

AGENDA

City of Hapeville

3468 North Fulton Avenue

Hapeville, Georgia 30354

Design Review Committee

October 16, 2019

6:00 PM

1. Welcome And Introduction

2. Approval Of Minutes

2.I. DRC Minutes September 18, 2019

Documents:

[DRC MINUTES SEPTEMBER 18, 2019.PDF](#)

3. Tony McSwain 3472 Rainey Avenue

Mr. Tony McSwain has submitted updated plans to make minor changes to the front façade of the dwelling at 3472 Rainey Avenue. The property is zoned U-V, Urban Village.

Documents:

[3472 RAINEY AVENUE APP.PDF](#)

4. Steve Lamb 3275/3277 Russell Street

Mr. Steve Lamb has submitted an application seeking approval of plans to convert a concrete walkway from the sidewalk to the front door into a wooden wheelchair-accessible ramp to the existing dwelling at 3275/3277 Russell Street. The property is zoned R-2, Two Family Residential.

Documents:

[3275-3277 RUSSELL STREET APP.PDF](#)

5. Reuben Buckareff 438 Porsche Avenue

Mr. Reuben Buckareff has submitted an application seeking approval of plans for the addition of a window to the right-side elevation of the existing structure at 438 Porsche Avenue. The property is zoned U-V, Urban Village.

Documents:

[438 PORSCHE AVENUE APP.PDF](#)

6. Jimmy Joyner 105 Lilly Street

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

Documents:

[105 LILLY STREET APP.PDF](#)

7. Miller Lowry Developments LLC 591 King Arnold Street

Miller Lowry Developments, LLC has submitted an application seeking approval of plans to construct a new project consisting of 18 townhomes. The property is zoned U-V, Urban Village and is within the A-D, Arts District Overlay.

Documents:

[591 KING ARNOLD STREET APP.PDF](#)

8. Joseph Latimer 801 Virginia Avenue

Mr. Joseph Latimer has submitted an application seeking approval of plans for the exterior remodel of the existing 4,962-square foot commercial building located at 801 Virginia Avenue. The property is zoned V, Village and is within the A-D, Arts District Overlay.

Documents:

[801 VIRGINIA AVENUE APP.PDF](#)

9. Steven Ellis Porsche Avenue

Mr. Steven Ellis on behalf of Pro Building Systems Inc. has submitted an application seeking approval of plans to construct a new 20,815-square foot automobile service center and repair facility on Porsche Avenue. The property is zoned B-P, Business Park.

Documents:

[PORSCHE AVENUE APP.PDF](#)

10. Next Scheduled Meeting - Wednesday, November 20, 2019 At 6:00PM

11. Adjourn

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

Design Review Committee Meeting Minutes

September 18, 2019

I. Call to Order

Jonathan Love called to order the regular meeting of the Design Review Committee at 6:00 PM on September 18, 2019 at Hapeville City Hall Conference Room.

II. Roll Call

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

III. Meeting Minutes

The Committee reviewed the minutes from August 21, 2019. Mr. Stalvey made a motion to approve the minutes. Mr. Dufrenne seconded; motion passed 4-0.

IV. Applications

a) 438 Porsche Avenue – not attending

Motion was made by Mr. Love to move the item to the end of the meeting. Mr. Gregory seconded; motion passed 4-0.

b) 219 Maple Street - Daniel Moore attending

Mr. Gregory made a motion to approve the application with the following requirements:

1. Add a 10-inch beam to the drawing on the gable over the front porch on the front and sides;
2. Revise the drawings to show the additional column;
3. Address all comments in the Planner's report (exclude No. 5, included incorrectly).

The following design exceptions are allowed:

4. For the porch width of less than 80% of the enfronting façade due to existing poured concrete porch base;
5. For the porch height to be between 2-feet and 4-feet due to the existing poured concrete porch base;
6. For the column width to be a maximum 8-feet on center due to existing poured concrete porch base.

Mr. Stalvey seconded; motion passed 4-0.

c) 257 Birch Street - David Cook attending

The applicant provided updated plans addressing all issues in the Planner's report except for item 16 regarding window details. Mr. Dufrenne made a motion to approve the application with the following requirements:

1. Keep horizontal slats on front porch as drawn on the supplied plans;
2. Mullions between ganged windows must be 2-inches wider than the trim;
3. Applicant agreed to keep exposed rafter tails;
4. Applicant agreed to update plans to provide window details as defined in Item 16 on the Planner's Report.

The following design exceptions are allowed:

5. For the column width to be a maximum 8-feet on center as the proposed design fits with the intended architectural standard.

Mr. Love seconded; motion passed 4-0.

d) 261 Birch Street - David Cook attending

Mr. Gregory made a motion to approve the application with the following requirements:

1. Mullions between ganged windows must be 2-inches wider than the trim;
2. Add front porch columns to be 8-feet on center;
3. Front porch railings to use vertical picket railings;
4. Brick on chimney and columns;
5. Board and batten on all gables;
6. Add corner boards;
7. Add 1x10 trim board above stucco foundation on all sides

Applicant agreed to all requirements and Mr. Stalvey seconded; motion passed 4-0.

e) 449 Walnut Street - Bernard Vigilance attending

Mr. Gregory made a motion to conditionally approve the application upon staff review of the resubmitted plans addressing all the Planner's Reports items and the following requirements:

1. Increase front porch width from 12-feet to meet 80% minimum front-elevation;
2. Add additional columns to meet 8-feet on center spacing;
3. Update front elevation to add heights from grade to peak.

The committee had the following recommendations:

4. On front porch, gang the two single windows and space columns on either side;
5. Add window(s) to the rear elevation of garage.

The following design exception is allowed:

6. For the windowsill height to more than 2-feet above the finished floor elevation on the first floor.

Mr. Dufrenne seconded; motion passed 4-0.

f) 451 Walnut Street - Bernard Vigilance attending

Mr. Love made a motion to conditionally approve the application upon staff review of the resubmitted plans addressing all the Planner's Reports items and the following requirements:

1. Reduce front porch width from 12-feet to center column between windows;
2. Add additional columns to meet 8-feet on center spacing;

The committee had the following recommendations:

3. Add window(s) to the rear elevation of garage.

The following design exceptions are allowed:

4. For the windowsill height to more than 2-feet above the finished floor elevation on the first floor;
5. For the minimum porch width to be 80% of the front-elevation.

Mr. Stalvey seconded; motion passed 4-0.

g) 591 King Arnold Street - Miller Arnold Developments attending (Danny and Miles)
Mr. Gregory made a motion to table the application until the plans are complete. The applicant agreed to address all the items in the Planner's report. The committee made a recommendation to connect the sidewalks from units 15 and 16 to the brick pathway if reasonably possible. The following design exceptions are allowed:

1. For the minimum first floor height of 12-feet for unit 13-18;
2. For townhouses to have livable space on the first floor for 13-18;
3. For the width of the alley to not exceed 15-feet;
4. For the driveway to be a minimum of 10-feet from the sidewalk on unit 1;
5. For the enfronting façade material of fiber-cement to not be more than 20%;
6. For enfronting sidewalk access for units 14-17;
7. For window shapes to have a vertical height greater than the width on unit 13-18.

Mr. Stalvey seconded; motion passed 4-0.

h) 438 Porsche Avenue – not attending

Mr. Gregory made a motion to table the application until the next scheduled meeting. Mr. Love seconded; motion passed 4-0.

V. Adjournment

Jonathan Love adjourned the meeting at 8:28 PM. Next scheduled meeting is Wednesday, October 16, 2019.

Minutes submitted by: _____
Brian Gregory, Secretary

Minutes approved by: _____
Jonathan Love, Chairman



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

DATE: October 11, 2019
TO: Tonya Hutson
FROM: Michael Smith
RE: **Design Review – 3472 Rainey Avenue – Façade Changes**

BACKGROUND

The City of Hapeville has received updated plans for a new house to be constructed at 3472 Rainey Avenue. The new plans include minor changes to the front façade of the house. The changes include:

- Changing the window grille pattern from two over one to four over four
- Addition of angle brace detail to columns
- Addition of bracket and corbel trim to soffit
- Changing the style of front door

The designs are otherwise identical to those of the approved application.

RECOMMENDATION

The proposed changes are compliant with the Architectural Design Standards and are consistent with the approved style. Staff recommends approval.

3472 Rainey Avenue

1. The overall height of the existing structure.

Height of existing: 16'- 6" measured from the ground near the front door to the roof ridge.
(Page. 2AB-1)

2. The distance between the existing home and the addition and the property line.

The existing west setback is 1.36'. The new west setback is 8.76'.

The existing east setback is 8.03' and it stays 8.03'. (Page: C-1)

3. A sidewalk adjacent to Moreland Way. (Done, review Landscaping Plan)

We will install 3000-3500 PSI Concrete for the sidewalk. 4' wide sidewalk or equal to surrounding sidewalk near neighborhood. 4" thick. 4" of gravel underneath concrete. 8' control Joints 1" deep cuts.

4. A landscape plan for the property, including street trees adjacent to Moreland Way.

(Done, review Landscaping Plan)

5. Removal and/ or screening of existing chain link fencing visible from the street.

Yes, we can conceal the chain link fence with landscaping or build a privacy wood fence using 1"x6"x6' Cedar. (Page: C-1)

6. The location and screening of mechanical equipment.

(Done, review Landscaping Plan)

7. A light adjacent to the front door.

Added (Page: 3A-3} & ((Page: 3A-3)

8. The width of the existing driveway.

Driveway width: 7.53' at its narrowest to 7.99' at its widest. (Page: C-1}

9. Information pertaining to the manufacturer's warranty related to the architectural shingles.

Add to the Plans (Page: 1A-2)

10. Information pertaining to the material and finish of the gutters and downspouts.

Gutters-6" White Aluminum Gutters. (Amerimax Model #4600200120)

Downspouts- 3"x4" White Aluminum Downspouts (Amerimax Model #4601100120)

Gutter hangers- 6" Aluminum Hidden Hangers (Spectra Metals Model #6HRHHAL). (Page: 3A-2)

11. The depth of the existing front porch.

The existing front setback (to the covered porch) is 28.86' and it stays 28.86'. (Page: 1AB-1)

12. The finish and materials of the portion of the front porch visible from the street

Hardie Siding 5/16"x 8 1/4" fiber cement (James Hardie Model #215518)

Trim 1"x4"x16' primed Finger-Joint Board (Model# 702636)

Body and Trim will be painted to customer's choice in color."

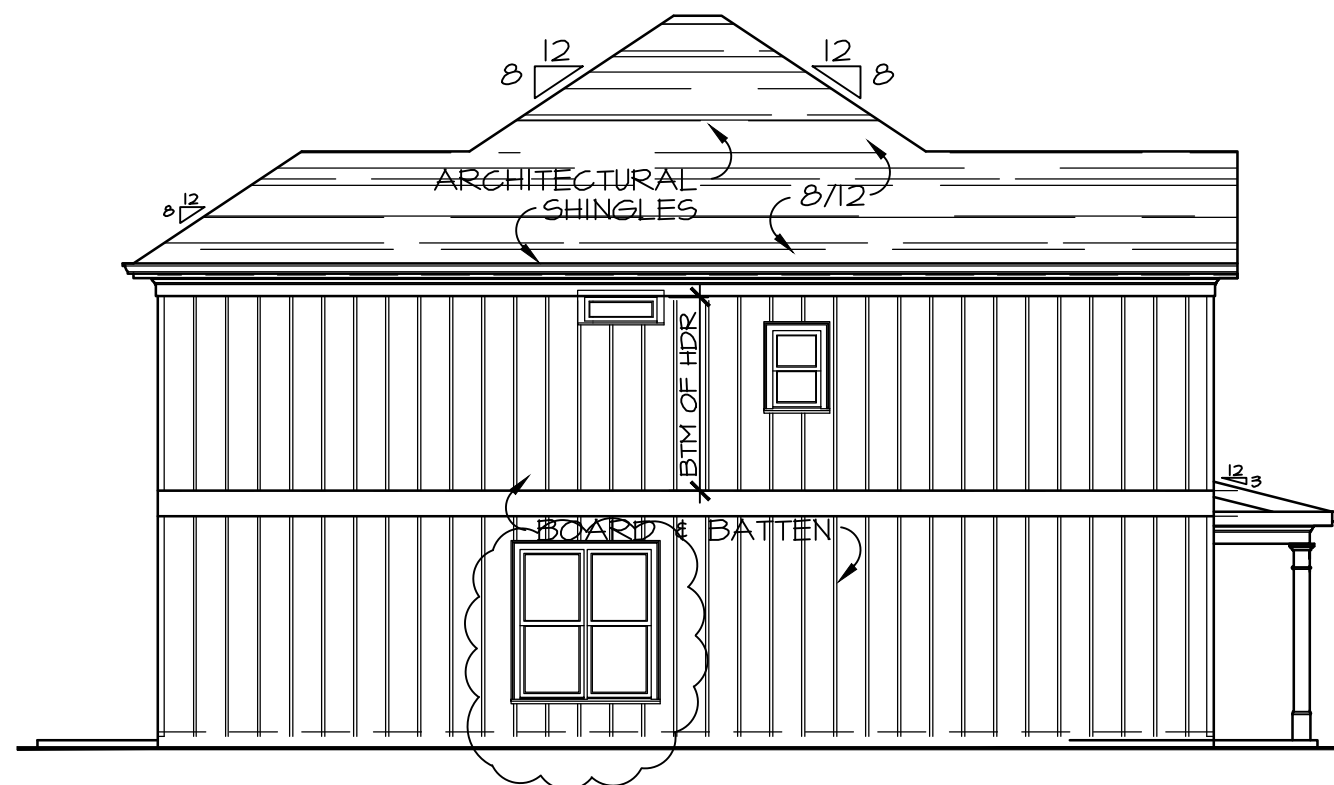
13. Building numbers on the front elevation. (Page: 3A-3)

Added

Change window grille pattern from 2 over one to four over four

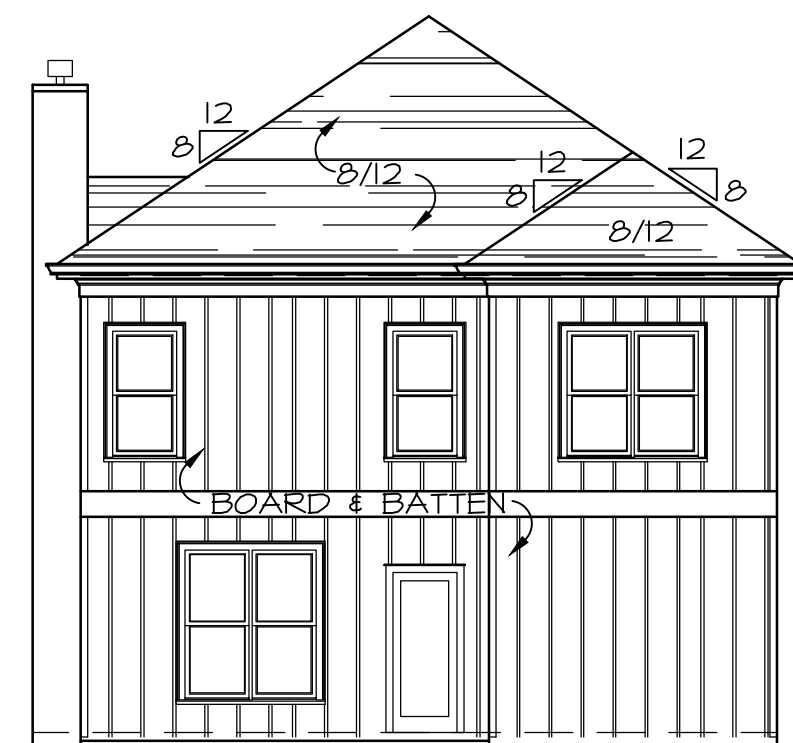
Add angle brace detail to columns

Add bracket and corbel trim to soffit



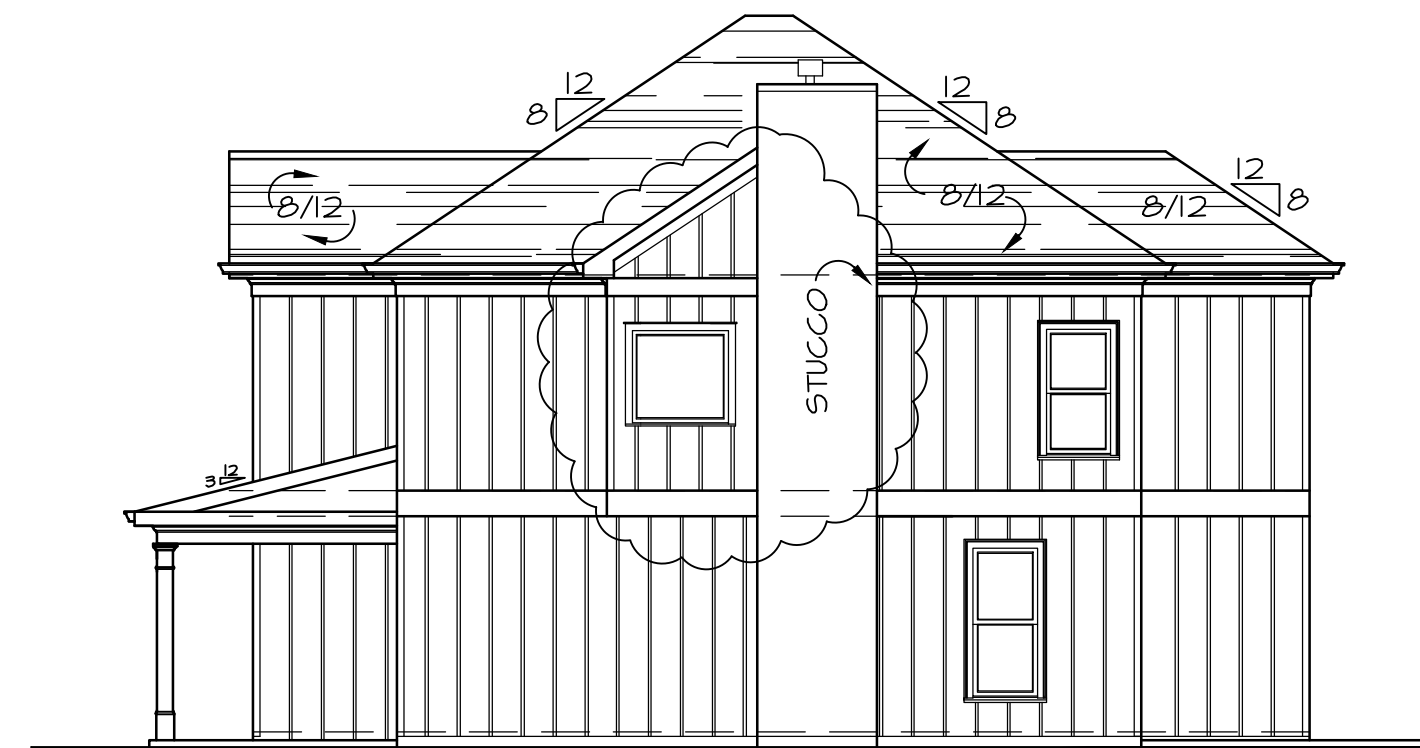
LEFT ELEVATION

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



REAR ELEVATION

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

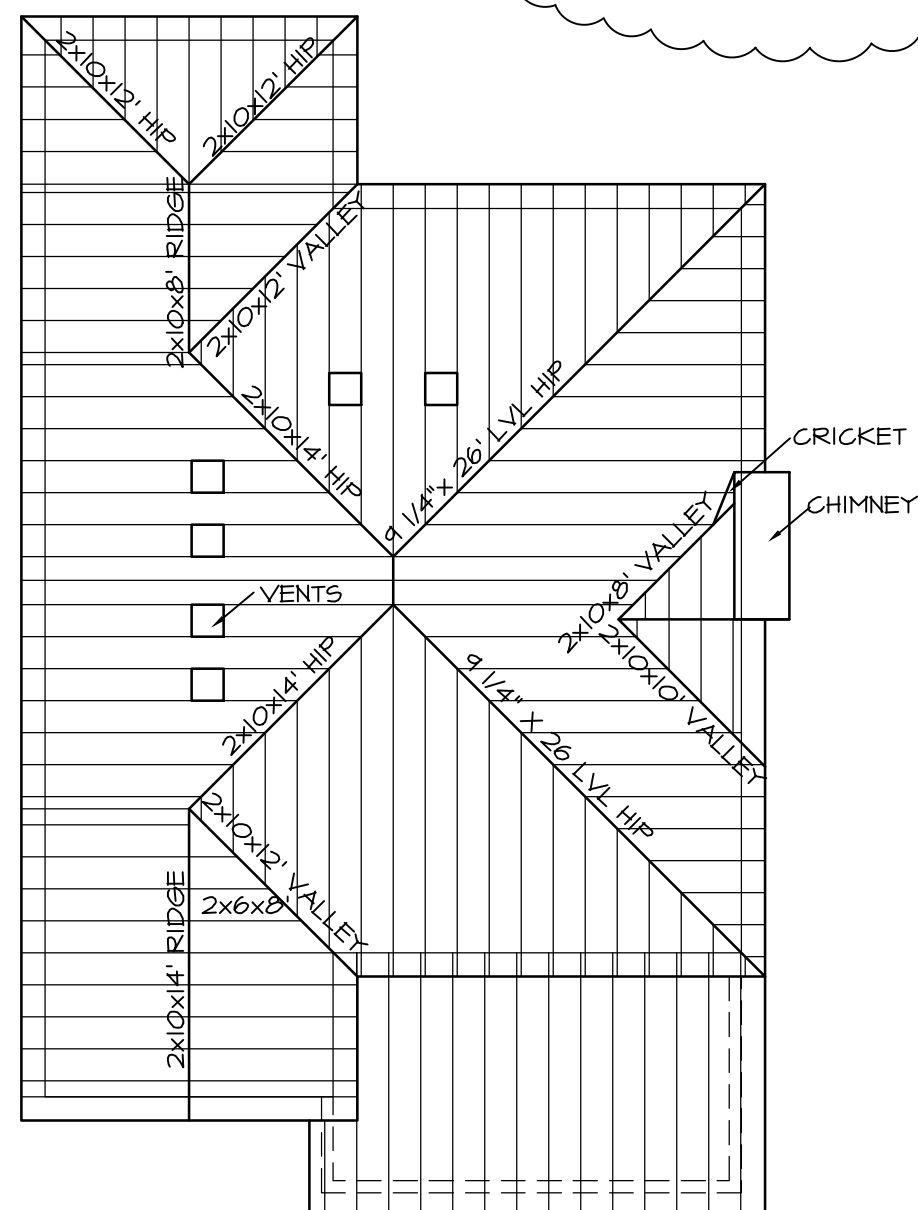


RIGHT ELEVATION

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

NOTE:

1. ROOF SHINGLES TO BE 30 YEAR ARCHITECTURAL
2. GUTTERS & DOWNSPOUTS TO BE GALVANIZED BAKED ENAMEL ALUMINUM
3. ALL WINDOWS TO BE SDL NON TINTED GLASS
4. ALL WINDOWS PANES SHALL BE RECESSED MIN. 2"



ROOF PLAN

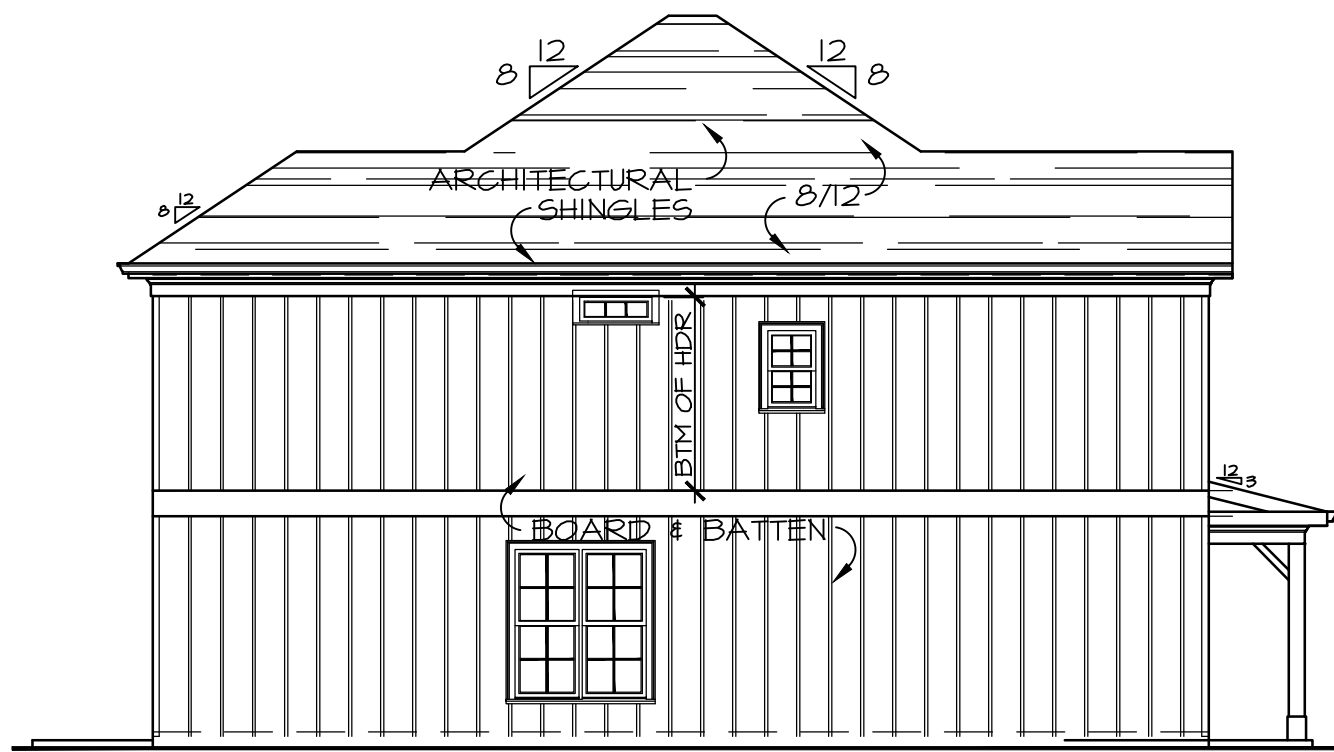
SCALE: 1/8" = 1'-0"

- IX8 FASCIA
- #49 CROWN ON IX8 FRIEZE BD
- 5" OGEE GUTTER ON IX8 FASCIA
- #49 CROWN ON IX8 FRIEZE BD
- 4" TRIM
- BOARD & BATTEN
- PVC IX4 W/BACKBAND
- WOOD DH WINDOW
- IX10 TRIM
- BOARD & BATTEN



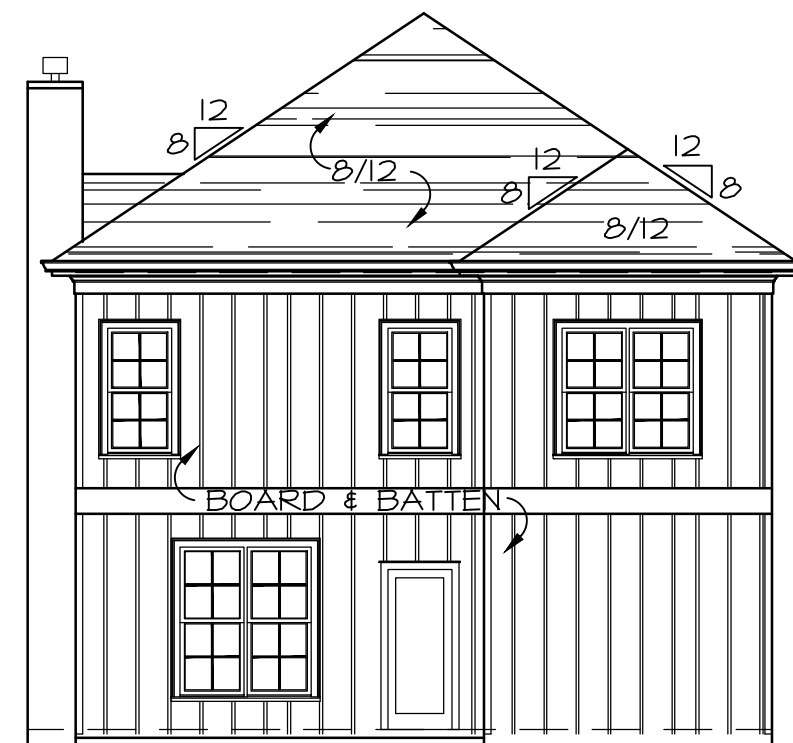
FRONT ELEVATION

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



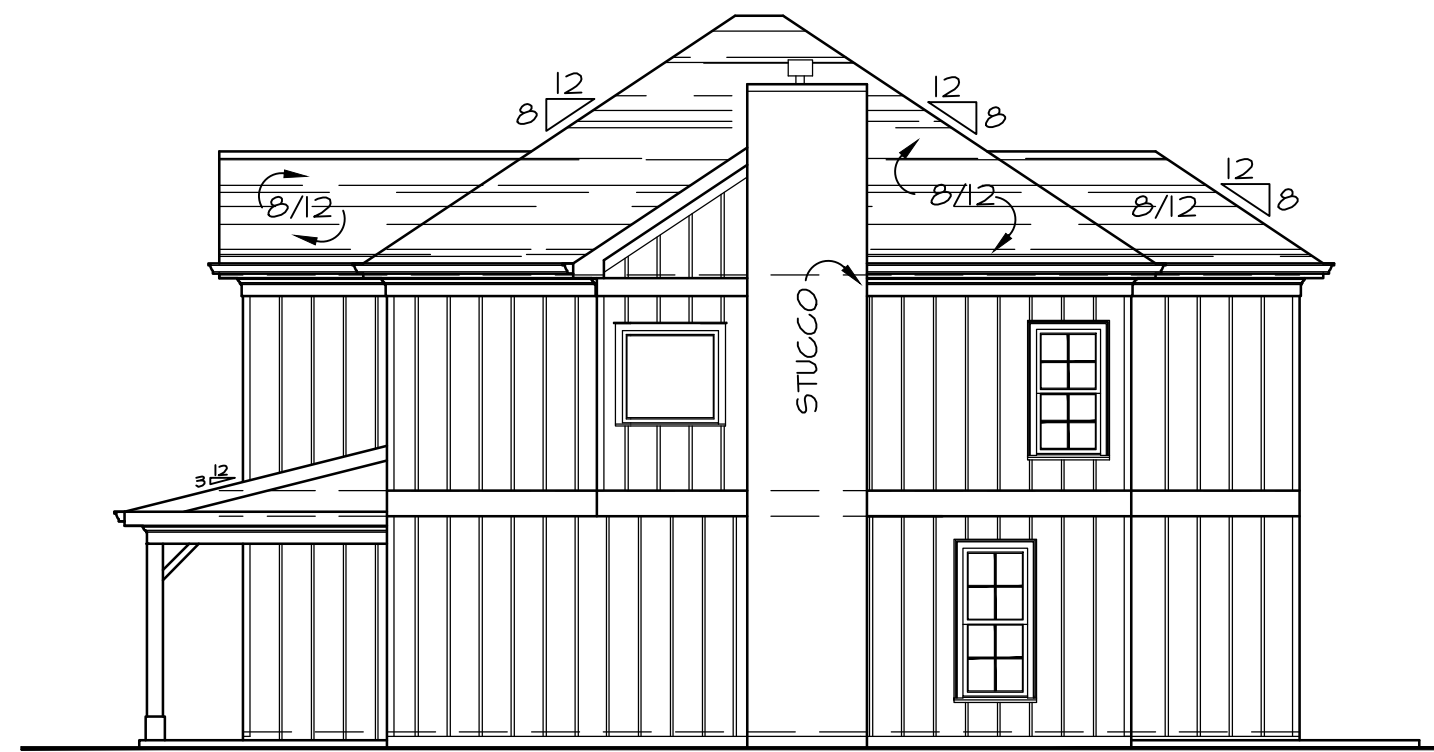
LEFT ELEVATION

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



REAR ELEVATION

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

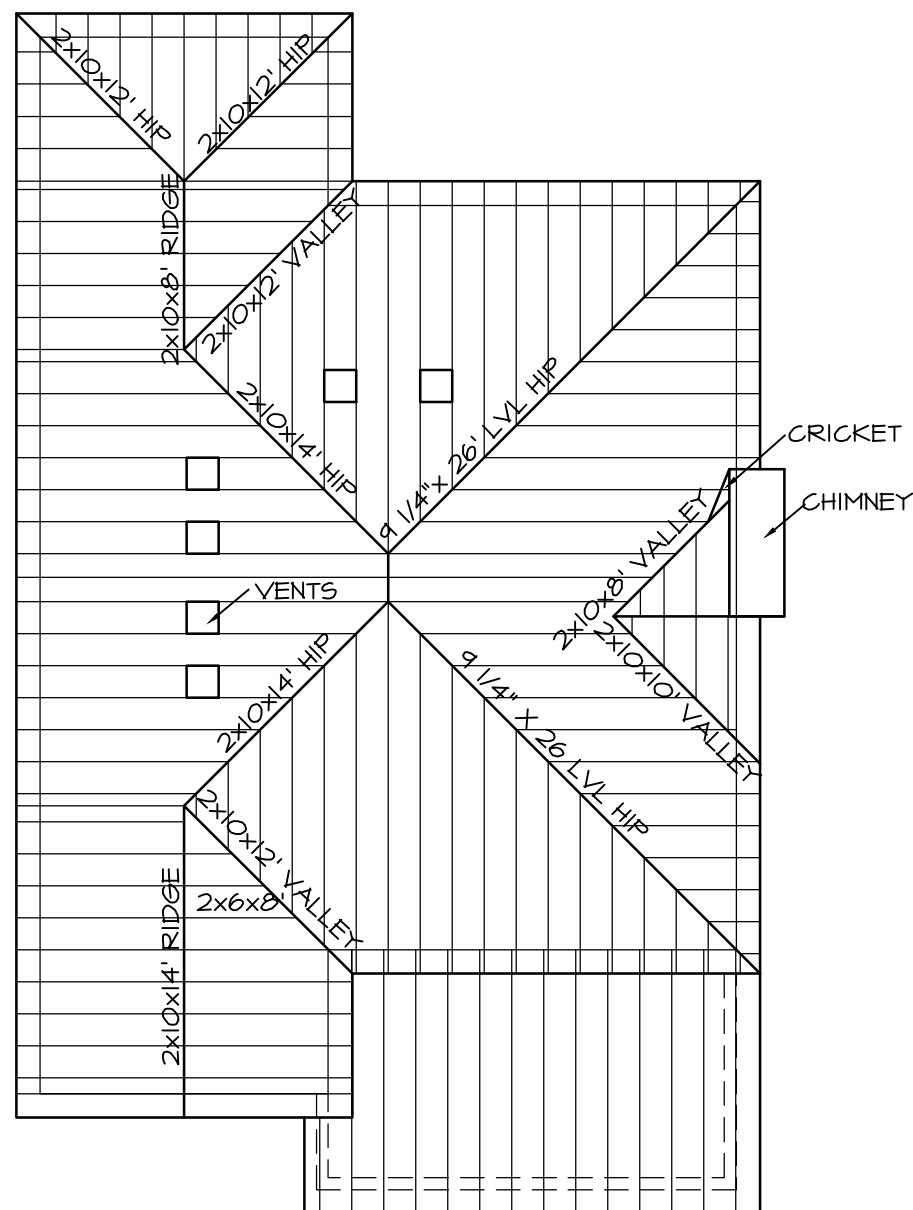


RIGHT ELEVATION

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

NOTE:

1. ROOF SHINGLES TO BE 30 YEAR ARCHITECTURAL
2. GUTTERS & DOWNSPOUTS TO BE GALVANIZED BAKED ENAMEL ALUMINUM
3. ALL WINDOWS TO BE SDL NON TINTED GLASS
4. ALL WINDOWS PANES SHALL BE RECESSED MIN. 2"



ROOF PLAN

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



FRONT ELEVATION

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

Designed By:
JAZ Development
Company, Inc.
Designer*Builder
P.O. BOX 1326 MABLETON, GA 30126
(678) 234-8094

Prepared for:

**USONIAN
HOMES**

Drawn By: R. BETHELY
Date: 4/15/2019
Project No:
Scale: NOTED

Address:

**3472 RAINEY AVE
HAPEVILLE GA 30354**

Model Name:

WILKINS

Sheet Title:

EXTERIOR ELEVATIONS & ROOF PLAN

Sheet:

A1.1



DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: October 11, 2019
TO: Tonya Hutson
FROM: Michael Smith
RE: **Design Review – 3275-3277 Russell Street – Wheelchair Ramp**

BACKGROUND

The City of Hapeville has received a design review application from Steve Lamb and Wilbur Lamb to convert a concrete walkway from the sidewalk to the front door into a wooden wheelchair-accessible ramp for an existing single-story single-family dwelling at 3275/3277 Russell Street.

The property is zoned R-2 – Two-Family Residential, and is subject to the Neighborhood Conservation Area, Subarea E of the Architectural Design Standards.

RECOMMENDATION

The Architectural Design Standards do not provide guidance for the installation of wheelchair ramps. As wheelchair ramps are not directly allowed by the code, a Design Exception would be required. If approved, staff recommends requiring the ramp to be painted or stained in accordance with the front porch requirements of the Standards.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 09/16/2019

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: Steve Lamb / WILBUR S. LAMB Contact Number: _____

Applicants Address: _____

E-Mail Address: _____ Zoning Classification: Residential B-0

Address of Proposed Work: 3277/3275 Russell Street Hapeville GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14009500100757

Property Owner: Joseph Lamb, Jr. Contact Number: _____

Project Description (including occupancy type): Replace unlevel concrete walkway with a wooden handicap accessible ramp.

Contractors Name: Self performed Contact Number: _____

Contact Person: _____ Contact Number: _____

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

Applicants Signature

09/16/2019

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 Handicap ramp at front entrance of residential structure

Total Square Footage of proposed New Construction: 21' long x 54" wide

Total Square Footage of existing building: _____

Estimated Cost of Construction: approx \$900 in materials

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

Existing railings are windsor railing with twisted spindle steel spindles. Manufacturer specifies

this type of railing is not intended for installation more than 30-in off the ground.

(See Lowes Home Improvement Item # 14252 Model #574)

Existing walkway is poured concrete (approx 3" thick)

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

New ramp, railing, and spindles are to be pressure treated lumber

NOTICE

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

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

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

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

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

(Please Print & Initial)

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

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

WILBUR S. LAMB
Printed Name


Signature

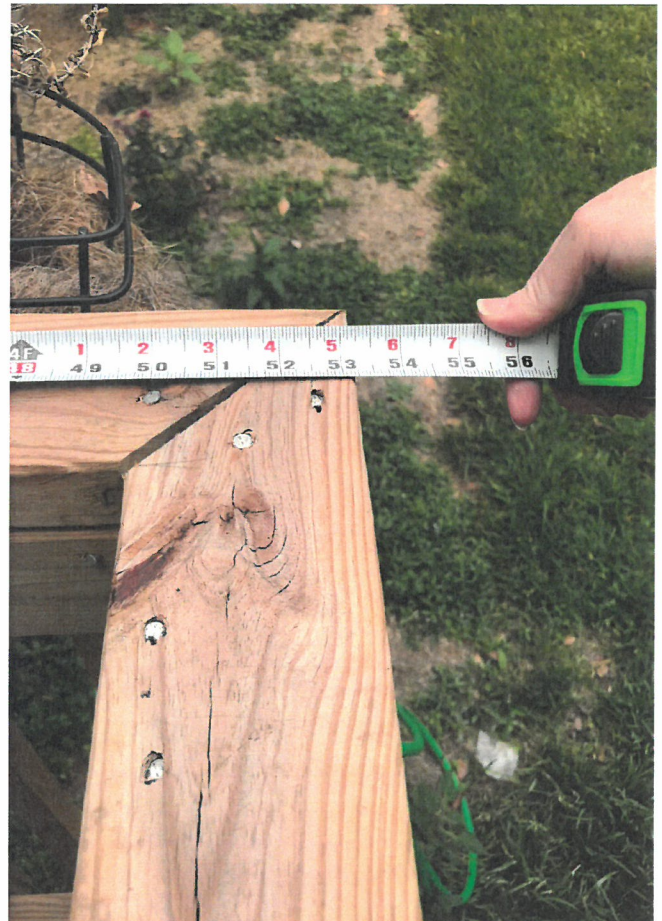
09/16/2019
Date

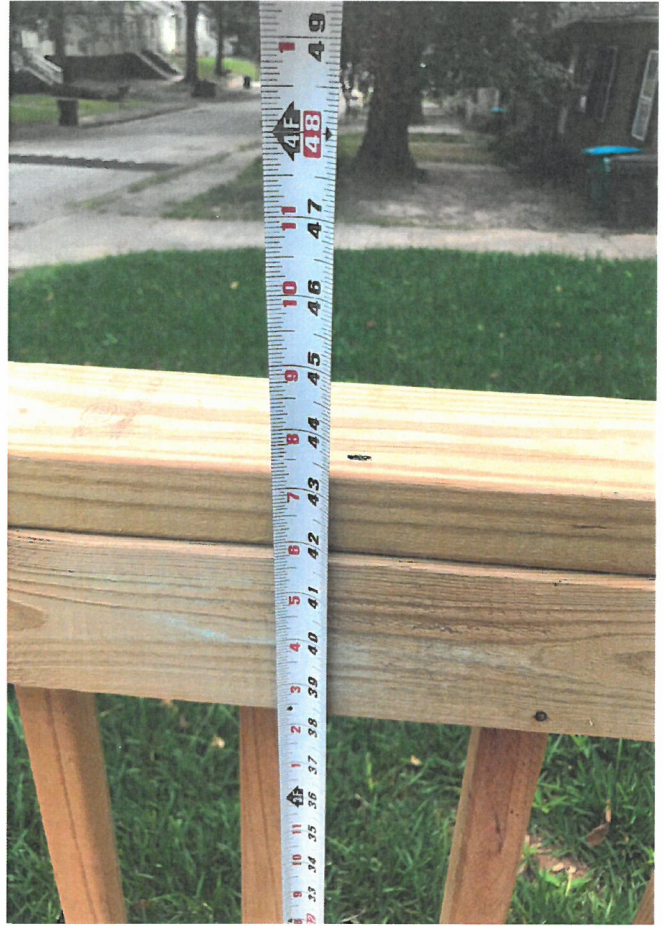
Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

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















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

DATE: September 13, 2019
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 438 Porsche Avenue – Window Addition**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Reuben Buckareff for the addition of a window to the right-side elevation of an existing structure at 438 Porsche Avenue. The applicant states the window opening was pre-existing but had been bricked in from the outside.

The property is zoned U-V, Urban Village 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

(h) Door and window standards.

- ⊘ The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.
- ⊘ The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.
- ⊘ First-story doors or windows operating on sliders are only permitted when they open directly onto a required sidewalk or supplemental zone.
- ⊘ Building numbers, at least six inches in height, shall be located above or beside the street-facing pedestrian entrance.
- ✋ Window panes serving commercial uses shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade.
- ⊘ Where window lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids between glass are prohibited.
- ⊘ Where used, window shutters shall match one-half the width of the window opening.
- ✓ Enfronting windows shall be vertically shaped with a height greater than width, including display windows but not transoms.

- ④ 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.
- ④ Painted window or door glass is prohibited.
- ④ All enfronting "storefront and awning" treatments identified in Figure 3, and all enfronting facades along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except within subarea C), and Sylvan Road shall provide a storefront consisting of:

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

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

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

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

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

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

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

- ④ Awnings projecting from buildings, serving as an entry canopy and/or providing identification to the business, are allowed, provided that:

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

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

Valance width and height must align horizontally.

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

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

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

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

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

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

NOTES:

- **No changes are proposed to the enfronting façade.**
- **The applicant should provide the depth of the installed windowpane from the adjacent façade.**

RECOMMENDATIONS

Windowpanes in the Commercial/Mixed-Use area must be recessed between three and six inches from adjacent facades. The applicant should provide the recession of the installed window. Once this has been provided and the condition has been satisfied, the application can be approved.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: Sep 11, 2019

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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: Reuben Buckareff Contact Number: [REDACTED]

Applicants Address: 438 Porsche Ave, Hapeville GA 30354

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

Address of Proposed Work: 438 Porsche Ave, Hapeville GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009600050191

Property Owner: TL Hughes LLC. Contact Number: [REDACTED]

Project Description (including occupancy type): Office renovation - Adding window
in side of building. Window had previously been in the exact same area but had
been removed and bricked in from the outside.

Contractors Name: Reuben Buckareff Contact Number: [REDACTED]

Contact Person: Reuben Buckareff 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.

[REDACTED]
Applicants Signature

Sep. 11, 2019
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: _____

Total Square Footage of existing building: 2,650

Estimated Cost of Construction: \$1150

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

Cement block

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

Steel frame double pane insulated window with tempered glass.

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.

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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 Reuben Buckareff  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=PTIICORR_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.

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

Reuben Buckaroff
Printed Name


Signature

Sep 11, 2019
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.

Property Profile for 438 HENRY FORD II AVE

Property Tax Information

Tax Year	2020
Parcel ID	14 009600050191
Property Address	438 HENRY FORD II AVE
Owner	TLHUGHES LLC
Mailing Address	671 STILL BRANCH DR CANTON GA 30115
Total Appraisal	\$226,700
Improvement Appraisal	\$116,400
Land Appraisal	\$110,300
Assessment	\$90,680
Tax District	30Z
Land Area	0.4821 ac
Property Class	Commercial Lots
Land Use Class	Rail/Bus/Air Terminal
TAD	Hapeville TAD
CID	

Zoning

Zoning Class	not available
Overlay District	
2035 Future Development	not available

Political

Municipality	Hapeville
Commission District	6
Commission Person	Emma I. Darnell
Council District	LRG
Council Person	Travis Horsley, Mark Adams, Chloe Alexander
Voting Precinct	HP01
Poll Location	Hoyt Smith Center, 3444 N Fulton Ave
Congressional District	005
State Senate District	036
State House District	060

School Zones

Elementary School	Hapeville
Middle School	Paul D West
High School	Tri-Cities

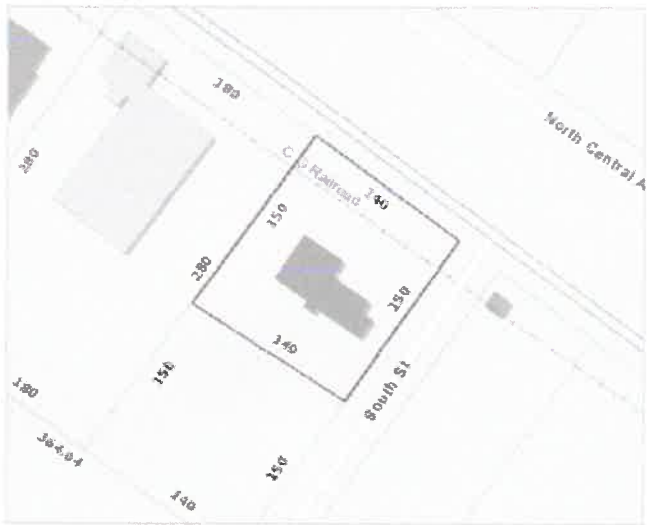
Other Information

Zip Code	30354
Census Tract	108
In Less Developed Census Tract	No

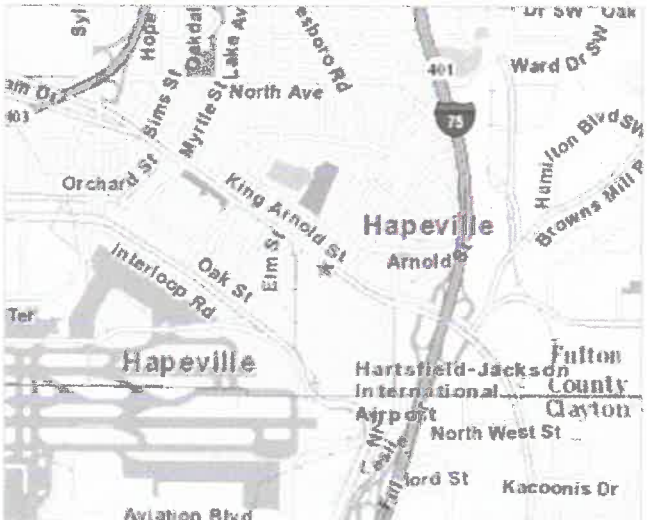
Aerial View



Property Map



Vicinity Map











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

DATE: October 11, 2019
TO: Tonya Hutson
FROM: Michael Smith
RE: **Design Review – 105 Lilly Street, Revision 2**

Key:

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

BACKGROUND

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

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

- ✓ Except where indicated, setbacks shall be established by zoning.
- ⊘ On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- ⊘ Minimum building heights shall be established by zoning.
- ⊘ Within subareas D and E maximum building heights shall be as established by zoning, except that:
Where this chapter provides a more-stringent standard as compared to the zoning code, the more-stringent standard shall prevail. The only exception to this shall be a use grandfathered under the zoning code.

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

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

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

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

STAFF COMMENT:

(b) Supplemental Area and Fence Standards

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

(c) Utility Standards

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

door is allowed. Spotlighting may be provided as long as it is properly shielded and does not become an annoyance to adjacent property owners or the public. General area illumination with oversized flood lights is prohibited. Specifically, lighting shall be shielded so that the source of light is not visible from adjacent properties or the public right-of-way.

- ⊙ Trees shall not be planted directly above storm drains.

STAFF COMMENT:

- **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:

(e) *Roof and Chimney Standards*

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

- ✓ Downspouts shall match gutters in material and finish.
- ✓ Roof forms shall be based on architectural style.
- ✓ All roofs, excluding dormers, shall overhang a minimum of 12 inches beyond the facade.
- ⊖ Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached.
- ⊖ Chimneys exposed to the public view may not be faced in wood or cement based siding and may not be of an exposed metal or ceramic pipe. All chimneys shall be wrapped in a brick, stone or suitable masonry finish material.
- ⊖ Chimneys on exterior building walls shall begin at grade.
- ⊖ Chimneys shall begin at grade and be faced with brick or stacked stone; extend chimneys between three and six feet above the roof line.

STAFF COMMENT:

(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:

(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:

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

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

Other:

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

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

STAFF COMMENT:

- **The plans should ensure windowsills are between 2.5' and 3.5' above finished floor elevation.**
- **The architectural style of the proposed dwelling does not conform to one of the six recognized traditional styles found in Hapeville.**

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

STAFF COMMENT:

RECOMMENDATIONS

The proposed design does not reflect any of the traditional styles found in Hapeville. In addition, the submitted plans do not ensure windowsills are between 2.5' and 3.5' above the finished first floor elevation.

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

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE:

6-19-19

NOTE:

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

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

Applicant:

Jimmy L Joyner

Contact Number:

[REDACTED]

Applicants Address:

[REDACTED]

E-Mail Address:

[REDACTED]

Zoning Classification:

B-1

Address of Proposed Work:

105 Lilly Street Hapeville Ga. 30354

Parcel ID# (INFORMATION MUST BE PROVIDED):

[REDACTED]

Property Owner:

William Garcia

Contact Number:

[REDACTED]

Project Description (including occupancy type):

14 009900040421 (lot subdivided)

Single Family Residential

Contractors Name:

Jimmy L Joyner

Contact Number:

[REDACTED]

Contact Person:

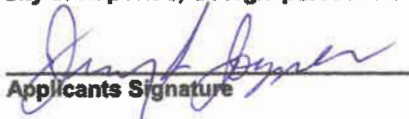
[REDACTED]

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



Date

6-18-19

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: 1990

Total Square Footage of existing building: NA

Estimated Cost of Construction: 150,000

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

NA

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

Hardy PLANK SIDING

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(Please Print & Initial)

I Jimmy L Joyner  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.
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- _____ Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.

Printed Name *Jimmy L. Taylor* Signature *[Redacted]* Date *6-18-19*

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

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



COVER SHEET & LOCATION PLAN

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- A1 - COVER SHEET, LOCATION PLAN & VICINITY MAP
- A2 - FLOOR FRAMING PLAN
- A3 - FOUNDATION PLAN & DETAILS
- A4 - FIRST & SECOND FLOOR PLANS
- A5 - EXTERIOR FRONT & REAR ELEVATIONS
- A6 - EXTERIOR LEFT & RIGHT ELEVATIONS
- A7 - ROOF FRAMING PLAN
- A8 - DOOR & WINDOW SCHEDULE
- A9 - ROOF PLAN
- A10 - NOTES & SPECIFICATIONS
- A11 - LANDSCAPE PLAN EXISTING
- A12 - LANDSCAPE PLAN PROPOSED

PROJECT NAME:
NEW 2-STORY SINGLE FAMILY RESIDENCE

PROJECT ADDRESS:
105 LILLY STREET
HAPEVILLE, GA 30354

PROJECT DESCRIPTION:
SINGLE FAMILY CONSTRUCTION
3 BEDROOMS, 3 1/2 BATH
HARDPLANK SIDING, BRICK FRONT

DESIGNER:

PROPERTY CLASSIFICATION: R3-RESIDENTIAL (BC)

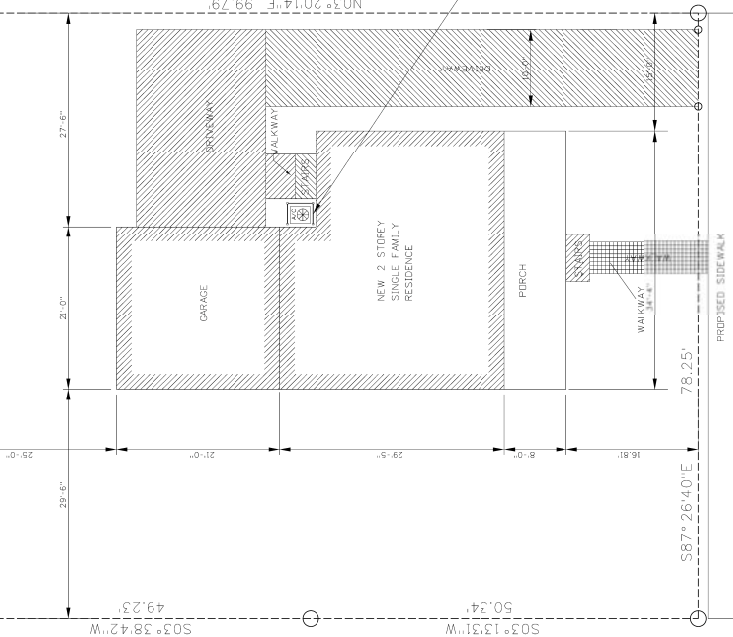
ZONING: R1

LIVING AREA FIRST FLOOR 922 SF
LIVING AREA SECOND FLOOR 1068 SF
TOTAL LIVING AREA 1990 SF
GARAGE AREA 442 SF
BUILDING HEIGHT 32'-5"
LOT AREA 7799 SF (0.18 AC)
PARCEL ID 14009900640421

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

2012 NFPA 101 LIFE SAFETY CODE WITH ALL GEORGIA STATE AMENDMENTS

N87°57'01"W
78.09'



LILLY STREET

LOCATION PLAN
1/16" = 1'-0"



VICINITY/CONCEPTUAL MAP
SCALE: NONE

MECHANICAL FEATURES
PROPOSED LOCATION

NOTES
MECHANICAL FEATURES SHALL BE SCREENED FROM VIEW FROM ANY PARK OR ALONG ANY PUBLIC RIGHT-OF-WAY WITH PLANTING, WALLS OR FENCES OF EQUAL OR GREATER HEIGHT. ACCEPTABLE NON-VEGETATIVE MATERIALS FOR SCREENING SHALL INCLUDE PAINTED WOOD OR THOSE FOUND IN SECTION 933-2-3. SAID FEATURES ARE ENCOURAGED NOT TO BE LOCATED IN THE SUPPLEMENTAL AREA.

LOT COVERAGE
BLDG 1667 SF
DRIVEWAY 950 SF
WALKWAYS 114 SF
STAIRS 39 SF
PORCH 275 SF
TOTAL COVERAGE 3045 SF
PARCEL AREA 7799 SF
TOTAL COVERAGE 39.0%

FOR INFORMATION CONTACT:
WILLIAM GARCIA
3515 ZIP INDUSTRIAL BLVD
HAPEVILLE, GA 30354
404-886-4857

ENGINEER:

SHEET TITLE:
COVER SHEET
LOCATION PLAN
& VICINITY MAP

PROJECT LOCATION
105 LILLY STREET
HAPEVILLE, GA 30354

REVISIONS:	
No.	DATE
1	
2	
3	

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

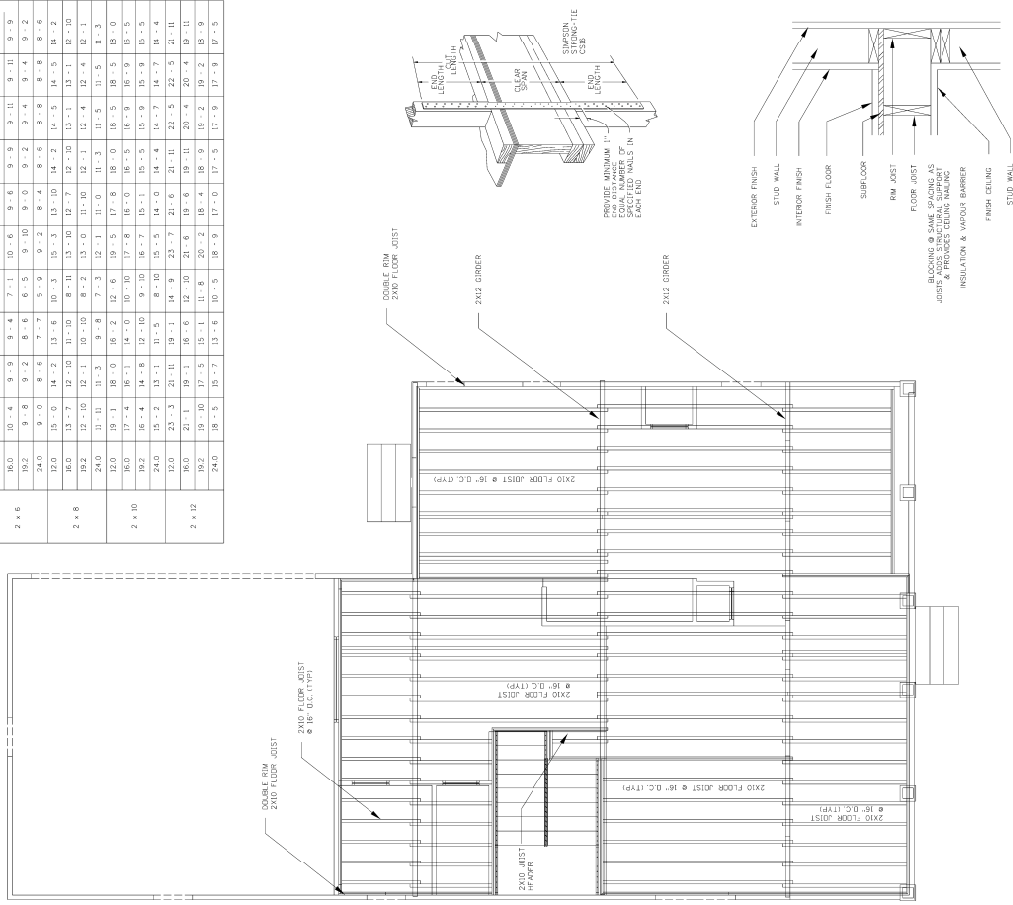
SHEET No.	A1
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SOUTHERN PINE SPAN TABLES

TABLE 3 FLOOR JOISTS - 40 PSF LIVE LOAD TO PSF DEAD LOAD AND DEFLECTION

Size Joists inches on center	Grade									
	Vibrating Graded		Machine Splices (Solid Nails)		Machine Splices (Solid Nails)		Machine Splices (Solid Nails)		Machine Splices (Solid Nails)	
	DDIS	No.1	No.2	No.3	max. span	max. span	max. span	max. span	max. span	max. span
2 x 6	12.0	11.4	10.9	10.4	8.7	8.2	7.7	7.2	6.7	6.2
	16.0	15.4	14.9	14.4	12.7	12.2	11.7	11.2	10.7	10.2
	19.2	18.6	18.1	17.6	15.9	15.4	14.9	14.4	13.9	13.4
	24.0	23.4	22.9	22.4	19.9	19.4	18.9	18.4	17.9	17.4
2 x 8	12.0	11.4	10.9	10.4	10.3	9.8	9.3	8.8	8.3	7.8
	16.0	15.4	14.9	14.4	13.9	13.4	12.9	12.4	11.9	11.4
	19.2	18.6	18.1	17.6	17.9	17.4	16.9	16.4	15.9	15.4
	24.0	23.4	22.9	22.4	22.9	22.4	21.9	21.4	20.9	20.4
2 x 10	12.0	11.4	10.9	10.4	14.9	14.4	13.9	13.4	12.9	12.4
	16.0	15.4	14.9	14.4	19.9	19.4	18.9	18.4	17.9	17.4
	19.2	18.6	18.1	17.6	24.9	24.4	23.9	23.4	22.9	22.4
	24.0	23.4	22.9	22.4	29.9	29.4	28.9	28.4	27.9	27.4
2 x 12	12.0	11.4	10.9	10.4	19.9	19.4	18.9	18.4	17.9	17.4
	16.0	15.4	14.9	14.4	24.9	24.4	23.9	23.4	22.9	22.4
	19.2	18.6	18.1	17.6	29.9	29.4	28.9	28.4	27.9	27.4
	24.0	23.4	22.9	22.4	34.9	34.4	33.9	33.4	32.9	32.4

MAXIMUM SPAN GIVEN IN FEET AND INCHES
BASED ON 40 PSF LIVE LOAD TO PSF DEAD LOAD AND DEFLECTION
NOTES TO INSIDE OF PLANS



FLOOR FRAMING PLAN SECOND FLOOR

1/8"=1'-0"

FOR INFORMATION CONTACT:

WILLIAM GARCIA
3515 ZIPP INDUSTRIAL BLVD
HARTSVILLE, GA 30534
404-886-4857

ENGINEER:

SHEET TITLE:

FLOOR FRAMING PLAN

PROJECT LOCATION

105 LILLY STREET
HARTSVILLE, GA 30534

REVISIONS:

No.	DATE
1	
2	
3	

PREPARED BY:

RLH

DATE:

06-26-18

SCALE:

AS NOTED

SHEET No.

