

Design Review Committee Meeting

3468 North Fulton Avenue
Hapeville, GA 30354

January 15, 2020 6:00 PM

Agenda

1. Welcome and Introduction
2. Election of Officers
3. Approval of Minutes
 - 3.I. December 18, 2019
4. Ashish Patel 856 Virginia Avenue
 - 4.I. Mr. Ashish Patel 856 Virginia Avenue
5. Stephen Watson 740 North Avenue
 - 5.I. Stephen Watson 740 North Avenue
6. Sharon Pennypacker 494 North Avenue
 - 6.I. Sharon Pennypacker 494 North Avenue
7. Jimmy Joyner 336 Moreland Way
 - 7.I. Jimmy Joyner 336 Moreland Way
8. Sam Seth 360 Lake Drive
 - 8.I. Sam Seth 360 Lake Drive
9. Greg Evans 515 Walnut Street
 - 9.I. Greg Evans 515 Walnut Street
10. David Cook 3436 Harding Avenue
 - 10.I David Cook 3436 Harding Avenue
11. Round Table Visions LLC 3473 Harding Avenue
 - 11.I Round Table Visions LLC 3473 Harding Avenue
12. New Business
13. Next Scheduled Meeting
 - 13.I Next Scheduled Meeting - Wednesday, February 19, 2020 at 6:00 PM

14. Adjourn

Public involvement and citizen engagement is welcome as Hapeville operates a very open, accessible and transparent government. We do however remind our attendees/residents that there are times allocated for public comments on the agenda. In order for council to conduct their necessary business at each meeting, we respectfully ask that side-bar conversations and comments be reserved for the appropriate time during the meeting. This will allow the City Council to conduct the business at hand and afford our meeting attendees ample time for comments at the appropriate time during the meeting.

Design Review Committee Meeting Minutes

December 18, 2019

I. Call to Order

Jonathan Love called to order the regular meeting of the Design Review Committee at 6:02 PM on December 18, 2019 at Hapeville City Hall Conference Room.

II. Roll Call

Jonathan Love (Chairman) conducted a roll call. The following persons were present Karl Dufrenne, John Stalvey, and Michael Smith (non-voting). Brian Gregory (1) and Rick Ferrero (4) were absent.

III. Election of Acting Secretary

Mr. Stalvey made a motion to elect Karl Dufrenne as acting secretary for the December 18, 2019 meeting. Mr. Love seconded; motion carried 3-0.

IV. Meeting Minutes

The Committee reviewed the minutes from the November 20, 2019. Mr. Stalvey made a motion to approve the minutes. Mr. Love seconded; motion carried 3-0.

V. Applications

- a) 3450 International Blvd– Jim Kegley attending
Motion was made by Mr. Stalvey to approve the application with the following design exception:

- 1. Allowance for proposed location of dumpster

Mr. Dufrenne seconded; motion carried 3-0.

- b) The Landings at Virginia Park – Roger Fisher attending
Mr. Dufrenne made a motion to approve the application with the following requirements:

- 1. Brick columns on the 2nd level of townhome building to be removed (Sheet A26 of provided drawing)
- 2. Raise band below parapet wall 18" higher on the 3rd level (if possible) on the front and the two sides of townhome building

Mr. Love seconded; motion carried 3-0.

- c) 218 Maple St – Anthony Uwechue attending.
The applicant provided updated plans addressing all issues in the Planner's Report except for item 16 regarding window detail. Mr. Stalvey made a motion to approve the application with the following requirements:

1. Single window in dining room to be converted to a double window (an additional 3' wide window) to meet façade requirements
2. Wooden porch columns to have an 8"x 8" wrap
3. Porch band to extend to outside edge of brick

The following design exceptions were granted:

1. Height of building
2. New windows to match existing windows

Mr. Dufrenne seconded; motion carried 3-0.

- d) 3409 North Fulton Ave – Aleksandr Holub attending
Mr. Stalvey made a motion to table the application to allow for applicant to provide updated drawings. Mr. Love seconded; motion carried 3-0.

VI. Signing of Previous Minutes

Mr. Love made a motion to table the signing of the previous minutes. Mr. Stalvey seconded; motion carried 3-0.

VII. Next Meeting

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

VIII. Adjournment

Jonathan Love adjourned the meeting at 7:17 PM.

Minutes submitted by: _____
Karl Dufrenne, Acting Secretary

Minutes approved by: _____
Jonathan Love, Chairman



DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: January 3, 2020
 TO: Tonya Hutson
 FROM: Michael Smith
 RE: **Design Review – 856 Virginia Avenue Dumpsters**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Virginia Curve Package for the construction of two dumpster enclosures to be located at 856 Virginia Avenue. The enclosures will screen two existing dumpsters; one dumpster is located in the side yard of the lot and serves Virginia Curve Package, and the dumpster is located in the rear yard and serves Pit Boss BBQ. Each enclosure is to be made of wood with a metal frame.

The property is zoned U-V, Urban Village, and is subject to the Commercial/Mixed-Use Area, Subarea B, of the Architectural Design Standards.

CODE

Sec. 81-1-6. Commercial/Mixed-Use Area

(d) Utility standards.

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.

Sec. 93-2-5. - Accessory uses, accessory buildings, yard requirements of accessory buildings, outbuildings and fences.

(3) Materials and landscaping.

- b. Fences in the C-R, V, and UV zoning districts must be constructed of ornamental metal, masonry, wood, or other ornamental material specifically made for fence construction.

FINDINGS

The two dumpster enclosures are to be made of wood with metal frames. The primary structure is faced with white horizontal fiber-cement siding and stucco. As wood and fiber-cement siding are similar in appearance, wood is an acceptable screening material for the enclosures as long as it is painted to match the primary structure.

Dumpster enclosures must be eight feet high. The proposed enclosures are to be seven feet high, which is not compliant.

Dumpster enclosures must be located in the side or rear yard of a property. The lot is a corner lot, with frontage along both Virginia Avenue and Clay Place. The dumpster serving Pit Boss is located in the rear yard and is compliant. However, the dumpster serving Virginia Curve is located along the Clay Place frontage, which is not compliant. Clay Place is a dead-end street with little traffic and there is no apparent place better suited to locate a dumpster specifically serving Virginia Curve, and staff recommends a design exception.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: January 2, 2020

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

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

Applicant: Virginia curve package Contact Number: 706-207-7524

Applicants Address: 856 Virginia Ave, Hapeville, Ga.

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

Address of Proposed Work: 856 Virginia Ave. Hapeville, Ga.

Parcel ID# (INFORMATION MUST BE PROVIDED): _____

Property Owner: Apple Store's LLC Contact Number: 706-207-7524

Project Description (including occupancy type): _____

Construction of 2 dumpster enclosures for
Virginia Curve Package and Pit Boss BBQ

Contractors Name: _____ Contact Number: _____

Contact Person: _____ Contact Number: _____

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

[REDACTED]
Applicants Signature

12-30-19
Date

Project Class (check one):

☐ Residential

☒ Commercial

☐ Mixed-Use Development

Project Type:

☐ New Commercial Construction

☐ Addition to Existing Commercial Building

☐ Addition to Existing Residential Structure

☐ Accessory Structure

☐ Site Plan, Grading & Landscaping

☐ New Single Family Residential Construction

☒ Other

Total Square Footage of proposed New Construction:

Virginia Curve: 77sf
Pit/Boss: 218.75sf

Total Square Footage of existing building: _____

Estimated Cost of Construction: \$6,000

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

Metal & wood

Hardi-plank and stucco

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

Metal and wood

NOTICE

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

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

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

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

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

(Please Print & Initial)

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

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

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

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

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

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

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

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

Ashish Patel

Printed Name

[Redacted Signature]

Signature

1-2-20

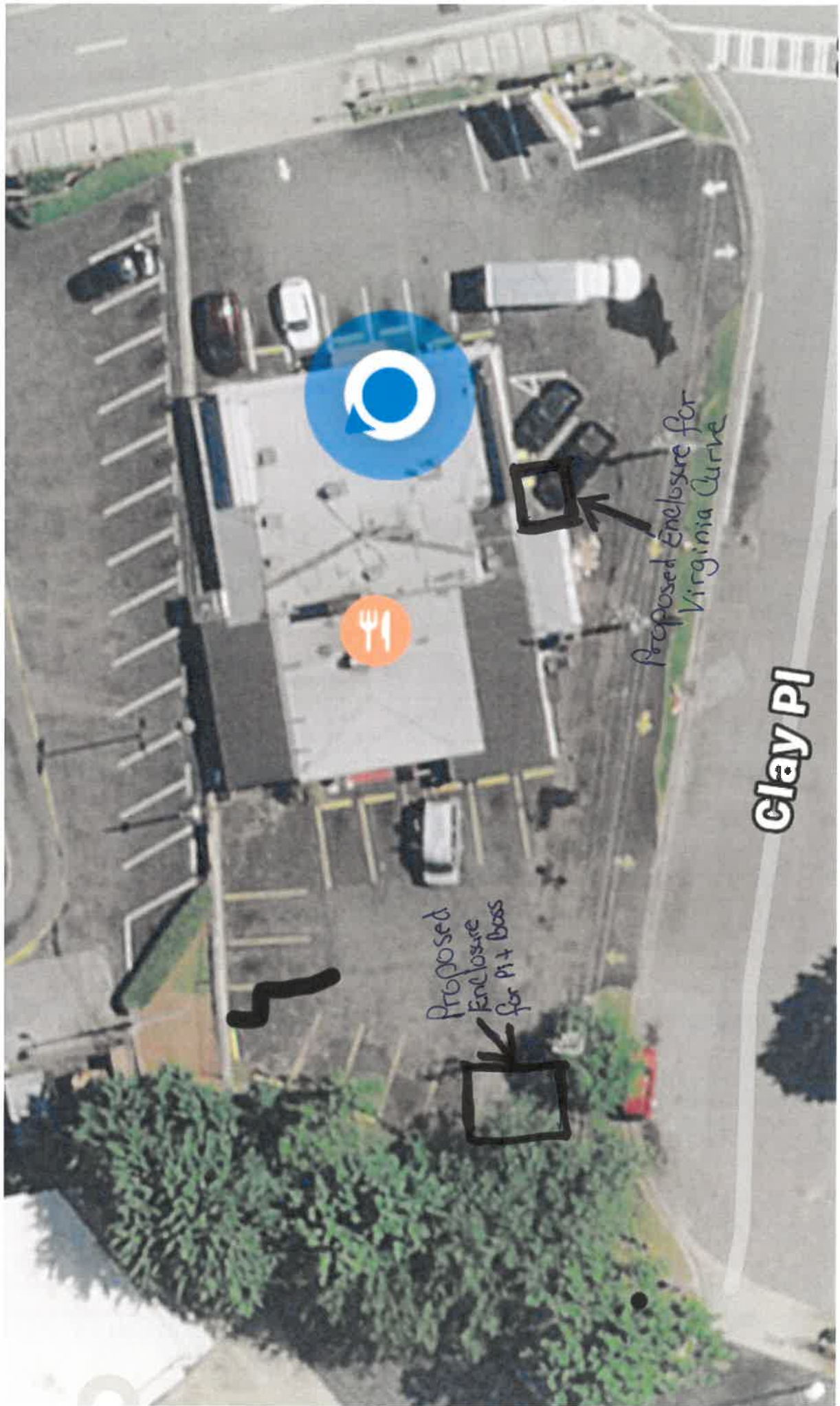
Date

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.

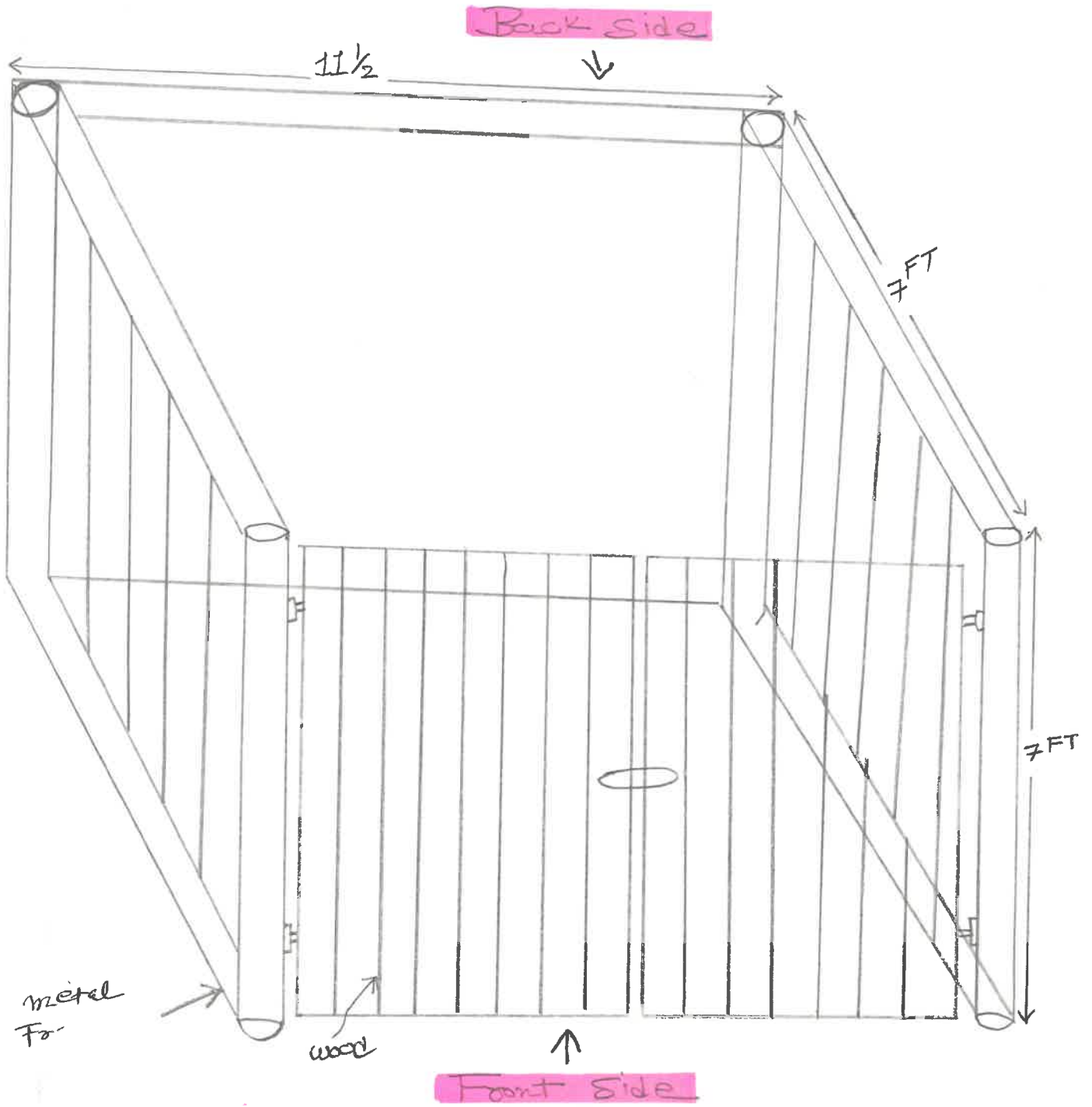






856 Virginia Ave
Hapeville, ga. 30354

Virginia Curve package



856 Virginia Ave. Harpersville

Back Side

17 1/2 FT



Front Side

metal

wood

fit bass bbg



DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: December 31, 2019
 TO: Tonya Hutson
 FROM: Michael Smith
 RE: **Design Review – 740 North Avenue Porch Remodel**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Stephen Watson to remodel a side porch on an existing single-story single-family dwelling at 740 North Avenue. While it is a side porch, it serves as the main entrance to the dwelling and is visible from the street.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(c) Utility Standards

- ⊘ Mechanical features shall not be located in the supplemental area or front yard and shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable materials for screening shall include those materials found in subsection (f)1., provided they are compatible with the principal structure.
- ⊘ When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.
- ⊘ Street lights may be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian-scale street lights as approved by the DRC and the department of community services shall be provided by the developer, subject to site plan and design review in new development.

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

STAFF COMMENT:

- **The scope of construction does not include changes to utilities.**
- **The applicant should include a light at the front door or under the new roof and include it on the plans.**

(e) Roof and Chimney Standards

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

STAFF COMMENT:

- **It appears the applicant will be installing a wooden roof. Wooden roofs without any durable covering are not permitted. The applicant should use shingles matching those of the existing roof.**

(f) Street Facing Facade and Style Standards.

- ⊖ Exterior facade materials shall be limited to:
 - Full-depth brick;
 - Natural or cast stone;
 - Smooth natural-wood siding and/or cement-based siding;
 - Shake siding;
 - Painted fish-scale style shingles, but only when used in front gables;

- True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings.
- ⊙ Exterior building materials shall not be:
 - Simulated brick veneer, such as Z-Brick;
 - Exterior insulation and finish systems (EIFS);
 - Exposed concrete block;
 - Metal siding or other metal exterior treatment;
 - Glass curtain walls;
 - Liquid vinyl;
 - T-1-11 siding;
 - Vinyl siding, except that existing one-family detached homes with vinyl siding covering more than 70 percent of the exterior facade may replace said siding or construct an addition faced in vinyl siding.
- ⊙ Facade materials shall be combined horizontally, with the heavier below the lighter.
- ⊙ Blank, windowless walls are prohibited along all facades. See subsection *81-1-7(g)11*.
- ⊙ Foundations shall be constructed as a distinct building element that contrasts with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in brick, natural stone, or cast stone.
- ⊙ All exterior stair risers visible from a street shall be enclosed.
- ✓ Porches, stoops, and balconies may be located in the front or side yard.
- ✓ Porches, stoops, and balconies along front and side building facades shall not be enclosed with screens, plastics, or other materials that hinder visibility and/or natural air flow.
- ✗ Porches, stoops, and balconies shall be made of painted or stained wood, stone, brick, or ornamental metal, subject to the additional restrictions below.
- 👤 Wooden porches, stoops, and balconies shall provide top and bottom horizontal members on railings. The top railing shall consist of two elements. The upper element shall measure two [inches] by six inches and the lower element shall measure two [inches] by four inches. The bottom railing shall measure two [inches] by four inches.
- ⊙ Front porches and front stoops of principal buildings shall face and be parallel to the front lot line or build-to line.
- ✗ Porch and stoop foundations shall be enclosed.
- 👤 Front and side porches and stoops shall not have unpainted, unstained or otherwise untreated or exposed pressure treated lumber along the building line that abuts a public right-of-way.
- ⊙ Balconies shall have not less than two clear unobstructed open or partially open sides. Partially open is to be constructed as 50 percent open or more. The total combined length of the open or partially open sides shall exceed 50 percent of the total balcony perimeter.
- 👤 Stoops and porch[es] shall be a minimum of two feet and a maximum of four feet from grade to the top of the stairs, unless existing topography is greater.
- ⊙ Stoops shall provide a minimum top landing of four feet by four feet.
- ⊙ Stoop stairs and landings shall be of similar width.
- ⊙ Stoops may be covered or uncovered.
- ✗ When provided, porches shall have a minimum clear depth of eight feet from building facade to outside face of column.
- ⊙ Front porch widths shall be between 80 percent and 100 percent of the adjacent facade.
- 👤 Side porch widths (including wraparound porches) shall be between 25 percent and 100 percent of the adjacent facade.
- ⊙ Enfronting porches may have multistory verandas, living space, or balconies above.

- ✓ Porch columns shall be spaced a maximum distance of eight feet on center.
- ⊙ Front porch columns shall have foundation piers extending to grade.
- ✗ All porches shall be covered.
- ⊙ Enfronting balconies are only permitted on attached or detached one-family home facades when porches are not provided on said facades.
- ⊙ Enfronting balconies shall have a minimum clear depth of four feet.
- ⊙ Enfronting balcony widths shall be between 25 percent and 100 percent of the adjacent facade.
- ⊙ Balconies may be covered or uncovered.

STAFF COMMENT:

- Porches must be made of painted or stained wood, stone, brick, or ornamental metal. The use of concrete for the addition to the porch is not permitted.
- The applicant should ensure the wooden porch is painted or stained.
- The top and bottom horizontal porch railings must comply with the following requirements:
 - The top railing must consist of two elements, the upper one measuring 2" x 6" and the lower one 2" x 4"
 - The bottom railing must measure 2" x 4"
- The existing and proposed porch foundations are not enclosed, which is not compliant.
- Porches must be between 2' and 4' above grade. The height of the porch from grade has not been provided. The porch will be the same height as the existing floor.
- Porch columns must have a minimum clear depth of 8' from building façade to outside face of column. The proposed porch will be approximately 5' deep, which is not compliant. The porch columns are to be built at the edge of the existing foundation.
- Side porches must be at least 25% of the width of the adjacent façade. The applicant is extending the width of the porch by 3'. The applicant should provide the width of the adjacent façade.
- All porches must be covered. The proposed roof would cover the existing floor but not the proposed 3' expansion, which is not compliant.

RECOMMENDATIONS

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

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

1. The applicant should include a light at the front door or under the new roof and include it on the plans.
2. It appears the applicant will be installing a wooden roof. Wooden roofs without any durable covering are not permitted. The applicant should use shingles matching those of the existing roof.
3. Porches must be made of painted or stained wood, stone, brick, or ornamental metal. The use of concrete for the addition to the porch is not permitted.
4. The applicant should ensure the wooden porch is painted or stained.
5. The top and bottom horizontal porch railings must comply with the following requirements:

- a. The top railing must consist of two elements, the upper one measuring 2" x 6" and the lower one 2" x 4"
 - b. The bottom railing must measure 2" x 4"
6. The existing and proposed porch foundations are not enclosed, which is not compliant.
7. Porches must be between 2' and 4' above grade. The height of the porch from grade has not been provided. The porch will be the same height as the existing floor.
8. Porch columns must have a minimum clear depth of 8' from building façade to outside face of column. The proposed porch will be approximately 5' deep, which is not compliant. The porch columns are to be built at the edge of the existing foundation.
9. Side porches must be at least 25% of the width of the adjacent façade. The applicant is extending the width of the porch by 3'. The applicant should provide the width of the adjacent façade.
10. All porches must be covered. The proposed roof would cover the existing floor but not the proposed 3' expansion, which is not compliant.

Once these items are addressed to the satisfaction of Staff and the Design Review Committee, the application is recommended for approval.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 12/5/19

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 Watson **Contact Number:** [REDACTED]

Applicants Address: [REDACTED]

E-Mail Address: stephen@installationexpertsinc.com **Zoning Classification:** B-1

Address of Proposed Work: 740 North Ave, Hapeville GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009800100077

Property Owner: Hairston Project LLC **Contact Number:** 404-826-0004

Project Description (including occupancy type):

3br 2ba Ranch Style Single Family

Contractors Name: INSTALLATION EXPERTS **Contact Number:**

Contact Person: STEPHEN WATSON **Contact Number:** [REDACTED]

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

[REDACTED]
Applicants Signature

12/5/19
Date

Project Class (check one):

☒ Residential ☐ Commercial ☐ Mixed-Use Development

Project Type:

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

Total Square Footage of proposed New Construction: _____

Total Square Footage of existing building: 1302

Estimated Cost of Construction: 5000

List/Describe Building Materials on the exterior of the **existing** structure: Hardy Plank Siding

See Material List Provided For Porch Alteration

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

Plywood and Concrete

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(Please Print & Initial)

I STEPHEN WATSON 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.

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

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

STEPHEN WATSON

Printed Name

Signature

12/5/19

Date

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

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

740 NORTH AVE MATERIALS LIST

QUANTITY	DESCRIPTION	SKU #
2	2 - 2x6 10' Long Green	SKU 1001-753-906
1	1 Box - 2x8 regular hangers	SKU 865-858
8	8 Bags- 60lbs Quikrete Concrete Mix Bag	SKU 929-514
4	4 - 3/4" (23/32) Plywood Sheet	SKU 920-924
20	20 - 2x4 8' Long	SKU 161-640



EXISTING

! / %, % #



)*()(+! PROPOSED



& ", \$ ' + % ! - %.

LEFTHAND SIDE



*%\$, \$ ' +%! - %.

RIGHT HAND SIDE









DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: December 24, 2019
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 494 North Avenue**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Sharon Pennypacker to remodel the front of an existing single-family dwelling located at 494 North Avenue. The scope of the project includes replacing the existing metal porch with a wood frame porch and the addition of new and replacement windows. The scope of construction does not include changes to the building footprint or floor area.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(e) Roof and Chimney Standards

- ✓ Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.
- ✓ Roof shingles shall be slate, cedar, or asphalt.
- ⊘ Roof tiles shall be clay, terra cotta or concrete.
- ⊘ Metal roofs are:
 - Allowed on one-family and two-family detached dwellings;
 - Permitted on multifamily and townhouse dwellings only when screened from the adjacent street by a parapet wall.

- ✓ Gutters shall be copper, aluminum or galvanized steel.
- ✓ Downspouts shall match gutters in material and finish.
- ✓ Roof forms shall be based on architectural style.
- ✓ All roofs, excluding dormers, shall overhang a minimum of 12 inches beyond the facade.
- ⊖ Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached.
- ⊖ Chimneys exposed to the public view may not be faced in wood or cement based siding and may not be of an exposed metal or ceramic pipe. All chimneys shall be wrapped in a brick, stone or suitable masonry finish material.
- ⊖ Chimneys on exterior building walls shall begin at grade.
- ⊖ Chimneys shall begin at grade and be faced with brick or stacked stone; extend chimneys between three and six feet above the roof line.

STAFF COMMENT:

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

- ✓ Exterior facade materials shall be limited to:
 - Full-depth brick;
 - Natural or cast stone;
 - ✓ Smooth natural-wood siding and/or cement-based siding;
 - Shake siding;
 - Painted fish-scale style shingles, but only when used in front gables;
 - True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings.
- ✓ Exterior building materials shall not be:
 - Simulated brick veneer, such as Z-Brick;
 - Exterior insulation and finish systems (EIFS);
 - Exposed concrete block;
 - Metal siding or other metal exterior treatment;
 - Glass curtain walls;
 - Liquid vinyl;
 - T-1-11 siding;
 - Vinyl siding, except that existing one-family detached homes with vinyl siding covering more than 70 percent of the exterior facade may replace said siding or construct an addition faced in vinyl siding.
- ✓ Facade materials shall be combined horizontally, with the heavier below the lighter.
- ✓ Blank, windowless walls are prohibited along all facades. See subsection 81-1-7(g)11.
- ✓ Foundations shall be constructed as a distinct building element that contrasts with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in brick, natural stone, or cast stone.
- ✓ All exterior stair risers visible from a street shall be enclosed.
- ✓ Porches, stoops, and balconies may be located in the front or side yard.

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

STAFF COMMENT:

- **The porch width and depth are non-conforming, and the new porch columns will not extend to grade. However, the porch will be using an existing concrete foundation and a design exception is recommended.**

(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:

- **There is no walkway connecting the front entrance to the street.**
- **Changes to the supplemental area, including a walkway, are not within the scope of construction.**
- **The applicant should ensure building numbers and a light at the front door are provided on the porch or adjacent to the front door.**
- **With the sunroom, windows will be provided for greater than 50% of the enfronting façade, which is not compliant. However, while the windows are new, the overall window frontage is unchanged and a design exception is encouraged.**
- **Windowsills must be made of masonry, wood, stone, cast stone, or terra cotta. The proposed windowsills are vinyl composite, which is not compliant.**

(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.

STAFF COMMENT:

RECOMMENDATION

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

Upon review of the information provided by the Applicant, the following items have been found to be missing or deficient and should be addressed prior to formalizing a recommendation:

1. The porch width and depth are non-conforming, and the new porch columns will not extend to grade. However, the porch will use an existing concrete foundation and a design exception is recommended.
2. The applicant should ensure building numbers and a light at the front door are provided on the porch or adjacent to the front door.
3. With the sunroom, windows will be provided for greater than 50% of the enfronting façade, which is not compliant. However, while the proposed windows and façade are new, the overall window frontage would not change, and a design exception is recommended.
4. Windowsills must be made of masonry, wood, stone, cast stone, or terra cotta. The proposed windowsills are vinyl composite, which is not compliant.

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

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 12/18/2019

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

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

Applicant: Sharon Pennypacker Contact Number: [REDACTED]

Applicants Address: 494 North Ave, Hapeville, GA

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

Address of Proposed Work: Same as above

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0095-0007-048-9

Property Owner: S. Pennypacker Contact Number: [REDACTED]

Project Description (including occupancy type): SINGLE FAMILY RESIDENTIAL.
REMOVE EXISTING METAL AWNING AND WROUGHT COLUMN WITH RAILING.
ERECT NEW WOOD FRAME PORCH ROOF WITH WOOD RAILING AND COLUMNS.
REMOVE EXISTING FIXED GLASS ON FRONT ENCLOSED PORCH. INSTALL NEW
WINDOWS.

Contractors Name: INSIDE OUT CONTRACTING Contact Number: 404-569-0001

Contact Person: FRANK HARRIS Contact Number: [REDACTED]

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

Applicants Signature

Date

12/11/2019

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: EXISTING

Total Square Footage of existing building: 1578

Estimated Cost of Construction: 15,000⁰⁰

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

WOOD LAP-SIDING, PAINTED BRICK, WROUGHT IRON
RAILING & COLUMNS, METAL AWNING -

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

WOOD COLUMNS, WOOD RAILING, INSULATED VINYL
WINDOWS. PORCH ROOF STRUCTURE WITH MATCHING
AK SHINGLES. LEAF GUARD GUTTER W/MATCHING
DOWNSPOUT ACROSS FRONT PORCH.

NOTICE

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

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

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

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

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

(Please Print & Initial)

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

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

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

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

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

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

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

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

Sharon Pennypacker

Signature

12/11/2019
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.

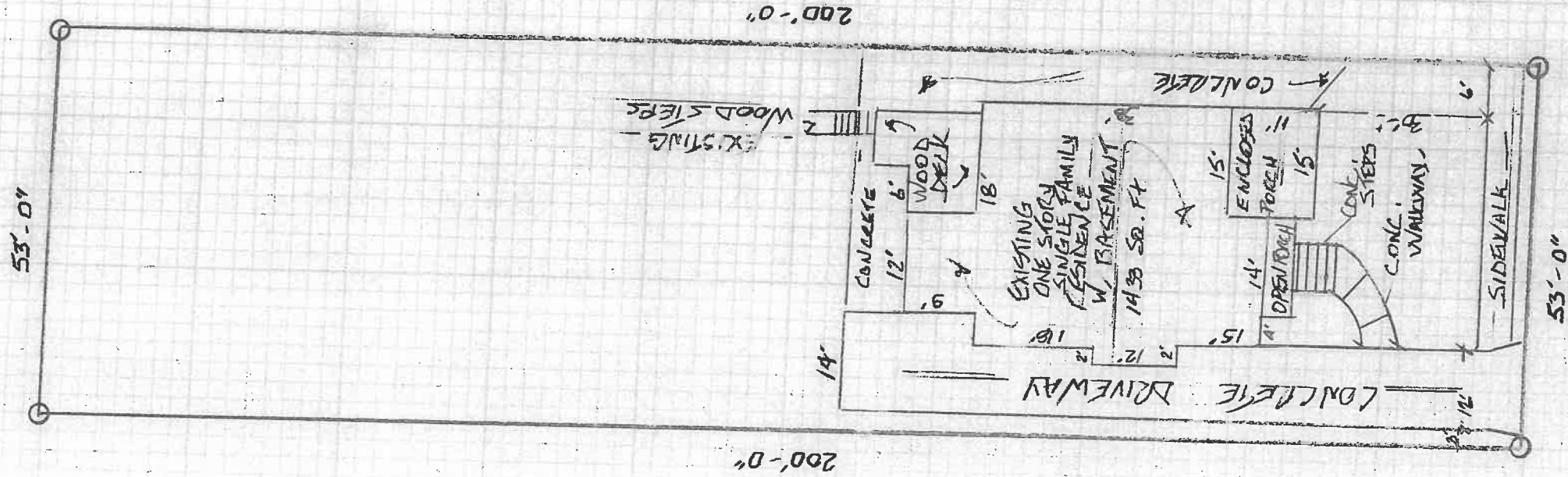








NORTH



NORTH AVE.

SITE PLAN

SCALE: 1" = 20'-0"

SITE DATA

ADDRESS:
494 NORTH AVE.
HAYVILLE, GA. 30354

PARTIAL ID NUMBER 14-0095-0007-048.9
ZONING: RSF

ALLOCATION OF SITE:

SINGLE FAMILY RESIDENCE
SINGLE STORY ON FULL BASEMENT
BASE AREA 1433 SQ. FT.
OPEN FRAME PORCH 56 " "
ENCLOSED FRAME PORCH 153 " "
WOOD DECK

JOB SCOPE:

- FRONT ENTRY PORCH AND FRONT ENCLOSED PORCH / SUNROOM ALTERATION -
- REMOVE EXISTING METAL AWNING AND WROUGHT IRON COLUMNS WITH RAILING. ERECT NEW WOOD FRAME POOR WITH WOOD RAILING AND COLUMNS.
- REMOVE EXISTING FIXED GLASS ON FRONT ENCLOSED PORCH. INSTALL NEW WINDOWS PER PLAN.
- INTERIOR ALTERATIONS AS NECESSARY: ELECT, DRYWALL, TRIM, PAINT, INSULATION.

NOTE: NO CHANGE TO EXISTING FOOTPRINT.
NO DISTURBANCE OF LANDSCAPING.

PLAN CONTACT:

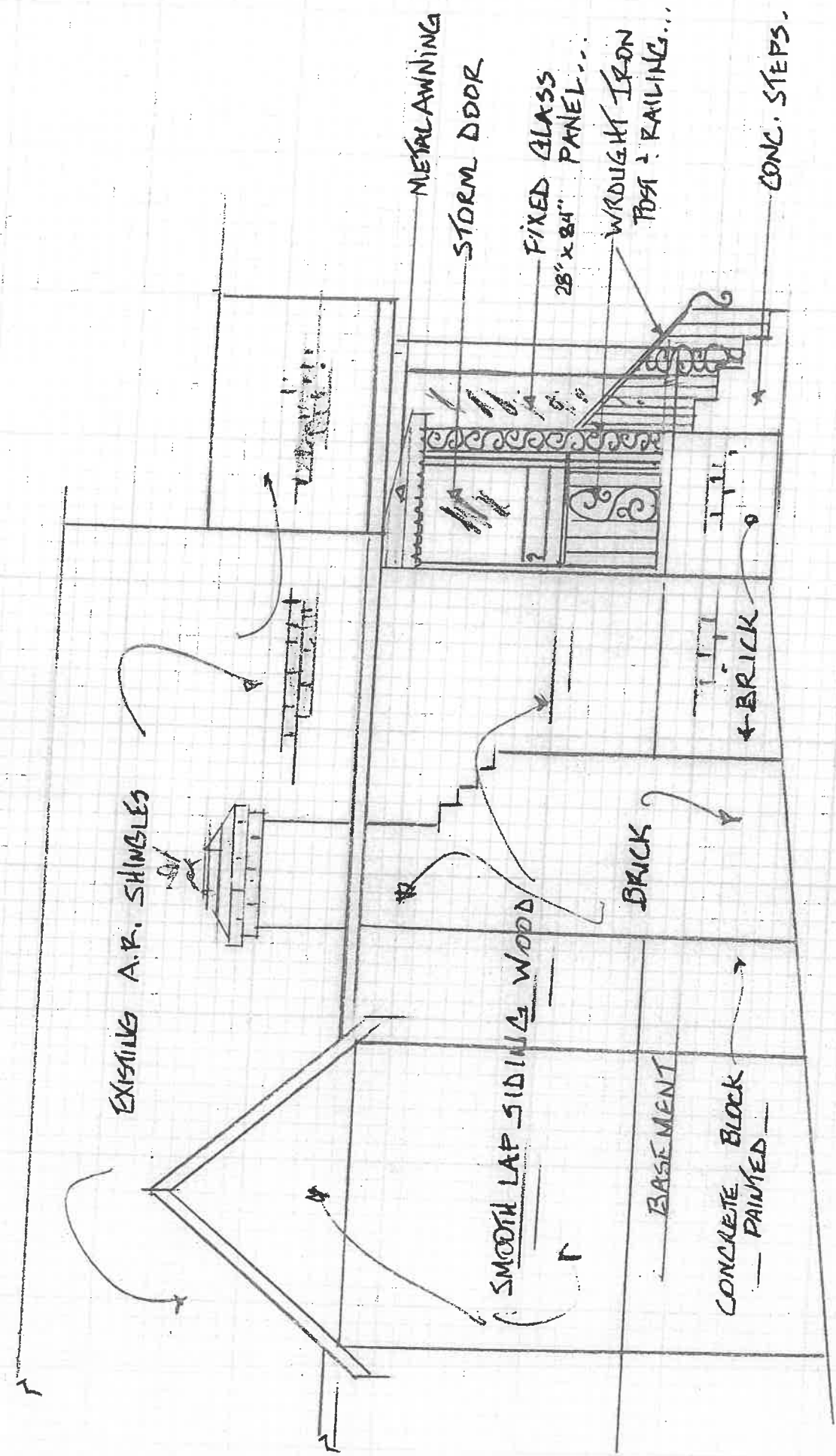
FRANK HARRIS
EMAIL: FRANKHARRIS344@CONCRETE.NET
CELL: 404-569-0001

DATE OF DRAWING: 12/12/2019

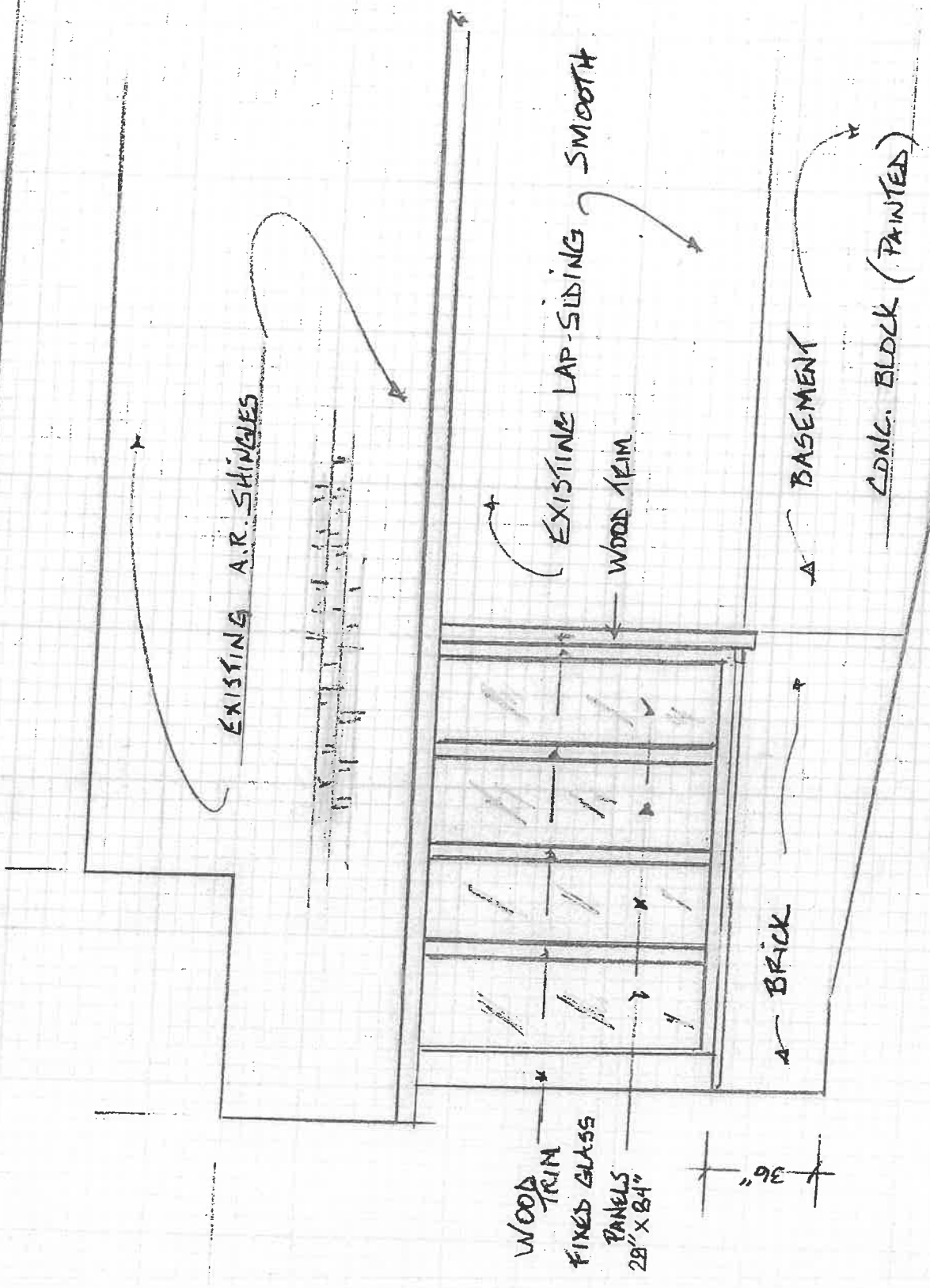
RELEASE FOR CONSTRUCTION:
BY:

1

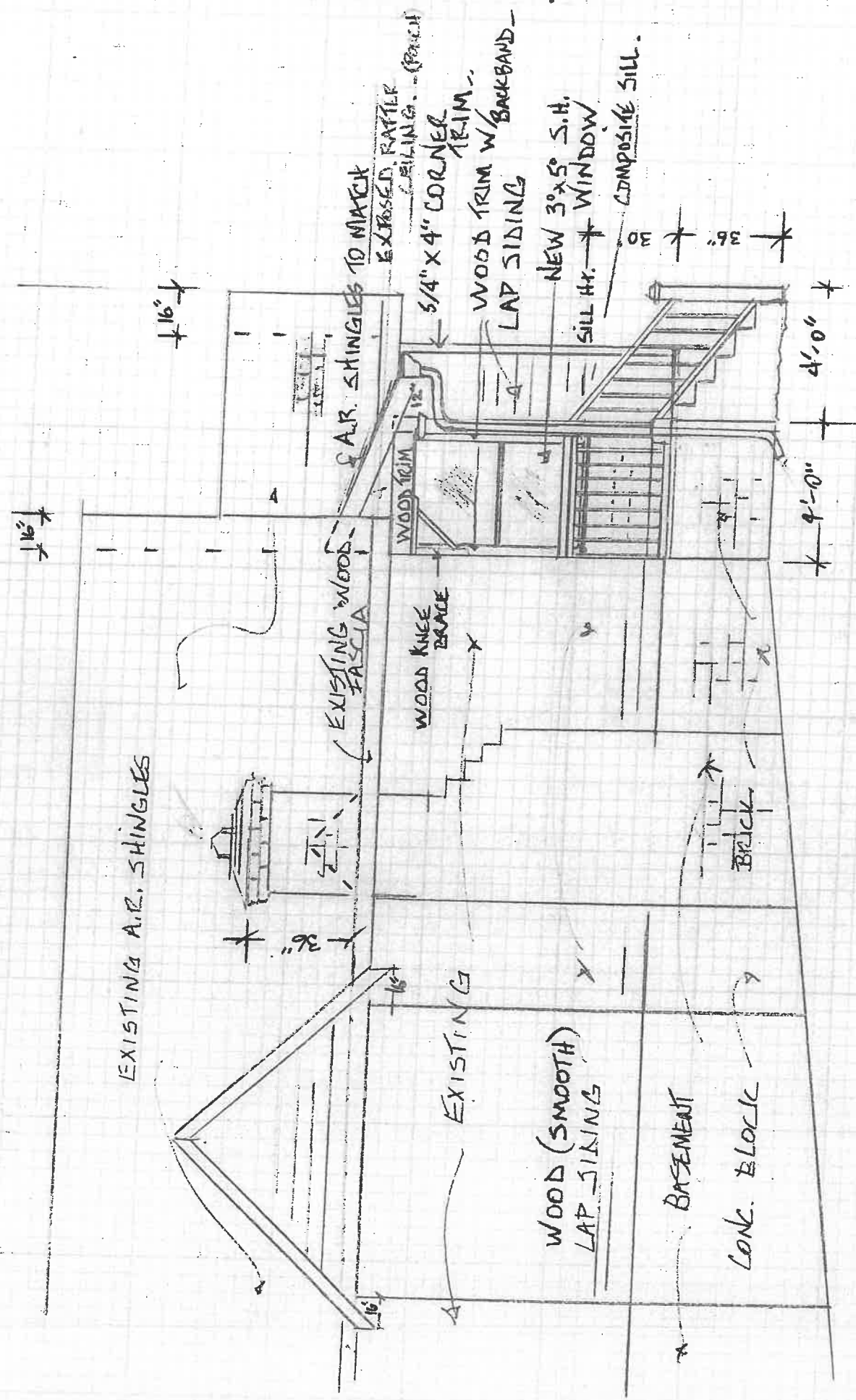
OF SEVEN



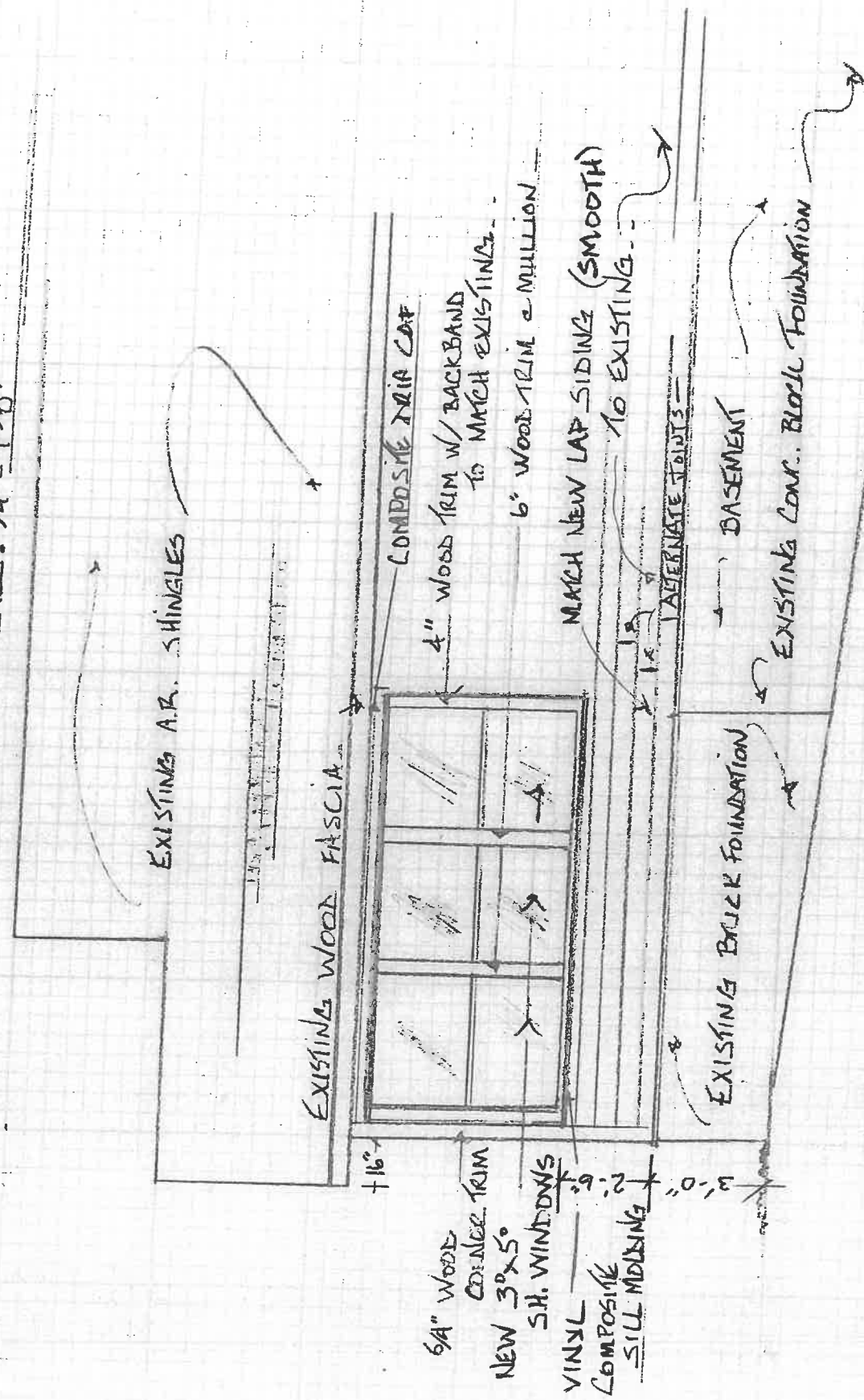
LEFT SIDE - EXISTING
SCALE: 1/4" = 1'-0"



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



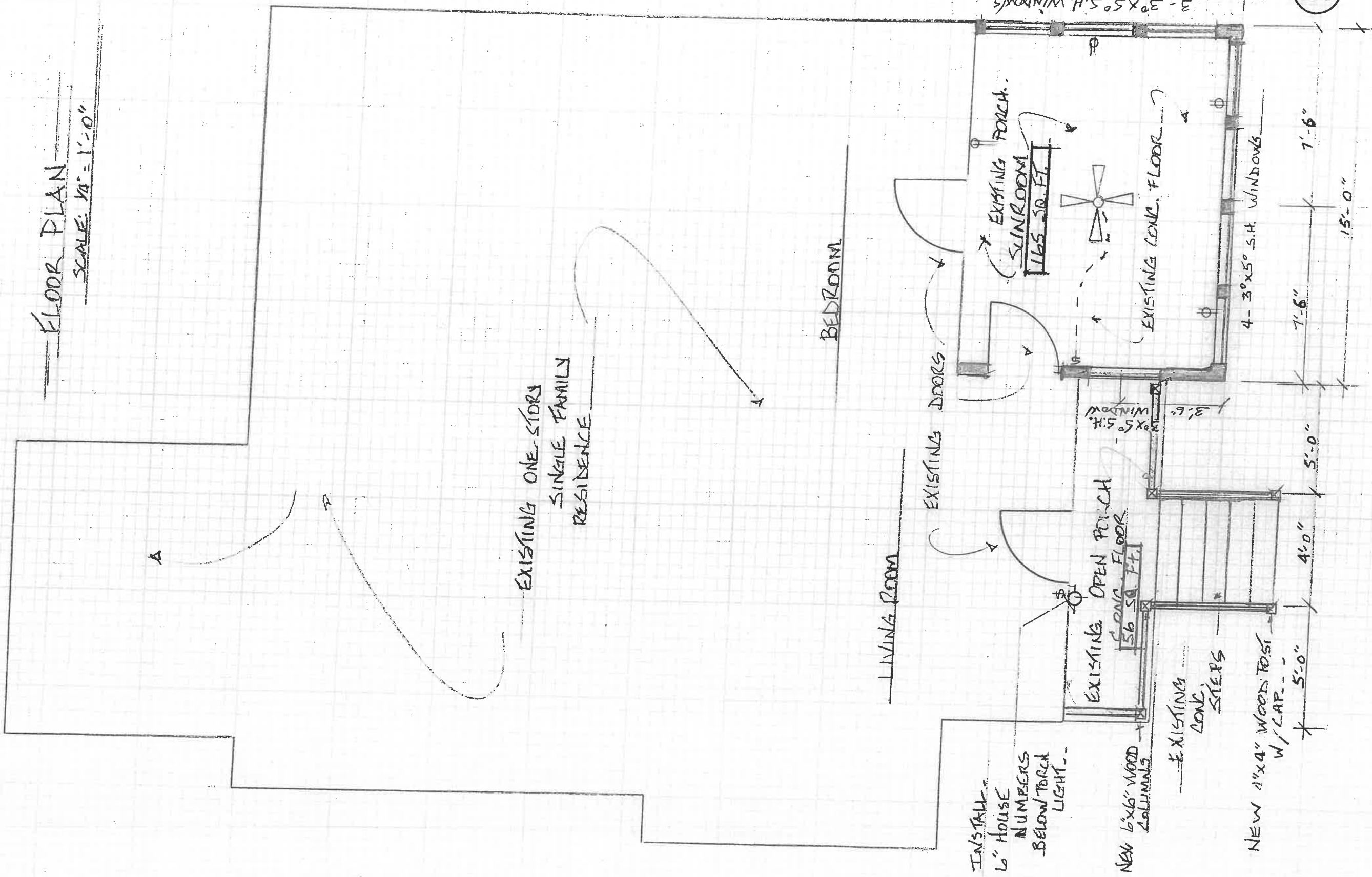
LEFT SIDE - PROPOSED
SCALE: 1/4" = 1'-0"

