# **AGENDA**

# City of Hapeville

# 3468 North Fulton Avenue

# Hapeville, Georgia 30354

# **Design Review Committee**

August 21, 2019

6:00 PM

- 1. Welcome And Introduction
- 2. Approval Of Minutes
  - 2.I. DRC Minutes July 17, 2019 And Called DRC Minutes July 31, 2019

Documents:

DRC MINUTES JULY 17, 2019.PDF CALLED DRC MINUTES JULY 31, 2019.PDF

3. Don May 3312 Myrtle Street

Mr. Don May has submitted an application seeking approval of plans to construct a new 2,075-square-foot single family dwelling with a 2-car detached garage at 3312 Myrtle Street. The final construction deviated from the approved plan and requires review. The property is zoned R-1, One-Family Detached.

Documents:

# 3312 MYRTLE STREET DRC.PDF

4. Ryan Mooney 3408 Orchard Street

Mr. Ryan Mooney has submitted an application seeking approval of plans to construct a 480-square foot, 2-car detached garage and a 213-square foot addition to the rear of the existing dwelling at 3408 Orchard Street. The final construction deviated from the approved plan and requires review. The property is zoned R-SF, Residential Single-Family.

Documents:

### 3408 ORCHARD STREET DRC.PDF

Bethany Rooney 600 South Central Avenue
 Bethany Rooney on behalf of Regions Bank has submitted an application seeking approval of plans to add a drive-up ATM to the existing building at 600

South Central Avenue. The property is zoned RMU, Residential Mixed Use.

Documents:

# 600 SOUTH CENTRAL AVENUE DRC APP.PDF

6. Andy Steele 3429 Rainey Avenue

Mr. Andy Steele has submitted an application seeking approval of plans to renovate the existing single-family dwelling at 3429 Rainey Avenue. The property is zoned R-SF, Residential Single Family.

Documents:

# 3429 RAINEY AVENUE DRC APP.PDF

7. Jimmy Joyner 336 Moreland Way

Mr. Jimmy Joyner has submitted an application seeking approval of plans to restore the existing 1,590-square foot fire damaged single-family dwelling at 336 Moreland Way. The property is zoned R-1, One Family Detached.

Documents:

#### 336 MORELAND WAY DRC APP.PDF

8. Jimmy Joyner 105 Lilly Street

Mr. Jimmy Joyner has submitted an application seeking approval of plans to construct a new 1,990-square foot single family dwelling with a 442-square foot attached garage at 105 Lilly Street. The property is zoned R-1, One Family Detached.

Documents:

#### 105 LILLY STREET DRC APP.PDF

9. Janice White 644 Coleman Street

Ms. Janice White has submitted an application seeking approval of plans to construct a new 1,944-square foot single family dwelling at 644 Coleman Street. The property is zoned R-SF, Residential Single Family.

Documents:

# 644 COLEMAN STREET DRC APP.PDF

10. Janice White 3384 North Fulton Avenue

Ms. Janice White has submitted an application seeking approval of plans to construct a new 1,528-square foot single family dwelling at 3384 North Fulton Avenue. The property is zoned R-SF, Residential Single Family.

Documents:

# 3384 NORTH FULTON AVENUE DRC APP.PDF

11. Open Discussion Text Amendment

Open discussion regarding text amendment for term limits.

12. Next Scheduled Meeting - Wednesday, September 18, 2019 At 6:00PM

# 13. Adjourn

Please note that if the Design Review Committee approves the submitted application with condition(s), the applicant is responsible for making the necessary changes and resubmitting.

Agenda subject to change



# Design Review Committee Meeting Minutes

July 17, 2019

#### I. Call to Order

Jonathan Love called to order the regular meeting of the Design Review Committee at 6:00 PM on July 17, 2019 at Hapeville City Hall Conference Room.

#### II. Roll Call

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

# III. Approval of Meeting Minutes

Jonathan Love read the minutes from the June 19th meeting. Mr. Stalvey made a motion to approve the minutes. Mr. Dufrenne seconded, and it passed 4-0.

# IV. Applications

- a) 282 Birch Street Kevin Clark attending
  - Mr. Stalvey made a motion to approve the application with the following requirements:
  - 1. Add stoop railing details for top and bottom members
  - 2. Add window trim dimensions and recess depth
  - 3. Twin window on rear elevation to have a minimum 2-inch mullion between windows
  - 4. Trim around all windows in sill below window (apron trim not required)
  - Mr. Gregory seconded the motion and it passed 4-0.
- b) 3210 Oakdale Road Ashok Avasthi absent
  - Mr. Love made a motion to move the item to the end of the agenda.
  - Mr. Stalvey seconded the motion and it passed 4-0.
- c) 3365 Northside Drive Paula Smith attending
  - Mr. Gregory made a motion to approve the application with the following requirements to be met:
  - 1. Add sidewalk to property on Old Jonesboro Road.
  - 2. Driveway to be a maximum of 15-ft wide on center of door to flair out to 18-feet on either side of the garage door.
  - 3. Move windowsill to below window, not below the trim (apron trim is not required).
  - 4. On plans, indicate window recess for all windows (not just faux window)
  - 5. Second story twin window on right elevation missing mullion (match left elevation twin window)

Design Exemptions granted:

- 6. Due to slab construction, the porch height can be at grade
- 7. Due to slab construction, the first floor can be at grade
- 8. For a porch width less than 80% of the front façade

Mr. Stalvey seconded the motion and it passed 4-0.

d) Village Walk - Miller Lowry Developments

Village Walk application was considered as three distinct applications for the residential, commercial, and wall.

#### Residential

Mr. Gregory made a motion to approve the residential buildings as applied with the following requirements and exemptions:

- 1. Revise the drawings to add dormers to the center units on the two 6-unit buildings (units 7, 8, 13, 14)
- 2. Modify the square window above the shed roof to be the same as the top sash on the second story windows (units 6, 9, 12, 15) on the two 6-unit buildings.
- 3. Add windowsills to drawing on all elevations (apron is not required)

Design exemptions as noted in the Planner's notes:

- 4. Allow 26' width on driveway at request of Fire Marshal
- 5. Allow the user of the existing sidewalk along South Central. The sidewalk along South Central Avenue must have a clear area of 6' and a landscape area of 5' between the clear area and the street. Existing sidewalk has a 5.25' clear area and a landscape area behind the sidewalk, which is not compliant.
- 6. Allow the expanded pedestrian walkway to serve in place of the required sidewalk along Willingham Drive.
- 7. Allow the townhomes to face away from the adjacent public sidewalk along South Central Avenue.

Mr. Stalvey seconded the motion and it passed 4-0.

# Commercial

Mr. Stalvey made a motion to approve the application as applied with the following design exemptions:

- 8. Allow for 5' sidewalk along Colville Avenue to allow for 6' width in parking area for safety concerns
- 9. Not require hardscape along Colville Avenue frontage to allow for more plantings and maintain the park like feel that is desired.
- 10. Allow for a 26' driveway at the request of the Fire Marshal.
- 11. Allow the commercial buildings to not enfront along South Central Avenue.
- 12. Use existing sidewalk along South Central Avenue.
- 13. Allow the expanded pedestrian walkway to serve in place of the required sidewalk along Willingham Drive.
- 14. Allow for a landscape buffer less than 10' wide between the parallel parking spaces and the sidewalk along South Central.

Mr. Dufrenne seconded the motion and it passed 4-0.

# Wall

Discussion was held around design of the wall on South Central Avenue. Prior to construction of the wall sections, the applicant must submit new plans for the proposed wall.

Mr. Gregory made a motion to separate out the wall approval from the other components so the project can move forward.

Mr. Stalvey seconded the motion and it passed 4-0.

e) 3210 Oakdale Road – Ashok Avasthi attending Mr. Dufresne made a motion to approve the application as applied. Mr. Avasthi was advised that proper construction drawings may be needed and to speak with Tonya Hutson in Community Services.

Mr. Stalvey seconded the motion and it passed 4-0.

# V. New Business

None

# VI. Next Scheduled Meeting is Wednesday, August 21, 2019 at 6:00 PM

# VII. Adjournment

Minutes submitted by:	Brian Gregory, Secretary
Minutes approved by:	Jonathan Love, Chairman

Jonathan Love adjourned the meeting at 7:57 PM.



# Called Design Review Committee Meeting Minutes

July 31, 2019

#### I. Call to Order

Jonathan Love called to order the called meeting of the Design Review Committee at 6:00 PM on July 31, 2019 at Hapeville City Hall Conference Room.

#### II. Roll Call

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

# III. Applications

- a) 491 Walnut Street Mark and Shannon Watkins
  - Mr. Gregory made a motion to approve the application with the following design exemption:
    - 1. For the requirement that window by recessed from the face a minimum of two inches.

Applicants were also required to make the following changes not updated on plans:

- 1. Add wooden trim to all windows except for the front window set in stone
- 2. Add windowsills as distinct elements to all windows

Mr. Love seconded the motion and it passed 4-0.

- b) 3093 Hope Street Karl Dufrenne attending
  - Mr. Dufrenne recused himself from voting on this application
  - Mr. Gregory made a motion to approve the application with the following requirements:
    - Wrap the stone façade around the front-right corner a minimum of two feet
    - 2. As noted on plans, the stone façade shall wrap around the front porch and steps.

Mr. Ferrero seconded the motion and it passed 3-0.

IV.	Adjournment Jonathan Love adjourn	ed the meeting at 6:35 PM.
	Minutes submitted by:	Brian Gregory, Secretary
	Minutes approved by:	Jonathan Love, Chairman



# DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: August 9, 2019
TO: Tonya Hutson
FROM: Michael Smith
VIA: Lynn Patterson

RE: Design Inspection – 3312 Myrtle Street

# **BACKGROUND**

Section 93-24-3. - *Certificate of occupancy* of the City of Hapeville Zoning Ordinance prohibits the issuance of a certificate of occupancy to any structure requiring a building permit if the building does not comply with the plan approved by the City, as reprinted below:

"(3) Denial of certificate. A certificate of occupancy shall not be issued unless the proposed use of a building or land conforms to the applicable provisions of this chapter, or unless the building, as finally constructed, complies with the sketch or plan upon which the building permit was issued."

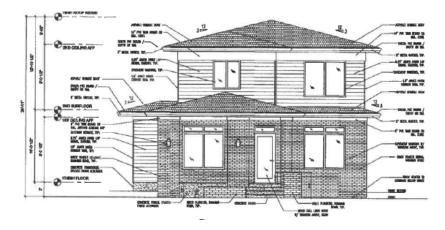
On August 7, 2019, staff visited 3312 Myrtle Street to verify if a recently constructed single-family dwelling complied with the design plans submitted to the City and approved by the Design Review Committee. The findings of that visit are detailed below.

# **FINDINGS**

The following are observed deviations in the final construction from the design plans approved by the Design Review Committee, and are not compliant with the Architectural Design Standards:

1. The house was built at-grade, rather than raised 2' as in the plans.





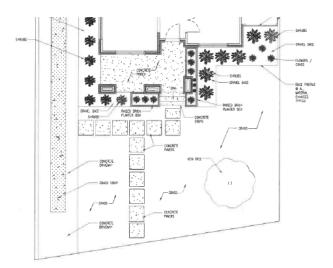
- 2. There are no building numbers adjacent to the front entrance, as noted in the original planner's report.
- 3. Multiple windows are not recessed 2" from their adjacent facades as required by Sec. 81-1-7(g)5 and discussed at the November 15, 2017 DRC meeting.



4. The trim around the windows does not appear to be 4"-6" and is not wooden (or wooden in appearance). Mullions are wider than existing trim but would not be 2" wider than the required trim. Trim and mullion requirements were conveyed by the City Planner on September 7, 2018.

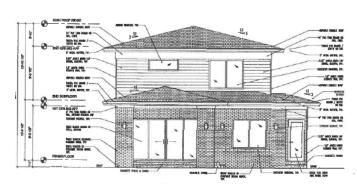


5. There is no walkway connecting the front entrance to the sidewalk. The plans show a walkway made of pavers connecting the entrance to the street.



The following, while compliant with the Architectural Design Standards, are nonetheless variations from the approved plans:

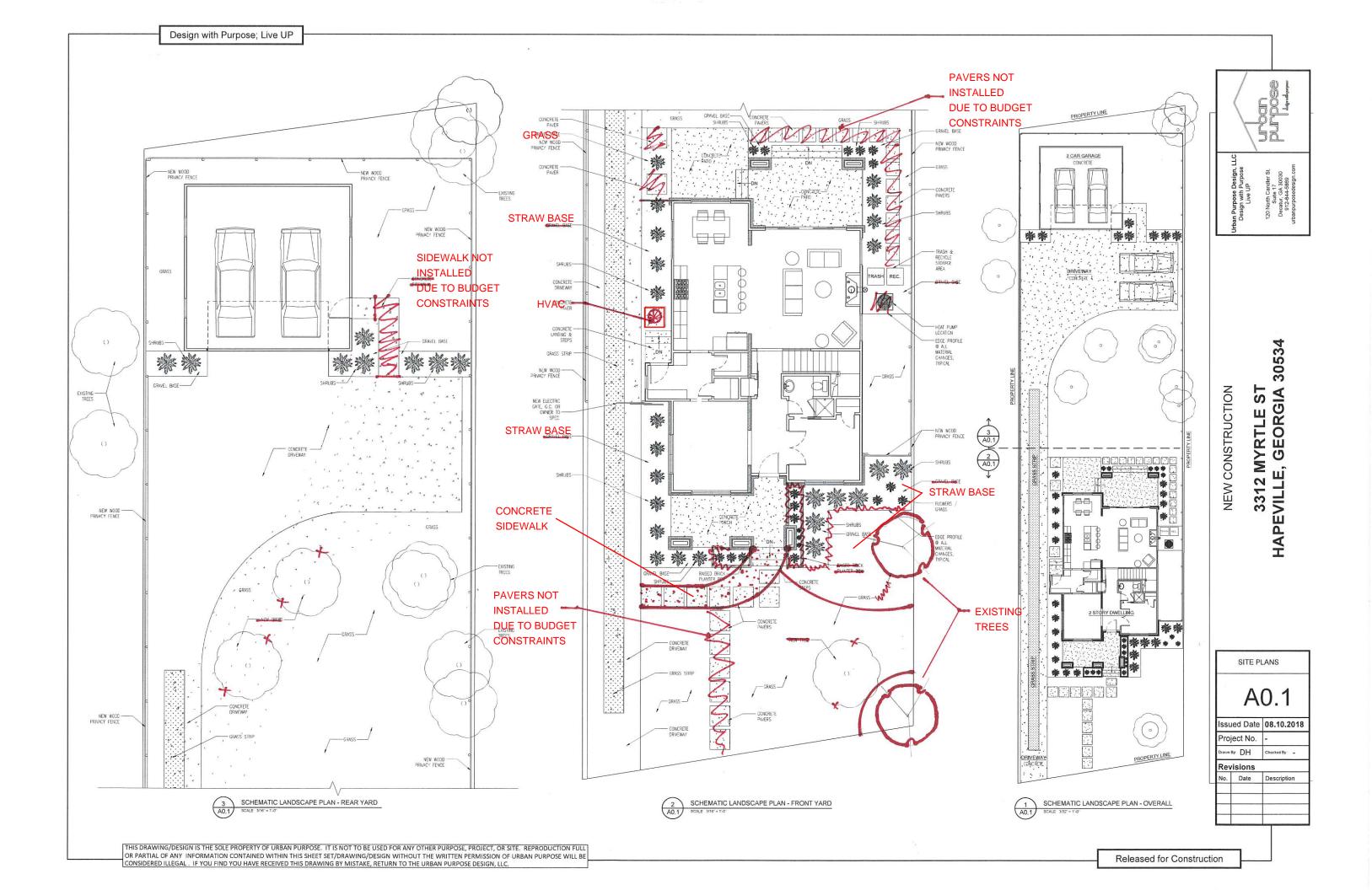
- 6. Mechanical has been relocated (it is not visible from the right-of-way but is not screened).
- 7. Landscaping does not match the landscape plan.
- 8. The rear façade is now Hardie Board rather than brick.

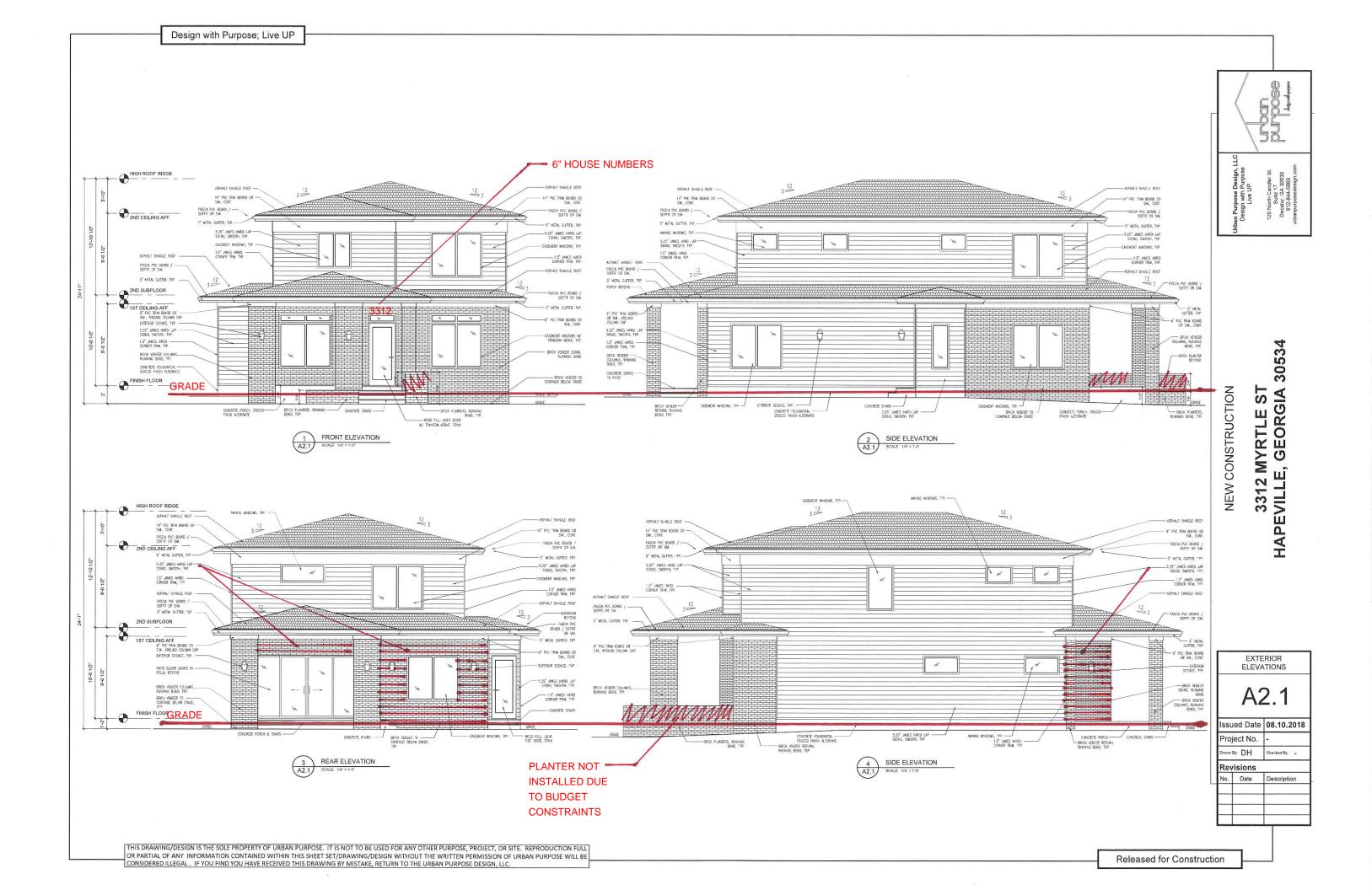




# **FINDINGS**

The final design of the house as constructed deviates from the approved designs and is not compliant with the Architectural Design Standards. The applicant must submit revised plans to the City and present the plans for approval to the Design Review Committee.







# DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: August 1, 2019
TO: Tonya Hutson
FROM: Michael Smith
VIA: Lynn Patterson

RE: Design Inspection – 3408 Orchard Street

# **BACKGROUND**

Section 93-24-3. - *Certificate of occupancy* of the City of Hapeville Zoning Ordinance prohibits the issuance of a certificate of occupancy to any structure requiring a building permit if the building does not comply with the plan approved by the City, as reprinted below:

"(3) Denial of certificate. A certificate of occupancy shall not be issued unless the proposed use of a building or land conforms to the applicable provisions of this chapter, or unless the building, as finally constructed, complies with the sketch or plan upon which the building permit was issued."

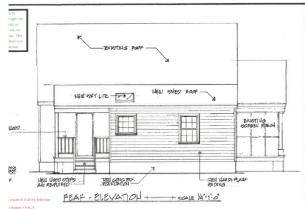
On August 1, 2019, staff visited 3408 Orchard Street to verify if a recently completed expansion to an existing single-family dwelling complied with the design plans submitted to the City and approved by the Design Review Committee. The findings of that visit are detailed below.

# **FINDINGS**

The following are observed deviations in the final construction from the design plans approved by the Design Review Committee:

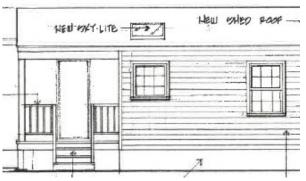
1. A dormer has been added to the upper floor above the new addition.





2. Window configuration has been slightly modified on the rear façade.





3. The deck has a different configuration from the approved plans, and wooden vertical members have been replaced with metal horizontal poles.



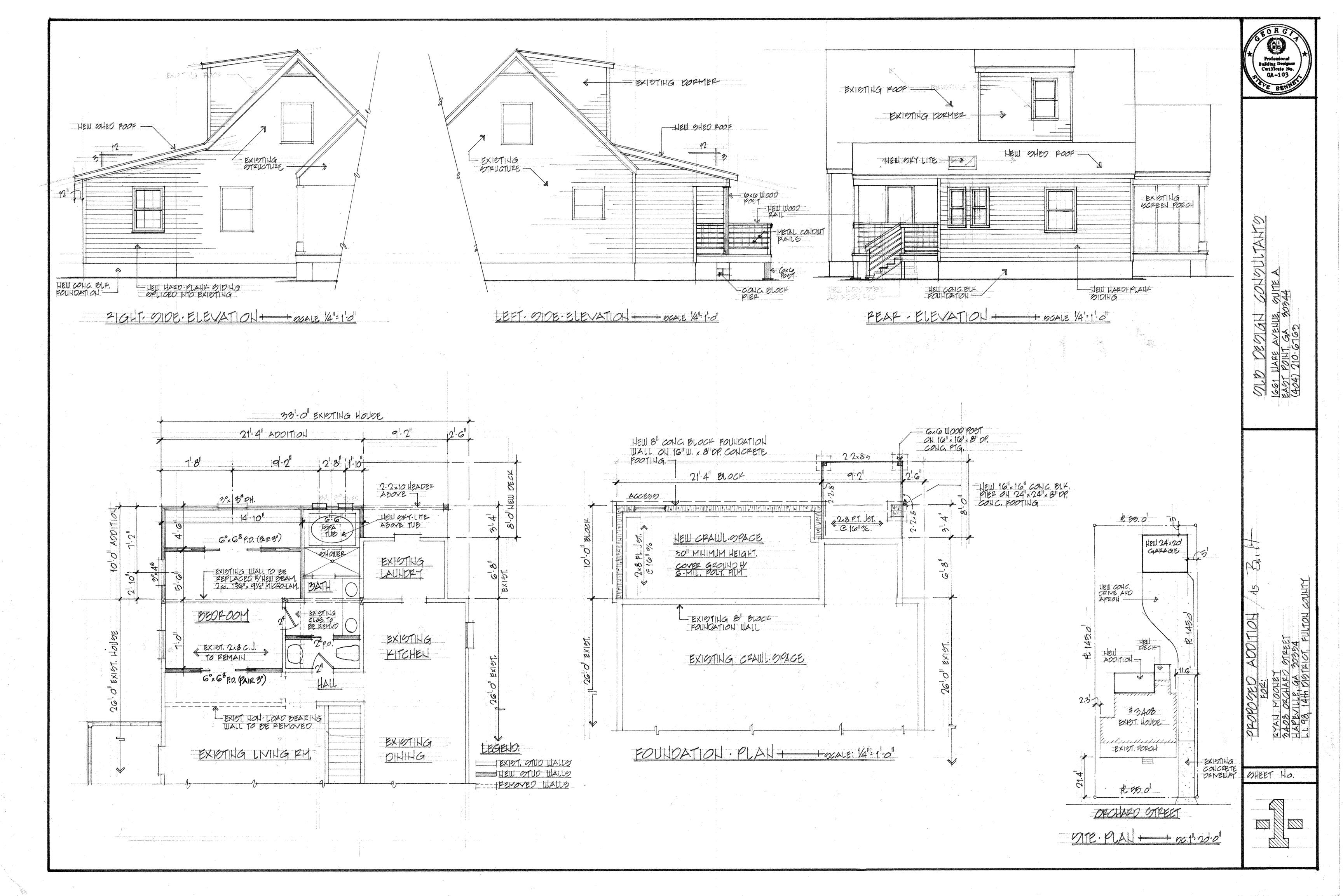


# **RECOMMENDATION**

The final design of the house as constructed deviates from the approved designs. The applicant will need to submit revised plans to the City and present the plans for approval to the Design Review Committee.









# DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: August 14, 2019
TO: Tonya Hutson
FROM: Lynn Patterson

RE: Design Review – 600 South Central Avenue ATM Addition

Not Applicable:

#### **BACKGROUND**

The City of Hapeville has received a design review application from Bethany Rooney on behalf of Regions Bank for the addition of a drive-up ATM to an existing building at 600 South Central Avenue. An existing drive-through teller window will be removed.

The property is zoned RMU, Residential Mixed-Use, is located within the A-D, Arts District overlay, and is subject to the requirements of the Commercial/Mixed-Use Area, Subarea B, of the Architectural Design Standards.

# CODE

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

# (e) Parking and traffic standards.

- O 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.
- O Circular drives are prohibited, with the exception of hotel and hospital uses.
- No curb cuts shall be permitted on North Central Avenue, South Central Avenue, Virginia Avenue or Atlanta Avenue when access can be provided from another street.
- O Driveways shall have widths of:
  - One-family attached dwellings. A minimum of ten feet for a one-way and a maximum of 15 feet for two-way.
  - All other uses. A maximum of 12 feet for one-way and a maximum of 24 feet for two-way.
- O Carports are only permitted subject to the following requirements:
  - Carports shall be located in the rear or side yard and shall not be visible from a public right-of-way.

Carport roofs shall be supported by columns with a minimum width and depth of eight inches.

The base of carport columns shall be faced in stacked brick or stacked stone to a minimum height of three feet above grade.

- Parking is prohibited in the supplemental area and between a building and the adjacent street. This shall not be interpreted as restricting on-street parking.
- A continuous off right-of-way landscape buffer with a minimum width of ten feet shall be provided between parking and the adjacent sidewalk. This requirement shall apply when existing sidewalks not meeting this requirement are repaired or replaced.
- Parking decks shall conceal automobiles from visibility and have the appearance of a horizontal storied building on all levels; parking structures must be faced in full-depth brick, stone, cast stone, or precast concrete faced in or having the appearance of brick or stone. Retail or restaurant fronted decks are encouraged.
- O Underground parking is allowed when possible.
- Drive-through windows and all vehicular queuing, when permitted by zoning, shall be placed to the rear or side of the building facade, shall not be visible from any public right-of-way, and shall not be located within 25 feet of the back of the required sidewalk.
- Gasoline and service stations shall place all fuel dispensing, service canopies and service entry doors to the rear of the building and away from the public right-of-way. Said facilities and associated queuing shall not be visible from any adjacent street or located within 25 feet of the sidewalk.

### NOTES: The new drive-through would be partially visible from the right-of-way.

# (g) Facade and style standards.

Exterior facade materials shall be limited as follows:

Subarea A. Unpainted full-depth brick.

✓ Subarea B. Full-depth brick, cast stone, hard-coat stucco, fiber-cement siding, natural-wood siding or stacked stone.

Subarea C. See neighborhood conservation area.

Remaining commercial/mixed-use area. Full-depth brick, cast stone, hard-coat stucco, fiber-cement siding, natural-wood siding or stacked stone.

Split-face block. In addition to the above materials, split-face block may be utilized on exterior facades, but only along a non-enfronting side or rear facade that is not visible from an adjacent street, public park, or plaza.

[Materials on enfronting facades.] The materials utilized along an enfronting facade shall be provided for the first 20 feet in length along adjacent non-enfronting facades.

[Façade colors, materials.] Facade colors and materials shall be limited to three per facade face.

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

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

Where a development includes two or more buildings this requirement shall apply to the sum of the total enfronting facade areas. This may result in individual buildings containing front facades entirely of fiber cement siding and/or natural wood siding.

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

- In subarea A exterior building colors shall be consistent with the existing historic characteristics of each individual building as a contributing resource from its significant period of design and style. If the building was designed to be of natural or unique brick pattern, it should be returned to this style. All mortar and brick repairs should match the material and hue. Earth hues are suggested for paint, when used on most facades of brick construction, however there may be exceptions. A palette should be established on a building-by-building basis, with a suggested complimentary hue trim color to the base color. It is highly suggested the complete building color palette be limited to three colors for field and trim selections. Two adjacent buildings may use the same color palette only if the field and trim colors are reversed on each of the buildings. No sandblasting or abrasive cleaning methods (including high-pressure washes) shall be used on facades. Final review of selected color, restoration procedures, fixtures, and applications shall be coordinated on a building-by-building analysis through individual design review of visual concepts. The DRC shall make these determinations based on these standards, taking in consideration the style of the building, the nature and marketing of the applying business, the Main Street guidelines, the secretary of the interior's guidelines for renovation, section 93-2-7 et seq. of the zoning ordinance, and the standards for historic preservation.
- Facade materials shall be combined horizontally, with the heavier below the lighter.
- O Enfronting upper and lowers facades shall be differentiated. Potential ways to achieve this include windows, belt courses, cornice lines or similar architectural details. This is intended to prevent buildings in which individual floors cannot be identified from the building exterior; it should not be interpreted to limit architectural expression.
- Blank, windowless walls are prohibited along enfronting facades, except where a building enfronts multiple streets. In the latter case, it was not historically uncommon for buildings (especially commercial or mixed-use ones) to orient towards the more intensely developed street. As such, along the first story of enfronting mixed-use and commercial facades this requirement may be waived by the building official along streets that are predominantly residential in character when:
  - The first 20 feet of said facade meets the above requirements, and
  - The area beyond the first 20 feet is treated with architectural detailing, such as pilasters, false windows, or similar features.
- Solution Enfronting upper-story windows are encouraged to be equally sized, vertically oriented, equally spaced and arranged in a grid pattern.
- O Foundations shall be constructed as a distinct building element that contrast with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in full-depth brick, natural stone, or cast stone.
- Vending machines, video or other outdoor merchandise displays, mechanical/electrical games, amusement rides, telephones, ice machines, freestanding automated teller machines excluding automated teller machines attached to buildings or integrated into buildings by canopies, and shopping carts shall be placed within the structure of a building and shall be out of view from the public right-of-way.
- Safety pylons, bollards, and trash receptacles in the supplemental area or along an enfronting facade shall be permitted based upon design compatibility with the main facade and neighboring comparable facilities.

### (h) Door and window standards.

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

- Window panes serving commercial uses shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade.
- Where window lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids between glass are prohibited.
- Where used, window shutters shall match one-half the width of the window opening.
- Enfronting windows shall be vertically shaped with a height greater than width, including display windows but not transoms.
- O 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.
- O Painted window or door glass is prohibited.
- All enfronting "storefront and awning" treatments identified in Figure 3, and all enfronting facades along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except within subarea C), and Sylvan Road shall provide a storefront consisting of:

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

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

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

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

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

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

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

- Awnings projecting from buildings, serving as an entry canopy and/or providing identification to the business, are allowed, provided that:
  - Awnings shall be at least five feet deep as measured from the building's front facade.
  - Awnings serving as an entry canopy shall match adjacent business awnings in depth and height.
  - ✓ Valance width and height must align horizontally.
  - Prame construction on awnings should be square aluminum tubes. Thin, one-and-one-half-inch-diameter round aluminum tube frames are not permitted. It is suggested that Steel Stitch™ brand be used
  - **O** Valance on awnings should always be loose as valances should not be rigidly framed.
  - Approved awnings may be externally lighted with light fixtures in keeping with the style of the building, as approved by the DRC.
  - Light fixtures in awnings may light the ground surface or storefront below, however, light fixtures may not be visible from the public right-of-way.
  - Note that a street it among the street is a street in the lights actually illuminate the awning fabric, are prohibited.
  - Signs on awning must meet all requirements of the sign ordinance.

NOTES: Awnings must be 5' deep. The proposed awning above the ATM is 3' deep, which is not compliant and will require a design exception

# **FINDINGS**

Currently, drive-throughs of any kind are prohibited in the A-D overlay. A text amendment to the zoning code to allow drive-throughs specifically for banks and credit unions in A-D was submitted by staff at the request of Regions Bank and recommended for approval by the Planning Commission on August 13, 2019. However, pending the final decision of Mayor & City Council, the applicant cannot proceed with development. This design review application, if approved, must be approved conditioned on the ratification of the text amendment.

Drive-throughs shall not be visible from the public right-of-way. The existing drive-through lane window is visible from the right-of-way, as would be the proposed ATM and awning, which is not compliant and will require a design exception. A design exception will also be required to allow the provided awning to be less than 5' deep.

# CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL	DATE: JUN 1 8 2019		
NOTE:	All applications must be typed or ne authorized representative is required to personnecting to answer questions.	eatly printed. Application application appear at the Definition appear	ations or an esign Review
	The Design Review Committee meets the Every attempt will be made to place your month's agenda following the submittal supporting documents; however, that may reserves the right to schedule applications as	r application for review of a completed app not always be possible	on the next dication with
Applicant: _Re	egions Bank (Bethany Rooney) Contac	ct Number: _205-252-8222	2 x318
Applicants Ad	dress: 2100 First Avenue North, Suite 100, Birm	ningham, AL 35203	;
E-Mail Address	s: bethany.rooney@bdgllp.com Zoning	g Classification: <u> </u>	Ц
Address of Pro	oposed Work: 600 South Central Avenue		
Parcel ID# (INF	FORMATION MUST BE PROVIDED): 14 009800	0200513	
Property Owne	er: Regions Bank (John Earley) Conta	ıct Number: _205-560-534	18
	ription (including occupancy type): Additi		M and
removal of ex	xisting drive-thru window at existing branch loo	cation.	
Contractors N	Name:TBD	Contact Number:TBD	)
Contact Pers	on: Bethany Rooney	Contact Number: 205-2	252-8222 x318
property. I do I accurate, and I application and reserves that rig further undersfull. I hereby acwrite the Englis roluntarily comp	pplication to the City of Hapeville, to the Design Rehereby swear or affirm that the information provide understand that any inaccuracies may be considered any action taken on this application. I understand that it is my/our responsibility to conform with the city of Haper than the city of Haper than the city of the City of Haper than the city and conform the language and/or this document has been read a coleted this application. I understand that it is a felor wille, Georgia pursuant to O.C.G.A. 16-10-20 and I make the city of	led here and above is true, dered just cause for inval tand that the City of Hape any action or approval on the all of City of Hapeville's eville shall be adhered to. and explained to me and long to make false statements	complete and idation of this eville, Georgia, nis application. Ordinances in I can read and I have full and sor writings to

Project Class (check of	one):	
Residential	Commercial	Mixed-Use Development
Project Type:		
New Commercial	Construction	Addition to Existing Commercial Building
Addition to Existing	g Residential Structure	Accessory Structure
Site Plan, Grading	& Landscaping	_New Single Family Residential Construction
Other		
Total Square Footage of	proposed New Constructi	on:0
Total Square Footage of	existing building:	
Estimated Cost of Constru	uction:\$40,000.00	
White Stone Masonry		he <u>existing</u> structure:
		exterior facade of the new structure:
Reuse of salvaged stol	ne masonry and minimar	addition of new white stucco to match

# NOTICE

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

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

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

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

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

(Please Print & Initial)

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**

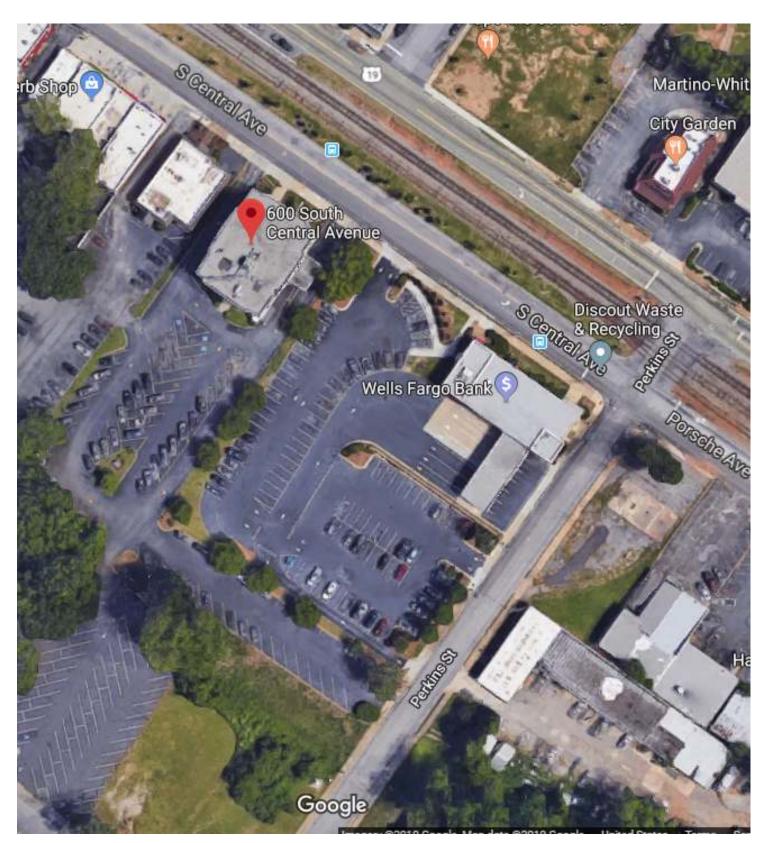
# **DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT**

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: <a href="https://library.municode.com/ga/hapeville/codes/code">https://library.municode.com/ga/hapeville/codes/code</a> of ordinances?nodeId=PTIICOOR CH81ARDEST
Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.
Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.
Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.
Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.
Submitted architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.
Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.
Philip M Kennely Class 11 Kunda 6:14.19
Printed Name Date
Should you have any questions, please do not besitate to contact the Community Services Department

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.

# REGIONS



RFC#

Project Number: OP015475

Site Name:

Address: 600 South Central Ave. City, ST, Zip: Hapeville, GA 30354

Date: 6/5/19



Site Approved:	
Date:	



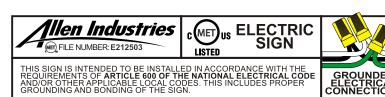
# **CANOPY SPECIFICATIONS**

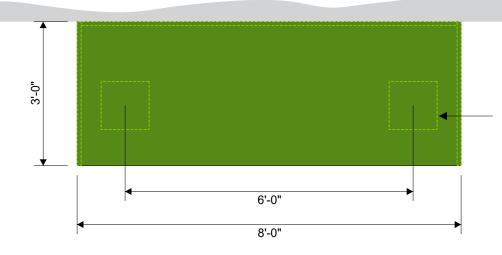
ALUMINUM AWNING W/ DOWN LIGHTING. ALUMINUM FRAMING & SUPPORTS PAINTED PMS 370C ALUMINUM FRAME, WITH .080" ALUMINUM CLADDING, CLOSED ENDS, CLOSED BACKS. PAINTED PMS 370C.

