

PLANNER'S REPORT

DATE: April 11, 2019 Key: TO: Tonya Hutson Compliant FROM: Lynn Patterson x Not Compliant 2mg Incomplete: RE: Design Review for 525 King Arnold Street Not Applicable: 0

BACKGROUND

The City of Hapeville has received a design review application from Will Bryant for a tract of land located at 525 King Arnold Street. The property owner, Fulton County, desires to construct a new 5,975 SF library on the property, replacing an existing 5,675 square foot library on the site. The new library will be 22'-6" in height measured from the finished floor elevation to the highest point on the building. The library features an unconventional design outside of the scope of the Architectural Design Standards and will require several Design Exceptions.

The property is zoned V, Village, and would typically be subject to the Neighborhood Conservation Area Subarea E of the Architectural Design Standards. However, the nature of the project is more in line with commercial development and therefore the Commercial/Mixed Use Area standards shall be used for this report.

CODE

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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.
- O 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.

The Applicant received a Variance on March 28, 2019 to accommodate a canopy extending 12'-2" into the front setback.

The minimum height for a building in the commercia/mixed use area is 24'. The proposed building will be 22'-6", which is not compliant. Sidewalks in the Commercial/Mixed-Use Area must have 5' landscape areas and 6' clear zones. The new sidewalk is 20' wide including a paved landscape area and connected plaza, which is compliant. The existing sidewalk is an average of 5' wide and does not include a landscape area, which is not compliant.

The landscape area must include street trees planted a maximum of forty feet on center.

(c) Supplemental area and fence standards.

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NOTES:

Supplemental areas in the commercial/mixed-use area shall 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.

- Sences, 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.
- Some or "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.

- O 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.

The proposed structure most closely meets the "Storefront and Awning" classification.

NOTES: While the property does abut the Neighborhood Conservation Area, it is surrounded by compatible uses and does not require a permanent opaque wall to screen activities from the nearby park and civic buildings.

(d) Utility standards.

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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 project must include pedestrian scale street lights.

The Applicant should ensure that the service area screening will be 8' tall and compatible in material with the primary building.

(e) Parking and traffic standards.

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- Two curb cuts serving two one-way driveways shall be counted as one curb cut.
- Nublic or private alleys or driveway providing vehicular access to two or more parcels shall not constitute a curb cut.
- New public streets shall not count as curb cuts.
- Parcels are permitted a maximum of one driveway curb cut per street frontage. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.
- O Circular drives are prohibited, with the exception of hotel and hospital uses.
- No curb cuts shall be permitted on North Central Avenue, South Central Avenue, Virginia Avenue or Atlanta Avenue when access can be provided from another street.

Driveways shall have widths of:

One-family attached dwellings. A minimum of ten feet for a one-way and a maximum of 15 feet for two-way.

- All other uses. A maximum of 12 feet for one-way and a maximum of 24 feet for two-way.
- **O** Carports are only permitted subject to the following requirements:

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

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

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

- Parking is prohibited in the supplemental area and between a building and the adjacent street. This shall not be interpreted as restricting on-street parking.
- A continuous off right-of-way landscape buffer with a minimum width of ten feet shall be provided between parking and the adjacent sidewalk. This requirement shall apply when existing sidewalks not meeting this requirement are repaired or replaced.
- Parking decks shall conceal automobiles from visibility and have the appearance of a horizontal storied building on all levels; parking structures must be faced in full-depth brick, stone, cast stone, or precast concrete faced in or having the appearance of brick or stone. Retail or restaurant fronted decks are encouraged.
- O Underground parking is allowed when possible.
- O 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.
- Noof shingles shall be slate, cedar, or asphalt.
- Noof 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.
- O 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.
- O 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.
- Noof-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.
- N subarea A roof lines shall appear flat from the adjacent street and roof structures shall be vertically screened by a parapet wall.

NOTES:

(g) Facade and style standards.

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x 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.

- S 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 is required for the use of pained aluminum for the façade and the use of more than three colors.

(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 A glass transom located above the glass display window having a minimum height of 18 inches and a maximum height of 36 inches. A minimum of 75 percent of the length of the enfronted portion of the build-to line shall be provided in glass, including glass doors and display windows No linear distance of more than ten feet without intervening glass display windows or glass doors. First-story drop ceilings recessed a minimum of 18 inches from the display window opening. Awnings projecting from buildings, serving as an entry canopy and/or providing identification to the business, are allowed, provided that: Awnings shall be at least five feet deep as measured from the building's front facade. 0 Awnings serving as an entry canopy shall match adjacent business awnings in depth and height. 0 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 0 frames are not permitted. It is suggested that Steel Stitch™ brand be used. 0 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. 0 Light fixtures in awnings may light the ground surface or storefront below, however, light fixtures may not be visible from the 0 public right-of-way. 0 Internally, back lit awnings, where the lights actually illuminate the awning fabric, are prohibited. 0 Signs on awning must meet all requirements of the sign ordinance.

NOTES: Building numbers next to the front entrance are required.

A Design Exception is required for relief from the "Storefront and Awning" treatment standards.

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:

The minimum height for a building in the commercia/mixed use area is 24'. The proposed building will be 22'-6", which is not compliant and will require a Design Exception.

 $The \ existing \ sidewalk \ is \ an \ average \ of \ 5' \ wide \ and \ does \ not \ include \ a \ landscape \ area, \ which \ is \ not \ compliant.$

The landscape area must include street trees planted a maximum of forty feet on center.

The project must include pedestrian scale street lights.

 $The \textit{Applicant should ensure that the service area screening \textit{ will be 8' tall and compatible in material with the primary building.} \\$

A Design Exception is required for the use of pained aluminum for the façade and the use of more than three colors.

Building numbers next to the front entrance are required.

 $\label{lem:continuous} \textit{A Design Exception is required for relief from the "Storefront and Awning" treatment standards.}$

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

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL	DATE: 2/1/2019		<u>.</u>
NOTE:		ed or neatly printed. Application ed to personally appear at the Design	
	Every attempt will be made to p month's agenda following the	meets the third Wednesday of each lace your application for review on submittal of a completed applicat that may not always be possible. ications as deemed necessary.	the next tion with
Applicant:	Will Bryant	Contact Number: 678 944	049
	dress: 434 Marietta S		
		we with LOW Zoning Classification: V (W	Varye_
Address of Pro	oposed Work: 525 king	, Armold Gt.	
Parcel ID# (INF	FORMATION MUST BE PROVIDED): _	14 0095 LL0701/14 0095	i LLO131
		Contact Number:4 <i>0</i> 4 -730	
Project Desc	ription (including occupancy type): Construct a new libra	m
by the	Fulton County Library	System. and demolish	
expetin	of structure		
	0		<u> </u>
Contractors I	Name: Albron (Jason S	Stranc) Contact Number: 678	325 <u>5</u> 900
Contact Pers	on:	Contact Number:	
property. I do accurate, and I application and reserves that rig I further unders full. I hereby acwrite the Englis voluntarily compthe City of Hape	hereby swear or affirm that the informal understand that any inaccuracies may any action taken on this application. If to enforce any and all ordinances registand that it is my/our responsibility to ecknowledge that all requirements of the shall language and/or this document has pleted this application. I understand that eville, Georgia pursuant to O.C.G.A. 16-10	e Design Review Committee for the above in tion provided here and above is true, con y be considered just cause for invalidating an invalidation of the city of Hapeville pardless of any action or approval on this a conform with all of City of Hapeville's Ord City of Hapeville shall be adhered to. I can been read and explained to me and I have to tit is a felony to make false statements or the conform with may be prosecuted for violation to the conformation of th	nplete and on of this on of this on Georgia, pplication. inances in n read and we full and writings to hereof.
72	600	2/1/201	1
Applicants :	Signature Signature	Date '	

