



DESIGN REVIEW COMMITTEE

700 Doug Davis Drive
Hapeville, GA 30354

February 16, 2022 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 January 19, 2022

Documents:

1. DRC Minutes January 19, 2022

4. **New Business**

4.I. 551 Lake Drive Addition/Remodel

Background:

Ayisha Thomas has submitted an application seeking approval to construct a 654-square foot addition and remodeling of the front façade/entrance on an existing single-story single-family dwelling at 551 Lake Drive. The property is zoned R-SF, Residential Single Family and is subject to the SubArea E section of Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 551 Lake Drive
2. Application - 551 Lake Drive_Redacted

4.II. 240 Mount Zion Road New SF Dwelling

Background:

Justin Honore has submitted an application seeking approval to construct a new 1,938-square foot single family dwelling with a detached garage to be located at 240 Mt Zion Rd. The dwelling will have 4 bedrooms and 2.5 bathrooms. 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 240 Mount Zion Road
2. Application - 240 Mt Zion Road_Redacted

4.III. 791 Oak Street Addition

Background:

Jonathan Colvin has submitted an application seeking approval for the renovation and a 3,654-square foot addition to the existing building located at 791 Oak Street. The addition will be 27'10" at its highest point. Exterior materials will include stucco and brick and a metal decorative screening wall with a brick base. The property is zoned RMU, Residential Mixed Use and is subject to the Commercial /Mixed Use, SubArea

B section of the Architectural Design Standards.

Documents:

1. Planners Report 791 Oak Street
2. Application - 791 Oak Street_Redacted

5. Next Meeting Date - Wednesday, March 16, 2022

6. Adjourn



**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
January 19, 2022, 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 - absent
John Stalvey
Gregory Morgan
Jacquie Smyth

3. Election of Officers

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to reelect Jonathan Love as Chairman. Motion Carried: 3-0

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to reelect Brian Gregory as Secretary. Motion Carried: 4-0

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

4. Approval of Minutes

3.I Minutes of December 15, 2021

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to approve the minutes of December 15, 2021, as submitted. Motion Carried: 4-0

5. Old Business

5.I 3143 Old Jonesboro Road

New Accessory Dwelling Unit

Background:

A Sheltered Cove, LLC has submitted an application seeking approval to construct an ADU to be located at 3143 Old Jonesboro Road. The ADU is one story, 17' 1" high, approximately 450-square feet and contains one bedroom kitchen, bathroom and presumed storage. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to approve the application with a design exception granted for a minimum height of 14-feet. Motion Carried: 4-0

5.II 781-819 North Central Avenue

New Townhomes

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.

MOTION ITEM: Gregory Morgan made a motion, John Stalvey seconded to approve the application with the condition that the applicant revise the plans to address all outstanding items identified in the Panners Report.

The Committee also granted the following design exceptions:

- 1. Allow for 5 units in Building 4 to have same roof line**
- 2. Allow for 6:12 pitch roofs**
- 3. Allow for at grade stoop height**
- 4. Amend Planner's Report to allow for metal roofs on porches**
- 5. Add allowance for 21" sill height**

Motion Carried: 4-0

5.III 609-627 College Street (Pod B)

New Townhomes

Background:

DR Horton LLC has submitted an application seeking approval to construct attached single family homes to be located in Pod B in the Asbury Park neighborhood. The 2,142-square foot townhomes have 3 bedrooms and 3 1/2 baths and an attached 2-car garage. Exterior materials are cementitious board and batten and/or lap siding and brick with asphalt and metal roofs. The property is within the RMU, Residential Mixed Use Zoning District and is subject to the Commercial /Mixed Use, SubArea B section of the Architectural Design Standards.

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

- 1. Sidewalks were developed to the RMU Standards**
- 2. Fire Marshall has required a wider driveway and multiple curb cuts for access**
- 3. Add recommendation for street-facing lamp posts at 6' post height, plus light fixture (total 7-8'), evenly spaced between 70-100'**
- 4. Add additional color notation: Pod B can be monochromatic modern farmhouse design with a variety of textures on each unit**
- 5. Add additional color notation: end units require color diversity**

The Committee also granted the following design exceptions:

- 1. Add allowance for 6:12 pitch roofs**
- 2. Amend Planner's Report to allow for metal roofs on porches**

Motion Carried: 4-0

5.IV 3602 S. Fulton Ave., 647-651 Chestnut St., 3617-3633 Georgia Ave. (Pod C)

New Townhomes

Background:

DR Horton LLC has submitted an application seeking approval to construct attached single family homes to be located in Pod C in the Asbury Park neighborhood. The 2,142-square foot townhomes have 3 bedrooms and 3 1/2 baths and an attached 2-car garage. Exterior materials are cementitious board and batten and/or lap siding and brick with asphalt and metal roofs. The property is within the RMU, Residential Mixed Use Zoning District and is subject to the Commercial /Mixed Use, SubArea B section of the Architectural Design Standards.

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

- 1. Sidewalks were developed to the RMU Standards**
- 2. Fire Marshall has required a wider driveway and multiple curb cuts for access**

3. Add recommendation for street-facing lamp posts at 6' post height, plus light fixture (total 7-8'), evenly spaced between 70-100'
4. Add additional color notation: Monochromatic design can be applied on a building-by-building basis, with a variety of textures on each unit
5. Add additional color notation: end units require color diversity

The Committee also granted the following design exceptions:

1. Add allowance for 6:12 pitch roofs
2. Amend Planner's Report to allow for metal roofs on porches

Motion Carried: 4-0

5.V 3608-3622 Georgia Avenue & 3619-3637 Union Avenue (Pod D)

New Townhomes

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.

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

1. Sidewalks were developed to the RMU Standards
2. Fire Marshall has required a wider driveway and multiple curb cuts for access
3. Add recommendation for street-facing lamp posts at 6' post height, plus light fixture (total 7-8'), evenly spaced between 70-100'
4. Add additional color notation: Monochromatic design can be applied on a building-by-building basis, with a variety of textures on each unit
5. Add additional color notation: end units require color diversity

The Committee also granted the following design exceptions:

1. Add allowance for 6:12 pitch roofs
2. Amend Planner's Report to allow for metal roofs on porches

Motion Carried: 4-0

5.VI 608 Chestnut Street & 3644-3662 Georgia Avenue (Pod E)

New Townhomes

Background:

DR Horton LLC has submitted an application seeking approval to construct attached single family homes to be located in Pod E in the Asbury Park neighborhood. The 2,142 SF townhomes have 3 bedrooms and 3 1/2 baths and an attached 2-car garage. Exterior materials are cementitious board and batten and/or lap siding and brick with asphalt and metal roofs. The property is within the RMU, Residential Mixed Use Zoning District and is subject to the Commercial /Mixed Use, SubArea B section of the Architectural Design Standards.

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

1. Sidewalks were developed to the RMU Standards
2. Fire Marshall has required a wider driveway and multiple curb cuts for access
3. Add recommendation for street-facing lamp posts at 6' post height, plus light fixture (total 7-8'), evenly spaced between 70-100'

4. Add additional color notation: Monochromatic design can be applied on a building-by-building basis, with a variety of textures on each unit
5. Add additional color notation: end units require color diversity

The Committee also granted the following design exceptions:

1. Add allowance for 6:12 pitch roofs
2. Amend Planner's Report to allow for metal roofs on porches

Motion Carried: 4-0

5.VII 3636-3654 Union Avenue & 511-579 Chestnut Street (Pod F)

New Townhomes

Background:

DR Horton LLC has submitted an application seeking approval to construct attached single family homes to be located in Pod F in the Asbury Park neighborhood. The 2,142-square foot townhomes have 3 bedrooms and 3 1/2 baths and an attached 2-car garage. Exterior materials are cementitious board and batten and/or lap siding and brick with asphalt and metal roofs. The property is within the RMU, Residential Mixed Use Zoning District and is subject to the Commercial /Mixed Use, SubArea B section of the Architectural Design Standards.

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

1. Sidewalks were developed to the RMU Standards
2. Fire Marshall has required a wider driveway and multiple curb cuts for access
3. Add recommendation for street-facing lamp posts at 6' post height, plus light fixture (total 7-8'), evenly spaced between 70-100'
4. Add additional color notation: Monochromatic design can be applied on a building-by-building basis, with a variety of textures on each unit
5. Add additional color notation: end units require color diversity

The Committee also granted the following design exceptions:

1. Add allowance for 6:12 pitch roofs
2. Amend Planner's Report to allow for metal roofs on porches

Motion Carried: 4-0

6. Next Meeting Date – Wednesday, February 16, 2022, at 6:00PM

7. Adjourn

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to adjourn the meeting at 7:09PM. Motion Carried: 4-0

Respectfully submitted by,

Jacquie Smyth, Secretary Pro Tem

Jonathan Love, Chairman



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

DATE:	February 9, 2022	Key:	
TO:	Tonya Hutson	Compliant:	✓
FROM:	Lynn Patterson	Not Compliant:	✗
RE:	Design Review – 551 Lake Drive – Addition and Front Remodel	Incomplete:	✋
		Not Applicable:	⊘

BACKGROUND

The City of Hapeville has received a design review application from Ayisha Thomas for a 654 SF addition and remodeling of the front façade/entrance on an existing single-story single-family dwelling at 551 Lake Drive. The front exterior will maintain existing siding and the rear will utilize smooth siding.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

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

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

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

STAFF COMMENT: There is an existing sidewalk.

(b) Supplemental Area and Fence Standards

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

STAFF COMMENT:

No landscape plan was provided for the addition.

(c) Utility Standards

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

- ✓ become an annoyance to adjacent property owners or the public. General area illumination with oversized flood lights is prohibited. Specifically, lighting shall be shielded so that the source of light is not visible from adjacent properties or the public right-of-way.
- ✓ Trees shall not be planted directly above storm drains.

STAFF COMMENT: Mechanical is not shown. Mechanical must be screened.

(d) Parking and Traffic Standards

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

STAFF COMMENT: No change to driveway proposed.

(e) Roof and Chimney Standards

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

by a parapet wall.



Gutters shall be copper, aluminum or galvanized steel.



Downspouts shall match gutters in material and finish.



Roof forms shall be based on architectural style.



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



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



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



Chimneys on exterior building walls shall begin at grade.



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

**STAFF COMMENT: No detail is provided for the roof overhang or warranty.
Gutters and downspouts must meet standards.**

(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: Foundation should be detailed.

Porch finish not provided.

Front porch plus side porch likely meet the 80 to 100% standard. Porches are separate.

Clear depth of front porch is 4' not 8'

Distance between columns exceeds 8' on center.

Column piers do not extend to 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: No detail has been provided for windows. No detail has been provided for trim (dimensions) or sills (material).

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.

- Mechanical must be shown and screened if visible from right of way.
- Roof overhang should be a minimum of 1'
- Roof shingle warranty should be specified as 30 years.
- Foundation should be detailed.
- Porch finish not provided.
- Porch as percentage of façade should be detailed. DRC should not that the front porch plus side porch likely meet the 80 to 100% standard however, porches are not connected.
- Clear depth of front porch is 4' not 8'; if acceptable to DRC a design exception is required.
- Distance between columns exceeds 8' on center.
- Column piers do not extend to grade.
- Provide detail for windows to ensure standards are met.
- Provide trim detail (to meet standards).
- Provide sill material.

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

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 12/08/21

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: Apisha Thomas Contact Number: [REDACTED]

Applicants Address: 2974 Maple Walk Ct. Lawrenceville, GA 30044

E-Mail Address: Parkersinvestorsnetwork@gmail.com Zoning Classification: RSF (R3)

Address of Proposed Work: 551 Lake Dr. Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14009400020501

Property Owner: Freitus Enterprises Inc Contact Number: 954-991-2902

Project Description (including occupancy type): Rear Addition to Include full renovation of Existing structure. In Addition the will be new Plumbing, Electrical, & HVAC. Property will have a rear deck. Property is currently vacant.

Contractors Name: James Smithson Contact Number: [REDACTED]

Contact Person: Stephen Dunbar 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.

Apisha Thomas
Applicants Signature

12/08/21
Date

Project Class (check one):

☒ Residential ☐ Commercial ☐ Mixed-Use Development

Project Type:

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

Total Square Footage of proposed New Construction: [REDACTED] 654

Total Square Footage of existing building: 1,310

Estimated Cost of Construction: \$100,000

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

Hardie Siding

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

Hardie Siding

NOTICE

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

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

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

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

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

(Please Print & Initial)

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



imagine
Hapeville
georgia

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

AYISHA THOMAS

Printed Name

Ayisha Thomas

Signature

12/08/21

Date

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

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

551 Lake Drive
Existing Condition



RELEASE FOR CONSTRUCTION	GENERAL NOTES: 1. ALL TIMBER WILL BE SP-#2 2. ALL RAFTERS ARE TO CONNECT TO CEILING JOISTS 3. THE CRAWL SPACE IS NOT HIGHER THAN FIVE FEET AT ANY POING IS NOT LIVING SPACE. 4. ALL WORK WILL BE DONE IN STRICT ACCORDANCE WITH LOCAL CODES AND ORDINANCES. 5. SOIL SHALL BE OF STABLE SUBSTANCE AND COMPACTED TO 95% DENSITY CONSTRUCTION AREA SHALL BE FREE OF ANY MATERIAL UNSTABLE FOR COMPACTING. 6. ALL ELECTRICAL WORK MUST COMFORM WITH THE LATEST ADDITION OF THE NATIONAL ELECTRICAL CODE AND LOCAL ORDINANCES. 7. ALL PLUMBING WORK MUST COMFORM WITH THE LATEST ADDITION OF THE NATIONAL PLUMBING CODE AND LOCAL ORDINANCES.	PLUMBING NOTES: 1. PLUMBING WORK IS REQUIRED FOR THIS PROJECT. THE WORK IS INDICATED IN THE DRAWINGS. IT SHALL BE PERFORMED BY A CONTRACTOR LICENSED TO PERFORM SUCH ACTIVITY WITHIN THE JURISDICTION OF THE CITY OF ATLANTA, GA., A SEPARATE INSTALLATION PERMIT IS REQUIRED, COMPLY WITH ALL APPLICABLE CODES 2. COORDINATE WORK WITH ALL OTHER TRADES PRIOR TO INSTALLATION, REFER TO AVAILABLE APPROVED DRAWINGS TO VERIFY EACH DEPTHS, SIZES AND LOCATION OF ALL EXISTING OR REQUIRED UTILILTY CONNECTIONS PRIOR TO THE START OF ANY WORK FOR THIS PROJECT. 3. INSTALL ALL PLUMBING FIXTURES AS INDICATED INCLUDING BUT NOT LIMITED TO WATER CLOSETS, BATH TUBS, LAVORATES, KITCHEN SINKS, FIXTURES SUPPLY AND WASTED PIPPING AS REQUIRED, PROVIDE TIE IN TO EXISTING SANITARY SEWER WASTE LINE FIELD VERIFY THE LOCATION OF THE EXISTING WASTE FROM BUILDING TO THE EXISTING STREET SEWER SYSTEM. 4. INSULATE DOMESTIC HOT AND COLD WATER PIPING. 5. ALL NEWLY INSTALLED PIPPING SHALL BE TESTED IN ACCORDANCE WITH THE CODE MINIMUM REQUIREMENTS. 6. DOMESTIC WATER PIPPING SHALL BE FLUSHED AND STERLIZED IN ACCORDANCE WITH GEORGIA STATE, OR APPLICABLE COUNTY HEALT DEPARTMENT STANDARDS.	<table><tr><td>DATE</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>BY</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>DESCRIPTION</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>NO.</td><td></td><td></td><td></td><td></td><td></td></tr></table>	DATE						BY						DESCRIPTION						NO.					
DATE																											
BY																											
DESCRIPTION																											
NO.																											
DESIGNER: DANA T DESIGNS 678-596-8590 danatdesigns1@gmail.com																											
CLIENT: FREITUS ENTERPRISES PROJECT: 551 LAKE DRIVE HAPEVILLE, GEORGIA 30354 PROJECT NUMBER: 071521	ELECTRICAL NOTES: 1. ELECTRICAL WORK IS REQUIRED FOR THIS PROJECT. THE WORK SHALL BE PERFORMED BY A CONTRACTOR LICENSED TO PERFORM SUCH ACTIVITY WITHIN THE JURISDICTION OF CITY OF ATLANTA GA., A SEPARATE INSTALLATION PERMIT IS REQUIRED. COMPLY WITH ALL APPLICABLE CODES AND CITY OF ATLANTA GA., ELECTRICAL INSPECTIONS AND APPROVALS. 2. DESIGN OF THE REQUIRED ELECTRICAL SYSTEM (POWER & LIGHTING REQUIREMENTS) IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. 3. CONTRACTOR SHALL FIELD VERIFY ACTUAL FIELD CONDITIONS PRIOR TO START FOR ANY WORK FOR THIS PROJECT. 4. THE SERVICE ENTRANCE, ELECTRIC METERING, SERVICE PANEL AND CABLE INSTALLATION UP TO MAIN SWITCH GEAR AND SERVICE PANEL ARE EXISTING AND SHALL REMAIN. 5. COMPETE ELECTRICAL WIRING INSTALLATION AS NEEDED INCLUDING BUT NOT LIMITED TO NEW SERVICE ENTRANCE, BUILDING WIRING, ALL LIGHTING FIXTURES AND APPLIANCES, THE SELECTION OF ACTUAL FIXTURES SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.																										
DOCUMENT SET TABLE OF CONTENTS: COVER PAGE I (BUILDING CODES & CONSTRUCTION NOTES) COVER PAGE II (SPAN CHARTS) SITE PLAN A1.0 EXISTING FRONT & REAR ELEVATIONS A1.1 EXISTING LEFT & RIGHT SIDE ELEVATIONS A1.4 EXISTING FLOOR PLAN B1.0 PROPOSED FRONT & REAR ELEVATIONS B1.1 PROPOSED LEFT & RIGHT SIDE ELEVATIONS B1.4 PROPOSED FLOOR PLAN C1.0 PROPOSED DEMO PLAN D1.0 EXIST.,/PROP., FLOOR FRAME PLAN D1.1 EXIST.,/PROP., CEILING FRAME PLAN E1.0 EXIST.,/PROP., FOUNDATION PLAN E1.1 EXIST.,/PROP., ROOF FRAME PLAN F1.0 TYP., HOUSE SECTION, PIER SECTION, FOOTING SECTION, STAIR DETAIL F1.1 TYP., DECK DETAILS, RAILING DETAILS	HEATED SQUARE FEET: THE EXISTING HEATED SQUARE FOOTAGE IS 1,310... WE WILL BE ADDING 650 HEATED SQUARE FEET WITH ADDITION... THE TOTAL HEATED SQUARE FOOTAGE WILL BE 1964...																										
SCOPE OF WORK: THIS IS A SINGLE FAMILY HOME THAT HAS TWO BEDROOMS AND ONE BATH CURRENTLY. THE PROPSED NEW CONFIGURATION WILL BE THREE BEDROOMS AND TWO AND A HALF BATHROOMS. WE WILL BE EXTENDING THE REAR TO ACCOMMODATE A MASTER BEDROOM SUTIE WITH MASTER BATHROOMS AND MASTER CLOSET. THERE WILL BE A LAUNDRY CLOSET IN THE NEWLY ERECTED SPACE. THERE WILL BE A DECK ADDED TO THE LEFT SIDE OF THE STRUCTURE. THE EXISTING PART OF THE STRUCTURE WILL HAVE AN OPEN CONCEPT WITH KITCHEN, DINING AND LIVING ROOM S OPEN TO EACH OTHER. THE KITCHEN AND BATHROOMS WILL HAVE ALL NEW CABINTS, TILE AND FIXTURES.		GENERAL STATEMENT/GEORGIA ACCESSIBILITY CODES GA 103.3 CURRENT FOR 2021 AND APPLICABLE UPDATES: CURRENT MANDATORY CODES AS ADOPTED BY DCA: -Building codes, 2018. edition, with Georgia amendments 2020 -Residential code, 2018 edition, with Georgia amendments 2020 -Fire code, 2018 edition (No Georgia amendments) -Plumbing code, 2018 edition with Georgia amendments 2020 -Mechanical code, 2018 edition with Georgia amendments 2020 -Fuel Gas code, 2018 edition with Georgia amendments 2020 -National electrical code, 2020 edition, w/ no Georgia Amendments -International energy conservative code, 2021 edition, w/ Georgia supplements and Amendments 2020 -2012NFPA 101-life safety code w/ state Amendments 2021 w/ GA., Amendments 2020 -International swimming pool & spa code, 2021 edition w/ Georgia Amendments 2021 -Disaster Resilient Building Code IBC Appendix 2021 -Disaster Resilient Building Code IRC Appendix 2020 -International Property Maintenance Code, 2021 Edition, w/ Georgia Amendments -National Green Building Standard 2020 Edition, w/ Georgia Amendments Construction type - Type V.B.																									

JULY 16, 2021

RAFTER SPAN TABLES 2018 IRC

These rafter span tables provide the best reference to quickly and easily determine the maximum span for all grades of southern pine according to the 2018 international residential code. These eight tables are based on 16" o.c. applications according to the 2018 international residential code. The focus is 20 PSF live load. For all other situations please reference the IRC guide for 2018.

2x6 RAFTER SPAN

SOUTHERN PINE	10PSF DEAD	20PSF DEAD
Number 1	15' 6"	13' 7"
Number 2	13' 6"	11' 8"
Number 3	10' 2"	8' 10"
SS	16' 1"	16' 1"

2X8 RAFTER SPAN

SOUTHERN PINE	10 PSF DEAD	20PSF DEAD
Number 1	19' 10"	17' 2"
Number 2	17' 1"	14' 9"
Number 3	12' 10"	11' 2"
SS	21' 2"	21' 2"

2X10 RAFTER SPAN

SOUTHERN PINE	10 PSF DEAD	20 PSF DEAD
Number 1	23' 2"	20' 1"
Number 2	17' 1"	14' 9"
Number 3	12' 10"	25' 7"
SS	26+	25' 7"

2X12 RAFTER SPAN

SOUTHERN PINE	10PSF DEAD	20 PSF DEAD
Number 1	26+	26+
Number 2	23 10"	20' 8"
Number 3	18' 6"	16'
SS	26+	26+

2X6 RAFTER SPAN WITH CEILING

SOUTHERN PINE	10PSF DEAD	20PSF DEAD
Number 1	14' 1"	13' 7"
Number 2	13' 5"	11' 8"
Number 3	10' 2"	8' 10"
SS	14' 7"	14' 7"

2X8 RAFTER SPAN WITH CEILING

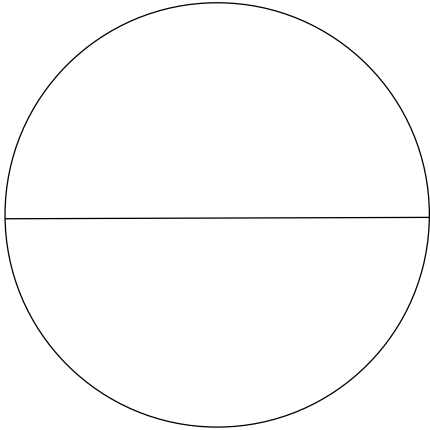
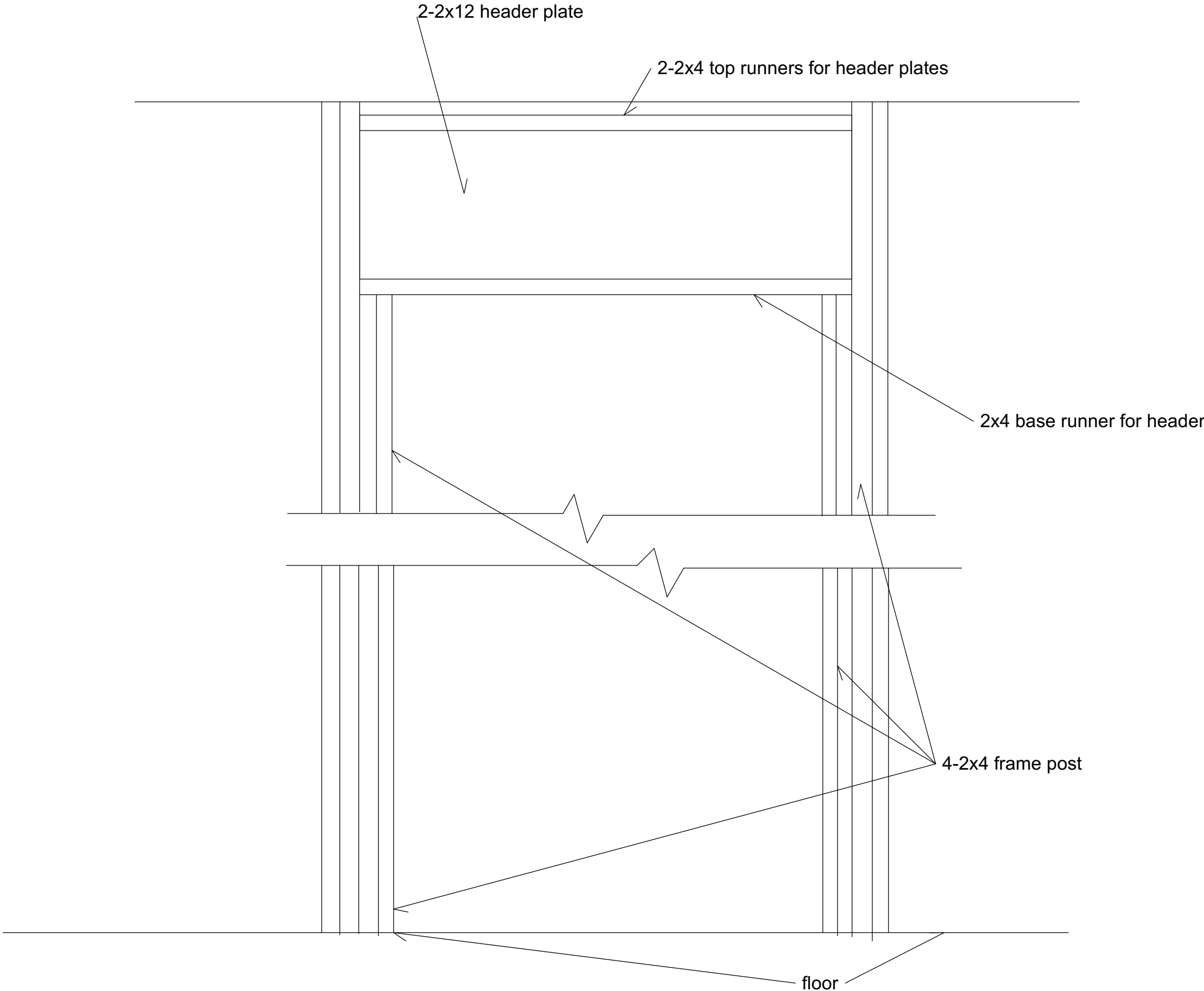
SOUTHERN PINE	10PSF DEAD	20PSF DEAD
Number 1	18' 6"	17' 2"
Number 2	17' 1"	14' 9"
Number 3	12' 10"	11' 2"
SS	19' 3"	19' 3"

2X10 RAFTER SPAN WITH CEILING

SOUTHERN PINE	10PSF DEAD	20PSF DEAD
Number 1	23' 2"	22' 1"
Number 2	20' 3"	17' 6"
Number 3	15' 7"	13' 6"
SS	24' 7"	24' 7"

2X12 RAFTER SPAN WITH CEILING

SOUTHERN PINE	10PSF DEAD	20PSF DEAD
Number 1	26+	23' 10"
Number 2	23' 10"	20' 8"
Number 3	15' 6"	16'
SS	26+	26+



TYPICAL HEADER DETAIL FOR DOORS/CASE OPENINGS

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

LOADS:

FLOORS: DL=10 PSF LL=40 PSF
 CEILING: DL=10 PSF LL=30 PSF
 ROOF: DL=10 PSF LL=20 PSF

NO.	DESCRIPTION	BY	DATE

RELEASE FOR
CONSTRUCTION

CLIENT: FREITUS ENTERPRISES
 PROJECT: 551 LAKE DRIVE
 HAPEVILLE, GA 30354
 PROJECT NUMBER: 071521

DESIGNER: **DANAT DESIGNS**
 678-596-8590
 danatdesigns1@gmail.com

DATE:

FEB., 17, 2021

SCALE:

SHEET:

11

Site Plan

551 Lake DR
Hapeville, GA 30354

Existing Heated square footage: 1310
Proposed Heated square footage: 650
Total Heated square footage: 1960
Proposed Deck: 190

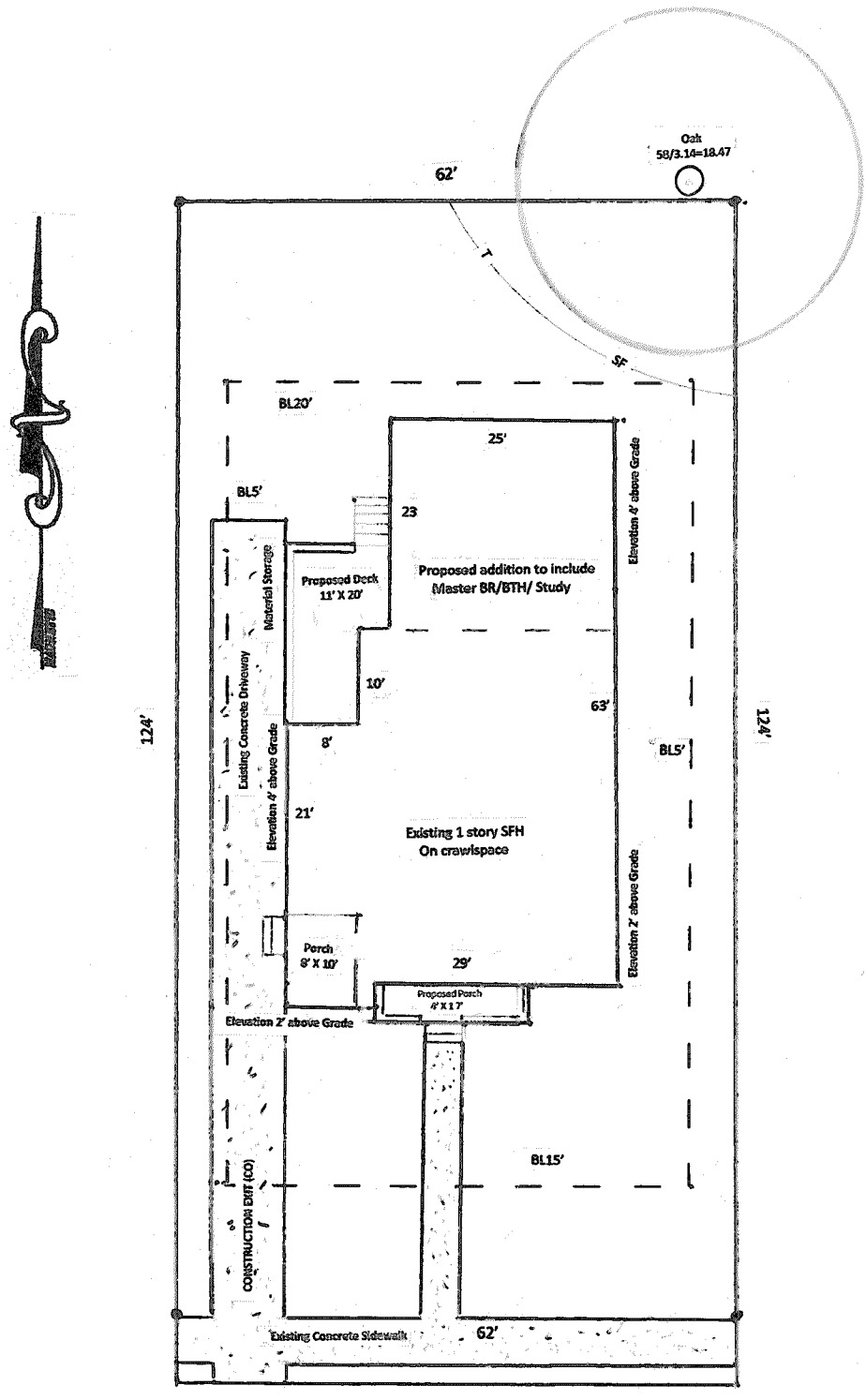
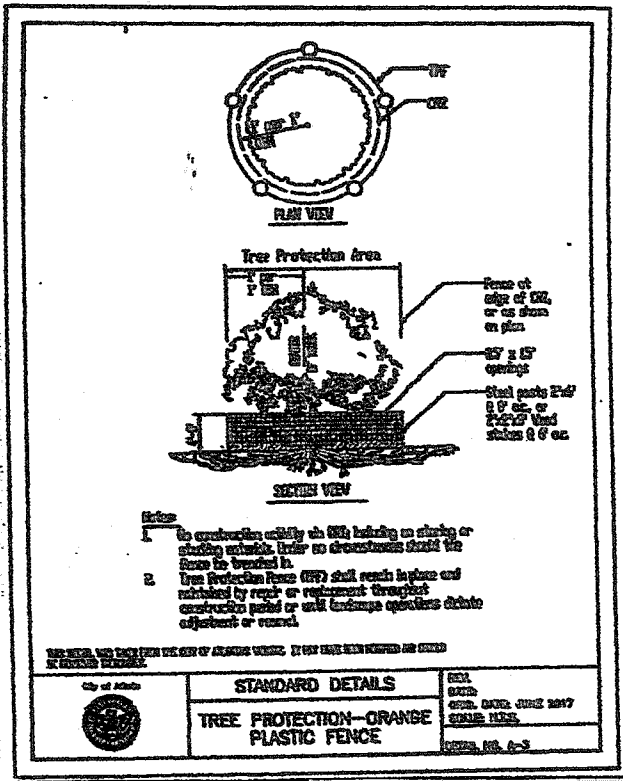
(In Feet)
1 inch = 20 ft.

