

PLANNING AND ZONING DEPARTMENT

PLANNER'S REPORT

DATE: May 8, 2019 TO: Tonya Hutson Kev: FROM: Lynn M. Patterson Compliant: Not Compliant: Incomplete: RE: Design Review - 3472 Rainey Avenue Not Applicable: 0

BACKGROUND

The City of Hapeville has received a site plan application from Tony McSwain to construct a two-story single-family dwelling with a detached garage at 3472 Rainey Avenue. The dwelling will have 2070 SF of heated floor area and will include 4 bedrooms and 3 bathrooms.

The property is zoned U-V, Urban Village, and is subject to the Commercia/Mixed-Use Area of the Architectural Design Standards. However, per section 81-1-6, the standards of the Neighborhood Conservation Area may be applied to single-family dwellings.

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.

Site development standards (a)

- 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 0 zoning.
- Minimum building heights shall be established by zoning.
- 0 Within subareas D and E maximum building heights shall be as established by zoning, except that:

Outside of subareas D and E maximum building heights shall be as established by zoning.

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

Portions of buildings equal to or less than five feet from a side or rear lot line shall be limited in height to the greater of 16 feet. Portions of buildings between five and ten feet of a side or rear lot line shall be limited in height to the greater of 25 feet.

- Portions of buildings ten) feet or greater from a side or rear lot line shall be limited in height to 35 feet.
- All buildings shall provide first-story occupiable space, for the first ten feet of building depth along the enfronting facade.
- Sidewalks shall be located along all public and private streets. Sidewalks shall consist of two areas: a landscape area and a clear area.

Developments less than one acre shall provide a minimum one-foot landscape zone and a minimum four-foot clear zone.

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

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

STAFF COMMENT:

The development must include a new sidewalk in compliance with the U-V district requirements of a minimum 5' landscape area and 6' clear area, which are stricter than the Neighborhood Conservation Area Standards.

(b) Supplemental Area and Fence Standards

- Developments shall locate landscape supplemental areas adjacent to first-story residential uses and place a minimum of one tree every 50 feet in the supplemental area. See list of allowed trees in section *93-2-14*.
- Chain link fencing is not permitted in areas visible from a public right-of-way.
- On all lots a fence, wall, curb or hedge between six and 48 inches in height is encouraged at the back of the required sidewalk, except at openings to access steps, drives or pedestrian walkways.
- Fences adjacent to the street shall be picket-wood, stone, composite materials or ornamental metal, with the finished side facing the street.
- Retaining walls adjacent to the required sidewalk shall not exceed 32 inches in height unless required by topography.
- All street-facing walls shall be faced with stone, brick, or smooth stucco.
- Small planting between retaining walls and the required sidewalk are encouraged and should have a minimum width of six inches.

STAFF COMMENT:

(c) Utility Standards

- Mechanical features shall not be located in the supplemental area or front yard and shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable materials for screening shall include those materials found in subsection (f)1., provided they are compatible with the principal structure.
- When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.
- Street lights may be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian-
- x 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: A light at the front door must be included in plans.

(d) Parking and Traffic Standards

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

Circular drives are permitted.

A grass strip in the middle of driveways is encouraged.

O All other buildings shall meet the following requirements:

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

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

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

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

New public streets shall not count as curb cuts.

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

O Carports are only permitted subject to the following requirements:

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

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

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

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

STAFF COMMENT:

(e) Roof and Chimney Standards

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

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

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

- Gutters shall be copper, aluminum or galvanized steel.
- Townspouts shall match gutters in material and finish.
- x Roof forms shall be based on architectural style.
- All roofs, excluding dormers, shall overhang a minimum of 12 inches beyond the facade.
- O Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached.
- Chimneys exposed to the public view may not be faced in wood or cement based siding and may not be of an exposed metal or ceramic pipe.

 All chimneys shall be wrapped in a brick, stone or suitable masonry finish material.
- Chimneys on exterior building walls shall begin at grade.
- Chimneys shall begin at grade and be faced with brick or stacked stone; extend chimneys between three and six feet above the roof line.

The Applicant should indicate the type and warranty of the roof shingles. Shingles must be made of slate, cedar, or asphalt and must have a usable life of at least 30 years.

The Applicant should indicate the material of the gutters and downspouts and show downspouts on the plans.

The design, including roof form, is not consistent with any recognized historical architectural style.

STAFF COMMENT: Roofs must overhang beyond the facade by at least 12". The Applicant should indicate the distance the roof overhangs beyond

the facade.

The chimney must be faced with brick or stacked stone.

The chimney shall extend beyond the roofline between three and six feet. The Applicant should include the distance the chimney extends beyond the roofline.

(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;

- x 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. 0
- 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.
- 0 Stoops shall provide a minimum top landing of four feet by four feet.
- 0 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.
- 0 Side porch widths (including wraparound porches) shall be between 25 percent and 100 percent of the adjacent facade.
- 0 Enfronting porches may have multistory verandas, living space, or balconies above.
- 219 Porch columns shall be spaced a maximum distance of eight feet on center.
- Front porch columns shall have foundation piers extending to grade.
- All porches shall be covered.
- Enfronting balconies are only permitted on attached or detached one-family home facades when porches are not provided on said facades. 0
- 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.
- 0 Balconies may be covered or uncovered.