Project Class (check on	e):	
Residential	Commercial Unbrany	Mixed-Use Development
Project Type:		
New Commercial Co	nstruction	Addition to Existing Commercial Building
Addition to Existing I	Residential Structure	Accessory Structure
Site Plan, Grading &	Landscaping	_New Single Family Residential Construction
Other		
Estimated Cost of Construct List/Describe Building Mate	sting building: <u>5, 4</u> tion: <u>\$ 3 , 2 00 , 0 ຍ ໄ</u> rials on the exterior of th	675 to be removed/demolished
		exterior facade of the new structure:
Hollon) wedat pan	nt system with	, or white finish - sce elevations exterior vertical "butt joints" Face concrete block@ site walls

NOTICE

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

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

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

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

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

(Please Print & Initial)

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

I, the undersign following:	ed, agree that with my s	ignature and submission to the C	City of Hapeville, I have done the
proposed	project. The Architectur	ectural Design Guidelines and reloal Design Guidelines may be four ille/codes/code of ordinances?	nd here:
Ensured t of Ordina		meets all of the required criteria	per the City of Hapeville Code
	l my application material view Committee meeting	s in full by the published deadling	e for review by Staff prior to the
with the r	=	ncies or components of the prop the Code. This explanation shou	
		n the application must be resolve g or the application may not be p	
	l architectural drawings a y Services or Planning &	and details for all projects unless Zoning Department.	allowed in writing by the
		isions by the Design Review Com ment for review prior to request	
Will Bon	1 and	200 Dr	2/1/2019
Printed Name	y	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.

PROJECT NAME: HAPEVILLE LIBRARY
OWNER: FULTON COUNTY LIBRARY SYSTEM
CONTRACTOR: ALBION ARCHITECT: MCMILLAN PAZDAN SMITH

PROPOSED BUILDING HEIGHT: 22"-5" (EXISTING BUILDING TO BE REMOVED AND REPLACED BY PROPOSED BUILDING - SEE SITE PLAN) PROPOSED BUILDING SIZE: 5975 SF

DATE DRAWN: FEBRUARY 2019

PARKING: +/- 11100 SF, INCL. PARK NO. OF SPACES (42 TOTAL, 31 FOR LIBRARY USE ONLY) EXISTING - 19, INCL. SPACES FOR PARK PROPOSED - 23, INCL. SPACES FOR PARK AREA OF PAVED PARKING SURFACE - 36682 SF

BUILDING SIGN DIMENSIONS (WxH): 15'-0" W x 4'-0" H

ELEVATIONS: REFERENCE SHEETS A300, A301; SEE KEYNOTES FOR BUILDING

SITE AREA: 19.02 ACRES (828511 SF)

ALLOCATION OF SITE AREA:
BUILDING COVERAGE - 5850 SF (0.7%) BUILDING COVERAGE - 3850 SF (0.7%)
PARKING AND DRIVEWAYS - 36682 SF (4.4%)
OPEN SPACE AREAS - 785979 SF (94%)
LANDSCAPING -- 38242 SF (4.6%)
RECREATIONAL PARK -- 747737 SF (90.3%)

BUILDING FLOOR AREA BY CAETGORY: ADMINISTRATIVE - 653 SF

ASSEMBLY - 715 SF CIRCULATION - 890 SF READING AREA - 1004 SF STACKS - 1432 SF STORAGE - 341 SF

TOTAL FLOOR AREA RATIO: .007



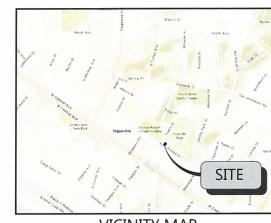
FULTON COUNTY LIBRARY SYSTEM HAPEVILLE LIBRARY

RELEASED FOR CONSTRUCTION

PRINCIPAL IN CHARG PROJECT ARCHITECT DRAWN BY

ARCHITECTURAL SITE PLAN

A010



VICINITY MAP

TOTAL PROPERTY AREA:	19.02± AC (828511± S.F.)
DISTURBED AREA	0.94 ± AC (40946.400000± S.F.)
IMPERVIOUS AREA: PERVIOUS AREA:	0.67± AC (29185.200000± S.F.) 0.64± AC (27878.400000± S.F.)
PERVIOUS AREA:	0.64± AC (27878.400000± 5.F.)
ZONING CLASSIFICA	NOITA
JURISDICTION:	CITY OF HAPEVILLE / FULTON COUNTY
ZONING:	V - VILLAGE
ADJACENT ZONING:	V - VILLAGE
BUILDING SETBACKS	5
FRONT	15
SIDE	15
REAR	15
BUILDING SUMMAR	Υ
PROPOSED BUILDING AREA	5,975 SF
BUILDING AREA LIMIT:	
BUILDING HEIGHT LIMIT:	35' / 2.5 STORIES
PARKING SUMMARY	/
PARMING SOMMAK	
	20 CDACEC MAIN
PARKING REQUIREMENTS	30 SPACES MIN. 31 SPACES (2 H/C 1 VAN)
PARKING REQUIREMENTS PARKING PROVIDED	31 SPACES (2 H/C , 1 VAN)
PARKING REQUIREMENTS	31 SPACES (2 H/C , 1 VAN)
PARKING REQUIREMENTS PARKING PROVIDED	31 SPACES (2 H/C , 1 VAN)
PARKING REQUIREMENTS PARKING PROVIDED LANDSCAPING SUM	31 SPACES (2 H/C , 1 VAN)
PARKING REQUIREMENTS PARKING PROVIDED LANDSCAPING SUM PARKING ISLANDS	31 SPACES (2 H/C , 1 VAN)

GENERAL SITE NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

2. ALL NEW CURB AND GUTTER TO BE 24" CURB AND GUTTER UNLESS OTHERWISE SPECIFIED.

2. ALL NEW CURB AND GUTTER TO BE 25" CURB AND GUTTER UNLESS OTHERWISE SPECIFIED.

2. ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS. APPROVED PLANS SPECIFIED OTHERWISE.

5. TOPOGRAPHIC SURVEY BY ATWILL DATED 2/13/18.

6. TOODGEARNIS SOURCE STATE OF STEAD STATES AND STATES AND STEAD STATES AND STATES

	KEY NOTES
1	24" CURB & GUTTER, SEE SHEET C-7.0 FOR DETAIL
(2)	24" WHITE STOP BAR, SEE SHEET C-7.1 FOR DETAIL
(3)	PROPOSED PERVIOUS PAVERS, SEE DETAIL SHEET C-7.3
4	STANDARD DUTY ASPHALT, SEE SHEET C-7.0 FOR PAVEMENT SPECIFICATIONS
(5)	CONCRETE SIDEWALK, REFER TO PLANS BY HGOR FOR SIDEWALK DETAILS
(6)	ADA PARKING AREA SEE DETAIL SHEET C-7.0 FOR DETAIL
7	ADA SIGNAGE SEE DETAIL SHEET C-7.0 FOR DETAIL
(B)	ADA CURB RAMP, REFER TO HGOR HARDSCAPE PLANS FOR ADDITIONAL DETAIL
9	CONCRETE STAIRS WITH HANDRAIL. SEE ARCHITECTURAL PLANS FOR DETAILS.
10	STOP SIGN (R1-1). SEE DETAIL SHEET C-7.1
11)	LANDSCAPE AREA. SEE PLANS BY HGOR FOR ADDITIONAL DETAIL
(12)	PROPOSED REFUSE CONTAINER AREA. SEE ARCHITECTURAL PLANS FOR DETAILS
(13)	CONCRETE TRANSFORMER PAD PER UTILITY OWNER REQUIREMENTS
(14)	PROPOSED RETAINING WALL CONTRACTOR IS RESPONSIBLE FOR PROCUREMENT OF WALL DESIGN PLANS. (REFER TO ARCHITECTURAL DRAWINGS). REFER TO PLANS BY HGOR FOR FINISHED WALL ELEVATIONS
(15)	PROPOSED PAVEMENT OVERLAY, CONTRACTOR TO RE-STRIPE PARKING AREA AND REMOVE ADA MARKINGS.
(16)	4* WHITE PARKING STRIPE
17	EXISTING CONCRETE SIDEWALK TO REMAIN
(18)	EXISTING BUS STOP TO BE RELOCATED TO LOCATION SHOWN ON PLAN
(19)	LOW EMITTING FUEL VEHICLE STENCILING (REFER TO ARCHITECTURAL PLANS)



