AGENDA

City of Hapeville

3468 North Fulton Avenue

Hapeville, Georgia 30354

Design Review Committee

June 19, 2019

6:00 PM

1. Welcome And Introduction

2. Approval Of Minutes

2.I. Design Review Committee Minutes: May 15, 2019

Documents:

DRC MINUTES MAY 15, 2019.PDF

3. Tia Muse/Brooke Fortenberry 3303 North Whitney Avenue

Ms. Tia Muse and Ms. Brooke Fortenberry has submitted an application seeking approval of plans to add solar panels to the roof of the existing single-family dwelling at 3303 North Whitney Avenue. The property is zoned R-1, One Family Detached.

Documents:

3303 NORTH WHITNEY AVENUE DRC APP.PDF

4. Tia Muse/Brooke Fortenberry 3341 North Whitney Avenue

Ms. Tia Muse and Ms. Brooke Fortenberry has submitted an application seeking approval of plans to add solar panels to the roof of the existing single-family dwelling at 3341 North Whitney Avenue. The property is zoned R-1, One Family Detached.

Documents:

3341 NORTH WHITNEY AVENUE DRC APP.PDF

5. Tia Muse/Brooke Fortenberry 3377 Lavista Drive

Ms. Tia Muse and Ms. Brooke Fortenberry has submitted an application seeking approval of plans to add solar panels to the roof of the existing single-family dwelling at 3377 Lavista Drive. The property is zoned R-1, One Family Detached.

Documents:

3377 LAVISTA DRIVE DRC APP.PDF

6. Casey Busch 600 South Central Avenue

   Casey Busch has submitted an application seeking approval of plans to add solar panels to the roof of the existing building at 600 South Central Avenue. The property is zoned RMU, Residential Mixed Use.

   Documents:

   600 SOUTH CENTRAL AVENUE DRC APP.PDF

7. Paula Smith 3365 Northside Drive

   Ms. Paula Smith has submitted an application seeking approval of plans to construct a new 3,548-square foot single family dwelling with an attached garage at 3365 Northside Drive. The property is zoned R-0, One Family Residential.

   Documents:

   3365 NORTHSIDE DRIVE DRC APP.PDF

8. Michael Miles 831 Custer Street

   Mr. Michael Miles has submitted an application seeking approval of plans to remodel the exterior of the existing 1,800-square foot single family dwelling at 831 Custer Street. The property is zoned R-SF, Residential Single Family.

   Documents:

   831 CUSTER STREET DRC APP.PDF

9. Old Business

   Miller Lowry Developments **Item Was Tabled @ the May 15th DRC Meeting**

   Miller Lowry Developments has submitted an application seeking approval of plans to construct a new project consisting of townhomes and commercial space situated between South Central Avenue, Colville Avenue and Willingham Drive. The property is zoned V, Village and is within the A-D, Arts District Overlay.

   Documents:

   VILLAGE WALK HAPEVILLE.PDF

10. Next Scheduled Meeting - Wednesday, July 17, 2019

11. Adjourn

Design Review Committee
Meeting Minutes

May 15, 2019

I. Call to Order

Jonathan Love called to order the regular meeting of the Design Review Committee at 6:09 PM on May 15, 2019 in the Hapeville City Hall Conference Room.

II. Roll Call

Jonathan Love (Chairman) conducted a roll call. The following persons were present Rick Ferrero, John Stalvey (acting secretary) and Planner's Lynn Patterson and Michael Smith (non-voting).

III. Approval of Minutes

John Stalvey made a motion to approve the minutes from April 19, 2019. Rick Ferrero seconded, motion passed 3-0

IV. Applications

a) 232 Birch Street – Mariano Alvarado and Alexander Tapia attending

Rick Ferrero made a motion to approve the application with the following condition:

1. Top and bottom rail material and size must be compliant with requirements and must be painted or stained

John Stalvey seconded, motion passed 3-0

b) 632 South Central Avenue – Bianca Howard attending

Jonathan Love made a motion to approve the application with the condition that the paint meets standards identified in the Planner's Report and will include a topcoat or varnish that will guarantee a 5-year lifespan

Rick Ferrero seconded, motion passed 3-0

c) 3418 Dogwood Drive – Bianca Howard attending

Jonathan Love made a motion to approve the application with the condition that the paint meets the requirements identified in the Planner's Report, will include a topcoat or varnish that will guarantee a 5-year lifespan and that size requirements for the text portion of the mural doesn't exceed maximum size requirements

John Stalvey seconded, motion passed 3-0

d) 3472 Rainey Avenue – Tony McSwain attending

John Stalvey made a motion to approve the application with the following conditions:

1. Convert master bath area from 2' to a 1' offset and use board and batten on the exterior instead of stucco (reference home at 3388 Colville Avenue)
2. Chimney will stack and go to grade; Chimney height must meet requirements
3. Light to be located at front door
4. Roof shingle information must be provided and meet standards
5. Must include building numbers on plan
6. Gutter and downspout material must be provided and meet standards
7. Any exposed slab must have mock foundation
8. Add window to dining room area
9. Provide specifications on windows and must meet standards; glass must be recessed from façade

Design Exceptions:

10. A design exception will be made to allow PVC columns
11. An exception to be given to the porch width requirement; due to width of home and lot a driveway would not fit if porch extended further
12. A design exception given to allow for windowsill height less than 30"

Jonathan Love seconded, motion passed 3-0

e) Village Walk @ Hapeville – Scott Johnson and Trey Baltz attending

The site will eventually be subdivided and will be partial residential and partial commercial. As such, the residential and commercial will be split and include different standards and separate votes.

Residential

Jonathan Love made a motion to table the vote until such time that the applicant can correct several items on the plan to include the following:

1. The façade and roof form of the townhomes cannot be mirrored or repeating; it is suggested to add offsets in the units (no more than 3 per offset)
2. Mechanical features must be included and show screening
3. No GBG windows to be used; must provide window and window trim dimensions
4. Plans must include building numbers and a light next to the doors
5. Provide roof shingle warranty information that must meet standards
6. Roof overhang will be a minimum of 12" beyond façade

7. Provide a landscape plan that shows sidewalk connecting units to commercial area and each unit to the sidewalk to meet ADA requirements. Landscape plan must include details of the wall and screening to be used along the Central Avenue portion of the property

Design Exceptions:

8. A design exception will be provided to allow 26' width on driveway at request of Fire Marshal

Rick Ferrero seconded, motion passed 3-0

Commercial

Jonathan Love made a motion to table the vote until applicant can update items on the plan to include the following:

1. Building heights must be at least 24' tall
2. Provide building numbers on plan
3. Must include information on material and look of proposed screening wall along Central Avenue
4. Upgrade landscape plan to include street trees
5. Sidewalk shown on landscape plan must wrap from Colville side to rear parking area
6. Provide plans to include mechanical features and screening
7. Provide height and material of dumpster screening for all dumpsters
8. Provide pedestrian scale streetlights
9. Awnings must have square aluminum tubing frame
10. Commercial properties must use full depth brick

Design Exceptions:

11. Exception to allow for 5' sidewalk along Colville Avenue to allow for 6' width in parking area for safety concerns
12. An exception to not require hardscape along Colville Avenue frontage to allow for more plantings and maintain the park like feel that is desired
13. A design exception will be given to allow for a 26' driveway at the request of the Fire Marshal

Rick Ferrero seconded, motion passed 3-0

V. New Business

None

VI. Next Scheduled Meeting is Wednesday, June 19, 2019 at 6:00 PM

VII. Adjournment

Jonathan Love made a motion to adjourn, John Stalvey seconded.
Motion passed 3-0

Minutes submitted by: _____
John Stalvey, Acting Secretary

Minutes approved by: _____
Jonathan Love, Chairman

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: June 5, 2019
TO: Tonya Hutson
FROM: Lynn Patterson
RE: Design Review – 3303 North Whitney Avenue

BACKGROUND

The City of Hapeville has received a Design Review Application from Tia Muse and Brooke Fortenberry for the addition of solar panels to the roof of the existing building at 3303 North Whitney Avenue.

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

CODE

(e) *Roof and chimney standards.*

1. Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.
2. Roof shingles shall be slate, cedar, or asphalt.
3. Roof tiles shall be clay, terra cotta or concrete.
4. Metal roofs are:
    a. Permitted on one-family and two-family detached dwellings if approved by the design review committee; and
    b. Permitted on multifamily and townhouse dwellings only when screened from the adjacent street by a parapet wall.
5. Gutters shall be copper, aluminum or galvanized steel.
6. Downspouts shall match gutters in material and finish.
7. Roof forms shall be based on architectural style.
8. All roofs, excluding dormers, shall overhang a minimum of 12 inches beyond the facade.
9. Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached.
10. 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.
11. Chimneys on exterior building walls shall begin at grade.
12. Chimneys shall begin at grade and be faced with brick or stacked stone; extend chimneys between three and six feet above the roof line.

FINDINGS

The Architectural Design Standards do not provide guidance for the installation of roof-mounted solar panels. As solar panels are not directly allowed by the code, a Design Exception would be required.

CITY OF HAPEVILLE
DESIGN REVIEW APPLICATION

SUBMITTAL DATE: May 15, 2019

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: Tia Muse/Brooke Fortenberry **Contact Number:** 770-485-7438

Applicants Address: 2931 Lewis St Ste 300 Kennesaw GA 30144

E-Mail Address: tia.muse@creativesolarusa.com **Zoning Classification:** _____

Address of Proposed Work: 3303 N Whitney Ave Hapeville GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009800140271

Property Owner: Travis Horsley **Contact Number:** [redacted]

Project Description (including occupancy type): installing 4.80 Kw of solar panels to rooftop

Contractors Name: Alan Carrier **Contact Number:** 678-779-6248

Contact Person: Tia Muse **Contact Number:** 770-485-7438

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

Tia Muse
Applicants Signature

5-6-19
Date

Project Class (check one):

__✓__Residential _____Commercial _____Mixed-Use Development

Project Type:

_____New Commercial Construction _____Addition to Existing Commercial Building

_____Addition to Existing Residential Structure _____Accessory Structure

_____Site Plan, Grading & Landscaping _____New Single Family Residential Construction

__✓__Other - solar panels

Total Square Footage of proposed New Construction: _____

Total Square Footage of existing building: _____

Estimated Cost of Construction: $12,480

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

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

(17) Hanwha Q-Cell solar panels (data sheet provided)
(17) Enphase IQ7-60-2-US micro inverters (data sheet provided)
(1) Soladeck
Iron ridge mounting system (data sheet provided)

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

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

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

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

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

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

✓ Submitted 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.

Tia Muse	Tia Muse	5-6-19
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.

Google Maps 3308 N Whitney Ave



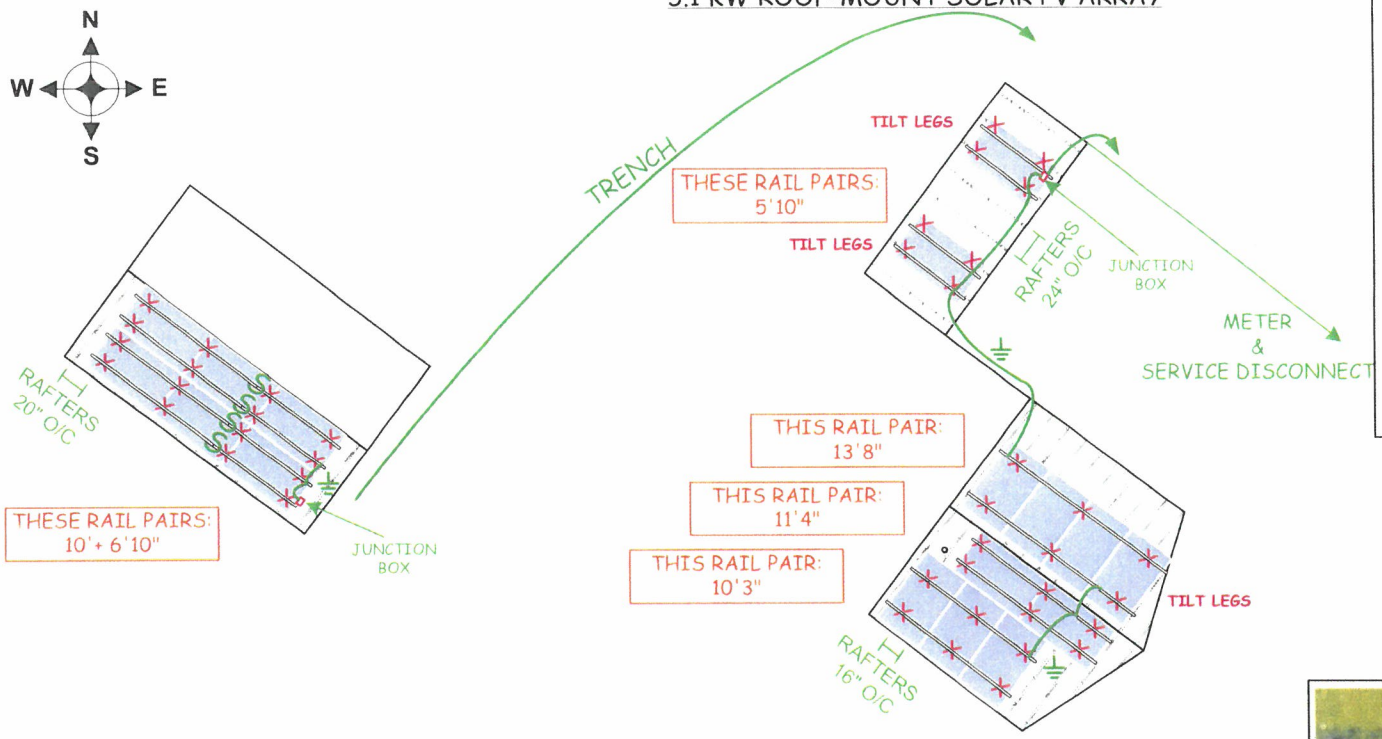
Image capture: Sep 2018 © 2019 Google

Hapeville, Georgia

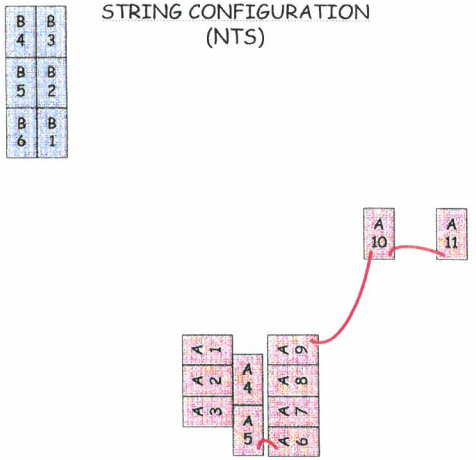
Google

Street View - Sep 2018

5.1 KW ROOF-MOUNT SOLAR PV ARRAY



STRING CONFIGURATION
(NTS)



RATED WITH THE FOLLOWING MINIMUMS MET:

*BUILDING MEAN ROOF HEIGHT <= 30 FT
*RAFTER SPACING 24" MAX
*RISK CATEGORY II
*WIND EXPOSURE B
*WIND SPEED <= 110 MPH
*GROUND SNOW LOAD <= 15 PSF
*ARRAY DISTRIBUTED WEIGHT < 4.0 PSF
AND < 35 LBS. PER ATTACHMENT
*MAX GAP BENEATH MODULE FRAME <= 7"
*UPLIFT, DOWN FORCE, AND SHEAR FORCE OF
167 LB, 258 LB, AND 135 LB RESPECTIVELY



OVERHEAD MOCK-UP (NTS)

NOTES:

1 SHINGLE ROOF. ROOF DECKING IS PLANK, CONVENTIONAL FRAMING; 2X6 RAFTERS 16" O/C AT MAIN HOUSE, PITCH IS 9:12. 2X4 RAFTERS 20" O/C AT SHED, PITCH IS 7:12. 2X4 RAFTERS 24" O/C AT 2:12 ROOF, PITCH IS 2:12. PRE-MEASURE ALL AREAS TO CLEAR OBSTACLES AND ENSURE PROPER FIT, LEAVING SUFFICIENT ROOM FOR SETBACKS AND ACCESS PATHS.

2 MARK AND ATTACH MOUNTS & RAILS ACCORDING TO LAYOUT & MOUNT AND RAIL PATTERNS. RAIL SPACING IS 33" PORTRAIT, 20" LANDSCAPE, 27" TRANSITIONING BETWEEN THE TWO. **RAIL SPACING VARIES TO ACCOMMODATE TILT LEGS.** MOUNTS ARE AT VARYING INTERVALS. MAXIMUM DISTANCE BETWEEN MOUNT AND RAIL-EDGE OR SPLICE IS 24". (MAX MOUNTING SPAN 7') (INNER 50% OF PANEL SHOULD BE BETWEEN RAILS.)
USE FIXED TILT LEG KITS W/ 20" NORTH TILT LEG FOR 2:12 ROOF AT 2-FT RAIL SPANS AND 5 FT B/W PANELS.
USE FIXED TILT LEG KITS W/ 25" NORTH TILT LEG FOR 9:12 ROOF AT 3'6" RAIL SPANS.

3 MOUNT ENPHASE **Q TRUNK CABLE AND IQ7 MICROINVERTERS**, NOTING STRING CONFIGURATION AND RECORDING MICROINVERTER S/N'S. INSTALL TERMINATORS AND UNUSED CONNECTOR CAPS. RUN ALL GROUNDS. MULTIPLE JUMPERS. USE LFMC AND 600V PV WIRE.

4 MOUNT & CONNECT PANELS CENTERED OVER RAILS, RECORDING PANEL S/N'S. RAIL OVERHANGS ARE APROX. 2-3" PAST PANELS. CONNECT ALL JUMPERS. MANAGE WIRES. SEPARATION DISTANCE BETWEEN ADJACENT PANELS ¼-½"

5 INSTALL AND WIRE JUNCTION BOX, COORDINATING WITH ELECTRICIAN FOR PATH OFF ROOF. RUNS ARE 600V.

6 COORDINATE WITH ELECTRICIAN AND HOME OWNER FOR TRENCH AND OTHER LINES THAT WILL CO-OCCUPY TRENCH.

REVISIONS			
DATE	DESCRIPTION	BY	CK'D
01/27/19	PROPOSAL v1	REG	

NORTH AMERICAN BOARD OF CERTIFIED ENERGY PRACTITIONERS
CERTIFIED Solar PV Installer

Richard Gale
NABCEP Certified Solar PV Installer™
Certification No. PV 032611-117

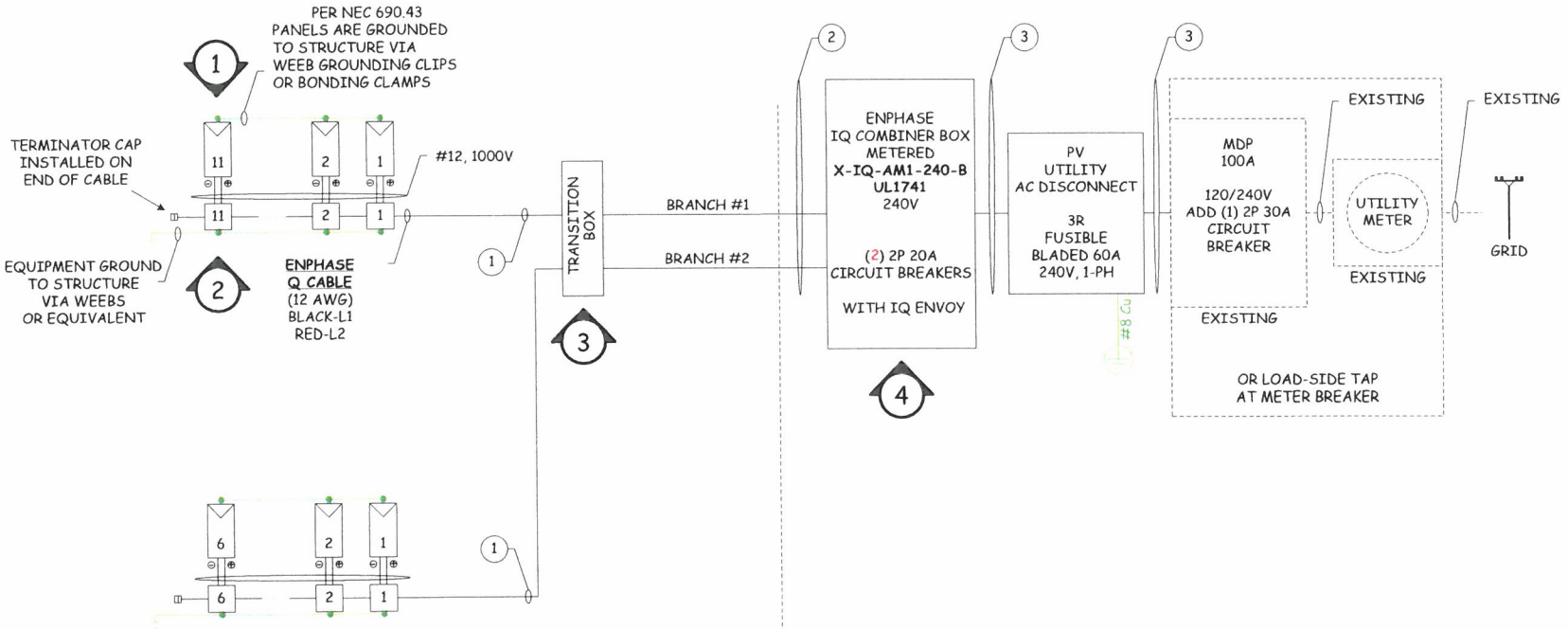
12' 1"

Creative Solar USA, Inc.

2931 Lewis Street
Kennesaw, Ga 30144
Russell Seifert: 770-378-9668
www.creativesolarusa.com

TITLE:	5.1 KW ROOF-MOUNT SOLAR PV ARRAY				
CUSTOMER:	TRAVIS HORSLEY				
ADDRESS:	3303 N WHITNEY AVE, HAPEVILLE, GA 30354				
SCALE:	1" = 12' (OUTPUT: 8.5 X 11 LANDSCAPE)				
PAGE:	1 OF 1	DATE:	01-27-2019	ENG/DRA:	REG

5.1 KW DC PV ARRAY - SINGLE-LINE ELECTRICAL



CONDUIT AND WIRE SCHEDULE		
# OF RUN	CONDUIT	DESCRIPTION
1	N/A	#12 Q CABLE (ENPHASE)
2	IMC	(4) - #10 XHHW, (1) - #8 XHHW GND
3	IMC	#8 4-WIRE

1. PV ARRAY SOURCE CIRCUIT

(17) HANWHA Q-CELLS
Q.ANTUM SOLAR MODULE
Q.PEAK BLK-G4.1 300, 300W PV PANELS
60-CELL POLYCRYSTALLINE.
ROOF-MOUNTED.
SHORT CIRCUIT CURRENT 9.77A.
EACH WIRED TO INDIVIDUAL INVERTERS.
5,100 WATTS TOTAL.
UL1703

2. INVERTERS

(17) ENPHASE **IQ7-60-2-US**
MICROINVERTERS.
ROOF-MOUNTED, UNDER EACH PANEL.
MAX CONTINUOUS AC OUTPUT POWER 240VA
NOMINAL AC OUTPUT CURRENT
AT 240V SINGLE PHASE OF 1.0A.
(2) BRANCHES AT (11 & 6) INVERTERS PER STRING,
CONNECTED IN SERIES,
(MAX 16 UNITS PER 20A BRANCH, 240VAC),
(2) STRINGS IN PARALLEL
MAX CONT AC OUTPUT POWER 4,080 VA TOTAL.
MAX CONTINUOUS AC OUTPUT CURRENT AT 240V OF
6A PER 6-INVERTER BRANCH,
11A PER 11-INVERTER BRANCH,
EACH PROTECTED AT 20A.
NEC 2014 & 2017 SECTION 690.12 COMPLIANT
UL1741/IEEE1547

3. TRANSITION BOX

(1) AC BRANCH CIRCUIT
JUNCTION BOX
/SOLADECK

4. COMBINER BOX

COMBINED
MAX CONTINUOUS AC
OUTPUT CURRENT AT
240V OF 17A.

REVISIONS			
DATE	DESCRIPTION	BY	CK'D
01/27/19	PROPOSAL v1	REG	

Creative Solar USA, Inc.

2931 Lewis Street
Kennesaw, Ga 30144
Russell Seifert: 770-378-9668
www.creativesolarusa.com

TITLE:	5.1 KW DC PV ARRAY - SINGLE-LINE ELECTRICAL				
CUSTOMER:	TRAVIS HORSLEY				
ADDRESS:	3303 N WHITNEY AVE, HAPEVILLE, GA 30354				
SCALE:	NONE				
PAGE:	1 OF 1	DATE:	01-27-2019	ENG/DRA:	REG

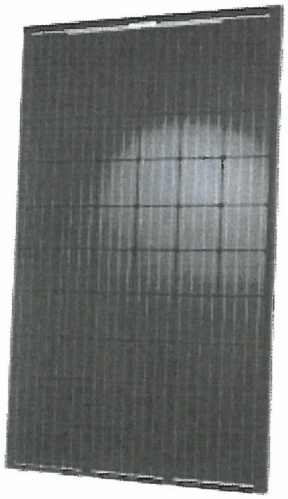
powered by Q.ANTUM



Q.PEAK BLK-G4.1 290-300

Q.ANTUM SOLAR MODULE

With its top performance and completely black design the new Q.PEAK BLK-G4.1 is the ideal solution for all residential rooftop applications thanks to its innovative cell technology Q.ANTUM. The world-record cell design was developed to achieve the best performance under real conditions – even with low radiation intensity and on clear, hot summer days.



LOW ELECTRICITY GENERATION COSTS
Higher yield per surface area and lower BOS costs thanks to higher power classes and an efficiency rate of up to 16.3%.

INNOVATIVE ALL-WEATHER TECHNOLOGY
Optimal yields, whatever the weather with excellent low-light and temperature behavior.

ENDURING HIGH PERFORMANCE
Long-term yield security with Anti-PID Technology[1], Hot-Spot-Protect and Traceable Quality Tra.Q™.

EXTREME WEATHER RATING
High-tech aluminum alloy frame, certified for high snow (5400 Pa) and wind loads (4000 Pa) regarding IEC.

MAXIMUM COST REDUCTIONS
Up to 10% lower logistics costs due to higher module capacity per box.

A RELIABLE INVESTMENT
Inclusive 12-year product warranty and 25-year linear performance guarantee[2].

EUPD RESEARCH TOP BRAND PV MODULES 2016

Q CELLS

ANTI PID TECHNOLOGY (APT)
HOT-SPOT PROTECT (HSP)
TRACEABLE QUALITY (TRA.Q™)

VDE Quality Tested

Photon Q CELLS Best polycrystalline solar module 2014

[1] Anti-PID conditions: Cells at a 96 hr voltage of 1000 V against grounded, with conductive metal foil covered module surface, 25°C, 168 h.
See data sheet on rear for further information.

THE IDEAL SOLUTION FOR:

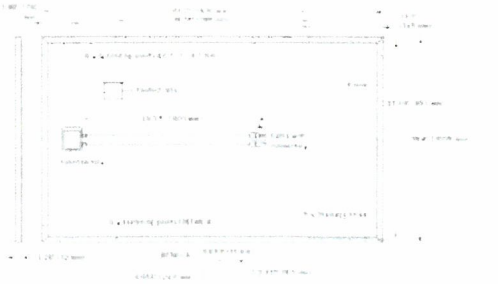
Rooftop arrays on residential buildings

Engineered in **Germany**

Q CELLS

MECHANICAL SPECIFICATION

Format	65.7in × 39.4in × 1.26in (including frame) (1670mm × 1000mm × 32mm)
Weight	41.45lbs (18.8kg)
Front Cover	0.13in (3.2mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodized aluminum
Cell	6 × 10 monocrystalline Q ANTUM solar cells
Junction box	5.61 × 3.03in × 4.37 × 3.54in × 0.69 × 0.24in (66.77mm × 111.90mm × 15.19mm). Protection class IP67, with bypass diodes
Cable	4mm² Solar cable; (+) ≥39.37in (1000mm), (-) ≥39.37in (1000mm)
Connector	Multi Contact MC4 or MC4 intermateable, IP68

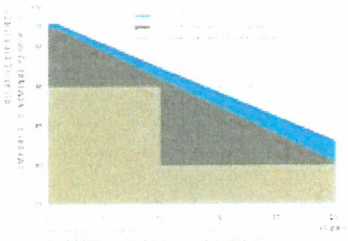


ELECTRICAL CHARACTERISTICS

POWER CLASS				290	295	300
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC (POWER TOLERANCE +5W / -0W)						
Minimum	Power at MPP*	P_{MPP}	[W]	290	295	300
	Short Circuit Current*	I_{SC}	[A]	9.63	9.78	9.72
	Open Circuit Voltage*	V_{OC}	[V]	39.19	39.48	39.76
	Current at MPP*	I_{MPP}	[A]	9.07	9.17	9.26
	Voltage at MPP*	V_{MPP}	[V]	31.96	32.19	32.41
	Efficiency*	η	[%]	17.4	17.7	18.0
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NOC						
Minimum	Power at MPP*	P_{MPP}	[W]	214.4	218.1	221.8
	Short Circuit Current*	I_{SC}	[A]	7.77	7.82	7.88
	Open Circuit Voltage*	V_{OC}	[V]	36.65	36.92	37.19
	Current at MPP*	I_{MPP}	[A]	7.12	7.20	7.27
	Voltage at MPP*	V_{MPP}	[V]	30.12	30.30	30.49

*1000W/m², 25°C, spectrum AM 1.5G Measurement tolerances STC ±3%; NOC ±5% 800W/m², NOCT, spectrum AM 1.5G Specification and values subject to change

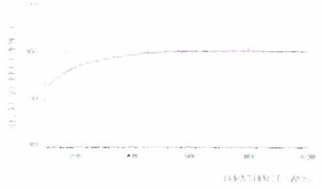
Q CELLS PERFORMANCE WARRANTY



At least 98% of nominal power during first year.
Thereafter max. 0.6% degradation per year.
At least 92.6% of nominal power up to 10 years.
At least 83.6% of nominal power up to 25 years.

All data within measurement tolerances.
Full warranties in accordance with the warranty terms of the Q CELLS sales organisation of your respective country.

PERFORMANCE AT LOW IRRADIANCE



Typical reliable performance over low irradiance conditions comparison to STC conditions (25°C, 1000W/m²)

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	-0.28
Temperature Coefficient of P_{MPP}	γ	[%/K]	-0.39	Normal Operating Cell Temperature	NOCT	[°F]	113 ±5.4 (45 ±3°C)

PROPERTIES FOR SYSTEM DESIGN

Maximum System Voltage V_{SYS}	[V]	1000 (IEC) / 1000 (UL)	Safety Class	II
Maximum Series Fuse Rating	[A DC]	20	Fire Rating	C (IEC) / TYPE 1 (UL)
Design load, push (UL)*	[lbs/ft²]	75 (3600Pa)	Permitted module temperature on continuous duty	-40°F up to +185°F (-40°C up to +85°C)
Design load, pull (UL)*	[lbs/ft²]	55.6 (2666Pa)	see installation manual	

QUALIFICATIONS AND CERTIFICATES

UL 1703, VDE Quality Tested, Gl-conformant
IEC 61215 (Ed.2), IEC 61730 (Ed.1) application class A

PACKAGING INFORMATION

Number of Modules per Pallet	32
Number of Pallets per 53' Container	30
Number of Pallets per 40' Container	26
Pallet Dimensions (L × W × H)	68.2in × 45.3in × 46.1in (1745mm × 1150mm × 1170mm)
Pallet Weight	1435lbs (651kg)

NOTE: Installation instructions must be followed. See the installation and operating manual or contact our technical service department for further information on approved installation and use of this product.

Hanwha Q CELLS America Inc.
300 Spectrum Center Drive, Suite 1250, Irvine, CA 92618, USA TEL +1 949 748 59 96 EMAIL inquiry@hanwha-q.com WEB www.q-cells.us

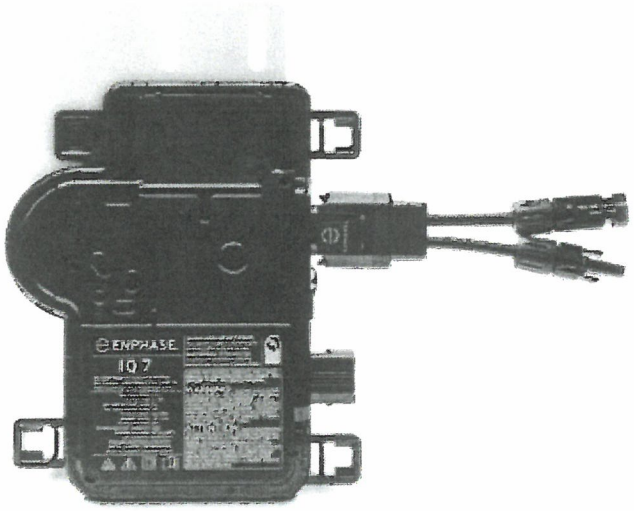
© Hanwha Q CELLS

Enphase IQ 7 and IQ 7+ Microinverters

The high-powered smart grid-ready Enphase IQ 7 Micro™ and Enphase IQ 7+ Micro™ dramatically simplify the installation process while achieving the highest system efficiency.

Part of the Enphase IQ System, the IQ 7 and IQ 7+ Microinverters integrate with the Enphase IQ Envoy™, Enphase IQ Battery™, and the Enphase Enlighten™ monitoring and analysis software.

IQ Series Microinverters extend the reliability standards set forth by previous generations and undergo over a million hours of power-on testing, enabling Enphase to provide an industry-leading warranty of up to 25 years.



Easy to Install

- Lightweight and simple
- Faster installation with improved, lighter two-wire cabling
- Built-in rapid shutdown compliant (NEC 2014 & 2017)

Productive and Reliable

- Optimized for high powered 60-cell and 72-cell modules
- More than a million hours of testing
- Class II double-insulated enclosure
- UL listed

Smart Grid Ready

- Complies with advanced grid support, voltage and frequency ride-through requirements
- Remotely updates to respond to changing grid requirements
- Configurable for varying grid profiles
- Meets CA Rule 21 (UL 1741-SA)

* The IQ 7+ Micro is required to support 72-cell modules.

UL CERTIFIED

To learn more about Enphase offerings, visit **enphase.com**

ENPHASE

Enphase IQ 7 and IQ 7+ Microinverters

INPUT DATA (DC)	IQ7-60-2-US / IQ7-60-B-US	IQ7PLUS-72-2-US / IQ7PLUS-72-B-US
Commonly used module pairings[1]	235 W - 350 W +	235 W - 440 W +
Module compatibility	60-cell PV modules only	60-cell and 72-cell PV modules
Maximum input DC voltage	48 V	60 V
Peak power tracking voltage	27 V - 37 V	27 V - 45 V
Operating range	16 V - 48 V	16 V - 60 V
Min/Max start voltage	22 V / 48 V	22 V / 60 V
Max DC short circuit current (module Isc)	15 A	15 A
Overvoltage class DC port	II	II
DC port backfeed current	0 A	0 A
PV array configuration	1 x 1 ungrounded array. No additional DC side protection required. AC side protection requires max 20A per branch circuit.	

OUTPUT DATA (AC)	IQ 7 Microinverter		IQ 7+ Microinverter	
Peak output power	250 VA		295 VA	
Maximum continuous output power	240 VA		290 VA	
Nominal (L-L) voltage/range[2]	240 V / 211-264 V	208 V / 183-229 V	240 V / 211-264 V	208 V / 183-229 V
Maximum continuous output current	1.0 A (240 V)	1.15 A (208 V)	1.21 A (240 V)	1.39 A (208 V)
Nominal frequency	60 Hz		60 Hz	
Extended frequency range	47 - 68 Hz		47 - 68 Hz	
AC short circuit fault current over 3 cycles	5.8 Arms		5.8 Arms	
Maximum units per 20 A (L-L) branch circuit[3]	16 (240 VAC)	13 (208 VAC)	13 (240 VAC)	11 (208 VAC)
Overvoltage class AC port	III		III	
AC port backfeed current	0 A		0 A	
Power factor setting	1.0		1.0	
Power factor (adjustable)	0.85 leading - 0.85 lagging		0.85 leading - 0.85 lagging	

EFFICIENCY	@240 V	@208 V	@240 V	@208 V
Peak efficiency	97.6 %	97.6 %	97.5 %	97.3 %
CEC weighted efficiency	97.0 %	97.0 %	97.0 %	97.0 %

MECHANICAL DATA	
Ambient temperature range	-40°C to +65°C
Relative humidity range	4% to 100% (condensing)
Connector type (IQ7-60-2-US & IQ7PLUS-72-2-US)	MC4 (or Amphenol H4 UTX with additional Q-DCC-5 adapter)
Connector type (IQ7-60-B-US & IQ7PLUS-72-B-US)	Friends PV2 (MC4 intermateable) Adapters for modules with MC4 or UTX connectors: PV2 to MC4: order ECA-S20-S22 PV2 to UTX: order ECA-S20-S25
Dimensions (WxHxD)	212 mm x 175 mm x 30.2 mm (without bracket)
Weight	1.08 kg (2.38 lbs)
Cooling	Natural convection - No fans
Approved for wet locations	Yes
Pollution degree	PD3
Enclosure	Class II double-insulated, corrosion resistant polymeric enclosure
Environmental category / UV exposure rating	NEMA Type 6 / outdoor

FEATURES	
Communication	Power Line Communication (PLC)
Monitoring	Enlighten Manager and MyEnlighten monitoring options. Both options require installation of an Enphase IQ Envoy.
Disconnecting means	The AC and DC connectors have been evaluated and approved by UL for use as the load-break disconnect required by NEC 690.
Compliance	CA Rule 21 (UL 1741-SA) UL 62109-1, UL1741/IEEE1547, FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01 This product is UL Listed as PV Rapid Shut Down Equipment and conforming with NEC-2014 and NEC-2017 section 690.12 and C22.1-2015 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according manufacturer's instructions.

1. No enforced DC/AC ratio. See the compatibility calculator at https://enphase.com/en-us/support/module-compatibility.
2. Nominal voltage range can be extended beyond nominal if required by the utility.
3. Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.

To learn more about Enphase offerings, visit **enphase.com**

ENPHASE

Datasheet

IRONRIDGE

Roof Mount System



Built for solar's toughest roofs.

IronRidge builds the strongest roof mounting system in solar. Every component has been tested to the limit and proven in extreme environments.

Our rigorous approach has led to unique structural features, such as curved rails and reinforced flashings, and is also why our products are fully certified, code compliant and backed by a 20-year warranty.

Strength Tested

All components evaluated for superior structural performance.

PE Certified

Pre-stamped engineering letters available in most states.

Class A Fire Rating

Certified to maintain the fire resistance rating of the existing roof.

Design Software

Online tool generates a complete bill of materials in minutes.

Integrated Grounding

UL 2703 system eliminates separate module grounding components.

20 Year Warranty

Twice the protection offered by competitors.

XR Rails

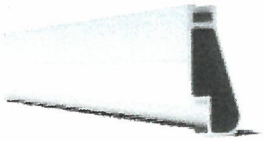
XR10 Rail



A low-profile mounting rail for regions with light snow.

- 6' spanning capability
- Moderate load capability
- Clear & black anod. finish

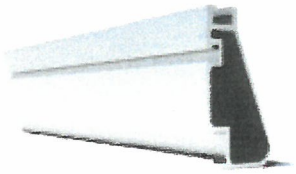
XR100 Rail



The ultimate residential solar mounting rail.

- 8' spanning capability
- Heavy load capability
- Clear & black anod. finish

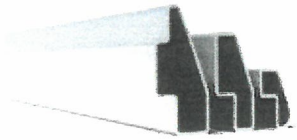
XR1000 Rail



A heavyweight mounting rail for commercial projects.

- 12' spanning capability
- Extreme load capability
- Clear anodized finish

Internal Splices

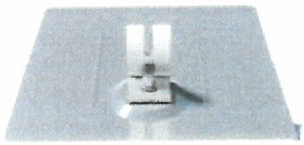


All rails use internal splices for seamless connections.

- Self-tapping screws
- Varying versions for rails
- Grounding Straps offered

Attachments

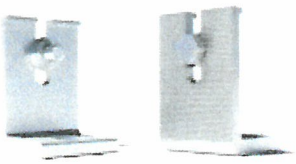
FlashFoot



Anchor, flash, and mount with all-in-one attachments.

- Ships with all hardware
- IBC & IRC compliant
- Certified with XR Rails

Slotted L-Feet



Drop-in design for rapid rail attachment.

- High-friction serrated face
- Heavy-duty profile shape
- Clear & black anod. finish

Standoffs



Raise flush or tilted systems to various heights.

- Works with vent flashing
- Ships pre-assembled
- 4" and 7" Lengths

Tilt Legs

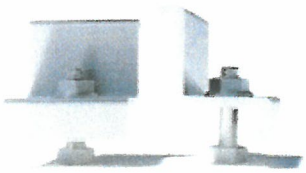


Tilt assembly to desired angle, up to 45 degrees.

- Attaches directly to rail
- Ships with all hardware
- Fixed and adjustable

Clamps & Grounding

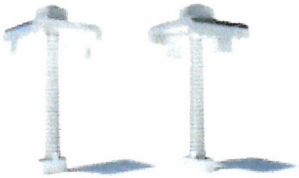
End Clamps



Slide in clamps and secure modules at ends of rails.

- Mill finish & black anod.
- Sizes from 1.22" to 2.3"
- Optional Under Clamps

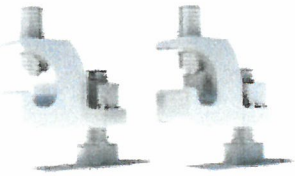
Grounding Mid Clamps



Attach and ground modules in the middle of the rail.

- Parallel bonding T-bolt
- Reusable up to 10 times
- Mill & black stainless

T-Bolt Grounding Lugs



Ground system using the rail's top slot.

- Easy top-slot mounting
- Eliminates pre-drilling
- Swivels in any direction

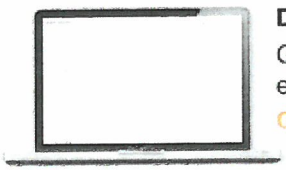
Accessories



Provide a finished and organized look for rails.

- Snap-in Wire Clips
- Perfected End Caps
- UV-protected polymer

Free Resources



Design Assistant

Go from rough layout to fully engineered system. For free.

Go to IronRidge.com/rm



NABCEP Certified Training

Earn free continuing education credits, while learning more about our systems

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DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: June 5, 2019
TO: Tonya Hutson
FROM: Lynn Patterson
RE: Design Review – 3341 North Whitney Avenue

BACKGROUND

The City of Hapeville has received a Design Review Application from Tia Muse and Brooke Fortenberry for the addition of solar panels to the roof of the existing building at 3341 North Whitney Avenue.

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

CODE

(e) *Roof and chimney standards.*

1. Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.
2. Roof shingles shall be slate, cedar, or asphalt.
3. Roof tiles shall be clay, terra cotta or concrete.
4. Metal roofs are:
    a. Permitted on one-family and two-family detached dwellings if approved by the design review committee; and
    b. Permitted on multifamily and townhouse dwellings only when screened from the adjacent street by a parapet wall.
5. Gutters shall be copper, aluminum or galvanized steel.
6. Downspouts shall match gutters in material and finish.
7. Roof forms shall be based on architectural style.
8. All roofs, excluding dormers, shall overhang a minimum of 12 inches beyond the facade.
9. Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached.
10. 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.
11. Chimneys on exterior building walls shall begin at grade.
12. Chimneys shall begin at grade and be faced with brick or stacked stone; extend chimneys between three and six feet above the roof line.

FINDINGS

The Architectural Design Standards do not provide guidance for the installation of roof-mounted solar panels. As solar panels are not directly allowed by the code, a Design Exception would be required.

CITY OF HAPEVILLE
DESIGN REVIEW APPLICATION

SUBMITTAL DATE: May 15, 2019

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: Tia Muse / Brooke Fortenberry **Contact Number:** 770-485-7438

Applicants Address: 2931 Lewis St. Ste 300 Kennesaw GA 30144

E-Mail Address: tia.muse@creativesolarusa.com **Zoning Classification:** _____

Address of Proposed Work: 3341 N Whitney Ave Hapeville GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14009800150122

Property Owner: Marcus Fellingham **Contact Number:** [redacted]

Project Description (including occupancy type): Installing 5.90 kw of solar panels to rooftop

Contractors Name: Alan Carrier **Contact Number:** 678-779-6248

Contact Person: Tia Muse **Contact Number:** 770-485-7438

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

Tia Muse
Applicants Signature

5-6-19
Date

Project Class (check one):

✓ Residential _____ Commercial _____ Mixed-Use Development

Project Type:

_____ New Commercial Construction _____ Addition to Existing Commercial Building

_____ Addition to Existing Residential Structure _____ Accessory Structure

_____ Site Plan, Grading & Landscaping _____ New Single Family Residential Construction

✓ Other Solar Panels

Total Square Footage of proposed New Construction: _____

Total Square Footage of existing building: _____

Estimated Cost of Construction: $15,250

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

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

(20) Hanwha Q-Cells solar panels (data sheet provided)
(20) Enphase IQ-7-60-2-US micro inverters (data sheet provided)
(1) Sola deck
Iron ridge mounting system (data sheet provided)

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

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

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

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

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

✓ Submitted 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.

Tia Muse	Tia Muse	5-6-19
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.

