



DESIGN REVIEW COMMITTEE

700 Doug Davis Drive
Hapeville, GA 30354

March 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 February 16, 2022

Documents:

1. DRC Minutes February 16, 2022

4. New Business

4.I. 748 Virginia Avenue Pavilion Addition

Background:

The Hapeville Development Authority has submitted an application seeking approval to construct a 200-square foot pavilion and add a 62-square foot shed to the renovated gas station now art gallery, office, and arts studio at 748 Virginia Avenue. The property is zoned V, Village and A-D, Arts District Overlay and is subject to the Commercial /Mixed Use, SubArea B section of the Architectural Design Standards.

Documents:

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

4.II. 3112 Old Jonesboro Road Addition

Background:

Pedro Torres has submitted an application seeking approval to construct a 333-square foot addition to the existing 1,383-square foot single family dwelling at 3112 Old Jonesboro Road. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area Subarea E section of the Architectural Design Standards.

Documents:

1. Planners Report 3112 Old Jonesboro Road
2. Application - 3112 Old Jonesboro Road_Redacted

4.III. 3112 Grove Circle New SF Dwelling

Background:

Brooks Kay has submitted an application seeking approval to construct a new 2 story, 4,287-square foot single-family dwelling at 3112 Grove Circle. The house will have 4 bedrooms, 3 ½ bathrooms, an attached garage, and an attached carport to the rear. 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 3112 Grove Circle
 2. Application - 3112 Grove Circle_Redacted
- 4.IV. 325/376 King Arnold Street PUD Requirements

Background:

Epic Development has submitted an application seeking approval for the rezoning from U-V, Urban Village to P-D, Planned Unit Development. As part of the proposed rezoning, the Design Review Committee establishes the site requirements for the site. The application proposes 25 single family dwelling units on a 1.47-acre parcel.

Documents:

1. Planners Report 325 and 376 King Arnold Street
2. Application - 325 and 376 King Arnold Street_Redacted

5. **Next Meeting Date - Wednesday, April 20, 2022**

6. **Adjourn**



**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
February 16, 2022, 6:00 PM**

MINUTES

1. Call to Order

Chairman Jonathan Love called the meeting to order at 6:02 PM.

2. Roll Call

Jonathan Love

Brian Gregory

John Stalvey

Gregory Morgan - absent

Jacque Smyth

3. Approval of Minutes

3.1 Minutes of January 19, 2022

MOTION ITEM: John Stalvey made a motion, Jacque Smyth seconded to approve the minutes of January 19, 2022, as submitted. Motion Carried: 4-0

MOTION ITEM: Jonathan Love made a motion, John Stalvey seconded to add 3154 Lake Avenue to the agenda for the request to receive a design exception for a sidewalk.

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to add the nomination of a member of the Design Review Committee to the Steering Committee for the Comprehensive Plan.

4. New Business

4.1 551 Lake Drive

Addition

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.

MOTION ITEM: John Stalvey made a motion, Jacque Smyth seconded to approve the application provided the applicant resubmit the plans addressing the following items...

- 1. Add a column on the front porch elevation centered on the gable**
- 2. Move the front porch stair to be centered on the front entry door**
- 3. Re-design the roof plan as sketched in the meeting**
- 4. Recommendation was made to join the two front elevation porches if possible**
- 5. Address all items as noted in the Planner's Report**

Motion Carried: 4-0

4.II 240 Mount Zion Road

New Single-Family 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.

MOTION ITEM: John Stalvey made a motion, Brian Gregory seconded to approve the application with the revised drawings submitted on February 15, 2022. Motion Carried: 4-0

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.

MOTION ITEM: Jacquie Smyth made a motion, Brian Gregory seconded to approve the application with the following condition:

1. Applicant agrees to move the trees in the landscape buffer along South Fulton Avenue to the other side of the sidewalk next to the parking lot due to the sewer drains along the street

The Committee also granted the following design exceptions:

2. Less than 10-ft buffer between the parking spots and sidewalk on South Fulton Avenue
3. Materials used for the awning
4. Different foundation/base material

Motion Carried: 3-0; John Stalvey recused himself

4.IV 3154 Lake Avenue

Design Exception

Background:

Terrence Adams requested a design exception to not install a proposed sidewalk at 3154 Lake Avenue as the installation would impact an existing 35" Oak tree.

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to approve the design exception for the sidewalk. Motion Carried 4-0

4.V DRC Nomination

Steering Committee

MOTION ITEM: Jonathan Love made a motion, Brian Gregory seconded to approve nominate Jacquie Smyth to the Steering Committee. Motion Carried: 3-0

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

6. Adjourn

MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to adjourn the meeting at 6:47PM. Motion Carried: 4-0

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman

DRAFT



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

DATE: March 7, 2022
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 748 Virginia Ave, Pavilion addition**

BACKGROUND

The City of Hapeville has received a design review application and revised site plan on behalf of the Hapeville Development Authority to construct a pavilion and add a shed to the renovated gas station now art gallery, office and arts studio at 748 Virginia Avenue, a former gas station.

The proposed pavilion, located in the supplemental area, is 200 SF and the storage shed, located along Virginia Avenue adjacent to the dumpster is 62 SF. The storage shed will be constructed of polycarbonate corrugated material with a butterfly standing seam roof and metal trim. The pavilion will have round metal columns and a standing seam metal roof with wood rafters to form a butterfly roof profile. The application references painted murals on the metal cladding.

The property is zoned V, Village and A-D, Arts District Overlay and is subject to the requirements for Commercial/Mixed Use Area, Subarea B of the Architectural Design Standards.

REVIEW

The proposed style for the pavilion and the storage shed are coordinated with butterfly roof profiles. The Commercial / Mixed Use Area does not identify specific design features as the common yard supplemental area upon which this site plan is based is described as "Common yard: a treatment wherein the facade is set back substantially from sidewalk. The supplemental area shall be unfenced, unwalled, and visually continuous with adjacent supplemental areas, supporting a common landscape." Similarly, outbuildings are not defined as storage sheds were not envisioned for the Commercial / Mixed Use District. The Design Review Committee should use its discretion upon review given the intent of the guidelines and project.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 2/07/2022

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: City of Hapeville Contact Number: [REDACTED] (David Burt)

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

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

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

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

Property Owner: Hapeville Development Authority Contact Number: 770.314.6374

Project Description (including occupancy type): _____

To enhance the use of the previously approved new plaza, the pavilion will add covered event space for community art events. The new shed will provide storage for the equipment used by the Atlanta Printmaker Studio for papermaking, Print BIG!, and other community art events.

Contractors Name: Paryani Construction Contact Number: 404-432-7820

Contact Person: Manish Paryani Contact Number: 404-432-7820

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.

David Burt
Applicants Signature

2-7-22
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: 297 SF

Total Square Footage of existing building: 1700 SF

Estimated Cost of Construction: \$35,000

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

The existing building is an Amoco gas station built in the 1950s. The original exterior material, which was uncovered during an investigative demolition phase, was a white stucco. The building was renovated in the 1970s or 1980s with wood trim, a hip roof, a wood cupola, and a brick veneer.

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

The exterior façade of the proposed pavilion will have a light and airy design that will not distract from the newly renovated existing 1950s gas station-turned art gallery. The pavilion will have round metal columns and a standing seam metal roof with wood rafters to form a butterfly roof profile. This type of profile is often seen in mid-century design and will complement the renovated 1950s white stucco building with its rounded glass corner.

The exterior façade of the shed, located at the rear of the site, will also have a similar butterfly roof profile to carry this retro design theme throughout the site. A metal roof and prefinished metal cladding will offer a more industrial feel and will function as an opportunity to display painted murals.

Metal planters with wood benches will add a porous buffer between the previously approved parking area and the pavilion.

NOTICE

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

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

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

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

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

(Please Print & Initial)

I David Burt ^{DB} 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=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.

David Burt

Printed Name

David Burt

Signature

2-7-22

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.

AC - ARC
AC - ACROES
ACC - ACCESS EASEMENT
ACGL - ATLANTIC GAS COMPANY
ACHPAL - ALPHAL
BB - BOTTOM OF BANK
BC - BACK OF CURB
BCH - BACKHILL
BFE - BASE OF FLOOD ELEVATION
BL - BUILDING SETBACK LINE
BM - BENCHMARK
BPF - BLUE PINE FLAG
BPM - BENCH MARK
BS - BOTTOM OF SLOPE
BSB - BELLSOUTH TELEPHONE
BSB - BELLSOUTH TELEPHONE
BSM - BELLSOUTH CABLE MARKER
BSMH - BELLSOUTH MANHOLE
BSO - BOTTOM OF SLOPE
BW - BARBED WIRE
CB - CATCH BASIN
CA - CORNER OF CONCRETE APRON
CO - CORNER CONCRETE PAVEMENT
CCL - CENTER LINE
CL - CHALK LINE
CMM - CORNER MONUMENT FOUNDATION
COP - CORRUGATED METAL PIPE
C - CLEANSOIL
COMM - COMMUNICATION
CT - CRIMPED TOP PIPE
CT - CEMENT TENSION
CW - CONCRETE WALL
DE - DRAINAGE EASEMENT
DE - DRAINAGE PAVEMENT
DI - DROP INLET
DI - DUCTILE IRON PIPE
DNR - DEPT OF NATURAL RESOURCES
DMS - DRAIN MONUMENT SET
DR - DRIVE
EB - ELECTRIC BOX
EC - ELECTRIC MEMBERSHIP CORP
EFG - EDGE OF PAVEMENT
EF - FACE OF CURB ELEVATION
FC - FENCE CORNER
FDC - F F DEPARTMENT CONNECTION
F - FINISHED
FH - FIRE HYDRANT
FHM - FIRE HOSE ELEVATION
FOH - FIBER OPTIC CABLE MARKER
FP - FENCE POST
FL - FLAG POLE
GLMP - GAS LINE MARKER POST
G - GAS METER
GP - GAS POST
GU - GUY POLE
G - GEORGIA POWER COMPANY
GR - GUARD RAIL
G - GAS VALVE
GW - GUY WIRE
HDPE - HIGH DENSITY POLYETHYLENE
HVRP - HIGH VOLTAGE POWER POLE
HV - HEADVAIL
IR - IRRIGATION CONTROL VALVE
INV - INVERT
IP - IRON PIN FOUNDATION
IPP - IRON P IN PLACED 1/2" RB W/ CAP
IRP - INTERMEDIAN REGIONAL FLOOD
JUNCTION BOX

(L) - CURVE TO THE LEFT
LA - LIMIT OF ACCESS
LC - LENGTH OF CURVE
LLL - LAND LOT LINE
LP - LAND PLANT
LS - LANDSCAPED AREA
MB - MAIN BOX
ME - MAIN FLOOD ELEVATION
MNF - METROFIMA FEE BRET NETWORK
M - MANHOLE
MNP - MAC NAIL PLACED
MW - MOUNTAIN WALL
NF - NAIL FOUND
NF - NOW OR FORMERLY
OCS - OUTLET CONTROL STRUCTURE
OP - ORANGE PIPE
OPM - ORANGE PAN AT MARK
OR - ORANGE
P - POWER LINE
PB - PLAT BOOK
P - POWER BOX
PG - PAGE(S)
PI - PRESS INDICATOR VALVE
PL - PROPERTY LINE
POB - POINT OF BEGINNING
POI - POINT OF INTERSECTION
PM - POWER METER
P - POWER POLE
PS - PARKING SPACE(S)
PV - POLYVINYLCHLORIDE P PE
R - RADII
RC - CURVE TO THE RIGHT
RB - REBAR
RCP - RE REINFORCED CONCRETE PIPE
REF - REED PIN FLAG
RPM - REED PANT MARKER
RR - RAIL ROAD
RTW - RIGHT OF WAY
RW - RIGHT OF WAY
SF - SQUARE FEET
SERV - SERVICE POLE
SR - SOLID ROD
S - SANITARY SEWER
SSE - SANITARY SEWER EASEMENT
SW - S DEWALK
S - SERVICE
TB - TRAFFIC SIGNAL BOX
TRENCH DRAIN
TBM - TEMPORARY BENCHMARK
TC - TOP OF CURB
TI - TELEPHONE LINE
TP - TRAFFIC POLE
TRANS - TRANSMISSION
TS - TRAFFIC SIGNAL
TSI - TRAFFIC SIGN
TW - TOP OF WALL
TW - TEST WELL
UG - UNDERGROUND
WB - WALKER BOX
WMP - WELTAP MARKER POST
W - WELTAP LINE
WV - WETLAND FLAG
WF - WFOUGHT IRON FENCE
WM - WATER METER
WV - WATER VALVE
W - CORNER
Y - YARD NIELD
YF - YELLOW PIN FLAG
Y - YELLOW PAINT MARK

[illegible]

QUIT CLAIM DEED: CITY OF HAPEVILLE GEORGIA TO HAPEVILLE DEVELOPMENT AUTHORITY, DATED DECEMBER 11, 2015 AND RECORDED DECEMBER 14, 2015 N DEED BOOK 56565 PAGE 145, FULTON COUNTY RECORDS.

LIMITED WARRANTY DEED: APORT MORTUARY SHIPPING SERVICES, INC. TO PROFESSIONAL CREMATION SERVICES, LLC TO RF'S HOLDINGS, LLC, DATED OCTOBER 2018 AND RECORDED OCTOBER 23, 2018 IN DEED BOOK 59318 PAGE 178, FULTON COUNTY RECORDS.

LIMITED WARRANTY DEED: DELTA AIR LINES, INC. TO VIRGINIA 800, LLC, DATED FEBRUARY 17, 2006 AND RECORDED FEBRUARY 23, 2006 IN DEED BOOK 42017-PAGE 6, FULTON COUNTY RECORDS.

ALTANSPS SURVEY FOR RF'S HOLDINGS, LLC BRANCH BANKING AND TRU COMPANY, STEWART TITLE GUARANTY COMPANY AND WILLIAM E. PORTER, JR. LOCATED IN LOT AND LOT 86, 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY GEORGIA, PREPARED BY JACKSON LAND SURVEYING, DATED APR L 2, 2018

ALTA/ASCM SURVEY FOR GENERAL ELECTRIC CAPITAL CORPORATION, AMERICA EXPRESS TRAVEL RELATED SERVICES COMPANY, INC. DELTA AIR LINES, INC. CHICAGO TITLE INSURANCE COMPANY AND LAWYER TITLE INSURANCE CORPORATION LOCATED IN DISTRICT CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA, PREPARED BY POST, BUCKLEY, SCHULIN AND JERNIGAN, DATED NOVEMBER 23, 2004

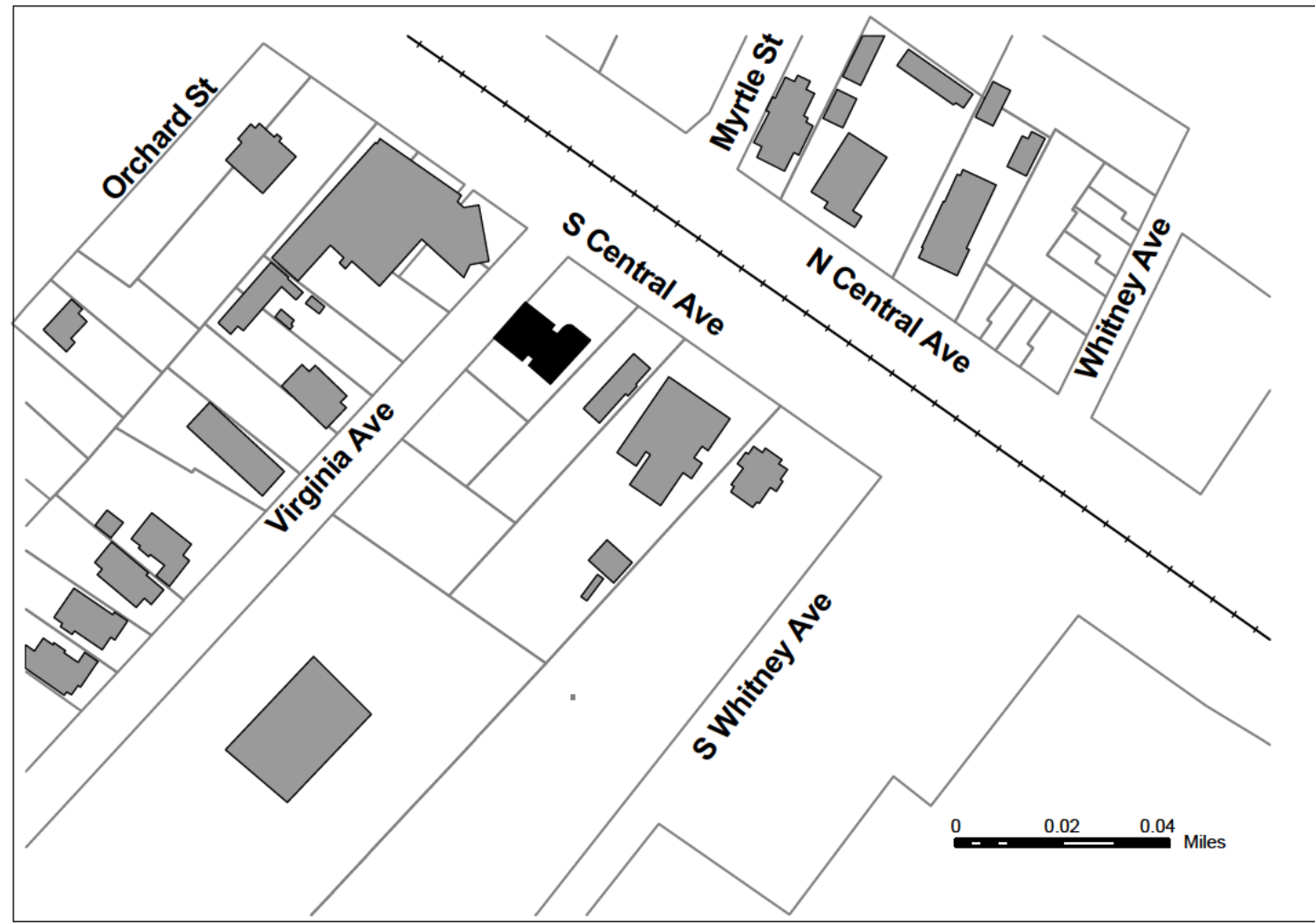
NOTE CONTOUR INTERVAL IS TWO (2) FEET.



REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	03/08/21	AMCM	ADD NEW TREES AT THE SOUTHWEST PROPERTY LINE.
2	07/28/21	BJB	REVISE HICKORY TREE TYPE IN SOUTHEAST CORNER TO PECAN TREE



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DESCRIPTION OF PROPERTY

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

BEGINNING AT AN IRON PIN PLACED (1/2 INCH REBAR W/CAPI) AT THE RIGHT OF WAY INTERSECTION, FORMED BETWEEN THE SOUTHEASTERLY RIGHT OF WAY LINE OF VIRGINIA AVENUE (VARIABLE R/W) WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF SOUTH CENTRAL AVENUE (VARIABLE R/W), THENCE DEPART THE SOUTHEASTERLY RIGHT OF WAY LINE OF SOUTH CENTRAL AVENUE (VARIABLE R/W), AND PROCEED IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF SOUTH CENTRAL AVENUE (VARIABLE R/W) SOUTH 54°46'46" EAST, A DISTANCE OF 76.00 FEET TO A PK NAIL FOUND IN CONCRETE, THENCE DEPART THE SOUTHWESTERLY RIGHT OF WAY LINE OF SOUTH CENTRAL AVENUE (VARIABLE R/W) AND PROCEED SOUTH 42°33'54" WEST FOR A DISTANCE OF 168.60 FEET TO AN IRON PIN PLACED (1/2 INCH REBAR WITH CAPI), THENCE NORTH 51°51'42" WEST FOR A DISTANCE OF 76.00 FEET TO AN IRON PIN PLACED (1/2 INCH REBAR W/CAPI) AT THE SOUTHEASTERLY RIGHT OF WAY LINE OF VIRGINIA AVENUE (VARIABLE R/W), THENCE PROCEED IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF VIRGINIA AVENUE NORTH 42°42'11" EAST FOR A DISTANCE OF 164.75 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 0.28914 ACRES, OR 12595 SQUARE FEET.

SITE DESIGN KEYNOTES	
KEY	KEYNOTE
70	NEW ASPHALT. SEE CIVIL.
71	NEW PARKING LOT AND STRIPING
72	NEW CONCRETE WHEEL STOP. SEE CIVIL FOR DETAIL.
73	EXISTING CONCRETE PIECES IN NEW 1/4" TO 1/2" CRUSHED SLATE CHIP. SEE 3/ A-1.7 AND 2/ A-1.7.
74	1/4" TO 1/2" CRUSHED SLATE CHIP.
75	NEW 8'-6" CONCRETE SIDEWALK AND 6" CURB. SEE CIVIL.
76	DOWNSPOUT. SEE ARCH FOR EXACT LOCATIONS. SEE CIVIL FOR STORMWATER MITIGATION DESIGN.
77	NEW 6" CONCRETE CURB. SEE CIVIL.
78	BOULDERS TO ACT AS PROTECTIVE BOLLARDS - SEE LANDSCAPE.
79	NEW CONCRETE BOLLARD. SEE CIVIL FOR DETAIL.
80	EXISTING CONCRETE PIECES IN NEW 1/4" TO 1/2" CRUSHED SLATE CHIP WITH GROUND COVER PLANTS. SEE LANDSCAPE AND DETAIL XXX

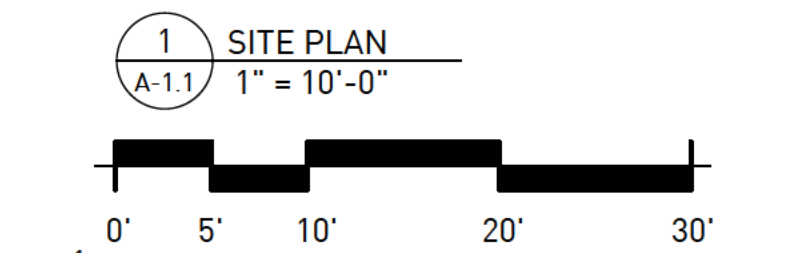
SITE PLAN GENERAL NOTES	
	EXISTING BUILDING FOOTPRINT
	NEW BUILDING FOOTPRINT
	PROPERTY LINE
	SETBACK LINE
	SETBACK LINE FROM APPROVED VARIANCE
	HEAVY DUTY, HIGH-IMPACT CONCRETE - SEE CIVIL.
	SCREENPRINT, ENGRAVED, STAMPED OR PAINTED CONCRETE FOR BRANDING, EDUCATION OR WAYFINDING. COORD. WITH TENANT.
	EMBED SALVAGED METAL ITEMS IN CONCRETE. COORD. WITH ARCHITECT IN FIELD.
	POURED, SCORED AND STAINED CONCRETE
	1/4" TO 1/2" CRUSHED SLATE CHIP. SEE KEYNOTE #73
	EXISTING ASPHALT
	NEW ASPHALT. SEE CIVIL.
	CONCRETE PAVING. SEE CIVIL.
	PLANTING AREA - NATIVE PLANTS. SEE LANDSCAPE PLAN.
	PLANTING AREA - CURATED PLANTS PROVIDED BY TENANT.
	INJECTION WELL - PRESERVE AND PROTECT EXISTING INJECTION WELL. COORDINATE WITH MILL CREEK TO RELOCATE AND/OR RESET ELEV. RELATIVE TO NEW GRADE
HB	HOSE BIB/YARD HYDRANT. SEE MEP
W/S	WATER / SEWER

SITE PLAN NOTES	
1.	ARCHITECTURAL SITE PLAN IS ISSUED FOR REFERENCE ONLY.
2.	REFERENCE CIVIL DRAWINGS FOR ALL SITE CONSTRUCTION INFORMATION.
3.	REFERENCE LANDSCAPE DRAWINGS FOR ALL PLANT SPECIFICATIONS, PLANT LOCATIONS, AND TREE PROTECTION INFORMATION.
4.	THE CONTRACTOR SHALL MAINTAIN EXISTING ACCESS TO ALL EMERGENCY ENTRANCES AND SHALL NOT BLOCK ACCESS TO DRIVES AND COVERED DROP OFF AREAS.
5.	CONTRACTOR SHALL INFORM THE OWNER PRIOR TO ANY SITE DEMOLITION AND SHALL SCHEDULE SUCH DEMOLITION AS NOT TO INTERFERE WITH THE OWNER'S OPERATIONS AS OUTLINED IN AN AGREED PHASING PLAN AND SCHEDULE.

ZONING INFORMATION	
ADDRESS:	748 VIRGINIA AVENUE HAPEVILLE, GA 30354
LOT SIZE:	12,595 SF / 0.29 AC
ZONING:	V - VILLAGE ARTS DISTRICT OVERLAY
FAR:	0.26
EXISTING FOOTPRINT:	1,735 SF
NEW FOOTPRINT:	1,481 SF
TOTAL BUILDING AREA:	3,216 SF
BUILDING HEIGHT EXISTING:	29'-10" (35 FT MAX)
BUILDING HEIGHT PROPOSED:	21'-9" (35 FT MAX)
LOT COVERAGE EXISTING:	99%
LOT COVERAGE PROPOSED:	81% (70% MAX)*
BUILDING COVERAGE:	25.5% (3,216 SF / 12,595 SF)
PARKING COVERAGE:	14% (1,785 SF / 12,595 SF)
LOADING AND DRIVE COVERAGE:	20.6% (2,597 SF / 12,595 SF)
USOS IMPERVIOUS:	18.8% (2,371 SF / 12,595 SF)
USOS PERVIOUS:	7% (928 SF / 12,595 SF)
SIDE YARD SETBACK:	5'-6" (15 FT MIN)*
FRONT YARD SETBACK:	1'-6" FT (15 FT MIN) VA AVE* 52 FT (15 FT MIN) S. CENTRAL
REAR YARD SETBACK:	53'-5" (25 FT MIN)*
REQUIRED PARKING: 1 PER 200 SF Sec. 93-22-1-1	TOTAL SPACES: 16 REGULAR SPACES: 14 ADA SPACES: 1
PROPOSED PARKING:	TOTAL SPACES: 10* REGULAR SPACES: 9 ADA SPACES: 1
FENESTRATION % OF LENGTH:	REQUIRED: 75%** VIRGINIA AVE: 40% (CLR GLASS) S. CENTRAL: 73.5% (CLR GLASS)
* VARIANCE GRANTED MAY 27, 2021 BY BOARD OF APPEALS	
** DRC APPROVAL GRANTED MAY 19, 2021	
DRC APPROVED DESIGN ON APRIL 21, 2021	

TREE NOTES	
Sec. 93-29-4 (2) Parking lot trees shall be provided in landscape islands in parking areas proposing ten or more spaces. Parking areas with fewer than five spaces and multi-level parking decks are exempt.	
SEE LANDSCAPE ARCHITECTURE DRAWINGS FOR TREE PROTECTION AND TREE DENSITY COMPLIANCE.	

PARKING NOTES	
#	PARKING SIGN LOCATION
#	SIGN TEXT
P1	APS PARKING ONLY
P2	NO APS TRAFFIC BEYOND THIS POINT
P3	NO PARKING
P4	ADDITIONAL PUBLIC PARKING AVAIL. ON S. CENTRAL AVE
P5	ADA VAN PARKING



Source Urbanism, LLC
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jyjustice@subscriptionengineering.com

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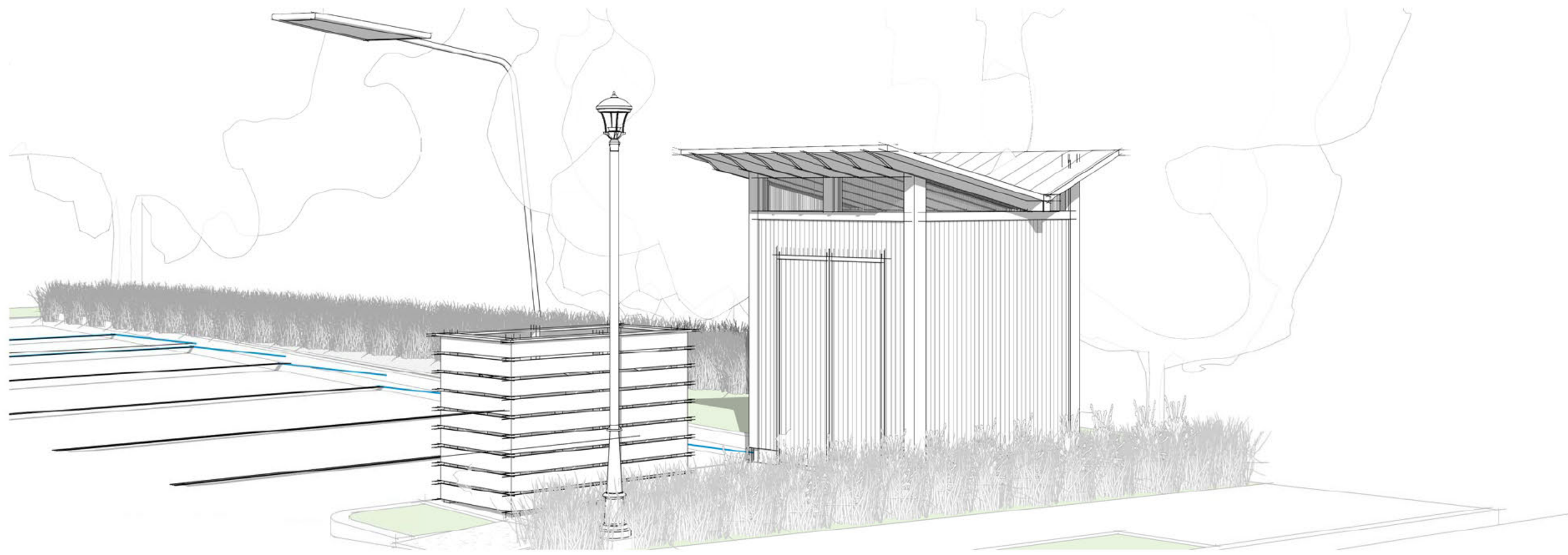
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PRINTMAKERS
STUDIO**
748 VIRGINIA AVENUE
HAPEVILLE, GA 30354

CITY OF HAPEVILLE
3468 N FULTON AVENUE
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KEYPLAN

ISSUE CHART

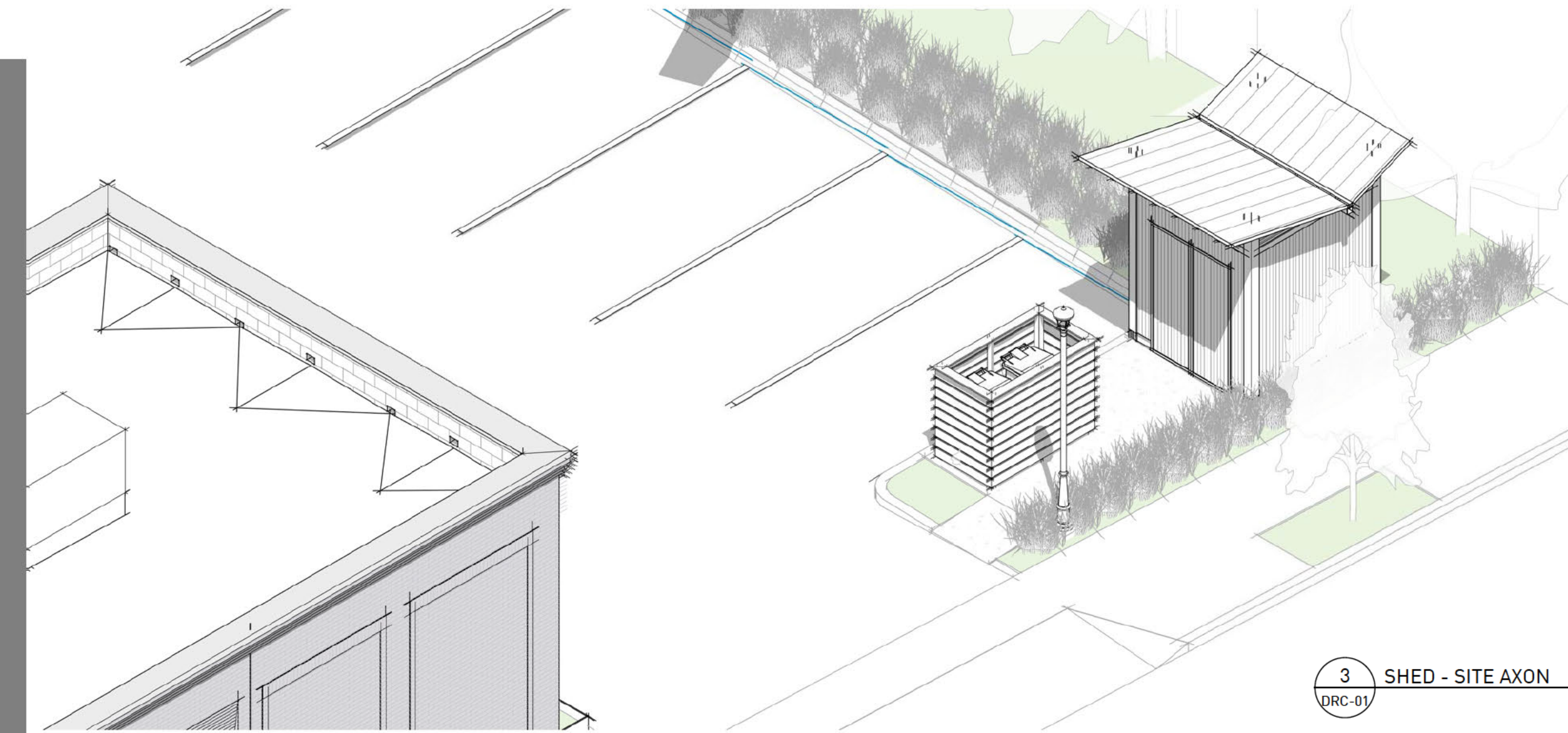
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1	FOR PERMIT - 95% CD	08/30/2021
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Job Number	100 2020.08	
Date	08/30/2021	
Drawn	ALP	
Checked	RDR	
TITLE		
SITE PLAN		
SHEET NUMBER		
A-1.1		
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11 SHED - NORTHEAST VIEW



8 SHED - NORTHWEST VIEW



3 SHED - SITE AXON



1 SHED - NORTH CONTEXT ELEVATION



10 EXISTING CONDITIONS



9 EXISTING CONDITIONS



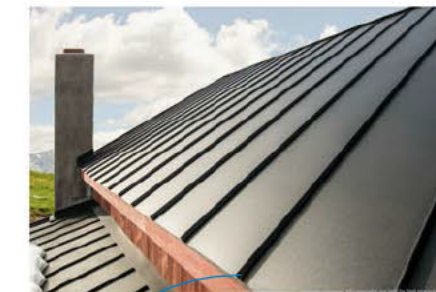
CORRUGATED POLYCARBONATE



CORRUGATED POLYCARBONATE



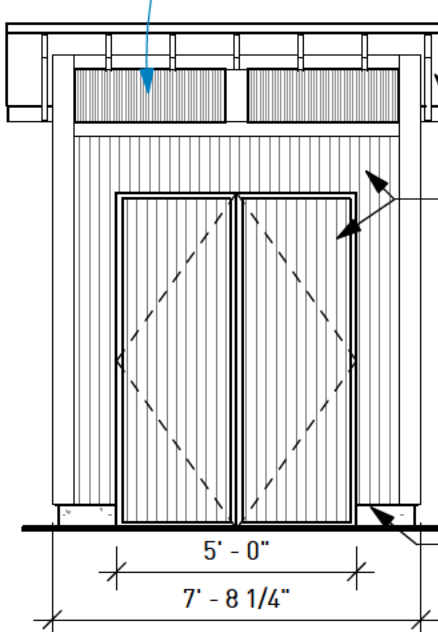
RAIN CHAIN + GUTTER



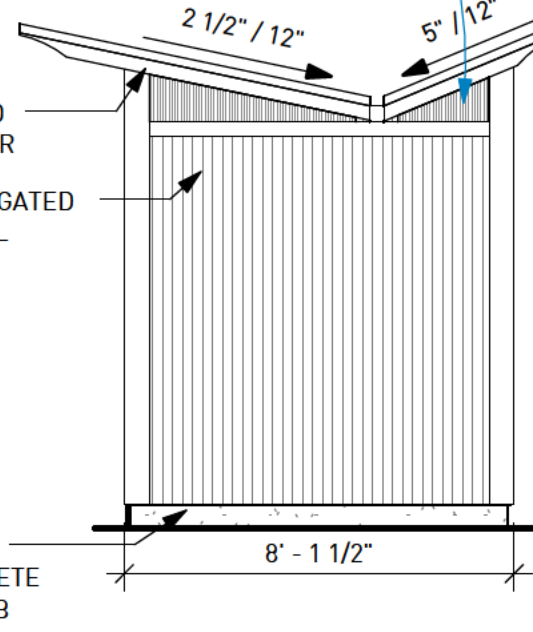
STANDING SEAM METAL ROOF



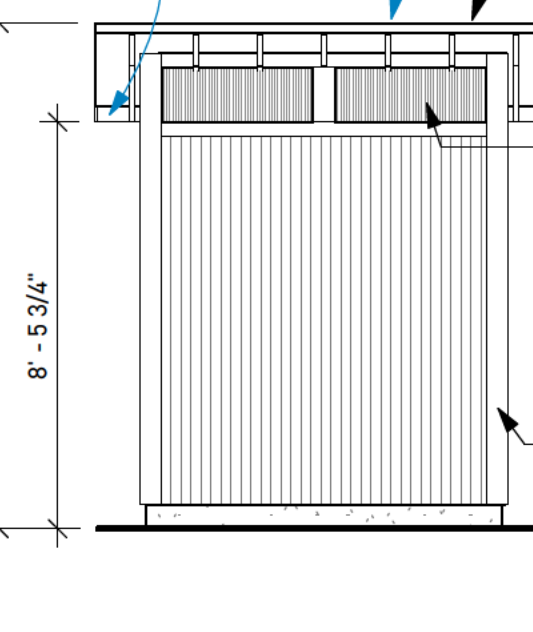
METAL CORNER TRIM



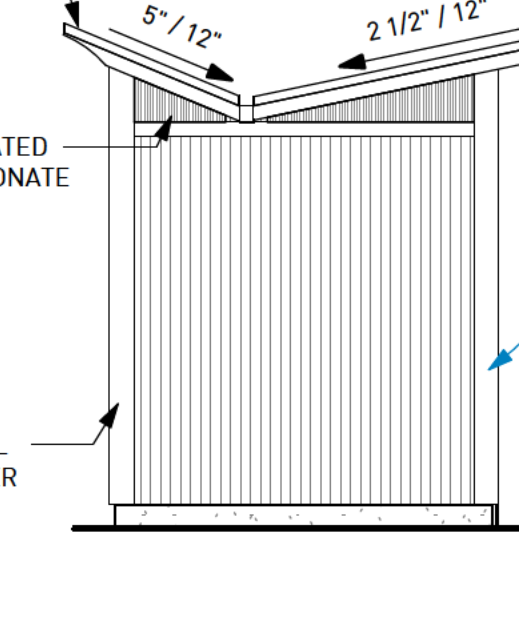
7 SHED - EAST ELEVATION



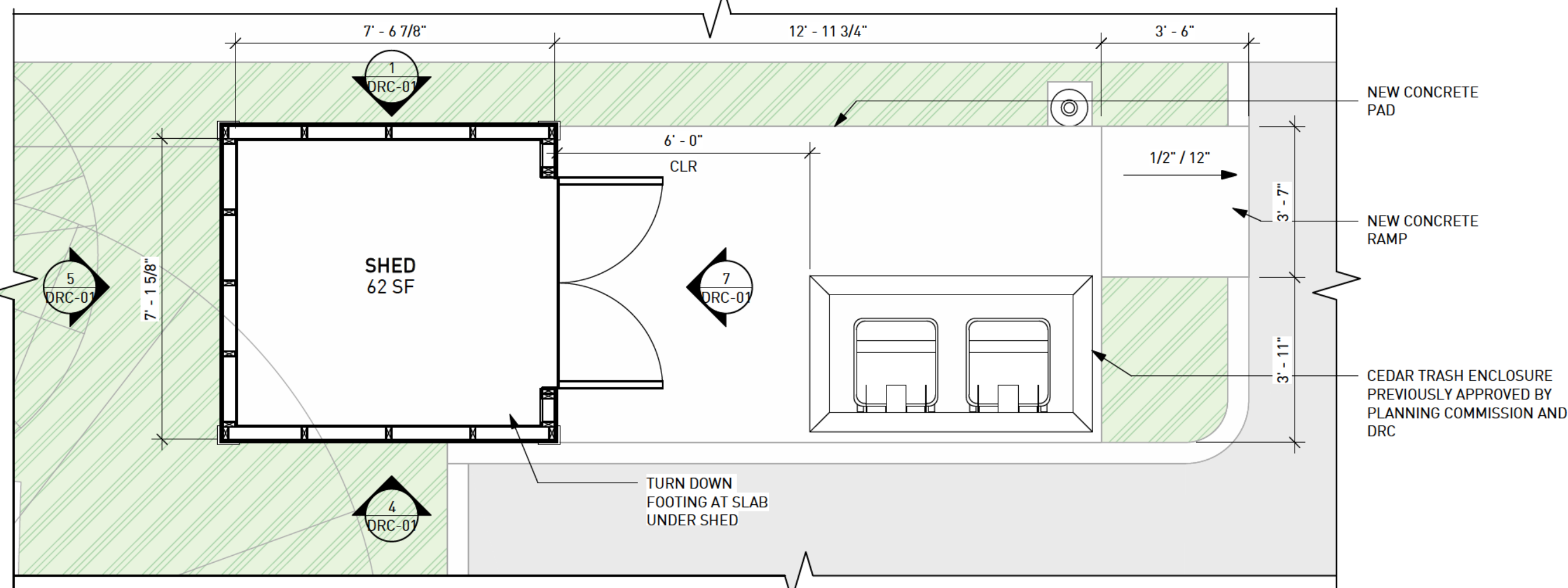
6 SHED - NORTH ELEVATION



5 SHED - WEST ELEVATION



4 SHED - SOUTH ELEVATION



2 SHED - FIRST FLOOR



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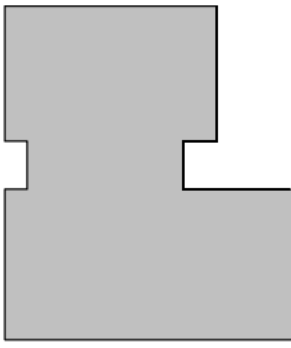


