



DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: September 11, 2019
 TO: Tonya Hutson
 FROM: Michael Smith
 RE: **Design Review – 451 Walnut Street**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Bernard Vigilance for a new single-family dwelling at 451 Walnut Street. The dwelling will have four finished bedrooms and three finished bathrooms, as well as two unfinished bedrooms and two potential bathrooms in the basement. The structure will be built on a hill, with a height of 1.5 stories at the front and 2.5 stories in the rear. The dwelling will have 2,337 SF of heated floor area, a 1,358 SF unheated basement, and a 484 SF two-car attached rear garage, with a total roofed area of 4,275 SF including a porch. The floor plan is mirrored by 449 Walnut Street.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

- ✓ Except where indicated, setbacks shall be established by zoning.
- ⊘ On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- ⊘ Minimum building heights shall be established by zoning.
- ✋ Within subareas D and E maximum building heights shall be as established by zoning, except that:

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

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



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



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

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

STAFF COMMENT:

- **Within subarea E, the maximum height for the portion of a building between 5' and 10' from the property line is 25'. Otherwise, the maximum height is 35'. The west side setback is 6.5'. No overall heights have been provided, either within or beyond 10' from property lines, and the house may not be compliant with the maximum height requirements.**

(b) Supplemental Area and Fence Standards

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

STAFF COMMENT:

- **A fence between 6" and 48" in height is encouraged at the back of the required sidewalk.**

(c) Utility Standards

- ☞ Mechanical features shall not be located in the supplemental area or front yard and shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable materials for screening shall include those materials found in subsection (f)1., provided they are compatible with the principal structure.
- ⊖ When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.
- ⊖ Street lights may be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian-scale street lights as approved by the DRC and the department of community services shall be provided by the developer, subject to site plan and design review in new development.
- ✓ All developments shall provide a light at the front door. Lighting designed to illuminate the path to the front door is allowed. Spotlighting may be provided as long as it is properly shielded and does not become an annoyance to adjacent property owners or the public. General area illumination with oversized flood lights is prohibited. Specifically, lighting shall be shielded so that the source of light is not visible from adjacent properties or the public right-of-way.
- ⊖ Trees shall not be planted directly above storm drains.

STAFF COMMENT: • **The applicant should show mechanical utility features on the plans and indicate any screening.**

(d) Parking and Traffic Standards

- ☞ One-family detached dwellings and two-family dwellings shall meet the following requirements:
 - ☞ Driveways shall have a minimum width of nine feet and a maximum width of 15 feet.
Circular drives are permitted.
A grass strip in the middle of driveways is encouraged.
- ⊖ All other buildings shall meet the following requirements:
 - Parcels are permitted a maximum of one driveway curb cut per street. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.
 - Driveways shall have a maximum width of 12 feet for one-way and 24 feet for two-way.
 - Two curb cuts serving two one-way driveways shall be counted as one curb cut.
 - Public or private alleys, or driveway providing vehicular access to two or more parcels shall not constitute a curb cut.
 - New public streets shall not count as curb cuts.
 - Parcels are permitted a maximum of one driveway curb cut per street frontage. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.
- ⊖ Carports are only permitted subject to the following requirements:
 - Carports shall be located in the rear or side yard, but shall not be visible from a public right-of-way.
 - Carport roofs shall be supported by columns with a minimum width and depth of eight inches.
 - The base of carport columns shall be faced in stacked brick or stacked stone to a minimum height of three feet above grade.
- ✓ On-site parking shall be prohibited in the supplemental areas. This shall not be interpreted as restricting on-street parking located along a public street.
- ⊖ Garage access on single-family lots shall be prohibited in the front yard of the home.

STAFF COMMENT: • **The applicant should provide the width of the proposed driveway.**

(e) Roof and Chimney Standards

- ✎ Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.
- ✓ Roof shingles shall be slate, cedar, or asphalt.
- ⊖ Roof tiles shall be clay, terra cotta or concrete.
- ✓ Metal roofs are:
 - ✓ Allowed on one-family and two-family detached dwellings;
Permitted on multifamily and townhouse dwellings only when screened from the adjacent street by a parapet wall.
- ✓ Gutters shall be copper, aluminum or galvanized steel.
- ✓ Downspouts shall match gutters in material and finish.
- ✓ Roof forms shall be based on architectural style.
- ✎ All roofs, excluding dormers, shall overhang a minimum of 12 inches beyond the facade.
- ⊖ Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached.
- ⊖ Chimneys exposed to the public view may not be faced in wood or cement based siding and may not be of an exposed metal or ceramic pipe. All chimneys shall be wrapped in a brick, stone or suitable masonry finish material.
- ⊖ Chimneys on exterior building walls shall begin at grade.
- ⊖ Chimneys shall begin at grade and be faced with brick or stacked stone; extend chimneys between three and six feet above the roof line.

STAFF COMMENT:

- **The applicant should provide the manufacturer's warranty, ensuring the roof is warrantied for at least 30 years.**
- **The applicant should specify the distance the roof overhangs the facades of the house, ensuring it is at least 12".**

(f) Street Facing Facade and Style Standards.

- ✓ Exterior facade materials shall be limited to:
 - Full-depth brick;
 - Natural or cast stone;
- ✓ Smooth natural-wood siding and/or cement-based siding;
 - Shake siding;
 - Painted fish-scale style shingles, but only when used in front gables;
 - True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings.
- ✓ Exterior building materials shall not be:
 - Simulated brick veneer, such as Z-Brick;
 - Exterior insulation and finish systems (EIFS);
 - Exposed concrete block;
 - Metal siding or other metal exterior treatment;
 - Glass curtain walls;
 - Liquid vinyl;
 - T-1-11 siding;
 - Vinyl siding, except that existing one-family detached homes with vinyl siding covering more than 70 percent of the exterior facade may replace said siding or construct an addition faced in vinyl siding.

- ✓ Facade materials shall be combined horizontally, with the heavier below the lighter.
- ✓ Blank, windowless walls are prohibited along all facades. See subsection 81-1-7(g)11.
- ✓ Foundations shall be constructed as a distinct building element that contrasts with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in brick, natural stone, or cast stone.
- ✓ All exterior stair risers visible from a street shall be enclosed.
- ✓ Porches, stoops, and balconies may be located in the front or side yard.
- ✓ Porches, stoops, and balconies along front and side building facades shall not be enclosed with screens, plastics, or other materials that hinder visibility and/or natural air flow.
- 👉 Porches, stoops, and balconies shall be made of painted or stained wood, stone, brick, or ornamental metal, subject to the additional restrictions below.
- ⊖ Wooden porches, stoops, and balconies shall provide top and bottom horizontal members on railings. The top railing shall consist of two elements. The upper element shall measure two [inches] by six inches and the lower element shall measure two [inches] by four inches. The bottom railing shall measure two [inches] by four inches.
- ✓ Front porches and front stoops of principal buildings shall face and be parallel to the front lot line or build-to line.
- ✗ Porch and stoop foundations shall be enclosed.
- 👉 Front and side porches and stoops shall not have unpainted, unstained or otherwise untreated or exposed pressure treated lumber along the building line that abuts a public right-of-way.
- ⊖ Balconies shall have not less than two clear unobstructed open or partially open sides. Partially open is to be constructed as 50 percent open or more. The total combined length of the open or partially open sides shall exceed 50 percent of the total balcony perimeter.
- 👉 Stoops and porch[es] shall be a minimum of two feet and a maximum of four feet from grade to the top of the stairs, unless existing topography is greater.
- ⊖ Stoops shall provide a minimum top landing of four feet by four feet.
- ⊖ Stoop stairs and landings shall be of similar width.
- ⊖ Stoops may be covered or uncovered.
- ✓ When provided, porches shall have a minimum clear depth of eight feet from building facade to outside face of column.
- ✗ Front porch widths shall be between 80 percent and 100 percent of the adjacent facade.
- ⊖ Side porch widths (including wraparound porches) shall be between 25 percent and 100 percent of the adjacent facade.
- ⊖ Enfronting porches may have multistory verandas, living space, or balconies above.
- ⊖ Porch columns shall be spaced a maximum distance of eight feet on center.
- ✓ Front porch columns shall have foundation piers extending to grade.
- ✓ All porches shall be covered.
- ⊖ Enfronting balconies are only permitted on attached or detached one-family home facades when porches are not provided on said facades.
- ⊖ Enfronting balconies shall have a minimum clear depth of four feet.
- ⊖ Enfronting balcony widths shall be between 25 percent and 100 percent of the adjacent facade.
- ⊖ Balconies may be covered or uncovered.

STAFF COMMENT:

- The applicant should specify the material used for the porch and porch column.
- The porch foundation must be enclosed.
- Porches and finished first floors must be raised between 2' and 4' above grade, unless existing topography is greater. The applicant should provide the height of the porch and finished first floor from grade at the front.
- Front porch widths must be 80-100% of the adjacent façade. The proposed porch is 73% of the width of the adjacent façade/40% of the overall front façade, which is not compliant.

(g) Door and window standards.

- ✓ The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.
- ✓ The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.
- ✗ Building numbers at least six inches in height shall be located above or beside the street-facing pedestrian entrance, or above or beside the stairs accessing a front porch.
- ⊖ Doors that operate as sliders are prohibited along enfronting facades.
- 👉 Window panes shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade, except on frame houses, on which panes shall be recessed a minimum of two inches.
- 👉 Where windows lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids-between-glass (GBGs) are prohibited.
- ✗ Window trim shall not be flush with the exterior facade and shall provide a minimum relief of one-quarter inch or greater.
- ⊖ Where used, window shutters shall match one-half the width of the window opening.
- ⊖ Painted window or door glass is prohibited.
- ⊖ Enfronting windows and door glass (except on churches and fire stations) shall utilize clear glass or tinted glass. Tinted glass shall have a transmittance factor of 50 percent or greater and shall have a visible light reflectance factor of ten or less.
- ✗ Windows shall be provided for a minimum of thirty (30) percent and a maximum of 50 percent of the total street-facing facade of the principal building, with each facade and story calculated independently.
- ✓ Street-facing window units shall not exceed 28 square feet with minimum height of three feet, with the exception of transoms and fan lights.
- ✗ Wood trim between four and six inches wide shall surround windows of wood frame structures. Windows grouped together shall have center mullions two inches wider than the side trim.
- 👉 Sills shall be of masonry, wood, stone, cast stone, or terra cotta.

STAFF COMMENT:

- Building numbers at least 6" in height on the porch or adjacent to the front door should be included and shown on the plans.
- The applicant should ensure no GBGs will be utilized.
- Wooden window trim between 4" and 6" wide and at least 1/4" thick is required around all windows. Note that mullions between grouped windows must be 2" wider than side trim.
- Windows must be provided for 30-50% of the street facing façade. The window coverage of the street facing façade cannot be calculated. The applicant should provide the width of the door glass.
- Windows must comply with all requirements of Sec. 81-1-7(g) - *Door and window standards*. The elevations should be revised to demonstrate compliance and the plans should provide the following information:
 - Windowpane recession from adjacent facades
 - Windowsill materials

(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.

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

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

STAFF COMMENT:

- The applicant should provide the height of the finished first floor above grade, ensuring it is between 2' and 4'.
- Enfronting first story windows must be between 2.5 and 3.5' above finished first floor elevation. The proposed enfronting windows are 2' above the floor, which is not compliant.
- The design does not reflect any of the principal traditional styles found in the community.

- ☉ *Outbuildings.* In conventional development, outbuildings are often designed and located as an afterthought. Yet in traditional towns and cities, outbuildings serve to enrich the quality of design through their placement, design and use. In Hapeville, where outbuildings are provided on many residential lots, their design must be to the same high standards found in the community's neighborhoods.

The following standards shall apply to construction of new outbuildings in residential districts.

- i. On lots with one street frontage, set outbuildings back at least 15 feet behind the front facade of the principal building.
- ii. On corner lots, outbuildings should be setback at least 15 feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.
- iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.
- iv. Outbuildings shall be of compatible material and architectural style to the principal building.
- v. Outbuildings shall have a minimum height of 14 feet and a maximum height of that of the principal building or 25 feet, whichever is less.
- vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.

STAFF COMMENT:

RECOMMENDATIONS

The proposed design does not reflect any of the traditional styles found in Hapeville. The Applicant will need to provide a justification of the design's appropriateness for the community along with photo documentation of similar designs in the city.

In addition, the following items have been found to be missing or deficient and should be addressed by the Applicant and the Design Review Committee:

1. Within subarea E, the maximum height for the portion of a building between 5' and 10' from the property line is 25'. Otherwise, the maximum height is 35'. The west side setback is 6.5'. No overall heights have been provided, either within or beyond 10' from property lines, and the house may not be compliant with the maximum height requirements. **The applicant should provide the height at the front, rear, and highest point of the dwelling.**
2. **A fence between 6" and 48" in height is encouraged at the back of the required sidewalk.**
3. **The applicant should show mechanical utility features on the plans and indicate any screening.**
4. **The applicant should provide the width of the proposed driveway.**
5. **The applicant should provide the manufacturer's warranty, ensuring the roof is warrantied for at least 30 years.**
6. **The applicant should specify the distance the roof overhangs the facades of the house, ensuring it is at least 12".**
7. **The applicant should specify the material used for the porch and porch column.**
8. **The porch foundation must be enclosed.**
9. Porches and finished first floors must be raised between 2' and 4' above grade, unless existing topography is greater. **The applicant should provide the height of the porch and finished first floor from grade at the front.**
10. Front porch widths must be 80-100% of the adjacent façade. **The proposed porch is 73% of the width of the adjacent façade/40% of the overall front façade, which is not compliant.**
11. **Building numbers at least 6" in height on the porch or adjacent to the front door should be included and shown on the plans.**
12. **The applicant should ensure no GBGs will be utilized.**
13. **Wooden window trim between 4" and 6" wide and at least 1/4" thick is required around all windows.** Note that mullions between grouped windows must be 2" wider than side trim.
14. Windows must be provided for 30-50% of the street facing façade. The window coverage of the street facing façade cannot be calculated. **The applicant should provide the width of the door glass.**
15. Windows must comply with all requirements of Sec. 81-1-7(g) - *Door and window standards*. **The elevations should be revised to demonstrate compliance and the plans should provide the following information:**
 - a. **Windowpane recession from adjacent facades**

b. Windowsill materials

16. Enfronting first story windows must be between 2.5 and 3.5' above finished first floor elevation. **The proposed enfronting windows are 2' above the floor, which is not compliant.**
17. **The design does not reflect any of the principal traditional styles found in the community.**

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

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE:

8.21.19

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

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

Applicant: BERNARD VIGILANCE Contact Number: [REDACTED]

Applicants Address: [REDACTED]

E-Mail Address: [REDACTED] Zoning Classification: RESIDENTIAL SINGLE FAM

Address of Proposed Work: 451 WALNUT ST HAPEVILLE GA

Parcel ID# (INFORMATION MUST BE PROVIDED): 140094000 40392

Property Owner: KELLY BROWN Contact Number: [REDACTED]

Project Description (including occupancy type): WE ARE BUILDING A NEW SINGLE FAMILY RESIDENTIAL HOME

Contractors Name: DANNY WILLIAMS Contact Number: [REDACTED]

Contact Person: BERNARD VIGILANCE Contact Number: [REDACTED]

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

Bernard Vigilance
Applicants Signature

Date

8.20.19

Project Class (check one):

☒ Residential ☐ Commercial ☐ Mixed-Use Development

Project Type:

☐ New Commercial Construction ☐ Addition to Existing Commercial Building
☐ Addition to Existing Residential Structure ☐ Accessory Structure
☐ Site Plan, Grading & Landscaping ☒ New Single Family Residential Construction
☐ Other

Total Square Footage of proposed New Construction: 4275 sq ft

Total Square Footage of existing building: N/A

Estimated Cost of Construction: 120 K

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

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

BOARD AND BATON

NOTICE

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

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

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

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

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

(Please Print & Initial)

I BERNARD VIGILANCE  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.

