIM BOARD BALCONY FASCIA	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-2	CEMENTITIOUS TRIM BOARD CORNICE	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-3	CEMENTITIOUS TRIM BOARD CORNICE	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	TR-4	CEMENTITIOUS TRIM - DOOR	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-5	CEMENTITIOUS TRIM - WINDOW	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-6	CEMENTITIOUS TRIM	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-7	CEMENTITIOUS TRIM	TBD	PAINT SW7018 DOVETAIL
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DIVISION 08	GL-2	1" INSULATED TINTED SPANDREL GLAZING	TBD	MATCH GL-1
DIVISION 08	L-1	VINYL SHUTTER	TBD	CHARCOAL GRAY
DIVISION 09	W-1	VINYL WINDOWS	SEE SPECIFICATIONS	DARK BRONZE
DIVISION 09	PT-1	PAINT	TBD	SW7020 BLACK FOX
DIVISION 09	PT-2	PAINT	TBD	SW7035 AESTHETIC WHITE
DIVISION 09	PT-3	PAINT	TBD	SW7018 DOVETAIL
DIVISION 09	PT-4	PAINT	TBD	SW6061 TANBARK
DIVISION 09	PT-5	PAINT	TBD	SW7824 SLATE TILE

GENERAL NOTES

1. FINAL COORDINATION OF EXTERIOR LOUVERS/VENTS, PENDING UNIT DEVELOPMENT
2. FINAL COORDINATION OF EXTERIOR RAIN LEADERS, PENDING ROOF DEVELOPMENT

KEY PLAN



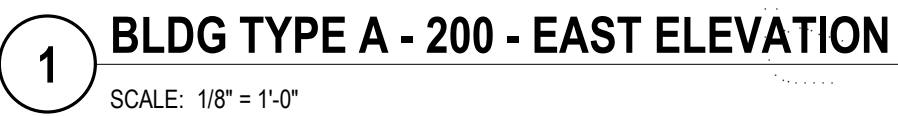
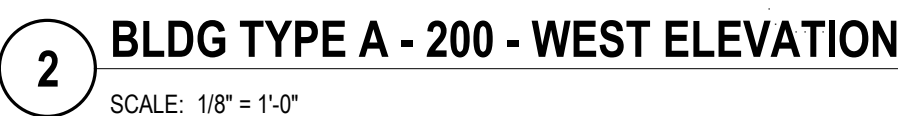
DATE 03-17-2021

JOB NUMBER 2006301

SHEET TITLE
BLDG TYPE A - 200 - ELEVATIONS

SHEET NUMBER
3D

COMMENTS



Mat'l Division	TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 04	BR-1	BRICK VENEER	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
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DIVISION 07	CP-1	CEMENTITIOUS VERTICAL BOARD AND BATTEN	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-2	CEMENTITIOUS VERTICAL BOARD AND BATTEN	TBD	PAINT SWV7035 AESTHETIC WHITE
DIVISION 07	CP-3	CEMENTITIOUS BOARD AND BATTEN	TBD	PAINT SW7018 DOVETAIL
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DIVISION 07	CP-5	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	CP-6	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW6061 TAMBARC

1. FINAL COORDINATION OF EXTERIOR LOUVERS/VENTS, PENDING UNIT DEVELOPMENT
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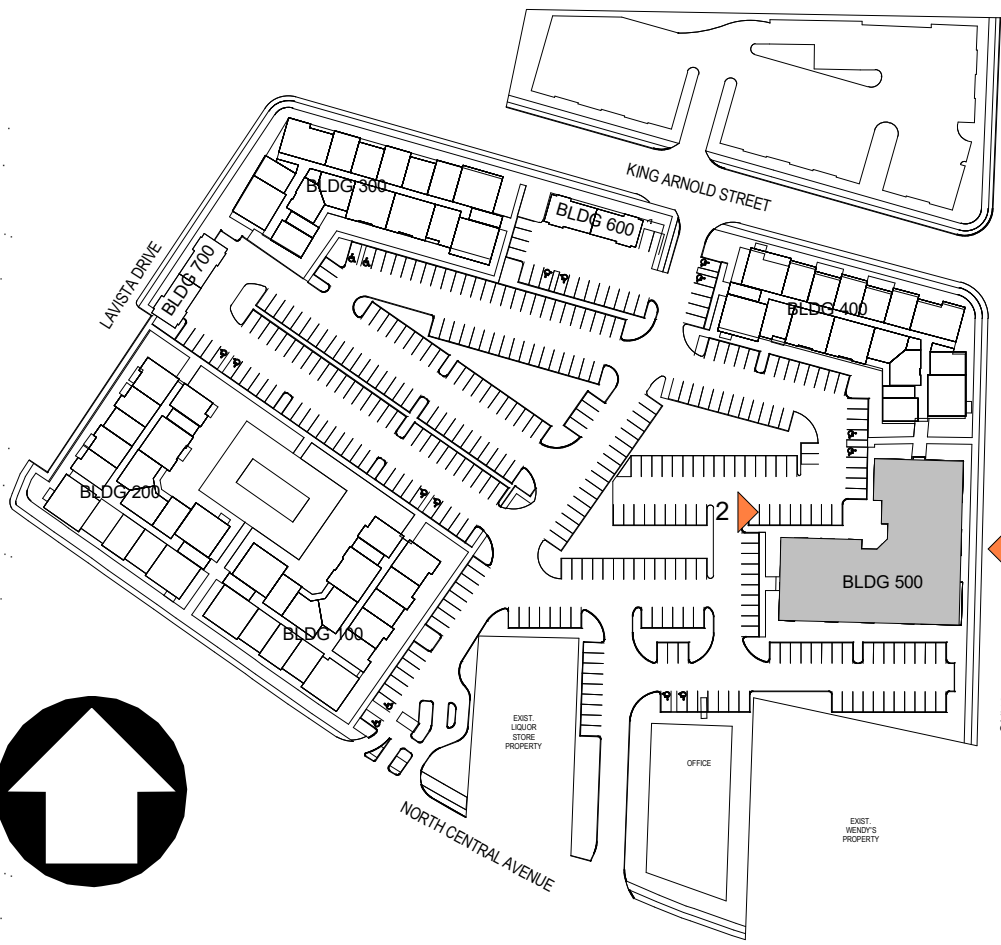
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FOR South City Partners



KEY PLAN



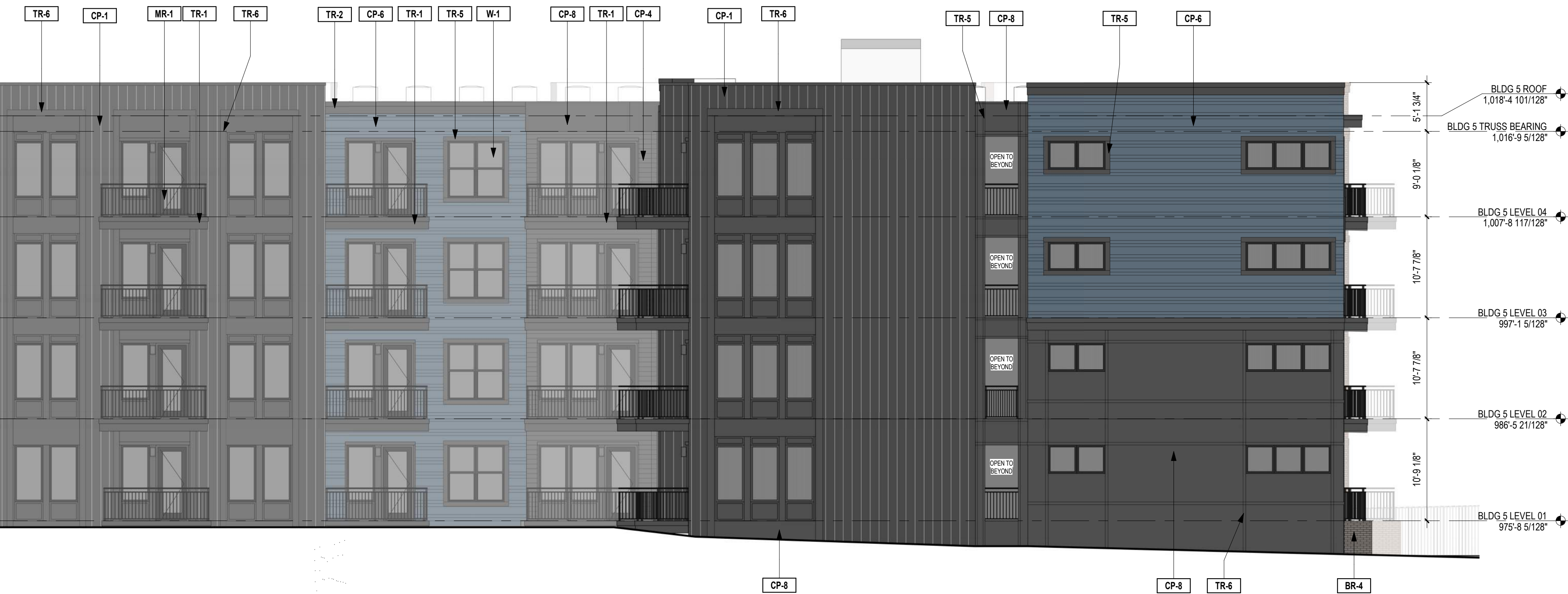
DATE 03-17-2021

JOB NUMBER 2006301

SHEET TITLE BLDG TYPE A - 500 - ELEVATIONS

SHEET NUMBER 3F

COMMENTS



2 BLDG TYPE A - 500 - WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 BLDG TYPE A - 500 - EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES

Mat'l Division	TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 04	BR-1	BRICK VENEER	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-1A	BRICK STACKED BOND	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-1B	BRICK SOLDIER	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-1C	BRICK ROWLOCK	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2	BRICK VENEER	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2A	BRICK STACKED BOND	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2B	BRICK SOLDIER	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2C	BRICK ROWLOCK	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-3	BRICK VENEER	ACME BRICK	WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3A	BRICK STACKED BOND	ACME BRICK	WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3B	BRICK SOLDIER	ACME BRICK	WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3C	BRICK ROWLOCK	ACME BRICK	WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-4	BRICK VENEER	ACME BRICK	AUTUMN SMOKE WITH COOSA PREMIUM DARK MORTAR
DIVISION 04	BR-4B	BRICK SOLDIER	ACME BRICK	AUTUMN SMOKE WITH COOSA PREMIUM DARK MORTAR
DIVISION 05	MR-1	METAL RAILING	TBD	DARK BRONZE
DIVISION 05	MR-2	METAL RAILING	TBD	DARK BRONZE
DIVISION 07	CP-1	CEMENTITIOUS VERTICAL BOARD AND BATTEN	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-2	CEMENTITIOUS VERTICAL BOARD AND BATTEN	TBD	PAINT SW7035 AESTHETIC WHITE
DIVISION 07	CP-3	CEMENTITIOUS BOARD AND BATTEN	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	CP-4	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-5	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	CP-6	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW6061 TANBARK

GENERAL NOTES

1. FINAL COORDINATION OF EXTERIOR LOUVERS/VENTS, PENDING UNIT DEVELOPMENT
2. FINAL COORDINATION OF EXTERIOR RAIN LEADERS, PENDING ROOF DEVELOPMENT

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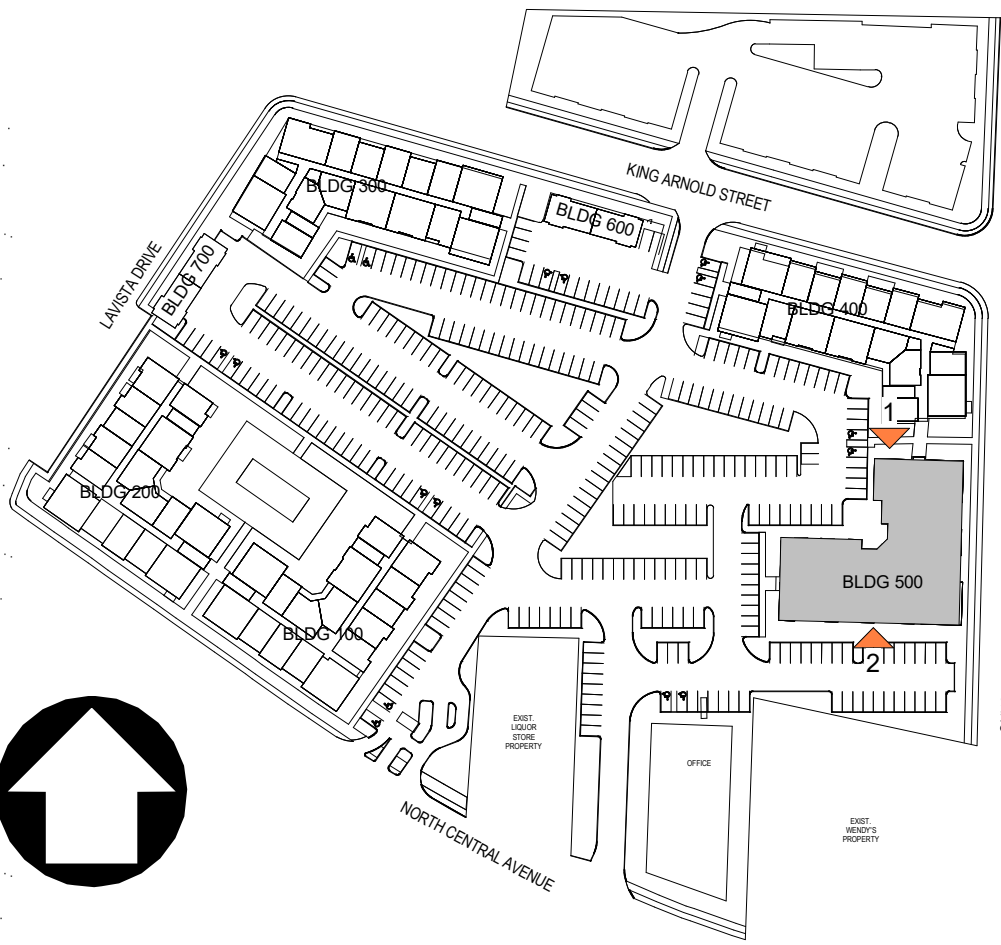
SEAL

PROJECT
Hapeville Multifamily

397, 383, 377, 369, 400 N CENTRAL AVE, 376 KING
ARNOLD ST, 325 SUNSET AVE
HAPEVILLE, GA 30354
FOR South City Partners



KEY PLAN



DATE 03-17-2021

JOB NUMBER 2006301

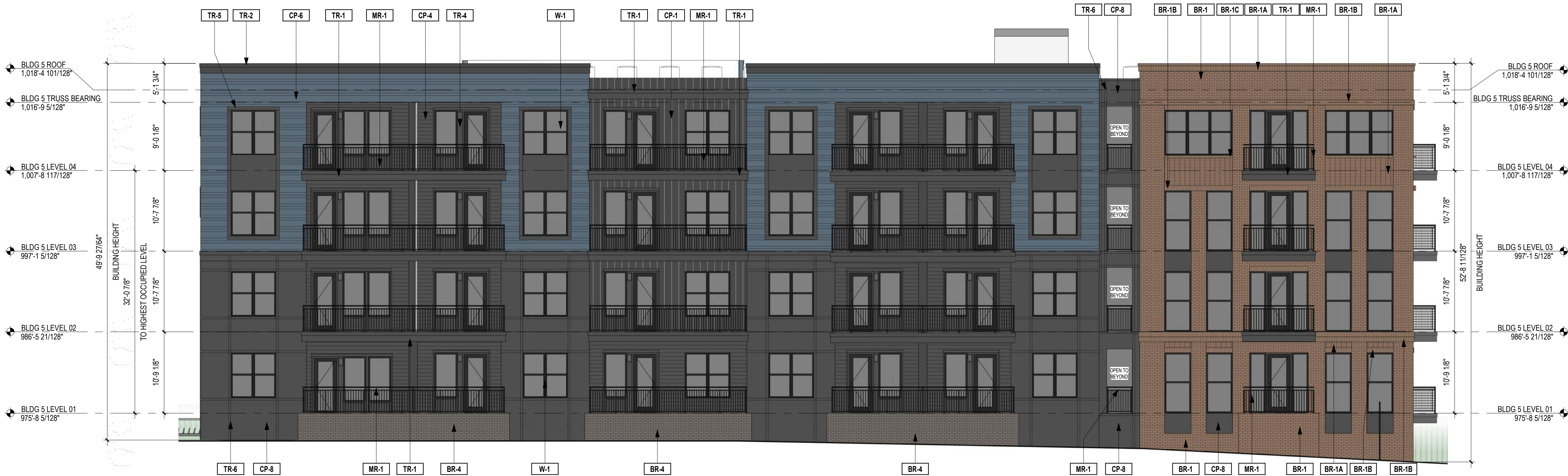
SHEET TITLE BLDG TYPE A - 500 - ELEVATIONS

SHEET NUMBER 3G

COMMENTS

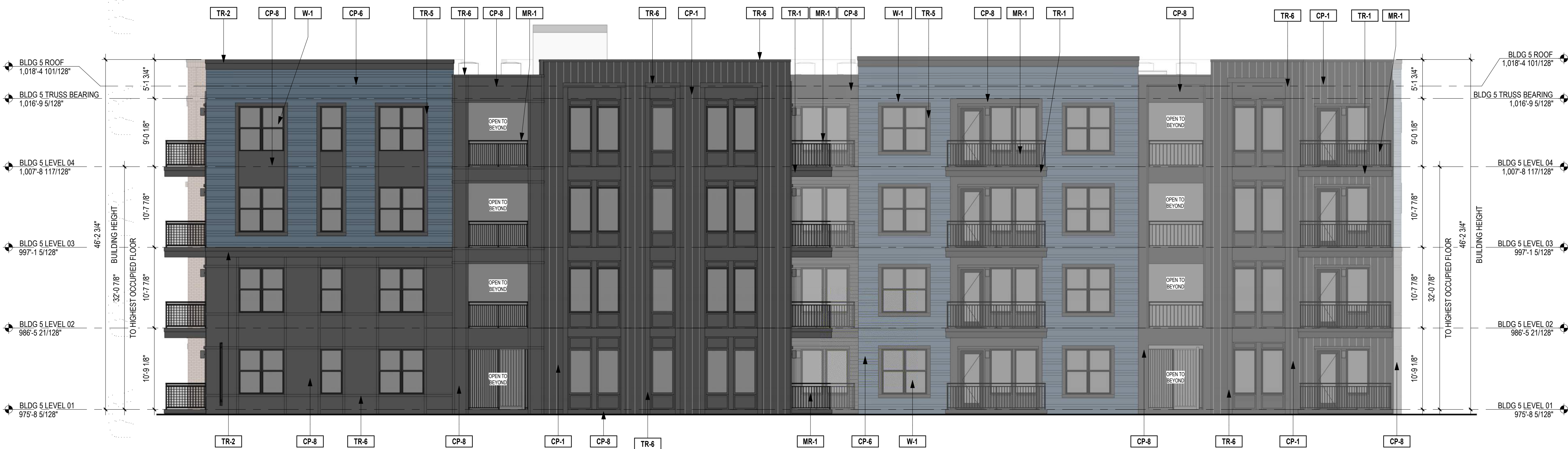
2 BLDG TYPE A - 500 - SOUTH ELEVATION

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



1 BLDG TYPE A - 500 - NORTH ELEVATION

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



EXTERIOR FINISHES

Mat'l Division	TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 04	BR-1	BRICK VENEER	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-1A	BRICK STACKED BOND	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-1B	BRICK SOLDIER	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-1C	BRICK ROWLOCK	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2	BRICK VENEER	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2A	BRICK STACKED BOND	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2B	BRICK SOLDIER	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2C	BRICK ROWLOCK	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-3	BRICK VENEER	ACME BRICK	WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3A	BRICK STACKED BOND	ACME BRICK	WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3B	BRICK SOLDIER	ACME BRICK	WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3C	BRICK ROWLOCK	ACME BRICK	WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-4	BRICK VENEER	ACME BRICK	AUTUMN SMOKE WITH COOSA PREMIUM DARK MORTAR
DIVISION 04	BR-4B	BRICK SOLDIER	ACME BRICK	AUTUMN SMOKE WITH COOSA PREMIUM DARK MORTAR
DIVISION 05	MR-1	METAL RAILING	TBD	DARK BRONZE
DIVISION 05	MR-2	METAL RAILING	TBD	DARK BRONZE
DIVISION 07	CP-1	CEMENTITIOUS VERTICAL BOARD AND BATTEN	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-2	CEMENTITIOUS VERTICAL BOARD AND BATTEN	TBD	PAINT SW7035 AESTHETIC WHITE
DIVISION 07	CP-3	CEMENTITIOUS BOARD AND BATTEN	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	CP-4	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-5	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	CP-6	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW6061 TANBARK

GENERAL NOTES

1. FINAL COORDINATION OF EXTERIOR LOUVERS/VENTS, PENDING UNIT DEVELOPMENT
2. FINAL COORDINATION OF EXTERIOR RAIN LEADERS, PENDING ROOF DEVELOPMENT

Mat'l Division	TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 07	CP-7	CEMENTITIOUS LAP SIDING/ ALTERNATING EXPOSURE 4/10/12	TBD	PAINT SW7824 SLATE TILE
DIVISION 07	CP-8	CEMENTITIOUS PANEL WITH TRIM	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-9	CEMENTITIOUS PANEL WITH REVEALS	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	MC-1	METAL COPING	SEE SPECIFICATIONS	DARK BRONZE
DIVISION 07	MC-2	METAL COPING	SEE SPECIFICATIONS	MATCH SW7018 DOVETAIL
DIVISION 07	TR-1	CEMENTITIOUS TRIM BOARD BALCONY FASCIA	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-2	CEMENTITIOUS TRIM BOARD CORNICE	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-3	CEMENTITIOUS TRIM BOARD CORNICE	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	TR-4	CEMENTITIOUS TRIM - DOOR	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-5	CEMENTITIOUS TRIM - WINDOW	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-6	CEMENTITIOUS TRIM	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-7	CEMENTITIOUS TRIM	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	TR-8	CEMENTITIOUS TRIM	TBD	PAINT SW7018 DOVETAIL
DIVISION 08	GL-1	1" INSULATED TINTED LOW 'E' TOWER VISION GLAZING	TBD	TBD
DIVISION 08	GL-2	1" INSULATED TINTED SPANDREL GLAZING	TBD	MATCH GL-1
DIVISION 08	L-1	VINYL SHUTTER	TBD	CHARCOAL GRAY
DIVISION 08	W-1	VINYL WINDOWS	SEE SPECIFICATIONS	DARK BRONZE
DIVISION 09	PT-1	PAINT	TBD	SW7020 BLACK FOX
DIVISION 09	PT-2	PAINT	TBD	SW7035 AESTHETIC WHITE
DIVISION 09	PT-3	PAINT	TBD	SW7018 DOVETAIL
DIVISION 09	PT-4	PAINT	TBD	SW6061 TANBARK
DIVISION 09	PT-5	PAINT	TBD	SW7824 SLATE TILE

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FOR South City Partners



2 BLDG TYPE A - 300 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 BLDG TYPE B - 300 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES

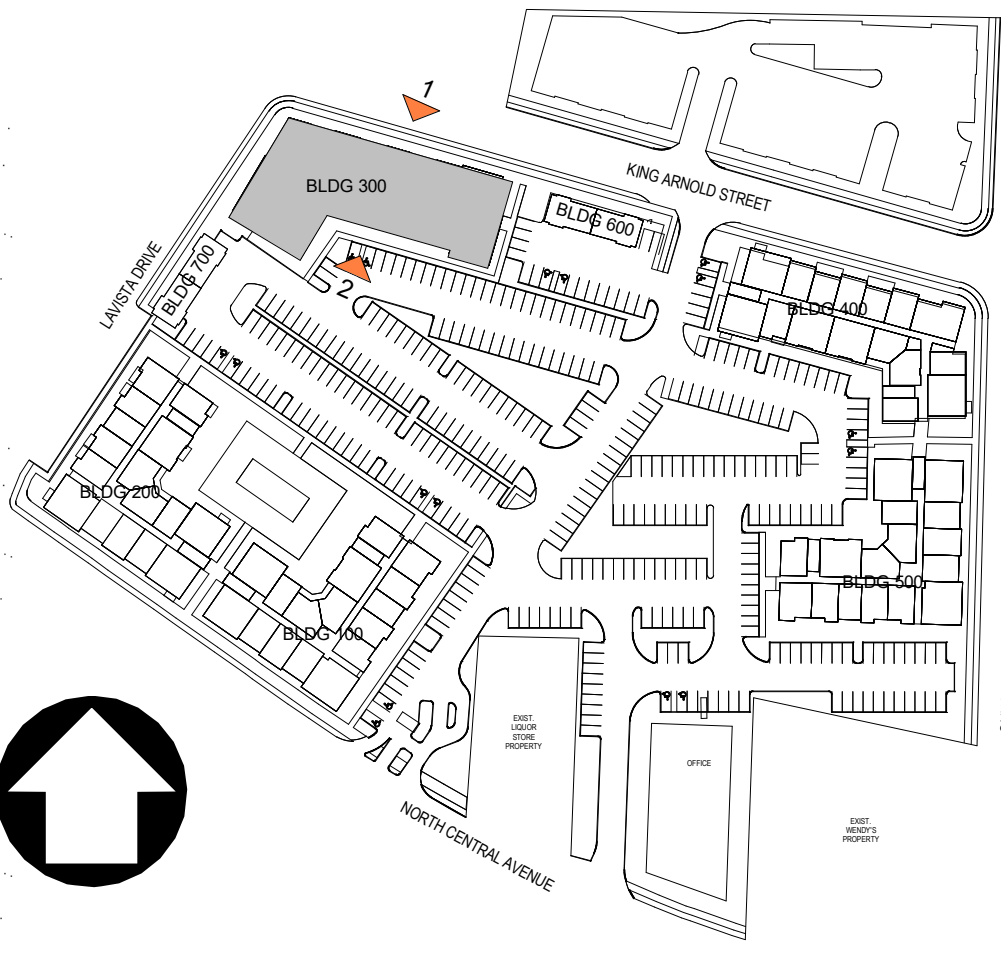
Mat'l Division	TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 04	BR-1	BRICK VENEER	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-1A	BRICK STACKED BOND	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-1B	BRICK SOLDIER	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-1C	BRICK ROWLOCK	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2	BRICK VENEER	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2A	BRICK STACKED BOND	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2B	BRICK SOLDIER	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2C	BRICK ROWLOCK	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-3	BRICK VENEER	ACME BRICK	WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3A	BRICK STACKED BOND	ACME BRICK	WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3B	BRICK SOLDIER	ACME BRICK	WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3C	BRICK ROWLOCK	ACME BRICK	WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-4	BRICK VENEER	ACME BRICK	AUTUMN SMOKE WITH COOSA PREMIUM DARK MORTAR
DIVISION 04	BR-4B	BRICK SOLDIER	ACME BRICK	AUTUMN SMOKE WITH COOSA PREMIUM DARK MORTAR
DIVISION 05	MR-1	METAL RAILING	TBD	DARK BRONZE
DIVISION 05	MR-2	METAL RAILING	TBD	DARK BRONZE
DIVISION 07	CP-1	CEMENTITIOUS VERTICAL BOARD AND BATTEN	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-2	CEMENTITIOUS VERTICAL BOARD AND BATTEN	TBD	PAINT SW7035 AESTHETIC WHITE
DIVISION 07	CP-3	CEMENTITIOUS BOARD AND BATTEN	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	CP-4	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-5	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	CP-6	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW6061 TANBARK

Mat'l Division	TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 07	CP-7	CEMENTITIOUS LAP SIDING/ ALTERNATING EXPOSURE 4/10/12	TBD	PAINT SW7624 SLATE TILE
DIVISION 07	CP-8	CEMENTITIOUS PANEL WITH TRIM	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-9	CEMENTITIOUS PANEL WITH REVEALS	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	MC-1	METAL COPING	SEE SPECIFICATIONS	DARK BRONZE
DIVISION 07	MC-2	METAL COPING	SEE SPECIFICATIONS	MATCH SW7018 DOVETAIL
DIVISION 07	TR-1	CEMENTITIOUS TRIM BOARD BALCONY FASCIA	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-2	CEMENTITIOUS TRIM BOARD CORNICE	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-3	CEMENTITIOUS TRIM BOARD CORNICE	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	TR-4	CEMENTITIOUS TRIM - DOOR	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-5	CEMENTITIOUS TRIM - WINDOW	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-6	CEMENTITIOUS TRIM	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-7	CEMENTITIOUS TRIM	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	TR-8	CEMENTITIOUS TRIM	TBD	PAINT SW7018 DOVETAIL
DIVISION 08	GL-1	1" INSULATED TINTED LOW 'E' TOWER VISION GLAZING	TBD	TBD
DIVISION 08	GL-2	1" INSULATED TINTED SPANDREL GLAZING	TBD	MATCH GL-1
DIVISION 08	L-1	VINYL SHUTTER	TBD	CHARCOAL GRAY
DIVISION 08	W-1	VINYL WINDOWS	SEE SPECIFICATIONS	DARK BRONZE
DIVISION 09	PT-1	PAINT	TBD	SW7020 BLACK FOX
DIVISION 09	PT-2	PAINT	TBD	SW7035 AESTHETIC WHITE
DIVISION 09	PT-3	PAINT	TBD	SW7018 DOVETAIL
DIVISION 09	PT-4	PAINT	TBD	SW6061 TANBARK
DIVISION 09	PT-5	PAINT	TBD	SW7624 SLATE TILE

GENERAL NOTES

1. FINAL COORDINATION OF EXTERIOR LOUVERS/VENTS, PENDING UNIT DEVELOPMENT
2. FINAL COORDINATION OF EXTERIOR RAIN LEADERS, PENDING ROOF DEVELOPMENT

KEY PLAN



DATE 03-17-2021
JOB NUMBER 2006301
SHEET TITLE BLDG TYPE B - 300 - ELEVATIONS
SHEET NUMBER 3H
COMMENTS

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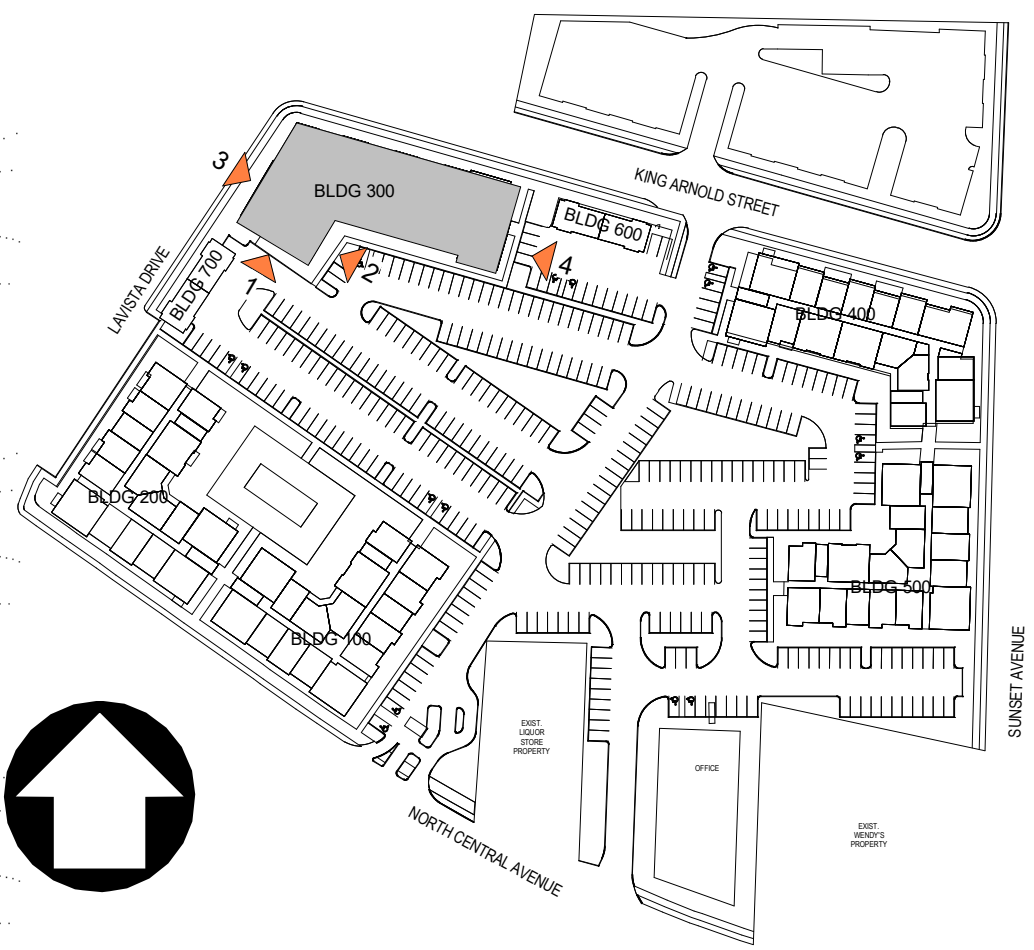
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KEY PLAN



