

PLANNING AND ZONING DEPARTMENT

PLANNER'S REPORT

DATE: January 10, 2019

Key:

TO: Tonya Hutson
FROM: Lynn M. Patterson
Posign Review - 903 Margaret Street

Not Applicable: ©

BACKGROUND

The City of Hapeville has received a Design Review Application from Shannon Short requesting new construction of a two-story, 2,475 SF 4 bedroom, 4.5 bathroom single family dwelling with a 404.75 SF detached garage located at 903 Margaret Street. A new driveway would extend along the eastern property boundary from Walnut Street to the garage.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

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

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- 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-
- ✓ All developments shall provide a light at the front door. Lighting designed to illuminate the path to the front door is allowed. Spotlighting may
- ✓ Trees shall not be planted directly above storm drains.

STAFF COMMENT:

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(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: Driveway is 20' wide to accommodate corner lot. Design exception is required.

(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:

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

STAFF COMMENT:

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(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.

- 0 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. 0 0 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. 0 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. 0 Enfronting balconies shall have a minimum clear depth of four feet. 0
- Enfronting balcony widths shall be between 25 percent and 100 percent of the adjacent facade.
- Balconies may be covered or uncovered.

Porch finishes should be provided.

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.
- - Window panes shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade, except on frame houses, on which panes shall be recessed a minimum of two inches.
 - Where windows lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids-between-glass (GBGs) are prohibited.
- ✓ Window trim shall not be flush with the exterior facade and shall provide a minimum relief of one-quarter inch or greater.
- Nhere used, window shutters shall match one-half the width of the window opening.
- O Painted window or door glass is prohibited.
 - Enfronting windows and door glass (except on churches and fire stations) shall utilize clear glass or tinted glass. Tinted glass shall have a transmittance factor of 50 percent or greater and shall have a visible light reflectance factor of ten or less.
- Windows shall be provided for a minimum of thirty (30) percent and a maximum of 50 percent of the total street-facing facade of the principal building, with each facade and story calculated independently.
 - Street-facing window units shall not exceed 28 square feet with minimum height of three feet, with the exception of transoms and fan lights.
- Wood trim between four and six inches wide shall surround windows of wood frame structures. Windows grouped together shall have center mullions two inches wider than the side trim.
- Sills shall be of masonry, wood, stone, cast stone, or terra cotta.

Sill matieral should be provided.
Building numbers should be provided.

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: House is built on slab at grade.

Sill dimension from finished floor elevation should be provided.

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

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

Driveway is 20' wide to accommodate corner lot. Design exception is required.

House is built on slab at grade. Design exception is required.

Sill dimension from finished floor elevation should be provided.

Sill material should be specified.

Building numbers should be provided.

Porch finishes should be provided.

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: DEC 1 3 2018 | | | | | |
|---|---|--|--|--|--|--|
| 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. | | | | | |
| | hannan Short Contact Number: | | | | | |
| Applicants Address: 718 Campbell Circle Hopeville, Ga. 30354 | | | | | | |
| E-Mail Address: Zoning Classification: R-SF | | | | | | |
| Address of Pro | posed Work: 903 Margaret St. Hespenile, Ca. 30354 | | | | | |
| | ORMATION MUST BE PROVIDED): 14 012700020510 | | | | | |
| Property Owne | er: Short Corchiction, Inc. Contact Number | | | | | |
| Project Description (including occupancy type): New single family detached home with detached garage. | | | | | | |
| | | | | | | |
| | Jame: Short Construction, Inc Contact Number: | | | | | |
| Contact Perso | on: Shannen Short 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. | | | | | | |
| 8-8 | <u> 12-13-18</u> Ignature | | | | | |
| Applicants Si | gnature Date | | | | | |

| Project Class (check or | ıе): | | | | | | |
|--|--------------------------|---|---------|--|--|--|--|
| Residential | Commercial | Mixed-Use Development | | | | | |
| Project Type: | | | | | | | |
| New Commercial C | onstruction | Addition to Existing Commercial Building | | | | | |
| Addition to Existing | Residential Structure | Accessory Structure | | | | | |
| Site Plan, Grading & | LandscapingN | ew Single Family Residential Construction | | | | | |
| Other | | | | | | | |
| Total Square Footage of pro | oposed New Construction: | 2475 | | | | | |
| Total Square Footage of existing building: | | | | | | | |
| Estimated Cost of Construction: 240,000 | | | | | | | |
| List/Describe Building Mate | | existing structure: _ \(\int \) \(\alpha \) | | | | | |
| | | erior facade of the new structure: | | | | | |
| cenert siding in Boo | rd + Ratter style alo | ng with smooth alternating | | | | | |
| lap pottern wood b | rackets and porch | parts Owers Corming Duraston over 2 "colonial" style windows | sphalt | | | | |
| with SDL gride. R | ecessed accept lighthin | ig in soff. to Brick "waster table" | on home | | | | |
| below windows a | nound tourdation a | and posts that are seen from | | | | | |
| on porches and bre | ezeway. Windows w! | 1 be aluminum. he fal rood accents 11 be wrapped with 1x4" \$ 186" | 7 | | | | |
| V . | / | VV | | | | | |