BERNARD VIGILANCE

Printed Name



Signature

8.21.19

Date

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

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



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Suite 116, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
www.frontlinesurveying.com

LOT 1
451 WALNUT

LEGAL DESCRIPTION – 0.18 ACRES

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 94 of the 14th District, of Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point (Iron Pin Set, #4 Capped Re-Bar) located on the northerly right-of-way of Walnut Street (40' R/W), said point being a distance of 254.80 feet along said northerly right-of-way of Walnut Street from the westerly right-of-way of Old Jonesboro Road (40' R/W), said point being the TRUE POINT OF BEGINNING;

THENCE, from said Point of Beginning thus established, proceed along said northerly right-of-way of Walnut Street North $90^{\circ}00'00''$ West a distance of 50.00 feet to a point (Iron Pin Found, 1 inch Open Top); Thence leaving said right-of-way proceed North $00^{\circ}53'47''$ West a distance of 140.00 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence proceed North $61^{\circ}07'03''$ East a distance of 59.60 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence proceed South $00^{\circ}00'00''$ East a distance of 168.77 feet to a point, said point being the POINT OF BEGINNING.

Together with and subject to all covenants, easements, and restrictions of record.

Tract described herein containing 0.18 acres of land (7,904 Square feet), more or less, described as Lot 1 on a survey by Frontline Surveying & Mapping, Inc., job number 65773, dated 07/19/2018, also being known as 451 Walnut Street according to the current system of numbering in Fulton County, Georgia.



Thomas E. Peay, Jr. Ga. RLS 2402
For the Firm of Frontline Surveying & Mapping, Inc.

Plat 320 p. 48
Filed for Record by 11/24/2006
S007-01-00000
Catherine Robinson
Fulton County, Georgia

- LEGEND**
- R/W RIGHT-OF-WAY
 - E CENTERLINE
 - N/F NOW OR FORMERLY
 - B/C BACK OF CURB
 - E/P EDGE OF PAVEMENT
 - NTS NOT TO SCALE
 - AC ACRES
 - S.F. SQUARE FEET
 - CB CATCH BASIN
 - HW HEADWALL
 - JB JUNCTION BOX
 - DI DROP INLET
 - CI GRADED INLET
 - OS OUTLET STRUCTURE
 - WM WAREHOUSE
 - SM STORM MAIN
 - CO CLEAN OUT
 - S EXISTING SANITARY SEWER LINE
 - PS PROPOSED SANITARY SEWER LINE
 - CMP CORRUGATED METAL PIPE
 - FES FLARED END SECTION
 - DE DRAINAGE EASEMENT
 - LLL LAND LOT LINE
 - B BUILDING LINE
 - PP POWER POLE
 - SP SERVICE POLE
 - TP TELEPHONE POLE
 - UP UTILITY POLE
 - P POWER LINE
 - T TELEPHONE LINE
 - OW OVERHEAD
 - WH WATER METER
 - WW WATER VALVE
 - WH FIRE HYDRANT
 - C GAS LINE
 - GM GAS METER
 - GV GAS VALVE
 - ROP REINFORCED CONCRETE PIPE
 - FF FINISHED FLOOR ELEVATION
 - M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION
 - EL ELEVATION
 - TH TOP OF WALL
 - BT BOTTOM OF WALL
 - TC TOP OF CURB
 - Q QUOTER
 - TS TOP OF BANK
 - BS BOTTOM OF BANK
 - N/A NOT APPLICABLE
 - F/C TO F/C FACE OF CURB TO FACE OF CURB
 - PF IRON PIN FOUND (SIZE AS NOTED)
 - CIPF CEMENT PIPE FOUND (SIZE AS NOTED)
 - RBS REBAR SET (SIZE AS NOTED)

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEY MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

UTILITY PROTECTION CENTER

CALL FREE:
THREE WORKING DAYS BEFORE YOU DIG
IN METRO ATLANTA (770) 623-4344
THROUGHOUT GEORGIA 1(800) 282-7411



Certificate of Ownership

The owner of record of the land shown on this plat and whose name is subscribed thereon, in person or through a duly authorized agent, hereby dedicates to the City of Hapeville, the complete ownership and use of all water and sewer improvements constructed or to be constructed in accordance with this plat, and dedicates to the use of the public forever all streets, drains, easements, parks and open spaces.

Rehan A. Khan 05-10-2007, 2008
Subdivider and Owner of Record Date

Certificate by Surveyor or Engineer

I hereby certify that this final plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision and that all corners are accurately marked by a 1/2 inch iron rod.

Robert M. Kirkley 4-17-07, 2008
Georgia Registered Land Surveyor Date
Number 1844

FLOOD STATEMENT

THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA AS PER F.I.R.M. FLOOD INSURANCE RATE MAP OF CITY OF HAPEVILLE, GEORGIA FULTON COUNTY COMMUNITY PANEL NO. 130502 0001 A DATED AUGUST 24, 1993

Certificate by Local Approving Agent

All the conditions of approval having been met and improvement completed, and installed in accordance with all applicable requirements. This document is hereby accepted and approval of improvements granted.

A. M. H. H. May 9, 2008
Director of Community Services Date

OWNER/DEVELOPER

HH DEVELOPMENT GROUP, LLC
GEOFFREY A. STREAT
3390 PEACHTREE ROAD, N.E.
SUITE 914
ATLANTA, GEORGIA 30326
PHONE (404) 969-3464
FAX: (404) 969-3466
CELL: (404) 509-9509

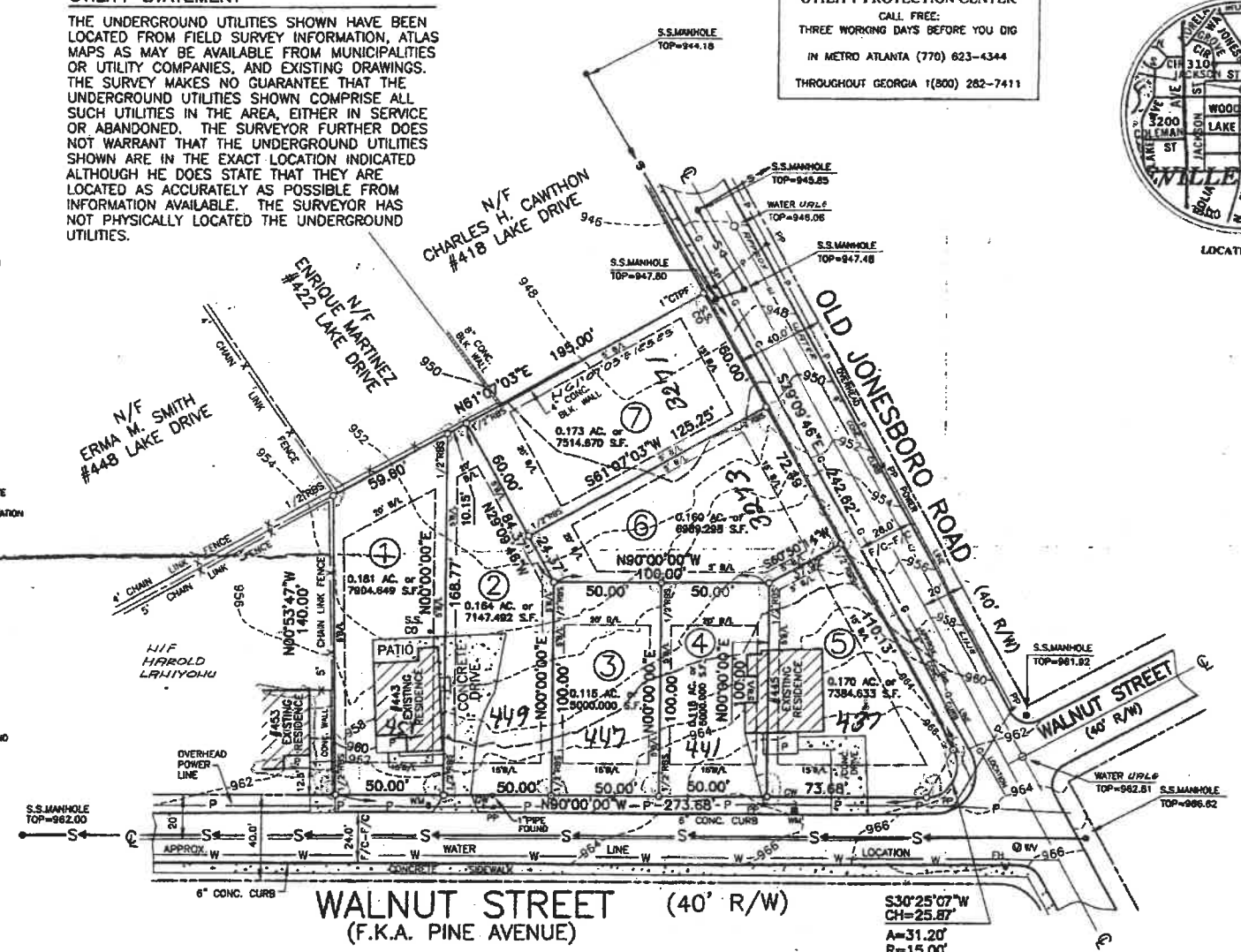
Certificate by Approval of the Planning Commission

This is to certify that this subdivision plat has been approved by the Planning Commission of the City of Hapeville.

[Signature] 5/8/08, 2008
Chairman/Secretary Date
City of Hapeville Planning Commission

DESIGNER:

ROBERT M. KIRKLEY
PROFESSIONAL LAND SURVEYOR
295 CHARLOTTE BLVD.
STOCKBRIDGE, GA. 30281
PHONE (770) 507-4824
FAX: (770) 507-4708



NOTES:

BEARINGS SHOWN ARE CALCULATED FROM ANGLES TURNED AND ARE BASED ON A SINGLE MAGNETIC OBSERVATION.

A TOPCON GTS 211 D TOTAL STATION WAS USED TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1"/10,000+ AND AN ANGULAR ERROR OF 10 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO 1"/10,000+.

TOPOGRAPHICAL ELEVATIONS ARE TO MEAN SEA LEVEL AND A FIELD RUN SURVEY REFERENCE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD83).

CONTOUR INTERVAL = 2'.

NOTES:

PROPERTY IS ZONED R-SF. (SINGLE FAMILY DETACHED)

MINIMUM LOT FRONTAGE = 40'.

MINIMUM LOT AREA REQUIRED = 4000 S.F.

MAXIMUM LOT COVERAGE ALLOWED = 70%

BUILDING SETBACKS:

FRONT = 15'
SIDE = 5'
REAR = 20'

MINIMUM PARKING SPACES REQUIRED = 2.

NOTE: EXISTING RESIDENCE TO BE REMOVED. DEMOLITION PERMIT TO BE OBTAINED BEFORE BEGINNING ANY DEMOLITION ACTIVITIES. DEMOLITION IS TO BE PER CITY OF HAPEVILLE DEMOLITION REQUIREMENTS. STAGING AREA TO BE USED FOR LOADING AND REMOVAL OF ALL MATERIALS. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE IN PLACE AT TIME OF DEMOLITION.



TOTAL TRACT AREA = 1.078 ACRES
46,939.742 SQ. FT.

SUBDIVISION PLAT OF
WALNUT GROVE
LOCATED IN
CITY OF HAPEVILLE, GEORGIA
LAND LOT 94 - 14th. DISTRICT
FULTON COUNTY, GEORGIA

DATE: 11/24/2006 SCALE: 1"= 30'

Robert M. Kirkley
PROFESSIONAL LAND SURVEYOR
295 CHARLOTTE BLVD.
STOCKBRIDGE, GA. 30281

NO.	DATE	REVISION

SURVEY NOTES:

- HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83)
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)
- ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF FULTON COUNTY, GEORGIA, SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES ACCESSED VIA SUPERIOR COURT RECORD SOURCES AND APPLICABLE MUNICIPALITY GIS REFERENCES AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
- STRUCTURES VISIBLE WITHIN THE SUBJECT PROPERTY BOUNDARIES ON THE DATE OF SURVEY ARE SHOWN HEREON.
- LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
- DISTANCES SHOWN ARE HORIZONTAL.
- THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
- THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP No. 13121C0397; EFFECTIVE DATE: 09-18-2013.
- THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEOIDETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.
- INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
- RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
- ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS 1/2" (#4) REBAR WITH PINK CAPS MARKED "T.L.S. CORNER LSF 631" UNLESS OTHERWISE STATED.
- THIS SURVEY COMPLETES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 19-8-87 AS AMENDED BY HB76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- BOUNDARY FIELD WORK PERFORMED 07-28-2017 BY FRONTLINE SURVEYING & MAPPING, INC.
- EQUIPMENT USED: TOPCON ELECTRONIC TOTAL STATION & TRIMBLE 5800 GPS RECEIVER UTILIZING CHAMPION GPS/PPS NETWORK.
- ANGULAR ERROR: 10 SECONDS PER ANGLE.
- RAW FIELD PRECISION: 1:25,429.
- ADJUSTED BY LEAST SQUARES.
- PLAT CLOSURE: 1:112,966.

NOTE:
SUBDIVISION PLAT FOR WALNUT GROVE PLAYBOOK 320 PAGE 48 BY ROBERT MURKIN RECORDED IN FULTON COUNTY CLERK OF SUPERIOR COURT.

- TREE NOTES:**
- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION
 - ALL TREE SAVE FENCING TO BE INSTALLED PRIOR TO BE START OF LAND DISTURBANCE, AND MAINTAINED UNTIL FINAL LANDSCAPING.
 - ALL TREE SAVE FENCE TO BE REPAIRED OR REPLACED AS NEEDED.
 - NO PARKING, STORAGE, OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.

