DESIGN REVIEW COMMITTEE

700 Doug Davis Drive
Hapeville, GA 30354

December 15, 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 November 17, 2021

Documents:

1. DRC Minutes November 17, 2021

4. New Business

4.I. 3120 Hope Street Pergola

Background:

Stefany Velasco has submitted an application seeking approval to construct a 20' x 20' pergola with a hip roof to a height of 13 8 3/8" to be located in the rear yard of the existing single-family dwelling at 3120 Hope Street. 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 3120 Hope Street
2. Application - 3120 Hope Street_Redacted

4.II. 3270 Russell Street New Construction

Background:

James Bierma has submitted an application seeking approval to rebuild a duplex located at 3270 Russell Street. The new construction will be approximately 789-square feet with an additional 360-square feet for a total square footage of 1,984. The total duplex will have one unit with three bedrooms and one bath and one with unit with two bedrooms and one bath. The exterior will have fiber cement board and an asphalt shingle roof. The property is zoned R-2, Two Family Residential and is subject to the Neighborhood Conservation Area Subarea E section of the Architectural Design Standards.

Documents:

1. Planners Report 3270 Russell Street
2. Application - 3270 Russell Street_Redacted

4.III. 400 Porsche Avenue New Construction

Background:
Jesse Treuden of Redmond Company on behalf of APORT, LLC has submitted an application seeking approval to construct a five story, 132,000-square foot main office building with a retail branch credit union and drive up on the 10.54-acre site located at 400 Porsche Avenue. The building is a combination of metal panel, stone, glass, and wood. Approximately 611 parking spaces will be available for employee and customer parking. The property is zoned B-P, Business Park, and is subject to the Commercial/Mixed-Use area, Subarea B, of the Architectural Design Standards.

Documents:

1. Planners Report 400 Porsche Avenue
2. 400 Porsche Avenue Application
3. 400 Porsche Avenue Landscape Plan
4. 400 Porsche Avenue Civil Drawings
5. 400 Porsche Avenue Architectural Drawings

4.IV. 3264 Springhaven Avenue New SF Development

Background:
Stillwood Development LLC has submitted an application seeking approval for the construction of 12 single-family homes to be located in the Stillwood Farm subdivision, between Stillwood Drive, North Avenue, and Springhaven Avenue. The single-family homes range from 1,620-square feet to 2,025-square feet based upon the unit type, have three or four bedrooms and are less than 35' in height with garages. There are greenspaces within the development and homes are rear entry loaded with fronts either on greenspace or streets. The property is within the P-D, Planned Unit Development zoning district and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

Documents:

1. Planners Report Phase I Stillwood Farm December Revisions
2. 3264 Springhaven Avenue - DRC Application
3. 3264 Springhaven Avenue - Aerial And Site Photos
4. 3264 Springhaven Avenue - Site Plan
5. CABANA-111721
6. Lot 1 PLAN 4 111721
7. Lot 2 PLAN 5 111721
8. Lot 3 56 PLAN 5B 111721
9. Lot 4 PLAN 3 111721
10. Lot 5 54 PLAN 3B 111721
11. Lot 6 53 PLAN 2 111721
12. Lot 55 PLAN 1 111721
13. Lot 57 PLAN 5 111721

5. Next Meeting Date - Wednesday, January 19, 2022

6. Adjourn

DRAFT

Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
November 17, 2021, 6:00 PM

MINUTES

1. **Call to Order**
   Chairman Jonathan Love called the meeting to order at 6:02PM.

2. **Roll Call**
   Jonathan Love
   Brian Gregory
   John Stalvey - absent
   Gregory Morgan
   Jacquie Smyth

3. **Approval of Minutes**
   3.I Minutes of October 20, 2021

   MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to approve the minutes of October 20, 2021, as submitted. Motion Carried: 4-0

4. **New Business**
   4.I 3382 Colville Avenue **Metal Roof**
   Background:
   Donald Aaron Williams has submitted an application seeking approval to replace a shingle roof with a metal roof on the single-family dwelling located at 3382 Colville Avenue. The property is zoned R-SF, Residential Single Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

   MOTION ITEM: Brian Gregory made a motion, Gregory Morgan seconded to approve the application as submitted. Motion Carried: 4-0

   4.II 329 Moreland Way **Driveway**
   Background:
   Richard Neal is seeking approval of a design exception for parking in the supplemental area at 329 Moreland Way. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

   MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to approve the application with the condition that the applicant provide landscaping to soften the new driveway. Motion Carried: 4-0

4.III 510 Oak Drive **Design Modification**

Background:

James MacDowell is seeking approval for a design modification for a change in roof style from gable to hip roof for a new construction single-family dwelling at 510 Oak Drive. The property is zoned R-SF, Residential Single Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

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

4.IV 236 Mt Zion Road **Design Modification**

Background:

Justin Honore is seeking approval for a design modification for a change in windows from the approved plans (November 18, 2020) for a new construction single-family dwelling at 236 Mt. Zion Road. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

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

4.V 3418 Dogwood Drive **Awning**

Background:

Ray Waters has submitted an application seeking approval to install a 6' aluminum and copper awning above a glass entry at 3418 Dogwood Drive. The property is zoned U-V, Urban Village and is subject to the Commercial/Mixed-Use Area of the Architectural Design Standards.

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to approve the application as submitted with a design exception granted to allow for corrugated metal. Motion Carried: 4-0

4.VI 832 Virginia Avenue Suite D **Façade Modification**

Background:

Richard McWilliams has submitted an application seeking approval to install a new entry door and window along the storefront entrance with a frosted privacy film to the existing kitchen storefront. The property is zoned V, Village and is subject to the Commercial / Mixed Use section of the Architectural Design Standards.

MOTION ITEM: Jacquie Smyth made a motion, Brian Gregory seconded to approve the application as submitted with a design exception granted for privacy film on the front façade as the interior is a kitchen. Motion Carried: 4-0

4.VII 3120 Hope Street **Pergola**

Background:

Stefany Velasco has submitted an application seeking approval to construct a 20' x 20' pergola with a hip roof to a height of 13 8 3/8" to be located in the rear yard of the existing single-family dwelling at 3120 Hope Street. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Brian Gregory made a motion, Gregory Morgan seconded to table the application as the applicant was not present. Motion Carried: 4-0

4.VIII 3400 North Whitney Avenue **Addition and Remodel**

Background:

Artistry Properties LLC has submitted an application seeking approval to construct a 594-square foot addition and remodel the front entrance on an existing single-story single-family dwelling at 3400 North Whitney Avenue. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to approve the application as submitted. Motion Carried 4-0

4.IX 3033 Oakdale Road **Addition**

Background:

Linda Thrasher has submitted an application seeking approval to construct a 673-square foot second story addition on an existing single-story single-family dwelling at 3033 Oakdale Road. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to approve the application with the condition that the applicant resubmit plans to address all outstanding items identified in the Planners Report. Motion Carried: 4-0

4.X 3143 Old Jonesboro Road **New SF Dwelling**

Background:

A Sheltered Cove, LLC has submitted an application seeking approval to construct a 1,204-square foot, two bedrooms, two baths, single-family dwelling at 3143 Old Jonesboro Road. However, there are discrepancies in the square footage between plans. The project also includes a detached garage with an accessory dwelling unit located above. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

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

1. **Address all outstanding items identified in the Planner's Report**
2. **On the front elevation, increase the gable to approximately 14-feet in width over the bedroom bump out, centering the vent and window under the peak of the gable. The intent is to increase the size of the gable to cover the bedroom and close on the bump out**
3. **Increase the window to a 3.0 x 5.0 on the front elevation bump-out**

The Committee also granted the following design exceptions:

1. **For the depth of the front porch due to the existing foundation**
2. **For the front porch percentage of the front façade**
3. **For the sidewalk requirement, following the sidewalk guidelines**

Motion carried: 4-0

4.XI 300 Porsche Avenue Parking Deck and Classic Car Restoration Facility

Background:

Porsche Cars North America, Inc. has submitted an application seeking approval to construct an asphalt track extension to the existing facilities at the Porsche Experience, construction of a parking deck (S-2, storage occupancy), and development of a classic car restoration facility. The lot is currently partially paved but is otherwise undeveloped. The site area under consideration is 28.6 +/- acres. The parking deck is 184,000 SF (45,700 SF footprint) and will be made from composite panel wall system and green screen walls. The deck base structure is constructed of precast concrete. The classic car restoration facility is 33,005 SF (31,058 SF) and will be made of metal composite paneling and glass. The structure will be constructed of structural steel and concrete. The property is zoned B-P, Business Park, and is subject to the Commercial/Mixed-Use area, Subarea B, of the Architectural Design Standards.

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to approve the application as submitted. Motion carried: 4-0

4.XII 781-819 North Central Avenue New Townhome Project

Background:

North & Central Venture Partners LLC has submitted an application seeking approval to construct 68 attached single-family townhomes to be located on a newly consolidated parcel at 781-819 North Central Avenue. The townhomes range from 1,240 to 1,900 square feet and have a mixture of two to four bedrooms. Exterior materials are cementitious board and batten and/or lap siding and brick with asphalt and metal roofs. The property is zoned V, Village Zoning District and is subject to the Commercial/Mixed Use, Subarea C section of the Architectural Design Standards.

Application was tabled at the November 16, 2021, Planning Commission meeting and therefore, removed from the Design Review Committee agenda.

4.XIII 3560 Atlanta Avenue **New Townhome Project**

Background:

DR Horton LLC has submitted an application seeking approval to construct two attached single-family townhomes to be located at 3560 Atlanta Avenue. The 2,142-square foot townhomes have three bedrooms and three and a half baths and an attached two-car garage. Heights have not been provided. Exterior materials are cementitious board and batten and/or lap siding and brick with asphalt and metal roofs. The property is zoned RMU, Residential Mixed Use Zoning District and is subject to the Commercial/Mixed Use, SubArea B section of the Architectural Design Standards.

MOTION ITEM: Brian Gregory made a motion, Jacquie Smyth seconded to table the application until updated drawings are provided. The Committee recommended to use brick materials on three sides of the new construction to match the existing townhome structures on Atlanta Avenue. Motion carried 4-0

4.XIV Asbury Park Pods B-F **(College, S Fulton, Chestnut, Georgia, Union)** **New Townhome Project**

Background:

DR Horton LLC has submitted an application seeking approval to construct attached single family townhomes to be located in Pods B-F in the Asbury Park neighborhood. The 2,142-square foot townhomes have three bedrooms and three and a half baths and an attached two-car garage. Heights have not been provided. Exterior materials are cementitious board and batten and/or lap siding and brick with asphalt and metal roofs. The property is zoned RMU, Residential Mixed Use Zoning District and is subject to the Commercial/Mixed Use, SubArea B section of the Architectural Design Standards

MOTION ITEM: Brian Gregory made a motion, Jonathan seconded to table the applications until updated drawings are provided. Motion carried 4-0

5. **Consideration to approve the 2022 Design Review Committee Meeting Schedule**

   MOTION ITEM: Jacquie Smyth made a motion, Gregory Morgan seconded to approve the 2022 Design Review Committee Meeting Schedule. Motion carried 4-0

6. **Next Meeting Date – Wednesday, December 15, 2021, at 6:00PM**

7. **Adjourn**

   MOTION ITEM: Jonathan Love made a motion, Gregory Morgan seconded to adjourn the meeting at 7:44 PM. Motion Carried: 4-0

Respectfully submitted by,

_____

Brian Gregory, Secretary

_____

Jonathan Love, Chairman

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: November 10, 2021
TO: Tonya Hutson
FROM: Lynn Patterson
RE: Design Review – 3120 Hope Street - Pergola

BACKGROUND

The City of Hapeville has received a design review application from Stefany Velasco to build a 20' x 20' pergola with a hip roof to a height of 13 8 3/8". The pergola will be constructed of pressure treat wood build on a 3" concrete pad. The pergola is to be located in the rear yard at 3120 Hope Street.

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

(1) An accessory building or structure is a building detached from the principal dwelling on a lot of record, the use of which is incidental and subordinate to the primary use of the property. Accessory buildings shall comply with the following standards and all other applicable regulations of this zoning ordinance and the architectural design standards. Where a conflict exists, the standards of this section shall control.

Accessory uses and structures on a residential lot shall comply with the following standards and all other applicable regulations of this zoning ordinance:

(a) The accessory use or structure shall be subordinate in area, extent and purpose to the primary use or structure served. No accessory structure shall have a ground floor area greater than that of the principal dwelling. The floor area of an accessory structure shall include all floor area, that is, each floor of a one and one-half or two story accessory building shall be counted toward the maximum floor area. When more than one accessory building is erected, the "maximum accessory building size" controls the sum of the floor areas of those buildings.

(b) The accessory use or structure shall contribute to the comfort, convenience or necessity of the occupants of the principal use or structure served.

` (c) The accessory use or structure shall not be injurious to the use and enjoyment of surrounding properties.

(d) No accessory building shall be erected or placed on a lot that does not contain a principal dwelling. Building permits may be issued for the principal dwelling and an accessory structure; however, a certificate of occupancy must be issued for the principal dwelling prior to issuance of a certificate of occupancy for an accessory structure.

Special requirements for accessory buildings are as follows:

(a) A building permit shall be required for the construction, erection or set-up of any accessory building in excess of 144 square feet. A separate certificate of occupancy shall be required for the construction, erection or set up of any accessory building in excess of 200 square feet. Accessory structures less than 200 square feet, without HVAC, shall be exempt from obtaining a separate certificate of occupancy, but shall not be exempt from all necessary inspections during the construction process.

(b) Accessory building or outbuilding shall be permitted at the owner's option according to the schedule presented in Table A—Accessory building allowance based on dwelling unit size, or Table B—Accessory building allowance based on lot size.

Per the Fulton County Tax records, the property is estimated at .235 acres. No square footage for the residence has been provided. According to Table B, an allowable square footage for the accessory building is up to 650 SF. The applicant should confirm the lot size or dwelling size.

(c) Outdoor cooking facilities, gazebos, arbors, pool equipment shelters, arbors, fireplaces, and waste receptacle enclosures shall be exempt in calculating the maximum number of accessory structures on a lot. However, such structures shall be subject to the accessory building setback standards and shall not exceed 144 square feet in area.

The proposed pergola exceeds 144 SF and therefore is considered in calculating the maximum number of accessory structures. An additional accessory building is shown on the site plan sketch. No dimensions are provided. The number of accessory structures may be exceeded.

(d) Exterior materials, roof pitches, and other design elements must comply with the city architectural design standards.

Compliant

(e) Except as herein provided, the minimum yard requirements of section 93-22.1-1 of this chapter also apply to accessory buildings. However, accessory buildings may be located in rear yards within five feet of a rear or side lot line. In addition to these yard requirements, the horizontal separation of accessory buildings from the dwelling on the same lot and the horizontal separation of accessory buildings from dwelling on adjacent lots shall comply with standards in Table C—Distance from dwelling for very large accessory buildings. All distances shall be measured from outside wall to outside wall.

Pergola is proposed with a 20' setback.

(f) The number of accessory building may vary depending on the size of the lot. Table D—Maximum number of accessory buildings establishes the schedule for number of accessory buildings allowed on a building lot.

1 accessory structure is allowed on the lot.

(g) Accessory buildings, including detached garages, shall be permitted in an R-0, R-AD, R-1, R-2, R-3, R-4, R-5, R-I, R-SF, V, U-V, RMU or C-R Zone, subject to the following limitations:

Placement.

(a) *Located on a lot with a principal dwelling.* An accessory building shall be located on the same lot as the principal dwelling to which it is accessory.

Compliant

(b) *Setback dependent on distance from dwelling.* Accessory buildings shall be allowed in rear yards only. An accessory building located within 20 feet of the principal dwelling shall comply with the setback requirements of the principal dwelling to which it is accessory. Accessory buildings located more than 20 feet from the principal dwelling may be placed five feet from a side or rear lot line.

Compliant

(c) *Setback on corner lot.* Accessory buildings on a corner lot shall comply with the setback for the principal dwelling. No accessory building on a corner lot that adjoins a residentially used or zoned lot to the rear shall be located within 25 feet of the rear property line. This 25-foot setback will not be required when the adjoining yard is a rear yard.

(d) Distance from dwelling and other accessory buildings. All accessory buildings must be located a minimum of ten feet from the principal dwelling and all other accessory buildings on the lot or on neighboring lots. This distance shall be measured from outside wall to outside wall.

Compliant

(e) Ordinance setbacks otherwise remain in effect. Except as herein provided, the minimum setback requirements of section 93-22.1-1 of this chapter also apply to accessory buildings.

(f) *Non-complying accessory buildings.* Notwithstanding standards of this chapter to the contrary, nothing shall prohibit the re-construction of accessory buildings that are legal, nonconforming structures that have been in existence for a minimum of 20 years along that established building line.

That building line shall be the minimum setback for re-building of the accessory building on the lot. All other standards of the chapter shall remain in effect.

Height.

(a) *Scale of accessory buildings.* The height of an accessory building shall not exceed 25 feet or the height of the principal dwelling measured from the average adjacent grade to the peak or ridgeline of the roof, whichever is less.

The pergola is shown as 13' 8/3/8". The primary dwelling height has not been provided. The heights should be clarified to meet the above standard.

Architectural style and exterior finish.

(a) *Compatibility with principal dwelling.* Accessory buildings shall be architecturally compatible with the principal dwelling on the lot. The exterior finish of all accessory buildings shall be identical to the exterior finish of the principal dwelling on the lot. In the case of brick dwellings, the exterior finish of the accessory building may be similar to the trim work or other siding materials of the dwelling. Exterior materials, roof pitches and other design elements shall comply with the architectural design standards.

This is a pergola.

(b) *Roof design.* Flat or shed roofs shall be prohibited on accessory buildings. Accessory buildings shall have a gable or hip roof design.

The roof shown has a hip roof design.

Utility services.

(a) *Water supply.* Running water is permitted to all accessory buildings.

Not applicable

Use.

(a) See section 93-2-26 (accessory dwelling units (ADU)).

(b) *Evidence of separate dwelling unit.* The presence of such facilities or equipment as utility services, utility meters, mailboxes or kitchen equipment such as a sink, stove, oven or cabinets in an accessory building or a portion of a principal dwelling shall be considered prima facie evidence that such accessory building or such portion of a principal dwelling is a separate and distinct dwelling unit and is subject to the regulations of the zoning district in which it is located.

(c) *Temporary buildings.* Temporary buildings may only be used in conjunction with permitted construction work in any zoning district and shall be removed immediately upon the completion of construction.

Permitting schedule.

(a) *Construction or occupancy of an accessory building to follow principal dwelling.* No permit for an accessory building shall be issued until a permit for construction of the principal dwelling has been issued and construction of such dwelling commenced. No certificate of occupancy for an accessory building shall be issued prior to issuance of a certificate of occupancy for the principal dwelling.

Construction standards.

(a) *Building anchoring.* Any accessory building having a floor area greater than 144 square feet shall be secured to the ground with a full perimeter foundation to prevent the structure from being moved or damaged by high winds.

Compliant

(b) *Life safety codes apply.* Accessory buildings must comply with adopted fire safety and building code regulations.

(c) *Standards for "attached" accessory building.* When an accessory building is attached to the principal dwelling by a breezeway, passageway, deck, or similar means, the accessory building shall comply with the setback requirements of the principal dwelling to which it is accessory. In order to qualify as an attached garage or accessory building, therefore eliminating the need for compliance with these accessory building standards, the attached accessory building must share a common wall with the principal dwelling that is a minimum of 80 percent of the wall length of the accessory building or 20 feet, whichever is greater. Such common wall must be an integral part of the principal dwelling. An

attached garage or accessory building shall comply in all respects with the standards applicable to the principal dwelling.
(d) *Second story access.* Where applicable, access to the second story of an accessory building must be located within the interior of the ground floor space.
(e) *Prohibited accessory and temporary buildings or structures.* Manufactured homes, mobile homes, shipping containers, freight trailers, box cars, trailers or any other structure or vehicle that was not originally fabricated for use as an accessory building shall be prohibited.

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

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

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

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

Compliant

ii. On corner lots, outbuildings should be setback at least 15 feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.

Not applicable

iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.

Not applicable

iv. Outbuildings shall be of compatible material and architectural style to the principal building.

This is a pergola

v. Outbuildings shall have a minimum height of 14 feet and a maximum height of that of the principal building or 25 feet, whichever is less.

Proposed pergola is 13 8 3/8". Would require a design exception

vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.

Compliant

FINDINGS

The applicant should confirm the height of the house, square footage of the house, and the size of the existing storage shed to ensure compliance.
A design exception is required for the height of the pergola.

CITY OF HAPEVILLE
DESIGN REVIEW APPLICATION

SUBMITTAL DATE: October 20, 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: Stefany Velasco **Contact Number:** [redacted]

Applicants Address: 3120 Hope St. Hapeville, GA 30354

E-Mail Address: [redacted] **Zoning Classification:** Single Family A-1

Address of Proposed Work: 3120 Hope St. Hapeville GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0099-0001-065-5

Property Owner: Stefany Velasco **Contact Number:** [redacted]

Project Description (including occupancy type): This group U occupancy building (accessory building) will be a 20x20 Hip Roof Pergola with a height of 13'-8 3/8". Made of Prime Pressure-Treated Ground Contact Sarthern Pine Lumber. Brown Color. Build on top of a 3 inch concrete layer.

Contractors Name: _____ **Contact Number:** _____

Contact Person: Stefany Velasco **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.

Stefany Velasco
Applicants Signature

10/20/2021
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: 400 ft²

Total Square Footage of existing building: 1505 ft²

Estimated Cost of Construction: $7,000.00

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

Red brick.

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

Prime Pressure - Treated Ground Contact Southern Pine Lumber.

NOTICE

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

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

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

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

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

(Please Print & Initial)

I Stefany Velasco 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:

SV 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

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

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

SV 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.

SV 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.

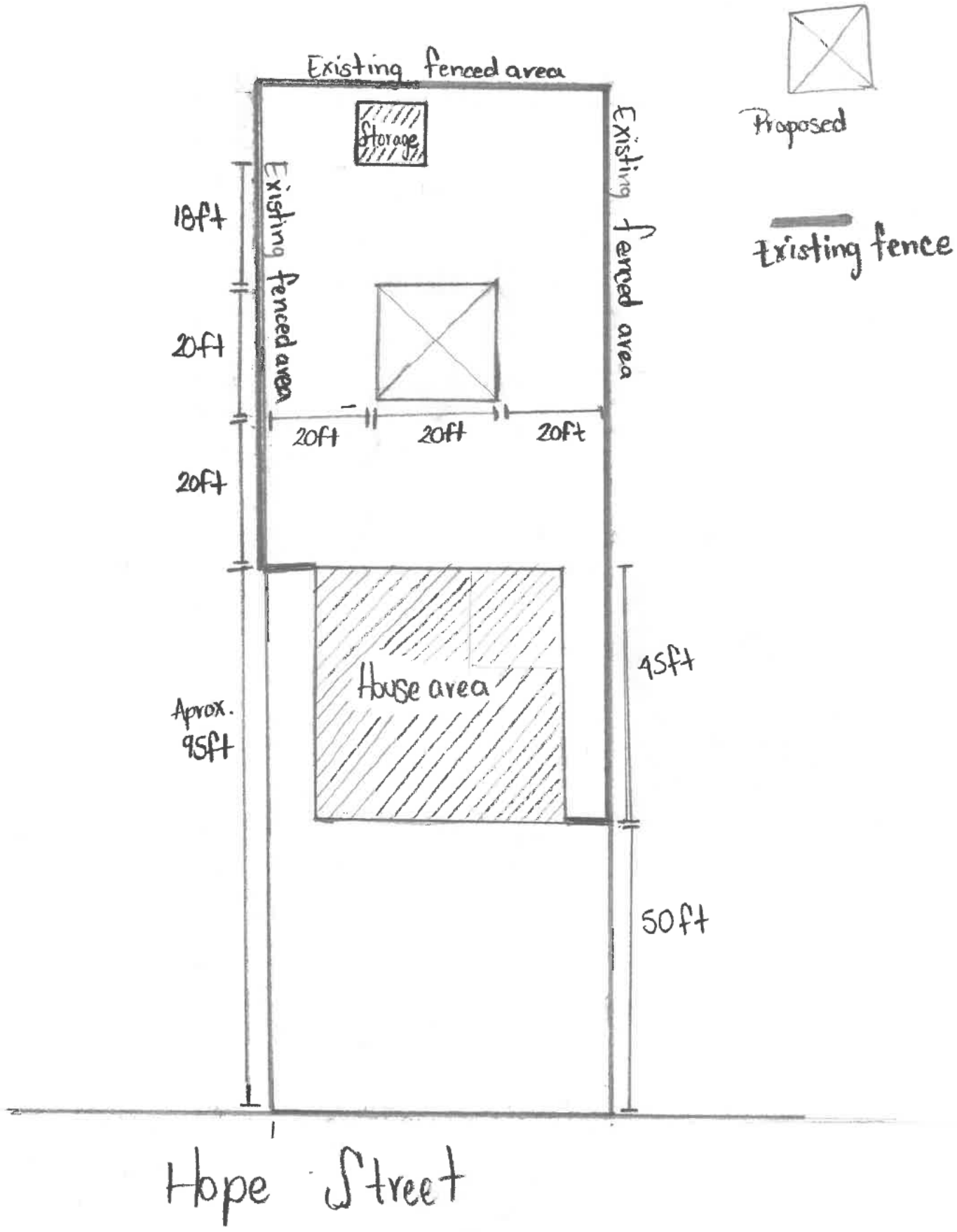
SV Submitted dimensioned architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.

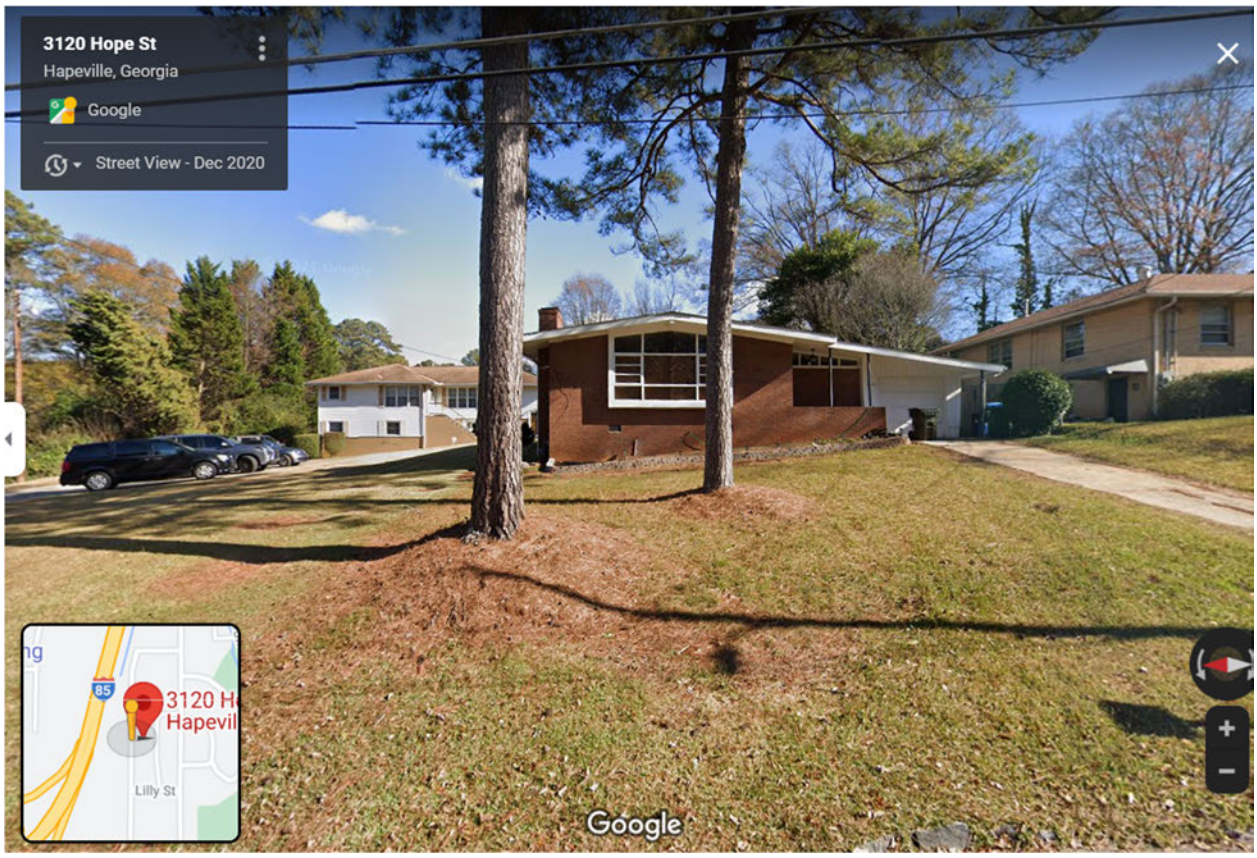
SV Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.

Stefany Velasco	Stefany Velasco.	10/20/2021
Printed Name	Signature	Date

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

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


Existing fenced area
Storage
Existing fenced area
Existing fenced area
18ft
20ft
20ft
20ft
20ft
20ft
House area
45ft
Aprox.
95ft
50ft
Hope Street
Proposed
Existing fence


3120 Hope St
Hapeville, Georgia
Google
Street View - Dec 2020
Lilly St
Google

Hope St
Google
Street View - Dec 2020
85
3120 Hope St
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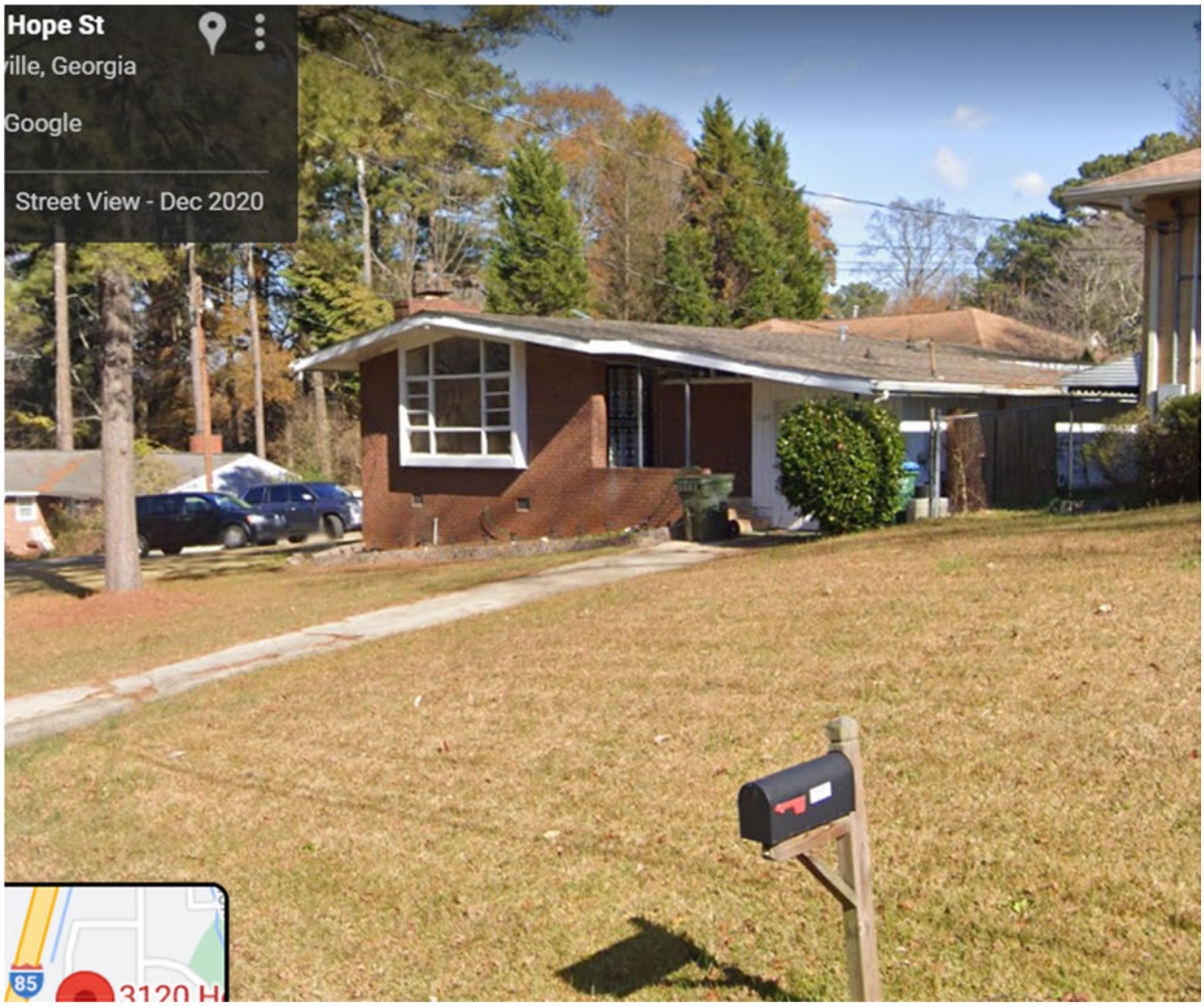
North Ave
Google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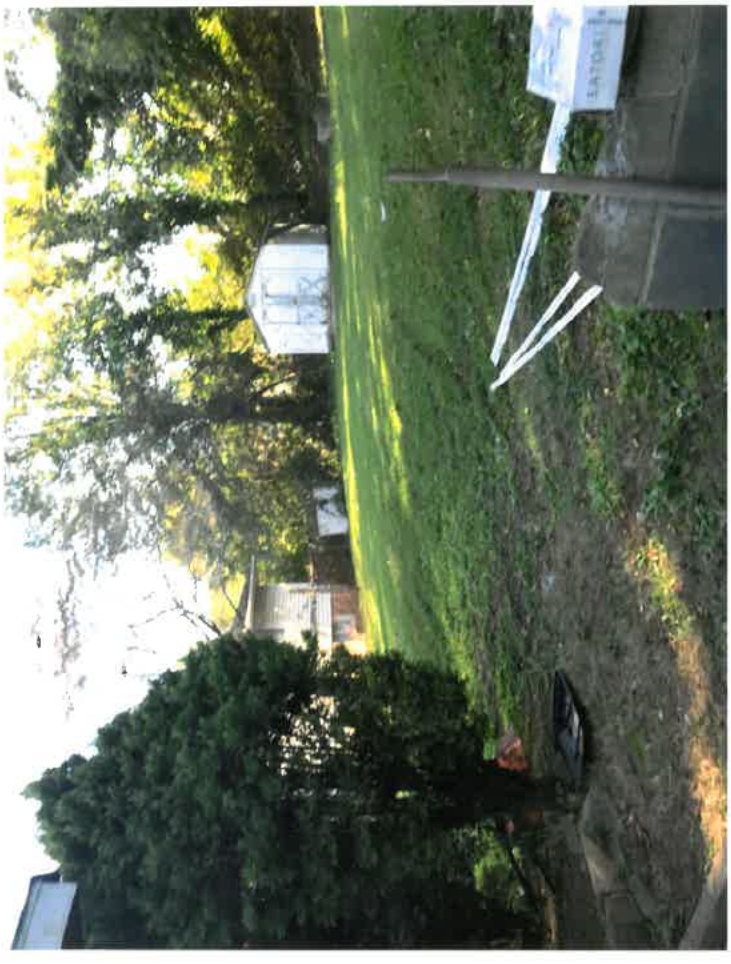
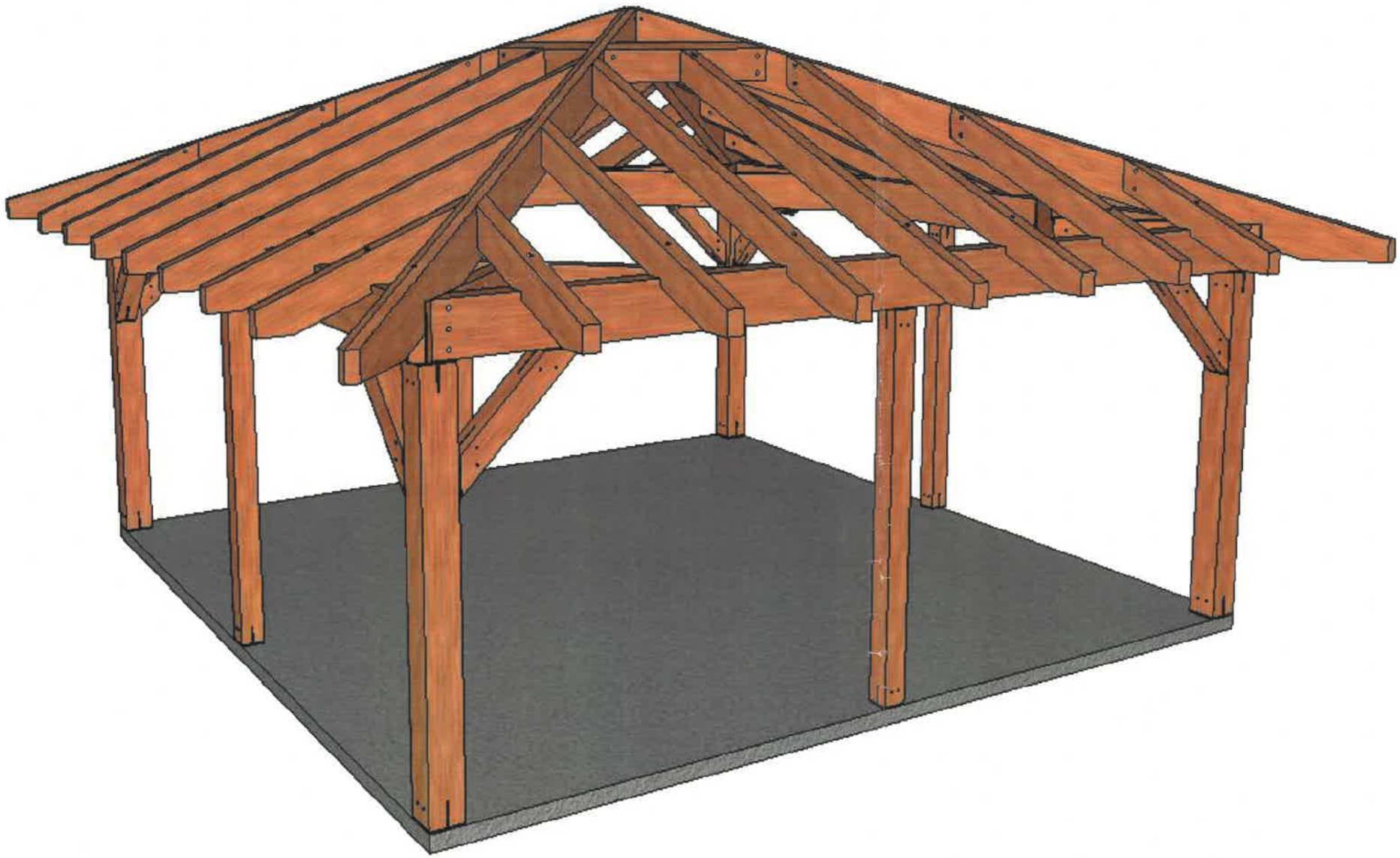
Google
Street View - Dec 2020
85



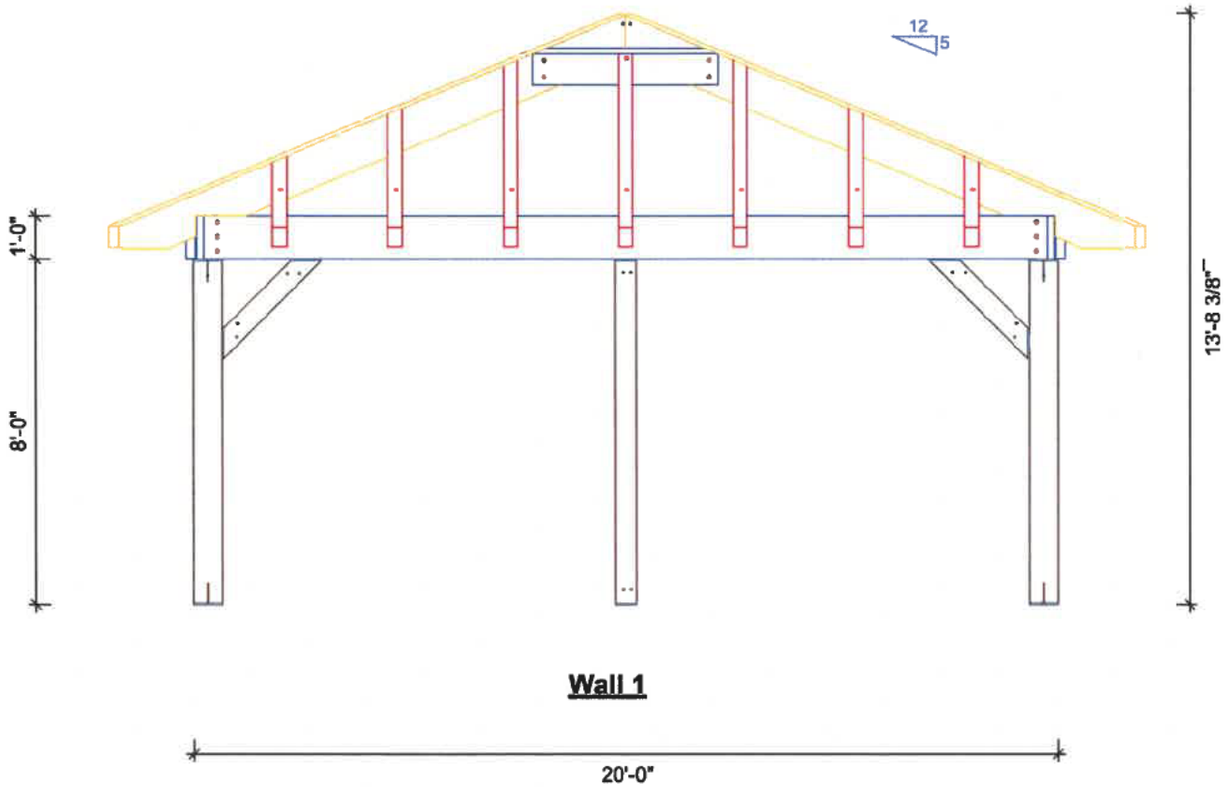
Chalmers Pergola

20' x 20' Hip Roof



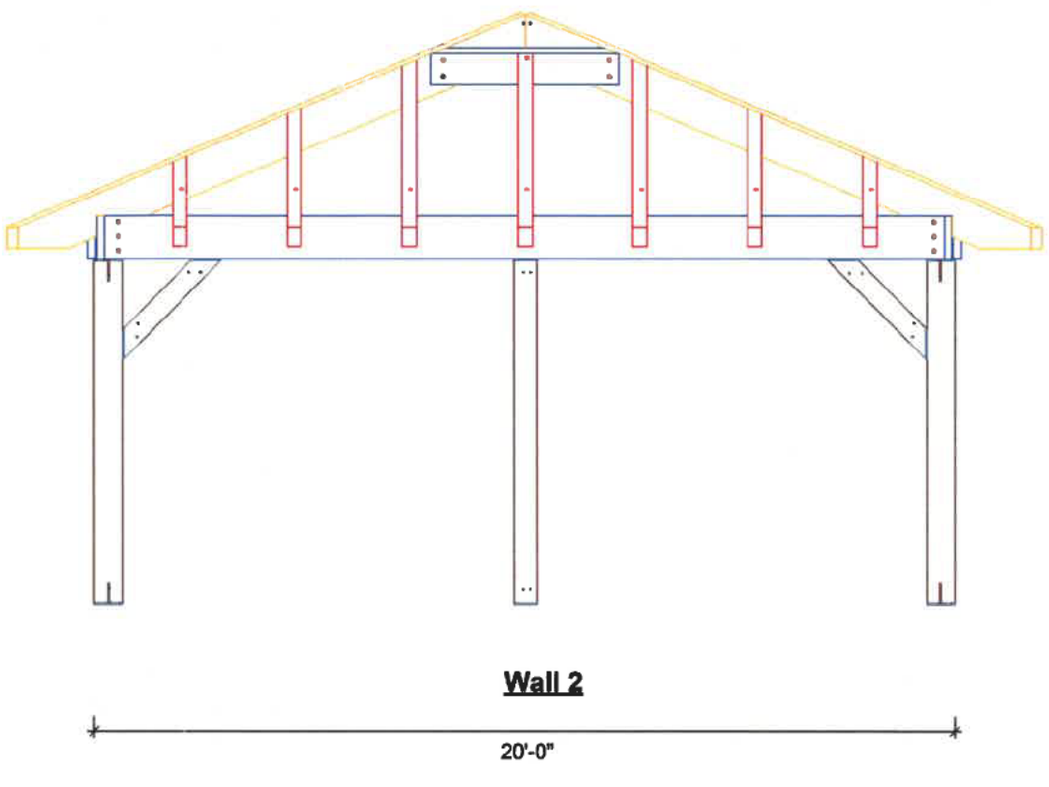
To be printed on- **11 x 17 Tabloid**

All timbers shall be equivalent to Douglas Fir No. 2 or better unless otherwise noted



Wall 1

20'-0"

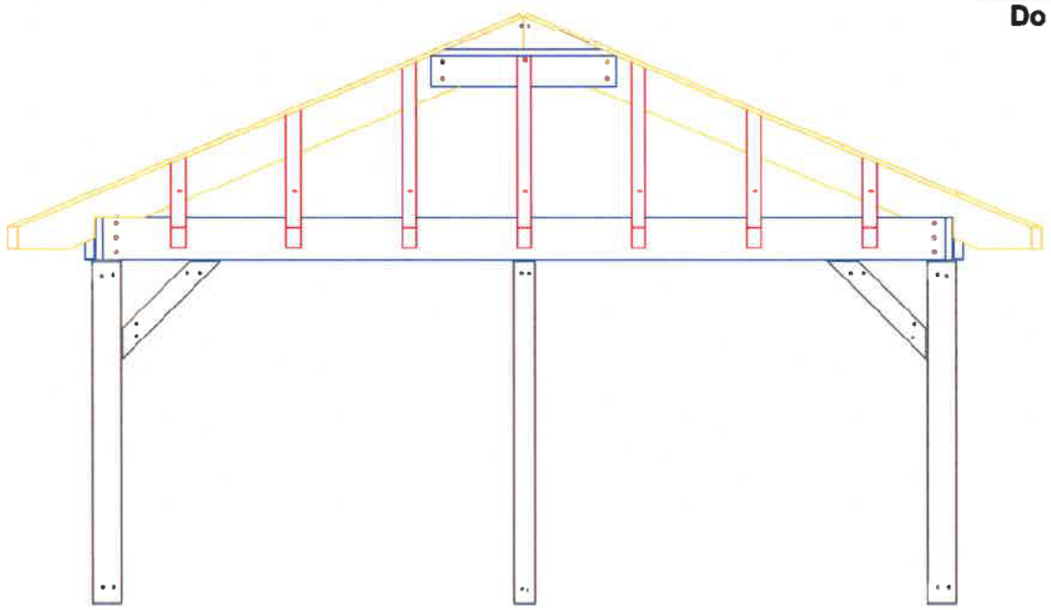


Wall 2

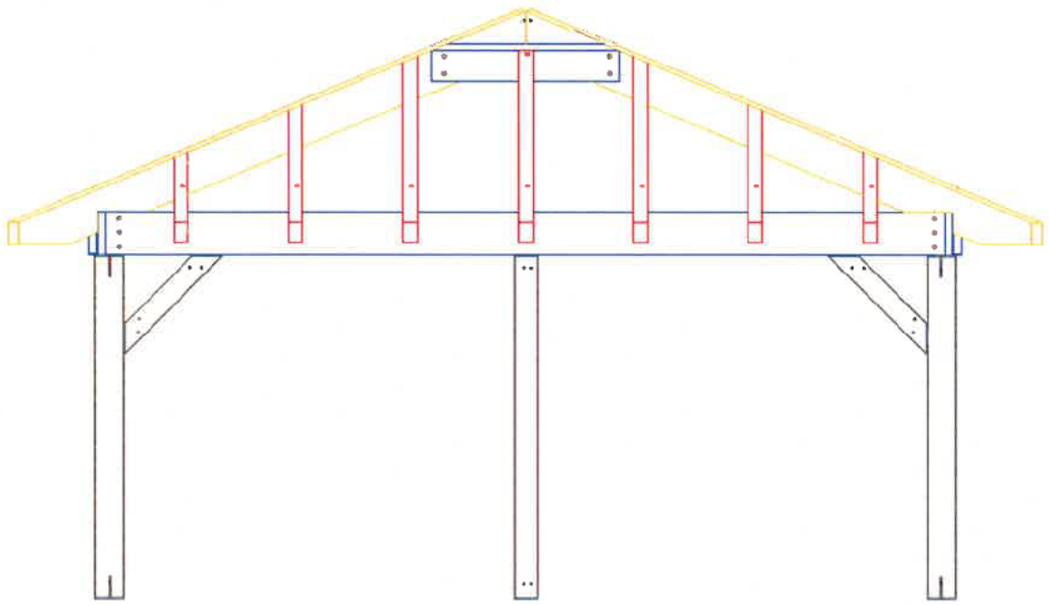
20'-0"

Elevations:

Do Not Scale



Wall 3



Wall 4

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE:	December 9, 2021
TO:	Tonya Hutson
FROM:	Lynn Patterson
RE:	**Design Review – 3270 Russell Street**

Key:	
Compliant:	✓
Not Compliant:	×
Incomplete:	✋
Not Applicable:	⦸

BACKGROUND

The City of Hapeville has received a design review application from James Bierma to rebuild a duplex located at 3270 Russell Street. The new construction will be approximately 789 sf with an additional 360 SF for a total square footage of 1,984 SF . The total duplex will be have one unit with 3 bedrooms and one bath and one with unit with 2 bedrooms and one bath. The exterior will be fiber cement board and an asphalt shingle roof. The property is zoned R-2, Two Family Residential and is subject to the Neighborhood Conservation Area Subarea E 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:

(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: This is a rebuild. No tree is indicated in the front yard.
An existing chain link fence is visible from the right of way.

(c) Utility Standards

× Mechanical features shall not be located in the supplemental area or front yard and shall be screened from vie
w 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. Mechanical must be screened.
Light is not shown at the front doors.

(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: Existing driveway is shown.

(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 form 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: No detail is provided for the roof (material, warranty, overhang). No information is provided regarding gutters and downspouts. Chimneys appear to be brick – they must be brick, stone or masonry finish materials.

(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: Unclear scope of renovations – if they will impact stoops. If so, all standards must be met.

(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 not shown. No detail has been provided for windows, including recess, size, percent of street facing façade, GBG, etc. Sills are not shown

(h) Detached one-family dwellings/ two-family dwellings. 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 relevant plan sheets. A summary document should be provided detailing compliance with each item below.

- No tree is indicated in the front yard.
- An existing chain link fence is visible from the right of way.
- A tree is required in the front yard.
- Mechanical must be screened.
- Provide light at front door.
- Provide building numbers.
- Provide detail for the roof (material, warranty, overhang).
- Provide detail for gutters and downspouts.
- Provide detail for chimneys.
- Provide detail for windows, including recess, size, percent of street facading façade, no GBGs,etc.
- Provide trim detail (to match standards).
- Provide sill height to demonstrate it meets standards.
- Provide sills/ material.
- Indicate if stoops are affected with renovation.

The Design Review Committee may approve the application with successful resolution of the aforementioned issues.

CITY OF HAPEVILLE
DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 11/10/21

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

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

Applicant: James BIERMA **Contact Number:** [redacted]

Applicants Address: 280 Cascade Cir Ath. Ga 30628

E-Mail Address: [redacted] **Zoning Classification:** R-2

Address of Proposed Work: 3270 ~~Cascade~~ Russell St. Hapeville

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-00-95-00 100 708

Property Owner: James BIERMA/Kendall Costner **Contact Number:** [redacted]

Project Description (including occupancy type): Residential re-frame & Build Duplex

Contractors Name: Shawn Kafirly **Contact Number:** [redacted]

Contact Person: Shawn **Contact Number:** Same

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

Applicants Signature

11/10/21
Date

[redacted]

Project Class (check one):

X Residential _____Commercial _____Mixed-Use Development

Project Type:

_____New Commercial Construction _____Addition to Existing Commercial Building

_____Addition to Existing Residential Structure _____Accessory Structure

_____Site Plan, Grading & Landscaping _____New Single-Family Residential Construction

_____Other

Total Square Footage of proposed New Construction: 784

Total Square Footage of existing building: 1984

Estimated Cost of Construction: $40,000

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

Hardy board / Fiber Cement Board

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

Hardi Board / Fiber Cement Board

NOTICE

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

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

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

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

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

(Please Print & Initial)

I James RIETMA JR 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.

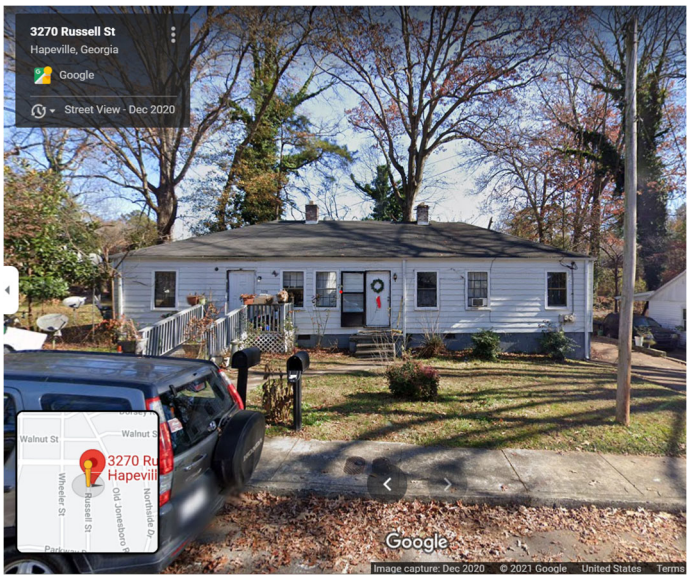
____ Submitted dimensioned architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.

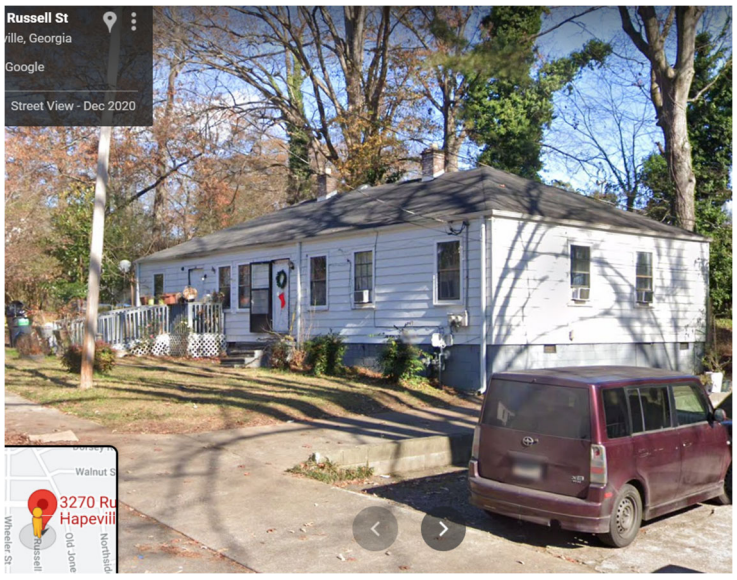
____ Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.

Printed Name	Signature	Date
[illegible]	[illegible]	11/10/21

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

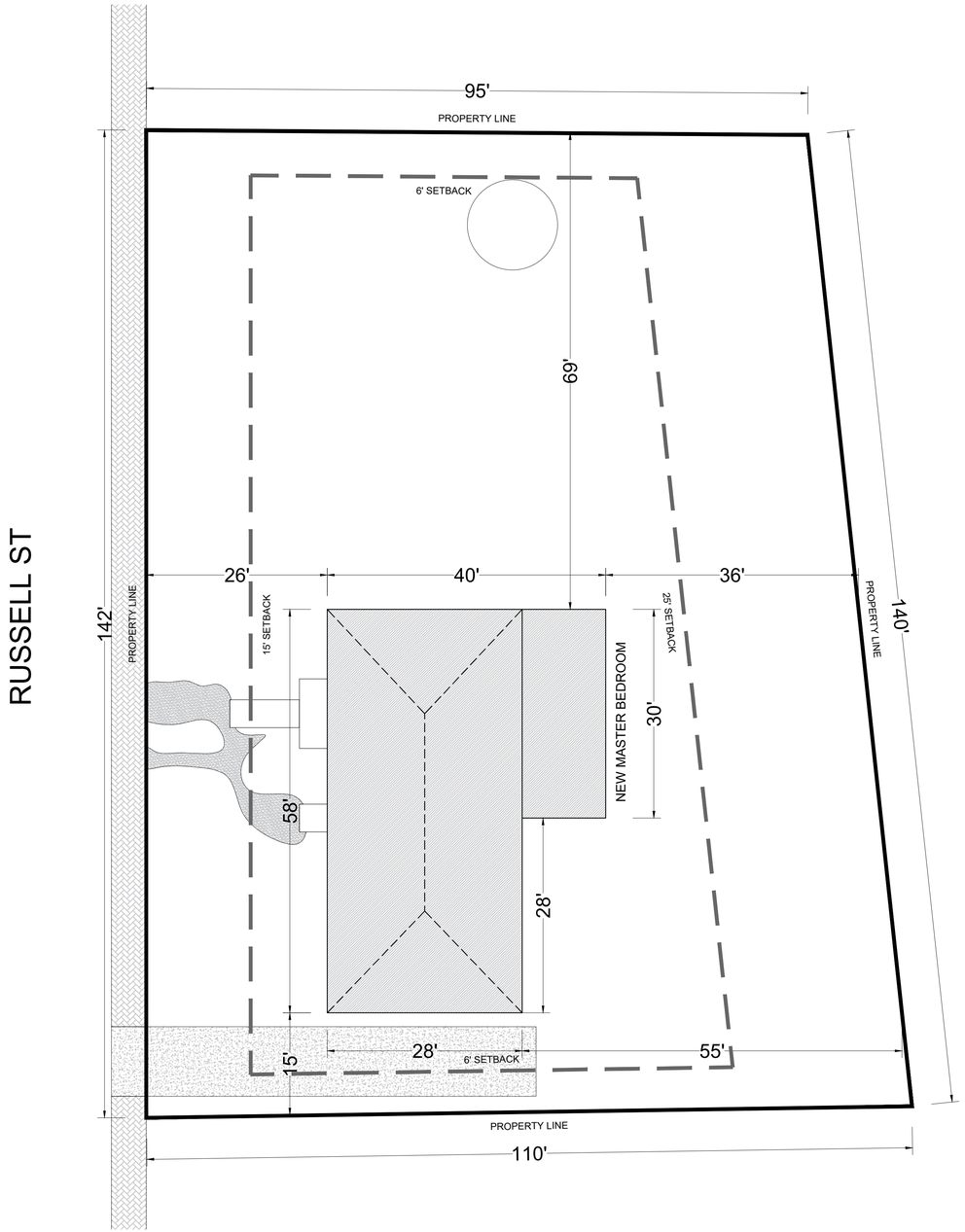
Thank you for interest and investment in the City of Hapeville.