NOTICE

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

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

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

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

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

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

(Please Print & Initial)



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

| I, the undersig following: | gned, agree that with my signature | e and submission to the City of Hapeville | e, I have done the |
|-------------------------------|---|--|--------------------|
| propose | d project. The Architectural Desig | Design Guidelines and relevant Code sec in Guidelines may be found here: es/code of ordinances?nodeId=PTIICO | |
| 4 | that my proposed project meets a | all of the required criteria per the City of | |
| | ed my application materials in full eview Committee meeting. | by the published deadline for review by | Staff prior to the |
| with the | | components of the proposed project the e. This explanation should be submitted | |
| | 253 | plication must be resolved at least 10 da application may not be presented to the | 250 250 |
| | ed architectural drawings and deta ity Services or Planning & Zoning [| ills for all projects unless allowed in writi Department. | ing by the |
| | | the Design Review Committee with upor r review prior to requesting any permits. | |
| Shannon: | SShort 8 | _8810- | 12-13-18 |
| Printed Name | | Signature | Date |

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

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

903 Margaret St.

Hapeville, Ga. 30354

Items that we found that do not meet current requirements:

- 1. The house is a slab on grade so the entrance will not be between 2' and 4' above grade. We are installing a brick water table around the base of the home to give it a similar look to homes built on crawl spaces.
- 2. The proposed driveway width is 20' wide instead of 15'. This is because the garage is 20' wide and very close to the road because of the lot size so we need it to be 20' wide to hold 2 vehicles in the driveway

903 Margaret St

All that tract or parcel of land lying and being in land lot 127 of the 14th. District, City of Hapeville, Fulton County, Georgia. And being more particularly described as follows

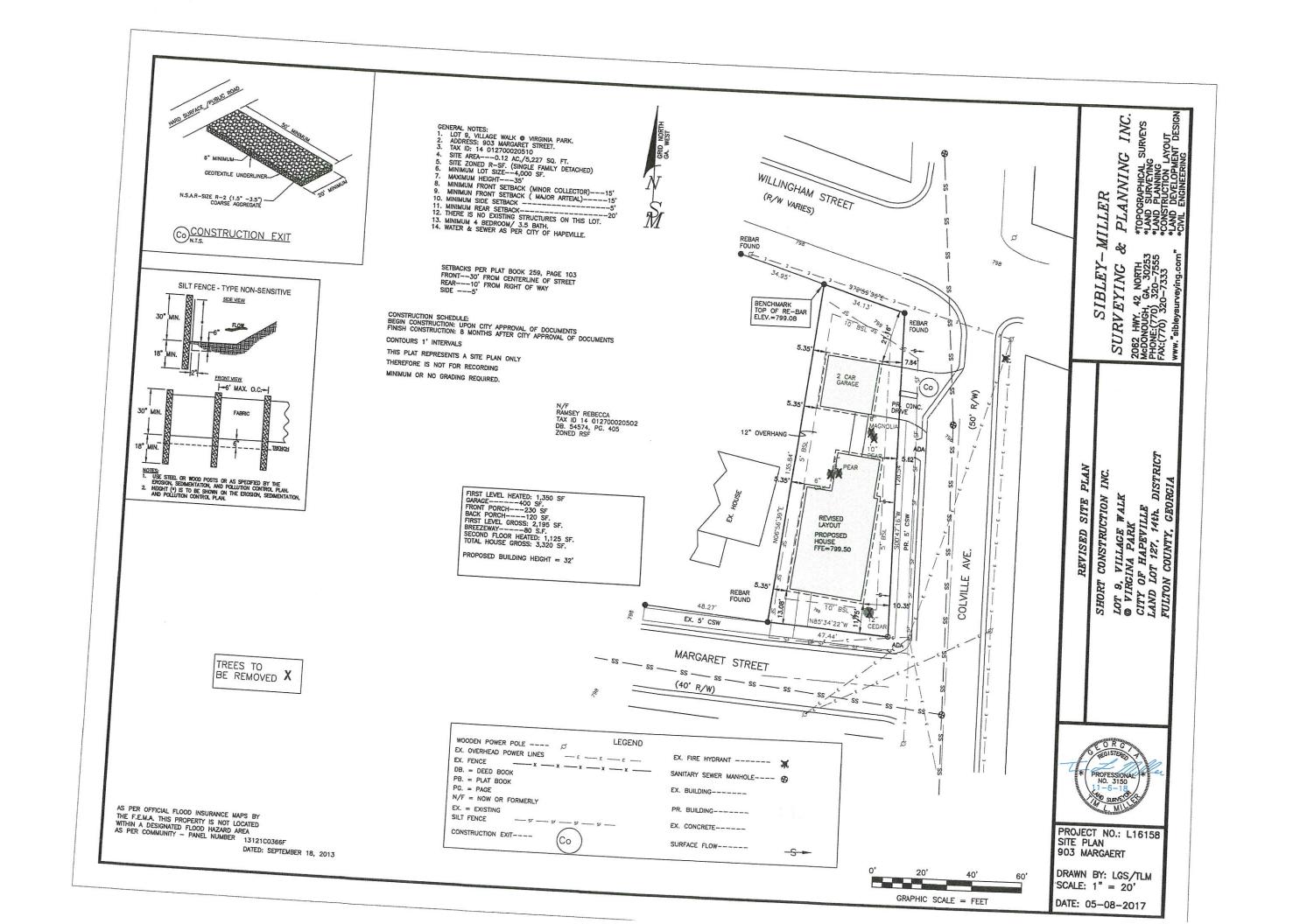
Beginning at a rebar found at the intersection of the Southerly right of way of Willingham St. (variable R/W) and the Westerly right of way of Colville St. (50' R/W)