S42-P CURB INLET PROTECTION: TO BE INSTALLED AT DOWNSTREAM CURB INLETS.

NOTE: NO DUMPSTERS, PORTABLE TOILETS, PARKING, MATERIAL STORAGE, OR STOCKPILE AREAS ON SUBJECT PROPERTY OR IN RIGHT-OF-WAY

SILT FENCE MAINTENANCE AND REMOVAL: THE CONTRACTOR SHALL MAINTAIN THE SILT FENCE UNTIL THE PROJECT IS VEGETATED OR ACCEPTED. FILTER FABRIC SHALL BE REPLACED WHENEVER IT HAS DETERIORATED TO SUCH AN EXTENT THAT IT REDUCES THE EFFECTIVENESS OF THE FABRIC.

LOT 1

EXISTING TREE CHART LOT 1

tag	tree type	tree size (in)	tree crz (feet)	tree crz area (feet ²)	impacted area (feet ²)	impacted (%)	saved / removed
A	white oak	32	32	3216.90	0	0.00	0.00 saved

TREE CANOPY CALCULATIONS LOT 2

RLS (ACRES)	LSF (SQ.FT)	RC (SQ.FT) / UNITS	MC (SQ.FT) / UNITS	AC UNITS	RCL (SQ.FT) / UNITS	RCM (SQ.FT) / UNITS	RCS (SQ.FT) / UNITS	MC (SQ.FT) / UNITS	TOTAL (SQ.FT) / UNIT
0.18	7841.3528 / 14	3217 / 13	0.00 0000 / 0	0	0	0	500 / 2	3217 / 13	3717 / 15
# OF TREES				1					3

LOT 2

EXISTING TREE CHART LOT 2

THERE ARE NO EXISTING TREES ON SITE (LOT 2).

TREE CANOPY CALCULATIONS LOT 2

RLS (ACRES)	LSF (SQ.FT)	RC (SQ.FT) / UNITS	MC (SQ.FT) / UNITS	AC UNITS	RCL (SQ.FT) / UNITS	RCM (SQ.FT) / UNITS	RCS (SQ.FT) / UNITS	MC (SQ.FT) / UNITS	TOTAL (SQ.FT) / UNIT
0.16	6969.63136 / 13	0000 / 0	0	0	0.00 2000 / 8	1000 / 4	500 / 2		3500 / 14
# OF TREES				0		2	2		6

LEGEND:

- IPS IRON PIN SET
- IPF IRON PIN FOUND
- OT OPEN TOP PIN
- CT CRIMP TOP PIN
- RB REINFORCING BAR (REBAR)
- CL CENTERLINE
- R/W RIGHT-OF-WAY
- CONC CONCRETE
- PP POWER POLE
- LP LIGHT POLE
- GV GAS VALVE
- GM GAS METER
- SS SANITARY SEWER
- F FENCE
- PROF PROPOSED
- CONC CONCRETE FOUND
- OVERHEAD UTILITY LINE(S)
- SSM SANITARY SEWER MAN HOLE
- MHT MAN HOLE TELEPHONE
- OWCB OPEN WORK CATCH BASIN
- DI DROP INLET
- SWCB SINGLE WING CATCH BASIN
- POB POINT OF BEGINNING
- PP POINT OF COMMENCEMENT
- WM WATER METER
- WM WATER METER
- CO C/O HEAD WALL
- LL LAND LOT LINE
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- SSE SANITARY SEWER EASEMENT
- PH FIRE HYDRANT
- DE DRAINAGE EASEMENT
- EP ELECTRIC POWER BOX
- UNITS OF DISTURBANCE
- TR TREE PROTECTION FENCE
- 18"POP TREE STRUCTURAL ROOT PLATE
- 18"POP TREE CRITICAL ROOT STRUCTURE
- 12"OAK TREE CRITICAL ROOT STRUCTURE IMPACTED
- 12"OAK PRESERVED TREES
- 7"JUMP DISTURBED/REMOVED TREES
- P-TREE REPLACEMENT/PLANTED TREES

TREE LEGEND:

- OAK
- POPLAR
- PINE
- HICKORY
- MAPLE
- SWEETGUM
- NOT IDENTIFIED
- DOGWOOD
- REPLACEMENT TREE - LARGE
- REPLACEMENT TREE - MEDIUM
- REPLACEMENT TREE - SMALL
- HOLLY
- JUNIPER
- LUSTERIM
- GRAPE MYRTLE
- SPRUCE-FUR
- BIRCH
- WILLOW
- TBD-HARDWOOD

SEDIMENT STORAGE CALCULATIONS
DISTURBED AREA= 0.32 AC.
STORAGE REQUIRED CALCULATION:
0.32 AC. X 67CY = 21.4 CY REQUIRED
S41-NS STORAGE PROVIDED:
99 LF X 0.263CY/LF = 23.36 CY

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:

BERNARD VIGILANCE

449 & 451 WALNUT STREET
LAND LOT 94 14th DISTRICT
FULTON COUNTY, GEORGIA
CITY OF HAPEVILLE
EXISTING ZONING: R-SF
EXISTING PIN

Lot 1: 14 009400040392
Lot 2: 14 009400040400

7,914 SQ FT
0.18 ACRES

7,147 SQ FT
0.16 ACRES

CURRENT ZONING:
R-SF
FRONT SETBACK= 15'
SIDE = 5'
REAR SETBACK= 20'

DISTURBED AREA:
0.32 ACRES

NOTE: THIS LOT IS NOT WITHIN 200' OF STATE WATERS

EROSION CONTROL LEGEND

- Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
- Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
- Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING)
- Ds4 DISTURBED AREA STABILIZATION (WITH PERMANENT SOD)
- Du DUST CONTROL
- S41-NS TYPE 'NON-SENSITIVE' SILT FENCE
- S41-S TYPE 'SENSITIVE' SILT FENCE
- S41-P INLET SEDIMENT TRAP
- CD-HB CHECK DAM HAY BAILE
- Co CONSTRUCTION ENTRANCE
- LD LIMITS OF DISTURBANCE
- LOD LIMITS OF DISTURBANCE
- Tr TREE FENCE PROTECTION FENCE
- TF TREE FENCE PROTECTION FENCE
- 980 EXISTING CONTOURS
- 980 PROPOSED CONTOURS
- X 983.3 PROPOSED SPOT ELEVATION
- X 983.3 HP HIGH POINT SPLIT DRAINAGE SPOT

CONTOUR LEGEND

- 980 EXISTING CONTOURS
- 980 PROPOSED CONTOURS
- X 983.3 PROPOSED SPOT ELEVATION
- X 983.3 HP HIGH POINT SPLIT DRAINAGE SPOT

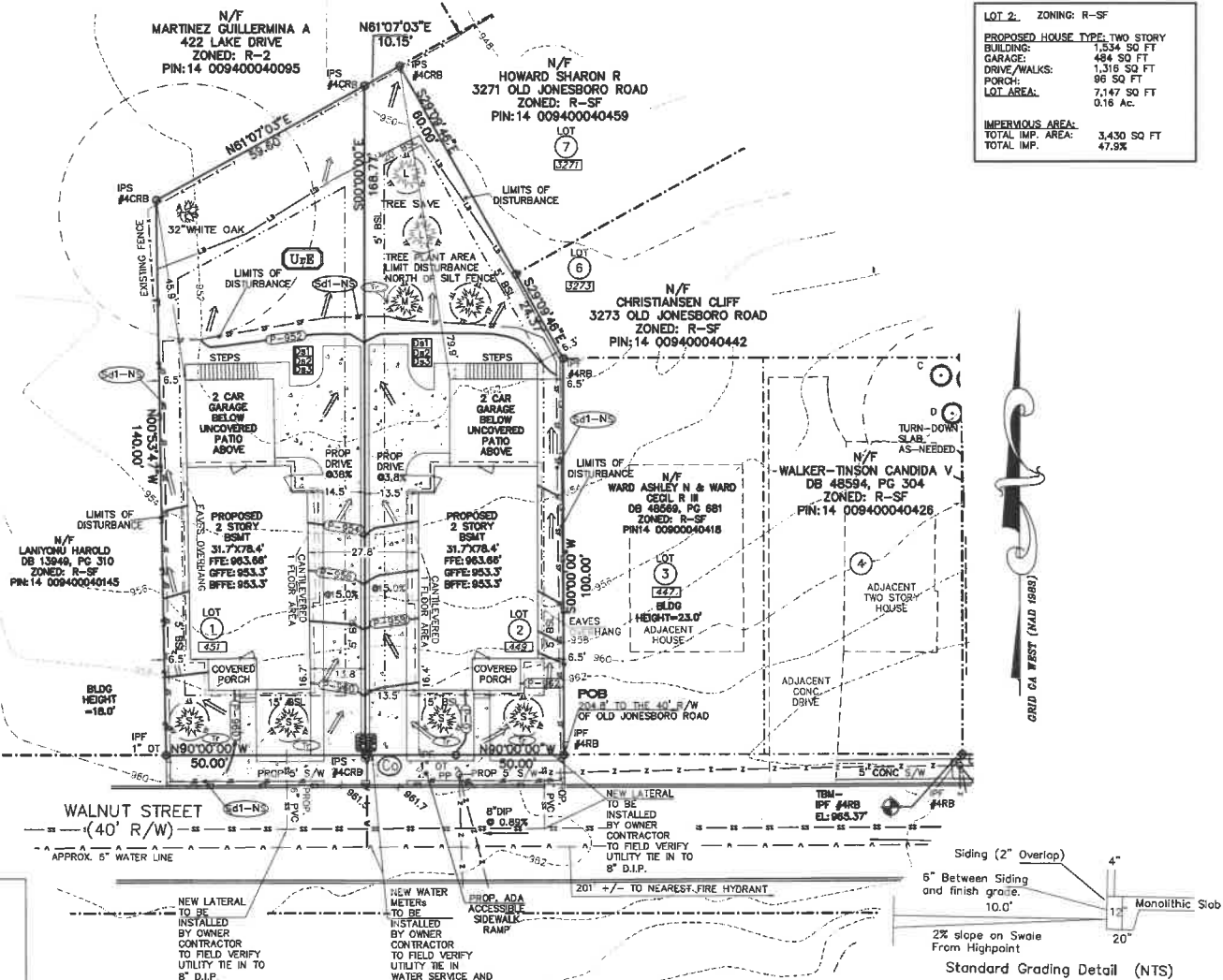
SITE MAP (NTS)

LOT 1: ZONING: R-SF
PROPOSED HOUSE TYPE: TWO STORY
BUILDING: 1,534 SQ FT
GARAGE: 484 SQ FT
DRIVE/WALKS: 1,316 SQ FT
PORCH: 96 SQ FT
LOT AREA: 7,147 SQ FT
0.16 AC.

IMPERVIOUS AREA:
TOTAL IMP. AREA: 3,464 SQ FT
TOTAL IMP.: 43.7%

LOT 2: ZONING: R-SF
PROPOSED HOUSE TYPE: TWO STORY
BUILDING: 1,534 SQ FT
GARAGE: 484 SQ FT
DRIVE/WALKS: 1,316 SQ FT
PORCH: 96 SQ FT
LOT AREA: 7,147 SQ FT
0.16 AC.

IMPERVIOUS AREA:
TOTAL IMP. AREA: 3,430 SQ FT
TOTAL IMP.: 47.5%



IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411
UTILITIES PROTECTION CENTER
IT'S THE LAW!

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
THOMAS EDWARD PEAY, JR.
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER: 000004498
ISSUED: 01/24/2018 EXPIRES: 01/24/2021

I CERTIFY THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF STORM WATER OUTFALLS AND THAT THE DESCRIBED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GA00003.

I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION.

08-14-19

SHEET 1 OF 3

DATE: 07/22/19
SCALE: 1" = 20'
SECTION: 14th DISTRICT
BLOCK: 94
LOT: 2
SUBDIVISION: BERNARD VIGILANCE
JOB #: 69326

DATE: 07/22/19
SCALE: 1" = 20'
SECTION: 14th DISTRICT
BLOCK: 94
LOT: 2
SUBDIVISION: BERNARD VIGILANCE
JOB #: 69326

DATE: 07/22/19
SCALE: 1" = 20'
SECTION: 14th DISTRICT
BLOCK: 94
LOT: 2
SUBDIVISION: BERNARD VIGILANCE
JOB #: 69326

NEW RESIDENCE

451 WALNUT STREET
HAPEVILLE, GA , 30354



Prepared by:

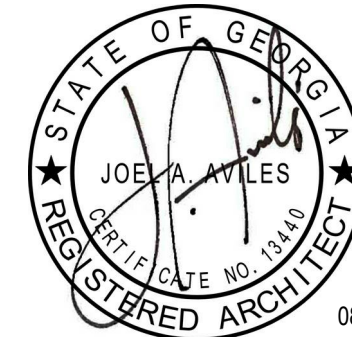


JOEL AVILES ARCHITECTS
ARCHITECTURE | PLANNING | RENDERINGS

110 N. McDonough Street | Jonesboro | Georgia 30236
tel: 404.975.7895 | email: joel@joelaviles.com
www.joelaviles.com

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Professional Seals:



Prepared for:

BERNARD VIGILANCE

Consultants:

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APPLICABLE CODES

RESIDENTIAL:	INTERNATIONAL RESIDENTIAL CODE - 2012 EDITION, W/ GEORGIA STATE AMENDMENTS (2014)(2015) (2018)
ELECTRICAL:	NEC - NATIONAL ELECTRIC CODE - 2017 EDITION, W/ NO GEORGIA AMENDMENTS
ENERGY:	INTERNATIONAL ENERGY CONSERVATION CODE - 2009 EDITION, W/ GEORGIA SUPPLEMENTS AND AMENDMENTS (2011) (2012)
PLUMBING:	INTERNATIONAL PLUMBING CODE - 2012 EDITION, W/ GEORGIA AMENDMENTS (2014)(2015)

DESIGN LOADS AND BUILDING PLANNING

THE STRUCTURAL DESIGN IS BASED ON THE INTERNATIONAL RESIDENTIAL CODE (2012 EDITION)

FLOORS:
SLEEPING AREAS = 30 PSF LL + 20 PSF DL
LIVING AREAS = 40 PSF LL + 20 PSF DL
STAIRS = 100 PSF LL
WOOD DECKS = 40 PSF LL + 20 PSF DL

ROOFS:
CEILINGS NOT ATTACHED TO RAFTERS, L/A = 180:
ROOF LIVE LOAD = 20 PSF
ROOF DEAD LOAD = 10 PSF (LIGHTWEIGHT FRAMING)
ROOF DEAD LOAD = 20 PSF