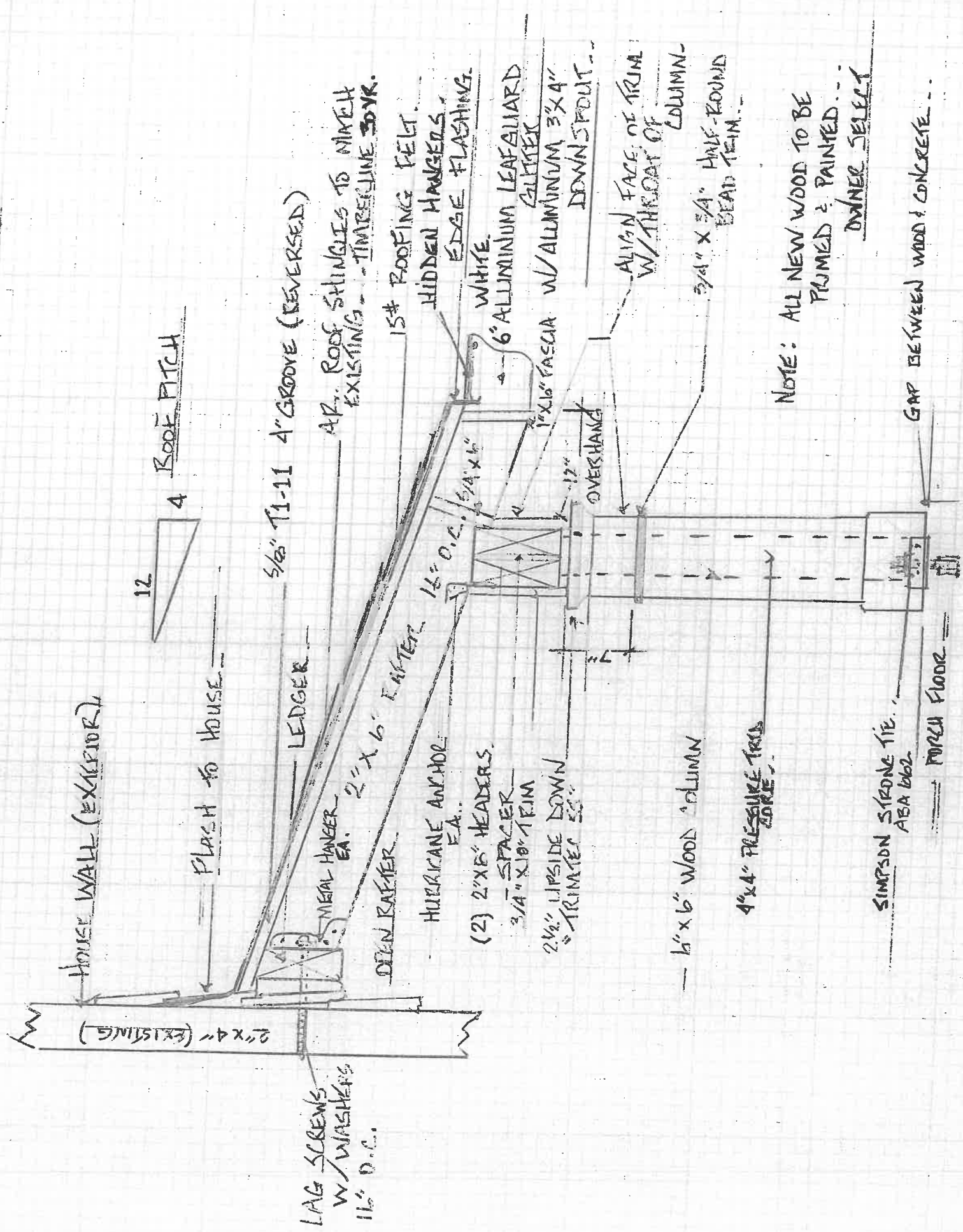
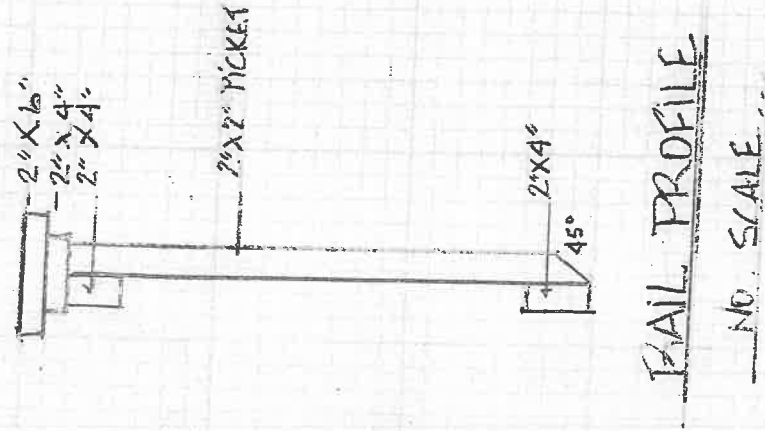
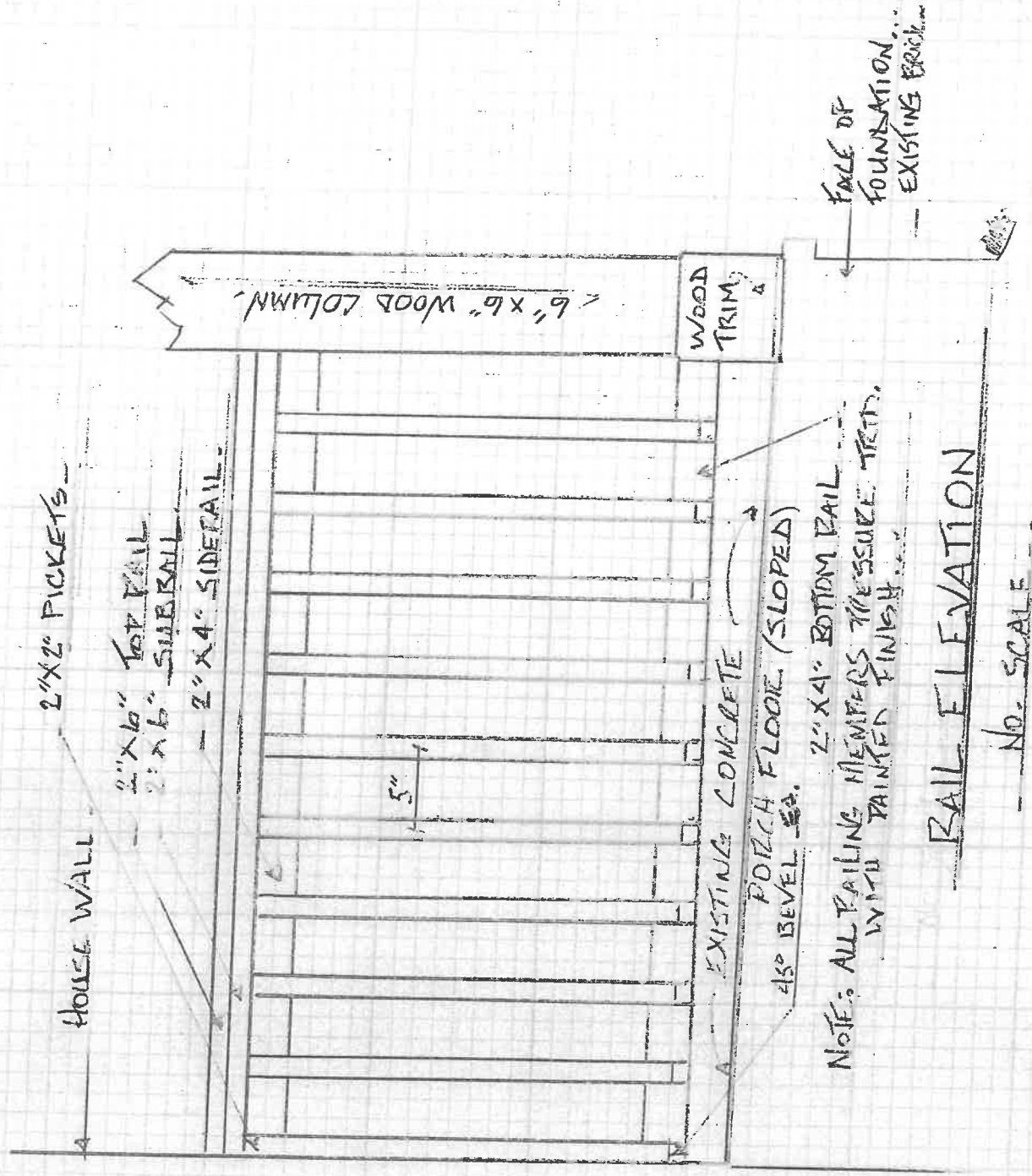


RIGHT SIDE - PROPOSED
SCALE: 1/4" = 1'-0"

4

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

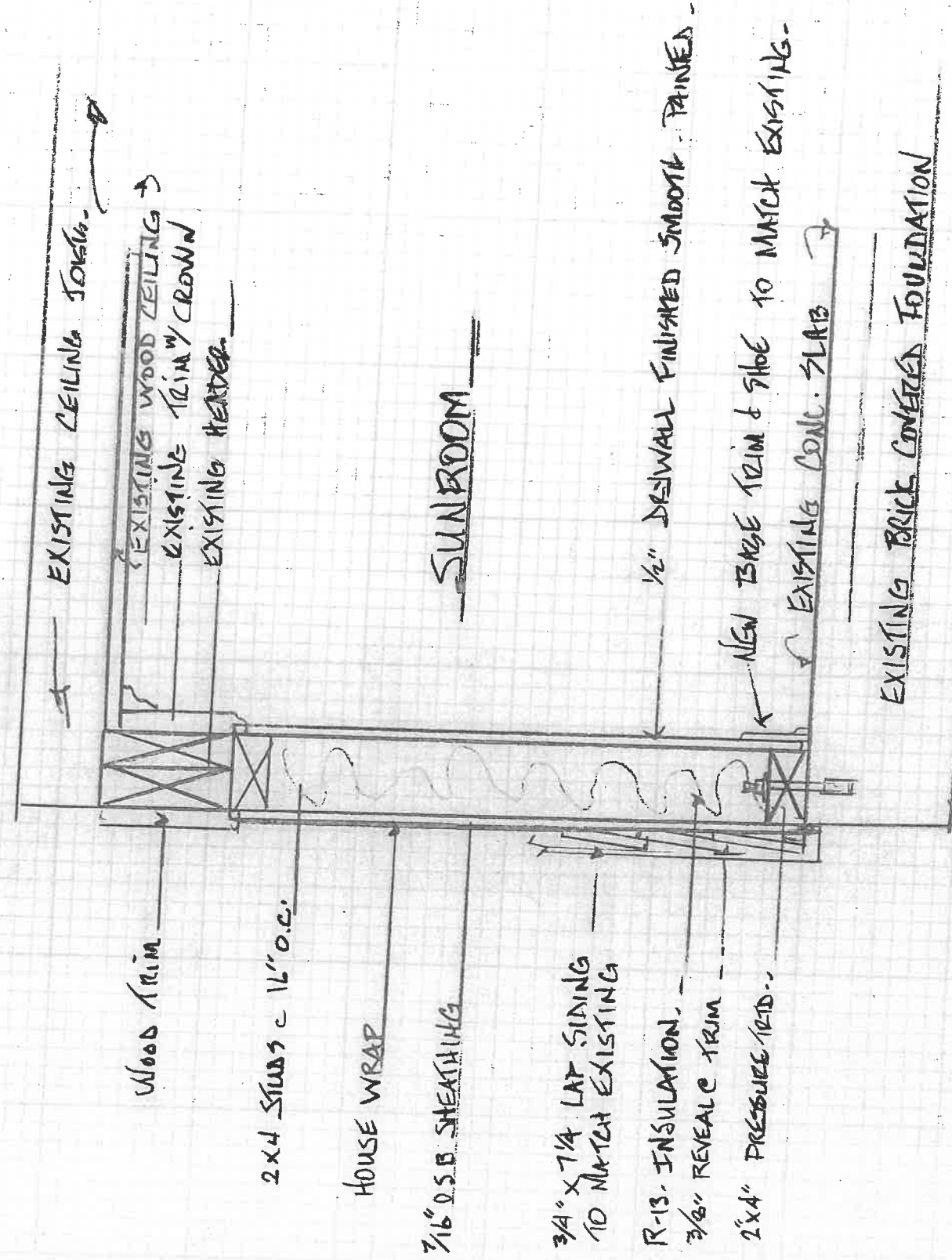




PORCH ROOF / COLUMN

NO SCALE

6



FRAMING SECTION

NO SCALE

WINDOWS

QTY	SIZE	GLASS	STYLE	MANUFACTURER
8	3'0" x 5'0"	INSUL-LONE	SINGLE HUNG	PELLA OR ANDERSEN
			1/1	
			VINYL	

NOTE: WINDOW RECESS 10 FACE 2"



DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: December 24, 2019
 TO: Tonya Hutson
 FROM: Lynn Patterson
 RE: **Design Review – 336 Moreland Way**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Jimmy L. Joyner to restore an existing one-story single-family dwelling at 336 Moreland Way following a fire. The restored dwelling will be 1,590 square feet and will have three bedrooms and two and a half bathrooms. The final structure will share the same footprint with the existing building but will have a new roof form.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

- ✗ Except where indicated, setbacks shall be established by zoning.
- ⊘ 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 structure is 2'-6" within the east side setback, which is not compliant.**
- **The property does not currently have a sidewalk.**
- **The scope of construction does not include changes to the square footage of the structure, site, building placement, or sidewalk.**

(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:

- **There are no trees in the supplemental area.**
- **The scope of construction does not include changes to the supplemental area.**

(c) Utility Standards

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

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

STAFF COMMENT:

- Plans do not indicate the location or screening of mechanical utility features.
- It is unclear if the scope of construction includes changes to utilities.

(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:

- The width and depth of the existing driveway have not been provided.
- The scope of construction does not include changes to the existing off-street parking.

(e) Roof and Chimney Standards

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

STAFF COMMENT:

(f) Street Facing Facade and Style Standards.

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

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

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

STAFF COMMENT:

- Existing vinyl siding to be replaced with fiber-cement board.
- Existing screening on front porch is to be removed.
- Porches must be between 80% and 100% of the width of the front façade. The porch is 45% of the width of the front façade, which is not compliant. Other than the width, no dimensions or materials have been provided for the front porch. The plans indicate the front porch will be identical to the existing porch except for the removal of the screening.

(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:

- There is no walkway connecting the front entrance to the street.
- Changes to the supplemental area, including a walkway, are not within the scope of construction.
- The applicant has not provided the dimensions of the enfronting windows. The scope of construction includes replacement enfronting windows within existing frames.

(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.

STAFF COMMENT:

- **The height of windowsills above the finished floor elevation have not been provided.**
- **The scope of construction does not include changes to the first floor elevation, enfronting windowsill height, or overall architectural style, other than the new roof form.**

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

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

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

STAFF COMMENT:

- **Any existing outbuildings are outside the scope of construction.**

RECOMMENDATION

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

All proposed changes to the design of the house are compliant and staff recommends approval of the plans.

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 7-16-19

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: Jimmy L Joyner Contact Number: [REDACTED]

Applicants Address: [REDACTED]

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

Address of Proposed Work: 336 Moreland Way

Parcel ID# (INFORMATION MUST BE PROVIDED): 14009400101178

Property Owner: Lara Martin Rodriguez Contact Number: [REDACTED]

Project Description (including occupancy type): Rebuild partial fire damage

Contractors Name: Jimmy L Joyner Contact Number: [REDACTED]

Contact Person: Jim Joyner Contact Number: SAME

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 [REDACTED]

Date 7-16-19

Project Class (check one):

☒ Residential ☐ Commercial ☐ Mixed-Use Development

Project Type:

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

Total Square Footage of proposed New Construction: N/A

Total Square Footage of existing building: 1,590.00

Estimated Cost of Construction: 85,000.00

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

VINYL

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

Hardy plank

NOTICE

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

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

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

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

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

(Please Print & Initial)

I Jimmy L Joyner 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:

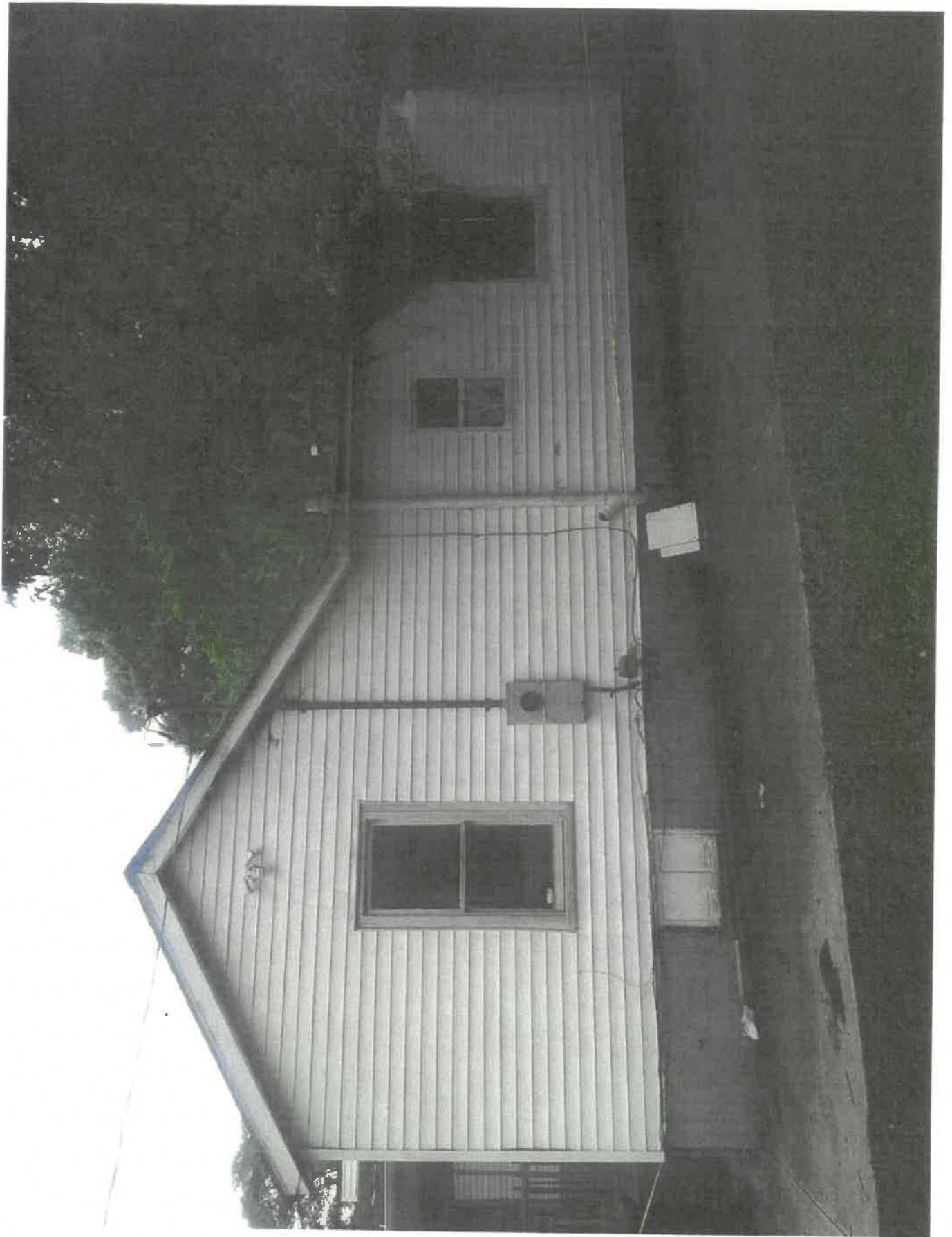
- ____ Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:
https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICOR CH81ARDEST
- ____ Ensured that my proposed project 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 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.

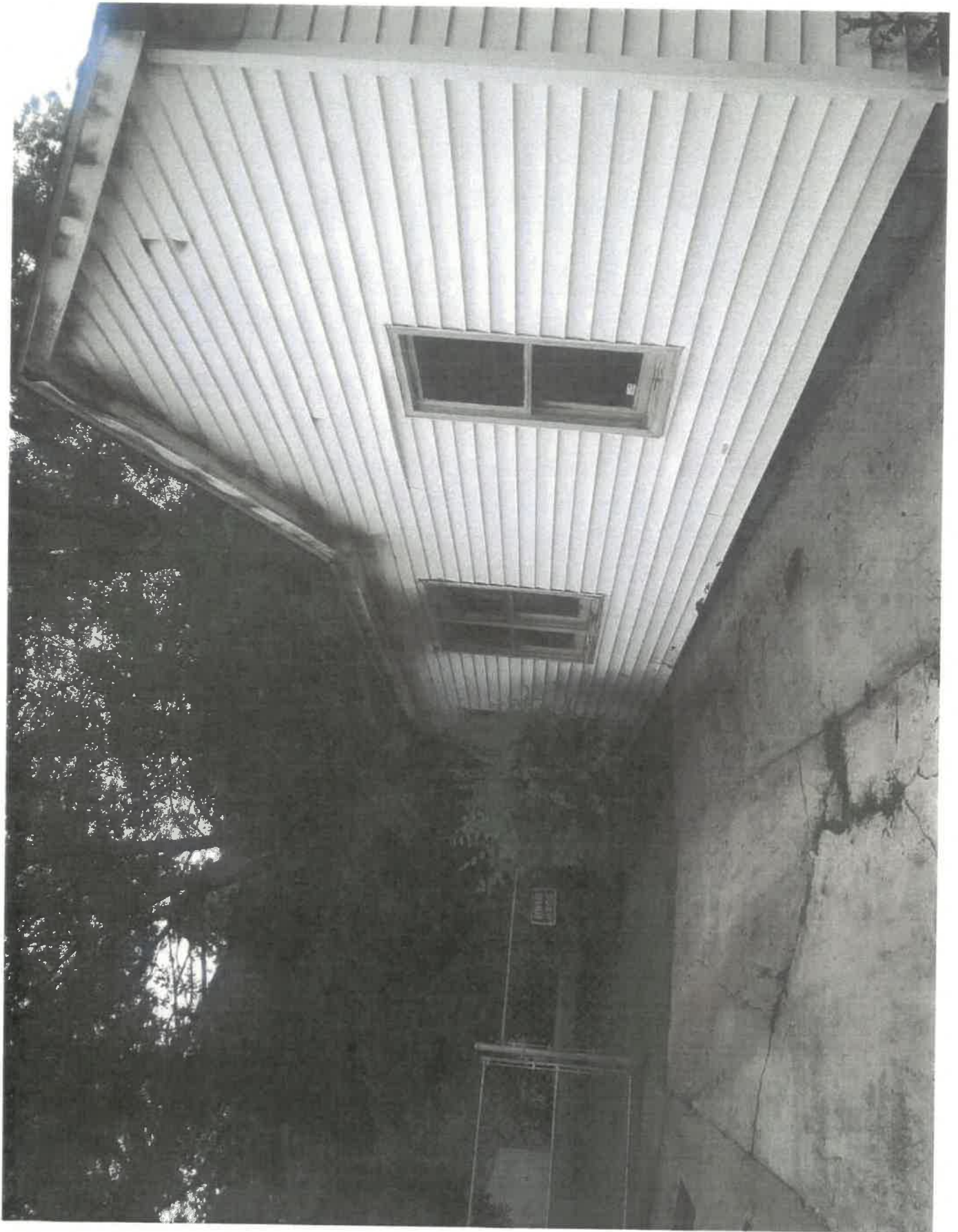
Printed Name Jimmy L Joyner Signature [Redacted] Date 7-16-19

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

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









AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

AS PER FLOOD INSURANCE RATE MAP OF THE CITY OF
HAPEVILLE, GA. COMMUNITY PANEL NO. 13121C0367F
THIS PROPERTY IS NOT LOCATED IN A FLOOD
HAZARD ZONE, DATED 9-18-2013

TOTAL AREA
7,387 sq.ft.
0.17 acres
ZONED R-1

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS
OF RECORD BOTH WRITTEN AND UNWRITTEN.

PLAT ERROR OF CLOSURE = 1' IN 69.159'
FIELD ERROR OF CLOSURE = N/A -OPEN END
EQUIPMENT USED TOPCON-GTS
FIELD WORK COMPLETED 9-26-19

MORELAND WAY
APPARENT 40' R/W

SMH
⑤

WILLIAM POOL
DB 53398 PG 30

GARVA INVESTMENTS INC
DB 56253 PG 127

LULA BYARS
DB 30472 PG 27

LUCILLE GREENE
DB 23260 PG 156

LEGEND

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- N/F NOW OR FORMERLY
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- R/W RIGHT OF WAY
- OTP OPEN TOP PIPE
- SBL SET BACK LINE
- WM WATER METER
- UP UTILITY POLE
- SMH SANITARY MANHOLE
- CLF CHAIN LINK FENCE
- WDF WOOD FENCE
- GM GAS METER
- AC AIR CONDITIONING UNIT



GRAPHIC SCALE (IN FEET)

DATE

10-09-19

JOB NUMBER

92619RO

SCALE

1"=30'

RETRACEMENT SURVEY

336 MORELAND WAY

HAPEVILLE, GA

PID# 14009400101178

FOR LARA MARTIN RODRIGUEZ

DISTRICT 14

COUNTY FULTON

BURTON & ASSOCIATES

1740 Hudson Bridge Rd

Box 1226

Stockbridge, GA. 30281

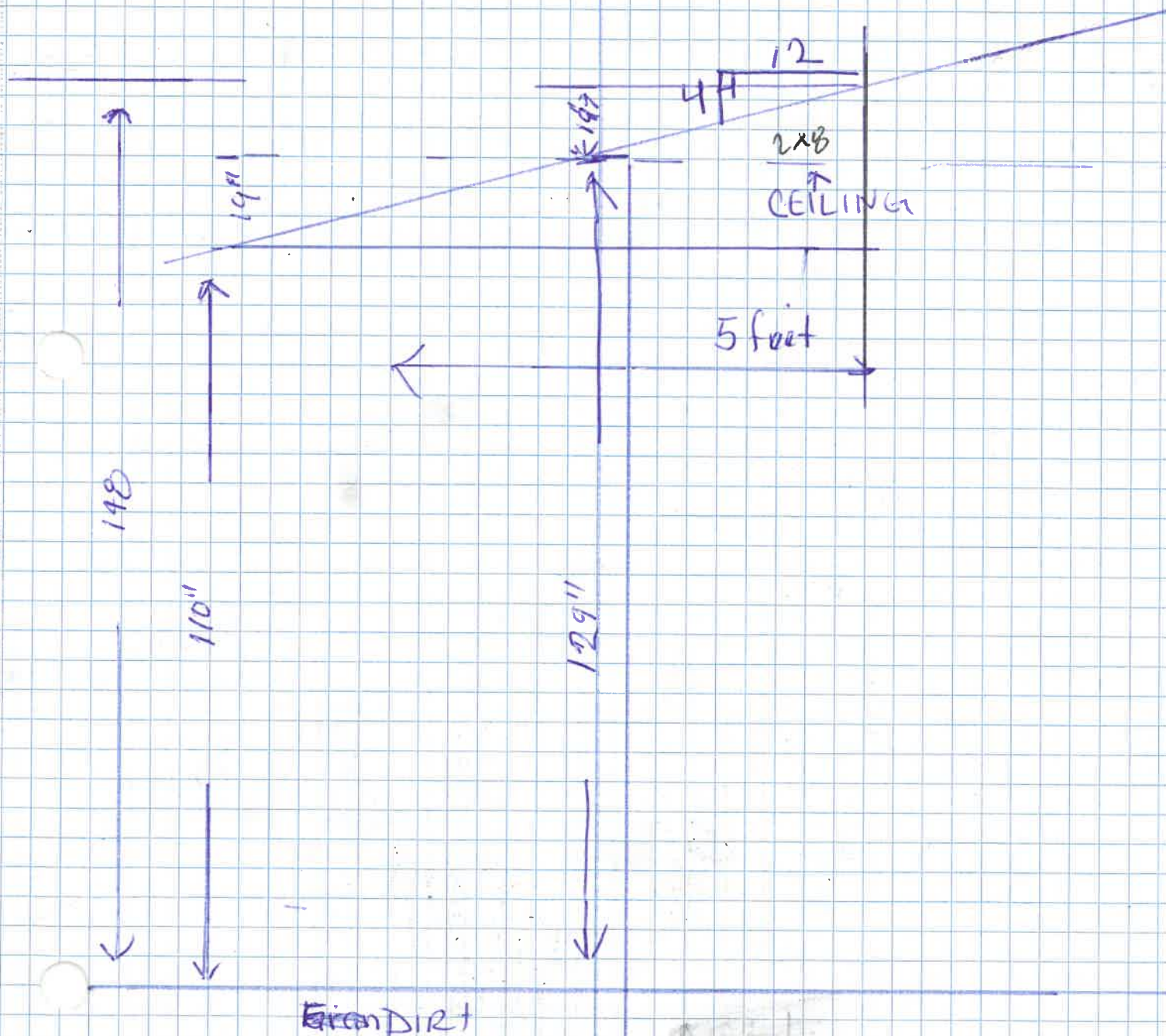
TEL (404)867-8332

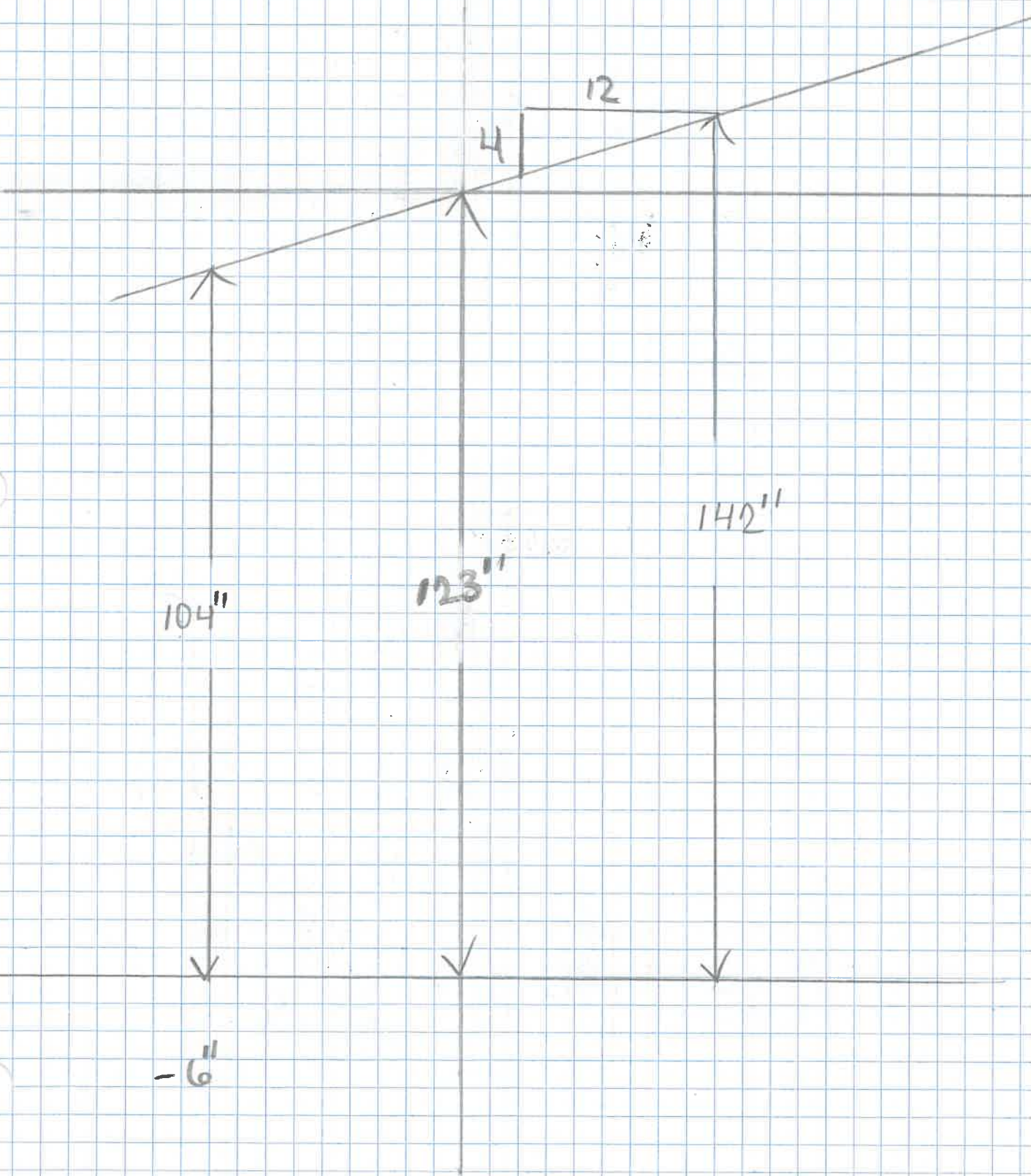
bdainc@bellsouth.net



GA. REG. L.S. LIC. NO. 2567

Right Side





COVER SHEET & LOCATION PLAN

TABLE OF CONTENTS

- A1 - COVER SHEET & VICINITY MAP
- A2 - ABBREVIATIONS, SYMBOLS & DETAILS
- A3 - DEMOLITION PLAN
- A4 - PROPOSED FLOOR PLAN
- A5 - ELEVATIONS
- A6 - FRAMING & ROOF PLANS
- A7 - DOOR & WINDOW SCHEDULES
- A8 - DETAILS & SCHEDULES
- A9 - NOTES & SPECIFICATIONS

PROJECT NAME:
FIRE DAMAGE REPAIRS AND MODIFICATIONS TO
SINGLE FAMILY HOME

PROJECT ADDRESS
336 MORELAND WAY
ATLANTA GA 30354

PROJECT DESCRIPTION:
REPAIR FIRE DAMAGED WALLS, MODIFY ROOF,
REPLACE ALL SIDING AND WIINDOWS AND
MODIFY INTERIOR LAYOUT.

PROPERTY CLASSIFICATION: R3-RESIDENTIAL
ZONING: R1
PARCEL NUMBER: 14009400101178
TAX DISTRICT: 30

EXISTING BUILDING AREA = 1483 SF
PROJECT DOES NOT CHANGE BUILDING AREA
NUMBER OF STOREYS = 1

EXISTING BUILDING HEIGHT: 14'-7"
PROPOSED BUILDING HEIGHT: 18'-6"
LOT SIZE = 0.1722 ACRES

APPLICABLE CODES:
INTERNATIONAL BUILDING CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS
INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS
INTERNATIONAL MECHANICAL CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS
INTERNATIONAL PLUMBING CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS
INTERNATIONAL FUEL GAS CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS
INTERNATIONAL FIRE CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS
INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION, WITH GEORGIA SUPPLEMENTS AND
AMENDMENTS
NFPA NATIONAL ELECTRICAL CODE, 2014 EDITION
2012 NFPA 101 LIFE SAFETY CODE WITH ALL GEORGIA STATE AMENDMENTS



VICINITY MAP
NOT TO SCALE

ARCHITECT/ENGINEER



Ethel 11/25/19



OWNER

LARA MARTIN RODRIGUEZ
336 MORELAND WAY
ATLANTA GA 30354

RENOVATIONS
TO A SINGLE
FAMILY HOUSE

NOTES

CONTRACTOR SHALL VERIFY
ALL DIMENSIONS BY FIELD
MEASUREMENTS PRIOR TO
PURCHASING OR CUTTING
MATERIALS.

INSPECTIONS AND SPECIALTY
TRADES PERMITS MAY BE
REQUIRED BY AUTHORITY
HAVING JURISDICTION.
CONTRACTOR TO COORDINATE
SUCH INSPECTIONS AND OBTAIN
ALL REQUIRED PERMITS
INCLUDING BUT NOT LIMITED
TO PLUMBING, ELECTRICAL, AND
HVAC.

RELEASED FOR
CONSTRUCTION

DRAWN	RLH
CHKD	
DATE	6-23-19
SCALE	AS NOTED

REVISIONS

LOCATION

336 MORELAND WAY
ATLANTA GA 30354

SHEET TITLE

SHEET No.

COVER SHEET
& VICINITY
MAP

A1

ABBREVIATIONS, SYMBOLS & FRAMING NOTES

ABBREVIATIONS

A	AMP
AC	AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
APPROX	APPROXIMATELY
APS	ARIZONA POWER SERVICE
ATCT	AIRPORT TRAFFIC CONTROL TOWER
ATS	AUTOMATIC TRANSFER SWITCH
AUX	AUXILIARY
AWG	AMERICAN WIRE GAUGE
BAT	BATTERY
BC	BARE COPPER
BKR	BREAKER
BLDG	BUILDING
C	CONDUIT
CD	CEILING DIFFUSER
CFM	CUBIC FEET PER MINUTE
CHGR	CHARGER
CKT	CIRCUIT
CO	CONDUIT ONLY
CONV	CONVENIENCE
COR	CONTRACTOR ON SITE REPRESENTATIVE
DB	DRY BULB
DIA	DIAMETER
DISTR	DISTRIBUTION
EG	EMERGENCY GENERATOR / EXHAUST GRILLE
EQUIP	EQUIPMENT
ETVS	ENHANCED TERMINAL VOICE SWITCH
EXT	EXTERNAL
FIN	FINISHED
GA	GAUGE
GALV	GALVANIZED
GFE	GOVERNMENT FURNISHED EQUIPMENT
GND	GROUND
GRN	GREEN
GRSC	GALVANIZED RIGID STEEL CONDUIT
GYP	GYPSONUM
HGT	HEIGHT
ID	INSIDE DIAMETER
KAIC	KILOAMPS INTERRUPTING CURRENT, SYMMETRICAL
MFGR	MANUFACTURER
MGP	MAIN GROUND PLATE
MIN	MINIMUM
MLD	MAIN LUGS ONLY
MPGP	MULTI-POINT GROUND PLATE
MTG	MOUNTING
NEC	NATIONAL ELECTRICAL CODE
NK	NECK
OA	OUTSIDE AIR
OBD	OPPOSED BLADE DAMPER
OC	ON CENTER
ORG	ORANGE
P	POLE
PCU	POWER CONDITIONING UNIT
PH	PHASE
PNL	PANEL
PPB	POWER PULL BOX
PSI	POUNDS PER SQUARE INCH
RA	RETURN AIR
RE	RESIDENT ENGINEER
RECEPT	RECEPTACLE
REF	REFERENCE
RGSC	RIGID GALVANIZED STEEL CONDUIT
RSA	RUNWAY SAFETY AREA
R/W	RUNWAY
SA	SUPPLY AIR
SECT	SECTION
SH	SHIELDED
SIP	SITE INSTALLATION PLAN
SP	SURGE PROTECTOR OR STATIC PRESSURE
SPB	SIGNAL PULL BOX
SPGP	SINGLE-POINT GROUND PLATE
SPST	SINGLE POLE SINGLE THROW
SQ	SQUARE
TYP	TYPICAL
T/W	TAXI WAY
UC	UNDERGROUND
UDN	UNLESS OTHERWISE NOTED
W	WIRE
W/	WITH
XFMR	TRANSFORMER

ARCHITECTURAL SYMBOLS

	DEMOLISHED WALLS
	EXISTING WALLS
	NEW WALLS
	WALL TYPE
	WINDOW/LOUVER NUMBER
	DOOR NUMBER
	ROOM NUMBER

GENERAL SYMBOLS

	BUILDING SECTION
	SECTION
	ELEVATION
	NEW FIRE EXTINGUISHER
	EXISTING FIRE EXTINGUISHER
	SUSPENDED CEILING SYSTEM
	SUPPLY REGISTER
	RETURN REGISTER
	ENLARGED DETAIL
	DETAIL NUMBER
	SHEET NUMBER WHERE DETAIL IS LOCATED
	TITLE OF DETAIL
	SCALE OR OTHER INFORMATION
	SHEET NUMBER WHERE DETAIL IS REFERENCED FROM
	SHEET NUMBER

TYPICAL NOTCHING DETAIL

	NOTCHING & BORING FLOOR JOISTS NOTCHING NOT PERMITTED IN MIDDLE 1/3 OF JOIST SPAN
	NOTCHING & BORING RAFTERS & CEILING JOISTS NOTCHING NOT PERMITTED IN MIDDLE 1/3 OF RAFTERS OR JOIST SPAN
	BEARING PARTITIONS 25% MAX 40% MAX
	NON-BEARING PARTITIONS 25% MAX 40% MAX
	60% MAX OR EACH BORED STUD DOUBLED, NOT PERMITTED IN MORE THAN 2 DOUBLED STUDS
	NOTCHING AND BORING WALL STUDS (CBC 2320.11.9/2320.11.10) RAFTERS/CEILING JOISTS (CBC 2320.12.4) FLOOR JOISTS (CBC 2320.8.3)

NOT TO SCALE

POST DETAILS

	WOOD BEAM PER PLAN
	SIMP. POST CAP PC OR EQ.
	POST PER PLAN

TYPICAL WALL CONNECTIONS

	WALL @ T INTERSECTION (2x6)
	TYPICAL WALL (2x6) PLAN
	WALL @ T INTERSECTION 2x4 & 2x6
	WALL @ CORNER (2x6)



Edgar 11/25/19

LARA MARTIN RODRIGUEZ
336 MORELAND WAY
ATLANTA GA 30354

RENOVATIONS TO A SINGLE FAMILY HOUSE

CONTRACTOR SHALL VERIFY
ALL DIMENSIONS BY FIELD
MEASUREMENTS PRIOR TO
PURCHASING OR CUTTING
MATERIALS.

INSPECTIONS AND SPECIALTY
TRADES PERMITS MAY BE
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CONTRACTOR TO COORDINATE
SUCH INSPECTIONS AND OBTAIN
ALL REQUIRED PERMITS
INCLUDING BUT NOT LIMITED
TO PLUMBING, ELECTRICAL, AND
HVAC.

RELEASED FOR
CONSTRUCTION

SCALE	AS NOTED
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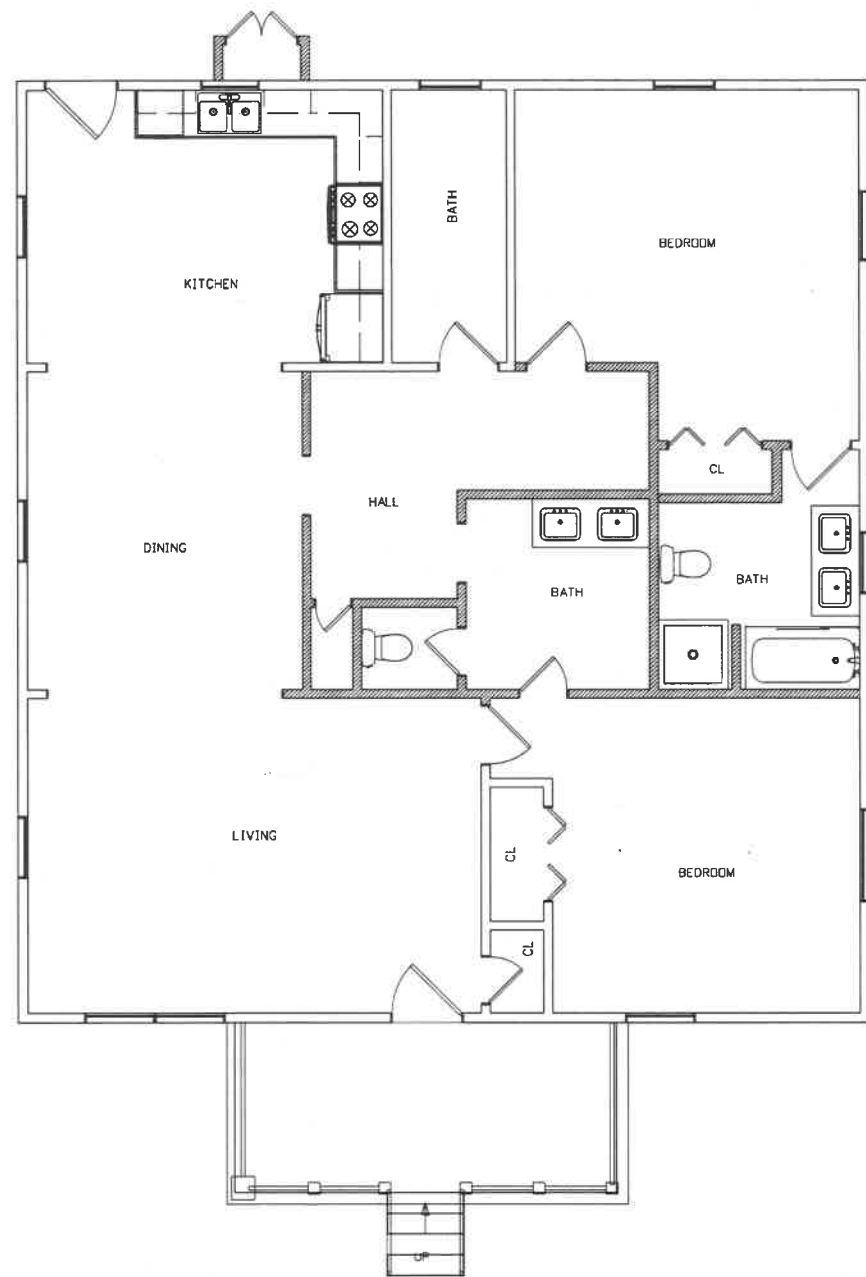
REVISIONS

336 MORELAND WAY
ATLANTA GA 30354

SHEET No.

ABBREVIATIONS, SYMBOLS & DETAILS

A2



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

DEMOLITION NOTES

SCOPE
PERFORM ALL DEMOLITION NECESSARY TO PERFORM THE WORK SHOWN ON DRAWINGS. DEMOLITION INCLUDES BUT IS NOT LIMITED TO REMOVAL OF ALL FIRE DAMAGED BUILDING COMPONENTS AND ALL EXISTING SIDING. REMOVAL OF PARTITIONS TO ALLOW FOR NEW INTERIOR LAYOUT AND EXCAVATIONS AND CONCRETE DEMOLITIONS AS REQUIRED TO ENABLE CONSTRUCTION OF THE WORK.

CONDUCT OF WORK:
THE CONTRACTOR SHALL NOT ENTER UPON PRIVATE PROPERTY FOR ANY PURPOSE WITHOUT OBTAINING PERMISSION, AND SHALL BE RESPONSIBLE FOR THE PRESERVATION OF PUBLIC PROPERTY, TREES, MONUMENTS, AND OTHER ITEMS ALONG AND ADJACENT TO THE STREET AND RIGHT-OF-WAY AND SHALL USE EVERY PRECAUTION TO PREVENT DAMAGE OR INJURY THERETO.

THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTY FROM DAMAGES THAT MAY BE CAUSED BY FALLING DEBRIS OR FROM ANY OF CONTRACTOR'S OPERATIONS.

MATERIAL AND DEBRIS RESULTING FROM THE DEMOLITION SHALL BE REMOVED FROM THE PREMISES AS SOON AS PRATICABLE.

CONTRACTOR SHALL PROVIDE CHUTES FOR THE SAFE REMOVAL OF MATERIALS AND DEBRIS AS MAY BE NECESSARY.

CONDUCT SURVEY OF EXISTING CONDITIONS AND CORRELATE WITH CONTRACT DOCUMENTS TO DETERMINE EXTENT OF DEMOLITION REQUIRED.

ON A CONTINUING BASIS, AS WORK PROGRESSES, PERFORM SURVEYS TO DETECT HAZARDS FROM DEMOLITION OR CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL PROVIDE AND USE SUPPORT, BRACING AND SHORING AS REQUIRED FOR SAFETY AND TO MAINTAIN STRUCTURAL INTEGRITY OF BUILDING.

ARRANGE OPERATIONS TO REVEAL UNKNOWN OR CONCEALED STRUCTURAL CONDITIONS FOR EXAMINATION AND VERIFICATION PRIOR TO REMOVAL OR DEMOLITION.

PERFORM ENGINEERING SURVEYS AS NEEDED TO DETERMINE CONDITION OF FRAMING, FLOORS, AND WALLS, AND OF ANY POTENTIAL COLLAPSE OF ANY PART OF STRUCTURE OR ADJACENT STRUCTURES.

CONTRACTOR SHALL VERIFY ACTUAL CONDITIONS TO DETERMINE IN ADVANCE WHETHER REMOVAL OR DEMOLITION OF ELEMENTS WOULD RESULT IN STRUCTURAL DEFICIENCY, OVERLOADING FAILURE, OR UNPLANNED COLLAPSE.

THE CONTRACTOR SHALL TAKE SUITABLE PECAUTIONS TO PREVENT DAMAGE TO PIPES, CONDUITS, AND OTHER UNDERGROUND STRUCTURES AND SHALL PROTECT ALL MONUMENTS AND PROPERTY MARKS.

RUBBISH:
THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND LEGAL DISPOSAL OF ALL RUBBISH AND CONSTRUCTION WASTE RESULTING FROM THE WORK.

SALVAGE OR DISPOSAL:
THE CONTRACTOR SHALL BE ENTITLED TO ALL MATERIALS FROM DEMOLITION EXCEPT AS OTHERWISE INDICATED BY OWNER.

LEGEND

 DEMOLISH
 EXISTING

ARCHITECT/ENGINEER



Egel 11/25/19



OWNER

LARA MARTIN RODRIGUEZ
336 MORELAND WAY
ATLANTA GA 30354

MODIFICATIONS
TO A SINGLE
FAMILY HOUSE

NOTES

CONTRACTOR SHALL VERIFY ALL DIMENSIONS BY FIELD MEASUREMENTS PRIOR TO PURCHASING OR CUTTING MATERIALS.

INSPECTIONS AND SPECIALTY TRADES PERMITS MAY BE REQUIRED BY AUTHORITY HAVING JURISDICTION. CONTRACTOR TO COORDINATE SUCH INSPECTIONS AND OBTAIN ALL REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO PLUMBING, ELECTRICAL, AND HVAC.

RELEASED FOR
CONSTRUCTION

DRAWN	RLH
CHKD	
DATE	6-23-19
SCALE	AS NOTED

REVISIONS

LOCATION

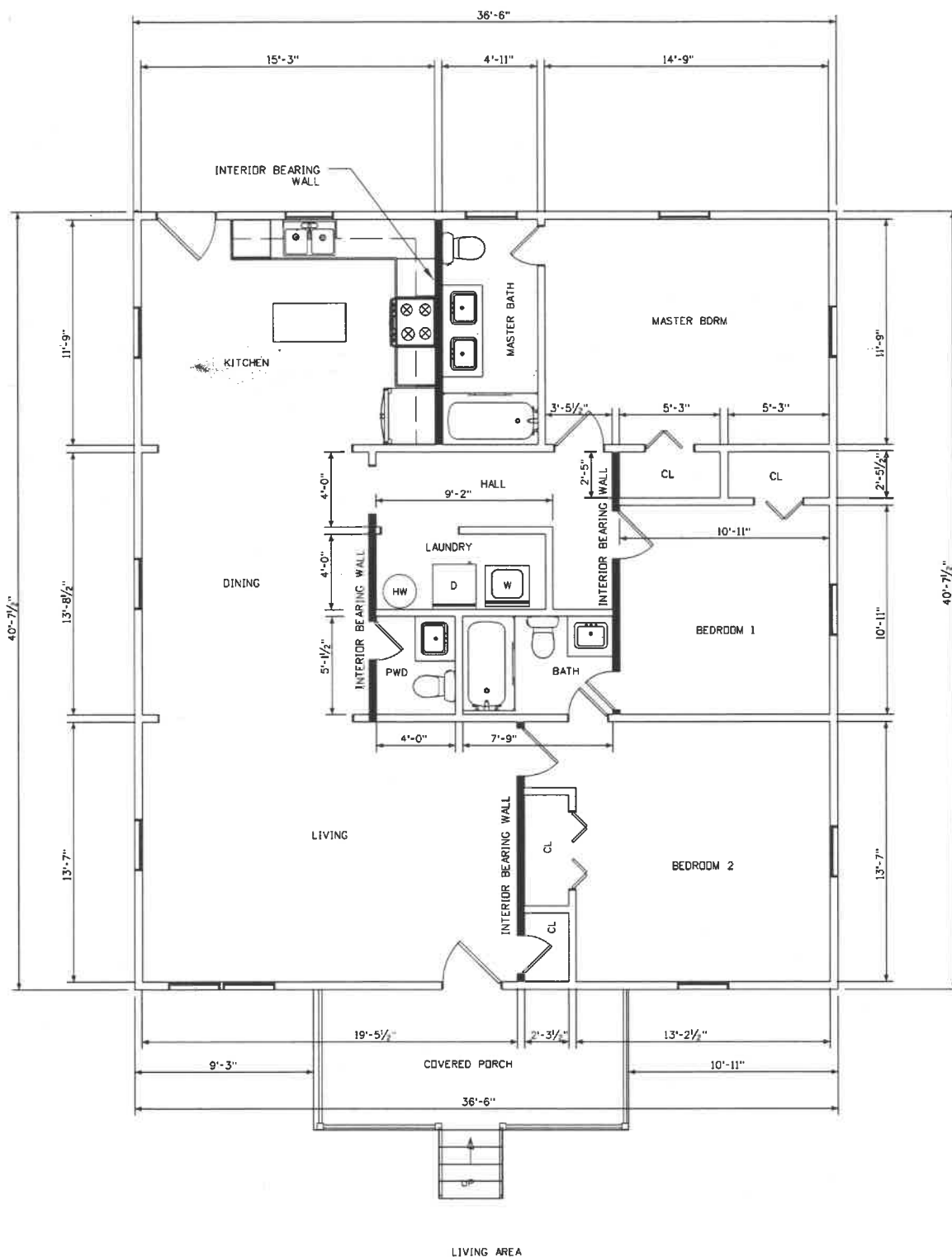
336 MORELAND WAY
ATLANTA GA 30354

SHEET TITLE

DEMOLITION
PLAN

SHEET No.

A3



PROPOSED FLOOR PLAN

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

DOOR AND WINDOW NOTES:
WINDOW PANES SHALL BE RECESSED A MINIMUM OF THREE (3) INCHES
AND A MAXIMUM OF EIGHT (8) INCHES FROM THE ADJACENT FACADE.

WINDOW TRIM SHALL NOT BE FLUSH WITH THE EXTERIOR FACADE AND
SHALL PROVIDE A MINIMUM RELIEF OF ONE-QUARTER (1/4") INCH OR
GREATER.

WINDOW SHUTTERS SHALL MATCH ONE-HALF (1/2") THE WIDTH OF THE
WINDOW OPENING.

PAINTED WINDOW OR DOOR GLASS IS PROHIBITED.

ENFRONTING WINDOWS AND DOOR GLASS SHALL UTILIZE CLEAR GLASS OR
TINTED GLASS. TINTED GLASS SHALL HAVE A TRANSMITTANCE FACTOR OF
FIFTY (50) PERCENT OR GREATER AND SHALL HAVE A VISIBLE LIGHT
REFLECTANCE FACTOR OF TEN OR LESS. GRIDS BETWEEN GLASS (GBG) IS
NOT
PERMITTED ON STRUCTURE.

ALL WINDOWS SHALL BE SURROUNDED WITH WOOD TRIM BETWEEN FOUR
AND SIX INCHES (4"-6") WIDE.

WINDOWS GROUPED TOGETHER SHALL HAVE CENTER MULLIONS TWO INCHES
WIDER THAN THE SIDE TRIM.

SILLS SHALL BE OF WOOD.

ITEM	DESCRIPTION
STUDS: (2x4)	SOUTHERN PINE STUD GRADE
POST BEAMS AND HEADERS:	SOUTHERN PINE GRADE NO. 1
ALL OTHER HORIZONTAL:	SOUTHERN PINE GRADE NO. 2
ALL OTHER VERTICAL:	SOUTHERN PINE GRADE NO. 2
PLYWOOD:	
STRUCTURAL SHEATHING:	GRADE MARKED STRUCTURAL 1
PLYCLIPS:	PSC'S BY SIMPSON OR EQUAL
LAG BOLTS:	ANSI/ASME B18.2.1
NAILS:	COMMON FED SPEC. FF-N-1-1 (USE GALVANIZED AT EXTERIOR LOCATIONS)
SCREWS:	ANSI B18.6.1 / ASTM A502
JOIST HANGERS:	SIMPSON OR EQUAL
CONNECTORS:	SIMPSON OR EQUAL (USE GALVANIZED AT EXTERIOR LOCATIONS)

ARCHITECT/ENGINEER



Errel 11/25/19

OWNER

LARA MARTIN RODRIGUEZ
336 MORELAND WAY
ATLANTA GA 30354

RENOVATIONS
TO A SINGLE
FAMILY HOUSE

NOTES

CONTRACTOR SHALL VERIFY
ALL DIMENSIONS BY FIELD
MEASUREMENTS PRIOR TO
PURCHASING OR CUTTING
MATERIALS.

INSPECTIONS AND SPECIALTY
TRADES PERMITS MAY BE
REQUIRED BY AUTHORITY
HAVING JURISDICTION.
CONTRACTOR TO COORDINATE
SUCH INSPECTIONS AND OBTAIN
ALL REQUIRED PERMITS
INCLUDING BUT NOT LIMITED
TO PLUMBING, ELECTRICAL, AND
HVAC.

RELEASED FOR
CONSTRUCTION

DRAWN RLH

CHKD

DATE 6-23-19

SCALE AS NOTED

REVISIONS

LOCATION

336 MORELAND WAY
ATLANTA GA 30354

SHEET TITLE

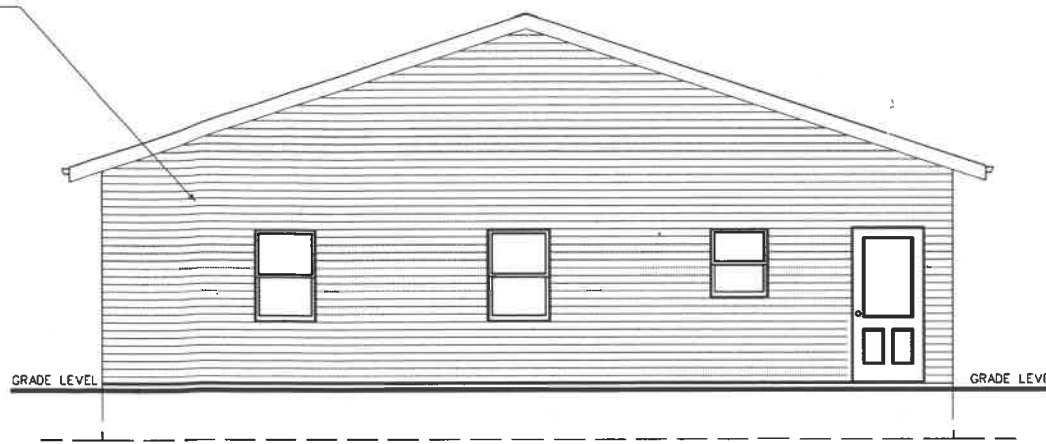
SHEET No.

