

Design Review Committee Meeting

700 Doug Davis Drive
Hapeville, GA 30354

July 21, 2021 6:00 PM

Agenda

1. Call to Order

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth

3. Approval of Minutes

3.I. Minutes of June 16, 2021

Documents:

1. DRC Minutes June 16, 2021

4. New Business

4.I. 3227 Jackson Street New SF Dwelling

Background:

2874 Blount Street LLC has submitted an application seeking approval to construct an 1,800-square foot, three-bedroom, 2 ½ -bathroom single-family dwelling located on a lot at 3227 Jackson Street. The property is zoned R-SF, Single Family Residential and is subject to the SubArea E section of the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 3227 Jackson Street
2. Application - 3227 Jackson Street_Redacted

4.II. 3154 Lake Avenue New SF Dwelling

Background:

Terrence Adams has submitted an application seeking approval to construct a 2,437-square foot, four-bedroom, 2 ½ bathroom single-family dwelling with a rear entry attached garage located on a lot at 3154 Lake Avenue. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 3154 Lake Avenue
2. Application - 3154 Lake Avenue_Redacted

5. Next Meeting Date - August 18, 2021

6. Adjourn

**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
June 16, 2021, 6:00 PM**

MINUTES

1. Call to Order

Chairman Jonathan Love called the meeting to order at 6:06PM.

2. Roll Call

Jonathan Love
Brian Gregory - Absent
John Stalvey
Gregory Morgan
Jacquie Smyth

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to appoint Jacquie Smyth as secretary pro tem. Motion Carried: 4-0.

3. Approval of Minutes

3.1 Minutes of May 19, 2021

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to approve the minutes of May 19, 2021, as submitted. Motion Carried: 4-0.

4. New Business

4.1 3571-3581 South Fulton Avenue

Window Modification

Background:

Kenneth Ellsworth has requested a design review modification for the townhome project located at 3571-3581 South Fulton Avenue. The original application was approved April 15, 2020. The requested modification is to change one window in each of the townhomes to a 2'0" x 4'0" window. The property is zoned RMU, Residential Mixed Use and is subject to the SubArea B section of the Neighborhood Conservation Area of the Architectural Design Standards.

RECOMMENDATION:

- The Design Review Committee may approve the modification.

MOTION ITEM: Gregory Morgan made a motion, John Stalvey seconded to approve the design modification as submitted. Motion Carried: 4-0

4.II 493 North Avenue

New SF Dwelling

Background:

Roger Fisher has submitted an application seeking approval to construct a 1,600-square foot, three-bedroom, 2-bathroom single-family dwelling located on a lot at 493 North Avenue. The property is zoned R-SF, Single Family Residential and is subject to the SubArea E section of the Neighborhood Conservation Area of the Architectural Design Standards.

RECOMMENDATIONS:

- Comply with Architectural Design Standards, provide the following on all plan sheets:
- Porch should be 8' to meet Standards.
- Downspout locations
- Mechanical screening with fence/vegetation
- Paint or stain on porches
- Building numbers
- Trim detail to meet standards
- Light at front porch
- Porch foundation enclosure
- Sill height to meet standards with dimensions
- Approved Tree Conservation Plan (finalize with Arborist)

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

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

- 1) **Revise plans to address the outstanding items identified in the Planners Report**
- 2) **2nd floor dormer will be aligned with twin window in the middle**
- 3) **Size of fixed dormer to reflect 3026FX**

Motion Carried: 4-0

4.III 585 North Central Avenue

Exterior Renovations

Background:

Joan Shorter has submitted an application seeking approval for exterior modifications to the existing commercial building located at 585 North Central Avenue. Modifications include installing a double pane front glass door, front double pane storefront windows with transoms above, a rear wooden deck with stairs, and the installation of a double pane glass door and large window at the rear entry. The property is zoned U-V, Urban Village and is located in the Arts District Overlay. It is subject to the Commercial/Mixed-Use, Subarea A of the Architectural Design Standards.

RECOMMENDATIONS:

Upon review of the information provided by the Applicant, and with clarification of the below deficiencies, staff recommends approval of the application.

Deficiencies to Address

- The Applicant should include building numbers on the plans.
- The Applicant should provide all unreadable and missing window and door details, including measurements, recessions, etc.

- Any tinting must be in compliance with the Code.
- Risers for the stairs should be enclosed.
- The rear deck must not encroach beyond the property line.

Design Exception Proposed

- Allow for slab/no distinct foundation as property is historic.
- Allow for windowless wall along greenspace.

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

1) Screen underneath the rear deck and steps

The Committee also approved the following design exceptions:

- 1) Allow for slab/no distinct foundation as property is historic**
- 2) Allow for windowless wall along greenspace**
- 3) Allow for alternate railing style**
- 4) Allow for painted brick**

Motion Carried: 3-0; Gregory Morgan recused himself

5. Open Discussion

3165 Dogwood Drive is modifying plans and will possibly return before the board next month.

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

7. Adjourn

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

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to adjourn the meeting at 6:38 PM. Motion Carried: 4-0.

Respectfully submitted by,

Jacquie Smyth, Secretary Pro Tem

Jonathan Love, Chairman#



DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: July 15, 2021
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3227 Jackson St**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from 2874 Blount St LLC to build a single family home on a lot located at 3227 Jackson Street. Per the application, the single family dwelling will be 1,800 SF, 3 BR and 2.5BA.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

- ✓ Except where indicated, setbacks shall be established by zoning.
- ⊘ On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- ✓ Minimum building heights shall be established by zoning.
- ✓ Within subareas D and E maximum building heights shall be as established by zoning, except that:
 - Where this chapter provides a more-stringent standard as compared to the zoning code, the more-stringent standard shall prevail. The only exception to this shall be a use grandfathered under the zoning code.
 - Portions of buildings equal to or less than five feet from a side or rear lot line shall be limited in height to the greater of 16 feet.
 - ✓ Portions of buildings between five and ten feet of a side or rear lot line shall be limited in height to the greater of 25 feet.
 - Portions of buildings ten feet or greater from a side or rear lot line shall be limited in

height to 35 feet.

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

STAFF COMMENT: Existing sidewalk is shown on the plan.

(b) Supplemental Area and Fence Standards

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

STAFF COMMENT: Tree Conservation Plan to be finalized with Arborist. Gate should be wooden and not chain link – not specified on plans.

(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:

(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: Parking is shown along the side of the house beyond the front façade, however, the width of the driveway is 9'6" which may not be adequate to accommodate cars, particularly with the proposed fencing. Applicant should advise.

(e) Roof and Chimney Standards

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

STAFF COMMENT: Chimney appears to vent through roof. 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.

(f) Street Facing Facade and Style Standards.

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

T-1-11 siding;

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

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

- ⊖ Enfronting balcony widths shall be between 25 percent and 100 percent of the adjacent facade.
- ⊖ Balconies may be covered or uncovered.

STAFF COMMENT: All porches must be painted or stained. Column piers should extend to grade. Columns are more than 8' on center. Railings do not meet standard.

(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: Window trim detail should be provided.

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

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

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

Other:

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

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

STAFF COMMENT: *Sill height appears to be 1' instead of required 2.5'*

RECOMMENDATIONS

To comply with the Architectural Design Standards, please provide the following on all plan sheets:

- Tree Conservation Plan to be finalized with Arborist.
- Gate should be wooden and not chain link – not specified on plans.
- Parking is shown along the side of the house beyond the front façade, however, the width of the driveway is 9'6" which may not be adequate to accommodate cars, particularly with the proposed fencing. Applicant should advise.
- Chimney appears to vent through roof. 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.
- All porches must be painted or stained.
- Column piers should extend to grade.
- Columns are more than 8' on center.
- Railings do not meet standard.
- Provide trim detail to demonstrate it meets standards
- Address sill height
- Approved Tree Conservation Plan (finalize with Arborist)

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

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 4/19/2021

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

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

Applicant: 2874 Blount Street LLC Contact Number: [REDACTED]

Applicants Address: 4735 Agate Dr., Johns Creek, GA

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

Address of Proposed Work: 3227 Jackson Street, Hapeville GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14009400010056

Property Owner: Haris Delalic (2874 Blount St. LLC) Contact Number: [REDACTED]

Project Description (including occupancy type): We are looking to build a new construction Single-family home. It's important to note that our main objective is to build a home with quality, while still abiding by the regulations of the city of Hapeville. From there we are looking to sell the home to a great family/suitor for the neighborhood and community. In all, we want to do great business while benefitting the community.

Contractors Name: TEA J CONSTRUCTION Contact Number: [REDACTED]

Contact Person: ALEM PELJTO Contact Number: [REDACTED]

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

[Signature]
Applicants Signature

4/19/2021
Date

Project Class (check one):

☒ Residential ☐ Commercial ☐ Mixed-Use Development

Project Type:

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

Total Square Footage of proposed New Construction: 2200 sqft

Total Square Footage of existing building: N/A

Estimated Cost of Construction: \$125,000.00

List/Describe Building Materials on the exterior of the **existing** structure: No existing structure

List/Describe Building Materials **proposed** for the exterior facade of the new structure: 8 1/4"

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

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

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

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

(Please Print & Initial)

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

☒ Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:

https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICOOR_CH81ARDEST

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

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

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

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

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

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

HARIS DELALIĆ

Printed Name

Signature

Date

4/19/2021

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.

RBFB	REBAR FOUND	
	(1/2" REBAR)	
CRS	CAPPED REBAR SET	
	(1/2" REBAR)	
CRBF	CAPPED REBAR FOUND	
OTF	OPEN TOP FOUND	
CTF	CRIMP TOP FOUND	
☼	LIGHT POLE	
BL	BUILDING LINE	
C.L.F	CHAIN LINK FENCE	
R/W	RIGHT-OF-WAY	
TPED	PHONE PEDASTAL	
CATV	CABLE BOX	
WM	WATER METER	
□PB	TRANSFORMER	
U/E	UTILITY EASEMENT	
(12.34'D)	DEED DISTANCE	
12.34'(M)	MEASURED DISTANCE	
DE	DRAINAGE EASEMENT	
SSE	SEWER EASEMENT	
HW	HEADWALL	
JB	JUNCTION BOX	
CB	CATCH BASIN	
P	PORCH	1/2"RB
C/P	CARPORT	1.55'SW

SETBACKS:
FRONT-315 FEET
SIDE-5 FEET
REAR-20 FEET

MAXIMUM BUILDING HEIGHT: 35 FEET
MAXIMUM COVERAGE: 70%

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
BY LATITUDES AND DEPARTURES AND IS FOUND
ACCURATE TO WITHIN ONE FOOT IN 371.912
FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS
BASED HAS A CLOSURE PRECISION OF ONE
FOOT IN 10,000 FEET AND AN ANGULAR
ERROR OF 02" PER ANGLE POINT AND WAS
ADJUSTED USING COMPASS RULE.

A NIKON - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.

CERTIFICATION IS MADE TO PERSON(S) NAMED
ON THIS PLAT AND IS NOT TRANSFERABLE TO
OTHERS.

UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF
WAYS AND EASEMENTS SHOWN OR NOT SHOWN,
RECORDED OR UNRECORDED

BASED ON GRAPHIC DETERMINATION,
THIS PROPERTY DOES NOT LIE WITHIN
A FEMA/FIRM SPECIAL FLOOD HAZARD
AREA PER COMMUNITY PANEL NO.
13121C0366F DATED 9/18/13.

WALNUT ST



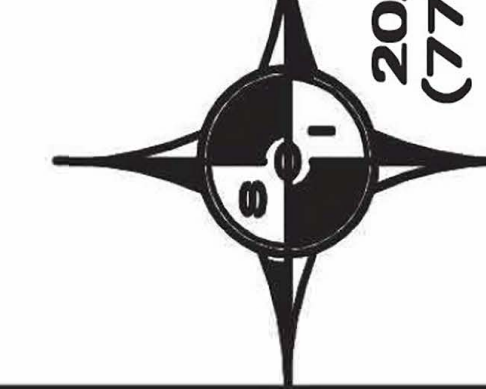
IN MY OPINION, THIS PLAT IS A CORRECT
REPRESENTATION OF THE LAND PLATTED AND
HAS BEEN PREPARED IN CONFORMITY WITH
THE MINIMUM STANDARDS AND REQUIREMENTS
OF LAW.

ADDRESS: 3227 JACKSON ST, HAPEVILLE, GA 30354

SURVEY FOR:
EVERYBODY'S REAL ESTATE

LOTS 30 & 31
SUBDIVISION: FOREST HILL PARK
LAND LOT 94 14th DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA
REFERENCED IN PLAT BOOK 7 P

PROJECT: 55136
DWG BY: DCP
CHKD BY: JAS
DATE: 3/9/21
SCALE: 1"=20'



SCI Development Services

ENGINEERS - SURVEYORS - LAND PLANNERS
2020 WESTSIDE COURT—STE E—SNELLVILLE GEORGIA 30078
(770) 736-7666 FAX (770) 736-4623
MAIL@SURVEYCONCEPTS.NET

LEGEND	
RBF	REBAR FOUND (1/2" REBAR)
CRS	CAPPED REBAR SET (1/2" REBAR)
CRBF	CAPPED REBAR FOUND
OTF	OPEN TOP FOUND
CTF	CRIMP TOP FOUND
☆	LIGHT POLE
BL	BUILDING LINE
C.L.F	CHAIN LINK TTNCF
R/W	RIGHT-
TPD	PHON
CATV	CABL
WM	WATE
□PB	TRAN
U/E	UTILIT
(12.34'D)	DEED
12.34'(M)	MEAS
DE	DRAIN
SSE	SEWE
HW	HEADWALL
JB	JUNCTION BO
CB	CATCH BASIN 1/2"RBF
P	PORCH 1.55'SW
C	CRUSHED STONE
SD	SEEDING
CL	CLEAN OUT
F	SILT FENCE (XX-XX-XX)
FD	FRENCH DRAIN
TP	TREE PROTECTION (==)

Lot Coverage:	
Heated	1800 SF
Concrete	1080 SF
Deck	630 SF
Total	3512 SF

3512/6252= 56%

DIRT STATEMENT:

FILL: 0 CY
CUT: 0 CY

NET: 0 CY

FLOOR AREA RATIO:

1ST FLOOR: 1800 SF
Concrete 1080 SF
Deck 630 SF

FAR: 3512/6252= 56%

"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 13121C0366F, Last revised September 18, 2013.

NOTE: THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR OPINION. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

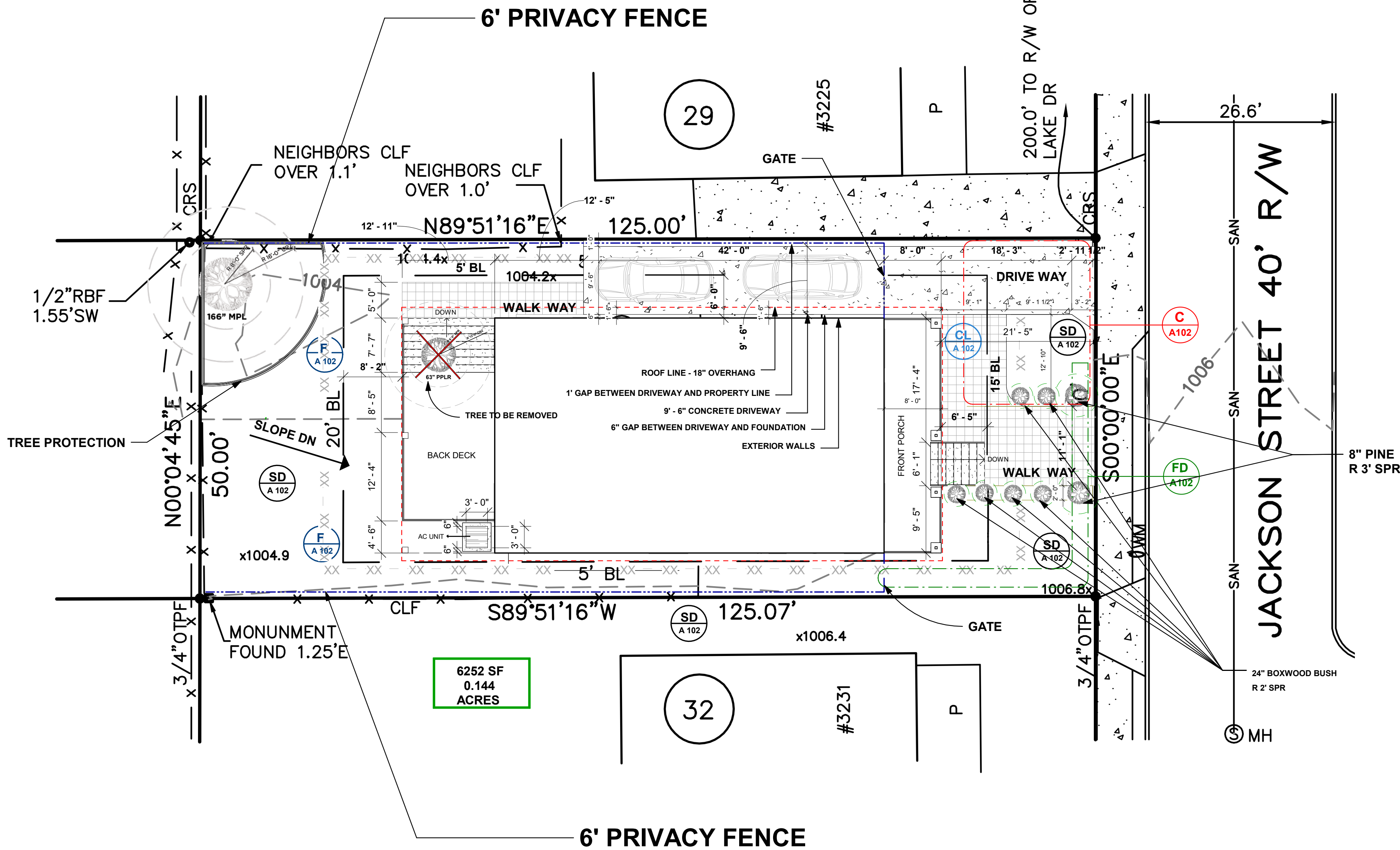
ZONING: R-SF

MIN. LOT AREA: 4,000 SF
MIN LOT FRONTAGE: 40'

SETBACKS:

FRONT- 15 FEET
SIDE- 5 FEET
REAR- 20 FEET

MAXIMUM BUILDING HEIGHT: 35 FEET
MAXIMUM COVERAGE: 70%



- 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) 548-4301 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."

"THE CONTRACTOR SHALL PROVIDE FOR ADEQUATE DRAINAGE OF THE SITE AND ADJOINING PROPERTIES AND ROADS DURING ALL PHASES OF CONSTRUCTION."

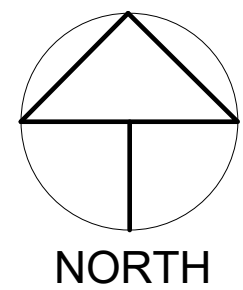
"ALL DRAINAGE STRUCTURES ARE TO BE CONSTRUCTED AS SHOWN ON THESE PLANS AND IN ACCORDANCE WITH THE CITY OF ATLANTA CONSTRUCTION STANDARDS. ELEVATIONS SHOWN ON DRAINAGE STRUCTURES ARE TO THE TOP OF STRUCTURE. PIPE LENGTHS SHOWN ARE APPROXIMATE DISTANCES FROM CENTER TO CENTER OF STRUCTURES AND SLOPES SHOWN 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 SEVEN (7) 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: (800) 491-0544."