Google Maps 3341 N Whitney Ave



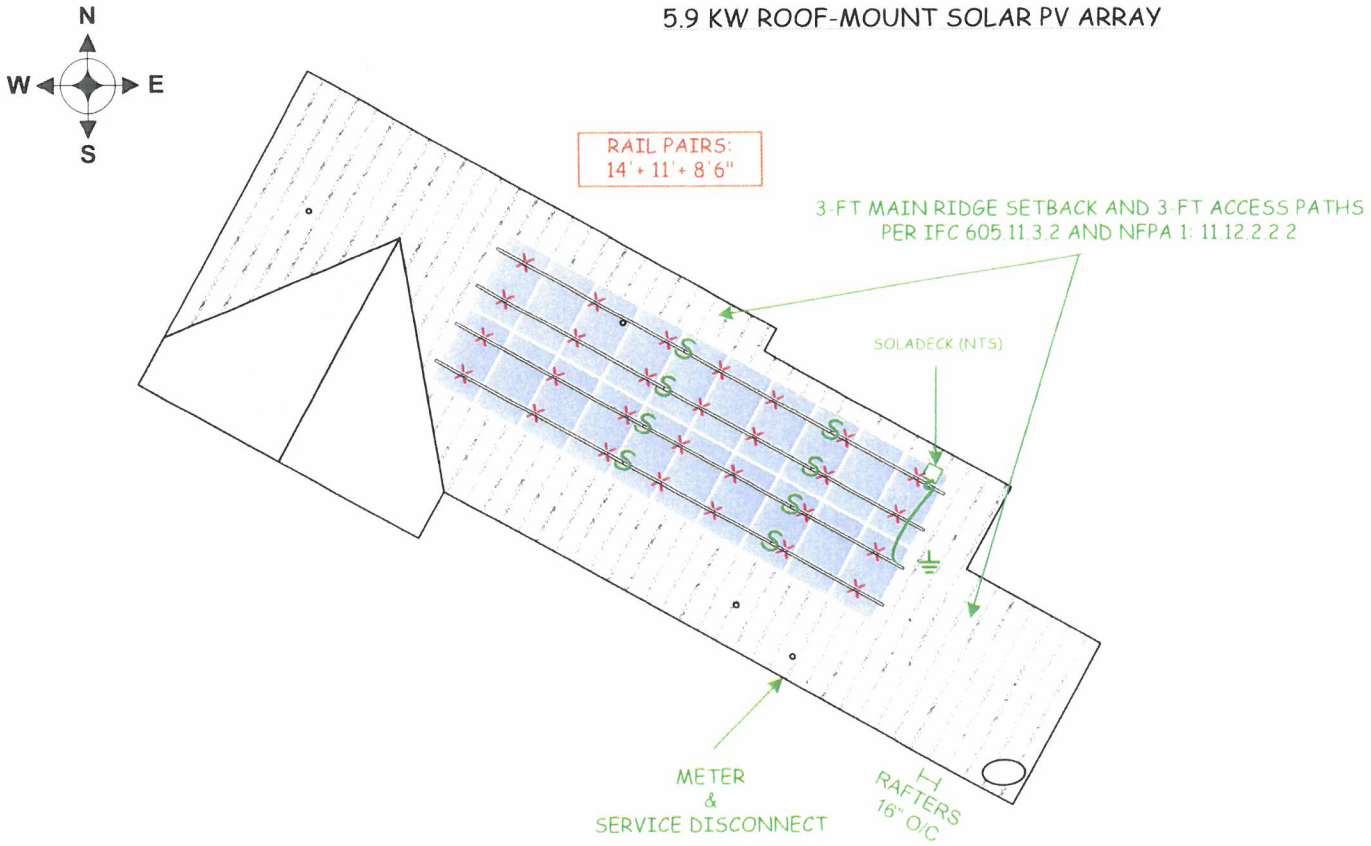
Image capture: Sep 2018 © 2019 Google

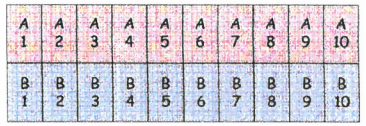
Hapeville, Georgia

Google

Street View - Sep 2018

5.9 KW ROOF-MOUNT SOLAR PV ARRAY

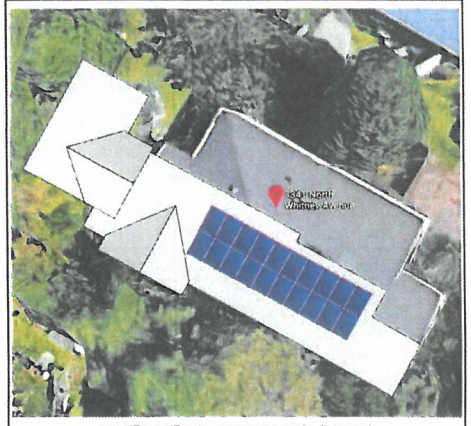




STRING CONFIGURATION
(NTS)

RATED WITH THE FOLLOWING MINIMUMS MET:

*BUILDING MEAN ROOF HEIGHT <= 30 FT
*RAFTER SPACING 24" MAX
*RISK CATEGORY II
*WIND EXPOSURE B
*WIND SPEED <= 110 MPH
*GROUND SNOW LOAD <= 15 PSF
*ARRAY DISTRIBUTED WEIGHT < 4.0 PSF
AND < 35 LBS. PER ATTACHMENT
*MAX GAP BENEATH MODULE FRAME <= 7"
*UPLIFT, DOWN FORCE, AND SHEAR FORCE OF
167 LB, 258 LB, AND 135 LB RESPECTIVELY



OVERHEAD MOCK-UP (NTS)

NOTES:

1 SHINGLE ROOF. ROOF DECKING IS 2X6 PLANK, 2X6 RAFTERS 16" O/C, CONVENTIONAL FRAMING; PITCH IS 7:12. PRE-MEASURE ALL AREAS TO CLEAR OBSTACLES AND ENSURE PROPER FIT, LEAVING SUFFICIENT ROOM FOR SETBACKS AND ACCESS PATHS.

2 MARK AND ATTACH MOUNTS & RAILS ACCORDING TO LAYOUT & MOUNT AND RAIL PATTERNS. RAIL SPACING IS 33". MOUNTS ARE AT VARYING INTERVALS. MAXIMUM DISTANCE BETWEEN MOUNT AND RAIL-EDGE OR SPLICE IS 24". (MAX MOUNTING SPAN 7') (INNER 50% OF PANEL SHOULD BE BETWEEN RAILS.) LEAVE ROOM FOR FUTURE PANELS.

3 MOUNT ENPHASE **Q TRUNK CABLE AND IQ7 MICROINVERTERS**, NOTING STRING CONFIGURATION AND RECORDING MICROINVERTER S/N'S. INSTALL TERMINATORS AND UNUSED CONNECTOR CAPS. RUN ALL GROUNDS. USE LFMC AND 600V PV WIRE.

4 INSTALL SOLADECKS, VERIFYING POSITION IN ATTIC BEFORE PENETRATING ROOF, AND WIRE HOME RUNS. RUNS ARE 600V.

5 MOUNT & CONNECT PANELS CENTERED OVER RAILS, RECORDING PANEL S/N'S. RAIL OVERHANGS ARE APROX. 2-3" PAST PANELS. CONNECT ALL JUMPERS. MANAGE WIRES. SEPARATION DISTANCE BETWEEN ADJACENT PANELS ¼-½"

REVISIONS			
DATE	DESCRIPTION	BY	CK'D
03/16/19	PROPOSAL v1	REG	

NORTH AMERICAN BOARD OF CERTIFIED ENERGY PRACTITIONERS
CERTIFIED Solar PV Installer

Richard Gale
NABCEP Certified Solar PV Installer™
Certification No. PV 032611-117

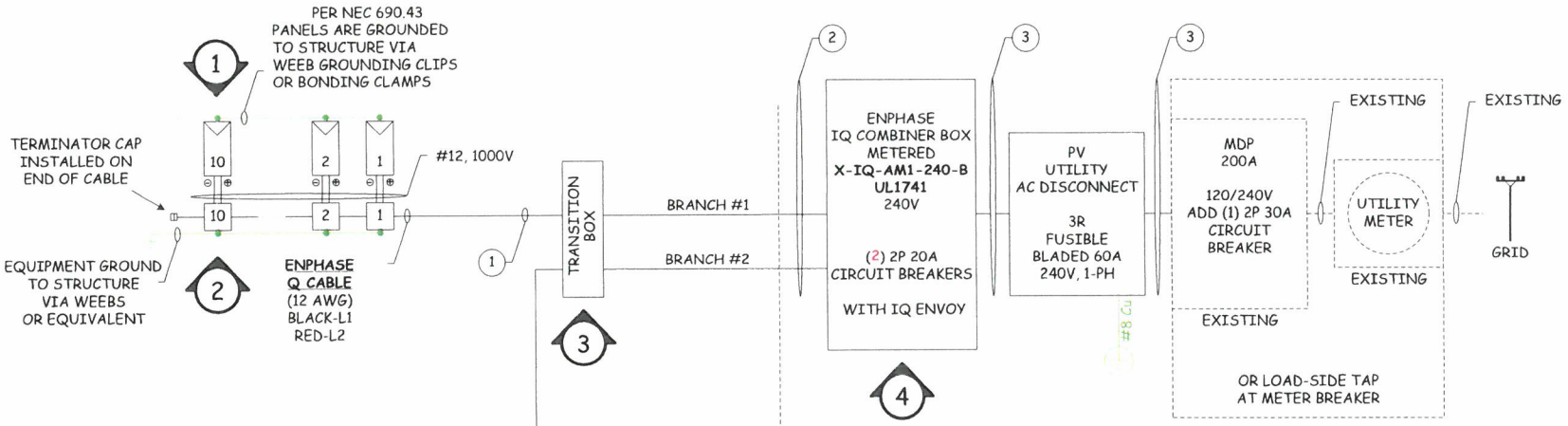
12' 1"

Creative Solar USA, Inc.

2931 Lewis Street
Kennesaw, Ga 30144
Russell Seifert: 770-378-9668
www.creativesolarusa.com

TITLE:	5.9 KW ROOF-MOUNT SOLAR PV ARRAY				
CUSTOMER:	JOE & MARCUS FELLINGHAM				
ADDRESS:	3341 N WHITNEY AVE, HAPEVILLE, GA 30354				
SCALE:	1" = 12' (OUTPUT: 8.5 X 11 LANDSCAPE)				
PAGE:	1 OF 1	DATE:	03-05-2019	ENG/DRA:	REG

5.9 KW DC PV ARRAY - SINGLE-LINE ELECTRICAL



CONDUIT AND WIRE SCHEDULE		
# OF RUN	CONDUIT	DESCRIPTION
1	N/A	#12 Q CABLE (ENPHASE)
2	IMC	(4) - #10 XHHW, (1) - #8 XHHW GND
3	IMC	#8 4-WIRE

1. PV ARRAY SOURCE CIRCUIT

(20) HANWHA Q-CELLS
Q.ANTUM SOLAR MODULE
Q.PEAK BLK-G4.1 295, 295W PV PANELS
60-CELL POLYCRYSTALLINE.
ROOF-MOUNTED.
SHORT CIRCUIT CURRENT 9.7A.
EACH WIRED TO INDIVIDUAL INVERTERS.
5,900 WATTS TOTAL.
UL1703

2. INVERTERS

(20) ENPHASE **IQ7-60-2-US**
MICROINVERTERS.
ROOF-MOUNTED, UNDER EACH PANEL.
MAX CONTINUOUS AC OUTPUT POWER 240VA
NOMINAL AC OUTPUT CURRENT
AT 240V SINGLE PHASE OF 1.0A.
(2) BRANCHES AT (10) INVERTERS PER STRING,
CONNECTED IN SERIES,
(MAX 16 UNITS PER 20A BRANCH, 240VAC),
(2) STRINGS IN PARALLEL
MAX CONT AC OUTPUT POWER 4,800 VA TOTAL.
MAX CONTINUOUS AC OUTPUT CURRENT AT 240V OF
10A PER 10-INVERTER BRANCH,
EACH PROTECTED AT 20A.
NEC 2014 & 2017 SECTION 690.12 COMPLIANT
UL1741/IEEE1547

3. TRANSITION BOX

(1) AC BRANCH CIRCUIT
JUNCTION BOX
/SOLADECK

4. COMBINER BOX

COMBINED
MAX CONTINUOUS AC
OUTPUT CURRENT AT
240V OF 20A.

REVISIONS			
DATE	DESCRIPTION	BY	CK'D
03/16/19	PROPOSAL v1	REG	

Creative Solar USA, Inc.

2931 Lewis Street
Kennesaw, Ga 30144
Russell Seifert: 770-378-9668
www.creativesolarusa.com

TITLE:	5.9 KW DC PV ARRAY - SINGLE-LINE ELECTRICAL				
CUSTOMER:	JOE & MARCUS FELLINGHAM				
ADDRESS:	3341 N WHITNEY AVE, HAPEVILLE, GA 30354				
SCALE:	NONE				
PAGE:	1 OF 1	DATE:	03-16-2019	ENG/DRA:	REG

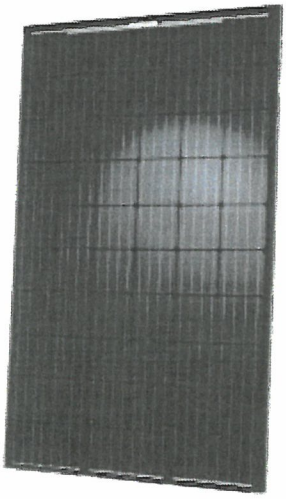
powered by Q.ANTUM



Q.PEAK BLK-G4.1 290-300

Q.ANTUM SOLAR MODULE

With its top performance and completely black design the new Q.PEAK BLK-G4.1 is the ideal solution for all residential rooftop applications thanks to its innovative cell technology Q.ANTUM. The world-record cell design was developed to achieve the best performance under real conditions – even with low radiation intensity and on clear, hot summer days.



LOW ELECTRICITY GENERATION COSTS
Higher yield per surface area and lower BOS costs thanks to higher power classes and an efficiency rate of up to 18.3%.

INNOVATIVE ALL-WEATHER TECHNOLOGY
Optimal yields, whatever the weather with excellent low-light and temperature behavior.

ENDURING HIGH PERFORMANCE
Long-term yield security with Anti-PID Technology®, Hot-Spot-Protect and Traceable Quality Tra.Q™.

EXTREME WEATHER RATING
High-tech aluminum alloy frame, certified for high snow (5400 Pa) and wind loads (4000 Pa) regarding IEC.

MAXIMUM COST REDUCTIONS
Up to 10% lower logistics costs due to higher module capacity per box.

A RELIABLE INVESTMENT
Inclusive 12-year product warranty and 25-year linear performance guarantee.

EUPD RESEARCH TOP BRAND PV MODULES 2016

Q CELLS
ANTI-PID TECHNOLOGY (APT)
HOT-SPOT PROTECT (HSP)
TRACEABLE QUALITY (TRA.Q™)

VDE Quality Tested

Photon
Q CELLS
Best polycrystalline solar module 2014

[illegible] test conditions. Cells at 1.0 mm against grounded, with conductive metal foil covered module surface. 25 °C, 168 h.
See data sheet on rear for further information.

THE IDEAL SOLUTION FOR:

Rooftop arrays on residential buildings

Engineered in **Germany**

Q CELLS

MECHANICAL SPECIFICATION

Format	65.7 in × 39.4 in × 1.26 in (including frame) (1670 mm × 1000 mm × 32 mm)
Weight	41.4 lbs (18.8 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflective technology
Back Cover	Composite film
Frame	Black anodized aluminum
Cell	6 × 10 monocrystalline Q.ANTUM solar cells
Junction box	2.09–3.98 in × 1.26–2.36 in × 0.59–0.71 in (53–101 mm × 32–60 mm × 15–18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 39.37 in (1000 mm), (-) ≥ 39.37 in (1000 mm)
Connector	Multi-Contact MC4 or MC4-intermateable; IP68



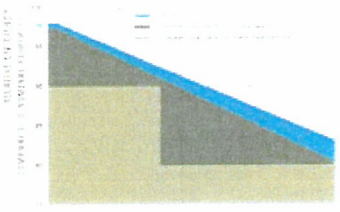
ELECTRICAL CHARACTERISTICS

POWER CLASS				290	295	300
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC (POWER TOLERANCE +5 W / -0 W)						
Minimum	Power at MPP*	P_{MPP}	[W]	290	295	300
	Short Circuit Current*	I_{SC}	[A]	9.63	9.71	9.77
	Open Circuit Voltage*	V_{OC}	[V]	39.19	39.48	39.76
	Current at MPP*	I_{MPP}	[A]	9.07	9.15	9.26
	Voltage at MPP*	V_{MPP}	[V]	31.96	32.24	32.41
	Efficiency*	η	[%]	≥ 17.4	≥ 17.7	≥ 18.0
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NOC						
Minimum	Power at MPP*	P_{MPP}	[W]	214.4	218.1	221.8
	Short Circuit Current*	I_{SC}	[A]	7.77	7.82	7.88
	Open Circuit Voltage*	V_{OC}	[V]	36.96	37.22	37.49
	Current at MPP*	I_{MPP}	[A]	7.17	7.28	7.37
	Voltage at MPP*	V_{MPP}	[V]	30.10	30.30	30.09

*STC: 25 °C, 1000 W/m², AM 1.5 G. Measuring tolerances P_MPP ± 3 %; I_SC; V_OC ± 5 %. At least 97 % of nominal power during first year. Thereafter max. 0.6 % degradation per year. At least 92 % of nominal power up to 10 years. At least 86 % of nominal power up to 25 years. All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Q CELLS sales organization of your respective country.

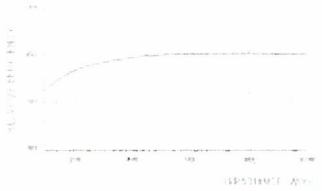
Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

Q CELLS PERFORMANCE WARRANTY



At least 98 % of nominal power during first year. Thereafter max. 0.5 % degradation per year. At least 95.5 % of nominal power up to 5 years. At least 90.5 % of nominal power up to 10 years. At least 85 % of nominal power up to 15 years. All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Q CELLS sales organization of your respective country.

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	-0.28
Temperature Coefficient of P_{MPP}	γ	[%/K]	-0.39	Normal Operating Cell Temperature	NOCT	[°F]	113 ± 5.4 (45 ± 3 °C)

PROPERTIES FOR SYSTEM DESIGN

Maximum System Voltage V_{SYS}	[V]	1000 (IEC) / 1000 (UL)	Safety Class	II
Maximum Series Fuse Rating	[A DC]	20	Fire Rating	C (IEC) / TYPE 2 (UL)
Design load, push (UL)*	[lbs/ft²]	75 (3600 Pa)	Permitted module temperature on continuous duty	-40 °F up to +185 °F (-40 °C up to +85 °C)
Design load, pull (UL)*	[lbs/ft²]	75 (3600 Pa)	See installation manual	

QUALIFICATIONS AND CERTIFICATES

PV cycle test (IEC 61215:2005, IEC 61730:2004), application class A

PACKAGING INFORMATION

Number of Modules per Pallet	32
Number of Pallets per 53' Container	30
Number of Pallets per 40' Container	26
Pallet Dimensions (L × W × H)	68.7 in × 45.3 in × 46.1 in (1745 mm × 1150 mm × 1170 mm)
Pallet Weight	1345.5 lbs (610 kg)

NOTE: Installation instructions must be followed. See the installation and operating manual or contact our technical service department for further information on approved installation and use of this product.

Hanwha Q CELLS America Inc.
400 Spectrum Center Drive, Suite 1401, Irvine, CA 92618, USA | TEL +1 (949) 748-59 96 | EMAIL inquiry@us.q-cells.com | WEB www.q-cells.us

© Hanwha Q CELLS

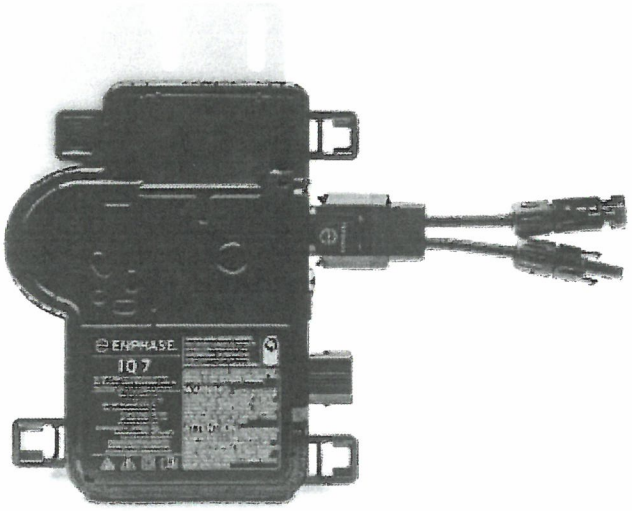
test

Enphase IQ 7 and IQ 7+ Microinverters

The high-powered smart grid-ready **Enphase IQ 7 Micro™** and **Enphase IQ 7+ Micro™** dramatically simplify the installation process while achieving the highest system efficiency.

Part of the Enphase IQ System, the IQ 7 and IQ 7+ Microinverters integrate with the Enphase IQ Envoy™, Enphase IQ Battery™, and the Enphase Enlighten™ monitoring and analysis software.

IQ Series Microinverters extend the reliability standards set forth by previous generations and undergo over a million hours of power on testing, enabling Enphase to provide an industry-leading warranty of up to 25 years.



Easy to Install

- Lightweight and simple
- Faster installation with improved, lighter two-wire cabling
- Built-in rapid shutdown compliant (NEC 2014 & 2017)

Productive and Reliable

- Optimized for high-powered 60-cell and 72-cell modules
- More than a million hours of testing
- Class II double-insulated enclosure
- UL listed

Smart Grid Ready

- Complies with advanced grid support, voltage and frequency ride-through requirements
- Remotely updates to respond to changing grid requirements
- Configurable for varying grid profiles
- Meets CA Rule 21 (UL 1741-SA)

* For IQ 7+ Micro is required to support 72-cell modules

To learn more about Enphase offerings, visit **enphase.com**

ENPHASE

Enphase IQ 7 and IQ 7+ Microinverters

INPUT DATA (DC)	IQ7-60-2-US / IQ7-60-B-US	IQ7PLUS-72-2-US / IQ7PLUS-72-B-US
Commonly used module pairings[1]	235 W - 350 W +	235 W - 440 W +
Module compatibility	60-cell PV modules only	60-cell and 72-cell PV modules
Maximum input DC voltage	48 V	60 V
Peak power tracking voltage	27 V - 37 V	27 V - 45 V
Operating range	16 V - 48 V	16 V - 60 V
Min/Max start voltage	22 V / 48 V	22 V / 60 V
Max DC short circuit current (module Isc)	15 A	15 A
Overvoltage class DC port	II	II
DC port backfeed current	0 A	0 A
PV array configuration	1 x 1 ungrounded array. No additional DC side protection required. AC side protection requires max 20A per branch circuit.	

OUTPUT DATA (AC)	IQ 7 Microinverter		IQ 7+ Microinverter	
Peak output power	250 VA		295 VA	
Maximum continuous output power	240 VA		290 VA	
Nominal (L-L) voltage/range[2]	240 V / 211-264 V	208 V / 183-229 V	240 V / 211-264 V	208 V / 183-229 V
Maximum continuous output current	1.0 A (240 V)	1.15 A (208 V)	1.21 A (240 V)	1.39 A (208 V)
Nominal frequency	60 Hz		60 Hz	
Extended frequency range	47 - 68 Hz		47 - 68 Hz	
AC short circuit fault current over 3 cycles	5.8 Arms		5.8 Arms	
Maximum units per 20 A (L-L) branch circuit[3]	16 (240 VAC)	13 (208 VAC)	13 (240 VAC)	11 (208 VAC)
Overvoltage class AC port	III		III	
AC port backfeed current	0 A		0 A	
Power factor setting	1.0		1.0	
Power factor (adjustable)	0.85 leading - 0.85 lagging		0.85 leading - 0.85 lagging	

EFFICIENCY	@240 V	@208 V	@240 V	@208 V
Peak efficiency	97.6 %	97.6 %	97.5 %	97.3 %
CEC weighted efficiency	97.0 %	97.0 %	97.0 %	97.0 %

MECHANICAL DATA	
Ambient temperature range	-40°C to +65°C
Relative humidity range	4% to 100% (condensing)
Connector type (IQ7-60-2-US & IQ7PLUS-72-2-US)	MC4 (or Amphenol H4 UTX with additional Q-DCC-5 adapter)
Connector type (IQ7-60-B-US & IQ7PLUS-72-B-US)	Friends PV2 (MC4 intermateable) Adapters for modules with MC4 or UTX connectors: PV2 to MC4: order ECA-S22-S22 PV2 to UTX: order ECA-S20-S22
Dimensions (WxHxD)	212 mm x 175 mm x 30.2 mm (without bracket)
Weight	1.08 kg (2.38 lbs)
Cooling	Natural convection - No fans
Approved for wet locations	Yes
Pollution degree	PD3
Enclosure	Class II double-insulated, corrosion resistant polymeric enclosure
Environmental category / UV exposure rating	NEMA Type 6 / outdoor

FEATURES	
Communication	Power Line Communication (PLC)
Monitoring	Enlighten Manager and MyEnlighten monitoring options. Both options require installation of an Enphase IQ Envoy.
Disconnecting means	The AC and DC connectors have been evaluated and approved by UL for use as the load-break disconnect required by NEC 690.
Compliance	CA Rule 21 (UL 1741-SA) UL 62109-1, UL1741/IEEE1547, FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01 This product is UL Listed as PV Rapid Shut Down Equipment and conforms with NEC-2014 and NEC-2017 section 690.12 and C22.1-2015 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according manufacturer's instructions.

1. No enforced DC/AC ratio. See the compatibility calculator at https://enphase.com/en-us/support/module-compatibility.
2. Nominal voltage range can be extended beyond nominal if required by the utility.
3. Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.

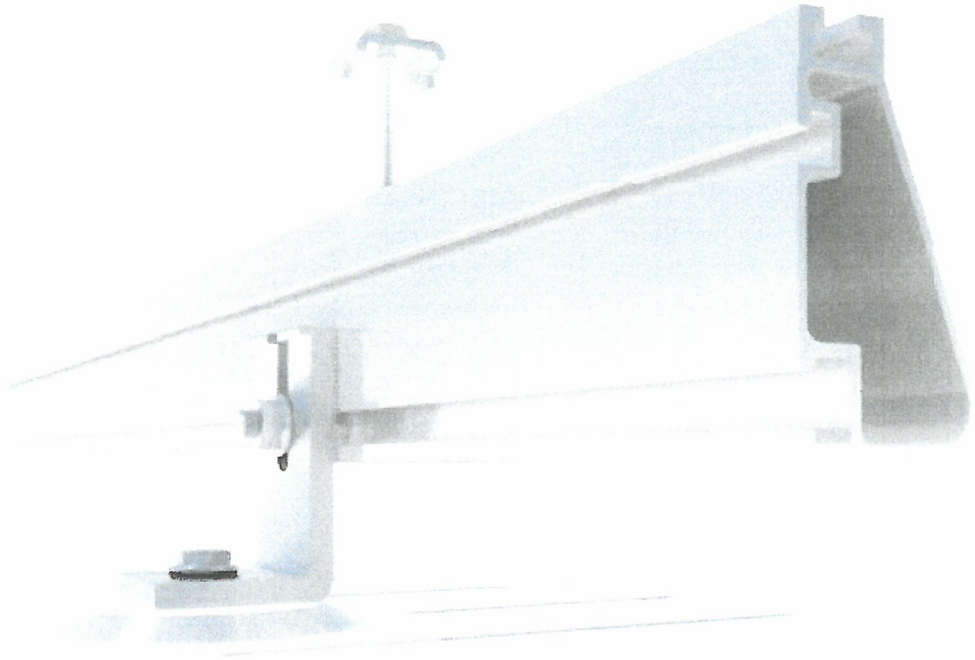
To learn more about Enphase offerings, visit enphase.com

ENPHASE

Datasheet

IRONRIDGE

Roof Mount System



Built for solar's toughest roofs.

IronRidge builds the strongest roof mounting system in solar. Every component has been tested to the limit and proven in extreme environments.

Our rigorous approach has led to unique structural features, such as curved rails and reinforced flashings, and is also why our products are fully certified, code compliant and backed by a 20-year warranty.

Strength Tested

All components evaluated for superior structural performance.

PE Certified

Pre-stamped engineering letters available in most states.

Class A Fire Rating

Certified to maintain the fire resistance rating of the existing roof.

Design Software

Online tool generates a complete bill of materials in minutes.

Integrated Grounding

UL 2703 system eliminates separate module grounding components.

20 Year Warranty

Twice the protection offered by competitors.

XR Rails

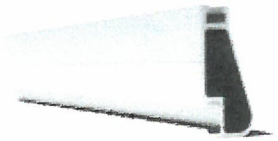
XR10 Rail



A low-profile mounting rail for regions with light snow.

- 6' spanning capability
- Moderate load capability
- Clear & black anod. finish

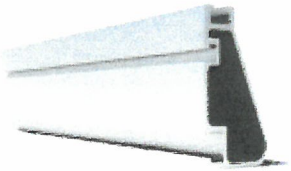
XR100 Rail



The ultimate residential solar mounting rail.

- 8' spanning capability
- Heavy load capability
- Clear & black anod. finish

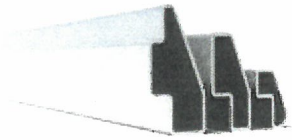
XR1000 Rail



A heavyweight mounting rail for commercial projects.

- 12' spanning capability
- Extreme load capability
- Clear anodized finish

Internal Splices

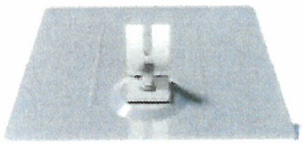


All rails use internal splices for seamless connections.

- Self-tapping screws
- Varying versions for rails
- Grounding Straps offered

Attachments

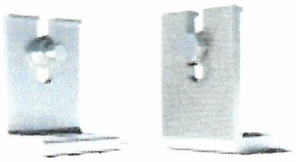
FlashFoot



Anchor, flash, and mount with all-in-one attachments.

- Ships with all hardware
- IBC & IRC compliant
- Certified with XR Rails

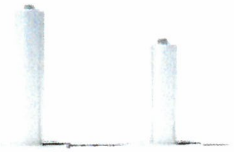
Slotted L-Feet



Drop-in design for rapid rail attachment.

- High-friction serrated face
- Heavy-duty profile shape
- Clear & black anod. finish

Standoffs



Raise flush or tilted systems to various heights.

- Works with vent flashing
- Ships pre-assembled
- 4" and 7" Lengths

Tilt Legs

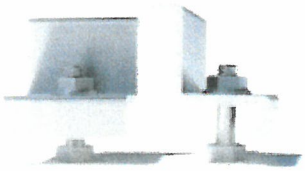


Tilt assembly to desired angle, up to 45 degrees.

- Attaches directly to rail
- Ships with all hardware
- Fixed and adjustable

Clamps & Grounding

End Clamps



Slide in clamps and secure modules at ends of rails.

- Mill finish & black anod.
- Sizes from 1.22" to 2.3"
- Optional Under Clamps

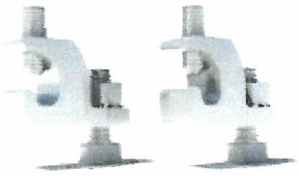
Grounding Mid Clamps



Attach and ground modules in the middle of the rail.

- Parallel bonding T-bolt
- Reusable up to 10 times
- Mill & black stainless

T-Bolt Grounding Lugs



Ground system using the rail's top slot.

- Easy top-slot mounting
- Eliminates pre-drilling
- Swivels in any direction

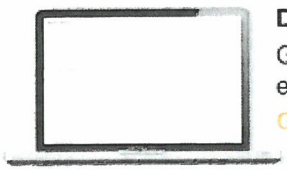
Accessories



Provide a finished and organized look for rails.

- Snap-in Wire Clips
- Perfected End Caps
- UV-protected polymer

Free Resources



Design Assistant

Go from rough layout to fully engineered system. For free.

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Earn free continuing education credits, while learning more about our systems.

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DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: June 5, 2019
TO: Tonya Hutson
FROM: Lynn Patterson
RE: Design Review – 3377 La Vista Drive

BACKGROUND

The City of Hapeville has received a Design Review Application from Tia Muse and Brooke Fortenberry for the addition of solar panels to the roof of the existing building at 3377 La Vista Drive.

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

CODE

(e) *Roof and chimney standards.*

1. Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.
2. Roof shingles shall be slate, cedar, or asphalt.
3. Roof tiles shall be clay, terra cotta or concrete.
4. Metal roofs are:
    a. Permitted on one-family and two-family detached dwellings if approved by the design review committee; and
    b. Permitted on multifamily and townhouse dwellings only when screened from the adjacent street by a parapet wall.
5. Gutters shall be copper, aluminum or galvanized steel.
6. Downspouts shall match gutters in material and finish.
7. Roof forms shall be based on architectural style.
8. All roofs, excluding dormers, shall overhang a minimum of 12 inches beyond the facade.
9. Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached.
10. 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.
11. Chimneys on exterior building walls shall begin at grade.
12. Chimneys shall begin at grade and be faced with brick or stacked stone; extend chimneys between three and six feet above the roof line.

FINDINGS

The Architectural Design Standards do not provide guidance for the installation of roof-mounted solar panels. As solar panels are not directly allowed by the code, a Design Exception would be required.

CITY OF HAPEVILLE
DESIGN REVIEW APPLICATION

SUBMITTAL DATE: May 15, 2019

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: Tia Muse / Brooke Fortenberry **Contact Number:** 770-485-7438

Applicants Address: 2931 Lewis St Ste 300 Kennesaw GA 30144

E-Mail Address: tia.muse@creativesolarusa.com **Zoning Classification:** _____

Address of Proposed Work: 3377 La Vista Dr Hapeville GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 0066 000 10233

Property Owner: Isaac Bear **Contact Number:** 404-862-1886

Project Description (including occupancy type): Installing 5.70 Kw of solar panels to rooftop

Contractors Name: Alan Carrier **Contact Number:** 678-779-6248

Contact Person: Tia Muse **Contact Number:** 770-485-7438

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

Tia Muse
Applicants Signature

5-6-19
Date

Project Class (check one):

__✓__Residential _____Commercial _____Mixed-Use Development

Project Type:

_____New Commercial Construction _____Addition to Existing Commercial Building

_____Addition to Existing Residential Structure _____Accessory Structure

_____Site Plan, Grading & Landscaping _____New Single Family Residential Construction

__✓__Other Solar Panels

Total Square Footage of proposed New Construction: _____

Total Square Footage of existing building: _____

Estimated Cost of Construction: $14,535

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

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

(19) Hanwha Q-Cell solar panels (data sheet provided)

(19) Enphase IQ7-60-2-US microinverters (data sheet provided)

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)

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

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

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

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

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

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

__✓__ Submitted 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.

Tia Muse	Tia Muse	5-6-19
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.

Google Maps 3377 La Vista Dr



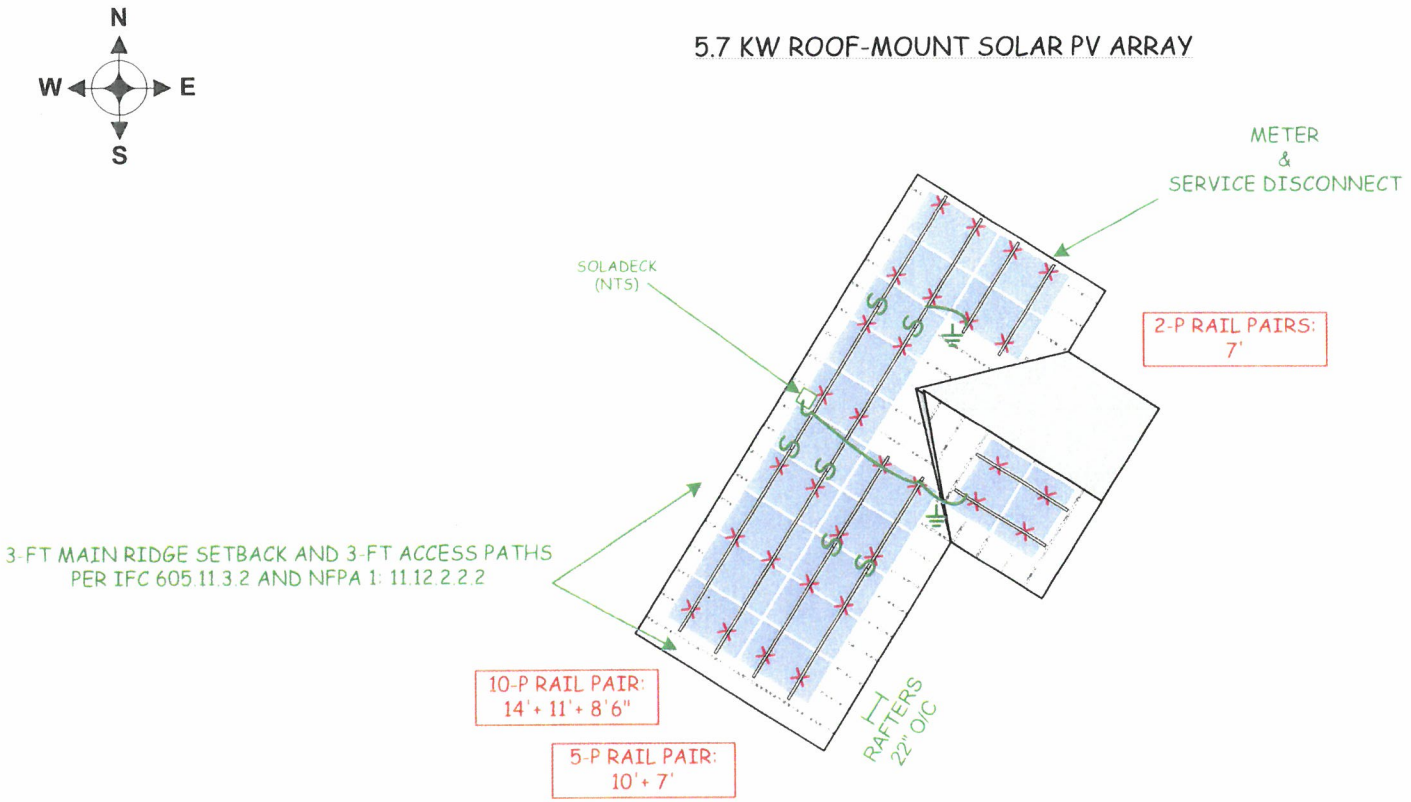
Image capture: Oct 2018 © 2019 Google

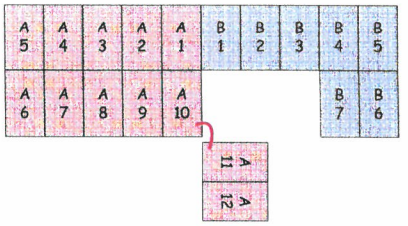
Hapeville, Georgia

Google

Street View - Oct 2018

5.7 KW ROOF-MOUNT SOLAR PV ARRAY

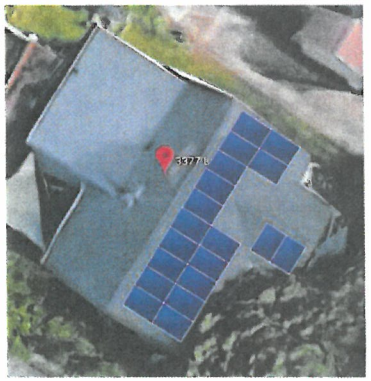




STRING CONFIGURATION
(NTS)

RATED WITH THE FOLLOWING MINIMUMS MET:

*BUILDING MEAN ROOF HEIGHT <= 30 FT
*RAFTER SPACING 24" MAX
*RISK CATEGORY II
*WIND EXPOSURE B
*WIND SPEED <= 110 MPH
*GROUND SNOW LOAD <= 15 PSF
*ARRAY DISTRIBUTED WEIGHT < 4.0 PSF
AND < 35 LBS. PER ATTACHMENT
*MAX GAP BENEATH MODULE FRAME <= 7"
*UPLIFT, DOWN FORCE, AND SHEAR FORCE OF
167 LB, 258 LB, AND 135 LB RESPECTIVELY



OVERHEAD MOCK-UP (NTS)

NOTES:

1 SHINGLE ROOF. ROOF DECKING IS 1X6 PLANK, 2X6 RAFTERS 22" O/C, CONVENTIONAL FRAMING; PITCH IS 6:12.
PRE-MEASURE ALL AREAS TO CLEAR OBSTACLES AND ENSURE PROPER FIT, LEAVING SUFFICIENT ROOM FOR SETBACKS AND ACCESS PATHS.

2 MARK AND ATTACH MOUNTS & RAILS ACCORDING TO LAYOUT & MOUNT AND RAIL PATTERNS. RAIL SPACING IS 33". MOUNTS ARE AT VARYING INTERVALS. MAXIMUM DISTANCE BETWEEN MOUNT AND RAIL-EDGE OR SPLICE IS 24". (MAX MOUNTING SPAN 7') (INNER 50% OF PANEL SHOULD BE BETWEEN RAILS.)

3 MOUNT ENPHASE **Q TRUNK CABLE AND IQ7 MICROINVERTERS**, NOTING STRING CONFIGURATION AND RECORDING MICROINVERTER S/N'S. INSTALL TERMINATORS AND UNUSED CONNECTOR CAPS. RUN ALL GROUNDS. USE LFMC AND 600V PV WIRE.

4 INSTALL SOLADECK, VERIFYING POSITION IN ATTIC BEFORE PENETRATING ROOF, AND WIRE HOME RUNS. RUNS ARE 600V.

5 MOUNT & CONNECT PANELS CENTERED OVER RAILS, RECORDING PANEL S/N'S. RAIL OVERHANGS ARE APROX. 2-3" PAST PANELS. CONNECT ALL JUMPERS. MANAGE WIRES. SEPARATION DISTANCE BETWEEN ADJACENT PANELS ¼-½"

REVISIONS			
DATE	DESCRIPTION	BY	CK'D
05/13/19	PROPOSAL v1	REG	

Richard Gale
NABCEP Certified Solar PV Installer™
Certification No. PV 032611-117

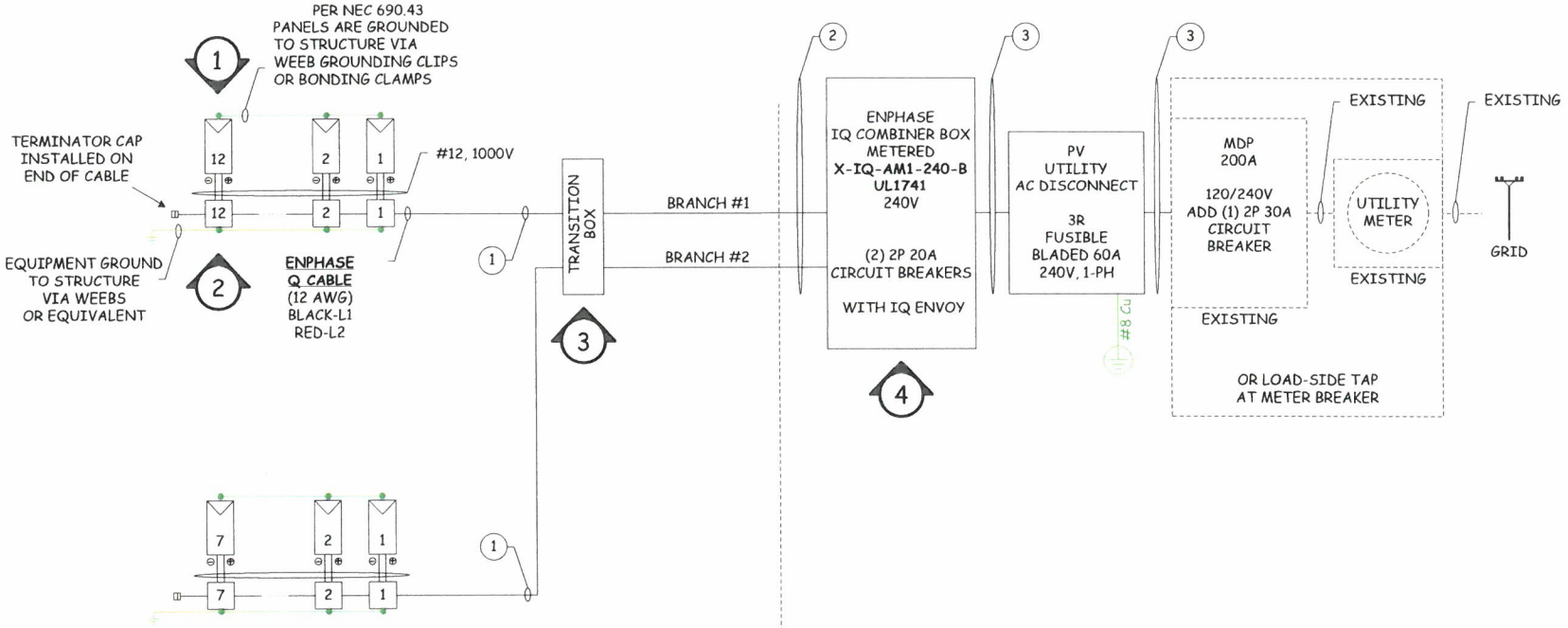
12' 1"

Creative Solar USA, Inc.