3270 Russell St
Hapeville, Georgia
Google
Street View - Dec 2020
Walnut St
Wheeler St
Russell St
Old Jonesboro Rd
Google
Image capture: Dec 2020 © 2021 Google United States Terms


Russell St
Google
Street View - Dec 2020
Walnut St

Map data ©2020 Google, ©2020 Real Estate Portal USA LLC

10:59
3270 Russell St
2D
3270 Russell St Building



REMODEL AMERICA

SHAWN LOREN KAFERLY
REMODEL AMERICA LLC
REMODELAMERICALLC.COM
FACEBOOK.COM/TRIMTHEWORLD
6783506455

NOTES:

ADDRESS:
3270 RUSSELL ST
HAPEVILLE, GA 30354

PARCEL ID: 14009500100708

LOT AREA: 0.36 ACRE

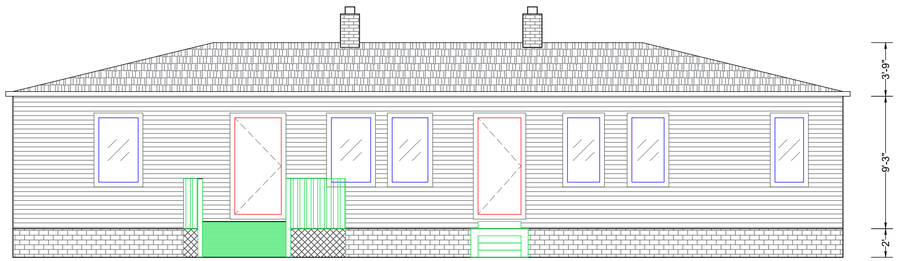
PLOT SIZE: 24" X 36"

DRAWING DATE: 11/04/2021

DRAWING SCALE: 1"=10'

N

NOTE: FOR THE SCALE TO BE CORRECT SHEET MUST BE PRINTED ON 36"X24"



WEST ELEVATION

NOTES:

ADDRESS:
3270 RUSSELL ST,
HAPEVILLE, GA 30354

PROPERTY OWNERS:
JAMES BIERMA AND
RANDALL COSTNER

ELEVATIONS

PLOT SIZE: 36" X 24"

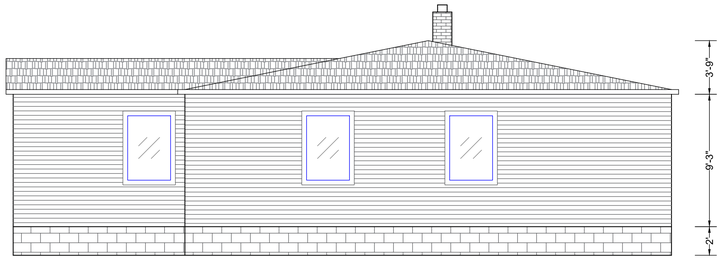
DRAWING DATE: 11/04/2021

DRAWING SCALE: 1"=5'

N

REMODEL AMERICA

NOTE: FOR THE SCALE TO BE CORRECT SHEET MUST BE PRINTED ON 36"X24"



NORTH ELEVATION

NOTES:

ADDRESS:
3270 RUSSELL ST,
HAPEVILLE, GA 30354

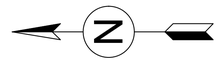
PROPERTY OWNERS:
JAMES BIERMA AND
RANDALL COSTNER

ELEVATIONS

PLOT SIZE: 36" X 24"

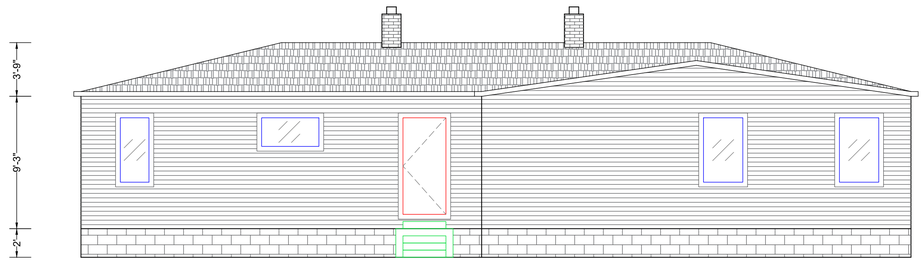
DRAWING DATE: 11/04/2021

DRAWING SCALE: 1"=5'



REMODEL AMERICA

NOTE: FOR THE SCALE TO BE CORRECT SHEET MUST BE PRINTED ON 36"X24"



EAST ELEVATION

NOTES:

ADDRESS:
3270 RUSSELL ST,
HAPEVILLE, GA 30354

PROPERTY OWNERS:
JAMES BIERMA AND
RANDALL COSTNER

ELEVATIONS

PLOT SIZE: 36" X 24"

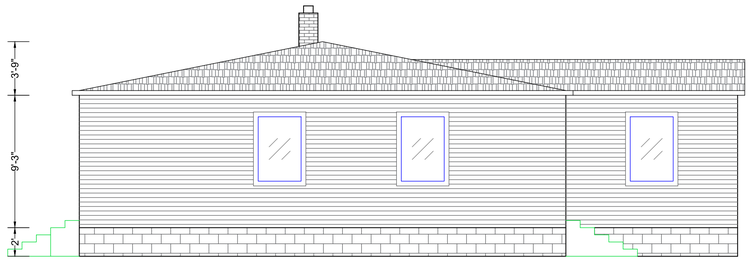
DRAWING DATE: 11/04/2021

DRAWING SCALE: 1"=5'

N

REMODEL AMERICA

NOTE: FOR THE SCALE TO BE CORRECT SHEET MUST BE PRINTED ON 36"X24"



SOUTH ELEVATION

REMODEL AMERICA

NOTES:

ADDRESS:
3270 RUSSELL ST,
HAPEVILLE, GA 30354

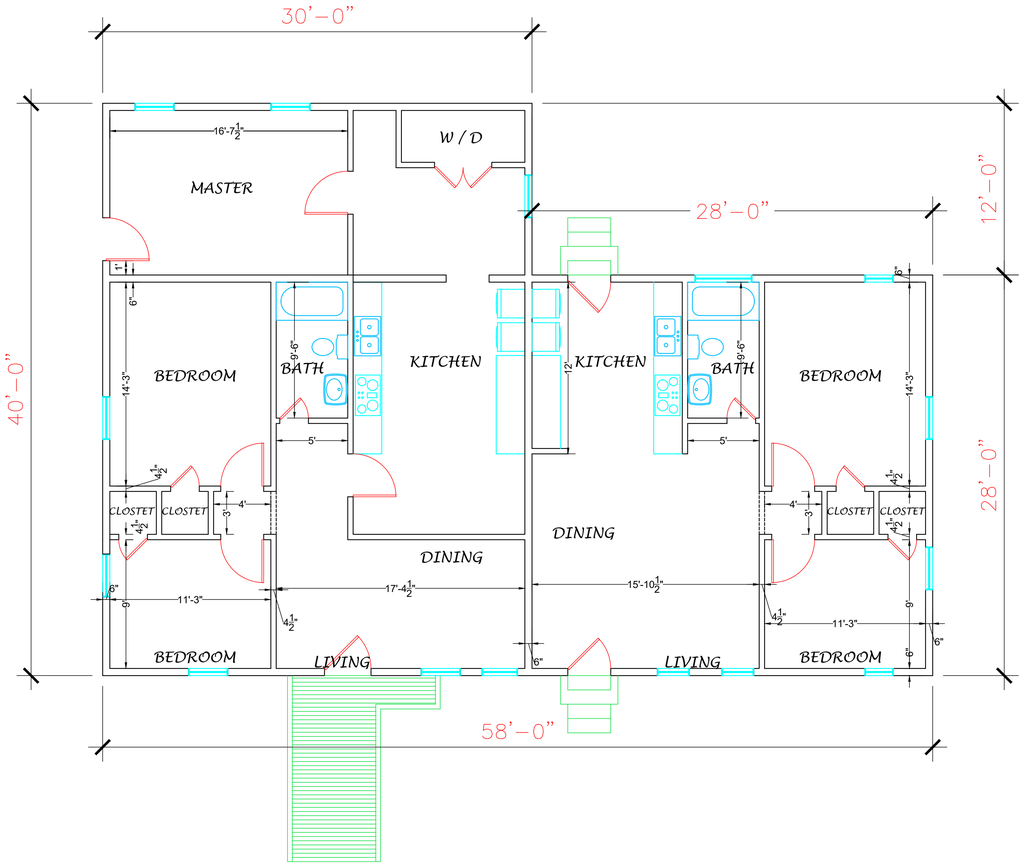
PROPERTY OWNERS:
JAMES BIERMA AND
RANDALL COSTNER

ELEVATIONS

PLOT SIZE: 36" X 24"

DRAWING DATE: 11/04/2021

DRAWING SCALE: 1"=5'



REMODEL AMERICA

SHAWN LOREN KAFERLY
REMODEL AMERICA LLC
REMODELAMERICALLC.COM
FACEBOOK.COM/TRIMTHEWORLD
6783506455

NOTE: FOR THE SCALE TO BE CORRECT SHEET MUST BE PRINTED ON 36"x24"

ADDRESS:
3270 RUSSELL ST,
HAPEVILLE, GA 30354

PROPERTY OWNERS:
JAMES BIERMA AND
RANDALL COSTNER

FLOOR PLAN

PLOT SIZE: 36" X 24"

DRAWING DATE: 11/04/2021

DRAWING SCALE: 1"=5'

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: December 9, 2021
TO: Tonya Hutson
FROM: Lynn Patterson
RE: Design Review – 400 Porsche Avenue

BACKGROUND

The City of Hapeville has received a design review application from Jesse Treuden of Redmond Company on behalf of APORT, LLC for a 5 story, 132,000 SF main office building with a retail branch credit union and drive up on the 10.54 acre site located at 400 Porsche Avenue. The building is a combination of metal panel, stone, glass, and wood. Approximately 611 parking spaces will be available for employee and customer parking.

The property is zoned B-P, Business Park, and is subject to the Commercial/Mixed-Use area, Subarea B, of the Architectural Design Standards. The B-P zoning district requires new construction to reflect the designs of buildings immediately adjacent to the zone. As such, the architectural design guidelines are superseded by the requirements of zoning and thus do not apply. The role of the Design Review Committee is to ensure designs are consistent with the requirements of the B-P zoning and to approve the landscape plan. Other buildings within the B-P Zoning District are the Porsche Service Center, a classic car restoration facility (in permitting), parking deck (in permitting), and adjacent is the Porsche North American Headquarters.

CODE

ARTICLE 18. - B-P ZONE (BUSINESS PARK)

Sec. 93-18-1. - Intent.

(a) The purpose of this district is to encourage the development of a high-quality community of businesses, office services and recreation uses to promote economic development for the city by fostering the creation of significant employment centers.

(b) In order to further the achievement of this purpose, applicants for development within the B-P (business park) district shall submit proposed site development plans for review and approval in accordance with the provisions of section 93-2-16.

(c) To create continuity for the business park aesthetic, buildings and sites must reflect buildings immediately adjacent to the zone.

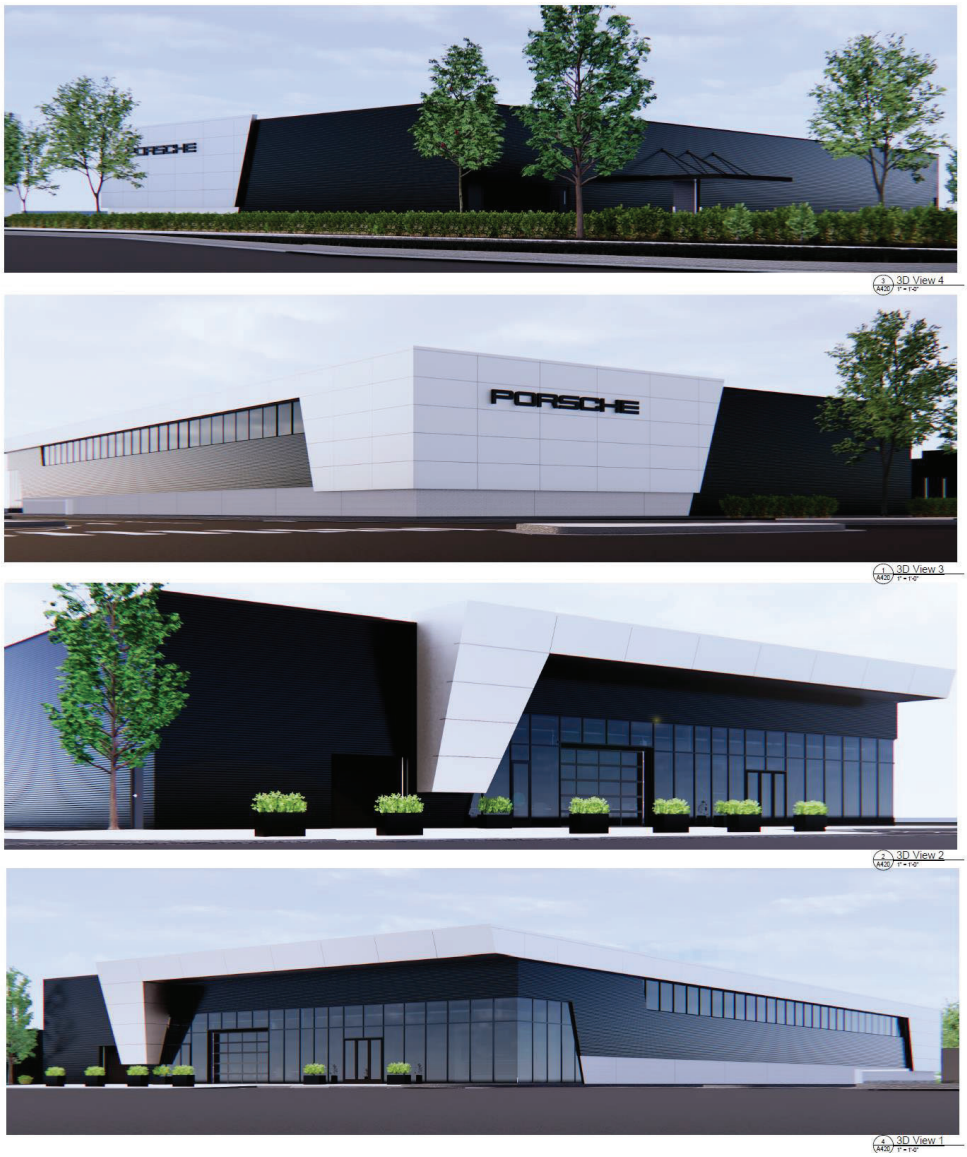
Adjacent Kimpton Overland Hotel, Entrance.

Adjacent Kimpton Overland Hotel, facing proposed development.

Porsche North America Headquarters, Atlanta, adjacent to B-P district, front façade.

Porsche North America Headquarters, Atlanta, adjacent to B-P district, side/rear.

Porsche Service Center, adjacent to proposed car restoration facility.



Porsche Classic Car Restoration Facility

Sec. 93-18-3. - Off-street parking and loading requirements.

(a) Commercial and office uses shall have a minimum of four off-street parking spaces per 1,000 square feet of gross floor area.

611 are provided.

(b) Restaurants, grills, cafes, taverns and similar eating and drinking establishments shall have three parking spaces for every 1,000 square feet of enclosed or unenclosed floor area.

(c) Accessory indoor or outdoor dining when limited to 25 percent of the total gross floor area of the building or business shall have no minimum parking requirement.

(d) Computer processing and data processing facilities shall have a minimum of two off-street parking spaces per 800 square feet of gross floor area.

(e) Hotels and motels shall have minimum parking spaces available for 80 percent of the total number of lodging units.

(f) Auditoriums, assembly areas and similar facilities shall have a minimum of one parking space for each three seats in such facility.

(g) Loading spaces for buildings:

(1) Up to 10,000 square feet of total floor area; no loading spaces required.

(2) Between 10,001 square feet to 40,000 square feet of total floor area; one loading space required.

(3) More than 40,001 square feet of total floor area; two loading spaces required.

Two are provided.

(h) Parking for an outdoor recreational experience center shall have a minimum of four off-street parking spaces per 1,000 square feet of gross heated floor area within a building or structure.

(i) Auto service and repair facilities shall have a minimum of three off-street parking spaces per 1,000 square feet of gross floor area. Auto service and repair facilities that include major mechanical or body repair shall have one off-street parking space per 1,000 square feet of gross floor area.

(j) Shared parking is allowed within the B-P zoning district provided that aggregate minimum parking is accommodated within adjacent parcels in the district or in another jurisdiction if it is immediately adjacent to the B-P district. Parking garages are permitted when used to satisfy the parking requirements.

Sec. 93-18-4. - Height requirements.

No structure shall exceed 105 feet or eight stories in height, unless additional height is approved by the planning commission, the Federal Aviation Administration, the city building official and the fire chief to ensure that fire safety design standards are met. The Federal Aviation Administration must approve all building heights.

102' / 5 stories

Sec. 93-18-5. - Site development and improvement standards.

In order to establish and maintain the B-P (Business Park) district as a quality area which will preserve the investments of all landowners and developers, as well as the tax base of the city, all construction and development within the B-P district shall comply with the following standards:

(1) *Minimum lot area.* The minimum lot area for any building site shall be 10,000 square feet.

Compliant

(2) *Setbacks for front, rear and side yards.*

a. There is no setback requirement.

b. Only driveways, interior vehicular circulation drives, permitted signs, and landscaped areas shall be allowed between a building and the front property line.

Variance for parking between building and property line has been requested.

(3) *Buildings.*

a. Exterior wall materials shall be one or more of the following:

1. Hard-coat stucco;
2. **Stone with either a weathered face or a polished, fluted or broken face. No quarry-faced stone shall be used except in retaining walls;**
3. Fiber-cement siding;
4. **Glass;**
5. **Metal and metal panel; or**
6. Concrete masonry.

i. Units shall be those generally described by the National Concrete Masonry Association as "customized architectural concrete masonry units" or shall be broken faced brick-type units with marble aggregate. There shall be no exposed concrete block on the exterior of any building visible from any public right-of-way. Any concrete masonry units that have gray cement color visible from any public right-of-way shall be coated with a coating approved by the design review committee.

ii. Concrete may be poured in-place, tilt-up or precast. Poured in-place and tilt-up walls may be exposed or have a finish of stone, a texture, metal panels or screening, or a coating. Textured finishes shall be coated. Coating shall be an approved cementitious of any epoxy type with a life expectancy of at least ten years.

b. Other exterior wall materials may be used only with the prior approval of the design review committee. Approval or disapproval will be judged on the appropriateness of the materials when considered in context with other buildings in the same business park.

c. Outside storage of materials is prohibited.

d. Roof-mounted equipment shall be located and/or screened to minimize visibility from streets or surrounding buildings.

(4) *Landscaping.* Landscaping design standards shall be established during design review. Approval or disapproval will be judged on the appropriateness of the materials when considered in context of the location of the landscaping, the visibility of the landscaping to the general public on the nearest public right-of-way and in context with other buildings in the same business park.

See Arborist Report for Tree Conservation. Community Garden and other plantings are shown on the plan.

(5) *Exterior lighting.* All exterior lighting shall comply with FAA requirements related to aircraft safety, and all exterior lighting shall be maintained in accordance with plans and specifications submitted to and approved by the building official.

Lighting plan has not been provided.

RECOMMENDATION

The proposed architecture blends the sleek modern look of the Porsche and Kimpton Hotel developments to the west with the transition into the downtown architecture with glass and stone materials. Rooftop terraces are provided for the employees.

Staff recommends approval for the proposed architecture should the Design Review Committee deem it appropriate.

Please note that signs are governed by the City's sign ordinance and will require separate permits.

CITY OF HAPEVILLE
DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 11/17/2021

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

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

Applicant: The Redmond Company **Contact Number:** 262-869-8737

Applicants Address: W228 N745 Westmound Drive, Waukesha, WI 53186

E-Mail Address: jtreuden@theredmondco.com **Zoning Classification:** BP

Address of Proposed Work: 400 Porsche Avenue

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 0096 LL0585

Property Owner: APORT, LLC **Contact Number:**

Project Description (including occupancy type):
The proposed project consists of a 5 story, 132,000 SF main office building with a retail credit union branch. Site will be improved with landscaped areas throughout, including outdoor seating areas, walking paths and a community garden.

Contractors Name: The Redmond Company **Contact Number:** 262-869-8737

Contact Person: Jesse Treuden **Contact Number:** 262-933-8288

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

Applicants Signature 11/17/2021 **Date**

Project Class (check one):

_____Residential ___X___Commercial _____Mixed-Use Development

Project Type:

___X___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: 132,000 SF

Total Square Footage of existing building: NA

Estimated Cost of Construction: $33,700,000

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

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

Cast stone

Composite Metal Wall Panels

HPL Siding (Wood Look Siding)

Standing Seam Metal Roof

Natural Stone Veneer

Glu-Laminated Wood

Clear Anodized Window System

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 Jesse Treuden 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:

JT 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

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

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

JT 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.

JT 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.

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

JT 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.

Jesse Treuden		11/17/2021
Printed Name	Signature	Date

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

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

PROPOSED TREE LEGEND

(41) 4" CALIPER CANOPY TREE: SHUMARD OAK AND WILLOW OAK

(76) 4" CALIPER CANOPY TREE: PRINCETON ELM , YELLOWWOOD, TRIDENT MAPLE

(20) 4" CALIPER MINIMUM SIZE TREE FORM BALD CYPRESS

(48) 4" CALIPER MINIMUM SIZE EVERGREEN HOLLY SPECIES AND/OR SOUTHERN MAGNOLIA, FULL TO GROUND

(79) 4" CALIPER MINIMUM SIZE EVERGREEN VIRGINIA PINE, CRYPTOMERIA, RED CEDAR AND/OR GREEN GIANT ARBORVITAE

TREE PERMIT CALCULATIONS:

1 TREE PROVIDED IN 200 SF MINIMUM LANDSCAPE AREA EVERY 50' OF A PARKING SPACE

100 TREE INCHES PER ACRE = 10.54 ACRES =1054 INCHES REQUIRED
264 (4" CALIPER) TREES PROPOSED = 1056 INCHES PROVIDED
A MINIMUM OF 50% OF TREES TO BE CANOPY TREES EXCEEDING 40' IN MATURE HEIGHT.

REQUIREMENT MET

LIGHTPOLE NOTES:
LIGHTPOLES TO BE PLACED OUTSIDE LANDSCAPE ISLANDS PER CITY OF HAPEVILLE.

FIRE MARSHALL NOTE:
LANDSCAPE CONTRACTOR TO ENSURE A CLEAR SPACE OF NO LESS THAN 3 FEET PROVIDED AROUND ALL FIRE HYDRANTS, FDCS AND PIVS WITH ANY LANDSCAPING OTHER GRASS AND PINE STRAW.

811 Know what's below. Call before you dig

IF YOU DIG GEORGIA...
CALL US FIRST!
UTILITIES PROTECTION CENTER
IT'S THE LAW

Viridian studios

LANDSCAPE ARCHITECTURE

1736 Liberty Lane
Liberty Lofts
Roswell, Georgia 30075
P: 404-780-2170
W: Viridianstudiosatl.com

REVISIONS

NO.	DATE	ISSUE

PROJECT NAME

ATLANTA POSTAL CREDIT UNION - MAIN OFFICE

PROJECT ADDRESS

PORSCHE AVE

HAPEVILLE, GEORGIA
FULTON COUNTY

ARCHITECT

THE REDMOND COMPANY

W228 N745 WESTMOUND DRIVE, WAUKESHA, WI 53186

SHEET TITLE

CONCEPT TREE AND LANDSCAPE PERMIT PLAN

DATE 11/17/2021

PROJ. NO.

PROFESSIONAL SEAL

GEORGIA REGISTERED LANDSCAPE ARCHITECT No. LA001518 JILL ELIZABETH KELLEHER

SHEET

L1.1

CONSTRUCTION DOCUMENTS FOR

ATLANTA POSTAL CREDIT UNION

0 PORSCHE AVENUE
HAPEVILLE, GA 30354
TAX PARCEL: 14 0096 LL0585

PREPARED FOR:

THE REDMOND COMPANY

W228 N745 WESTMOUND DRIVE, WAUKESHA, WI 53186

PREPARED BY:

LOWE ENGINEERS

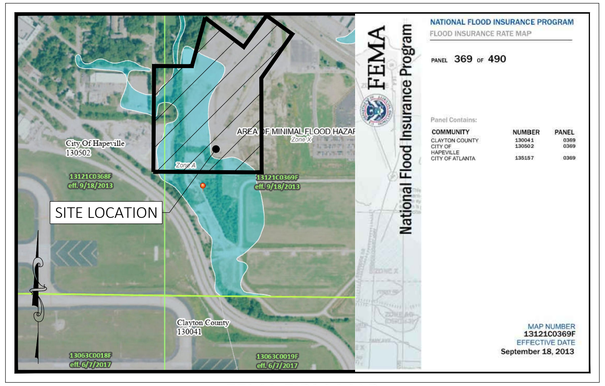
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GEORGIA 30328
(770) 857-8400

SHEET LIST TABLE	
Sheet Number	Sheet Title
C0.00	COVER
C0.01	GENERAL NOTES
C0.02	SURVEY
C2.00	DEMOLITION PLAN
C3.00	SITE PLAN
C3.01	NORTH DETAILED SITE PLAN
C3.02	SOUTH DETAILED SITE PLAN
C4.00	GRADING PLAN
C4.01	NORTH DETAILED GRADING PLAN
C4.02	SOUTH DETAILED GRADING PLAN
C5.00	UTILITY PLAN
C5.01	NORTH DETAILED UTILITY PLAN
C5.02	SOUTH DETAILED UTILITY PLAN
C5.03	OFFSITE SANITARY SEWER PLAN

GENERAL NOTES

1. **DEVELOPMENT SERVICES PERMITTING DISCLAIMER:** THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING HAVE BEEN MET. THE ONUS IS ON THE OWNER/DEVELOPER/BUILDER TO DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, STANDARDS, OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.
2. ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS.
3. IF ANY CONFLICTS, DISCREPANCIES OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED
4. PRIOR TO LAND DISTURBING AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA EROSION CONTROL / SITE DEVELOPMENT INSPECTOR.
5. THE EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN PREPARED FROM THE INFORMATION AVAILABLE TO THE ENGINEER AND MAY NOT BE ACCURATE TO EXTENT OR LOCATIONS, PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL NOTIFY UTILITIES AND THEN MARK OR REMARK THEIR FACILITIES.
6. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING VEGETATION WHICH DOES NOT UNREASONABLY INTERFERE WITH CONSTRUCTION.
7. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCH MARKS, REFERENCE POINTS AND STAKES.
8. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF ALL MATERIALS. THE EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH THE STATE AND LOCAL CODES, RULES, AND REGULATIONS.
9. TESTING SHALL BE DONE BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
10. SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL.
11. SHORING SHALL BE IN ACCORDANCE WITH SECTION 7 OF THE MANUAL OF ACCIDENT PROTECTION IN CONSTRUCTION AS PUBLISHED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, OSHA, AND THE LOCAL REGULATIONS

SITE LOCATION MAP
NOT TO SCALE



FEMA FIRM MAP
FEMA FIRM PANEL NO.: 13121C0369F
DATED: 9/17/2013
NOT TO SCALE

DEVELOPMENT TEAM

CIVIL ENGINEER
LOWE ENGINEERING
990 HAMMOND DRIVE
SUITE 900
ATLANTA, GA 30328
PHONE: 678-361-8074
EMAIL:
CLEMENTE.QUINONES@LOWEENGINEERS.COM
CONTACT: CLEMENTE QUINONES, PE

SURVEYOR
LOWE ENGINEERS
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GA 30328
PHONE:678-232-3137
CONTACT: TIM WORLEY, PLS

ARCHITECT
THE REDMOND COMPANY
W228 N745 WESTMOUND DRIVE
WAUKESHA, WI 53186
PHONE: 262.549.9600
EMAIL:
JTREUDEN@THEREDMONDCO.COM
CONTACT: JESSE TREUDEN

LANDSCAPE ARCHITECT
VIRIDIAN STUDIOS, INC
1736 LIBERTY LANE
ROSWELL, GA 30075
PHONE: 404.780.2170
EMAIL:
JILL@VIRIDIANSTUDIOSATL.COM
CONTACT: JILL KELLEHER, PLA, LEED AP

GOVERNING AGENCIES

WATER/SANITARY
FULTON COUNTY
141 PRYOR STREET SW
ATLANTA, GA 30303
PHONE: 404.612.4000

PLANNING & ZONING
CITY OF HAPEVILLE
COMMUNITY SERVICE DEPARTMENT
3474 NORTH FULTON AVENUE
HAPEVILLE, GA 30354
PHONE: 404.669.2120

FIRE
CITY OF HAPEVILLE
HAPEVILLE FIRE DEPARTMENT
3468 N FULTON AVENUE
HAPEVILLE, GA 30354
PHONE: 404.669.2141

STORMWATER
FULTON COUNTY
STORMWATER SERVICES
141 PRYOR STREET SW
ATLANTA, GA 30303
PHONE: 404.612.4000

SITE DATA SUMMARY

ADDRESS	0 PORSCHE AVENUE, HAPEVILLE, GA 30354
TOTAL PROPERTY AREA:	10.54± AC (459122± S.F.)
DISTURBED AREA	TBD± AC (####± S.F.)
IMPERVIOUS AREA:	7.2± AC (313632± S.F.)
PERVIOUS AREA:	3.34± AC (145490± S.F.)
ZONING CLASSIFICATION	
ZONING:	PROPOSED B-P (EXISTING I2 - HEAVY INDUSTRIAL)
NORTH ADJACENT ZONING:	U-V
WEST ADJACENT ZONING:	RMU - RESIDENTIAL MIXED USE
EAST ADJACENT ZONING:	B-P - BUSINESS PARK
SOUTH ADJACENT ZONING:	B-P - BUSINESS PARK
JURISDICTION:	FULTON
BUILDING SUMMARY	
PROPOSED BUILDING AREA:	132,000 SF
BUILDING AREA LIMIT:	N/A
BUILDING HEIGHT LIMIT:	105 FT / 8 STORIES
FRONT SETBACK:	20'
SIDE SETBACK:	10'
REAR SETBACK:	20'
PARKING SUMMARY	
PARKING REQUIREMENTS:	4 SPACES PER 1,000 SF
TOTAL PARKING REQUIRED:	540 SPACES
TOTAL PARKING PROVIDED:	611 SPACES
LANDSCAPE REQUIREMENTS	
FRONT LANDSCAPE BUFFER:	MINIMUM 5'
SIDE LANDSCAPE BUFFER:	MINIMUM 5'
REAR LANDSCAPE BUFFER:	MINIMUM 5'

GEORGIA811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

24 HOUR CONTACT:
JESSE TREUDEN: 262.896.8737

PREPARED FOR:
THE REDMOND COMPANY
W228 N745 WESTMOUND DRIVE
WAUKESHA, WI 53186
PHONE: 262.549.9600

PREPARED BY:
LOWE ENGINEERS
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GA 30328
770.857.8400

PRELIMINARY
NOT FOR
CONSTRUCTION

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COVER

ATLANTA POSTAL CREDIT UNION
0 PORSCHE AVENUE
HAPEVILLE, GA 30354

ZONING: I2 - HEAVY INDUSTRIAL
LAND LOT: 0096
TAX DISTRICT: 2ND
TAX PARCEL I.D.: 14 0096 LL0585

REVISIONS

NO.	DATE	DESCRIPTION

SCALE: N/A
DATE: 11/17/2021
DRAWN BY: CQ
CHECKED BY: JGW
PROJECT MANAGER: CLEMENTE QUINONES, PE
PROJECT #: 21-220027

SHEET C0.00

NORTH

FILE NAME: Z:_ CIVIL SITE GROUP\Projects\21-220027 ATL Postal Credit Union\DWG\SHEETS\C0.00 COVER.dwg LAST SAVED BY: CQUINONES 11/17/21 AT 1:33 PM PLOTTED BY: CQUINONES 11/17/21 AT 1:56 PM PAPER SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) DEVICE: _DWG TO PDF.PC3 PLOT STYLE: CIVIL-SITE.CTB

LOWE ENGINEERS NOTES

GENERAL NOTES

A. DEVELOPMENT SERVICES PERMITTING DISCLAIMER: THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING HAVE BEEN MET. THE ONUS IS ON THE OWNER/DEVELOPER/BUILDER TO DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, STANDARDS, OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.

B. ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS.

C. IF ANY CONFLICTS, DISCREPANCIES OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED

D. PRIOR TO LAND DISTURBING AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA EROSION CONTROL / SITE DEVELOPMENT INSPECTOR.

E. THE EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN PREPARED FROM THE INFORMATION AVAILABLE TO THE ENGINEER AND MAY NOT BE ACCURATE TO EXTENT OR LOCATIONS, PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL NOTIFY UTILITIES AND THEN MARK OR REMARK THEIR FACILITIES.

F. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING VEGETATION WHICH DOES NOT UNREASONABLY INTERFERE WITH CONSTRUCTION.

G. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCH MARKS, REFERENCE POINTS AND STAKES.

H. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF ALL MATERIALS. THE EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH THE STATE AND LOCAL CODES, RULES, AND REGULATIONS.

I. TESTING SHALL BE DONE BY THE CONTRACTOR UNLESS OTHERWISE NOTED.

J. SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL.

K. SHORING SHALL BE IN ACCORDANCE WITH SECTION 7 OF THE MANUAL OF ACCIDENT PROTECTION IN CONSTRUCTION AS PUBLISHED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, OSHA, AND THE LOCAL REGULATIONS

L. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL STATE, CITY AND COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

M. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, BUILDING UTILITY ENTRANCE LOCATIONS, EXACT LOCATIONS AND DIMENSIONS OF ENTRIES, SIDEWALKS, DOWNSPOUTS, AND BOLLARDS IN BUILDING SIDEWALKS.

N. UNLESS SHOWN OTHERWISE ON THE PLANS, CONTRACTOR SHALL APPLY 6" OF TOP SOIL TO ALL DISTURBED AREAS OF THE SITE, PLANT GRASS SEED OR SOD, APPLY STRAW, AND WATER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A HEALTHY STAND OF GRASS ON ALL SEEDED OR SODDED AREAS. IF A HEALTHY STAND OF GRASS CAN NOT BE ESTABLISHED BY THE TIME THE BUILDING BECOMES OCCUPIED, THEN SOD SHALL BE INSTALLED AND WATERED UNTIL GRASS IS ESTABLISHED.

O. ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE CURB & GUTTER AS SHOWN IN THESE PLANS AND THE CONSTRUCTION DRAWINGS.

P. ALL DIMENSIONS AND RADII ARE REFERENCED TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE UNLESS OTHERWISE NOTED.

Q. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BID. AREAS TO BE DISTURBED SHALL BE IMPROVED PER THESE PLANS OR RESTORED TO THEIR ORIGINAL OR BETTER CONDITION.

R. ACCESSIBLE SIGNS WITH A "VAN" MARKING SHALL HAVE ADDITIONAL SIGN MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY SIGN DENOTING VAN ACCESSIBILITY. ALL ACCESSIBLE SIGNS SHALL MEET THE CURRENT MINIMUM ADA AND LOCAL STANDARDS.

S. ALL HEIGHTS AND SETBACKS SHALL MEET THE MINIMUM STANDARDS SET FORTH IN THE LOCAL CODE.

T. THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, TRAFFIC MEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED.

U. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.

V. CONTRACTOR AGREES TO REPAIR ANY DAMAGE TO THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE STANDARDS OF THE DEPARTMENT OF TRANSPORTATION.

W. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN THE ACTUAL FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING

DEMOLITION

A. THE CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO ANY DEMOLITION OR CONSTUCTION ACTIVITY.

B. THE CONTRACTOR SHALL PERFORM DEMOLITION ACTIVITIES AS NOTED AND SHOWN ON THESE PLANS.

C. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY PERMITS AND PAY FEES REQUIRED FOR

D. DEMOLITION AND HAUL-OFF FROM THE APPROPRIATE AUTHORITIES.

E. THE CONTRACTOR SHALL PREPARE ALL DOCUMENTS AND ACQUIRE APPROPRIATE PERMITS AS REQUIRED

F. PRIOR TO THE COMMENCEMENT OF DEMOLITION.

G. THE DEMOLITION PLAN IS INTENDED TO DEPICT GENERAL DEMOLITION AND UTILITY WORK. IT IS NOT INTENDED TO IDENTIFY EACH ELEMENT OF DEMOLITION OR RELOCATION. CONTRACTOR SHALL COORDINATE WITH THE OWNER AND APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION ACTIVITY.

H. IN ACCORDANCE WITH THE DEMOLITION PLAN, CONTRACTOR TO COMPLETELY DEMOLISH AND DISPOSE OF ANY MATERIALS OFFSITE IN A LAWFUL MANNER EXISTING BUILDINGS, INCLUDING BUT NOT LIMITED TO FOUNDATIONS AND ALL APPURTENANCES (I.E. BOLLARDS, GAS METERS, AIR CONDITIONING UNITS, SIGNS, CURBS, SIDEWALKS, ELECTRIC METERS, FENCING, ETC.)

I. REMOVE AND/OR PLUG EXISTING UTILITIES SUCH AS SANITARY SEWER, WATER, GAS, ELECTRIC, AND TELEPHONE AS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING EACH UTILITY COMPANY TO COORDINATE REMOVAL OF ALL UTILITIES AND FOR DETERMINING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO COMMENCING WORK.

J. THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND PLUG, ALL SERVICE PIPING AT THE STREET LINE OR MAIN, AS REQUIRED, OR AS OTHERWISE NOTED. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTEND OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED.

K. THE CONTRACTOR SHALL ARRANGE FOR RESETTING OF CURB BOXES, VALVE BOXES AND REMOVAL AND/OR RELOCATION OF OVERHEAD UTILITIES AND POLES WITH THE APPROPRIATE UTILITY COMPANY.

L. INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES AND TREE PROTECTION PRIOR TO BEGINNING DEMOLITION WORK.

M. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN IN PLACE.

N. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID UNNECESSARY DAMAGE TO EXISTING ROAD SURFACE.

O. SAWCUT AT INTERFACE OF PAVEMENT OR CURB TO REMAIN. SAWCUT EXISTING PAVEMENT AT THE R/W.

P. ALL EXISTING ITEMS TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE SOLE EXPENSE OF THE CONTRACTOR.

Q. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE ADJOINING PROPERTIES DURING THE DEMOLITION PROCESS.

R. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER IMMEDIATELY FOR DIRECTION BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.

S. ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL CONTRACTOR AND DISPOSED OF PROPERLY

GRADING

A. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

B. ALL CUT OR FILL SLOPES SHALL BE 2:1 OR FLATTER UNLESS OTHERWISE NOTED.

C. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN IN SURVEY.

D. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

E. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.

F. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY -------, DATED ---------.

G. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 6 INCHES OF TOPSOIL.

H. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL GRASS AND MAINTAIN DISTURBED AREAS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
I. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

J. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL STATE AND LOCAL REGULATIONS AND CODES AND OSHA STANDARDS.

K. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.

L. ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK, AND THIS MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAKING.

M. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.

N. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION.

O. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.

P. ALL SITE PREPARATION AND UNSUITABLE SOIL REMOVAL, AS WELL AS THE PLACEMENT OF FILL MATERIALS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT (BY OTHERS).

Q. LIMITS OF CLEARING SHOWN ON GRADING PLAN ARE BASED UPON THE APPROXIMATE CUT AND FILL SLOPE LIMITS, OR OTHER GRADING REQUIREMENTS.

R. THE PROPOSED CONTOURS SHOWN IN DRIVES AND PARKING LOTS AND SIDEWALKS ARE FINISHED ELEVATIONS INCLUDING PAVEMENT. REFER TO PAVEMENT CROSS SECTION DATA TO ESTABLISH CORRECT SUBBASE OR AGGREGATE BASE COURSE ELEVATIONS.

S. CONTRACTOR SHALL INSURE POSITIVE DRAINAGE SO THAT RUNOFF WILL DRAIN BY GRAVITY FLOW ACROSS NEW PAVEMENT AREAS TO NEW OR EXISTING DRAINAGE INLETS OR SHEET OVERLAND.

T. ANY GRADING BEYOND THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GRADING PLAN IS PROHIBITED.

U. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THESE DRAWINGS. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE DESIGN(S) TO INSTALL SAID ITEMS. THE CONTRACTOR SHALL INCLUDE IN THE BID ANY DEWATERING AND MOISTURE CONDITIONING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.

V. ALL FOUNDATION EXCAVATION SHALL BE INSPECTED BY A QUALIFIED GEOTECHNIAL REPRESENTATIVE TO DETERMINE WHETHER UNSUITABLE MATERIAL MUST BE REMOVED. ALL UNDESIRABLE MATTER SHALL BE REMOVED, BACKFILLED AND COMPACTED AS REQUIRED BY THE GEOTECHNICAL REPRESENTATIVE.

W. GRADES, ELEVATIONS AND LOCATIONS SHOWN ARE APPROXIMATE. AS DIRECTED BY THE ENGINEER, THEY MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN CONDITIONS. STATIONS, OFFSETS AND ELEVATIONS REFER TO THE CENTER OF DROP INLETS, MANHOLES AND JUNCTION BOXES, AND THE MIDPOINT OF THE GUTTERS AND EDGE OF PAVEMENT FOR CATCH BASINS.

DRAINAGE

A. CONTRACTOR TO CONFIRM STRUCTURE ELEVATIONS SHOWN AND PROVIDE SHOP DRAWINGS TO OWNER & ENGINEER FOR REVIEW PRIOR TO ORDERING OF OR INSTALLATION OF STRUCTURES. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.

B. STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:

TYPE 1: RCP, CLASS III PER ASTM C-76, WITH FLEXIBLE PLASTIC BITUMEN GASKETS AT JOINTS.

TYPE 2: SPIRAL RIB METAL PIPE TYPE 1R: ALUMINIZED COATED AS SPECIFIED ON CONSTRUCTION DRAWINGS. ONLY PERMITTED WHEN SPECIFICALLY INDICATED ON CONSTRUCTION DRAWINGS. PIPE ENDS SHALL BE RE-CORRUGATED AND INSTALLED WITH SEMI-CORRUGATED HUGGER-TYPE BANDS AND "O" RING GASKETS IN ACCORDANCE WITH PIPE MANUFACTURER'S INSTALLATION REQUIREMENTS.SPIRAL RIB METAL PIPE MUST COMPLY WITH ASTM A 760 TYPE 1R. ACCEPTABLE MANUFACTURER: CONTECH, INC." ULTRA FLO OR ULTRA FLO II", CALDWELL CULVERT CO. "SMOOTH RIB", OR APPROVED EQUAL.

TYPE 3: HIGH DENSITY POLYETHYLENE, ADS N-12 ST IB PIPE (PER AASHTO M294), OR APPROVED EQUAL, SHALL HAVE A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS. 4- THROUGH 60-INCH SHALL MEET AASHTO M294. PIPE SHALL BE JOINED USING A BELL & SPIGOT JOINT MEETING AASHTO M294. THE JOINT SHALL BE SOIL-TIGHT AND GASKETS, WHEN APPLICABLE, SHALL MEET THE REQUIREMENTS OF ASTM F477. FITTINGS SHALL CONFORM TO ASTM F 2306. MATERIAL FOR PIPE PRODUCTION SHALL BE AN ENGINEERED COMPOUND OF VIRGIN AND RECYCLED HIGH DENSITY POLYETHYLENE CONFORMING WITH THE MINIMUM REQUIREMENTS OF CELL CLASSIFICATION 424420C (ESCR TEST CONDITION B) FOR 4- THROUGH 10-INCH (100 TO 250 MM) DIAMETERS, AND 435420C (ESCR TEST CONDITION B) FOR 12- THROUGH 60-INCH DIAMETERS, AS DEFINED AND DESCRIBED IN THE LATEST VERSION OF ASTM D3350, EXCEPT THAT CARBON BLACK CONTENT SHOULD NOT EXCEED 4%. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321 OR PER MANUFACTURER'S RECOMMENDATION.

C. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.

D. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

E. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.

F. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".

G. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.

H. ALL STORM DRAINAGE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE CLASS III REINFORCED CONCRETE PIPE, UNLESS OTHERWISE SHOWN.

I. ALL PIPE LENGTHS AND SLOPES ARE APPROXIMATE.

J. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.

K. SUBSURFACE DRAINAGE FACILITIES MAY RE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.

L. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
NO MORE THAN 500 LF OF TRENCH MAY BE OPENED AT ONE TIME.

EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.

EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.

MATERIAL USED FOR BACK-FILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.

DESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE EROSION AND SEDIMENTCONTROL REGULATIONS.

APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.

M. THIS PLAN DETAILS PIPES UP TO 5FT FROM THE BUILDING FACE. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING CONNECTIONS. CONTRACTOR SHALL SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY.

N. STRUCTURE TOP ELEVATIONS SHOWN HERE ARE APPROXIMATE. CONTRACTOR SHALL ADJUST AS NECESSARY.

UTILITY

A. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.

B. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72-HOURS BEFORE CONNECTING TO ANY EXISTING LINE.

C. SANITARY SEWER PIPE, SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON PLANS:
PVC PER ASTM D 3034
DUCTILE IRON PIPE PER AWWA C150
PIPE RUNS BETWEEN MANHOLES TO BE THE SAME CLASS.

D. WATER LINES, SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON PLANS:
PVC C-900 PER ASTM D 2241, CLASS 200 UNDER PUBLIC ROADS, OTHERWISE CLASS 150
DUCTILE IRON PIPE PER AWWA C150
EITHER COPPER TUBE TYPE "L" (SOFT) PER ANSI 816.22
PVC, 200 P.S.I. PER ASTM D1784 AND D2241.

E. MINIMUM TRENCH WIDTH SHALL BE IN ACCORDANCE WITH LOCAL GOVERNING CODES AS SHOWN IN THE CONSTRUCTION DETAILS IN THESE PLANS.

F. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN THE SPECIFICATIONS IN THE DETAILS.

G. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).

H. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4'-0" COVER ON ALL WATERLINES.

I. UNLESS OTHERWISE NOTED BY LOCAL JURISDICTIONS IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).

J. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.

K. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS IN UNPAVED AREAS WITH WATER TIGHT LIDS.

L. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3,000 P.S.I. UNLESS OTHERWISE NOTED BY LOCAL JURISDICTIONS.

M. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.

N. REFER TO INTERIOR PLUMBING DRAWINGS (BY OTHERS) FOR TIE-IN OF ALL UTILITIES.

O. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL JURISDICTION WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.

P. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS WAS PROVIDED BY THE LAND SURVEYOR AND IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Q. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS PRIOR TO ANY CONSTRUCTION ACTIVITY.

R. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

S. ALL EXISTING AND PROPOSED UTILITY MAIN LENGTHS SHOWN ARE APPROXIMATE.

T. ALL EXISTING UTILITIES PROPOSED TO BE RELOCATED ON THESE PLANS SHALL BE PLACED UNDERGROUND, UNLESS OTHERWISE NOTED

DRAWING LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- ROW — PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- 100 YEAR FLOOD PLAIN
- PROPOSED RETAINING WALL
- CROSS WALK
- STOP BAR - PAVEMENT MARKINGS
- TRAFFIC FLOW ARROW - PAVEMENT MARKINGS
- YIELD - YIELD - PAVEMENT MARKINGS
- DIRECTIONAL ARROWS - PAVEMENT MARKINGS
- ONLY "ONLY" DIRECTIONAL ARROWS (PAVEMENT MARKINGS)
- HANDICAP STALL SYMBOL
- CONCRETE WHEEL STOP
- ADA STANDARD CURB RAMP
- PARKING COUNT
- SIGN
- LIGHT POLE
- DUMPSTER PAD
- TRANSFORMER PAD
- GRATE INLET
- STORM MANHOLE
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- YARD INLET
- OUTLET CONTROL STRUCTURE
- HEADWALL
- SANITARY SEWER MANHOLE
- CONCRETE
- STANDARD DUTY PAVING
- HEAVY DUTY PAVING
- LOD — LIMITS OF DISTURBANCE
- 123 — EXISTING MINOR CONTOURS
- 123 — EXISTING MAJOR CONTOURS
- 123 — PROPOSED MINOR CONTOURS
- 123 — PROPOSED MAJOR CONTOURS
- 123.45 EXISTING SPOT ELEVATION
- TFG:123.45 EXISTING TOP OF FINISHED GRADE
- BFG:123.45 EXISTING BOTTOM OF FINISHED GRADE
- 123.45 PROPOSED SPOT ELEVATION
- TFG:123.45 PROPOSED TOP OF FINISHED GRADE
- BFG:123.45 PROPOSED BOTTOM OF FINISHED GRADE
- 2% PROPOSED SLOPE ARROW
- EXISTING STORM LINE
- PROPOSED STORM LINE
- FOC — FIBER OPTIC LINE
- OHP — ELEC. OVERHEAD LINE
- UGP — ELEC. UNDERGROUND LINE
- G — GAS LINE
- SAN — SEWER LINE
- FM — SEWER FORCEMAIN
- OHT — TELE. OVERHEAD LINE
- UGT — TELE. UNDERGROUND LINE
- W — WATER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- POST INDICATOR VALVE
- WATER METER
- WATER BENDS 11.25° - 90°
- WATER TEE WITH THRUST BLOCK
- GATE VALVE
- DDC DOUBLE DETECTOR CHECK VALVE ASSEMBLY
- FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- GREASE TRAP
- POWER POLE

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NOT FOR
CONSTRUCTION

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CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR ANY OTHER PERSON

GENERAL NOTES

ATLANTA POSTAL CREDIT UNION
0 PORSCHE AVENUE
HAPEVILLE, GA 30354

ZONING: I2 - HEAVY INDUSTRIAL
LAND LOT: 0585 DIST: 302
TAX DISTRICT: 3
TAX PARCEL ID: 14 0096 LL0585

REVISIONS

NO.	DESCRIPTION	DATE

SCALE: N/A
DATE: 11/17/2021
DRAWN BY: CQ
CHECKED BY: JGW
PROJECT MANAGER: CLEMENTE QUINONES, PE
PROJECT #: 21-220027

SHEET C0.01

NORTH

FILE NAME: Z:_CIVIL SITE GROUP\Projects\21-220027 ATL Postal Credit Union\DWG\SHEETS\C0.01 GENERAL NOTES.dwg LAST SAVED BY: CQUINONES 10/15/21 AT 4:55 PM PLOTTED BY: CQUINONES 11/17/21 AT 1:56 PM PAPER SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) DEVICE: _DWG TO PDF.PC3 PLOT STYLE: CIVIL SITE.CTB

LEGEND - LINE TYPE

- ADJOINING PROPERTY LINE
- PROPERTY LINE
- CREEK CENTERLINE
- RIGHT-OF-WAY LINE
- METAL FENCE
- WOOD FENCE
- WIRE FENCE
- GUARDRAIL
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND NATURAL GAS LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND COMMUNICATION LINE
- UNDERGROUND WATER LINE

LEGEND - SYMBOLS

- CURB INLET
- STORM DRAINAGE MANHOLE
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN
- SANITARY SEWER MANHOLE
- CLEAN OUT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- ELECTRIC METER
- POWER POLE
- LIGHT POLE
- GUY WIRE
- GUY POLE
- TELEPHONE MANHOLE

LEGEND - ABBREVIATIONS

IPS	IRON PIN SET
IPF	IRON PIN FOUND (1/2" REBAR)
CTP	CRIMPED TOP PIPE
OTP	OPEN TOP PIPE
CMF	CONCRETE MONUMENT FOUND
AIF	ANGLE IRON FOUND
MNF	MAGNETIC NAIL FOUND
PKF	PK NAIL FOUND
RB	REBAR
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
R/W	RIGHT OF WAY
LL	LAND LOT
DB/PG.	DEED BOOK/PAGE
PB/PG.	PLAT BOOK/PAGE
FND.	FOUND
DIST.	DISTURBED
C.L.	CENTERLINE
P.L.	PROPERTY LINE
R.R.	RAILROAD
CI	CURB INLET
JB	JUNCTION BOX
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
HW	HEADWALL
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
DIP	DUCTILE IRON PIPE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
CO	CLEAN OUT
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
GM	GAS METER
GV	GAS VALVE
ELEC.	ELECTRIC
EM	ELECTRIC METER
PP	POWER POLE
LP	LIGHT POLE
GW	GUY WIRE
GP	GUY POLE
TELE.	TELEPHONE
TMH	TELEPHONE MANHOLE
CONC.	CONCRETE

RESERVED FOR PLAT FILING

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN ANGULAR ERROR OF XX SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN XXXXXX FEET. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION OF ONE FOOT IN 233,338 FEET.

GENERAL NOTES

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS MAP OR PLAT WERE OBTAINED BY USING IN THE FIELD SURVEY A LEICA TS16 ROBOTIC TOTAL STATION, LEICA CS20 FIELD CONTROLLER AND LEICA GS18 GNSS RTK ROVER.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83), STATE PLANE COORDINATE SYSTEM OF GEORGIA, WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

INITIAL FIELD WORK COMPLETED 7 FEBRUARY 2017, SUBSEQUENT FIELD WORK BEING COMPLETED ON 15 AUGUST 2021.

CONTOUR INTERVAL = 2'

BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS SITE IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREA ZONE "A", AS PER THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF THE CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA, MAP NUMBER 13121C0369F, HAVING AN EFFECTIVE DATE OF 9/18/2013. THE REMAINDER OF THE SITE IS LOCATED WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD).

ALL IRON PINS SET ARE 1/2" REBAR WITH STAMPED CAP UNLESS OTHERWISE INDICATED.

ABOVE GROUND UTILITY LOCATIONS AS SHOWN HEREON WERE OBTAINED FROM FIELD OBSERVATIONS. UNDERGROUND UTILITIES WERE NOT LOCATED AS A PART OF THIS SURVEY. THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE OWNER, ARCHITECT, CONTRACTOR, AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL SIZE, TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES ON THE PROJECT. THE CONTRACTOR SHALL HIRE AN INDEPENDENT UTILITY LOCATING COMPANY TO LOCATE ALL UTILITIES PRIOR TO THE START OF WORK.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD LOWE ENGINEERS, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

SITE INCLUDES THE FOLLOWING TAX PARCEL:
14 0096 LL0585
SOUTH CENTRAL AVENUE
HAPEVILLE, GA 30354

REFERENCES

1. A SURVEY PLAT OF AEROTROPOLIS–ATLANTA, PREPARED FOR THE CITY OF ATLANTA, AIRPORT STATION, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, AND FREEDOM TITLE & ABSTRACT CO., INC., PREPARED BY LOWE ENGINEERS, DATED 09/26/2011.

2. ALTA/ACSM LAND TITLE SURVEY PREPARED FOR PORSCHE CARS NORTH AMERICA, INC., AIRPORT STATION, L.L.C., AND CHICAGO TITLE INSURANCE COMPANY, PREPARED BY LOWE ENGINEERS, DATED DECEMBER 29, 2015.

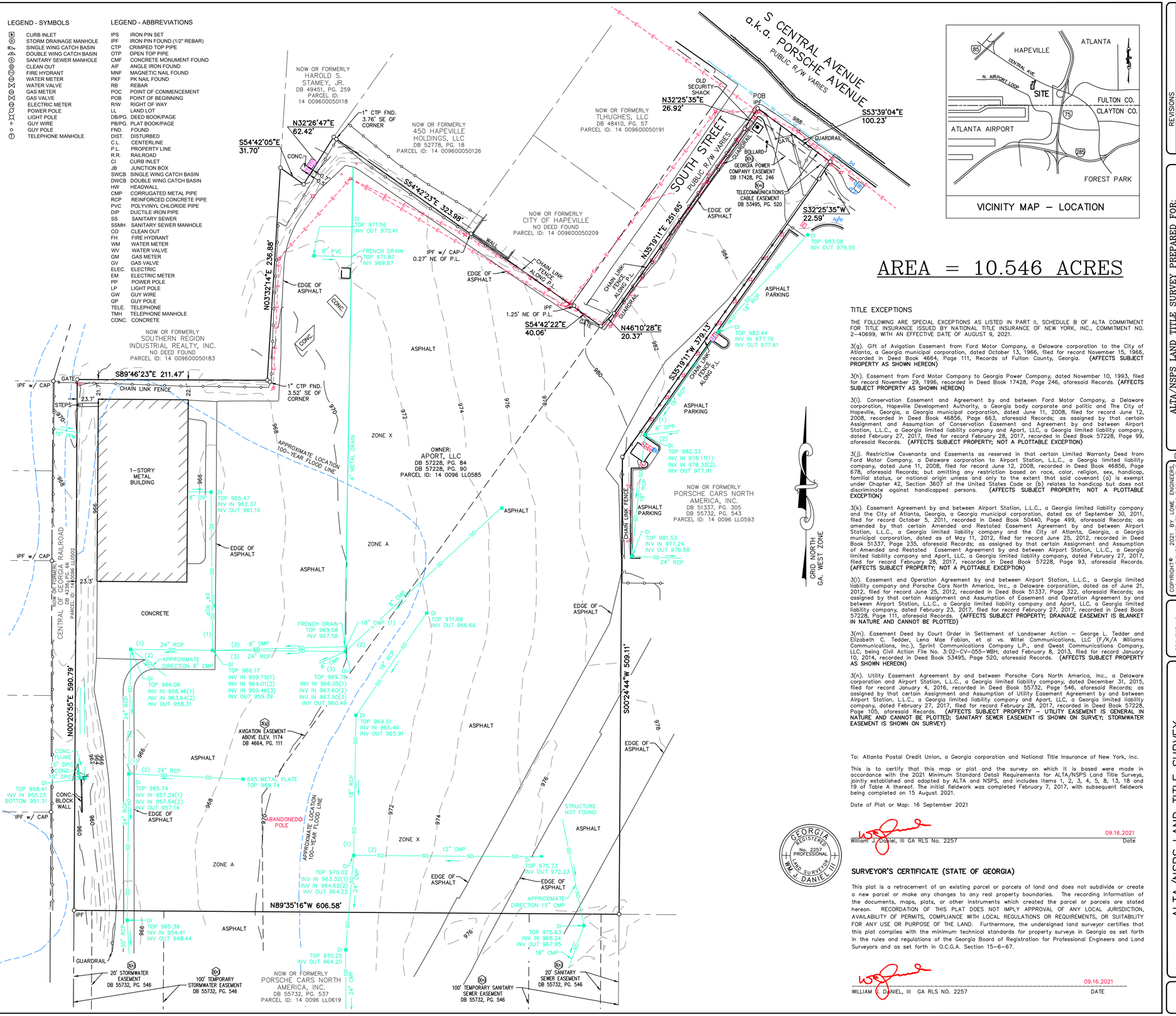
Legal Description

All that tract or parcel of land lying and being in Land Lot 96 of the 14th District, City of Hapeville, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin found (1/2" rebar) located at the intersection of the southeasterly right-of-way line of South Street (having a variable width Public right-of-way) with the southwesterly right-of-way line of Central Avenue a.k.a. Porsche Avenue, f.k.a. Henry Ford II Avenue (having a variable width public right-of-way), said iron pin found being the **TRUE POINT OF BEGINNING.**

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence run southeasterly along said southwesterly right-of-way line of S Central Avenue a.k.a. Porsche Avenue, f.k.a. Henry Ford II Avenue S53°39'04"E a distance of 100.23 feet to a point; thence leave said southwesterly right-of-way line and run S32°25'35"W a distance of 22.59 feet to a point; thence run S35°19'11"W a distance of 379.13 feet to a point; thence run S00°24'44"W a distance of 509.11 feet to a point; thence run N89°35'16"W a distance of 606.58 feet to an iron pin found (1/2" rebar) located on the easterly right-of-way line of Central of Georgia Railroad (having a variable width right-of-way); thence run northerly along said easterly right-of-way line N00°20'55"E a distance of 590.79 feet to a point; thence leave said easterly right-of-way line and run S89°46'23"E a distance of 211.47 feet to a point; thence run N03°32'14"E a distance of 236.88 feet to a point; thence run S54°42'05"E a distance of 31.70 feet to a point; thence run N32°26'58"E a distance of 62.42 feet to a point; thence run S54°42'23"E a distance of 323.98 feet to a point located on the northwesterly right-of-way line of South Street; thence leave said northwesterly right-of-way line and run S54°42'22"E a distance of 40.06 feet to a point located on the southeasterly right-of-way line of South Street; thence run northeasterly along said southeasterly right-of-way line the following courses and distances: N46°10'28"E a distance of 20.37 feet to a point; N35°19'11"E a distance of 251.65 feet to a point; N32°25'35"E a distance of 26.92 feet to an iron pin found (1/2" rebar) located at the intersection of the southeasterly right-of-way line of South Street with the southwesterly right-of-way line of S Central Avenue a.k.a. Porsche Avenue, f.k.a. Henry Ford II Avenue said iron pin found being the **TRUE POINT OF BEGINNING.**

Said tract or parcel of land containing 10.546 acres.



VICINITY MAP – LOCATION

AREA = 10.546 ACRES

TITLE EXCEPTIONS

THE FOLLOWING ARE SPECIAL EXCEPTIONS AS LISTED IN PART II, SCHEDULE B OF ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY NATIONAL TITLE INSURANCE OF NEW YORK, INC., COMMITMENT NO. 2–40699, WITH AN EFFECTIVE DATE OF AUGUST 9, 2021.

3(g). Gift of Avigation Easement from Ford Motor Company, a Delaware corporation to the City of Atlanta, a Georgia municipal corporation, dated October 13, 1966, filed for record November 15, 1966, recorded in Deed Book 4664, Page 111, Records of Fulton County, Georgia. **(AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)**

3(h). Easement from Ford Motor Company to Georgia Power Company, dated November 10, 1993, filed for record November 29, 1996, recorded in Deed Book 17428, Page 246, aforesaid Records. **(AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)**

3(i). Conservation Easement and Agreement by and between Ford Motor Company, a Delaware corporation, Hapeville Development Authority, a Georgia body corporate and politic and The City of Hapeville, Georgia, a Georgia municipal corporation, dated June 11, 2008, filed for record June 12, 2008, recorded in Deed Book 46856, Page 663, aforesaid Records; as assigned by that certain Assignment and Assumption of Conservation Easement and Agreement by and between Airport Station, L.L.C., a Georgia limited liability company and Aport, LLC, a Georgia limited liability company, dated February 27, 2017, filed for record February 28, 2017, recorded in Deed Book 57228, Page 99, aforesaid Records. **(AFFECTS SUBJECT PROPERTY; NOT A PLOTTABLE EXCEPTION)**

3(j). Restrictive Covenants and Easements as reserved in that certain Limited Warranty Deed from Ford Motor Company, a Delaware corporation to Airport Station, L.L.C., a Georgia limited liability company, dated June 11, 2008, filed for record June 12, 2008, recorded in Deed Book 46856, Page 678, aforesaid Records; but omitting any restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons. **(AFFECTS SUBJECT PROPERTY; NOT A PLOTTABLE EXCEPTION)**

3(k). Easement Agreement by and between Airport Station, L.L.C., a Georgia limited liability company and the City of Atlanta, Georgia, a Georgia municipal corporation, dated as of September 30, 2011, filed for record October 5, 2011, recorded in Deed Book 50440, Page 499, aforesaid Records; as amended by that certain Amended and Restated Easement Agreement by and between Airport Station, L.L.C., a Georgia limited liability company and the City of Atlanta, Georgia, a Georgia municipal corporation, dated as of May 11, 2012, filed for record June 25, 2012, recorded in Deed Book 51337, Page 235, aforesaid Records; as assigned by that certain Assignment and Assumption of Amended and Restated Easement Agreement by and between Airport Station, L.L.C., a Georgia limited liability company and Aport, LLC, a Georgia limited liability company, dated February 27, 2017, filed for record February 28, 2017, recorded in Deed Book 57228, Page 93, aforesaid Records. **(AFFECTS SUBJECT PROPERTY; NOT A PLOTTABLE EXCEPTION)**

3(l). Easement and Operation Agreement by and between Airport Station, L.L.C., a Georgia limited liability company and Porsche Cars North America, Inc., a Delaware corporation, dated as of June 21, 2012, filed for record June 25, 2012, recorded in Deed Book 51337, Page 322, aforesaid Records; as assigned by that certain Assignment and Assumption of Easement and Operation Agreement by and between Airport Station, L.L.C., a Georgia limited liability company and Aport, LLC, a Georgia limited liability company, dated February 23, 2017, filed for record February 27, 2017, recorded in Deed Book 57228, Page 111, aforesaid Records. **(AFFECTS SUBJECT PROPERTY; DRAINAGE EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED)**

3(m). Easement Deed by Court Order in Settlement of Landowner Action – George L. Tedder and Elizabeth C. Tedder, Lena Mae Fabian, et al vs. Wltel Communications, LLC (F/K/A Williams Communications, Inc.), Sprint Communications Company L.P., and Qwest Communications Company, LLC, being Civil Action File No. 3:02–CV–055–WBH, dated February 8, 2013, filed for record January 10, 2014, recorded in Deed Book 53495, Page 520, aforesaid Records. **(AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)**

3(n). Utility Easement Agreement by and between Porsche Cars North America, Inc., a Delaware corporation and Airport Station, L.L.C., a Georgia limited liability company, dated December 31, 2015, filed for record January 4, 2016, recorded in Deed Book 55732, Page 546, aforesaid Records; as assigned by that certain Assignment and Assumption of Utility Easement Agreement by and between Airport Station, L.L.C., a Georgia limited liability company and Aport, LLC, a Georgia limited liability company, dated February 27, 2017, filed for record February 28, 2017, recorded in Deed Book 57228, Page 105, aforesaid Records. **(AFFECTS SUBJECT PROPERTY – UTILITY EASEMENT IS GENERAL IN NATURE AND CANNOT BE PLOTTED; SANITARY SEWER EASEMENT IS SHOWN ON SURVEY; STORMWATER EASEMENT IS SHOWN ON SURVEY)**

To: Atlanta Postal Credit Union, a Georgia corporation and National Title Insurance of New York, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 8, 13, 18 and 19 of Table A thereof. The initial fieldwork was completed February 7, 2017, with subsequent fieldwork being completed on 15 August 2021.