DATE
03-17-2021

JOB NUMBER
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SHEET TITLE
BLDG TYPE B - 300 -
ELEVATIONS

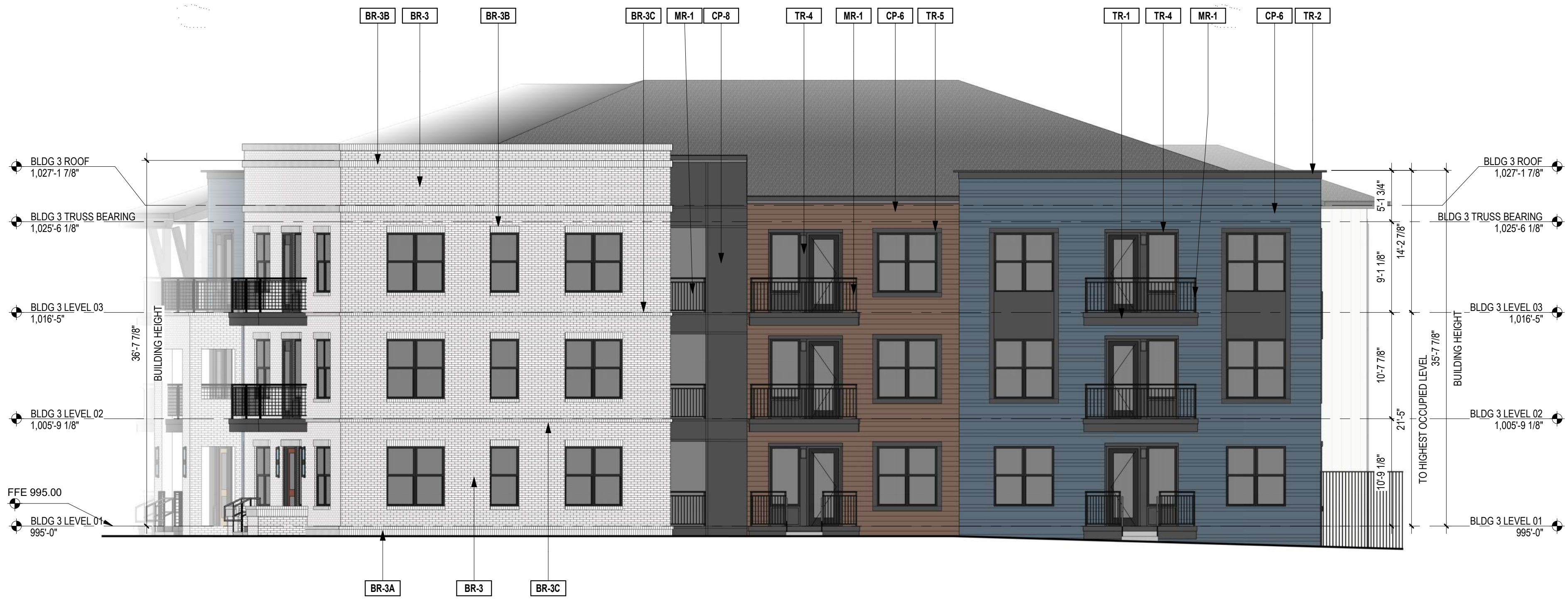
SHEET NUMBER
3J

COMMENTS
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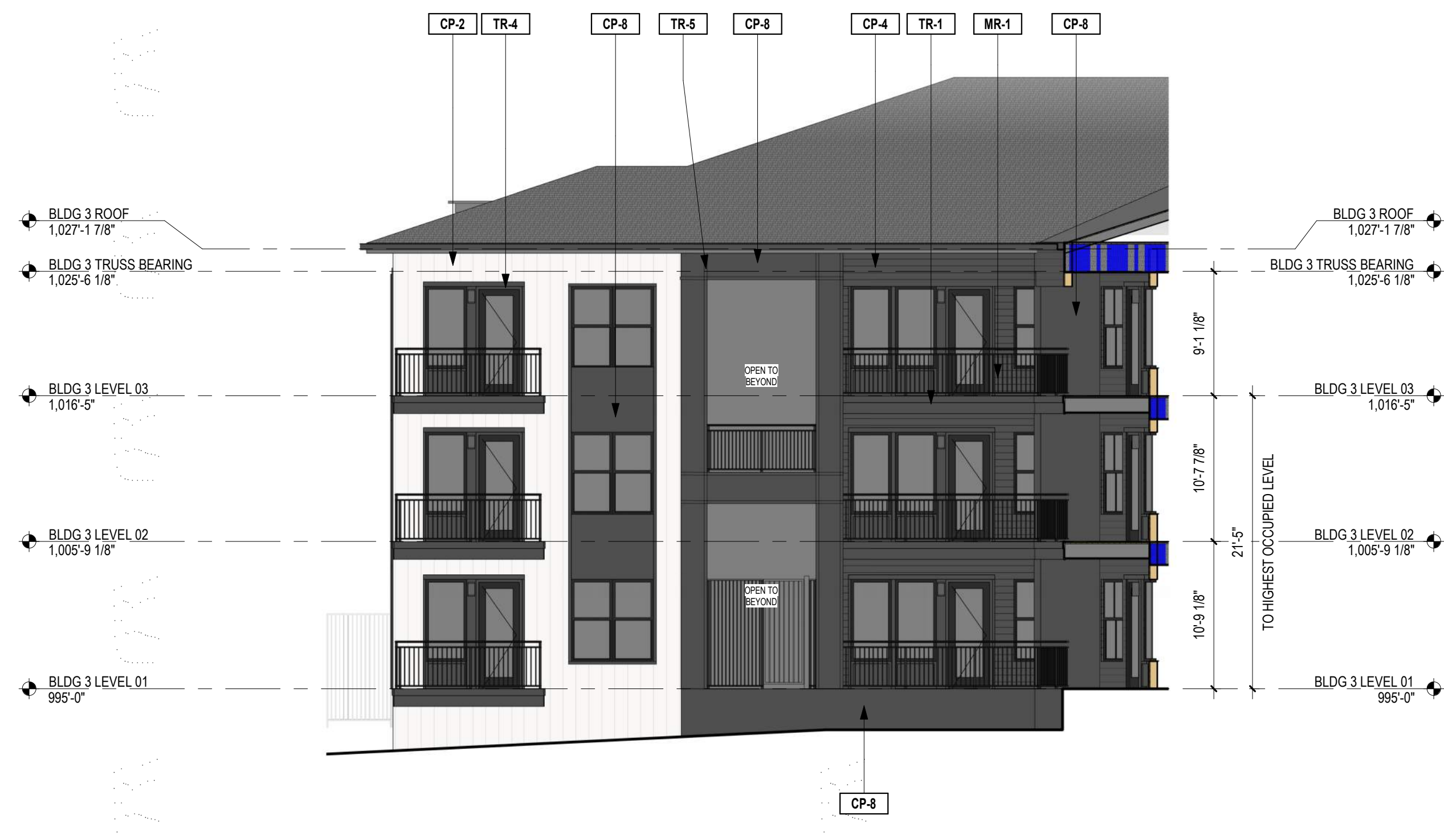
4 BLDG TYPE A - 300 - EAST ELEVATION

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



3 BLDG TYPE A - 300 - NORTH WEST ELEVATION

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



2 BLDG TYPE A - 300 - SOUTH EAST ELEVATION

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



1 BLDG TYPE A - 300 - SOUTH WEST ELEVATION

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EXTERIOR FINISHES

Mat'l Division	TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
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DIVISION 05	MR-2	METAL RAILING	TBD	DARK BRONZE
DIVISION 07	CP-1	CEMENTITIOUS VERTICAL BOARD AND BATTEN	TBD	PAINT SW7020 BLACK FOX
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DIVISION 07	CP-3	CEMENTITIOUS BOARD AND BATTEN	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	CP-4	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-5	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	CP-6	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW6061 TANBARK

Mat'l Division	TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 07	CP-7	CEMENTITIOUS LAP SIDING/ ALTERNATING EXPOSURE 4/10/12	TBD	PAINT SW7824 SLATE TILE
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DIVISION 07	CP-9	CEMENTITIOUS PANEL WITH REVEALS	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	MC-1	METAL COPING	SEE SPECIFICATIONS	DARK BRONZE
DIVISION 07	MC-2	METAL COPING	SEE SPECIFICATIONS	MATCH SW7018 DOVETAIL
DIVISION 07	TR-1	CEMENTITIOUS TRIM BOARD BALCONY FASCIA	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-2	CEMENTITIOUS TRIM BOARD CORNICE	TBD	PAINT SW7020 BLACK FOX
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DIVISION 07	TR-4	CEMENTITIOUS TRIM - DOOR	TBD	PAINT SW7020 BLACK FOX
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DIVISION 07	TR-6	CEMENTITIOUS TRIM	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-7	CEMENTITIOUS TRIM	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	TR-8	CEMENTITIOUS TRIM	TBD	PAINT SW7018 DOVETAIL
DIVISION 08	GL-1	1" INSULATED TINTED LOW 'E' TOWER VISION GLAZING	TBD	TBD
DIVISION 08	GL-2	1" INSULATED TINTED SPANDREL GLAZING	TBD	MATCH GL-1
DIVISION 08	L-1	VINYL SHUTTER	TBD	CHARCOAL GRAY
DIVISION 08	W-1	VINYL WINDOWS	SEE SPECIFICATIONS	DARK BRONZE
DIVISION 09	PT-1	PAINT	TBD	SW7020 BLACK FOX
DIVISION 09	PT-2	PAINT	TBD	SW7035 AESTHETIC WHITE
DIVISION 09	PT-3	PAINT	TBD	SW7018 DOVETAIL
DIVISION 09	PT-4	PAINT	TBD	SW6061 TANBARK
DIVISION 09	PT-5	PAINT	TBD	SW7824 SLATE TILE

GENERAL NOTES

1. FINAL COORDINATION OF EXTERIOR LOUVERS/VENTS, PENDING UNIT DEVELOPMENT
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HAPEVILLE, GA 30354
FOR South City Partners



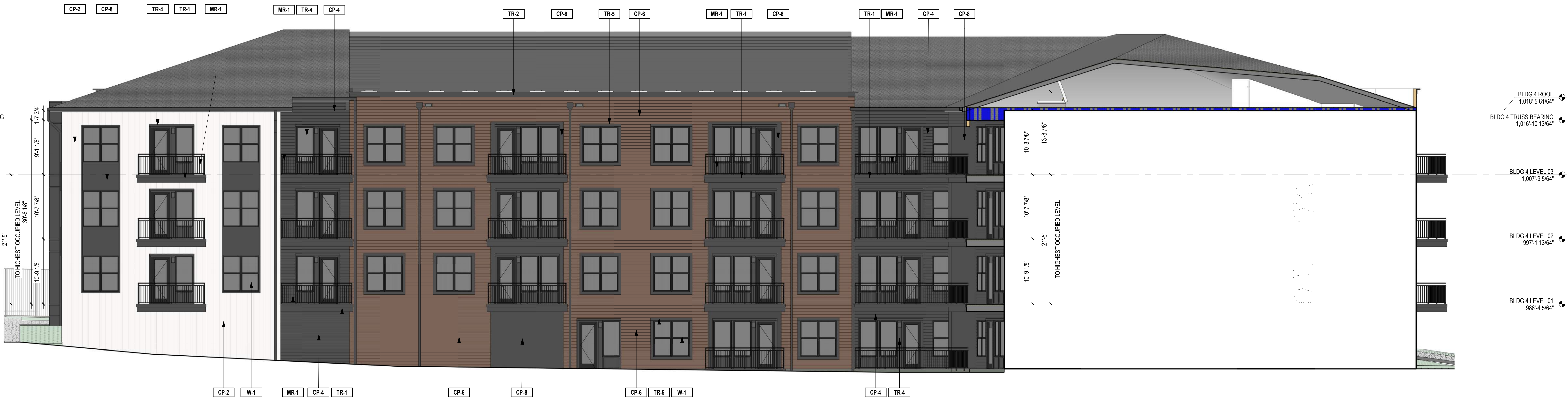
DATE
03-17-2021

JOB NUMBER
2006301

SHEET TITLE
BLDG TYPE B - 400 - ELEVATIONS

SHEET NUMBER
3K

COMMENTS



BLDG 400 - SOUTH ELEVATION

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



BLDG 400 - NORTH ELEVATION

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

EXTERIOR FINISHES

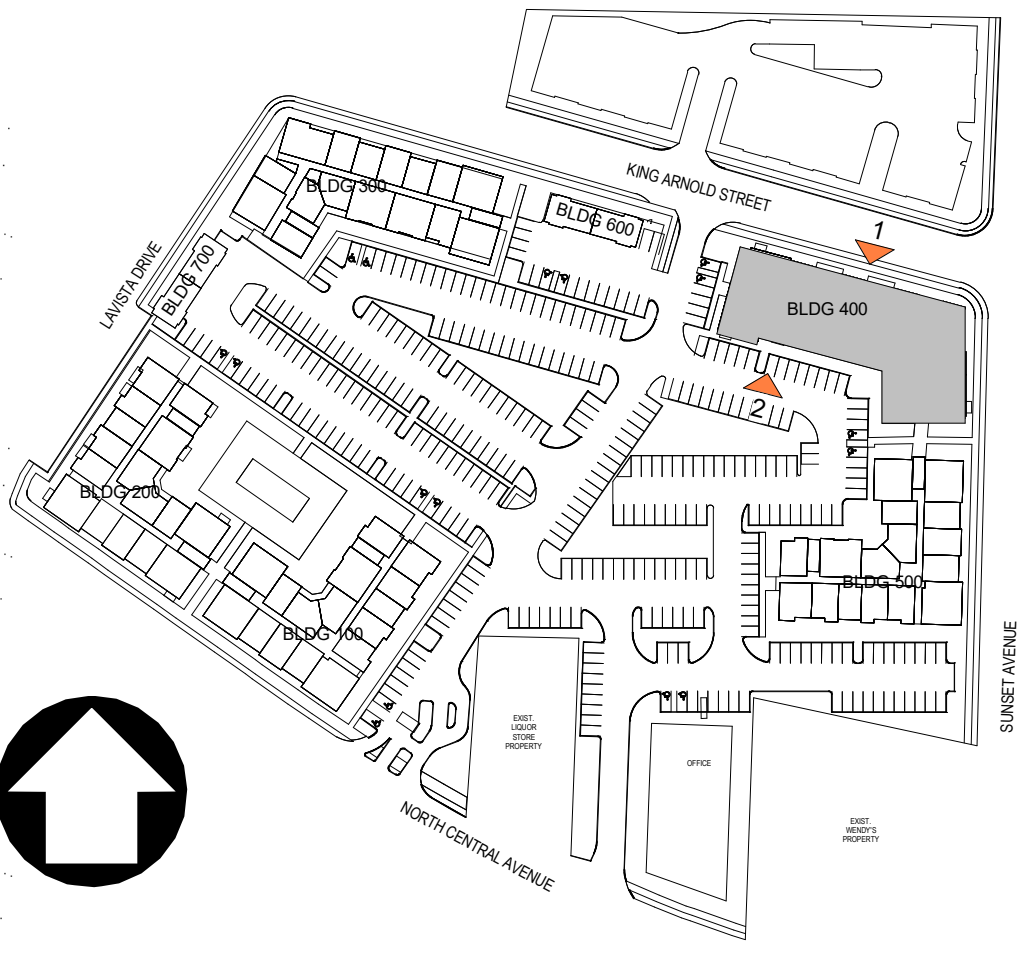
Mat'l Division	TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 04	BR-1	BRICK VENEER	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-1A	BRICK STACKED BOND	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-1B	BRICK SOLDIER	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-1C	BRICK ROWLOCK	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2	BRICK VENEER	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2A	BRICK STACKED BOND	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2B	BRICK SOLDIER	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2C	BRICK ROWLOCK	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-3	BRICK VENEER	ACME BRICK	WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3A	BRICK STACKED BOND	ACME BRICK	WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3B	BRICK SOLDIER	ACME BRICK	WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3C	BRICK ROWLOCK	ACME BRICK	WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-4	BRICK VENEER	ACME BRICK	AUTUMN SMOKE WITH COOSA PREMIUM DARK MORTAR
DIVISION 04	BR-4B	BRICK SOLDIER	ACME BRICK	AUTUMN SMOKE WITH COOSA PREMIUM DARK MORTAR
DIVISION 05	MR-1	METAL RAILING	TBD	DARK BRONZE
DIVISION 05	MR-2	METAL RAILING	TBD	DARK BRONZE
DIVISION 07	CP-1	CEMENTITIOUS VERTICAL BOARD AND BATTEN	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-2	CEMENTITIOUS VERTICAL BOARD AND BATTEN	TBD	PAINT SW7035 AESTHETIC WHITE
DIVISION 07	CP-3	CEMENTITIOUS BOARD AND BATTEN	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	CP-4	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-5	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	CP-6	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW6061 TANBARK

Mat'l Division	TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 07	CP-7	CEMENTITIOUS LAP SIDING/ ALTERNATING EXPOSURE 4/10/12	TBD	PAINT SW7824 SLATE TILE
DIVISION 07	CP-8	CEMENTITIOUS PANEL WITH TRIM	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-9	CEMENTITIOUS PANEL WITH REVEALS	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	MC-1	METAL COPING	SEE SPECIFICATIONS	DARK BRONZE
DIVISION 07	MC-2	METAL COPING	SEE SPECIFICATIONS	MATCH SW7018 DOVETAIL
DIVISION 07	TR-1	CEMENTITIOUS TRIM BOARD BALCONY FASCIA	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-2	CEMENTITIOUS TRIM BOARD CORNICE	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-3	CEMENTITIOUS TRIM BOARD CORNICE	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	TR-4	CEMENTITIOUS TRIM - DOOR	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-5	CEMENTITIOUS TRIM - WINDOW	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-6	CEMENTITIOUS TRIM	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-7	CEMENTITIOUS TRIM	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	TR-8	CEMENTITIOUS TRIM	TBD	PAINT SW7018 DOVETAIL
DIVISION 08	GL-1	1" INSULATED TINTED LOW 'E' TOWER VISION GLAZING	TBD	TBD
DIVISION 08	GL-2	1" INSULATED TINTED SPANDREL GLAZING	TBD	MATCH GL-1
DIVISION 08	L-1	VINYL SHUTTER	TBD	CHARCOAL GRAY
DIVISION 08	W-1	VINYL WINDOWS	SEE SPECIFICATIONS	DARK BRONZE
DIVISION 09	PT-1	PAINT	TBD	SW7020 BLACK FOX
DIVISION 09	PT-2	PAINT	TBD	SW7035 AESTHETIC WHITE
DIVISION 09	PT-3	PAINT	TBD	SW7018 DOVETAIL
DIVISION 09	PT-4	PAINT	TBD	SW6061 TANBARK
DIVISION 09	PT-5	PAINT	TBD	SW7824 SLATE TILE

GENERAL NOTES

1. FINAL COORDINATION OF EXTERIOR LOUVERS/VENTS, PENDING UNIT DEVELOPMENT
2. FINAL COORDINATION OF EXTERIOR RAIN LEADERS, PENDING ROOF DEVELOPMENT

KEY PLAN



ARCHITECT
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Tel. 770.481.5119

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SEAL

PROJECT
Hapeville Multifamily
397, 383, 377, 369, 400 N CENTRAL AVE, 376 KING
ARNOLD ST, 325 SUNSET AVE
HAPEVILLE, GA 30354
FOR South City Partners



4 BLDG 400 - WEST ELEVATION

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



2 BLDG 400 - SOUTH WEST ELEVATION

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



3 BLDG 400 - NORTH EAST ELEVATION

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



1 BLDG 400 - SOUTH EAST ELEVATION

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

EXTERIOR FINISHES

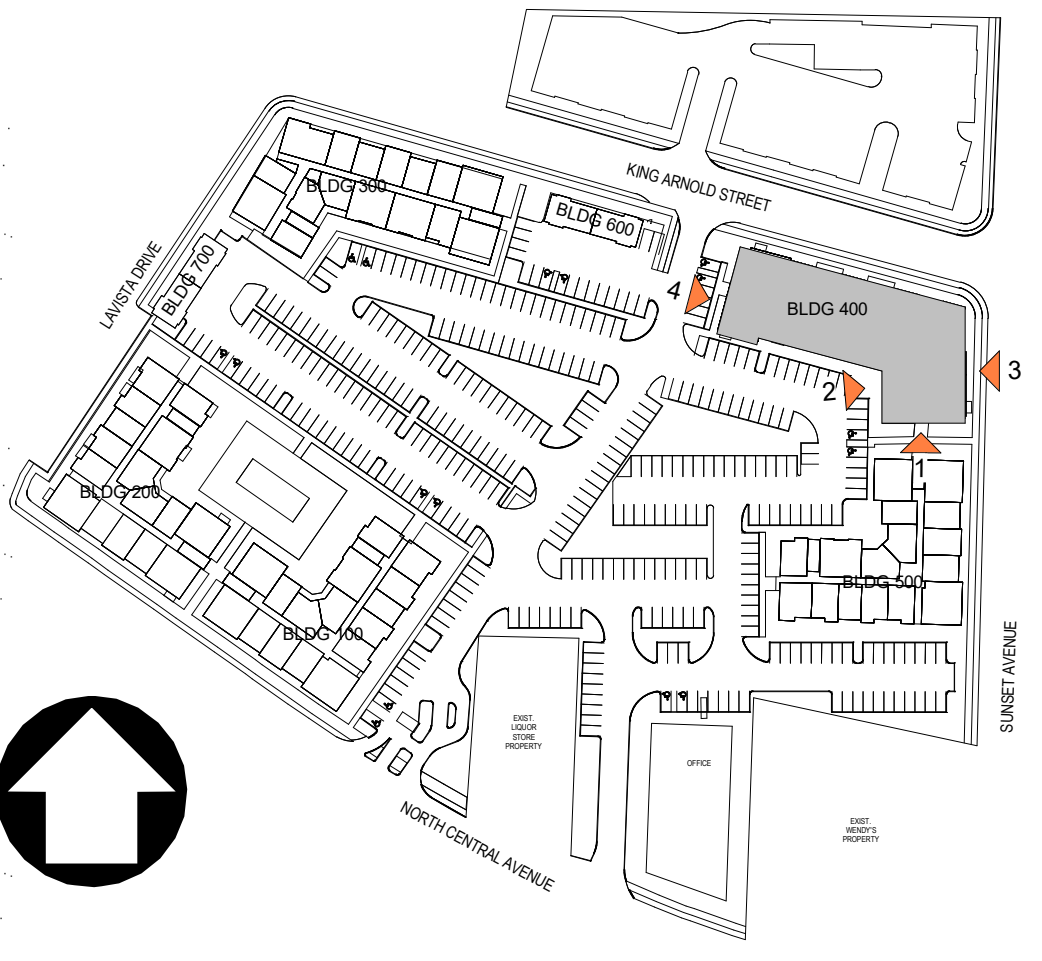
Mat'l Division	TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 04	BR-1	BRICK VENEER	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-1A	BRICK STACKED BOND	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-1B	BRICK SOLDIER	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-1C	BRICK ROWLOCK	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2	BRICK VENEER	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2A	BRICK STACKED BOND	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2B	BRICK SOLDIER	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2C	BRICK ROWLOCK	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-3	BRICK VENEER	ACME BRICK	WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3A	BRICK STACKED BOND	ACME BRICK	WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3B	BRICK SOLDIER	ACME BRICK	WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3C	BRICK ROWLOCK	ACME BRICK	WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-4	BRICK VENEER	ACME BRICK	AUTUMN SMOKE WITH COOSA PREMIUM DARK MORTAR
DIVISION 04	BR-4B	BRICK SOLDIER	ACME BRICK	AUTUMN SMOKE WITH COOSA PREMIUM DARK MORTAR
DIVISION 05	MR-1	METAL RAILING	TBD	DARK BRONZE
DIVISION 05	MR-2	METAL RAILING	TBD	DARK BRONZE
DIVISION 07	CP-1	CEMENTITIOUS VERTICAL BOARD AND BATTEN	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-2	CEMENTITIOUS VERTICAL BOARD AND BATTEN	TBD	PAINT SW7035 AESTHETIC WHITE
DIVISION 07	CP-3	CEMENTITIOUS BOARD AND BATTEN	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	CP-4	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-5	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	CP-6	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW6061 TANBARK

Mat'l Division	TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 07	CP-7	CEMENTITIOUS LAP SIDING/ ALTERNATING EXPOSURE 4/10/12	TBD	PAINT SW7624 SLATE TILE
DIVISION 07	CP-8	CEMENTITIOUS PANEL WITH TRIM	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-9	CEMENTITIOUS PANEL WITH REVEALS	SEE SPECIFICATIONS	PAINT SW7018 DOVETAIL
DIVISION 07	MC-1	METAL COPING	SEE SPECIFICATIONS	DARK BRONZE
DIVISION 07	MC-2	METAL COPING	TBD	MATCH SW7018 DOVETAIL
DIVISION 07	TR-1	CEMENTITIOUS TRIM BOARD BALCONY FASCIA	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-2	CEMENTITIOUS TRIM BOARD CORNICE	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-3	CEMENTITIOUS TRIM BOARD CORNICE	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	TR-4	CEMENTITIOUS TRIM - DOOR	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-5	CEMENTITIOUS TRIM - WINDOW	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-6	CEMENTITIOUS TRIM	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-7	CEMENTITIOUS TRIM	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	TR-8	CEMENTITIOUS TRIM	TBD	PAINT SW7018 DOVETAIL
DIVISION 08	GL-1	1" INSULATED TINTED LOW 'E' TOWER VIEW GLAZING	TBD	TBD
DIVISION 08	GL-2	1" INSULATED TINTED SPANDREL GLAZING	TBD	MATCH GL-1
DIVISION 08	L-1	VINYL SHUTTERS	TBD	CHARCOAL GRAY
DIVISION 08	W-1	VINYL WINDOWS	SEE SPECIFICATIONS	DARK BRONZE
DIVISION 09	PT-1	PAINT	TBD	SW7020 BLACK FOX
DIVISION 09	PT-2	PAINT	TBD	SW7035 AESTHETIC WHITE
DIVISION 09	PT-3	PAINT	TBD	SW7018 DOVETAIL
DIVISION 09	PT-4	PAINT	TBD	SW6061 TANBARK
DIVISION 09	PT-5	PAINT	TBD	SW7624 SLATE TILE

GENERAL NOTES

1. FINAL COORDINATION OF EXTERIOR LOUVERS/VENTS, PENDING UNIT DEVELOPMENT
2. FINAL COORDINATION OF EXTERIOR RAIN LEADERS, PENDING ROOF DEVELOPMENT

KEY PLAN



DATE
03-17-2021

JOB NUMBER
2006301

SHEET TITLE
BLDG TYPE B - 400 -
ELEVATIONS

SHEET NUMBER
3L

COMMENTS
© The Preston Partnership, LLC

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SEAL

PROJECT

Hapeville Multifamily

397, 383, 377, 369, 400 N CENTRAL AVE, 376 KING
ARNOLD ST, 325 SUNSET AVE
HAPEVILLE, GA 30554
FOR South City Partners



DATE

03-17-2021

JOB NUMBER

2006301

SHEET TITLE

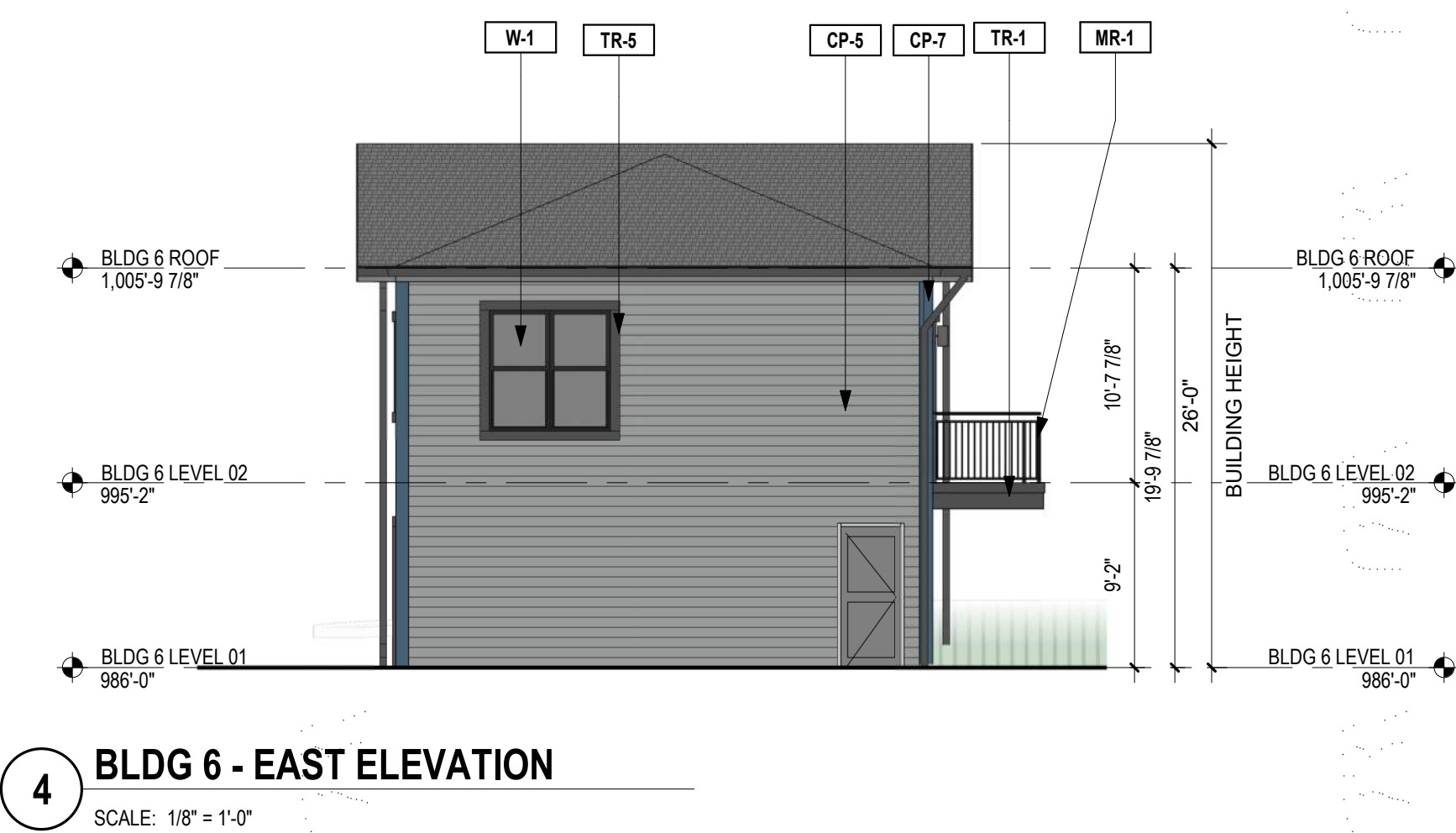
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ELEVATIONS

SHEET NUMBER

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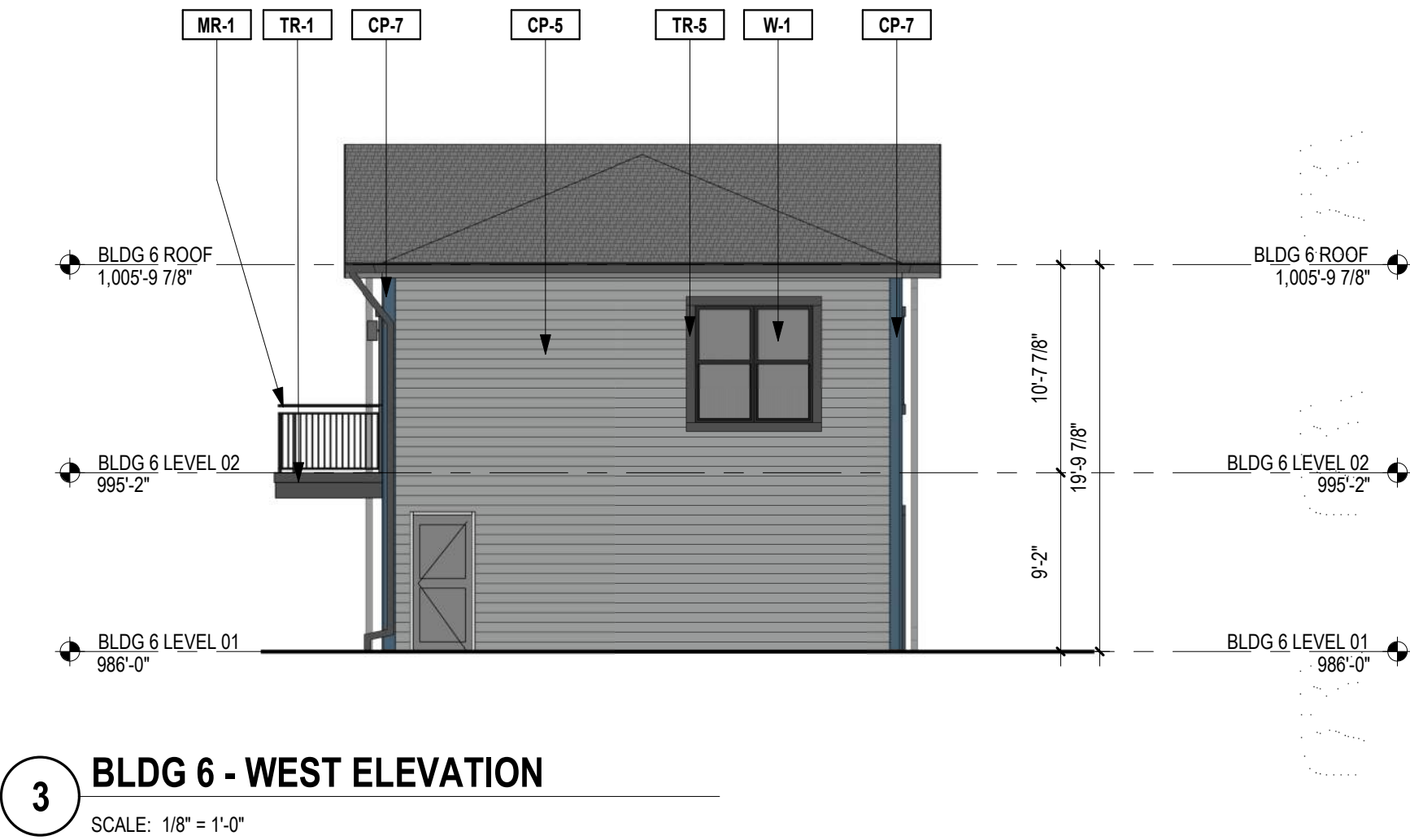
COMMENTS