A2

FRAMING DETAILS

1x RAFTER TIES @ 4'-0" O.C.
2x RIDGE BOARD
2x RIDGE RAFTER
2x SOLID BLOCKING
2x DOUBLE TOP PLATE
2x STUDS

ROOF PITCH DETAIL

2x RIDGE BOARD
2x RIDGE RAFTER
2x4 BRACE @ 4'-0" O.C.
4x4 BRACE FOR LENGTHS OVER 6'-0"
2x CEILING JOISTS
2x SOLID BLOCKING
2x DOUBLE TOP PLATE
2x STUDS

PURLINING: 2x2x12 (1)

(FOR ROOF PITCH NOT LESS THAN 4 VERTICAL TO 12 HORIZONTAL)

PURLINING: 2x2x12 (7)

(FOR ROOF PITCH NOT LESS THAN 4 VERTICAL TO 12 HORIZONTAL)

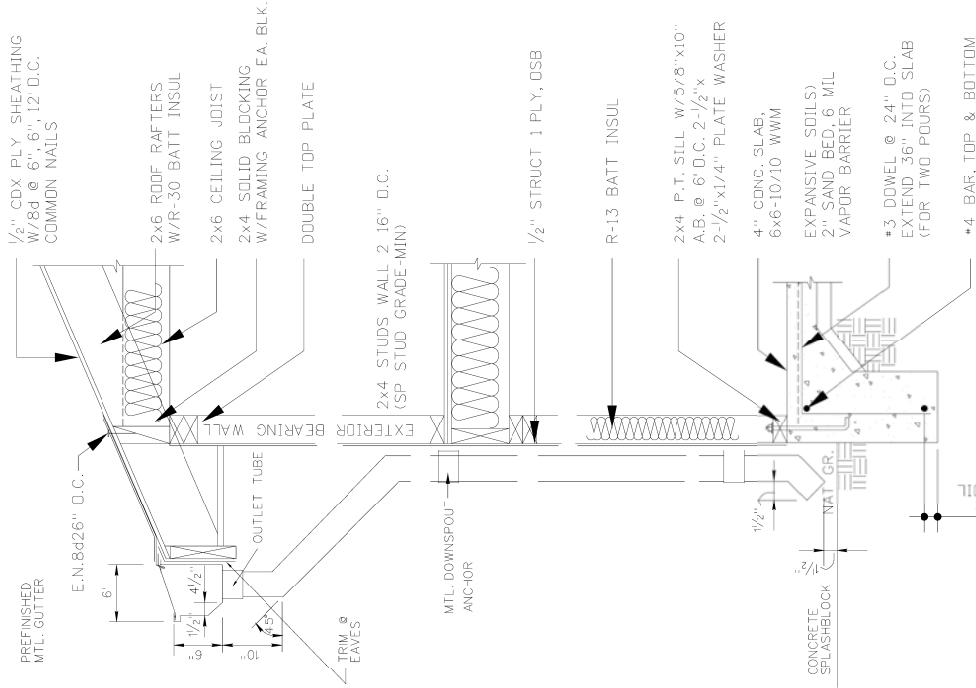
25'-0" MAX. BETWEEN BEARING WALLS WITHOUT ENGINEERING

ROOF PITCH DETAIL

GEORGIA REGISTERED PROFESSIONAL ENGINEER

No. PE 008277

ERNEST CONRAD

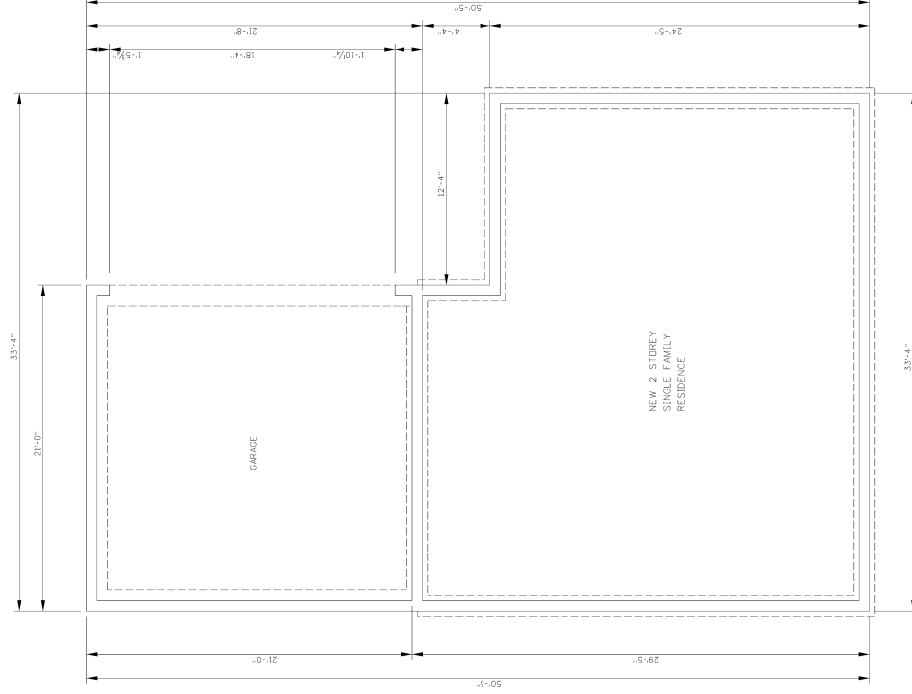


NOTES
GUTTERS SHALL BE ENGLT ALUMINUM WITH DOWNSPOUTS
MATCHED AS TO MATERIAL AND FINISH AND SHALL HAVE A MANUFACTURER'S
WARRANTY FOR A MINIMUM USEFUL LIFE OF 30 YEARS OR MORE
BUILDING NUMBERS, A' LEAST SIX (6) INCHES IN HEIGHT, SHALL BE
LOCATED ABOVE OR BESIDE THE STREET-FACING PEDESTRIAN ENTRANCE,
OR ABOVE OR BESIDE THE STAIRS ACCESSING A FRONT PORCH.

TYP. WALL SECTION



FOUNDATION PLAN 1/8"=1'-0"



FOR INFORMATION CONTACT:
WILLIAM GARCIA
3515 ZIP INDUSTRIAL BLVD
HARTSVILLE, GA 30554
404-886-4857

ENGINEER:

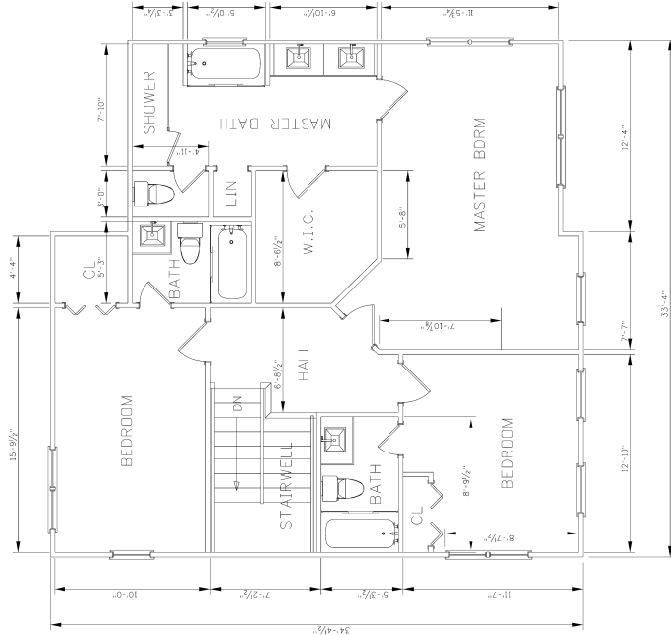
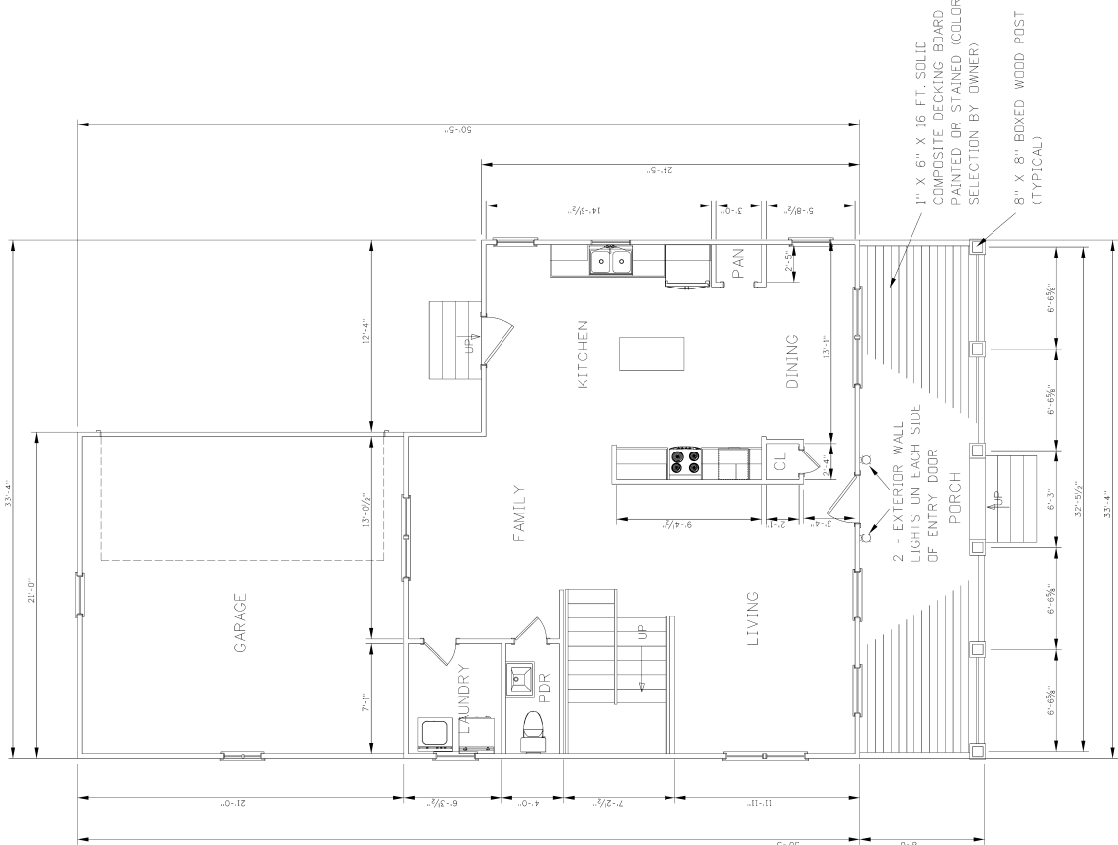
SHEET TITLE:
FOUNDATION PLAN
& DETAILS

PROJECT LOCATION
105 LILLY STREET
HARTSVILLE, GA 30554

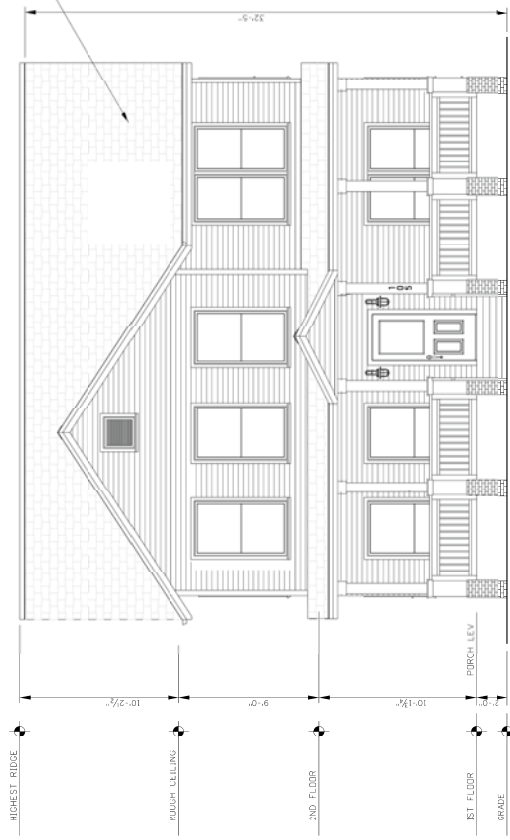
REVISIONS:	
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PREPARED BY:
RLH
DATE: 06-26-18
SCALE: AS NOTED

SHEET No.
A3

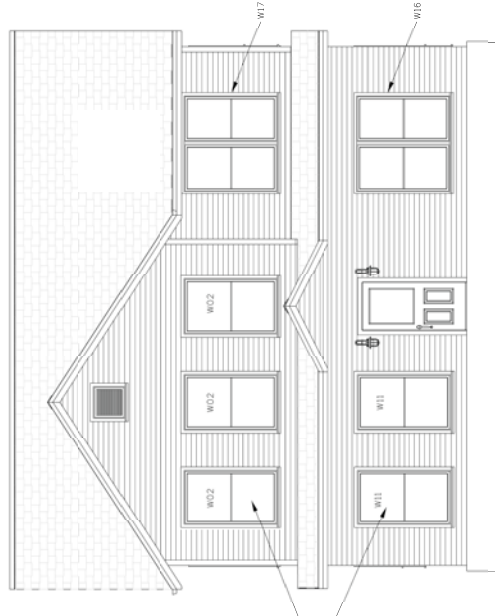


PROJECT LOCATION 105 LILLY STREET HAYLEVILLE, GA 30534		SHEET TITLE: FIRST & SECOND FLOOR PLANS		ENGINEER: WILLIAM GARCIA 3515 ZIP INDUSTRIAL BLVD HAYLEVILLE, GA 30534 404-886-4857	
REVISIONS: No. DATE		FOR INFORMATION CONTACT:		SHEET No. A4	
1				PREPARED BY: RLH	
2				DATE: 06-26-18	
3				SCALE: AS NOTED	

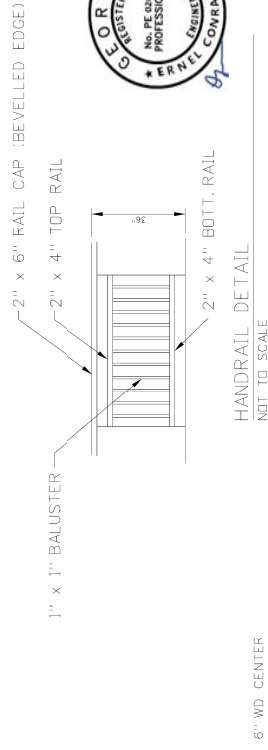
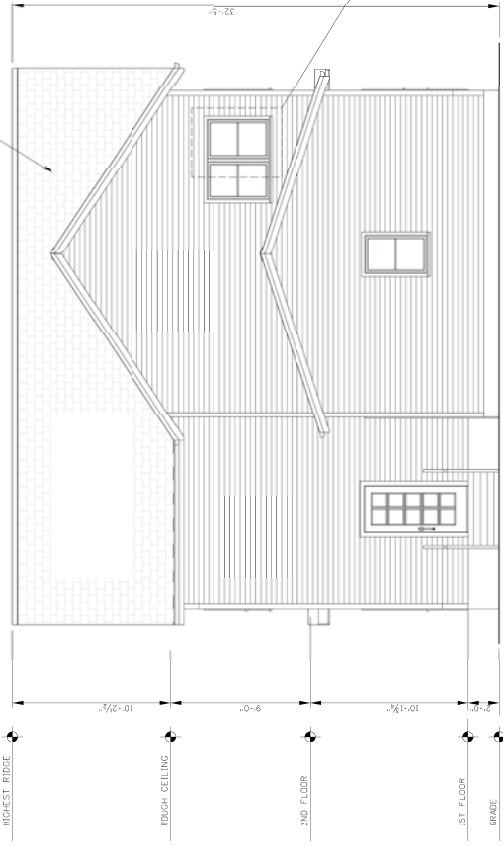


ASPHALT SHINGLES
WITH A MINIMUM
USABLE LIFE OF
THIRTY (30) YEARS,
BACKED BY A
CORRESPONDING
MANUFACTURER'S
WARRANTY.

WINDOW'S STREET
FACING FACADE



ASPHALT SHINGLES WITH A MINIMUM
USABLE LIFE OF THIRTY (30) YEARS,
BACKED BY A CORRESPONDING
MANUFACTURER'S WARRANTY.



2D SYMBOL	WALL SCHEDULE
	8" CONCRETE STEM WALL
	DECK RAILING/FENCE
	INTERIOR RAILING
	INTERIOR-4
	ROOM DIVIDER
	EXTERNAL SIDING-4

4" WD WOOD
TRIM AROUND WINDOW
MIN 1/4" ABOVE
SIDING

REAR ELEVATION
1/8" = 1'-0"

WINDOW TRIM & MULLION
NOT TO SCALE

FOR INFORMATION CONTACT:

WILLIAM GARCIA
3515 ZIP INDUSTRIAL BLVD
HARLEVILLE, GA 30554
404-886-4857

ENGINEER:

SHEET TITLE: EXTERIOR FRONT & REAR ELEVATIONS

PROJECT LOCATION	105 LILLY STREET HARTSVILLE, GA 30534
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REVISIONS:

No.	CATF
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[illegible][illegible]

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PREPARED BY:

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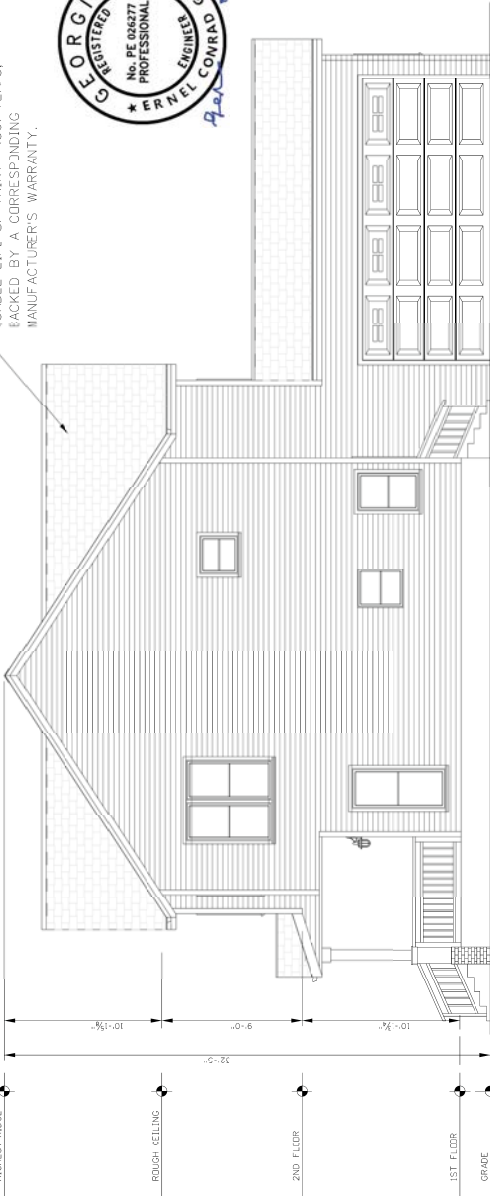
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DATE: 06-26-1

SHEET No.

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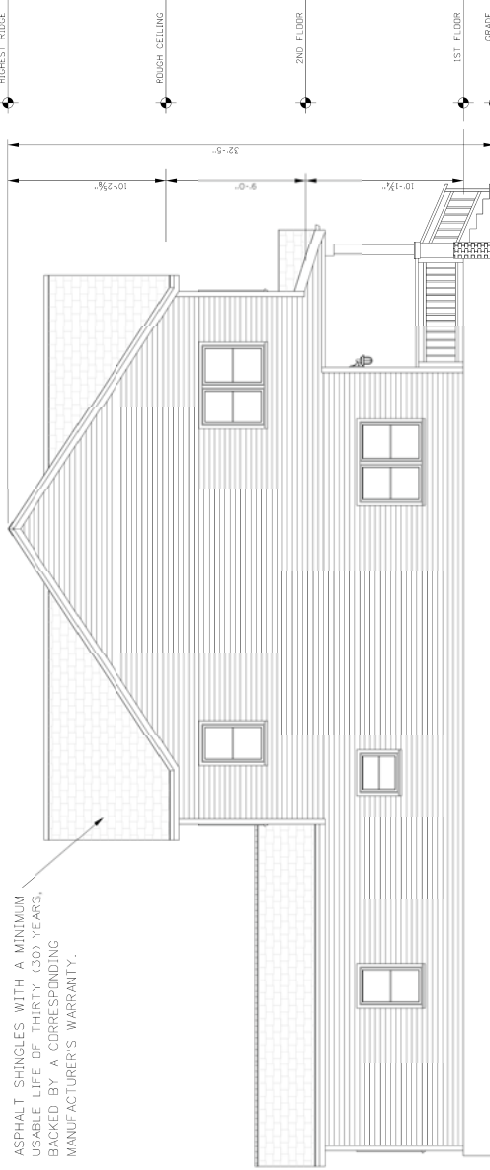
ASPHALT SHINGLES WITH A MINIMUM
USABLE LIFE OF THIRTY* (30) YEARS,
BACKED BY A CORRESPONDING
MANUFACTURER'S WARRANTY.



ITEM	DESCRIPTION
STUDS: (2x4)	SOUTHERN PINE STUD GRADE
POST BEAMS AND HEADERS	SOUTHERN PINE GRADE 1
ALL OTHER HORIZONTAL	SOUTHERN PINE GRADE 2
ALL OTHER VERTICAL	SOUTHERN PINE GRADE 2
P.YWOOD:	
STRUCTURAL SHEATHING	GRADE MARKED STRUCTURAL 1
P.YCLIPS	PSC'S BY SIMPSON OR EQUAL
LAG BOLTS	ANSI/ASME B18.2.1
NAILS	COMMON FEDERAL FF-N-105B (USE GALVANIZED AT EXTERIOR LOCATIONS)
SCREWS	ANSI B8.6.1 / ASTM A502
JOIST HANGERS	SIMPSON OR EQUAL
CONNECTORS	SIMPSON OR EQUAL (USE GALVANIZED AT EXTERIOR LOCATIONS)

RIGHT ELEVATION
1/8"=1'-0"

ASPHALT SHINGLES WITH A MINIMUM
USABLE LIFE OF THIRTY* (30) YEARS,
BACKED BY A CORRESPONDING
MANUFACTURER'S WARRANTY.



LEFT ELEVATION
1/8"=1'-0"

FOR INFORMATION CONTACT:
WILLIAM GARCIA
3515 ZIP INDUSTRIAL BLVD
HARTSVILLE, CA 90354
404-886-4857

ENGINEER:

SHEET TITLE:
EXTERIOR RIGHT &
LEFT ELEVATIONS

PROJECT LOCATION
105 LILLY STREET
HARTSVILLE, CA 90354

REVISIONS:	
No.	DATE
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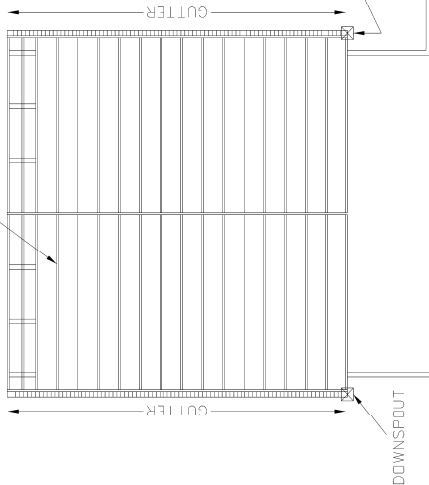
PREPARED BY:
RLH
DATE: 06-26-18
SCALE: AS NOTED

SHEET No.
A6

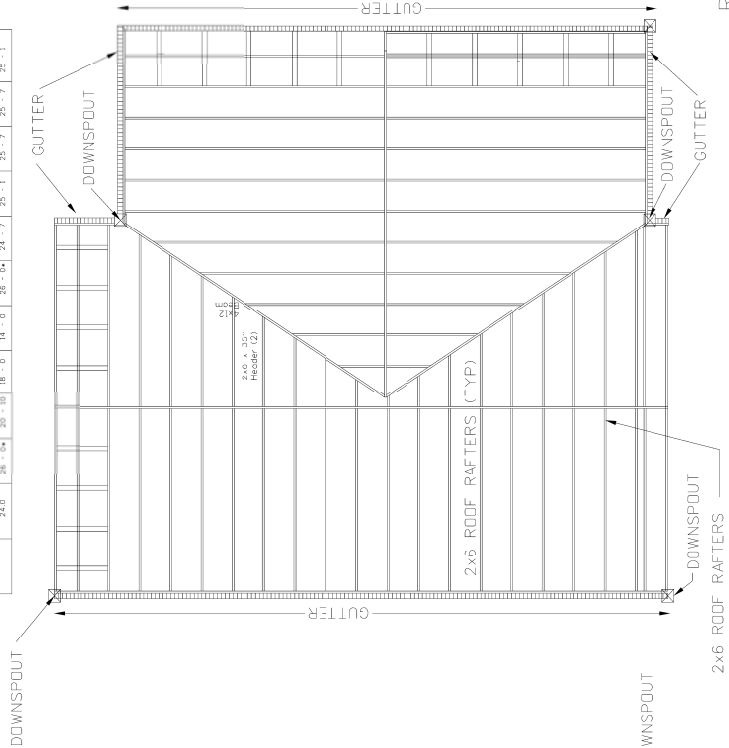
SOUTHERN PINE SPAN TABLES
RAFTERS - 20 PSF LIVE LOAD, 15 PSF DEAD LOAD, 240 DEFLECTION, CD - 1.25

SIZE	SPACING INCHES ON CENTER	GRADE										MACHINE EVALUATED LAMBERT HILL									
		VISUALLY GRADED					MACHINE STUDIES RATED SPD					MACHINE STUDIES RATED SPD					MACHINE STUDIES RATED SPD				
		NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20
2 x 4	12.0	10'-4"	15'-6"	14'-5"	10'-11"	10'-8"	10'-5"	10'-2"	13'-9"	14'-1"	14'-4"	14'-4"	14'-4"	14'-4"	14'-4"	14'-4"	14'-4"	14'-4"	14'-4"	14'-4"	14'-4"
	16.0	14'-11"	14'-11"	12'-6"	9'-5"	10'-2"	13'-9"	14'-1"	14'-4"	14'-4"	14'-4"	14'-4"	14'-4"	14'-4"	14'-4"	14'-4"	14'-4"	14'-4"	14'-4"	14'-4"	14'-4"
	19.2	14'-0"	13'-3"	11'-5"	8'-8"	14'-3"	12'-11"	13'-3"	13'-6"	13'-6"	13'-6"	13'-6"	13'-6"	13'-6"	13'-6"	13'-6"	13'-6"	13'-6"	13'-6"	13'-6"	13'-6"
	24.0	13'-0"	11'-10"	10'-2"	7'-9"	13'-3"	12'-8"	12'-3"	12'-6"	12'-6"	12'-6"	12'-6"	12'-6"	12'-6"	12'-6"	12'-6"	12'-6"	12'-6"	12'-6"	12'-6"	12'-6"
2 x 6	12.0	21'-7"	20'-3"	18'-3"	15'-10"	11'-11"	10'-11"	10'-8"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"
	16.0	19'-7"	18'-4"	15'-10"	11'-11"	10'-11"	10'-8"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"
	19.2	18'-5"	16'-9"	14'-5"	10'-10"	10'-9"	10'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"
	24.0	17'-2"	15'-0"	12'-11"	9'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"
2 x 8	12.0	26'-0"	24'-10"	21'-8"	16'-8"	26'-0"	25'-5"	25'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"
	16.0	25'-0"	21'-6"	18'-9"	14'-5"	25'-5"	23'-2"	23'-8"	24'-1"	24'-1"	24'-1"	24'-1"	24'-1"	24'-1"	24'-1"	24'-1"	24'-1"	24'-1"	24'-1"	24'-1"	24'-1"
	19.2	23'-7"	19'-7"	17'-1"	13'-2"	23'-11"	21'-1"	22'-3"	22'-8"	22'-8"	22'-8"	22'-8"	22'-8"	22'-8"	22'-8"	22'-8"	22'-8"	22'-8"	22'-8"	22'-8"	22'-8"
	24.0	21'-10"	17'-6"	15'-4"	11'-10"	22'-3"	20'-2"	20'-8"	21'-1"	21'-1"	21'-1"	21'-1"	21'-1"	21'-1"	21'-1"	21'-1"	21'-1"	21'-1"	21'-1"	21'-1"	21'-1"
2 x 10	12.0	26'-0"	26'-0"	25'-6"	19'-9"	26'-0"	26'-3"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"
	16.0	26'-0"	25'-6"	22'-1"	17'-1"	26'-0"	26'-3"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"
	19.2	26'-0"	23'-3"	20'-2"	15'-7"	26'-0"	26'-3"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"
	24.0	26'-0"	20'-10"	18'-0"	14'-0"	26'-0"	26'-3"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"

2x6 ROOF RAFTERS



ROOF FRAMING PLAN 1ST FLOOR
1/8"=1'-0"



ROOF FRAMING PLAN 2ND FLOOR
1/8"=1'-0"

ROOF FRAMING NOTES
ROOF FRAMING DRAWING IS FOR
ILLUSTRATION ONLY.
ALL ROOF FRAMING 24' O.C.
ALL OVERHANGS 18".



FOR INFORMATION CONTACT:
WILLIAM GARCIA
3515 ZIP INDUSTRIAL BLVD
HARTSVILLE, GA 30534
404-886-4857

ENGINEER:

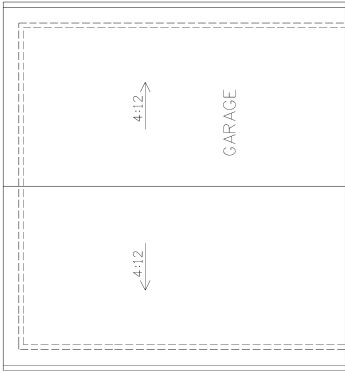
SHEET TITLE:
ROOF FRAMING PLAN

PROJECT LOCATION
105 LILLY STREET
HARTSVILLE, GA 30534

REVISIONS:
No. DATE
1
2
3

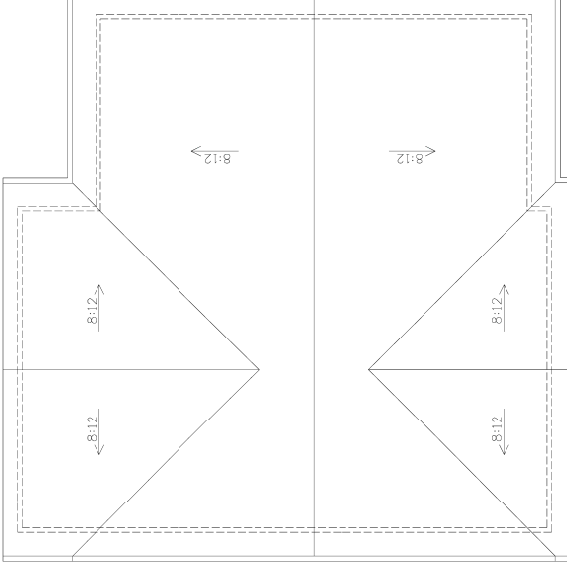
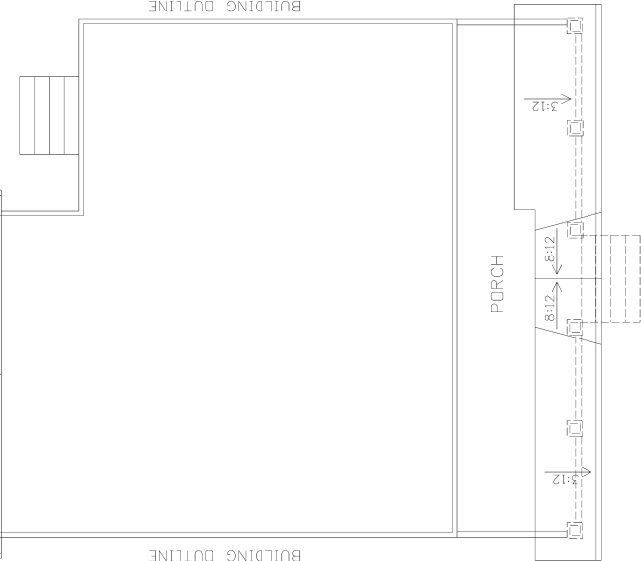
PREPARED BY:
RLH
DATE: 06-26-18
SCALE: AS NOTED

SHEET No.
A7



NOTES
BUILDING ROOF SHALL BE OF
ASPHALT SHINGLES WITH A
MINIMUM USABLE LIFE OF
THIRTY (30) YEARS, BACKED
BY A CORRESPONDING
MANUFACTURER'S WARRANTY.