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NOTICE

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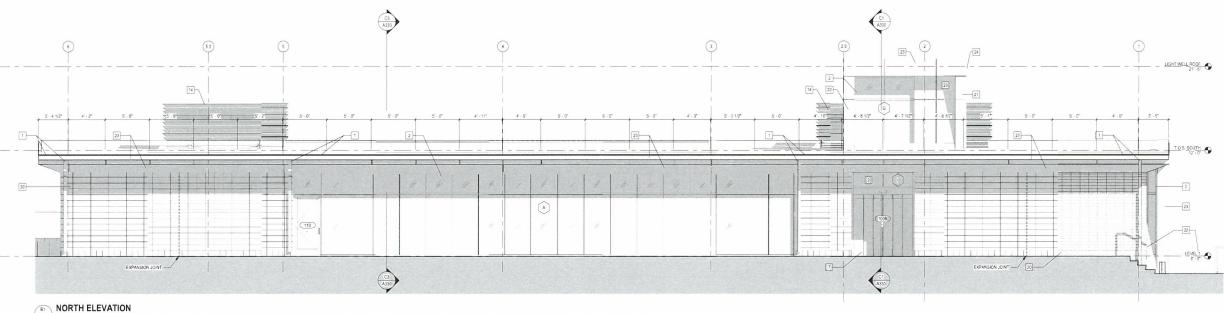
MCMILLAN PAZDAN SMITH ARCHITECTUR HAPEVILLE LIBRARY SITE DEVELOPMENT PLANS SITE PLAN

2/19/19

REVISIONS



C-3.0



SHEET KEYNOTES

- SHEET KEYNOTES

 1. SUITER WITH GUITER GUURDS AND DOUNDPUTS WITH FLUOROPCLYMER FINISH TO MATCH ACM
 2. STORPERON YSTEM WINGSLADED GLAVINO
 3. INTERCR WALL WITH 4'OF STORPERONT SYSTEM REBOON WINDOW REFERENCE SHEET AZO
 4. INTERCR STORPERONT WALL STORPERONT SYSTEM REBOON WINDOW REFERENCE SHEET AZO
 5. DEBLAY FURNITURE
 6. SUPPLY FUNDING BOTH ACLED GLAPAF MAX TO OPERABLE HEIGHT
 7. MOTORIZED BLIND DOOR
 6. RED SEQUENTY GATE. REFERENCE TECHNOLOGY AND ELECTRICAL DWGS
 6. RED SEQUENTY GATE. REFERENCE TECHNOLOGY AND ELECTRICAL DWGS
 6. RED SEQUENTY GATE. REFERENCE TECHNOLOGY AND ELECTRICAL DWGS
 6. RED SEQUENTY GATE. REFERENCE TECHNOLOGY AND ELECTRICAL DWGS
 6. PLAY SOF ROOF HATCH
 6. PLAY SOF ROOF MARINANA
 6. PLAY SOF ROOF MARINAN

EXTERIOR MATERIAL SCHEDULE

BASIS OF DESIGN - MANUFACTURER, COLOR, STYLE UTLITY BRICK BOD - TAYLOR BRICK, 322, GRAY, WIRE CUT DEDUCTIVE ALT: STAINED BRICK

BOD - ALUCOBOND, SLIVER METALLIC SILVER ACM PANEL

RED ACM PANEL BOD - ALUCOBOND, RED FIRE WHITE ACM PANEL BOD - ALUCOBOND, ALABASTER

PAINTED STEEL BOD - SHERWIN WILLIAMS, EXTRA WHITE, EGGSHELL (P-1) STOREFRONT BOD - KAWNEER 451 T SSG, CLEAR ANODIZED

METAL COPING, GUTTERS, AND DOWNSPOUTS BOD - TBD. TO MATCH SILVER ACM

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FULTON COUNTY LIBRARY SYSTEM

HAPEVILLE LIBRARY

KING ARNOLD STRE HAPEVILLE, GA

SHEET ISSUE: D DATE DESCRIPTION 9/21/2018 SCHEMATIC DESIGN 11/06/2018 DESIGN DEVELOPMENT 12/21/2018 50% CONSTRUCTION DOCUMENTS 02/23/2019 100% CONSTRUCTION DOCUMENTS

RELEASED FOR CONSTRUCTION

BUILDING **ELEVATIONS** 

SHEET NO. PROJ. NO. 017506.00

A300



LIBRARY SYSTEM

HAPEVILLE LIBRARY

525 KING ARNOLD STREET HAPEVILLE, GA

RELEASED FOR CONSTRUCTION

SHEET TITLE: BUILDING **ELEVATIONS** 

SHEET NO.

A301

1'-11 1/2' 4'-0" 3-5177/256" A1 A LIGHT WELL ROOF LIGHT WELL ROOF 21' - 6" B A9 14 21 20 to 20 (120B) 121 32 P-5 P-5 2 25.00 B3 WEST ELEVATION

### SHEET KEYNOTES

- SHEET KEYNOTES

  1 FOUTER WITH GUTTER GUTTER GUTTER GUMED AND DOWNAPOUTS WITH PLUDROPOLYMER FINISH TO MATCH ACM
  2 STORESHOW SYSTEM WINSULATED GLAPMO
  3 INTERIOR STORESHOW TO STORESHORT SYSTEM REBON WINDOW, BEFERENCE SHEET ASD
  4 INTERIOR STORESHOW THAT STORESHORT SYSTEM REBON WINDOW, BEFERENCE SHEET ASD
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### EXTERIOR MATERIAL SCHEDULE

MATERIAL BASIS OF DESIGN - MANUFACTURER, COLOR, STYLE UTLITY BRICK BOD - TAYLOR BRICK, 322, GRAY, WIRE CUT DEDUCTIVE ALT: STAINED BRICK BOD - ALUCOBOND, SLIVER METALLIC SILVER ACM PANEL RED ACM PANEL BOD - ALUCOBOND, RED FIRE WHITE ACM PANEL BOD - ALUCOBOND, ALABASTER PAINTED STEEL BOD - SHERWIN WILLIAMS, EXTRA WHITE, EGGSHELL (P-1)

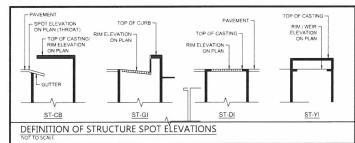
STOREFRONT BOD - KAWNEER 451 T SSG CLEAR ANODIZED METAL COPING. GUTTERS, AND DOWNSPOUTS BOD - TBD. TO MATCH SILVER ACM



## VICINITY MAP

N.T.S.