2931 Lewis Street
Kennesaw, Ga 30144
Russell Seifert: 770-378-9668
www.creativesolarusa.com

TITLE:	5.7 KW ROOF-MOUNT SOLAR PV ARRAY				
CUSTOMER:	ISAAC BEAR				
ADDRESS:	3377 LA VISTA DR, HAPEVILLE, GA 30354				
SCALE:	1" = 12' (OUTPUT: 8.5 X 11 LANDSCAPE)				
PAGE:	1 OF 1	DATE:	05-13-2019	ENG/DRA:	REG

5.7 KW DC PV ARRAY - SINGLE-LINE ELECTRICAL



CONDUIT AND WIRE SCHEDULE		
# OF RUN	CONDUIT	DESCRIPTION
1	N/A	#12 Q CABLE (ENPHASE)
2	IMC	(4) - #10 XHHW, (1) - #8 XHHW GND
3	IMC	#8 4-WIRE

1. PV ARRAY SOURCE CIRCUIT

(19) JINKO SOLAR
EAGLE PERC 60
JKM300M-60, 300W PV PANELS
60-CELL, MONO-CRYSTALLINE.
ROOF-MOUNTED.
SHORT CIRCUIT CURRENT 9.72A.
EACH WIRED TO INDIVIDUAL INVERTERS.
5,700 WATTS TOTAL.
UL1703

2. INVERTERS

(19) ENPHASE **IQ7-60-2-US**
MICROINVERTERS.
ROOF-MOUNTED, UNDER EACH PANEL.
MAX CONTINUOUS AC OUTPUT POWER 240VA
NOMINAL AC OUTPUT CURRENT
AT 240V SINGLE PHASE OF 1.0A.
(2) BRANCHES AT (12 & 7) INVERTERS PER STRING,
CONNECTED IN SERIES,
(MAX 16 UNITS PER 20A BRANCH, 240VAC),
(2) STRINGS IN PARALLEL
MAX CONT AC OUTPUT POWER 4,560 VA TOTAL.
MAX CONTINUOUS AC OUTPUT CURRENT AT 240V OF
7A PER 7-INVERTER BRANCH,
12A PER 12-INVERTER BRANCH,
EACH PROTECTED AT 20A.
NEC 2014 & 2017 SECTION 690.12 COMPLIANT
UL1741/IEEE1547

3. TRANSITION BOX

(1) AC BRANCH CIRCUIT
JUNCTION BOX
/SOLADECK

4. COMBINER BOX

COMBINED
MAX CONTINUOUS AC
OUTPUT CURRENT AT
240V OF 19A.

Creative Solar USA, Inc.

2931 Lewis Street
Kennesaw, Ga 30144
Russell Seifert: 770-378-9668
www.creativesolarusa.com

REVISIONS			
DATE	DESCRIPTION	BY	CK'D
05/13/19	PROPOSAL v1	REG	

TITLE:	5.7 KW DC PV ARRAY - SINGLE-LINE ELECTRICAL			
CUSTOMER:	ISAAC BEAR			
ADDRESS:	3377 LA VISTA DR, HAPEVILLE, GA 30354			
SCALE:	NONE			
PAGE:	1 OF 1	DATE:	05-13-2019	ENG/DRA: REG

www.jinkosolar.com

JinKO Solar

Eagle PERC 60

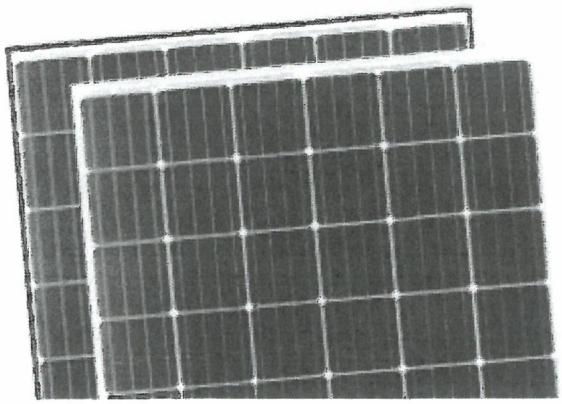
280-300 Watt

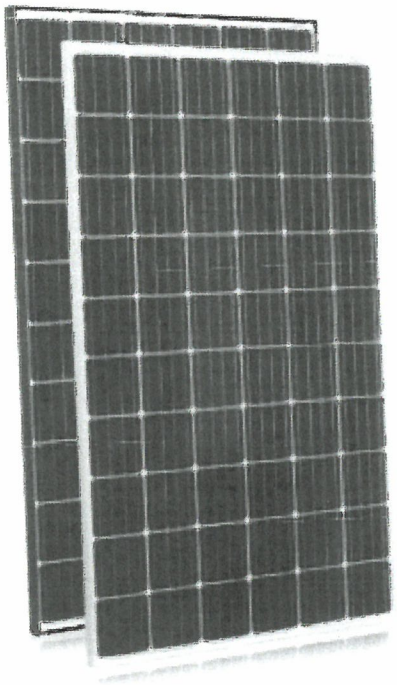
MONO CRYSTALLINE MODULE

Positive power tolerance of 0~+3%

ISO9001:2008、ISO14001:2004、OHSAS18001 certified factory.
IEC61215、IEC61730 certified products.

PERC





KEY FEATURES

4 Busbar Solar Cell:
4 busbar solar cell adopts new technology to improve the efficiency of modules. Offers a better aesthetic appearance, making it perfect for rooftop installation.

High Efficiency:
Higher module conversion efficiency (up to 18.3%) benefit from Passivated Emmiter Rear Contact (PERC) technology.

PID RESISTANT:
Limited power degradation of Eagle module caused by PID effect is guaranteed under strict testing condition (85°C/85°RH, 96hours) for mass production.

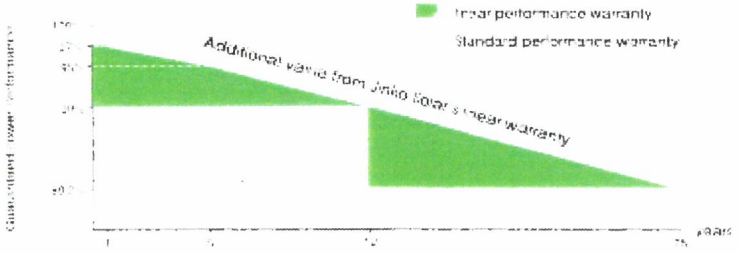
Low-light Performance:
Advanced glass and solar cell surface texturing allow for excellent performance in low light environment.

Severe Weather Resilience:
Certified to withstand: wind load (2400 Pa/cal) and snow load (5400 Pa/cal).

Durability against extreme environmental conditions:
High salt mist and ammonia resistance certified by TUV NORD.

LINEAR PERFORMANCE WARRANTY

10 Year Product Warranty • 25 Year Linear Power Warranty

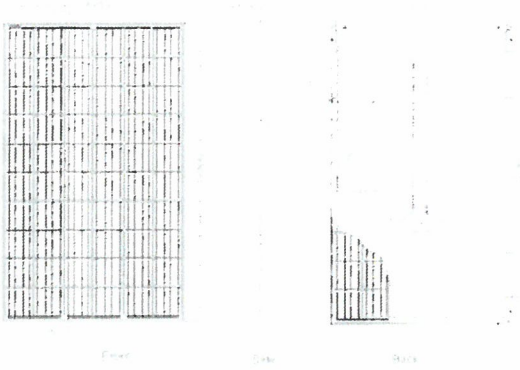


PV CYCLE

CE

CLEAN ENERGY COUNCIL MEMBER

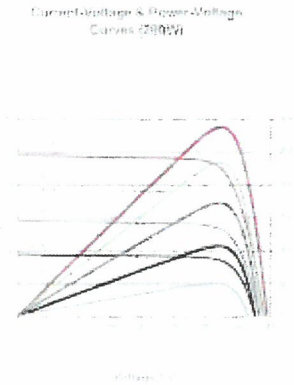
Engineering Drawings

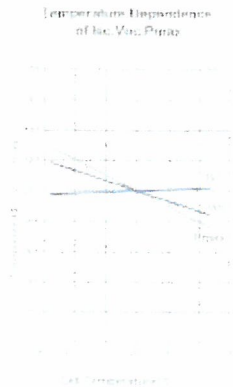


Packaging Configuration

26pcs/box, 52pcs/pallet, 728 pcs/40'HQ Container

Electrical Performance & Temperature Dependence





Mechanical Characteristics

Cell Type	Mono-crystalline PERC 156×156mm (6 inch)
No of cells	60 (6×10)
Dimensions	[illegible]
Weight	19.0 kg (41.9 lbs)
Front Glass	[illegible]
Frame	Anodized Aluminium Alloy
Junction Box	IP67 Rated

Output Cables: TUV 1×4.0mm² Length: 900mm or Customized Length

SPECIFICATIONS

Module Type	JKM280M-60		JKM285M-60		JKM290M-60		JKM295M-60		JKM300M-60	
	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT
Maximum Power (Pmax)	280Wp	209Wp	285Wp	212Wp	290Wp	216Wp	295Wp	220Wp	300Wp	224Wp
Maximum Power Voltage (Vmp)	31.8V	29.7V	32.0V	29.9V	32.2V	30.2V	32.4V	30.4V	32.6V	30.6V
Maximum Power Current (Imp)	8.81A	7.01A	8.90A	7.12A	9.02A	7.15A	9.10A	7.24A	9.21A	7.32A
Open-circuit Voltage (Voc)	39.6V	36.2V	38.7V	36.4V	39.5V	36.6V	39.7V	36.8V	40.1V	37.0V
Short-circuit Current (Isc)	9.49A	7.62A	9.61A	7.72A	9.65A	7.81A	9.61A	7.89A	9.72A	8.01A
Module Efficiency STC (%)	17.11%		17.41%		17.72%		18.02%		18.33%	
Operating Temperature (°C)	[illegible]									
Maximum system voltage	1000VDC (IEC)									
Maximum series fuse rating	15A									
Power tolerance	0~+3%									
Temperature coefficients of Pmax	[illegible]									
Temperature coefficients of Voc	-0.29%/°C									
Temperature coefficients of Isc	[illegible]									
Nominal operating cell temperature (NOCT)	45±2°C									

*STC: Irradiance 1000W/m² Cell Temperature 25°C AM=1.5

NOCT: Irradiance 800W/m² Ambient Temperature 20°C AM=1.5 Wind Speed 1m/s

* Power measurement tolerance: ± 3%

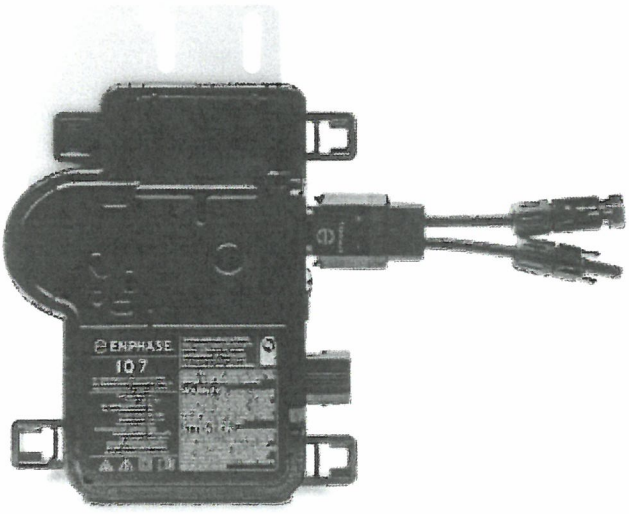
[illegible]

Enphase IQ 7 and IQ 7+ Microinverters

The high-powered smart grid-ready Enphase IQ 7 Micro™ and Enphase IQ 7+ Micro™ dramatically simplify the installation process while achieving the highest system efficiency.

Part of the Enphase IQ System, the IQ 7 and IQ 7+ Microinverters integrate with the Enphase IQ Envoy™, Enphase IQ Battery™, and the Enphase Enlighten™ monitoring and analysis software.

IQ Series Microinverters extend the reliability standards set forth by previous generations and undergo over a million hours of power-on testing, enabling Enphase to provide an industry-leading warranty of up to 25 years.



Easy to Install

- Lightweight and simple
- Faster installation with improved, lighter two-wire cabling
- Built-in rapid shutdown compliant (NEC 2014 & 2017)

Productive and Reliable

- Optimized for high powered 60-cell and 72-cell modules
- More than a million hours of testing
- Class II double-insulated enclosure
- UL listed

Smart Grid Ready

- Complies with advanced grid support, voltage and frequency ride-through requirements
- Remotely updates to respond to changing grid requirements
- Configurable for varying grid profiles
- Meets CA Rule 21 (UL 1741-SA)

- IQ 7+ Micro is required to support 72-cell modules

UL CERTIFIED

To learn more about Enphase offerings, visit **enphase.com**

ENPHASE

Enphase IQ 7 and IQ 7+ Microinverters

INPUT DATA (DC)	IQ7-60-2-US / IQ7-60-B-US	IQ7PLUS-72-2-US / IQ7PLUS-72-B-US
Commonly used module pairings[1]	235 W - 350 W +	235 W - 440 W +
Module compatibility	60-cell PV modules only	60-cell and 72-cell PV modules
Maximum input DC voltage	48 V	60 V
Peak power tracking voltage	27 V - 37 V	27 V - 45 V
Operating range	16 V - 48 V	16 V - 60 V
Min/Max start voltage	22 V / 48 V	22 V / 60 V
Max DC short circuit current (module Isc)	15 A	15 A
Overvoltage class DC port	II	II
DC port backfeed current	0 A	0 A
PV array configuration	1 x 1 ungrounded array. No additional DC side protection required. AC side protection requires max 20A per branch circuit.	

OUTPUT DATA (AC)	IQ 7 Microinverter		IQ 7+ Microinverter	
Peak output power	250 VA		295 VA	
Maximum continuous output power	240 VA		290 VA	
Nominal (L-L) voltage/range[2]	240 V / 211-264 V	208 V / 183-229 V	240 V / 211-264 V	208 V / 183-229 V
Maximum continuous output current	1.0 A (240 V)	1.15 A (208 V)	1.21 A (240 V)	1.39 A (208 V)
Nominal frequency	60 Hz		60 Hz	
Extended frequency range	47 - 68 Hz		47 - 68 Hz	
AC short circuit fault current over 3 cycles	5.8 Arms		5.8 Arms	
Maximum units per 20 A (L-L) branch circuit[3]	16 (240 VAC)	13 (208 VAC)	13 (240 VAC)	11 (208 VAC)
Overvoltage class AC port	III		III	
AC port backfeed current	0 A		0 A	
Power factor setting	1.0		1.0	
Power factor (adjustable)	0.85 leading - 0.85 lagging		0.85 leading - 0.85 lagging	

EFFICIENCY	@240 V	@208 V	@240 V	@208 V
Peak efficiency	97.6 %	97.6 %	97.5 %	97.3 %
CEC weighted efficiency	97.0 %	97.0 %	97.0 %	97.0 %

MECHANICAL DATA	
Ambient temperature range	-40°C to +65°C
Relative humidity range	4% to 100% (condensing)
Connector type (IQ7-60-2-US & IQ7PLUS-72-2-US)	MC4 (or Amphenol H4 UTX with additional Q-DCC-5 adapter)
Connector type (IQ7-60-B-US & IQ7PLUS-72-B-US)	Friends PV2 (MC4 intermateable) Adapters for modules with MC4 or UTX connectors: - PV2 to MC4: order ECA-S20-S22 - PV2 to UTX: order ECA-S20-S25
Dimensions (WxHxD)	212 mm x 175 mm x 30.2 mm (without bracket)
Weight	1.08 kg (2.38 lbs)
Cooling	Natural convection - No fans
Approved for wet locations	Yes
Pollution degree	PD3
Enclosure	Class II double-insulated, corrosion resistant polymeric enclosure
Environmental category / UV exposure rating	NEMA Type 6 / outdoor

FEATURES	
Communication	Power Line Communication (PLC)
Monitoring	Enlighten Manager and MyEnlighten monitoring options. Both options require installation of an Enphase IQ Envoy.
Disconnecting means	The AC and DC connectors have been evaluated and approved by UL for use as the load-break disconnect required by NEC 690.
Compliance	CA Rule 21 (UL 1741-SA) UL 62109-1, UL1741/IEEE1547, FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01 This product is UL Listed as PV Rapid Shut Down Equipment and conforms with NEC-2014 and NEC-2017 section 690.12 and C22.1-2015 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according manufacturer's instructions.

1. No enforced DC/AC ratio. See the compatibility calculator at https://enphase.com/en-us/support/module-compatibility.
2. Nominal voltage range can be extended beyond nominal if required by the utility.
3. Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.

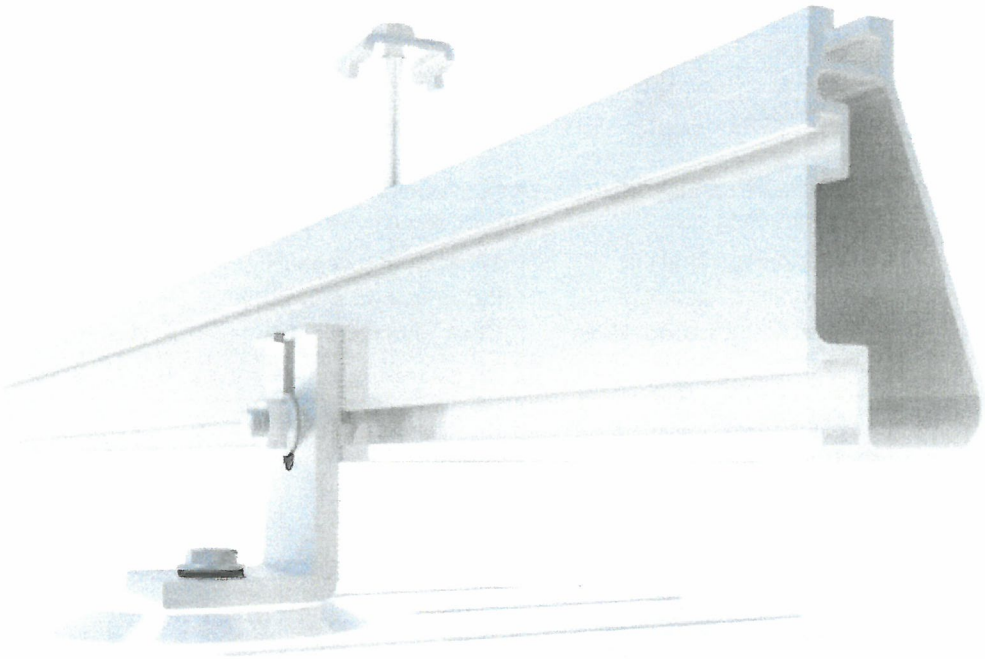
To learn more about Enphase offerings, visit **enphase.com**

ENPHASE

Datasheet

IRONRIDGE

Roof Mount System



Built for solar's toughest roofs.

IronRidge builds the strongest roof mounting system in solar. Every component has been tested to the limit and proven in extreme environments.

Our rigorous approach has led to unique structural features, such as curved rails and reinforced flashings, and is also why our products are fully certified, code compliant and backed by a 20-year warranty.

Strength Tested

All components evaluated for superior structural performance.

PE Certified

Pre-stamped engineering letters available in most states.

Class A Fire Rating

Certified to maintain the fire resistance rating of the existing roof.

Design Software

Online tool generates a complete bill of materials in minutes.

Integrated Grounding

UL 2703 system eliminates separate module grounding components.

20 Year Warranty

Twice the protection offered by competitors.

XR Rails

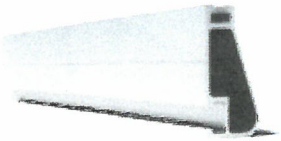
XR10 Rail



A low-profile mounting rail for regions with light snow.

- 6' spanning capability
- Moderate load capability
- Clear & black anod. finish

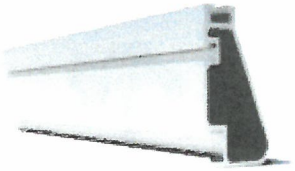
XR100 Rail



The ultimate residential solar mounting rail.

- 8' spanning capability
- Heavy load capability
- Clear & black anod. finish

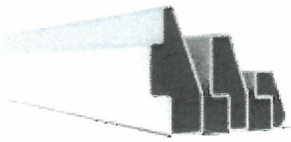
XR1000 Rail



A heavyweight mounting rail for commercial projects.

- 12' spanning capability
- Extreme load capability
- Clear anodized finish

Internal Splices

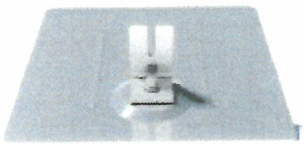


All rails use internal splices for seamless connections.

- Self-tapping screws
- Varying versions for rails
- Grounding Straps offered

Attachments

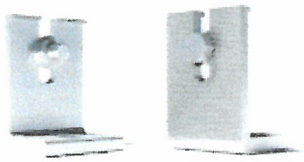
FlashFoot



Anchor, flash, and mount with all-in-one attachments.

- Ships with all hardware
- IBC & IRC compliant
- Certified with XR Rails

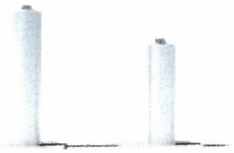
Slotted L-Feet



Drop-in design for rapid rail attachment.

- High-friction serrated face
- Heavy-duty profile shape
- Clear & black anod. finish

Standoffs



Raise flush or tilted systems to various heights.

- Works with vent flashing
- Ships pre-assembled
- 4" and 7" Lengths

Tilt Legs

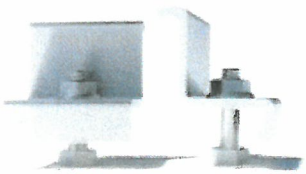


Tilt assembly to desired angle, up to 45 degrees.

- Attaches directly to rail
- Ships with all hardware
- Fixed and adjustable

Clamps & Grounding

End Clamps



Slide in clamps and secure modules at ends of rails.

- Mill finish & black anod.
- Sizes from 1.22" to 2.3"
- Optional Under Clamps

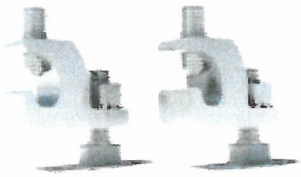
Grounding Mid Clamps



Attach and ground modules in the middle of the rail.

- Parallel bonding T-bolt
- Reusable up to 10 times
- Mill & black stainless

T-Bolt Grounding Lugs



Ground system using the rail's top slot.

- Easy top-slot mounting
- Eliminates pre-drilling
- Swivels in any direction

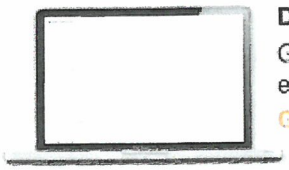
Accessories



Provide a finished and organized look for rails.

- Snap-in Wire Clips
- Perfected End Caps
- UV-protected polymer

Free Resources



Design Assistant

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DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: June 4, 2019
TO: Tonya Hutson
FROM: Lynn Patterson
RE: Design Review – 600 South Central Avenue

BACKGROUND

The City of Hapeville has received a Design Review Application from Casey Montana Busch for the addition of solar panels to the roof of the existing building at 600 South Central Avenue.

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

CODE

Sec. 81-1-6. - Commercial/mixed-use area.

(f) *Roof and chimney standards.*

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

12. In subarea A roof lines shall appear flat from the adjacent street and roof structures shall be vertically screened by a parapet wall.

FINDINGS

The Architectural Design Standards do not provide guidance for the installation of roof-mounted solar panels. As solar panels are not directly allowed by the code, a Design Exception would be required.

CITY OF HAPEVILLE
DESIGN REVIEW APPLICATION

SUBMITTAL DATE: JUN 0 4 2019

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: Casey Montana Busch **Contact Number:** 678-672-8822

Applicants Address: 615 Deer Run SW Lilburn, GA 30047

E-Mail Address: montana@altenergyse.com **Zoning Classification:** Commercial

Address of Proposed Work: 600 S Central Ave. Hapeville GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009800200513

Property Owner: Dr. Jay Prakash **Contact Number:** [redacted]

Project Description (including occupancy type): Installation of roof-mounted, ballasted solar PV system. Commercial building (Regions Bank bldg)

Contractors Name: Alternative Energy Southeast **Contact Number:** 678 897 7262

Contact Person: Casey Montana Busch **Contact Number:** 678 897 7262

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

Gary M. Busch
Applicants Signature

6/3/19
Date

Project Class (check one):

_____Residential ___✓___Commercial _____Mixed-Use Development

Project Type:

_____New Commercial Construction _____Addition to Existing Commercial Building

_____Addition to Existing Residential Structure _____Accessory Structure

_____Site Plan, Grading & Landscaping _____New Single Family Residential Construction

___✓___Other **Installation of roof-mounted, ballasted solar PV system**

Total Square Footage of proposed New Construction: PV System Footprint: Approx 4500sqft

Total Square Footage of existing building: Rooftop: Approx 6000sqft

Estimated Cost of Construction: $172,000.00

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

The solar panels will be installed on the flat roof via a non-penetrating, fully ballasted mounting system. They will not be visible from the ground. The conduit from the roof will be installed inside of a chase and will not be visible from the outside.

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

No changes to the exterior facade.

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

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

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

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

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

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

✓ Submitted 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.

Casey Montana Busch		05/30/2019
Printed Name	Signature	Date

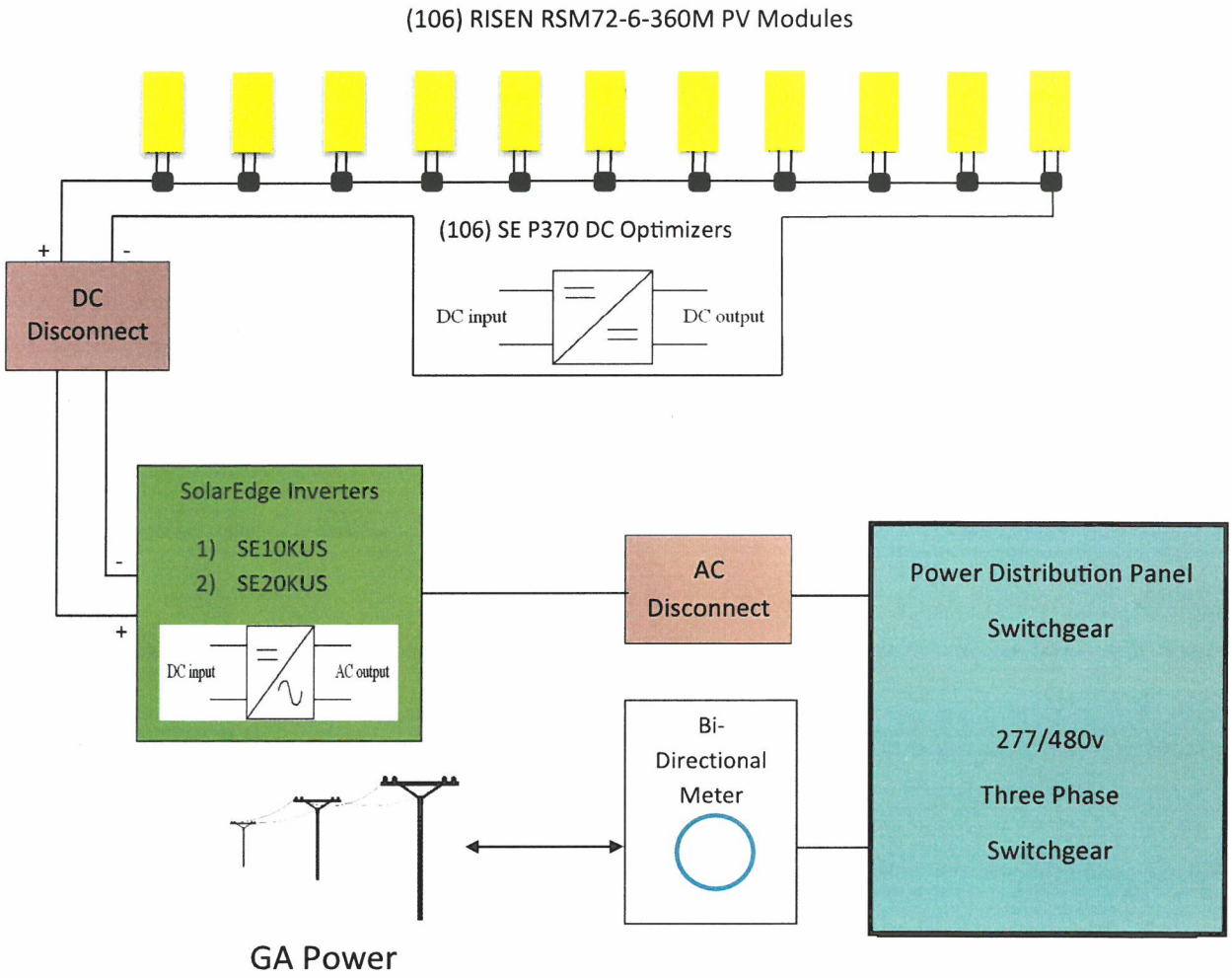
Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

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

One-Line Diagram

600 S Central Ave. Hapeville, GA 30354

38.2kW Solar PV System

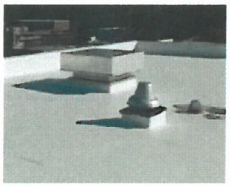


Alternative Energy Southeast

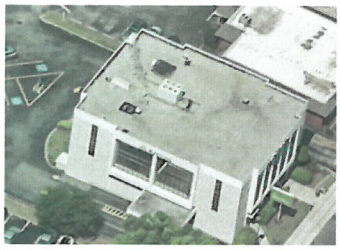
Atlanta, GA | Phone: 770.490.6178

Info@AltEnergySE.com | www.AltEnergySE.com

600 S Central Ave Atlanta GA 30354 US



Roof Vent, Roof Drain, other thing





Cooling Tower



1: 4'L x 4'W x 3'H

2: 10' x 9' x 7'

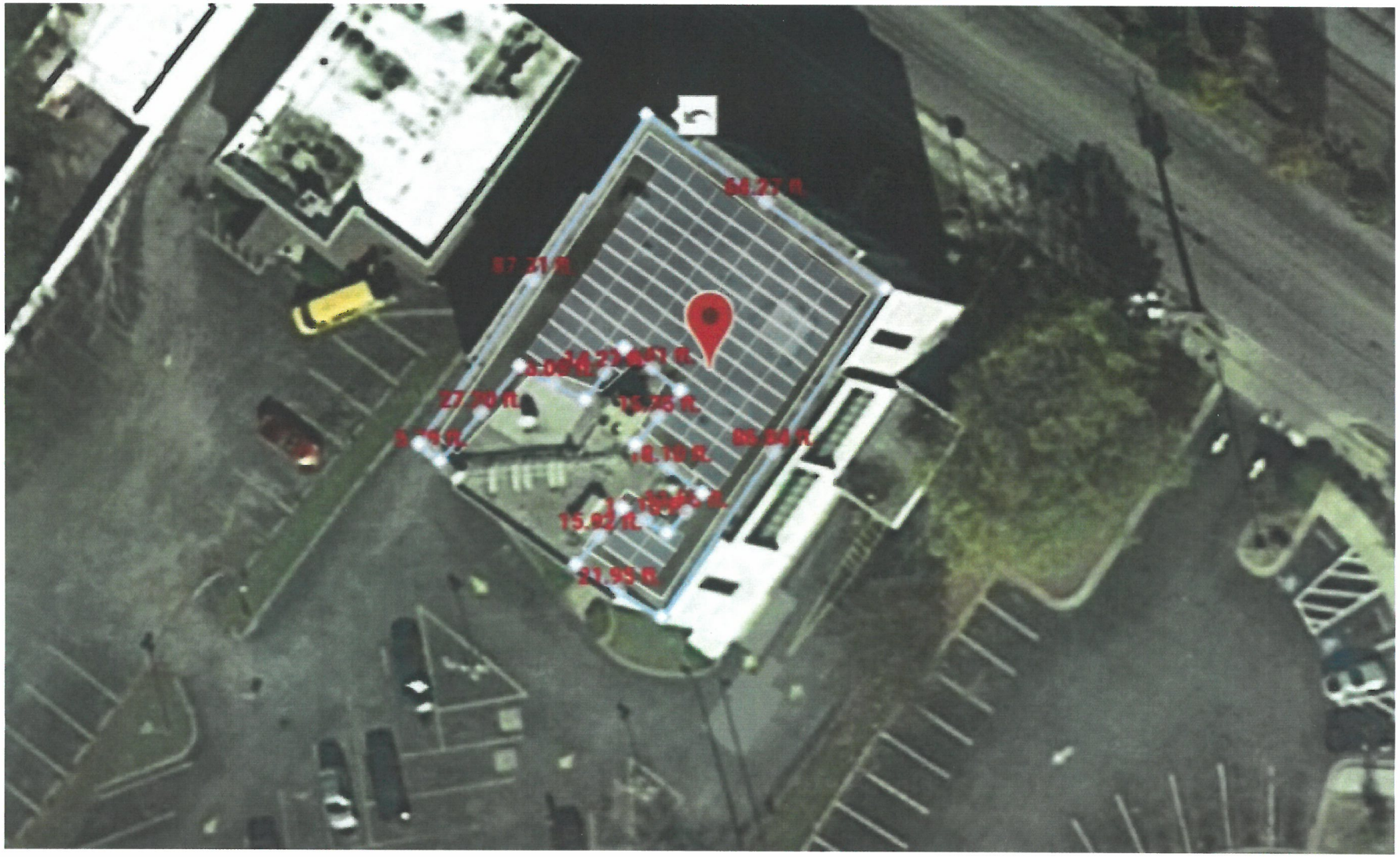
3: 9' x 2' x 3'

4: 3' x 4' x .5'

Roof Vent, Roof Hatch, other thing

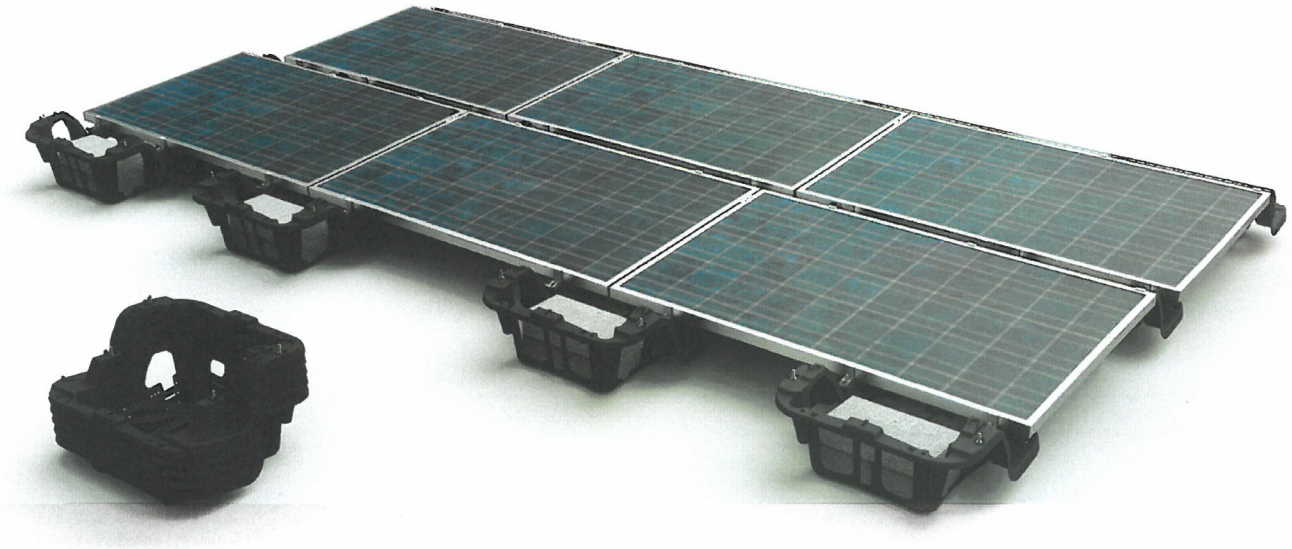
N

Alternative Energy Solutions ; Sollega Solar Project ; 600 S Central Ave, Hapeville, GA 30354, USA



Sollega™

The Simple Solar Racking Solution™



FastRack510™

The simple solar racking solution for flat roof or ground mount PV installations.

- 5° or 10° mounting solution
- Simple, modular, one piece design
- Universal design compatible with all framed modules
- Fully ballasted , heat welded, anchored and hybrid options
- Roof friendly with round edges and low point loads
- One size bolt with all top down connections
- Injection molded with Ultramid® by BASF
- Engineering and ballast layout services available
- UL 1703 Class "A" Type 1 and 2 Module
- UL 467 Integrated grounding
- 100% Recyclable

Easy to install:

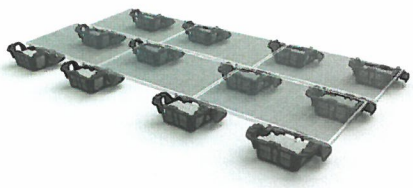
1 Position FastRacks



2 Add Ballast and Clamps



3 Attach Modules



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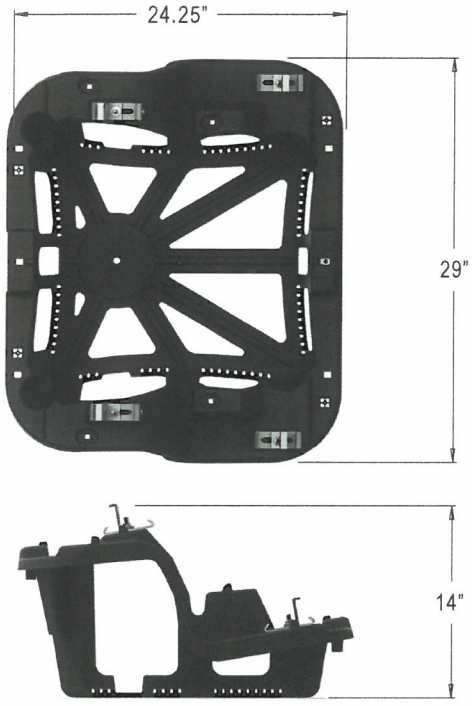
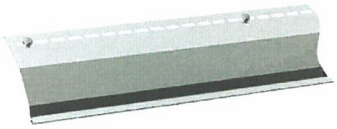
Sollega™

The Simple Solar Racking Solution™

FastRack510™



Tilt Angle	5°	10°
Row Spacing	10" (254 mm)	13" (330 mm)
Leading Edge	8" (203 mm)	5.3" (135 mm)
Compatible Modules	All-framed modules 31" - 44" in width (787 mm and 1117 mm)	
Weight	4.5 lbs. (2 kg)	
Ballast Requirements	4" x 8" x 16" Roof Paver (31.5 lbs each) based on ASTM Designation C1491 – 01a.	
Material	BASF Ultramid® glass reinforced nylon	
Module Orientation	Landscape	
Wind Load Criteria	Meets ASCE 7-10 up to 165 mph	
UL Certification	UL 1703: Class 'A' Type 1,2,3 Module, UL467	
Warranty	25 Year Limited Warranty	
Dimensions	(LxWxH) 24.25 x 29 x 14" 616 x 737 x 356mm	
Disassembly	Simple disassembly and 100% recyclable content	
Patent	Patented design: US	


Windscreen


4 x 8 x16" Ballast

Micro-Inverter Rail Attachments

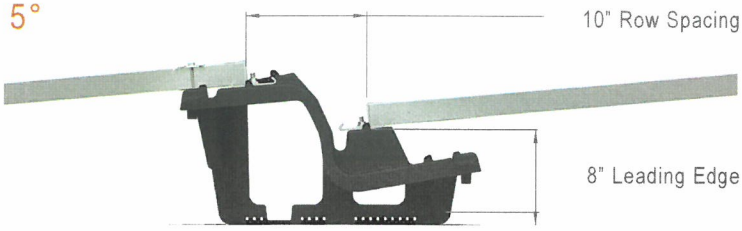

Module Clamps

FastRack 510 (10° Shown)

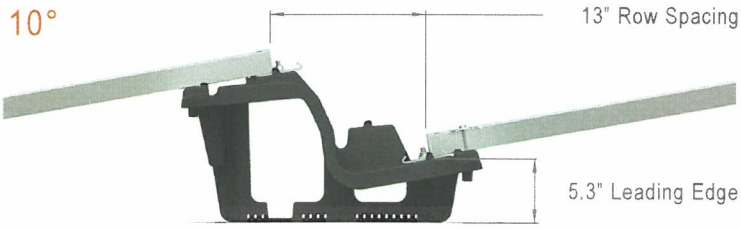
Grounding Mid-Clamps


Non-Penetrating Roof Anchor

5°



10°



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HIGH PERFORMANCE MONOCRYSTALLINE PERC MODULE

RSM72-6-360M-380M

72 CELL MONOCRYSTALLINE MODULE

360-380Wp POWER OUTPUT RANGE

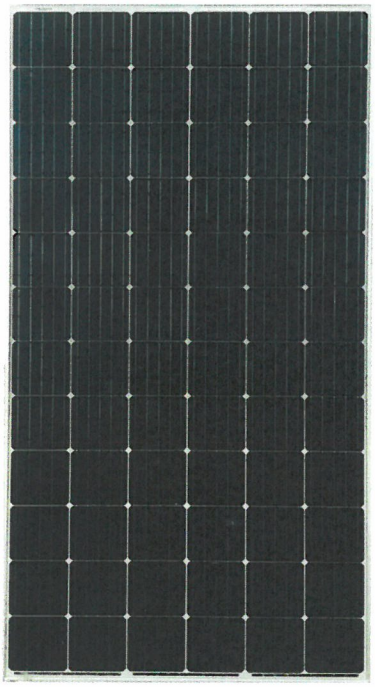
1500VDC MAXIMUM SYSTEM VOLTAGE

19.6% MAXIMUM EFFICIENCY

risen solar technology

About Risen Energy

Risen Energy is a leading, global tier 1 manufacturer of high-performance solar photovoltaic products and provider of total business solutions for residential, commercial and utility-scale power generation. The company, founded in 1986, and publicly listed in 2010, compels value generation for its chosen global customers. Techno-commercial innovation, underpinned by consummate quality and support, encircle Risen Energy's total Solar PV business solutions which are among the most powerful and cost-effective in the industry. With local market presence and strong financial bankability status, we are committed, and able, to building strategic, mutually beneficial collaborations with our partners, as together we capitalise on the rising value of green energy.



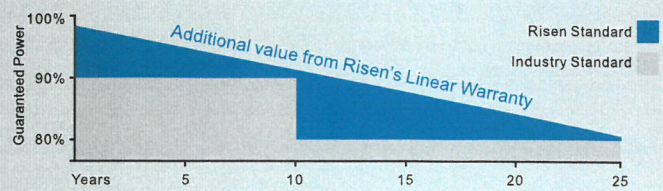
KEY SALIENT FEATURES

- Global, Tier 1 bankable brand, with independently certified state-of-the-art automated manufacturing
- Industry leading lowest thermal co-efficient of power
- Industry leading 12 years product warranty
- Excellent low irradiance performance
- Excellent PID resistance
- Positive tight power tolerance
- Dual stage 100% EL Inspection warranting defect-free product
- Module Imp binning radically reduces string mismatch losses
- Warranted reliability and stringent quality assurances well beyond certified requirements
- Certified to withstand severe environmental conditions
  - Anti-reflective & anti-soiling surface minimise power loss from dirt and dust
  - Severe salt mist, ammonia & blown sand resistance, for seaside, farm and desert environments
  - Excellent mechanical load 2400Pa & snow load 5400Pa resistance

ISO9001
ISO14001
OHSAS18001
IEC TS 62941

LINEAR PERFORMANCE WARRANTY

12 year Product Warranty / 25 year Linear Power Warranty



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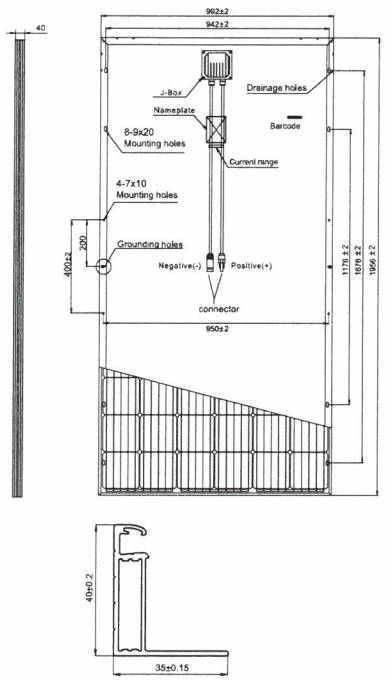
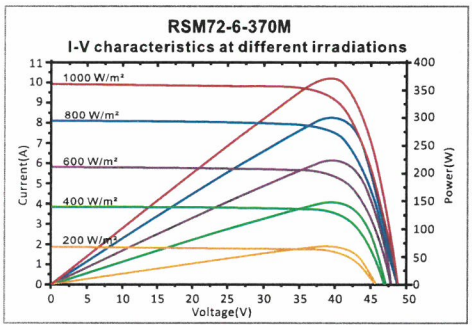
Tashan Industry Zone, Meilin,
Ninghai 315609,Ningbo | PRC
Tel: +86-574-59953239
Fax: +86-574-59953599
E-mail: marketing@risenenergy.com
Website: www.risenenergy.com

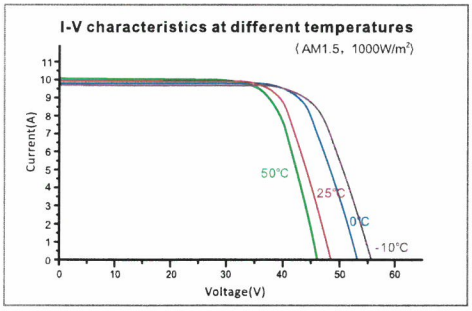
risen
solar technology

Dimensions of PV Module

Unit: mm







Our Partners:

ELECTRICAL DATA (STC)

Model Number	RSM72-6-360M	RSM72-6-365M	RSM72-6-370M	RSM72-6-375M	RSM72-6-380M
Rated Power in Watts-Pmax(Wp)	**360**	**365**	**370**	**375**	**380**
Open Circuit Voltage-Voc(V)	47.30	47.70	48.15	48.60	48.95
Short Circuit Current-Isc(A)	9.80	9.85	9.90	9.95	10.00
Maximum Power Voltage-Vmpp(V)	38.95	39.25	39.60	39.95	40.25
Maximum Power Current-Impp(A)	9.25	9.30	9.35	9.40	9.45
Module Efficiency (%)	18.6	18.8	19.1	19.3	19.6

STC: Irradiance 1000 W/m², Cell Temperature 25°C, Air Mass AM1.5 according to EN 60904-3.