ROOF DETAILS	
PRIMARY PITCH	8:12



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

ROOF PLAN 2ND FL
1/8"=1'-3"

FOR INFORMATION CONTACT:
WILLIAM GARCIA
3515 ZIP INDUSTRIAL BLVD
HARTSVILLE, GA 30554
404-886-4857

ENGINEER:

SHEET TITLE:
ROOF PLAN

PROJECT LOCATION
105 LILLY STREET
HARTSVILLE, GA 30554

REVISIONS:	
No.	DATE
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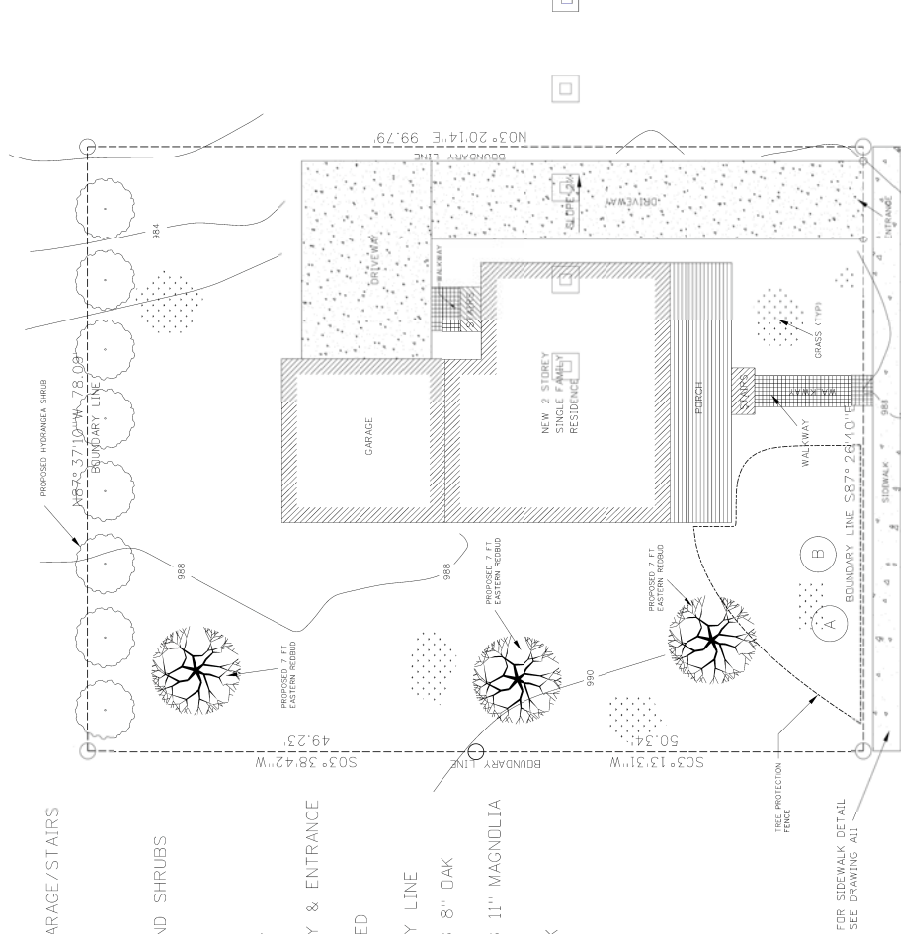
PREPARED BY:
RLH
DATE: 06-26-18
SCALE: AS NOTED

SHEET No.
A9



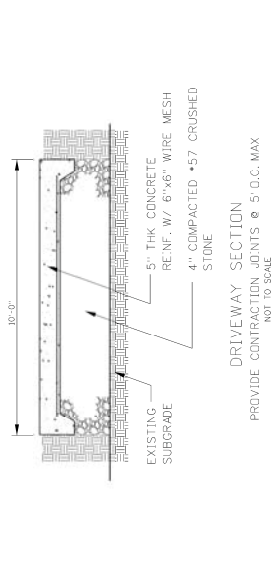
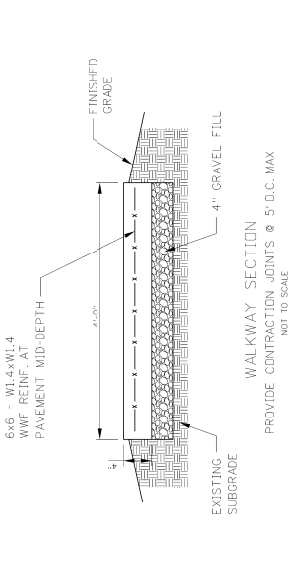
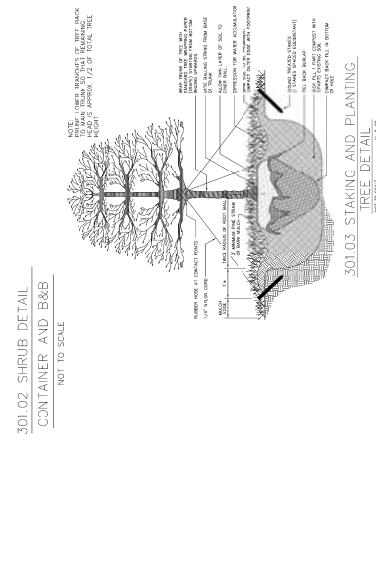
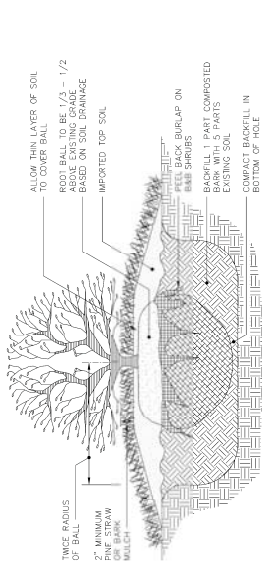
LEGEND

- HOUSE/GARAGE/STAIRS
- GRASS
- TREES AND SHRUBS
- PORCH
- WALKWAY
- DRIVEWAY & ENTRANCE
- FLOWERBED
- BOUNDARY LINE
- EXISTING 8" OAK
- EXISTING 11" MAGNOLIA
- SIDEWALK



LILLY STREET

NOTE: ERECT TREE SAVE FENCE AROUND EXISTING TREE "A" AND "B" 3 FT
 OUTSIDE RPZ IN ACCORDANCE WITH HAVELVILLE TREE CONSERVATION
 ORDINANCE AND BMPs. ALL TREE PROTECTION MEASURES SHALL BE
 INSTALLED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION,
 DEMOLITION, OR LAND DISTURBING ACTIVITIES AND MAINTAINED DURING
 THE ENTIRE PROJECT PERIOD.
 SEE ADDITIONAL LANDSCAPING NOTES ON SHEET A10



FOR INFORMATION CONTACT: WILLIAM GARCIA 3519 ZIP INDUSTRIAL BLVD HAVELVILLE, GA 35054 404-886-4857		ENGINEER:	SHEET TITLE: LANDSCAPE PLAN PROPOSED	PROJECT LOCATION: 105 LILLY STREET HAVELVILLE, GA 35054	REVISIONS: No. DATE 1 2 3	PREPARED BY: RLH DATE: 06-26-18 SCALE: AS NOTED	SHEET No. A12
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DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: October 1, 2019
TO: Tonya Hutson
FROM: Michael Smith
RE: **Design Review – 591 King Arnold Street, Revised 9-25**

BACKGROUND

The City of Hapeville has received updated plans for a design review application from Miller Lowry Developments, LLC, for the designs of 18 proposed townhomes at 591 King Arnold Street. The original application was tabled at the September 18, 2019 meeting of the Design Review Committee.

FINDINGS

The findings of the original planner's report are provided below with updated comments:

1. While the buildings and supplemental area treatments appear compliant, setbacks have not been provided for all buildings. Properties in U-V have no minimum setback and a maximum setback of 15' from the clear area of the sidewalk. **Setbacks must be compliant and shown on the drawings.**

Setbacks have been provided and are compliant with zoning.

2. First story floor to ceiling height must be 12'. Buildings 13-18 have a first story floor to ceiling height of 10'-6", which is not compliant. The first story floor to ceiling heights have not been provided for the other buildings. **All first story floor to ceiling heights must be at least 12' and be provided on plans.**

The applicant has received a design exception.

3. Townhomes must have first story occupiable space for 10' of depth along the enfronting façade. **Buildings 13-18 have entrances on the garage level that have no occupiable space, which is not compliant.**

The applicant has received a design exception.

4. Street trees must be planted a maximum of 40' on center in the landscape area of the sidewalk. Street trees are proposed along King Arnold but the spacing has not been provided. No street trees have been proposed along Estelle and North Fulton, which is not compliant. **The applicant must plant the required street trees and show required spacing on plans.** This is also required by U-V zoning.

Street trees in the required configuration are shown on all streets.

5. Fences, walls, or hedges are encouraged by the architectural design standards and are required by U-V zoning along the sidewalks adjacent to the alley. **The applicant must add required fences, walls, or hedges to the plans.**

The plans show fences and walls along King Arnold, and hedges along the two side streets, which is compliant.

6. **Mechanical utility features should be shown on the plans.** They must be screened from view and may be located on rooftops.

Mechanical features are shown on rooftops.

7. **The project must include streetlights.**

Compliant.

8. Two-way driveways for townhomes may have a maximum width of 15'. At the request of the fire marshal, **the proposed alley is 24' wide, which is not compliant and will require a design exception.**

The applicant has received a design exception.

9. **The driveway for building 1 appears to be separated from the adjacent sidewalk by less than 10' of landscaped area, which is not compliant and will require a design exception.**

The applicant has received a design exception.

10. Fiber-cement siding may not exceed 20% of the total enfronting façade area. While the areas of building façade materials have not been provided, it appears fiber-cement siding constitutes more than 20% of the total façade area of all buildings. **The applicant will need to reduce the use of fiber-cement siding to below 20% of the total enfronting façade area or receive a design exception.**

The applicant has received a design exception.

11. The enfronting windows proposed for buildings 13-18 are not all equally sized, equally spaced, or arranged in a grid as is encouraged.

Optional.

12. Building numbers are shown on renderings but not on elevations. **The plans should be revised to show building numbers on the elevations.**

Building numbers are shown on elevations and are more visible on renderings.

13. The entrances for buildings 14-17 do not face, are not visible from, are not accessible from, and are not connected by a walkway to the adjacent public sidewalk, which is not compliant with the architectural design standards or with A-D overlay zoning. The applicant is seeking a Variance from the Board of Appeals for the latter. Regardless of the outcome, **the applicant will need to revise the plans to have all buildings front on public streets or receive a design exception.**

The applicant has received a design exception.

14. **Not all enfronting windows for buildings 13 and 18 are vertically shaped with a height greater than width, which is not compliant.**

The applicant has received a design exception.

15. **The applicant should ensure no GBGs will be utilized.**

The applicant has stated no GBGs will be utilized.

In addition, the plans now show a sidewalk wrapping around units 13-18, similar to what was suggested by the Design Review Committee.

RECOMMENDATION

The applicant has addressed all concerns in the original planner's report and the requirements of the Design Review Committee. Staff recommends approval of the application with the proposed variances.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 08/20/2019

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: [REDACTED]

Applicants Address: [REDACTED]

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

Address of Proposed Work: 591 King Arnold Street, City of Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009500040383

Property Owner: Joe L. Daniely Contact Number: n/a

Project Description (including occupancy type):

New development consisting of 18 Townhomes

requesting 1 variance (increase the guest parking from 0 to 2 spaces)

Contractors Name: TBD Contact Number: n/a

Contact Person: Miller Lowry 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.

[REDACTED]
Applicants Signature

8/21/19
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: ~30,000 SF

Total Square Footage of existing building: ~2,000SF

Estimated Cost of Construction: ~2.7 million

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

Masonry and wood

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

Combination of masonry and hardi

NOTICE

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

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

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

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

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

(Please Print & Initial)

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

- ml 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
- ml Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.
- ml Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.
- ml 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.
- ml 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.
- ml Submitted architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.
- ml 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.

MILLER LOWRY
Printed Name


Signature

8/21/19
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.

SITE NOTES:

THE SITE CONTAINS: 0.993 ACRES / 43241 SF
TOTAL DISTURBED AREA: 0.90 ACRES

SITE ADDRESS: PROPERTY ENJOINED BY ESTELLE STREET, KING ARNOLD STREET AND NORTH FULTON AVENUE, FULTON COUNTY, GA 30354

ZONING: U-V URBAN VILLAGE DISTRICT

BOUNDARY SURVEY INFORMATION TAKEN FROM SURVEY PERFORMED BY DELTA 1 LAND SURVEYING, LLC, DATED 5 OF MARCH, 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

BUILDING FOUNDATION & LAYOUT SHALL BE COORDINATED USING ARCHITECTURAL DRAWINGS. ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER CIVIL DRAWINGS CONCERNING FOUNDATIONS AND ALIGNMENT WITH EXISTING STRUCTURES OR SURVEY.

THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.

CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.

SITE DATA:

TOTAL NUMBER OF PROPOSED UNITS:

TOWNHOME UNITS: 18

ZONING:U-V: URBAN VILLAGE

VARIANCES REQUESTED:

1. GUEST PARKING FROM 0 SPACES TO 2 SPACES

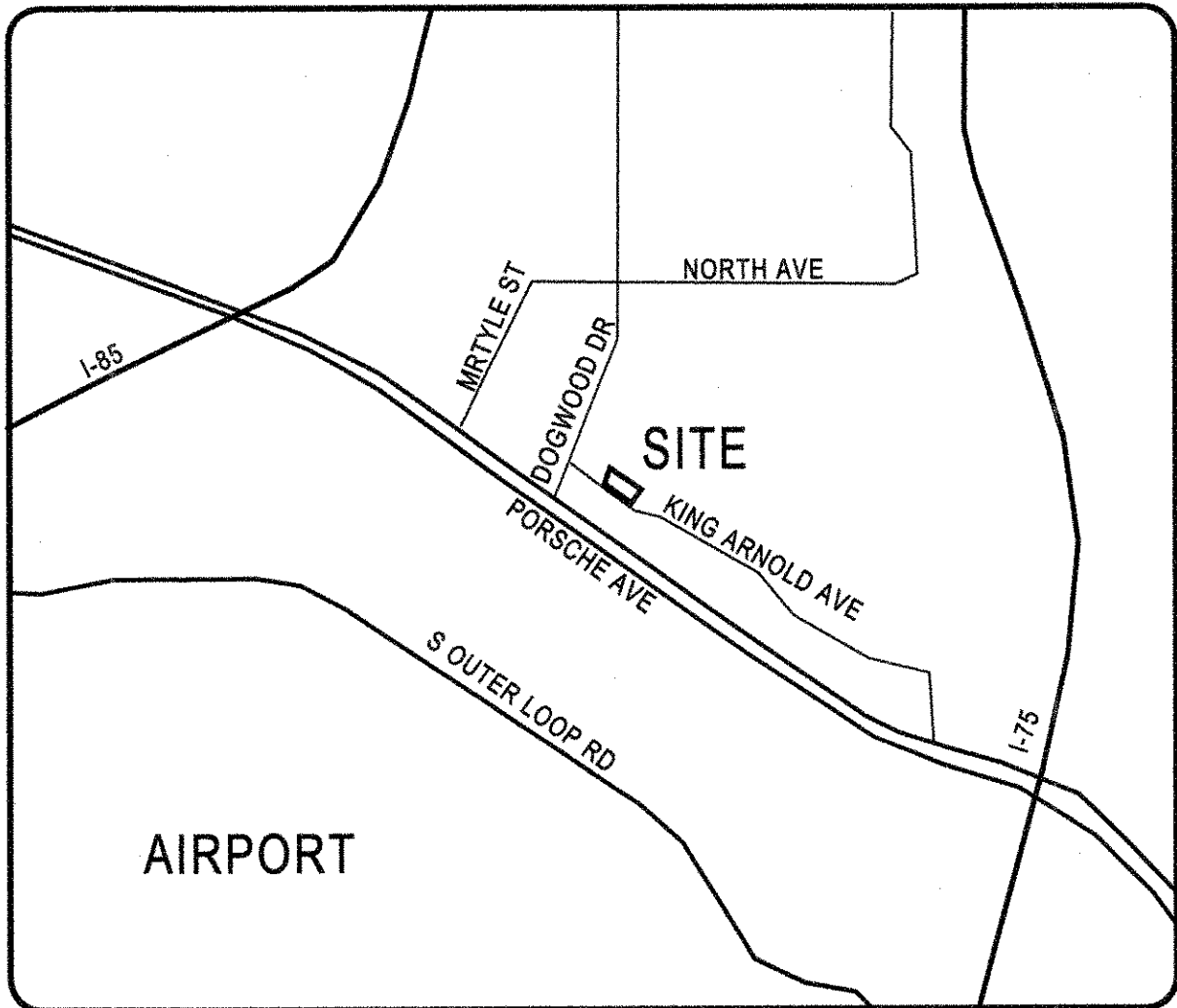
24 HOUR EMERGENCY CONTACT: MILLER LOWRY 770-289-9179

CONSTRUCTION DOCUMENTS FOR:

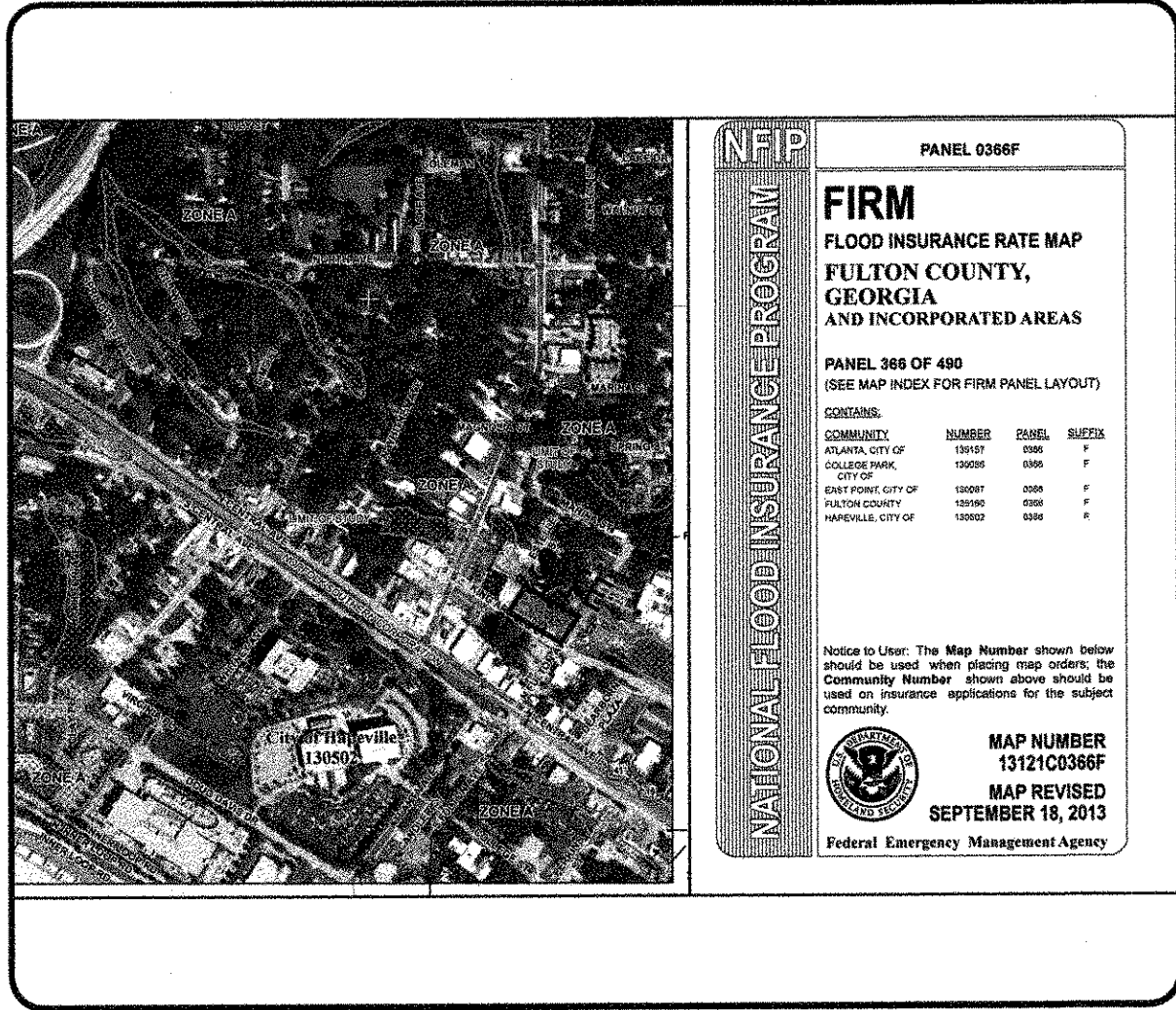
KING ARNOLD TOWNHOMES

LAND LOT 89 & 127 DISTRICT 14

CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA 30350



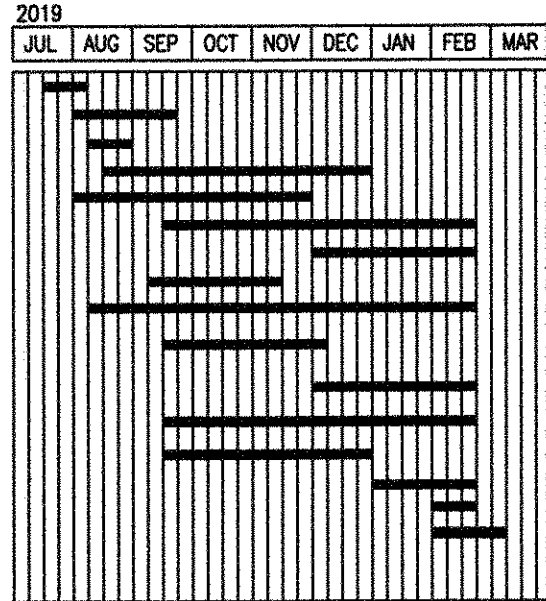
Location Map
NTS



FEMA Map

Construction Activity Schedule

- A) INITIAL EROSION CONTROL & TREE SAVE BMP'S INSTALLATION
B) INTERMEDIATE EROSION CONTROL BMP'S
C) FINAL PHASE E&SC BMP'S
D) MAINTENANCE OF E&SC PRACTICES
E) DEMOLITION
F) INSTALLATION/REMOVAL OF TEMPORARY SEDIMENT BASINS
G) CLEARING AND GRUBBING
H) GRADING
I) STORM AND SANITARY SEWER INSTALLATION
J) PAVING
K) BUILDING CONSTRUCTION
L) TEMPORARY GRASSING @ 14 DAY INTERVALS
M) PERMANENT GRASSING @ 30 DAY INTERVALS
N) REMOVAL OF TEMPORARY BMP'S
O) FINAL CLEAN-UP



ANTICIPATED START DATE: 7-17-19 ANTICIPATED COMPLETION DATE: 3-5-19

CONSTRUCTION NARRATIVE:

THE PROPOSED PLANS CALL FOR THE CONSTRUCTION OF 18 TOWNHOUSE UNITS AND ACCOMPANYING INFRASTRUCTURE. ALL PHASED EROSION CONTROL BMP'S ARE TO REMAIN IN PLACE UNTIL THE SITE IS 100% STABILIZED.

OWNER:

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

ENGINEER:

CRESCENT VIEW ENGINEERING
211 FRASIER STREET, NE
MARIETTA, GEORGIA 30060

UTILITY CONTACTS:

TELEPHONE:
ELECTRIC:
WATER & SEWER
GAS:

AT&T
GEORGIA POWER COMPANY
CITY OF HAPEVILLE
ATLANTA GAS LIGHT COMPANY

800-225-5288
888-655-5888
404-669-2100
877-427-4321

SHEET LIST TABLE

SHEET NO.	SHEET TITLE
CV	COVER SHEET
S	SURVEY
D-1	DEMOLITION PLAN
C-1	SITE PLAN
C1.1	DRIVEWAY PLAN AND PROFILE
C-2	GRADING AND DRAINAGE PLAN
C-2.1	STORMWATER MANAGEMENT PLAN
C-3	UTILITY PLAN
C-3.1	UTILITY NOTES + FIRE FLOW TESTS
C-4	EROSION CONTROL PLAN
C-4.1	ES&PC - DETAILS
C-5	CONSTRUCTION DETAILS
C-5.1	CONSTRUCTION DETAILS
C-5.2	CONSTRUCTION DETAILS
C-5.3	CONSTRUCTION DETAILS
C-5.4	CONSTRUCTION DETAILS

Prepared By:
CRESCENT VIEW
ENGINEERING, LLC:
211 Frasier Street SE
Marietta, GA 30060
678-324-8410
www.crescentvieweng.com

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

Cover Sheet

DATE	SCALE	AS SHOWN	REVISIONS
7-8-19	A.R.		
CHECKED	G.H.B.		



Construction Plan Set For:
King Arnold Townhomes
Land Lots 89 & 98, 14th District
City of Hapeville, Fulton County, Georgia

CVE PI # 18-403

Sheet No.
CV

CLERK'S OFFICE: RECORDING INFORMATION ONLY

ADDRESS:
591 KING ARNOLD STREET
HAPEVILLE, GA 30354

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILISURVEY, LLC
1227 NORTH PEACHTREE PKWY., SUITE 178
PEACHTREE CITY, GA 30289
PHONE: 404-312-8912

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC, UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

UNDERGROUND UTILITY LEGEND
— GAS — = GAS LINE
— UGT — = UNDERGROUND TELEPHONE
— P — = UNDERGROUND POWER
— L — = UNDERGROUND POWER FOR LIGHT POLES
— COM — = UNDERGROUND COMMUNICATION
— SS — = SANITARY SEWER
— W — = WATER LINE

CONTRACTOR SHALL HAVE UNDERGROUND UTILITIES RE-MARKED PRIOR TO ANY EARTH DISTURBING ACTIVITIES.

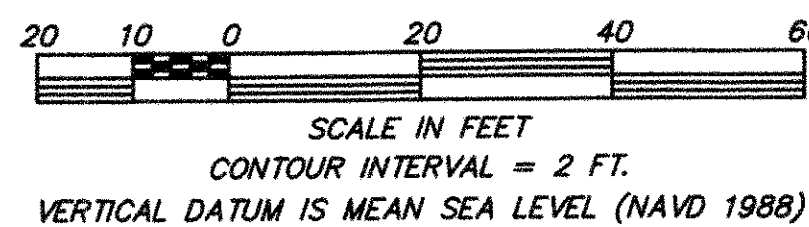
ABBREVIATIONS ~	
ABL = ABELIA	HYD = HYDRANGEA
AUC = AUCUBA	ICV = IRRIGATION CONTROL VALVE
AMH = AMERICAN HOLLY	IMP = IMPATIENS
AZ = AZALEA	IPF = IRON PINE FOUND
BB = BARBERRY	JAS = JASMINE
BE = BEECH	JHY = JAPANESE HOLLY
BEG = BEGONIA	JM = JAPANESE MAPLE
BHF = BURFORD HOLLY	JUN = JUNIPER
BIR = BIRCH	LIR = LIRIOPE
BP = BRADFORD PEAR	LL = LAWN LIMITS
BW = BOXWOOD	MAG = MAGNOLIA
CAL = CALADIUM	MAR = MARLE
CAM = CAMELLIA	NAN = NANDINA
CE = COTONEASTER	OGH = OREGON GRAPE HOLLY
CD = CEDAR	OLL = OTTOLUYKEN LAUREL
CHY = CHERRY	P = PINE
CH = CHINESE HOLLY	PHO = PHOTINIA
CHN = CHESTNUT	POP = POPLAR
CHO = CHESTNUT OAK	RHO = RHODODENDRON
CJ = CRYPTOMERIA JAPONICA	RO = RED OAK
CL = CHERRY LAUREL	RT = RED TIP
CO = CLEAN OUT	SG = SWEET GUM
CM = GRAPE MYRTLE	SP = SPRUCE
DO = DWARF GARDENIA	SPG = SPIGOT
DS = DOWNSPOUT	SPK = SPRINKLER
DW = DOGWOOD	SW = SWEETWOOD
EL = ELAEAGNUS	UDS = UNDERGROUND DOWNSPOUT
EM = ELECTRIC METER	UNK = UNKNOWN
ET = EXTERIOR THRESHOLD	VIN = VINCA
FF = FINISH FLOOR	VLR = VARIEGATED LIRIOPE
FOR = FORSYTHIA	VP = VARIEGATED PRIVET
GE = GOLDEN ELIUMYUS	VW = VENT WELL
GLF = GROUND LIGHT FIXTURE	WAO = WATER OAK
GM = GAS METER	WLO = WILLOW OAK
HB = HACKBERRY	WLO = WILLOW
HEN = HEMLOCK	WM = WATER METER
HIC = HICKORY	WO = WHITE OAK
HL = HELLER HOLLY	WP = WHITE PINE
HDS = HOSTA	WW = WINDOW WELL
HL = HOLLY	YI = YARD INLET

LEGEND

•	IPF	= 1/2" REBAR FND.
•	IPS	= 1/2" REBAR SET
•	R.W.	= RIGHT OF WAY
•	SSE	= SANITARY SEWER EASEMENT
•	DE	= DRAINAGE EASEMENT
•	L.L.L.	= LAND LOT LINE
•	C.L.	= CENTERLINE
•	CT	= CRIMP TOP PIPE
•	OT	= OPEN TOP PIPE
•	CMP	= CORRUGATED METAL PIPE
•	RCP	= REINFORCED CONCRETE PIPE
•	DI	= DROP INLET
•	JB	= JUNCTION BOX
•	MH	= MANHOLE
•	CB	= CATCH BASIN
•	BM	= BENCHMARK
•	PP	= POWER POLE
•	FH	= FIRE HYDRANT
•	CMF	= CONCRETE MONUMENT FND.
•	B.C.	= BACK OF CURB
•	E.P.	= EDGE OF PAVEMENT
•	FEN	= FENCE
•	O.H.	= OVERHEAD ELEC. SERVICE LINE
•	B.L.	= BUILDING LINE
•	U.G.	= UNDERGROUND POWER LINE
•	TX	= TRANSFORMER

BOUNDARY & TOPOGRAPHIC SURVEY FOR MILLER LOWRY DEVELOPMENTS, LLC

LOCATED IN LAND LOTS 95 & 98
14th DISTRICT, CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA
FEBRUARY 18, 2019 1"=20'



GENERAL NOTES~

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 15 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 133,433. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A SOKKIA SET-530R.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 424,000.