|   |           | N 1.5.                                                                                                    |  |  |  |
|---|-----------|-----------------------------------------------------------------------------------------------------------|--|--|--|
|   | KEY NOTES |                                                                                                           |  |  |  |
|   | 1         | CONTRACTOR TO TIE INTO AND MATCH EXISTING GRADE                                                           |  |  |  |
|   | 2         | RIDGELINE                                                                                                 |  |  |  |
|   | 3         | CONCRETE STAIRS WITH HANDRAIL                                                                             |  |  |  |
| l | 4         | DRAINAGE SWALE @ 1.00% MIN. GRADE, CONTRACTOR TO FINE GRADE TO ENSURE POSITIVE DRAINAGE                   |  |  |  |
|   | (5)       | ADA PARKING AREA, MAXIMUM SLOPE OF 2% IN ANY DIRECTION                                                    |  |  |  |
| Ī | 6         | 4" HDPE ROOF DRAIN THROUGH CURB. SEE ARCHITECTURAL PLANS FOR LOCATIONS.                                   |  |  |  |
|   | 7         | 3' CONCRETE FLUME                                                                                         |  |  |  |
|   | (B)       | PERVIOUS PAVERS SYSTEM FOR STORMWATER MANAGEMENT. SEE CROSS SECTIONS ON C-6.0 AND OUTLET DETAILS ON C-7.3 |  |  |  |
|   | 9         | 6" PVC UNDERDRAIN WRAPPED IN GEOFABRIC. SEE DETAIL FOR PERVIOUS PAVERS.                                   |  |  |  |



- ALL CRITICAL SPOT GRADES ALONG CURB ARE BOTTOM OF CURB ELEVATIONS UNLESS
  OTHERWISE SPECIFIED.
- 2. NOT SLOPES ARE TO BE STEEPER THAN 3:1
- ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
- 4. ALL TREES TO HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE
- 5. TOPOGRAPHIC SURVEY BY ATWELL, DATED 2/13/18.
- FLOOD PLAIN IS NOT PRESENT ON THIS SITE PER FEMA FIRM MAP NUMBER 13121C036 DATED 9/18/13.
- EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- 8. OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL STORM SEWER ON PRIVATE PROPERTY
- THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM
  ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK,
  INCLUDING, STORM DRAINAGE, CURB AD GUTTER AND PAVEMENT TIE-ISN AND GRADINI
- VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.
- 11. ALL CLEANOUTS LOCATED IN PAVEMENT TO HAVE TRAFFIC RATED LIDS.
- 12. CONTRACTOR TO VERIFY ALL ADA RAMPS COMPLY WITH ADA STANDARDS.

### GRADING LEGEND

| EXISTING PROPERTY LINE  | E MAN                                                                                                               | WHENE BUILD SHOW                                                                                                                   | PROPOSED STORM LINE                                                                                                                                                                                    |
|-------------------------|---------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| EXISTING RIGHT-OF-WAY   |                                                                                                                     |                                                                                                                                    | PROPOSED RETAINING WALL                                                                                                                                                                                |
| EXISTING MINOR CONTOURS | ×1234                                                                                                               | PROPOSED SPOT ELE                                                                                                                  | v                                                                                                                                                                                                      |
| EXISTING MAJOR CONTOURS | 2%                                                                                                                  | SLOPE ARROW                                                                                                                        |                                                                                                                                                                                                        |
| PROPOSED MINOR CONTOUR  | 0                                                                                                                   | STORM MANHOLE                                                                                                                      |                                                                                                                                                                                                        |
| PROPOSED MAJOR CONTOUR  |                                                                                                                     | DOUBLE WING CATO                                                                                                                   | CH BASIN                                                                                                                                                                                               |
| EXISTING STORM LINE     | (3)                                                                                                                 | SANITARY SEWER M                                                                                                                   | MANHOLE                                                                                                                                                                                                |
|                         | EXISTING RIGHT-OF-WAY EXISTING MINOR CONTOURS EXISTING MAIOR CONTOURS PROPOSED MINOR CONTOUR PROPOSED MAIOR CONTOUR | EXISTING RIGHT-OF-WAY  EXISTING MINOR CONTOURS  \$1234  EXISTING MAIOR CONTOURS  PROPOSED MINOR CONTOUR  PROPOSED MAIOR CONTOUR  O | EXISTING RIGHT-OF-WAY  EXISTING MINOR CONTOURS  x123.4 PROPOSED SPOT ELE  EXISTING MAIOR CONTOURS  2% SLOPE ARROW  PROPOSED MINOR CONTOUR  ① STORM MANHOLE  PROPOSED MAIOR CONTOUR  O DOUBLE WING CATC |



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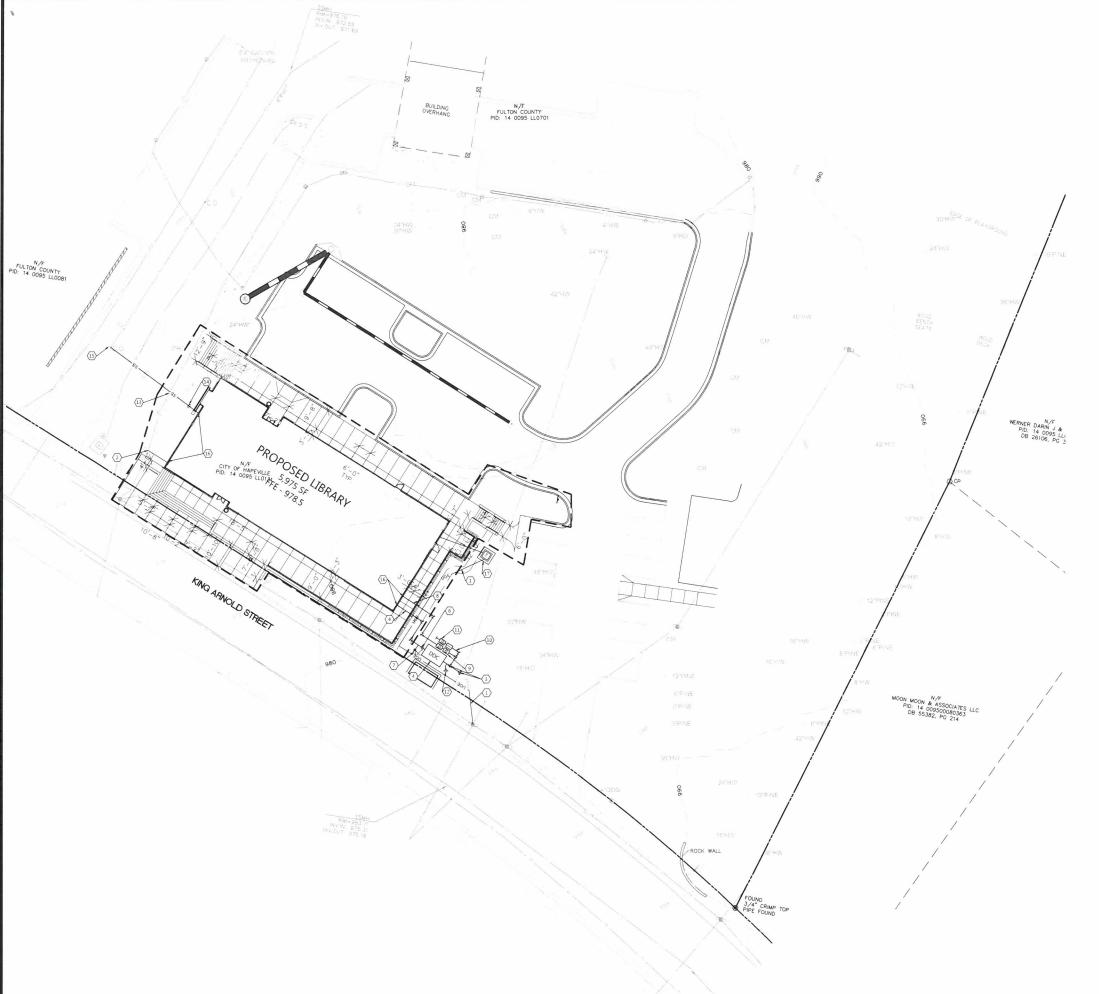
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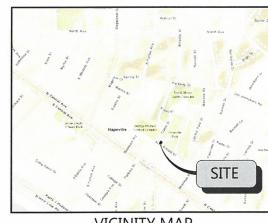
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# VICINITY MAP