1" = 10'-0"

PHASING

PRELIMINARY DESIGN

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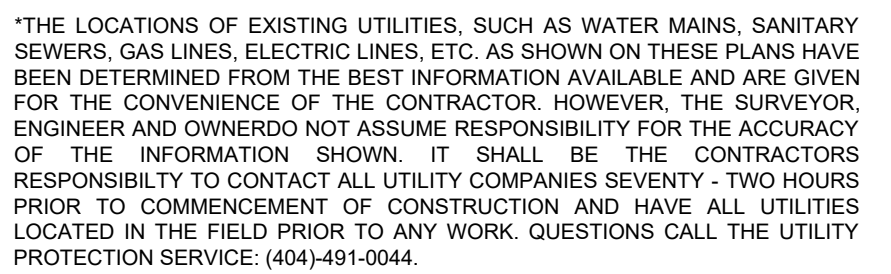
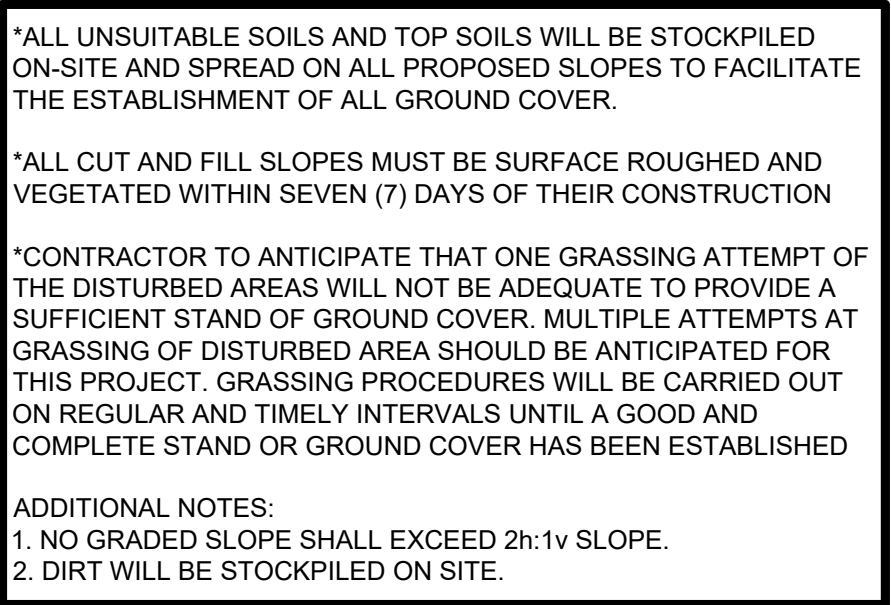
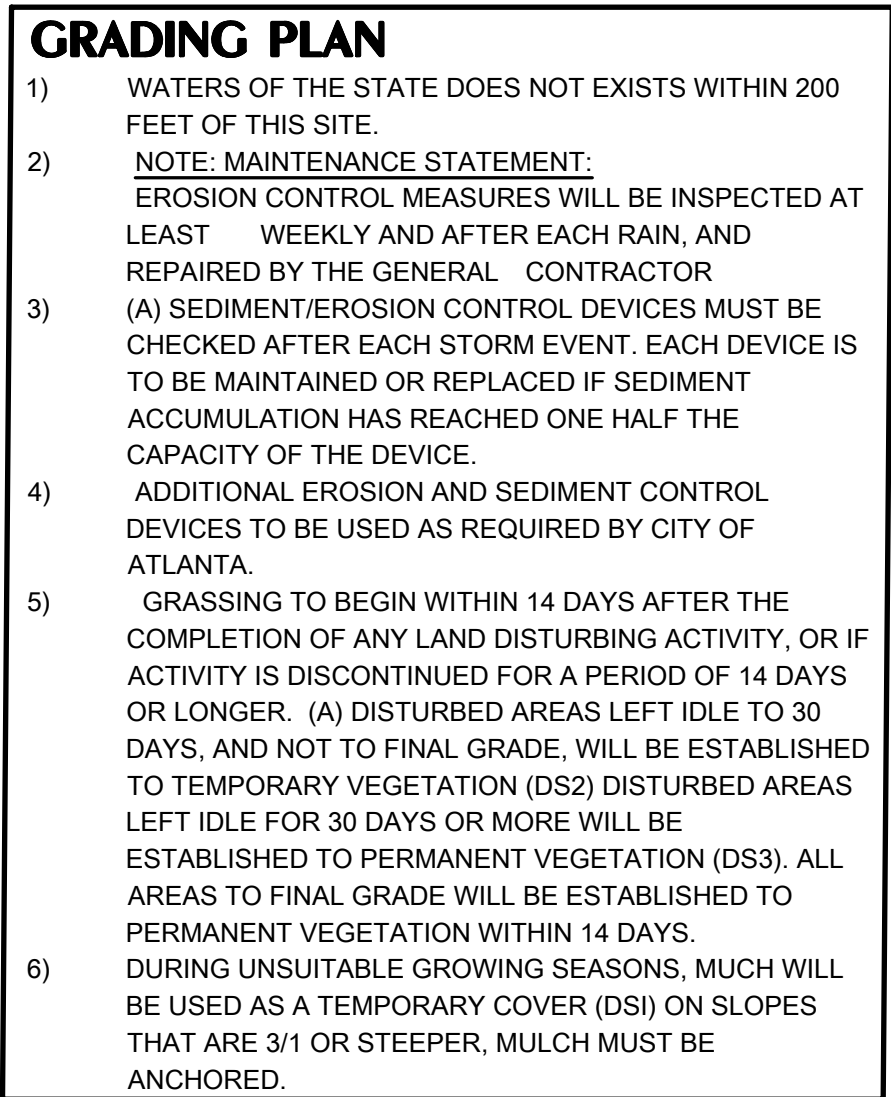
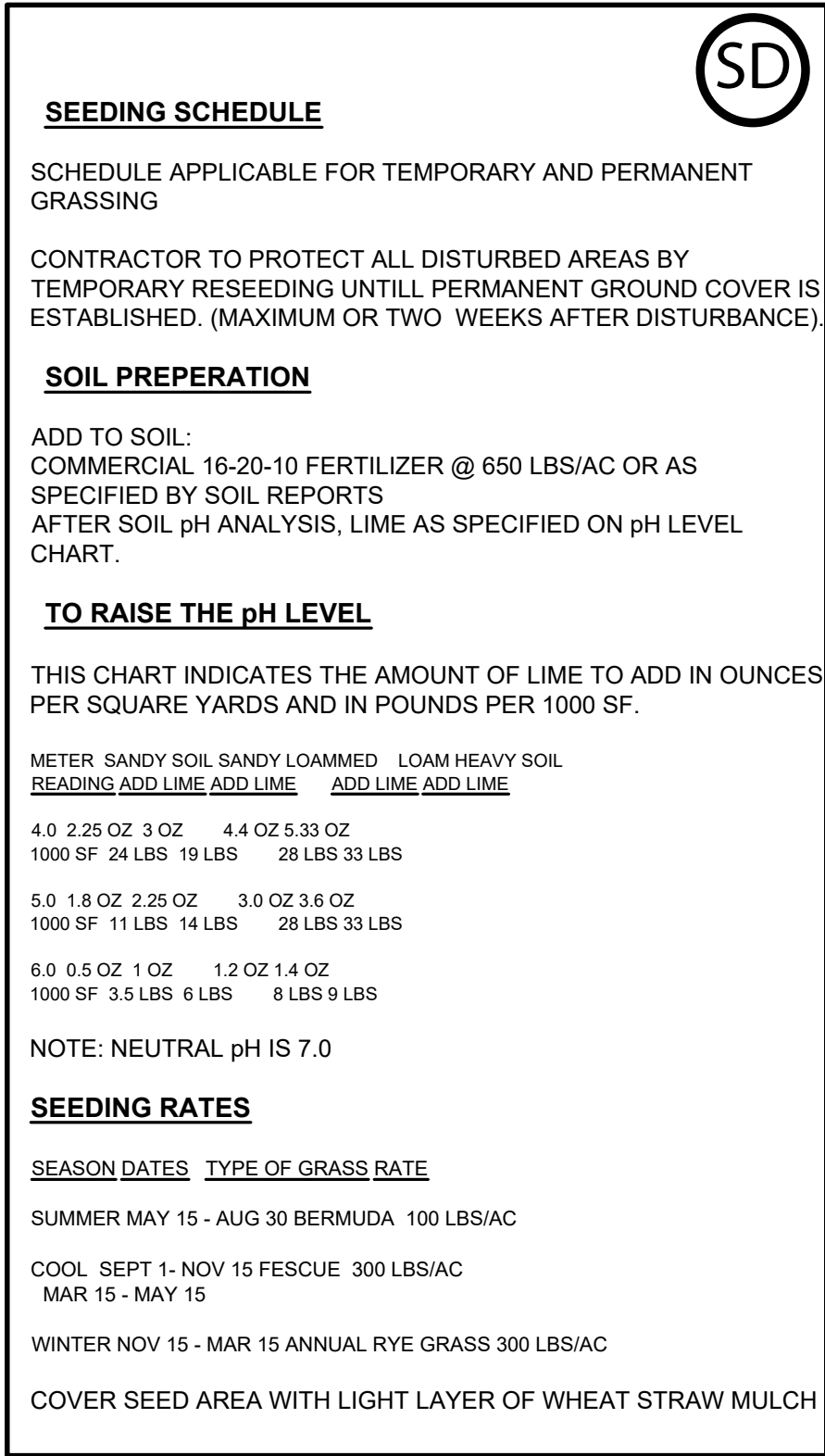
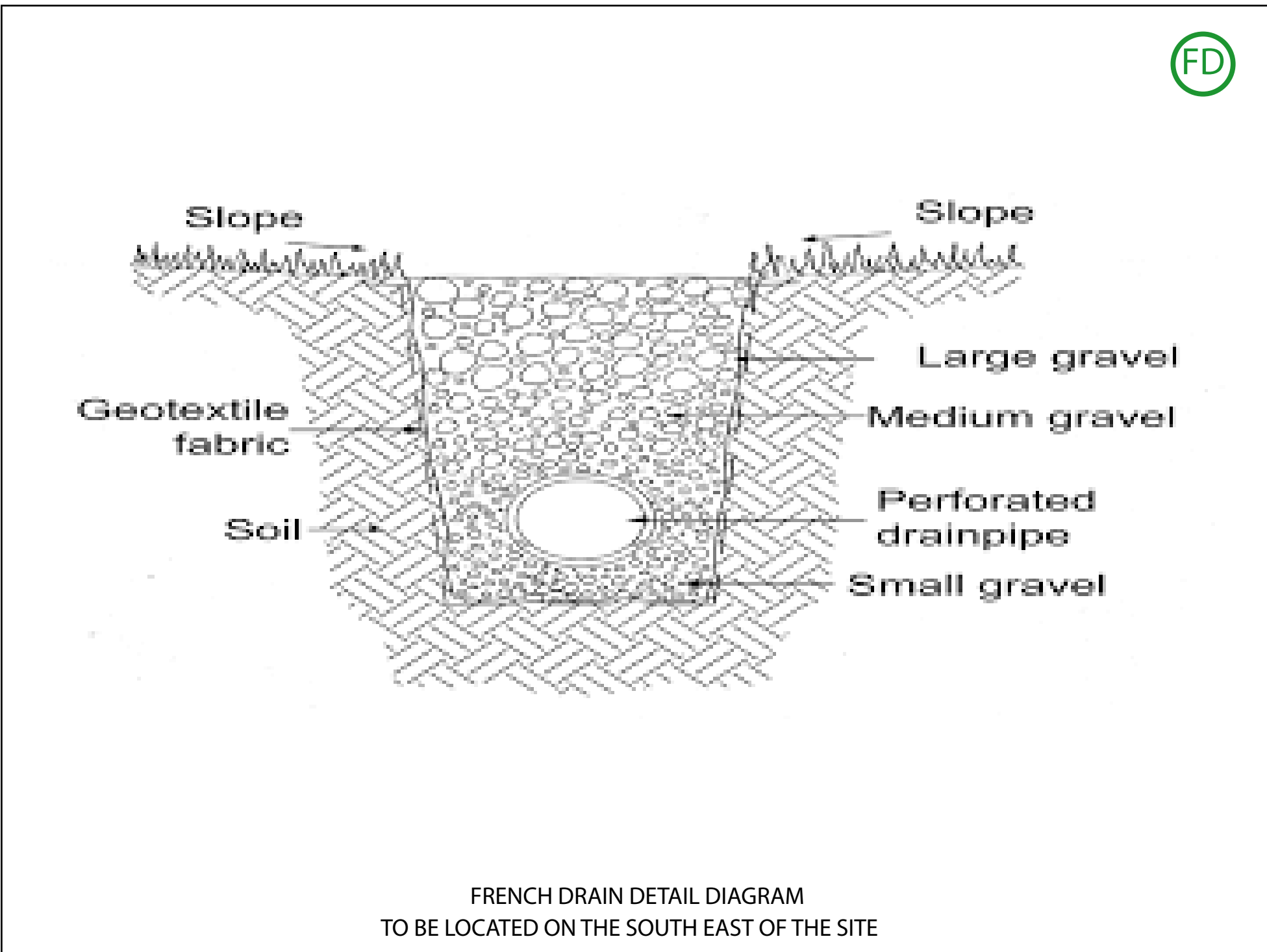
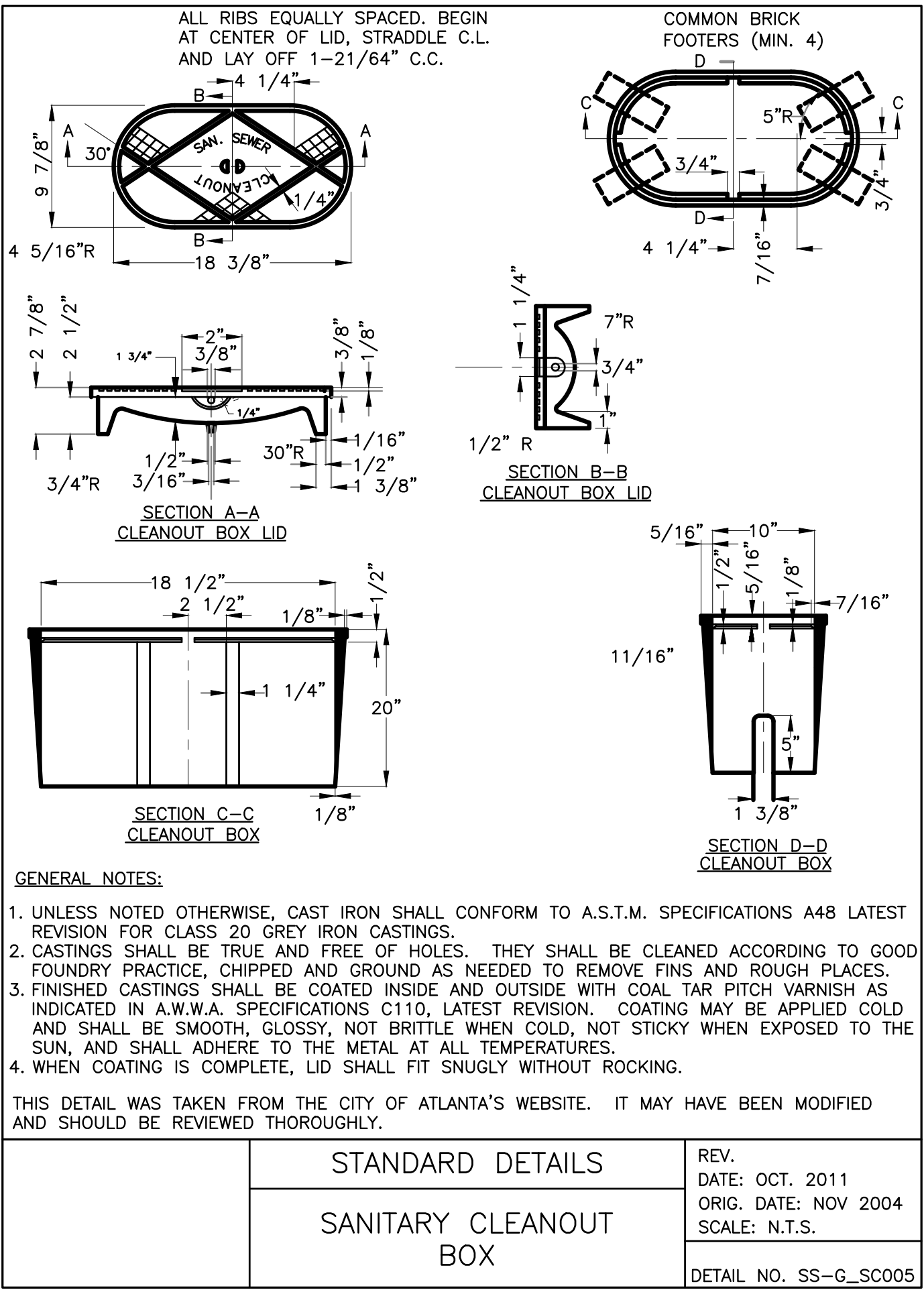
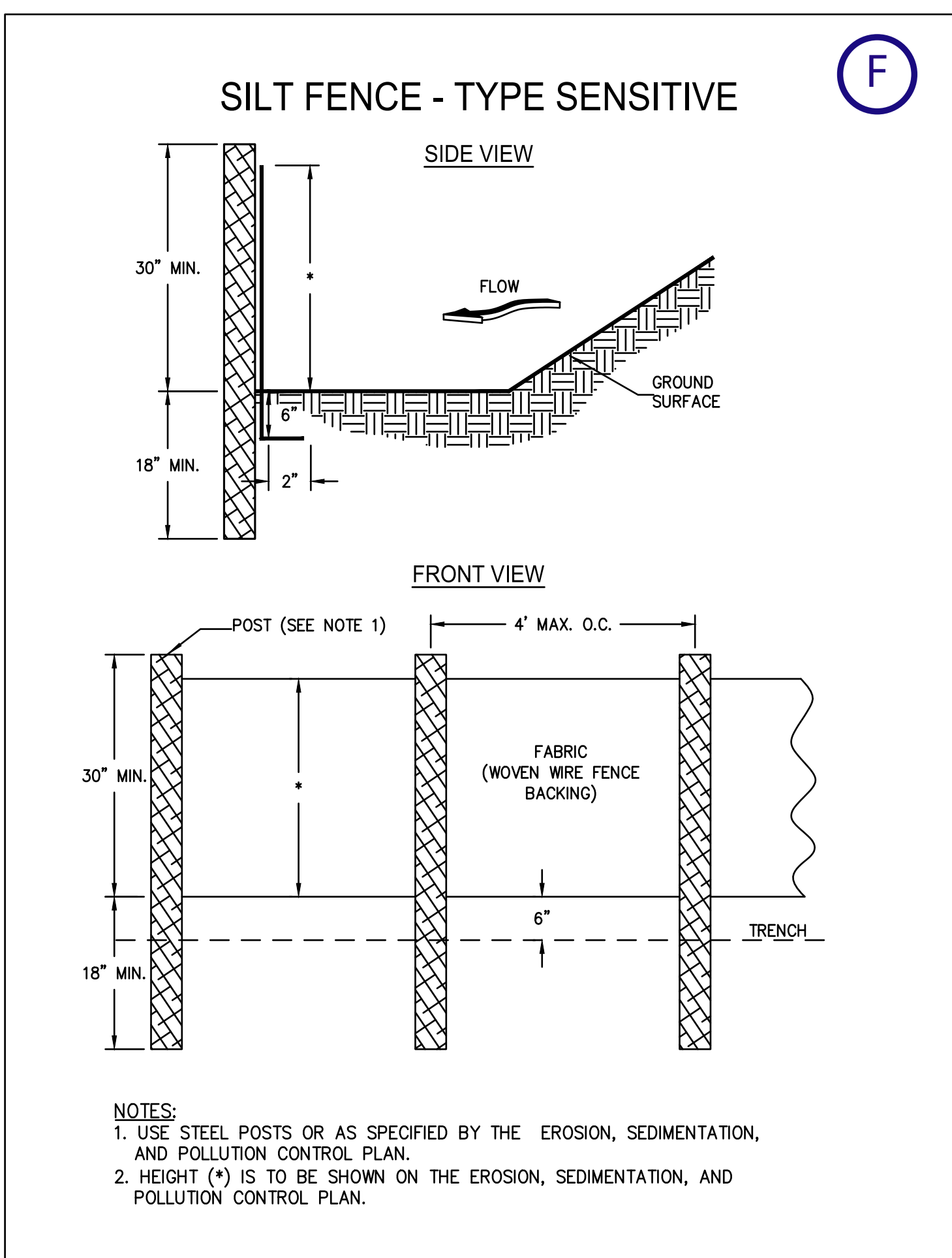
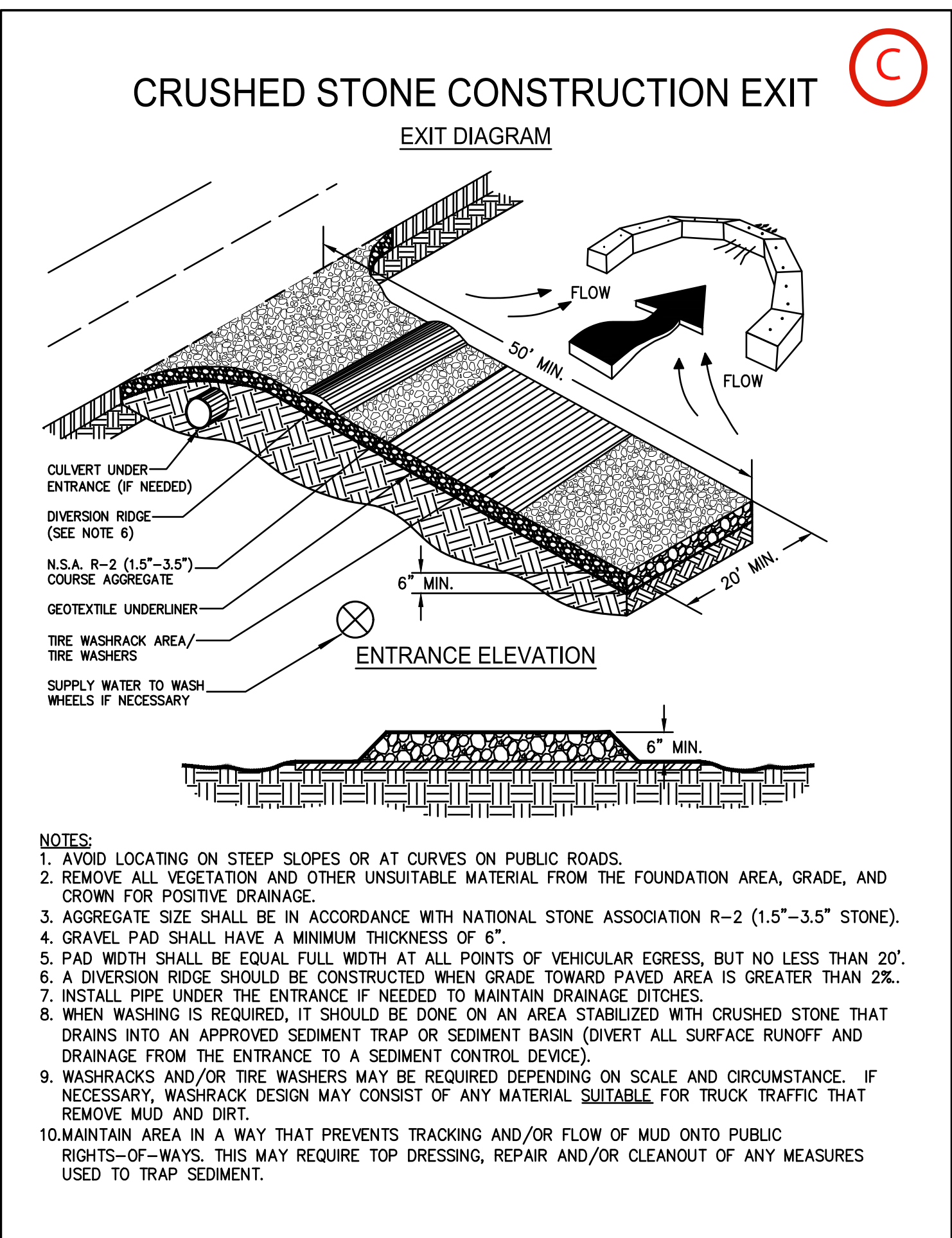
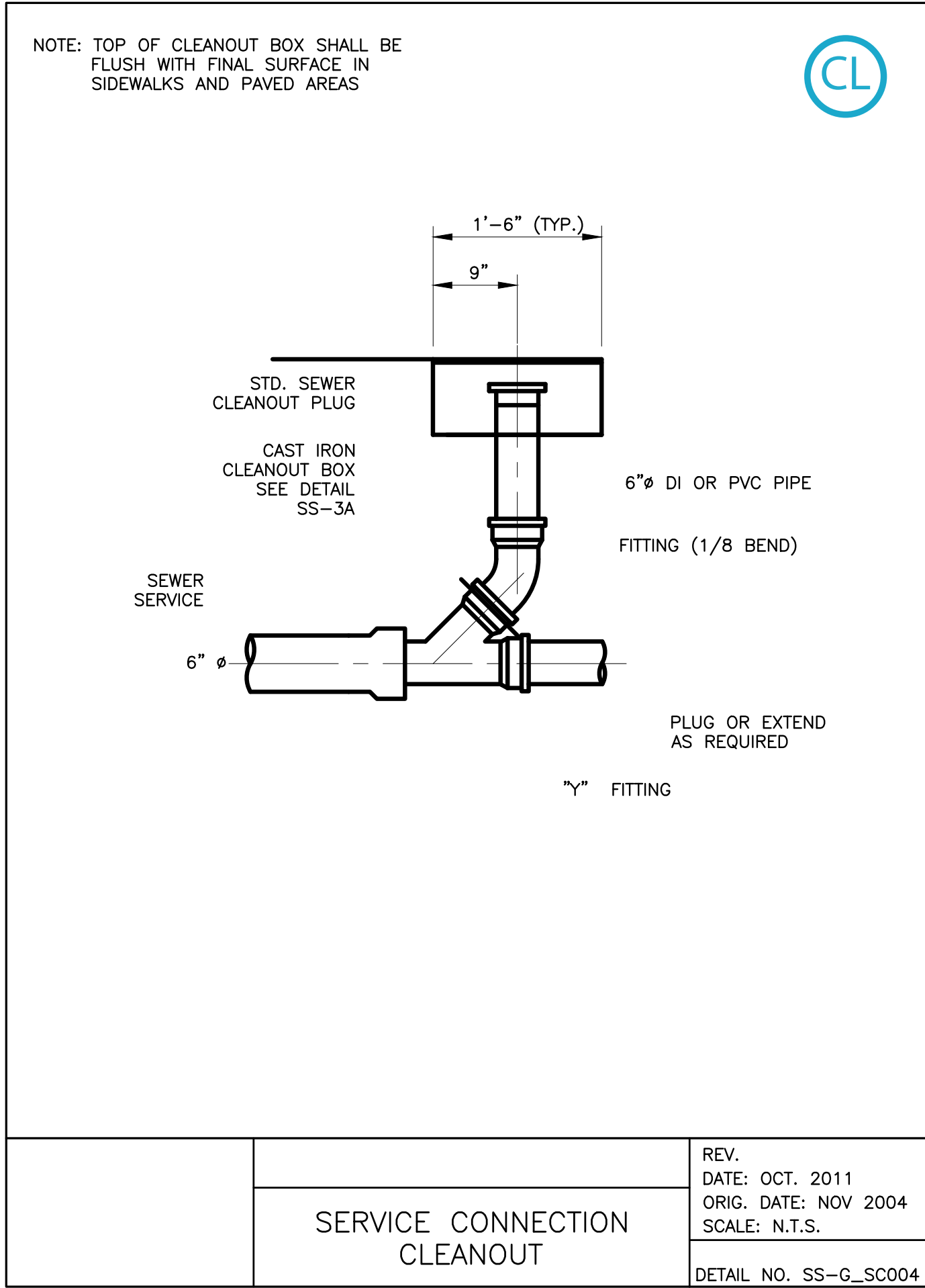
IN-TOWN MANAGEMENT GROUP, LLC.