ELECTRICAL DATA (NMOT)

Model Number	RSM72-6-360M	RSM72-6-365M	RSM72-6-370M	RSM72-6-375M	RSM72-6-380M
Maximum Power-Pmax (Wp)	269.3	272.8	276.8	280.7	284.3
Open Circuit Voltage-Voc (V)	43.50	43.90	44.30	44.70	45.00
Short Circuit Current-Isc (A)	8.04	8.08	8.12	8.16	8.20
Maximum Power Voltage-Vmpp (V)	35.70	36.00	36.30	36.60	36.90
Maximum Power Current-Impp (A)	7.55	7.59	7.63	7.67	7.71

NMOT: Irradiance at 800 W/m², Ambient Temperature 20°C, Wind Speed 1 m/s.

MECHANICAL DATA

Solar cells	Monocrystalline 156.75×156.75 mm, 5BB
Cell configuration	72 cells (6×12)
Module dimensions	1956×992×40mm
Weight	22kg
Superstrate	3.2 mm, High Transmission, Low Iron, Tempered ARC Glass
Substrate	White Back-sheet
Frame	Anodized Aluminium Alloy type 6063T5, Silver Color
J-Box	Potted, IP67, 1500VDC, 3 Schottky bypass diodes
Cables	4.0mm² (12AWG), 1200mm length
Connector	Risen Twinsel PV-SY02, IP67

TEMPERATURE & MAXIMUM RATINGS

Nominal Module Operating Temperature (NMOT)	45°C±2°C
Temperature Coefficient of Voc	-0.29%/°C
Temperature Coefficient of Isc	0.05%/°C
Temperature Coefficient of Pmax	-0.39%/°C
Operational Temperature	-40°C~+85°C
Maximum System Voltage	1500VDC
Max Series Fuse Rating	20A
Limiting Reverse Current	20A

PACKAGING CONFIGURATION

	40ft	20ft
Number of modules per container	648	270
Number of modules per pallet	27	27
Number of pallets per container	24	10
Packaging box dimensions (LxWxH) in mm	1980×1130×1130	1980×1130×1130
Box gross weight[kg]	640	640

CAUTION: READ SAFETY AND INSTALLATION INSTRUCTIONS BEFORE USING THE PRODUCT.

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THE POWER OF RISING VALUE

REM72-M-5BB-EN-H1-2-2019

INVERTERS

Three Phase Inverters

For the 277/480V Grid for North America

SE10KUS / SE20KUS / SE30KUS / SE33.3KUS



The best choice for SolarEdge enabled systems

- Specifically designed to work with power optimizers
- Superior efficiency (98.5%)
- Integrated arc fault protection and rapid shutdown for NEC 2014 and 2017, per article 690.11 and 690.12
- UL1741 SA certified, for CPUC Rule 21 grid compliance
- Built-in module-level monitoring
- Internet connection through Ethernet or Wireless
- Small, lightweight, and easy to install outdoors or indoors on provided bracket
- Fixed voltage inverter for longer strings
- Integrated Safety Switch
- Supplied with RS485 Surge Protection Device, to better withstand lightning events

solaredge

/ Three Phase Inverters

For the 277/480V Grid[1] for North America

SE10KUS / SE20KUS / SE30KUS / SE33.3KUS

	SE10KUS	SE20KUS	SE30KUS	SE33.3KUS	
OUTPUT					
Rated AC Power Output	10000	20000	30000	33300	VA
Maximum AC Power Output	10000	20000	30000	33300	VA
AC Output Line Connections	4-wire WYE (L1-L2-L3-N) plus PE				
AC Output Voltage Minimum-Nominal-Maximum[2] (L-N)	244-277-305				Vac
AC Output Voltage Minimum-Nominal-Maximum[2] (L-L)	422.5-480-529				Vac
AC Frequency Min-Nom-Max[2]	59.3 - 60 - 60.5				Hz
Max. Continuous Output Current (per Phase)	12	24	36.5	40	A
GFDI Threshold	1				A
Utility Monitoring, Islanding Protection, Country Configurable Set Points	Yes				
INPUT					
Maximum DC Power (Module STC)	13500	27000	40500	45000	W
Transformer-less, Ungrounded	Yes				
Maximum Input Voltage DC to Gnd	490				Vdc
Maximum Input Voltage DC+ to DC-	980				Vdc
Nominal Input Voltage DC to Gnd	420				Vdc
Nominal Input Voltage DC+ to DC-	840				Vdc
Maximum Input Current	13.5	26.5	39	40	Adc
Maximum Input Short Circuit Current	45				Adc
Reverse-Polarity Protection	Yes				
Ground-Fault Isolation Detection	1MΩ Sensitivity		350kΩ Sensitivity[3]		
CEC Weighted Efficiency	98		98.5		%
Night-time Power Consumption	< 3		< 4		W
ADDITIONAL FEATURES					
Supported Communication Interfaces	RS485, Ethernet, ZigBee (optional)				
Rapid Shutdown – NEC 2014 and 2017 690.12	Automatic Rapid Shutdown upon AC Grid Disconnect				
RS485 Surge Protection	Supplied with the inverter				
STANDARD COMPLIANCE					
Safety	UL1741, UL1741 SA, UL1699B, CSA C22.2, Canadian AFCI according to T.I.L. M-07				
Grid Connection Standards	IEEE1547, Rule 21, Rule 14 (HI)				
Emissions	FCC part15 class B				
INSTALLATION SPECIFICATIONS					
AC output conduit size / AWG range	3/4" minimum / 12-6 AWG		3/4" minimum / 8-4 AWG		
DC input conduit size / AWG range	3/4" minimum / 12-6 AWG				
Number of DC inputs	2 pairs		3 pairs[4]		
Dimensions (H x W x D)	21 x 12.5 x 10.5 / 540 x 315 x 260				in / mm
Dimensions with Safety Switch (H x W x D)	30.5 x 12.5 x 10.5 / 775 x 315 x 260				in / mm
Weight	73.2 / 33.2		99.5 / 45		lb / kg
Weight with Safety Switch	79.7 / 36.2		106 / 48		lb / kg
Cooling	Fans (user replaceable)				
Noise	< 50		< 55		dBA
Operating Temperature Range	-40 to +140 / -40 to +60[5]				°F / °C
Protection Rating	NEMA 3R				

[1] For 208V inverters refer to: http://www.solaredge.com/files/pdfs/products/inverters/se-three-phase-us-inverter-208V-datasheet.pdf
[2] For other regional settings please contact SolarEdge support
[3] Where permitted by local regulations
[4] Field replacement kit for 1 pair of inputs P/N: DCD-3PH-1TBK; Field replacement kit for 3 pairs of fuses and holders P/N: DCD-3PH-6FHK-S1
[5] For power de-rating information refer to: https://www.solaredge.com/sites/default/files/se-temperature-derating-note-na.pdf

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CE RoHS

PLANNING AND ZONING DEPARTMENT

PLANNER'S REPORT

DATE: June 5, 2019
TO: Tonya Hutson
FROM: Lynn M. Patterson

RE: Design Review - 3365 Northside Drive

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

BACKGROUND

The City of Hapeville has received a design review application from Paula Smith to construct a 1.5 story single-family dwelling with an attached garage at 3365 Northside Drive. The dwelling will have 3,548 SF of finished heated floor area with an additional 525 SF of unfinished space available. It will include four bedrooms and three and a half bathrooms, with an optional unfinished fifth bedroom.

The property is zoned R-0, One-Family Residential, and is subject to the Neighborhood Conservation Area, Subarea D, 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 plans should include a new sidewalk on each enfronting street, with a minimum 1' landscape zone and 4' clear zone.

(b) Supplemental Area and Fence Standards

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

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

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

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

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

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

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

STAFF COMMENT: **A minimum of one tree is required every 50' in the supplemental area. The application should be revised to ensure at least one tree is located every 50' along both Northside Drive and Old Jonesboro Road frontages.**

(c) Utility Standards

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

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

Street lights may be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian-

All developments shall provide a light at the front door. Lighting designed to illuminate the path to the front door is allowed. Spotlighting may

Trees shall not be planted directly above storm drains.

STAFF COMMENT: **The Applicant should clarify how the mechanical features on the west side of the dwelling will be screened.**
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.

Carports are only permitted subject to the following requirements:

Carports shall be located in the rear or side yard, but shall not be visible from a public right-of-way.

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

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

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

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

STAFF COMMENT: **The driveway is 15' wide at the curb but expands towards the garage, which is not compliant.**

(e) Roof and Chimney Standards

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

✓ Roof shingles shall be slate, cedar, or asphalt.

⦸ Roof tiles shall be clay, terra cotta or concrete.

⦸ Metal roofs are:

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

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

Gutters shall be copper, aluminum or galvanized steel.

Downspouts shall match gutters in material and finish.

⦸ Roof forms shall be based on architectural style.

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

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

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

⦸ Chimneys on exterior building walls shall begin at grade.

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

STAFF COMMENT: **The Applicant should ensure the roof shingles have a warranty of at least 30 years and indicate the warranty on the plans. The Applicant should indicate the material of the gutters and downspouts and show downspouts on the plans.**

(f) Street Facing Facade and Style Standards.

✓ Exterior facade materials shall be limited to:

- ✓ Full-depth brick;
- Natural or cast stone;
- ✓ Smooth natural-wood siding and/or cement-based siding;
- ✓ Shake siding;
- Painted fish-scale style shingles, but only when used in front gables;
- True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings.

✓ Exterior building materials shall not be:

Simulated brick veneer, such as Z-Brick;

Exterior insulation and finish systems (EIFS);

Exposed concrete block;

Metal siding or other metal exterior treatment;

Glass curtain walls;

Liquid vinyl;

T-1-11 siding;

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

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

✓ Blank, windowless walls are prohibited along all facades. See subsection *81-1-7(g)11* .

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

✓ All exterior stair risers visible from a street shall be enclosed.

✓ Porches, stoops, and balconies may be located in the front or side yard.

✓ Porches, stoops, and balconies along front and side building facades shall not be enclosed with screens, plastics, or other materials that hinder visibility and/or natural air flow.

Porches, stoops, and balconies shall be made of painted or stained wood, stone, brick, or ornamental metal, subject to the additional restrictions below.

⦸ Wooden porches, stoops, and balconies shall provide top and bottom horizontal members on railings. The top railing shall consist of two elements. The upper element shall measure two [inches] by six inches and the lower element shall measure two [inches] by four inches. The bottom railing shall measure two [inches] by four inches.

✓ Front porches and front stoops of principal buildings shall face and be parallel to the front lot line or build-to line.

✓ Porch and stoop foundations shall be enclosed.

✓ Front and side porches and stoops shall not have unpainted, unstained or otherwise untreated or exposed pressure treated lumber along the building line that abuts a public right-of-way.

⦸ Balconies shall have not less than two clear unobstructed open or partially open sides. Partially open is to be constructed as 50 percent open or more. The total combined length of the open or partially open sides shall exceed 50 percent of the total balcony perimeter.

× Stoops and porch[es] shall be a minimum of two feet and a maximum of four feet from grade to the top of the stairs, unless existing topography is greater.

⦸ Stoops shall provide a minimum top landing of four feet by four feet.

⦸ Stoop stairs and landings shall be of similar width.

⦸ Stoops may be covered or uncovered.

× When provided, porches shall have a minimum clear depth of eight feet from building facade to outside face of column.

× Front porch widths shall be between 80 percent and 100 percent of the adjacent facade.

⦸ Side porch widths (including wraparound porches) shall be between 25 percent and 100 percent of the adjacent facade.

⦸ Enfronting porches may have multistory verandas, living space, or balconies above.

✋ Porch columns shall be spaced a maximum distance of eight feet on center.

✓ Front porch columns shall have foundation piers extending to grade.

✓ All porches shall be covered.

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

⦸ Enfronting balconies shall have a minimum clear depth of four feet.

⦸ Enfronting balcony widths shall be between 25 percent and 100 percent of the adjacent facade.

⦸ Balconies may be covered or uncovered.

STAFF COMMENT:

The Applicant should provide the material used for the porch columns. Porches must be made of painted or stained wood, stone, brick, or ornamental metal.
House is built on a slab foundation. A design exception is required for a porch built at grade.
The minimum clear depth between the front façade and the outside of the porch columns is 8'. The clear depth is 6' at its narrowest, which is not compliant.
Front porch widths must be between 80% and 100% of the adjacent façade. The porch is 70% of the façade, which is not compliant.
The Applicant should provide the spacing between porch columns, ensuring they are spaced no more than 8' on center.

(g) Door and window standards.

✓ The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.

× The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.

× Building numbers at least six inches in height shall be located above or beside the street-facing pedestrian entrance, or above or beside the stairs accessing a front porch.

⦸ Doors that operate as sliders are prohibited along enfronting facades.

✋ Window panes shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade, except on frame houses, on which panes shall be recessed a minimum of two inches.

✋ Where windows lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids-between-glass (GBGs) are prohibited.

✓ Window trim shall not be flush with the exterior facade and shall provide a minimum relief of one-quarter inch or greater.

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

⦸ Painted window or door glass is prohibited.

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

× Windows shall be provided for a minimum of thirty (30) percent and a maximum of 50 percent of the total street-facing facade of the principal building, with each facade and story calculated independently.

✓ Street-facing window units shall not exceed 28 square feet with minimum height of three feet, with the exception of transoms and fan lights.

× Wood trim between four and six inches wide shall surround windows of wood frame structures. Windows grouped together shall have center mullions two inches wider than the side trim.

× Sills shall be of masonry, wood, stone, cast stone, or terra cotta.

STAFF COMMENT:

The front door should be linked to the sidewalk/street via a pedestrian walkway.
Building numbers are required and should be shown on plans.
The Applicant should indicate the distance windowpanes are recessed from the adjacent façade, ensuring they are recessed at least 2".
The Applicant should ensure divided lights, if used, are not GBGs.
Window shutters must match one-half the width of the window opening.
Windows must enfront for between 30% and 50% of the Old Jonesboro Road facing façade.
The Applicant should ensure the window trim is made of wood.
Windows grouped together must have center mullions two inches wider than the side trim.
Windowsills are required and must be made of masonry, wood, stone, cast stone, or terra cotta.

(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.

Ranch homes. Ranch homes shall include:

× i. No more than one story as measured closest to the primary building line and excluding basements.

✓ ii. A building footprint that is rectangular or "L-shaped," with the end of the short leg of the "L" facing a street.

× iii. Hipped or gabled roofs having gables with a minimum pitch of 15 and a maximum pitch of 35 degrees from horizontal, with roof lines running parallel to the street.

✓ iv. Enclosed roof rafters where roofs overhang. No dormers.

✓ v. Varied, but primarily equal, height windows along a single floor.

✓ vi. A symmetrical or asymmetrical front facade.

× vii. No front porch.

STAFF COMMENT:

House uses a slab foundation. A design exception is required to allow the first story to be at grade.
The Applicant should ensure windowsills are between 2.5' and 3.5' above finished floor elevation.
The design of the house is closest to a ranch, but with craftsman-like elements such as the porch, higher gable pitch and perpendicular roof lines. As such, it does not conform to the established historical architectural standards.

⊘ ***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

Sec. 81-1-5. Applicability

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:

The plans should include a new sidewalk on each enfronting street, with a minimum 1' landscape zone and 4' clear zone.
A minimum of one tree is required every 50' in the supplemental area. The application should be revised to ensure at least one tree is located every 50' along both Northside Drive and Old Jonesboro Road frontages.
The Applicant should clarify how the mechanical features on the west side of the dwelling will be screened.
A light at the front door should be included in plans.
The driveway is 15' wide at the curb but expands towards the garage, which is not compliant.
The Applicant should ensure the roof shingles have a warranty of at least 30 years and indicate the warranty on the plans.
The Applicant should indicate the material of the gutters and downspouts and show downspouts on the plans.
The Applicant should provide the material used for the porch columns. Porches must be made of painted or stained wood, stone, brick, or ornamental metal.
House is built on a slab foundation. A design exception is required for a porch built at grade.
The minimum clear depth between the front façade and the outside of the porch columns is 8'. The clear depth is 6' at its narrowest, which is not compliant.
Front porch widths must be between 80% and 100% of the adjacent façade. The porch is 70% of the façade, which is not compliant.
The Applicant should provide the spacing between porch columns, ensuring they are spaced no more than 8' on center.
The front door should be linked to the sidewalk/street via a pedestrian walkway.
Building numbers are required and should be shown on plans.
The Applicant should indicate the distance windowpanes are recessed from the adjacent façade, ensuring they are recessed at least 2".
The Applicant should ensure divided lights, if used, are not GBGs.
Window shutters must match one-half the width of the window opening.
Windows must enfront for between 30% and 50% of the Old Jonesboro Road facing façade.
The Applicant should ensure the window trim is made of wood.
Windows grouped together must have center mullions two inches wider than the side trim.
Windowsills are required and must be made of masonry, wood, stone, cast stone, or terra cotta.
House uses a slab foundation. A design exception is required to allow the first story to be at grade.
The Applicant should ensure windowsills are between 2.5' and 3.5' above finished floor elevation.
The design of the house is closest to a ranch, but with craftsman-like elements such as the porch, higher gable pitch and perpendicular roof lines. As such, it does not conform to the established historical architectural standards.

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: May 13, 2019

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: Paula Smith **Contact Number:** [redacted]

Applicants Address: PO Box 5, Ellenwood GA 30294

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

Address of Proposed Work: 0 Northside Dr, Hapeville GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0095-0010-022-9

Property Owner: Paula Smith **Contact Number:** [redacted]

Project Description (including occupancy type): Construct craftsman-style ranch plan with attached 2 car garage 3 bdrms & 2.5 baths, with Bonus expansion is available.

Contractors Name: Creative Homes **Contact Number:** [redacted]

Contact Person: Paula Smith **Contact Number:** [redacted]

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

Paula Smith
Applicants Signature

5-13-19
Date

Project Class (check one):

✓ Residential _____ Commercial _____ Mixed-Use Development

Project Type:

_____ New Commercial Construction _____ Addition to Existing Commercial Building

_____ Addition to Existing Residential Structure _____ Accessory Structure

_____ Site Plan, Grading & Landscaping ✓ New Single Family Residential Construction

_____ Other

Total Square Footage of proposed New Construction: 2498 sq ft.

Total Square Footage of existing building: _____

Estimated Cost of Construction: $250K

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

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

AR shingles with a brick watertable below windows mixed with cement siding in boards & batten style along with smooth lap pattern. Front porch with columns. Home has bonus room expansion potential

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

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

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

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

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

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

✓ Submitted 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.

Paula Smith	Paula Smith	5-13-19
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.

Exhibit "A" Legal description
0 Northside Drive, Hapeville, Georgia

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 95 OF THE 14th DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING LOT 16, BLOCK A OF UNIT A SUBDIVISION OF THE PROPERTY OF JOANN SIMPSON HOLMES, FORMERLY PROPERTY OF S. R. YOUNG AND GEORGE LONGINO ACCORDING TO PLAT RECORDED IN PLAT BOOK 32, PAGE 25, FULTON COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE WEST SIDE OF NORTHSIDE DRIVE (FORMERLY BORING STREET) AND THE NORTHEAST SIDE OF OLD JONESBORO ROAD (IF THE LINES WERE EXTENDED RATHER THAN FORMING A CURVE) THENCE RUNNING 175.9 FEET NORTHWESTERLY ALONG THE NORTHEAST SIDE OF OLD JONESBORO ROAD TO LOT 17; THENCE NORTHEASTERLY 105 FEET TO A POINT; THENCE EASTERLY 120 FEET ALONG THE SOUTH SIDE OF LOT 15 TO THE WEST SIDE OF NORTHSIDE DRIVE, THENCE SOUTHERLY 132.3 FEET ALONG THE WEST SIDE OF NORTHSIDE DRIVE TO THE POINT OF BEGINNING. SAID LOT IS UNIMPROVED.

PARCEL 14-0095-0010-022-9

Subject to easements, covenants, restrictions, agreements, right of way deeds, agreements, matters of plat, governmental ordinances and other lawful matters affecting said property


3359
Exit Street View
© 2018 Google
© 2019 Google
Google Earth
Imagery Date: 10/2018 33°39'43.46" N 84°24'05.66" W elev 938 ft eye alt 936 ft

SEDIMENT CONTROL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sa1	SEDIMENT BARRIER		TYPE (INDICATE TYPE)	A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE SITE BY FILTERING SEDIMENT LADEN RUNOFF OR BY STORING SEDIMENT. SILT FENCE, LOGS AND POLES, GRAVEL, OR A SEDIMENT FENCE. THE BARRIERS ARE USUALLY TEMPORARY AND INEXPENSIVE.
Ds1	DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)		Ds1	ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
Ds2	DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING)		Ds2	ESTABLISHING PERMANENT VEGETATIVE COVERS SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREAS.
Co	CONSTRUCTION EXIT		Co (6.MIN.)	A GRADED STONE PAD LOCATED IN THE CONSTRUCTION ENTRANCE TO REMOVE MUD FROM VEHICLE TIRES BEFORE LEAVING THE SITE. THEREBY PROTECTING PUBLIC STREETS.

GC TO PRESERVE AND PROTECT ANY USEABLE EX. UTILITIES

GRASSING SCHEDULE

SPECIES	RATE/ACRE	PLANTING DATES	FERTILIZER ANALYSIS	FERTILIZER RATE/ACRE
FESCUE(ZA UNSCARIFIED	75 LBS.	1/1 - 12/1	6-12-12	1500 LBS.
LOVEGRASS	4 LBS.	3/1 - 6/1	6-12-12	1500 LBS.
TALL FESCUE GRASS	50 LBS.	8/1 - 10/1	6-12-12	1500 LBS.
COMMON BERMUDA (WOOD EXPULSED)	40 LBS.	11/1 - 4/1	6-12-12	1500 LBS.
COMMON BERMUDA (WOOD HULLED)	20 LBS.	5/1 - 7/1	6-12-12	1500 LBS.
PERENIAL RYE GRASS (FOR TEMPORARY USE ONLY)	100 LBS.	10/1 - 1/15 3/1 - 5/30	10-10-10	1500 LBS.
RYE GRASS (FOR TEMPORARY USE ONLY)	168 LBS.	8/1 - 12/1	10-10-10	1500 LBS.
SUDANGRASS (FOR TEMPORARY USE ONLY)	60 LBS.	4/1 - 8/1	10-10-10	1500 LBS.

APPROX. STARTING DATE: 8-21-19
APPROX. COMPLETION DATE: 1-21-20

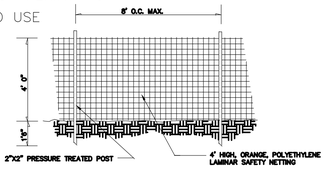
ITEM	DESCRIPTION	MONTHS OF ACTIVITY 1	2	3	4	5
1	SILT BARRIER INSTALLATION					
2	CLEARING AND GRUBBING					
3	RETAINING WALL					
4	GRADING					
5	UTILITIES					
7	TEMPORARY GRASSING					
8	BUILDING					
9	CURB AND GUTTERS					
10	SIDEWALKS					
11	BASE AND PAVING					
12	FINAL GRASSING & REMOVAL OF TEMPORARY STRUCTURES					
13	MAINTENANCE OF EROSION CONTROL STRUCTURES					

SITE PLAN INFORMATION PROVIDED FOR PERMITTING PROCESS ONLY, NO OTHER INTENDED USE

"NO WATERS OF THE STATE WITHIN 200 FEET OF PROJECT SITE."

"NO INERT OR BURY PITS ON SITE"

TREES TO BE DESTROYED OR REMOVED.



TREE PROTECTION FENCE

N.T.S.

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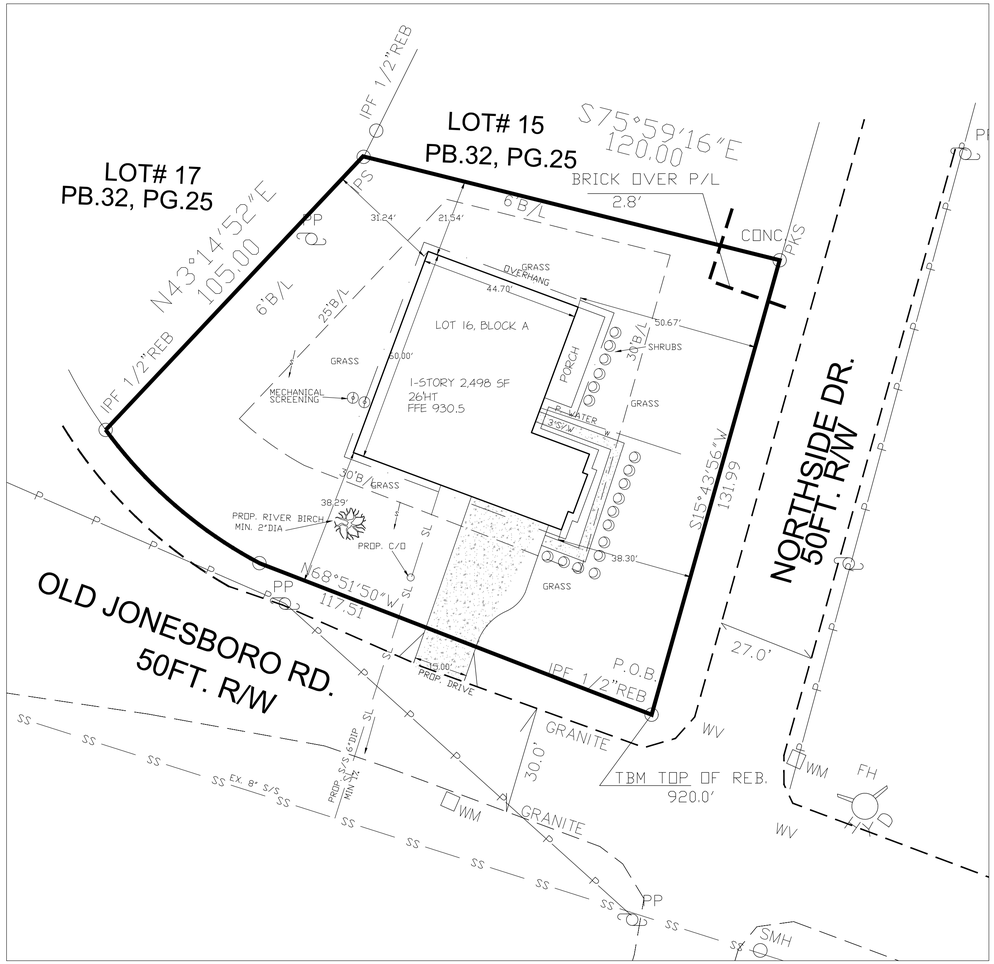
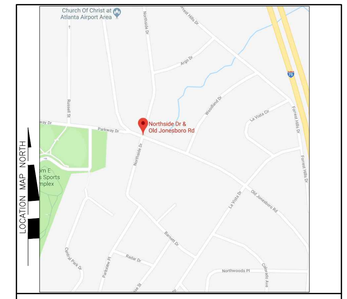
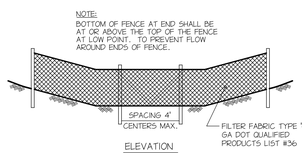




LOCATION MAP (N.T.S.)

DESTROYED TREE
SRP
CRZ
X 930.4 = PROP. SPOT EL
TREE FENCING
xx — xx
SILT FENCING

NOTE:
BOTTOM OF FENCE AT END SHALL BE AT OR ABOVE THE TOP OF THE FENCE AT LOW POINT. TO PREVENT FLOW AROUND ENDS OF FENCE.



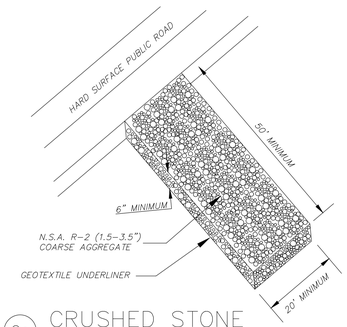
ELEVATION

SECTION

NOTE: SILT FENCE TO MEET REQUIREMENTS OF SECTION 171, GEORGIA D.O.T. SPECS., LATEST EDITION

6d1 SEDIMENT CONTROL FENCE
N.T.S.

TYPE "C" SILT FENCE



Co CRUSHED STONE CONSTRUCTION EXIT

NOT TO SCALE

0.22 ACRES DISTURBED

SITE INFO
0.41 ACRES, 17,859 SF
ZONED R

MAX. 70% LOT COVERAGE = 12,501 SF

TOTAL HOUSE SF = 2,498 SF
FAR= 2498/17859 = 0.14 < 0.5

PROP. HOUSE SF = 2,498 SF
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TOTAL IMPERV. SF. = 3,990 SF
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OWNER
PAULA SMITH
POST BOX 5
ELLENWOOD, GA 30294
404-427-8558

GC TO VERIFY ALL ELEVATIONS IN FIELD.

"NO WATERS OF THE STATE WITHIN 200 FEET OF PROJECT SITE."

"NO INERT OR BURY PITS ON SITE"

LEVEL II CERTIFIED DESIGN PROFESSIONAL
TONY DAWSON
CERTIFICATION NUMBER 0000039605
ISSUED: 3/9/2007 EXPIRES: 3/9/2022

20 10 0
SCALE IN FEET

DAWSON ENGINEERING CONSULTANT, LLC
1569 CHERRY HILL ROAD
CONYERS, GEORGIA 30094
678-485-9610 FAX: 678-720-5795

DRAWN BY: TLD
CHECKED BY: TLD
APPROVED: TLD
RELEASED FOR CONS.

GEORGIA REGISTERED No. 26263 PROFESSIONAL ENGINEER TONY L. DAWSON

DATE	REVISIONS	TD
SCALE: 1" =20'	1	
JOB NO. 19116CP	DATE: 5-9-19	

SITE & LANDSCAPE PLAN
FOR
PAULA SMITH
LOCATED AT
NORTHSIDE DR
LAND LOT 98 14TH DISTRICT
HAPEVILLE, GA

SITE PLAN

SHEET 1 of 2

SEDIMENT CONTROL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sa1	SEDIMENT BARRIER		TYPE (INDICATE TYPE)	A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. IT MAY BE SANDBAGS, BALES OF STRAW OR HAY, BRUSH, LOGS AND POLES, GRAVEL, OR A SEDIMENT FENCE. THE BARRIERS ARE USUALLY TEMPORARY AND ABSORBENT.
Ds1	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)		Ds1	ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
Ds2	DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING)		Ds2	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREAS.
Co	CONSTRUCTION EXIT		Co (LABEL)	A CRUSHED STONE PAD LOCATED IN THE CONSTRUCTION SITE EXIT TO PROVIDE A PLACE FOR REMOVING MUD FROM TIRES THEREBY PROTECTING PUBLIC STREETS.

GC TO PRESERVE AND PROTECT ANY USEABLE EX. UTILITIES

GRASSING SCHEDULE

SPECIES	RATE/ACRE	PLANTING DATES	FERTILIZER ANALYSIS	FERTILIZER RATE/ACRE
PESPEDEZA UNSCARIFIED	75 LBS.	1/1 - 12/1	6-12-12	1500 LBS.
LOVEGRASS	4 LBS.	3/1 - 6/1	6-12-12	1500 LBS.
TALL FESCUE GRASS	50 LBS.	8/1 - 10/1	6-12-12	1500 LBS.
COMMON BERMUDA GRASS (UNHULLED)	40 LBS.	11/1 - 4/1	6-12-12	1500 LBS.
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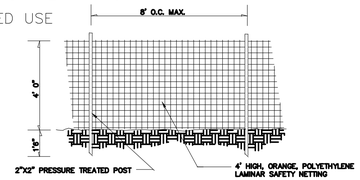

TREE PROTECTION FENCE

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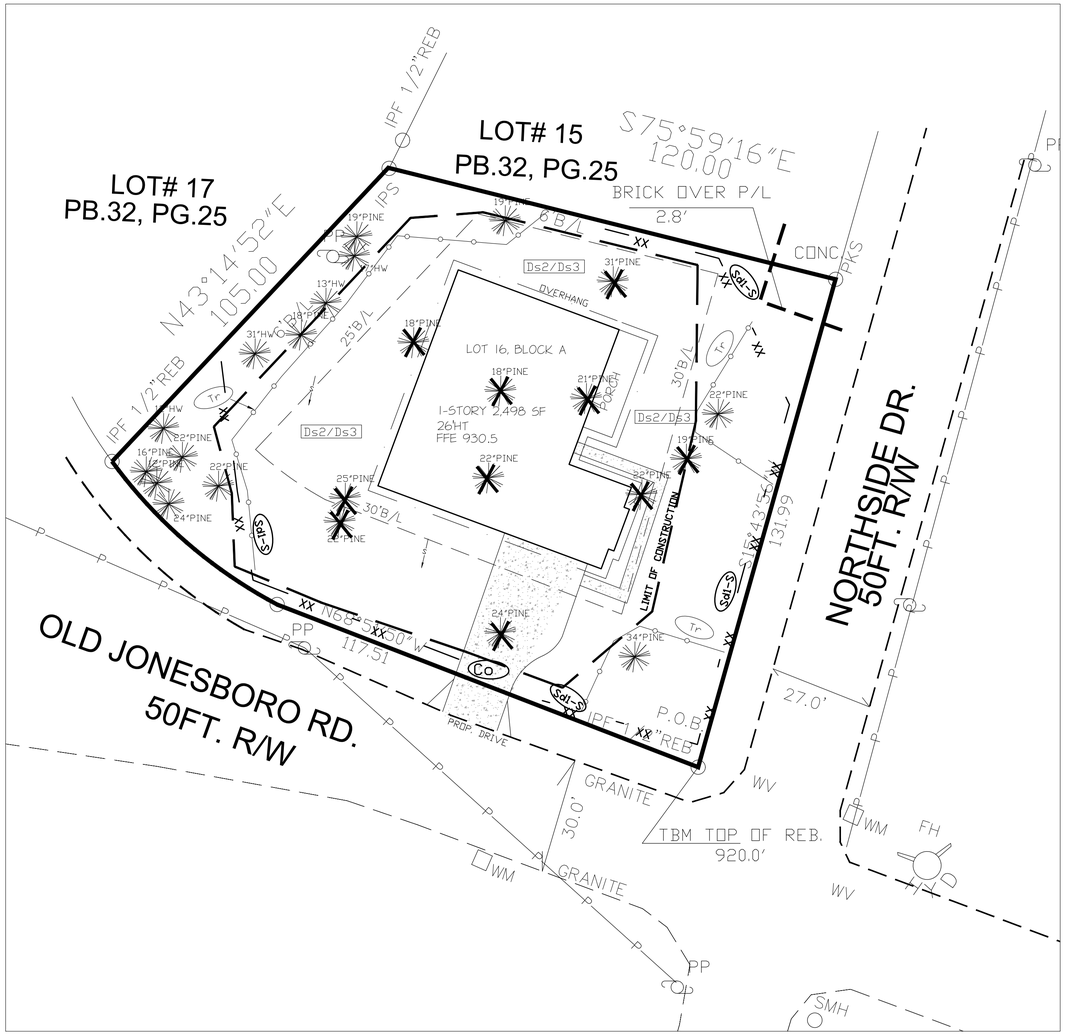

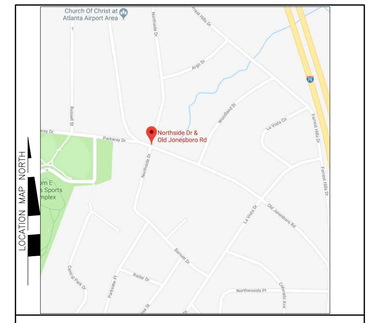

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X 930.4 = PROP. SPOT EL
TREE FENCING
XX - XX
SILT FENCING

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GEORGIA REGISTERED No. 26263 PROFESSIONAL ENGINEER TONY L. DAWSON

REVISIONS	DATE	JOB NO. 1916GP
1	SCALE: 1" =20'	DATE: 5-9-19

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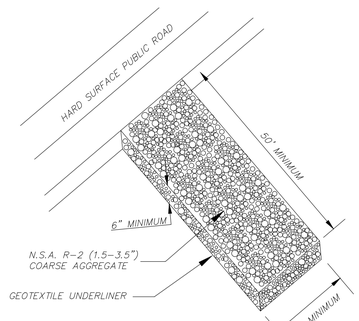

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ISSUED: 3/9/2007 EXPIRES: 3/9/2022

20 10 0
SCALE IN FEET

EROSION & TREE PROTECTION

FOR

PAULA SMITH

LOCATED AT
NORTHSIDE DR
LAND LOT 98 14TH DISTRICT

HAPEVILLE, GA

FLOOD NOTES

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA.

PANEL# 13121C 0367F DATED 09/18/2013

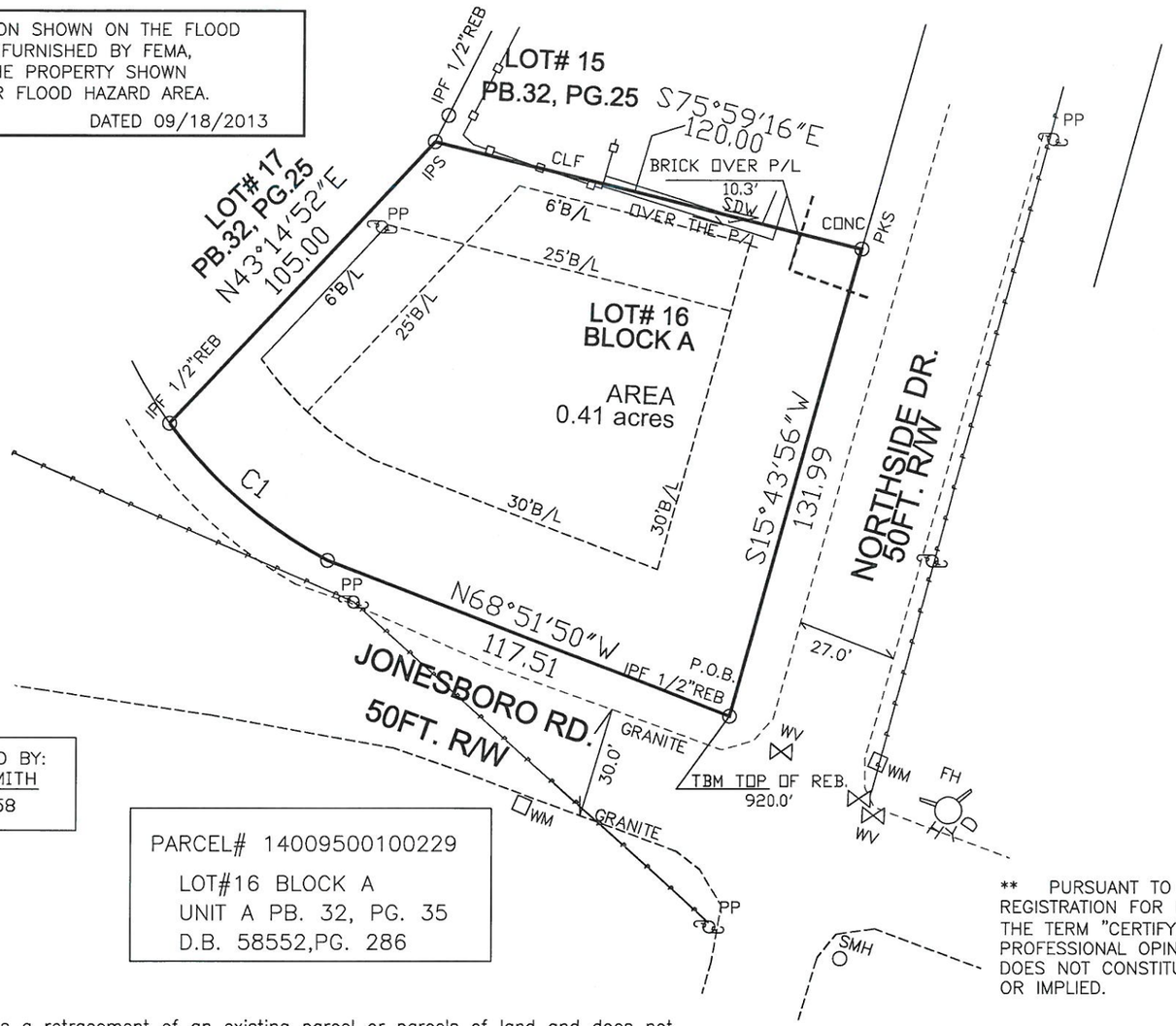
BUILDER NEEDS TO CHECK WITH THE CITY FOR WATER AND SEWER TAPS.

LEGENDS OF SYMBOLS

P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
GM	GAS MARKER/GAS METER
OOTP	OPEN TOP PIPE
OIPF	IRON PIN FOUND
OIPS	IRON PIN SET 1/2"ø REBAR W/ CAP
C/G	CURB AND GUTTER
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
L.L.L.	LAND LOT LINE
CMF	CONCRETE MONUMENT FOUND
POL	POINT ON LINE
B.O.C.	BACK OF CURB
FNC	FENCE CORNER
EP	EDGE OF PAVEMENT
PC	PROPERTY CORNER
⊛SP	STEEL POLE
øPP	POWER POLE
GW	GUY WIRE
⊠ JB	EXISTING JUNCTION BOX
⋈ WV	EXISTING WATER VALVE
ⓕ FH	EXSITING FIRE HYDRANT
T.B.M.	TEMPORARY BENCH MARK
B.F.E.	BASE FLOOD ELEVATION
M.F.E.	MINIMUM FLOOR ELEVATION
HW	HEADWALL
SWCB	SINGLE WALL CATCH BASIN
DWCB	DOUBLE WALL CATCH BASIN
OS	OUTLET STRUCUTRE (RISER)
DI	DROP INLET
W	WATER METER
—W—	WATERLINE
—SS—	SANITARY SEWER LINE
— OVP—	OVERHEAD POWERLINE
—UFO—	UNDERGROUND FIBER OPTICS
—G—	GASLINE
—LS—	LANDSCAPING
PKS (F)	PK NAIL SET (FOUND)
EX-MH	EXISTING SANITARY SEWER MANHOLE
SSMH	SANITARY SEWER MANHOLE
S.S.E.	SANITARY EASEMENT
C/O	CLEAN-OUT
FDC	FIRE DEPARTMENT CONNECTOR
C.L.F.	CHAIN LINK FENCE
D.E.	DRAINAGE EASEMENT
R.R.E.	RAIL ROAD EASEMENT
H	HEIGHT
UE	UNDERGROUND ELECTRIC
AC	AIRCONDITION UNITS

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

REF. NORTH
SINGLE MAGNETIC OBVSERVATION
05-09-19



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD DIRECTION
C1	57.36	127.08	56.87	N49°05'14"W

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 43,456 FEET, AND AN ANGULAR ERROR OF 12" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 295,477 FEET.

EQUIPMENT USED GTS 220

SURVEY ORDERED BY:
NAME: PAULA SMITH
404-427-8558

PARCEL# 14009500100229
LOT#16 BLOCK A
UNIT A PB. 32, PG. 35
D.B. 58552,PG. 286

** PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

40' 0' 40' 80'
Scale: 1" =40'

GENERAL NOTES

1. TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED.
2. LAST DATE OF FIELD SURVEY 05/09/19
3. ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
4. INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES. "NO CERTIFICATION IS MADE AS TO THE ACCURACY"
5. ALL BEARINGS AND DISTANCES WERE MEASURED AND USED.
6. This survey was prepared without benefit of a title report which may reveal additional conveyances, easements or rights-of-way not shown hereon.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A.Section 15-6-67.

GEORGIA PROFESSIONAL No. 2642 LAND SURVEYOR ANGEL M. MARRERO

A'NGEL M. MARRERO P.L.S. #2642
Certified Design Professional # 4479

REV.	DESCRIPTION	DATE

SOUTHSIDE
SURVEYING & PLANNING
LSF000831

#18 ATLANTA ST.
MCDONOUGH, GA 30253
Phone: (770) 320-8009
Fax: (770) 320-8098

1/1

RETRACEMENT SURVEY FOR:
PAULA SMITH "CREATIVE HOMES"
CITY OF HAPEVILLE
Land Lot 95 14TH Dist. FULTON County, GA

Drawn By: AMM SR.	Scale: 1"=40'
Dwg No: 2-190531A	Date: 05/10/19

PROVIDE SUPPORT FOR PORCH AND STEPS TO GRADE AS REQ'D.