CEILINGS ATTACHED TO RAFTERS, L/A = 240:
ROOF LIVE LOAD = 20 PSF
ROOF DEAD LOAD = 10 PSF (LIGHTWEIGHT FRAMING)
ROOF DEAD LOAD = 20 PSF

CEILINGS:
UNINHABITABLE ATTICS W/O STORAGE, L/A = 240:
LIVE LOAD = 10 PSF
DEAD LOAD = 5 PSF

UNINHABITABLE ATTICS W/ LIMITED STORAGE, L/A = 240:
LIVE LOAD = 20 PSF
DEAD LOAD = 10 PSF

WIND LOADS:
BASIC WIND SPEED = 90 MPH

WEATHERING PROBABILITY FOR CONCRETE: MODERATE

GROUND SNOW LOAD : 5 PSF

TERMITE INFESTATION PROBABILITY : VERY HEAVY

ARCHITECTURAL LEGEND



SECTION MARK



CALLOUT DETAIL MARK



CEILING TAG



CENTER LINE



DOOR TAG



EQUIPMENT TAG



NORTH ARROW



ROOM TAG



AL STOREFRONT TAG



WALL TAG



WINDOW TAG



(GRID LINE) CENTER



(GRID LINE) FACE

ABBREVIATIONS

3050	WINDOW SIZE 3'-0" x 5'-0"	KW	KNEE WALL
A	AMPS	KW	KILOWATT
ABV	ABOVE	LDG	LEDGE
AC	ABOVE CEILING	LIN	LINEN
ACT	ACOUSTICAL CEILING TILE	LOC	LOCATION
AFF	ABOVE FINISH FLOOR	MAS	MASONRY
ALUM	ALUMINUM	MECH	MECHANICAL ROOM
APPROX	APPROXIMATE	MFR	MANUFACTURER
ASC	ABOVE SUSPENDED CEILING	OHD	OVERHEAD DOOR
BDRM	BEDROOM	OPG	OPENING
BF	BI-FOLD DOOR	OPT	OPTIONAL
BLW	BELOW	PAN	PANTRY
BRK	BRICK	PDS	PULL DOWN STAIR
BSMT	BASEMENT	PS	PEDESTAL SINK
CL	CENTER LINE	PT	PRESSURE TREADED
CLW	CENTER LINE OF WALL	PW	PLUMBING WALL
COL	COLUMN	PWDR	POWDER ROOM
CONC	CONCRETE	QT	QUARRY TILE
COHT	CONTINUOUS	RB	RUBBER
COORD	COORDINATE	RC	STAIR RISER COUNT
CPT	CARPET	RD	STAIR RISER DIMENSION
CT	CERAMIC TILE	RECP	RECEPTACLE
DBL	DOUBLE	SB	SMOKE BARRIER
DECO	DECORATIVE	SC	SOLID CORE
DF	DRINKING FOUNTAIN	SCWD	SOLID CORE WOOD
DN	DOWN	SIM	SIMILAR
DS	DOWNSPOUT	SS	STAINLESS STEEL
DW	DISHWASHER	STL	STEEL
DWG	DRAWINGS	SU	STUB-UP
EFS	EXTERIOR INSULATION FINISH SYSTEM	TC	STAIR TREAD COUNT
ELEC	ELECTRIC	TD	STAIR TREAD DIMENSION
EP	ELECTRIC PANEL	TOP	TOP OF PLATE
EW	EACH WAY	TOW	TOP OF WINDOW
EWC	ELECTRIC WATER COOLER	TRANS	TRANSOM WINDOW
EKG	EXISTING	TYP	TYPICAL
EXT	EXTERIOR	UNO	UNLESS NOTED OTHERWISE
FE	WALL RECESSED	V	VOLTS
FEC	FIRE EXTINGUISHER 5# A.B.C.	VCT	VINYL COMPOSITE TILE
FI	FIRE EXTINGUISHER CABINET	W	WATTS
FS	SEMI RECESSED W/ 5# A.B.C	WH	WATER HEATER
FLR	FLOORING	WIC	WALK IN CLOSET
FOS	FACE OF STUD		
FPL	FIRE PLACE		
FTG	FOOTING		
GS	GENERAL CONTRACTOR		
GYS	GYPNUM BOARD		
HGT	HEIGHT		
HMA	HOLLOW METAL		
HP	HORSEPOWER		
IG	ISOLATED GROUND		

SCOPE OF WORK

NEW RESIDENTIAL CONSTRUCTION

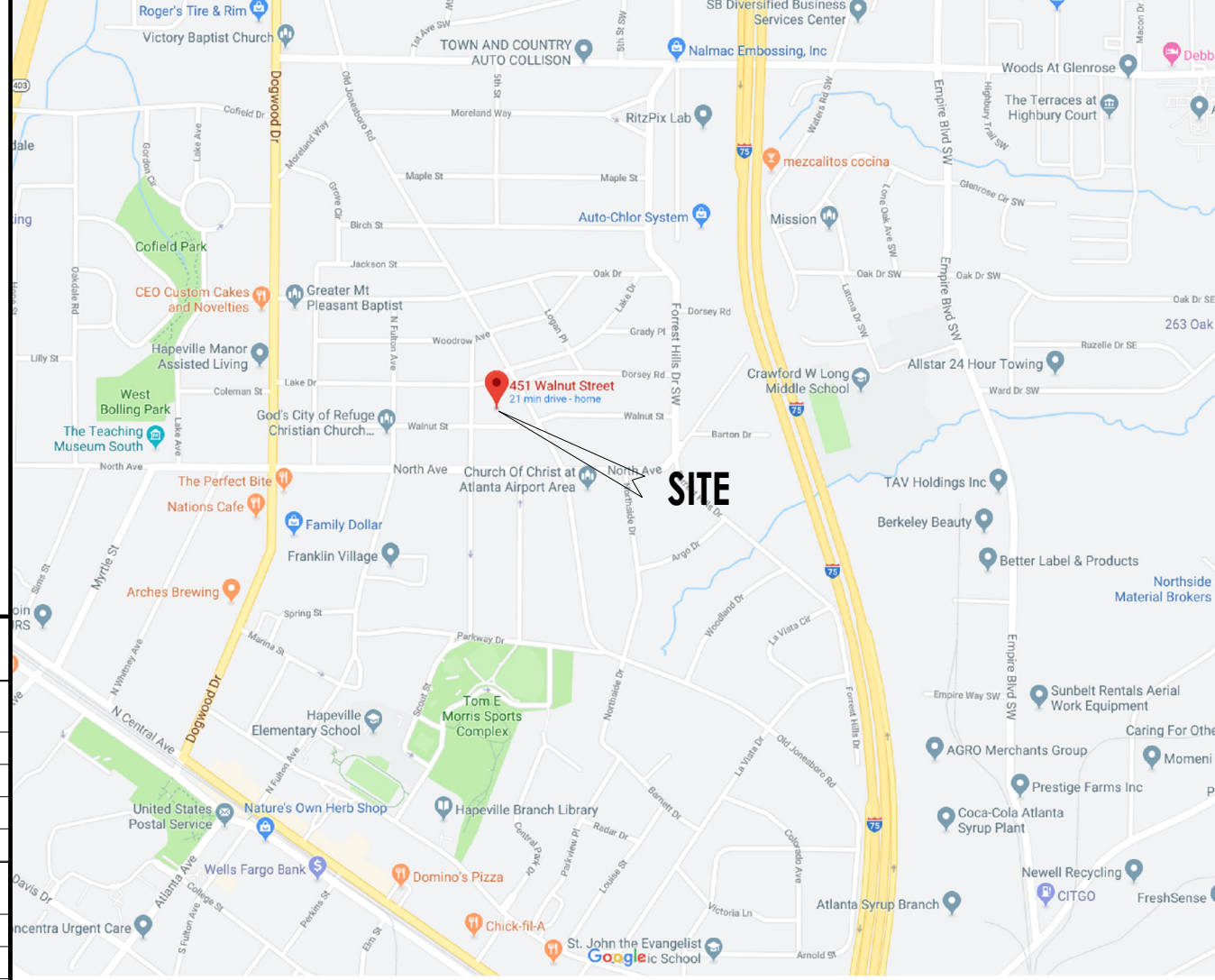
TEAM MEMBERS

OWNER:	BERNARD VIGILANCE 404.573.7041
ARCHITECT:	JOEL AVILES ARCHITECTS, LLC ATTN: JOEL AVILES, AIA, NCARB 110 N McDONOUGH ST JONESBORO, GA 30236 TEL: 404.975.7895 EMAIL: JOEL@JOELAVILES.COM

BUILDING AREAS

AREA SCHEDULE (GROSS HEATED)	
FIRST FLOOR HEATED AREA	1588 SF
SECOND FLOOR HEATED AREA	581 SF
BASEMENT ENTRY HEATED AREA	169 SF
Grand total	2337 SF
AREA SCHEDULE (GROSS UNHEATED)	
UN-FINISHED BASEMENT	1358 SF
2-CAR GARAGE	484 SF
FRONT COVERED PORCH	96 SF
Grand total	1938 SF
AREA SCHEDULE (GROSS TOTAL UNDER ROOF)	
FIRST FLOOR HEATED AREA	1588 SF
UN-FINISHED BASEMENT	1358 SF
2-CAR GARAGE	484 SF
SECOND FLOOR HEATED AREA	581 SF
FRONT COVERED PORCH	96 SF
BASEMENT ENTRY HEATED AREA	169 SF
Grand total	4275 SF

LOCATION MAP



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A100	NOTES AND SPECIFICATIONS
A101	FIRST, SECOND AND BASEMENT FLOOR PLANS
A102	PROPOSED EXTERIOR ELEVATIONS
A103	PROPOSED EXTERIOR ELEVATIONS
A104	FOUNDATION PLAN AND DETAILS
A105	FIRST, SECOND AND ROOF FRAMING PLANS
A106	BUILDING & WAL SECTIONS
A901	ISOMETRICS

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Drawing Title:

COVER SHEET

Drawing Status:

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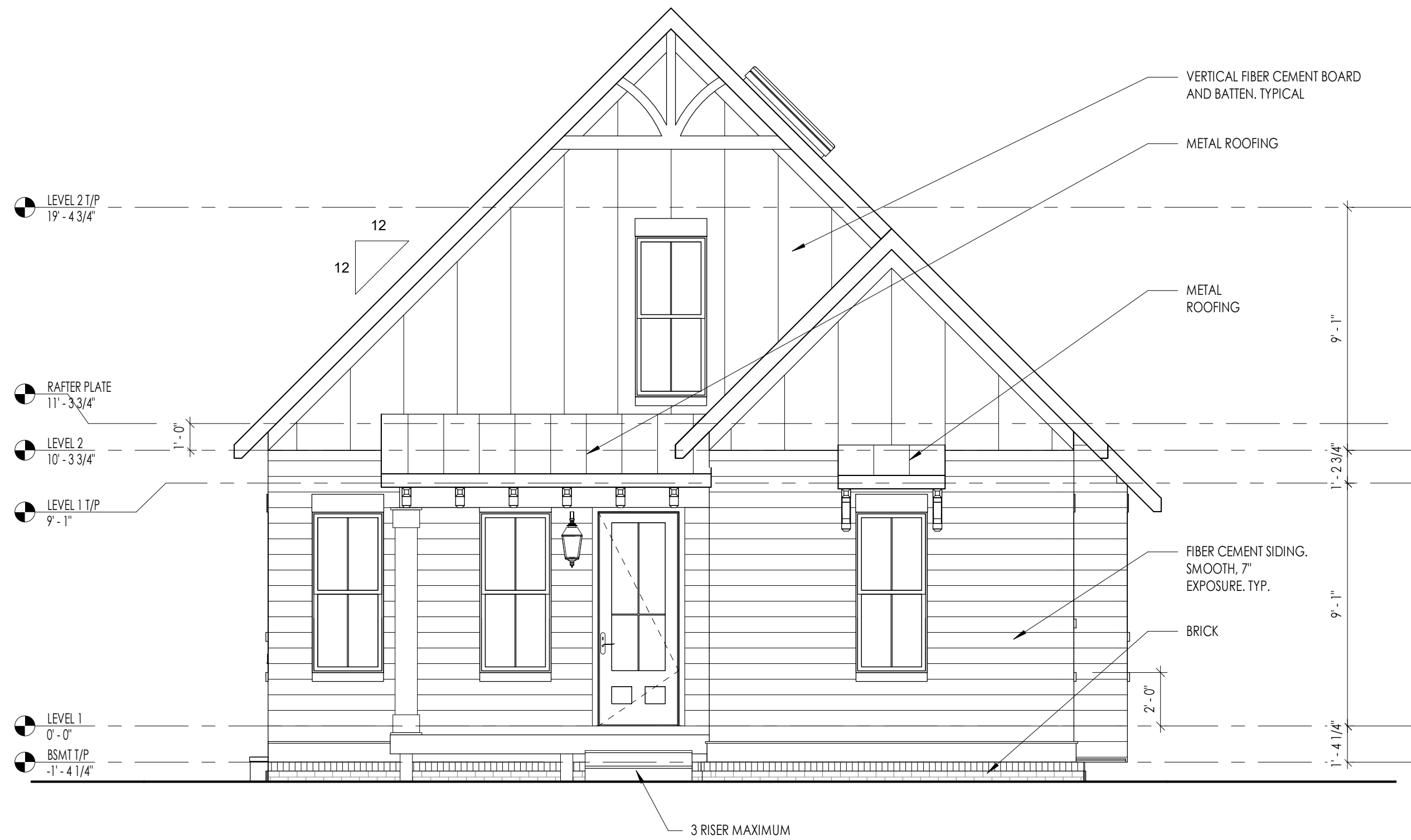
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Date: 08.19.2019 Project number: 19040

Drawing:

A001



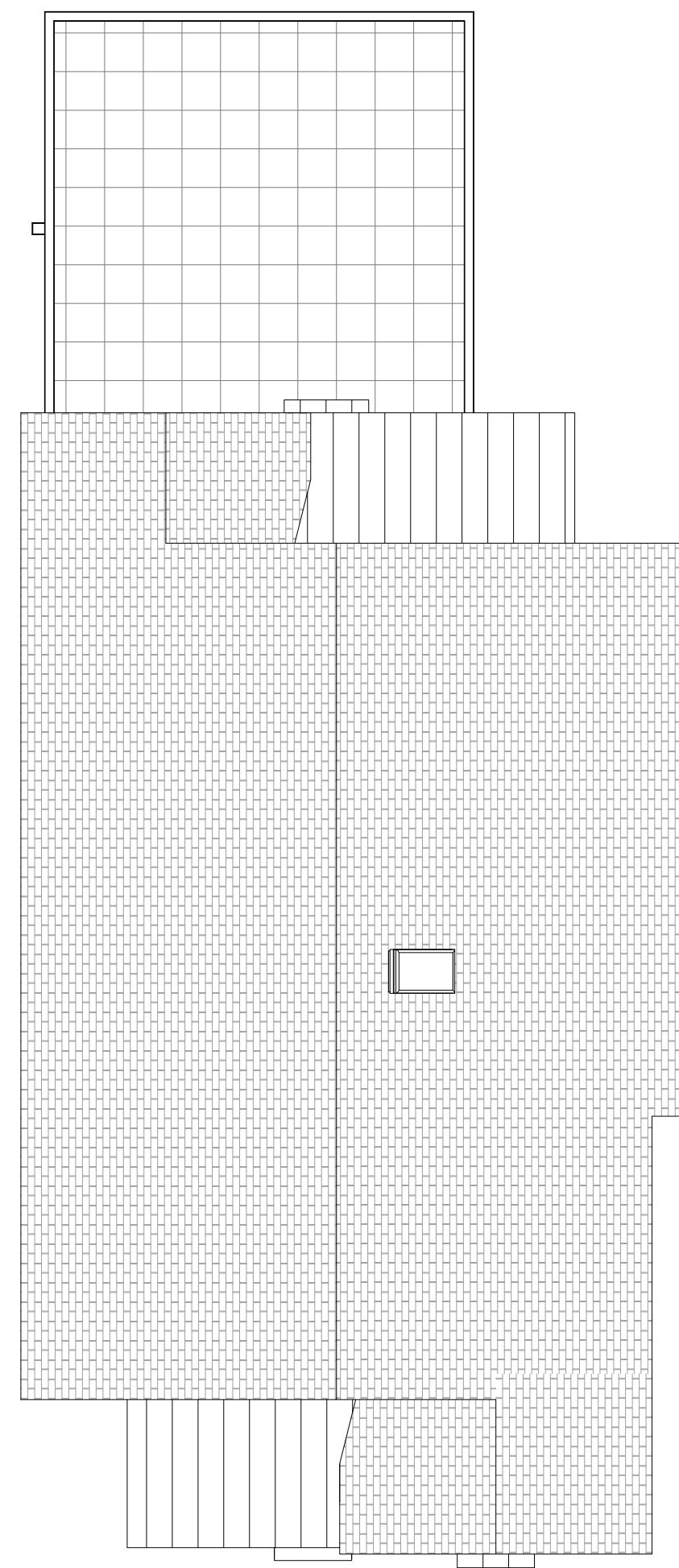
1
A102
1/4" = 1'-0"

FRONT ELEVATION



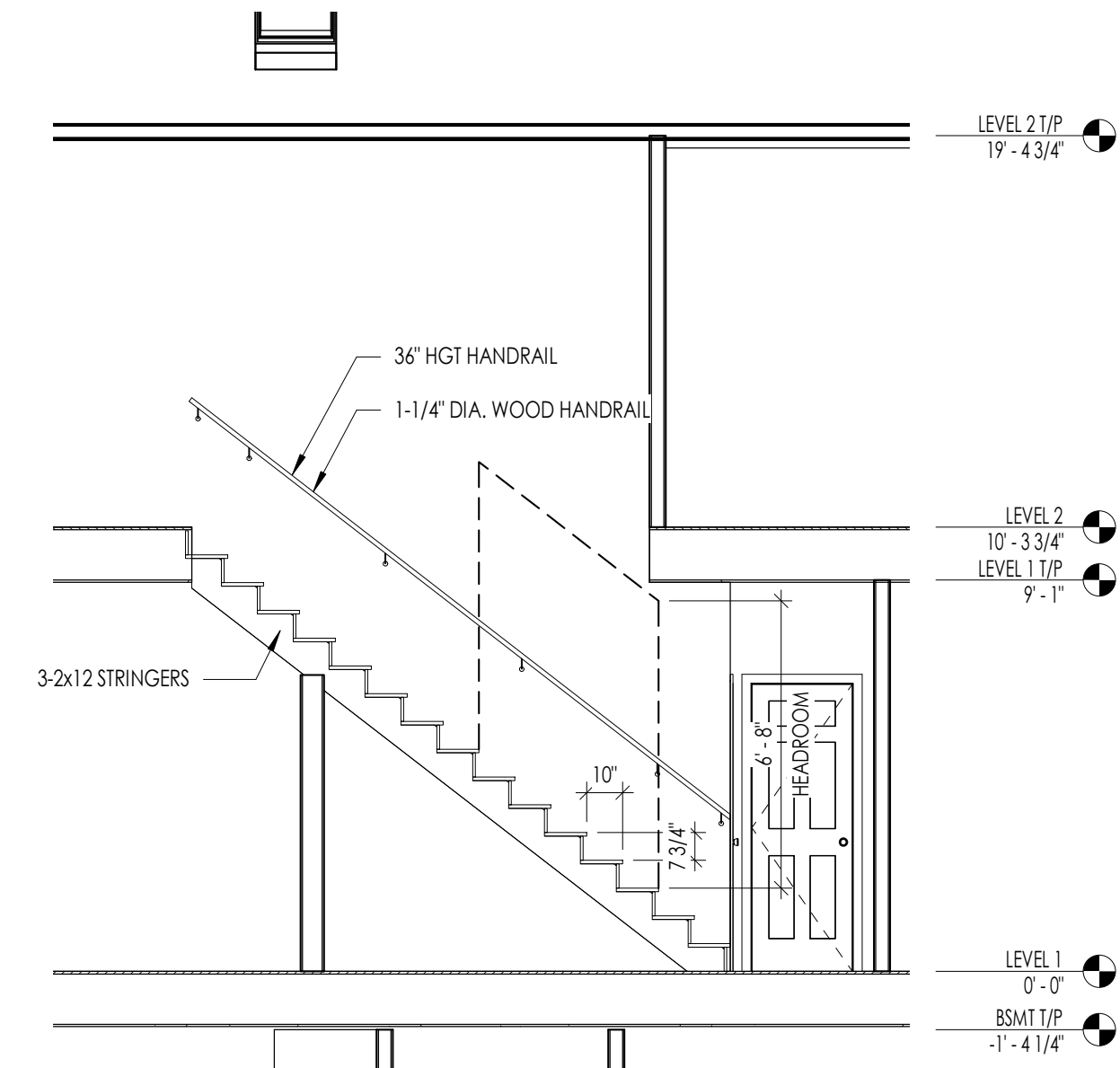
2
A102
1/4" = 1'-0"

REAR ELEVATION



3
A102
1/8" = 1'-0"

ROOF PLAN



5
A102
1/4" = 1'-0"

STAIR SECTION



4
A102
1/4" = 1'-0"

BUILDING CROSS SECTION

Prepared by:

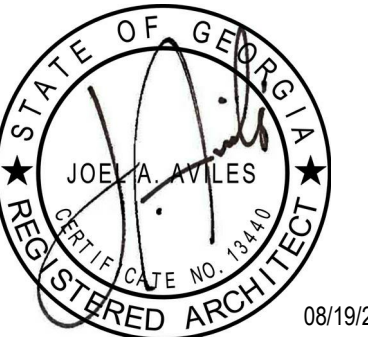


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Date: 08.19.2019 Project number: 19040

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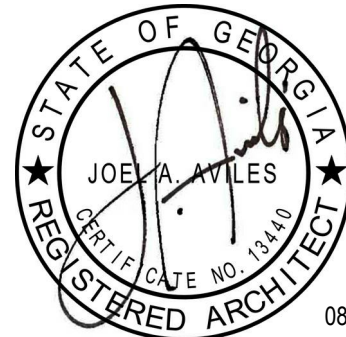


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**PROPOSED EXTERIOR
ELEVATIONS**

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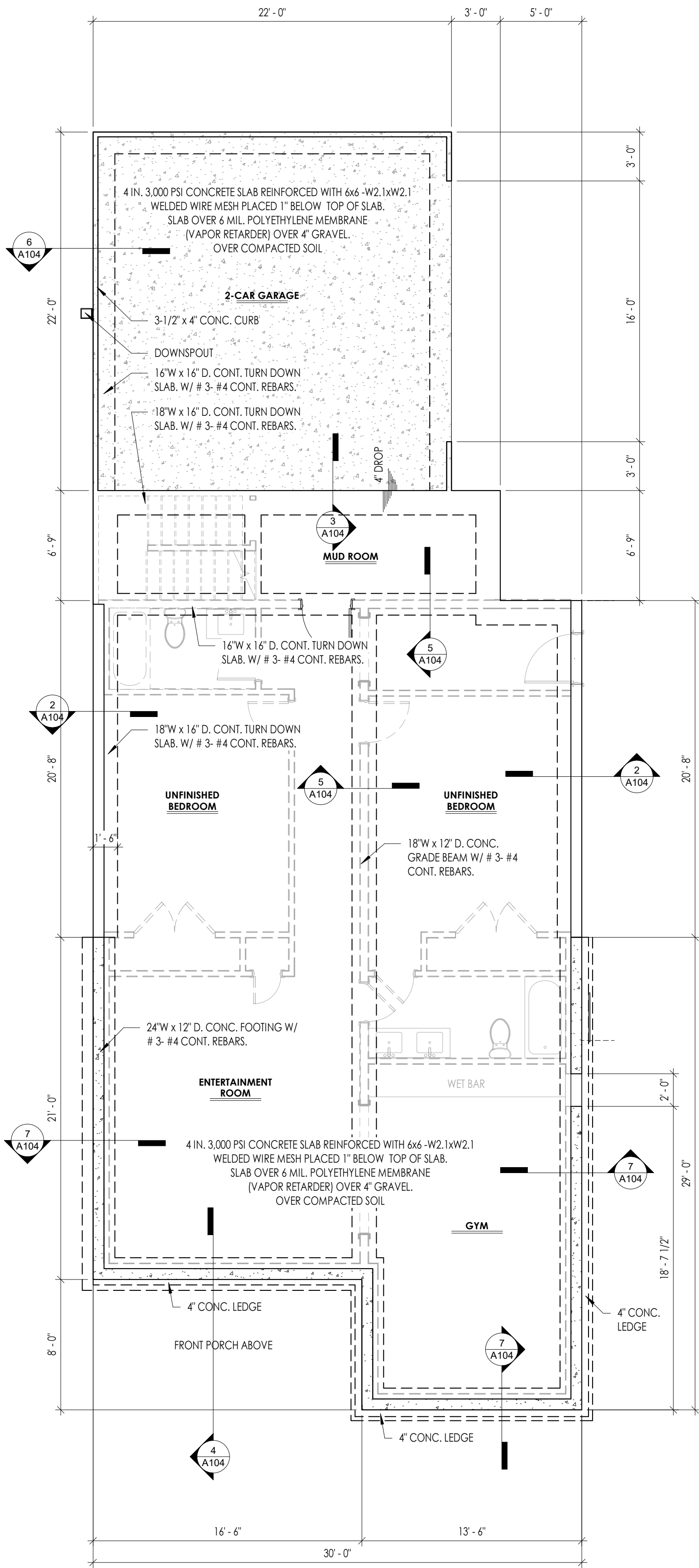
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19040

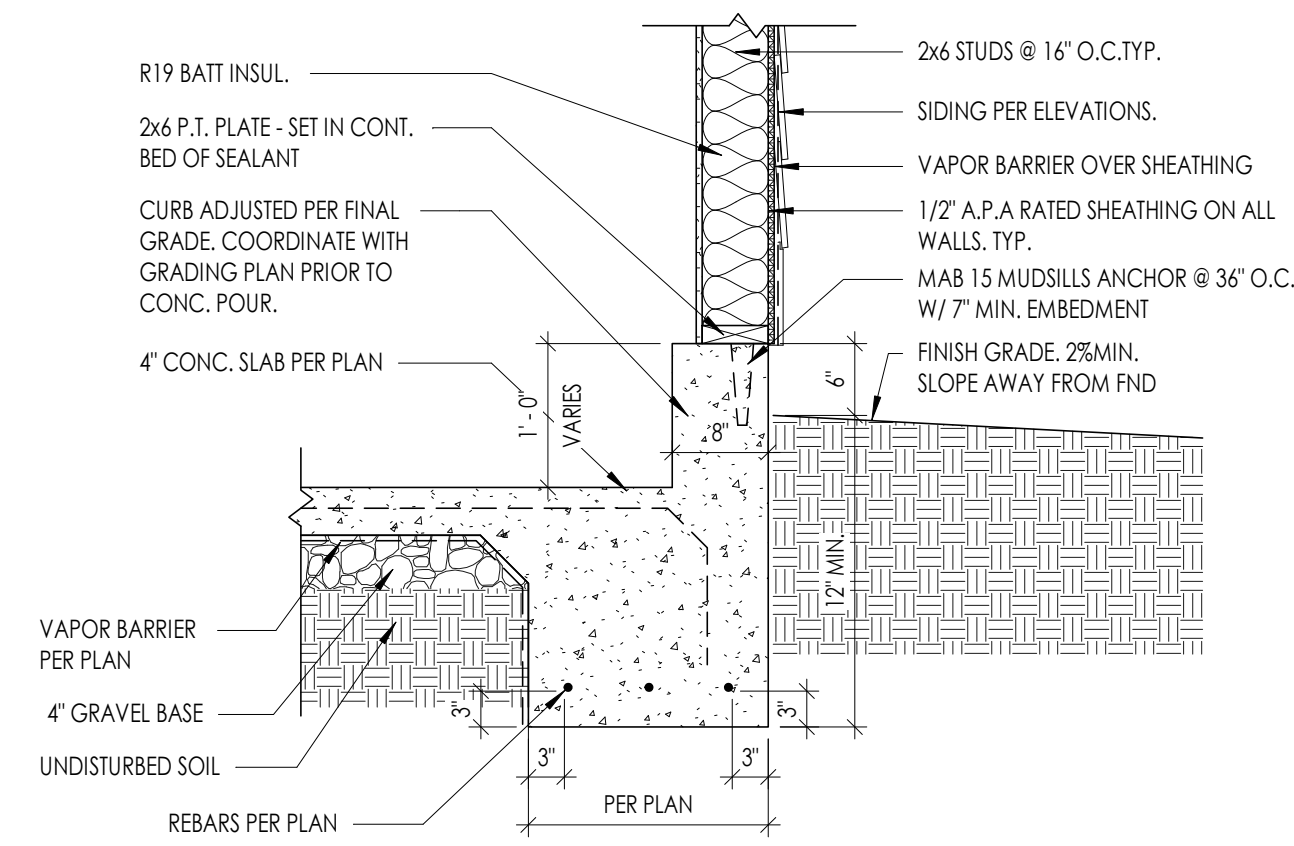
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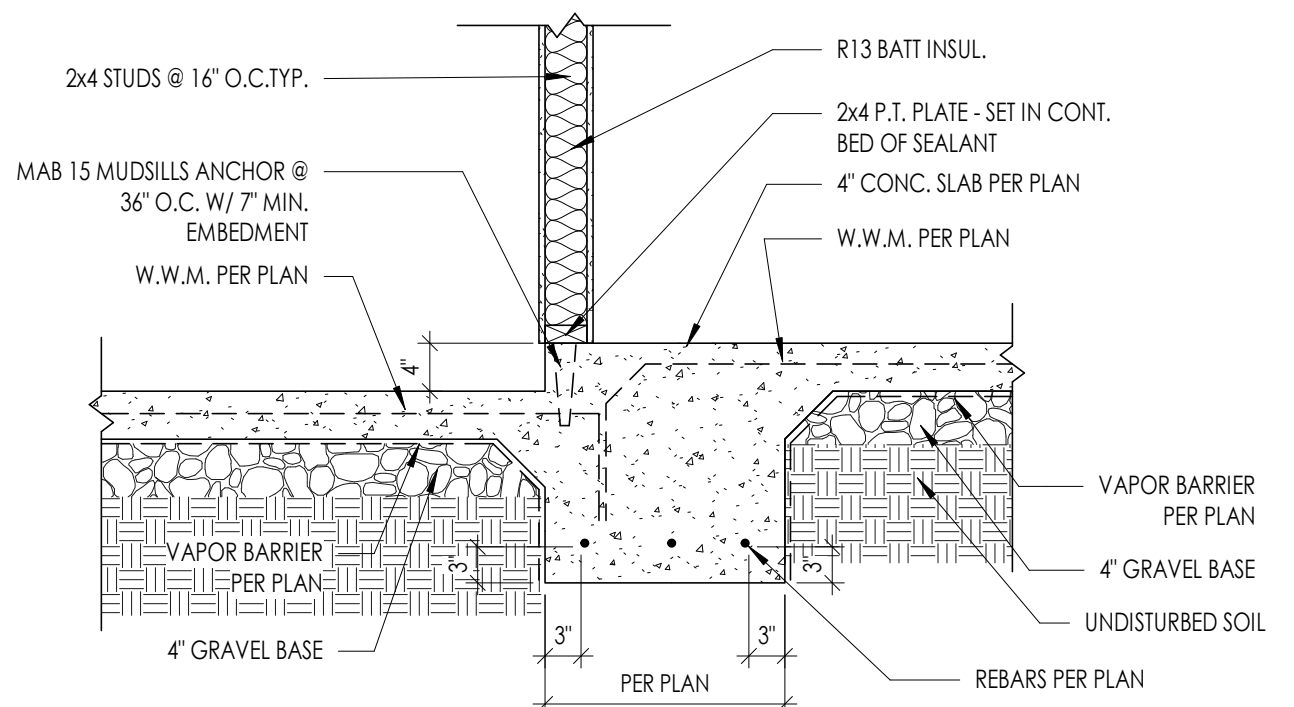