Date of Plat or Map: 16 September 2021

GEORGIA REGISTERED No. 2257 PROFESSIONAL LAND SURVEYOR WM. J. DANIEL III

09.16.2021
William J. Daniel, III GA RLS No. 2257 — Date

SURVEYOR'S CERTIFICATE (STATE OF GEORGIA)

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15–6–67.

09.16.2021
WILLIAM J. DANIEL, III GA RLS NO. 2257 — DATE

REVISIONS

NO.	DATE	
1	02.27.2017	PER CLIENT COMMENTS
2	09.16.2021	UPDATE
3		
4		
5		
6		
7		

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:
ATLANTA POSTAL CREDIT UNION, a Georgia corporation AND NATIONAL TITLE INSURANCE OF NEW YORK, INC.
LOCATED IN LAND LOT 96 , 14th DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

DATE: 02.15.2017

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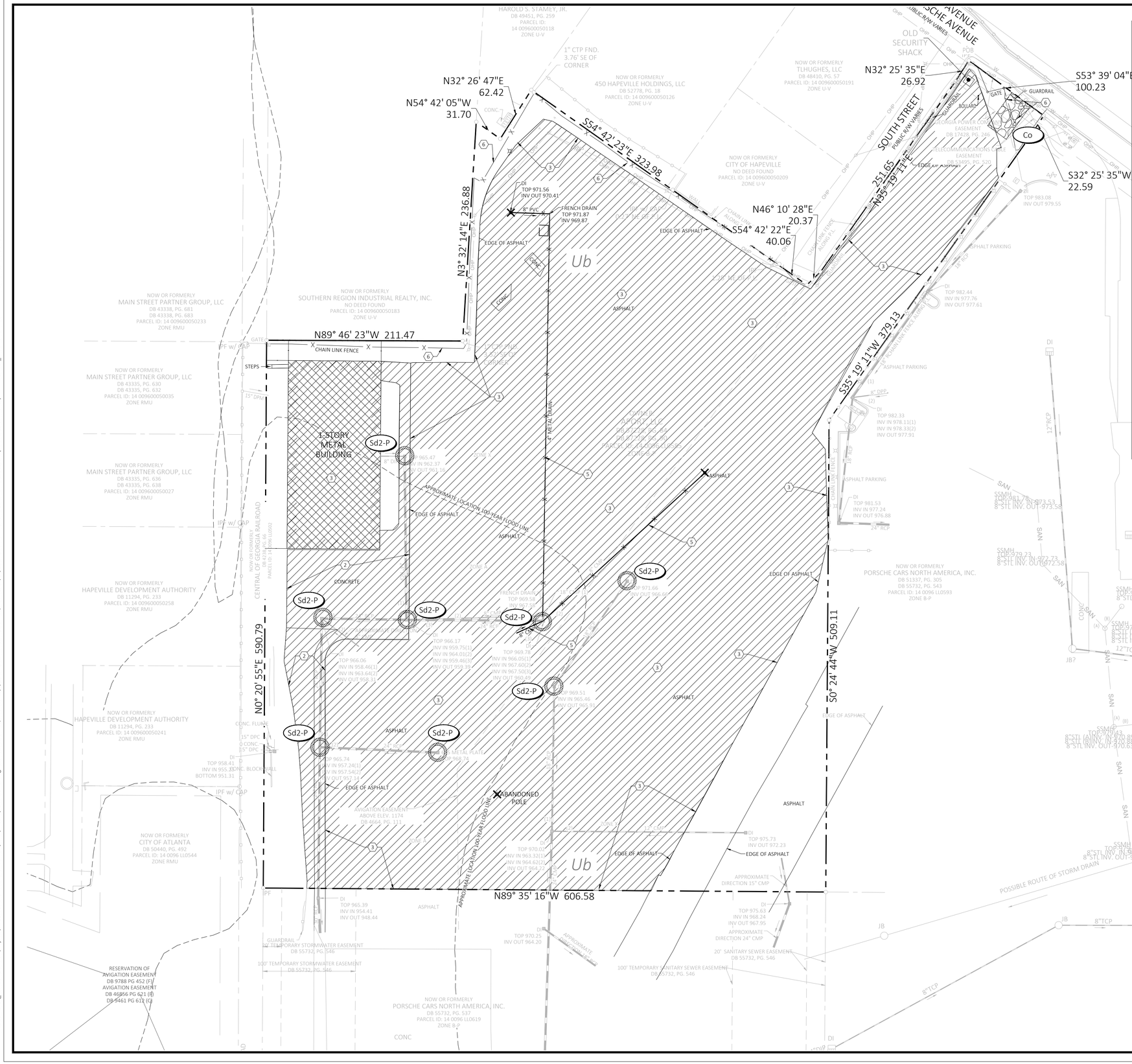
PROJECT NO.: 21–100031
DRAWN BY: CAM
CHECKED BY: TW

ALTA/NSPS LAND TITLE SURVEY

LOWE ENGINEERS
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GEORGIA 30328
TEL: 770–857–8400
FAX: 770–857–8401
www.loweengineers.com
Land Surveyor Firm License No. LSF000656

NOT ISSUED FOR CONSTRUCTION

SHEET 1 OF 1



GENERAL DEMOLITION NOTES

1. CONTRACTOR TO INSTALL ALL APPROPRIATE EROSION CONTROL MEASURES, INCLUDING TREE PROTECTION FENCING, PRIOR TO ANY DEMOLITION ACTIVITY TAKING PLACE.
2. CONTRACTOR TO ABIDE BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS CONCERNING THE REMOVAL, DEMOLITION, AND/OR DISPOSAL OF POSSIBLE HARMFUL MATERIALS INCLUDING LEAD PAINT, ASBESTOS ETC. DURING ALL PHASES OF CONSTRUCTION.
3. CONTRACTOR TO SAW CUT EXISTING PAVEMENT FULL DEPTH AT EDGE OF DEMOLITION LIMITS.
4. ALL ITEMS NOTED FOR REMOVAL/DEMOLITION SHALL BE REMOVED FROM THE SITE OR DISPOSED OF IN A LEGAL MANNER.
5. EXISTING INFORMATION IS BASED ON A SURVEY CONDUCTED BY LOWE ENGINEERS, DATED 07/25/2021. ALL SHOWN UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHOULD NOTIFY ENGINEER IMMEDIATELY IF FIELD CONDITIONS DIFFER FROM ASSUMPTIONS MADE IN THESE PLANS.
6. THERE IS FLOODPLAIN ON THIS SITE PER FEMA FIRM MAP 13121C0369F, DATED 9/17/2013.
7. POLLUTION CONTROLS: USE WATER SPRINKLERS AND TEMPORARY ENCLOSURES TO LIMIT THE AMOUNT OF DUST AND DIRT RISING IN THE AIR TO THE LOWEST PRACTICAL LEVEL. DO NOT USE WATER WHEN IT MAY CREATE HAZARDOUS CONDITIONS, ICE, FLOODING, OR POLLUTION.
8. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING PRIOR TO THE START OF THE WORK.
9. COORDINATE WITH THE CORRESPONDING UTILITY COMPANY BEFORE REMOVING ANY UNDERGROUND OR OVERHEAD UTILITY LINES AND TRANSFORMERS.
10. PRIOR TO DEMOLITION, THE SITE IS TO BE VISITED BY THE CONTRACTOR TO DETERMINE EXISTING CONDITIONS OF STRUCTURE(S) TO BE REMOVED.
11. ITEMS OF SALVAGEABLE VALUE TO THE CONTRACTOR MAY BE REMOVED FROM THE STRUCTURE AS THE WORK PROGRESSES. SALVAGED ITEMS MUST BE TRANSPORTED FROM THE SITE AS THEY ARE REMOVED. STORAGE OR SALE OF REMOVED ITEMS ON THE SITE WILL NOT BE PERMITTED.
12. TRAFFIC: CONDUCT DEMOLITION OPERATIONS AND THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND ADJACENT OCCUPIED OR USED FACILITIES. OBTAIN ANY PERMITS FOR LANE CLOSURE IF NECESSARY.
13. ENSURE THE SAFE PASSAGE OF PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT OPERATIONS TO PREVENT INJURY TO ADJACENT BUILDINGS, STRUCTURES, FACILITIES, AND PERSONS.
14. PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COST TO OWNER.
15. CONTRACTOR SHALL NOTIFY ALL GOVERNMENTAL AGENCIES, HAVING JURISDICTION, PRIOR TO THE START OF ANY DEMOLITION WORK. ANY FINES AND/OR PENALTIES INCURRED DUE TO THE CONTRACTOR NOT CONTACTING ALL REQUIRED GOVERNMENTAL AGENCIES PRIOR TO DEMOLITION SHALL BE PAID BY THE CONTRACTOR.
16. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
17. ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
18. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA.
19. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
20. CONTRACTOR SHALL ADJUST AND/OR REPLACE ALL DAMAGED EXISTING CURBS OR CURB AND GUTTER ALONG PROPERTY FRONTAGE. ANY MISSING CURBS AND/OR GAPS DUE TO DRIVEWAY RELOCATIONS, WILL REQUIRE NEW CURBS TO BE INSTALLED TO MATCH EXISTING.

UTILITY CAUTION NOTE:

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE UNDERGROUND UTILITIES, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION OF ALL UTILITIES SHOWN AS WELL AS THOSE NOT SHOWN WITHIN THE CONSTRUCTION LIMITS. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

DEMOLITION & EROSION LEGEND

	EXISTING PAVING, CURB & GUTTER AND SIDEWALKS TO BE REMOVED
	EXISTING BUILDING TO BE REMOVED
	EXISTING UTILITY LINES TO BE REMOVED
X	EXISTING STRUCTURES TO BE REMOVED
LOD	LIMITS OF DISTURBANCE
TF TF TF	TREE PROTECTION FENCE
	SOIL DELINEATION LINE
Toc	SOIL TYPE SERIES
Sd1-S — SF —	SILT FENCE (TYPE SENSITIVE)
Sd2-F	TEMPORARY INLET PROTECTION (FILTER FABRIC)
Co	CONSTRUCTION ENTRANCE

KEY NOTES LEGEND

1. REMOVE EXISTING ASPHALT PAVEMENT, CURB AND GUTTER. CONTRACTOR TO SAWCUT FULL DEPTH AT LIMITS OF REMOVAL
2. REMOVE EXISTING CONCRETE PAVEMENT. CONTRACTOR TO SAWCUT TO FULL DEPTH AT LIMITS OF REMOVAL
3. REMOVE EXISTING BUILDING. CONTRACTOR TO SAWCUT TO FULL DEPTH AT LIMITS OF REMOVAL
4. EXISTING STORM STRUCTURES TO BE REMOVED.
5. REMOVE EXISTING STORM PIPE.
6. REMOVE EXISTING FENCE.

SOIL INFORMATION

Ub	URBAN LAND

GEORGIA811 Utilities Protection Center, Inc.
Know what's **below.** **Call** before you dig.

24 HOUR CONTACT:
JESSE TREUDEN: 262.896.8737

PREPARED FOR:
THE REDMOND COMPANY
W228 N745 WESTMOUND DRIVE
WAUKESHA, WI 53186
PHONE: 262.549.9600

PREPARED BY:
LOWE ENGINEERS
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GA 30328
770.857.8400

PRELIMINARY NOT FOR CONSTRUCTION

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DEMOLITION PLAN

ATLANTA POSTAL CREDIT UNION
0 PORSCHE AVENUE
HAPEVILLE, GA 30354

ZONING: I-2 - HEAVY INDUSTRIAL
LAND LOT: 0096
TAX DISTRICT: 14DZ
TAX PARCEL I.D.: 14 0096 LL0585

REVISIONS

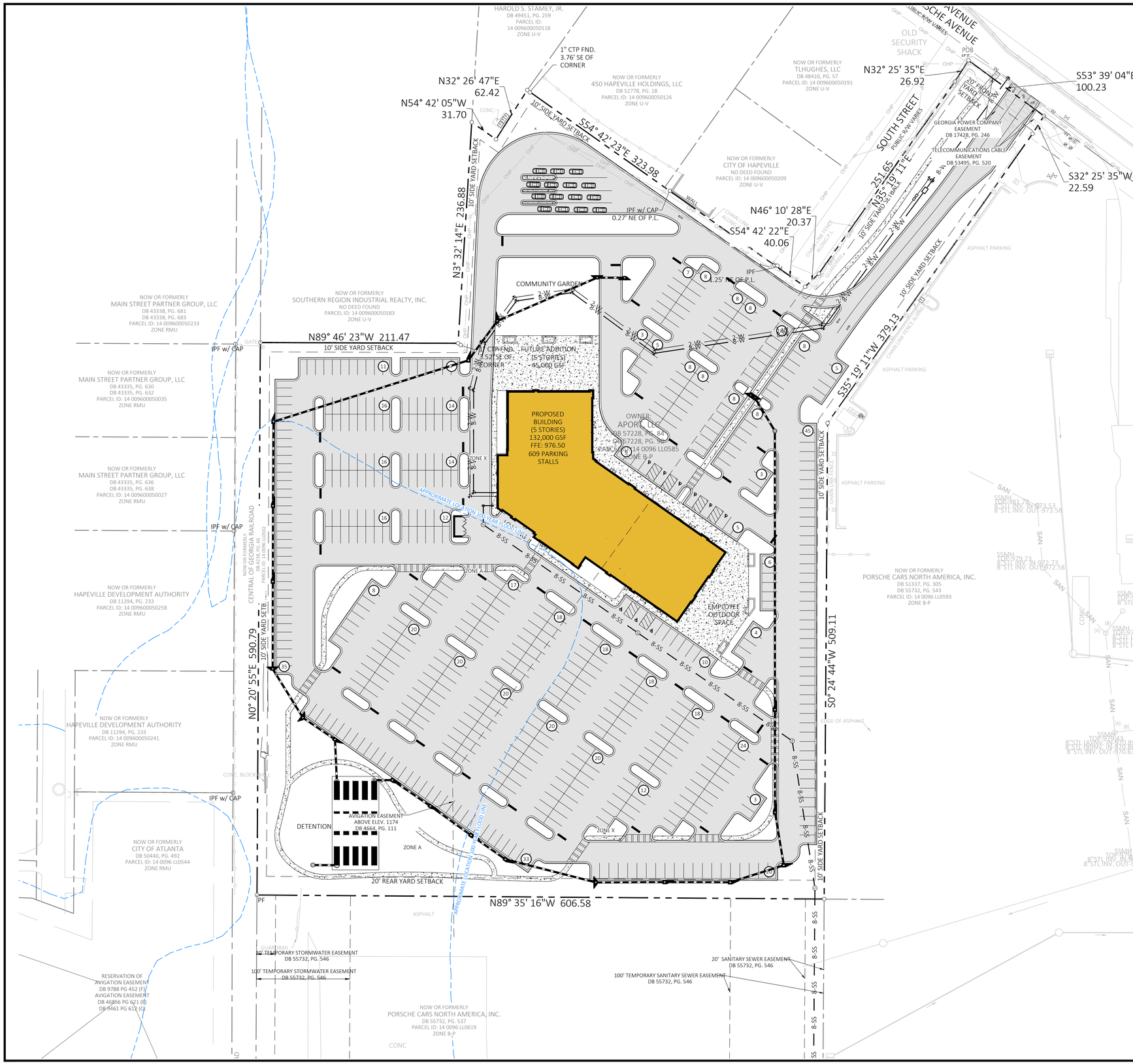
NO.	DATE	DESCRIPTION

SCALE:	N/A
DATE:	11/17/2021
DRAWN BY:	CQ
CHECKED BY:	JGW
PROJECT MANAGER:	CLEMENTE QUINONES, PE
PROJECT #:	21-220027

NORTH

SHEET C2.00

FILE NAME: Z:_ CIVIL SITE GROUP\Projects\121-220027 ATL Postal Credit Union\DWG\SHEETS\C2.00 DEMO.dwg LAST SAVED BY: CQUINONES 11/8/21 AT 1:01 PM PLOTTED BY: CQUINONES 11/17/21 AT 1:57 PM PAPER SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) DEVICE: _DWG TO PDF.PC3 PLOT STYLE: CIVIL SITE.CTB



GENERAL SITE NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL INTERIOR CURB RADII TO BE 5' UNLESS OTHERWISE NOTED.
3. PARKING LOT AND ROAD STRIPING SHALL BE IN ACCORDANCE WITH GDOT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
4. ACCESSIBLE PARKING, SIGNAGE, WARNING STRIPES AND STRIPING SHALL BE IN ACCORDANCE WITH CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN
5. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
6. ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS SPECIFY OTHERWISE.
7. TOPOGRAPHIC SURVEY BY LOWE ENGINEERS, DATED 07/25/2021.
8. FLOODPLAIN IS PRESENT ON SITE AS DEPICTED BY FEMA FIRM PANEL NUMBER 13121C0369F, DATED 9/17/2013.
9. OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING STORM DRAINAGE, UTILITY CONNECTIONS, SIDEWALK, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
10. ALL NEW ASPHALT AND OR PAVEMENT SHALL MEET THE GEOTECHNICAL REPORT RECOMMENDATION. REPORT PREPARED BY NOVA DATED 07/02/2021 (NOVA PROJECT #2021068)
11. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION OF THIS PROJECT. ALL BARRICADES AND SIGNS SHALL BE FURNISHED AND USED BY THE CONTRACTOR IN ACCORDANCE WITH LOCAL/STATE AND CURRENT SPECIFICATIONS.
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14. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS.
15. SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
16. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDINGS.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC., GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- ROW — PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- 100 YEAR FLOOD PLAIN
- PROPOSED RETAINING WALL
- CROSS WALK
- STOP BAR (PAVEMENT MARKING)
- TRAFFIC FLOW ARROW (PAVEMENT MARKING)
- DIRECTIONAL ARROWS (PAVEMENT MARKING)
- "ONLY" DIRECTIONAL ARROWS (PAVEMENT MARKING)
- HANDICAP STALL
- CONCRETE WHEEL STOP
- A.D.A. STD HANDICAP RAMP
- (1) PARKING SPACE COUNT
- SIGN
- DUMPSTER PAD
- T TRANSFORMER PAD
- CONCRETE
- STANDARD DUTY PAVEMENT
- HEAVY DUTY PAVEMENT

KEY NOTES LEGEND

1. 24" CURB & GUTTER, SEE SHEET C9.00 FOR DETAIL
2. 24" WHITE STOP BAR, SEE SHEET C9.00 FOR DETAIL
3. CONCRETE PAVEMENT, SEE SHEET C9.00 FOR PAVEMENT SPECIFICATIONS
4. STANDARD DUTY ASPHALT, SEE SHEET C9.00 FOR PAVEMENT SPECIFICATIONS
5. HEAVY DUTY ASPHALT, SEE SHEET C9.00 FOR PAVEMENT SPECIFICATIONS
7. CONCRETE SIDEWALK, SEE DETAIL SHEET C9.01 FOR DETAIL
8. CONCRETE WHEEL STOP. SEE DETAIL SHEET C9.00
9. "TYPE A" CURB RAMP. SEE SHEET C9.01 FOR DETAILS
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11. "TYPE C" CURB RAMP. SEE SHEET C9.01 FOR DETAILS
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13. STOP SIGN (R1-1). SEE DETAIL SHEET C9.01
14. LANDSCAPE AREA. SEE SHEET L-1 FOR FURTHER DETAIL
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25. ADA PARKING AREA SEE DETAIL SHEET C9.01
26. ADA PARKING SIGN SEE DETAIL SHEET C9.01

SITE DATA SUMMARY

ADDRESS	0 PORSCHE AVENUE, HAPEVILLE, GA 30354
TOTAL PROPERTY AREA:	10.54± AC (459122± S.F.)
DISTURBED AREA	TBD± AC (#####± S.F.)
IMPERVIOUS AREA:	7.2± AC (313632± S.F.)
PERVIOUS AREA:	3.34± AC (145490± S.F.)

ZONING CLASSIFICATION

ZONING:	PROPOSED B-P (EXISTING I2 - HEAVY INDUSTRIAL)
NORTH ADJACENT ZONING:	U-V
WEST ADJACENT ZONING:	RMU - RESIDENTIAL MIXED USE
EAST ADJACENT ZONING:	B-P - BUSINESS PARK
SOUTH ADJACENT ZONING:	B-P - BUSINESS PARK
JURISDICTION:	FULTON

BUILDING SUMMARY

PROPOSED BUILDING AREA:	132,000 SF
BUILDING AREA LIMIT:	N/A
BUILDING HEIGHT LIMIT:	105 FT / 8 STORIES
FRONT SETBACK:	20'
SIDE SETBACK:	10'
REAR SETBACK:	20'

PARKING SUMMARY

PARKING REQUIREMENTS:	4 SPACES PER 1,000 SF
TOTAL PARKING REQUIRED:	540 SPACES
TOTAL PARKING PROVIDED:	611 SPACES

LANDSCAPE REQUIREMENTS

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REAR LANDSCAPE BUFFER:	MINIMUM 5'

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THE REDMOND COMPANY
W228 N745 WESTMOUND DRIVE
WAUKESHA, WI 53186
PHONE: 262.549.9600

PREPARED BY:
LOWE ENGINEERS
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GA 30328
770.857.8400

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SITE PLAN

ATLANTA POSTAL CREDIT UNION
0 PORSCHE AVENUE
HAPEVILLE, GA 30354

ZONING: I2 - HEAVY INDUSTRIAL
LAND LOT: 0585, 0593, 302
TAX DISTRICT: 14
TAX PARCEL ID: 14 0096 LL0585

REVISIONS

NO.	DESCRIPTION	DATE

0' 25' 50' 75'

SCALE: 1" = 50'
DATE: 11/17/2021
DRAWN BY: CQ
CHECKED BY: JGW
PROJECT MANAGER: CLEMENTE QUINONES, PE
PROJECT #: 21-220027

NORTH

SHEET C3.00

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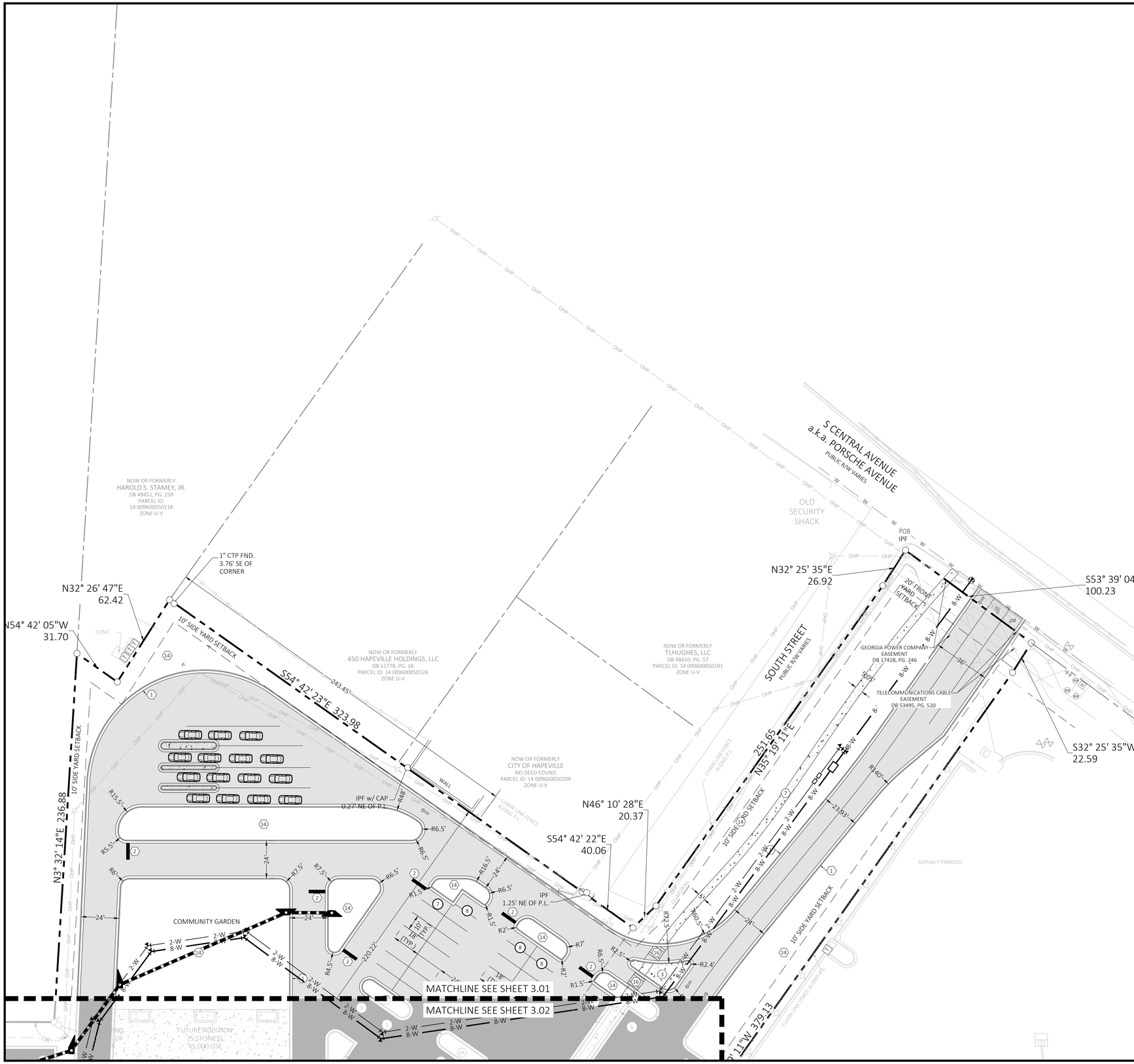

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JURISDICTION:	FULTON

BUILDING SUMMARY

PROPOSED BUILDING AREA:	132,000 SF
BUILDING AREA LIMIT:	N/A
BUILDING HEIGHT LIMIT:	105 FT / 8 STORIES
FRONT SETBACK:	20'
SIDE SETBACK:	10'
REAR SETBACK:	20'

PARKING SUMMARY

PARKING REQUIREMENTS:	4 SPACES PER 1,000 SF
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TOTAL PARKING PROVIDED:	611 SPACES

LANDSCAPE REQUIREMENTS

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NORTH DETAILED SITE PLAN

ATLANTA POSTAL CREDIT UNION
0 PORSCHE AVENUE
HAPEVILLE, GA 30354

ZONING: I2 - HEAVY INDUSTRIAL
LAND LOT: 0096
LAND DISTRICT: 307
TAX PARCEL ID: 14 0096 LL0585

REVISIONS

NO.	DATE	DESCRIPTION

0' 15' 30' 45'

SCALE: 1" = 30'
DATE: 11/17/2021
DRAWN BY: CQ
CHECKED BY: JGW
PROJECT MANAGER: CLEMENTE QUINONES, PE
PROJECT #: 21-220027

NORTH

SHEET C3.01

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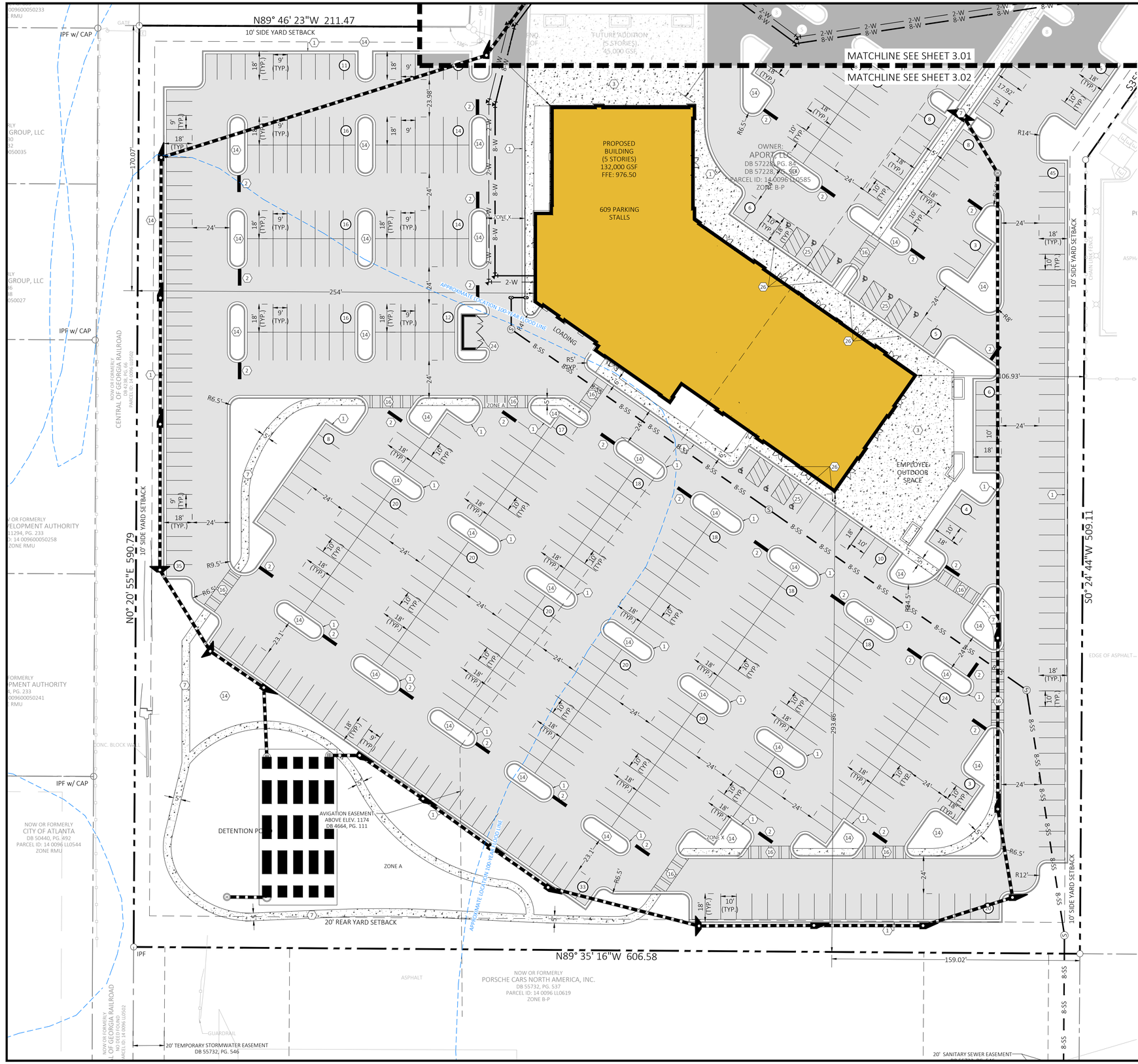

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SIDE LANDSCAPE BUFFER:	MINIMUM 5'
REAR LANDSCAPE BUFFER:	MINIMUM 5'

GEORGIA 811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

24 HOUR CONTACT:
JESSE TREUDEN: 262.896.8737

PREPARED FOR:
THE REDMOND COMPANY
W228 N745 WESTMOUND DRIVE
WAUKESHA, WI 53186
PHONE: 262.549.9600

PREPARED BY:
LOWE ENGINEERS
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GA 30328
770.857.8400

PRELIMINARY NOT FOR CONSTRUCTION

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SOUTH DETAILED SITE PLAN

ATLANTA POSTAL CREDIT UNION
0 PORSCHE AVENUE
HAPEVILLE, GA 30354

ZONING: I2 - HEAVY INDUSTRIAL
LAND LOT: 0585, 302
TAX PARCEL ID: 14 0096 LL0585

REVISIONS

NO.	DATE	DESCRIPTION

0' 15' 30' 45'

SCALE: 1" = 30'
DATE: 11/17/2021
DRAWN BY: CQ
CHECKED BY: JGW
PROJECT MANAGER: CLEMENTE QUINONES, PE
PROJECT #: 21-220027

NORTH

SHEET C3.02

FILE NAME: Z:_CIVIL SITE GROUP\Projects\21-220027 ATL Postal Credit Union\DWG\SHEETS\C3.00 SITE PLAN.dwg LAST SAVED BY: CQUINONES 11/17/21 AT 1:55 PM PLOTTED BY: CQUINONES 11/17/21 AT 1:57 PM PAPER SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) DEVICE: _DWG TO PDF.PC3 PLOT STYLE: CIVIL-SITE.CTB

GENERAL GRADING NOTES

1. ALL CRITICAL SPOT GRADES ALONG CURB ARE BOTTOM OF CURB ELEVATIONS UNLESS OTHERWISE SPECIFIED.
2. NO SLOPES ARE TO BE STEEPER THAN 2:1
3. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
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GRADING LEGEND

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	EXISTING SETBACK LINE
ROW	PROPOSED RIGHT-OF-WAY
	PROPOSED SETBACK LINE
	100 YEAR FLOOD PLAIN
	PROPOSED RETAINING WALL
LOD	LIMITS OF DISTURBANCE
123	EXISTING MINOR CONTOURS
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TOTAL VOLUMES

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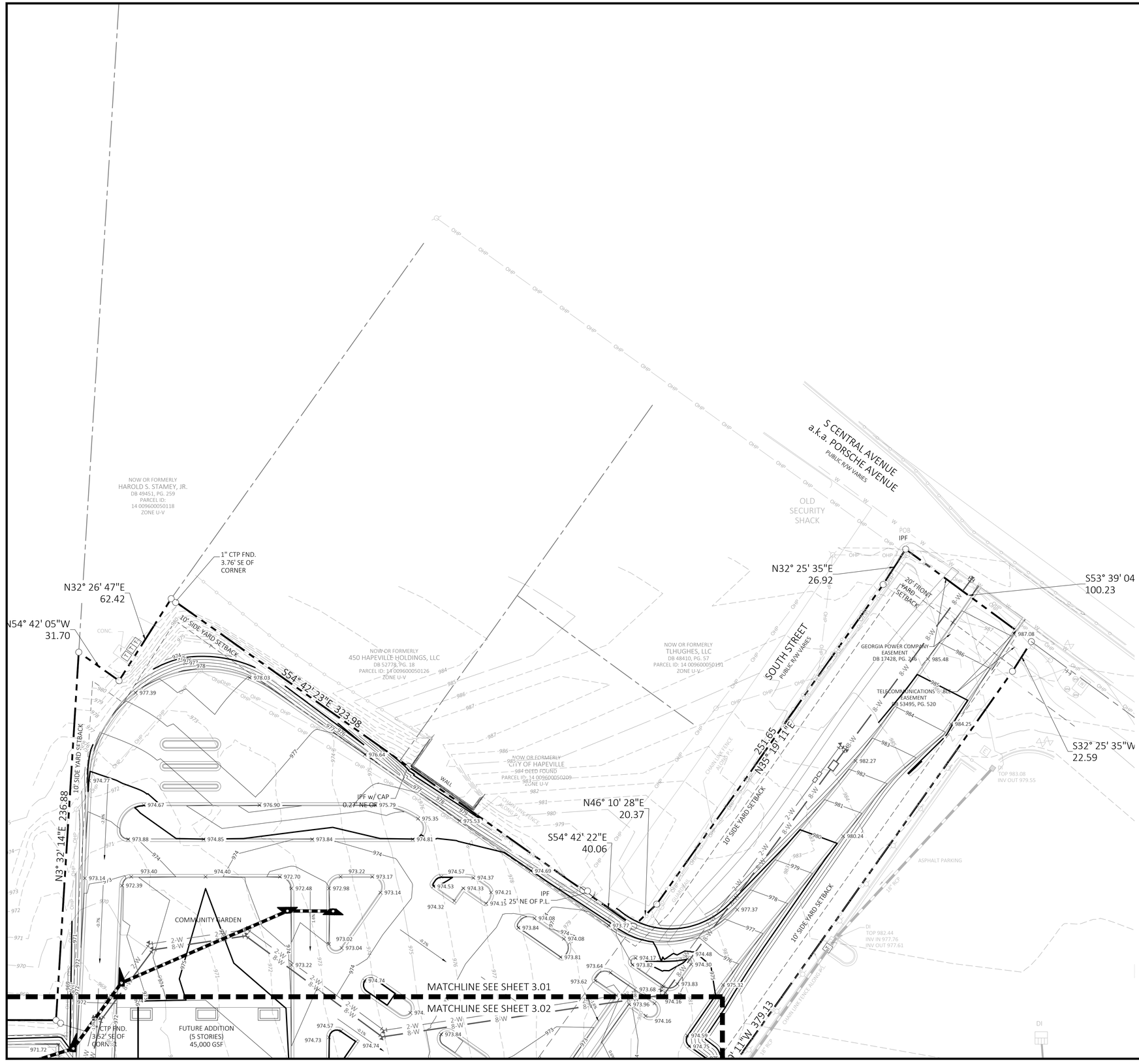

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NORTH DETAILED GRADING PLAN

ATLANTA POSTAL CREDIT UNION
0 PORSCHE AVENUE
HAPEVILLE, GA 30354

ZONING: I-2 - HEAVY INDUSTRIAL
LAND LOT: 95 & 96
TAX DISTRICT: 3DZ
TAX PARCEL ID: 14 009600050585

REVISIONS

NO.	DATE	DESCRIPTION

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SCALE: 1" = 30'
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DRAWN BY: CQ
CHECKED BY: JGW
PROJECT MANAGER: CLEMENTE QUINONES, PE
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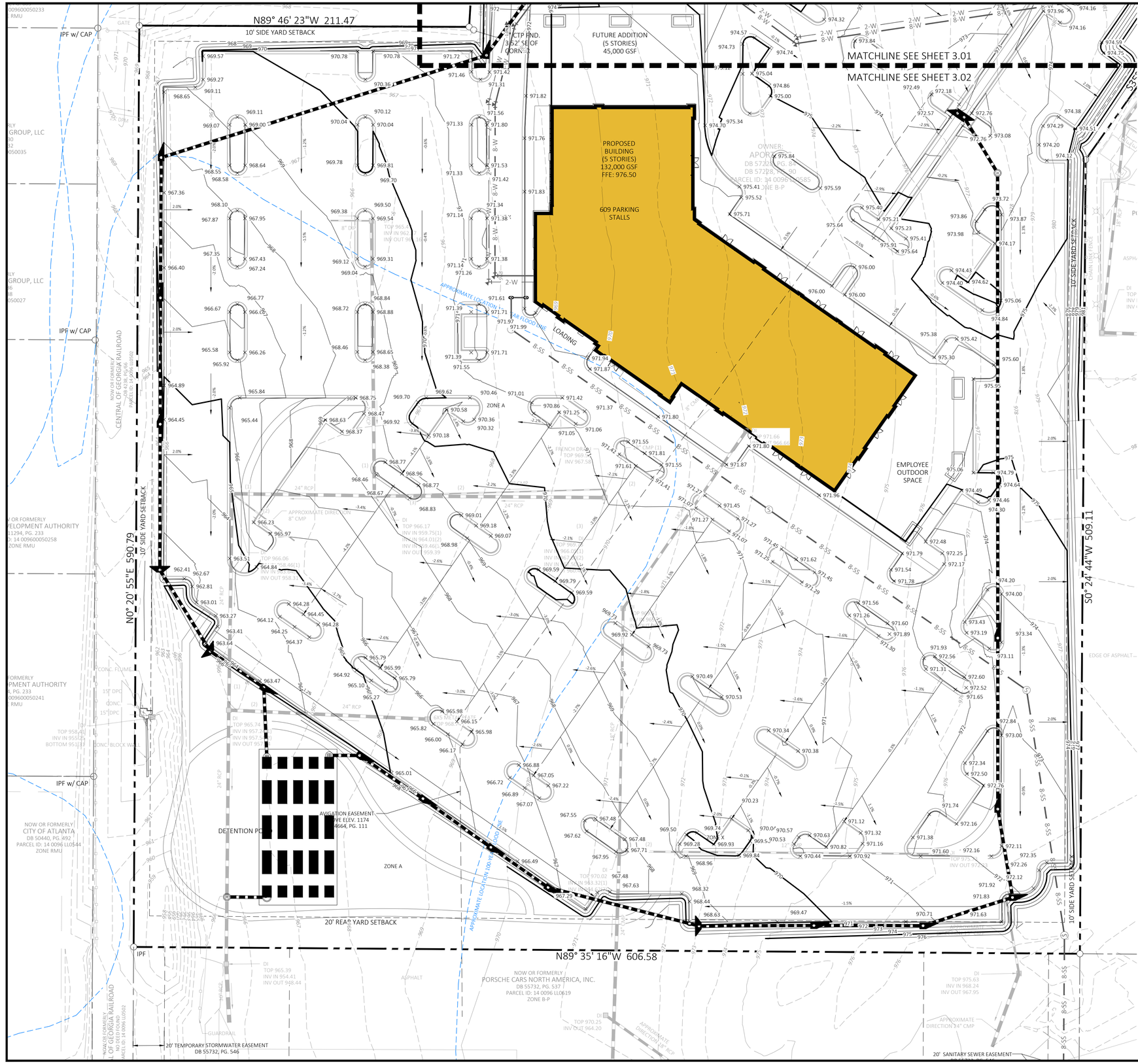

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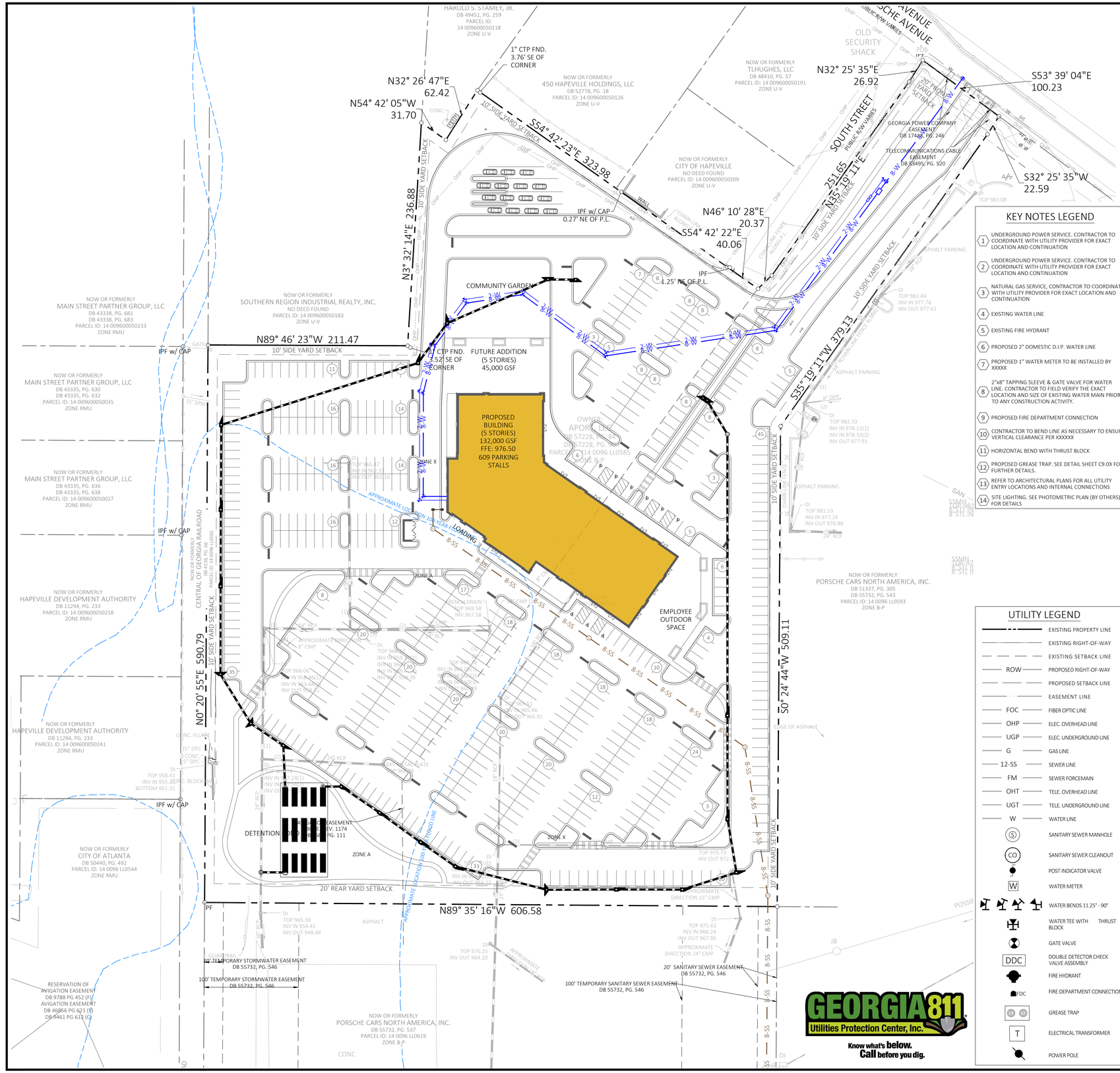

KEY NOTES LEGEND

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3. NATURAL GAS SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION
4. EXISTING WATER LINE
5. EXISTING FIRE HYDRANT
6. PROPOSED 2" DOMESTIC D.I.P. WATER LINE
7. PROPOSED 1" WATER METER TO BE INSTALLED BY XXXXX
8. 2"x8" TAPPING SLEEVE & GATE VALVE FOR WATER LINE. CONTRACTOR TO FIELD VERIFY THE EXACT LOCATION AND SIZE OF EXISTING WATER MAIN PRIOR TO ANY CONSTRUCTION ACTIVITY.
9. PROPOSED FIRE DEPARTMENT CONNECTION
10. CONTRACTOR TO BEND LINE AS NECESSARY TO ENSURE VERTICAL CLEARANCE PER XXXXXX
11. HORIZONTAL BEND WITH THRUST BLOCK
12. PROPOSED GREASE TRAP. SEE DETAIL SHEET C9.0X FOR FURTHER DETAILS.
13. REFER TO ARCHITECTURAL PLANS FOR ALL UTILITY ENTRY LOCATIONS AND INTERNAL CONNECTIONS
14. SITE LIGHTING. SEE PHOTOMETRIC PLAN (BY OTHERS) FOR DETAILS

UTILITY LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- ROW — PROPOSED RIGHT-OF-WAY
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- EASEMENT LINE
- FOC — FIBER OPTIC LINE
- OHP — ELEC. OVERHEAD LINE
- UGP — ELEC. UNDERGROUND LINE
- G — GAS LINE
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- OHT — TELE. OVERHEAD LINE
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- W — WATER LINE
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- CO — SANITARY SEWER CLEANOUT
- POST INDICATOR VALVE
- W — WATER METER
- WATER BENDS 11.25° - 90°
- WATER TEE WITH THRUST BLOCK
- GATE VALVE
- DDC — DOUBLE DETECTOR CHECK VALVE ASSEMBLY
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- FDC — FIRE DEPARTMENT CONNECTION
- GREASE TRAP
- T — ELECTRICAL TRANSFORMER
- POWER POLE

GEORGIA811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

FULTON COUNTY SANITARY SEWER NOTES

1. ALL WASTEWATER PIPE CONSTRUCTION SHOWN ON THESE PLANS MUST CONFORM TO FULTON COUNTY'S STANDARDS AND SPECIFICATIONS, INCLUDING SANITARY SEWER REGULATIONS LATEST COPY.
2. NO SANITARY SEWER SHALL BE ACCEPTED BY THE COUNTY WITHOUT AN AS-BUILT DRAWING SHOWING THE HORIZONTAL AND VERTICAL ALIGNMENT OF THE SEWER SYSTEM, THE LOCATION OF ALL MANHOLES, SEWER CONNECTIONS, PIPING MATERIALS, REQUIRED EASEMENT LIMITS AND JUNCTIONS, AND PROPERTY LINES.
3. CONTRACTOR MUST FIELD VERIFY THE LOCATION AND ELEVATION OF ALL KNOWN AND UNKNOWN UNDERGROUND UTILITIES.
4. ALL TEMPORARY AND PERMANENT WASTEWATER EASEMENTS MUST BE DRESSED AND GRASSED TO CONTROL EROSION PRIOR TO ACCEPTANCE. TREES SHALL NOT BE PLANTED IN THE PERMANENT EASEMENT AREA, OR WITHIN 10-FEET OF A FULTON COUNTY SEWER MAIN.
5. AS-BUILT DRAWINGS AND MAINTENANCE BOND(S) MUST BE SUBMITTED AND ARE REQUIRED PRIOR TO INSPECTION AND ACCEPTANCE. DIGITAL AS-BUILT WILL BE REQUIRED. NOTE THAT DIGITAL AS-BUILTS WILL BE REQUIRED AT THE COMPLETION OF THE PROJECT. PLEASE SEE: HTTPS://WWW.FULTONCOUNTYGA.GOV/SERVICES/WATER-SERVICES/DEVELOPMENT-PERMITTING/INSPECTION FOR THE REQUIREMENTS. MAINTENANCE BONDS ARE DUE AT FINAL APPROVAL OF THE AS-BUILTS.
6. NEOPRENE COUPLINGS WITH STAINLESS STEEL BANDS AND SHEAR RINGS ARE REQUIRED FOR JOINING DIFFERENT TYPES OF SANITARY SEWER PIPES.
7. POOLS SHALL NOT DRAIN INTO WASTEWATER PIPE SYSTEMS. POOLS SHALL DRAIN INTO AN APPROVED INDIVIDUAL ONSITE WASTEWATER MANAGEMENT SYSTEM.
8. LOW PRESSURE AIR TESTING REQUIRED FOR ALL WASTEWATER PIPE SYSTEMS. THIS TEST MUST MEET ALL REQUIREMENTS AS OUTLINED IN UNI-B-06 OR CURRENT REVISION. A FULTON COUNTY INSPECTOR MUST BE PRESENT DURING TESTING.
9. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERT ELEVATIONS OF WASTEWATER PIPES FOR A CONNECTION TO EXISTING WASTEWATER SYSTEMS.
10. CONTRACTOR IS TO CUT AND REMOVE THE PIPE ONLY UPON FINAL APPROVAL BY THE FULTON COUNTY INSPECTOR.
11. ALL WASTEWATER LINES AND LATERALS WITH LESS THAN ONE-FOOT OF CLEARANCE TO ANOTHER UTILITY LINE SHALL BE CONSTRUCTED WITH A CONCRETE SADDLE TO MAINTAIN SEPARATION.
12. NO FILL SHALL BE PLACED ON A SANITARY SEWER EASEMENT WITHOUT APPROVAL BY THE DIRECTOR OF PW. ALL SANITARY MANHOLES MUST EXTEND TO THE GROUND SURFACE.
13. FOR ALL PROJECTS UTILIZING INDIVIDUAL ONSITE WASTEWATER MANAGEMENT SYSTEMS DESIGN AND PROVISIONS SHALL BE IN CONFORMANCE WITH FULTON COUNTY DEPARTMENT OF HEALTH AND WELLNESS REGULATIONS.
14. EIGHT INCH (8") OR LARGER PIPE LINES SHALL BE CCTV INSPECTED. A VIRUS FREE PORTABLE STORAGE DRIVE (USB FLASH DRIVE) AND WRITTEN INSPECTION LOG SHALL BE PROVIDED WHEN AS- BUILTS ARE SUBMITTED.
15. USF 7635 BOX REQUIRED FOR WASTEWATER CLEANOUTS IN PAVED AREA PER FULTON COUNTY STANDARD DETAIL 709.
16. COMPACTION OF THE BACK FILL OF ALL TRENCHES SHALL BE COMPACTED TO AT LEAST 90% STANDARD PROCTOR DENSITY. BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS, AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE CONTENT. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. COMPACTION OF THE BACK FILL OF ALL TRENCHES LOCATED UNDER PAVEMENT SHALL BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR DENSITY.
17. SANITARY SEWER LATERALS SHOULD BE MARKED WITH 4"X4"POST WITH MIN. 4-FEET ABOVE GROUND. THE TOP 1' SHOULD BE PAINTED GREEN. EACH LATERAL IS TO BE BROUGHT TO THE GROUND SURFACE IN ACCORDANCE WITH FULTON COUNTY STANDARD 909.
18. ALL REQUIRED OFF SITE EASEMENTS SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO UTILITY PERMITTING. ALL PUBLIC ON- SITE EASEMENTS FOR OTHER THAN SINGLE FAMILY RESIDENTIAL PROJECTS THAT WILL BE FINAL PLATTED SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO WATER RESOURCES PERMIT APPROVAL.
19. FOR RESIDENTIAL PROJECTS WHERE ONSITE SANITARY SEWER EASEMENTS ARE TO BE DEDICATED TO FULTON COUNTY, THE FOLLOWING APPLIES: SANITARY SEWER EASEMENT INSIDE PROPERTY LINE TO BE SHOWN IN FINAL PLAT FOR RECORDING.
20. FOR ALL PROJECTS CONTAINING PVC WASTEWATER PIPES, ALSO INCLUDE THE FOLLOWING NOTES: (SEE ATTACHED CONDITION FOR PVC).
    - 20.1. PIPE SHALL BE ASTM D3034, SDR35 IN 12.5 FOOT LAYING LENGTHS WITH ELASTOMERIC SEALED JOINTS IN ACCORDANCE WITH ASTM D3212.
    - 20.2. PIPE BEDDING SHALL BE #57, SHARP, ANGULAR, CRUSHED STONE. BEDDING SHALL EXTEND A MINIMUM OF 4" BELOW THE PIPE AND EXTEND TO THE TOP OF THE PIPE. THE BEDDING SHALL BE COMPACTED BY ``SLICING WITH A FLAT SHOVEL''. THE WIDTH OF THE DITCH MUST BE IN ACCORDANCE WITH OSHA SAFETY STANDARDS.
    - 20.3. INITIAL BACKFILL: AFTER BEDDING, COMPLETE INITIAL BACKFILL WITH #57 STONE. IF NO ROCK IS ENCOUNTERED, INITIAL BACKFILL SHALL EXTEND TO A HEIGHT 6" ABOVE OF THE TOP OF THE PIPE, OTHERWISE INITIAL BACKFILL SHALL EXTEND TO 12" ABOVE THE TOP OF THE PIPE.
    - 20.4. FITTINGS FOR LATERAL CONNECTIONS SHALL BE 45° WYES AND BENDS. PROVIDE PVC PIPE STOPPERS FOR EACH LATERAL. PROVIDE SPECIAL WATERTIGHT CONNECTIONS AT MANHOLES AND TRANSITIONS TO DUCTILE IRON PIPE AS RECOMMENDED BY THE PIPE MANUFACTURER.
    - 20.5. AFTER INSTALLATION, A DEFLECTION TEST IS REQUIRED. INITIAL DEFLECTION SHALL BE LIMITED TO 3% OF THE UNDEFLECTED DIAMETER. A SECOND TEST SHALL BE MADE AT LEAST 8 MONTHS AFTER THE INSTALLATION BUT BEFORE FINAL ACCEPTANCE. AT THAT TIME DEFLECTION SHALL BE LIMITED TO 5% OF THE UNDEFLECTED DIAMETER.
21. ALL MANHOLES LOCATED WITHIN A PAVED AREA SHALL HAVE CONCENTRIC CONE SECTIONS AND FLANGE DOWN FRAMES AND COVERS. ALL MANHOLES LOCATED WITHIN AN UNPAVED AREA SHALL HAVE ECCENTRIC CONE SECTIONS WITH BOLT DOWN FLANGE UP FRAME AND COVERS, OR HINGED CAST IN PLACE LOCKABLE COVERS. ALL MANHOLES LOCATED WITHIN A FLOOD PRONE AREA SHALL HAVE ECCENTRIC CONE SECTIONS WITH BOLT DOWN GASKETED FLANGE UP FRAME AND COVERS. RAISE TOP OF MANHOLES IN LANDSCAPE AREAS TO 0.5-FEET ABOVE GRADE.
22. ISSUANCE OF THIS PERMIT DOES NOT IN ANY WAY IMPLY THAT WASTEWATER TAPS FOR BUILDING PERMITS WILL BE ISSUED. CONTACT THE DEPARTMENT OF PUBLIC WORKS, WATER RESOURCES DIVISION AT (404) 612-7400 FOR FURTHER INFORMATION.
23. ANY CHANGES TO THE SEWER DRAWINGS MUST BE APPROVED BY FULTON COUNTY.
24. NOTIFY FULTON COUNTY INSPECTOR 24-HOURS PRIOR TO CONSTRUCTION.