PROPOSED
FLOOR PLAN

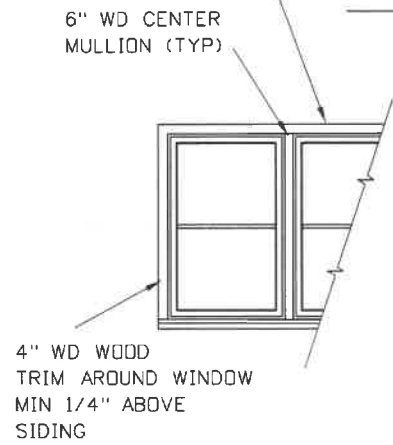
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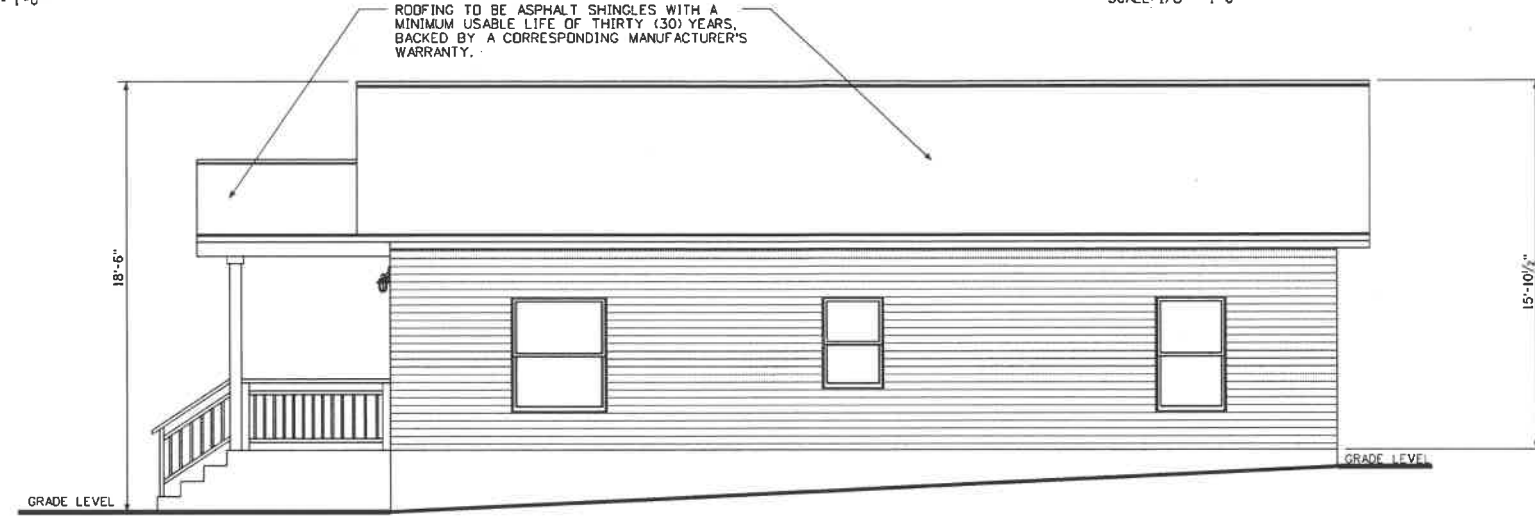
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



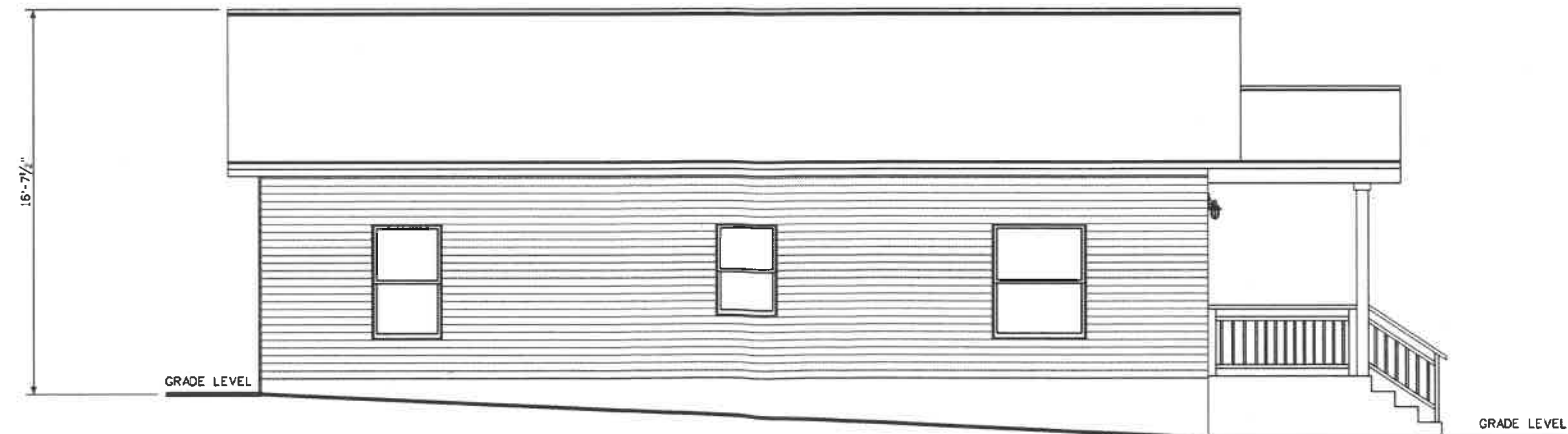
BACK ELEVATION
SCALE: 1/8" = 1'-0"



WINDOW TRIM & MULLION
NOT TO SCALE



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



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

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OWNER

LARA MARTIN RODRIGUEZ
336 MORELAND WAY
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RENOVATIONS
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LOCATION

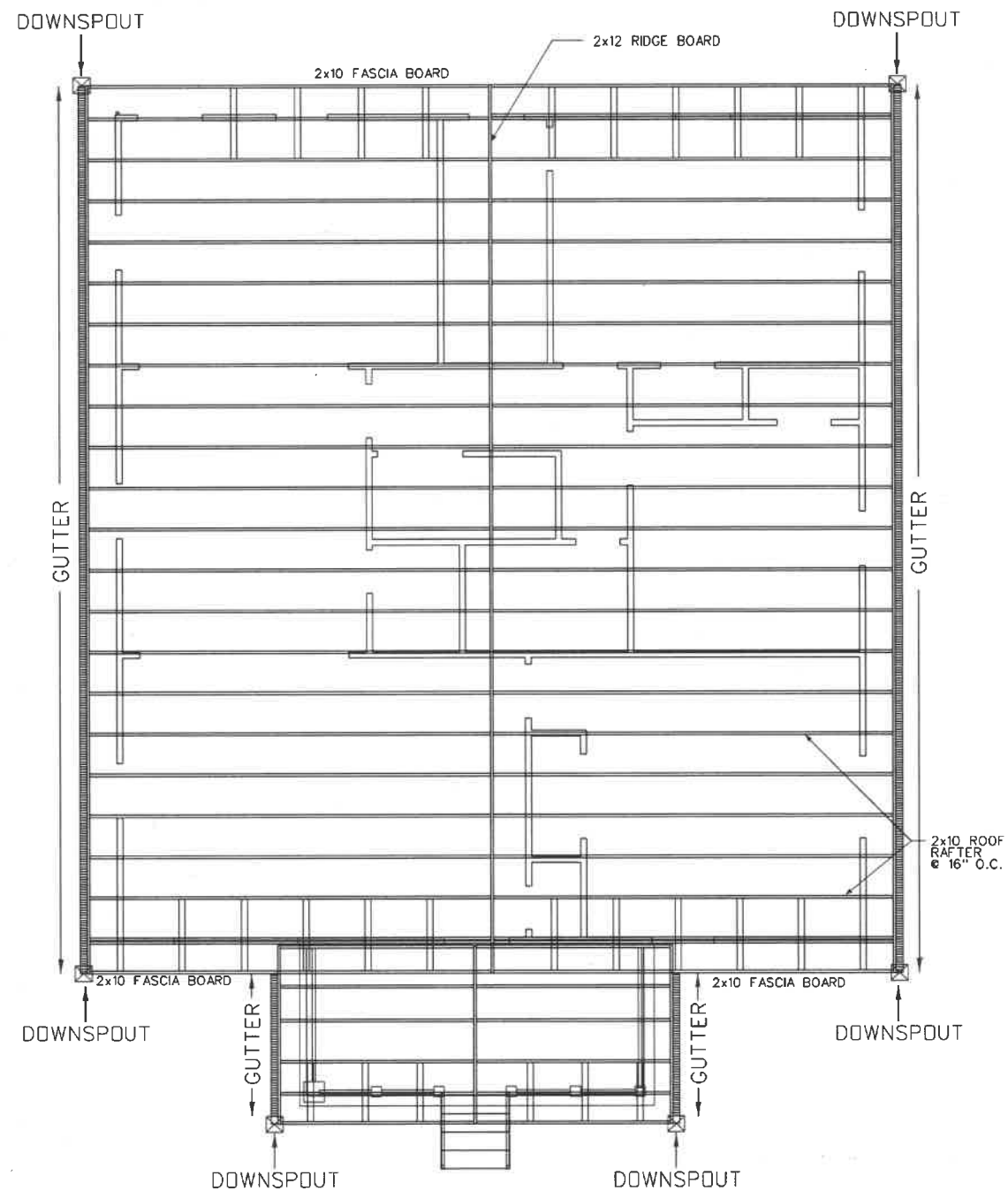
336 MORELAND WAY
ATLANTA GA 30354

SHEET TITLE

ELEVATIONS

SHEET No.

A5



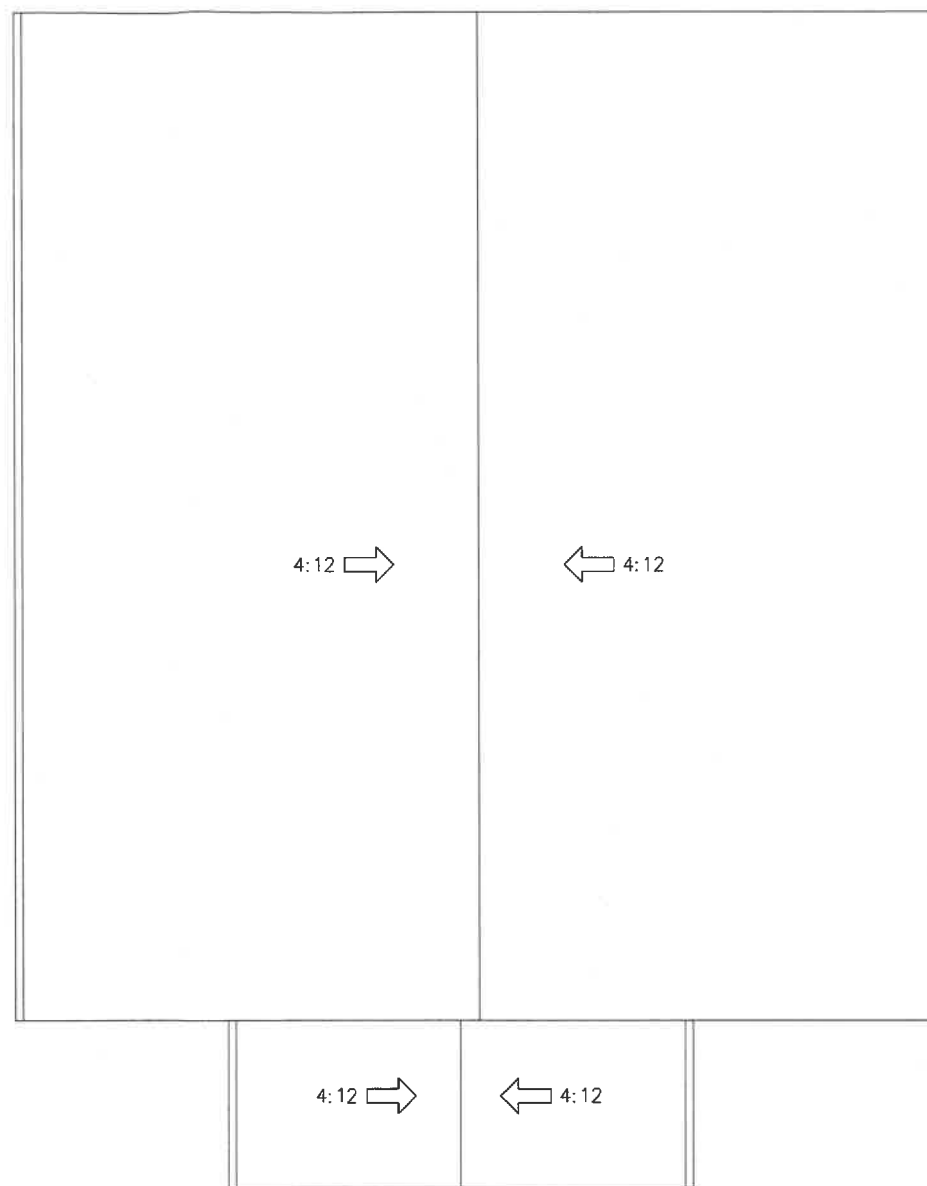
ROOF FRAMING PLAN

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

NOTES

GUTTERS SHALL BE ENGLERT LEAFGUARD ALUMINUM WITH DOWNSPOUTS MATCHED AS TO MATERIAL AND FINISH AND SHALL HAVE A MANUFACTURER'S WARRANTY FOR A MINIMUM USEFUL LIFE OF 30 YEARS OR MORE.

BUILDING NUMBERS, AT LEAST SIX (6) INCHES IN HEIGHT, SHALL BE LOCATED ABOVE OR BESIDE THE STREET-FACING PEDESTRIAN ENTRANCE, OR ABOVE OR BESIDE THE STAIRS ACCESSING A FRONT PORCH.



ROOF PLAN

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

ARCHITECT/ENGINEER



SEP 11/25/19

OWNER

LARA MARTIN RODRIGUEZ
336 MORELAND WAY
ATLANTA GA 30354

RENOVATIONS
TO A SINGLE
FAMILY HOUSE

NOTES

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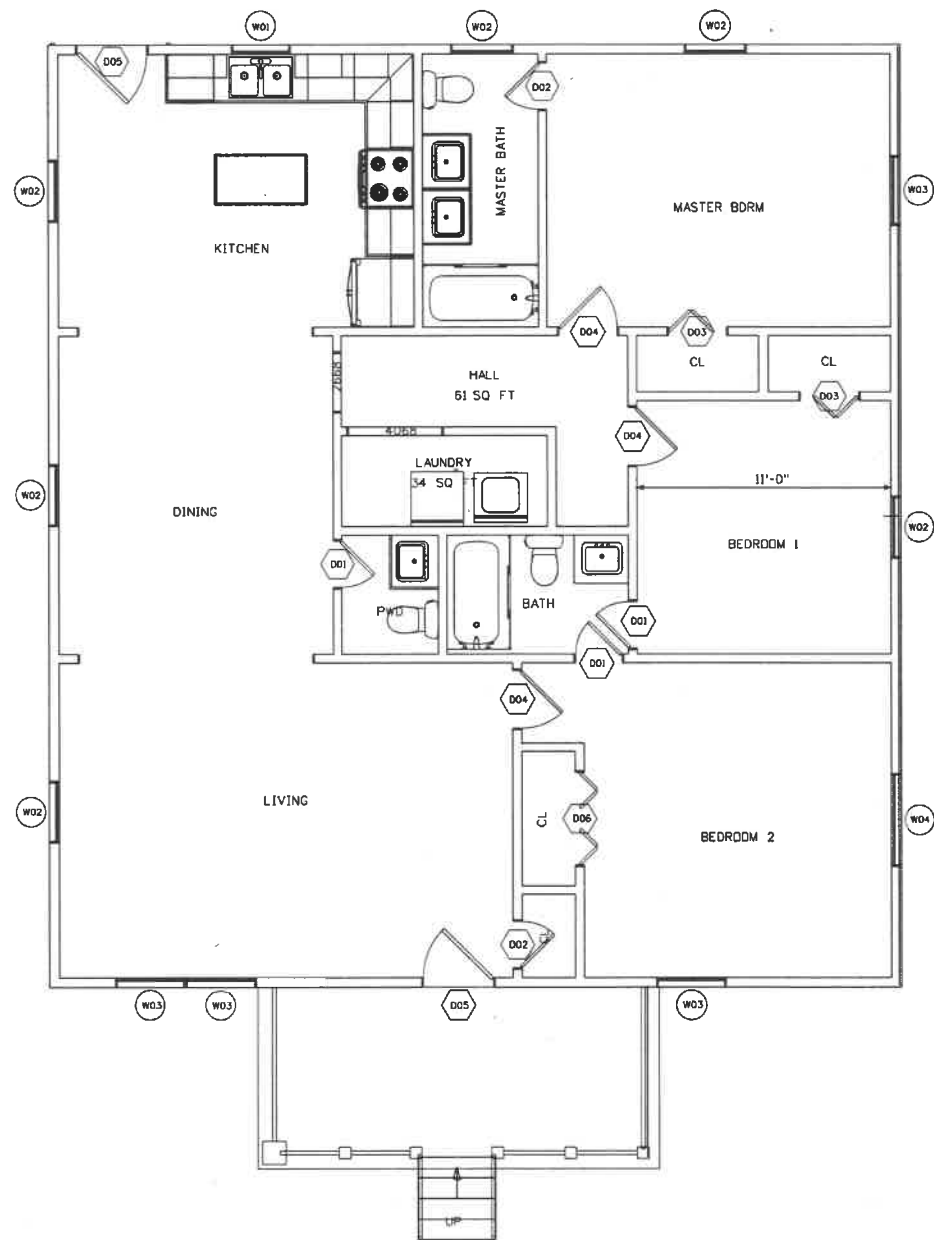
336 MORELAND WAY
ATLANTA GA 30354

SHEET TITLE

SHEET No.

FRAMING & ROOF
PLANS

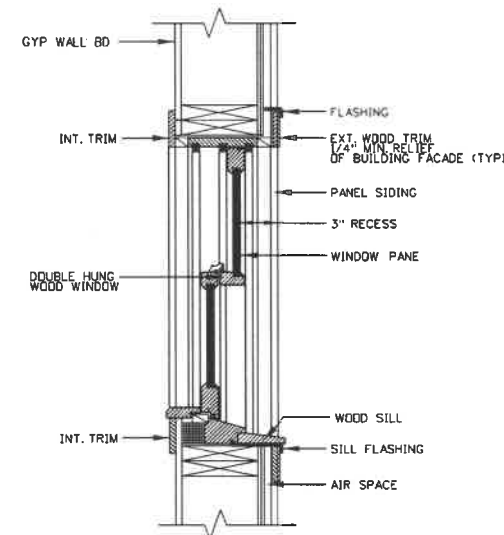
A6



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

WINDOW SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION
W01	2630DH	1	1	2630DH	30"	36"	31"X37"		DOUBLE HUNG
W02	2840DH	6	1	2840DH	32"	48"	33"X49"		DOUBLE HUNG
W03	3050DH	4	1	3050DH	36"	60"	37"X61"		DOUBLE HUNG
W04	4050DH	1	1	4050DH	48"	60"	49"X61"		DOUBLE HUNG

DOOR SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER
D01	2068	2	1	2068 L IN	24"	80"	26"X82 1/2"	HINGED-DOOR P04	2X6X28" (2)
D02	2068	2	1	2068 R IN	24"	80"	26"X82 1/2"	HINGED-DOOR P04	2X6X28" (2)
D03	2668	2	1	2668 L	30"	80"	32"X82 1/2"	2 DR. BIFOLD-LOUVERED	2X6X35" (2)
D04	2668	3	1	2668 L IN	30"	80"	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)
D05	3068	2	1	3068 R IN	36"	80"	38"X82 1/2"	HINGED-DOOR E15	2X6X41" (2)
D06	4068	1	1	4068 L/R	48"	80"	50"X82 1/2"	4 DR. BIFOLD-LOUVERED	2X6X53" (2)



WINDOW PANE DETAIL
NOT TO SCALE

ARCHITECT/ENGINEER



Erel 11/25/19

OWNER

LARA MARTIN RODRIGUEZ
336 MORELAND WAY
ATLANTA GA 30354

RENOVATIONS
TO A SINGLE
FAMILY HOUSE

NOTES

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LOCATION

336 MORELAND WAY
ATLANTA GA 30354

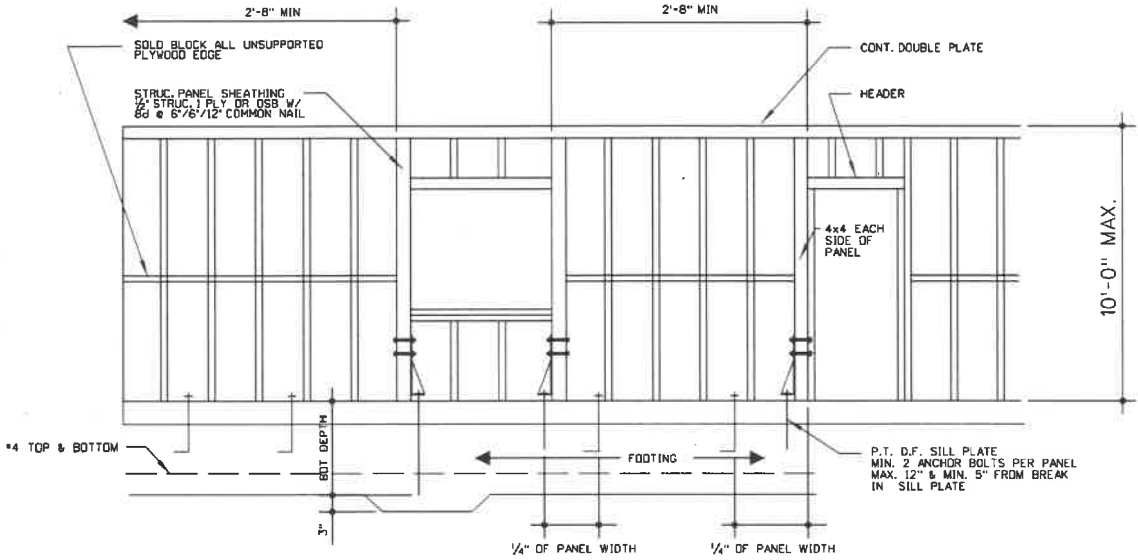
SHEET TITLE

DOOR & WINDOW
SCHEDULES

SHEET No.

A7

FRAMING DETAILS



ALTERNATE BRACED WALL PANEL (CBC 2320.11.4 AS AMENDED BY LARUCP)
1-STORY, "U" OCCUPANCY ONLY (PRIVATE GARAGES, SHEDS & AGRICULTURAL BUILDING)

SOUTHERN PINE SPAN TABLES

SOUTHERN PINE SPAN TABLES

MAXIMUM SPANS GIVEN IN FEET AND INCHES
INSIDE TO INSIDE OF BEARINGS

TABLE 4.2 RAFTERS - 20 PSF LIVE LOAD, 15 PSF DEAD LOAD, 240 DEFLECTION, CD = 1.25

SIZE INCHES	SPACING INCHES ON CENTER	GRADE									
		VISUALLY GRADED				MACHINE STRESS RATED (MSR)				MACHINE EVALUATED LUMBER (MEL)	
		DS5	No.1	No.2	No.3	2400F - 2.0E	1800F - 1.8E	1800F - 1.8E	1800F - 1.8E	1800F - 1.8E	1800F - 1.8E
2 x 6	12.0	16 - 4	15 - 6	14 - 5	10 - 11	16 - 8	15 - 2	15 - 6	15 - 9	15 - 9	15 - 6
	16.0	14 - 11	14 - 1	12 - 6	9 - 5	15 - 2	13 - 9	14 - 1	14 - 4	14 - 4	14 - 1
	19.2	14 - 0	13 - 3	11 - 5	8 - 8	14 - 3	12 - 11	13 - 3	13 - 6	13 - 6	13 - 3
	24.0	13 - 0	11 - 10	10 - 2	7 - 9	13 - 3	12 - 0	12 - 3	12 - 6	12 - 6	12 - 3
2 x 8	12.0	21 - 7	20 - 5	18 - 3	13 - 9	21 - 11	19 - 11	20 - 5	20 - 10	20 - 10	20 - 5
	16.0	19 - 7	18 - 4	15 - 10	11 - 11	19 - 11	18 - 2	18 - 6	18 - 11	18 - 11	18 - 6
	19.2	18 - 5	16 - 9	14 - 5	10 - 10	18 - 9	17 - 1	17 - 5	17 - 9	17 - 9	17 - 5
	24.0	17 - 2	15 - 0	12 - 11	9 - 9	17 - 5	15 - 10	16 - 2	16 - 6	16 - 6	16 - 2
2 x 10	12.0	26 - 0	24 - 10	21 - 8	16 - 8	26 - 0	25 - 5	26 - 0	26 - 0	26 - 0	26 - 0
	16.0	25 - 0	21 - 6	18 - 9	14 - 5	25 - 5	23 - 2	23 - 8	24 - 1	24 - 1	23 - 8
	19.2	23 - 7	19 - 7	17 - 1	13 - 2	23 - 11	21 - 9	22 - 3	22 - 8	22 - 8	22 - 3
	24.0	21 - 10	17 - 6	15 - 4	11 - 10	22 - 3	20 - 2	20 - 8	21 - 1	21 - 1	20 - 8
2 x 12	12.0	26 - 0	26 - 0	25 - 6	19 - 9	26 - 0	26 - 0	26 - 0	26 - 0	26 - 0	26 - 0
	16.0	26 - 0	25 - 6	22 - 1	17 - 1	26 - 0	26 - 0	26 - 0	26 - 0	26 - 0	26 - 0
	19.2	26 - 0	23 - 3	20 - 2	15 - 7	26 - 0	26 - 0	26 - 0	26 - 0	26 - 0	26 - 0
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ARCHITECT/ENGINEER



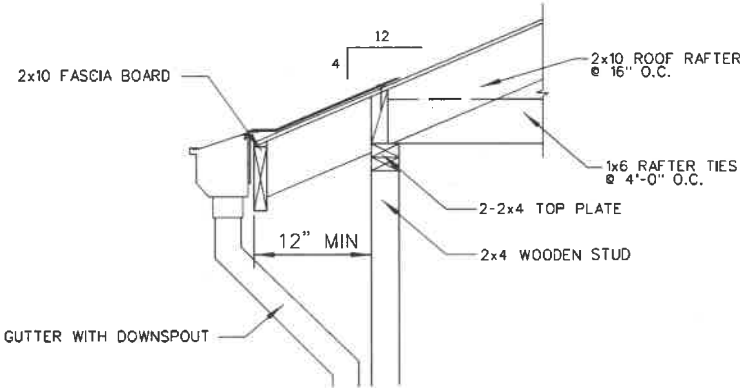
11/25/19

OWNER

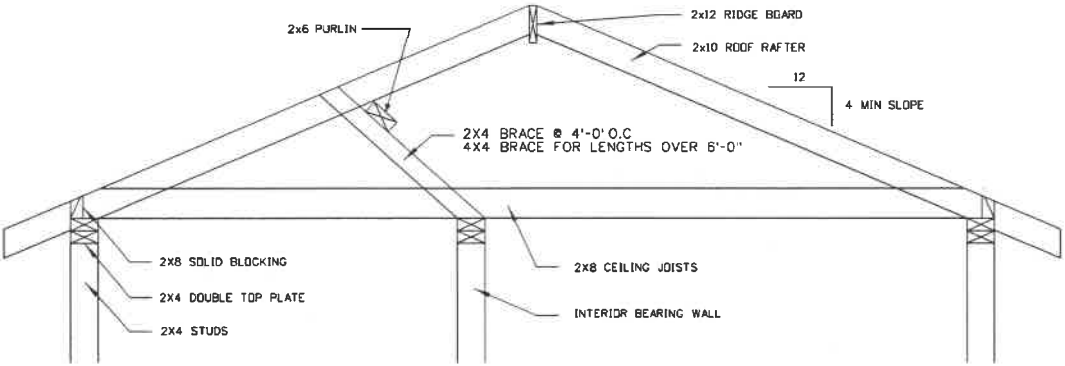
LARA MARTIN RODRIGUEZ
336 MORELAND WAY
ATLANTA GA 30354

RENOVATIONS
TO A SINGLE
FAMILY HOUSE

ROOF DETAIL

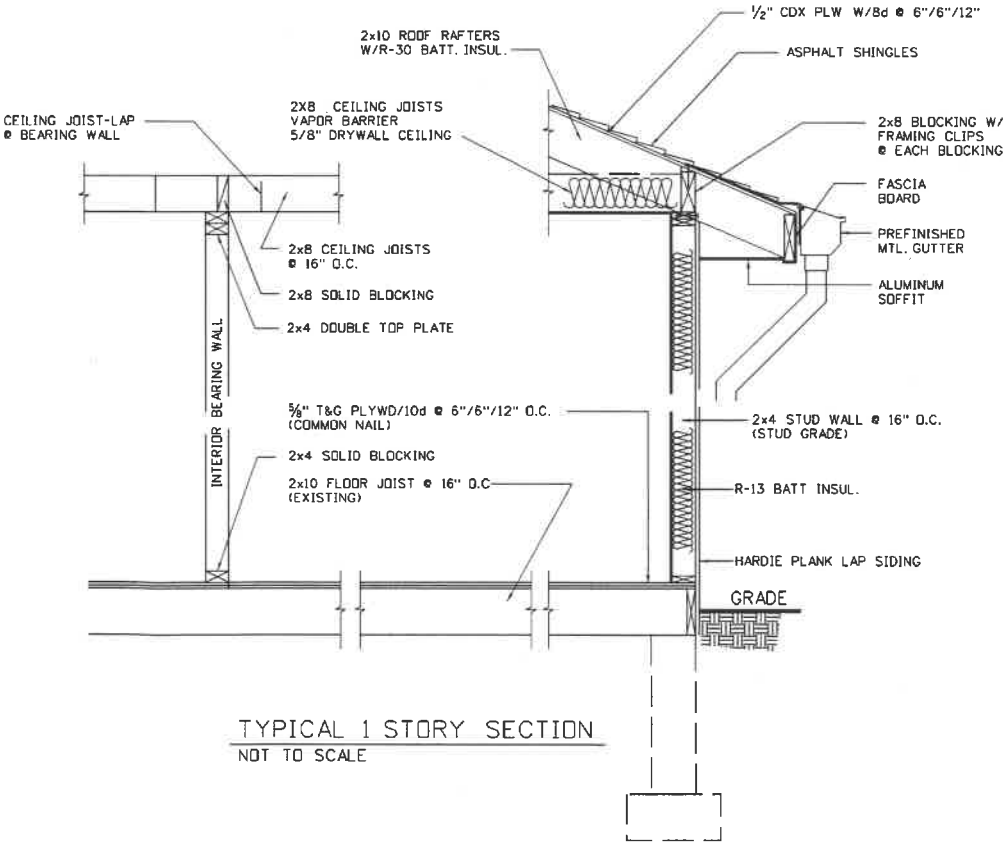


EAVE DETAIL A
NONE



ROOF PITCH DETAIL

TYPICAL WALL SECTION



TYPICAL 1 STORY SECTION
NOT TO SCALE

NOTES:
GUTTERS SHALL BE EQUIVALENT TO ENGLERT LEAFGUARD ALUMINUM WITH DOWNSPOUTS MATCHED AS TO MATERIAL AND FINISH AND SHALL HAVE A MANUFACTURER'S WARRANTY FOR A MINIMUM USEFUL LIFE OF 30 YEARS OR MORE.
BUILDING NUMBERS, AT LEAST SIX (6) INCHES IN HEIGHT, SHALL BE LOCATED ABOVE OR BESIDE THE STREET-FACING PEDESTRIAN ENTRANCE, OR ABOVE OR BESIDE THE STAIRS ACCESSING A FRONT PORCH.

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RELEASED FOR CONSTRUCTION

DRAWN RLH
CHKD
DATE 6-23-19
SCALE AS NOTED

REVISIONS

LOCATION

336 MORELAND WAY
ATLANTA GA 30354

SHEET TITLE

SHEET No.

DETAILS &
SCHEDULES

A8

NOTES AND SPECIFICATIONS

PROJECT SUMMARY:

THIS PROJECT IS TO REPAIR FIRE DAMAGE IN BUILDING COMPONENTS, MODIFY ROOF, REPLACE ALL SIDING AND WINDOWS, AND MODIFY INTERIOR LAYOUT.

LOCATION:
336 MORELAND WAY
ATLANTA GA 30354

GENERAL
ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL OR FEDERAL AND STATE LAWS AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.

WHERE THE CONTRACT NOTES OR DRAWINGS CALL FOR ANY WORK OF A MORE STRINGENT NATURE THAN THAT REQUIRED BY THE BUILDING CODE OR ANY OTHER DEPARTMENT HAVING JURISDICTION OVER THE WORK, THE WORK OF THE MOST STRINGENT NATURE CALLED FOR BY THE CONTRACT, CONSTRUCTION NOTES, OR DRAWINGS SHALL BE FURNISHED IN ALL CASES.

THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF HIS WORK. FORWARD COPIES OF EXECUTED PERMITS TO OWNER.

ALL DRAWINGS AND ALL CONSTRUCTION NOTES ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE SET OF DRAWINGS SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.

THE CONTRACTOR IS WHOLLY RESPONSIBLE FOR THE COORDINATION AND SCHEDULING OF THE WORK OF ALL SUBCONTRACTORS CRAFTSMEN AND TRADESMEN REQUIRED TO COMPLETE THE JOB.

THE CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HE CANNOT COMPLY WITH ALL REQUIREMENTS CALLED FOR ON THESE DRAWINGS.

THE CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY OF ANY DISCREPANCIES OR OMISSIONS BETWEEN THE DRAWINGS, THESE NOTES AND SPECIFICATIONS, AND FIELD CONDITIONS, AND REQUEST CLARIFICATION BEFORE COMMENCING ANY WORK.

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE RELATING TO THE WORK OF ALL TRADES. NO ALLOWANCE SHALL BE MADE FOR ANY EXTRA EXPENSE OR EXTENSION OF TIME DUE TO CONTRACTOR'S FAILURE OR NEGLIGENCE IN COMPLETELY EXAMINING THE JOBSITE.

COSTS DUE TO DEFECTIVE AND/OR ILL-TIMED WORK AS A RESULT OF, BUT NOT LIMITED TO, INFERIOR WORKMANSHIP OR MATERIALS AND/OR IMPROPER SCHEDULING OR DELINQUENT ORDERING SHALL BE BORNE BY THE CONTRACTOR.

DUMPSTERS OR ANY ONSITE DISPOSAL EQUIPMENT MAY NOT BE LOCATED ON THE STREET.

THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS FROM HIS AND HIS SUBCONTRACTOR'S WORK AND DISPOSE OF THESE AT APPROPRIATE WASTE MANAGEMENT FACILITIES AT HIS COST.

THE CONTRACTOR SHALL EXERCISE STRICT DUST CONTAINMENT AND DUST CONTROL TO PREVENT DIRT OR DUST FROM LEAVING THE JOBSITE, AND TO MINIMIZE CONTAMINATION OF DUCTS AND AIR HANDLING EQUIPMENT.

SHOULD THE CONTRACTOR DAMAGE ANY NEW OR EXISTING CONSTRUCTION, STRUCTURE, OR EQUIPMENT HE SHALL REPAIR OR REPLACE THESE AT HIS COST TO THE SATISFACTION OF AND AT NO COST TO THE OWNER.

THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR HIS WORK AND THE PREMISES UNTIL COMPLETION OF CONTRACTED WORK.

THESE DRAWINGS, NOTES, AND SPECIFICATIONS CONVEY THE DESIGN INTENT. THE CONTRACTOR SHALL USE THE HIGHEST POSSIBLE QUALITY OF WORKMANSHIP, NEW MATERIAL, AND EQUIPMENT IN PERFORMING THE WORK.

THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION PLANS ON SITE FOR USE OF ALL HIS SUBCONTRACTORS AND TRADESMEN AND SHALL BE RESPONSIBLE FOR COORDINATING THEIR WORK.

THE CONTRACTOR SHALL COOPERATE WITH THE OWNER IN SCHEDULING AND RESOLVING SCHEDULE AND OTHER CONFLICTS WITH OTHER CONTRACTORS HIRED BY THE OWNER TO PERFORM OTHER WORK AT THE SITE.

THE CONTRACTOR SHALL AS NEEDED ADJUST OR REFURBISH EXISTING MANUFACTURED ITEMS NOT BEING REMOVED AND TIGHTEN ANY LOOSE ITEMS SUCH AS EXIT SIGNS, ALARMS, FIRE EXTINGUISHER CASES, SPEAKERS, MOLDINGS AND DOOR HARDWARE.

CONTRACTOR SHALL ACQUIRE INSURANCE AND BONDING AS DIRECTED TO THE SATISFACTION OF THE OWNER AND PROVIDE PROOF OF SUCH TO THE OWNER.

THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, ELECTRICAL REQUIREMENTS AND CHARACTERISTICS OF ALL WORK AND/OR EQUIPMENT SUPPLIED BY THE OWNER OR OTHERS PRIOR TO THE START OF RELATED WORK WITH THE MANUFACTURER OR SUPPLIER.

THE OWNER MAY ORDER EXTRA WORK WITHOUT INVALIDATING THE CONTRACT. THE CONTRACTOR SHALL BE PAID EXTRA FOR SUCH WORK AT NEGOTIATED PRICES AND AGREED UPON EXTRA TIME TO COMPLETE IF NECESSARY.

THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL DELIVERY TO SITE AND UNLOADING CHARGES FOR ALL MATERIAL AND EQUIPMENT NECESSARY FOR AND / OR TO BE INCORPORATED INTO THE WORK.

TIME IS OF THE ESSENCE IN THE CONTRACT AND CONTRACTOR SHALL SUBMIT A DETAILED SCHEDULE OF WORK THROUGH COMPLETION.

EXCEPT WHERE OTHERWISE INDICATED, DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH.

ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION OF WORK.

IN SOUND RATED ROOMS, ALL WALL AND FLOOR PENETRATIONS FOR PIPES, DUCTS AND OUTLETS SHALL BE SEALED WITH AN ACOUSTICAL SEALANT AND CONCEALED OR RECESSED FIXTURES SHALL BE COVERED OR BACKED WITH A SOUND ATTENUATION BLANKET.

THE CONTRACTOR SHALL PROVIDE BLOCKING, BACKING, FRAMING HANGERS, OR OTHER SUPPORT FOR ALL FIXTURES, EQUIPMENT, CABINETRY, FURNISHINGS, AND ALL OTHER ITEMS AS REQUIRED.

DOOR OPENINGS IN GYPSUM BOARD PARTITIONS NOT DIMENSIONED ARE LOCATED IN CENTER OF ROOM OR WITHIN 4" OF ADJOINING PARTITION.

ALL ITEMS ARE NEW UNLESS NOTED OTHERWISE.

CONTRACTOR SHALL ENSURE THAT INSTALLATION METHODS CONFORM TO ALL APPLICABLE BUILDING CODES.

THE CONTRACTOR SHALL VERIFY REQUIRED LOCATION OF ALL NECESSARY ACCESS PANELS ON PARTITIONS, FLOORS, OR CEILINGS AND COORDINATE EXACT LOCATIONS WITH OWNER BEFORE INSTALLATION.

CONTRACTOR SHALL SWEEP FLOOR AREA IN ADVANCE OF FLOOR OR WINDOW COVERING OR CABINET INSTALLATION EVEN IF THESE ARE TO BE DONE BY OTHERS

CONTRACTOR SHALL SECURE THE BUILDING AT THE CLOSE OF WORK EACH DAY.

BY ENTERING INTO AN AGREEMENT WITH THE OWNER, THE CONTRACTOR REPRESENTS THAT HE HAS VISITED THE JOB SITE, FAMILIARIZED HIMSELF WITH EXISTING CONDITIONS AND NOTED ANY DISCREPANCIES WITH THE CONTRACT DRAWINGS AND OTHER DOCUMENTS.

CONTRACTOR SHALL BRING ANY DISCREPANCIES TO THE OWNER'S ATTENTION PRIOR TO PROCEEDING AND MAY SUBMIT PROPOSAL FOR RESOLVING ALONG WITH ANY ADDITIONAL COST OR COST REDUCTION DETAILS IF APPLICABLE.

THE CONTRACTOR SHALL CLEAN THE WORK AND PREMISES PRIOR TO ACCEPTANCE BY OWNER.

THE CONTRACTOR SHALL DEFEND AND HOLD HARMLESS THE ENGINEER, THE OWNER AND OWNER'S AGENTS AND REPRESENTATIVES FROM ANY LEGAL ACTION RESULTING FROM THE CONTRACTOR'S CONDUCT OF THE WORK.

CONTRACTOR SHALL SUBMIT SAMPLES OF EXTERIOR AND INTERIOR MATERIALS INCLUDING DOOR HARDWARE AND FINISHES TO THE OWNER FOR APPROVAL PRIOR TO INSTALLATION.

CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS INCLUDING MECHANICAL, ELECTRICAL, AND PLUMBING WORK AS NECESSARY. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL PARTITIONS INDICATED ON THE DRAWINGS.

PARTITIONS SHOWN ALIGNED WITH EXISTING BASE BUILDING ELEMENTS SHALL BE INSTALLED FLUSH AND SMOOTH WITH BASE BUILDING ELEMENTS.

CONTRACTOR SHALL REPAIR, REPLACE OR MODIFY ANY FIXTURE, STRUCTURE, WALL, CEILING, EQUIPMENT, FLOOR OR FINISH THAT REQUIRES TEMPORARY DISMANTLING, TEMPORARY REMOVAL, OR ALTERATION IN ORDER TO ACCOMMODATE THE NEW CONSTRUCTION.

ACCESSIBILITY / SAFETY
CONTRACTOR SHALL PROVIDE ANY AND ALL LIFE SAFETY EQUIPMENT AS REQUIRED BY LOCAL AND STATE CODES.

DURING CONSTRUCTION, CONTRACTOR SHALL PROVIDE NOT LESS THAN ONE PORTABLE FIRE EXTINGUISHER RATED AT LEAST 2-A AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.

LIGHT AND CONTROL SWITCHES SHALL BE MOUNTED NOT MORE THAN 4'-0" ABOVE THE FLOOR OR WORKING PLATFORM.

DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISHED FLOOR. (LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.)

DOOR CLOSERS AND STOPS SHALL NOT REDUCE HEADROOM TO LESS THAN 78 INCHES.

INTERIOR WALL AND CEILING FINISHES CLASSIFIED IN ACCORDANCE WITH SHALL BE AS FOLLOWS: (TESTING IN ACCORDANCE WITH ASTM E-84 OR UL-723) FLAME SPREAD INDEX NOT GREATER THAN 200. SMOKE-DEVELOPED INDEX NOT GREATER THAN 450.

ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR.

ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR.

FURNACE FIREBOX SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

MATERIAL
GYPSUM BOARD THICKNESS AND APPLICATION SHALL CONFORM TO IRC TABLE 702.3.5

ALL FRAMING LUMBER SHALL BE SOUTHERN PINE GRADE 2 OR BETTER UNLESS NOTED OTHERWISE.

ATTIC ACCESS SHALL BE: A MINIMUM OF 22" X 36". THERE SHALL BE 30" MIN. CLEARANCE AT OR ABOVE THE OPENING LOCATED IN A CORRIDOR, HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. ATTICS WITH A MAXIMUM VERTICAL HEIGHT OF LESS THAN 30" WILL NOT REQUIRE ACCESS OPENINGS.

VENTILATION
ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQUARE FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

RAILING
STAIRWAYS SHALL HAVE A MIN. WIDTH OF 34". HAND RAILS MAY ENCROACH A MAX. OF 3 " INTO THE REQUIRED WIDTH.

TREADS SHALL HAVE A MIN. WIDTH OF 9". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".

STAIRWAYS SHALL HAVE MIN. 6'-8" OF HEADROOM AT THE NOSE OF THE STAIR.

ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH " TYPE " X" FIRE-RESISTANCE RATED GYPSUM WALL BOARD.

STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.

HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.

STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.

34" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR ALL PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 24" BELOW.

RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NOT GREATER THAN 4".

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.

ARCHITECT/ENGINEER



Edgel 11/25/19



OWNER

LARA MARTIN RODRIGUEZ
336 MORELAND WAY
ATLANTA GA 30354

RENOVATIONS
TO A SINGLE
FAMILY HOUSE

NOTES

CONTRACTOR SHALL VERIFY ALL DIMENSIONS BY FIELD MEASUREMENTS PRIOR TO PURCHASING OR CUTTING MATERIALS.

INSPECTIONS AND SPECIALTY TRADES PERMITS MAY BE REQUIRED BY AUTHORITY HAVING JURISDICTION. CONTRACTOR TO COORDINATE SUCH INSPECTIONS AND OBTAIN ALL REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO PLUMBING, ELECTRICAL, AND HVAC.

RELEASED FOR
CONSTRUCTION

DRAWN RLH

CHKD

DATE 6-23-19

SCALE AS NOTED

REVISIONS

LOCATION

336 MORELAND WAY
ATLANTA GA 30354

SHEET TITLE

SHEET No.

NOTES &
SPECIFICATIONS

A9



DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: December 26, 2019
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 360 Lake Drive**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Caren Ann Nunnaly for the construction of a new two-story single-family dwelling at 360 Lake Drive. The dwelling will be 2,529 sq. ft. and will include four bedrooms and three and a half bathrooms. Parking will be provided by a driveway leading to a side entry 388 sq. ft. attached garage.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

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

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

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

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

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

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

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

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

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

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

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

STAFF COMMENT:

- **The applicant should clarify if the roof overhang extends into the southwest setback and, if so, adjust the site plan as necessary.**
- **The existing sidewalk does not have the required 1' landscape area. A design exception is required to use the existing sidewalk.**

(b) Supplemental Area and Fence Standards

✓ Developments shall locate landscape supplemental areas adjacent to first-story residential uses and place a minimum of one tree every 50 feet in the supplemental area. See list of allowed trees in section 93-2-14.

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

✋ On all lots a fence, wall, curb or hedge between six and 48 inches in height is encouraged at the back of the required sidewalk, except at openings to access steps, drives or pedestrian walkways.

⊙ Fences adjacent to the street shall be picket-wood, stone, composite materials or ornamental metal, with the finished side facing the street.

⊙ Retaining walls adjacent to the required sidewalk shall not exceed 32 inches in height unless required by topography.

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

⊙ Small planting between retaining walls and the required sidewalk are encouraged and should have a minimum width of six inches.

STAFF COMMENT:

- **A fence, wall, curb or hedge between 6" and 48" in height is encouraged at the back of the required sidewalk.**

(c) Utility Standards

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

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

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

STAFF COMMENT:

- **The applicant should show mechanical utility features on the plans and indicate any screening.**
- **The plans should be revised to show a light at the front door.**

(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:

- **Roof shingles must be warrantied for a minimum of 30 years. The plans indicate the roof shingles are warrantied for 10 years, which is not compliant.**
- **The applicant should specify the distance the roof overhangs the facades of the house, ensuring it is at least 12".**

(f) Street Facing Facade and Style Standards.

- ✓ Exterior facade materials shall be limited to:
 - Full-depth brick;
 - Natural or cast stone;
- ✓ Smooth natural-wood siding and/or cement-based siding;
 - Shake siding;
 - Painted fish-scale style shingles, but only when used in front gables;
 - True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings.
- ✓ Exterior building materials shall not be:
 - Simulated brick veneer, such as Z-Brick;
 - Exterior insulation and finish systems (EIFS);
 - Exposed concrete block;
 - Metal siding or other metal exterior treatment;
 - Glass curtain walls;
 - Liquid vinyl;
 - T-1-11 siding;
 - Vinyl siding, except that existing one-family detached homes with vinyl siding covering more than 70 percent of the exterior facade may replace said siding or construct an addition faced in vinyl siding.
- ✓ Facade materials shall be combined horizontally, with the heavier below the lighter.
- ✓ Blank, windowless walls are prohibited along all facades. See subsection 81-1-7(g)11.

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

STAFF COMMENT:

- The applicant should specify the materials used for the porch.
- Porches and finished first floors must be raised between 2' and 4' above grade unless existing topography is greater. The applicant should provide the height of the porch and finished first floor elevation from grade at the front. A design exception will be required if the porch and first floor elevation are at grade.
- Porches shall have a minimum clear depth of 8' from building facade to outside face of column. The proposed porch has a clear depth of 6', which is not compliant.
- Front porch widths shall be between 80% and 100% of the adjacent facade. The proposed porch is 62% the width of the facade, which is not compliant and will require a design exception.

(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:

- Building numbers at least 6" in height on the porch or adjacent to the front door should be included and shown on the plans.
- Windows must be provided for a minimum of 30% of the total street facing facade for each floor:
 - Without the door, the first floor has windows provided for 22% of the facade width. The applicant should provide the width of the glass on the front door.
 - Windows are provided for 26% of the second floor width, which is not compliant.
- Windows must comply with all requirements of Sec. 81-1-7(g) - *Door and window standards*. The elevations should be revised to demonstrate compliance and the plans should provide the following information:
 - Window pane recession from adjacent facades
 - Use, if any, of grids-between-glass
 - Window trim details, including width and depth
 - Mullion widths between grouped windows
 - Window sill materials

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

 **First Stories.** First stories shall be elevated above the grade between two and four feet, unless existing topography is greater or unless wheelchair access is desired and cannot be provided from the side or rear.

 **Window Sills.** Enfronting first story window sills should be no less than two and one-half feet and no more than three and one-half feet above finished floor elevation.

 **Wheelchair access.** Where practical, wheelchair access, when provided, should be installed at the side or rear of the home in order to preserve the architectural character of the primary facade.

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

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

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

STAFF COMMENT:

- Porches and finished first floors must be raised between 2' and 4' above grade, unless existing topography is greater. The applicant should provide the height of the porch and finished first floor elevation from grade at the front. A design exception will be required if the porch and first floor elevation are at grade.
- Enfronting first story windows must be between 2.5 and 3.5' above finished first floor elevation. The applicant should provide the height of the enfronting first story windows above the finished first floor elevation.
- The design does not reflect any of the principal traditional styles found in the community. However, the design does have precedent in the City.

- ⑨ **Outbuildings.** In conventional development, outbuildings are often designed and located as an afterthought. Yet in traditional towns and cities, outbuildings serve to enrich the quality of design through their placement, design and use. In Hapeville, where outbuildings are provided on many residential lots, their design must be to the same high standards found in the community's neighborhoods.

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

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

STAFF COMMENT:

RECOMMENDATIONS

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

1. The applicant should clarify if the roof overhang extends into the southwest setback and, if so, adjust the site plan as necessary.
2. The existing sidewalk does not have the required 1' landscape area. A design exception is required to use the existing sidewalk.
3. A fence, wall, curb or hedge between 6" and 48" in height is encouraged at the back of the required sidewalk.
4. Roof shingles must be warrantied for a minimum of 30 years. The plans indicate the roof shingles are warrantied for 10 years, which is not compliant.
5. The applicant should specify the distance the roof overhangs the facades of the house, ensuring it is at least 12".
6. The applicant should specify the materials used for the porch.
7. Porches and finished first floors must be raised between 2' and 4' above grade unless existing topography is greater. The applicant should provide the height of the porch and finished first floor elevation from grade at the front. A design exception will be required if the porch and first floor elevation are at grade.
8. Porches shall have a minimum clear depth of 8' from building facade to outside face of column. The proposed porch has a clear depth of 6', which is not compliant.
9. Front porch widths shall be between 80% and 100% of the adjacent facade. The proposed porch is 62% the width of the facade, which is not compliant and will require a design exception.
10. Building numbers at least 6" in height on the porch or adjacent to the front door should be included and shown on the plans.
11. Windows must be provided for a minimum of 30% of the total street facing facade for each floor:
 - a. Without the door, the first floor has windows provided for 22% of the facade width. The applicant should provide the width of the glass on the front door.
 - b. Windows are provided for 26% of the second floor width, which is not compliant.
12. Windows must comply with all requirements of Sec. 81-1-7(g) - *Door and window standards*. The elevations should be revised to demonstrate compliance and the plans should provide the following information:
 - a. Window pane recession from adjacent facades

- b. Use, if any, of grids-between-glass
 - c. Window trim details, including width and depth
 - d. Mullion widths between grouped windows
 - e. Window sill materials
13. Porches and finished first floors must be raised between 2' and 4' above grade, unless existing topography is greater. The applicant should provide the height of the porch and finished first floor elevation from grade at the front. A design exception will be required if the porch and first floor elevation are at grade.
 14. Enfronting first story windows must be between 2.5 and 3.5' above finished first floor elevation. The applicant should provide the height of the enfronting first story windows above the finished first floor elevation.
 15. The design does not reflect any of the principal traditional styles found in the community. However, the design does have precedent in in the City.

Once these items are addressed to the satisfaction of Staff and the Design Review Committee, the application is recommended for approval.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 11/21/19

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: SAM SETH Contact Number: [REDACTED]

Applicants Address: [REDACTED]

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

Address of Proposed Work: 360 LAKE DRIVE, HAPEVILLE, GA 30554

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0094-0007-105-8

Property Owner: 360 LAKE DRIVE LLC Contact Number: [REDACTED]

Project Description (including occupancy type): New construction of residential single family home with 2 stories, 4 bedrooms, 3 1/2 baths, 2 car garage and front and back patios.