The use of stucco other than on the gables of Tudor revival-style buildings is not permitted.

The first floor of the left elevation is windowless, which is inconsistent with the windows shown on the floor plans and is not

permitted.

Residence is built on slab. Recommendation to vary base materials to suggest a foundation.

STAFF COMMENT: The use of PVC columns on the porch is not permitted.

The Applicant should indicate the distance the porch is raised above grade.

The porch width is 59% of the front façade, which is not compliant.

The Applicant should indicate the distance between the porch columns on the plans.

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.
- 0 Doors that operate as sliders are prohibited along enfronting facades.
- Window panes shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade, except on frame houses, on which panes shall be recessed a minimum of two inches.
- Where windows lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids-between-glass 0 (GBGs) are prohibited.
- 29 Window trim shall not be flush with the exterior facade and shall provide a minimum relief of one-quarter inch or greater.
- Where used, window shutters shall match one-half the width of the window opening. 0
- 0 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 0 transmittance factor of 50 percent or greater and shall have a visible light reflectance factor of ten or less.
- Windows shall be provided for a minimum of thirty (30) percent and a maximum of 50 percent of the total street-facing facade of the principal building, with each facade and story calculated independently.
- Street-facing window units shall not exceed 28 square feet with minimum height of three feet, with the exception of transoms and fan lights.
- Wood trim between four and six inches wide shall surround windows of wood frame structures. Windows grouped together shall have center mullions two inches wider than the side trim.
- Sills shall be of masonry, wood, stone, cast stone, or terra cotta.

There are no building numbers adjacent to the front door.

The Applicant should provide specifications for the windows, including size, recession from façade, trim, sill materials, and

STAFF COMMENT: presence of window lights.

The Applicant should include the dimensions of the first and second story facades.

(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

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

STAFF COMMENT: The height of the first floor above grade is not provided in plans.

Window wall section dimensions are not provided in plans.

The design of the house is not consistent with any recognized historical architectural style.

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.
- Siii. 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: The Applicant should provide the height of the detached garage on the plans.

The Applicant should ensure the detached garage is at least 10' from any other outbuildings on adjoining lots.

RECOMMENDATIONS

Sec. 81-1-5. Applicability

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

The development must include a new sidewalk in compliance with the U-V district requirements of a minimum 5' landscape area and 6' clear area, which are stricter than the Neighborhood Conservation Area Standards.

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

The Applicant should indicate the type and warranty of the roof shingles. Shingles must be made of slate, cedar, or asphalt and must have a usable life of at least 30 years.

The Applicant should indicate the material of the gutters and downspouts and show downspouts on the plans.

The design, including roof form, is not consistent with any recognized historical architectural style.

Roofs must overhang beyond the facade by at least 12". The Applicant should indicate the distance the roof overhangs beyond the facade.

The chimney must be faced with brick or stacked stone.

The chimney shall extend beyond the roofline between three and six feet. The Applicant should include the distance the chimney extends beyond the roofline.

The use of stucco other than on the gables of Tudor revival-style buildings is not permitted.

The first floor of the left elevation is windowless, which is inconsistent with the windows shown on the floor plans and is not permitted.

Residence is built on slab. Recommendation to vary base materials to suggest a foundation.

The use of PVC columns on the porch is not permitted.

The Applicant should indicate the distance the porch is raised above grade.

The porch width is 59% of the front façade, which is not compliant.

The Applicant should indicate the distance between the porch columns on the plans.

There are no building numbers adjacent to the front door.

The Applicant should provide specifications for the windows, including size, recession from façade, trim, sill materials, and presence of window lights.

The Applicant should include the dimensions of the first and second story façades.

The height of the first floor above grade is not provided in plans.

Window wall section dimensions are not provided in plans.

The design of the house is not consistent with any recognized historical architectural style.

The Applicant should provide the height of the detached garage on the plans.

The Applicant should ensure the detached garage is at least 10' from any other outbuildings on adjoining lots.

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL DATE: APR 1 6 2019	
NOTE: All applications must be typed or neatly print authorized representative is required to personally applications to answer questions.	
The Design Review Committee meets the third W Every attempt will be made to place your application month's agenda following the submittal of a consupporting documents; however, that may not always reserves the right to schedule applications as deemed	ion for review on the next ompleted application with ays be possible. The City
Applicant: 1094 McSwain Contact Number	770-842-2324
Applicants Address: 4495 Ginger Wood Ln	S+ Mfn 30083
E-Mail Address: Wam & integral structure Zoning Classific	cation:
Address of Proposed Work: 3472	ainey tue
Parcel ID# (INFORMATION MUST BE PROVIDED): 14 00 19 800	0029127
Property Owner: 130 ian 1 tomes Contact Number	r: 770 - 842 - 23 24
Project Description (including occupancy type): New 2100 S.f. SFR	
Contractors Name: Contact N	Number: <u>770 - 8 4 2</u> - <i>2</i> 3 24
Contact Person: Same Contact N	Number:Same
I hereby make application to the City of Hapeville, to the Design Review Comproperty. I do hereby swear or affirm that the information provided here an accurate, and I understand that any inaccuracies may be considered just application and any action taken on this application. I understand that treserves that right to enforce any and all ordinances regardless of any action I further understand that it is my/our responsibility to conform with all of Cifull. I hereby acknowledge that all requirements of the City of Hapeville shall write the English language and/or this document has been read and explai voluntarily completed this application. I understand that it is a felony to make the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be pros	and above is true, complete and cause for invalidation of this the City of Hapeville, Georgia, or approval on this application. It of Hapeville's Ordinances in the adhered to. I can read and ned to me and I have full and it false statements or writings to ecuted for violation thereof.
Applicants Signature 5 Da	ite / /