FULTON COUNTY WATER NOTES

1. ALL PUBLIC WATER LINES SHALL BE MARKED WITH A CONTINUOUS ELECTRONIC MARKING SYSTEM (EMS) CAUTION TAPE, AT A MAXIMUM BURIAL DEPTH OF 2-FEET DIRECTLY ABOVE THE WATER LINE LOCATED BELOW THE TAPE (3M PATHMARKING TAPE MODEL #80 6116 16220 7613).
2. WATER VALVE MARKERS SHALL BE PLACED AT ALL LOCATIONS WHERE WATER VALVES ARE NOT IN THE STREETS. WATER VALVES THAT ARE IN THE STREET WILL BE CLEARLY MARKED WITH A V SUCK OUT ON THE CURB.
3. ALL TEMPORARY AND PERMANENT WATER EASEMENTS MUST BE DRESSED AND GRASSED TO CONTROL EROSION PRIOR TO ACCEPTANCE. NO TREES WILL BE ALLOWED TO BE PLANTED IN UTILITY EASEMENTS OR WITHIN 10-FEET OF A PUBLIC WATER MAIN.
4. AS-BUILT DRAWINGS AND MAINTENANCE BOND(S) MUST BE SUBMITTED AND ARE REQUIRED PRIOR TO INSPECTION AND ACCEPTANCE. DIGITAL AS-BUILT WILL BE REQUIRED. NOTE THAT DIGITAL AS-BUILTS WILL BE REQUIRED AT THE COMPLETION OF THE PROJECT. PLEASE SEE: HTTPS://WWW.FULTONCOUNTYGA.GOV/SERVICES/WATER-SERVICES/DEVELOPMENT-PERMITTING/INSPECTION FOR THE REQUIREMENTS. MAINTENANCE BONDS ARE DUE AT FINAL APPROVAL OF THE AS-BUILTS.
5. ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE FULTON COUNTY WATER SYSTEM MUST BE MADE OF DUCTILE IRON, AND COMPLY IN RESPECT TO ANS/AWWAA21.111/C111-85 STANDARD SPECIFICATIONS. PLANS THAT DO NOT MEET THE SPECIFICATIONS IN ALL RESPECTS WILL NOT BE ACCEPTED ALL LINES SHOULD BE CLASS 51, OR GREATER (WHEN REQUESTED BY THE COUNTY). ALL SERVICE LINES SHOULD BE TYPE "K" COPPER.
6. CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATION AND DEPTH OF THE EXISTING WATER LINES PRIOR TO CONSTRUCTION.
7. REQUIRED 18-INCH VERTICAL SEPARATION BETWEEN PROPOSED WATER LINES AND OTHER EXISTING AND PROPOSED UTILITIES LINES SHALL BE VERIFIED DURING CONSTRUCTION
8. IF EXISTING WATER SERVICE LINE IS TO BE REMOVED AND ABANDONED, THE SERVICE SHALL BE REMOVED BACK TO THE CORPORATION STOP AND CAPPED AT THE WATER MAIN LINE IN THE PRESENCE OF THE INSPECTOR. OTHER EXISTING AND ABANDONED WATER SERVICE STRUCTURES WILL BE REMOVED IN THE PRESENCE OF THE INSPECTOR.
9. WATER METER BOXES ARE TO HAVE 1-INCH TYPE "K" COPPER SERVICE LINE. THE SERVICE LINE MUST BE CONTINUOUS FROM THE MAIN TO THE WATER METER AND SHALL HAVE A MINIMUM COVER OF 48". ALL JOINTS SHALL BE FLARED. THE SERVICE LINE SHALL CONNECT TO THE MAIN LINE WITH A DIRECT TAP WITH A CORPORATION COCK WITH A MINIMUM OF 18" BETWEEN TAPS.
10. WATER METER BOX SHALL BE A POLYETHELENE METER BOX (MODEL 1219-18-1MKF DEEP) WITH POLYETHELENE LID (MODEL 1219-1-MKF DEEP). LID FOR STRETCH YOKE BOX SHALL BE DFW MODEL 6514-1-MKF DEEP WITH OBLONG KNOCK OUT AND ½-INCH RECESS FOR METER ANTENNAE WITH A FERROUS MAGNET IN THE LID AND A PLASTIC LOCKING MECHANISM.
11. FOR RESIDENTIAL SUBDIVISIONS: NO INDIVIDUAL METERS ARE TO BE PLACED IN A CONCRETE SIDEWALK OR DRIVEWAY. METERS MUST BE MAINTAINED IN GRASS AREAS.
12. THE CONTRACTOR SHALL INSTALL CAST IRON WATER METER BOXES AND 1" TYPE "K" COPPER SERVICE LINES FOR ALL SERVICES INCLUDING CUL-DE-SACS.
13. LOT LINES WILL BE CLEARLY IDENTIFIED AND MARKED ON TOP OF CURBS BEFORE THE WATER MAIN IS INSTALLED.
14. A 6" P.V.C. CONDUIT WILL BE USED TO ACCESS ALL LOTS ON OPPOSITE SIDES OF THE STREET, EXCEPT IN CUL-DE-SACS. INSPECTOR MUST BE NOTIFIED 24 HOURS BEFORE CONSTRUCTION BEGINS.
15. THRUST BLOCKING WILL BE USED AT ALL BENDS, PLUGS, TEES, AND FIRE HYDRANTS.
16. FIRE HYDRANTS SHOWN IN THE RADIUS OF A CURVE SHALL BE FIELD ADJUSTED SO THAT THE ACTUAL INSTALLATION OF FIRE HYDRANTS WILL BE OUTSIDE OF CURVE RADIUS.
17. ALL SAMPLING STATIONS AND AUTOMATIC FLUSHING STATIONS INSTALLED WITHIN A DEVELOPMENT SHALL BE METERED AND THE SAMPLING STATION SHALL BE OWNED AND MAINTAINED BY THE HOA. ALL LINES 6" DIAMETER OR GREATER MUST BE PRESSURE TESTED AT 250 PSI FOR A MINIMUM OF TWO (2) HOURS.
18. WATER TAPS, SERVICE LINES, AND METER BOXES IN RESIDENTIAL SUBDIVISIONS WILL BE INSTALLED BY THE DEVELOPER PER CURRENT FULTON COUNTY SPECIFICATIONS
19. ALL REQUIRED OFF SITE EASEMENTS SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO UTILITY PERMITTING. ALL PUBLIC ON- SITE EASEMENTS FOR OTHER THAN SINGLE FAMILY RESIDENTIAL PROJECTS THAT WILL BE FINAL PLATTED SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO WATER RESOURCES PERMIT APPROVAL.
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24 HOUR CONTACT:
JESSE TREUDEN: 262.896.8737

PREPARED FOR:
THE REDMOND COMPANY
W228 N745 WESTMOUND DRIVE
WAUKESHA, WI 53186
PHONE: 262.549.9600

PREPARED BY:
LOWE ENGINEERS
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GA 30328
770.857.8400

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UTILITY PLAN

ATLANTA POSTAL CREDIT UNION
0 PORSCHE AVENUE
HAPEVILLE, GA 30354

ZONING: I-2 - HEAVY INDUSTRIAL
TAX DISTRICT: 502
TAX PARCEL ID: 14 0096 LL0585

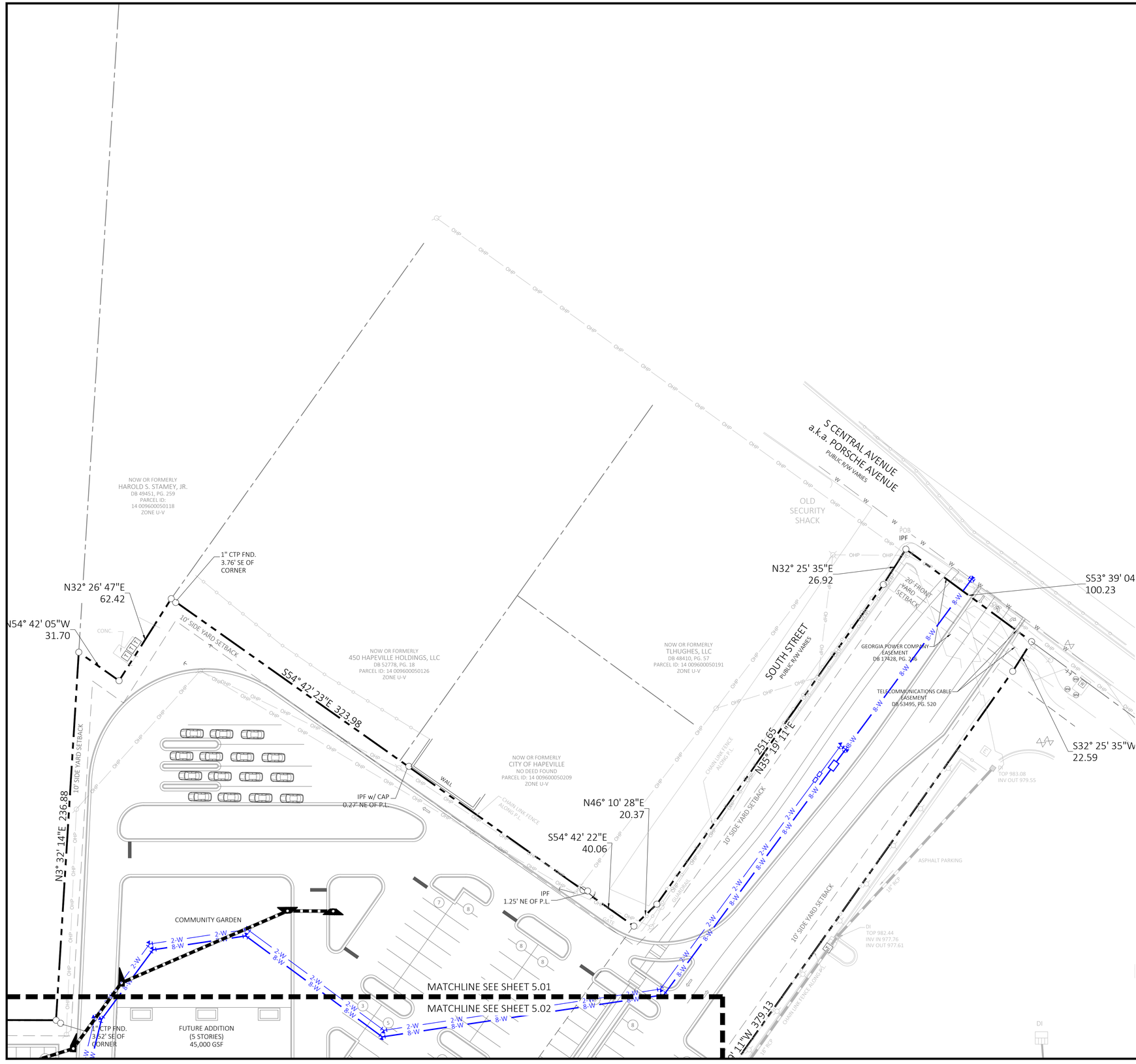
REVISIONS		
NO.	DATE	DESCRIPTION

0' 25' 50' 75'

SCALE: 1" = 50'
DATE: 11/17/2021
DRAWN BY: CQ
CHECKED BY: JGW
PROJECT MANAGER: CLEMENTE QUINONES, PE
PROJECT #: 21-220027

NORTH

SHEET C5.00



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4. MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES.
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NORTH DETAILED UTILITY PLAN

ATLANTA POSTAL CREDIT UNION
0 PORSCHE AVENUE
HAPEVILLE, GA 30354

ZONING: I-2 - HEAVY INDUSTRIAL
LAND LOT: 95&83
TAX DISTRICT: 17OZ
TAX PARCEL I.D.: 14 009600050585

REVISIONS

NO.	DATE	DESCRIPTION

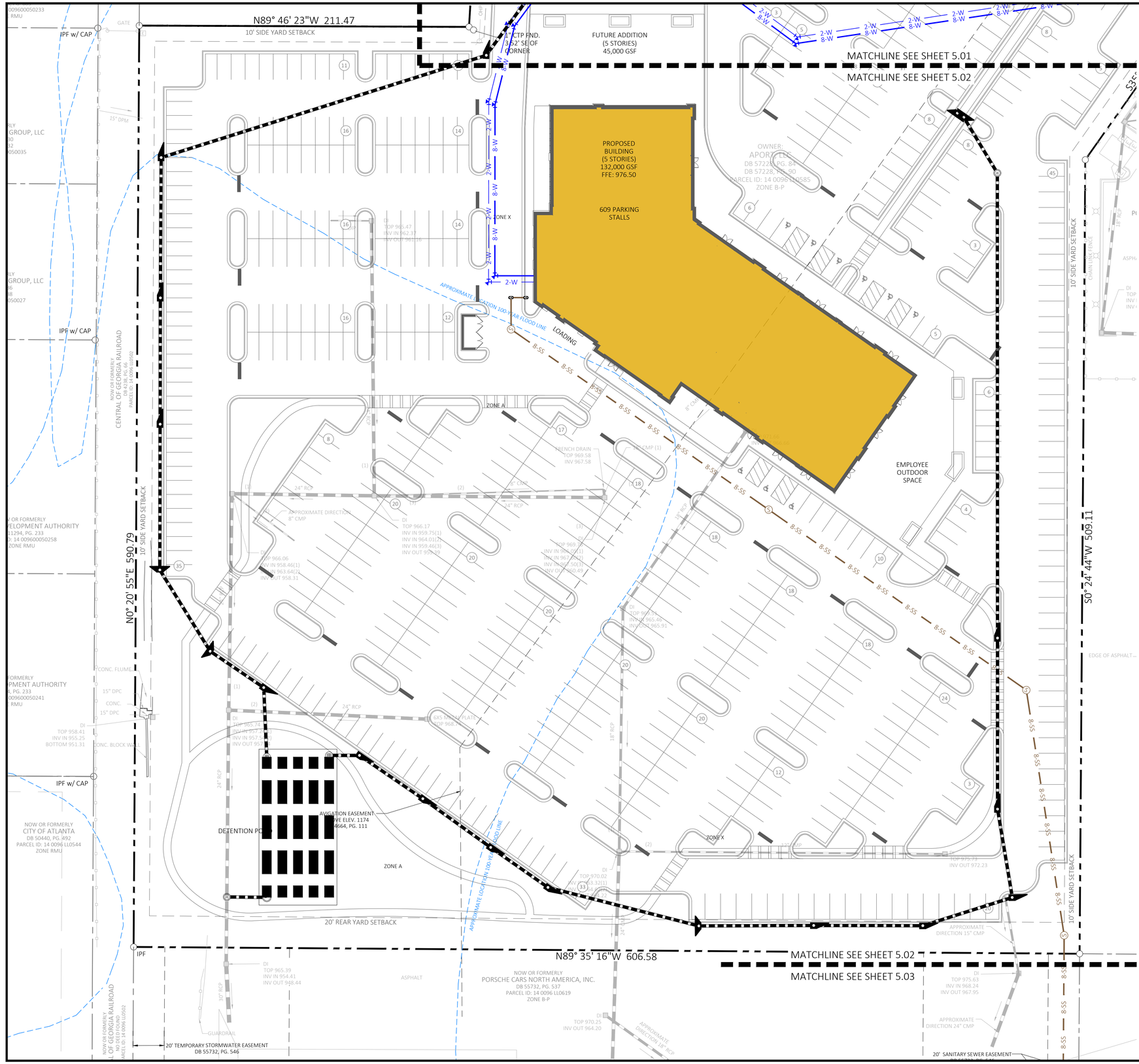
0' 15' 30' 45'

SCALE: 1" = 30'
DATE: 11/17/2021
DRAWN BY: CQ
CHECKED BY: JGW
PROJECT MANAGER: CLEMENTE QUINONES, PE
PROJECT #: 21-220027

NORTH

SHEET C5.01

FILE NAME: Z:_CIVIL SITE GROUP\Projects\21-220027 ATL Postal Credit Union\DWGS\SHEETS\C5.00 UTILITY PLAN.dwg LAST SAVED BY: CQUINONES 11/17/21 AT 1:22 PM PLOTTED BY: CQUINONES 11/17/21 AT 1:57 PM PAPER SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) DEVICE: _DWG TO PDF.PC3 PLOT STYLE: CIVIL SITE.CTB



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770.857.8400

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SOUTH DETAILED UTILITY PLAN

ATLANTA POSTAL CREDIT UNION
0 PORSCHE AVENUE
HAPEVILLE, GA 30354

ZONING: I2 - HEAVY INDUSTRIAL
LAND LOT: 0096
TAX DISTRICT: 302
TAX PARCEL ID: 14 0096 LL0585

REVISIONS

NO.	DATE	DESCRIPTION

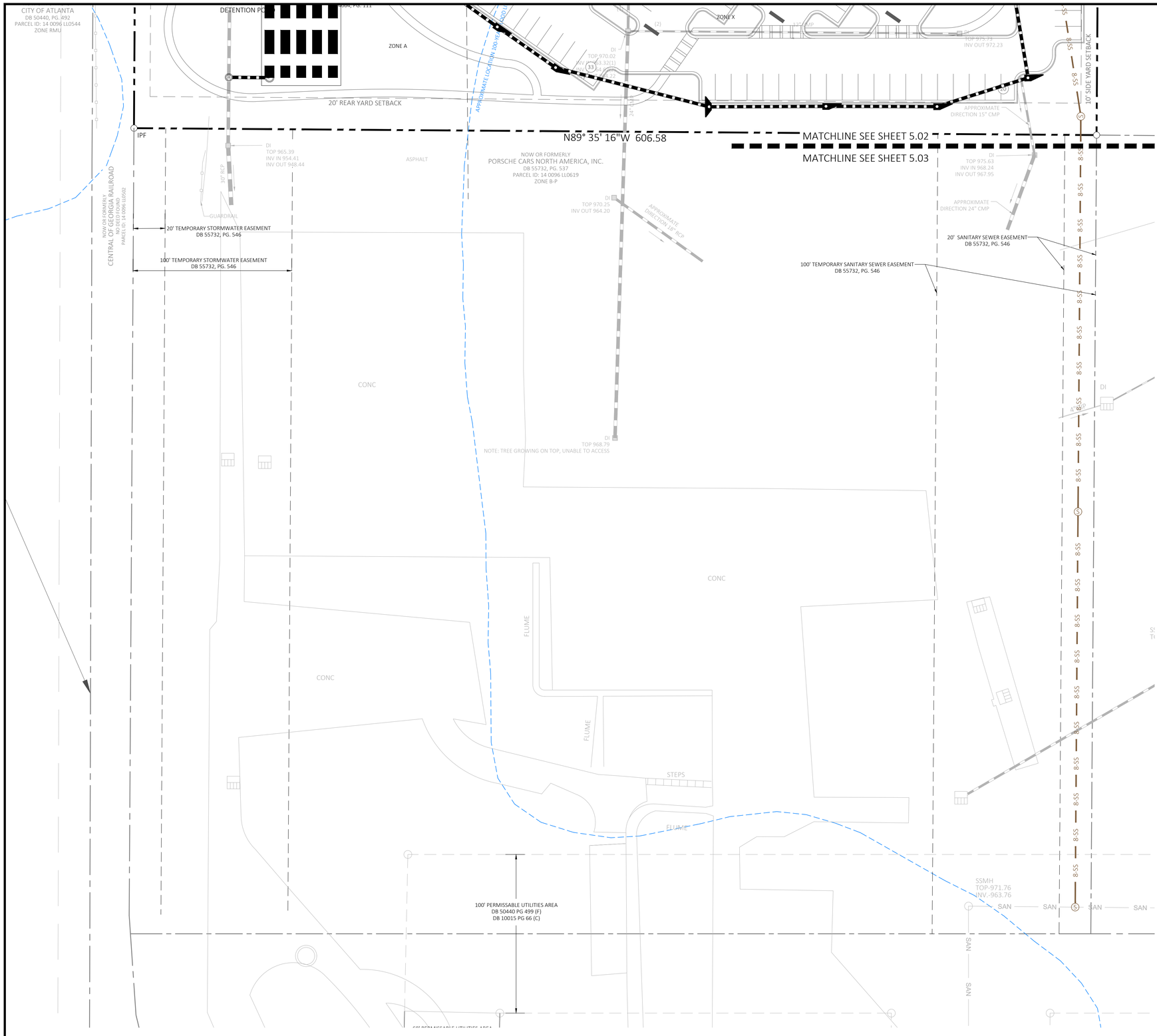
0' 15' 30' 45'

SCALE: 1" = 30'
DATE: 11/17/2021
DRAWN BY: CQ
CHECKED BY: JGW
PROJECT MANAGER: CLEMENTE QUINONES, PE
PROJECT #: 21-220027

NORTH

SHEET C5.02

FILE NAME: Z:_CIVIL SITE GROUP\Projects\21-220027 ATL Postal Credit Union\DWG\SHEETS\C5.00 UTILITY PLAN.dwg LAST SAVED BY: CQUINONES 11/17/21 AT 1:22 PM PLOTTED BY: CQUINONES 11/17/21 AT 1:58 PM PAPER SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) DEVICE: _DWG TO PDF.PC3 PLOT STYLE: CIVIL SITE.CTB



GENERAL UTILITY NOTES

1. CONTRACTOR TO NOTIFY OWNER/DEVELOPER AND ENGINEER IMMEDIATELY IF FIELD CONDITIONS DIFFERFROM DESIGN ASSUMPTIONS.
2. LOCATION OF UNDERGROUND UTILITIES SHOWN IS BASED ON A SURVEY BY LOWE ENGINEERS, DATED 07/25/2021.
3. APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITY.
4. MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES.
5. REFER TO ARCHITECTURAL PLANS FOR ON SITE UTILITY CONDUITS FOR SITE LIGHTING, ETC. AND UTILITY ENTRY AND EXIT LOCATIONS
6. VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.

UTILITY CAUTION NOTE:

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE UNDERGROUND UTILITIES, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION OF ALL UTILITIES SHOWN AS WELL AS THOSE NOT SHOWN WITHIN THE CONSTRUCTION LIMITS. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

UTILITY LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- ROW — PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- EASEMENT LINE
- FOC — FIBER OPTIC LINE
- OHP — ELEC. OVERHEAD LINE
- UGP — ELEC. UNDERGROUND LINE
- G — GAS LINE
- 12-SS — SEWER LINE
- FM — SEWER FORCEMAIN
- OHT — TELE. OVERHEAD LINE
- UGT — TELE. UNDERGROUND LINE
- W — WATER LINE
- (S) — SANITARY SEWER MANHOLE
- CO — SANITARY SEWER CLEANOUT
- POST INDICATOR VALVE
- W — WATER METER
- WATER BENDS 11.25° - 90°
- WATER TEE WITH THRUST BLOCK
- GATE VALVE
- DDC — DOUBLE DETECTOR CHECK VALVE ASSEMBLY
- FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- GREASE TRAP
- T — ELECTRICAL TRANSFORMER
- POWER POLE

KEY NOTES LEGEND

1. UNDERGROUND POWER SERVICE. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION
2. UNDERGROUND POWER SERVICE. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION
3. NATURAL GAS SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION
4. EXISTING WATER LINE
5. EXISTING FIRE HYDRANT
6. PROPOSED 2" DOMESTIC D.I.P. WATER LINE
7. PROPOSED 1" WATER METER TO BE INSTALLED BY XXXXX
8. 2"x8" TAPPING SLEEVE & GATE VALVE FOR WATER LINE. CONTRACTOR TO FIELD VERIFY THE EXACT LOCATION AND SIZE OF EXISTING WATER MAIN PRIOR TO ANY CONSTRUCTION ACTIVITY.
9. PROPOSED FIRE DEPARTMENT CONNECTION
10. CONTRACTOR TO BEND LINE AS NECESSARY TO ENSURE VERTICAL CLEARANCE PER XXXXXX
11. HORIZONTAL BEND WITH THRUST BLOCK
12. PROPOSED GREASE TRAP. SEE DETAIL SHEET C9.0X FOR FURTHER DETAILS.
13. REFER TO ARCHITECTURAL PLANS FOR ALL UTILITY ENTRY LOCATIONS AND INTERNAL CONNECTIONS
14. SITE LIGHTING. SEE PHOTOMETRIC PLAN (BY OTHERS) FOR DETAILS

GEORGIA 811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

24 HOUR CONTACT:
JESSE TREUDEN: 262.896.8737

PREPARED FOR:
THE REDMOND COMPANY
W228 N745 WESTMOUND DRIVE
WAUKESHA, WI 53186
PHONE: 262.549.9600

PREPARED BY:
LOWE ENGINEERS
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GA 30328
770.857.8400

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OFFSITE SANITARY SEWER PLAN

ATLANTA POSTAL CREDIT UNION
0 PORSCHE AVENUE
HAPEVILLE, GA 30354

ZONING: I-2 -HEAVY INDUSTRIAL
LAND LOT: 096
TAX DISTRICT: 302
TAX PARCEL ID: 14 0096 LL0585

REVISIONS

NO.	DATE	DESCRIPTION

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DRAWN BY: CQ
CHECKED BY: JGW
PROJECT MANAGER: CLEMENTE QUINONES, PE
PROJECT #: 21-220027

NORTH

SHEET C5.03

FILE NAME: Z:_ CIVIL SITE GROUP\Projects\21-220027 ATL Postal Credit Union\DWG\SHEETS\C5.00 UTILITY PLAN.dwg LAST SAVED BY: CQUINONES 11/17/21 AT 1:52 PM. PAPER SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) DEVICE: _DWG TO PDF.PC3 PLOT STYLE: CIVIL SITE CTB PLOTTED BY: CQUINONES 11/17/21 AT 1:22 PM.

Atlanta Postal Credit Union Main Office

400 Porsche Avenue
Hapeville, GA

Note: This rendering is an artistic rendition and is for conceptual purposes only.
This image may not precisely reflect final building elements, materials, and/or color selections.

ATLANTA POSTAL CREDIT UNION - MAIN OFFICE

EXTERIOR RENDERING

THE REDMOND COMPANY

19091 11/17/2021

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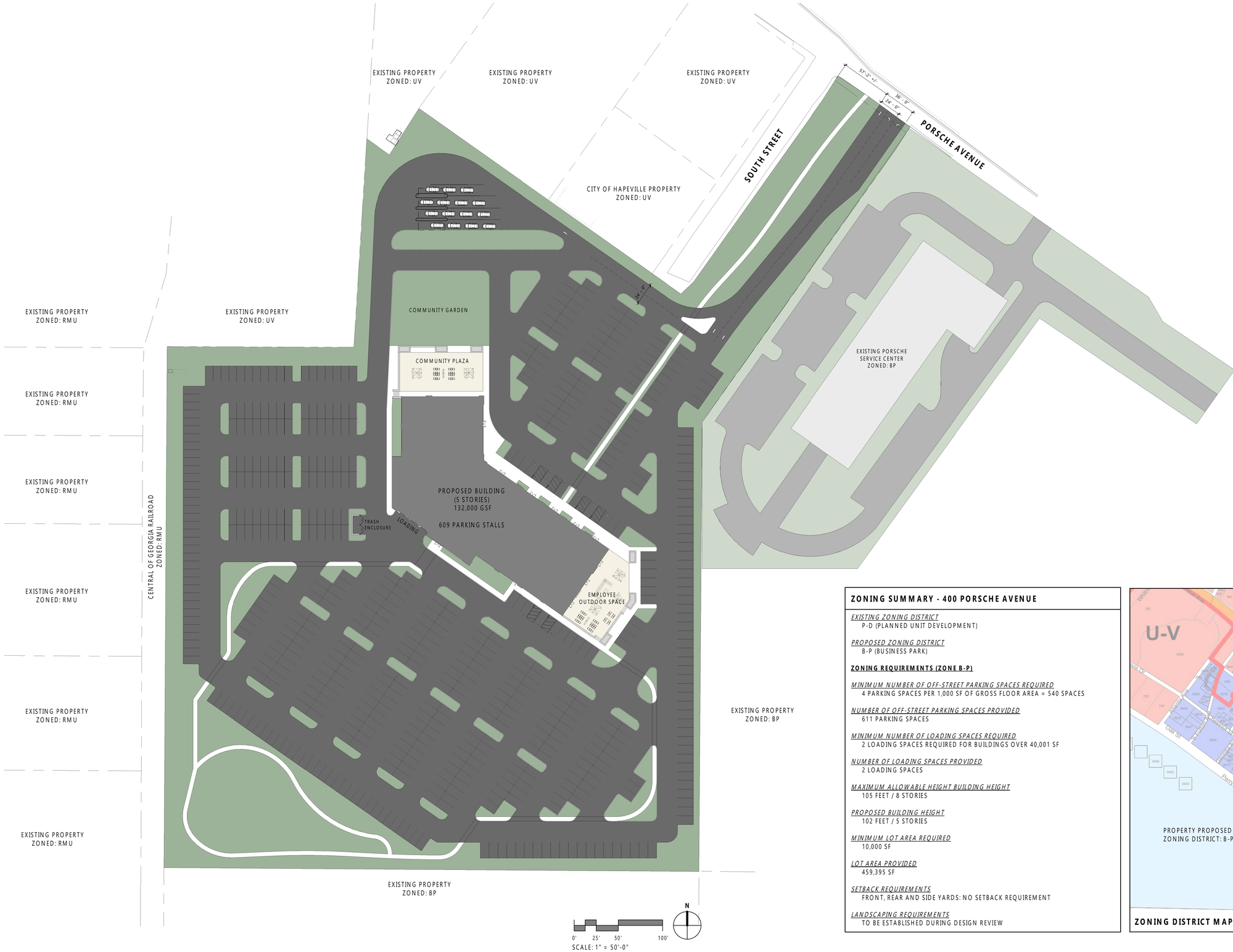


ZONING SUMMARY - 400 PORSCHE AVENUE

EXISTING ZONING DISTRICT
P-D (PLANNED UNIT DEVELOPMENT)

PROPOSED ZONING DISTRICT
B-P (BUSINESS PARK)

ZONING REQUIREMENTS (ZONE B-P)

MINIMUM NUMBER OF OFF-STREET PARKING SPACES REQUIRED
4 PARKING SPACES PER 1,000 SF OF GROSS FLOOR AREA = 540 SPACES

NUMBER OF OFF-STREET PARKING SPACES PROVIDED
611 PARKING SPACES

MINIMUM NUMBER OF LOADING SPACES REQUIRED
2 LOADING SPACES REQUIRED FOR BUILDINGS OVER 40,001 SF

NUMBER OF LOADING SPACES PROVIDED
2 LOADING SPACES

MAXIMUM ALLOWABLE HEIGHT BUILDING HEIGHT
105 FEET / 8 STORIES

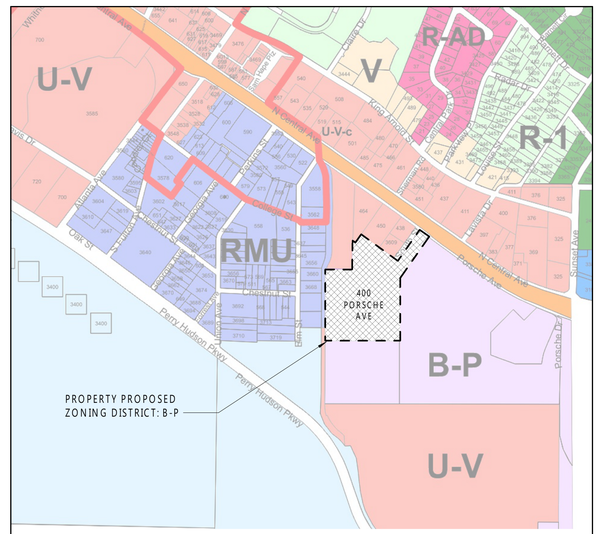
PROPOSED BUILDING HEIGHT
102 FEET / 5 STORIES

MINIMUM LOT AREA REQUIRED
10,000 SF

LOT AREA PROVIDED
459,395 SF

SETBACK REQUIREMENTS
FRONT, REAR AND SIDE YARDS: NO SETBACK REQUIREMENT

LANDSCAPING REQUIREMENTS
TO BE ESTABLISHED DURING DESIGN REVIEW



ZONING DISTRICT MAP

ATLANTA POSTAL CREDIT UNION - MAIN OFFICE

Proposed Site Plan

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11/17/2021

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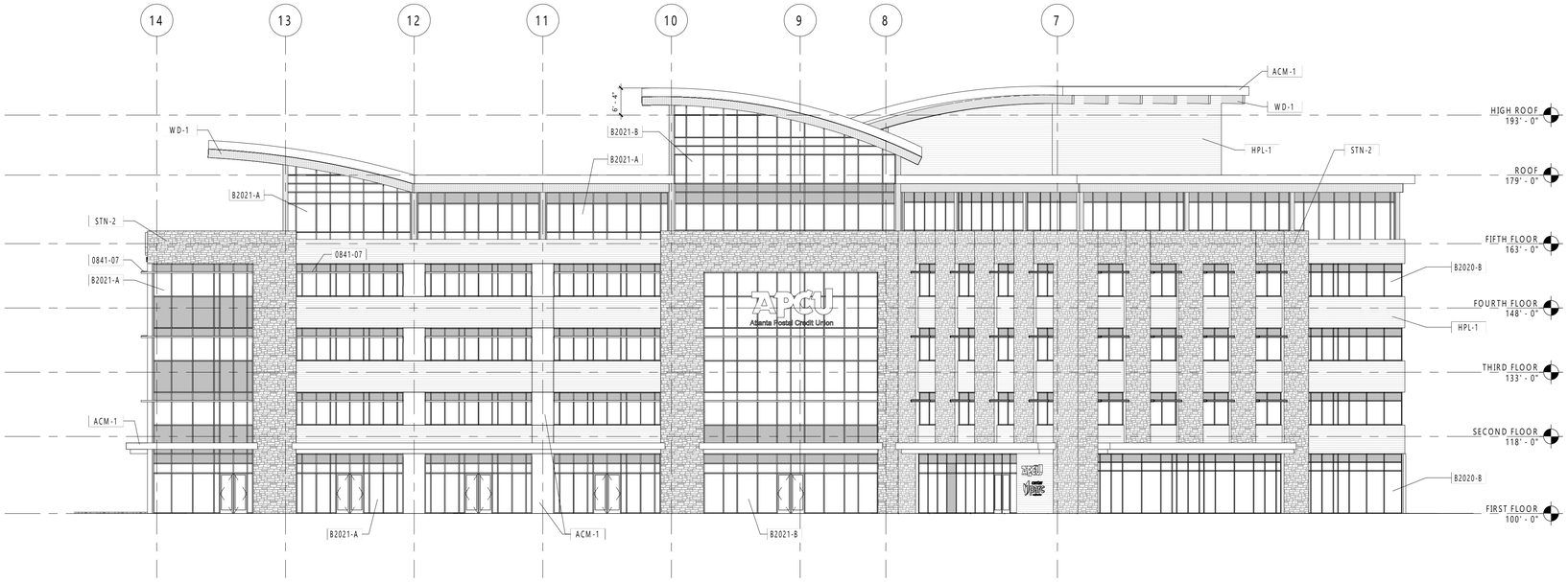
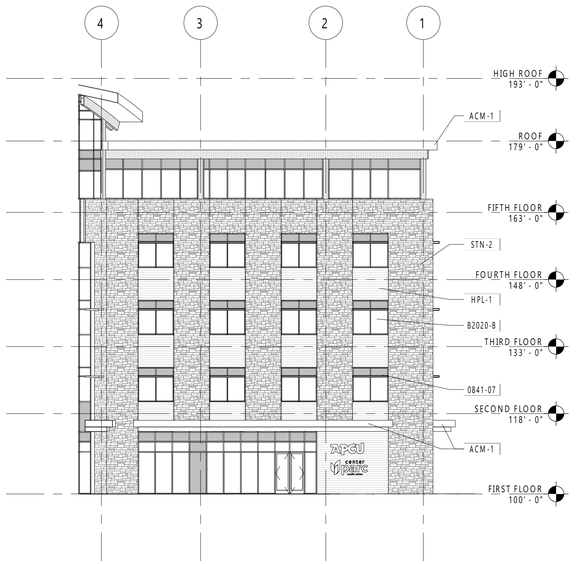


1 NORTH ELEVATION
1/16" = 1'-0"

2 EAST ELEVATION
1/16" = 1'-0"



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

EXTERIOR MATERIAL LEGEND

CAST STONE (CS-1):
MANUFACTURER: CONTINENTAL CAST STONE
COLOR: TO BE SELECTED BY ARCHITECT

COMPOSITE METAL WALL PANEL (ACM-1)
MANUFACTURER: REYNOBOND
COLOR: PLATINUM

HPL SIDING (HPL-1):
MANUFACTURER: STONEWOOD ARCHITECTURAL PANELS
PRODUCT: STONEWOOD SELECT
COLOR: MADISON WALNUT 2831-AA

STANDING SEAM METAL ROOF (MR-1):
MANUFACTURER: PAC-CLAD
COLOR: SILVER METALLIC

STONE VENEER (STN-2):
MANUFACTURER: FIELDSTONE CENTER, INC.
PRODUCT: BUILDING STONE
COLOR: TUXEDO BLEND
SEALANT COLOR: TO BE SELECTED BY ARCHITECT

WOOD STRUCTURE (WD-1):
MANUFACTURER: STRUCTURAL WOOD SYSTEMS
PRODUCT: GLU-LAM
FINSH: CLEAR

KEYNOTES PER SHEET

0841-07	ALUMINUM 30" DEEP FIXED SUNSHADE BY STOREFRONT MANUFACTURER, SEE EXTERIOR ELEVATIONS AND MATERIALS LEGEND
ACM-1	COMPOSITE METAL WALL PANEL
B2020-B	4.5" DEEP THERMALLY BROKEN CENTER SET COMMERCIAL STOREFRONT SYSTEM.
B2021-A	6" DEEP THERMALLY BROKEN CURTAIN WALL SYSTEM.
B2021-B	7 1/2" DEEP THERMALLY BROKEN CURTAIN WALL SYSTEM.
HPL-1	HPL SIDING
STN-2	STONE VENEER
WD-1	WOOD STUCTURE

ATLANTA POSTAL CREDIT UNION - MAIN OFFICE

EXTERIOR ELEVATIONS

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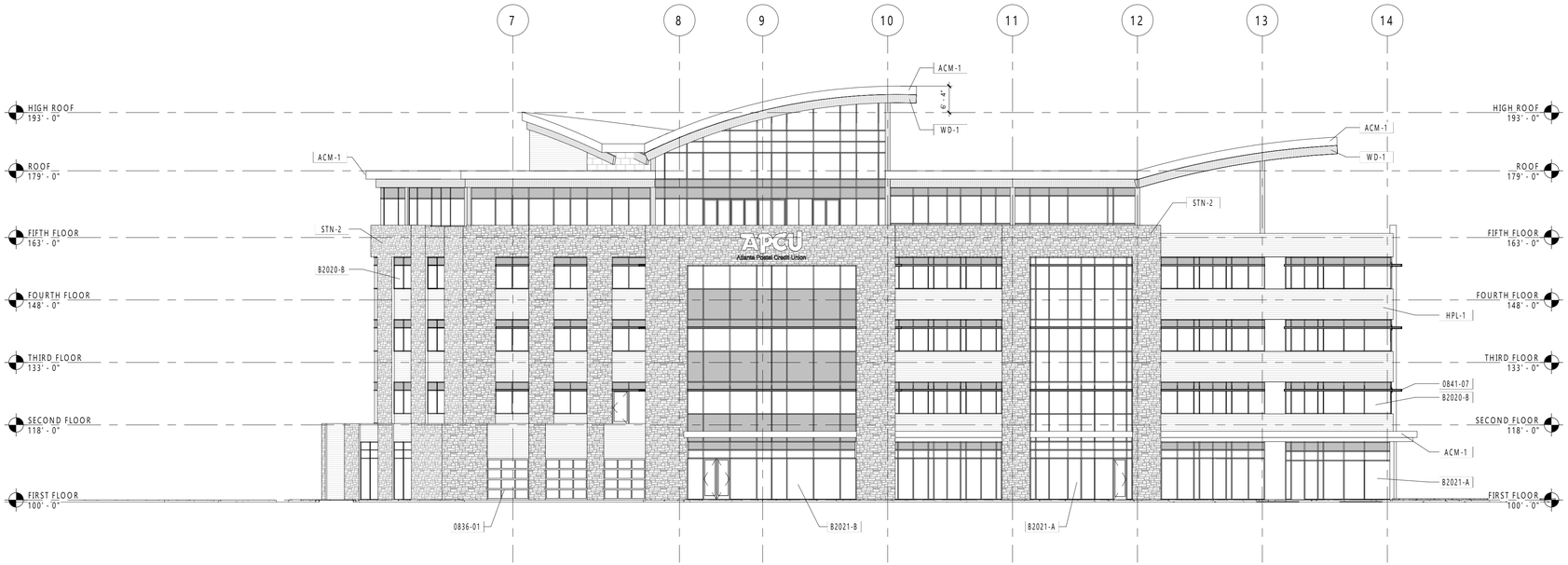
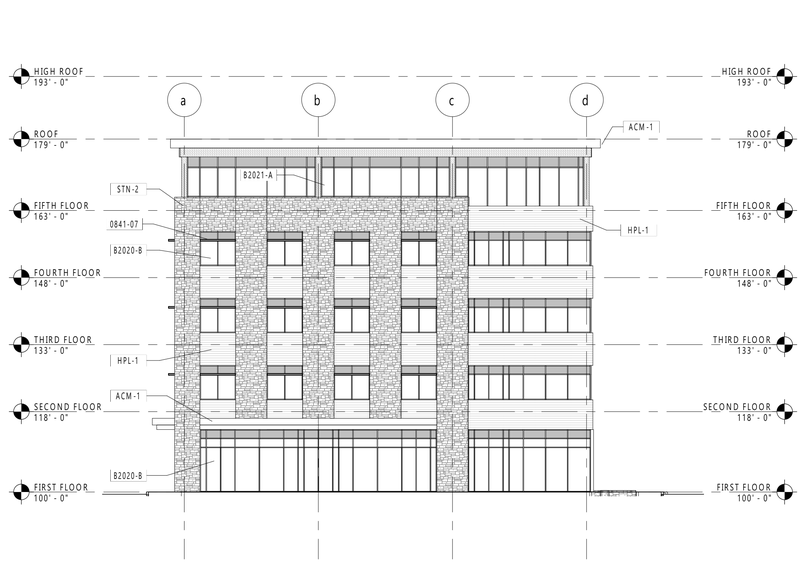


1 SOUTH ELEVATION
1/16" = 1'-0"

2 SOUTHWEST ELEVATION
1/16" = 1'-0"



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

EXTERIOR MATERIAL LEGEND

CAST STONE (CS-1):
MANUFACTURER: CONTINENTAL CAST STONE
COLOR: TO BE SELECTED BY ARCHITECT

COMPOSITE METAL WALL PANEL (ACM-1)
MANUFACTURER: REYNOBOND
COLOR: PLATINUM

HPL SIDING (HPL-1):
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MANUFACTURER: FIELDSTONE CENTER, INC.
PRODUCT: BUILDING STONE
COLOR: TUXEDO BLEND
SEALANT COLOR: TO BE SELECTED BY ARCHITECT

WOOD STRUCTURE (WD-1):
MANUFACTURER: STRUCTURAL WOOD SYSTEMS
PRODUCT: GLU-LAM
FINISH: CLEAR

KEYNOTES PER SHEET

0836-01	FULL GLASS OVERHEAD SECTIONAL DOOR WITH BOTTOM SEAL WEATHERSTRIPPING (SEE DOOR SCHEDULE).
0841-07	ALUMINUM 30" DEEP FIXED SUNSHADE BY STOREFRONT MANUFACTURER, SEE EXTERIOR ELEVATIONS AND MATERIALS LEGEND
ACM-1	COMPOSITE METAL WALL PANEL
B2020-B	4.5" DEEP THERMALLY BROKEN CENTER SET COMMERCIAL STOREFRONT SYSTEM.
B2021-A	6" DEEP THERMALLY BROKEN CURTAIN WALL SYSTEM.
B2021-B	7 1/2" DEEP THERMALLY BROKEN CURTAIN WALL SYSTEM.
HPL-1	HPL SIDING
STN-2	STONE VENEER
WD-1	WOOD STUCTURE

ATLANTA POSTAL CREDIT UNION - MAIN OFFICE

EXTERIOR ELEVATIONS

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View of main entrance

ATLANTA POSTAL CREDIT UNION - MAIN OFFICE

EXTERIOR RENDERING

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View of employee outdoor space from the east

ATLANTA POSTAL CREDIT UNION - MAIN OFFICE

EXTERIOR RENDERING

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View of employee entrance and outdoor space from southeast

ATLANTA POSTAL CREDIT UNION - MAIN OFFICE

EXTERIOR RENDERING

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EXISTING GUARD SHACK

EXISTING VIEW LOOKING NORTH TOWARD PORSCHE AVENUE

EXISTING VIEW LOOKING NORTH EAST TOWARD PORSCHE AVENUE

EXISTING VIEW LOOKING SOUTH WEST TOWARD EXISTING METAL BUILDING

EXISTING METAL BUILDING

EXISTING VIEW LOOKING NORTH TOWARD EXISTING METAL BUILDING

EXISTING VIEW LOOKING NORTH WEST TOWARD EXISTING METAL BUILDING

EXISTING VIEW OF PARKING LOT LOOKING NORTH

ATLANTA POSTAL CREDIT UNION - MAIN OFFICE

Existing Site Photos

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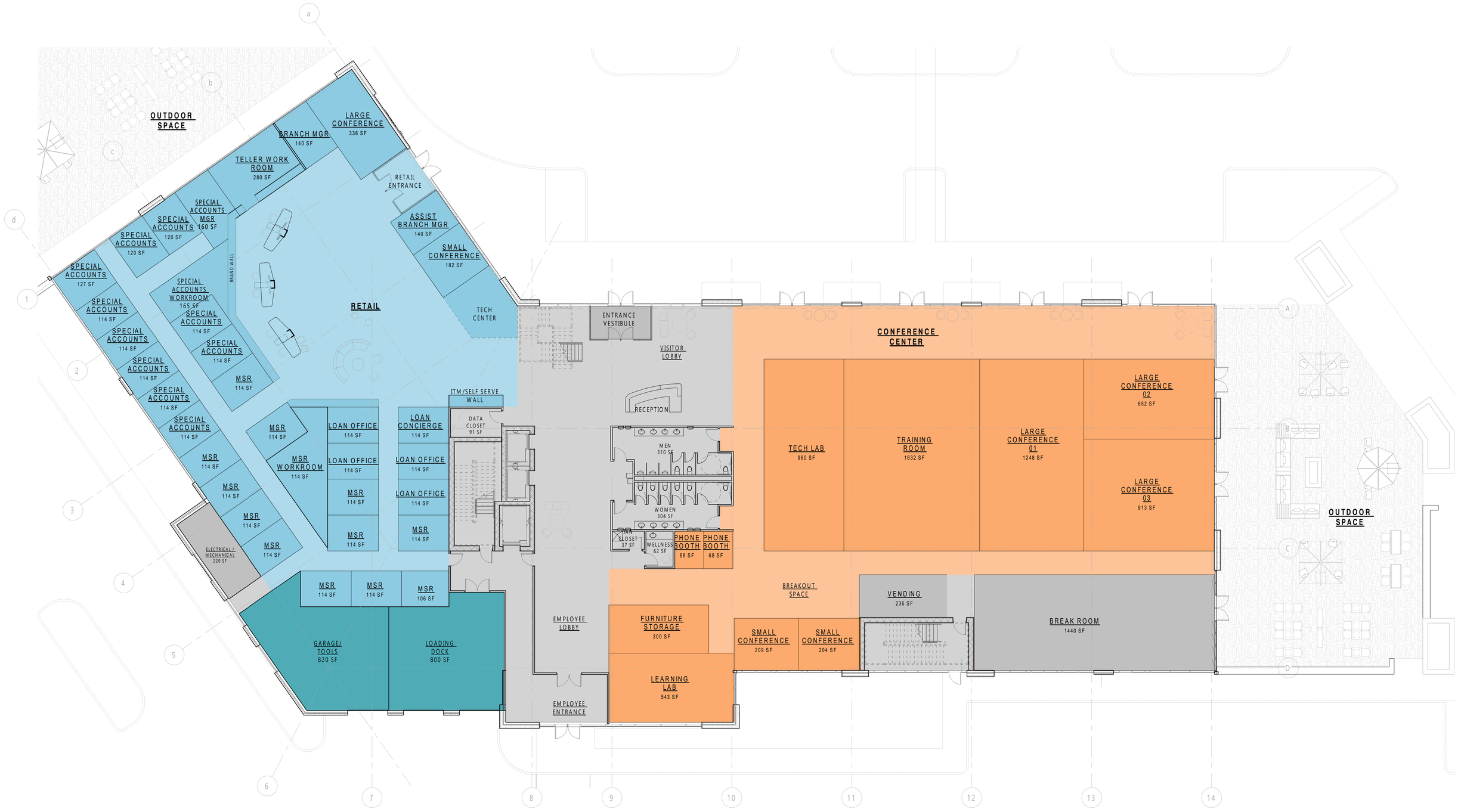

1 FIRST FLOOR
3/32" = 1'-0"

0' 8' 16' 32"
SCALE: 3/32" = 1'-0"

ATLANTA POSTAL CREDIT UNION - MAIN OFFICE

PROPOSED FLOOR PLAN DIAGRAM - FIRST FLOOR

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1 SECOND FLOOR
3/32" = 1'-0"

0' 8' 16' 32'
SCALE: 3/32" = 1'-0"

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PROPOSED FLOOR PLAN DIAGRAM - SECOND FLOOR

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1 THIRD FLOOR
3/32" = 1'-0"

0' 8' 16' 32'
SCALE: 3/32" = 1'-0"

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PROPOSED FLOOR PLAN DIAGRAM - THIRD FLOOR

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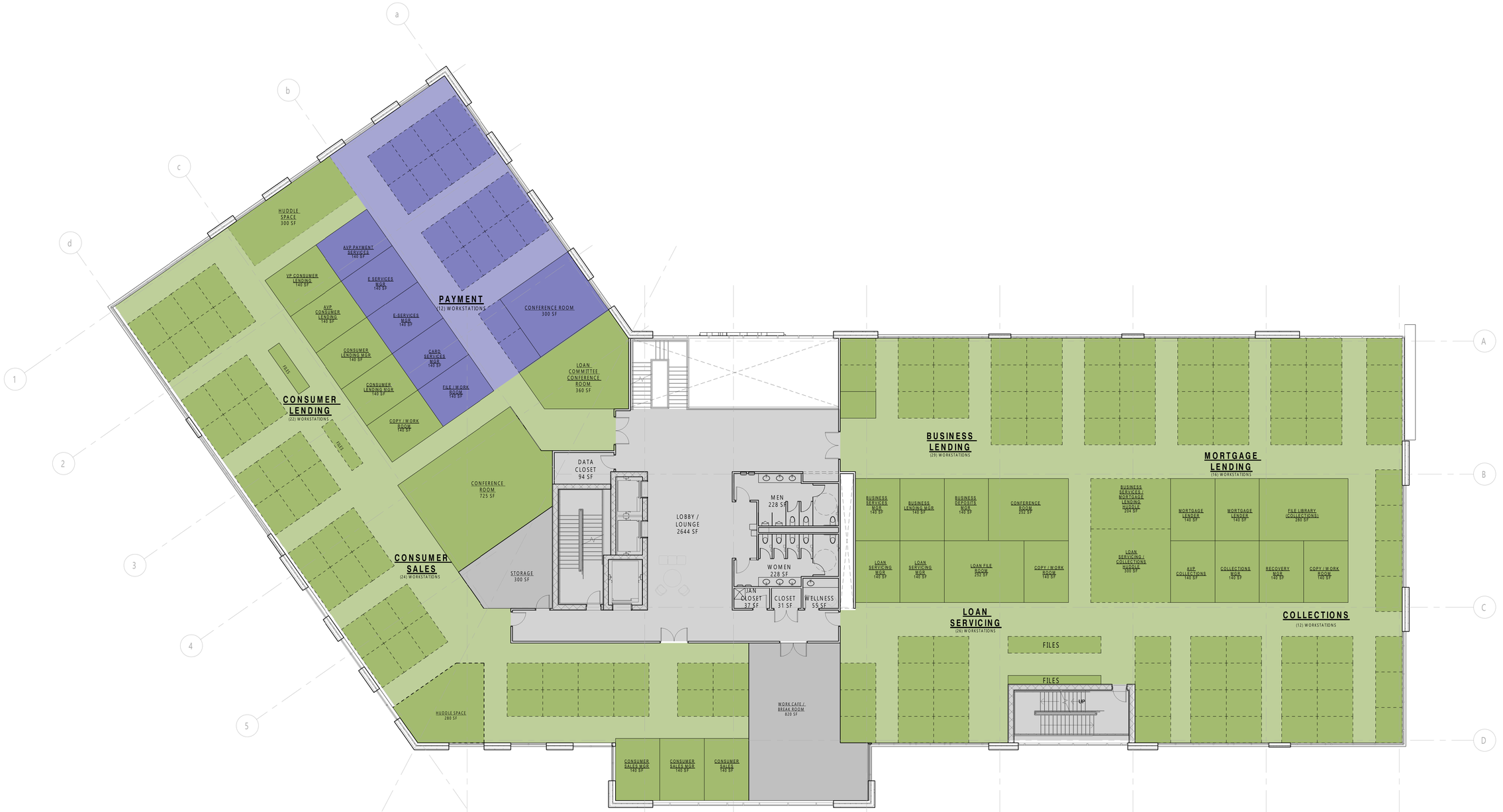

0' 8' 16' 32'

SCALE: 3/32" = 1'-0"

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ATLANTA POSTAL CREDIT UNION - MAIN OFFICE

1 FOURTH FLOOR
3/32" = 1'-0"

PROPOSED FLOOR PLAN DIAGRAM - FOURTH FLOOR

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11/17/2021

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1 FIFTH FLOOR
3/32" = 1'-0"

0' 8' 16' 32"
SCALE: 3/32" = 1'-0"

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PROPOSED FLOOR PLAN DIAGRAM - FIFTH FLOOR

19091 11/17/2021

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PLANNING AND ZONING DEPARTMENT
PLANNER'S REPORT

DATE:	December 9, 2021
TO:	Tonya Hutson
FROM:	Lynn M. Patterson
RE:	**Design Review -Stillwood Farm Subdivision**

Key:	
Compliant:	✓
Not Compliant:	×
Incomplete:	✋
Not Applicable:	⦸

BACKGROUND

The City of Hapeville has received a revised Design Review Application from Stillwood Development LLC for construction of 12 single family homes to be located in the Stillwood Farm subdivision, between Stillwood, North Ave, and Springhaven Ave. The single family homes range from 1620 SF to 2025 SF based upon the unit type, have 3 or 4 bedrooms and are less than 35' in height with garages. There are greenspaces within the development and homes are rear entry loaded with fronts either on greenspace or streets.
The property is within the P-D, Planned Unit Development zoning district and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.
The DRC provided guidance to the developers at the October 20th meeting which appear to have been addressed in this submission.

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.

(a) Site development standards

✓ Except where indicated, setbacks shall be established by zoning.

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

✓ Minimum building heights shall be established by zoning.

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

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

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

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

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

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

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

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

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

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

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

STAFF COMMENT:

(b) Supplemental Area and Fence Standards

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

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

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

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

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

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

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

STAFF COMMENT: **Fence and wall materials must adhere to guidelines.**

(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-

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

Trees shall not be planted directly above storm drains.

STAFF COMMENT: **Ensure all mechanical is screened.**

(d) Parking and Traffic Standards

One-family detached dwellings and two-family dwellings shall meet the following requirements:

- Driveways shall have a minimum width of nine feet and a maximum width of 15 feet.
- Circular drives are permitted.
- A grass strip in the middle of driveways is encouraged.

All other buildings shall meet the following requirements:

- Parcels are permitted a maximum of one driveway curb cut per street. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.
- Driveways shall have a maximum width of 12 feet for one-way and 24 feet for two-way.
- Two curb cuts serving two one-way driveways shall be counted as one curb cut.
- Public or private alleys, or driveway providing vehicular access to two or more parcels shall not constitute a curb cut.
- New public streets shall not count as curb cuts.
- Parcels are permitted a maximum of one driveway curb cut per street frontage. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.

Carports are only permitted subject to the following requirements:

- Carports shall be located in the rear or side yard, but shall not be visible from a public right-of-way.
- Carport roofs shall be supported by columns with a minimum width and depth of eight inches.
- The base of carport columns shall be faced in stacked brick or stacked stone to a minimum height of three feet above grade.

On-site parking shall be prohibited in the supplemental areas. This shall not be interpreted as restricting on-street parking located along a public street.

Garage access on single-family lots shall be prohibited in the front yard of the home.

STAFF COMMENT:

(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:

- Permitted on one-family and two-family detached dwellings;
- Permitted on multifamily and townhouse dwellings only when screened form the adjacent street by a parapet wall.

Gutters shall be copper, aluminum or galvanized steel.

Downspouts shall match gutters in material and finish.

Roof forms shall be based on architectural style.

All roofs, excluding dormers, shall overhang a minimum of 12 inches beyond the facade.

Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached.

⦸ Chimneys exposed to the public view may not be faced in wood or cement based siding and may not be of an exposed metal or ceramic pipe. All chimneys shall be wrapped in a brick, stone or suitable masonry finish material.

⦸ Chimneys on exterior building walls shall begin at grade.

⦸ Chimneys shall begin at grade and be faced with brick or stacked stone; extend chimneys between three and six feet above the roof line.

STAFF COMMENT: **Ensure 30 year shingles.**

(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:

No stairs are shown. If utilized, must meet standards.
Design exception required for stoop at grade.

(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.
Window recess detailed should be provided.
Design exception requested for PVC sills.

(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: **Design exception required for first story elevations above grade.**
Height of first floor sills should be provided.

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

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

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

ii. On corner lots, outbuildings should be setback at least 15 feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.

iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.

iv. Outbuildings shall be of compatible material and architectural style to the principal building.

v. Outbuildings shall have a minimum height of 14 feet and a maximum height of that of the principal building or 25 feet, whichever is less.

vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.

g. Multifamily/townhome. In addition to the requirements of subsections a. through f. of this section, the following shall apply to detached one-family attached (townhome) or multifamily buildings.

⦸ i. Front facades. Individual front facades within 15 feet of the front lot line shall have no more than two corners, excluding bay windows, porches or stoops, subject to transitional height plane requirements.

⦸ ii. Front setbacks; facades. No more than three adjacent one-family attached dwelling units shall have the same front setback or have identical facades.

⦸ iii. Landscape buffers. A continuous off right-of-way landscape buffer with a minimum width of ten feet shall be provided between parking and the adjacent sidewalk. This requirement shall also apply when existing sidewalks not meeting this requirement are repaired.

iv. Architectural style. Because Hapeville has no historic precedents for townhomes or multifamily buildings the following guidelines shall apply:

⦸ Multifamily buildings with three or less units shall be designed to resemble a one-family detached home.

⦸ Primary roof forms shall be flat, pyramidal, side-gabled or shed. Shed roofs shall be concealed with parapets along the street frontage.

⦸ No more than three adjacent one-family attached units shall have the same roof form.

⦸ The minimum slope for gabled or hipped roof forms shall be 8:12.

STAFF COMMENT:

FINDINGS

The twelve proposed single family homes and pool house meet the requirements of the Architectural Design Standards with a few exceptions.

More information is required for the following:
Fence and wall materials must adhere to guidelines.
Ensure 30 year shingles .
Ensure all mechanical is screened.
Height of first floor sills should be provided
Building numbers should be provided.
Window recess detailed should be provided.
No stairs are shown. If utilized, must meet standards.

Design Exceptions are required for the following:
Design exception required for first story elevations above grade.
Design exception required for stoop at grade.
Design exception required for PVC sills.

Subject to the provision of aforementined missing information which satisfy the Architectural Design Standards and any required Design Exceptions, staff recommends approval by the Design Review Committee.

CITY OF HAPEVILLE
DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 9/15/2021

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: Stillwood Development, LLC **Contact Number:** 770-228-2000

Applicants Address: 430 Plasters Ave NE, Suite 100, Atlanta GA 30324-3912

E-Mail Address: Service@EpicDevelopment.com **Zoning Classification:** PD

Address of Proposed Work: 3264 Springhaven Ave, Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009800090484

Property Owner: W. E. Norton Sr. **Contact Number:** _____

Project Description (including occupancy type): See attached.

Contractors Name: Epic Development **Contact Number:** 770-228-2000

Contact Person: Alex Popham **Contact Number:** 770-616-6534

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

Applicants Signature

9/15/21
Date

Project Class (check one):

X Residential _____Commercial _____Mixed-Use Development

Project Type:

_____New Commercial Construction _____Addition to Existing Commercial Building

_____Addition to Existing Residential Structure _____Accessory Structure

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

_____Other

Total Square Footage of proposed New Construction: 104,215 (estimated)

Total Square Footage of existing building: N/A

Estimated Cost of Construction: $2M site / $10M vertical

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

List/Describe Building Materials **proposed** for the exterior facade of the new structure:
A blend of Brick, Hardie siding and Hardie Board and Batten.

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 Alex Popham 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:

AP 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

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

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

AP 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.

AP 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.

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

AP 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.

Alex Popham		9/15/21
Printed Name	Signature	Date

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

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

EPIC HAPEVILLE TRACT LEGAL

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 98 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA AND FURTHER DESCRIBED AS FOLLOWS:

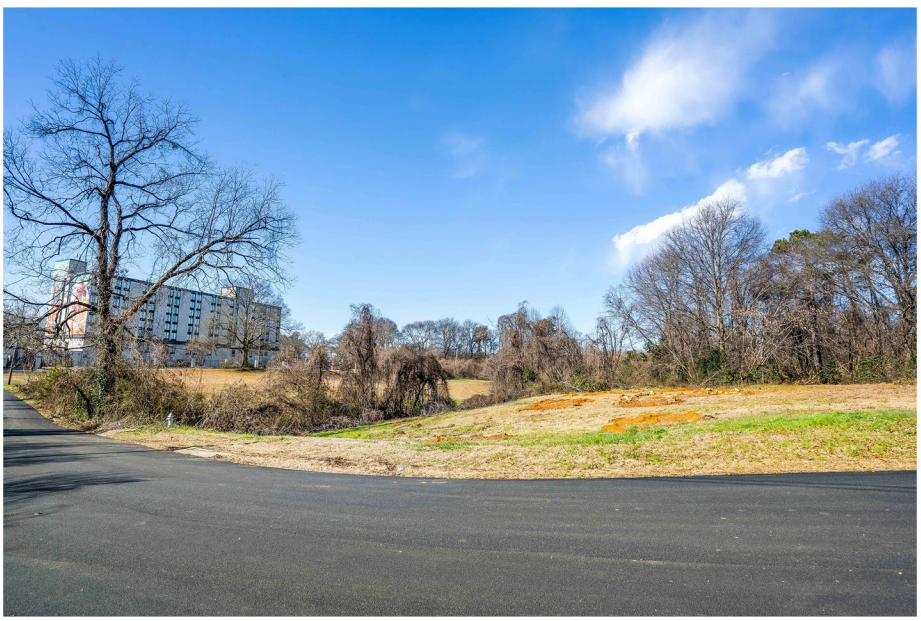
COMMENCE AT THE INTERSECTION OF SOUTHERLY RIGHT OF WAY OF NORTH AVENUE (50 FOOT RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY OF SPRINGHAVEN AVENUE (40 FOOT RIGHT OF WAY) AT AN IRON PIN SET; THENCE, SOUTH 89 DEGREES 11 MINUTES 20 SECONDS EAST, ALONG THE SOUTHERLY RIGHT OF WAY OF NORTH AVENUE, 335.97 FEET TO AN IRON PIN SET ON THE WESTERLY RIGHT OF WAY OF STILLWOOD DRIVE (40 FOOT RIGHT OF WAY) ; THENCE, PROCEED ALONG THE WESTERLY RIGHT OF WAY OF STILLWOOD DRIVE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE HAVING A RADIUS OF 435.80 FEET AND AN ARC LENGTH OF 186.33 FEET, SUBTENDED BY A CHORD BEARING SOUTH 30 DEGREES 41 MINUTES 51 SECONDS EAST AND A CHORD DISTANCE OF 184.92 FEET TO A POINT; THENCE, SOUTH 42 DEGREES 56 MINUTES 47 SECONDS EAST, A DISTANCE OF 54.68 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 127.26 FEET AND AN ARC DISTANCE OF 124.14 FEET, SUBTENDED BY A CHORD BEARING SOUTH 15 DEGREES 00 MINUTES 01 SECONDS EAST, A CHORD DISTANCE OF 119.28 FEET TO A POINT; THENCE, SOUTH 12 DEGREES 56 MINUTES 44 SECONDS WEST, 4.91 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 111.23 FEET AND AN ARC LENGTH OF 74.26 FEET, SUBTENDED BY A CHORD BEARING SOUTH 32 DEGREES 04 MINUTES 18 SECONDS WEST AND A CHORD DISTANCE OF 72.89 FEET TO A POINT; THENCE, SOUTH 51 DEGREES 11 MINUTES 51 SECONDS WEST, 112.57 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 1052.04 FEET AND AN ARC DISTANCE OF 149.97 FEET, SUBTENDED BY A CHORD BEARING SOUTH 47 DEGREES 06 MINUTES 50 SECONDS WEST AND A CHORD DISTANCE OF 149.84 FEET TO AN IRON PIN SET ON THE EASTERLY RIGHT OF WAY OF SPRINGHAVEN AVENUE (40 FOOT RIGHT OF WAY); THENCE, PROCEED ALONG THE EASTERLY RIGHT OF WAY OF SPRINGHAVEN AVENUE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE HAVING A RADIUS OF 1066.50 FEET AND AN ARC DISTANCE OF 58.42 FEET, SUBTENDED BY A CHORD BEARING NORTH 43 DEGREES 18 MINUTES 00 SECONDS WEST AND A CHORD DISTANCE OF 58.41 FEET TO A POINT; THENCE, NORTH 41 DEGREES 43 MINUTES 51 SECONDS WEST, 63.25 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 924.47 FEET AND AN ARC DISTANCE OF 72.26 FEET, SUBTENDED BY A CHORD BEARING NORTH 39 DEGREES 29 MINUTES 30 SECONDS WEST AND A CHORD DISTANCE OF 72.24 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 464.80 FEET AND AN ARC DISTANCE OF 113.83 FEET, SUBTENDED BY A CHORD BEARING NORTH 30 DEGREES 14 MINUTES 13 SECONDS WEST AND A CHORD DISTANCE OF 113.54 FEET TO A POINT; THENCE, NORTH 23 DEGREES 13 MINUTES 17 SECONDS WEST, 29.43 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 708.66 FEET AND AN ARC DISTANCE OF 167.85 FEET, SUBTENDED BY A CHORD BEARING NORTH 16 DEGREES 26 MINUTES 10 SECONDS WEST AND A CHORD DISTANCE OF

167.45 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 1772.49 FEET AND AN ARC DISTANCE OF 128.00 FEET, SUBTENDED BY A CHORD BEARING NORTH 07 DEGREES 34 MINUTES 55 SECONDS WEST AND A CHORD DISTANCE OF 127.97 FEET TO AN IRON PIN SET ON THE SOUTHERLY RIGHT OF WAY OF NORTH AVENUE (50 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING.