Contractors Name: Brightstone Builders Contact Number: 404-960-4041

Contact Person: SAM SETH Contact Number: [REDACTED]

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

[REDACTED]
Applicants Signature

11/21/19
Date

Project Class (check one):

☒ Residential ☐ Commercial ☐ Mixed-Use Development

Project Type:

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

Total Square Footage of proposed New Construction: 2500

Total Square Footage of existing building: 0

Estimated Cost of Construction: \$190,000

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

Vacant, undeveloped land

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

- Roof - timberline natural architectural Asphalt shingles
- Windows - vinyl single-hung, double pane
- Siding - Hardie Lap 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=PTIICOOR_CH81ARDEST
- ☒ Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.
- ☒ Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.
- ☒ Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.
- ☒ Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.
- ☒ Submitted architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.
- ☒ Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.
- ☒ **Understood that builder must follow approved plan and that the Certificate of Occupancy will not be issued until a Design Inspection is performed and Architectural Design Standards are met.**

SAM SETH

Printed Name

Signature

Date

11/20/19

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

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

The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT

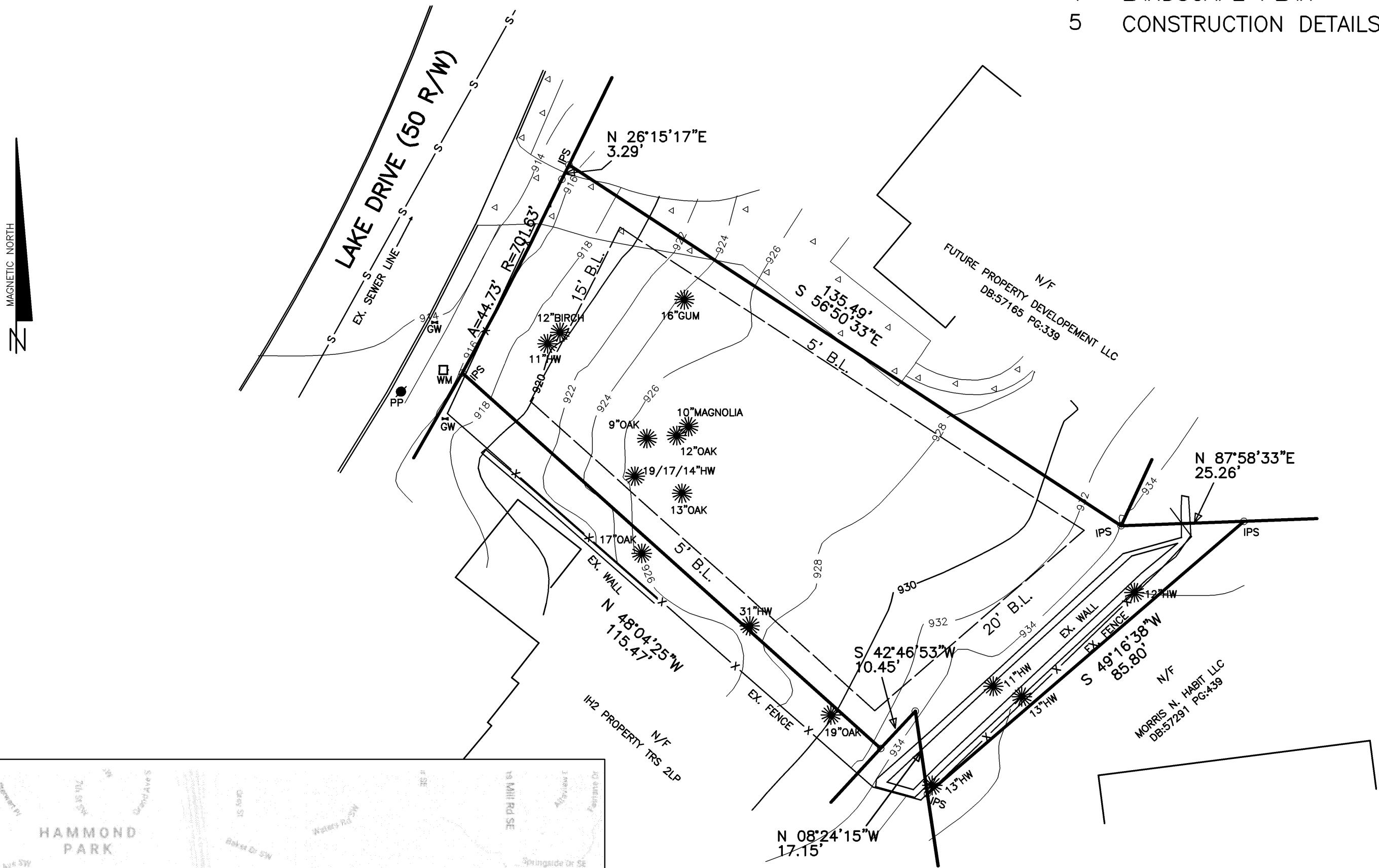
THIS PROPERTY IS IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13121C 0367F, DATED 09/18/13

TABLE OF CONTENTS:

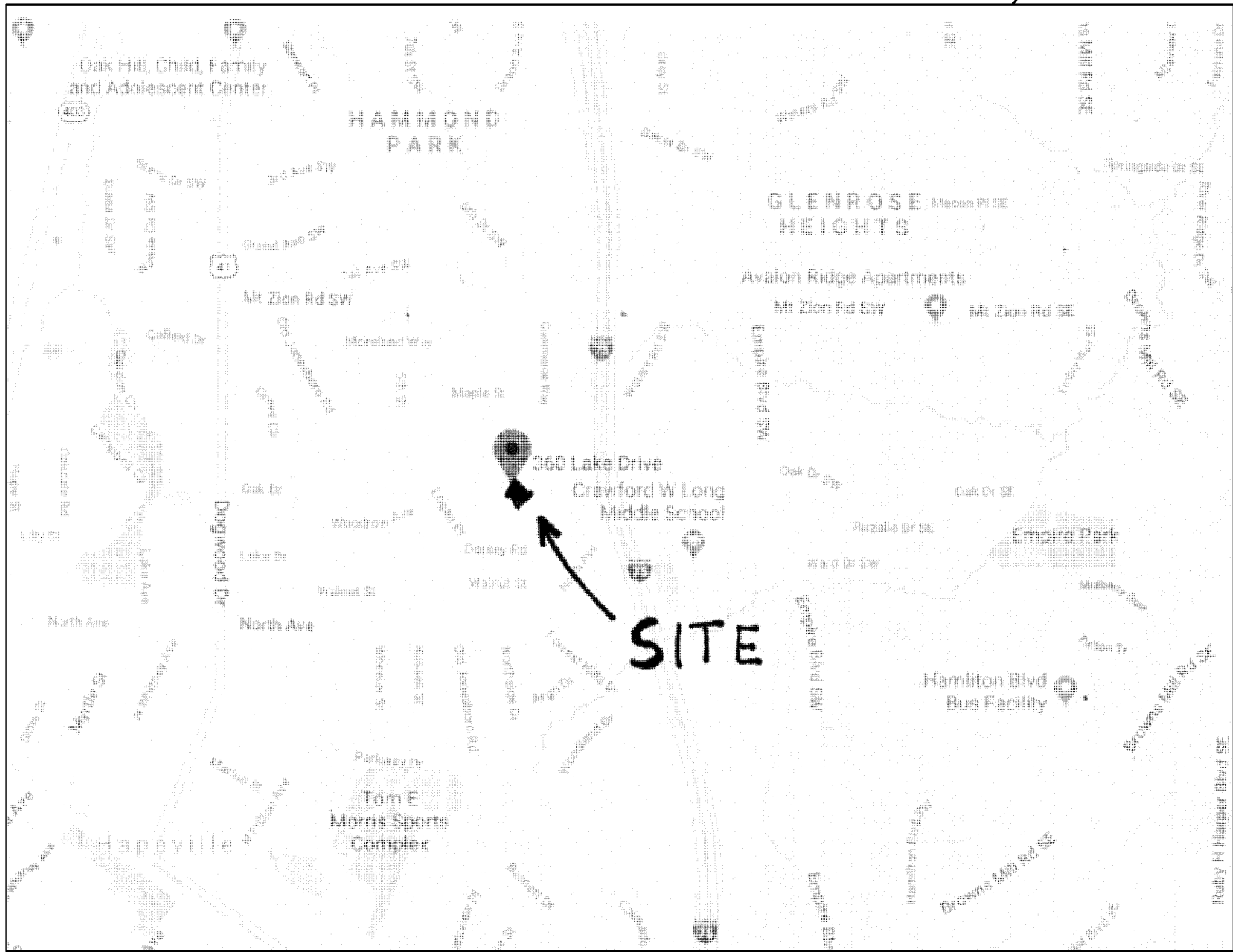
PAGE	DESCRIPTION
1	EXISTING CONDITIONS SURVEY
2	SITE PLAN
3	EROSION CONTROL PLAN
4	LANDSCAPE PLAN
5	CONSTRUCTION DETAILS

LEGEND

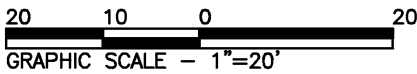
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CM = CONCRETE MONUMENT
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SAM@BRIGHTSTONEBUILDERS.COM



VICINITY MAP (NTS)



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

ALPHA LAND SERVICES P.O. BOX 1651 LOGANVILLE, GA. 30052 ENGINEERING * LAND SURVEYING OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM		EXISTING CONDITIONS SURVEY FOR: 360 LAKE DRIVE TAX PARCEL: 14009400071058	
REVISION:	LAND LOT: 94 DISTRICT: 14TH FULTON COUNTY	LOT: BLOCK: SUB:	
REF. PLAT: PB. P.	GEORGIA FIELD DATE: 09/18/18 PLAT DATE: 12/04/19	AREA = 0.187 ACRES JOB No. 18390EX	

The field data upon which this plat is based has a closure precision of one foot in 19,831 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 122,560 feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT:

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13121C 0367 F, DATED 09/18/13

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LS = LIGHT STANDARD
OTP = OPEN TOP PIPE FOUND
CTP = CRIMP TOP PIPE FOUND
WD = WOOD DECK
CO = CLEAN OUT

ZONING INFORMATION:

CLASSIFICATION: R-SF
SETBACKS: FRONT - 15 FEET
SIDE - 5 FEET
REAR - 20 FEET
MINIMUM LOT AREA - 4000 sf.
MINIMUM FLOOR AREA = 1600 sf.
MAXIMUM LOT COVERAGE = 70%
MAXIMUM BUILDING HEIGHT - 35 FEET
MINIMUM PARKING SPACES - 2

LOT AREA:
8151 sf.
0.187 ACRES

NO GRADED SLOPE SHALL EXCEED 3H:1V
ON ALL DISTURBED AREAS

Ds1 Ds2 Ds3 Ds4

DISTURBED AREA = 7440 sf.
0.171 ACRES

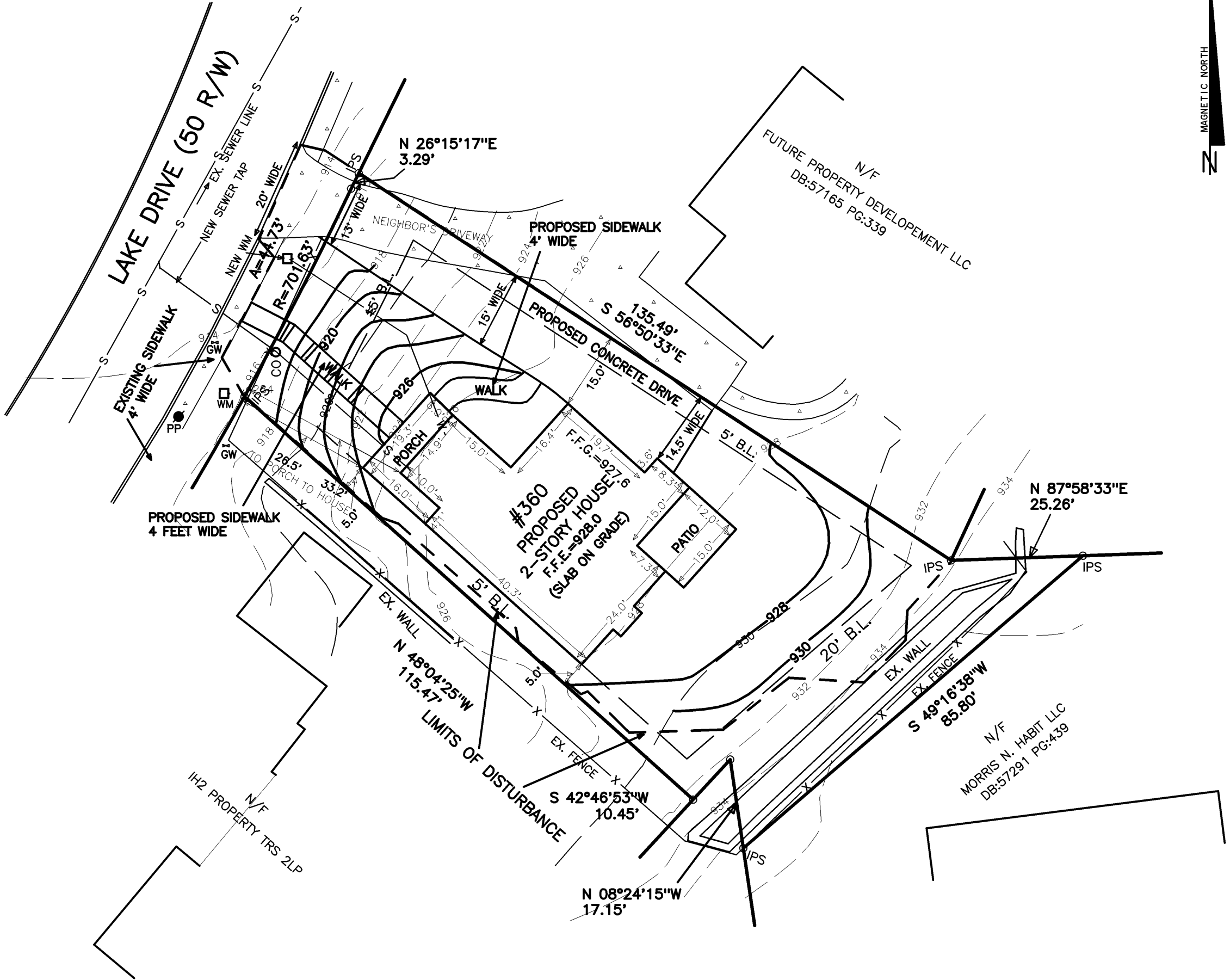
PROPOSED LOT COVERAGE:

HOUSE = 1452 sf.
DRIVEWAY = 1223 sf.
FRONT PORCH = 156 sf.
REAR PATIO = 180 sf.
SIDEWALK TO STREET = 118 sf.
SIDEWALK TO DRIVE = 85 sf.

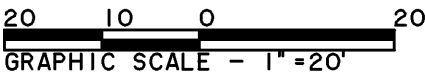
TOTAL = 2885 sf.
LOT COVERAGE = 35.4%

PROPOSED FLOOR AREA:

1ST FLOOR CONDITIONED = 1127 sf.
2ND FLOOR CONDITIONED = 1402 sf.
TOTAL = 2529 sf.
FAR: 2529/8151 = 0.310



24 HR CONTACT:
SAM SETH
(404)960-4041
SAM@BRIGHTSTONEBUILDERS.COM



EROSION CONTROL NOTES:

- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO LAND-DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- DISTURBED AREAS LEFT IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION AND MULCH. DISTURBED AREAS REMAINING IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
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- THE DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEARS HEREON, AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY HIMSELF OR HIS AUTHORIZED AGENT UNDER HIS SUPERVISION.



GSWCC GEORGIA SOIL AND WATER
CONSERVATION COMMISSION
ROBERT W. RICHARDSON
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER 0000089322
ISSUED 10/12/2019 EXPIRES 10/11/2022
SIGNATURE DATE 12/04/19

ALPHA LAND SERVICES
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LOGANVILLE, GA. 30052
ENGINEERING * LAND SURVEYING
OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM
REVISION: _____
REF. PLAT: PB. 327 P. 23

PAGE 2 OF 5
SITE PLAN FOR:
360 LAKE DRIVE
TAX PARCEL #14009400071058
LAND LOT: 94
DISTRICT: 14TH
FULTON COUNTY
GEORGIA
FIELD DATE: 09/18/18
PLAT DATE: 12/04/19
LOT: _____ BLOCK: _____
SUB: _____
AREA = 0.187 ACRES
JOB No. 18390SP

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Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT:

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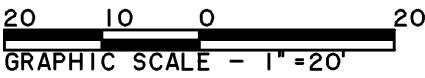
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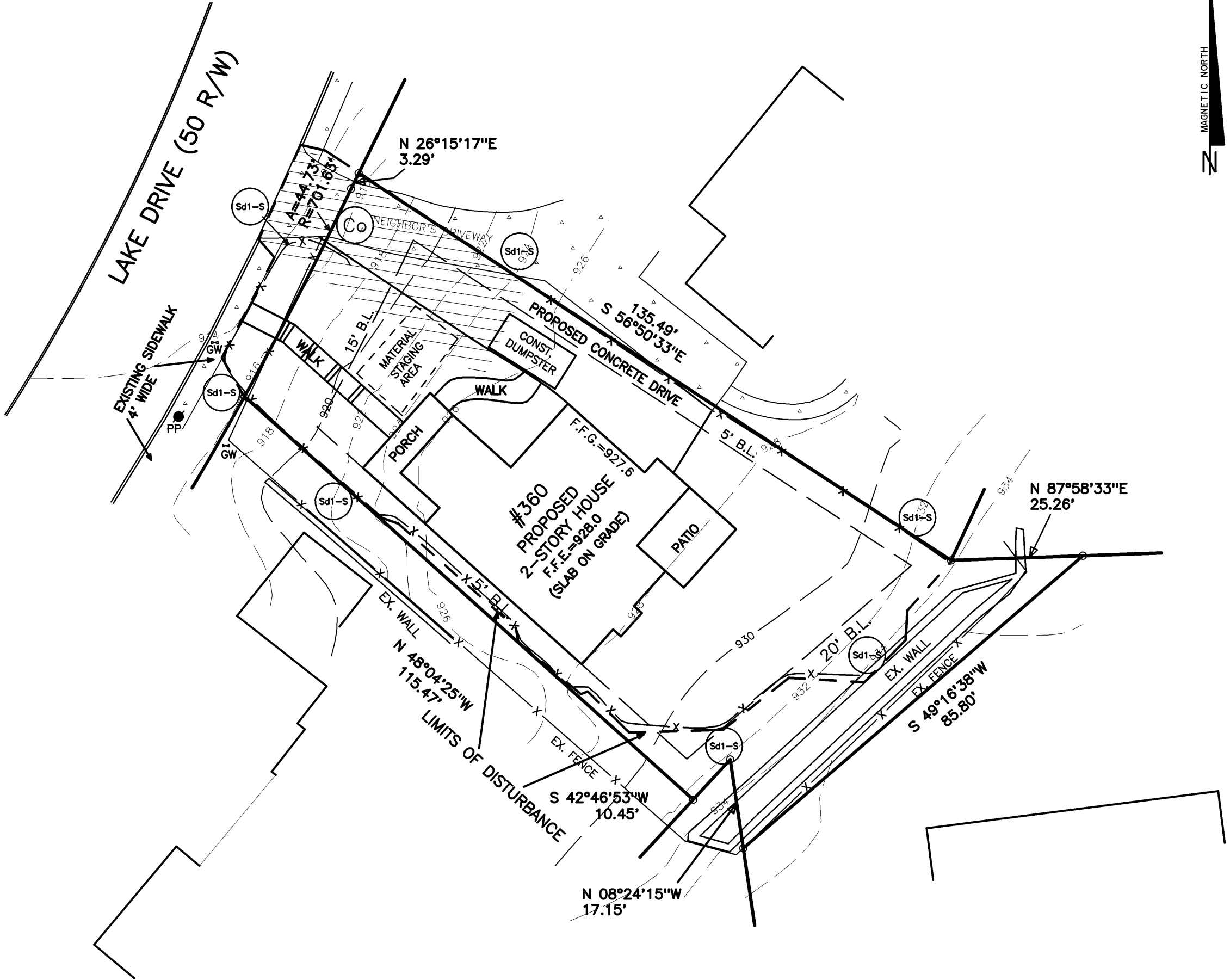
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MINIMUM FLOOR AREA = 1600 sf.
MAXIMUM LOT COVERAGE = 70%
MAXIMUM BUILDING HEIGHT - 35 FEET
MINIMUM PARKING SPACES - 2



LOT AREA:
8151 sf.
0.187 ACRES



24 HR CONTACT:
SAM SETH
(404)960-4041
SAM@BRIGHTSTONEBUILDERS.COM

EROSION CONTROL NOTES:

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ROBERT W. RICHARDSON
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER 0000089322
ISSUED 10/12/2019 EXPIRES 10/11/2022
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OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM
REVISION: _____
REF. PLAT: PB. 327 P. 23

PAGE 3 OF 5
EROSION CONTROL PLAN FOR:
360 LAKE DRIVE
TAX PARCEL #14009400071058
LAND LOT: 94
DISTRICT: 14TH
FULTON COUNTY
GEORGIA
FIELD DATE: 09/18/18
PLAT DATE: 12/04/19
LOT: _____ BLOCK: _____
SUB: _____
AREA = 0.187 ACRES
JOB No. 18390ER

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MINIMUM PARKING SPACES — 2

TREE INVENTORY:

SAVED:
13" HARDWOOD 12" HARDWOOD
11" HARDWOOD 13" HARDWOOD

REMOVED:
16" SWEETGUM 10" MAGNOLIA
12" BIRCH 9" OAK
11" HARDWOOD 12" OAK
14/17/19" HARDWOOD 13" OAK
31" OAK

PROPOSED:
TWO PROPOSED 25 GALLON LIVE OAKS
TO BE PLANTED IN FRONT YARD

Qa — 25 gal. LIVE OAK (2)

LOT AREA:
8151 sf.
0.187 ACRES

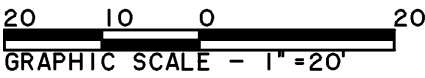
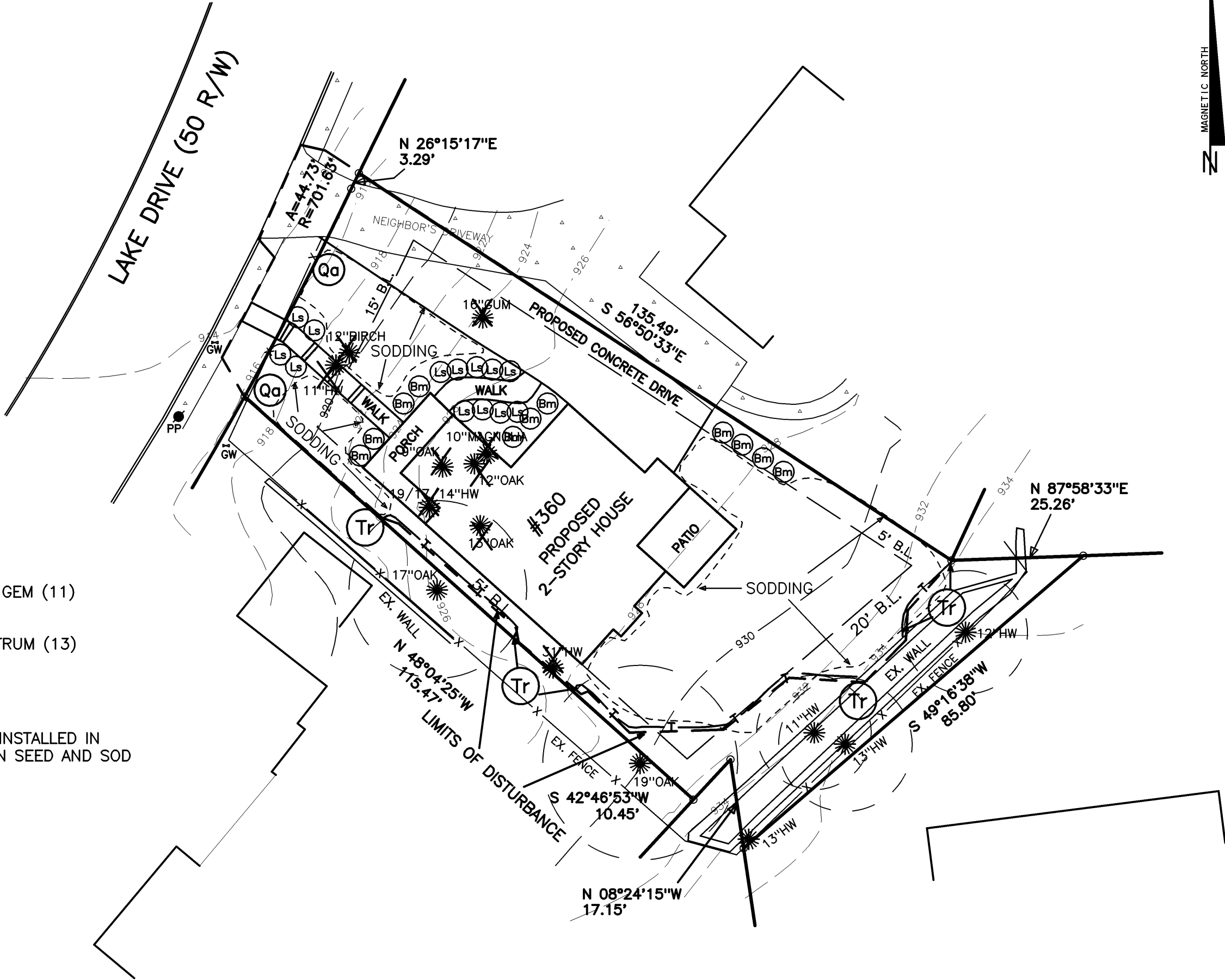
PROPOSED SHRUBS:

Bm — 2.5 qt. BOXWOOD BABY GEM (11)

Ls — 2 gal. SUNSHINE LIGUSTRUM (13)

SODDING:

BERMUDA TURF GRASS TO BE INSTALLED IN SPECIFIED AREAS; COMBINATION SEED AND SOD



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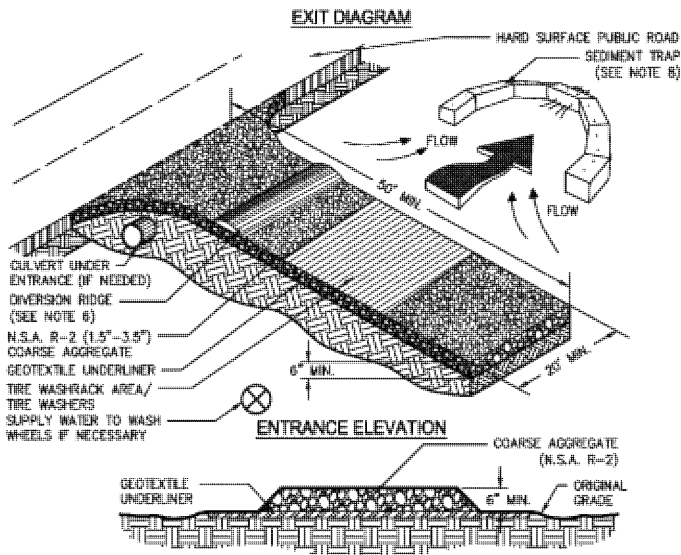
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360 LAKE DRIVE
TAX PARCEL #14009400071058
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FULTON COUNTY
GEORGIA
FIELD DATE: 09/18/18
PLAT DATE: 12/04/19
LOT: _____ BLOCK: _____
SUB: _____
AREA = 0.187 ACRES
JOB No. 18390LP

MAINTENANCE
The exit shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 1.5-3.5 inch stone, as conditions demand, and repair and/or cleanout of any structures to trap sediment. All materials spilled,

dropped, washed, or tracked from vehicles or site onto roadways or into storm drains must be removed immediately.

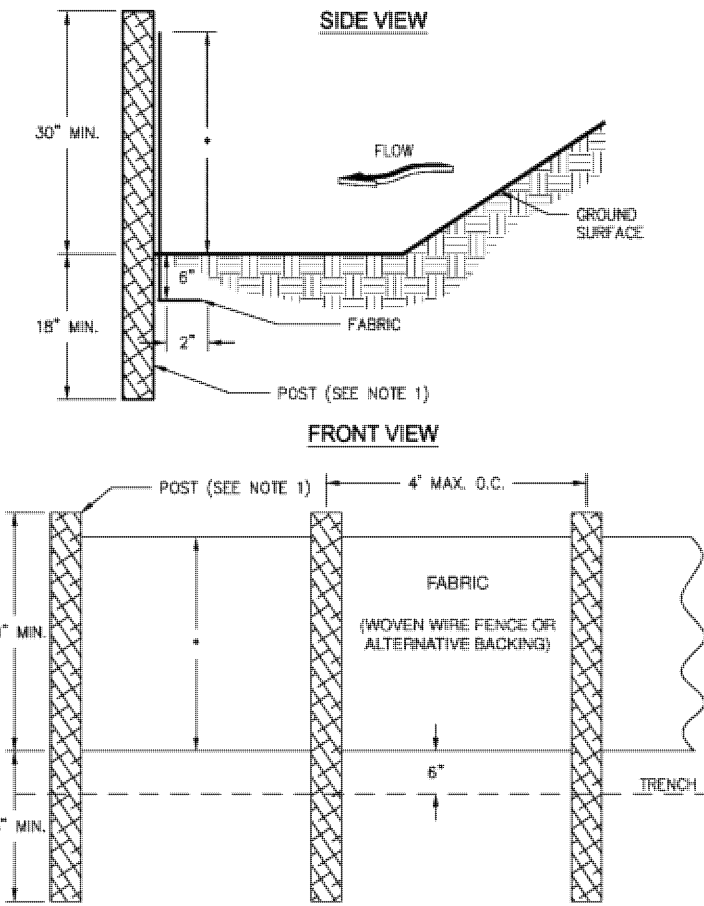
CRUSHED STONE CONSTRUCTION EXIT



- NOTES:**
1. AND 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 8".
 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. WASHRADES AND/OR TIRE WASHES 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

SILT FENCE - TYPE SENSITIVE

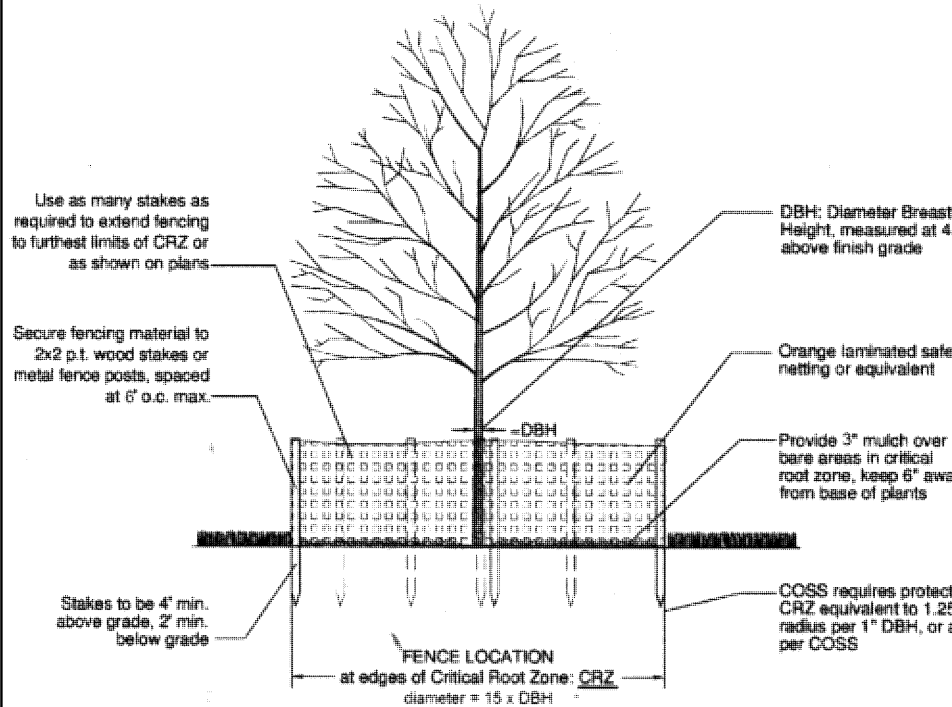


- NOTES:**
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 2. HEIGHT (+) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

Figure 6-27.2

NOTES:

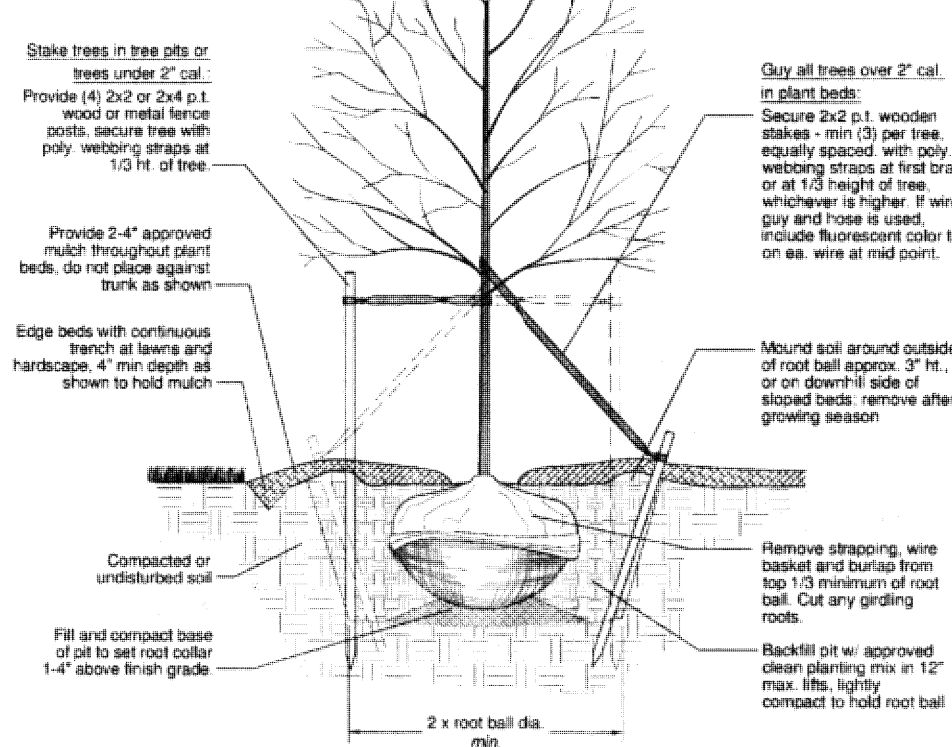
1. Tree protection fencing to be installed prior to any land disturbance on site.
2. Locate fencing at edge of CRZ, or against pavement edges, as per approved site plans.
3. Fencing must remain through the duration of all construction activities. Removal or relocation of fencing for temporary access must be replaced daily and immediately upon completion of work requiring access. Temporary access must be approved in advance by the COSS Arborist.
4. Activities within tree protection area are not permitted, including staging of materials, parking, pedestrian access, etc.
5. Where tree protection is adjacent to erosion control fencing, tree fence must be visible and at full 4' height min. on the inside of tree save area.
6. Where tree protection fencing encroaches on CRZ of existing trees to remain, of any size, in areas of cutting grade, tree roots are to be cut below grade to depth of 12" with clean sharpened implements.



- Use as many stakes as required to extend fencing to furthest limits of CRZ or as shown on plans.
- Secure fencing material to 2x2 p.t. wood stakes or metal fence posts, spaced at 6' o.c. max.
- Stakes to be 4' min. above grade, 2' min. below grade.
- FENCE LOCATION at edges of Critical Root Zone; CRZ diameter = 15 x DBH
- DBH: Diameter Breast Height, measured at 4.5' above finish grade.
- Orange laminated safety netting or equivalent.
- Provide 3" mulch over bare areas in critical root zone, keep 6" away from base of plants.
- COSS requires protected CRZ equivalent to 1.25' radius per 1" DBH, or as per COSS.

NOTES:

1. Set tree plumb and vertical.
2. Rotate tree to align as grown in field: north face to North.
3. Prune dead, damaged and crossing branches. Elevate branches as per City standards where applicable. Do not cut branch tips or central leader.
4. Remove all stakes and guys after 12 months.



- Bring soil surface to final grade. Clear surface of trash, woody debris, stones and clods larger than 1". Apply sod to soil surfaces only and not frozen surfaces, or gravel type soils.

- Topsoil properly applied will help guarantee a stand. Don't use topsoil recently treated with herbicides or soil sterilants.
- Mix fertilizer into soil surface. Fertilize based on soil tests or Table 1. For fall planting of warm season species, half the fertilizer should be applied at planting and the other half in the spring.

- Agricultural lime should be applied based on soil tests or at a rate of 1-2 tons/acre.
- Lay sod with tight joints and in straight lines. Don't overlap joints. Stagger joints and do not stretch sod.

Table 1. Fertilizer Requirements for Soil Surface Application

Fertilizer Type (lbs./acre)	Fertilizer Rate (lbs./sq.ft.)	Fertilizer Rate	Season
10-10-10	1000	.025	Fall

- On slopes steeper than 3:1, sod should be anchored with pins or other approved methods.
- Installed sod should be rolled or tamped to provide good contact between sod and soil.
- Irrigate sod and soil to a depth of 4" immediately after installation.
- Sod should not be cut or spread in extremely wet or dry weather.
- Irrigation should be used to supplement rainfall for a minimum of 2-3 weeks.

- Fertilize grasses in accordance with soil tests or Table 3.

Table 3. Fertilizer Requirements for Sod

Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs./acre)	Nitrogen Top Dressing Rate (lbs./acre)
Cool season grasses	First	6-12-12	1500	50-100
	Second	6-12-12	1000	30
Warm season	First	6-12-12	1500	50-100
	Second	6-12-12	800	50-100

MATERIALS

- Sod selected should be certified. Sod grown in the general area of the project is desirable.
- Sod should be machine cut and contain 3/4" (+ or - 1/4") of soil, not including shoots or thatch.
- Sod should be cut to the desired size within ±5%. Torn or uneven pads should be rejected.
- Sod should be cut and installed within 36 hours of digging.
- Avoid planting when subject to frost heave or hot weather, if irrigation is not available.
- The sod type should be shown on the plans or installed according to Table 2. See page 60 for your Resource Area.

Table 2. Sod Planting Requirements

Grass	Varieties	Resource Area	Growing Season
Bermudagrass	Common	M-L, P, C	Warm weather
	Tifway	P, C	
	Tifgreen	P, C	
	Tiflawn	P, C	
Bahiagrass	Pensacola	P, C	Warm weather
Centipede	—	P, C	Warm weather
St. Augustine	Common Bitterblue Raleigh	C	Warm weather
Zoysia	Emerald Myer	P, C	Warm weather
Tall Fescue	Kentucky 31	M-L, P	Cool weather

MAINTENANCE

- Re-sod areas where an adequate stand of sod is not obtained.
- New sod should be mowed sparingly. Grass height should not be cut less than 2"-3" or as specified.
- Apply one ton of agricultural lime as indicated

SPECIES	Broadcast Rates 1/- pls 2/		Resource Area 3/	Planting Dates by Resource Area												Remarks
	Per Acre	Per 1000 sq. ft.		Planting Dates												
Ds3				J	F	M	A	M	J	J	A	S	O	N	D	
BAHIA, PENSACOLA (Paspalum notatum) alone or with temporary cover with other perennials	60 lbs.	1.4 lb.	P C													168,000 seed per pound. Low growing. Sod forming. Slow to establish. Plant with a companion crop. Will spread into bermuda pastures and lawns. Mix with Sericea lespedeza for weeping lovegrass.
	30 lbs.	0.7 lb.														
BAHIA, WILMINGTON (Paspalum notatum) alone or with temporary cover with other perennials	60 lbs.	1.4 lb.	M-L P													Same as above
	30 lbs.	0.7 lb.														
BERMUDA, COMMON (Cynodon dactylon) Hulled seed alone with other perennials	10 lbs.	0.2 lb.	P C													1,787,000 seed per pound. Quick cover. Low growing and sod forming. Full sun. Good for athletic fields.
	6 lbs.	0.1 lb.														
BERMUDA, COMMON (Cynodon dactylon) unhulled seed with temporary cover with other perennials	10 lbs.	0.2 lb.	P C													Plant with winter annuals.
	6 lbs.	0.1 lb.														Plant with Tall fescue.
BERMUDA, SPRINGS (Cynodon dactylon) Coastal Common, Midland, or Tift 44 Coastal, Common, or Tift 44 Tift 78	40 cu. ft.	0.9 cu. ft.	M-L													A cubic foot contains approximately 650 sprigs. A bushel contains 1.25 cubic feet or approximately 800 sprigs. Same as above
	or sod plugs 3' x 3'		P C C													Southern Coastal Plain only
FESCUE, TALL (Festuca arundinacea) alone with other perennials	50 lbs.	1.1 lb.	M-L													227,000 seed per pound. Use alone only on better sites. Not for droughty soils. Mix with perennial lespedezas or Crownvetch. Apply topdressing in spring following fall plantings. Not for heavy use areas or athletic fields.
	30 lbs.	0.7 lb.	P													
				J	F	M	A	M	J	J	A	S	O	N	D	

Species	Broadcast		Resource Area 4/	Planting Dates by Resource Area												Remarks
	Rates 2/ - PLS 3/	Per Acre		Planting Dates												
Ds2				J	F	M	A	M	J	J	A	S	O	N	D	
MILLET, PEARL (Pennisetum glaucum) alone	50 lbs.	1.1 lb.	M-L P C													88,000 seed per pound. Quick dense cover. May reach 5 feet in height. Not recommended for mixtures.
				J	F	M	A	M	J	J	A	S	O	N	D	
OATS (Avena sativa) alone in mixtures	4 bu. (128 lbs.) 1 bu. (32 lbs.)	2.9 lb. 0.7 lb.	M-L P C													13,000 seed per pound. Use on productive soils. Not as winterhardy as rye or barley
				J	F	M	A	M	J	J	A	S	O	N	D	
RYE (Secale cereale) alone in mixtures	3 bu. (188 lbs.) 1 1/2 bu. (28 lbs.)	3.9 lb. 0.6 lb.	M-L P C													18,000 seed per pound. Quick cover. Drought tolerant and winterhardy
				J	F	M	A	M	J	J	A	S	O	N	D	
RYE alone	40 lbs.	0.9 lb.	M-L P C													227,000 seed per pound. Dense cover. Very competitive and is not to be used in mixtures
				J	F	M	A	M	J	J	A	S	O	N	D	
RYE alone	60 lbs.	1.4 lb.	M-L P C													55,000 seed per pound. Good on droughty sites. Not recommended for mixtures.
				J	F	M	A	M	J	J	A	S	O	N	D	

PERM. & TEMP. GROUND COVER

Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

MULCHING APPLICATION REQUIREMENTS

MATERIAL	RATE	DEPTH
STRAW OR HAY	2-1/2 TONS/ACRE	6" TO 10"
WOOD WASTE, CHIPS, SAWDUST, BARK	6 TO 9 TONS/ACRE	2" TO 3"
CUTBACK ASPHALT	1200 GAL/AC OR 1/4 GAL/SQ.YD.	—
POLYETHYLENE FILM	SECURE WITH SOIL, ANCHORS, WEIGHTS	—
CUTBACK ASPHALT	SEE MANUFACTURER'S RECOMMENDATIONS	—
GEOTEXTILES, JUTE MATTING, NETTING, ETC.	SEE MANUFACTURER'S RECOMMENDATIONS	—



GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

ROBERT W. RICHARDSON
LEVEL II CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER 0000089322
ISSUED: 10/11/2019 EXPIRES 10/11/2022

SIGNATURE DATE

ALPHA LAND SERVICES

P.O. BOX 1651
LOGANVILLE, GA. 30052
ENGINEERING * LAND SURVEYING

REV: 770.698.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

REVISION:

REF. PLAT: PB. 327 P. 23

LAND LOT: 94
DISTRICT: 14TH
FULTON COUNTY

GEORGIA
FIELD DATE: 09/18/18
PLAT DATE: 12/04/19

LOT: BLOCK:
SUB:

AREA = 0.187 ACRES
JOB No. 18390S2



1/8" --SCALE 18x24 PAPER

GENERAL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE CODES (INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS WITH THE GEORGIA STATE AMENDMENTS). BUILDER/CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH CITY, COUNTY, STATE AND FEDERAL CODES IN THE AREA THE HOUSE IS TO BE CONSTRUCTED.
2. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
3. BUILDER TO VERIFY ALL EXISTING SITE CONDITIONS AND EXISTING BUILT DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY THE DESIGNER OF ANY DISCREPANCIES, ERRORS OR OMISSIONS PRIOR TO EXECUTING CONSTRUCTION. BUILDER/ CONTRACTOR/ OWNER SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
4. VERTICAL DIMENSIONS FOR NEW CONSTRUCTION ARE TAKEN FROM TOP OF FINISHED FLOOR TO TOP OF PLATE.
5. ALL DIMENSIONS SHOULD BE READ OR CALCULATED. DO NOT SCALE DRAWINGS.
6. ALL FRAMING DIMENSIONS TO FACE OF STUD UNLESS NOTED OTHERWISE.
7. ALL ANGLED WALLS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
8. ENGINEERING DRAWINGS & SPECIFICATIONS ARE NOT PART OF THESE CONSTRUCTION DRAWINGS. BUILDER IS RESPONSIBLE FOR OBTAINING ALL ENGINEERED (CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL) WORK REQUIRED FOR CONSTRUCTION.
9. ALL DETAILS AND SPECIFICATION (FRAMING MEMBERS, FOUNDATION DESIGN, REINFORCEMENT, CONNECTION)SHOWN ARE DIAGRAMMATIC, AND FOR DESIGN INTENT ONLY. COORDINATE WITH BUILDER/CONTRACTOR/ PROJECT MANAGER FOR OBTAINING ALL ENGINEERED WORK REQUIRED FOR CONSTRUCTION. DESIGNER ASSUMES NO LIABILITY FOR ERRORS AND OMISSIONS OF STRUCTURAL MEMBERS, CONNECTIONS AND FASTENERS REQUIRED IN THE CONSTRUCTION OF THE PROJECT. STRUCTURAL DESIGN (FRAMING, FOUNDATION, REINFORCEMENT, CONNECTION,ETC) IS NOT PART OF THIS SCOPE
10. ALL LOAD BEARING WALLS, BEAM SUPPORTS AND RAFTER BRACING SHOULD CARRY LOAD THRU ALL LEVELS TO FOUNDATION AND BE SUPPORTED BY GRADE BEAMS OR FOOTINGS DESIGNED TO CARRY LOAD.

BUILDING CODE COMPLIANCE

CONSTRUCTION CODES:
FOLLOW ALL APPLICABLE STATE AND LOCAL CODES. GEORGIA STATE SUPPLEMENTS AND AMENDMENTS 2014 & 2015.

International Building Code, 2012 Edition, with Georgia Amendments (2014)(2015)

International Residential Code, 2012 Edition, with Georgia Amendments (2014)(2015)

International Fire Code, 2012 Edition, with Georgia Amendments (2014)

International Plumbing Code, 2012 Edition, with Georgia Amendments (2014)(2015)

International Mechanical Code, 2012 Edition, with Georgia Amendments (2015)

International Fuel Gas Code, 2012 Edition, with Georgia Amendments (2014)(2015)

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

International Energy Code, 2009 Edition, with Georgia Supplements and Amendments (2011)(2012)

2012 NFPA 101 - Life Safety Code with State Amendments

PROJECT INFORMATION

PROJECT NAME:

360 LAKE DRIVE
HAPEVILLE, GA 30354

PROJECT DESCRIPTION:

RESIDENTIAL NEW CONSTRUCTION
2-STORY BUILT ON PARTIAL CRAWL/BASEMENT

PROJECT OWNER:

BRIGHTSTONE BUILDERS LLC
Contact:
Sam Seth
Sam@BrightstoneBuilders.com
Cell: 404-960-4041

CEILING HEIGHTS

FIRST FLOOR	10'-0"
SECOND FLOOR	9'-0"

SQUARE FOOTAGE

FIRST FLOOR	1090
SECOND FLOOR	1402
TOTAL HEATED FTG.	2529
NOT HEATED FTG.	
GARAGE	388
FRONT PORCH	181
REAR PORCH	150

APPLICABLE CODES

E

SD

CD

EGRESS WINDOW - CLEAR OPENING:
MIN. AREA 5.7 S.F., MIN HEIGHT 24"
MIN. WIDTH 20",MAX. SILL HEIGHT = 44" A.F.F.

SMOKE/CARBON MONOXIDE
SMOKE DETECTOR TO COMPLY WITH R314
CARBON DETECTOR TO COMPLY WITH R315

EXHAUST FAN REQUIRED TO COMPLY
WITH IRC 303.3, EXCEPTION

SHEET INDEX

SHEET	SHEET CONTENT
CS	COVER SHEET
1	ELEVATIONS
1B	ELEVATIONS SIDE&REAR
2	FOUNDATION PLAN
3	FIRST FLOOR
4	SECOND FLOOR
5	ROOF PLAN
6	DETAIL PAGE
7	FIREPLACE DETAIL
8	SQ FTG.

360 LAKE DRIVE

COVER PAGE

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PWL/SAM

DATE:
3-28-19

SHEET:

CS

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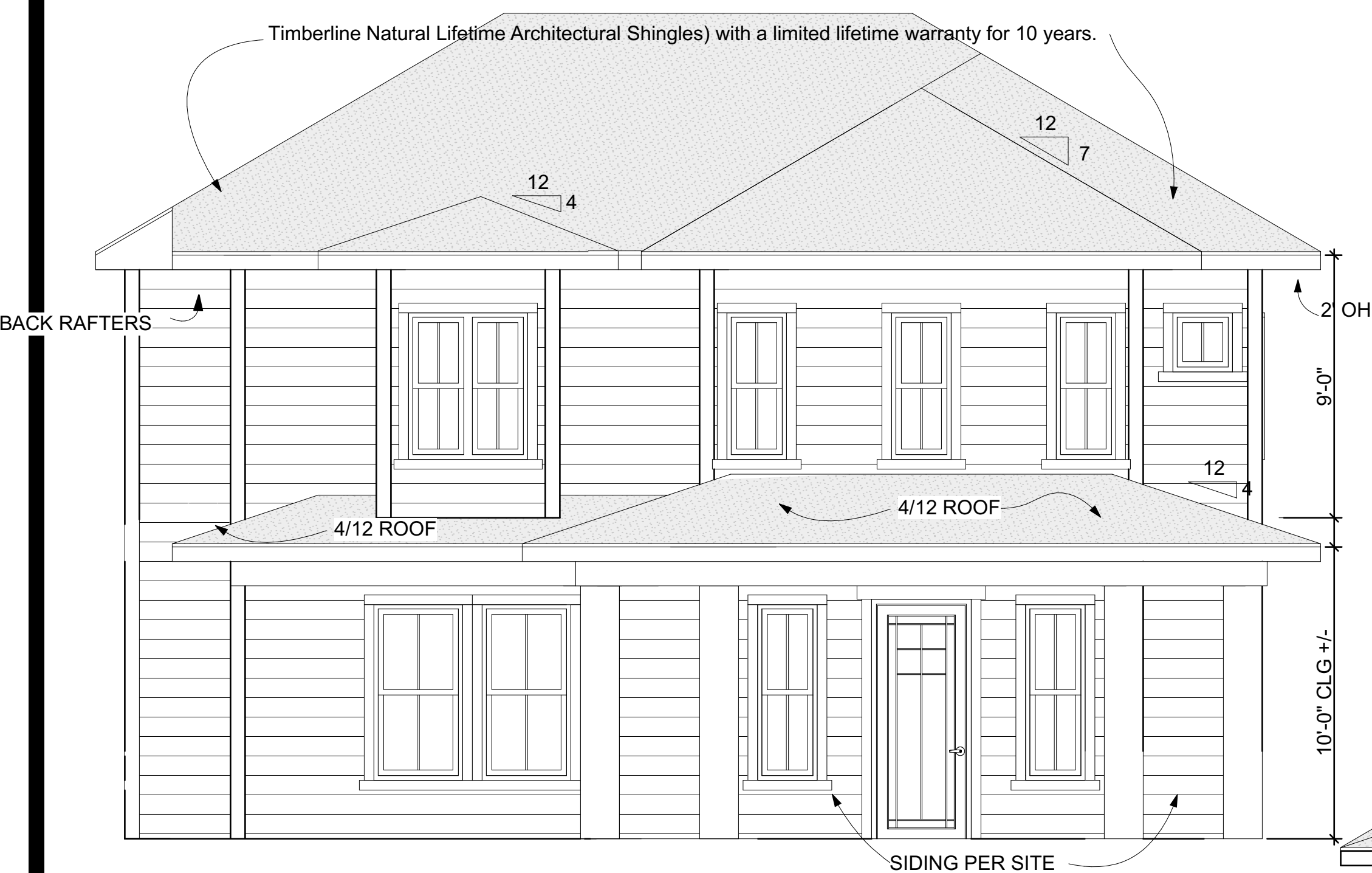
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FRONT ELEVATION
1/4"----1'-0"



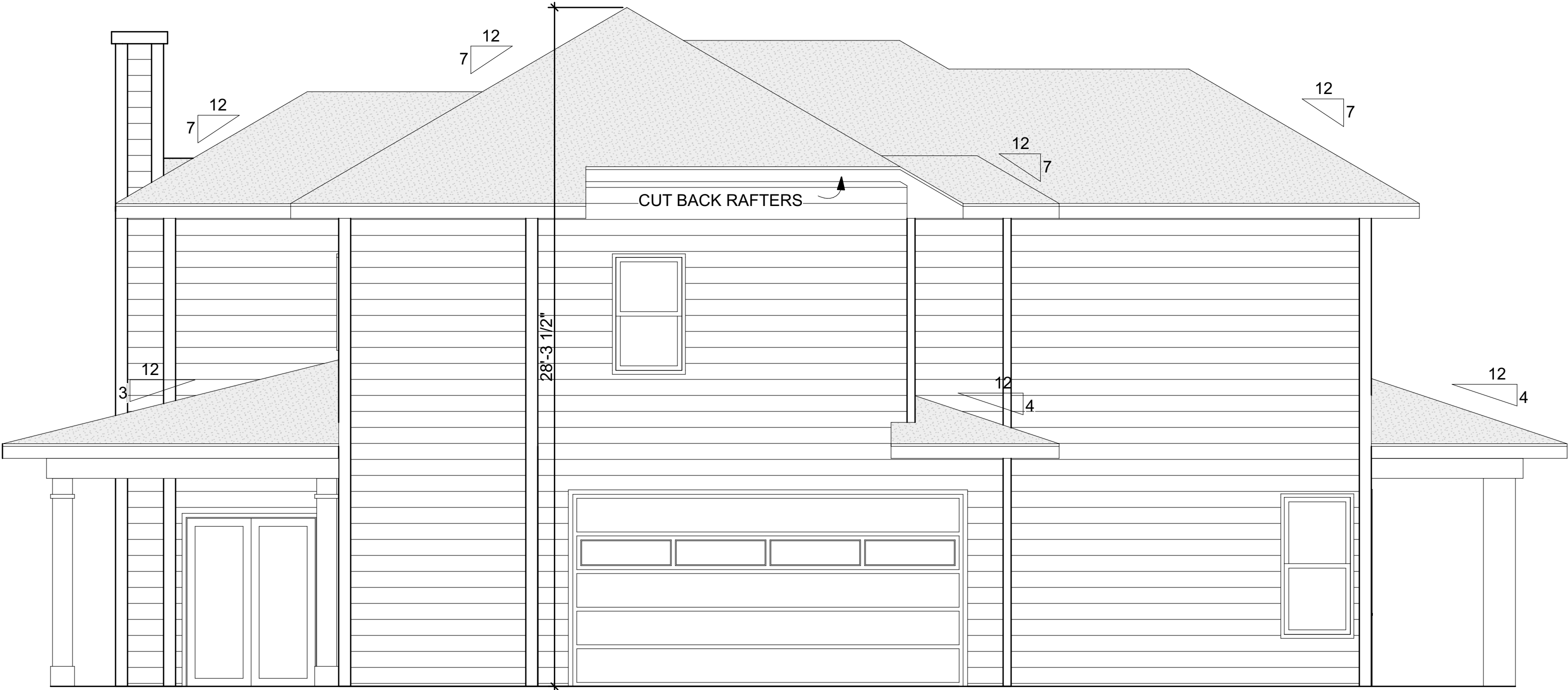
REAR ELEVATION
1/4"----1'-0"

18x24 PAPER

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LEFT ELEVATION
1/4"----1'-0"



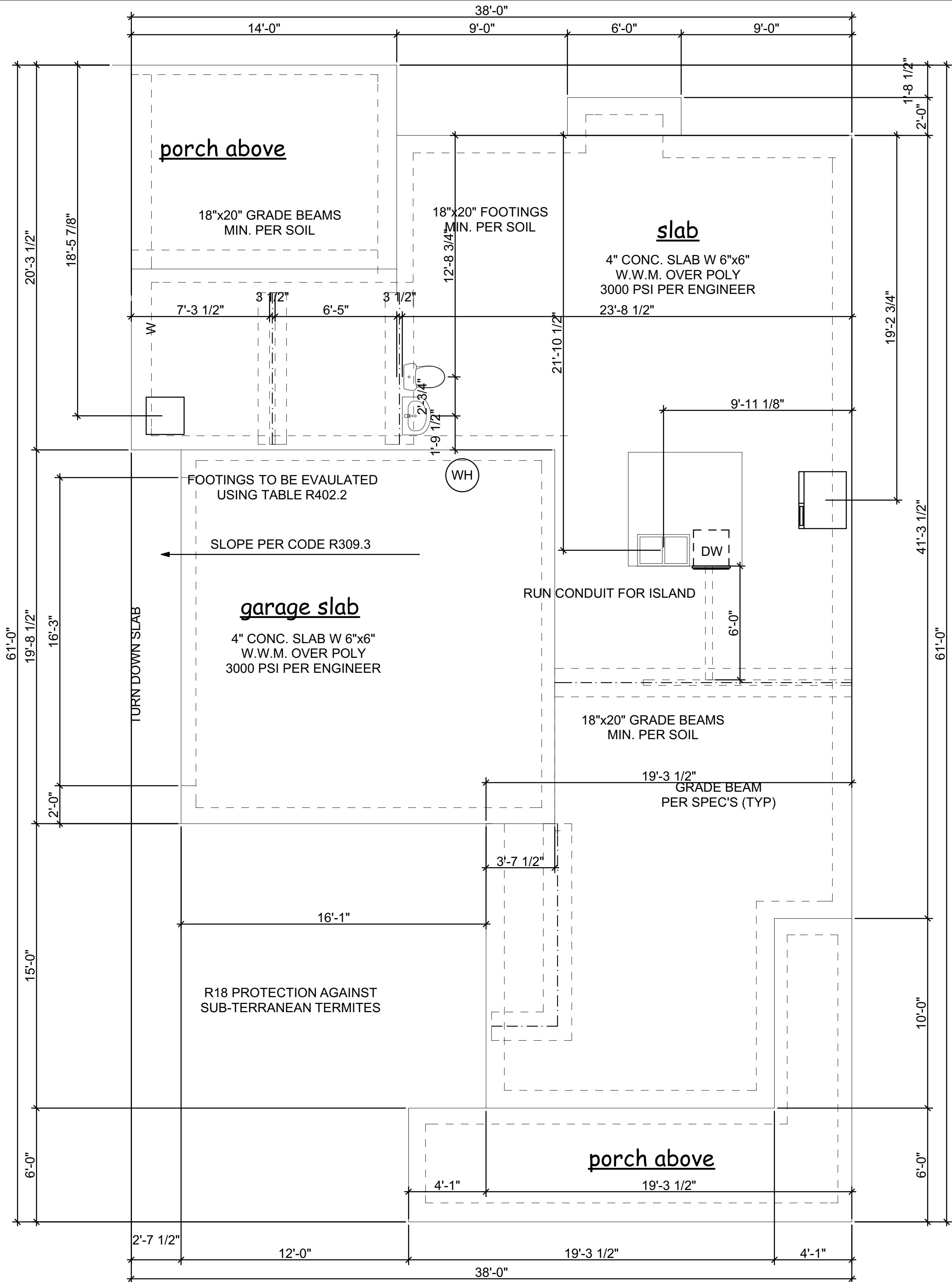
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RIGHT ELEVATION
1/4"----1'-0"