Thence S 00°47'16" W along the Westerly right of way of Colville St. A Distance Of 128.54' to a point on the Northerly right of way of Margaret St. (40' R/W)

Thence N 85°34'22" W along said right of way A Distance Of 47.44' to a rebar found

Thence N 06°56'39" E leaving said right of way A Distance Of 135.84' to a rebar found on the Southerly right of way of Willingham St.

Thence S 72°59'56" E along said right of way A Distance Of 34.13' to a rebar found Which Is The Point Of Beginning,

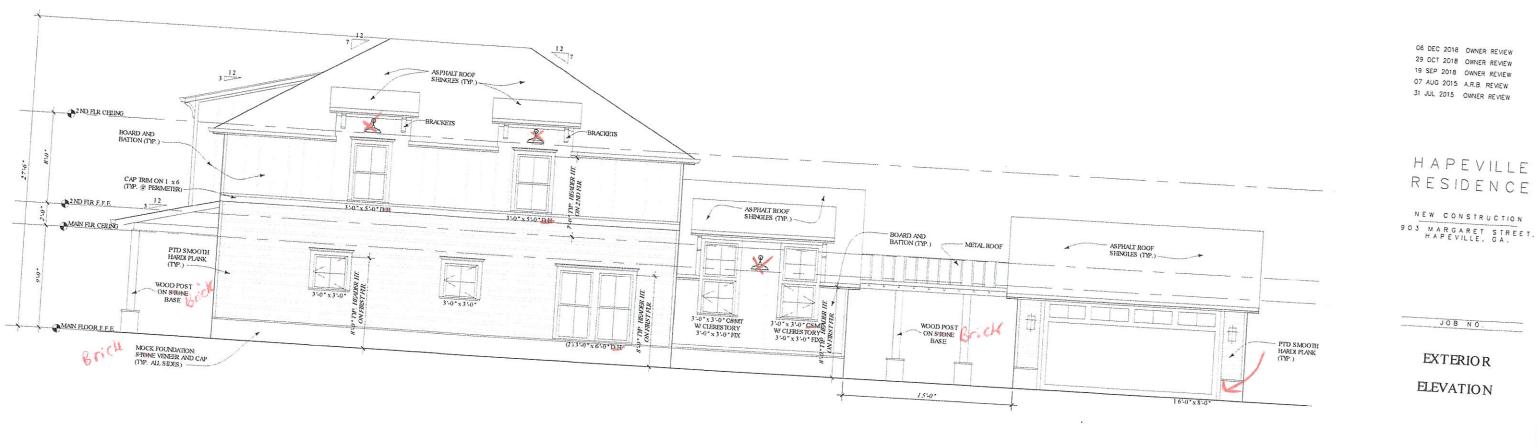






2 SIDE EXIERIOR ELEVATION

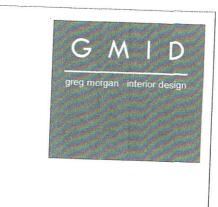
FRONT EXTERIOR ELEVATION

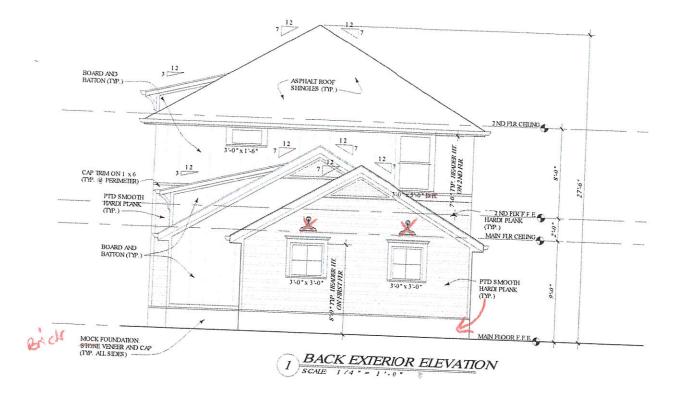


NEW CONSTRUCTION

ELEVATION GENERAL NOTES WINDOW SIZES REFER TO SASH COORDINATE GRADE HEIGHTS WITH STIE PLAN

A4.1







2 SIDE EXTERIOR ELEVATION

SCALE 1/4" = 1'.0"