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BLDG 6 - EAST ELEVATION

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



BLDG 6 - WEST ELEVATION

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



BLDG 6 - SOUTH ELEVATION

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



BLDG 6 - NORTH ELEVATION

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

EXTERIOR FINISHES

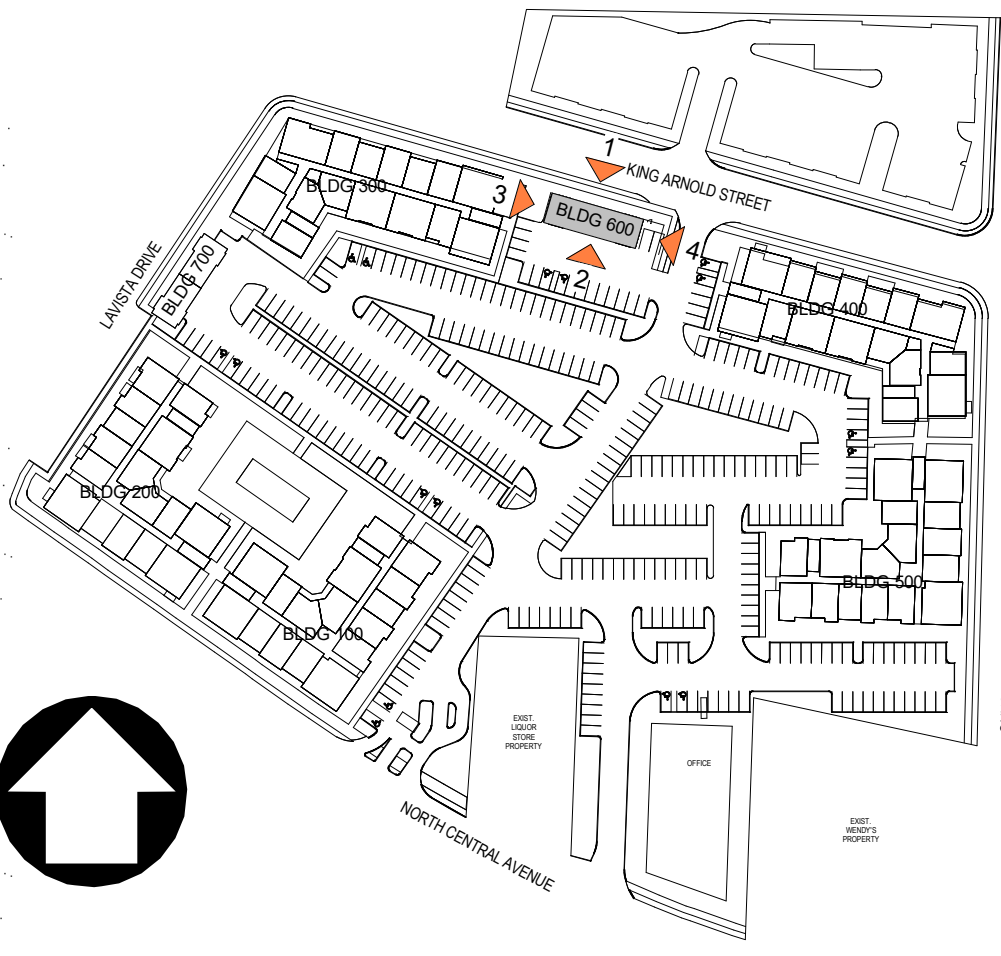
Mat'l Division	TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 04	BR-1	BRICK VENEER	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-1A	BRICK STACKED BOND	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-1B	BRICK SOLDIER	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-1C	BRICK ROWLOCK	CHEROKEE BRICK	OLD BIRMINGHAM WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2	BRICK VENEER	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2A	BRICK STACKED BOND	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2B	BRICK SOLDIER	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-2C	BRICK ROWLOCK	ACME BRICK	STONE LAKE WITH COOSA LIGHT MORTAR
DIVISION 04	BR-3	BRICK VENEER	ACME BRICK	WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3A	BRICK STACKED BOND	ACME BRICK	WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3B	BRICK SOLDIER	ACME BRICK	WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3C	BRICK ROWLOCK	ACME BRICK	WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-4	BRICK VENEER	ACME BRICK	AUTUMN SMOKE WITH COOSA PREMIUM DARK MORTAR
DIVISION 04	BR-4B	BRICK SOLDIER	ACME BRICK	AUTUMN SMOKE WITH COOSA PREMIUM DARK MORTAR
DIVISION 05	MR-1	METAL RAILING	TBD	DARK BRONZE
DIVISION 05	MR-2	METAL RAILING	TBD	DARK BRONZE
DIVISION 07	CP-1	CEMENTITIOUS VERTICAL BOARD AND BATTEN	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-2	CEMENTITIOUS VERTICAL BOARD AND BATTEN	TBD	PAINT SW7035 AESTHETIC WHITE
DIVISION 07	CP-3	CEMENTITIOUS BOARD AND BATTEN	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	CP-4	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-5	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	CP-6	CEMENTITIOUS LAP SIDING 6" WIDTH	TBD	PAINT SW6061 TANBARK

Mat'l Division	TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 07	CP-7	CEMENTITIOUS LAP SIDING/ ALTERNATING EXPOSURE 4/10/12	TBD	PAINT SW7624 SLATE TILE
DIVISION 07	CP-8	CEMENTITIOUS PANEL WITH TRIM	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-9	CEMENTITIOUS PANEL WITH REVEALS	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	MC-1	METAL COPING	SEE SPECIFICATIONS	DARK BRONZE
DIVISION 07	MC-2	METAL COPING	SEE SPECIFICATIONS	DARK BRONZE
DIVISION 07	TR-1	CEMENTITIOUS TRIM BOARD BALCONY FASCIA	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-2	CEMENTITIOUS TRIM BOARD CORNICE	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-3	CEMENTITIOUS TRIM BOARD CORNICE	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	TR-4	CEMENTIOUS TRIM - DOOR	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-5	CEMENTITIOUS TRIM - WINDOW	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-6	CEMENTIOUS TRIM	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-7	CEMENTIOUS TRIM	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	TR-8	CEMENTIOUS TRIM	TBD	PAINT SW7018 DOVETAIL
DIVISION 08	GL-1	1" INSULATED TINTED LOW 'E' TOWER VISION GLAZING	TBD	TBD
DIVISION 08	GL-2	1" INSULATED TINTED SPANDREL GLAZING	TBD	MATCH GL-1
DIVISION 08	L-1	VINYL SHUTTER	TBD	CHARCOAL GRAY
DIVISION 08	W-1	VINYL WINDOWS	SEE SPECIFICATIONS	DARK BRONZE
DIVISION 09	PT-1	PAINT	TBD	SW7020 BLACK FOX
DIVISION 09	PT-2	PAINT	TBD	SW7035 AESTHETIC WHITE
DIVISION 09	PT-3	PAINT	TBD	SW7018 DOVETAIL
DIVISION 09	PT-4	PAINT	TBD	SW6061 TANBARK
DIVISION 09	PT-5	PAINT	TBD	SW7624 SLATE TILE

GENERAL NOTES

1. FINAL COORDINATION OF EXTERIOR LOUVERS/VENTS, PENDING UNIT DEVELOPMENT
2. FINAL COORDINATION OF EXTERIOR RAIN LEADERS, PENDING ROOF DEVELOPMENT

KEY PLAN



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SEAL

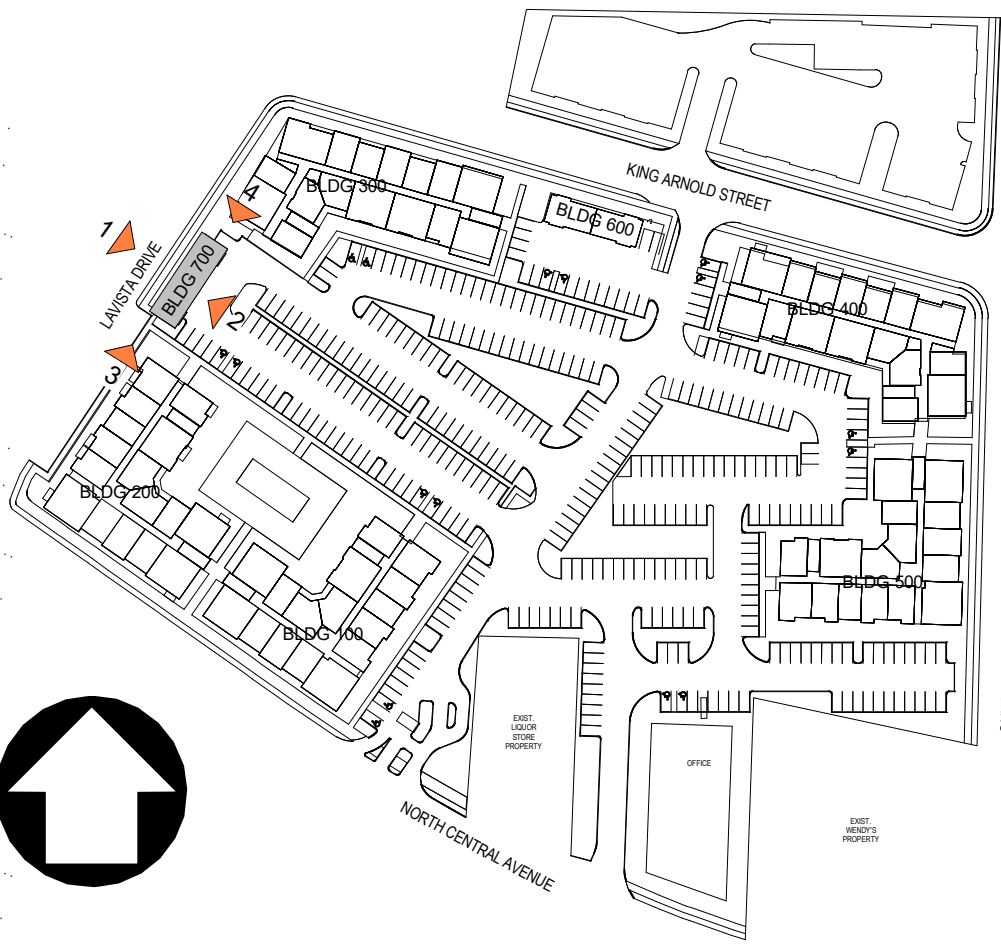
PROJECT

Hapeville Multifamily

397, 383, 377, 369, 400 N CENTRAL AVE, 376 KING
ARNOLD ST, 325 SUNSET AVE
HAPEVILLE, GA 30554
FOR South City Partners



KEY PLAN



DATE

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JOB NUMBER

2006301

SHEET TITLE

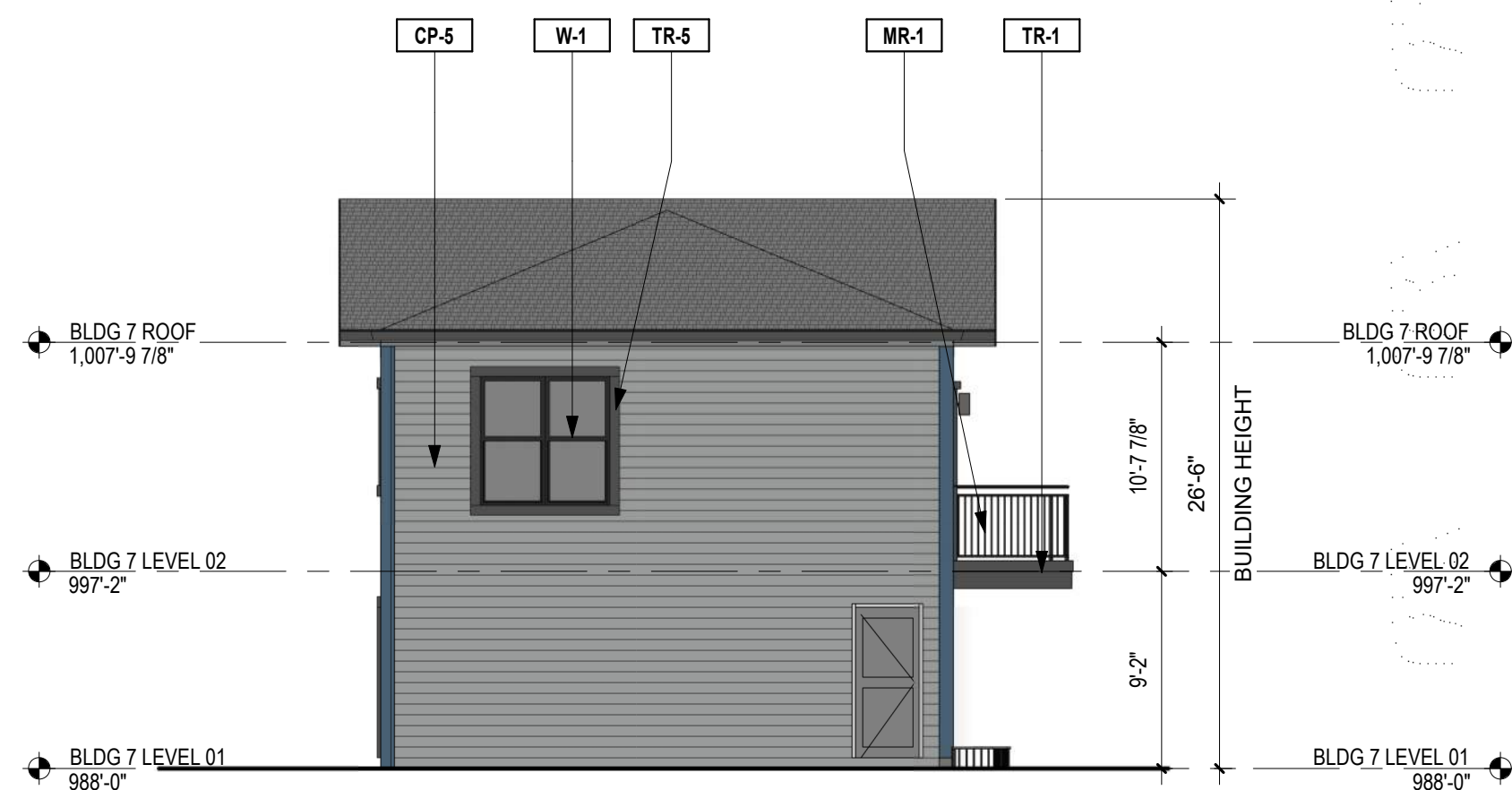
BLDG TYPE C - 700 -
ELEVATIONS

SHEET NUMBER

3N

COMMENTS

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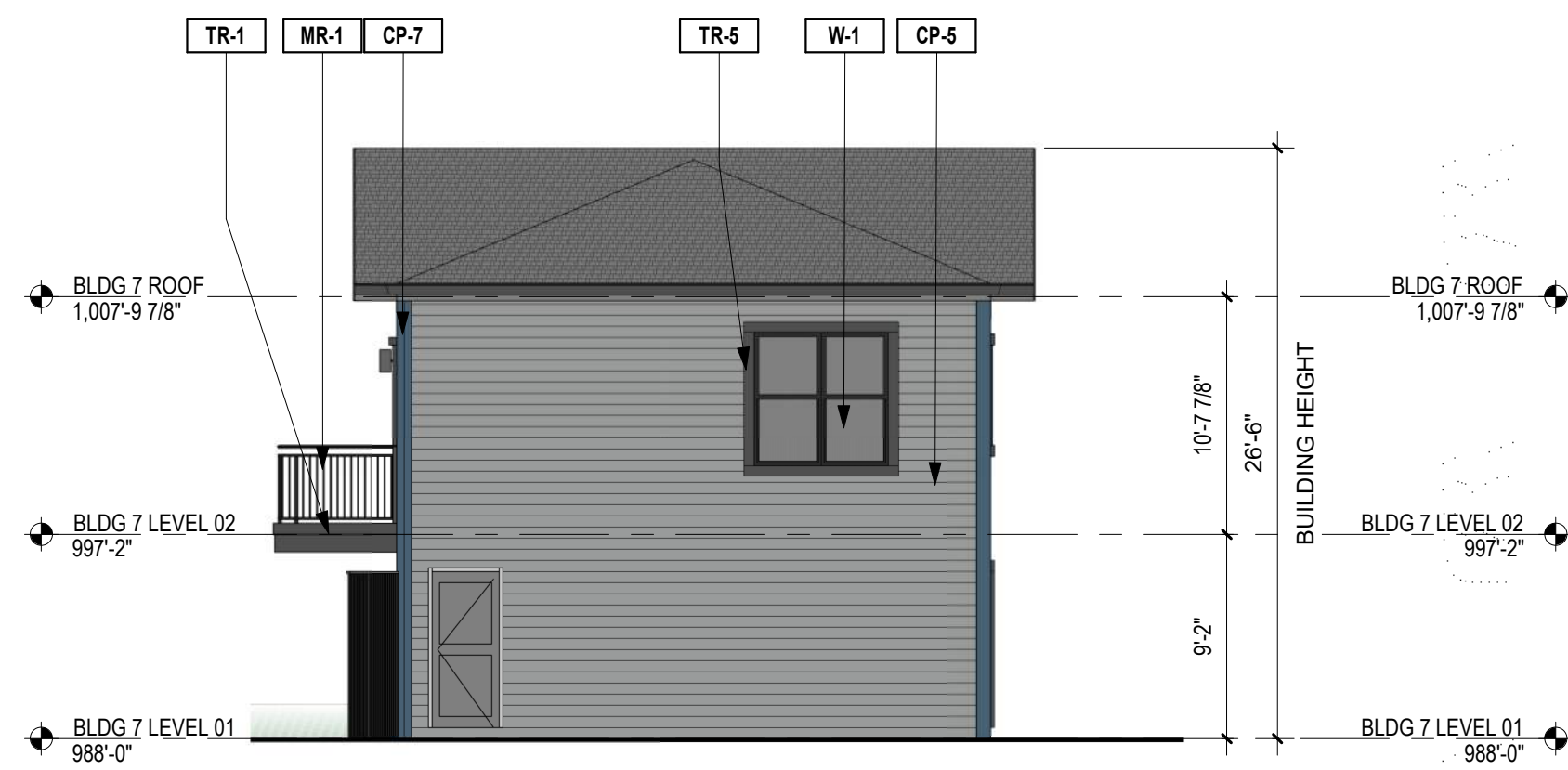
3 BLDG TYPE C - 700 - NORTH ELEVATION

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



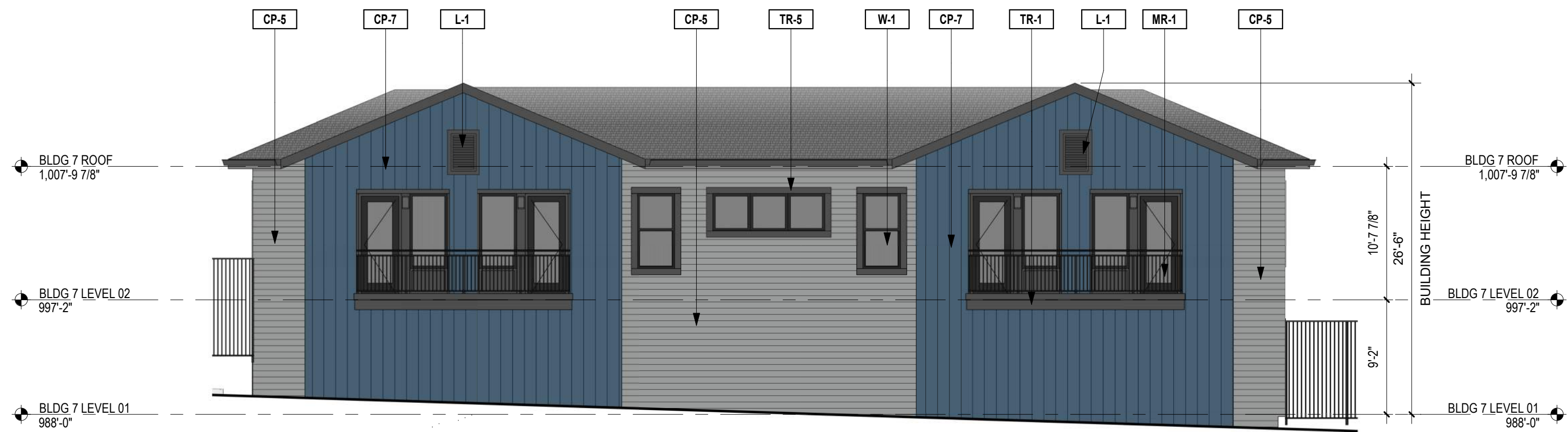
2 BLDG TYPE C - 700 - EAST ELEVATION

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



4 BLDG TYPE C - 700 - SOUTH ELEVATION

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



1 BLDG TYPE C - 700 - WEST ELEVATION

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

EXTERIOR FINISHES

Mat'l Division	TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
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DIVISION 04	BR-3	BRICK VENEER	ACME BRICK	WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-3A	BRICK STACKED BOND	ACME BRICK	WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR
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DIVISION 04	BR-3C	BRICK ROWLOCK	ACME BRICK	WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR
DIVISION 04	BR-4	BRICK VENEER	ACME BRICK	AUTUMN SMOKE WITH COOSA PREMIUM DARK MORTAR
DIVISION 04	BR-4B	BRICK SOLDIER	ACME BRICK	AUTUMN SMOKE WITH COOSA PREMIUM DARK MORTAR
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DIVISION 05	MR-2	METAL RAILING	TBD	DARK BRONZE
DIVISION 07	CP-1	CEMENTITIOUS VERTICAL BOARD AND BATTEN	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-2	CEMENTITIOUS BOARD AND BATTEN	TBD	PAINT SW7035 AESTHETIC WHITE
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Mat'l Division	TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 07	CP-7	CEMENTITIOUS LAP SIDING/ ALTERNATING EXPOSURE 4/10/12	TBD	PAINT SW7624 SLATE TILE
DIVISION 07	CP-8	CEMENTITIOUS PANEL WITH TRIM	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	CP-9	CEMENTITIOUS PANEL WITH REVEALS	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	MC-1	METAL COPING	SEE SPECIFICATIONS	DARK BRONZE
DIVISION 07	MC-2	METAL COPING	SEE SPECIFICATIONS	DARK BRONZE
DIVISION 07	TR-1	CEMENTITIOUS TRIM BOARD BALCONY FASCIA	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-2	CEMENTITIOUS TRIM BOARD CORNICE	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-3	CEMENTITIOUS TRIM BOARD CORNICE	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	TR-4	CEMENTIOUS TRIM - DOOR	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-5	CEMENTITIOUS TRIM - WINDOW	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-6	CEMENTIOUS TRIM	TBD	PAINT SW7020 BLACK FOX
DIVISION 07	TR-7	CEMENTIOUS TRIM	TBD	PAINT SW7018 DOVETAIL
DIVISION 07	TR-8	CEMENTIOUS TRIM	TBD	PAINT SW7018 DOVETAIL
DIVISION 08	GL-1	1" INSULATED TINTED LOW 'E' TOWER VISION GLAZING	TBD	TBD
DIVISION 08	GL-2	1" INSULATED TINTED SPANDREL GLAZING	TBD	MATCH GL-1
DIVISION 08	L-1	VINYL SHUTTER	TBD	CHARCOAL GRAY
DIVISION 08	W-1	VINYL WINDOWS	SEE SPECIFICATIONS	DARK BRONZE
DIVISION 09	PT-1	PAINT	TBD	SW7020 BLACK FOX
DIVISION 09	PT-2	PAINT	TBD	SW7035 AESTHETIC WHITE
DIVISION 09	PT-3	PAINT	TBD	SW7018 DOVETAIL
DIVISION 09	PT-4	PAINT	TBD	SW6061 TANBARK
DIVISION 09	PT-5	PAINT	TBD	SW7624 SLATE TILE

GENERAL NOTES

1. FINAL COORDINATION OF EXTERIOR LOUVERS/VENTS, PENDING UNIT DEVELOPMENT
2. FINAL COORDINATION OF EXTERIOR RAIN LEADERS, PENDING ROOF DEVELOPMENT