# **COLOR SPECIFICATIONS**

PMS 370C GREEN

WHITE



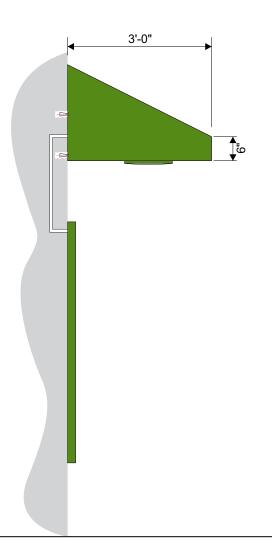


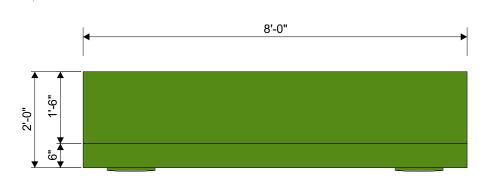
DOWN LIGHTING CLOSED BOTTOM WITH HOLES CUT FOR XSL S LED 50 SS CW LIGHT FIXTURES

# **DOWN LIGHTING SPECIFICATIONS:**

QTY (2) NEW XSL S LED 50 SS CW LIGHT FIXTURES FOR NEW AWNING, 1 ON EACH SIDE OF AWNING PAINTED GREEN TO MATCH AWNING

3'-0"







**RIGHT SIDE VIEW** SCALE: 1/2" = 1'-0"

# **LEFT SIDE VIEW** SCALE: 1/2" = 1'-0"

**Client Review Status** Allen Industries, Inc. requires that an " Approved" drawing be obtained from the client prior to any production release or production release revision. □ Approved □ Approved as Noted □ Revise & Resubmit

Date

**Declaration** 

**TOP VIEW** SCALE: 1/2" = 1'-0"

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

**Date / Description** 6/4/19 **Issue Date** 6/5/19 ↑ Change light spec

**Project Information** Client Regions Bank 600 South Central Ave. Hapeville, GA 30354 File OP015475 Hapeville, GA 301
Sales House Design LB PM JC



**Awning** 

Page 2 of 3

**Concept Design** 

1-800-967-2553 www.allenindustries.com



Page 3 of 3

# **PROPOSED ELEVATION**

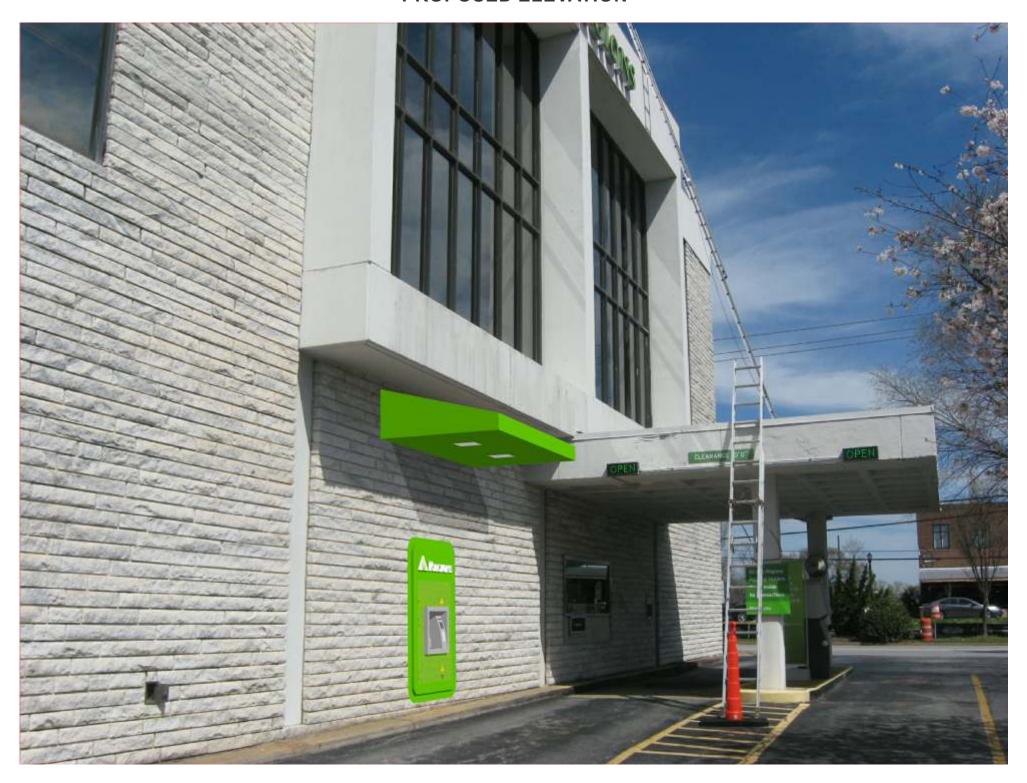


PHOTO ELEVATION DEPICTION INTENDED FOR GENERAL CONCEPT ILLUSTRATION ACTUAL SIZING, COLORS & PERSPECTIVE WILL VARY SLIGHTLY FROM IMAGE



**Client Review Status** Allen Industries, Inc. requires that an " Approved" drawing be obtained from the client prior to any production release or production release revision. □ Approved □ Approved as Noted □ Revise & Resubmit

# **Declaration** Copyright © 2019 Allen Industries, Inc.

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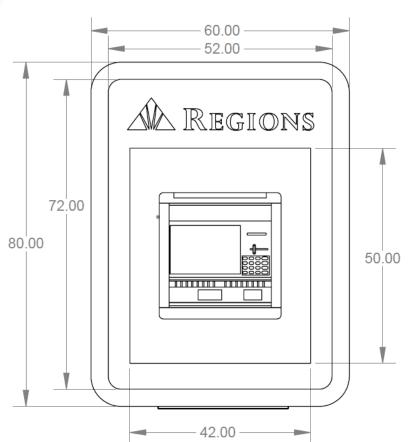
Date / Description	Project Information
6/4/19 Issue Date	Client Regions Bank
6/5/19 / Change light spec	600 South Central Ave.
	Hapeville, GA 30354
	File OP015475_Hapeville, GA_301
	Sales House Design LB PM JC



1-800-967-2553 www.allenindustries.com



# **REGIONS ATM INFORMATION**



ATM SURROUND DIMENSIONS TO BE AS SHOWN ABOVE.

DIMENSIONS OF ATM UNIT ARE AS FOLLOWS:

HEIGHT:5' - 8" WIDTH: 3' - 2 1/2"

THE BASE OF THE ATM WILL BE 2' - 9 1/2" ABOVE FINISHED FLOOR.







# DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: August 14, 2019
TO: Tonya Hutson
FROM: Lynn Patterson
RE: Design Review – 3429 Rainey Avenue Remodel

Key:

Compliant: 
Not Compliant: 
Incomplete:

Not Applicable: ○

#### **BACKGROUND**

The City of Hapeville has received a design review application from Andy Steele to renovate an existing one-story single-family dwelling located at 3429 Rainey Avenue. The renovations would add a second story extending above a new screened in porch on the north side of the house. The final proposed floor area has not been provided. The finished height of the dwelling will be 32'. The property is zoned R-SF, Residential Single-Family, and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

#### CODE

#### SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

# (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.

• Existing property is set back 3' from the northern property line, which does not conform with the 5' side setback requirement of the R-SF zone. The applicant has applied for a variance to allow construction within 5' of the property line.

#### (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.
- O 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.
- Services 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:

#### (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.

- The plans do not show the location of utility mechanical features and does not specify if they are to be changed or moved during remodeling. The applicant should clarify if the scope of the project includes utilities and show utilities on the plans.
- The Applicant should include a light at the front door on plans.

#### (d) Parking and Traffic Standards

- One-family detached dwellings and two-family dwellings shall meet the following requirements:
  - Driveways shall have a minimum width of nine feet and a maximum width of 15 feet.

Circular drives are permitted.

A grass strip in the middle of driveways is encouraged.

All other buildings shall meet the following requirements:

Parcels are permitted a maximum of one driveway curb cut per street. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street. Driveways shall have a maximum width of 12 feet for one-way and 24 feet for two-way.

Two curb cuts serving two one-way driveways shall be counted as one curb cut.

Public or private alleys, or driveway providing vehicular access to two or more parcels shall not constitute a curb cut.

New public streets shall not count as curb cuts.

Parcels are permitted a maximum of one driveway curb cut per street frontage. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street

- Carports are only permitted subject to the following requirements:
  - Carports shall be located in the rear or side yard, but shall not be visible from a public right-of-way.

Carport roofs shall be supported by columns with a minimum width and depth of eight inches.

The base of carport columns shall be faced in stacked brick or stacked stone to a minimum height of three feet above grade.

- On-site parking shall be prohibited in the supplemental areas. This shall not be interpreted as restricting onstreet parking located along a public street.
- Solution Garage access on single-family lots shall be prohibited in the front yard of the home.

# **STAFF COMMENT:**

- The width of the existing driveway has not been provided.
- The existing non-conforming carport will remain and will be integrated into the new development.
- Parking is prohibited in the supplemental area, including on a paved driveway.
   Per zoning, R-SF requires two off-street parking spaces per dwelling. The new construction will remove most of the driveway along the side of the house and reduce the amount of provided off-street parking to approximately one space, which will require a design exception.

# (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.
- Noof tiles shall be clay, terra cotta or concrete.

- - Allowed on one-family and two-family detached dwellings;
  - Permitted on multifamily and townhouse dwellings only when screened form the adjacent street by a parapet wall.
- Gutters shall be copper, aluminum or galvanized steel.
- Downspouts shall match gutters in material and finish.
- All roofs, excluding dormers, shall overhang a minimum of 12 inches beyond the facade.
- O Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached.
- Ohimneys 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.
- O Chimneys on exterior building walls shall begin at grade.
- O Chimneys shall begin at grade and be faced with brick or stacked stone; extend chimneys between three and six feet above the roof line.

- The Applicant should provide the roof material of the existing dwelling and proposed addition and ensure the new roofing material is guaranteed for at least 30 years.
- The Applicant should indicate the location and material of gutters and downspouts.
- The Applicant should provide the distance the existing and proposed roofs extend beyond the building facades.

# (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(q)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.
- Second 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.
- O Enfronting balconies shall have a minimum clear depth of four feet.
- Section Enfronting balcony widths shall be between 25 percent and 100 percent of the adjacent facade.
- Salconies may be covered or uncovered.

- No changes are proposed to the size, shape, or spacing of the existing front porch.
- The front porch will have new brick stairs, which are being built from grade to the existing height of the porch.
- Although not visible from the right-of-way, the proposed side porch is screened, which is not compliant and would require a design exception.
- Porches must be made of painted or stained wood, stone, brick, or ornamental metal. The Applicant should provide the materials used in the new porch.

# (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.
- O 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.
- O 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:**

- The Applicant should provide building numbers on the drawings adjacent to the front entrance.
- If used, the Applicant should ensure window lights are not grids-between-glass.
- Necessary information for determining compliance with window standards provided in Sec. 81-1-7(g) has not been provided. The applicant should provide the following for new and existing windows, including those on the door:
  - o Window dimensions.
  - Windowpane recession from façade.
  - O Window trim material, size, and relief from façade.
  - o Width of window mullions between grouped windows.
  - Windowsill materials.
- A window is being removed from the front facade and the proposed addition will

add a street facing wall without any windows. Windows must be provided for between 30% - 50% of the total street facing facade. The Applicant should provide the width of the street facing facade.

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

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

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

### **STAFF COMMENT:**

- Scope of project does not include changes to building height above grade or of first floor window height above finished floor elevation.
- The current structure is a Craftsman home. The addition will significantly alter the appearance of the building, creating an unconventional design that does not reflect any of the traditional styles found in Hapeville.
- Outbuildings. In conventional development, outbuildings are often designed and located as an afterthought. Yet in traditional towns and cities, outbuildings serve to enrich the quality of design through their placement, design and use. In Hapeville, where outbuildings are provided on many residential lots, their design must be to the same high standards found in the community's neighborhoods.

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

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

### **STAFF COMMENT:**

### **FINDINGS**

The proposed addition will alter the appearance of the dwelling, creating an unconventional, asymmetrical form that does not reflect any of the traditional styles found in Hapeville. The Applicant should provide a justification of the new style's appropriateness for the community along with photo documentation of similar designs in the city.

In addition, the following items have been found to be missing or deficient and should be addressed prior to formalizing a recommendation:

- 1. Existing property is set back 3' from the northern property line, which does not conform with the 5' side setback requirement of the R-SF zone. The applicant has applied for a variance to allow construction within 5' of the property line.
- 2. The plans do not show the location of utility mechanical features and does not specify if they are to be changed or moved during remodeling. The applicant should clarify if the scope of the project includes utilities and show utilities on the plans.
- 3. The Applicant should include a light at the front door on plans.
- 4. The width of the existing driveway has not been provided.
- 5. Parking is prohibited in the supplemental area, including on a paved driveway. Per zoning, R-SF requires two off-street parking spaces per dwelling. The new construction will remove most of the driveway along the side of the house and reduce the amount of provided off-street parking to approximately one space, which will require a design exception.
- 6. The Applicant should provide the roof material of the existing dwelling and proposed addition and ensure the new roofing material is guaranteed for at least 30 years.
- 7. The Applicant should indicate the location and material of gutters and downspouts.
- 8. The Applicant should provide the distance the existing and proposed roofs extend beyond the building facades.
- 9. Although not visible from the right-of-way, the proposed side porch is screened, which is not compliant and would require a design exception.
- 10. Porches must be made of painted or stained wood, stone, brick, or ornamental metal. The Applicant should provide the materials used in the new porch.
- 11. The Applicant should provide building numbers on the drawings adjacent to the front entrance.
- 12. If used, the Applicant should ensure window lights are not grids-between-glass.
- 13. Necessary information for determining compliance with window standards provided in Sec. 81-1-7(g) has not been provided. The applicant should provide the following for new and existing windows, including those on the door:
  - a. Window dimensions.
  - b. Windowpane recession from façade.
  - c. Window trim material, size, and relief from façade.
  - d. Width of window mullions between grouped windows.
  - e. Windowsill materials.
- 14. A window is being removed from the front facade and the proposed addition will add a street facing wall without any windows. Windows must be provided for between 30% 50% of the total street facing facade. The Applicant should provide the width of the street facing facade.

# CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL	DATE:JUL	1 6 2019		
NOTE:		ntative is required		l. Applications or an ar at the Design Review
	Every attempt will month's agenda	be made to place following the sub ents; however, that	e your application mittal of a comp t may not always	esday of each month. for review on the next pleted application with be possible. The City cessary.
Applicant: 🖺	ndy Steele	<u> </u>	Contact Number:	
Applicants Ad	dress: 255 Eas	+ Lanier Av	Fayetteville	6A 30214
E-Mail Address	s: .		Zoning Classification	on: R-SF
Address of Pro	posed Work: <u>34</u>	29 Rainey	Ave Haper	lle GA
	ORMATION MUST B	/	(E)	
Property Owne	ri mindi Dal	ton	Contact Number:	
	sting 2 bedroom	droom 1 bo		d story to ting it to a screen
Contractors N	lame: Park Atla	enta Homes	Contact Num	ber:
Contact Pers	on: Andy St	cele	Contact Num	ber:
property. I do I accurate, and I application and reserves that rig I further unders full. I hereby acwite the Englis voluntarily comp	nereby swear or affirm understand that any action taken on the to enforce any and a tand that it is my/our reported that all required that this application.	that the information inaccuracies may be this application. I all ordinances regardlesponsibility to confuirements of the City document has been I understand that it is	provided here and able considered just cau- understand that the Cless of any action or approximate with all of City of of Hapeville shall be an read and explained a felony to make falsand I may be prosecuted.	be for the above referenced bove is true, complete and see for invalidation of this city of Hapeville, Georgia, opproval on this application. Hapeville's Ordinances in adhered to. I can read and to me and I have full and e statements or writings to ed for violation thereof.
Applicants 8	ignature	-	Date	

Project Class (check on	e):	
Residential	Commercial	Mixed-Use Development
Project Type:		
New Commercial Co	nstruction	Addition to Existing Commercial Building
Addition to Existing I	Residential Structure	Accessory Structure
Site Plan, Grading &	Landscaping	New Single Family Residential Construction
Other		
Total Square Footage of pro	posed New Constructio	n: <u>1938</u>
Total Square Footage of exi	sting building:	32
Estimated Cost of Construct	ion: <u>230,000</u>	
Stone porch brick foundar	tion	e <u>existing</u> structure:
	+ Hardi Siding	exterior facade of the new structure:

## NOTICE

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

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

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

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

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

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.

(Please Print & Initial)



### **DEPARTMENT OF PLANNING AND ZONING**

### **DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT**

I, the undersigned, agree that with following:	n my signature and submission to the	e City of Hapeville, I have done the
proposed project. The Archi	Architectural Design Guidelines and r tectural Design Guidelines may be fo hapeville/codes/code of ordinance:	und here:
Ensured that my proposed proof Ordinances.	roject meets all of the required crite	ria per the City of Hapeville Code
Submitted my application ma Design Review Committee m	aterials in full by the published deadleeting.	ine for review by Staff prior to the
	leficiencies or components of the pro rth in the Code. This explanation sho	
<del></del>	ncies in the application must be resoluted in the application may not be	
Submitted architectural draw Community Services or Plann	vings and details for all projects unle ing & Zoning Department.	ss allowed in writing by the
Agreed to submit any require	ed revisions by the Design Review Co	mmittee with updated drawings
to the Community Services D	epartment for review prior to reque	sting any permits.
Andy Steele	And teel	7-15-19
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.

Deed Book 39550 Pg 440 Filed and Recorded Mar-88-2805 82:80pa 2005-0104942 Real Estate Transfer Tax \$118.00 Juanita Hicks Clerk of Superior Court Fulton County, Georgia

RETURN TO: Morris & Schneider, P.C. 2401 Lake Park Drive, Suite 160 Smyrna, Georgia 30080 Final Documents File #: JON-050200140S

### WARRANTY DEED

### STATE OF GEORGIA COUNTY OF CLAYTON

THIS INDENTURE made this 24th day of February, 2005, between SAMUEL LOVING AND KRISTIN A. LOVING, as party or parties of the first part, hereinafter called Grantor, and MELINDA S. DALTON, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF HAPEVILLE, GEORGIA, BEING LAND LOT 127, 14TH DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 105 OF THE VIRGINIA PARK SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST SIDE OF RAINEY AVENUE, A DISTANCE OF 100 FEET NORTH OF THE NORTHWEST CORNER OF ORCHARD STREET AND RAINEY AVENUE AT THE NORTHEAST CORNER OF LOT 106; RUNNING THENCE NORTH ALONG THE WEST SID EOF RAINEY AVENUE, A DISTANCE OF 50 FEET TO LOT 104; THENCE WEST OF SOUTH LINE OF SAID LOT, A DISTANCE OF 150 FEET TO LOT 96; THENCE SOUTH ALONG THE EAST LINE OF LOT 96, A DISTANCE OF 50 FEET TO LOT 106; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 150 FEET TO THE POINT OF BEGINNING ON THE WEST SIDE OF RAINEY AVENUE, BEING IMPROVED PROPERTY KNOWN AS 3429 RAINEY AVENUE, HAPEVILLE, GEORGIA 30354 ACCORDING TO THE SYSTEM OF NUMBERING HOUSES IN FULTON COUNTY, GEORGIA AND BEING THE SAME PROPERTY CONVEYED TO KRISTIN R. ANDERSON BY VIRTUE OF WARRANTY DEED DATED ON MARCH 16, 2000 AND RECORDED IN DEED BOOK 28931, PAGE 199; FULTON COUNTY, RECORDS.

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

(Seal)

(Seal)

Signed, sealed and delivered

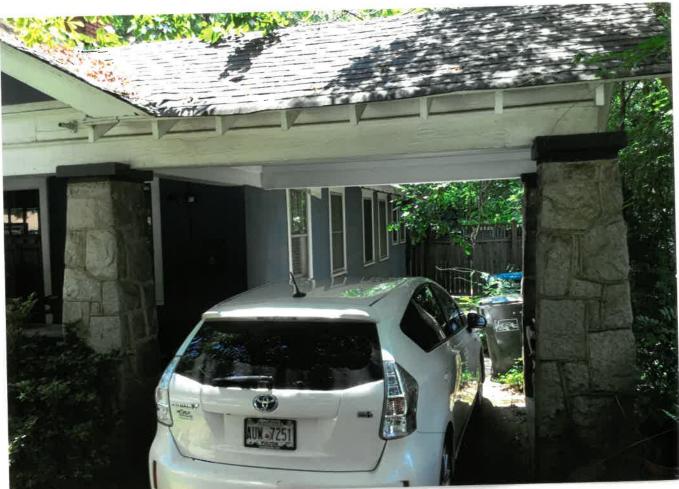
in the presence of:

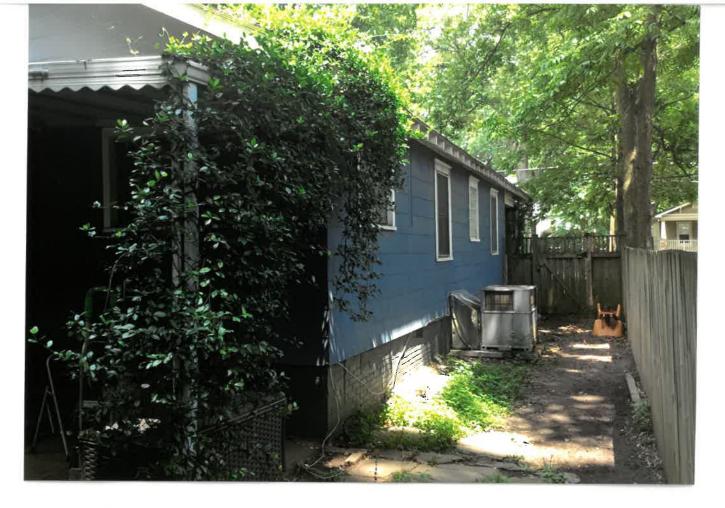
Unofficial Witness

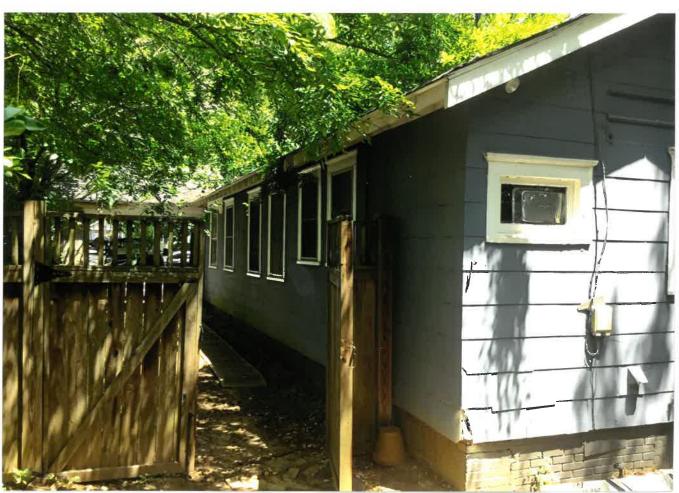
Deed\_Ga\_WarrantyDood

JON-050200140S

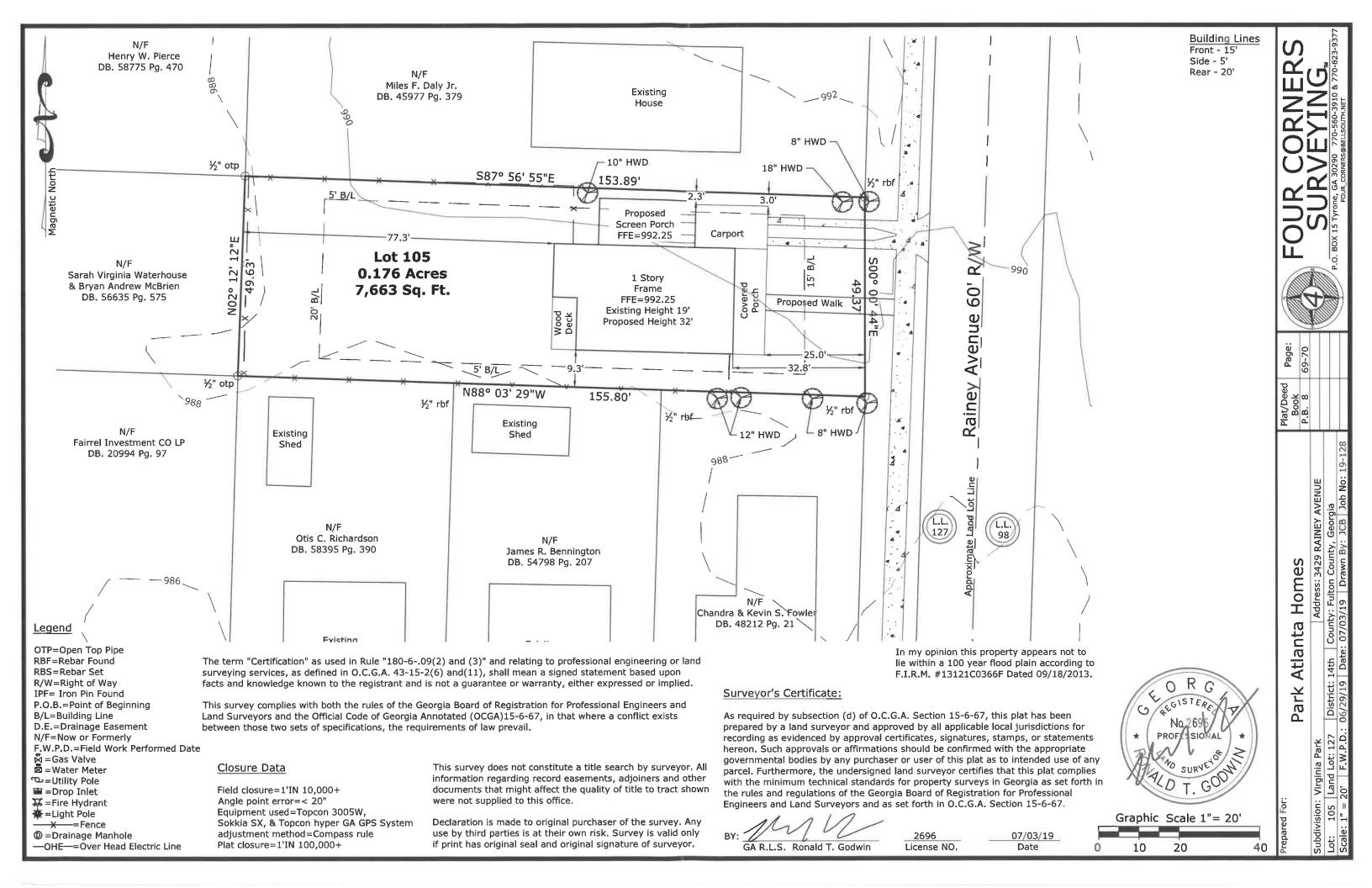












#### 3 Phases of erosion control plan

INITIAL PHASE of Sediment , Erosion Control & Pollution Control Measures:

The initial phase of erosion control measures shall involve the following: clearing as necessary to install the type "C or C-PoP" sill fence as shown on this plan.

INTERMEDIATE PHASE of Erosion, Sediment & Pollution Control Measures

After all Initial measures are in place full grading can commence, this shall include grading for the foundation pad, sidewalk, and surrounding lawn grading. If any area is left exposed for more than 14 days, it shall be atabatical with mulch and /or seeded with emporary seeding (refer to the seeding schoolide and rated charge). The builder or contractor should inspect the site including all ereston control measures to include the deducts after each rate when the control resources to the control resources the control resou

FINAL PHASE of Erosion, Sediment & Pollution Control Measures:

"The design professional who prepared the estape plan is to inspect the installation of the perimeter control bmp's within 7 days after installation."

"Non exempt activities shall not be constructed within the 25 foot undisturbed buffer as measured from the top of pond bank without first aquiring the necessary variances and permits."

Ammendments/revisions to the eathpt plan which have a significant effect on bmp's with a hydraulic component must be certified by the design professional.\*

### REVIEW CHECKLIST

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST

c	OMMON DEVELOPMENT CONSTRUCTION : SWCD: FULTON COUNTY	PROJECTS (Primary a	nd Tertlary Permittees)
Project Name: LOT		Address: 3429 RA	NEY AVENUE
City/County:	FULTON COUNTY	Date on Plans	07/03/19
Name&email of pers	on filling out checklist: RONALD T.	GODWIN RONGFOURCORN	RSSURVEYING.COM
Plan Included	TO BE	SHOWN ON ESAMPC	PLAN
Page # Y/N			
1 Y 1	The applicable Erosion, Sedimentation and Po as of January 1 of the year in which the land (The completed Checklist must be submitted	d—diaturbing activity was p	smitted.
1 Y 2	Level it certification number lesued by the Co (Signature, seet and Level II number must be reviewed)	mmission, algnature and se on each sheet pertoining	ol of the certified design professional. to ES&PC plan or the Plan will not be
N/A 3	Limits of disturbance shall be no greater that the EPD District Office. If EPD approves the Include at least 4 of the BMPs listed in App (A copy of the written approval by EPD must	endix 1 of this checklist."	
2 Y 4	The name and phone number of the 24-hour controls.	local contact responsible	for erosion, sedimentation and pollution
2 Y 5	Provide the name, address, email address, on	d phone number of primar	y permittee or tertiary permittee.
1 Y 6	Note total and disturbed acreage of the proje	ect or phase under constru	ction.
7 7	Provide the GPS location of the construction	exit for the site. Give the	Latitude and Longitude in decimal degrees.
1 & 2 Y 6	Initial date of the Plan and the dates of any revisions.	revisions made to the Pla	n including the entity who requested the
1 Y 9	Description of the nature of construction act	wity.	
Y 10	Provide vicinity map showing eite's relation to necessary.	o surrounding greas. Inclu	de designation of specific phase, if
<b>Y</b> 11	identify the project receiving waters and descretify the project receiving waters and descretify the project receiving waters and descriptions.	cribe all sensitive adjacent which may be affected.	gregs including streams, lakes,
T 7 12	Design professional's certification statement ES&CC Plan as stated on Part IV page 23 a	of the permit.	
1 Y 13	Design professional's certification statement appropriate and comprehensive system of BN Part IV pg 22 of the permit.	and signature that the per IPs and sampling to meet	mittee's ES&PC Ptan provides for an permit requirements as stated on
1 & 2 Y 14	Clearly note the statement that "The design installation of the initial sediment storage red in accordance with Part IV.A.5 page 27 of the	gulrernente and perimeter o	the ES&PC Plan is to inspect the outrol BMPs within 7 days after installation."
1 Y 15	Clearly note the statement that "Non-exemple stream buffers as measured from the point of as measured from the Jurisdictional Determination of the statement of	t activities shall not be co of wrested vegetation or wi ation Line without first acc	iducted within the 25 or 50—foot undisturbed thin 25—feet of the coastal marshland buffer ulring the necessary variances and permits."
N/A 16	Provide a description of any buffer encreaching		
2 Y 17	Clearly note the statement that "Amendments EMPs with a hydraulic component must be co	s/revisions to the ES&PC I ertified by the design profe	itan which have a significant effect on ssional,"*
2 Y 18	Clearly note the statement that "Waste mater authorized by a section 404 permit."*	ricie shall not be discharge	d to waters of the State, except as
Ž Y 19	Clearly note statement that "The escape of a erosion and sediment control measures and p	ediment from the elte sha practices prior to land dist	i be prevented by the installation of irbing activities."
2 Y 20	Clearly note statement that "Erosion control approved Pion does not provide for effective measures shall be implemented to control or	measures will be maintaine erosion control, additional treat the sediment source	d at all times. If full implementation of the erosion and sediment control
2 Y 21	Clearly note the statement "Any disturbed an stabilized with mulch or temporary seading."	ed left exposed for a perfo	d greater than 14 days shall be
N/A 22	Indication that the applicable portion of the secondary permittee prior to the secondary of shall sign the Plan or portion of the Plan ap permittees.*	primary permittees ES&PC onducting any construction plicable to their site. List	Plan is to be provided to each activity and that such secondary he names and addresses of all secondary
N/A 23	mile upstream of and within the same waters comply with Part III. C. of the Permit. Include those areas of the alte which discharge to the	orm water into an impaired thed as any portion of an the completed Appendix ' he impaired Stream Segme	Streem Segment, or within 1 linear Blota Impaired Streem Segment, must listing all the BMPs that will be used for tt.*
N/A 24	If a TNDL implementation Plan for sediment item 23 above) at least six months prior to conditions or requirements included in the TM	submitted of NOI, the ES&d	impoired Stream Segment (identified in PC Plan must address any site—specific

### POLLUTION CONTROL NARRATIVE

1. Petroleum based products - containers for products such as fuels, libricants and tars will be inspected daily for leaks and splife. This includes on-site vehicle and machinery daily inspections and regular preventative maintenance of such equipment, equipment maintenance areas will be located away from state water, astural deriens and storm drienge highs. In addition, temporary fueling hands shall have a secondary containment liber to prevent libers also contained and justice and justice and justice and justice and justice and include collection in a suitable container and disposal as required by state and local codes.

BMPs for concrete washdown of tools, concrete mixer chutes, hoppers and the rear of the vehicles. Washout of the drum at the construction site is prohibited.

Paints/Finishes/Schrents - All products will be stored in tightly sealed original containers when not in use, excess product will not a discharged to the storm water collection system. Excess product materials used with these products and product containers will be disposed of according to manufacturers specifications and

2 Y 28 Provide BMPs for the remediation of all petraleum spills and leaks.

2. No waste material will be disposed of into storm water injets or waters of the state. All waste materials will be collected and stored in a securely idided metal dumpster. The dumpster will meet all solid waste management regulations. All trask and construction debris from the site will be deposited in the dumpster will be emptded a minimum of once per week or more often if necessary and trask will be hauled as required by local regulations, no construction waster will be buried onsits.

3. Hazardous Wistes - All hazardous waste materials will be disposed of in a manner specified by local, state, and/or faderal regulations and by the mannfacturer of such products. The job atte superintendent, who will also be responsible for sealing that these specifices are followed, will instruct size a personnel in these states of the product of the state of product of the product of the state, particularly regarding splic control techniques.

The contractor will implement the Spill Prevention Control and Countermeasures (SPCC) plan found within this ESPCP and will train all personnel in the proper cleanup and handling of a pilled materials. No spilled hazardous materials for bazardous wastes will be allowed to come in contact with stommwater discharges. It is excluded to the contact of the contact of the contact of the contact measures for exempliance with state discharges. It shall be a the responsibility of the job site superintendent to properly train all personnel in the use of the SPCC plan.

### Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding.

This plan as shown shall be considered a minimum and may be modified on field

All persons involved in land disturbance activities must be certified in erosion and sedimentation control by the GASWCC or supervised by someone who is. The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to, land disturbing activities.

Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shell be implemented to control or treat the sediment.

All erosion control measures are to conform to the standards set fourth in the <u>manual for erosion and sediment control in Georgia</u> (i.e. the green book). The specifications and detail requirements of the green book and are incorporated herein by reference,

There are no state waters on or within 200' of site.

There are no wetlands on or within 200' of site.

Note: All temporary erosion and sedimentation control measures are to be removed upon final stabilization.

# 4 4 4 4 4 4 WASHOUT SIGN 30% STRAIN SIZE (TYPICAL) OME (TYPICAL) 3 MIL PLASTIK EXISTING GROCE CTYPICAL S' MIN MIEDURD (TYPICAL) EXISTING GROCE CTYPICAL CTYPICAL S' MIN MIEDURD CTYPICAL S' MIN MIEDURD CTYPICAL CTYPI CONCRETE WASHOUT AREA 2 Y 27 Description of practices to provide cover for building materials and building products on site.\*

1	Y 29	Description of the pro	ctices that will be us	sed to reduce the p	oliutante in storm water dischan	ges.*	
_1	<u>Y</u> 30	Description and chart portions of the site (I excavation activities, u	.e., initial perimeter (	and asdiment storag	major activities which disturb a e BMPs, clearing and grubbing a lization).	alls for the major activities.	
2	Y 31	Provide complete requ	rements of inspection	ne and record keepl	ng by the primary permittee or	tertiory permittee.	
2	¥ 32	Provide complete requ	frements of eampling	frequency and repa	rting of sempling results.		
	N/A 33	Provide complete deta	ills for retention of re	ecords as per Part I	V.F. of the parmit.		
	N/A 34	Description of analytic	al methods to be us	ed to collect and ar	alyze the samples from each to	cation.*	
	N/A 35	Appendix B rationale 1	for NTU values at all	outfail sampling pol	nta where applicable.*		
	N/A 36	Delinecte ali sampling which storm water is	Delinacte all sampling locations, perennial and intermittent streams and other water bodies into which storm water is discharged.*				
	N/A 37	(1) initial sediment et BMPs, and (3) final i perimeter control BM	orage requirements a BMPs. For construction	nd perimeter control on sites where there sing and drainage Bi	e implemented at the construct BMPs. (2) intermediate grading will be no mass grading and it tPs, and final BMPs are the san	and drainage the initial	
	N/A 38	Plan addresses BMPs etc. regardless of who			ncluding individual building lots a clude a typical and any situatio		
	Y 39	Graphic scale and Not	th arrow.				
1	¥ 40	Existing and proposed	contour lines with c	antour lines drawn o	it an interval in accordance with	the following:	
			Map Scale	Ground Slope	Contour intervals, ft		
			1 inch = 100ft	Flat 0 - 2% Rolling 2 - 5%	0.5 ar t 1 or 2		
			or larger scale	Steep 8% +	2,5 or 10		
	N/A 41	BMPs as certified by	a Design Professional	(unless disapproved	ited to be equivalent to or supe by EPD or the Georgia Soil and current found at www.gaswce.org	Water Conservation	
	N/A 42	Use of alternative SM for Erosion & Sedimen	P for application to I	the Equivolent BMP I 2016 Edition.	Jst. Please refer to Appendix A-	-2 of the Manual	
1-2	Y 43	Delineation of the app buffers required by th	elicable 25—foot or 50 a Local Issuing Autho	0—foot undisturbed ority. Clearly note an	buffers adjacent to state waters id delineate all areas of impact.	and any additional	
1-2	Y 44	Delineation of on-site	wetlands and all sta	ate waters located a	n and within 200 feet of the pr	oject site.	
	N/A 45	Delineation and acrea	ge of contributing dro	alnage basins on the	project site.		
	N/A 46	Provide hydrology stud	dy and maps of drain	age basins for both	the pre- and post-developed	conditions.*	
	N/A 47	An estimate of the re completed.	unoff coefficient or p	eak discharge flow o	f the site prior to and after co	natruction activities or	
	N/A 48		weir velocities with a		rotection to accommodate disch	arges without	
	Y 49	Soil series for the pro-	ject site and their d	lelineation.			
	Y 50	The limits of disturbe	nce for each phase o	of construction.			
	<b>N/A</b> 51	retrefitted detention patorage volume must elte has been achieve been is not atteinable is not provided. A wif Worksheets from the obtain the required e- impoundments, permit infeable, if outst at this decision must be	nond, and/or excevet be in place prior to d. A written justificat e must be included in the justification as it Manual included for a sidiment storage when these are required to ructures that withdra- included in the plan.	ed inlet sediment tr and during all land ion explaining the di in the plan for each to why 87 cubic yar tructural BMPs and using equivalent or utilize outlet structur w water from the si	core droined using a temporor pas for each common droilings disturbance octivities until final solision to use equivalent control common droilings isocition is with a featorogis in activahibite and a storogis in and attainable into the common droilings isocition is with a featorogis in and attainable and a storogis in a technique in a storogis in a storogistic in a storo	location. Sadiment attabilization of the swhen a sadiment of the swhen a sadiment been must also be given. Ign professional to adiment basins and he surface, unless on justification explaining the surface.	
1-2	52	Erosion and Sediment	Control in Georgio, (	Jee uniform coding	th, and no less stringent than, symbols from the Manual, Chopt	er 6, with legend.	
1-2	Y53	Provide detailed drawi forth in the Manual fo	nge for all structural or Erosion and Sedim	practices. Specifica ent Control in Georg	tions must, at a minimum, mee la.	t the guidelines set	
1	9 64	Decide constation of	a colleg all tampers	ev and nermanest w	ecetative prestions include sour	les planting dates and	

Sankary Wastes - A minimum of one portable sanitary unit will be provided for every 10 workers onsite. ALL Sanitary waste will be collected from the portable units a minimum of one time per week by a licensed portable facility provider in complete compliance with local and state regulations.