ELEVATION
GENERAL NOTES

1. WINDOW SIZES REFER TO SASH
SIZES.

2. COORDINATE GRADE HEIGHTS WITH
SITE PLAN

A42

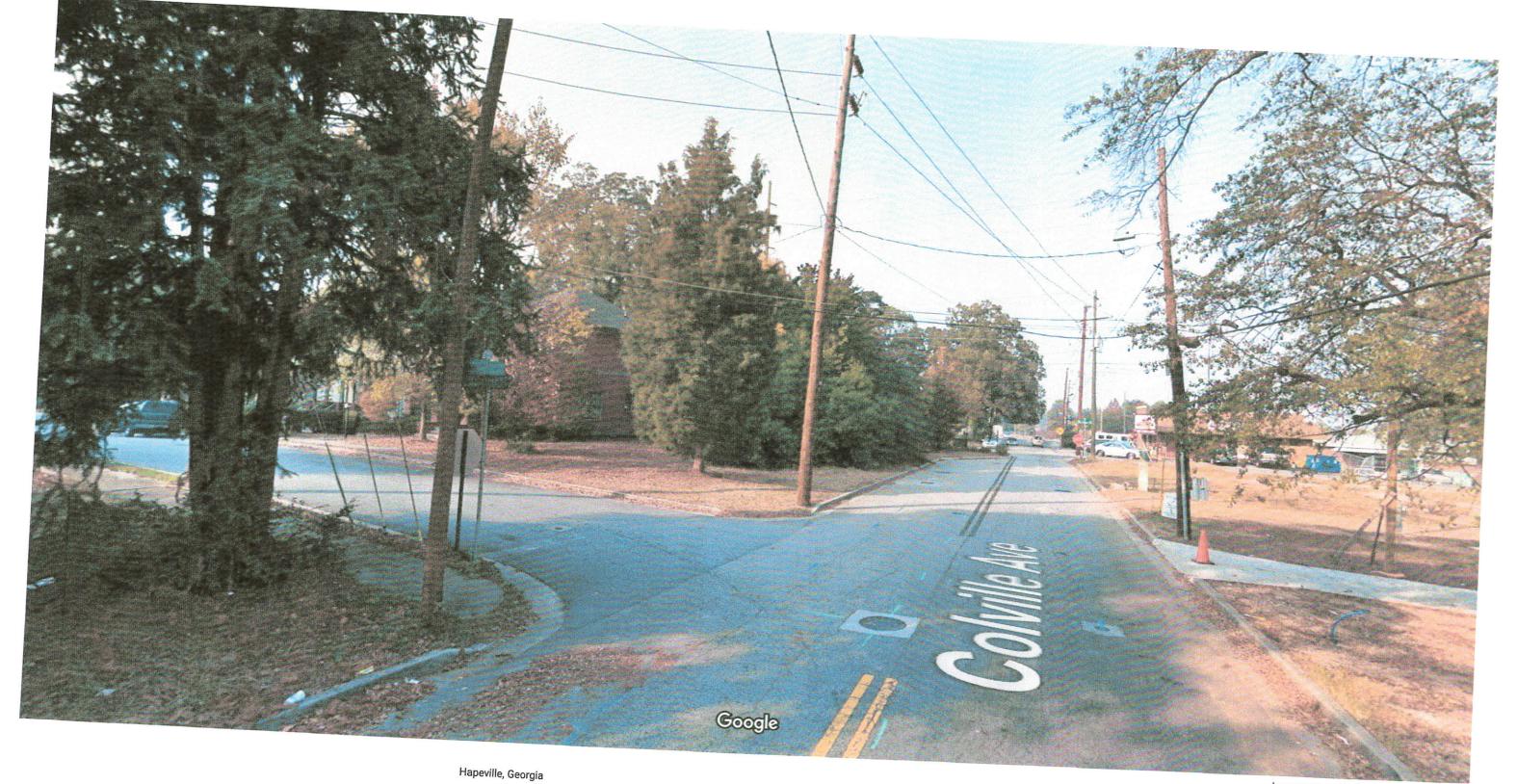