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Date	02/03/2022	
Drawn	AM	
Checked	ALP	

TITLE

PRINTMAKERS
STUDIO - SHED

SHEET NUMBER

DRC-01

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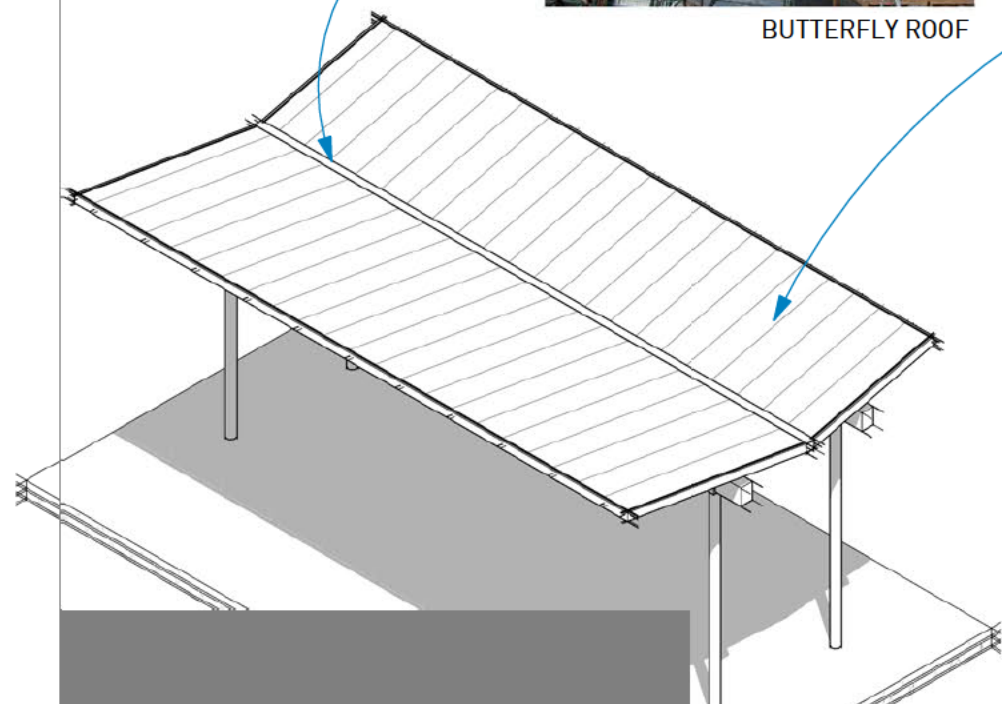
BUTTERFLY ROOF



STANDING SEAM METAL ROOF

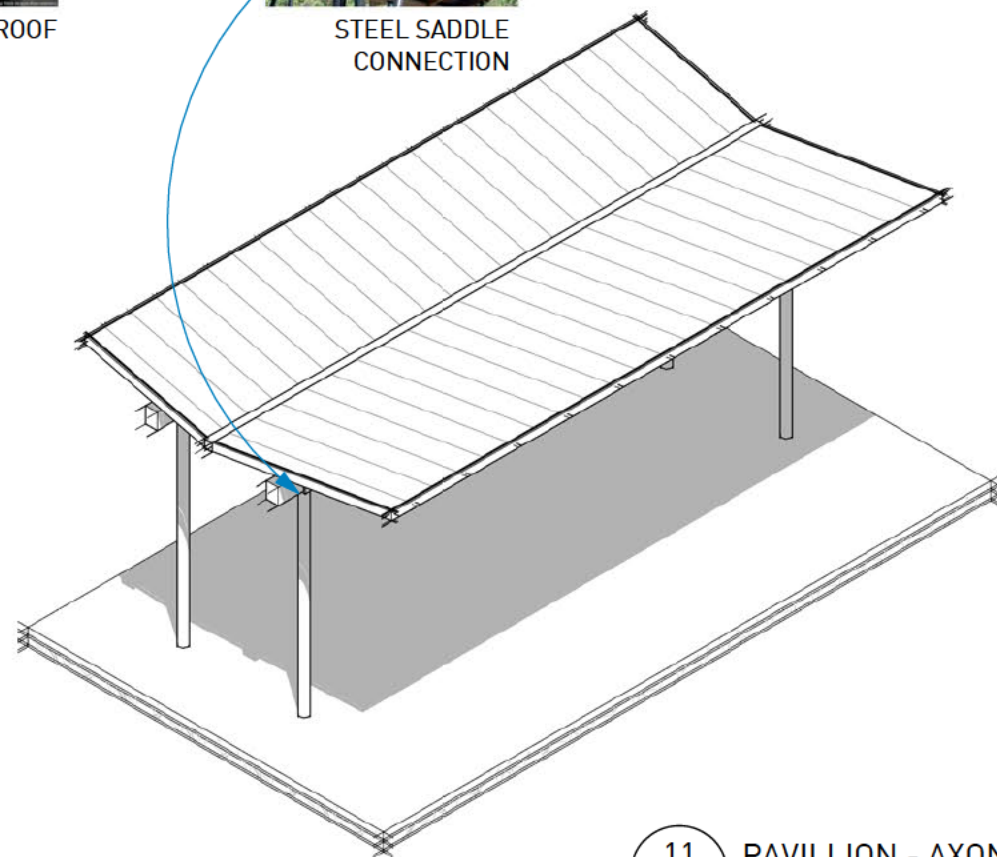


STEEL SADDLE CONNECTION



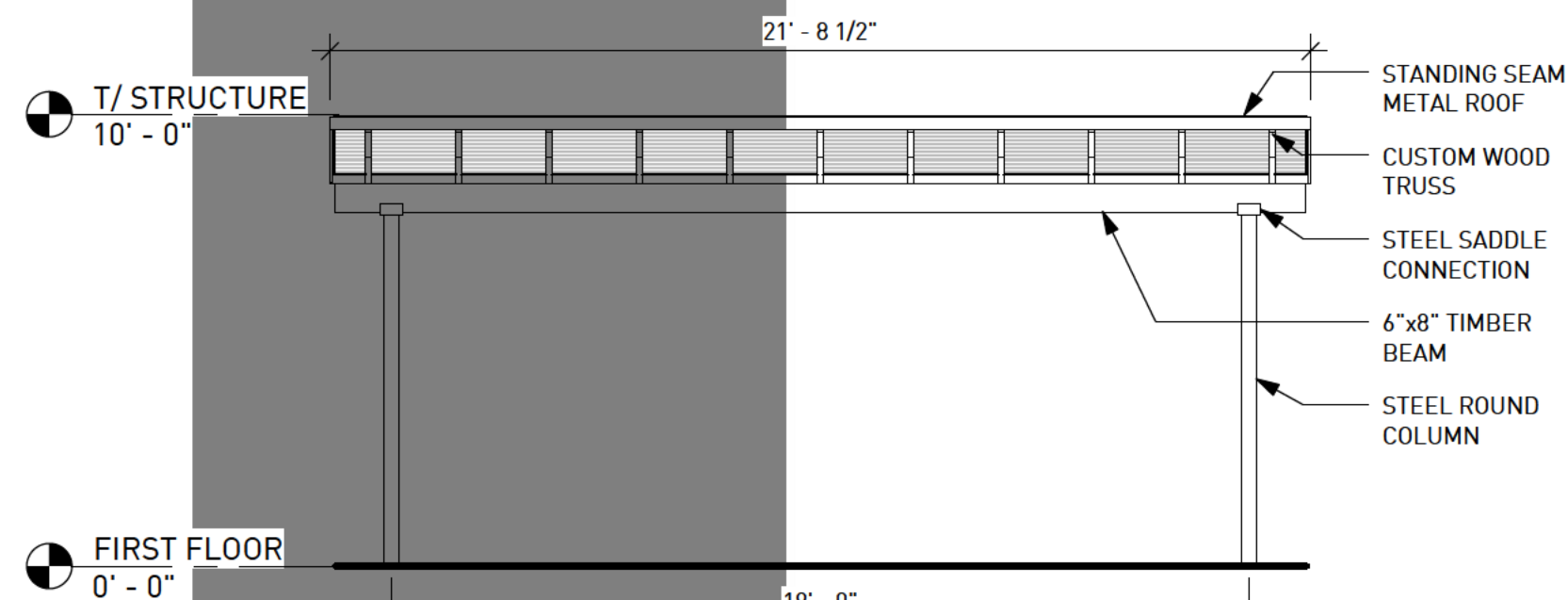
12 PAVILLION - AXON 1

DRC-02



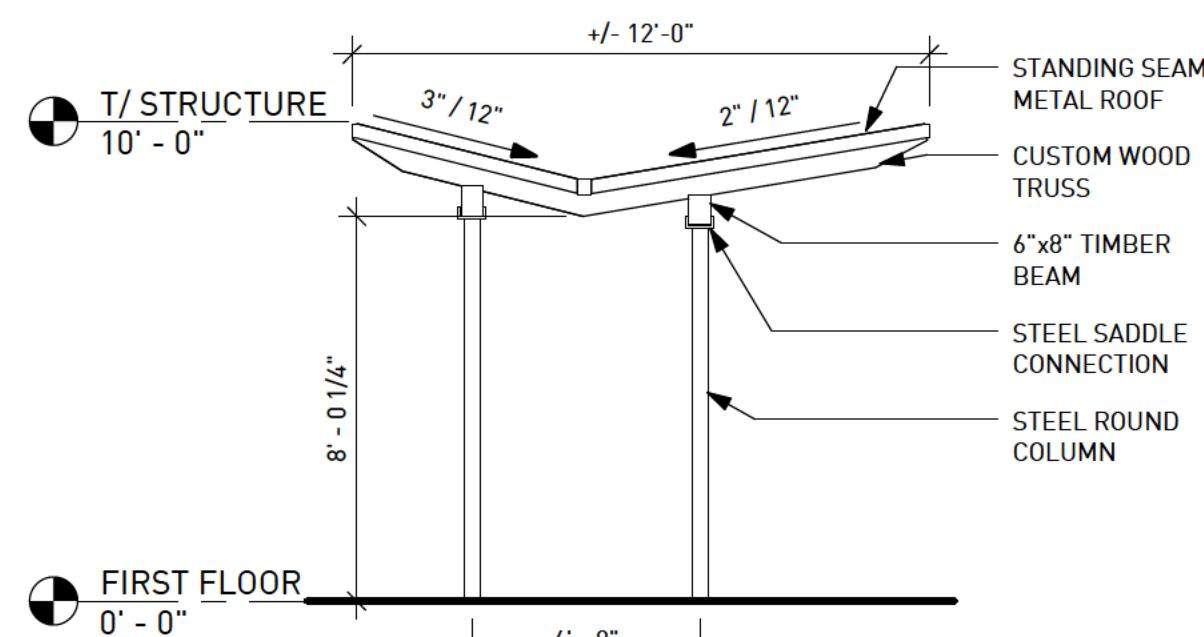
11 PAVILLION - AXON 2

DRC-02



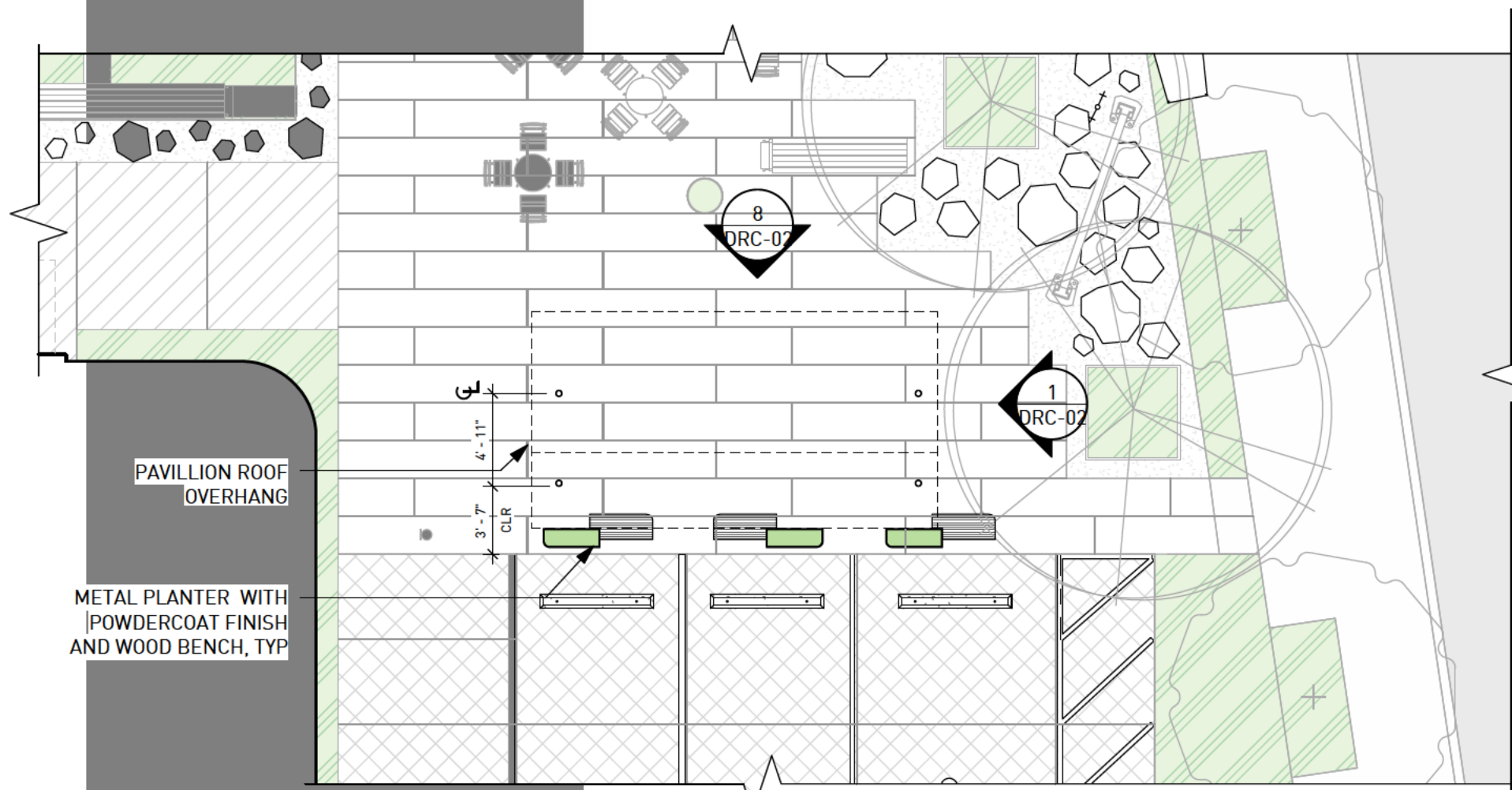
8 PAVILLION - NORTH ELEVATION

1/4" = 1'-0"



7 PAVILLION - EAST ELEVATION

1/4" = 1'-0"



4 PAVILLION - FIRST FLOOR

1/8" = 1'-0"



2 PAVILLION - NORTH CONTEXT ELEVATION

1/8" = 1'-0"



10 EXISTING CONDITIONS

DRC-02



9 EXISTING CONDITIONS

DRC-02



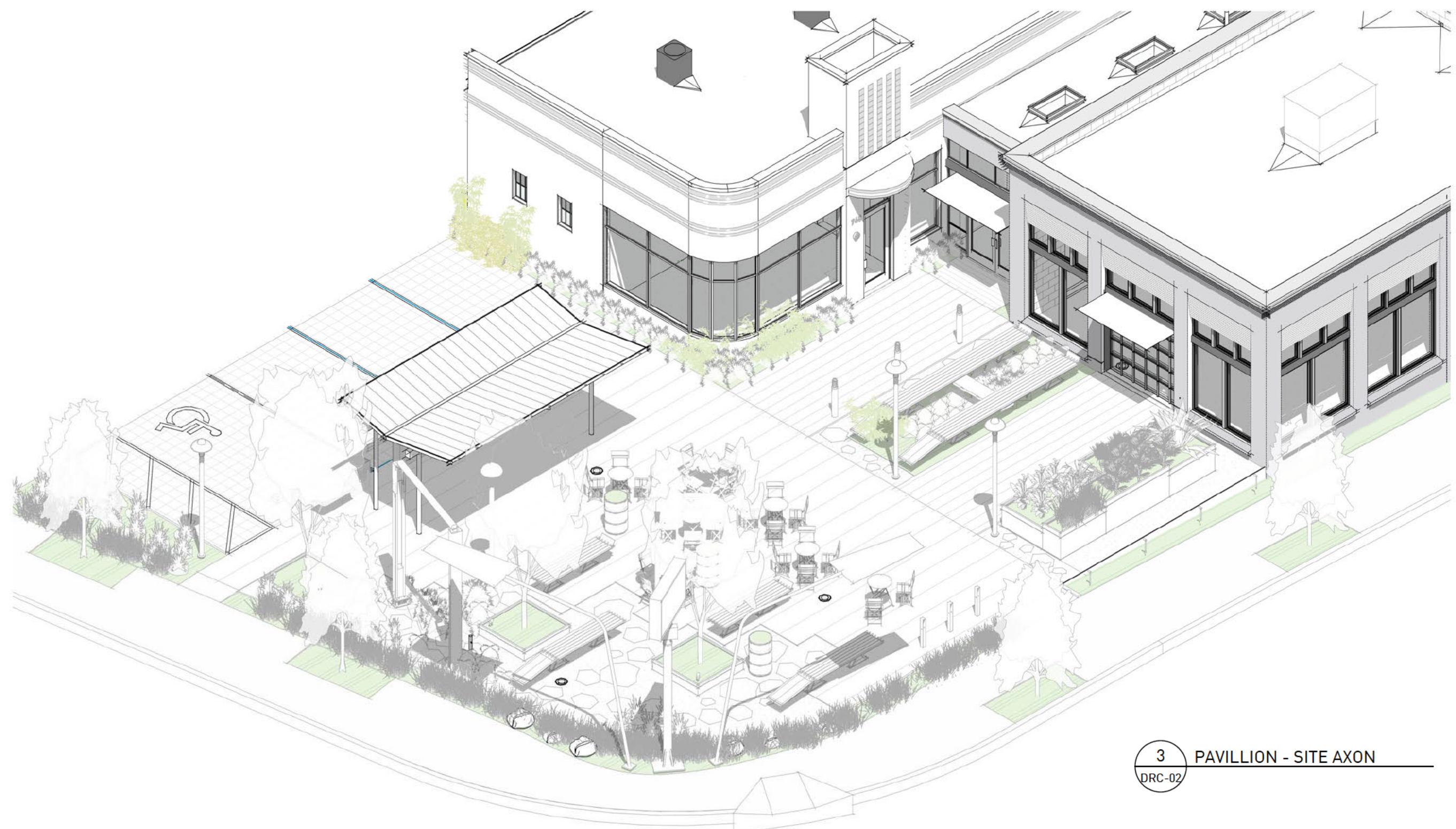
6 PAVILLION - NORTH VIEW

DRC-02



5 PAVILLION - SOUTH VIEW

DRC-02



3 PAVILLION - SITE AXON

DRC-02



1 PAVILLION - EAST CONTEXT ELEVATION

1/8" = 1'-0"

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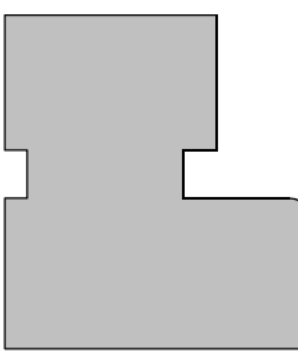


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SHEET NUMBER

DRC-02



DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: March 10, 2022
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3112 Old Jonesboro Road**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Pedro Torres to build a 333 SF addition on a 1,383 SF single family home on a lot located at 3112 Old Jonesboro Road. Per the application, the single family dwelling will have 3 BR and 2 BA. The Project also shows an existing detached garage at the rear of the lot.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

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

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

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

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

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

height to 35 feet.

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

STAFF COMMENT: 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: There is a chain link fence along the side property line. It is not clear to whom the fence belongs.

(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.
Front light not shown. Must be provided.**

(d) Parking and Traffic Standards

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

STAFF COMMENT: Existing driveway. Gravel driveway at back must be replaced with concrete, asphalt, pavers, or other acceptable permeable surfaces.

(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 (material, warranty, overhang) or gutters and downspouts. Chimneys will be removed.

(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: Enclosure being taken off front porch. Existing porch is 50% of front

façade. Design exception required.

Front railing is different than than standard.

Column shown hanging off of porch floor.

Porch finish not provided.

Porch depth not provided. Using existing porch footprint.

Distance between columns exceeds 8' on center. There is a thin post splitting the railing.

DRC to review.

(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 vinyl windows, including recess, size, percent of street facing façade, etc. No dimensional detail has been provided for trim or material for sills. Building numbers should be provided. No walkway from front door to sidewalk – leads to driveway.

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

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

- ✗ *Window Sills.* Enfronting first story window sills should be no less than two and one-half feet and no more than three and one-half feet above finished floor elevation.
- ⊖ *Wheelchair access.* Where practical, wheelchair access, when provided, should be installed at the side or rear of the home in order to preserve the architectural character of the primary facade.
- ✓ *Architectural style.* Architecture is one of the most critical components of place, and nowhere is this more evident than on building facades. The design and character of street-facing facades is a reflection of both buildings and their users, and must be carefully considered for its impact on the overall sense of place.

Other:

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

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

STAFF COMMENT: *Provide sill height.*

RECOMMENDATIONS

To comply with the Architectural Design Standards, please provide the following on all relevant plan sheets. A summary document should be provided detailing compliance with each item below.

- Gravel driveway is not allowed – must be concrete, asphalt or pavers.
- Mechanical must be screened.
- Provided detail for the roof (material, warranty, overhang) and gutters/downspouts
- Front railing is different than the standard. Modify railing design or request design exception.
- Provide porch finish.
- Column spacing does not meet standards
- Column shown hanging off of porch floor.
- Provide sill height to demonstrate it meets standards.
- Provide detail for vinyl windows, including recess, size, fenestration percent of street facing façade.
- Provide dimensional detail trim
- Provide building numbers
- Provide walkway from front door to sidewalk – current walkway leads to the driveway
- Provide sill material.
- Chain link fences are not allowed visible from right of way. Not clear to whom the side fence belongs

Design Review Committee to review and consider design exceptions for the following:

- Using existing porch footprint which may not meet depth or width percentage requirements

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

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: Feb. 15th 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: Pedro Torres Contact Number: [REDACTED]

Applicants Address: 144 Crown Oaks Dr Stockbridge, GA 30281

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

Address of Proposed Work: 3112 Old Jonesboro Rd Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0094-000-139-2

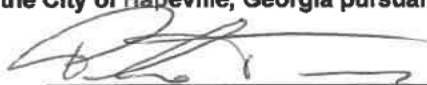
Property Owner: Hanin Torres Contact Number: [REDACTED]

Project Description (including occupancy type): Interior/Exterior
Remodel of single story, Residential, single
family home. Project includes plumbing, electrical,
mechanical, Roofing, Framing, Footers & Drywall.

Contractors Name: Miller Resi LLC Contact Number: (305) 586-3818

Contact Person: Pedro Torres Contact Number: [REDACTED]

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


Applicants Signature

02.15.2022
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: 333 sf

Total Square Footage of existing building: 1383 ^{SF}

Estimated Cost of Construction: \$85,000. ⁰⁰

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

- Fiber Cement Shingle siding
- Single Pane wood frame windows
- Brick chimney (x2)
- 3 tan singles
- Screened-in porch

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

- Fiber Cement lap siding
- Double pane vinyl windows
- NO chimney
- Architectural Shingles.

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

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

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

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

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

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

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

Pedro Torres

Printed Name

Signature

2.11.2022

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.

File# 22-014

3112 Old Jonesboro Road, Hapeville, GA 30354

Tax Parcel ID # 14 -0094-0010-139-2

Exhibit A

All that piece, parcel or lot of land with improvements thereon lying and being in land lot 94 of the 14th land district of Fulton County, Georgia, being lot 5, block C, Moreland Park, as per Plat Book 19, Pages 68, Fulton County Public Records.





EXISTING HOME RENOVATION & ADDITION

3112 OLD JONESBORO RD
HAPEVILLE ,GA. 30354

OWNER

MR & MRS. PEDRO TORRES

BUILDING INFORMATION

BUILDING ONE STORY
16' HIGH

FLOOR AREA RATIO

REMODELED HOUSE GROSS - 1623 SQ. FT.
PORCH 84-SQ. FT.
DRIVE & WALK-1888 SQ. FT.
GARAGE-454 SQ. FT.

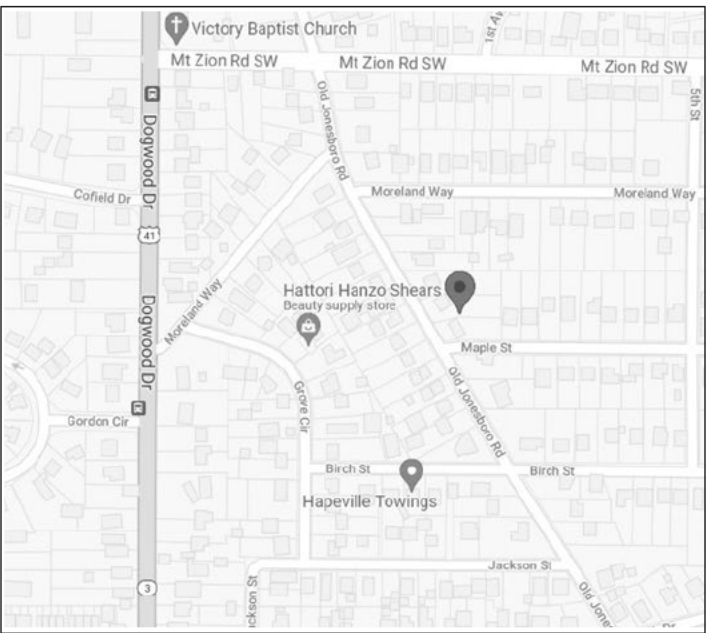
GROSS IMPERVIOUS AREA= 4049
TOTAL LOT COVERAGE =9850 SQ. FT.

FLOOR AREA RATIO 4049/9850 = .41 OR 41%. ALLOWABLE 40%
CONTRACTOR SHALL REPLACE APPROXIMATELY 200 SF OF EXISTING
CONC, DRIVE WITH IMPERVIOUS PAVERS...SEE SITE FOR LOCATION.

FIRE SUPRESSION

NON- SPRINKLED

VICINITY MAP



DRAWING SHEET INDEX

- C-1 COVER SHEET
- P-1 PHOTOS
- S-1 SITE DEVELOPMENT PLAN
- N-1 NOTES TO THE CONTRACTOR
- A-1 EXISTING, DEMO & PROPOSED PLAN
- A-2.1 EXISTING ELEVATIONS
- A-2 ELEVATIONS
- A-3 DECK DETAILS
- A-4 FRAMING PLANS

APPLICABLE CODES:

- International Building Code, 2018 Edition, with Georgia Amendments (2020)
- International Fuel Gas Code, 2012 Edition, with Georgia Amendments (2014)(2015)
- National Electrical Code, 2017 Edition, with NO Georgia Amendments
- International Fire Code, 2018 Edition
- International Energy Conservation Code, 2015 Edition, with Georgia Amendments (2020) Amendments (2020)
- International Plumbing Code, 2018 Edition, with Georgia Amendments (2020)
- 2012 NFPA 101 – Life Safety Code with Georgia State Amendments (2013) (2018)
- International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)
- International Swimming Pool & Spa Code, 2018 Edition, with Georgia Amendments (2020)
- International Residential Code, 2018 Edition with Georgia Amendments(2020)
- Georgia Accessibility Codes

CONSTRUCTION TYPE

5-A

ZONING DISTRICT

R-1

OCCUPANCY TYPE

RESIDENTIAL

PROJECT DESCRIPTION

SCOPE OF WORK FOR EXISTING HOME SHALL INCLUDE
INTERIOR & EXTERIOR DEMOLITION ,INTERIOR FRAMING,
DRYWALL,INSULATION,FLOORING AND PAINTING, CABINETRY
WITH SINKS. TOILETS,LAVATORIES AND TUB FIXTURES.
NEW EXTERIOR WALL WORK PERFORMED UNDER THIS SCOPE
OF WORK

ELECTRICAL, PLUMBING AND HVAC WORK SHALL MEET
REQUIRED ALL CURRENTS CODES.
PERMITS BY ELECTRICAL,HVAC AND PLUMBING SUB
CONTRACTORS UNDER SEPARATE PERMITS.

DRAWINGS RELEASED FOR CONSTRUCTION

NUMBER	DATE	REVISION	TABLE	DESCRIPTION

3112 OLD JONESBORO RD.
HAPEVILLE, GA. 30354

COVER

TRIMBLE ARCHITECTS
2195 BARGE RD.
ATLANTA, GA. 30331

DATE:
2/16/2022

SCALE:

SHEET:
C-1



DRAWINGS RELEASED FOR CONSTRUCTION

REVISION TABLE		
NUMBER	DATE	DESCRIPTION

3112 OLD JONESBORO RD.
HAPEVILLE, GA. 30354

PHOTOS

TRIMBLE ARCHITECTS
2195 BARGE RD.
ATLANTA, GA. 30331

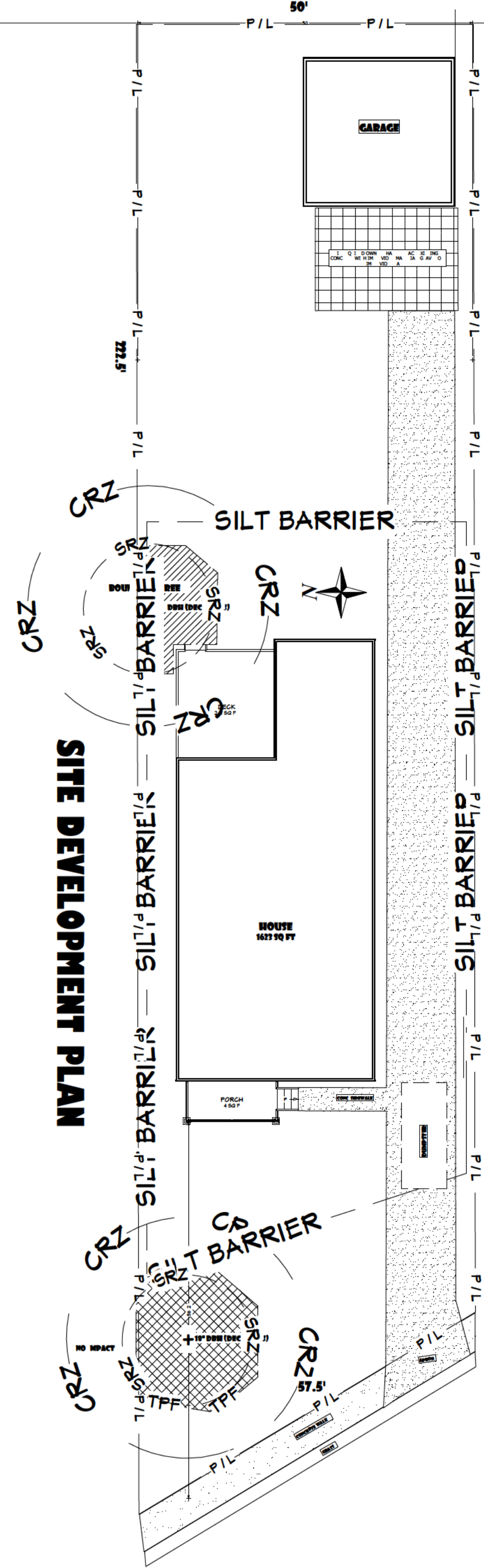
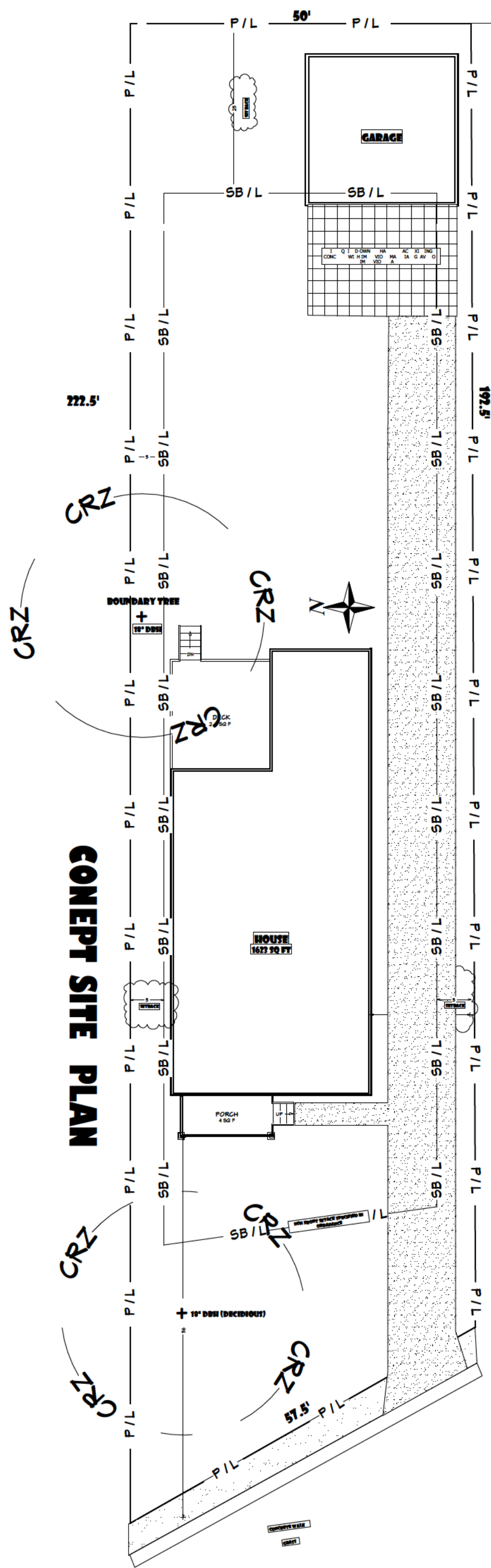
DATE:

2/16/2022

SCALE:

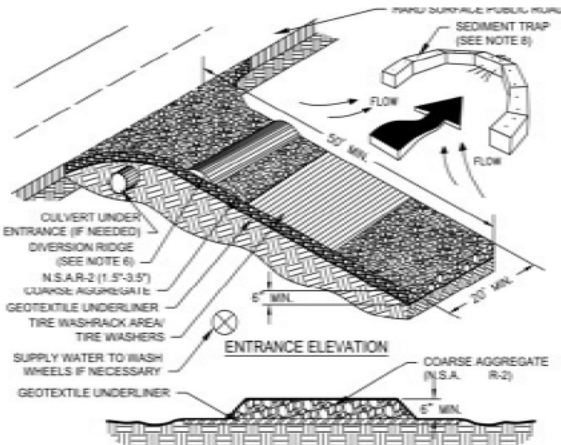
SHEET:

PH-1



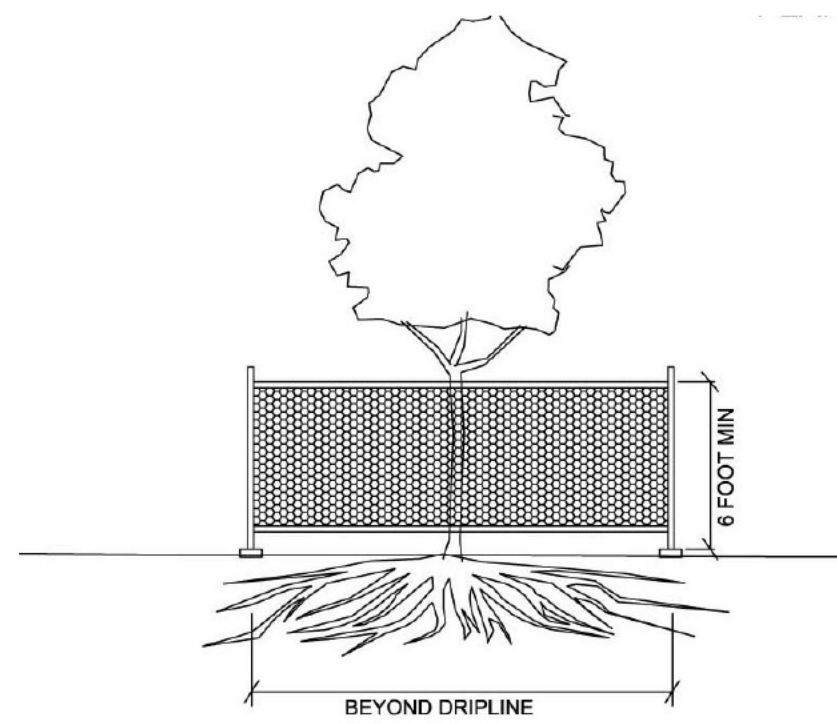
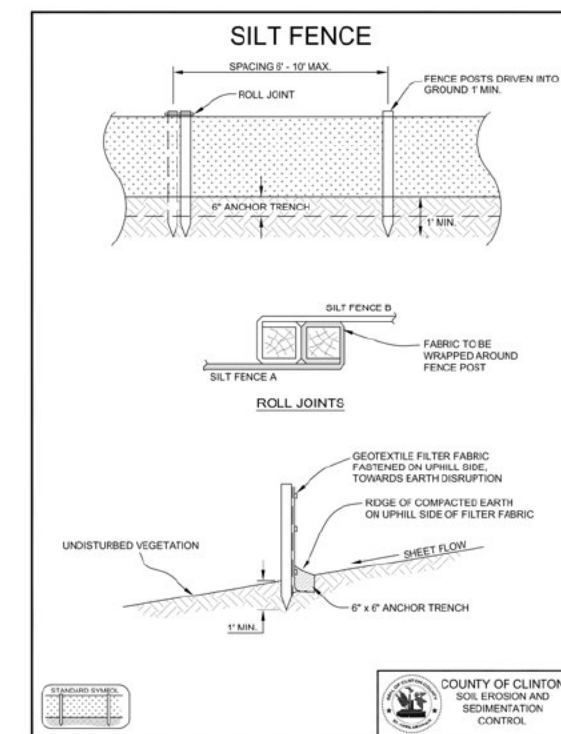
PROPOSED SILT BARRIER
1. SILT BARRIER SHALL BE 10' HIGH AND 10' WIDE.
2. SILT BARRIER SHALL BE 10' HIGH AND 10' WIDE.
3. SILT BARRIER SHALL BE 10' HIGH AND 10' WIDE.
4. SILT BARRIER SHALL BE 10' HIGH AND 10' WIDE.
5. SILT BARRIER SHALL BE 10' HIGH AND 10' WIDE.
6. SILT BARRIER SHALL BE 10' HIGH AND 10' WIDE.
7. SILT BARRIER SHALL BE 10' HIGH AND 10' WIDE.
8. SILT BARRIER SHALL BE 10' HIGH AND 10' WIDE.
9. SILT BARRIER SHALL BE 10' HIGH AND 10' WIDE.
10. SILT BARRIER SHALL BE 10' HIGH AND 10' WIDE.

SITE DEVELOPMENT DETAILS



- NOTES:
1. FENCE LOCATIONS ON THIS PLAN ARE AT CURVES OR PUBLIC RIGHTS-OF-WAY.
 2. REMOVE ALL VEGETATION AND OTHER OBSTRUCTIONS WITHIN THE FENCE AREA, GRADE, AND SOILS TO THE FENCE LINE.
 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-1.5" STONES).
 4. DRAINAGE SHALL HAVE A MINIMUM SLOPE OF 1%.
 5. A DRAINAGE RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD FENCE AREA IS GREATER THAN 2%.
 6. FENCE SHALL BE 10' HIGH AND 10' WIDE.
 7. FENCE SHALL BE 10' HIGH AND 10' WIDE.
 8. FENCE SHALL BE 10' HIGH AND 10' WIDE.
 9. FENCE SHALL BE 10' HIGH AND 10' WIDE.
 10. FENCE SHALL BE 10' HIGH AND 10' WIDE.