Zoning RSF

Parcel Number 14009400020501
Location Address 551 Lake DR
Hapeville, GA 30354
Legal Description
Property Class R3 – Residential Lots
Neighborhood 1442
Tax District 30
Zoning RSF
Acres 0.1793
Homestead N
Exemptions

Owner: Fretius Enterprises, INC
551 Lake Dr
Hapeville, GA 30354
404-839-5317

Point of contact: Jerome Bright
Jcbright45@gmail.com
678-596-4379



* Area of site = 7812
* FAR – 1960 / 9000= 0.25
* Impervious Lot Coverage – 2982 / 9000 = 0.38

Minimum Building Setback Requirements	
Zoned RSF	
Front Yard – 15'	
Side Yard – 5'	
Rear Yard – 20'	

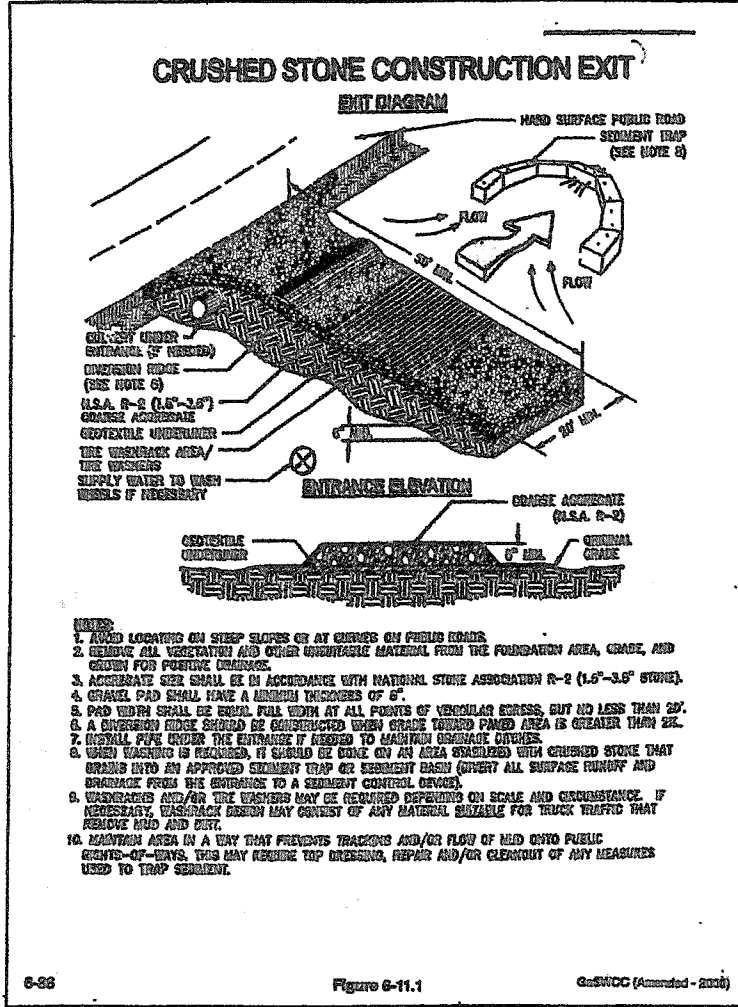
House Elevation
Left and Right front corner = 2' and 2' above ground level respectively
Left and Right Rear corner = 4' and 4' above ground level respectively
House is on a Crawlspace (Addition will be added to existing dwelling at same elevation)

- General Requirements:**
Dirt statement- Project does not require Dirt movement that will exceed allowed cubic yards – Earthwork is Below 500 cu. Yd. No Haul route will be required.
Graded slopes- No graded slope shall exceed 2h: 1v – Dirt will be stocked piled on site. No trees will be impacted by construction.
Erosion, Sedimentation and Pollution Control (ES&PC) Plan:
Construction Exit (Co): listed on site plan (Driveway)
Perimeter control silt fence (Sd1-C) : Shall not disturb any trees on site.
Disturbed Area Stabilization (Ds1, Ds2, Ds3, Ds4): method will be Ds3
Erosion and Sediment control Plan:
- a) The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures prior to or concurrent with land-disturbing activities.
 - b) Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.
 - c) Disturbed areas left idle 14 days shall be stabilized with temporary vegetation and mulch; disturbed areas remaining idle 30 days shall be stabilized with permanent vegetation.
 - d) Erosion and sediment control measures shall be inspected at least weekly, after each rain, and repaired as necessary.
 - e) Additional erosion and sediment control measures shall be installed if determined necessary by on-site inspection.
 - f) Silt fence shall be "Type C" as per the Manual for Erosion and Sediment Control in Georgia, and be wire reinforced.

THIS PROPERTY LIES WITHIN THE RIGHT-OF-WAY OF A PUBLIC UTILITY. THE SURVEY/PLAN REPRESENTS THE FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PIPE FOUND, OLD & DISCONTINUED POLE LINES, OLD WALL TIES, CEMENT & REBAR LINES, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONFLICT WITH THE RECORD PLANS AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYORS' PLANS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE REQUIRED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

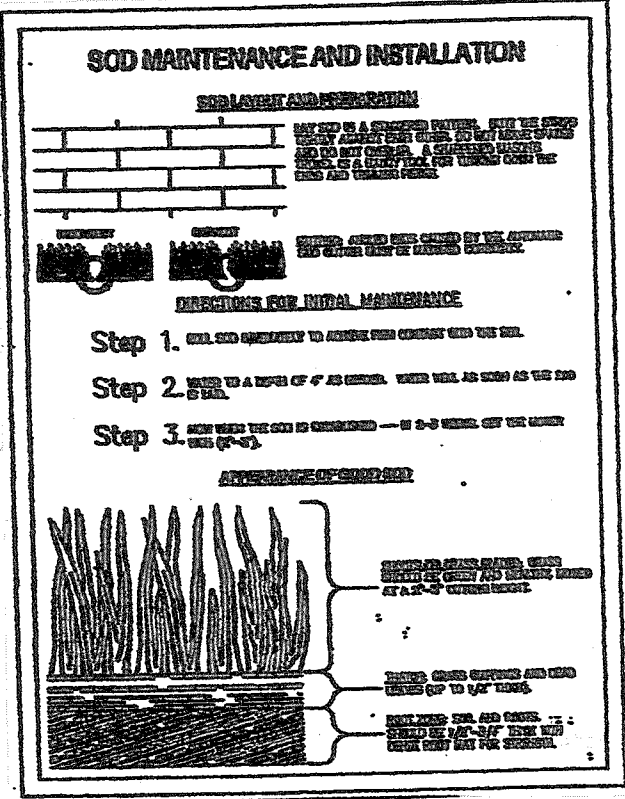
THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, ENCUMBRANCES AND DISCREPANCIES MAY EXIST WITHIN EXISTING AND EXISTING THIS SURVEY IS SUBJECT TO RECORDING AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

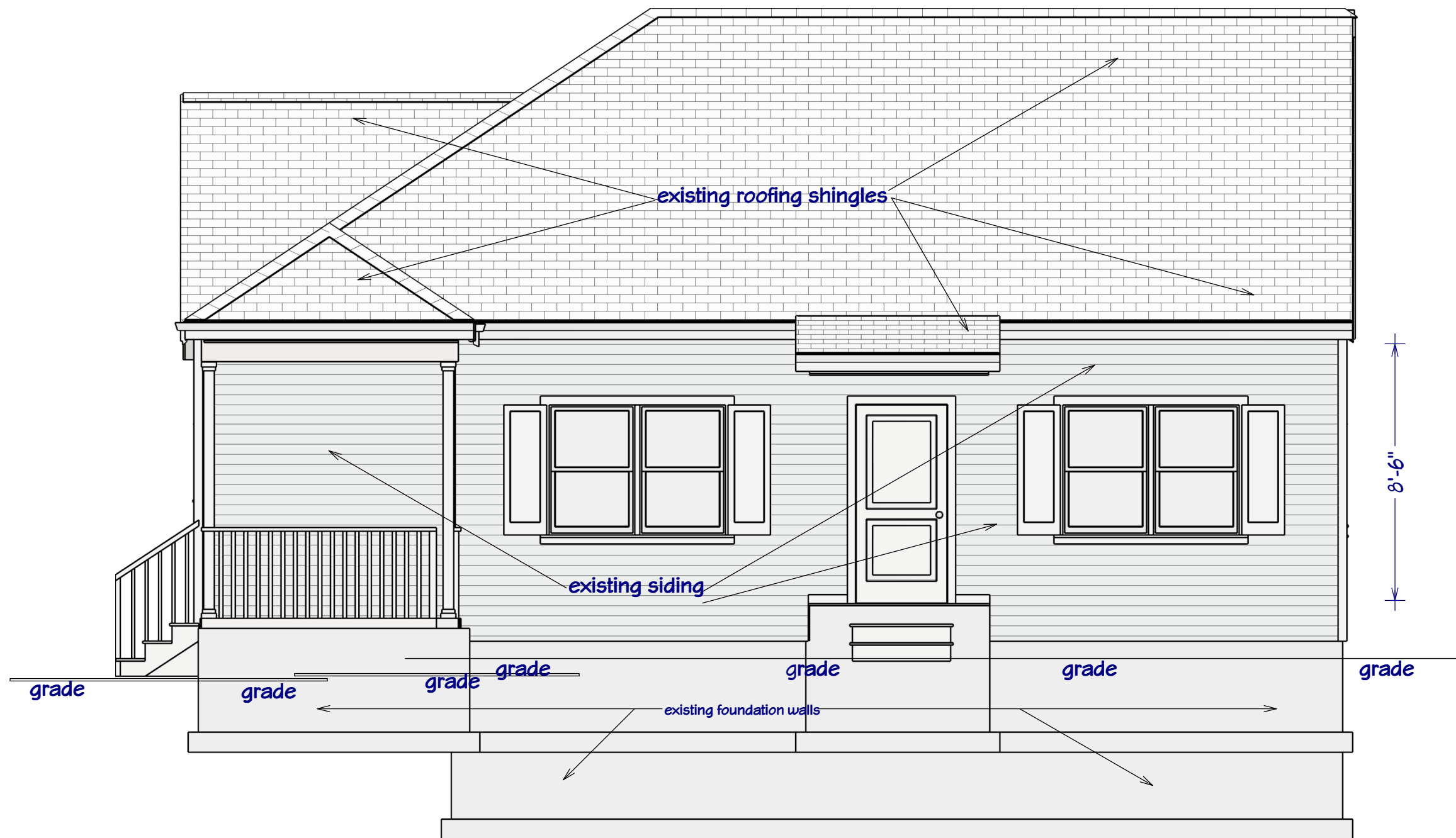
GEORGIA811
Utilities Protection Center, Inc.
1-800-282-7411
Know what's below.
Call before you dig.



STRUCTURAL PRACTICES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for routing runoff from the site thereby protecting public streets.
Sd1	SEDIMENT SILENT			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bags of stone or bags of straw, logs and poles, gravel, or a silt fence.

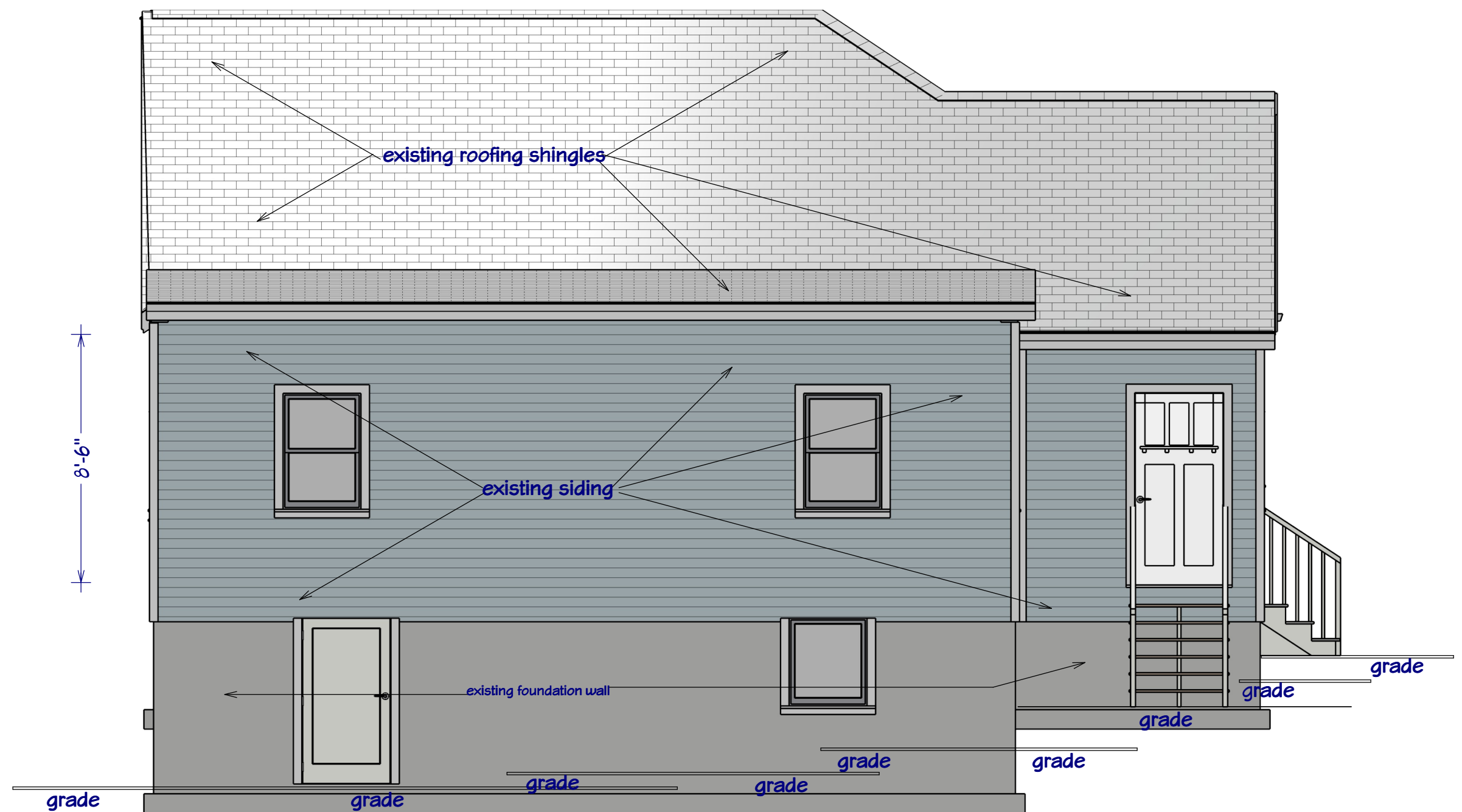
VEGETATIVE PRACTICES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	TEMPORARY VEGETATION			Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing medium to produce an erosion reducing cover.
Ds2	TEMPORARY VEGETATION			Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	PERMANENT VEGETATION			Establishing a permanent vegetative cover such as trees, shrubs, grass, or legumes on disturbed areas.
Ds4	PERMANENT VEGETATION			A permanent vegetative cover using native or highly erodible or artificially created lands.





1
A1.0

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



2
A1.0

Elevation 2
EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"

RELEASE FOR CONSTRUCTION

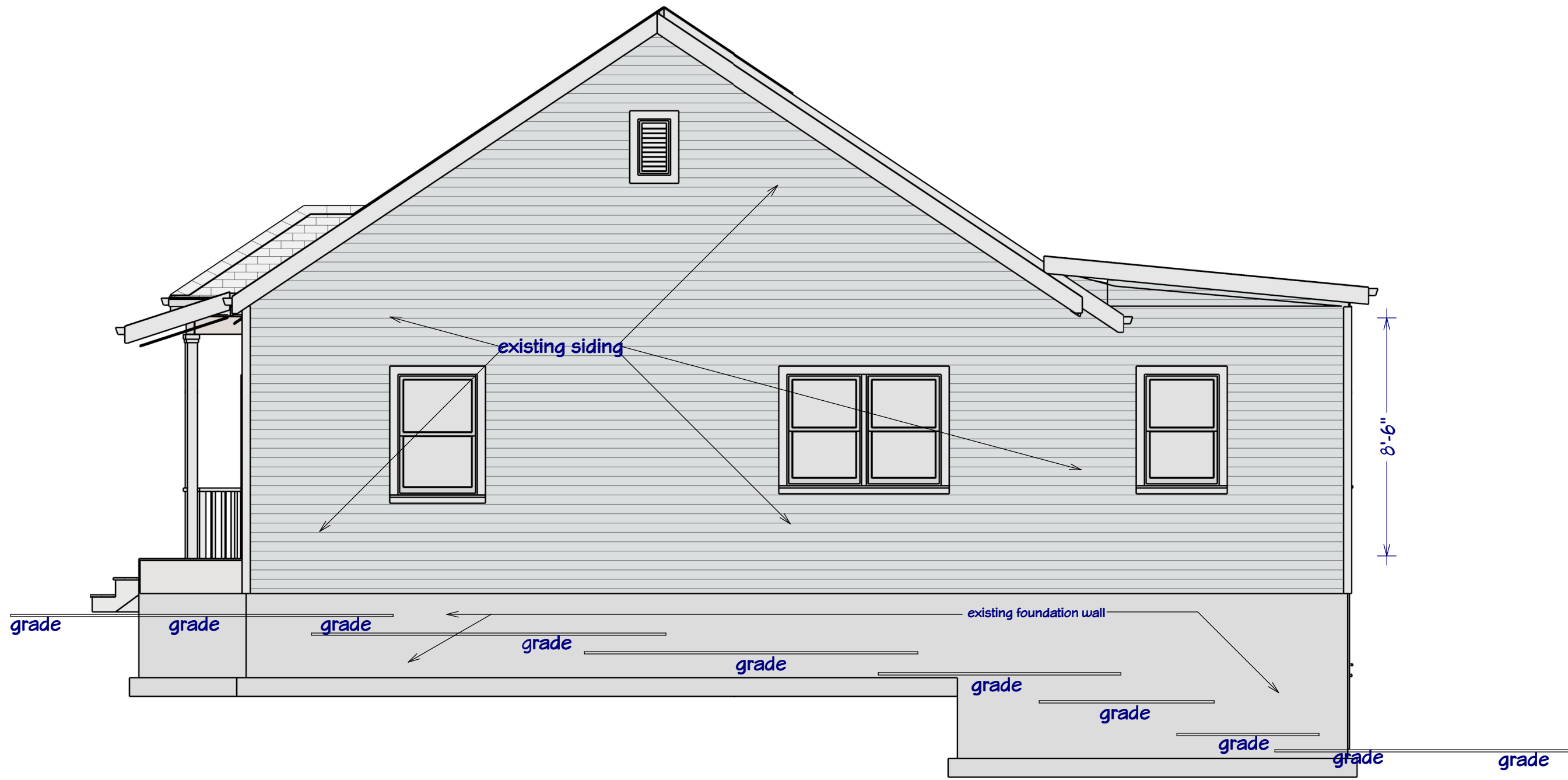
CLIENT: FREITUS ENTERPRISES
PROJECT: 551 LAKE DRIVE
HAPEVILLE, GA 30354
PROJECT NUMBER: 071521

DESIGNER: DANA T DESIGNS
678-596-8590
danatdesigns1@gmail.com

DATE:
JULY 15, 2021

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

SHEET:
A1.0

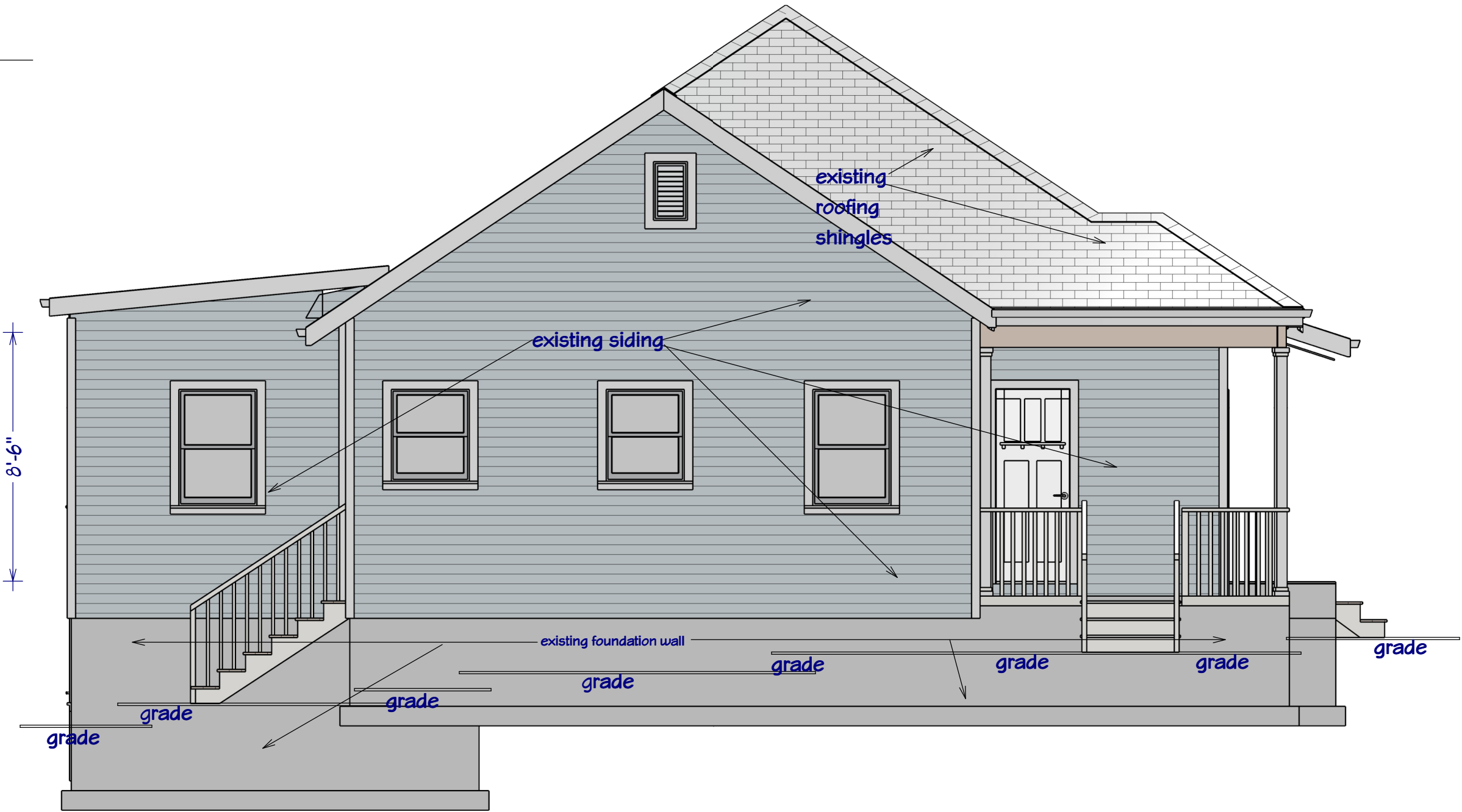


Elevation 2

1
A1.1

EXISTING RIGHT SIDE ELEVATION

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



Elevation 1

2
A1.1

EXISTING LEFT SIDE ELEVATION

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

--	--	--	--

NO.	DESCRIPTION	BY	DATE

RELEASE FOR CONSTRUCTION

CLIENT: FREITUS ENTERPRISES
PROJECT: 551 LAKE DRIVE
HAPEVILLE, GA 30354
PROJECT NUMBER: 071521

DESIGNER: DANA T DESIGNS
678-596-8590
danatdesigns1@gmail.com

DATE:

JULY 15, 2021

SCALE:

1/4" = 1'-0"

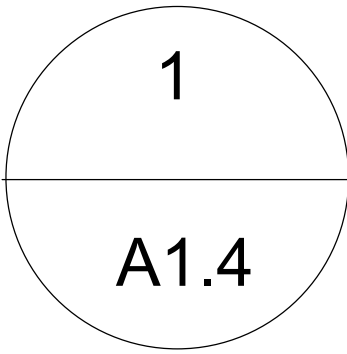
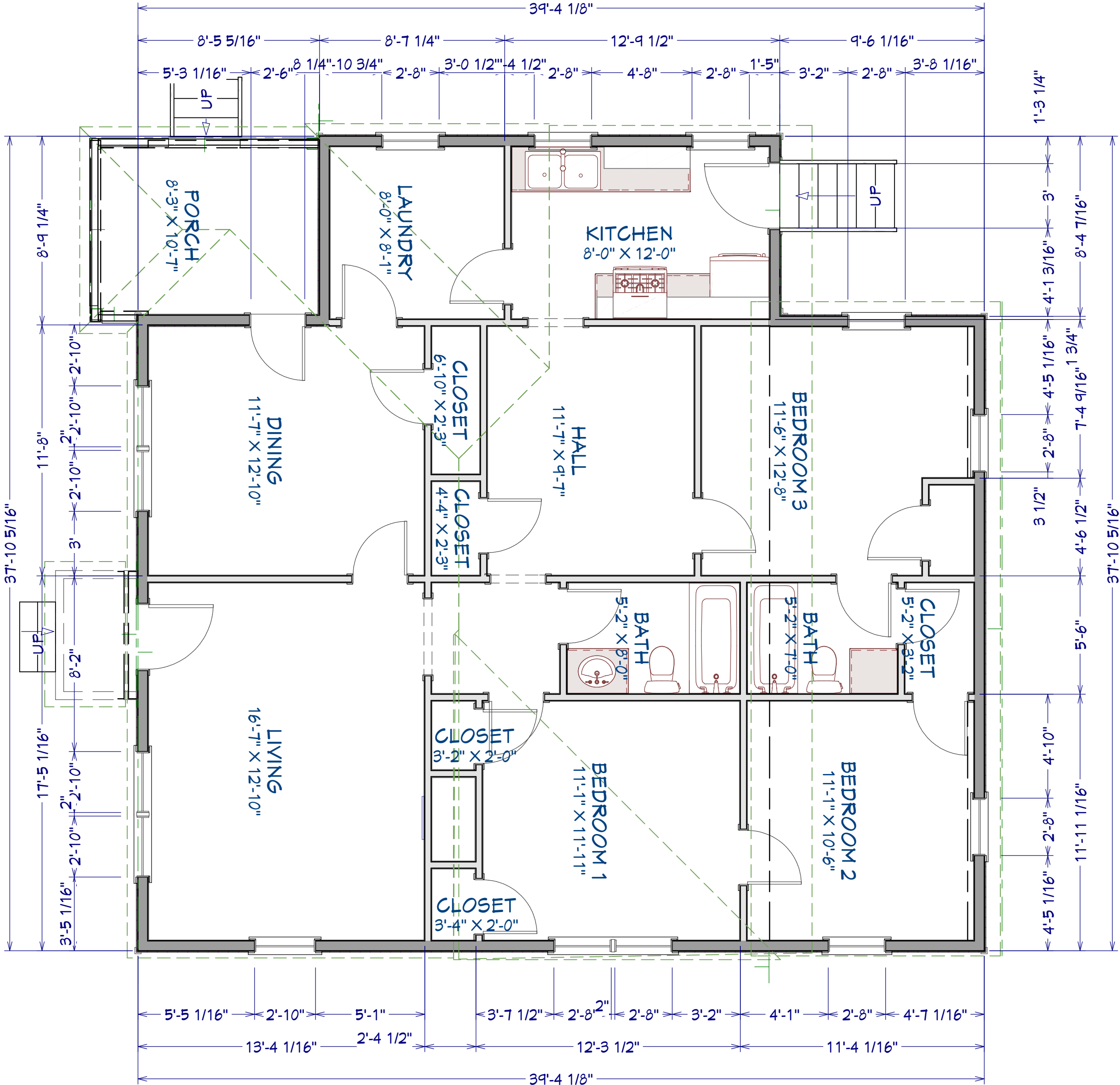
SHEET:

A1.1

LAKE DRIVE

1st Floor

LIVING AREA
1363 SQ FT



EXISTING FLOOR PLAN

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

--	--	--	--

NO.	DESCRIPTION	BY	DATE

RELEASE FOR CONSTRUCTION

CLIENT: FREITUS ENTERPRISES
PROJECT: 551 LAKE DRIVE
HAPEVILLE, GA 30354
PROJECT NUMBER: 071521

DESIGNER: DANA T DESIGNS
678-596-8590
danatdesigns1@gmail.com

DATE:

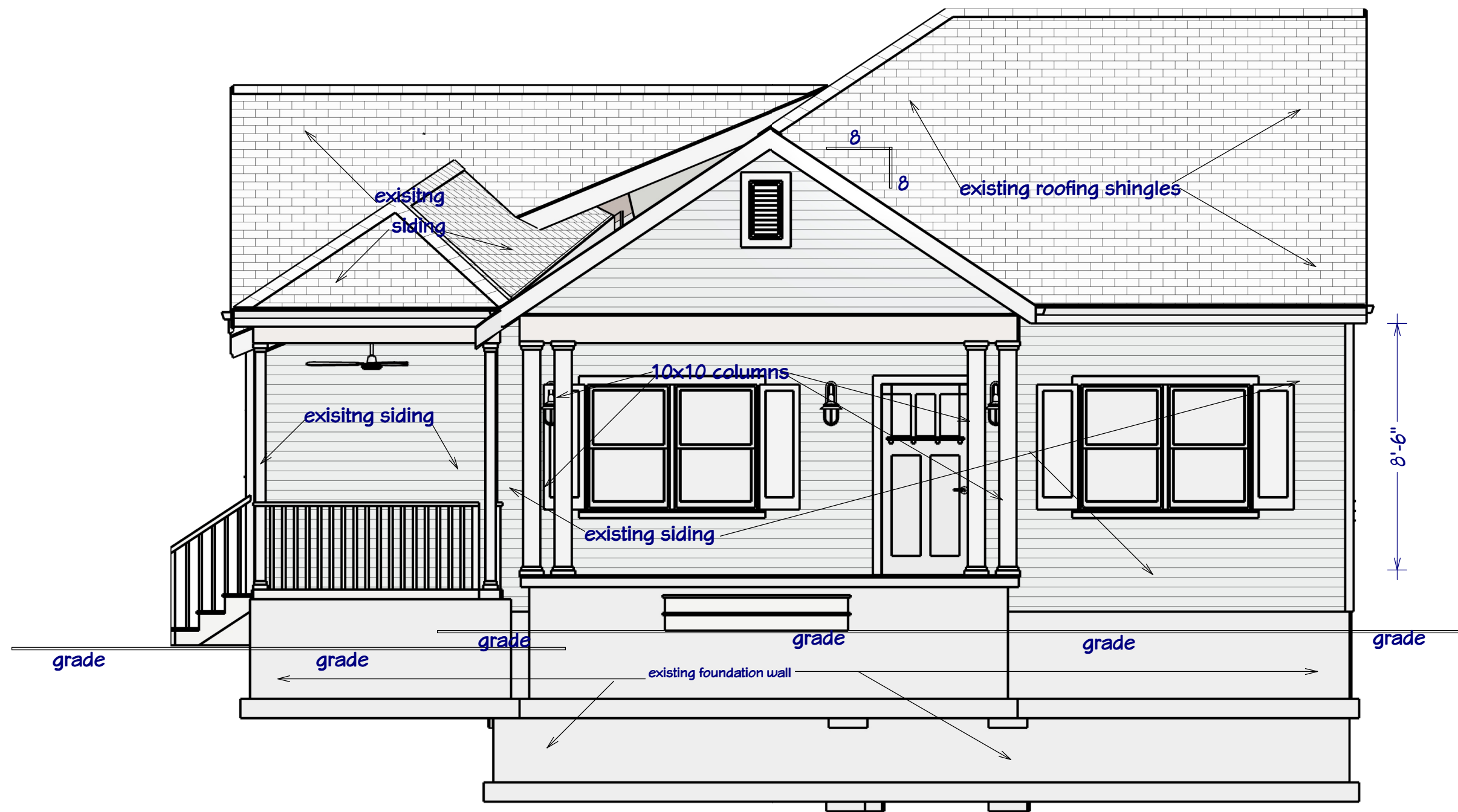
JULY 15, 2021

SCALE:

1/4" = 1'-0"

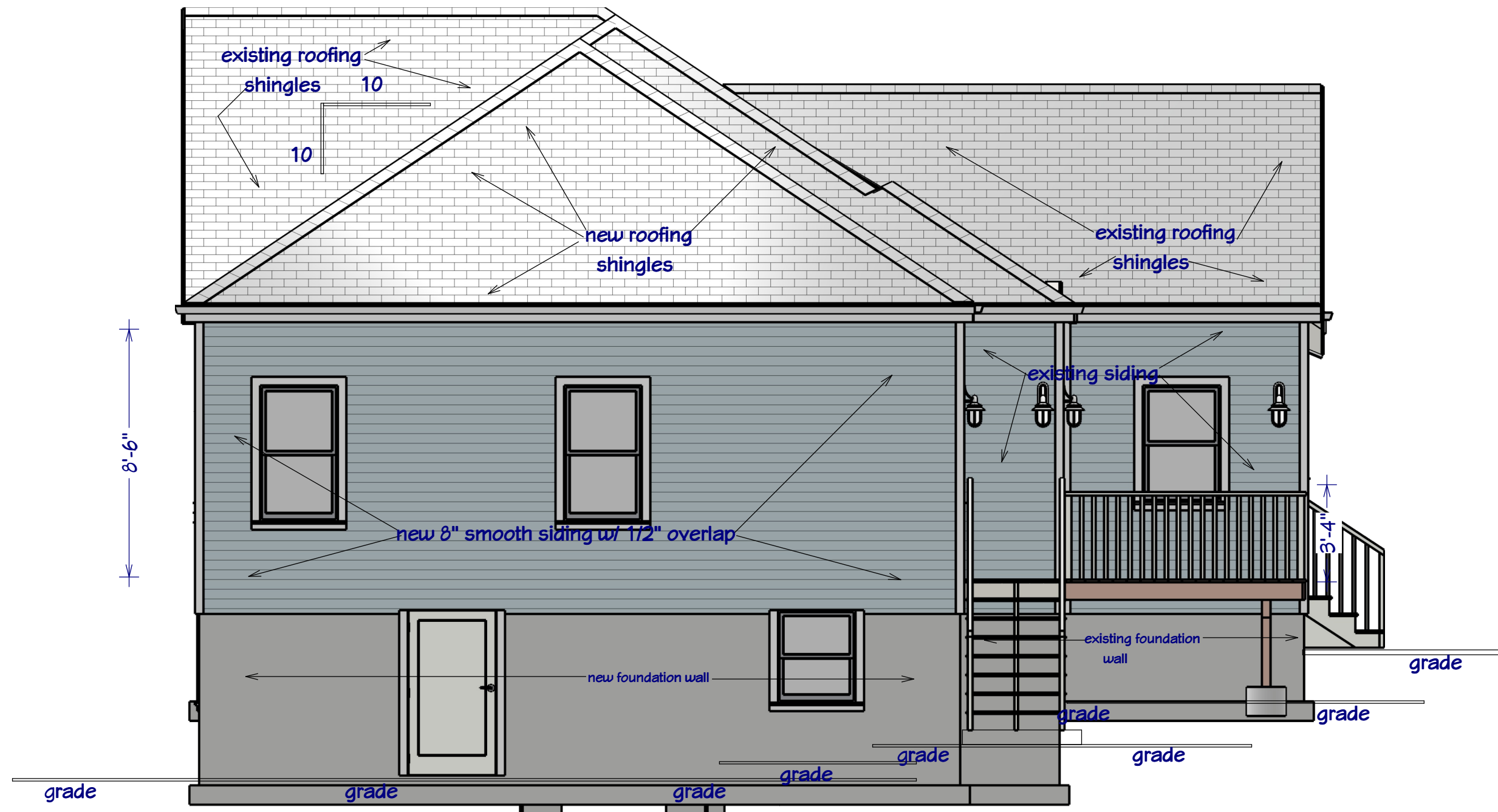
SHEET:

A1.4



1
B1.0

EXIST./PROP., FRONT ELEVATION
Elevation 1
SCALE: 1/4" = 1'-0"



2
B1.0

EXIST./PROP., REAR ELEVATION
Elevation 2
SCALE: 1/4" = 1'-0"

--	--	--	--	--	--

NO.	DESCRIPTION	BY	DATE

RELEASE FOR CONSTRUCTION

CLIENT: FREITUS ENTERPRISES
PROJECT: 551 LAKE DRIVE
HAPEVILLE, GA 30354
PROJECT NUMBER: 071521

DESIGNER: DANA T DESIGNS
678-596-8590
danatdesigns1@gmail.com

DATE:

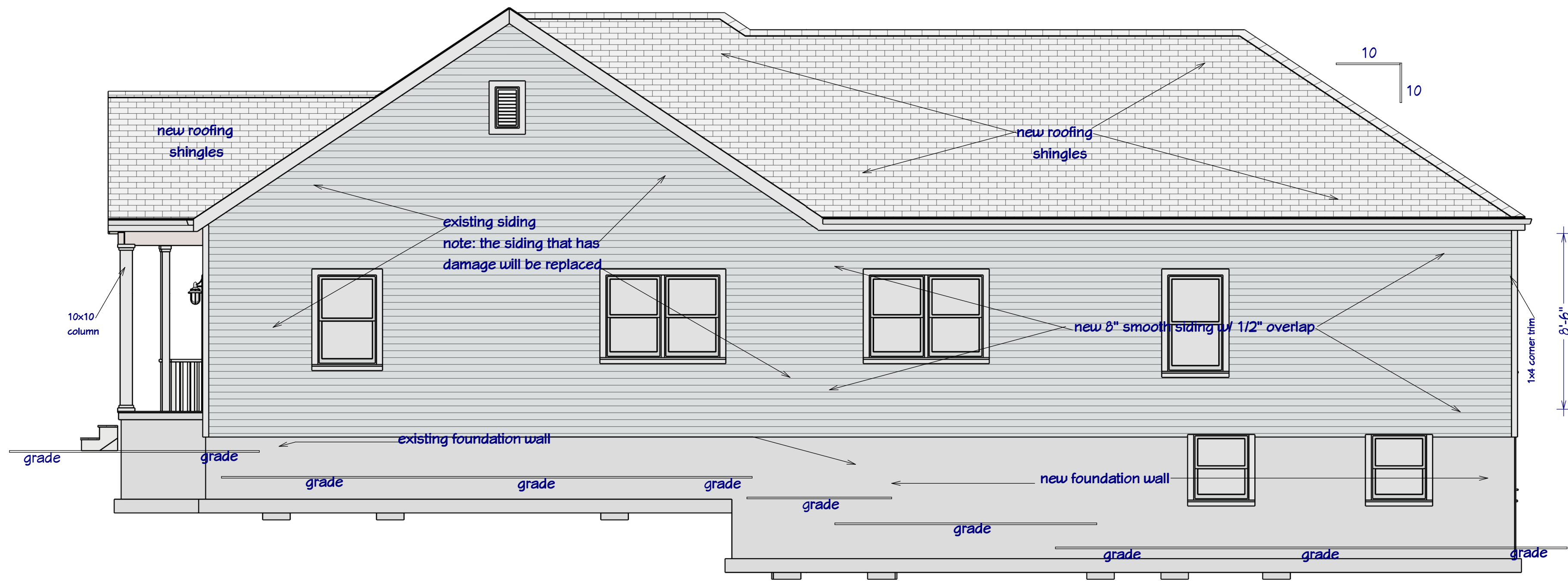
JULY 17, 2021

SCALE:

1/4" = 1'-0"

SHEET:

B1.0

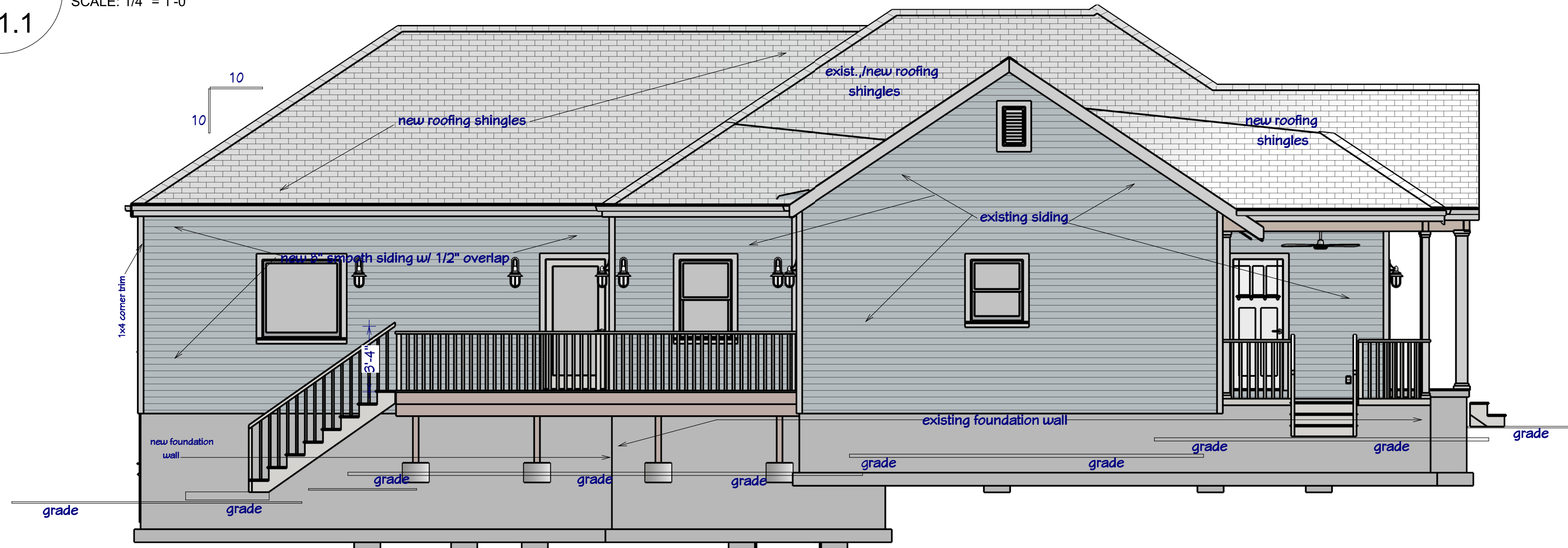


Elevation 1

1
B1.1

EXIST./PROP., RIGHT SIDE ELEVATIONS

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



Elevation 2

2
B1.1

EXIST./PROP., LEFT SIDE ELEVATIONS

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

NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

RELEASE FOR CONSTRUCTION

CLIENT: FREITUS ENTERPRISES
PROJECT: 551 LAKE DRIVE
HAPEVILLE, GA 30354
PROJECT NUMBER: 071521

DESIGNER: DANA T DESIGNS
678-596-8590
danatdesigns1@gmail.com

DATE:

JULY 17, 2021

SCALE:

1/4" = 1'-0"

SHEET:

B1.1

LAKE DRIVE

1st Floor

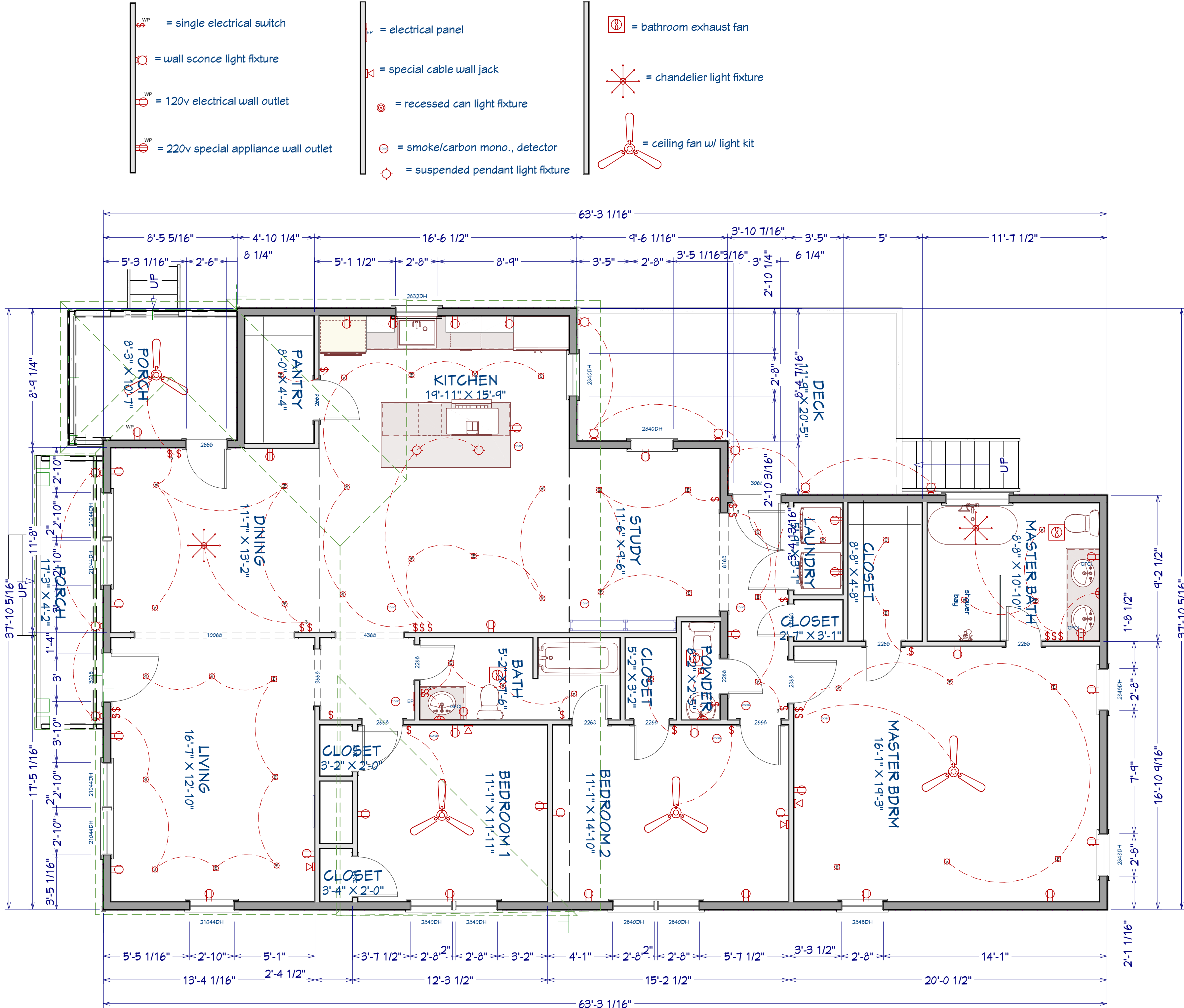
LIVING AREA
1964 SQ FT

PROPOSED FLOOR PLAN

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

1

B1.4



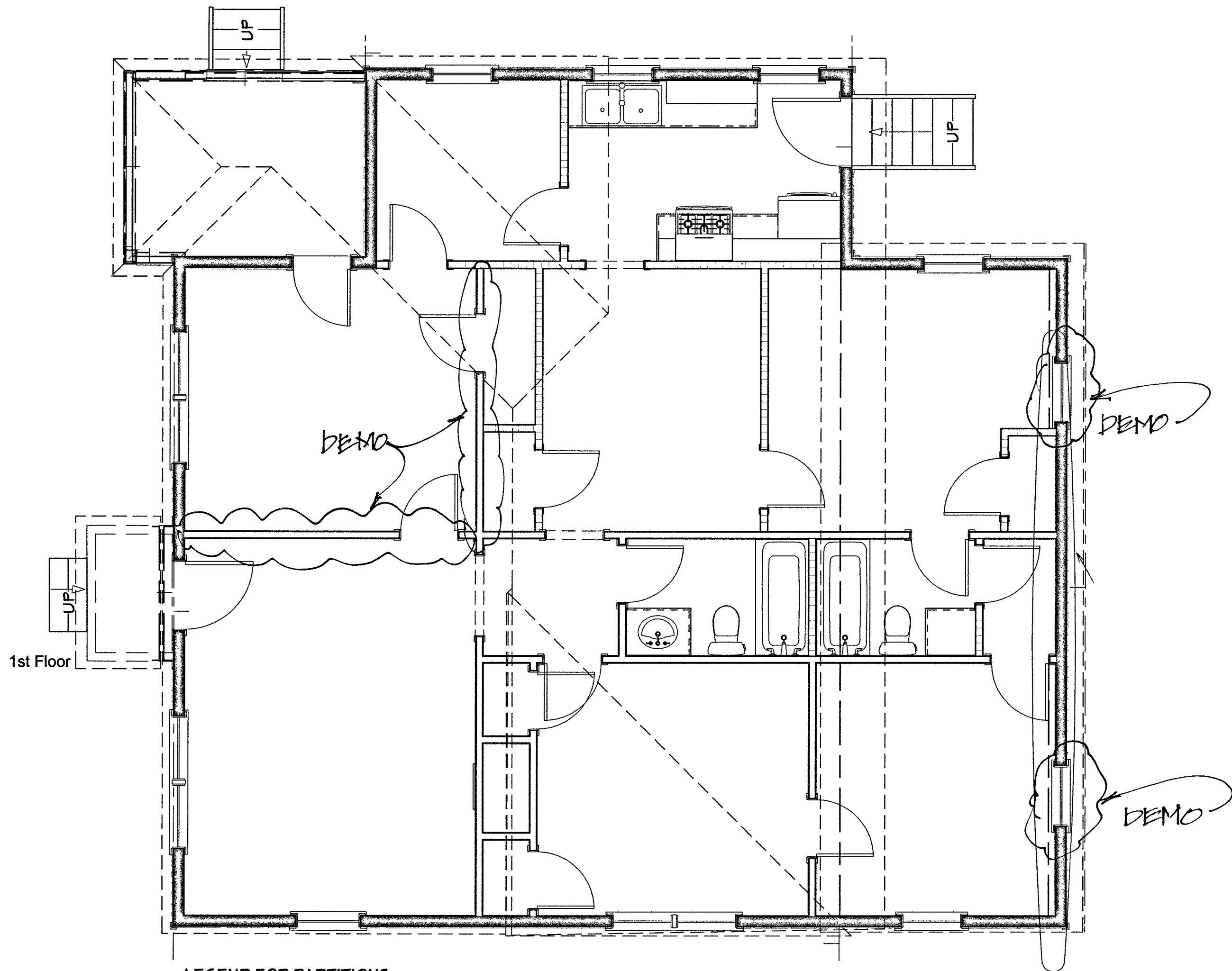
RELEASE FOR CONSTRUCTION

CLIENT: FREITUS ENTERPRISES
PROJECT: 551 LAKE DRIVE
HAPEVILLE, GA 30354
PROJECT NUMBER: 071521

DESIGNER: DANA T DESIGNS
678-596-8590
danatdesigns1@gmail.com

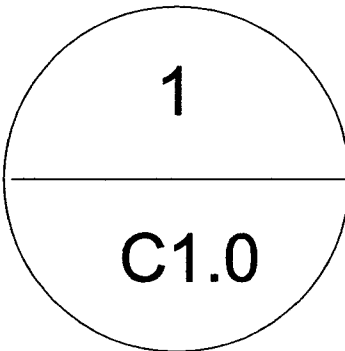
DATE:
JULY 17, 2021
SCALE:
1/4" = 1'-0"
SHEET:
B1.4

LAKE DRIVE



LEGEND FOR PARTITIONS:

	= exterior partition that will remain
	= existing interior partition that's remaining
	= partitions that are being removed



PROPOSED DEMO PLAN
SCALE: 1/4" = 1'-0"



--

NO.	DESCRIPTION	BY	DATE

RELEASE FOR CONSTRUCTION

CLIENT: FREITUS ENTERPRISES
PROJECT: 551 LAKE DRIVE
HAPEVILLE, GA 30354
PROJECT NUMBER: 071521

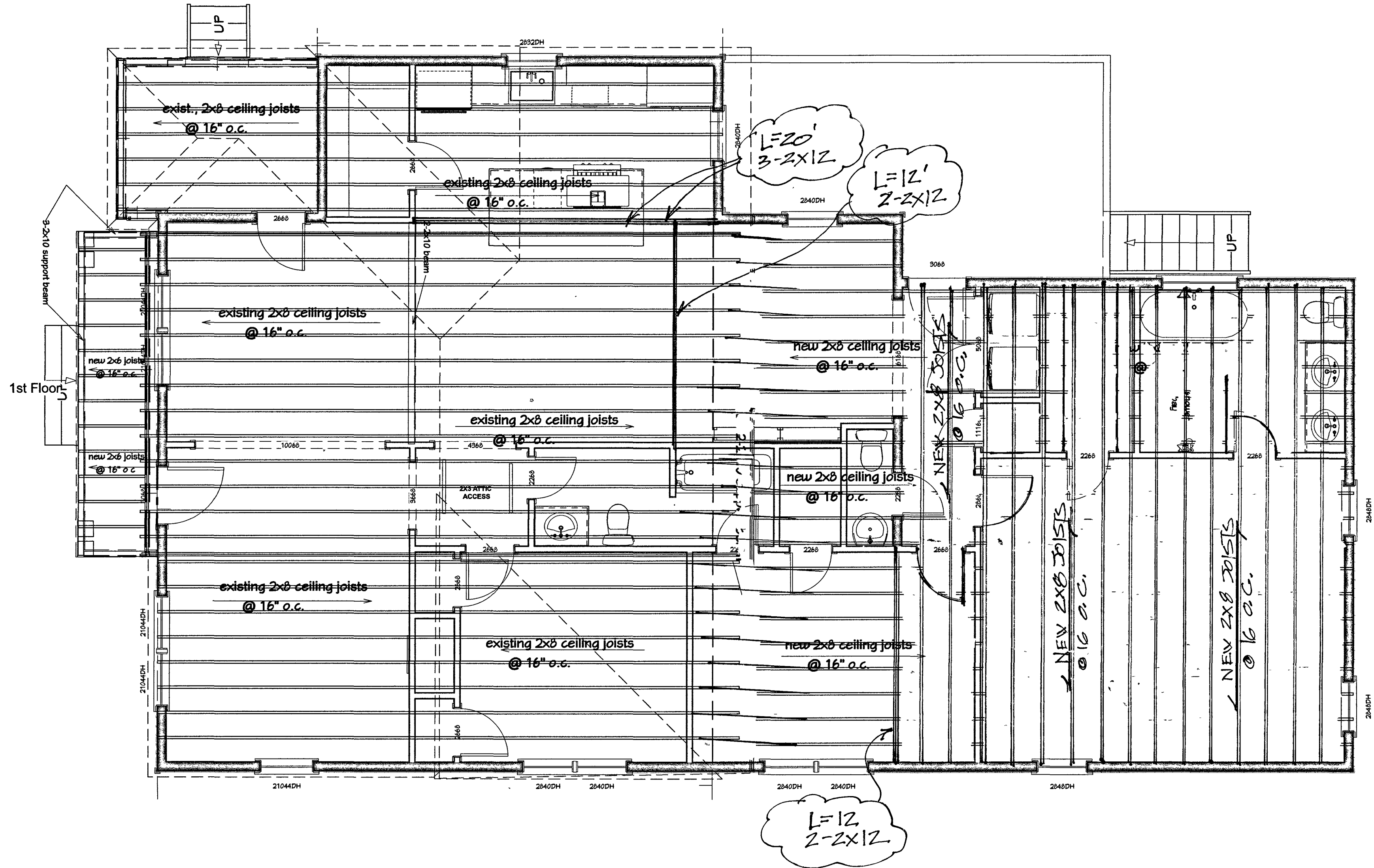
DESIGNER: DANA T DESIGNS
678-596-8590
danatdesigns1@gmail.com

DATE:
JULY 15, 2021

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

SHEET:
C1.0

Page 28 of 71



1
D1.1

EXIST./PROP., CEILING FRAME PLAN
SCALE: 1/4" = 1'-0"



RELEASE FOR CONSTRUCTION			
NO.	DESCRIPTION	BY	DATE

CLIENT: FREITUS ENTERPRISES PROJECT: 551 LAKE DRIVE HAPEVILLE, GA 30354 PROJECT NUMBER: 071521	DESIGNER: DANA T DESIGNS 678-596-8590 danatdesigns1@gmail.com	DATE: JULY 17, 2021 SCALE: 1/4" = 1'-0" SHEET: D1.1
---	---	---

Foundation

1

EXIST./PROP., FOUNDATION PLAN

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



CLIENT: FREITUS ENTERPRISES
PROJECT: 551 LAKE DRIVE
HAPEVILLE, GA 30354
PROJECT NUMBER: 071521

DESIGNER: DANA T DESIGNS
678-596-8590
danatdesigns1@gmail.com

DATE:

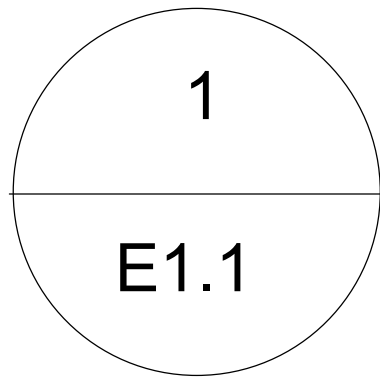
JULY 17, 2021

SCALE:

1/4" = 1'-0"