Google, Inc.

Street View - Nov 2016

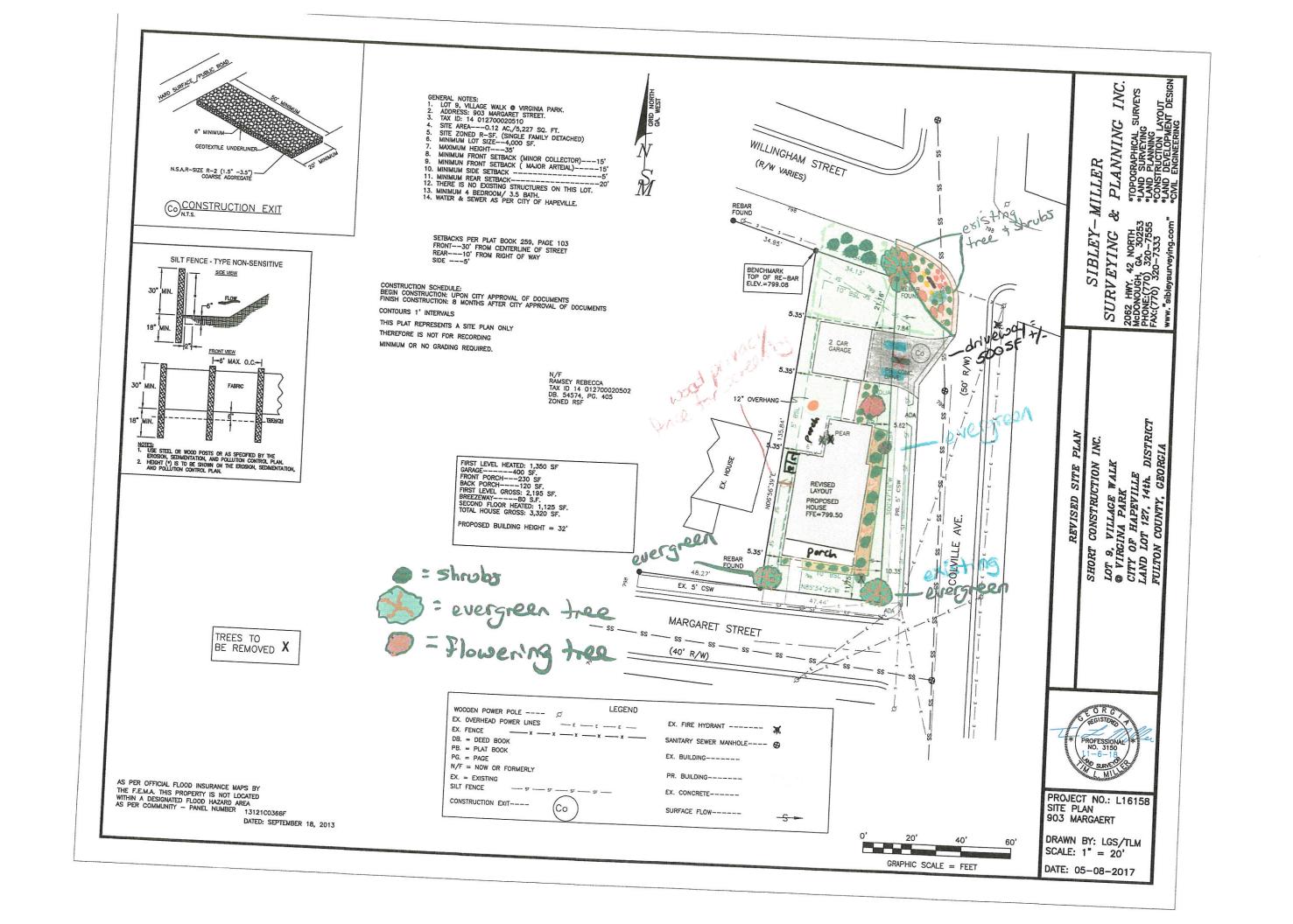
Image capture: Nov 2016 © 2018 Google

Google Maps 3362 Colville Ave



Google, Inc.