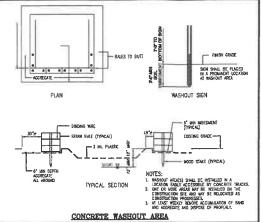
All sanitary waste units will be located in an area where the likely hood of the unit contributing to a storm water discharge is negligible. Additional containment bring's must be implemented, such as gravel bags or specially designed plastic skid containers around the base, to prevent wastes from contributing to storm water discharges. The location of sanitary waste units must be identified on the erosion control plan intermediate phase sheet by the contractor once the locations have been identified. Sanitary sewer for this project will be by specific system is completion of project.

- A. Local, state and manufacture's recommended methods for spill cleanup will be clearly posted and procedures will be made available to site personnel.
- B. Material and equipment necessary for spill cleanup will be kept in the material storage areas. Typical materials and equipment lactudes, but is not limited to, brooms, destpans, mops, rags, gloves, opogies, cat litter, sand, sawdust and properly abelied plastic and metal waste containers.
- C. Spill prevention practices and procedures will be reviewed after a spill and adjusted as necessary to prevent future spills.

- F. For soils of an unknown amount. The National Response Center (NRC) will be contacted within 24 hours at 1-800-424-8802.
- G. For spills greater than 25 gallons and no surface water impacts, the Georgia EPD will be contacted within 24 hours.
- H. For spills less than 25 gallons and no surface water impacts, the spill will be cleaned up and local agencies will be contacted as required.

The contractor shall notify the licensed professional who prepared this Plan If more than 1320 gallons of petroleum is stored onsits (this includes capacities of equipment) of if any one piece of equipment has a capacity greater than 660 gallons. The contractor will need a Spill Prevention Containment and Countermeasures Plan prepared by that licensed notifications.

### EROSION, SEDIMENTATION, & POLLUTION PLAN



2 Y 28 Description of the meditures that will be installed during the construction process to control pollutants in storm water that will occur after construction operations have been completed.\*

Provide vegetative plan, noting all temporary and permanent vegetative practices, include species, planting dates and seeding, fertilizer, lime and mulching rates. Yegetative plan shall be alte specific for appropriate time of year that seeding will take place and for the appropriate geographic region of Georgia.

\*This requirement of the Common Development permit is not applicable to Tertiory Permittees with a Plan(s) for a typical individual lax(s), if the total land disturbance within the construction sits is less than five (5) acres and the total land disturbance within each individual lax is less than one (1) acre. If applicable, the \* checklest item would be N/A.

Effective January 1, 2019

IV.O.4.A.(2). OF THIS PERMIT.

(2) COPIES OF ALL NOTICES OF INTENT, NOTICES OF TERMINATION, INSPECTION REPORTS, SAMPLING REPORTS (INCLIDING ALL CALIBRATION AND MAINTENANCE RCORDS AND ALL COLUMN, STATE OF AMERICAN SERVICE AND ALL CALIBRATION AND POLITION CONTROL PLANS, RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THE EPA, RESORD, SEDMINISTRON AND POLITION CONTROL PLANS, RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT AND ALL OTHER RECORDS NEURICE BY THIS PERMIT SHALL BE RETAINED BY THE PERMITTEE WHO ETHIER PRODUCED OR USED IT FOR A PREINDO FOR THE AST THREE VERSOR FROM THE DATE THAT THE NOT IS SUBMITTED IN ACCORDANCE WITH PARTY VI. OF THIS PERMIT. THESE RECORDS IN SIZE BE AMANTAMED AT THE PERMITTEES PRIMARY PLACE OF BUSINESS OR AT A DESIGNATED ALTERNATIVE LOCATION ONCE THE OWNSTRUCTURE OF ANY ACCORDANCE WITH PARTY VI. OF THIS PERMIT. THESE RECORDS IN SIZE BE AMANTAMED AT THE PERMITTEE SPENIARY PLACE OF BUSINESS OR AT A DESIGNATED ALTERNATIVE LOCATION ONCE THE PRINCIPLE OF THE PERMITTEE STATE OF THE PERMIT OF TH

RETENTION OF RECORDS

THE PRIMARY PERMITTEE SMALL RETAIN THE POLLOWING RECORDS AT THE CONSTRUCTION STIE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DURTH SHALL SHE READILY AVAILABLE AT A DURTH PART VI. (1) A COPY OF ALL NOTICES OF INTENT SUBMITTEE TO EPP. (2) A COPY OF ALL SHAPPLING BEFORE OF THE PERMIT. (2) THE DESIGN PROFESSIONALS REPORT OF THE RESULTS OF THE PERMIT. (3) A COPY OF ALL SHAPPLING BIFORMATION, RESULTS, AND REPORTS (4) A COPY OF ALL INSECTION REPORTS GENERATED IN ACCORDANCE WITH PART VJ.D.A.A. OF THIS FERMIT. (7) A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART VJ.D.A.A. OF THIS FERMIT. (9) COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART VJ.D.A.A. (2). OF THIS PERMIT.

APPROVED:

24 HOUR CONTACT:

DEVELOPER/OWNER

MELINDA S. DALTON 3429 RAINEY AVE HAPEVILLE GA 30354

1. EACH DAY WHER ARY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A PRIMARY PERMITTES SITE, CERTIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTES SHALL INSECT: (A) ALL AREAS AT THE PRIMARY PERMITTES SHALL INSECT: (A) ALL AREAS AT THE PRIMARY PERMITTES SITE WHERE PERMILS AND LEAST FROM VEHICLES AND EQUIPMENT AND (B) ALL LOCATIONS AT THE PRIMARY PERMITTES SITE WHERE VEHICLES ENTER OR BOTH THE FOR PRIMARY PERMITTES SHE WHERE VEHICLES ENTER INSECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.

2. MEASURE AND RECORD RAINFALL WITHIN DISTURBED AREAS OF THE SITE THAT HAVE NOT NET FIRML STABLIZATION ONCE DEFEY? A HOURS EXCEPT ANY NON-WORKING SATUDADY, NON-WORKING SUMMAY AND HOUR WORKING FEDERAL HOLIDAY. THE DATA COLLECTED FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONTROBE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONTROBE OF CITY IN MEASUREMENT OF RAINFALL HAVE BE SUSPENDED IF ALL AREAS OF THE SITE HAVE UNDERSOR FINAL STRAILIZATION OR ESTRAILSHED A CROY OF AMNULA VECETATION AND A SEEDING OF TARGET PERENKIALS APPROPRIATE FOR THE REGION.

REGION.

3. CERTIFIED PERSONNEL (PROVIDEO BY THE PRIMARY PERMITTEE) SHALL INSPECT THE POLLOWING AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES AND WITHIN 24 HOURS OF THE END OF THE BIOD ATTEM 200 HOW AR ANY NON-WORKING FOR EARL HOLDON IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE BIOD OF THE HEST BUSINESS DAY AND/OR WORKING DAY, WHICHEVER OCCURS FIRST): (A) DISTURBED AREAS OF THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO THE PRIMARY PERMITTEE STITE SHALL BE GOSENOW HEASURES, EROSION AND SEDDMENT CONTROL INSUSPENSE IDENTIFIED IN THE PLAN APPLICABLE TO THE PRIMARY PERMITTEES STITE SHALL BE GOSENOW TO THIS OF THE PERMITTEES STITE SHALL BE GOSENOW TO THIS OF THE PERMITTEES STITE SHALL BE GOSENOW TO THIS OF THE PERMITTEES STITE SHALL BE COSENOW TO THIS OF THE PERMITTEES STITE SHALL BE COSENOW TO RESEARCH IMPACTS TO RECEIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVE WIND PROVIDE ON THE PERMINAL VEGETATION AND A SEEDING OF TRAGET PERENNIALS APPROPRIATE FOR THE REGION, THE PERMITTEE WIND TO MAKE THE PERMITTEE WIND THE PREVENTION BUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTEED.

BE COMUNICED WILL A NOTICE OF TERMANDERS SOBERITED.

A. CERTIFIED PERSONNEL, (PROVIDED BY THE PRIMARY PERMITTIES) SHALL IMPRECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.E., NUTLL A NOTICE OF TERMINATION IS RECEIVED BY PED) THE AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STRABILIZATION OR ESTABLISHED A CROP OF ANNUAL VESTATION AND A SEEDING OF TAGET PERMINATED FOR A PERMITTING FOR THE REGION. THESE AREAS SHALL BE INSPECTED FOR THE PROTESTAL PARK POLITIONS EMPERING THE PRACTICAL PROPERTY AND THE PROTESTAL PARK POLITIONS EMPERING THE PRACTICAL PROPERTY OF THE PROTESTAL PARK POLITION EMPERING SEDIMENT CONTINUATION OF THE PROPERTY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER PROPERTY OF THE P

S. BASED ON THE RESULTS OF BACH INSPECTION, THE STIE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAY, THE PLAY SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALEMDAR DAYS OF COLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN SEVEN (7) CALEMDAR DAYS POLLOWING EACH INSPECTION.

CALENDAR DAYS FOLLOWING EACH INSPECTION.

6. A REPORT OF EACH INSPECTION THAT INCLIDES THE NAME(8) OF CERTIFIED PERSONNEL INMORROW EACH INSPECTION, THE OWTE(8) OF EACH INSPECTION, CONSTRUCTION PHASE (8.), INTITUL, INTERNEDATE OR FIRML, MALOX CONSTRUCTION PHASE (8.), INTITUL, INTERNEDATE OR FIRML, MALOX CONSTRUCTION PHASE (8.), INTITUL, INTERNEDATE OR FIRML, MALOX CONSTRUCTION PHASE (8.), INTITUL, INTERNEDATE OR FIRML, AND ACTIONS TAKEN IN ACCORDANCE WITH PART IN JOA AS, OF THE PERMIT SHALL BE MADE AND EXTRAINED AT THE SITE OR BEADILY AVAILABLE AT A DESIGNATED ATTERNATE LOCATION UNTIL THE SITE OR BEADILY AVAILABLE AT A DESIGNATIVE OF ALM THAT IN ADMINISTRATION OF A CONNETTRUCTION PLANT HAVE IN ANY ADDITIONAL OF THE SECOND BUSINESS DAY ANDORS WORKING DAY AND SHALL IDENTIFY ALL INDIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE NOT DESCRIBED IN THE PLANT WORKING THAT IN STALLED ANDOR MAINTAINED AS DESCRIBED IN THE PLANT WORKING THAT IN EXCEPTION AND PROJECTIONS OF SITE IN ANY INCIDENTS. THE MANAGEMENT PRACTICES ARE IN COMPILANCE WITH THE PERSONON, THE SECOND HAND AND POLLUTION OF OWNER, THE PERSON ON THE

INSPECTIONS

PERMITTER REQUIREMENTS

EROSION & SEDIMENT CONTROL PLAN FOR LOT 105 VIRGINIA PARK DATE:

SAMPLING REQUIREMENTS

SAPPLING REQUIREMENTS SHALL INCLUDE THE FULL VAMING. (REFERRED TO AS A TOPOGRAPHIC MAP A TOPOGRAPHIC MAP OR A DRAWING (REFERRED TO AS A TOPOGRAPHIC MAP) THAT IS A SCALE EQUIAL TO GR MORE DETAILED THAM A 12-400 MAP BEWONING THE LOCATION OF ALL PERENTIAL AND LONG CONSTRUCTION; (A) THE LOCATION OF ALL PERENTIAL MAP DITERMITTENT STREAMS AND OTHER WATER SOLDES AS SHOWN ON A USGS TOPOGRAPHIC MAP, AND ALL OTHER PERENTIAL, AND INTERMITTENT STREAMS AND OTHER WATER BODIES LOCATED DURING MANDATORY FIELD VERFICATION, INTO WHICH THE STORM WATER RED DISCOLARED WATER MANDATORY FIELD VERFICATION, INTO WHICH THE STORM WATER BD DISCOLARED WHEN WHEN THE PRINT THE MAS CHOSEN TO USE A USSS TOPOGRAPHIC MAP AND THE RECEIVING WATER AND ORDER OF THE PROPERTY OF THE WATER AND THE WAS TOPOGRAPHIC MAP AND THE RECEIVING WATER (S) TO THE PROOF WHERE THE STORM WATER(S) ENTHS THE RECEIVING WATER(S) TO THE POINT WHERE THE RECEIVEN WATER(S) TO THE STREAM SHOWN ON THE USOS TOPOGRAPHIC MAP (S).

2. A WRITTEN NARRATIVE OF SITE SPECIFIC ANALYTICAL METHODS USED TO COLLECT, HANDLE AND ANALYSE THE SAMPLES INCLUDING QUALITY CONTROL/QUALITY ASSURANCE PROCEDUSES. THIS NARRATIVE MUST INCLUDE PRECISE SAMPLING METHODOLOGY FOR EACH SAMPLING LOCATION;

3. WEB THE FRANTIER HAS DETERMINED THAT SOME OR ALL OUTFALLS WILL BE SAMPLED, AND AND THAT HAS BE RECUPINE OF THE PLANT FOR THE MINE THE SAMPLED HAS THE MAN THAT HAS ANTIONALE RIST THAT HAS ANTIONALE RUST INCLUDE THE SIZE OF THE CONSTRUCTION STEET, THE CALCULATION OF THE SIZE OF THE SURFACE WATER DRAINAGE AREA, AND THE TYPE OF RECEIVING WATER(S) (I.E., TROUT STREAM OR SUPPORTING WARM WATER STRIKERES), AND

4. ANY ADDITIONAL INFORMATION EPD DETERMINES NECESSARY TO BE PART OF THE PLAN, EPD WILL PROVIDE WRITTEN NOTICE TO THE PERMITTEE OF THE INFORMATION NECESSARY AND THE TIME LINE FOR SUBMITTAL.

1, SAMPLE CONTAINERS SHOULD BE LABELED PRIOR TO COLLECTING THE SAMPLES. 3. SAMPLES SHOULD BE WELL MIXED BEFORE TRANSFERRING TO A SECONDARY CONTAINER.

SAMPLING AND ANALYSIS OF THE RECEIVING WATER(S) OR OUTFALLS BEYOND THE MINIMUM PREQUENCY STATED IN THIS PERMIT MUST BE REPORTED TO EPD AS SPECIFIED IN PART IV.E.

1.FOR CONSTRUCTION ACTIVITIES THE PRIMARY PERMITTEE MUST SAMPLE ALL RECEIVING WATER(S), OR ALL OUTFALL(S), OR A COMBINATION OF RECEIVING WATER(S) AND OUTFALL(S). SAMPLES TAXEN FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY AND REPRESENTATIVE OF THE WATER QUALITY OF THE RECEIVING WATER(S) AND/OR THE STORM WATER OUTFALLS USING THE FOLLOWING MINIMUM GUIDELINES:

(a) THE UPSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN INHIBITATELY UPSTREAM OF THE CONFLUENCE OF THE FIRST STORM WATER SISCHARGE REGION THE PRINTIFIC ACTIVITY (I.E., THE DISCHARGE FAITHEST UPSTREAM AT THE STEP BUT DOWNSTREAM OF ANY OTHER STORM WATER UPSTREAM AT THE STEP BUT DOWNSTREAM OF ANY OTHER STORM WATER UPSTREAM AT THE STEP BUT DOWNSTREAM OF ANY OTHER STORM WATER PURCHASHAN AT A STORMAT OF A STORMAT

(a)THE DOWNSTREAM SAMPLE FOR RACH RECEIVING WATER(S) NUST BE TAKEN DOWNSTREAM OF THE CONFLUENCE OF THE LAST STORM WATER DISCHARGE FROM THE FEMTHER ACTIVITY (E., THE DISCHARGE FROM THE FEMTHER ACTIVITY (E., THE DISCHARGE FROM THE STORM WATER DISCHARGE MOT ASSOCIATED WITH THE PERMITTED ACTIVITY WHERE APPROREXITE, SEVERAL DOWNSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) NAV NEED TO SE TAKEN AND THE ARTINHETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE DOWNSTREAM TURBIDITY VALUE.

(c) IDEALLY THE SAMPLES SHOULD BE TAKEN FROM THE HORIZONTAL AND VERTICAL CENTER OF THE RECEIVING WATER(S) OR THE STORM WATER OUTFALL

(a) THE SAMPLING CONTAINER SHOULD BE HELD SO THAT THE OPENING FACES UPSTREAM.

(h)all sampling pursuant to this permit must be done in such a way (including generally accepted sampling methods, locations, timing, and prequency as to acciding the resulting section where existing the construction site is in complance with the standard set forth in parts in 3.0.3 cm, i.e., whichever is applicable.

(f) THE SAMPLES SHOULD BE KEPT FREE FROM FLOATING DEBRIS.

SAMPLING POINTS

GSWCC GRONDLA SCIL AND WATER COMPRISED ON COMPRISED ON Ronald T Godwin

Level II Certified Design Professional

CERTIFICATION NUMBER 0000011203 Issued: 05/23/18 Expires: 05/23/21 UTILITY POLE
REBAR SET
REBAR FOUND
REBAR SET
OPEN TOP PIPE
CRIMP TOP PIPE
LAND LOT LINE
LAND LOT LINE
LAND LOT LINE
CONCRETE MARKET
CONCRETE MARKET
DEPORATY EXPONMENT
OWNERS UTILITY LINES
FINISHED FLOOR ELEVEATION

LEGEND

UP - UTILITY POLE

(1) THE PRIMARY PERMITTEE MUST SAMPLE IN ACCORDANCE WITH THE PLAN AT LESS ONCE FOR EACH RAIMPALE SWHIT DESCRIBED BELOW. FOR A STORM WATER DISCHARGE OF A MONITORED RECEIVANC WATER AND/OR FROM A MONITORED OUTFALL LOCATION WITHIN IN FORTY-FIVE (45) MINUTES OR AS SOON AS POSSIBLE.

(2) HOWEVER, WHERE MANUAL AND AUTOMATIC SAMPLING ARE IMPOSSIBLE (AS DEFINED IN THIS PERMIT), OR ARE BEYOND THE PERMITTEE SHOOTINGD. THE PERMITTEE SHAT TAKE SAMPLES AS SOON AS POSSIBLE, BUT IN NO CASE MORE THAN TWELVE (12) HOURS AFTER THE BEGINNING OF THE STORM WATER SISCHARGE.

(3)SAMPLING BY THE PERMITTEE SHALL OCCUR FOR THE FOLLOWING QUALIFYING EVENTS:

QUALITYMG EVENTS:

(I) FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTPALL, THE FIRST FRAIN EVENT THAT REACHES OR EXCEEDS 0.5

FROM AN OUTPALL, THE FIRST FRAIN EVENT THAT REACHES ON EXCEEDS 0.5

BUSINESS HOURS AS DEFINED IN THIS PERMIT AFTER ALL CLEARING AND GRUBBING OPERATIONS HAVE BEEN COMMETTED, BUT PRIOR TO COMPLETION OF MASS GRADING OPERATIONS, IN THE DRAIMAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION;

(b) IN ADDITION TO (A) ABOVE, FOR EACH AREA OF THE SITE THAT FRAIN EXCEEDS OF EXCEEDS 0.5 INCH WITH A STORY WATER EXPENTING THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORY WATER EXPENT HAT REACHES OR EXCEEDS 0.5 INCH WITH A STORY WATER EXPENTING THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORY WATER STORY WATER

(c) AT THE TIME OF SAMPLING PERFORMED PURSUANT TO (A) AND (B) ABOVE, IF BMPS IN ANY AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL ARE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE DEFINED AND IMPLEMENTED WITTEN TWO (2) BUSINESS DAYS, AND TURBIDITY SAMPLES SHALL BE TAKEN FROM DISCHARGES FROM THAT AREA OF THE SITE FOR EACH SUBSEQUENT RAIN EVENT THAT REACHES OR EKCRED S. IS HAT OF DISCHARGES FROM THAT AREA OF THE SITE FOR EACH SUBSEQUENT. NAME EVENT THAT REACHES OR EXCEEDS 0.5 INCH DURING NORMAL BUSINESS HOURS' UNTIL THE SELECTED TURRIDITY STANDARD IS ATTAINED, OR UNTIL POST-STORM EVENT INSPECTIONS DETERMINE THAT BMPS ARE PROPERLY DESIGNED, INSTALLED AND MAINTAINED;

ALL SAMPLING SIMIL SE COLLECTED BY "CRASS SAMPLES" AND THE ANALYSIS OF THESE SAMPLES HATE TE CANDUCTED IN ACCORDANCE WITH HATPRODOCCEY AND TEST PROCEDURES ESTABLISHED BY 40 CFR BART 135 (WHERS OTHER TEST PROCEDURES HAVE SEEN PROVIDEND). THE GUIDANCE DOCUMENT TITLED "MOES STORM WATER SAMPLING GUIDANCE DOCUMENT, EAR 933-9-29-001" AND GUIDANCE DOCUMENT, EAR 933-9-29-001" AND GUIDANCE DOCUMENT THAT MAY BE REPRARED BY THE EPP.

DESIGNED, INSTALLED AND MAINTAINED;

(1) WHERE SAMPLING PURSIANT TO (A), (B) OR (C) ABOVE IS REQUISED BUT NOT POSSIBLE (OR NOT REQUISED BECAUSE THERE WAS NO DISCHARGE), THE FERRITTER, IN ACCORDANCE WITH PART IN JO. A. (S), MUST INCLUDE A WRITTER JUSTIFICATION IN THE INSPECTION REPORT OF WHY SAMPLING WAS NOT PERFORMED, PROVIDING THIS JUSTIFICATION DOES NOT RELEVE THE PERMITTE OF ANY SUBSEQUENT SAMPLING OBLIGATIONS UNDER (A), (B) OR (C) ABOVE, BOY, AND ACTIVITIES, I.E., THOSE THAT ARE OCCURRING (B) BUSTING CONSTRUCTION ACTIVITIES. I.E., IT HOSE THAT ARE OCCURRING HEAPLING REQUIRED BY (A) ABOVE SHALL SAMPLING HEA THE SAMPLING REQUIRED BY (A) ABOVE SHALL SAMPLE IN ACCORDANCE WITH (B). THOSE SHAT THAT HAVE HET THE SAMPLING REQUIRED BY (A) ABOVE SHALL SAMPLED TO CONDUCT ADDITIONAL SAMPLING OTHER THAN AS REQUIRED BY (C) ABOVE.

PARTIEUR OF HER HARA SE REQUIRED BY IC J NOVE.

MOTE THAT THE PERMITTER MAY CHOOSE TO HET THE REQUIREMENTS OF (A)

AND (B) ABOVE BY COLLECTING TURBIDITY SAMPLES FROM MY YAND PIEM.

THE DEPTH OF THE PERMITTER HAVE AND THE PERMITTER OF THE PERMIT HAT ARE COMBINED WITH STORM WATER DISCHARGES ASSOCIATED WITH CONTINUED AND WITH STORM WATER DISCHARGES ASSOCIATED WITH CONTINUED AND WITH STORM WATER DISCHARGES ASSOCIATED WITH CONTINUE THE DISCHARGE ASSOCIATED WITH CONTINUE CHOOSE OF THE PERMITTER DISCHARGE ASSOCIATED WITH CONTINUE THE PERMITTER OLUTION OF PERMITTER POLITION PREVENTION PREVENTION HEASURES FOR THE NON-STORM WATER COMPONENT(S) OF THE DISCHARGE.

# CONTAINER. 4. LARGE MOUTH, WELL CLEANED AND RINSED GLASS OR PLASTIC JARS SHOULD BE USED FOR COLLECTING SAMPLES. THE JARS SHOULD BE CLEANED THOROUGHLY TO ANOTIC CONTAINATION. MANUAL, AUTOMATIC OR RISING STAGE SAMPLING MAY BE UTILIZED. SAMPLES REQUIRED BY THIS FERMIT SHOULD BE AMANIZED IMMEDITARLY, BUT IN NO CASE LATER THAN 48 HOURS AFTER COLLECTION. HOWEVER, SAMPLES FROM AUTOMATIC SAMPLESS MUST BE ACCUMULATION, URLESS FLOW THROUGH AUTOMATE SAMPLESS MUST BE CACCUMULATION, URLESS FLOW THROUGH AUTOMATE SAMPLES IS NOT AUTOMATIC SAMPLEND IS UTILIZED. AND THE AUTOMATE SAMPLEME IS NOT ACTIVATED DURING THE QUALITYING EVENT, THE PRENTITER MUST UTILIZE MANUAL SAMPLING OR RUSING STAGE SAMPLING DURING THE NEXT QUALITYING PROFESSION. SAMPLES MUST CONTAIN THE PROFESSION OF THE SAMPLES ARE NOT REQUIRED TO BE COOLED. REPORTING

(I) THE APPLICABLE PERMITTES ARE REQUIRED TO SUBMITT THE SAMPLING RESULTS TO THE EPO ATTHE ADDRESS SHOWN IN MARTC. BY THE FIFTEENTH DAY OF THE MONTH FOLLOWING THE REPORTING PRIDDS. REPORTING PREMOSS ARE HONTHS DURING WHICH SAMPLES ARE TAKEN IN ACCORDANCE WITH THIS FERRITT, SAMPLING RESULTS SHALL BE IN A CLEAP LEGIBLE FORMAT. UPON WRITTEN NOTIFICATION, EPO HAY REQUIRE THE APPLICABLE PREMITTEE TO SUMMIT THE SAMPLING RESULTS ON A MORE PREQUEST SAMELS. SAMPLING AND ANALYSIS OF ANY STORM WATER DISCHARGE(S) OR THE RECENTING WATER(S) BEFORD THE HIMMON REQUIREY STATED IN THIS PREMIT INSTETS SHUST BE SIGNED IN ACCORDANCE WITH PART V.G.2. SAMPLING REPORTS BUST ES BUSINITIED TO PEOP UNITS. BUSH THE AS A NOT IS SUBMITTED IN

(2) ALL SAMPLING REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION: (a) THE RAINFALL AMOUNT, DATE, EXACT PLACE AND TIME OF SAMPLING OR

MEASUREMENTS;
(b) THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE SAMPLING AND MEASUREMENTS;

Ampling and Measurements; (c) the Datte(s) analyses were performed; (d) the time(s) analyses were initiated; (a) the ease(s) of the certified personnel who performed the

ANALYSES; (f) REFERENCES AND WRITTEN PROCEDURES, WHEN AVAILABLE, FOR THE (f) REFRENCES AND WRITTEN PROCEDURES, WHEN AVAILABLE, FOR THE MAILYTICAL TECHNIQUES OR HERIDOS USED:

(g) THE RESULTS OF SUCH ANALYSES, INCLIDING THE BERCH SHEETS, DISCOURTER DISKS OR TAPES, ETC., USED TO DETERMINE THESE RESULTS;

(h) RESULTS WHICH EXCEED 1000 NTU SHALL BE REPORTED AS "EXCEEDS 1000 NTU," AND (f) CERTIFICATION STATEMENT THAT SAMPLING WAS CONDUCTED AS PER THE PLAN.

(3) ALL WRITTEN CORRESPONDENCE REQUIRED BY THIS PERMIT SHALL BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL (OR SINUAR SERVICE) TO THE APPROPRIATE DISTRICT OPICE OF THE EPS ACCORDING TO THE SCHEDULE IN APPENDIX A OF THIS PERMIT. THE PERMITTER SHALL RETIAN ACCOPY OF THE PROOF OF SUBMITTAL AT THE CONSTRUCTION SITE OR THE PROOF OF SUBMITTAL AT THE CONSTRUCTION SITE OR THE PROOF OF SUBMITTAL AT THE CONSTRUCTION SITE OR THE PROOF OF SUBMITTAL SHALL BE READLY AVAILABLE AT A DESIGNATION CONTROL OF THE PROOF OF CONSTRUCTION BUTTS SUCH THAT AS A NOT IS SUBMITTED IN ACCORDANCE WITH PARTY I. IF AN ELECTRONIC SUBMITTAL SITE MOVIDED BY FOR THEN THE WRITTEN CORRESPONDENCE MAY BE SUBMITTED THE TOWN RECEIPT OF THE THE WRITTEN CORRESPONDENCE MAY BE SUBMITTED BY RETURN RECEIPT CERTIFIED THAT OR SIGNALAS SERVICE.

(1) THE SAMPLES SHOULD BE KEFT FREE FROM FLOATING DEBTS.

(2) PERMITTEES DO NOT HAVE TO SAMPLE SHETTLOW THAT FLOWS ONTO INNDITURISED NATURAL AREAS OR AREAS STRABILIZED BY THE FROJECT. FOR PURPOSES OF THIS SECTION, STABILIZED SHALL MEAN, FOR UNPAPED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES AND AREAS LOCATED OUTSIDE THE WASTE DISPOSAL LIMITS OF A LANDFILL CELL THAT HAS BEEN LIMITS OF A LANDFILL CELL DISPOSAL OF A LANDFILL WESTATION AND A SEEDING OF TAKEST CASE OF THE RESIDENCY. Note: Concrete drum washout prohibited.

For building materials, building products, construction water, trash, landscape materials, earlies, building a materials, earlies, water and other materials present on the atte, provide cover (e.g., plasts thesting, temporary roofs) to minimize the exposure of these products to precipitation and to stermwater, or a similary effective means designed to minimize the discharge of pollutants from these areas. Maintanzation of exposure is not required in cases where exposure to



### Park Atlanta Homes Subdivision: Virginia Park P.B.8 ~ PG.69-70 District: 14th F.W.P.D. 06/29/19 Lot: 105 Land Lot: 127

County: Fulton GA F.W.P.D. 06/29/19
Scole: 1" = 20' Date: 07/03/19 Job No: 19-128



P.O. BOX 15 Tyrone, GA 30290

[DS2] LIME AND FERTILIZER
AGRICULTURAL LIME IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE.
APPLY AGRICULTURAL LIME AT A RATE OF ONE TON PER ACRE. GRADED
ARRAS REQUIRE LIME APPLICATION. SOILS CAN BE TESTED TO DETERMINE IF
FERTILIZER IS NEEDED. ON REASONABLY FERTILE SOILS OR SOIL MATERIAL,
FERTILIZER IS NOT REQUIRED. FOR SOILS WITH MERY LOW FERTILITY, 500 TO
700 POUNDS OF 10-10-10 FERTILIZER OR THE EQUIVALENT PER ACRE (12-16
LBS/100 SQ.FT.) SHALL BE APPLED. FERTILIZER SHOULD BE APPLED BEFORE
LAND PREPARATION AND INCORPORATED WITH A DISK, RIPPER, OR CHISEL.

DS2 MULCHING
TEMPORARY VEGETATION CAN IN MOST CASES BE ESTABLISHED WITHOUT THE
USE OF MULCH. MULCH WITHOUT SEEDING SHOULD BE CONSIDERED FOR
SHORT TERM PROTECTION. REFER TO Da1-DISTURBED AREA STABILIZATION(WITH MULCHING).

DESI LIME AND FERTILIZER RATES AND ANALYSIS
AGRICULTURAL LIME IS REQUIRED AT THE RATE OF ONE TO TWO TOMS PER
AGRICULTURAL LIME IS REQUIRED AT THE RATE OF ONE TO TWO TOMS PER
AGRICULTURAL LIME IS APPLIED WITHIN SIX MONTHS OF PLANTING
PERMANENT PERSONAL VEGETATION, ADDITIONAL LIME IS NOT REQUIRED,
AGRICULTURAL LIME SHALL BE WITHIN THE SPECIFICATIONS OF THE GEORGIA
DEPARTMENT OF AGRICULTURE.

LIME SPREAD BY CONVENTIONAL EQUIPMENT SHALL BE "GROUND LIMESTONE". GROUND LIMESTONE IS CALCITIC OR DOLOMITIC LIMESTONE GROUND SO THAT BOTK OF THE MATERIAL WILL PASS THROUGH A 10-MESH SEVE, NOT LESS THAN 50% WILL PASS THROUGH A 50-MESH SEVE AND NOT LESS THAN 25% WILL PASS THROUGH A 100-MESH SIEVE AND NOT LESS THAN 25% WILL PASS THROUGH A 100-MESH SIEVE.

AGRICULTURAL LIME SPREAD BY HYDRAULIC SEEDING EQUIPMENT SHALL BE FINELY GROUND LIMESTONE IS CALCITIC OR DOLOMITIC LIMESTONE GROUND SO THAT 98% OF THE MATERIAL SHALL PASS THROUGH A 20-MESH SIEVE AND NOT LEES THAN 70% SHALL PASS THROUGH A 100-MESH SIEVE.

IT IS DESIRABLE TO USE DOLOMITIC LIMESTONE IN THE SAND HILLS, SOUTHERN COASTAL PLAIN AND ATLANTIC COAST FLATWOODS MLRA'S.

AGRICULTURAL LIME IS GENERALLY NOT REQUIRED WHERE ONLY TREES ARE PLANTED.

INITIAL FERTILIZATION, NITROGEN, TOPDRESSING, AND MAINTENANCE FERTILIZER REQUIREMENTS FOR EACH SPECIES OR COMBINATION OF SPECIES ARE LISTED.

DS3 MULCHING
SEDED AREAS SHALL ACHIEVE 75% SOIL COVER. SELECT THE MULCHING MATERIAL FROM
THE FOLLOWING AND APPLY AS INDICATED.

1. BRY STRAW OR DWY HAY OF GOOD QUAL TO NO FREE OF WEEDS CAN BE USED. DRY
2. WOOD CELLILOSE MULCH OR WOOD PULP FIRST SHALL BE USED WITH HYDRAULIC
SEEDING. IT SHALL BE APPLIED (AT THE RATE INDICATED ABOVE) AFTER HYDRAULIC
SEEDING.

SEEDING.

3. ONE THOUSAND POUNDS OF WOOD CELLILUSE OR WOOD PLUP FIBER WHICH INCLUDES TACGORIE, SHALL BE USED WITH HYDRAULIC SEEDING ON SLOPES 3:1 OR STEEPER. AS SERICE LESPEDZA HAY CONTAINING MATURE SEED SHALL BE APPLED AT A RATE OF THREE TONS PER ACRE.

5. PINES STRAW OR PINE BARK SHALL BE AT A THOMNESS OF THREE INCHES FOR BEDDING PURPOSES, OTHER SUTFABLE MATERIALS IN SUFFICIENT QUANTITY MAY BE USED WHIER CONMINIONALS OF OTHER GROUND OCKERS ARE PLAYING. THIS IS NOT APPORANTE FOR GROWNING THE OF OTHER GROUND OCKERS ARE PLAYING. THIS IS NOT APPORANTE FOR GROWNING THE PROPERTY EROSION CONTROL BLANKETS OR BLACK SOO, MULCH IS NOT RECOURED.

ed. Minguis treated roving may be applied on planted areas on slopes, in 6 or dry water ways to prevent eroson, bitulinguis treated roving may Led within 24 hours after an area has bed planted, application rates sterials must meet georga department of transportation, seceptoations.

WOOD CELLILOSE AND WOOD PULP FIBERS SHALL NOT CONTAIN GERMINATION OR GROWTH INHIBITING FACTORS. THEY SHALL BE EVENLY DISPERSED WHEN AGITATED IN WATER. THE FIBERS SHALL CONTAIN A DYE TO ALLOW VISUAL METERING AND AID IN UNIFORM APPLICATION DURING SEEDING.

ALL PERSONS INVOLVED IN LAND DISTURBANCE ACTIVITIES MUST BE CERTIFIED IN EROSION AND SEDIMENTATION CONTROL BY THE GASWCC OR SUPERVISED BY SOMEONE WHO IS.

THIS SITE SHALL BE KEPT CLEAN OF ALL DEBRIS AND POLLUTANTS THAT MAY CONTAMINATE THE STORM WATER DISCHARGE (PROVIDE ON SITE DUMPSTER).

### THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND-DISTURBANCE ACTIVITIES.

ALL EROSION CONTROL MEASURES ARE TO CONFORM TO THE STANDARDS SET FORTH IN THE MANUAL FOR EROSION AND SEDMENT CONTROL IN GEORGIA (I.E. THE GREEN BOOK). THE SPECIFICATIONS AND DETAIL REQUIREMENTS OF THE GREEN BOOK ARE INCORPORATED HERE IN

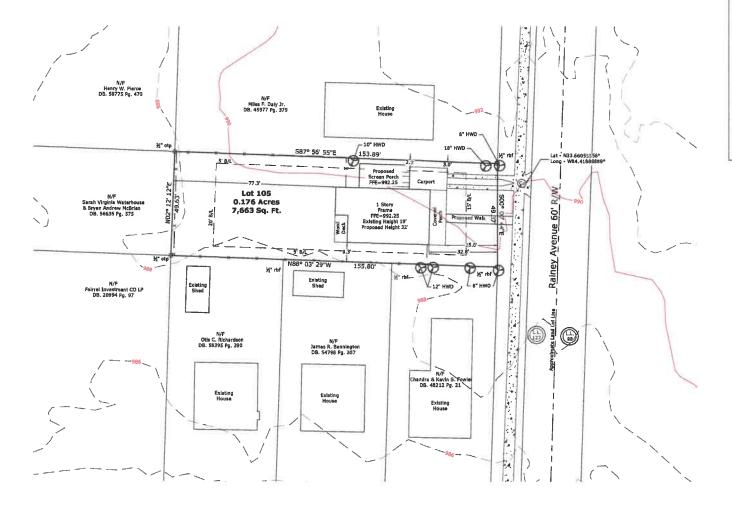
THE PROJECT RECEIVING WATERS IS AN UNNAMED TRIBUTARY OF \_\_\_\_\_FUNT\_\_

Non-Exempt activities shall not be conducted within 25 or 50-foot of undisturbed stream buffers as massured from the point of wrested vegetation or within 25 feet of the coastal marshland buffer as measured from the jurisdictional determination line without first acquiring the necessary variances and permits.

WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

Signature MMM

### EROSION, SEDIMENTATION, & POLLUTION PLAN



≤ 8 MONTHS OR WHEN SEEDING DOES NOT HAVE A SUITABLE GROWING SEASON MATERIALS AND RATES: MATERIAL RATE MATERIAL RATE

STRAW OR HAY 2" to 4" DEEP

WOOD WASTE, CHIPS,
SAWDUST OR BARK 5 TO 9 TONS/ACKE.)

CUTBACK ASPHALT 1200 GALLON/ACRE. CUTBACK ASPHALT 1200 GALLON/AGRÉ (1/4 GALLON/M2)
POLYETHYLENE FILM COMPLETELY COVER AREA (Ds1) DISTURBED AREA

**STABILIZATION** Ds1 (WITH MULCHING ONLY)

> 4.1 LB. 3 BU. 9/1-1/1 9/1-1/1 (180 LBS) UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVER SEEDING RATES. SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND LOCAL CONDITIONS. (Ds2) DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDINGS)

ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS

STE PREPARATION
STED BED PREPARATION
SEED BED PREPARATION
SEED BED PREPARATION
PREPARATION
APPLY MULICIPING PREPARATION
APPLY MULICIPING MATERIAL IF NEEDED
IN RIGIRATE IF NEEDED BUT NOT AT A RATE TO CAUSE EROSION
PLANTING DATES DEPEND ON SPECIES AND REGION
(MOUNTAM, PEDIADATO OR OSSATIA

PLANTING RATES AND PLANTING DATES FOR TEMPORARY COVER

1.4 LB. 60 LBS. 3/1-9/1 3/1-9/1 0.9 LB. 40 LBS. 4/1-7/1 4/1-7/15

3.9 LB. 3 BU. (188 LBS) 7/15-12/1 8/15-1/1 9/1-3/1
0.9 LB. 40 LBS. 8/1-5/1 8/1-4/15 8/15-4/1

0.1 LB. 4 LBS. 3/15-6/15 3/15-8/15 2/15-6/15

PLANTING DATES

MOUNTAINS PIEDMONT 7/15-12/1 8/15-1/1 9/1-3/1

. \$12 MONTHS OR UNTIL ESTABLISHMENT OF FINISHED GRADE OR PERMANENT VEGETATION SITE PREPARATION

SPECIES RATE PER RATE PER 1,000 SQ. FT. ACRE

ANNUAL LESPEDEZA

WEEPING LOVEGRASS

WHEAT

SUDANGRASS

THE PURPOSE OF THIS PLAN IS TO ADD A SECOND LEVEL TO EXISTING HOME, MINIMUM OR NO GRADING REQUIRED. NO ADDITION LANDSCAPING REQUIRED.