|      | KEY NOTES                                                                                                                                                                                   |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1    | UNDERGROUND POWER SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION.                                                                              |
| 2    | UNDERGROUND TELEPHONE SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION                                                                           |
| 3    | 6'x 6' TAPPING SLEEVE & GATE VALVE FOR 6' FIRE LINE TAP INTO FIRE LINE WITH A 6'x1.5' TEE FOR 1.5' DOMESTIC AND IRRIGATION SERVICE CONNECTION TO EXISTING MAIN FOR CITY OF HAPEVILLE WATER. |
| 4    | 6" FIRE SPRINKLER LINE                                                                                                                                                                      |
| (5)  | 6" DOUBLE DETECTOR CHECK VALVE IN VAULT                                                                                                                                                     |
| 6    | POST INDICATOR VALVE                                                                                                                                                                        |
| 7    | FIRE DEPARTMENT CONNECTION                                                                                                                                                                  |
| 8    | 1.5" DOMESTIC WATER LINE                                                                                                                                                                    |
| 9    | 1.5" METER AND BACKFLOW PREVENTION                                                                                                                                                          |
| (10) | 1.5" IRRIGATION WATER LINE                                                                                                                                                                  |
| (11) | 1" IRRIGATION MATER AND BACKFLOW PREVENTION. CONTRACTOR TO DEAD HEAD LINE 3" BEYOND BFP FOR FUTURE CONNECTION.                                                                              |
| (12) | 6* FIRE HYDRANT ASSEMBLY, GATE VALVE AND 6"x6" TEE                                                                                                                                          |
| (13) | 6* SANITARY SEWER LATERAL WITH MINIMUM 1% SLOPE. INVERT 974.5                                                                                                                               |
| (14) | 6" SANITARY CLEANOUT                                                                                                                                                                        |
| (15) | TIE PROPOSED SANITARY SEWER LATERAL TO EXISTING CLEANOUT. CONTRACTOR TO VERIFY INVERT ELEVATION PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF FINDINGS.                                      |
| (16) | REFER TO ARCH PLANS FOR ALL UTILITY ENTRY LOCATIONS AND INTERNAL CONNECTIONS                                                                                                                |
| (17) | CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE EXACT SIZE AND LOCATION WITH GEORGIA POWER.                                                                                              |

### GENERAL UTILITY NOTES:

- CONTRACTOR TO NOTIFY OWNER/DEVELOPER AND ENGINEER IMMEDIATELY IF FIELD CONDITIONS DIFFER FROM DESIGN ASSUMPTIONS.
- LOCATION OF UNDERGROUND UTILITIES SHOWN IS BASED ON A SURVEY BY ATWELL, DATED 2/13/18
  APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF LOCATIONS PRIOR TO
  ANY CONSTRUCTION ACTIVITY.
- 3.) MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES.
- 4.) REFER TO ARCHITECTURAL PLANS FOR ON SITE UTILITY CONDUITS FOR SITE LIGHTING, ETC. AND UTILITY ENTRY AND EXIT LOCATIONS
- VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.

### CAUTION NOTE:

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE BROINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF LE UNDERGROON UTILITIES, AND I SHALL BET THE CONTRACTOR'S RESPONSIBILITY TO VERHIVE LOCATION OF ALL UTILITIES SHOWN AS WELL AS THOSE NOT SHOWN WITH IN THE CONSTRUCTION LIMITS. ALL DAMAGE MACT TO EXISTING UTILITIES SHY THE CONTRACTOR SHALL BET THE RESPONSIBILITY OF THE CONTRACTOR OF THE CONTRACTOR

### UTILITY LEGEND

|          |                    | EXISTING RIGHT-OF-V  |
|----------|--------------------|----------------------|
|          |                    | PROPOSED RIGHT-OF-   |
|          | - OHE              | ELECTRIC OVERHEAD    |
|          | - UGE              | ELECTRIC UNDERGROUN  |
| _        | ss                 | SEWER LINE           |
|          | OHT                | TELEPHONE OVERHEAD   |
|          | UGT                | TELEPHONE UNDERGROUP |
|          | _ w                | WATER LINE           |
| <u>®</u> | SANITARY SEWER N   | MANHOLE              |
| •        | SANITARY SEWER CLI | EAN OUT              |
| δ        | POST INDICATOR     | VALVE                |
| W        | DOMESTIC WATER M   | FETER                |
| 1        | IRRIGATION WATER   | METER                |
| RF       | BACKFLOW PREVENT   | ER                   |
| DC       | DOUBLE DETECTOR C  | HECK VALVE ASSEMBLY  |
| 4        | FIRE HYDRANT       |                      |

ELECTRICAL TRANSFORMER



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MCMILLAN PAZDAN SMITH ARCHITECTURE HAPEVILLE LIBRARY SITE DEVELOPMENT PLANS

2/19/19

REVISIONS



C-5.0

# LANDSCAPE DEVELOPMENT PLAN **FOR**

# HAPEVILLE LIBRARY

HAPEVILLE, GA

# PREPARED FOR: FULTON PUBLIC LIBRARY **SYSTEM**

HAPEVILLE, GA 03/01/19

### DRAWING INDEX

HS-1 NOTES AND ABBREVIATIONS HS-2 HARDSCAPE IMPROVEMENT PLAN SYMBOLS:

DETAIL NUMBER SHEET NUMBER

EXISTING TREE LOCATION

HIGH POINT / LOW POINT

AREA DRAIN

EASEMENT LINE DRAINAGE SHALE

SILT FENCE

CENTERLINE

LIMIT OF WORK

MATCHLINE

TITLES

STORM DRAIN LINE

EXISTING CONTOUR

PROPOSED CONTOUR

ELEVATION REFERENCE

DIMENSION TO FACE OF MATERIAL OR CENTERLINE

COORDINATE POINTS

HS-3 LAYOUT PLAN

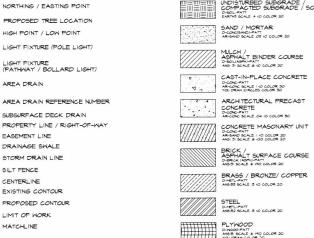
HS-4 GRADING AND DRAINAGE PLAN

**HS-5 HARDSCAPE DETAILS** 

LS-1 LANDSCAPE IMPROVEMENT PLAN

LS-2 LANDSCAPE DETAILS

### MATERIALS LEGEND:



UNDISTURBED SUBGRADE / COMPACTED SUBGRADE / SOIL D-50IL-PATH EARTHS SCALE 4 (0 COLOR 20

MULCH / ASPHALT BINDER COURSE D-SOLVASHIJ-PATT ANSI 31 SCALE & 40 COLOR 20

CAST-IN-PLACE CONCRETE

SHIM D-HOOD-PATT YOU DRAW COLOR 20

PLANTING SOIL MIX D-50(L-PATE) AR- 5AND 5CALE 05 40 COLOR 20 AR- 5AND 5CALE 05 45 COLOR 40

GENERAL GRADING NOTES:

GENERAL LAYOUT NOTES:

3. DO NOT SCALE THESE DRAWINGS.

THE CONTRACTOR SHALL COMPLY WITH ALL EROSION CONTROL REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

THE CONTRACTOR SHALL INSTALL TREE PROTECTION FEMCE INDICATED ON THE DRAWINGS PRIOR TO COMMENCING GRADING MORK. LEAVE PROTECTION IN PLACE AND MAINTAIN INTIL. CONSTRUCTION MORK HAS DEEN COMPLETED AND ALL DANGER OF DAMAGE HAS PASSED OR AS OTHERWISE DIRECTED BY THE OWNER. FAILING AND CONSTRUCTION IN PROXIMITY OF EXISTING TREE INDICATED ON THE DRAWINGS TO REMAIN OR WITHIN TREE PROTECTION AREAS SHALL BE DONE WITH EXTREME CARE SO AS NOT TO DAMAGE THE ROOT SYSTEM OF TREES AND TO COMPACT SOIL IN THE AREA.