ALL I.P.'s ARE 1/2" REBARS, UNLESS OTHERWISE INDICATED.

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

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13121C 0386 F, DATED SEPTEMBER 18, 2013, PORTIONS OF THIS PROPERTY ARE IN AN AREA HAVING SPECIAL FLOOD HAZARDS. (ZONE A)

ALL MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

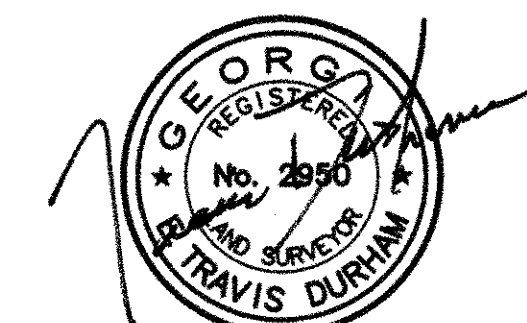
THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD DELTA 1 LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

REFERENCE: DB 51405, PG. 565

THIS PROPERTY IS CURRENTLY ZONED U-V (URBAN VILLAGE) PER THE CITY OF HAPEVILLE ZONING MAP.

AREA = 43,241 SQ. FT.
0.993 ACRE

AREA OUTSIDE THE APPROX. 100 YR. FLOOD PLAIN = 20,702 SQ. FT. or 0.48 AC. ±

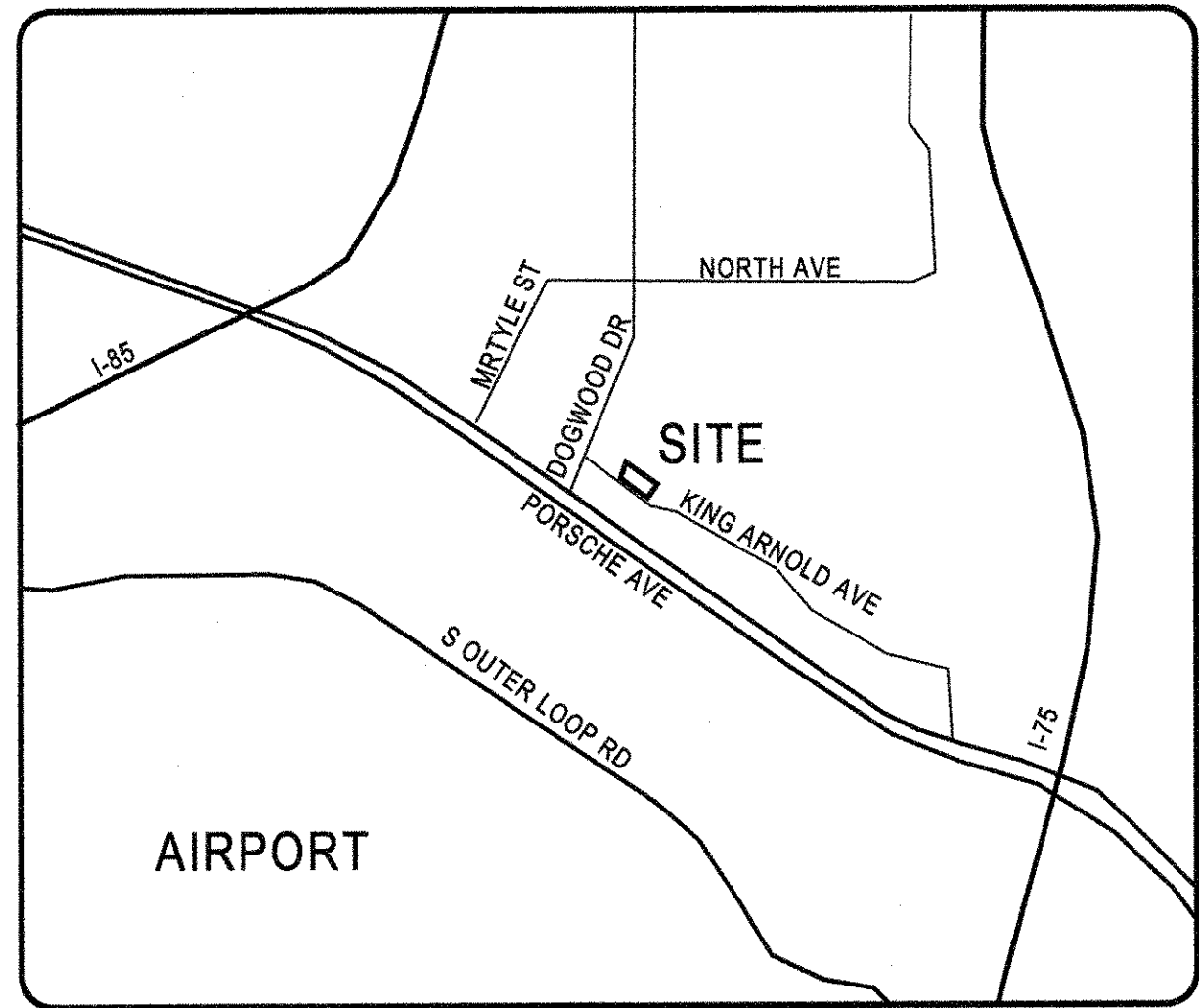


THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND, FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES 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 15-6-87.

Travis Durham 3-5-19
E. TRAVIS DURHAM, GA. RLS No. 2890

JOB # 19-017 DRAWN BY: TD FIELD CREW: CM,GM
FIELD DATE: 2-18-19 PLAT PREPARED: 2-28-19

DELTA 1
LAND SURVEYING, LLC
361 WESTCHESTER WAY
CANTON, GEORGIA 30115
PHONE: (770) 597-3533
(FIRM LICENSE No. LSF 001041)



Location Map
N.T.S.

SITE NOTES:

THE SITE CONTAINS: 0.993 ACRES / 43241 SF
TOTAL DISTURBED AREA: 0.90 ACRES

SITE ADDRESS: PROPERTY ENJOINED BY ESTELLE STREET, KING ARNOLD STREET AND NORTH FULTON AVENUE, FULTON COUNTY, GA 30354

ZONING: U-V URBAN VILLAGE DISTRICT

BOUNDARY SURVEY INFORMATION TAKEN FROM SURVEY PERFORMED BY DELTA 1 LAND SURVEYING, LLC, DATED 5 OF MARCH, 2019.

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BUILDING FOUNDATION & LAYOUT SHALL BE COORDINATED USING ARCHITECTURAL DRAWINGS. ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER CIVIL DRAWINGS CONCERNING FOUNDATIONS AND ALIGNMENT WITH EXISTING STRUCTURES OR SURVEY.

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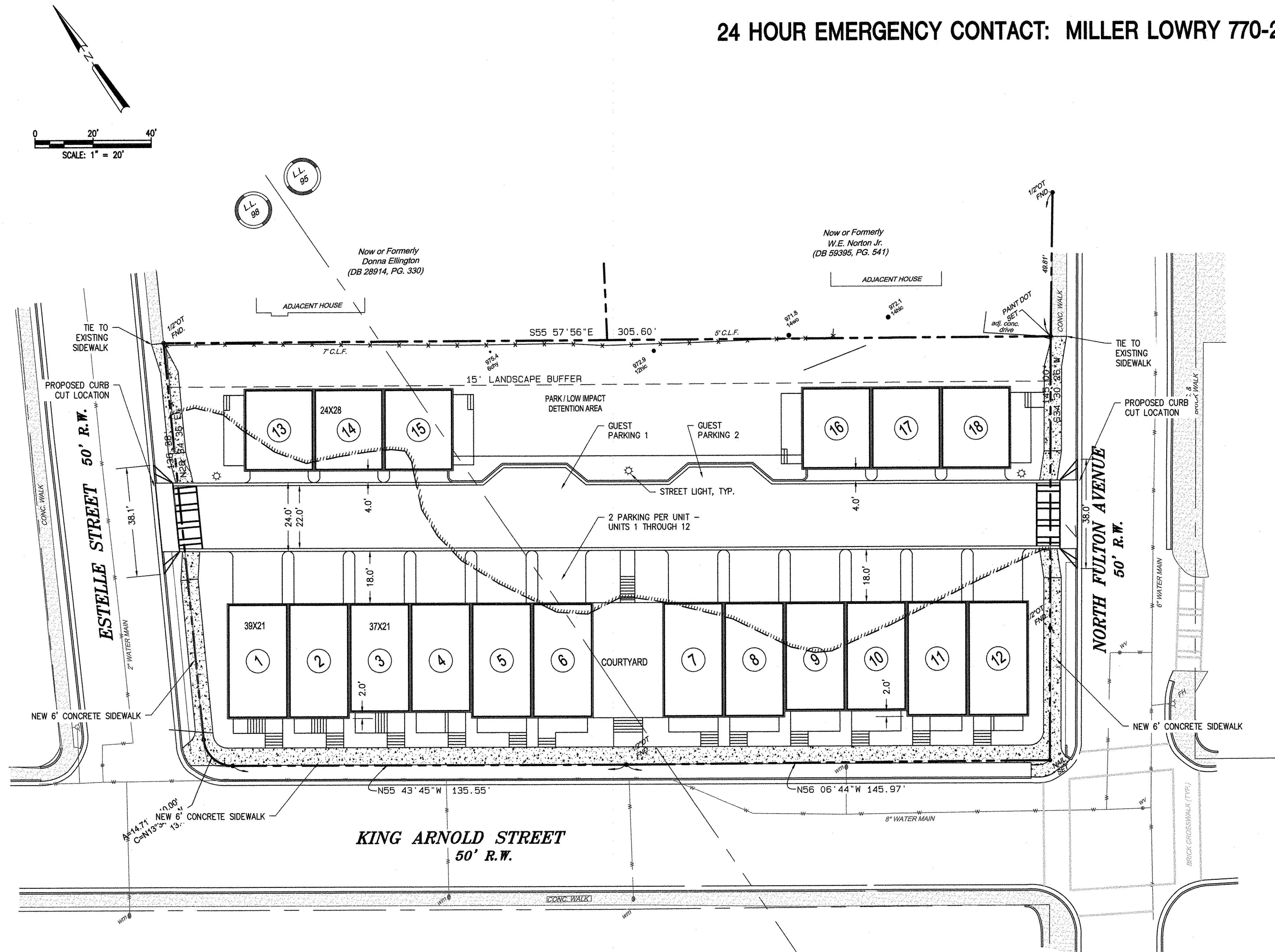
TOTAL NUMBER OF PROPOSED UNITS:

TOWNHOME UNITS: 18

ZONING:U-V: URBAN VILLAGE

VARIANCES REQUESTED:

1. GUEST PARKING FROM 0 SPACES TO 2 SPACES



ZONING DIALOG BOX - U-V (URBAN VILLAGE DISTRICT)

CATAGORY	REQUIREMENT	PROVIDED
PERMITTED USES	SINGLE FAMILY ATTACHED DWELLING, COMMERCIAL/RETAIL	SINGLE FAMILY ATTACHED DWELLING
LOT FRONTAGE	20' (MIN) FRONTAGE	LOT FRONTAGE PROVIDED = 560'
STREET FRONTAGE SETBACK	5' PLANT ZONE / 6' SIDEWALK CLAR ZONE / 5' SUPPLEMENTAL ZONE	5' PLANT ZONE / 6' SIDEWALK CLAR ZONE / 5' SUPPLEMENTAL ZONE
REAR YARDS	0' FT	0' FT
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 6 AND 7 = 24.0'
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 BORDERING RESIDENTIAL ZONING	15' LANDSCAPED BUFFER PROVIDED.
PARKING RESIDENTIAL -	2 SPACES REQUIRED/ PER UNIT	2 SPACES PROVIDED / PER UNIT

APPLICANT / DEVELOPER

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

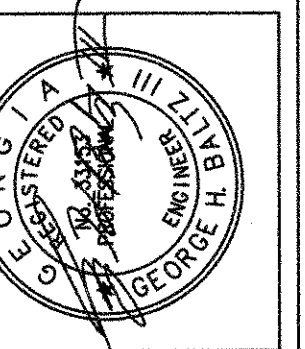
24 HOUR EMERGENCY CONTACT: MILLER LOWRY 770-289-9179

Prepared By:
CRESCENT VIEW
ENGINEERING, LLC:
211 Fraser Street SE
Marietta, GA 30060
678-324-8410
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Prepared For:
Miller Lowry Developments, LLC
2964 Peachtree Road NW Suite 540
HAPEVILLE, GA 30305

Site Plan

DATE	SCALE	AS SHOWN	REVISIONS
7-8-19	A.R.		
DRAWN	A.R.		
CHECKED	G.H.B.		

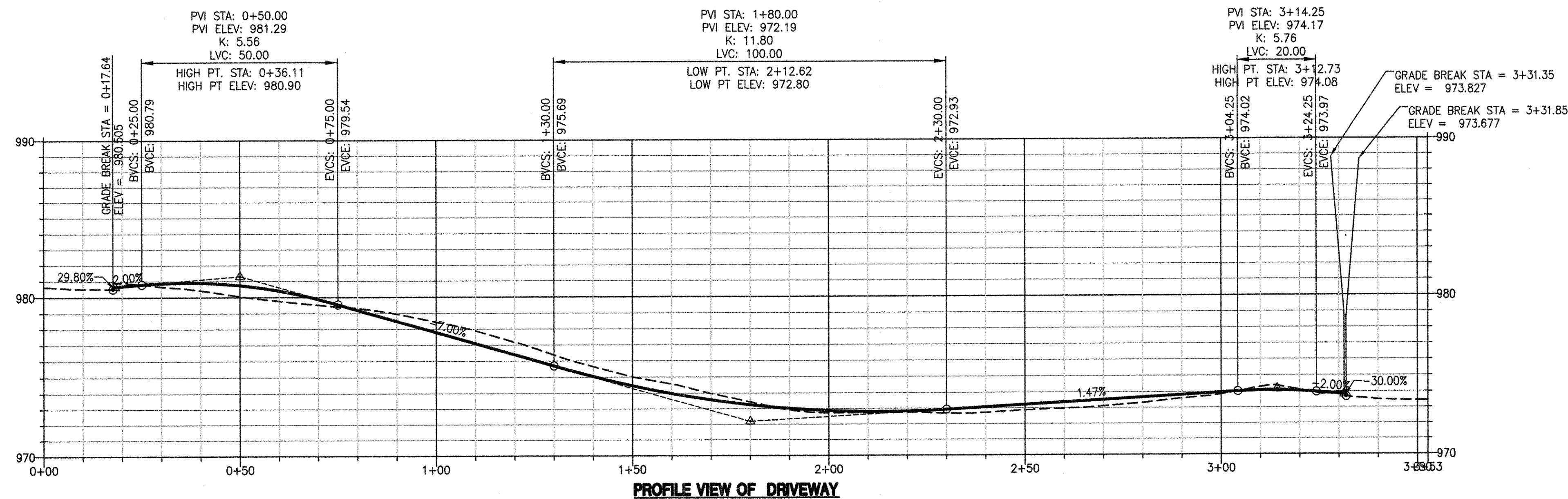
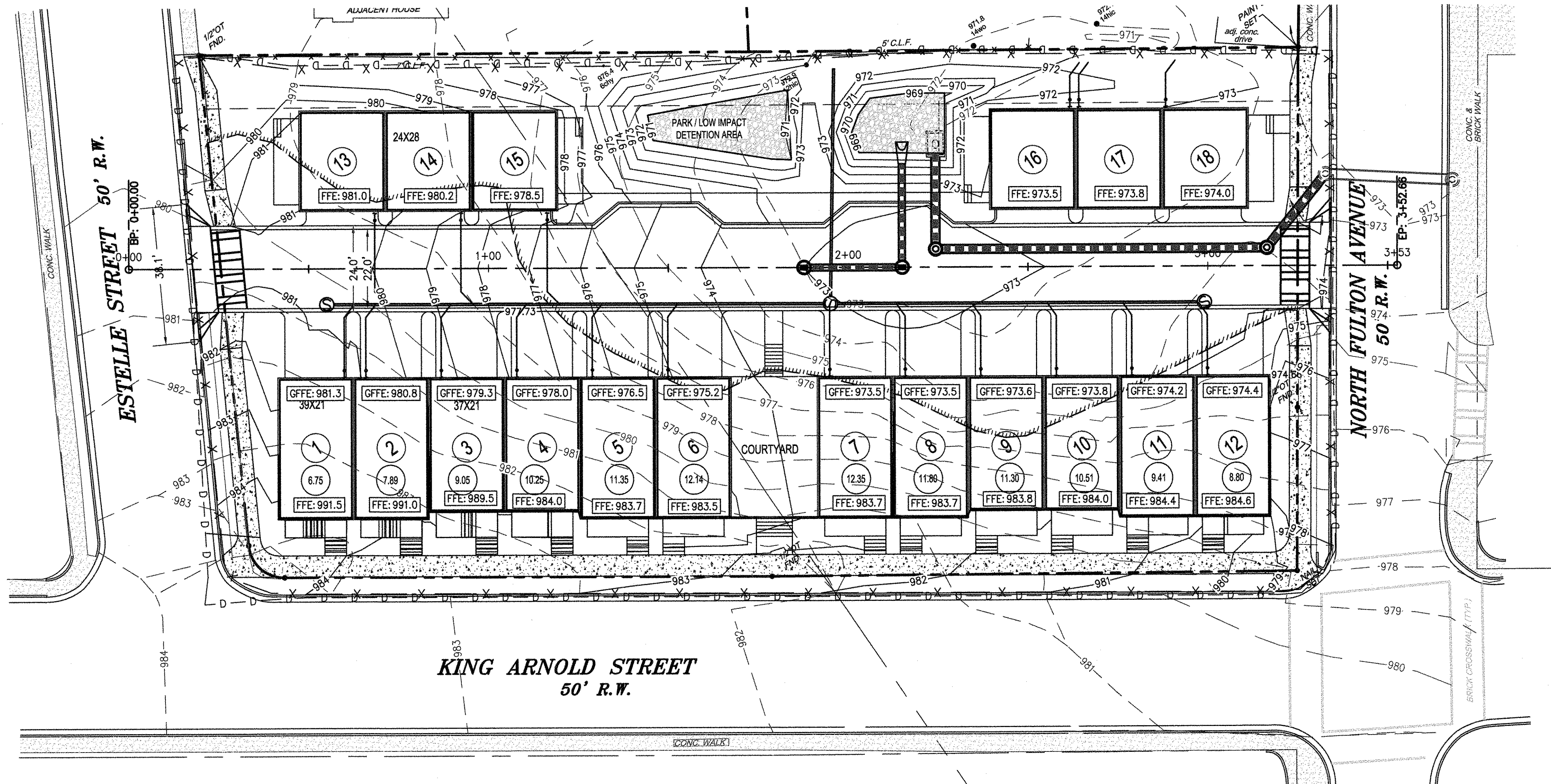
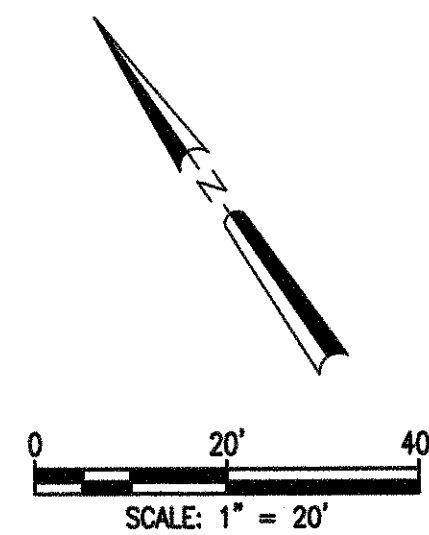


Construction Plan Set For:
King Arnold Townhomes
Land Lots 95 & 98, 14th District
City of Hapeville, Fulton County, Georgia

CVE PI # 18-403

Sheet No.

C-1

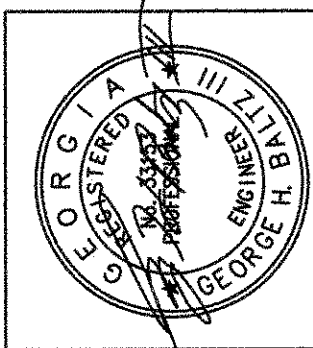


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Marietta, GA 30060
678-324-6410
www.crescentvieweng.com

Prepared For:
Miller Lowry Developments, LLC
2984 Peachtree Road NW Suite 540
HAPEVILLE, GA 30056

Driveway Plan and Profile

DATE	7-8-19	REVISIONS
SCALE	AS SHOWN	
DRAWN	A. R.	
CHECKED	G.H.B.	



Construction Plan Set For:
King Arnold Townhomes
Land Lots 95 & 98, 14th District
City of Hapeville, Fulton County, Georgia

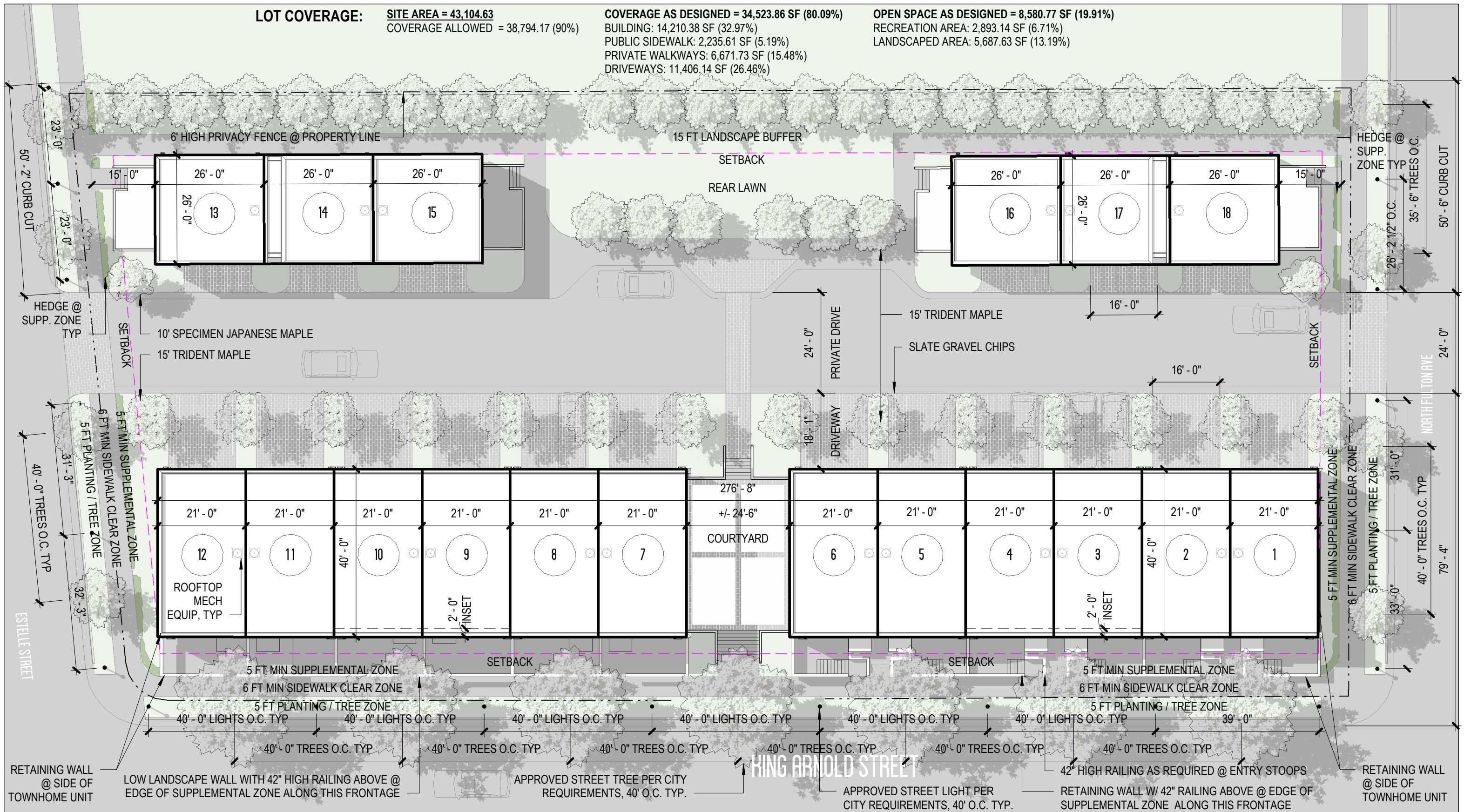
CVE PI # 18-403

Sheet No.
C-1.1

LOT COVERAGE: SITE AREA = 43,104.63
COVERAGE ALLOWED = 38,794.17 (90%)

COVERAGE AS DESIGNED = 34,523.86 SF (80.09%)
BUILDING: 14,210.38 SF (32.97%)
PUBLIC SIDEWALK: 2,235.61 SF (5.19%)
PRIVATE WALKWAYS: 6,671.73 SF (15.48%)
DRIVEWAYS: 11,406.14 SF (26.46%)

OPEN SPACE AS DESIGNED = 8,580.77 SF (19.91%)
RECREATION AREA: 2,893.14 SF (6.71%)
LANDSCAPED AREA: 5,687.63 SF (13.19%)



619 EAST COLLEGE AVENUE
SUITE D1, DECATUR, GA 30030
OFFICEOFDESIGNARCH.COM
PH: 404.214.5797

MYRTLE GARDENS TOWNHOMES

SITE + LANDSCAPE PLAN

1 SITE PLAN
3/64" = 1'-0"



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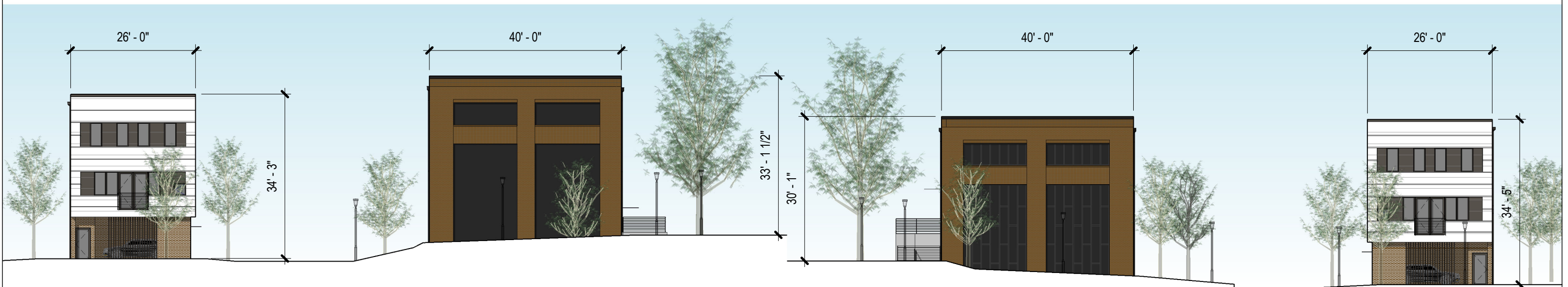
MYRTLE GARDENS TOWNHOMES

RENDERING

NOTE: SPECIFIED WINDOWS SHALL NOT
HAVE GRILLES BETWEEN THE GLASS



1 ELEVATION - KING ARNOLD STREET
1" = 20'-0"



2 ELEVATION - ESTELLE STREET
1" = 20'-0"

3 ELEVATION - NORTH FULTON AVE
1" = 20'-0"



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STREET ELEVATIONS



EXTERIOR MATERIAL LEGEND

- 1 BRICK VENEER: SOLDIER CORNICE
COLOR: CHEROKEE BRICK - OLD MISSISSIPPI
AREA: 680 SF (5.1% OF TOTAL)
- 2 BRICK VENEER
COLOR: CHEROKEE BRICK - OLD MISSISSIPPI
AREA: 5224 SF (39.5% OF TOTAL)
- 3 BRICK VENEER: STACKED BOND
COLOR: CHEROKEE BRICK - OLD MISSISSIPPI
AREA: 1131 SF (8.6% OF TOTAL)
- 4 FIBER CEMENT SIDING
COLOR: SW7076 'CYBERSPACE'
AREA: 4222 SF (31.9% OF TOTAL)
- 5 GLAZING
(INCLUDES DOORS)
AREA: 1969 SF (14.9% OF TOTAL)

3 REAR ELEVATION
3/32" = 1'-0"



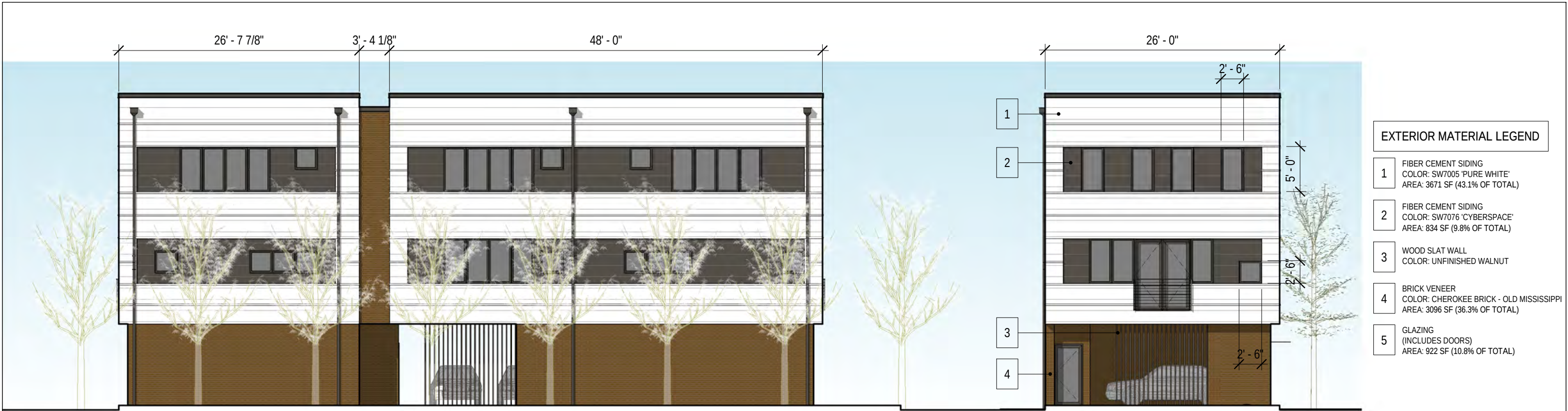
2 FRONT ELEVATION
3/32" = 1'-0"

1 END ELEVATION
3/32" = 1'-0"



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MYRTLE GARDENS TOWNHOMES
TYPICAL TOWNHOUSE BUILDING - SCHEMATIC ELEVATIONS



EXTERIOR MATERIAL LEGEND

- 1 FIBER CEMENT SIDING
COLOR: SW7005 'PURE WHITE'
AREA: 3671 SF (43.1% OF TOTAL)
- 2 FIBER CEMENT SIDING
COLOR: SW7076 'CYBERSPACE'
AREA: 834 SF (9.8% OF TOTAL)
- 3 WOOD SLAT WALL
COLOR: UNFINISHED WALNUT
- 4 BRICK VENEER
COLOR: CHEROKEE BRICK - OLD MISSISSIPPI
AREA: 3096 SF (36.3% OF TOTAL)
- 5 GLAZING
(INCLUDES DOORS)
AREA: 922 SF (10.8% OF TOTAL)