CRUSHED STONE CONSTRUCTION EXIT
NOT TO SCALE



TREE PROTECTION
NOT TO SCALE

SCALE: 1"=15'-0"

TRIMBLE ARCHITECTS
2195 BARGE RD.
ATLANTA, GA. 30331

SITE
DEVELOPMENT

3112 OLD JONESBORO RD.
HAPEVILLE, GA. 30354

REVISION TABLE	
NUMBER	DATE

DATE:

2/16/2022

SCALE:

SHEET:

ST-1

NOTES TO THE CONTRACTOR

GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF ARCHITECT,CARL TRIMBLE ARCHITECT,DEVELOPED FOR THE EXCLUSIVE USE AT THIS LOCATION ONLY.

USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF ARCHITECT IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES FROM ARCHITECT.

DEMOLITION NOTES TO THE CONTRACTOR:

CONTRACTOR TO VERIFY,PRIOR TO REMOVAL,ANY STRUCTURAL COMPONENTS,IE BEARINGS,BEAMS,HEADERS,ETC SUPPORTING FLOOR,ROOF OR CEILING JOIST DESIGNATED FOR REMOVAL . CONTRACTOR SHALL VISIT WITH ARCHITECT ON SITE PRIOR TO REMOVAL OF ANY CONSTRUCTION IN QUESTION OR DEVIATING FROM THE DRAWINGS OR MA BE CONTRADICTORY TO SAFE INDUSTRY STANDARD PRACTICE.

GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE LATEST IRC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS.

THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

DRAWINGS RELEASED FOR CONSTRUCTION

NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

**3112 OLD JONESBORO RD.
HAPEVILLE, GA. 30354**

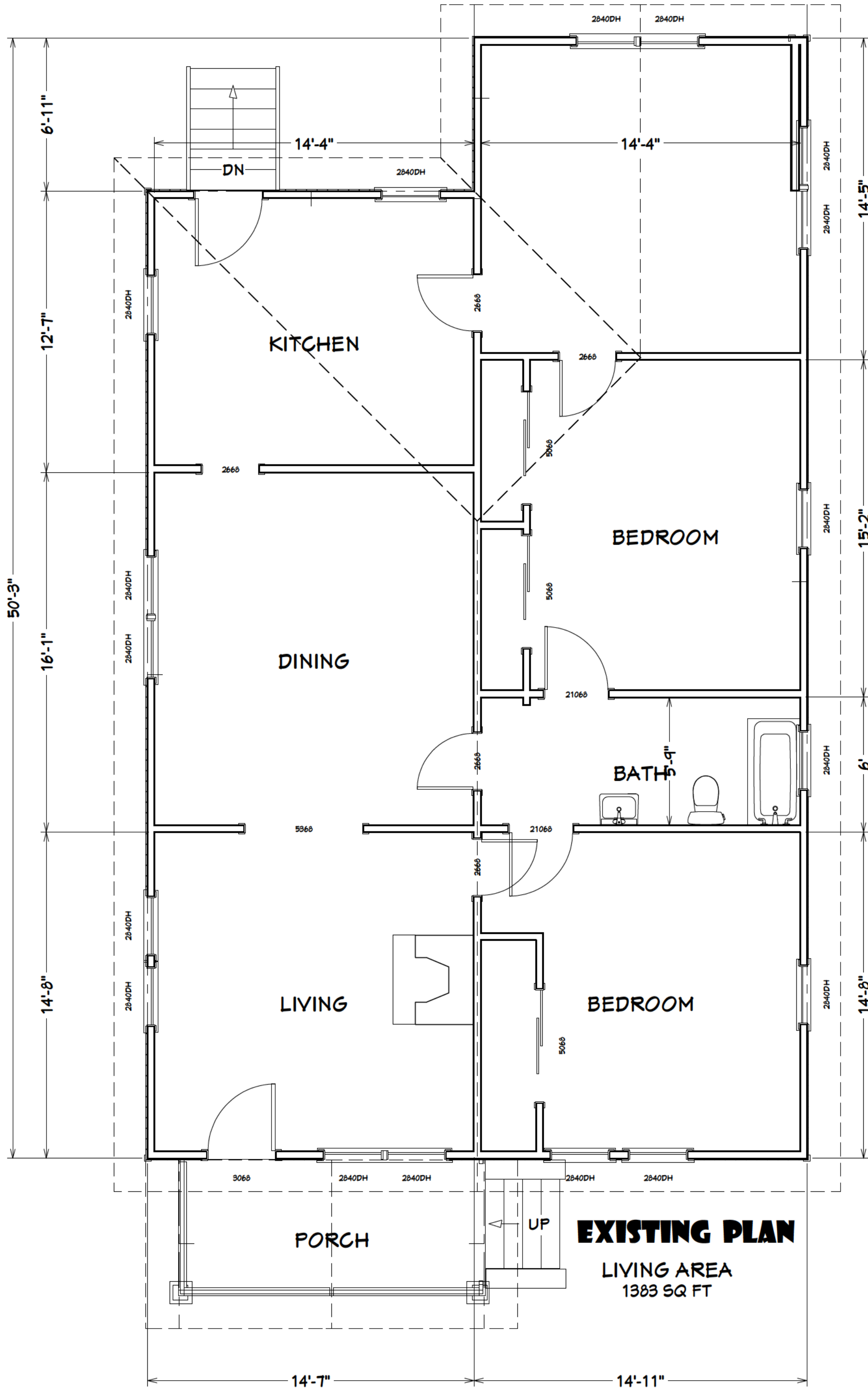
NOTES

**TRIMBLE ARCHITECTS
2195 BARGE RD.
ATLANTA, GA. 30331**

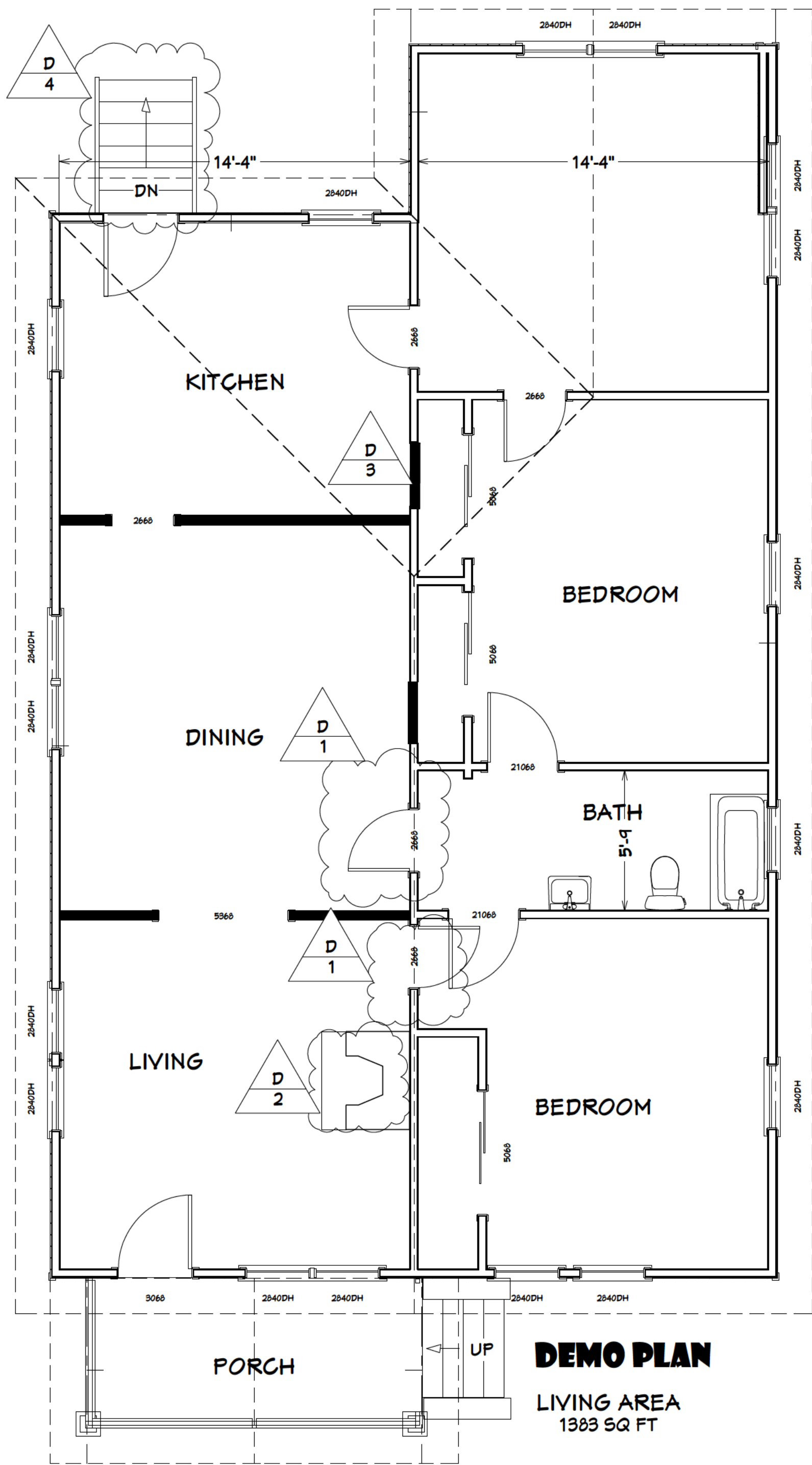
DATE:
2/16/2022

SCALE:

SHEET:
N-1



1st Floor



DEMO LEGEND

DEMO WALL

NOTE # 1 REMOVE DOOR

NOTE # 2 REMOVE FIREPLAE & CHIMMNEY

NOTE # 3 REMOVE WALL AREA

NOTE # 4 DEMO STEPS

- DEMOLITION NOTES**
1. THE CONTRACTOR IS TO ACCEPT FULL RESPONSIBILITY FOR THE STABILITY AND STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURES WITHIN AND ADJACENT TO THE WORKS.
 2. THE CONTRACTOR SHALL SUBMIT, AND HAVE AGREED WITH THE ENGINEER, HIS PROPOSALS FOR TEMPORARY SUPPORTS AND METHOD OF WORKING. THESE ARE TO INCLUDE ALL NECESSARY CALCULATIONS IF REQUIRED.
 3. THE CONTRACTOR IS TO CARRY OUT ALL AGREED PROPPING TO WALLS AND FLOORS PRIOR TO THE REMOVAL OF ANY WALLS.
 4. ALL NEW OPENINGS ARE TO BE FORMED BY CAREFULLY SAW-CUTTING. ALL DEFECTIVE MASONRY OR CONCRETE WORK IS TO BE REPAIRED OR RE-BUILT AS NECESSARY WITH ALL NEW MASONRY BEING BONDED IN AT JUNCTIONS WITH OTHER WALLS.
 5. NO VARIATION IN THE STRUCTURAL DETAILS SHOWN ON THESE DRAWINGS WILL BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.

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

REVISION TABLE	
NUMBER	DATE

**3112 OLD JONESBORO RD.
HAPEVILLE, GA. 30354**

EXISTING & DEMO

**TRIMBLE ARCHITECTS
2195 BARGE RD.
ATLANTA, GA. 30331**

DATE:

2/16/2022

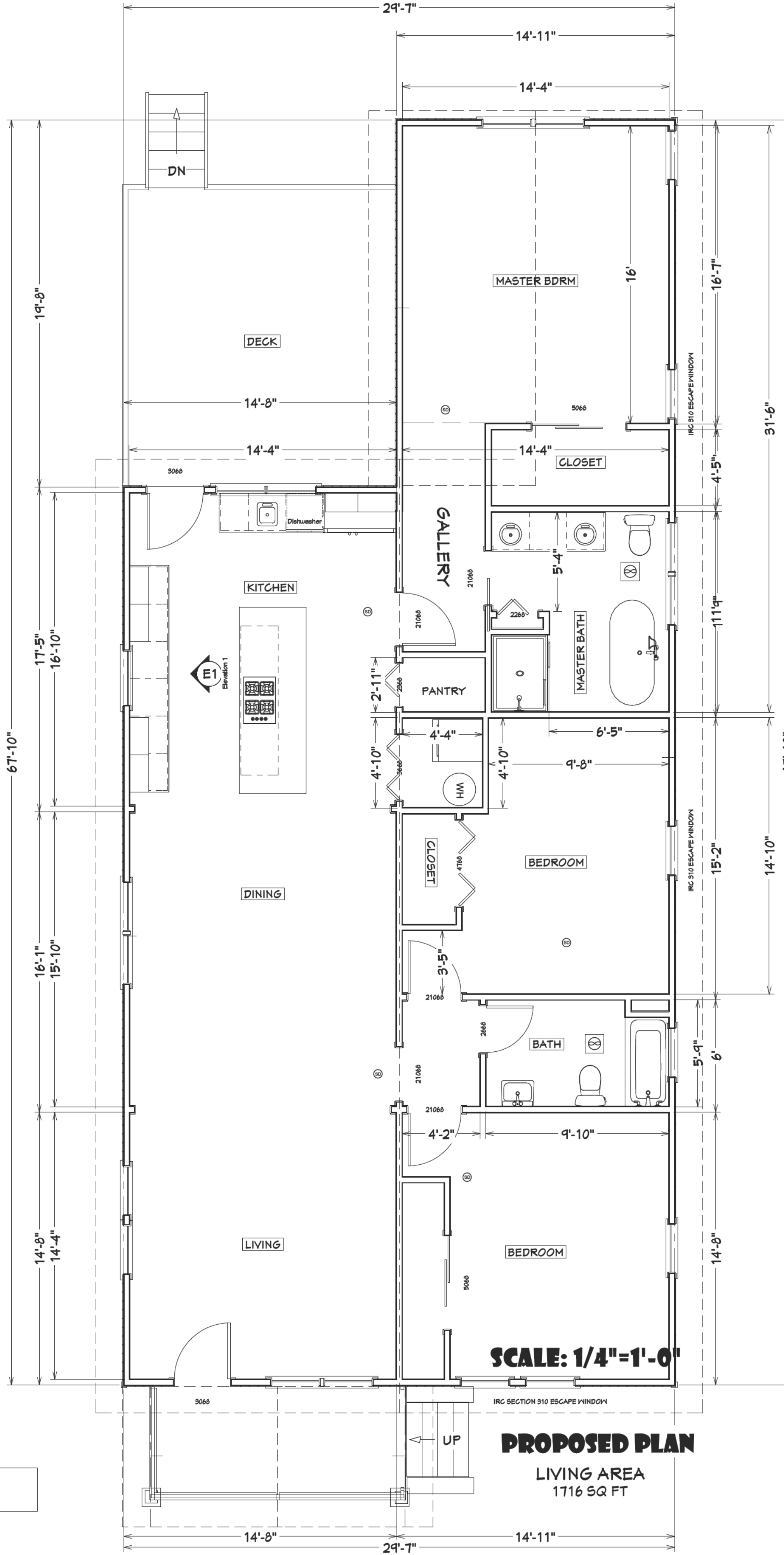
SCALE:

SHEET:

A-1

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

DRAWINGS RELEASED FOR CONSTRUCTION

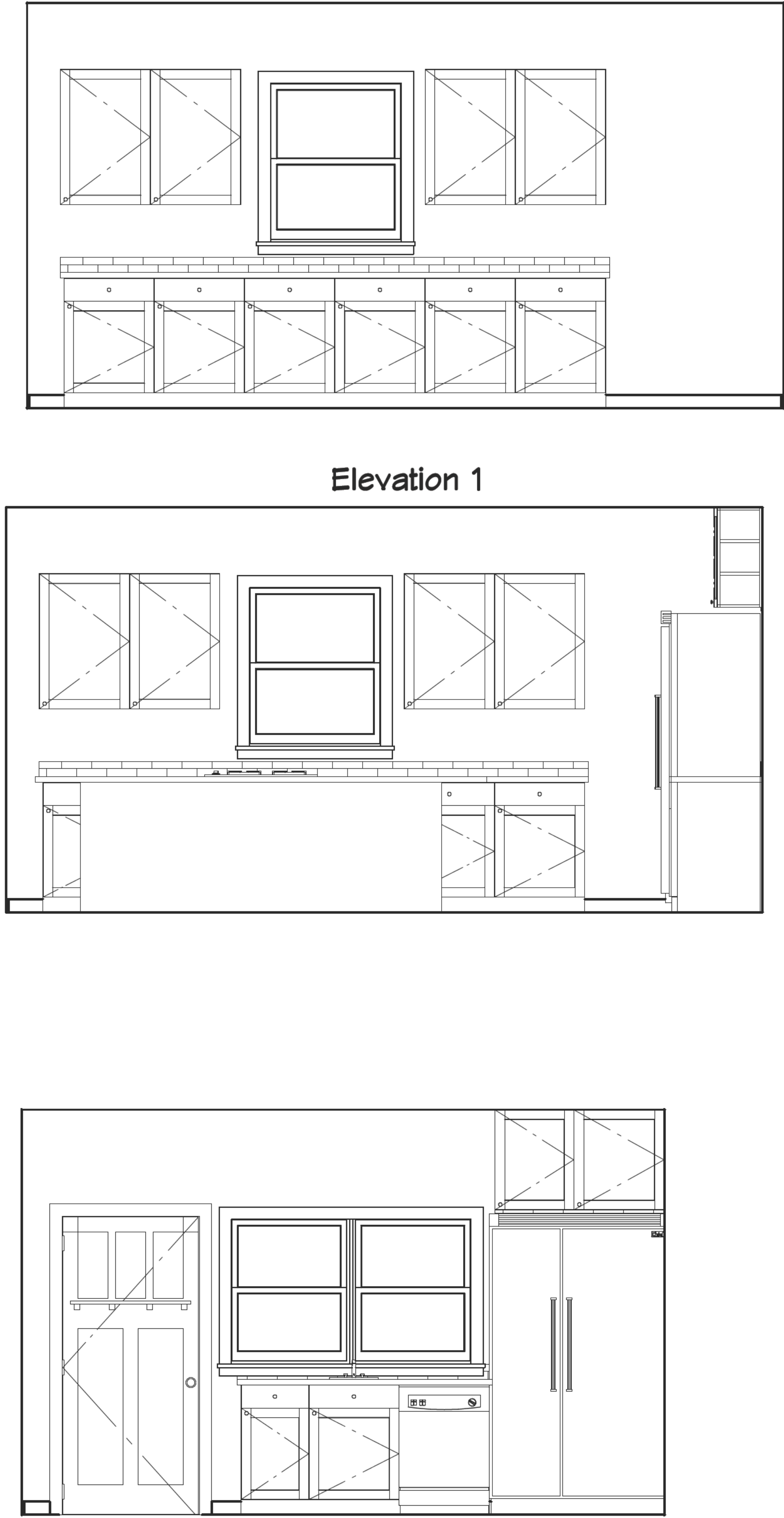


SCALE: 1/4"=1'-0"

PROPOSED PLAN

LIVING AREA
1716 SQ FT

Elevation 1



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

REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

3112 OLD JONESBORO RD.
HAPEVILLE, GA. 30354

PROPOSED PLAN

TRIMBLE ARCHITECTS
2195 BARGE RD.
ATLANTA, GA. 30331

DATE:

2/16/2022

SCALE:

SHEET:

A-2



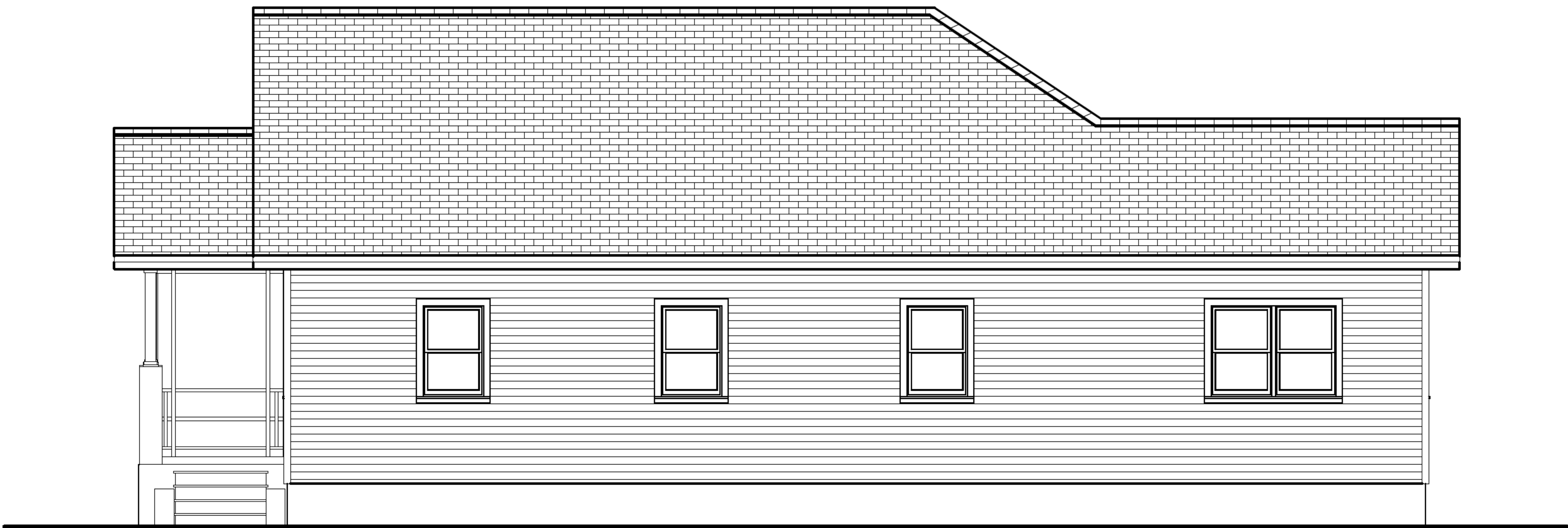
EXISTING FRONT ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

DRAWINGS RELEASED FOR CONSTRUCTION

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

REVISION TABLE		
NUMBER	DATE	REVISION BY / DESCRIPTION

3112 OLD JONESBORO RD.
HAPEVILLE, GA. 30354

EXISTING
ELEVATIONS

TRIMBLE ARCHITECTS
2195 BARGE RD.
ATLANTA, GA. 30331

DATE:
2/16/2022

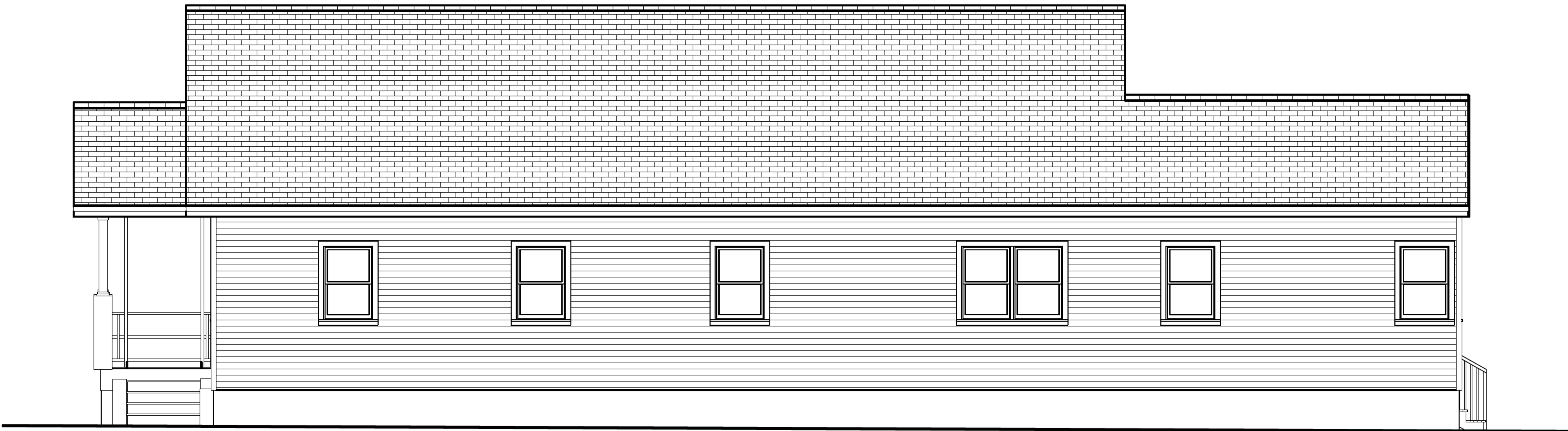
SCALE:

SHEET:
A-2.1



FRONT ELEVATION

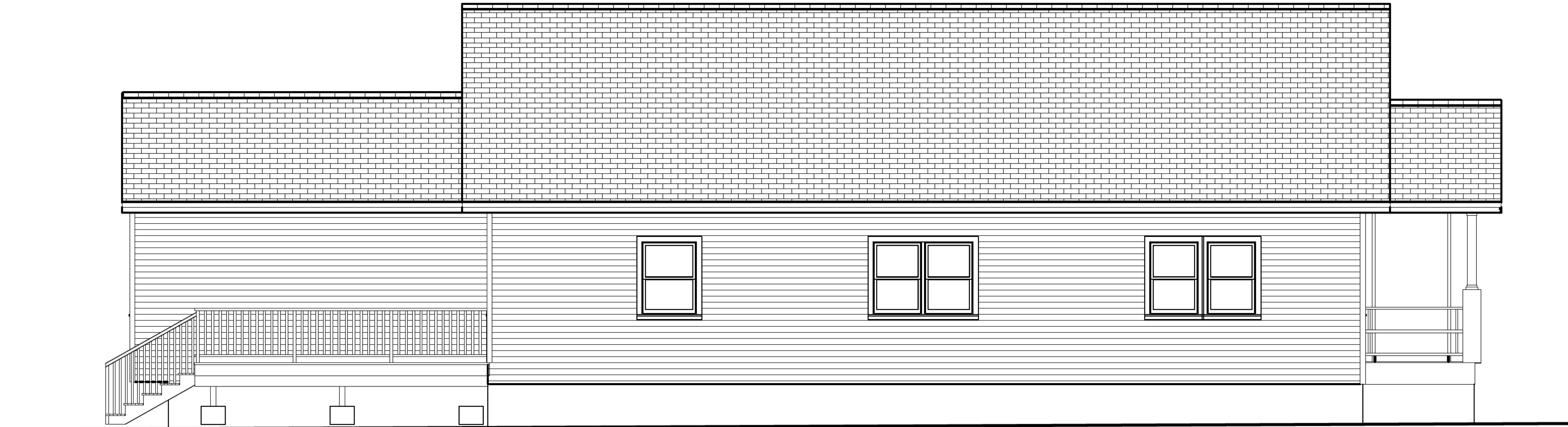
Exterior Elevation Front



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

DRAWINGS RELEASED FOR CONSTRUCTION

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

REVISION TABLE	
NUMBER	DESCRIPTION

3112 OLD JONESBORO RD.
HAPEVILLE, GA. 30354

PROPOSED
ELEVATIONS

TRIMBLE ARCHITECTS
2195 BARGE RD.
ATLANTA, GA. 30331

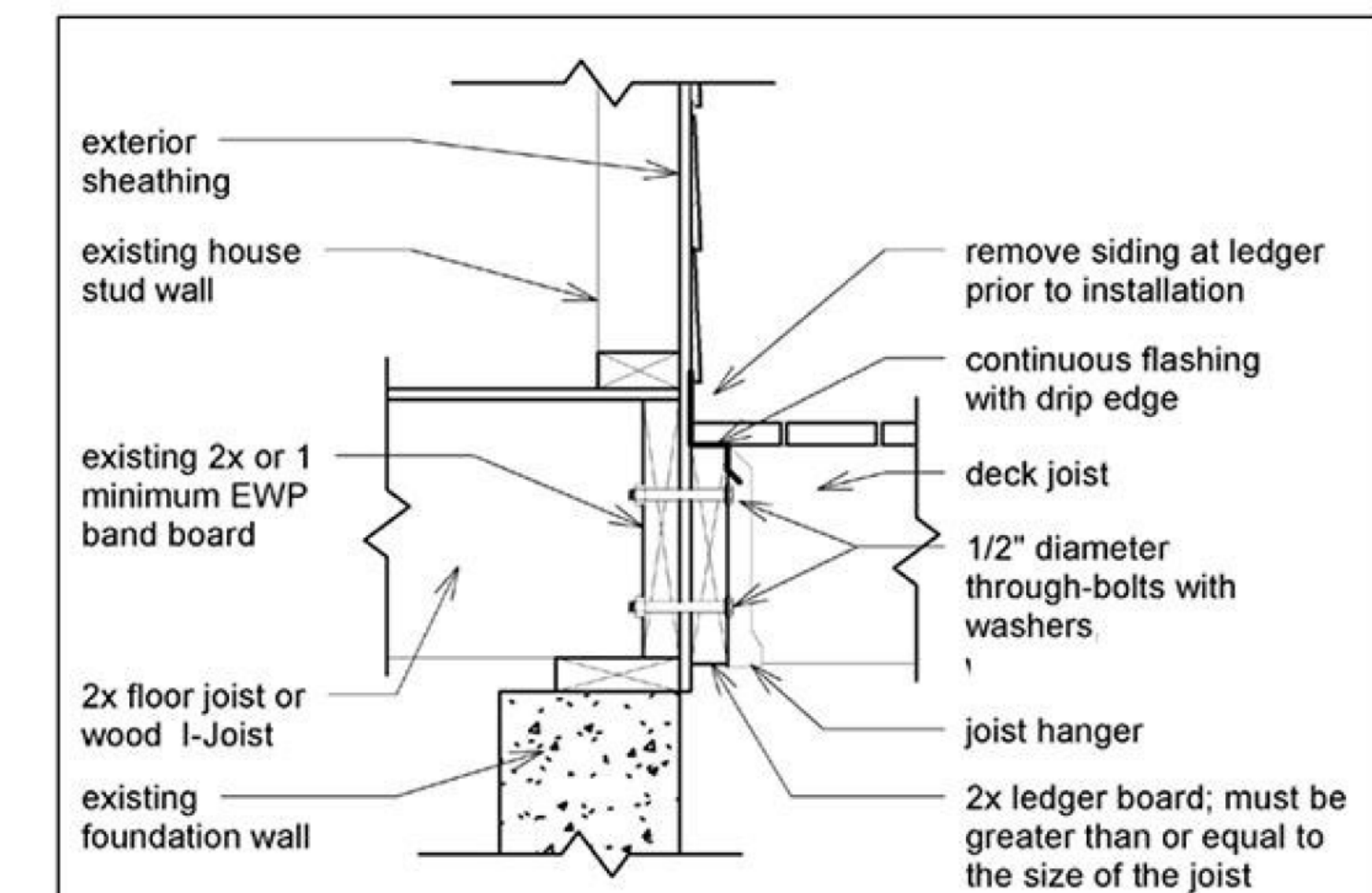
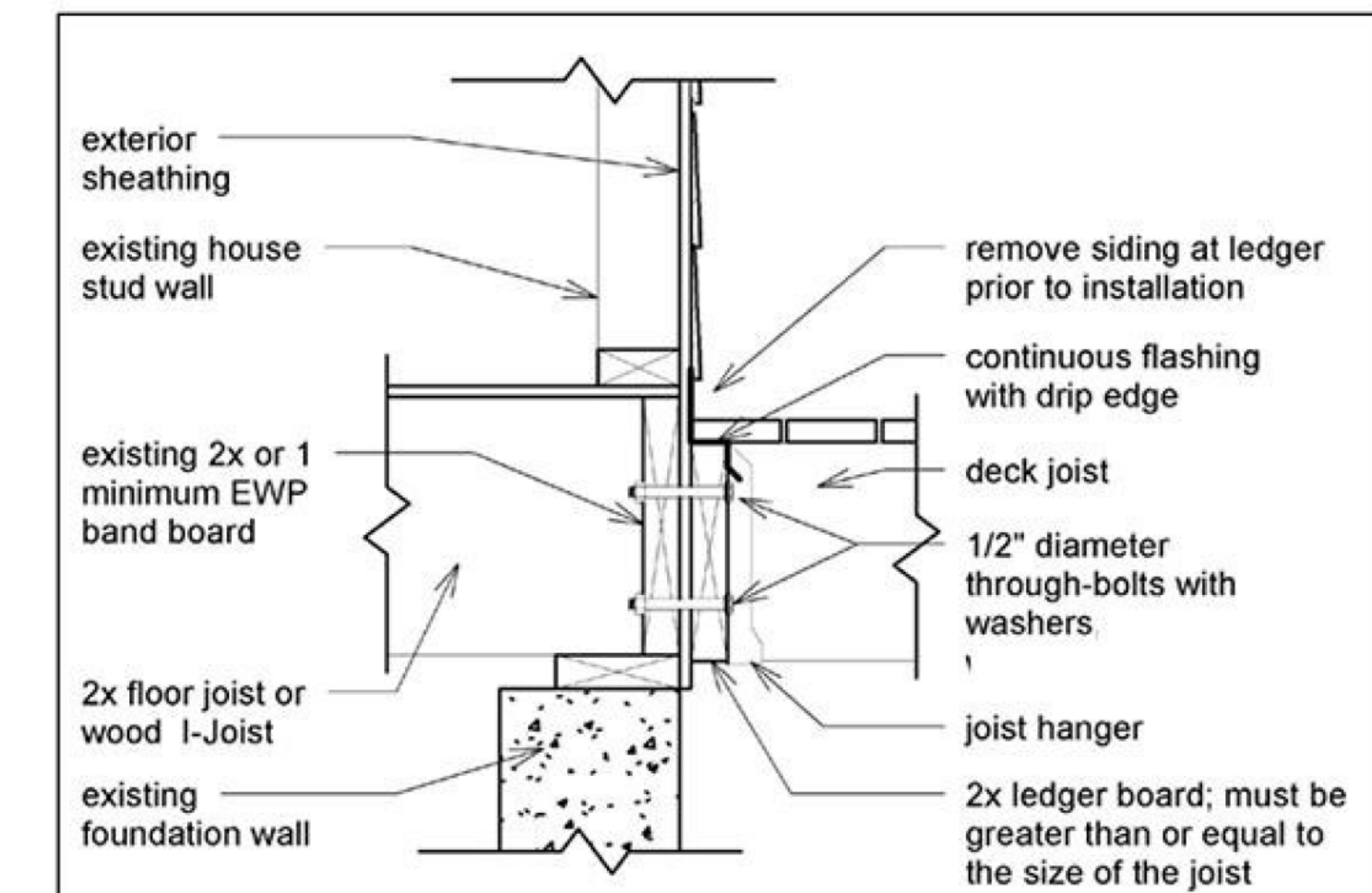
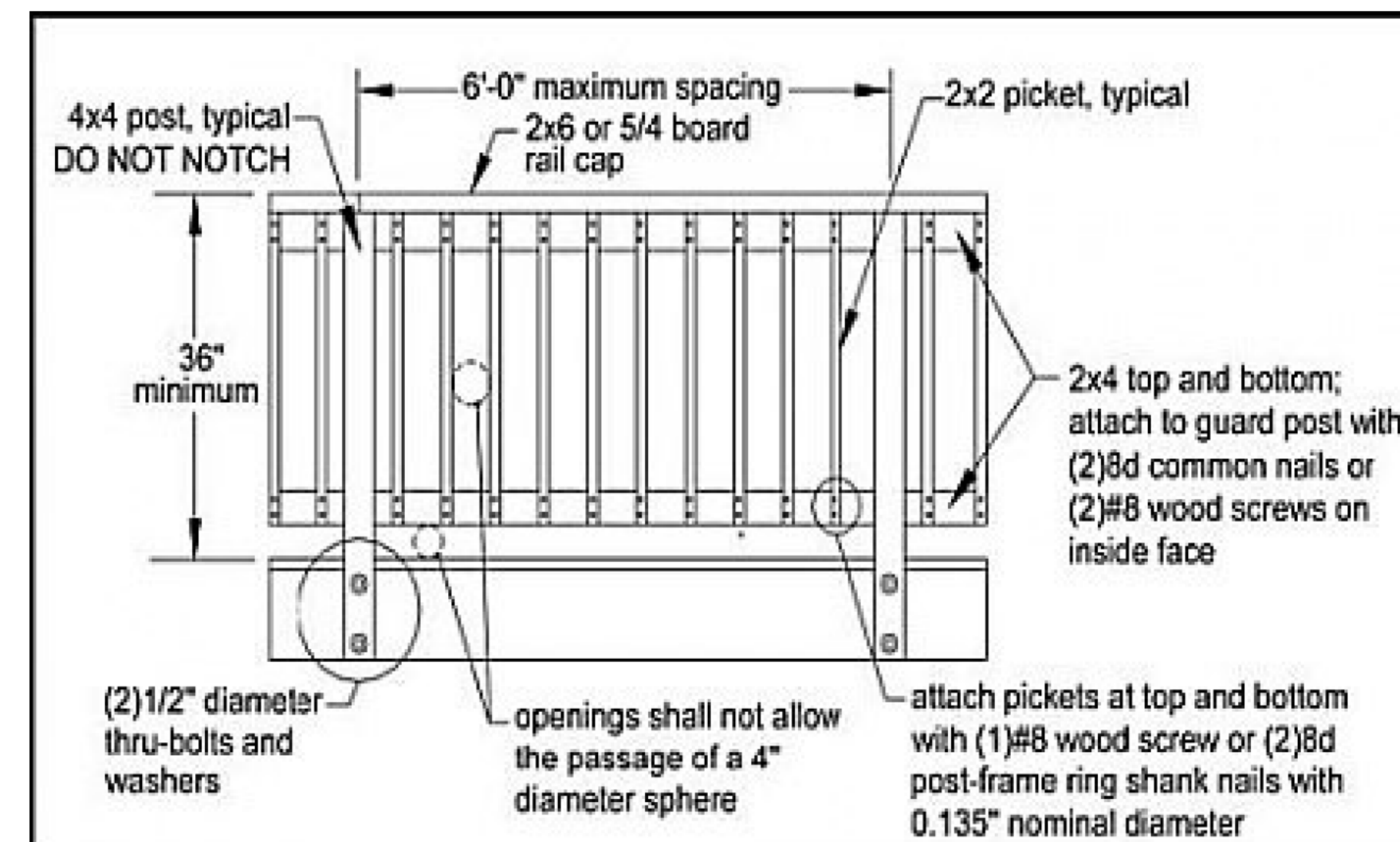
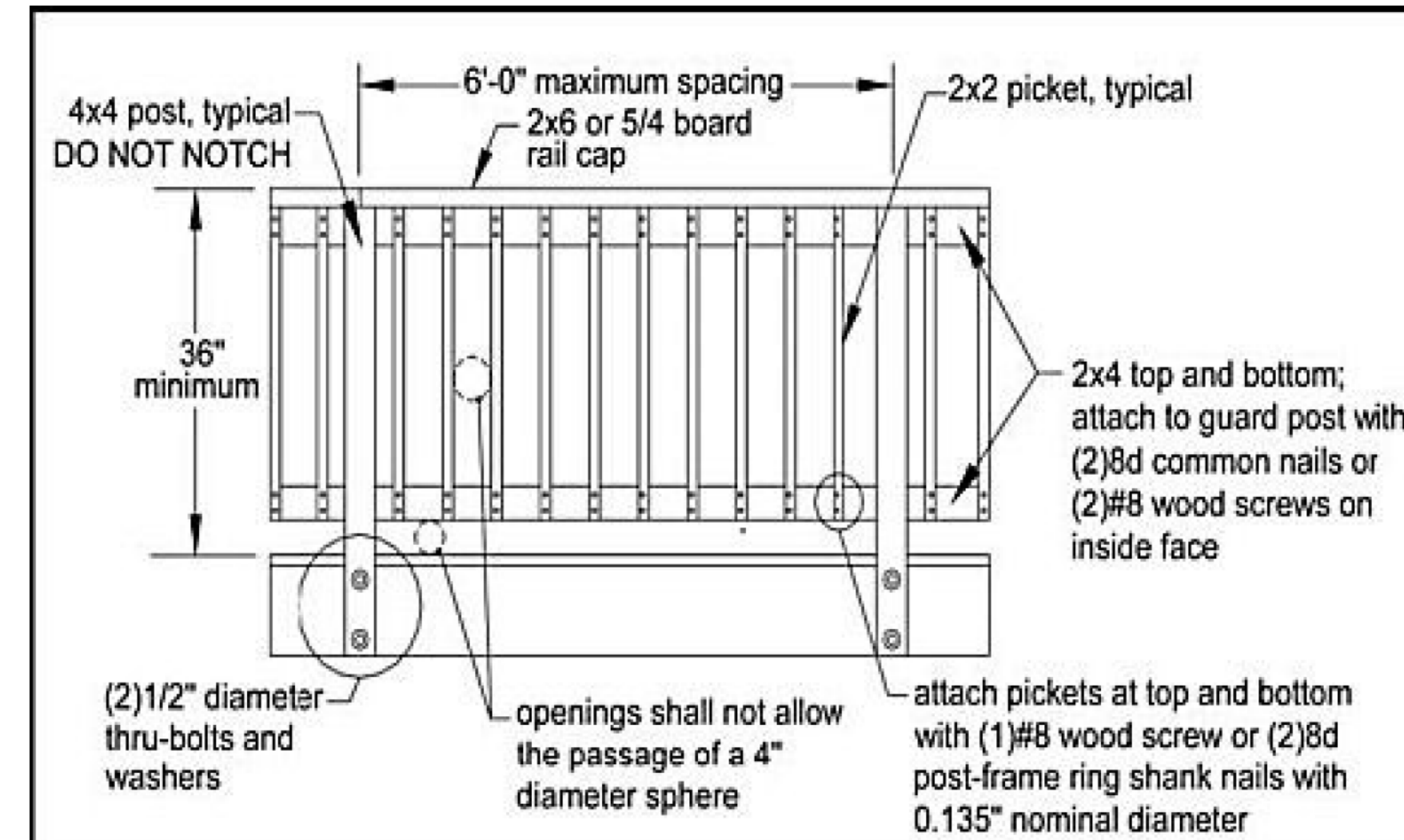
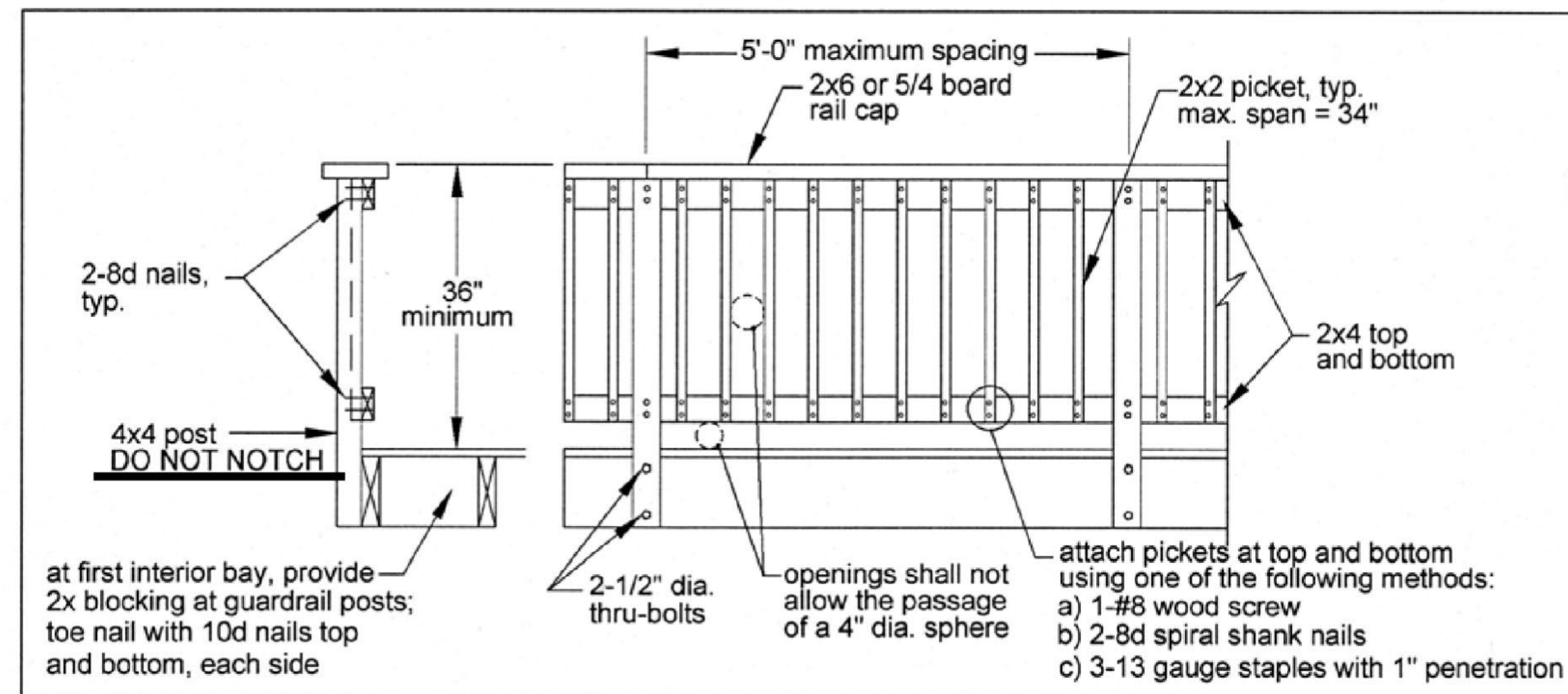
DATE:

2/16/2022

SCALE:

SHEET:

A-3

[illegible]

**3112 OLD JONESBORO RD.
HAPEVILLE, GA. 30354**

DECK DETAILS

TRIMBLE ARCHITECTS
2195 BARGE RD.
ATLANTA, GA. 30331

DATE:

/16/2022

SCALE:

SHEET:

A-4

NOT TO SCALE



DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: March 10, 2022
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3112 Grove Circle**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Brooks Kay to build a single family home on a lot located at 3112 Grove Circle. Per the application, the single family dwelling will be a 2 story, 4,287 SF house with 4 bedrooms and 3 and ½ baths, an attached garage and attached carport to the rear of the dwelling

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

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

- ✓ Portions of buildings ten feet or greater from a side or rear lot line shall be limited in height to 35 feet.
- ⊖ Outside of subareas D and E maximum building heights shall be as established by zoning.
- ✓ All buildings shall provide first-story occupiable space, for the first ten feet of building depth along the enfronting facade.
- ✓ Sidewalks shall be located along all public and private streets. Sidewalks shall consist of two areas: a landscape area and a clear area.
 - Developments less than one acre shall provide a minimum one-foot landscape zone and a minimum four-foot clear zone.
 - Development of one acre or more shall provide a minimum two-foot landscape zone and a minimum five-foot clear zone.
 - The above notwithstanding, multifamily developments and all developments along Dogwood Drive shall provide a minimum five-foot landscape zone and a minimum six-foot clear zone.