NOTE: WHEN TWO ROOFS INTERSECT WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALLS AS REQ'D. TO LINE UP FASCIAS AT A MINIMUM OF 1'-0" OVERHANG

NOTE: ELEVATIONS REFLECT A SLAB FOUNDATION. IF ANOTHER FOUNDATION IS USED, BUILDER SHOULD DISREGARD FOUNDATION SHOWN

NOTE: RAFTERS ARE PITCHED FROM TOP OF CEILING JOISTS

NOTE: ATTIC VENTILATION PER LOCAL CODES AND REQUIREMENTS

GENERAL FRAMING NOTES

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES PER REGION, PLEASE REFER AND COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

1. PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL HEADERS SHALL BE 2-2X10's WITH 1/2" PLYWOOD FLITCH PLATE UNLESS OTHERWISE NOTED.
4. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE 1x4 CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
6. ALL EXTERIOR CORNERS (INSIDE AND OUTSIDE CORNERS) SHALL BE BRACED WITH 1/2" CDX PLYWOOD. NAILING SCHEDULE SHALL BE 8d COMMONS AT 4" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. (OPTION - APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS).
7. ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
8. PROVIDE DOUBLE 2x8 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
9. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
10. HIP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "2x" SIZE LARGER THAN RAFTERS.
11. ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
12. WHERE PRE ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
13. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
14. ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
15. ALL SOLID FRAMING, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
16. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS OTHERWISE NOTED.

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA MPS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO SPENCER RESIDENTIAL, INC. FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
8. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
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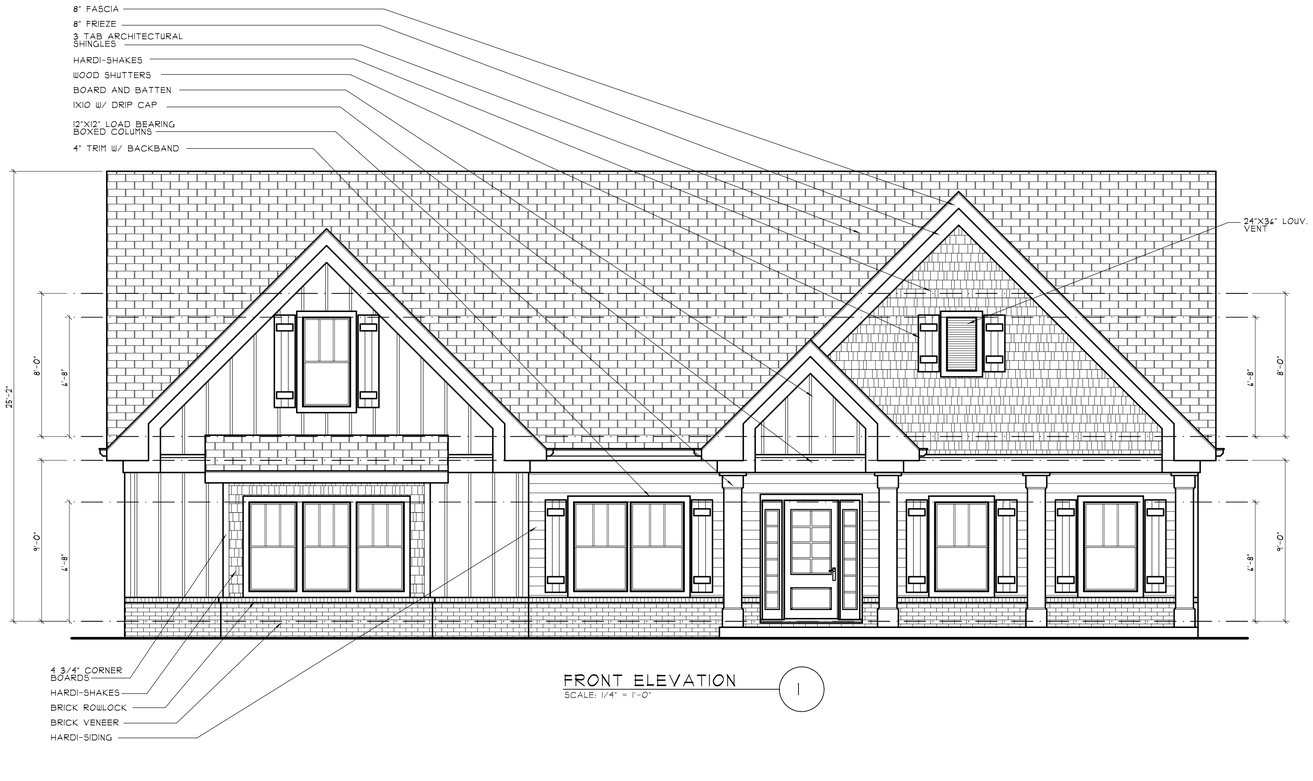

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

1



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

2

NO	DATE	REVISIONS DESCRIPTION

DATE OF THIS PLOT:
Wednesday, May 8, 2019

SEAL

Knight Design Group, Inc.
1270 CAROLINE STREET SUITE D416
ATLANTA, GEORGIA 30307
PHONE: (404) 984-4734 * Email: csknightdesigner@gmail.com

NEW SPEC HOME FOR:
NORTHSIDE DRIVE
HAPEVILLE, GEORGIA

DRAWN	CSK
CHECKED	CSK
JOB NUMBER	19-034
SCALE	AS NOTED
DATE	4252019
SHEET	A-1.0
	1 OF 6

C:\Users\Casey Knight\Knight Design Group\CAD-2D\DGS-2D\19-034 Polo Hapeville Ranch\19-034 Architectural

PROVIDE SUPPORT FOR PORCH AND STEPS TO GRADE AS REQ'D.

NOTE: WHEN TWO ROOFS INTERSECT WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALLS AS REQ'D. TO LINE UP FASCIAS AT A MINIMUM OF 1'-0" OVERHANG

NOTE: ELEVATIONS REFLECT A SLAB FOUNDATION. IF ANOTHER FOUNDATION IS USED, BUILDER SHOULD DISREGARD FOUNDATION SHOWN

NOTE: RAFTERS ARE PITCHED FROM TOP OF CEILING JOISTS

NOTE: ATTIC VENTILATION PER LOCAL CODES AND REQUIREMENTS

GENERAL FRAMING NOTES

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12. WHERE PRE ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
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16. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS OTHERWISE NOTED.

GENERAL NOTES

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5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
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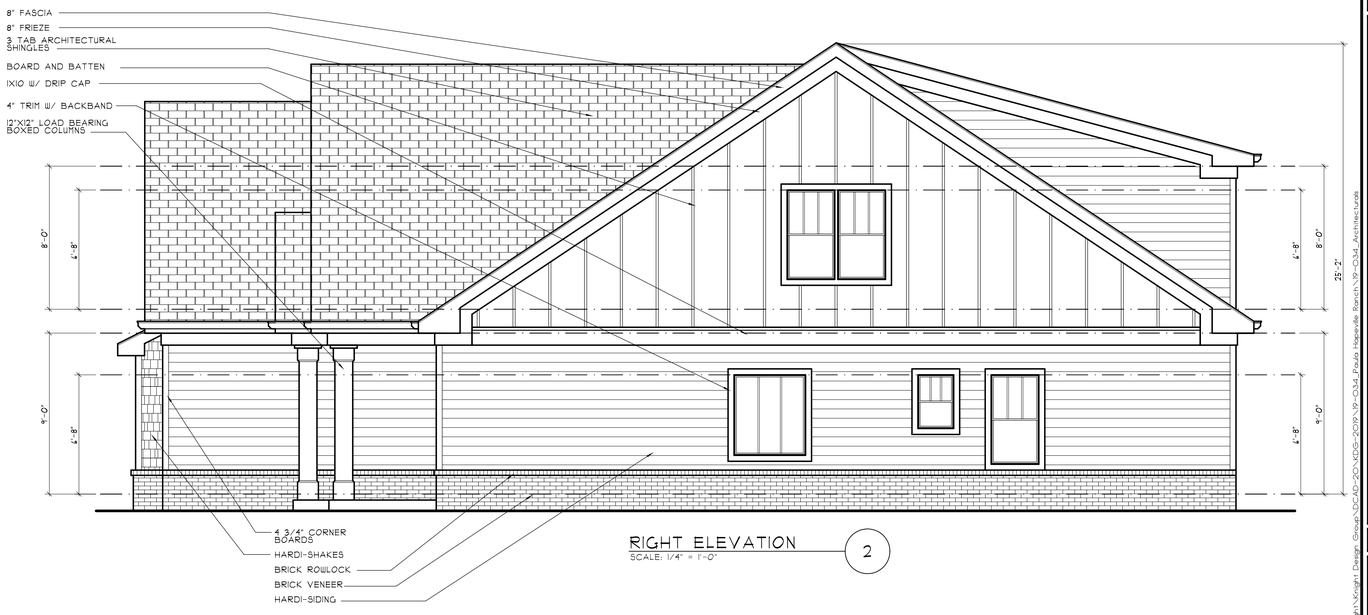
LEFT ELEVATION
SCALE: 1/4" = 1'-0"
1



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"
2

NO	DATE	DESCRIPTION

REVISIONS

DATE OF THIS PLOT:
Wednesday, May 8, 2019

SEAL

Knight Design Group, Inc.
1270 CAROLINE STREET SUITE D416
ATLANTA, GEORGIA 30307
PHONE: (404) 984-4734 * Email: csknightdesigner@gmail.com

NEW SPEC HOME FOR:
NORTHSIDE DRIVE
HAPEVILLE, GEORGIA

DRAWN	CSK
CHECKED	CSK
JOB NUMBER	19-034
SCALE	AS NOTED
DATE	4.25.2019
SHEET	A-2.0

2 OF 6

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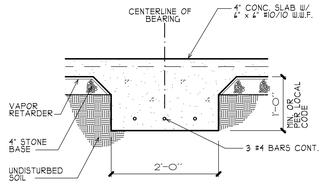
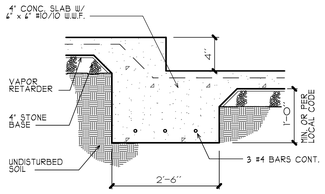
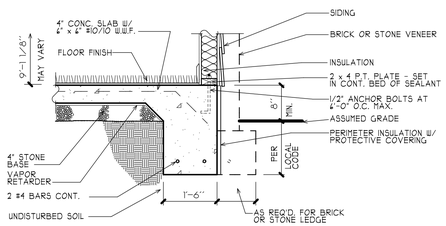


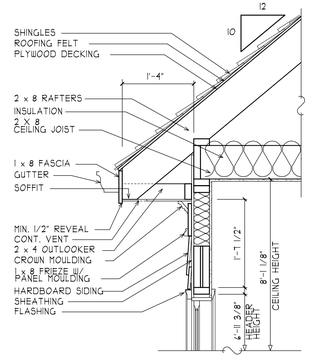
GRADE BEAM DETAIL (2)



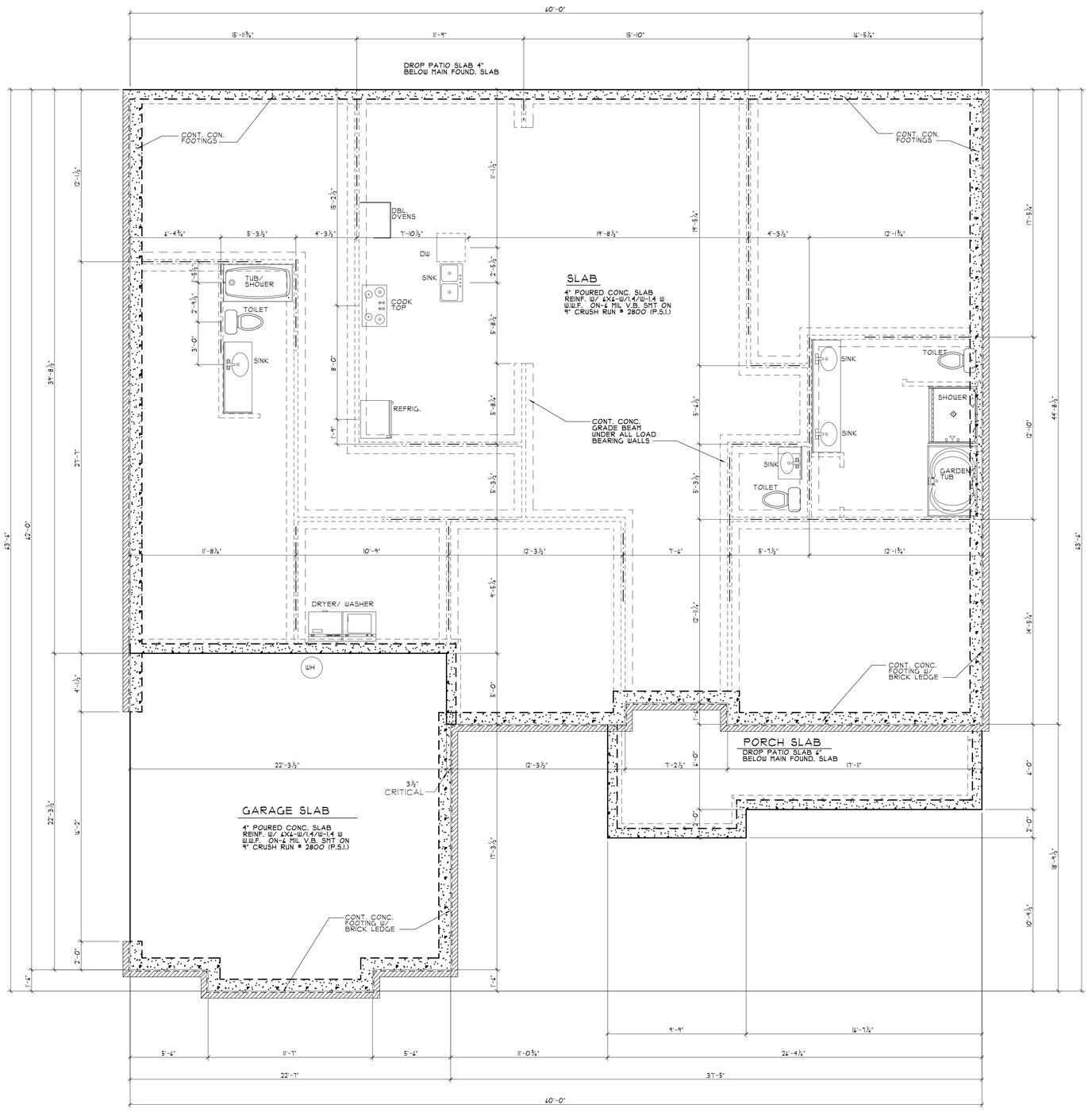
STEPPED SLAB DETAIL (3)



TURNED DOWN SLAB DETAIL (4)



(5) CORNICE DETAIL
3/4" = 1'-0"



SLAB FOUNDATION PLAN (1)
SCALE: 1/4" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION

DATE OF THIS PLOT:
Wednesday, May 8, 2019

SEAL

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ATLANTA, GEORGIA 30307
PHONE: (404) 984-4734 * Email: csknightdesigner@gmail.com

NEW SPEC HOME FOR:
NORTHSIDE DRIVE
HAPEVILLE, GEORGIA

DRAWN	CSK
CHECKED	CSK
JOB NUMBER	19-034
SCALE	AS NOTED
DATE	4252019
SHEET	A-3.0

3 OF 6

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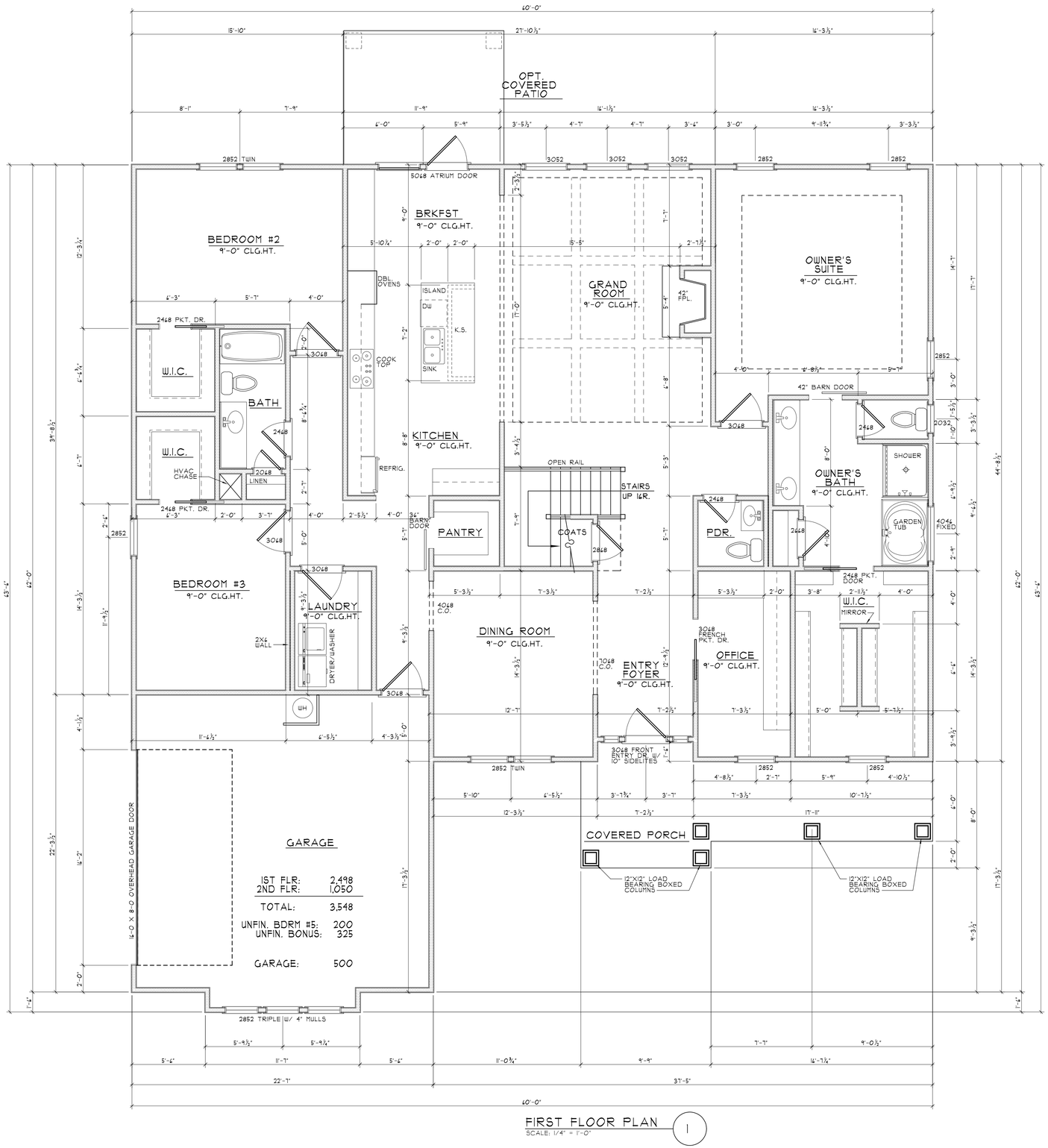

FIRST FLOOR PLAN (1)
SCALE: 1/4" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION

DATE OF THIS PLOT:
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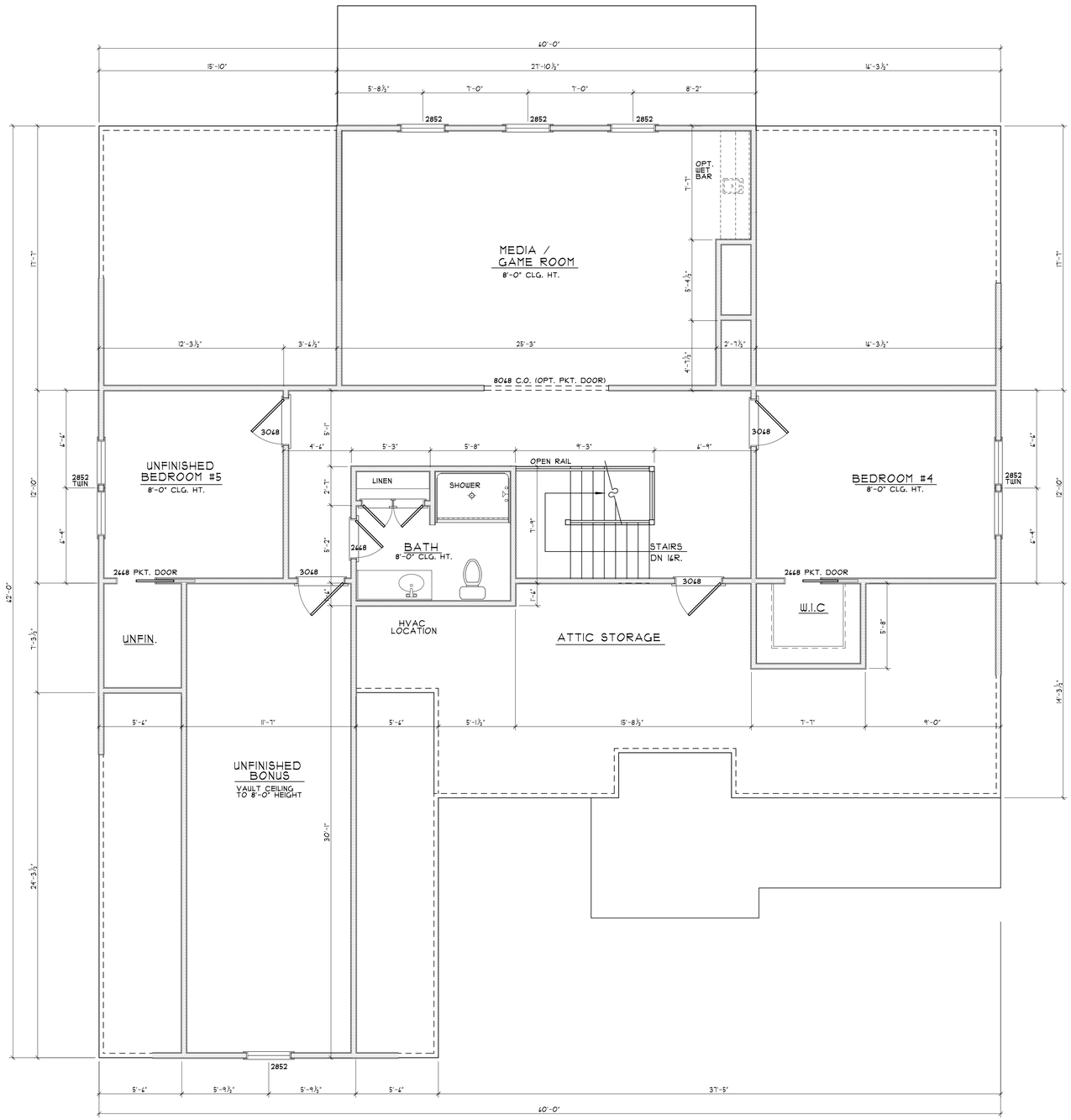
4 OF 6

C:\Users\Corey Knight\Knight Design Group\DCAD-20\KDG-2019\19-034_Paula Hapeville Ranch\19-034_Architecturals



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

REVISIONS

NO.	DATE	DESCRIPTION

DATE OF THIS PLOT:
Wednesday, May 8, 2019

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NEW SPEC HOME FOR:
NORTHSIDE DRIVE
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DRAWN	CSK
CHECKED	CSK
JOB NUMBER	19-034
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DATE	4252019
SHEET	A-5.0

5 OF 6

C:\Users\Corey Knight\Knight Design Group\DCAD-20\KDG-2019\19-034_Paula Hapeville Ranch\19-034_Architecturals

PROVIDE SUPPORT FOR PORCH AND STEPS TO GRADE AS REQ'D.

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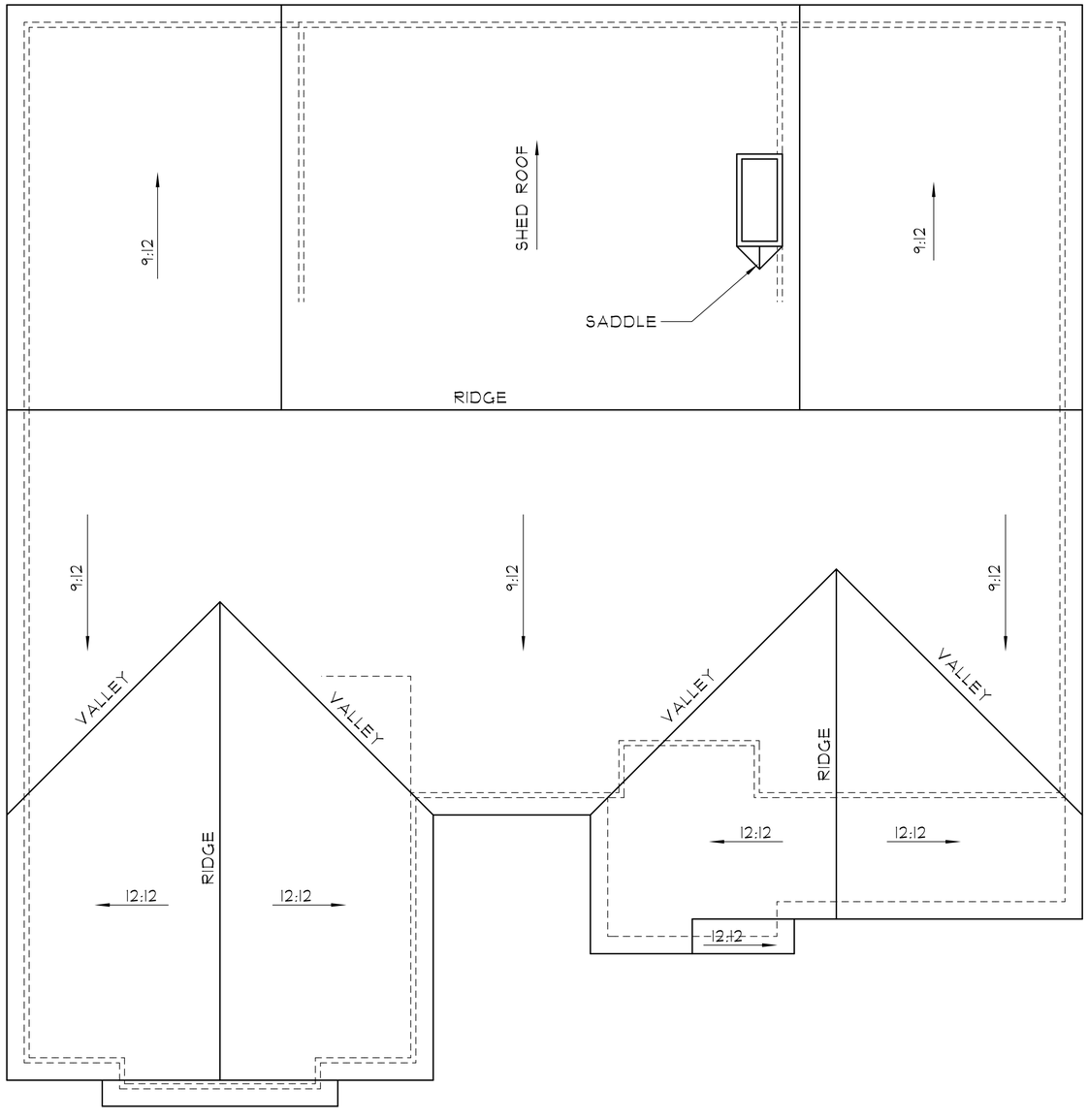

ROOF PAN
SCALE: 1/4" = 1'-0"

1

NO	DATE	DESCRIPTION

REVISIONS

DATE OF THIS PLOT:
Sunday, May 5, 2019

SEAL

Knight Design Group, Inc.
1270 CAROLINE STREET SUITE D416
ATLANTA, GEORGIA 30307
PHONE: (404) 984-4734 * Email: cdknightdesigner@gmail.com

NEW SPEC HOME FOR:
NORTHSIDE DRIVE
EAST POINT, GEORGIA

DRAWN	CSK
CHECKED	CSK
JOB NUMBER	19-034
SCALE	AS NOTED
DATE	4252019
SHEET	A-6.0
	6 OF 6

C:\Users\Casey Knight\Knight Design Group\DCAD 2019\DGS-2019-19-034 Peak East Point Ranch\19-034 Architecture

PLANNING AND ZONING DEPARTMENT

PLANNER'S REPORT

DATE:	June 13, 2019	**Key:**	
TO:	Tonya Hutson	Compliant:	✓
FROM:	Lynn M. Patterson	Not Compliant:	×
		Incomplete:	✋
RE:	**Design Review - 831 Custer Street**	Not Applicable:	⦸

BACKGROUND

The City of Hapeville has received a Design Review application from Michael Miles to remodel the exterior of an existing 1,800 square foot, two-story single-family dwelling at 831 Custer Street. The proposed changes include replacement fiber-cement siding, additional windows, the removal of a rear porch, and the conversion of an enclosed second-story side room to a screened-in porch.

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.

STAFF COMMENT: **The project is a remodel of an existing structure. Plans do not include changes to placement or height.**
The property does not have an existing sidewalk.

(b) Supplemental Area and Fence Standards

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

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

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

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

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

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

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

STAFF COMMENT: **The scope of the proposed work 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-

× All developments shall provide a light at the front door. Lighting designed to illuminate the path to the front door is allowed. Spotlighting may

⦸ Trees shall not be planted directly above storm drains.

STAFF COMMENT: **The scope of the proposed work does not include changes to utilities.**
The current structure does not have a light at the front door.

(d) Parking and Traffic Standards

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

Driveways shall have a minimum width of nine feet and a maximum width of 15 feet.

Circular drives are permitted.

A grass strip in the middle of driveways is encouraged.

⦸ All other buildings shall meet the following requirements:

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

Driveways shall have a maximum width of 12 feet for one-way and 24 feet for two-way.

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

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

New public streets shall not count as curb cuts.

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

⦸ Carports are only permitted subject to the following requirements:

Carports shall be located in the rear or side yard, but shall not be visible from a public right-of-way.

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

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

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

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

STAFF COMMENT: **The property does not have a driveway. Access is via a curb cut shared with a neighboring property and parking takes place in the supplemental area.**
The scope of the proposed work does not include changes to the supplemental area or on-site 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.

⦸ Roof tiles shall be clay, terra cotta or concrete.

⦸ Metal roofs are:

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

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

⦸ Gutters shall be copper, aluminum or galvanized steel.

⦸ Downspouts shall match gutters in material and finish.

⦸ Roof forms shall be based on architectural style.

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

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

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

⦸ Chimneys on exterior building walls shall begin at grade.

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

STAFF COMMENT: **The scope of the proposed work does not include changes to the roof.**

(f) Street Facing Facade and Style Standards.

× Exterior facade materials shall be limited to:

Full-depth brick;

Natural or cast stone;

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

Shake siding;

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

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

× Exterior building materials shall not be:

Simulated brick veneer, such as Z-Brick;

Exterior insulation and finish systems (EIFS);

× Exposed concrete block;

Metal siding or other metal exterior treatment;

Glass curtain walls;

Liquid vinyl;

T-1-11 siding;

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

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

✓ Blank, windowless walls are prohibited along all facades. See subsection *81-1-7(g)11* .

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

All exterior stair risers visible from a street shall be enclosed.

✓ Porches, stoops, and balconies may be located in the front or side yard.

× Porches, stoops, and balconies along front and side building facades shall not be enclosed with screens, plastics, or other materials that hinder visibility and/or natural air flow.

Porches, stoops, and balconies shall be made of painted or stained wood, stone, brick, or ornamental metal, subject to the additional restrictions below.

⦸ Wooden porches, stoops, and balconies shall provide top and bottom horizontal members on railings. The top railing shall consist of two elements. The upper element shall measure two [inches] by six inches and the lower element shall measure two [inches] by four inches. The bottom railing shall measure two [inches] by four inches.

⦸ Front porches and front stoops of principal buildings shall face and be parallel to the front lot line or build-to line.

✓ Porch and stoop foundations shall be enclosed.

Front and side porches and stoops shall not have unpainted, unstained or otherwise untreated or exposed pressure treated lumber along the building line that abuts a public right-of-way.

⦸ Balconies shall have not less than two clear unobstructed open or partially open sides. Partially open is to be constructed as 50 percent open or more. The total combined length of the open or partially open sides shall exceed 50 percent of the total balcony perimeter.

× Stoops and porch[es] shall be a minimum of two feet and a maximum of four feet from grade to the top of the stairs, unless existing topography is greater.

⦸ Stoops shall provide a minimum top landing of four feet by four feet.

⦸ Stoop stairs and landings shall be of similar width.

⦸ Stoops may be covered or uncovered.

× When provided, porches shall have a minimum clear depth of eight feet from building facade to outside face of column.

⦸ Front porch widths shall be between 80 percent and 100 percent of the adjacent facade.

✓ Side porch widths (including wraparound porches) shall be between 25 percent and 100 percent of the adjacent facade.

⦸ Enfronting porches may have multistory verandas, living space, or balconies above.

⦸ Porch columns shall be spaced a maximum distance of eight feet on center.

⦸ Front porch columns shall have foundation piers extending to grade.

✓ All porches shall be covered.

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

⦸ Enfronting balconies shall have a minimum clear depth of four feet.

⦸ Enfronting balcony widths shall be between 25 percent and 100 percent of the adjacent facade.

⦸ Balconies may be covered or uncovered.

STAFF COMMENT:

The proposed plans replace existing asbestos siding with cement-based siding on the second story but retain existing painted concrete block on the first story. Concrete blocks are not a permitted façade material.
The structure is built on a slab foundation and has no simulated foundation.
It is unclear if exterior stairs leading to the porch will be replaced. If so, the applicant should ensure the stairs have enclosed risers.
Porches may not be enclosed with screens or other materials that hinder visibility. The proposed porch is screened, which is not compliant.
The applicant should provide the proposed materials used in the porch and attached stairs, ensuring they are stained wood, stone, brick, or ornamental metal.
Stoops and porches shall be a maximum of four feet from grade to the top of the stairs. A second story porch is not compliant.
Porches must have a clear depth of at least 8'. The proposed porch has a clear depth of approximately 7', 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.

⦸ Doors that operate as sliders are prohibited along enfronting facades.

Window panes shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade, except on frame houses, on which panes shall be recessed a minimum of two inches.

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

Window trim shall not be flush with the exterior facade and shall provide a minimum relief of one-quarter inch or greater.

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

⦸ Painted window or door glass is prohibited.

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

✓ Windows shall be provided for a minimum of thirty (30) percent and a maximum of 50 percent of the total street-facing facade of the principal building, with each facade and story calculated independently.

✓ Street-facing window units shall not exceed 28 square feet with minimum height of three feet, with the exception of transoms and fan lights.

Wood trim between four and six inches wide shall surround windows of wood frame structures. Windows grouped together shall have center mullions two inches wider than the side trim.

Sills shall be of masonry, wood, stone, cast stone, or terra cotta.

STAFF COMMENT:

The main entry door is not accessible by and connected to the adjacent sidewalk/street by a pedestrian walkway.
Building numbers at least six inches in height adjacent to the front entrance should be shown on plans.
The applicant should ensure windowpanes are recessed between 2" and 8" from the adjacent façade.
The applicant should ensure no grids-between-glass are utilized.
The applicant should ensure window trim provides a minimum relief of ¼" or greater from the exterior façade.
Window shutters must match one-half the width of the window opening.
The applicant should ensure windows have wood trim between 4" and 6" wide.
Center mullions must be 2" wider than the side trim.
The applicant should ensure windows have sills made of masonry, wood, stone, cast stone, or terra cotta.

(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.

STAFF COMMENT:

House is built on a slab foundation. The first story is not elevated between 2' and 4' above grade.
The dwelling does not match any recognized historical architectural style.
The scope of the proposed work does not include changes to the structure of the building.
The applicant should ensure enfronting first story windowsills are between 2'-6" and 3'-6" above the finished floor elevation.

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

Sec. 81-1-5. Applicability

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:

The project is a remodel of an existing structure. Plans do not include changes to placement or height.
The property does not have an existing sidewalk.
The current structure does not have a light at the front door.
The property does not have a driveway. Access is via a curb cut shared with a neighboring property and parking takes place in the supplemental area.
The proposed plans replace existing asbestos siding with cement-based siding on the second story but retain existing painted concrete block on the first story. Concrete blocks are not a permitted façade material.
The structure is built on a slab foundation and has no simulated foundation.
It is unclear if exterior stairs leading to the porch will be replaced. If so, the applicant should ensure the stairs have enclosed risers.
Porches may not be enclosed with screens or other materials that hinder visibility. The proposed porch is screened, which is not compliant.
The applicant should provide the proposed materials used in the porch and attached stairs, ensuring they are stained wood, stone, brick, or ornamental metal.
Stoops and porches shall be a maximum of four feet from grade to the top of the stairs. A second story porch is not compliant.
Porches must have a clear depth of at least 8'. The proposed porch has a clear depth of approximately 7', which is not compliant.
The main entry door is not accessible by and connected to the adjacent sidewalk/street by a pedestrian walkway.
Building numbers at least six inches in height adjacent to the front entrance should be shown on plans.
The applicant should ensure windowpanes are recessed between 2" and 8" from the adjacent façade.
The applicant should ensure no grids-between-glass are utilized.
The applicant should ensure window trim provides a minimum relief of ¼" or greater from the exterior façade.
Window shutters must match one-half the width of the window opening.
The applicant should ensure windows have wood trim between 4" and 6" wide.
Center mullions must be 2" wider than the side trim.
The applicant should ensure windows have sills made of masonry, wood, stone, cast stone, or terra cotta.
The applicant should ensure enfronting first story windowsills are between 2'-6" and 3'-6" above the finished floor elevation.

Additionally, as the project includes the removal of asbestos siding, the applicant must ensure all work meets environmental safety standards.

CITY OF HAPEVILLE
DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 5/31/19

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: MICHAEL MILES **Contact Number:** [redacted]

Applicants Address: 405 LAKEFRONT CT

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

Address of Proposed Work: 631 CUSTER ST HAPEVILLE GA

Parcel ID# (INFORMATION MUST BE PROVIDED): 14009800080220

Property Owner: MILESAHEAD LLC **Contact Number:** [redacted]

Project Description (including occupancy type): Single Family Home with facade modification, demolish rear porch and add screened porch on right side

Contractors Name: CAMERON GIBSON **Contact Number:** [redacted]

Contact Person: _____ **Contact Number:** _____

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

Applicants Signature

5/31/19
Date

Project Class (check one):

__X__Residential _____Commercial _____Mixed-Use Development

Project Type:

_____New Commercial Construction _____Addition to Existing Commercial Building

_____Addition to Existing Residential Structure _____Accessory Structure

_____Site Plan, Grading & Landscaping _____New Single Family Residential Construction

_____Other

Total Square Footage of proposed New Construction: 1860

Total Square Footage of existing building: 1800

Estimated Cost of Construction: 35,000

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

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

(Please Print & Initial)

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

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

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

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

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

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

___ Submitted 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.

MICHAEL MILES _____ 5/31/19

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.

Michael Miles
831 Custer Street



Front Elevation



Rear Elevation



Right Side Elevation



Left Side Elevation



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



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

CLIENT: ATYP, LLC
PROJECT: 831 CUSTER AVENUE
DATE: 05-22-19
PROJECT #52219

A1.0

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



EXISTING LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

CLIENT: ATYP, LLC
PROJECT: 831 CUSTER AVENUE
DATE: 05-22-19
PROJECT #52219

A1.1

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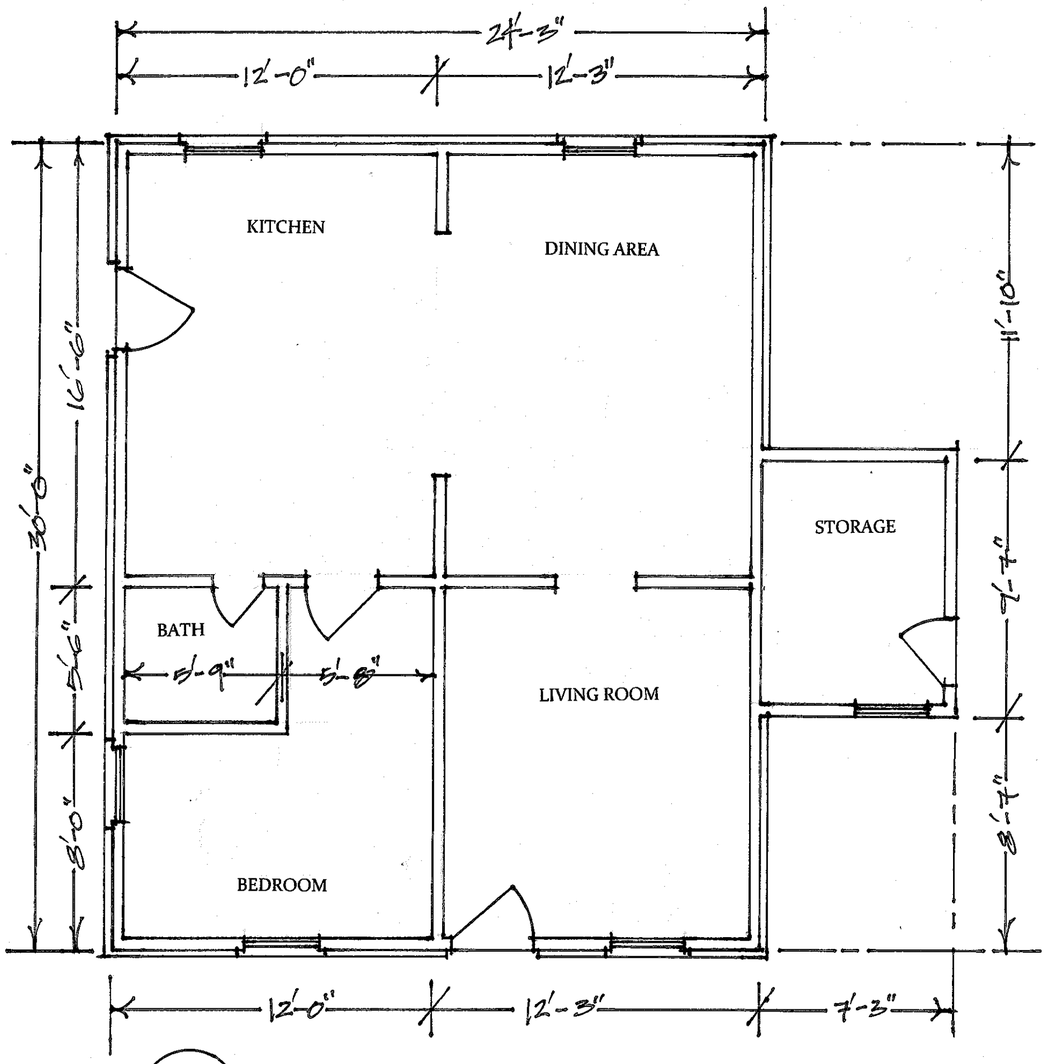
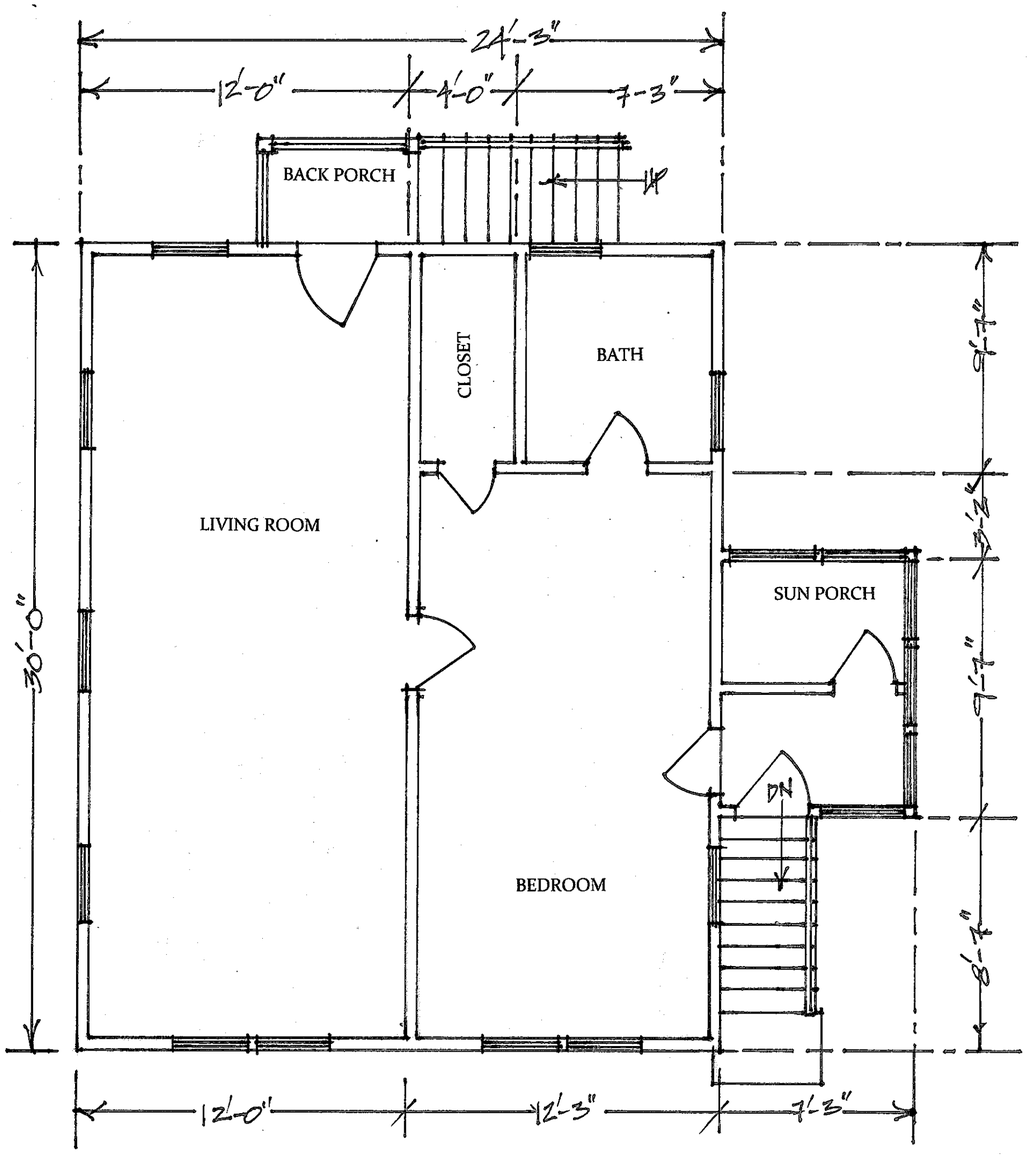