PT-1
SHERWIN WILLIAMS - BLACK FOX



IMAGE FOR SIDING TEXTURE



PT-3
SHERWIN WILLIAMS - DOVETAIL

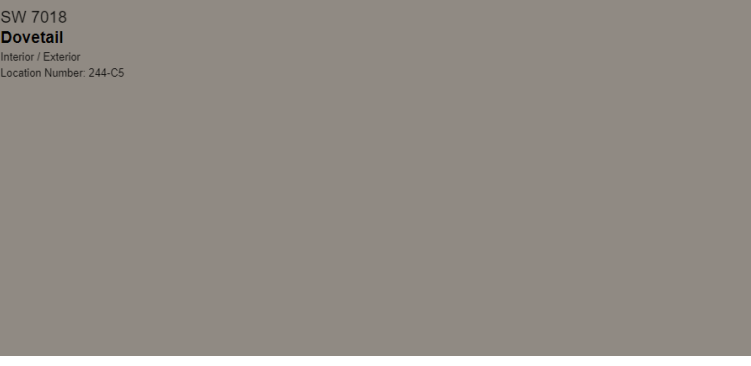


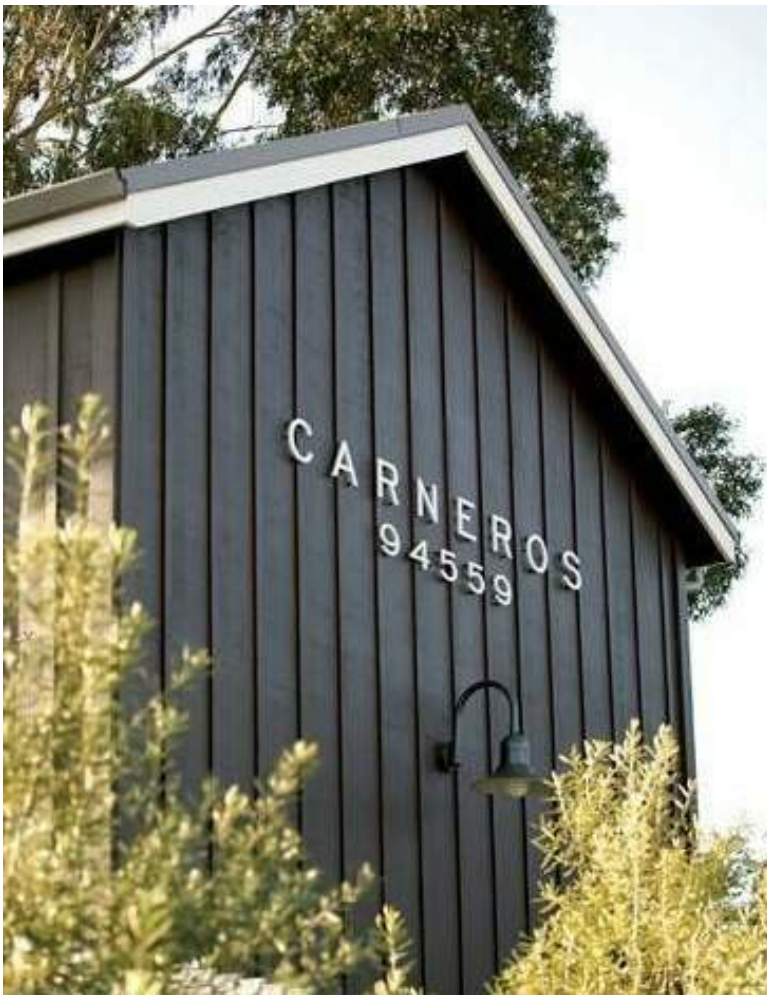
IMAGE FOR SIDING TEXTURE



PT-1
SHERWIN WILLIAMS - BLACK FOX



IMAGE FOR SIDING TEXTURE



1 BLDG TYPE A 100 & 200- 3D VIEW 1
SCALE:

BR-2
ACME BRICK
STONE LAKE WITH COOSA LIGHT MORTAR



BR-1
CHEROKEE BRICK
OLD BIRMINGHAM WITH COOSA LIGHT MORTAR



BR-4
ACME BRICK
AUTUMN SMOKE WITH COOSA PREMIUM DARK MORTAR



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DATE

03-17-2021

JOB NUMBER

2006301

SHEET TITLE

EXTERIOR BUILDING
MATERIALS

SHEET NUMBER

6A

COMMENTS

PT-3
SHERWIN WILLIAMS - DOVETAIL

SW 7038
Dovetail
Sherwin Williams
Location Number: 284 C2

IMAGE FOR SIDING TEXTURE

PT-1
SHERWIN WILLIAMS - BLACK FOX

SW 7020
Black Fox
Sherwin Williams
Location Number: 284 C2

IMAGE FOR SIDING TEXTURE

PT-1
SHERWIN WILLIAMS - BLACK FOX

SW 7020
Black Fox
Sherwin Williams
Location Number: 284 C2

IMAGE FOR SIDING TEXTURE

PT-5
SHERWIN WILLIAMS - SLATE TILE

SW 7034
Slate Tile
Sherwin Williams
Location Number: 284 C2

IMAGE FOR SIDING TEXTURE



1 BLDG TYPE A 100 & 200 - 3D VIEW 2
SCALE:

BR-1
CHEROKEE BRICK
OLD BIRMINGHAM WITH COOSA LIGHT MORTAR

BR-4
ACME BRICK
AUTUMN SMOKE WITH COOSA PREMIUM DARK MORTAR

BR-2
ACME BRICK
STONE LAKE WITH COOSA LIGHT MORTAR

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JOB NUMBER 2006301

SHEET TITLE EXTERIOR BUILDING MATERIALS

SHEET NUMBER 6B

COMMENTS

PT-1
SHERWIN WILLIAMS - BLACK FOX



IMAGE FOR SIDING TEXTURE



PT-5
SHERWIN WILLIAMS - SLATE TILE



IMAGE FOR SIDING TEXTURE



PT-1
SHERWIN WILLIAMS - BLACK FOX



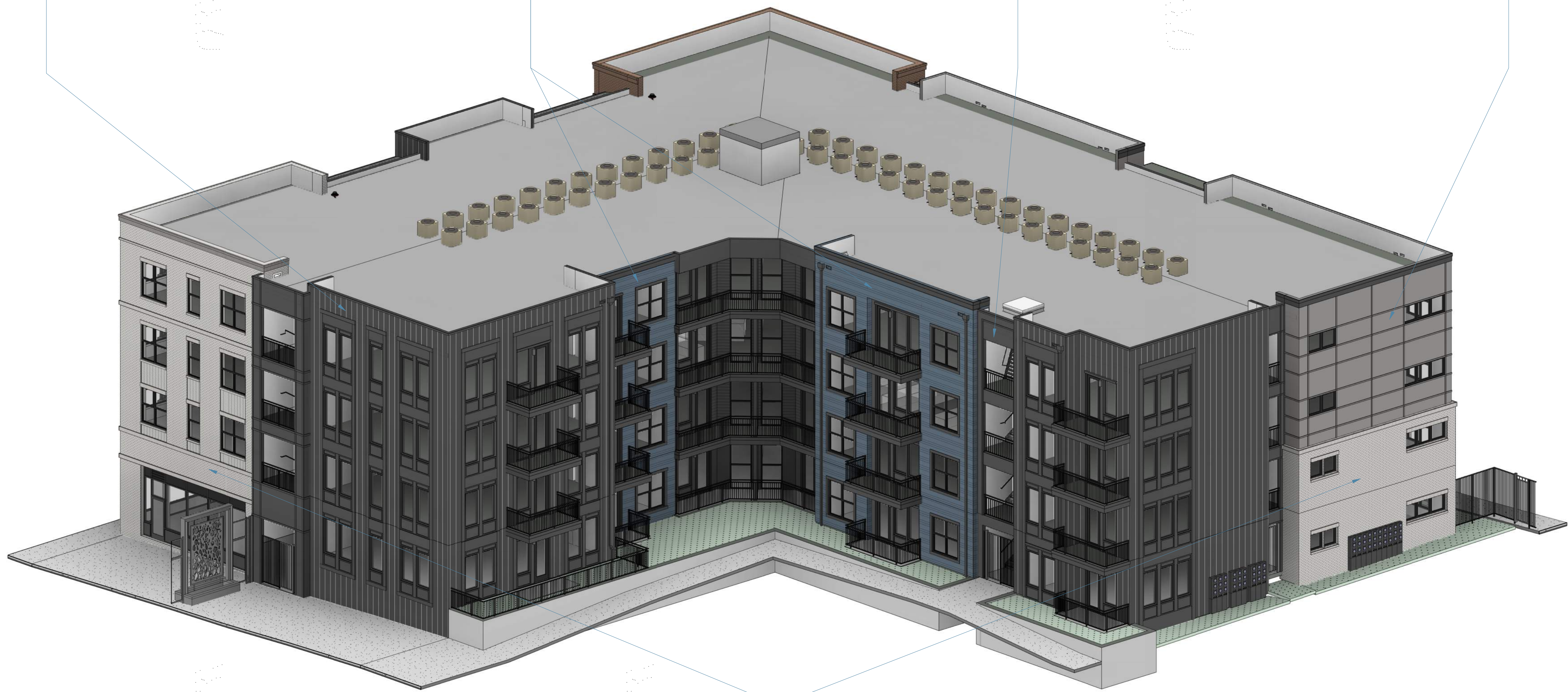
IMAGE FOR SIDING TEXTURE



PT-3
SHERWIN WILLIAMS - DOVETAIL



IMAGE FOR SIDING TEXTURE



1 BLDG TYPE A 100 & 200 - 3D VIEW 3
SCALE:

BR-2
ACME BRICK
STONE LAKE WITH COOSA LIGHT MORTAR



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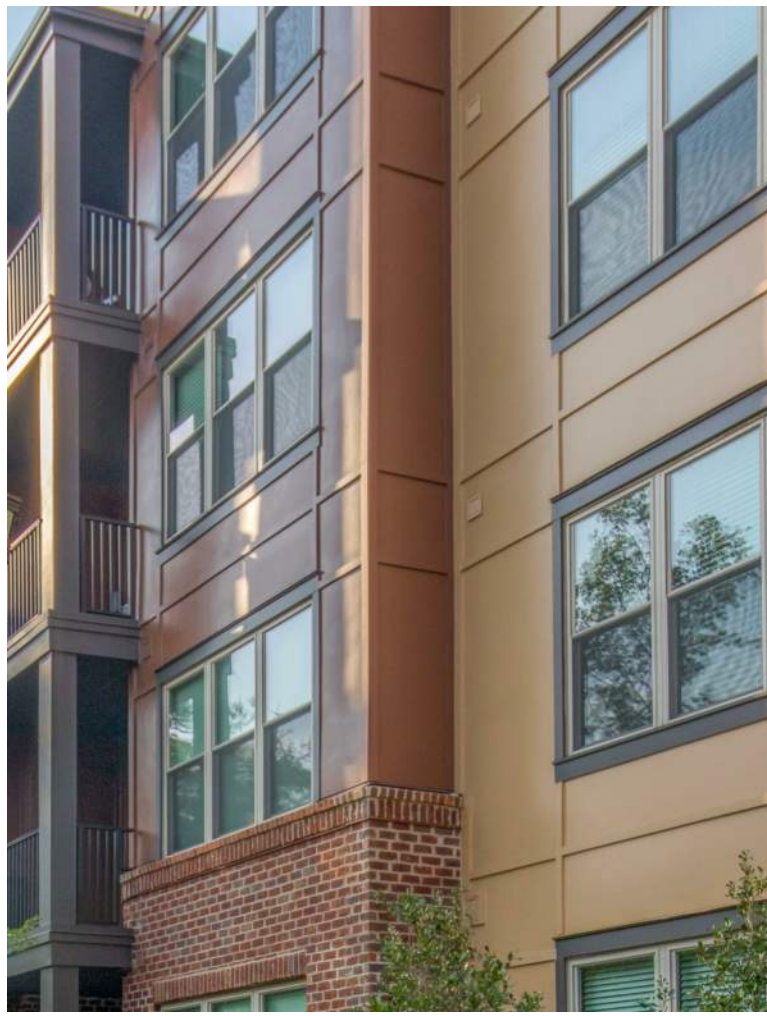
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JOB NUMBER
2006301

SHEET TITLE
EXTERIOR BUILDING MATERIALS

SHEET NUMBER
6C

COMMENTS



1 BLDG TYPE A 100 & 200 - 3D VIEW 4
SCALE:



PT-5
SHERWIN WILLIAMS - SLATE TILE



IMAGE FOR SIDING TEXTURE



PT-1
SHERWIN WILLIAMS - BLACK FOX



IMAGE FOR SIDING TEXTURE



PT-1
SHERWIN WILLIAMS - BLACK FOX



IMAGE FOR SIDING TEXTURE



PT-3
SHERWIN WILLIAMS - DOVETAIL



IMAGE FOR SIDING TEXTURE



PT-1
SHERWIN WILLIAMS - BLACK FOX



IMAGE FOR SIDING TEXTURE



1 BLDG TYPE A 500 - 3D VIEW 1

SCALE:

BR-1
CHEROKEE BRICK
OLD BIRMINGHAM WITH COOSA LIGHT MORTAR



BR-4
ACME BRICK
AUTUMN SMOKE WITH COOSA PREMIUM DARK MORTAR



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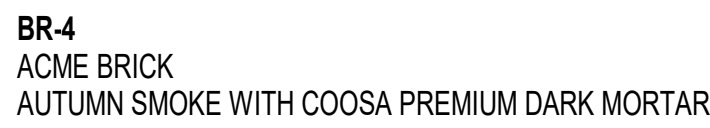
SHEET TITLE

EXTERIOR BUILDING
MATERIALS

SHEET NUMBER

6E

COMMENTS



PT-1
SHERWIN WILLIAMS - BLACK FOX



IMAGE FOR SIDING TEXTURE



PT-1
SHERWIN WILLIAMS - BLACK FOX



IMAGE FOR SIDING TEXTURE



PT-1
SHERWIN WILLIAMS - BLACK FOX



IMAGE FOR SIDING TEXTURE



PT-5
SHERWIN WILLIAMS - SLATE TILE



IMAGE FOR SIDING TEXTURE



1 BLDG TYPE A 500 - 3D VIEW 3
SCALE:

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SHEET TITLE

EXTERIOR BUILDING
MATERIALS

SHEET NUMBER

6G

COMMENTS

PT-1
SHERWIN WILLIAMS - BLACK FOX

SW 7020
Black Fox
Sherwin Williams
Location Number: 284 C7

IMAGE FOR SIDING TEXTURE

PT-5
SHERWIN WILLIAMS - SLATE TILE

SW 7024
Slate Tile
Sherwin Williams
Location Number: 284 C7

IMAGE FOR SIDING TEXTURE

PT-1
SHERWIN WILLIAMS - BLACK FOX

SW 7020
Black Fox
Sherwin Williams
Location Number: 284 C7

IMAGE FOR SIDING TEXTURE

PT-1
SHERWIN WILLIAMS - BLACK FOX

SW 7020
Black Fox
Sherwin Williams
Location Number: 284 C7

IMAGE FOR SIDING TEXTURE



1 BLDG TYPE A 500 - 3D VIEW 4

SCALE:

BR-4
ACME BRICK
AUTUMN SMOKE WITH COOSA PREMIUM DARK MORTAR

BR-1
CHEROKEE BRICK
OLD BIRMINGHAM WITH COOSA LIGHT MORTAR

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SHEET TITLE
EXTERIOR BUILDING MATERIALS

SHEET NUMBER
6H

COMMENTS

PT-1
SHERWIN WILLIAMS - BLACK FOX

019 7020
Black Fox
Black
Location Number: 246 C7

IMAGE FOR SIDING TEXTURE

PT-5
SHERWIN WILLIAMS - SLATE TILE

019 7024
Slate Tile
Black
Location Number: 246 C7

IMAGE FOR SIDING TEXTURE

PT-3
SHERWIN WILLIAMS - DOVETAIL

019 7018
Dovetail
Black
Location Number: 246 C7

IMAGE FOR SIDING TEXTURE

PT-1
SHERWIN WILLIAMS - BLACK FOX

019 7020
Black Fox
Black
Location Number: 246 C7

IMAGE FOR SIDING TEXTURE

PT-2
SHERWIN WILLIAMS - AESTHETIC WHITE

019 7020
Aesthetic White
Black
Location Number: 246 C7

IMAGE FOR SIDING TEXTURE

1 BLDG TYPE B 300 & 400 - 3D VIEW 1
SCALE:



BR-2
ACME BRICK
WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR

BR-4
ACME BRICK
AUTUMN SMOKE WITH COOSA PREMIUM DARK MORTAR

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SHEET TITLE
EXTERIOR BUILDING MATERIALS

SHEET NUMBER
6J

COMMENTS



IMAGE FOR SIDING TEXTURE

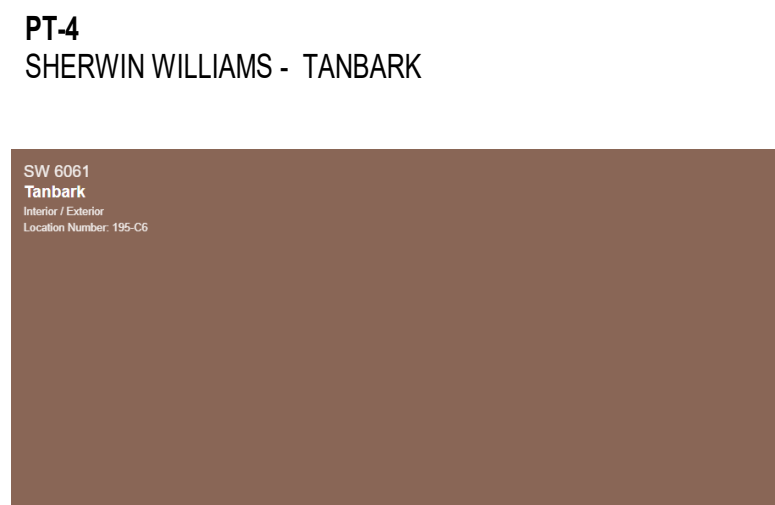


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IMAGE FOR SIDING TEXTURE

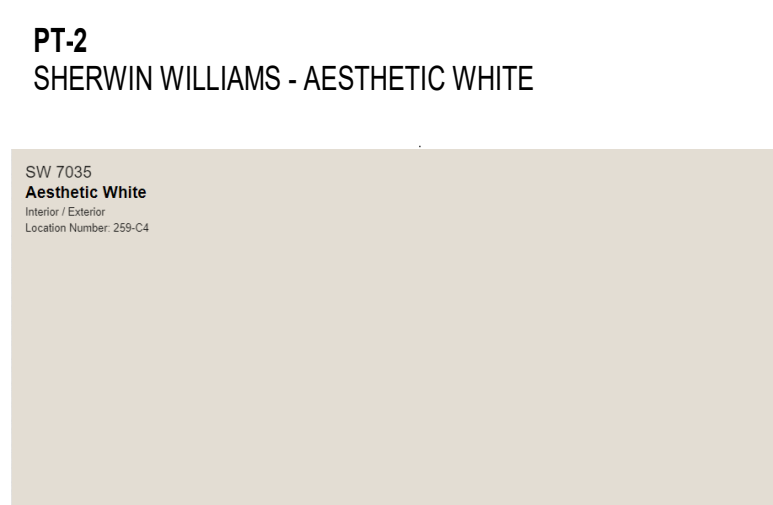
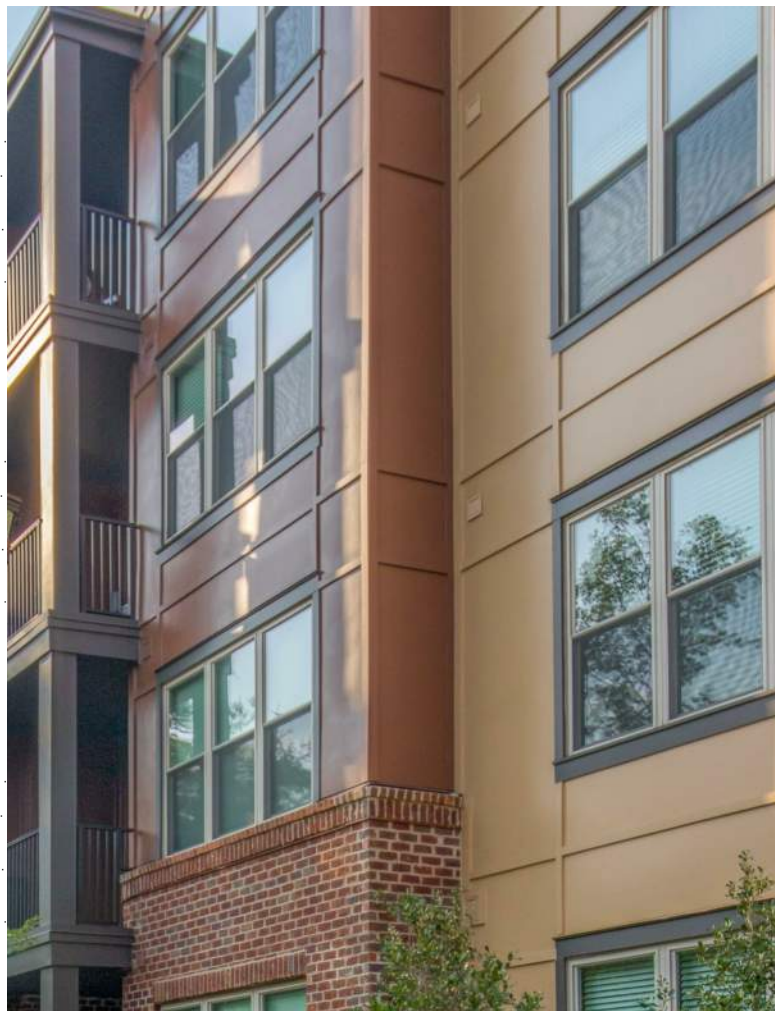


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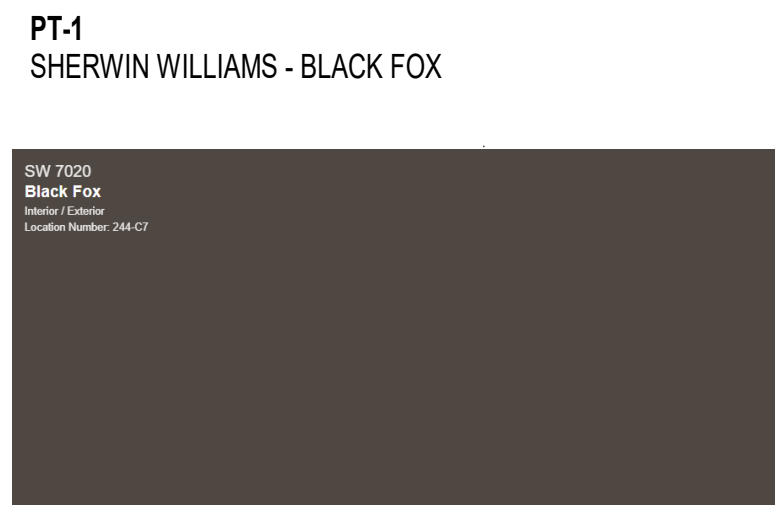
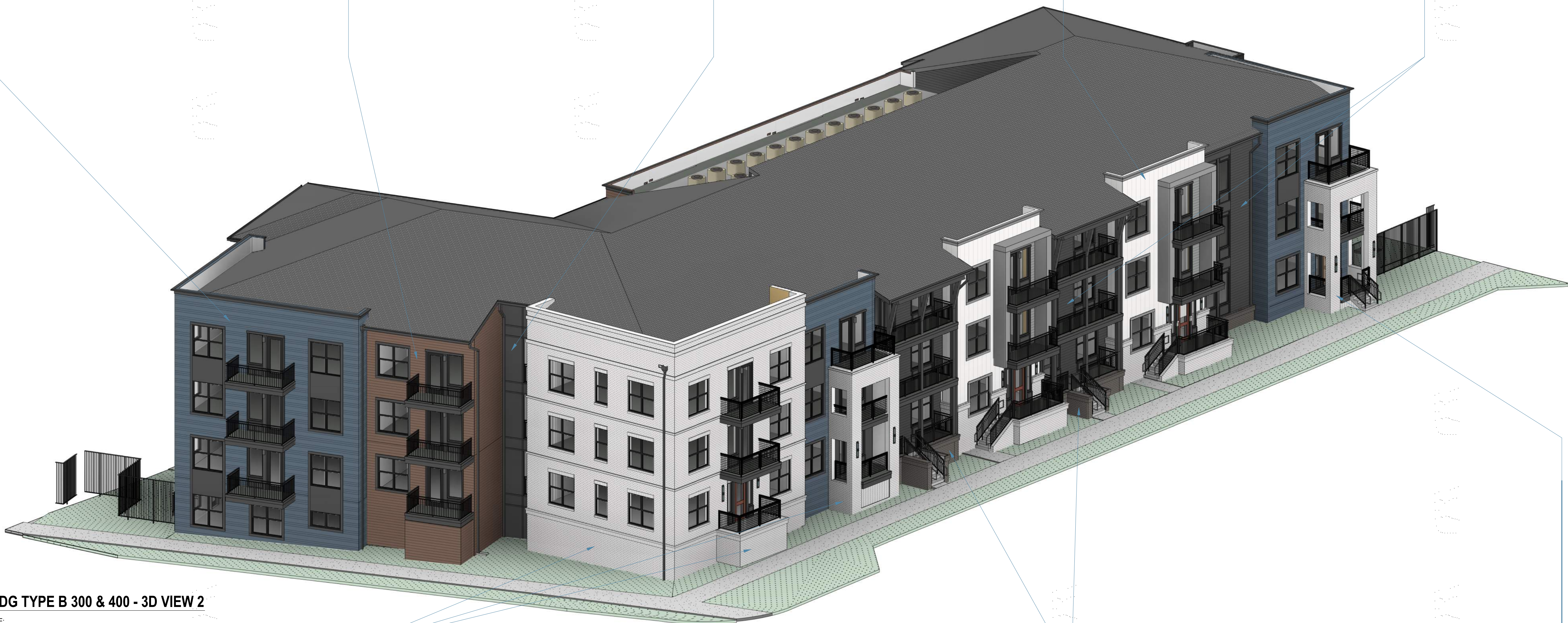
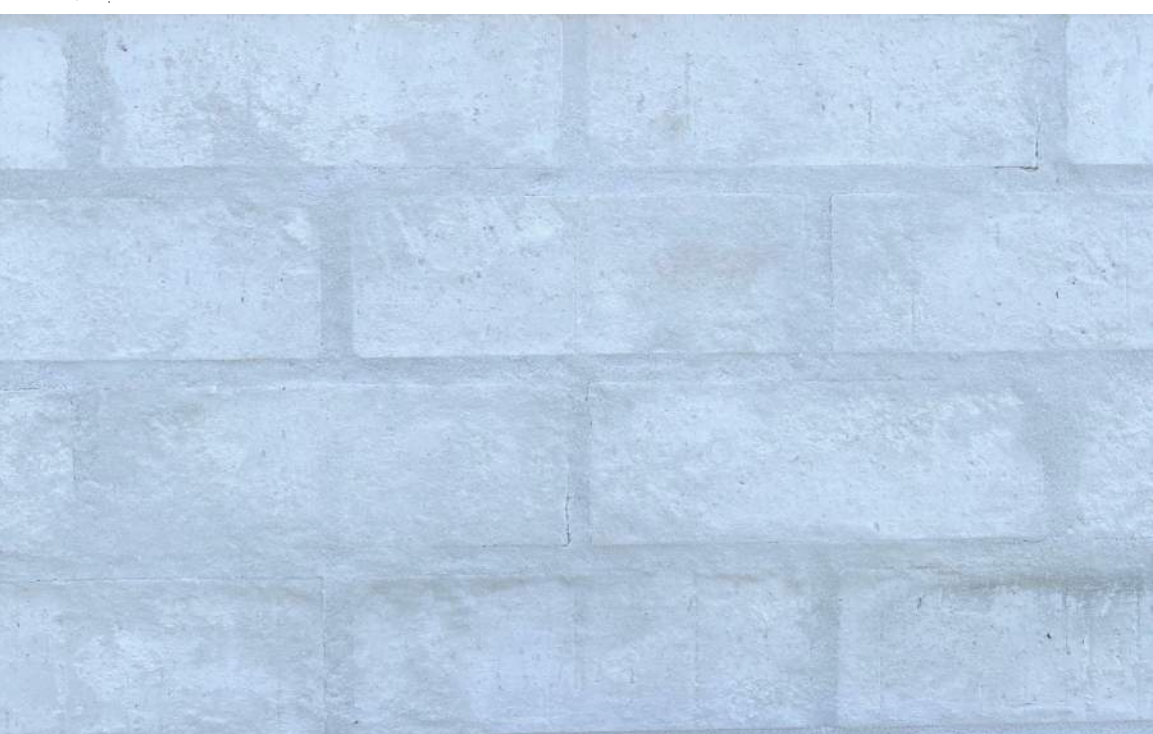


IMAGE FOR SIDING TEXTURE



1 BLDG TYPE B 300 & 400 - 3D VIEW 2
SCALE:

BR-2
ACME BRICK
WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR



BR-4
ACME BRICK
AUTUMN SMOKE WITH COOSA PREMIUM DARK MORTAR



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SHEET TITLE

EXTERIOR BUILDING
MATERIALS

SHEET NUMBER

6K

COMMENTS

PT-2
SHERWIN WILLIAMS - AESTHETIC WHITE

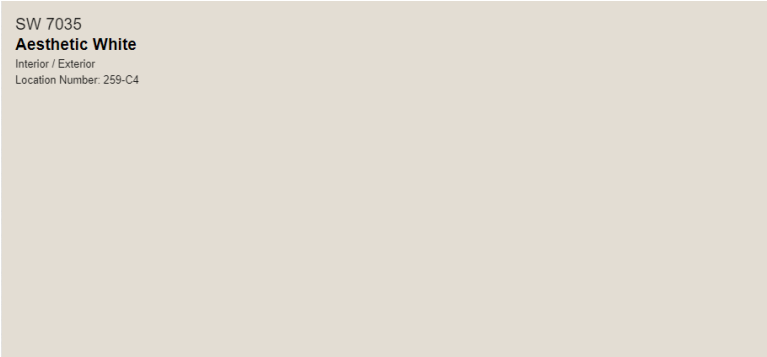


IMAGE FOR SIDING TEXTURE



PT-4
SHERWIN WILLIAMS - TANBARK



IMAGE FOR SIDING TEXTURE



PT-1
SHERWIN WILLIAMS - BLACK FOX



IMAGE FOR SIDING TEXTURE



PT-5
SHERWIN WILLIAMS - SLATE TILE

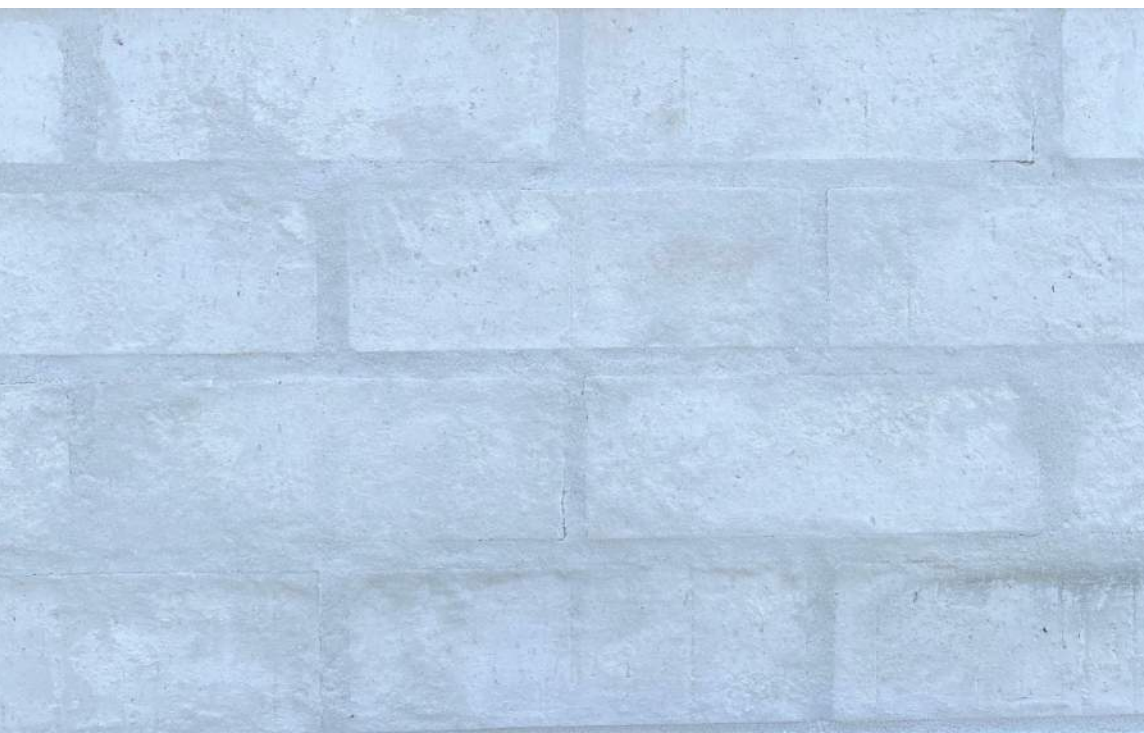


IMAGE FOR SIDING TEXTURE



1 BLDG TYPE B 300 & 400 - 3D VIEW 3
SCALE:

BR-2
ACME BRICK
WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR



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SHEET TITLE

EXTERIOR BUILDING
MATERIALS

SHEET NUMBER

6L

COMMENTS

PT-2
SHERWIN WILLIAMS - AESTHETIC WHITE

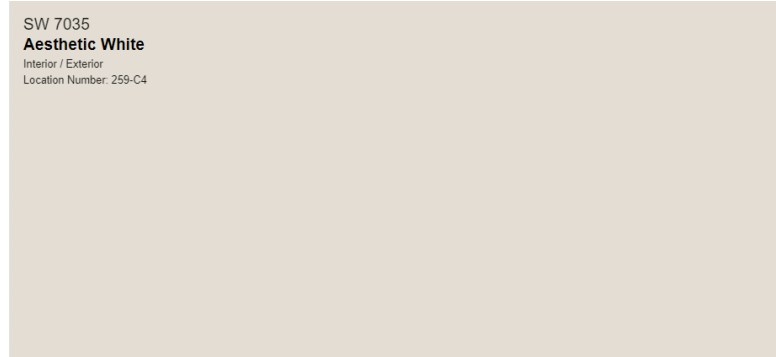


IMAGE FOR SIDING TEXTURE



PT-1
SHERWIN WILLIAMS - BLACK FOX



IMAGE FOR SIDING TEXTURE



PT-4
SHERWIN WILLIAMS - TANBARK

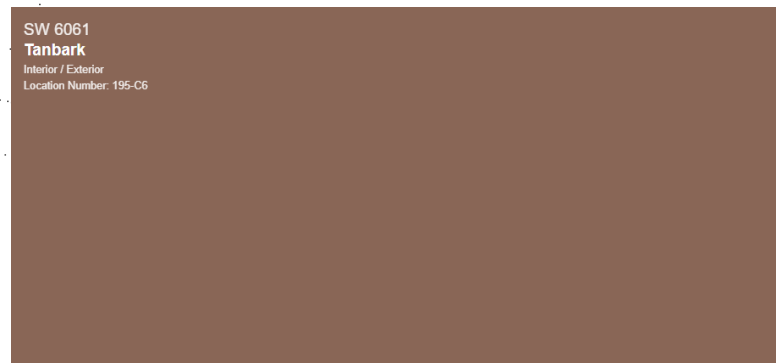


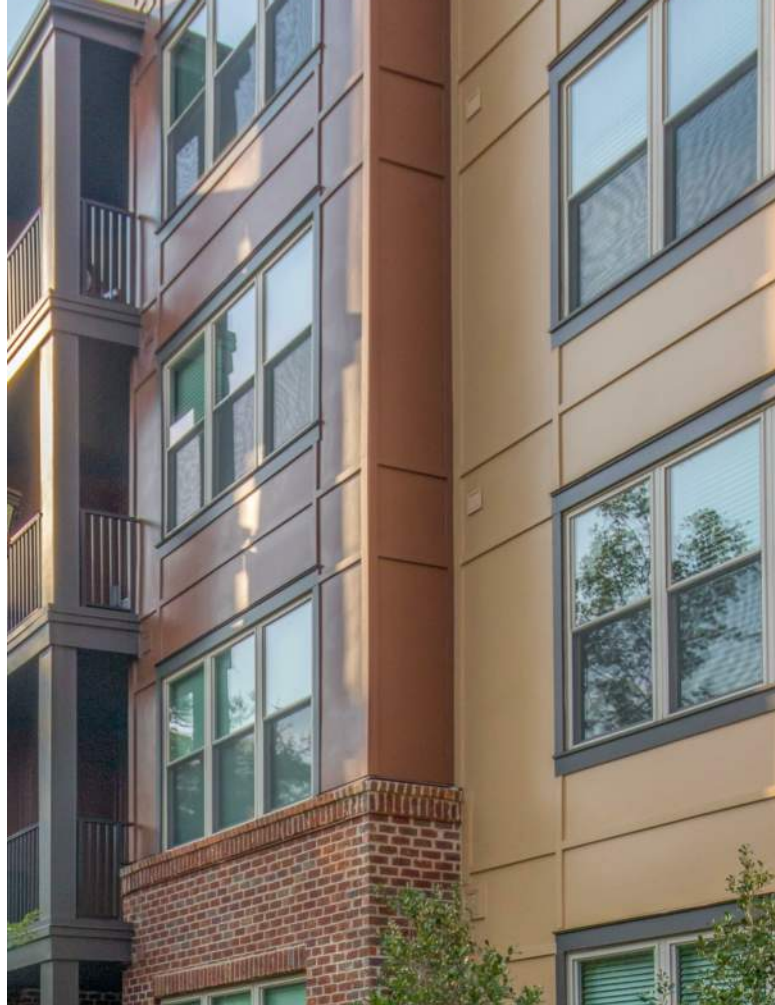
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PT-1
SHERWIN WILLIAMS - BLACK FOX