Project Class (check on	e):	
Residential	Commercial	Mixed-Use Development
Project Type:		
New Commercial Co	nstruction	Addition to Existing Commercial Building
Addition to Existing F	Residential Structure	Accessory Structure
Site Plan, Grading &	LandscapingNe	ew Single Family Residential Construction
Other		
Total Square Footage of pro	posed New Construction:	2100
Total Square Footage of exi	sting building:	\mathcal{D}
Estimated Cost of Construct	ion: 275 0	00
List/Describe Building Mater	ials on the exterior of the	existing structure:
Hurdi	Boat & Ba	Hey
)	
List/Describe Building Mater	ials <u>proposed</u> for the exte	erior facade of the new structure:
Hard	Board	Batten
		*

NOTICE

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

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

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

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

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

(Please Print & Initial)

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

I, the undersigned, agree that with my signature and submission to the City of Hapeville, I have done the following:
Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here: https://library.municode.com/ga/hapeville/codes/code of ordinances?nodeId=PTIICOOR CH81ARDEST
Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.
Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.
Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.
Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.
Submitted architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.
Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.
Tony Mi Swan 104 Ste 4/16/19
Printed Name Signature Date
Should you have any questions, please do not besitate to contact the Community Services Department

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

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

CONTROL MEASURES 2. CLEARING AND GRADING 3. BUILDING CONSTRUCTION ADDRESS: 4495 GINGER WODD LANE STONE MOUNTAIN, GA 30083 PHONE (24HR.): 770-842-2324 24 HR CONTACT TONY MCSWAIN NAME:

WAMPINTEGRAL STRUCTURE, COM

6. GRASS (TEMP.) (PERM.) 7. MAINTAIN EROSION CONTROL

8. CLEAN UP

5. DRIVEWAY

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

REQUIRED SEDIMENT VOLUME= 67 CY. PER ACRE OF DRAINAGE AREA VOLUME OF SEDIMENT RECOURED 0.7. X 6 = 11.4 C.Y. REQUIRED GRADED AREA IN FROM OF SILT FENCE BARIER TO ATRIAN A FLAT AREA OF 2.0" AVERAGE HEIGHT FOR CLEAN UP ON SILT FRUCE= 14" (1.17) 1.17' X 2'=.086 C.Y. PER FT.

0.17 X 67 =11.4 C.Y. REQUIRED 432 LF X 0.083= 35.9 C/Y PROVIDED USED FOR THIS SITE 0.083 C.Y PER. FT.

THE SD1S PROVIDE MORE THAN ENOUGHT FOR STORAGE

MAXIMUM LOT COVERAGE 70% OF TOTAL AREA = 0.119 ACRES (5,184 SQ.FT.) 0.17 X 70%

1. HOUSE& GARAGE 1,841 SQ.FT. LOT COVERAGE PROPOSED

2. CONC. DWY 1243 SQ. FT. 84 SQ. FT. 3. SDW

42.8% 3,168 SQ. FT. (.07 ACRES) TOTAL

STANDARDS R-SF Setbacks Front: 15', Rear: 20, Side: 5'. Zoning UV

Minimum lot frontage 50"

THE SURVERO OR DE ESSI GEORGIA SURVERDR

4. INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURITENANCES, AVAILABLE SIZE LANIS, AND PAINT PLACED BY UNDERGROUND SERVICES. "NO CERTIFICATION IS MADE AS TO THE ACCURACY."

5. ALL BEARINGS AND DISTANCES WERE MEASURED AND USED.

7. CONTOURS INTERVALS 2FT

TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED.
 LAST DATE OF FIELD SURVEY 01/28/19
 ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.

GENERAL NOTES

1. SITE PLAN, GRADING, EROSION CONTROLS PLANS NDEX

2-4. EROSION CONTROL NOTES 5.-6. EROSION CONTROL DETAILS 7. LANDSCAPING PLANS

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

FLOOD NOTES

4

ACTIVITY SCHEDULE

MONTH

EGENDS OF SYMBOLS

DATED 09/18/2013 BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS TORNISHED BY FEMA, IT IS MY ODNION THAT THE PROPERTY SHOWN IS OUTSIDE THE 100—YEAR FLOOD HAZARD AREA. PANEL# 13121C0366F

48851, D' B' NDRTH

> HAPEVILLE DEV. AUTH. D.B. 33734, PG. 112 14009800020077

N/F HAPEVILLE DEV. AUTH. D.B. 33734, PG. 112

14009800020127

VIRGINIA PARK S/D.