FLOOD STATEMENT:
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP HAPEVILLE, CITY OF

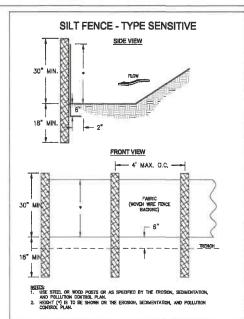
NOTE: THIS PLAN WAS PREPARED FOR PERMITTING PURPOSES ONLY. IT IS NOT TO BE USED FOR TITLE TRANSFER AND IS TO BE USED SOLY BY THE ORIGINAL

NOTE:
THE DESIGN PROFESSIONAL WHO PREPARED THIS ESAPC
PLAN IS TO INSPECT THE INSTALLATION OF THE INITAL
SEDIMENT STORAGE AND PERIMETER CONTROL BMPS
WITHIN 7 DAYS AFTER INSTALLATION.

This lot lies entirely within the CECIL Soil Series (CyC2).

### STRUCTURAL PRACTICES

						7			
		-m 6	37			CODE	PRACTICE	MAP SYMBOL	DESCRIPTION
	ATIVE CO		83		20.00			Code	9 74 15 44 44 44 44 44 44 44 44 44 44 44 44 44
TE/A			nt seed Dermuc Lespedez		8-10 LB 30-40 LB 30-50 LB	Bf	MATTER 200E	# E	A strip of antidoxinal unified regulation, enhanced or maturest emitting regulation or the resolutionment of supplicition surresoluting on ores of delantement or burdening attention.
3 BU -50 3 BU	LB	UNHULLE	D BERMUI LESPEDEZ	DA EA	8-10 LB 30-40 LB 30-50 LB	6	CONSTRUCTION ENT	9	A created stame part located at the construction allo said to provide a place for passoning mad from time thereby prelating public streets
-50	LB E	SERICEA	D BERMUI LESPEDEZ	ZA	5-10 LB 30-40 LB	(Fr)	FILTER RING		A lamparary observation constructed at atoms drin takes,
-50	LB	SPRICEA	D BERMUI LESPEDEZ	7.	8-10 LB 38-38 LB			_	the hose street.
3 BU	LB	SERICEA	BERMUI LESPEDEZ	ZA I	30-30 (8 8-10 LB 30-30 LB	Rt	RETROFFTING	®1,	à imina er otractare piscori in front of a personnel, elementer delection pend outlet résolver les eures as q lampurary poliment lifter,
8 LB 25 LB	ш	SERICEA BAHIA	D BERMUT LESPEDEZ	ZA	8-10 LB 30-48 LB 48-68 LB	(Sd1)	SEDMENT BARRIER	A. con	A herier to provent auditent from leading the continuelles site. It may be sandage, belos of stree or lety, bruth, logs at adm., grand, or a sit fance.
		CEA LESPE		FIED		St	STORM DRAIN OUTLET PROTECTION	_®	A power or short weeklin of riprop channel of the wellet of a sterm drain system proceeking arealor from the concentrated result.
N AC	TIVITY SCH					Ds1	STREET, TOUR (WITH MALES ONLY)	Out 1	Establishing temperary protection for disturbed areas where another way not have a sufficie growing season to produce as marken returning cours.
_		MONTH					ESTREE AND		
1	2	3	4	5	6	Ds2	SOURCE/SON (SITH TENTSONY)	Deli	Establishing a deseption we will be for grading and deserved even.
-	-					Ds3	STATESTICAL STATESTICAL (VITA PERMANENT VESTINATION)	<b>6</b>	Establishing a parametet regulation cover such an trees, almine, views, gramm, each, or legamen on defeated creas.
-	=					Ds4	DESIDENCE ACEA STANLESCOOK (NEW PERSONS HERE)	Dot	Existiliting a paracount regulative gramms, and its disturbed cross.
	-					Du	BUST COCHIA. OI INCREMENTALIS	Du	Controlling surfaces and all serveneent of deel on construction site, contemps and similar allies.
						Mb	BICHOL CIRRICL MATRIX AND RAMETS	<u> </u>	The installation of a protective covering (Manhot) or and stallifection most on a property stanting order of a steep stop



CRUSHED STONE CONSTRUCTION EXIT EXIT DIAGRAM 8

NOTES

1. AND LINCATING ON STEP BLORES OR AT CHANGS ON PUBLIC ROUGE.

1. AND LINCATING ON STEP BLORES OR AT CHANGS ON PUBLIC ROUGE.

2. ADDRESS OF THE STEP SHALL BE SEN ACCORDANCE WITH NATIONAL STORE ASSOCIATION AREA, GRADE, AND COUNTY OF THE STATE OF THE STORES OF THE STORES OF THE STATE SHALL BE TO A COUNTY OF THE STORES OF THE STORES OF THE STATE SHALL BE COUNTY OF THE STORES OF THE STATE SHALL BE COUNTY OF THE STAT

**FOUR** 

CORNERS

Graphic Scale 1" = 20"

P.O. BOX 15 Tyrone, GA 30290

770-560-3910 770-560-6930

LEGEND - UTILITY POLE

GSWCC GEORGIA SOR AND WATER CONSERVATION CONNESSION

Ronald T Godwin

Issued: 05/23/18 Expires: 05/23/21

Level II Certifled Design Professiona

UTILITY POLE
REBAR SET
REBAR FOUND
REBAR SET
REBAR FOUND
REBAR SET

INSTALL EROSION CONTROL CRADING OPERATION TEMPORARY GRASSING IMPROVEMENT GRADING

NOVEMBER

DECEMBER JANUARY

APRIL

 USE A MINIMUM OF 40LB SCARIFIED SEE
 CLEAN HULLED SEED
 USE EITHER COMMON SERICEA, OR INTER CONSTRUCTION FINAL LANDSCAPE & GRASSING

Ds2

WHEAT

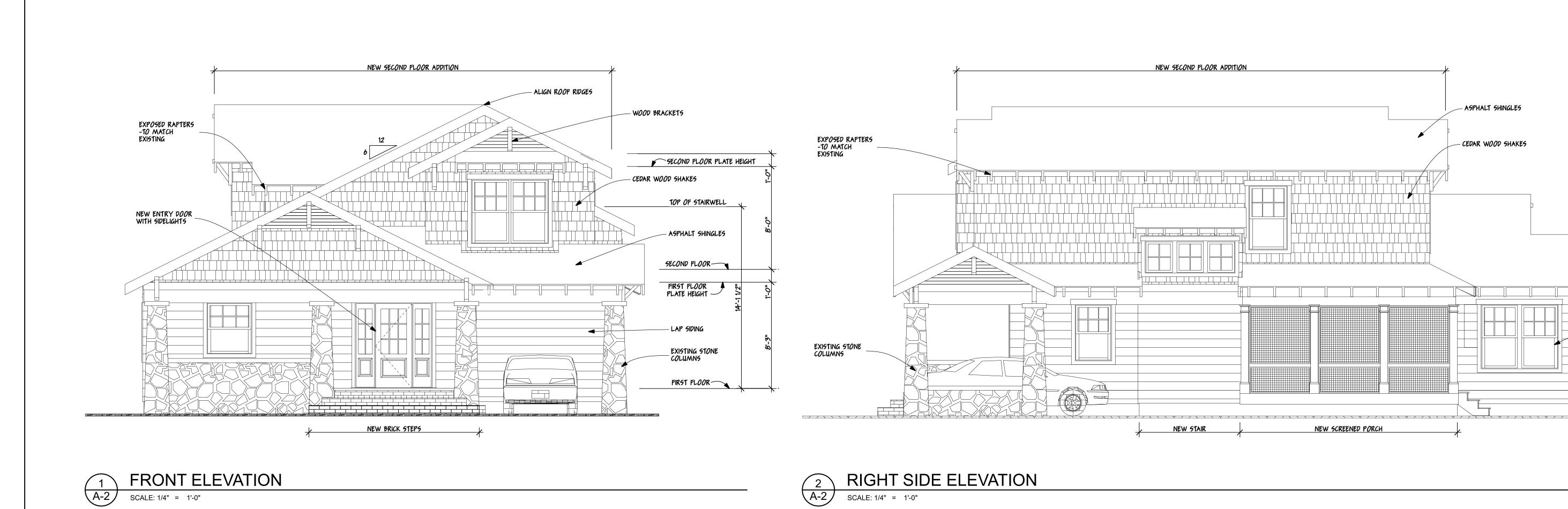
RYEGRASS

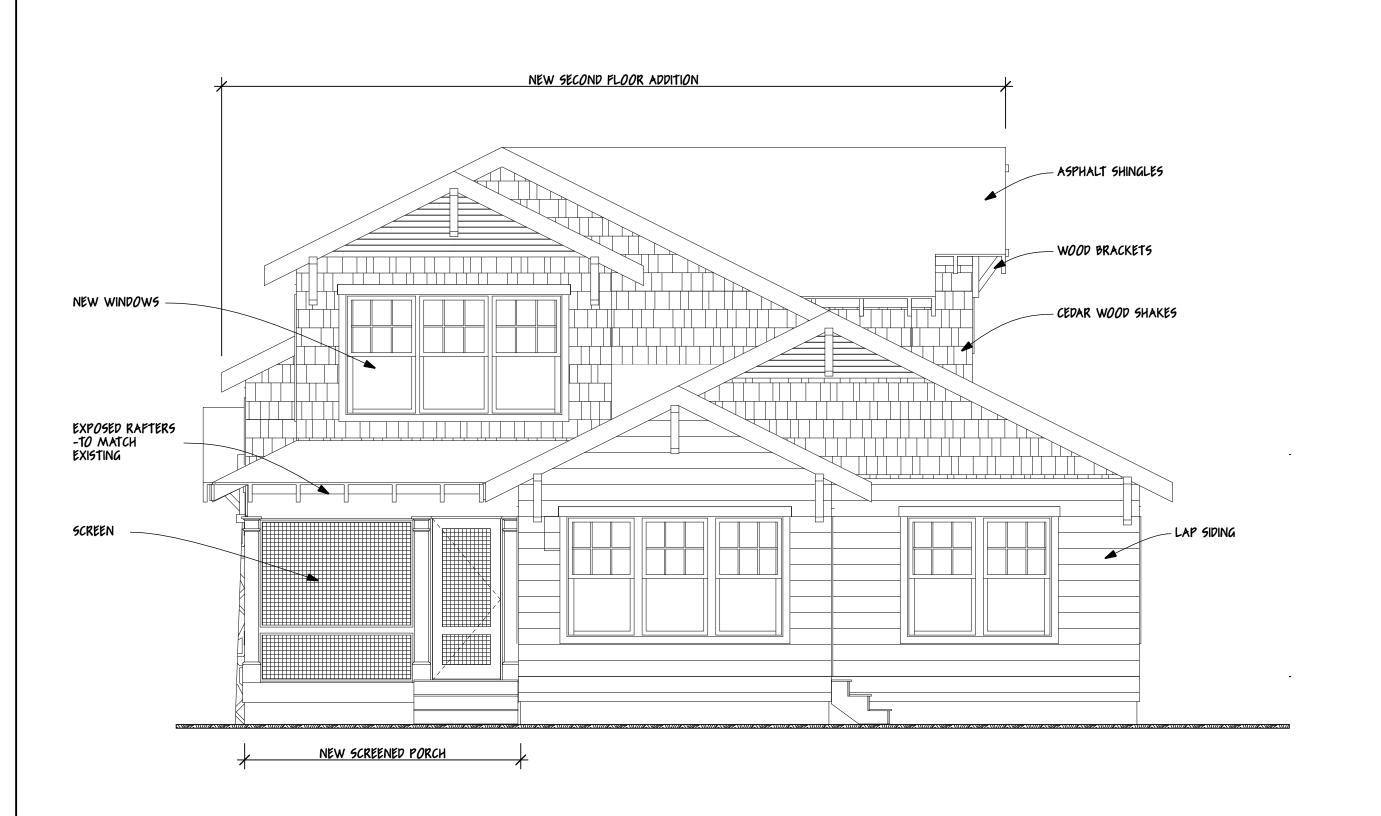
RYFGRASS

RYEGRASS WENT LIVERED STATE

BROWN TOP MEDEZA

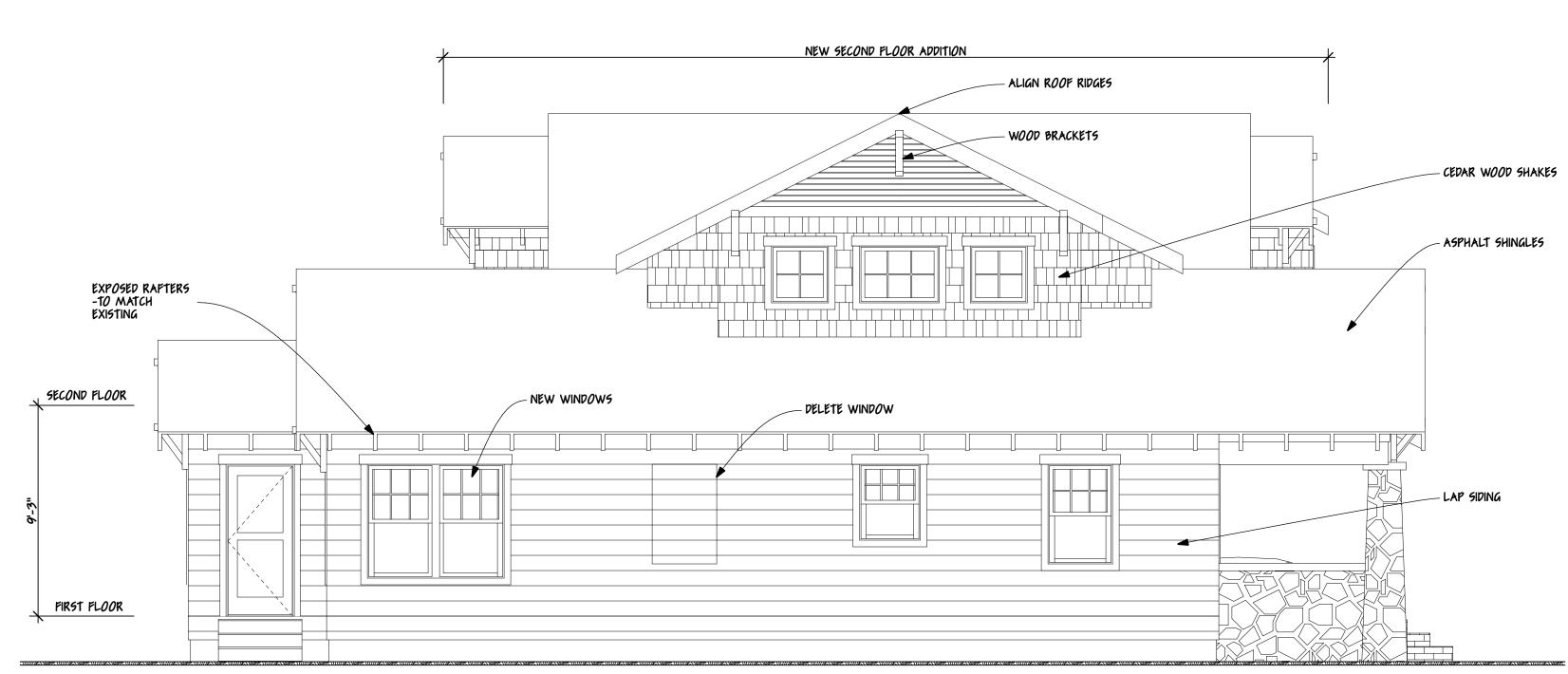
#### Park Atlanta Homes Subdivision: Virginia Pari Lot: 105 14th Land Lot: District: 14th F.W.P.D. 06/29/19 County: Fulton,

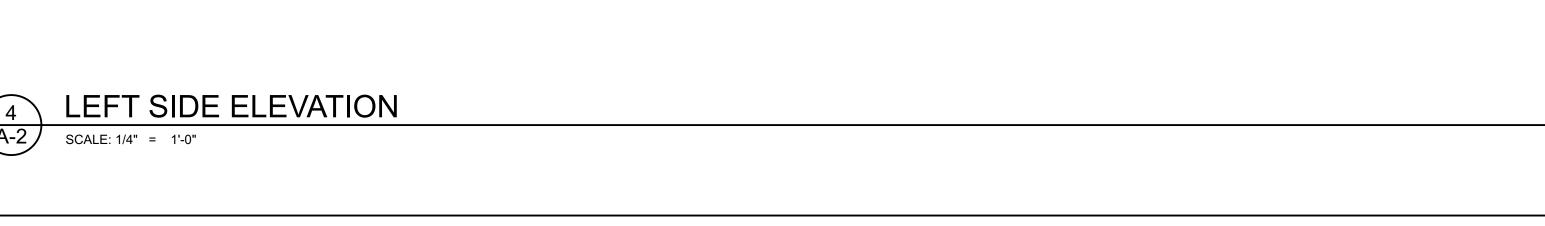




REAR ELEVATION

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





SAM WHEATLEY - ARCHITECT

CORPUS CHRISTY RD., 102 EXECUTIVE CENTERD
POST OFFICE BOX 6505
HILTON HEAD ISLAND, SOUTH CAROLINA, 29938

(843)785-6160

- NEW WINDOWS

AS & ADDITIONS FOR:

BRENDAN DALTON
PARK, 3429 RAINEY AVENUE
ILLE, GEORGIA

MELINDA AND BRENDAI

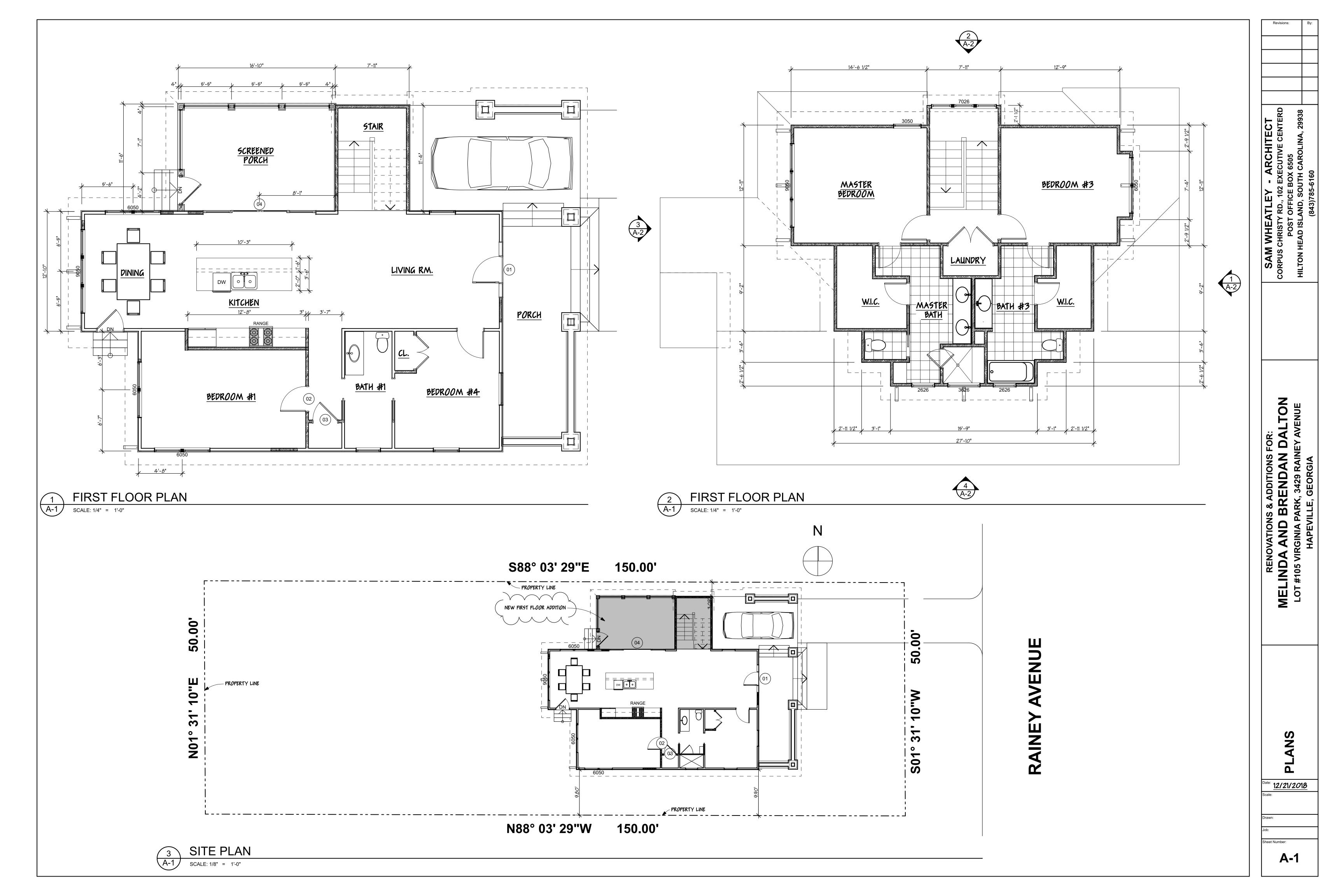
LOT #105 VIRGINIA PARK, 3429 RA
HAPEVILLE, GEORGIA

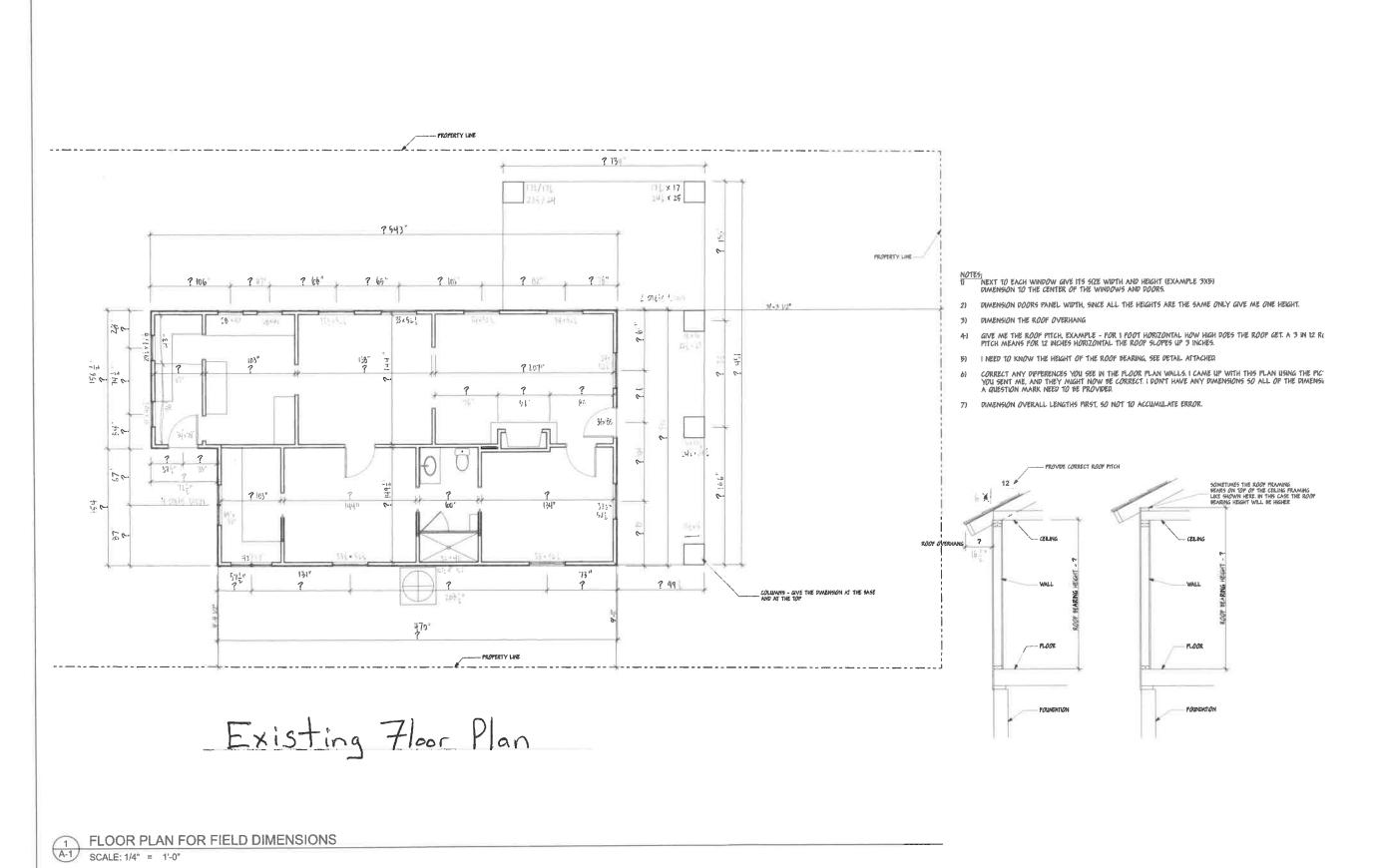
ELEVATIONS

Date: 12/21/2018
Scale:

Drawn:
Job:
Sheet Number:

**A-2** 





SAM WHEATLEY - ARCHITECT
CORPUS CHRISTY RD., 102 EXECUTIVE CENTERD
POST OFFICE BOX 8505
HILTON HEAD ISLAND, SOUTH CAROLINA, 29938
(843)785-6160 RENOVATIONS & ADDITIONS FOR:

MELINDA AND BRENDAN DALTON

LOT #105 VIRGINIA PARK, 3429 RAINEY AVENUE

HAPEVILLE, GEORGIA FLOOR PLAN FOR FIELD DIMENSIONS B/28/2017

A-1

# CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL	DATE: 7016-19
NOTE:	All applications must be typed or neatly printed. Applications or an authorized representative is required to personally appear at the Design Review Meeting to answer questions.
	The Design Review Committee meets the third Wednesday of each month. Every attempt will be made to place your application for review on the next month's agenda following the submittal of a completed application with supporting documents; however, that may not always be possible. The City reserves the right to schedule applications as deemed necessary.
Applicant:	dress: 2617 Highway 42 Locust Grave Ga, 30248
E-Mail Address	
Address of Pro	posed Work: 336 moreland way
Parcel ID# (INF	ORMATION MUST BE PROVIDED): 1400 94 60 10 1178
	er: Lara Martin Rodre veg Contact Number:
	ription (including occupancy type):  Rebuild Partial fire drainadge
Contractors N	Don: John Joy Nor Contact Number: 54m E
Contact Perso	on:
I hereby make ap property. I do haccurate, and I application and reserves that rigl I further underst full. I hereby acl write the English voluntarily comp	replication to the City of Hapeville, to the Design Review Committee for the above referenced bereby swear or affirm that the information provided here and above is true, complete and understand that any inaccuracies may be considered just cause for invalidation of this any action taken on this application. I understand that the City of Hapeville, Georgia, in to enforce any and all ordinances regardless of any action or approval on this application, and that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in knowledge that all requirements of the City of Hapeville shall be adhered to. I can read and a language and/or this document has been read and explained to me and I have full and leted this application. I understand that it is a felony to make false statements or writings to rille, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for violation thereof.
Applicants S	ignature Date

Residential	Commercial	Mixed-Use Development
Project Type:		
New Commercial	Construction	Addition to Existing Commercial Building
Addition to Existin	g Residential Structure	Accessory Structure
		New Single Family Residential Construction
Other fire	restoration	
Total Square Footage of p	proposed New Construction	n: <u>N/A</u>
Total Square Footage of e	existing building:	10,00
Estimated Cost of Constri	uction: <u>85,060, (x</u>	<u> </u>
4/14 4/		
V/N Y L		
X/N Y E		
_ist/Describe Building Mat		
_ist/Describe Building Mat	erials <b>proposed</b> for the ex	terior facade of the new structure:
_ist/Describe Building Mat	erials <b>proposed</b> for the ex	terior facade of the new structure:

4.0

## NOTICE

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

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

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

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

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

(Please Print & Initial)

I \_\_\_\_\_\_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.



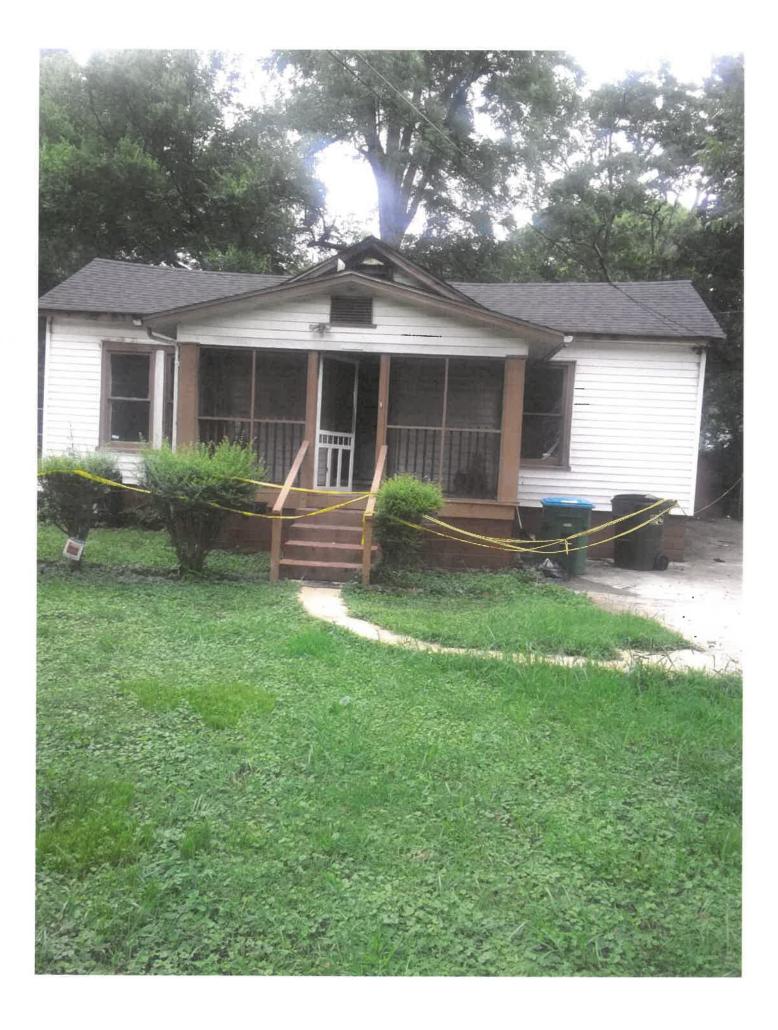
### DEPARTMENT OF PLANNING AND ZONING

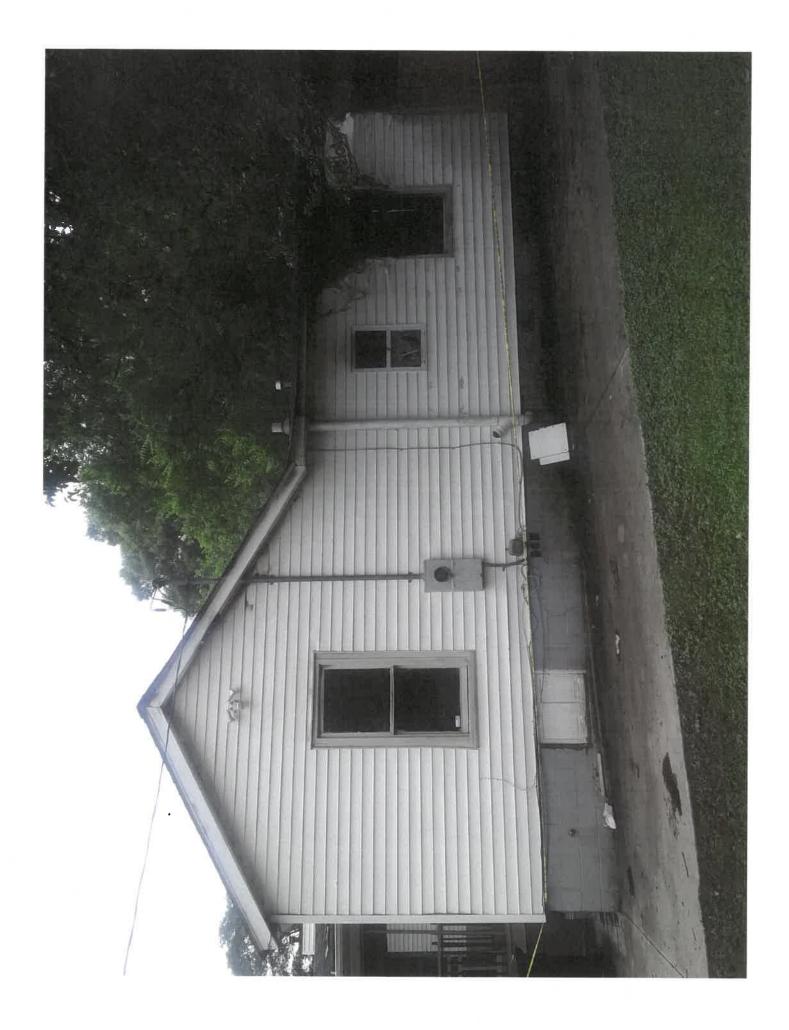
### **DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT**

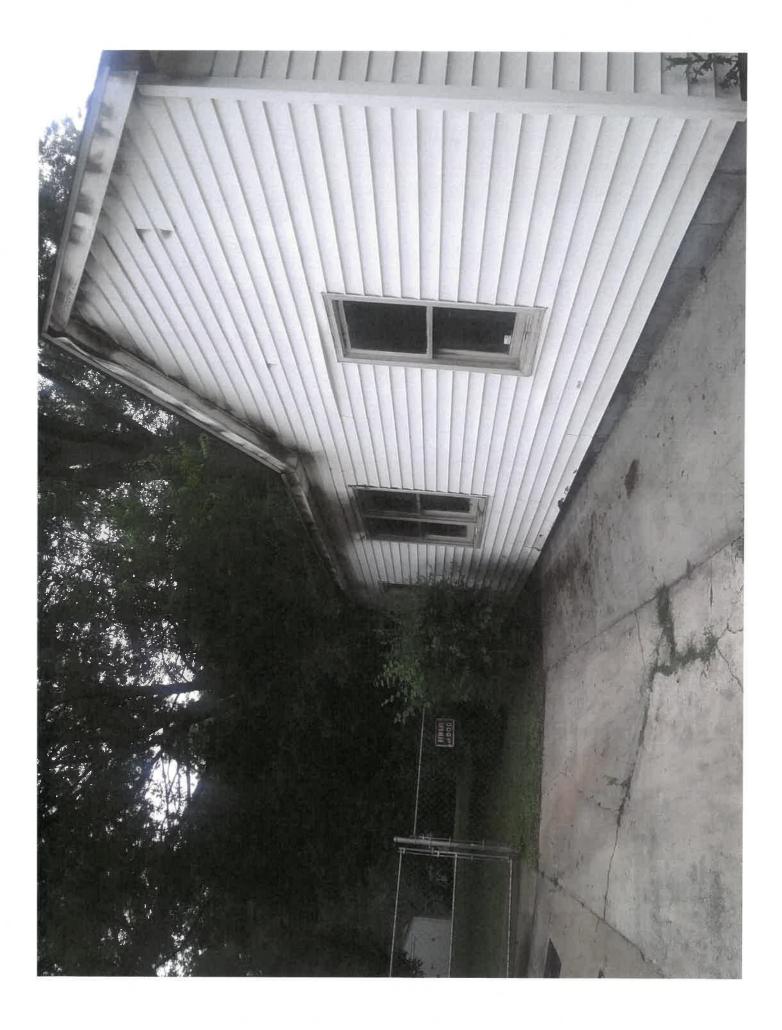
I, the undersigned, agree that with my signature and submission to the City of Hapeville, I have done the following:
Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:  https://library.municode.com/ga/hapeville/codes/code of ordinances?nodeld=PTIICOOR CH81ARDEST
Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.
Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.
Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.
Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.
Submitted architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.
Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.  Jimmy L Joyner July 19
Printed Name Date

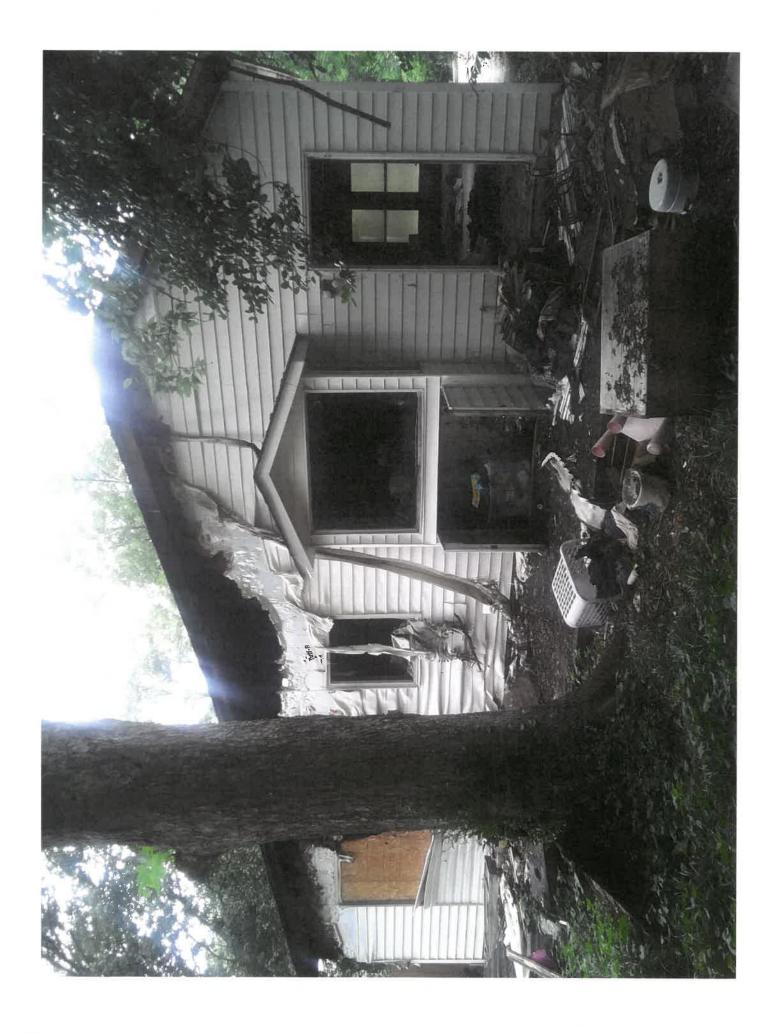
Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

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









# COVER SHEET & LOCATION PLAN

## TABLE OF CONTENTS

A1 - COVER SHEET & VICINITY MAP

A2 - ABBREVIATIONS, SYMBOLS & FRAMING NOTES

A3 - DEMOLITION PLAN

A4 - PROPOSED FLOOR PLAN

A5 - ELEVATIONS

A6 - FRAMING & ROOF PLANS

A7 - DOOR & WINDOW SCHEDULES

A8 - DETAILS & SCHEDULES

A9 - NOTES & SPECIFICATIONS

Received - SAFEbuilt

David Goetzcke

Reviewed

1111 0 9 2019

for code compliance

PROJECT NAME:

RENOVATION/REPAIRS TO A SINGLE FAMILY RESIDENCE

PROJECT ADDRESS 336 MORELAND WAY ATLANTA GA 30354

PROJECT DESCRIPTION: RENDVATION/REPAIRS TO SINGLE FAMILY RESIDENCE INCLUDING DEMOLITION OF EXISTING WALLS

ZDNING: R1 PARCEL NUMBER: 14009400101178 TAX DISTRICT: 30 AREA DF EXISTING - 1590 SQ. FT:

TOTAL AREA - 1590 SQ. FT. BUILDING HEIGHT: 15'-10 1/2" ACRES - 0.1722

APPLICABLE CODES:

The Artist has been made to THE THE MEMBERS AND OVERSIGN BY des warmen shall not be considered as wertuing a molate set aside, cancel, or are approache indes in ordinances. The to the same and meant issuance shall not

Each bedroom, basement and habitable attic PROPERTY CLASSIFICATION: R3-RESIDENTIAL shall be provided with an emergency escape opening having a minimum 5.7 sq. ft. net clear opening and must also have a minimum clear height of 24" and a width of 20". Grade floor windows with a sill height < 44" above or below finishedgrade shall have 5.0 sq. ft. minimum net clear opening.