STAFF COMMENT:

(b) Supplemental Area and Fence Standards

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

STAFF COMMENT: Tree Conservation Plan to be finalized with Arborist. 57' frontage should show two trees. The parking in the supplemental area should be removed and a tree could be placed there.

(c) Utility Standards

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

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

STAFF COMMENT:

(d) Parking and Traffic Standards

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

STAFF COMMENT: There is a guest parking pad (shown as gravel, but not allowed) in the supplemental area. This is not allowed.

(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: Metal chimney pot with hard coat stucco. Side chimney is brick veneer.

(f) Street Facing Facade and Style Standards.

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

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

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

- ⊙ Balconies may be covered or uncovered.

STAFF COMMENT: All porches must be painted or stained. Full porch does not extend across the entire façade, however, the roofline extends. Requires Design Exception. Columns are wider than 8' on center. Requires Design Exception.

(g) Door and window standards.

- ✓ The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.
- ✓ The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.
- ✗ Building numbers at least six inches in height shall be located above or beside the street-facing pedestrian entrance, or above or beside the stairs accessing a front porch.
- ⊙ Doors that operate as sliders are prohibited along enfronting facades.
- 👉 Window panes shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade, except on frame houses, on which panes shall be recessed a minimum of two inches.
- 👉 Where windows lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids-between-glass (GBGs) are prohibited.
- ✓ Window trim shall not be flush with the exterior facade and shall provide a minimum relief of one-quarter inch or greater.
- ⊙ Where used, window shutters shall match one-half the width of the window opening.
- ⊙ Painted window or door glass is prohibited.
- ⊙ Enfronting windows and door glass (except on churches and fire stations) shall utilize clear glass or tinted glass. Tinted glass shall have a transmittance factor of 50 percent or greater and shall have a visible light reflectance factor of ten or less.
- 👉 Windows shall be provided for a minimum of thirty (30) percent and a maximum of 50 percent of the total street-facing facade of the principal building, with each facade and story calculated independently.
- ✓ Street-facing window units shall not exceed 28 square feet with minimum height of three feet, with the exception of transoms and fan lights.
- 👉 Wood trim between four and six inches wide shall surround windows of wood frame structures. Windows grouped together shall have center mullions two inches wider than the side trim.
- 👉 Sills shall be of masonry, wood, stone, cast stone, or terra cotta.

STAFF COMMENT: Window trim detail should be provided to include recess, no GBG, percentage of street facing facades, mullion trim dimension, and sill material.

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

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

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

Other:

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

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

STAFF COMMENT: *Sill height should be shown*

RECOMMENDATIONS

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

- Tree Conservation Plan to be finalized with Arborist and a second street tree planted.
- Remove parking pad in the supplemental area.
- Indicate all porches will be painted or stained.
- Dimensions for trim detail (mullions) to demonstrate it meets standards
- Recess of windows
- Ensure no GBG
- Percentage of fenestration for each floor of street facing facades
- Sill material
- Indicate sill height

Design Review Committee to review and consider design exceptions for the following:

- Full porch does not extend across the entire façade, however, the roofline extends across
- Columns are wider than 8' on center.
- Stucco chimney with metal pot.

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

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: January 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: Brooks Kay **Contact Number:** [REDACTED]

Applicants Address: 3112 Grove Circle Hapeville, Georgia 30354

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

Address of Proposed Work: 3112 Grove Circle Hapeville, Georgia 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0094-0010-061-8

Property Owner: Brooks Kay **Contact Number:** [REDACTED]

Project Description (including occupancy type): Single family, 2-story, woodframe
new construction, type R-3.

Contractors Name: Not yet selected. **Contact Number:**

Contact Person: **Contact Number:**

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

[Signature]
Applicants Signature

[Signature]
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: 4,287 SF

Total Square Footage of existing building: _____

Estimated Cost of Construction: _____

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

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

Exterior facade will consist of painted Hardie shingles, Hardie board & batten, smooth
Hardie plank siding with brick veener accents. Roofing materials will consist of laminated
asphalt fiberglass shingles and standing seam metal roofing at dormers and porches.

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

Brooks Kay

Printed Name

Signature

Date

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

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

EXHIBIT "A"

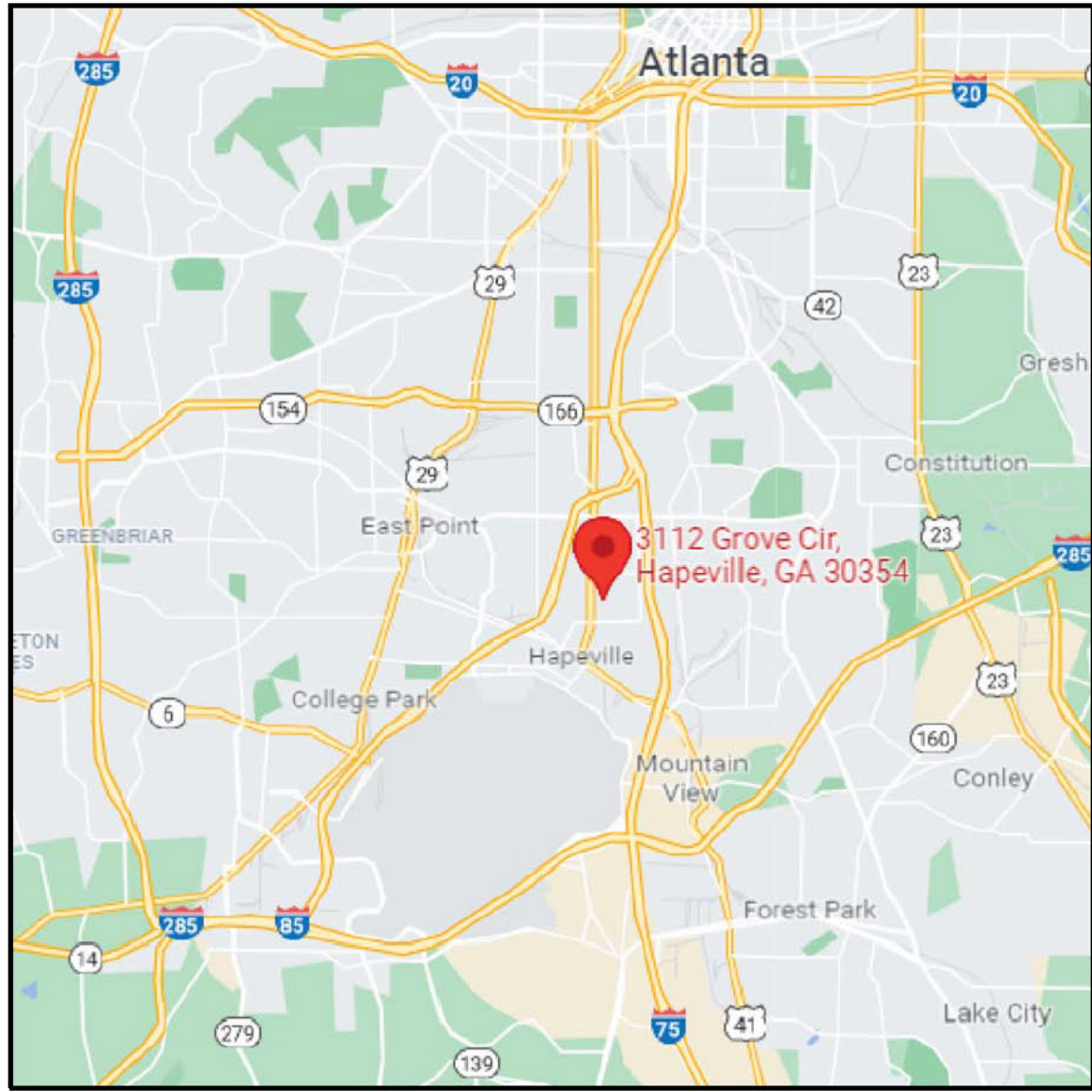
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 94 of the 14th District of Fulton County, Georgia and being part of Lot 2, Block K, Emma A. Moore subdivision As per plat recorded in Plat Book 19, Page 68, Fulton County Records, and being more particularly described as follows:

Beginning at a point on the Eastern side of Grove Circle Fifty-seven and Five tenths (57.5) feet South as measured along the Eastern side of Grove Circle from the point formed by the intersection of the Eastern side of Grove Circle with the Southern side of Birch Street; running thence South along the Eastern side of Grove Circle Fifty-seven and Five-tenths (57.5) feet to an iron pin; running thence East One Hundred Ninety (190) feet to an iron pin located on the Western side of a ten (10) foot alley; running thence North along the Western side of said alley Fifty-seven and Five-tenths (57.5) feet to an iron pin; running thence West One Hundred Ninety (190) feet to an iron pin located on the Eastern side of grove circle and the Point of Beginning.

Tax ID 14 -0094-0010-061-8





Location Map

Project Directory

OWNER
BROOKS KAY & BRETT REICHERT
3112 GROVE CIRCLE
HAPEVILLE, GEORGIA 30354
PHONE: 678-523-5211
EMAIL: bkay90@aol.com

ARCHITECT
ZAIC & ASSOCIATES, ARCHITECTS
3184 EAST POINT STREET
EAST POINT, GEORGIA 30344
PHONE: 770.356.7752
EMAIL: rzaic@zaicassociates.com

LANDSCAPE ARCHITECT
PAUL OZIO
PHONE: 404-838-8572
EMAIL: paul@pope-ozio.com

STRUCTURAL ENGINEER
3LP ENGINEERING, LLC
GREG GOULDTHREAD
107 WEATHERSTONE DR SUITE 540
WOODSTOCK, GEORGIA 30062
PHONE: 768-776-4744
EMAIL: greg@3lpengineering.com



NEW RESIDENCE FOR BROOKS KAY - BRETT REICHERT

Hatch Symbology

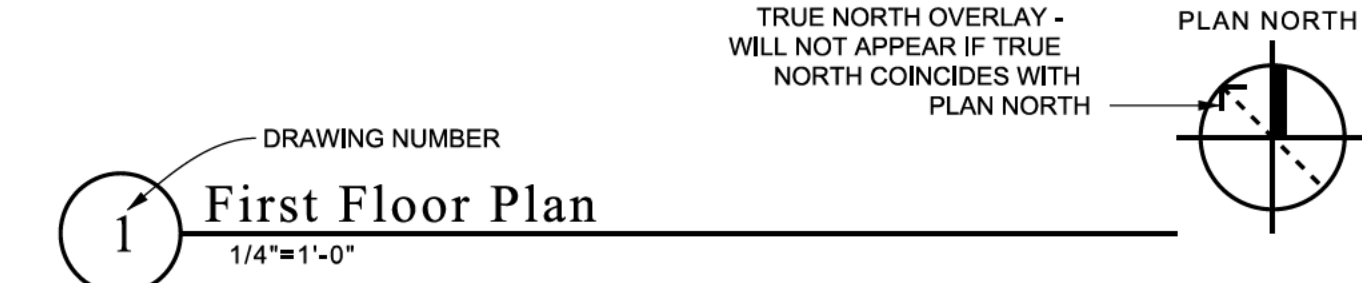
THE HATCH PATTERN SYMBOLGY SHOWN HERE REPRESENTS TYPICAL MATERIALS ONLY. ADDITIONAL HATCH PATTERNS MAY BE USED IN THESE DOCUMENTS TO REPRESENT SPECIFIC AND UNIQUE MATERIALS UTILIZED IN THIS PROJECT. REFER TO DRAWING NOTATIONS FOR INFORMATION ON THESE MATERIALS. HATCH PATTERNS SIZE MAY VARY IN THE DRAWINGS - SIZES HAVE BEEN ALTERED TO FIT THE SPACE AVAILABLE.

	UNDISTURBED EARTH - SECTION		STEEL/METAL - SECTION
	BACKFILLED/COMPACTED EARTH - SECTION		WOOD BLOCKING OR FRAMING - SECTION
	GRAVEL/GRANULAR FILL - SECTION		WOOD/POLYMER TRIM BOARDS - SECTION
	CONCRETE - SECTION		WOOD VENEER - ELEVATION
	ASPHALT - SECTION		SHIM BOARDS - SECTION
	GROUT/MORTAR - SECTION		PLYWOOD - SECTION
	BRICK - SECTION		GYPSUM BOARD - SECTION (TYPE OF BOARD MAY VARY, SEE DOCUMENTS)
	BRICK - ELEVATION (BONDING PATTERN AND SIZE MAY VARY)		RIGID/SPRAY INSULATION - SECTION
	CONCRETE MASONRY UNITS - SECTION		BATT INSULATION - SECTION
	CONCRETE MASONRY UNITS - ELEVATION (BONDING PATTERN AND SIZE MAY VARY)		LAP SIDING - ELEVATION (EXPOSURE MAY VARY)
	STONE - SECTION (NATURAL, CAST, AND CULTURED)		ASPHALT SHINGLE ROOF - PLAN/ELEVATION
	COURSED STONE VENEER		SHINGLE SIDING - ELEVATION (EXPOSURE MAY VARY)
	RANDOM STONE VENEER		STUCCO/EIFS VENEER - ELEVATION

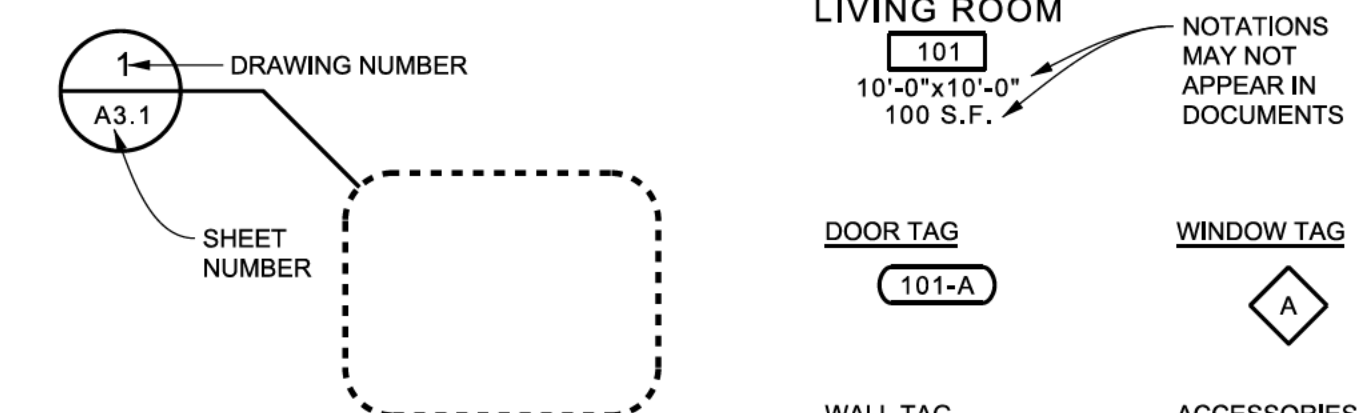
Notation Symbology

THE NOTATION SYMBOLGY SHOWN HERE REPRESENTS TYPICAL SYMBOLS ONLY. ADDITIONAL SYMBOLS MAY BE USED IN THESE DOCUMENTS TO REPRESENT SPECIFIC AND UNIQUE CONDITIONS. REFER TO USAGE IN DRAWINGS FOR FURTHER INFORMATION.

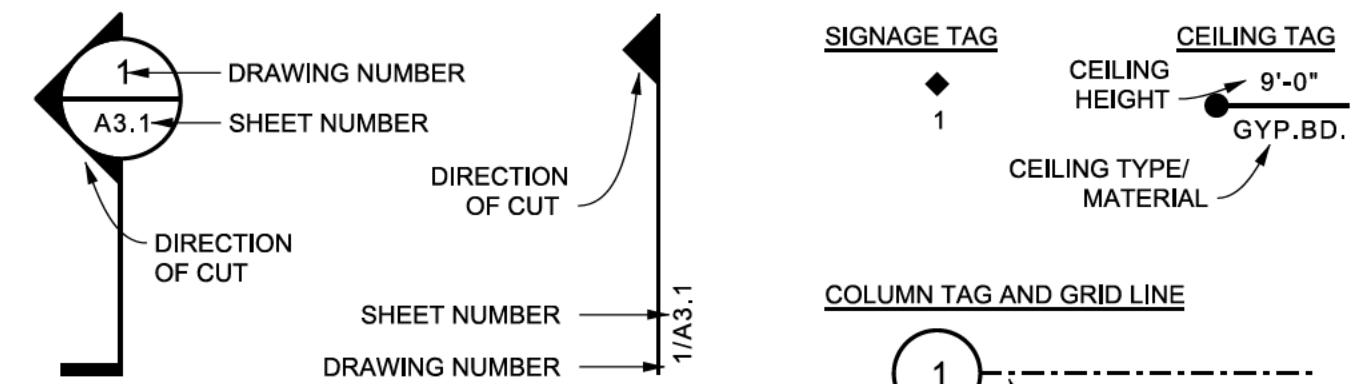
DRAWING TITLE AND NORTH ARROW



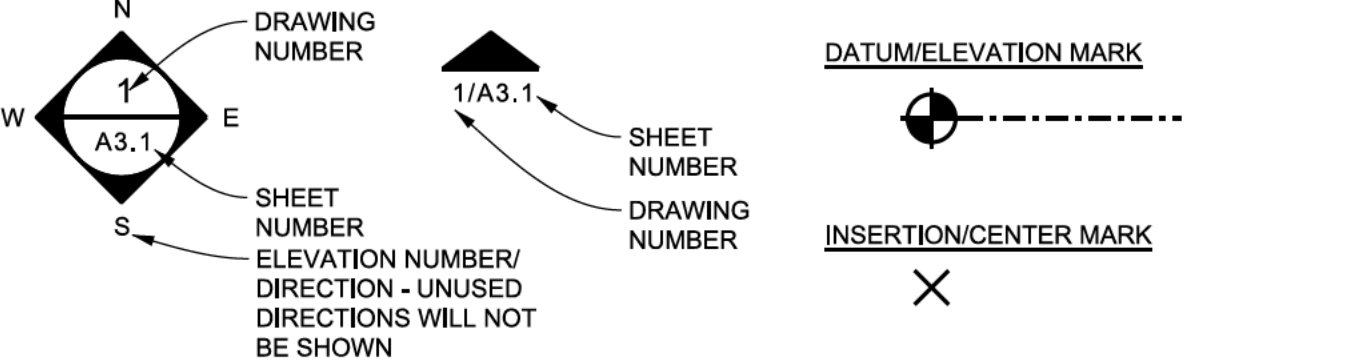
DETAIL/ENLARGEMENT MARK



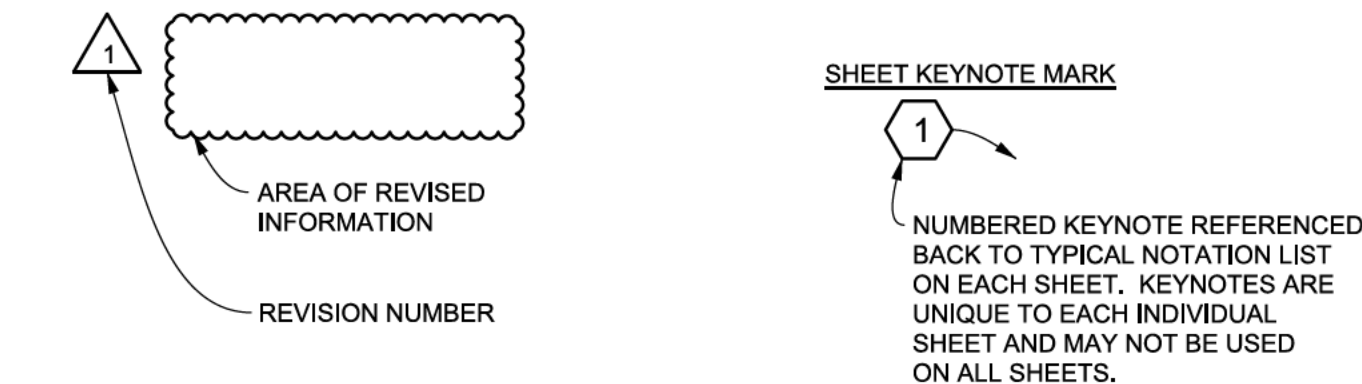
SECTION MARKS - LARGE AND SMALL



ELEVATION MARKS - LARGE AND SMALL



REVISION CLOUD



Code Information

APPLICABLE CODES:

- BUILDING CODE: INTERNATIONAL BUILDING CODE - 2018 EDITION WITH STATE OF GEORGIA AMENDMENTS (2020).
- INTERNATIONAL RESIDENTIAL CODE - 2018 EDITION WITH STATE OF GEORGIA AMENDMENTS (2020).
- MECHANICAL CODE: INTERNATIONAL MECHANICAL CODE -2018 EDITION WITH STATE OF GEORGIA AMENDMENTS (2020).
- PLUMBING CODE: INTERNATIONAL PLUMBING CODE - 2018 EDITION WITH STATE OF GEORGIA AMENDMENTS (2020).
- ELECTRICAL CODE: NFPA NATIONAL ELECTRICAL CODE - 2020 EDITION WITH STATE OF GEORGIA AMENDMENTS (2021).
- ENERGY CODE: INTERNATIONAL ENERGY CONSERVATION CODE - 2015 EDITION WITH STATE OF GEORGIA AMENDMENTS (2020).

General Sheet Notes

- THE PURPOSE OF THESE DRAWINGS IS TO CONVEY DESIGN CONCEPT AND PROJECT SCOPE ONLY. ZAIC & ASSOCIATES ASSUMES NO LIABILITY FOR THE DESIGN OF ANY STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND OR ANY OTHER ENGINEERING COMPONENTS THAT MAY BE REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO PROVIDE ALL ENGINEERING DESIGN AND TO COORDINATE ALL ASPECTS OF THE WORK FOR A FULLY COMPLETE AND FINISHED PROJECT MEETING ALL APPLICABLE CODES.
- ALL INTERIOR WALLS ARE 2x4 WOOD STUDS AT 16" O.C. UNLESS INDICATED OTHERWISE.
- ALL EXTERIOR WALLS ARE 2x6 WOOD STUDS AT 16" O.C. UNLESS INDICATED OTHERWISE.

Abbreviations

ABV = ABOVE	O.C. = ON CENTER
AFF = ABOVE FINISH FLOOR	OFOS = OUTTER FACE OF STUD
BOW = BOTTOM OF WALL	OPG = OPENING
BRG = BEARING	PD = POCKET DOOR
CO = CASSED OPENING	PLYWD = PLYWOOD
CONC = CONCRETE	PT = PRESSURE TREATED
CONT = CONTINUOUS	REINF = REINFORCED
EJ = EXPANSION JOINT FILLER	REQ'D = REQUIRED
EXIST = EXISTING	REQMT(S) = REQUIREMENT(S)
EXP = EXPANSION	RO = ROUGH OPENING
FFE = FINISH FLOOR ELEVATION	SPFI = CLOSED CELL SPRAY POLYURETHANE FOAM INSULATION
FOS = FACE OF STUD	SQ = SQUARE
FOB = FACE OF BRICK	TBD = TO BE DESIGNED
FR DR = FRENCH DOOR	TOS = TOP OF SLAB
GRND = GROUND	TOSF = TOP OF SUB FLOOR
GSF = GROSS SQUARE FOOTAGE	TOW = TOP OF WALL
HT = HEIGHT	THK = THICK
LLH = LONG LEG HORIZONTAL	TYP = TYPICAL
LLV = LONG LEG VERTICAL	UNO = UNLESS NOTED OTHERWISE
MFR = MANUFACTURER	W/ = WITH
	WD = WOOD
	WP = WATERPROOF
	WPG = WATERPROOFING
	WWF = WELDED WIRE FABRIC

Drawing Index

- ☒ ORIGINAL ISSUE/REISSUED WITH CHANGES
- ☐ REISSUED WITH NO CHANGES
- ☐ NOT ISSUED

GENERAL

A0.0 COVER SHEET

LANDSCAPE

LS-1 AS-BUILT SITE & DEMOLITION PLAN

LS-2 SITE PLAN - NEW WORK

LS-3 SITE PLAN - PLANTING

ARCHITECTURAL

A1.2 GROUND FLOOR PLAN

A1.2R GROUND FLOOR PLAN - LIGHTING

A1.3 SECOND LEVEL FLOOR PLAN

A1.3R SECOND LEVEL FLOOR PLAN - LIGHTING

A1.4 ROOF PLAN

A2.0 COLOR RENDERED ELEVATIONS

A2.1 EXTERIOR ELEVATIONS

A2.2 EXTERIOR ELEVATIONS

A3.1 BUILDING SECTIONS

A3.2 BUILDING SECTIONS

A4.1 WALL SECTION & DETAILS

A5.1 DETAILS

A5.2 DETAILS

USE OF THIS DOCUMENT:
This drawing and associated documents are the exclusive property of the Architect, Zaic & Associates, and are not to be reproduced or copied in whole or in part. They are only to be used for the project and site specifically identified herein and not to be used on any other project without the written permission of the Architect.

SCALE OF THE DRAWING:
Scales are stated on this drawing are valid on the original drawing only, the dimension of which is 24x36. Do not scale drawings, written dimensions take precedent over scaled dimensions.

Revisions:

New residence for
Brooks Kay-Brett Reichert

3112 Grove Circle
Hapeville GA 30354
Fulton County



Zaic & Associates, Architects
3184 East Point Street
East Point, Georgia 30344
Phone 770.356.7752 www.zaicassociates.com

Stamp:

Project Number: 2021

Drawn By: RZ Checked By: RZ

Copyright:
Zaic & Associates, Architects
2019, All Rights Reserved

Release and Date:
DESIGN REVIEW

Not Issued For Construction
JANUARY 19, 2022

Sheet Title:

COVER SHEET

Sheet Number:

A0.0

The field data upon which this plat is based has a closure of 1 foot in 10,000+ feet, an angular error of .03 seconds per angle point and was adjusted using the Least Squares Method. This plat has been calculated for closure and found to be accurate to 1 foot in 100,000+ feet. An electronic total station and a 100' chain were used to gather the information used in the preparation of this plat.

FLOOD STATEMENT
I HAVE EXAMINED THE OFFICIAL FLOOD HAZARD MAP AND FOUND THAT BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY LIES IN A FLOOD HAZARD AREA ACCORDING TO FEMA FIRM MAP 13121C0366F, DATED 9/18/2013

STATE WATERS NOTE:
NO STATE WATERS PRESENT WITHIN 200 FEET OF PROJECT SITE.

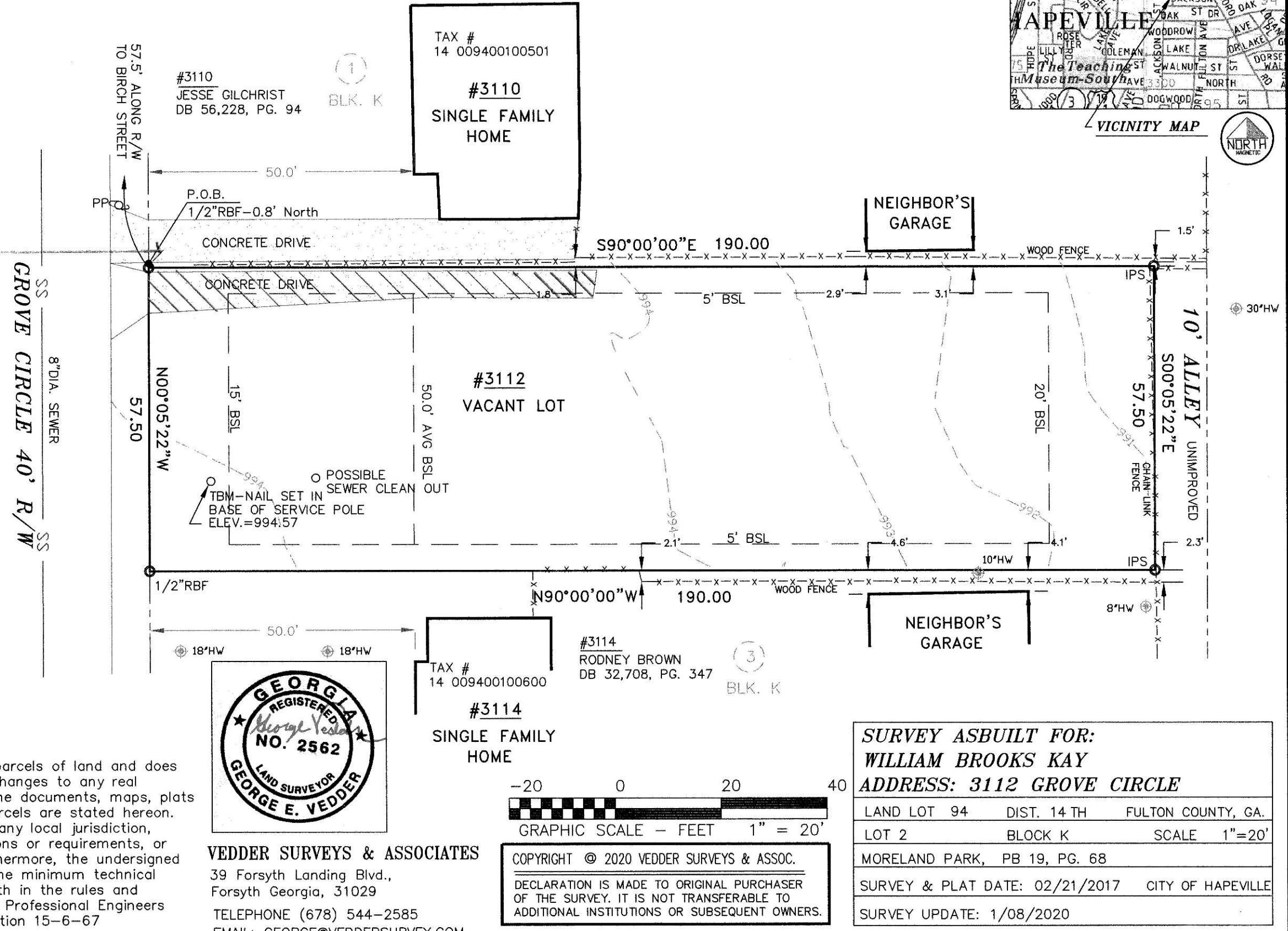
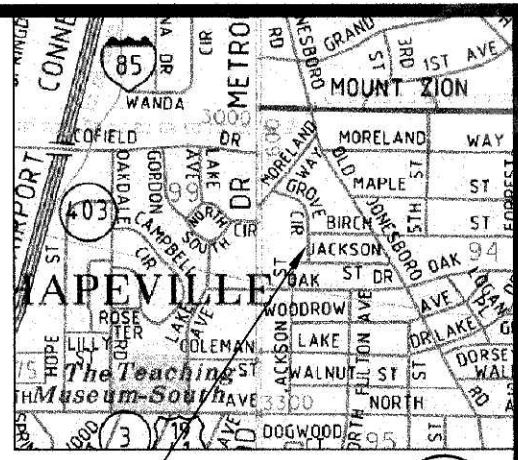
ZONED: R-SF
FRONT: 15' MAX. LOT % = 70%
SIDE: 5' MIN. FLR AREA: 1,600 SQ.FT.
REAR: 20' MN. LOT AREA: 4,000 SQ.FT.
AVG. FRONT SETBACK: 50.0'

LEGEND
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
IPS IRON PIN SET
IPF IRON PIN FOUND
OT OPEN TOP PIN
CT CRIMP TOP PIN
RB REINFORCING BAR
CL CENTERLINE
R/W RIGHT-OF-WAY
LL LAND LOT
L LINE
R RADIUS
CONC CONCRETE
C CURVE
PP POWER POLE
WM WATER METER
EM ELEC. METER
GM GAS METER
LP LAMP POLE
SS SANITARY SEWER
N&C NAIL & CAP
FFE FIN. FLOOR ELEV.
-X-X- FENCE

SURVEY CERTIFICATION

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LOT AREA:
10,926 sq. ft.
0.251 acres



DEMOLITION PLAN

SCALE: 1" = 20'-0"



The field data upon which this plat is based has a closure of 1 foot in 10,000+ feet, an angular error of .03 seconds per angle point and was adjusted using the Least Squares Method. This plat has been calculated for closure and found to be accurate to 1 foot in 100,000+ feet. An electronic total station and a 100' chain were used to gather the information used in the preparation of this plat.

FLOOD STATEMENT
I HAVE EXAMINED THE OFFICIAL FLOOD HAZARD MAP AND FOUND THAT BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY LIES IN A FLOOD HAZARD AREA ACCORDING TO FEMA FIRM MAP 13121C0366F, DATED 9/18/2013

STATE WATERS NOTE:
NO STATE WATERS PRESENT WITHIN 200 FEET OF PROJECT SITE.

