



DESIGN REVIEW COMMITTEE

700 Doug Davis Drive
Hapeville, GA 30354

April 20, 2022 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth

3. Approval of Minutes

3.I. Minutes of March 16, 2022

Documents:

1. DRC Minutes March 16, 2022

4. New Business

4.I. 3240 Jackson Street Accessory Structure

Background:

Julio Ceballos Brown has submitted an application seeking approval to install a 192-square foot accessory building (shed) located at 3240 Jackson Street. The proposed structure is a prebuilt "Tuff Shed" on gravel. The property is zoned R-SF, Residential Single Family and is subject to the SubArea E section of Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 3240 Jackson Street
2. Application - 3240 Jackson Street_Redacted

4.II. 3473 Harding Avenue New SF Dwelling

Background:

Cortney Newmans has submitted an application seeking approval to construct a new 2-story, 3,992-square foot single-family dwelling at 3473 Harding Avenue. The house will have 5 bedrooms, 3 ½ bathrooms, and an attached garage. The property is zoned U-V, Urban Village and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

Documents:

1. Planners Report 3473 Harding Avenue
2. Application - 3473 Harding Avenue_Redacted

4.III. 556 Oak Drive Addition

Background:

Joseph Espinosa has submitted an application seeking approval to construct a 736-square foot rear bedroom addition and the addition of a 130-square foot front porch on an existing single-story single-family dwelling at 556 Oak Drive. The property is zoned R-SF, Residential Single Family and is subject to the

SubArea E section of Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 556 Oak Drive
2. Application - 556 Oak Drive_Redacted

5. Next Meeting Date - May 18, 2022 at 6:00 PM

6. Adjourn



**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
March 16, 2022, 6:00 PM**

MINUTES

1. Call to Order

Chairman Jonathan Love called the meeting to order at 6:02 PM.

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth

3. Approval of Minutes

3.1 Minutes of February 16, 2022

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to approve the minutes of February 16, 2022, as submitted. Motion Carried: 5-0

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to move the application for 748 Virginia Avenue to the end of the agenda. Motion Carried: 5-0

4. New Business

4.1 3112 Old Jonesboro Road

Addition

Background:

Pedro Torres has submitted an application seeking approval to construct a 333-square foot addition to the existing 1,383-square foot single family dwelling at 3112 Old Jonesboro Road. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area Subarea E section of the Architectural Design Standards.

MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to approve the application with the following conditions:

1. Add front porch detail to front elevation on A-3. Applicant agreed to horizontal slats with 2-inch minimum spacing and to stain/paint the railing
2. On the front elevation, center the vents on the gable on A-3
3. On the front porch, add wider column base to grade to match existing
4. Update the rail spec on A-4 to specify only a 2x6 board on the top of the rail
5. Address all outstanding items identified in the Planners Report

The Committee also granted the following design exceptions:

6. The existing front porch width less than standard
7. Front porch column width more than 8-ft
8. Allow for existing fenestration percentage

Motion Carried: 5-0

4.II 3112 Grove Circle

New SF Dwelling

Background:

Brooks Kay has submitted an application seeking approval to construct a new 2 story, 4,287-square foot single-family dwelling at 3112 Grove Circle. The house will have 4 bedrooms, 3 ½ bathrooms, an attached garage, and an attached carport to the rear. The property is zoned R-SF, Residential Single Family and is subject to the SubArea E section of Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Gregory Morgan made a motion, John Stalvey seconded to approve the application with the following conditions:

- 1. Add thin brick veneer to the chimney**
- 2. Add thin brick veneer to the front porch base and end on an interior corner on side elevations**
- 3. Update front elevation windowsill height from base elevation**
- 4. Address all outstanding items identified in the Planners Report**

The Committee also granted the following design exceptions:

- 5. For windowsill height not meeting the standard**
- 6. For the column width spacing not meeting the standard**
- 7. For the porch width not meeting the percentage of the front elevation**
- 8. Allow for the fenestration percentage to be less than the standard**

Motion Carried: 5-0

4.III 325/376 King Arnold Street

PUD Requirements

Background:

Epic Development has submitted an application seeking approval for the rezoning from U-V, Urban Village to P-D, Planned Unit Development. As part of the proposed rezoning, the Design Review Committee establishes the site requirements for the site. The application proposes 25 single family dwelling units on a 1.47-acre parcel.

MOTION ITEM: Gregory Morgan made a motion, John Stalvey seconded to approve the development plans. One recommendation was to treat street facing façades of any house with additional design elements. Motion Carried 5-0

4.IV 748 Virginia Avenue

Pavilion Addition

Background:

The Hapeville Development Authority has submitted an application seeking approval to construct a 200-square foot pavilion and add a 62-square foot shed to the renovated gas station now art gallery, office, and arts studio at 748 Virginia Avenue. The property is zoned V, Village and A-D, Arts District Overlay and is subject to the Commercial /Mixed Use, SubArea B section of the Architectural Design Standards.

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to approve the application with one requirement to use upgraded and dark corrugated metal.

Motion Carried: 4-0; John Stalvey recused himself

5. **Next Meeting Date – Wednesday, April 20, 2022, at 6:00PM**

6. **Adjourn**

Dr. Patterson mentioned that the Steering Committee for the City of Hapeville's Comprehensive Plan Update had their first meeting on March 14, 2022, and currently advertising a community survey.

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to adjourn the meeting at 7:23PM. Motion Carried: 5-0

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman

DRAFT



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

DATE: April 13, 2022
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3240 Jackson Street Accessory Building**

BACKGROUND

The City of Hapeville has received a design review application from Julio Ceballos Brown to install an accessory building (shed) located at 3240 Jackson Street. The proposed accessory building is 192 SF. The proposed structure is a prebuilt “Tuff Shed” on gravel.

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

FINDINGS

ARCHITECTURAL DESIGN STANDARDS

Sec. 81-1-7. - Neighborhood conservation area.

- (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.
 - 4. *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.
 - h. *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.
 - *Compliant.*

- 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.
 - *Not applicable.*
- iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.
 - *Not applicable.*
- iv. Outbuildings shall be of compatible material and architectural style to the principal building.
 - The application lists T1-11 siding.
 - The proposed renderings show vertical siding compared to the lap siding on the dwelling.
- 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.
 - No height has been provided.
- vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.
 - The application does not show if there are any outbuildings within 10' of the outbuilding.

ZONING CODE

Sec. 93-2-5. - Accessory uses, accessory buildings, yard requirements of accessory buildings, outbuildings and fences.

- (1) An accessory building or structure is a building detached from the principal dwelling on a lot of record, the use of which is incidental and subordinate to the primary use of the property. Accessory buildings shall comply with the following standards and all other applicable regulations of this zoning ordinance and the architectural design standards. Where a conflict exists, the standards of this section shall control.

Accessory uses and structures on a residential lot shall comply with the following standards and all other applicable regulations of this zoning ordinance:

- (a) The accessory use or structure shall be subordinate in area, extent and purpose to the primary use or structure served. No accessory structure shall have a ground floor area greater than that of the principal dwelling. The floor area of an accessory structure shall include all floor area, that is, each floor of a one and one-half or two story accessory building shall be counted toward the maximum floor area. When more than one accessory building is erected, the "maximum accessory building size" controls the sum of the floor areas of those buildings.
- (b) The accessory use or structure shall contribute to the comfort, convenience or necessity of the occupants of the principal use or structure served.
- (c) The accessory use or structure shall not be injurious to the use and enjoyment of surrounding properties.
- (d) No accessory building shall be erected or placed on a lot that does not contain a principal dwelling. Building permits may be issued for the principal dwelling and an accessory structure; however, a certificate of occupancy must be issued for the principal dwelling prior to issuance of a certificate of occupancy for an accessory structure.

Special requirements for accessory buildings are as follows:

- (a) A building permit shall be required for the construction, erection or set-up of any accessory building in excess of 144 square feet. A separate certificate of occupancy shall be required for the construction, erection or set up of any accessory building in excess of 200 square feet.

Accessory structures less than 200 square feet, without HVAC, shall be exempt from obtaining a separate certificate of occupancy, but shall not be exempt from all necessary inspections during the construction process.

- (b) Accessory building or outbuilding shall be permitted at the owner's option according to the schedule presented in Table A—Accessory building allowance based on dwelling unit size, or Table B—Accessory building allowance based on lot size.
- (c) Outdoor cooking facilities, gazebos, arbors, pool equipment shelters, arbors, fireplaces, and waste receptacle enclosures shall be exempt in calculating the maximum number of accessory structures on a lot. However, such structures shall be subject to the accessory building setback standards and shall not exceed 144 square feet in area.
- (d) Exterior materials, roof pitches, and other design elements must comply with the city architectural design standards.
- (e) Except as herein provided, the minimum yard requirements of section 93-22.1-1 of this chapter also apply to accessory buildings. However, accessory buildings may be located in rear yards within five feet of a rear or side lot line. In addition to these yard requirements, the horizontal separation of accessory buildings from the dwelling on the same lot and the horizontal separation of accessory buildings from dwelling on adjacent lots shall comply with standards in Table C—Distance from dwelling for very large accessory buildings. All distances shall be measured from outside wall to outside wall.
- (f) The number of accessory building may vary depending on the size of the lot. Table D—Maximum number of accessory buildings establishes the schedule for number of accessory buildings allowed on a building lot.
- (g) Accessory buildings, including detached garages, shall be permitted in an R-0, R-AD, R-1, R-2, R-3, R-4, R-5, R-I, R-SF, V, U-V, RMU or C-R Zone, subject to the following limitations:

Placement.

- (a) Located on a lot with a principal dwelling. An accessory building shall be located on the same lot as the principal dwelling to which it is accessory.
- (b) Setback dependent on distance from dwelling. Accessory buildings shall be allowed in rear yards only. An accessory building located within 20 feet of the principal dwelling shall comply with the setback requirements of the principal dwelling to which it is accessory. Accessory buildings located more than 20 feet from the principal dwelling may be placed five feet from a side or rear lot line.
- (c) Setback on corner lot. Accessory buildings on a corner lot shall comply with the setback for the principal dwelling. No accessory building on a corner lot that adjoins a residentially used or zoned lot to the rear shall be located within 25 feet of the rear property line. This 25-foot setback will not be required when the adjoining yard is a rear yard.
- (d) Distance from dwelling and other accessory buildings. All accessory buildings must be located a minimum of ten feet from the principal dwelling and all other accessory buildings on the lot or on neighboring lots. This distance shall be measured from outside wall to outside wall.
- (e) Ordinance setbacks otherwise remain in effect. Except as herein provided, the minimum setback requirements of section 93-22.1-1 of this chapter also apply to accessory buildings.
- (f) Non-complying accessory buildings. Notwithstanding standards of this chapter to the contrary, nothing shall prohibit the re-construction of accessory buildings that are legal, nonconforming structures that have been in existence for a minimum of 20 years along that established building line. That building line shall be the minimum setback for re-building of the accessory building on the lot. All other standards of the chapter shall remain in effect.

Height.

- (a) **Scale of accessory buildings.** The height of an accessory building shall not exceed 25 feet or the height of the principal dwelling measured from the average adjacent grade to the peak or ridgeline of the roof, whichever is less.

HEIGHT NOT PROVIDED

Architectural style and exterior finish.

- (a) Compatibility with principal dwelling. Accessory buildings shall be architecturally compatible with the principal dwelling on the lot. The exterior finish of all accessory buildings shall be identical to the exterior finish of the principal dwelling on the lot. In the case of brick dwellings, the exterior finish of the accessory building may be similar to the trim work or other siding materials of the dwelling. Exterior materials, roof pitches and other design elements shall comply with the architectural design standards.
- (b) Roof design. Flat or shed roofs shall be prohibited on accessory buildings. Accessory buildings shall have a gable or hip roof design.

Utility services.

- (a) **Water supply.** Running water is permitted to all accessory buildings.

Use.

- (a) See section 93-2-26 (accessory dwelling units (ADU)).
- (b) **Evidence of separate dwelling unit.** The presence of such facilities or equipment as utility services, utility meters, mailboxes or kitchen equipment such as a sink, stove, oven or cabinets in an accessory building or a portion of a principal dwelling shall be considered prima facie evidence that such accessory building or such portion of a principal dwelling is a separate and distinct dwelling unit and is subject to the regulations of the zoning district in which it is located.
- (c) **Temporary buildings.** Temporary buildings may only be used in conjunction with permitted construction work in any zoning district and shall be removed immediately upon the completion of construction.