> NOTE: Tempered glass is required if all the following conditions exist:

\* Individual pane of glass > 9 sq. ft

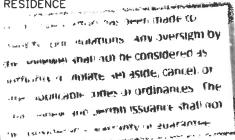
\* Bottom edge is < 18inches above floor \* Top edge is > 36 inches above floor

Also, any window within a 24 inch arc of either side of a door and is < 60 inches above the floor is also required to be tempered. Windows located within 60 inches of a bathtub or shower and are < 60 inches above the floor are required to be tempered.

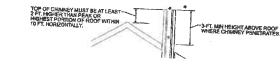
APPLICABLE CODES:

INTERNATIONAL BUILDING CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS
INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS
INTERNATIONAL MECHANICAL CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS
INTERNATIONAL PLUMBING CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS
INTERNATIONAL FUEL GAS CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS
INTERNATIONAL FIRE CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS
INTERNATIONAL FIRE CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS
INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION, WITH GEORGIA SUPPLEMENTS AND
AMENDMENTS NFPA NATIONAL ELECTRICAL CODE, 2014 EDITION

2012 NFPA 101 LIFE SAFETY CODE WITH ALL GEORGIA STATE AMENDMENTS



### VICINITY MAP NOT TO SCALE



Detached outdoor fireplace chimneys must be at least 10' from any structure where the chimney does not terminate above the roof as shown.

SMCKS DETECTORS- Smoke Detectors shall be installed in cleaping rooms, outside of claubing areas in the near vicinity of bedrooms and on each aciditional story (including basements and nabitable attics). A CO detector is also required outside of sleeping areas in the near vicinity of bedrooms.

NOTE: All roof loads of covered decks and parches must transfer 1 to the supporting columns below and not the deck structure. A Millional roof loading must be used to Calculate minimum footing size.

Note: Construction shall comply with the 2012 IRC with Georgia Amendments and the 2017 NEC. All engineered lumber shall comply with the manufacturers span and loading requirements.

ARCHITECT/ENGINEER

NOTES

MATERIALS.

CONTRACTOR SHALL VERIFY

ALL DIMENSIONS BY FIELD

MEASUREMENTS PRIOR TO

PURCHASING OR CUTTING

TRADES PERMITS MAY BE

REQUIRED BY AUTHORITY

HAVING JURISDICTION.

ALL REQUIRED PERMITS

INSPECTIONS AND SPECIALTY

CONTRACTOR TO COORDINATE

INCLUDING BUT NDT LIMITED

TO PLUMBING, ELECTRICAL, AND



DWNER

LARA MARTIN RODRIGUEZ 336 MORELAND WAY ATLANTA GA 30354

RENDVATIONS TO A SINGLE AMILY HOUSE

RELEASED FOR CONSTRUCTION

DRAWN RLH SUCH INSPECTIONS AND OBTAIN CHKD DATE 6-23-19 SCALE AS NOTED

REVISIONS

LUCATION

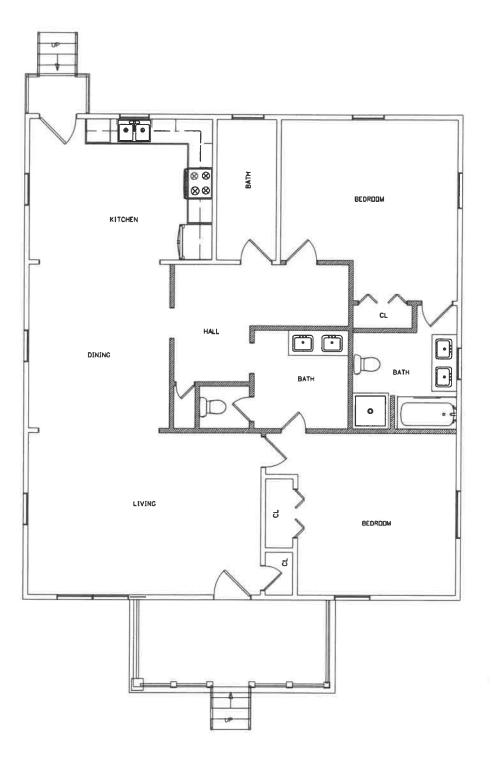
336 MORELAND WAY ATLANTA GA 30354

COVER SHEET & VICINITY MAP

SHEET TITLE

A1

SHEET No.



DEMOLITION PLAN

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

### DEMOLITION\_NOTES

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

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

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

ON A CONTINUING BASIS, AS WORK PROGRESSES, PERFORM SURVEYS TO DETECT HAZARDS FROM DEMOLITION OR CONSTRUCTION ACTIVITIES.

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

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

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

RUBBISH:

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

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

THE CONTRACTOR SHALL PROVIDE AND USE SUPPORT, BRACING AND SHORING AS REQUIRED FOR SAFETY.

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

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

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

Reviewed

for eode compliance

**LEGEND** 

DEMOLISH EXISTING

DWNER

LARA MARTIN RODRIGUEZ 336 MORELAND WAY ATLANTA GA 30354

MODIFICATIONS TO A SINGLE FAMILY HOUSE

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

ARCHITECT/ENGINEER

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

RELEASED FOR CONSTRUCTION

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

REVISIONS

LOCATION

336 MORELAND WAY ATLANTA GA 30354

SHEET TITLE SHEET No.

> DEMOLITION PLAN

A3

LIVING AREA

PROPOSED FLOOR PLAN SCALE: 1/8" - 1'-0"

### ARCHITECT/ENGINEER



DOOR AND WINDOW NOTES:

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA DF 5.7 SQ. FT. EGRESS WINDDWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

ALL WALK-THRU DOORS SHALL BE SOLID CORE

INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR DRDERING

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60

### EXTERIOR FINISH NOTES:

1. EXTERIOR FINISH TO BE VINYL SIDING OVER 5/8 CDX PLYWOOD/DSB. WINDOW & DOOR TRIM CEDAR, MATERIAL AND COLOR BY DWNER.

- 2. RDDFING TO BE 50 YEAR ASPHALT DVER 30° FELT, 5/8 CDX PLYWDDD/OSB.
- 3. PORCH TO BE TREX OR WOOD, FINAL MATERIAL AND COLOR BY DWNER.
- 4. CHIMNEYS ARE DECORATIVE AND PROVIDE FOR VENTING DF GAS FIREPLACES DNLY.
- 5. DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE PER THE SITE PLAN.
- 6. FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT OF RUN FOR 4' MIN.

Reviewed

JUL 0 9 2019

fer eede compliance

NOTES

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

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

RENDVATIONS TO A SINGLE FAMILY HOUSE

DWNER

LARA MARTIN RODRIGUEZ 336 MORELAND WAY ATLANTA GA 30354

RELEASED FOR CONSTRUCTION

DRAWN CHKD 6-23-19 SCALE AS NOTED

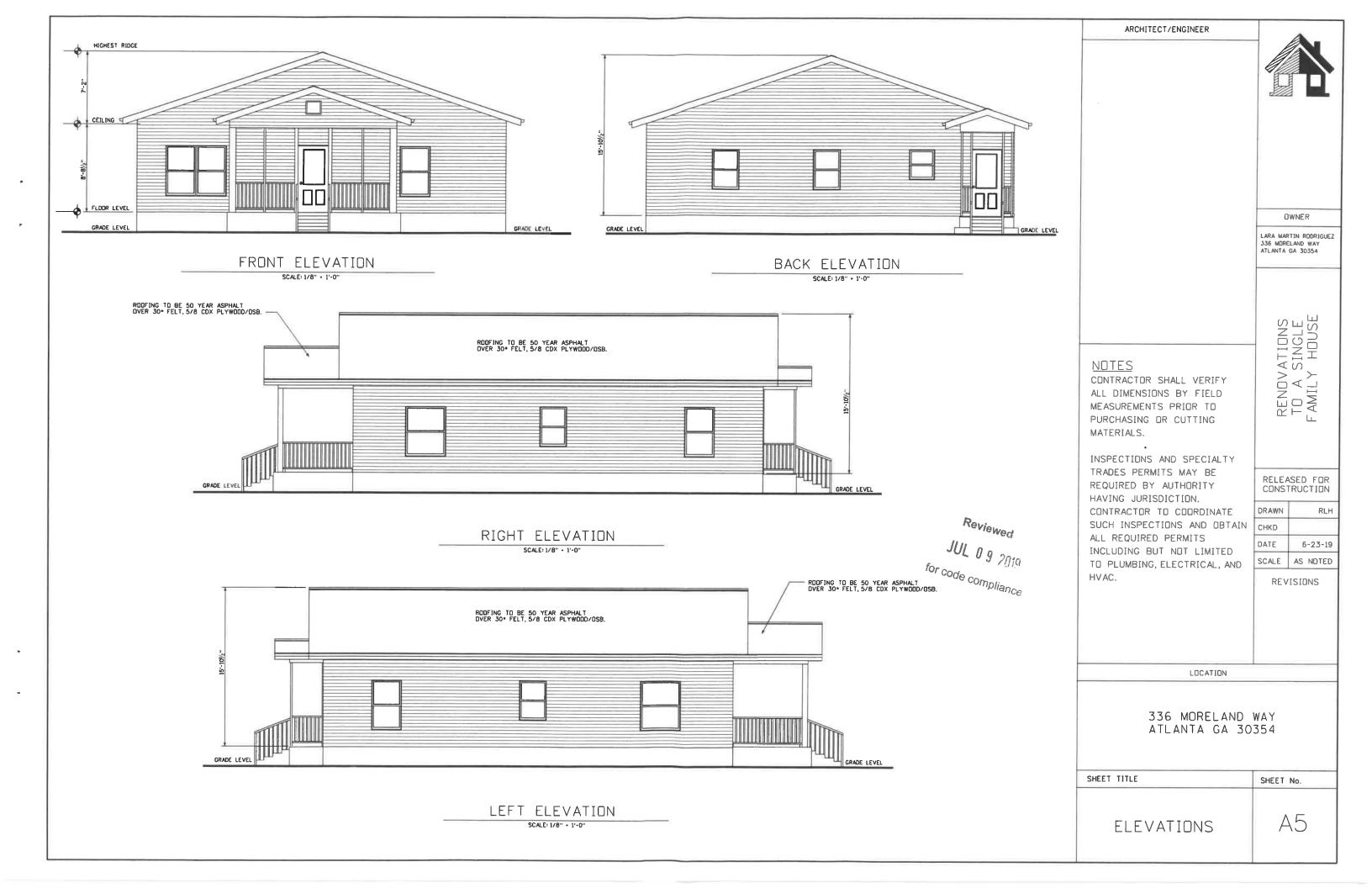
REVISIONS

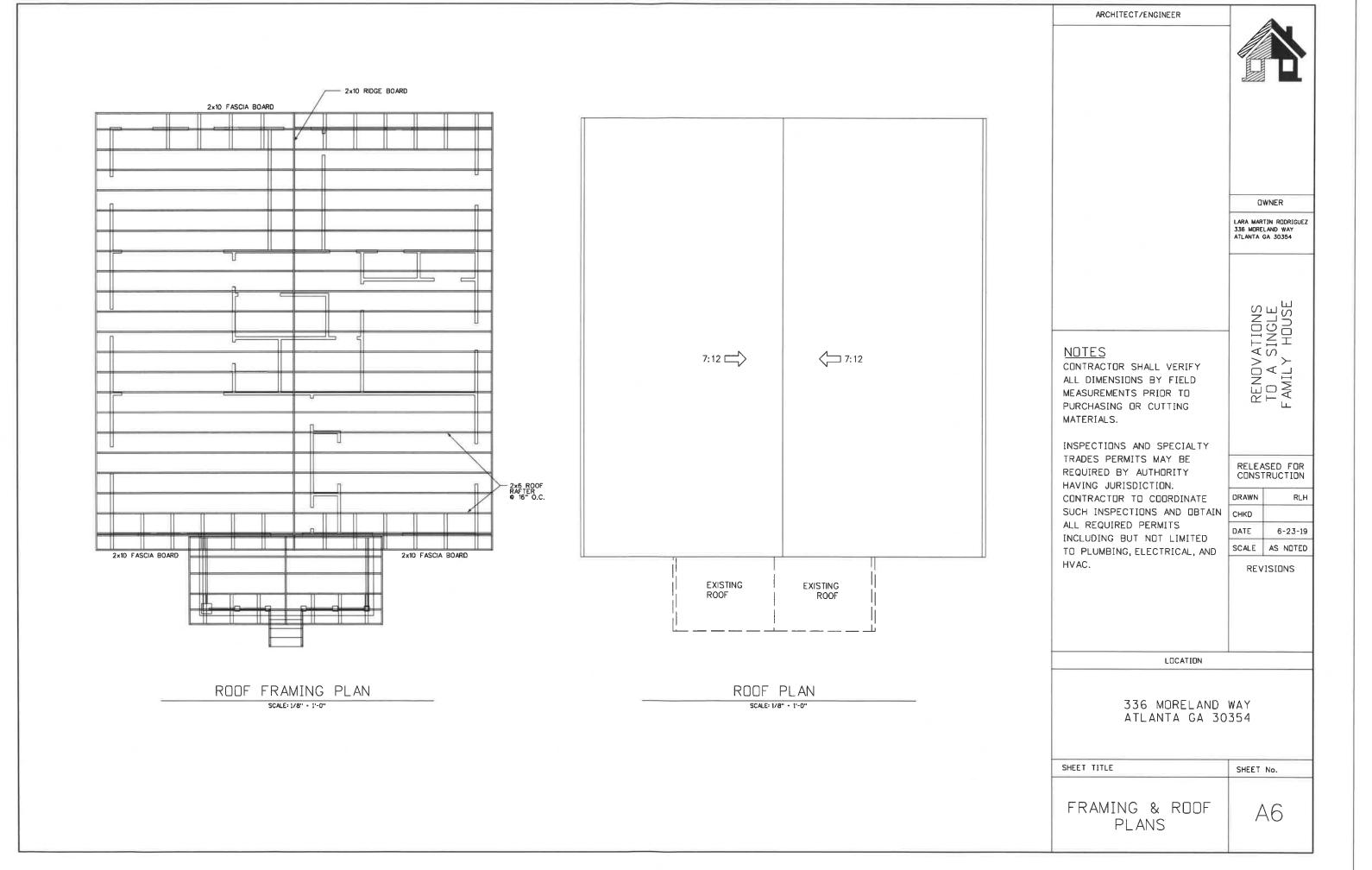
LOCATION

336 MORELAND WAY ATLANTA GA 30354

SHEET TITLE SHEET No. A4

PROPOSED FLOOR PLAN







## DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: August 12, 2019
TO: Tonya Hutson
FROM: Lynn Patterson
RE: Design Review – 336 Moreland Way

Key:

Compliant: 

Not Compliant: 

Incomplete:

### **BACKGROUND**

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

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

### CODE

### SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

### (a) Site development standards

- Sexcept 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.
      - Setbacks and overall building height were not provided (height appears to be less than 35').

#### STAFF COMMENT:

- The property does not currently have a sidewalk.
- The scope of construction does not include changes to the site, building placement, or sidewalk.

### (b) Supplemental Area and Fence Standards

- Developments shall locate landscape supplemental areas adjacent to first-story residential uses and place a minimum of one tree every 50 feet in the supplemental area. See list of allowed trees in section 93-2-14
- O 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.
- Sences 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.
- O All street-facing walls shall be faced with stone, brick, or smooth stucco.
- Small planting between retaining walls and the required sidewalk are encouraged and should have a minimum width of six inches.

### STAFF COMMENT:

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

### (c) Utility Standards

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

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

### **STAFF COMMENT:**

- There does not appear to be a light at the front door.
- It is unclear if the scope of construction includes changes to utilities.

### (d) Parking and Traffic Standards

- One-family detached dwellings and two-family dwellings shall meet the following requirements:
  - Driveways shall have a minimum width of nine feet and a maximum width of 15 feet.

Circular drives are permitted.

A grass strip in the middle of driveways is encouraged.

O 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.

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

### STAFF COMMENT:

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

### (e) Roof and Chimney Standards

- Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.
- ✓ Roof shingles shall be slate, cedar, or asphalt.
- O Roof tiles shall be clay, terra cotta or concrete.

Allowed on one-family and two-family detached dwellings;

Permitted on multifamily and townhouse dwellings only when screened form the adjacent street by a parapet wall.

- Gutters shall be copper, aluminum or galvanized steel.
- Downspouts shall match gutters in material and finish.
- ✓ Roof forms shall be based on architectural style.
- All roofs, excluding dormers, shall overhang a minimum of 12 inches beyond the facade.
- O Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached.
- O 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.
- O Chimneys on exterior building walls shall begin at grade.
- O 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:

- Gutters and downspouts should be shown on plans.
- The applicant should provide the distance the new roof overhangs beyond the façade.

### (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.
- O 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.
- Solution Enfronting balconies are only permitted on attached or detached one-family home facades when porches are not provided on said facades.
- O 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.

S Balconies may be covered or uncovered.

### STAFF COMMENT:

- Existing vinyl siding to be replaced with Hardie board.
- No dimensions or materials have been provided for the front porch.
- The extent to which the front façade will be impacted by development is unclear. The porch as shown in the plans does not conform to the existing porch. Any changes to the front porch must comply with the Street Facing Façade and Style Standards.

### (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.
- O 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.
- O Painted window or door glass is prohibited.
- O 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.
  - There is no walkway connecting the front entrance to the street.
  - There are no building numbers adjacent to the front door on the plans.
  - Changes to the supplemental area, including a walkway, are not within the scope of construction.

### STAFF COMMENT:

The plans indicate the new construction will use/replace existing windows
without altering placement. However, the provided pictures of the existing
house do not match the provided floorplan. Any new or completely rebuilt
windows must comply with the requirements found in the door and window
standards section.

- (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.

 The height of the first floor above grade and the height of windowsills above the finished floor elevation have not been provided.

### **STAFF COMMENT:**

- The overall design of the house does not match any of the traditional architectural styles recognized in the Architectural Design Guidelines.
- The scope of construction does not include changes to the first floor elevation or overall architectural style, other than the new roof form.
- Outbuildings. In conventional development, outbuildings are often designed and located as an afterthought. Yet in traditional towns and cities, outbuildings serve to enrich the quality of design through their placement, design and use. In Hapeville, where outbuildings are provided on many residential lots, their design must be to the same high standards found in the community's neighborhoods.

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

- i. On lots with one street frontage, set outbuildings back at least 15 feet behind the front facade of the principal building.
- ii. On corner lots, outbuildings should be setback at least 15 feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.
- iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.
- iv. Outbuildings shall be of compatible material and architectural style to the principal building.

- v. Outbuildings shall have a minimum height of 14 feet and a maximum height of that of the principal building or 25 feet, whichever is less.
- vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.

### **RECOMMENDATION**

The scope of construction related to the restoration is unclear. The application indicates the only demolition taking place is within the interior. However, the photographs provided by the applicant indicate severe damage to the rear of the structure that will likely require more extensive work than merely replacing siding. Also, the windows shown in the provided photographs do not match those in either the existing or proposed floor plans. In addition, the roof shown on the plans has an entirely different form than the existing structure.

If the applicant is replacing the fire damaged walls and changing the roof form without any other changes, then the application can be approved once the applicant updates their plans to show gutters and downspouts. If the applicant is performing more work than is indicated, the application must be updated with required information related to all changes.



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

DATE: August 15, 2019
TO: Tonya Hutson
FROM: Lynn Patterson
RE: Design Review – 105 Lilly Street

Key:

Compliant: 

Not Compliant: 

Incomplete:

### **BACKGROUND**

The City of Hapeville has received a revised design review application from Jimmy L. Joyner to construct a new two-story single-family dwelling at 105 Lilly Street. The dwelling will have 1,990 SF of living area and a 442 SF attached garage. It will include three bedrooms and three and a half bathrooms.

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

### CODE

### SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

### (a) Site development standards

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

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

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

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

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

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

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

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

### **STAFF COMMENT:**

### (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*.
- O 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.
- Services 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:**

### (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.
- O Trees shall not be planted directly above storm drains.

A light at the front door should be included in plans.

### (d) Parking and Traffic Standards

- One-family detached dwellings and two-family dwellings shall meet the following requirements:
  - ✓ Driveways shall have a minimum width of nine feet and a maximum width of 15 feet.
    - Circular drives are permitted.
    - A grass strip in the middle of driveways is encouraged.
- All other buildings shall meet the following requirements:
  - Parcels are permitted a maximum of one driveway curb cut per street. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.
  - Driveways shall have a maximum width of 12 feet for one-way and 24 feet for two-way.
  - Two curb cuts serving two one-way driveways shall be counted as one curb cut.
  - Public or private alleys, or driveway providing vehicular access to two or more parcels shall not constitute a curb cut.
  - New public streets shall not count as curb cuts.
  - Parcels are permitted a maximum of one driveway curb cut per street frontage. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.
- O 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 onstreet parking located along a public street.
- Garage access on single-family lots shall be prohibited in the front yard of the home.

### **STAFF COMMENT:**

### (e) Roof and Chimney Standards

- Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.
- ✓ Roof shingles shall be slate, cedar, or asphalt.
- - Allowed on one-family and two-family detached dwellings;
  - Permitted on multifamily and townhouse dwellings only when screened form the adjacent street by a

parapet wall.

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

### STAFF COMMENT:

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

Exterior facade materials shall be limited to:

Full-depth brick;

Natural or cast stone;

✓ Smooth natural-wood siding and/or cement-based siding;

Shake siding;

Painted fish-scale style shingles, but only when used in front gables;

True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings.

Exterior building materials shall not be:

Simulated brick veneer, such as Z-Brick;

Exterior insulation and finish systems (EIFS);

Exposed concrete block;

Metal siding or other metal exterior treatment;

Glass curtain walls;

Liquid vinyl;

T-1-11 siding;

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

- Facade materials shall be combined horizontally, with the heavier below the lighter.
- $\checkmark$  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.
- O 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.
- Senfronting balconies are only permitted on attached or detached one-family home facades when porches are not provided on said facades.
- O Enfronting balconies shall have a minimum clear depth of four feet.
- Separation Enfronting balcony widths shall be between 25 percent and 100 percent of the adjacent facade.
- O Balconies may be covered or uncovered.

- The materials used in the porch should be provided. Porches must be made of painted or stained wood, stone, brick, or ornamental metal.
- If the porch is wooden, the railings must include top and bottom horizontal members following the specifications included in sec. 81-1-7(f)10.
- The plans should show the height of the porch, ensuring it is between two and four feet above grade.
- The plans should show the distance between porch columns, ensuring they are spaced a maximum of eight feet on center.

- 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.
- O 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.
- O 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.

- Building numbers adjacent to the front entrance or the porch stairs should be included in plans.
- The applicant should ensure the structure will not utilize GBGs.
- The plans state window panes, trim, mullions, sills, placement, and size will be compliant with the door and window standards but do not provide any specifications or show the windows in compliant configurations on the elevations.
   The applicant should provide the required information and show compliant windows on the plans.
- (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:

- The plans should indicate the height of the first floor above grade, ensuring it is between 2' and 4'.
- The plans should ensure windowsills are between 2.5' and 3.5' above finished floor elevation.
- The architectural style of the proposed dwelling does not conform to one of the six recognized traditional styles found in Hapeville.
- Outbuildings. In conventional development, outbuildings are often designed and located as an afterthought. Yet in traditional towns and cities, outbuildings serve to enrich the quality of design through their placement, design and use. In Hapeville, where outbuildings are provided on many residential lots, their design must be to the same high standards found in the community's neighborhoods.

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

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

### **STAFF COMMENT:**

### **RECOMMENDATIONS**

The proposed design does not reflect any of the traditional styles found in Hapeville. The Applicant will need to provide a justification of the design's appropriateness for the community along with documentation of similar designs in the city.

In addition, the following items have been found to be missing or deficient and should be addressed prior to formalizing a recommendation:

- 1. A light at the front door should be included in plans.
- 2. The materials used in the porch should be provided. Porches must be made of painted or stained wood, stone, brick, or ornamental metal.
- 3. If the porch is wooden, the railings must include top and bottom horizontal members following the specifications included in sec. 81-1-7(f)10.
- 4. The plans should show the height of the porch, ensuring it is between two and four feet above grade.
- 5. The plans should show the distance between porch columns, ensuring they are spaced a maximum of eight feet on center.
- 6. Building numbers adjacent to the front entrance or the porch stairs should be included in plans.
- 7. The applicant should ensure the structure will not utilize GBGs.
- 8. The plans state window panes, trim, mullions, sills, placement, and size will be compliant with the *door and window standards* but do not provide any specifications or show the windows in compliant configurations on the elevations. The applicant should provide the required information and show compliant windows on the plans.

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

## CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL	DATE: 6-19-19
NOTE:	All applications must be typed or neatly printed. Applications or an authorized representative is required to personally appear at the Design Review Meeting to answer questions.
	The Design Review Committee meets the third Wednesday of each month. Every attempt will be made to place your application for review on the next month's agenda following the submittal of a completed application with supporting documents; however, that may not always be possible. The City reserves the right to schedule applications as deemed necessary.
Applicant:	Jim my L JOYNEY Contact Number:
	dress: 2617 Hwy 42 Locust Grove Ga. 30248
E-Mail Address	s: Zoning Classification:
Address of Pro	oposed Work: 105 Lilly Street Haper, 110 Ga. 3035
Parcel ID# (INF	FORMATION MUST BE PROVIDED):
Property Owne	er: William Garcia Contact Number:
Project Desci	ription (including occupancy type):
WIIW-II	ription (including occupancy type):
Contractors N	Name: Contact Number:
Contact Pers	on: Contact Number:
property. I do la accurate, and I application and eserves that rig further unders tall. I hereby ac write the Englis voluntarily comp	application to the City of Hapeville, to the Design Review Committee for the above referenced hereby swear or affirm that the information provided here and above is true, complete and understand that any inaccuracies may be considered just cause for invalidation of this any action taken on this application. I understand that the City of Hapeville, Georgia, ght to enforce any and all ordinances regardless of any action or approval on this application. It is my/our responsibility to conform with all of City of Hapeville's Ordinances in cknowledge that all requirements of the City of Hapeville shall be adhered to. I can read and sh language and/or this document has been read and explained to me and I have full and pleted this application. I understand that it is a felony to make false statements or writings to wille, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for violation thereof.
Ja-	St byser 6-18-19
Applicants S	Signature Date

Project Class (check Residential	•	
Residential	Commercial	Mixed-Use Development
Project Type:		
New Commercial	Construction _	Addition to Existing Commercial Buildin
Addition to Existin	g Residential Structure _	Accessory Structure
Site Plan, Gradine	g & LandscapingN	ew Single Family Residential Construction
Other		
Total Square Footage of	proposed New Construction:	1990
	existing building:	
Estimated Cost of Constr	uction: 150,000	
List/Describe Building Ma	terials <b>proposed</b> for the ext	erior facade of the new structure:
Ha	rdy Plank	SIDING

### NOTICE

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

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

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

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

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

I \_\_\_\_\_\_\_\_ 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 th 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 CH81ARDES
Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.
Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.
Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.
Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review
Submitted architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.
Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.
Jumy Liguel Jamboner 6-18-19
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.

	lines and all impactual survey of all monuments of size, type and melat is based we applicable. This accurate within a total of 0.40 measurements h	Certificate  itified that this plat is true and correct as to the property provements shown thereon, and was prepared from an the property mode by me or under my supervision; that and markers shown hereon actually exist, and their location material are correctly shown. The field data upon which this is acquired with an open end traverse, Closure precision no plat has been calculated for closure and is found to be one foot in 200,355 feet and the property shown contains acres. The equipment used to obtain the linear and angula erein was TopCon GTS  2-04-19 Date  10 Land Surveyor No. 2567 Date of Expiration 12-31-20.	= 18"PINE	6°CREPE MYRTLE  11°MAGNOLIA  8°OAK	ADDRESS	BES SITE ST
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT		GEORGIA		)	MH SANITARY SEWER MANHOLE INVERT ELEVATION	
Final Plat Approval  This subdivision plat has been reviewed and the City Engineer and found to be Ordinance, Conditions Of Zoning Approva	in compliance with Zoning	No. 2587 PROFESSIONAL		\$55.	LILLY STREET APPARENT 40' R/W	
Regulations and Subdivision Regulations been by all other affected City and Cou	as amended, and that it inty Departments, as	has		D. M. M.	87'26'40"E 101.61"	PROPOSED MATER METER
appropiate. The Mayor and City Council subject to the provisions and requirement and the provisions and the requirement Performance and Maintenance Agreement development between the Owner and the	nts of the City's regulation s of the Development at executed for this		HOPE STREET		TI CONC SW	\$87726'40'E N LORI F TO DE 50 DE 50 DE 50
City Clerk-On Behalf of Mayor and Council	Date		PE S.	41.11	[3202]	[105]   3" ZONET TRACT 2 7,799 sq.ft.
Chairman, Planning Commission	Date	PAYEMENT PATCH DETAILS AND SEWER MAIN CONNECTION SUBMITTED TO AND APPROVED BY THE COMMUNITY SERVI	CE DEPARTMENT PROPOSED	S conc. S	TRACT 1 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	7,799 sq.ft. 0.17 cores ZONED R-1
City Engineer	Date	PRIOR TO CONSTRUCTING THE SEWER SERVICE LINE WORK RIGHT-OF-WAY	CONNECTION IE 968.80	8 BACK SW	ROPOSTO 6" PVC   MINIMUM 17	PROPOSED 25 SBL
		THE SEWER SERVICE CONSTRUCTION SHOULD BE COMPLET BY THE CITY PRIOR TO ISSUANCE OF A BUILDING PERMIT	CUR	NB708 B CONC. WALL	22"W 100.06"	78.09' N87'37'01"W 1"on
STATE OF GEORGIA FULTON COUNTY			Suit : OP 676.76	- 1 CAS	N/F JON M SHAPIRO DB 21458 PG 300 ZONED R-1	END COND WALL DB 380 ZONED
The owner of the land shown on this platereto. and in person or through a dithis plat was made from an actual suthe use of the public forever all street appurtenances, potable water mains appurtenances, and other public facilities.	uly authorized agent, ackn rvey, and dedicates by this ts, easements, sanitary se and appurtenances, storm	owledges that s Declaration to wers and drains reon shown	IE 965.76 IN	· • ·	AS PER FLOOD INSURANC COUNTY, GA. COMMUNITY THIS PROPERTY IS NOT L HAZARD ZONE, DATED 9	PANEL NO. 13121C0251F OCATED IN A FLOOD
Signature of Subdivider	Date Signed	Owner's Ackowledgement THE CITY OF HAPEVILLE ASSUMES NO	) responsibility for overflow or			4 AS RECORDED IN PB 14 PG 32 PPLICATION 18-PC-12-39
Signification of Subdivider	nare olduen	EROSION OF NATURAL OR ARTIFICIAL STREET RIGHT-OF-WAY, OR FOR THE	DRAINS BEYON THE EXTENT OF THE EXTENSION OF CULVERTS BEYOND THE			
Printed or Typed Name of Subdivider		DOES NOT ASSUME RESPONSIBILITY F DRAINAGE DITCHES IN DRAINAGE EAS	EMENTS BEYOND THE CITY	3202	Y DIVISION SURVEY   HOPE STREET 1400990040421	BURTON & ASSOCIATES 1740 Hudson Bridge Rd Box 1226
Signature of Owner	Date Signed	ARE NOT PERMITTED IN DRAINAGE EA	THAN STORM DRAINAGE STRUCTURES SEMENTS.	FIU#	1 7000000000000000000000000000000000000	Stockbridge, GA.30281

Signature of Owner

Date Signed

Printed or Typed Name of Owner

LOCATION MAP (NOT TO SCALE)

LORI PAYTON DB 59203 PG 414 ZONED R-1

N/F DANIEL ADOLPHUS DB 9388 PG 113 ZONED R-1

N/F VICKIE JOHNSON DB 38053 PG 204 ZONED R-1

TEL (404)867-8332

bdainc@bellsouth.net

SCALE 1"=50"

DESTRICT 14 CITY HAPEVILLE REVISED 1-03-19

GARVA INVESTMENT

GRAPHIC SCALE ( IN FERT )

100

WILLIAM SARCIA 3515 ZIP INDUSTRIAL HAPEVILLE, GA 30354 404-886-4857 DATE: 06-26-18 SCALE: AS NOTED & VICINITY MAP REVISIONS: PREPARED BY: DATE SHEET No. 105 LILLY STREET HAPEVILLE, GA 30354 ENGINEER LOCATION PLAN RLH Al ВГЛО COVER SHEET No. FOR INFORMATION CONTACT: SHEET TITLE: PROJECT LOCATION PORCH 275 SF TOTAL COVERAGE 3045 SF PARCEL AREA 7759 SF IF VISIBLE FROM ANY PARK OR ALDNG ANY PUBLIC RIGHT-OF-WAY MECHANICAL FEATURES SHALL BE SCREENED WITH PLANTING, WALLS OR FENCES OF EQUAL OR GREATER HEIGHT. VICINITY/CONCEPTUAL MAP TOTAL COVERAGE 39.0% BLDG 1667 SF DRIVEWAY 950 SF WALKWAYS 114 SF STAIRS 39 SF LOT COVERAGE MECHANICAL FEATURES PREFERRED LOCATION 62.66 NO2. 50.14..E ₩ NEW 2 STOREY SINGLE FAMILY RESIDENCE LOCATION PLAN PROPOSED SIDEWALK LILLY STREET PORCH N87° 37'01''W GARAGE 1/16" = 1'-0' 78.25 APPLICABLE CODES:
INTERNATIONAL BULDING CODE, 2012 EDITION, WITH GEDRGIA AMENDMENTS
INTERNATIONAL BULDING CODE, 2012 EDITION, WITH GEDRGIA AMENDMENTS
INTERNATIONAL MECHAGINGAL CODE, 2012 EDITION, WITH GEDRGIA AMENDMENTS
INTERNATIONAL PULL MABING CODE, 2012 EDITION, WITH GEDRGIA AMENDMENTS
INTERNATIONAL FUEL GAS CODE, 2012 EDITION, WITH GEDRGIA AMENDMENTS
INTERNATIONAL FUEL CODE, 2012 EDITION, WITH GEDRGIA AMENDMENTS
INTERNATIONAL FIRE CODE, 2012 EDITION, WITH GEDRGIA AMENDMENTS
A S87° 26'40"E 03°13'31"W .ΣZ.6⊅ φ LOCATION PLAN

PROPERTY CLASSIFICATION: R3-RESIDENTIAL (IBC)

HARDI PLANK SIDING, BRICK FRONT

DESIGNER:

SINGLE FAMILY CONSTRUCTION 3 BEDROOMS, 3 1/2 BATH

PROJECT DESCRIPTION:

HAPEVILLE, GA 30354 PROJECT ADDRESS: 105 LILLY STREET

LIVING AREA SECOND FLOOR 1068 SF

TOTAL LIVING AREA 1990 SF

CARAGE AREA 442 SF

BUILDING HEIGHT 32'-5" LOT AREA 7799 SF (0.18 AC) PARCEL D 14009900040421

LIVING AREA FIRST FLOOR 922 SF

ZONING: P1

NEW 2-STOREY SINGLE FAMILY RESIDENCE

PROJECT NAME:

A12 - LANDSCAPE PLAN PROPOSED

A1 - COVER SHEET, LOCATION PLAN 🕻 VICINITY MAP

COVER SHEET &

TABLE OF CONTENTS

AO - RENDERED VIEW

A5 - EXTERIOR FRONT & REAR ELEVATIONS A6 - EXTERIOR LEFT & RIGHT ELEVATIONS

A8 - DOOR & WINDOW SCHEDULE

A7 - ROOF FRAMING PLAN

A10 - NCTES & SPECIFICATIONS A11 - LANDSCAPE PLAN EXISTING

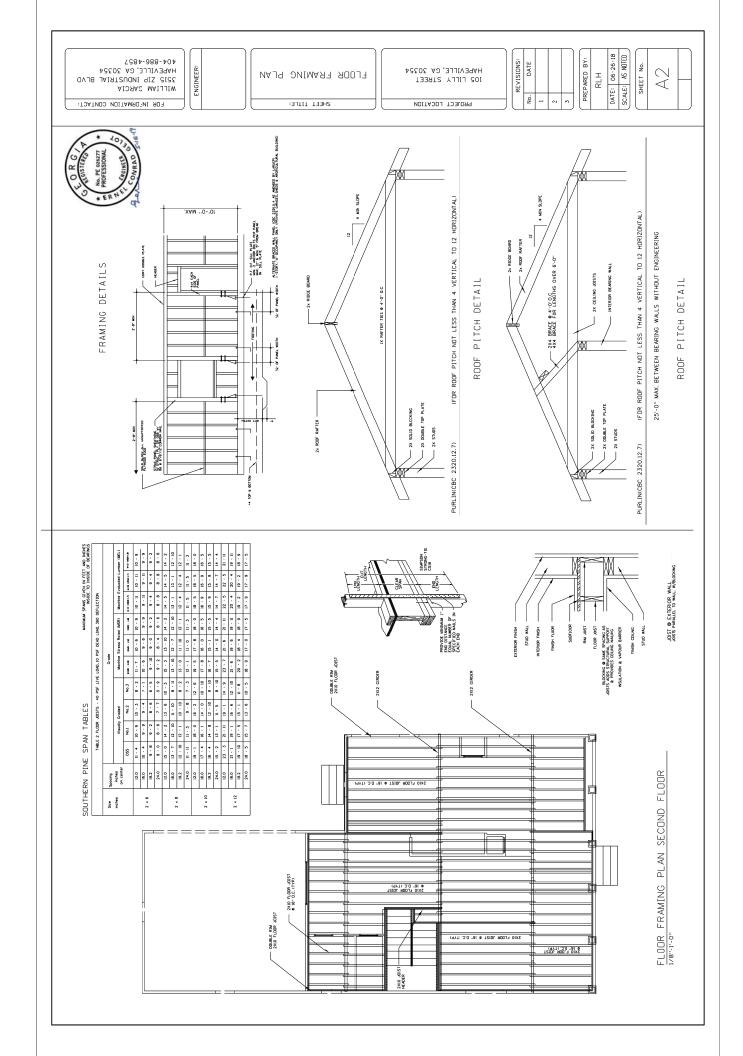
A9 - ROOF PLAN

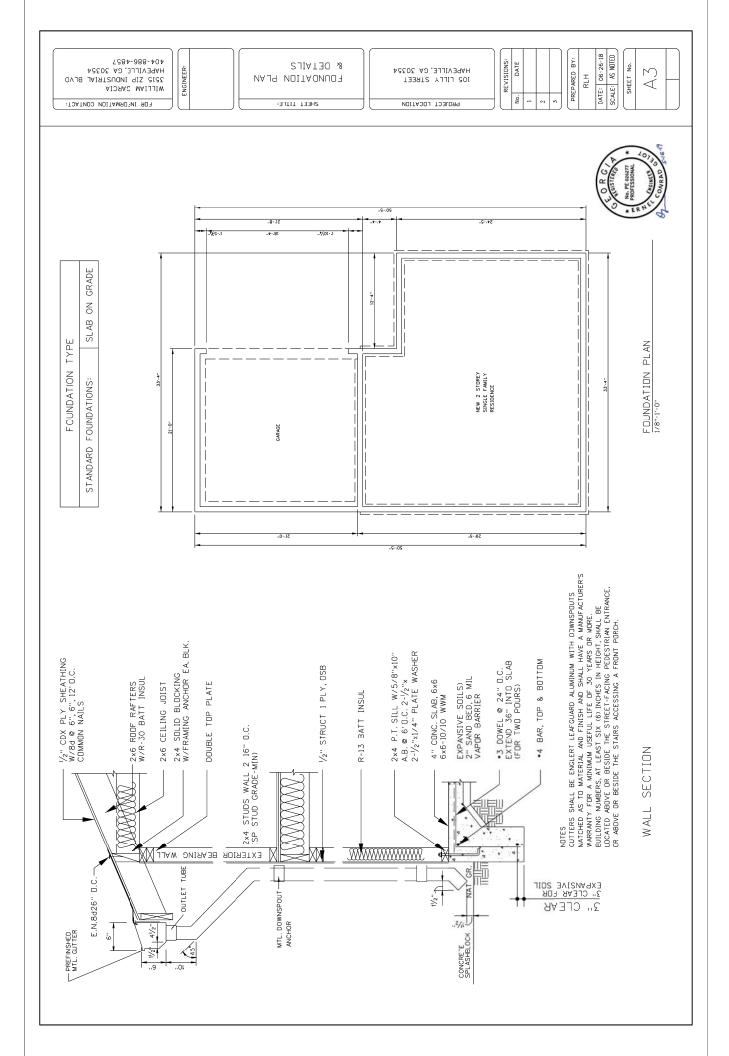
A4 - FIFST & SECOND FLOOR PLANS

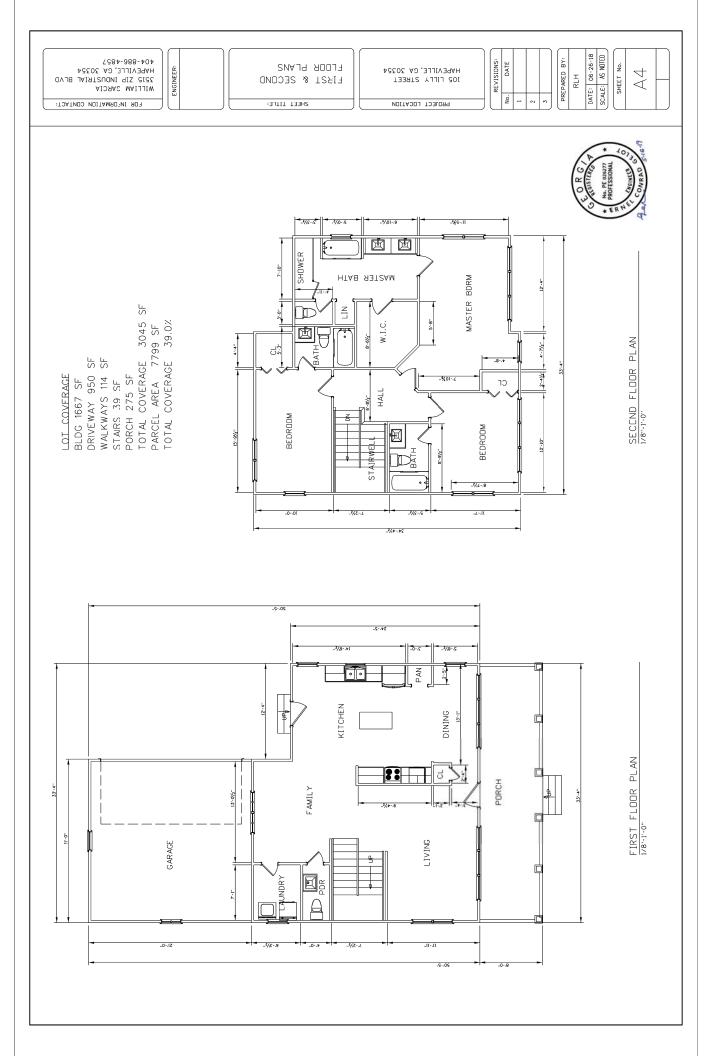
A3 - FOUNDATION PLAN & DETAILS

A2 - FLOOR FRAMING PLAN

2012 NFPA 101 LIFE SAFETY CODE WITH ALL GEORGIA STATE AMENDMENTS

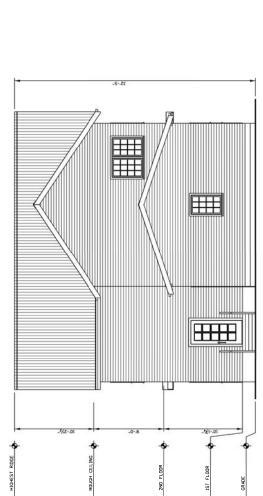








FRONT ELEVATION



REAR ELEVATION
1/8"+1"-0"

**ELEVATIONS** FRONT & REAR EXTERIOR

HAPEVILLE, GA 30354 105 LILLY STREET

PROJECT LOCATION

REVISIONS: No.