1 A104 FOUNDATION PLAN
3/16" = 1'-0"



2 A104 TURN DOWN SLAB W/ CONC. CURB
3/4" = 1'-0"



3 A104 GARAGE SLAB DROP
3/4" = 1'-0"

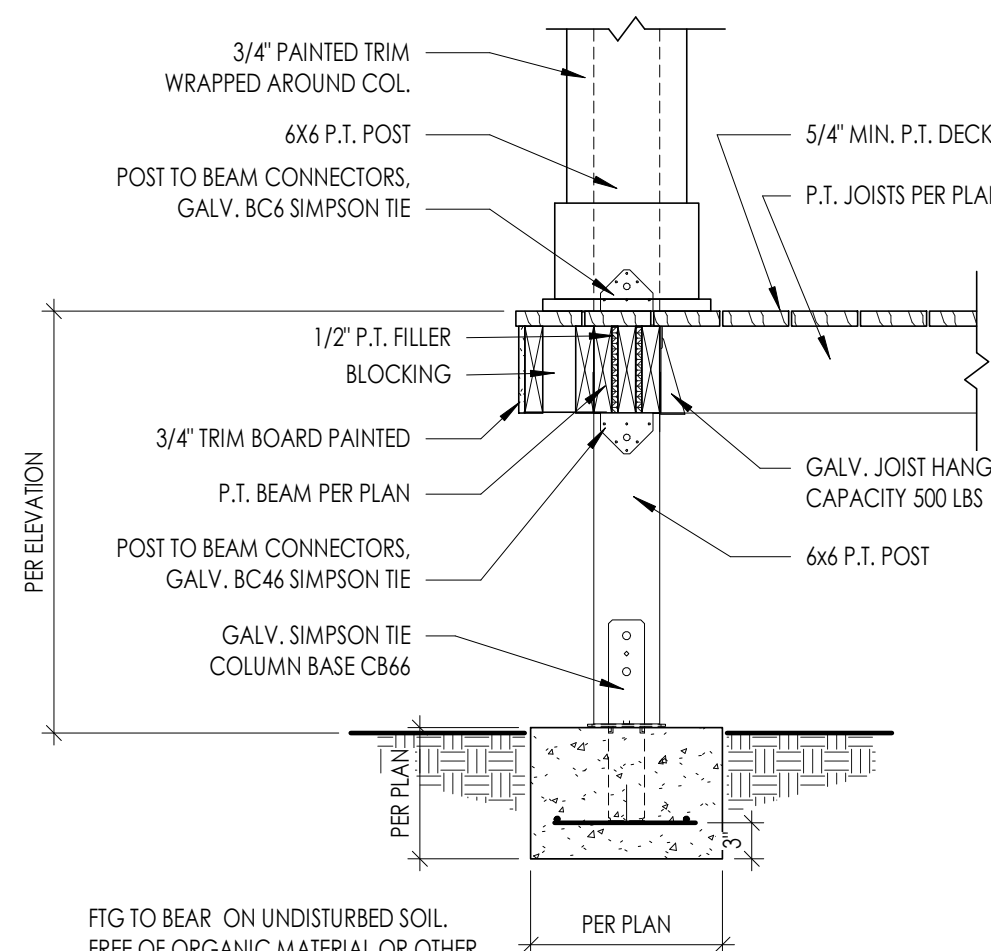
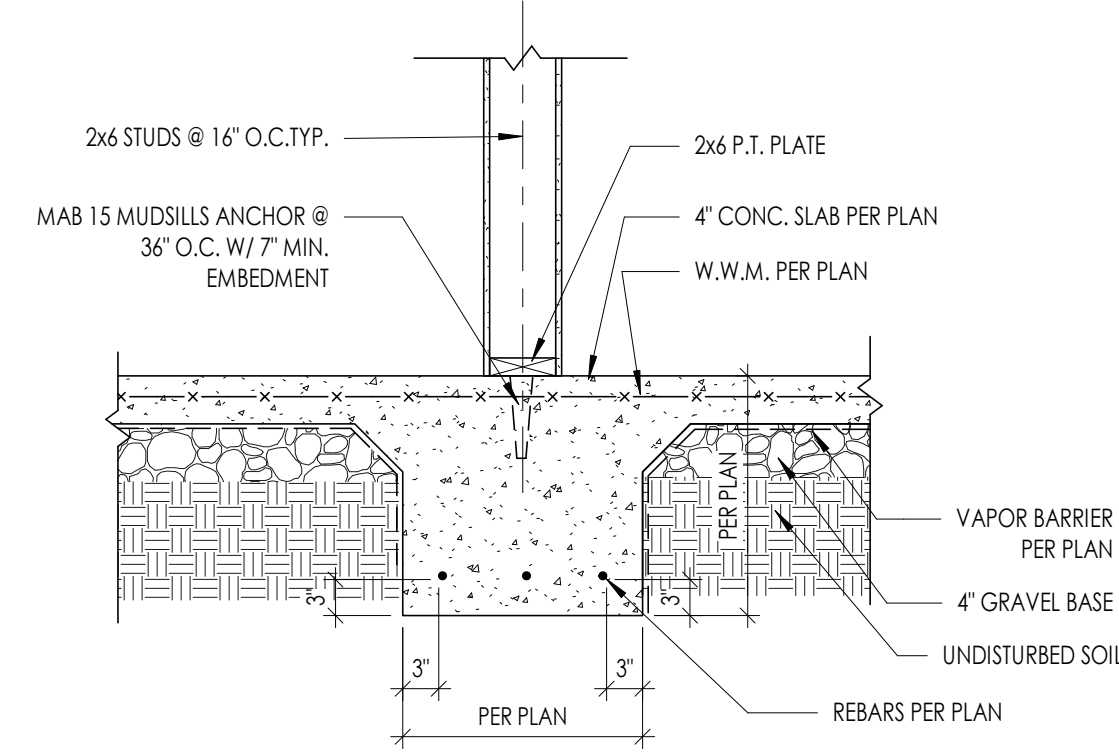
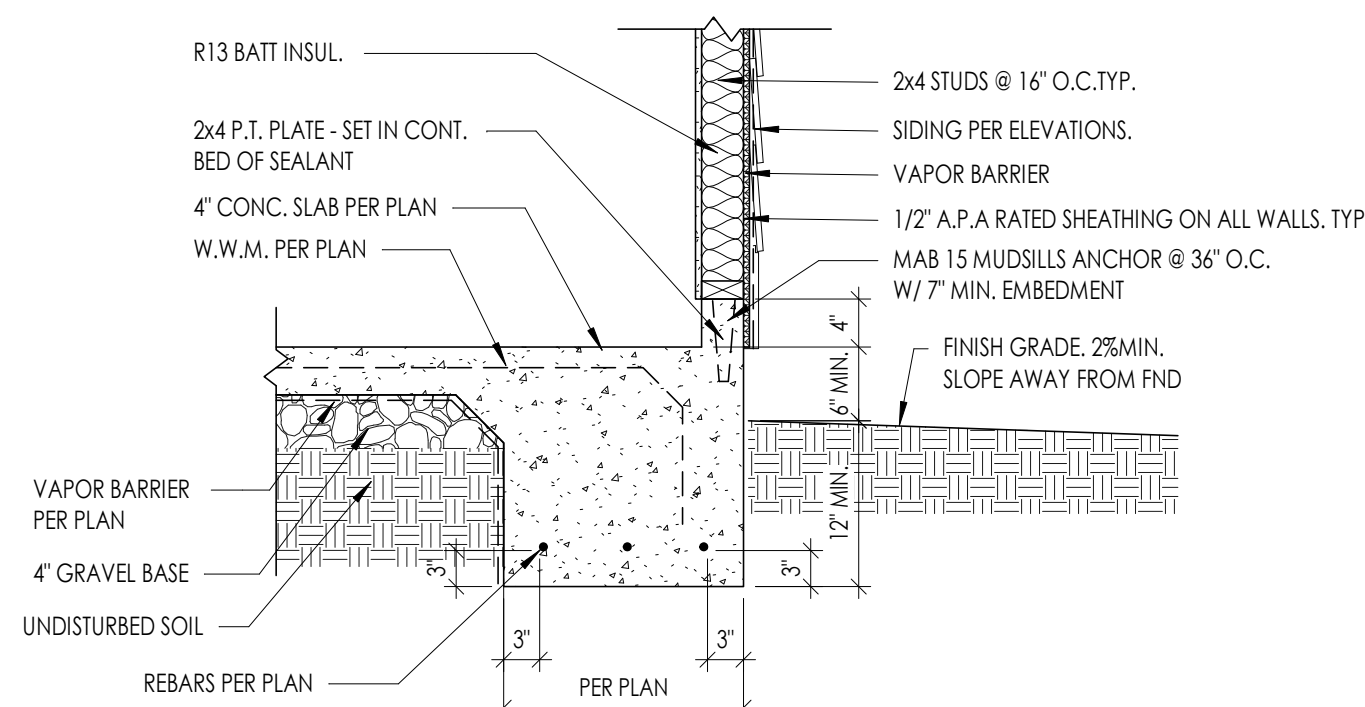


FIG TO BEAR ON UNDISTURBED SOIL. FREE OF ORGANIC MATERIAL OR OTHER DEBRIS. BOTTOM OF FOOTING SHALL BE A MIN. OF 12" BELOW FINAL GRADE.

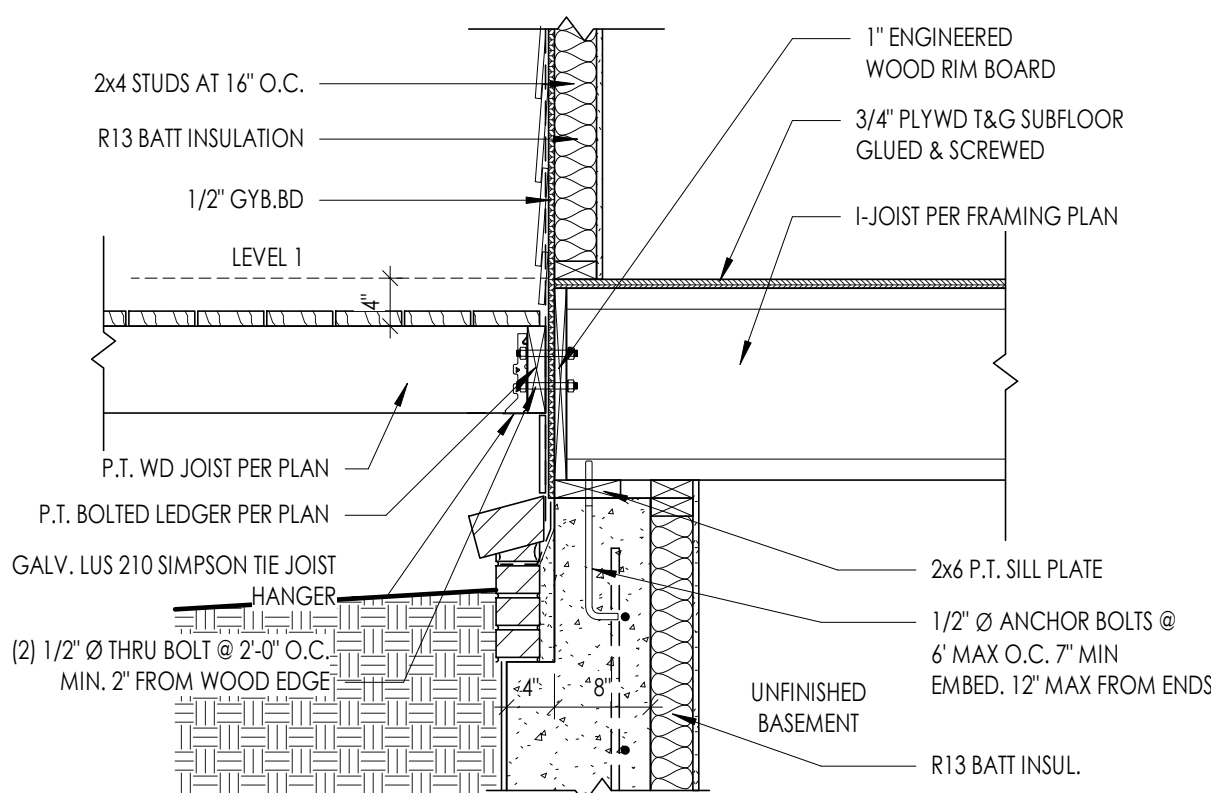
4 A104 FRONT PORCH SECTION
3/4" = 1'-0"