Permitting schedule.

- (a) **Construction or occupancy of an accessory building to follow principal dwelling.** No permit for an accessory building shall be issued until a permit for construction of the principal dwelling has been issued and construction of such dwelling commenced. No certificate of occupancy for an accessory building shall be issued prior to issuance of a certificate of occupancy for the principal dwelling.

Construction standards.

- (a) **Building anchoring.** Any accessory building having a floor area greater than 144 square feet shall be secured to the ground with a full perimeter foundation to prevent the structure from being moved or damaged by high winds.

PROPOSED TO BE SET ON GRAVEL. THE 192 SF OUTBUILDING MUST HAVE A FULL PERIMETER FOUNDATION.

- (b) **Life safety codes apply.** Accessory buildings must comply with adopted fire safety and building code regulations.
- (c) **Standards for "attached" accessory building.** When an accessory building is attached to the principal dwelling by a breezeway, passageway, deck, or similar means, the accessory building shall comply with the setback requirements of the principal dwelling to which it is

accessory. In order to qualify as an attached garage or accessory building, therefore eliminating the need for compliance with these accessory building standards, the attached accessory building must share a common wall with the principal dwelling that is a minimum of 80 percent of the wall length of the accessory building or 20 feet, whichever is greater. Such common wall must be an integral part of the principal dwelling. An attached garage or accessory building shall comply in all respects with the standards applicable to the principal dwelling.

- (d) *Second story access.* Where applicable, access to the second story of an accessory building must be located within the interior of the ground floor space.
- (e) *Prohibited accessory and temporary buildings or structures.* Manufactured homes, mobile homes, shipping containers, freight trailers, box cars, trailers or any other structure or vehicle that was not originally fabricated for use as an accessory building shall be prohibited.

Table A—Accessory Building Allowance Based on Dwelling Unit Size

Dwelling unit ground floor area in square feet	Accessory building size
800	320
1,000	400
1,200	480
1,400	560
1,600	640
2,000	800
2,400	960
3,000	1,200
3,600	1,440
4,000	1,600

Table B—Accessory Building Allowance Based on Lot Size

Lot size in square feet	Accessory building size based on variable percentage of lot size
2,400	240
4,000	360
6,750	540
7,000	560
8,500	595
10,000	650
21,780	1,089
32,670	1,307
43,560	1,525
54,450	1,634

- ***According to County tax records, the lot is 6,250 SF. The proposed accessory building would be 192 SF., which is compliant with Table B, above.***

Table C—Distance from Dwelling for Very Large Accessory Buildings

Percent of dwelling unit ground floor area	Distance from dwelling
40 percent	10 feet
50 percent	30 feet
60 percent	50 feet
70 percent	70 feet
80 percent	80 feet
90 percent	90 feet
100 percent	100 feet

Table D—Maximum Number of Accessory Buildings

Lot size	Maximum number of accessory buildings
Up to one-half acre	1
Up to one acre	2
Over one acre	3

RECOMMENDATIONS

The proposed addition would use a pre-made garden shed design that is not architecturally identical the primary dwelling and is not compliant with the Architectural Design Standards. Staff has identified the following specific concerns:

1. The included materials list describes the siding as T1-11 – the DRC should determine whether this is compatible to cementitious siding.
2. The proposed renderings show vertical siding versus lap siding used on the primary dwelling.
3. The height of the outbuilding has not been provided (14' min, 25' max).
4. The applicant has not indicated if any other buildings are within 10' of the proposed outbuilding.
5. Outbuilding must be placed on a permanent foundation.

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: 04/01/2022

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: Julio Ceballos Contact Number: [REDACTED]

Applicants Address: 3240 Jackson St Hapeville Ga

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

Address of Proposed Work: 3240 Jackson St

Parcel ID# (INFORMATION MUST BE PROVIDED): 14009400010570

Property Owner: Julio Ceballos / Natalie Ceballos Contact Number: [REDACTED]

Project Description (including occupancy type): Installation of
prebuilt 12'x16' Tuff Shed on gravel

Contractors Name: Self Contact Number: [REDACTED]

Contact Person: _____ Contact Number: _____

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


Applicants Signature

04/01/2022
Date

Project Class (check one):

☒ Residential ☐ Commercial ☐ Mixed-Use Development

Project Type:

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

Total Square Footage of proposed New Construction: 192

Total Square Footage of existing building: 976

Estimated Cost of Construction: \$8K

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

1x6 Hardy Lap siding - white with gray shingles

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

T 111 exterior siding - white with gray shingles

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 and dimensioned architectural drawings 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 Julio A. Ceballos JC 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.



imagine
Hapeville
georgia

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 dimensioned 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.

Julio A. Ceballos.

Printed Name

Julio A. Ceballos

Signature

04/01/2022

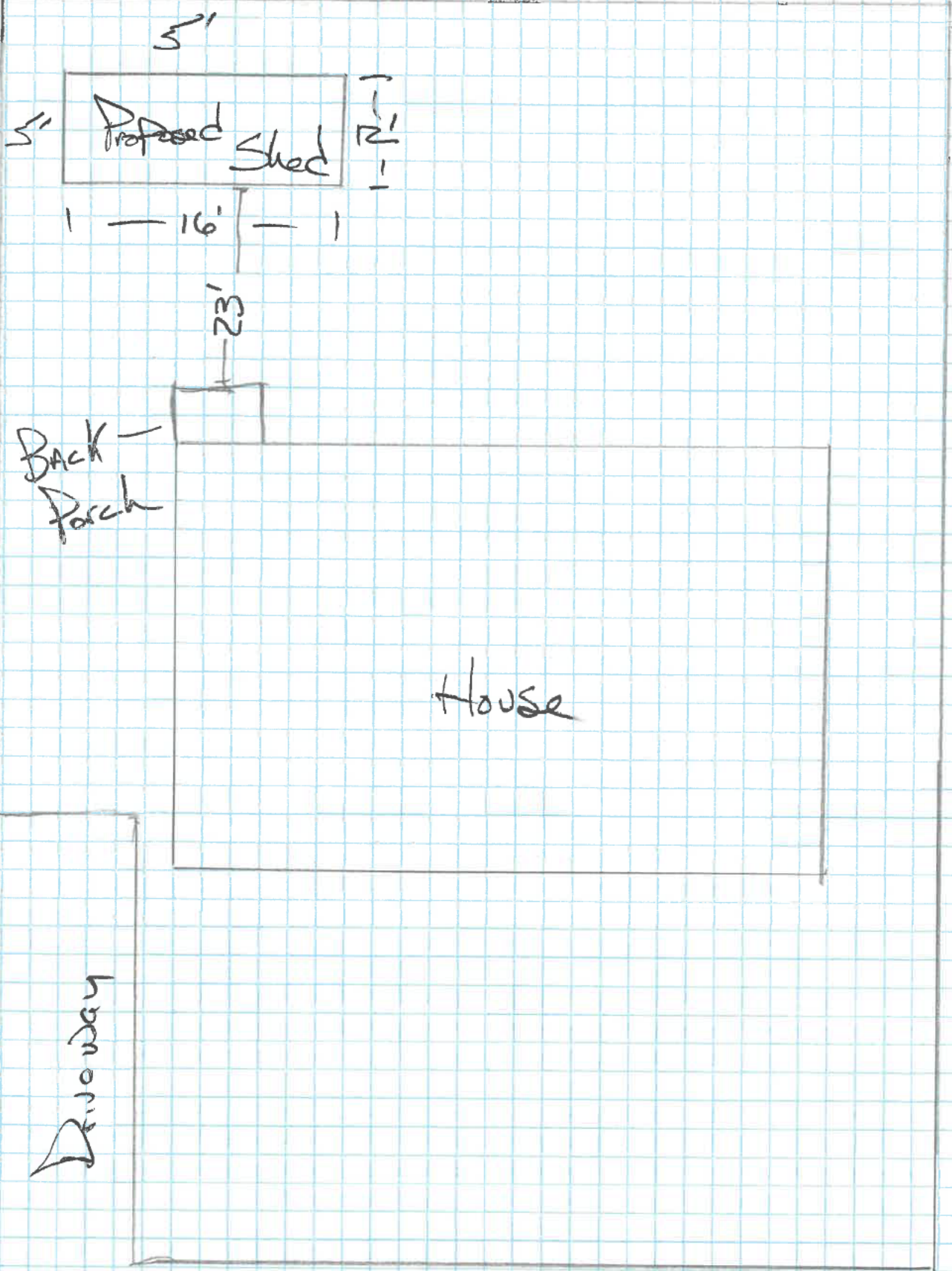
Date

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.

North Property Line

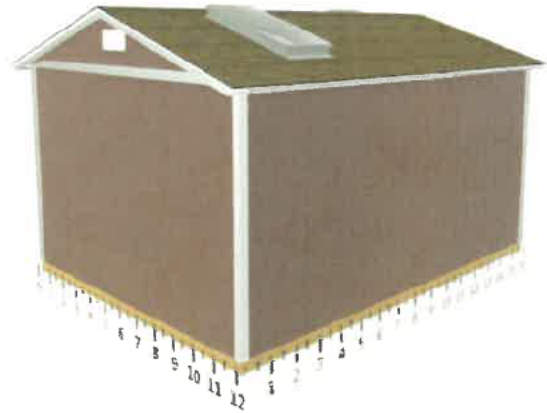
Driveway



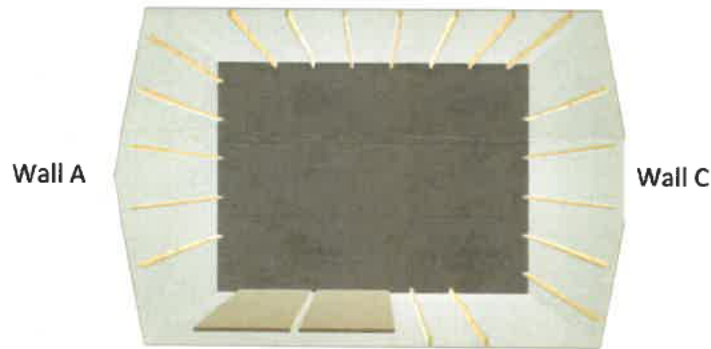
House

Jackson St





Wall D



Wall A

Wall C

Wall B

Base Details

Building Size & Style

Premier Tall Ranch - 12' wide by 16' long

Paint Selection

Base: Cherokee Red, Trim: Delicate White

Roof Selection

Golden Cedar 3 Tab

Drip Edge

White

Is a permit required for this job?

Yes

Who is pulling the permit?

Tuff Shed

Options Details

Doors

4' x 6'7" Double Shed Door (8')

Roof

24 Lin Ft 6" Gable EW Eave Upgrade

2 Ea 2x4 Skylight

Floor and Foundation

RTO Floor

192 Sq Ft PT Floor Frame in lieu of Steel

Vents

2 Ea 16"x8" Wall Vent - White

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?

No

Is there a power outlet within 100 feet of installation location?

Yes

The building location must be level to properly install the building. How level is the install location?

Within 4" of level

Will there be 18" of unobstructed workspace around the perimeter of all four walls?

Yes

Can the installers park their pickup truck & trailer within approximately 200' of your installation site?

Yes

Substrate Shed will be installed on?

Dirt/Gravel

Signature: _____ Date: _____



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

DATE: April 13, 2022
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3473 Harding Ave**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Cortney Newmans to build a single family home on a lot located at 3473 Harding Avenue. Per the application, the 2 story single family dwelling will have 5 BR and 3.5 BA and will be 3,992 SF with an attached 2 car garage.

The property is zoned U-V, Urban Village, and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) *Site development standards*

- ✓ Except where indicated, setbacks shall be established by zoning.
- ⊘ On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- ✓ Minimum building heights shall be established by zoning.
- ⊘ Within subareas D and E maximum building heights shall be as established by zoning, except that:
 - Where this chapter provides a more-stringent standard as compared to the zoning code, the more-stringent standard shall prevail. The only exception to this shall be a use grandfathered under the zoning code.
 - Portions of buildings equal to or less than five feet from a side or rear lot line shall be limited in height to the greater of 16 feet.
 - Portions of buildings between five and ten feet of a side or rear lot line shall be limited in height to the greater of 25 feet.
 - Portions of buildings ten feet or greater from a side or rear lot line shall be limited in

height to 35 feet.