IMAGE FOR SIDING TEXTURE



PT-5
SHERWIN WILLIAMS - SLATE TILE

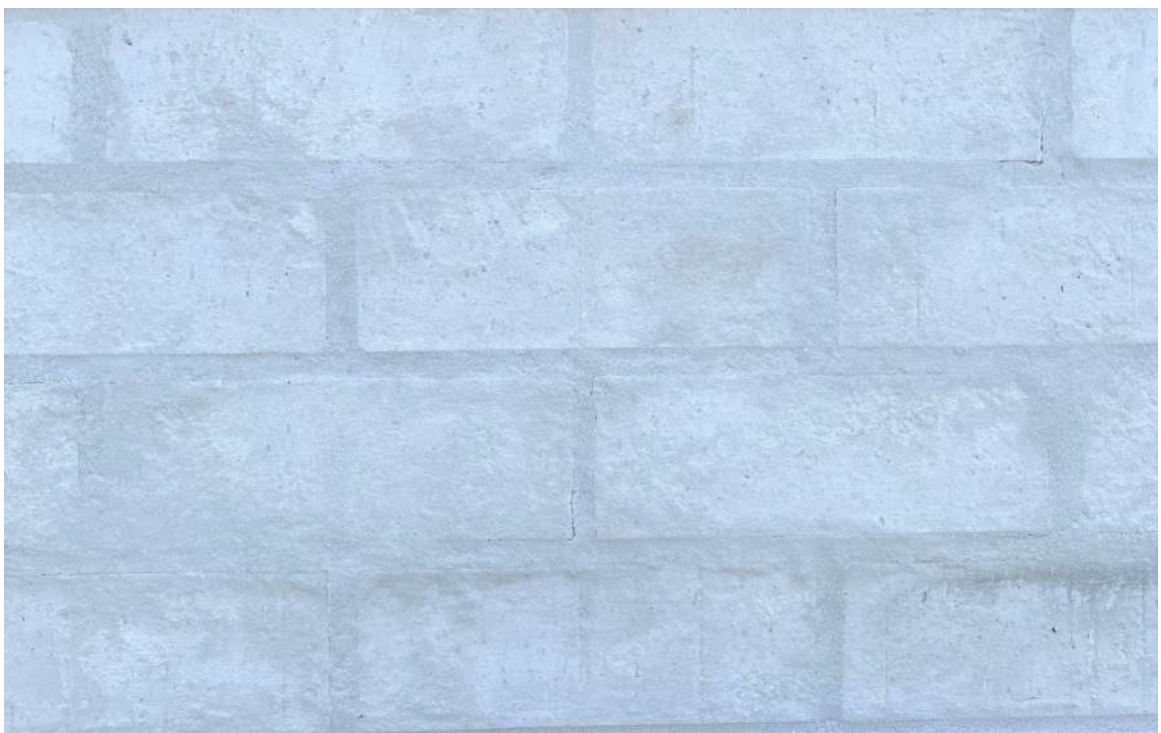


IMAGE FOR SIDING TEXTURE



1 BLDG TYPE B 300& 400 - 3D VIEW 4
SCALE:

BR-2
ACME BRICK
WHITE BLUFF WITH COOSA GLACIER WHITE MORTAR



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SHEET TITLE

EXTERIOR BUILDING
MATERIALS

SHEET NUMBER

6M

COMMENTS

PT-3
SHERWIN WILLIAMS - DOVETAIL



IMAGE FOR SIDING TEXTURE



PT-5
SHERWIN WILLIAMS - SLATE TILE



IMAGE FOR SIDING TEXTURE



PT-5
SHERWIN WILLIAMS - SLATE TILE



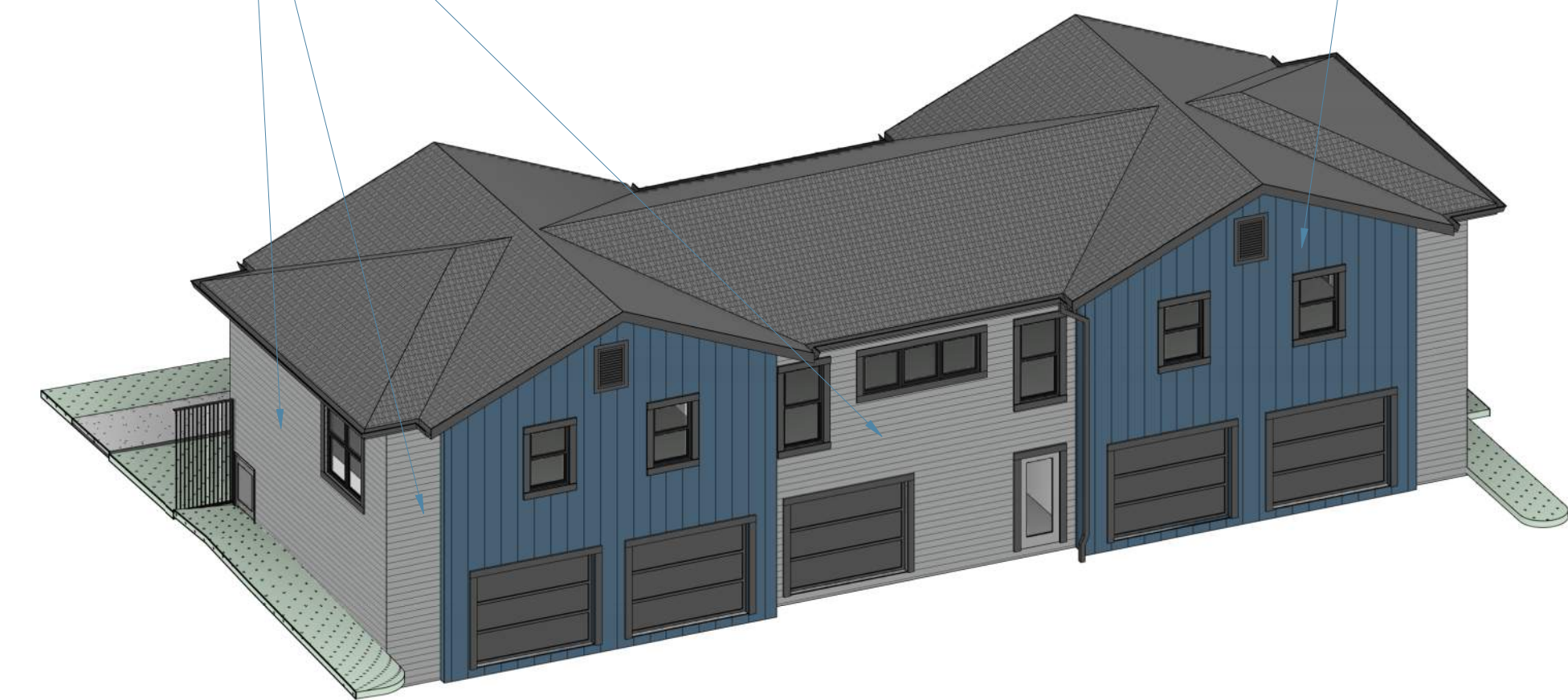
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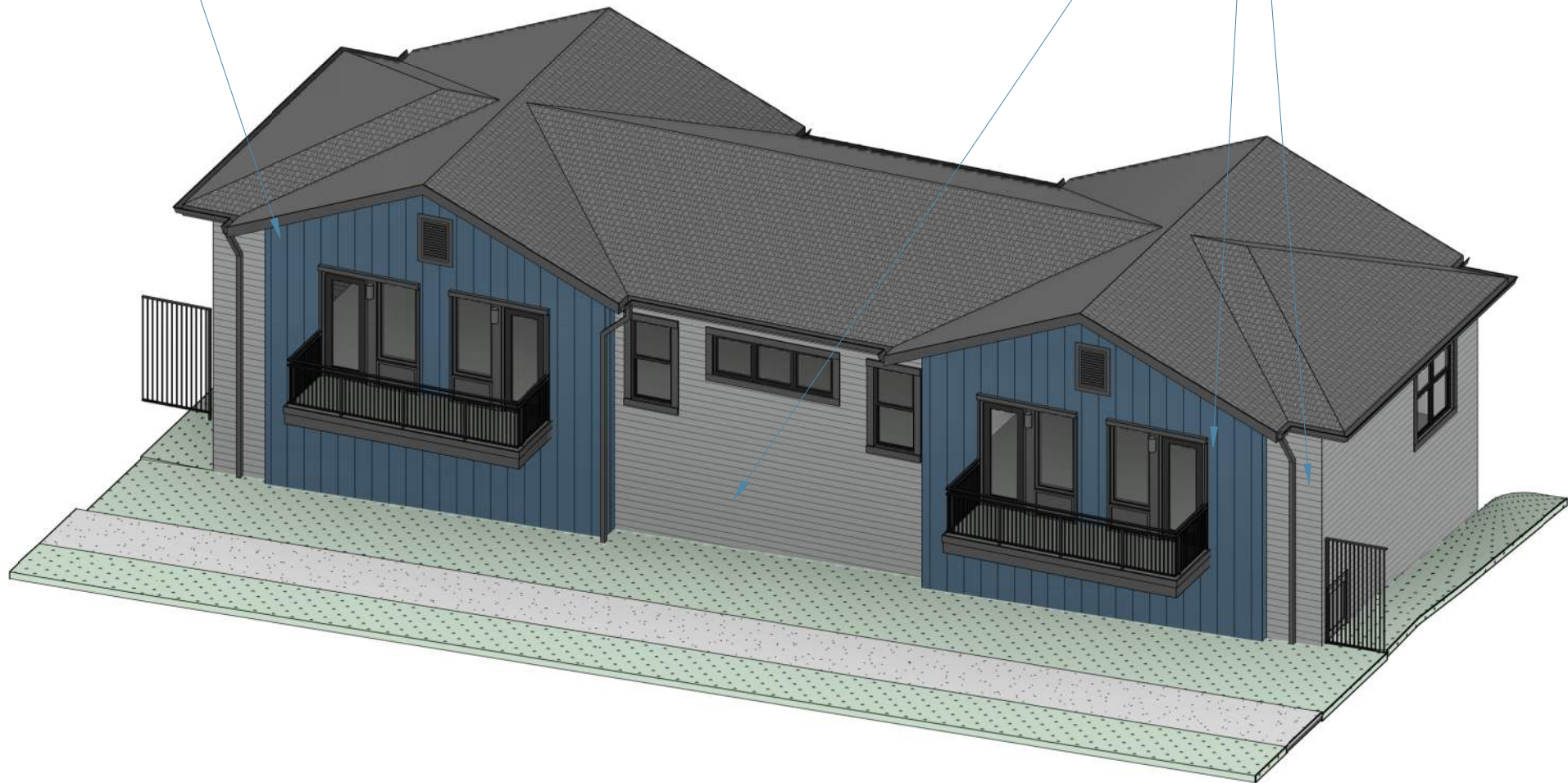
PT-3
SHERWIN WILLIAMS - DOVETAIL



IMAGE FOR SIDING TEXTURE



1 BLDG TYPE C 600 & 700 - 3D VIEW 1
SCALE:



2 BLDG TYPE C 600 & 700 - 3D VIEW 2
SCALE:

PRESTON

ARCHITECT

The Preston Partnership, LLC
115 Perimeter Center Place, Suite 1000
Atlanta, Georgia 30346
Contact: Jim Fredrickson
Tel. 770.481.5119

CLIENT

South City Partners
3715 Northside Parkway, Suite 1-310
Atlanta, Georgia 30327
Contact: David Bivens
Tel. 404.400.1322

CIVIL ENGINEER

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817 West Peachtree Street NW, Suite 601
Atlanta, Georgia 30308
Contact: Connor Galloway
Tel. 404.419.8700

STRUCTURAL ENGINEER

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800 Lambert Drive, Suite H
Atlanta, Georgia 30324
Contact: Brad Ellinwood
Tel. 404.262.0800

MEP ENGINEER

ENGR3
100 North Point Center East, Suite 200
Alpharetta, Georgia 30022
Contact: Trey Long
Tel. 404.860.1283

SEAL

PROJECT

Hapeville Multifamily

397, 383, 377, 369, 400 N CENTRAL AVE, 376 KING
ARNOLD ST, 325 SUNSET AVE
HAPEVILLE, GA 30354
FOR South City Partners



DATE

03-17-2021

JOB NUMBER

2006301

SHEET TITLE

EXTERIOR BUILDING
MATERIALS

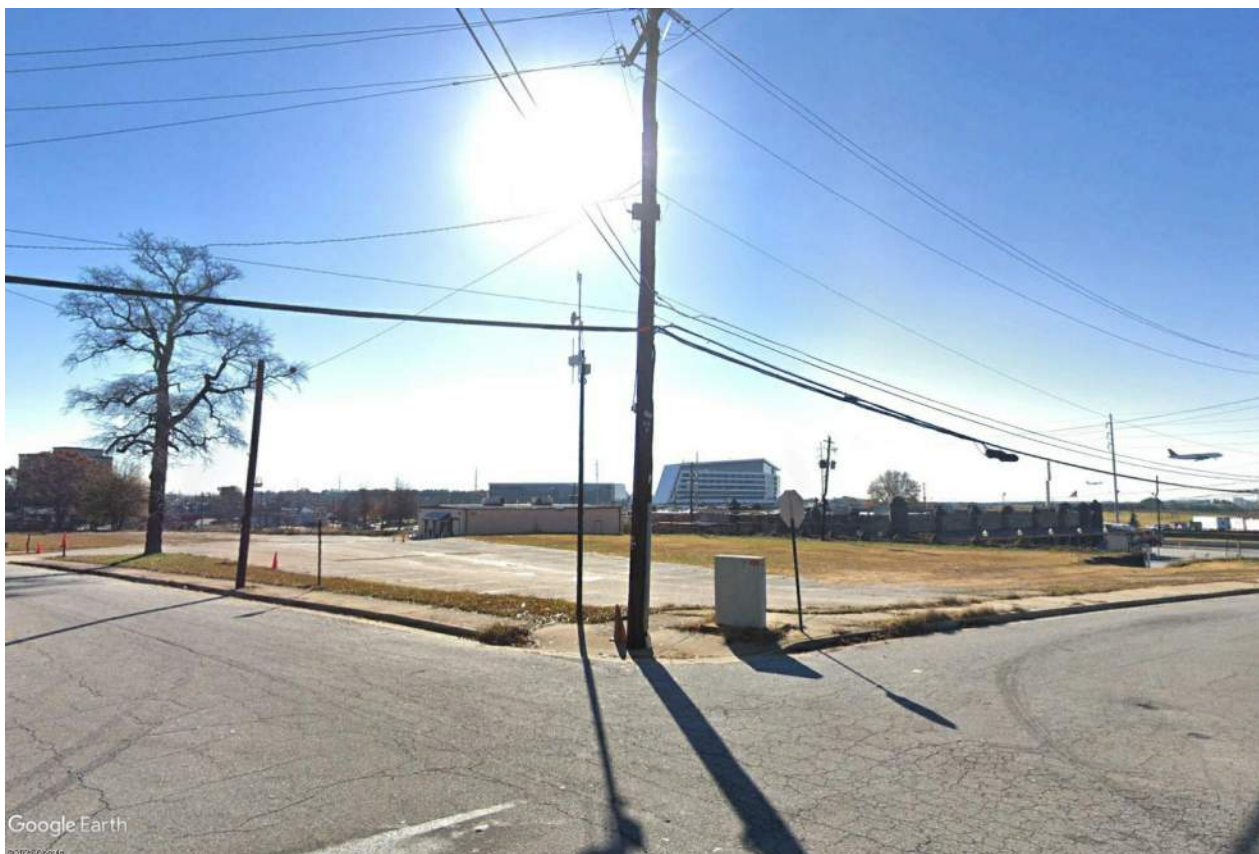
SHEET NUMBER

6N

COMMENTS



H - SOUTH STREET VIEW - KING ARNOLD STREET



G - SOUTHEAST STREET VIEW - KING ARNOLD STREET & LAVISTA DRIVE



F - SOUTH STREET VIEW - LAVISTA DRIVE



E - NORTH STREET VIEW - LAVISTA DRIVE



D - NORTHEAST STREET VIEW - NORTH CENTRAL AVENUE & LAVISTA DRIVE



4 SOUTHWEST AERIAL VIEW



2 NORTHEAST AERIAL VIEW



C - NORTH STREET VIEW - NORTH CENTRAL AVENUE



B - NORTHWEST STREET VIEW - NORTH CENTRAL AVENUE & SUNSET AVENUE



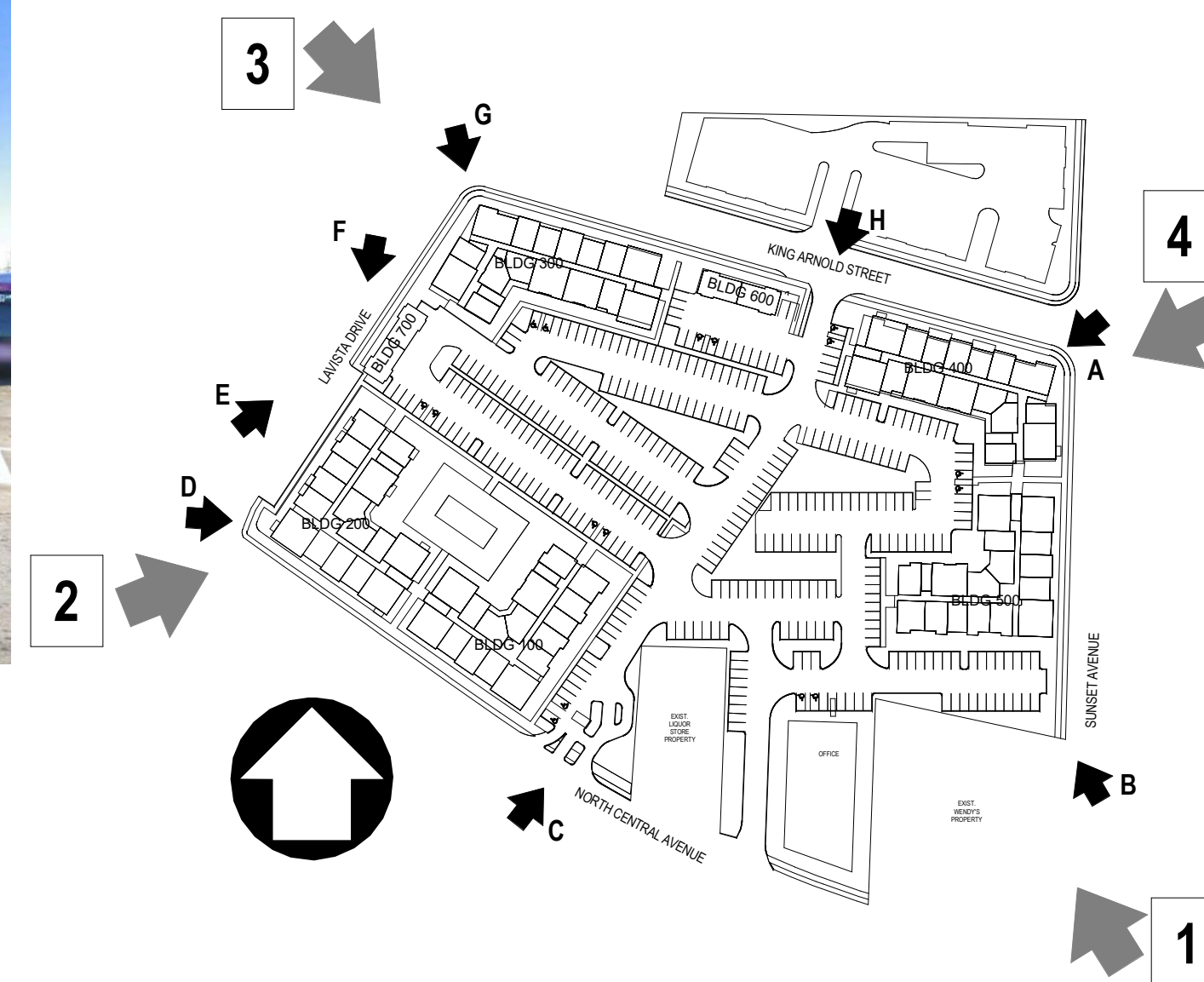
3 SOUTHEAST AERIAL VIEW



1 NORTHWEST AERIAL VIEW



A - SOUTHEAST STREET VIEW - SUNSET AVENUE & KING ARNOLD STREET



PRESTON

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The Preston Partnership, LLC
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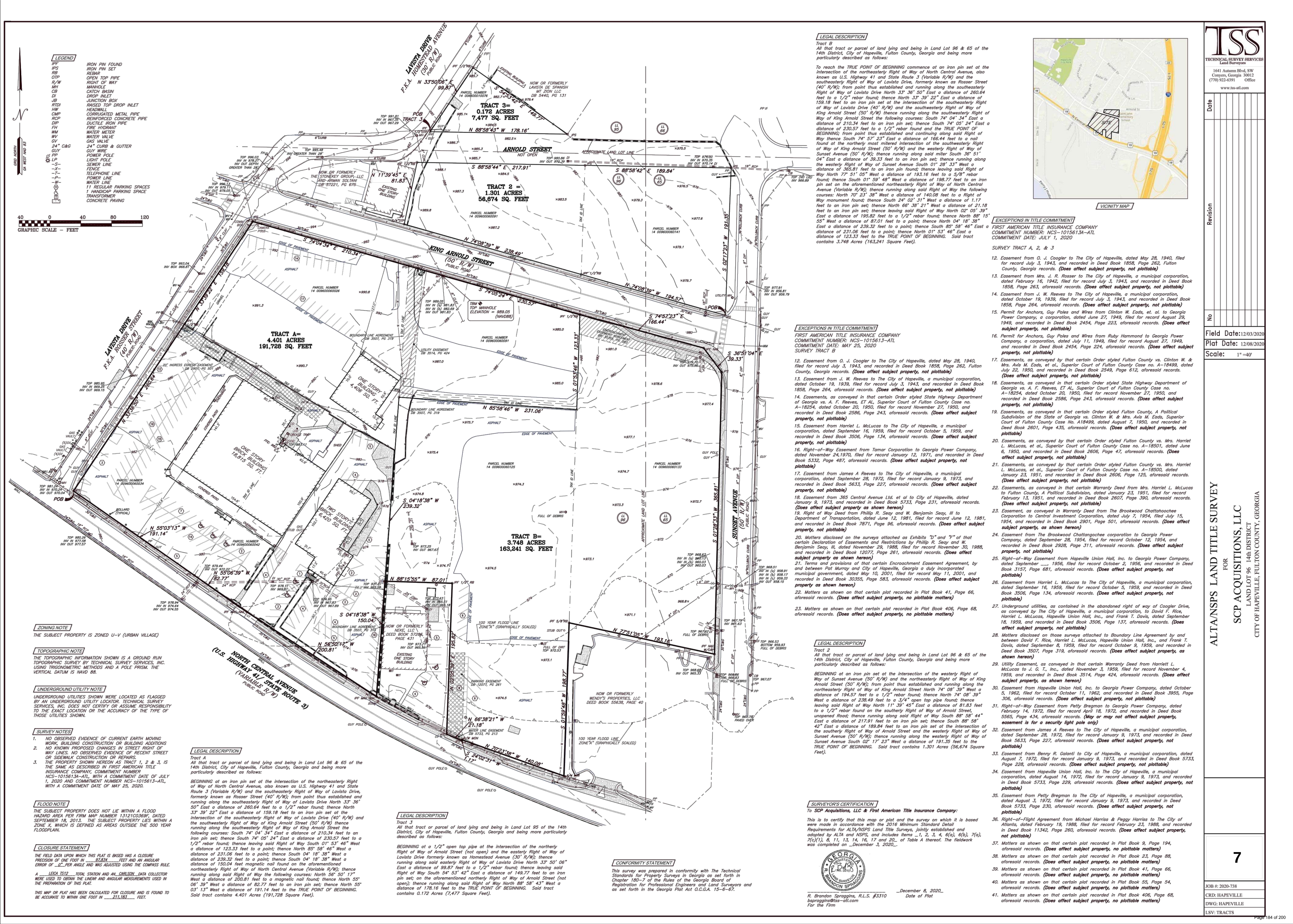
MEP ENGINEER
ENGR3
100 North Point Center East, Suite 200
Alpharetta, Georgia 30022
Contact: Trey Long
Tel. 404.860.1283

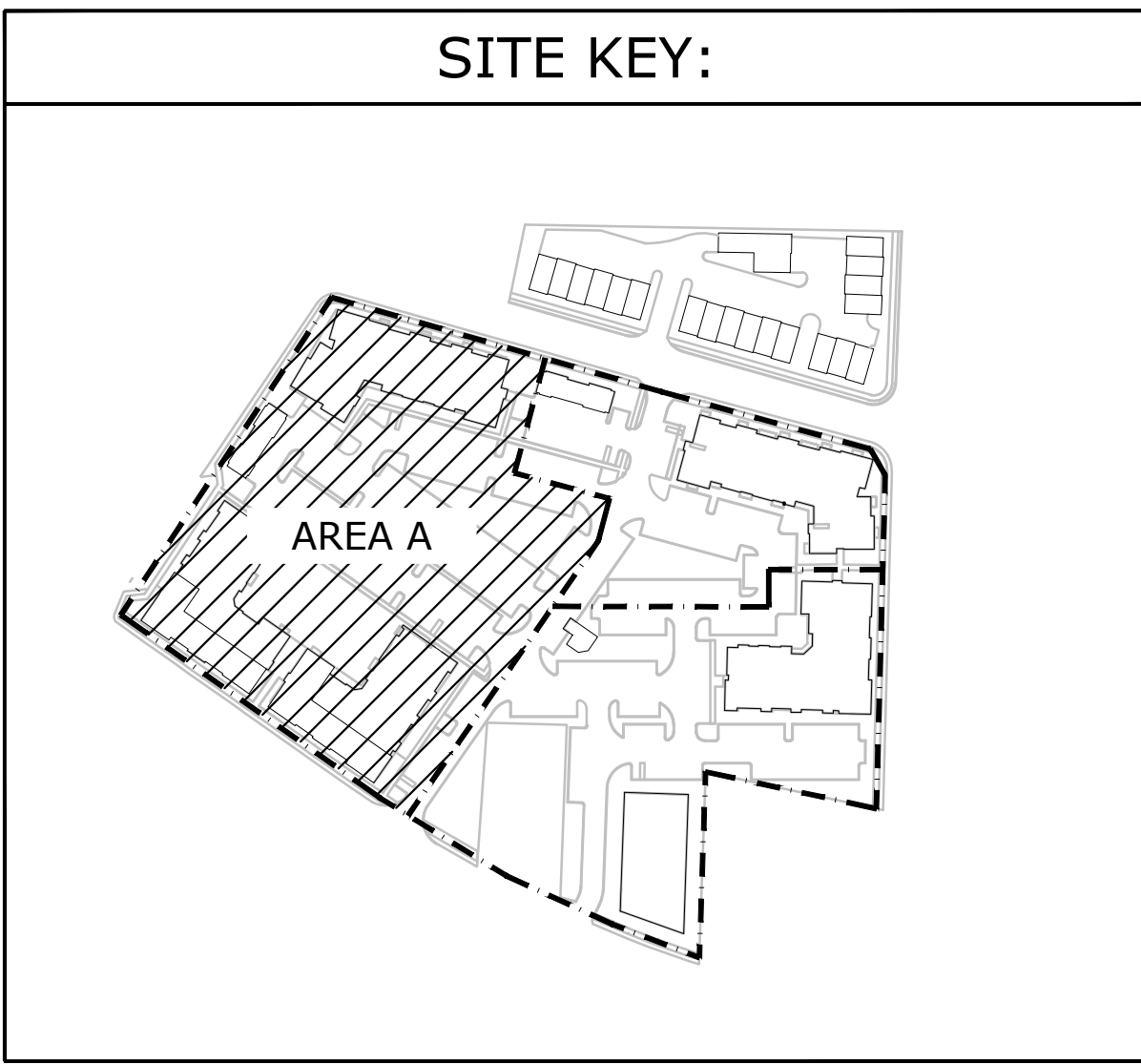
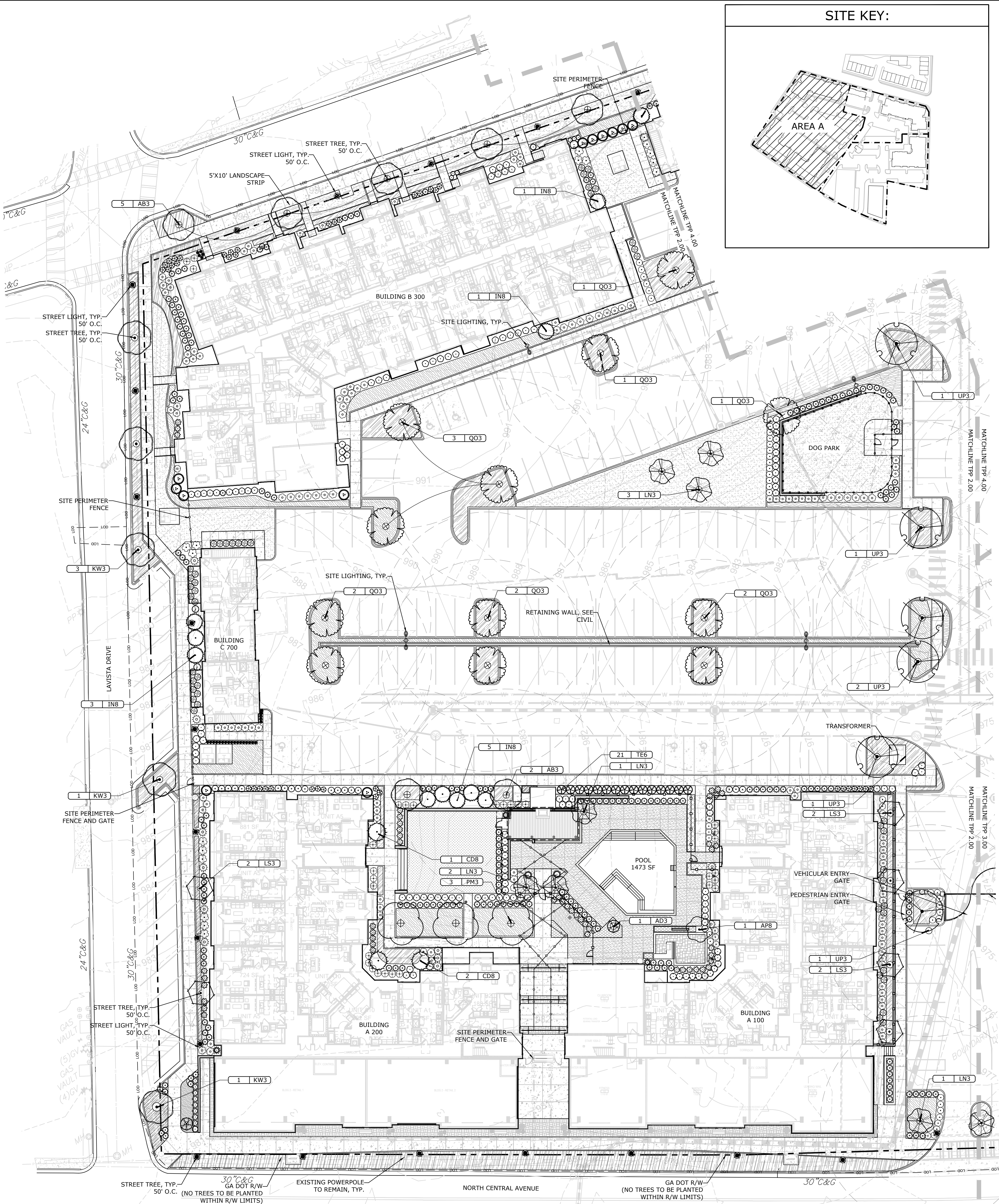
SEAL

PROJECT
Hapeville Multifamily
397, 383, 377, 369, 400 N CENTRAL AVE, 376 KING
ARNOLD ST, 325 SUNSET AVE
HAPEVILLE, GA 30354
FOR South City Partners



DATE	03-17-2021
JOB NUMBER	2006301
SHEET TITLE	SITE PHOTOS
SHEET NUMBER	5
COMMENTS	

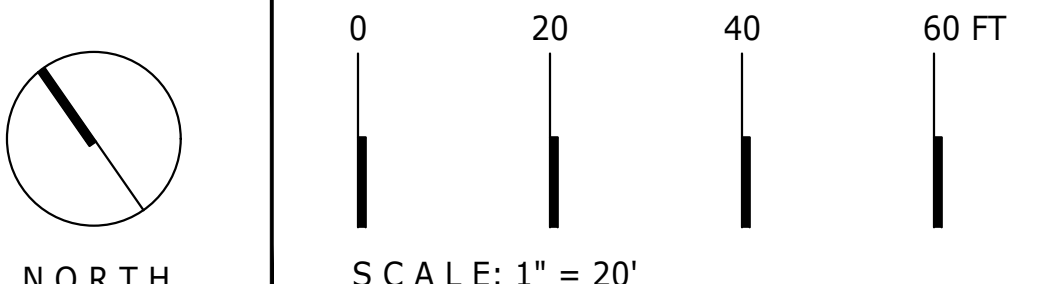




PLANT SCHEDULE AREA A

TREES	CODE	QTY	COMMON NAME	CONT	SIZE	CAL
	AB3	7	AERYN TRIDENT MAPLE	B & B		3" CAL
	AP8	1	BLOODGOOD JAPANESE MAPLE	B & B	8' HT MIN.	3" CAL
	AD3	2	CUTLEAF JAPANESE MAPLE	B & B	4' HT X 4' W	
	CD8	3	DEODAR CEDAR	B & B		3" CAL
	IN8	10	NELLIE R. STEVENS HOLLY	B & B	8' HT MIN.	
	LN3	7	CRAPE MYRTLE	B & B		3" CAL
	LS3	6	COLUMNAR SWEET GUM	B & B		3" CAL
	PM3	3	EXCLAMATION LONDON PLANE TREE	B & B		3" CAL
	QO3	12	BREEZEWAY® NUTTALL OAK	B & B		3" CAL
	KW3	5	KINGPIN WILLOW OAK	B & B		3" CAL
	TE6	15	EMERALD ARBORVITAE	B & B	6'-7' HT	
	UP3	6	PRINCETON AMERICAN ELM	B & B		3" CAL
SHRUBS	CODE	QTY	COMMON NAME	CONT	SIZE	NA
	AGL3	40	LITTLE RICHARD ABELIA	3 GAL		
	AJG3	1	GOLD DUST AUCUBA	3 GAL		
	AIM3	48	MRS. G.G. GERBING AZALEA	3 GAL		
	BGM3	4	GREEN MOUNTAIN BOXWOOD	B & B	30"W X 30"H	
	CSU3	2	YULETIDE CAMELLIA	7 GAL		
	CHP7	39	PROSTRATE PLUM YEW	3 GAL		
	CJA3	30	CLEYERA	3 GAL		
	DIM3	55	DISTYLIUM	3 GAL		
	FAJ7	3	JAPANESE FATZIA	7 GAL		
	HMN7	33	NIKKO BLUE HYDRANGEA	7 GAL		
	HQU3	1	OAKLEAF HYDRANGEA	3 GAL		
	ICD3	91	DWARF BURFORD HOLLY	3 GAL		
	ICN3	4	NEDDLEPOINT HOLLY	3 GAL		
	ICS6	11	SKY PENCIL HOLLY	CONT.	6' HT	
	ICS3	64	SOFT TOUCH JAPANESE HOLLY	3 GAL		
	IPA3	17	ANISE	3 GAL		
	IVL3	18	VIRGINIA SWEETSPIRE	3 GAL		
	LG	27	EVERGREEN GIANT BORDER GRASS	1 GAL		
	LCC3	79	CRIMSON FIRE LOROPETALUM	3 GAL		
	LCP3	5	PURPLE PIXIE LOROPETALUM	3 GAL		
	MSA3	10	ADAGIO EULALIA GRASS	3 GAL		
	MCA3	131	PINK MUHLY GRASS	3 GAL		
	PB	6	LITTLE BUNNY FOUNTAIN GRASS	3 GAL		
	PCB15	12	BRIGHT 'N TIGHT CAROLINA LAUREL	15 GAL		
	PLO7	15	OTTO LUYKEN LAUREL	3 GAL		
GROUND COVERS	CODE	QTY	COMMON NAME	CONT	SPACING	NA
	SOD	5,912 SF	BERMUDA GRASS	SOD		
	FGE1	296	BLUE FESCUE	1 GAL	12" O.C.	
	LMB1	3,897	BIG BLUE LILYTURF	4" POT	18" O.C.	
	LME1	73	EVERGREEN GIANT BORDER GRASS	1 GAL	18" O.C.	
	SC412	131	SEASONAL COLOR	4" POT	8" O.C.	
	TAA1	2,111	ASIATIC JASMINE	1 GAL	18" O.C.	