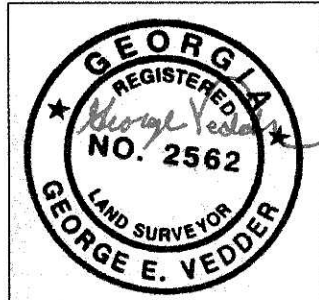
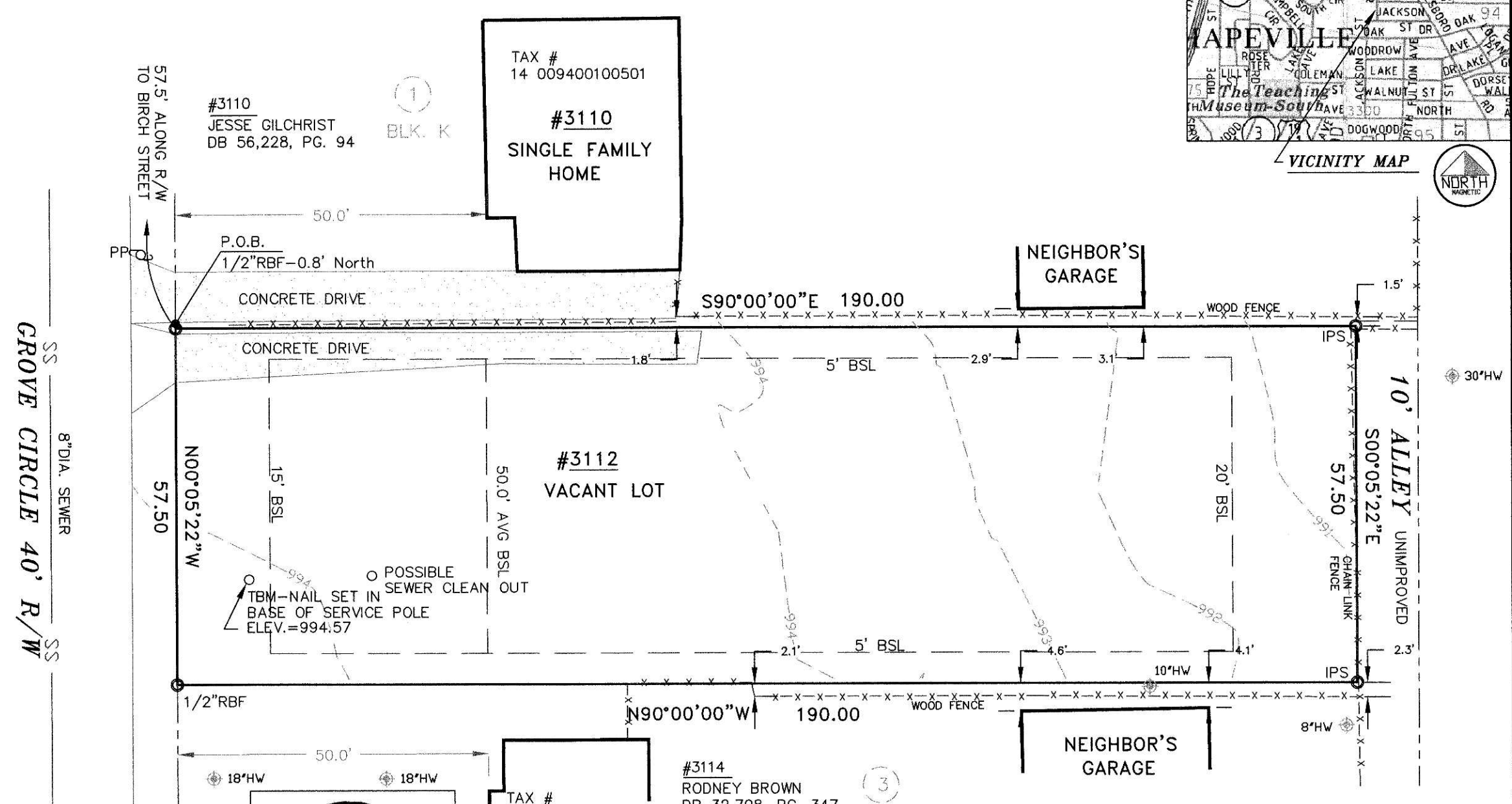
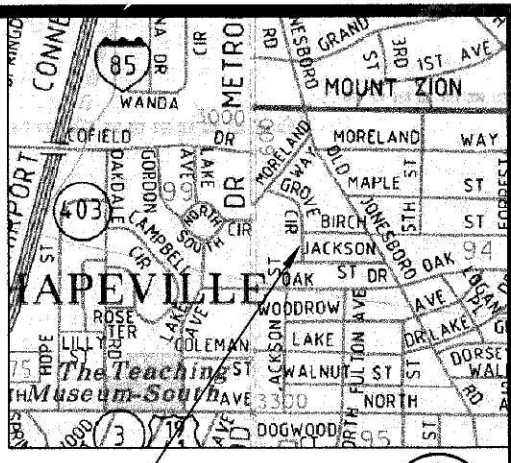
ZONED: R-SF
FRONT: 15' MAX. LOT % = 70%
SIDE: 5' MIN. FLR AREA: 1,600 SQ.FT.
REAR: 20' MN. LOT AREA: 4,000 SQ.FT.
AVG. FRONT SETBACK: 50.0'

LEGEND
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
IPS IRON PIN SET
IPF IRON PIN FOUND
OT OPEN TOP PIN
CT CRIMP TOP PIN
RB REINFORCING BAR
CL CENTERLINE
R/W RIGHT-OF-WAY
LL LAND LOT
L LINE
R RADIUS
CONC CONCRETE
C CURVE
PP POWER POLE
WM WATER METER
EM ELEC. METER
GM GAS METER
LP LAMP POLE
SS SANITARY SEWER
N&C NAIL & CAP
FFE FIN. FLOOR ELEV.
-X-X- FENCE

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0.251 acres



VEDDER SURVEYS & ASSOCIATES
39 Forsyth Landing Blvd.,
Forsyth Georgia, 31029
TELEPHONE (678) 544-2585
EMAIL: GEORGE@VEDDERSURVEY.COM

SURVEY ASBUILT FOR:
WILLIAM BROOKS KAY
ADDRESS: 3112 GROVE CIRCLE
LAND LOT 94 DIST. 14 TH FULTON COUNTY, GA.
LOT 2 BLOCK K SCALE 1"=20'
MORELAND PARK, PB 19, PG. 68
SURVEY & PLAT DATE: 02/21/2017 CITY OF HAPEVILLE
SURVEY UPDATE: 1/08/2020

EXISTING SITE CONDITIONS

SCALE: 1" = 20'-0"

INDEX OF SHEETS

SHEET 1 OF 3:	EXISTING CONDITIONS. DEMOLITION PLAN
SHEET 2 OF 3:	PROPOSED SITE PLAN
SHEET 3 OF 3:	LANDSCAPE PLAN / TREE DENSITY PLAN
SHEET 4 OF 5:	STAKING AND MATERIALS PLAN DETAILS AND SPECIFICATIONS
SHEET 5 OF 6	DETAILS AND SPECIFICATIONS
SHEET 6 OF 6:	PLANTING PLAN

CONTACT INFORMATION

OWNER OF RECORD: BROOKS KAY & BRETT REICHERT
3112 GROVE CIRCLE
HAPEVILLE, GEORGIA 30354
PH. # 678-523-5211
EMAIL: BKAY30@AOL.COM

ARCHITECT: ZAIC & ASSOCIATES, ARCHITECTS
3184 EAST POINT STREET
EAST POINT, GA 30344
PH. # 770-356-7752
EMAIL: RZAIC@ZAICASSOCIATES.COM

STRUCTURAL ENGINEER: 3LP ENGINEERING, LLC
GREG GOULDTHREAD
107 WEATHERSTONE DRIVE, SUITE 540
WOODSTOCK, GEORGIA 30062
PH. # 768-776-4744
EMAIL: GREG@3LPENGINEERING.COM

LANDSCAPE ARCHITECT: OZIO LANDSCAPE ARCHITECTS, LLC.
207 BEAUMONT AVENUE
DECATUR, GEORGIA 30030
PH. # 404-37803047 CONTACT: PAUL OZIO
EMAIL: PAULOZIO@OZIOLANDSCAPEARCHITECTS.COM

CONTRACTOR: PER OWNER

OZIO LANDSCAPE ARCHITECTS, LLC.
207 BEAUMONT AVENUE
DECATUR, GEORGIA 30030
PHONE 404-378-3047
paul@ozio.com

SHEET TITLE:
EXISTING CONDITIONS

BROOKS KAY - BRETT REICHERT RESIDENCE
3112 GROVE CIRCLE
HAPEVILLE, GEORGIA 30354

Date: 1-26-22
Scale: 1"=20'-0"
Drawn: PLO
Job: KAT
Sheet: 151
Of: 3 Sheets

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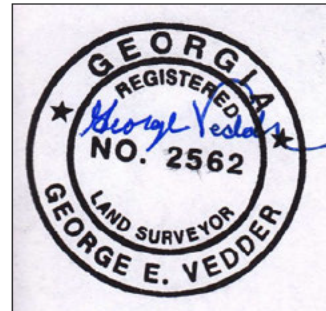
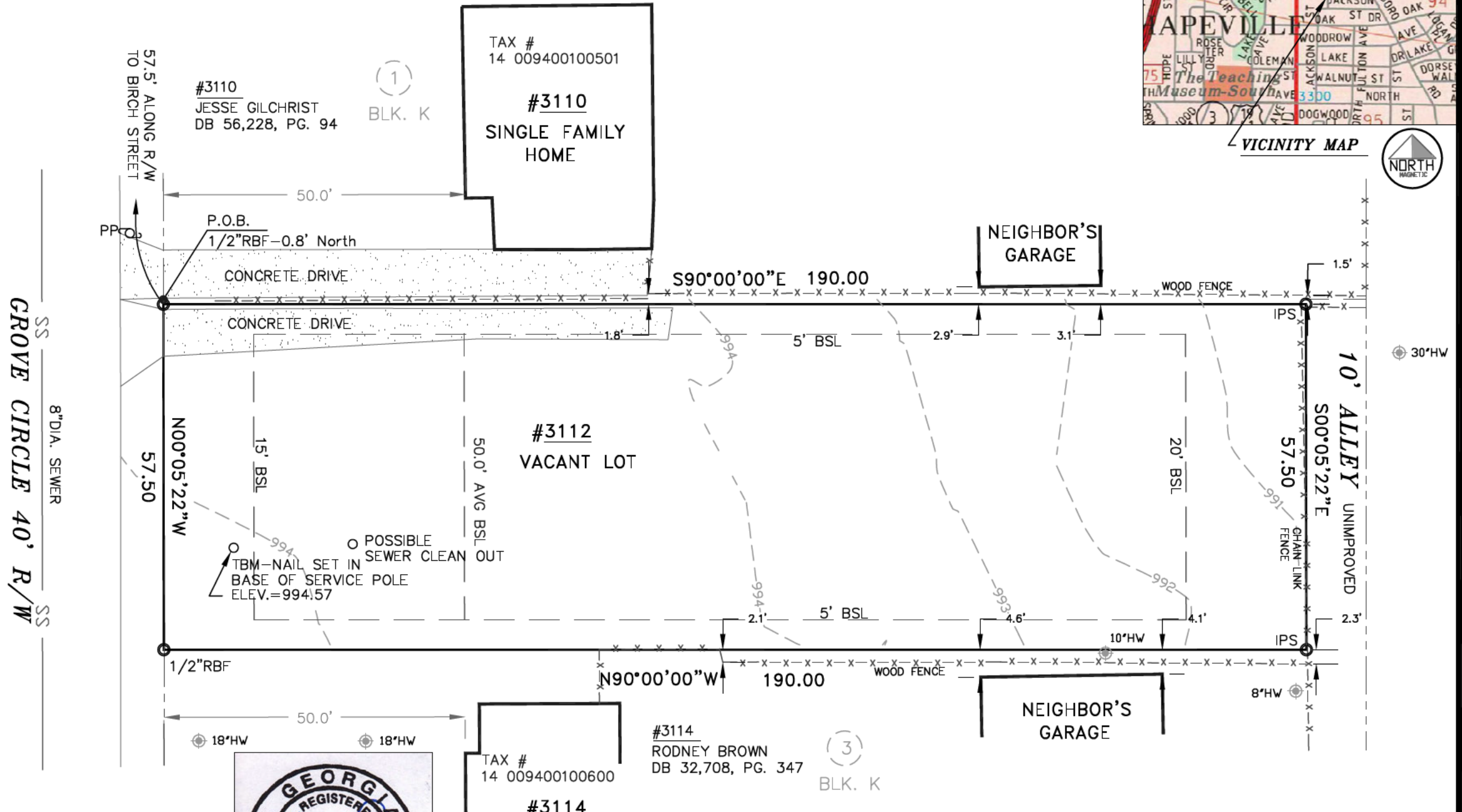
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- IPF IRON PIN FOUND
- OT OPEN TOP PIN
- CT CRIMP TOP PIN
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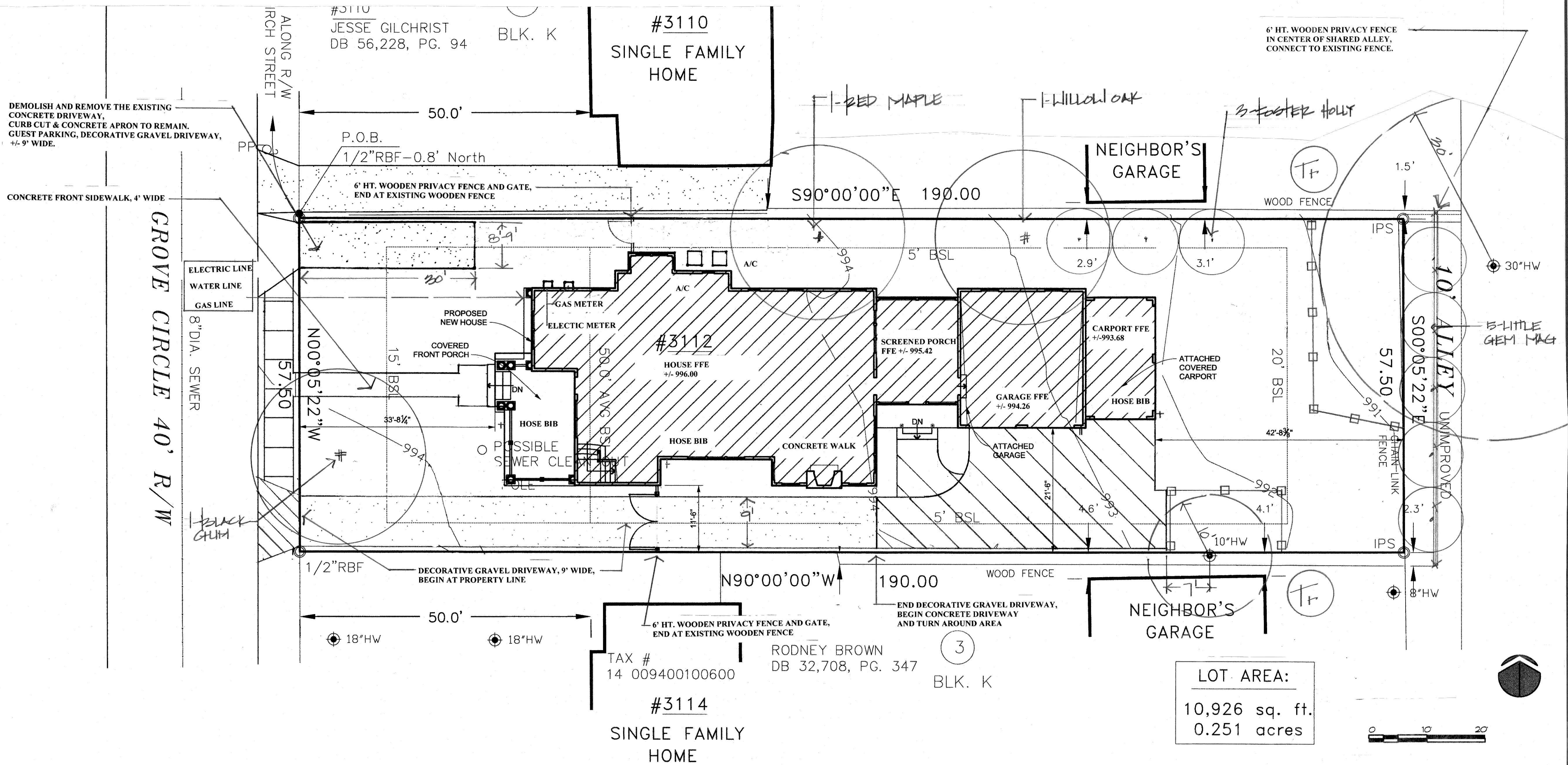
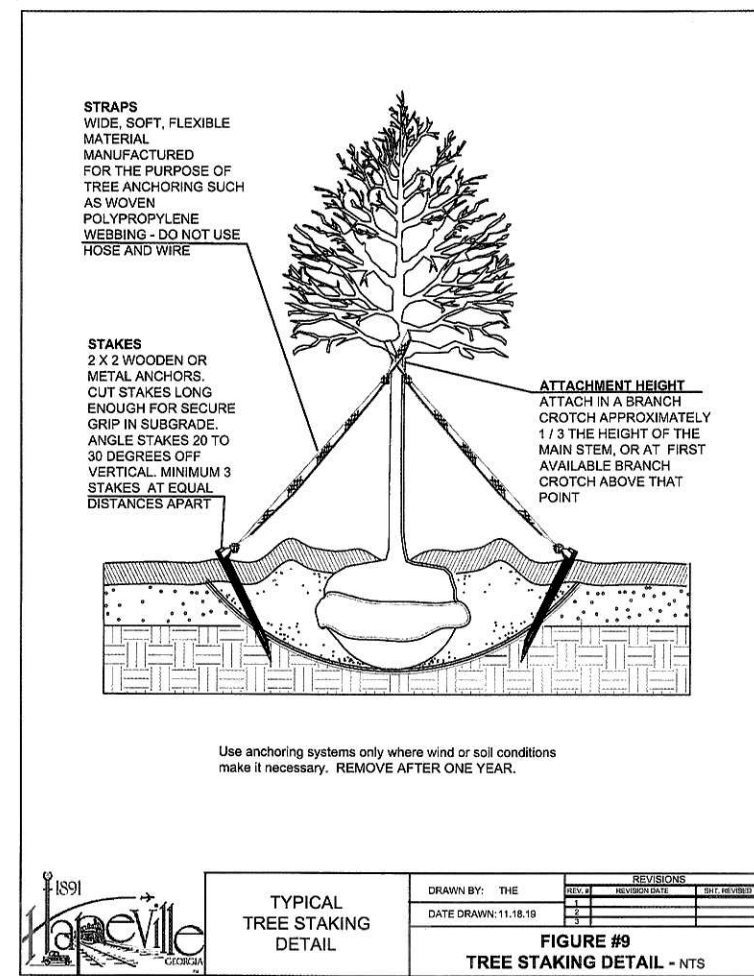
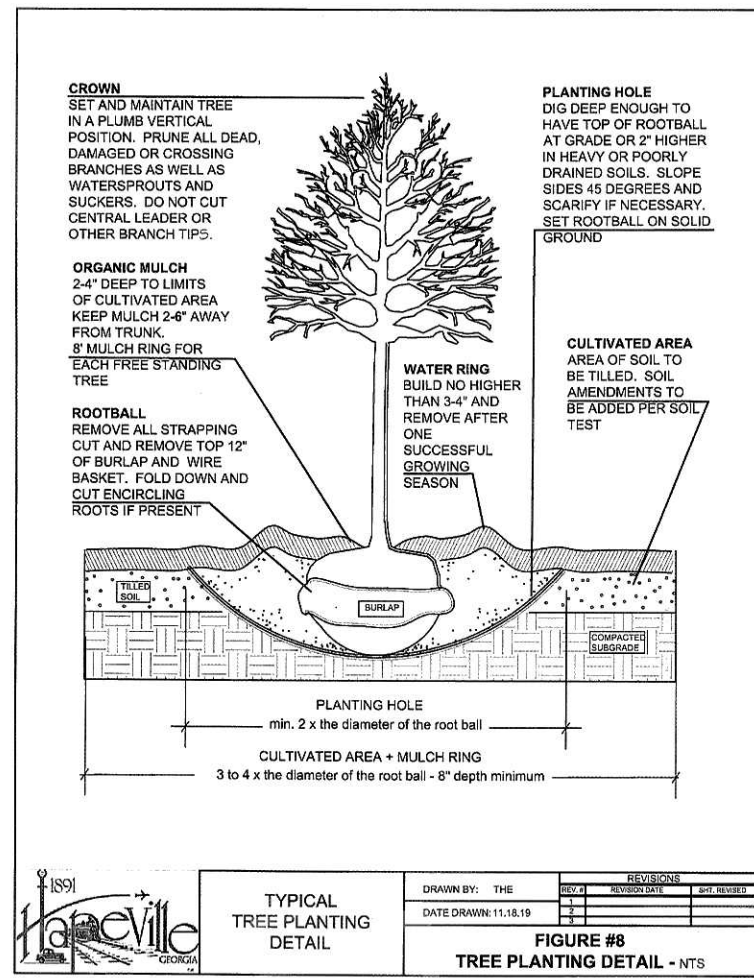
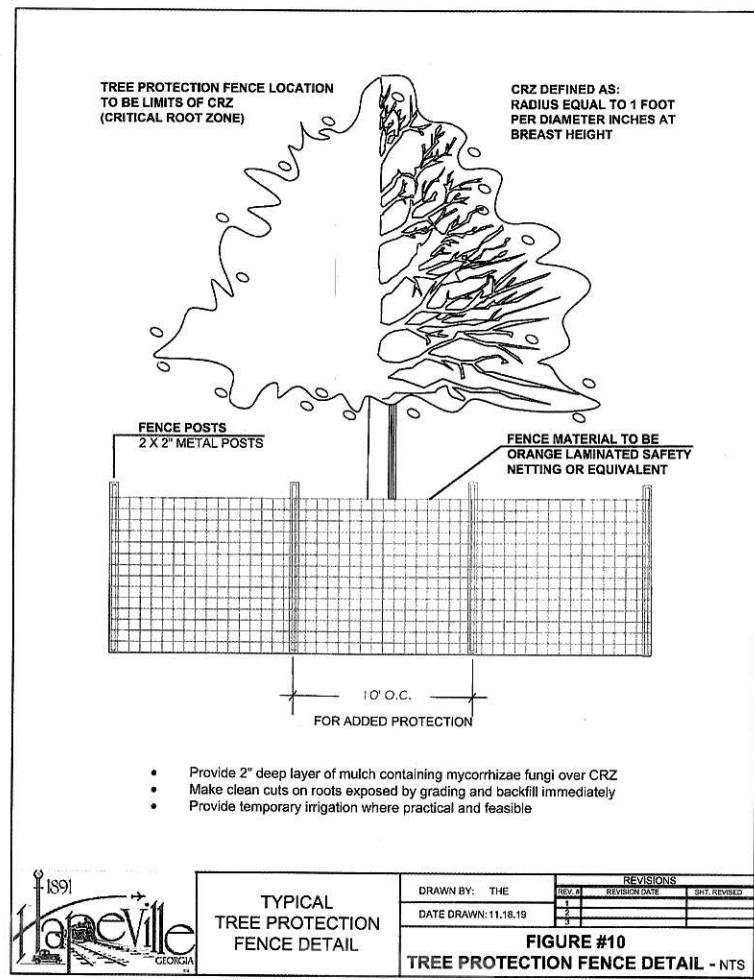


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EMAIL: GEORGE@VEDDERSURVEY.COM



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DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

<i>SURVEY ASBUILT FOR:</i>			
<i>WILLIAM BROOKS KAY</i>			
<i>ADDRESS: 3112 GROVE CIRCLE</i>			
LAND LOT 94		DIST. 14TH	FULTON COUNTY, GA.
LOT 2		BLOCK K	SCALE 1"=20'
MORELAND PARK, PB 19, PG. 68			
SURVEY & PLAT DATE: 02/21/2017			CITY OF HAPEVILLE
SURVEY UPDATE: 1/08/2020			



TREE CONSERVATION INFORMATION / TREE RECOMPENSE
SEE EXISTING CONDITIONS FOR EXISTING TREE LOCATIONS
SEE SITE PLAN FOR TREE REMOVAL AND CRITICAL ROOT ZONE IMPACT.

DEAD & DISEASED TREE - 0

TREES TO BE REMOVED - 0

EXISTING TREE CANOPY COVER - 0

TREES CRITICAL ROOT ZONE IMPACTED BY CONSTRUCTION

TREES IMPACTS WITHIN CRITICAL ROOT ZONE		
SPECIES	SIZE	IMPACT PERCENTAGE
SOUTH PROPERTY LINE BACK YARD		
ULNUS AMERICANA / AMERICAN ELM	10"	12 S.F. or 0.0382
NEIGHBOR'S TREE		

ALL TREE PROTECTION DEVICES & EROSION CONTROL DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING, OR GRADING.

TREE CONSERVATION INFORMATION
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SEE SITE PLAN FOR TREE REMOVAL AND CRITICAL ROOT ZONE IMPACT.

EXISTING TREES ON SITE - 0

BOUNDARY TREE - (1) - 10" HW

DEAD & DISEASED TREE - 0

TREES TO BE REMOVED DUE TO CONSTRUCTION - 0

TREES CRITICAL ROOT ZONE IMPACTED BY CONSTRUCTION

TREE DENSITY FACTOR
LOT SIZE = 10,926 S.F. OR .251 ACRE
25.1' X 100 = 25.1' (25.1') INCHES REQUIRED.
25.1' (X) 30% = 7.53' MAXIMUM ALLOWED PERCENTAGE OF TREE GENUS

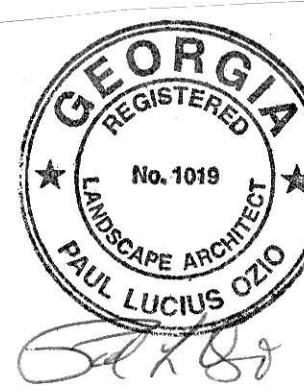
TREES ADDED TO THE SITE		
QTY.	ITEM	SIZE/CAL
1	QUERCUS PHellos / WILLOW OAK	3.5" CAL.
1	NYSSA SYLVATICA / WILDFIRE BLACK GUM	2.5" CAL.
3	ILEX x ATTENUATA / FOSTER'S HOLLY	6" HT. min. 2" CAL.
5	MAGNOLIA GRANDIFOLIA / "LITTLE GEM" MAG.	6" HT. min. 2" CAL.
1	ACER RUBRUM / "OCTOBER GLORY" RED MAPLE	3.5" CAL.
11	TOTAL INCHES = 25.5"	

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

ALL TREE PROTECTION & EROSION CONTROL DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING, OR GRADING. CONTACT THE CITY OF HAPEVILLE, GA. 404-669-2100 FOR INSPECTIONS.

Tree Conservation Plan Notes:

- * The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.
- * All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Hapeville for an inspection.
- * The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.
- * Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.
- * All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Re-plantings are subject to City of Hapeville approval.
- * A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.
- * Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.



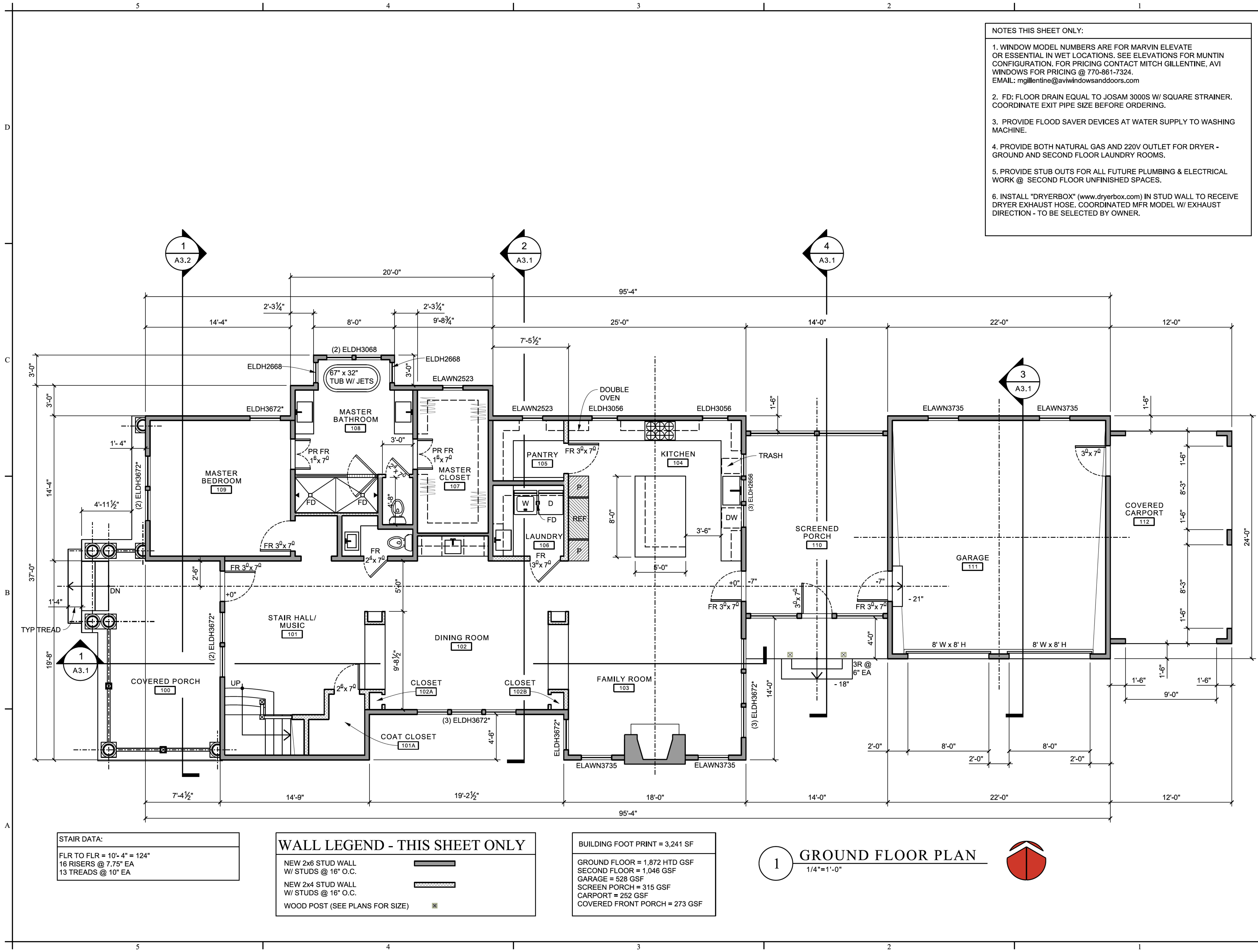
REVISIONS	BY

OZIO LANDSCAPE ARCHITECTS, LLC.
207 BEAUMONT AVENUE
DECATUR, GEORGIA 30030
PHONE 404-378-3047
paul@oziolandscapearchitects.com

BROOKS KAY - BRETT REICHERT RESIDENCE
3112 GROVE CIRCLE
HAPEVILLE, GEORGIA 30354

SHEET TITLE: PLANTING PLAN

Date: 1-26-22
Scale: 1"=10'-0"
Drawn: PRO
Job: KAT
Sheet: 15-3
Of: 3 Sheets



- NOTES THIS SHEET ONLY:
1. WINDOW MODEL NUMBERS ARE FOR MARVIN ELEVATE OR ESSENTIAL IN WET LOCATIONS. SEE ELEVATIONS FOR MUNTIN CONFIGURATION. FOR PRICING CONTACT MITCH GILLENLINE, AVI WINDOWS FOR PRICING @ 770-861-7324. EMAIL: mgillentine@aviwindowsanddoors.com
 2. FD: FLOOR DRAIN EQUAL TO JOSAM 3000S W/ SQUARE STRAINER. COORDINATE EXIT PIPE SIZE BEFORE ORDERING.
 3. PROVIDE FLOOD SAVER DEVICES AT WATER SUPPLY TO WASHING MACHINE.
 4. PROVIDE BOTH NATURAL GAS AND 220V OUTLET FOR DRYER - GROUND AND SECOND FLOOR LAUNDRY ROOMS.
 5. PROVIDE STUB OUTS FOR ALL FUTURE PLUMBING & ELECTRICAL WORK @ SECOND FLOOR UNFINISHED SPACES.
 6. INSTALL "DRYERBOX" (www.dryerbox.com) IN STUD WALL TO RECEIVE DRYER EXHAUST HOSE. COORDINATED MFR MODEL W/ EXHAUST DIRECTION - TO BE SELECTED BY OWNER.

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Revisions:

NO.	DESCRIPTION

New residence for
Brooks Kay-Brett Reichert

3112 Grove Circle
Hapeville GA 30354
Fulton County



Zaic & Associates, Architects
3184 East Point Street
East Point, Georgia 30344
Phone 770.356.7752 www.zaicassociates.com

Stamp:

Project Number: 2021
Drawn By: RZ Checked By: RZ
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2019, All Rights Reserved
Release and Date:
DESIGN REVIEW

Not Issued For Construction
JANUARY 19, 2022
Sheet Title:
GROUND FLOOR PLAN

Sheet Number:
A1.2

STAIR DATA:
FLR TO FLR = 10'-4" = 124"
16 RISERS @ 7.75" EA
13 TREADS @ 10" EA

WALL LEGEND - THIS SHEET ONLY

NEW 2x6 STUD WALL W/ STUDS @ 16" O.C.	
NEW 2x4 STUD WALL W/ STUDS @ 16" O.C.	
WOOD POST (SEE PLANS FOR SIZE)	

BUILDING FOOT PRINT = 3,241 SF

GROUND FLOOR = 1,872 HTD GSF
SECOND FLOOR = 1,046 GSF
GARAGE = 528 GSF
SCREEN PORCH = 315 GSF
CARPORT = 252 GSF
COVERED FRONT PORCH = 273 GSF

1 GROUND FLOOR PLAN
1/4"=1'-0"



LIGHTING AND SWITCH LEGEND	
	- RECESSED DOWNLIGHT
	- IN GROUND OR GROUND MTD UP LIGHT
	- JUNCTION BOX
	- CEILING MOUNTED LIGHT - SURFACE MOUNTED
	- CEILING MOUNTED LIGHT - PENDANT MOUNTED
	- LIGHT POLE AND FIXTURE
	- RECESSED - WALL WASHER OR ADJUSTABLE ACCENT
	- WALL MOUNTED LIGHT FIXTURE (W INDICATES WALL MOUNTED)
	- WALL MOUNTED SECURITY LIGHT W/ MOTION DETECTOR
	- 1/2 SWITCHED DUPLEX RECEPTACLE OUTLET
	- EXHAUST FAN
	- EXHAUST FAN WITH LIGHT
	- LED FIXTURE (SEE FIXTURE SCHEDULE FOR TYPE)
	- CEILING MTD - PENDANT LED FIXTURE (SEE FIXTURE SCHEDULE FOR TYPE)
	- TRACK FIXTURE/TRACK (H DENOTES TYPE)
	- CEILING FAN
	- CEILING FAN WITH UP LIGHT ONLY
	- ABOVE CABINET LIGHTING FIXTURE - CONFIRM LENGTH IN FIELD
	- BELOW CABINET LIGHTING FIXTURE - CONFIRM LENGTH IN FIELD
	- RECESSED STEP LIGHT
	- SINGLE POLE WALL SWITCH - 48" TO C OF SWITCH A.F.F.
	- SINGLE POLE WALL SWITCH - 42" TO C OF SWITCH A.F.F. (42" INDICATES SPECIAL MOUNTING HEIGHT)
	- THREE-WAY SWITCH
	- FOUR-WAY SWITCH
	- FAN SWITCH WITH SPEED ADJUSTMENT
	- FAN LIGHT SWITCH
	- DIMMER SWITCH - LINE VOLTAGE (SEE DIMMER SCHEDULE)
	- THREE-WAY DIMMER SWITCH - LINE VOLTAGE
	- LOW VOLTAGE DIMMER TYPE I
	- THREE-WAY LOW VOLTAGE DIMMER TYPE I
	- LIGHTING CONTROL STATION (27 INDICATES CONTROL ZONE)
	- LIGHTING CONTROL KEY PAD
	- SMOKE DETECTOR
	- CARBON MONOXIDE DETECTOR
	- SPEAKER (CEILING MOUNTED)
	- OCCUPANCY SENSOR
	- DOOR SWITCH
	- CEILING MOUNTED EXIT SIGN

LIGHTING NOTES:	
1. GC SHALL PRICE ALL LIGHTING AS SPECIFIED HEREIN AND SHALL INCLUDE THAT COST IN HIS BASE ESTIMATE. ALTERNATE FIXTURES MAY BE CONSIDERED BUT THEY MUST BE LISTED SEPERATELY FROM THE BASE FIXTURES SPECIFIED.	
2. SWITCH WIRING IS SHOWN FOR WALL SWITCH GROUPING ONLY. ALL CIRCUITING IS BY CONTRACTOR.	
3. ALL FIXTURES NOT SPECIFIED ARE TO BE SELECTED & PURCHASED BY OWNER AND INSTALLED BY CONTRACTOR.	
4. ALL FIXTURES SHALL BE DIMMED EXCEPT FOR UTILITY TYPE. DIMMERS MUST BE COORDINATED W/ FIXTURE TYPE. INSTALL LOW VOLTAGE CONTROL WIRES BETWEEN FIXTURE & SWITCH IF REQUIRED FOR DIMMER TYPE.	
5. CEILING FANS TO HAVE SWITCHES FOR BOTH FAN AND LIGHT.	
6. SHOWER EXHAUST FAN DUCT TO EXTERIOR SHALL BE PVC PIPE WATER TIGHT AND SLOPED TO EXTERIOR @ 1/4" PER FT.	
7. IN CASES WHERE OBSTRUCTIONS MAKE LOCATING LIGHT FIXTURES AS SHOWN IMPOSSIBLE, GC SHALL CONTACT THE ARCHITECT FOR DIRECTION. FAILURE TO REVIEW WITH ARCHITECT WILL CAUSE THE GC TO RELOCATE FIXTURES @ HIS OWN EXPENSE.	
8. ALL EXTERIOR LIGHTS SHALL BE ON SUNSET TIMER W/ SWITCH OVERRIDE. EXCEPT FOR MOTION DETECTOR SECURITY LIGHTS.	
9. PROVIDE (3) 20 AMP CIRCUITS AT BOTH FRONT AND REAR OF HOUSE FOR LANDSCAPE POWER NEEDS.	

LIGHT FIXTURES: (ALL FIXTURES SHALL HAVE DIMMERS UNO)

CONTACT THE DESIGN LIGHTING GROUP FOR ELCO FIXTURE PRICING. AUSTIN OR CHUCK SPIERS, 1231 COLLIER ROAD, ATLANTA GA 30318. PHONE: 404-361-6010.

- F1 - ELCO 3" LED GIMBAL ADJ ACCENT LIGHT NARROW FLOOD - ELK-19-27D-N, EL390ICA, ELK3629H.
- F1a - ELCO 3" LED GIMBAL ADJ ACCENT LIGHT NARROW FLOOD - ELK-19-27D-N, EL390ICA, ELK3629H WITH LINEAR LENS - L46.
- F2a - ELCO 3" LED DOWN LIGHT WIDE FLOOD 68" - ELK-19-27D-W, EL390ICA, ELK3618H (WET LOCATION).
- F2b - ELCO 3" LED DOWN LIGHT SPOT 18" - ELK-19-27D-S, EL390ICA, ELK3618H (WET LOCATION).
- F3 - METALUX 1X4 SURFACE MTD LED - 4WSL-LD2-35-SRS-UNV-L835-CD1
- C1 - CLOSET AND UTILITY CEILING MOUNTED LIGHT.
- C2 - KITCHEN CEILING MOUNTED PENDANT LIGHT.
- C3 - DINING ROOM CELING MOUNTED.
- C4 - MASTER BATH CEILING MOUNTED.
- C5 - CARPORT CEILING MOUNTED LIGHTS.
- C-6 - PIANO ROOM CEILING MOUNTED LIGHT.
- C-7 - SECOND FLOOR BATHROOM CLG FIXTURE.
- W1 - FRONT DOOR DECORATIVE WALL MOUNTED LIGHT FIXTURE.
- W2 - LUMIERE WALL MOUNTED - LANTERRA - 9002 W2-RW-LED2790-M-M-BK-L1-UNV-RSM.
- W3 - MASTER BATH VANITY SCONCE MOUNTED AT EYE LEVEL.
- W4 - STAIR LANDING WALL SCONCE. PROVIDE ONE AT SECOND FLOOR AS WELL.
- W5 - ENTRY LEVEL 1/2 BATH VANITY SCONCE.
- W6 - EXTERIOR LED MOTION ACTIVATED SPOT LIGHTS, GC TO SELECT AND SUBMIT TO OWNER FOR APPROVAL.
- W7 - WALL SCONCE OVER VANITY IN SECOND FLOOR BATHROOM.
- W8 - GOOSE NECK BARN TYPE DECORATIVE FIXTURES. \$350.00 ALLOWANCE PER FIXTURE.

BC-1 - HALO UNDER CABINET LED - HU10-TBD-D-9-27-TBD. CONFIRM LENGTH & COLOR. WALL SWITCH. COORDINATE EXACT LOCATION OF FIXTURE AND FACING DIRECTION W/ ARCHITECT IN THE FIELD.

SL1 - WAC LIGHTING LED STEP LIGHT - WL-LED300-120VAC-AMBER-90-74BN

DIMMERS:

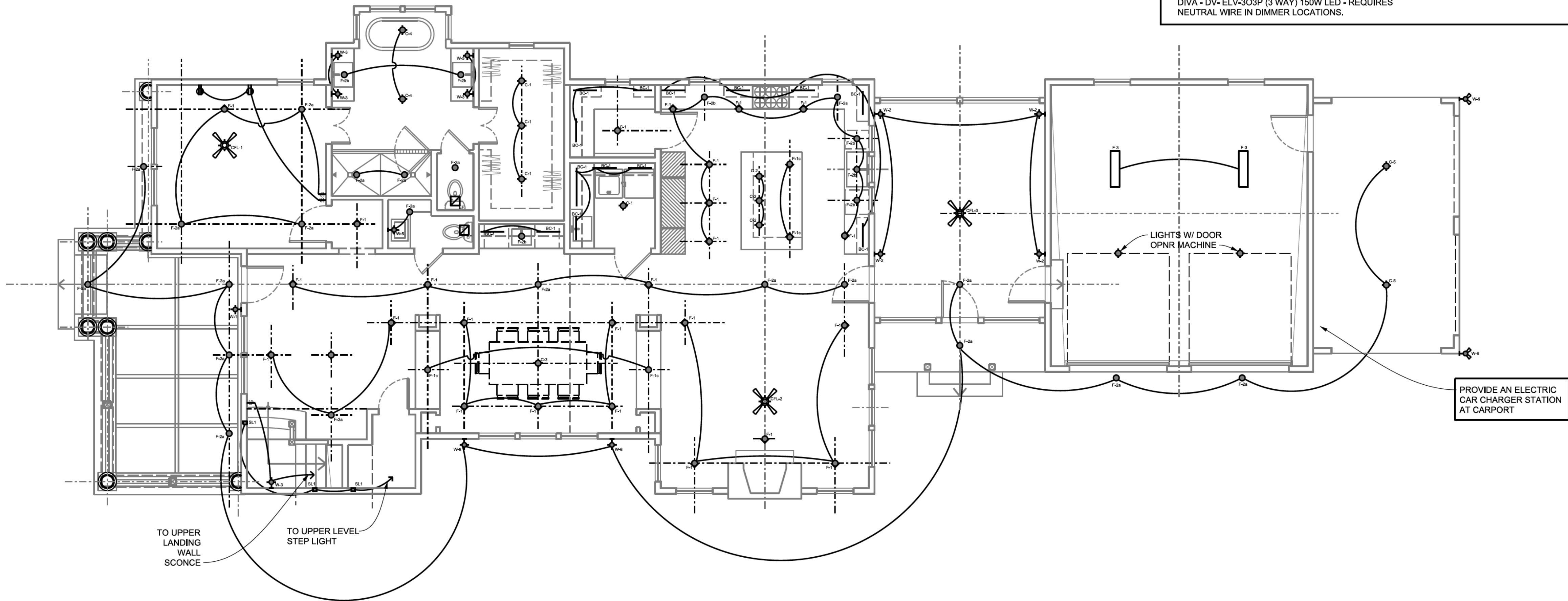
LUTRON: CONFIRM COMPATIBILITY OF DIMMER WITH LIGHT FIXTURE

MAESTRO - MA-PRO-WH (WHITE OR SELECT COLOR) - 150W LED - GOOD FOR SINGLE OR 3 WAY SWITCHES. MUST HAVE MA-R AT OTHER SWITCH LOCATION FOR 3 WAY. REQUIRES NEUTRAL WIRE IN DIMMER LOCATIONS.