DATE: 06-26-18 SCALE: AS NOTED PREPARED BY: RLH

SHEET No.

A 5

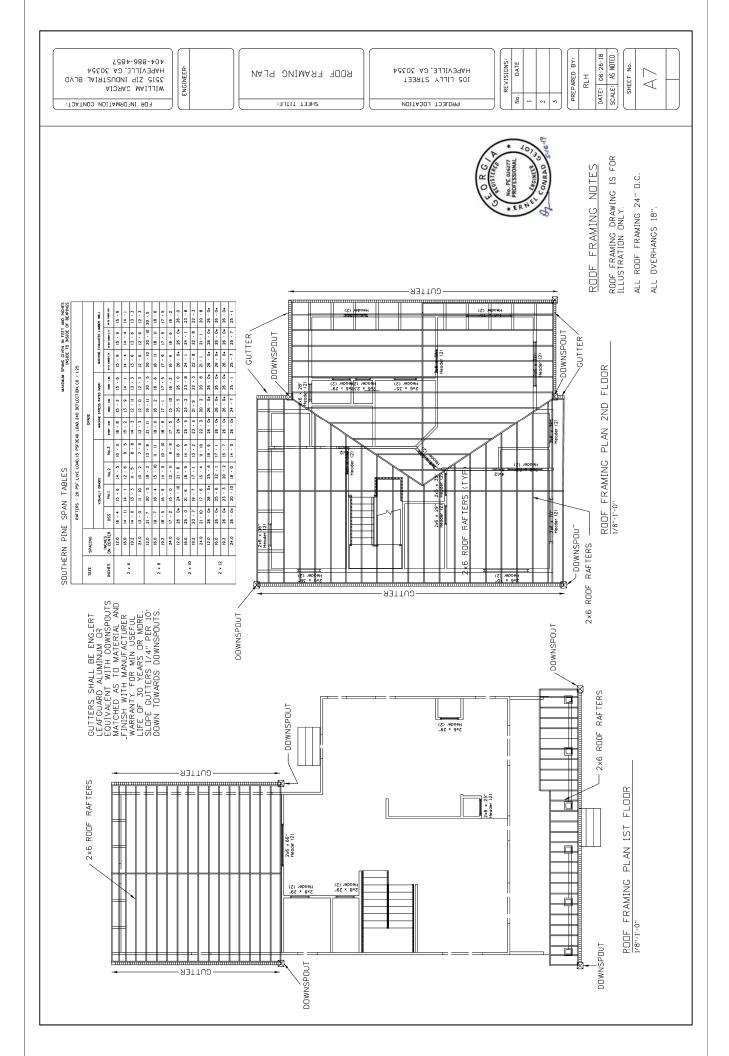
404-886-4857 ENGINEER: WILLIAM GARCIA 3515 ZIP INDUSTRIAL BLVD FOR INFORMATION CONTACT: SHEET TITLE:

NOTES
BULDING ROOF SHALL BE OF ASPHALT SHINGLES WITH A MINIMUM
BULDING ROOF SHALL BE OF ASPHALT SHINGLES WITH A MINIMUM
MANUFACTURER'S WARRANTY.

COMMON FEDERAL FF-N-105B (USE GALVANIZED AT EXTERIOR LOCATIONS) SIMPSON OR EQUAL (USE GALVANIZED AT EXTERIOR LOCATIONS) GRADE MARKED STRUCTURAL 1 PSC'S BY SIMPSON OR EQUAL SOUTHERN PINE STUD GRADE SOUTHERN PINE GRADE 2 GRADE 3 ANSI B18.6.1 / ASTM A502 SOUTHERN PINE GRADE DESCRIPTION SIMPSON OR EQUAL ANSI/ASME B18.2.1 SOUTHERN PINE POST BEAMS AND HEADERS ALL OTHER HORIZONTAL SHEATHING ALL OTHER VERTICAL ITEM JOIST HANGERS STRUCTURAL CONNECTORS STUDS: (2X4 LAG BOLTS PLYW00D: PLYCLIPS SCREWS NAILS

	06	80"		3	3	-		2×4	2x6	1.1	SLAB ON GRADE
CEILING HEIGHT	FIRST FLOOR	SECOND FLOOR	BEDS/BATHS	BEDROOMS:	FULL BATHROOMS:	HALF BATHROOMS:	EXTERIOR WALLS	STANDARD TYPE(S):	OPTIONAL TYPE(S):	FOUNDATION TYPE	STANDARD FOUNDATIONS:





DATE: 06-26-18 SCALE: AS NOTED ZS87-988-707 REVISIONS: DATE PREPARED BY: **SCHEDNLE** WILLIAM SARCIA 3515 ZIP INDUSTRIAL BLVD HAPEVILLE, GA 30354 SHEET No. HAPEVILLE, GA 30354 XX ENGINEER DOOR & WINDOW RLH 105 LILLY STREET No. FOR INFORMATION CONTACT: SHEET TITLE: PROJECT LOCATION WINDOWS OF WOOD FRAME STRUCTURES. STREET-FACING WINDOW UNITS SHALL NOT EXCEED TWENTY-EIGHT (28) SQUARE FEET WITH MINNAM HEIGHT OF THREE FEET, WITH THE EXCEPTION OF TRANSONS AND FAN LIGHTS. SILLS SHALL BE OF MASONRY, WOOD, STONE, CAST STONE, OR TERRA COTTA. WINDOWS SHALL BE PROVIDED FOR A MINIMUM OF THIRTY (30) PERCENT AND A MAXIMUM OF FIFTY (50) PERCENT OF THE TOTAL STREET-FACING FACADE OF THE PRINCIPAL BUILDING, WITH EACH FACADE AND STORY WINDOW TRIM SHALL NOT BE FLUSH WITH THE EXTERIOR FACADE AND SHALL PROVIDE A MINIMUM RELIEF OF ONE-QUARTER (1/4") INCH OR GREATER. WINDOW PANES SHALL BE RECESSED A MINIMUM OF THREE (3) INCHES AND A MAXIMUM OF EIGHT (8) INCHES FROM THE ADJACENT FACADE. ENERDNIING. WINDIWS AND DOOR GLASS SHALL UTILIZE CLEAR GLASS OR TINTED CLASS. TINTED GLASS SHALL HAVE A TRANSMITTANCE FACTOR OF FIFTY (50) PERCENT OR GREATER AND SHALL HAVE A VISIBLE LIGHT REFLECTANCE FACTOR OF TEN OR LESS. WINDOWS GROUPED TOGETHER SHALL HAVE CENTER MULLIONS TWO OR DOOR GLASS IS PROHIBITED. CALCULATED INDEPENDENTLY. WIDER THAN THE SIDE TRIM. į 90 PAINTED WINDOW SHOWER (8) HTA8 ĥ MASTER PROPOSED SECOND FLOOR W.I.C. ВАТН HEADER
HEADER
TO TREATE (2)
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LIVING

-0 -0

(3)

PUR

LAUNDRY

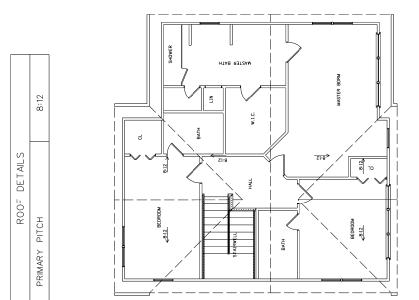
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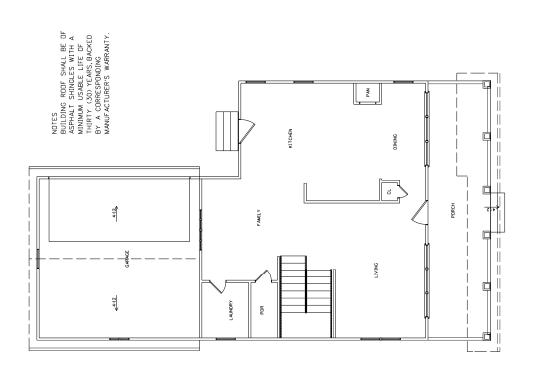
GARAGE

w com

80#



ROOF PLAN 2ND FL 1/8"-1'-0"



ROOF PLAN 1ST FL 1/8"-1'-0"

# NOTES AND SPECIFICATIONS

PROJECT SUMMARY: THIS PROJECT IS TO CONSTRUCTZERECT A NEW SINGE FAMILY HOUS:

OCATION: 105 LILLY STREET, HAPEVILLE, GA 30354

COMEDAL UNIVER PERFORMET BY THE CONTRACTOR SHALL CONFIDEN TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, OR FEDERAL, MO STATE LANS AS WITHER ROUTERING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE D'ANNINGS.

WHERE THE CONTRACT NOTES OR DRAWINGS CALL FOR ANY WORK OF A LOWER STRINGEN IN ANY EQUIDING CODE OF ANY OTHER DEPARTMENT HAVING URRISOITING DYER THE WINGS. THE WINGS. THE WINGS. THE WINGS. THE WINGS. THE WINGS OF THE WINGS STRINGS AND ANY OTHER DEPARTMENT NATINGS CALLED FIRE OF THE COUNTRACT.

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

ALL DRAWINGS AND AL CONSTRUCTION NOTES ARE COMPLEMENTARY, AND WAYS AND ALL ANY TO SALLED OF BY ETHER WILL BE BROONDE AS I CALLIO THE BY ALL ANY WING SHOWN OR REFERRED TO DO ANY DOME SET PRAMILIES SHALL BE PROVIDED AS THOUGH SHOWN DN ALL RELATED PROMINGS.

THE CONTRACTOR IS MHOLLY RESPONSIBLE FOR THE COORDINATION AND SCHEDULING OF THE WORK OF ALL SUBCONTRACTORS CRAFTSMEN TRADESJAEN REQUIRED TO COJUPLETE THE JOB.

THE CONTRACTOR SHAL NOTIFY DWIVER IMMEDIATELY OF ANY OLSOFER-WALES NO DISSIDED SET STREET HE DRAWINGS, THESE NOTE: AND SPECIFICATIONS, AND FIELD CONDITIONS, AND REQUEST CLARFICATION SECORE COMMENCING ANY WORK. THE CONTRACTOR SHALL NOTIFY DWNER IMMEDIATELY IF HE CANNOT COMPLY WITH ALL REQUIREMENTS CALLED FOR DN THESE DRAWINGS.

CONTRACTOR SHALL OECK AND VERFY ALL DIMENSIDES AND CINDUTIONS AND STREAM OF THE THRACES OF ALLOWACE SHALL BE WADE FOR MY EVITAR EXPENSE THE EXTENSION OF THE OWN CONTRACTORS FALURE OF RECLIGENCE IN COMPLETELY EXAMINING THE GOSSILE.

COSTS DUE TO DEFECTIVE AND/OR ILL-TIMED WORK AS A RESULT OF, UNITED TO, INFERIOR WORKMANSHIP OR MATERIALS AND/OR IMPROPER SCHEDULING OR DELINQUENT ORDERING SHALL BE BIONNE BY CONTRACTOR.

DUMESTERS OR ANY BUSITE DISPOSAL EQUIPMENT MAY NOT BE LOCATED ON THE STREET.

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

THE CONTRACTOR SHALL EXERCISE STRICT DUST CONTAINMENT AND CONTRACT CONTRACT TO THE SHALL LEAVING THE JUBBITE DUST CONTRAIN TO THE PROPERTY OF THE PROPERTY OF

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

THESE DRAWINGS, NDTES, AND SPECIFICATIONS CONVEY THE DESIGN INTENT. THE CONTRACTOR SMALL USE THE HIGHEST POSSIBLE QUALLIT OF WORKMANSHIP, NEW MATERIAL, AND EQUIPMENT IN PERFORMING THE NORK. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR HIS MORK AND THE PREMISES UNTIL COMPLETION OF CONTRACTED WORK.

THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION PLANS DN SITE FOR USE OF ALL HIS SUBCONTRACTIONS AN TRADESMEN AND SHALL BE RESPONSIBLE FOR COORDINATING THEIR WORK,

THE CONTRACTOR SHAL CODPERATE WITH THE DWARR IN SCHEDULING AND RESOLVING SCHEDULE AND OTHER CONFLICTS WITH OTHER CONTRACTORS HIRE OF THE OWNER TO PERFORM OTHER WORK AT THE SITE.

DODR HANDLES, PULLS, LATONES, LOCKS AND DTHER DIFERATING DEVICES SHALL BEE INSTITUTED AS INCHES MAINIMAN AND HENCES MAXIMAN MADIE THE FINISHED FLODE. LOCKS USED DALY FOR SECURITY PRIPADES. AND NOT USED FOR NIGHMAL DIFERATION ARE PERMITTED AT ANY HELOHT,

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

LIGHT AND CONTROL SWITCHES SHALL BE MOUNTED NOT MORE THAN 4:-O"ABOVE THE FLODR OR WORKING PLATFORM.

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

INTERIOR WALL AND CEILING FINISHES CLASSIFIED IN ACCORDANCE WITH ASSIME IN ACCORDANCE WITH ASSIME IN ACCORDANCE WITH ASSIME SHE SHE SHE SHE WITH ASSIME SHE SHE WITH ASSIME SHE SHE WITH ASSIME SHE SHE WITH SHE SHE SHE SHE

THE CONTRACTOR SHALL AS MEDED ADJUST OR REFURBISH EXISTING MAMPH.RACURDO TERMS OF DESCRIPTIONS SUCH AS EXIT SIGNS ALARAS, FIRE EXTINGUISHER CASES, SPEWERS, MICLOINGS AND DOOR "MEDWARE.

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

THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, ELECTRICAL REGUIRIMENTS OF CHARACTERISTICS OF ALL WIRK AND/ONE COLUMENT SUPPLIED EY THE DWNER OR DIHERS PRIOR TO THE START OF RELATED WORK WITH THE MANUFACTURER OR SUPPLIER.

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

ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR.

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURNACE FIREBOX SHALL HAVE DUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES. ALL FRAMING LUMBER SHALL BE SOUTHERN PINE GRADE 2 OR BETTER UNLESS NOTED OTHERWISE.

GYPSUM BOARD THICKNESS AND APPLICATION SHALL CONFORM TO IRC TABLE 702.3.5

THE DWNER MAY DROCK EXTRA WORK WITHOUT INVALIDATING THE CONTRACT PHE CONTRACTOR SHALL BE PAID SYTRA FIDS SOLW HIDRA A INGOITHINED PHEES AND AGREED JPUN EXTRA TIME TO COMPLETE IF NECESSARY. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL DELIVERY TO SITE AND AND DOUBLENT RECESSARY FOR AND OF TO BE INCORPORATED INTO THE WORK. TIME IS OF THE ESSENCE IN THE CONTRACT AND CONTRACTOR SHALL SUBMIT A DETAILED SCHEDULI OF WORK THROUGH COMPLETION. XXCEPT WHERE OTHERWISE INDICATED, DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH.

ATTIC ACCESS SAUL BE SOW HIN CLEARANCE AT DR. A MINIMA DE 22Y SE'T THERE SAUL BE 30° HIN CLEARANCE AT DR. ARONG THE DREADLY ACCESSED. CALCULATION AT A CORRIDOR, MALIWAY DR DTHER READLY ACCESSED. CALCULATION SHIP AND PROJURE ACCESS DERINGS. MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF YEAR AFTER SUBSTANTIAL COMPLETION OF WORK. IN SOUND RATED RODMS, ALL WALL AND FLOOR PENETRATIONS FOR PIPES, CONCEALED OF RECESSED FIXURES SHALL BE COVERED WITH AN ACOUSTICAL SECARANT AND CONCEALED OR RECESSED FIXURES SHALL BE COVERED OR BACKTO WITH A SOUND ATTENATION B.AMRET.

C SHALL HAVE VENTILATION EQUAL TO 1 SQUARE FOOT PER 150 SO.
OF ATTIC SPACE, VENTILATION SHALL BE PROTECTED FROM SHOW ME SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS L BE LOCATED TO PROVIDE CROSS VENTILATION. THE CONTRACTOR SHALL PROVIDE BLOCKING, BACKING, FRAMING HANGERS, OR THER SUPPORTS TER ALL FIXTURES, EQUIPMENT, CABINETRY, FURNISHINGS, ALL OTHER TIENS AS RECUIRED.

UNGER FLODR SPACES SHALL HAVE VENTILATION EQUAL TO DNE SO, FOOT PER 130 SO, FEET SHALL BE CAST INTO THE CONCRETE STEW MALS AND CONCRED WITH CANAZED WIRE SCREEN, VENTS SHALL BE LOCATED TO PROVINCE DWITH SAVALLE BE LOCATED.

RAILING NOTES: STARWATS SHALL HAVE A MIN. WIDTH OF 34". HAND RAILS MAY ENCEDACH STARWATS "FINTO THE REQUIRED WIDTH. TREADS SHALL HAVE A MIN. WIDTH OF 9". STAIR TREADS MUST BE UNIFORM AND, CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN SVAN.

THE CONTRACTOR SHALL VERFY REQUIRED LOCATION OF ALL NECESSARY MOCESS PHACELS OF PARTITIONS, FLOORS, OR CELLINOS AND CLOROWARTE EXACT LOCATIONS WITH OWNER BEFORE INSTALLATION.

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

DODR DPENINGS IN GYPSUM BDARD PARTITIONS NOT DIMENSIONED ARE OCATED IN CENTER OF ROOM OR WITHIN 4" OF ADJOINING PARTITION.

LL ITEMS ARE NEW UNLESS NOTED OTHERWISE.

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

BY ENTERING INTO AN AGREMENT WITH THE DWAFE, THE CONTRACTOR PEPPEEGNTS THAT HE HAS VISITED THE 40B SITE, FAMILLARIZED HIMSELF WITH EXISTING CONDITIONS AND NOTED ANY DISCREPANCIES WITH THE CONTRACT PRANINGS AND DITHER DOCUMENTS.

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

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

ENCLOSED USABLE SPACE UNDER INTERIOR STARS SHALL BE PROTECTED DN HENCLOSED FACE WITH "TYPE" Y" FIRE-RESISTANCE RATED GYPSJUW WALL BOARD.

STATRWAYS SHALL HAVE AT LEAST DNE HANDRAIL LOCATED 34" TO 38".
ABOUT THE WOSNIG OT TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1:1/2" DR GREATER THAN 2". IN CROSS-SECTIONAL DIMENSION. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS.THE PENDS OFFHWARALLS STALL RETURN TO WALL OR TERMINATE INTO A NEWEL PESTOR SAFETY TERMINAL.

34" MIN HEIGHT GUAGORALIS SHALL BE PROVIDED FOR ALL PORCHES, DECKS, SPRABALOMIES, STARMAY AND LANDINGS WHERE THE ADJACENT SURFACE IS SPRAFIET THAN 24" BELOW. STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.

HE CONTRACTOR SHALL DEFEND AND HOLD HARMLESS THE ENGINEER, THE WINNER AND OWNERS, AGENTS AND RESPESSINTINGS FROM ANY LEGAL, ACTION REWLING FROM HER CONTRACTORS CONDUCT OF THE WIRK.

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

CONTRACTOR SHALL BRING ANY DISCREPANCIES TO THE DWNER'S ATTENTION PROPERLY OF PRESCUENCE AND MAY SUBMIT PROPESAL FOR RESCUENCE ALONG WITH ANY AND AND ADDITIONAL COST OR COST REDUCTION DETAILS IF APPLICABLE.

CONTRACTOR SHALL SUBMIT SAMPLES OF EXTERIOR AND INTERIOR MATERIALS INCLUDING DOOR HARDWARE AND FINISHES TO THE DWINER FOR APPROVAL PRIOR IN STALLATION.

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

CONTRACTOR SHALL REPAIR, REPLACE OR MODIFY ANY FIXTURE, STRUCTURE, WALL, CELLING COURPACH, TLOUGR OR FINISH THAT REQUIRES TEMPORARY OSSAMILING, TEMPORARY REMOVAL, OR ALTERATION IN DROSE TO ACODAMIQATE FIE MR CONSTRUCTION.

ACCESSIBILITY \_\_SAFETY
CONTRACTOR SHALL PROVIDE ANY AND ALL LIFE SAFETY EQUIPMENT AS
CONTRACTORIED BY LDCAL AND STAFE CODES.

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

RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NUT GREATER THAN 4". THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.

### SPECIFICATIONS NOTES &

SHEET TITLE:

105 LILLY STREET HAPEVILLE, GA 30354

PROJECT LOCATION

REVISIONS:	DATE			
	No.	1	2	5

PREPARED BY: RLH

DATE: 06-26-18

SCALE: AS NOTED

SHEET No.

A10

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FNGINFFR:

PRUME IN LATE WINTER TO KEEP THE PLANTS FROM BECOUNING DIVERGROWN AND ENCOURAGE WERE KIN GROWTH, MADE FLOWER BODS, AND LAKERS BLOUGH SEAUNCE SALONES, AS SIDNA STHEVE BECOME UNATTRACTIVE AND CLEM UP THE DYERAL, SHAPE OF THE PRANT.

GENUS: CERCIS

SPECIES: CANADENSIS

PLANT HEIGHT: 15 FT - 25 FT

GRADING WILL BE PRIJUARILY FOR LEVELING BEFORE CONCRETE POURNE FOR BUILDING, OPPORTER, AND STREET RANGE FOR BUILDING, OR MACH. AS PRACTICULAL MANTANNO DEFORMAT. AND THE POWER POUR STREET STRE

# CONCRETE NOTES

2. FOUNDATION CONTRACTOR IS TO PROVIDE 1/2" x 10" ANCHOR BOLTS AT 72" OL. AND 12" FROM CORNERS AT ALL PERIMETER FOUNDATION WALLS AND ALL BEARING WALLS

No. PE 026277 PROFESSIONAL SHOINEES

ANDINGSCAPING NOTES

SPECIES: PANICULATA

ZONE: 4-9

BLOOMS: MID SUMMER - EARLY FALL

WILLIAM SARCIA 3515 ZIP INDUSTRIAL HAPEVILLE, GA 30354 404-886-4857

FOR INFORMATION CONTACT:

PLANT HEIGHT: 6 FT - 7 FT PLANT WIDTH: 4 FT - 5 FT

FOLLOW THIS MAINTENANCE SCHEDULE FOR A FEW SEASONS AT A MINIMUM, OR LONGER IF STRESSFUL CONDITIONS, SUCH AS DROUGHT OCCUR.

EASTERN REDBUD

6-4:3ND2

BLDDMS: EARLY SPRING - LATE SPRING

PLANT WIDTH: 15 FT - 25 FT

BEST PLANTED IN EARLY SPRING IN A MOISTURE-RETENTING, WELL-GRANKED SOIL, DIG A HOLE IN AN IN A 15 AT LEEF THEET INDEED. AS NOTE STORE THE PREMODE DRU. IS EVEN WITH THE GODDON WHAN YOU PLACE. THE FIRE IN THE WALE DOOR PLACED IN THE GODDON, OF READ FOR THE MED THE CASE ON THE GODDON, OF READ FOR THE PLANTER PLANTER PLANTER PLANTER PLANTER.

TO RETAIN MOISTURE, PLACE ABOUT 3 INCHES OF MULCH ARROWD THE TREE DUT NOT THE ORIGINATION OF TRANS, MALCH ARROWD THE TREE DUT NOT TRANS, THOUSE, MALCH ARROWD THE TREE DUT NOT THOUSE, MALCH ARROWD THE TREE DUT NOT THOUSE ARROWD TO SHAPE IN THE REMOVE THE DEAVE IN THE REMOVE THE DUT NEW TREE THIS TIMP TEACH.

KEEP THE SOIL MOIST BUT NOT SATURATED, WHILE THE TREE IS ESTABLISHING, WATER WITH A DRIP SYSTEM IF POSSIBLE, IF PLANTED IN FULL SUN, WATER REGULARLY. PRUNE RIGHT AFTER FLOWERING OR IN LATE FALL WHILE THE TREE IS DORMAN

Ouring the warner wonths, provide deep watering (10 a depth of 10° to 120 12°) about third were cornen pat serious system in the Early widning, so trudge has time to dry, if a late frost is predicted, cover the plants to protect them.

WORK AN ALL-PURPOSS SLOW-RELEASE FERTILIZER OR RICH COMPOST INTO THE SOIL AROUND THE TREE AT THE BEGINNING OF EVERY SEASON. SUGGEST FOREST PANSY JAPPALACHIAN RED VARIETY

. ALL BACKFILL AND SOIL BELOW SLABS AND FOOTINGS MUST BE COMPACTED TO 2000 PSF MIN

3. CONTRACTOR RESPONSIBLE FOR ALL REINFORCEMENT IN CONCRETE WALLS AND BELON SLAB WHERE REQUIRED, ALL REINFORCEMENT IS TO MEET LOCAL AND SECONS AND MAY REQUIRE INSPECTION BY BULDING DEPARTMENT OFFICIALS. 4. ALL CONCRETE TO BE 3000 PSICOMPRESSIVE STRENGTH WITH 4" MAX SLUMP

CONRAD

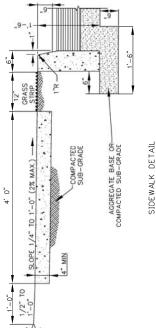
DATE: 06-26-18 SCALE: AS NOTED REVISIONS: VECETATION & CRADE PREPARED BY: SHEET No. 105 LILLY STREET HAPEVILLE, GA 30354 All RLH PROJECT LOCATION SHEET TITLE:

ENGINEER:

FOR INFORMATION CONTACT:

WILLIAM SARCIA 3515 ZIP INDUSTRIAL BLVD HAPEVILLE, GA 30354 404-888-4857

SIDEWALK SHALL BE SCRIBED WITH TRANSVERSE CONTROL JOINTS IN SQUARES EQUAL TO SIDEWALK WIDTH BUT NOT TO EXCEED 10 FEET. CONCRETE SHALL BE TYPE """. 3,000 P.S.I. MIN. STRENGTH. EXPANSION JOINTS SHALL EXTEND ACROSS THE FULL WIDTH OF THE SIDEWALK. CONTROL JOINTS SHALL BE LOCATED ON EACH SIDE OF A PRONG NAND NOT MORE THAN 100 FEET APART. PREFORMED BITUMINOUS MATERIAL SHALL BE PLACED BETWEEN ALL FIXED OBJECTS AND THE NEW CONCRETE SIDEWALK.



NOT TO SCALE

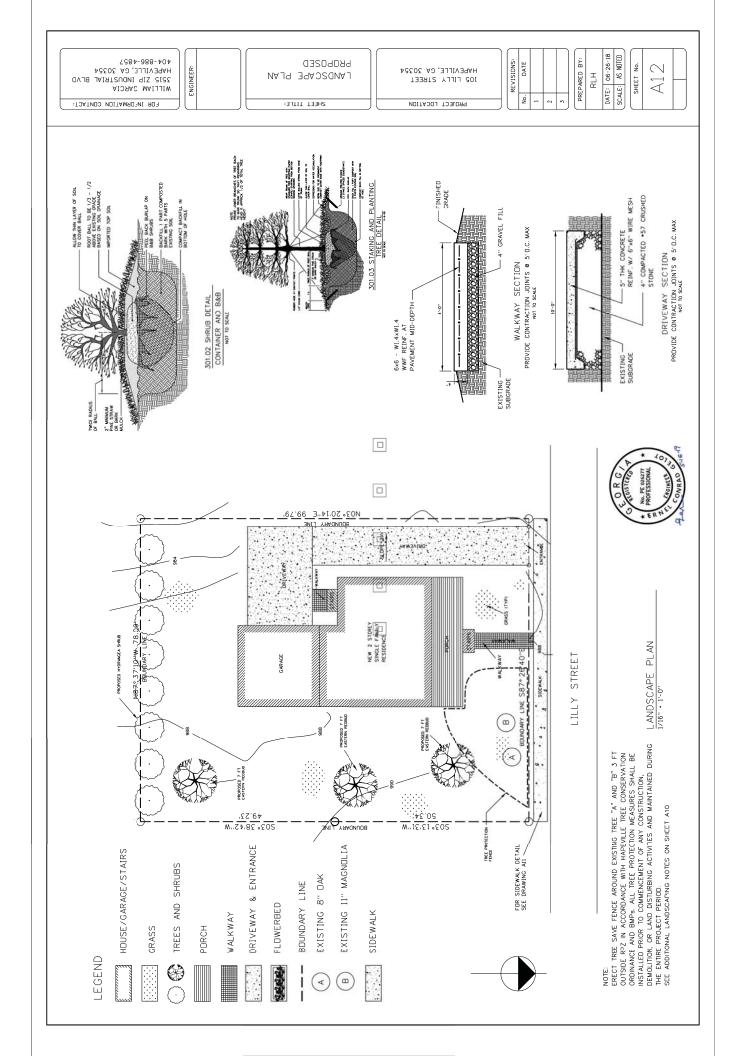
NO3° 20'14"E 99.79" 78.25' N87°37'10"W 78.09" BOUNDARY LINE S87° 26'40"E BOUNDARY J M...I2.2I..0S W"24'85°50S

LILLY STREET

(m)  $\bigcirc$ CONTOURS EXISTING SITE & 1/16" - 1'-0"

EXISTING 11" MAGNOLIA TO REMAIN

OAK TO REMAIN





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

DATE: August 14, 2019
TO: Tonya Hutson
FROM: Lynn Patterson
RE: Design Review – 644 Coleman Street

Key:

Compliant: 

Not Compliant: 

Incomplete:

### **BACKGROUND**

The City of Hapeville has received a design review application from Janice M. White to construct a new two-story four bed, three bath single-family dwelling at 644 Coleman Street. The property is currently vacant. The dwelling will have 1,944 SF of heated floor area and will provide off-street parking via a 15' wide driveway along the west side of the house.

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

### CODE

### SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

### (a) Site development standards

- Except where indicated, setbacks shall be established by zoning.
- On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- Minimum building heights shall be established by zoning.

- Within subareas D and E maximum building heights shall be as established by zoning, except that:
  - Where this chapter provides a more-stringent standard as compared to the zoning code, the more-stringent standard shall prevail. The only exception to this shall be a use grandfathered under the zoning code.
  - Portions of buildings equal to or less than five feet from a side or rear lot line shall be limited in height to the greater of 16 feet.
  - Portions of buildings between five and ten feet of a side or rear lot line shall be limited in height to the greater of 25 feet.
  - Portions of buildings ten feet or greater from a side or rear lot line shall be limited in height to 35 feet.
- Outside of subareas D and E maximum building heights shall be as established by zoning.
- All buildings shall provide first-story occupiable space, for the first ten feet of building depth along the enfronting facade.
- Sidewalks shall be located along all public and private streets. Sidewalks shall consist of two areas: a landscape area and a clear area.
  - Developments less than one acre shall provide a minimum one-foot landscape zone and a minimum four-foot clear zone.
    - Development of one acre or more shall provide a minimum two-foot landscape zone and a minimum five-foot clear zone.
    - The above notwithstanding, multifamily developments and all developments along Dogwood Drive shall provide a minimum five-foot landscape zone and a minimum six-foot clear zone.

 The applicant should ensure the new sidewalk includes a landscape zone that conforms with the existing sidewalks on either side of the property.

### (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.
- O 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.
- Sences adjacent to the street shall be picket-wood, stone, composite materials or ornamental metal, with the finished side facing the street.
- Retaining walls adjacent to the required sidewalk shall not exceed 32 inches in height unless required by topography.
- All street-facing walls shall be faced with stone, brick, or smooth stucco.
- Small planting between retaining walls and the required sidewalk are encouraged and should have a minimum width of six inches.

### **STAFF COMMENT:**

A minimum of one tree is required every 50' of supplemental area frontage. The
property fronts along Coleman for 66.8'. The plans indicate one tree is to be
planted. A second tree will be required, spaced so that there is no greater than 50'
between the trees.

### (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.

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

### (d) Parking and Traffic Standards

- One-family detached dwellings and two-family dwellings shall meet the following requirements:
  - ✓ Driveways shall have a minimum width of nine feet and a maximum width of 15 feet.
    - Circular drives are permitted.
    - A grass strip in the middle of driveways is encouraged.
- O 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.
- O 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 onstreet parking located along a public street.
- O Garage access on single-family lots shall be prohibited in the front yard of the home.

### STAFF COMMENT:

### (e) Roof and Chimney Standards

Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.

- Roof shingles shall be slate, cedar, or asphalt.
- $\circ$  Roof tiles shall be clay, terra cotta or concrete.

Allowed on one-family and two-family detached dwellings;

Permitted on multifamily and townhouse dwellings only when screened form the adjacent street by a parapet wall.

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

### STAFF COMMENT:

- The applicant should indicate the roofing material and minimum usable life on the plans.
- The applicant should specify the distance the roof overhangs the facades of the house, ensuring it is at least 12".
- The applicant should describe the material of the gutters and downspouts.
- The roof form does not match any historical architectural style (see subsection (h)).

### (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.
- $\times$  Blank, windowless walls are prohibited along all facades. See subsection 81-1-7(q)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.
- O Enfronting balconies shall have a minimum clear depth of four feet.
- Second Enfronting balcony widths shall be between 25 percent and 100 percent of the adjacent facade.
- Balconies may be covered or uncovered.

- Blank, windowless walls are prohibited along all facades. The first floors of both side elevations are windowless, which is not compliant.
- The top member of the porch railings must be 2x6 wood. Use of a 5/4 board rail cap is not permitted.

- The porch foundation must be enclosed.
- The porch and finished first floor must be between 2' and 4' above grade. The applicant should provide the height of the porch and first floor on the plans.
- Porch columns must be spaced no more than 8' on center. The porch columns are spaced 15' - 2 ½" at their widest point, which is not compliant.

### (g) Door and window standards.

- The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.
- ✓ The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.
- Building numbers at least six inches in height shall be located above or beside the street-facing pedestrian entrance, or above or beside the stairs accessing a front porch.
- O 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.
- Nhere used, window shutters shall match one-half the width of the window opening.
- O 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.

- Building numbers at least 6" in height on the porch or adjacent to the front door should be included and shown on the plans.
- The applicant should ensure no GBGs will be utilized.
- Windows must comply with all requirements of Sec. 81-1-7(g) *Door and window standards*. The elevations should be revised to demonstrate compliance and the plans should provide the following information:
  - O Window pane recession from adjacent facades
  - o Trim width, depth, and material
  - The width of mullions between grouped windows
  - Window sill materials
- (h) Detached one-family dwellings/ two-family dwellings. In addition to the requirements of subsections (a) through (g), the following shall apply to detached one-family dwellings and two-family dwellings.
- First Stories. First stories shall be elevated above the grade between two and four feet, unless existing topography is greater or unless wheelchair access is desired and cannot be provided from the side or rear.
- Window Sills. Enfronting first story window sills should be no less than two and one-half feet and no more than three and one-half feet above finished floor elevation.
- Wheelchair access. Where practical, wheelchair access, when provided, should be installed at the side or rear of the home in order to preserve the architectural character of the primary facade.
- \*\* Architectural style. Architecture is one of the most critical components of place, and nowhere is this more evident than on building facades. The design and character of street-facing facades is a reflection of both buildings and their users, and must be carefully considered for its impact on the overall sense of place.

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

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

• The applicant should provide the height of the first story windowsills above the finished first floor, ensuring they are between 2.5' and 3.5' high.