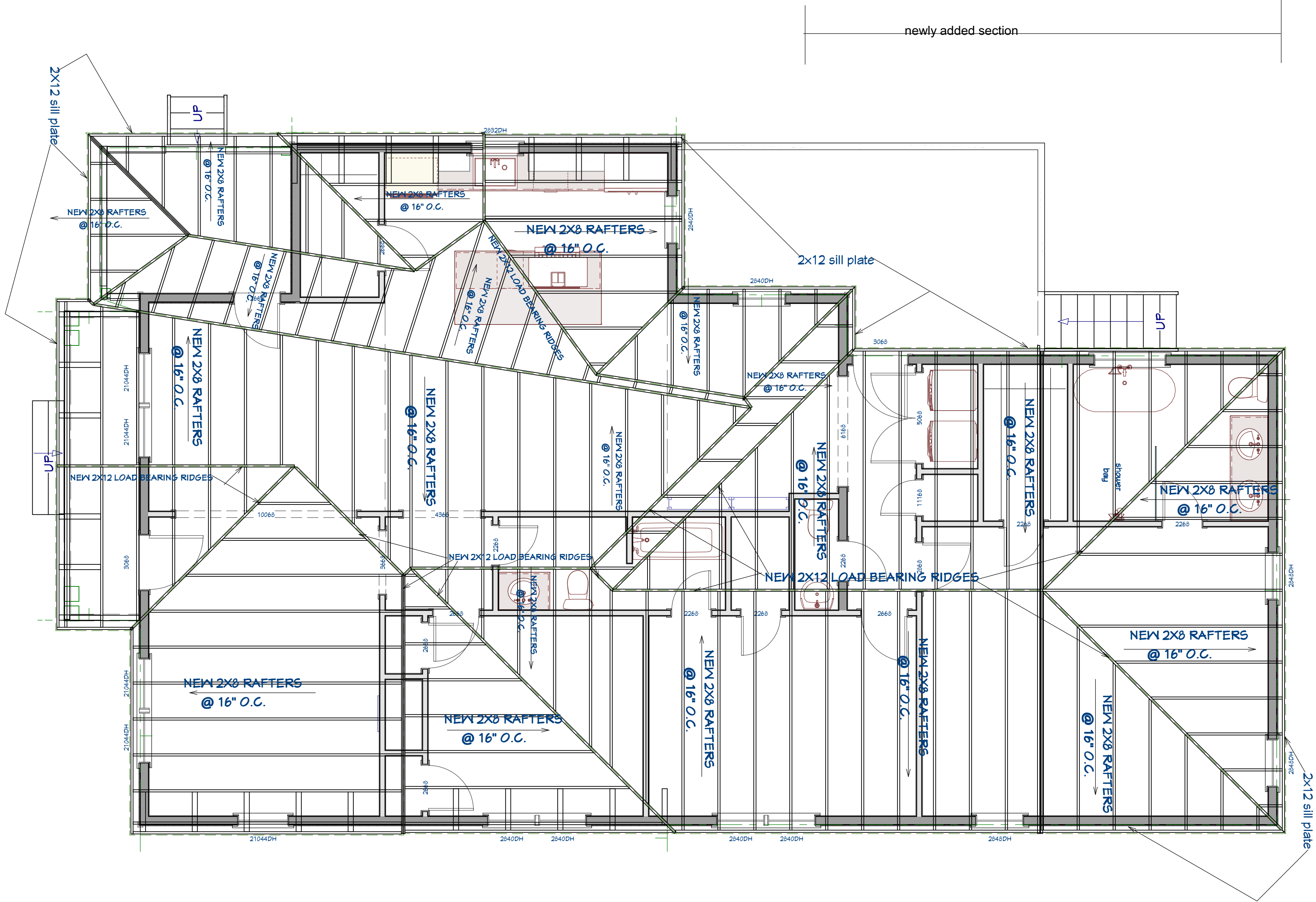
SHEET:

E1.0



EXIST./PROP., ROOF FRAME PLAN

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



--	--	--	--	--	--

NO.	DESCRIPTION	BY	DATE

RELEASE FOR CONSTRUCTION

CLIENT: FREITUS ENTERPRISES
PROJECT: 551 LAKE DRIVE
HAPEVILLE, GA 30354
PROJECT NUMBER: 071521

DESIGNER: DANA T DESIGNS
678-596-8590
danatdesigns1@gmail.com

DATE:

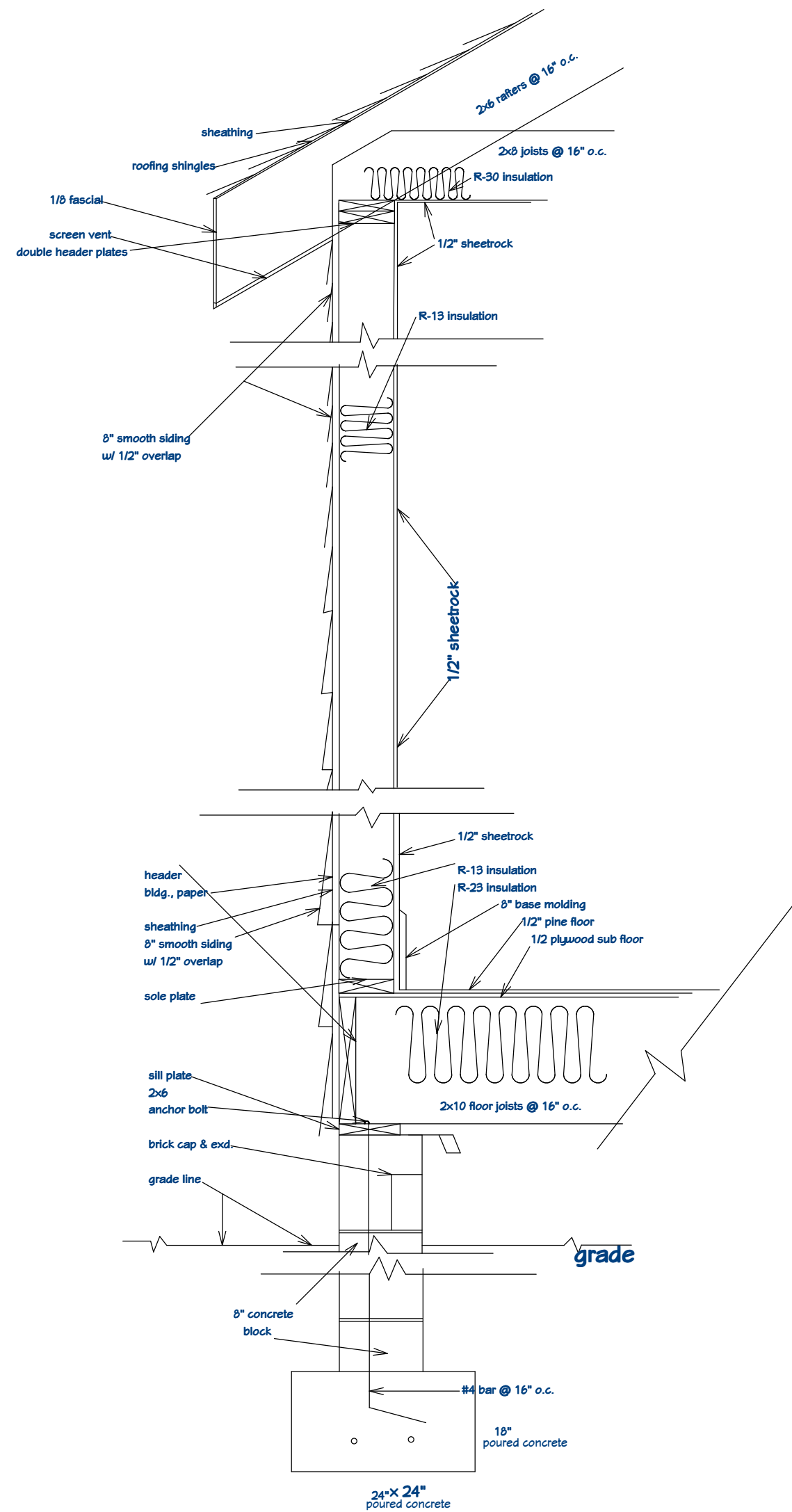
JULY 17, 2021

SCALE:

1/4" = 1'-0"

SHEET:

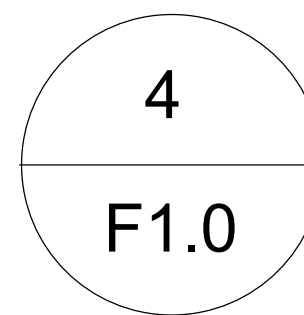
E1.1



1
TYP., HOUSE SECTION DETAIL

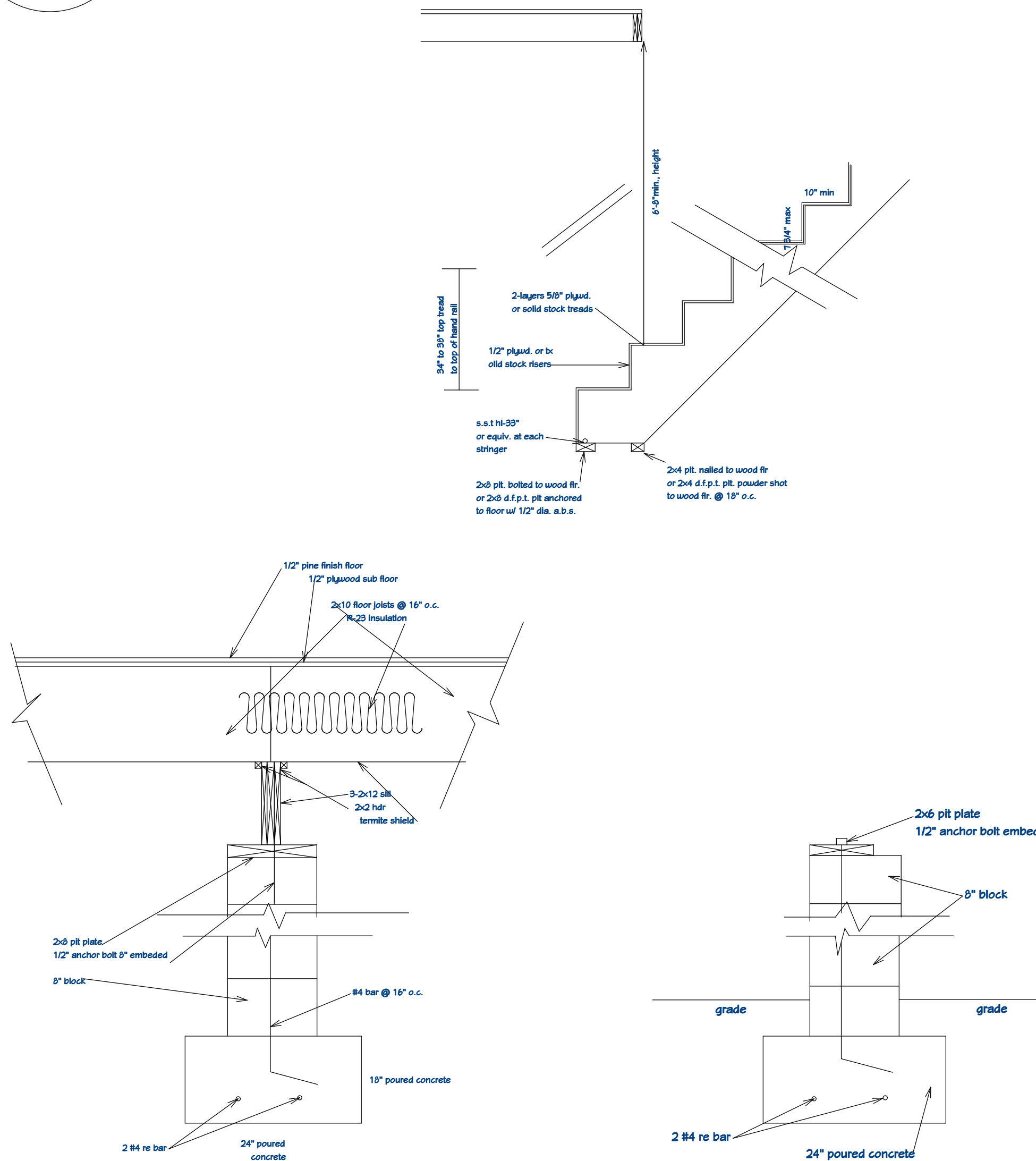
SCALE: 1/4" = 1'-0"

F1.0



4
TYP., STAIR SECTION DETAIL

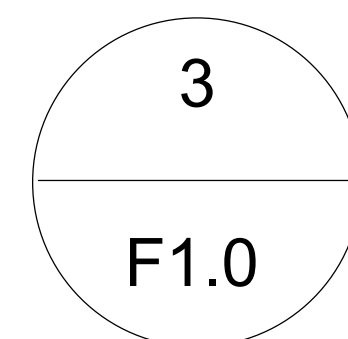
SCALE: 1/2" = 1'-0"



2
TYP., FOOTING SECT., DETAIL

SCALE: 1/2" = 1'-0"

F1.0



3
TYP., PIER SECTION

SCALE: 1/2" = 1'-0"

F1.0

--

NO.	DESCRIPTION	BY	DATE

RELEASE FOR CONSTRUCTION

CLIENT: FREITUS ENTERPRISES
PROJECT: 551 LAKE DRIVE
HAPEVILLE, GA 30354
PROJECT NUMBER: 071521

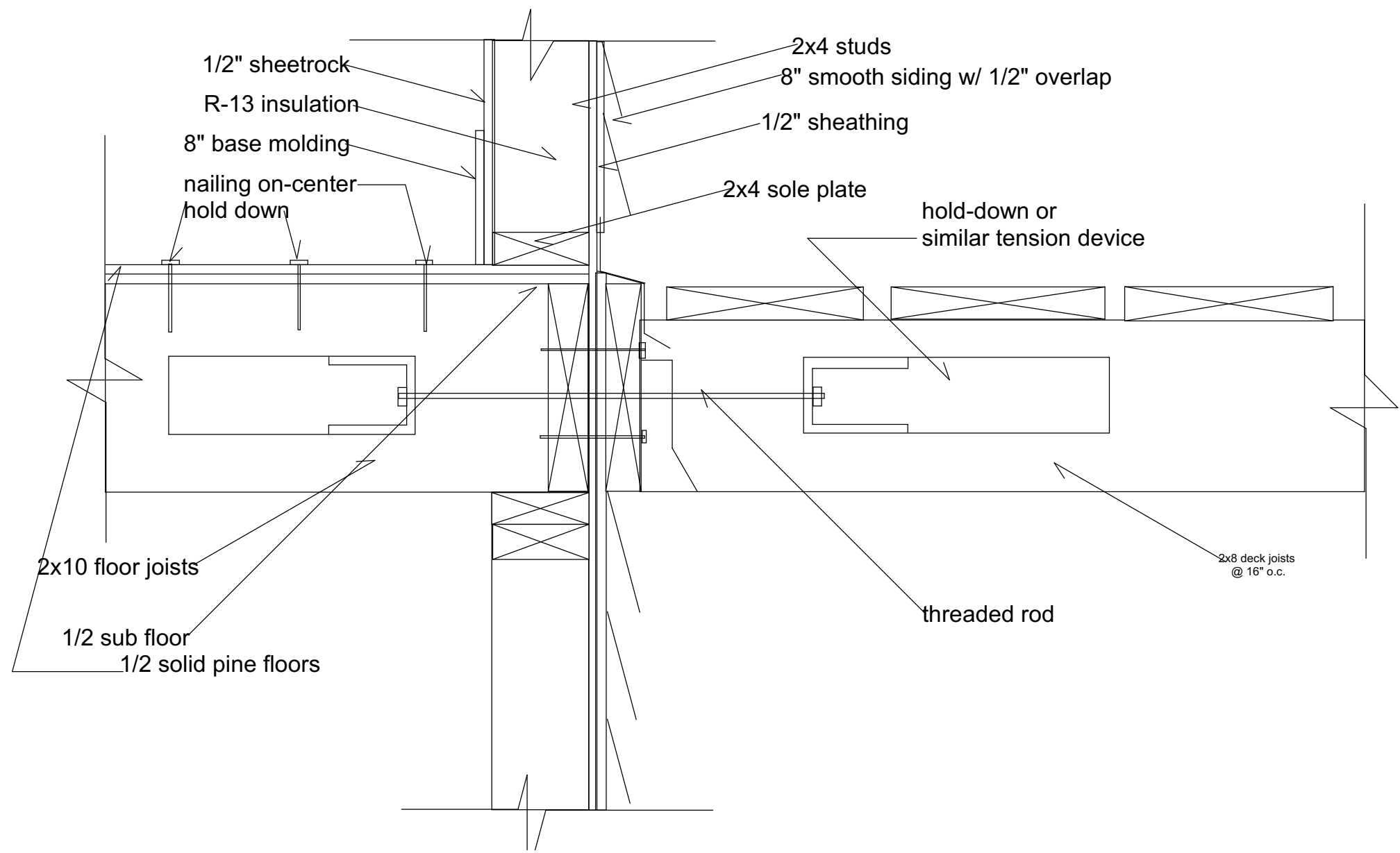
DESIGNER: DANA T DESIGNS
678-596-8590
danatdesigns1@gmail.com

DATE:
JULY 17, 2021

SCALE:
1/2" = 1'-0"

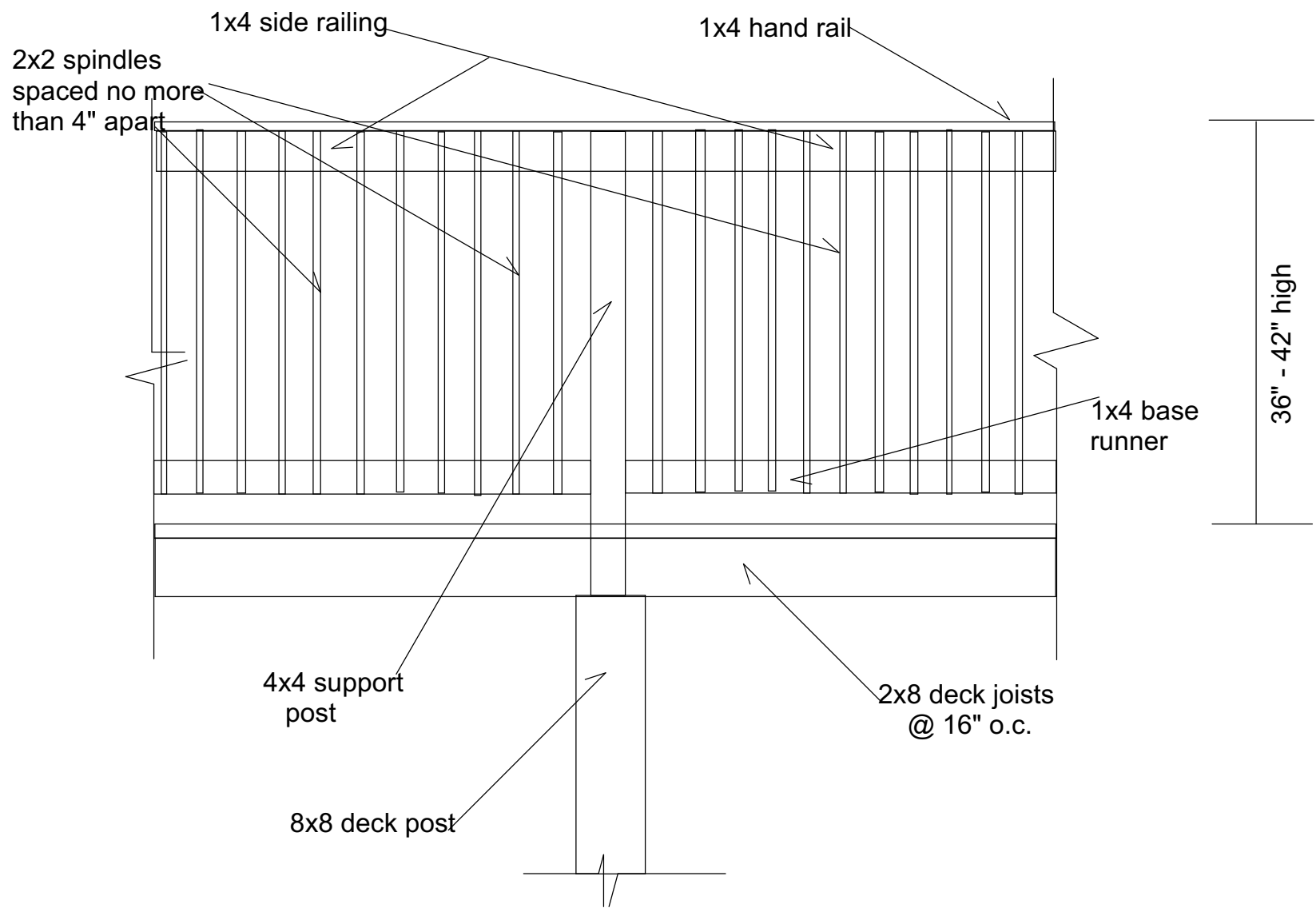
SHEET:

F1.0



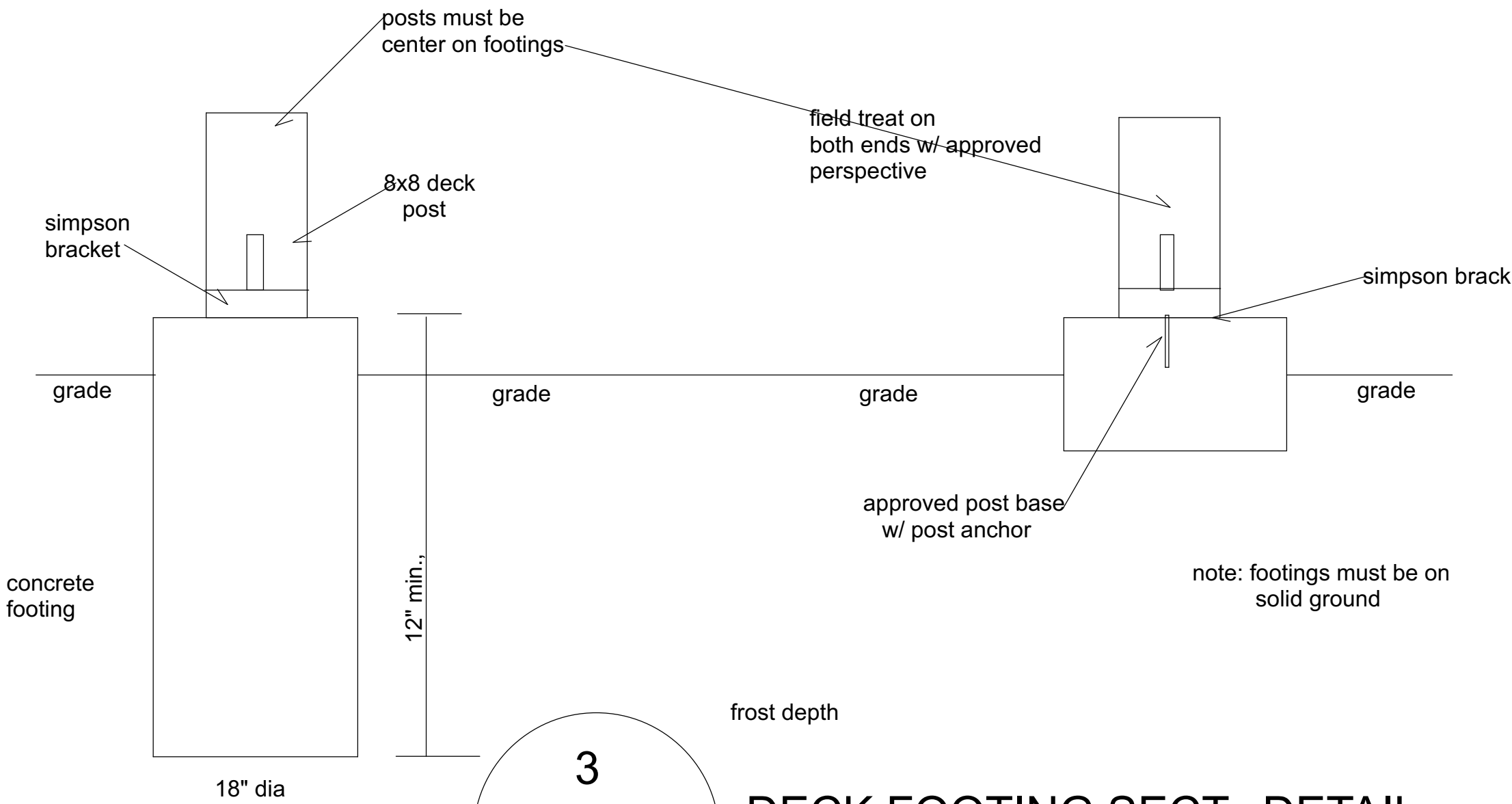
1
F1.1

DECK LATERAL-LOAD BRACING SECTION
SCALE: 3/4" = 1'-0"



2
F1.1

TYP., RAILING DETAIL
SCALE: 1/2" = 1'-0"



3
F1.1

DECK FOOTING SECT., DETAIL
SCALE: 3/4" = 1'-0"

--	--	--	--

NO.	DESCRIPTION	BY	DATE

RELEASE FOR CONSTRUCTION

CLIENT: FREITUS ENTERPRISES
PROJECT: 551 LAKE DRIVE
HAPEVILLE, GA 30354
PROJECT NUMBER: 071521

DESIGNER: DANA T DESIGNS
678-596-8590
danatdesigns1@gmail.com

DATE:

06-05-2021

SCALE:

SHEET:

F1.1



Hapeville
georgia

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

DATE: February 9, 2022
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 240 Mt Zion**

The City of Hapeville has received a design review application from Justin Honore for the construction of a 1,938 sf single family dwelling with a detached garage to be located at 240 Mt Zion Rd. The dwelling will have 4 bedrooms and 2.5 bathrooms.

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

CODE

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

- ✓ Except where indicated, setbacks shall be established by zoning.
- ⊖ On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- ✓ Minimum building heights shall be established by zoning.
- ✓ Within subareas D and E maximum building heights shall be as established by zoning, except that:
 - Where this chapter provides a more-stringent standard as compared to the zoning code, the more-stringent standard shall prevail. The only exception to this shall be a use grandfathered under the zoning code.
 - Portions of buildings equal to or less than five feet from a side or rear lot line shall be limited in height to the greater of 16 feet.
 - Portions of buildings between five and ten feet of a side or rear lot line shall be limited in height to the greater of 25 feet.
 - ✓ Portions of buildings ten feet or greater from a side or rear lot line shall be limited in height to 35 feet.
- ⊖ Outside of subareas D and E maximum building heights shall be as established by zoning.
- ⊖ All buildings shall provide first-story occupiable space, for the first ten feet of building depth along the enfronting facade.
- ✓ Sidewalks shall be located along all public and private streets. Sidewalks shall consist of two areas: a landscape area and a clear area.

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

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

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

STAFF COMMENT:

Existing sidewalk

(b) Supplemental Area and Fence Standards

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

STAFF COMMENT: A tree is required in the front yard. See Tree Conservation Code for acceptable specimens.

(c) Utility Standards

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

STAFF COMMENT: Mechanical not shown. Must be properly 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:
 - Allowed on one-family and two-family detached dwellings;
 - Permitted on multifamily and townhouse dwellings only when screened from the adjacent street by a parapet wall.
- 👉 Gutters shall be copper, aluminum or galvanized steel.
- 👉 Downspouts shall match gutters in material and finish.
- ✓ Roof forms shall be based on architectural style.
- ✓ All roofs, excluding dormers, shall overhang a minimum of 12 inches beyond the facade.
- ⊙ Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached.

- ⊖ Chimneys exposed to the public view may not be faced in wood or cement based siding and may not be of an exposed metal or ceramic pipe. All chimneys shall be wrapped in a brick, stone or suitable masonry finish material.
- ⊖ Chimneys on exterior building walls shall begin at grade.
- ⊖ Chimneys shall begin at grade and be faced with brick or stacked stone; extend chimneys between three and six feet above the roof line.

**STAFF COMMENT: Must specify 30 year roof shingles.
Ensure gutters and downspouts are compliant.**

(f) Street Facing Facade and Style Standards.

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

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

STAFF COMMENT: Porches must be stained or painted. Porch columns should have foundation piers extending to grade. DRC should review column style.

(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: Ensure recess is a minimum of 2 in on bottom sash. No GBG. 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. Second floor windows do not meet requirement.

(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: Sill height should be provided. Architectural style to be discussed.

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:

- ⊙ **Outbuildings.** In conventional development, outbuildings are often designed and located as an afterthought. Yet in traditional towns and cities, outbuildings serve to enrich the quality of design through their placement, design and use. In Hapeville, where outbuildings are provided on many residential lots, their design must be to the same high standards found in the community's neighborhoods.
- The following standards shall apply to construction of new outbuildings in residential districts.
- ✓ i. On lots with one street frontage, set outbuildings back at least 15 feet behind the front facade of the principal building.
- ii. On corner lots, outbuildings should be setback at least 15 feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.
- iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.
- ✓ iv. Outbuildings shall be of compatible material and architectural style to the principal building.
- v. Outbuildings shall have a minimum height of 14 feet and a maximum height of that of the principal building or 25 feet, whichever is less.
- ✗ vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.

STAFF COMMENT: Awaiting confirmation of distance from outbuilding to any other outbuilding on adjoining lots.

RECOMMENDATIONS

The proposed design is deficient in the following areas:

- A tree is required in the front yard. See Tree Conservation Code for acceptable specimens.
- Must specify 30 year roof shingles.
- Mechanical not shown. Must be properly screened.
- Ensure gutters and downspouts are compliant.
- Porches must be stained or painted.
- Porch columns should have foundation piers extending to grade. DRC should review column style.
- Ensure window recess is a minimum of 2in on bottom sash.
- No GBG.
- 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.

- Second floor windows do not meet requirement.
- Sill height should be provided.
- Architectural style to be discussed.
- Awaiting confirmation of distance from outbuilding to any other outbuilding on adjoining lots

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

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: October 19, 2021

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

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

Applicant: Justin Honore **Contact Number:** [REDACTED]

Applicants Address: 140 Barrington Parkway, Stockbridge Ga 30281

E-Mail Address: justin@honoremanagement.com **Zoning Classification:** R1, SFR Detached

Address of Proposed Work: 240 Mount Zion Rd Sw, Hapeville Ga, 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 0094000900108

Property Owner: Honore' Investments, LLC **Contact Number:** (404) 825-9332

Project Description (including occupancy type): We will be building a 2 story, detached SFR that we will sell upon completion. Property will remain vacant during construction.

Contractors Name: Marty Strickland **Contact Number:** [REDACTED]

Contact Person: Justin Honore **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.

Justin Honore
Applicants Signature

10/17/2021
Date

Project Class (check one):

☒ Residential ☐ Commercial ☐ Mixed-Use Development

Project Type:

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

Total Square Footage of proposed New Construction: 1,938

Total Square Footage of existing building: 0; vacant lot

Estimated Cost of Construction: \$245,000.00

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

List/Describe Building Materials **proposed** for the exterior facade of the new structure: The exterior facade of the home will consist of Hardy plank and wood trim.

NOTICE

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

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

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

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

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

(Please Print & Initial)

I Justin Honore JH 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:

JH 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

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

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

JH 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.

JH 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.

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

JH 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.

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

Justin Honore

Printed Name

A handwritten signature in cursive script that reads 'Justin Honore'.