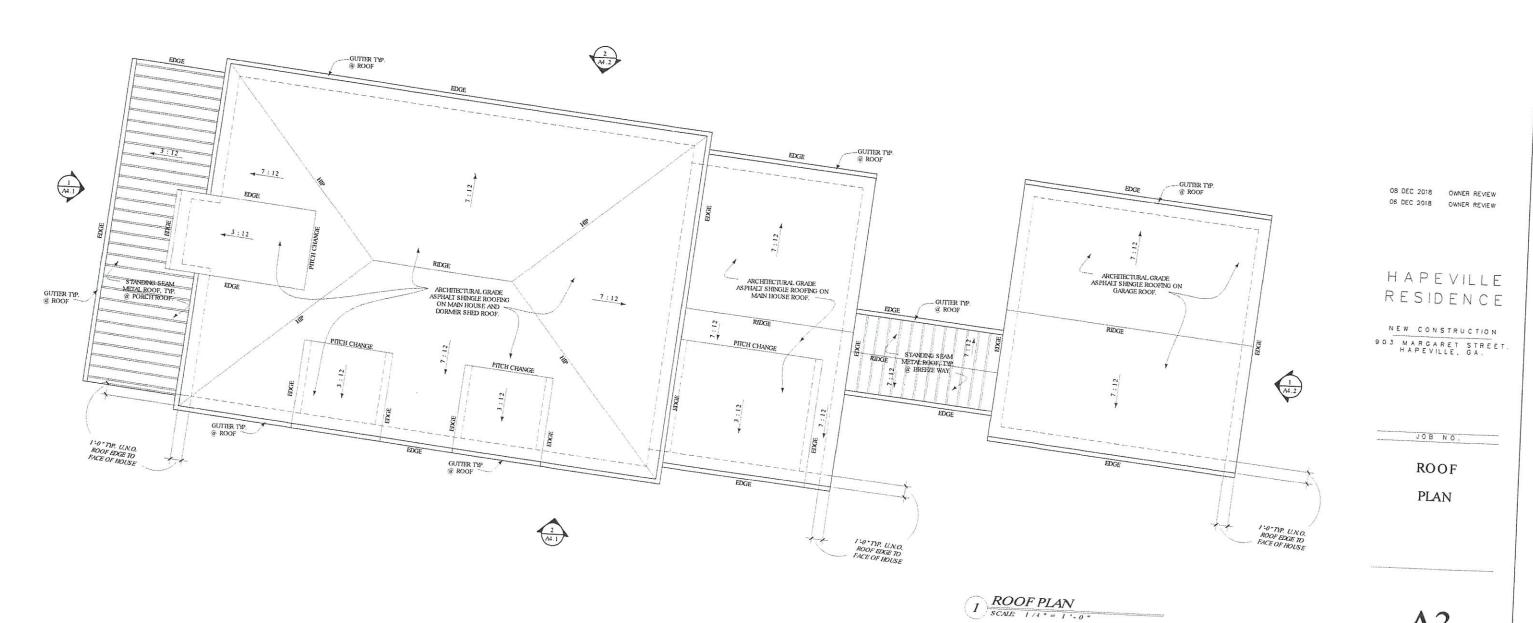
Street View - Nov 2016



GEN. NOTES

- DIMENSIONS ARE TO FACE OF WOOD FRAMING.
- GENERAL CONTRACTOR IS
 RESPONSIBLE FOR CONFIRMING
 ALL STRUCTURAL INFORMATION
 &FOR OBTAINING STRUCTURAL
 ENGINEERING IF NECES S ARY