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

STAFF COMMENT:

(b) Supplemental Area and Fence Standards

- ✓ Developments shall locate landscape supplemental areas adjacent to first-story residential uses and place a minimum of one tree every 50 feet in the supplemental area. See list of allowed trees in section 93-2-14.
- ⊖ Chain link fencing is not permitted in areas visible from a public right-of-way.

On all lots a fence, wall, curb or hedge between six and 48 inches in height is encouraged at the back of the required sidewalk, except at openings to access steps, drives or pedestrian walkways.
- ⊖ Fences adjacent to the street shall be picket-wood, stone, composite materials or ornamental metal, with the finished side facing the street.
Retaining walls adjacent to the required sidewalk shall not exceed 32 inches in height unless required by topography.
- ⊖ All street-facing walls shall be faced with stone, brick, or smooth stucco.
- ⊖ Small planting between retaining walls and the required sidewalk are encouraged and should have a minimum width of six inches.

STAFF COMMENT: Supplemental area trees are required by zoning to be placed on average every 30 ft.

Tree Conservation Plan to be finalized with Arborist.

(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:

(d) *Parking and Traffic Standards*

✓ One-family detached dwellings and two-family dwellings shall meet the following requirements:

✓ Driveways shall have a minimum width of nine feet and a maximum width of 15 feet.

Circular drives are permitted.

A grass strip in the middle of driveways is encouraged.

⊙ All other buildings shall meet the following requirements:

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

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

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

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

New public streets shall not count as curb cuts.

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

⊙ Carports are only permitted subject to the following requirements:

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

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

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

✓ On-site parking shall be prohibited in the supplemental areas. This shall not be interpreted as restricting on-street parking located along a public street.

⊙ Garage access on single-family lots shall be prohibited in the front yard of the home.

STAFF COMMENT:

(e) *Roof and Chimney Standards*

✓ Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.

✓ Roof shingles shall be slate, cedar, or asphalt.

⊙ Roof tiles shall be clay, terra cotta or concrete.

⊙ Metal roofs are:

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

STAFF COMMENT: Roof overhang dimension has not been provided.

(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 spacing of the columns has not been provided.

2nd story balcony requires design exception.

(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: Fenestration calculation required. Defined sills are required. Trim detail/dimensions should be provided. Sill material not provided.

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

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

Other:

- ✓ New homes in the neighborhood conservation area should be designed to reflect the principal traditional styles found in the community. These include national folk, Queen Anne, ranch, Tudor revival, craftsman, and minimal traditional styles.
- These styles, however, do not reflect the only styles historically found in Hapeville, which also includes a few occurrences of neocolonial revival. Where an applicant desires to utilize a style historically found in Hapeville, but not reflected in the six principal styles identified in subsections (4)a. through (4)e., they shall provide the Design Review Committee with photo documentation of the relevant style in Hapeville, a description of the key features of such style, and written justification of such style's appropriateness for the community.

STAFF COMMENT: *Window sill height not provided.*

RECOMMENDATIONS

To comply with the Architectural Design Standards, please address the following deficiencies and note on all relevant plan sheets:

- Roof overhang (req. 12" min) should be provided.
- The spacing of the columns should be provided. (8' on center max).
- 2nd story balcony requires Design Exception.
- Fenestration calculation should be provided.
- Defined sills should be provided.
- Trim detail/dimensions should be provided.
- Sill material should be provided.
- Window sill height should be provided.
- Finalize the landscape and tree conservation plan for compliance.

The Design Review Committee may approve this item once satisfied the Design Standards are addressed.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 3/7/2022

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: CORTNEY NEWMANS Contact Number: [REDACTED]

Applicants Address: 850 BETHEL CHURCH RD SE, SILVER CREEK, GA 30173

E-Mail Address: MARCIE@HARVESTHOMEBUILDING.COM Zoning Classification: UV

Address of Proposed Work: 3473 HARDING AVE, HAPEVILLE, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14009800020077

Property Owner: SAH REAL ESTATE HOLDINGS, LLC Contact Number: 706-237-7426

Project Description (including occupancy type):

2 STORY SINGLE FAMILY RESIDENTIAL HOME WITH ROOFTOP PATIO AND
2 CAR GARAGE

Contractors Name: CHARLES BERGEN - HARVEEST HOMES Contact Number: 706-237-7426

Contact Person: MARCIE FIERRO Contact Number: [REDACTED]

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

Applicants Signature

Date

3-7-22

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: 2608

Total Square Footage of existing building: N/A

Estimated Cost of Construction: \$450,000

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: _____

HARDIE PANEL VERTICAL SIDING

VINYL WINDOWS

CAST STONE

WOOD DOORS

ASHPALT ROOF SHINGLES

ALUMINUM DOWNSPOUT & GUTTERS

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 and dimensioned architectural drawings 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 Courtney Newmans CN 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.



imagine
Hapeville
georgia

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

- ☒ Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:
https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICORR_CH81ARDEST
- ☒ Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.
- ☒ Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.
- ☒ Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.
- ☒ Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.
- ☒ Submitted dimensioned 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.

Caitlin Newman
Printed Name

[Signature]
Signature

3-7-22

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.

STATE OF GEORGIA
COUNTY OF DEKALB

PURCHASER'S AFFIDAVIT

Personally appeared before me, the undersigned officer, SAH REAL ESTATE HOLDINGS, LLC, who being duly sworn according to law, depose and say an oath as follows:

That they are the owners of real property with improvements located thereon being more particularly described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 98 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING LOT 137, VIRGINIA PARK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 8, PAGES 69-70, FULTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

That there are no pending suits, proceedings, judgments, bankruptcies, liens, or executions against said owner either in the aforesaid County or any other county in the State of Georgia, or in any other court or jurisdiction.

That this Affidavit is made by Deponent to induce the title insurance company to issue an owner's title insurance policy insuring said loan.

Sworn to and subscribed before me this
1st day of February, 2021.

Notary Public
My commission expires
MEMBER

SAH REAL ESTATE HOLDINGS, LLC

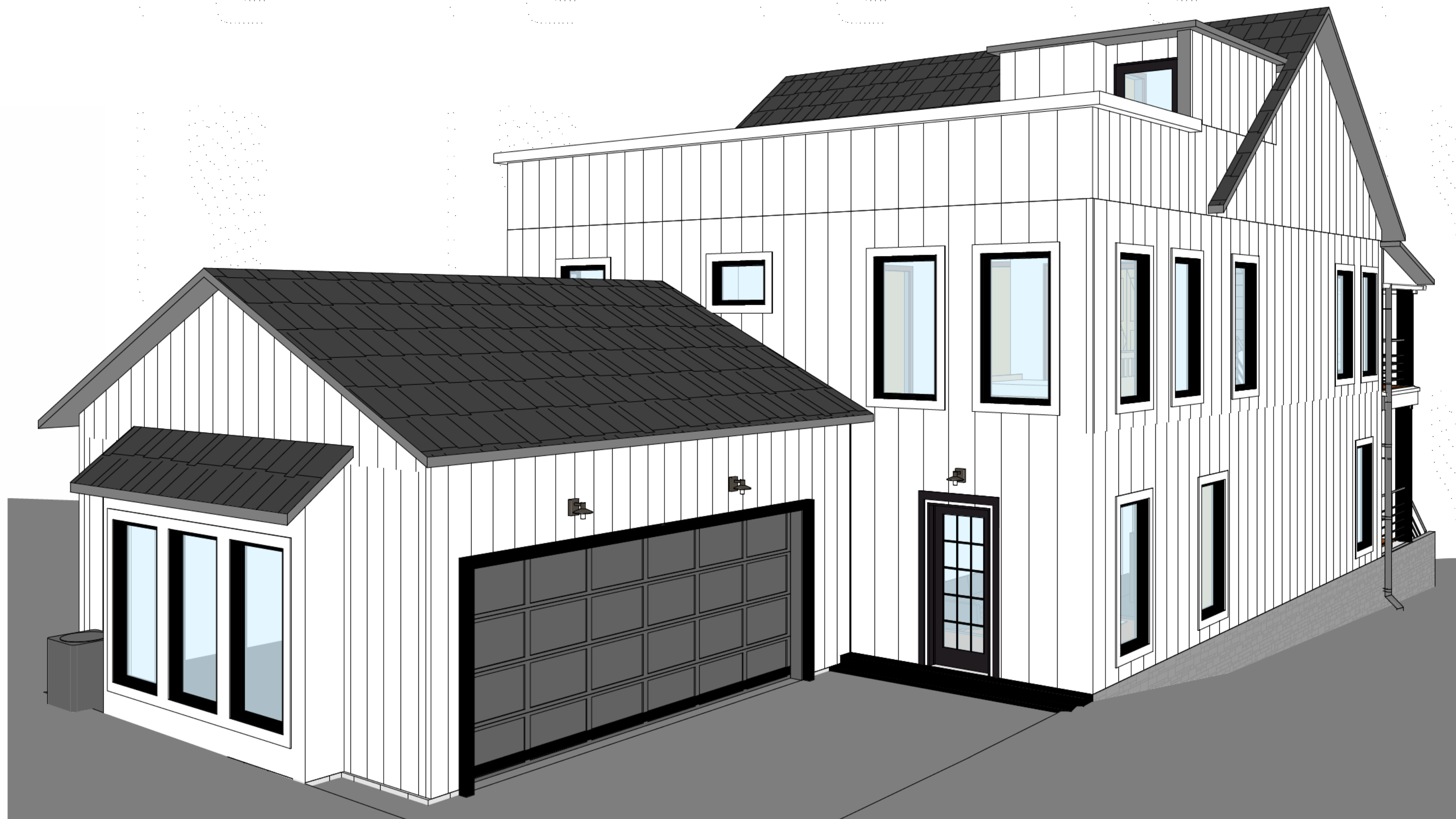
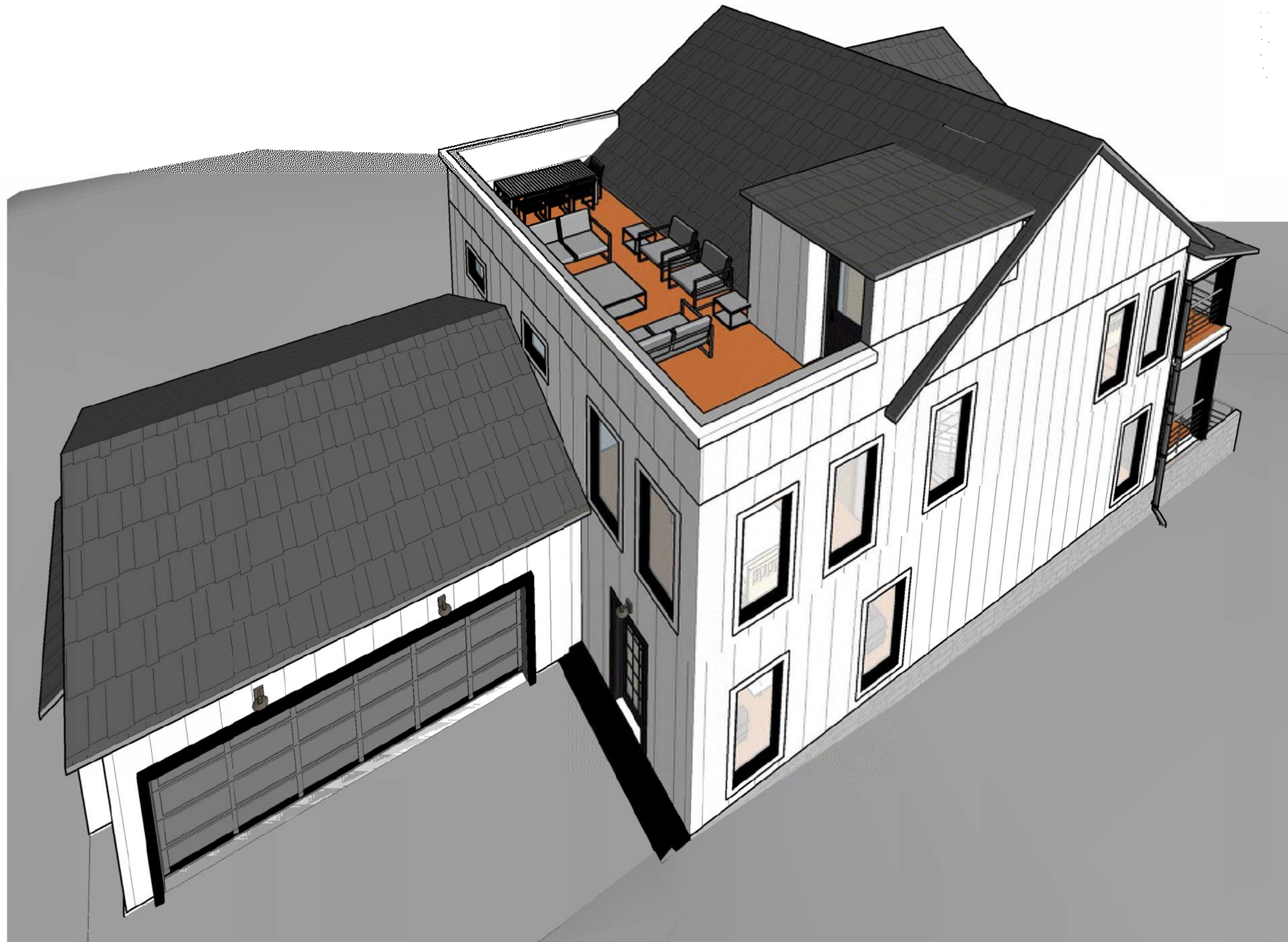
BY: CHRISTY REWMANS, ITS: SOLE