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FOUNDATION PLAN

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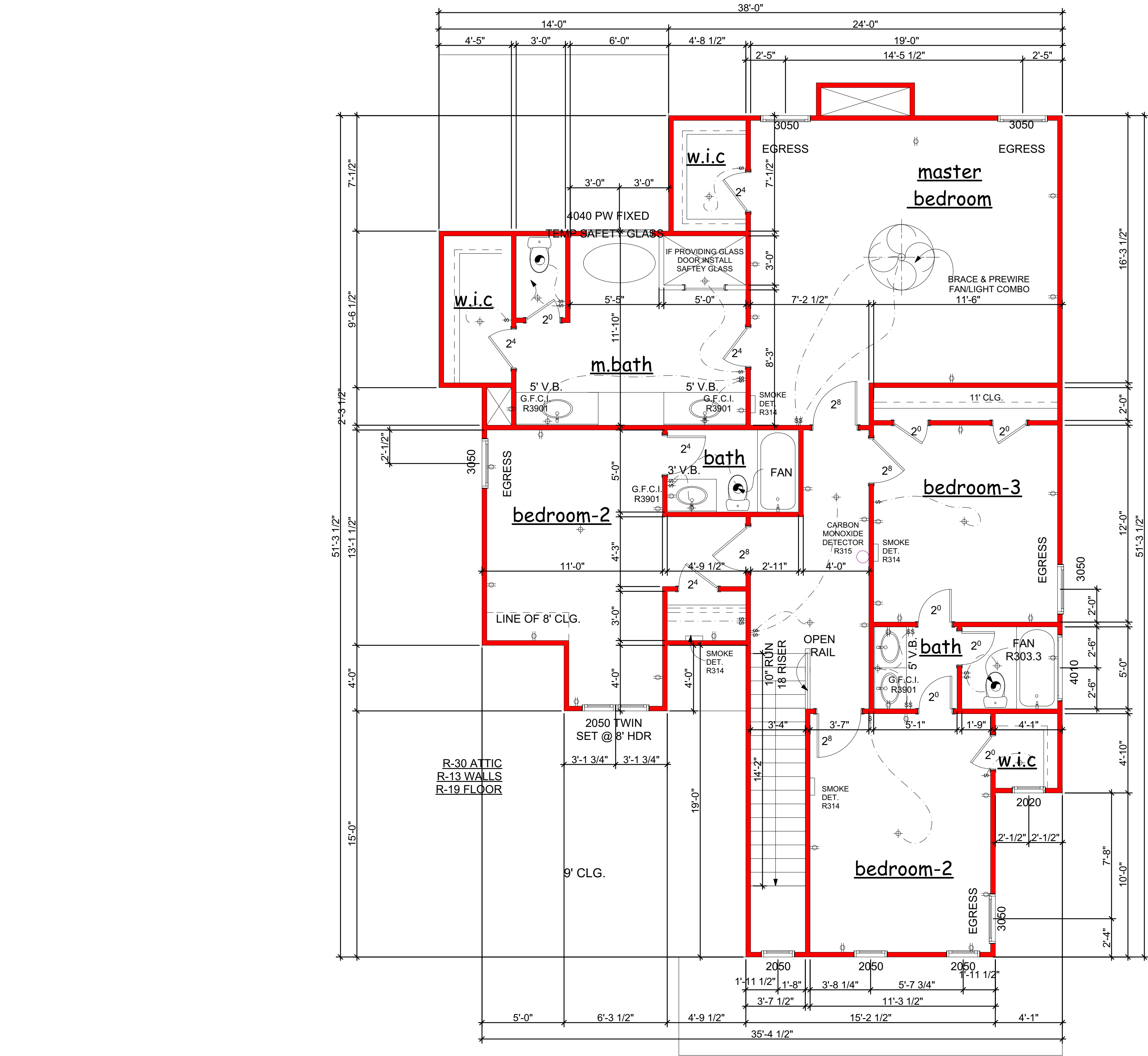
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IN COMPLIANCE WITH R703.3.1 Panel siding. Joints in wood, hardboard or wood structural panel siding shall be made as follows unless otherwise approved. Vertical joints in panel siding shall occur over framing members, unless wood or wood structural panel sheathing is used, and shall be shipped or covered with a batten. Horizontal joints in panel siding shall be lapped a minimum of 1 inch (25 mm) or shall be shipped or shall be flashed with Z-flashing and occur over solid blocking, wood or wood structural panel sheathing

1/4" --SCALE 18x24 PAPER

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360 LAKE DRIVE

SECOND FLOOR

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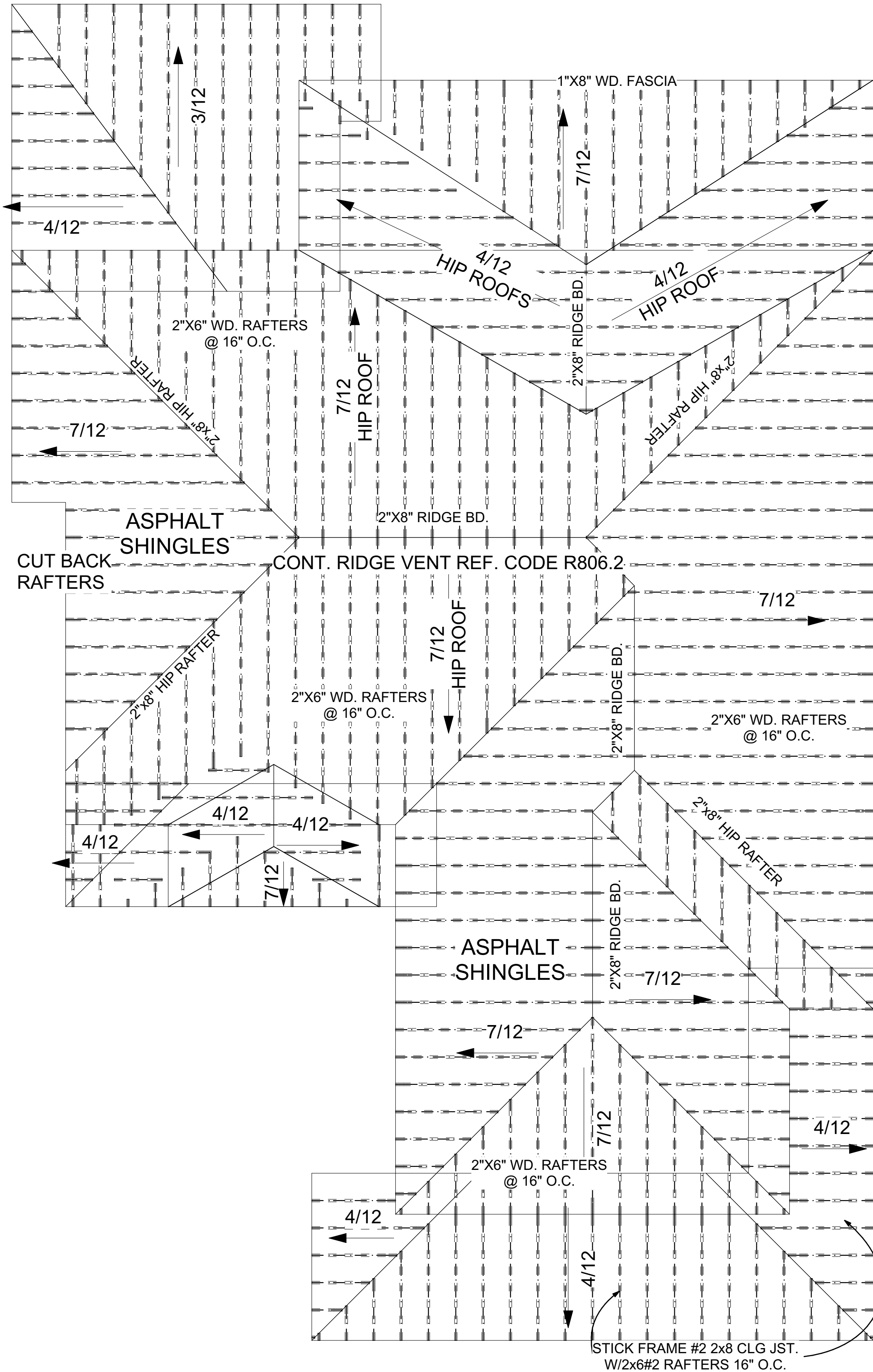
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ROOF PLAN

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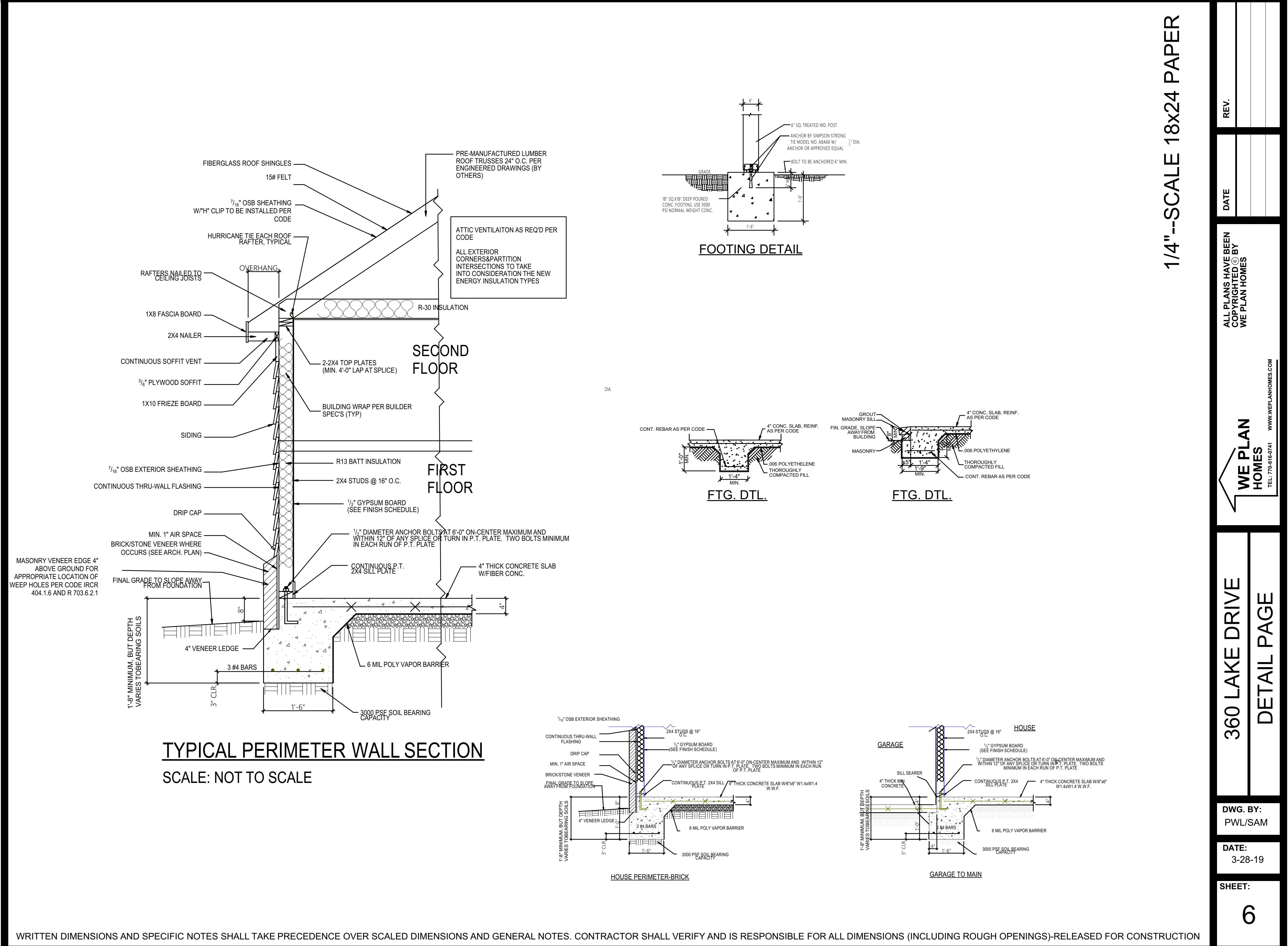
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360 LAKE DRIVE
FIREPLACE SPECS

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7

Beautiful Features, Outstanding Value

Our Bungalow models set a high standard for wood-burning quality, performance, and economy. They include a wide variety of models with spacious, full brick openings, plus features homeowners will love!

Homeowner Highlights:

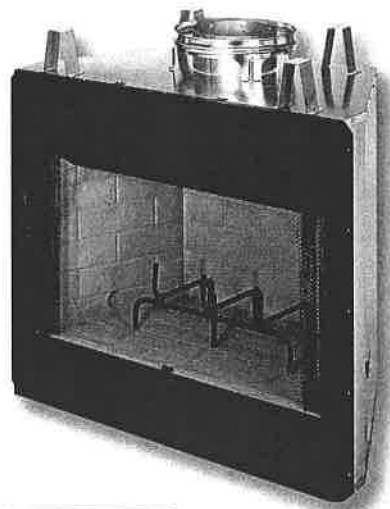
- Eye-dazzling beauty—Features clean, full brick lined interior, tough, textured powder coat finish and solid steel log grate.
- Variety of choices —Available in fully insulated, smooth faced or louvered, circulating models.
- Attractive accessories—There's an array of eye-catching extras, including black, brass or platinum bi-fold glass doors and more.

Builder Benefits:

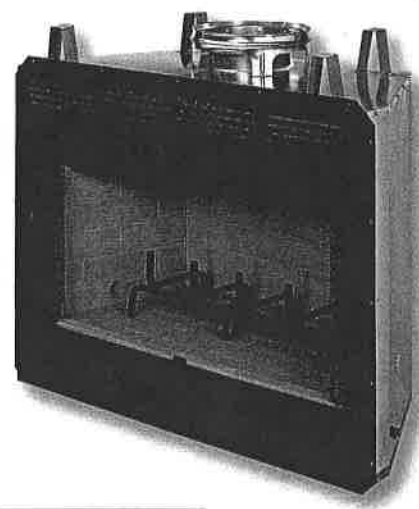
- Secure, straight installation—We've added solid full-length nailing flanges and drywall stops.
- Value —The Bungalow offers excellent quality at an economical price.

BUNGALOW

36" AND 42" WOOD BURNING FIREPLACES
Model B36 and B42



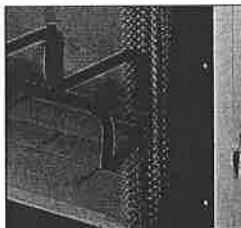
B36 is a full smooth faced model.



B42L offers louver-faced option for warm air circulation.

Bungalow Fireplace Product Offering Summary

- 36" and 42" Width Opening Sizes
- Smooth or Louvered Faced Models
- Fully Insulated Option



Bungalow models install straight and secure, thanks to added full-length nailing flanges, and drywall stops.

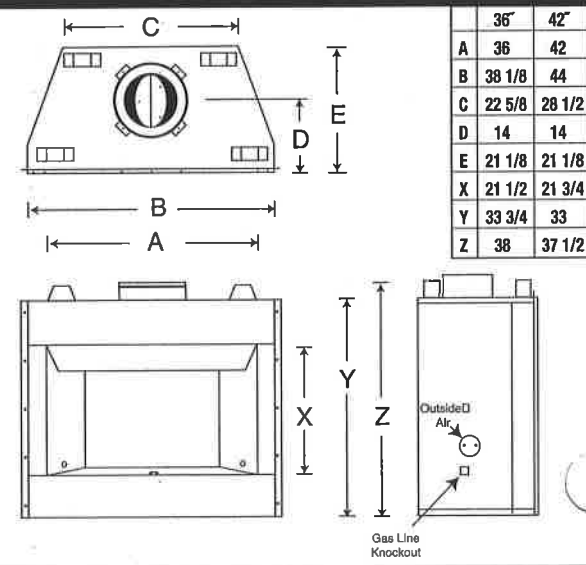


Every Bungalow features full refractory brick liner and chain mesh firescreen.

Accessory Offering Summary

- Extruded Aluminum Bi-Fold Glass Doors (Black, Brushed Brass & Platinum)
- Outside Combustion Air Kits
- Fan Kits
- Gas Logs

Dimensions



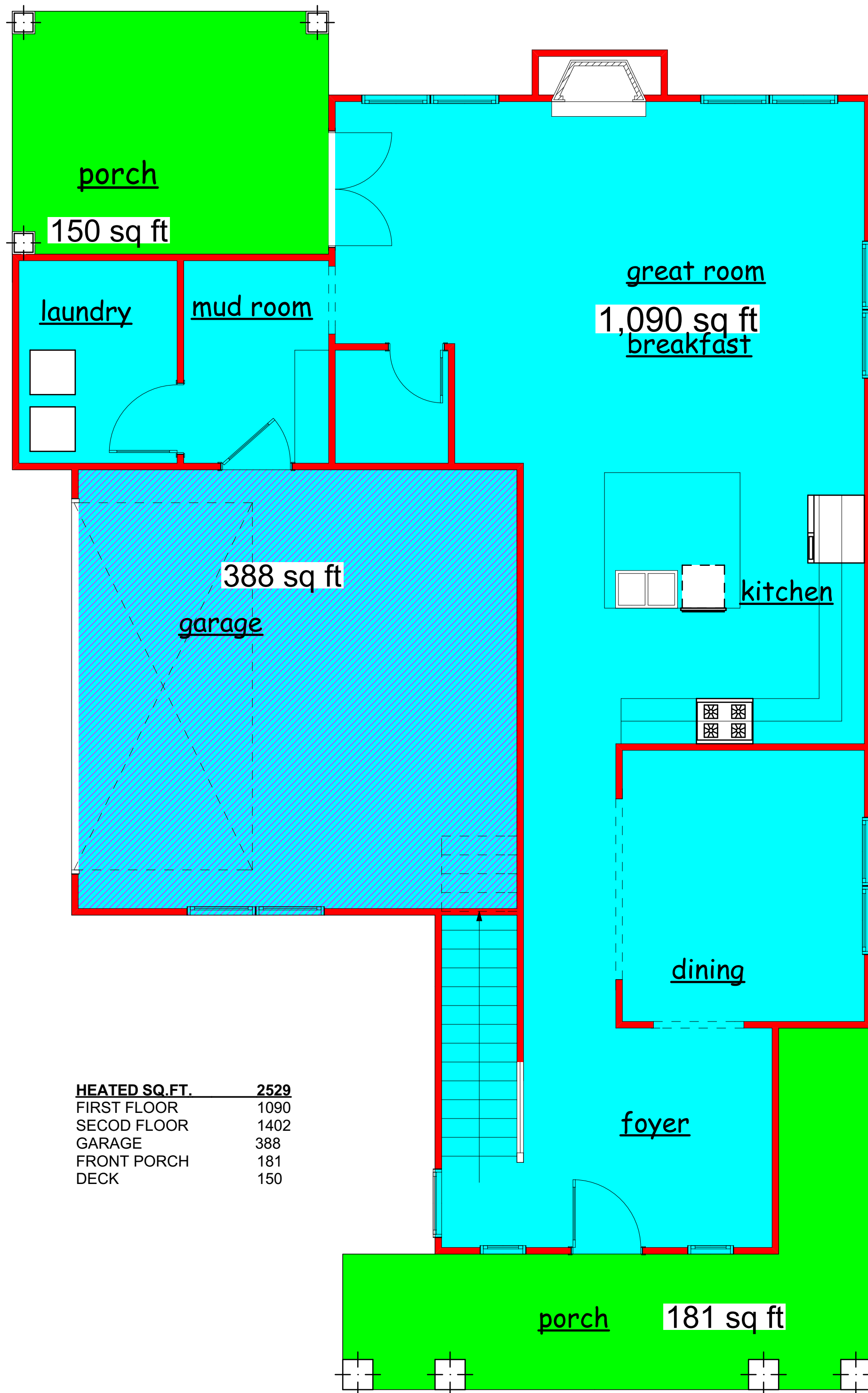
www.fmiproducts.com
For more information, call (866) 328-4537

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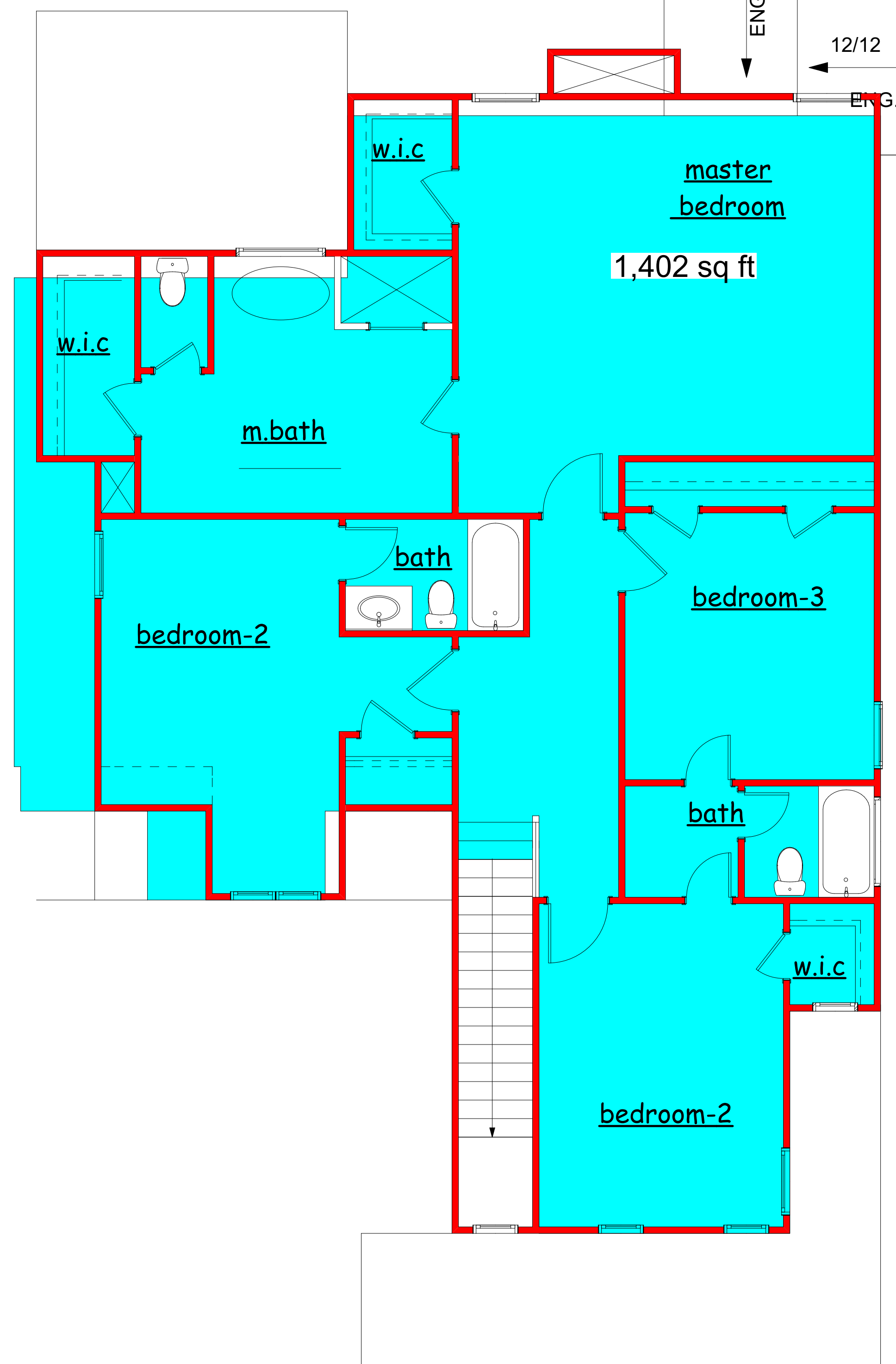


Printed in U.S.A.

Product design, features and specifications are subject to change and time. Refer to current product instructions prior to installation.



HEATED SQ.FT.	2529
FIRST FLOOR	1090
SECOD FLOOR	1402
GARAGE	388
FRONT PORCH	181
DECK	150



12/12

12/12

ENGINEERED

ENG. REV. \$S

12/12

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DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: December 26, 2019
 TO: Tonya Hutson
 FROM: Lynn Patterson
 RE: **Design Review – 515 Walnut Street**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Gregory Evans for the design of a proposed one and a half story single-family dwelling at 515 Walnut Street. The lot is a corner lot, at the intersection of Walnut Street and North Fulton Avenue. The four-bedroom/three-bathroom dwelling will have 1,889 square feet of heated floor area, a 48 square foot porch, and a 197 square foot rear deck. Off-street parking will be provided by a side facing driveway accessed along North Fulton Avenue. The parcel is currently vacant.

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

The applicant is requesting a Variance from the Board of Appeals to reduce the west setback from 15' to 13'.

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:**
- Portions of buildings between five and ten feet of a side lot line shall be limited in height to 25'. The applicant should provide the height of the eastern side of the portion of the building 10' away from the property line to ensure it is 25' high or lower.
 - The plans must include a sidewalk on both Walnut and N. Fulton with a 4' wide clear area and 1' landscape area.

(b) Supplemental Area and Fence Standards

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

- STAFF COMMENT:**
- A fence, wall, curb, or hedge between 6" and 48" in height is encouraged at the back of the required sidewalk.

(c) Utility Standards

-  Mechanical features shall not be located in the supplemental area or front yard and shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable materials for screening shall include those materials found in subsection (f)1., provided they are compatible with the principal structure.
- ⊙ When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.
- ⊙ Street lights may be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian-scale street lights as approved by the DRC and the department of community services shall be provided by the developer, subject to site plan and design review in new development.
- ✓ All developments shall provide a light at the front door. Lighting designed to illuminate the path to the front door is allowed. Spotlighting may be provided as long as it is properly shielded and does not become an annoyance to adjacent property owners or the public. General area illumination with oversized flood lights is prohibited. Specifically, lighting shall be shielded so that the source of light is not visible from adjacent properties or the public right-of-way.
- ⊙ Trees shall not be planted directly above storm drains.

STAFF COMMENT:

- **The applicant should show mechanical utility features on the plans and indicate any screening.**

(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:**
- **Driveways shall have a minimum width of 9' and a maximum width of 15'. The applicant should provide the width of the proposed driveway.**

(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:**
- **Chimneys must be faced with brick or stacked stone and extend between three and six feet above the roofline. A design exception will be required for the use of stucco and a chimney height greater than six feet above the roofline.**

(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:

- Porches shall be made of painted or stained wood, stone, brick, or ornamental metal. The use of fiberglass box columns is not compliant and will require a design exception.
- Porches and finished first floors must be raised between 2' and 4' above grade, unless existing topography is greater. The applicant should provide the height of the porch and finished first floor elevation from grade at the entrance.
- Porches shall have a minimum clear depth of 8' from building facade to outside face of column. The proposed porch has a clear depth ranging from 4' to 10', which is not compliant and will require a design exception.
- The applicant should provide the spacing between porch columns.

(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:

- Windows shall be provided for a minimum of 30% of the total street-facing facade of the building. The proposed dwelling has windows provided for 29% of the street facing facade, which is not compliant and will require a design exception.
- Wood trim between four and six inches wide shall surround windows of wood frame structures. The use of PVC trim is not compliant and will require a design exception.
- Windows grouped together shall have center mullions two inches wider than side trim. As the minimum trim is 4" wide, the minimum mullion width is 6". The applicant states all mullions will be 4" wide, which is not compliant.
- The applicant should show windowsills on plans and indicate their material.

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

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

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

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

STAFF COMMENT:

- Porches and finished first floors must be raised between 2' and 4' above grade, unless existing topography is greater. The applicant should provide the height of the porch and finished first floor elevation from grade at the front.
- Enfronting first story windows must be between 2.5 and 3.5' above finished first floor elevation. The applicant should provide the height of the enfronting first story windows above the finished first floor elevation.
- The design does not reflect any of the principal traditional styles specified in the Standards.

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

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

- i. On lots with one street frontage, set outbuildings back at least 15 feet behind the front facade of the principal building.

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

STAFF COMMENT:

RECOMMENDATIONS

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

1. Portions of buildings between five and ten feet of a side lot line shall be limited in height to 25'. The applicant should provide the height of the eastern side of the portion of the building 10' away from the property line to ensure it is 25' high or lower.
2. The plans must include a sidewalk on both Walnut and N. Fulton with a 4' wide clear area and 1' landscape area.
3. A fence, wall, curb, or hedge between 6" and 48" in height is encouraged at the back of the required sidewalk.
4. The applicant should show mechanical utility features on the plans and indicate any screening.
5. Driveways shall have a minimum width of 9' and a maximum width of 15'. The applicant should provide the width of the proposed driveway.
6. Chimneys must be faced with brick or stacked stone and extend between three and six feet above the roofline. A design exception will be required for the use of stucco and a chimney height greater than six feet above the roofline.
7. Porches shall be made of painted or stained wood, stone, brick, or ornamental metal. The use of fiberglass box columns is not compliant and will require a design exception.
8. Porches and finished first floors must be raised between 2' and 4' above grade, unless existing topography is greater. The applicant should provide the height of the porch and finished first floor elevation from grade at the entrance.
9. Porches shall have a minimum clear depth of 8' from building facade to outside face of column. The proposed porch has a clear depth ranging from 4' to 10', which is not compliant and will require a design exception.
10. The applicant should provide the spacing between porch columns.
11. Windows shall be provided for a minimum of 30% of the total street-facing facade of the building. The proposed dwelling has windows provided for 29% of the street facing facade, which is not compliant and will require a design exception.
12. Wood trim between four and six inches wide shall surround windows of wood frame structures. The use of PVC trim is not compliant and will require a design exception.
13. Windows grouped together shall have center mullions two inches wider than side trim. As the minimum trim is 4" wide, the minimum mullion width is 6". The applicant states all mullions will be 4" wide, which is not compliant.
14. The applicant should show windowsills on plans and indicate their material.
15. Porches and finished first floors must be raised between 2' and 4' above grade, unless existing topography is greater. The applicant should provide the height of the porch and finished first floor elevation from grade at the front.

16. Enfronting first story windows must be between 2.5 and 3.5' above finished first floor elevation. The applicant should provide the height of the enfronting first story windows above the finished first floor elevation.
17. The design does not reflect any of the principal traditional styles specified in the Standards.

Once these items are addressed to the satisfaction of Staff and the Design Review Committee, the application is recommended for approval.

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 12-18-19

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

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

Applicant: Greg Evans Contact Number: [REDACTED]

Applicants Address: [REDACTED]

E-Mail Address: g.evans@hapevillega.gov Zoning Classification: RSF

Address of Proposed Work: 515 Walnut St Hapeville 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): TBD by Fulton County

Property Owner: Greg Evans Contact Number: [REDACTED]

Project Description (including occupancy type):

Single Family home - new construction

Contractors Name: Greg Evans Contact Number: [REDACTED]

Contact Person: Greg Evans Contact Number: [REDACTED]

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

[REDACTED]
Applicants Signature

Date

12-18-19

Project Class (check one):

☒ Residential ☐ Commercial ☐ Mixed-Use Development

Project Type:

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

Total Square Footage of proposed New Construction: 1809

Total Square Footage of existing building: NA

Estimated Cost of Construction: \$180,000

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

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

Smooth Hardi plank siding

NOTICE

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

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

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

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

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

(Please Print & Initial)

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

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

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

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

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

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

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

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

<u>Greg Evans</u>		<u>12-18-19</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.

Legal Description 515 Walnut Street

All that tract or parcel of Land Lying and being situated in Land lot 94 of the 14th District of Fulton County, Hapeville Georgia and being more particularly describe as follow:

Begin at a 1/2" REBAR FOUND at the intersection of the North right-of-way of Walnut Street (40' r/w) with the East right-of-way of North Fulton Avenue (40' r/w), thence continuing along the East right-of-way of North Fulton Avenue N00°44'26"E, a distance of 125.01 feet to a 1/2" REBAR FOUND; thence leaving said right-of-way of North Fulton Avenue S89°06'02"E, a distance of 49.96 feet to a 1" CRIMP TOP PIPE FOUND; thence S00°43'15"W, a distance of 125.01 to a 1/2" REBAR FOUND on the North right-of-way of Walnut Street; thence continuing along the North right-of-way of Walnut Street, N89°05'57"W, a distance of 50.00 feet to the **POINT OF BEGINNING**.

Said parcel or tract of land Containing 6,247.82 square feet or 0.1434 acres

We are requesting a variance on the westside of the home, instead of a 15 foot build line we are requesting a 13 foot build line.

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WLB ASSOCIATES, INC.
These drawings and their reproductions are the property of the surveyor and may not be reproduced, or used in any way without the written permission of this surveyor.

This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.

Utilities:
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 and his contractors or anyone else who relies upon this survey shall hereby expressly understand that the surveyor is not responsible for the correctness or sufficiency of this information.

Site Address:
515 WALNUT ST
HAPEVILLE, GA

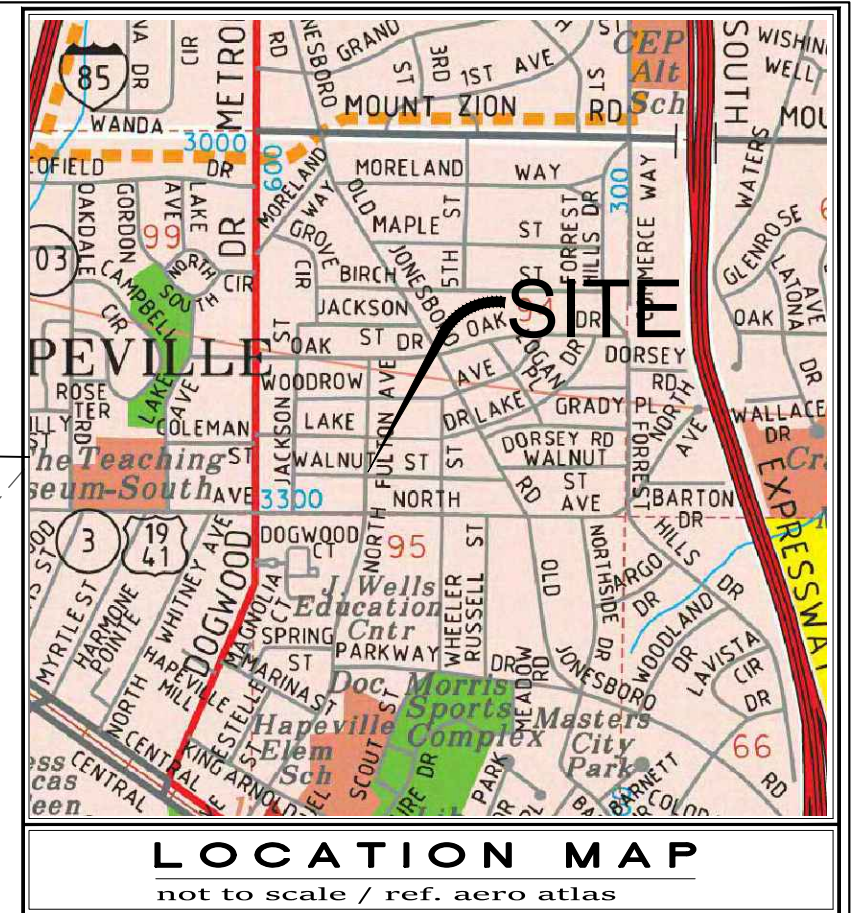
Zoning: R-SF
Front Yard: 15'
Side Yard: 5'
Rear Yard: 15'

The surveyor in no way intends to interpret or make conclusions regarding the zoning designation shown hereon. This information is reported from public information obtained from FULTON County records on 10/7/2019.

Area Summary: 0.14 acres

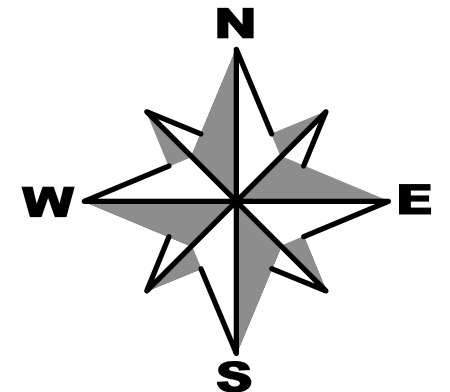
Survey References:
SUBDIVISION PLAT
BOOK 423 PAGE 140

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



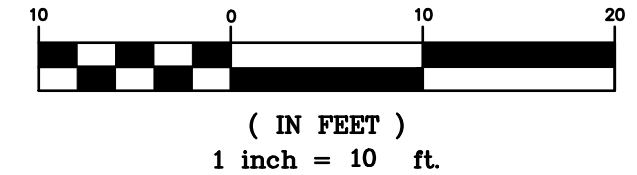
LEGEND	
IPF	IRON PIN FOUND
IPS	1/2" REBAR SET
CMP	CORRUGATED METAL PIPE
R/W	RIGHT OF WAY
Q	CENTER LINE
P	PROPERTY LINE
FES	FLARED END SECTION
L.L.L.	LAND LOT LINE
T.B.M.	TEMPORARY BENCHMARK
INV.	INVERT ELEVATION
S	SANITARY SEWER MANHOLE
PO	POWER POLE
FX	FIRE HYDRANT
LP	LIGHT POLE
ICV	IRRIGATION CONTROL VALVE
TP	TRAVERSE POINT (60D NAIL)
DM	DRAINAGE MANHOLE
GV	GAS VALVE
B	BENCHMARK
IPF	IRON PIN FOUND
---	PROPERTY LINE
-X-X-	FENCE
-T-T-	TELEPHONE LINE
-G-G-	GAS LINE
-W-W-	WATER LINE
-SS-SS-	SANITARY SEWER LINE
-P-P-	POWER LINE
OTF	OPEN TOP PIPE
CTP	CRIMP TOP PIPE
RB	REBAR
Y.I.	YARD INLET
D.I.	DRAIN INLET
SMH	SAN. SEWER MANHOLE
CO	CLEANOUT
WM	WATER METER
GW	WATER VALVE
GW	GUY WIRE
AC	AIR CONDITIONER
N/F	NOW OR FORMERLY
PT	PERC. TEST (BOREHOLE)
RRT	RAIL ROAD TIE WALL

GRID NORTH



GEORGIA WEST ZONE - NAD 83

GRAPHIC SCALE



SURVEY NOTES:

1. THE FIELD DATA FOR THIS SURVEY WAS OBTAINED WITH A LEICA TOTAL STATION 12 AND A 100 FOOT TAPE.
2. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 47,638 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
3. THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND HAVE A CLOSURE PRECISION RATIO OF 1:93,617
4. THE PROPERTY DEPICTED HEREON DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP.
5. UNDERGROUND UTILITIES AS SHOWN BY THIS SURVEY ARE APPROXIMATE AND SHOULD BE FIELD VERIFY PRIOR TO ANY CONSTRUCTION.
6. THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; THEREFORE, THE UNDERSIGNED AND THIS FIRM MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS AND OTHER SIMILAR MATTERS.
7. THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. THIS FIRM WILL NOT ACCEPT ANY RESPONSIBILITY OF LIABILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE PERSON(S) NAMED IN THE TITLE BLOCK.

SURVEYORS 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.

"Flood Hazard Statement"

By graphic plotting only, The property shown on this plat does not lie within a 100yr Flood Plain according to the flood insurance rate map (FIRM) map number 13121C0367F. Last revised September 18, 2013.

EXISTING SURVEY OF:

515 WALNUT ST

FOR:

GDK INVESTMENT

SHEET

1
of
4



DATE	DESCRIPTION				
REVISIONS					
SURVEY CREW WB,JL	FIELD BK / PG 206/12	L.L. 94	DIST. 14th	COUNTY FULTON	SCALE 1"=10'
FIELD WORK 10/7/2019	DRAWN BY WB	CHECKED BY WB	APPROVED BY WB	DATE October 7, 2019	

W.L.B ASSOCIATES, INC.



349 CHERYL COURT
JONESBORO, GA 30238
(678) 743-4665

**LAND SURVEYORS • SITE PLANNING
LAND DEVELOPMENT**

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WLB ASSOCIATES, INC.
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This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.

Site Address:
515 WALNUT ST
HAPEVILLE, GA

Zoning: R-SF
Front Yard: 15'
Side Yard: 5'
Rear Yard: 15'

"Flood Hazard Statement"
By graphic plotting only. The property shown on this plat does not lie within a 100yr Flood Plain according to the flood insurance rate map (FIRM) map number 13121C0367F, Last revised September 18, 2013.

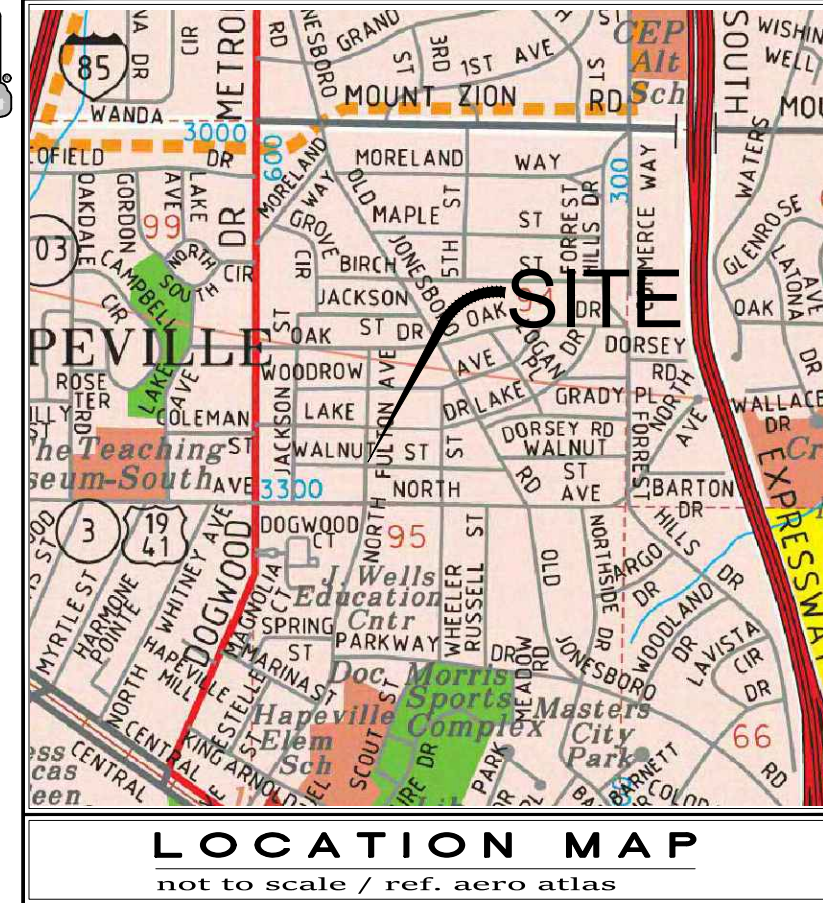
DIRT STATEMENT - CUT/FILL CALCULATIONS
CUT = 5 CY
FILL = 10 CY
NET FILL = 5 CY

LOT COVERAGE:
WALKWAY/DRIVE.....291 sq.ft.
PORCH.....199 sq.ft.
HOUSE.....1290 sq.ft.
DECK.....128 sq.ft.
TOTAL.....1908 sq.ft.

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

Floor Area Ratio (FAR):
1st Floor.....1283 sf
2nd Floor.....606 sf
Total.....1889 sf

FAR 1889
6248 = 0.30



- 1) Disturbed areas left idle shall be stabilized with temporary vegetation after 14 days; after 30 days permanent vegetation shall be established
- 2) Silt Fence - shall meet the requirements of Georgia Manual for Erosion & Sediment Control 2016 Edition (Sd1-S).
- 3) Maintenance Statement - Erosion control measures will be inspected at least weekly, after each rain and repaired by the general contractor.
- 4) Statement - Additional erosion and sediment control measures will be installed if deemed necessary by on-site inspection
- 5) No graded slope shall exceed 2h:1v
- 6) "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."
- 7) "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."

EROSION AND SEDIMENT CONTROL NOTES:

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

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

"DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS, PERMANENT VEGETATION SHALL BE ESTABLISHED".

"SILT FENCE SHALL MEET THE REQUIREMENTS OF GEORGIA MANUAL FOR EROSION & SEDIMENT CONTROL 2016 EDITION (Sd1-S).

"EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES.

"EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST DAILY, AND AFTER EACH RAIN, AND REPAIRED BY THE CONTRACTOR.

(ADDITIONAL) GRADING AND DRAINAGE NOTES:

"ALL MATERIAL AND METHODS OF CONSTRUCTION MUST CONFORM TO CITY OF ATLANTA STANDARDS AND SPECIFICATIONS.

"PRIOR TO LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR. CALL (404) 546-1301 TO CONTACT THE INSPECTOR.

"NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS.

"ALL EXISTING TREES ARE TO REMAIN AND SHALL BE PROTECTED UNLESS OTHERWISE NOTED. TREES TO BE REMOVED WILL BE FLAGGED OR MARKED WITH RED PAINT BY THE LANDSCAPE ARCHITECT PRIOR TO ANY CLEARING ACTIVITIES.

"THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS AND IMPROVEMENTS TO REMAIN TO EQUAL OR BETTER CONDITIONS THAN PRIOR TO COMMENCEMENT OF CONSTRUCTION.

"ALL DRAINAGE STRUCTURES ARE TO BE CONSTRUCTED AS SHOWN ON THESE PLANS AND IN ACCORDANCE WITH THE CITY OF ATLANTA CONSTRUCTION STANDARDS. ELEVATIONS SHOWN ON DRAINAGE STRUCTURES ARE TO THE TOP OF STRUCTURE. PIPE LENGTHS SHOWN ARE APPROXIMATE DISTANCES FROM CENTER TO CENTER OF STRUCTURES AND SLOPES SHOWN ARE THEORETICAL SLOPES USING THESE LENGTHS.

"TOPSOIL, EQUIPMENT, AND MATERIALS SHALL BE STORED IN AREAS DESIGNATED BY THE OWNER.

"UNLESS OTHERWISE NOTED, CONSTRUCT NEW IMPROVEMENTS TO MATCH EXISTING ELEVATIONS OF EXISTING PAVEMENT, SIDEWALKS, AND FLOORS.

"SEE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS AND DETAILS OF THOSE RESPECTIVE AREAS.

"THE LOCATIONS OF EXISTING UTILITIES, SUCH AS WATER MAINS, SANITARY SEWERS, GAS LINES, ELECTRIC LINES, ETC. AS SHOWN ON THESE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE SURVEYOR, ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES SEVENTY - TWO HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND HAVE ALL UTILITIES LOCATED IN THE FIELD PRIOR TO ANY WORK. QUESTIONS CALL THE UTILITY PROTECTION SERVICE: (404) 491-0044.

SITE PLAN

515 WALNUT ST

FOR:
GDK INVESTMENT

SHEET
2
of
4



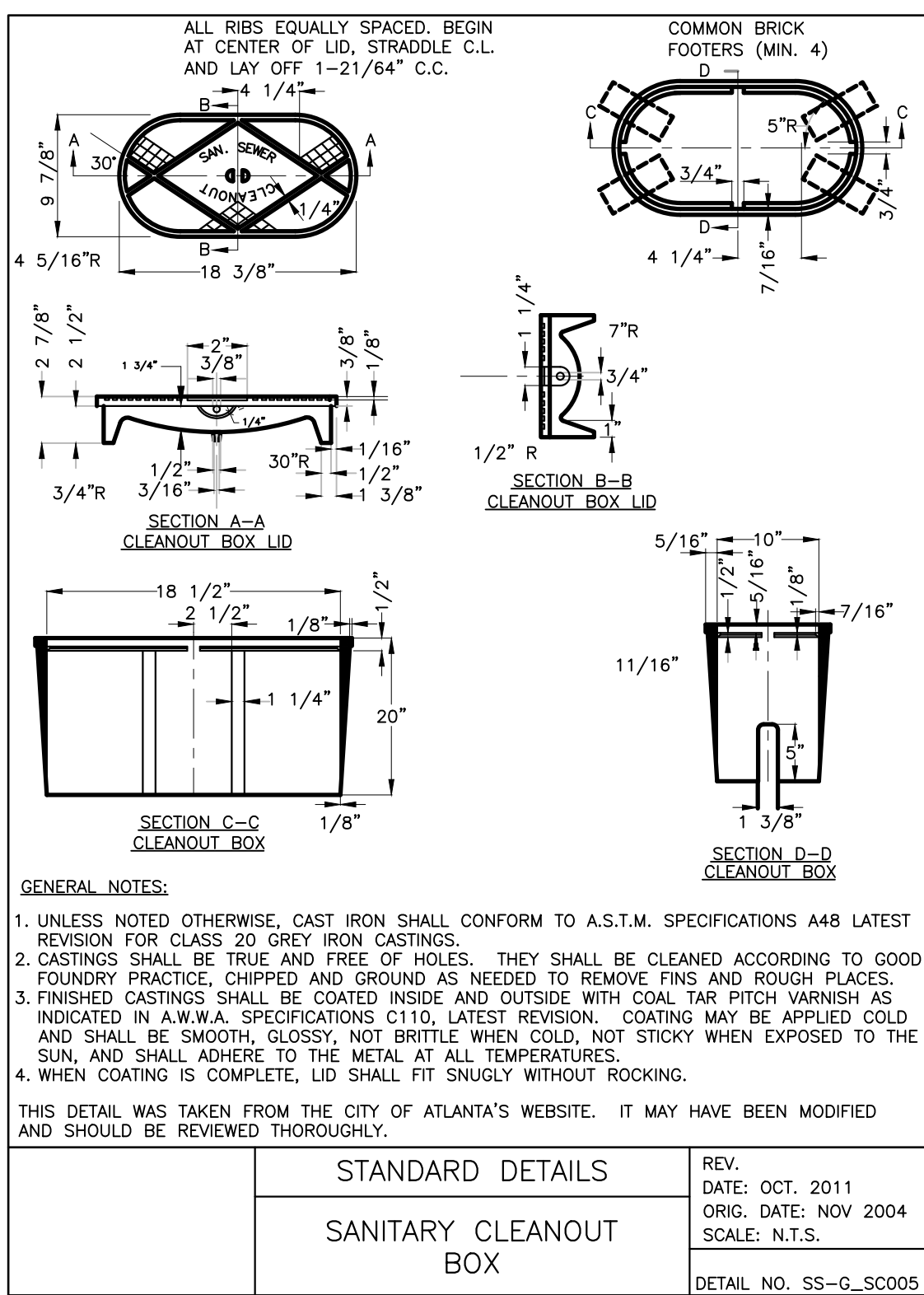
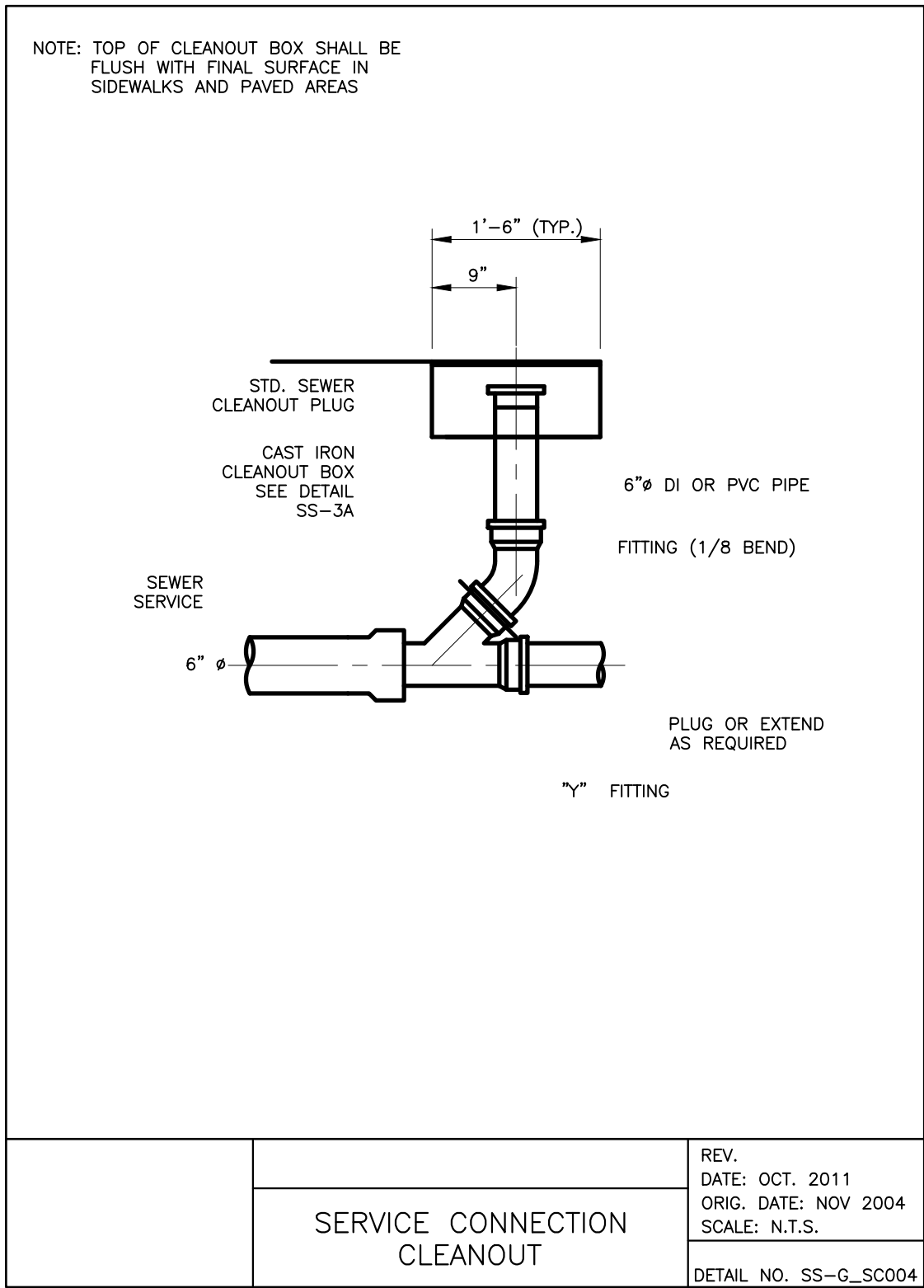
DATE	DESCRIPTION				
REVISIONS					
SURVEY CREW WB,JL	FIELD BK / PG 206/12	L.L. 94	DIST. 14th	COUNTY FULTON	SCALE 1"=10'
FIELD WORK 10/7/2019	DRAWN BY WB	CHECKED WB	BY	APPROVED BY WB	DATE October 7, 2019

W.L.B ASSOCIATES, INC.