EXISTING PARTITION PLAN-1ST FLOOR
SCALE: 1/4" = 1'-0"



EXISTING PARTITION PLAN-2ND FLOOR
SCALE: 1/4" = 1'-0"

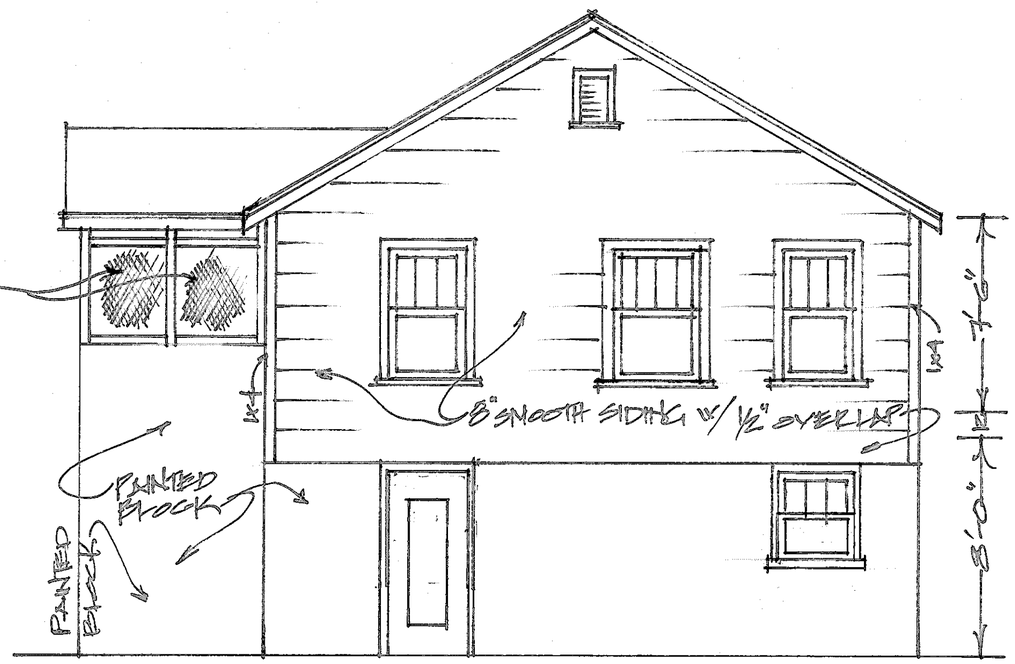
CLIENT: ATYP, LLC
PROJECT: 831 CUSTER AVENUE
DATE: 05-22-19
PROJECT #52219

A1.2

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



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



PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

CLIENT: ATYP, LLC
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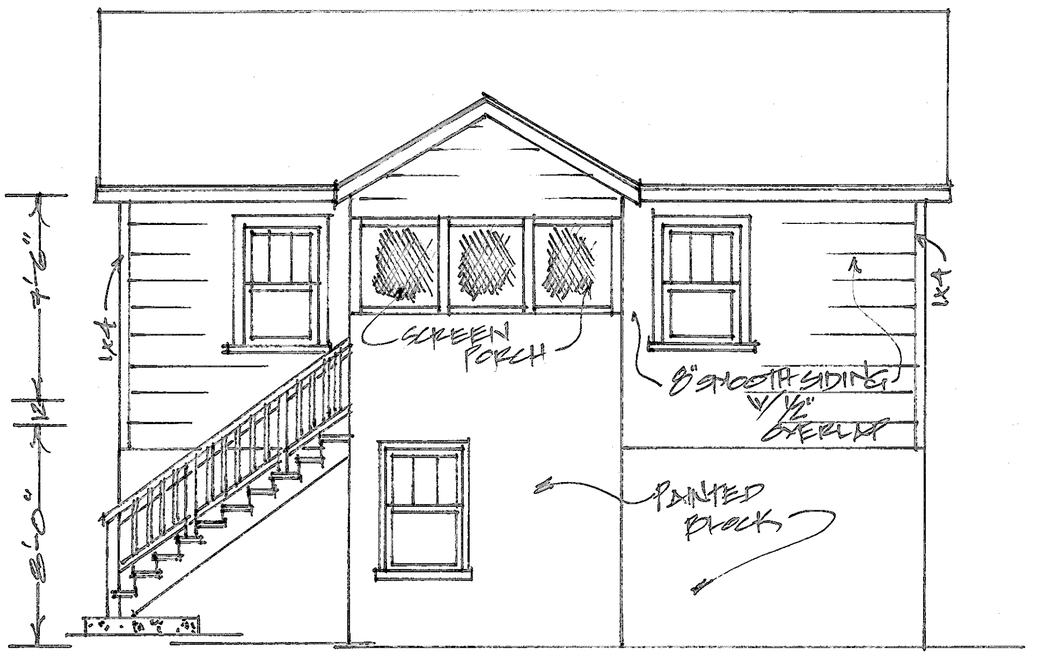
RELEASE FOR CONSTRUCTION

B1.0



PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

CLIENT: ATYP, LLC
PROJECT: 831 CUSTER AVENUE
DATE: 05-22-19
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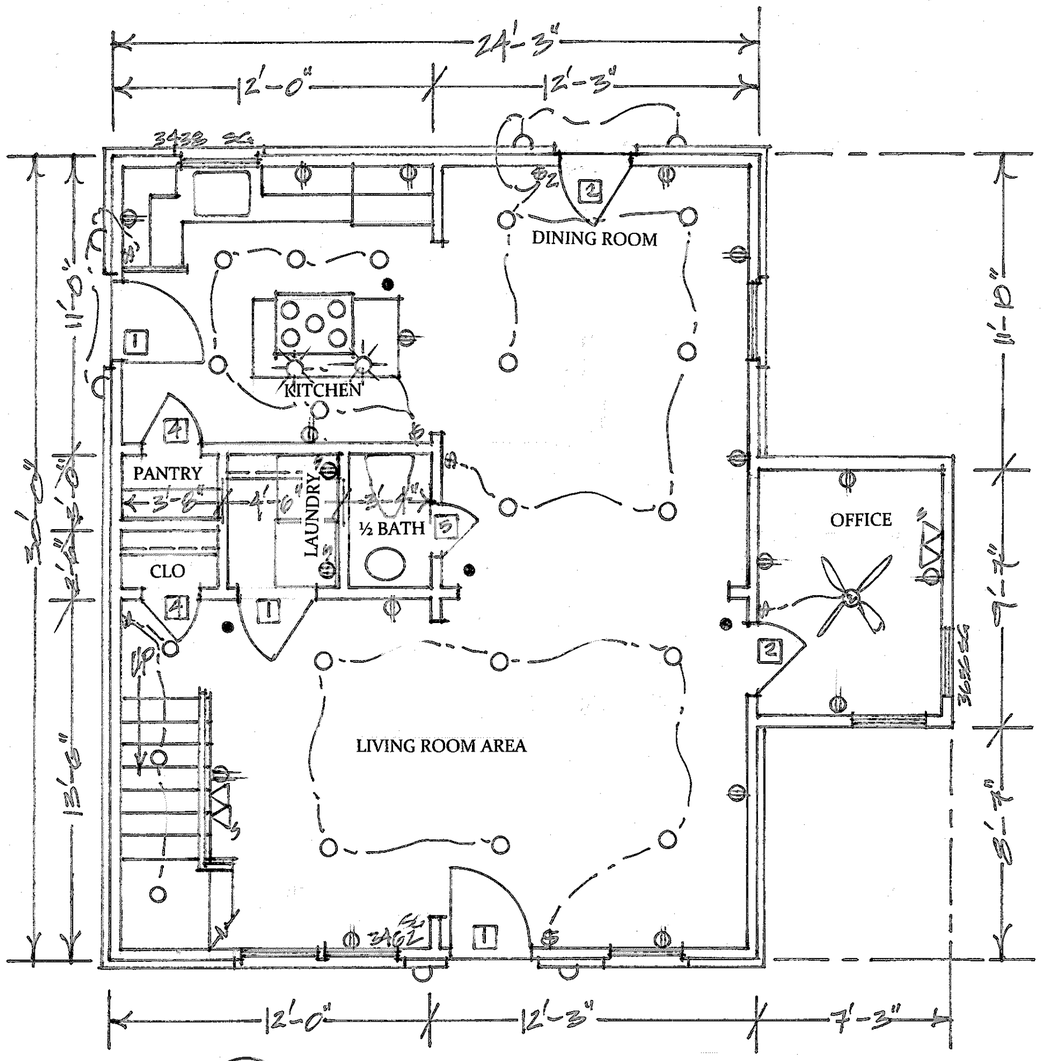
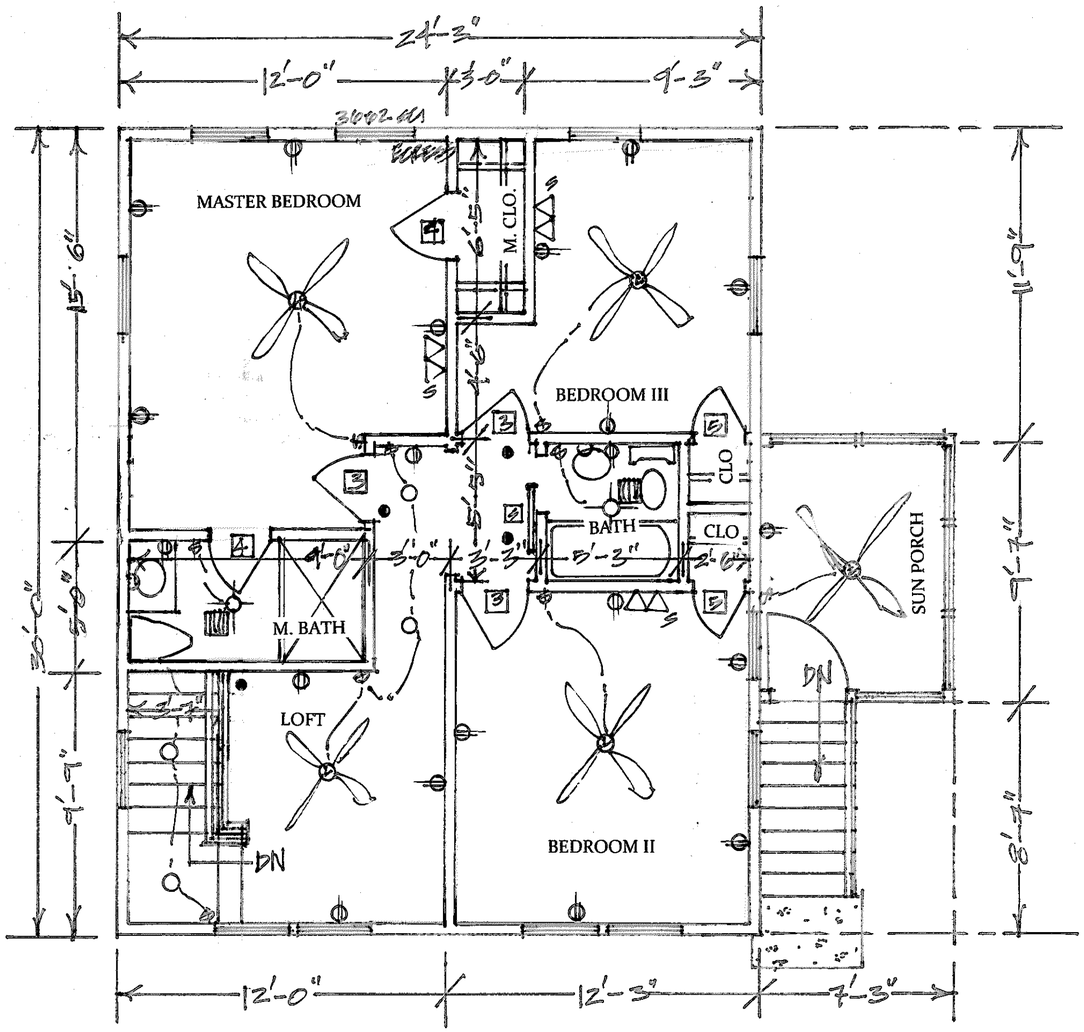
B1.1



PROPOSED PARTITION PLAN-1ST FLOOR
SCALE: 1/4" = 1'-0"



PROPOSED PARTITION PLAN-2ND FLOOR
SCALE: 1/4" = 1'-0"

CLIENT: ATYP, LLC
PROJECT: 831 CUSTER AVENUE
DATE: 05-22-19
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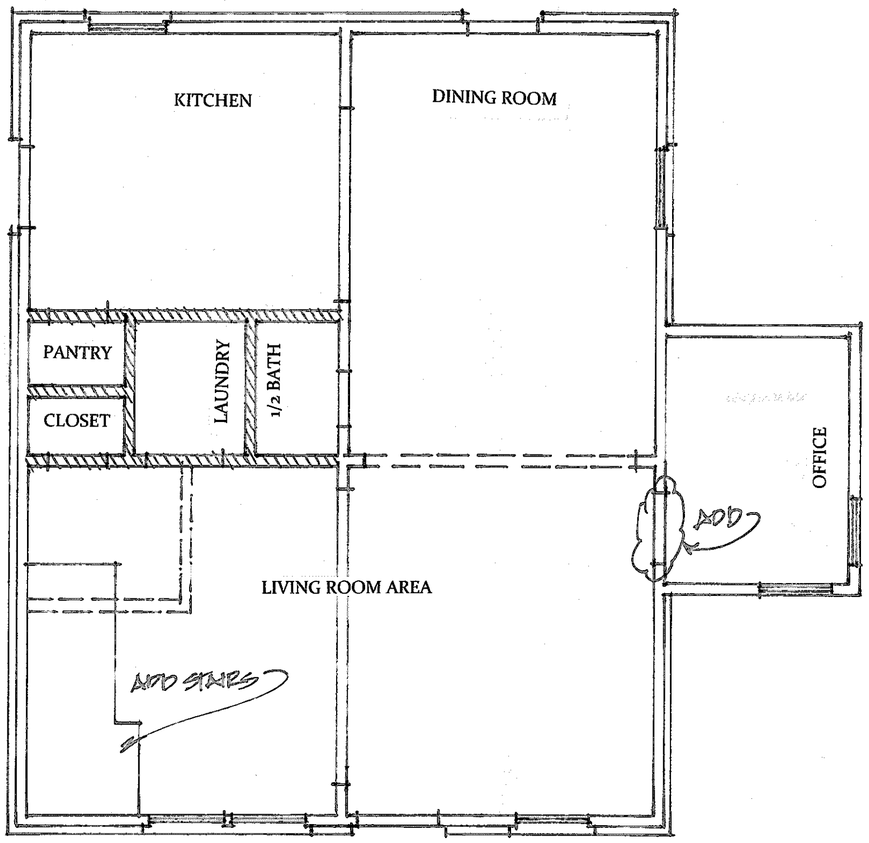
RELEASE FOR CONSTRUCTION

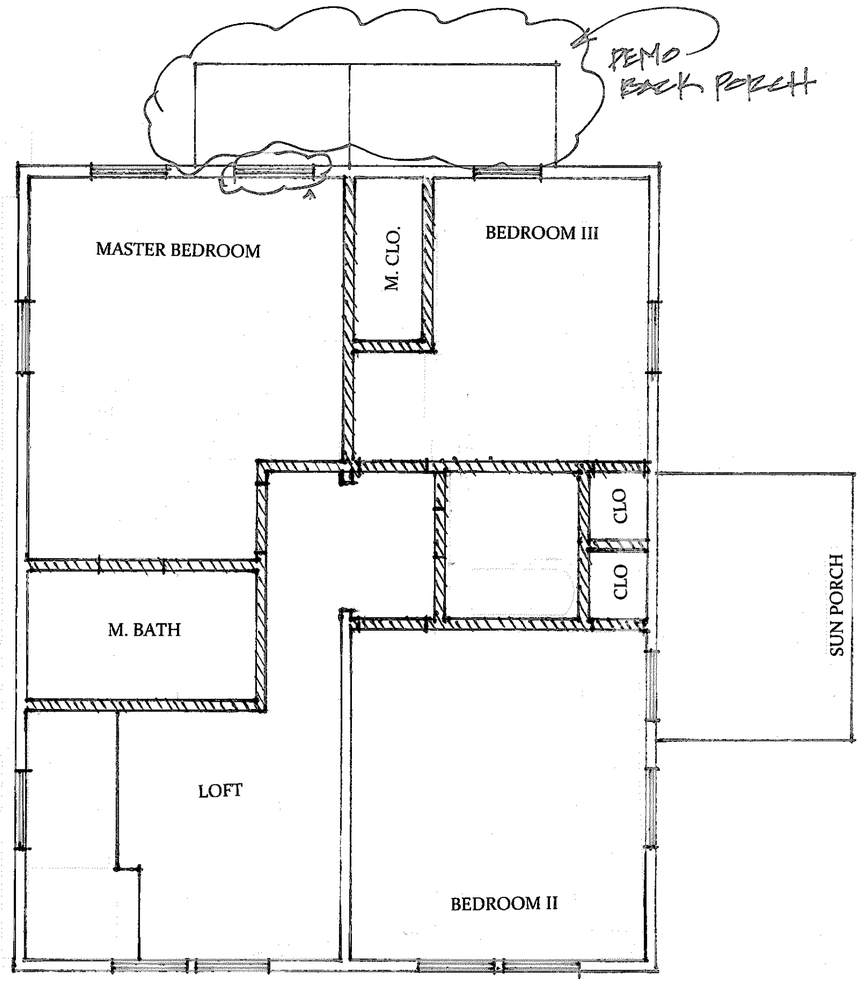
B1.2

PARTITION LEGEND:

- SOLID PARTITION REPRESENTS PERMINANT PARTITION
- DOTTED LINE PARTITION REPRESENTS PARTITION BEING REMOVED
- SLANTED LINE PARTITION REPRESENTS NEWLY BUILT PARTITION
- 1/2 PARTITION (SEE NOTES FOR HEIGHT OF PARTITION)
- BUBBLE ICON REPRESENTS CHANGE IN DOORS, WINDOWS OR STAIRS
- BLACK DOT REPRESENTS (3) 2X4 VERTICAL LOAD BEARING POST



DEMO/CONSTRUCTION-1ST FLOOR
SCALE: 1/4" = 1'-0"



DEMO/CONSTRUCTION-2ND FLOOR
SCALE: 1/4" = 1'-0"

CLIENT: ATYP, LLC
PROJECT: 831 CUSTER AVENUE
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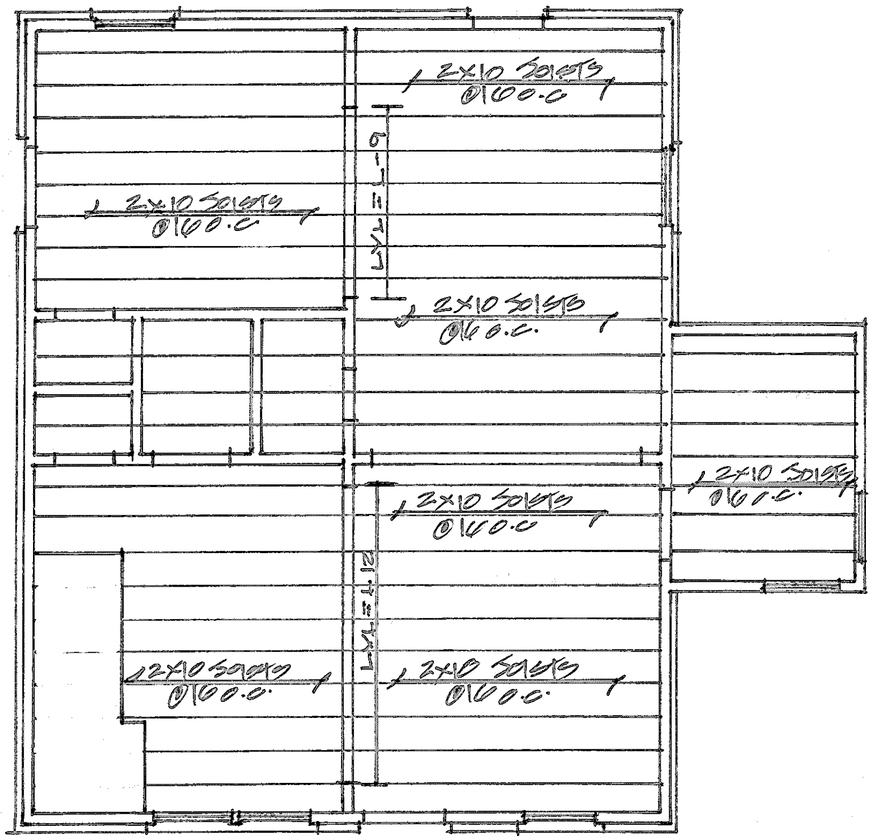
DESIGNER: DANA T DESIGNS 678-596-8590 danatdesigns1@gmail.com
RELEASE FOR CONSTRUCTION

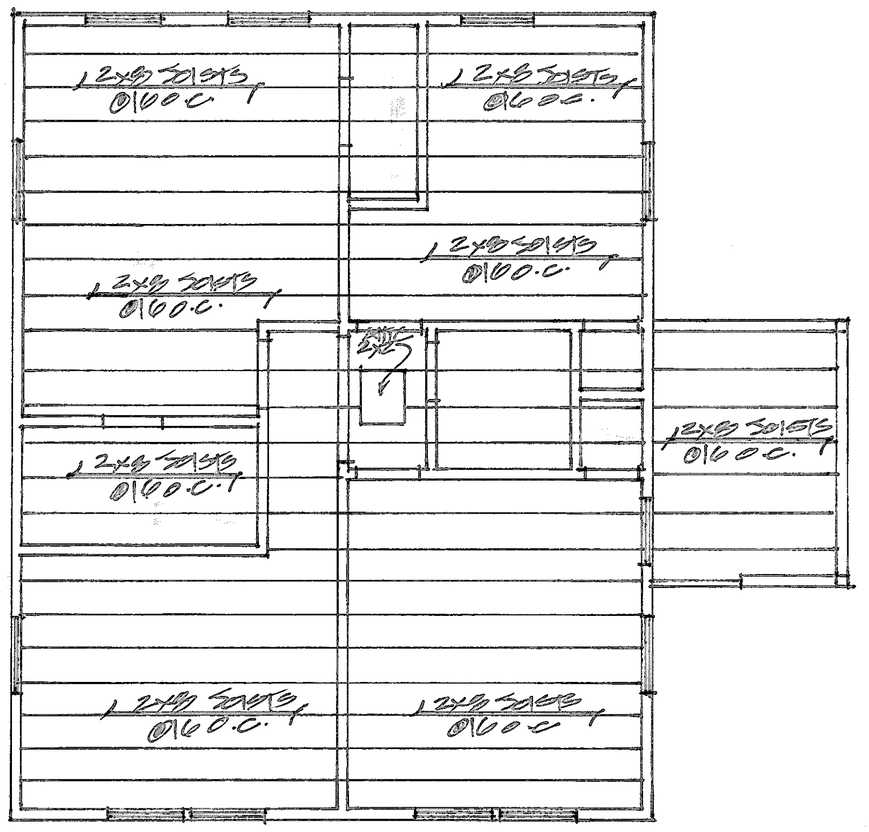
C1.0

NOTE: ALL FLOOR JOISTS FOR 1ST FLOOR ARE 2X10 @ 16" O.C.



CEILING FRAME PLAN-1ST FLOOR
SCALE: 1/4" = 1'-0"

NOTE: ALL CEILING JOISTS FOR 2ND FLOOR ARE 2X8 @ 16" O.C.



CEILING FRAME PLAN-2ND FLOOR
SCALE: 1/4" = 1'-0"

CLIENT: ATYP, LLC
PROJECT: 831 CUSTER AVENUE
DATE: 05-22-19
PROJECT #52219

D1.0

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

NOTE:
1. CODES: ALL WORK SHALL BE IN ACCORDANCE W/ APPLICABLE REQUIREMENTS OF THE 2012 (OR CURRENT) INTERNATIONAL RESIDENTIAL CODE (IRC) W/ GEORGIA STATE AND DEKALB COUNTY AMENDMENTS, AND THE INTERNATIONAL ENERGY CODE COUNCIL.

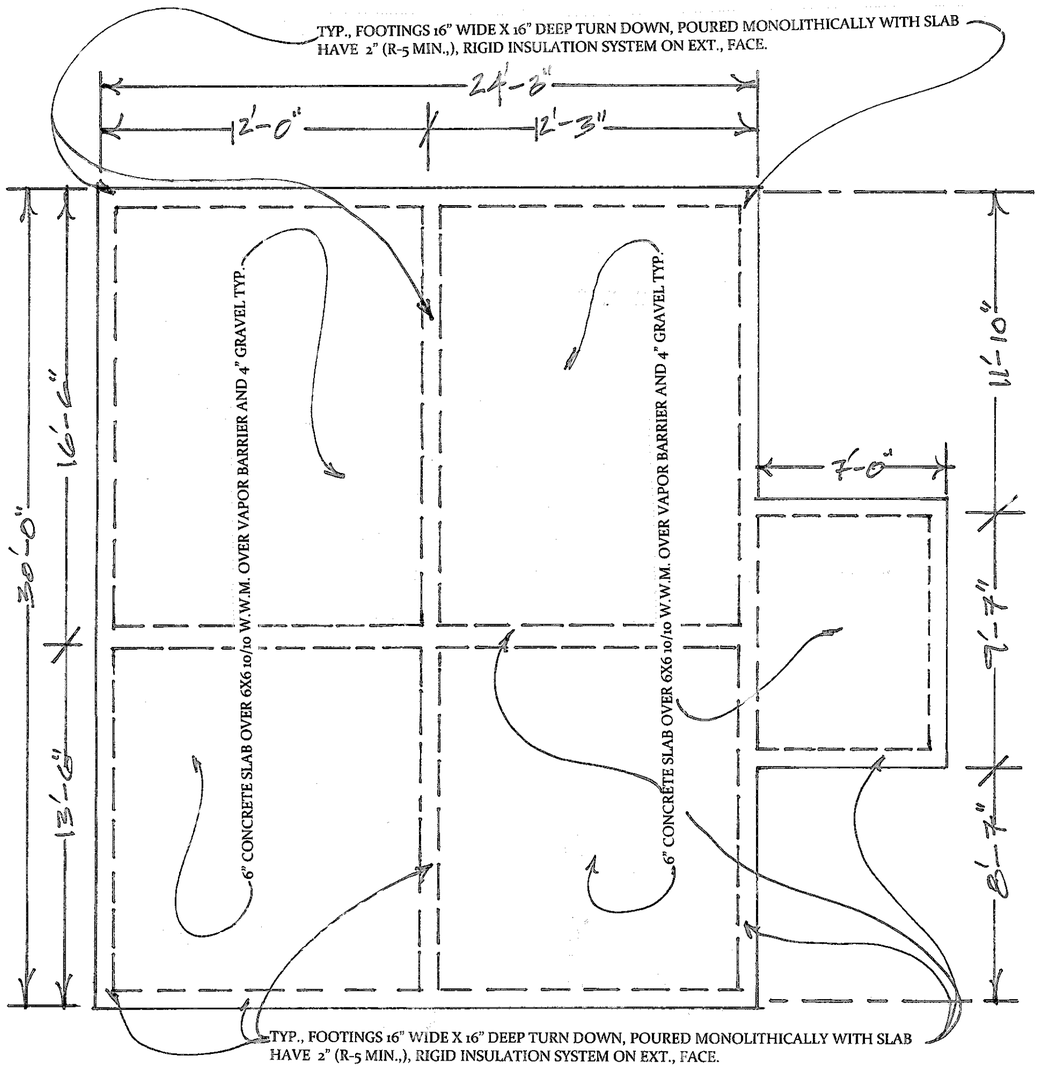
2. CONTRACTOR SHALL PERFORM SITE INSPECTIONS AND BECOME FAMILIAR W/ ALL EXISTING CONDITIONS AFFECTING THE WORK.

3. VERIFY ALL ROUGHT OPENINGS AND CLEARANCES REQUIRED FOR DOORS, WINDOWS, MILLWORK, FIXTURES AND EQUIPENT W/ ACTUAL PRODUCTS TO BE INSTALLED.

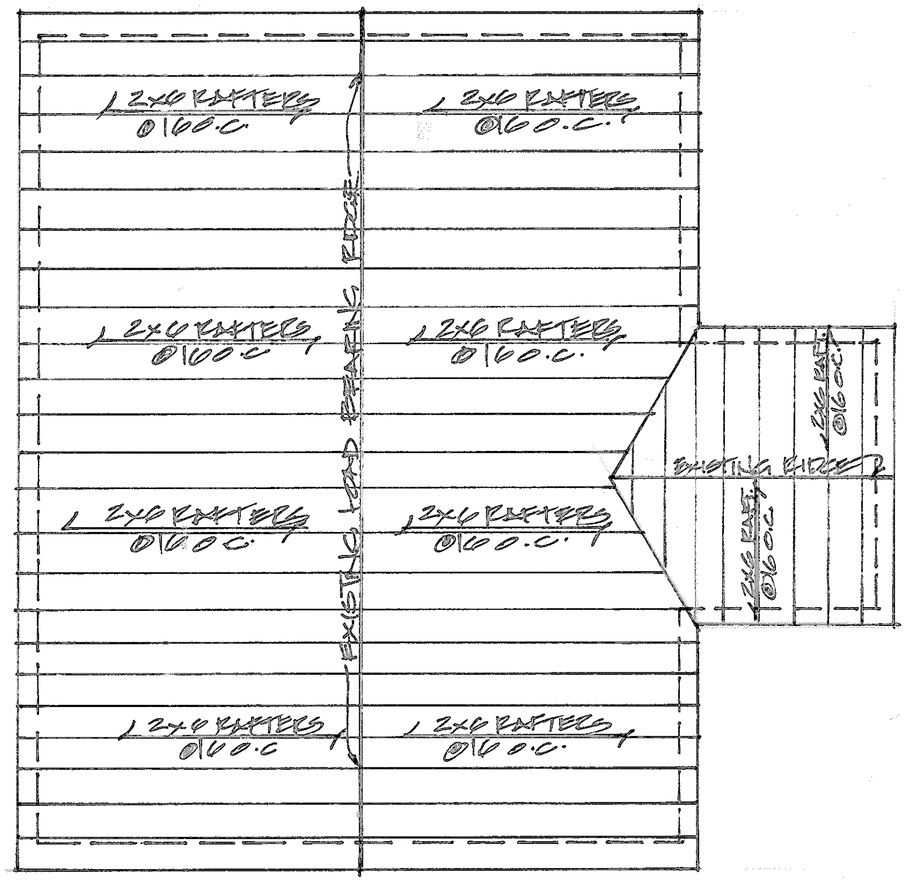
4. EXTERIOR DIMENSTION SHOWN ARE TO FACE OF STUD/FACE OF SLAB.

INTERIOR DIMENSIONS SHOWN ARE TO THICKENED SLAB.

6. CONCRETE SHALL BE 3000 PSI MINIMUM COMPRESSIVE STRENGTH.



EXISTING FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



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

CLIENT: ATYP, LLC
PROJECT: 831 CUSTER AVENUE
DATE: 05-22-19
PROJECT #52219

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

E1.0

CITY OF HAPEVILLE
DESIGN REVIEW APPLICATION

SUBMITTAL DATE: MAR 2 0 2019

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: Miller Lowry Developments **Contact Number:** 478-952-6662

Applicants Address: 2964 Peachtree Rd. NW. Suite 540 Atlanta, GA 30305

E-Mail Address: robertjas@millerlowry.com **Zoning Classification:** Village

Address of Proposed Work: Situated between Central, Colvin Ave + Williams Dr.

Parcel ID# (INFORMATION MUST BE PROVIDED): 14012700020429, 14012700023379

Property Owner: Hapeville Dev. Authority **Contact Number:** 404-328-8130

Project Description (including occupancy type): See attached narrative.

Contractors Name: Miller Lowry Developments **Contact Number:** 770-903-4422

Contact Person: Rob Rogers **Contact Number:** [redacted]

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

Applicants Signature

3/19/19
Date

Project Class (check one):

_____Residential _____Commercial ✓ Mixed-Use Development

Project Type:

✓ New Commercial Construction _____Addition to Existing Commercial Building

_____Addition to Existing Residential Structure _____Accessory Structure

✓ Site Plan, Grading & Landscaping _____New Single Family Residential Construction

_____Other

Total Square Footage of proposed New Construction: 67,700

Total Square Footage of existing building: N/A → raw land

Estimated Cost of Construction: $ 5.7 million

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

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

Townhomes = fiber cement board + batten siding, fiber cement lap siding, asphalt roof shingles, aluminum clad windows, aluminum gutters + downspouts

Commercial = brick veneer, hard coat stucco, fabric awnings

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

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

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

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

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

N/A = Variance 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.

Rob Rogers 3/20/19

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.

All that parcel of land lying in and being located in Land Lot 98 and 127 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a 1/2 inch capped rebar set at the southwest quadrant of the intersection of Central Ave and Colville Ave, said capped rebar beinng the ture point of beginning (POB).

Thence leaving said POB, S 01° 12' 25.9" W for a distance of 215.6095 feet to a point on a line.

Thence, N 73° 02' 33.1" W for a distance of 153.8800 feet to a point on a line.

Thence, N 08° 10' 44.9" E for a distance of 5.7000 feet to a point on a line.

Thence, N 72° 56' 24.1" W for a distance of 406.1516 feet to a point on a line.

Thence, N 17° 16' 55.5" E for a distance of 10.0437 feet to a point on a line.

Thence, N 73° 14' 01.5" W for a distance of 94.5067 feet to a point on a line.

Thence, N 72° 45' 36.0" W for a distance of 49.9771 feet to a point on a line.

Thence, N 10° 05' 03.5" E for a distance of 104.7466 feet to a point on a line.

Thence, N 65° 51' 37.7" E for a distance of 59.9364 feet to a point on a line.

Thence, N 65° 53' 01.3" E for a distance of 97.4780 feet to a point on a line.

Thence, S 78° 08' 45.4" E for a distance of 36.0818 feet to a point on a line.

Thence, S 69° 13' 19.6" E for a distance of 50.0000 feet to a point on a line.

Thence, N 20° 46' 40.4" E for a distance of 15.0000 feet to a point on a line.

Thence, S 69° 45' 39.2" E for a distance of 77.7820 feet to a point on a line.

Thence, S 68° 50' 14.8" E for a distance of 49.8439 feet to a point on a line.

Thence, S 68° 57' 42.6" E for a distance of 200.3277 feet to a point on a line.

Thence, S 68° 48' 41.0" E for a distance of 49.9678 feet to a point on a line.

Thence S 69° 16' 47.1" E a distance of 77.0059 feet to a 1/2 inch rebar set, said rebar being the true point of beginning.

Said parcel of land contains 3.255 acres (141,786.66 square feet).

MILLER LOWRY
DEVELOPMENTS

2964 Peachtree Rd. NW
Suite 540
Atlanta, GA 30305

March 20, 2019

Community Service Department
3474 North Fulton Avenue
Hapeville, GA 30354

To whom it may concern,

Miller Lowry Developments respectfully requests your positive consideration for the attached Design Review Committee Application. Our intent is to develop "The Village Walk at Hapeville", a new +/- 3.25 acre mixed-use community, located at the gateway to Hapeville. The specific property is nestled between Central Avenue, Colville Avenue, and Willingham Dr. just east of I-85. Our proposed site plan includes 20 townhomes and approximately 7,132 sf of boutique commercial space, with the townhomes being no taller than 2.5 stories each.

Since our original submittal to staff on 12.11.18 for site plan approval, Miller Lowry has made significant changes to the site plan design and architecture to address staff's comments, and or concerns, along with designing a site that works well with the City's current characteristics. Much thought has been put into the plan in making the project an extension of the commercial developments to the east of the site across from Colville Avenue, while also making the residential portion of the site an extension of the residential neighborhoods south of the site across Willingham Dr.

Each townhome will have a 2 car garage accessed by a rear drive aisle and all front entry facades will face a Village Green that preserves many of the existing trees on site. The intent of the Village Green concept is to conserve the openness of the site, by not overwhelming the site from a density perspective. Additional amenities to the residents will be a pervious walking path around the Green and a common area firepit, not to mention the walkable retail options nearby.

The commercial space will be in two single-level buildings located along the eastern border of the site and will incorporate architecture that compliments the immediate areas buildings.

Miller Lowry Developments will be submitting to the Board of Appeals for approval of 4 total variances including: waving the sidewalk requirement for Willingham in order to conserve trees and the sites topography, decreasing the required distance between buildings from 20' to 10' which we already have approval from the Fire Marshall on, decreasing the commercial off street

parking from 36 to 32 parks, and lastly reducing the building height on the commercial portion to 18'.

Sincerely,

Miller Lowry Developments

MILLER LOWRY
DEVELOPMENTS

2964 Peachtree Rd. NW
Suite 540
Atlanta, GA 30305

March 19, 2019

To Whom It May Concern,

This letter is to serve that the Development Authority of Hapeville, GA is the property owner of Parcel Identification Numbers: 14012700020429, 140127000379. The Development Authority is aware that Miller Lowery Developments is applying for a Design Review Committee for the property located at the Parcel ID Numbers above.

Sincerely,
Robert Rojas

Miller Lowry Developments

Agreed to and accepted by current owners:

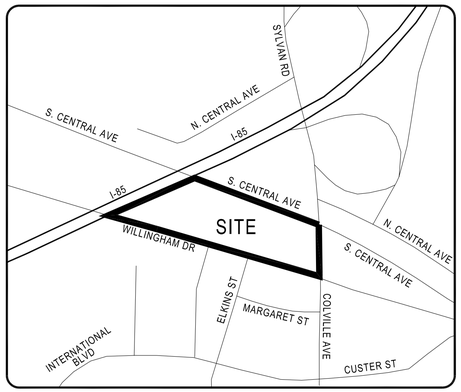
Katrina Bradbury (Chairman of The City of Hapeville DDA):


Sylvan Rd
85
Sims St
Springhaven
Margaret St
International Blvd
Colville Ave
Custer St
Elkins
Rainey









Location Map
N.T.S.

SITE NOTES:

THE SITE CONTAINS: 3.255 ACRES / 141,790 SF
TOTAL DISTURBED AREA: 2.883 ACRES

SITE ADDRESS: WILLINGHAM DRIVE AND COLVILLE AVENUE, FULTON COUNTY, GA 30354
ZONING: V. VILLAGE DISTRICT

BOUNDARY SURVEY INFORMATION TAKEN FROM SURVEY PERFORMED BY LOWERY & ASSOCIATES, DATED 4th OF APRIL, 2019.

A PORTION OF THIS SITE IS LOCATED WITHIN A FLOOD ZONE [A, AE, SHADED ZONE X] AS DEFINED BY FIRM PANEL NUMBER 13121C0366 F DATED SEPTEMBER 18, 2013, FOR FULTON COUNTY AND INCORPORATED AREAS.

THERE ARE NO WATERS OF THE STATE OF GEORGIA OR WETLANDS WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS. THERE ARE NO PROPOSED IMPACTS TO ANY STATE WATER BUFFERS.

TO THE BEST OF OUR KNOWLEDGE, NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS

VARIANCES REQUESTED:

1. WAIVE THE SIDEWALK / CURB AND GUTTER REQUIREMENT ALONG WILLINGHAM DRIVE
2. DECREASE THE REQUIRED DISTANCE BETWEEN BUILDINGS FROM 20 FEET TO 10 FEET (FIRE MARSHALL IS IN AGREEMENT WITH THIS VARIANCE REQUEST)
3. DECREASE THE REQUIRED LANDSCAPE STRIP WIDTH FOR VEHICLE USE AREA ABUTTING A PUBLIC STREET RIGHT OF WAY, FROM A MINIMUM AVERAGE DIMENSION OF 10', TO A 9.25' AVERAGE.