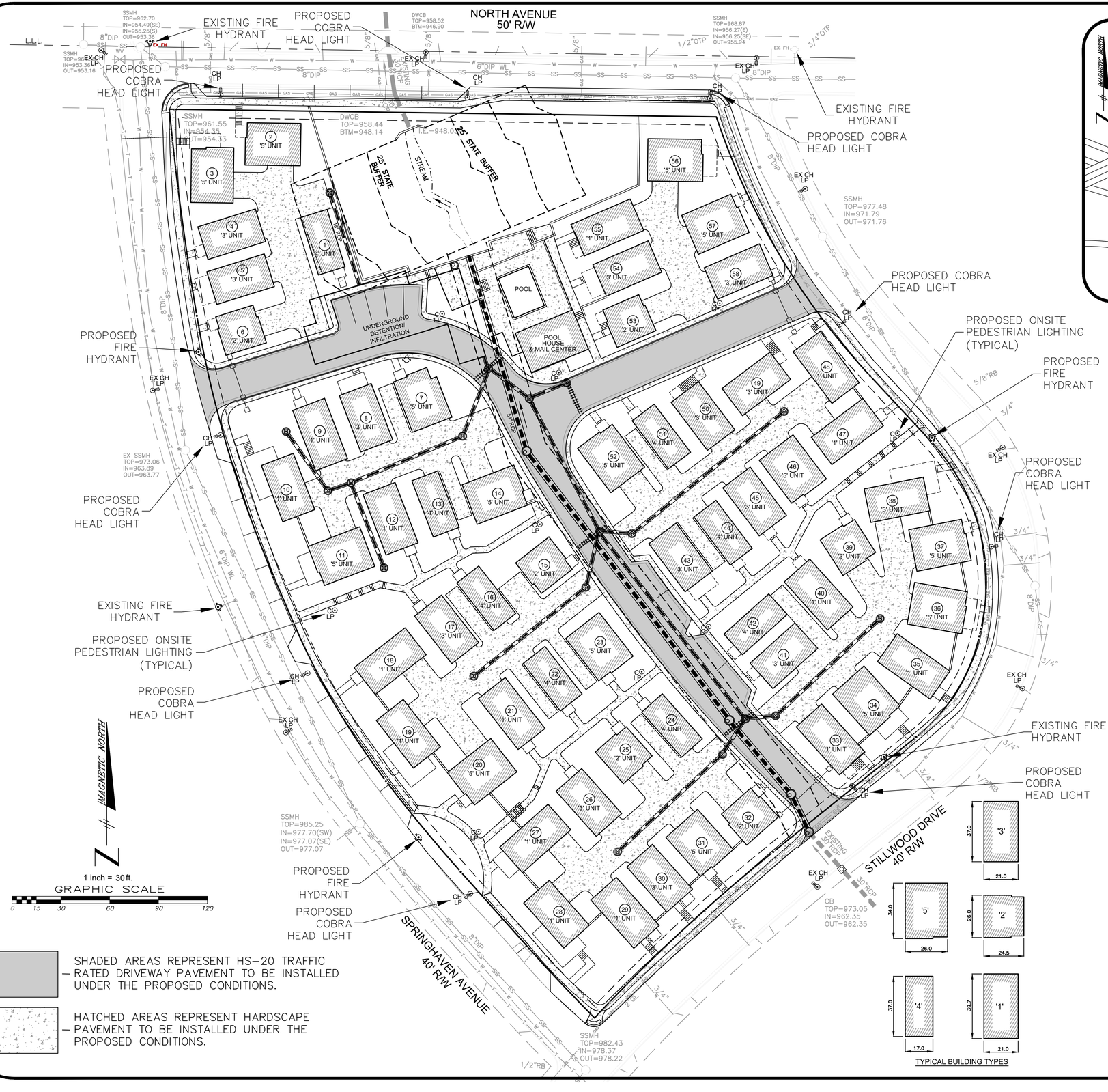
SAID TRACT OR PARCEL OF LAND CONTAINS 4.17 ACRES.

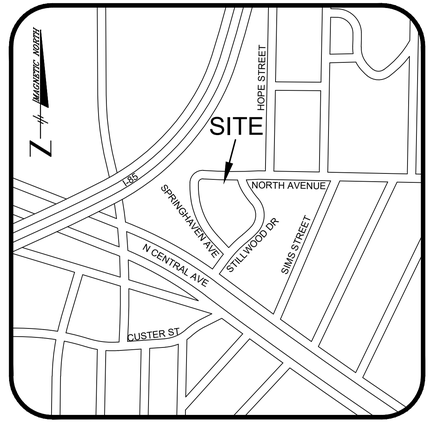
PROPOSED
STILLWOOD FARM SUBDIVISION
3264 SPRINGHAVEN AVE, HAPEVILLE GA

STILLWOOD DR



STILLWOOD DR





LOCATION MAP
NO SCALE

SITE EXHIBIT
FOR
STILLWOOD FARM
LAND LOT 98, 14TH DISTRICT
THE CITY OF HAPEVILLE, FULTON COUNTY, GA

No.	Revision/Issue	Date
1	ISSUED FOR REVIEW	4/22/21
2	REVISED PER CITY COMMENT	6/30/21
3	REVISED PER CITY COMMENT	7/28/21
4	REVISED PER CITY COMMENT	8/18/21
5	REV. PER CITY & GSWCC COMMENT	9/13/21

JVG Civil Engineering
1309 Arnold Avenue, NE
Atlanta, GA 30324
770-402-3471

DEVELOPER/PRIMARY PERMITTEE:
STILLWOOD DEVELOPMENT
430 PLASTERS AVENUE
ATLANTA, GEORGIA 30324
CONTACT:
ALEX POPHAM
770-228-2000
ALEX@EPICDEVELOPMENT.COM

ENGINEER CONTACT:
JONATHAN HICKS, P.E.
JVG CIVIL ENGINEERING, INC.
1309 ARNOLD AVENUE, NE
ATLANTA, GA 30324
PH: 770-402-3471
FAX: 404-487-8982

GEORGIA REGISTERED No. 33639 PROFESSIONAL ENGINEER JONATHAN D. HICKS

Project	Sheet
190916	C3
Date: 9/16/2019	
Scale: 1"=30'	

SPRINGHAVEN AVE. CABANA
SPRINGHAVEN AVENUE
HAPEVILLE (FULTON COUNTY), GEORGIA

TABLE OF CONTENTS			
SHEET	CONTENTS	SHEET	CONTENTS
CS	COVER SHEET		
	ARCHITECTURAL		MECHANICAL
A1	FRONT & LEFT SIDE ELEVATIONS	M-0	MECHANICAL PLANS AS NEEDED
A2	REAR & RIGHT SIDE ELEVATIONS		ELECTRICAL
A3	FIRST FLOOR PLAN	E-0	ELECTRICAL PLANS AS NEEDED
A4	SLAB PLAN & ROOF PLAN		PLUMBING
	STRUCTURAL	P-0	PLUMBING PLANS AS NEEDED
S-0	STRUCTURAL PLANS AS NEEDED		

PROJECT DATA

NAME OF DEVELOPMENT: SPRINGHAVEN AVENUE COMMUNITY
ADDRESS: SPRINGHAVEN AVENUE
HIRAM, GEORGIA 30141
CONSTRUCTION TYPE: V-B
OCCUPANCY: ASSEMBLY GROUP A-3
BLDG: NON-SPRINKLERED
BUILDING AREA: TOTAL BUILDING AREA: 608 S.F.
OCCUPANCY LOAD: 1 PERSON/15 S.F. = 29 PEOPLE
NUMBER OF STORIES: 1/BUILDING HEIGHT (FT.): 19' AT PEAK
PROJECT SCOPE: NEW CONSTRUCTION - COMMUNITY CABANA
TO INCLUDE RESTROOMS, AND POOL EQUIPMENT ROOM
SCOPE OF BUILDING PERMIT: COMPLETE BUILDING PERMIT
24-HOUR CONTACT: RICK BENNETT PH: (678) 777-7425

GENERAL CONDITIONS

1. ALL WORK SHALL BE COMPLETED MONDAY THRU FRIDAY BETWEEN THE HOURS OF 7:00AM AND 6:00PM. COURTESY OF THE NEIGHBORHOOD IS PARAMOUNT. LIMIT PROCESSES OR WORK THAT PRODUCE EXCESSIVE SOUND BETWEEN THE HOURS OF 9:00AM AND 3:00PM.

2. REMOVAL OF ALL DEBRIS (WOOD OR MASONRY) SHALL BE TAKEN OFF-SITE TO A LOCATION DESIGNATED BY THE GENERAL CONTRACTOR.

3. (UNDERGROUND SERVICE ALERT - IF APPLICABLE)
DISCONNECT AND PROTECT EXISTING UTILITIES (WATER, GAS, ELECTRIC, CABLE TV, TELEPHONE, ETC.)

4. MAINTAIN UTILITY DISCONNECTIONS FOR FUTURE RECONNECTION, MAINTAIN EXISTING UTILITY/SITE RECONNECTION TO REDUCE RECONNECTION EXPENSES.

5. ALL PLANT MATERIAL (SHRUBS, TREES) TO BE SAVED SHALL BE TAGGED. ALL OTHERS IN WORK ARE TO BE REMOVED.

6. THE DEPTH OF ALL PROPOSED FOUNDATIONS FOOTINGS SHALL BE TO THE SAME DEPTH OF THE EXISTING FOOTINGS AND EXTEND 1'-0" BELOW THE FROST LINE (AS NEEDED).

7. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC DIMENSIONS.
DO NOT SCALE FROM DRAWINGS.

8. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS SHOWN WHEN IT IS OBVIOUS THAT UNKNOWN CONDITIONS AND/OR OBJECTS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE PREPARTION OF THESE PLANS. SUCH CONDITIONS SHALL BE IMMENDIATELY BROUGHT TO THE ATTENTION OF CS DESIGN GROUP LLC AND THE OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSSARY REVISIONS DUE TO FAILURE TO COMMUNICATE AS REQUIRED.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH OPERATIONS.

10. ALL DIMENSIONS AT INTERIOR WALLS ARE TO THE OUTSIDE FACE OF THE STUD U.N.O.

11. ALL DIMENSIONS AT EXTERIOR WALLS ARE TO THE OUTSIDE FACE OF THE STUD U.N.O.

GOVERNING CODES & STANDARDS

1. 2018 INTERNATIONAL BUILDING CODE, WITH GEORGIA AMENDMENTS.

2. 2018 INTERNATIONAL FIRE CODE, WITH GEORGIA AMENDMENTS.

3. 2018 INTERNATIONAL PLUMBING CODE, WITH GEORGIA AMENDMENTS.

4. 2018 INTERNATIONAL MECHANICAL CODE, WITH GEORGIA AMENDMENTS.

5. 2018 INTERNATIONAL FUEL GAS CODE, WITH GEORGIA AMENDMENTS.

6. 2018 INTERNATIONAL POOL & SPA CODE, WITH GEORGIA AMENDMENTS.

7. 2020 NATIONAL ELECTRICAL CODE, WITH GEORGIA AMENDMENTS.

8. 2015 INTERNATIONAL ENERGY CONSERVATION CODE w/GA AMENDMENTS.

9. 2018 NFPA 101 LIFE SAFETY CODE AND T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE AND HANDLING OF WOOD TRUSSES WITH GEORGIA AMENDMENTS.

DESIGN CRITERIA

ROOF LIVE LOAD: 20 PSF.
FLOOR LIVE LOAD: 100 PSF.
(INCLUDES DECKS, PATIOS, AND PORCHES)
BASIC WIND VELOCITY: 90 MPH
SEISMIC DESIGN CATEGORY: B
BEARING WALLS WITH LIGHT FRAME WALLS AND WOOD STRUCTURAL PANELS.

SUBDIVISION POOL CABANA FOR
Springhaven Ave. Community
SPRINGHAVEN AVENUE
HAPEVILLE, GEORGIA

LATEST ISSUE DATE: 11/17/21

Epic Development
430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

REVISIONS

DRAWINGS AND DESIGNS ARE PROPERTY OF WATERFORD HOMES. ALL RIGHTS RESERVED. ANY UN-AUTHORIZED USE IS NOT PERMITTED. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

1ST ISSUE: 11/17/21

SHEET:
CS

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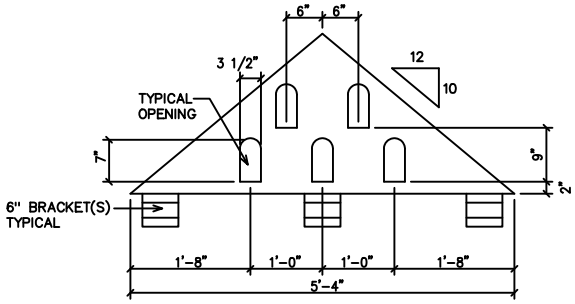
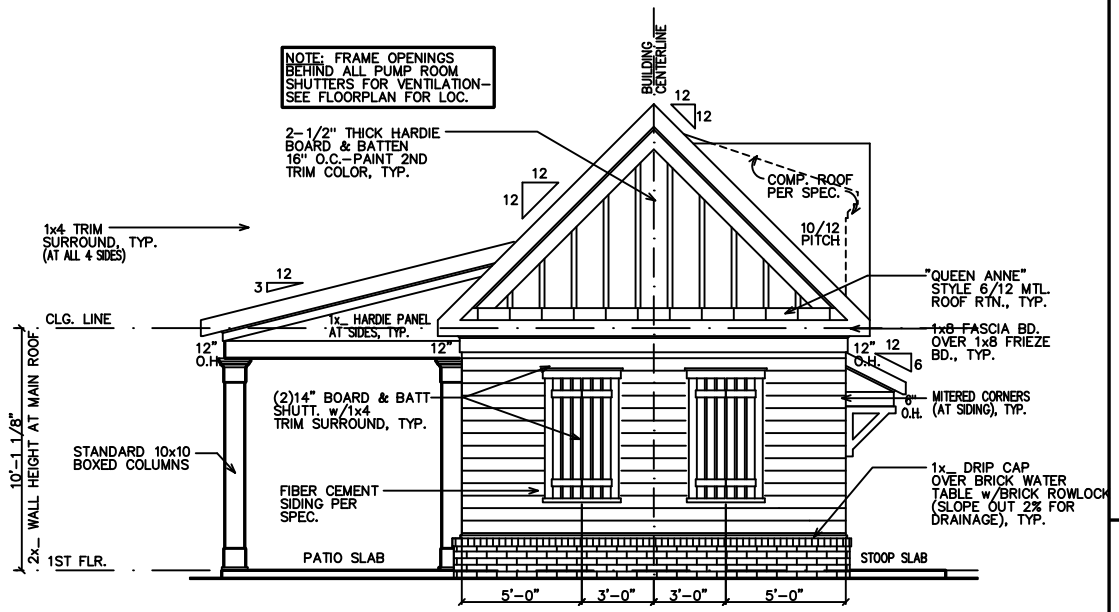


"DOVE ROOST" VENT
DETAIL #1 (GARAGE GABLE)

1 / A1

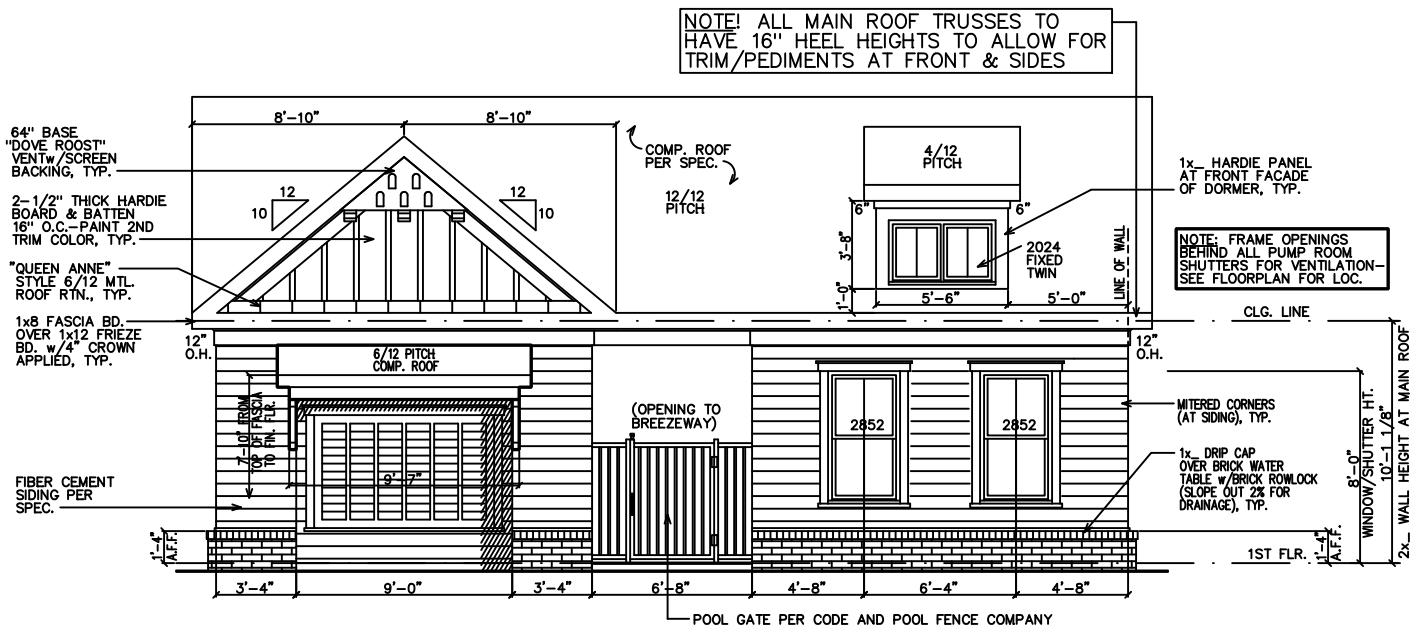
SC: N.T.S.

(NOTE! SET VENT BELOW 1x8 FASCIA BOARD)



LEFT ELEVATION

SCALE: 3/16" = 1'-0" ON 11" X 17" SHEETS



FRONT (PARKING SIDE) ELEVATION

SCALE: 3/16" = 1'-0" ON 11" X 17" SHEETS

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SUBDIVISION POOL CABANA FOR
Springhaven Ave. Community
SPRINGHAVEN AVENUE
HAPEVILLE, GEORGIA

LATEST ISSUE DATE: 11/17/21

Epic Development
430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

REVISIONS

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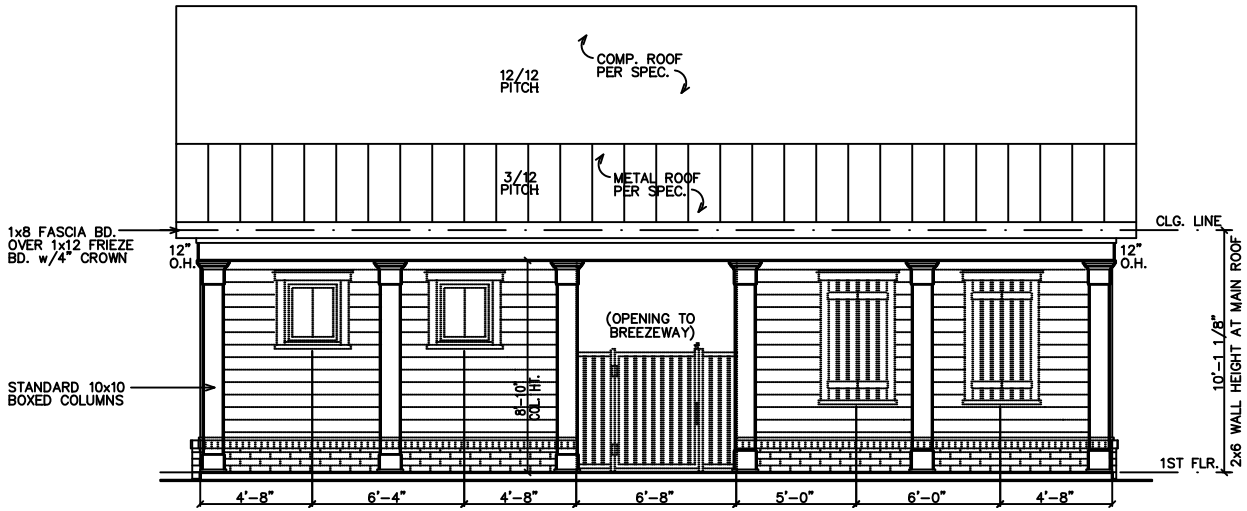
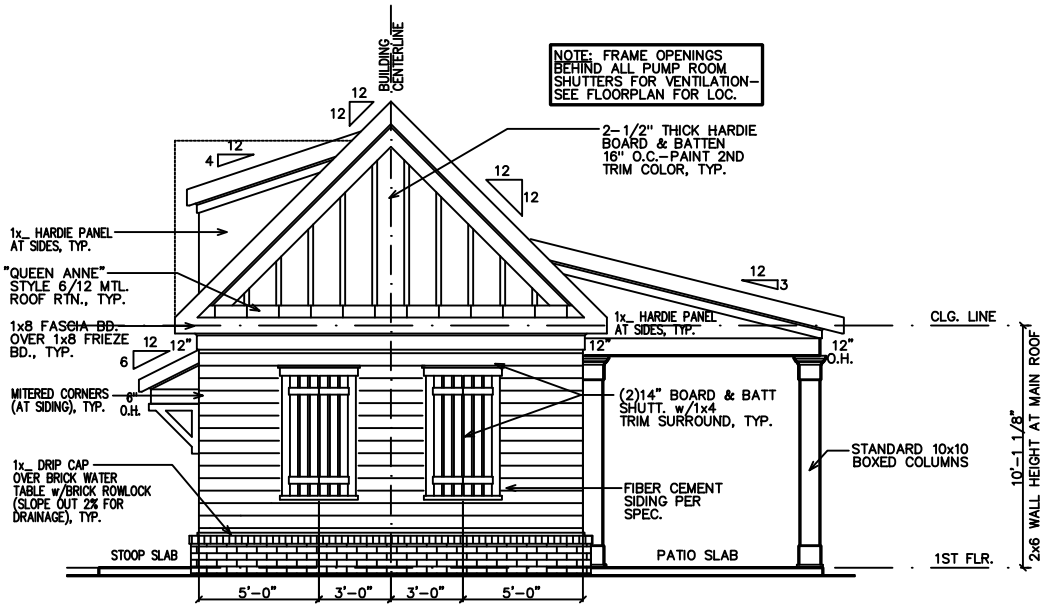
1ST ISSUE: 11/17/21

SHEET: A1



REAR (POOL SIDE) ELEVATION

SCALE: 3/16" = 1'-0" ON 11" X 17" SHEETS



RIGHT ELEVATION

SCALE: 3/16" = 1'-0" ON 11" X 17" SHEETS

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SUBDIVISION POOL CABANA FOR
Springhaven Ave. Community
SPRINGHAVEN AVENUE
HAPEVILLE, GEORGIA

LATEST ISSUE DATE: 11/17/21

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CONTACT: RICK BENNETT

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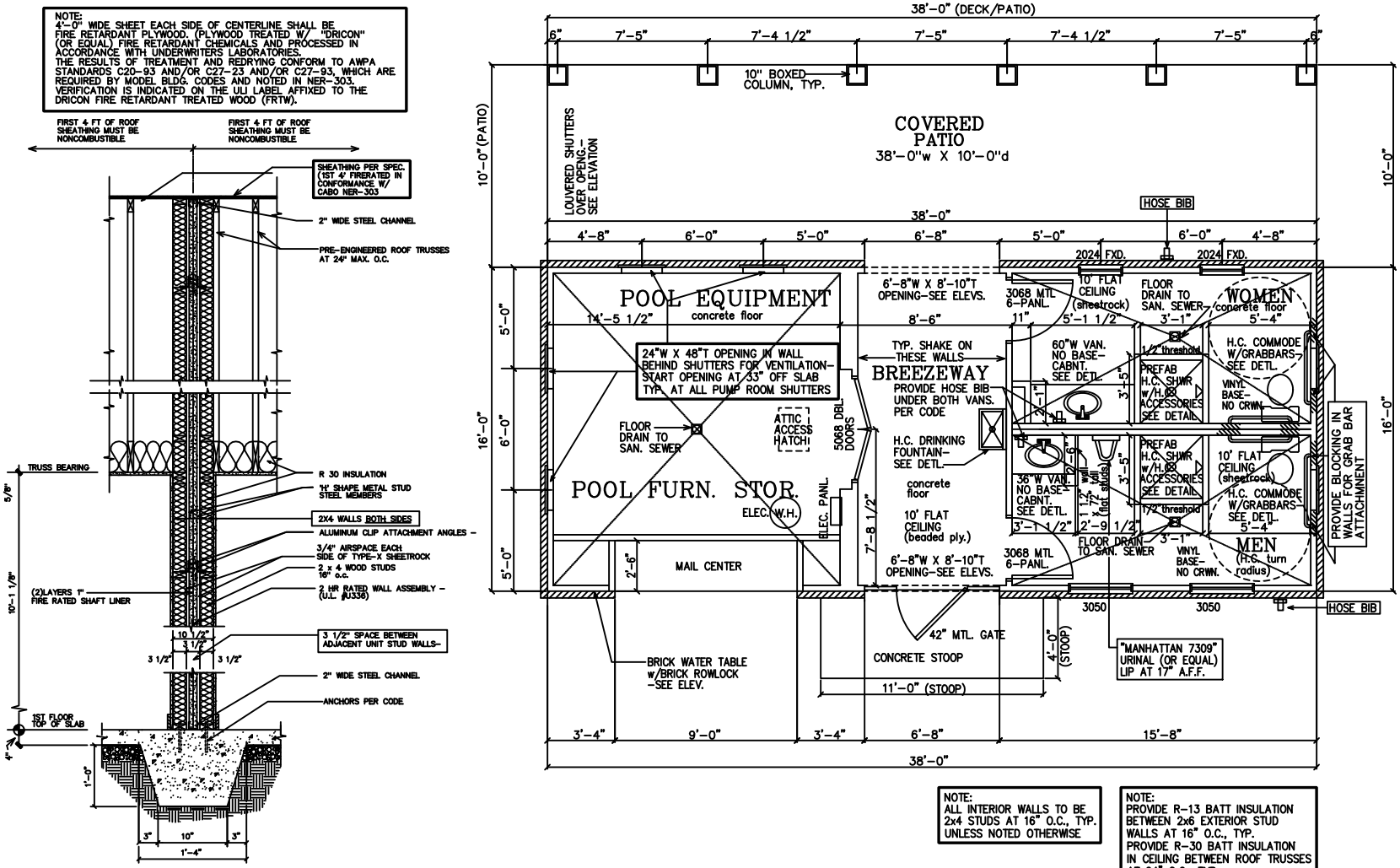
1ST ISSUE: 11/17/21

SHEET: A2



1 / A3 TYP. DETAIL OF SHARED WALL (BREEZEWAY/POOL EQUIPMENT RM.)
2 HOUR FIRE RATED (U.L. #U338)
SC: N.T.S.
(GAPS SHOWN IN DETAIL ARE FOR CLARITY)

FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0" ON 11" X 17" SHEETS

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SUBDIVISION POOL CABANA FOR
Springhaven Ave. Community
SPRINGHAVEN AVENUE
HAPEVILLE, GEORGIA

LATEST ISSUE DATE: 11/17/21

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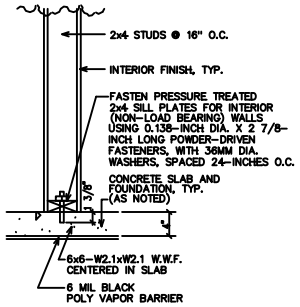
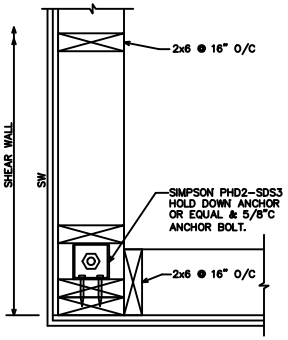
1ST ISSUE: 11/17/21

SHEET: A3



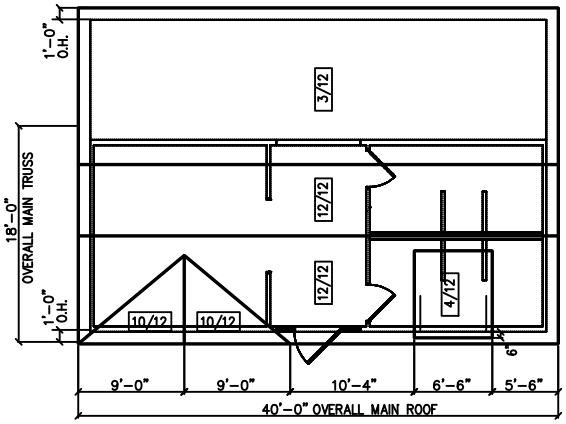
TYPICAL INTERIOR (NON-LOAD BEARING) WALL SECTION

(GAPS SHOWN IN DETAIL ARE FOR CLARITY)
SCALE: N.T.S.



PARTIAL PLAN

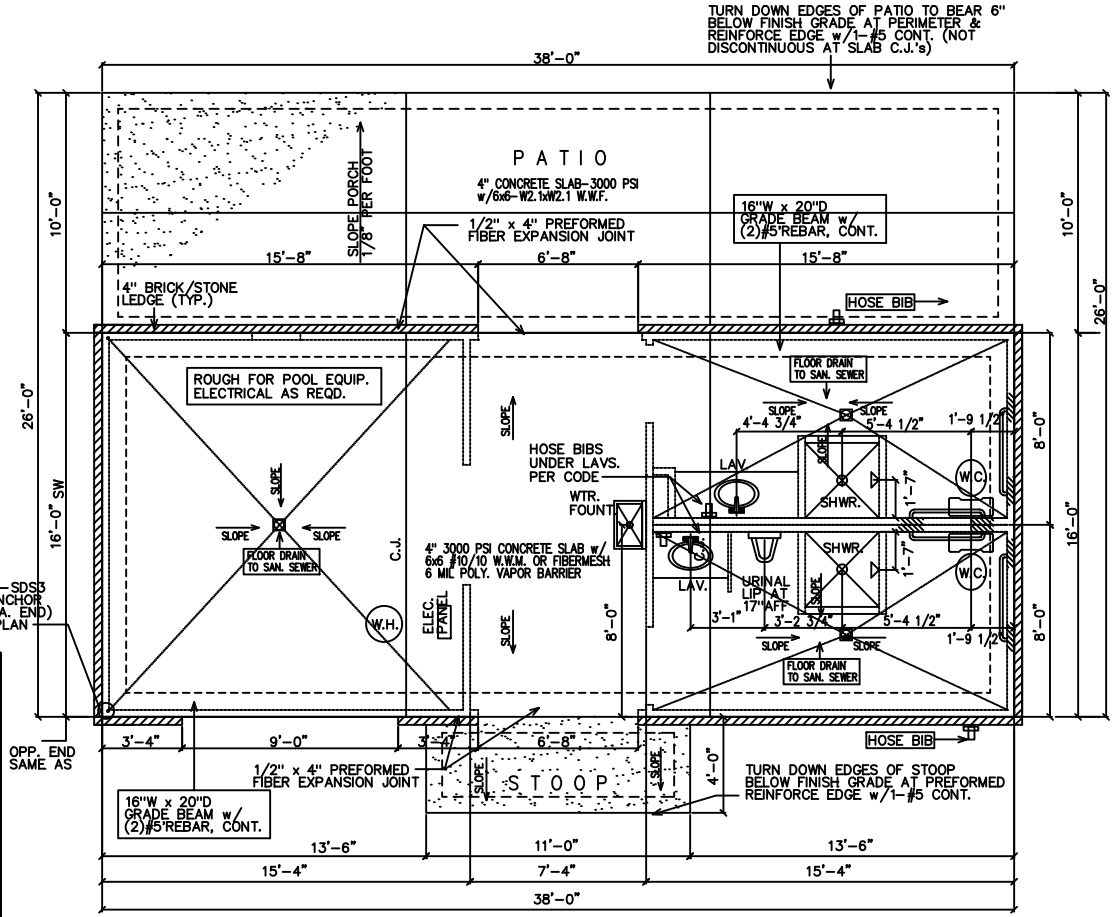
SEE SHEET S2 GENERAL NOTE 5H FOR THE CONNECTION OF THE WOOD PANEL SHEATHING ABOVE.



ALL MAIN ROOF OVERHANGS 12" FROM OUTSIDE STUD WALL

ROOF PLAN

SCALE: 3/32" = 1'-0" ON 11"X17" SHEETS
PROVIDE SOFFIT VENTS PER CODE



NOTE! NO SLAB DROPS OVER 1/2" PER H.C. ACCESS CODES

SLAB FOUNDATION

SCALE: 3/16" = 1'-0" ON 11" X 17" SHEETS

PLAN NOTES

"C.J." DENOTES 1/8" WIDE x 1" DEEP SAWED SLAB CONTROL JOINT. SAW AS SOON AS POSSIBLE AFTER SLAB FINISHING.

"SW" DENOTES WOOD FRAMED SHEAR WALL.

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SUBDIVISION POOL CABANA FOR
Springhaven Ave. Community
SPRINGHAVEN AVENUE
HAPEVILLE, GEORGIA

LATEST ISSUE DATE: 11/17/21

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430 PLASTERS AVENUE, SUITE 100
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CONTACT: RICK BENNETT

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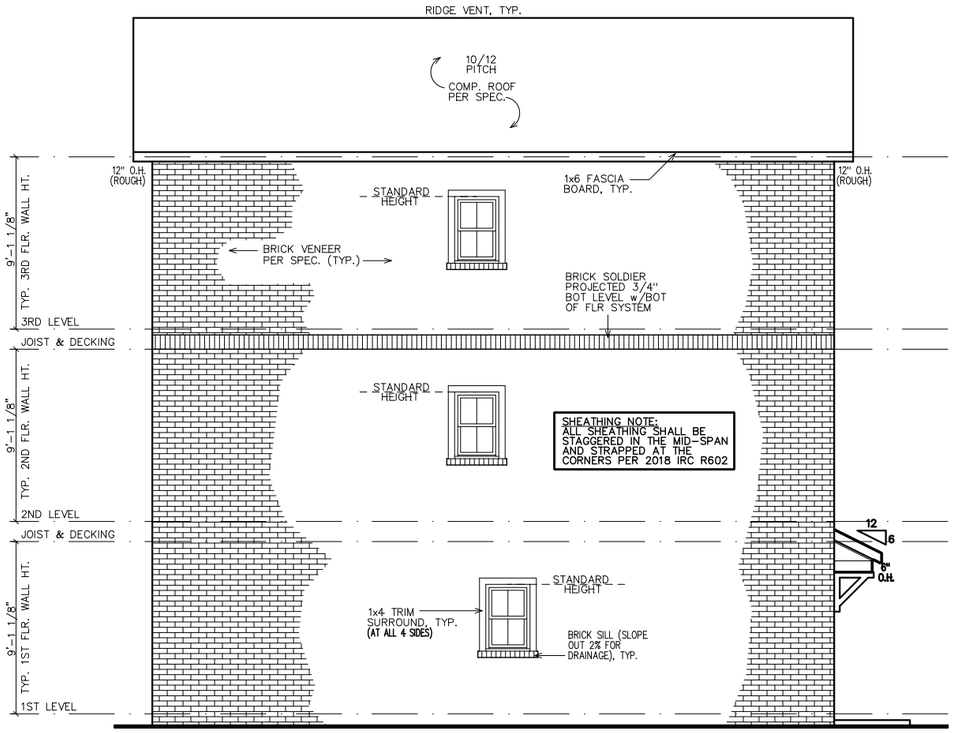
1ST ISSUE: 11/17/21

SHEET: A4

LEGEND

4/9 — 4 = DETAIL NUMBER, 9 = SHEET NUMBER

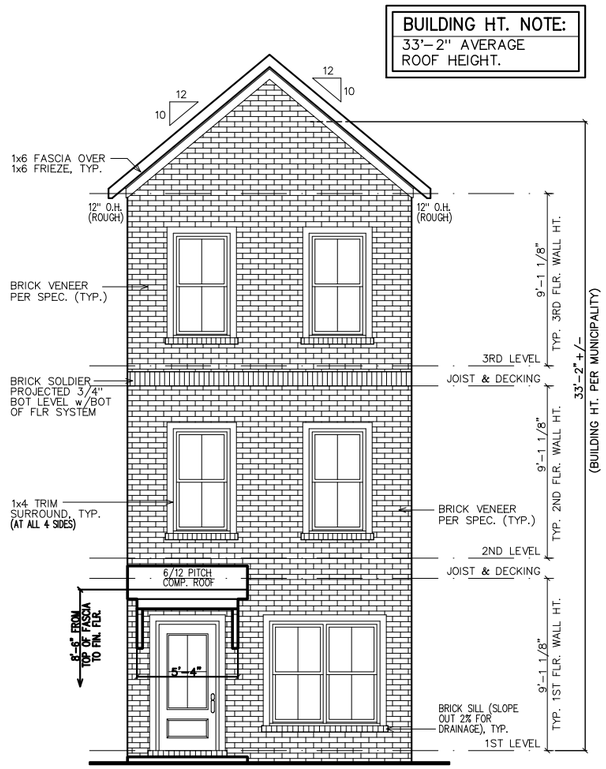
SUBDIVISION: HAPEVILLE
LOT #: UNIT 1
RELEASED: .



NOTE: GRADE LEVEL IS SHOWN APPROX. FIELD VERIFY PRIOR TO CONSTRUCTION.

LEFT ELEVATION

BUILDING HT. NOTE:
33'-2" AVERAGE ROOF HEIGHT.



NOTE: GRADE LEVEL IS SHOWN APPROXIMATE. ELEVATION SHOWN MAY VARY SLIGHTLY.

SHEATHING NOTE: ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

FRONT ELEVATION

TABLE OF CONTENTS

SHEET	DESCRIPTION
1	FRONT & SIDE ELEVATIONS
2	SIDE & REAR ELEVATIONS
3	1st/2nd/3rd LEVEL PLANS
4	SLAB & ROOF PLAN

GOVERNING CODES & STANDARDS

1. 2018 INTERNATIONAL RESIDENTIAL CODE, WITH GEORGIA AMENDMENTS.
2. 2018 INTERNATIONAL PLUMBING CODE, WITH GEORGIA AMENDMENTS.
3. 2018 INTERNATIONAL POOL & SPA CODE, WITH GEORGIA AMENDMENTS.
4. 2017 NATIONAL ELECTRICAL CODE, WITH GEORGIA AMENDMENTS.
5. 2015 INTERNATIONAL ENERGY CONSERVATION CODE w/GA AMENDMENTS.
6. NFPA 101 LIFE SAFETY CODE AND T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE AND HANDLING OF WOOD TRUSSES.

DESIGN CRITERIA

ROOF LIVE LOAD: 20 PSF.
FLOOR LIVE LOAD: 40 PSF.
(INCLUDES DECKS, PATIOS, AND PORCHES)
BASIC WIND VELOCITY: 90 MPH
SEISMIC DESIGN CATEGORY: B
BEARING WALLS WITH LIGHT FRAME WALLS AND WOOD STRUCTURAL PANELS.

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CLIENT INFORMATION:

Epic Development
430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#4-A
Front & Side Elev.
DESIGNED BY: C.SAMUDA 11/17/21
SCALE: 1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	540
2ND FLR.	540
3RD FLR.	540
TOTAL	1620
GARAGE	N/A

JOB NUMBER: 21-1004

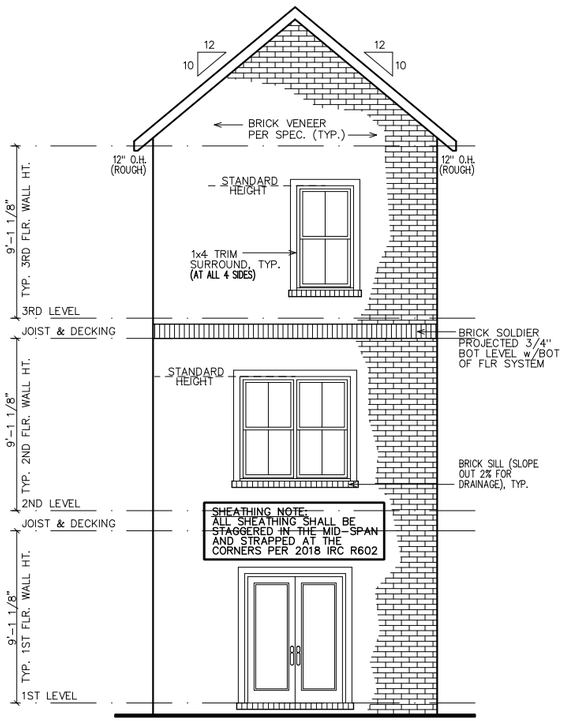
REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER: 1

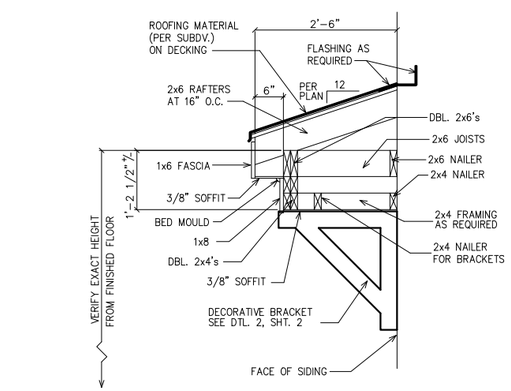
NEW HOME SITE ADDRESS: .

SUBDIVISION:
HAPEVILLE
LOT #: UNIT 1
RELEASED:



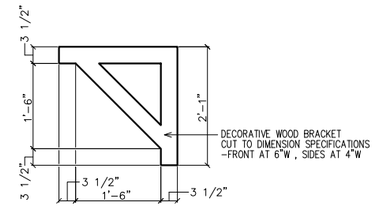
NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

REAR ELEVATION



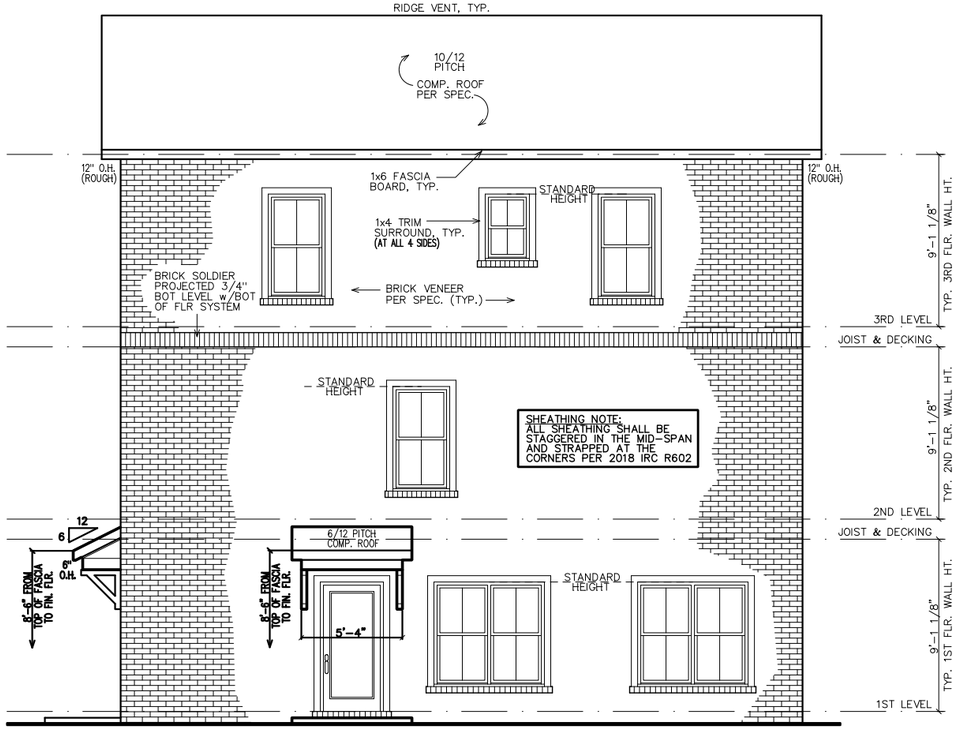
1/2 ROOF WITH BRACKET DETAIL
SC: N.T.S.

(GAPS SHOWN IN DETAIL ARE FOR CLARITY)



1/2 BRACKET DETAIL
SC: N.T.S.

(2 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



RIGHT ELEVATION

NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

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ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:
HAPEVILLE PLAN#4-A
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 11/17/21
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	540
2ND FLR.	540
3RD FLR.	540
TOTAL	1620
GARAGE	N/A

JOB NUMBER:
21-1004

REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER:
2

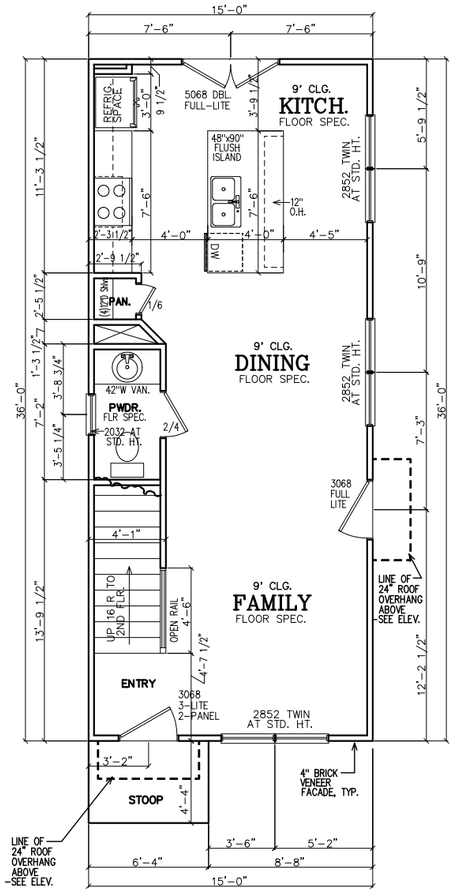
NEW HOME SITE ADDRESS: .

LEGEND

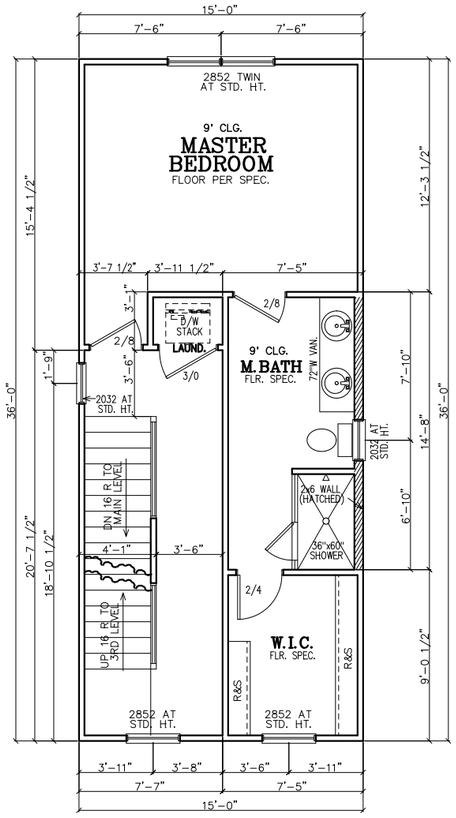
4/9 DETAIL NUMBER / SHEET NUMBER

d c a b

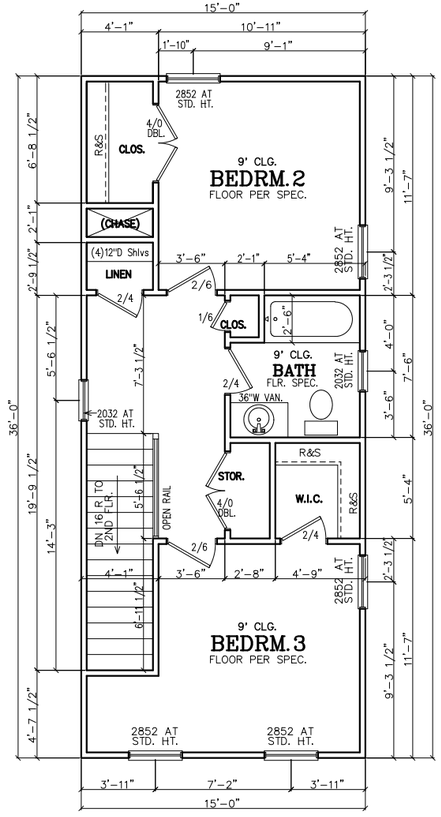
INTERIOR ELEVATION KEY



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

NOTE TO FRAMERS:
1. ALL MATERIALS AND WORKMANSHIP MUST CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOC.

2. LUMBER FOR HEADERS, JOISTS, AND RAFTERS IS TO BE #2 SYP, OR EQUAL. ALL BEAMS ARE TO BE CALCULATED AND SIZED ACCORDINGLY.

3. DO NOT CUT FRAMING MEMBERS FOR ANY PLUMBING, ELECTRICAL OR MECHANICAL SYSTEMS WITHOUT REINFORCING THE ALTERED MEMBER TO ITS ORIGINAL CAPACITY.

4. ALL 2x4 MATERIAL TO BE STUD GRADE SPF OR EQUAL, UNLESS NOTED OTHERWISE (U.N.O.)

5. ALL BEAMS AND HEADERS TO BE SOLID BLOCKED WITH THE SUPPORT TO BE OF PRESSURE TREATED MATERIAL.

6. ALL LUMBER THAT IS IN CONTACT WITH CONCRETE OR MASONRY IS TO BE OF PRESSURE TREATED MATERIAL.

7. PROVIDE 1x4 DIAGNAL BRIDGING IN ALL CEILING JOISTS.

8. INTERIOR AND EXTERIOR LOAD BEARING WALLS TO BE 2x4 OR 2x6 IN SIZE AND BE OF STUD GRADE SPF MATERIAL.

9. ALL KNEE WALL CONSTRUCTION TO BE BRACED AT 4'-0" O.C. MAX.

FIRST FLOOR NOTES:
ALL 1ST FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE "80 HIGH U.N.O. ALL 1ST FLR. WINDOWS TO BE AT STD. (83") OR TRANS.(95") HDR. HT. U.N.O.

SECOND FLOOR NOTES:
ALL 2ND FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE 80" HIGH U.N.O. ALL 2ND FLR. WINDOWS TO BE AT STD.(84") HDR. HT. U.N.O.

THIRD FLOOR NOTES:
ALL 3RD FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE 80" HIGH U.N.O. ALL 2ND FLR. WINDOWS TO BE AT STD.(84") HDR. HT. U.N.O.

INSULATION NOTES:
1. WALL INSULATION SHALL BE A MINIMUM OF R-13.
2. CEILING INSULATION SHALL BE A MINIMUM OF R-38.
3. SLAB INSULATION PER CODE. *ALL UNLESS NOTED OTHERWISE*

NOTE-ALL ANGLES ON THIS PLAN ARE 90deg.OR 45deg U.N.O.

FRAMING NOTE:
REFER TO FLOOR/CLG DRAWINGS TO VERIFY ALL ALL SIZES AND SPACING PRIOR TO CONSTRUCTION.

SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

NOTE:
HORIZONTAL DRAFT-STOPPING IN PLAN AT 1000 S.F. TO COMPLY WITH 2018 IRC SECTION 302.12

SUBDIVISION: HAPEVILLE
LOT #: UNIT 1
RELEASED: .

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CLIENT INFORMATION:
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(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:
HAPEVILLE PLAN#4-A
First Floor Plan
DESIGNED BY: C.SAMUDA 11/17/21
SCALE: 1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	540
2ND FLR.	540
3RD FLR.	540
TOTAL	1620
GARAGE	N/A

JOB NUMBER: 21-1004

REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
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SHEET NUMBER: 3

NEW HOME SITE ADDRESS: .

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LEGEND

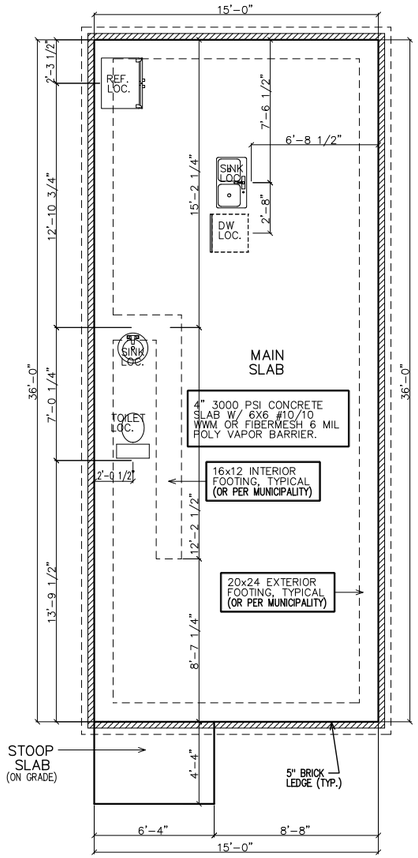
4/9 — 4 = DETAIL NUMBER; 9 = SHEET NUMBER

NOTE:
FOOTING TO EXTEND LOWER THAN ANY UTILITY/ MUNICIPAL PIPE (WHERE APPLICABLE) OR AT LEAST AT AN ELEVATION INTERSECTING A 1:1 SLOPE FROM WHERE THE PIPE WOULD BE EXCAVATED, TYP.

NOTE:
6" CONTINUOUS FOUNDATION DRAIN IN GRAVEL BED. (TYP.)

NOTE–ALL ANGLES ON THIS PLAN ARE 90deg.OR 45deg U.N.O.

NOTE–STEP DOWN FOUND. WALLS AS SITE ALLOWS



SLAB/FOUNDATION PLAN

FOUNDATION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS CONDITIONS IN THE FEILD BEFORE BEGINNING CONSTRUCTION. IF DRAWINGS ARE IN CONFLICT WITH FIELD CONDITIONS OR OTHER DRAWINGS, CONTRACTOR SHOULD CONTACT CS DESIGN GROUP, LLC FOR JUSTIFICATION OR CORRECTION. ANY DISCREPANCIES FOUND AFTER START OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR.

2. ALL FOOTINGS ARE TO BE BELOW LOCAL FROST LINES AND REST ON UNDISTURBED SOIL WITH ENOUGH BEARING TO PROPERLY SUPPORT THE BUILDING.

3. ALL FOUNDATIONS, FOUNDATION WALLS AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL ENGINEER. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY SITE CONDITIONS, LOCAL CODES AND INSURE WELL CONSTRUCTED BUILDING.

4. BEARING SOIL PRESSURE TO BE 2500 PSF MINIMUM. BEARING CAPACITY OF SOILS SHALL BE VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.

5. HOUSE SLABS AND GARAGE SLABS TO BE 3000 PSI CONCRETE MINIMUM.

6. ANY FILL WITHIN 10 FEET OF THE STRUCTURE, OR BENEATH WALKS OF PAVED AREAS SHALL BE COMPACTED TO NOT LESS THAN 55% OF STANDARD PROCTOR DENSITY. ANY FILL PLACED SHALL BE MONITORED BY A QUALIFIED GEOTECHNICAL ENGINEER.

7. BRICK LEDGE PLACED ON THE PERIMETER OF THE FOUNDATION SHALL HAVE ELEVATION REQUIREMENTS VERIFIED IN FIELD BY BUILDER PRIOR TO CONCRETE PLACEMENT. LEDGES SHALL NOT BE LESS THAN 3".

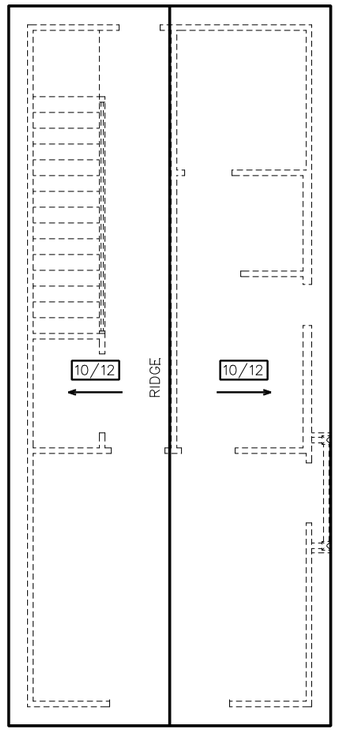
8. WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS TO MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES.

9. BEARING WALLS, SOLID FRAMING AND COLUMNS TO ALLOW FOR TRANSFER OF LOADS FROM ROOF THROUGH THE STRUCTURE TO FOUNDATION AND BEARING SOIL.

PLUMBER NOTES

1. PLUMBER TO INSULATE BEHIND TUBS ON ALL EXTERIOR WALLS.

2. PLUMBER TO INSTALL U APPROVED ELEC. CONDUIT FOR ISLAND PER PLUMBING ROUGH–IN AND FOUNDATION STAGE.



ROOF PLAN

GENERAL ROOF NOTES:

1. PRE–ENGINEERED ROOF TRUSSES AT 24" O.C. #1WC UNLESS NOTED OTHERWISE.

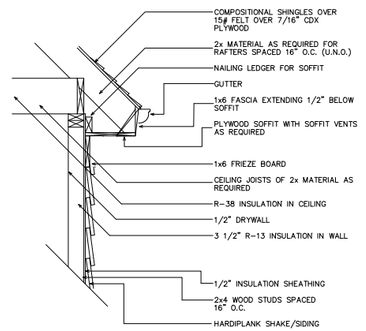
2. 12" ROUGH OVERHANG AT ALL LOCATIONS UNLESS NOTED OTHERWISE.

3. SECOND FLOOR ROOF TRUSSES TO HAVE 11" HEEL HEIGHTS UNLESS NOTED OTHERWISE.

4. EACH ROOF RAFTER/TRUSS SHALL BE TIED DOWN TO BOTH DOUBLE TOP PLATES WITH STRAPS OF SUFFICIENT LENGTH TO SPAN FROM THE ROOF RAFTER, ACROSS THE BAND AT THE CEILING RAFTERS, AND EXTENDING (AT A MINIMUM) TO THE BOTTOM OF THE LOWER PLATE.

5. ALL EXTERIOR WALLS ARE CONSIDERED TO BE SHEAR WALLS; THEREFORE, ALL EXTERIOR WALLS SHALL BE FULLY SHEATHED AND FULLY BLOCKED AT ALL EDGES. HORIZONTAL SHEATHING JOINTS SHALL NOT OCCUR AT THE FLOOR LINE, NOR SHALL VERTICAL OR HORIZONTAL JOINTS ALIGN WITH SIDES OF OPENINGS IN THE EXTERIOR WALLS. SHEATHING PANELS SHALL OVERLAP THE FLOOR LINE BY A MINIMUM OF 12" AND EXTEND A MINIMUM OF 12" BELOW THE BOTTOM OF THE FLOOR STRUCTURE.

6. ALL FRAME WORK AND MATERIAL TO COMPLY WITH ALL LOCAL AND NATIONAL CODES.



1/4 UPPER WALL SECTION DETAIL
SC: N.T.S.

SUBDIVISION: HAPEVILLE
LOT #: UNIT 1
RELEASED: .

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CLIENT INFORMATION:
Epic Development
430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777–7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:
HAPEVILLE PLAN#4–A
Slab/Found & Roof Plan
DESIGNED BY: C.SAMUDA 11/17/21
SCALE: 1/8"=1'–0" < 11"x17"
1/4"=1'–0" < 24"x36"

SQUARE FOOTAGE:	
1ST FLR.	540
2ND FLR.	540
3RD FLR.	540
TOTAL	1620
GARAGE	N/A

JOB NUMBER: 21–1004

REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER: 4

NEW HOME SITE ADDRESS: .

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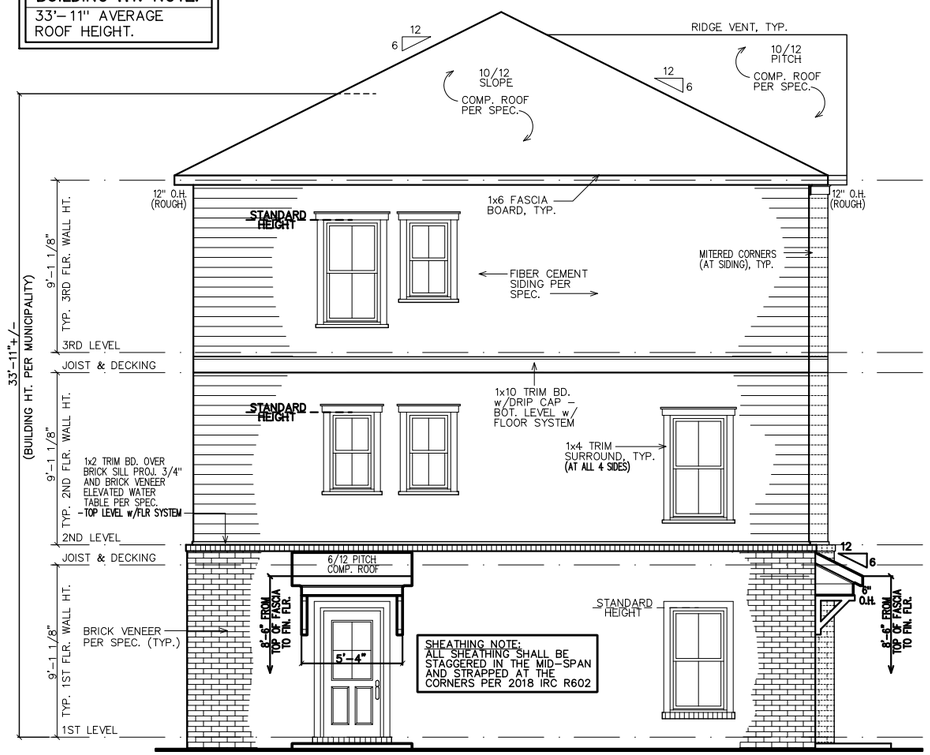
LEGEND

4/9 — 4 DETAIL NUMBER, 9 SHEET NUMBER

BUILDING HT. NOTE:
33'-11" AVERAGE ROOF HEIGHT.



NOTE:
GRADE LEVEL IS SHOWN APPROX. FIELD VERIFY PRIOR TO CONSTRUCTION.

LEFT ELEVATION

NOTE:
GRADE LEVEL IS SHOWN APPROXIMATE. ELEVATION SHOWN MAY VARY SLIGHTLY.

SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

FRONT ELEVATION

GOVERNING CODES & STANDARDS

1. 2018 INTERNATIONAL RESIDENTIAL CODE, WITH GEORGIA AMENDMENTS.
2. 2018 INTERNATIONAL PLUMBING CODE, WITH GEORGIA AMENDMENTS.
3. 2018 INTERNATIONAL POOL & SPA CODE, WITH GEORGIA AMENDMENTS.
4. 2017 NATIONAL ELECTRICAL CODE, WITH GEORGIA AMENDMENTS.
5. 2015 INTERNATIONAL ENERGY CONSERVATION CODE w/GA AMENDMENTS.
6. NFPA 101 LIFE SAFETY CODE AND T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE AND HANDLING OF WOOD TRUSSES.

DESIGN CRITERIA

ROOF LIVE LOAD: 20 PSF.
FLOOR LIVE LOAD: 40 PSF.
(INCLUDES DECKS, PATIOS, AND PORCHES)
BASIC WIND VELOCITY: 90 MPH
SEISMIC DESIGN CATEGORY: B
BEARING WALLS WITH LIGHT FRAME WALLS AND WOOD STRUCTURAL PANELS.

SUBDIVISION: HAPEVILLE
LOT #: UNIT 2
RELEASED: .