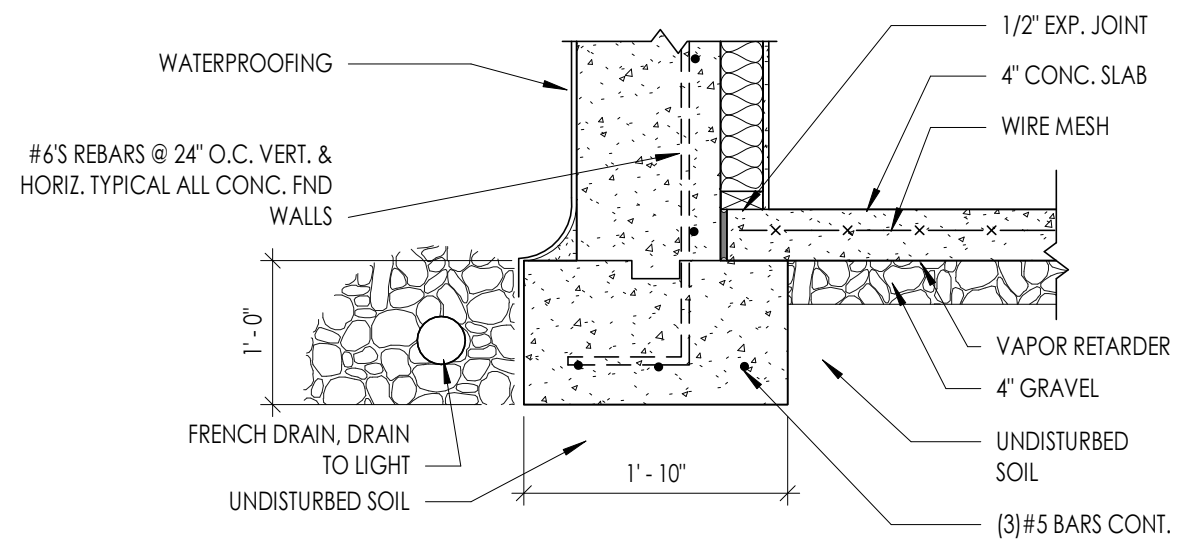
5 A104 SLAB GRADE BEAM
3/4" = 1'-0"



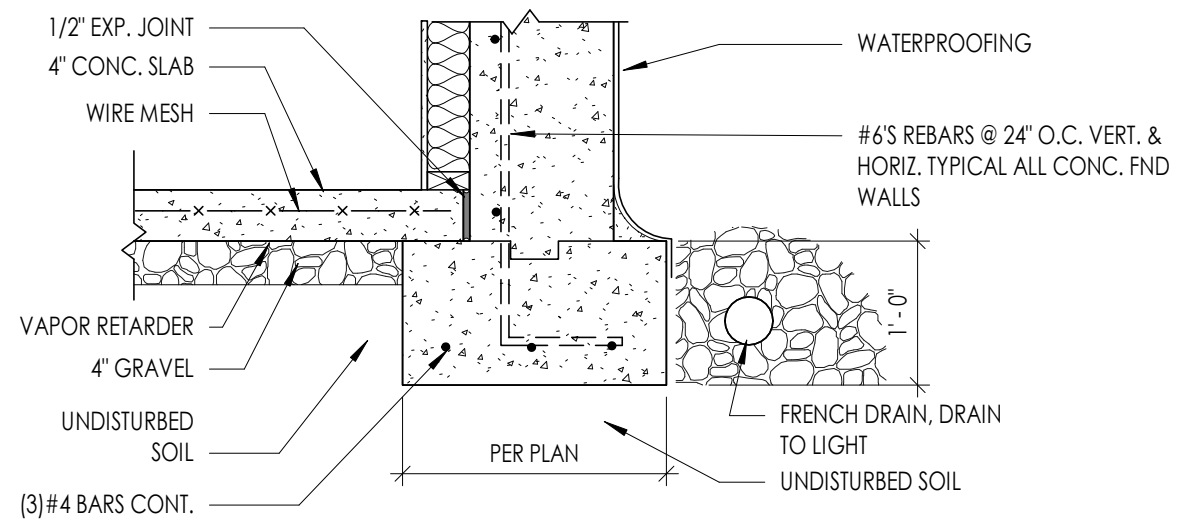
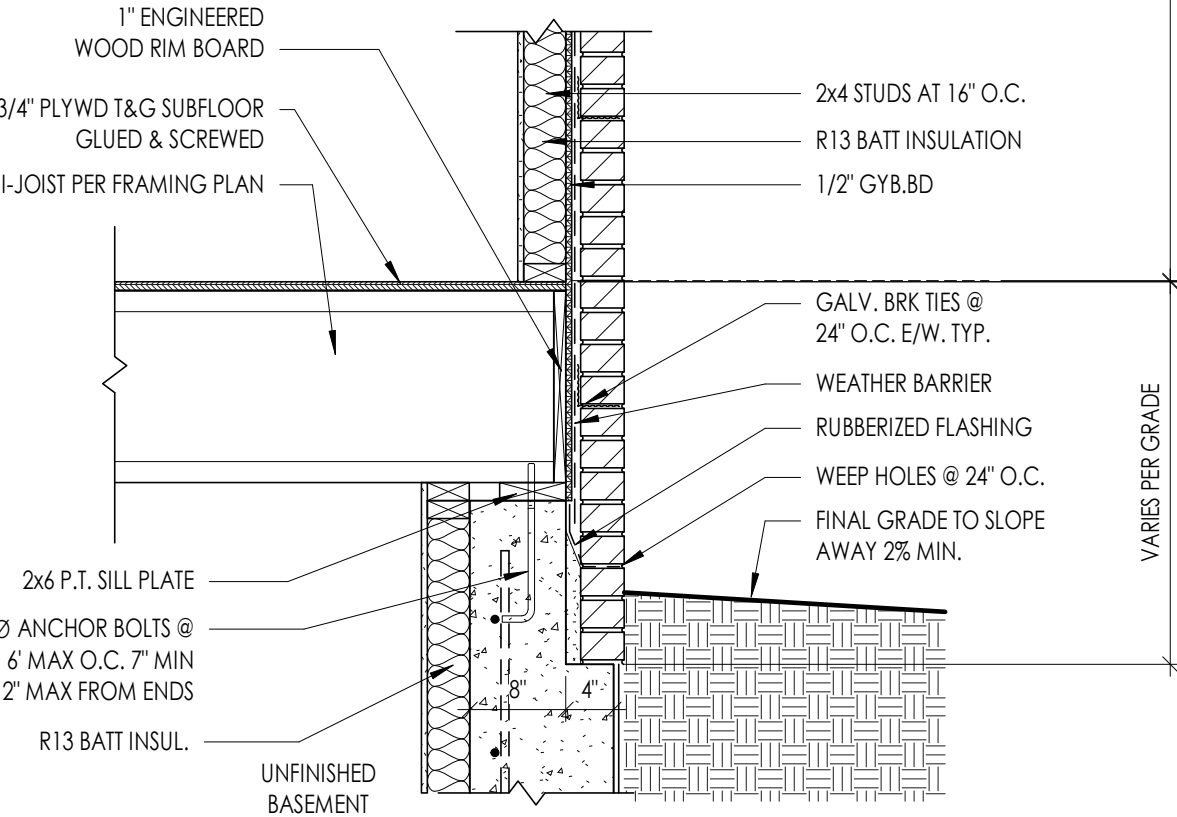
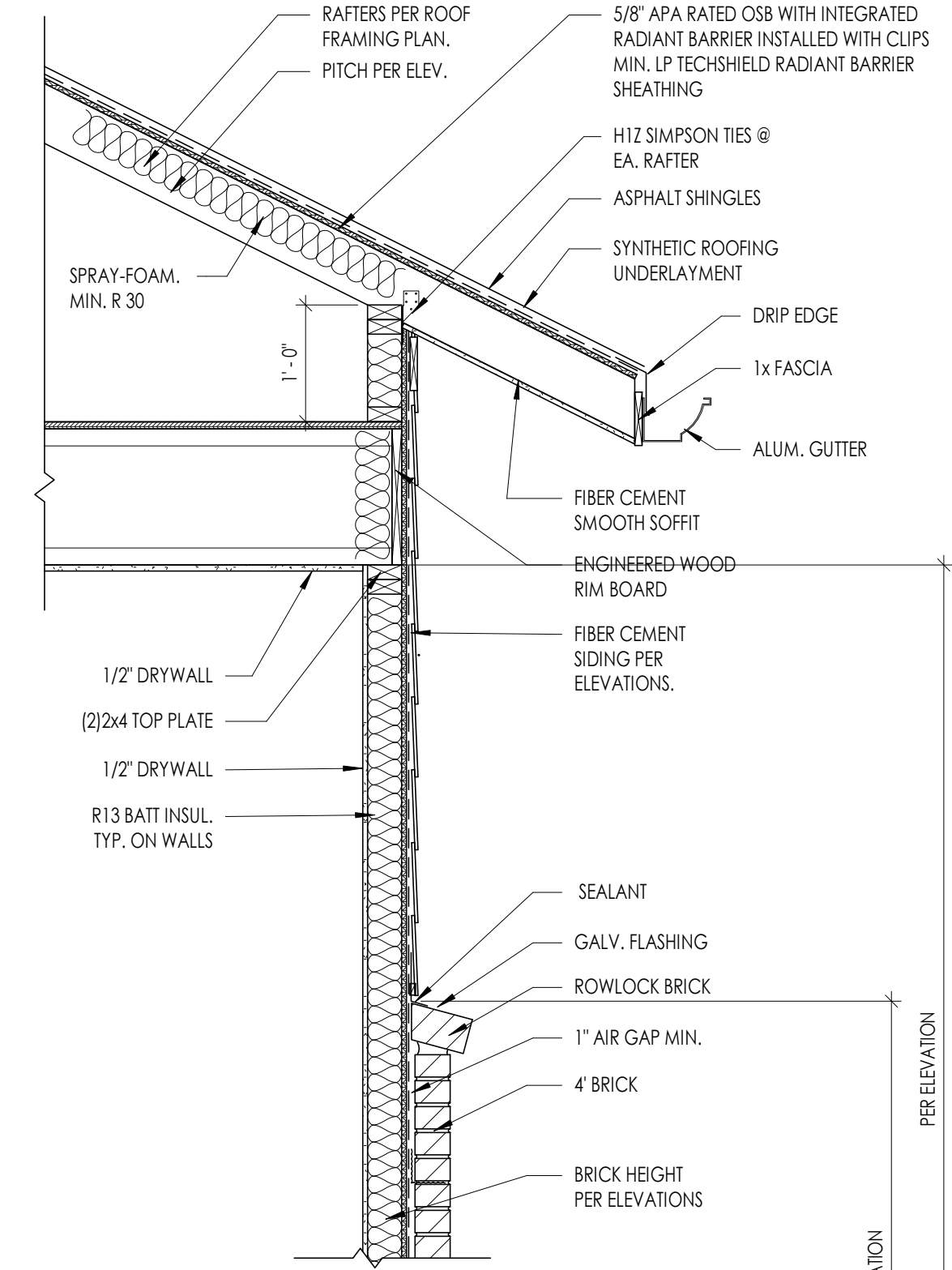
6 A104 GARAGE FND CURB
3/4" = 1'-0"



7 A104 TYPICAL WALL SECTION
3/4" = 1'-0"



8 A104 COLUMN FOOTING 6X6
3/4" = 1'-0"



7 A104 TYPICAL WALL SECTION
3/4" = 1'-0"

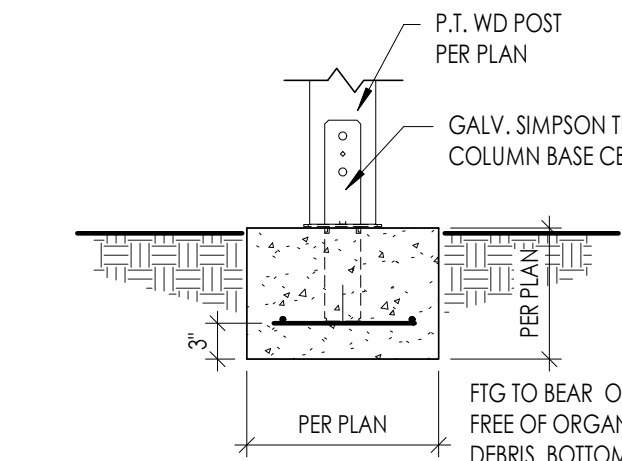


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FOUNDATION PLAN AND DETAILS

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Date: 08.19.2019 Project number: 19040