(Seal)

(Seal)

(Seal)





HARDING AVE PROJECT

SCOPE OF WORK

THE SCOPE OF WORK FOR THIS PERMIT IS TO BUILD A 2 LEVEL SINGLE FAMILY DWELLING WITH A ROOFTOP TERRACE ON A VACANT LOT IN HAPEVILLE, GA. PERMIT IS TO CONSTRUCT THIS WOOD FRAMED SINGLE FAMILY HOME WITH AN ATTACHED GARAGE, FRONT PORCH AND BALCONY ABOVE. THE TOTAL SQUARE FOOTAGE OF HEATED SPACE IS 2608, GARAGE IS 519, ROOF TERRACE IS 353 AND FRONT PORCH AND BALCONY TOTAL TO 512.

HEIGHT: 34'-6" (FROM LOWEST CRAWLSPACE POINT)

HEATED AREA: 2608 SF

UNHEATED AREA: 1384 SF

GENERAL NOTES

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THIS IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISE OVER THE INTENT OF THE PLANS OR NOTES, CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND/OR BUILDER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWINGS. MORGAN DESIGN STUDIO IS NOT RESPONSIBLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER.

BUILDING PERFORMANCE

N/A

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS, PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

STRUCTURAL ENGINEER: N/A
BUILDER: N/A
DESIGNER: MORGAN DESIGN STUDIO

APPLICABLE CODES

2012 INTERNATIONAL BUILDING CODE W/ GEORGIA AMENDMENTS (2014) (2015)
2012 INTERNATIONAL FIRE CODE W/ GEORGIA AMENDMENTS (2014) (2015)
2012 INTERNATIONAL RESIDENTIAL CODE W/ GEORGIA AMENDMENTS (2014) (2015)
2012 INTERNATIONAL PLUMBING CODE W/ GEORGIA AMENDMENTS (2014) (2015)
2012 INTERNATIONAL MECHANICAL CODE W/ GEORGIA AMENDMENTS (2014) (2015)
2012 INTERNATIONAL FUEL CODE W/ GEORGIA AMENDMENTS (2014) (2015)
2014 NATIONAL ELECTRICAL CODE W/ NO GEORGIA AMENDMENTS
2009 INTERNATIONAL ENERGY CONSERVATION CODE W/ GEORGIA AMENDMENTS (2011)(2012)

SHEET INDEX

A101 - TITLE PAGE
A104 - ARBORIST REPORT & SITE PHOTOS
C2 - SITE, UTILITY, & LANDSCAPE PLAN
L1 - TREE CONSERVATION PLAN
L2 - TREE REPLACEMENT PLAN
A108 - FOUNDATION & FIRST FLOOR PLAN
A109 - SECOND FLOOR & ROOF PLAN
A110 - ELEVATIONS
A111 - ELEVATIONS
A113 - SECTIONS
A117 - WINDOW & DOOR SCHEDULE



www.morgandesignstudios.com

Morgan Design Studio, LLC

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawings. Morgan Design Studio is not responsible for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

[illegible]

NEWMANS MANAGEMENT
GROUP

3473 HARDING
AVE, ATLANTA, GA 30354

HARDING AVE PROJECT

TITLE

Project Number	2022-01
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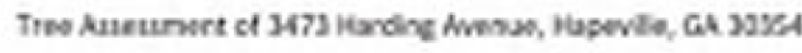
Date	03/08/2022
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Drawn By EAM

Checked By	EAM
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A101

Scale

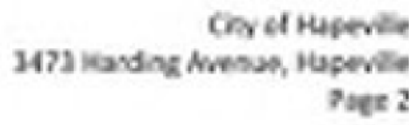


July 18, 2021

TO: Ira Campbell, Sr.

FOR: City of Hapeville
3468 North Fulton Avenue
Hapeville, GA 30254

The below screenshot is of the property located at 3073 Harding Avenue in Hapeville, GA



I was asked to assess the following trees on-site; they should be considered in good condition unless otherwise noted.

City of Hapeville
1473 Harding Avenue, Hapeville
Page 3

These findings are based on a Level 1 Visual Assessment of the property.

Sincerely,

Christie Bryant
ISA Arborist SO 6310 A
TRAC Certified
770-823-5374
Christie@speakingfromtrees.com



Morgan Design Studio, LLC

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them. After prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawings. Morgan Design Studio is not responsible for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

[illegible]

NEWMANS MANAGEMENT
GROUP

3473 HARDING
AVE, ATLANTA, GA 30354

HARDING AVE PROJECT

ARBORIST REPORT & SITE PHOTOS

Project Number	2022-01
Date	03/08/2022
Drawn By	Author
Checked By	Checker

A104

Scale

DEVELOPMENT SCHEDULE						
APPROX. STARTING DATE:		6-21-22				
APPROX. COMPLETION DATE:		9-21-22				
ITEM	DESCRIPTION	MONTHS OF ACTIVITY				
		1	2	3	4	5
1	SILT BARRIER INSTALLATION					
2	CLEARING AND GRUBBING					
3	RETAINING WALL					
4	GRADING					
5						
6	UTILITIES					
7	TEMPORARY GRASSING					
8	BUILDING					
9	CURB AND GUTTERS					
10	SIDEWALKS					
11	BASE AND PAVING					
12	FINAL GRASSING & REMOVAL OF TEMPORARY STRUCTURES					
13	MAINTENANCE OF EROSION CONTROL STRUCTURES					

GRASSING SCHEDULE				
SPECIES	RATE/ACRE	PLANTING DATES	FERTILIZER	
PROPERGUA (UNSCAPED)	75 LBS.	1/1 - 12/1	8-12-12	5000 LBS.
LOVEGRASS	4 LBS.	5/1 - 8/1	8-12-12	5000 LBS.
TALL FESCUE GRASS	50 LBS.	8/1 - 10/1	8-12-12	5000 LBS.
COMMON BERBERIS (WOOD SHRAUBS)	40 LBS.	1/1 - 4/1	8-12-12	5000 LBS.
CRABON PRUNER (WOOD FILLED)	30 LBS.	5/1 - 7/1	8-12-12	5000 LBS.
PERENNIAL WILD GRASS (TALL PASTURE)	100 LBS.	10/1 - 1/15	5/1 - 5/30	5000 LBS.
SPR. GRASS FOR TEMPORARY USE (DAI)	165 LBS.	8/1 - 12/1	10-10-10	5000 LBS.
SLIPPERGRASS FOR TEMPORARY USE (DAI)	60 LBS.	4/1 - 8/1	10-10-10	5000 LBS.

SITE PLAN INFORMATION PROVIDED FOR PERMITTING PROCESS ONLY, NO OTHER INTENDED USE

"NO WATERS OF THE STATE WITHIN 200 FEET OF PROJECT SITE."

"NO INERT OR BURY PITS ON SITE"
TREES TO BE DESTROYED OR REMOVED.

"THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES".

"EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE".

"EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY."

"DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS AFTER 30 DAYS, PERMANENT VEGETATION SHALL BE ESTABLISHED".

"SILT FENCE SHALL BE TYPE C AS PER THE MANUAL FOR SEDIMENT & EROSION CONTROL IN GEORGIA, AND BE WIRE REINFORCED".

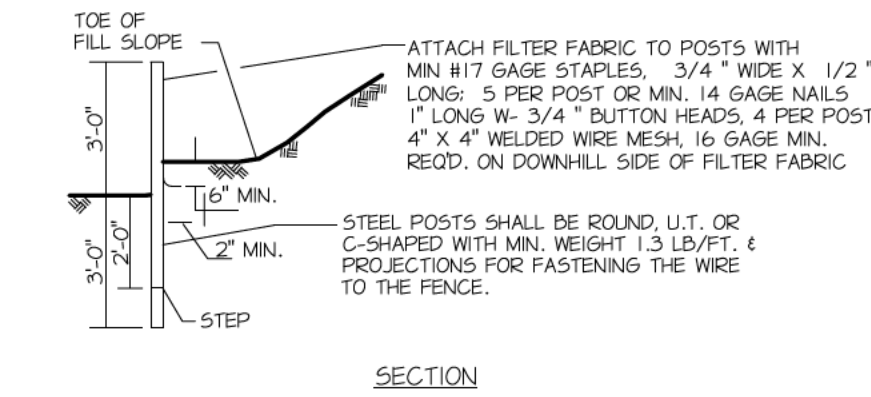
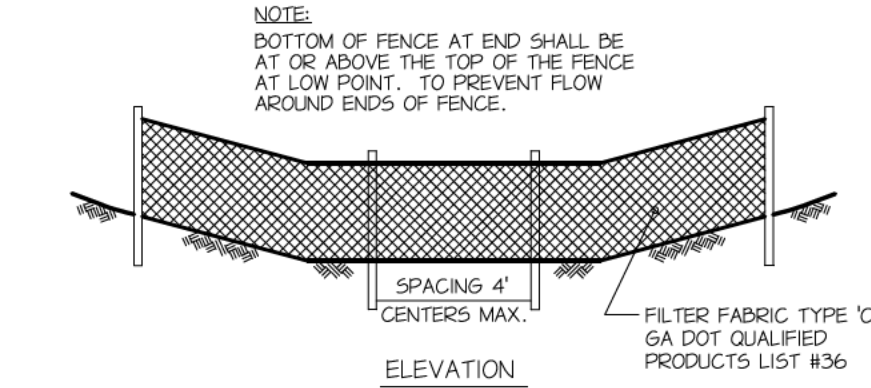
"ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION".

GC TO VERIFY ALL ELEVATIONS IN FIELD.

"NO WATERS OF THE STATE WITHIN 200 FEET OF PROJECT SITE."

"NO INERT OR BURY PITS ON SITE"

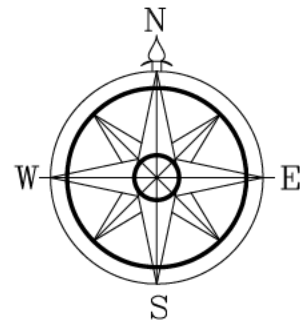
LEVEL II CERTIFIED DESIGN PROFESSIONAL
TONY DAWSON
CERTIFICATION NUMBER 0000039605
ISSUED: 3/9/2007 EXPIRES: 3/9/2022



NOTE: SILT FENCE TO MEET REQUIREMENTS OF SECTION 171, GEORGIA D.O.T. SPECS, LATEST EDITION

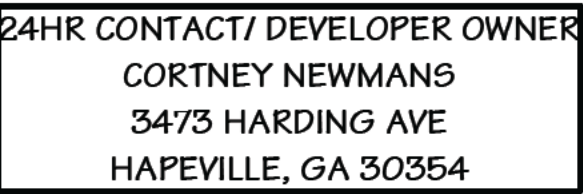
SEDIMENT CONTROL FENCE
N.T.S.