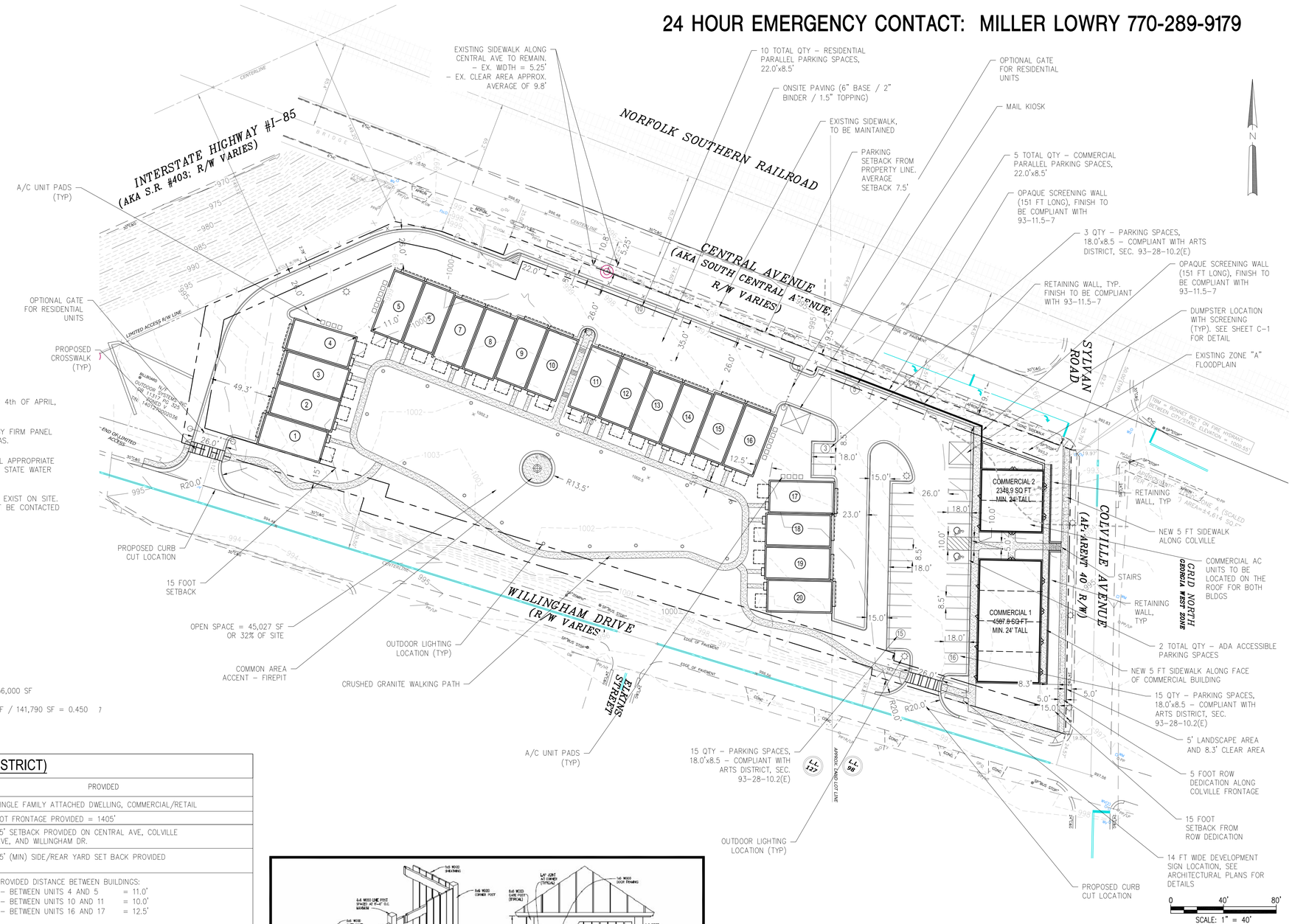
LOT COVERAGE:

BUILDING AREA = 32,762 SF
PARKING AREA = 8,418 SF
DRIVEWAY AREA = 32,468 SF
SIDEWALK AREA = 6,051 SF
TOTAL LOT COVERAGE = 79,699 SF / 141,790 SF = 56.21%

FLOOR AREA RATIO:

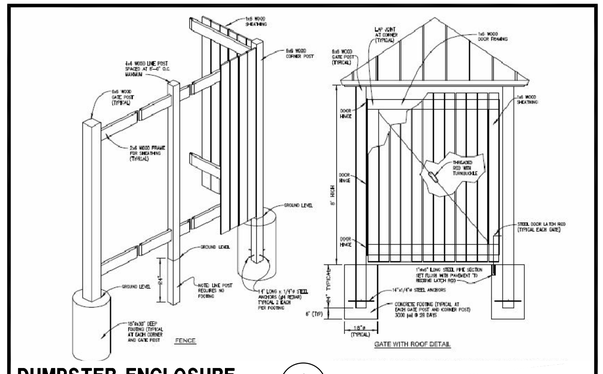
TOWNHOME UNIT (2800 SF) X 20 = 56,000 SF
RETAIL AREA = 7,762 SF
TOTAL FLOOR AREA RATIO = 63,762 SF / 141,790 SF = 0.450

24 HOUR EMERGENCY CONTACT: MILLER LOWRY 770-289-9179



ZONING DIALOG BOX - V (VILLAGE DISTRICT)

CATAGORY	REQUIREMENT	PROVIDED
PERMITTED USES	SINGLE FAMILY ATTACHED DWELLING, COMMERCIAL/RETAIL	SINGLE FAMILY ATTACHED DWELLING, COMMERCIAL/RETAIL
LOT FRONTAGE	50' (MIN) FRONTAGE	LOT FRONTAGE PROVIDED = 1405'
FRONT YARD AREA	15' (MIN) FRONT YARD SET BACK	15' SETBACK PROVIDED ON CENTRAL AVE, COLVILLE AVE, AND WILLINGHAM DR.
SIDE AND REAR YARDS	15' (MIN) SIDE/REAR YARD SET BACK FOR STREETS ADJACENT TO STREET OR ALLEY	15' (MIN) SIDE/REAR YARD SET BACK PROVIDED
DISTANCE BETWEEN BUILDINGS	20' MIN DISTANCE BETWEEN BUILDINGS, PLUS 4 ADDITIONAL FEET FOR EVERY STORY (OR FRACTION THEREOF), THAT EXCEEDS 2 STORIES	PROVIDED DISTANCE BETWEEN BUILDINGS: – BETWEEN UNITS 4 AND 5 = 11.0' – BETWEEN UNITS 10 AND 11 = 10.0' – BETWEEN UNITS 16 AND 17 = 12.5' REQUESTED REDUCTION FROM 20' TO 10' FOR THESE UNITS LISTED ABOVE
HEIGHT REGULATIONS	2.5 STORIES, OR 35' IN HEIGHT	PROVIDED HEIGHT NOT TO EXCEED 2.5 STORIES, OR 35' IN HEIGHT
RESIDENTIAL BUFFER	15' LANDSCAPED BUFFER ALONG THE RESIDENTIAL AND NON RESIDENTIAL SIDES OF THE BUFFER	15' LANDSCAPED BUFFER PROVIDED.
PARKING RESIDENTIAL –	2 SPACES REQUIRED/ PER UNIT	2 SPACES PROVIDED / PER UNIT
NON RESIDENTIAL –		
TOTAL SPACES/SQFT	ONE PARKING SPACE PER 200 SQ FT OF ENCLOSED COMMERCIAL FLOOR AREA. PROPOSED ESTIMATED COMMERCIAL FLOOR AREA = 7,133.4 SQ FT / 200 = 35.66 = 36 REQUIRED SPACES	36 TOTAL OFF STREET PARKING SPACES PROVIDED IN FRONT OF AND ADJANCENT TO THE COMMERCIAL BUILDING.
OFF STREET PARKING	NON RESIDENTIAL OFF STREET PARKING SPACES, PER ARTS DISTRICT (SEC 93-28-10.2(e) – ARTS DISTRICT PARKING = 8.5' X 18'	49 TOTAL OFF STREET PARKING SPACES PROVIDED – PARALLEL PARKING SPACES: 15 QTY / 30% – ARTS DISTRICT SIZE: 32 QTY / 66% – ADA ACCESSIBLE: 2 QTY / 4%
ADA ACCESSIBLE	ADA ACCESSIBLE: TOTAL SPACES BETWEEN 26–50, REQUIRE 2 ADA ACCESSIBLE. 50 TOTAL PROVIDED SPACES = 2 REQUIRED ADA	ADA ACCESSIBLE: 2 QTY PROVIDED



DUMPSTER ENCLOSURE 1 / C-1
NOT TO SCALE

APPLICANT / DEVELOPER

MILLER LOWRY DEVELOPMENTS, LLC
2964 PEACHTREE ROAD NW
SUITE 540
HAPEVILLE, GA 30305

VILLAGE DISTRICT REQUIREMENTS:

- PARKING SPACE DIMENSIONS: 8.5' X 18', PER SECTION 93-28-10.2(E)
- LOADING AREA REQUIREMENTS: NO LOADING SPACE REQUIREMENT SHALL APPLY TO THE ARTS DISTRICT OVERLAY. SHORT TERM LOADING NEEDS OF THE BUSINESS CAN BE MET IN THE VEHICLE PARKING AREA (PER SECTION 93-28-10.2(E)

Prepared By:
CRESCENT VIEW ENGINEERING, LLC:
211 Frasier Street SE
Marietta, GA 30060
678-324-4410
www.crescentvieweng.com

Prepared For:
Miller Lowry Developments, LLC
2964 Peachtree Road NW Suite 540
HAPEVILLE, GA 30305

Site Plan

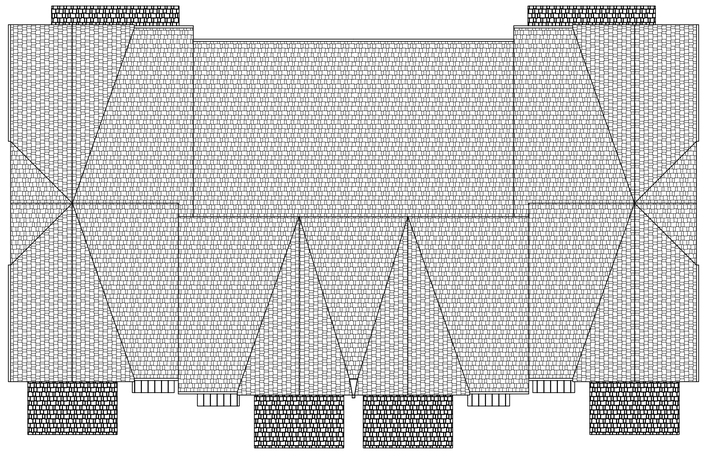
DATE	4-8-19	REVISIONS	5-7-19	CITY COMMENTS
SCALE	AS SHOWN		5-21-19	CITY COMMENTS
DRAWN	A. R.			
CHECKED	P. Z.			

GEORGIA REGISTERED LANDSCAPE ARCHITECT NO. PZ000000 PHILIP ZIMMERMAN

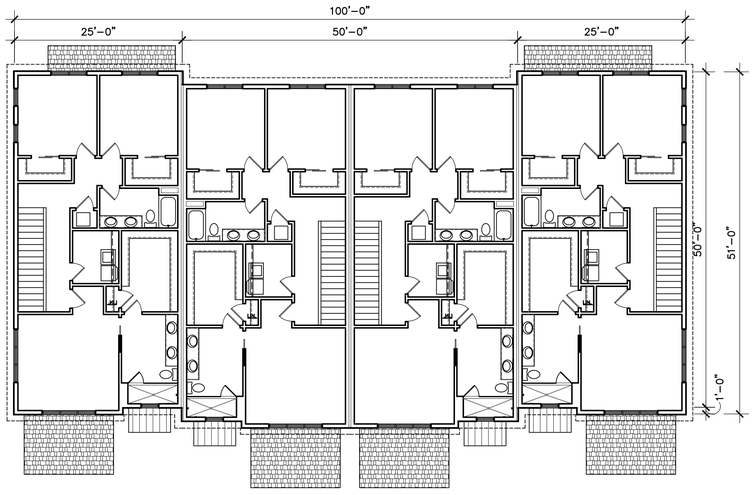
Construction Plan Set For :
Village Walk at Hapeville
Land Lots 98 & 127, 14th District
City of Hapeville, Fulton County, Georgia

CVE PI # 18-403

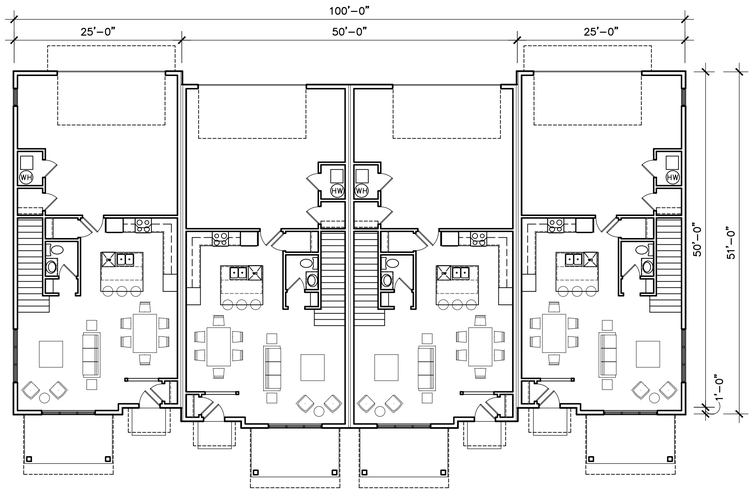
Sheet No.
C-1



plan 3/32"=1'-0" — 3 A101 — ROOF PLAN FOUR UNIT BLDG



plan 3/32"=1'-0" — 2 A101 — SECOND FLOOR PLAN FOUR UNIT BLDG



plan 3/32"=1'-0" — 1 A101 — FIRST FLOOR PLAN FOUR UNIT BLDG

KUO DIEDRICH CHI

730 PEACHTREE STREET, NE
STUDIO 325
ATLANTA, GEORGIA 30308
678.244.6270
www.KDCarchitects.com

SEAL

DATE	DESCRIPTION
06.14.19	D.R.C. REVISION
03.20.19	D.R.C. APPLICATION

PROJECT

VILLAGE WALK AT HAPEVILLE
LAND LOTS
89 & 127, 14TH DIST.
CITY OF HAPEVILLE
FULTON CO.
GEORGIA

NUMBER 18030

START 01.22.2019

DRAWN NK

CHECKED JC

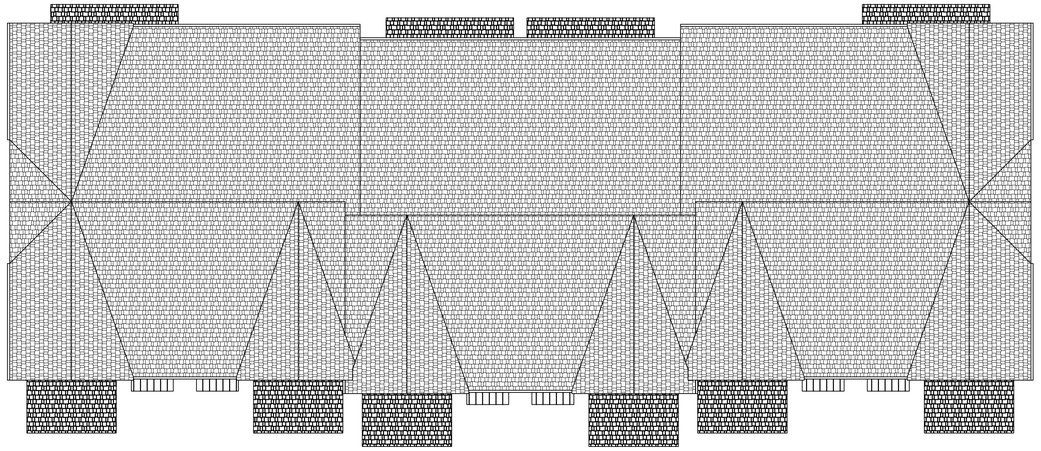
TITLE

Building Plans

SHEET

A101

PROGRESS PRINT ONLY! – NOT ISSUED FOR CONSTRUCTION



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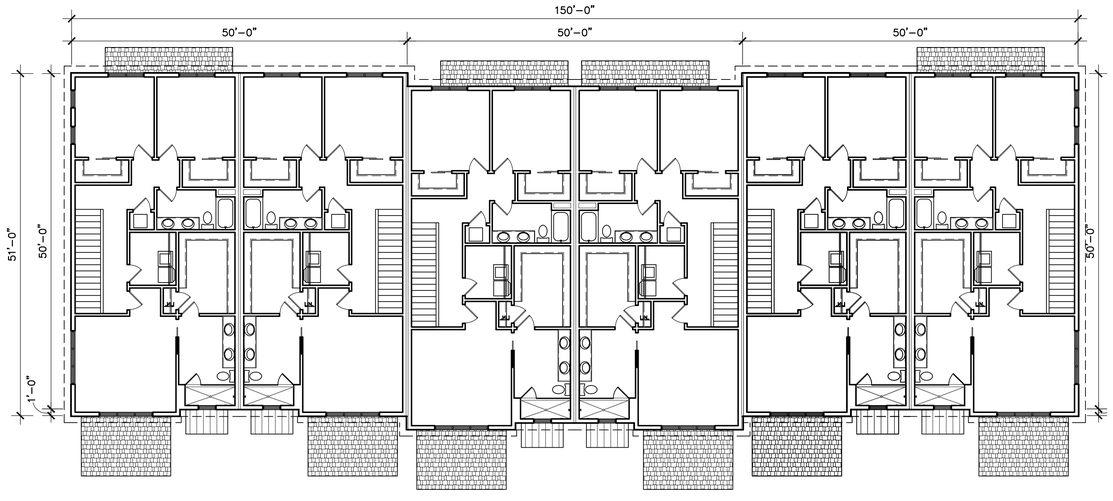

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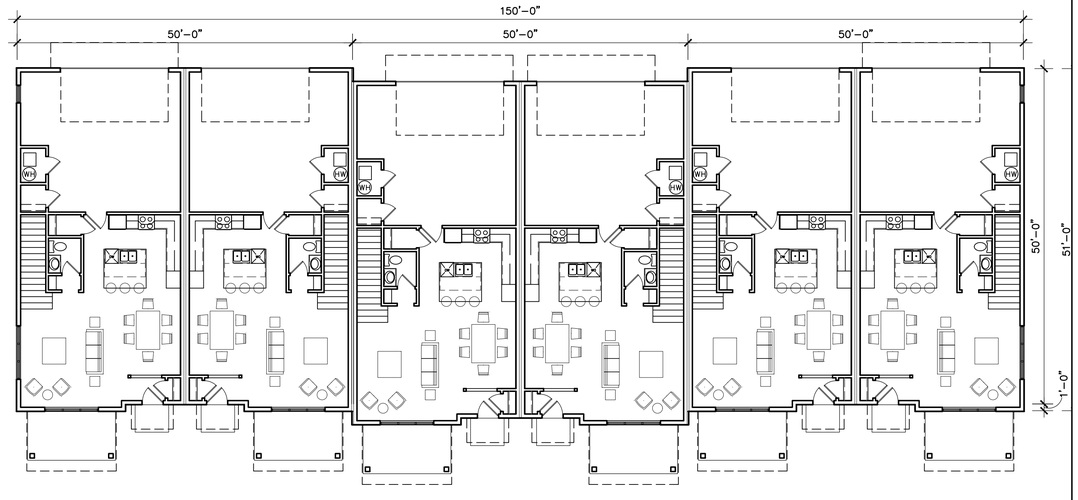

plan 3/32"=1'-0" — 1 A102 — FIRST FLOOR PLAN SIX UNIT BLDG

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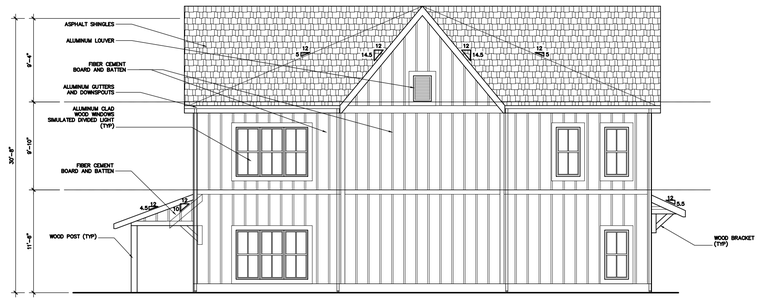
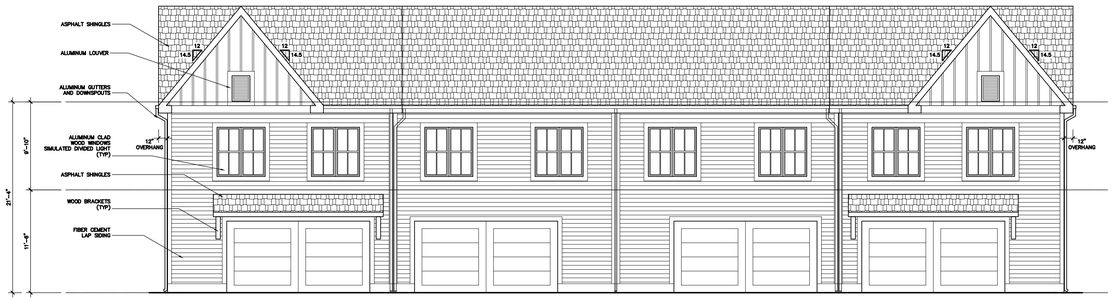
TITLE Building Plans

SHEET A102

PROGRESS PRINT ONLY! – NOT ISSUED FOR CONSTRUCTION



elev 1/8"=1'-0" — 8 / A201 — SIDE ELEVATION ALL BUILDINGS



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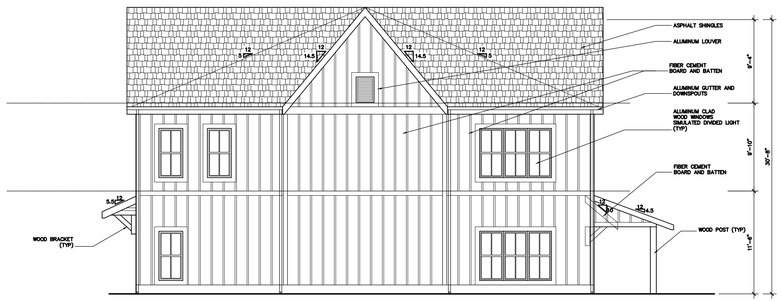

elev 1/8"=1'-0" — 6 / A201 — SIDE ELEVATION ALL BUILDINGS



elev 1/8"=1'-0" — 5 / A201 — FRONT ELEVATION FOUR UNIT BLDG



elev 1/8"=1'-0" — 3 / A201 — REAR ELEVATION SIX UNIT BUILDING



elev 1/8"=1'-0" — 1 / A201 — FRONT ELEVATION SIX UNIT BUILDING

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LAND LOTS
89 & 127, 14TH DIST.
CITY OF HAPEVILLE
FULTON CO.
GEORGIA

NUMBER 18030

START 01.22.2019

DRAWN NK

CHECKED JC

TITLE ELEVATIONS

SHEET A201

PROGRESS PRINT ONLY! – NOT ISSUED FOR CONSTRUCTION

KUO DIEDRICH CHI

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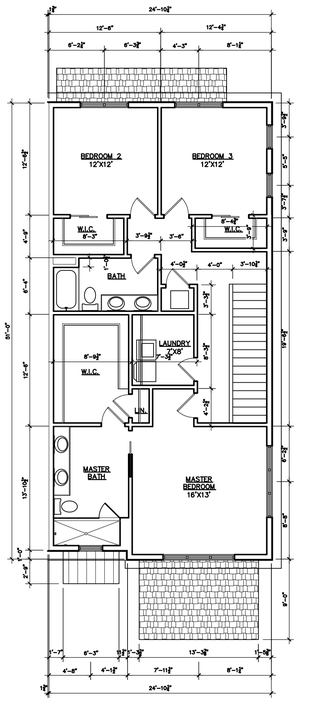
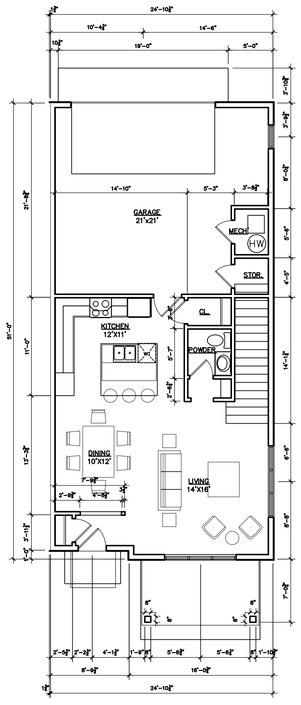
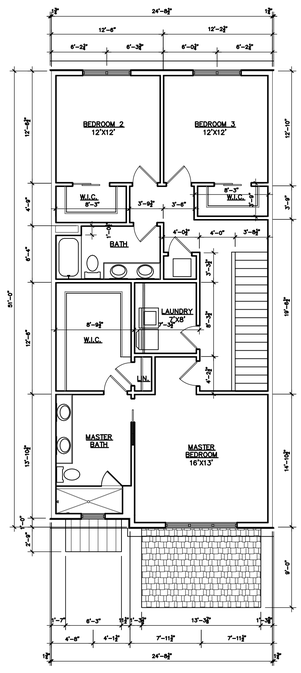
SEAL



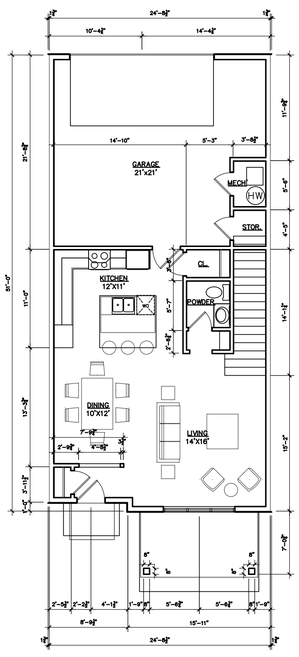
plan 1/8" = 1'-0" — 4 A501 — SECOND (END UNITS) FLOOR PLAN



plan 1/8" = 1'-0" — 3 A501 — FIRST (END UNITS) FLOOR PLAN



plan 1/8" = 1'-0" — 2 A501 — SECOND FLOOR PLAN



plan 1/8"=1'-0" — 1 A501 — FIRST FLOOR PLAN

DATE	DESCRIPTION
06.14.19	D.R.C. REVISION
03.20.19	D.R.C. APPLICATION

PROJECT

VILLAGE WALK AT HAPEVILLE
LAND LOTS
89 & 127, 14TH DIST.
CITY OF HAPEVILLE
FULTON CO.
GEORGIA

NUMBER 18030

START 01.22.2019

DRAWN NK

CHECKED JC

TITLE UNIT PLAN

SHEET A501

PROGRESS PRINT ONLY! – NOT ISSUED FOR CONSTRUCTION

KUO DIEDRICH CHI

730 PEACHTREE STREET, NE
STUDIO 325
ATLANTA, GEORGIA 30308
678.244.6270

www.KDCarchitects.com

SEAL

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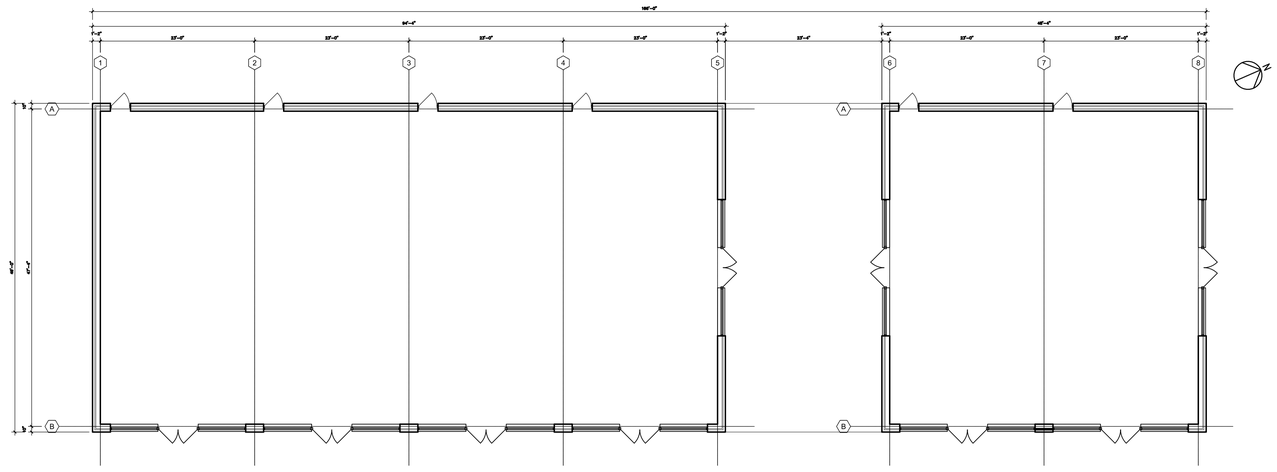
TITLE
Retail Buildings
Plans

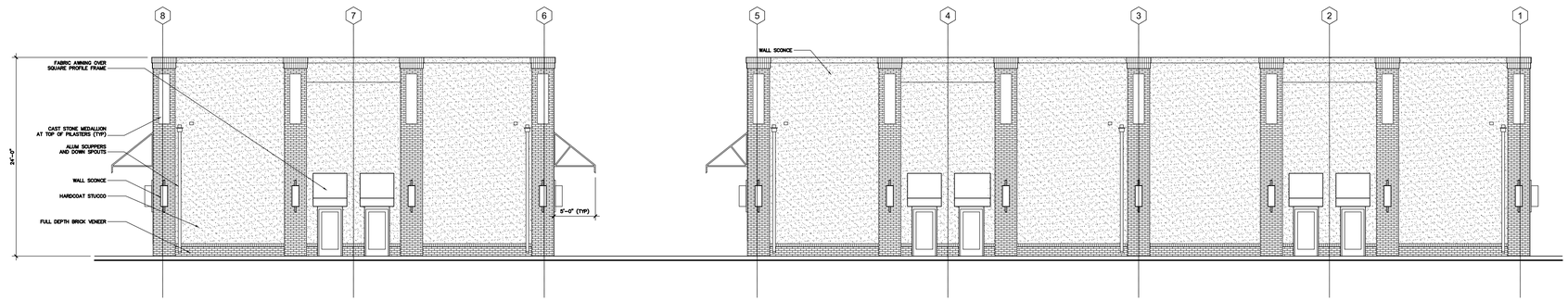
SHEET
A102



plan 3/2"=1'-0" — 2 A102 — COMMERCIAL 1 PLAN

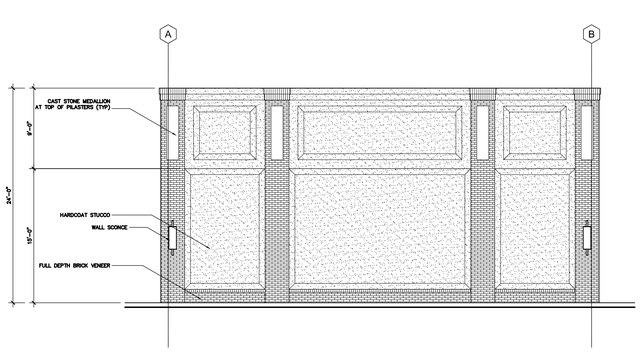
plan 3/2"=1'-0" — 1 A102 — COMMERCIAL 2 PLAN

PROGRESS PRINT ONLY! – NOT ISSUED FOR CONSTRUCTION

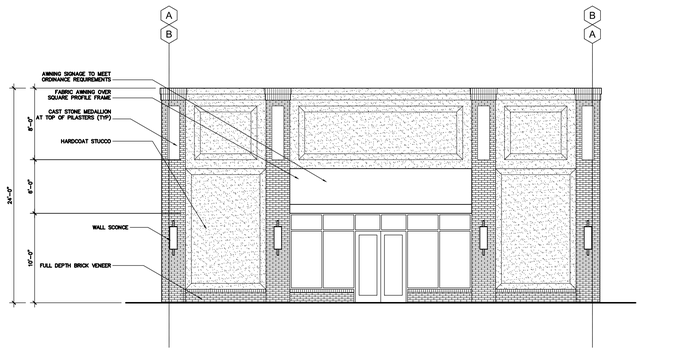


elev 1/8"=1'-0" — 6 / A202 — REAR ELEVATION COMMERCIAL 2

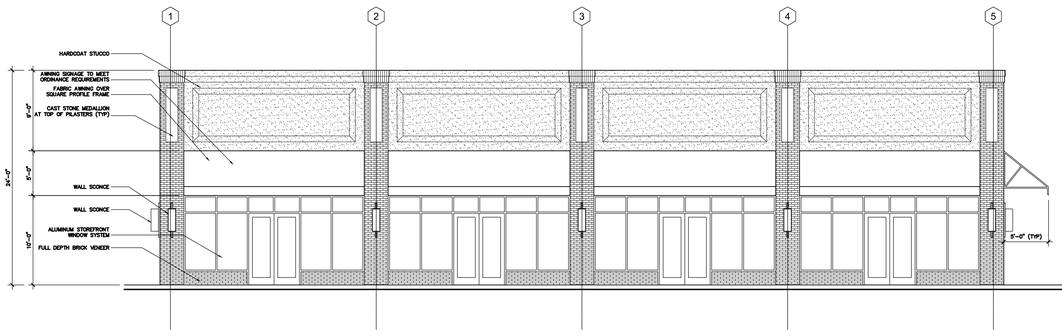
elev 1/8"=1'-0" — 5 / A202 — REAR ELEVATION COMMERCIAL 1



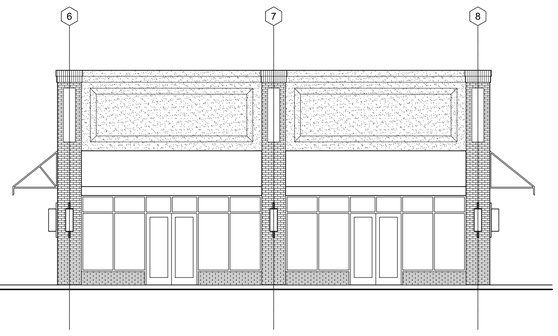
elev 1/8"=1'-0" — 4 / A202 — SOUTH ELEVATION COMMERCIAL 1



elev 1/8"=1'-0" — 3 / A202 — NORTH ELEV. COMM 1 N AND S ELEV. COMM. 2



elev 1/8"=1'-0" — 2 / A202 — FRONT ELEVATION COMMERCIAL 1



elev 1/8"=1'-0" — 1 / A202 — FRONT ELEVATION COMMERCIAL 2

NOTE: VARIANCE REDUCTION FROM 24 FOOT MINIMUM

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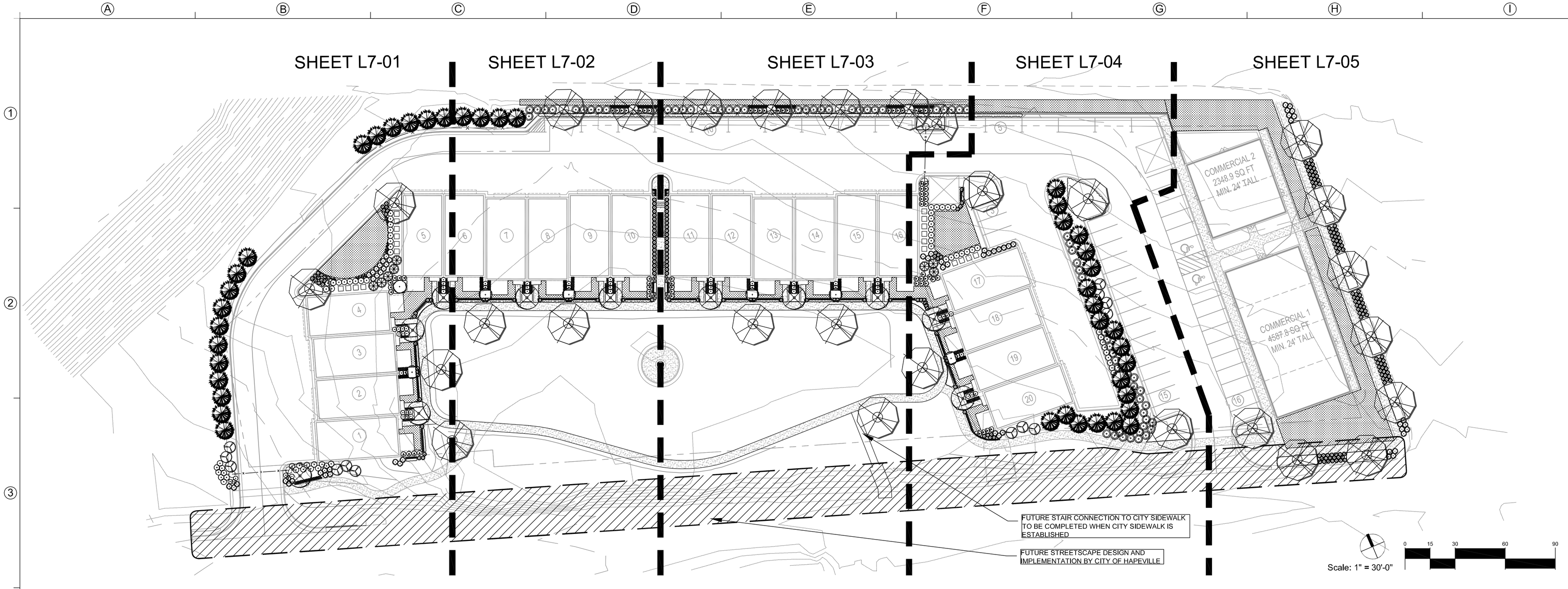

GENERAL LANDSCAPE NOTES

- LANDSCAPE WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, THE SUPPLYING OF ALL PLANT MATERIALS SPECIFIED, THE FURNISHING OF ALL LABOR, EQUIPMENT WATER, ELECTRICITY, EQUIPMENT AND ALL MATERIALS CALLED. THE WORK SHALL INCLUDE MAINTAINING OF ALL PLANTS AND PLANTING AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER. THE LC SHALL ASSIGN A QUALIFIED PROJECT MANAGER AND FIELD SUPERVISOR TO WORK DIRECTLY WITH THE LA AND SUPERVISE THE WORK AT ALL TIMES THROUGH FINAL OWNER ACCEPTANCE.
- ALL LANDSCAPE WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES. PERMITTING IS THE RESPONSIBILITY OF THE LC.
- VERIFICATION OF EXISTING CONDITIONS IS THE RESPONSIBILITY OF THE LC. THIS INCLUDES BUT IS NOT LIMITED TO: SOIL CONDITIONS, UTILITIES (UNDERGROUND AND ABOVE GROUND), EXISTING STRUCTURES, ETC.
- THE LC SHOULD BE COMPLETELY FAMILIAR WITH LANDSCAPE PLANS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES, POTENTIAL PROBLEMS, ETC. SHOULD BE MADE KNOWN TO THE LA PRIOR TO COMMENCEMENT OF WORK
- ALL REASONABLE SAFEGUARDS ARE TO BE TAKEN IN ORDER TO PROTECT EXISTING STRUCTURES, PAVEMENT, FURNISHINGS, LAWN AND LANDSCAPING. THE LC IS RESPONSIBLE FOR DAMAGE THAT OCCURS AS A RESULT OF LC NEGLIGENCE.
- EXISTING OR PROPOSED DRAINAGE PATTERNS ARE NOT TO BE DISTURBED BY THE LC IN A WAY THAT IS INCONSISTENT WITH THE LANDSCAPE PLANS.
- THE LC IS RESPONSIBLE FOR COORDINATING WORK TO BE PERFORMED WITH THE WORK OF OTHER SUBCONTRACTORS ON THE SITE, INCLUDING SCHEDULING AND PHYSICAL INTERFERENCE.
- THE LC MUST CONFIRM THE AVAILABILITY OF ALL SPECIFIED PLANT MATERIAL PRIOR TO THE COMMENCEMENT OF WORK. THE LC SHALL ARRANGE FOR APPROVAL FOR PLANT MATERIALS BY THE LA VIA FIELD VISITS/TAGGING AND OR SUBMISSION OF PLANT SAMPLES AT THE DISCRETION OF THE LA.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED THE AMERICAN STANDARDS FOR NURSERY STOCK AS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN AND APPROVED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE INC.
- ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. ALL CONTAINER AND TREE CALIPER SIZES ARE MINIMUM. CONTAINER OR CALIPER SIZE MAY BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.
- ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL AT THE JOB SITE BY THE LA PRIOR TO INSTALLATION. WHEN DELIVERED PLANT MATERIAL DOES NOT COMPLY WITH THE REQUIREMENTS, THE LA RESERVES THE RIGHT TO REJECT SUCH PLANTS AND REQUIRE THE LC TO REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED AND FOUND TO BE ACCEPTABLE. THE LC SHALL REMOVE REJECTED PLANTS AND MATERIALS FROM THE PLANTING SIT WITHIN 72 HOURS AND REPLACE WITH ACCEPTABLE MATERIALS.
- NO PLANT SUBSTITUTIONS WILL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LA. ANY SUBSTITUTIONS MUST BE SUBMITTED IN WRITING ACCOMPANIED BY PICTURES OR SAMPLES FOR APPROVAL BY THE LA PRIOR TO INSTALLATION.
- ALL SHRUB BEDS SHALL BE TILLED TO MINIMUM DEPTH OF 12". PLANTING BEDS TO BE SEPARATED FROM LAWN AREAS WITH A 4" DEEP EXCAVATED TRENCH. THE TRENCH SHALL HAVE A VERTICAL FACE AGAINST THE LAWN AREA, AND A GENTLY TAPERED EDGE LEADING INTO THE SHRUB BED.
- THE LC IS RESPONSIBLE FOR ENSURING THAT THE SOIL IN ALL PLANTED AREAS IS OF AN APPROPRIATE TYPE AND CONSISTENCY FOR PLANTING AND AT THE CORRECT PH. THE LC IS RESPONSIBLE FOR FIELD VERIFYING SOIL AND SUITABILITY, AND ANY NECESSARY AMENDMENTS SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LA.
- THE LC SHALL BE RESPONSIBLE FOR REMOVING EXISTING VEGETATION AS REQUIRED AND PREPARING PLANTING AREAS PRIOR TO INSTALLATION OF PLANT MATERIALS.
- THE LANDSCAPE CONTRACTOR SHALL TEST PROJECT SOILS TO VERIFY THAT THE SOILS ON-SITE ARE ACCEPTABLE FOR PROPER GROWTH OF PLANT MATERIALS AND ADEQUATE DRAINAGE IN PLANT BEDS AND PLANTERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE LOCATION, AND PROCUREMENT OF EXISTING ON-SITE SOIL SAMPLES WITH THE LANDSCAPE ARCHITECT. REPRESENTATIVE SAMPLES SHALL BE SUBMITTED TO A CERTIFIED TESTING LABORATORY FOR ANALYSIS. THE FINDINGS, TOGETHER WITH RECOMMENDATIONS FOR AMENDING THE SOILS SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO DELIVERY AND INSTALLATION OF PLANT MATERIALS AT THE JOB.
- THE LANDSCAPE CONTRACTOR SHALL ENSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH HARDPAN AND COMPACTED FILL SHALL BE ACCOMPLISHED TO ENSURE DRAINAGE.
- ALL PLANTING BEDS SHALL BE STAKED AND OR PAINTED BY THE LC FOR APPROVAL BY THE LA PRIOR TO PLANT INSTALLATION. TREES SHALL BE LOCATED WITH STAKES OR FLAGS FOR APPROVAL BY THE LA PRIOR TO INSTALLATION.
- ALL PROPOSED TREES SHALL BE INSTALLED EITHER ENTIRELY IN OR ENTIRELY OUT OF PLANTING BEDS. PLANTING BED OUTLINES SHALL NOT BE OBSTRUCTED AND SHALL BE SMOOTH AND FLOWING. IF TREES ARE LOCATED OUTSIDE PLANTING BEDS IN SOD AREAS, MAINTAIN A MINIMUM 3' WIDE OFFSET.
- THE PLANT QUANTITIES SHOWED ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
- THE LC IS RESPONSIBLE FOR DETERMINING THE AMOUNT OF SOD OR SEED REQUIRED TO INSTALL LAWN AREAS ACCORDING TO THE LANDSCAPE PLANS. ANY ADDITIONAL SOD OR SEEDED AREAS ADDED TO THE PLANS DURING THE INSTALLATION PROCESS SHALL BE PROVIDED BY THE LC AT A MUTUALLY AGREED UPON AQ. FT. UNIT COST. AREAS TO BE SODDED OR SEEDED SHALL BE AMENDED PER SOILS REPORT TO PROVIDE REQUIRED NUTRIENTS AND SOIL PH OF BETWEEN 6.0 AND 7.0.

- THE LC SHALL BE RESPONSIBLE FOR THE STABILITY AND PLUMB CONDITION OF ALL INSTALLED PLANT MATERIALS AND REPLACING ANY DAMAGED PLANT MATERIAL WITH PLANTS OF EQUAL KIND, SIZE AND CONDITION AT NO ADDITIONAL COST TO THE OWNER. NO CHAINS OR CABLES ATTACHED TO THE TRUNK SHALL BE USED WHEN INSTALLING PLANT MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PREVENT PLANTS AND TREES FROM FALLING OR BEING BLOWN OVER, AND TO REPLACE ALL PLANTS WHICH ARE DAMAGED DUE TO INADEQUATE GUYING OR STAKING, AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL REMOVE ALL STAKING MATERIALS THE END OF THE WARRANTY PERIOD AND DISPOSE OFFSITE.
- ALL PLANTING BEDS SHALL BE MULCHED WITH A 4" LAYER OF MULCH AS SPECIFIED. AL TREES SHALL HAVE A 4" THICK MUCH RING PLACED AROUND THE BASE OF THE TRUNK. THE LANDSCAPE SCOPE OF WORK INCLUDES MULCHING AS AN INTEGRAL PART OF THE PROJECT AND NOT AS A SEPARATE COST ITEM.
- ALL PLANT MATERIALS SHALL RECEIVE ADEQUATE WATERING BY THE LC AS REQUIRED UNTIL THE LANDSCAPE IRRIGATION SYSTEM IS FULLY OPERATIONAL AND UNTIL FINAL ACCEPTANCE BY OWNER.
- ALL EXISTING PLANT BEDS TO REMAIN WITHIN THE CONSTRUCTION LIMIT LINE SHALL BE LEFT UNDISTURBED. EXISTING TREES TO REMAIN, AS NOTED ON THE DRAWINGS, SHALL BE LEFT UNDISTURBED AND PROTECTED BY BARRICADES ERECTED AT THE PERIMETER OF THE TREE DRIP LINE(S). NO VEHICLE SHALL TRAVERSE THIS AREA NOR SHALL ANY STORAGE OF MATERIALS OR EQUIPMENT BE PERMITTED WITHIN THE AREA OF THE TREE DRIPLINE(S). ANY EXISTING PLANT BEDS OR TREES DAMAGED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED BY THE RESPONSIBLE PARTY AT THEIR OWN EXPENSE.
- NO TREES SHALL BE PLANTED WITHIN DESIGNATED UTILITY CORRIDORS, PUBLIC RIGHT OF WAY (WITHOUT RIGHT OF WAY UTILIZATION PERMIT) NOR ANY PLANTS LOCATED WITHIN FOUR FEET (4') OF ANY SWALE CENTERLINE IDENTIFIED ON THE DRAWINGS. FIELD ADJUSTMENTS AS NECESSARY AND REVIEW ADJUSTMENTS WITH THE LA PRIOR TO INSTALLATION.
- THE LC SHALL BE RESPONSIBLE FOR PROVIDING EFFECTIVE TRAFFIC CONTROL AND REMOVAL OF ALL DEBRIS AND EXCAVATED BACKFILL OFF-SITE ON A DAILY BASIS AT NO ADDITIONAL COST TO THE OWNER.
- NOTE: QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED BY THE LC. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF PLANT MATERIAL ACCORDING TO DRAWINGS.
- WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE AND HEALTHY AND IN THRIVING CONDITION FOR ONE YEAR FROM THE DATE OF JOB ACCEPTANCE. PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF.
- HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND NOT LESS THAN 5 PERCENT OF THE PLANTS SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
- SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED. SEE SPECIFICATIONS FOR FERTILIZER AND AMENDMENT ADDITIVES.
- THE TRUNK FLARE DEPTH FOR ALL TREES SHOULD BE VISIBLE AT +/- 2" ABOVE GRADE.
- ALL B&B TREES SHALL HAVE BEEN 100% ROOT PRUNED AT THE MIDPOINT OF THEIR LIFE SPAN IN THE NURSERY OR AFTER. CONTRACTOR RESPONSIBLE FOR OBTAINING INFORMATION REGARDING NURSERY GROWING PRACTICES AND PROVISION OF THE INFORMATION TO THE LANDSCAPE ARCHITECT.
- WIRE BASKETS SHOULD HAVE TOP RUNG CUT AWAY FROM BASKET HORIZONTALLY, AND REMAINDER OF BASKET TO REMAIN.
- ALL B&B TREES SHALL BE MOVED WITH STRAPPING CONNECTED TO WIRE BASKET ONLY, NEVER ATTACHED DIRECTLY TO TREE TRUNK. CONTAINER PLANTS SHALL BE MOVED IN A WAY THAT IS COMPLETELY SUPPORTED BY THE CONTAINER, NOT THE TREE TRUNK.
- PLANTS SHALL BE SUBJECT TO REVIEW BY LANDSCAPE ARCHITECT AT THE NURSERY. LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.
- ALL TREES TO BE INSTALLED WITH MOST ATTRACTIVE SIDE FACING PREDOMINANT POINT OF VISIBILITY.
- ALL LANDSCAPE BEDS TO BE EDGED AS SHOWN IN LANDSCAPE DETAILS.
- LC TO ENSURE ALL TREE ROOTS BE STURDILY ESTABLISHED IN BALL THAT HAS BEEN TIGHTLY WRAPPED AND SECURELY TIED WITH TWINE OR WIRE, OR PINNED.
- SOD AND SEED QUANTITIES TO BE PROVIDED BY CONTRACTOR.
- THE CONTRACTOR SHALL ACCOMPANY LANDSCAPE ARCHITECT ON REVIEW TRIPS. CONTRACTOR TO SUBMIT PHOTOS OF ALL TREES WITH BID SUBMITTAL.
- TREES SPECIFIED TO HAVE CLEAR TRUNK HEIGHT TO BE PURCHASED FROM THE NURSERY WITH SAID CLEAR TRUNK HEIGHT, NOT FIELD-PRUNED BY CONTACTOR.