Signature

10/17/2021

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.

LAND

architect studio, llc

landscape architecture + land planning

defining community, lifestyle and place

LANDSCAPE ARCHITECTURE
LAND PLANNING
RECREATION DESIGN

ONE WEST COURT SQUARE
Suite 550
DECATUR, GA 30030
PHONE: (404) 502-9826
FAX: (404) 377-4881
www.landarchitectstudio.com
joe@landarchitectstudio.com

SITE PLAN & DETAILS

FOR

240 Mount Zion Road

SITE ADDRESS:
240 Mount Zion Rd SW
Hapeville, GA 30354

L.L.94, DISTRICT 14TH
FULTON COUNTY,
GEORGIA

OWNER/DEVELOPER:
Creative Construction Management
925 Main St, Suite 206
Stone Mountain, GA 30083

CONTACT:
Justin Honore
404-825-9332



ISSUED FOR CONSTRUCTION

COPYRIGHT

© 2022 LAND ARCHITECT STUDIO, LLC
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN
CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF LAND
ARCHITECT STUDIO, LLC AND THE SAME MAY NOT BE DUPLICATED,
USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF LAND
ARCHITECT STUDIO, LLC

REVISIONS

MARK	DATE	COMMENT

DRAWN BY: JLH

CHECKED BY: JLH

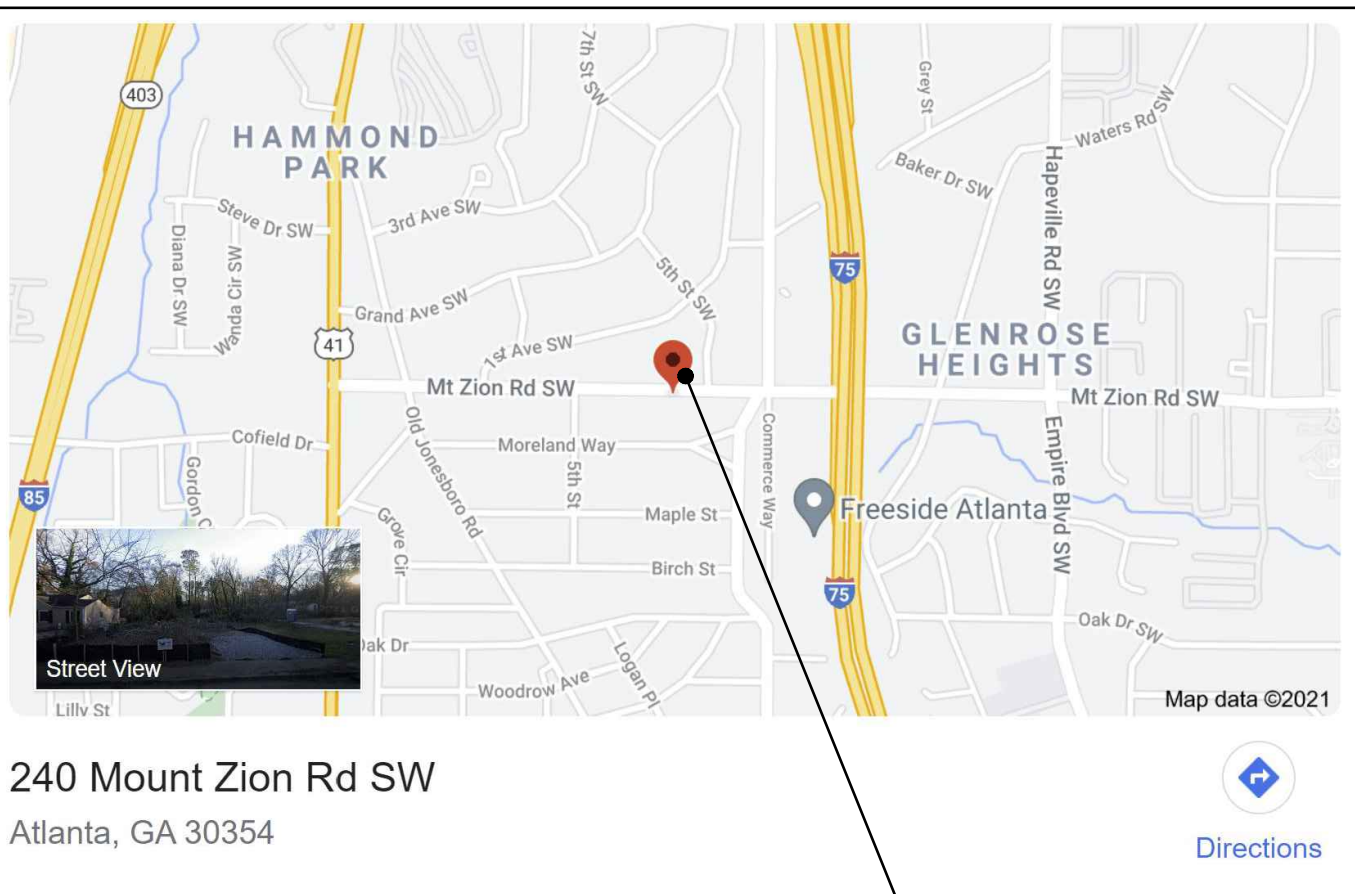
SCALE: 1" = 10'

DATE: 1-20-22

JOB NO. 21-019

SHEET 1 OF 2

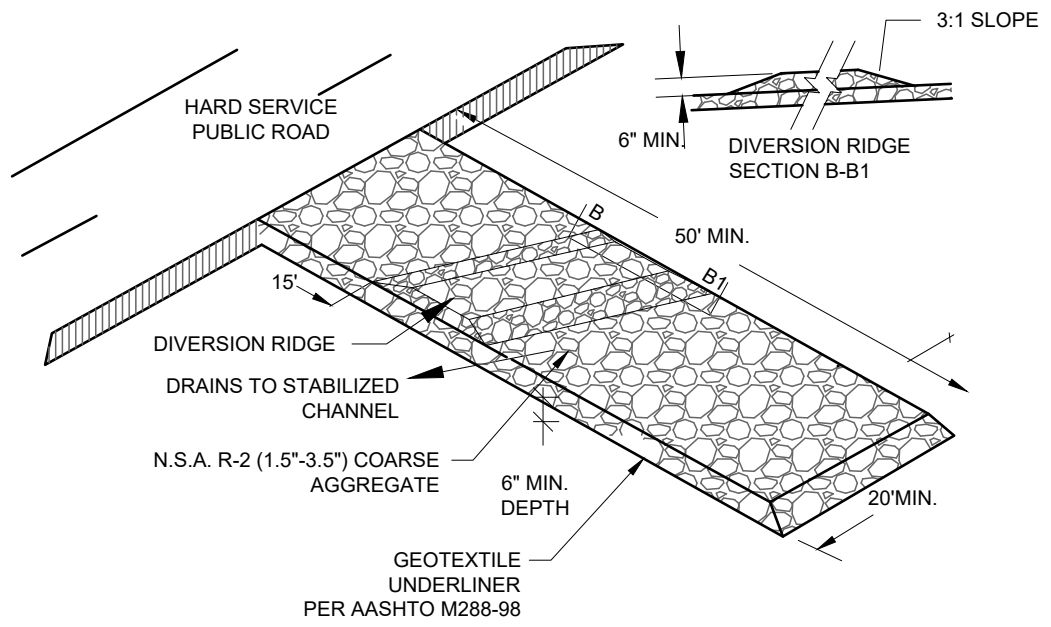
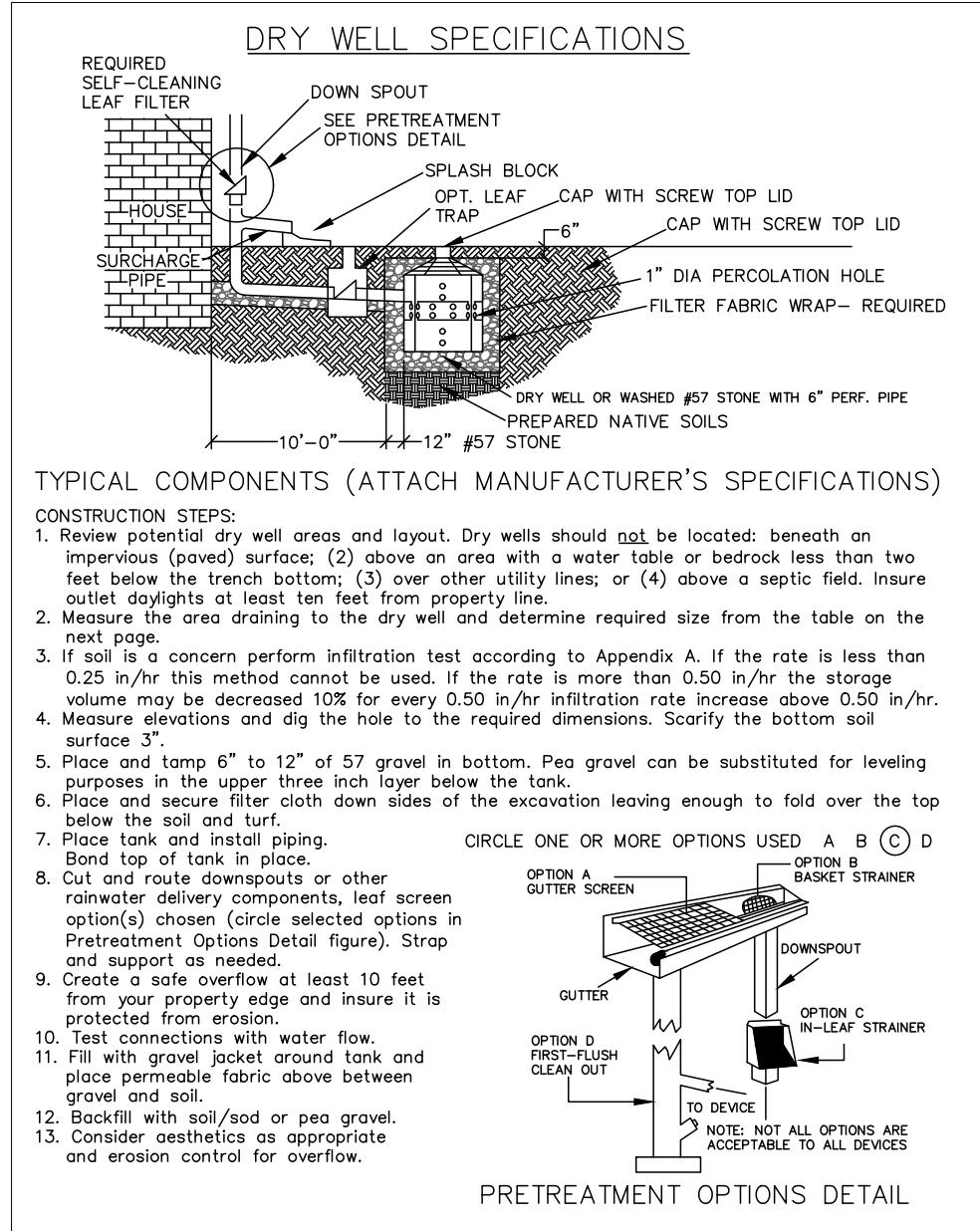
C-1



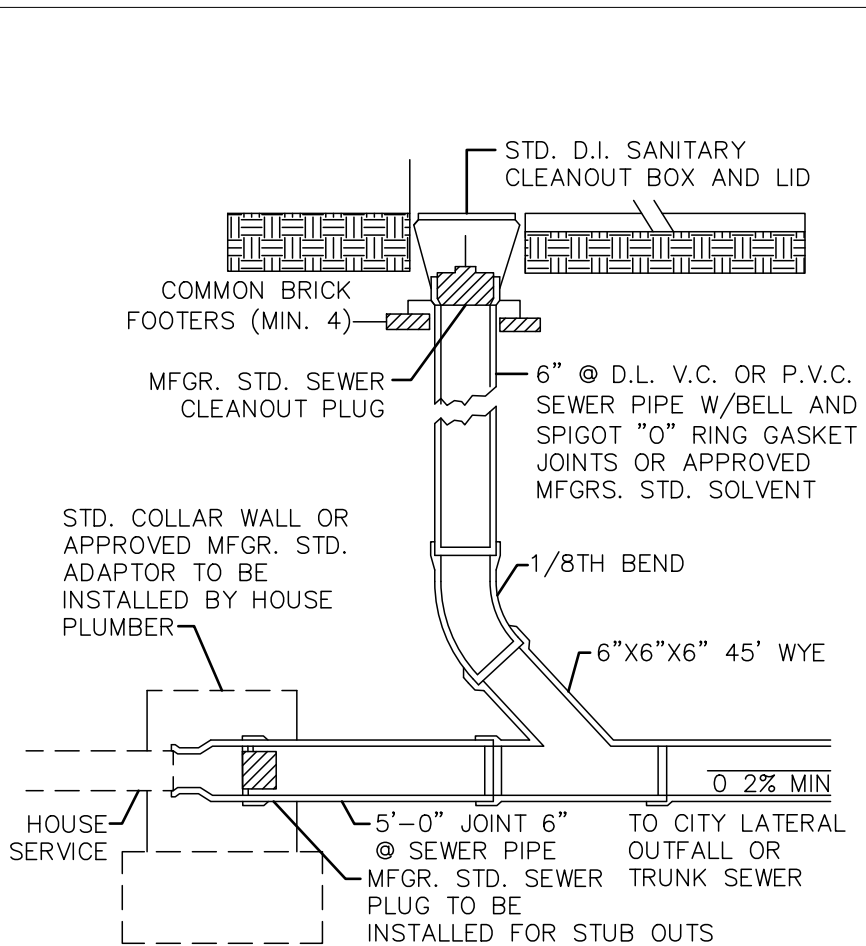
SITE LOCATION MAP

N.T.S.

SITE



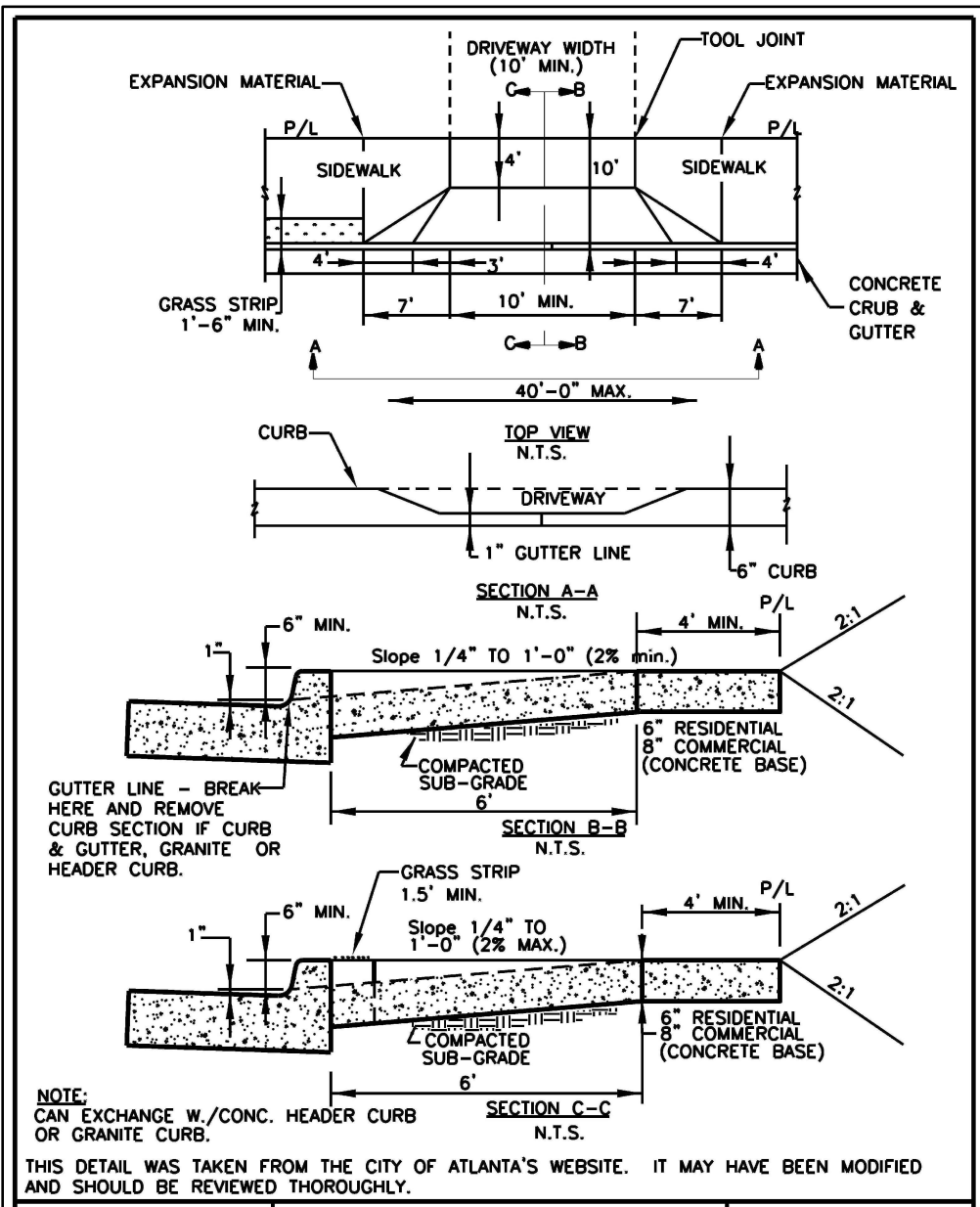
CONSTRUCTION EXIT



STANDARD SANITARY CLEANOUT

LEGEND

- CRITICAL ROOT ZONES
- TP TREE FENCE See Detail ON SHEET C-2
- CO CONSTRUCTION EXIT
- TREE TO BE REMOVED
- SF SLIT FENCE
- W WATER LINE
- SS SANITARY LINE
- 2% DRAINAGE FLOW
- CO CLEAN OUT (6" PVC)
- WM WATER METER
- Sd1-CP



STANDARD DRIVEWAY DETAIL

CONSTRUCTION EXIT

A STONE STABILIZED PAD SHALL BE LOCATED AT ANY POINT WHERE TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE TO A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK, PARKING AREA, OR ANY OTHER AREA WHERE THERE IS A TRANSITION FROM BARE SOIL TO A PAVED AREA.

AGGREGATE SIZE
STONE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5 TO 3.5 INCH STONE).

PAD THICKNESS
THE GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES.

PAD WIDTH
AT A MINIMUM, THE WIDTH SHOULD EQUAL FULL WIDTH OF ALL POINTS OF VEHICULAR EGRESS, BUT NOT LESS THAN 20 FEET WIDE.

DIVERSION RIDGE
ON SITES WHERE THE GRADE TOWARD THE PAVED AREA IS GREATER THAN 2%, A DIVERSION RIDGE 6 TO 8 INCHES HIGH WITH 3:1 SIDE SLOPES SHALL BE CONSTRUCTED ACROSS THE FOUNDATION, APPROXIMATELY 15 FEET ABOVE THE ROAD.

MAINTENANCE
THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1/2-3/4 INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

EROSION CONTROL LEGEND

APPLY TO ALL DISTURBED AREAS

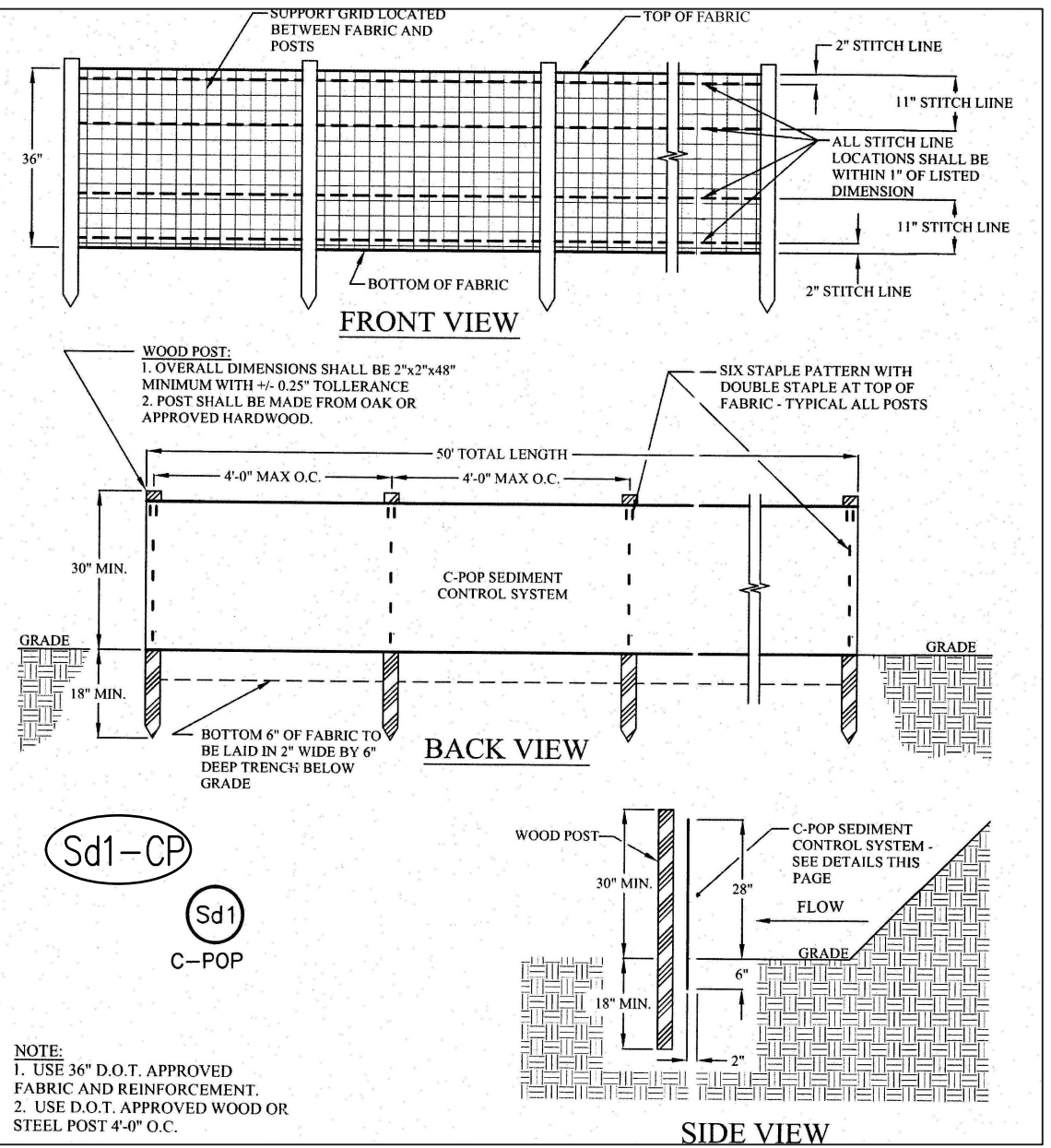
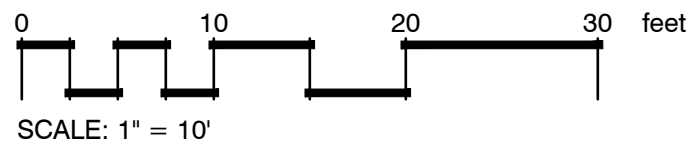
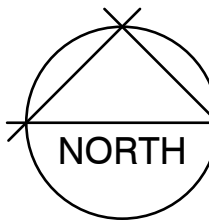
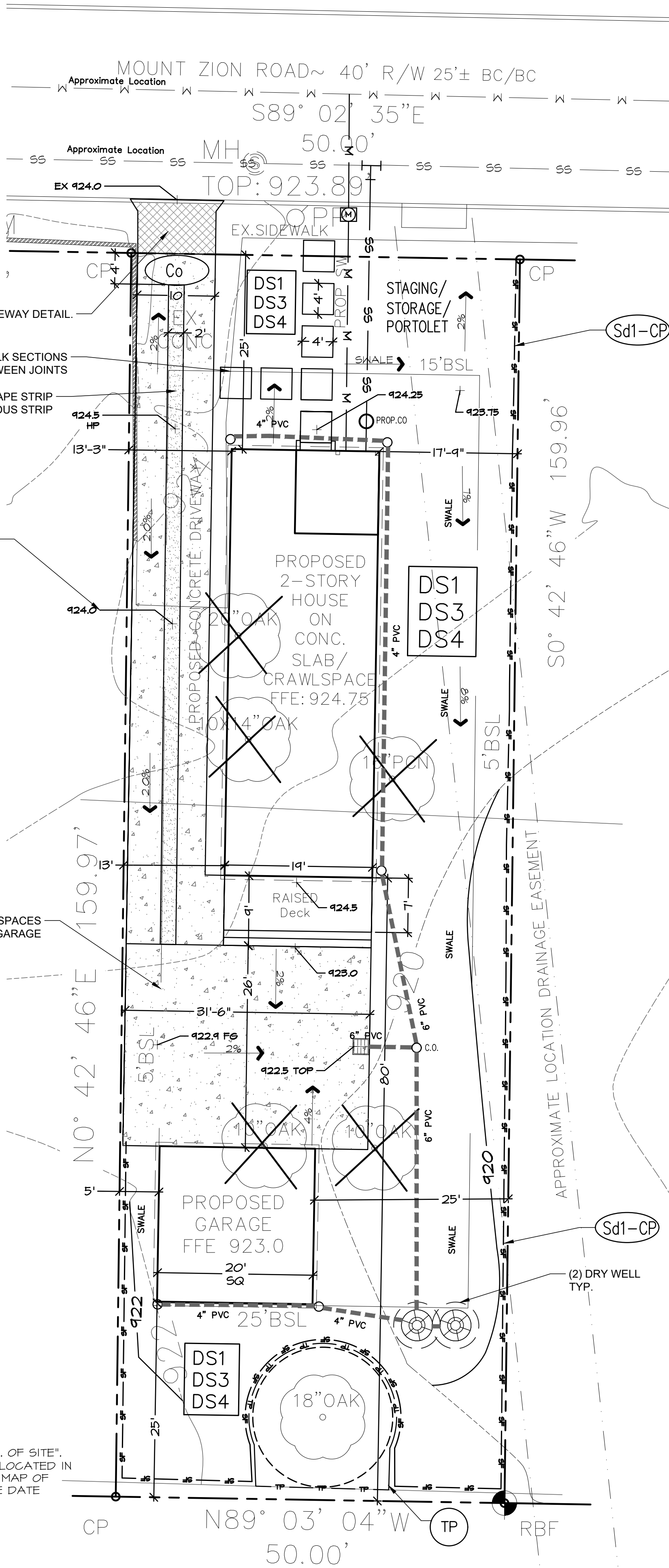
Ds1	A. TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH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

- EROSION NOTES:
- ALL DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER (4) DAYS; AFTER (30) DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED.
 - SILT FENCE - SHALL MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE, OF THE GEORGIA STANDARD SPECIFICATIONS, 1993 EDITION AND BE WIRE REINFORCED.
 - MAINTENANCE STATEMENT - EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIR BY THE GENERAL CONTRACTOR. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
 - NO GRADED SLOPE SHALL EXCEED 2H:1V.
 - THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AT PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
 - EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

NO GRADED SLOPE
SHALL EXCEED 2H:1V

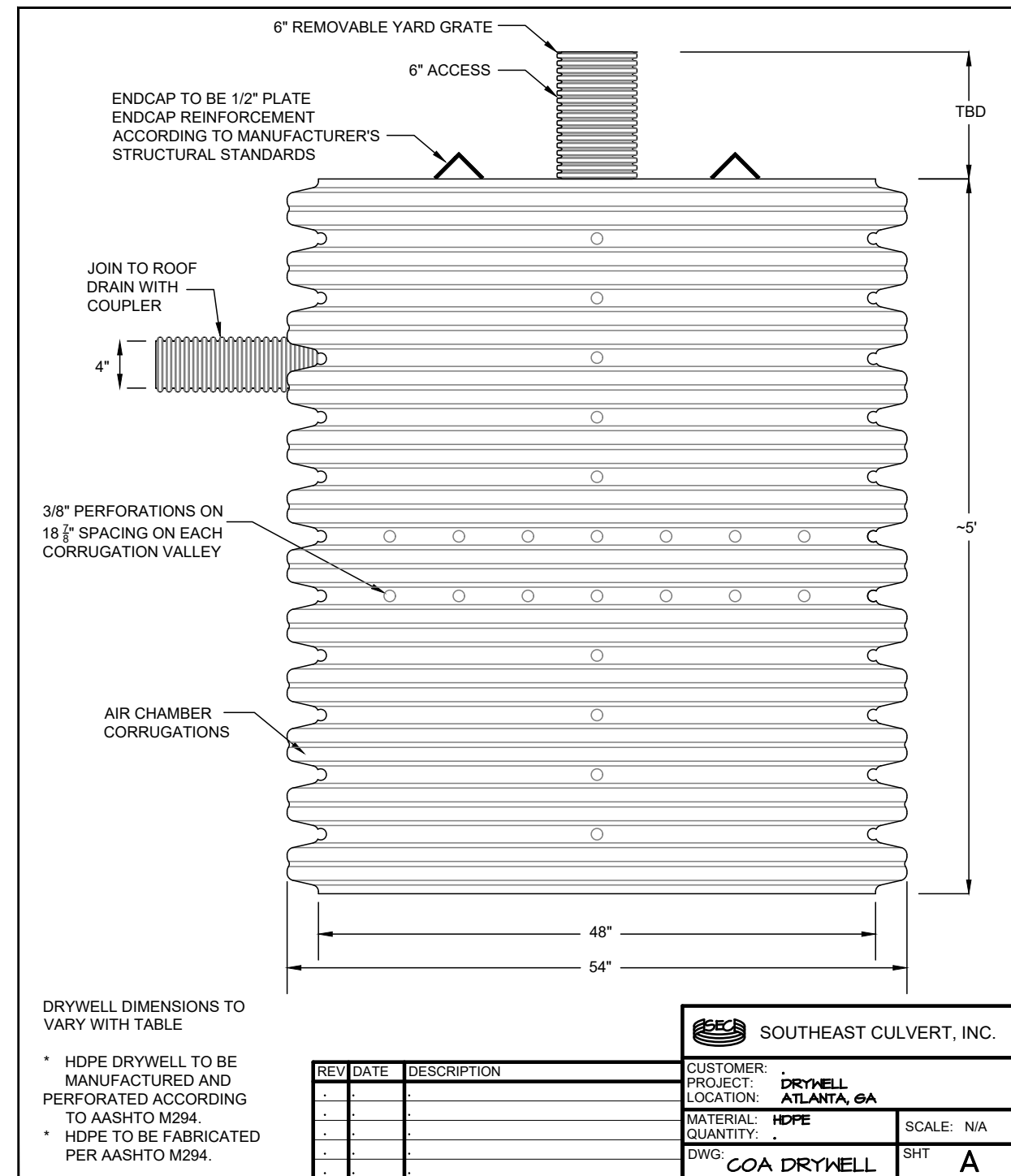
Note:

- THE SURVEY INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY PREPARED BY: SURVEY SYSTEMS ATLANTA - DATED 12/11/19 & THE TOPOGRAPHICAL INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY PREPARED BY: SURVEY SYSTEMS ATLANTA - DATED 12/11/19



C POP SILT FENCE

P-RE-PEA-PEAS-81



STANDARD DRYWELL DETAIL

MEASURE CONTRIBUTING DRAINAGE AREA
AND READ AREA FOR GIVEN MEDIA DEPTH:
TOTAL CONTRIBUTING DRAINAGE AREA = 1,400 S.F. OF ROOF AREA
1,100 S.F. OF CONCRETE AREA

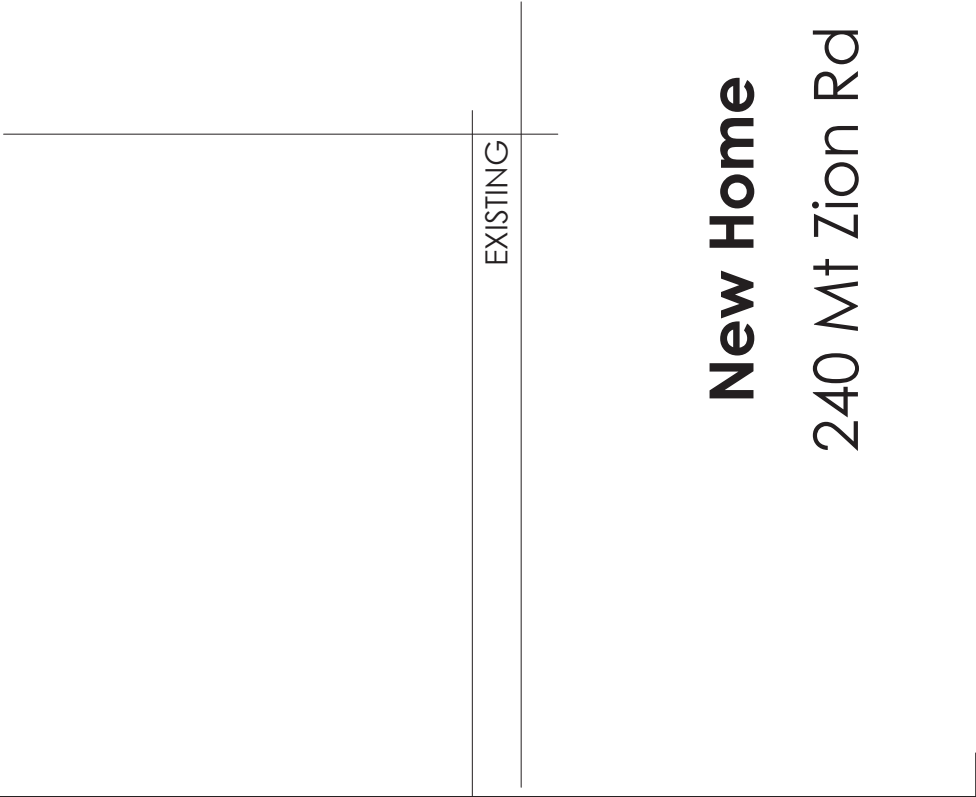
TANK (1,325 S.F.) USE 2 = 2,650 S.F. CAPTURED
CONTRIBUTING DRAINAGE AREA = 2,500 S.F.
TANK DIAMETER = 48 INCHES
TANK HEIGHT = 60 INCHES
GRAVEL BED DEPTH = 12" (6 OR 12 INCHES)

SIZING CALCULATION:

GRAVEL BED DEPTH (INCHES)	TANK HEIGHT (INCHES)	TANK INSIDE DIAMETER (INCHES)	CONTRIBUTING AREA CAPTURED (S.F.)
24	30	36	42
30	258	345	563
12	30	285	380
6	60	461	622
12	60	489	657

THERE ARE NO STATE WATERS WITHIN 200 FT. OF SITE





PROPOSED

240 Mt Zion Rd
New Home
Coversheet

New Home

New Home

Heatfont
DESIGN SOLUTIONS

[illegible]

A000

Page 48 of 71

SCOPE OF WORK

VICINITY MAP

DESIGN TEAM COLLABORATION

PROJECT SPECIFIC CALCULATIONS

SHEET LIST

SCOPE OF WORK	VICINITY MAP	DESIGN TEAM COLLABORATION			PROJECT SPECIFIC CALCULATIONS			SHEET LIST		
		Owner: Single Family			BUILDING HEIGHT:	EXISTING	PROPOSED	Sheet Number	Sheet Issue Date	Current Revision
		Address: 240 Mt Zion Rd								
		Contact:			BUILDING WIDTH:	EXISTING	PROPOSED	A000	Coversheet	01/11/22
		Designer:						A101	Proposed Floor Plans	01/11/22
		Address:						A102	Roof Plan	01/11/22
		Contact:			HEATED FLOOR AREAS:	EXISTING	PROPOSED	A200	Exterior Elevations	01/11/22
		Structural Engineer:						A202	Exterior Elevations	01/11/22
		Address:						A203	Garage Plan & Elevation	01/11/22
		Contact:			SECOND FLOOR	EXISTING	PROPOSED	A430	Exterior Finishes	01/11/22
MEP Engineer:			NON-HEATED FLOOR AREAS:							
Address:			FIRST FLOOR							
Contact:			SECOND FLOOR	EXISTING	PROPOSED					
			BASEMENT/CRAWL SPACE							
Address:			TOTAL BUILDING AREA							
Contact:			GROSS FLOOR AREA							

ZONING REQUIREMENT DATA

FLOOD MAP

APPLICABLE CODES

SHEET LIST (CONTINUED)

Zoning:	YEAR	CODE	AMMENDMENTS
Minimum Lot Area:		International Building Code	International Building Code International Residential Code International Mechanical Code International Plumbing Code International Fuel Gas Code International Fire Code International Energy Conservation Code International Swimming Pool Code, Spa Code NFPA 70 National Electrical Code NFPA 101 Life Safety Code
Minimum Lot Width:			
Minimum Lot Depth:			
Maximum Building Height:			
Minimum Floor Area:			
Front Yard Setback:			
Side Yard Setback:			
Rear Yard Setback:			
On-Site Parking Per Dwelling:			
Building Construction Type:			
Maximum Lot Coverage:			
Maximum Number of Stories:			



Scale: As indicated

A101

Checked by: _____ Checked: _____

Drawn by: _____

Author: _____

Date: 11/4/2021

Project number: BW-O-17

Project number: BW-03

No.	Description	Date

Stamp

Single Family
New Home
Proposed Floor Plans

DISCLAIMER: These drawings are supplemental and are solely for the purpose of conveying a design intention. In no way may these drawings be used to build from and may not be used as reference of existing conditions/prior/previous built items. All drawings relating back to these drawings must be verified and stamped/signed by a licensed professional. These drawings shall not be turned into any jurisdiction for permitting purposes unless stamped by a license professional.

WWW.MYHEARTFELTDESIGNS.COM
E: ADMIN@MYHEARTFELTDESIGNS.COM
P: 832 786 9993

Heatfoot

NOTES: ARCHITECTURAL

2. CONTRACTOR TO VERIFY ALL DIMENSION DATUMS AND LEVELS PRIOR TO CONSTRUCTION. ALL DIMENSIONS ARE TO FACE OF FINISH SURFACES UNLESS NOTED OTHERWISE. CONTRACTOR TO PROVIDE SCALE DRAWINGS FOR CRITICAL DIMENSIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OF WORK AND EQUIPMENT REQUIRED TO PERFORM THE WORK.
4. DO NOT SIGNIFICANTLY VARY OR MODIFY THE WORK SHOWN WITHOUT WRITTEN INSTRUCTIONS FROM THE OWNER.
5. REPORT ERRORS AND OMISSIONS TO THE DESIGNER IMMEDIATELY.
6. WORKING DRAWINGS BY THEIR VERY NATURE ARE DIAGRAMMATIC AND DO NOT PROVIDE ALL DETAILS OR CONDITIONS OF CONSTRUCTION. CONTRACTOR TO ASK FOR CLARIFICATION TO THE DESIGN INTENT AND TO CONSTRUCTION TECHNICAL DETAILING WITHIN THESE DRAWINGS, AS CLARIFICATIONS, INTERPRETATIONS, AND REVISIONS ARE PART OF THE CONSTRUCTION PROCESS. HEARTLEIGH DESIGN SOLUTIONS, LLC SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR CONSEQUENTIAL DAMAGES AS A RESULT OF NOT PARTICIPATING IN THE CONSTRUCTION PROCESS.

WOOD STUD PARTITION TYPES

NOTE: STUD SPACING AND GAUGE MAY VARY DEPENDING ON STRUCTURAL DESIGN, G.C. TO COORDINATE WITH STRUCTURAL DRAWINGS & STUD FRAMING ENGINEER PRIOR TO INSTALLATION. SEE WALL SECTIONS FOR MORE DETAIL WALL COMPOSITIONS.

WALL TYPES

 $3/4'' = 1'-0''$

Room Schedule

Name	Area
Utility	Not Placed
Bedroom 1	0 SF
Closet	16 SF
Coats	6 SF
Bedroom 2	Not Placed
Dining	95 SF
Hallway	81 SF
Living	130 SF
Porch	Not Enclosed
Paved	26 SF
Level 1: 9	496 SF
Bath 1	43 SF
Bedroom 2	107 SF
Bedroom 3	107 SF
Closet 2	10 SF
Closet 3	10 SF
Hallway	145 SF
Her Closet	38 SF
His Closet	38 SF
Laundry	48 SF
Linen	5 SF
Master Bath	37 SF
Master Bedroom	227 SF
Shower/Tub	33 SF
w/c	16 SF
Level 2: 14	866 SF
Grand total	1362 SF

PLAN SYMBOL:

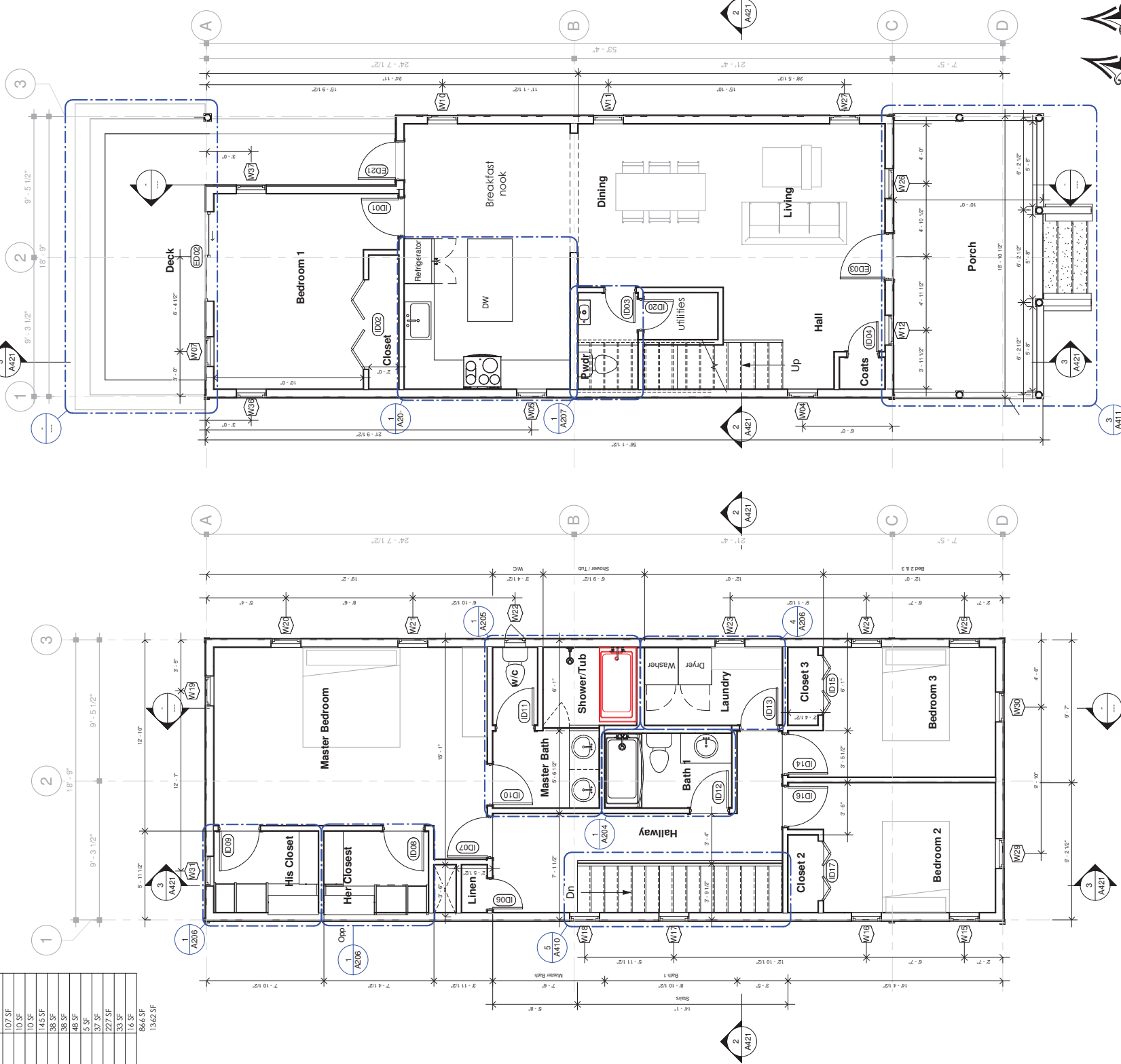
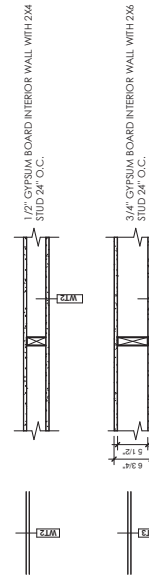


ENLARGED PLAN DETAIL:



PARTITION COMPOSITION:

EXTERIOR FINISH (SEE EXTR; ELEVATIONS) OVER BUILDING WRAP ON 5/8" PLYWOOD OVER 2X6 STUD WALL 24" O.C. w/ BATT INSULATION & 1/2" GYPSUM BOARD ON THE INTERIOR



② 2nd Floor Plan
1/4" = 1'-0"

1 1st Floor Plan
1/4" = 1'-0"

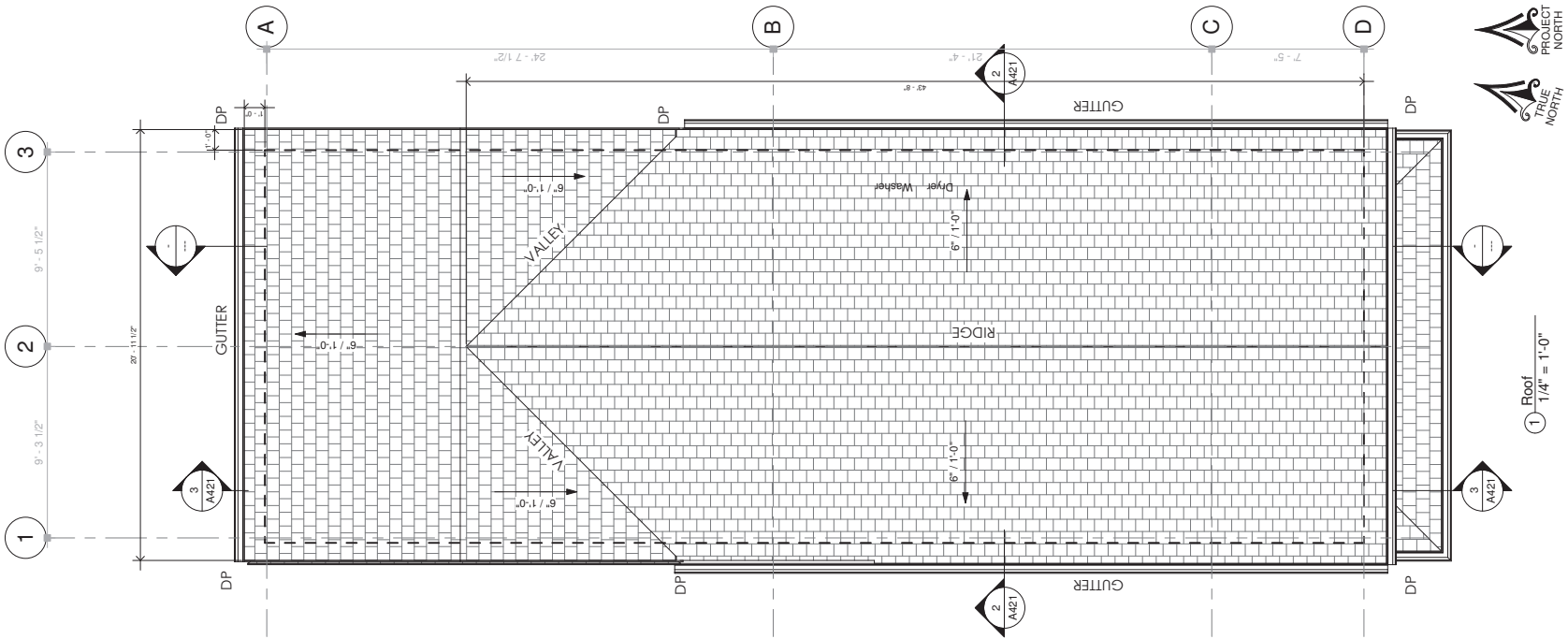


[illegible]

Stamp

WWW.MYHEARTFELTDESIGNS.COM
E: ADMIN@MYHEARTFELTDESIGNS.COM

1. CONTRACTOR SHALL REVIEW AND COORDINATE WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, & STRUCTURAL CONDITIONS TO OBTAIN ALL NECESSARY EXACT CONDITIONS AND DIMENSIONS OF ALL COMPONENTS RELATED TO THE WORK DESCRIBED IN THESE DOCUMENTS. ALL WORK SHALL BE IN ACCORDANCE WITH ACCEPTED MANUFACTURER'S PRINTED INSTRUCTIONS AND NRCA STANDARDS.
2. DIMENSIONS, DETAILS, EQUIPMENT SIZES AND LOCATION SHOWN ON THESE ROOF PLAN AND ROOF DETAILS ARE ONLY FOR INFORMATION AND REFERENCE ONLY. EXACT SIZE, LOCATION, TYPE OF MATERIAL AND TYPE OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE SUBCONTRACTOR TO CONFIRM AND GENERAL CONTRACTOR TO COORDINATE.





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

A200

Checked by: Checker

Drawn by: _____

Author _____

Date: 11/4/2021

Project number: BW-03

[illegible]

Stamp

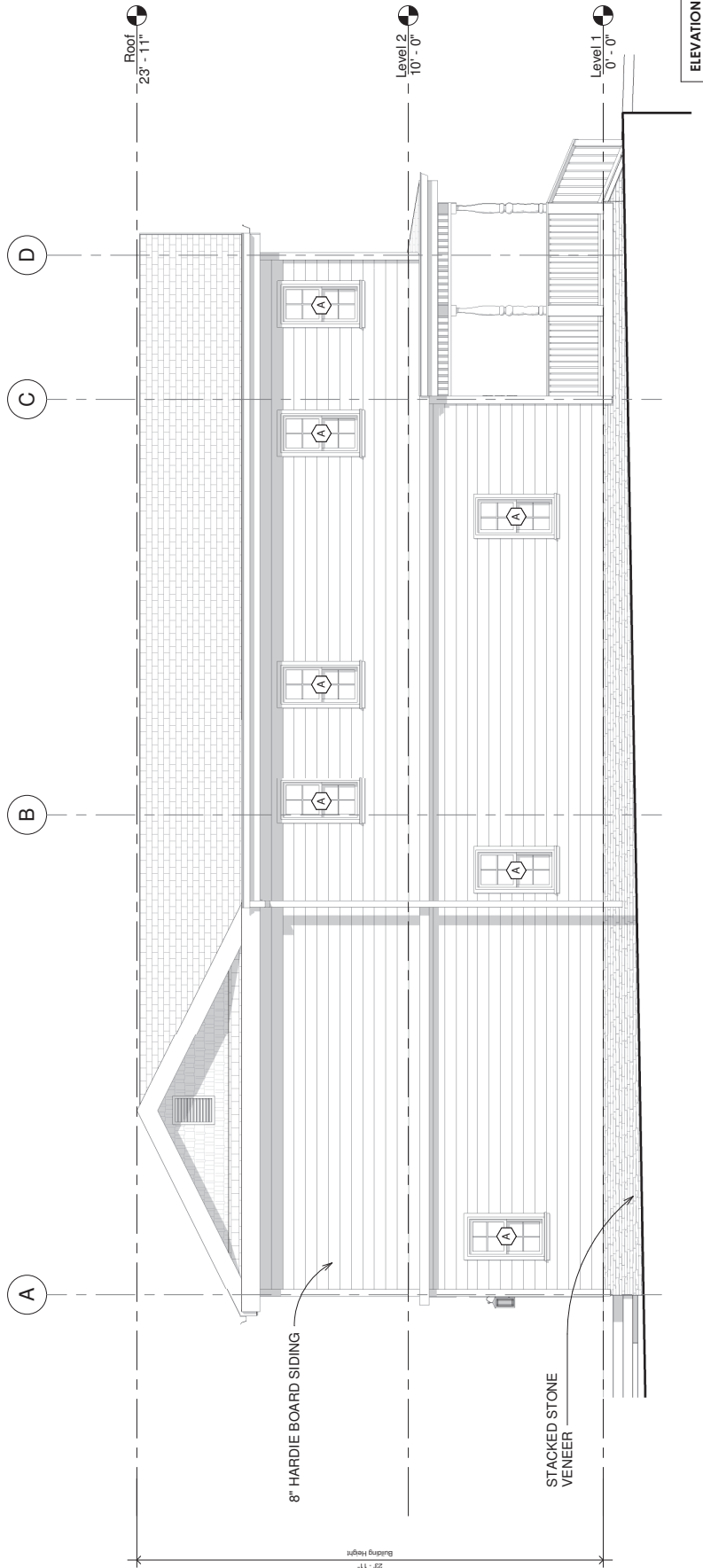
240 Mt Zion Rd
New Home
Exterior Elevations

DISCLAIMER: These drawings are supplemental and are solely for the purpose of conveying a design intention. In no way may these drawings be used to build from and may not be used as reference of existing conditions/previously built items. All drawings relating back to these drawings must be verified and stamped/signed by a licensed professional. These drawings shall not be turned in any jurisdiction for permitting purposes unless stamped by a license professional.

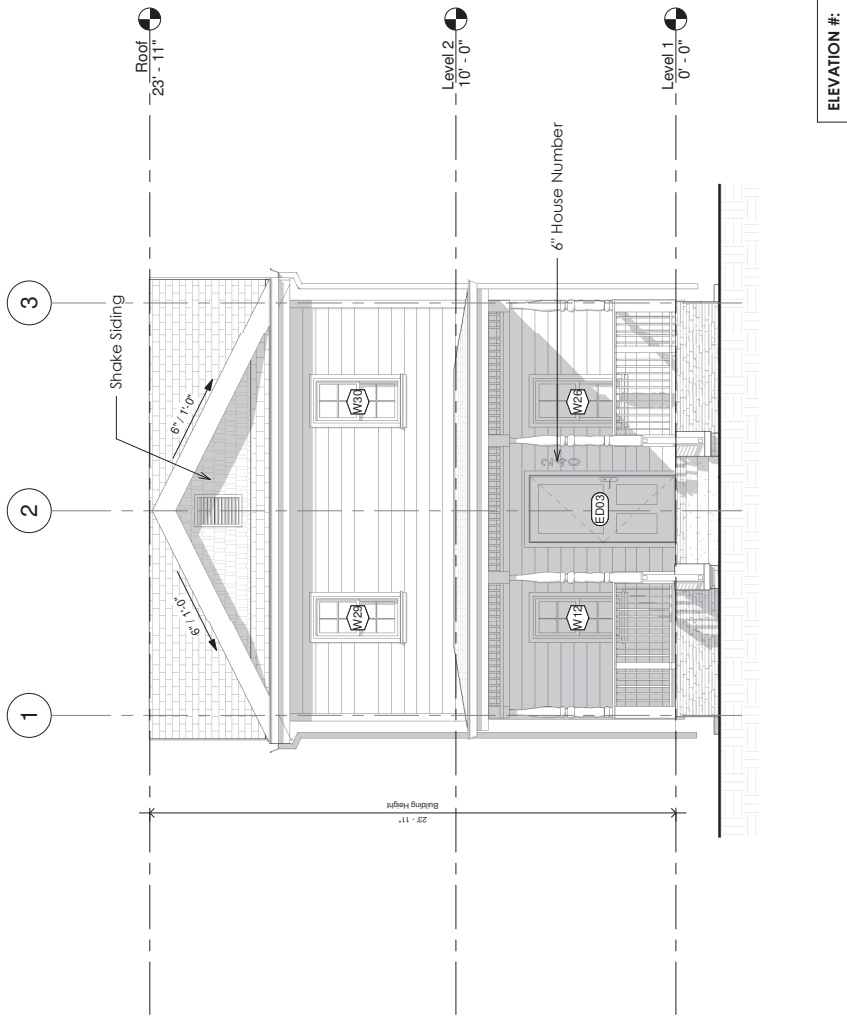
HeatJolt
DESIGN / SOLUTIONS

ELEVATION NOTES:

1. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY ADJUSTMENTS NECESSARY TO THE HOUSE WITH THE OWNER.
2. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH THE ROOF COLOR.
3. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.
4. CONTRACTOR TO VERIFY FINAL DIMENSIONS FOR EXTERIOR TRIM, MEMBERS AND FINISH PATTERNS WITH THE HFD'S PRIOR TO CONSTRUCTION.



WINDOW PERCENTAGE : 12%





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

A202

Checked by: Checker

Drawn by: _____

Author _____

Date: 11/4/2021

Project number: BW-03

[illegible]

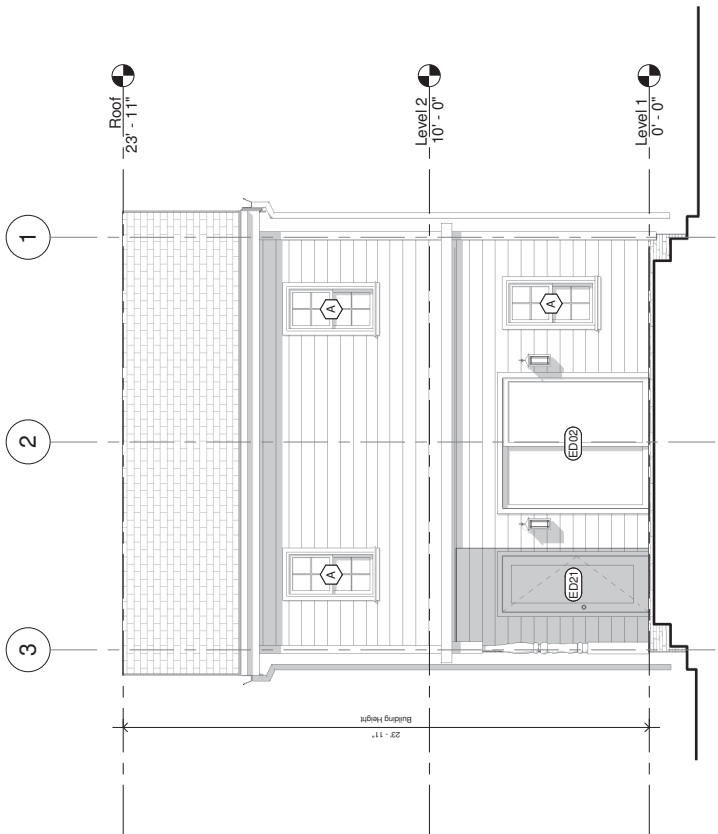
Stamp

240 Mt Zion Rd
New Home
Exterior Elevations

DISCLAIMER: These drawings are supplemental and are solely for the purpose of conveying a design intention. In no way may these drawings be used to build from and may not be used as reference of existing conditions/previously built items. All drawings relating back to these drawings must be verified and stamped/signed by a licensed professional. These drawings shall not be turned in any jurisdiction for permitting purposes unless stamped by a license professional.