4 REAR ELEVATION
3/32" = 1'-0"

3 GREENSPACE ELEVATION
3/32" = 1'-0"



- T.O. PARAPET
35' - 0"
- ROOF
33' - 0"
- 3
22' - 0"
- 2
10' - 6"
- 1
0"

2 ALLEY ELEVATION
3/32" = 1'-0"

1 STREET ELEVATION
3/32" = 1'-0"



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TRIPLEX BUILDING - SCHEMATIC ELEVATIONS



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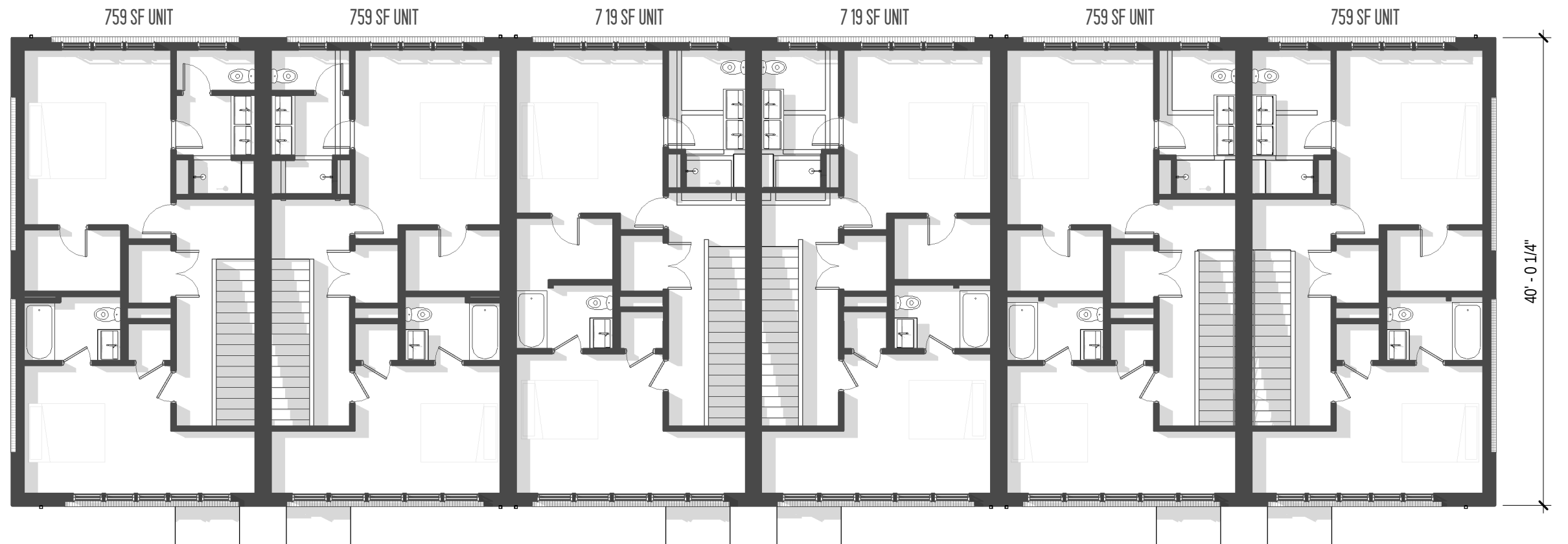
MYRTLE GARDENS TOWNHOMES

TOWNHOUSE BUILDING - SCHEMATIC FLOOR PLANS

TOTAL SQUARE FOOTAGE THIS FLOOR:
4,479

2 3RD FLOOR PLAN

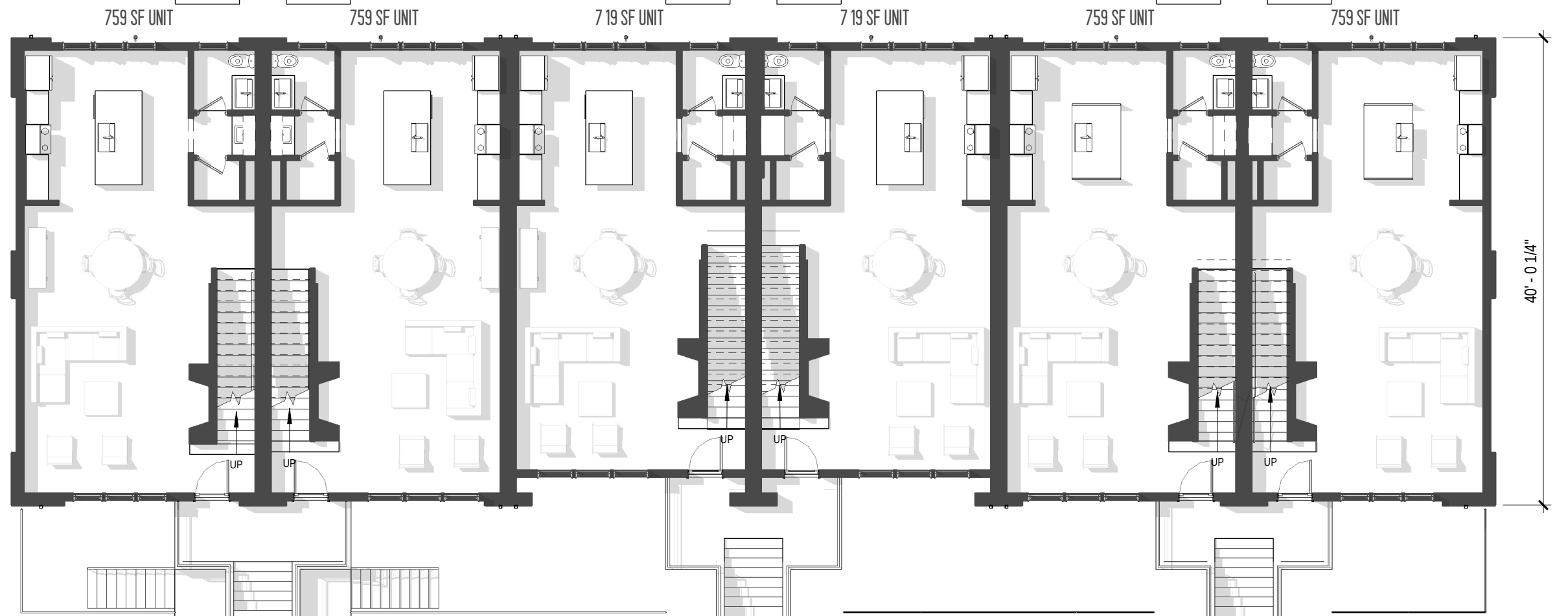
3/32" = 1'-0"



TOTAL SQUARE FOOTAGE THIS FLOOR:
4,479

1 2ND FLOOR PLAN

3/32" = 1'-0"

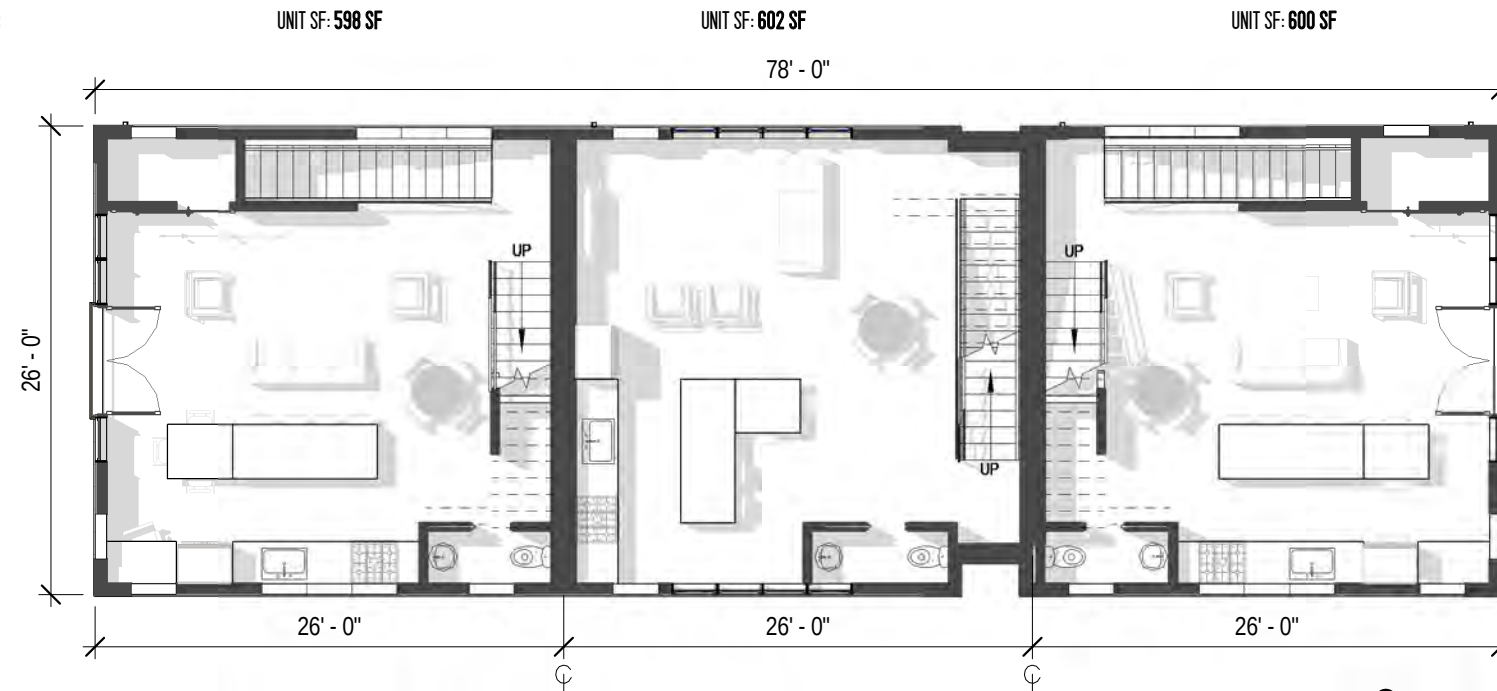


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MYRTLE GARDENS TOWNHOMES

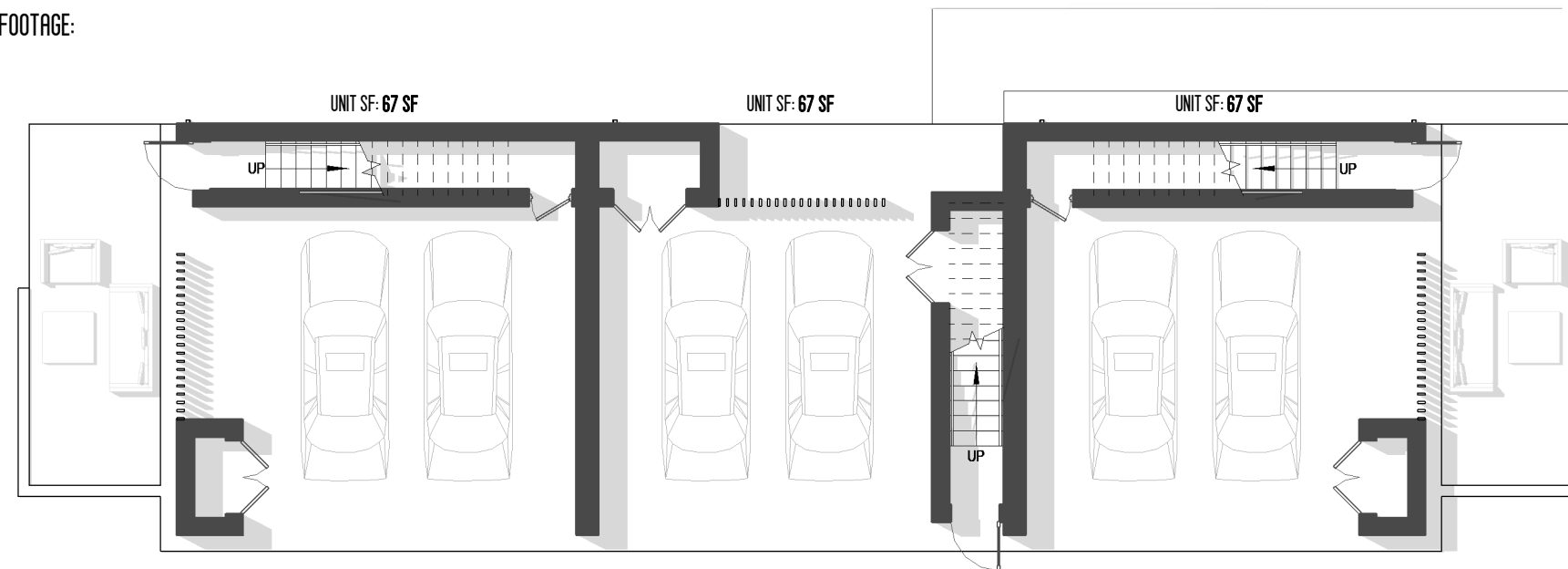
TOWNHOUSE BUILDING - SCHEMATIC FLOOR PLANS

TOTAL FLOOR SQUARE FOOTAGE:
1800 SF



2 2ND FLOOR PLAN
3/32" = 1'-0"

TOTAL FLOOR SQUARE FOOTAGE:
201 SF



1 1ST FLOOR PLAN
3/32" = 1'-0"



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MYRTLE GARDENS TOWNHOMES

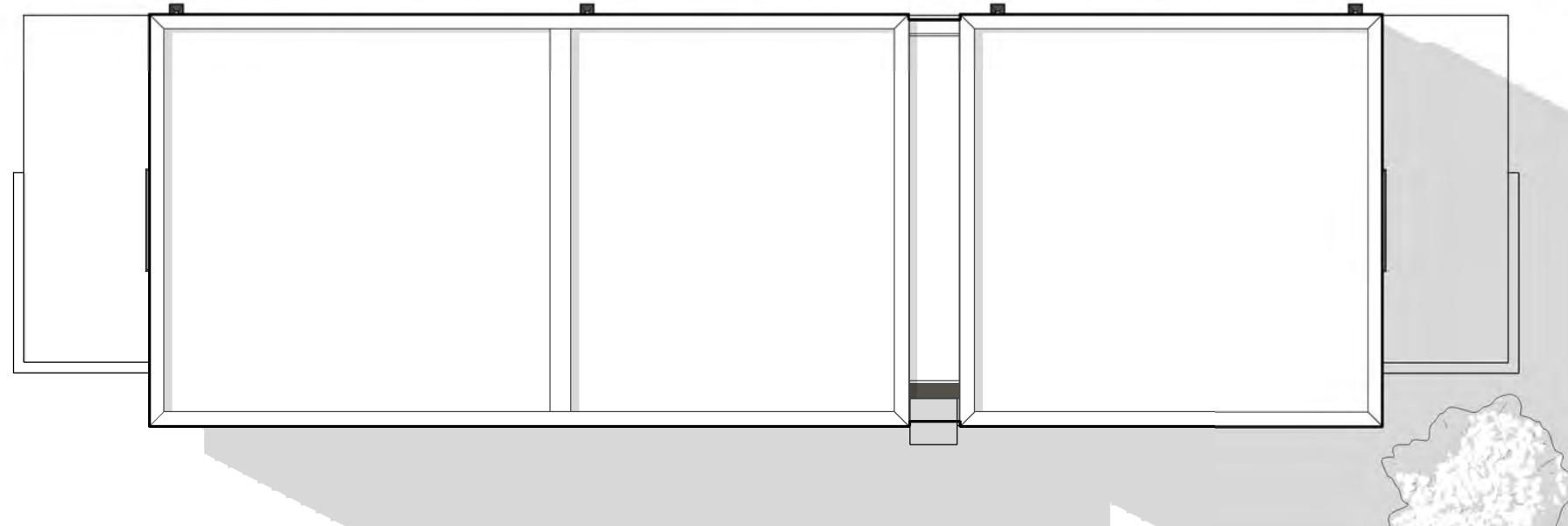
TRIPLEX BUILDING - SCHEMATIC PLANS

TOTAL BUILDING SQUARE FOOTAGE:
37 16 SF

TOTAL UNIT SF: 1239 SF

TOTAL UNIT SF: 1235 SF

TOTAL UNIT SF: 1242 SF



2 ROOF PLAN
3/32" = 1'-0"

TOTAL FLOOR SQUARE FOOTAGE:
17 15 SF

UNIT SF: 574 SF

UNIT SF: 566 SF

UNIT SF: 575 SF



1 3RD FLOOR PLAN
3/32" = 1'-0"



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MYRTLE GARDENS TOWNHOMES

TRIPLEX BUILDING - SCHEMATIC PLANS



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

DATE: October 11, 2019
TO: Tonya Hutson
FROM: Michael Smith
RE: **Design Review – 801 Virginia Avenue**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Joseph Latimer for the exterior remodel of an existing 4,962 square foot commercial building located at 801 Virginia Avenue. The new exterior will include metal siding, storefront windows, brick, and concrete masonry. The facility will be used as a catering kitchen.

The property is zoned V, Village, is located within the A-D, Arts District overlay, and is subject to the Commercial/Mixed-Use area of the Architectural Design Standards.

CODE

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

(a) Site development standards.

- ✋ Except where indicated, setbacks shall be established by zoning.
- ⊘ On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- ⊘ On new buildings in subarea A, where the adjoining buildings were built before 1950, the main facade of the new structure shall align with the average existing building facade line of the two adjoining structures closest to the proposed setback. This will maintain the historic uniform setbacks of subarea A and place buildings close to the public right-of-way, thereby, encouraging pedestrian access.
- ✓ Except where a greater height is required by zoning, buildings shall provide a minimum height of 24 feet along the build-to line or front setback, including roof parapet walls. One-story buildings meeting this requirement are permitted.
- ✓ Except where a greater height is required by zoning, the first story finished floor to ceiling slab height shall be a minimum of 12 feet.
- ✓ Maximum building heights shall be established by zoning, except that buildings within 150 feet of a neighborhood conservation area and without an intervening street shall be limited to a maximum height of 35 feet, and shall meet the transitional height plane requirements.
- ✓ Space able to be occupied requirements shall be as follows:

One-family attached and detached dwellings and two-family dwellings shall provide first-story occupiable space for a minimum of the first ten feet of depth along the enfronting facade.

Reserved.

- ✓ All other buildings, including parking decks, shall provide first-story occupiable space for a minimum of the first 20 feet of depth along the enfronting facade.
- ⊙ Individual front facades of one-family detached dwellings within 15 feet of the front lot line or build-to line shall have no more than two corners, excluding bay windows, porches or stoops.
- ✓ Portions of enfronting facades containing first-story retail or restaurant uses shall be composed as a simple plane with jogs of less than ten feet.
- ✗ Buildings along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall enfront for a minimum of 80 percent of the width of the front setback or build-to line. In no case shall a break in buildings along said streets exceed 30 feet in width. Enfronting facades along said streets shall also meet the requirement of subsection (g)11. for all uses.
- ✓ Sidewalks shall be located along all public and private streets. Sidewalks shall be of the widths indicated on the "Commercial/Mixed-use Area Sidewalk Table" and shall consist of two areas: a landscape area and a clear area.
 - ✗ The landscape area shall be adjacent to the curb and is intended for the placement of trees, street furniture (including utility poles, waste receptacles, fire hydrants, traffic signs and newspaper vending boxes), bus shelters, bicycle racks, public kiosks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility.
 - ✗ The landscape area may be primarily paved adjacent to on-street parking and shall be landscaped in all other areas. Street trees shall be planted a maximum of 40 feet on center, spaced equal distance between streetlights, and in line with stripes of parallel parking spaces. All newly planted trees shall be a minimum caliper of two and one-half inches measured 12 inches above ground, shall be limbed up to a minimum height of seven feet and shall have a minimum mature height of 40 feet. Variations to this may be reviewed as approved by the city planning commission.
 - ✓ The clear area shall be the portion of the sidewalk reserved for pedestrian passage and unobstructed by permanent objects to a height of eight feet, including, but not limited to, steps and stoops, traffic-control boxes, and utility structures. The sidewalk clear area shall have a consistent cross-slope not exceeding two percent. No awning or canopy shall extend more than five feet over the clear area.
- ⊙ Where property abuts a neighborhood conservation area without an intervening street, the sidewalk area within 20 feet of such shall taper when necessary to provide a smooth transition to the existing residential sidewalk. In the event that the abutting residential area has no existing sidewalk the sidewalk shall taper to a width of six feet, measured from the street curb, or as approved by the planning commission.

NOTES:

- The existing structure is nonconforming with Village setback requirements.
- The existing structure does not enfront for the minimum 80% of the width of the front setback.
- The existing sidewalk does not provide the required landscape area and was installed by the City.
- **Scope of project does not include changes to the site, building, or sidewalk.**

(c) Supplemental area and fence standards.

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

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

The supplemental area shall be hardscaped.

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

- Fences, walls or hedges having the same setback as the adjacent building, with provisions for pedestrian access, are encouraged where a parking lot or other un-built area fronts a required sidewalk.
- All enfronting buildings not along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall provide any of the treatments identified in Figure 3.
- "Common yard, porch and fence, terrace or light court," or "forecourt" treatments identified in Figure 3, the supplemental area shall be landscaped and shall include a minimum of one tree every 50 feet of frontage. See list of allowed trees on in section 93-2-14.
- For "porch and fence, terrace or light court, stoop-front," or "forecourt" treatments identified in Figure 3:

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

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

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

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

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

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

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

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

- NOTES:**
- **A design exception will be required to continue use of existing storefront style and the installation of a landscape buffer instead of required "storefront and awning" style.**
 - **The proposed 15' landscape buffer at the rear of the development is 5' narrower than the 20' required and does not provide a required permanent opaque wall.**

(d) Utility standards.



Mechanical features shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable nonvegetative materials for screening shall include painted wood or those found in section 93-2-5. Said features are encouraged not to be located in the supplemental area.

- ✎ When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.
- ⊗ Skylights are not permitted facing a public right-of-way.
- ✓ Street lights shall be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian scale street lights as approved by the DRC and the department of community services shall be provided by the developer, subject to site plan and design review in new development. This requirement does not apply to projects on lots with less than ten feet of frontage along a public right-of-way.
- ⊗ Trees shall not be planted on top of storm drains.
- ⊗ Service areas and dumpsters:
 - Shall be in the rear or side yard of the development; and
 - Shall be screened from the public right-of-way to a height of eight feet with an opaque material on all sides, consistent with a primary building material. Acceptable materials for screening shall include painted wood or those found in section 93-2-5.

NOTES:

- The location and screening of mechanical features has not been provided.
- **Scope of project does not include changes to utilities.**

(e) Parking and traffic standards.

- ⊗ Two curb cuts serving two one-way driveways shall be counted as one curb cut.
- ⊗ Public or private alleys or driveway providing vehicular access to two or more parcels shall not constitute a curb cut.
- ⊗ New public streets shall not count as curb cuts.
- ✓ Parcels are permitted a maximum of one driveway curb cut per street frontage. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.
- ⊗ Circular drives are prohibited, with the exception of hotel and hospital uses.
- ⊗ No curb cuts shall be permitted on North Central Avenue, South Central Avenue, Virginia Avenue or Atlanta Avenue when access can be provided from another street.
- ✓ Driveways shall have widths of:
 - One-family attached dwellings.* A minimum of ten feet for a one-way and a maximum of 15 feet for two-way.
 - ✓ *All other uses.* A maximum of 12 feet for one-way and a maximum of 24 feet for two-way.
- ⊗ Carports are only permitted subject to the following requirements:
 - Carports shall be located in the rear or side yard and shall not be visible from a public right-of-way.
 - Carport roofs shall be supported by columns with a minimum width and depth of eight inches.
 - The base of carport columns shall be faced in stacked brick or stacked stone to a minimum height of three feet above grade.
- ⊗ Parking is prohibited in the supplemental area and between a building and the adjacent street. This shall not be interpreted as restricting on-street parking.
- ✓ A continuous off right-of-way landscape buffer with a minimum width of ten feet shall be provided between parking and the adjacent sidewalk. This requirement shall apply when existing sidewalks not meeting this requirement are repaired or replaced.

- ⊗ Parking decks shall conceal automobiles from visibility and have the appearance of a horizontal storied building on all levels; parking structures must be faced in full-depth brick, stone, cast stone, or precast concrete faced in or having the appearance of brick or stone. Retail or restaurant fronted decks are encouraged.
- ⊗ Underground parking is allowed when possible.
- ⊗ Drive-through windows and all vehicular queuing, when permitted by zoning, shall be placed to the rear or side of the building facade, shall not be visible from any public right-of-way, and shall not be located within 25 feet of the back of the required sidewalk.
- ⊗ Gasoline and service stations shall place all fuel dispensing, service canopies and service entry doors to the rear of the building and away from the public right-of-way. Said facilities and associated queuing shall not be visible from any adjacent street or located within 25 feet of the sidewalk.

NOTES:

(f) Roof and chimney standards.

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

NOTES: The structure will re-use the existing metal roof.

(g) Facade and style standards.

- ✓ Exterior facade materials shall be limited as follows:
 - Subarea A.* Unpainted full-depth brick.
 - Subarea B.* Full-depth brick, cast stone, hard-coat stucco, fiber-cement siding, natural-wood siding or stacked stone.
 - Subarea C.* See neighborhood conservation area.

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

Split-face block. In addition to the above materials, split-face block may be utilized on exterior facades, but only along a non-enfronting side or rear facade that is not visible from an adjacent street, public park, or plaza.
- ✓ *[Materials on enfronting facades.]* The materials utilized along an enfronting facade shall be provided for the first 20 feet in length along adjacent non-enfronting facades.
- ✓ *[Façade colors, materials.]* Facade colors and materials shall be limited to three per facade face.
- ⊙ Where allowed, the combined enfronting facade area covered with fiber-cement siding and/or natural-wood siding shall not exceed 20 percent of the total enfronting facade area, provided that:

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

Where a development includes two or more buildings this requirement shall apply to the sum of the total enfronting facade areas. This may result in individual buildings containing front facades entirely of fiber cement siding and/or natural wood siding.
- ⊙ Where allowed, hard-coat stucco shall have a smooth finish. Furthermore, architectural details such as sills, trim, pediments, cornices, railings, door enframements, or similar details shall not be of stucco.
- ⊙ In subarea A exterior building colors shall be consistent with the existing historic characteristics of each individual building as a contributing resource from its significant period of design and style. If the building was designed to be of natural or unique brick pattern, it should be returned to this style. All mortar and brick repairs should match the material and hue. Earth hues are suggested for paint, when used on most facades of brick construction, however there may be exceptions. A palette should be established on a building-by-building basis, with a suggested complimentary hue trim color to the base color. It is highly suggested the complete building color palette be limited to three colors for field and trim selections. Two adjacent buildings may use the same color palette only if the field and trim colors are reversed on each of the buildings. No sandblasting or abrasive cleaning methods (including high-pressure washes) shall be used on facades. Final review of selected color, restoration procedures, fixtures, and applications shall be coordinated on a building-by-building analysis through individual design review of visual concepts. The DRC shall make these determinations based on these standards, taking in consideration the style of the building, the nature and marketing of the applying business, the Main Street guidelines, the secretary of the interior's guidelines for renovation, section 93-2-7 et seq. of the zoning ordinance, and the standards for historic preservation.
- ✓ Facade materials shall be combined horizontally, with the heavier below the lighter.
- ⊙ Enfronting upper and lowers facades shall be differentiated. Potential ways to achieve this include windows, belt courses, cornice lines or similar architectural details. This is intended to prevent buildings in which individual floors cannot be identified from the building exterior; it should not be interpreted to limit architectural expression.
- ✓ Blank, windowless walls are prohibited along enfronting facades, except where a building enfronts multiple streets. In the latter case, it was not historically uncommon for buildings (especially commercial or mixed-use ones) to orient towards the more intensely developed street. As such, along the first story of enfronting mixed-use and commercial facades this requirement may be waived by the building official along streets that are predominantly residential in character when:

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

The area beyond the first 20 feet is treated with architectural detailing, such as pilasters, false windows, or similar features.
- ⊙ Enfronting upper-story windows are encouraged to be equally sized, vertically oriented, equally spaced and arranged in a grid pattern.

- ✓ Foundations shall be constructed as a distinct building element that contrast with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in full-depth brick, natural stone, or cast stone.
- ⊙ Vending machines, video or other outdoor merchandise displays, mechanical/electrical games, amusement rides, telephones, ice machines, freestanding automated teller machines excluding automated teller machines attached to buildings or integrated into buildings by canopies, and shopping carts shall be placed within the structure of a building and shall be out of view from the public right-of-way.
- ⊙ Safety pylons, bollards, and trash receptacles in the supplemental area or along an enfronting facade shall be permitted based upon design compatibility with the main facade and neighboring comparable facilities.

NOTES: • **A design exception will be required for the use of metal panels as a façade material.**

(h) Door and window standards.

- ✓ The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.
- ✓ The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.
- ⊙ First-story doors or windows operating on sliders are only permitted when they open directly onto a required sidewalk or supplemental zone.
- ✗ Building numbers, at least six inches in height, shall be located above or beside the street-facing pedestrian entrance.
- ⊙ Window panes serving commercial uses shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade.
- ⊙ Where window lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids between glass are prohibited.
- ⊙ Where used, window shutters shall match one-half the width of the window opening.
- ✓ Enfronting windows shall be vertically shaped with a height greater than width, including display windows but not transoms.
- ✓ Enfronting windows and door glass (except on churches and fire stations) shall utilize clear glass or tinted glass. Tinted glass shall have a transmittance factor of 50 percent or greater and shall have a visible light reflectance factor of ten or less.
- ✓ Painted window or door glass is prohibited.
- ⊙ All enfronting "storefront and awning" treatments identified in Figure 3, and all enfronting facades along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except within subarea C), and Sylvan Road shall provide a storefront consisting of:

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

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

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

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

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

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

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

- ④ Awnings projecting from buildings, serving as an entry canopy and/or providing identification to the business, are allowed, provided that:

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

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

Valance width and height must align horizontally.

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

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

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

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

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

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

NOTES: • **The applicant should provide building numbers adjacent to the front entrance.**

RECOMMENDATIONS

Upon review of the information provided by the Applicant, the following items have been found to be missing or deficient and should be addressed by the Applicant and the Design Review Committee:

1. A design exception will be required to continue use of existing storefront style and the installation of a landscape buffer instead of the required "storefront and awning" style.
2. The proposed 15' landscape buffer at the rear of the development is 5' narrower than the 20' required and does not provide a required permanent opaque wall.
3. A design exception will be required for the use of metal panels as a façade material.
4. The applicant should provide building numbers adjacent to the front entrance.

Once these items are addressed to the satisfaction of staff and the Design Review Committee, the application is recommended for approval.

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 09/17/2019 FOR REVIEW AT 10/16/2019 COMMITTEE MEETING

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: Joseph Latimer **Contact Number:** [REDACTED]

Applicants Address: 5200 Buffington Road, Atlanta, GA 30349

E-Mail Address: joseph.latimer@cfacorp.com **Zoning Classification:** V (Village)

Address of Proposed Work: 801 Virginia Avenue, Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009800040265

Property Owner: Tara Foods, LLC **Contact Number:** 1(404) 427-5080

Project Description (including occupancy type): _____

Interior and exterior remodel of existing 4,962 square foot commercial building.