GENERAL GRADING NOTES

- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE PROJECT PRIOR TO BIDDING THE WORK.
- THE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL EARTHWORK AND SITE GRADING NECESSARY TO ACHIEVE THE FINISHED GRADES NOTED ON THE DRADING PLANS ACCORDING TO THE SPECIFICATIONS.
- NUMEROUS UNDERGROUND UTILITIES, CONDUIT, SLEEVES, DRAINAGE PIPES, ETC., HAVE BEEN PREVIOUSLY INSTALLED OR SCHEDULED FOR FUTURE INSTALLATION BY OTHERS. CONTRACTOR SHALL COORDINATE AND WORK CLOSELY WITH OTHER CONTRACTORS, TRADES, AND THE OWNER'S REPRESENTATIVE TO AVOID DAMAGE TO THESE UNDERGROUND AND AT GRADE ELEMENTS. ANY DAMAGES SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
- FINISHED GRADE IN PLANTING BED AREAS SHALL BE 1" TO 2" BELOW THE FINISHED ELEVATIONS SHOWN FOR ALL HARDSCAPE SURFACES (SEE DETAILS FOR VARYING CONDITIONS).
- ALL UTILITIES, SLEEVES, MANHOLES, OUTFALL STRUCTURES, SWALES, AND OTHER STRUCTURES OR TOPOGRAPHICAL FEATURES SHALL BE FIELD STAKED AND VERIFIED PRIOR TO CONSTRUCTION. NOTIFY THE OWNERS REPRESENTATIVE OF ANY EXISTING UTILITY WHICH NEEDS TO BE RAISED TO MATCH FINISHED GRADES SHOWN IN THE DRAWINGS.
- ALL FILL REQUIRED SHALL BE CLEAN, WELL DRAINING SOIL. FILL SHALL BE CLEAN AND FREE OF ALL MATERIAL HARMFUL TO PLANT GROWTH AND DELETERIOUS MATERIAL SUCH AS ROCKS (LAGER THAN 2" DIA.), COMPACTED CLAY, ROADBED OR SURFACING MATERIAL, MUCK, ROOTS, BRANCHES, ETC...
- CONTOURS FOR BERMING SHALL BE SMOOTH, CONTINUOUS ARCS. SIDE SLOPES SHALL BE SMOOTH AND EVEN IN TRANSITION AND VOID OF DEPRESSIONS AND SURFACE IRREGULARITIES. ALL BERMS SHALL HAVE A MAXIMUM SIDE SLOPE OF FOUR FEET (4') HORIZONTAL TO ONE FOOT (1') VERTICAL (IE., 4 TO 1), UNLESS OTHERWISE NOTED.
- MAXIMUM SIDEWALK SLOPE SHALL BE 5% (1' IN 20') AND MEET ALL HANDICAP REQUIREMENTS. MINIMUM SIDEWALK SLOPE SHALL BE 1%. MAXIMUM SIDEWALK CROSS SLOPE SHALL BE 2% PITCHED TOWARD DRAINAGE STRUCTURES.
- ALL PAVEMENT AND LANDSCAPE AREAS OF THE PROJECT SHALL POSITIVELY DRAIN TO DRAINAGE STRUCTURES INDICATED ON THE SITE GRADING AND CIVIL ENGINEERING PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION PROTECTION AND SLOPE STABILIZATION BY OWNER-APPROVED MEANS.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY FENCES, BARRICADES, AND SEDIMENT CONTROL DEVICES AS WELL AS MAINTAIN AND REPAIR ANY DAMAGE WHICH MAY IMPEDE THEIR EFFECTIVENESS AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- ANY LIMITS OF WORK ABUTTING JURISDICTIONAL BOUNDARIES OR EXISTING WATER BODIES SHALL BE VERIFIED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE.

GENERAL SITE LAYOUT NOTES

- CONTRACTOR SHALL FULLY FAMILIARIZE HIMSELF/HERSELF WITH THE PROJECT PRIOR TO BIDDING THE WORK.
- SEE SITE LAYOUT DRAWINGS FOR CONSTRUCTION LAYOUT GEOMETRY OF THE PROJECT'S SITE DEVELOPMENT ELEMENTS.
- REFER TO HARDSCAPE PLANS AND DETAILS AS WELL AS THE STRUCTURAL DOCUMENTS FOR ADDITIONAL LAYOUT INFORMATION.
- CONTRACTOR SHALL COORDINATE AND VERIFY ALL POINTS OF BEGINNING AND BENCHMARKS FOR THE SITE WITH THE OWNER'S REPRESENTATIVE PRIOR TO INITIATING LAYOUT OF SITE ELEMENTS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO ATTENTION OF THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
- UNLESS NOTED OTHERWISE, THE LIMITS OF CONSTRUCTION SHALL BE AS NOTED ON THE DRAWINGS.
- CONTRACTOR SHALL USE THE DIMENSIONING AND STAKING LAYOUTS INDICATED ON THE SITE LAYOUT PLANS TO LAYOUT ALL SITE ELEMENTS, PAVEMENT AND PAVEMENT PATTERNS, ETC., BRING ANY DISCREPANCIES, INCONSISTENCIES OR ERRORS TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- WHEREVER POSSIBLE, THE CONTRACTOR SHALL COORDINATE THE LAYOUT OF THE PAVEMENT AND PAVEMENT PATTERN WITH THE LOCATION OF THE DRAIN INLETS AND OTHER AT GRADE UTILITY ELEMENTS.

CONTRACTOR / LANDSCAPE CONTRACTOR PLEASE NOTE:

NOTE: ALL TREES TO BE TAGGED BY THE LANDSCAPE ARCHITECT AT SOURCE NURSERY PRIOR TO PROCUREMENT BY LANDSCAPE CONTRACTOR. CONSULT L9-01 FOR NURSERY SOURCE INFORMATION. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE LANDSCAPE ARCHITECT A MINIMUM OF THIRTY DAYS IN ADVANCE OF TAGGING FOR SCHEDULING PURPOSES.

ANY TREES NOT TAGGED BY THE LANDSCAPE ARCHITECT IN ADVANCE OF INSTALLATION ARE SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER OR LANDSCAPE ARCHITECT. TREES ARE TO BE REMOVED AS SPECIFIED BY LANDSCAPE ARCHITECT.

LANDSCAPE CONTRACTOR IS TO PROVIDE PHOTOGRAPHS OF ALL SHRUB/GROUNDCOVER MATERIAL TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO JOB SITE FOR APPROVAL.

SPECIAL IRRIGATION NOTES:

- IRRIGATION FOR PROJECT TO BE DESIGN/BUILD BY CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR ALL DESIGN, COORDINATION, AND INSTALLATION RELATED TO IRRIGATION ON BOTH THE GROUND PLANE AND AMENITY DECK. CONTRACTOR RESPONSIBLE FOR SUPPLYING IRRIGATION TO ALL PLANT MATERIAL.
- ALL TURF AREAS TO RECEIVE SPRAY FROM AT LEAST TWO SPRINKLER HEADS
- CONTRACTOR IS RESPONSIBLE FOR SUPPLY OF ALL NECESSARY PARTS FOR IRRIGATION INCLUDING BUT NOT LIMITED TO: HEADS, SLEEVES, WATER LINES, WATER METER, CONTROLLERS, VALVES, ETC.
- PROVIDE A PROPOSAL AND PRICING FOR AN IRRIGATION SYSTEM THAT DRAWS WATER FROM THE MUNICIPAL WATER SYSTEM, AND AN ALTERNATE PROPOSAL AND PRICING FOR A SYSTEM THAT DRAWS WATER FROM AN ON SITE WELL. (STUDIES WILL NEED TO BE DONE TO SEE IF AN ON SITE WELL IS VIABLE.)

Quercus

PLACE MAKING + MASTER PLANNING + LANDSCAPE ARCHITECTURE

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VILLAGE WALK @ HAPEVILLE

City of Hapeville, Fulton County, Georgia

Miller Lowry Developments, LLC
2964 Peachtree Rd., NW Suite 540
Atlanta, GA 30305

DATE: 03.06.19

PRINTING

1	03.06.19	PC review
2	06.15.19	DRC review

SEAL

GEORGIA REGISTERED No. LA001290 LANDSCAPE ARCHITECT JONATHAN C. YOUNG

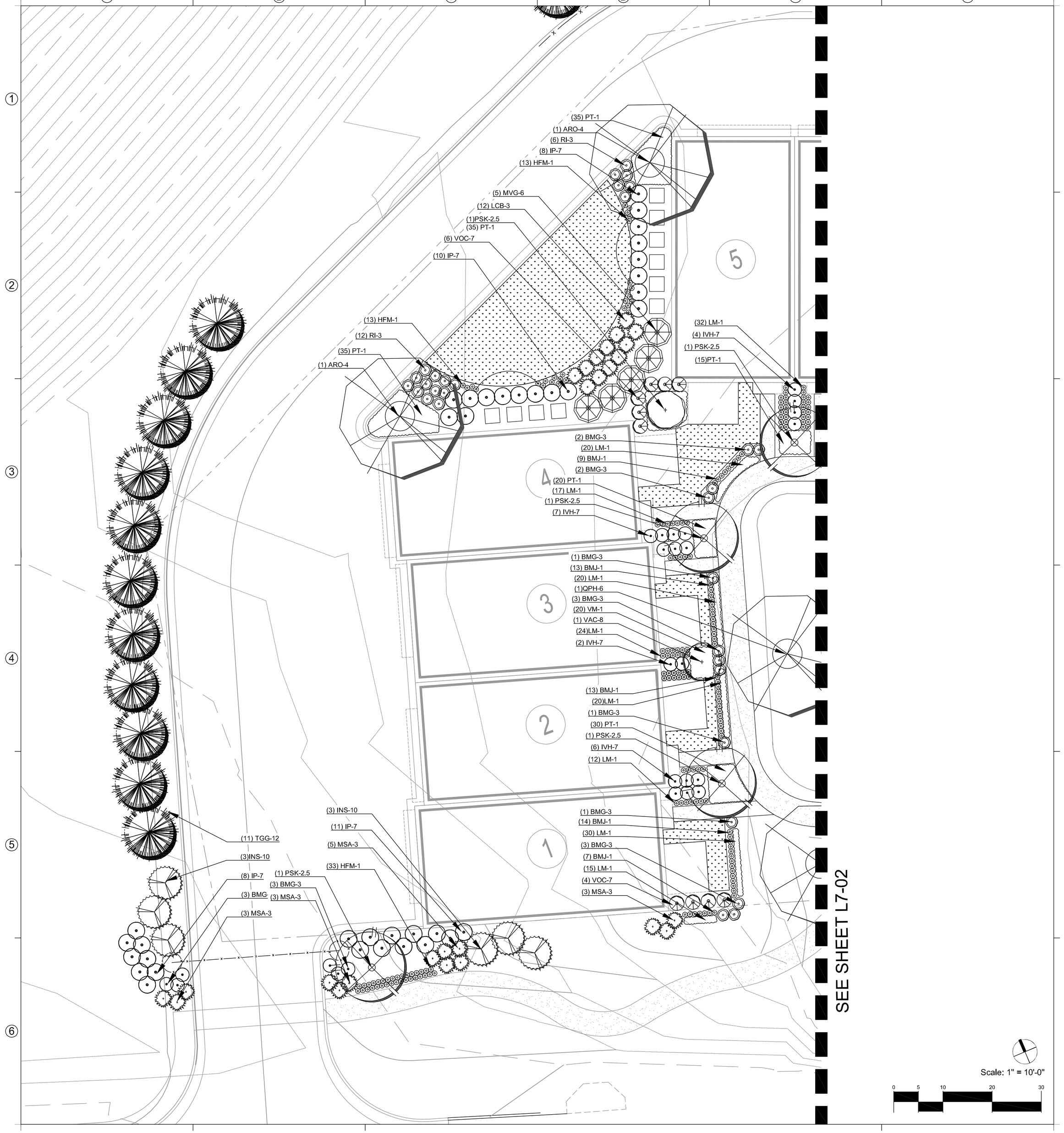
DRC Submission

QLLC Project #: 19157
Drawn by: JCY
Reviewed by: JC

PLANTING PLAN

L7-00

FOR CONSTRUCTION



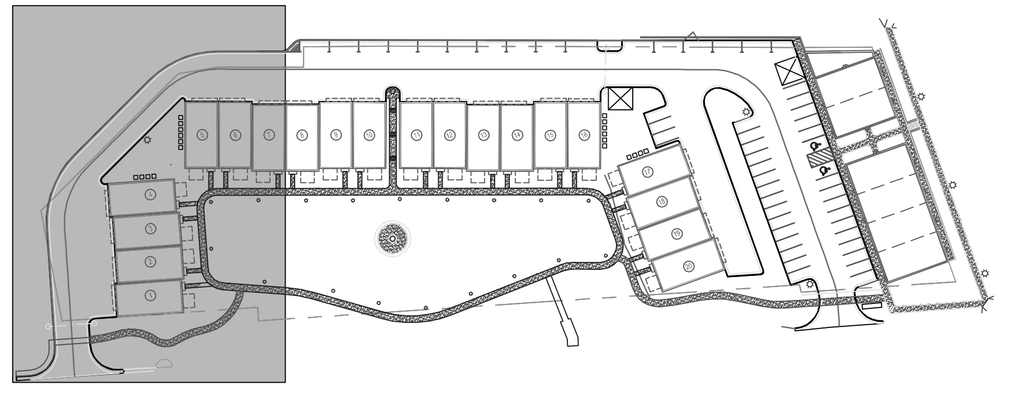
RECOMPENSE TREE SCHEDULE

ABBR.	BOTANICAL NAME	COMMON NAME	COND.	SIZE	NOTES*
TREES					
DECIDUOUS					
ARO-4	Acer rubrum 'October Glory'	'October Glory' Red Maple	B&B	4" cal.	See # below
QNP-4	Quercus nattallii 'Ochlocknee'	'Ochlocknee' Nuttall Oak	B&B	4" cal.	See # below
QPH-6	Quercus phellos 'Hightower'	Hightower Willow Oak	B&B	6" cal.	See # below
UPE-4	Ulmus parvifolia 'Elmer II'	Allee Lacebark Elm	B&B	4" cal.	See # below
EVERGREEN					
TGG-12	Thuja plicata 'Green Giant'	Thuja 'Green Giant'	Cont	12' ht.	See # below
INS-10	Ilex x 'Nellie R. Stevens'	'Nellie R. Stevens' Holly	Cont	10' ht.	See # below
MVG-6	Magnolia virginiana 'Green Mile'	'Green Mile' Sweetbay Mag.	Cont	6' ht.	See # below
ACCENT					
VAC-8	Vitex agnus-castus	Chaste Tree	Cont	8' ht.	See # below
PSK-2.5	Prunus serrulata 'Kwanzan'	'Kwanzan' Cherry	Cont	2.5" cal.	See # below
SHRUBS					
DECIDUOUS					
LCB-3	Loropetalum chinensis	Burgundy Loropetalum	Cont	3 gal.	See # below
FI-7	Forsythia x intermedia	Forsythia	Cont	7 gal.	See # below
EVERGREEN					
BMG-3	Buxus microphylla 'Green Mtn'	'Green Mtn' Korean Boxwood	Cont	3 gal.	See # below
BMJ-1	Buxus microphylla 'Winter Gem'	'Winter Gem' Boxwood	Cont	1 gal.	See # below
IP-7	Illicium parviflorum	Anise	Cont	7 gal.	See # below
RI-3	Rhaphiolepsis indica	Indian Hawthorne	Cont	3 gal.	See # below
IVH-3	Itea virginica 'Henry's Garnet'	'Henry's Garnet' Sweetspire	Cont	3 gal.	See # below
IVH-7	Itea virginica 'Henry's Garnet'	'Henry's Garnet' Sweetspire	Cont	7 gal.	See # below
VOC-7	Viburnum x 'Chindo'	'Chindo' Viburnum	Cont	7 gal.	See # below
NATIVE GRASSES					
MSA-3	Miscanthus sinensis 'Adagio'	'Adagio' Maiden Grass	Cont	3 gal.	See # below
GROUNDCOVER					
VM-1	Vinca minor	Perriwinkle	Flat	pot	See # below
PT-1	Pachysandra terminalis	Japanese Pachysandra	Flat	pot	See # below
LM-1	Liriope muscari 'Big Blue'	'Big Blue' Liriope	Cont	1 gal.	See # below
HFM-1	Hemerocallis 'Fooled Me'	Daylily	Cont	1 gal.	See # below

** SEE PLANT SPECIFIC CONDITION NOTES BELOW FOR EACH PLANT AS SPECIFIED*

PLANT SPECIFIC CONDITION NOTES

1. ALL PLANTS SHALL HAVE **MATCHED** CHARACTERISTICS IN FORM, COLOR, VIGOR, GROWTH HABIT, AND FOLIAGE DENSITY. ANY PLANT THAT DEVIATES SUBSTANTIALLY FROM THE ACCEPTED NORM WILL BE REJECTED ON-SITE.
2. ALL LIKE PLANTS SHALL HAVE A SIMILAR CENTRAL GROWTH **LEADER** AT A CONSISTENT HEIGHT ABOVE THE ROOT COLOR WITHOUT ANY VISIBLE DAMAGE. ALL PLANTS WITH A BROKEN OR DAMAGED CENTRAL LEADER WILL BE REJECTED ON-SITE.
3. EACH PLANT SHALL HAVE **MULTIPLE TRUNKS** WITH SIMILAR DIAMETER, STRENGTH, VIGOR, AND HABIT. THE PLANT SHALL BE LIMBED UP WITH ACCEPTABLE NURSERY PRUNING PRACTICES TO HIGHLIGHT THE MULTI-TRUNK FORM.
4. EACH PLANT SHALL EXHIBIT EXEMPLARY **SPECIMEN** QUALITIES THAT BEST PORTRAY THE UNIQUENESS OF THE SPECIFIED SPECIES - FORM, HABIT, COLOR, TEXTURE, SIZE, VIGOR.
5. EACH **STANDARD** PLANT SHALL HAVE A CLEAR, SINGLE, STRAIGHT TRUNK WITH NO VISIBLE DAMAGE. THE LIMBED UP CLEAR HEIGHT SHALL BE COMPLIANT WITH DESIGN INTENT, LOCAL CODE, AND NURSERY BEST PRACTICES.
6. ARRANGE THE PLANTS SPECIFIED IN A **HEDGE** FORMATION SO THAT THE FOLIAGE FROM ONE PLANT OVERLAPS THE FOLIAGE OF THE ADJACENT PLANT AFTER 5 YEARS OF GROWTH. GROWTH RATES WILL VARY BY SPECIES AND MICRO-CLIMATE.



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City of Hapeville, Fulton County, Georgia

Miller Lowry Developments, LLC
2964 Peachtree Rd., NW Suite 540
Atlanta, GA 30305

DATE: 03.06.19

PRINTING:

1	03.06.19	PC review
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SEAL

GEORGIA REGISTERED No. LA001780 LANDSCAPE ARCHITECT JONATHAN C. YOUNG

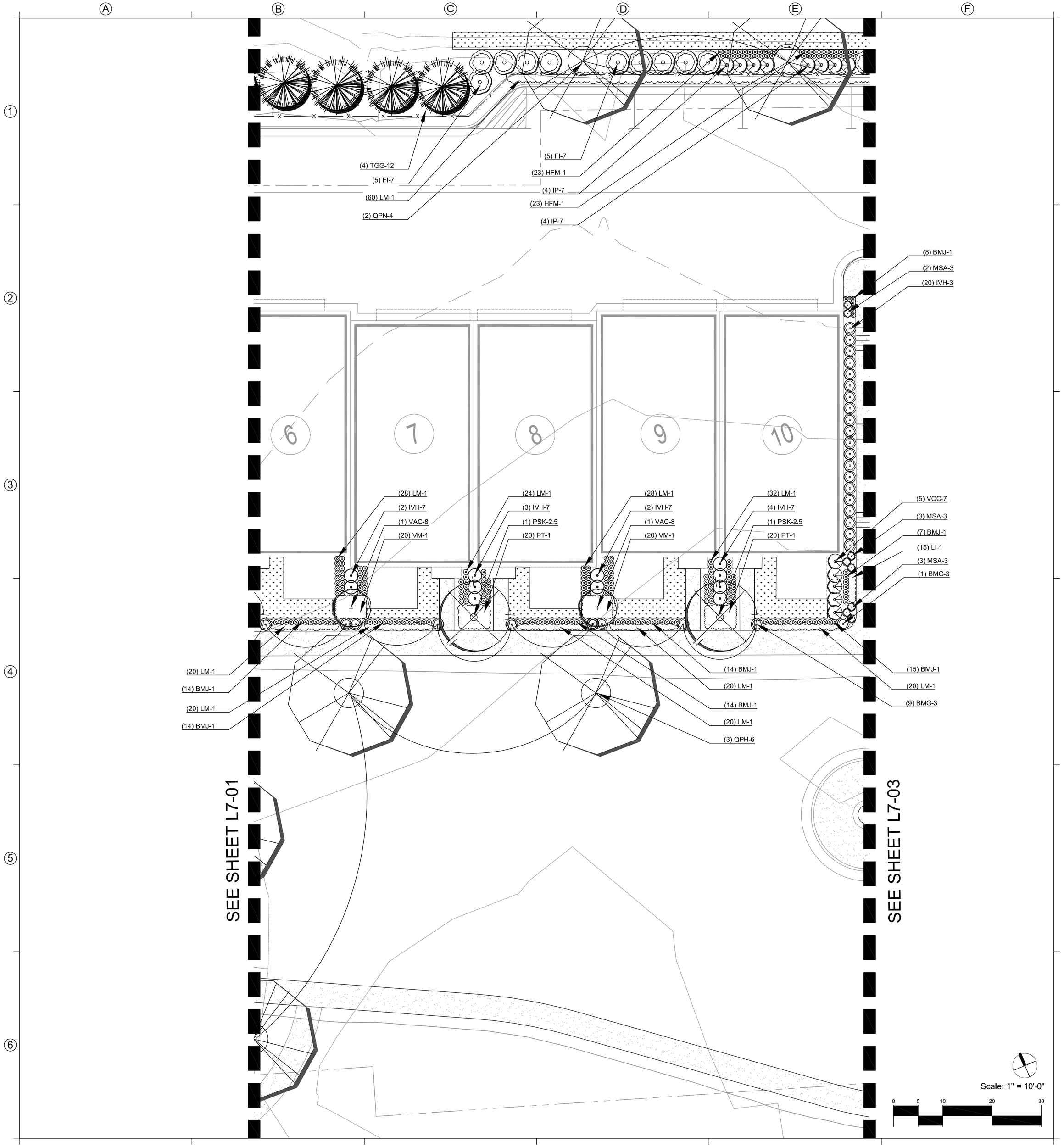
DRC Submission

QLLC Project #: 19157
Drawn by: JCY
Reviewed by: JC

PLANTING PLAN

L7-01

FOR CONSTRUCTION



RECOMPENSE TREE SCHEDULE

ABBR.	BOTANICAL NAME	COMMON NAME	COND.	SIZE	NOTES*
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DECIDUOUS					
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QNP-4	Quercus nattallii 'Ochlocknee'	'Ochlocknee' Nuttall Oak	B&B	4" cal.	See # below
QPH-6	Quercus phellos 'Hightower'	Hightower Willow Oak	B&B	6" cal.	See # below
UPE-4	Ulmus parvifolia 'Elmer II'	Allee Lacebark Elm	B&B	4" cal.	See # below
EVERGREEN					
TGG-12	Thuja plicata 'Green Giant'	Thuja 'Green Giant'	Cont	12' ht.	See # below
INS-10	Ilex x 'Nellie R. Stevens'	'Nellie R. Stevens' Holly	Cont	10' ht.	See # below
MVG-6	Magnolia virginiana 'Green Mile'	'Green Mile' Sweetbay Mag.	Cont	6' ht.	See # below
ACCENT					
VAC-8	Vitex agnus-castus	Chaste Tree	Cont	8' ht.	See # below
PSK-2.5	Prunus serrulata 'Kwanzan'	'Kwanzan' Cherry	Cont	2.5" cal.	See # below
SHRUBS					
DECIDUOUS					
LCB-3	Loropetalum chinensis	Burgundy Loropetalum	Cont	3 gal.	See # below
FI-7	Forsythia x intermedia	Forsythia	Cont	7 gal.	See # below
EVERGREEN					
BMG-3	Buxus microphylla 'Green Mtn'	'Green Mtn' Korean Boxwood	Cont	3 gal.	See # below
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RI-3	Rhaphiolepsis indica	Indian Hawthorne	Cont	3 gal.	See # below
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GROUNDCOVER					
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PT-1	Pachysandra terminalis	Japanese Pachysandra	Flat	pot	See # below
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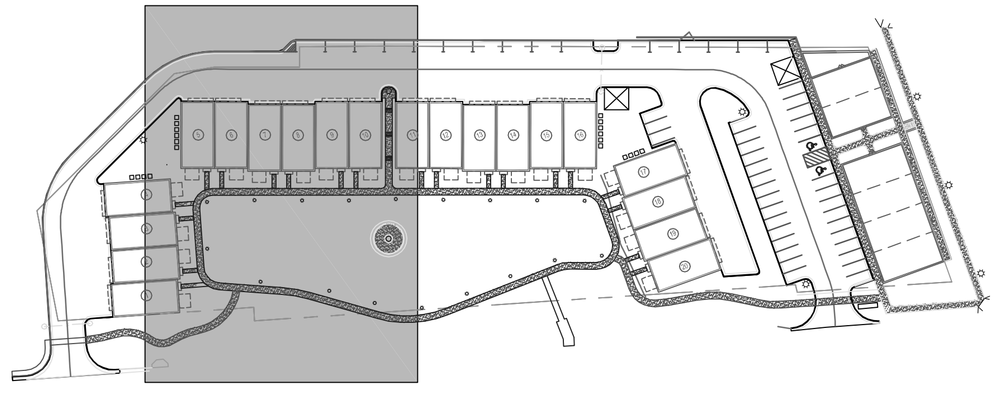

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2964 Peachtree Rd., NW Suite 540
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SEAL



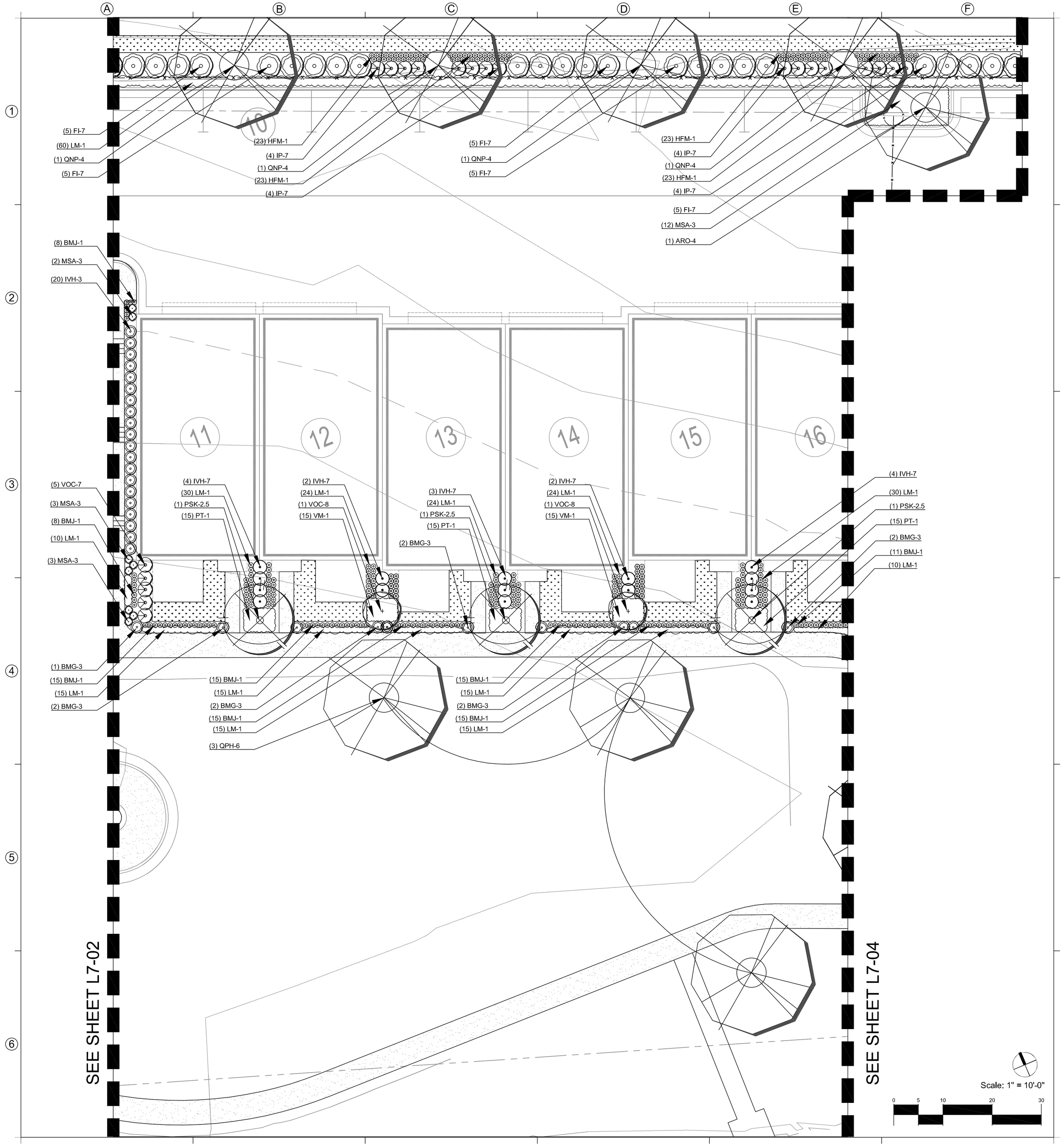
DRC Submission

QLLC Project #: 19157
Drawn by: JCY
Reviewed by: JC

PLANTING PLAN

L7-02

FOR CONSTRUCTION



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UPE-4	Ulmus parvifolia 'Elmer II'	Allee Lacebark Elm	B&B	4" cal.	See # below
EVERGREEN					
TGG-12	Thuja plicata 'Green Giant'	Thuja 'Green Giant'	Cont	12' ht.	See # below
INS-10	Ilex x 'Nellie R. Stevens'	'Nellie R. Stevens' Holly	Cont	10' ht.	See # below
MVG-6	Magnolia virginiana 'Green Mile'	'Green Mile' Sweetbay Mag.	Cont	6' ht.	See # below
ACCENT					
VAC-8	Vitex agnus-castus	Chaste Tree	Cont	8' ht.	See # below
PSK-2.5	Prunus serrulata 'Kwanzan'	'Kwanzan' Cherry	Cont	2.5" cal.	See # below
SHRUBS					
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LCB-3	Loropetalum chinensis	Burgundy Loropetalum	Cont	3 gal.	See # below
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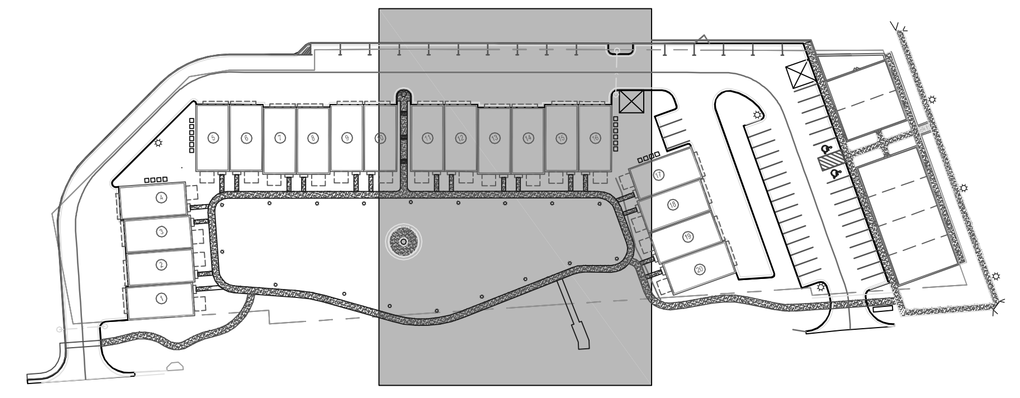

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City of Hapeville, Fulton County, Georgia

Miller Lowry Developments, LLC
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DATE: 03.06.19

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SEAL

GEORGIA REGISTERED No. LA001280 LANDSCAPE ARCHITECT JONATHAN C. YOUNG

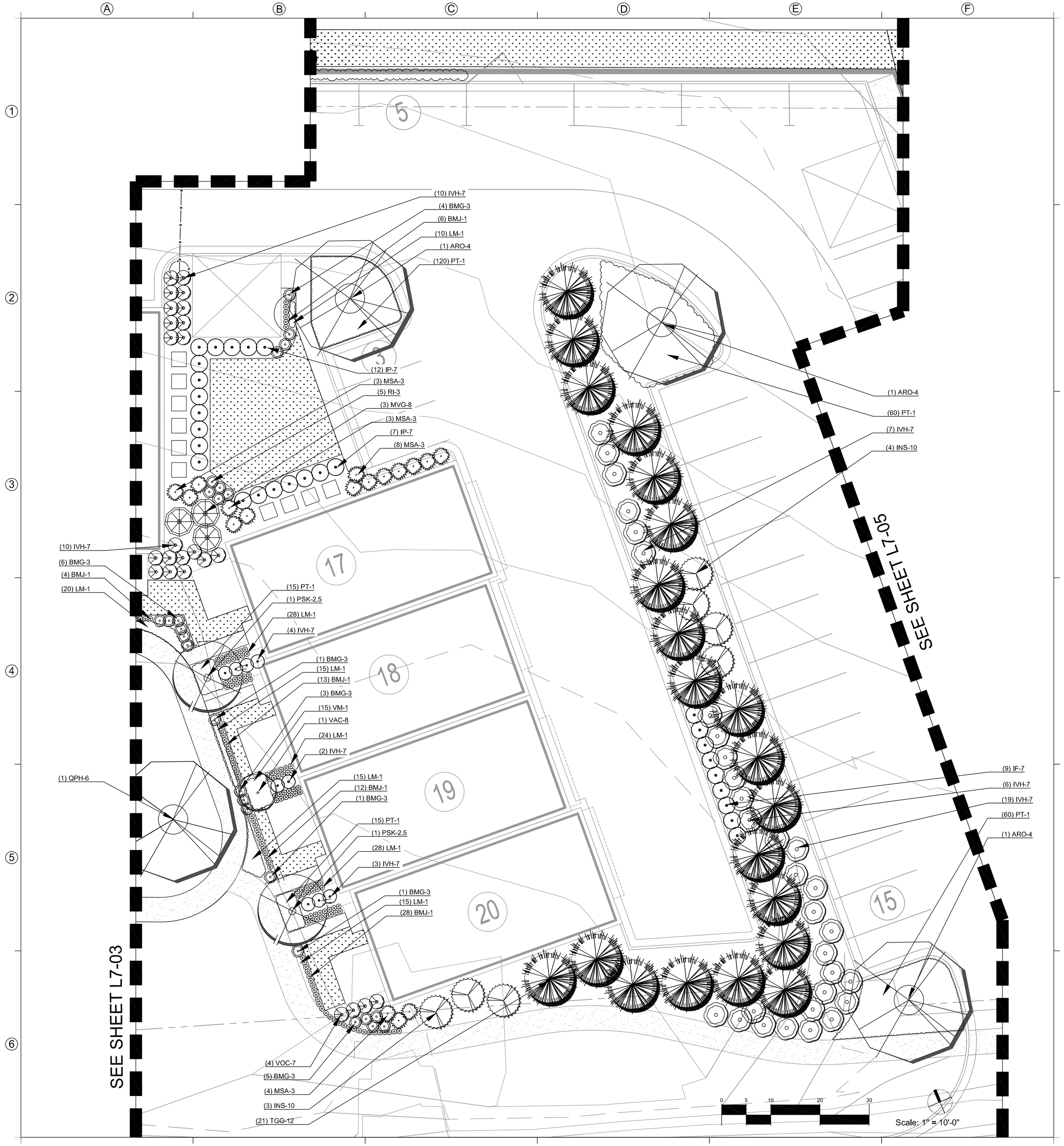
DRC Submission

QLLC Project #: 19157
Drawn by: JCY
Reviewed by: JC

PLANTING PLAN

L7-03

FOR CONSTRUCTION



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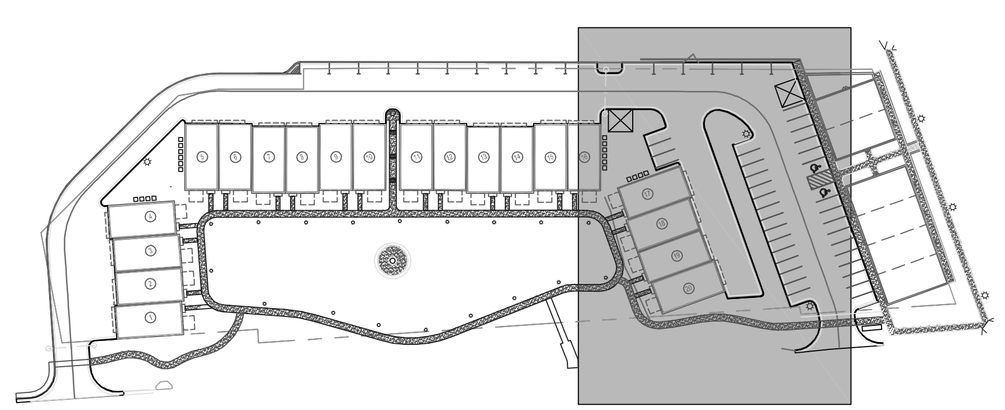

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L7-04

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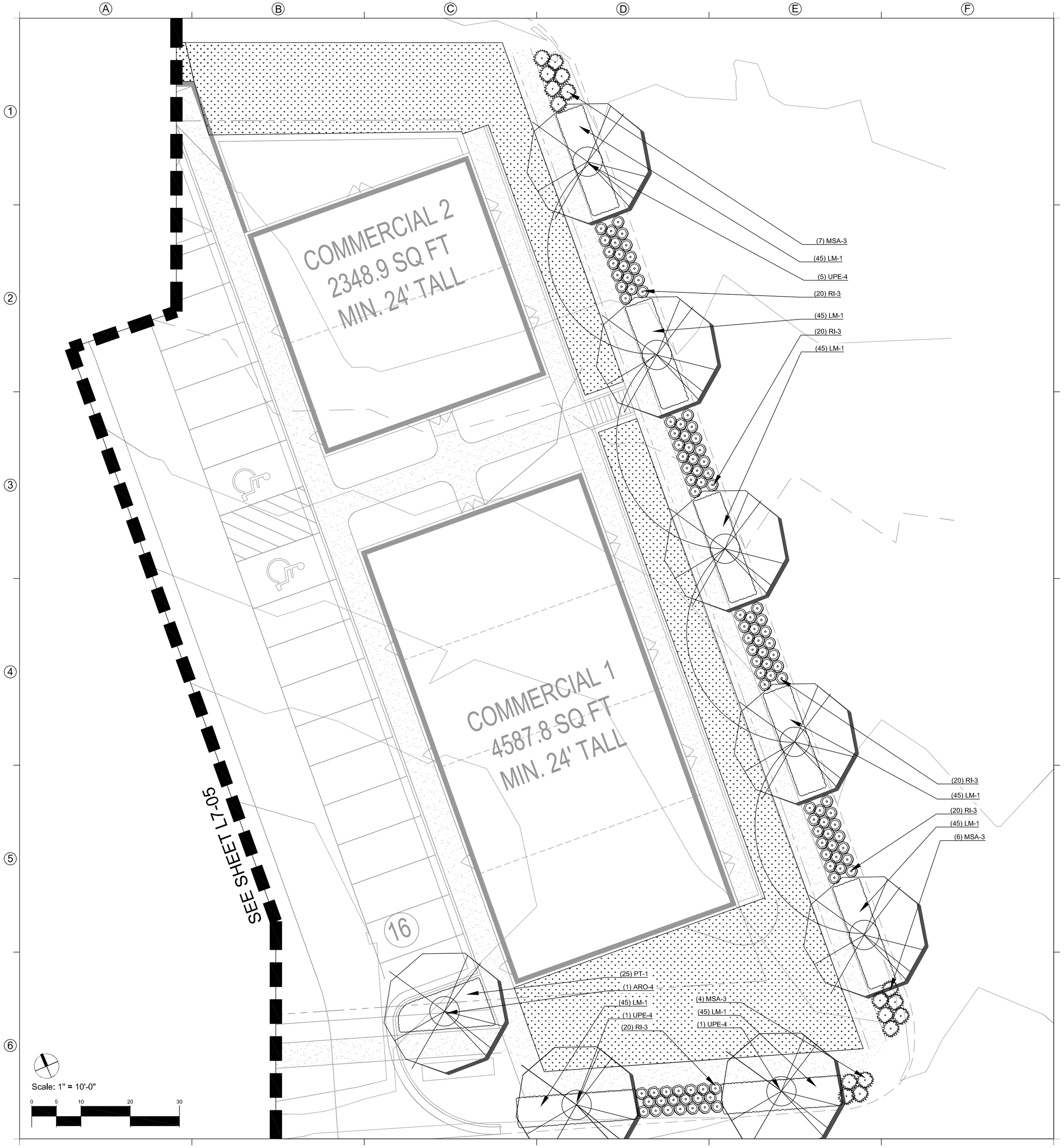

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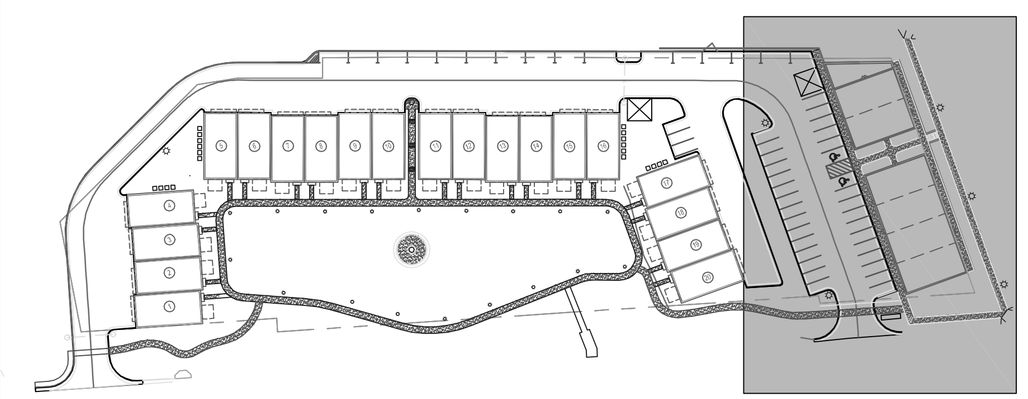
1. ALL PLANTS SHALL HAVE **MATCHED** CHARACTERISTICS IN FORM, COLOR, VIGOR, GROWTH HABIT, AND FOLIAGE DENSITY. ANY PLANT THAT DEVIATES SUBSTANTIALLY FROM THE ACCEPTED NORM WILL BE REJECTED ON-SITE.
2. ALL LIKE PLANTS SHALL HAVE A SIMILAR CENTRAL GROWTH **LEADER** AT A CONSISTENT HEIGHT ABOVE THE ROOT COLOR WITHOUT ANY VISIBLE DAMAGE. ALL PLANTS WITH A BROKEN OR DAMAGED CENTRAL LEADER WILL BE REJECTED ON-SITE.
3. EACH PLANT SHALL HAVE **MULTIPLE TRUNKS** WITH SIMILAR DIAMETER, STRENGTH, VIGOR, AND HABIT. THE PLANT SHALL BE LIMBED UP WITH ACCEPTABLE NURSERY PRUNING PRACTICES TO HIGHLIGHT THE MULTI-TRUNK FORM.
4. EACH PLANT SHALL EXHIBIT EXEMPLARY **SPECIMEN** QUALITIES THAT BEST PORTRAY THE UNIQUENESS OF THE SPECIFIED SPECIES - FORM, HABIT, COLOR, TEXTURE, SIZE, VIGOR.
5. EACH **STANDARD** PLANT SHALL HAVE A CLEAR, SINGLE, STRAIGHT TRUNK WITH NO VISIBLE DAMAGE. THE LIMBED UP CLEAR HEIGHT SHALL BE COMPLIANT WITH DESIGN INTENT, LOCAL CODE, AND NURSERY BEST PRACTICES.
6. ARRANGE THE PLANTS SPECIFIED IN A **HEDGE** FORMATION SO THAT THE FOLIAGE FROM ONE PLANT OVERLAPS THE FOLIAGE OF THE ADJACENT PLANT AFTER 5 YEARS OF GROWTH. GROWTH RATES WILL VARY BY SPECIES AND MICRO-CLIMATE.



KEY PLAN

Quercus
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VILLAGE WALK @ HAPEVILLE

City of Hapeville, Fulton County, Georgia

Miller Lowry Developments, LLC
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DATE: 03.06.19

PRINTING:

1	03.06.19	PC review
2	06.15.19	DRC review

SEAL

GEORGIA REGISTERED No. LA001780 LANDSCAPE ARCHITECT JONATHAN C. YOUNG

DRC Submission

QLLC Project #: 19157
Drawn by: JCY
Reviewed by: JC

PLANTING PLAN

L7-05

FOR CONSTRUCTION