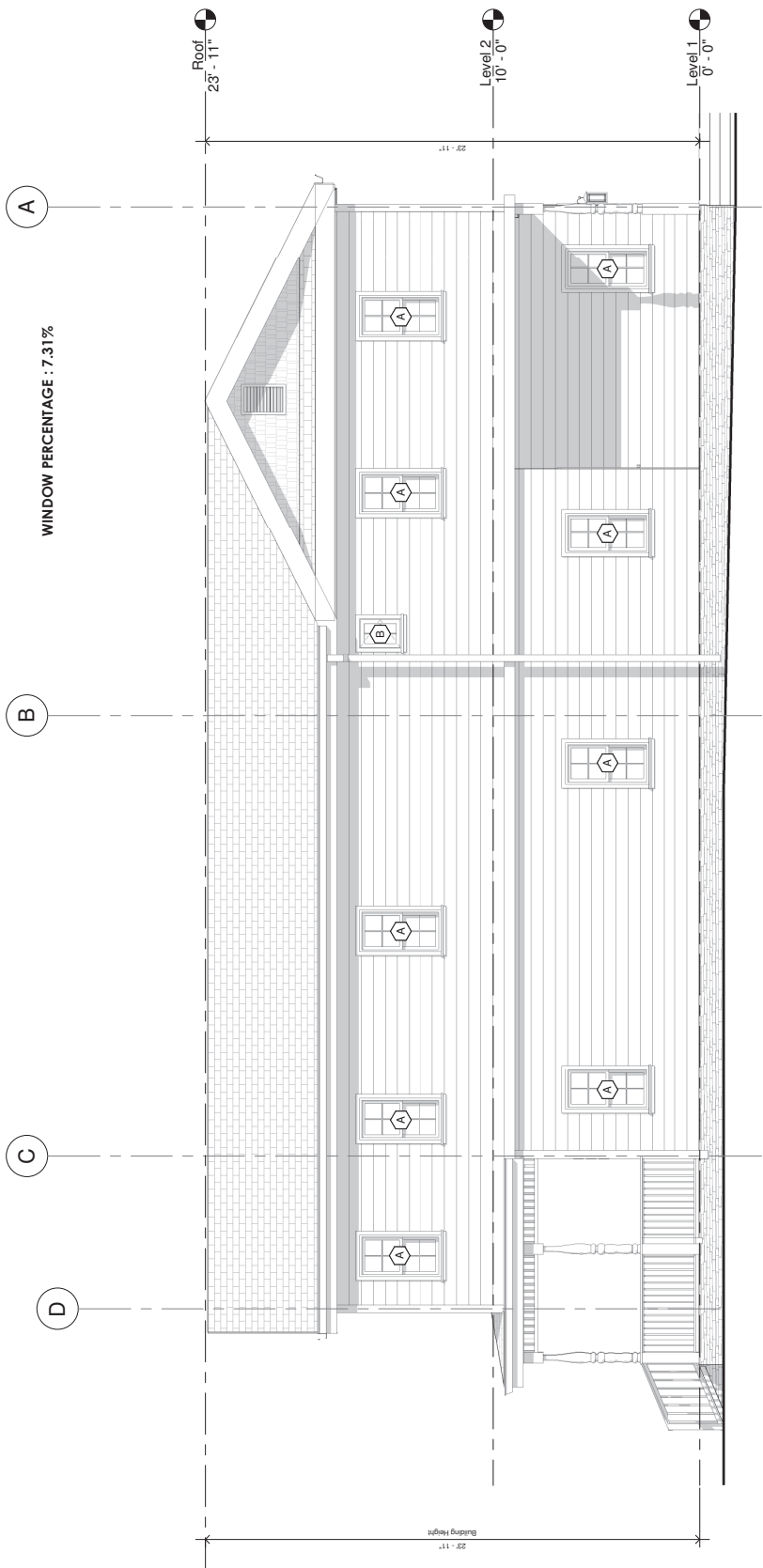
Heatfoot
DESIGN / SOLUTIONS
WWW.MYHEARFELTDESIGNS.COM
E: ADMIN@MYHEARFELTDESIGNS.COM
P: 832.786.9993

ELEVATION #:



WINDOW PERCENTAGE : 7%

ELEVATION #:



FINISH LEGEND:
*See finish Schedule for material specifications

TAG	DESCRIPTION
-----	-------------

ELEVATION NOTES:

1. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY ADJUSTMENTS NECESSARY TO THE HOUSE WITH THE OWNER.
2. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH THE ROOF COLOR.
3. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.
4. CONTRACTOR TO VERIFY FINAL DIMENSIONS FOR EXTERIOR TRIM, MEMBERS AND FINISH PATTERNS WITH THE HFD'S PRIOR TO CONSTRUCTION.



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

A203

Checked by: Checker

Drawn by: Author

Date: 11/4/2021

Project number: 84-03

No.	Description	Date

Stamp

Single Family
New Home
Garage Plan & Elevation

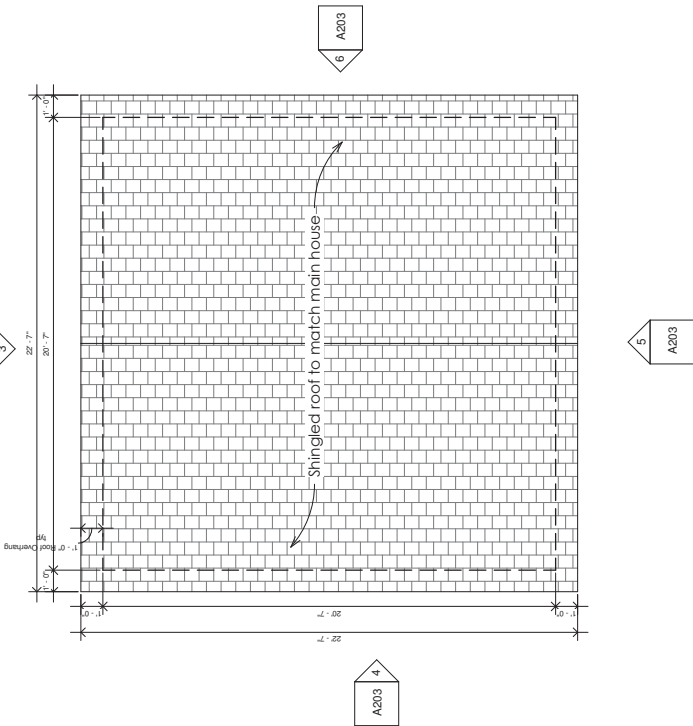
DISCLAIMER: These drawings are supplemental and are solely for the purpose of conveying a design intention. In no way and may these drawings be used to build from conditions/previously built items. All drawings relating back to these drawing must be verified and stamped/sealed by a licensed professional. These drawings shall not be turned into any jurisdiction for permitting purposes unless stamped by a license professional.

Heatfort

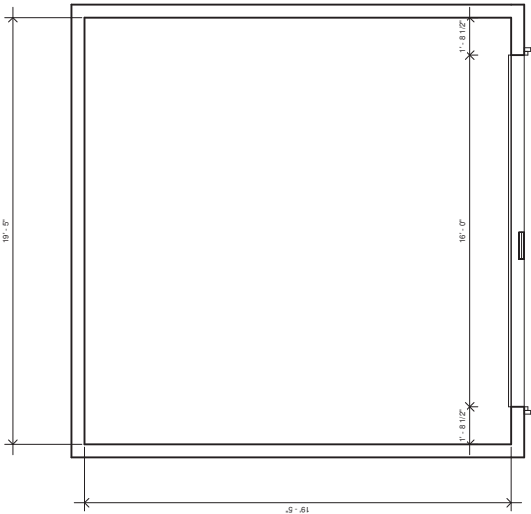
DESIGN / SOLUTIONS

WWW.MYHEARTFELTDESIGNS.COM
E: ADMIN@MYHEARTFELTDESIGNS.COM
P: 832.786.9993

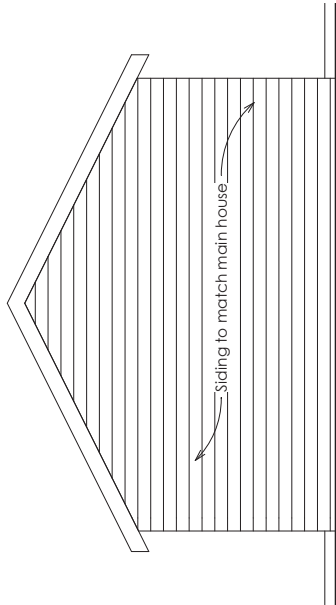
② Garage Roof Plan
1/4" = 1'-0"



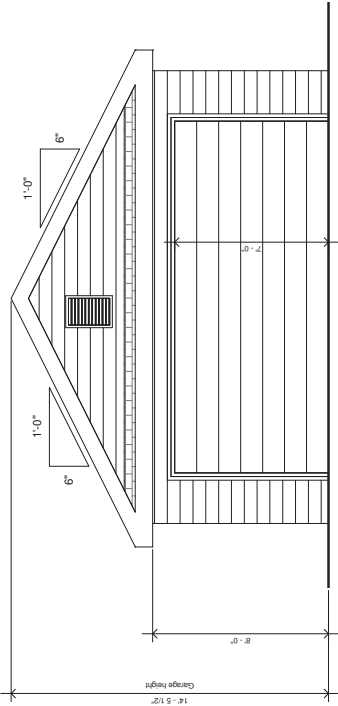
① Garage Plan
1/4" = 1'-0"



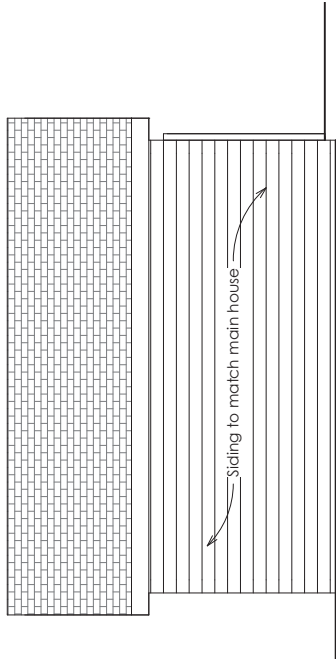
③ Garage Elevation 1 - a
1/4" = 1'-0"



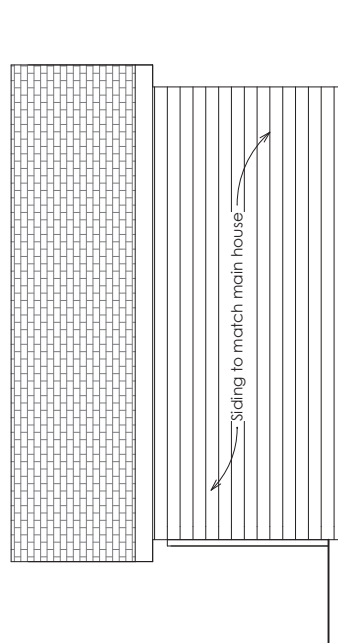
⑤ Garage Elevation 3 - a
1/4" = 1'-0"



④ Garage Elevation 2 - a
1/4" = 1'-0"



⑥ Garage Elevation 4 - a
1/4" = 1'-0"





A421

Checked by: Checker

Drawn by: _____

Author _____

Date: 11/4/2021

Project number: BW-03

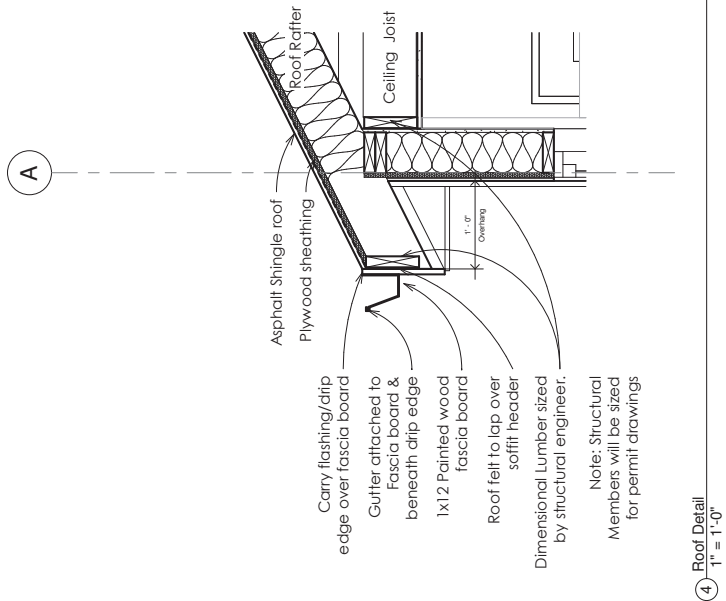
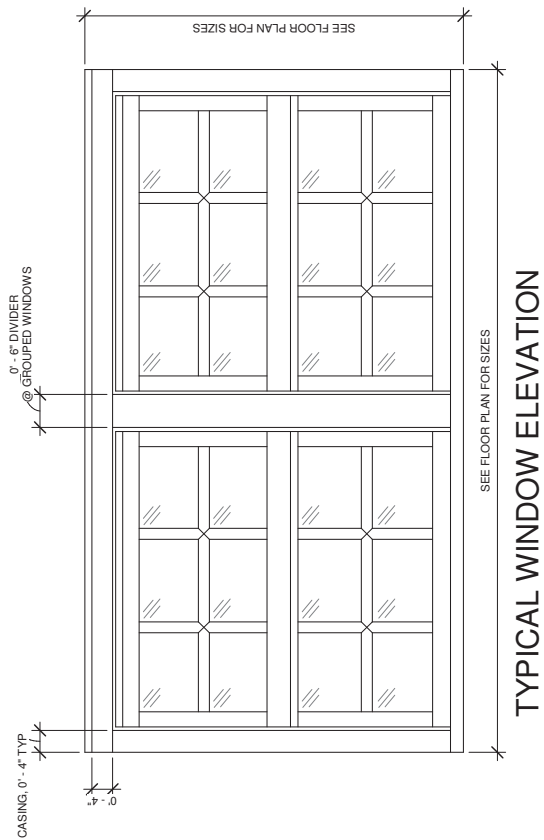
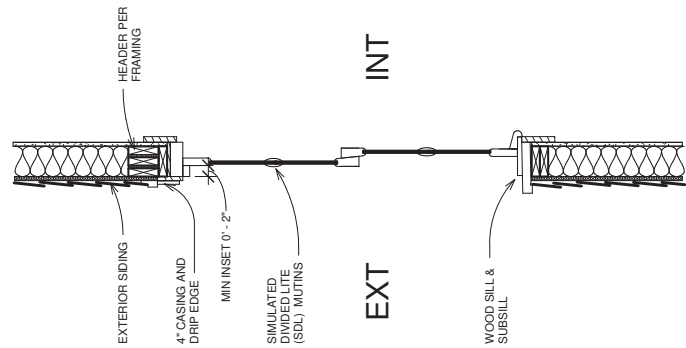
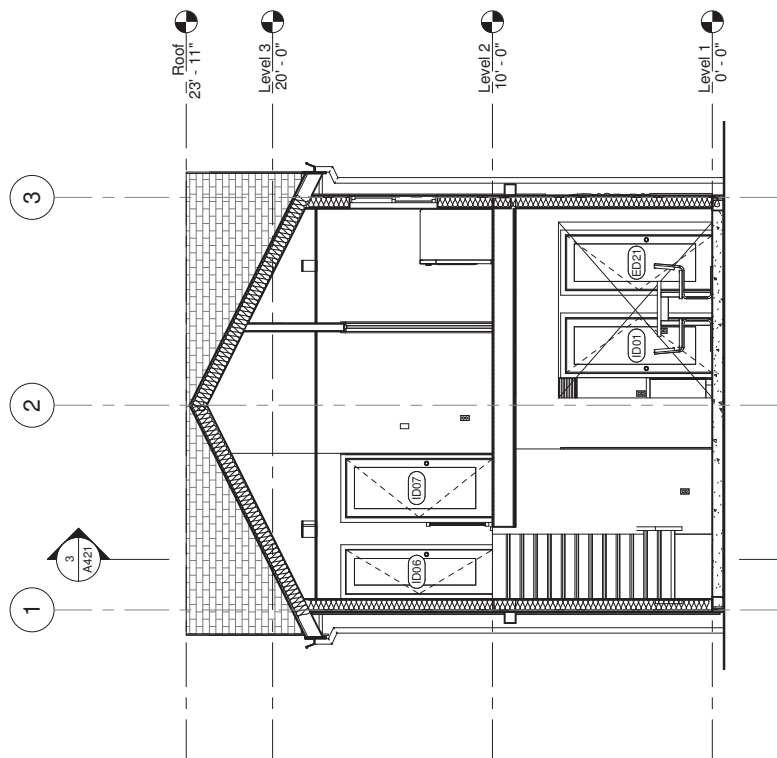
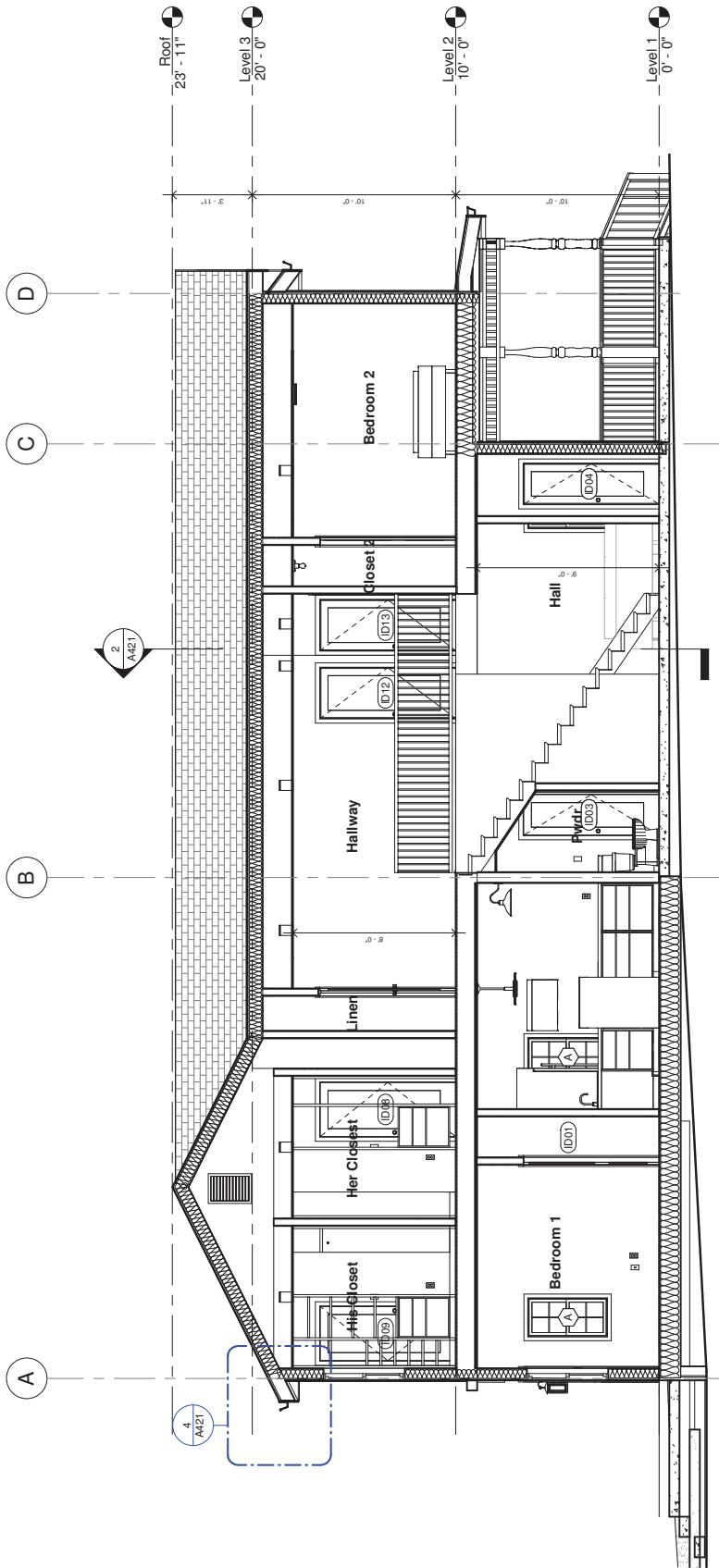
[illegible]

Stamp

Single Family
New Home
Enlarged Details

DISCLAIMER: These drawings are supplemental and are solely for the purpose of conveying a design intention. In no way may these drawings be used to build from and may not be used as reference of existing conditions/previously built items. All drawings relating back to these drawings must be verified and stamped/signed by a licensed professional. These drawings shall not be turned in any jurisdiction for permitting purposes unless stamped by a license professional.

HeatTreat
DESIGN SOLUTIONS





Scale:

Project number: BW-03

Date: 11/4/2021

Drawn by:	Author
-----------	--------

Checked by:	Checker
-------------	---------

[illegible]

Stamp

Single Family
New Home
Exterior Finishes

DISCLAIMER: These drawings are supplemental and are solely for the purpose of conveying a design intention. In no way may these drawings be used to build from and may not be used as reference for existing conditions/previously built items. All drawings referring back to these drawings must be verified and stamped/signed by a licensed professional. These drawings shall not be turned into any jurisdiction for permitting purposes unless stamped by a licensed professional.

Heatfoot
DESIGN SOLUTIONS



Material Board





PLANNER'S REPORT

DATE: February 9, 2022
TO: Tonya Hutson
FROM: Lynn Patterson

RE: Design Review – 791 Oak Street

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

BACKGROUND

The City of Hapeville has received a design review application from Jonathan Colvin for the renovation of an existing building and a 3,654 SF addition to the building located at 791 Oak Street. The addition will be 27'10" at its highest point. Exterior materials will include stucco and brick and a metal decorative screening wall with a brick base.

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

CODE

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

(a) Site development standards.

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



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

No dimension is provided, but the façade has jogs in excess of 10', however, this is not a retail building.

RMU requires 5' sidewalk with 5' landscape strip which is provided.

Intervening material should be provided across driveway to continue pedestrian access.

NOTES:

(c) Supplemental area and fence standards.



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

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



The supplemental area shall be hardscaped.



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



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



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

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



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

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

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



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



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



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

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

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

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

NOTES:

RMU requires a 15' landscape buffer between residential and commercial in the RMU Zone. A rear 20' driveway has been included in the site plan revision. This removes the 15' landscape buffer as required by the zoning district. The driveway must be removed and a landscape buffer installed.

(d) Utility standards.

Mechanical features shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height.



Acceptable nonvegetative materials for screening shall include painted wood or those found in section 93-2-5. Said features are encouraged not to be located in the supplemental area.



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



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



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



Trees shall not be planted on top of storm drains.



Service areas and dumpsters:

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

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



Mechanical appears to be within the building. Any exterior mechanical must be screened.

The applicant should provide location of storm drains.

NOTES: The service area is required to be 8' in height and consistent with the primary building material. Dumpstore enclosure detail not provided.

(e) Parking and traffic standards.

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

Driveway width not provided.

NOTES: Landscape buffer along South Fulton is not dimensioned. Not certain if it meets 10'.

(f) Roof and chimney standards.

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

NOTES: Downspouts and gutters not shown.

(g) Facade and style standards.

- ✓ Exterior facade materials shall be limited as follows:
 - Subarea A. Unpainted full-depth brick.
 - ✓ Subarea B. Full-depth brick, cast stone, hard-coat stucco, fiber-cement siding, natural-wood siding or stacked stone.
 - Subarea C. See neighborhood conservation area.
 - Remaining commercial/mixed-use area. Full-depth brick, cast stone, hard-coat stucco, fiber-cement siding, natural-wood siding or stacked stone.
 - Split-face block. In addition to the above materials, split-face block may be utilized on exterior facades, but only along a non-enfronting side or rear facade that is not visible from an adjacent street, public park, or plaza.
 - [Materials on enfronting facades.] The materials utilized along an enfronting facade shall be provided for the first 20 feet in length along adjacent non-enfronting facades.
 - [Façade colors, materials.] Facade colors and materials shall be limited to three per facade face.

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

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

Where a development includes two or more buildings this requirement shall apply to the sum of the total enfronting facade areas.

This may result in individual buildings containing front facades entirely of fiber cement siding and/or natural wood siding.

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

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

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

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

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

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

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

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

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

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

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

A distinct foundation is not provided but base material varies some on South elevation.

NOTES:

(h) Door and window standards.

- ✓ The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.
- ✓ The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.
- First-story doors or windows operating on sliders are only permitted when they open directly onto a required sidewalk or supplemental zone.
- Building numbers, at least six inches in height, shall be located above or beside the street-facing pedestrian entrance.

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



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



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



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



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



Painted window or door glass is prohibited.



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

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

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

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

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

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

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

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



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



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

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

Valance width and height must align horizontally.

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

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

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

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

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

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

The Applicant should include building numbers on the plans.

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

NOTES:

Width of awning/canopy should be provided. Design exception required for metal.

RECOMMENDATIONS

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

Intervening material should be provided across driveway to continue pedestrian access.

RMU requires a 15' landscape buffer between residential and commercial in the RMU Zone. A rear 20' driveway has been included in the site plan revision. This removes the 15' landscape buffer as required by the zoning district. The driveway must be removed and a compliant landscape buffer installed.

Driveway width should be provided.

Landscape buffer along South Fulton should be dimensioned, per Standards should be 10'.

The Applicant should include building numbers on the plans.

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

Any tinting must be in compliance with the Code.

Dumpster enclosure detail should be provided and must meet standards.

Awning/canopy measurements should be provided. Design Exception required for metal.

The Applicant should provide location of storm drains to ensure trees are not planted above storm drains

The Applicant should show location of mechanical features.

A distinct foundation is not provided but base material varies some on South elevation.

Show downspouts and gutters, if used on exterior.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 1-19-2022

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: JONATHAN COLVIN **Contact Number:** [REDACTED]

Applicants Address: 4255 WADE GREEN RD, STE 625, KENNESAW GA 30144

E-Mail Address: JONATHAN@AEPERSPECTIVE.COM **Zoning Classification:** RNU

Address of Proposed Work: 791 OAK STREET

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009700090063

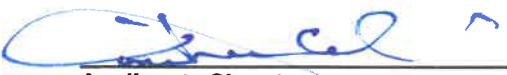
Property Owner: REALTY TRUST GROUP **Contact Number:** 404-459-1039

Project Description (including occupancy type): NEW BUSINESS (MEDICAL OFFICE)
ADDITION TO AN EXISTING BUILDING FOR THE PURPOSE OF PROVIDING
CANCER TREATMENT TO PATIENTS. FULL INTERIOR RENOVATION WITH
NEW BUILDING ADDITION (LESS THAN 50%).

Contractors Name: MCCARTHY BUILDING COMPANIES, INC **Contact Number:** 770-980-8183

Contact Person: BEAU BARTH **Contact Number:** [REDACTED]

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


Applicants Signature

1-19-2022
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: 3,654 SQ FT

Total Square Footage of existing building: 9,162 SQ FT

Estimated Cost of Construction: +/- \$6,000,000

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

EXISTING PRE-ENGINEERED METAL BUILDING WITH EIFS FACADE THROUGH-OUT.
ADDITIONALLY, THERE IS A STANDING SEAM ROOF MANSARD PROJECTION
ACCENT.

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

WE PROPOSE AN ADDITION WITH FULL DEPTH BRICK AND HARD COAT STUCCO
ACCENTS ON ALL NEW CONSTRUCTION. AS WELL AS STOREFRONT GLAZING.
EXISTING BUILDING FINISH SHALL REMAIN, EXCEPT FOR PROPOSED REMOVAL
OF THE MANSARD ROOF PORJECTION, AND REPLACING IT AS A NON SLOPED
HARD COAT STUCCO PROJECTION.



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

Jonathan Conip

Printed Name

[Signature]

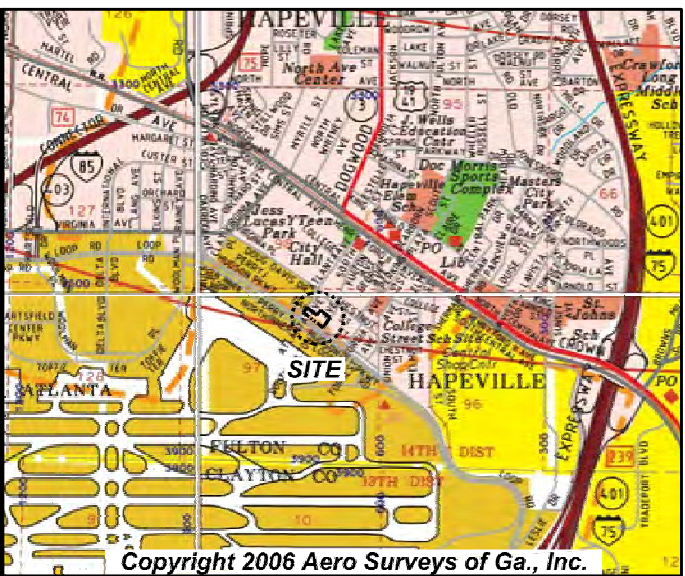
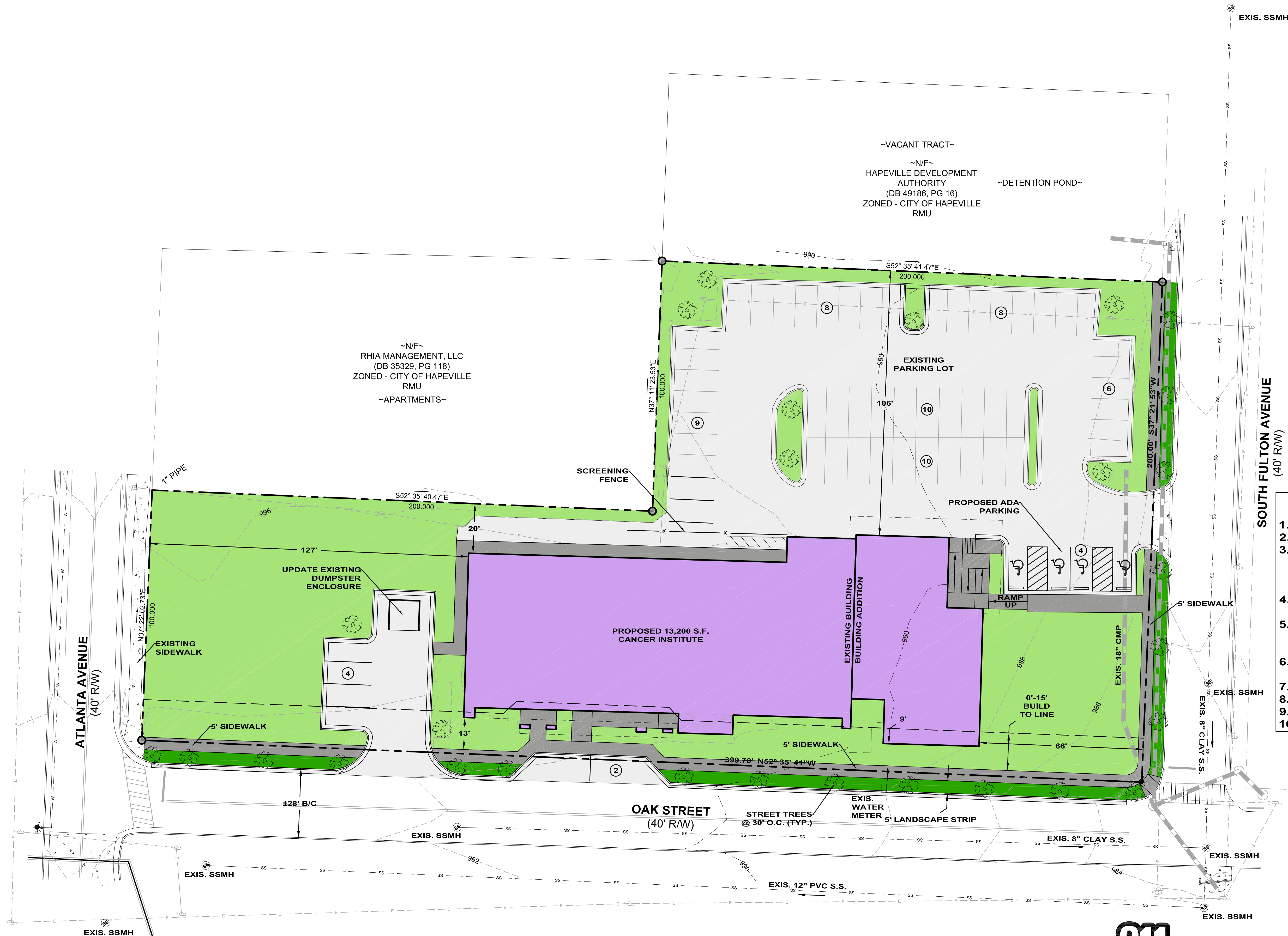
Signature

1-19-22

Date

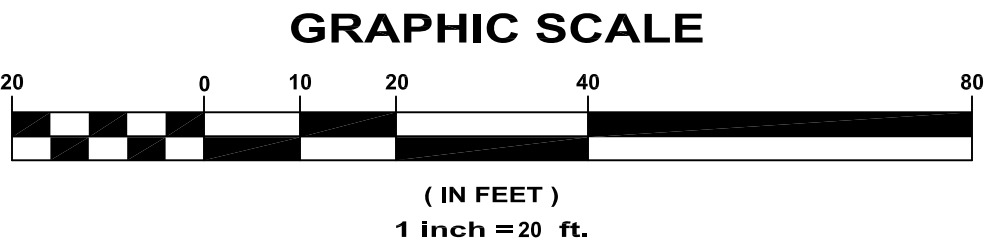
Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

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



- DEVELOPMENT DATA:**
- 1. Property is currently Zoned: RMU
 - 2. Total Area: 1.38 Ac.
 - 3. Setback Requirements:
Front: 0'-15' Build To Line
Rear: 0'
Side: 0'
 - 4. Proposed Use:
13,200 S.F. Medical Office
 - 5. Required Parking:
3 Spaces / 1,000 S.F.
= 13,200 / 1,000 x 3 = 40 Spaces
 - 6. Parking Provided = 61 Spaces
Including 4 ADA Accessible
 - 7. Lot Coverage: ±0.89 Ac. (±64%)
 - 8. Sewer: Public
 - 9. Water: Public
 - 10. Vertical Datum: NAVD 1988

24 HR. CONTACT
CARLOS WASHINGTON
404-303-3938



FLOOD NOTE: PORTIONS OF THIS PROPERTY LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON CITY OF HAPEVILLE, GEORGIA F.E.M.A. FLOOD RATE INSURANCE MAP, COMMUNITY PANEL NUMBER 13121C0368F, DATED SEP. 18, 2013.