PROJECT ADDRESS:
397 N CENTRAL AVENUE
HAPEVILLE, GA 30354
OWNER:
SOUTH CITY PARTNERS
3715 NORTHSIDE PKWY NW, 1-310
ATLANTA, GA 30327



HAPEVILLE NORTH
397 N CENTRAL AVENUE, HAPEVILLE, GA 30354
LAND LOT 86, 14TH DISTRICT

SOUTH CITY PARTNERS
3715 NORTHSIDE PARKWAY, 1-310
ATLANTA, GA 30327
PHONE: 404-460-1322

CLIENT

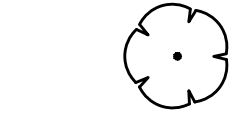
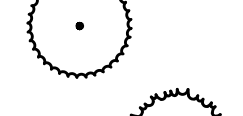
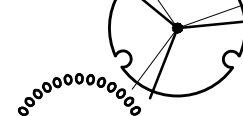
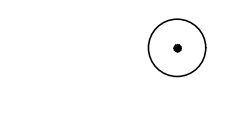
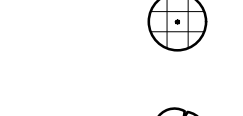
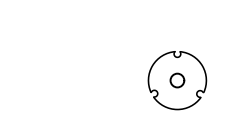
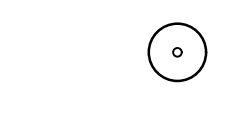
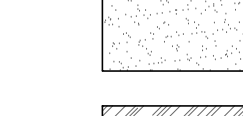
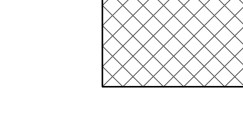
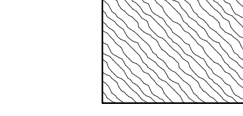
PROJECT

GSWCC CERT.
(LEVEL III)
DRAWN BY BCS
DESIGNED BY CRG
REVIEWED BY CRG
DATE 02/09/2021
PROJECT NO. 017029003

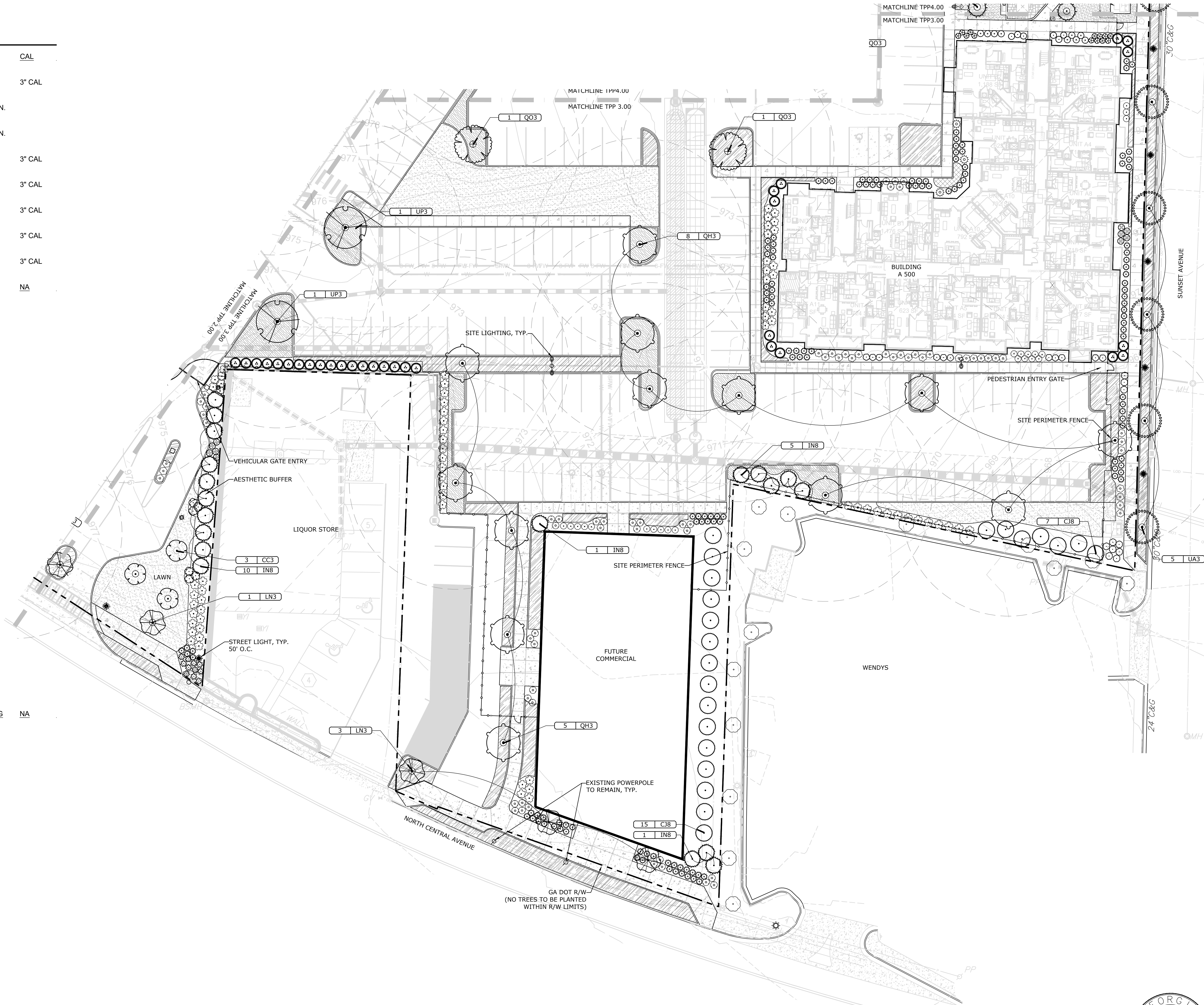
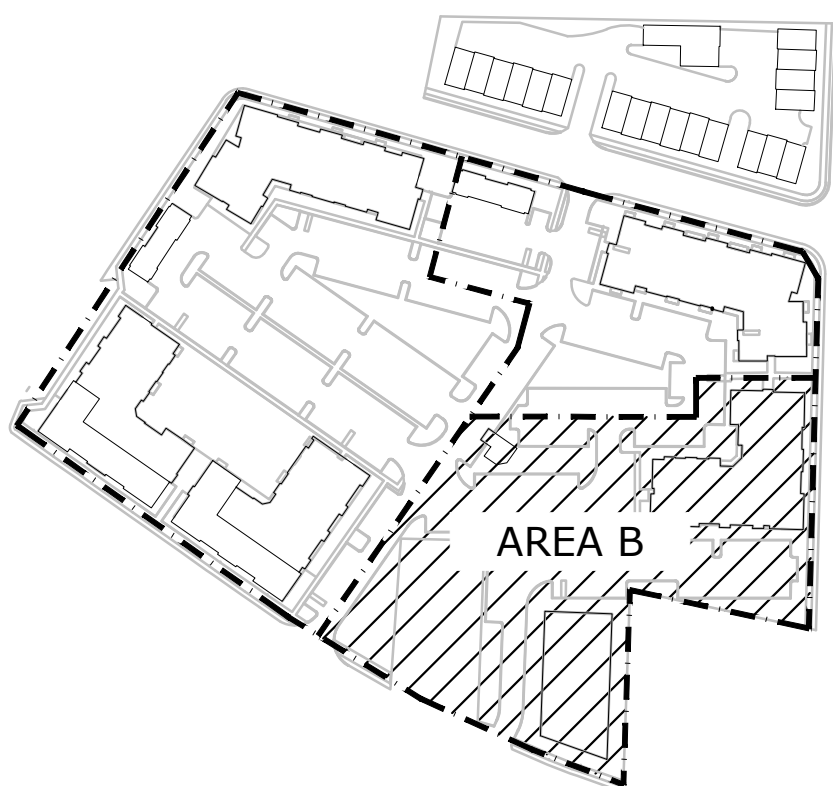
TITLE
TREE REPLACEMENT
PLAN

SHEET NUMBER
9A

PLANT SCHEDULE AREA B

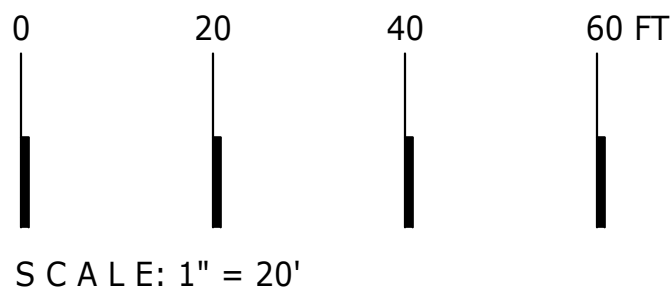
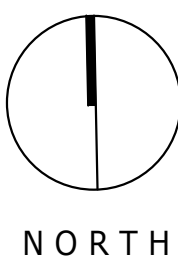
TREES	CODE	QTY	COMMON NAME	CONT	SIZE	CAL
	CC3	3	FOREST PANSY REDBUD	B & B		3" CAL
	CJ8	22	JAPANESE CEDAR	B & B	8' HT MIN.	
	IN8	19	NELLIE R. STEVENS HOLLY	B & B	8' HT MIN.	
	LN3	5	CRAPE MYRTLE	B & B		3" CAL
	QO3	2	BREEZEWAY® NUTTALL OAK	B & B		3" CAL
	QH3	13	'UPPERTON' WILLOW OAK	B & B		3" CAL
	UP3	2	PRINCETON AMERICAN ELM	B & B		3" CAL
	UA3	5	ALLEE LACEBARK ELM	B & B		3" CAL
SHRUBS	CODE	QTY	COMMON NAME	CONT	SIZE	NA
	AGL3	22	LITTLE RICHARD ABELIA	3 GAL		
	AIM3	10	MRS. G.G. GERBING AZALEA	3 GAL		
	CHP7	13	PROSTRATE PLUM YEW	3 GAL		
	DIM3	11	DISTYLIUM	3 GAL		
	HMN7	34	NIKKO BLUE HYDRANGEA	7 GAL		
	HPL7	6	LIMELIGHT HYDRANGEA	7 GAL		
	ICD3	11	DWARF BURFORD HOLLY	3 GAL		
	ICS6	3	SKY PENCIL HOLLY	CONT.	6' HT	
	ICS3	83	SOFT TOUCH JAPANESE HOLLY	3 GAL		
	IPA3	72	ANISE	3 GAL		
	IVL3	9	VIRGINIA SWEETSPIRE	3 GAL		
	LCC3	36	CRIMSON FIRE LOROPETALUM	3 GAL		
	MSA3	10	ADAGIO EULALIA GRASS	3 GAL		
	MCA3	49	PINK MUHLY GRASS	3 GAL		
	PCB15	30	BRIGHT 'N TIGHT CAROLINA LAUREL	15 GAL		
	TMH7	6	HICKS YEW	7 GAL		
GROUND COVERS	CODE	QTY	COMMON NAME	CONT	SPACING	NA
	SOD	6,149 SF	BERMUDA GRASS	SOD		
	LMB1	2,425	BIG BLUE LILYTURF	4" POT	18" O.C.	
	LME1	34	EVERGREEN GIANT BORDER GRASS	1 GAL	18" O.C.	
	TAA1	1,466	ASIATIC JASMINE	1 GAL	18" O.C.	

SITE KEY:



PROJECT ADDRESS:
397 N CENTRAL AVENUE
HAPEVILLE, GA 30354

OWNER:
SOUTH CITY PARTNERS
3715 NORTHSIDE PKWY NW, 1-310
ATLANTA, GA 30327



GSWCC CERT.
(LEVEL II)
DRAWN BY BCS
DESIGNED BY CRG
REVIEWED BY CRG
DATE 02/09/2021
PROJECT NO. 017029003

TITLE
TREE
REPLACEMENT
PLAN
SHEET NUMBER

9B

CLIENT

SOUTH CITY PARTNERS
3715 NORTHSIDE PARKWAY, 1-310
ATLANTA, GA 30327
PHONE: 404-460-1322

HAPEVILLE NORTH
397 N CENTRAL AVE, HAPEVILLE, GA 30354
LAND LOT 86, 14TH DISTRICT

PROJECT

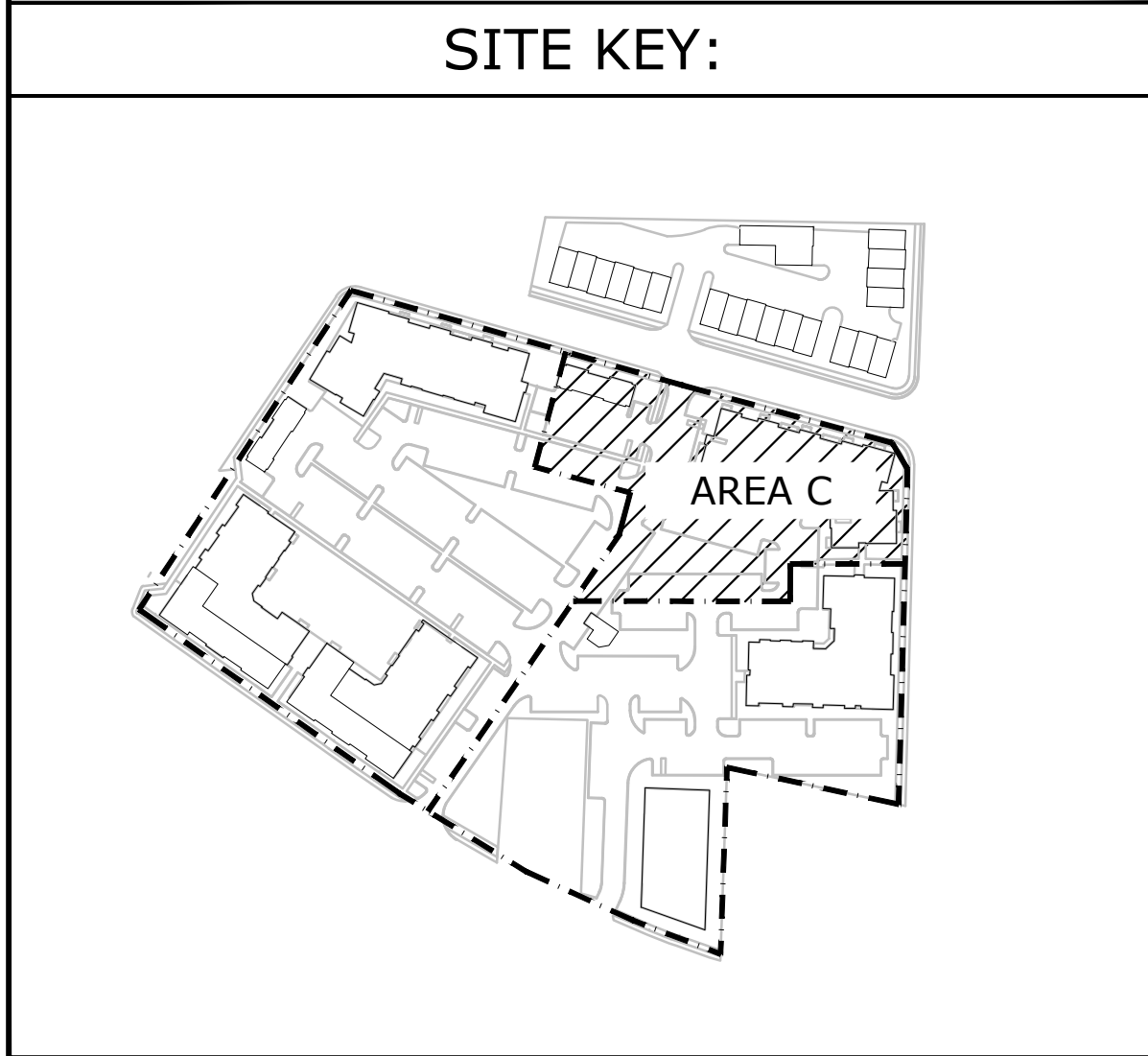
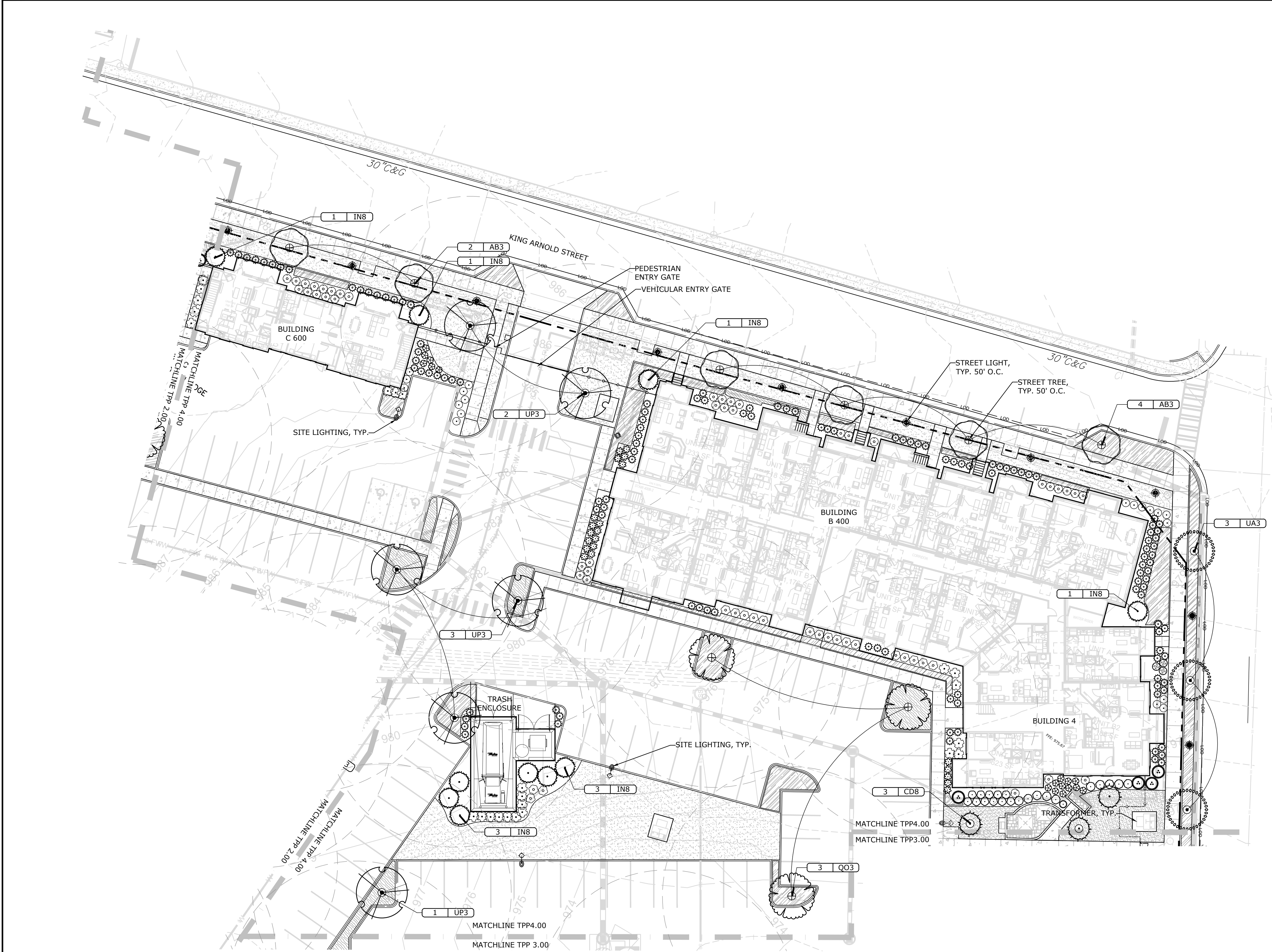
GSWCC CERT.
(LEVEL II)
DRAWN BY BCS
DESIGNED BY CRG
REVIEWED BY CRG
DATE 02/09/2021
PROJECT NO. 017029003

TITLE
TREE
REPLACEMENT
PLAN
SHEET NUMBER

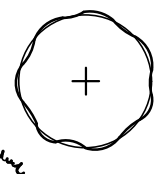
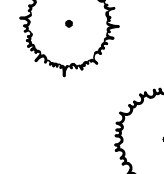
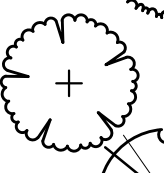
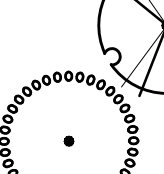
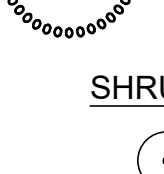
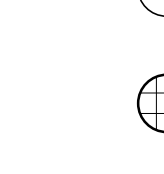
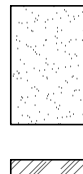
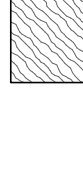
9B

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
871 W. BUCKLE DRIVE, SUITE 100
ATLANTA, GEORGIA 30327
PHONE: (404) 419-8700
WWW.KIMLEY-HORN.COM



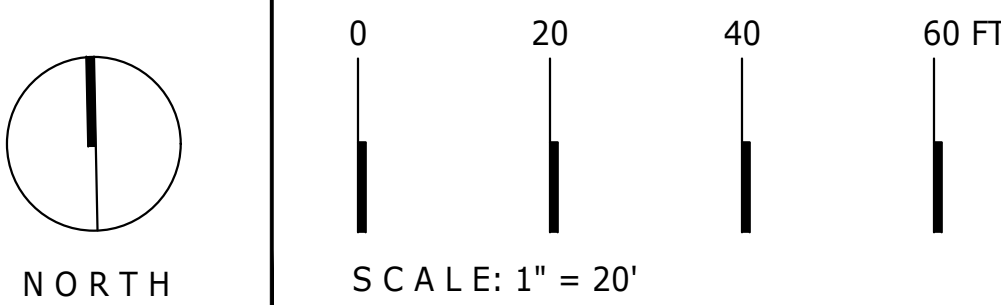
PLANT SCHEDULE AREA C

TREES	CODE	QTY	COMMON NAME	CONT	SIZE	CAL
	AB3	6	AERYN TRIDENT MAPLE	B & B		3" CAI
	CD8	3	DEODAR CEDAR	B & B		3" CAI
	IN8	10	NELLIE R. STEVENS HOLLY	B & B	8' HT MIN.	
	QO3	3	BREEZEWAY® NUTTALL OAK	B & B		3" CAI
	UP3	6	PRINCETON AMERICAN ELM	B & B		3" CAI
	UA3	3	ALLEE LACEBARK ELM	B & B		3" CAI
SHRUBS	CODE	QTY	COMMON NAME	CONT	SIZE	NA
	AGL3	19	LITTLE RICHARD ABELIA	3 GAL		
	AIM3	3	MRS. G.G. GERBING AZALEA	3 GAL		
	BGM3	1	GREEN MOUNTAIN BOXWOOD	B & B	30"W X 30"H	
	CHP7	17	PROSTRATE PLUM YEW	3 GAL		
	DIM3	21	DISTYLIIUM	3 GAL		
	HMN7	37	NIKKO BLUE HYDRANGEA	7 GAL		
	ICD3	11	DWARF BURFORD HOLLY	3 GAL		
	ICS3	71	SOFT TOUCH JAPANESE HOLLY	3 GAL		
	IPA3	19	ANISE	3 GAL		
	LCR3	10	BURGUNDY LOROPETALUM	3 GAL		
	LCC3	19	CRIMSON FIRE LOROPETALUM	3 GAL		
	MCA3	53	PINK MUHLY GRASS	3 GAL		
	PCB15	4	BRIGHT 'N TIGHT CAROLINA LAUREL	15 GAL		
GROUND COVERS	CODE	QTY	COMMON NAME	CONT	SPACING	NA
	SOD	8,445 SF	BERMUDA GRASS	SOD		
	LMB1	1,748	BIG BLUE LILYTURF	4" POT	18" O.C.	
	TAA1	347	ASIATIC JASMINE	1 GAL	18" O.C.	



PROJECT ADDRESS:
397 N CENTRAL AVENUE
HAPEVILLE, GA 30354

OWNER:
SOUTH CITY PARTNERS
3715 NORTHSIDE PKWY NW, 1-310
ATLANTA, GA 30327



HAPEVILLE NORTH
397 N CENTRAL AVE, HAPEVILLE, GA 30354
LAND LOT 86, 14TH DISTRICT

SOUTH CITY PARTNERS
3715 NORTHSIDE PARKWAY, 1-310
ATLANTA, GA 30327
PHONE: 404-460-1322

CLIENT

PROJECT

GSWCC CERT.
(LEVEL II)

DRAWN BY BCS

DESIGNED BY CRG

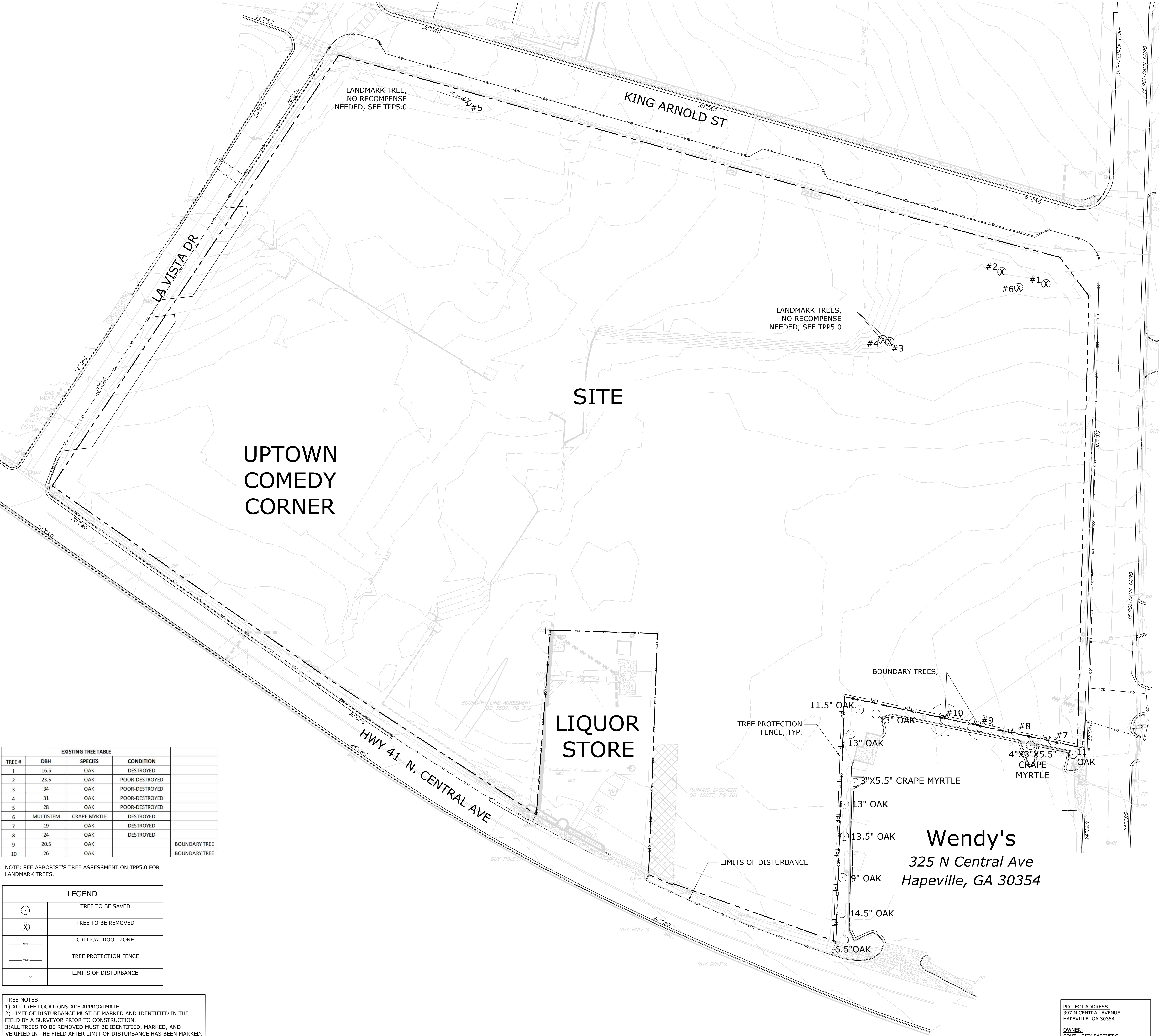
REVIEWED BY CRG

DATE 02/09/2021

PROJECT NO. 017029003

TITLE
TREE REPLACEMENT
PLAN

SHEET NUMBER
9C



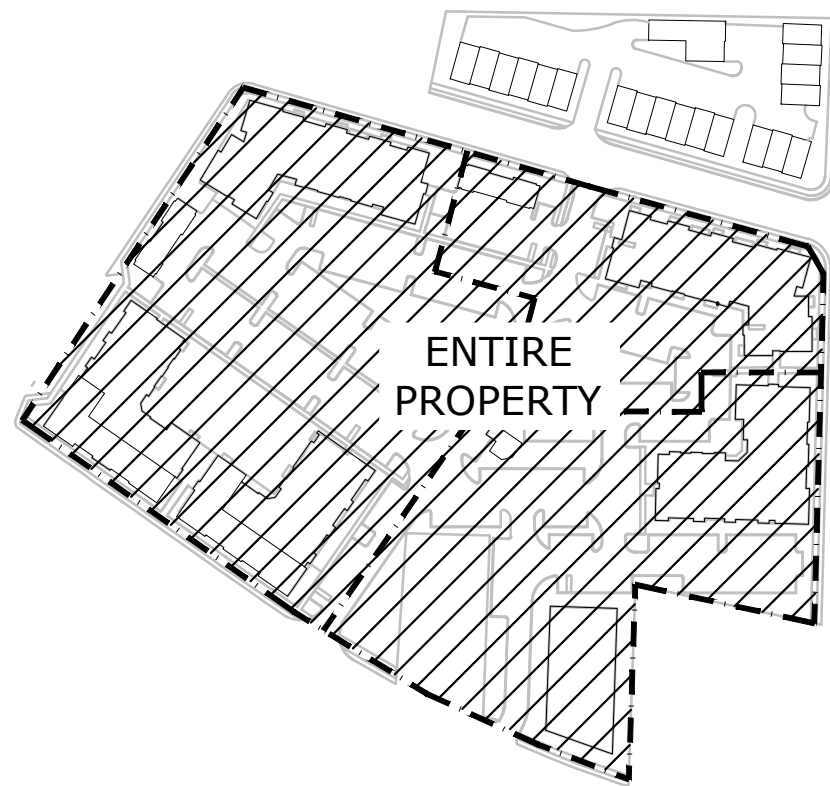
EXISTING TREE TABLE			
TREE #	DBH	SPECIES	CONDITION
1	16.5	OAK	DESTROYED
2	23.5	OAK	POOR-DESTROYED
3	34	OAK	POOR-DESTROYED
4	31	OAK	POOR-DESTROYED
5	28	OAK	POOR-DESTROYED
6	MULTISTEM	CRAPE MYRTLE	DESTROYED
7	19	OAK	DESTROYED
8	24	OAK	DESTROYED
9	20.5	OAK	
10	26	OAK	

NOTE: SEE ARBORIST'S TREE ASSESSMENT ON TPP5.0 FOR LANDMARK TREES.