OR LESS EXPENSIVE

DIVA - DV-ELV-300P (SINGLE POLE) - 150W LED - REQUIRES NEUTRAL WIRE IN DIMMER LOCATIONS.

DIVA - DV-ELV-303P (3 WAY) 150W LED - REQUIRES NEUTRAL WIRE IN DIMMER LOCATIONS.



1 GROUND FLOOR PLAN - LIGHTING
3/16"=1'-0"

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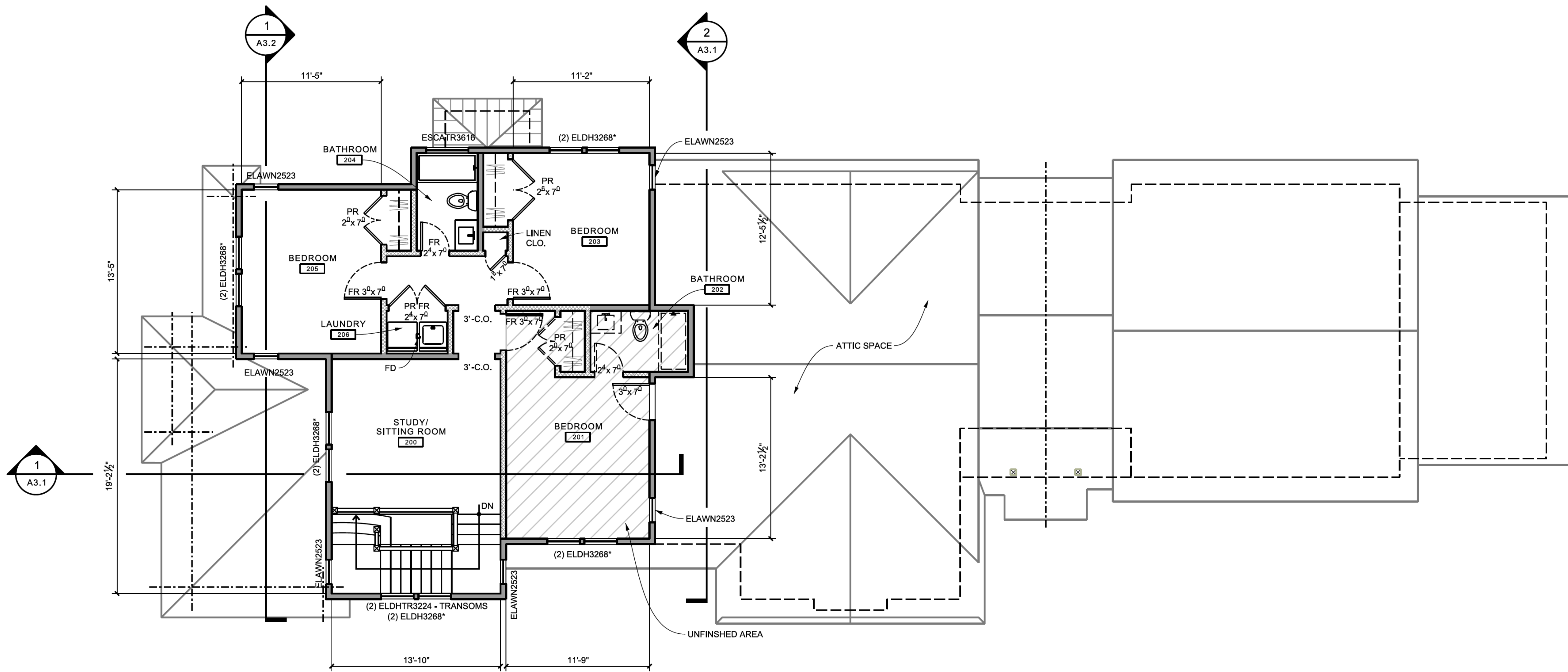
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Sheet Title:
GROUND
FLOOR PLAN -
LIGHTING

Sheet Number:
A1.2R



STAIR DATA:
FLR TO FLR = 10'-4" = 124"
16 RISERS @ 7.75" EA
13 TREADS @ 10" EA

NOTES THIS SHEET ONLY:
1. SEE NOTES ON SHEET A1.2.
2. ROUGH-IN PLUMBING AND ELECTRICAL IN THE AREAS DESIGNATED UNFINISHED FOR FUTURE CONNECTIONS.

WALL LEGEND - THIS SHEET ONLY
NEW 2x6 STUD WALL
W/ STUDS @ 16" O.C.
NEW 2x4 STUD WALL
W/ STUDS @ 16" O.C.
WOOD POST (SEE PLANS FOR SIZE)

1 SECOND LEVEL FLOOR PLAN
3/16"=1'-0"



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Revisions:

New residence for
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Hapeville GA 30354
Fulton County



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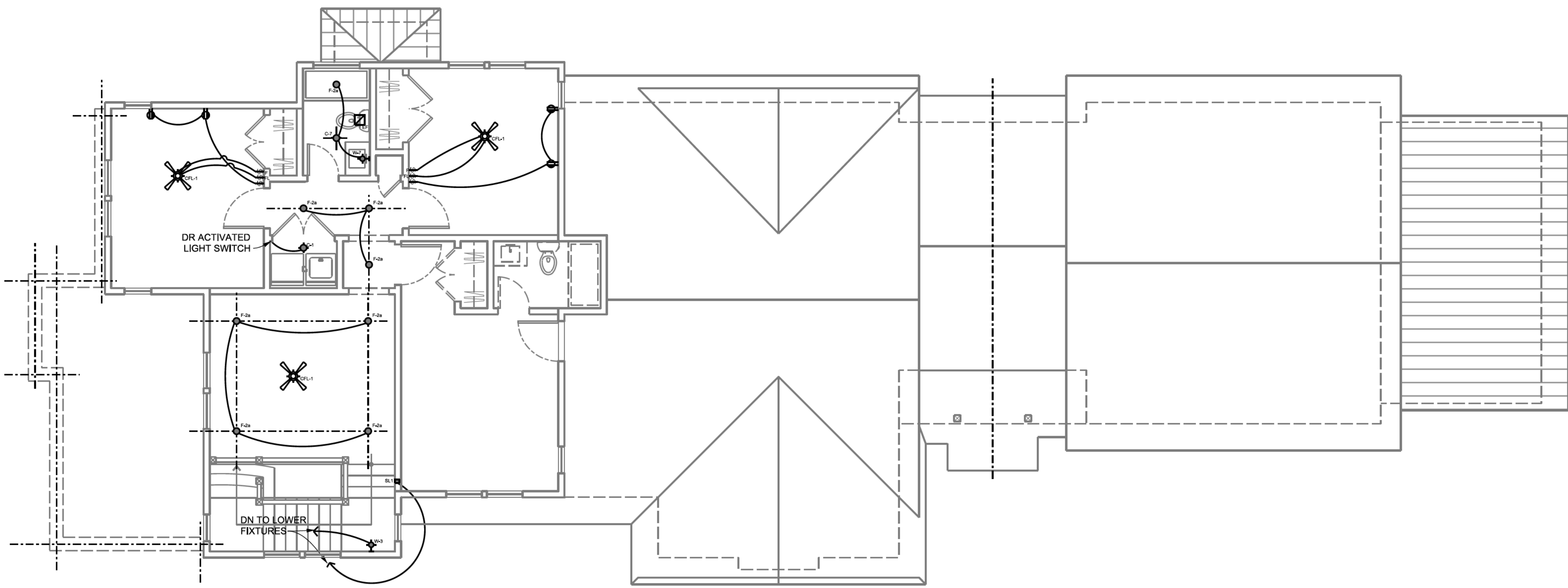
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Sheet Title:
SECOND LEVEL
FLOOR PLAN

Sheet Number:
A1.3



1 SECOND LEVEL FLOOR PLAN - LIGHTING
3/16"=1'-0"



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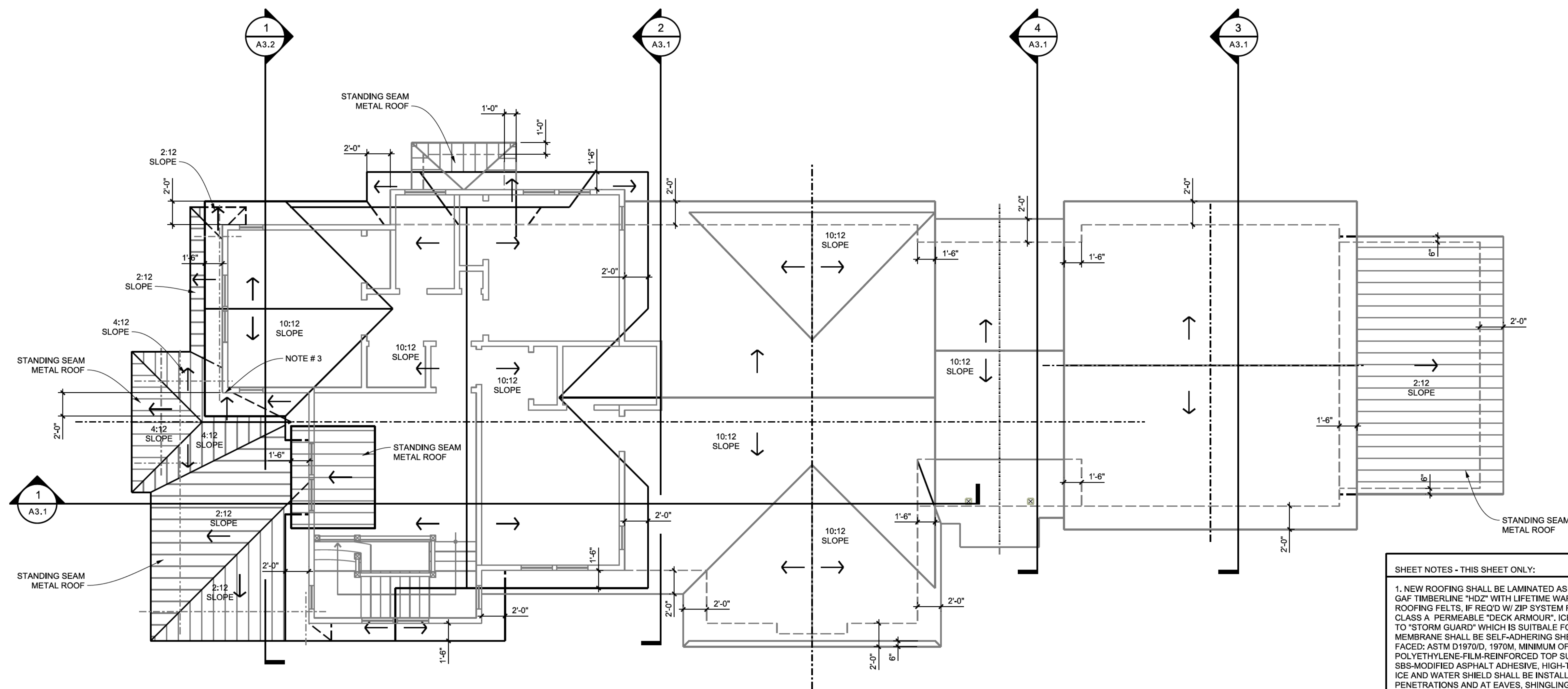
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Sheet Title:
SECOND LEVEL
FLOOR PLAN -
LIGHTING

Sheet Number:
A1.3R



1 ROOF PLAN
3/16"=1'-0"

SHEET NOTES - THIS SHEET ONLY:

1. NEW ROOFING SHALL BE LAMINATED ASPHALT FIBERGLASS SHINGLES EQUAL TO GAF TIMBERLINE "HDZ" WITH LIFETIME WARRANTY BASED ON 110 MPH WIND TEST. ROOFING FELTS, IF REQ'D W/ ZIP SYSTEM ROOF SHEATHING, SHALL BE EQUAL TO CLASS A PERMEABLE "DECK ARMOUR". ICE AND WATER SHIELD SHALL BE EQUAL TO "STORM GUARD" WHICH IS SUITABLE FOR USE UNDER METAL ROOFING. MEMBRANE SHALL BE SELF-ADHERING SHEET UNDERLAYMENT, POLYETHYLENE FACED: ASTM D1970/D, 1970M, MINIMUM OF 40-MIL THICK, SLIP-RESISTING. POLYETHYLENE-FILM-REINFORCED TOP SURFACE LAMINATED TO BUTYL OR SBS-MODIFIED ASPHALT ADHESIVE, HIGH-TEMP RATING WITH RELEASE BACKING. ICE AND WATER SHIELD SHALL BE INSTALLED AT VALLEYS, RIDGES, ROOF PENETRATIONS AND AT EAVES, SHINGLING OVER METAL EDGE TRIM. SEE DRAWINGS FOR DETAILS.

PREFINISHED ALUMINUM METAL EDGE TRIM SHALL BE INSTALLED AROUND ENTIRE PERIMETER OF ROOF, RAKES AND EAVES. SAMPLES OF METAL EDGE TRIM MUST BE SUBMITTED FOR APPROVAL BY THE ARCHITECT AND OR OWNER PRIOR TO INSTALLATION.

2. PROVIDE AND INSTALL PREFINISHED 6" HALF ROUND GUTTERS WITH 4" ROUND DN SPOUTS. ALL DN SPOUTS SHALL BE RUN INTO SMOOTH PVC PIPE LEADERS THAT EXTEND UNDERGROUND TO A LOWER POINT ON THE SITE A MINIMUM OF 8' FROM THE HOUSE. INSTALL CLEANOUTS JUST ABOVE GRADE AT ALL DN SPOUTS ENTERING GRADE. INSTALL RIP RAP STONE @ TERMINATION POINTS OF LEADERS.

3. PROVIDE ADDITIONAL FLASHING UP WALL UNDER WALL SHINGLES TO WATERPROOF AREA WHERE WATER WILL HIT VERTICAL WALL. ALSO APPLY ICE AND WATER SHIELD ON ROOF DECK AS WELL TO ASSURE NO ROOF LEAKS WILL OCCUR. PROVIDE CRICKET IF POSSIBLE TO DIVERT WATER AWAY FROM WALL.

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Revisions:

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Sheet Title:

ROOF PLAN

Sheet Number:
A1.4



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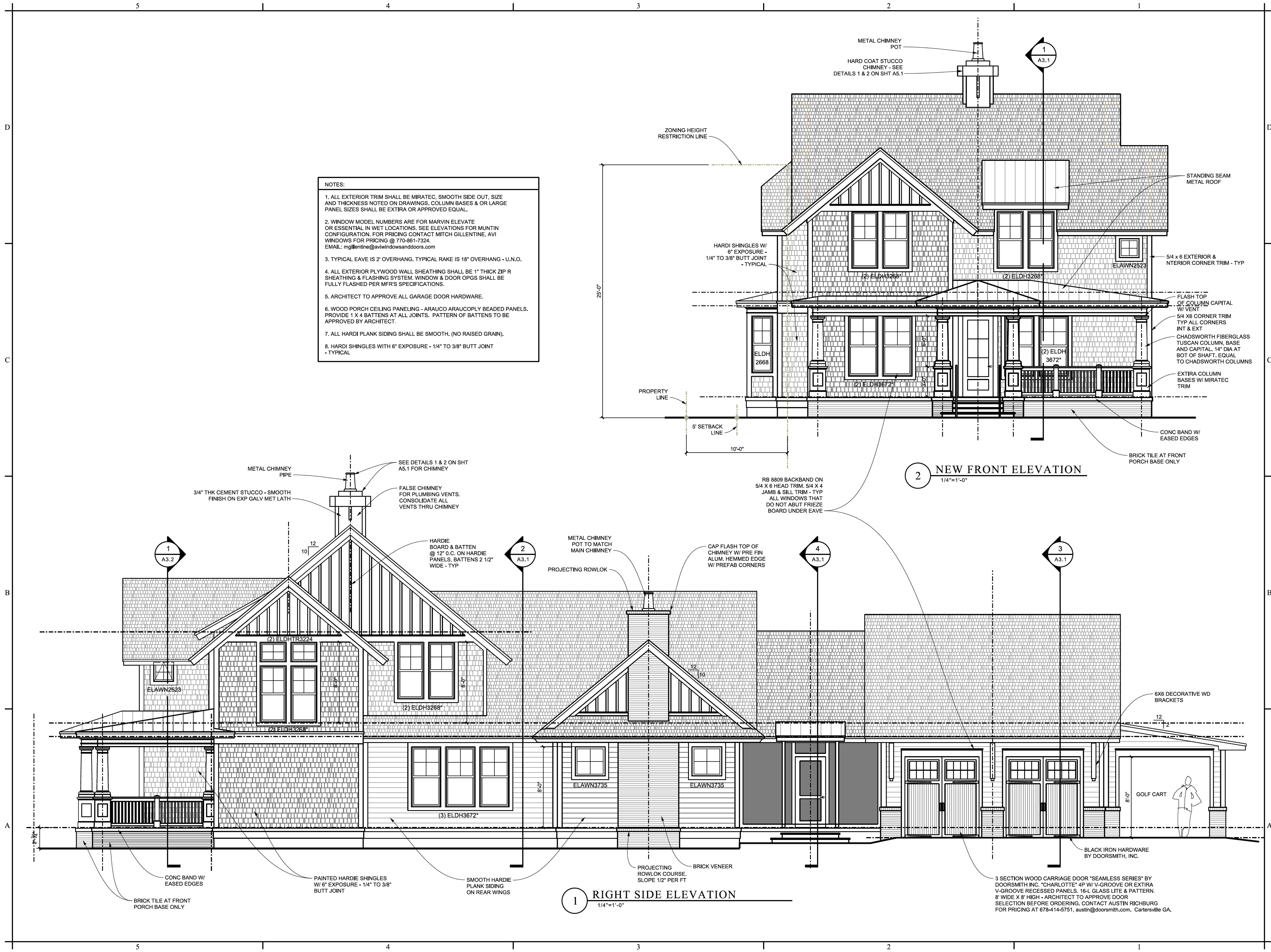
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Sheet Title:
COLOR RENDERED
ELEVATIONS

Sheet Number:
A2.0



- NOTES:
1. ALL EXTERIOR TRIM SHALL BE MIRATEC, SMOOTH SIDE OUT, SIZE AND THICKNESS NOTED ON DRAWINGS. COLUMN BASES & OR LARGE PANEL SIZES SHALL BE EXTRA OR APPROVED EQUAL.
 2. WINDOW MODEL NUMBERS ARE FOR MARVIN ELEVATE OR ESSENTIAL IN WET LOCATIONS. SEE ELEVATIONS FOR MUNTIN CONFIGURATION. FOR PRICING CONTACT MITCH GILLENLINE, AVI WINDOWS FOR PRICING @ 770-861-7324. EMAIL: mgillentine@aviwindowsanddoors.com
 3. TYPICAL EAVE IS 2" OVERHANG. TYPICAL RAKE IS 18" OVERHANG - U.N.O.
 4. ALL EXTERIOR PLYWOOD WALL SHEATHING SHALL BE 1" THICK ZIP R SHEATHING & FLASHING SYSTEM. WINDOW & DOOR OPGS SHALL BE FULLY FLASHED PER MFR'S SPECIFICATIONS.
 5. ARCHITECT TO APPROVE ALL GARAGE DOOR HARDWARE.
 6. WOOD PORCH CEILING PANELING - ARAUCO ARAUCOPY BEADED PANELS. PROVIDE 1 X 4 BATTENS AT ALL JOINTS. PATTERN OF BATTENS TO BE APPROVED BY ARCHITECT.
 7. ALL HARDI PLANK SIDING SHALL BE SMOOTH. (NO RAISED GRAIN).
 8. HARDI SHINGLES WITH 6" EXPOSURE - 1/4" TO 3/8" BUTT JOINT - TYPICAL

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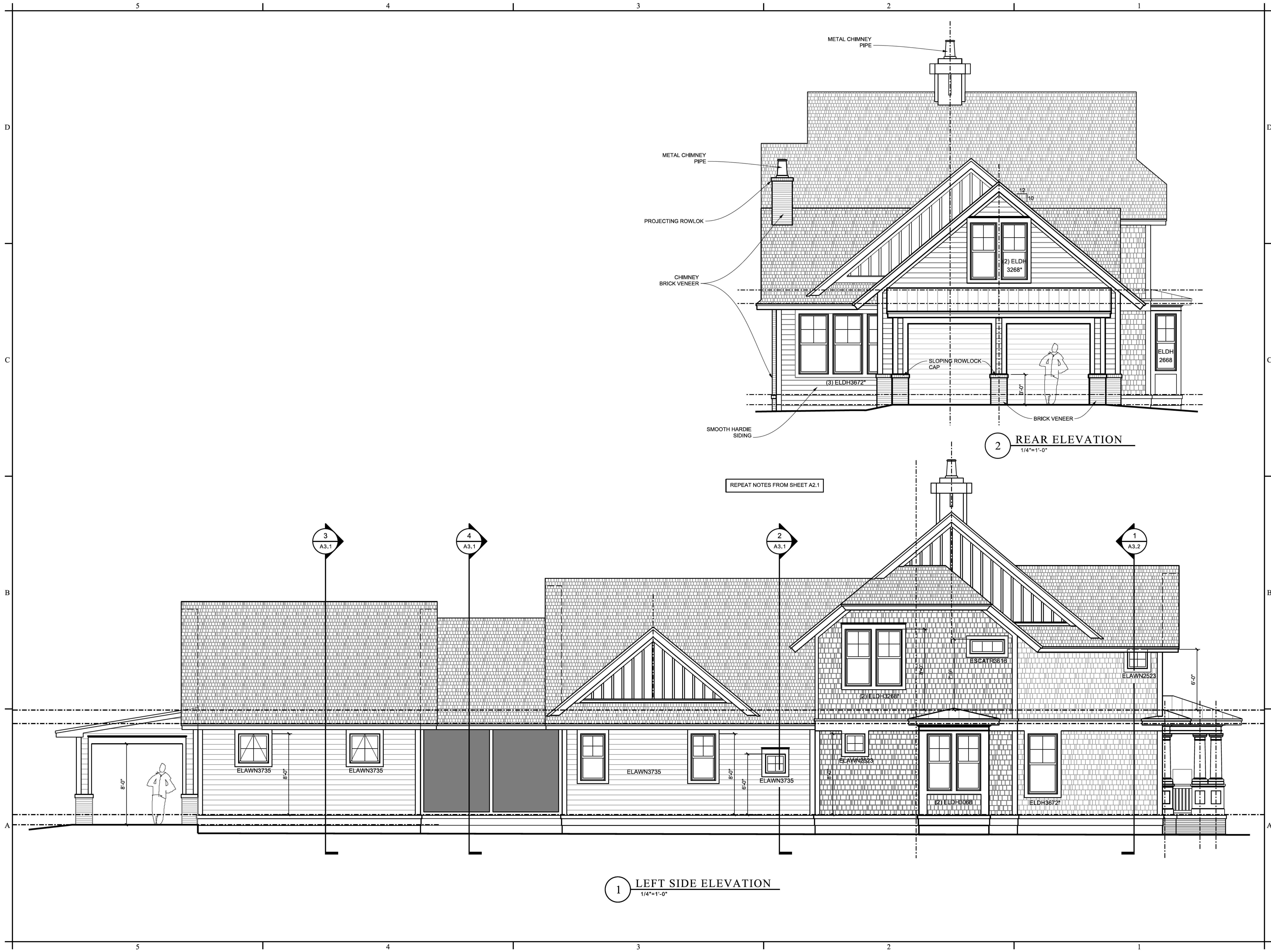
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Sheet Title:
EXTERIOR
ELEVATIONS

Sheet Number:
A2.1



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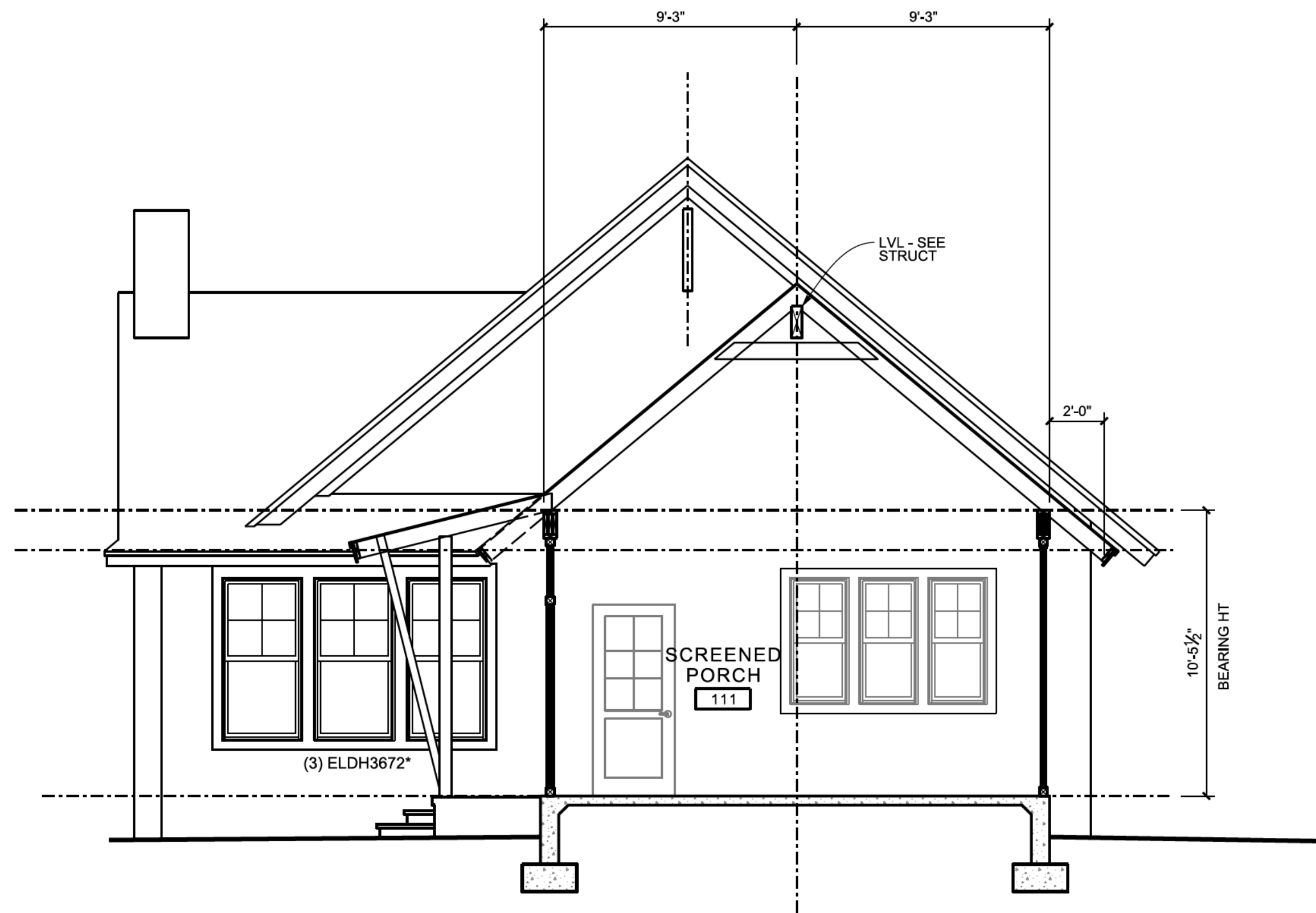
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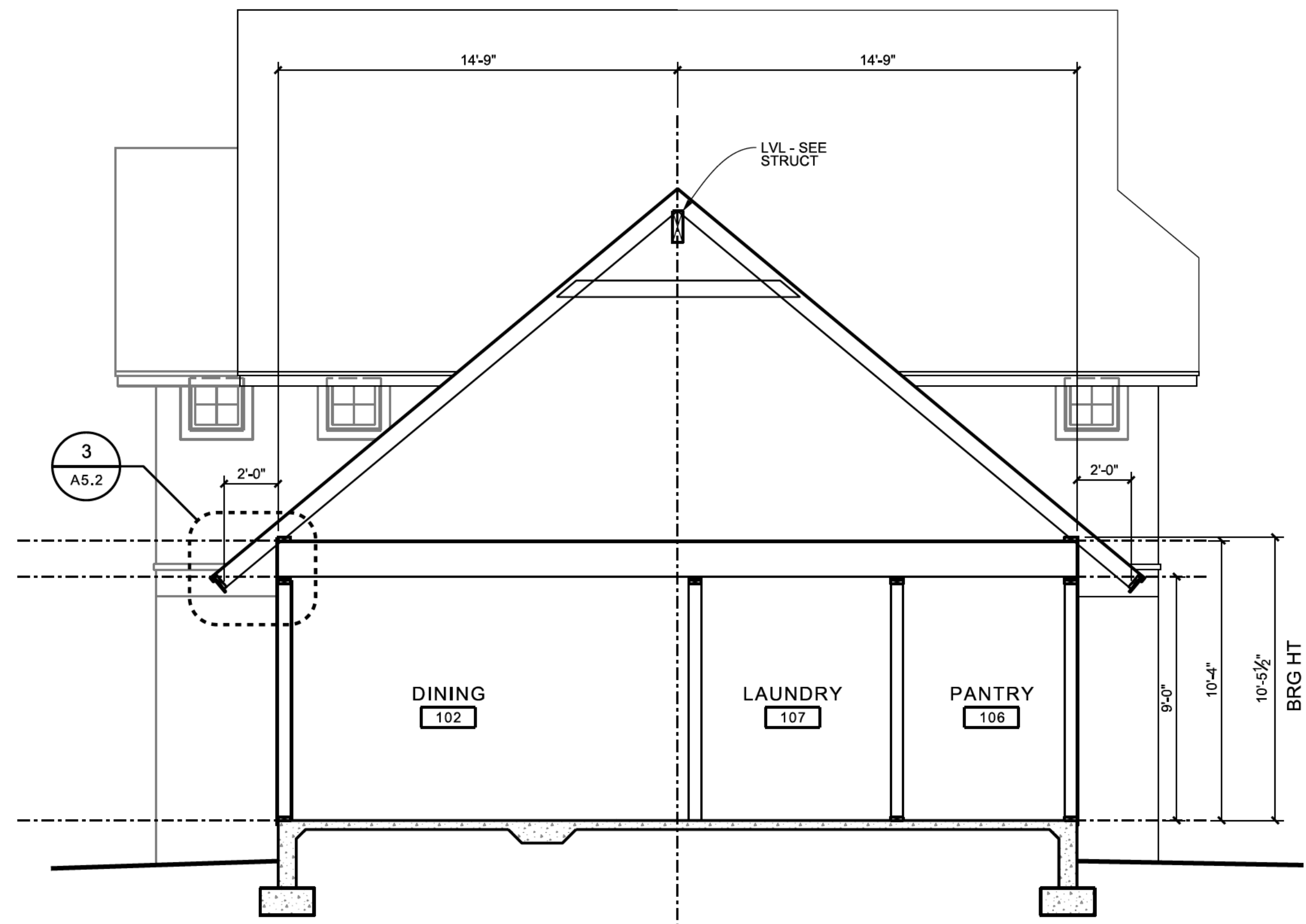
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ELEVATIONS

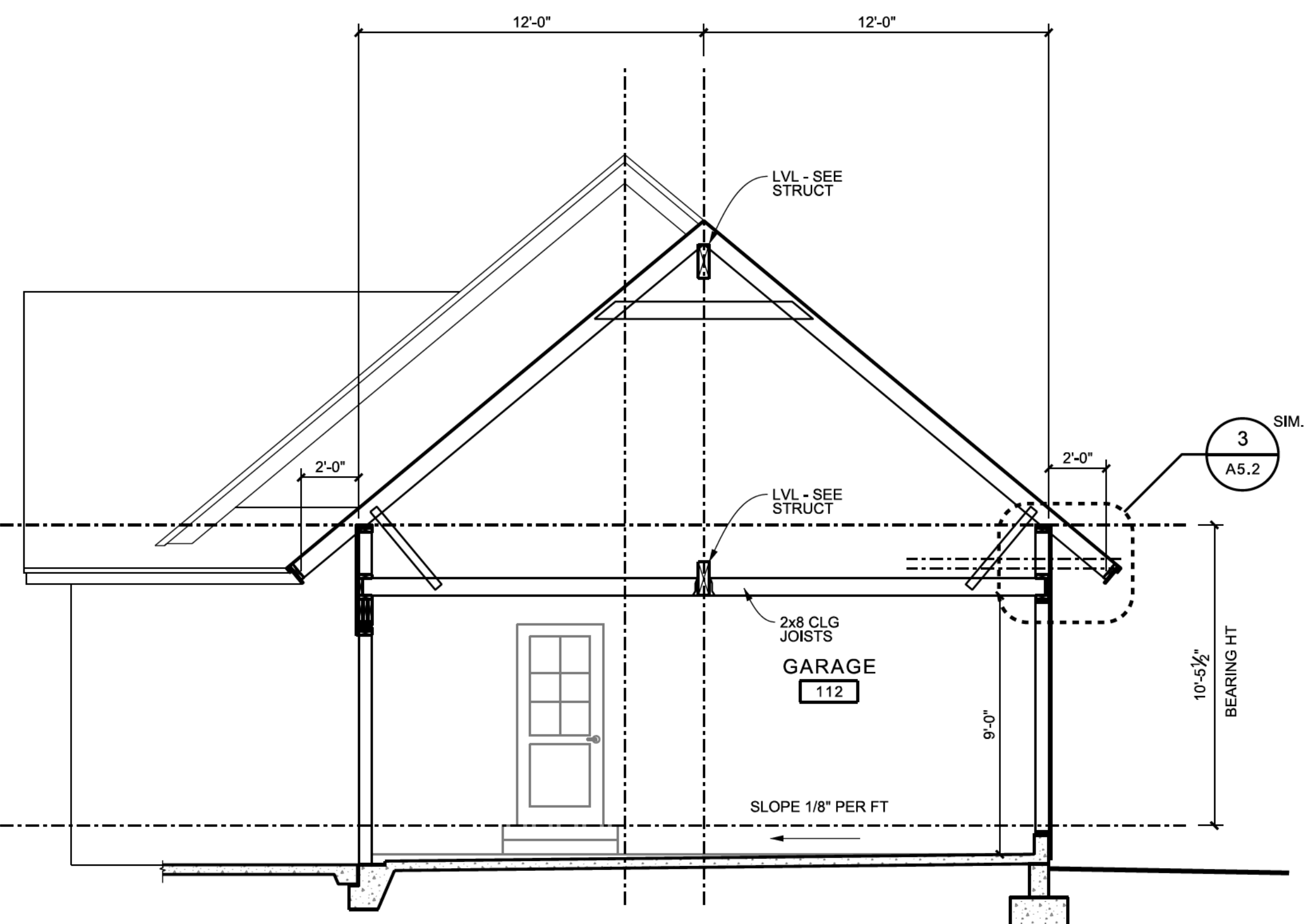
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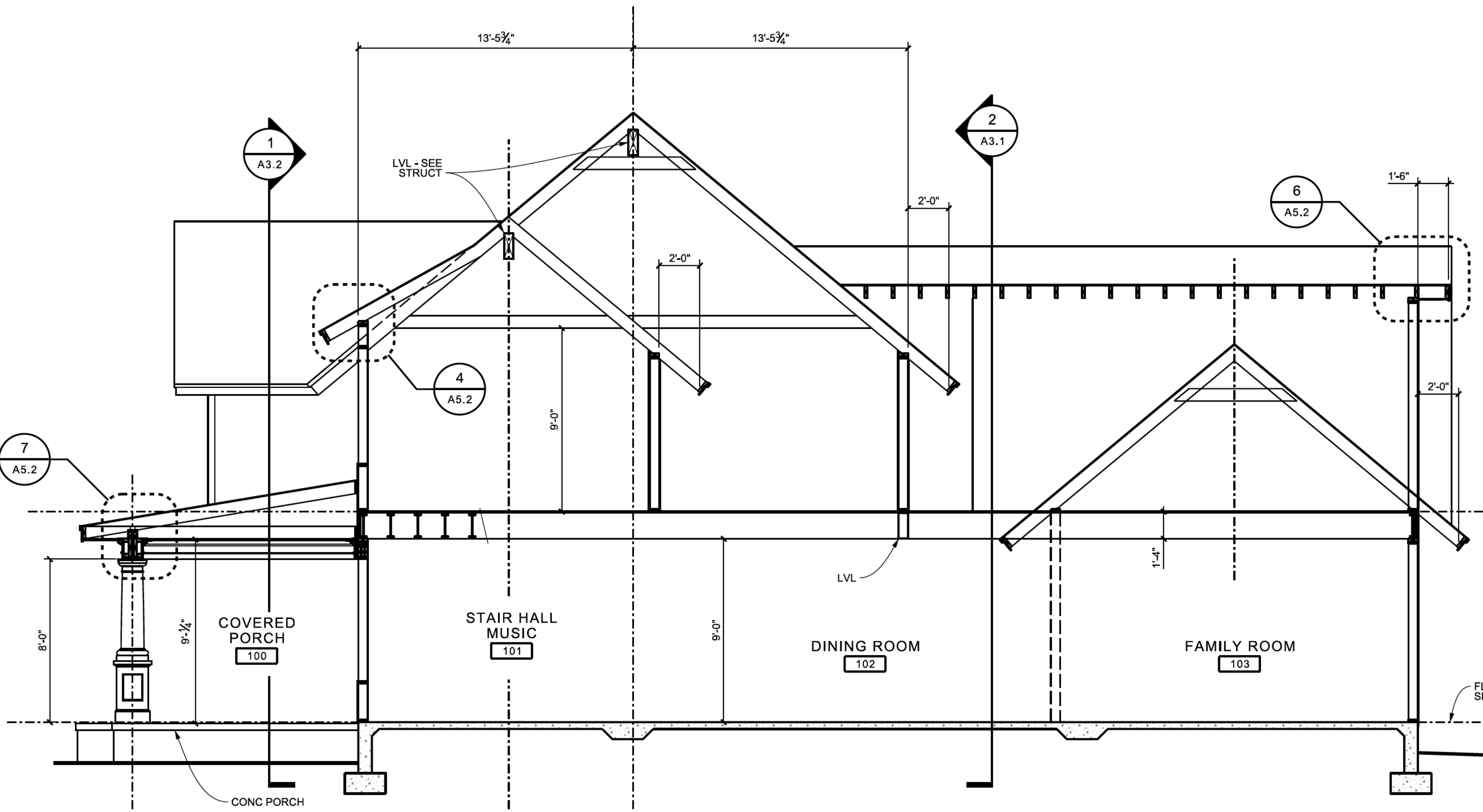
4 TRANSVERSE SECTION THRU SCREENED PORCH
1/4"=1'-0"



2 TRANSVERSE SECTION THRU DINING ROOM
1/4"=1'-0"



3 TRANSVERSE SECTION THRU GARAGE
1/4"=1'-0"



1 LONGITUDINAL SECTION
1/4"=1'-0"

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Revisions:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	1/19/22
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