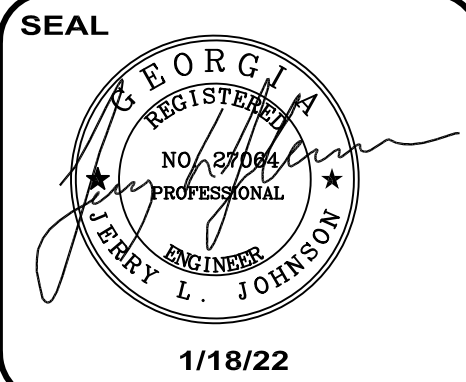
SURVEY NOTE:
BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS BASED ON ALTA/NSPS LAND TITLE BOUNDARY SURVEY FOR NORTHSIDE HOSPITAL, INC. BY MITCHELL SURVEYING & CONSULTING LLC DATED DECEMBER 3, 2021.



REVISIONS

PERSPECTIVE ENGINEERING
www.perspectiveeng.com
4255 Wade Green Road, #625
Kennesaw, Georgia 30144
Ph: (678) 567-1203
GA SOS Eng. Firm Lic #PEF003958

PROJECT NAME
NORTHSIDE HOSPITAL CANCER INSTITUTE
LAND LOT 97, 14TH DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA
CLIENT NAME



SITE PLAN

JOB NUMBER: 2022-684
DRAWN BY: J.L.J.

DWG.: DRB SITE PLAN.DWG
DATE: 01/18/22

NORTHSIDE HOSPITAL
1000 JOHNSON FERRY ROAD
ATLANTA, GEORGIA 30342

This box reserved for the Clerk of Superior Court.

LEGEND

MEASUREMENT NOTE
DIMENSIONS ENCLOSED BY "()" ARE RECORD AND NOTED IN THE "RECORD DOCUMENT INDEX." ALL OTHER DIMENSIONS ARE ACTUAL BASED ON FIELD MEASUREMENTS.
EXAMPLE: (135.26) - RECORD DIMENSION
ABBREVIATIONS
AC = ACRE
ASPH = ASPHALT
B/L = BUILDING LINE
BOC = BACK OF CURB
CB = CHORD BEARING
CH = CHORD
CONC = CONCRETE
CMP = CORRUGATED METAL PIPE
DB = DEED BOOK
DE = DRAINAGE EASEMENT
DIP = DUCTILE IRON PIPE
ELEV = ELEVATION
ESMT = EASEMENT
FC = FENCE
FFE = FINISHED FLOOR ELEVATION
HWM = HIGH WATER MARK
IE = INVERT ELEVATION
L = ARC LENGTH
HC = HANDICAPPED
N/F = NOW OR FORMERLY
OTP = OPEN TOP PIPE
PB = PLAT BOOK
PG = PAGE
PID = TAX PARCEL IDENTIFICATION NUMBER
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
PVC = POLYVINYL CHLORIDE PIPE
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
SF = SQUARE FEET
SPG = STATE PLANE GRID
SSE = SANITARY SEWER EASEMENT
WE = WATER EASEMENT
ELEVATIONS: + 608.17 - SPOT ELEVATION

SYMBOL KEY

- (B) - BOLLARD
- (C) - CABLE TV PEDESTAL
- (A) - CALCULATED POINT
- (W) - CATCH BASIN (SINGLE WING)
- (D) - CATCH BASIN (DOUBLE WING)
- (Δ) - CENTRAL ANGLE (DELTA)
- (T) - CONIFEROUS TREE
- (I) - CURB INLET
- (D) - DECIDUOUS TREE
- (I) - DROP INLET
- (E) - ELECTRICAL MANHOLE
- (M) - ELECTRIC METER
- (T) - ELECTRICAL TRANSFORMER
- (F) - FIRE HYDRANT
- (V) - GAS VALVE
- (G) - GAS METER
- (P) - GAS PEDESTAL
- (A) - GUY ANCHOR WIRE
- (H) - HANDICAP
- (W) - HEADWALL
- (B) - JUNCTION BOX
- (L) - LAND LOT NUMBER
- (S) - LIGHT POLE
- (12) - LOT NUMBER
- (M) - MAIL BOX
- (R) - CAPPED RE-BAR SET MSC
- (O) - MONUMENT FOUND
- (C) - CONCRETE MONUMENT FOUND
- (P) - PULL BOX
- (S) - SANITARY SEWER CLEANOUT
- (S) - SANITARY SEWER MANHOLE
- (B) - SHRUB OR BUSH
- (P) - SIGN (ONE POLE)
- (P) - SIGN (TWO POLES)
- (B) - SITE BENCHMARK
- (231) - STREET ADDRESS
- (T) - TELEPHONE BOX
- (M) - TELEPHONE MANHOLE
- (S) - TRAFFIC POLE
- (P) - UTILITY POLE
- (W) - WATER METER
- (V) - WATER VALVE
- (G) - YARD/GRATE INLET

CHICAGO TITLE INSURANCE COMPANY - COMMITMENT FOR TITLE INSURANCE
(Commitment No. 21-134 - Effective Date: October 15, 2021 at 5:00 p.m.)
Northside Hospital, Inc.; Chicago Title Insurance Company; and Baker Hostetler LLP
SCHEDULE B - SECTION 2 - EXCEPTIONS

- Any defects, liens, encumbrances, adverse claims or other matters, if any, that appear for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B - Part I Requirements are met. **(Not a matter of survey)**
- Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land. **(Not a matter of survey)**
- Any encroachments, easements, liens, encumbrances or claims thereof, violations, variations, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and not shown by the Public Records. **(Not a matter of survey)**
- Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. **(Not a matter of survey)**
- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. **(Not a matter of survey)**
- Lien rights pursuant to Georgia Code Ann. Section 44-14-600 et seq. **(Not a matter of survey)**
- See EXHIBIT "B" attached hereto and made a part hereof by reference. (Shown below)

EXHIBIT "B"
Ad valorem real property taxes for the calendar year 2022, and all years subsequent thereto, and those taxes that become due or payable subsequent to Date of Policy, none of which are liens due or payable. **(Not a matter of survey)**
No insurance is afforded as to the exact amount of acreage and/or square footage contained in the Land. **(Not a matter of survey)**
The record ownership interest held by Laura Nesbit Jones and/or her heirs at law to a portion of the Land, as conveyed in that Executrix Deed from Mrs. Eliza O Jones, as recorded in Deed Book 1777, Page 497, Fulton County, Georgia Records. **(Does affect property as shown)**
Easement from Dr. I.A. Khan to Georgia Power Company, dated April 25, 2008, and recorded at Deed Book 29207, Page 662, Fulton County, Georgia Records. **(Does affect property, blanket in nature)**
Deleted.

ALTA / NSPS LAND TITLE SURVEY CERTIFICATION

To: Northside Hospital, Inc.; Chicago Title Insurance Company; and Baker Hostetler LLP
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, 7(a), 8.9, 11(b), 13, 16, and 19 of Table A thereof. The field work was completed on October 29, 2021.
11/30/2021
Date of Plat or Map:
Surveyor's Signature:
CHARLES MITCHELL
Surveyor's Printed Name:
Seal with Registration / License No.

STATEMENT OF ENCROACHMENTS & SIGNIFICANT OBSERVATIONS

The statements below contain opinions based on field observations and may or may not coincide with facts relative to matters of public records, actual use of the property, use of improvements to the property, or actual property access.
(A) FENCE MEANDERS BACK AND FORTH OVER PROPERTY LINE
(B) PORTION OF PARKING AREA LOCATED IN PUBLIC RIGHT-OF-WAY
(C) WALL LOCATED IN PUBLIC RIGHT-OF-WAY
(D) NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT TIME OF SURVEY

LINETYPES

CENTERLINE
EASEMENT / SETBACK
FENCE - BARBED
FENCE - CHAIN LINK
FENCE - WOOD
FLOOD ZONE BOUNDARY
LAND HOOK
LAND LOT LINE
NOT TO SCALE
OVERHEAD UTILITY
E - ELECTRIC
T - TELEPHONE
C - CABLE
SUBSURFACE UTILITY
C - CABLE
E - ELECTRIC
G - GAS
S - SANITARY
T - TELEPHONE
W - WATER
POLITICAL BOUNDARY
RIGHT-OF-WAY
STORM PIPES
TREE / BRUSH LINE
NATURAL DRAINAGE SWALE

ALTA / NSPS LAND TITLE BOUNDARY SURVEY

for

Northside Hospital, Inc., a Georgia non-profit corporation; Chicago Title Insurance Company; and Baker Hostetler LLP

LOCATED IN
LAND LOT 97 ~ 14th DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA
Commitment No. 21-134 - Effective Date: October 15, 2021 at 5:00 p.m.
TAX PARCEL ID: 14 009700090063

PREPARED BY:



BUILDING SETBACK DIMENSIONS

FRONT - 0'-15' BUILD-TO LINE
SIDE - 0'
REAR - 0'

PARKING SPACE COUNT

STANDARD	70 SPACES
HANDICAP	3 SPACES
TOTAL COUNT	73 SPACES

SUBJECT PROPERTY ADDRESS

3647 SOUTH FULTON AVENUE
HAPEVILLE, GEORGIA 30354

SUBJECT PROPERTY VESTING DEED

EXHIBIT A
(a) All those tracts or parcels of land lying and being in Land Lot 97 of the 14th District of Fulton County, Georgia and being more particularly described as follows:

Beginning at the Northwest corner of South Fulton Avenue and Oak Street and running thence North 35 degrees 00 minutes 00 seconds East along the Northwestern right of way line of South Fulton Avenue a distance of 200 feet to an iron pin; thence leaving said right of way run North 54 degrees 57 minutes 34 seconds West a distance of 200 feet to an iron pin; run thence South 34 degrees 48 minutes 31 seconds West a distance of 100 feet to an iron pin; run thence North 54 degrees 57 minutes 33 seconds West a distance of 200 feet to a point located on the Southeastly right of way line of Atlanta Avenue; run thence Southwesterly on said Southeastly right of way line of Atlanta Avenue 100 feet to its intersection with Oak Street; run thence Southeastly along said Northeastly right of way line of Oak Street a distance of 399.70 feet to a point which is the POINT OF BEGINNING.

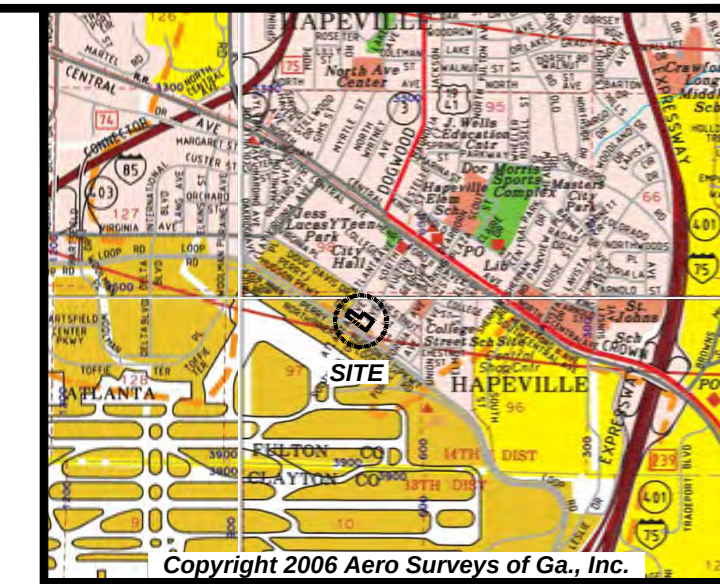
Parcel 14-009700090063
Location Addresses: 3647 South Fulton Avenue, 3617 S. Fulton Avenue, 3620 Oak Street

AS SURVEYED LEGAL DESCRIPTION

LEGAL DESCRIPTION
3647 South Fulton Avenue
Parcel # 14-009700090063
A tract or parcel of land situated in Land Lot 97, 14th District, City of Hapeville, Fulton County, Georgia, the bearings of which are based on State Plane Grid System (Georgia West Zone) and being more particularly described as follows:

Beginning at a #4 Rebar set at the intersection of the Northwesterly right-of-way of South Fulton Avenue (40' R/W) and the Northeastly right-of-way of Oak Street having State Plane Coordinates of , N- 1,329,485.4 and E- 2,222,045.9, Georgia West Zone, and being the **POINT OF BEGINNING**; thence along said Northeastly right-of-way of Oak Street N 52°35'41" W for a distance of 399.70 feet to a #4 Rebar set at the intersection of the Northeastly right-of-way of Oak Street (40' R/W) and the Southeastly right-of-way of Atlanta Avenue (40' R/W); thence along said Southeastly right-of-way of Atlanta Avenue (40' R/W) N 37°22'03" E for a distance of 100.00 feet to a 1" Pipe; thence leaving said Southeastly right-of-way S 52°35'40" E for a distance of 200.00 feet to a #4 Rebar set; thence N 37°11'24" E for a distance of 100.00 feet to a #4 Rebar set; thence S 52°35'41" E for a distance of 200.00 feet to a #4 Rebar set at the said Northwestly right-of-way of South Fulton Avenue (40' R/W); thence said Northwestly right-of-way S 37°21'53" W for a distance of 200.00 feet to a set #4 Rebar and the **POINT OF BEGINNING**.

Containing 1.38 acres or 89,954 square feet being more specifically shown on an ALTA Survey prepared for Northside Hospital, Inc., by Mitchell Surveying & Consulting, LLC, dated November 30, 2021 (Job No. 21098), unto which reference is hereby made.



SURVEYOR'S NOTES

EQUIPMENT AND FIELD SURVEY STATEMENT
TYPE OF EQUIPMENT: TOPCON GTS-233W TOTAL STATION.
& SPECTRA PRECISION EPOCH 50 DUAL BAND GPS RECEIVER
ON THE eGPS NETWORK
FIELD SURVEY COMPLETED: 11/30/2021

DATUM
HORIZONTAL: STATE PLANE GRID (NAD83 - GA WEST)
VERTICAL: MEAN SEA LEVEL (NAVD 88 - GEOID 12A)
ESTABLISHED BY GPS OBSERVATIONS.

PREDICTED POSITIONAL ERROR
+/- (0.03 + 1:10,000) HORIZONTAL
+/- (0.06 + 1:10,000) VERTICAL
BASED ON A COMBINATION OF GPS AND CONVENTIONAL TOTAL STATION ERROR ESTIMATES.

SITE PROJECTION USED FOR GRID VALUES
METHOD: CENTROID
CENTROID LOCATION: N: 1329675.24 E: 2221966.78
ELEV: 991.5 (MEAN SITE ELEVATION)
GEOID MODEL: GEOID12A ELLIPSOID: GR5 80
COMBINED SCALE FACTOR: 1.00003634

CLOSURE STATEMENT
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED WAS ADJUSTED USING LEAST SQUARES. THE RELATIVE POSITIONAL PRECISION OF ALL MEASURED PROPERTY MONUMENTS SHOWN AS PART OF THIS SURVEY ACHIEVE THE 95% CONFIDENCE LEVEL (2 STANDARD DEVIATIONS).
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1:727.052.

FLOOD ZONE
BASED ON GRAPHICAL INTERPRETATION A PORTION OF THIS PROPERTY IS SITUATED IN SHADED FLOOD ZONE "X" (AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS DEPICTED ON THE NFIP FLOOD INSURANCE RATE MAP NO. 13121C0388 F, HAVING AN EFFECTIVE DATE OF SEPTEMBER 18, 2013. USER OF THIS MAP IS CAUTIONED THAT A MORE PRECISE FLOOD DELINEATION MAY BE NEEDED TO VERIFY THIS INFORMATION. (F.E.M.A. MAP REVISIONS, IF ANY, ARE NOT ADDRESSED AS PART OF THIS SURVEY)

ZONING
PROPERTY ZONED CITY OF HAPEVILLE RMU (RESIDENTIAL MIXED USE). ZONING SHOWN HEREON IS BASED ON CURRENT TAX RECORDS AND IS SHOWN FOR INFORMATION ONLY. SURVEYOR MAKES NO WARRANTY AS TO THE EFFECT OF ZONING TO THE CURRENT OR FUTURE USE OF THE SUBJECT PROPERTY. USER OF THIS MAP IS HEREBY CAUTIONED TO CONSULT THE APPROPRIATE GOVERNING BODY FOR FINAL INTERPRETATION CONCERNING ZONING.

TITLE
THIS SURVEY WAS MADE WITH THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AS REFERENCED HEREON. THERE MAY BE OTHER RESTRICTIONS, EASEMENTS, SETBACKS, AGREEMENTS, OR OTHER SIMILAR MATTERS NOT SHOWN HEREON. TITLE EXCEPTIONS ARE ADDRESSED AS SHOWN.

IMPROVEMENTS
ONLY NON-MOBILE AND SUBSTANTIAL "MAN MADE" SURFACE STRUCTURAL IMPROVEMENTS ARE SHOWN HEREON. FEATURES SUCH AS STREAMS, DRAINAGE COURSES, OR VEGETATION ARE NOT SHOWN UNLESS THEY FORM PART OF THE BOUNDARY LIMITS. CAUTION - FEATURES SHOWN INSIDE ROAD RIGHT-OF-WAY LIMITS ARE FOR INFORMATION ONLY AND MAY OR MAY NOT COMPRISE ALL IMPROVEMENTS OR UTILITIES.

UTILITIES
UNDERGROUND UTILITIES THAT ARE SHOWN HEREON ARE BASED UPON A PRIVATE UTILITY LOCATE BY RHD SERVICES, INC. MARKED ON 12/08/2021 ALONG WITH FIELD SURFACE OBSERVATIONS AND AVAILABLE INFORMATION ON HAND AT THE TIME OF THE SURVEY. ONLY UTILITIES THAT WERE VISIBLE AND ACCESSIBLE WERE MEASURED. SITE EXCAVATION WAS NOT PERFORMED IN ANY WAY TO MEASURE ANY SUBSURFACE UTILITY OR FEATURE OF ANY TYPE. NOTICE IS HEREBY GIVEN THAT "GEORGIA ONE CALL" UTILITY LOCATION SERVICE (1-800-282-7411) SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION OF THE SITE.

STREAMS, BODIES OF WATER, & WETLANDS
ALL STREAMS, BODIES OF WATER, AND WETLANDS MAY BE SUBJECT TO STATE, COUNTY, AND LOCAL BUFFERS OR RESTRICTIONS. SURVEYOR MAKES NO INTERPRETATION REGARDING THESE BUFFERS OR RESTRICTIONS. USER OF THIS MAP IS CAUTIONED TO CONSULT WITH THE APPROPRIATE GOVERNING AUTHORITIES CONCERNING POSSIBLE BUFFERS OR RESTRICTIONS.

ARCHAEOLOGICAL & HISTORIC
UNLESS SHOWN HEREON, NO CEMETERIES, ARCHEOLOGICAL, OR ARCHITECTURAL LANDMARKS ARE KNOWN TO EXIST ON THIS SITE. HOWEVER, SURVEYOR HAS NOT EXCAVATED THE SITE OR CONSULTED WITH A QUALIFIED PROFESSIONAL IN THIS FIELD FOR ABSOLUTE CONFORMATION.

REFERENCE INFORMATION
TITLE COMMITMENT No. 21-134 AS REFERENCED HEREON

CERTIFICATION
THIS SURVEY IS INVALID WITHOUT ORIGINAL SIGNATURE OR IF ANY ALTERATIONS HAVE BEEN MADE OTHER THAN THE SURVEYOR. IN ADDITION, THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE FOR THE CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICES.

I CERTIFY THAT THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67 AS AMENDED BY HB 1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

AREA
1.38 ACRES OR 59,954 SQUARE FEET

MITCHELL SURVEYING & CONSULTING, LLC
Surveying • Construction Layout • Consulting
3201 South Cherokee Lane • Suite 310
Woodstock, GA 30188
Tel. 770-924-2955 Fax: 770-485-9073
Email: cmitchell@msc-survey.com

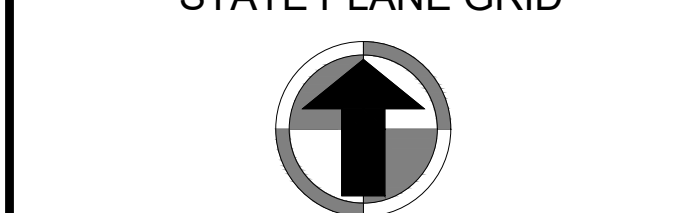
COPYRIGHT:
This document is the property of Mitchell Surveying & Consulting, LLC (Surveyor) and shall not be used for any purpose other than the specific project named herein. This document - in whole or in part - may not be reproduced without the permission of the Surveyor. Any use or reuse of this document - in whole or in part - without the express written permission and recertification by the Surveyor is prohibited. Any loss or damages occurring from unauthorized use of this document shall not be the responsibility of the Surveyor.

ALTA / NSPS LAND TITLE BOUNDARY SURVEY

SITUATED IN
LAND LOT 97 ~ 14th DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

PREPARED FOR
**Northside Hospital, Inc. a
Georgia non-profit
corporation; Chicago Title
Insurance Company; and
Baker Hostetler LLP**

STATE PLANE GRID



GA WEST
NORTH ARROW

11/30/2021

SHEET RECORD

DATE	DESCRIPTION
12/03/2021	ISSUED

DRAWING INFORMATION

CAD FILE: 21098-ALTA-1.DWG
DRAWN BY: CRM CHECKED BY: CRM

SHEET NAME:

**ALTA SURVEY
NORTHSIDE
HOSPITAL, Inc.**

TAX PARCEL 14 009700090063
PROJECT: 21098.00 SHEET 1 OF 2



Architecture | Engineering | Planning | Interiors | Consulting

1255 WADE GREEN RD NW
SUITE 625
KENNESAW, GEORGIA 30144

770.644.9200 Telephone
studio@AEPerspective.com
www.aeperspective.com

THIS DRAWING IS THE PROPERTY OF PERSPECTIVE
ENGINEERING, D.B.A. AE PERSPECTIVE AND SHALL
NOT BE REPRODUCED IN WHOLE OR PART. IT
SHALL NOT BE USED ON OTHER PROJECTS AND
SHALL BE RETURNED UPON REQUEST
COPYRIGHT AS DATED AE PERSPECTIVE
NOT VALID UNLESS SIGNED AND SEALED.

DRAWING ISSUES

APPROVED BY: Approver DRAWN BY: Author

[illegible]

01/19/22

NORTHSHORE HOSPITAL
HAPEVILLE CANCER CENTER

HAPEVILLE, GA 30354

AE JOB NUMBER:

21012

DRAWING
TITLE:

EXISTING
BUILDING

SHEET
NUMBER:
EB-1

NOT ISSUED FOR CONSTRUCTION



Architecture | Engineering | Planning | Interiors | Consulting

4255 WADE GREEN RD NW
SUITE 625
KENNESAW, GEORGIA 30144

770.644.9200 Telephone
studio@AEPerspective.com
www.aeperspective.com

THIS DRAWING IS THE PROPERTY OF PERSPECTIVE
ENGINEERING, D.B.A. AE PERSPECTIVE AND SHALL
NOT BE REPRODUCED IN WHOLE OR PART. IT
SHALL NOT BE USED ON OTHER PROJECTS AND
SHALL BE RETURNED UPON REQUEST.
COPYRIGHT AS DATED AE PERSPECTIVE
NOT VALID UNLESS SIGNED AND SEALED.

DRAWING ISSUES

APPROVED BY: Approver DRAWN BY: Author

12/1/2021

NORTHSIDE HOSPITAL
HAPEVILLE CANCER CENTER

791 OAK STREET
HAPEVILLE, GA 30354

AE JOB NUMBER:

21012

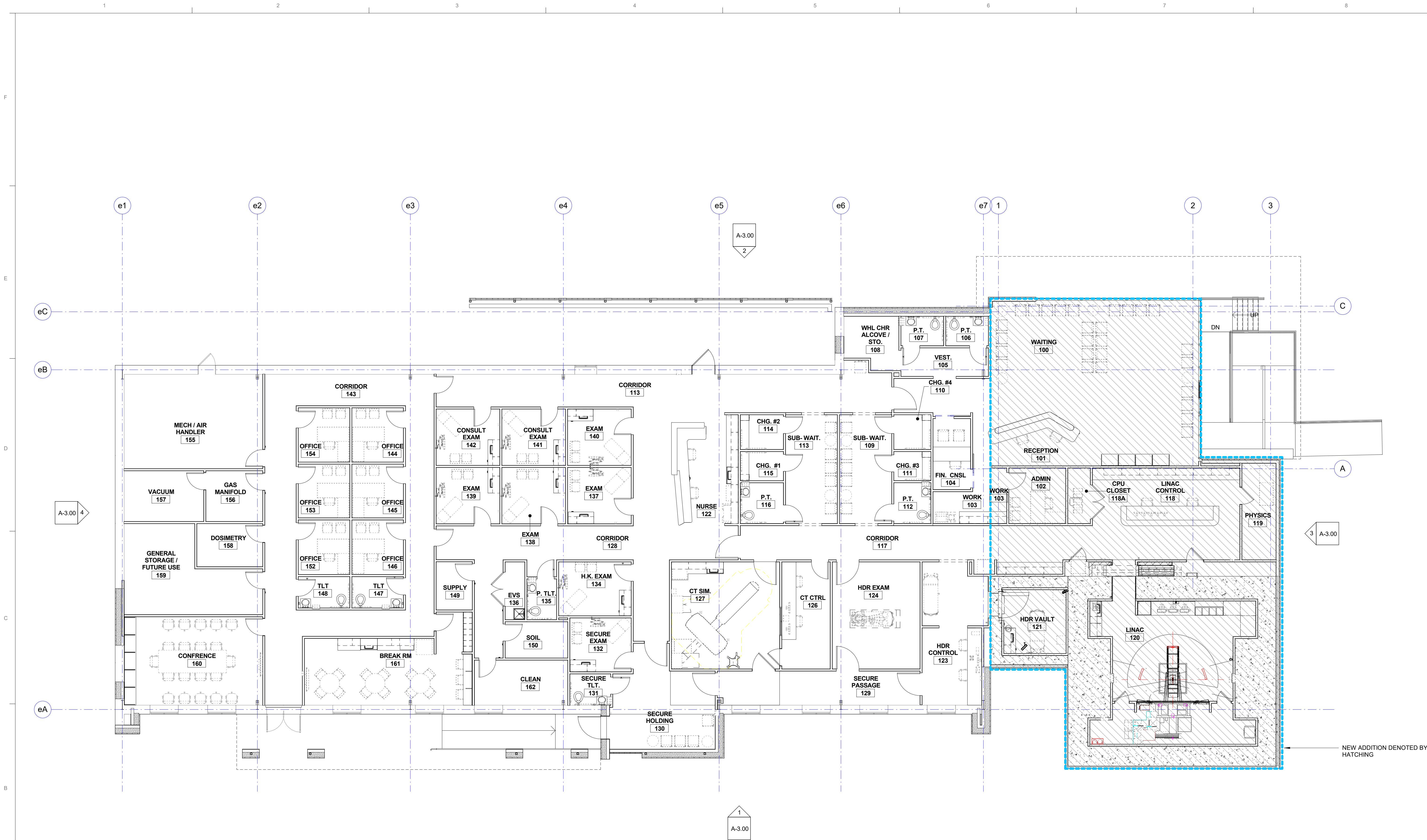
DRAWING
TITLE:

FLOOR PLAN

SHEET
NUMBER:

A-2.00

NOT ISSUED FOR CONSTRUCTION



NEW ADDITION DENOTED BY
HATCHING

AREA TABULATION

EXISTING BUILDING:..... 9,162 SQ. FT.

NEW ADDITION:..... 3,654 SQ. FT.

NEW FLOOR PLAN

1
A-2.00

1/8" = 1'-0"





770.644.9200 Telephone
studio@AEPerspective.com
www.aeperspective.com

THIS DRAWING IS THE PROPERTY OF PERSPECTIVE
ENGINEERING, D.B.A. AE PERSPECTIVE AND SHALL
NOT BE REPRODUCED IN WHOLE OR PART. IT
SHALL NOT BE USED ON OTHER PROJECTS AND
SHALL BE RETURNED UPON REQUEST
COPYRIGHT AS DATED AE PERSPECTIVE
NOT VALID UNLESS SIGNED AND SEALED.

DRAWING ISSUES

APPROVED BY: Approver DRAWN BY: Author

[illegible]

01/19/22

NORTHSIDE HOSPITAL
HAPEVILLE CANCER CENTER

791 OAK STREET
HAPEVILLE, GA 30354

AE JOB NUMBER:

21012

DRAWING
TITLE:

RENDERINGS

SHEET
NUMBER:

A-3.01

NOT ISSUED FOR CONSTRUCTION