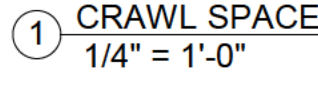
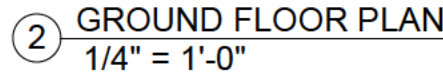
TYPE "C" SILT FENCE



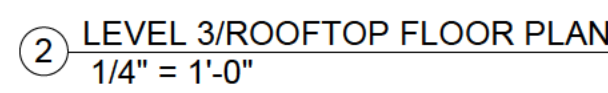
"NO WATERS OF THE STATE WITHIN 200 FEET OF PROJECT SITE."
"NO INERT OR BURY PITS ON SITE"

SEDIMENT CONTROL PRACTICES			
CODE	PRACTICE	DETAIL	DESCRIPTION
Sd1	SEDIMENT BARRIERS		A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE. TYPES OF BARRIERS INCLUDE: 1. STRIPS OF MATS, 2. STRIPS OF MATS, 3. STRIPS OF MATS, 4. STRIPS OF MATS, 5. STRIPS OF MATS, 6. STRIPS OF MATS, 7. STRIPS OF MATS, 8. STRIPS OF MATS, 9. STRIPS OF MATS, 10. STRIPS OF MATS, 11. STRIPS OF MATS, 12. STRIPS OF MATS, 13. STRIPS OF MATS, 14. STRIPS OF MATS, 15. STRIPS OF MATS, 16. STRIPS OF MATS, 17. STRIPS OF MATS, 18. STRIPS OF MATS, 19. STRIPS OF MATS, 20. STRIPS OF MATS, 21. STRIPS OF MATS, 22. STRIPS OF MATS, 23. STRIPS OF MATS, 24. STRIPS OF MATS, 25. STRIPS OF MATS, 26. STRIPS OF MATS, 27. STRIPS OF MATS, 28. STRIPS OF MATS, 29. STRIPS OF MATS, 30. STRIPS OF MATS, 31. STRIPS OF MATS, 32. STRIPS OF MATS, 33. STRIPS OF MATS, 34. STRIPS OF MATS, 35. STRIPS OF MATS, 36. STRIPS OF MATS, 37. STRIPS OF MATS, 38. STRIPS OF MATS, 39. STRIPS OF MATS, 40. STRIPS OF MATS, 41. STRIPS OF MATS, 42. STRIPS OF MATS, 43. STRIPS OF MATS, 44. STRIPS OF MATS, 45. 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Page 36 of 6



1 LEVEL 2 FLOOR PLAN
1/4" = 1'-0"

NOTES

1. KITCHEN, PANTRY & CLOSET LAYOUTS TO BE DRAWN BY CONSULTANT.
2. FURNITURE LAYOUT PROVIDED TO SHOW SCALE OF ROOM & FOR FUTURE FURNITURE PURCHASES.
3. THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED HEREIN SHALL BE DONE IN ACCORDANCE WITH SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.
4. WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SPECIFIC NOTES. THE ENGINEERING DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE NOTED IN THE PLANS, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTORS SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).
5. SEE WINDOW & DOOR DETAILS ON PAGE A117
6. MATERIALS LISTED ON A110 & A111

SQUARE FOOTAGES:

LEVEL ONE	UNHEATED		2107 SF
		GARAGE PORCH	519 SF 256 SF
	HEATED		1332 SF
LEVEL TWO	UNHEATED		1532 SF
		BALCONY	256 SF
	HEATED		1276 SF
ROOF	UNHEATED		353 SF
		TERRACE	353 SF
TOTAL	UNHEATED		1384 SF
	HEATED		2608 SF

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[illegible]

NEWMANS MANAGEMENT
GROUP

3473 HARDING
AVE, ATLANTA, GA 30354

HARDING AVE PROJECT

SECOND FLOOR & ROOF PLAN

Project Number	2022-01
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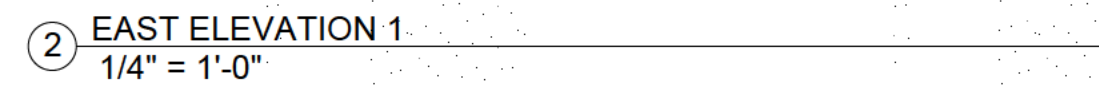
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Drawn By	Author
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Checked By	Checker
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A109

Scale $1/4" = 1'-0"$



MATERIALS LEGENDS	
Key Value	Keynote Text
E01	ASPHALT ROOF SHINGLES - 30 YEAR MANUFACTURER'S WARRANTY
E02	HARDIE PANEL VERTICAL SIDING
E03	WOOD COLUMNS - PAINTED BLACK
E04	CAST STONE
E05	DOWNSPOUT - ALUMINUM
E06	GUTTER - ALUMINUM
E07	STAIRS - PAINTED SMOOTH NATURAL WOOD
E08	RAILING - PAINTED METAL
E09	VINYL WINDOWS
E10	PAINTED WOOD FLOORING & TRIM



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3473 HARDING
AVE, ATLANTA, GA 30354

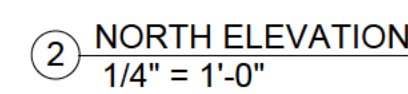
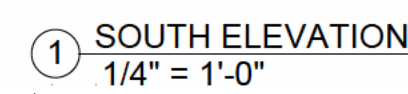
HARDING AVE PROJECT

ELEVATIONS

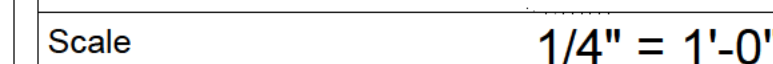
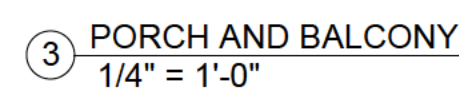
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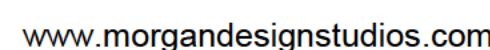
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Scale	$1/4" = 1'-0"$
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③ PORCH AND BALCONY
1/4" = 1'-0"





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NEWMANS MANAGEMENT
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3473 HARDING
AVE, ATLANTA, GA 30354

HARDING AVE PROJECT

SECTIONS

Project Number	2022-01
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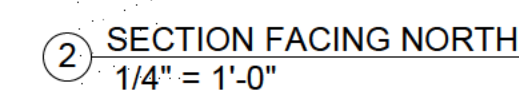
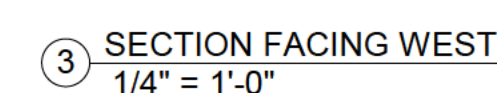
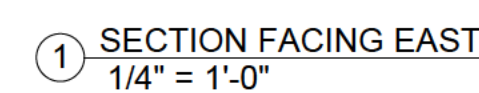
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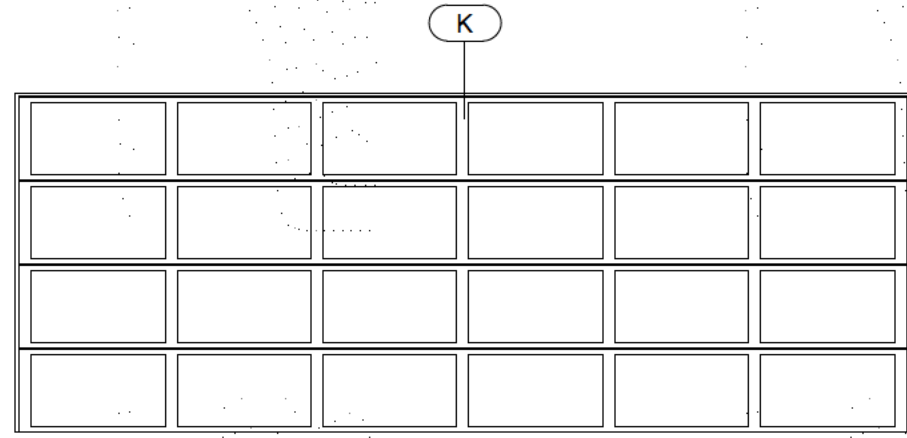
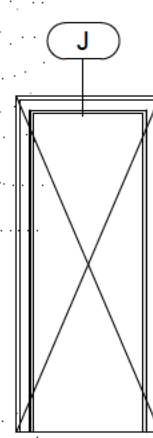
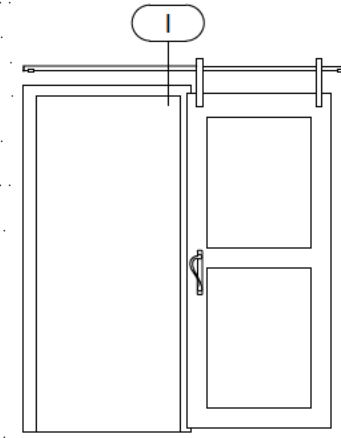
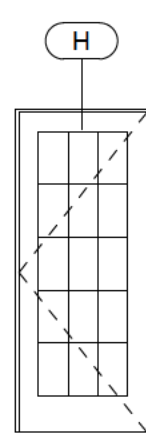
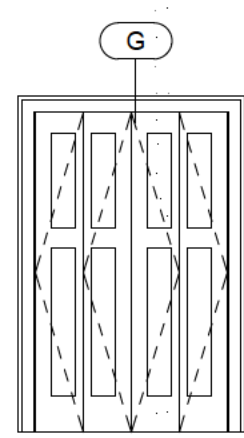
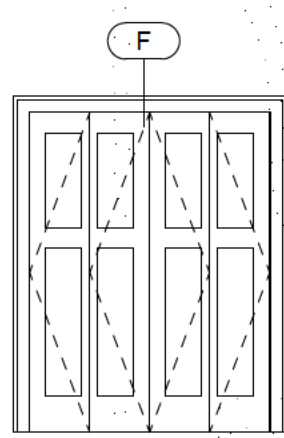
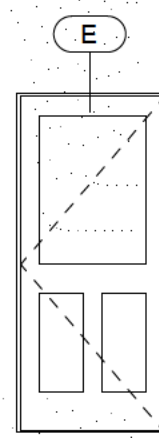
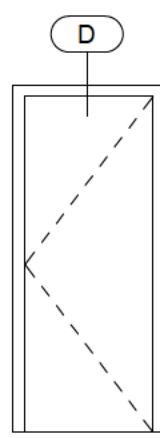
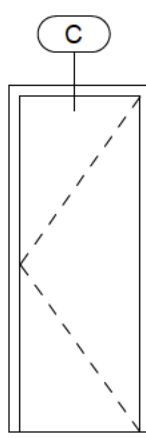
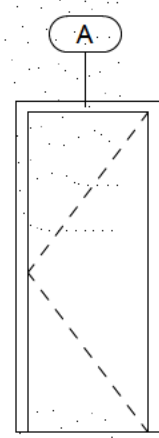
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A113