349 CHERYL COURT
JONESBORO, GA 30238
(678) 743-4665

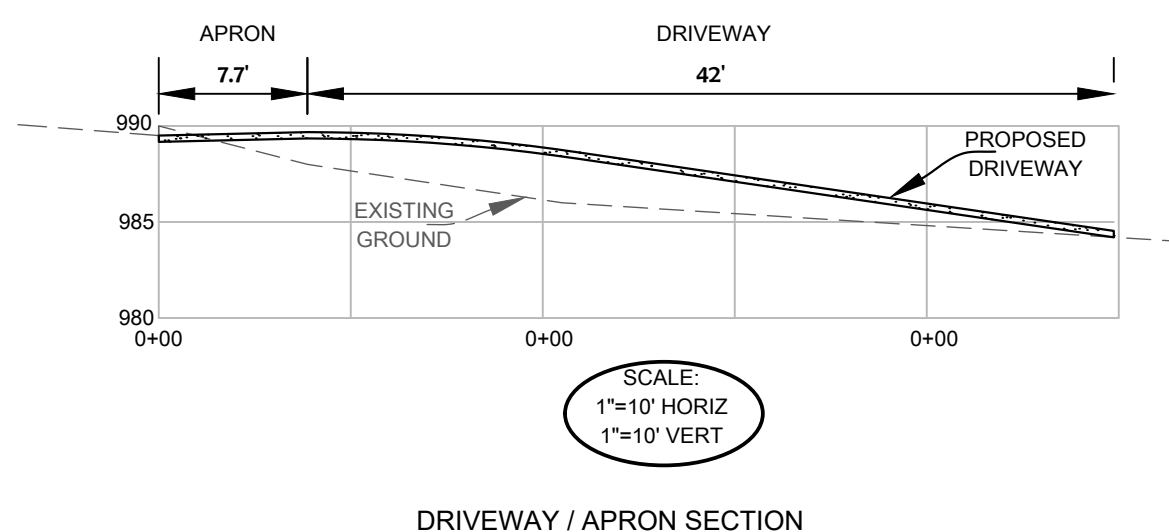
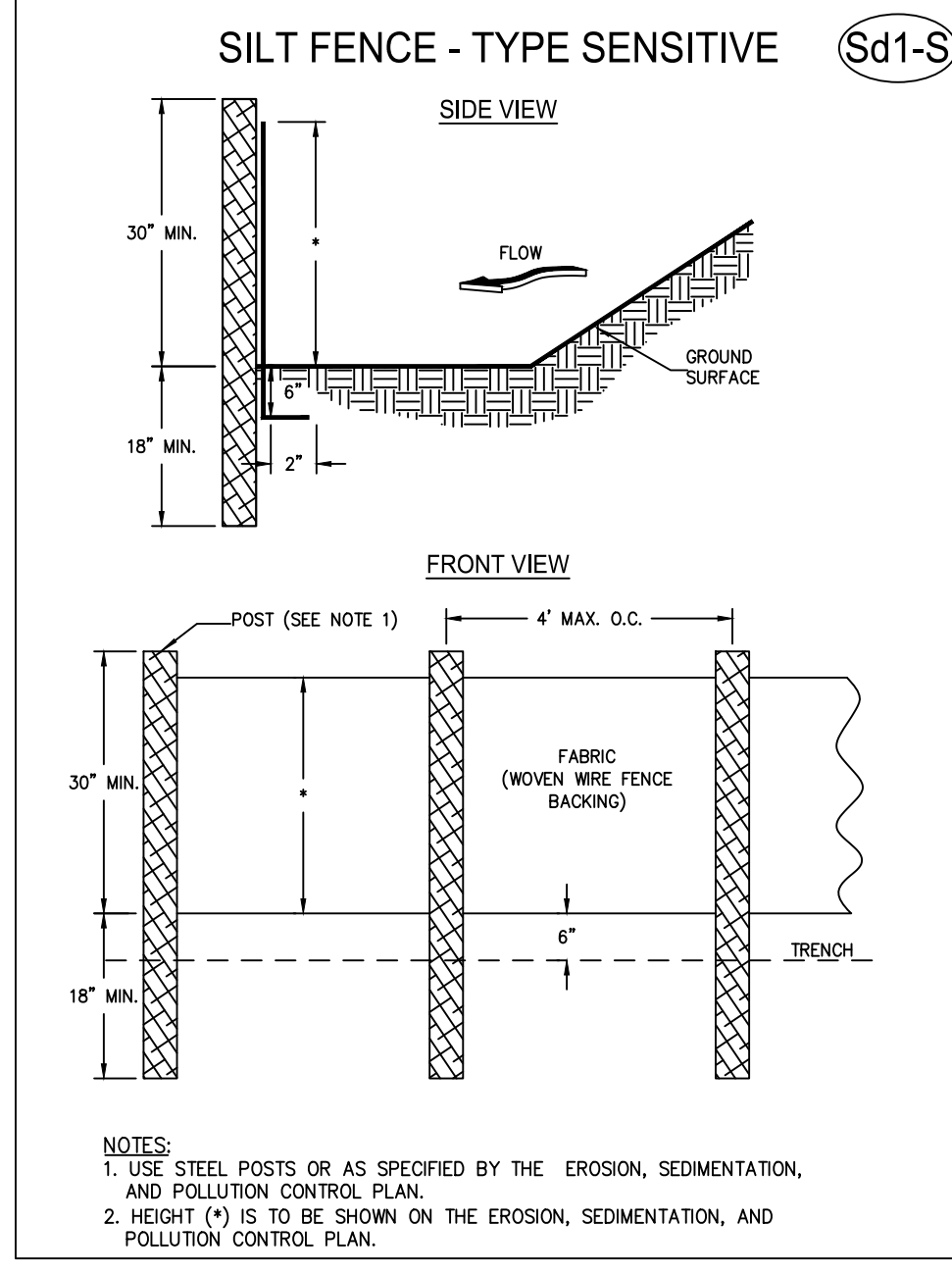
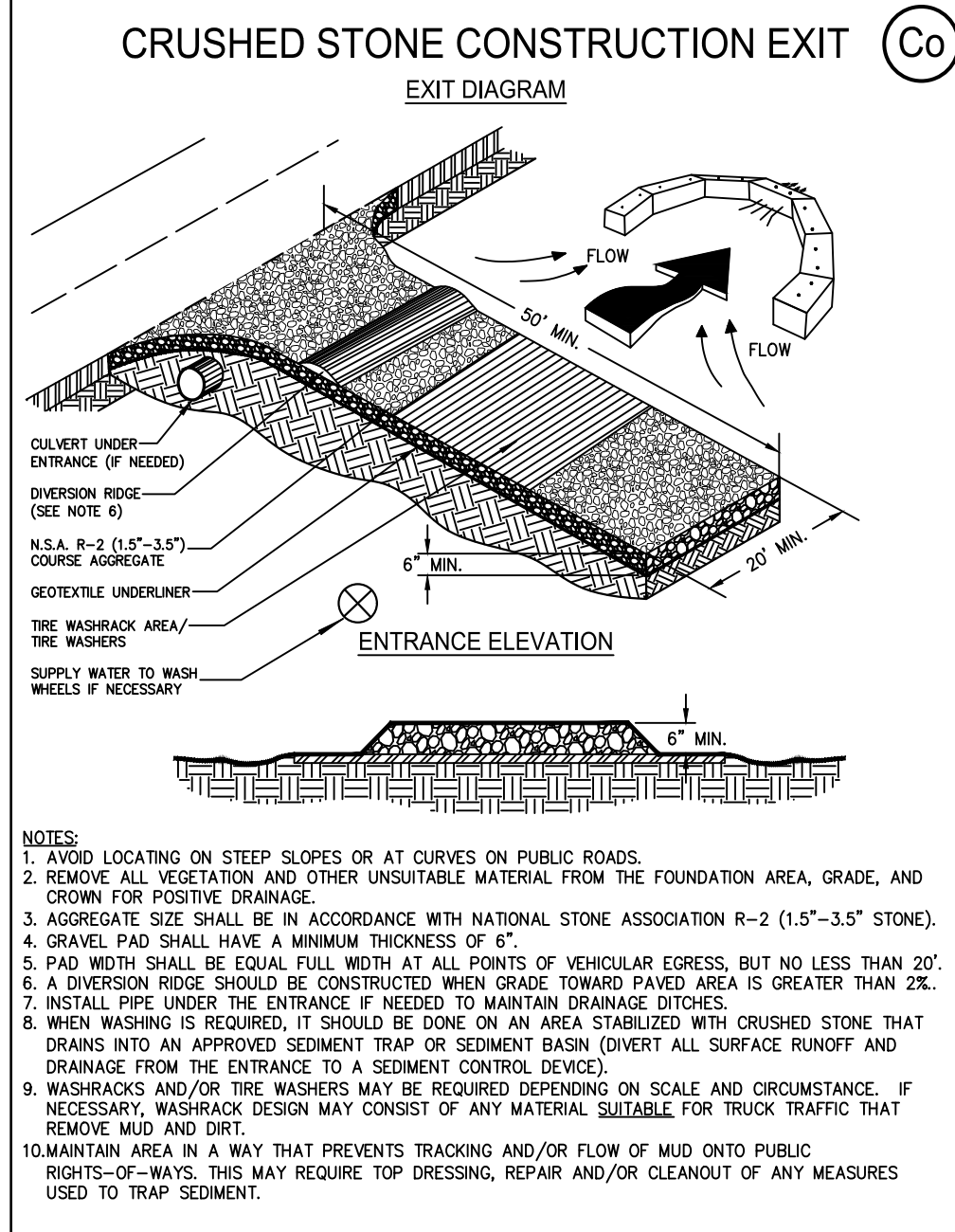
LAND SURVEYORS • SITE PLANNING
LAND DEVELOPMENT



SEEDING SCHEDULE	DS2	DS3
SCHEDULE APPLICABLE FOR TEMPORARY AND PERMANENT GRASSING		
CONTRACTOR TO PROTECT ALL DISTURBED AREAS BY TEMPORARY RESEEDING UNTILL PERMANENT GROUND COVER IS ESTABLISHED. (MAXIMUM OF TWO WEEKS AFTER DISTURBANCE).		
SOIL PREPERATION		
ADD TO SOIL: COMMERCIAL 16-20-10 FERTILIZER @ 650 LBS/AC OR AS SPECIFIED BY SOIL REPORTS AFTER SOIL pH ANALYSIS, LIME AS SPECIFIED ON pH LEVEL CHART.		
TO RAISE THE pH LEVEL		
THIS CHART INDICATES THE AMOUNT OF LIME TO ADD IN OUNCES PER SQUARE YARDS AND IN POUNDS PER 1000 SF.		
METER SANDY SOIL SANDY LOAMMED LOAM HEAVY SOIL		
READING ADD LIME ADD LIME ADD LIME ADD LIME		
4.0 2.25 OZ 3 OZ 4.4 OZ 5.33 OZ		
1000 SF 24 LBS 19 LBS 28 LBS 33 LBS		
5.0 1.8 OZ 2.25 OZ 3.0 OZ 3.6 OZ		
1000 SF 11 LBS 14 LBS 28 LBS 33 LBS		
6.0 0.5 OZ 1 OZ 1.2 OZ 1.4 OZ		
1000 SF 3.5 LBS 6 LBS 8 LBS 9 LBS		
NOTE: NEUTRAL pH IS 7.0		
SEEDING RATES		
SEASON DATES TYPE OF GRASS RATE		
SUMMER MAY 15 - AUG 30 BERMUDA 100 LBS/AC		
COOL SEPT 1-NOV 15 FESCUE 300 LBS/AC		
MAR 15 - MAY 15		
WINTER NOV 15 - MAR 15 ANNUAL RYE GRASS 300 LBS/AC		
COVER SEED AREA WITH LIGHT LAYER OF WHEAT STRAW MULCH		

GRADING PLAN
1) WATERS OF THE STATE DOES NOT EXISTS WITHIN 200 FEET OF THIS SITE.
2) NOTE: MAINTENANCE STATEMENT: EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN, AND REPAIRED BY THE GENERAL CONTRACTOR
3) (A) SEDIMENT/EROSION CONTROL DEVICES MUST BE CHECKED AFTER EACH STORM EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE.
4) ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES TO BE USED AS REQUIRED BY CITY OF ATLANTA.
5) GRASSING TO BEGIN WITHIN 14 DAYS AFTER THE COMPLETION OF ANY LAND DISTURBING ACTIVITY, OR IF ACTIVITY IS DISCONTINUED FOR A PERIOD OF 14 DAYS OR LONGER. (A) DISTURBED AREAS LEFT IDLE TO 30 DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION (DS2) DISTURBED AREAS LEFT IDLE FOR 30 DAYS OR MORE WILL BE ESTABLISHED TO PERMANENT VEGETATION (DS3). ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION WITHIN 14 DAYS.
6) DURING UNSUITABLE GROWING SEASONS, MUCH WILL BE USED AS A TEMPORARY COVER (DS1) ON SLOPES THAT ARE 3/1 OR STEEPER, MULCH MUST BE ANCHORED.

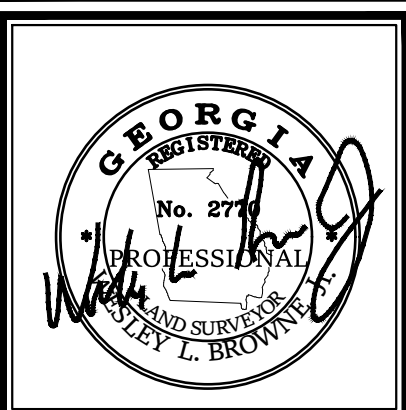
*ALL UNSUITABLE SOILS AND TOP SOILS WILL BE STOCKPILED ON-SITE AND SPREAD ON ALL PROPOSED SLOPES TO FACILITATE THE ESTABLISHMENT OF ALL GROUND COVER.
*ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION
*CONTRACTOR TO ANTICIPATE THAT ONE GRASSING ATTEMPT OF THE DISTURBED AREAS WILL NOT BE ADEQUATE TO PROVIDE A SUFFICIENT STAND OF GROUND COVER. MULTIPLE ATTEMPTS AT GRASSING OF DISTURBED AREA SHOULD BE ANTICIPATED FOR THIS PROJECT. GRASSING PROCEDURES WILL BE CARRIED OUT ON REGULAR AND TIMELY INTERVALS UNTIL A GOOD AND COMPLETE STAND OR GROUND COVER HAS BEEN ESTABLISHED
ADDITIONAL NOTES: 1. NO GRADED SLOPE SHALL EXCEED 2h:1v SLOPE. 2. DIRT WILL BE STOCKPILED ON SITE.



*THE LOCATIONS OF EXISTING UTILITIES, SUCH AS WATER MAINS, SANITARY SEWERS, GAS LINES, ELECTRIC LINES, ETC. AS SHOWN ON THESE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE SURVEYOR, ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES SEVENTY - TWO HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND HAVE ALL UTILITIES LOCATED IN THE FIELD PRIOR TO ANY WORK. QUESTIONS CALL THE UTILITY PROTECTION SERVICE: (404)-491-0044.

SITE NOTES & DETAILS
515 WALNUT ST
FOR: GDK INVESTMENT

SHEET
3
of
4



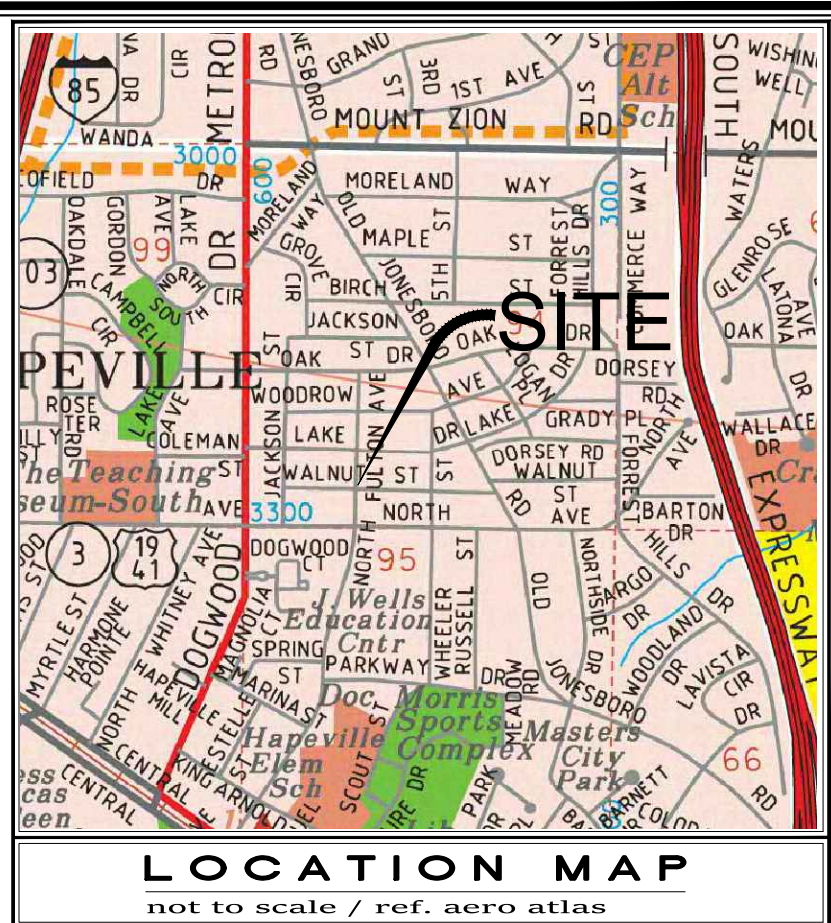
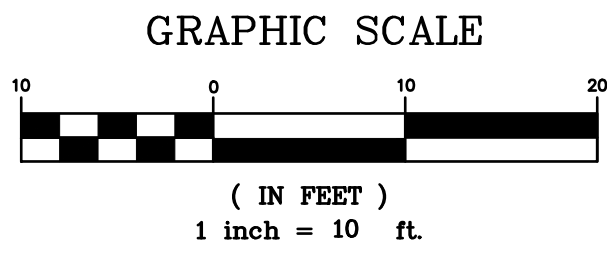
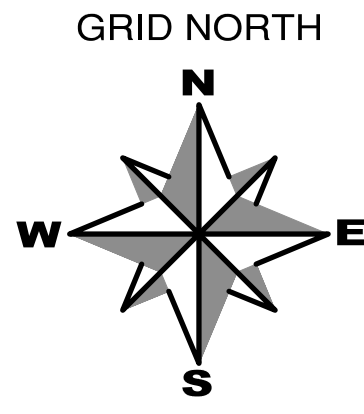
DATE	DESCRIPTION
SURVEY CREW	FIELD BK / PG
WB, JL	206/12
FIELD WORK	DRAWN BY
10/7/2019	WB
CHECKED BY	WB
APPROVED BY	WB
SCALE	1"=10'
DATE	October 7, 2019

W.L.B ASSOCIATES, INC.

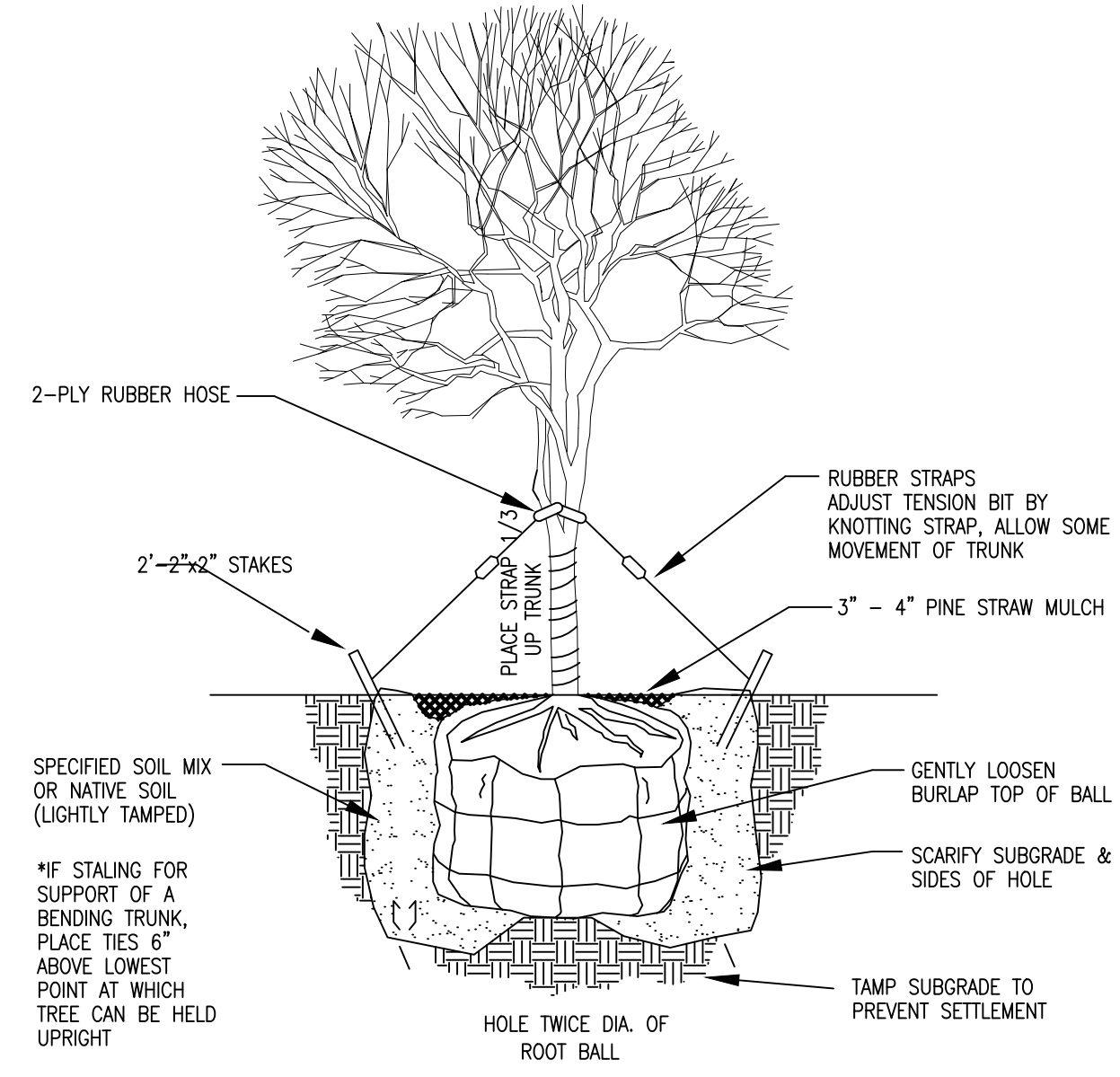
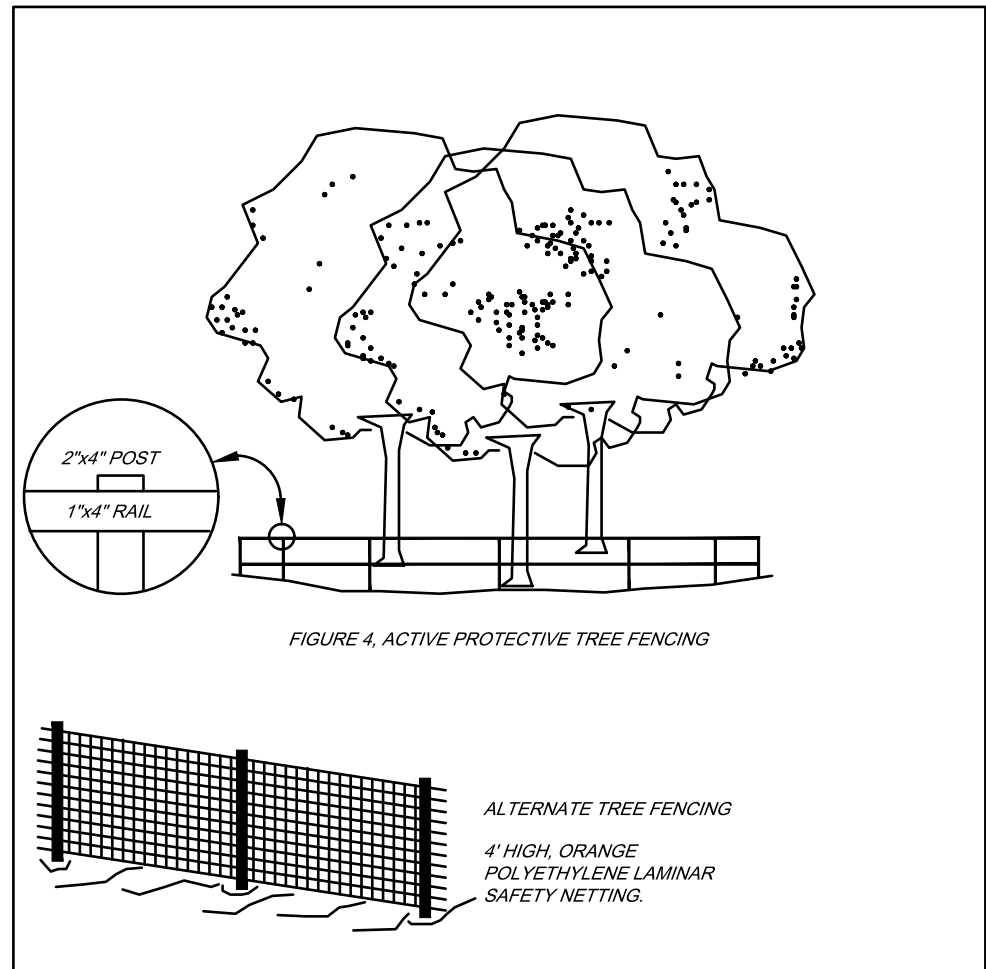
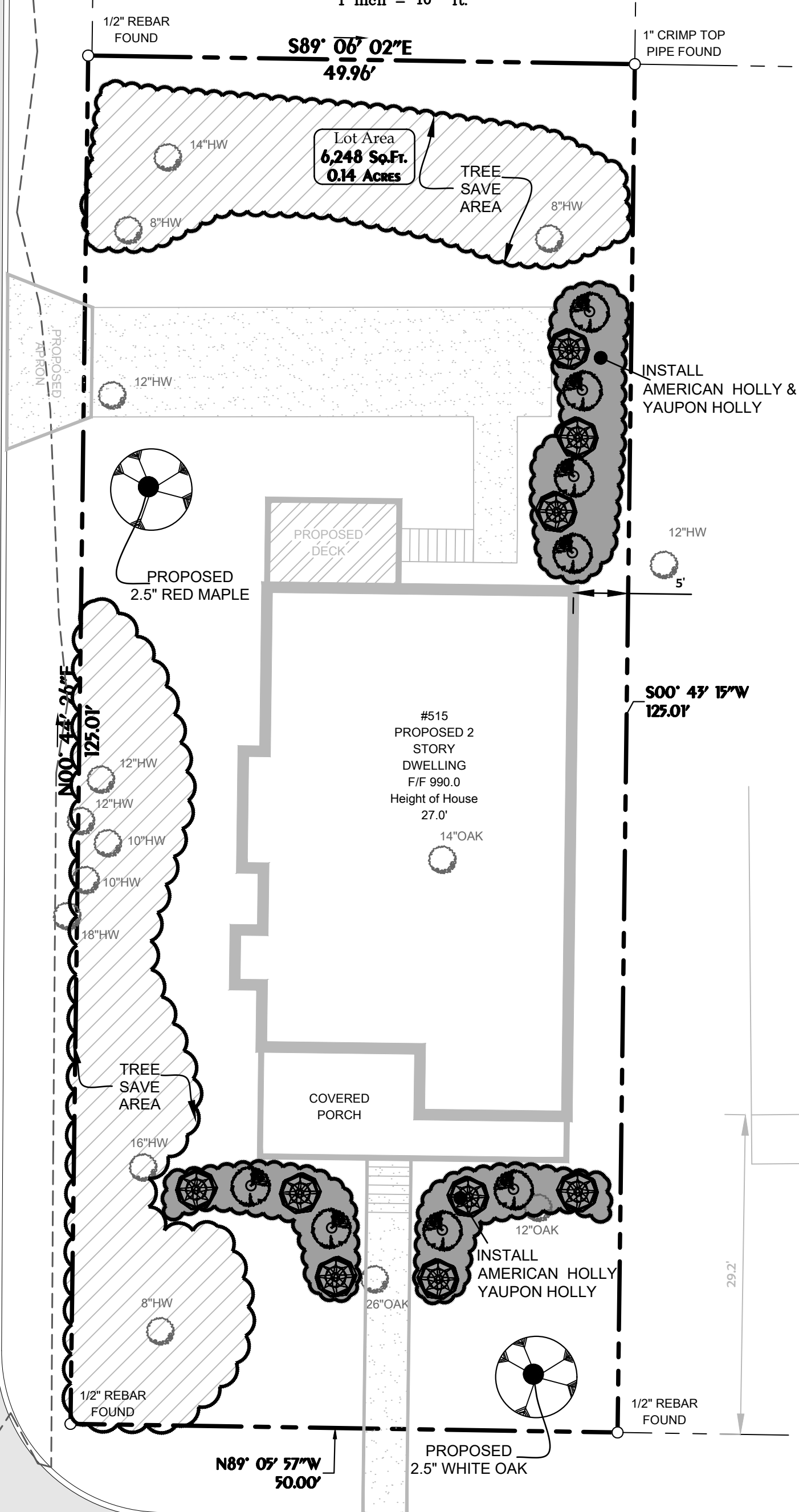
WLB

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(678) 743-4665

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LAND DEVELOPMENT



NORTH FULTON AVENUE
40' R/W
f.k.a. (Lee St.)



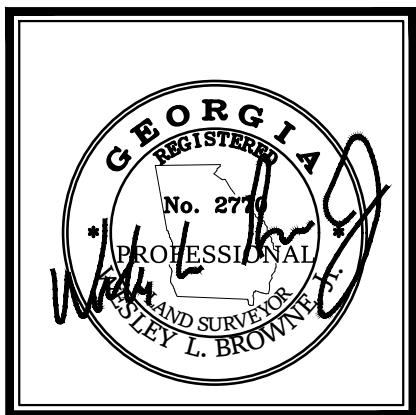
TREE INSTALLATION DETAIL

LANDSCAPE PLAN

515 WALNUT ST

FOR:
GDK INVESTMENT

SHEET
4
of
4



DATE	DESCRIPTION
REVISIONS	
SURVEY CREW	FIELD BK / PG
WB, JL	206/12
L.L.	94
DIST.	14th
COUNTY	FULTON
SCALE	1\"=10'
FIELD WORK	DRAWN BY
10/7/2019	WB
CHECKED BY	WB
APPROVED BY	WB
DATE	October 7, 2019

W.L.B ASSOCIATES, INC.

349 CHERYL COURT
JONESBORO, GA 30238
(678) 743-4665
**LAND SURVEYORS • SITE PLANNING
LAND DEVELOPMENT**



Designed By:
JAZ Development
Company, Inc.
Designer*Builder
P.O. BOX 1326 MABLETON, GA 30126
(678) 234-8094

Prepared For:
**JB Development
Partners LLC**

**RELEASED FOR
CONSTRUCTION**

Drawn By: **R. BETHELY**
Date: **11/11/2019**
Project No:
Scale:

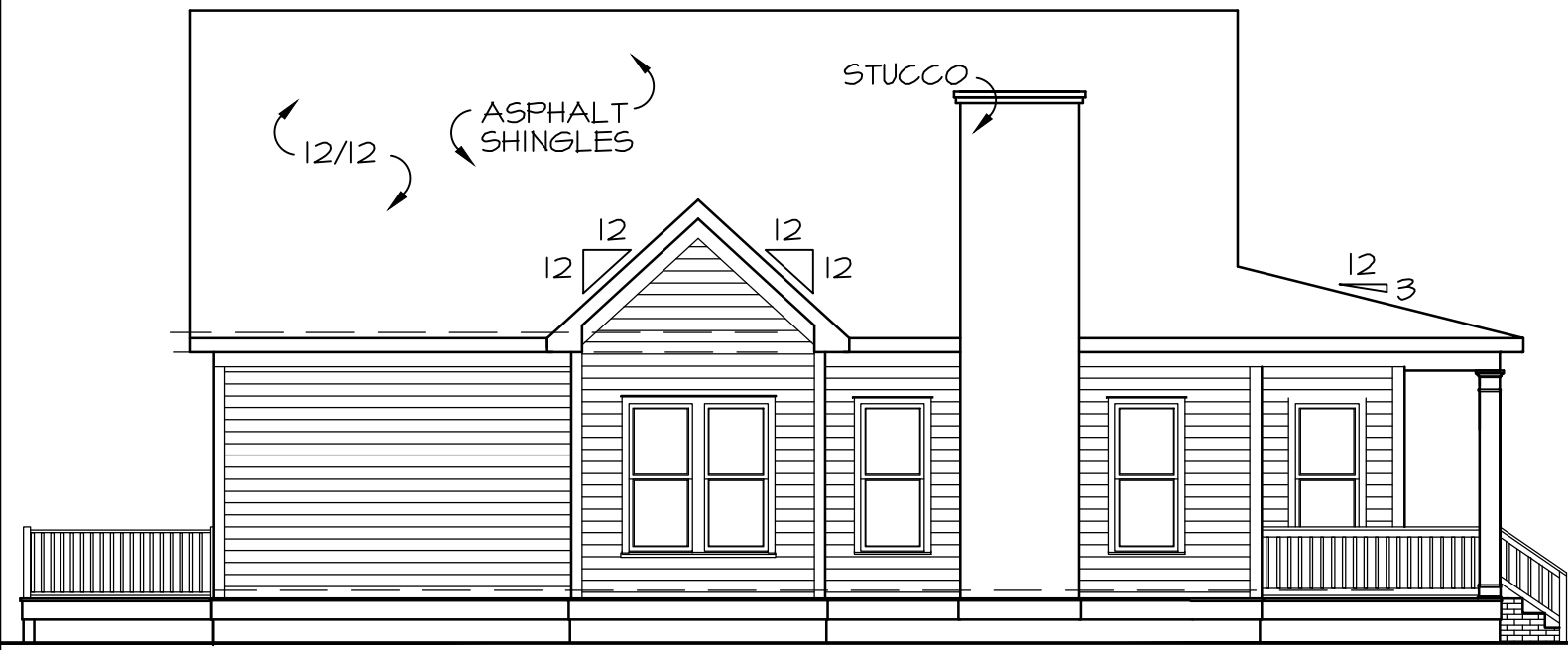
Address:
**515 WALNUT STREET
HAPEVILLE, GA 30354**

APPLICABLE CODES	
INTERNATIONAL BUILDING CODE	2012 EDITION
INTERNATIONAL RESIDENTIAL CODE	2012 EDITION
INTERNATIONAL PLUMBING CODE	2012 EDITION
INTERNATIONAL MECHANICAL CODE	2012 EDITION
INTERNATIONAL FUEL GAS CODE	2012 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE	2009 EDITION
INTERNATIONAL FIRE CODE	2012 EDITION
INTERNATIONAL ELECTRICAL CODE	2017 EDITION
2012 GA AMENDMENTS	

GENERAL NOTES			
PROJECT DESCRIPTION/SUMMARY			
NEW SINGLE FAMILY HOUSE WITH REAR DECK & FRONT PORCH			
HEATED AREA		NON-HEATED AREA	
FIRST FLOOR	1283 sf	PORCH REAR DECK	48 sf 197 sf
SECOND FLOOR	606 sf		
TOTAL	1889 sf		
STORIES:	1 1/2	TERMITE:	SEVERE
HEIGHT:	27'-0"	WEATHER:	MODERATE
FLOOD HAZARD:	NO	FROST LINE DEPTH:	12"
TYPE DEAD LOADS:	10 psf	MEAN ANNUAL TEMP:	66.2°
TYPE LIVE LOADS:	40 psf	WINTER DESIGN TEMP:	22°
TYPE ROOF LOAD	20 psf	GROUND SNOW LOAD:	5 psf
WIND SPEED 90 mph & CATEGORY:	C	SEISMIC DESIGN CATEGORY:	B

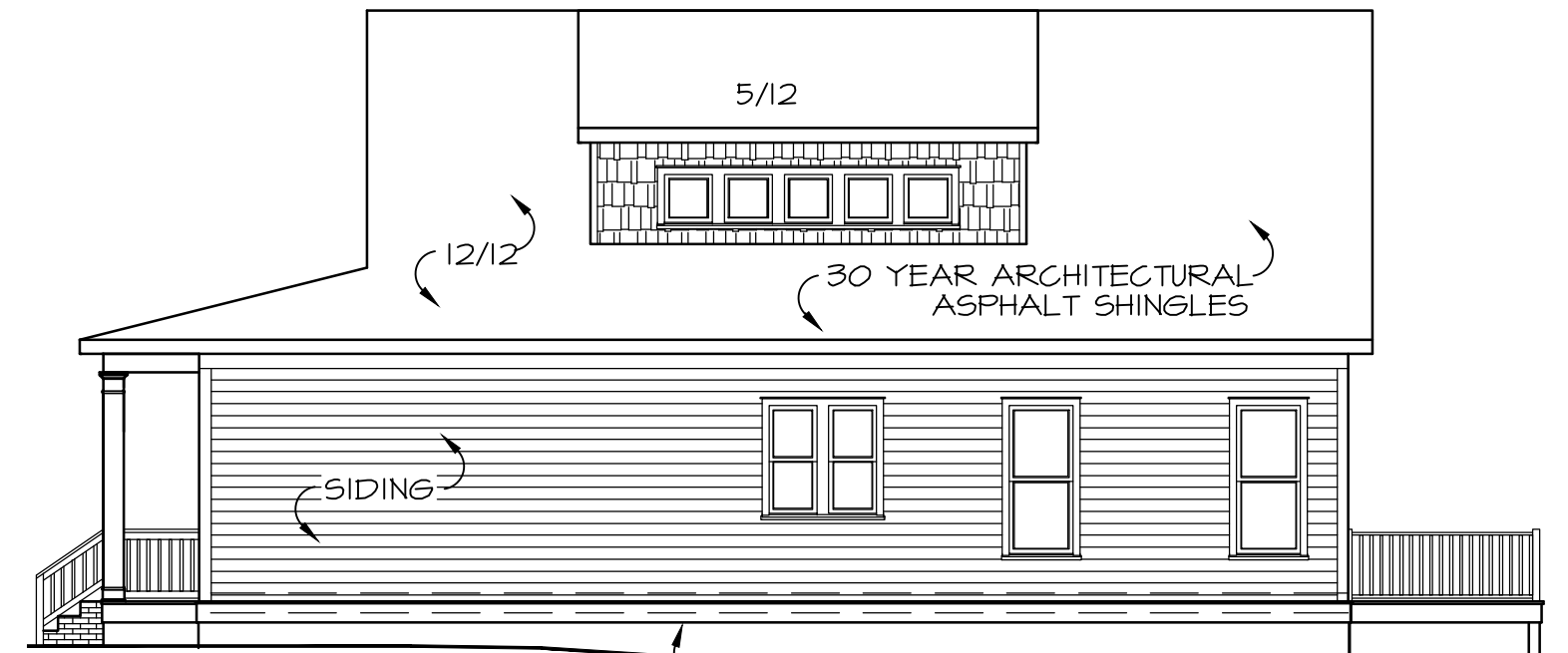
DRAWING INDEX	
A1.1	EXTERIOR ELEVATIONS & ROOF/FRAMING PLAN
A2.1	CRAWL FOUNDATION PLAN
A3.1	FIRST & SECOND FLOOR PLAN
A4.1	1ST FLOOR FRAMING & CEILING FRAMING PLAN
A4.2	2ND FLOOR FRAMING
A4.3	DETAILS & SPAN TABLES
A4.4	DETAILS & SPAN TABLES
A6.1	WALL SECTION & DECK DETAIL
A6.2	FRONT PORCH DETAIL, CROSS SECTION

Model Name:
VERDELL "C"
Sheet Title:
COVER
Sheet:
A1.0



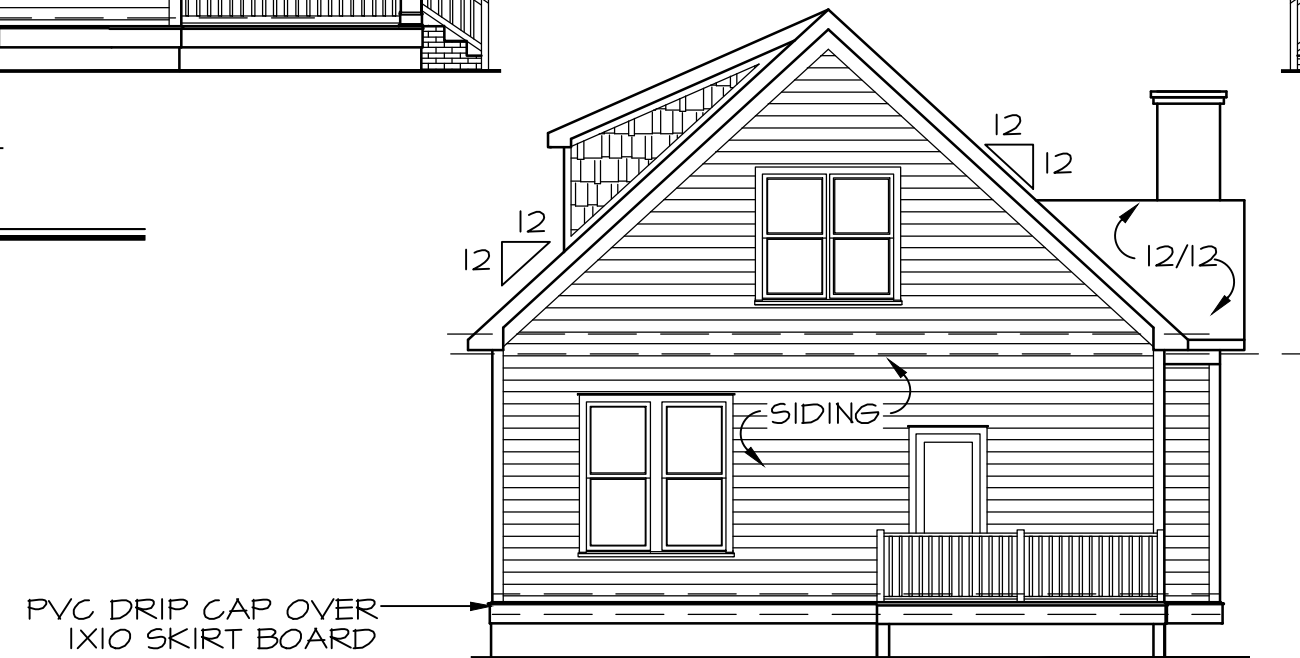
LEFT ELEVATION

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



RIGHT ELEVATION

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

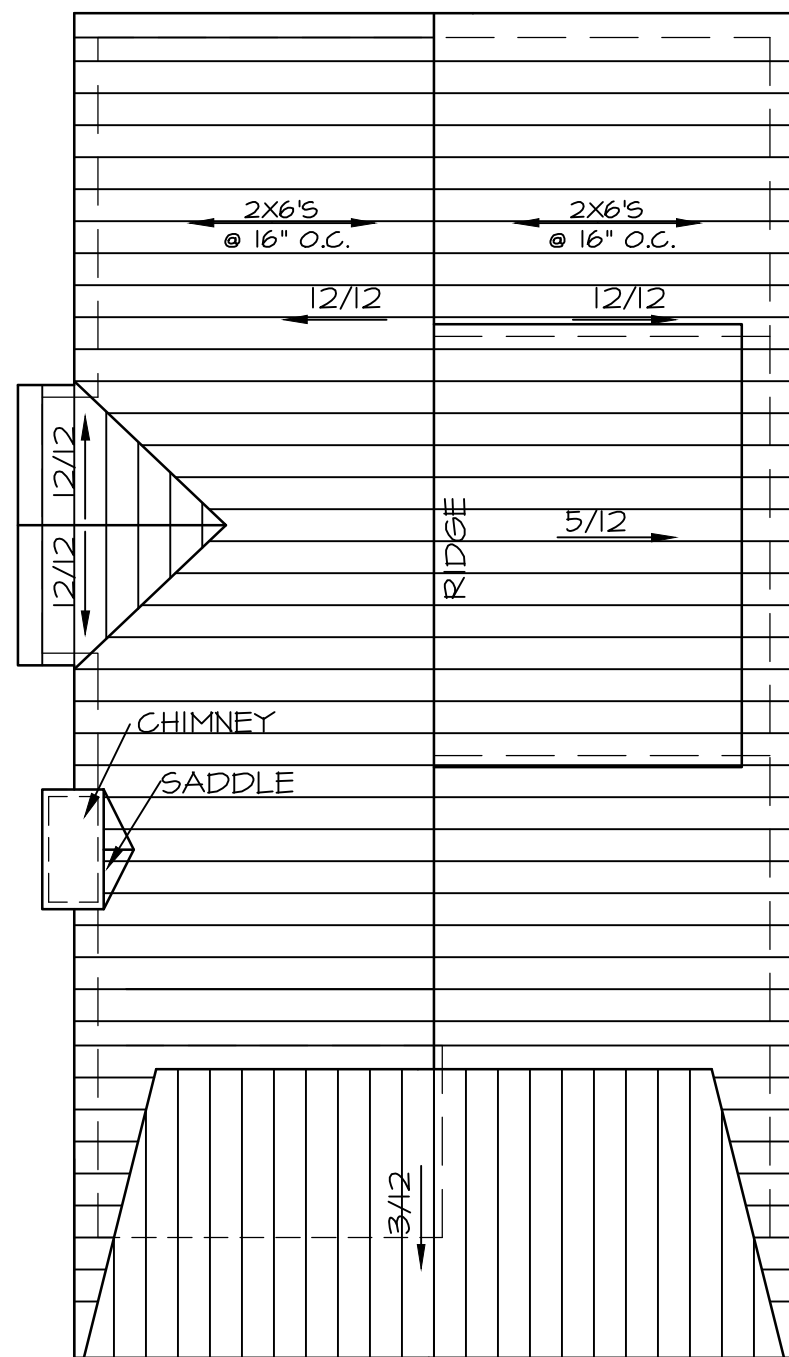


REAR ELEVATION

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

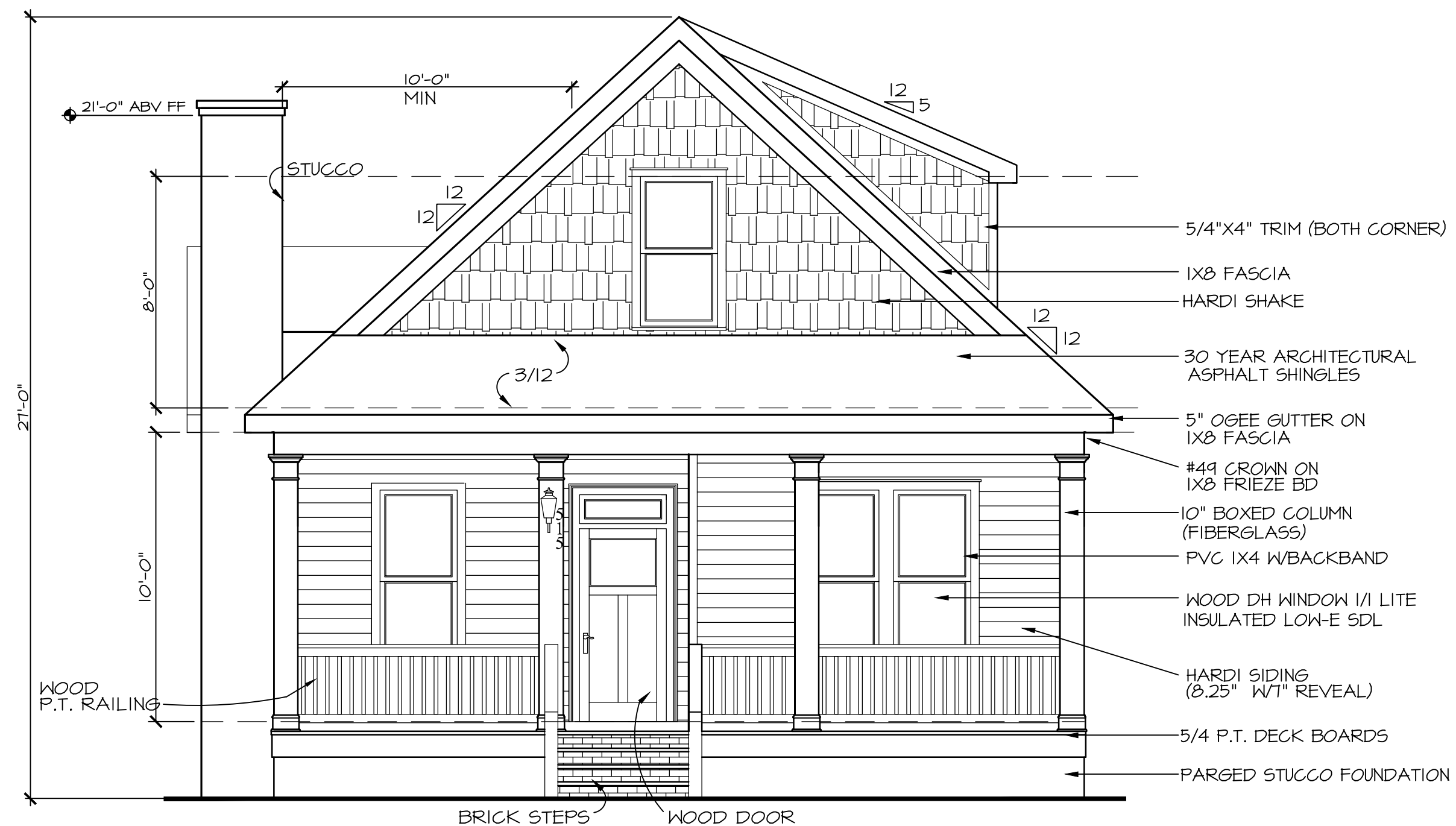
NOTE:

1. ROOF SHINGLES TO BE 30 YEAR ARCHITECTURAL
2. GUTTERS & DOWNSPOUTS TO BE GALVANIZED BAKED ENAMEL ALUMINUM
3. ALL WINDOWS TO BE SDL NON TINTED GLASS
4. ALL WINDOWS PANES SHALL BE RECESSED MIN. 2"
5. ALL DOUBLE WINDOWS TO HAVE A 4" MULL BETWEEN WINDOWS



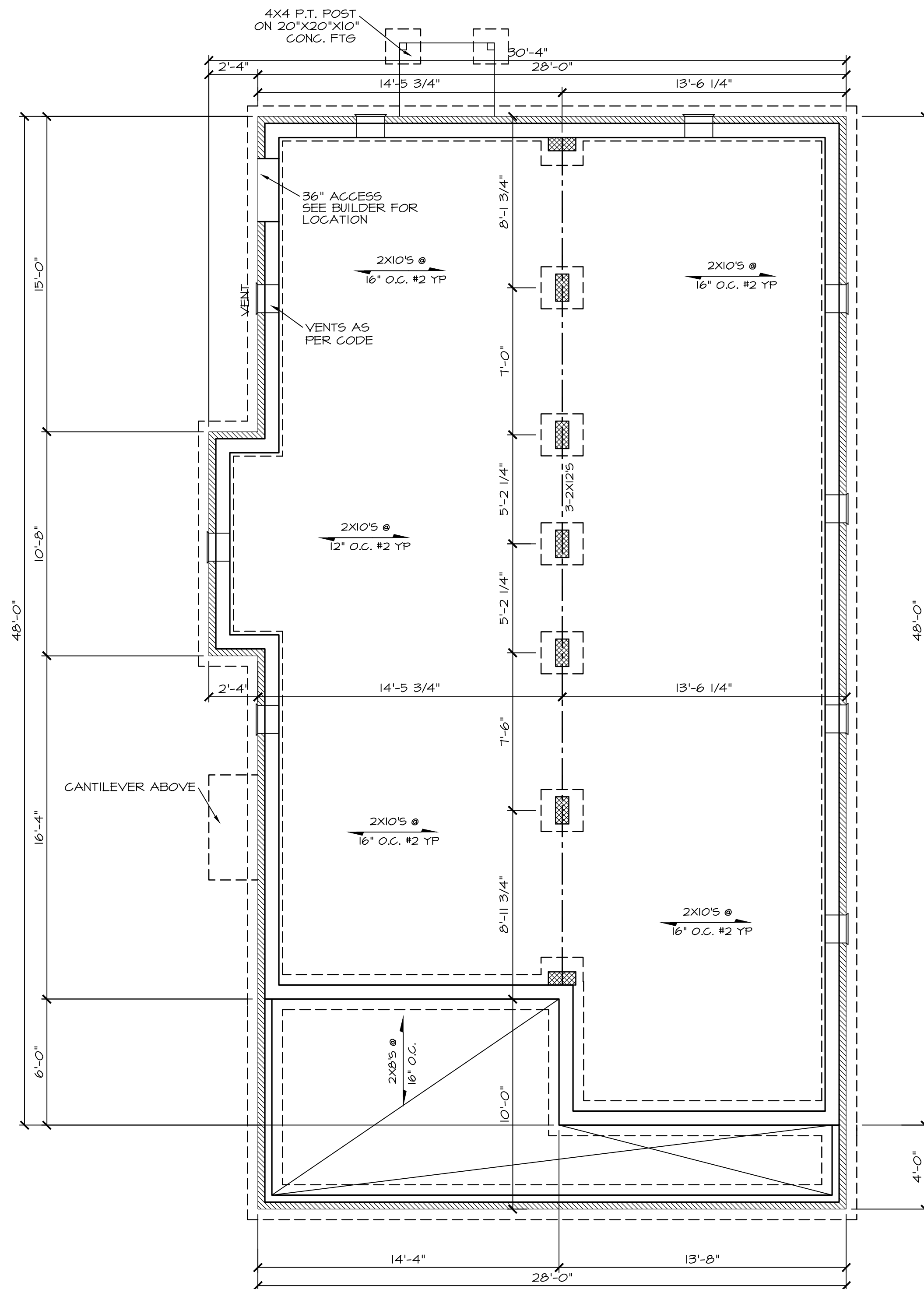
ROOF PLAN

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



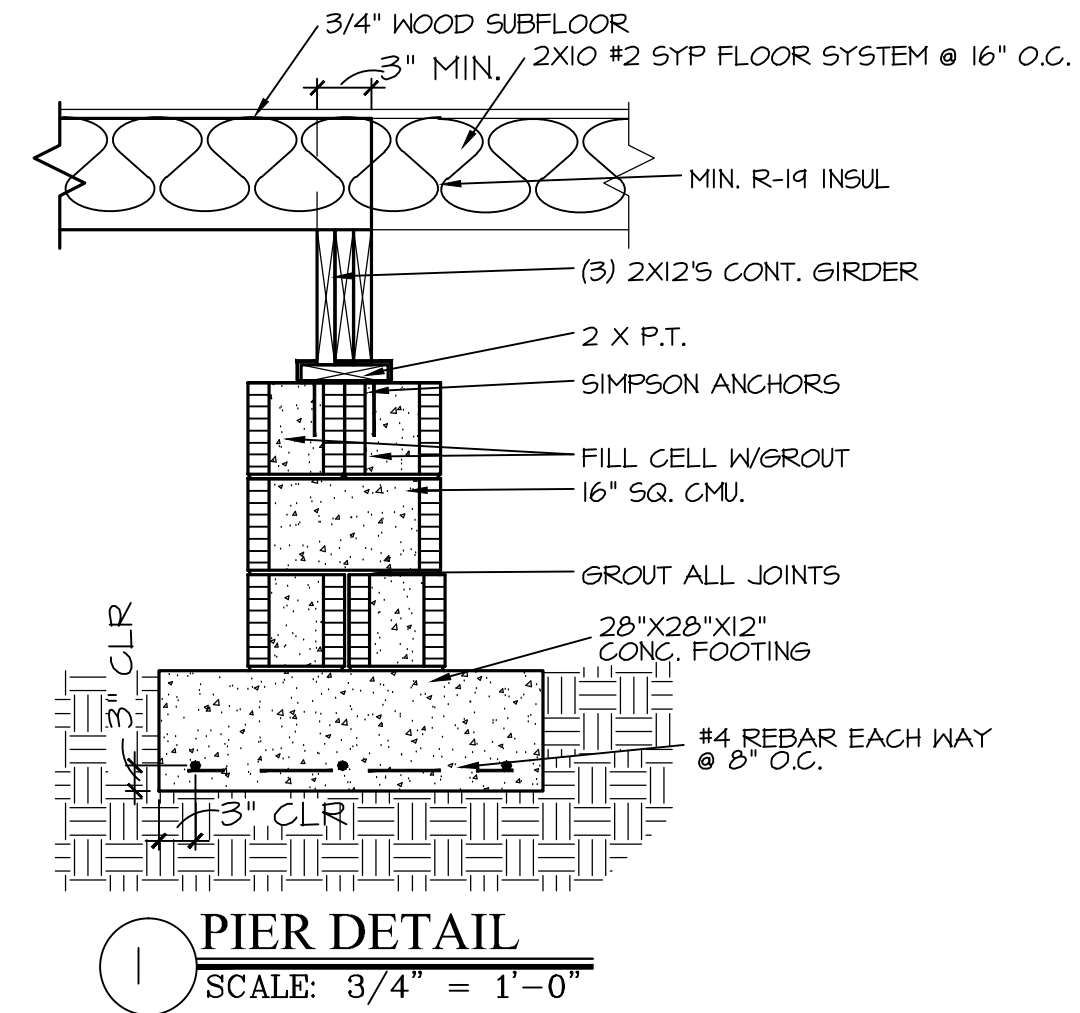
FRONT ELEVATION

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



CRAWL FOUNDATION

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



Designed By:

 Development
Company, Inc.