### **STAFF COMMENT:**

STAFF COMMENT:

- The design does not conform to any of the traditional architectural styles found in Hapeville. The applicant will need to demonstrate the appropriateness of the design for the community and comply with any style changes requested by the Committee.
- Outbuildings. In conventional development, outbuildings are often designed and located as an afterthought. Yet in traditional towns and cities, outbuildings serve to enrich the quality of design through their placement, design and use. In Hapeville, where outbuildings are provided on many residential lots, their design must be to the same high standards found in the community's neighborhoods.

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

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

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

### **RECOMMENDATIONS**

The proposed design does not reflect any of the traditional styles found in Hapeville. The Applicant will need to provide a justification of the design's appropriateness for the community along with photo documentation of similar designs in the city.

In addition, the following items have been found to be missing or deficient and should be addressed prior to formalizing a recommendation:

- 1. The applicant should ensure the new sidewalk includes a landscape zone that conforms with the existing sidewalks on either side of the property.
- 2. A minimum of one tree is required every 50' of supplemental area frontage. The property fronts along Coleman for 66.8'. The plans indicate one tree is to be planted. A second tree will be required, spaced so that there is no greater than 50' between the trees.
- 3. The applicant should show mechanical utility features on the plans and indicate any screening.
- 4. A light at the front door should be included and shown on the plans.
- 5. The applicant should indicate the roofing material and minimum usable life on the plans.
- 6. The applicant should specify the distance the roof overhangs the facades of the house, ensuring it is at least 12".
- 7. The applicant should describe the material of the gutters and downspouts.
- 8. The roof form does not match any historical architectural style (see subsection (h)).
- 9. Blank, windowless walls are prohibited along all facades. The first floors of both side elevations are windowless, which is not compliant.
- 10. The top member of the porch railings must be 2x6 wood. Use of a 5/4 board rail cap is not permitted.
- 11. The porch foundation must be enclosed.
- 12. The porch and finished first floor must be between 2' and 4' above grade. The applicant should provide the height of the porch and first floor on the plans.
- 13. Porch columns must be spaced no more than 8' on center. The porch columns are spaced  $15' 2 \frac{1}{2}$ " at their widest point, which is not compliant.
- 14. Building numbers at least 6" in height on the porch or adjacent to the front door should be included and shown on the plans.
- 15. The applicant should ensure no GBGs will be utilized.
- 16. Windows must comply with all requirements of Sec. 81-1-7(g) *Door and window standards*. The elevations should be revised to demonstrate compliance and the plans should provide the following information:
  - a. Window pane recession from adjacent facades
  - b. Trim width, depth, and material
  - c. The width of mullions between grouped windows
  - d. Window sill materials
- 17. The applicant should provide the height of the first story windowsills above the finished first floor, ensuring they are between 2.5' and 3.5' high.

### CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL DATE: JUNE 11, 2019

NOTE:	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: 1	1051/1/20 10 8t a 016 DV 64 36337
E-Mail Address	11/1/01 -1+
Address of Pro	oposed Work: 644 Coleman Street
Parcel ID# (INF	FORMATION MUST BE PROVIDED): 14-009900031503
Property Owne	er: Gustavo Peridigon Contact Number:
Project Desci	ription (including occupancy type): NEW CONSTRUCTION OF
A SING	EN DINING ROOM: Living ROOM
2 Decl	Ke in the rear 1/2 GARAGE
	IMOG IMPROVEMENT
Contractors N	Name: VICTOR A PONTE/ Contact Number:
Contact Pers	on: Gustavo Perdigon Contact Number:
property. I do it accurate, and I application and reserves that rig I further understfull. I hereby ac write the Englis voluntarily comp	application to the City of Hapeville, to the Design Review Committee for the above referenced hereby swear or affirm that the information provided here and above is true, complete and understand that any inaccuracies may be considered just cause for invalidation of this any action taken on this application. I understand that the City of Hapeville, Georgia, and to enforce any and all ordinances regardless of any action or approval on this application. I stand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in eknowledge that all requirements of the City of Hapeville shall be adhered to. I can read and shall language and/or this document has been read and explained to me and I have full and pleted this application. I understand that it is a felony to make false statements or writings to eville. Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for violation thereof.    Column

Commercial	Mixed-Use Development
onstruction	Addition to Existing Commercial Building
Residential Structure	Accessory Structure
LandscapingNe	w Single Family Residential Construction
isting building: <u>VA CAN</u>	
rials on the exterior of the <u>e</u>	xisting structure:
Existm	g Vacant Lot
	rior facade of the new structure:
	rials proposed for the exterior

## NOTICE

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

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

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

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

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

I JANUE M WHITE 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.

(Please Print & Initial)



## **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?nodeld=PTIICOOR CH81ARDEST  Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code
of Ordinances.
Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.
Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.
Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.
Submitted architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.
Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.
JANICE M WHITE Greek who 1/0/2019
Printed Name Signature Date
Should you have any questions, please do not hesitate to contact the Community Services Department
at 404-669-2120.

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

#### **EROSION CONTROL NOTES:**

- 1. PRIOR TO ANY LAND DISTURBANCE, CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE EROSION CONTROL DEPARTMENT
- 2. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO CONSTRUCTION.
- 3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL MEASURES BEYOND THE APPROVED PLAN SHALL BE IMPLEMENTED AS NECESSARY.
- 4. DISTURBED AREAS LEFT IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN , AND REPAIRED AS NECESSARY.
- 6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INTALLED, IF DETERMINED NECESSARY BY ON SITE INSPECTION.
- 7. SILT FENCE SHALL BY "TYPE C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL
- 8. DOUBLE ROW OF SDI-C REQUIRED, IF DISTURBED AREA IS WITHIN 200 FEET OF STATE WATERS.
- 8. NO GRADED SLOPE SHALL EXCEED 2H:1V

#### FLOOD STATEMENT

NO PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY "F.I.A. OFFICIAL FLOOD HAZARD MAP PANEL # 13121C0366F DATE 9/18/2013 NO WATER OF STATE EXIST. WITHIN 200 FEET OF PROJECT SITE INSTRUMENT USED: NIKON DTM-520 TOTAL STATION REFERENCE USE: PLAT: 287 PAGE: 31

REQUIREMENTS FOR REPLACING AN EXISTING WALKWAY AND STAIRS IN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES;

- 1. REMOVE EXISTING PAVING USING HAND MACHINERY i.e. JACK HAMMER;
- 2. NO CUT OR FILL OF EARTH ALLOWED WITHIN THE CRZ;
- 3. LEVEL USING OPEN GRADE AGGREGATE SUCH AS 57 STONE;
- 4. LAY 6 MIL PLASTIC SHEET WITHIN THE CRZ BEFORE POURING CONCRETE;
- 5. DO NOT REMOVE CONCRETE UNTILL IT TO BE REPLACED
- 6. DO NOT DRIVE OR USE MACHINERY ON THE EXPOSED ROOTS OF THE CRZ.

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

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

#### **LEGEND**

De3 DISTURBED AREA STABILIZATION (W/PERMANENT VEGETATION)

Det DISTURBED AREA STABILIZATION (WITH SODDING)

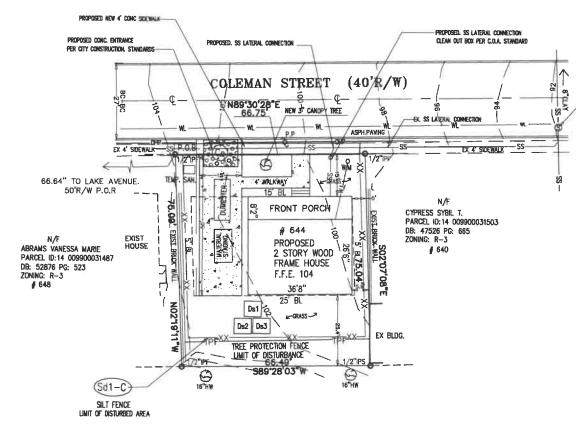
PROPUSED BUILDING		P.O.B.	POINT OF BEGINNING
EXISTING TOPOGRAPHIC CONTOURS		P.O.R.	POINT OF REFERENCE
PROPOSED TOPOGRAPHIC CONTOURS EXISTING SPOT ELEVATIONS	—CM3—	I.P.S.	1/2" IRON PIN SET
PROPOSED SPOT ELEVATIONS	=87,00	0.H.P.	OVERHEAD POWER LINE
Sd1-0 SILT FENCE BARRIER.		P.P.	POWER POLE
SELT SELECTION BARRIER.			LAND LOT LINE
Co CONST. EXIT/ ENTRANCE.		I.P.F.	1/2" IRON PIN FOUND
		C.L	CENTER LINE
Del DISTURBED AREA STABILIZATION (WITH MULCH)		×	LOT NUMBER
DISTURBED AREA STABILIZATION (W/ TEMPORARY VEGETATION)	ı	WM	WATER METER
(W) REMITORARY VEGETATION)			

G.M GAS METER

#### NOTE:

- 1- ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
- 2- ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
- 3- DUMPSTER SHALL NOT BE LOCATED INSIDE OF TREE PROTECTION FENCE.
- 4- NO STANDING WATER.

DIRT STATEMENT: CUT = 30 CU.YDS. FILL =30 CU.YDS. DIRT TO BE BALANCE ON SITE DEMOLITION DEBRIS= 60 CU.YDS.

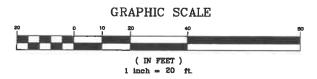


Before staring any land—disturbing activities, the contractor is required to schedule a pre—construction meeting with Erosion & Sediment Control. Call (404) 546-1305

Failure to schedule may result in a Stop Work Order or Permit Revocation



SAN SEWER CONNECTION TO BE CONNECTED TO EXIST. SERVICE. CONTRACTOR SHALL VERIFY LOCATION PRIOR BEGINING OF CONSTRUCTION



3 (19) Lake Or Walnut St **(41)** 6 North Ave b bing 2019 Microsoft Corporation € 2018 HERE

VICINITY MAP NTS

TOP=92.65 INV=83.65 GROSS LOT AREA 5.004. sq.ft. 0.114 acres TOTAL DISTURDED AREA 4,002 SQ FT. OR 0.09 AC. LOT COVERAGE AREA OF IMPERVIOUS SURFACE:

NEW HOUSE ----- 1,289 SQ.FT. NEW CONC DRIVEWAY / WALK ---- 892 SQ.FT.

TOTAL INPERVIOUS AREA ----- 2,181 SQ.FT. PROPOSED LOT COVERAGE ---- 43% PROPOSED FLOOR AREA RATIO MAIN FLOOR HEATED -----972 SQ.FT.

SECOUND FLOOR HEATED AREA ----972 SQ.FT.

HEATED FLOOR AREA --- 1,944 SQ.FT./ 5,004 SQ/FT= .38

SHEET INDEX

NO. 1 SITE PLAN & GRADING NO. 2 CONSTRUCTION STANDARS

CONTRACTOR/DEVELOPER GUSTAVO PERDIGON TEL: 954-278-1687

Coon what's

SEPARATE PERMIT IS REQUIRED FOR SIDEWALK AND/OR DRIVEWAY CONSTRUCTION THE PUBLIC  $\mathbf{R}/\mathbf{w}$  . Contact the transportation department of public WORK AT 404-330-6501

Call

EROSION CONTROL PLAN FOR: GP CUBE IVESTMENTS JOB: 26628 DRAWN: W.A CHECKED: F.P. SHEET NUMBER: SHEET 1 OF 2

**REVISIONS** 

24 HOUR CONTACT/DEVELOPER GUSTAVO PERDIGON TEL: 954-278-1687 HOUR

\*\*Consulting Engineers & Surveyors\*\*
110 MLK SR HERITAGE TRAIL
STOCKBRIDGE, GEORGIA 30281-3424
Phone (678)-782-7737 HURD \*Co

PROJECT ADDRESS
644 COLEMAN STREET
ATLANTA GA. 30354
PARCEL ID: 1400990003149
LAND LOT: LAND LOT 99
DISTRICT: 14 TH DISTRICT
COLINTY: FULTON
STATE: GEORGIA

ZONING: R-3 FRONT YARD SETBACK = 15 FEET SIDE YARD SETBACK =5 FEET REAR YARD SETBACK = 25 FEET

SHEET TITLE: SITE PLAN AND SOIL

DATE: JUNE 7, 2019

# Residential New Construction

# 644 Coleman St

Atlanta, GA 30354

4 Bedroom 3 Bathroom 1944 sqft (Heated)

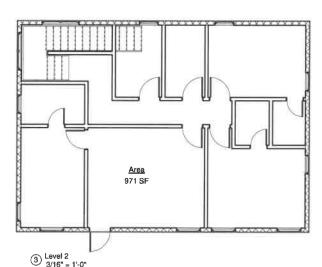


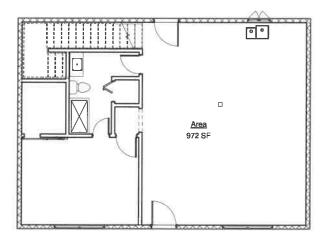
(4) 3D View 2

Sheet Number	Sheet Name
A101	Proposed Plan
A102	Elevation
A100	Cover Sheet
A103	Foundation Plan
A104	Framing Plan
A105	Roof Plan
A106	Deck Plan

Code Summary International Residential Code, 2012 Edition, with Georgia Amendments (2014) (2015) (2017)

Release For Construction





2 Foundation



GP Cube Investments

644 Colman St.

No.	Description	Dat
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Cover Sheet

Project number Project Number

Date Issue Date

Drawn by Author

Checked by Checker

A100

3/16" = 1'-

# **General Notes**

- 1. All lumber to be Southern Pine No. 2 or better
- 2. All concrete to have 4000 psi 28-day compressive strength
- 3. All deck lumber shall be presure preservative treated in accordance with AWPA U1 for the specied, product, preservative and end use. Feild cut ends, notches and drilled holes of preservative treated wood shall be treated in the feild in accordance with AWPA M4. Preservative - treated lumber in contract with the ground shall be rated as "ground-contract."
- 4. Joist Hangers shall have a minimum capacity of 800 lbs.

5' - 6 1/2" 5' - 3 1/2"

Bedroom 1

162 SF

Deck

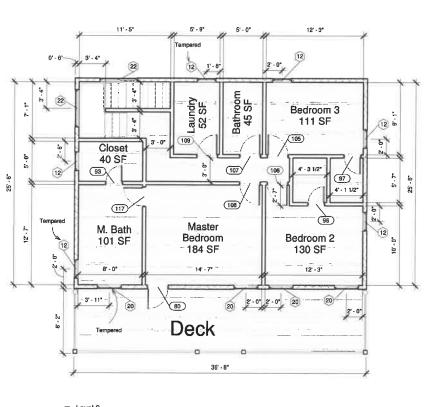
4R @ 0' - 6"

7' - 3 1/2"

15' - 1 1/2"

	Window Schedule
Type Mark	Family and Type
12	Window-Double-Hung: 28" x 46"
14	Window-Casement-Double: 34" x 36"
18	Window-Double-Hung-Double: 76" x 56"
20	Window-Double-Hung: 36" x 56"
22	Window-Double-Hung-Double: 56" x 52"

	Door Schedule							
Mark	Mark Family and Type							
15	Door-Exterior-Single-Entry-Half Flat Glass-Wood_Clad: 36" x 80"							
41	Door-Interior-Single-Full Glass-Wood: 36" x 84"							
80	Door-Interior-Single-Full Glass-Wood: 30" x 80"							
86	Door-Interior-Single-3_Panel_Vert-Wood: 30" x 80"							
87	Interior_barn_door_18732: Interior_barn_door_18732							
89	Door-Opening: 36" x 80"							
93	Door-Interior-Single-1_Panel-Wood: 24" x 80"							
96	Door-Interior-Single-1_Panel-Wood: 24" x 80"							
97	Door-Interior-Single-1_Panel-Wood: 24" x 80"							
98	Door-Interior-Single-1_Panel-Wood: 24" x 80"							
103	Door-Interior-Single-1_Panel-Wood: 28" x 80"							
104	2_Panel_Bifold_Door_18618: 30" x 84"							
105	Door-Interior-Single-3_Panel_Vert-Wood: 30" x 80"							
106	Door-Interior-Single-3_Panel_Vert-Wood: 30" x 80"							
107	Door-Interior-Single-3_Panel_Vert-Wood: 30" x 80"							
108	Door-Interior-Single-3_Panel_Vert-Wood: 30" x 80"							
109	Door-Interior-Single-3_Panel_Vert-Wood: 30" x 80"							
117	Door-Interior-Single-1_Panel-Wood: 28" x 80"							







Proposed Plan

AD Designs

GP Cube

Investments

644 Colman St.

Project Number Issue Date Checker

A101

3/16" = 1'-0"

Code Summary

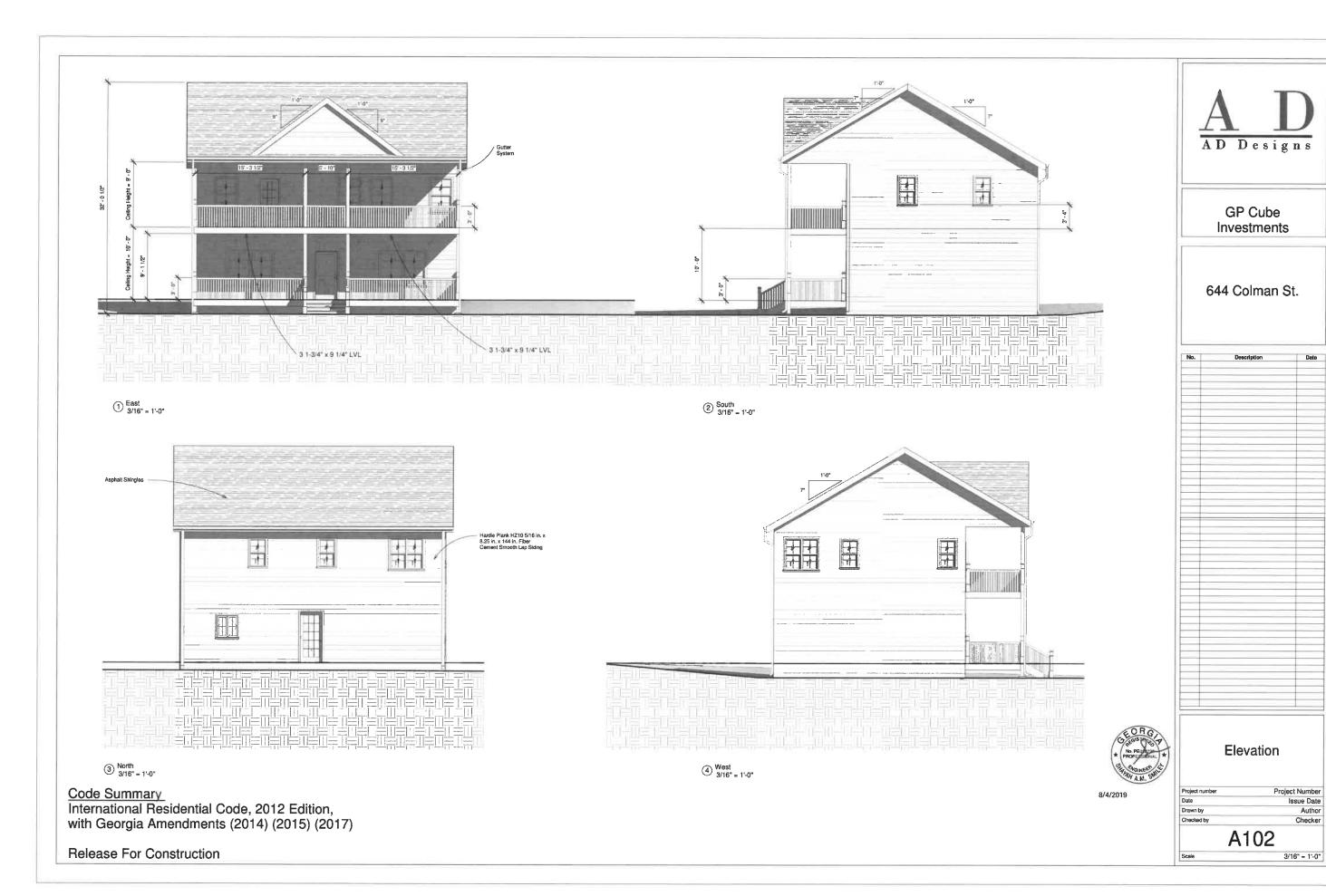
International Residential Code, 2012 Edition, with Georgia Amendments (2014) (2015) (2017)

Release For Construction

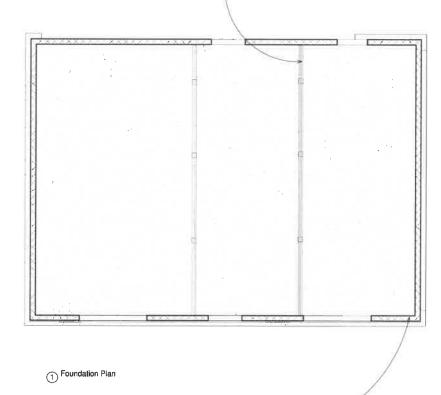
① Level 1 3/16" = 1'-0"



8/4/2019



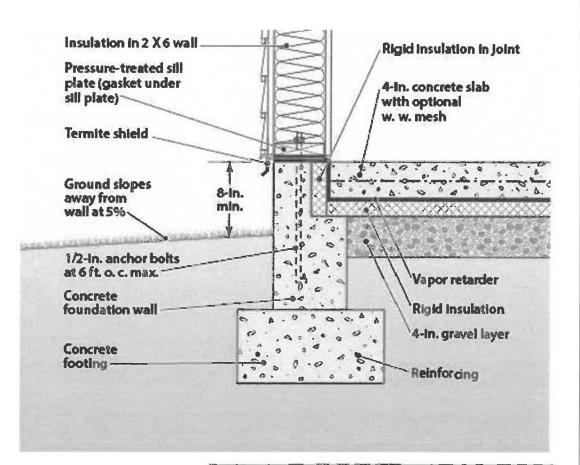
4" slab on grade with provide 6x6 W1 1.4 x W1.4 welded wire fabric Place welded wire fabric 1" below the top of the slab



8" CMU with 18" wide 12" thick footing 2#4 rebar continuous

Code Summary International Residential Code, 2012 Edition, with Georgia Amendments (2014) (2015) (2017)

Release For Construction



			Po	ost Heigh	ts1		F	ooting Size	s <sup>2</sup>
Beam Span, La	Joist Span L	Southern Pine	Douglas Fir-Larch <sup>3</sup>	Hem-Fir <sup>2</sup> , Western Cedars	Redwood	Ponderosa Pine, Red Pine, SPF <sup>3</sup>	Round Footing Dlameter	Square Footing	Footing Thickness
	≤10'	14'	14'	14'	14'	14'	18"	16"x16"	7"
6,	≤14'	14'	14'	14'	14'	14'	21"	18"x18"	8"
	≤18'	14'	14'	12'	14'	11'	24"	21"x21"	10"
8'	≤10°	14'	14'	14'	14'	14'	20"	18"x18"	8"
	≤14'	14'	14'	14'	14'	11'	24*	21"x21"	10"
	≤18'	14'	13'	11'	12'	8'	27"	24"x24"	11"
10'	≤10'	14'	14'	14'	14'	12'	23"	20"x20"	9°
	≤14'	14'	13'	11'	13'	8'	27"	24"x24"	11"
	≤16'	12'	11'	8'	11'	2'	31*	27"x27"	13"
_	≤10'	14'	14'	12"	14'	10'	25*	22"x22"	10"
12'	≤14'	13'	12'	9'	11'	5'	30"	26"x26"	13"
	≤18′	11'	9,	6'	9'	2'	34"	30"x30"	ETO P
	≤10'	14'	13'	11'	13'	8'	27°	24"x24"/	9.39m
14"	≤14'	11'	10'	7'	10'	2'	32"	29"x29" +	19 450
	≤18'	9,	8'	2'	8,	NP	37"	33°x33°\	18
	≤10'	13'	12'	10'	12'	6'	29"	26"x26"	
16'	≤14'	10'	8,	5'	8,	2'	35"	31"x31"	15
	≤18'	7'	5'	2'	7'	NP	40"	35°x95/2	01918"
	≤10'	12'	11'	8'	11'	2'	31"	27°x27°	13"
18'	≤14'	9,	8,	2'	8'	NP	37"	33"x33"	16"
	≤18'	5'	2'	2'	6'	NP	42"	37"x37"	19"

 $\underbrace{ADDesigns}_{\text{ADDesigns}}$ 

GP Cube Investments

644 Colman St.

	Description	Date
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Foundation Plan

 Project number
 Project Number

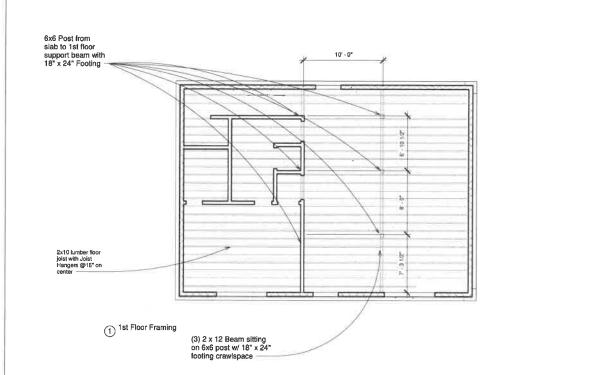
 Date
 Issue Date

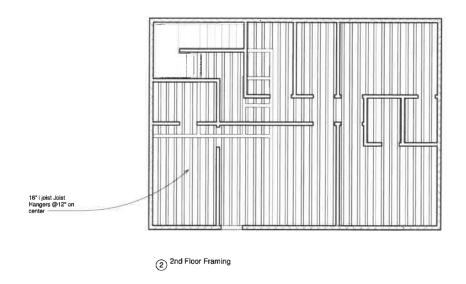
 Drawn by
 Author

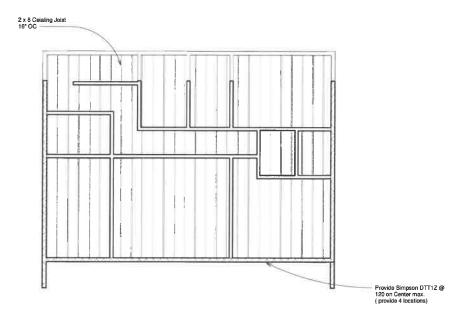
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A103

1/4" = 1"







3 2nd Floor Ceiling Framing

Code Summary
International Residential Code, 2012 Edition,
with Georgia Amendments (2014) (2015) (2017)

Release For Construction



GP Cube Investments

644 Colman St.

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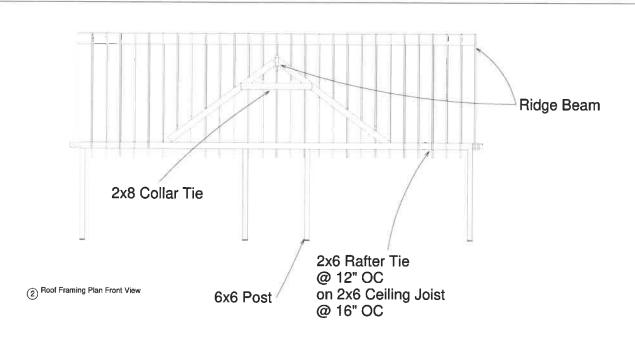


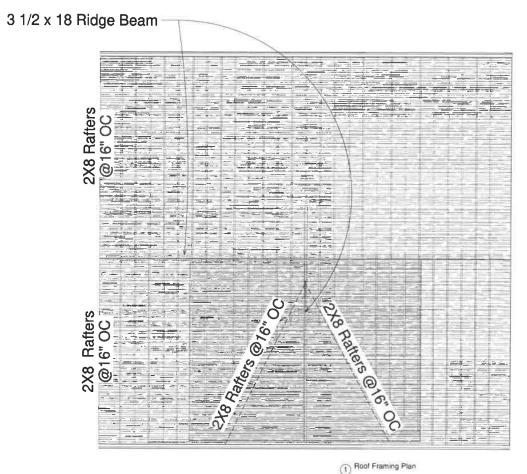
## Framing Plan

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AD Designs

644 Colman St.

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Roof Plan

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Code Summary International Residential Code, 2012 Edition, with Georgia Amendments (2014) (2015) (2017)

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# **General Notes**

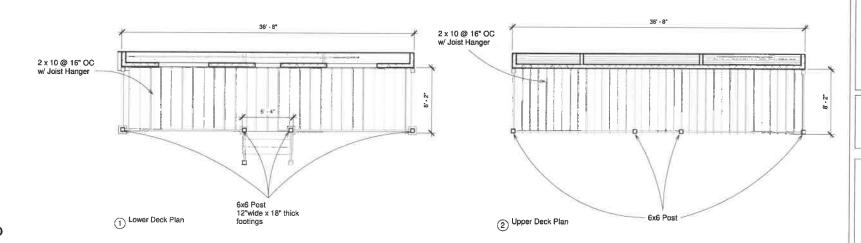
- 1. All lumber to be Southern Pine No. 2 or better
- 2. All concrete to have 4000 psi 28-day compressive strength
- 3.All lumber shall be presure preservative treated in accordance with AWPA
- U1 for the specied, product, preservative and end use. Feild cut ends,

notches and drilled holes of preservative treated wood shall be treated in the

feild in accordance with AWPA M4. Preservative - treated lumber in contract

with the ground shall be rated as "ground-contract."

4. Joist Hangers shall have a minimum capacity of 800 lbs.



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644 Colman St.

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Deck Plan

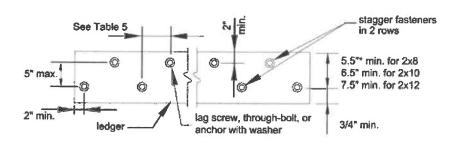
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Issue Date

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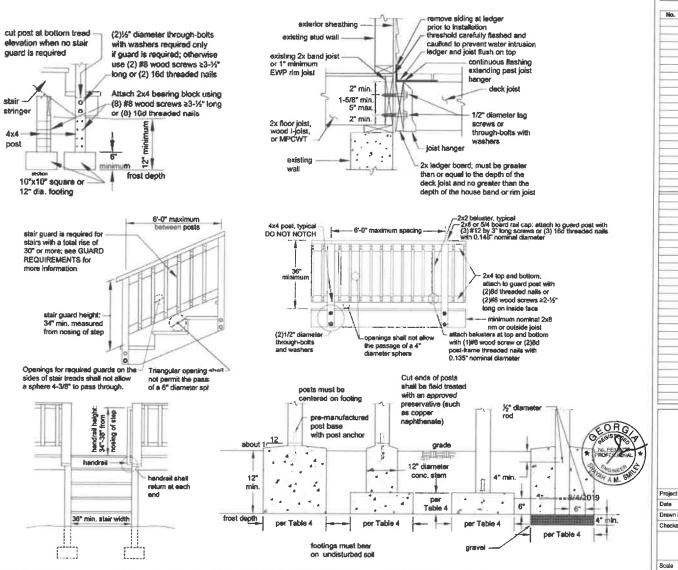
Table 5. Fastener Spacing for a Southern Pine, Douglas Fir-Larch, or Hem-Fir Deck Ledger or Band or Rim Joist and a 2-inch Nominal Solid-Sawn Spruce-Pine-Fir Band Joist or EWP Rim Joist. 34.5.5.8

	Rim Joist	6'-0"	6'-1"	8'-1"	10'-1"	12'-1"	14'-1"	16'-1"
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	Band Joist	less	8'-0"	10'-0"	12'-0"	14'-0"	16'-0"	18'-0"
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1/2" diameter lag screw <sup>1</sup> with	1" EWP	24"	18"	14"	12°	10"	9"	8"
15/32" maximum sheathing	1-1/a" EWP	28"	21"	16"	14"	12"	10"	9*
732 materium sneeting	1-1/2" Lumber	30"	23°	18"	15"	13"	11"	10"
1/2" diameter bolt with	1" EWP	24"	18"	14°	12"	10"	9"	8"
15/32" maximum sheathing	1-1/a" EWP	28"	21"	16"	14"	12"	10"	9"
132 maxamum snesumg	1-1/3" Lumber	36"	36"	34"	29"	24"	21*	19"
½" diameter bolt with  15/32" maximum sheathing and  ½" stacked washers 2.7	1-1/2" Lumber	36"	36°	29"	24"	21"	18"	16"



# Code Summary International Residential Code, 2012 Edition, with Georgia Amendments (2014) (2015) (2017)

Release For Construction





# DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: August 14, 2019
TO: Tonya Hutson
FROM: Lynn Patterson

RE: Design Review – 3384 North Fulton Avenue

Key:

Compliant: 

Not Compliant: 

Not Compliant: 

Not Applicable:

#### **BACKGROUND**

The City of Hapeville has received a design review application from Janice M. White to construct a new one-story three bed, two bath single-family dwelling at 3384 North Fulton Avenue. The property is currently vacant, although there is already an existing driveway and curb cut. The dwelling will have 1,528 SF of heated floor area and will provide off-street parking via a 10' wide driveway along the south side of the house.

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

#### CODE

#### SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

#### (a) Site development standards

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

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

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

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

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

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

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

#### **STAFF COMMENT:**

• The existing sidewalk does not have the required landscape zone. A design exception will be required to use the existing sidewalk.

#### (b) Supplemental Area and Fence Standards

- Developments shall locate landscape supplemental areas adjacent to first-story residential uses and place a minimum of one tree every 50 feet in the supplemental area. See list of allowed trees in section *93-2-14*.
- O 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.
- Sences adjacent to the street shall be picket-wood, stone, composite materials or ornamental metal, with the finished side facing the street.
- Retaining walls adjacent to the required sidewalk shall not exceed 32 inches in height unless required by topography.
- All street-facing walls shall be faced with stone, brick, or smooth stucco.
- Small planting between retaining walls and the required sidewalk are encouraged and should have a minimum width of six inches.

#### **STAFF COMMENT:**

A minimum of one tree is required every 50' of supplemental area frontage. The
property fronts along North Fulton for 74.9'. The plans indicate one tree is to be
planted. A second tree will be required, spaced so that there is no greater than 50'
between the trees.

#### (c) Utility Standards

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

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

#### **STAFF COMMENT:**

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

#### (d) Parking and Traffic Standards

- One-family detached dwellings and two-family dwellings shall meet the following requirements:
  - ✓ Driveways shall have a minimum width of nine feet and a maximum width of 15 feet.
    - Circular drives are permitted.
    - A grass strip in the middle of driveways is encouraged.
- All other buildings shall meet the following requirements:
  - Parcels are permitted a maximum of one driveway curb cut per street. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.
  - Driveways shall have a maximum width of 12 feet for one-way and 24 feet for two-way.
  - Two curb cuts serving two one-way driveways shall be counted as one curb cut.
  - Public or private alleys, or driveway providing vehicular access to two or more parcels shall not constitute a curb cut.
  - New public streets shall not count as curb cuts.
  - Parcels are permitted a maximum of one driveway curb cut per street frontage. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.
- O 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 onstreet parking located along a public street.
- Garage access on single-family lots shall be prohibited in the front yard of the home.

#### **STAFF COMMENT:**

#### (e) Roof and Chimney Standards

- Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.
- ✓ Roof shingles shall be slate, cedar, or asphalt.
- Noof tiles shall be clay, terra cotta or concrete.

Allowed on one-family and two-family detached dwellings;

Permitted on multifamily and townhouse dwellings only when screened form the adjacent street by a parapet wall.

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

#### **STAFF COMMENT:**

- The applicant should ensure the roof shingles have a minimum usable life of 30 years per manufacturer's warranty.
- The applicant should specify the distance the roof overhangs the facades of the house, ensuring it is at least 12".
- The plans should be revised to describe the material of the gutters and downspouts and to show them on the elevations.

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

✓ Exterior facade materials shall be limited to:

Full-depth brick;

Natural or cast stone;

✓ Smooth natural-wood siding and/or cement-based siding;

Shake siding;

Painted fish-scale style shingles, but only when used in front gables;

True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings.

Exterior building materials shall not be:

Simulated brick veneer, such as Z-Brick;

Exterior insulation and finish systems (EIFS);

Exposed concrete block;

Metal siding or other metal exterior treatment;

Glass curtain walls;

Liquid vinyl;

T-1-11 siding;

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

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

#### **STAFF COMMENT:**

- While the front porch appears to be constructed of stone or brick and wood, the applicant should clarify the materials used in the porch.
- Front porches must have a minimum depth of 8' from façade to the outside of the columns. While the distance to the outside of the columns has not been provided, it appears to be less than 8', which is not compliant.
- The front porch is 51% of the width of the adjacent facade. The standards state porches must be at least 80% of the facade width; however, the size of the porch is consistent with the encouraged Craftsman style and may be permissible with a design exception.
- Front porch columns must be spaced a maximum of 8' on center. While the distance between the columns has not been provided, they appear to be wider than 8' apart, which is not compliant and, if approved, would require a design exception.

#### (g) Door and window standards.

- The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.
- The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.
- Building numbers at least six inches in height shall be located above or beside the street-facing pedestrian entrance, or above or beside the stairs accessing a front porch.
- O 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.
- O 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.

- Building numbers at least 6" in height on the porch or adjacent to the front door should be included and shown on the plans.
- The provided window schedule does not match the floor plan designations.
- The applicant should ensure no GBGs will be utilized.
- Windows must comply with all requirements of Sec. 81-1-7(g) *Door and window standards*. The elevations should be revised to demonstrate compliance and the plans should provide the following information:
  - Window pane recession from adjacent facades
  - o Trim width, depth, and material
  - The width of mullions between grouped windows
  - o The height and width of all street facing windows
  - Window sill materials
- (h) Detached one-family dwellings/ two-family dwellings. In addition to the requirements of subsections (a) through (g), the following shall apply to detached one-family dwellings and two-family dwellings.
- First Stories. First stories shall be elevated above the grade between two and four feet, unless existing topography is greater or unless wheelchair access is desired and cannot be provided from the side or rear.
- Window Sills. Enfronting first story window sills should be no less than two and one-half feet and no more than three and one-half feet above finished floor elevation.
- Wheelchair access. Where practical, wheelchair access, when provided, should be installed at the side or rear of the home in order to preserve the architectural character of the primary facade.
- \*\* Architectural style. Architecture is one of the most critical components of place, and nowhere is this more evident than on building facades. The design and character of street-facing facades is a reflection of both buildings and their users, and must be carefully considered for its impact on the overall sense of place.

#### Craftsman. Craftsman homes may include:

- i. A rectangular building footprint, with the short end facing a street.
- ii. Gabled roofs having gables with a minimum pitch of 20 and a maximum pitch of 40 degrees from horizontal and with roof lines running parallel or perpendicular to the street.
- √ iii. Decorative beams, brackets or braces under gables.
- ✓ iv. Exposed roof rafters where roofs overhang.
- v. Optional dormers.

STAFF COMMENT:

- ✓ vi. Windows that are taller than they are wide.
- vii. Equal height windows along a single floor.
- √ viii. Symmetrical or asymmetrical front facade.
- ix. A front porch extending the entire width of the building or with a width of one-half of the building. Said porch shall include square columns that taper from bottom to top, but are not less than eight inches thick. Said columns shall be set atop stone or masonry bases extended to the ground. They may include optional square or rectangular balusters and handrails.

• The dwelling is a Craftsman-style home. The plans show a porch extending about one-half of the building, which is compliant with this style. However, one of the support columns is offset from the right side of the porch, which creates an asymmetrical appearance and is not traditional for the style. To fully comply with the style, the applicant should move the right support column over to the edge of the porch.

#### **STAFF COMMENT:**

- The applicant should provide the thickness of the porch support columns at their smallest point.
- Outbuildings. In conventional development, outbuildings are often designed and located as an afterthought. Yet in traditional towns and cities, outbuildings serve to enrich the quality of design through their placement, design and use. In Hapeville, where outbuildings are provided on many residential lots, their design must be to the same high standards found in the community's neighborhoods.