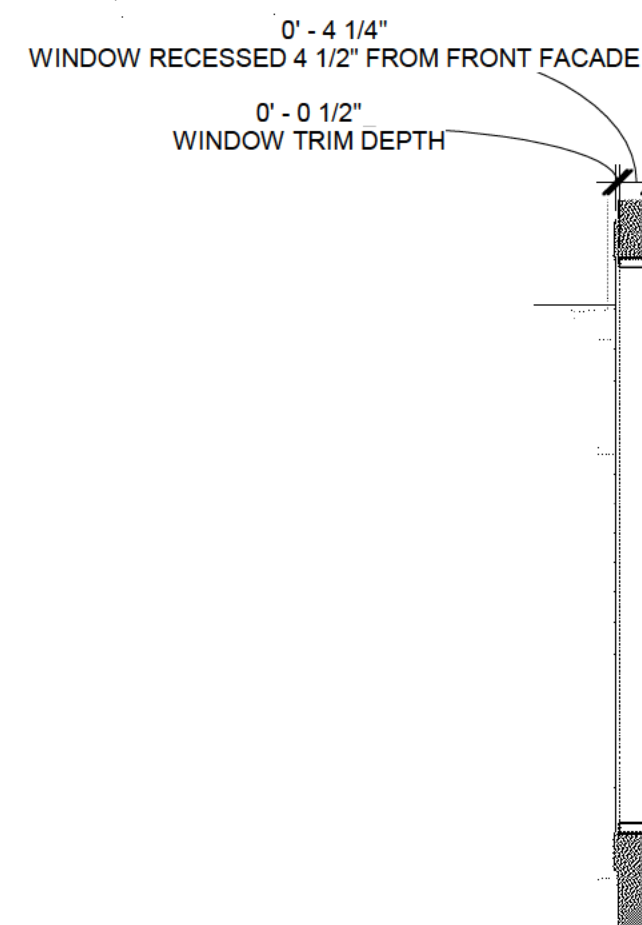
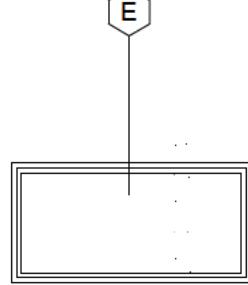
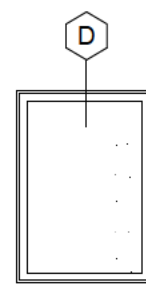
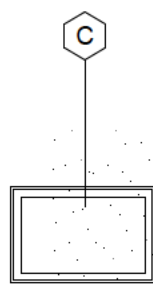
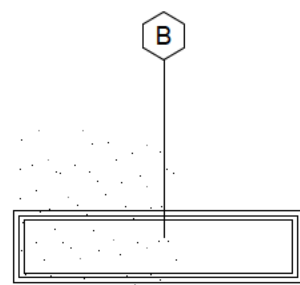
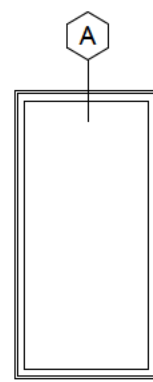
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Door Schedule				
TYPE MARK	HEIGHT	WIDTH	TYPE	MATERIAL/COLOR
A	6' - 8"	2' - 6"	BATHROOM	WOOD/WHITE
B	6' - 8"	2' - 0"	CLOSET	WOOD/WHITE
C	7' - 0"	2' - 6"	BEDROOM	WOOD/WHITE
D	7' - 0"	2' - 8"	LAUNDRY/MECH	WOOD/WHITE
E	7' - 0"	3' - 0"	EXTERIOR DOOR MAIN	WOOD/BLACK
F	6' - 7"	5' - 0"	BIFOLD CLOSET	WOOD/WHITE
G	6' - 7"	4' - 0"	SMALL BIFOLD CLOSET	WOOD/WHITE
H	6' - 8"	2' - 8"	EXTERIOR DOOR SEC	WOOD/BLACK
I	7' - 0"	3' - 0"	SLIDING BARN DOOR	WOOD/WHITE
J	0' - 0"	0' - 0"	DOOR OPENING W/TRIM	WOOD/WHITE
K	7' - 0"	18' - 6"	GARAGE DOOR 2	STEEL/BLACK



Window Schedule				
Type Mark	Height	Width	Sill Height	Material/Color
A	6' - 0"	3' - 0"	1' - 0"	Vinyl/Black
B	1' - 6"	6' - 0"	4' - 0"	Vinyl/Black
C	2' - 0"	3' - 0"	5' - 0"	Vinyl/Black
D	4' - 0"	2' - 10"	2' - 0"	Vinyl/Black
E	2' - 6"	5' - 0"	3' - 0"	Vinyl/Black



4 WINDOW SECTION DETAIL
1/2" = 1'-0"



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[illegible]

NEWMANS MANAGEMENT
GROUP

3473 HARDING
AVE, ATLANTA, GA 30354

HARDING AVE PROJECT

WINDOW & DOOR SCHEDULE

Project Number	2022-01
Date	03/08/2022
Drawn By	Author
Checked By	Checker

A117

Scale	As indicated
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DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: April 13, 2022
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 556 Oak Drive – Rear Addition and Front Porch**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Joseph Espinosa for a 736 SF rear bedroom addition and the addition of a 130 SF front porch on an existing single-story single-family dwelling at 556 Oak Drive. The front exterior will maintain existing siding and the rear will utilize hardi board siding.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

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

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

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

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

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

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

STAFF COMMENT: There is an existing sidewalk.

(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:

No landscape plan was provided for the addition. Arborist report was submitted and applicant will work with staff to address any concerns.

(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: Mechanical is not shown. Mechanical must be screened from view of public right of way.

(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: No change to driveway proposed.

(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: No detail is provided for the roof overhang or warranty.
Gutters and downspouts must meet material standards.**

(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:

Porch finish not provided.

Front porch does not meet the 80 to 100% requirement. Design Exception Required. standard.

Distance between columns exceeds 8' on center. Review by DRC required and Design Exception may be required.

Railing does not have bottom railing element.

(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: No building numbers shown. No detail has been provided for window recess. No detail has been provided for trim (dimensions). No sills shown or sill material.

RECOMMENDATIONS

To comply with the Architectural Design Standards, please provide the following on all relevant plan sheets. A summary document should be provided detailing compliance with each item below.

- Mechanical must be shown and screened if visible from right of way.
- Roof shingle warranty should be specified as 30 years.
- Railing design does not meet standard (lower element/railing not shown).
- Building numbers required.
- Porch finish not provided.
- Provide detail for windows to ensure standards are met.
- Provide trim detail (to meet standards).
- Show sill and provide sill material.
- Roof overhang standard is minimum of 1'. If acceptable (to match existing overhang- not dimensioned), Design Exception is required.
- Porch as percentage of façade should be detailed. Design exception required for 80% to 100% standard.
- Distance between columns exceeds 8' on center. If acceptable, Design Exception is required.
- Comply with arborist requirements.

The Design Review Committee may approve the application for the addition subject to the satisfaction of the aforementioned issues.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: MAR 11 2022

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

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

Applicant: Joseph Espinosa Contact Number: [REDACTED]
Applicants Address: 556 OAK Dr., Hapeville, Ga. 30354
E-Mail Address: [REDACTED] Zoning Classification: R-SF
Address of Proposed Work: 556 OAK Dr. Hapeville, Ga. 30354
Parcel ID# (INFORMATION MUST BE PROVIDED): 14-009400020238
Property Owner: Joseph Espinosa Contact Number: [REDACTED]
Project Description (including occupancy type): Rear Bedroom addition
& Front Porch Addition. Roofing & Siding.
Used for ~~residential~~ residential occupancy.

Contractors Name: Bench Mark Innovations Contact Number: (678) 570-3502
Contact Person: Marcus Covicchioli 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.

Joseph Espinosa
Applicants Signature

3-11-22
Date

Project Class (check one):

☒ Residential ☐ Commercial ☐ Mixed-Use Development

Project Type:

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

Total Square Footage of proposed New Construction: 866 sq ft 736 rear porch
130 porch

Total Square Footage of existing building: 1421 sq ft.

Estimated Cost of Construction: \$80,000

List/Describe Building Materials on the exterior of the **existing** structure: Aluminum siding, cinder block, 3 tab roofing shingles, cement Drive ways & walk ways.

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

Hardy plank siding, Architectural roofing shingles, wood supports & floor or equivalent. Decorative Stone.

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 and dimensioned architectural drawings 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 Joseph Espinosa  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 dimensioned 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.

Joseph Espinosa
Printed Name

Joseph Espinosa
Signature

3-11-22
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.



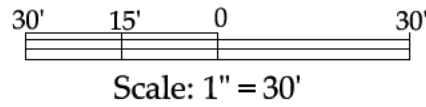






RETRACEMENT & TOPOGRAPHIC SURVEY OF

556 Oak Drive, N.E., Atlanta, Ga. 30354
PIN 14 009400020238, Lots 38, 39 & 40, Block 5, Forrest Hill Park SD
City of Hapeville, Georgia
Fulton County Land Lot 94, 14th District,
9,376.31 SQ. FT. and 0.215 Acres of Land



ZONING INFORMATION

ZONING INFORMATION ON THIS PLAT WAS
TAKEN FROM MUNICODE, FULTON COUNTY GIS
AND CITY OF ATLANTA GIS WEBSITES AND IS
NOT GUARANTEED TO BE CORRECT OR
CURRENT.

ZONING - RSF

FOR RECORDING USE ONLY



SURVEY NOTES

- References:
 - Deed Book 54572 Page 379, Plat Book7, Page 59.
 - Adjoining deeds and records as shown on survey
- North and Bearings Shown are based on Survey Reference
- Radial Survey with Redundant Measurements having a positional tolerance of 0.04'
- Elevations was obtained from Fulton County GIS and are assumed.
- Referring to FIRM Map 13121C0366F Dated September 182013 this property lies within Zone "X" and "A" and IS in a Flood Hazard Area.
- Field Equipment used: Topcon GTS Total Station
- This plat has been calculated for closure and is found to be accurate to within one foot in 978,626 feet.
- Property Owner is St Pat LLC with a Tax Parcel PIN: 14 009400020238 at time of survey.
- All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitude's, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.

ARTICLE 22.1. - DIMENSIONAL REQUIREMENTS (R-SF)

MINIMUM LOT SIZE 4,000 square feet

LOT AREA/DU Sq.Ft 4,000 square feet

FLOOR AREA/DU Sq.Ft. 1,000 Sq.Ft.

MAXIMUM LOT COVERAGE 70%

MINIMUM ROAD FRONTAGE
MINOR COLLECTOR I5 | MAJOR ARTERIAL I5

MINIMUM REAR SETBACK 20 FOOT

MINIMUM SIDE SETBACK 5 FEET

MAXIMUM STORIES/FEET 2 1/2 / 35 foot

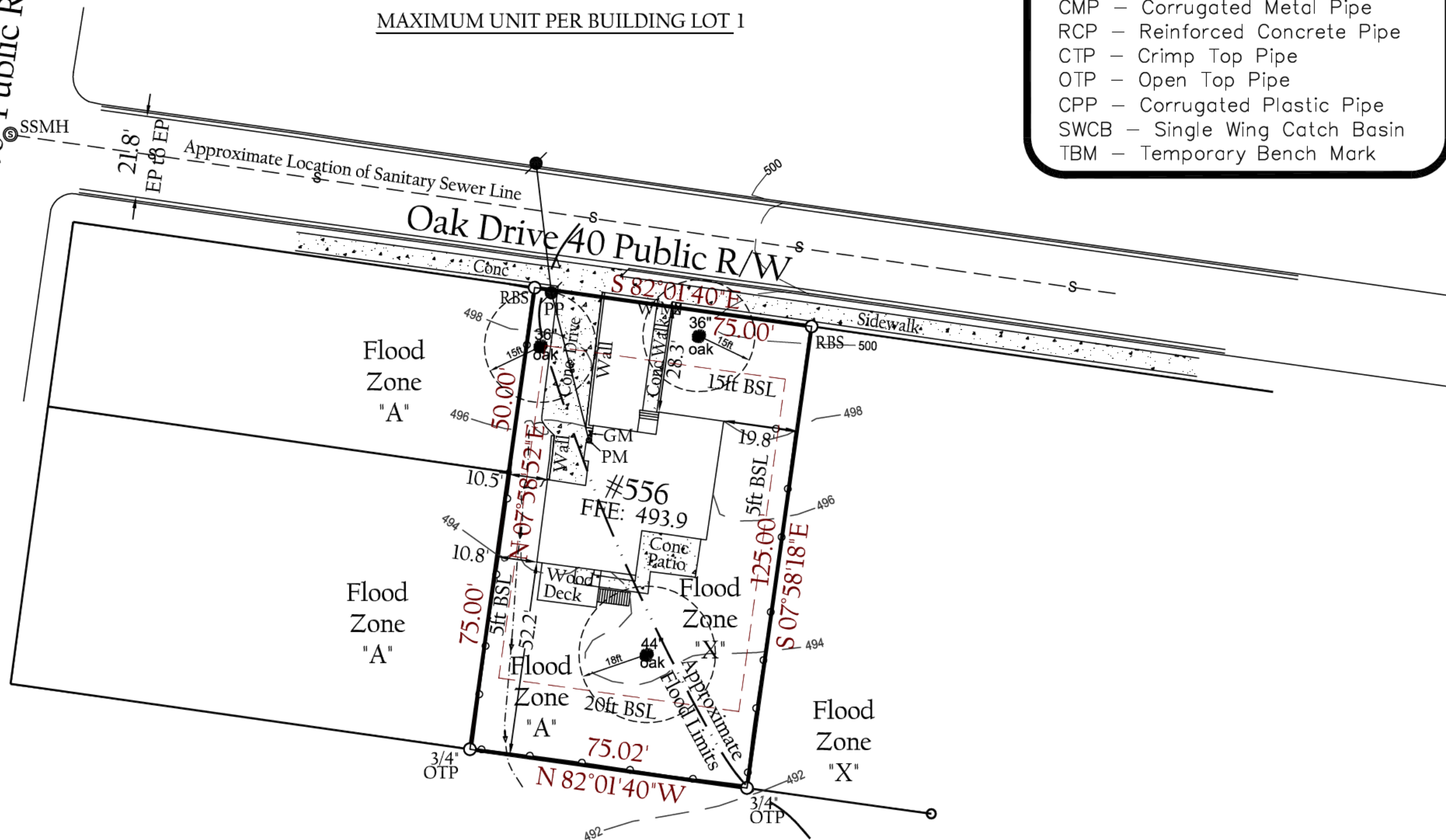
MINIMUM PARKING SPACES 2 DU

MAXIMUM UNIT PER BUILDING LOT 1

Legend

- Utility Pole
- Light Pole
- Fire Hydrant
- Fire Plug
- Water Valve
- Water Meter
- Irrigation Control Valve
- Gas Valve
- Gas Meter
- Electric Vault
- Sanitary Sewer Manhole
- Curb Inlet
- Yard Inlet
- Headwall
- Chain Link Fence
- Concrete
- CMP - Corrugated Metal Pipe
- RCP - Reinforced Concrete Pipe
- CTP - Crimp Top Pipe
- OTP - Open Top Pipe
- CPP - Corrugated Plastic Pipe
- SWCB - Single Wing Catch Basin
- TBM - Temporary Bench Mark

JACKSON STREET 40' Public R/W



NOTE:
FIELD RUN TOPOGRAPHIC
TWO FOOT CONTOURS

SITE AREA
0.284 Acres
9,376.31 SQ. FT.