TABLE OF CONTENTS

SHEET	DESCRIPTION
1	FRONT & SIDE ELEVATIONS
2	SIDE & REAR ELEVATIONS
3	1st/2nd/3rd LEVEL PLANS
4	SLAB & ROOF PLAN

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(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:
HAPEVILLE PLAN#5-A
Front & Side Elev.
DESIGNED BY: C.SAMUDA 11/17/21
SCALE: 1/8"=1'-0" < 11"x17" 1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER: 21-1005

REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER: 1

NEW HOME SITE ADDRESS: .

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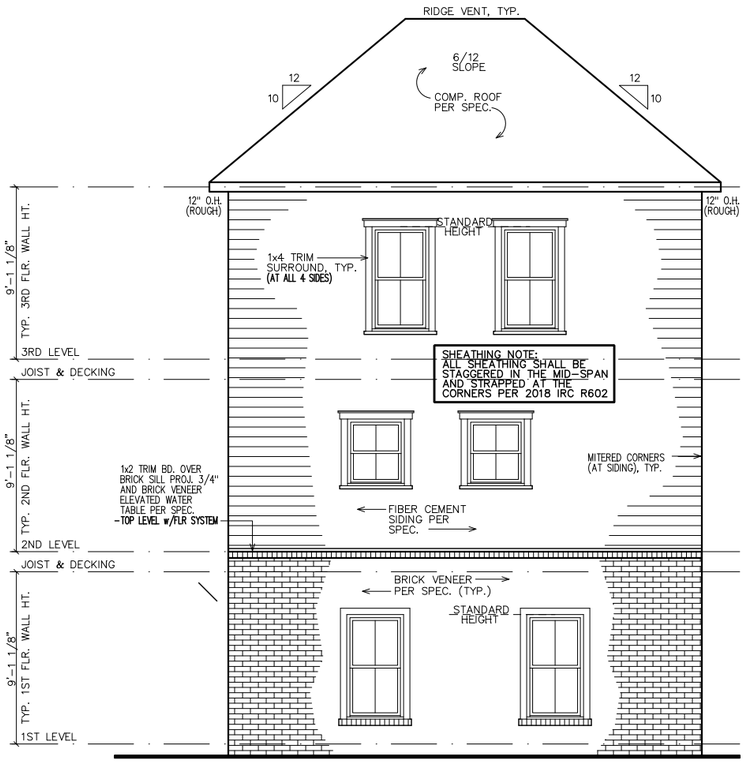
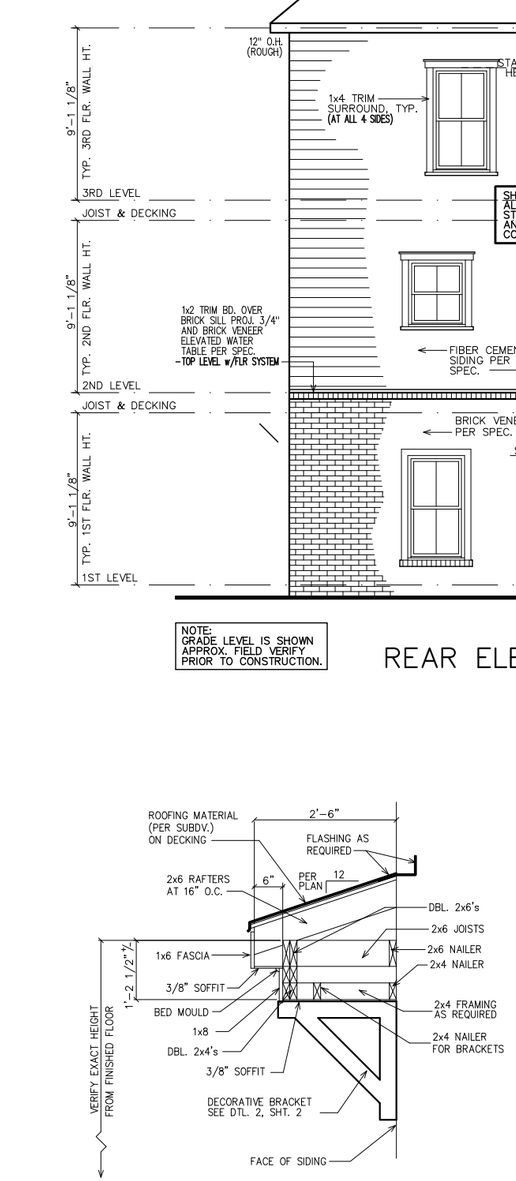


NOTE:
GRADE LEVEL IS SHOWN APPROX. FIELD VERIFY PRIOR TO CONSTRUCTION.

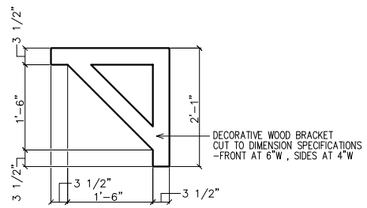
REAR ELEVATION



1/2 ROOF WITH BRACKET DETAIL

SC: N.T.S.

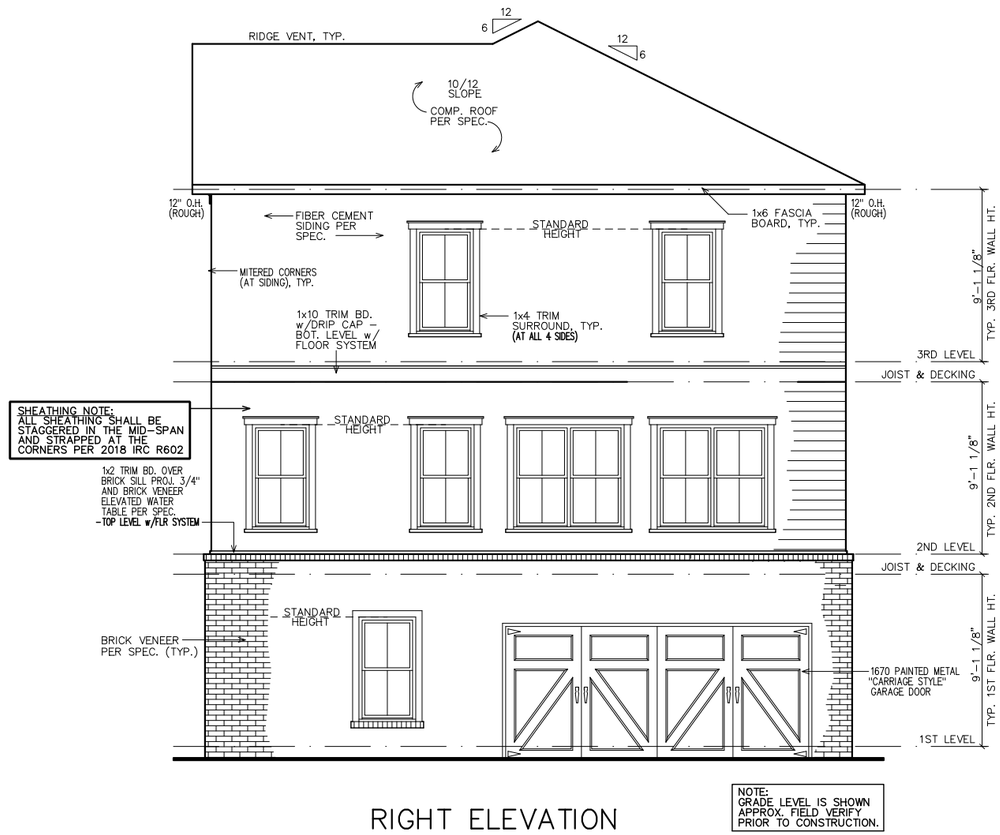
(GAPS SHOWN IN DETAIL ARE FOR CLARITY)



1/2 BRACKET DETAIL

SC: N.T.S.

(2 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



NOTE:
GRADE LEVEL IS SHOWN APPROX. FIELD VERIFY PRIOR TO CONSTRUCTION.

RIGHT ELEVATION

SUBDIVISION: HAPEVILLE
LOT #: UNIT 2
RELEASED:

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(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#5-A
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 11/17/21
SCALE: 1/8"=1'-0" < 11"x17" 1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER: 21-1005

REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
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SHEET NUMBER: 2

NEW HOME SITE ADDRESS:

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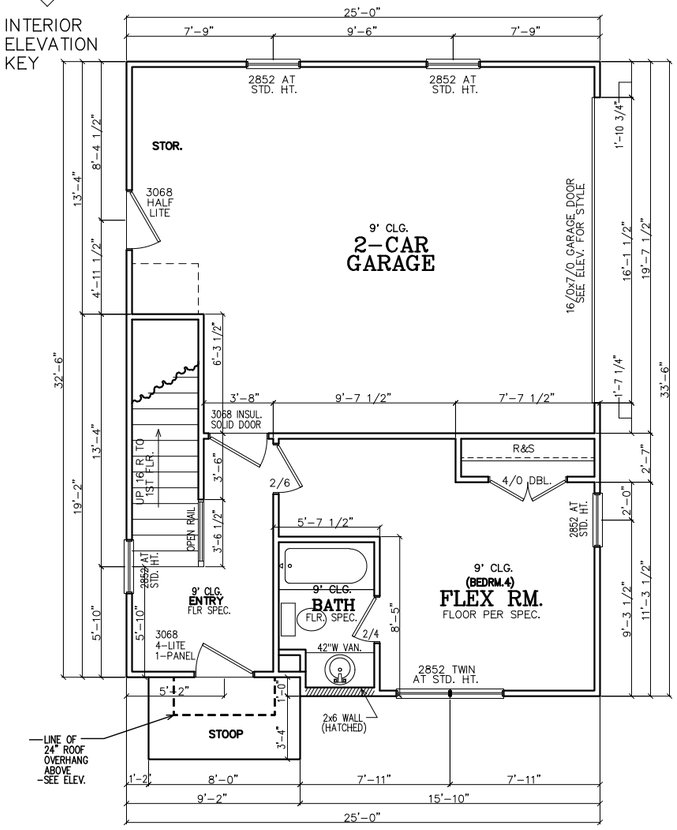
LEGEND

4/9 — 4 = DETAIL NUMBER, 9 = SHEET NUMBER

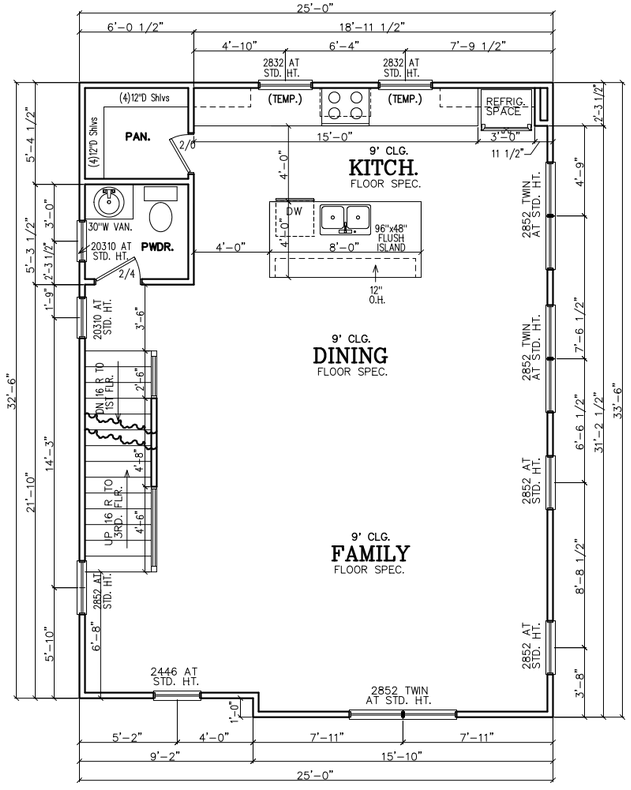
INTERIOR ELEVATION KEY

d c a b

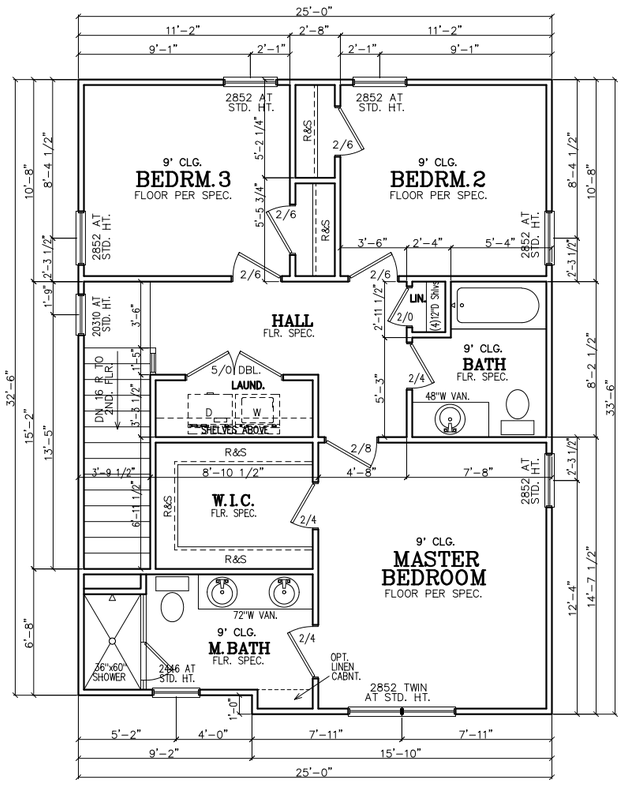
FIRST FLOOR NOTES:
ALL 1ST FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE "80 HIGH U.N.O. ALL 1ST FLR. WINDOWS TO BE AT STD. (83") OR TRANS.(95") HDR. HT. U.N.O.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

NOTE TO FRAMERS:
1. ALL MATERIALS AND WORKMANSHIP MUST CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOC.

2. LUMBER FOR HEADERS, JOISTS, AND RAFTERS IS TO BE #2 SYP, OR EQUAL. ALL BEAMS ARE TO BE CALCULATED AND SIZED ACCORDINGLY.

3. DO NOT CUT FRAMING MEMBERS FOR ANY PLUMBING, ELECTRICAL OR MECHANICAL SYSTEMS WITHOUT REINFORCING THE ALTERED MEMBER TO ITS ORIGINAL CAPACITY.

4. ALL 2x4 MATERIAL TO BE STUD GRADE SPF OR EQUAL, UNLESS NOTED OTHERWISE (U.N.O.)

5. ALL BEAMS AND HEADERS TO BE SOLID BLOCKED WITH THE SUPPORT TO BE OF PRESSURE TREATED MATERIAL.

6. ALL LUMBER THAT IS IN CONTACT WITH CONCRETE OR MASONRY IS TO BE OF PRESSURE TREATED MATERIAL.

7. PROVIDE 1x4 DIAGNAL BRIDGING IN ALL CEILING JOISTS.

8. INTERIOR AND EXTERIOR LOAD BEARING WALLS TO BE 2x4 OR 2x6 IN SIZE AND BE OF STUD GRADE SPF MATERIAL.

9. ALL KNEE WALL CONSTRUCTION TO BE BRACED AT 4'-0" O.C. MAX.

INSULATION NOTES:
1. WALL INSULATION SHALL BE A MINIMUM OF R-13.
2. CEILING INSULATION SHALL BE A MINIMUM OF R-38.
3. SLAB INSULATION PER CODE. *ALL UNLESS NOTED OTHERWISE*

NOTE-ALL ANGLES ON THIS PLAN ARE 90deg.OR 45deg U.N.O.

FRAMING NOTE:
REFER TO FLOOR/CLG DRAWINGS TO VERIFY ALL ALL SIZES AND SPACING PRIOR TO CONSTRUCTION.

SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

NOTE:
HORIZONTAL DRAFT-STOPPING IN PLAN AT 1000 S.F. TO COMPLY WITH 2018 IRC SECTION 302.12

SECOND FLOOR NOTES:
ALL 2ND FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE 80" HIGH U.N.O. ALL 2ND FLR. WINDOWS TO BE AT STD.(84") HDR. HT. U.N.O.

THIRD FLOOR NOTES:
ALL 3RD FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE 80" HIGH U.N.O. ALL 2ND FLR. WINDOWS TO BE AT STD.(84") HDR. HT. U.N.O.

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SUBDIVISION: HAPEVILLE
LOT #: UNIT 2
RELEASED: .

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CLIENT INFORMATION:
Epic Development
430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:
HAPEVILLE PLAN#5-A
First Floor Plan
DESIGNED BY: C.SAMUDA 11/17/21
SCALE: 1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER: 21-1005

REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
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5	.	.	.
6	.	.	.

SHEET NUMBER: 3

NEW HOME SITE ADDRESS: .

LEGEND

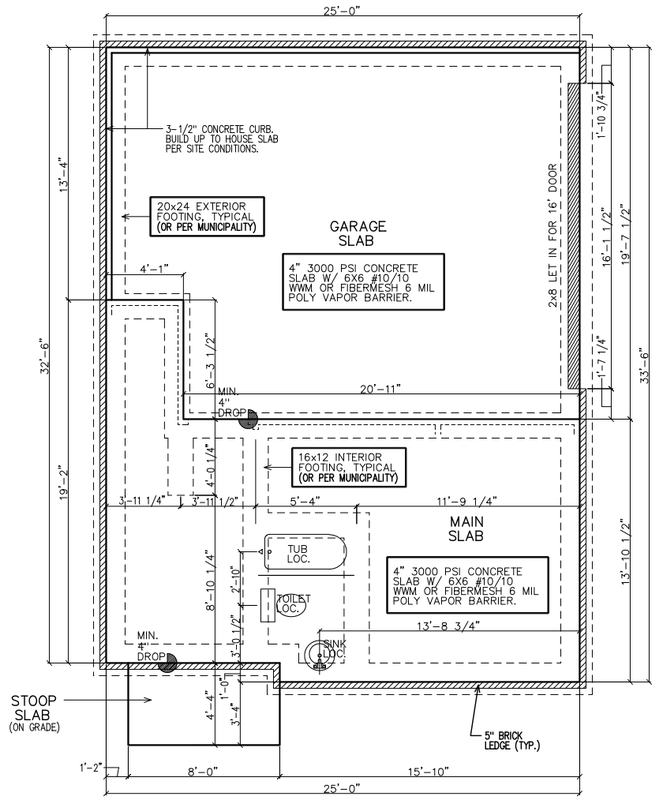
4/9 — 4 = DETAIL NUMBER, 9 = SHEET NUMBER

NOTE:
FOOTING TO EXTEND LOWER THAN ANY UTILITY/ MUNICIPAL PIPE (WHERE APPLICABLE) OR AT LEAST AT AN ELEVATION INTERSECTING A 1:1 SLOPE FROM WHERE THE PIPE WOULD BE EXCAVATED, TYP.

NOTE:
6" CONTINUOUS FOUNDATION DRAIN IN GRAVEL BED. (TYP.)

NOTE–ALL ANGLES ON THIS PLAN ARE 90deg.OR 45deg U.N.O.

NOTE–STEP DOWN FOUND. WALLS AS SITE ALLOWS



SLAB/FOUNDATION PLAN

FOUNDATION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS CONDITIONS IN THE FEILD BEFORE BEGINNING CONSTRUCTION. IF DRAWINGS ARE IN CONFLICT WITH FIELD CONDITIONS OR OTHER DRAWINGS, CONTRACTOR SHOULD CONTACT CS DESIGN GROUP, LLC FOR JUSTIFICATION OR CORRECTION. ANY DISCREPANCIES FOUND AFTER START OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR.

2. ALL FOOTINGS ARE TO BE BELOW LOCAL FROST LINES AND REST ON UNDISTURBED SOIL WITH ENOUGH BEARING TO PROPERLY SUPPORT THE BUILDING.

3. ALL FOUNDATIONS, FOUNDATION WALLS AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL ENGINEER. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY SITE CONDITIONS, LOCAL CODES AND INSURE WELL CONSTRUCTED BUILDING.

4. BEARING SOIL PRESSURE TO BE 2500 PSF MINIMUM. BEARING CAPACITY OF SOILS SHALL BE VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.

5. HOUSE SLABS AND GARAGE SLABS TO BE 3000 PSI CONCRETE MINIMUM.

6. ANY FILL WITHIN 10 FEET OF THE STRUCTURE, OR BENEATH WALKS OF PAVED AREAS SHALL BE COMPACTED TO NOT LESS THAN 55% OF STANDARD PROCTOR DENSITY. ANY FILL PLACED SHALL BE MONITORED BY A QUALIFIED GEOTECHNICAL ENGINEER.

7. BRICK LEDGE PLACED ON THE PERIMETER OF THE FOUNDATION SHALL HAVE ELEVATION REQUIREMENTS VERIFIED IN FIELD BY BUILDER PRIOR TO CONCRETE PLACEMENT. LEDGES SHALL NOT BE LESS THAN 3".

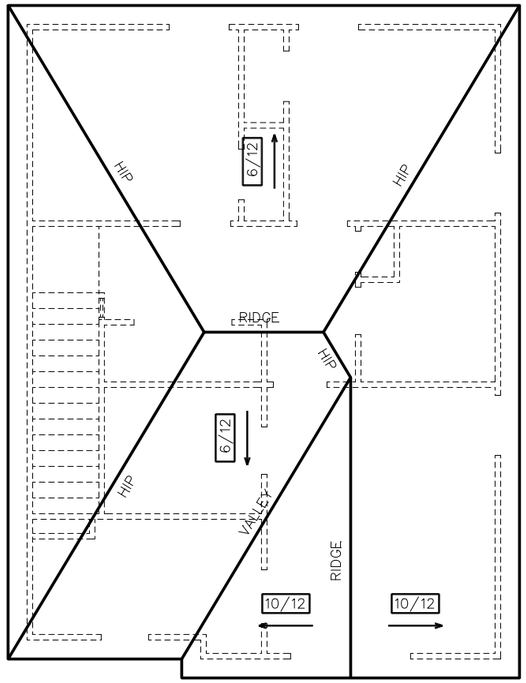
8. WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS TO MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES.

9. BEARING WALLS, SOLID FRAMING AND COLUMNS TO ALLOW FOR TRANSFER OF LOADS FROM ROOF THROUGH THE STRUCTURE TO FOUNDATION AND BEARING SOIL.

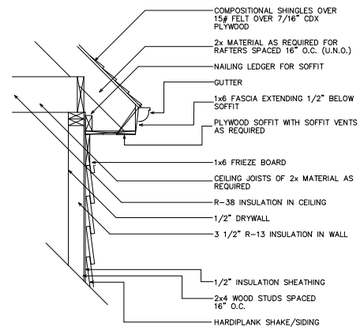
PLUMBER NOTES

1. PLUMBER TO INSULATE BEHIND TUBS ON ALL EXTERIOR WALLS.

2. PLUMBER TO INSTALL U APPROVED ELEC. CONDUIT FOR ISLAND PER PLUMBING ROUGH-IN AND FOUNDATION STAGE.



ROOF PLAN



1/4 UPPER WALL SECTION DETAIL

SC: N.T.S.

GENERAL ROOF NOTES:

1. PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. #1WC UNLESS NOTED OTHERWISE.

2. 12" ROUGH OVERHANG AT ALL LOCATIONS UNLESS NOTED OTHERWISE.

3. SECOND FLOOR ROOF TRUSSES TO HAVE 11" HEEL HEIGHTS UNLESS NOTED OTHERWISE.

4. EACH ROOF RAFTER/TRUSS SHALL BE TIED DOWN TO BOTH DOUBLE TOP PLATES WITH STRAPS OF SUFFICIENT LENGTH TO SPAN FROM THE ROOF RAFTER, ACROSS THE BAND AT THE CEILING RAFTERS, AND EXTENDING (AT A MINIMUM) TO THE BOTTOM OF THE LOWER PLATE.

5. ALL EXTERIOR WALLS ARE CONSIDERED TO BE SHEAR WALLS; THEREFORE, ALL EXTERIOR WALLS SHALL BE FULLY SHEATHED AND FULLY BLOCKED AT ALL EDGES. HORIZONTAL SHEATHING JOINTS SHALL NOT OCCUR AT THE FLOOR LINE, NOR SHALL VERTICAL OR HORIZONTAL JOINTS ALIGN WITH SIDES OF OPENINGS IN THE EXTERIOR WALLS. SHEATHING PANELS SHALL OVERLAP THE FLOOR LINE BY A MINIMUM OF 12" AND EXTEND A MINIMUM OF 12" BELOW THE BOTTOM OF THE FLOOR STRUCTURE.

6. ALL FRAME WORK AND MATERIAL TO COMPLY WITH ALL LOCAL AND NATIONAL CODES.

SUBDIVISION: HAPEVILLE
LOT #: UNIT 2
RELEASED:

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ATLANTA, GA 30324
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CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#5-A
Slab/Found & Roof Plan
DESIGNED BY: C.SAMUDA 11/17/21
SCALE: 1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER: 21-1005

REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER: 4

NEW HOME SITE ADDRESS: .

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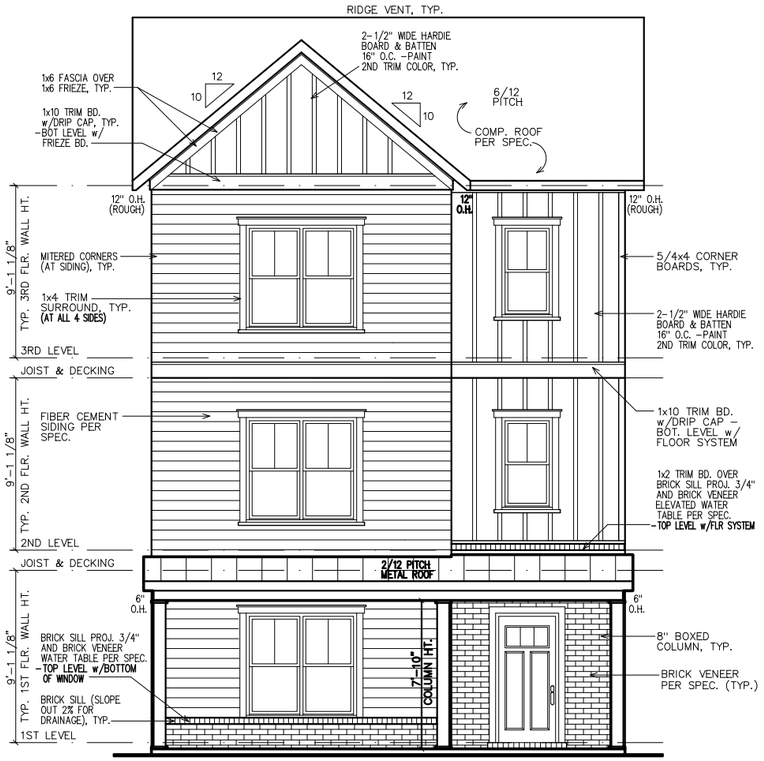
LEGEND

4/9 — DETAIL NUMBER / SHEET NUMBER

SUBDIVISION: HAPEVILLE
LOT #: UNITS 3 & 56
RELEASED: .

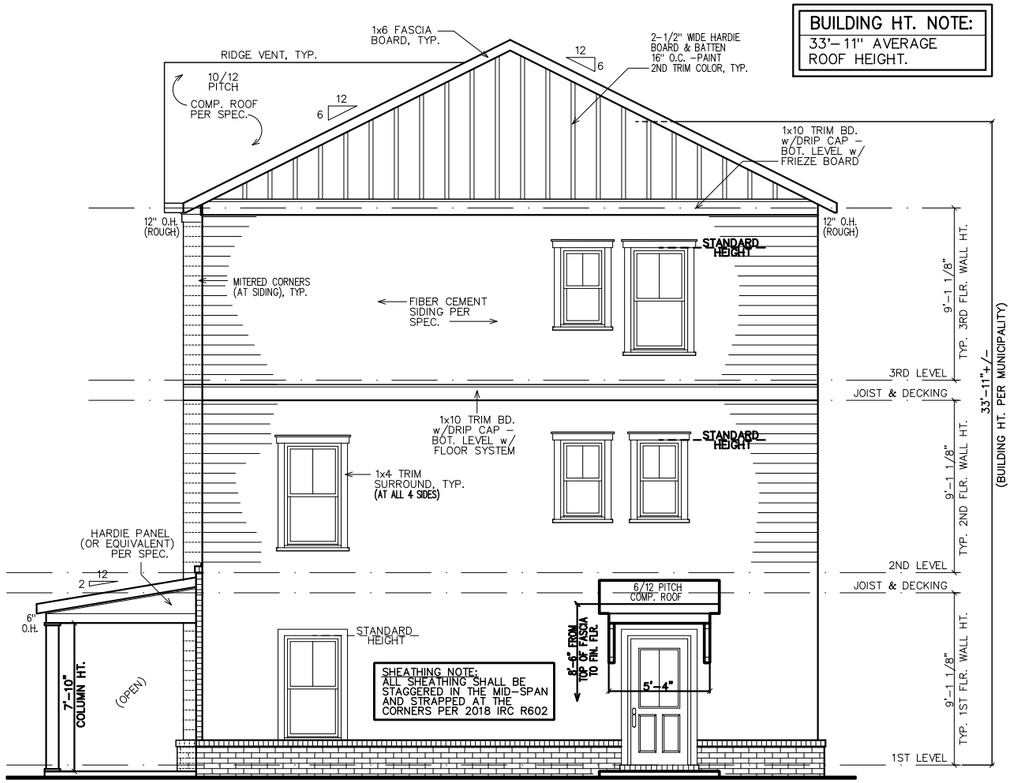


SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

NOTE:
GRADE LEVEL IS SHOWN APPROXIMATE. ELEVATION SHOWN MAY VARY SLIGHTLY.

FRONT ELEVATION

BUILDING HT. NOTE:
33'-11" AVERAGE ROOF HEIGHT.



RIGHT ELEVATION

NOTE:
GRADE LEVEL IS SHOWN APPROX. FIELD VERIFY PRIOR TO CONSTRUCTION.

GOVERNING CODES & STANDARDS

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4. 2017 NATIONAL ELECTRICAL CODE, WITH GEORGIA AMENDMENTS.
5. 2015 INTERNATIONAL ENERGY CONSERVATION CODE w/GA AMENDMENTS.
6. NFPA 101 LIFE SAFETY CODE AND T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE AND HANDLING OF WOOD TRUSSES.

TABLE OF CONTENTS

SHEET	DESCRIPTION
1	FRONT & SIDE ELEVATIONS
2	SIDE & REAR ELEVATIONS
3	1st/2nd/3rd LEVEL PLANS
4	SLAB & ROOF PLAN

DESIGN CRITERIA

ROOF LIVE LOAD: 20 PSF.
FLOOR LIVE LOAD: 40 PSF. (INCLUDES DECKS, PATIOS, AND PORCHES)
BASIC WIND VELOCITY: 90 MPH
SEISMIC DESIGN CATEGORY: B
BEARING WALLS WITH LIGHT FRAME WALLS AND WOOD STRUCTURAL PANELS.

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4199 IDLEWOOD PARC COURT
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CLIENT INFORMATION:

Epic Development
430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#5-B
Front & Side Elev.
DESIGNED BY: C.SAMUDA 11/17/21
SCALE: 1/8"=1'-0" < 11"x17" 1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER: 21-1005

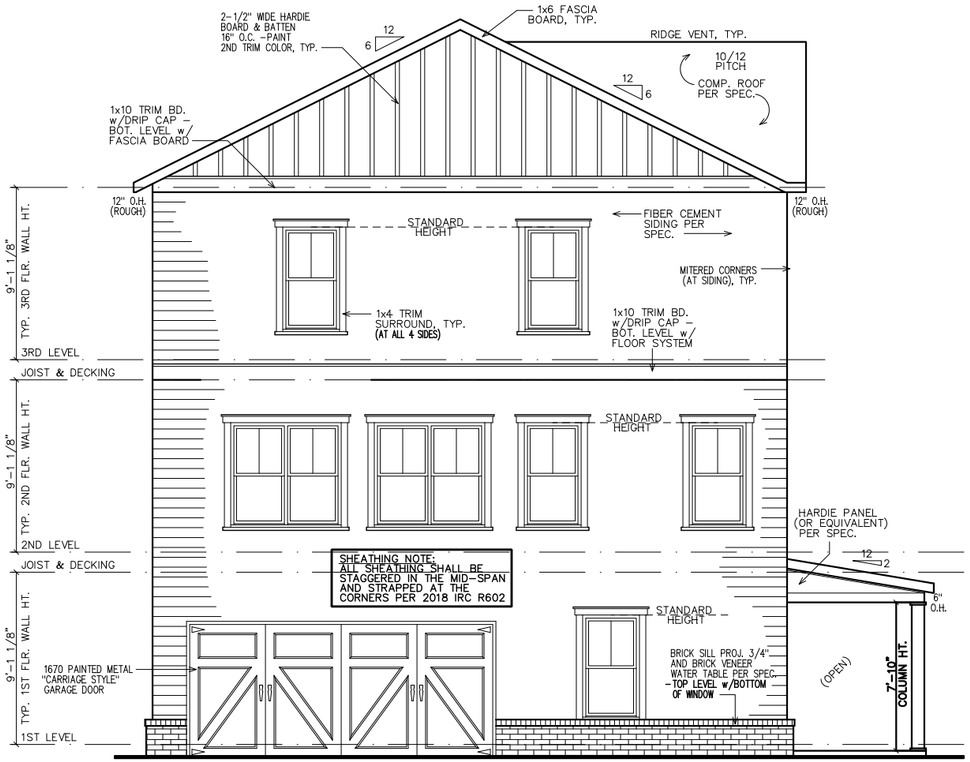
REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER: 1

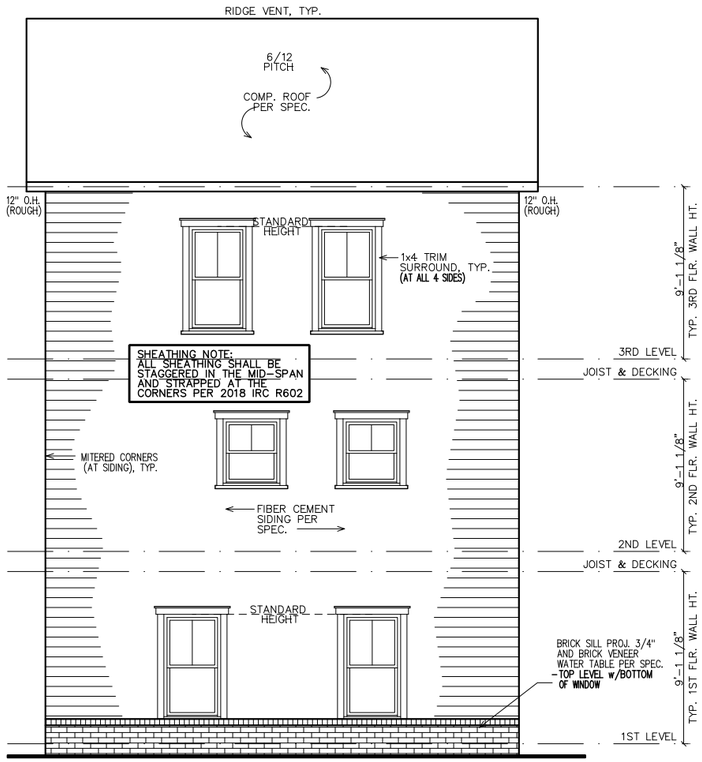
NEW HOME SITE ADDRESS: .

SUBDIVISION:
HAPEVILLE
LOT #:UNITS 3 & 56
RELEASED:



NOTE:
GRADE LEVEL IS SHOWN APPROX. FIELD VERIFY PRIOR TO CONSTRUCTION.

LEFT ELEVATION



NOTE:
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REAR ELEVATION

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ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:
HAPEVILLE PLAN#5-B
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 11/17/21
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER:
21-1005

REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER:
2

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NEW HOME SITE ADDRESS: .

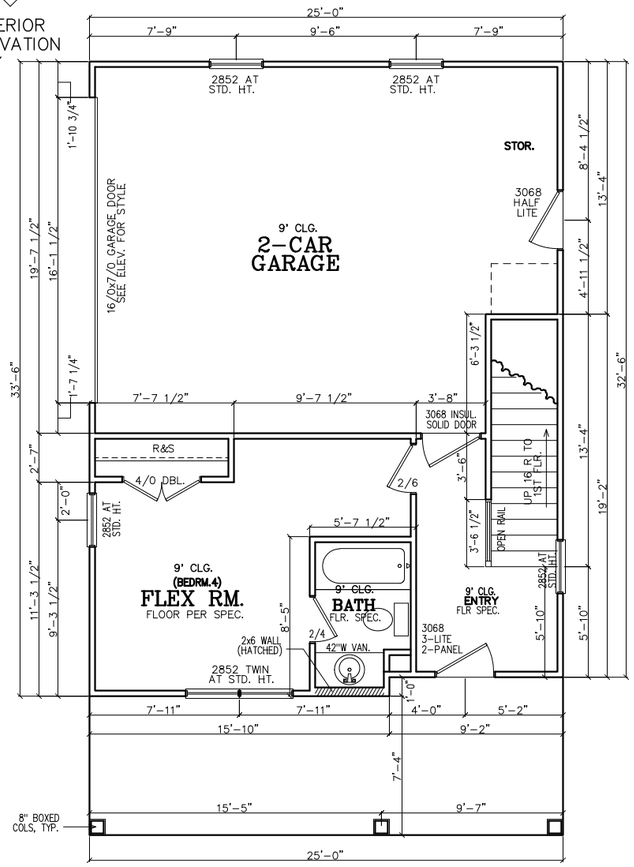
LEGEND

4/9 — 4 = DETAIL NUMBER, 9 = SHEET NUMBER

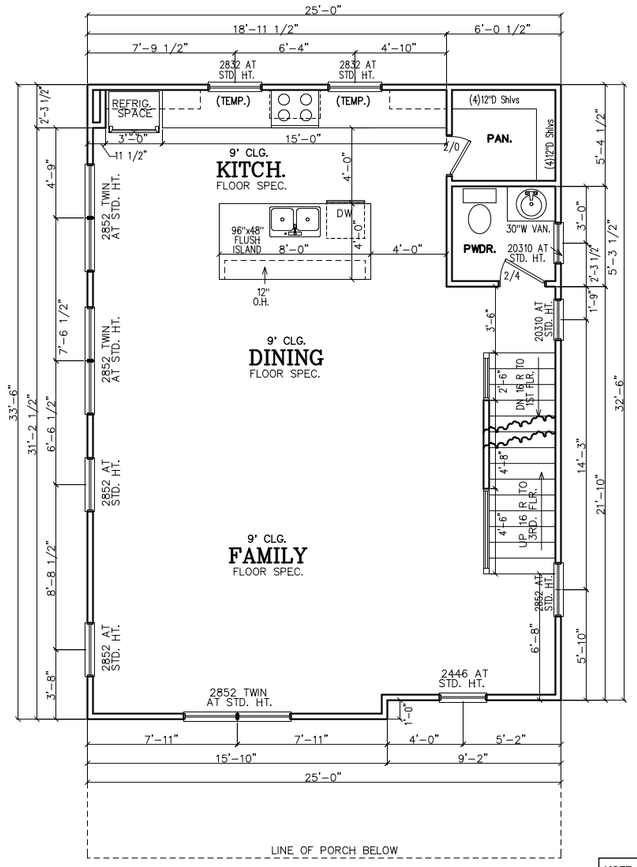
FIRST FLOOR NOTES:
ALL 1ST FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE "80 HIGH U.N.O. ALL 1ST FLR. WINDOWS TO BE AT STD. (83") OR TRANS.(95") HDR. HT. U.N.O.

d / c / a / b

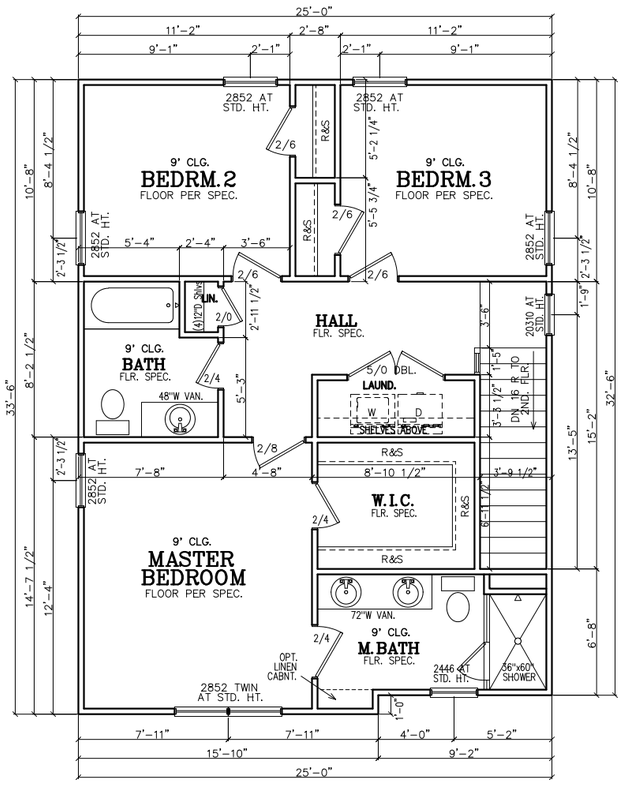
INTERIOR ELEVATION KEY



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

INSULATION NOTES:
1. WALL INSULATION SHALL BE A MINIMUM OF R-13.
2. CEILING INSULATION SHALL BE A MINIMUM OF R-38.
3. SLAB INSULATION PER CODE. *ALL UNLESS NOTED OTHERWISE*

NOTE-ALL ANGLES ON THIS PLAN ARE 90deg.OR 45deg U.N.O.

SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

FRAMING NOTE:
REFER TO FLOOR/CLG DRAWINGS TO VERIFY ALL ALL SIZES AND SPACING PRIOR TO CONSTRUCTION.

NOTE:
HORIZONTAL DRAFT-STOPPING IN PLAN AT 1000 S.F. TO COMPLY WITH 2018 IRC SECTION 302.12

SECOND FLOOR NOTES:
ALL 2ND FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE 80" HIGH U.N.O. ALL 2ND FLR. WINDOWS TO BE AT STD.(84") HDR. HT. U.N.O.

NOTE TO FRAMERS:
1. ALL MATERIALS AND WORKMANSHIP MUST CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOC.

2. LUMBER FOR HEADERS, JOISTS, AND RAFTERS IS TO BE #2 SYP, OR EQUAL. ALL BEAMS ARE TO BE CALCULATED AND SIZED ACCORDINGLY.

3. DO NOT CUT FRAMING MEMBERS FOR ANY PLUMBING, ELECTRICAL OR MECHANICAL SYSTEMS WITHOUT REINFORCING THE ALTERED MEMBER TO ITS ORIGINAL CAPACITY.

4. ALL 2x4 MATERIAL TO BE STUD GRADE SPF OR EQUAL, UNLESS NOTED OTHERWISE (U.N.O.)

5. ALL BEAMS AND HEADERS TO BE SOLID BLOCKED WITH THE SUPPORT TO BE OF PRESSURE TREATED MATERIAL.

6. ALL LUMBER THAT IS IN CONTACT WITH CONCRETE OR MASONRY IS TO BE OF PRESSURE TREATED MATERIAL.

7. PROVIDE 1x4 DIAGNAL BRIDGING IN ALL CEILING JOISTS.

8. INTERIOR AND EXTERIOR LOAD BEARING WALLS TO BE 2x4 OR 2x6 IN SIZE AND BE OF STUD GRADE SPF MATERIAL.

9. ALL KNEE WALL CONSTRUCTION TO BE BRACED AT 4'-0" O.C. MAX.

THIRD FLOOR NOTES:
ALL 3RD FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE 80" HIGH U.N.O. ALL 2ND FLR. WINDOWS TO BE AT STD.(84") HDR. HT. U.N.O.

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SUBDIVISION: HAPEVILLE
LOT #: UNITS 3 & 56
RELEASED: .

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ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:
HAPEVILLE PLAN#5-B
First Floor Plan
DESIGNED BY: C.SAMUDA 11/17/21
SCALE: 1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER: 21-1005

REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER: 3

NEW HOME SITE ADDRESS: .

LEGEND

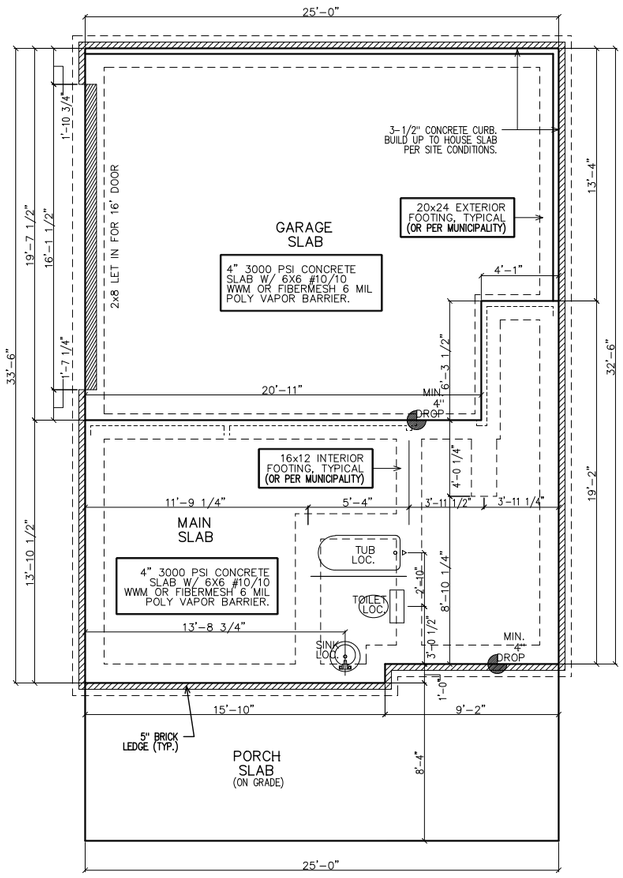
4/9 — 4 = DETAIL NUMBER, 9 = SHEET NUMBER

NOTE:
FOOTING TO EXTEND LOWER THAN ANY UTILITY/ MUNICIPAL PIPE (WHERE APPLICABLE) OR AT LEAST AT AN ELEVATION INTERSECTING A 1:1 SLOPE FROM WHERE THE PIPE WOULD BE EXCAVATED, TYP.

NOTE:
6" CONTINUOUS FOUNDATION DRAIN IN GRAVEL BED. (TYP.)

NOTE–ALL ANGLES ON THIS PLAN ARE 90deg.OR 45deg U.N.O.

NOTE–STEP DOWN FOUND. WALLS AS SITE ALLOWS



SLAB/FOUNDATION PLAN

FOUNDATION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS CONDITIONS IN THE FEILD BEFORE BEGINNING CONSTRUCTION. IF DRAWINGS ARE IN CONFLICT WITH FIELD CONDITIONS OR OTHER DRAWINGS, CONTRACTOR SHOULD CONTACT CS DESIGN GROUP, LLC FOR JUSTIFICATION OR CORRECTION. ANY DISCREPANCIES FOUND AFTER START OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR.

2. ALL FOOTINGS ARE TO BE BELOW LOCAL FROST LINES AND REST ON UNDISTURBED SOIL WITH ENOUGH BEARING TO PROPERLY SUPPORT THE BUILDING.

3. ALL FOUNDATIONS, FOUNDATION WALLS AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL ENGINEER. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY SITE CONDITIONS, LOCAL CODES AND INSURE WELL CONSTRUCTED BUILDING.

4. BEARING SOIL PRESSURE TO BE 2500 PSF MINIMUM. BEARING CAPACITY OF SOILS SHALL BE VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.

5. HOUSE SLABS AND GARAGE SLABS TO BE 3000 PSI CONCRETE MINIMUM.

6. ANY FILL WITHIN 10 FEET OF THE STRUCTURE, OR BENEATH WALKS OF PAVED AREAS SHALL BE COMPACTED TO NOT LESS THAN 55% OF STANDARD PROCTOR DENSITY. ANY FILL PLACED SHALL BE MONITORED BY A QUALIFIED GEOTECHNICAL ENGINEER.

7. BRICK LEDGE PLACED ON THE PERIMETER OF THE FOUNDATION SHALL HAVE ELEVATION REQUIREMENTS VERIFIED IN FIELD BY BUILDER PRIOR TO CONCRETE PLACEMENT. LEDGES SHALL NOT BE LESS THAN 3".

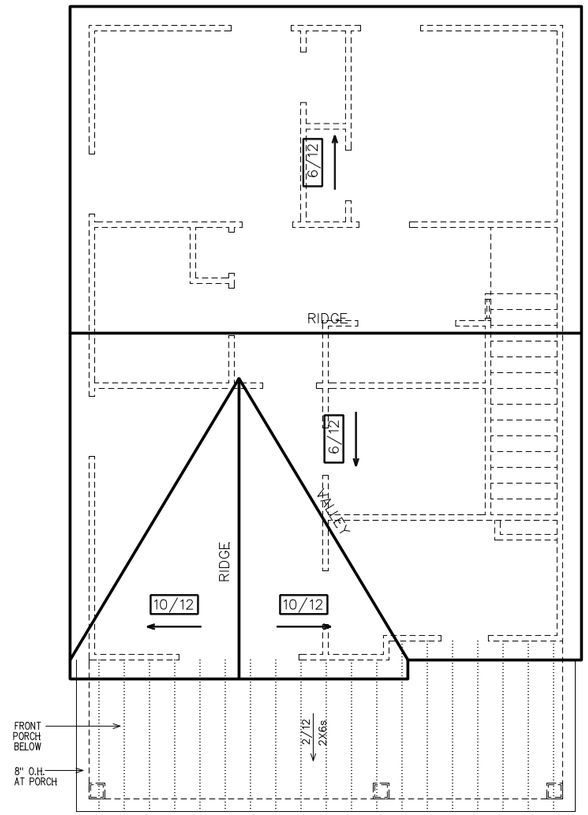
8. WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS TO MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES.

9. BEARING WALLS, SOLID FRAMING AND COLUMNS TO ALLOW FOR TRANSFER OF LOADS FROM ROOF THROUGH THE STRUCTURE TO FOUNDATION AND BEARING SOIL.

PLUMBER NOTES

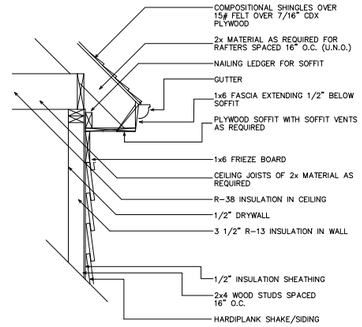
1. PLUMBER TO INSULATE BEHIND TUBS ON ALL EXTERIOR WALLS.

2. PLUMBER TO INSTALL U APPROVED ELEC. CONDUIT FOR ISLAND PER PLUMBING ROUGH-IN AND FOUNDATION STAGE.



STICK FRAME PORCH AS SHOWN w/2x6 RAFTERS. 2x6 CEILING JOISTS ALSO REQUIRED.

ROOF PLAN



1/4 UPPER WALL SECTION DETAIL

SC: N.T.S.

GENERAL ROOF NOTES:

1. PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. #1WC UNLESS NOTED OTHERWISE.

2. 12" ROUGH OVERHANG AT ALL LOCATIONS UNLESS NOTED OTHERWISE.

3. SECOND FLOOR ROOF TRUSSES TO HAVE 11" HEEL HEIGHTS UNLESS NOTED OTHERWISE.

4. EACH ROOF RAFTER/TRUSS SHALL BE TIED DOWN TO BOTH DOUBLE TOP PLATES WITH STRAPS OF SUFFICIENT LENGTH TO SPAN FROM THE ROOF RAFTER, ACROSS THE BAND AT THE CEILING RAFTERS, AND EXTENDING (AT A MINIMUM) TO THE BOTTOM OF THE LOWER PLATE.

5. ALL EXTERIOR WALLS ARE CONSIDERED TO BE SHEAR WALLS; THEREFORE, ALL EXTERIOR WALLS SHALL BE FULLY SHEATHED AND FULLY BLOCKED AT ALL EDGES. HORIZONTAL SHEATHING JOINTS SHALL NOT OCCUR AT THE FLOOR LINE, NOR SHALL VERTICAL OR HORIZONTAL JOINTS ALIGN WITH SIDES OF OPENINGS IN THE EXTERIOR WALLS. SHEATHING PANELS SHALL OVERLAP THE FLOOR LINE BY A MINIMUM OF 12" AND EXTEND A MINIMUM OF 12" BELOW THE BOTTOM OF THE FLOOR STRUCTURE.

6. ALL FRAME WORK AND MATERIAL TO COMPLY WITH ALL LOCAL AND NATIONAL CODES.

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SUBDIVISION: HAPEVILLE
LOT #: UNITS 3 & 56
RELEASED: .

CS DESIGN GROUP, LLC
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CLIENT INFORMATION:
Epic Development
430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:
HAPEVILLE PLAN#5-B
Slab/Found & Roof Plan
DESIGNED BY: C.SAMUDA 11/17/21
SCALE: 1/8"=1'-0" < 11"x17" 1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER: 21-1005

REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

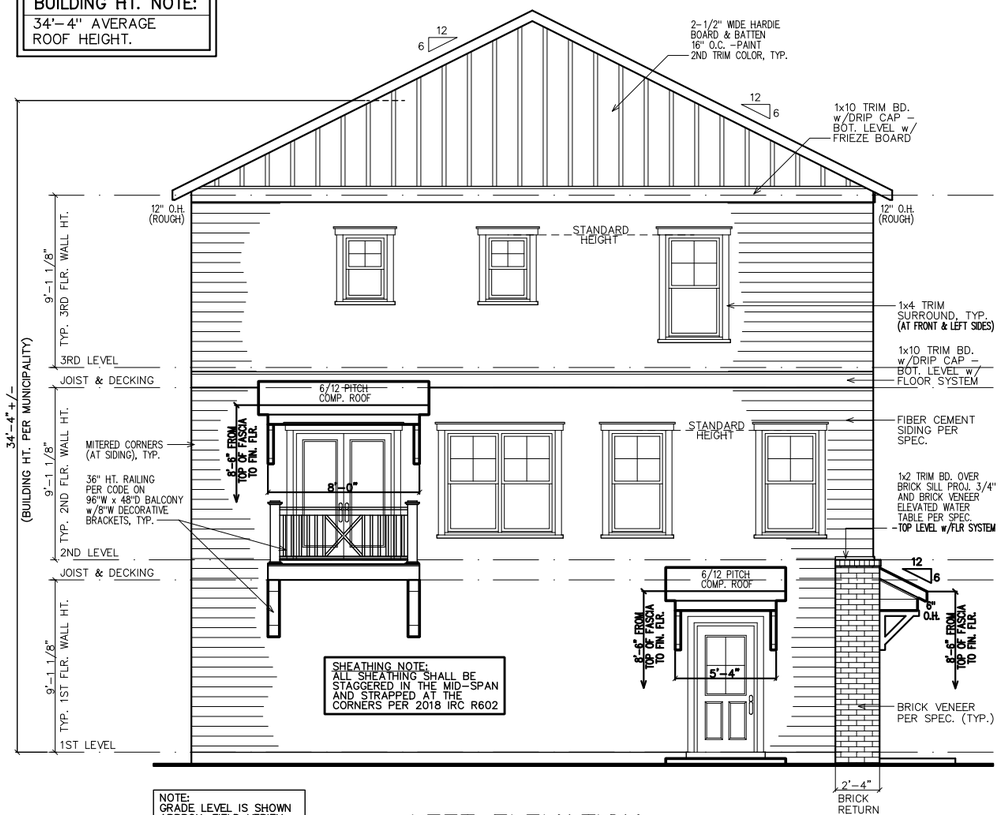
SHEET NUMBER: 4

NEW HOME SITE ADDRESS: .

LEGEND

4/9 — 4 = DETAIL NUMBER, 9 = SHEET NUMBER

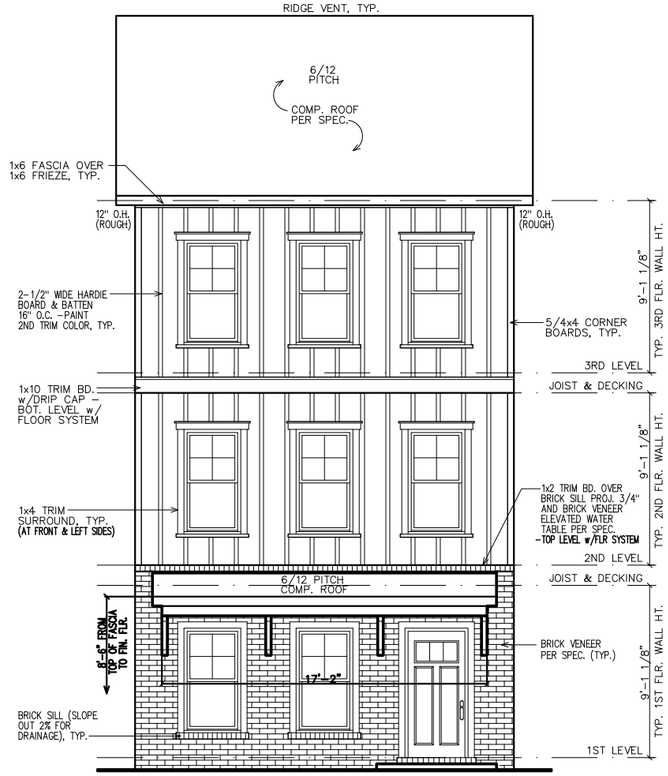
BUILDING HT. NOTE:
34'-4" AVERAGE ROOF HEIGHT.



SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

NOTE:
GRADE LEVEL IS SHOWN APPROX. FIELD VERIFY PRIOR TO CONSTRUCTION.

LEFT ELEVATION



NOTE:
GRADE LEVEL IS SHOWN APPROXIMATE. ELEVATION SHOWN MAY VARY SLIGHTLY.

SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

FRONT ELEVATION

GOVERNING CODES & STANDARDS

1. 2018 INTERNATIONAL RESIDENTIAL CODE, WITH GEORGIA AMENDMENTS.
2. 2018 INTERNATIONAL PLUMBING CODE, WITH GEORGIA AMENDMENTS.
3. 2018 INTERNATIONAL POOL & SPA CODE, WITH GEORGIA AMENDMENTS.
4. 2017 NATIONAL ELECTRICAL CODE, WITH GEORGIA AMENDMENTS.
5. 2015 INTERNATIONAL ENERGY CONSERVATION CODE w/GA AMENDMENTS.
6. NFPA 101 LIFE SAFETY CODE AND T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE AND HANDLING OF WOOD TRUSSES.

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ROOF LIVE LOAD: 20 PSF.
FLOOR LIVE LOAD: 40 PSF.
(INCLUDES DECKS, PATIOS, AND PORCHES)
BASIC WIND VELOCITY: 90 MPH
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SUBDIVISION: HAPEVILLE
LOT #: UNITS 4
RELEASED: .

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3	1st/2nd/3rd LEVEL PLANS
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430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:
HAPEVILLE PLAN#3-A
Front & Side Elev.
DESIGNED BY: C.SAMUDA 11/17/21
SCALE: 1/8"=1'-0" < 11"x17" 1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	295
2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

JOB NUMBER: 21-1003

REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
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SHEET NUMBER: 1

NEW HOME SITE ADDRESS: .

SUBDIVISION:
HAPEVILLE
LOT #:UNITS 4
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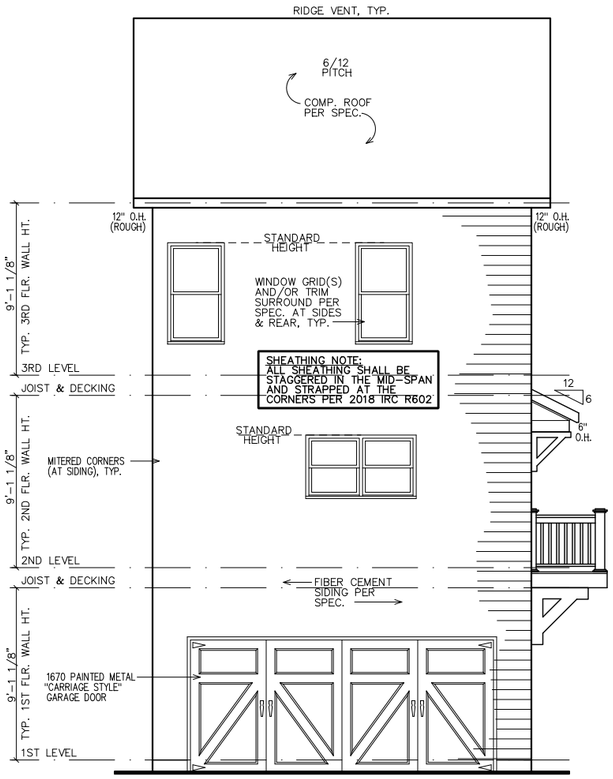

NOTE:
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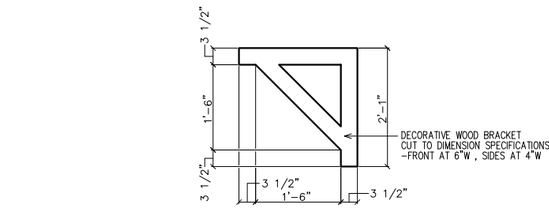
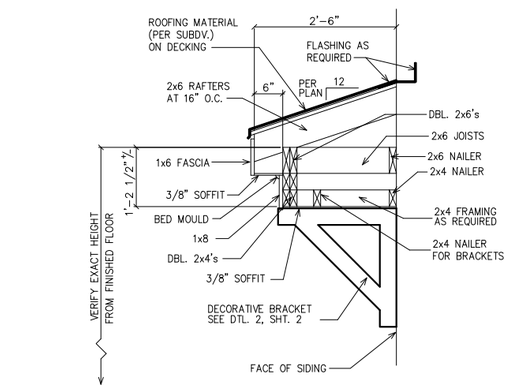
REAR ELEVATION



1/2 BRACKET DETAIL

SC: N.T.S.