Resurface / replace existing parking lot area. The facility will be used as a

Catering Kitchen occupancy type F1.

Contractors Name: [REDACTED] **Contact Number:** _____

Contact Person: Joseph Latimer Latimer 9/17/19 **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.

[REDACTED]
Applicants Signature

09/17/2019
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 INTERIOR AND EXTERIOR RENOVATION

Total Square Footage of proposed New Construction: 0 SF - NO EXPANSION

Total Square Footage of existing building: 4,962 SF

Estimated Cost of Construction: \$875,000

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

EXISTING SIDING: STUCCO, METAL SIDING, ALUMINIUM FRAMED
WINDOWS, BRICK AND CONCRETE MASONRY UNIT.

EXISTING ROOF SYSTEM: METAL PANEL ROOF

EXISTING STAIRS AND RAMP: WOOD AND CONCRETE

EXISTING GARAGE DOORS: METAL

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

SIDING: METAL SIDING, STOREFRONT WINDOWS, BRICK, AND CONCRETE
MASONRY UNIT

ROOF SYSTEM: EXISTING METAL PANEL ROOF TO REMAIN

STAIRS AND RAMP: BRICK AND CONCRETE WITH METAL RAILINGS

GARAGE DOORS: METAL

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 S. Joseph Latimer  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=PTIICOR CH81ARDEST
- ✓ Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.
- ✓ Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.
- ✓ Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.
- ✓ Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.
- ✓ Submitted 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.
- ✓ **Understood that builder must follow approved plan and that the Certificate of Occupancy will not be issued until a Design Inspection is performed and Architectural Design Standards are met.**

Latimer
Joseph Latimer

Printed Name

Signature

09/17/2019

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.



Color photos of
existing structure



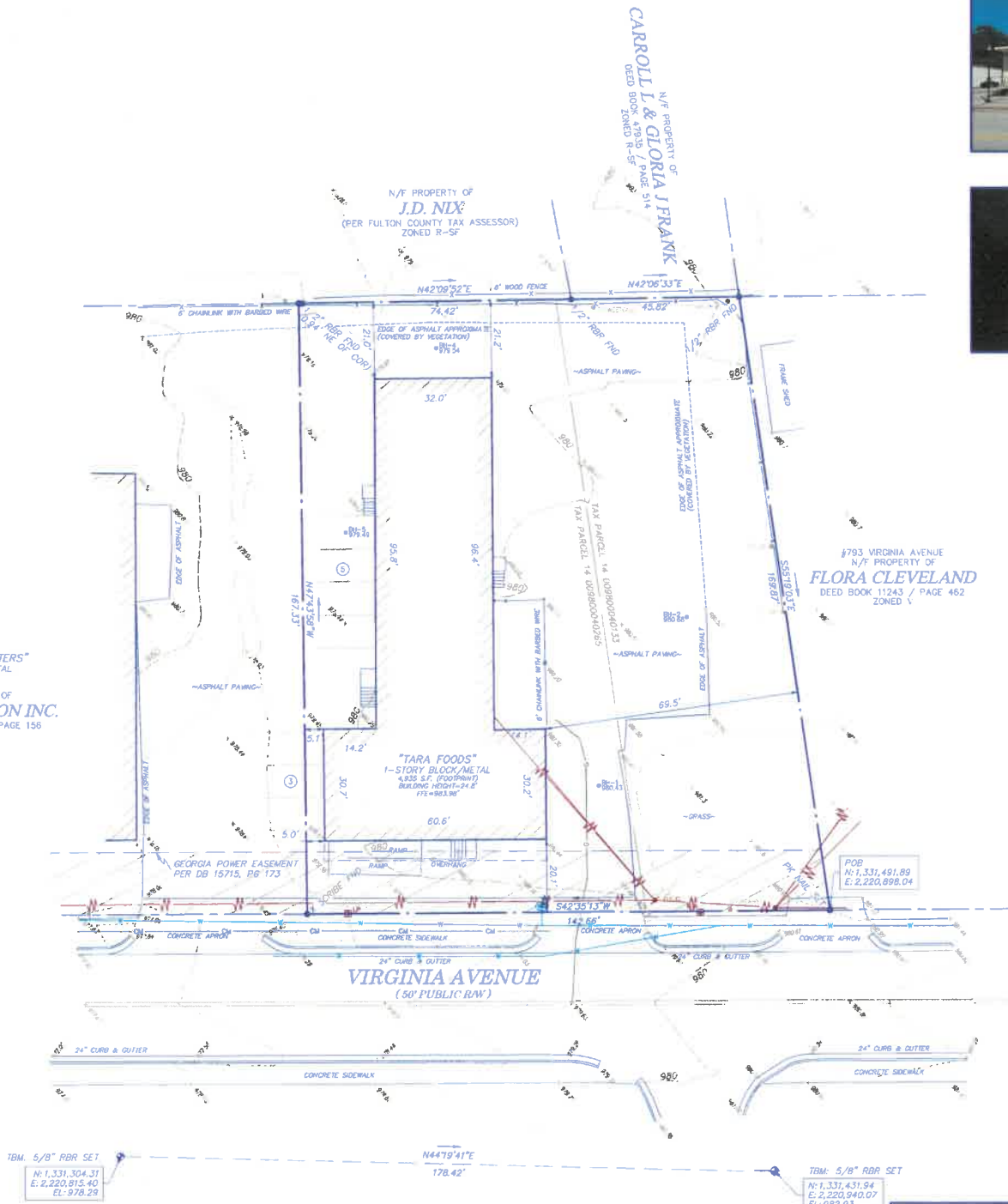




(CLERK OF COURT RECORDING INFORMATION)



"CREW OUTFITTERS"
1-STORY METAL
N/F PROPERTY OF
FLIGHT STATION INC.
DEED BOOK 57982 / PAGE 156
ZONED V



UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

SUBSURFACE UTILITY INVESTIGATIONS, LLC
898 SWEET BRIAR TRAIL
CONYERS, GEORGIA 30094
(770) 557-4142

SUBSURFACE UTILITY INVESTIGATIONS, LLC UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE PRECEDENTS TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS

IF YOU DIG

Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411



GRAPHIC SCALE



SURVEYOR CERTIFICATION

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

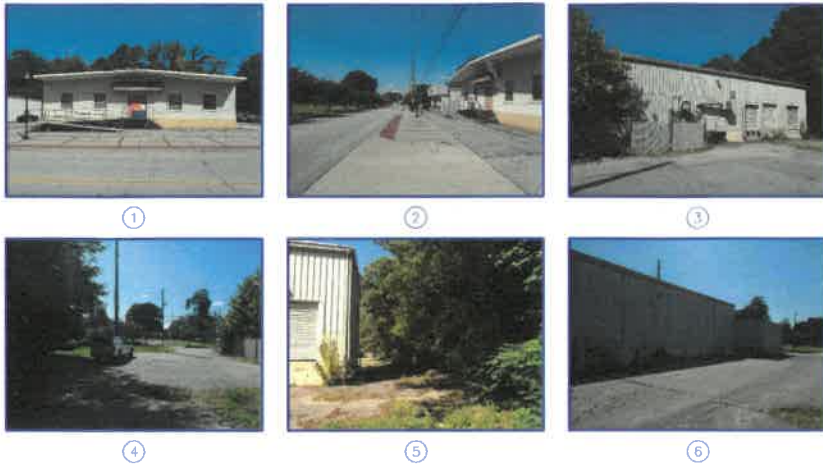
David L. Hester
David L. Hester
Georgia Registered
Land Surveyor # 3042

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 13,602, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE 5" SPHERE TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 142,651 FEET, $\pm .001$ INCH.

SITE PHOTOGRAPHS



TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 1913336A, EFFECTIVE DATE JUNE 24, 2019.

12. Easements contained in that Condemnation Order styled Georgia Power Company, Condemnor, v. 0.136 acres, more or less, situate, lying and being in Land Lot 98 of the 14th Land District, City of Marietta, Fulton County, Georgia and Holand Company, Condemnee, being Case No. E-3940, recorded September 9, 1992, in Deed Book 15715, Page 173, Fulton County, Georgia records, AFFECTS SITE AS PLOTTED

PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 98 of the 14th District of Fulton County, Georgia, being Lots 6, 7 and part of Lot 8, Block A, Rose Hedge Subdivision, as shown on plat recorded in Plat Book 4, Page 88, Fulton County Records, and being more particularly described as follows:

BEGINNING at an "X" scribe set in concrete on the Northwestly right-of-way line of Virginia Avenue (having a 50 foot right-of-way), said "X" scribe being located a distance of 600.80 feet Southwestly from the intersection of the Northwestly right-of-way line of Virginia Avenue with the Southwestly right-of-way line of Central Avenue (formerly known as Atlanta and Hopeville Road) and having Georgia State Plane Coordinates of N: 1,331,491.89; E: 2,220,898.04; Thence running along the Northwestly right-of-way line of Virginia Avenue, South 42 degrees 35 minutes 13 seconds West a distance of 142.66 feet to a "X" scribe found; Thence leaving said right-of-way, North 47 degrees 43 minutes 58 seconds West a distance of 167.33 feet to a 5/8-inch rebar set; Thence North 42 degrees 09 minutes 52 seconds East a distance of 74.42 feet to a 1/2-inch rebar found; Thence North 42 degrees 06 minutes 33 seconds East a distance of 45.62 feet to a 1/2-inch rebar found; Thence South 35 degrees 19 minutes 03 seconds East a distance of 169.87 feet to an "X" scribe set in concrete on the Northwestly right-of-way line of Virginia Avenue and the POINT OF BEGINNING.

Said tract of land has an area of 22,060 square feet and contains 0.506 Acres.

Said tract is one and the same as the land conveyed to Tara Foods, LLC by Warranty Deed from Amusement Holdings Inc. dated June 13, 2003, recorded June 26, 2003 in Deed Book 35305, Page 64, Fulton County, Georgia records.

SURVEYOR CERTIFICATION

To: Chick-fil-A, Inc. and Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)-(1), 8, 9, 11, 16, 17, 18, 20 and 21 of Table A thereof. The field work was completed on July 24, 2019.

Date: July 24, 2019



GeoSurvey

Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900
Fax: (770) 795-8880

www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

VICINITY MAP

SITE LOCATION - LATITUDE: 33° 39' 38" LONGITUDE: 84° 24' 56"



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C 0366 F, AND THE DATE OF SAID MAP IS SEPTEMBER 18, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VERTICAL REFERENCE STATION NETWORK DEVELOPED BY AGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "V" (VILLAGE DISTRICT) AS SHOWN ON THE ZONING MAP OF CITY OF HAPEVILLE.

THE MINIMUM YARD SETBACKS ARE: FRONT - 15 FEET;
SIDE - 15 FEET; AND REAR - 15 FEET.

MAXIMUM BUILDING HEIGHT: 2 1/2-STORIES OR 35 FEET

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

SURVEY REFERENCES

1> ROSE HEDGE SUBDIVISION PLAT PREPARED BY L.W. & C.S. ROBERT CIVIL ENGINEERS RECORDED IN PLAT BOOK 4, PAGE 88.6

LEGEND

STANDARD ABBREVIATIONS

AC AIR CONDITIONER
BH BORE HOLE
BSL BUILDING SETBACK LINE
CI CURB INLET
CMP CORRUGATED METAL PIPE
CMP CONCRETE MOUNTMENT PVD
CD SANITARY CLEANOUT
CPED COMMUNICATION PEDESTAL
CIP CURBED TOP PIPE
DI DROP INLET
DIP DUCTILE IRON PIPE
DWBC DOUBLE WING CATCH BASIN
FNC FENCE
FND FOUND
GM GAS METER
INV INVERT
JB JUNCTION BOX
MH MANHOLE
OCS OUTLET CONTROL STRUCTURE
OTP OPEN TOP PIPE
PM POWER METER
PK RAIL SET
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
RCP REINFORCED CONCRETE PIPE
RBR IRON REINFORCING BAR
RSS 5/8" REBAR SET CLIPPED LSF 62'
SS SANITARY SEWER
SWCB SINGLE WING CATCH BASIN
TRANS ELECTRIC TRANSFORMER

STANDARD SYMBOLS

OVERHEAD TRAFFIC SIGNAL LIGHT
POWER POLE
QUI WIRE
POWER LINE
LIGHT POLE
ELECTRIC TRANSFORMER
WATER VAULT
GAS VALVE
GAS METER
WATER VALVE
WATER METER
FIRE HYDRANT
UNDERGROUND ELECTRIC LINE
UNDERGROUND GAS LINE
UNDERGROUND COMMUNICATION LINE
UNDERGROUND WATER LINE
PHOTO POSITION INDICATOR
REGULAR PARKING SPACE COUNT
HANDICAP PARKING SPACE
TREE POSITION INDICATOR
SIGN

ALTA/NSPS LAND TITLE SURVEY

801 Virginia Avenue

FOR

Chick-fil-A, Inc.

Fidelity National Title Insurance Company

GS JOB NO:	20196205	DRAWING SCALE:	1" = 20'	SURVEY DATE:	JULY 24, 2019
FIELD WORK:	CC	CITY:	FULTON	STATE:	GA
PROD. MGR:	DLH	COUNTY:	HAPEVILLE	NO. LOGS:	8/21/2019
REVIEWED:	JRC	LAND LOT:	98	DESCRIPTION:	Addressed comments
DWG FILE:	20196205.dwg	DISTRICT:	14th		



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

GREYDEN

ENGINEERING • PLANNING

125 Townpark Dr., Suite 300
Kennesaw, GA 30144
PH: 770-573-4801 FAX: 678-302-6362



CHICK-FIL-A
Hapeville RPK
801 Virginia Ave.
Hapeville, GA 30354

FSR#70053

BUILDING TYPE / SIZE:
RELEASE:

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 19-047
PRINTED FOR DRC REVIEW
DATE 9/17/19
DRAWN BY TMR

Information contained on this drawing and in all digital files
provided for this project may not be reproduced in
any manner without express written or verbal consent from
the consultant.
SHEET

SHEET NUMBER

SITE PLAN LEGEND	
EXISTING	PROPOSED
ACCESSIBLE PARKING SPACE	
4" SWSL - 4" WIDE SINGLE WHITE SOLID LINE	
PROPERTY LINE	

AREA SUMMARY

EXISTING AREA TABULATION:

IMPERVIOUS AREA BUILDING PAD, ASPHALT PAVEMENT, CONCRETE, GRAVEL	0.375 ACRES (74%)
PERVIOUS AREA GRASS/LANDSCAPE	0.131 ACRES (26%)
TOTAL AREA	0.506 ACRES (100%)

PROPOSED AREA TABULATION:

IMPERVIOUS AREA BUILDING, PAVEMENT, CONCRETE	0.336 ACRES (66%)
PERVIOUS AREA GRASS/LANDSCAPE	0.17 ACRES (34%)
TOTAL AREA	0.506 ACRES (100%)

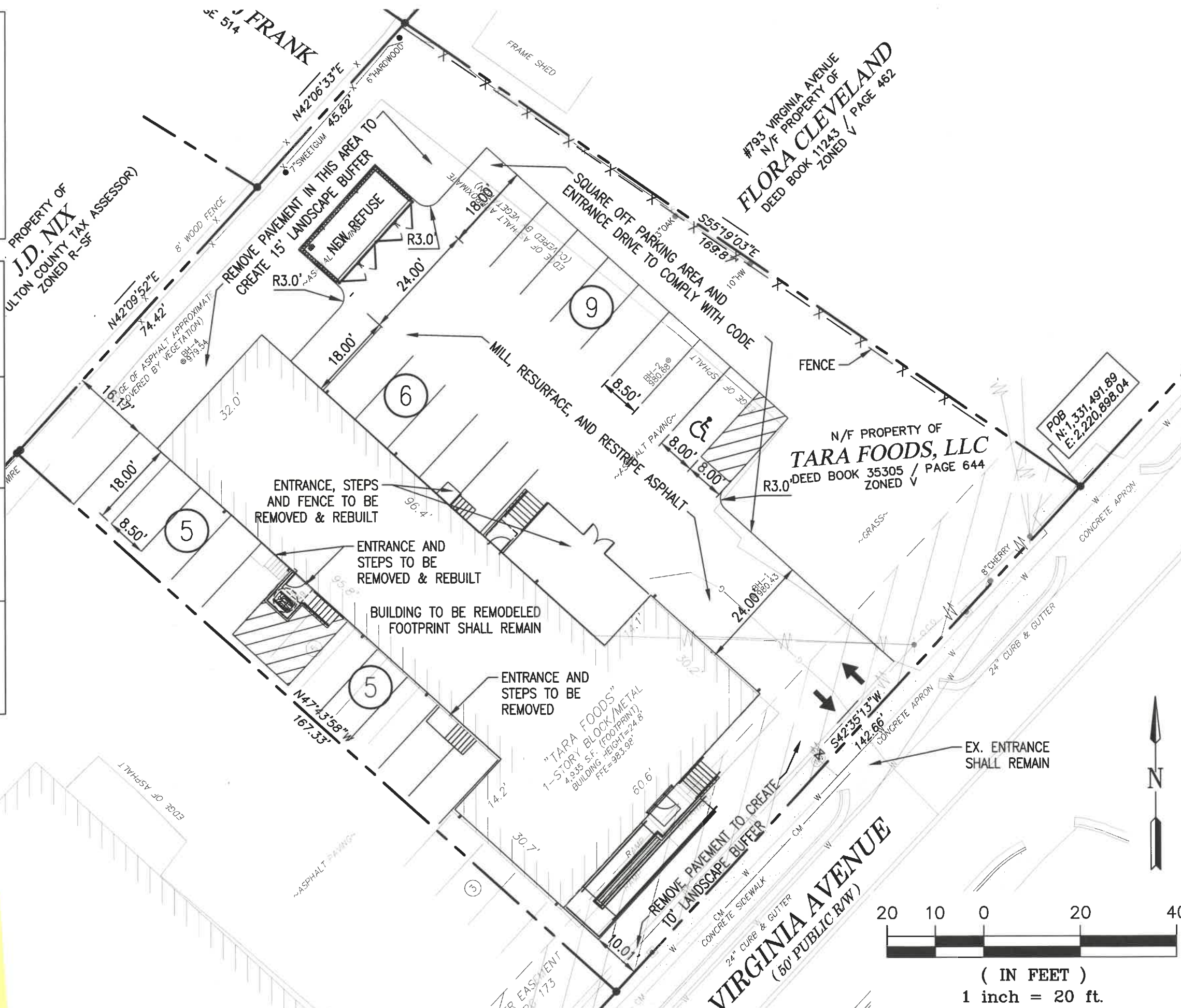
PARKING REQUIREMENTS

PARKING RATIO = 1 SPACE PER 200 SF
TOTAL SPACE = 4,935 SF
PARKING SPACES REQUIRED = 25
TOTAL SPACES PROVIDED = 25

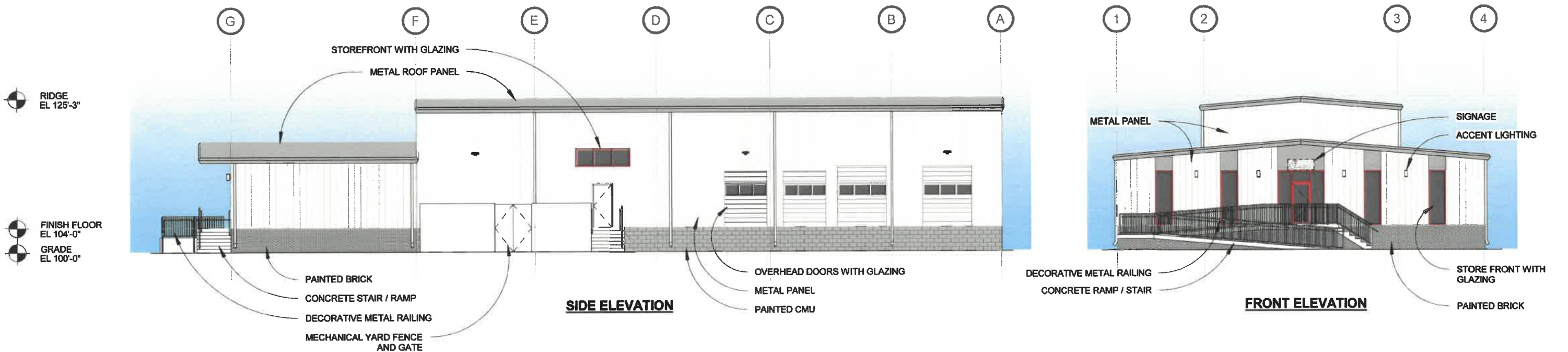
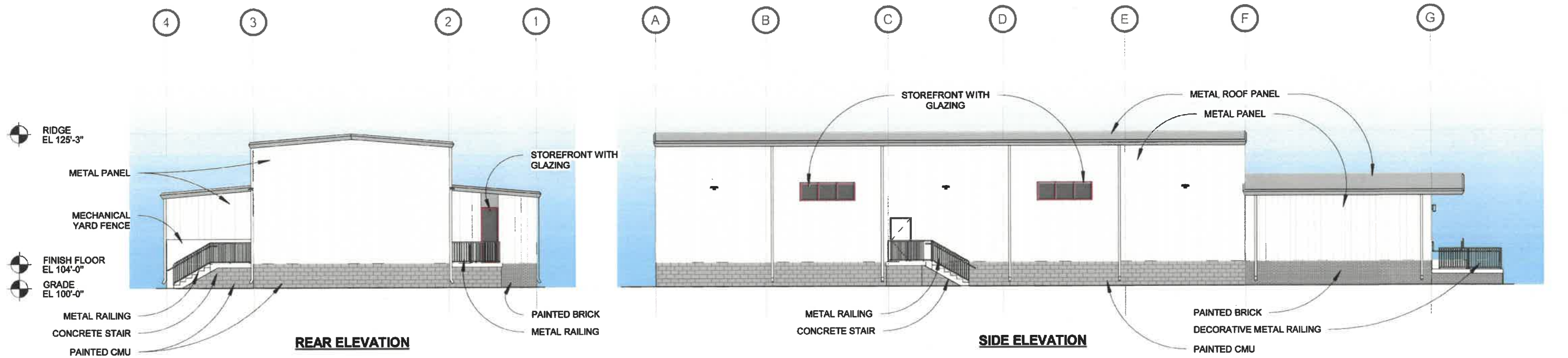
DEVELOPMENT DATA

SITE ZONING: V - VILLAGE

SETBACKS	BUILDING	LANDSCAPE
EAST -	15 FEET	0 FEET
SOUTH -	15 FEET	0 FEET
NORTH -	15 FEET	15 FEET
WEST -	15 FEET	0 FEET



CONCEPTUAL SITE PLAN
SITE PLAN



BUILDING ELEVATIONS
COLOR RENDERINGS

SELSE SCHAEFER ARCHITECTS
© 2019



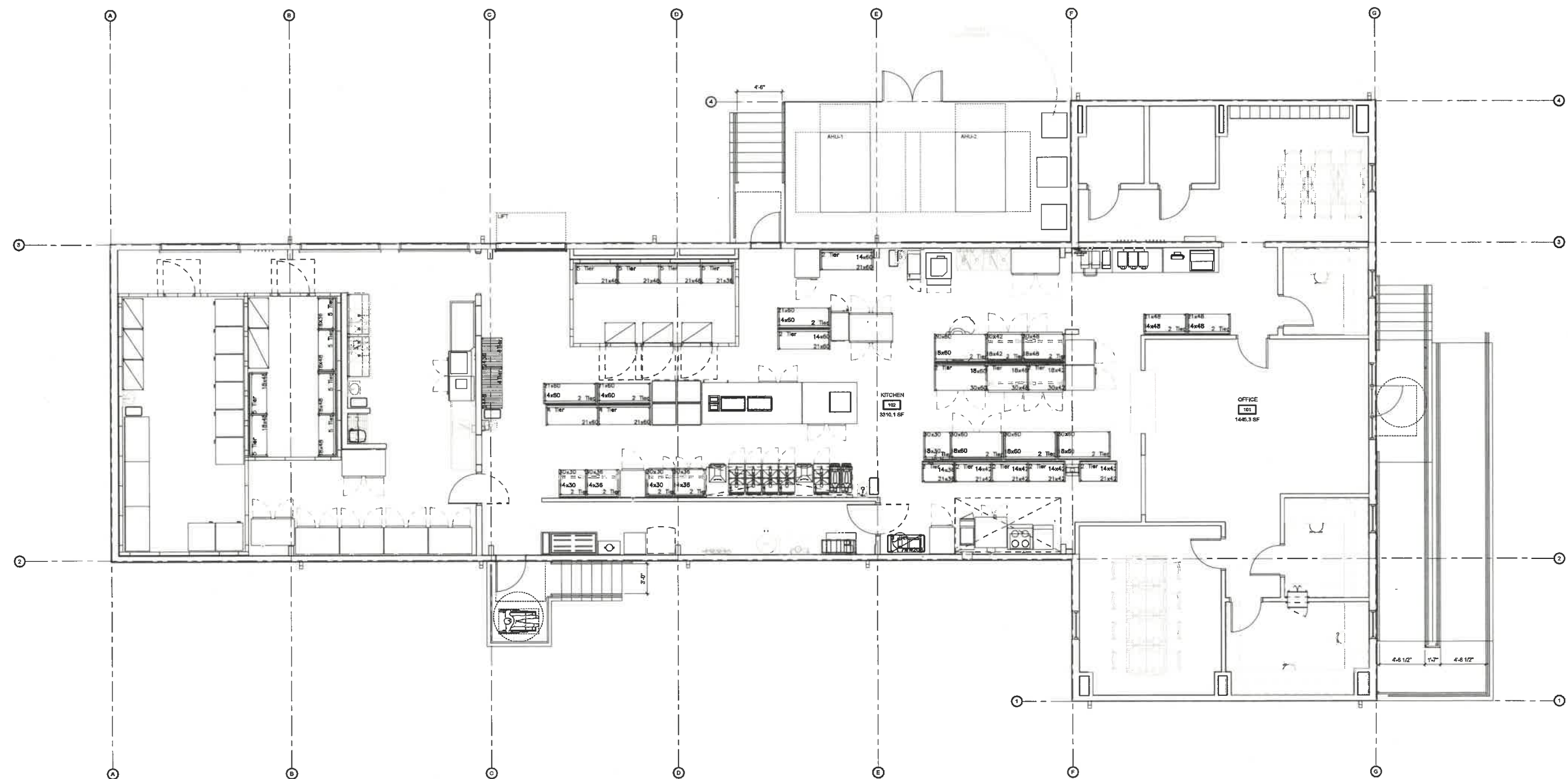
SCALE: 1/16" = 1'-0"

0 8 16 32

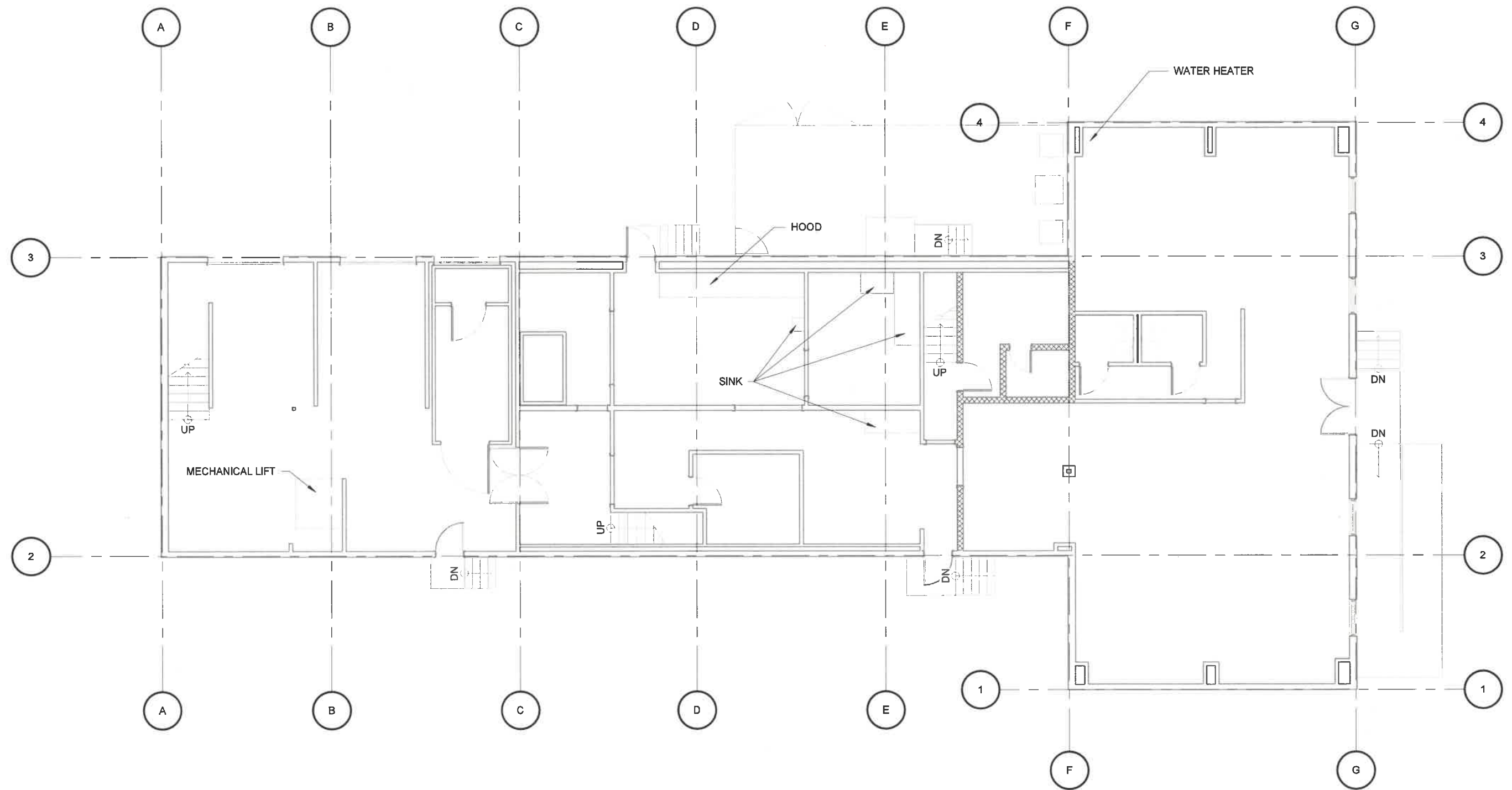
EXTERIOR ELEVATIONS

CHICK-FIL-A, INC
HAPEVILLE REMOTE PREPARATION KITCHEN
12 SEPTEMBER 2019
801 VIRGINIA AVENUE, HAPEVILLE, GEORGIA 30354

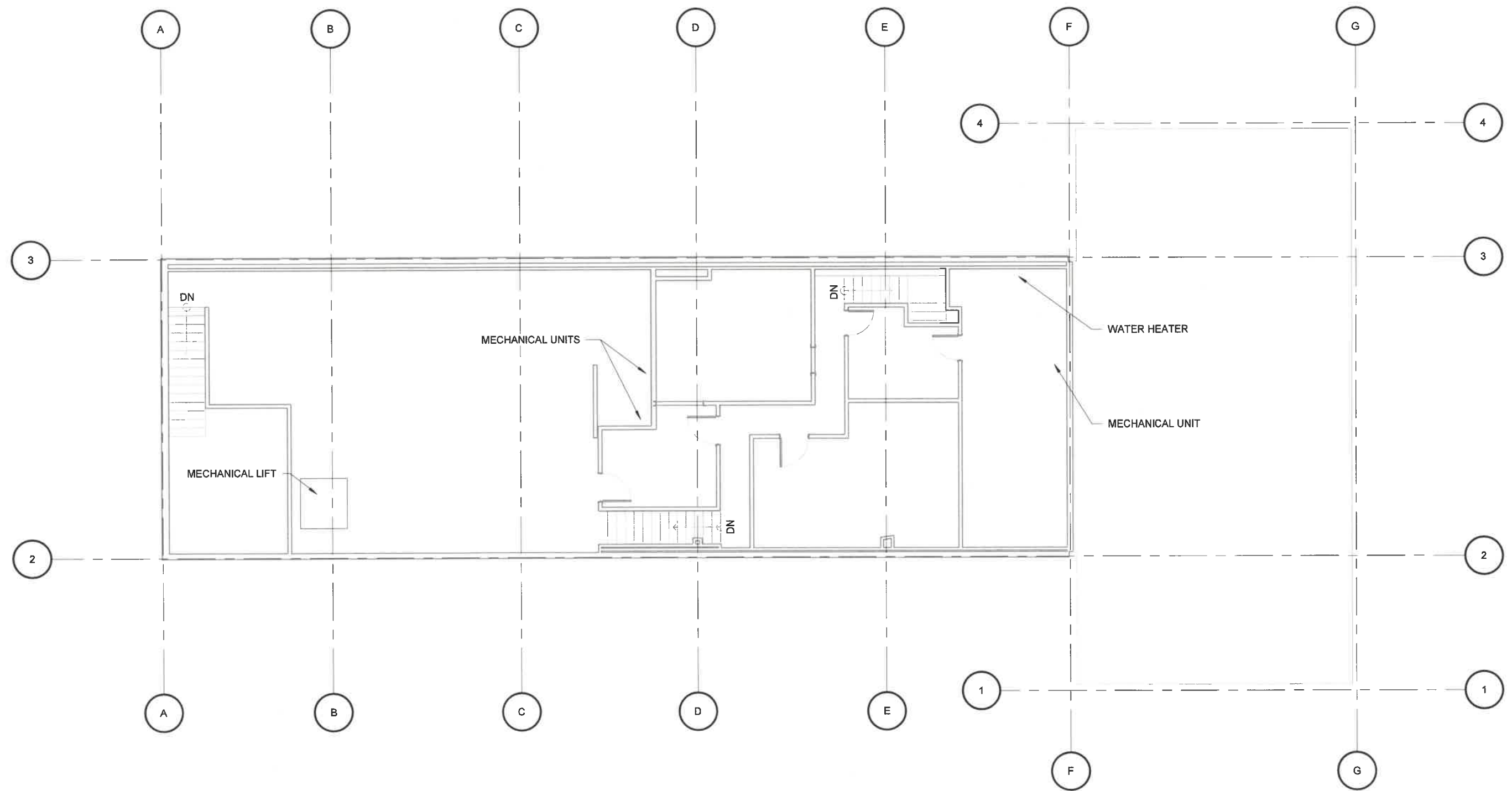
Floor Plan



EXISTING FLOOR PLANS



EXISTING FIRST LEVEL FLOOR PLAN



EXISTING SECOND LEVEL FLOOR PLAN



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

DATE: October 11, 2019
TO: Tonya Hutson
FROM: Michael Smith
RE: **Design Review – Porsche Avenue – Auto Service Center**

BACKGROUND

The City of Hapeville has received a design review application from Steven Ellis on behalf of PRO Building Systems Inc, to develop a specialty auto service center and repair facility as a component of Porsche Cars of North America's corporate campus concept on Porsche Avenue (Parcel ID 14 0096 LL0593). The lot is currently partially paved but is otherwise undeveloped. The site area under consideration is 2.5 acres. The facility is shown as a 20' high building surrounded by parking as well as one accessory structure. The size of the building is varyingly provided as either 17,600 or 20,815 square feet on the application; however, the applicant has indicated that the correct number is the larger of the two.