3227 JACKSON ST, HAPEVILLE, GA 30354

RELEASED FOR CONSTRUCTION

PROPOSED
SITE PLAN

A101



PHASING
Project Status

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IN TOWN MANAGEMENT GROUP, LLC.
3227 Jackson St, Hapeville, GA 30354
RELEASED FOR CONSTRUCTION

SITE NOTES & DETAILS

A 102

LEGEND	
RBF	REBAR FOUND (1/2" REBAR)
CRS	CAPPED REBAR SET (1/2" REBAR)
CRBF	CAPPED REBAR FOUND
OTF	OPEN TOP FOUND
CTF	CRIMP TOP FOUND
☼	LIGHT POLE
BL	BUILDING LINE
C.L.F	CHAIN LINK FENCE
R/W	RIGHT—
TPED	PHON
CATV	CABL
WM	WATE
☐PB	TRAN
U/E	UTILIT
(12.34'D)	DEED
12.34'(M)	MEAS
DE	DRAIN
SSE	SEWE
HW	HEADWALL
JB	JUNCTION BO
CB	CATCH BASIN
P	PORCH
C	CRUSHED STONE
SD	SEEDING
CL	CLEAN OUT
F	SILT FENCE (xx—xx—xx)
FD	FRENCH DRAIN
TP	TREE PROTECTION (≡≡≡)

TREES TO REMAIN
[QTY 1] 166" MPL

[QTY 1] 166" MPL

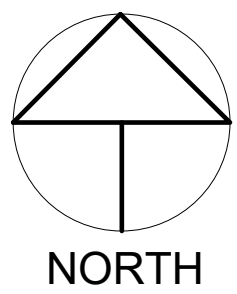
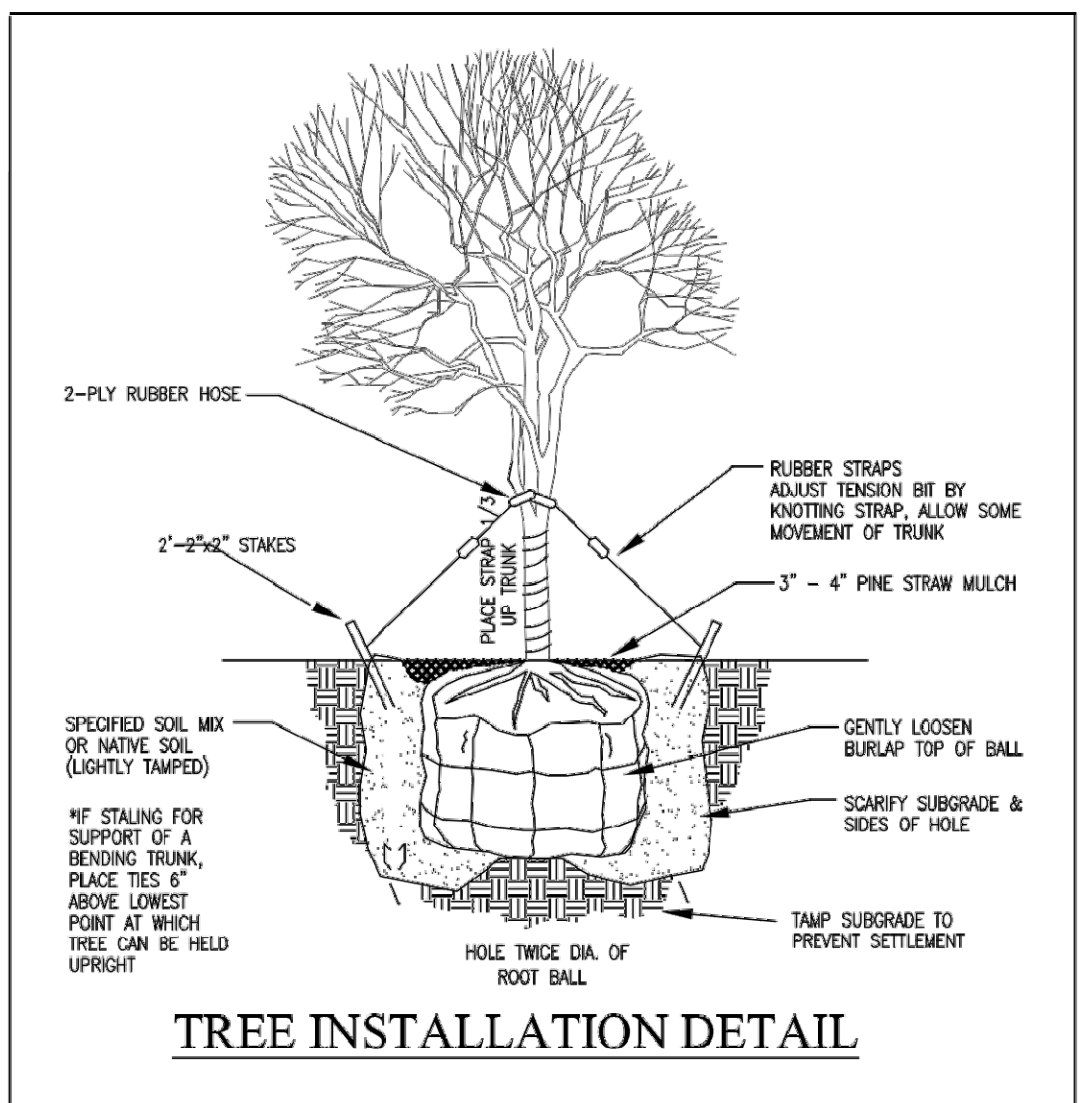
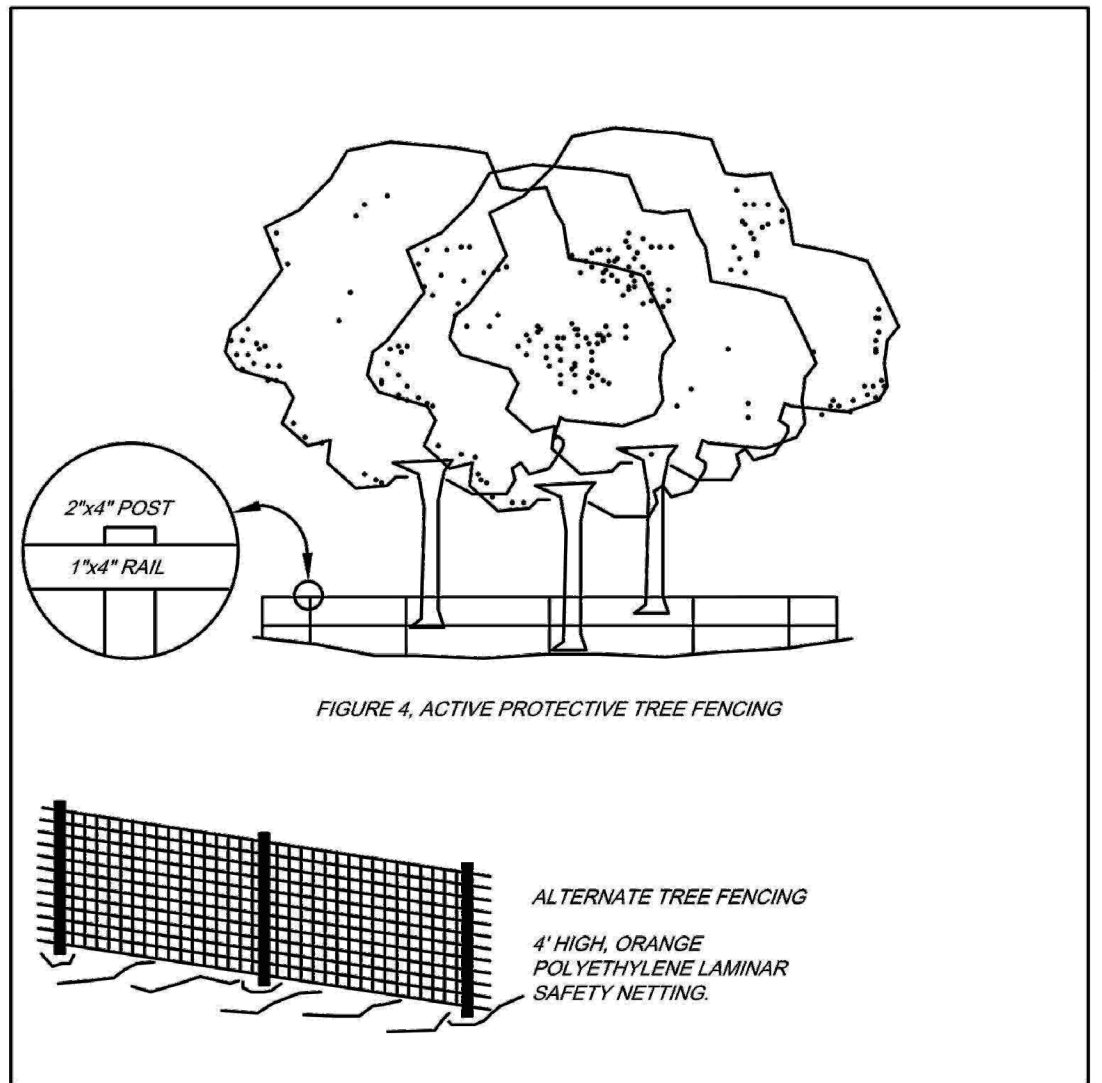
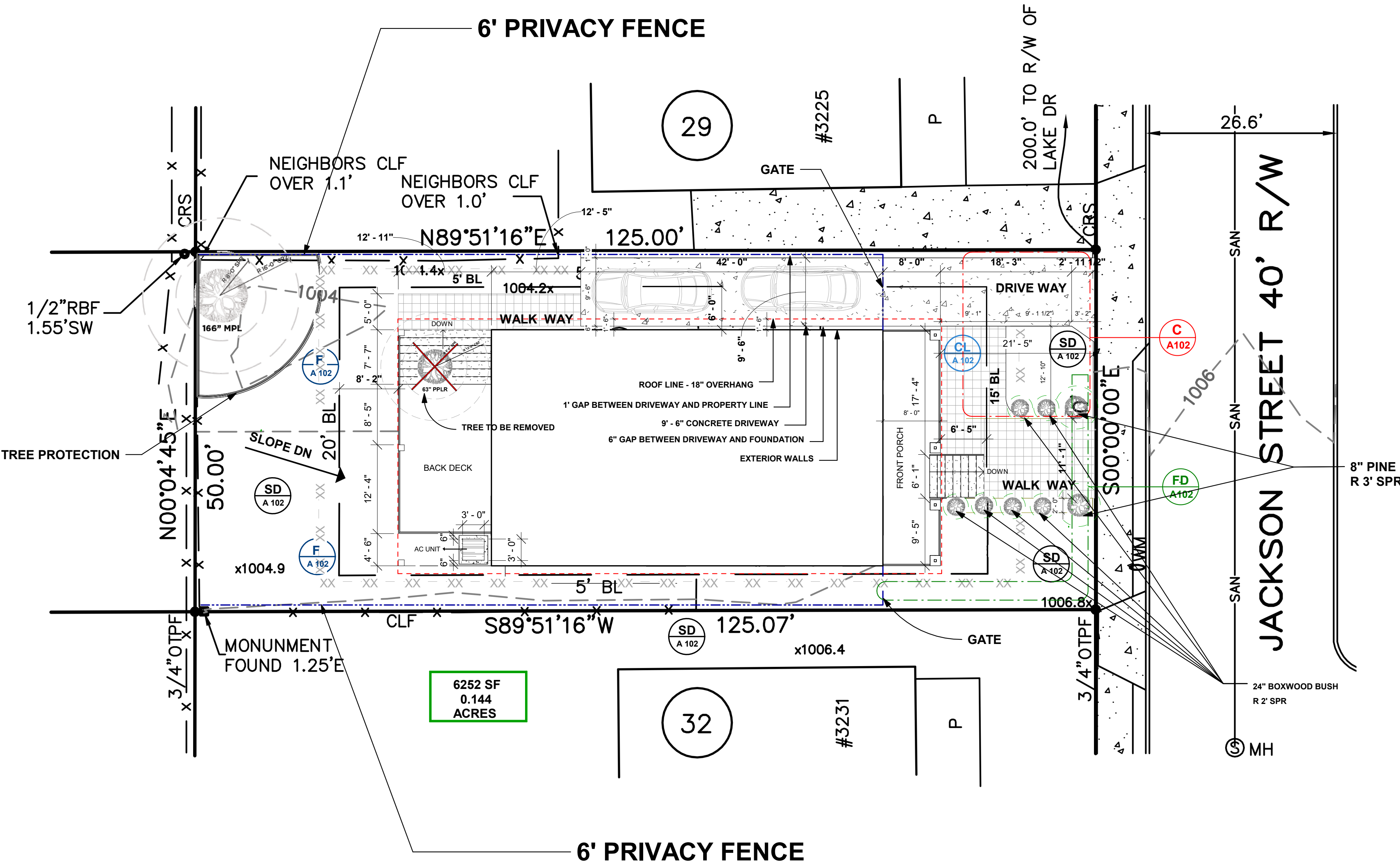
TREES TO BE REMOVED
[QTY 1] 63" PPLR

[QTY 1] 63" PPLR

TREES TO BE PLANTED
[QTY 6] 24" WINTERGREEN BOXWOOD BUSH

[QTY 6] 24" WINTERGREEN BOXWOOD BUSH

[QTY 2] 8" PINE TREE


$$1'' = 10'-0''$$
[illegible]

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IN-TOWN MANAGEMENT GROUP, LLC.