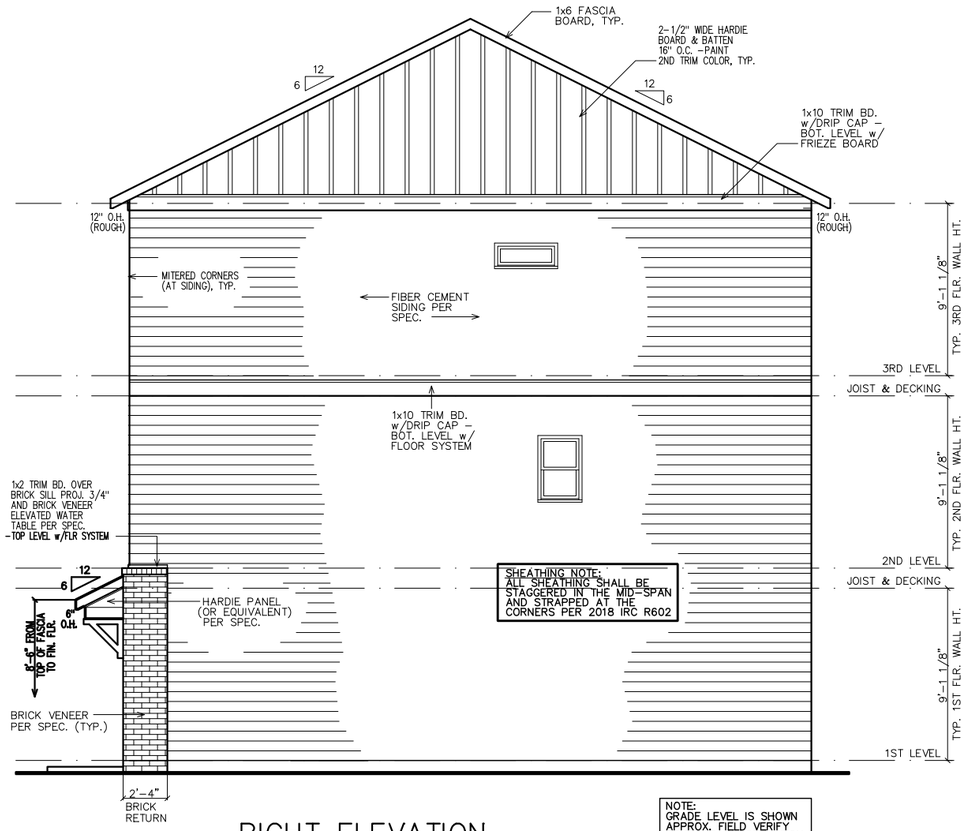
(4 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



1/2 ROOF WITH BRACKET DETAIL

SC: N.T.S.

(GAPS SHOWN IN DETAIL ARE FOR CLARITY)



RIGHT ELEVATION

NOTE:
GRADE LEVEL IS SHOWN APPROX. FIELD VERIFY PRIOR TO CONSTRUCTION.

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1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

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2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

JOB NUMBER:
21-1003

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6	.	.	.

SHEET NUMBER:
2

NEW HOME SITE ADDRESS: .

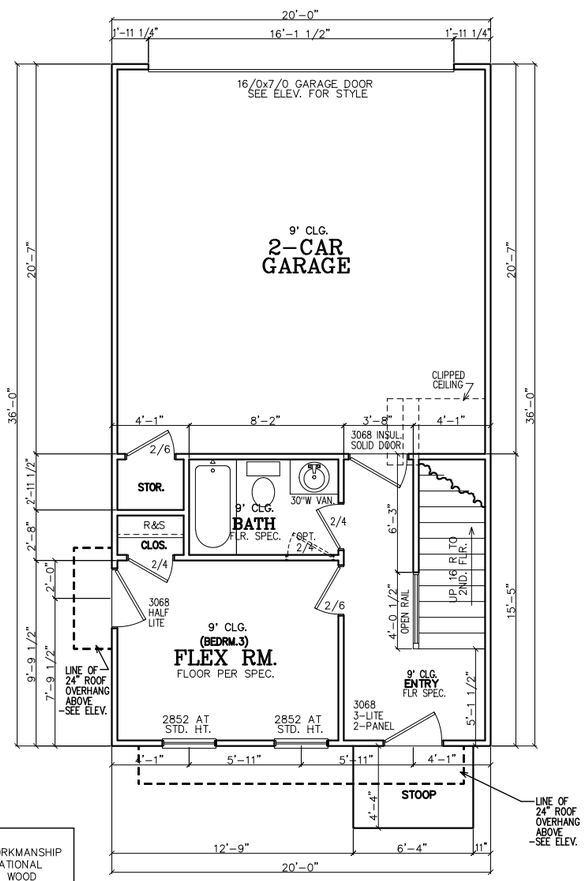
LEGEND

4/9 DETAIL NUMBER / SHEET NUMBER

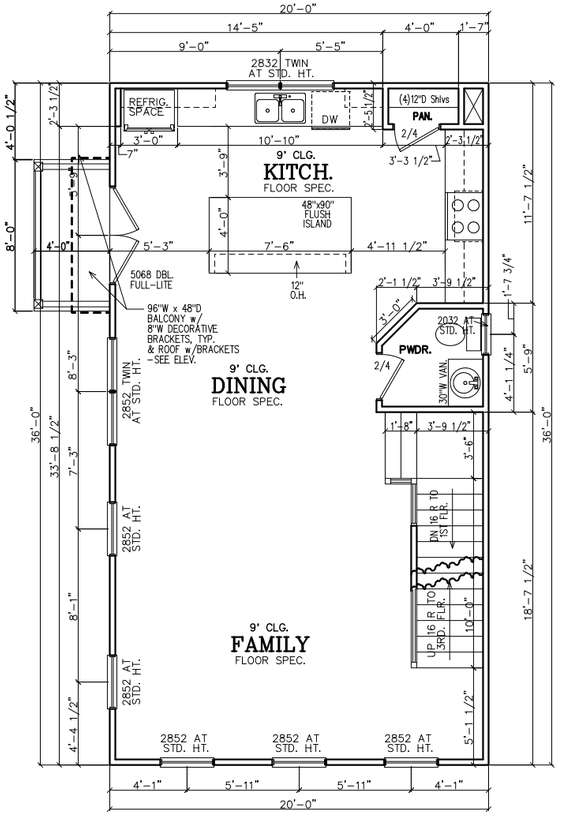
d c a b

INTERIOR ELEVATION KEY

FIRST FLOOR NOTES:
ALL 1ST FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE "80 HIGH U.N.O. ALL 1ST FLR. WINDOWS TO BE AT STD. (83") OR TRANS.(95") HDR. HT. U.N.O.



FIRST FLOOR PLAN



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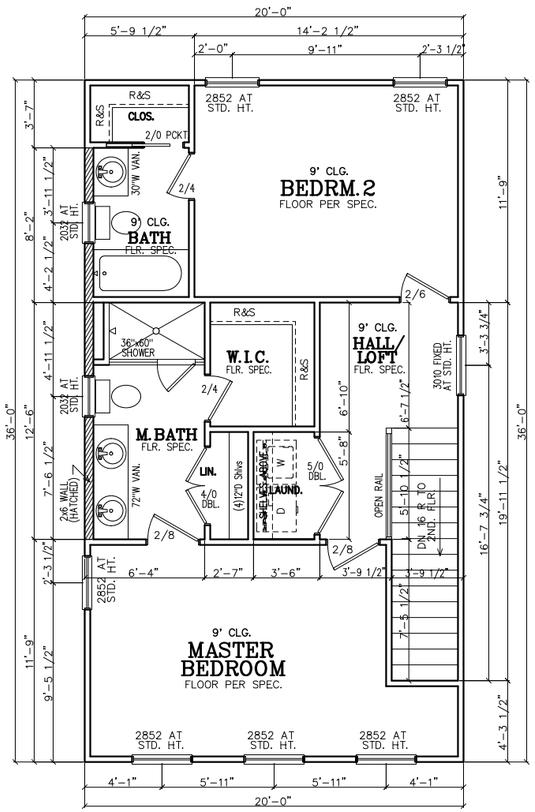

THIRD FLOOR PLAN

NOTE TO FRAMERS:
1. ALL MATERIALS AND WORKMANSHIP MUST CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOC.

2. LUMBER FOR HEADERS, JOISTS, AND RAFTERS IS TO BE #2 SYP, OR EQUAL. ALL BEAMS ARE TO BE CALCULATED AND SIZED ACCORDINGLY.

3. DO NOT CUT FRAMING MEMBERS FOR ANY PLUMBING, ELECTRICAL OR MECHANICAL SYSTEMS WITHOUT REINFORCING THE ALTERED MEMBER TO ITS ORIGINAL CAPACITY.

4. ALL 2x4 MATERIAL TO BE STUD GRADE SPF OR EQUAL, UNLESS NOTED OTHERWISE (U.N.O.)

5. ALL BEAMS AND HEADERS TO BE SOLID BLOCKED WITH THE SUPPORT TO BE OF PRESSURE TREATED MATERIAL.

6. ALL LUMBER THAT IS IN CONTACT WITH CONCRETE OR MASONRY IS TO BE OF PRESSURE TREATED MATERIAL.

7. PROVIDE 1x4 DIAGNAL BRIDGING IN ALL CEILING JOISTS.

8. INTERIOR AND EXTERIOR LOAD BEARING WALLS TO BE 2x4 OR 2x6 IN SIZE AND BE OF STUD GRADE SPF MATERIAL.

9. ALL KNEE WALL CONSTRUCTION TO BE BRACED AT 4'-0" O.C. MAX.

INSULATION NOTES:
1. WALL INSULATION SHALL BE A MINIMUM OF R-13.
2. CEILING INSULATION SHALL BE A MINIMUM OF R-38.
3. SLAB INSULATION PER CODE. *ALL UNLESS NOTED OTHERWISE*

NOTE-ALL ANGLES ON THIS PLAN ARE 90deg.OR 45deg U.N.O.

FRAMING NOTE:
REFER TO FLOOR/CLG DRAWINGS TO VERIFY ALL ALL SIZES AND SPACING PRIOR TO CONSTRUCTION.

SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

NOTE:
HORIZONTAL DRAFT-STOPPING IN PLAN AT 1000 S.F. TO COMPLY WITH 2018 IRC SECTION 302.12

SECOND FLOOR NOTES:
ALL 2ND FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE 80" HIGH U.N.O. ALL 2ND FLR. WINDOWS TO BE AT STD.(84") HDR. HT. U.N.O.

THIRD FLOOR NOTES:
ALL 3RD FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE 80" HIGH U.N.O. ALL 2ND FLR. WINDOWS TO BE AT STD.(84") HDR. HT. U.N.O.

SUBDIVISION: HAPEVILLE
LOT #: UNITS 4
RELEASED: .

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CLIENT INFORMATION:
Epic Development
430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:
HAPEVILLE PLAN#3-A
First Floor Plan
DESIGNED BY: C.SAMUDA 11/17/21
SCALE: 1/8"=1'-0" < 11"x17" 1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	295
2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

JOB NUMBER: 21-1003

REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
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6	.	.	.

SHEET NUMBER: 3

NEW HOME SITE ADDRESS: .

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LEGEND

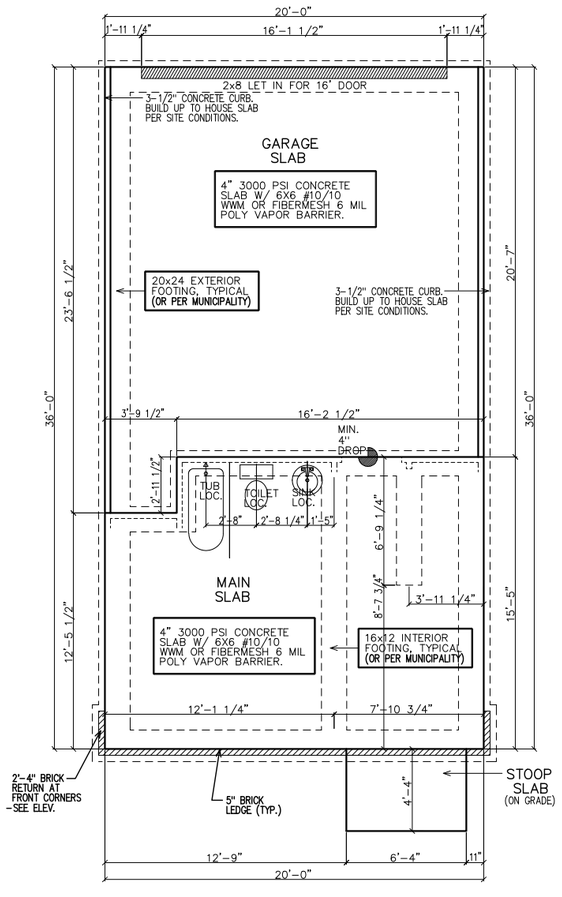
4/9 — 4 = DETAIL NUMBER, 9 = SHEET NUMBER

NOTE:
FOOTING TO EXTEND LOWER THAN ANY UTILITY/ MUNICIPAL PIPE (WHERE APPLICABLE) OR AT LEAST AT AN ELEVATION INTERSECTING A 1:1 SLOPE FROM WHERE THE PIPE WOULD BE EXCAVATED, TYP.

NOTE:
6" CONTINUOUS FOUNDATION DRAIN IN GRAVEL BED. (TYP.)

NOTE—ALL ANGLES ON THIS PLAN ARE 90deg.OR 45deg U.N.O.

NOTE—STEP DOWN FOUND. WALLS AS SITE ALLOWS



SLAB/FOUNDATION PLAN

FOUNDATION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS CONDITIONS IN THE FEILD BEFORE BEGINNING CONSTRUCTION. IF DRAWINGS ARE IN CONFLICT WITH FIELD CONDITIONS OR OTHER DRAWINGS, CONTRACTOR SHOULD CONTACT CS DESIGN GROUP, LLC FOR JUSTIFICATION OR CORRECTION. ANY DISCREPANCIES FOUND AFTER START OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR.

2. ALL FOOTINGS ARE TO BE BELOW LOCAL FROST LINES AND REST ON UNDISTURBED SOIL WITH ENOUGH BEARING TO PROPERLY SUPPORT THE BUILDING.

3. ALL FOUNDATIONS, FOUNDATION WALLS AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL ENGINEER. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY SITE CONDITIONS, LOCAL CODES AND INSURE WELL CONSTRUCTED BUILDING.

4. BEARING SOIL PRESSURE TO BE 2500 PSF MINIMUM. BEARING CAPACITY OF SOILS SHALL BE VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.

5. HOUSE SLABS AND GARAGE SLABS TO BE 3000 PSI CONCRETE MINIMUM.

6. ANY FILL WITHIN 10 FEET OF THE STRUCTURE, OR BENEATH WALKS OF PAVED AREAS SHALL BE COMPACTED TO NOT LESS THAN 55% OF STANDARD PROCTOR DENSITY. ANY FILL PLACED SHALL BE MONITORED BY A QUALIFIED GEOTECHNICAL ENGINEER.

7. BRICK LEDGE PLACED ON THE PERIMETER OF THE FOUNDATION SHALL HAVE ELEVATION REQUIREMENTS VERIFIED IN FIELD BY BUILDER PRIOR TO CONCRETE PLACEMENT. LEDGES SHALL NOT BE LESS THAN 3".

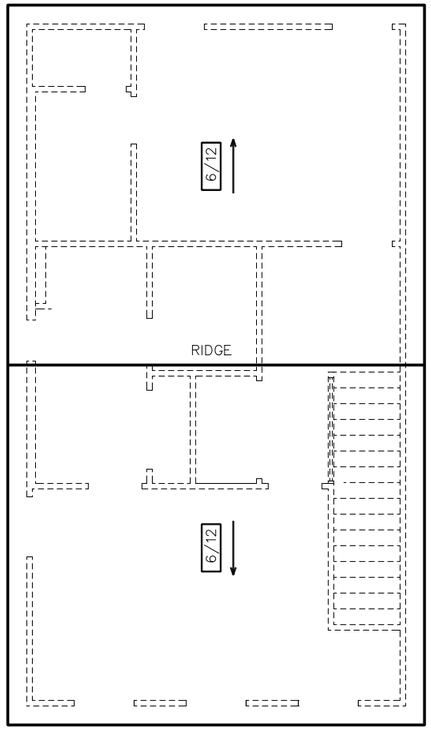
8. WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS TO MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES.

9. BEARING WALLS, SOLID FRAMING AND COLUMNS TO ALLOW FOR TRANSFER OF LOADS FROM ROOF THROUGH THE STRUCTURE TO FOUNDATION AND BEARING SOIL.

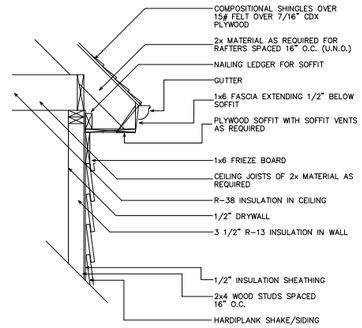
PLUMBER NOTES

1. PLUMBER TO INSULATE BEHIND TUBS ON ALL EXTERIOR WALLS.

2. PLUMBER TO INSTALL U APPROVED ELEC. CONDUIT FOR ISLAND PER PLUMBING ROUGH-IN AND FOUNDATION STAGE.



ROOF PLAN



1/4 UPPER WALL SECTION DETAIL

SC: N.T.S.

GENERAL ROOF NOTES:

1. PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. #1WC UNLESS NOTED OTHERWISE.

2. 12" ROUGH OVERHANG AT ALL LOCATIONS UNLESS NOTED OTHERWISE.

3. SECOND FLOOR ROOF TRUSSES TO HAVE 11" HEEL HEIGHTS UNLESS NOTED OTHERWISE.

4. EACH ROOF RAFTER/TRUSS SHALL BE TIED DOWN TO BOTH DOUBLE TOP PLATES WITH STRAPS OF SUFFICIENT LENGTH TO SPAN FROM THE ROOF RAFTER, ACROSS THE BAND AT THE CEILING RAFTERS, AND EXTENDING (AT A MINIMUM) TO THE BOTTOM OF THE LOWER PLATE.

5. ALL EXTERIOR WALLS ARE CONSIDERED TO BE SHEAR WALLS; THEREFORE, ALL EXTERIOR WALLS SHALL BE FULLY SHEATHED AND FULLY BLOCKED AT ALL EDGES. HORIZONTAL SHEATHING JOINTS SHALL NOT OCCUR AT THE FLOOR LINE, NOR SHALL VERTICAL OR HORIZONTAL JOINTS ALIGN WITH SIDES OF OPENINGS IN THE EXTERIOR WALLS. SHEATHING PANELS SHALL OVERLAP THE FLOOR LINE BY A MINIMUM OF 12" AND EXTEND A MINIMUM OF 12" BELOW THE BOTTOM OF THE FLOOR STRUCTURE.

6. ALL FRAME WORK AND MATERIAL TO COMPLY WITH ALL LOCAL AND NATIONAL CODES.

SUBDIVISION: HAPEVILLE
LOT #: UNITS 4
RELEASED: .

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CLIENT INFORMATION:

Epic Development
430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#3-A
Slab/Found & Roof Plan
DESIGNED BY: C.SAMUDA 11/17/21
SCALE: 1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	295
2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

JOB NUMBER: 21-1003

REVISIONS:

No.	Date	Revisions	App.
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SHEET NUMBER: 4

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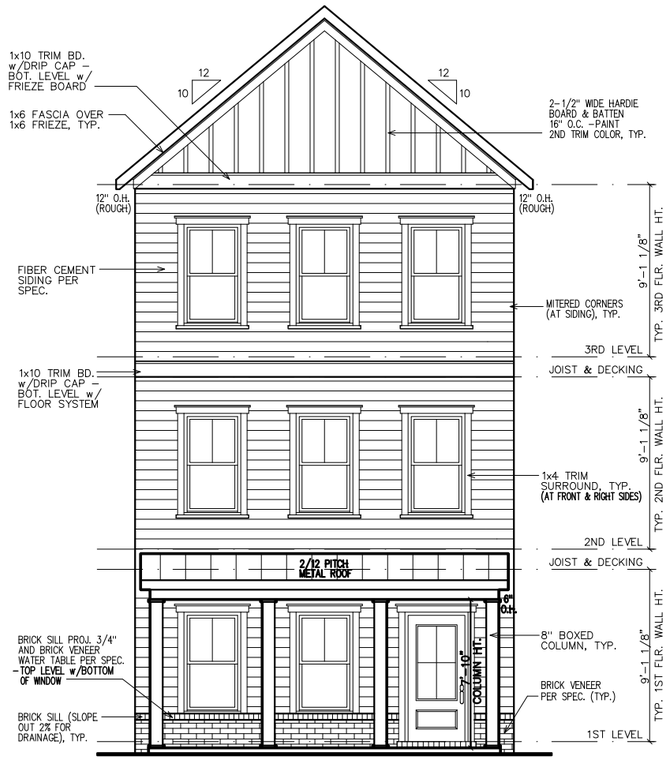
LEGEND

4/9 — 4 DETAIL NUMBER, 9 SHEET NUMBER

BUILDING HT. NOTE:
34'-2" AVERAGE ROOF HEIGHT.

NOTE:
GRADE LEVEL IS SHOWN APPROX. FIELD VERIFY PRIOR TO CONSTRUCTION.

LEFT ELEVATION



NOTE:
GRADE LEVEL IS SHOWN APPROXIMATE. ELEVATION SHOWN MAY VARY SLIGHTLY.

SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

FRONT ELEVATION

GOVERNING CODES & STANDARDS

1. 2018 INTERNATIONAL RESIDENTIAL CODE, WITH GEORGIA AMENDMENTS.
2. 2018 INTERNATIONAL PLUMBING CODE, WITH GEORGIA AMENDMENTS.
3. 2018 INTERNATIONAL POOL & SPA CODE, WITH GEORGIA AMENDMENTS.
4. 2017 NATIONAL ELECTRICAL CODE, WITH GEORGIA AMENDMENTS.
5. 2015 INTERNATIONAL ENERGY CONSERVATION CODE w/GA AMENDMENTS.
6. NFPA 101 LIFE SAFETY CODE AND T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE AND HANDLING OF WOOD TRUSSES.

DESIGN CRITERIA

ROOF LIVE LOAD: 20 PSF.
FLOOR LIVE LOAD: 40 PSF.
(INCLUDES DECKS, PATIOS, AND PORCHES)
BASIC WIND VELOCITY: 90 MPH
SEISMIC DESIGN CATEGORY: B
BEARING WALLS WITH LIGHT FRAME WALLS AND WOOD STRUCTURAL PANELS.

SUBDIVISION: HAPEVILLE
LOT #: UNITS 5 & 54
RELEASED: .

TABLE OF CONTENTS

SHEET	DESCRIPTION
1	FRONT & SIDE ELEVATIONS
2	SIDE & REAR ELEVATIONS
3	1st/2nd/3rd LEVEL PLANS
4	SLAB & ROOF PLAN

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Epic Development
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ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:
HAPEVILLE PLAN#3-B
Front & Side Elev.
DESIGNED BY: C.SAMUDA 11/17/21
SCALE: 1/8"=1'-0" < 11"x17" 1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	295
2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

JOB NUMBER: 21-1003

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SHEET NUMBER: 1

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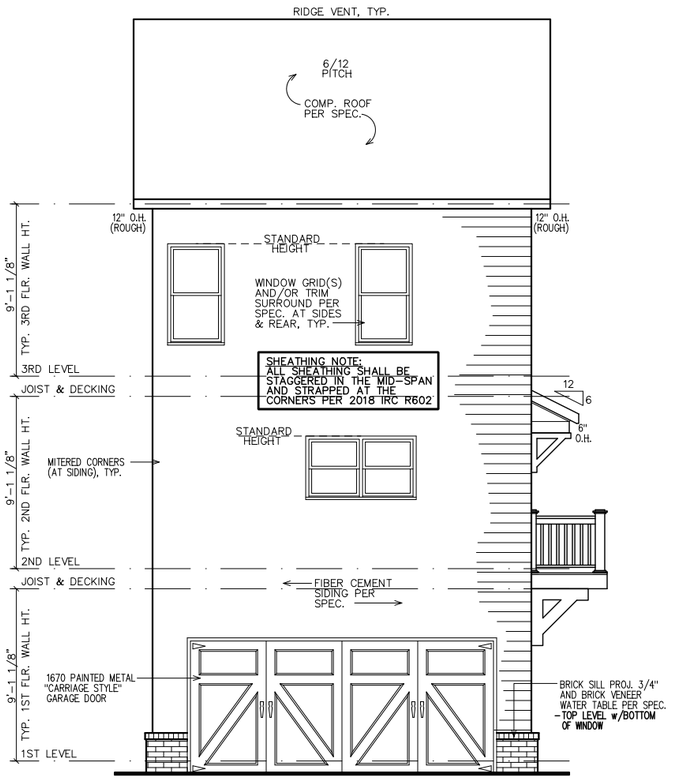
NEW HOME SITE ADDRESS: .

SUBDIVISION:
HAPEVILLE
LOT #:UNITS 5 & 54
RELEASED:.



NOTE:
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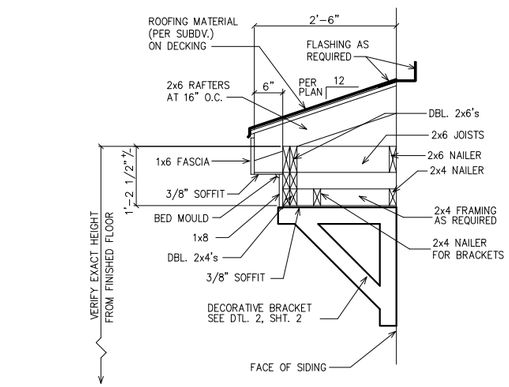
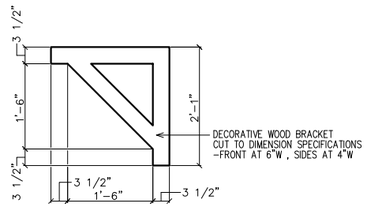
REAR ELEVATION



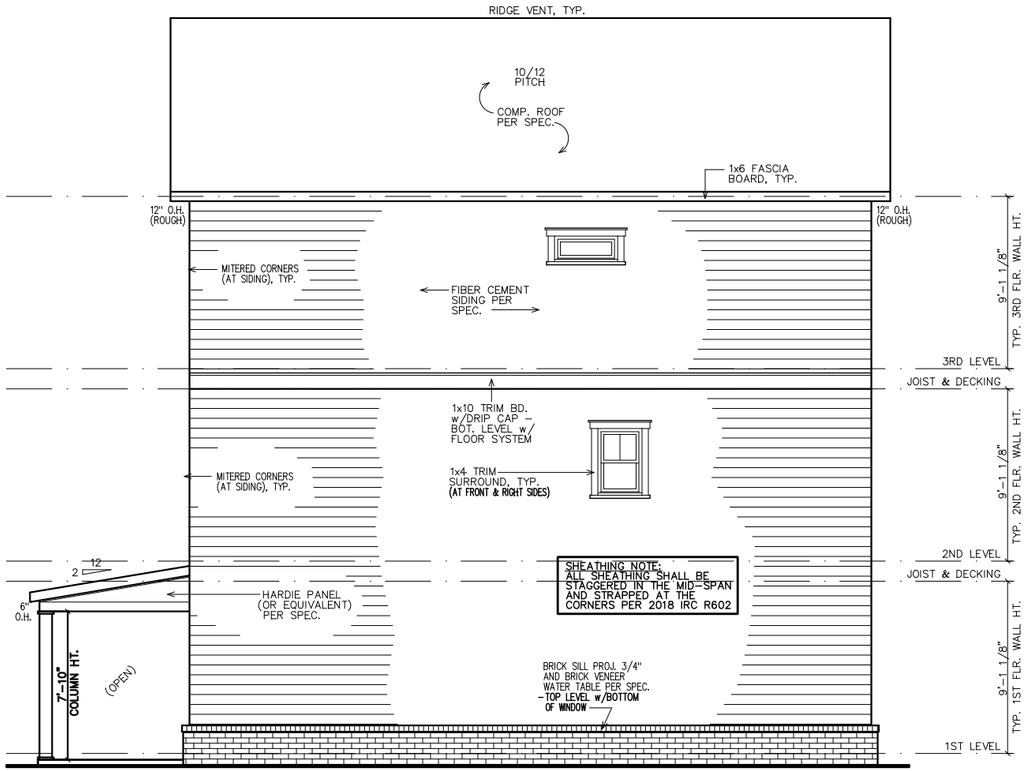
1/2 ROOF WITH BRACKET DETAIL
SC: N.T.S.

(GAPS SHOWN IN DETAIL ARE FOR CLARITY)



1/2 BRACKET DETAIL
SC: N.T.S.

(4 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



RIGHT ELEVATION

NOTE:
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(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#3-B
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 11/17/21
SCALE: 1/8"=1'-0" < 11"x17" 1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	295
2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

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SHEET NUMBER:
2

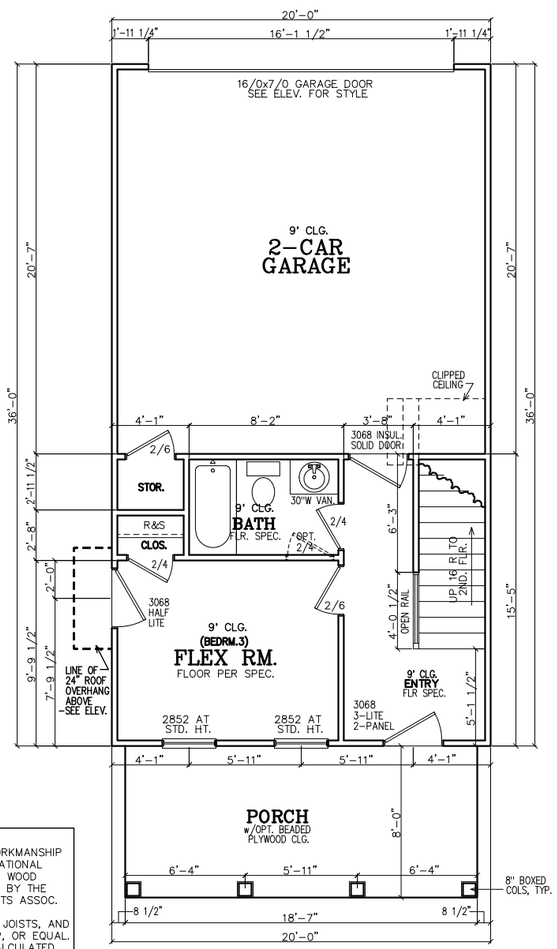
NEW HOME SITE ADDRESS: .

LEGEND

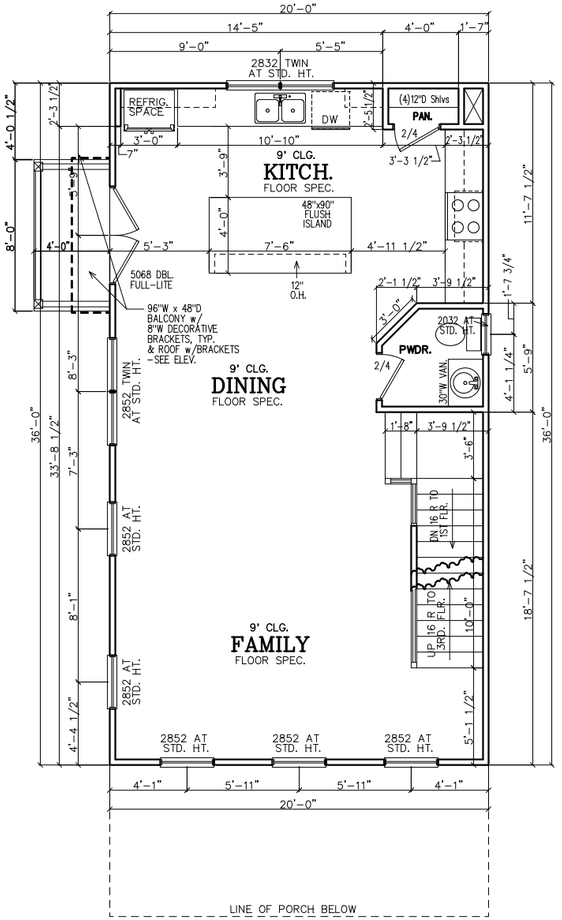
4/9 — 4 = DETAIL NUMBER, 9 = SHEET NUMBER

d / c / a / b — INTERIOR ELEVATION KEY

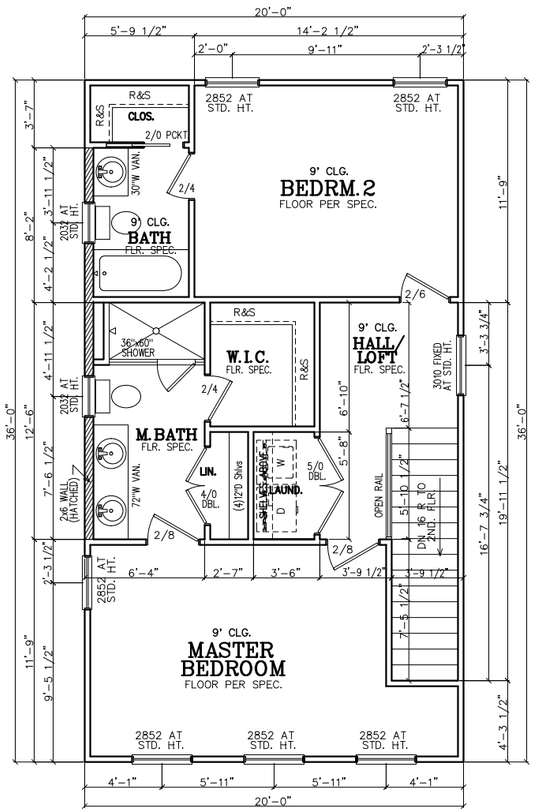
FIRST FLOOR NOTES:
ALL 1ST FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE "80 HIGH U.N.O. ALL 1ST FLR. WINDOWS TO BE AT STD. (83") OR TRANS.(95") HDR. HT. U.N.O.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

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7. PROVIDE 1x4 DIAGNAL BRIDGING IN ALL CEILING JOISTS.
8. INTERIOR AND EXTERIOR LOAD BEARING WALLS TO BE 2x4 OR 2x6 IN SIZE AND BE OF STUD GRADE SPF MATERIAL.
9. ALL KNEE WALL CONSTRUCTION TO BE BRACED AT 4'-0" O.C. MAX.

NOTE-ALL ANGLES ON THIS PLAN ARE 90deg.OR 45deg U.N.O.

FRAMING NOTE:
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DESIGNED BY: C.SAMUDA 11/17/21
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2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

JOB NUMBER: 21-1003

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SHEET NUMBER: 3

NEW HOME SITE ADDRESS: .

LEGEND

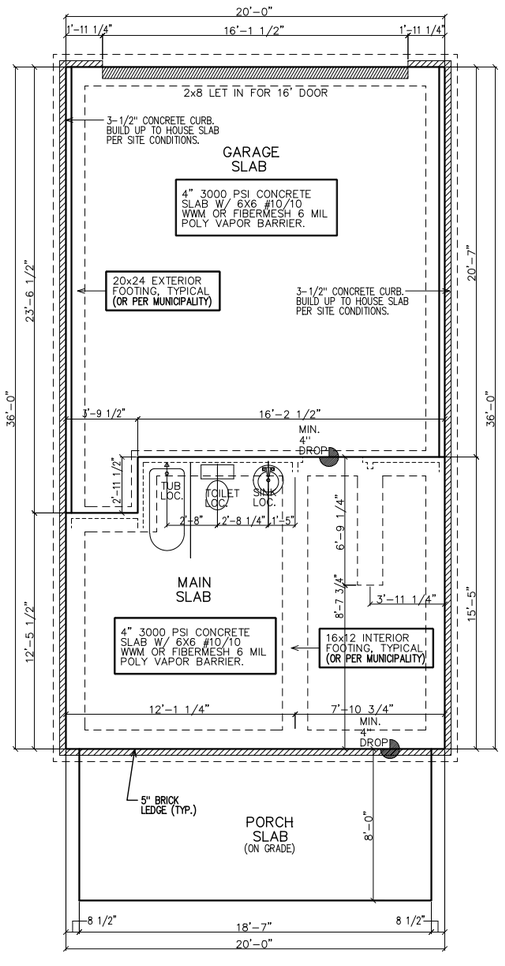
4/9 — 4 = DETAIL NUMBER, 9 = SHEET NUMBER

NOTE:
FOOTING TO EXTEND LOWER THAN ANY UTILITY/ MUNICIPAL PIPE (WHERE APPLICABLE) OR AT LEAST AT AN ELEVATION INTERSECTING A 1:1 SLOPE FROM WHERE THE PIPE WOULD BE EXCAVATED, TYP.

NOTE:
6" CONTINUOUS FOUNDATION DRAIN IN GRAVEL BED. (TYP.)

NOTE—ALL ANGLES ON THIS PLAN ARE 90deg.OR 45deg U.N.O.

NOTE—STEP DOWN FOUND. WALLS AS SITE ALLOWS



SLAB/FOUNDATION PLAN

FOUNDATION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS CONDITIONS IN THE FEILD BEFORE BEGINNING CONSTRUCTION. IF DRAWINGS ARE IN CONFLICT WITH FIELD CONDITIONS OR OTHER DRAWINGS, CONTRACTOR SHOULD CONTACT CS DESIGN GROUP, LLC FOR JUSTIFICATION OR CORRECTION. ANY DISCREPANCIES FOUND AFTER START OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR.

2. ALL FOOTINGS ARE TO BE BELOW LOCAL FROST LINES AND REST ON UNDISTURBED SOIL WITH ENOUGH BEARING TO PROPERLY SUPPORT THE BUILDING.

3. ALL FOUNDATIONS, FOUNDATION WALLS AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL ENGINEER. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY SITE CONDITIONS, LOCAL CODES AND INSURE WELL CONSTRUCTED BUILDING.

4. BEARING SOIL PRESSURE TO BE 2500 PSF MINIMUM. BEARING CAPACITY OF SOILS SHALL BE VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.

5. HOUSE SLABS AND GARAGE SLABS TO BE 3000 PSI CONCRETE MINIMUM.

6. ANY FILL WITHIN 10 FEET OF THE STRUCTURE, OR BENEATH WALKS OF PAVED AREAS SHALL BE COMPACTED TO NOT LESS THAN 55% OF STANDARD PROCTOR DENSITY. ANY FILL PLACED SHALL BE MONITORED BY A QUALIFIED GEOTECHNICAL ENGINEER.

7. BRICK LEDGE PLACED ON THE PERIMETER OF THE FOUNDATION SHALL HAVE ELEVATION REQUIREMENTS VERIFIED IN FIELD BY BUILDER PRIOR TO CONCRETE PLACEMENT. LEDGES SHALL NOT BE LESS THAN 3".

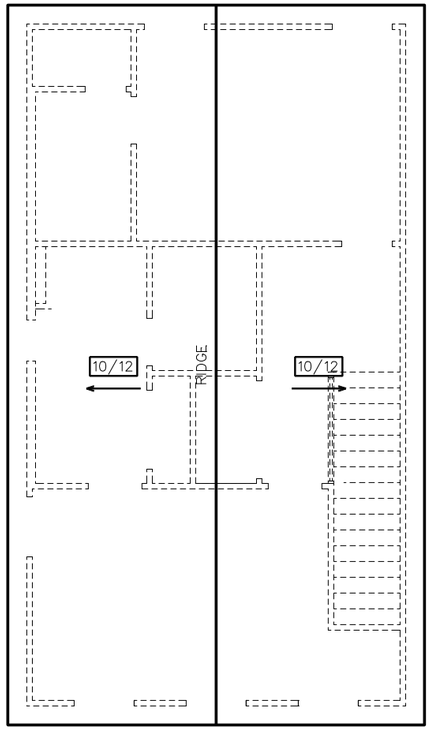
8. WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS TO MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES.

9. BEARING WALLS, SOLID FRAMING AND COLUMNS TO ALLOW FOR TRANSFER OF LOADS FROM ROOF THROUGH THE STRUCTURE TO FOUNDATION AND BEARING SOIL.

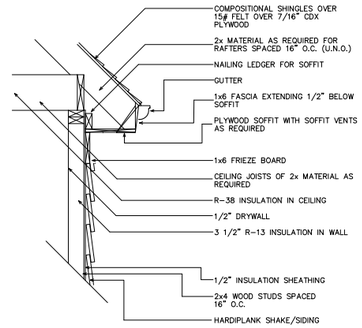
PLUMBER NOTES

1. PLUMBER TO INSULATE BEHIND TUBS ON ALL EXTERIOR WALLS.

2. PLUMBER TO INSTALL U APPROVED ELEC. CONDUIT FOR ISLAND PER PLUMBING ROUGH-IN AND FOUNDATION STAGE.



ROOF PLAN



1/4 UPPER WALL SECTION DETAIL

SC: N.T.S.

GENERAL ROOF NOTES:

1. PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. #1WC UNLESS NOTED OTHERWISE.

2. 12" ROUGH OVERHANG AT ALL LOCATIONS UNLESS NOTED OTHERWISE.

3. SECOND FLOOR ROOF TRUSSES TO HAVE 11" HEEL HEIGHTS UNLESS NOTED OTHERWISE.

4. EACH ROOF RAFTER/TRUSS SHALL BE TIED DOWN TO BOTH DOUBLE TOP PLATES WITH STRAPS OF SUFFICIENT LENGTH TO SPAN FROM THE ROOF RAFTER, ACROSS THE BAND AT THE CEILING RAFTERS, AND EXTENDING (AT A MINIMUM) TO THE BOTTOM OF THE LOWER PLATE.

5. ALL EXTERIOR WALLS ARE CONSIDERED TO BE SHEAR WALLS; THEREFORE, ALL EXTERIOR WALLS SHALL BE FULLY SHEATHED AND FULLY BLOCKED AT ALL EDGES. HORIZONTAL SHEATHING JOINTS SHALL NOT OCCUR AT THE FLOOR LINE, NOR SHALL VERTICAL OR HORIZONTAL JOINTS ALIGN WITH SIDES OF OPENINGS IN THE EXTERIOR WALLS. SHEATHING PANELS SHALL OVERLAP THE FLOOR LINE BY A MINIMUM OF 12" AND EXTEND A MINIMUM OF 12" BELOW THE BOTTOM OF THE FLOOR STRUCTURE.

6. ALL FRAME WORK AND MATERIAL TO COMPLY WITH ALL LOCAL AND NATIONAL CODES.

SUBDIVISION: HAPEVILLE
LOT #: UNITS 5 & 54
RELEASED: .

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CLIENT INFORMATION:

Epic Development
430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#3-B
Slab/Found & Roof Plan
DESIGNED BY: C.SAMUDA 11/17/21
SCALE: 1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	295
2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

JOB NUMBER: 21-1003

REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
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SHEET NUMBER: 4

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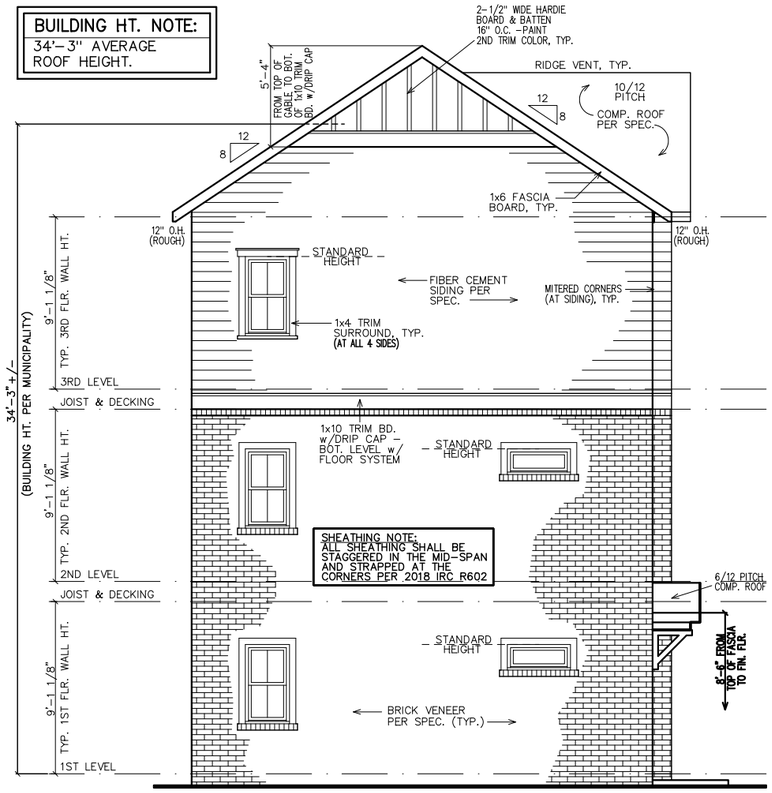
NEW HOME SITE ADDRESS: .

LEGEND

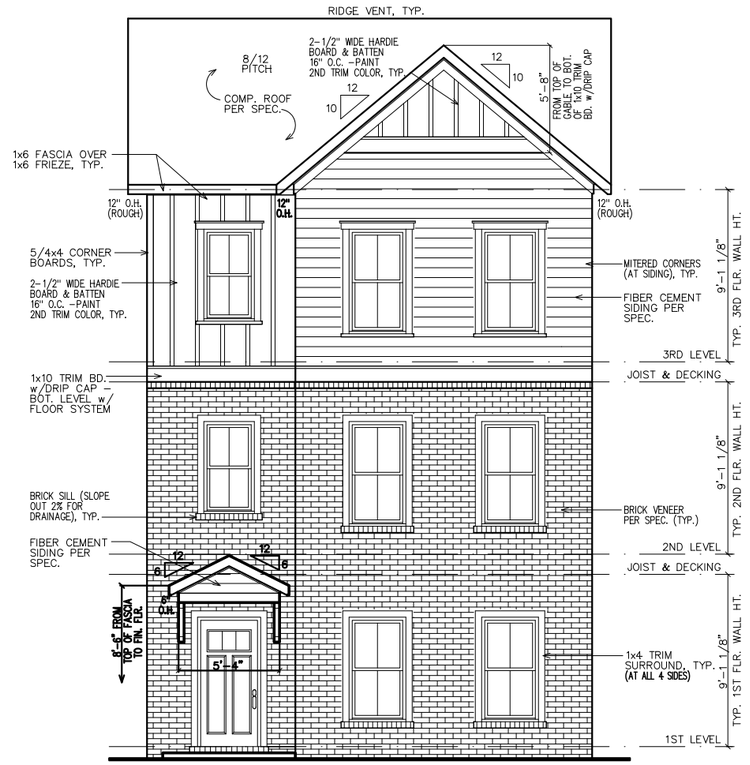
4/9 — 4 = DETAIL NUMBER, 9 = SHEET NUMBER

BUILDING HT. NOTE:
34'-3" AVERAGE ROOF HEIGHT.



NOTE:
GRADE LEVEL IS SHOWN APPROX. FIELD VERIFY PRIOR TO CONSTRUCTION.

LEFT ELEVATION



NOTE:
GRADE LEVEL IS SHOWN APPROXIMATE. ELEVATION SHOWN MAY VARY SLIGHTLY.

SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

FRONT ELEVATION

GOVERNING CODES & STANDARDS

1. 2018 INTERNATIONAL RESIDENTIAL CODE, WITH GEORGIA AMENDMENTS.
2. 2018 INTERNATIONAL PLUMBING CODE, WITH GEORGIA AMENDMENTS.
3. 2018 INTERNATIONAL POOL & SPA CODE, WITH GEORGIA AMENDMENTS.
4. 2017 NATIONAL ELECTRICAL CODE, WITH GEORGIA AMENDMENTS.
5. 2015 INTERNATIONAL ENERGY CONSERVATION CODE w/GA AMENDMENTS.
6. NFPA 101 LIFE SAFETY CODE AND T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE AND HANDLING OF WOOD TRUSSES.

DESIGN CRITERIA

ROOF LIVE LOAD: 20 PSF.
FLOOR LIVE LOAD: 40 PSF.
(INCLUDES DECKS, PATIOS, AND PORCHES)
BASIC WIND VELOCITY: 90 MPH
SEISMIC DESIGN CATEGORY: B
BEARING WALLS WITH LIGHT FRAME WALLS AND WOOD STRUCTURAL PANELS.

SUBDIVISION: HAPEVILLE
LOT #: UNITS 6 & 53
RELEASED: .

TABLE OF CONTENTS

SHEET	DESCRIPTION
1	FRONT & SIDE ELEVATIONS
2	SIDE & REAR ELEVATIONS
3	1st/2nd/3rd LEVEL PLANS
4	SLAB & ROOF PLAN

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(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:
HAPEVILLE PLAN#2-A
Front & Side Elev.
DESIGNED BY: C.SAMUDA 11/17/21
SCALE: 1/8"=1'-0" < 11"x17" 1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	585
2ND FLR.	585
3RD FLR.	585
TOTAL	1755
GARAGE	N/A

JOB NUMBER: 21-1002

REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
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6	.	.	.

SHEET NUMBER: 1

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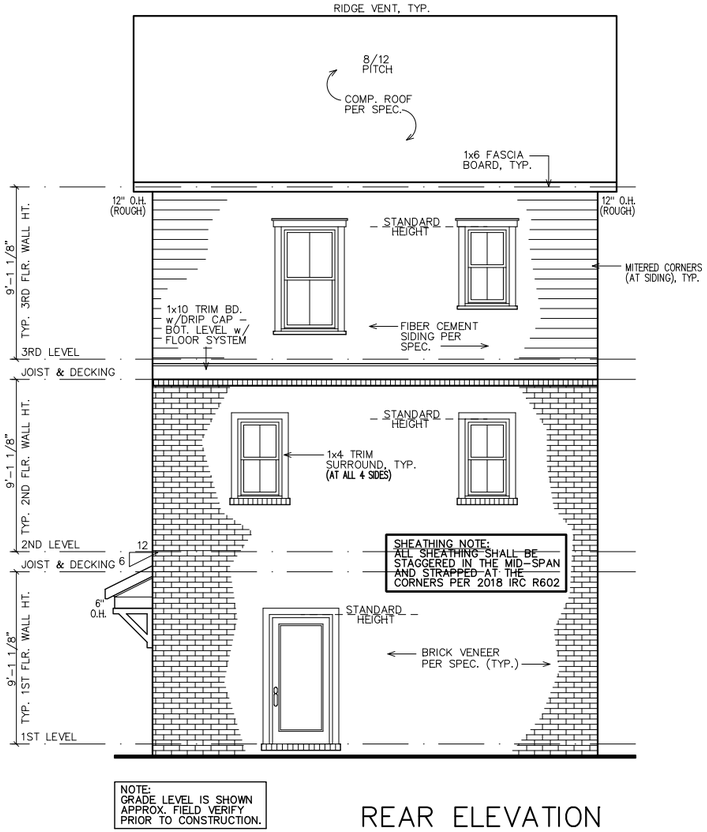
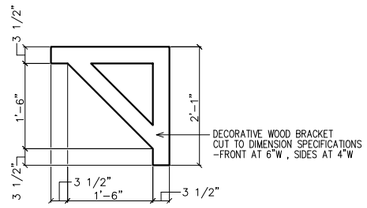
NEW HOME SITE ADDRESS: .

SUBDIVISION:
HAPEVILLE
LOT #:UNITS 6 & 53
RELEASED:.



NOTE:
GRADE LEVEL IS SHOWN APPROX. FIELD VERIFY PRIOR TO CONSTRUCTION.

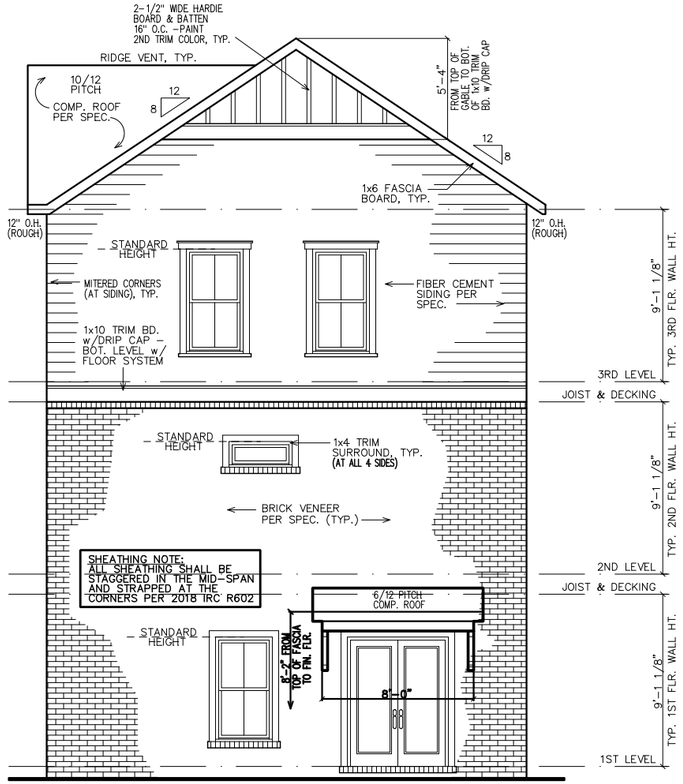
REAR ELEVATION



1/2 BRACKET DETAIL

SC: N.T.S.

(2 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



NOTE:
GRADE LEVEL IS SHOWN APPROX. FIELD VERIFY PRIOR TO CONSTRUCTION.

RIGHT ELEVATION

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CLIENT INFORMATION:

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ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#2-A
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 11/17/21
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	585
2ND FLR.	585
3RD FLR.	585
TOTAL	1755
GARAGE	N/A

JOB NUMBER:
21-1002

REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
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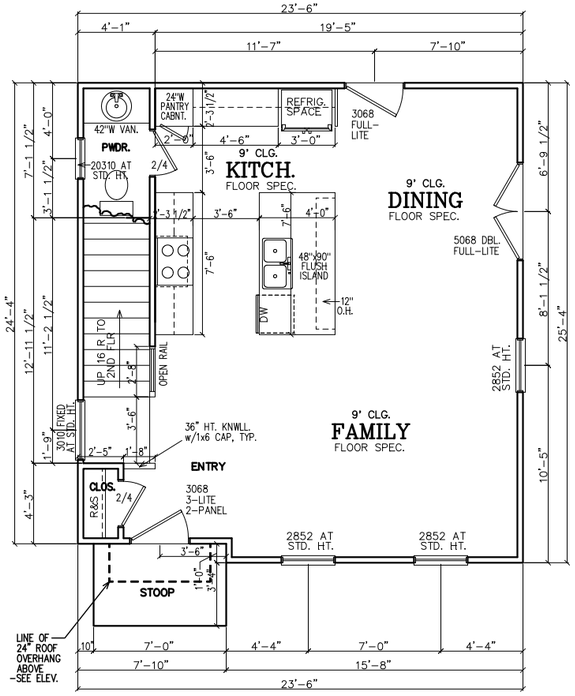
SHEET NUMBER:
2

NEW HOME SITE ADDRESS: .

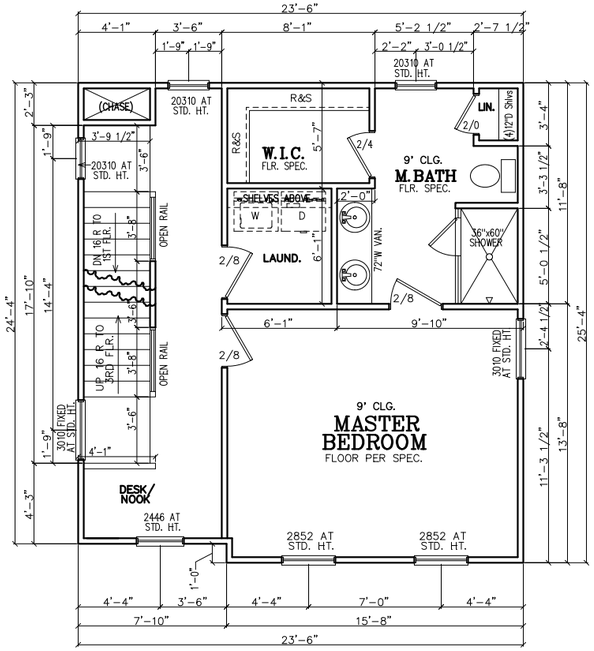
LEGEND

4/9 DETAIL NUMBER / SHEET NUMBER

d c a b INTERIOR ELEVATION KEY



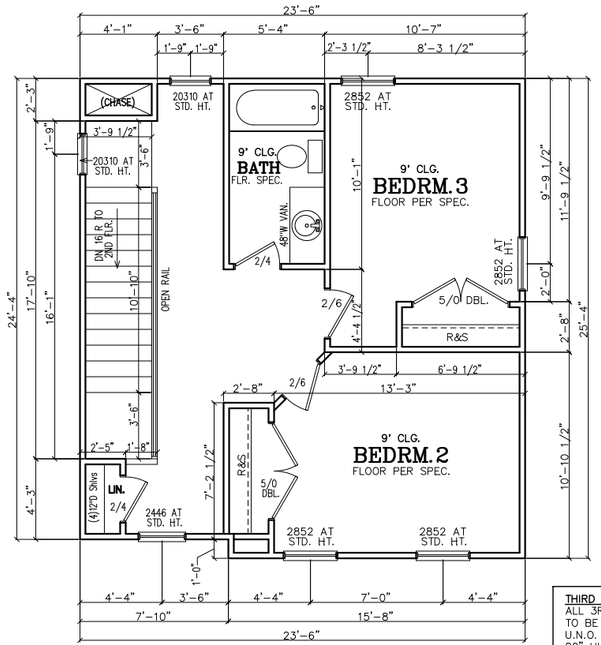
FIRST FLOOR PLAN



SECOND FLOOR PLAN

SECOND FLOOR NOTES:
ALL 2ND FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE 80" HIGH U.N.O. ALL 2ND FLR. WINDOWS TO BE AT STD.(84") HDR. HT. U.N.O.

FIRST FLOOR NOTES:
ALL 1ST FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE "80 HIGH U.N.O. ALL 1ST FLR. WINDOWS TO BE AT STD. (83") OR TRANS.(95") HDR. HT. U.N.O.



THIRD FLOOR PLAN

THIRD FLOOR NOTES:
ALL 3RD FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE 80" HIGH U.N.O. ALL 2ND FLR. WINDOWS TO BE AT STD.(84") HDR. HT. U.N.O.

NOTE TO FRAMERS:
1. ALL MATERIALS AND WORKMANSHIP MUST CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOC.
2. LUMBER FOR HEADERS, JOISTS, AND RAFTERS IS TO BE #2 SYP, OR EQUAL. ALL BEAMS ARE TO BE CALCULATED AND SIZED ACCORDINGLY.
3. DO NOT CUT FRAMING MEMBERS FOR ANY PLUMBING, ELECTRICAL OR MECHANICAL SYSTEMS WITHOUT REINFORCING THE ALTERED MEMBER TO ITS ORIGINAL CAPACITY.
4. ALL 2x4 MATERIAL TO BE STUD GRADE SPF OR EQUAL, UNLESS NOTED OTHERWISE (U.N.O.)
5. ALL BEAMS AND HEADERS TO BE SOLID BLOCKED WITH THE SUPPORT TO BE OF PRESSURE TREATED MATERIAL.
6. ALL LUMBER THAT IS IN CONTACT WITH CONCRETE OR MASONRY IS TO BE OF PRESSURE TREATED MATERIAL.
7. PROVIDE 1x4 DIAGNAL BRIDGING IN ALL CEILING JOISTS.
8. INTERIOR AND EXTERIOR LOAD BEARING WALLS TO BE 2x4 OR 2x6 IN SIZE AND BE OF STUD GRADE SPF MATERIAL.
9. ALL KNEE WALL CONSTRUCTION TO BE BRACED AT 4'-0" O.C. MAX.

INSULATION NOTES:
1. WALL INSULATION SHALL BE A MINIMUM OF R-13.
2. CEILING INSULATION SHALL BE A MINIMUM OF R-38.
3. SLAB INSULATION PER CODE. *ALL UNLESS NOTED OTHERWISE*

NOTE-ALL ANGLES ON THIS PLAN ARE 90deg.OR 45deg U.N.O.

FRAMING NOTE:
REFER TO FLOOR/CLG DRAWINGS TO VERIFY ALL ALL SIZES AND SPACING PRIOR TO CONSTRUCTION.

SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

NOTE:
HORIZONTAL DRAFT-STOPPING IN PLAN AT 1000 S.F. TO COMPLY WITH 2018 IRC SECTION 302.12

SUBDIVISION: HAPEVILLE
LOT #: UNITS 6 & 53
RELEASED: .

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Epic Development
430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:
HAPEVILLE PLAN#2-A
First Floor Plan
DESIGNED BY: C.SAMUDA 11/17/21
SCALE: 1/8"=1'-0" < 11"x17" 1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	585
2ND FLR.	585
3RD FLR.	585
TOTAL	1755
GARAGE	N/A

JOB NUMBER: 21-1002

REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
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SHEET NUMBER: 3

NEW HOME SITE ADDRESS: .

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LEGEND

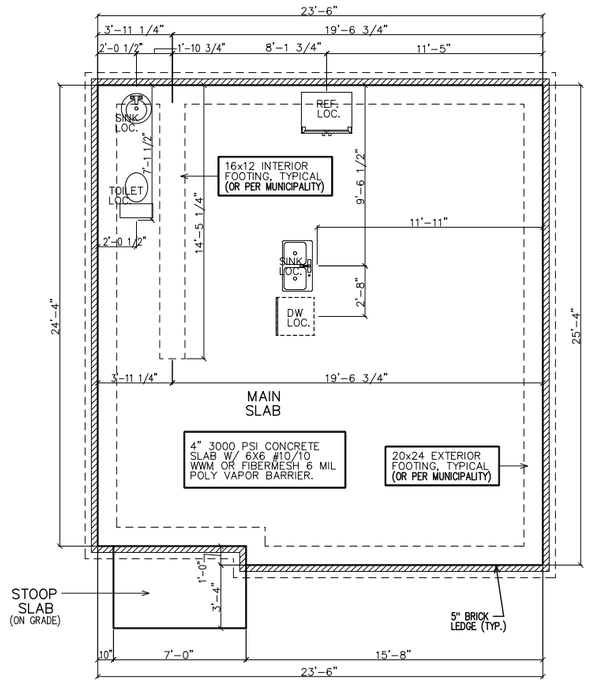
4/9 — 4 = DETAIL NUMBER, 9 = SHEET NUMBER

NOTE:
FOOTING TO EXTEND LOWER THAN ANY UTILITY/ MUNICIPAL PIPE (WHERE APPLICABLE) OR AT LEAST AT AN ELEVATION INTERSECTING A 1:1 SLOPE FROM WHERE THE PIPE WOULD BE EXCAVATED, TYP.

NOTE:
6" CONTINUOUS FOUNDATION DRAIN IN GRAVEL BED. (TYP.)

NOTE–ALL ANGLES ON THIS PLAN ARE 90deg.OR 45deg U.N.O.

NOTE–STEP DOWN FOUND. WALLS AS SITE ALLOWS



PLUMBER NOTES

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2. PLUMBER TO INSTALL U APPROVED ELEC. CONDUIT FOR ISLAND PER PLUMBING ROUGH–IN AND FOUNDATION STAGE.