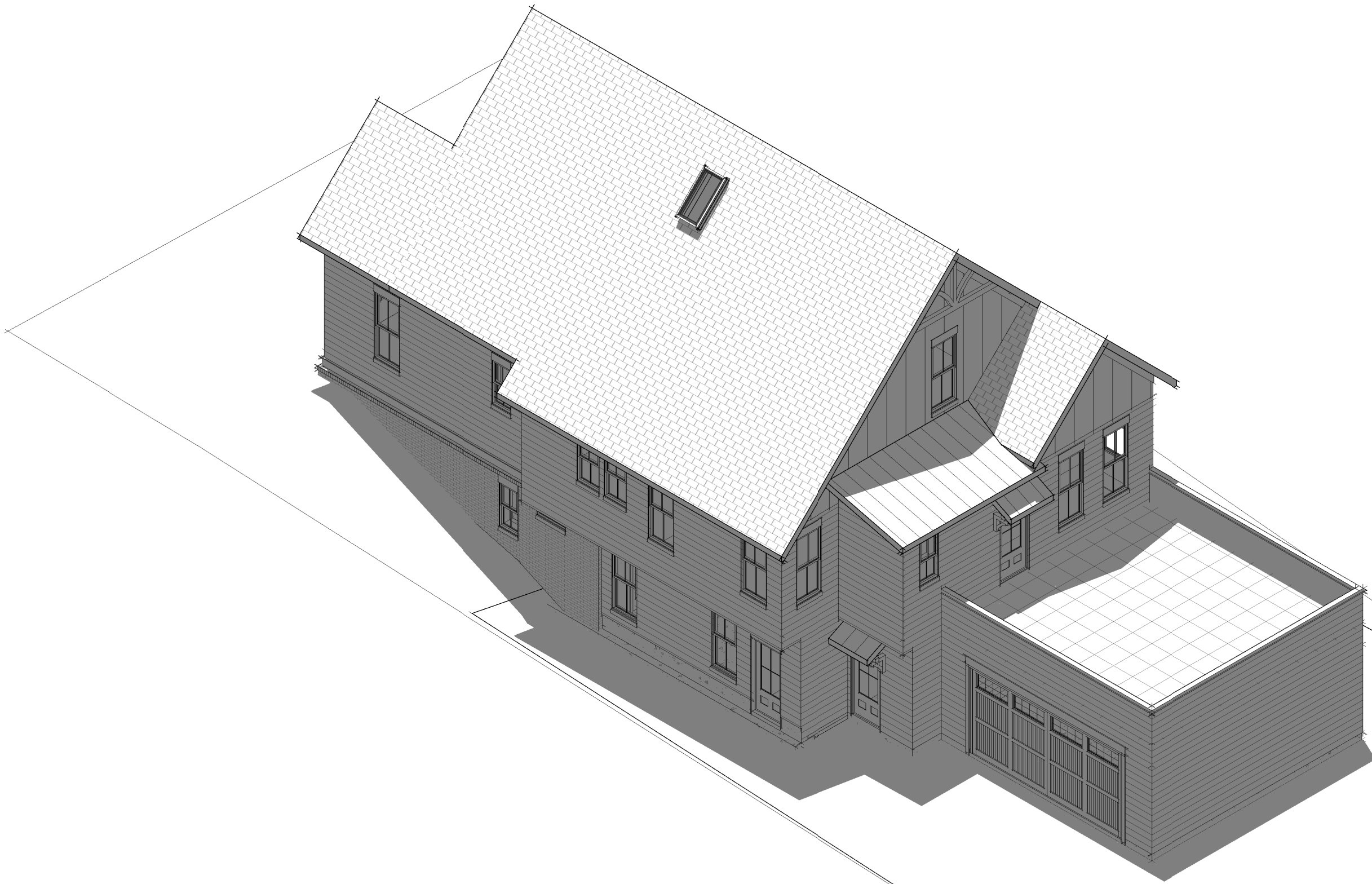
Drawing:
A104



- Stairs with four or more risers shall have a handrail on one side.
- Handrails shall be graspable per FIGURE 37.
- Handrail and connecting hardware material shall be decay-resistant and/or corrosion resistant.
- Handrail shall be attached to the stair guard or an existing exterior wall which acts as a barrier to the stairs. See FIGURE 38.
- All shapes shall have a smooth surface with no sharp corners.
- Recessed sections may be shaped from a 2x6 or $\frac{3}{4}$ board.
- Handrails shall run continuously from a point directly over the lowest riser to a point directly over the highest riser and shall return to the guard at each end; see FIGURE 39.
- Handrails may be interrupted by guard posts only at a turn in the stair.

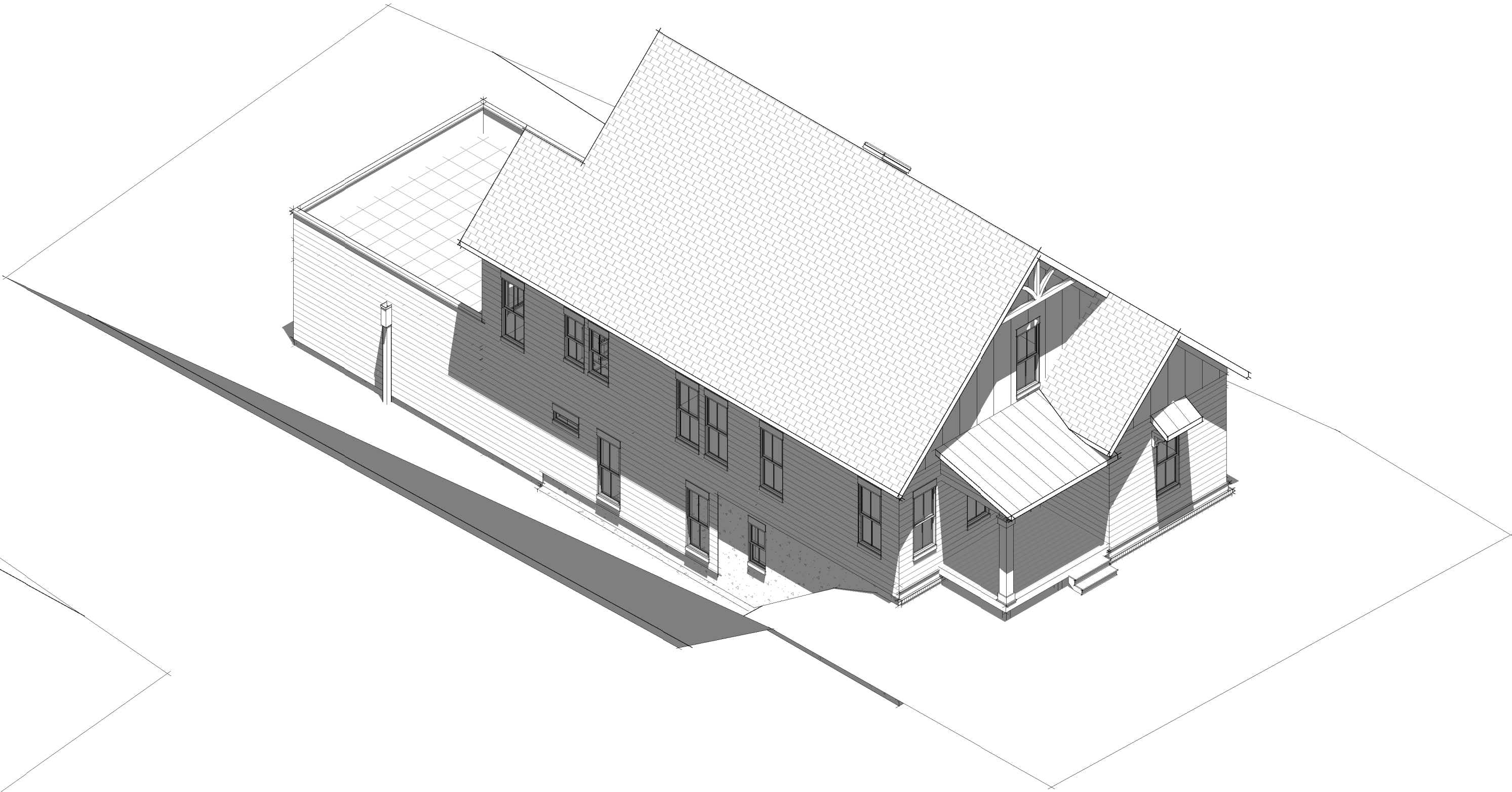


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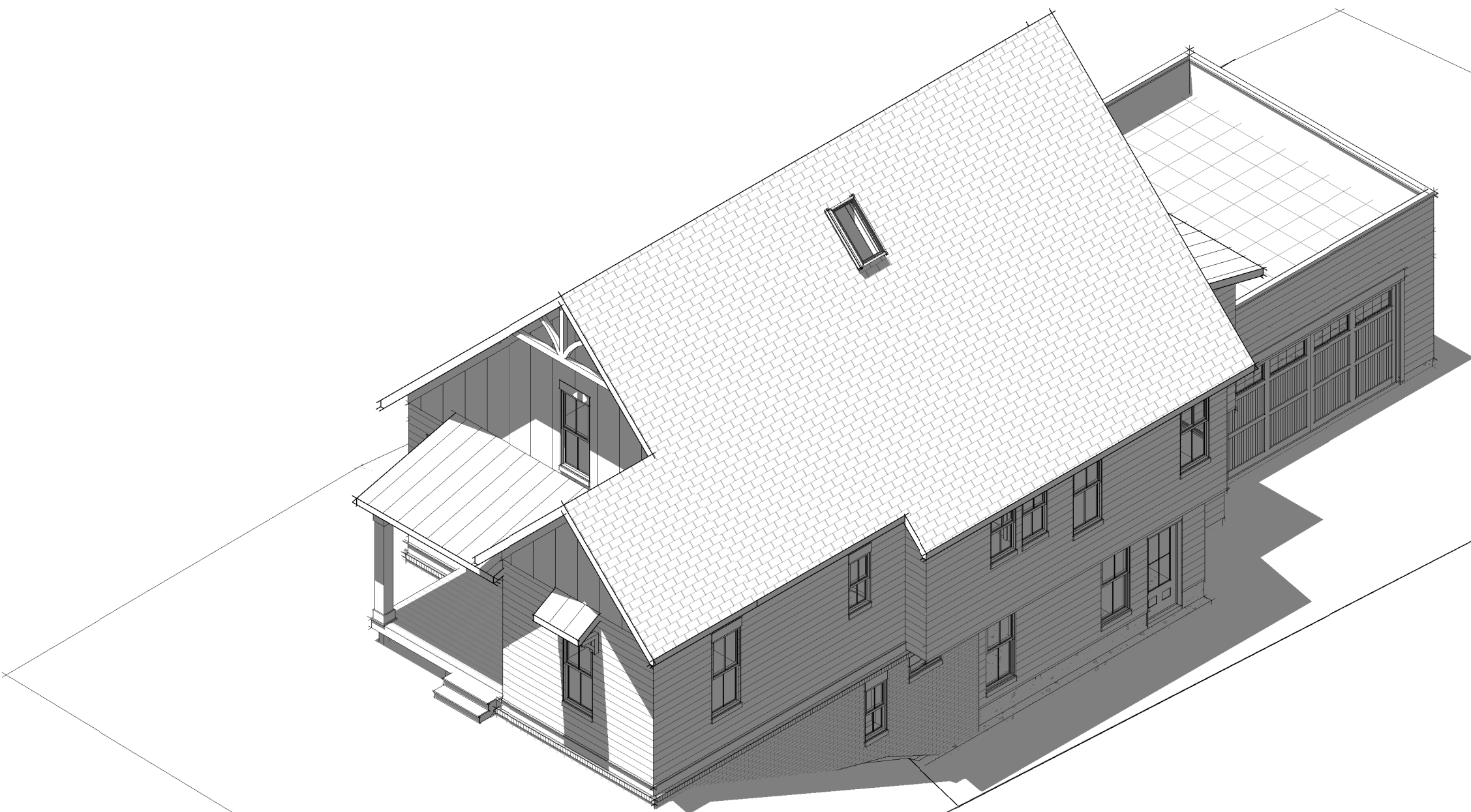
1 ISOMETRIC REAR RIGHT

A901



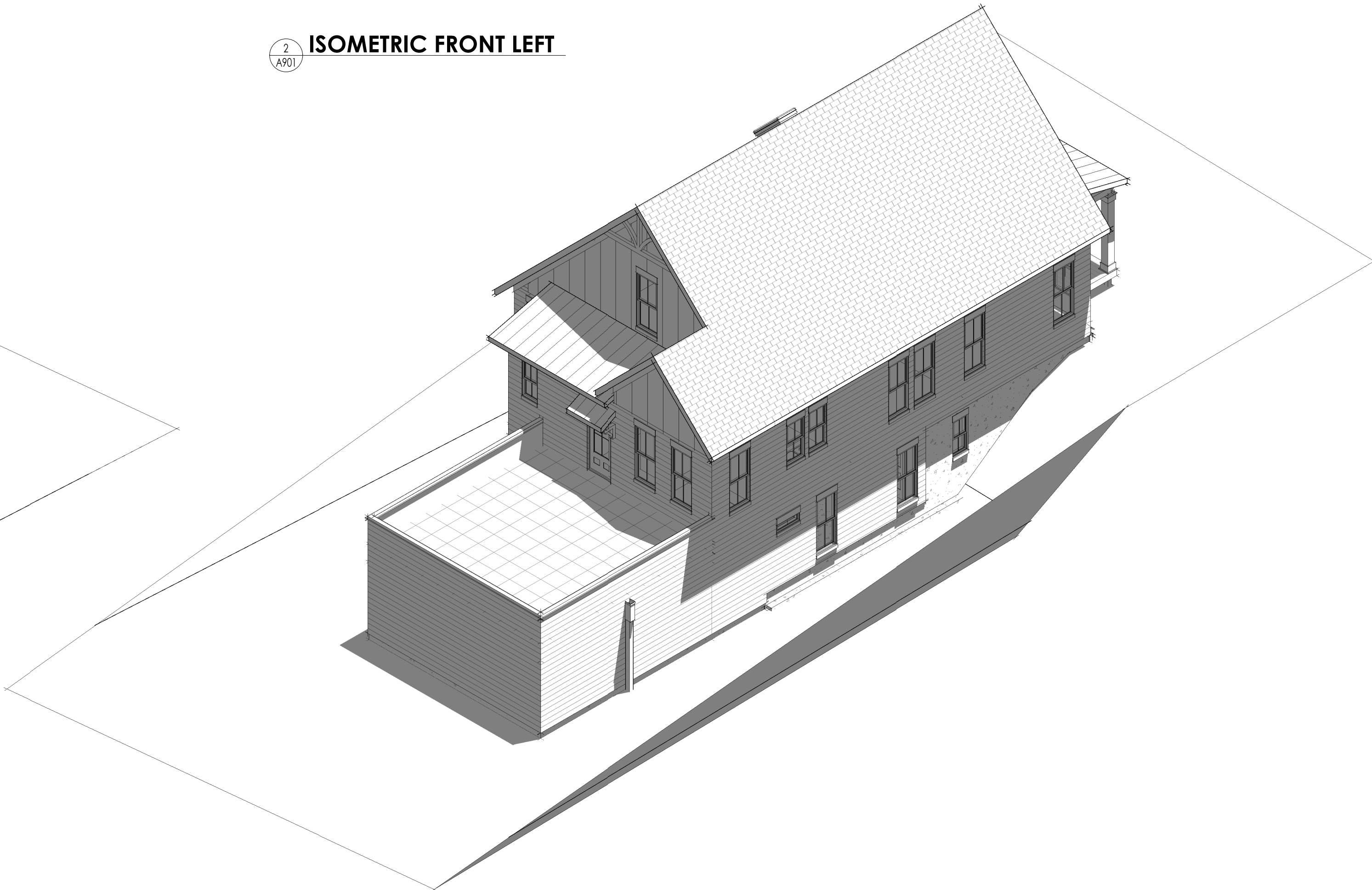
2 ISOMETRIC FRONT LEFT

A901



3 ISOMETRIC FRONT RIGHT

A901



4 ISOMETRIC REAR LEFT

A901

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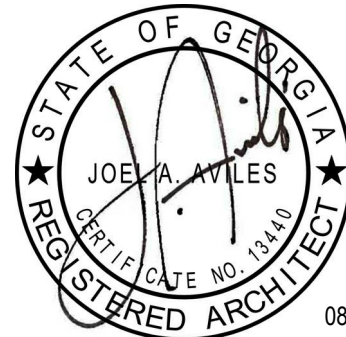


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