3227 JACKSON ST, HAPEVILLE, GA 30354

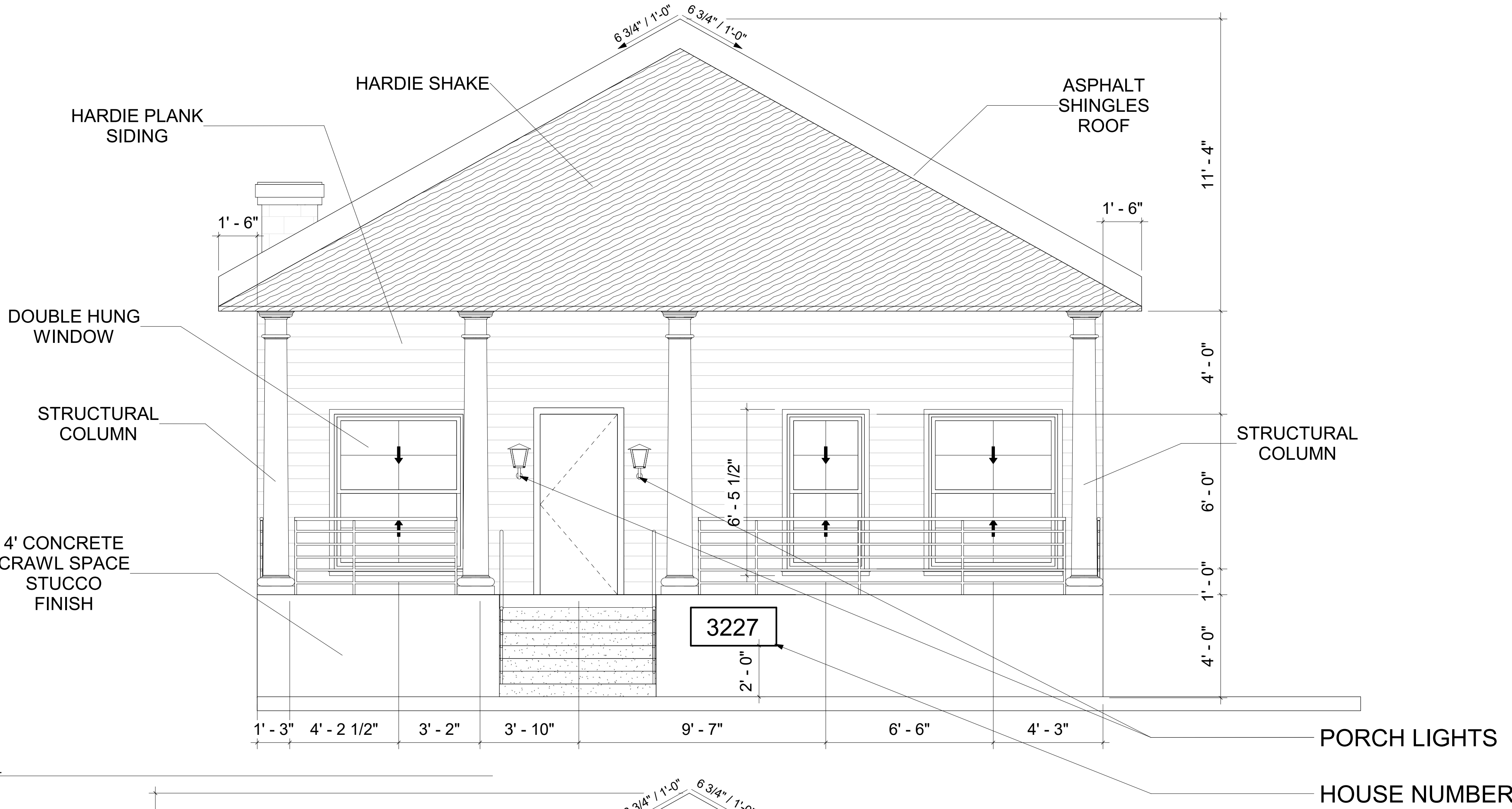
RELEASED FOR CONSTRUCTION

LANDSCAPING PLAN

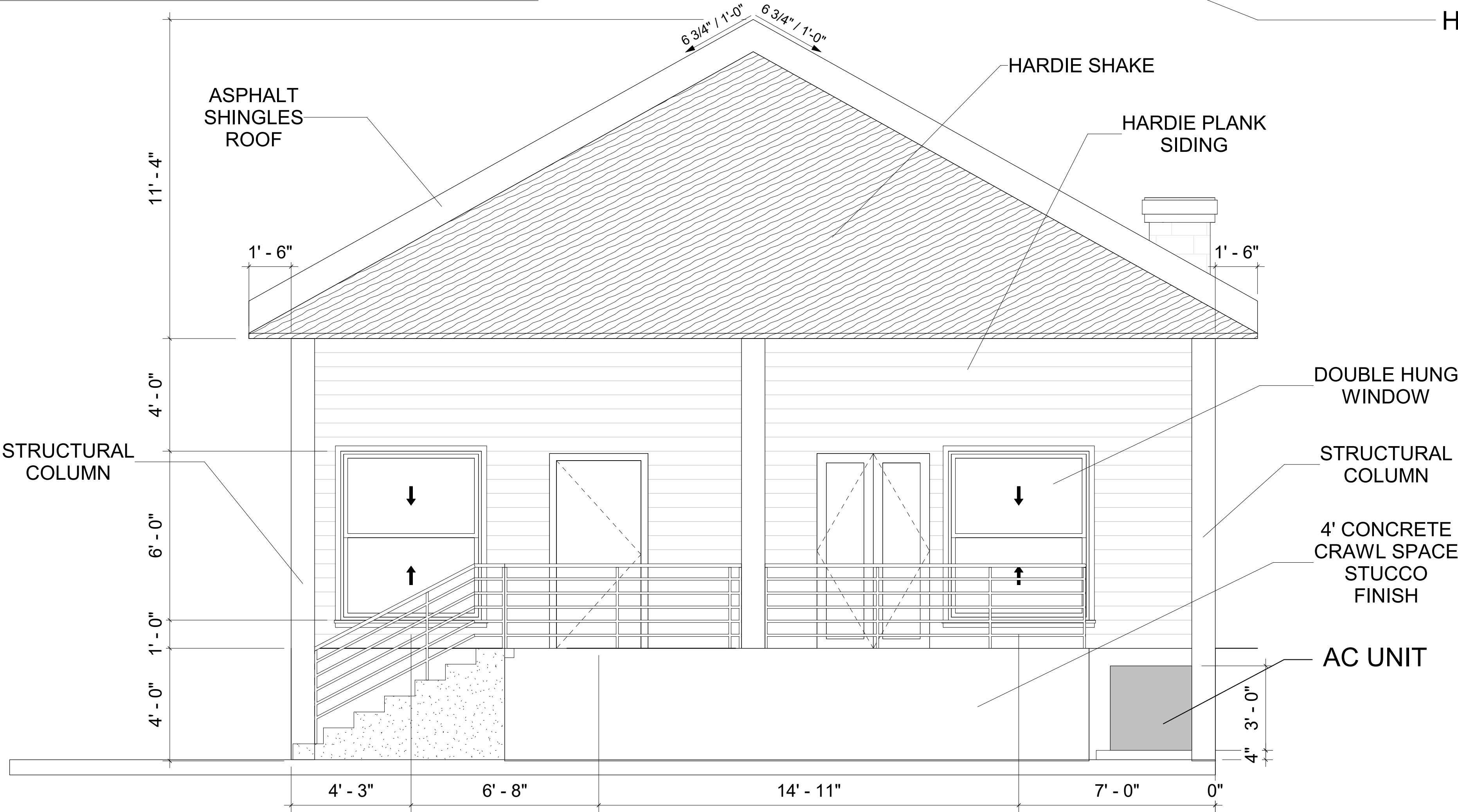
A103

NOTE:

- 1. ROOF SHINGLES TO BE 30 YEAR ARCHITECTURAL
- 2. GUTTERS & DOWNSPOUTS TO GALVANIZED BAKED ALUMINUM
- 3. ALL WINDOWS TO BE SDL NON TINTED GLASS
- 4. ALL WINDOW PANES SHALL BE RECESSED MINIMUM 2"
- 5. ALL DOUBLE WINDOWS TO HAVE A 6" MULL BETWEEN THEM
- 6. ALL WINDOWS TO HAVE A WOOD SILL



① EAST ELEVATION.
3/8" = 1'-0"



② WEST ELEVATION.
3/8" = 1'-0"

As indicated

PHASING
PRELIMINARY DESIGN



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IN-TOWN MANAGEMENT GROUP, LLC.

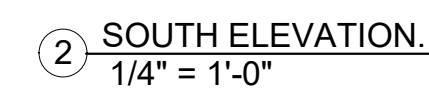
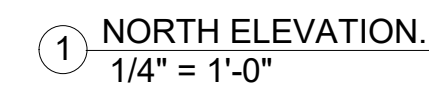
3227 JACKSON ST, HAPEVILLE, GA 30354

RELEASED FOR CONSTRUCTION

PROPOSED ELEVATIONS

A105

6. ALL WINDOWS TO HAVE A WOOD SILL



AREA MEASUREMENT.		
Num	SPACE	Area
1	CLO 2	7 SF
2	BEDROOM 1	179 SF
3	PWDR	38 SF
4	CLO 1	17 SF
5	COAT CLO	17 SF
6	BASTHROOM 1	59 SF
7	HIS CLO	12 SF
8	PANTRY	12 SF
9	HERS CLO	12 SF
10	W/D	12 SF
11	KITCHEN	152 SF
12	LIVING ROOM	277 SF
13	DINING ROOM	145 SF
14	UTILITY CLO	19 SF
15	MASTER BEDROOM	179 SF
16	BEDROOM 2	119 SF
17	MASTER BATHROOM	59 SF

AREA MEASUREMENT	
SPACE	Area
1ST FLOOR	1800 SF
FRONT PORCH	263 SF
BACK DECK	367 SF
DRIVE WAY	622 SF
WALK WAY	460 SF
TOTAL	3512 SF

COMPARISON CHART - SITE PLAN AND ZONING REQUIREMENTS - ABIDED BY CHAPTER 91 SECTION 1-7 OF THE R-SF ZONING				
R-SF STANDARD		REQUIREMENT	PROPOSED	COMPATIBILITY
MIN.LOT AREA		4000 sq. ft.	1800 sq. ft.	2200 sq. ft. less than R-SF standard
MIN.YARD SETBACKS	FRONT	15 ft.	21 ft.	Exceeds R-SF standard by 6 ft.
	SIDE	5 ft.	11 ft.	Exceeds R-SF standard by 6 ft.
	REAR	20 ft.	28 ft.	Exceeds R-SF standard by 8 ft.
MAX. BUILDING HEIGHT		35 ft.	25 ft.	10 ft. less than R-SF standard
MAX. LOT COVERAGE		70%	56%	14% less than R-SF standard

PHASING
PRELIMINARY DESIGN

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INTOWN MANAGEMENT GROUP, LLC.	3227 JACKSON ST, HAPEVILLE, GA 30354	RELEASED FOR CONSTRUCTION
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ZONING AND AREA CHARTS

A107



DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: June 25, 2021
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3154 Lake Ave**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Terrence Adams to build a single family home on a lot located at 3154 Lake Ave. Per the application, the single family dwelling will be 2,437 SF, 4 BR and 2.5BA.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

- ✓ Except where indicated, setbacks shall be established by zoning.
- ⊘ On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- ✓ Minimum building heights shall be established by zoning.
- ⊘ Within subareas D and E maximum building heights shall be as established by zoning, except that:
 - Where this chapter provides a more-stringent standard as compared to the zoning code, the more-stringent standard shall prevail. The only exception to this shall be a use grandfathered under the zoning code.
 - Portions of buildings equal to or less than five feet from a side or rear lot line shall be limited in height to the greater of 16 feet.
 - Portions of buildings between five and ten feet of a side or rear lot line shall be limited in height to the greater of 25 feet.
 - Portions of buildings ten feet or greater from a side or rear lot line shall be limited in height to 35 feet.

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

STAFF COMMENT: *Existing sidewalk is shown on the plan.*

(b) Supplemental Area and Fence Standards

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

STAFF COMMENT: *Tree Conservation Plan to be finalized with Arborist.*

(c) Utility Standards

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

- not visible from adjacent properties or the public right-of-way.
- ✓ Trees shall not be planted directly above storm drains.

STAFF COMMENT: Mechanical is not shown. Ensure mechanical is screened. Ensure front door light is provided.

(d) *Parking and Traffic Standards*

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

STAFF COMMENT:

(e) Roof and Chimney Standards

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

STAFF COMMENT:

(f) Street Facing Facade and Style Standards.

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

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

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

- ⊖ Balconies may be covered or uncovered.

STAFF COMMENT: All wood must be painted or stained on porches. Foundation should be enclosed. Depth of porch is 7' not 8'.

(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 should be provided. Center mullions do not appear to meet standard (provide dimensions).

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

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

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

Other:

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

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

STAFF COMMENT: *Provide sill height.*

RECOMMENDATIONS

To comply with the Architectural Design Standards, please provide the following on all plan sheets:

- Sloped soffits should be used instead of bird box style.
- Window(s) should be added on left elevation 2nd floor.
- Mechanical location and screening
- Building numbers
- Provide trim detail to demonstrate it meets standards
- Provide sill height to demonstrate it meets standards
- Approved Tree Conservation Plan (finalize with Arborist)

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

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: JUN 16 2021

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

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

Applicant: Terrence Adams Contact Number: [REDACTED]
Applicants Address: 1657 Derry Ave SW. Atl Ga 30310
E-Mail Address: [REDACTED] Zoning Classification: R1
Address of Proposed Work: 3154 Lake Ave, Hapeville Ga
Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0099-0002-167-8
Property Owner: Tango Whiskey Golf Contact Number: [REDACTED]
Project Description (including occupancy type): new construction
R1 residential single family
frame, conc. siding, gas forced air

Contractors Name: Cliff Christensen 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.

[Signature]
Applicants Signature

6/15/21
Date

Project Class (check one):

☒ Residential ☐ Commercial ☐ Mixed-Use Development

Project Type:

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

Total Square Footage of proposed New Construction: 2437

Total Square Footage of existing building: 0

Estimated Cost of Construction: \$224,204

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

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

concrete siding
vinyl windows - no gbg
30 yr shingle
alum. gutters

NOTICE

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

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

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

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

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

(Please Print & Initial)

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



imagine
Hapeville
georgia

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

☒ Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:

https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICOOR_CH81ARDEST

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

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

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

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

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

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

Terrence Adams
Printed Name

[Signature]
Signature

6/15/21
Date

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

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



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

LEGAL DESCRIPTION - 0.23 ACRES

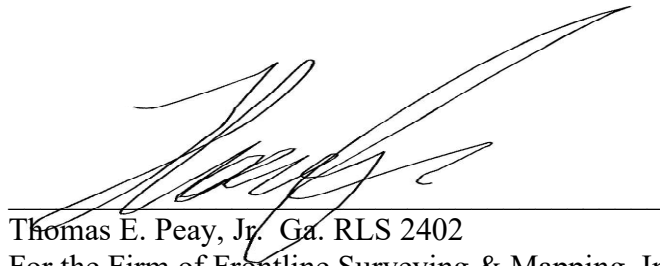
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 99 of the 14th District of Fulton County, Georgia and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at point located at the intersection of the easterly side of the right-of-way line of Lake Avenue (50' R/W) and the southerly right-of-way of South Gordon Circle (50' R/W), Thence following said easterly right-of-way of Lake Avenue (50' R/W) to the south for a distance of 174.18 feet to a point (Iron Pin Set, #4 Capped Re-Bar), said point being the TRUE POINT OF BEGINNING.

THENCE, from said Point of Beginning thus established, leaving said easterly right-of-way of Lake Avenue (50' R/W), proceed South $89^{\circ}48'16''$ East a distance of 200.00 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence proceed South $00^{\circ}29'20''$ West a distance of 50.00 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence proceed North $89^{\circ}48'16''$ West a distance of 200.00 feet to a point (Iron Pin Set, #4 Capped Re-Bar), said point being on the easterly right-of-way of Lake Avenue (50' R/W); Thence following said easterly right-of-way, proceed North $00^{\circ}29'20''$ East a distance of 50.00 feet to a point (Iron Pin Set, #4 Capped Re-Bar), said point being the POINT OF BEGINNING.

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

Tract described herein containing 0.23 acres of land (10,000 Square feet), more or less, shown on a survey titled Boundary Retracement & Topographic Survey for Terrence Adams by Frontline Surveying & Mapping, Inc., job number 74709, dated 05/17/2021, also being known as 3154 Lake Avenue according to the current system of numbering in Fulton County, Georgia.



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

- SURVEY NOTES:**
- 1) HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83)
 - 2) VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
 - 3) ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF FULTON COUNTY, GEORGIA, SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES ACCESSED VIA SUPERIOR COURT RECORD SOURCES AND APPLICABLE MUNICIPALITY GIS REFERENCES AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS
 - 4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
 - 5) STRUCTURES VISIBLE WITHIN THE SUBJECT PROPERTY BOUNDARIES ON THE DATE OF SURVEY ARE SHOWN HEREON.
 - 6) LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
 - 7) DISTANCES SHOWN ARE HORIZONTAL.
 - 8) THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
 - 9) THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP No. 13121C0367F; EFFECTIVE DATE: 09-18-2013.
 - 10) THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
 - 11) DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEODETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.
 - 12) INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
 - 13) RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
 - 14) ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS 1/2" (#4) REBAR WITH PINK CAPS MARKED "FLS CORNER LSF 631" UNLESS OTHERWISE STATED.
 - 15) THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCCA) 15-6-67 AS AMENDED BY HB76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
 - 16) BOUNDARY FIELD WORK PERFORMED 07-28-2017 BY FRONTLINE SURVEYING & MAPPING, INC.
 - 17) EQUIPMENT USED: TOPCON ELECTRONIC TOTAL STATION & TRIMBLE 5800 GPS RECEIVER UTILIZING CHAMPION GPS/eGPS NETWORK.
 - 18) ANGULAR ERROR: 15 SECONDS PER ANGLE.
 - 19) RAW FIELD PRECISION: 1:26,657.
 - 20) ADJUSTED BY LEAST SQUARES.
 - 21) PLAT CLOSURE: 1:100,000+.

NOTE:
SUBDIVISION PLAT FOR DOGWOOD ESTATES PLATBOOK 312 PAGE 59 BY ROBERT M. KIRKLEY RECORDED IN FULTON COUNTY CLERK OF SUPERIOR COURT.

Sd2-P CURB INLET PROTECTION TO BE INSTALLED AT DOWNSTREAM CURB INLETS.

NOTE:
NO DUMPSTERS, PORTABLE TOILETS, PARKING, MATERIAL STORAGE, OR STOCKPILE AREAS ON SUBJECT PROPERTY OR IN RIGHT-OF-WAY

SILT FENCE MAINTENANCE AND REMOVAL: THE CONTRACTOR SHALL MAINTAIN THE SILT FENCE UNTIL THE PROJECT IS VEGETATED OR ACCEPTED. FILTER FABRIC SHALL BE REPLACED WHENEVER IT HAS DETEIORATED TO SUCH AN EXTENT THAT IT REDUCES THE EFFECTIVENESS OF THE FABRIC.