NO GRADING AND CONSTRUCTION IS TO OCCUR WITHIN A 10 FOOT RADIUS FROM ANY TREE TRUNK FINISH GRADING IN TREE PROTECTION AREA INDICATED ON THE DRAWINGS SHALL BE DONE NIDER DIRECT SUPERVISION OF THE LANDSCAPE ARCHITECT IN THE FIELD. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT 48 HOURS PRIOR TO THIS SITE VISIT.

BASE TOPOGRAPHICAL AND EXISTING CONDITIONS TAKEN FROM DRAWING FURNISHED BY KIMLEY HORN AND ASSOCIATES, CIVIL ENGINEER.

UTILITY WORK IS NOT INDICATED ON THIS DRAWING. REFER TO CIVIL DRAWINGS FOR WORK RELATED TO UTILITIES.

5. ALL CURVES TO BE TRUE RADII WITHOUT STRAIGHT SEGMENTS

ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.

DRAMINGS PREPARED FROM CIVIL AND ARCHITECTURAL DRAWINGS, NOT AS-BUILT DATA PREPARED BY TVS ARCHITECTS. AND PREPARED BY KINLEY HORN AND ASSOCIATES, CIVIL ENGINEER.

DIMENSIONS ARE FROM BACK OF CURB, TO FACE OF WALL, TO CUTSIDE EDGE OF PAYEMENTS, FROM COLLING CENTERLINES TO HARDSCAPE CENTERLINES, TO CENTERLINE OF PAYEMENTS, TO OUTSIDE EDGE OF PAYEMENTS, TO CENTERLINES OF STAIRS, FROM EDGE OF PAYEMENT TO FACE OF NALL.

CHANGES IN LAYOUT MAY BE MADE AT THIS TIME TO ACCOMMODATE DESIGN INTENT OR FIELD CONDITIONS. NO ADDITIONAL PAYMENT WILL BE MADE TO THE CONTRACTOR FOR THIS WORK.

ALL MALLS, COLUMNS, SIDEMALKS, PATHWAYS, FENCES, AND STAIRWAYS SHALL BE COMPLETELY LAID OUT AND STAKED WITH VISIBLE MARKERS. THE STAKES SHALL BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT 48 HOURS PRIOR TO SITE VISIT.

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.

BENCH AND LITTER RECEPTACLE LAYOUT SHOWN IS APPROXIMATE. LAYOUT TO BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT.

COMPACTED SUBBASE D-GRVL-PATT AR-SAND SCALE ID IO COLOR 20 YOLDRAY COLOR 20

TERRAZZO D-CONC-PATT AR-SAND SCALE JOS 40 COLOR 20 YOU DRAW COLOR LINES 20

SEALANT & JOINT FILLER D-JONT-PATT YOU DRAW COLOR SO PREFORMED JOINT FILLER
D-CONC-PATT
ANSIST SCALE & 40 COLOR 20
YOU DRAW COLOR 40