721 86 .. R/W.L.L.

PB. 8, PGS. 69-70 980

POINT OF BESINNING
GAS MARKER/GAS METER
GAS MARKER/GAS METER
GROW TOP PIPE
IRON PIN SCT 1/2" REBAR W/ CAP
CURB AND GUTER
RIGHT-OF-WAY
CURB AND GUTER
RIGHT-OF-WAY
CONCRETE MONUMENT FOUND
PROPERTY UNE
RIGHT-OF-WAY
ENCE CORNER
ENCE CORNE MANHOLE CLEAN-OUT FIRE DEPARTMENT CONNECTOR CHAIN LINK FENCE DRAINAGE EASEMENT INGLE WALL CATCH BASIN OUBLE WALL CATCH BASIN UTLET STRUCUTRE (RISER) SANITARY SEWER LINE OVERHEAD POWERLINE UNDERGROUND FIBER OPTICS ISTING JUNCTION BOX ISTING WATER VALVE SITING FIRE HYDRANT MPORARY BENCH MARK SE FLOOD ELEVATION NIMUM FLOOR ELEVATION LANDSCAPING
PK NAIL SET (FOUND)
EXISTING SANITARY SEWER M
SANITARY SEWER MANHOLE
SANITARY EASEMENT HEIGHT UNDERGROUND ELECTRIC AIRCONDITION UNITS R.R.E. RAIL ROAD EASEMENT H HEIGHT UE UNDERGROUND ELECTR AC AIRCONDITION UNITS METER

WOOD EENCE

T 5'B/L

PROP. 48"QAK

S&8*35'10"E 150.81'

F 20th

(5.

RAINEY AVE. 60FT. R/W-L- 127

V8.02

200.20,54 20'16

.F.E.984.0 na

| COT#130 | COT#

PROP. SLOPE "DRAINAGE O OAK TREE P PINE TREE

CONTOUR - FXIST 10001

LIMITS OF DISTURBANCE TOTAL AREA= (0.17 ACRES) TOTAL DISTURBED AREA= (0.17 ACRES)

D.B. 33734, PG. 122

CHOE, YONG S.
NOT DEED ON RECORDS*WEB SITE)

NYF

33.659384'N 84.418968'W

GPS

0 30.00K #42.00K S88*3

HAPEVILLE DEV. NF

DRAINAGE AREA = 0.17 ACRES

40, =40, Scale: c

80

DATE

30253

#18 ATLANTA

Phone: (770) 320-8009 Fax: (770) 320-8098 MCDONOUGH, GA PLANNING SOLLINIDE LSF000831 SURVEYING &

DESCRIPTION

REV.

INITIAL PERIMETER ES&PC PLAN INTERMEDIATE ES&PC PLAN FINAL ES&PC PLAN

SITE PLAN, GRADING, EROSION CONTROLS PLANS FOR:

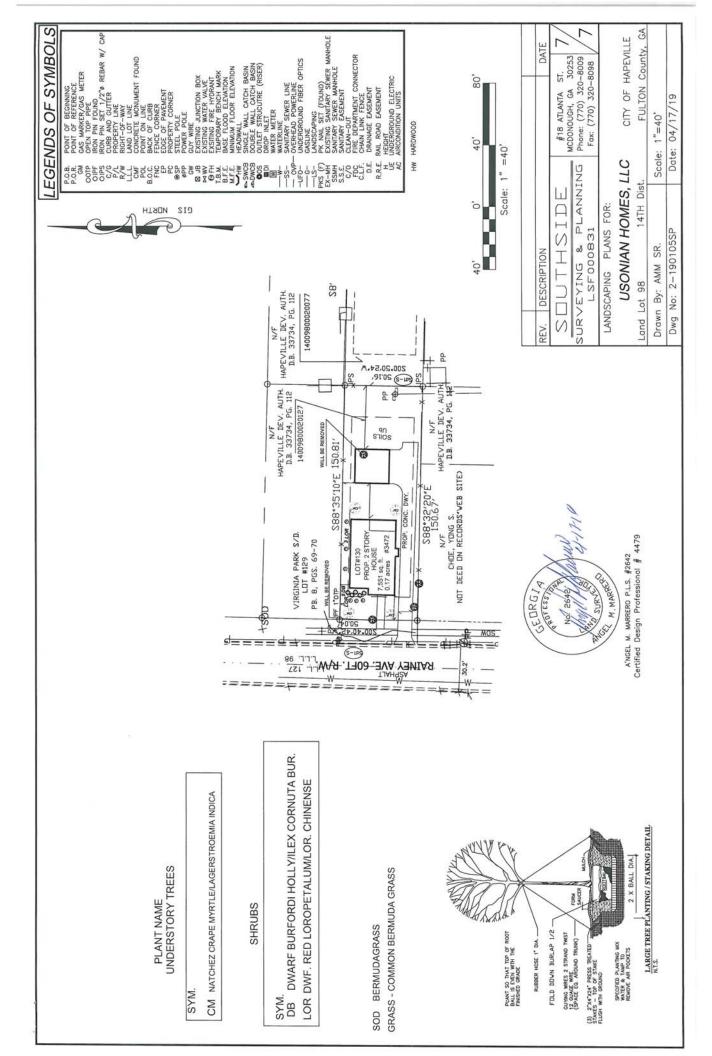
USONIAN HOMES, LLC 14TH Dist Land Lot 98