Designer * Builder

P O BOX 1326 MABLETON, GA 30126

(678) 234 - 8094

Prepared For:
JB Development
Partners LLC

RELEASED FOR
CONSTRUCTION

Drawn By:	R. BETHELY
Date:	2/1/2018
Project No:	
Scale:	NOTED

Address:

515 WALNUT STREET
HAPEVILLE, GA 30354

Model Name:

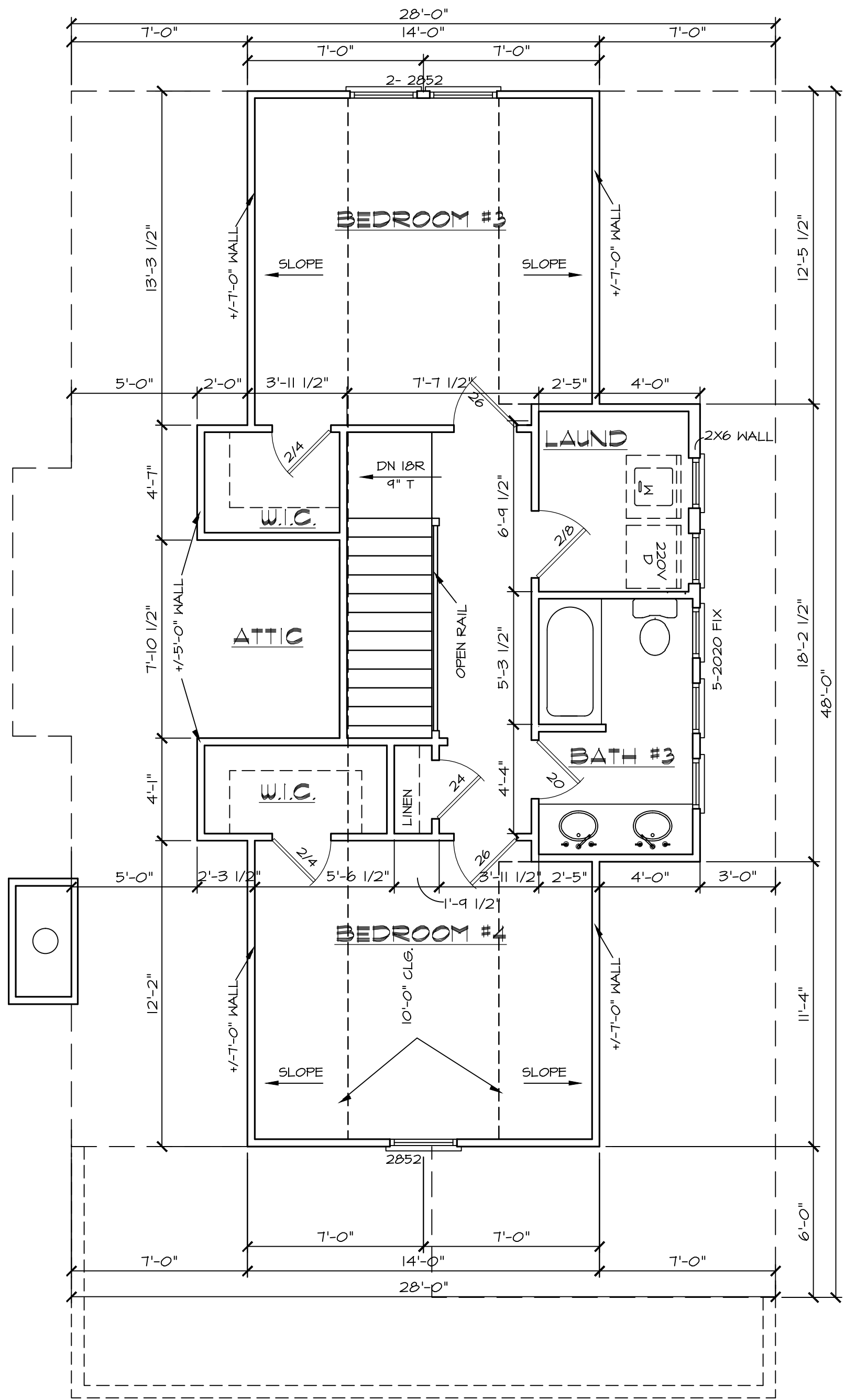
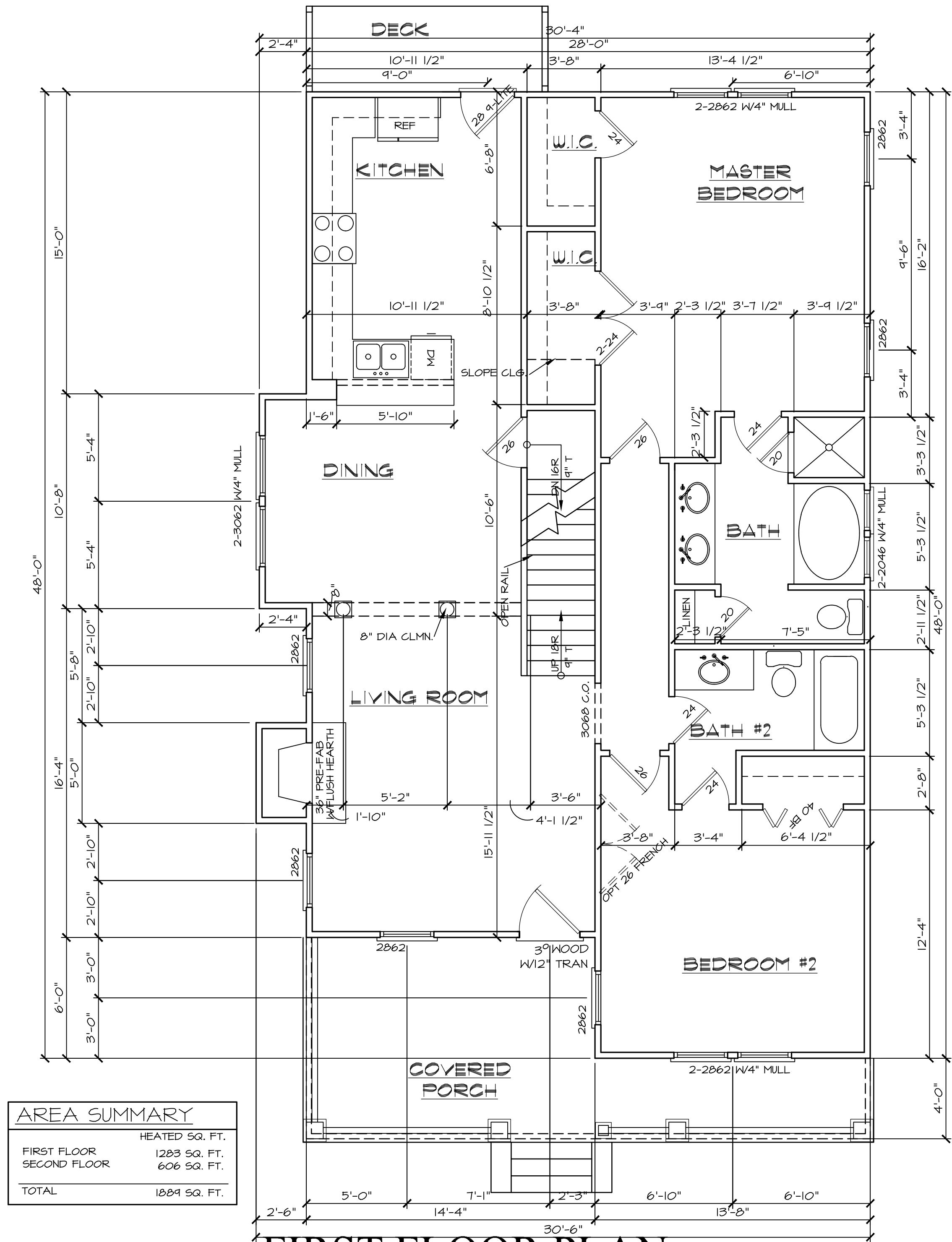
VERDELL "C"

Sheet Title:

CRAWL FOUNDATION

Sheet:

A2.1



Address:

**515 WALNUT STREET
HAPEVILLE, GA 30354**

Model Name:

VERDELL "C"

Sheet Title:

FIRST & SECOND FLOOR PLAN

Sheet:

A3.1

RELEASED FOR
CONSTRUCTION

Drawn By: R. BETHELY
Date: 11/11/2019
Project No:
Scale: NOTED

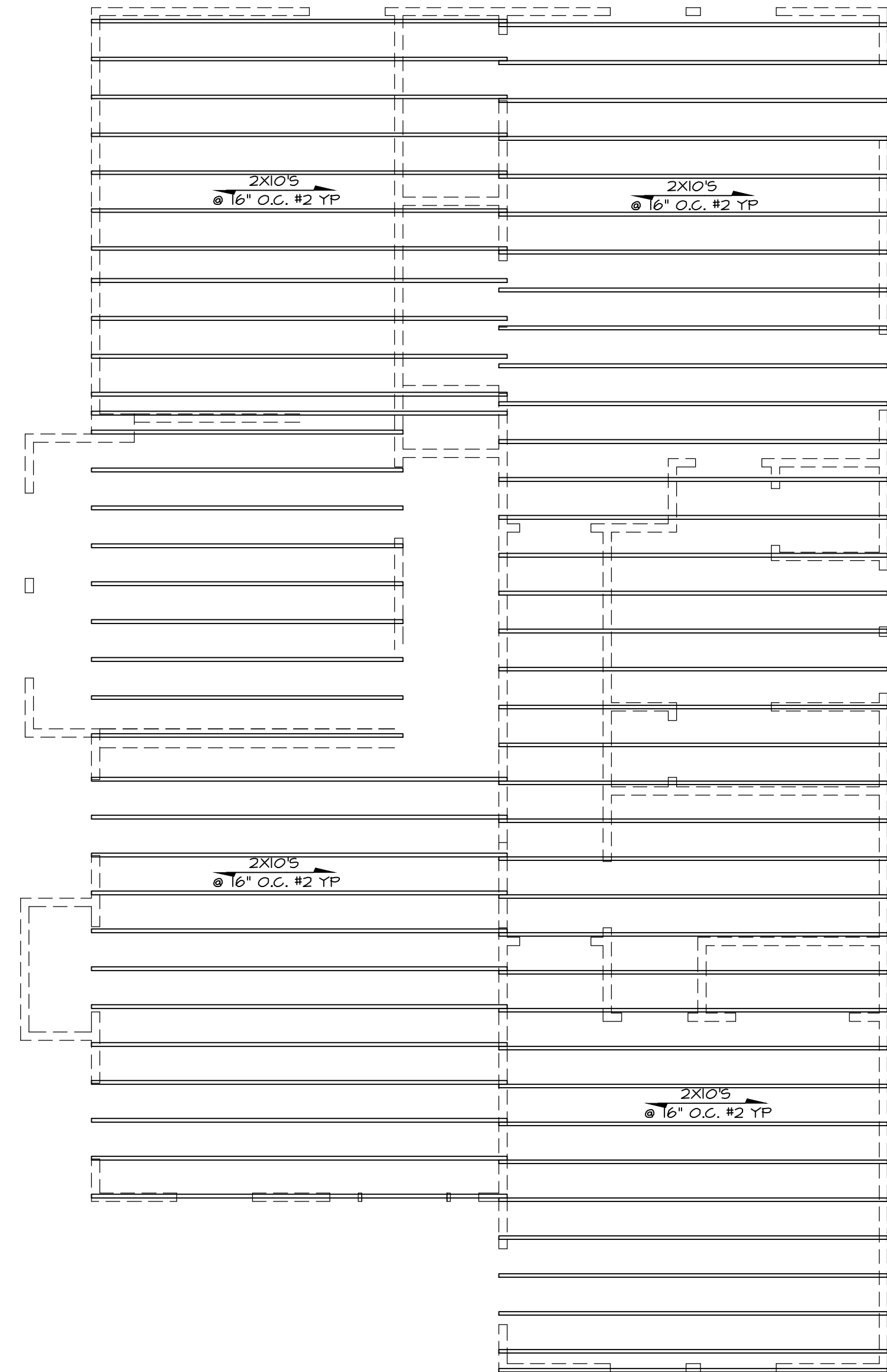
Address:

515 WALNUT STREET
HAPEVILLE, GA 30354

Model Name:
VERDELL "C"

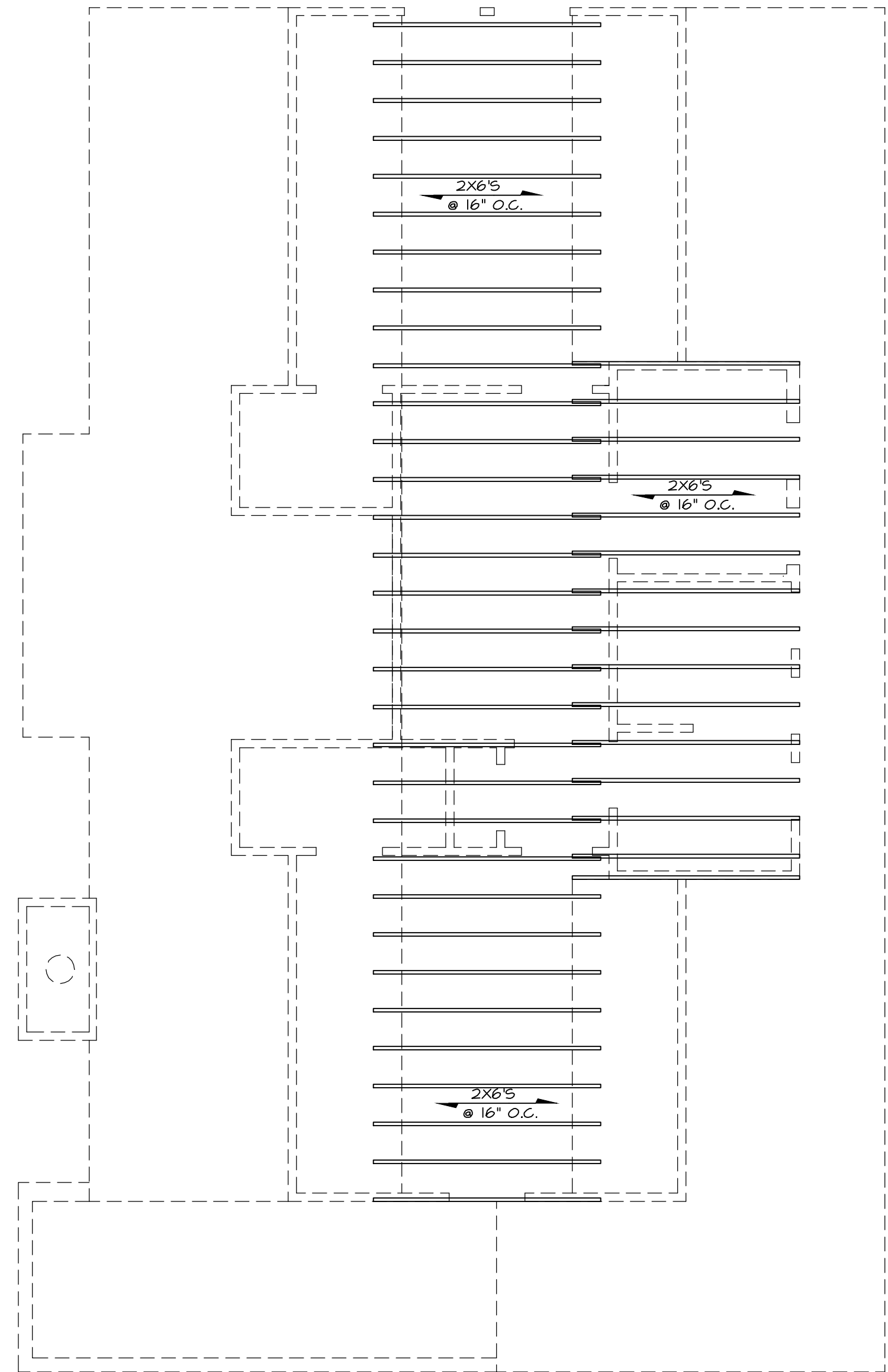
Sheet Title:
1ST FLR FRAMING & CEILING FRAMING

Sheet:
A4.1



SECOND FLOOR FRAMING

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



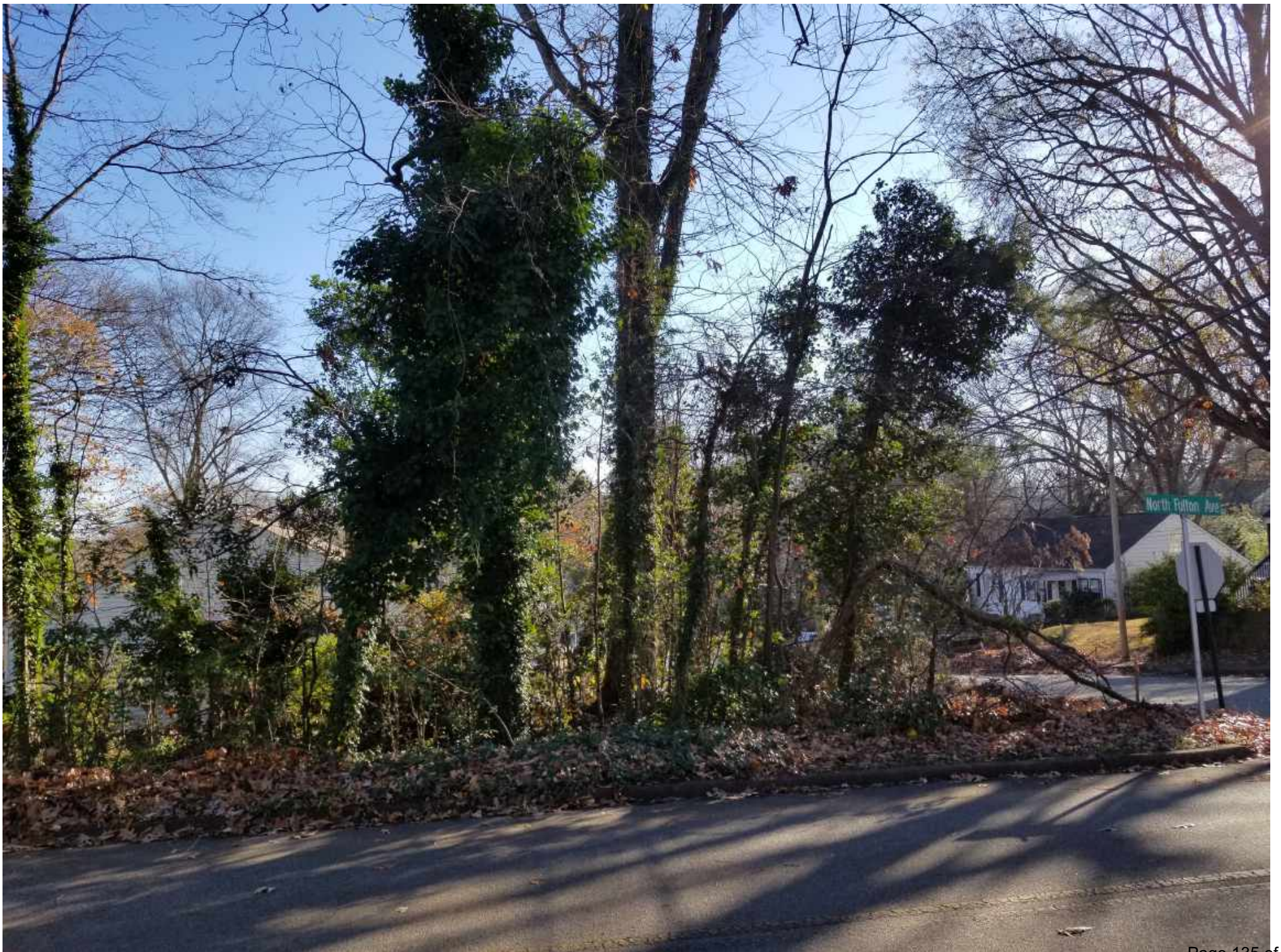
CEILING FRAMING

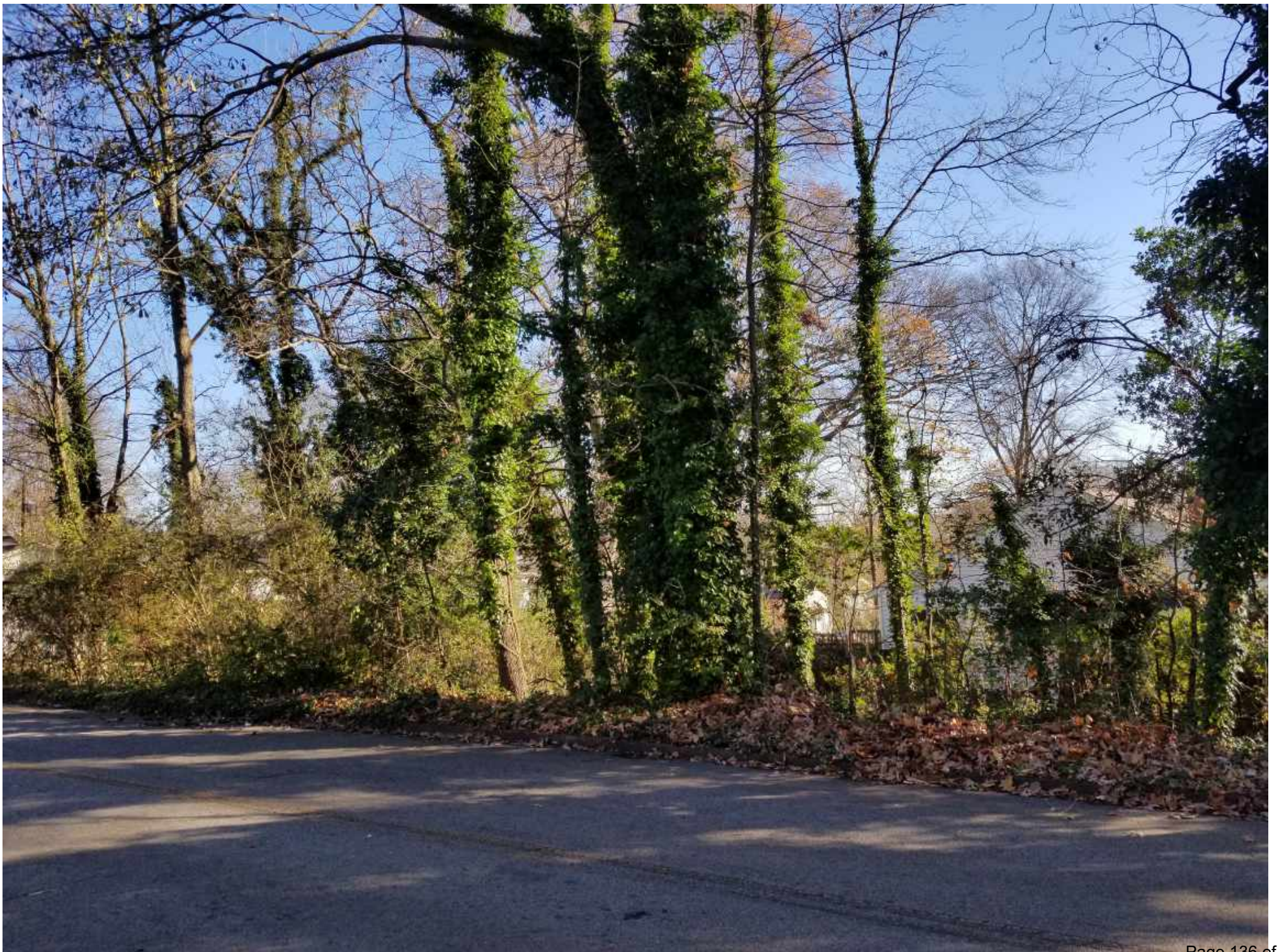
SCALE: 1/8" = 1'-0"



















DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: January 9, 2020
 TO: Tonya Hutson
 FROM: Michael Smith
 RE: **Design Review – 3436 Harding Avenue**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from David Cook to construct a new one and a half story single-family dwelling at 3436 Harding Avenue. The applicant has stated the dwelling will have 1,800 square feet of living area. It will include three bedrooms and two and a half bathrooms. Parking will be provided by a 9' wide driveway connecting to a rear existing two-car garage. The submitted elevations and floor plans for the structure are identical to the application for 3473 Harding Avenue.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

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

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

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

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

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

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

STAFF COMMENT:

- The existing garage is within the side setback by 0.4', which is not compliant.
- There is an existing sidewalk.

(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:

- The plans indicate crape myrtles will be planted in the supplemental area. Per the new tree ordinance, crape myrtles are only permitted in utility corridors. The applicant should choose a tree listed as suitable for yard road frontages from the City of Hapeville Tree Species List
- A fence, wall, curb, or hedge between 6" and 48" in height is encouraged at the back of the required sidewalk.

(c) Utility Standards

- 👉 Mechanical features shall not be located in the supplemental area or front yard and shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height.

Acceptable materials for screening shall include those materials found in subsection (f)1., provided they are compatible with the principal structure.

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

STAFF COMMENT:

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

(d) *Parking and Traffic Standards*

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

STAFF COMMENT:

(e) Roof and Chimney Standards

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

STAFF COMMENT:

- The applicant should provide the manufacturer's warranty, ensuring the roof is warrantied for at least 30 years.
- The applicant should specify the distance the roof overhangs the facades of the house, ensuring it is at least 12".
- The applicant should describe the material of the gutters and downspouts and show them on elevations.

(f) Street Facing Facade and Style Standards.

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

T-1-11 siding;

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

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

STAFF COMMENT:

- The applicant should clarify if the foundation will extend above grade and, if so, should design it to contrast with the facade materials.
- The proposed porch railings do not comply with the top and bottom porch railing requirements of the Standards. The applicant should refer to the standards in section (f) for porch railing dimensional requirements.
- Porches must be between 2' and 4' above grade. The applicant should provide the height of the porch above grade.
- Porches must have a clear depth of 8' from building façade to the outside face of columns. The proposed porch has a depth of 6', which is not compliant.

(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:

- Building numbers at least 6" in height on the porch or adjacent to the front door should be included and shown on the plans.
- The applicant should ensure no GBGs will be utilized.
- Windows must comply with all requirements of Sec. 81-1-7(g) - *Door and window standards*. The elevations should be revised to demonstrate compliance and the plans should provide the following information:
 - Windowpane recession from adjacent facades
 - The width of window trim
 - Windowsill materials

- **Window mullions must be 2" wider than the minimum 2" trim. In effect, the minimum mullion width is 4". The plans indicate window mullions between grouped windows will be 2" wide, which is not compliant.**

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

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

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

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

- ✓ **Craftsman.** Craftsman homes may include:
 - ✓ i. A rectangular building footprint, with the short end facing a street.
 - ✓ ii. Gabled roofs having gables with a minimum pitch of 20 and a maximum pitch of 40 degrees from horizontal and with roof lines running parallel or perpendicular to the street.
 - ✓ iii. Decorative beams, brackets or braces under gables.
 - ✓ iv. Exposed roof rafters where roofs overhang.
 - ✓ v. Optional dormers.
 - ✓ vi. Windows that are taller than they are wide.
 - ✓ vii. Equal height windows along a single floor.
 - ✓ viii. Symmetrical or asymmetrical front facade.
 - ✓ ix. A front porch extending the entire width of the building or with a width of one-half of the building. Said porch shall include square columns that taper from bottom to top, but are not less than eight inches thick. Said columns shall be set atop stone or masonry bases extended to the ground. They may include optional square or rectangular balusters and handrails.

STAFF COMMENT:

- The applicant should provide the height of the finished first floor above grade, ensuring it is between 2' and 4'.
- The applicant should provide the height of the first story windowsills above the finished first floor, ensuring they are between 2.5' and 3.5' high.

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

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

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

STAFF COMMENT:

- The outbuilding is existing.

RECOMMENDATIONS

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

1. The plans indicate crape myrtles will be planted in the supplemental area. Per the new tree ordinance, crape myrtles are only permitted in utility corridors. The applicant should choose a tree listed as suitable for yard road frontages from the City of Hapeville Tree Species List
2. A fence, wall, curb, or hedge between 6" and 48" in height is encouraged at the back of the required sidewalk.
3. The applicant should show mechanical utility features on the plans and indicate any screening.
4. A light at the front door should be included and shown on the plans.
5. The applicant should provide the manufacturer's warranty, ensuring the roof is warrantied for at least 30 years.
6. The applicant should specify the distance the roof overhangs the facades of the house, ensuring it is at least 12".
7. The applicant should describe the material of the gutters and downspouts and show them on elevations.
8. The applicant should clarify if the foundation will extend above grade and, if so, should design it to contrast with the facade materials.
9. The proposed porch railings do not comply with the top and bottom porch railing requirements of the Standards. The applicant should refer to the standards in section (f) for porch railing dimensional requirements.
10. Porches must be between 2' and 4' above grade. The applicant should provide the height of the porch above grade.
11. Porches must have a clear depth of 8' from building façade to the outside face of columns. The proposed porch has a depth of 6', which is not compliant. Note that extending the porch by 2' will expand the footprint of the dwelling into the front setback, which will require an adjustment to the site plan.

12. Building numbers at least 6" in height on the porch or adjacent to the front door should be included and shown on the plans.
13. The applicant should ensure no GBGs will be utilized.
14. Windows must comply with all requirements of Sec. 81-1-7(g) - *Door and window standards*. The elevations should be revised to demonstrate compliance and the plans should provide the following information:
 - a. Windowpane recession from adjacent facades
 - b. The width of window trim
 - c. Windowsill materials
15. Window mullions must be 2" wider than the minimum 2" trim. In effect, the minimum mullion width is 4". The plans indicate window mullions between grouped windows will be 2" wide, which is not compliant.
16. The applicant should provide the height of the finished first floor above grade, ensuring it is between 2' and 4'.
17. The applicant should provide the height of the first story windowsills above the finished first floor, ensuring they are between 2.5' and 3.5' high.

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

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 12-18-2015

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: David W Cook Contact Number: [REDACTED]

Applicants Address: 3436 Harding Avenue Hapeville GA 30354

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

Address of Proposed Work: 3436 Harding Ave Hapeville GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14009800030183

Property Owner: TSE LLC Contact Number: (770) 231-7215

Project Description (including occupancy type): Build 1800 s.f.
single family residence

Contractors Name: David W Cook GC Contact Number: [REDACTED]

Contact Person: David Cook Contact Number: [REDACTED]

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

[REDACTED]
Applicants Signature

12/18/2015
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: 1806

Total Square Footage of existing building: 400 existing garage

Estimated Cost of Construction: 170,000.⁰⁰

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

Hard: Plank

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

Hardi-Plank

NOTICE

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

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

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

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

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

(Please Print & Initial)

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

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

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

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

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

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

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

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

David W. Cook

[Redacted Signature]

12/18/2019

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.

FLOOD NOTES

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA.
PANEL# 13121C0366F DATED 09/18/2013

PARCEL ID# 14 009800030183
REF. DEED
D.B. 57297, PG. 432
LOT #144
VIRGINIA PARK S/D
PB. 8, PG. 69
#3436 HARDING AVE.

LEGENDS OF SYMBOLS

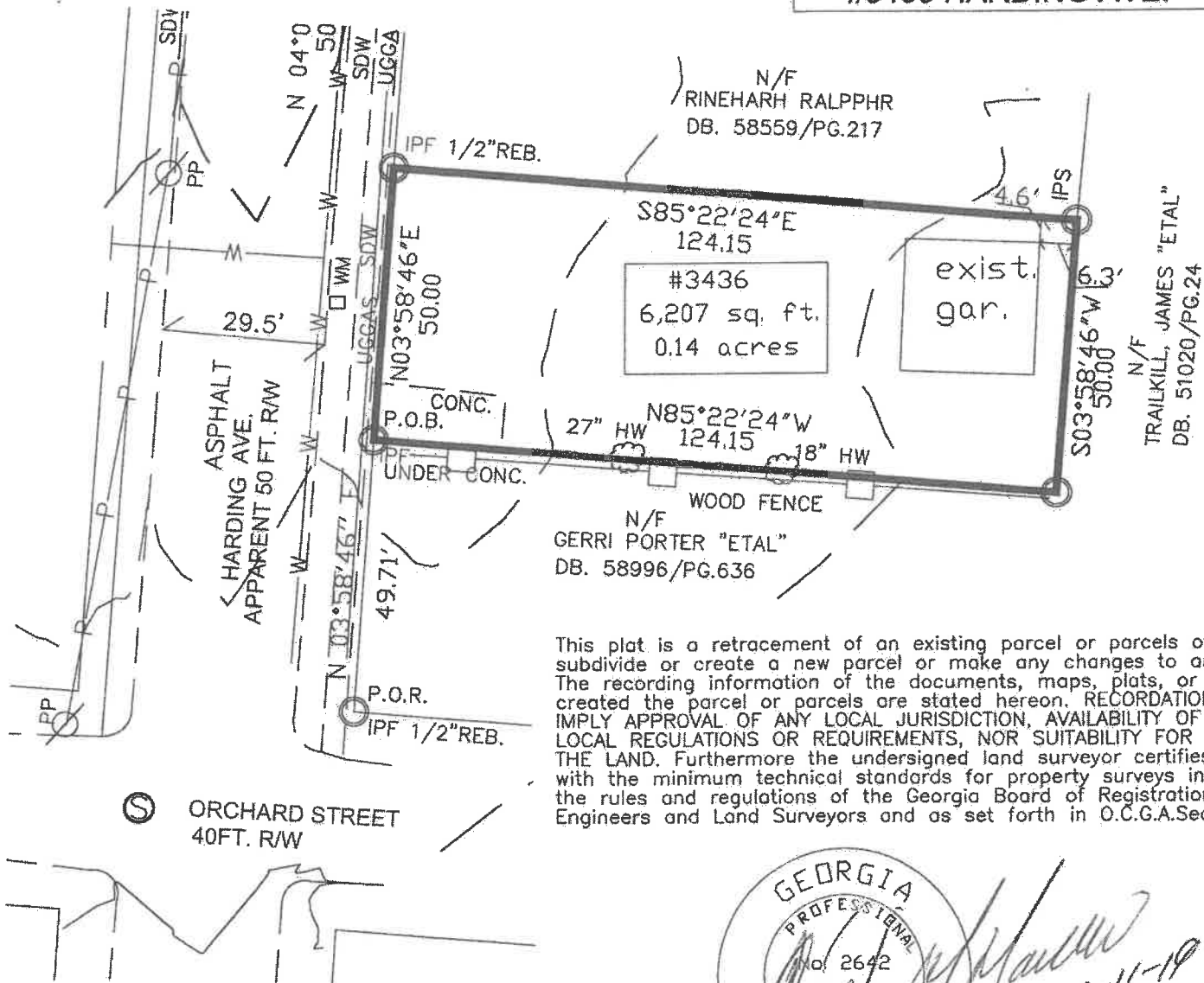
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- GM GAS MARKER/GAS METER
- OOTP OPEN TOP PIPE
- OIPF IRON PIN FOUND
- OIPS IRON PIN SET 1/2" REBAR W/ CAP
- C/G CURB AND GUTTER
- P/L PROPERTY LINE
- R/W RIGHT-OF-WAY
- L.L.L. LAND LOT LINE
- CMF CONCRETE MONUMENT FOUND
- POL POINT ON LINE
- B.O.C.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

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

SURVEY ORDERED BY:
NAME: DAVID COOK
ADDRESS: 8024 FAIR OAKS CT.
JONESBORO, GA 30236
PHONE (24HR.) 770-231-7215

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN (N/A) FEET, AND AN ANGULAR ERROR OF (N/A) PER ANGLE POINT, AND WAS ADJUSTED USING (N/A) COMPASS RULE. FIELD DATA WAS OBTAINED RADIALLY

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 348,300,000 FEET. EQUIPMENT USED LEICA ROBOTIC TS12

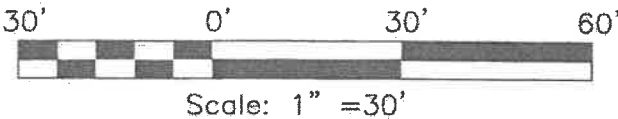


ZONING RSF
SETBACKS
FRONT 15'
SIDE 5'
REAR 20'

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, NOR 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.



ANGEL M. MARRERO P.L.S. #2642
Certified Design Professional # 4479



GENERAL NOTES

- TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED.
- LAST DATE OF FIELD SURVEY 12/06/19
- ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
- INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES. "NO CERTIFICATION IS MADE AS TO THE ACCURACY"
- ALL BEARINGS AND DISTANCES WERE MEASURED AND USED.
- This survey was prepared without benefit of a title report which may reveal additional conveyances, easements or rights-of-way not shown hereon.
- CONTOUR INTERVALS 2 FT.

** PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

REV.	DESCRIPTION	DATE
	SOUTHSIDE SURVEYING & PLANNING LSF000831	#205F CORPORATE CENTER DR. STOCKBRIDGE, GA 30281 Phone: (770) 320-8009 Fax: (770) 320-8098
	RETACEMENT SURVEY FOR: #3436 HARDING AVE.	
	TSLE LLC	CITY OF HAPEVILLE FULTON County, GA
	Land Lot 98 14TH Dist.	
	Drawn By: AMM	Scale: 1"=30'
	Dwg No: 2-191280	Date: 12/11/19

FLOOD NOTES

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA.
 PANEL# 13121C0366F DATED 09/18/2013

ZONING RSF
 SETBACKS
 FRONT 15'
 SIDE 5'
 REAR 20'

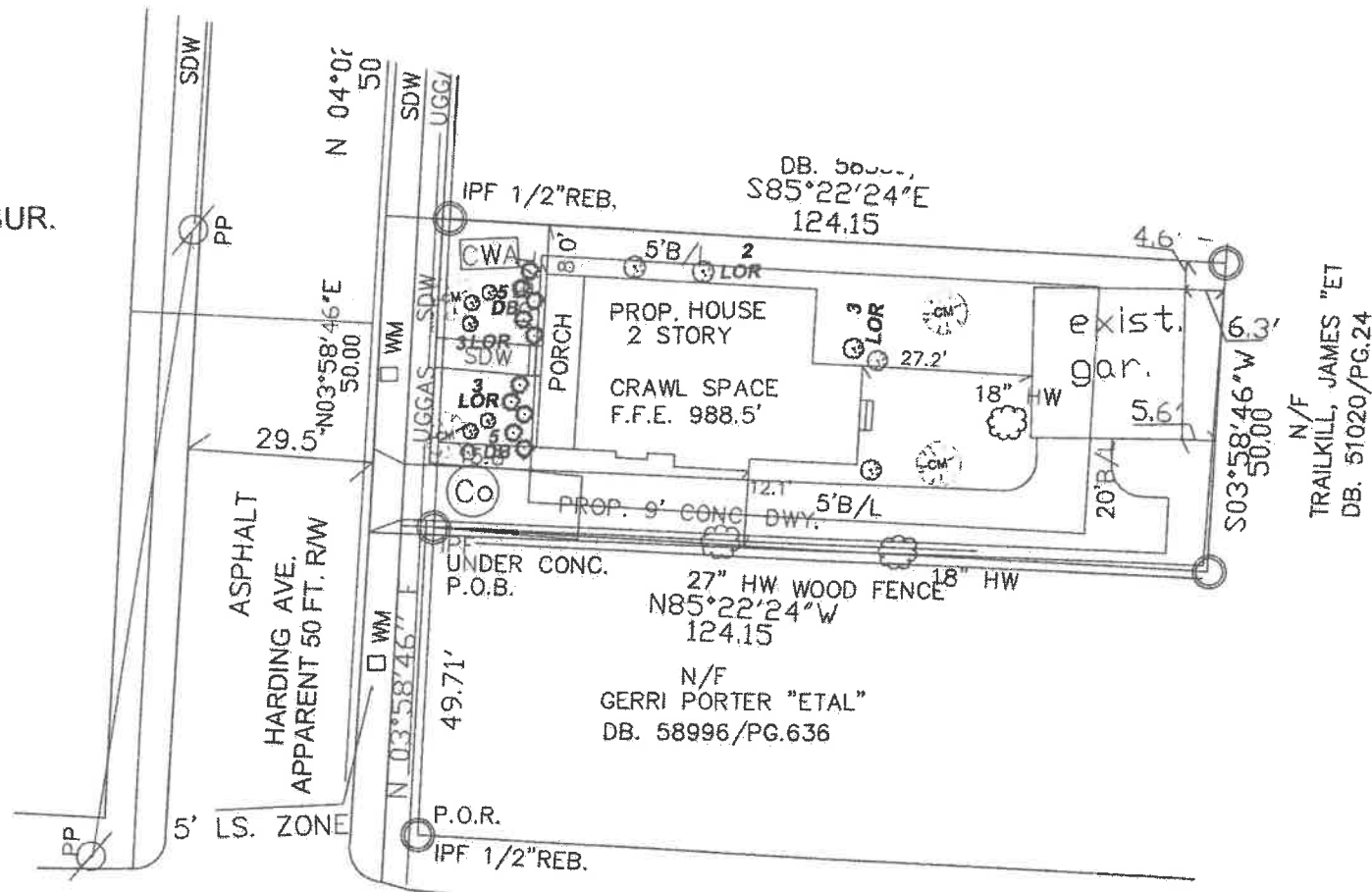
LEGENDS OF SYMBOLS

- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- GM GAS MARKER/GAS METER
- OOP OPEN TOP PIPE
- OIPF IRON PIN FOUND
- OIPS IRON PIN SET 1/2" REBAR W/ CAP
- C/G CURB AND GUTTER
- P/L PROPERTY LINE
- R/W RIGHT-OF-WAY
- L.L.L. LAND LOT LINE
- CMF CONCRETE MONUMENT FOUND
- POL POINT ON LINE
- B.O.C. BACK OF CURB
- FNC FENCE CORNER
- EP EDGE OF PAVEMENT
- PC PROPERTY CORNER
- SP STEEL POLE
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- D.E. DRAINAGE EASEMENT
- R.R.E. RAIL ROAD EASEMENT
- H HEIGHT
- UE UNDERGROUND ELECTRIC
- AC AIRCONDITION UNITS

HW HARDWOOD

- SYM. PLANT NAME
 UNDERSTORY TREES
- CM CRAPE MYRTLE/LAGERSTROEMIA INDICA
 SHRUBS
- DB DWARF BURFORDI HOLLY/ILEX CORNUTA BUR.
 LOR DWF. RED LOROPETALUM/LOR. CHINENSE

- SOD BERMUDAGRASS
 GRASS - COMMON BERMUDA GRASS



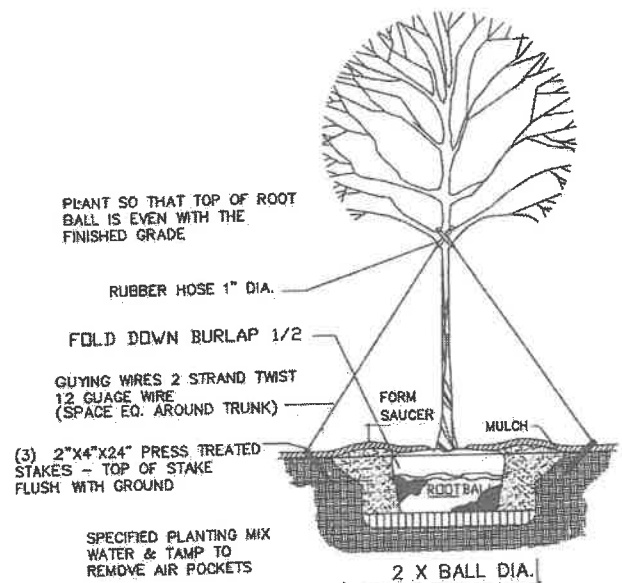
N/F
 TRAILKILL, JAMES "ET"
 DB. 51020/P.G.24

ORCHARD STREET
 40FT. R/W

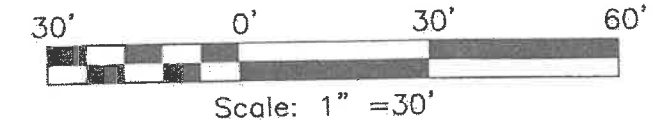
PARCEL ID# 14 009800030183
 REF. DEED
 D.B. 57297, PG. 432
 LOT #144
 VIRGINIA PARK S/D
 PB. 8, PG. 69
 #3436 HARDING AVE.



ANGEL M. MARRERO P.L.S. #2642
 Certified Design Professional # 4479



LARGE TREE PLANTING / STAKING DETAIL
 N.T.S.

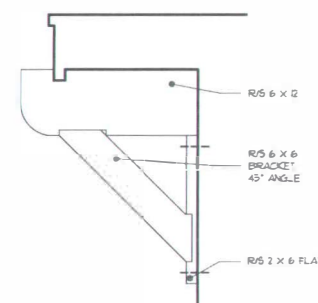


REV.	DESCRIPTION	DATE
	SOUTHSIDE SURVEYING & PLANNING LSF000831	
	#205 CORPORATE CENTER DR. STOCKBRIDGE, GA 30281 Phone: (770) 320-8009 Fax: (770) 320-8098	7/8
LANDSCAPING PLANS FOR:		
TSLE, LLC		
Land Lot 98	14TH Dist.	CITY OF HAPEVILLE FULTON County, GA
Drawn By: AMM	Scale: 1"=30'	
Dwg No: 2-191280SP	Date: 12/12/19	



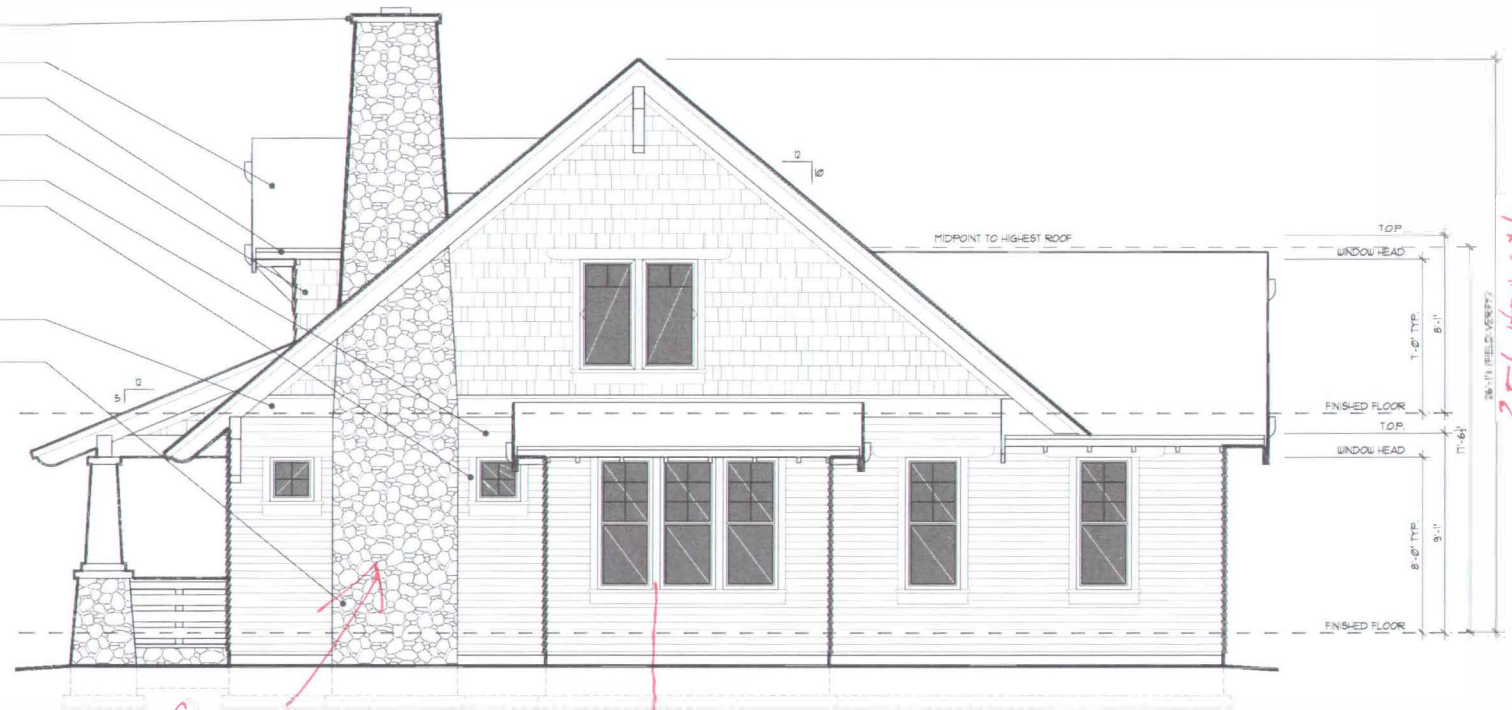
REAR ELEVATION

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



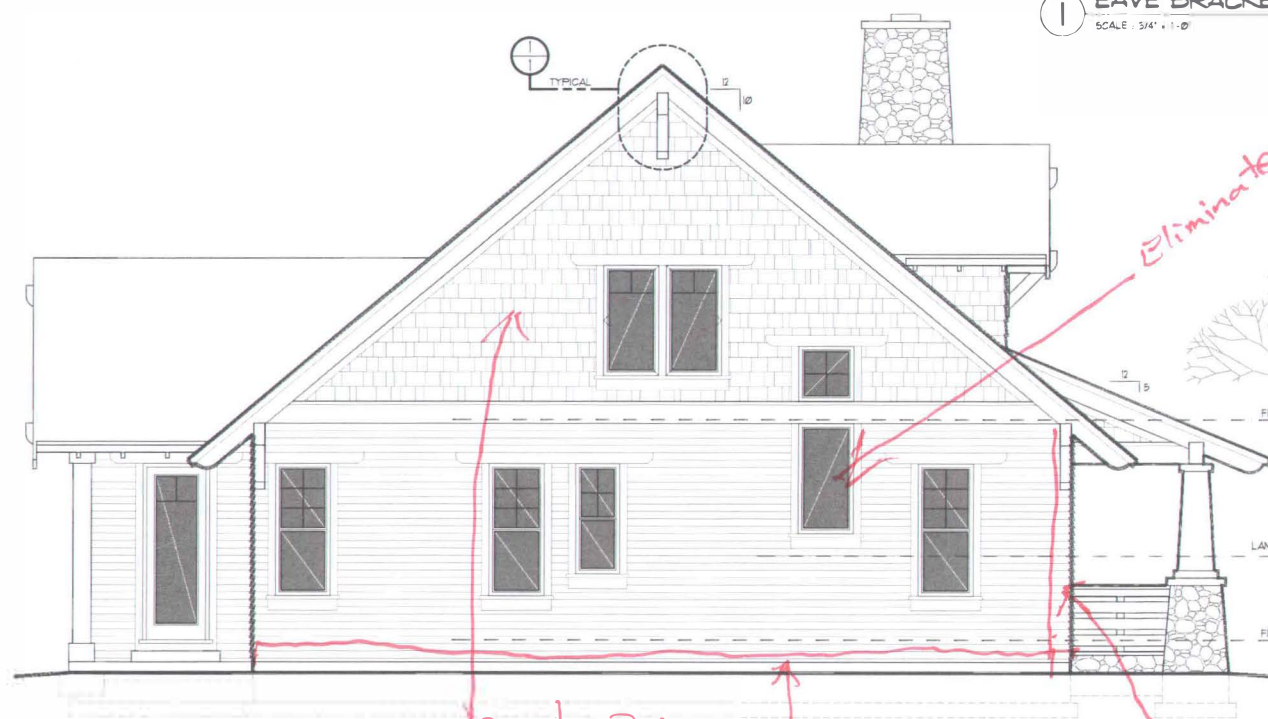
1 EAVE BRACKET

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



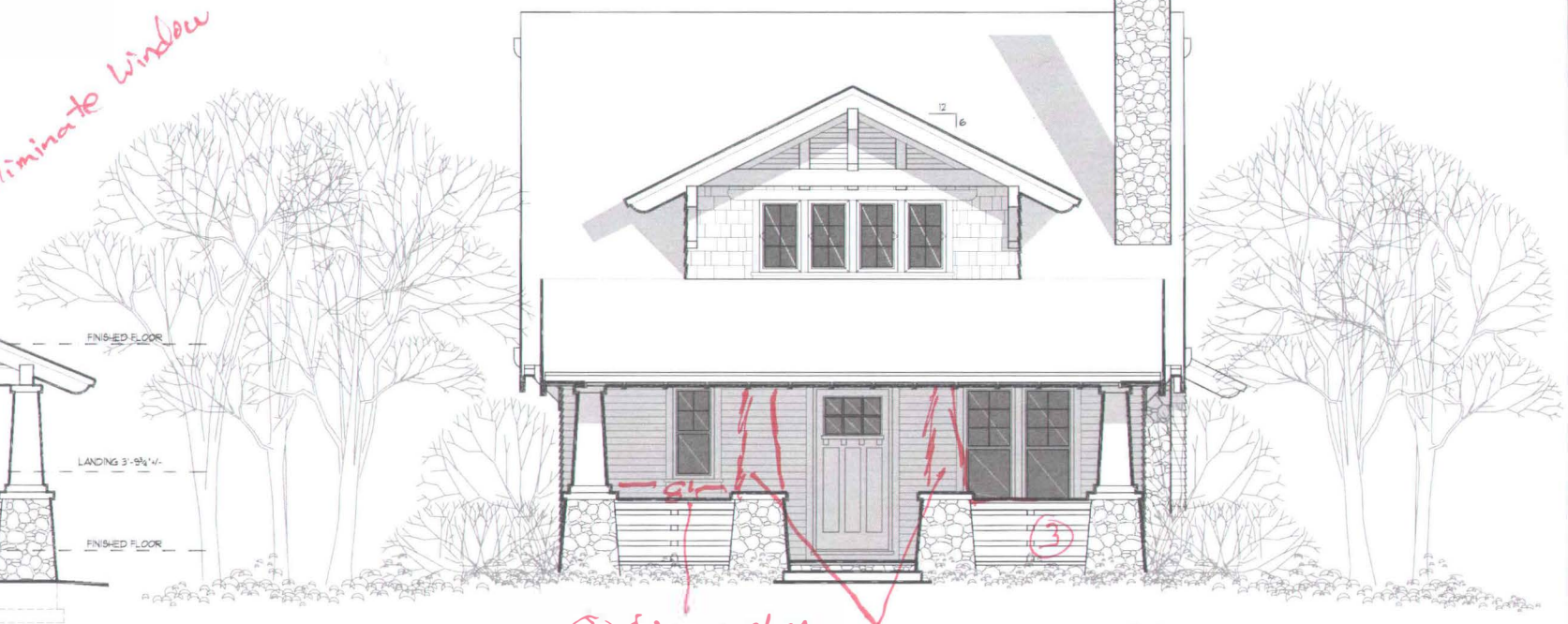
RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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

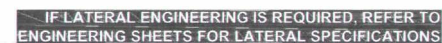


FRONT ELEVATION

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

Height - 25'
Square Footage - 1500'

THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CORRECT INSTALLATION OF ALL EXTERIOR FINISHES AND WEATHERPROOFING.



Page 157 of 181



IF LATERAL ENGINEERING IS REQUIRED, REFER TO
ENGINEERING SHEETS FOR LATERAL SPECIFICATIONS



ROOF DESIGN NOTES

THIS ROOF HAS BEEN DESIGNED TO SUPPORT CEDAR SHAKE ROOFING MATERIALS AND COMPOSITION ROOFING OF VARIOUS TYPES. THE TABLE BELOW DESCRIBES IN DETAIL THE ASSUMPTIONS MADE IN THE DESIGN OF THE ROOF STRUCTURE OF THIS BUILDING.