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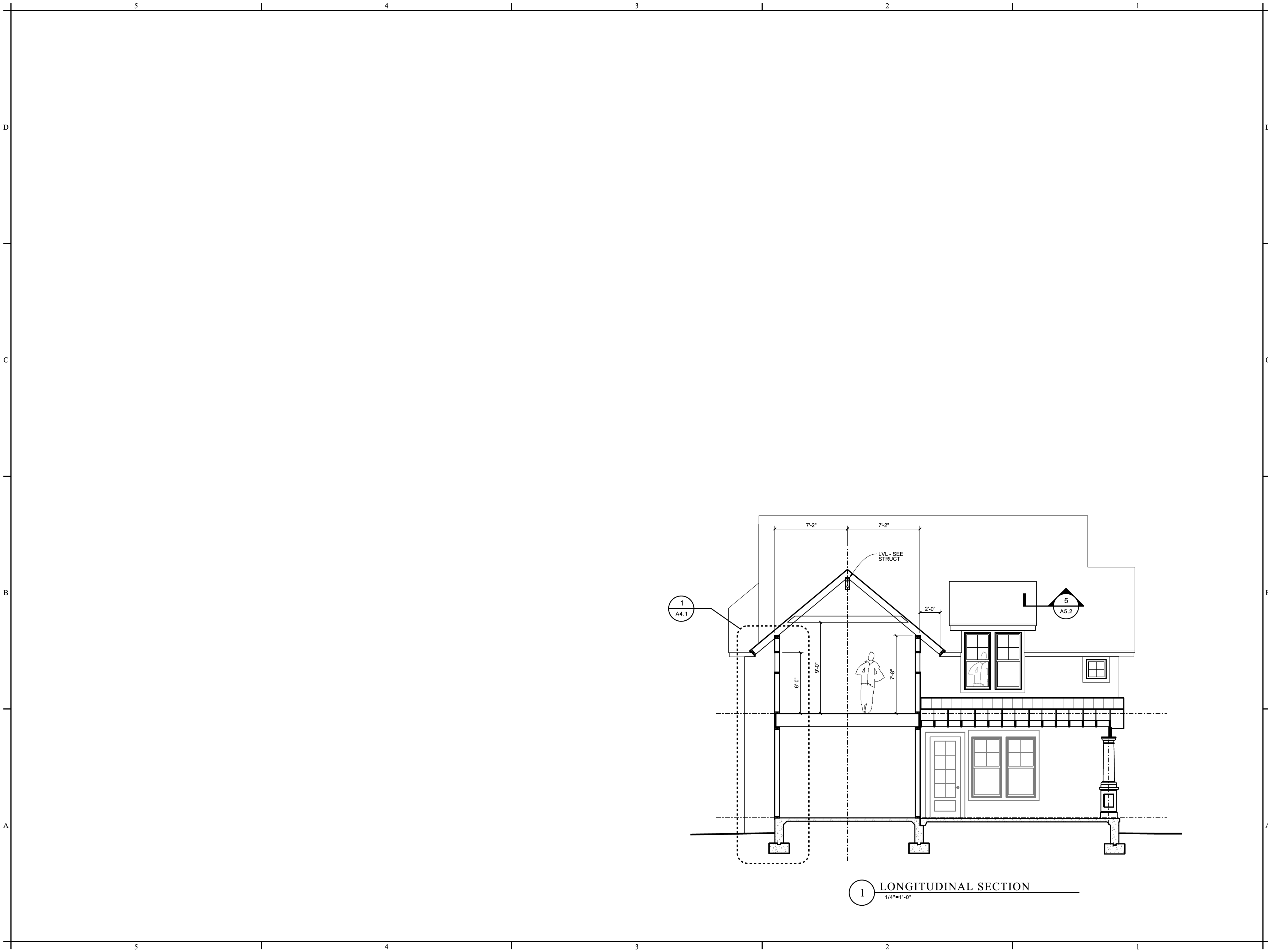
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BUILDING SECTIONS

Sheet Number:
A3.1



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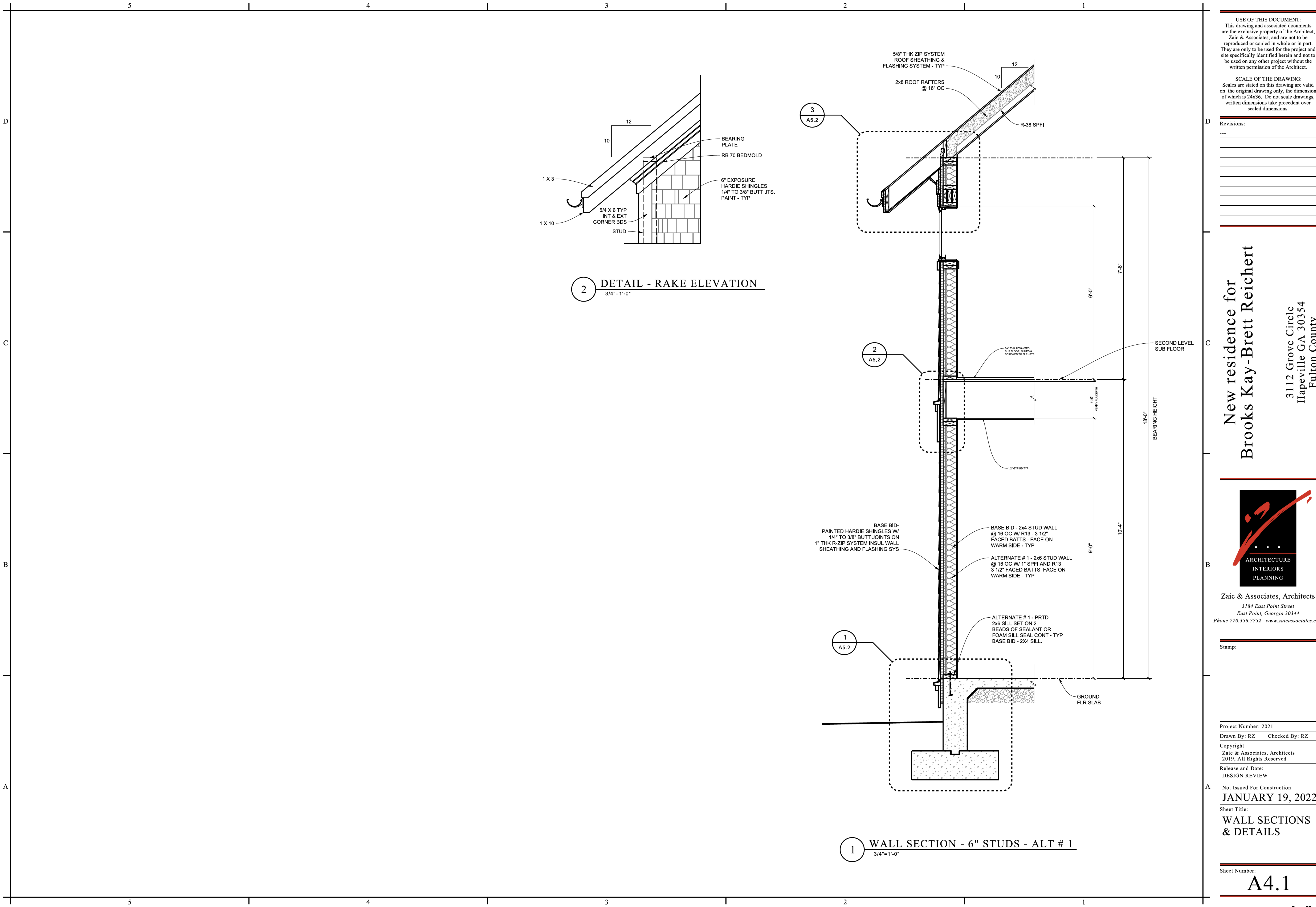
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Sheet Title:

BUILDING
SECTIONS

Sheet Number:
A3.2



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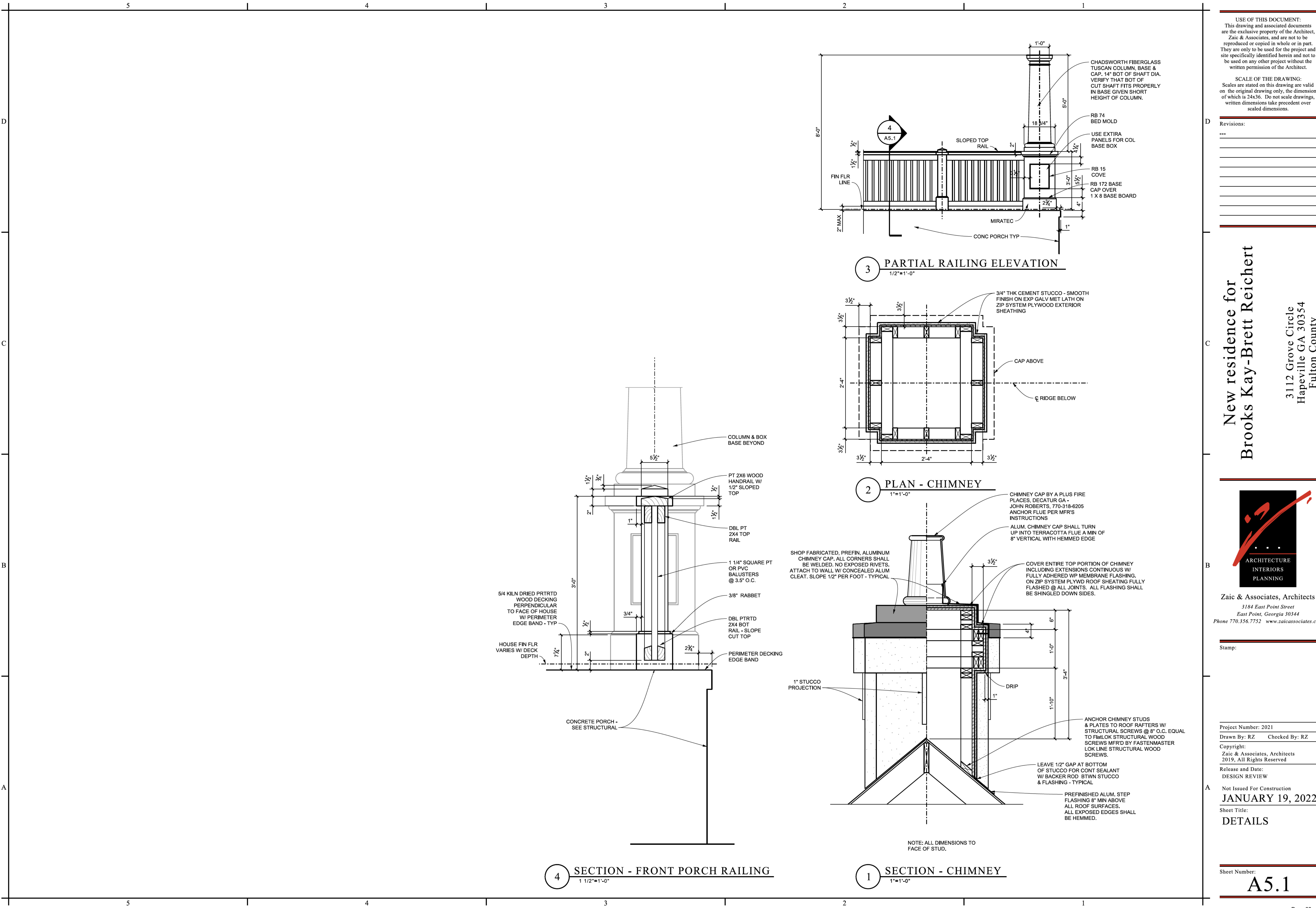
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Sheet Title:
WALL SECTIONS
& DETAILS

Sheet Number:
A4.1



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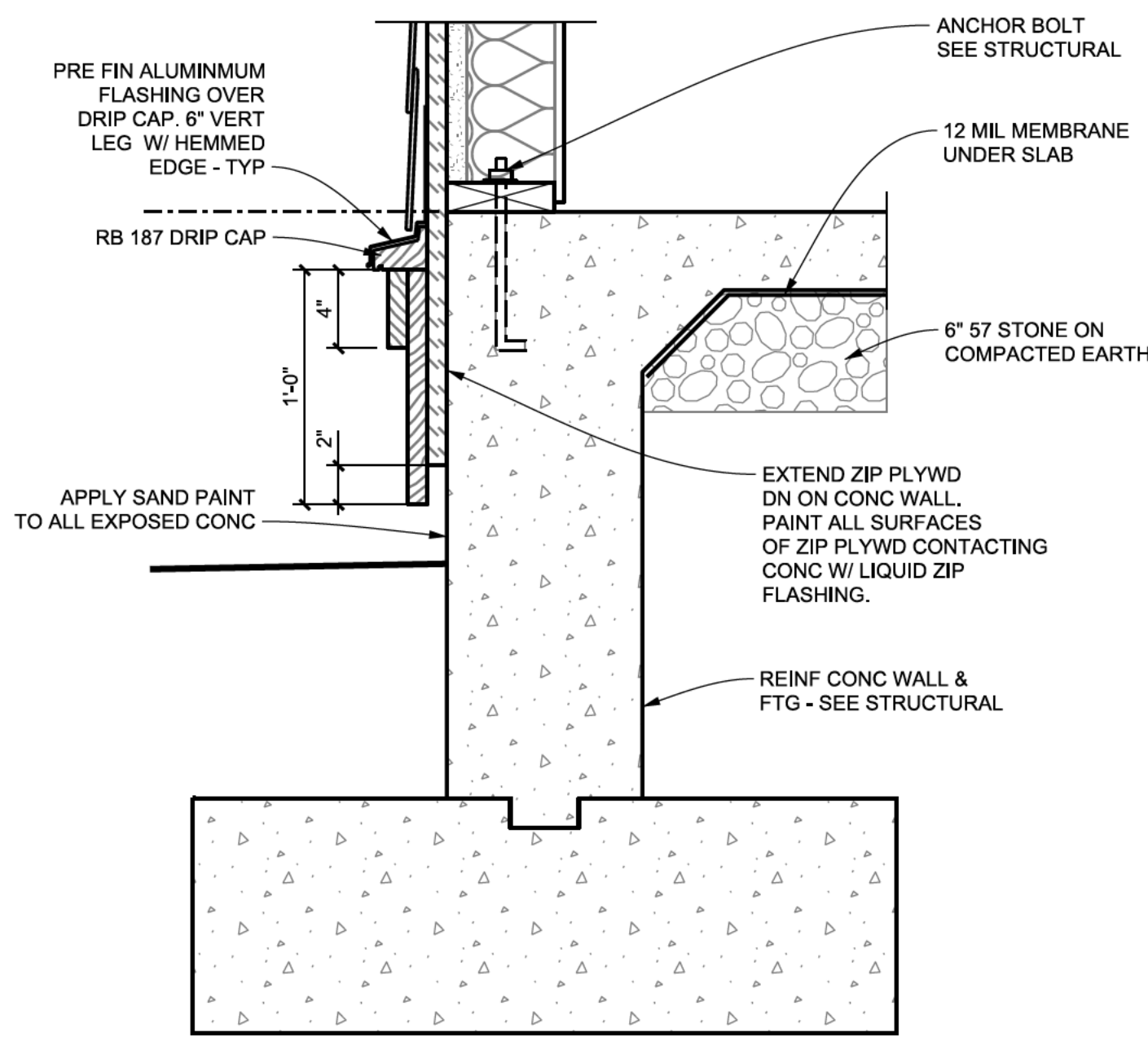
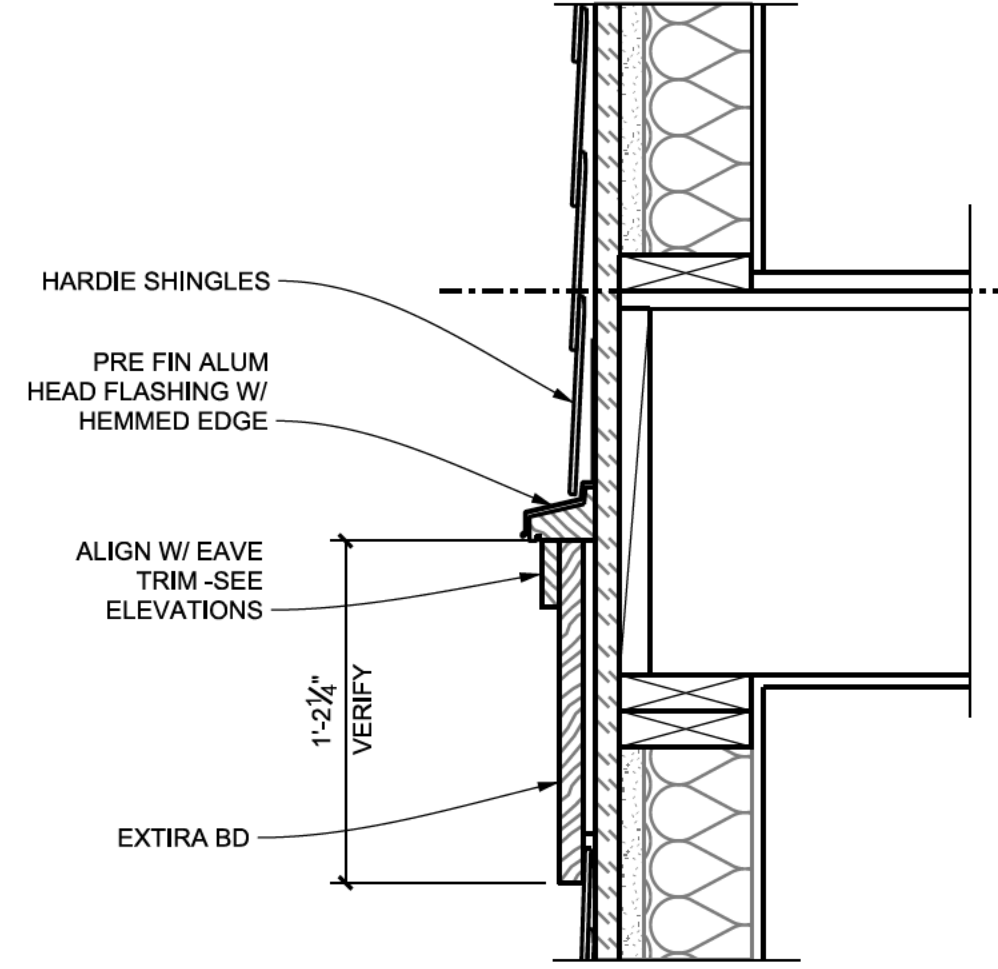
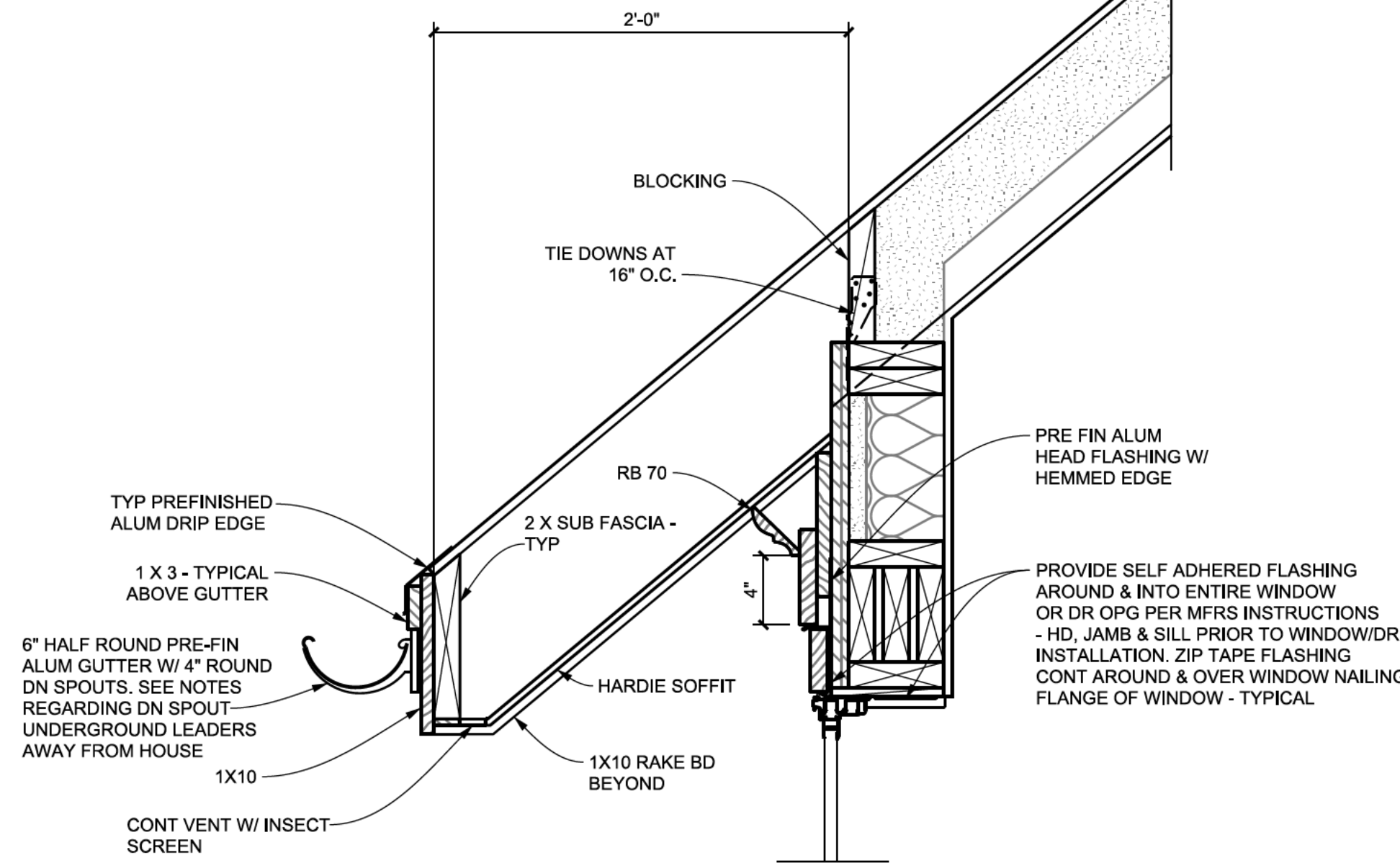
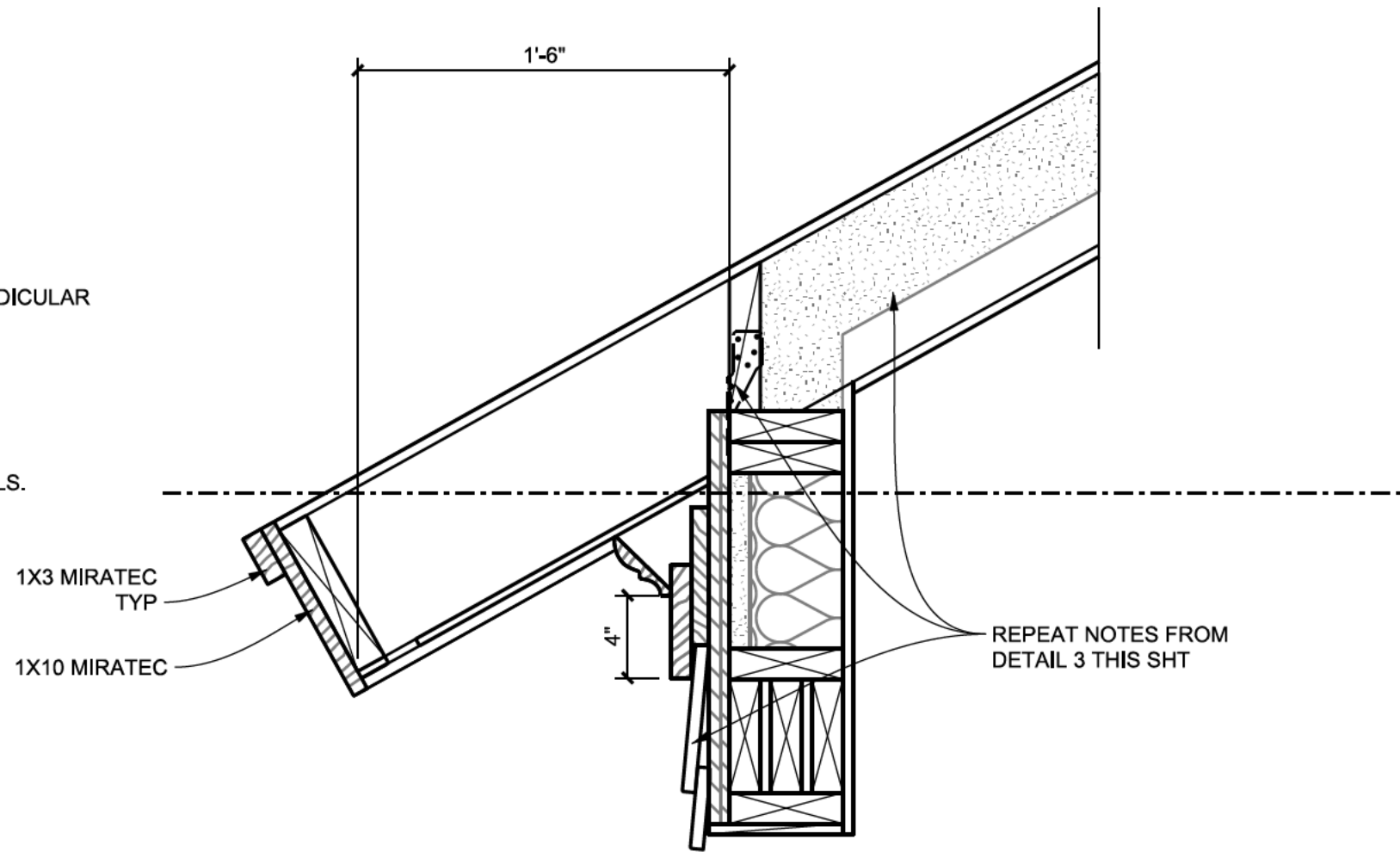
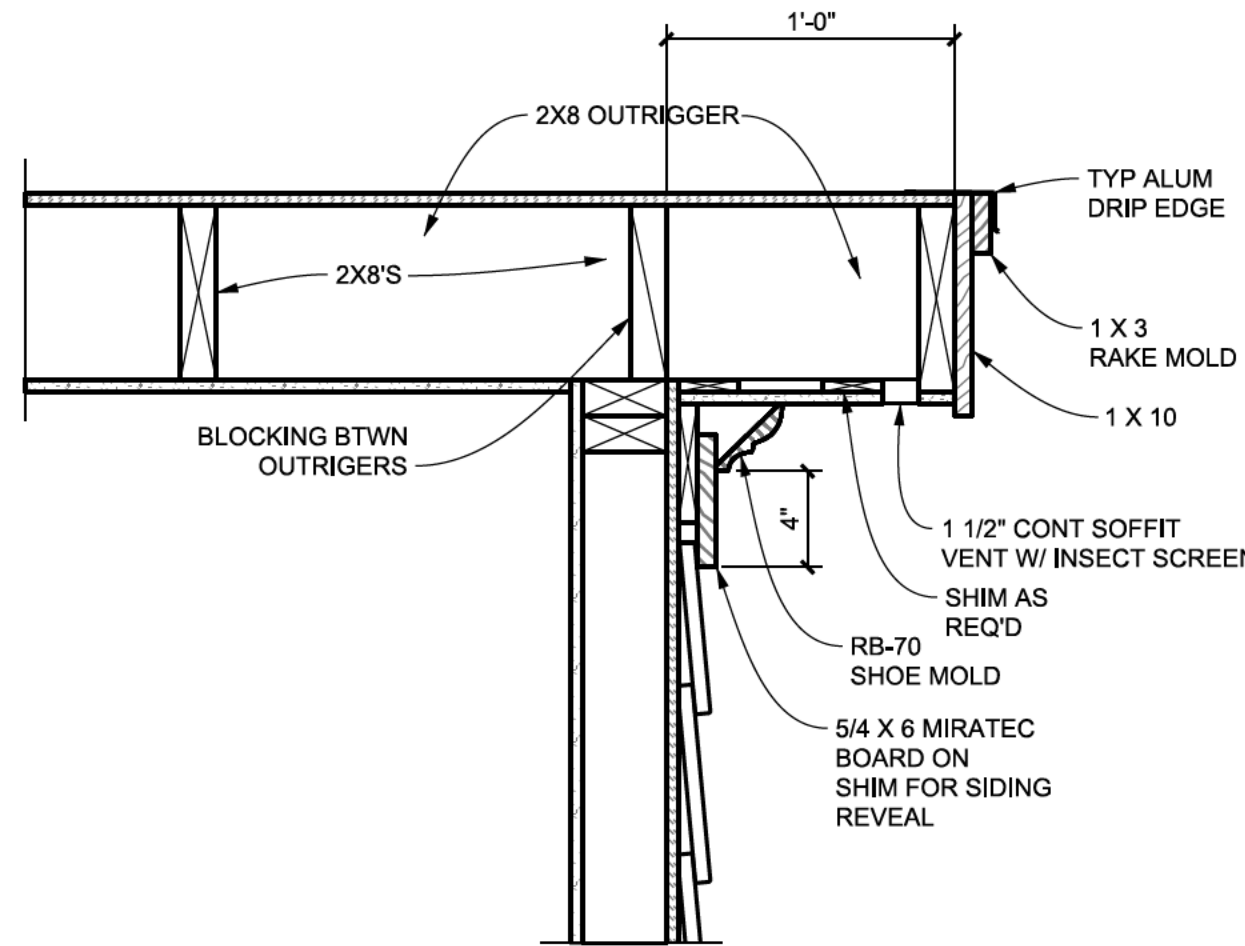
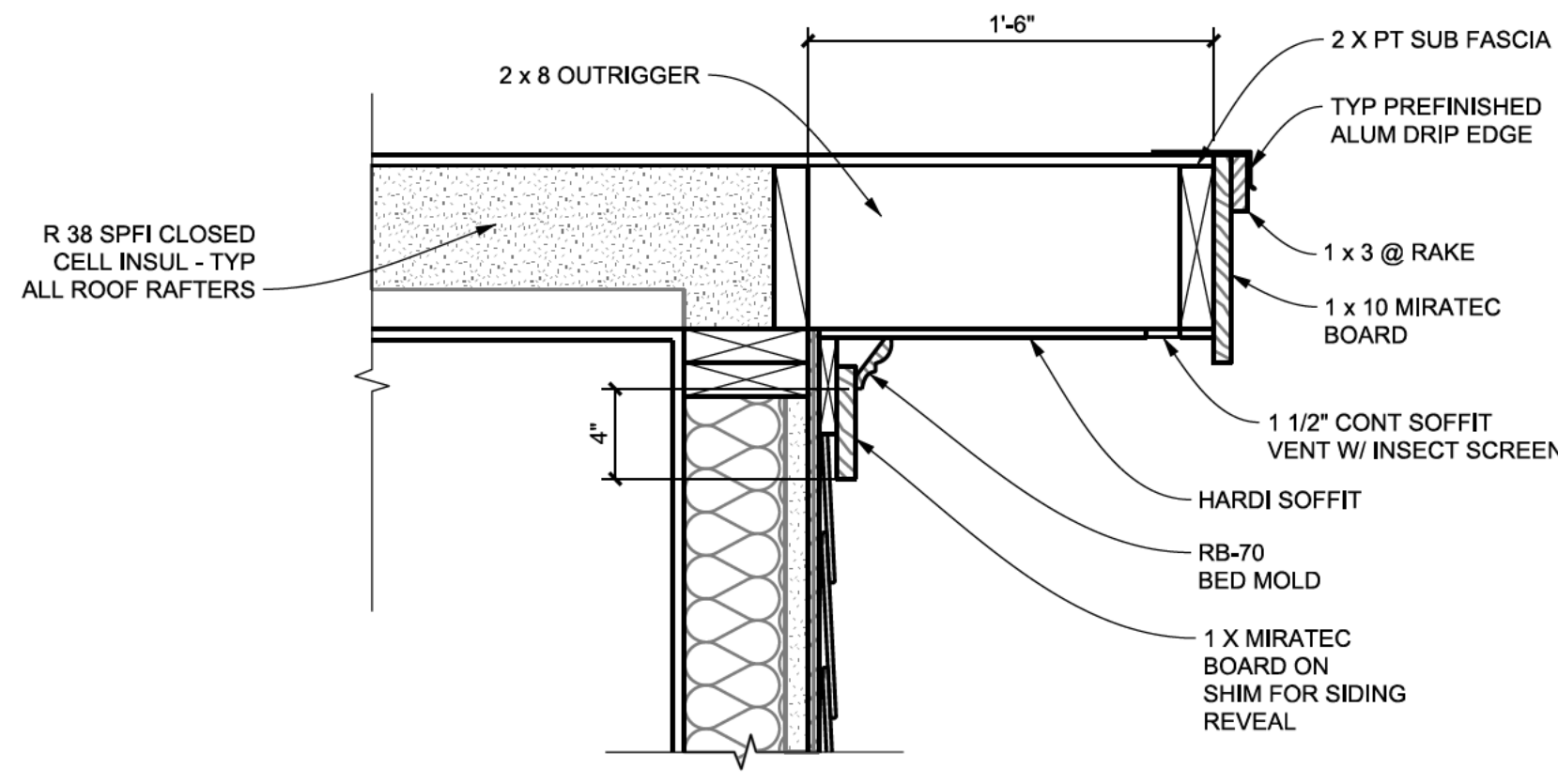
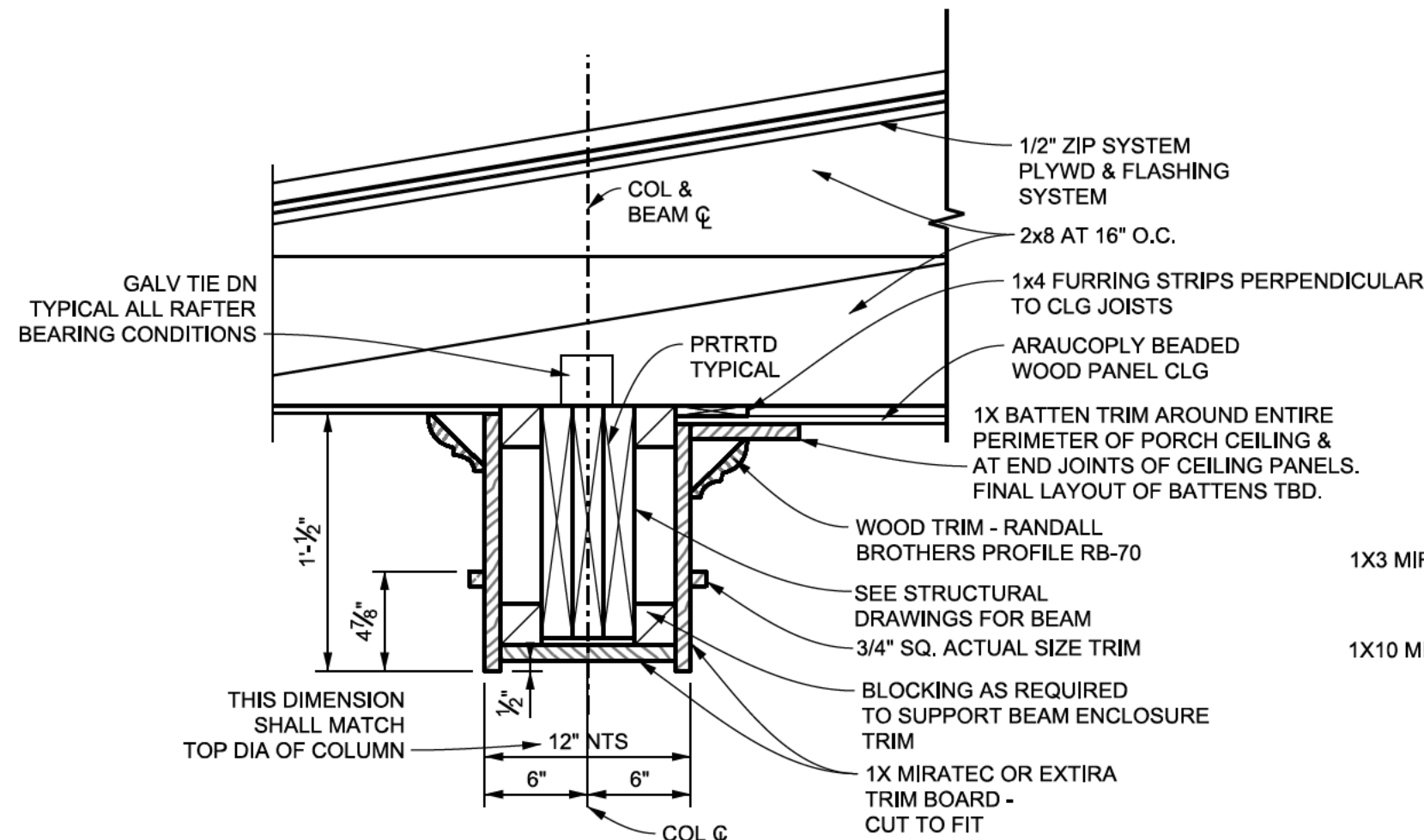
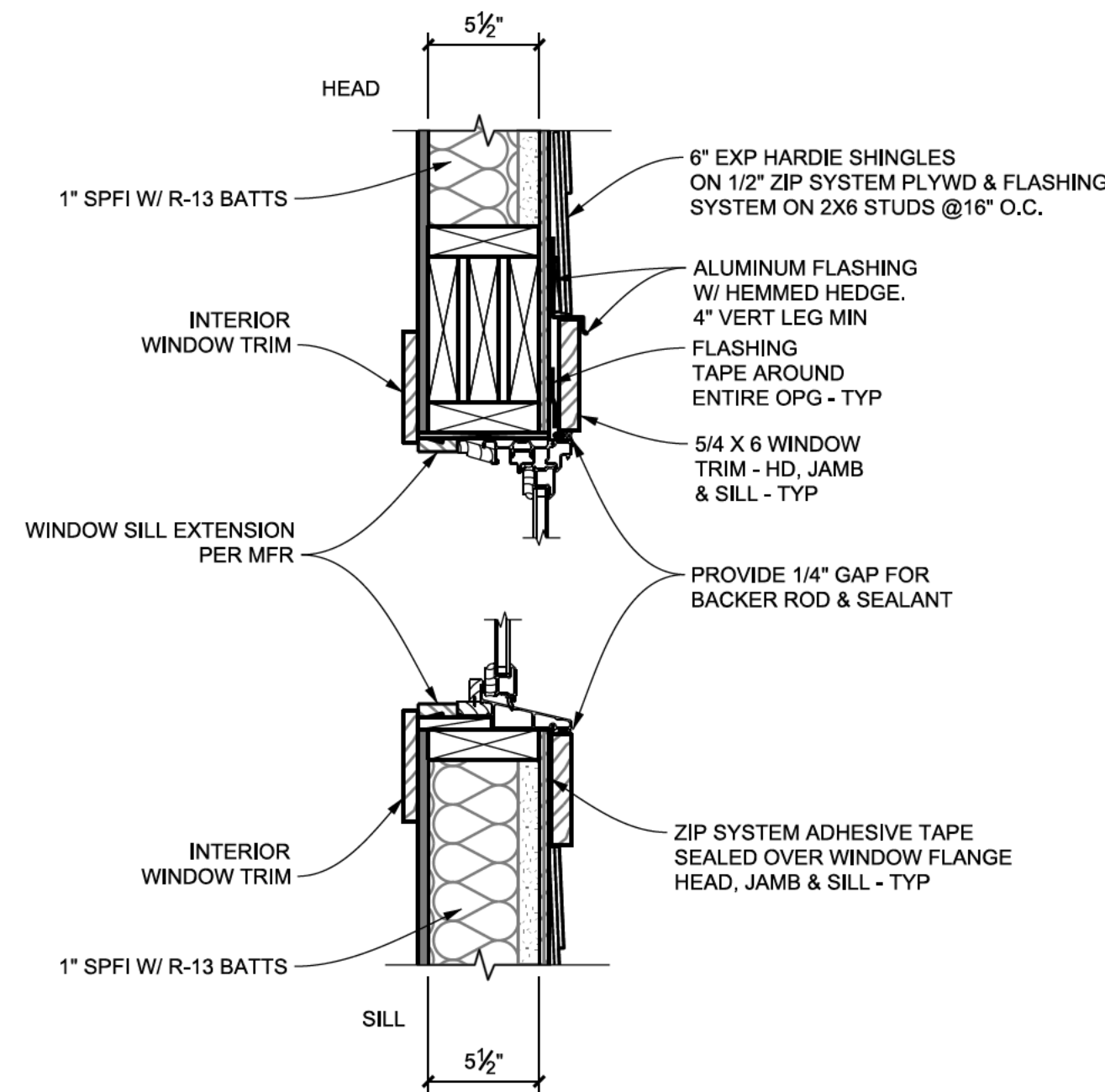
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B

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Sheet Title:
DETAILS

Sheet Number:
A5.2



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

DATE: March 11, 2022
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 325 and 376 King Arnold Street PUD Requirements, Parcels 14 009600060091 and 14 009600060141**

The City of Hapeville has received a design review application from Epic Development for the rezoning from U-V, Urban Village to P-D, Planned Unit Development. As part of the proposed rezoning, the Design Review Committee establishes the site requirements for the site. The application proposes 25 single family dwelling units on a 1.47 acre parcel.

The current zoning, U-V, Urban Village, allows for single family detached dwellings with a 30' min frontage, 2,400 SF minimum lot size, 0' to 15' front setback, and 0' rear and side setbacks with a 2 ½ story or 35' height maximum. Single family townhomes are allowed with a 20' min frontage, 1,200 SF minimum lot size, 0' to 15' front setback, and 0' rear and side setbacks with a 3 story or 45' maximum height. Density for single family attached is allowed up to 40 units per acre.

The proposed site plan of 25 single family detached home would serve as a transition between the multi-family North Central/King Arnold project and the single family neighborhood to the north. The project would create an enclave of smaller footprint single family homes similar to the Stillwood Farm project on the west end of Hapeville.

The rezoning is being requested for the following reasons: First, the developer is interested in acquiring the Arnold Street abandoned right of way from the City to incorporate in this development. The P-D zoning designation allows for certainty of land use associated with the property. Second, with the predominance of townhome construction, the P-D zoning district would ensure a single family detached project that would blend the density envisioned along the N Central corridor with the lower single family density of the adjacent neighborhoods. Third, the density under P-D would be 2,566 SF per dwelling is comparable to that of the U-V, Urban Village, density but without the potential higher density of 1,200 lot size.

The following comments are to guide the DRC in their review of the proposed site plan requirements.

CODE

ARTICLE 21. - P-D ZONE (PLANNED UNIT DEVELOPMENT)

Sec. 93-21-1. - Intent.