LEGEND:	
IPS	IRON PIN SET
IPF	IRON PIN FOUND
OT	OPEN TOP PIN
CT	CRIMP TOP PIN
RB	REINFORCING BAR (REBAR)
RB	CAPPED REBAR
CL	CENTERLINE
R/W	RIGHT-OF-WAY
CONC	CONCRETE
LP	POWER POLE
LP	LIGHT POLE
GV	GAS VALVE
GM	GAS METER
SS	SANITARY SEWER
SS	FENCE
PROP	PROPOSED
CMF	CONC MONUMENT FOUND
SSMH	SANITARY SEWER MAN HOLE
MHT	MAN HOLE TELEPHONE
DWCB	CATCH BASIN
JB	JUNCTION BOX
DI	DROP INLET
SWCB	SINGLE WING CATCH BASIN
PQB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
WM	WATER VALVE
WM	WATER METER
CO C/O	SANITARY SEWER CLEANOUT
LLL	LAND LOT LINE
HW	HEAD WALL
CMF	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
SSE	SANITARY SEWER EASEMENT
FH	FIRE HYDRANT
PB	DRAINAGE EASEMENT
PB	ELECTRIC POWER BOX
LD	LIMITS OF DISTURBANCE
TF	TREE PROTECTION FENCE
18"POP	TREE STRUCTURAL ROOT PLATE
18"POP	TREE CRITICAL ROOT STRUCTURE
12"OAK	TREE CRITICAL ROOT STRUCTURE IMPACTED
12"OAK	PRESERVED TREES
7"JUNP	DISTURBED/REMOVED TREES
P-TREE	REPLACEMENT/PLANTED TREES

SEDIMENT STORAGE CALCULATIONS
DISTURBED AREA= 0.18 Ac.
STORAGE REQUIRED CALCULATION:
0.18 Ac. X 67CY = 12.1 CY REQUIRED
Sd1-NS STORAGE PROVIDED:
50 LF X 0.263CY/LF = 13.15 CY

TREE LEGEND:

OAK	HOLLY
POPLAR	JUNIPER
PINE	LUSTERIM
HICKORY	GRAPE MYRTLE
MAPLE	SPRUCE-FUR
SWEETGUM	BIRCH
NOT IDENTIFIED	WILLOW
DOGWOOD	ELM

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:

TERRENCE ADAMS

3154 LAKE AVENUE
LAND LOT 99 14th DISTRICT
FULTON COUNTY, GEORGIA
CITY OF HAPEVILLE
EXISTING ZONING: R-1
Lot 5: 14 009900021678

10,000 SQ FT
0.23 ACRES

CURRENT ZONING:
R-1
FRONT SETBACK= 15'
SIDE = 6'
REAR SETBACK= 25'

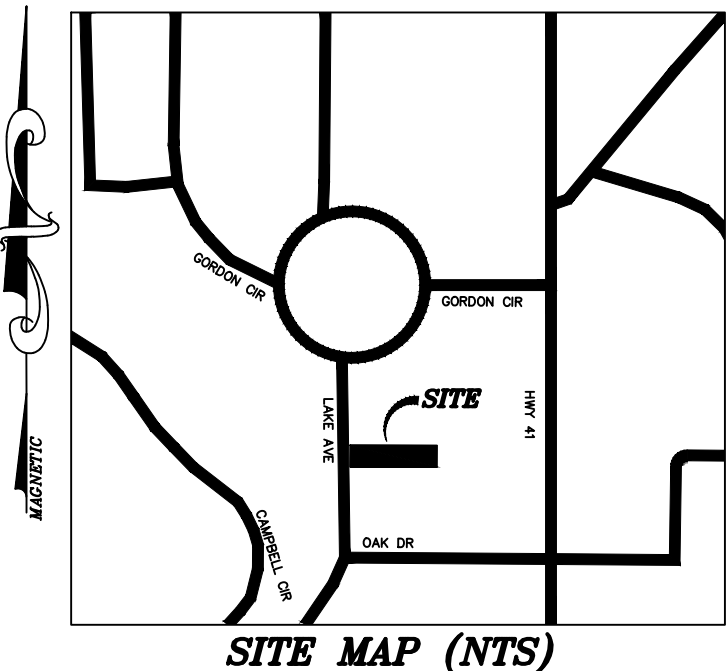
DISTURBED AREA:
0.18 ACRES

NOTE: THIS LOT IS NOT WITHIN 200' OF STATE WATERS

NOTE: BUILDER TO FIELD VERIFY ALL UTILITY CONNECTIONS.

BUILDING HEIGHTS:
FROM REAR GRADE = 29.1'
FROM FRONT GRADE = 34.1'
DRIVEWAY WIDTHS = 9.0'

EROSION CONTROL LEGEND	
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING)
Ds4	DISTURBED AREA STABILIZATION (WITH PERMANENT SOD)
Du	DUST CONTROL
Sd1-NS	TYPE 'NON-SENSITIVE' SILT FENCE
Sd1-S	TYPE 'SENSITIVE' SILT FENCE
Sd1-F	INLET SEDIMENT TRAP
Cd-HB	CHECK DAM HAY BALE
Co	CONSTRUCTION ENTRANCE
LD	LIMITS OF DISTURBANCE
LOD	LIMITS OF DISTURBANCE
Tr	TREE FENCE PROTECTION FENCE
TF	TREE FENCE PROTECTION FENCE
CONTOUR LEGEND	
-980-	EXISTING CONTOURS
P-980	PROPOSED CONTOURS
X 983.3	PROPOSED SPOT ELEVATION
X 983.3 HP	HIGH POINT SPLIT DRAINAGE SPOT



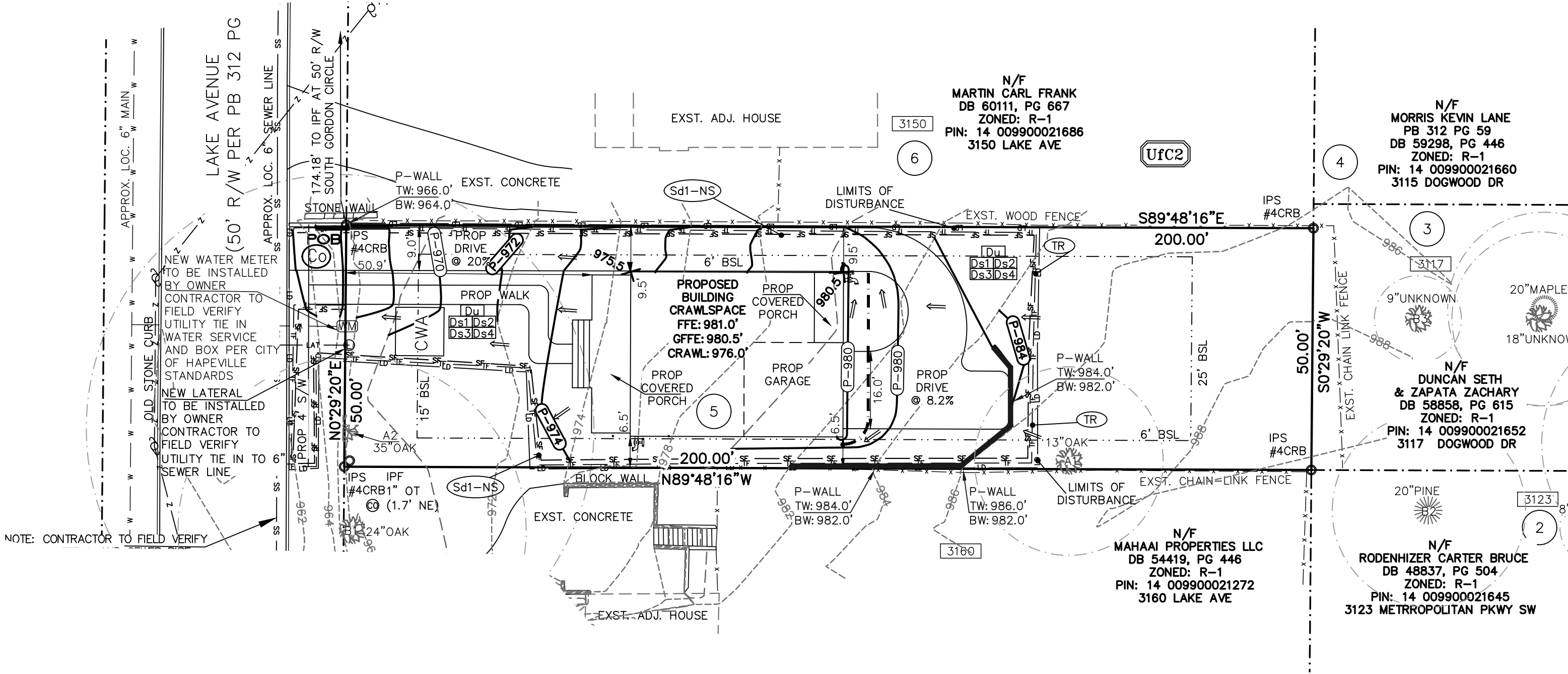
SITE MAP (NTS)

LOT 1: ZONING: R-1
PROPOSED HOUSE TYPE: TWO STORY
BUILDING: 1,434 SQ FT
DRIVE/WALKS: 2,174 SQ FT
PORCHES: 404 SQ FT
LOT AREA: 10,000 SQ FT
0.23 Ac.

IMPERVIOUS AREA:
TOTAL IMP. AREA: 3,987 SQ FT
TOTAL IMP. 39.9%

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 28,657 FEET, AN ANGULAR ERROR OF 15 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN ELECTRONICALLY FILED IN THE PUBLIC RECORDS OF FULTON COUNTY, GEORGIA. THE INFORMATION USED IN THE PREPARATION OF THIS PLAT:

NO U.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS REPERIFICATION BY THE SURVEYOR. NAMING OF ANY STRUCTURE OR EASEMENT SHOWN HEREON IS THE SOLE RESPONSIBILITY OF THE SERVICE. SERVICE REMAINS THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF FRONTLINE SURVEYING & MAPPING, INC. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.



UTILITIES PROTECTION CENTER, INC.



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THROUGHOUT GEORGIA
1-800-282-7411

OUT-OF-STATE: CALL COLLECT (404)325-5000
THREE WORKING DAYS BEFORE YOU DIG
IT'S THE LAW

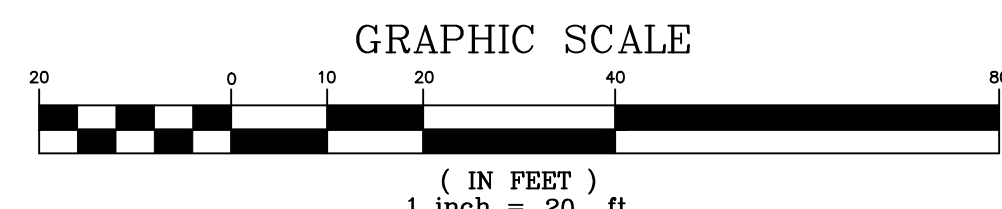


GEORGIA SOIL AND WATER
CONSERVATION COMMISSION
THOMAS EDWARD PEAY, JR.
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER: 0000004496
ISSUED: 01/24/2018 EXPIRES: 01/24/2021

I CERTIFY THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA," (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100003.

I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION.

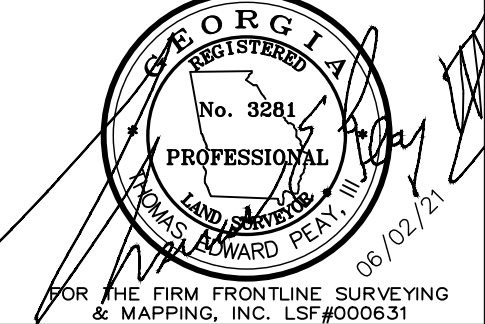
06/02/21



SHEET 1 OF 4

TERRENCE ADAMS

DATE	05/26/21
SCALE	1" = 20'
SECTION	FULTON COUNTY, GEORGIA
REVISION	
14th DISTRICT	
UNIT	
BLOCK	
LAND LOT	99
LOT	5
SUBDIVISION	
PHASE	
I HAVE THIS DATE EXAMINED THE "TIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (S 312 PG 59) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.	
MAP ID: 13121C0367F	EFFECTIVE DATE: 09/18/2013

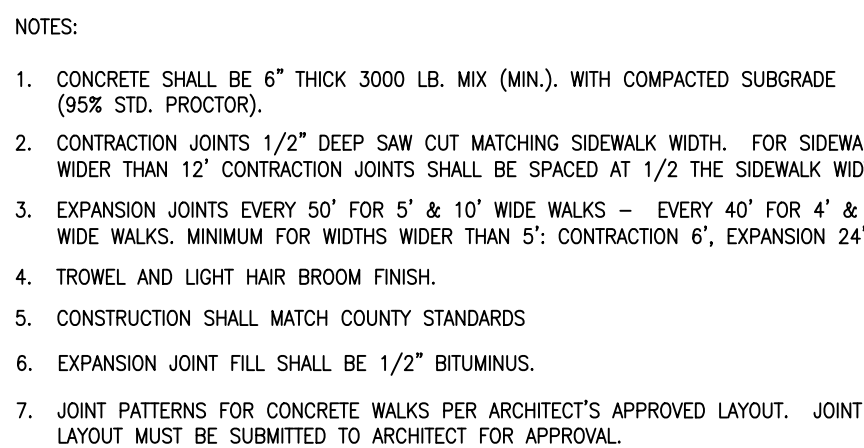
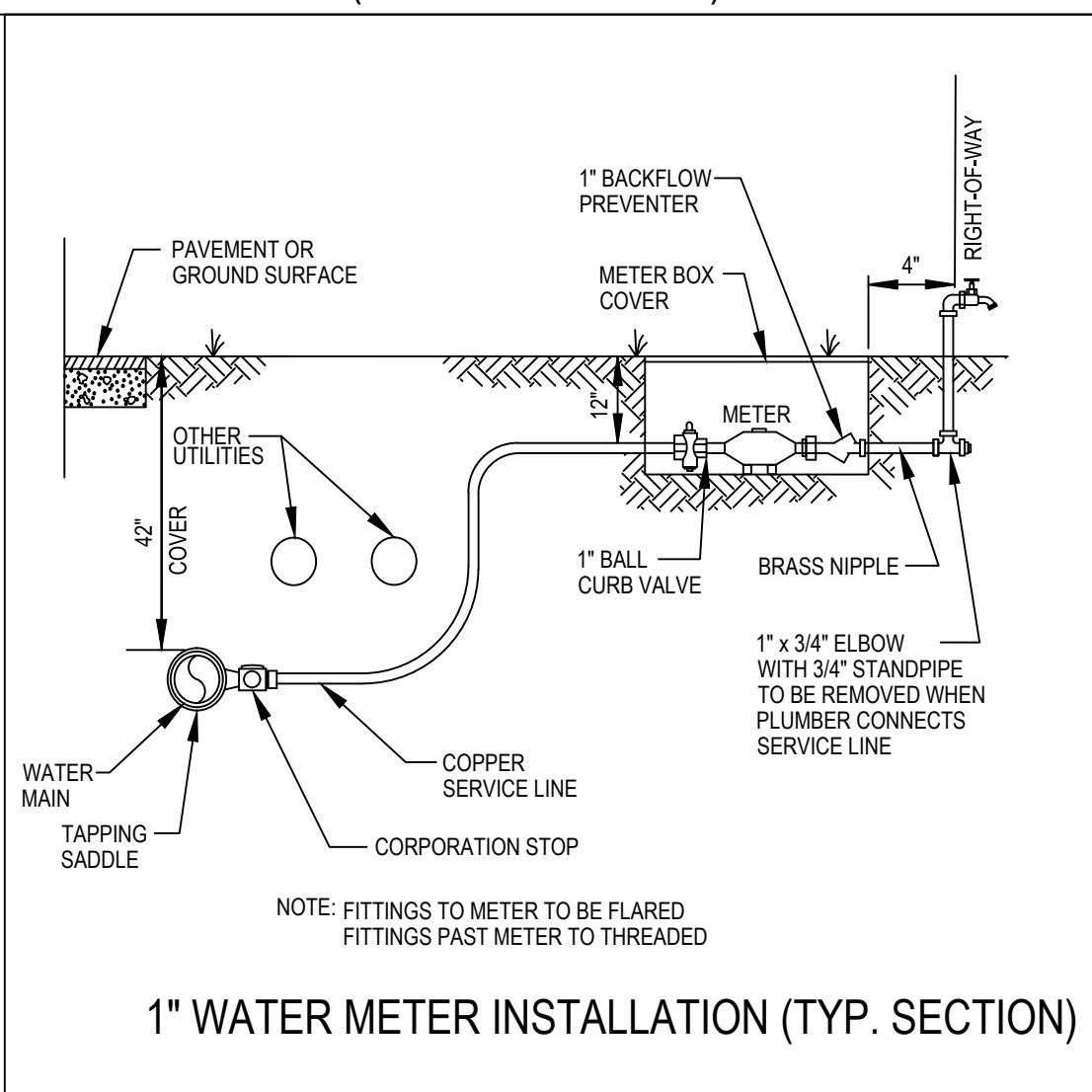
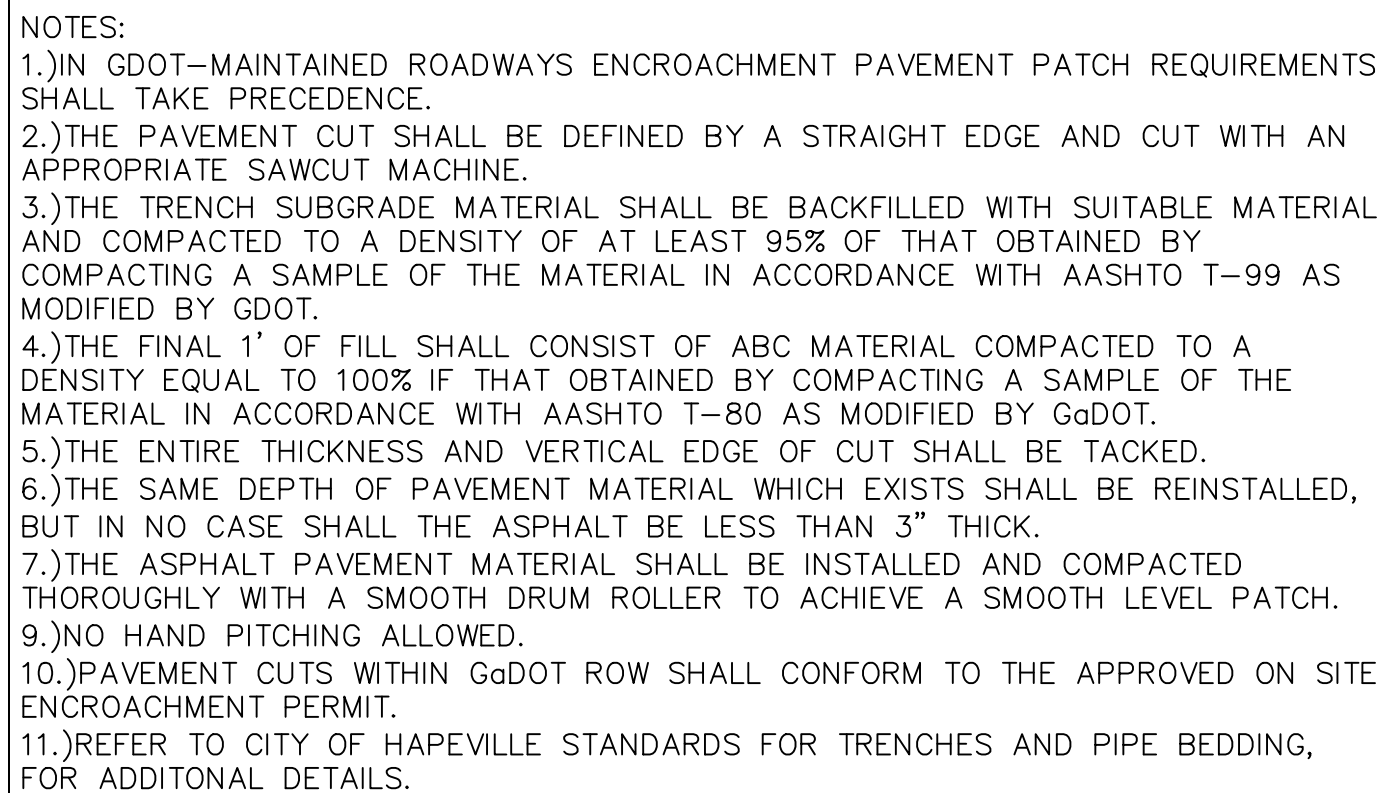


FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. LSF #000631

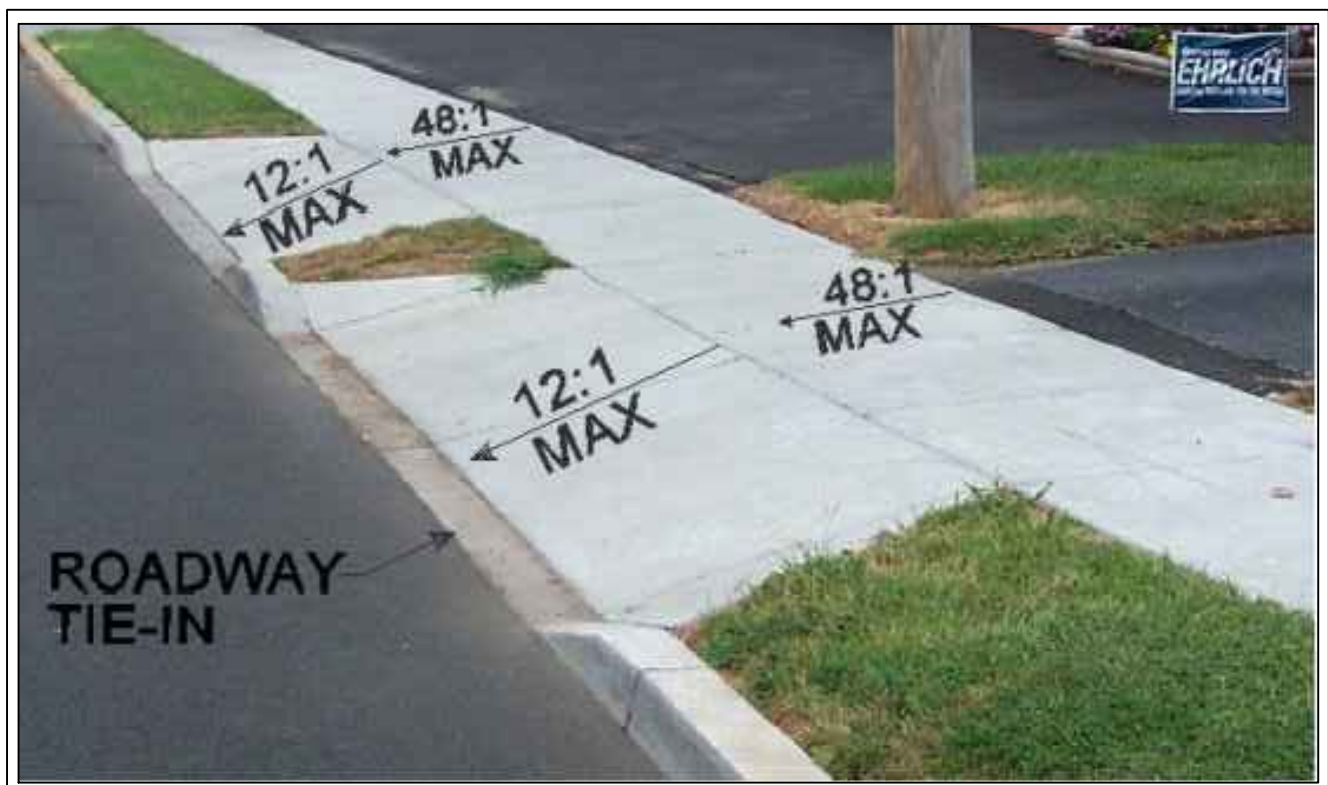
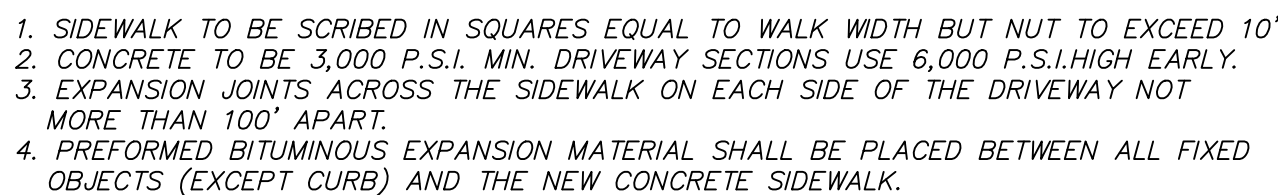
JOB # 74709

10,000 SQ FT
0.23 ACRES

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



NOT TO SCALE
DET-REIN_CONC_WALKS.DWG



SIDEWALK RAMP

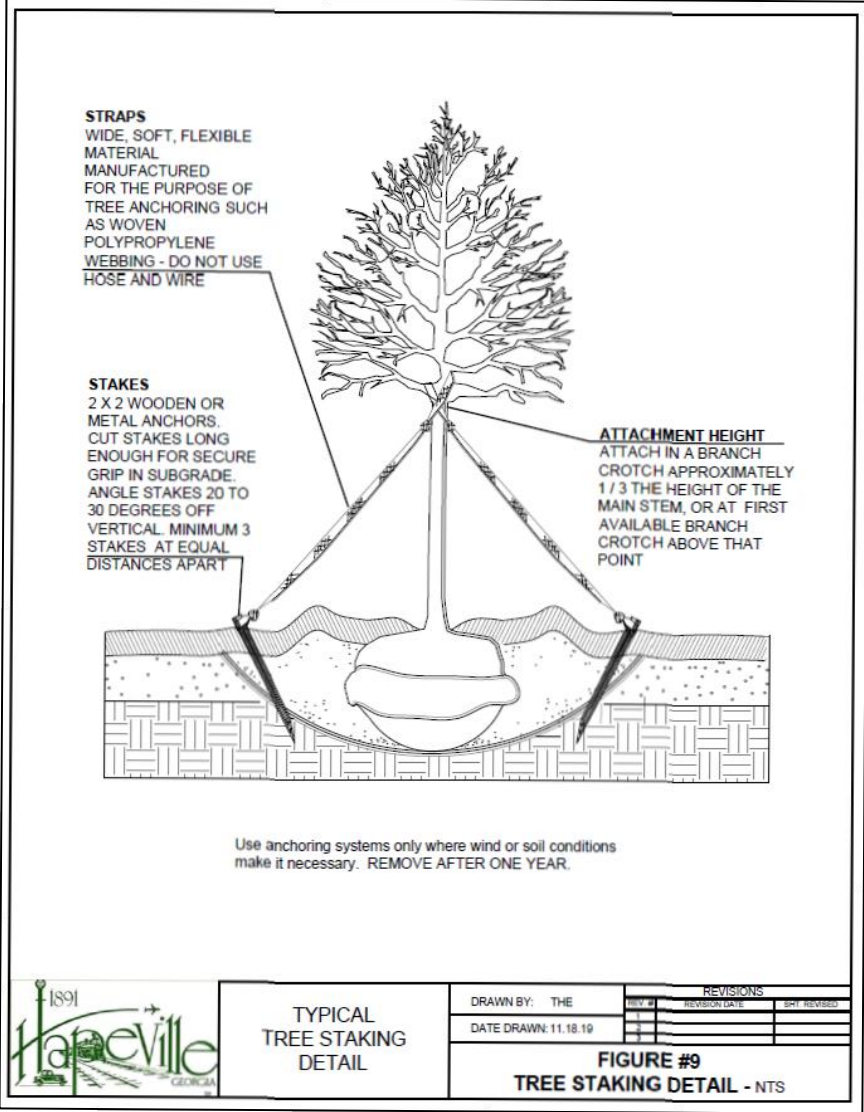
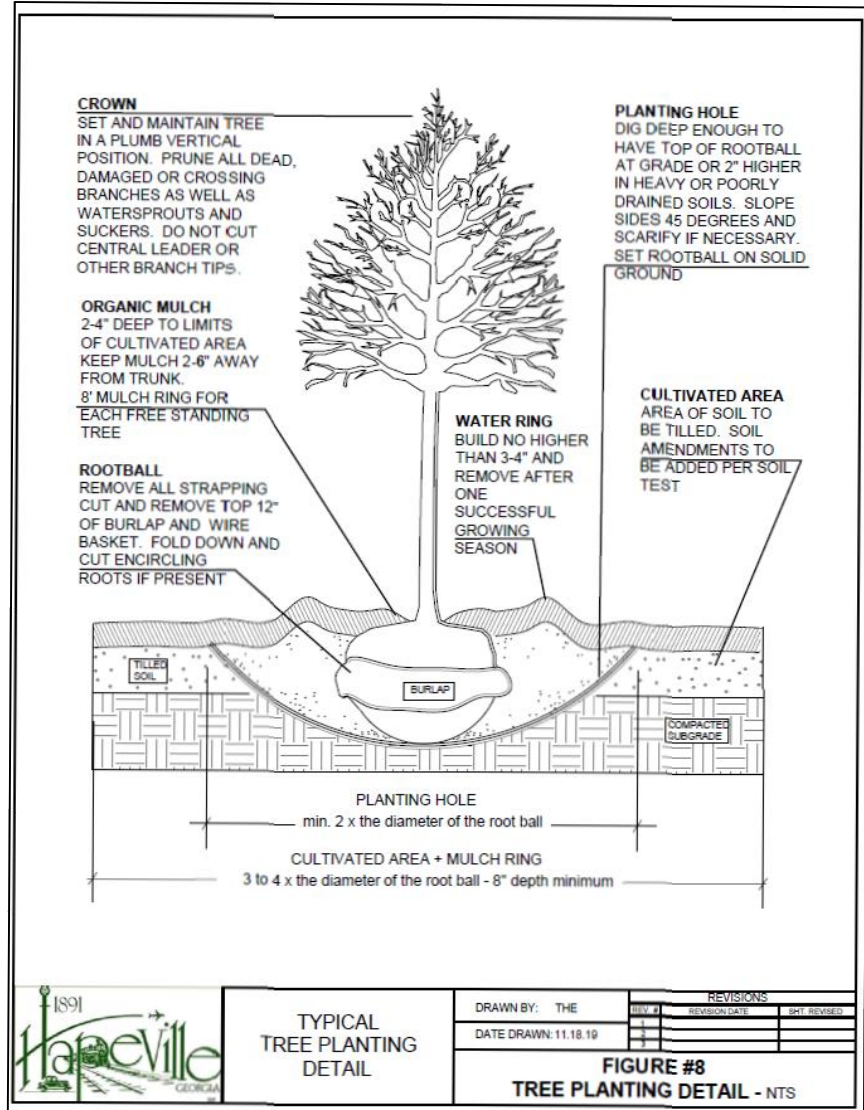
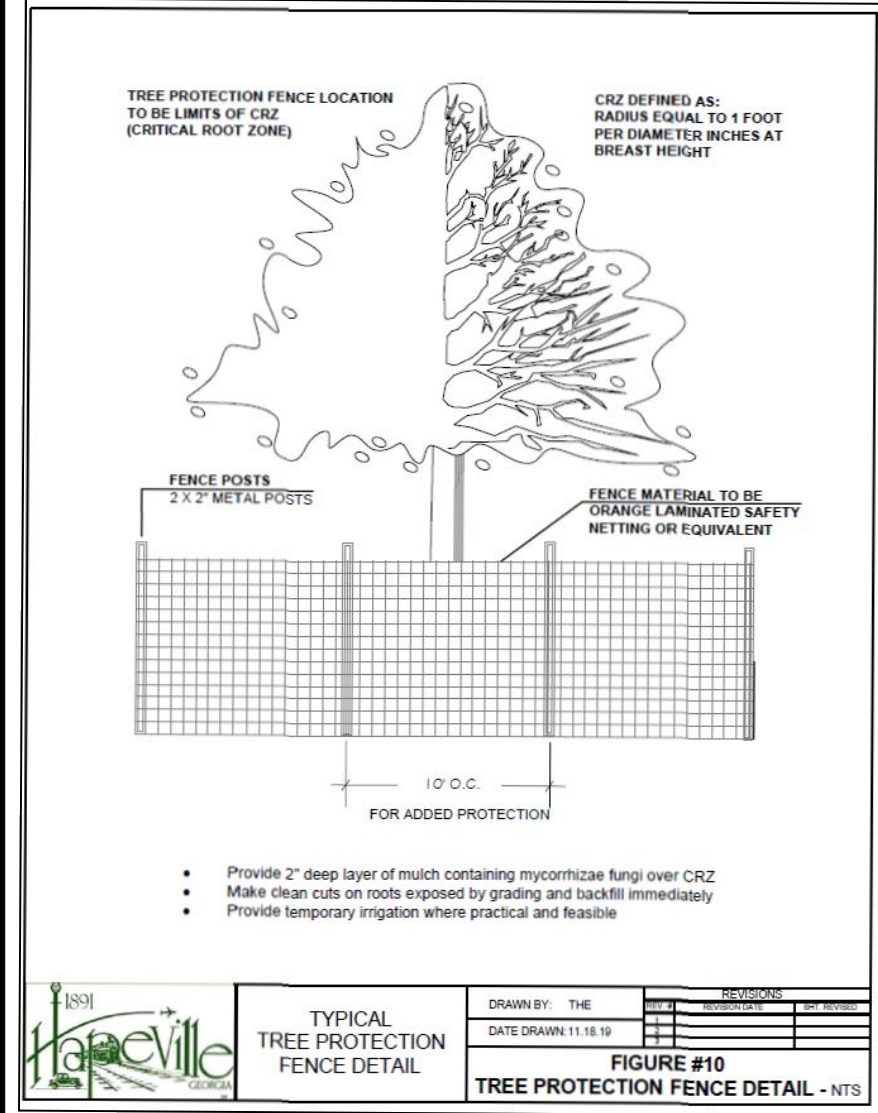
STANDARDS DRIVEWAY AND SIDEWALK	NOT TO SCALE
	DATE NOV. 1972
	DESIGNED
	CHECKED
	DRAWN FC
	REVISIONS 8/84 JGOJ

LEGEND:	
IPS	IRON PIN SET
IPF	IRON PIN FOUND
OT	OPEN TOP PIN
CT	CRIMP TOP PIN
RB	REINFORCING BAR (REBAR)
CL	CAPPED REBAR
R/W	CENTERLINE
CONC	RIGHT-OF-WAY
PP	CONCRETE
LP	POWER POLE
GV	LIGHT POLE
GM	GAS VALVE
SS	GAS METER
SS	SANITARY SEWER
PROP	PROPOSED
CMF	CONC MONUMENT FOUND
SSMH	OVERHEAD UTILITY LINE(S)
MHT	SANITARY SEWER MAN HOLE
DWCB	MAN HOLE TELEPHONE
DI	CATCH BASIN
JB	JUNCTION BOX
SWCB	DROP INLET
POB	SINGLE WING CATCH BASIN
POC	POINT OF BEGINNING
WM	POINT OF COMMENCEMENT
CO	WATER VALVE
C/O	WATER METER
LLL	SANITARY SEWER CLEANOUT
HW	LAND LOT LINE
RCP	HEAD WALL
SSE	CORRUGATED METAL PIPE
TH	REINFORCED CONCRETE PIPE
DE	SANITARY SEWER EASEMENT
PB	FIRE HYDRANT
LD	DRAINAGE EASEMENT
18"POP	ELECTRIC POWER BOX
12"OAK	LIMITS OF DISTURBANCE
7"JUNP	TREE PROTECTION FENCE
P-TREE	TREE STRUCTURAL
	ROOT PLATE
	TREE CRITICAL
	ROOT STRUCTURE
	TREE CRITICAL ROOT
	STRUCTURE IMPACTED
	PRESERVED TREES
	DISTURBED/REMOVED TREES
	REPLACEMENT/PLANTED TREES

NOTE:
SUBDIVISION PLAT FOR WALNUT GROVE PLATBOOK
320 PAGE 48 BY ROBERT MIKIRKLEY RECORDED
IN FULTON COUNTY CLERK OF SUPERIOR COURT.

TREE LEGEND:	
	OAK
	HOLLY
	POPLAR
	JUNIPER
	PINE
	LUSTERIM
	HICKORY
	CRAPE MYRTLE
	MAPLE
	SPRUCE-FUR
	SWEETGUM
	BIRCH
	NOT IDENTIFIED
	WILLOW
	DOGWOOD
	ELM

Tree protection fence



TREE CONSERVATION PLAN NOTES:
1. THE INCHES PER ACRE SHOWN ON THE TREE PRESERVATION AND/OR REPLACEMENT PLAN(S) MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. CONTACT THE CITY OF HAPEVILLE AT 404-669-2120 TO ARRANGE A SITE INSPECTION.
2. ALL TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO START OF ANY LAND DISTURBING ACTIVITY AND SHALL BE MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED AND CERTIFICATE OF OCCUPANCY IS ISSUED. CONTACT THE CITY OF HAPEVILLE FOR AN INSPECTION.
3. THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.
4. TREE PROTECTION AND REPLACEMENT SHALL BE ENFORCED ACCORDING TO CITY OF HAPEVILLE STANDARDS. ANY FIELD ADJUSTMENTS TO TREE PROTECTION DEVICE TYPES OR LOCATION OR SUBSTITUTIONS OF PLAN MATERIALS SHOWN ON THE APPROVED PLANS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY.
5. ALL BUFFERS SHALL BE REPLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED. REPLANTINGS ARE SUBJECT TO CITY OF HAPEVILLE APPROVAL.
6. A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER ONE (1) FULL GROWING SEASON FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
7. LABEL AT LEAST ONE TREE OF EACH VARIETY WITH A SECURELY ATTACHED WATER-PROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.

UTILITIES PROTECTION CENTER, INC.