LEGEND	
	TREE TO BE SAVED
	TREE TO BE REMOVED
	CRITICAL ROOT ZONE
	TREE PROTECTION FENCE
	LIMITS OF DISTURBANCE

TREE NOTES:
1) ALL TREE LOCATIONS ARE APPROXIMATE.
2) LIMIT OF DISTURBANCE MUST BE MARKED AND IDENTIFIED IN THE FIELD BY A SURVEYOR PRIOR TO CONSTRUCTION.
3) ALL TREES TO BE REMOVED MUST BE IDENTIFIED, MARKED, AND VERIFIED IN THE FIELD AFTER LIMIT OF DISTURBANCE HAS BEEN MARKED.

SITE KEY:



Kimley»Horn

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877 W. BUCKLE CIRCLE, SUITE 100
ATLANTA, GEORGIA 30327
PHONE: (404) 438-8700
WWW.KIMLEY-HORN.COM

SOUTH CITY PARTNERS

3715 NORTHSIDE PARKWAY, 1-310
ATLANTA, GA 30327
PHONE: 404-465-1322

HAPEVILLE NORTH

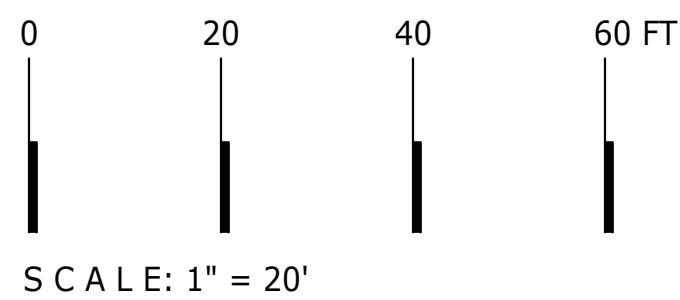
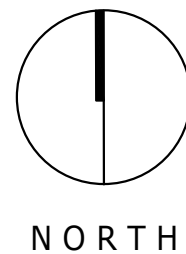
397 N CENTRAL AVE, HAPEVILLE, GA 30354
LAND LOT 96, 14TH DISTRICT



GSWCC CERT.
(LEVEL II)
DRAWN BY BCS
DESIGNED BY CRG
REVIEWED BY CRG
DATE 02/09/2021
PROJECT NO. 017029003

TITLE
TREE SURVEY

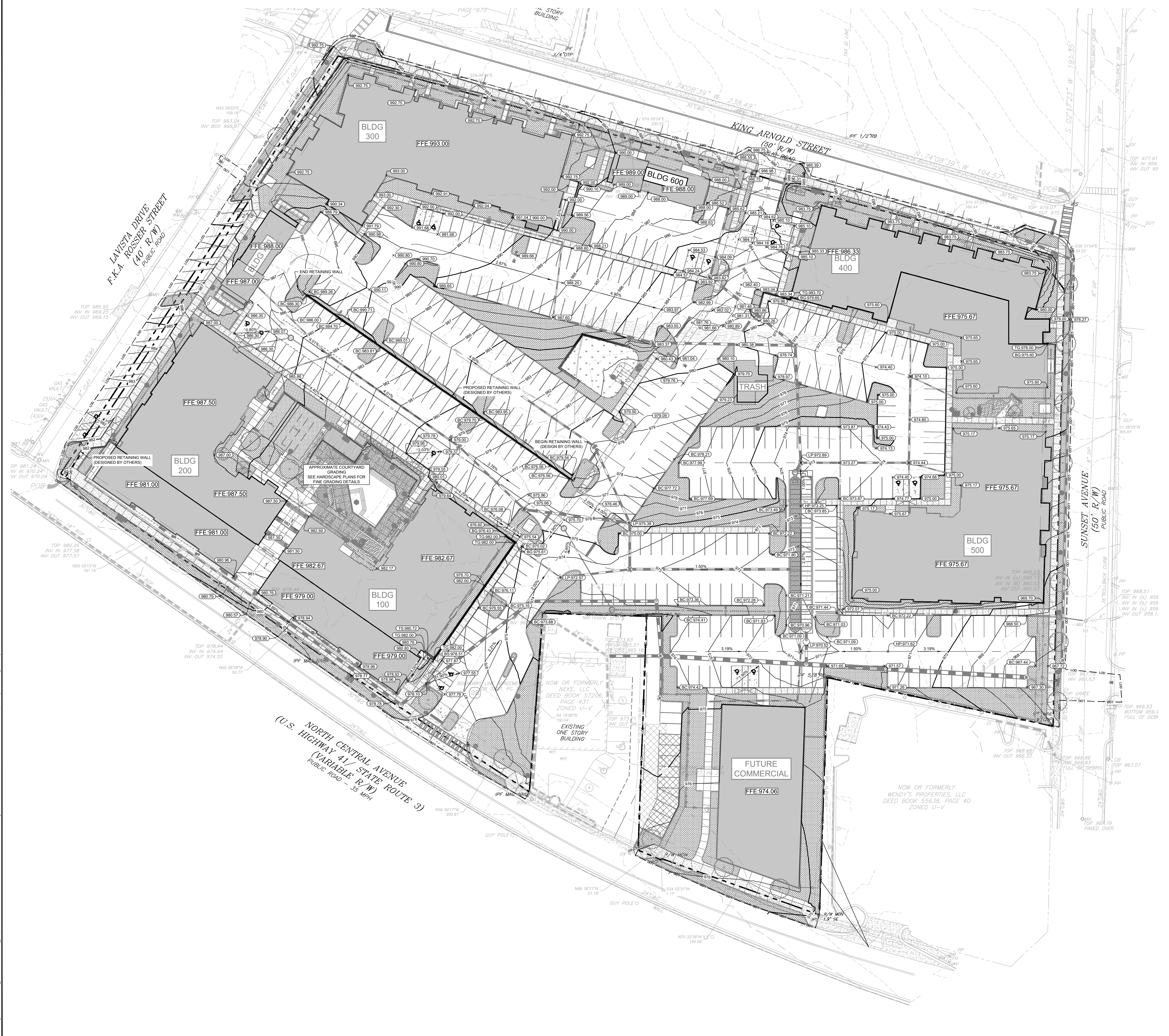
SHEET NUMBER
10A



PROJECT ADDRESS:
397 N CENTRAL AVENUE
HAPEVILLE, GA 30354

OWNER:
SOUTH CITY PARTNERS
3715 NORTHSIDE PKWY NW, 1-310
ATLANTA, GA 30327

Drawing name: K:\AMT_CIVIL\07282003_Hapeville North\CAD\Parish\03-00 - GRADING.dwg CS-00 GRADING PLAN Mar 18, 2021 12:59pm by: connor.galloway



- GRADING & DRAINAGE NOTES:**
1. SITE AREA: 8.11 ACRES
DISTURBED AREA: 8.70 ACRES
 2. CRITICAL SPOT GRADES ARE TO PAVEMENT GRADE UNLESS OTHERWISE NOTED.
 3. CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS AND CROSSWALKS WITH A 2.0% MAXIMUM CROSS SLOPE AND A 5.0% MAXIMUM RUNNING SLOPE, UNLESS NOTED AS A RAMP. GRADES WITHIN ADA HANDICAP PARKING AREAS NOT TO EXCEED A 2% MAXIMUM SLOPE IN ANY DIRECTION.
 4. ALL ROOF DRAIN PIPING SHALL BE PVC UNLESS OTHERWISE NOTED.
 5. ALL ROOF DRAIN CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
 6. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
 7. THIS PROJECT DOES/DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13121C0369F, DATED 09/18/2013.
 8. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
 9. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER AND STORM DRAINAGE SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
 10. NO GRADED SLOPE SHALL EXCEED 2H:1V
 11. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL BE DESIGNED AND PERMITTED BY AN ENGINEER LICENSED IN THE STATE OF GEORGIA.
 12. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE FALL PROTECTION THROUGH FENCING OR HANDRAIL AT A MINIMUM OF 42" TALL. REFERENCE LANDSCAPE PLANS FOR DETAILS.
 13. THE INFILTRATION FOR THE STORMWATER SYSTEM IS BASED ON IN-SITU TESTING BY GEOTECHNICAL ENGINEER. THE SYSTEM IS BASED ON OBTAINING INFILTRATION RATES SIMILAR TO THE TESTED VALUES PRE-CONSTRUCTION. AS SUCH, THE AREAS WHERE STORMWATER IS DIRECTED TO INFILTRATE ARE TO REMAIN RESIDUAL SOILS AND COMPACTION IS TO BE LIMITED TO ENSURE THE SOIL CHARACTERISTICS CONTINUE TO FUNCTION AS TESTED PRE-CONSTRUCTION. IF THESE AREAS ARE DISTURBED, COMPACTED, OR FILLED, THE ENGINEER IS TO BE NOTIFIED AS ADDITIONAL TESTING AND COORDINATION WOULD BE REQUIRED TO ENSURE THE PREVIOUSLY RECORDED INFILTRATION RATES CAN BE ACHIEVED.

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

GEORGIA811
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GRAPHIC SCALE IN FEET
0 15 30 60

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south city PARTNERS
3715 NORTHSIDE PARKWAY, SUITE 1-310
ATLANTA, GA 30305
PHONE 404-405-1222

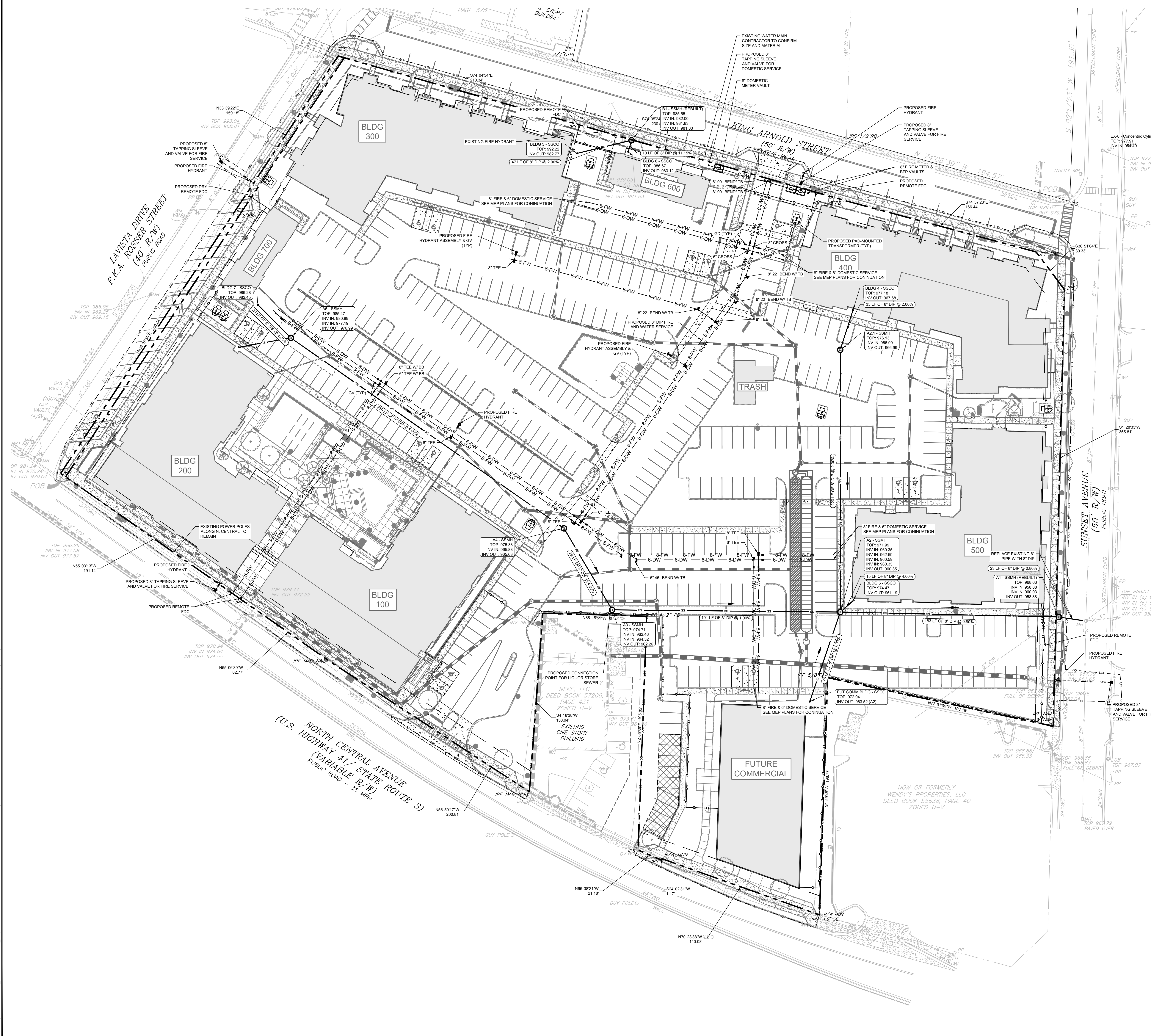
HAPEVILLE NORTH
387, 383, 377, 369, 400 N CENTRAL AVE, 376 KING
ARNOLD ST, 325 SUNSET AVE, H-11 DISTRICT
LAND LOT 16, 4TH DISTRICT

REGISTERED PROFESSIONAL ENGINEER
ROBERT GALLOWAY
PE#43368
9316151

GSWCC CERT. 0000078213
DRAWN BY ECF
DESIGNED BY CRG
REVIEWED BY CRG
DATE 03/15/2021
PROJECT NO. 017029003
TITLE
SHEET NUMBER
11

GRADING PLAN

NOT FOR CONSTRUCTION



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

- UTILITY LEGEND:**
- W PROPOSED WATER LINE
 - UGP PROPOSED ELECTRIC LINE
 - UGT PROPOSED TELEPHONE LINE
 - G PROPOSED NATURAL GAS LINE
 - SS PROPOSED SANITARY SEWER PIPE
 - PROPOSED SANITARY SEWER CLEANOUT
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER GREASE TRAP
 - WATER VALVE
 - FIRE DEPARTMENT CONNECTION (FDC)
 - FIRE HYDRANT
 - POST INDICATOR VALVE (PIV)
 - WATER MAIN TAPPING SLEEVE
 - WATER CONNECTIONS AND BENDS

WATER/SEWER USAGE ESTIMATE:

	UNITS	AVG USAGE RATE	TOTAL USAGE
RESIDENTIAL	285 UNITS	150 GPD/UNIT	42,750 GPD
RETAIL	4,544 SF	100 GPD/1K SF	454 GPD
AMENITY	5,886 SF	100 GPD/1K SF	589 GPD
TOTAL			43,793 GPD

NOTE: ESTIMATES SHOWN FOR PERMITTING PURPOSES ONLY.

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0 15 30 60

UTILITY PLAN

SHEET NUMBER
12

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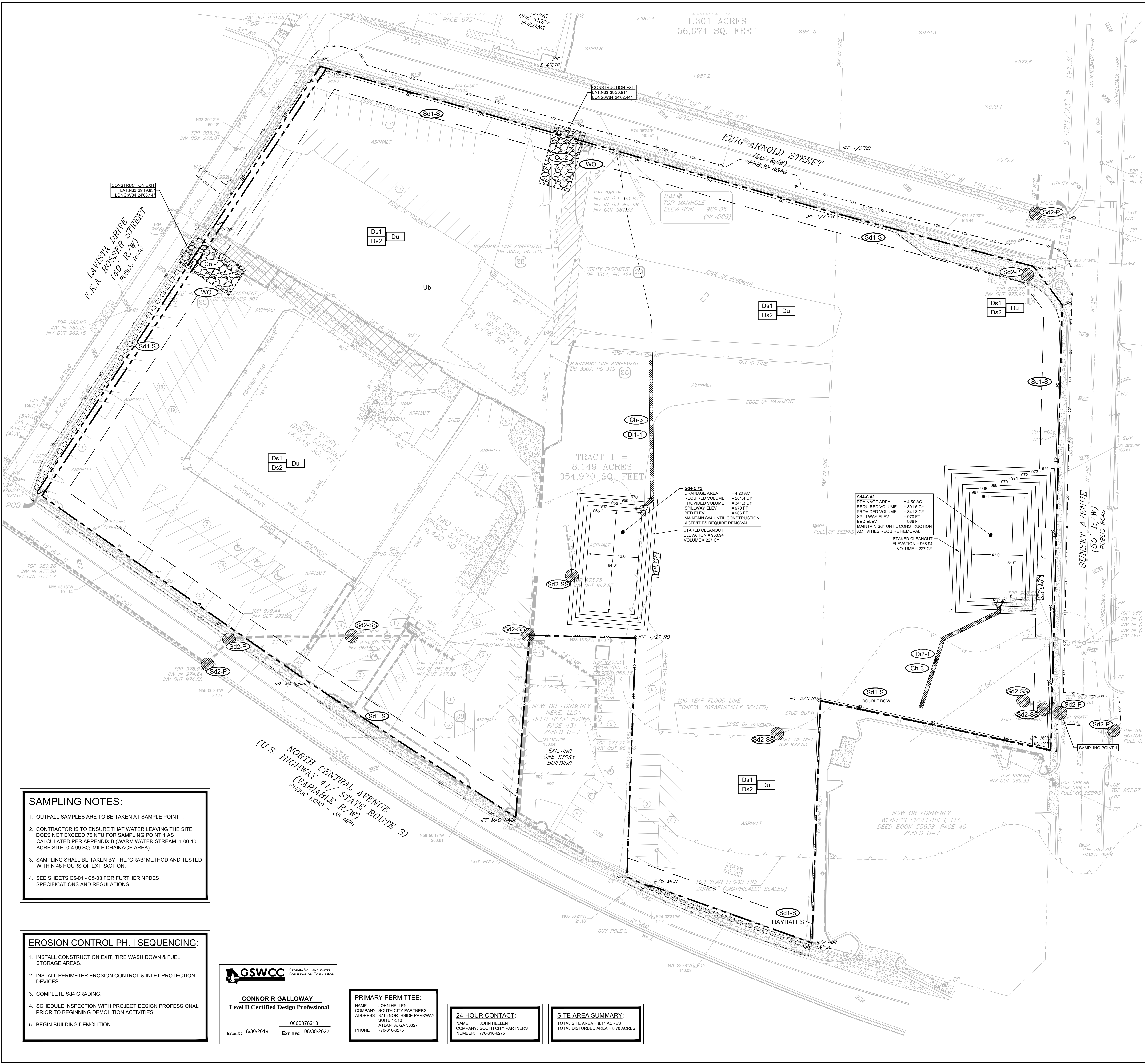
HAPEVILLE NORTH
387,383,377,389,400 N CENTRAL AVE, 376 KING
ARNOLD ST, 325 SUNSET AVE, H-1, LE, GA 30354
LAND LOT 16, 44TH DISTRICT

REGISTERED PROFESSIONAL ENGINEER
ROBERT GALLOWAY
PE#43398
9316151

GSWCC CERT. (LEVEL II) 0000078213
DRAWN BY ECF
DESIGNED BY CRG
REVIEWED BY CRG
DATE 03/15/2021
PROJECT NO. 017028003
TITLE
SHEET NUMBER
12

NOT FOR CONSTRUCTION

Drawing name: K:\AMT_CIVIL\07262003_Hapeville\NormCAD\Parish\estCS-10 - EROSION CONTROL PLAN - PHASE I.dwg CS-10 - EROSION CONTROL PLAN - PHASE I Mar 16, 2021 1:08pm by: connor.galloway



SAMPLING NOTES:

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

EROSION CONTROL PH. I SEQUENCING:

1. INSTALL CONSTRUCTION EXIT, TIRE WASH DOWN & FUEL STORAGE AREAS.
2. INSTALL PERIMETER EROSION CONTROL & INLET PROTECTION DEVICES.
3. COMPLETE Sd4 GRADING.
4. SCHEDULE INSPECTION WITH PROJECT DESIGN PROFESSIONAL PRIOR TO BEGINNING DEMOLITION ACTIVITIES.
5. BEGIN BUILDING DEMOLITION.

CSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

CONNOR R GALLOWAY
Level II Certified Design Professional

0000078213
ISSUED: 8/30/2019 EXPIRES: 08/30/2022

PRIMARY PERMITTEE:

NAME: JOHN HELLEN
COMPANY: SOUTH CITY PARTNERS
ADDRESS: 3715 NORTHSIDE PARKWAY SUITE 1-310
ATLANTA, GA 30327
PHONE: 770-616-6275

24-HOUR CONTACT:

NAME: JOHN HELLEN
COMPANY: SOUTH CITY PARTNERS
NUMBER: 770-616-6275

SITE AREA SUMMARY:

TOTAL SITE AREA = 8.11 ACRES
TOTAL DISTURBED AREA = 8.70 ACRES

EROSION CONTROL NOTES:

1. CONTRACTOR IS TO ADHERE TO THE HAPEVILLE EROSION AND SEDIMENT CONTROL REGULATIONS, AND THE "MANUAL FOR EROSION AND SEDIMENT CONTROL" FOR GEORGIA.
2. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
3. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
4. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
5. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
6. THE CONTRACTOR SHALL INSTALL AND MAINTAIN SILT BARRIERS AROUND ALL DRAINAGE STRUCTURES UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED.
7. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING THE PROPERTY LIMITS.
8. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, CURRENT EDITION AND BE WIRE REINFORCED.
9. THERE ARE NO CURRENT APPARENT EROSION CONTROL PROBLEMS ON SITE. CONTRACTOR SHALL TAKE PROCEDURES AS NECESSARY TO PREVENT EROSION AND SEDIMENT TRANSPORT DURING CONSTRUCTION.
10. MAXIMUM EMBANKMENT SLOPES ARE TO BE AS FOLLOWS: CUT AREAS - 2:1, FILL AREAS - 2:1.
11. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED PER THE SPECIFICATIONS.
12. ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.
13. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. THE CONTRACTOR MUST CLEAN ALL SEDIMENT TRAPS AS REQUIRED BY THE OWNER'S REPRESENTATIVE OR LOCAL A STATE REQUIREMENTS.
14. FAILURE TO INSTALL, OPERATE AND MAINTAIN ALL EROSION CONTROL MEASURES, AS SHOWN ON THE APPROVED PLANS OR AS DIRECTED BY THE OWNER/PROJECT REPRESENTATIVE AND/OR LOCAL MUNICIPALITY AND STATE MAY RESULT IN ALL WORK ON THE CONSTRUCTION SITE BEING STOPPED UNTIL PROPER CORRECTIVE MEASURES HAVE BEEN MET, AS REQUIRED AND/OR DIRECTED.
15. THE CONTRACTOR SHALL KEEP AND MAINTAIN ON SITE A LOG NOTING THE DATE OF ALL RAINFALL EVENTS, THE AMOUNT OF RAINFALL RECEIVED, DURATION OF RAINFALL EVENT, INSPECTION NOTES, AND ANY REPAIRS OR CLEANING OF EROSION CONTROL DEVICES.
16. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) DAYS AND AFTER ANY RAINFALL EVENT.
17. ALL SLOPES 2:1 AND SEDIMENT BASINS SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS NORTH AMERICAN GREEN SC100 OR EQUIVALENT, IN ADDITION TO GRASSING/HYDROSEEDING.
18. SEE DETAILS FOR Dd2 AND Dd3 SEEDING AND MULCHING REQUIREMENTS.
19. STORM DRAINAGE SYSTEM SHALL BE INSTALLED AS SOON AS POSSIBLE DURING THE CONSTRUCTION PROCESS, AND ALL RUNOFF SHALL BE DIRECTED TO THE DRAINAGE SYSTEM.
20. PRIOR TO STORM DRAINAGE SYSTEM INSTALLATION ALL RUNOFF LEAVING THE SITE SHALL BE FILTERED THROUGH SILT FENCES AND FILTERS PRIOR TO DISCHARGE OFF-SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THIS REQUIREMENT ON-SITE DURING ALL PHASES OF CONSTRUCTION.
21. THIS PROJECT DOES NOT WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 131100309P, DATED 09/09/03.
22. WETLANDS DO NOT EXIST ON SITE.
23. SITE DOES NOT LIE WITHIN 200 FEET OF A JURISDICTIONAL STREAM.
24. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
25. AMENDMENTS/REVISIONS TO THE ES&P PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPs WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
26. THE DESIGN PROFESSIONAL WHO PREPARED THE ES&P PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERMITTER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.
27. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IN DEEMED NECESSARY BY ON-SITE INSPECTION.
28. THE RECEIVING WATER FOR THE PROJECT IS AN UNNAMED TRIBUTARY OF SOUTH RIVER. THE PROJECT DOES NOT WITHIN ONE LINEAR MILE FROM AN IMPAIRED STREAM SEGMENT.
29. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
30. EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.
31. WEEKLY EROSION AND SEDIMENT CONTROL REPORTS SHALL BE SUBMITTED TO THE DEVELOPMENT DEPARTMENT STARTING WITH THE ISSUANCE OF THE DEVELOPMENT PERMIT AND ENDING WHEN THE PROJECT IS RELEASED BY THE INSPECTOR.
32. INSPECTIONS BY QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GAS 100001.
33. NO ALTERNATE BMPs WERE USED IN THIS PROJECT.

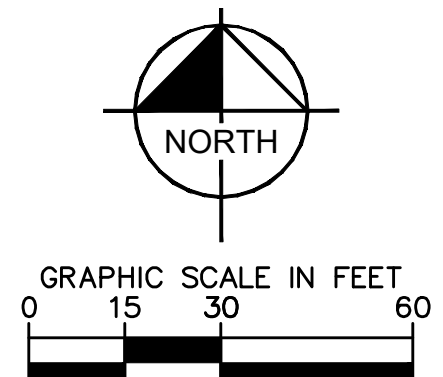
EROSION CONTROL LEGEND:

Sd1-S	HAY BALES	▬▬▬▬▬▬
Co	SILT FENCE - TYPE S	▬▬▬▬▬▬
Co-2	CONSTRUCTION EXIT	▬▬▬▬▬▬
Sd2-P	INLET SEDIMENT TRAP: CURB INLET PROTECTION	▬▬▬▬▬▬
Sd2-SS	INLET SEDIMENT TRAP: SILT SAVER	▬▬▬▬▬▬
Sd4	TEMPORARY SEDIMENT BASIN	▬▬▬▬▬▬
Di	DIVERSION BERM	▬▬▬▬▬▬
Sk	FLOATING SURFACE SKIMMER	▬▬▬▬▬▬
Ds1	DISTURBED AREA STABILIZATION	▬▬▬▬▬▬
Ds2	DISTURBED AREA STABILIZATION	▬▬▬▬▬▬
Du	DUST CONTROL	▬▬▬▬▬▬
Sp	SAMPLING POINT	▬▬▬▬▬▬
	SOIL TYPE: URBAN LAND	Ub
	LIMITS OF DISTURBANCE	▬▬▬▬▬▬
	TREE PROTECTION FENCE	▬▬▬▬▬▬
	DRAINAGE BASIN DELINEATION	▬▬▬▬▬▬

HYDROLOGIC SOIL GROUPS:

Ub URBAN LAND

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HAPEVILLE NORTH

387,383,377,389,400 N CENTRAL AVE, 376 KING
ARNOLD ST, 3425 SUNSET AVE, LE, GA 30354
LAND LOT 26, 4TH DISTRICT

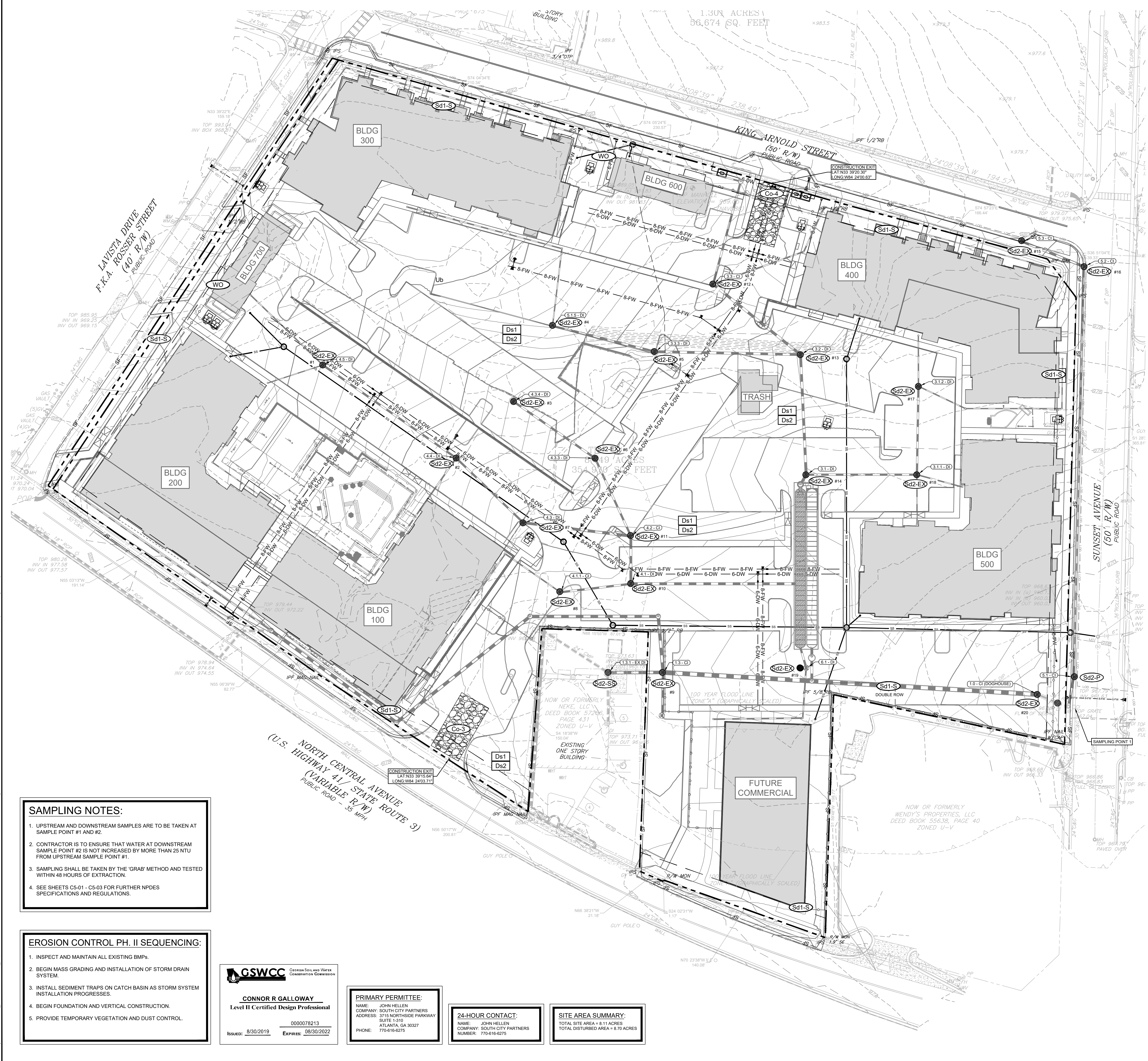
NOT FOR CONSTRUCTION

PROJECT

REGISTERED PROFESSIONAL ENGINEER
ROBERT GALLOWAY

GSWCC CERT. 0000078213
DRAWN BY ECF
DESIGNED BY CRG
REVIEWED BY CRG
DATE 03/15/2021
PROJECT NO. 017029003
TITLE
EROSION CONTROL PLAN - PHASE I
SHEET NUMBER
13A

Drawing name: K:\AUT_CIVIL\17022903_Hapeville\NormCAD\Parish\CS-10 - EROSION CONTROL PH. II.dwg CS-20 - EROSION CONTROL PLAN - PHASE II Mar 16, 2021 1:08pm by conrow.galloway



SAMPLING NOTES:

1. UPSTREAM AND DOWNSTREAM SAMPLES ARE TO BE TAKEN AT SAMPLE POINT #1 AND #2.
2. CONTRACTOR IS TO ENSURE THAT WATER AT DOWNSTREAM SAMPLE POINT #2 IS NOT INCREASED BY MORE THAN 25 NTU FROM UPSTREAM SAMPLE POINT #1.
3. SAMPLING SHALL BE TAKEN BY THE 'GRAB' METHOD AND TESTED WITHIN 48 HOURS OF EXTRACTION.
4. SEE SHEETS CS-01 - CS-03 FOR FURTHER NPDES SPECIFICATIONS AND REGULATIONS.