County, GA HAPEVILLE

CITY OF

FULTON Date: 04/17/19 Scale: 1"=40' Dwg No: 2-190105SP SR. Drawn By: AMM

6.BOUNDARY & TOPOGRAPHY IS BASED ON FIELD RUN SURVEY BY SOUTHSIDE SURVEYING





APPLICABLE CODES			
	GA AMENDMENTS		
2012 INTERNATIONAL BUILDING CODE	2014, 2015, 2017, 2018		
2012 INTERNATIONAL RESIDENTIAL CODE	2014, 2015, 2018		
2012 INTERNATIONAL FIRE CODE	2014		
2012 INTERNATIONAL PLUMBING CODE	2014, 2015		
2012 INTERNATIONAL MECHANICAL CODE	2014, 2015		
2012 INTERNATIONAL FUEL GAS CODE	2014, 2015		
2017 NATIONAL ELECTRICAL CODE	NONE		
2009 INTERNATIONA ENERGY CODE	2011, 2012		
2012 SWIMMING POOL & SPA CODE	2014		

GENERAL NOTES				
PROJECT DESCRIPTION/SUMMARY				
NEW SINGLE FAMILY HOUSE	E WITH REA	R	DECK & FRONT PORCH	
HEATED AREA		1	NON-HEATED AREA	
FIRST FLOOR	1053 SF		FRONT PORCH	170 SF
SECOND FLOOR	1015 SF	F	REAR PATIO	204 SF
TOTAL	2070 SF			
TERMITE:	SEVER	E	STORIES:	2
WEATHER:	MODERAT	E	HEIGHT:	30'-6"
FROST LINE DEPTH:	12	2"	FLOOD HAZARD:	NO
MEAN ANNUAL TEMP:	66.2	2°	TYPE DEAD LOADS:	10 psf
WINTER DESIGN TEMP:	22	2°	TYPE LIVE LOADS:	40 psf
GROUND SNOW LOAD:	5 ps	3f	TYPE ROOF LOADS:	20 psf
SEISMIC DESIGN CATEGORY	:	В	WIND SPEED 90 mph &	C
			CATEGORY	

	DRAWING INDEX
AI.I	EXTERIOR ELEVATIONS
A2.I	FOUNDATION PLAN
A3.I	FIRST & SECOND FLOOR PLAN
A4.I	SECOND FLOOR & CEILING FRAMING PLAN
A5.I	WALL SECTION & DETAILS
EI.I	FIRST & SECOND FLOOR ELECTRICAL PLAN
GI.I	GARAGE EXTERIOR ELEVATIONS
GI.2	GARAGE PLANS & WALL SECTION

	Designed By:
JAZ DO	evelopment ompany, Inc.
Designer* POBOX 1326 MAI (678) 234	Builder BLETON, GA 30126
	Prepared for:

USONIAN HOMES

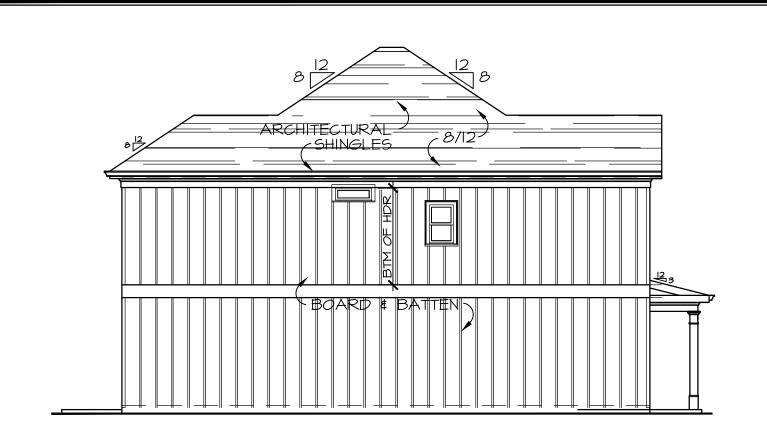
Drawn By: R. BETHELY

Date: 4/15/2019

Project No:

Scale: NOTED

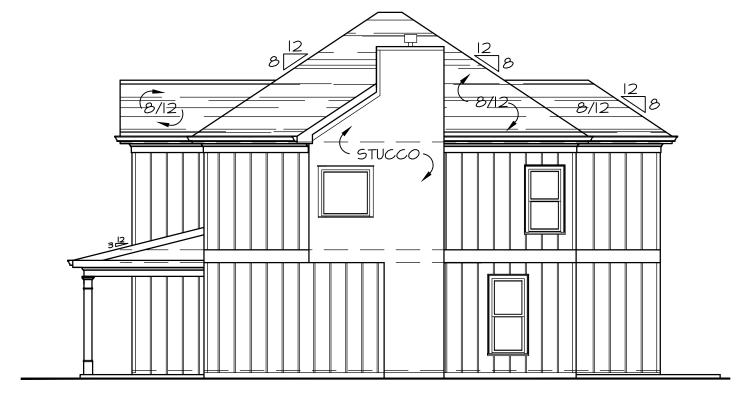
Sheet Title: COVER



LEFT ELEVATION

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



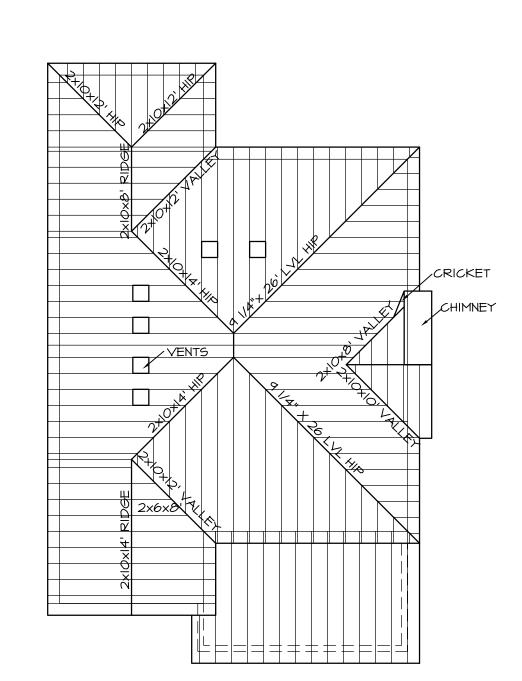


RIGHT ELEVATION

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







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

FRONT ELEVATION

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

A Z Development Company, Inc.

Designer*Builder POBOX 1326 MABLETON, GA 30126 (678) 2 3 4 - 8 0 9 4

USONIAN HOMES

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

NOTED Scale:

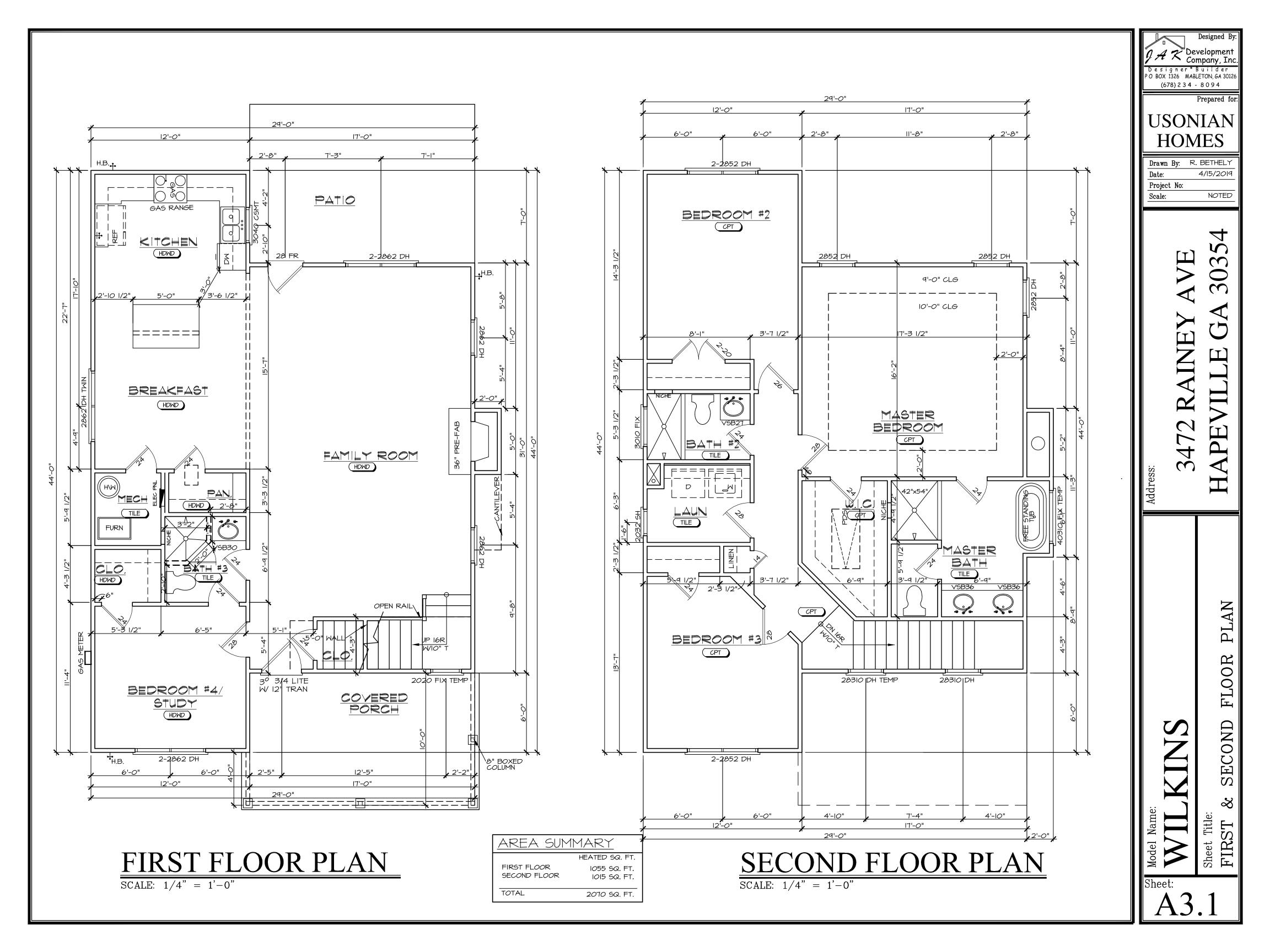
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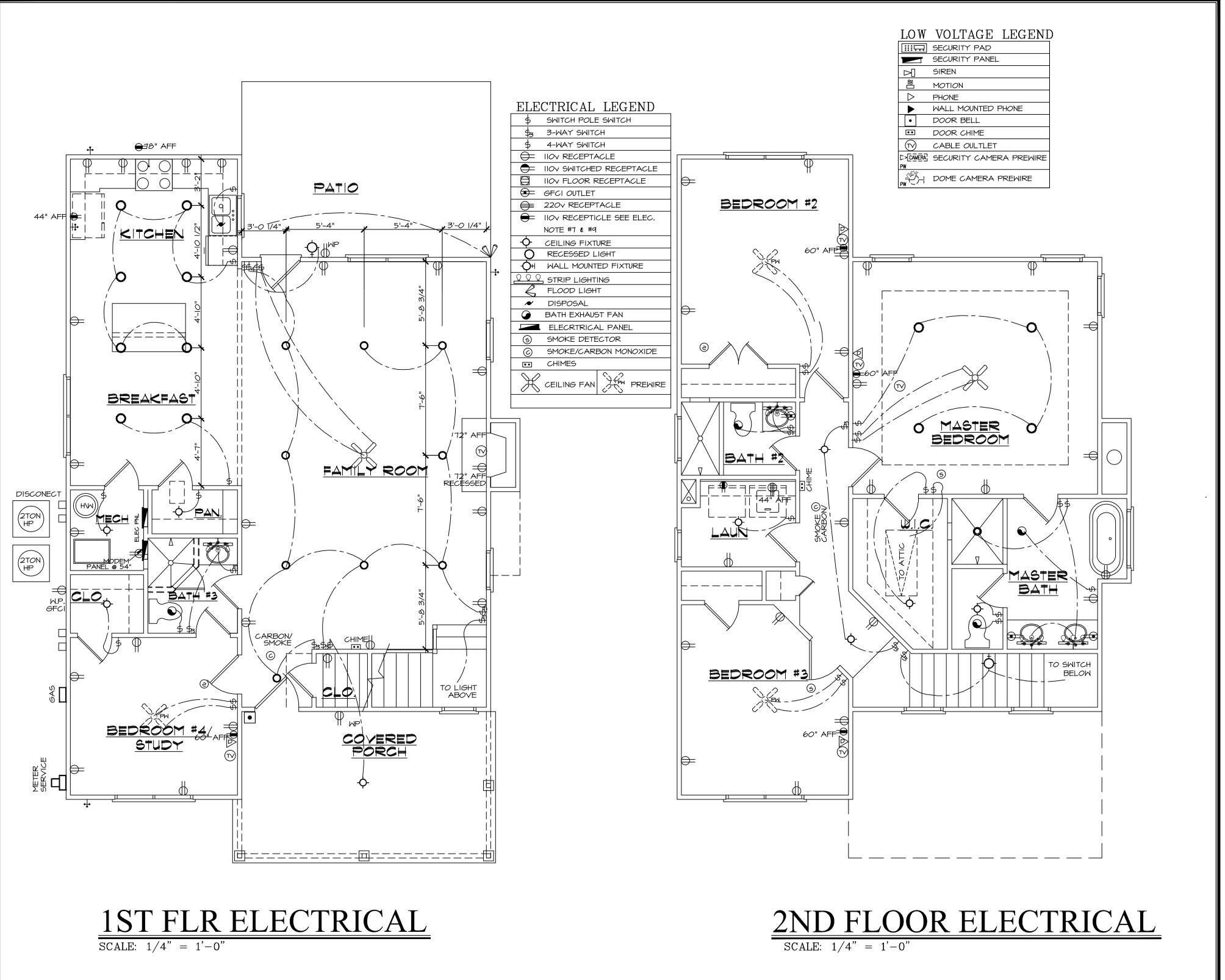
47

PLAN ROOF ELEVATIONS

Sheet Title: EXTERIOR

Sheet:





A Z Development Company, Inc. Designer*Builder POBOX 1326 MABLETON, GA 30120 (678) 2 3 4 - 8 0 9 4