ROOF LIVE LOAD (SNOW)	25.0 PSF	3" PSF	AVE/WT
CEILING MATERIALS	2.0 PSF		
SHEATHING MATERIALS	1.5 PSF	33.2 PSF	ACTUAL REQ'D
MISC MATERIALS	1.5 PSF	6.75 PSF	SAFETY FACTOR
ROOFING TYPE	DRY / WET	40.0 PSF TL	
MED SHAKES	2.0 / 3.2	5 PSF	
WY SHAKES	3.0 / 4.0	PSF	
SHINGLES	2.0 / 3.2	PSF	
COMPOSITION	2	9.38 PSF	

GYPSUM MATERIALS ADD 2.0 PSF FOR VAULTED AREAS (COVERED IN SAFETY FACTOR)

NOTE: HIP VALLEYS & RIDGES SHALL NOT BE LESS IN DEPTH THAN THE END CUT OF THE RAFTERS (FIELD VERIFY ALL CONDITIONS)

LEGEND

- 4 X 4 JOIST POST FROM RIDGE (HIP OR VALLEY) TO WALL BELOW (MIN. 7) 8 4 REQ'D AT WALL BEARING POINT) NOTE: SPICES IN HIP VALLEYS CAN ONLY OCCUR AT POST DOWN LOCATIONS
- 49 SQ IN ROOF VENTS (SEE VENT TABLE FOR QTY - 50% 50% SLOUN)
- 2X4 FURL IN WALL TO EAVE OR WALL BELOW (FRAMING AT 24" O.C.)
- SHADE AREA DENOTES ROOF FRAMED OVER RAFTERS BELOW
- DOWNSPOUTS

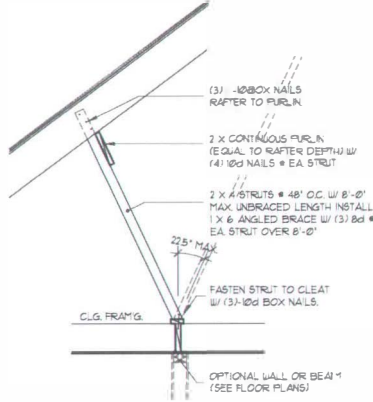
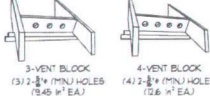
ROOF VENTS			
ROOF AREA (sq ft)	1/4" EAVE	1/4" ROOF	1/4" VENT-VENT
50	37.30	50	37.30
40	29.84	40	29.84
30	22.38	30	22.38
20	14.92	20	14.92

COMP/SHAKE ROOF

MAXIMUM SPANS		
SIZE	SPACING	SPAN
2X6	12" O.C.	14'-0"
2X6	16" O.C.	12'-1"
2X6	24" O.C.	9'-10"
2X8	12" O.C.	17'-8"
2X8	16" O.C.	15'-3"
2X8	24" O.C.	12'-6"
2X10	12" O.C.	21'-1"
2X10	16" O.C.	18'-3"
2X10	24" O.C.	15'-5"
2X12	12" O.C.	25'-1"
2X12	16" O.C.	21'-8"
2X12	24" O.C.	17'-9"

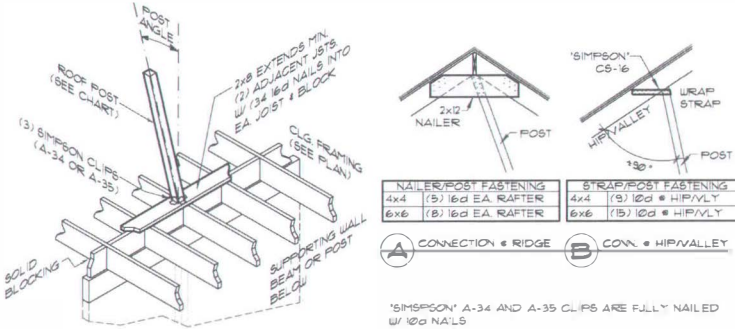
PER 2015 IRC - R806.2 MINIMUM AREA: THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/300 OF THE AREA OF THE SPACE VENTILATED, PROVIDED AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED WITH VENT OPENINGS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. IN CLIMATE ZONE 6, 7, 8, A CLASS OR 2 VAPOR RETARDER SHALL BE INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CLG. ASSUMES 25% LOSS V.A. SCREEN

EAVE BLOCKING



PURLIN DETAIL

SCALE: N.T.S.

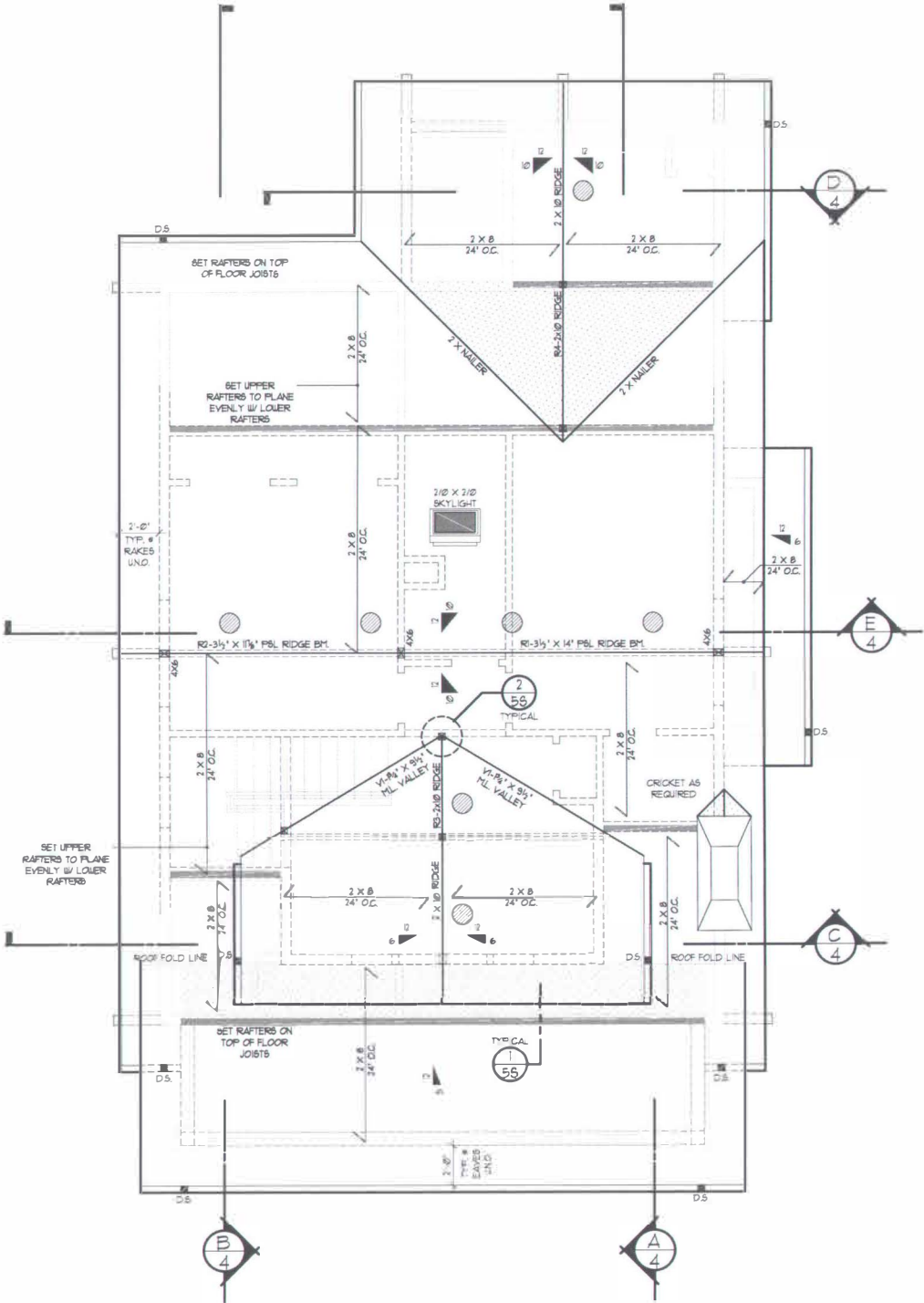


ROOF SUPPORT POST

SCALE: N.T.S.

NOTES:

- 1) Mullions on Gabled windows 2" apart
- 2)



ROOF FRAMING PLAN

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

IF LATERAL ENGINEERING IS REQUIRED, REFER TO ENGINEERING SHEETS FOR LATERAL SPECIFICATIONS

UPPER FLOOR	827 SQ. FT.
MAIN FLOOR	1550 SQ. FT.
TOTAL AREA	1777 SQ. FT.



DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: January 9, 2020
TO: Tonya Hutson
FROM: Michael Smith
RE: **Design Review – 3473 Harding Avenue**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Juwan Thompson to construct a new one and a half story single-family dwelling at 3473 Harding Avenue. The applicant has stated the dwelling will have 1,800 square feet of living area. It will include three bedrooms and two and a half bathrooms. The plans indicate parking will be provided by a 9' wide driveway connecting to a rear two-car garage. However, the applicant has stated he no longer intends to construct the garage. The submitted elevations and floor plans for the structure are identical to the application for 3436 Harding Avenue.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

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

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

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

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

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

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

STAFF COMMENT:

- **There is an existing sidewalk.**

(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:

- **The plans indicate crape myrtles will be planted in the supplemental area. Per the new tree ordinance, crape myrtles are only permitted in utility corridors. The applicant should choose a tree listed as suitable for yard road frontages from the City of Hapeville Tree Species List**
- **A fence, wall, curb, or hedge between 6" and 48" in height is encouraged at the back of the required sidewalk.**

(c) Utility Standards

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

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

STAFF COMMENT:

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

(d) Parking and Traffic Standards

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

STAFF COMMENT:

(e) Roof and Chimney Standards

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

STAFF COMMENT:

- The applicant should provide the manufacturer's warranty, ensuring the roof is warrantied for at least 30 years.
- The applicant should specify the distance the roof overhangs the facades of the house, ensuring it is at least 12".
- The applicant should describe the material of the gutters and downspouts and show them on elevations.

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

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

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

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

STAFF COMMENT:

- The applicant should clarify if the foundation will extend above grade and, if so, should design it to contrast with the facade materials.
- The proposed porch railings do not comply with the top and bottom porch railing requirements of the Standards. The applicant should refer to the standards in section (f) for porch railing dimensional requirements.
- Porches must be between 2' and 4' above grade. The applicant should provide the height of the porch above grade.
- Porches must have a clear depth of 8' from building façade to the outside face of columns. The proposed porch has a depth of 6', which is not compliant.

(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:

- Building numbers at least 6" in height on the porch or adjacent to the front door should be included and shown on the plans.
- The applicant should ensure no GBGs will be utilized.
- Windows must comply with all requirements of Sec. 81-1-7(g) - *Door and window standards*. The elevations should be revised to demonstrate compliance and the plans should provide the following information:
 - Windowpane recession from adjacent facades
 - The width of window trim
 - Windowsill materials

- **Window mullions must be 2" wider than the minimum 2" trim. In effect, the minimum mullion width is 4". The plans indicate window mullions between grouped windows will be 2" wide, which is not compliant.**

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

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

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

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

- ✓ **Craftsman.** Craftsman homes may include:
 - ✓ i. A rectangular building footprint, with the short end facing a street.
 - ✓ ii. Gabled roofs having gables with a minimum pitch of 20 and a maximum pitch of 40 degrees from horizontal and with roof lines running parallel or perpendicular to the street.
 - ✓ iii. Decorative beams, brackets or braces under gables.
 - ✓ iv. Exposed roof rafters where roofs overhang.
 - ✓ v. Optional dormers.
 - ✓ vi. Windows that are taller than they are wide.
 - ✓ vii. Equal height windows along a single floor.
 - ✓ viii. Symmetrical or asymmetrical front facade.
 - ✓ ix. A front porch extending the entire width of the building or with a width of one-half of the building. Said porch shall include square columns that taper from bottom to top, but are not less than eight inches thick. Said columns shall be set atop stone or masonry bases extended to the ground. They may include optional square or rectangular balusters and handrails.

STAFF COMMENT:

- The applicant should provide the height of the finished first floor above grade, ensuring it is between 2' and 4'.
- The applicant should provide the height of the first story windowsills above the finished first floor, ensuring they are between 2.5' and 3.5' high.

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

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

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

STAFF COMMENT:

- The plans indicate there will be a new garage. The applicant has stated, however, that the garage is no longer to be constructed. The applicant should update the plans to remove the garage.

RECOMMENDATIONS

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

1. The plans indicate crape myrtles will be planted in the supplemental area. Per the new tree ordinance, crape myrtles are only permitted in utility corridors. The applicant should choose a tree listed as suitable for yard road frontages from the City of Hapeville Tree Species List
2. A fence, wall, curb, or hedge between 6" and 48" in height is encouraged at the back of the required sidewalk.
3. The applicant should show mechanical utility features on the plans and indicate any screening.
4. A light at the front door should be included and shown on the plans.
5. The applicant should provide the manufacturer's warranty, ensuring the roof is warranted for at least 30 years.
6. The applicant should specify the distance the roof overhangs the facades of the house, ensuring it is at least 12".
7. The applicant should describe the material of the gutters and downspouts and show them on elevations.
8. The applicant should clarify if the foundation will extend above grade and, if so, should design it to contrast with the facade materials.
9. The proposed porch railings do not comply with the top and bottom porch railing requirements of the Standards. The applicant should refer to the standards in section (f) for porch railing dimensional requirements.
10. Porches must be between 2' and 4' above grade. The applicant should provide the height of the porch above grade.
11. Porches must have a clear depth of 8' from building façade to the outside face of columns. The proposed

porch has a depth of 6', which is not compliant. Note that setbacks have not been provided and expanding the front of the building by two feet may extend the porch into the front setback, which will require an adjustment to the site plan to move the building away from the property line.

12. Building numbers at least 6" in height on the porch or adjacent to the front door should be included and shown on the plans.
13. The applicant should ensure no GBGs will be utilized.
14. Windows must comply with all requirements of Sec. 81-1-7(g) - *Door and window standards*. The elevations should be revised to demonstrate compliance and the plans should provide the following information:
 - a. Windowpane recession from adjacent facades
 - b. The width of window trim
 - c. Windowsill materials
15. Window mullions must be 2" wider than the minimum 2" trim. In effect, the minimum mullion width is 4". The plans indicate window mullions between grouped windows will be 2" wide, which is not compliant.
16. The applicant should provide the height of the finished first floor above grade, ensuring it is between 2' and 4'.
17. The applicant should provide the height of the first story windowsills above the finished first floor, ensuring they are between 2.5' and 3.5' high.
18. The plans indicate there will be a new garage. The applicant has stated, however, that the garage is no longer to be constructed. The applicant should update the plans to remove the garage.

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

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 12/12/19

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: Round Table Visions LLC Contact Number: 770-262-2108

Applicants Address: 105 Ensley Point, Fayetteville GA 30214

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

Address of Proposed Work: 3473 Harding Avenue, Hapeville GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14009806620077

Property Owner: Juwan Thompson Contact Number: [REDACTED]

Project Description (including occupancy type): Single Family Home

Contractors Name: David Cook Contact Number: [REDACTED]

Contact Person: _____ Contact Number: _____

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

[REDACTED]
Applicants Signature

12/9/19
Date

Project Class (check one):

☒ Residential ☐ Commercial ☐ Mixed-Use Development

Project Type:

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

Total Square Footage of proposed New Construction: 1800

Total Square Footage of existing building: N/A

Estimated Cost of Construction: 190,000.00

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: _____

Hard: Plank

NOTICE

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

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

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

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

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

(Please Print & Initial)

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

____ Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:
https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICORR_CH81ARDEST

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

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

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

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

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

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

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

Juwan Thompson
Printed Name

[Redacted Signature]
Signature

12/9/19
Date

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

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

FLOOD NOTES

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA.
PANEL# 13121C0366F DATED 09/18/2013

** PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

LEGENDS OF SYMBOLS

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

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

SURVEY ORDERED BY:
NAME: JUWAN THOMPSON
ADDRESS: 105 ENSLEY POINT
FAYETTEVILLE, GA 30214
PHONE (24HR.): 770-842-2324

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 21,276 FEET, AND AN ANGULAR ERROR OF 5" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 89,313 FEET.
EQUIPMENT USED GTS 220

REF. NORTH
D.B. 48821, PG. 2
SEE SHEET 2 OF 2

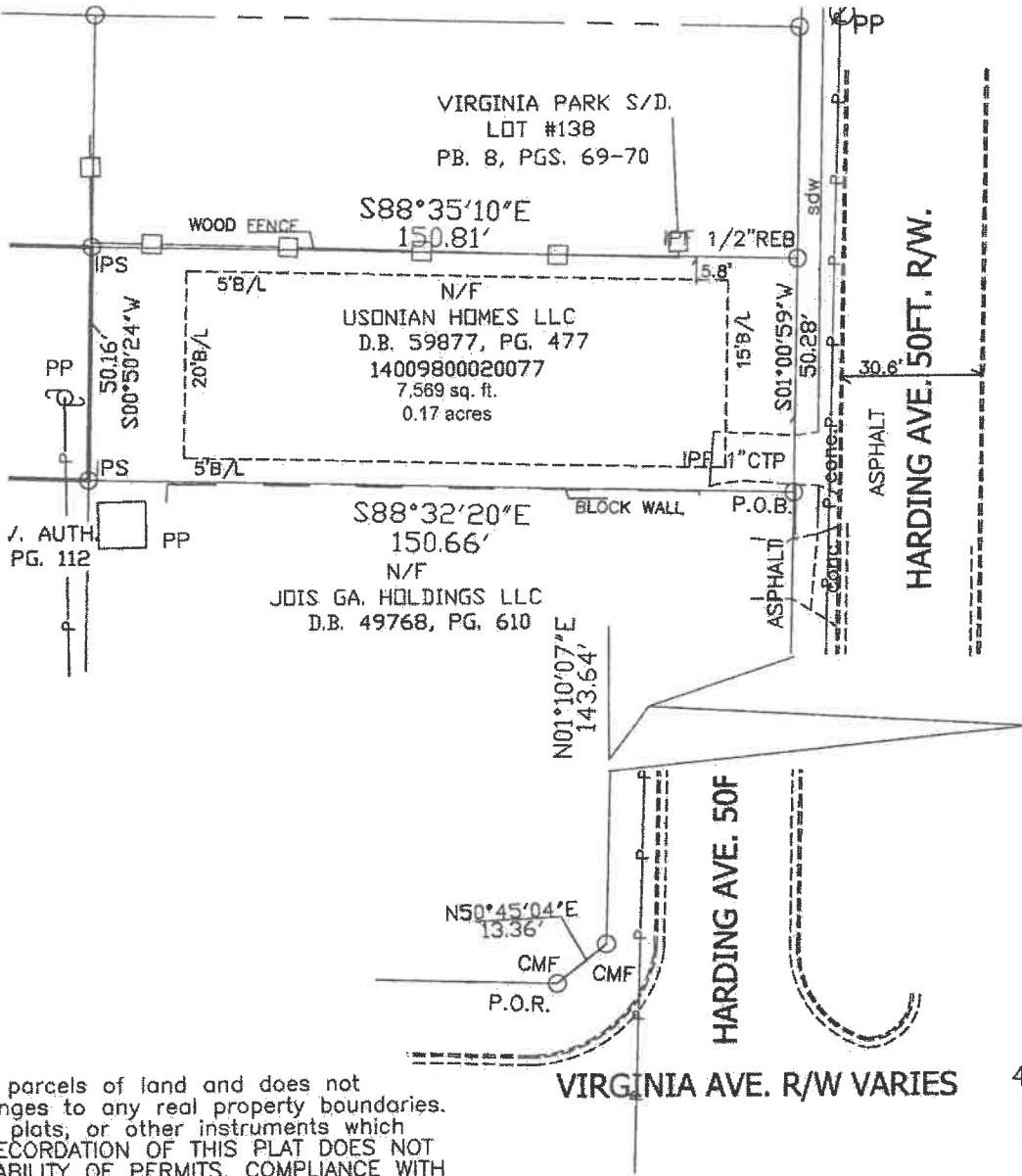
GENERAL NOTES

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- LAST DATE OF FIELD SURVEY 01/28/19
- ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
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"NO CERTIFICATION IS MADE AS TO THE ACCURACY"
- ALL BEARINGS AND DISTANCES WERE MEASURED AND USED.
- This survey was prepared without benefit of a title report which may reveal additional conveyances, easements or rights-of-way not shown hereon.

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, NOR 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.



ANGEL M. MARRERO P.L.S. #2642
Certified Design Professional # 4479



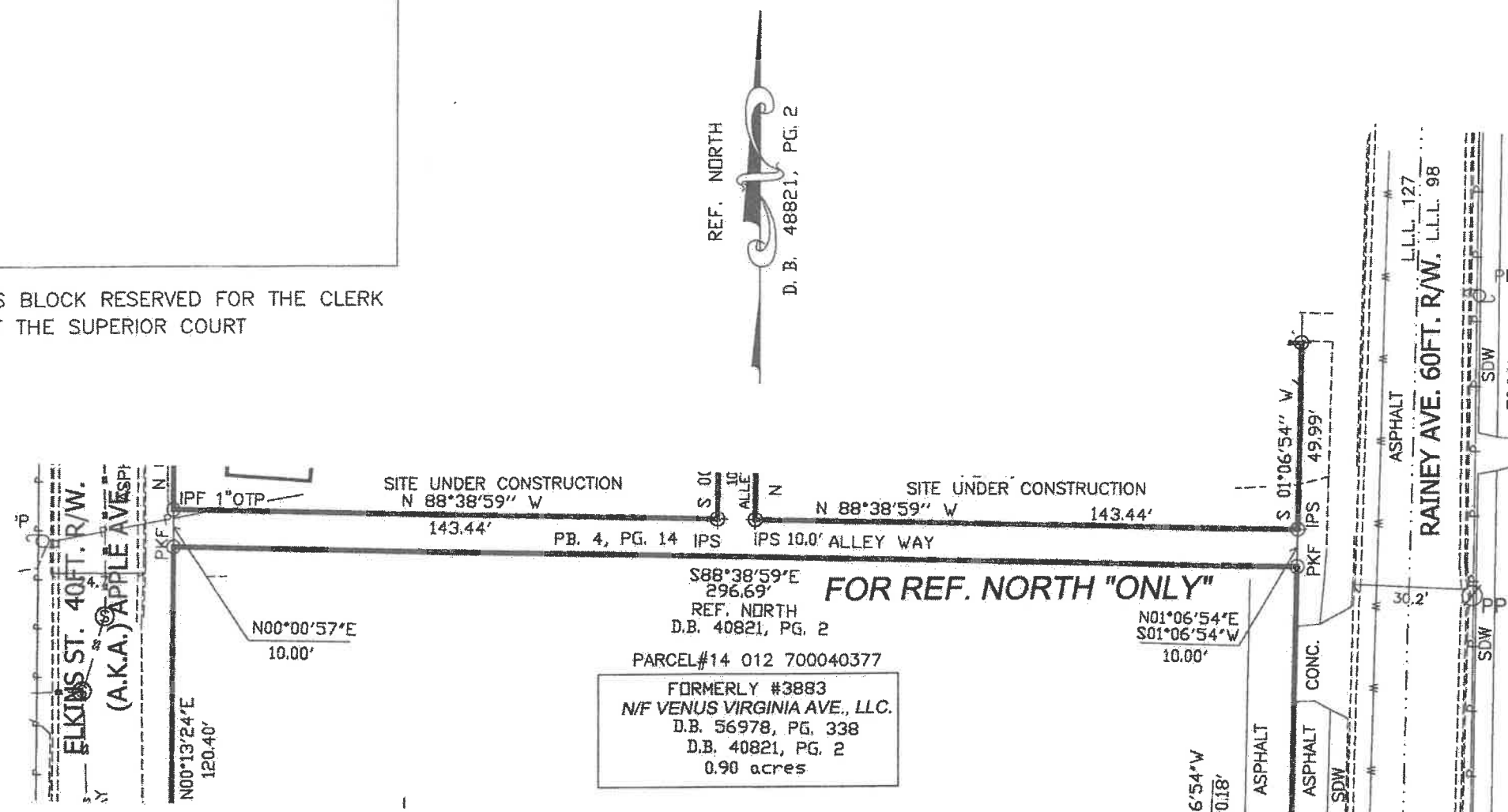
REV.	DESCRIPTION	DATE
	SOUTHSIDE SURVEYING & PLANNING LSF000831	#205F CORPORATE CENTER DR. STOCKBRIDGE, GA 30281 Phone: (770) 320-8009 Fax: (770) 320-8098
	RETRACEMENT SURVEY AND CONCEPTUAL PLAN FOR: JUWAN THOMPSON	1 2
	Land Lot 98 14TH Dist. CITY OF HAPEVILLE FULTON County, GA	
	Drawn By: AMM SR. Scale: 1"=40'	
	Dwg No: 2-190105JT Date: 12/12/19	

LEGENDS OF SYMBOLS

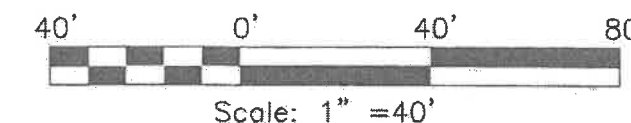
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C/O	CLEAN-OUT
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H	HEIGHT
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AC	AIRCONDITION UNITS

SURVEY ORDERED BY:
NAME: JUWAN THOMPSON
ADDRESS: 105 ENSLEY POINT
FAYETTEVILLE, GA 30214
PHONE (24HR.): 770-842-2324

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

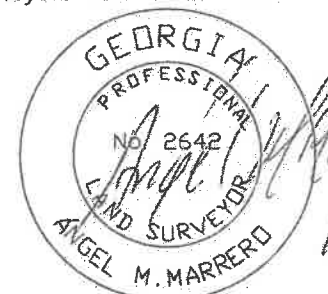


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ANGEL M. MARRERO P.L.S. #2642
Certified Design Professional # 4479

REV.	DESCRIPTION	DATE
	SOUTHSIDE SURVEYING & PLANNING LSF000831	#205F CORPORATE CENTER DR. STOCKBRIDGE, GA 30281 Phone: (770) 320-8009 Fax: (770) 320-8098
RETRACEMENT SURVEY FOR:		
JUWAN THOMPSON		
Land Lot 127	14TH Dist.	CITY OF HAPEVILLE FULTON County, GA
Drawn By: AMM SR.	Scale: 1"=40'	
Dwg No: 2-190105JT	Date: 12/12/19	

SURVEY ORDERED BY:
NAME: DAVID COOK
ADDRESS: 100 GLENDALE DR.
PEACHTREE CITY, GA 30269
PHONE (24HR.): 770-231-7215

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REQUIRED SEDIMENT VOLUME= 67 CY. PER ACRE OF DRAINAGE AREA
VOLUME OF SEDIMENT REQUIRED $0.17 \times 67 = 11.4$ C.Y. REQUIRED
GRADED AREA IN FRONT OF SILT FENCE BARRIER TO ATTAIN A FLAT AREA OF 2.0'
AVERAGE HEIGHT FOR CLEAN UP ON SILT FENCE= 14" (1.17')
 $1.17' \times 2' = 0.086$ C.Y. PER FT.
27 USED FOR THIS SITE 0.083 C.Y. PER. FT.
 $0.17 \times 67 = 11.4$ C.Y. REQUIRED $432 \text{ LF} \times 0.083 = 35.9$ C/Y PROVIDED
THE SD1S PROVIDE MORE THAN ENOUGH FOR STORAGE

MAXIMUM LOT COVERAGE 70% OF TOTAL AREA
 $0.17 \times 70\% = 0.119$ ACRES (5,184 SQ.FT.)

PROPOSED LOT COVERAGE

1. HOUSE & GARAGE 1,800 SQ.FT.
2. CONC. DWY 1523 SQ. FT.
3. SDW 100 SQ. FT.
TOTAL 3,423 SQ. FT. (.08 ACRES) 47%

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- ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
- INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES.
"NO CERTIFICATION IS MADE AS TO THE ACCURACY"
- ALL BEARINGS AND DISTANCES WERE MEASURED AND USED.
- BOUNDARY & TOPOGRAPHY IS BASED ON FIELD RUN SURVEY BY SOUTHSIDE SURVEYING.
- CONTOURS INTERVALS 2FT

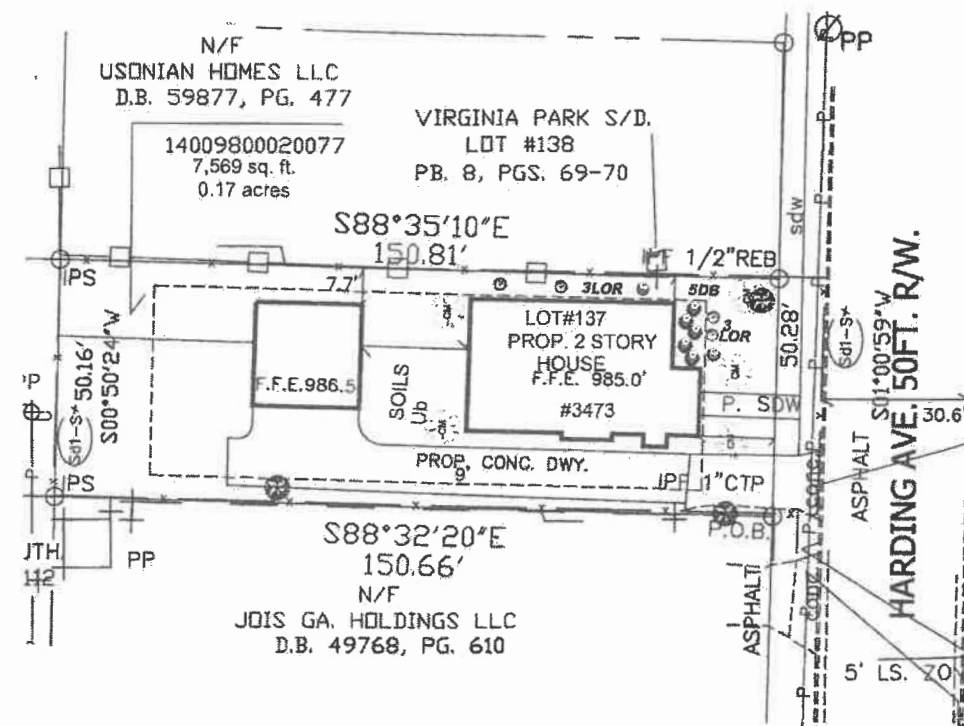
ACTIVITY SCHEDULE	MONTH				
	1	2	3	4	5
1. INSTALLATION OF EROSION CONTROL MEASURES	-				
2. CLEARING AND GRADING	-				
3. BUILDING CONSTRUCTION					
5. DRIVEWAY					
6. GRASS (TEMP.) (PERM.)					
7. MAINTAIN EROSION CONTROL					
8. CLEAN UP					

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA.
PANEL# 13121C0366F DATED 09/18/2013

FLOOD NOTES

LEGENDS OF SYMBOLS

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



LIMITS OF DISTURBANCE
TOTAL AREA= (0.17 ACRES)
TOTAL DISTURBED AREA= (0.17 ACRES)
DRAINAGE AREA= 0.17 ACRES

Zoning UV
STANDARDS R-SF
Setbacks
Front: 15',
Rear: 20',
Side: 5'.
Minimum lot frontage 50'

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

40' 0' 40' 80'
Scale: 1" = 40'



- INDEX
- SITE PLAN, GRADING, EROSION CONTROLS PLANS
 - 2-4. EROSION CONTROL NOTES
 - 5-6. EROSION CONTROL DETAILS
 7. LANDSCAPING PLANS
 8. DETAILS

ANGEL M. MARRERO P.L.S. #2642
Certified Design Professional # 4479

REV.	DESCRIPTION	DATE
	SOUTHSIDE SURVEYING & PLANNING LSF000831	#205F CORPORATE CENTER DR. STOCKBRIDGE, GA 30281 Phone: (770) 320-8009 Fax: (770) 320-8098
	SITE PLAN, GRADING, EROSION CONTROLS PLANS FOR: TSLE Land Lot 98 14TH Dist. CITY OF HAPEVILLE FULTON County, GA	
	Drawn By: AMM SR.	Scale: 1"=40'
	Dwg No: 2-190105JTSP	Date: 12/12/19



REAR ELEVATION

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

CHIMNEY TO EXTEND MIN. 24" ABOVE ANY ROOF WITHIN 10' HORIZONTAL

ROOFING MATERIAL (SEE ROOF PLAN)

6" I GUTTER ON 2" X 8 FASCIA OR DOWNSPOUTS (SEE ROOF PLAN)

CEDAR SHINGLE SIDING INSTALL PER MANUF. SPECS

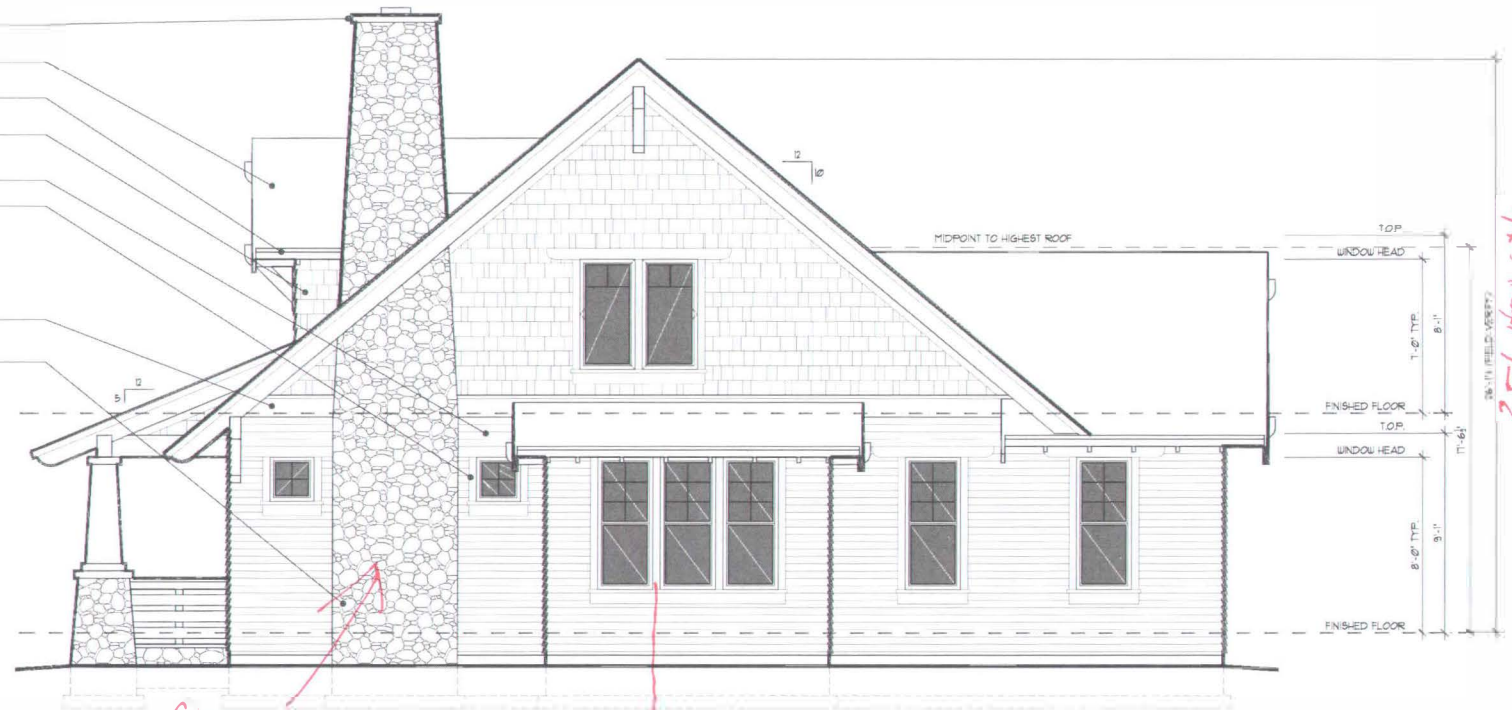
HORIZONTAL LAP SIDING

5/4" X CEDAR TRIM BOB

THE TYPE OF EXTERIOR FINISH, THE INSTALLATION AND THE WATERPROOFING DETAILS ARE ALL TO BE THE FULL RESPONSIBILITY OF THE OWNER/BUILDER. THIS DESIGNER ASSUMES NO RESPONSIBILITY FOR THE INTEGRITY OF THE BLDG ENVELOPE

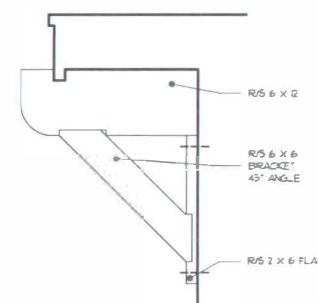
2" X 10" R/S TRIM BOB w/ 26 GA G FLASHING

STONE VENEER



RIGHT SIDE ELEVATION

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

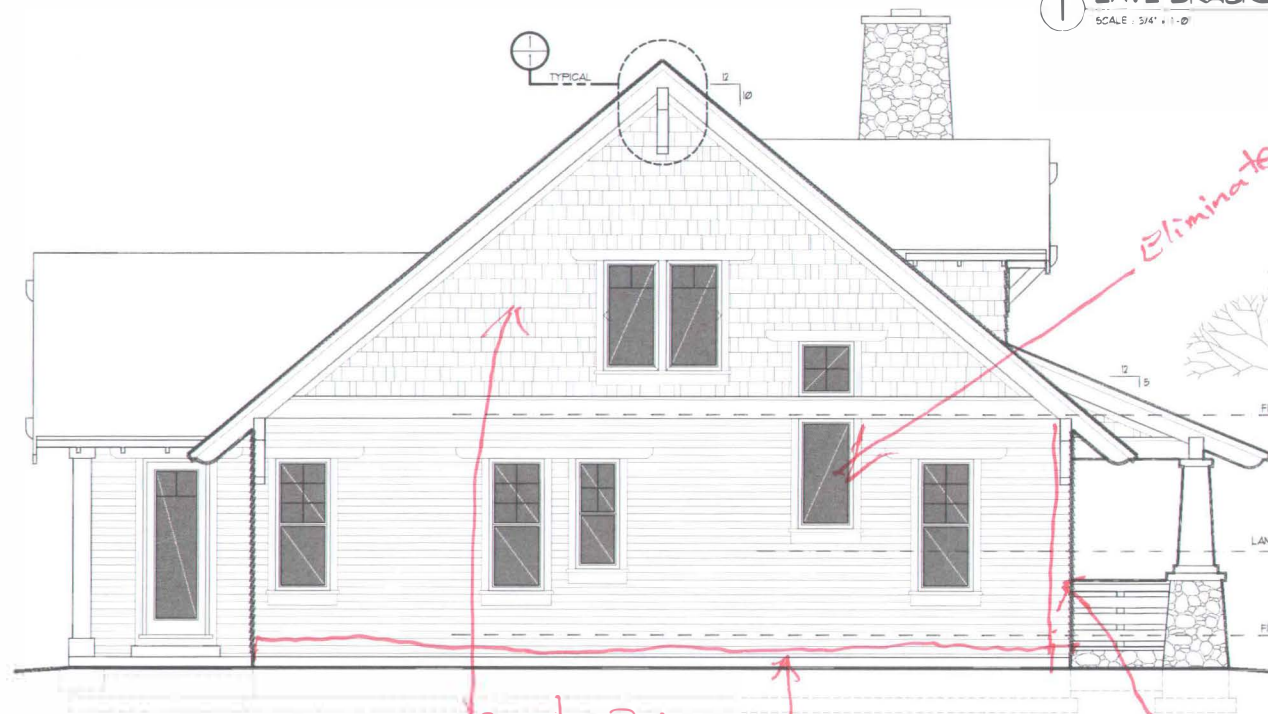


1 EAVE BRACKET

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

④ Chimney To Be Brick ① All ganged windows 2" min. mullion

Height - 25'
Square Footage - 1500'



LEFT SIDE ELEVATION

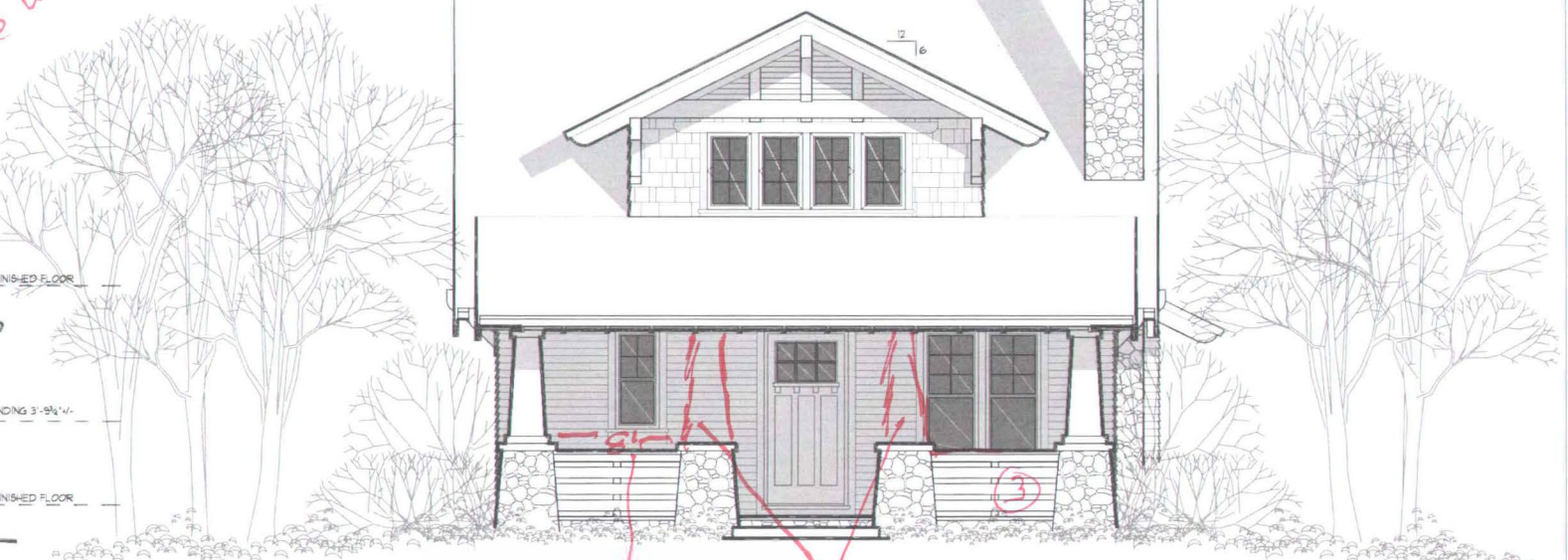
SCALE: 1/4" = 1'-0"

⑤ Barrel & Batten on Gables

⑦ 1 x 10 Trim Board

⑥ Add corner boards

Eliminate Window



FRONT ELEVATION

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

② Columns 8' or

Add Full Height Columns

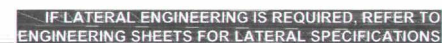
25# SNOW LOAD

UPPER FLOOR	827 SQ. FT.
MAIN FLOOR	150 SQ. FT.
TOTAL AREA	1177 SQ. FT.

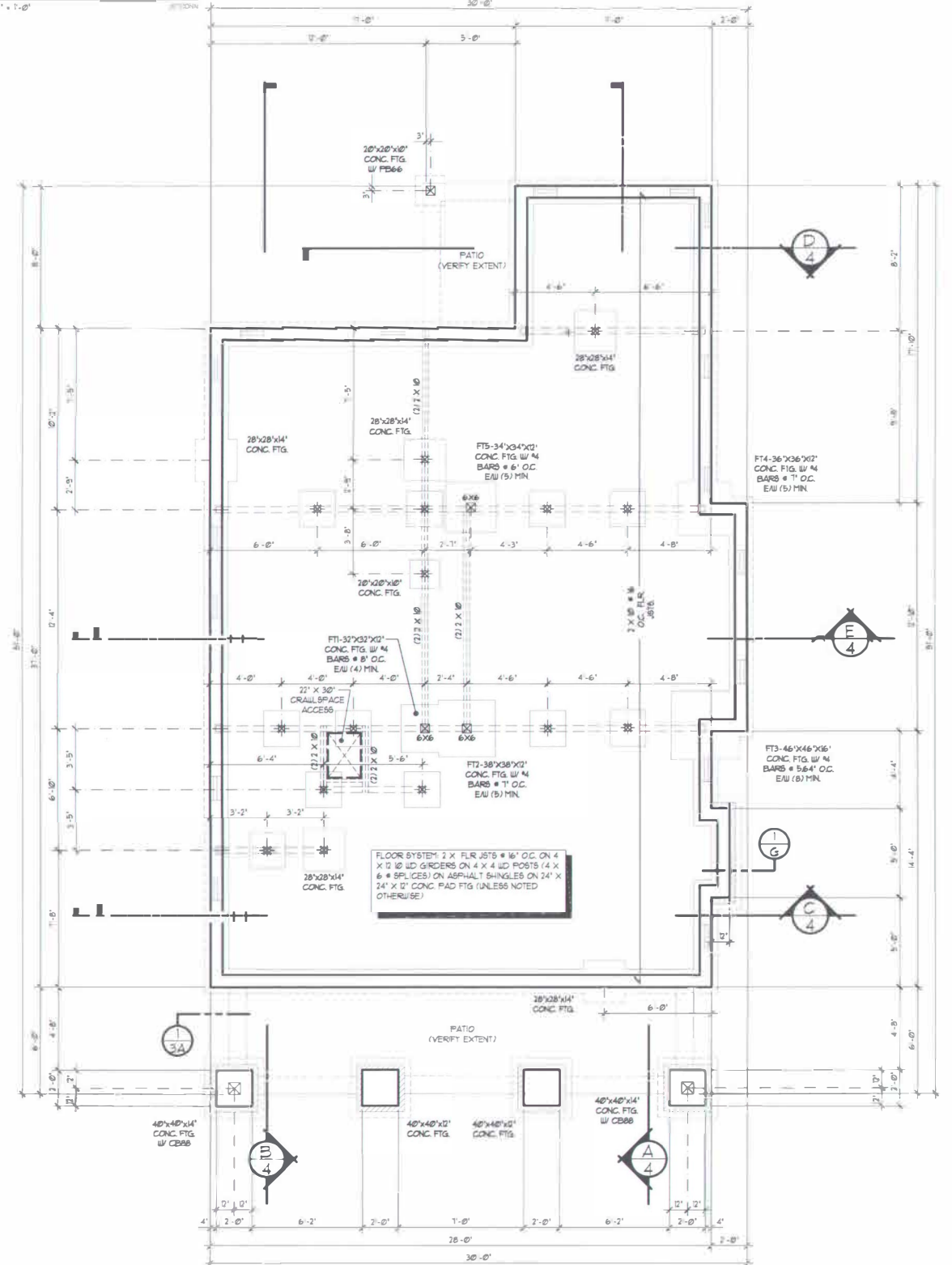
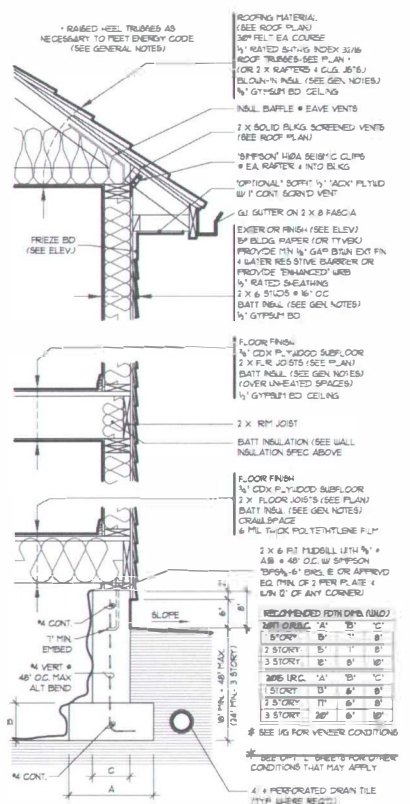
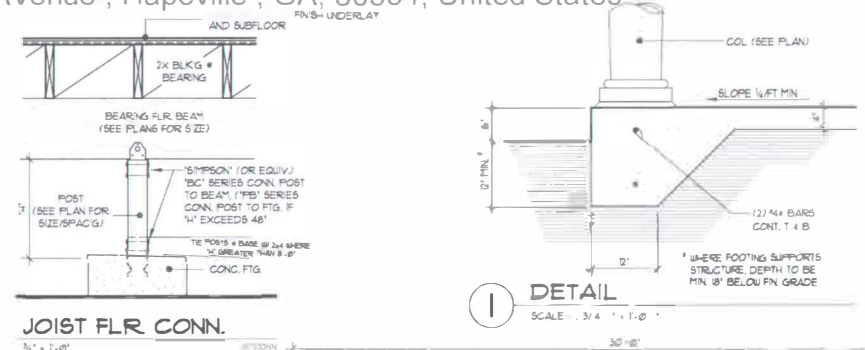
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THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CORRECT INSTALLATION OF ALL EXTERIOR FINISHES AND WEATHERPROOFING.



Page 178 of 181



FOUNDATION PLAN

IF LATERAL ENGINEERING IS REQUIRED, REFER TO
ENGINEERING SHEETS FOR LATERAL SPECIFICATIONS



ROOF DESIGN NOTES

THIS ROOF HAS BEEN DESIGNED TO SUPPORT CEDAR SHAKE ROOFING MATERIALS AND COMPOSITION ROOFING OF VARIOUS TYPES. THE TABLE BELOW DESCRIBES IN DETAIL THE ASSUMPTIONS MADE IN THE DESIGN OF THE ROOF STRUCTURE OF THIS BUILDING.

ROOF LIVE LOAD (SNOW)	25.0 PSF	3" PSF	AVE (NET)
FRAMING MATERIALS	2.0 PSF		
SHEATHING MATERIALS	1.5 PSF	33.2 PSF	ACTUAL REQ'D
MISC MATERIALS	1.5 PSF	6.75 PSF	SAFETY FACTOR

ROOFING TYPE DRY / WET 40.0 PSF TL

MEG SHAKES 2.0 / 3.2 5 PSF
WY SHAKES 3.0 / 4.0 PSF
SHINGLES 2.0 / 3.2 PSF
COMPOSITION 2 9.38 PSF

GYP/CM MATERIALS ADD 2.0 PSF FOR VAULTED AREAS (COVERED IN SAFETY FACTOR)

NOTE: HIP VALLEYS & RIDGES SHALL NOT BE LESS IN DEPTH THAN THE END CUT OF THE RAFTERS (FIELD VERIFY ALL CONDITIONS)

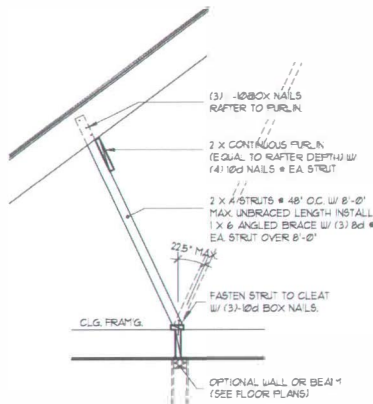
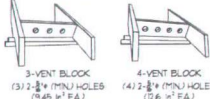
LEGEND

- 4 X 4 JOIST POST FROM RIDGE (HIP OR VALLEY) TO WALL BELOW (MIN. 7) 8 4 REQ'D AT WALL BEARING POINT (NOTE: SPICES IN HIP VALLEYS CAN ONLY OCCUR AT POST DOWN LOCATIONS)
- 49 SQ IN ROOF VENTS (SEE VENT TABLE FOR QTY - 50% 50% S-DOWN)
- 2X4 FURLIN WALL TO EAVE OR WALL BELOW (FRAMING AT 24" O.C.)
- SHADE AREA DENOTES ROOF FRAMED OVER RAFTERS BELOW
- DOWNSPOUTS

ROOF VENTS		EAVE - BLOCK/ROOF VENTS	
ROOF AREA (sq ft)	% EAVE	AREA (sq ft)	% EAVE
50	37.30	50	37.30
40	29.84	40	29.84
30	22.38	30	22.38
20	14.92	20	14.92

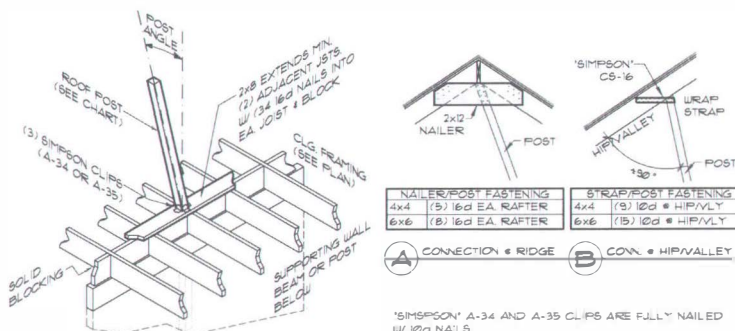
PER 2015 IRC - R806.2 MINIMUM AREA: THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/300 OF THE AREA OF THE SPACE VENTILATED, PROVIDED AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED WITH VENT OPENINGS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. IN CLIMATE ZONE 6, 7, 8, A CLASS OR 2 VAPOR RETARDER SHALL BE INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CLG. ASSUMES 25% LOSS V.A. SCREEN

EAVE BLOCKING



PURLIN DETAIL

SCALE: N.T.S.



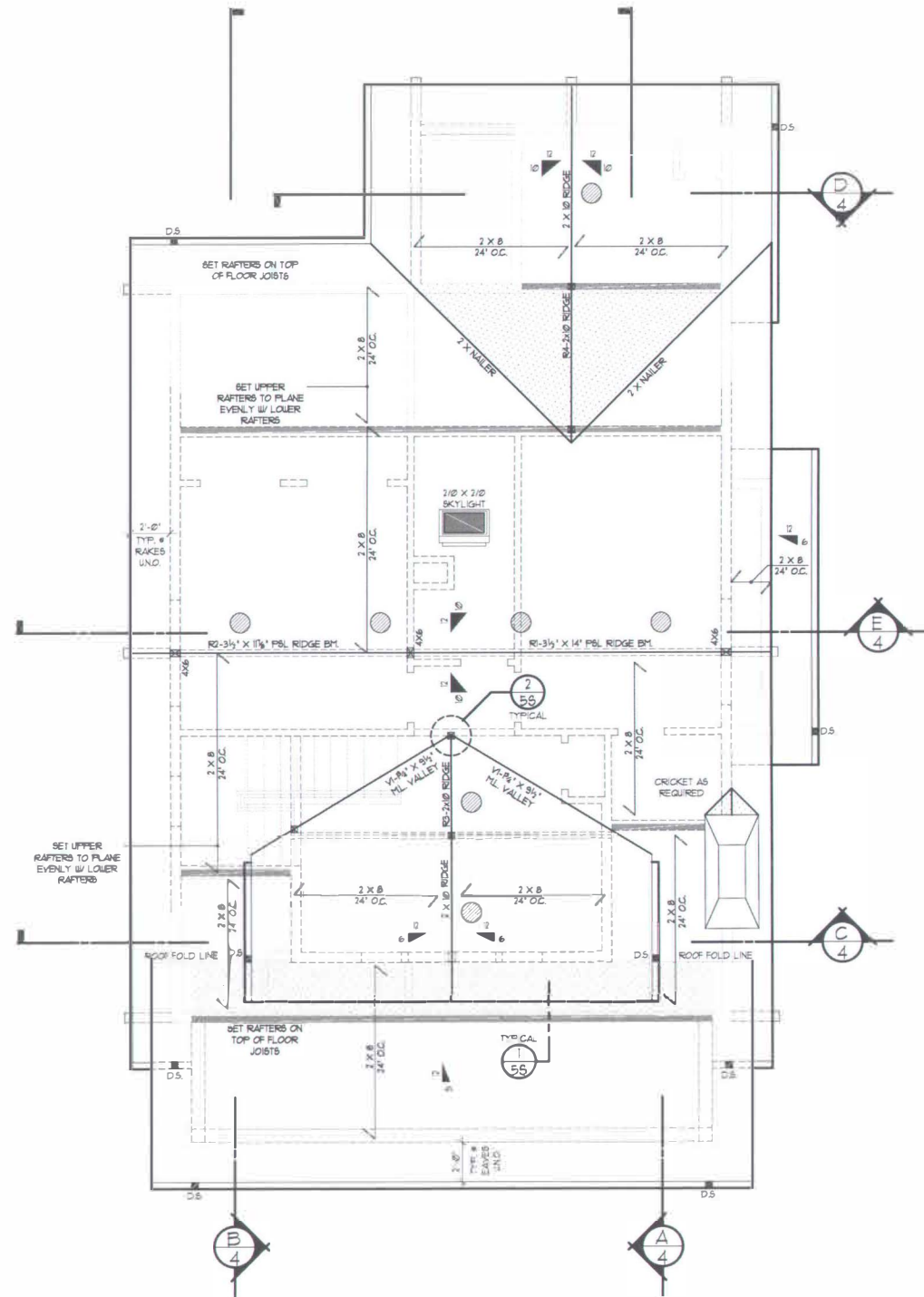
ROOF SUPPORT POST

SCALE: N.T.S.

CONNECTION AT BASE WITH OPTIONS AT ROOF MEMBER

NOTES:

- 1) Mullions on Gabled windows 2" apart
- 2)



ROOF FRAMING PLAN

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

IF LATERAL ENGINEERING IS REQUIRED, REFER TO ENGINEERING SHEETS FOR LATERAL SPECIFICATIONS