SHARP SCREENING / CONCRETE SAND D-CONC-PATT AR-SAND SCALE 10 GC COLOR 20 YOU DRAN LINES COLOR 20

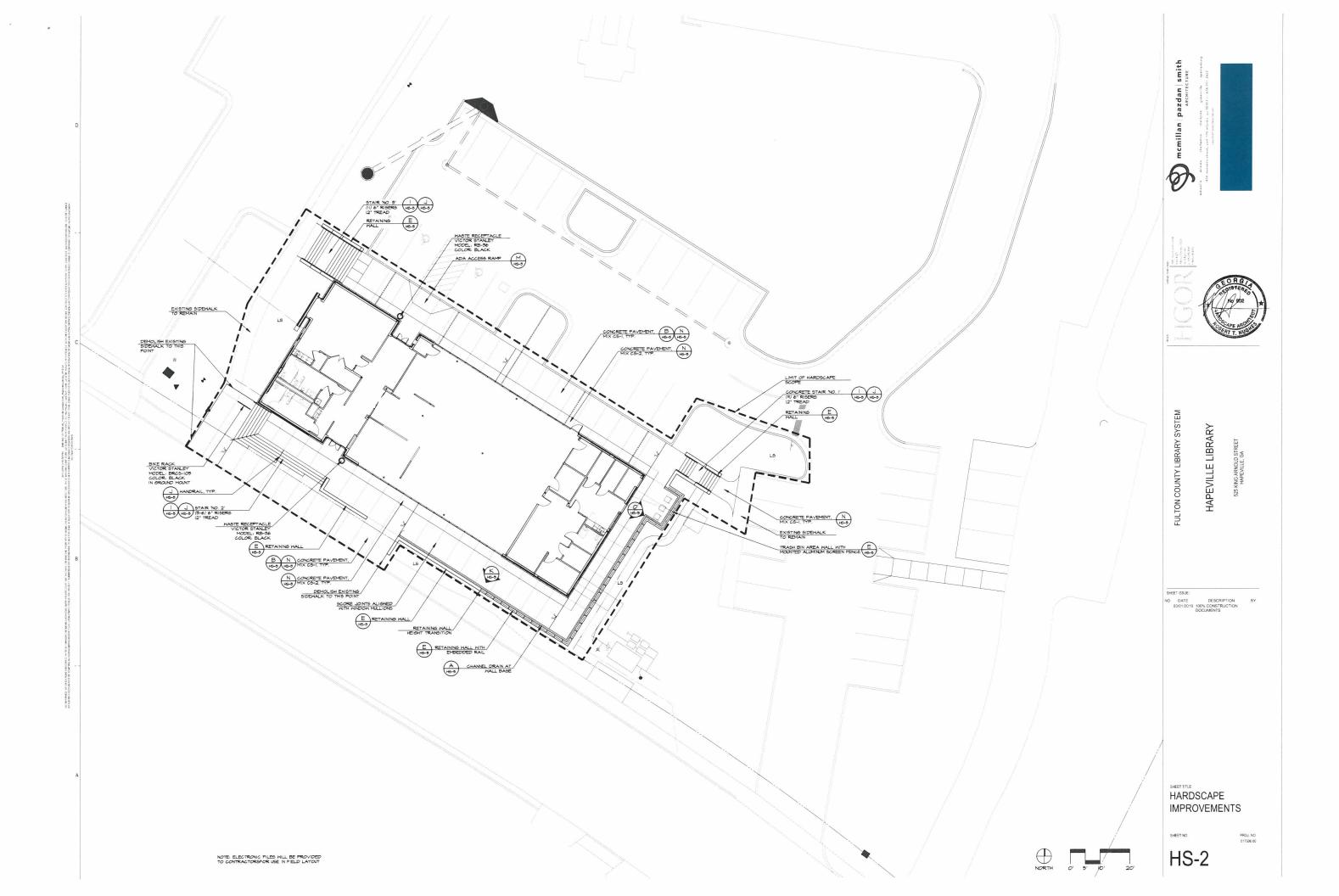
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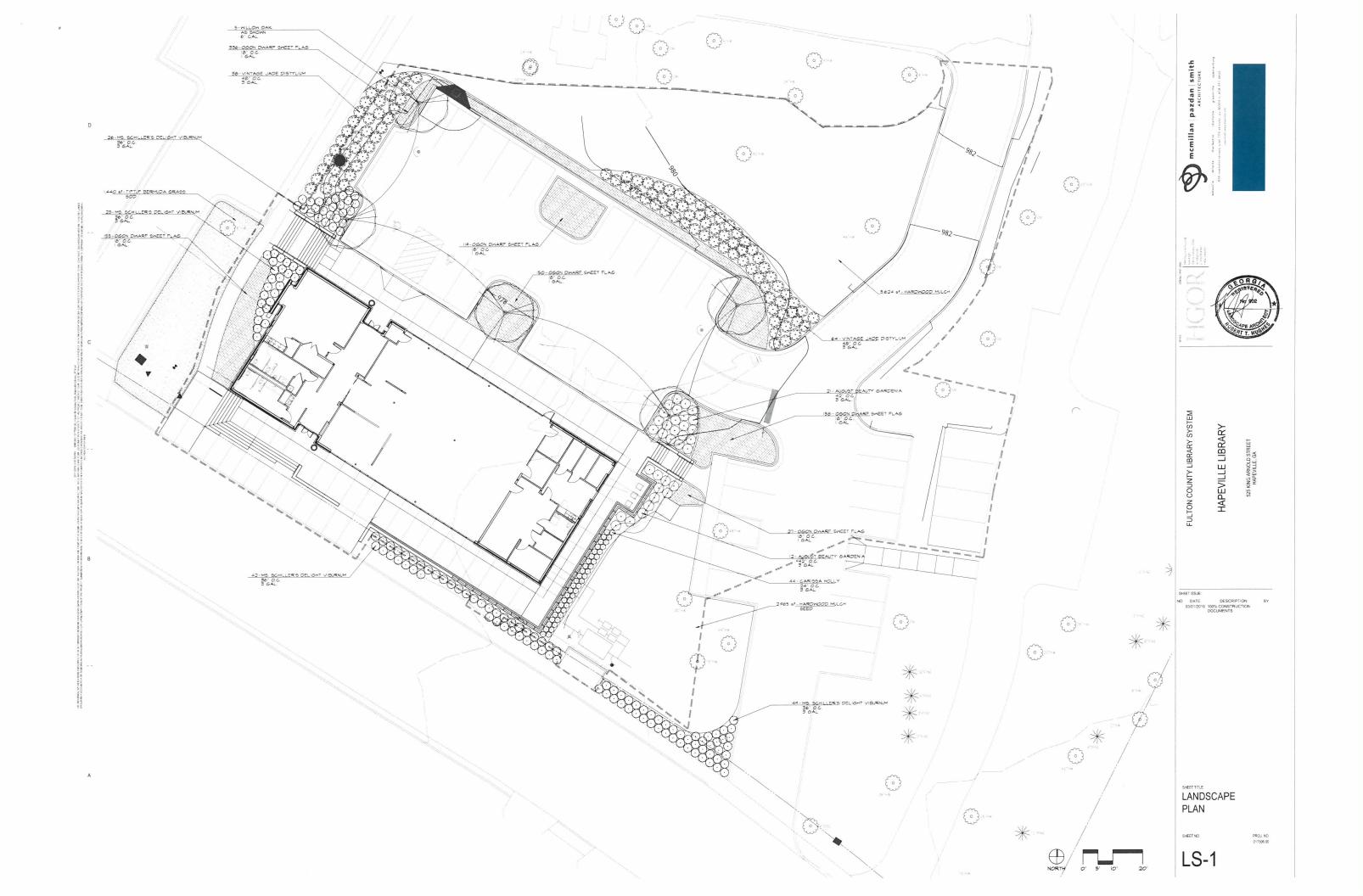
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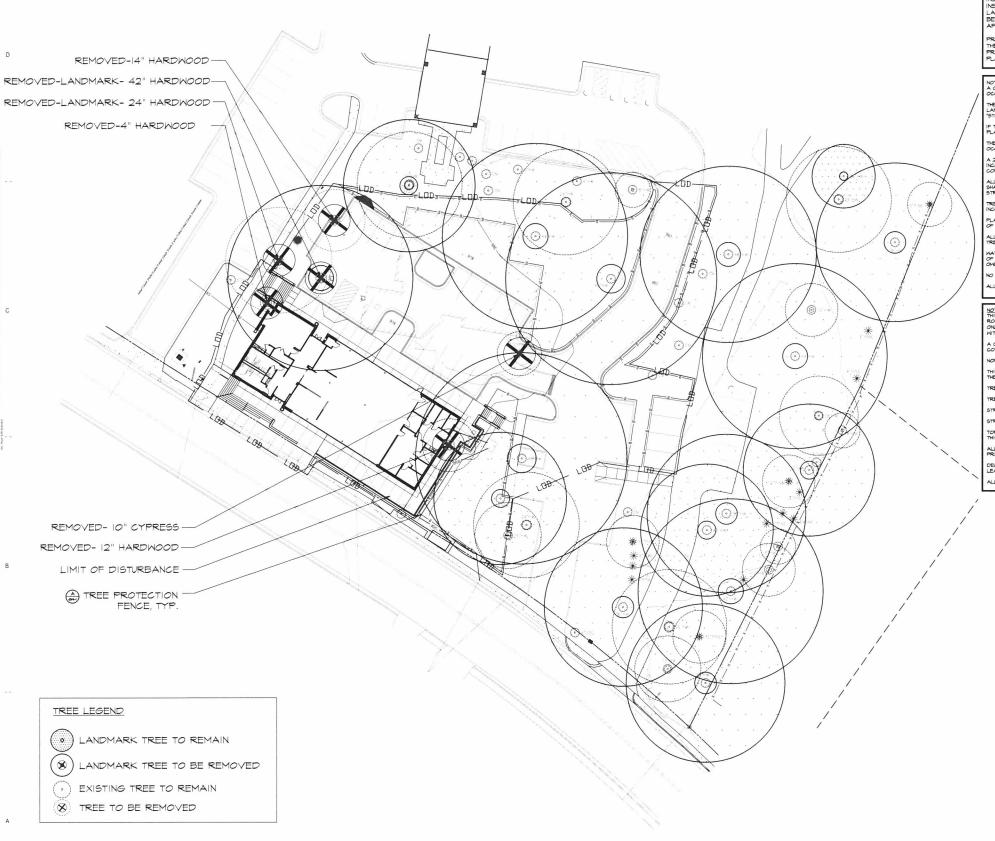
**HARDSCAPE** 

HS-1

**IMPROVEMENTS** 







NOTES,
THE CRZ OF SPECIMEN TREES PLUS ALL STREAM AND
ZONING BUFFERS SHALL BE PROTECTED WITH
WIRE-BACK TREE SAVE FENCING HITH METAL SUPPORT
POSTS AND TREE SAVE SIGNAGE PRIOR TO LAND
DISTURBANCE, INSTALLATION OF THE TREE SAVE FENCE
WILL INVOLVE NO TRENCHING.

TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO INSTALLATION OF ERGOIN CONTROL MEASURES NO LAND DISTURBANCE OR DEVOLUTION IS ALLOWED BEFORE TREE SAVE FENCING HAS DEEN INSPECTED AND APPROVED BY CITY ARBORIST.

PROVIDE A 4" LAYER OF AGED HARDWOOD MILCH OVER THE CRZ OF SPECIMEN TREES, MILCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION, MILCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS,

NOTES). A ONE-YEAR LANDSCAPE PERFORMANCE BOND IS REQUIRED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY

THE CITY ARBORIST MIST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES, LAND DISTURBANCE NITHOUT SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST NILL RESULT IN A STOP-MONE ORDER' AND FIRST

TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED LANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.

TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED, I.E. 3-INCH CALIPER TREES MUST BE 3 NOHES OR LARGER.

ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.

MATERING BASS OR A DRIP IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, DURING FIRST YEAR BASS WILL BE REFILLED MEETLY BY THE OWNER AND REFILLED DRING PROJECTS FOR A MINIMUM OR 2 YEARS AFTER INSTALLATION.

TRENCHING ALLOWED IN TREE SAVE AREAS - INCLUDING IRRIGATION.

LL TREE TIES ARE OPTIONAL AND SHALL BE REMOVED FROM TREE ONE YEAR AFTER PLANTING

NOTES:

THINNING IS ALLOWED AND MAY INCLIDE MANUAL REMOVAL OF NON-SPECIMEN TREES WITHIN THE CRITICAL ROOT ZONE OR DRIPLINE OF THE SPECIMEN TREE IN THE LANDSCAPE INSTALLATION PHASE DEVELOPMENT ONLY, THINNING INCLIDES MANUAL REMOVAL (NO MOTORIZED / MHELLED OR TRACK VEHICLES ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE SPECIMEN TREE).

COMMERCIAL APPLICATOR LICENSE AND A PESTICIPE CONTRACTOR LICENSE ARE REQUIRED BY THE ONTRACTOR IF THE USE OF HERBICIDES ARE NECESSARY FOR NOXICUS PLANT MATERIAL REMOVAL. ON-VEGETATIVE MATERIAL TO BE REMOVED MANUALLY.

THINNING AND CLEARING OF ANY VEGETATIVE MATERIAL IN THE CRITICAL ROOT ZONE SHALL BE DONE IN THE LANDSCAPE INSTALLATION PHASE OF DEVELOPMENT.

TREE SAVE SIGNS SHALL BE EVERY 20 FT OR A MINIMUM OF 4 SIGNS PER SPECIMEN TREE.

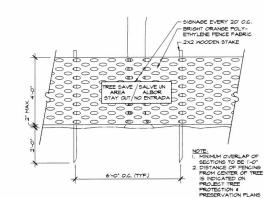
TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE.

STREET TREES SHALL BE LOCATED NO CLOSER THAN II FEET FROM THE BACK OF CURB.

TOPPING TREES IS NOT ALLOWED, TREES REMOVED OR HAVING THEIR TOPS CUT AFTER COMPLIANCE WITH THIS ORDINANCE SHALL BE REPLACED WITH THE EQUIVALENT INCHES OF REMOVED TREES

DECIDUOUS TREES SHALL BE AT LEAST 2 INCHES IN DIAMETER AND EVERGREEN TREES SHALL BE AT LEAST 6 FEET IN HEIGHT AT TIME OF PLANTING.

ALL GRASSED AREAS WITHIN THE DEVELOPMENT SHALL BE SODDED.



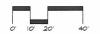
A TREE PROTECTION FENCE DETAIL

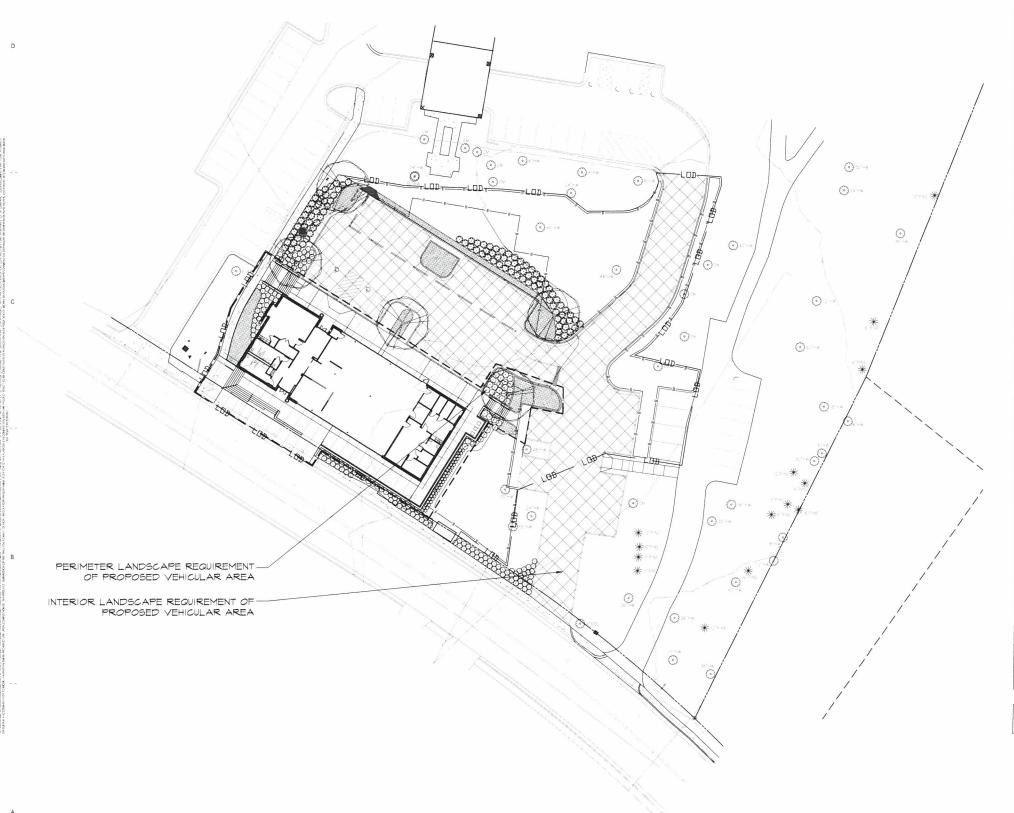


SITE TREE CONSERVATION PLAN

GW-1

ATREE CONSERVATION PLAN O' 10' 20' 40' NORTH







| PROTECTED TREES TO BE REMOVED |          |          |         |  |  |
|-------------------------------|----------|----------|---------|--|--|
| DBH                           | SPECIES  | LANDMARK | STATUS  |  |  |
| 10                            | CYPRESS  | NO       | REMOVED |  |  |
| 14                            | HARDWOOD | NO       | REMOVED |  |  |
| 42                            | HARDWOOD | YES      | REMOVE  |  |  |
| 24                            | HARDWOOD | NO       | REMOVED |  |  |
| 12                            | HARDWOOD | NO       | REMOVED |  |  |
| 4                             | HARDWOOD | NO       | REMOVED |  |  |

|                    |            | _                         |
|--------------------|------------|---------------------------|
| OF PROPOSED VEH    |            | 2351 SQFT                 |
| TOTAL AREA / 250 S | QFT =      | 9.4 TREES NEEDE           |
|                    |            | QUIREMENTS                |
| AREA OF PROPOSED   |            |                           |
|                    |            | QUIREMENTS<br>15648 SQFT  |
| AREA OF PROPOSED   | IMPERVIOUS | 15648 SQFT                |
| AREA OF PROPOSED   | IMPERVIOUS | 15648 SQFT                |
| AREA OF PROPOSED   | IMPERVIOUS | 15648 SQFT<br>= 1565 SQFT |

| PLANT | _SCHI | EDULE                        |          |        |
|-------|-------|------------------------------|----------|--------|
| TREES | QTY   | BOTANICAL NAME / COMMON NAME | SPACE    | SIZE   |
|       | 5     | Quercus phellos / Willow Oak | AS SHOWN | 4" CAL |

TOTAL TREES REPLANTED: 5

pazdan smith



FULTON COUNTY LIBRARY SYSTEM

HAPEVILLE LIBRARY

SITE TREE CONSERVATION **PLAN** 

SHEET NO.

GW-2

ATREE CONSERVATION PLAN O' 10' 20' 40' NORTH

# PHOTOS OF SITE AND EXISTING BUILDING TO BE DEMOLISHED







**COLOR RENDERINGS** 