USONIAN **HOMES**

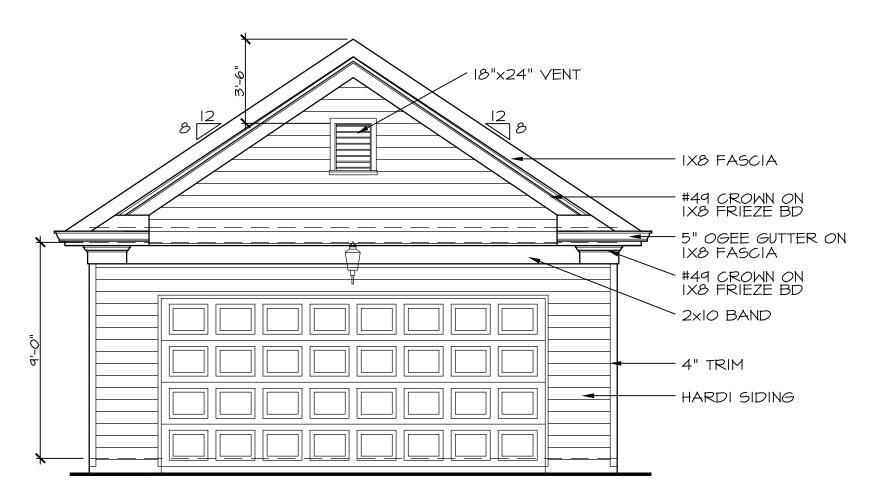
Drawn By: R. BETHELY 4/15/2019

Project No: NOTED Scale:

4

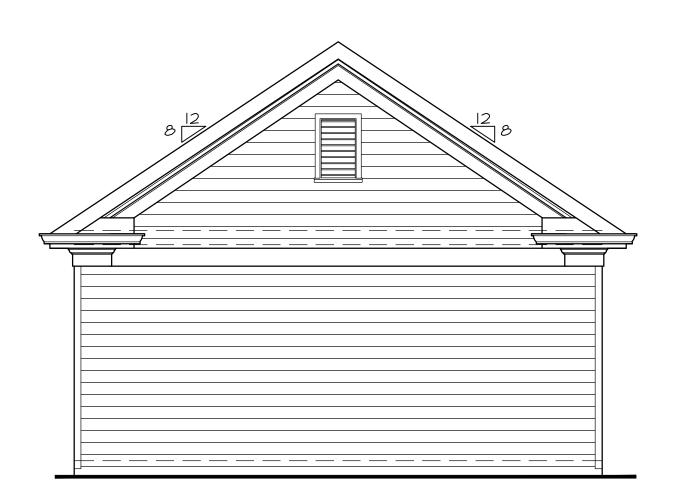
ELECTRICAL

SECOND



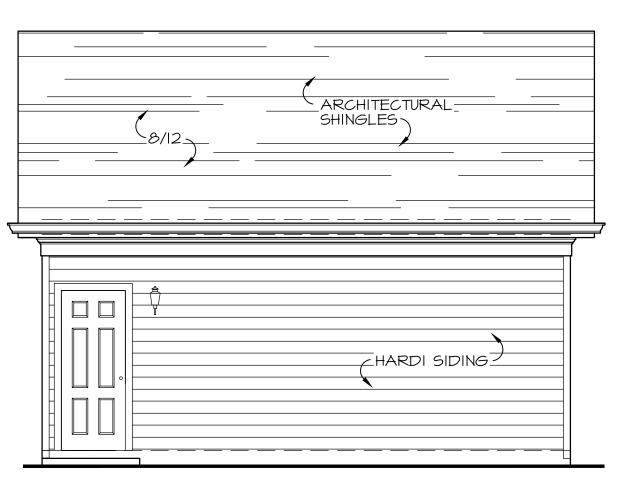
FRONT ELEVATION

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



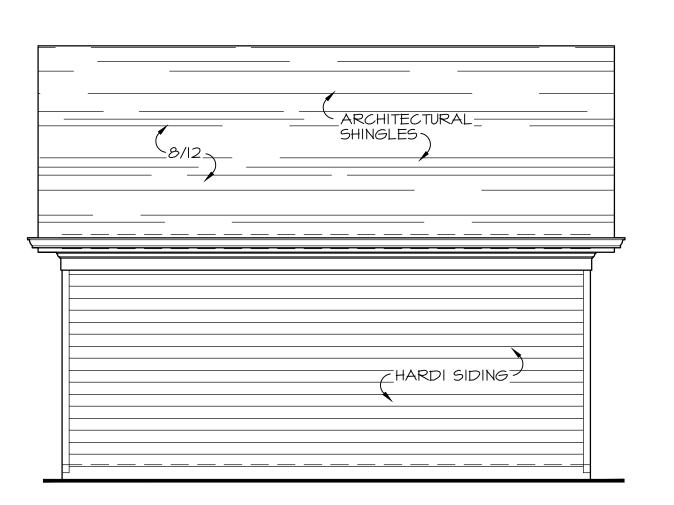
REAR ELEVATION

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



RIGHT ELEVATION

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



LEFT ELEVATION

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

A Z Development Company, Inc. Designer*Builder POBOX 1326 MABLETON, GA 30126 (678) 2 3 4 - 8 0 9 4

USONIAN HOMES

Drawn By: R. BETHELY 4/15/2019

Project No: NOTED

Scale:

47

VATIONS EXTERIOR