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

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

#### **STAFF COMMENT:**

#### **FINDINGS**

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

- 1. The existing sidewalk does not have the required landscape zone. A design exception will be required to use the existing sidewalk.
- 2. A minimum of one tree is required every 50' of supplemental area frontage. The property fronts along North Fulton for 74.9'. The plans indicate one tree is to be planted. A second tree will be required, spaced so that there is no greater than 50' between the trees.
- 3. The applicant should show mechanical utility features on the plans and indicate any screening.
- 4. A light at the front door should be included and shown on the plans.
- 5. The applicant should ensure the roof shingles have a minimum usable life of 30 years per manufacturer's warranty.
- 6. The applicant should specify the distance the roof overhangs the facades of the house, ensuring it is at least 12".
- 7. The plans should be revised to describe the material of the gutters and downspouts and to show them on the elevations.
- 8. While the front porch appears to be constructed of stone or brick and wood, the applicant should clarify the materials used in the porch.
- 9. Front porches must have a minimum depth of 8' from façade to the outside of the columns. While the distance to the outside of the columns has not been provided, it appears to be less than 8', which is not compliant.

- 10. The front porch is 51% of the width of the adjacent facade. The standards state porches must be at least 80% of the facade width; however, the size of the porch is consistent with the encouraged Craftsman style and may be permissible with a design exception.
- 11. Front porch columns must be spaced a maximum of 8' on center. While the distance between the columns has not been provided, they appear to be wider than 8' apart, which is not compliant and, if approved, would require a design exception.
- 12. Building numbers at least 6" in height on the porch or adjacent to the front door should be included and shown on the plans.
- 13. The provided window schedule does not match the floor plan designations.
- 14. The applicant should ensure no GBGs will be utilized.
- 15. Windows must comply with all requirements of Sec. 81-1-7(g) *Door and window standards*. The elevations should be revised to demonstrate compliance and the plans should provide the following information:
  - a. Window pane recession from adjacent facades
  - b. Trim width, depth, and material
  - c. The width of mullions between grouped windows
  - d. The height and width of all street facing windows
  - e. Window sill materials
- 16. The dwelling is a Craftsman-style home. The plans show a porch extending about one-half of the building, which is compliant with this style. However, one of the support columns is offset from the right side of the porch, which creates an asymmetrical appearance and is not traditional for the style. To fully comply with the style, the applicant should move the right support column over to the edge of the porch.
- 17. The applicant should provide the thickness of the porch support columns at their smallest point.

# CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL DA	ATE:
au	Il applications must be typed or neatly printed. Applications or an uthorized representative is required to personally appear at the Design Review leeting to answer questions.
Ev mo su	he Design Review Committee meets the third Wednesday of each month. very attempt will be made to place your application for review on the next conth's agenda following the submittal of a completed application with apporting documents; however, that may not always be possible. The City eserves the right to schedule applications as deemed necessary.
Applicant: JAA	
Applicants Addres	ess: 1854 VIRGINIA AUE STEZ, COLLEGE PK, GA. 3033
E-Mail Address:	Zoning Classification:
Address of Propo	osed Work: 3384 North Fulton Aus
Parcel ID# (INFOR	RMATION MUST BE PROVIDED): 14-00950090107
Property Owner:	GUSTAVO PEridigon Contact Number:
Project Descript A SINGLE KAchen;	tion (including occupancy type): NEW CONSTRUCTION OF FAMILY HOME - 3 BEDVOOMS 2 BATHS Dining Room; Living Room
Contractors Nan	me: Victor Aporte / IMPOVENENT Contact Number:
Contact Person:	0 1:10/16
property. I do here accurate, and I und application and any reserves that right to I further understand full. I hereby acknowrite the English lavoluntarily complete.	lication to the City of Hapeville, to the Design Review Committee for the above referenced eby swear or affirm that the information provided here and above is true, complete and inderstand that any inaccuracies may be considered just cause for invalidation of this by action taken on this application. I understand that the City of Hapeville, Georgia, to enforce any and all ordinances regardless of any action or approval on this application. Id that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in owledge that all requirements of the City of Hapeville shall be adhered to. I can read and anguage and/or this document has been read and explained to me and I have full and sted this application. Inderstand that it is a felony to make false statements or writings to be, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for violation thereof.
	2

Project Class (check	one):	
Residential	Commercial	Mixed-Use Development
Project Type:		
New Commercial	Construction	Addition to Existing Commercial Buildin
Addition to Existin	g Residential Structure	Accessory Structure
Site Plan, Grading	g & LandscapingNe	ew Single Family Residential Construction
Other		
	proposed New Construction:	
	existing building: <u>VA CA</u>	nt Lot
Estimated Cost of Constr	uction: 490, 000	
2	xisting - Va	ecait Lot
		4.
List/Describe Building Ma	terials <u>proposed</u> for the exte	rior facade of the new structure:
Blue	HArdie plante	sidina
•	/ / /	
		/

## NOTICE

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

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

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

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

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

(Please Print & Initial)

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?nodeld=PTIICOOR CH81ARDEST Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances. Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting. Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application. Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review. Submitted architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department. Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.

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.

#### **EROSION CONTROL NOTES:**

- 1. PRIOR TO ANY LAND DISTURBANCE, CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION
- 2. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO CONSTRUCTION.
- 3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL MEASURES BEYOND THE APPROVED PLAN SHALL BE IMPLEMENTED AS NECESSARY.
- 4. DISTURBED AREAS LEFT IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- 5. EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN , AND REPAIRED AS NECESSARY.
- 6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INTALLED, IF DETERMINED NECESSARY BY ON SITE INSPECTION.
- SILT FENCE SHALL BY "TYPE C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED.
- 8. DOUBLE ROW OF SDI-C REQUIRED, IF DISTURBED AREA IS WITHIN 200 FEET OF STATE WATERS.

#### NOTE:

- 1- ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
- 2- ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
- 3- DUMPSTER SHALL NOT BE LOCATED INSIDE OF TREE PROTECTION FENCE.
- 4- NO STANDING WATER.

DIRT STATEMENT: CUT = 30 CU.YDS.FILL =30 CU.YDS. DIRT TO BE BALANCE ON SITE DEMOLITION DEBRIS= 60 CU.YDS.

Before staring any land—disturbing activities, the contractor is required to schedule a pre—construction meeting with Erosion & Sediment Control.

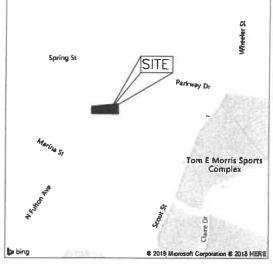
Call (404) 546-1305 Failure to schedule may result in a Stop Work Order or Permit Revocation

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

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

REQUIREMENTS FOR REPLACING AN EXISTING WALKWAY AND STAIRS IN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES;

- 1. REMOVE EXISTING PAVING USING HAND MACHINERY i.e. JACK HAMMER;
- 2. NO CUT OR FILL OF EARTH ALLOWED WITHIN THE CRZ;
- 3. LEVEL USING OPEN GRADE AGGREGATE SUCH AS 57 STONE;
- 4. LAY 6 MIL PLASTIC SHEET WITHIN THE CRZ BEFORE POURING CONCRETE;
- 5. DO NOT REMOVE CONCRETE UNTILL IT TO BE REPLACED
- 6. DO NOT DRIVE OR USE MACHINERY ON THE EXPOSED ROOTS OF THE CRZ.



VICINITY MAP GROSS LOT AREA

12,148. sq.ft. 0.278 acres TOTAL DISTURDED AREA 3,915 SQ FT. OR 0.08 AC. LOT COVERAGE AREA OF IMPERVIOUS SURFACE:

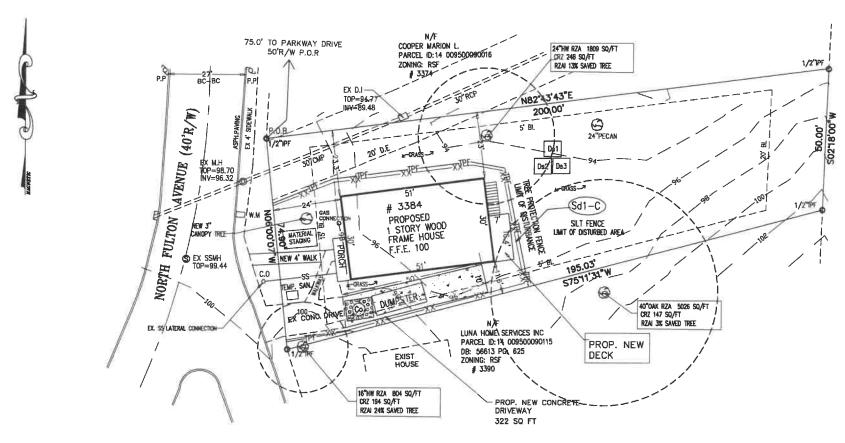
NEW HOUSE ------ 1,598 SQ.FT. EX. CONC DRIVEWAY / WALK ----- 328 SQ.FT. NEW WOOD DECK ----- 160 SQ.FT. NEW 4' WALK ----- 62 SQ.FT. NEW CONC DRIVEWAY ----- 525 SQ.FT. TOTAL INPERVIOUS AREA ----- 2,673 SQ.FT. PROPOSED LOT COVERAGE -----22%

PROPOSED FLOOR AREA RATIO MAIN FLOOR HEATED -----1,474 SQ.FT.

HEATED FLOOR AREA --- 1,474 SQ.FT./ 12,148 SQ/FT= .12

SHEET INDEX NO. 1 SITE PLAN & GRADING NO. 2 CONSTRUCTION STANDARS

CONTRACTOR/DEVELOPER GUSTAVO PERDIGON TEL: 954-278-1687



LEGEND

PROPOSED TOPOGRAPHIC CONTOURS EXISTING SPOT ELEVATIONS PROPOSED SPOT ELEVATIONS

Sal- SILT FENCE BARRIER.

CO CONST. EXIT/ ENTRANCE.

Del DISTURBED AREA STABILIZATION (WITH MULCH)

DEZ DISTURBED AREA STABILIZATION (W/ TEMPORARY VEGETATION) De3 DISTURBED AREA STABILIZATION (W/PERMANENT VEGETATION)

De4 DISTURBED AREA STABILIZATION (WITH SODDING)

P.O.B. POINT OF BEGINNING

P.O.R. POINT OF REFERENCE I.P.S. 1/2" IRON PIN SET P.P. POWER POLE

LLL LAND LOT LINE I.P.F. 1/2" IRON PIN FOUND CENTER LINE

 $\otimes$ LOT NUMBER WATER METER

G.M GAS METER GUY WIRE

SAN SEWER CONNECTION TO BE CONNECTED TO EXIST. SERVICE. CONTRACTOR SHALL VERIFY LOCATION PRIOR BEGINING OF CONSTRUCTION



FLOOD STATEMENT

NIKON DTM-520 TOTAL STATION

NO PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY \*F.I.A. OFFICIAL FLOOD HAZARO MAP PANEL # 13121C0366F DATE 9/18/2013 NO WATER OF STATE EXIST. WITHIN 200 FEET OF PROJECT SITE INSTRUMENT USED:

GRAPHIC SCALE ( IN FEET ) 1 inch = 20 ft.

separate permit is required for sidewalk and/or drivieway construction in the public  $\mathbf{r}/\mathbf{w}$  . Contact the transportation department of public



Ž D PRINCE & ASSOCIATES, \*Consulting Engineers & Surveyors\* 110 MLK SR HERITAGE TRAIL STOCKBRIDGE, GEORGIA 30281-3424 Phone (678)-782-7737 CONTACT/DEVELOPER IGON 1687 HOUR HURD \*C ORTH FULTON AVENUE
TA GA. 30354
L ID: 14 00950090107
TAND LDT 95
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FULTON
GEDRGIA PROJECT / 3384 NORT ATLANTA GPARCEL ID: ZONING: RSF FRONT YARD SETBACK = 15 FEET SIDE YARD SETBACK =5 FEET REAR YARD SETBACK = 20 FEET SHEET TITLE: SITE PLAN AND SOIL EROSION CONTROL PLAN FOR: GP CUBE IVESTMENTS DATE: JUNE 7, 2019 JOB: 26626 DRAWN: W.A CHECKED: F.F SHEET NUMBER:

SHEET 1 OF 2

REVISIONS

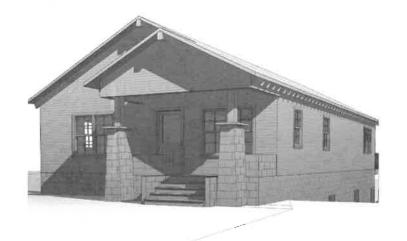
# Residential New Construction 3384 Fulton Ave.

Atlanta, GA 30354

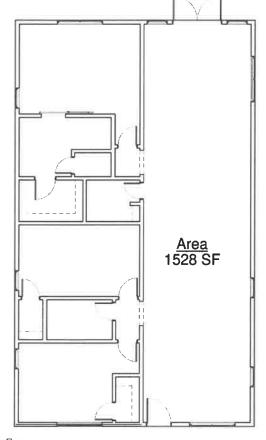
3 Bedroom

1528 sqft (Heated)

2 Bathroom



Sheet Number	Sheet Name	
A100	Cover Sheet	
A101	Proposed Plan	
A102	Elevation View	
A103	Foundation Plan	
A104	Floor Framing	
A106	Roof Framing Plan	
A105	Ceiling Plan	
A107	Deck Plan	



3 Main Floor 3/16" = 1'-0"

Code Summary
International Residential Code 2012 Edition
CODE OF ORDINANCES CITY OF HAPEVILLE, GEORGIA
National Electical Code 2017 Edition
International Pluming Code 2012 Edition

(1) 3D View 1





GP Cube Investments

3384 North Fulton Ave. Atlanta GA 30354

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**Cover Sheet** 

 Project Number
 Project Number

 Sate
 Issue Date

 Drawn by
 Author

 Checked by
 Checker

A100

3/16" = 1'-0

	Door Schedule	
Mark	Family and Type	
162	Door-Opening: 36" x 80"	

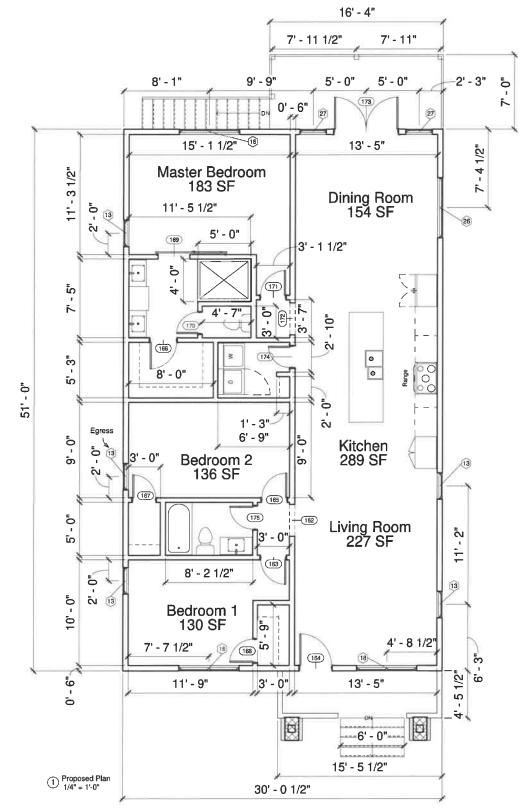
162	Door-Opening: 36" x 80"
163	Door-Interior-Single-1_Panel-Wood: 28" x 84"
164	Door-Exterior-Single-Entry-Half Flat Glass-Wood_Clad: 36" x 80"
165	Door-Interior-Single-1_Panel-Wood: 28" x 84"
166	Door-Interior-Single-1_Panel-Wood: 30" x 84"
167	Door-Interior-Single-1_Panel-Wood: 26" x 80"
168	Door-Interior-Single-1_Panel-Wood: 26" x 80"
169	Interior_barn_door_18732: Barn Door 30" x 84"
170	Door-Interior-Single-1_Panel-Wood: 24" x 80"
171	Door-Interior-Single-1_Panel-Wood: 28" x 84"
172	Door-Opening: 36" x 84"
173	Door-Exterior-Double-Full Glass-Wood_Clad: 72" x 84"
174	Door-Interior-Single-1_Panel-Wood: 24" x 84"
175	Door-Interior-Single-1_Panel-Wood: 26" x 80"
176	Single-Flush: 30" x36"

Window Schedule		
Mark	Family and Type	

22	Window-Double-Hung-Double: 68" x 56"					
23	Window-Double-Hung-Double: 68" x 56"					
24	Window-Double-Hung-Double: 68" x 48"					
25	Window-Double-Hung-Double: 68" x 56"					
26	Window-Double-Hung: 30" x 46"					
27	Window-Double-Hung: 30" x 46"					
28	Window-Double-Hung: 30" x 46"					
29	Window-Double-Hung: 30" x 46"					
30	Window-Double-Hung: 30" x 46"					
31	Window-Double-Hung: 30" x 80"					
32	Window-Double-Hung: 30" x 80"					
33	Fixed: 36" x 24"					
34	Fixed: 36" x 24"					
35	Fixed: 36" x 24"					
36	Fixed: 36" x 24"					

Code Summary

International Residential Code 2012 Edition
CODE OF ORDINANCES CITY OF HAPEVILLE, GEORGIA
National Electical Code 2017 Edition
International Pluming Code 2012 Edition



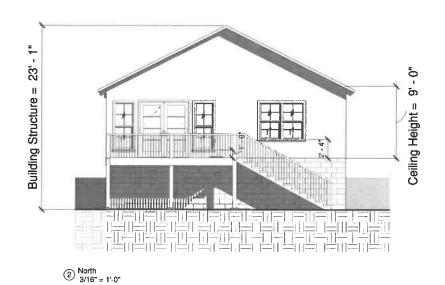


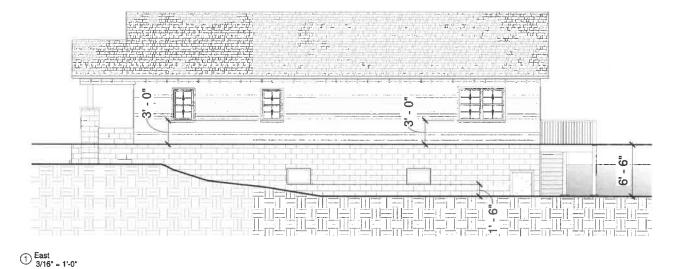
GP Cube Investments

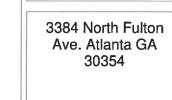
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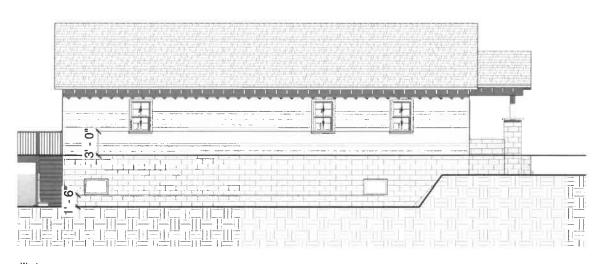


AD Designs

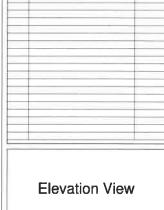
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Investments



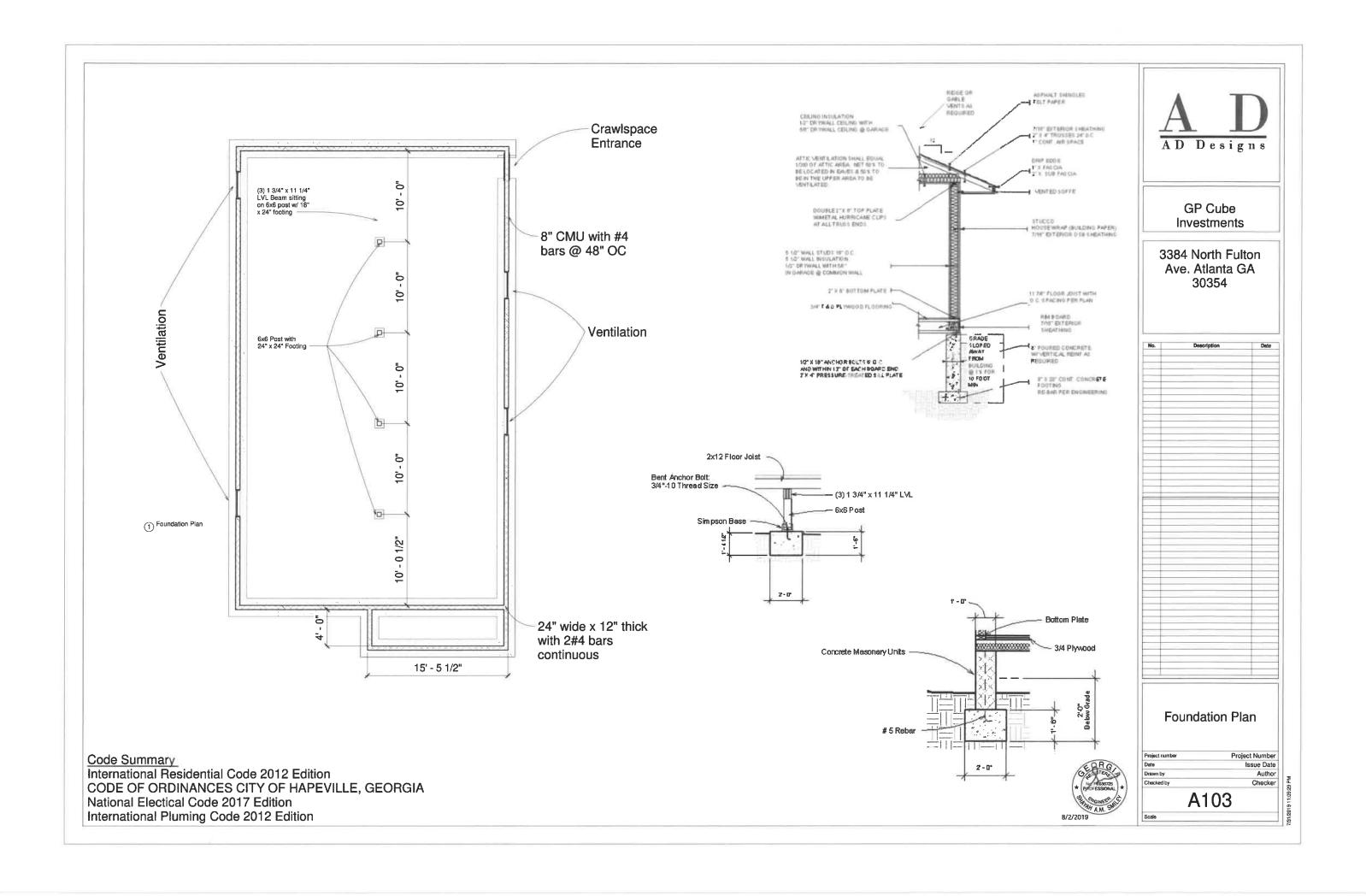


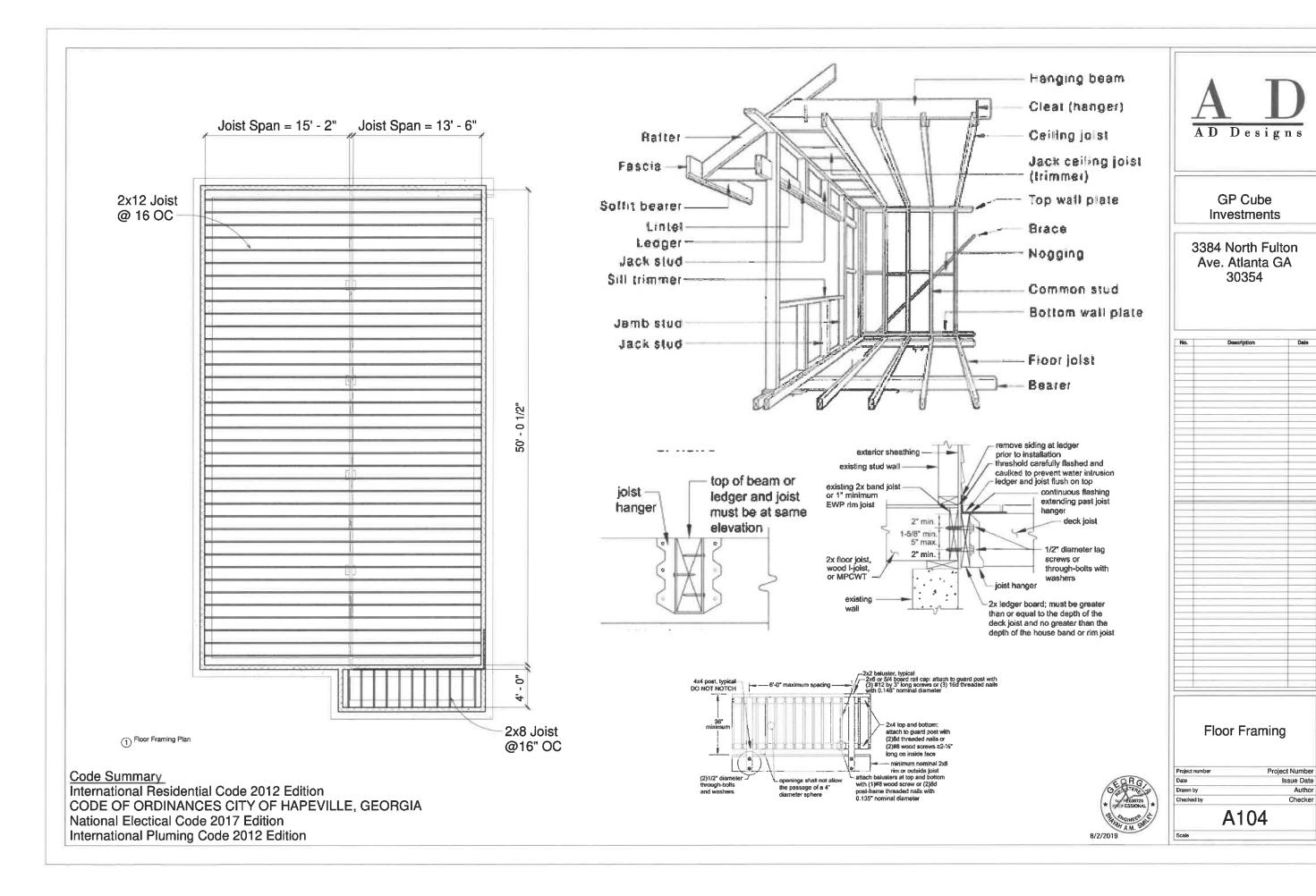
4 West 3/16" = 1'-0"

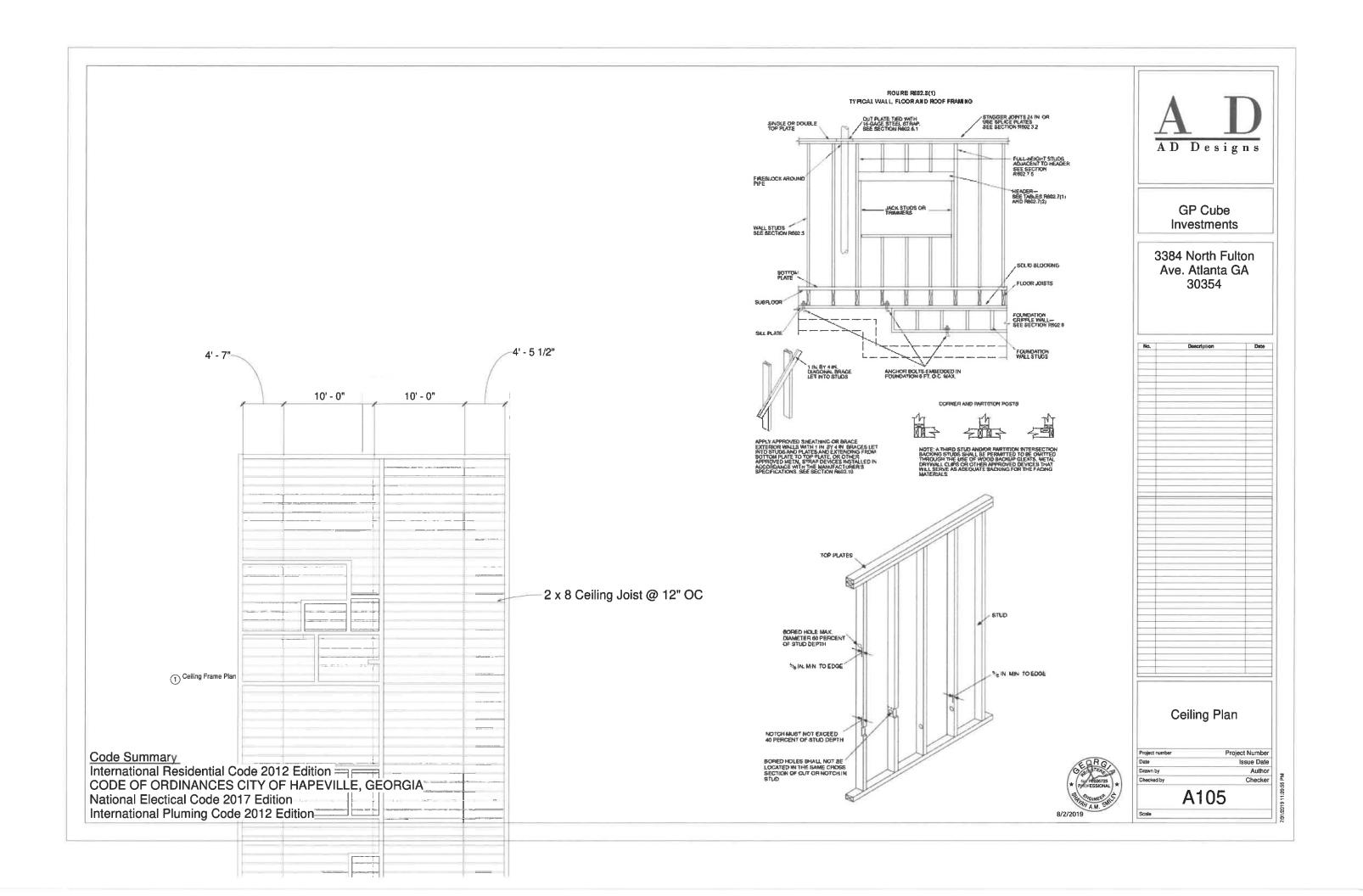


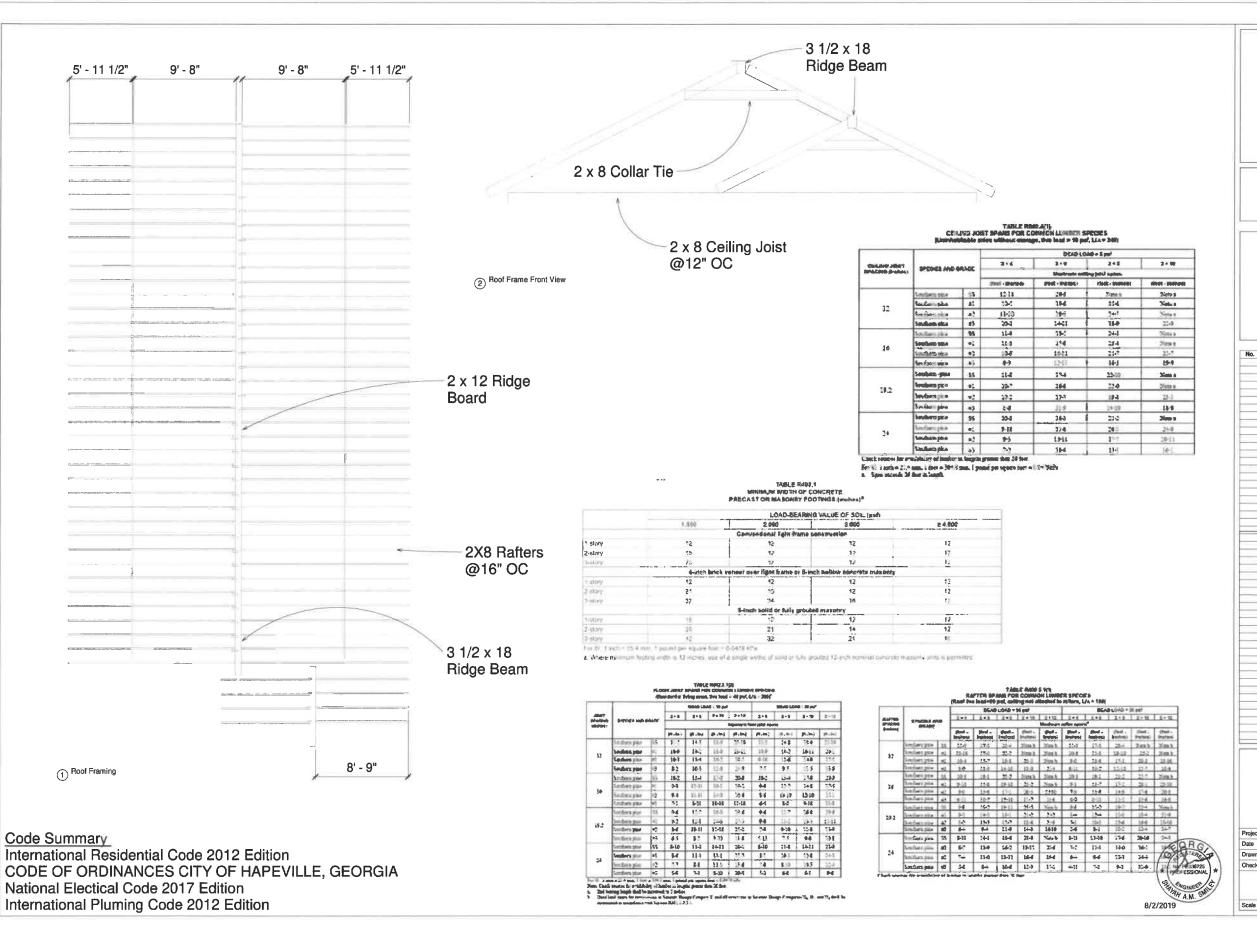
Code Summary
International Residential Code 2012 Edition
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National Electical Code 2017 Edition
International Pluming Code 2012 Edition











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GP Cube Investments

3384 North Fulton Ave. Atlanta GA 30354

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Roof Framing Plan

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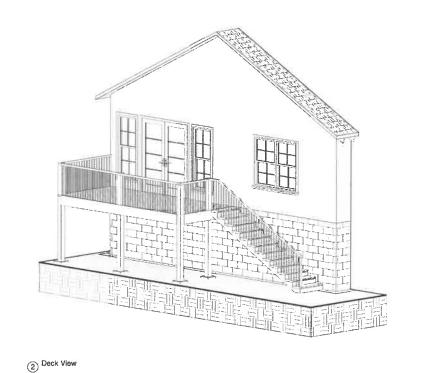
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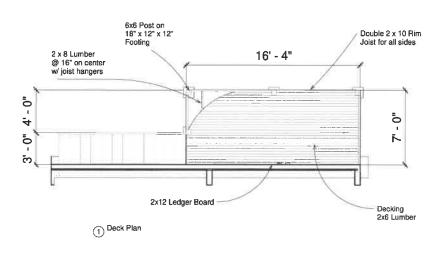
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Beam Span, Ls	Joist Span L.	Post Heights <sup>1</sup>					Footing Sizes <sup>2</sup>			
		Southern Pine	Douglas Fir-Larch <sup>3</sup>	Hom-Fir <sup>2</sup> , Western Cedars	Redwood	Ponderosa Pine, Red Pine, SPF <sup>3</sup>	Round Footing Diameter	Square Footing	Footing Thickness	
	≤10'	14'	14'	14'	14'	14'	18"	16"x16"	7"	
6'	≤14'	14'	14'	14'	14'	14'	21"	18"x18"	8"	
	≤18'	14'	14'	12"	14'	11'	24"	21°x21°	10"	
8,	≤10"	14'	14'	14"	14'	14'	20"	18"x18"	8"	
	≤14'	14'	14"	14"	14'	11'	24"	21°x21°	10"	
	≤18°	14'	13'	11'	12'	8'	27*	24°x24°	11"	
	≤10°	14'	14'	14'	14'	12'	23"	20"x20"	9*	
10'	≤14°	14'	13'	11"	13'	8'	27*	24"x24"	11"	
	≤18'	12"	11'	8'	11'	2"	31"	27°x27°	13"	
12'	≤10°	14'	14'	12'	141	10"	25*	22"x22"	10"	
	≤14"	13'	12'	9,	11'	5'	30°	26°x26°	13"	
	≤18'	11'	9'	6'	9,	2	34"	30"x30"	15"	
14'	≤10'	14'	13'	11"	13'	8'	27"	24"x24"	11"	
	≤14'	11'	10'	7'	10'	2*	32"	29"x29"	14"	
	≤18'	9,	8,	2'	8,	NP	37"	33"x33"	16"	
16'	≤10'	13'	12'	10"	12'	6'	29°	26"x26"	12"	
	≤14'	10"	9'	5'	8,	2'	35*	31"x31"	15"	
	≤18'	7'	5'	2'	7'	NP	40"	35"x35"	18"	
	≤10°	12°	11'	8'	11'	2'	31"	27"x27"	13"	
18'	≤14'	9,	8'	2'	8'	NP	37"	33"x33"	16"	
	≤18'	5'	2'	2'	6'	NP	42"	37"x37"	19"	

footings must beer on undisturbed soil



GP Cube Investments

3384 North Fulton Ave. Atlanta GA 30354

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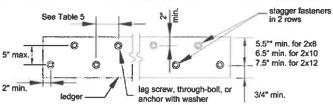
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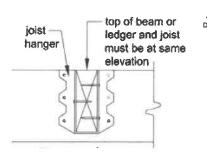
Checker

Table 5. Fastener Spacing for a Southern Pine, Douglas Fir-Larch, or Hem-Fir Deck Ledger or Band or Rim Joist and a 2-inch Nominal Solid-Sawn Spruce-Pine-Fir Band Joist or EWP Rim Joist. 34564

	Rim Joist	6'-0"	6'-1"	8'-1"	10'-1°	12'-1"	14'-1"	16'-1"
Joist Span	or	and	to	to	to	to	to	to
	Band Joist	less	8'-0"	10'-0"	12'-0"	14'-0"	16'-0"	18'-0"
Connection Details		account to	On-Cente	r Spacing	of Faster	10/3		
%" diameter lag screw <sup>1</sup> with	1" EWP	24°	18°	14"	12"	10"	9°	8"
15/ <sub>33</sub> maximum sheathing	1-1/e" EWP	28°	21"	16°	14°	12°	10"	9*
155 Herselletti stateriin.	1-1/3" Lumber	30°	23°	18"	15°	13°	11"	10"
½" diameter bolt with	1° EWP	24°	18°	14"	12"	10"	9"	8"
15/22° maximum sheathing	1-1/6" EWP	28"	21"	16"	14"	12"	10"	9"
15 merennu savernañ	1-¼" Lumber	36"	36"	34"	29"	24"	21"	19"
%" diameter bolt with  18/ <sub>32</sub> " maximum sheathing and  %" stacked washers <sup>27</sup>	1-¼" Lumber	36*	36"	29"	24"	21"	18"	16"



Code Summary International Residential Code 2012 Edition CODE OF ORDINANCES CITY OF HAPEVILLE, GEORGIA National Electical Code 2017 Edition International Pluming Code 2012 Edition



existing stud wall

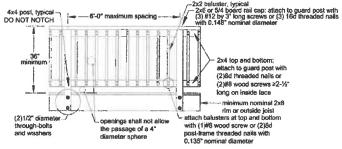
1-5/8" min. 5" max.

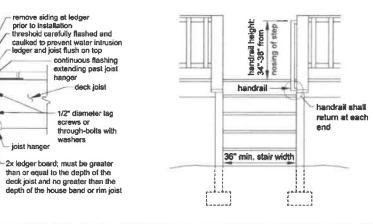
2" min.

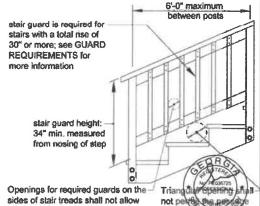
existing 2x band joi or 1" minimum EWP rlm joist

2x floor joist, wood I-joist, or MPCWT -

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Triangular operation with an not perfect the person of a 6" of the a sphere 4-3/8" to pass through.