A3





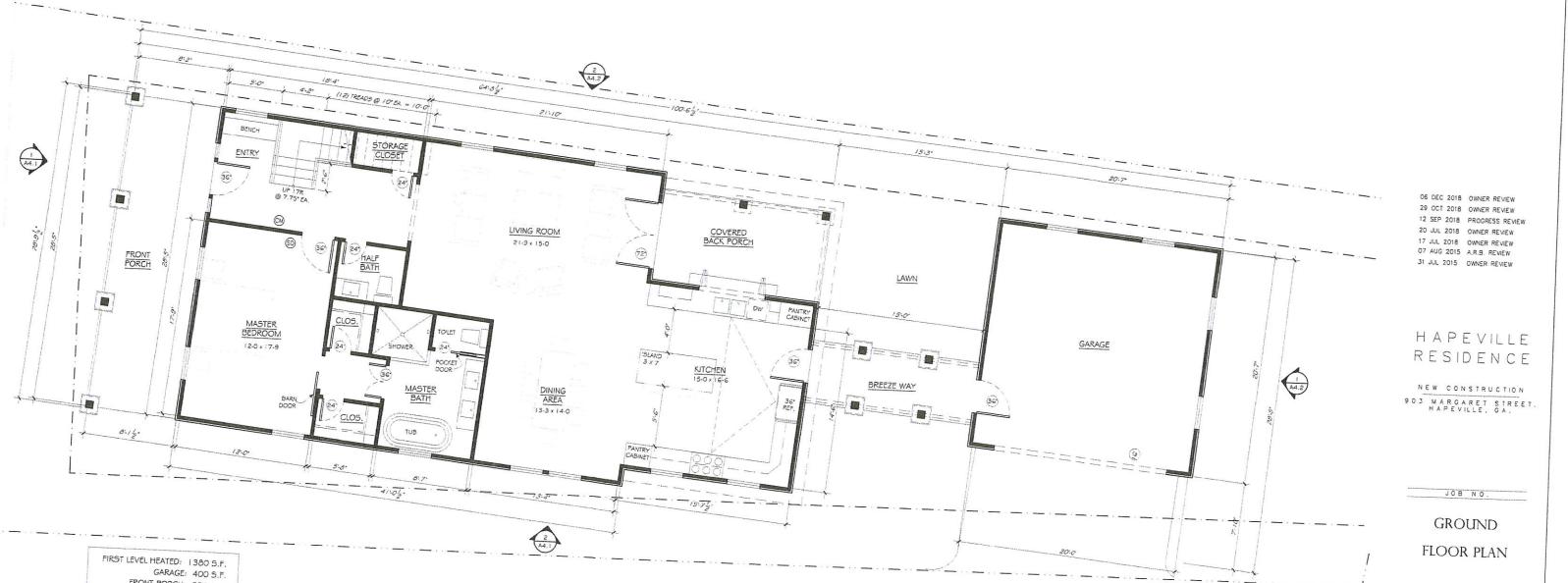
MONOXIDE / SMOKE
DETECTOR

GEN. NOTES

DOORS @ MAIN LEVEL TO BE 8-0" HIGH U.N.O.

- DIMENSIONS ARE TO FACE OF WOOD FRAMING. EXCEPT CABINETRY IS SHOWN IN FINISHED SIZES.
- SEE EXTERIOR ELEVATIONS FOR EXTERIOR DOOR # WINDOW INFORMATION.
- VERIFY REQUIRED FIRE-SAFETY CLEARANCES.
- GENERAL CONTRACTOR IS
 RESPONSIBLE FOR CONFIRMING
 ALL STRUCTURAL INFORMATION
 FOR OBTAINING STRUCTURAL
 ENGINEERING IF NECESSARY.





MAIN FLOOR PLAN

LEGEND

NEW WOOD FRAMED WALL

SD HARDWIRED SMOKE DETECTOR CM HARDWIRED CARBON
MONOXIDE / SMOKE
DETECTOR

DIMENSIONS ARE TO FACE OF WOOD FRAMING. EXCEPT CABINETRY IS SHOWN IN FINISHED SIZES.