The purpose of this district is to provide flexibility in the development of certain types of intense land uses, and to ensure that these developments will be in harmony with the character of the area, provisions are hereby made for planned unit developments.

Sec. 93-21-4. - Application procedure.

Application for approval of a planned unit development shall be made with the office of the building official. The building official will forward the application to the design review committee (DRC). A preapplication

conference will be scheduled with the applicant and the DRC. Upon completion of this process, a final application with plan may proceed forward. The terms "application" and "plan" are used synonymously in this article.

Sec. 93-21-5. - Application review.

- (a) In reviewing the application, the DRC will establish that the following development criteria (as applicable) have been met:

- (1) The P-D application contains specific plans and designs including property boundaries, grading, building locations, location and size of all sewer, water and storage drainage lines, right-of-way and easements both existing and proposed, square footage of all buildings, height of all buildings, land uses of all buildings, architectural style and facade treatment of buildings, location and size of all parking spaces, loading areas, driveways, walkways, curb cuts, landscaping, open space, recreational areas and facilities.

Planner noted design concerns/recommended requirements

The single family units along the private driveway enfront the driveway and have parking in the supplemental area. There are no parking garages for these units. This design was intended to maximize the rear yards of these single family dwellings while having them relate to the neighborhood (similar to Celebration Florida) and are limited to six of the twenty-five units.

There are not guest parking spots within the site. On-street parking is shown along King Arnold (mirroring that of the on-street guest parking for the multi-family along the south side of King Arnold. The developer will have to accommodate this parking in the site plan, ensuring all required street widths are maintained along King Arnold.

Dimensions between dwellings should be provided as well as for the driveway width for the Fire Marshal to review.

- (2) Existing developments will not be adversely affected by and will be protected from noise, light, odor, glare, dust and fumes.

The adjacent lot along Sunset Avenue will be buffered by green space and an existing wall. The applicant should provide dimensions and agree to a vegetative buffer.

- (3) Residential uses within the development will not be adversely affected by and will be protected from noise, light, odor, glare, dust, and fumes.

Not a concern.

- (4) Planted buffers, solid walls and setbacks provide sufficient separation between different types of land use, such as between attached and detached residential developments, or residential and commercial facilities to guarantee compatibility of the mixed land uses.

This is a proposed single family detached development adjacent to additional single family detached district. The density differs but all uses are parallel.

- (5) Accessory uses and their required parking do not occupy more than 30 percent of the land area of the property, nor more than 25 percent of the total floor area of the combined floor area of all buildings.

Not Applicable

- (6) All buildings maintain a compatible architectural style.

Review of Architectural Designs will be formally completed at a later date. Elevations will be similar to the approved elevations for Stillwood Farm with some variation.

- (7) Any traffic generated by such a use will not present problems of safety or unduly impede normal traffic movement on adjacent streets.

There are two points of ingress/egress to the interior of the property as well as on street parking along King Arnold.

- (8) Landscaping, screening, open space, building location, parking and loading areas, services areas, lighting and signs and overall layout is adequate and appropriate and has a reasonable spatial and functional relationship within each development and to exterior structures, spaces and circulation elements.

Sidewalk requirements are at a minimum 5' clear area and 2' landscape zone between the sidewalk and the street. Recommendation is a 4' landscape zone (except between on-street parallel parking) and a 4' sidewalk. This will allow for street trees as required in the Architectural Design Standards and still allow the closer setback of the single family dwellings.

Street trees are proposed in the bumpouts for the on-street parking. Similar landscaping is provided in the supplemental areas.

Lighting must be provided in the interior of the project, including but not limited to the driveway,. In addition to the City provided overhead street lights, the exterior of the project should include pedestrian level lighting.

Mechanical units should be screened.

- (9) The vehicular circulation system is so located and designed as to provide an efficient, safe and convenient transportation system and accommodates various transportation modes.

Any dwelling that does not include a garage but includes a parking pad must screen the front of the parking

- (10) The pedestrian circulation system is so located and designed as to provide safe, pleasing and efficient movement, convenient linkages among land uses and facilities and generally encourages pedestrian travel.

Sidewalk requirements are at a minimum 5' clear area and 2' landscape zone between the sidewalk and the street. Recommendation is a 4' landscape zone (except between on-street parallel parking) and a 4' sidewalk.

Lighting must be provided in the interior of the project, including but not limited to the sidewalks, driveway, amenities area. In addition to the City provided overhead street lights, the exterior of the project should include pedestrian level lighting.

- (11) Reservation of greenspace shall be a minimum of ten percent per plan.

Applicant should provide detail.

- (12) The establishment of all uses at the requested locations are in accordance with the aforementioned intent section in establishing this zone and meets all applicable requirements of this chapter.

Compliant

- (13) The minimum land assemblage requirements of two acres of contiguous land are met and that such land is under a single ownership.

Not compliant. Assemblage is 1.47 acres without the abandoned right of way. The applicant will be seeking relief from the Board of Appeals for a reduced land assemblage acreage requirement.

Other requirements for development

- Architectural Design Standards

All City Neighborhood Conservation Area Architectural Design Standards should be met.

- Tree Conservation Plan

The City's arborist will review the final tree conservation plans.

Sec. 93-21-6. - Dimensional chart applicability.

Section 93-22.1-1, chart of dimensional requirements, shall not apply to this article. Dimensional requirements applicable to the P-D district shall be generated by the application, as approved in the plan.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 2/16/2022

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: Epic Development Atlanta, LLC Contact Number: 770-228-2000

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

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

Address of Proposed Work: 325 and 376 King Arnold Street

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009600060091(N Of King Arnold) and 14 009600060141

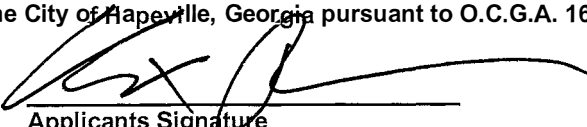
Property Owner: SCP Hapeville TH Owner, LLC Contact Number: _____

Project Description (including occupancy type): 25 Single Family units across 2 parcels and a portion of the abandoned Arnold Street. Concept is similar to our Stillwood project with side courtyards on street facing units and side/rear yards on the rear units. Style of homes to compliment new SouthCity project across the street.

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

Contact Person: Alex Popham Contact Number: _____

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


Applicants Signature

2/16/2022
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: 45,000 (estimated)

Total Square Footage of existing building: N/A

Estimated Cost of Construction: \$1M site development

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

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

A blend of Brick, Hardie siding and Hardie Board and Batten.

NOTICE

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

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

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

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

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

(Please Print & Initial)

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

Alex Popham

Printed Name

Signature

2/16/22

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.

EXHIBIT A
LEGAL DESCRIPTION OF THE LAND

Tract 2:

All that tract or parcel of land lying and being in Land Lot 96 & 65 of the 14th District, City of Hapeville, Fulton County, Georgia and being more particularly described as follows:

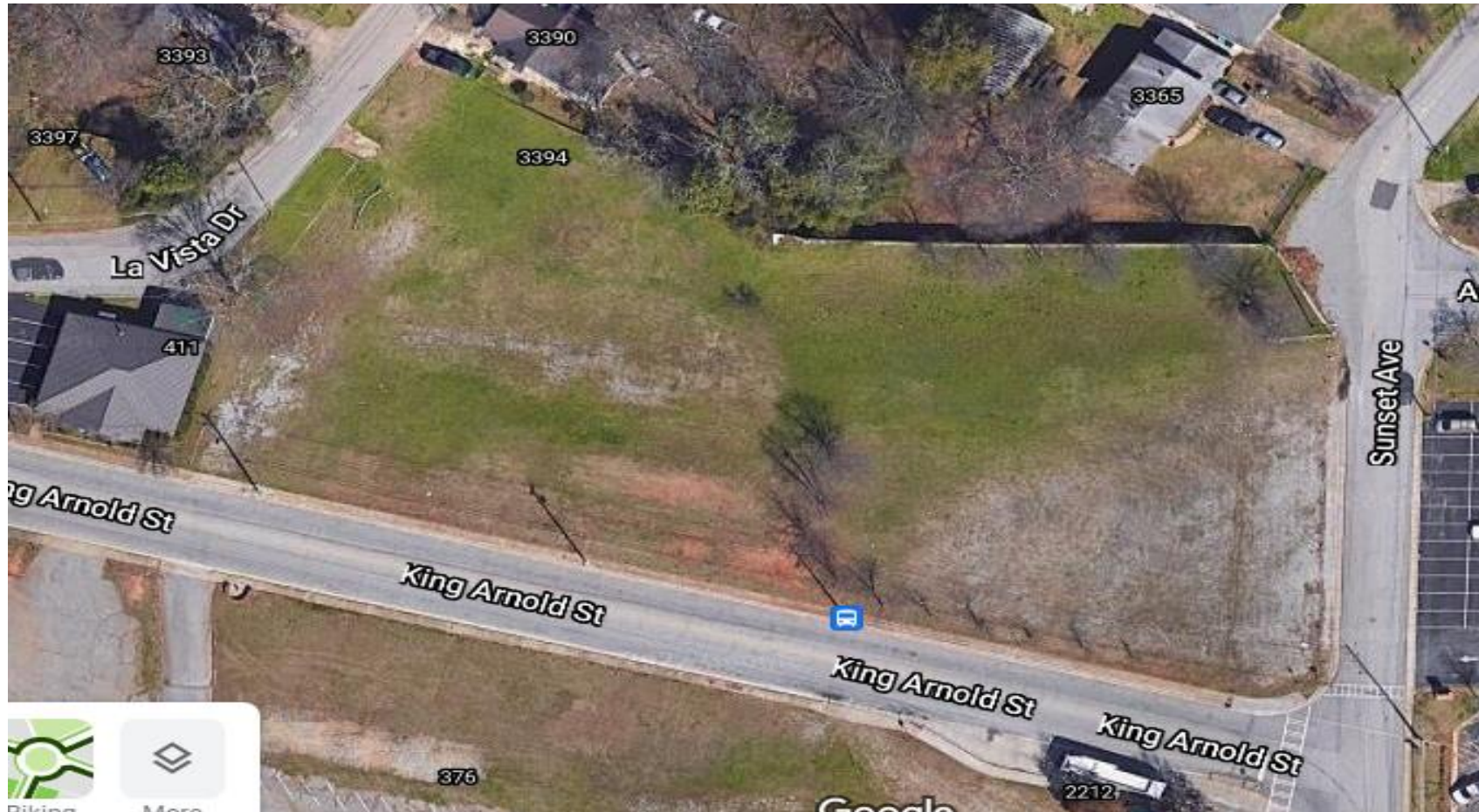
BEGINNING at an iron pin set at the intersection of the westerly Right of Way of Sunset Avenue (50' R/W) and the northeasterly Right of Way of King Arnold Street (50' R/W); from point thus established and running along the northeasterly Right of Way of King Arnold Street North 74° 08' 39" West a distance of 194.57 feet to a 1/2" rebar found; thence North 74° 08' 39" West a distance of 238.49 feet to a 3/4" open top pipe found; thence leaving said Right of Way North 11° 39' 45" East a distance of 81.83 feet to a 1/2" rebar found on the southerly Right of Way of Arnold Street, unopened Road; thence running along said Right of Way South 88° 58' 44" East a distance of 217.91 feet to an iron pin set; thence South 88° 58' 42" East a distance of 189.84 feet to an iron pin set at the intersection of the southerly Right of Way of Arnold Street and the westerly Right of Way of Sunset Avenue (50' R/W); thence running along the westerly Right of Way of Sunset Avenue South 02° 17' 23" West a distance of 191.35 feet to the TRUE POINT OF BEGINNING. Said tract contains 1.301 Acres (56,674 Square Feet).

Tract 3:

All that tract or parcel of land lying and being in Land Lot 95 of the 14th District, City of Hapeville, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" open top pipe at the intersection of the northerly Right of Way of Arnold Street (not open) and the easterly Right of Way of Lavista Drive formerly known as Homestead Avenue (30' R/W); thence running along said easterly Right of Way of Lavista Drive North 33° 50' 06" East a distance of 99.87 feet to a 1/2" rebar found; thence leaving said Right of Way South 54° 53' 42" East a distance of 149.77 feet to an iron pin set; on the aforementioned northerly Right of Way of Arnold Street (not open); thence running along said Right of Way North 88° 58' 43" West a distance of 178.16 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.172 Acres (7,477 Square Feet).

Aerial View



Sunset View



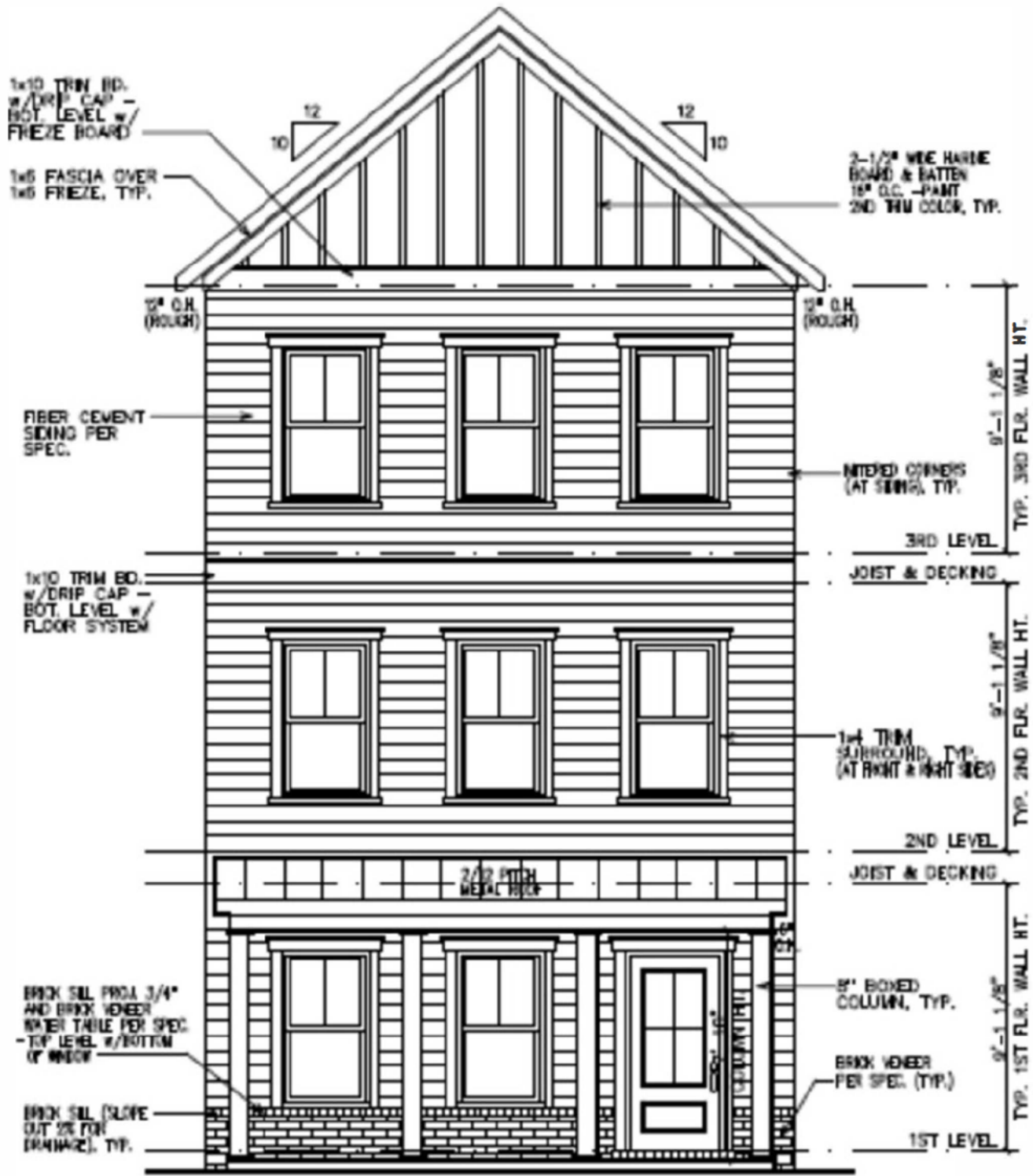
King Arnold View



La Vista View



Plan 1

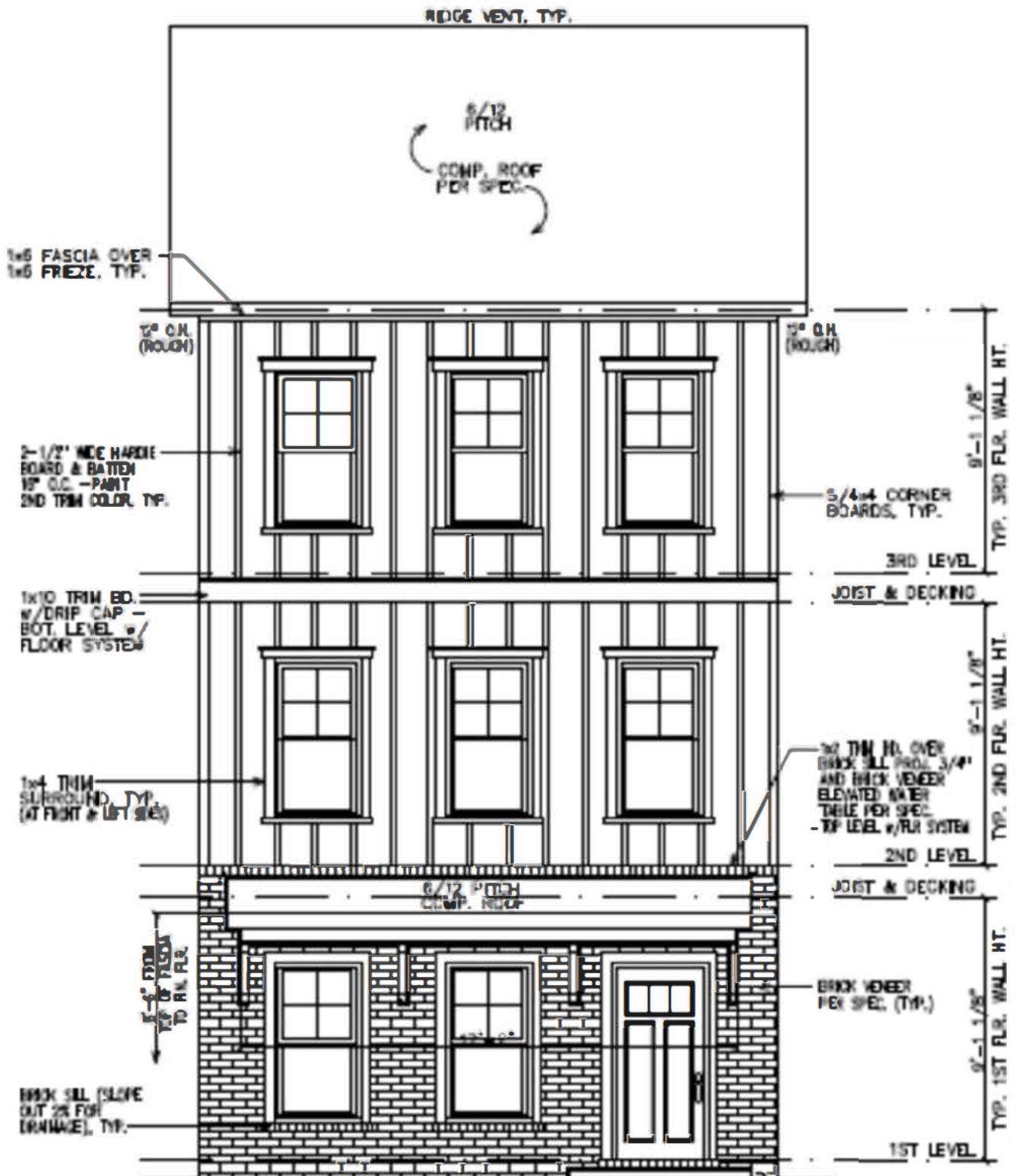


NOTE:
GRADE LEVEL IS SHOWN
APPROXIMATE. ELEVATION
SHOWN MAY VARY SLIGHTLY.

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

FRONT ELEVATION

Plan 2

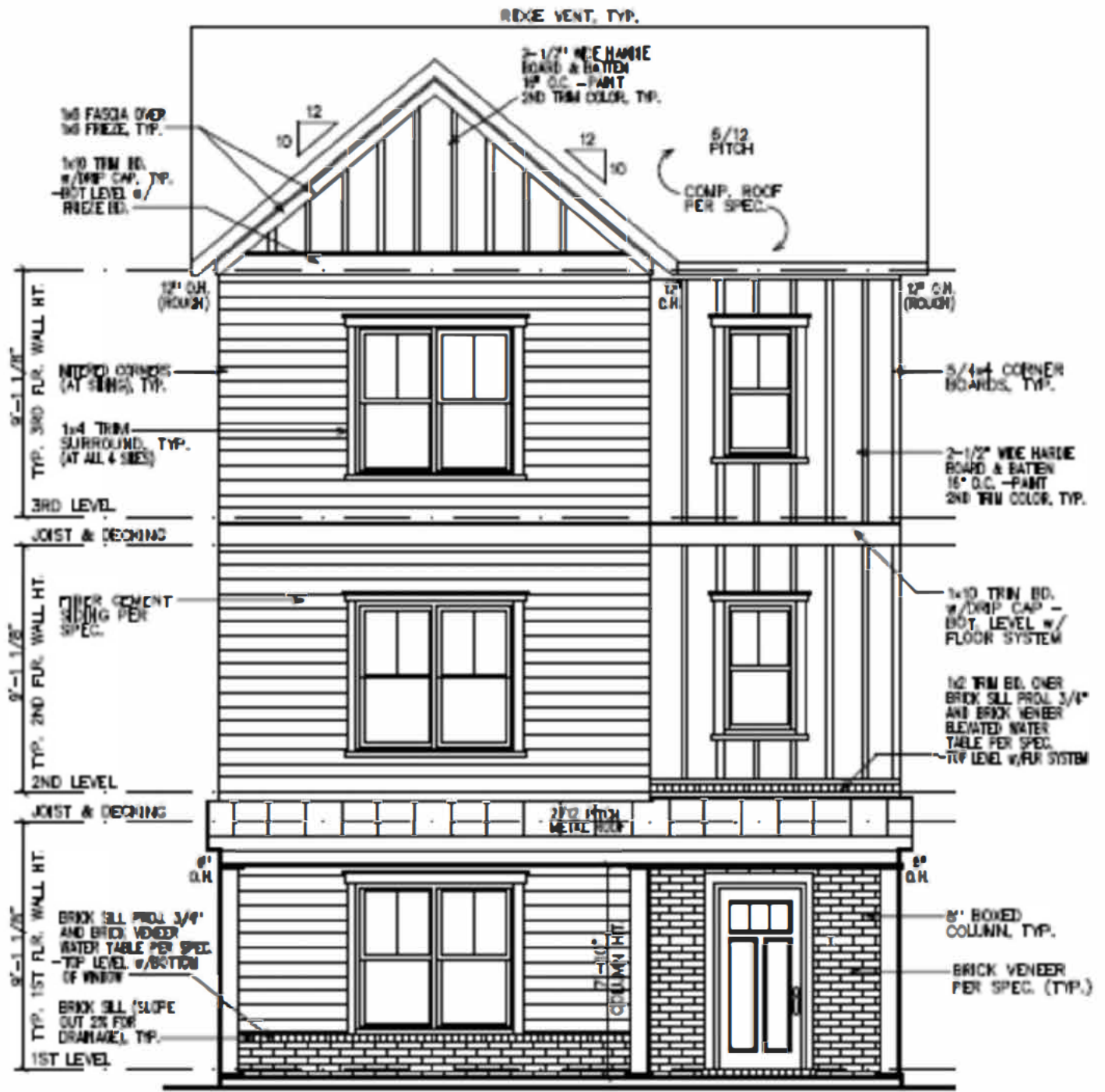


NOTE:
GRADE LEVEL IS SHOWN
APPROXIMATE. ELEVATION
SHOWN MAY VARY SLIGHTLY.

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

FRONT ELEVATION

Plan 3

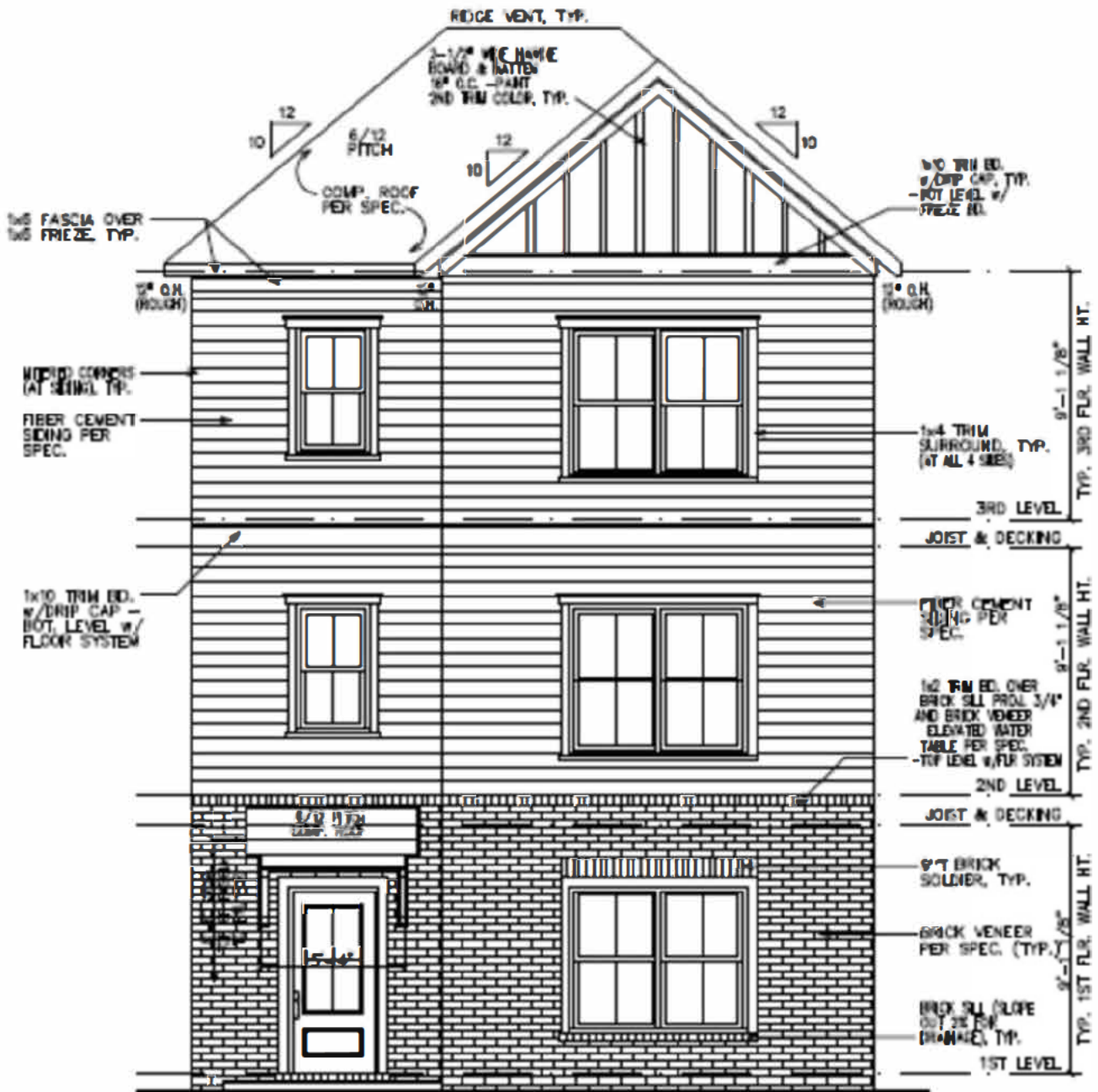


SHEATHING NOTE:
ALL SHEATHING SHALL BE
STAGGERED IN THE MID-SPAN
AND STRAPPED AT THE
CORNERS PER 2018 IRC R602

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

FRONT ELEVATION

Plan 4

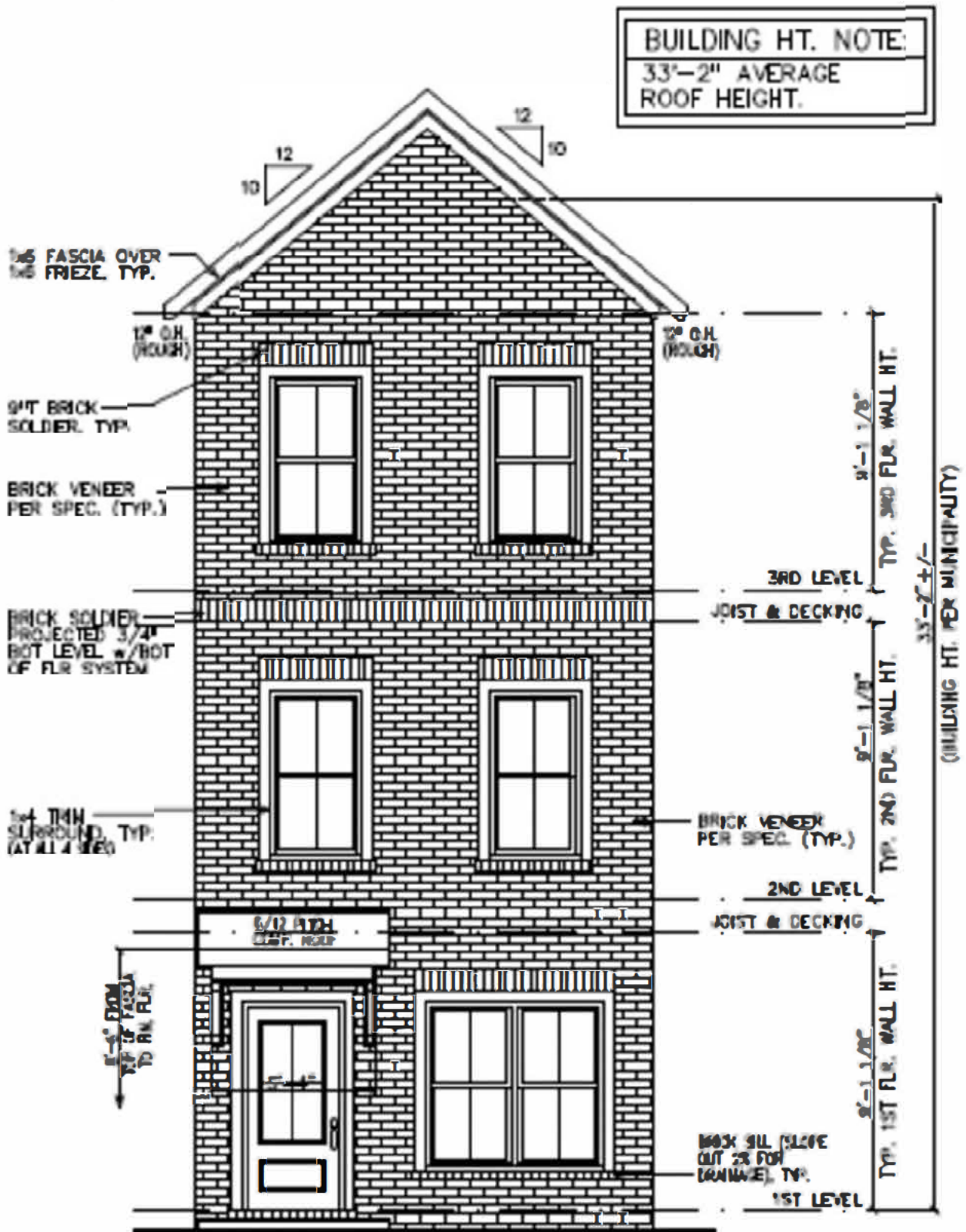


NOTE:
GRADE LEVEL IS SHOWN
APPROXIMATE. ELEVATION
SHOWN MAY VARY SLIGHTLY.

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

FRONT ELEVATION

Plan 5



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

SHEATHING NOTE:
ALL SHEATHING SHALL BE
STAGGERED IN THE MID-SPAN
AND STRAPPED AT THE
CHANGING BEY 2018 18" BRG

FRONT ELEVATION

25 Proposed Homes Hapeville, GA

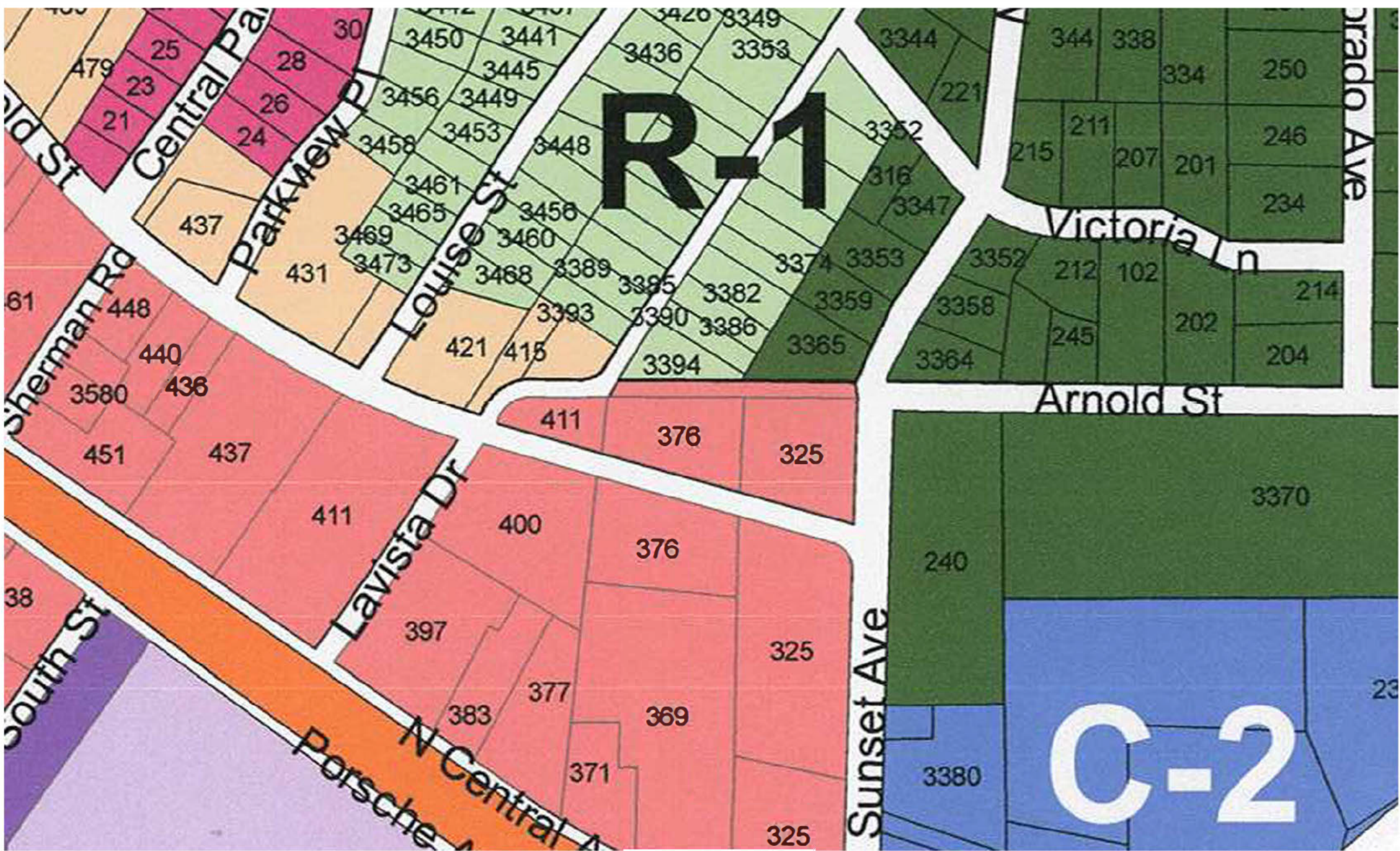
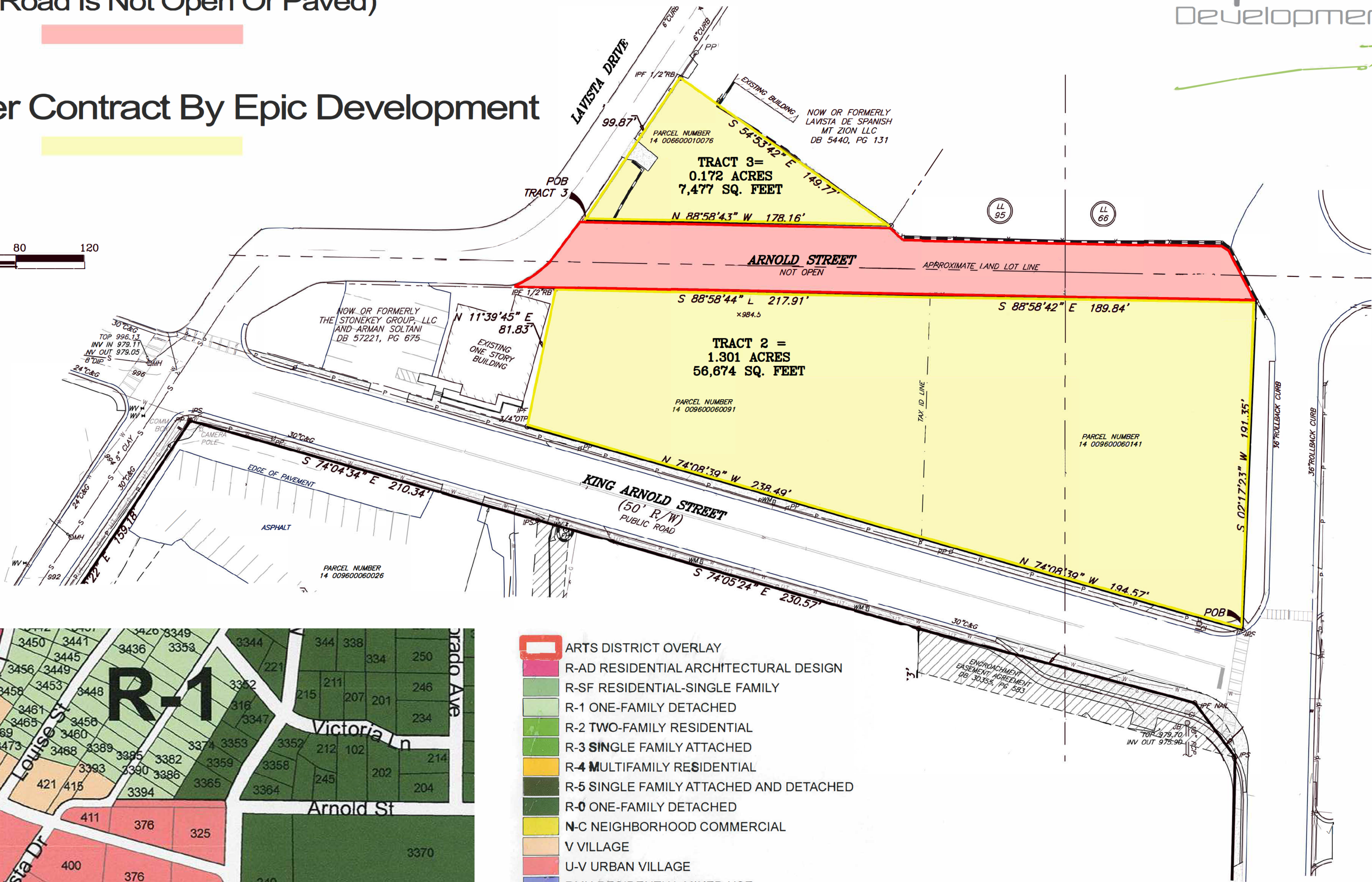
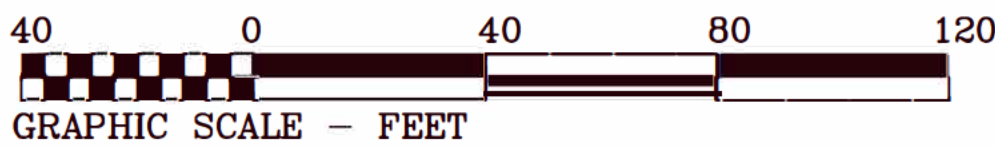


Location Map

Proposed Arnold Street Abandonment (Road Is Not Open Or Paved)



Lots Under Contract By Epic Development



- ARTS DISTRICT OVERLAY
- R-AD RESIDENTIAL ARCHITECTURAL DESIGN
- R-SF RESIDENTIAL-SINGLE FAMILY
- R-1 ONE-FAMILY DETACHED
- R-2 TWO-FAMILY RESIDENTIAL
- R-3 SINGLE FAMILY ATTACHED
- R-4 MULTIFAMILY RESIDENTIAL
- R-5 SINGLE FAMILY ATTACHED AND DETACHED
- R-0 ONE-FAMILY DETACHED
- N-C NEIGHBORHOOD COMMERCIAL
- V VILLAGE
- U-V URBAN VILLAGE
- RMU RESIDENTIAL MIXED USE
- C-1 RETAIL COMMERCIAL
- C-2 GENERAL COMMERCIAL
- C-T COMMERCIAL TRANSPORTATION
- B-P BUSINESS PARK
- P-D PLANNED UNIT DEVELOPMENT
- I-1 LIGHT INDUSTRIAL