PLAT REVISED MAY 07,2021 TO SHOW SETBACKS FROM MUNICODE ARTICLE 22.1.

SURVEY FOR:
Joeseeph Espinosa

SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS. COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS. NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

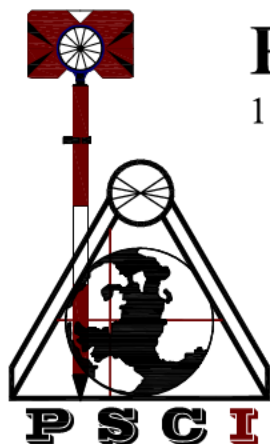


PLAT DATE 10/14/2020

Field Work 10/6/2020

Sheet 1 of 1

Page 56 of 64



Perimeter Surveying Co., Inc.

1065 Sandtown Road, SW Marietta, GA 30008

PHONE: (770) 425-6824

FAX: (770) 425-6768

kencoper@aol.com

KENNETH L. NUTT, GA., R.L.S. #2104

COA# LSF001223

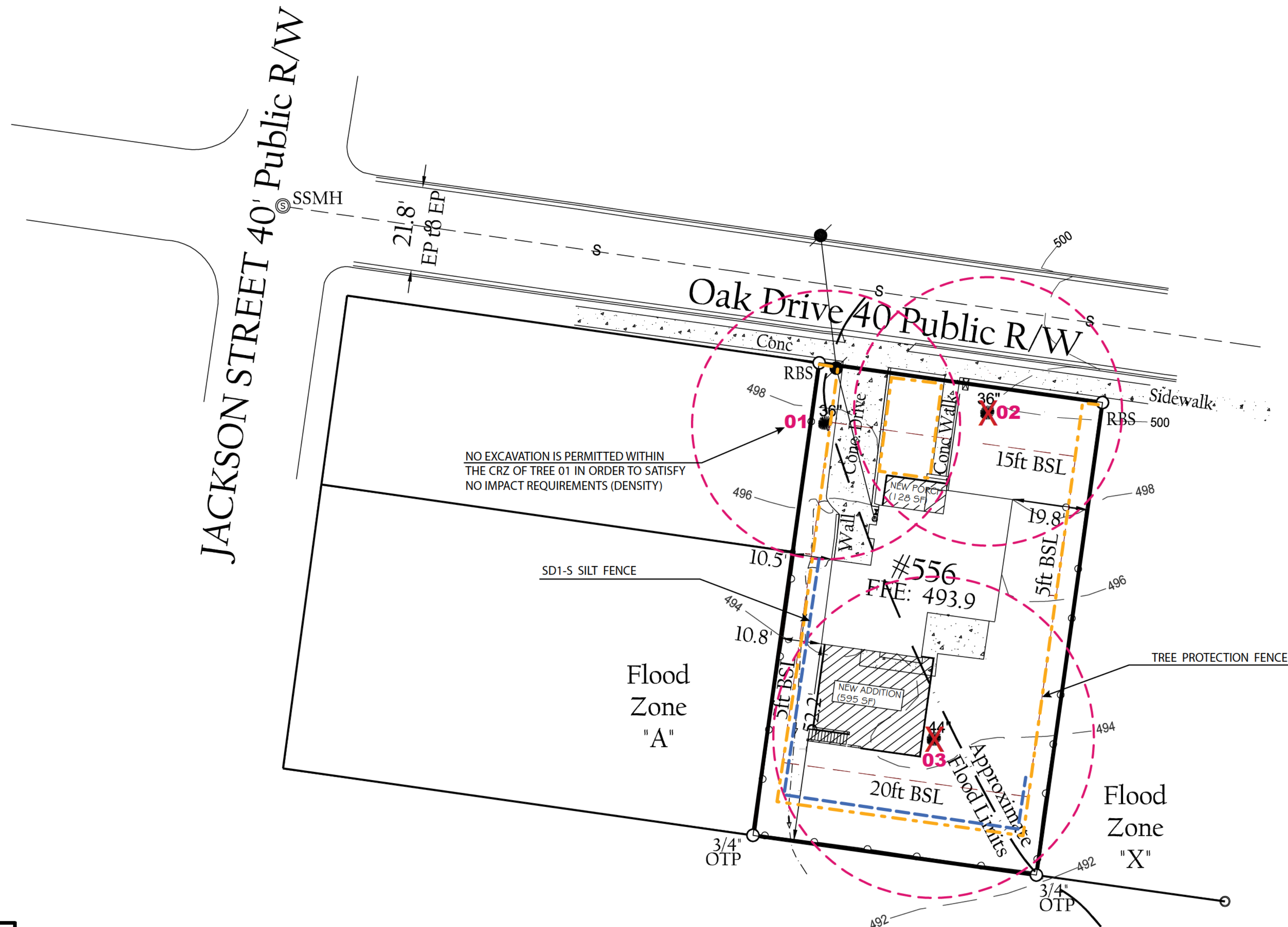
Computed by: RW
Drawn by: RW & RN
Checked by: KN
CREW Chief: RED
Job #: 004520

KENNETH L. NUTT, R.L.S., SEAL #2104

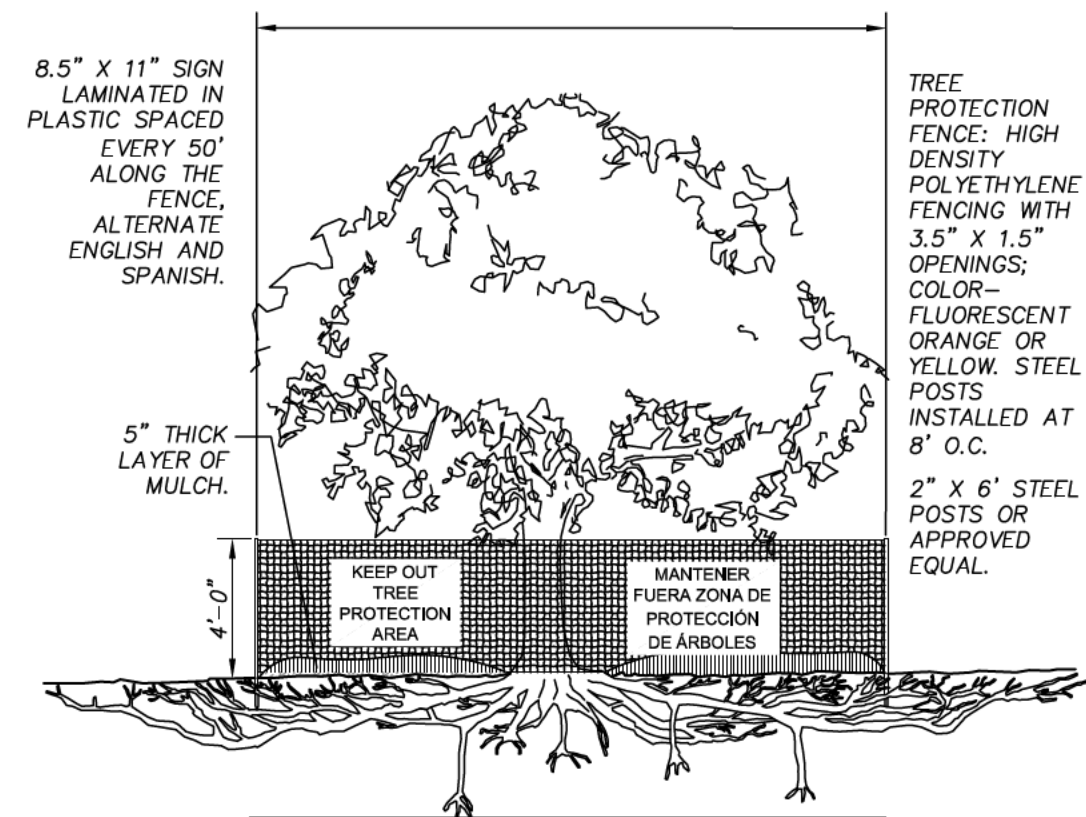
SITE DENSITY REQUIREMENT MET WITH 14.5" SURPLUS

TREE #	DBH	SPECIES	CONDITION	COMMENTS	DISPOSITION
1	36	Southern Red Oak	GOOD		REMAIN
2	36	Post Oak	POOR	Fails sounding test, significant gall at root crown, lack or root flare, many large dead limbs	REMOVE
3	44	Southern Red Oak	POOR	Many large dead limbs throughout canopy, rot and decay present at past limb failures	REMOVE

FINAL LANDSCAPE LAYOUT WILL BE DESIGNED AND INSTALLED IN THE FIELD.