SLAB/FOUNDATION PLAN

FOUNDATION NOTES

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2. ALL FOOTINGS ARE TO BE BELOW LOCAL FROST LINES AND REST ON UNDISTURBED SOIL WITH ENOUGH BEARING TO PROPERLY SUPPORT THE BUILDING.

3. ALL FOUNDATIONS, FOUNDATION WALLS AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL ENGINEER. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY SITE CONDITIONS, LOCAL CODES AND INSURE WELL CONSTRUCTED BUILDING.

4. BEARING SOIL PRESSURE TO BE 2500 PSF MINIMUM. BEARING CAPACITY OF SOILS SHALL BE VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.

5. HOUSE SLABS AND GARAGE SLABS TO BE 3000 PSI CONCRETE MINIMUM.

6. ANY FILL WITHIN 10 FEET OF THE STRUCTURE, OR BENEATH WALKS OF PAVED AREAS SHALL BE COMPACTED TO NOT LESS THAN 55% OF STANDARD PROCTOR DENSITY. ANY FILL PLACED SHALL BE MONITORED BY A QUALIFIED GEOTECHNICAL ENGINEER.

7. BRICK LEDGE PLACED ON THE PERIMETER OF THE FOUNDATION SHALL HAVE ELEVATION REQUIREMENTS VERIFIED IN FIELD BY BUILDER PRIOR TO CONCRETE PLACEMENT. LEDGES SHALL NOT BE LESS THAN 3".

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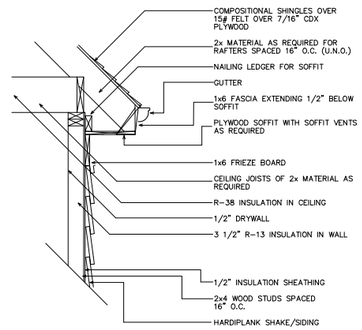
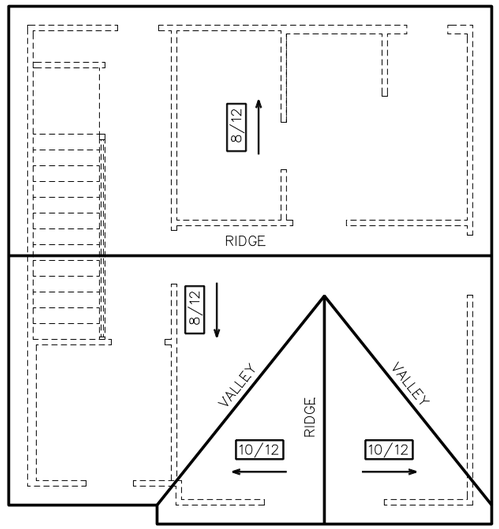


1/4 UPPER WALL SECTION DETAIL

SC: N.T.S.



ROOF PLAN

GENERAL ROOF NOTES:

1. PRE–ENGINEERED ROOF TRUSSES AT 24" O.C. #1WC UNLESS NOTED OTHERWISE.

2. 12" ROUGH OVERHANG AT ALL LOCATIONS UNLESS NOTED OTHERWISE.

3. SECOND FLOOR ROOF TRUSSES TO HAVE 11" HEEL HEIGHTS UNLESS NOTED OTHERWISE.

4. EACH ROOF RAFTER/TRUSS SHALL BE TIED DOWN TO BOTH DOUBLE TOP PLATES WITH STRAPS OF SUFFICIENT LENGTH TO SPAN FROM THE ROOF RAFTER, ACROSS THE BAND AT THE CEILING RAFTERS, AND EXTENDING (AT A MINIMUM) TO THE BOTTOM OF THE LOWER PLATE.

5. ALL EXTERIOR WALLS ARE CONSIDERED TO BE SHEAR WALLS; THEREFORE, ALL EXTERIOR WALLS SHALL BE FULLY SHEATHED AND FULLY BLOCKED AT ALL EDGES. HORIZONTAL SHEATHING JOINTS SHALL NOT OCCUR AT THE FLOOR LINE, NOR SHALL VERTICAL OR HORIZONTAL JOINTS ALIGN WITH SIDES OF OPENINGS IN THE EXTERIOR WALLS. SHEATHING PANELS SHALL OVERLAP THE FLOOR LINE BY A MINIMUM OF 12" AND EXTEND A MINIMUM OF 12" BELOW THE BOTTOM OF THE FLOOR STRUCTURE.

6. ALL FRAME WORK AND MATERIAL TO COMPLY WITH ALL LOCAL AND NATIONAL CODES.

SUBDIVISION: HAPEVILLE
LOT #: UNITS 6 & 53
RELEASED: .

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ATLANTA, GA 30324
(678) 777–7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#2–A
Slab/Found & Roof Plan
DESIGNED BY: C.SAMUDA 11/17/21
SCALE: 1/8"=1'–0" < 11"x17"
1/4"=1'–0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	585
2ND FLR.	585
3RD FLR.	585
TOTAL	1755
GARAGE	N/A

JOB NUMBER: 21–1002

REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER: 4

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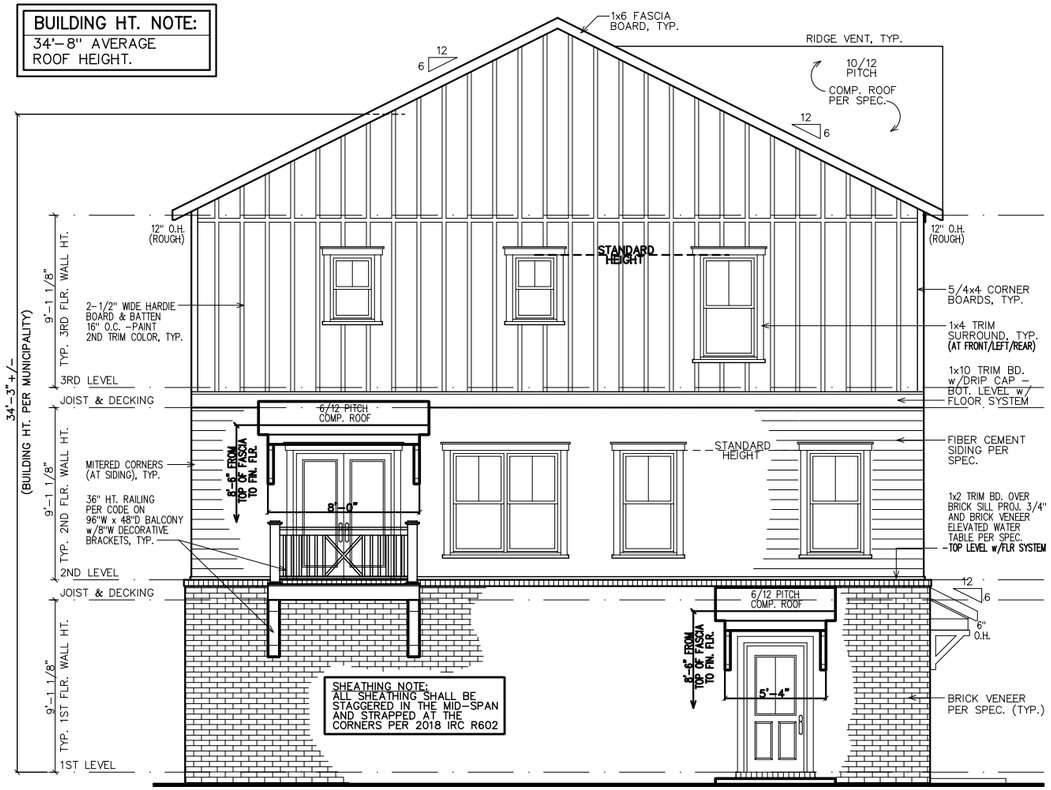
NEW HOME SITE ADDRESS: .

LEGEND

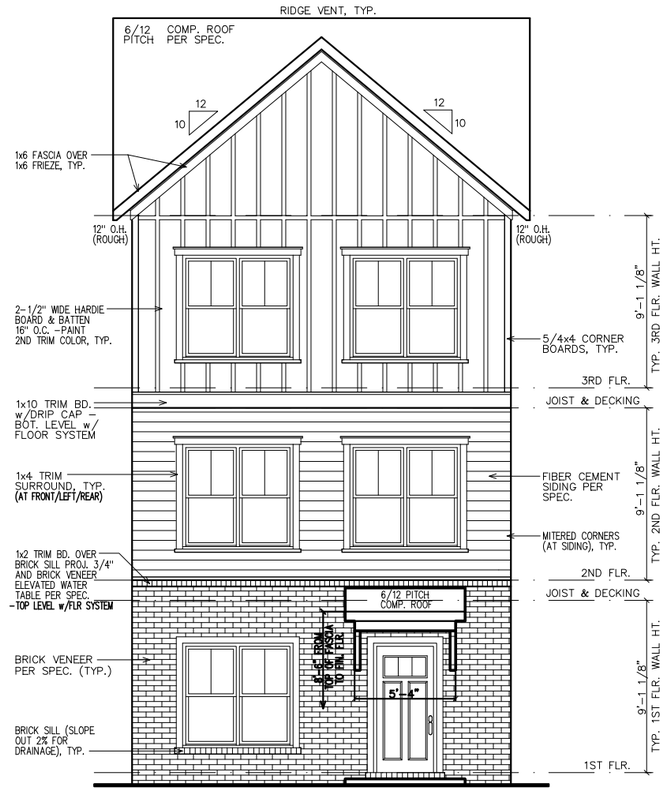
4/9 — 4 = DETAIL NUMBER, 9 = SHEET NUMBER

BUILDING HT. NOTE:
34'-8" AVERAGE ROOF HEIGHT.



NOTE:
GRADE LEVEL IS SHOWN APPROX. FIELD VERIFY PRIOR TO CONSTRUCTION.

LEFT ELEVATION



NOTE:
GRADE LEVEL IS SHOWN APPROXIMATE. ELEVATION SHOWN MAY VARY SLIGHTLY.

SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

FRONT ELEVATION

GOVERNING CODES & STANDARDS

1. 2018 INTERNATIONAL RESIDENTIAL CODE, WITH GEORGIA AMENDMENTS.
2. 2018 INTERNATIONAL PLUMBING CODE, WITH GEORGIA AMENDMENTS.
3. 2018 INTERNATIONAL POOL & SPA CODE, WITH GEORGIA AMENDMENTS.
4. 2017 NATIONAL ELECTRICAL CODE, WITH GEORGIA AMENDMENTS.
5. 2015 INTERNATIONAL ENERGY CONSERVATION CODE w/GA AMENDMENTS.
6. NFPA 101 LIFE SAFETY CODE AND T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE AND HANDLING OF WOOD TRUSSES.

DESIGN CRITERIA

ROOF LIVE LOAD: 20 PSF.
FLOOR LIVE LOAD: 40 PSF.
(INCLUDES DECKS, PATIOS, AND PORCHES)
BASIC WIND VELOCITY: 90 MPH
SEISMIC DESIGN CATEGORY: B
BEARING WALLS WITH LIGHT FRAME WALLS AND WOOD STRUCTURAL PANELS.

SUBDIVISION: HAPEVILLE
LOT #: UNIT 55
RELEASED: .

TABLE OF CONTENTS

SHEET	DESCRIPTION
1	FRONT & SIDE ELEVATIONS
2	SIDE & REAR ELEVATIONS
3	1st/2nd/3rd LEVEL PLANS
4	SLAB & ROOF PLAN

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CLIENT INFORMATION:
Epic Development
430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:
HAPEVILLE PLAN#1-A
Front & Side Elev.
DESIGNED BY: C.SAMUDA 11/17/21
SCALE: 1/8"=1'-0" < 11"x17" 1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	340
2ND FLR.	775
3RD FLR.	775
TOTAL	1890
GARAGE	435

JOB NUMBER: 21-1001

REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
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5	.	.	.
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SHEET NUMBER: 1

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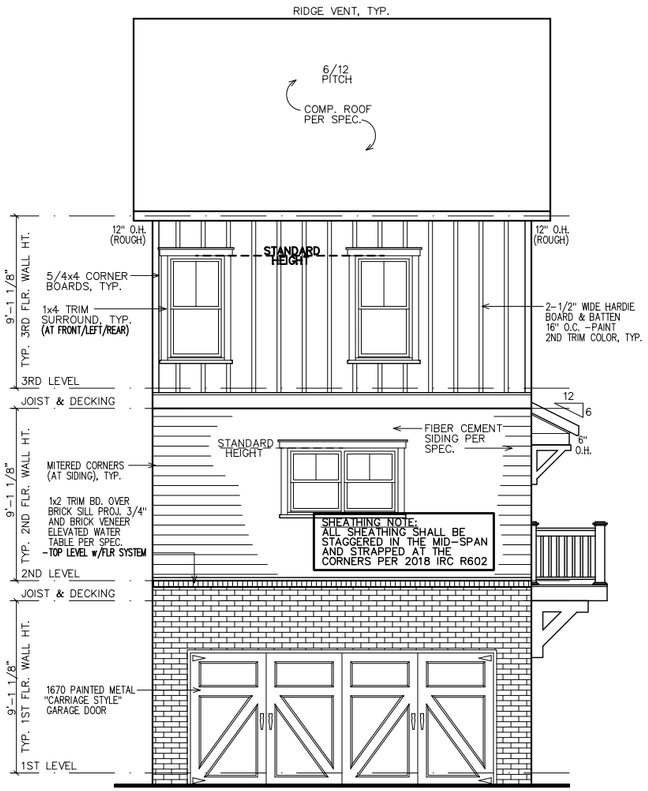
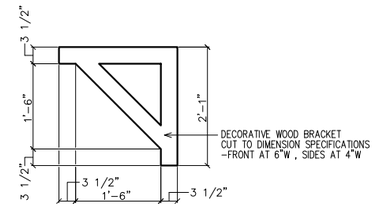
NEW HOME SITE ADDRESS: .



NOTE:
GRADE LEVEL IS SHOWN APPROX. FIELD VERIFY PRIOR TO CONSTRUCTION.

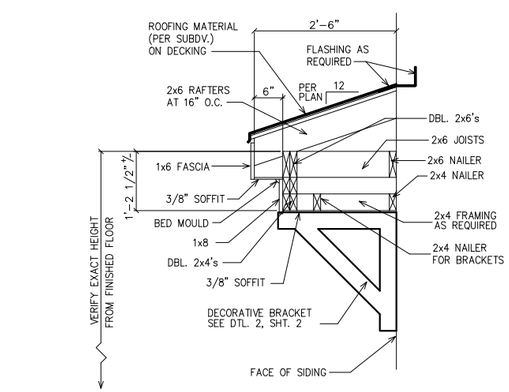
REAR ELEVATION



1/2 BRACKET DETAIL

SC: N.T.S.

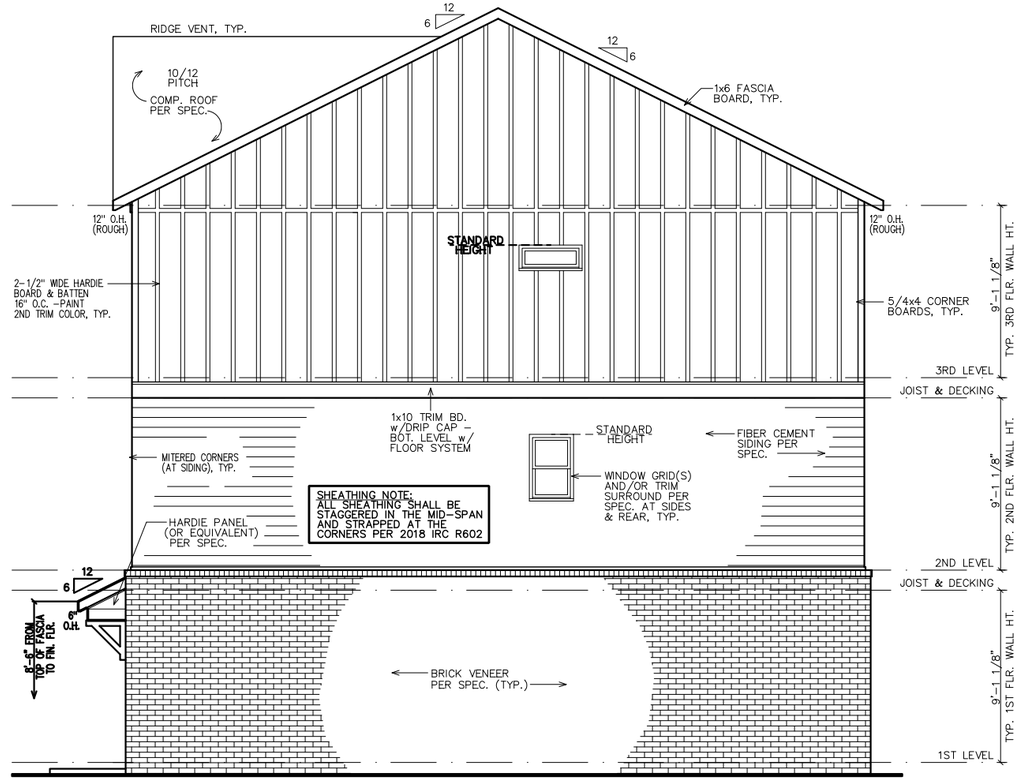
(2 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



1/2 ROOF WITH BRACKET DETAIL

SC: N.T.S.

(GAPS SHOWN IN DETAIL ARE FOR CLARITY)



NOTE:
GRADE LEVEL IS SHOWN APPROX. FIELD VERIFY PRIOR TO CONSTRUCTION.

RIGHT ELEVATION

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SUBDIVISION: HAPEVILLE
LOT #: UNIT 55
RELEASED: .

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430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#1-A
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 11/17/21
SCALE: 1/8"=1'-0" < 11"x17" 1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	340
2ND FLR.	775
3RD FLR.	775
TOTAL	1890
GARAGE	435

JOB NUMBER: 21-1001

REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER: 2

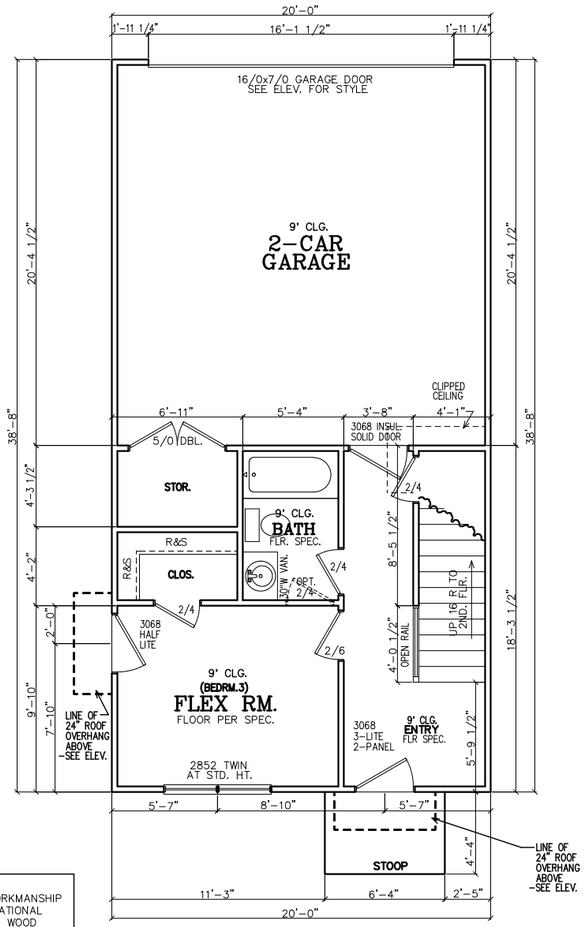
NEW HOME SITE ADDRESS: .

LEGEND

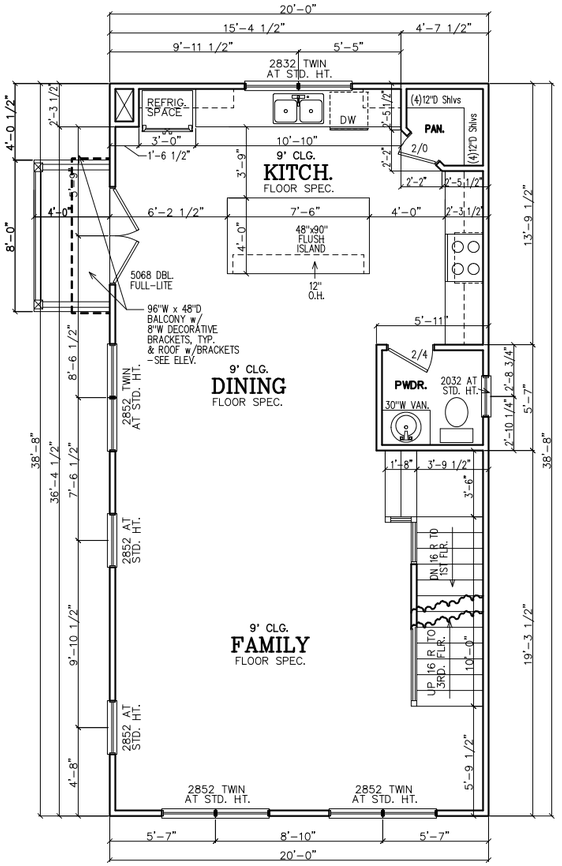
4/9 DETAIL NUMBER / SHEET NUMBER

d c a b INTERIOR ELEVATION KEY

FIRST FLOOR NOTES:
ALL 1ST FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE "80 HIGH U.N.O. ALL 1ST FLR. WINDOWS TO BE AT STD. (83") OR TRANS.(95") HDR. HT. U.N.O.

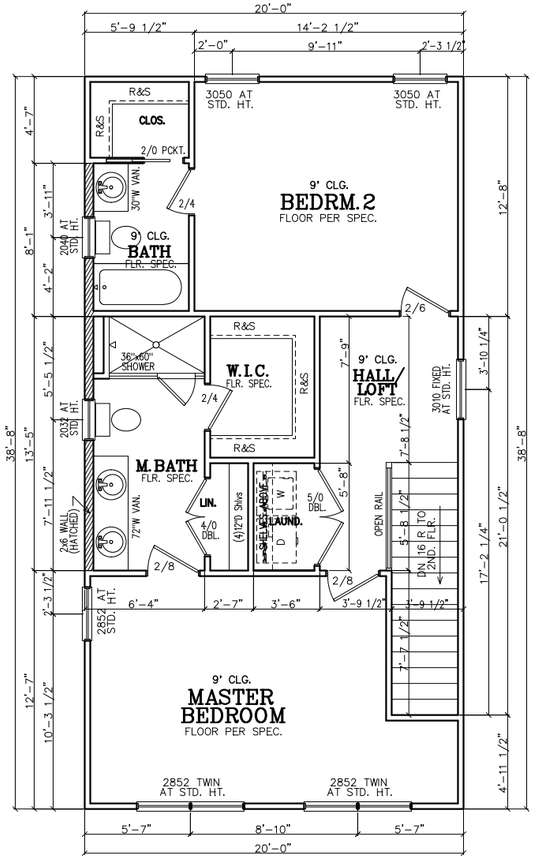


FIRST FLOOR PLAN



SECOND FLOOR PLAN

SECOND FLOOR NOTES:
ALL 2ND FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE 80" HIGH U.N.O. ALL 2ND FLR. WNDOWS TO BE AT STD.(84") HDR. HT. U.N.O.



THIRD FLOOR PLAN

THIRD FLOOR NOTES:
ALL 3RD FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE 80" HIGH U.N.O. ALL 2ND FLR. WNDOWS TO BE AT STD.(84") HDR. HT. U.N.O.

NOTE TO FRAMERS:
1. ALL MATERIALS AND WORKMANSHIP MUST CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOC.

2. LUMBER FOR HEADERS, JOISTS, AND RAFTERS IS TO BE #2 SYP, OR EQUAL. ALL BEAMS ARE TO BE CALCULATED AND SIZED ACCORDINGLY.

3. DO NOT CUT FRAMING MEMBERS FOR ANY PLUMBING, ELECTRICAL OR MECHANICAL SYSTEMS WITHOUT REINFORCING THE ALTERED MEMBER TO ITS ORIGINAL CAPACITY.

4. ALL 2x4 MATERIAL TO BE STUD GRADE SPF OR EQUAL, UNLESS NOTED OTHERWISE (U.N.O.)

5. ALL BEAMS AND HEADERS TO BE SOLID BLOCKED WITH THE SUPPORT TO BE OF PRESSURE TREATED MATERIAL.

6. ALL LUMBER THAT IS IN CONTACT WITH CONCRETE OR MASONRY IS TO BE OF PRESSURE TREATED MATERIAL.

7. PROVIDE 1x4 DIAGNAL BRIDGING IN ALL CEILING JOISTS.

8. INTERIOR AND EXTERIOR LOAD BEARING WALLS TO BE 2x4 OR 2x6 IN SIZE AND BE OF STUD GRADE SPF MATERIAL.

9. ALL KNEE WALL CONSTRUCTION TO BE BRACED AT 4'-0" O.C. MAX.

INSULATION NOTES:
1. WALL INSULATION SHALL BE A MINIMUM OF R-13.
2. CEILING INSULATION SHALL BE A MINIMUM OF R-38.
3. SLAB INSULATION PER CODE. *ALL UNLESS NOTED OTHERWISE*

NOTE-ALL ANGLES ON THIS PLAN ARE 90deg.OR 45deg U.N.O.

FRAMING NOTE:
REFER TO FLOOR/CLG DRAWINGS TO VERIFY ALL ALL SIZES AND SPACING PRIOR TO CONSTRUCTION.

SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

NOTE:
HORIZONTAL DRAFT-STOPPING IN PLAN AT 1000 S.F. TO COMPLY WITH 2018 IRC SECTION 302.12

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SUBDIVISION: HAPEVILLE
LOT #: UNIT 55
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CLIENT INFORMATION:
Epic Development
430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:
HAPEVILLE PLAN#1-A
First Floor Plan
DESIGNED BY: C.SAMUDA 11/17/21
SCALE: 1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	340
2ND FLR.	775
3RD FLR.	775
TOTAL	1890
GARAGE	435

JOB NUMBER: 21-1001

REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER: 3

NEW HOME SITE ADDRESS: .

LEGEND

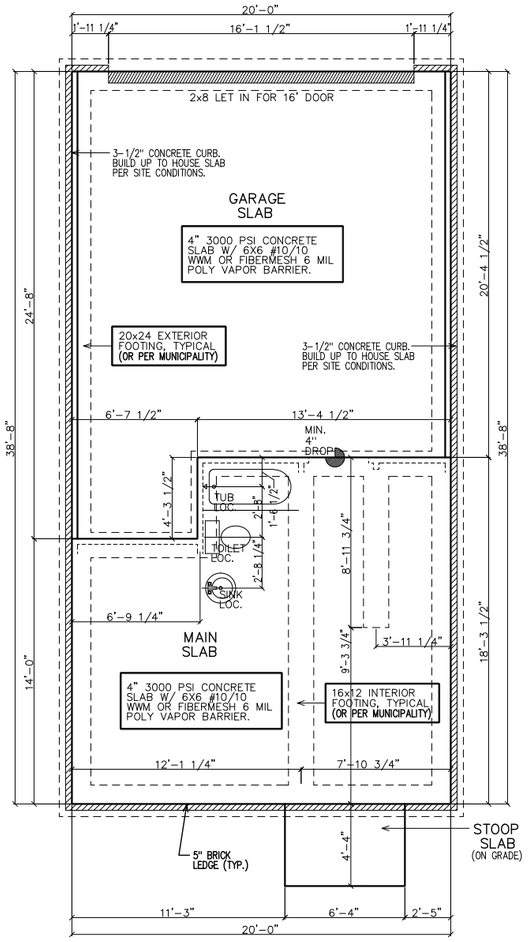
4/9 — 4 = DETAIL NUMBER, 9 = SHEET NUMBER

NOTE:
FOOTING TO EXTEND LOWER THAN ANY UTILITY/ MUNICIPAL PIPE (WHERE APPLICABLE) OR AT LEAST AT AN ELEVATION INTERSECTING A 1:1 SLOPE FROM WHERE THE PIPE WOULD BE EXCAVATED, TYP.

NOTE:
6" CONTINUOUS FOUNDATION DRAIN IN GRAVEL BED. (TYP.)

NOTE—ALL ANGLES ON THIS PLAN ARE 90deg.OR 45deg U.N.O.

NOTE—STEP DOWN FOUND. WALLS AS SITE ALLOWS



SLAB/FOUNDATION PLAN

FOUNDATION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS CONDITIONS IN THE FEILD BEFORE BEGINNING CONSTRUCTION. IF DRAWINGS ARE IN CONFLICT WITH FIELD CONDITIONS OR OTHER DRAWINGS, CONTRACTOR SHOULD CONTACT CS DESIGN GROUP, LLC FOR JUSTIFICATION OR CORRECTION. ANY DISCREPANCIES FOUND AFTER START OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR.

2. ALL FOOTINGS ARE TO BE BELOW LOCAL FROST LINES AND REST ON UNDISTURBED SOIL WITH ENOUGH BEARING TO PROPERLY SUPPORT THE BUILDING.

3. ALL FOUNDATIONS, FOUNDATION WALLS AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL ENGINEER. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY SITE CONDITIONS, LOCAL CODES AND INSURE WELL CONSTRUCTED BUILDING.

4. BEARING SOIL PRESSURE TO BE 2500 PSF MINIMUM. BEARING CAPACITY OF SOILS SHALL BE VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.

5. HOUSE SLABS AND GARAGE SLABS TO BE 3000 PSI CONCRETE MINIMUM.

6. ANY FILL WITHIN 10 FEET OF THE STRUCTURE, OR BENEATH WALKS OF PAVED AREAS SHALL BE COMPACTED TO NOT LESS THAN 55% OF STANDARD PROCTOR DENSITY. ANY FILL PLACED SHALL BE MONITORED BY A QUALIFIED GEOTECHNICAL ENGINEER.

7. BRICK LEDGE PLACED ON THE PERIMETER OF THE FOUNDATION SHALL HAVE ELEVATION REQUIREMENTS VERIFIED IN FIELD BY BUILDER PRIOR TO CONCRETE PLACEMENT. LEDGES SHALL NOT BE LESS THAN 3".

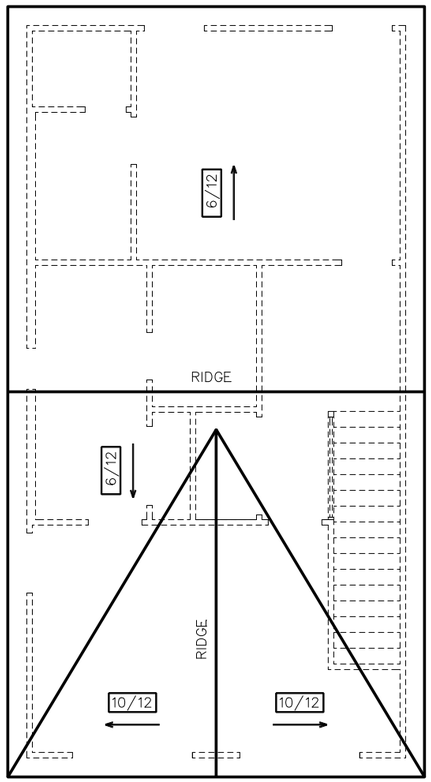
8. WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS TO MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES.

9. BEARING WALLS, SOLID FRAMING AND COLUMNS TO ALLOW FOR TRANSFER OF LOADS FROM ROOF THROUGH THE STRUCTURE TO FOUNDATION AND BEARING SOIL.

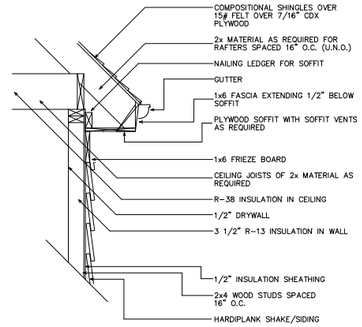
PLUMBER NOTES

1. PLUMBER TO INSULATE BEHIND TUBS ON ALL EXTERIOR WALLS.

2. PLUMBER TO INSTALL U APPROVED ELEC. CONDUIT FOR ISLAND PER PLUMBING ROUGH-IN AND FOUNDATION STAGE.



ROOF PLAN



1/4 UPPER WALL SECTION DETAIL

SC: N.T.S.

GENERAL ROOF NOTES:

1. PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. #1WC UNLESS NOTED OTHERWISE.

2. 12" ROUGH OVERHANG AT ALL LOCATIONS UNLESS NOTED OTHERWISE.

3. SECOND FLOOR ROOF TRUSSES TO HAVE 11" HEEL HEIGHTS UNLESS NOTED OTHERWISE.

4. EACH ROOF RAFTER/TRUSS SHALL BE TIED DOWN TO BOTH DOUBLE TOP PLATES WITH STRAPS OF SUFFICIENT LENGTH TO SPAN FROM THE ROOF RAFTER, ACROSS THE BAND AT THE CEILING RAFTERS, AND EXTENDING (AT A MINIMUM) TO THE BOTTOM OF THE LOWER PLATE.

5. ALL EXTERIOR WALLS ARE CONSIDERED TO BE SHEAR WALLS; THEREFORE, ALL EXTERIOR WALLS SHALL BE FULLY SHEATHED AND FULLY BLOCKED AT ALL EDGES. HORIZONTAL SHEATHING JOINTS SHALL NOT OCCUR AT THE FLOOR LINE, NOR SHALL VERTICAL OR HORIZONTAL JOINTS ALIGN WITH SIDES OF OPENINGS IN THE EXTERIOR WALLS. SHEATHING PANELS SHALL OVERLAP THE FLOOR LINE BY A MINIMUM OF 12" AND EXTEND A MINIMUM OF 12" BELOW THE BOTTOM OF THE FLOOR STRUCTURE.

6. ALL FRAME WORK AND MATERIAL TO COMPLY WITH ALL LOCAL AND NATIONAL CODES.

SUBDIVISION: HAPEVILLE
LOT #: UNIT 55
RELEASED:

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CONTACT: RICK BENNETT

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DESIGNED BY: C.SAMUDA 11/17/21
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2ND FLR.	775
3RD FLR.	775
TOTAL	1890
GARAGE	435

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SHEET NUMBER: 4

NEW HOME SITE ADDRESS: .

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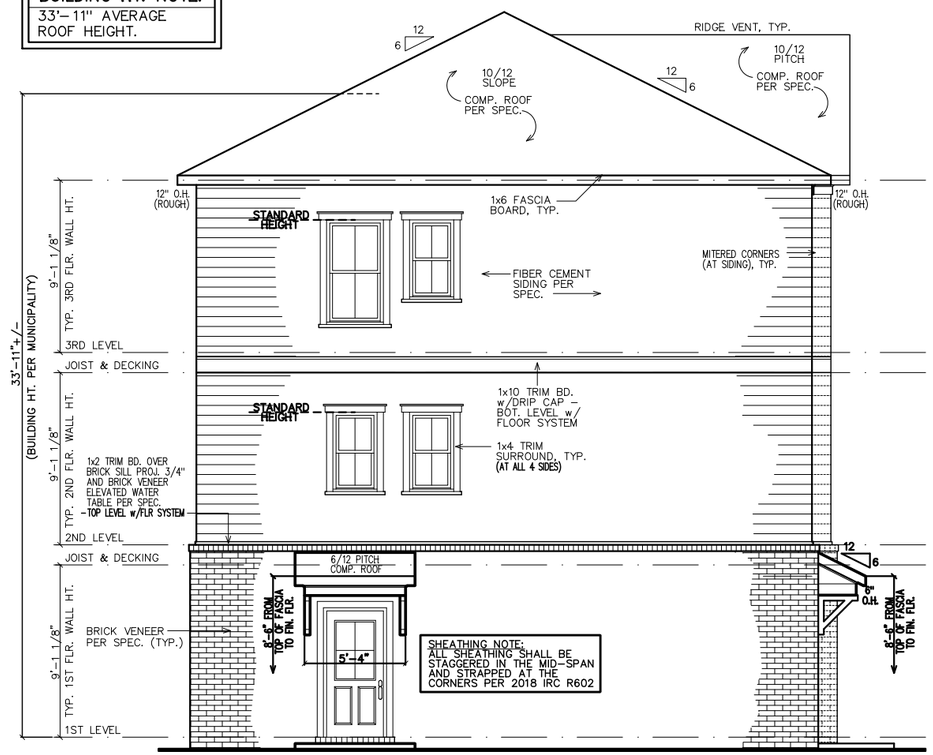
LEGEND

4/9 — 4 = DETAIL NUMBER, 9 = SHEET NUMBER

BUILDING HT. NOTE:
33'-11" AVERAGE ROOF HEIGHT.



NOTE:
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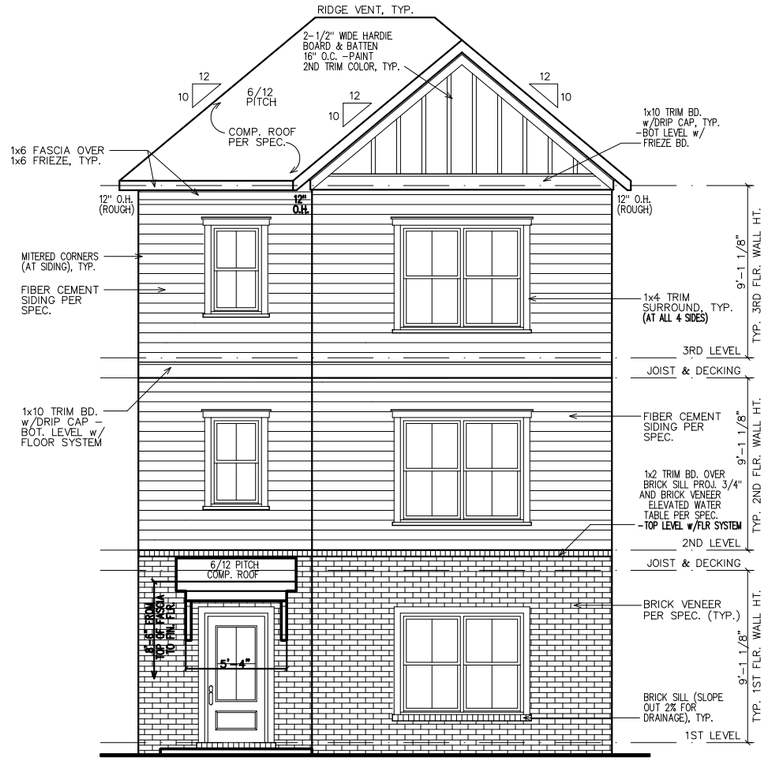
LEFT ELEVATION



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FRONT ELEVATION

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3. 2018 INTERNATIONAL POOL & SPA CODE, WITH GEORGIA AMENDMENTS.
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6. NFPA 101 LIFE SAFETY CODE AND T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE AND HANDLING OF WOOD TRUSSES.

DESIGN CRITERIA

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FLOOR LIVE LOAD: 40 PSF.
(INCLUDES DECKS, PATIOS, AND PORCHES)
BASIC WIND VELOCITY: 90 MPH
SEISMIC DESIGN CATEGORY: B
BEARING WALLS WITH LIGHT FRAME WALLS AND WOOD STRUCTURAL PANELS.

SUBDIVISION: HAPEVILLE
LOT #: UNIT 57
RELEASED: .

TABLE OF CONTENTS

SHEET	DESCRIPTION
1	FRONT & SIDE ELEVATIONS
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3	1st/2nd/3rd LEVEL PLANS
4	SLAB & ROOF PLAN

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(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:
HAPEVILLE PLAN#5-A
Front & Side Elev.
DESIGNED BY: C.SAMUDA 11/17/21
SCALE: 1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER: 21-1005

REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER: 1

NEW HOME SITE ADDRESS: .

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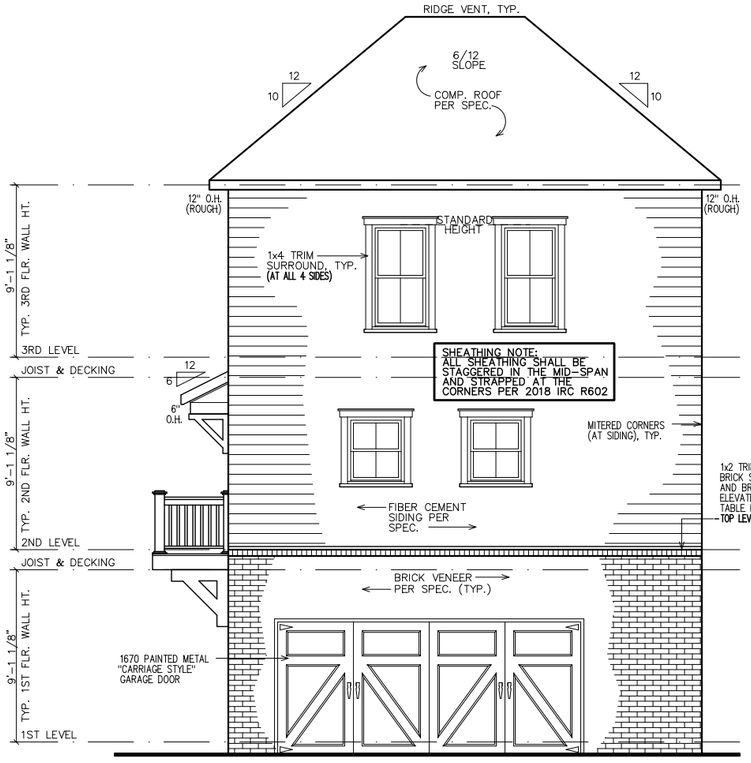
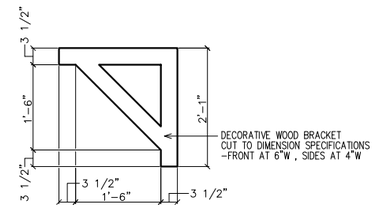
SUBDIVISION:
HAPEVILLE
LOT #:UNIT 57
RELEASED:



NOTE:
GRADE LEVEL IS SHOWN APPROX. FIELD VERIFY PRIOR TO CONSTRUCTION.

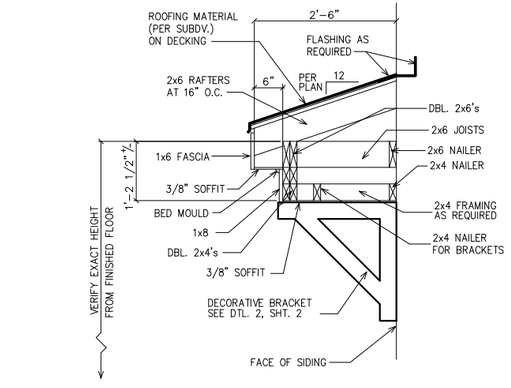
REAR ELEVATION



1/2 BRACKET DETAIL

SC: N.T.S.

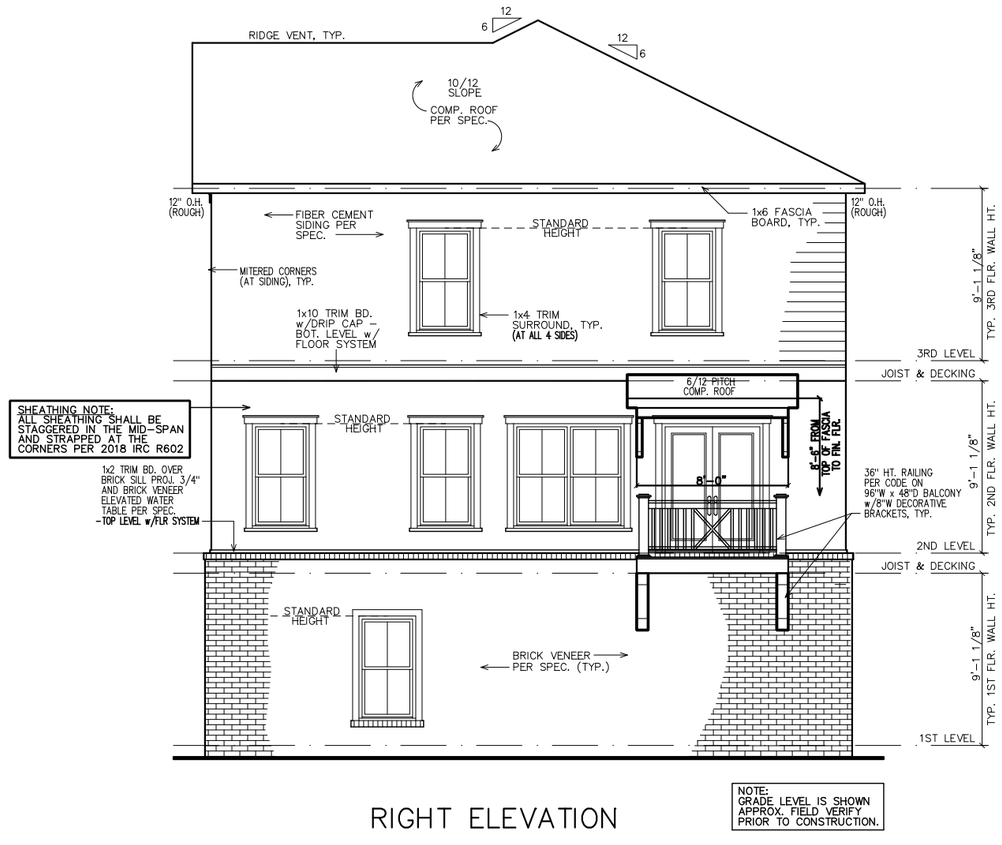
(2 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



1/2 ROOF WITH BRACKET DETAIL

SC: N.T.S.

(GAPS SHOWN IN DETAIL ARE FOR CLARITY)



NOTE:
GRADE LEVEL IS SHOWN APPROX. FIELD VERIFY PRIOR TO CONSTRUCTION.

RIGHT ELEVATION

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CLIENT INFORMATION:

Epic Development
430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#5-A
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 11/17/21
SCALE: 1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER:
21-1005

REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER:
2

NEW HOME SITE ADDRESS: .

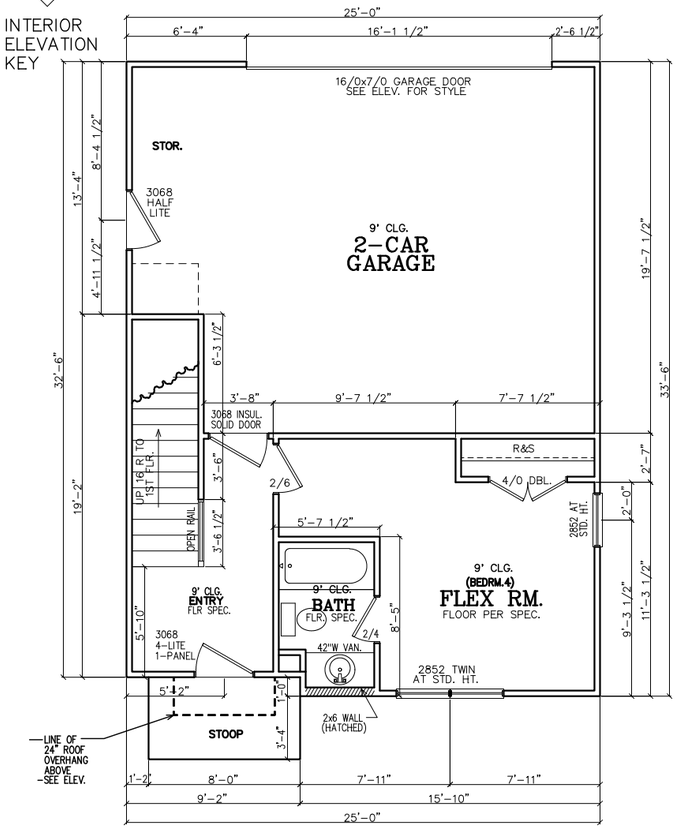
LEGEND

4/9 — 4 = DETAIL NUMBER, 9 = SHEET NUMBER

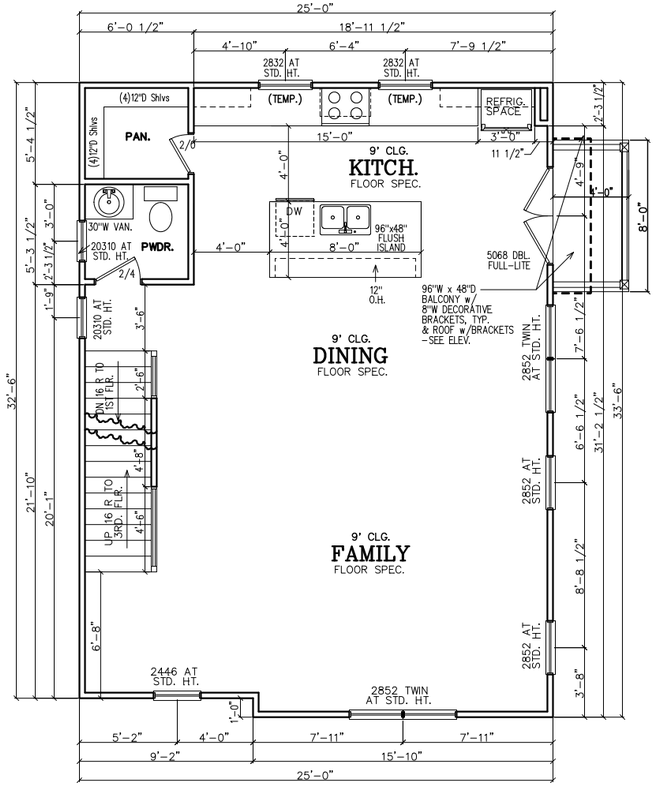
FIRST FLOOR NOTES:
ALL 1ST FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE "80 HIGH U.N.O. ALL 1ST FLR. WINDOWS TO BE AT STD. (83") OR TRANS.(95") HDR. HT. U.N.O.

d / c / a / b

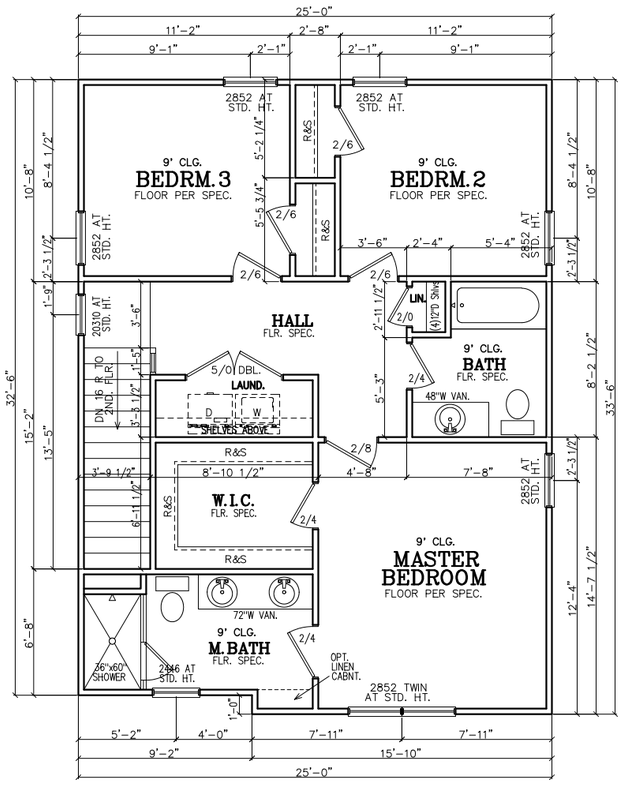
INTERIOR ELEVATION KEY



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

NOTE TO FRAMERS:
1. ALL MATERIALS AND WORKMANSHIP MUST CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOC.
2. LUMBER FOR HEADERS, JOISTS, AND RAFTERS IS TO BE #2 SYP, OR EQUAL. ALL BEAMS ARE TO BE CALCULATED AND SIZED ACCORDINGLY.
3. DO NOT CUT FRAMING MEMBERS FOR ANY PLUMBING, ELECTRICAL OR MECHANICAL SYSTEMS WITHOUT REINFORCING THE ALTERED MEMBER TO ITS ORIGINAL CAPACITY.
4. ALL 2x4 MATERIAL TO BE STUD GRADE SPF OR EQUAL, UNLESS NOTED OTHERWISE (U.N.O.)
5. ALL BEAMS AND HEADERS TO BE SOLID BLOCKED WITH THE SUPPORT TO BE OF PRESSURE TREATED MATERIAL.
6. ALL LUMBER THAT IS IN CONTACT WITH CONCRETE OR MASONRY IS TO BE OF PRESSURE TREATED MATERIAL.
7. PROVIDE 1x4 DIAGNAL BRIDGING IN ALL CEILING JOISTS.
8. INTERIOR AND EXTERIOR LOAD BEARING WALLS TO BE 2x4 OR 2x6 IN SIZE AND BE OF STUD GRADE SPF MATERIAL.
9. ALL KNEE WALL CONSTRUCTION TO BE BRACED AT 4'-0" O.C. MAX.

INSULATION NOTES:
1. WALL INSULATION SHALL BE A MINIMUM OF R-13.
2. CEILING INSULATION SHALL BE A MINIMUM OF R-38.
3. SLAB INSULATION PER CODE. *ALL UNLESS NOTED OTHERWISE*

NOTE-ALL ANGLES ON THIS PLAN ARE 90deg.OR 45deg U.N.O.

FRAMING NOTE:
REFER TO FLOOR/CLG DRAWINGS TO VERIFY ALL ALL SIZES AND SPACING PRIOR TO CONSTRUCTION.

SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

NOTE:
HORIZONTAL DRAFT-STOPPING IN PLAN AT 1000 S.F. TO COMPLY WITH 2018 IRC SECTION 302.12

SECOND FLOOR NOTES:
ALL 2ND FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE 80" HIGH U.N.O. ALL 2ND FLR. WINDOWS TO BE AT STD.(84") HDR. HT. U.N.O.

THIRD FLOOR NOTES:
ALL 3RD FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE 80" HIGH U.N.O. ALL 2ND FLR. WINDOWS TO BE AT STD.(84") HDR. HT. U.N.O.

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SUBDIVISION: HAPEVILLE
LOT #: UNIT 57
RELEASED: .

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430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:
HAPEVILLE PLAN#5-A
First Floor Plan
DESIGNED BY: C.SAMUDA 11/17/21
SCALE: 1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER: 21-1005

REVISIONS:

No.	Date	Revisions	App.
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4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER: 3

NEW HOME SITE ADDRESS: .

LEGEND

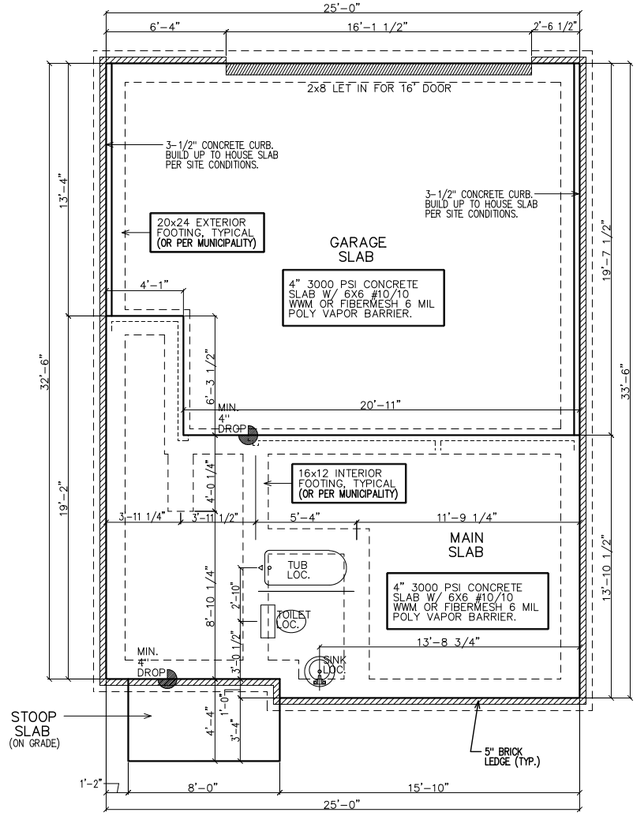
4/9 — 4 = DETAIL NUMBER, 9 = SHEET NUMBER

NOTE:
FOOTING TO EXTEND LOWER THAN ANY UTILITY/ MUNICIPAL PIPE (WHERE APPLICABLE) OR AT LEAST AT AN ELEVATION INTERSECTING A 1:1 SLOPE FROM WHERE THE PIPE WOULD BE EXCAVATED, TYP.

NOTE:
6" CONTINUOUS FOUNDATION DRAIN IN GRAVEL BED. (TYP.)

NOTE–ALL ANGLES ON THIS PLAN ARE 90deg.OR 45deg U.N.O.

NOTE–STEP DOWN FOUND. WALLS AS SITE ALLOWS



SLAB/FOUNDATION PLAN

FOUNDATION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS CONDITIONS IN THE FEILD BEFORE BEGINNING CONSTRUCTION. IF DRAWINGS ARE IN CONFLICT WITH FIELD CONDITIONS OR OTHER DRAWINGS, CONTRACTOR SHOULD CONTACT CS DESIGN GROUP, LLC FOR JUSTIFICATION OR CORRECTION. ANY DISCREPANCIES FOUND AFTER START OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR.

2. ALL FOOTINGS ARE TO BE BELOW LOCAL FROST LINES AND REST ON UNDISTURBED SOIL WITH ENOUGH BEARING TO PROPERLY SUPPORT THE BUILDING.

3. ALL FOUNDATIONS, FOUNDATION WALLS AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL ENGINEER. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY SITE CONDITIONS, LOCAL CODES AND INSURE WELL CONSTRUCTED BUILDING.

4. BEARING SOIL PRESSURE TO BE 2500 PSF MINIMUM. BEARING CAPACITY OF SOILS SHALL BE VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.

5. HOUSE SLABS AND GARAGE SLABS TO BE 3000 PSI CONCRETE MINIMUM.

6. ANY FILL WITHIN 10 FEET OF THE STRUCTURE, OR BENEATH WALKS OF PAVED AREAS SHALL BE COMPACTED TO NOT LESS THAN 55% OF STANDARD PROCTOR DENSITY. ANY FILL PLACED SHALL BE MONITORED BY A QUALIFIED GEOTECHNICAL ENGINEER.

7. BRICK LEDGE PLACED ON THE PERIMETER OF THE FOUNDATION SHALL HAVE ELEVATION REQUIREMENTS VERIFIED IN FIELD BY BUILDER PRIOR TO CONCRETE PLACEMENT. LEDGES SHALL NOT BE LESS THAN 3".

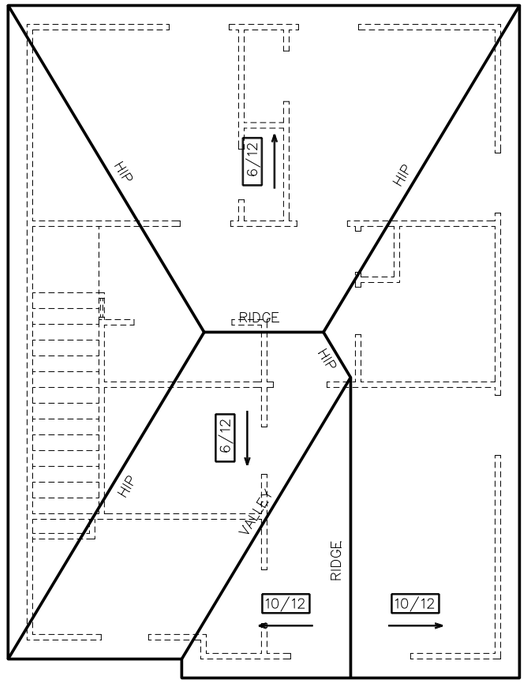
8. WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS TO MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES.

9. BEARING WALLS, SOLID FRAMING AND COLUMNS TO ALLOW FOR TRANSFER OF LOADS FROM ROOF THROUGH THE STRUCTURE TO FOUNDATION AND BEARING SOIL.

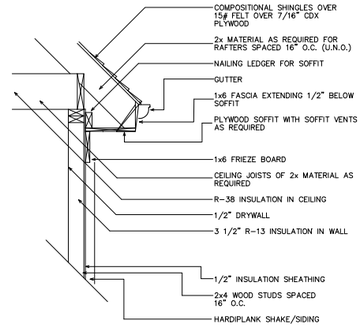
PLUMBER NOTES

1. PLUMBER TO INSULATE BEHIND TUBS ON ALL EXTERIOR WALLS.

2. PLUMBER TO INSTALL U APPROVED ELEC. CONDUIT FOR ISLAND PER PLUMBING ROUGH–IN AND FOUNDATION STAGE.



ROOF PLAN



1/4 UPPER WALL SECTION DETAIL

SC: N.T.S.

GENERAL ROOF NOTES:

1. PRE–ENGINEERED ROOF TRUSSES AT 24" O.C. #1WC UNLESS NOTED OTHERWISE.

2. 12" ROUGH OVERHANG AT ALL LOCATIONS UNLESS NOTED OTHERWISE.

3. SECOND FLOOR ROOF TRUSSES TO HAVE 11" HEEL HEIGHTS UNLESS NOTED OTHERWISE.

4. EACH ROOF RAFTER/TRUSS SHALL BE TIED DOWN TO BOTH DOUBLE TOP PLATES WITH STRAPS OF SUFFICIENT LENGTH TO SPAN FROM THE ROOF RAFTER, ACROSS THE BAND AT THE CEILING RAFTERS, AND EXTENDING (AT A MINIMUM) TO THE BOTTOM OF THE LOWER PLATE.

5. ALL EXTERIOR WALLS ARE CONSIDERED TO BE SHEAR WALLS; THEREFORE, ALL EXTERIOR WALLS SHALL BE FULLY SHEATHED AND FULLY BLOCKED AT ALL EDGES. HORIZONTAL SHEATHING JOINTS SHALL NOT OCCUR AT THE FLOOR LINE, NOR SHALL VERTICAL OR HORIZONTAL JOINTS ALIGN WITH SIDES OF OPENINGS IN THE EXTERIOR WALLS. SHEATHING PANELS SHALL OVERLAP THE FLOOR LINE BY A MINIMUM OF 12" AND EXTEND A MINIMUM OF 12" BELOW THE BOTTOM OF THE FLOOR STRUCTURE.

6. ALL FRAME WORK AND MATERIAL TO COMPLY WITH ALL LOCAL AND NATIONAL CODES.

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(678) 777–7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#5–A
Slab/Found & Roof Plan
DESIGNED BY: C.SAMUDA 11/17/21
SCALE: 1/8"=1'–0" < 11"x17" 1/4"=1'–0" < 24"x36"

SQUARE FOOTAGE:

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TOTAL	2025
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SHEET NUMBER: 4

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