The property is zoned B-P, Business Park. The B-P zoning district requires new construction to reflect the designs of buildings immediately adjacent to the zone. As such, the architectural design guidelines are superseded by the requirements of zoning and thus do not apply. The role of the Design Review Committee is to ensure designs are consistent with the requirements of the B-P zoning and to approve the landscape plan.

The applicant intends to apply for three Variances from the Board of Appeals:

1. Increase the maximum parking above 110% of the minimum parking.
2. Reduce the number of required compact parking spaces.
3. Increase the maximum width of the new driveway.

CODE

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

Sec. 93-18-1. - Intent.

- (a) The purpose of this district is to encourage the development of a high-quality community of businesses, office services and recreation uses to promote economic development for the city by fostering the creation of significant employment centers.
- (b) In order to further the achievement of this purpose, applicants for development within the B-P (business park) district shall submit proposed site development plans for review and approval in accordance with the provisions of section 93-2-16.

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



Adjacent Kimpton Overland Hotel, Entrance.



Adjacent Kimpton Overland Hotel, facing proposed development.



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



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

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

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

(3) *Buildings.*

- a. Exterior wall materials shall be one or more of the following:
 1. Hard-coat stucco;
 2. Stone with either a weathered face or a polished, fluted or broken face. No quarry-faced stone shall be used except in retaining walls;
 3. Fiber-cement siding;
 4. Glass;
 5. Metal and metal panel; or
 6. Concrete masonry.
 - i. Units shall be those generally described by the National Concrete Masonry Association as "customized architectural concrete masonry units" or shall be broken faced brick-type units with marble aggregate. There shall be no exposed concrete block on the exterior of any building visible from any public right-of-way. Any concrete masonry units that have gray cement color visible from any public right-of-way shall be coated with a coating approved by the design review committee.
 - ii. Concrete may be poured in-place, tilt-up or precast. Poured in-place and tilt-up walls may be exposed or have a finish of stone, a texture, metal panels or screening, or a coating. Textured finishes shall be coated. Coating shall be an approved cementitious of any epoxy type with a life expectancy of at least ten years.
- b. Other exterior wall materials may be used only with the prior approval of the design review committee. Approval or disapproval will be judged on the appropriateness of the materials when considered in context with other buildings in the same business park.
- c. Outside storage of materials is prohibited.
- d. Roof-mounted equipment shall be located and/or screened to minimize visibility from streets or surrounding buildings.

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

RECOMMENDATION

The proposed use of glass and metal wall panels for the exterior façade is compliant with B-P zoning and is consistent with adjacent buildings and the Porsche North America corporate campus concept. Staff recommends the installation of a sidewalk to provide continuity with existing sidewalks on adjacent Porsche properties.

The DRC must approve of the landscape plan. The City is currently preparing a new Tree Ordinance, which includes new regulations for landscaping in off-street parking areas. Staff recommends the landscape plan be modified to comply with these new requirements, which are provided below:

- (a) Parking Lot Trees shall be provided in landscape islands in parking areas proposing 5 or more spaces. Parking areas with fewer than 5 spaces and multi-level parking decks are exempt.
- (b) A sufficient number of 3" Caliper (minimum) Trees must be planted in interior portions of parking lots so that no parking space is more than fifty (50) feet from a parking lot Tree. Show a fifty-foot radius dashed circle for each Parking Lot Tree on Tree Replacement Plan to verify graphically. Up to 20% of Parking Lot Trees may be planted along the perimeter of the parking lot. Landscaped islands shall terminate each row of parking and all landscaped islands planted with Trees shall provide a minimum of 200 sf per Tree. Light poles are not permitted in parking lot islands, peninsulas and medians unless they are a minimum of 20' from any planted Tree.

Should the above requirements be addressed to the satisfaction of the DRC, staff recommends approval.

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

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: September 18, 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: Steven Ellis, PRO Building Systems, Inc. **Contact Number:** [REDACTED]

Applicants Address: c/o The Galloway Law Group, LLC, 3500 Lenox Road NE, Suite 760, Atlanta, GA 30326

E-Mail Address: laurel@glawgp.com **Zoning Classification:** B-P

Address of Proposed Work: Porsche Avenue

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 0096 LL0593

Property Owner: Porsche Cars North America, Inc. **Contact Number:** (770) 290-3833

Project Description (including occupancy type):

The Applicant proposes a state of the art automobile service center and repair facility on the site. The facility will be associated with Porsche's adjacent office headquarters, which is greater than 200,000 square feet in size, and is part of Porsche's corporate campus concept.

Contractors Name: PRO Building Systems **Contact Number:** 770.455.1791

Contact Person: Steven T. Ellis **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.

[REDACTED]
Applicants Signature

09.18.2019
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: 20,815 SF building

Total Square Footage of existing building: n/a

Estimated Cost of Construction: \$3.5 MIL

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

There is no existing structure at the site.

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

Glass, Perforated Metal Wall Panels, Architectural Ribbed Metal Wall Panels

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 STEVEN T. ELLIS [REDACTED] 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.

Steven Ellis, PRO Building Systems, Inc.

Printed Name

Signature

Date

09.16.2019

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.

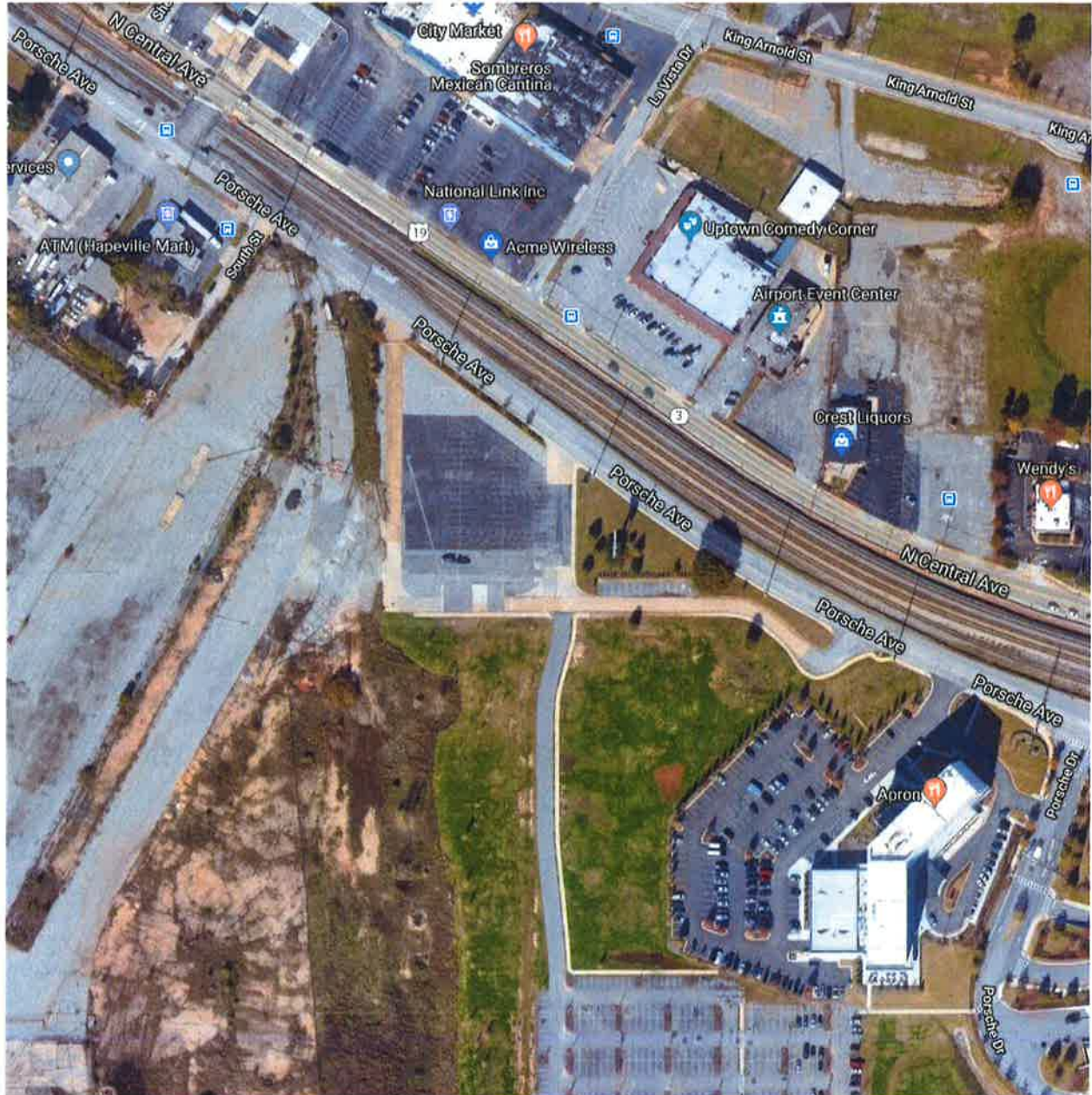
Porsche Service Center Lease Area

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

Beginning at an iron pin set on the southwesterly right-of-way of Porsche Avenue (formerly known as Henry Ford II Avenue and having a varied right-of-way) located 950.91 feet as measured northwesterly along said right-of-way from its intersection with the westerly right-of-way of Porsche Drive (having a varied right-of-way); Thence leaving said right-of-way and running South 35 degrees 19 minutes 11 seconds West a distance of 402.62 feet to an iron pin set; Thence running North 89 degrees 35 minutes 16 seconds West a distance of 191.68 feet to an iron pin set; Thence running North 00 degrees 24 minutes 44 seconds East a distance of 140.11 feet to nail found; Thence running North 35 degrees 19 minutes 11 seconds East a distance of 379.13 feet to nail found; Thence running North 32 degrees 25 minutes 35 seconds East a distance of 22.59 feet to nail found on the southwesterly right-of-way of Porsche Avenue; Thence running along said right-of-way South 53 degrees 39 minutes 04 seconds East a distance of 238.55 feet to and iron pin set and The Point of Beginning;

Said tract contains 2.50 acres (108,900 square feet.

SITE IMAGES
DESIGN REVIEW COMMITTEE APPLICATION
CITY OF HAPEVILLE, GEORGIA



SITE IMAGES
DESIGN REVIEW COMMITTEE APPLICATION
CITY OF HAPEVILLE, GEORGIA

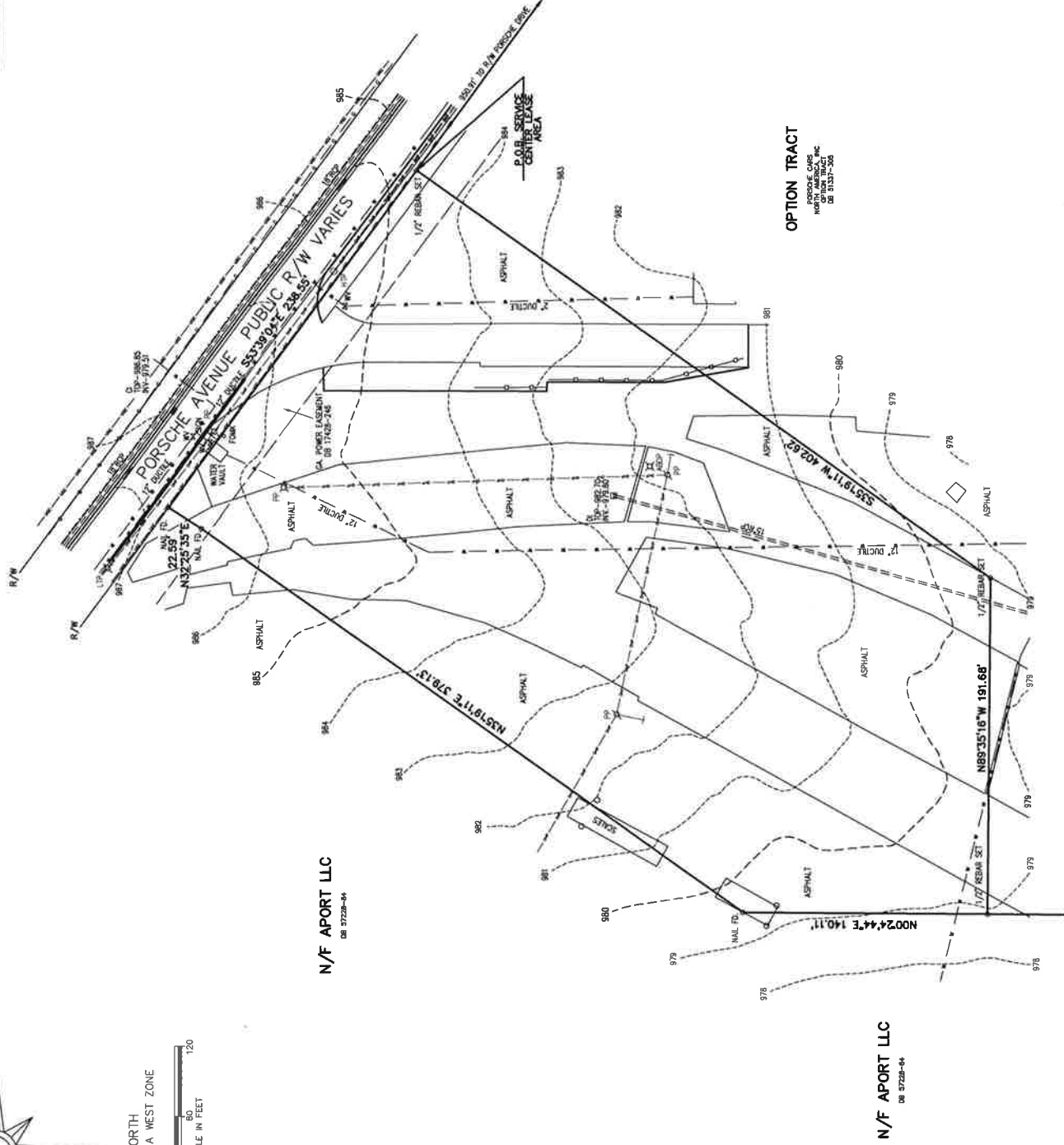


SITE IMAGES
DESIGN REVIEW COMMITTEE APPLICATION
CITY OF HAPEVILLE, GEORGIA





GRID NORTH
NAD 83 GEORGIA WEST ZONE



OPTION TRACT

PORSCHE CARS
NORTH AMERICA, INC.
OPTION TRACT
DB 5137-305

SERVICE CENTER LEASE AREA: 2.50 ACRES 108,900 SQ.FT.

NOTES:

Equipment used:
Anglepoise & Level: Sokkia II Reolitic Total Station
References: Drew Report # 337 Page 135

The field notes from which this plot was based have a closure
precision of one foot in 250,000 feet and an angular error
of <5.0" per angle point, and was adjusted using the Least
Squares method.

This plot has been calculated for closure and is found to be
satisfactory to within one foot in 250,000 feet.

Location: West and North, Georgia State Plane
Coordinated System, West Zone 16

1' contour interval based on NAVD83 datum.

No portion of the property lies within an H.U.O. identified
area. The property is located in Zone 16, established on
September 18, 2013. Subject property lies within in Zone "X"
— areas determined to be outside of the 0.2% chance annual
floodplain.

Obstructions: No underground structures and utilities are
observed in the vicinity of the subject property. The
presence of any underground items should be verified through utility
companies. The presence of any underground utilities or
structures should be verified through utility
companies. The presence of any underground utilities or
structures should be verified through utility
companies.

Parcette Service Center Lane Area

All that tract or parcel of land lying and being in Land Lot 86 of the 14th District, City of Hopaville, Fulton County, Georgia, and being more particularly described as follows:

Beginning at an iron pin set on the southwestern right-of-way of Parcette Avenue (formerly known as Henry Ford II Avenue and having a western right-of-way) located 950.91 feet as measured northwesterly from the intersection of the said Henry Ford II Avenue and the said Parcette Avenue to the center of a varied right-of-way; Thence leaving said right-of-way and running South 89 degrees 35 minutes 11 seconds West a distance of 402.82 feet to an iron pin set; Thence running North 89 degrees 35 minutes 11 seconds West a distance of 191.68 feet to an iron pin set; Thence running North 30 degrees 24 minutes 11 seconds East a distance of 179.13 feet to nail found; Thence running North 30 degrees 25 minutes 35 seconds East a distance of 22.59 feet to nail found on the southwestern right-of-way of Parcette Avenue; Thence running North 35 minutes 04 seconds East a distance of 234.53 feet to and from iron pin set and the Point of Beginning;

Sold tract contains 2.50 acres (108,900 square feet).

LEGEND

[illegible][illegible]

DESIGNED	
DRAWN	DE
CHECKED	WJDIV
APPROVED	WJDIII

LOWE
ENGINEERS

990 HAMMOND DRIVE
SUITE 900
ATLANTA, GEORGIA 30328
TEL: 770-857-8400
FAX: 770-857-8401

AN BOUNDARY & TOPOGRAPHICAL SURVEY FOR

PORSCHE CARS
NORTH AMERICA, INC.
SERVICE CENTER LEASE AREA

LAND LOT 96 14th DISTRICT CITY OF HAPEVILLE FULTON COUNTY, GEORGIA

JOB NO. 19-0140

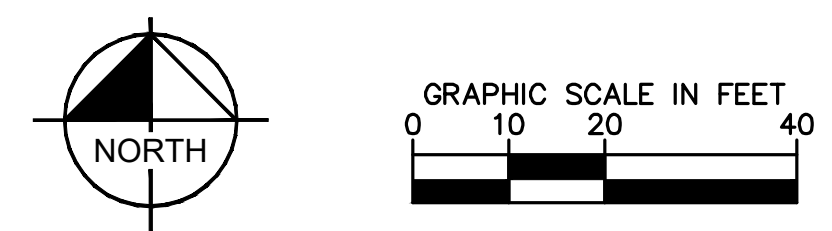
DATE SEPTEMBER 3, 2019

SCALE 1" = 40'

DWG. NO. 1 OF 1

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL/HT	HT	SPRD	CONDITION	REMARKS
	ELM-LAB	15	CHINESE ELM TREE	ULMUS PARVIFOLIA 'LACEBARK' ELM'	2" CAL	6' MIN HT	5-6' SPRD	B&B	STRAIGHT TRUNK, FULL HEAD
	MAP-OG	6	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY' TM	2" CAL	6' MIN HT	5-6' SPRD	B&B	STRAIGHT TRUNK, FULL HEAD
	OAK-HWO	23	WILLOW OAK	QUERCUS PHELLOS 'HIGHTOWER'	2" CAL	6' MIN HT	5-6' SPRD	B&B	STRAIGHT TRUNK, FULL HEAD

NOTE:
CONTRACTOR TO INSTALL DESIGN/BUILD IRRIGATION SYSTEM



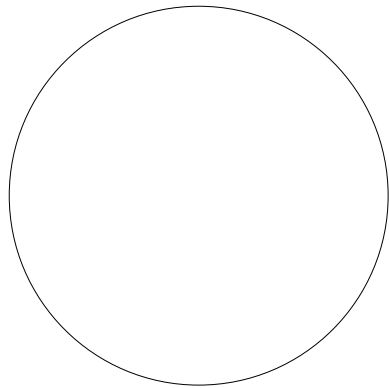
GSWCC NO. (LEVEL II)	
DRAWN BY	KW
DESIGNED BY	KW
REVIEWED BY	TL
DATE 09/09/2019	
PROJECT NO. 019891003	
TITLE LANDSCAPE PLAN	
SHEET NUMBER L1-00	

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Porsche Atlanta Service Center

HAPEVILLE, GA



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Rev	Date	Comments
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Client:	
Client Name Here ?	
?? CLIENT ADDRESS ??	
Project:	
PORSCHE ATLANTA SERVICE CENTER	
SOUTH CENTRAL AVENUE HAPEVILLE, GA	
Project Number:	19044
Drawn By:	Author
Checked By:	Checker
Approved By:	Approver
Sheet Title:	
COVER	
Sheet Number:	
A001	



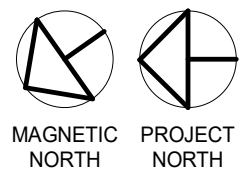
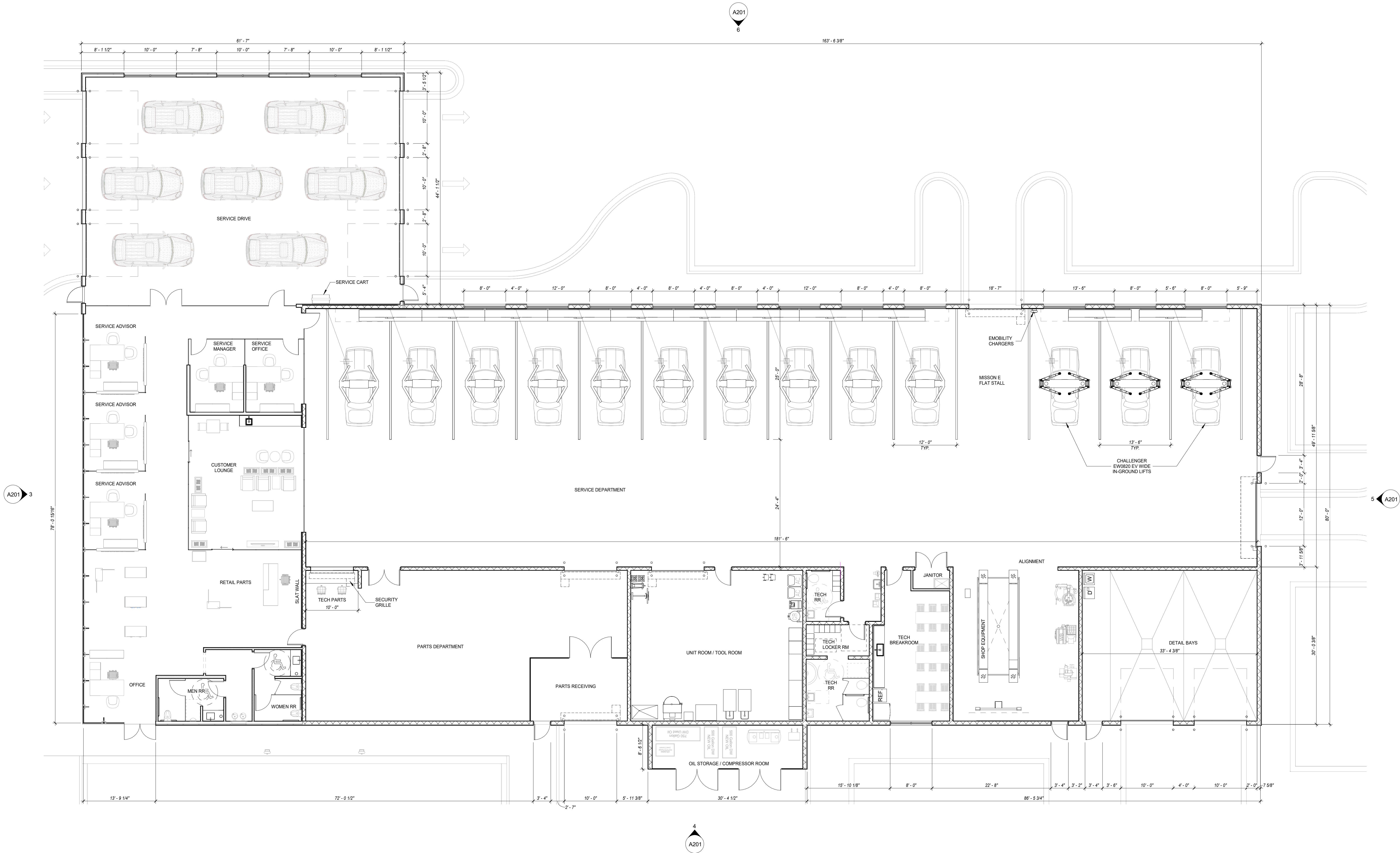
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FLOOR PLAN - FIRST FLOOR

1
A131

1/8" = 1'-0"



Client:
Client Name Here ?

?? CLIENT ADDRESS ??

Project:
**PORSCHE
ATLANTA
SERVICE
CENTER**

**SOUTH CENTRAL AVENUE
HAPEVILLE, GA**

Project Number: 19044
Drawn By: Author
Checked By: Checker
Approved By: Approver

Sheet Title:

FLOOR PLAN

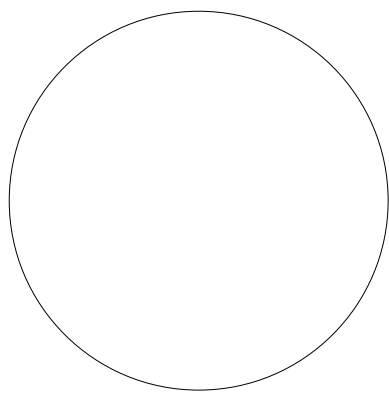
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EXTERIOR FINISHES						
	CODE	MATERIAL	MANUFACTURER	PATTERN	COLOR	COMMENTS
PAINT	P-5	EXTERIOR PAINT	SHERWIN WILLIAMS	FLAT FINISH	TO MATCH RAL 7021	EXTERIOR DOORS, FRAMES & BOLLARDS
METALS	CP-2	PERFORATED METAL PANEL	ALPOLIC BY PATTISON SIGNS	--	SUNRISE SILVER	ALPOLIC BY PATTISON SIGNS
	MC-1	PRE-FINISHED METAL COPING	TBD	--	COLOR TO MATCH MP-1	
	MP-1	ARCH. RIBBED METAL	CENTRIA	RIGID WALL #9916	ATAS TARGA BLACK (TO MATCH RAL 7021)	
GLAZING	SF-2	STRUCTURAL CURTAINWALL	SLIMPACT	--	BLACK SEALANT AT VERTICAL JOINTS	FRAMELESS, STACK WALL
	SF-4	EXTERIOR STOREFRONT	KAWNEER	451T	TO MATCH MP-1	



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1 EXTERIOR PERSPECTIVE



**PRO
BUILDING
SYSTEMS**

DESIGN BUILD
CONTRACTORS

Client:

Client Name Here ?

?? CLIENT ADDRESS ??

Project:

**PORSCHE
ATLANTA
SERVICE
CENTER**

**SOUTH CENTRAL AVENUE
HAPEVILLE, GA**

Project Number: 19044

Drawn By: Author

Checked By: Checker

Approved By: Approver

Sheet Title:

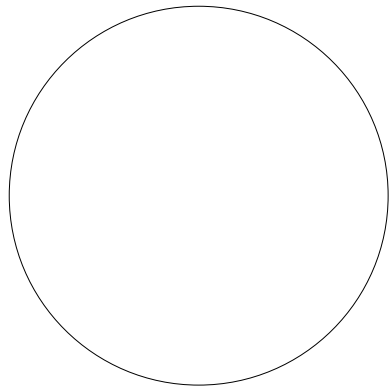
**EXTERIOR 3D
VIEWS**

Sheet Number:

A205

2 EXTERIOR PERSPECTIVE

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Client:

Client Name Here ?

?? CLIENT ADDRESS ??

Project:

**PORSCHE
ATLANTA
SERVICE
CENTER**

**SOUTH CENTRAL AVENUE
HAPEVILLE, GA**

Project Number: 19044

Drawn By: Author

Checked By: Checker

Approved By: Approver

Sheet Title:

RENDERING

Sheet Number:

A206