Call FREE
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OUT-OF-STATE: CALL COLLECT (404)325-5000
THREE WORKING DAYS BEFORE YOU DIG
IT'S THE LAW

EMERGENCY 24 HOUR CONTACT:
TERRENCE ADAMS
PHONE: (512)-589-6117
EMAIL: TERRENCEA@GMAIL.COM

TREE PROTECTION AND REPLACEMENT PLAN FOR:

TERRENCE ADAMS

3154 LAKE AVENUE
LAND LOT 99 14th DISTRICT
FULTON COUNTY, GEORGIA
CITY OF HAPEVILLE
EXISTING ZONING: R-1
EXISTING PIN
Lot 5: 14 009900021678

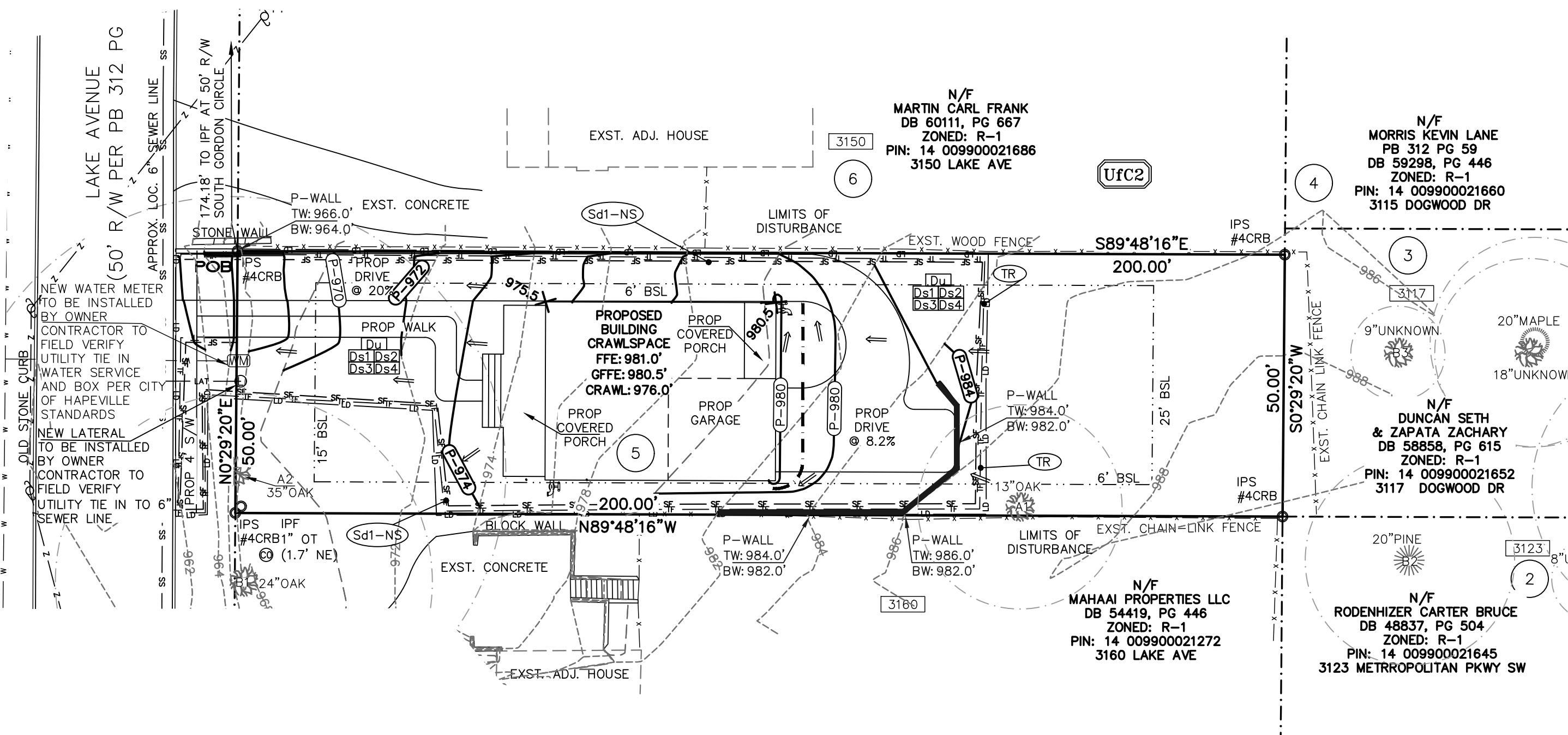
10,000 SQ FT
0.23 ACRES

CURRENT ZONING:
R-1
FRONT SETBACK=
SIDE =
REAR SETBACK=

DISTURBED AREA:
0.18 ACRES

NOTE: THIS LOT IS NOT WITHIN 200' OF STATE WATERS

NOTE: BUILDER TO FIELD VERIFY ALL UTILITY CONNECTIONS.
NOTE: BUILDER TO ENSURE MAINTENANCE OF TREES FOR THE FIRST YEAR.



BOUNDARY TREES

tag	tree type	tree size (in)	tree crz (feet)	tree crz area (feet)	crz obstruction (ft^2)	net crz area (feet^2)	impacted area (feet^2)	impacted (%)
B1	OAK	24	36	4071.38		0	4071.38	811 19.9

TREES TO BE SAVED

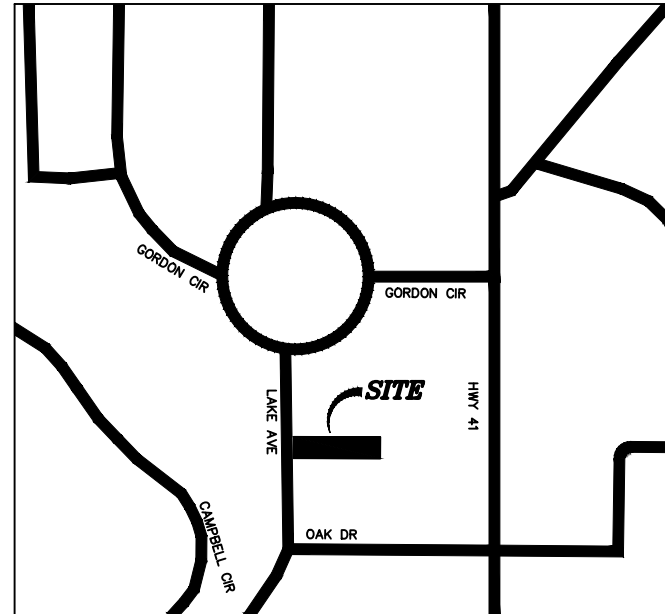
tree tag	tree type	tree size (in)	tree crz (feet)	tree crz area (feet)	crz obstruction (ft^2)	net crz area (feet^2)	impacted area (feet^2)	impacted (%)
A1	OAK	13	19.5	1194.56		0	1194.56	193 16.2
A2	OAK	35	52.5	8658.76		0	8658.76	2003 23.1
TOTAL DBH PRESERVED		48 INCHES						

TREE A2 (35" OAK) TO REQUIRE AN ARBORIST PRESCRIPTION
FROM THE CITY OF HAPEVILLE ARBORIST.
CONTRACTOR TO VERIFY PRESCRIPTION BEFORE CONSTRUCTION
STARTS.

NO TREES TO BE REMOVED FROM SITE

REQUIRED TREES 100 X 0.23 = 23"
TOTAL TO BE PLANTED = 0"
EXISTING DBH = 48"
NO TREES TO BE PLANTED ON SITE
TOTAL 48" > 23" REQUIRED

Sd1-NS	TYPE 'NON-SENSITIVE' SILT FENCE
Sd1-S	TYPE 'SENSITIVE' SILT FENCE
Sd1-F	INLET SEDIMENT TRAP
Cd-HB	CHECK DAM HAY BALE
Co	CONSTRUCTION ENTRANCE
LD	LIMITS OF DISTURBANCE
LOD	LIMITS OF DISTURBANCE
Tr	TREE FENCE PROTECTION FENCE
TF	TREE FENCE PROTECTION FENCE
CONTOUR LEGEND	
-980-	EXISTING CONTOURS
P-980	PROPOSED CONTOURS
X 983.3	PROPOSED SPOT ELEVATION
X 983.3 HP	HIGH POINT SPLIT DRAINAGE SPOT



SITE MAP (NTS)

A. ALL DECIDUOUS TREES (DOES NOT INCLUDE MULTI-TRUNK TREES)
TO HAVE A STRAIGHT, SINGLE LEADER, HEALTHY GOOD FORM.
B. ALL DECIDUOUS TREES(MULTI-TRUNK) TO HAVE A MINIMUM OF 3 EQUAL
SIZE TRUNKS. HEALTHY, GOOD FORM
C. ALL EVERGREEN TREES TO BE FULL TO GROUND, HEALTHY, GOOD FORM

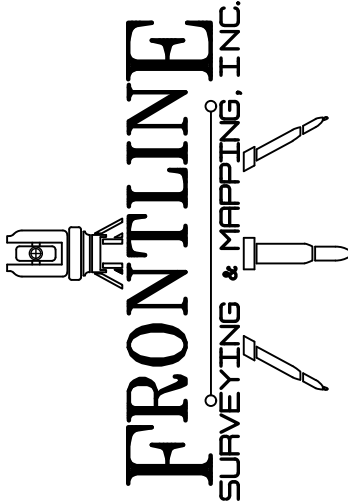
NOTE: TREES TO BE HAND WATERED. SPIGOT LOCATED AT FRONT AND REAR
OF HOUSE.

NOTE: WHEN TEN (10) OR MORE TREES ARE TO BE PLANTED, NO SINGLE GENUS
SHALL REPRESENT MORE THAN THIRTY (30) PERCENT OF THE REQUIRED INCHES
PER ACRE.

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN
28,657 FEET, AN ANGULAR ERROR OF 15 SECONDS PER ANGLE POINT AND
WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN
CHECKED FOR ACCURACY AND FOUND TO BE WITHIN THE TOLERANCES OF
THE INFORMATION USED IN THE PREPARATION OF THIS PLAN.

NO U.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAN
WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY
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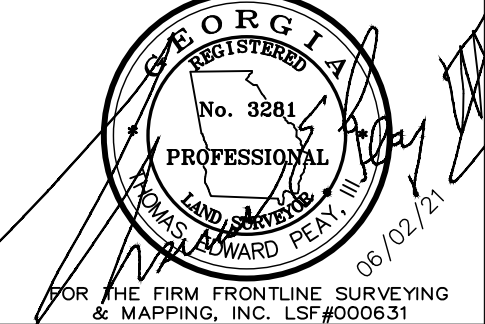


www.frontlinesurveying.com

DATE	05/26/21
SCALE	1" = 20'
SECTION	FULTON COUNTY, GEORGIA
REVISION	BY: DATE:

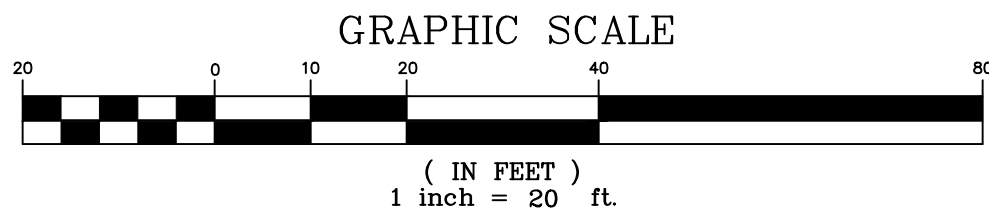
14th DISTRICT	UNIT
99	BLOCK
5	PHASE
LOT	PHASE
SUBDIVISION	PHASE
PB 312 PG 59	PHASE
DB	PHASE

I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP"
AND FOUND THAT IT GRAPHICALLY PLOTS ONLY THE REFERENCE PARCEL
(S 15 N 07) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
MAP ID: 1372103067F EFFECTIVE DATE: 09/18/2013

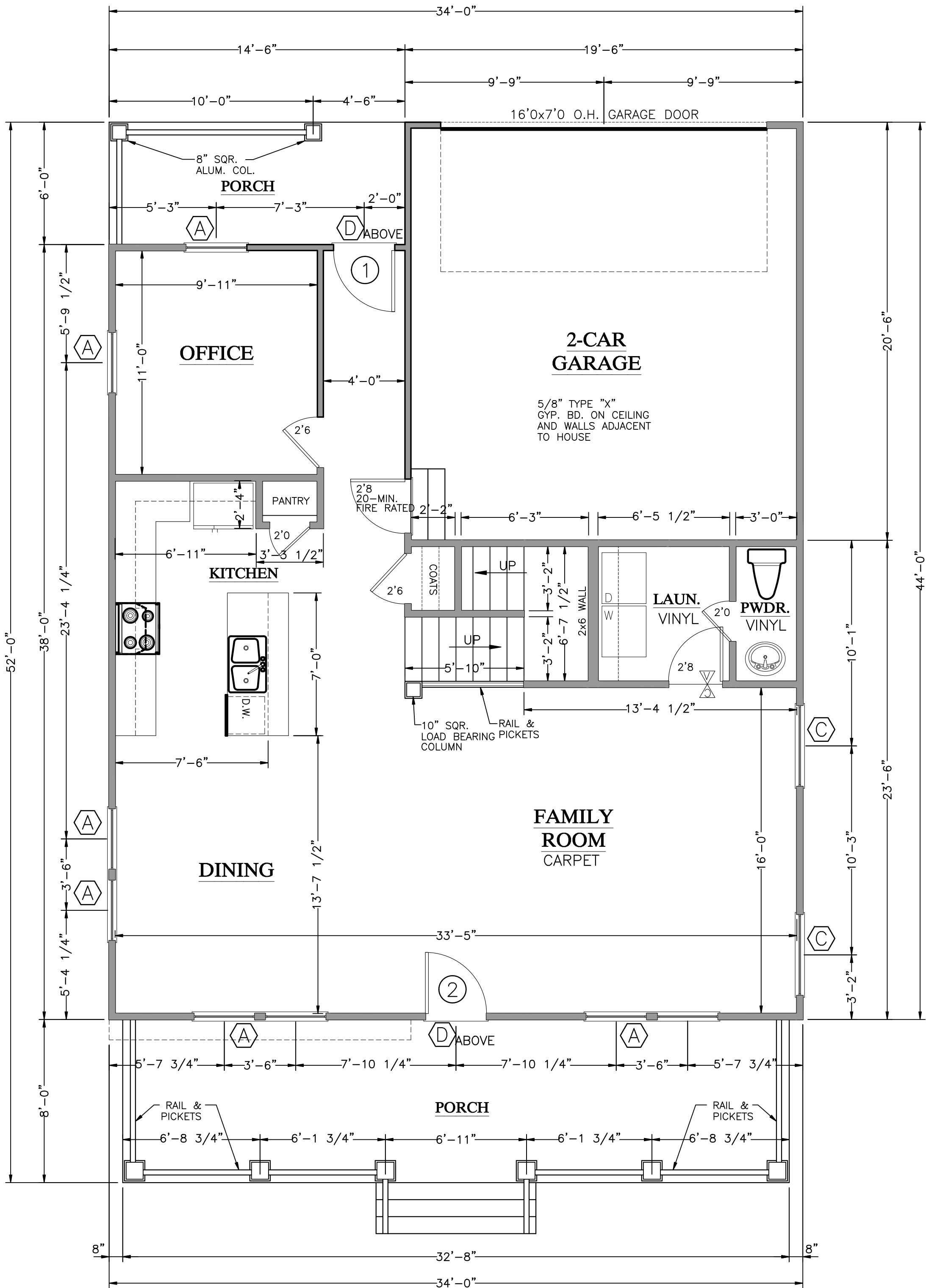


FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. LSF #00631

JOB # 74709



SHEET 4 OF 4



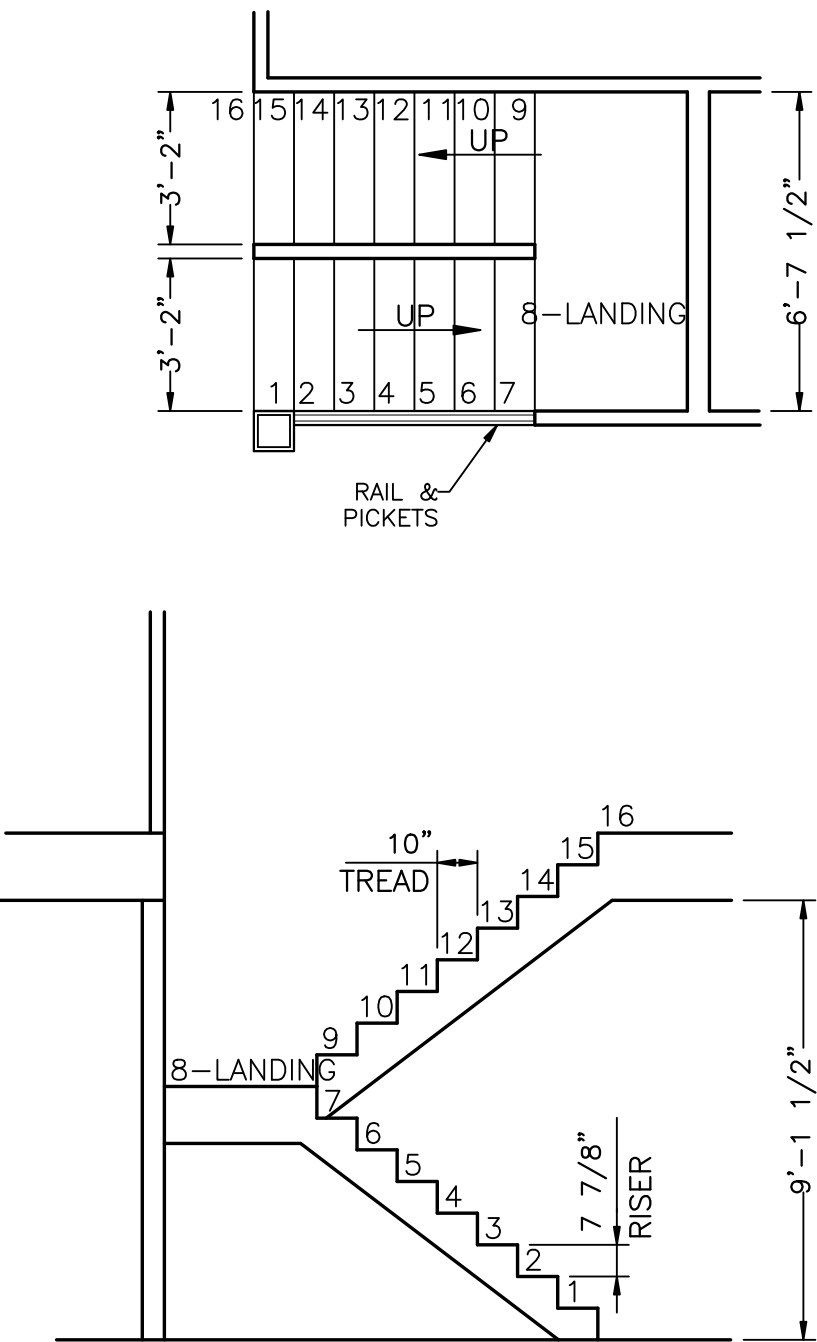
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE SUMMARY:

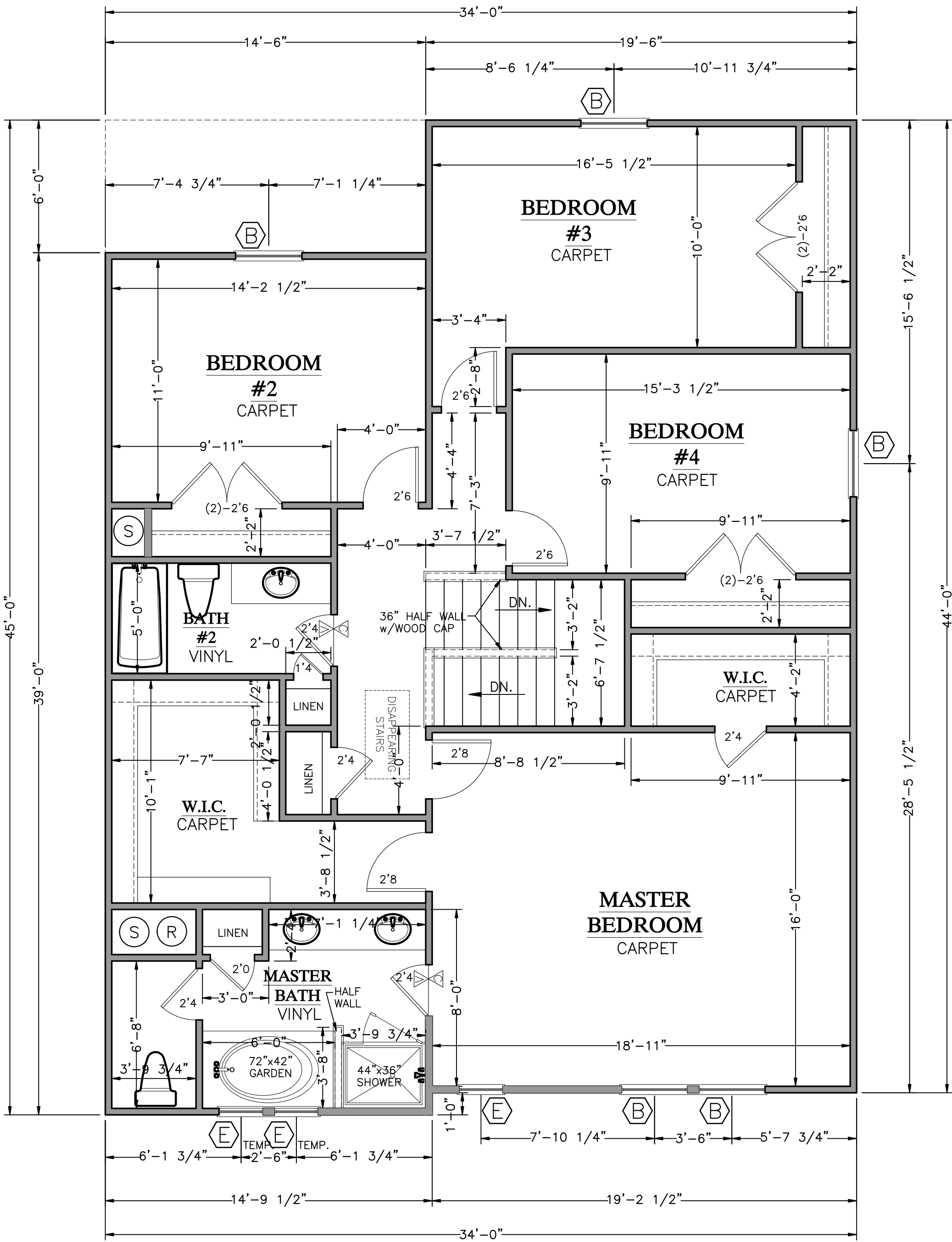
FIRST FLOOR: 1013 Sq. Ft.
SECOND FLOOR: 1424 Sq. Ft.
TOTAL HEATED: 2437 Sq. Ft.
GARAGE: 396 Sq. Ft.
FRONT PORCH: 261 Sq. Ft.
BACK PORCH: 87 Sq. Ft.