SEE EXTERIOR ELEVATIONS FOR EXTERIOR DOOR & WINDOW INFORMATION

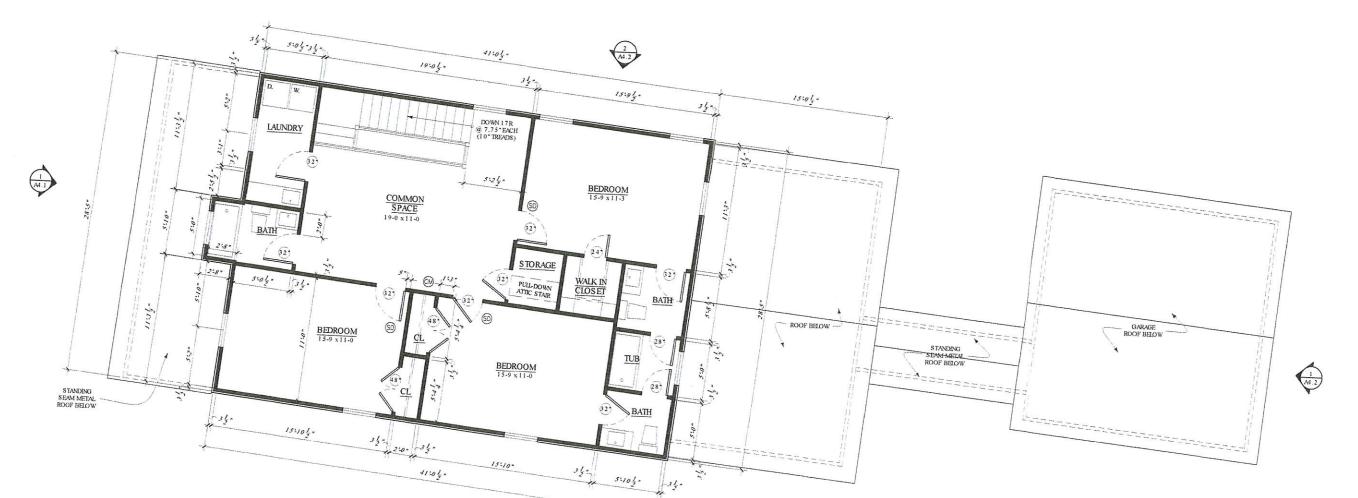
GEN. NOTES

DOORS @ SECOND LEVEL TO BE 7'-0" HIGH U.N.O.

VERIFY REQUIRED FIRE-SAFETY CIEARANCES.

GENERAL CONTRACTOR IS
RESPONSIBLE FOR CONFIRMING
ALL STRUCTURAL INFORMATION
& FOR OBTAINING STRUCTURAL
ENGINEERING IF NECESSARY





SECOND LEVEL HEATED: 1125 S.F.

06 DEC 2018 OWNER REVIEW 29 OCT 2018 OWNER REVIEW 12 SEP 2018 PROGRESS REVIEW 20 JUL 2018 OWNER REVIEW 07 AUG 2015 A.R.B. REVIEW

31 JUL 2015 OWNER REVIEW

HAPEVILLE RESIDENCE

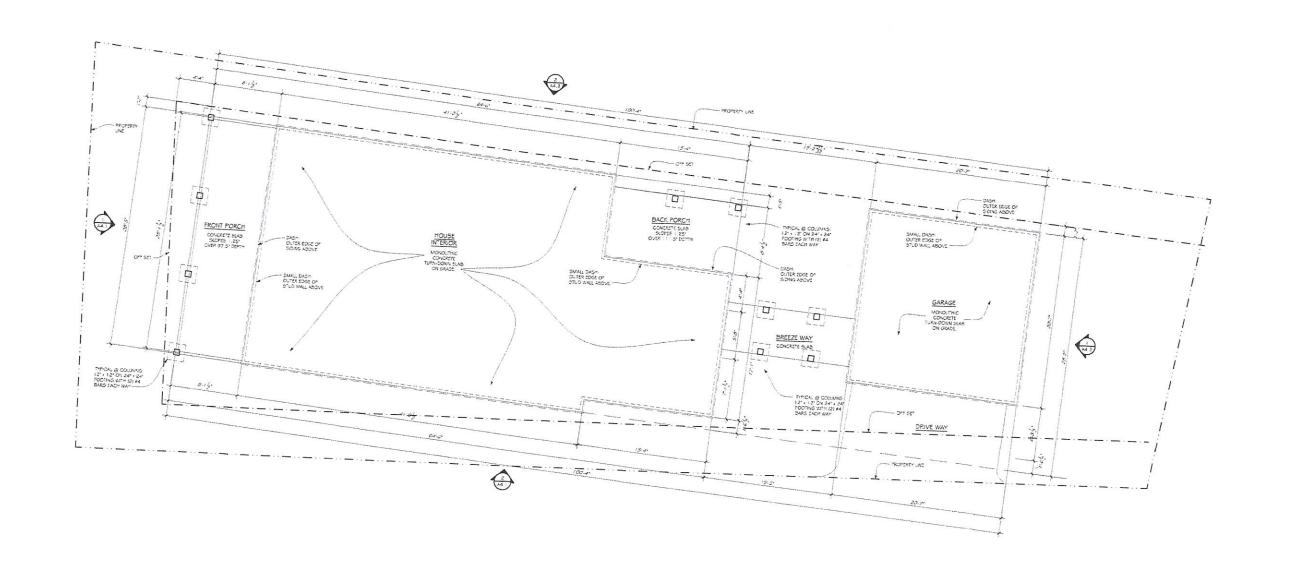
NEW CONSTRUCTION 903 MARGARET STREET. HAPEVILLE, GA.

JOB NO.

SECOND FLOOR PLAN

1) SECOND FLOOR PLAN





06 DEC 2018 OWNER REVIEW 20 SEP 2018 OWNER REVIEW

H A P E VILLE R E S I D E N C E

NEW CONSTRUCTION 903 MARGARET STREET. HAPEVILLE, GA.

FOUNDATION PLAN

JOB NO.

FOUNDATON PLAN

AO