EROSION CONTROL PH. II SEQUENCING:

1. INSPECT AND MAINTAIN ALL EXISTING BMPs.
2. BEGIN MASS GRADING AND INSTALLATION OF STORM DRAIN SYSTEM.
3. INSTALL SEDIMENT TRAPS ON CATCH BASIN AS STORM SYSTEM INSTALLATION PROGRESSES.
4. BEGIN FOUNDATION AND VERTICAL CONSTRUCTION.
5. PROVIDE TEMPORARY VEGETATION AND DUST CONTROL.

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
CONNOR R GALLOWAY
Level II Certified Design Professional
0000078213
ISSUED: 8/30/2019 EXPIRES: 08/30/2022

PRIMARY PERMITTEE:
NAME: JOHN HELLEN
COMPANY: SOUTH CITY PARTNERS
ADDRESS: 3715 NORTHSIDE PARKWAY
SUITE 1-310
ATLANTA, GA 30327
PHONE: 770-616-6275

24-HOUR CONTACT:
NAME: JOHN HELLEN
COMPANY: SOUTH CITY PARTNERS
NUMBER: 770-616-6275

SITE AREA SUMMARY:
TOTAL SITE AREA = 8.11 ACRES
TOTAL DISTURBED AREA = 8.70 ACRES

EROSION CONTROL NOTES:

1. CONTRACTOR IS TO ADHERE TO THE CITY OF XXXXX EROSION AND SEDIMENT CONTROL REGULATIONS, AND THE "MANUAL FOR EROSION AND SEDIMENT CONTROL" FOR GEORGIA.
2. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
3. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES, IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
4. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
5. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
6. THE CONTRACTOR SHALL INSTALL AND MAINTAIN SILT BARRIERS AROUND ALL DRAINAGE STRUCTURES UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED.
7. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING THE PROPERTY LIMITS.
8. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, CURRENT EDITION AND BE WIRE REINFORCED.
9. THERE ARE NO CURRENT APPARENT EROSION CONTROL PROBLEMS ON SITE. CONTRACTOR SHALL TAKE PROCEDURES AS NECESSARY TO PREVENT EROSION AND SEDIMENT TRANSPORT DURING CONSTRUCTION.
10. MAXIMUM EMBANKMENT SLOPES ARE TO BE AS FOLLOWS: CUT AREAS - 2:1, FILL AREAS - 2:1.
11. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED PER THE SPECIFICATIONS.
12. ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.
13. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. THE CONTRACTOR MUST CLEAN ALL SEDIMENT TRAPS AS REQUIRED BY THE OWNERS REPRESENTATIVE OR LOCAL A STATE REQUIREMENTS.
14. FAILURE TO INSTALL, OPERATE AND MAINTAIN ALL EROSION CONTROL MEASURES, AS SHOWN ON THE APPROVED PLANS OR AS DIRECTED BY THE OWNER/PROJECT REPRESENTATIVE AND/OR LOCAL MUNICIPALITY AND STATE MAY RESULT IN ALL WORK ON THE CONSTRUCTION SITE BEING STOPPED UNTIL PROPER CORRECTIVE MEASURES HAVE BEEN MET, AS REQUIRED AND/OR DIRECTED.
15. THE CONTRACTOR SHALL KEEP AND MAINTAIN ON SITE A LOG NOTING THE DATE OF ALL RAINFALL EVENTS, THE AMOUNT OF RAINFALL RECEIVED, DURATION OF RAINFALL EVENT, INSPECTION NOTES, AND ANY REPAIRS OR CLEANING OF EROSION CONTROL DEVICES.
16. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) DAYS AND AFTER ANY RAINFALL EVENT.
17. ALL SLOPES 2:1 AND SEDIMENT BASINS SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS NORTH AMERICAN GREEN SC120 OR EQUIVALENT, IN ADDITION TO GRASSING/HYDROSEEDING.
18. SEE DETAILS FOR D&G AND D&G SEDIMENT AND MULCHING REQUIREMENTS.
19. STORM DRAINAGE SYSTEM SHALL BE INSTALLED AS SOON AS POSSIBLE DURING THE CONSTRUCTION PROCESS, AND ALL RUNOFF SHALL BE DIRECTED TO THE DRAINAGE SYSTEM.
20. PRIOR TO STORM DRAINAGE SYSTEM INSTALLATION ALL RUNOFF LEAVING THE SITE SHALL BE FILTERED THROUGH SILT FENCES AND FILTERS PRIOR TO DISCHARGE OFF SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THIS REQUIREMENT ON SITE DURING ALL PHASES OF CONSTRUCTION.
21. THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 1312100000, DATED 09/08/2015.
22. WETLANDS DO NOT EXIST ON SITE.
23. SITE DOES NOT LIE WITHIN 300 FEET OF A JURISDICTIONAL STREAM.
24. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
25. AMENDMENTS/REVISIONS TO THE EROSION PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPs WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
26. THE DESIGN PROFESSIONAL WHO PREPARED THE EROSION PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERMITTER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION OF THE FIRST SEDIMENT STORAGE REQUIREMENTS AND PERMITTER CONTROL BMPs.
27. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IN DEEMED NECESSARY BY ON-SITE INSPECTION.
28. THE RECEIVING WATER FOR THE PROJECT IS AN UNNAMED TRIBUTARY OF SOUTH RIVER. THE PROJECT IS NOT WITHIN ONE LINEAR MILE FROM AN IMPAIRED STREAM SEGMENT.
29. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
30. EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.
31. WEEKLY EROSION AND SEDIMENT CONTROL REPORTS SHALL BE SUBMITTED TO THE DEVELOPMENT DEPARTMENT STARTING WITH THE ISSUANCE OF THE DEVELOPMENT PERMIT AND ENDING WHEN THE PROJECT IS RELEASED BY THE INSPECTOR.
32. INSPECTIONS BY QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GAS 100001.
33. NO ALTERNATE BMPs WERE USED IN THIS PROJECT.

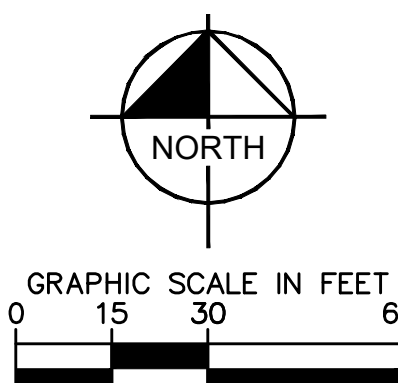
EROSION CONTROL LEGEND:

Sd1-Ns	SILT FENCE - TYPE NS	
Sd1-S	SILT FENCE - TYPE S	
Co	CONSTRUCTION EXIT	
Sd2-P	INLET SEDIMENT TRAP: CURB INLET PROTECTION	
Sd2-SS	INLET SEDIMENT TRAP: SILT SAVER	
Sd2-EX	INLET SEDIMENT TRAP: EXCAVATED INLET	
Sd3	TEMPORARY SEDIMENT BASIN	
Di	DIVERSION BERM	
Sk	FLOATING SURFACE SKIMMER	
Ds1	DISTURBED AREA STABILIZATION	
Ds2	DISTURBED AREA STABILIZATION	
Du	DUST CONTROL	
Sp	SAMPLING POINT	
Ub	SOIL TYPE: URBAN LAND	
	LIMITS OF DISTURBANCE	
	TREE PROTECTION FENCE	
	DRAINAGE BASIN DELINEATION	

HYDROLOGIC SOIL GROUPS:

Ub URBAN LAND

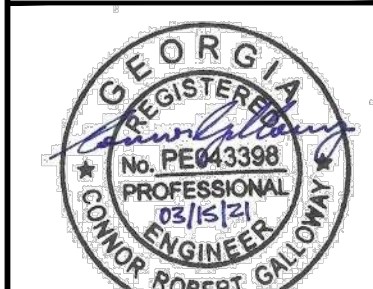
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LAND LOT 26, 4TH DISTRICT



GSWCC CERT. (LEVEL II) 0000078213
DRAWN BY ECF
DESIGNED BY CRG
REVIEWED BY CRG
DATE 03/15/2021
PROJECT NO. 017029003
TITLE **EROSION CONTROL PLAN - PHASE II**
SHEET NUMBER

13B

NOT FOR CONSTRUCTION

Drawing name: K:\AMT_CIVIL\17022603_Hapeville\NormCAD\Parish\estCS-10 - EROSION CONTROL PLAN.dwg CS-30 - EROSION CONTROL PLAN - PHASE III Mar 16, 2021 1:06pm by: connor.galloway

SAMPLING NOTES:

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

EROSION CONTROL PH. III SEQUENCING:

1. INSPECT AND MAINTAIN ALL EXISTING BMPs.
2. BUILDING CONSTRUCTION WILL CONTINUE VERTICALLY.
3. ONCE BUILDING CONSTRUCTION IS ABOVE ADJACENT STREET GRADE, MINIMAL SITE DISTURBANCE WILL OCCUR.
4. MAINTAIN SILT FENCE UNTIL ENTIRE SITE IS PERMANENTLY STABILIZED.
5. PROVIDE PERMANENT VEGETATION MEASURES ONSITE.
6. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.



PRIMARY PERMITTEE:
NAME: JOHN HELLEN
COMPANY: SOUTH CITY PARTNERS
ADDRESS: 3715 NORTSIDE PARKWAY
SUITE 1310
ATLANTA, GA 30327
PHONE: 770-616-6275

24-HOUR CONTACT:
NAME: JOHN HELLEN
COMPANY: SOUTH CITY PARTNERS
NUMBER: 770-616-6275

SITE AREA SUMMARY:
TOTAL SITE AREA = 8.11 ACRES
TOTAL DISTURBED AREA = 8.10 ACRES

EROSION CONTROL NOTES:

1. CONTRACTOR IS TO ADHERE TO THE CITY OF XXXXX EROSION AND SEDIMENT CONTROL REGULATIONS, AND THE "MANUAL FOR EROSION AND SEDIMENT CONTROL" FOR GEORGIA.
2. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
3. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES, IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
4. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
5. ALL OPEN DRAINAGE SWALES SHALL BE GRASSSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
6. THE CONTRACTOR SHALL INSTALL AND MAINTAIN SILT BARRIERS AROUND ALL DRAINAGE STRUCTURES UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED.
7. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING THE PROPERTY LIMITS.
8. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, CURRENT EDITION AND BE WIRE REINFORCED.
9. THERE ARE NO CURRENT APPARENT EROSION CONTROL PROBLEMS ON SITE. CONTRACTOR SHALL TAKE PROCEDURES AS NECESSARY TO PREVENT EROSION AND SEDIMENT TRANSPORT DURING CONSTRUCTION.
10. MAXIMUM EMBANKMENT SLOPES ARE TO BE AS FOLLOWS: CUT AREAS - 2:1, FILL AREAS - 2:1
11. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED PER THE SPECIFICATIONS.
12. ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.
13. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. THE CONTRACTOR MUST CLEAN ALL SEDIMENT TRAPS AS REQUIRED BY THE OWNER'S REPRESENTATIVE OR LOCAL & STATE REQUIREMENTS.
14. FAILURE TO INSTALL, OPERATE AND MAINTAIN ALL EROSION CONTROL MEASURES, AS SHOWN ON THE APPROVED PLANS OR AS DIRECTED BY THE OWNER/PROJECT REPRESENTATIVE AND/OR LOCAL MUNICIPALITY AND STATE MAY RESULT IN ALL WORK ON THE CONSTRUCTION SITE BEING STOPPED UNTIL PROPER CORRECTIVE MEASURES HAVE BEEN MET, AS REQUIRED AND/OR DIRECTED.
15. THE CONTRACTOR SHALL KEEP AND MAINTAIN ONSITE A LOG NOTING THE DATE OF ALL RAINFALL EVENTS, THE AMOUNT OF RAINFALL RECEIVED, DURATION OF RAINFALL EVENT, INSPECTION NOTES, AND ANY REPAIRS OR CLEANING OF EROSION CONTROL DEVICES.
16. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) DAYS AND AFTER ANY RAINFALL EVENT.
17. ALL SLOPES 2:1 AND SEDIMENT BASINS SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS NORTH AMERICAN GREEN SC120 OR EQUIVALENT, IN ADDITION TO GRASSING/HYDROSEEDING.
18. SEE DETAILS FOR D&S AND D&S SEEDING AND MULCHING REQUIREMENTS.
19. STORM DRAINAGE SYSTEM SHALL BE INSTALLED AS SOON AS POSSIBLE DURING THE CONSTRUCTION PROCESS, AND ALL RUNOFF SHALL BE DIRECTED TO THE DRAINAGE SYSTEM.
20. PRIOR TO STORM DRAINAGE SYSTEM INSTALLATION ALL RUNOFF LEAVING THE SITE SHALL BE FILTERED THROUGH SILT FENCES AND FILTERS PRIOR TO DISCHARGE OFFSITE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THIS REQUIREMENT ONSITE DURING ALL PHASES OF CONSTRUCTION.
21. THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 131210000P, DATED 09/09/2015.
22. WETLANDS DO NOT EXIST ON SITE.
23. SITE DOES NOT LIE WITHIN 200 FEET OF A JURISDICTIONAL STREAM.
24. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
25. AMENDMENTS/REVISIONS TO THE ES&P PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPs WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
26. THE DESIGN PROFESSIONAL WHO PREPARED THE ES&P PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERMITTER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.
27. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IN DEEMED NECESSARY BY ON-SITE INSPECTION.
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33. NO ALTERNATE BMPs WERE USED IN THIS PROJECT.

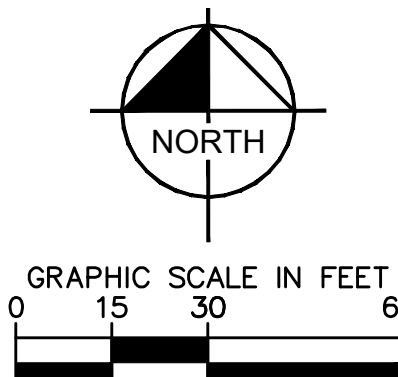
EROSION CONTROL LEGEND:

	SILT FENCE - TYPE NS
	SILT FENCE - TYPE S
	INLET SEDIMENT TRAP: CURB INLET PROTECTION
	INLET SEDIMENT TRAP: SILT SAVER
	DISTURBED AREA STABILIZATION
	SAMPLING POINT
	SOIL TYPE: URBAN LAND
	LIMITS OF DISTURBANCE
	TREE PROTECTION FENCE
	DRAINAGE BASIN DELINEATION

HYDROLOGIC SOIL GROUPS:

Ub URBAN LAND

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GSWCC CERT. (LEVEL II) 0000078213
DRAWN BY ECF
DESIGNED BY CRG
REVIEWED BY CRG
DATE 03/15/2021
PROJECT NO. 017029003

TITLE **EROSION CONTROL PLAN - PHASE III**
SHEET NUMBER **13C**

NOT FOR CONSTRUCTION

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ARNOLD ST, 325 SUNSET AVE
HAPEVILLE, GA 30554
FOR South City Partners



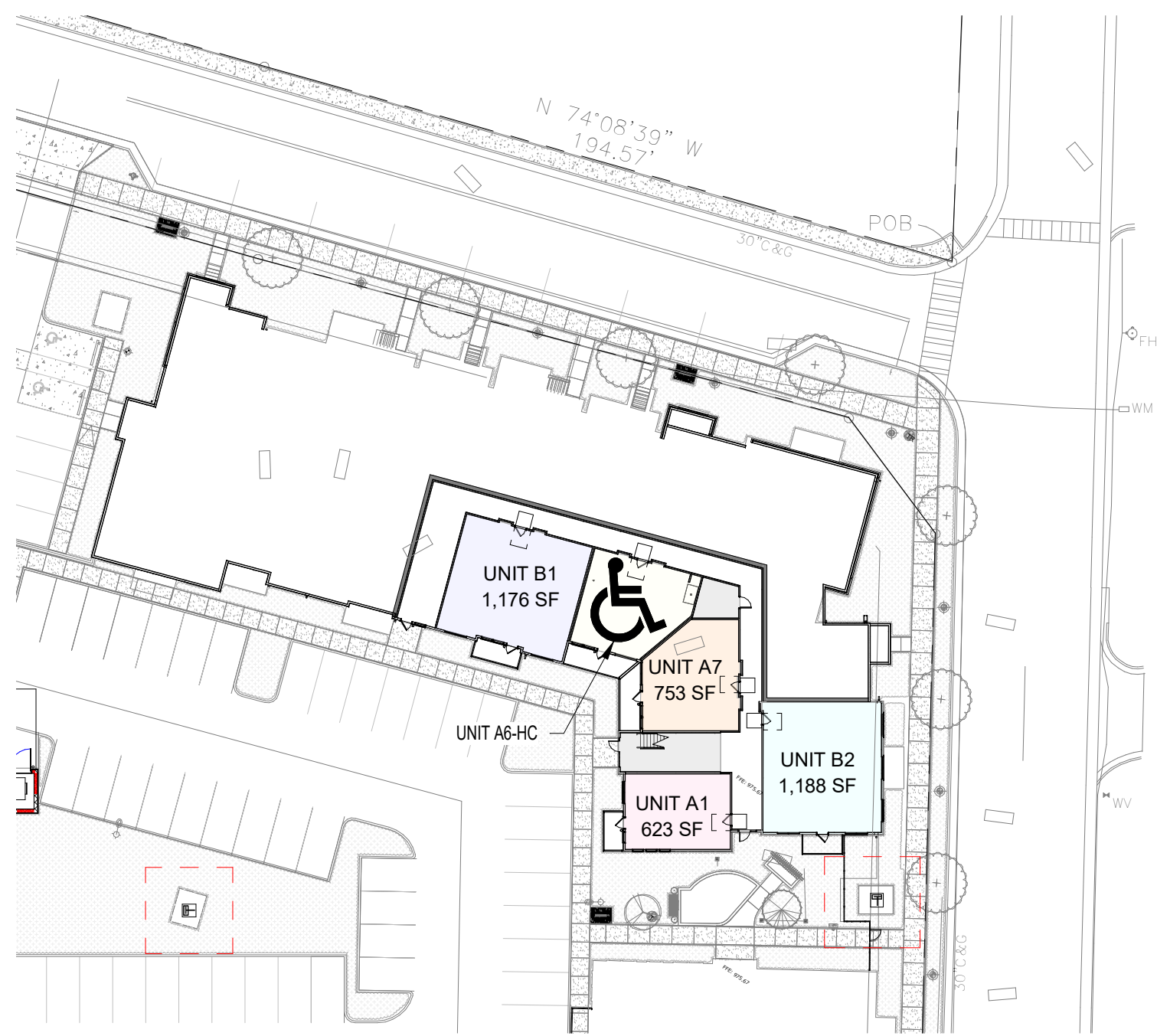
DATE
03-17-2021

JOB NUMBER
2006301

SHEET TITLE
OVERALL LEVEL 01 FLOOR PLAN

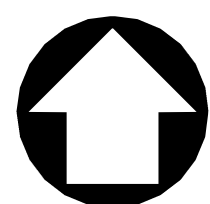
SHEET NUMBER
15A

COMMENTS



2 OVERALL FLOOR PLAN - BASEMENT LEVEL

1 OVERALL FLOOR PLAN - LEVEL 01



SCALE: 1" = 40'-0"

ARCHITECT

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SEAL

PROJECT

Hapeville Multifamily

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HAPEVILLE, GA 30354
FOR South City Partners



DATE

03-17-2021

JOB NUMBER

2006301

SHEET TITLE

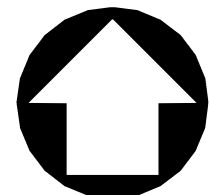
OVERALL LEVEL 02 FLOOR
PLAN

SHEET NUMBER

15B

COMMENTS

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1

OVERALL FLOOR PLAN - LEVEL 02

0' 20' 40' 80' 160'
SCALE: 1" = 40'-0"

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PROJECT

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ARNOLD ST, 325 SUNSET AVE
HAPEVILLE, GA 30354
FOR South City Partners



DATE

03-17-2021

JOB NUMBER

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SHEET TITLE

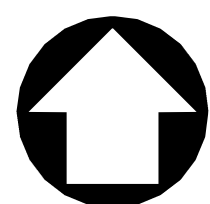
OVERALL LEVEL 03 FLOOR
PLAN

SHEET NUMBER

15C

COMMENTS

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1

OVERALL FLOOR PLAN - LEVEL 03

0' 20' 40' 60' 160'
SCALE: 1" = 40'-0"

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PROJECT
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ARNOLD ST, 325 SUNSET AVE
HAPEVILLE, GA 30354
FOR South City Partners 



03-17-2021

2006301

SHEET TITLE
OVERALL LEVEL 04 FLOOR
PLAN

15D

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 **1** **OVERALL FLOOR PLAN - LEVEL 04**

0' 20' 40' 80' 160'

SCALE: 1" = 40'-0"

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FOR South City Partners



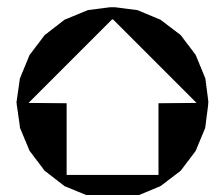
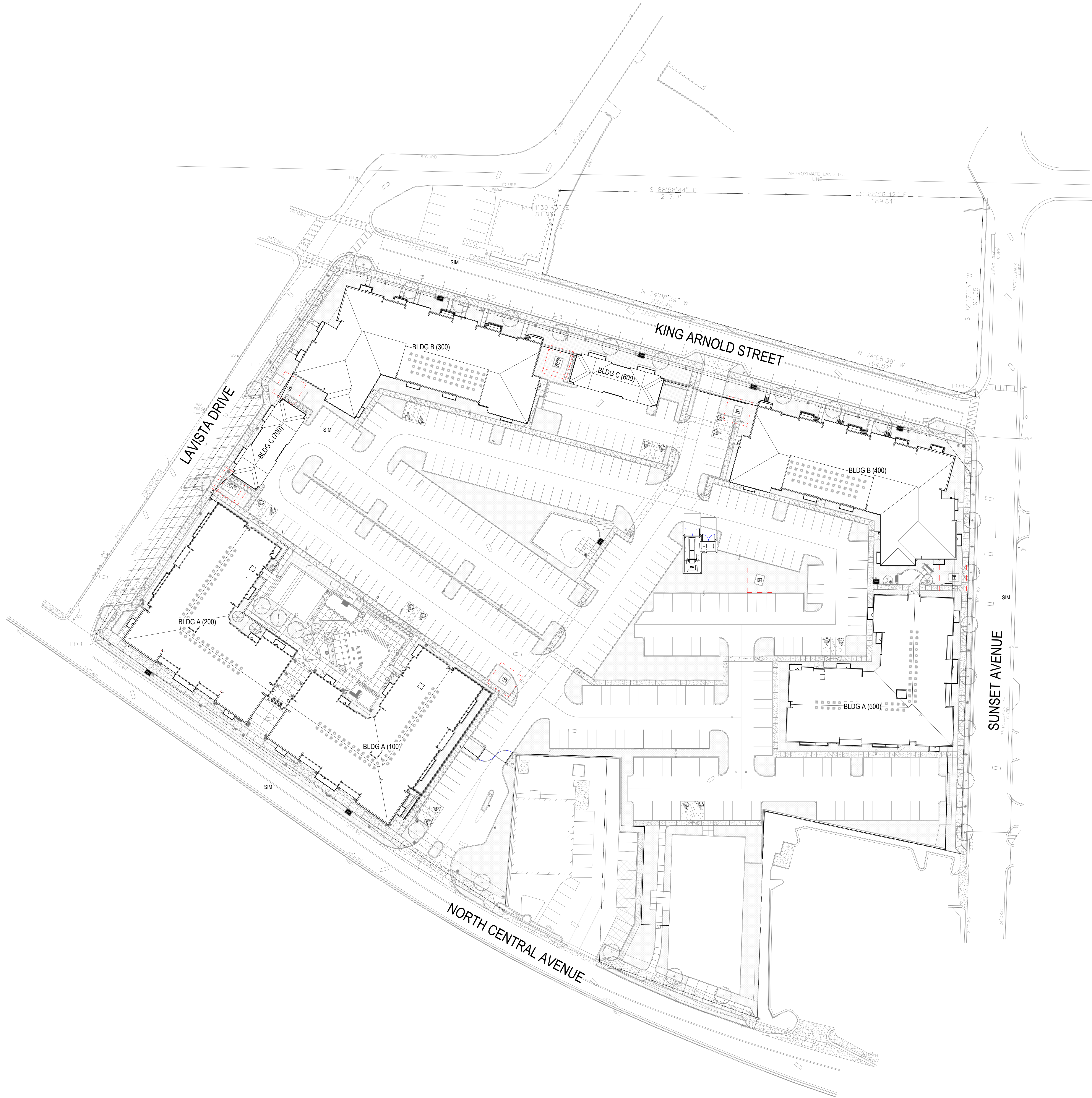
DATE
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JOB NUMBER
2006301

SHEET TITLE
OVERALL ROOF PLAN

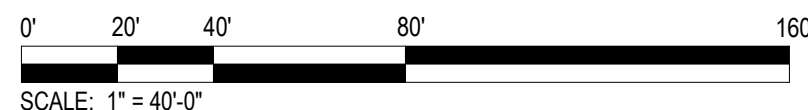
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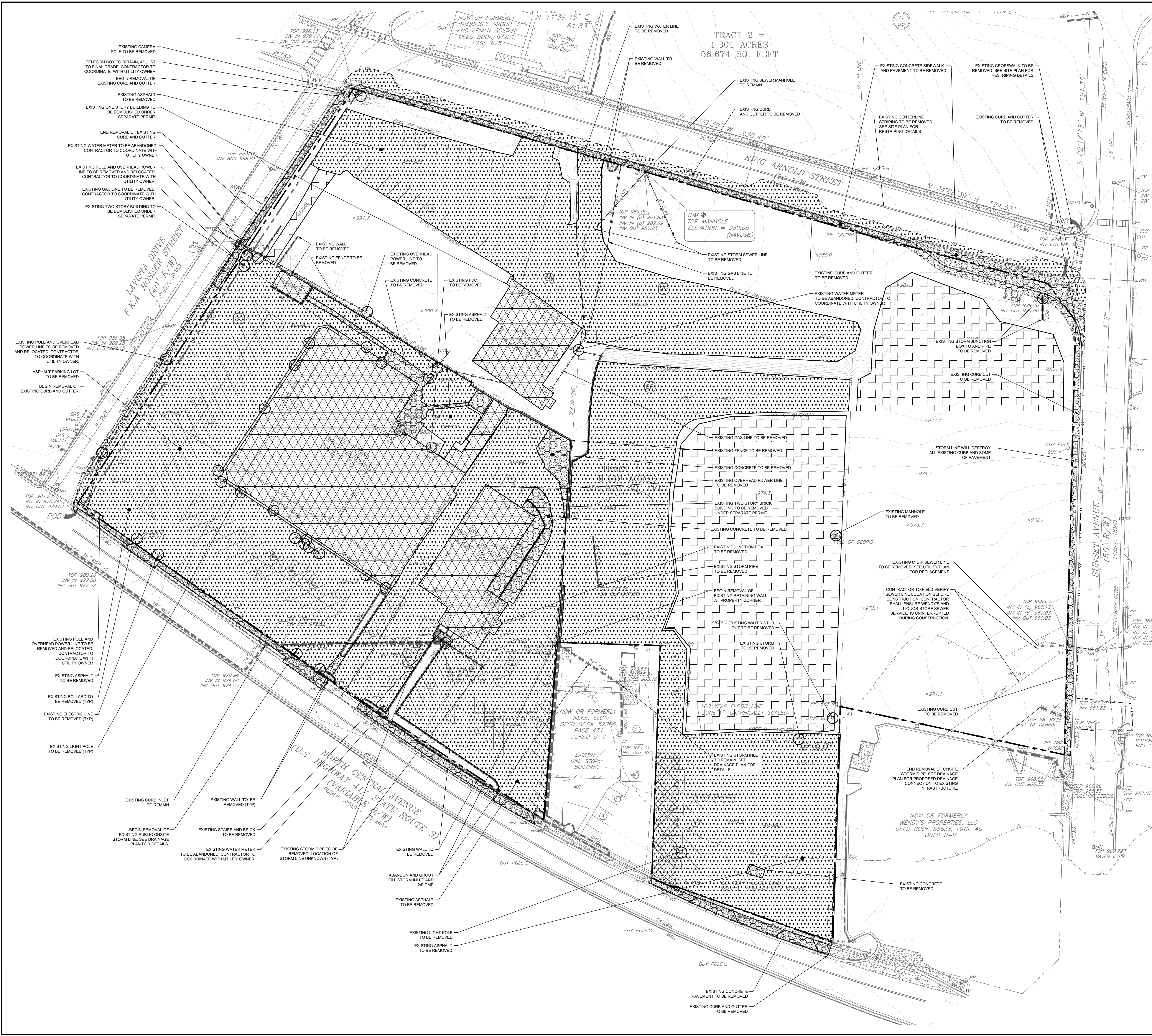


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OVERALL ROOF PLAN



Drawing name: K:\AMT_Civil\107029003_Hapeville\NorthCAD\Partsheds\C-00 - DEMOLITION PLAN.dwg C:\00 DEMOLITION PLAN Mar 16, 2021 12:57pm by: conor.galloway

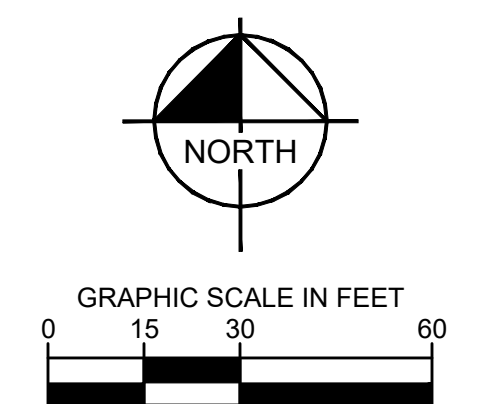


- ### DEMOLITION NOTES:
- UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
 - RECEIPT OF ALL PERMITS AND APPROVALS IS REQUIRED BEFORE ANY CONSTRUCTION ACTIVITY.
 - EXISTING SOIL SERIES IS U₆ FOR ENTIRE DISTURBED AREA.
 - TREES TO REMAIN MUST BE PROTECTED DURING DEMOLITION AND CONSTRUCTION PHASE. REFERENCE TREE PROTECTION AND REPLACEMENT PLANS FOR TREE REMOVAL AND PROTECTION.
 - CONSTRUCTION FENCING OR SILT FENCE SHALL NOT OBSTRUCT TRAFFIC FLOW ON EXISTING STREETS UNLESS CLOSURE PERMIT IS OBTAINED.
 - CONTRACTOR SHALL CONTROL DUST LEAVING THE SITE DURING DEMOLITION AND CONSTRUCTION.
 - CONTRACTOR SHALL COORDINATE UTILITY DEMOLITION AND RELOCATION WITH APPROPRIATE UTILITY PROVIDER.
 - CONTRACTOR SHALL PROTECT SURROUNDING BUILDING UTILITY SERVICES DURING CONSTRUCTION AND COORDINATE ALL SERVICE IMPACTS WITH OWNER.
 - NO GRADED SLOPE SHALL EXCEED 2H:1V.
 - THE PROJECT SITE DOES/DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0389F DATED 09/18/2013.
 - CONTRACTOR SHALL MAINTAIN AN ADA COMPLIANT PEDESTRIAN PATH ALONG THE ADJACENT STREET FRONTAGE THROUGHOUT CONSTRUCTION.
 - CONTRACTOR SHALL FOLLOW ALL PROCEDURES AND RECOMMENDATIONS FROM ENVIRONMENTAL ASSESSMENTS PROVIDED BY THE OWNER.
 - CONTRACTOR SHALL PREPARE A PROJECT NOTIFICATION FOR ASBESTOS RENOVATION, ENCAPSULATION, OR DEMOLITION FORM AND SUBMIT TO THE EPD ASBESTOS PROGRAM 10 DAYS PRIOR TO DEMOLITION ACTIVITIES. FORM SHALL BE PREPARED AND ASBESTOS STUDY COMPLETED TO MEET EPD AND LOCAL REQUIREMENTS.

DEMOLITION LEGEND:

	REMOVE EXISTING OBJECT
	REMOVE EXISTING STRUCTURE
	REMOVE EXISTING ASPHALT PAVEMENT
	REMOVE EXISTING CONCRETE PAVEMENT
	REMOVE EXISTING GRAVEL
	REMOVE EXISTING UTILITIES, FENCING, CURBS & GUTTER, & WALLS
	REMOVE EXISTING TREES / BUSHES

DEMOLITION DEBRIS:	
TYPE	VOLUME (CY)
CONCRETE	10,825
ASPHALT	67,262
BUILDING SLAB	16,313
TOTAL	94,400



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CLIENT

PROJECT

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387, 383, 377, 369, 400 N CENTRAL AVE, 376 KING
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LAND LOT 26, 4TH DISTRICT

GSWCC CERT. (LEVEL II) 0000078213
DRAWN BY ECF
DESIGNED BY CRG
REVIEWED BY CRG
DATE 03/15/2021
PROJECT NO. 017029003
TITLE
DEMOLITION PLAN
SHEET NUMBER
16

NOT FOR CONSTRUCTION