WINDOW SCHEDULE			
WINDOW	SIZE	FRAME TYPE	REMARKS
A	3'0x6'0	VINYL	
B	3'0x5'0	VINYL	
C	4'0x1'0	VINYL	FIXED, TRANSOM
D	3'0x1'0	VINYL	FIXED, TRANSOM
E	2'0x4'0	VINYL	

DOOR SCHEDULE			
DOOR	SIZE	TYPE	REMARKS
1	3'0x6'8	FIBERGLASS	
2	3'0x6'8 HLF. GLS.	STEEL	



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



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

General Notes

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FLOOR PLANS - PLAN 2353

1/4" = 1'-0"

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COLUMBIA, SC 29229
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Project Name and Address
Plan 2353
The Laurens

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Sheet
A2

Project
Plan 2353
The Laurens

Date
4/21

Scale
1/4" = 1'-0"

Date

No. Revision/Issue



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ELEVATIONS - PLAN 2353-C

$$\underline{1/4'' = 1'-0''}$$

No.	Revision/Issue		Date

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Project Name and Address

Project Name and Address
Plan 2353-C
The Laurens "C"

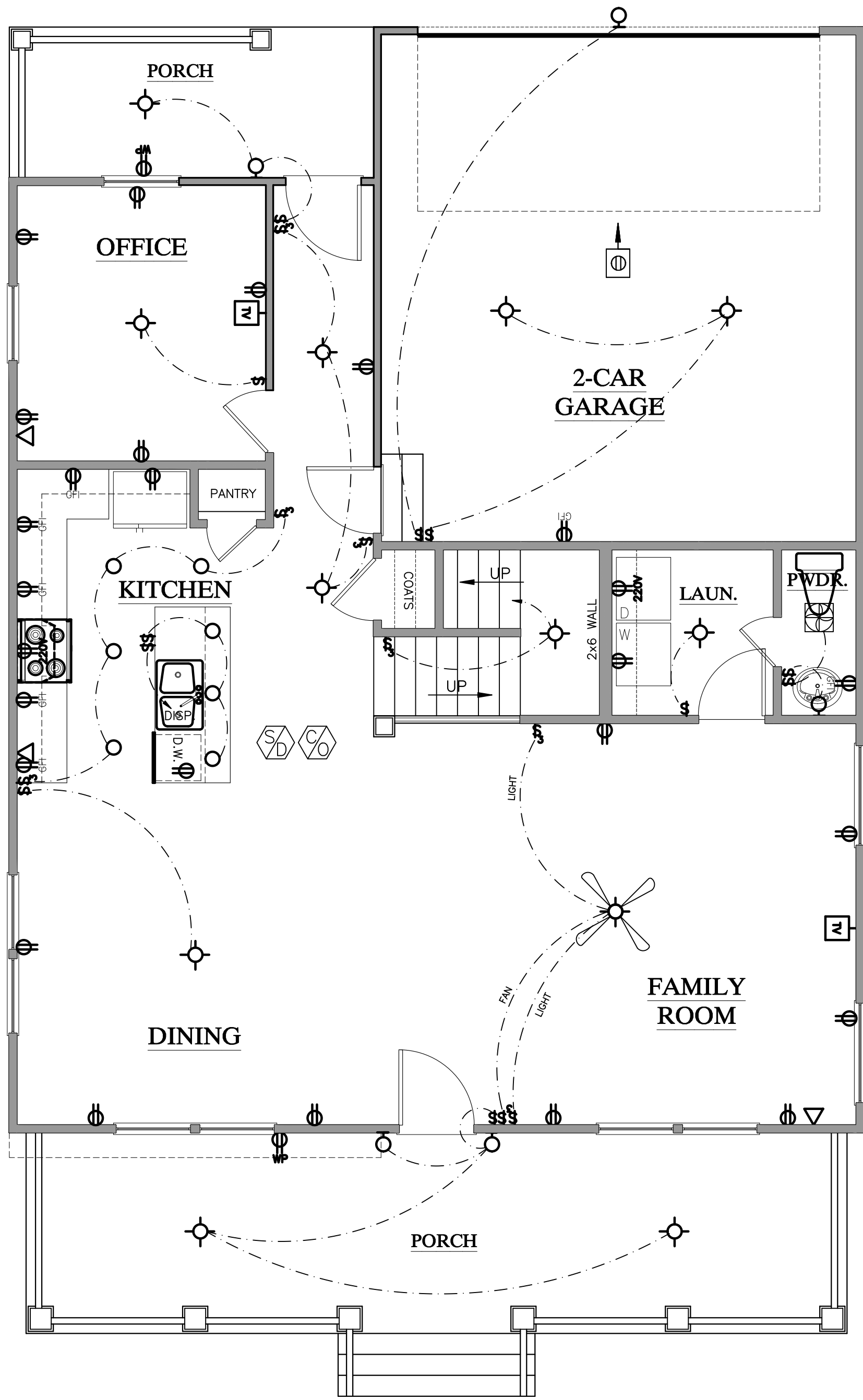
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Sheet
A3

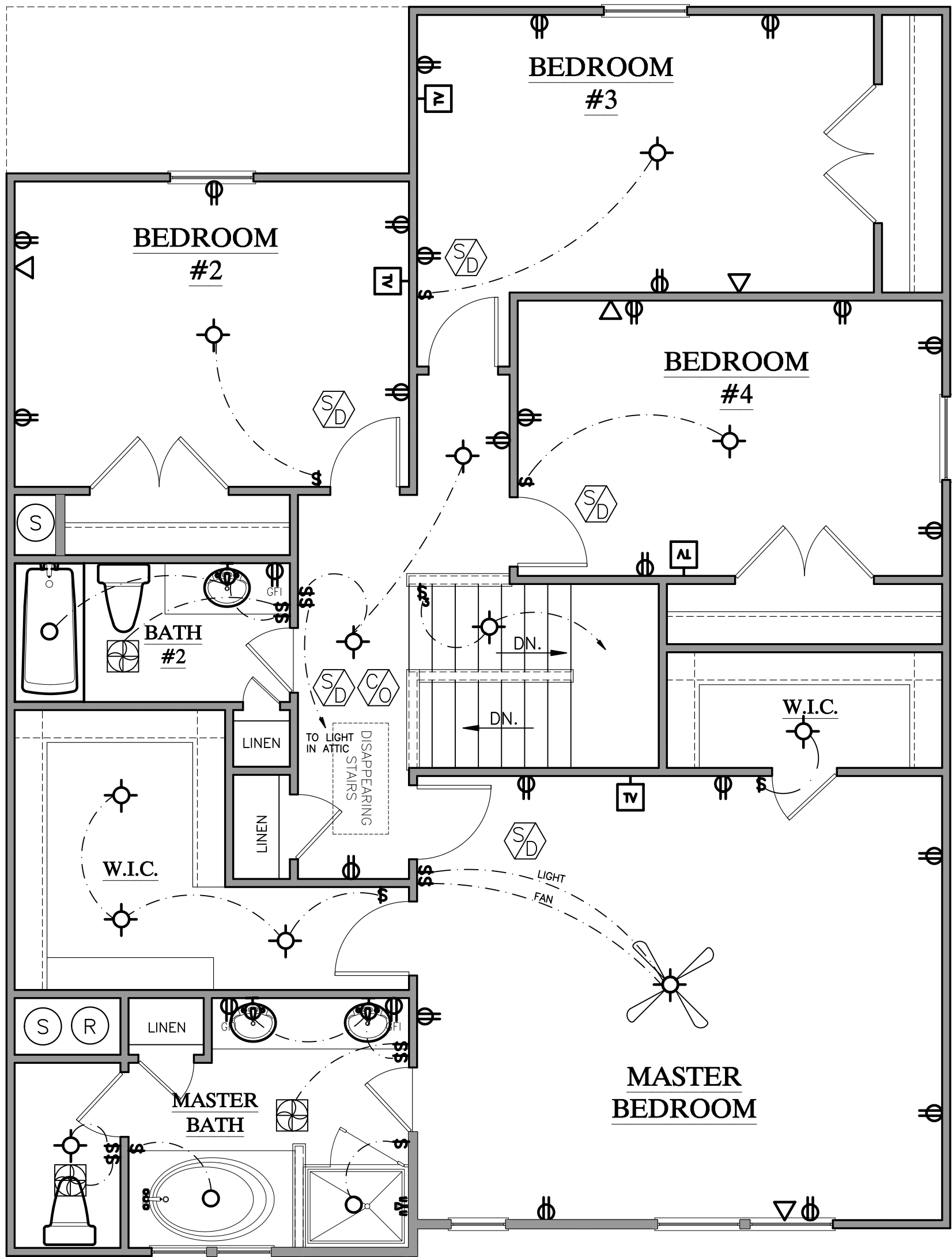
Project	Year	Cost	Revenue	Profit
Project A	2010	100	120	20
Project B	2011	150	180	30
Project C	2012	200	250	50
Project D	2013	250	300	50
Project E	2014	300	350	50
Project F	2015	350	400	50
Project G	2016	400	450	50
Project H	2017	450	500	50
Project I	2018	500	550	50
Project J	2019	550	600	50
Project K	2020	600	650	50
Project L	2021	650	700	50
Project M	2022	700	750	50
Project N	2023	750	800	50
Project O	2024	800	850	50
Project P	2025	850	900	50
Project Q	2026	900	950	50
Project R	2027	950	1000	50
Project S	2028	1000	1050	50
Project T	2029	1050	1100	50
Project U	2030	1100	1150	50
Project V	2031	1150	1200	50
Project W	2032	1200	1250	50
Project X	2033	1250	1300	50
Project Y	2034	1300	1350	50
Project Z	2035	1350	1400	50
Project AA	2036	1400	1450	50
Project AB	2037	1450	1500	50
Project AC	2038	1500	1550	50
Project AD	2039	1550	1600	50
Project AE	2040	1600	1650	50
Project AF	2041	1650	1700	50
Project AG	2042	1700	1750	50
Project AH	2043	1750	1800	50
Project AI	2044	1800	1850	50
Project AJ	2045	1850	1900	50
Project AK	2046	1900	1950	50
Project AL	2047	1950	2000	50
Project AM	2048	2000	2050	50
Project AN	2049	2050	2100	50
Project AO	2050	2100	2150	50
Project AP	2051	2150	2200	50
Project AQ	2052	2200	2250	50
Project AR	2053	2250	2300	50
Project AS	2054	2300	2350	50
Project AT	2055	2350	2400	50
Project AU	2056	2400	2450	50
Project AV	2057	2450	2500	50
Project AW	2058	2500	2550	50
Project AX	2059	2550	2600	50
Project AY	2060	2600	2650	50
Project AZ	2061	2650	2700	50
Project BA	2062	2700	2750	50
Project BB	2063	2750	2800	50
Project BC	2064	2800	2850	50
Project BD	2065	2850	2900	50
Project BE	2066	2900	2950	50
Project BF	2067	2950	3000	50
Project BG	2068	3000	3050	50
Project BH	2069	3050	3100	50
Project BI	2070	3100	3150	50
Project BJ	2071	3150	3200	50
Project BK	2072	3200	3250	50
Project BL	2073	3250	3300	50
Project BM	2074	3300	3350	50
Project BN	2075	3350	3400	50
Project BO	2076	3400	3450	50
Project BP	2077	3450	3500	50
Project BQ	2078	3500	3550	50
Project BR	2079	3550	3600	50
Project BS	2080	3600	3650	50
Project BT	2081	3650	3700	50
Project BU	2082	3700	3750	50
Project BV	2083	3750	3800	50
Project BW	2084	3800	3850	50
Project BX	2085	3850	3900	50
Project BY	2086	3900	3950	5

ate

Category	Percentage
Male	50%
Female	50%
Age 18-24	25%
Age 25-34	25%
Age 35-44	25%
Age 45-54	25%
Age 55-64	25%
Age 65+	25%
White	50%
Black	50%
Hispanic	50%
Other	50%
High School Graduate	50%
Some College	50%
College Graduate	50%
Postgraduate	50%
Married	50%
Single	50%
Divorced	50%
Widowed	50%
Never Married	50%
Married with Children	50%
Married without Children	50%
Single with Children	50%
Single without Children	50%
Divorced with Children	50%
Divorced without Children	50%
Widowed with Children	50%
Widowed without Children	50%
Never Married with Children	50%
Never Married without Children	50%
Married with Children under 18	50%
Married with Children 18-24	50%
Married with Children 25-34	50%
Married with Children 35-44	50%
Married with Children 45-54	50%
Married with Children 55-64	50%
Married with Children 65+	50%
Married without Children under 18	50%
Married without Children 18-24	50%
Married without Children 25-34	50%
Married without Children 35-44	50%
Married without Children 45-54	50%
Married without Children 55-64	50%
Married without Children 65+	50%
Single with Children under 18	50%
Single with Children 18-24	50%
Single with Children 25-34	50%
Single with Children 35-44	50%
Single with Children 45-54	50%
Single with Children 55-64	50%
Single with Children 65+	50%
Single without Children under 18	50%
Single without Children 18-24	50%
Single without Children 25-34	50%
Single without Children 35-44	50%
Single without Children 45-54	50%
Single without Children 55-64	50%
Single without Children 65+	50%
Divorced with Children under 18	50%
Divorced with Children 18-24	50%
Divorced with Children 25-34	50%
Divorced with Children 35-44	50%
Divorced with Children 45-54	50%
Divorced with Children 55-64	50%
Divorced with Children 65+	50%
Divorced without Children under 18	50%
Divorced without Children 18-24	50%
Divorced without Children 25-34	50%
Divorced without Children 35-44	50%
Divorced without Children 45-54	50%
Divorced without Children 55-64	50%
Divorced without Children 65+	50%
Widowed with Children under 18	50%
Widowed with Children 18-24	50%
Widowed with Children 25-34	50%
Widowed with Children 35-44	50%
Widowed with Children 45-54	50%
Widowed with Children 55-64	50%
Widowed with Children 65+	50%
Widowed without Children under 18	50%
Widowed without Children 18-24	50%
Widowed without Children 25-34	50%
Widowed without Children 35-44	50%
Widowed without Children 45-54	50%
Widowed without Children 55-64	50%
Widowed without Children 65+	50%
Never Married with Children under 18	50%
Never Married with Children 18-24	50%
Never Married with Children 25-34	50%
Never Married with Children 35-44	50%
Never Married with Children 45-54	50%
Never Married with Children 55-64	50%
Never Married with Children 65+	50%
Never Married without Children under 18	50%
Never Married without Children 18-24	50%
Never Married without Children 25-34	50%
Never Married without Children 35-44	50%
Never Married without Children 45-54	50%
Never Married without Children 55-64	50%
Never Married without Children 65+	50%



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



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

ELECTRICAL SYMBOL KEY	
	DUPLEX RECEPTACLE
	220V DUPLEX RECEPTACLE
	WATER PROOF RECEPTACLE
	GROUND FAULT INTERRUPT RECEPTACLE
	1-POLE SWITCH
	3-POLE SWITCH
	WALL LIGHT
	FLOOD LIGHT
	RECESSED CEILING LIGHT
	SURFACE CEILING LIGHT
	CEILING FAN W/ LIGHT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	EXHAUST FAN
	TV CABLE JACK
	TELEPHONE JACK
	GARAGE DOOR OPENER
	DOOR BELL
	PANEL BOX
	CONDUIT

General Notes

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ELECTRICAL PLANS - PLAN 2353-A
LEFT-SIDE GARAGE

1/4" = 1'-0"

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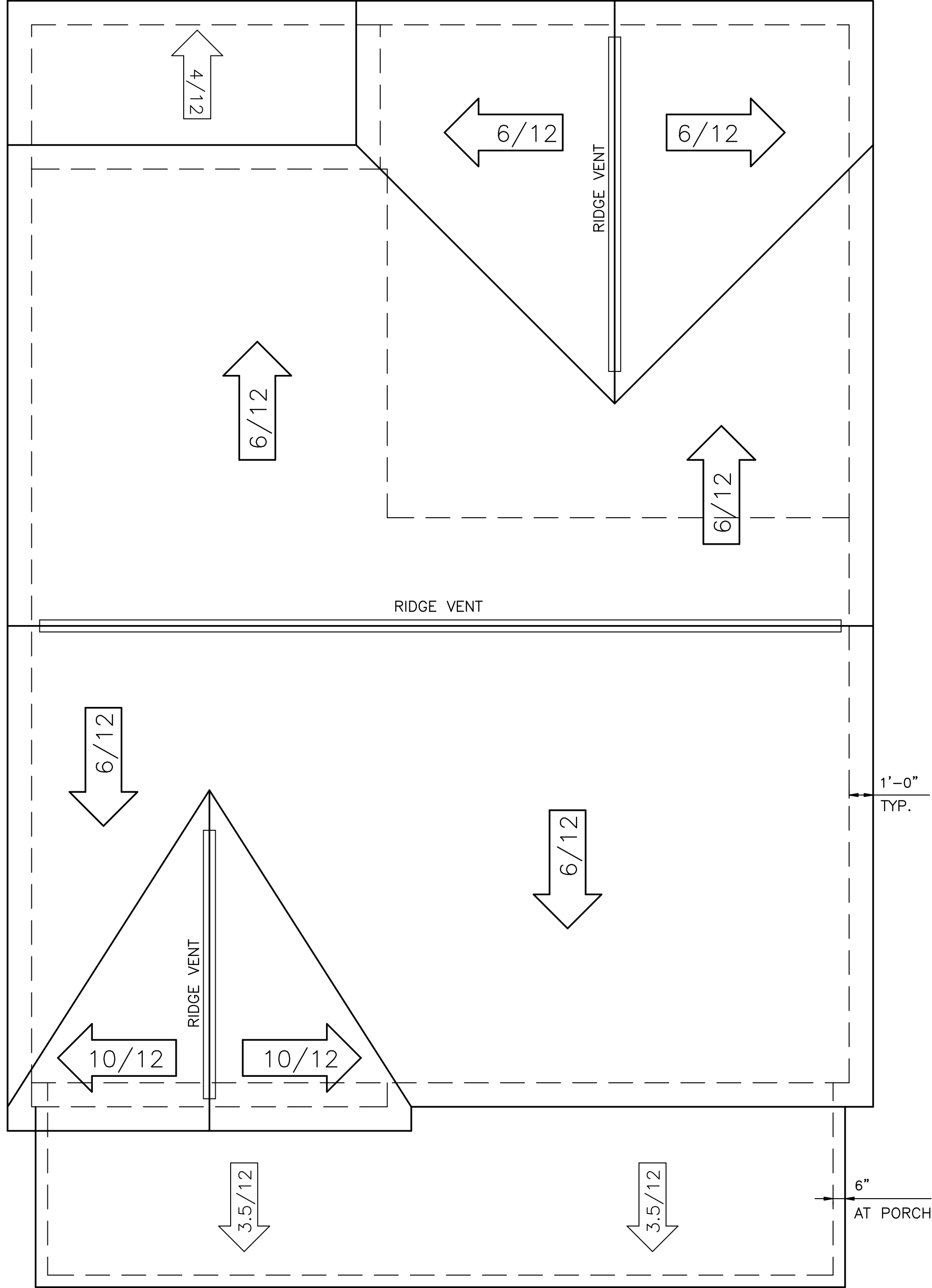
Project
Plan 2353-A
The Laurens "A"

Date
10/08

Scale
1/4" = 1'-0"

No. Revision/Issue

Date



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

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ROOF PLAN - PLAN 2353-A
LEFT-SIDE GARAGE

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