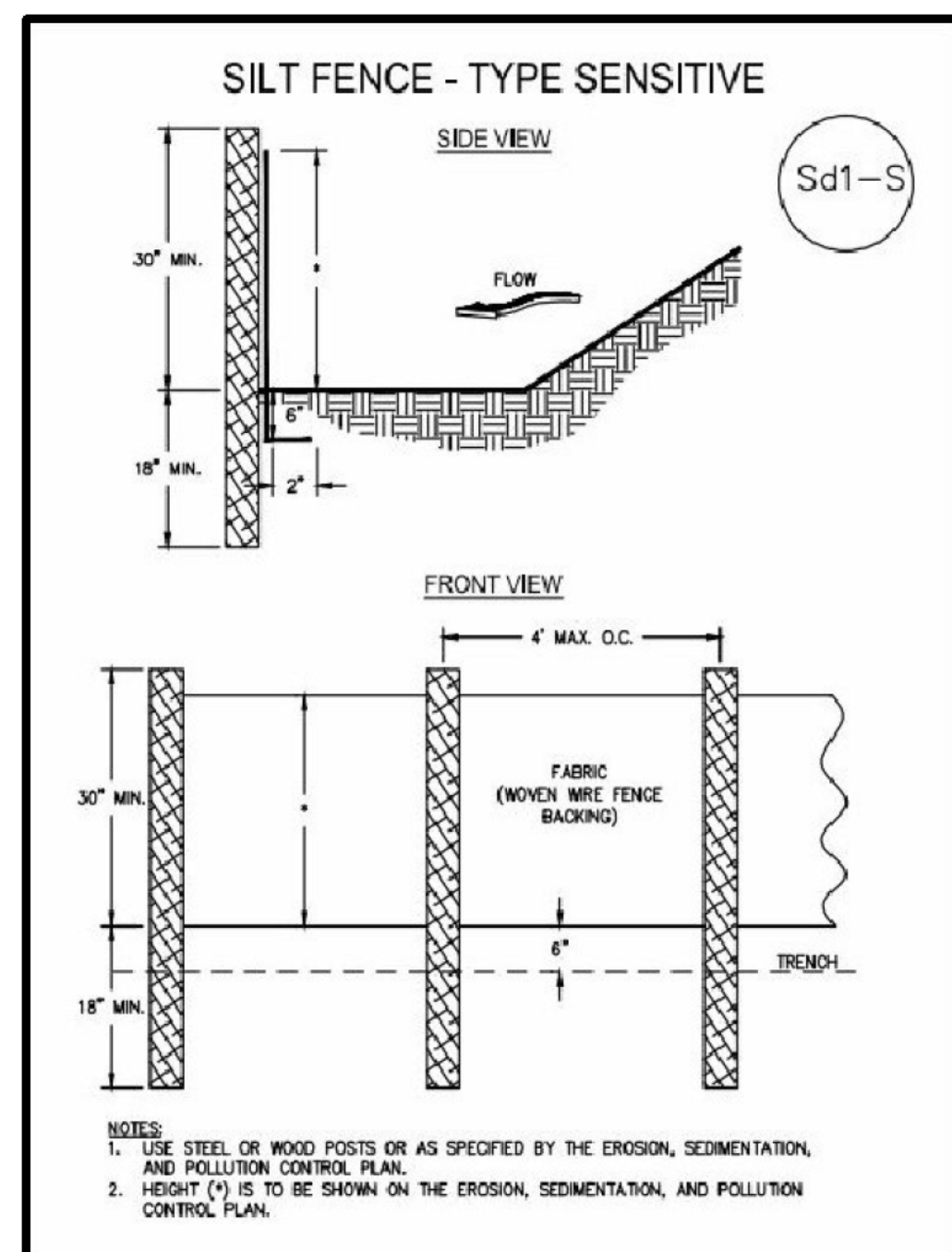


- NOTES:
1. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY BY THE CONTRACTOR TO BE REPLACED OR REPAIRED AS NEEDED. ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED.
 2. ALL WORK SHALL BE PERFORMED EXCEPT BY A CERTIFIED ARBORIST.
 3. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL, AND NO PARKING, STORAGE OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
 4. TRENCHING FOR SILT FENCE, UTILITIES OR IRRIGATION SHALL NOT BE MADE IN TREE PROTECTION AREAS. INCLUDING BY UTILITY COMPANIES. LINES MAY BE LOCATED UNDERGROUND UNLESS OTHERWISE SPECIFIED AT A MINIMUM DEPTH OF FEET OR AS REQUIRED BY CITY BUILDING OFFICIAL.

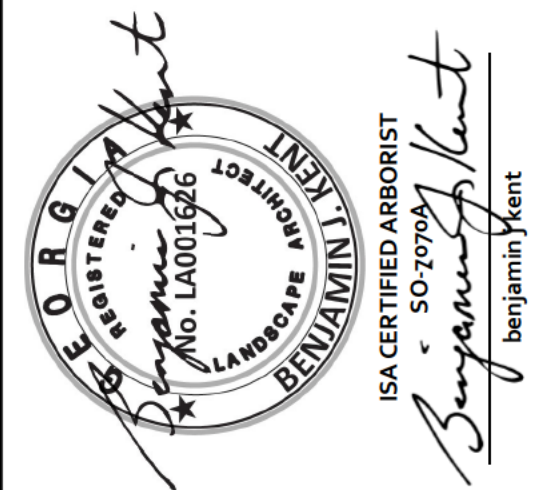


 TREE PROTECTION DETAIL

SCALE: N.T.S.



CREATED:



PIN 009400020238, LOTS 38, 39, & 40, BLOCK 5
FORREST HILL PARK SD
City of Hapeville, Georgia
Fulton County Land Lot 94, 14th District

[illegible]

PROJECT NO: 556 Oak		
DATE: 02/13/2022		
DISC. LEAD:	DESIGNER:	CHECKER:

TREE CONSERVATION PLAN

SHEET	TCP101
-------	--------

REVISIONS

Date _____

STATE OF GEORGIA
WYNNE L. WARNER
ARCHITECT
02-08-2008
REGISTERED ARCHITECT

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WYNN L. WARNER ARCHITECT

5292 CAMDEN LAKE PARKWAY
ACWORTH, GA 30101
(770)365-6638



INDEX OF DRAWINGS:

CODES:

PROJECT DIRECTORY:

SCOPE OF WORK: CONSTRUCT A NEW BACK ADDITION AND A NEW FRONT PORCH ADDITION TO AN EXISTING RESIDENCE.

PROJECT INFORMATION:

ALLOWABLE BUILDING SF:	UNLIMITED
EXISTING BUILDING AREA:	1,421 SF
BACK ADDITION AREA:	736 SF
FRONT PORCH AREA:	130 SF
TOTAL BUILDING AREA:	2,287 SF



RELEASED FOR CONSTRUCTION

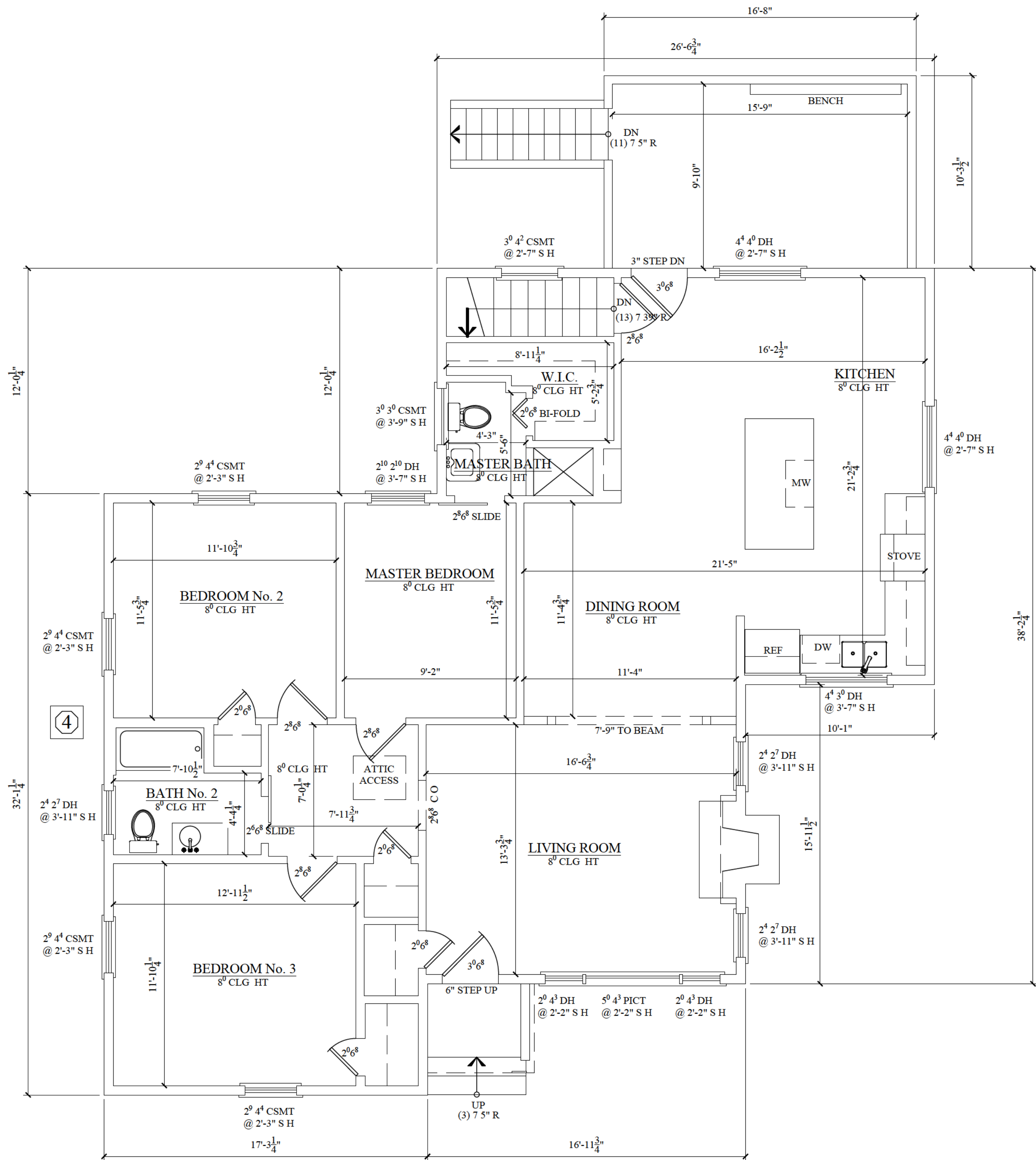
ESPINOSA RESIDENCE
556 OAK DRIVE
ATLANTA, GEORGIA 30354

Drawn By:	WLW
Checked By:	WLW
Date:	FEBRUARY 8, 2022
Job No.:	

Drawing Number

TO 1

T01



1 EXISTING FIRST FLOOR PLAN
EX01 SCALE: 1/4"=1'-0"

KEY

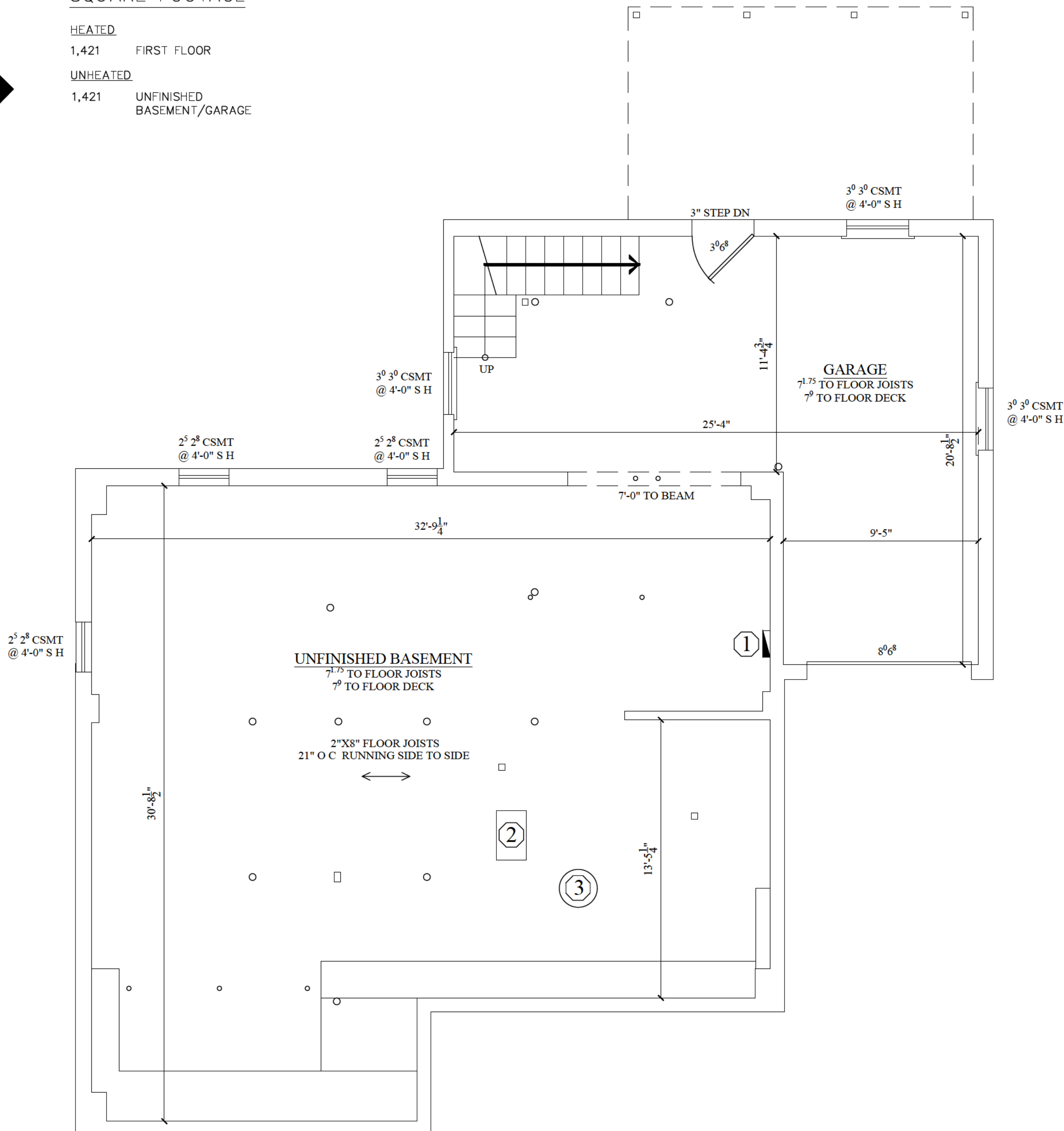
- 1 ELECTRIC PANEL
BRAND: GE
CAT #: TM32FCD
AMPS: 150

2 AIR HANDLER
MANUFACTURER: GOODMAN
SERIAL #: 1505032766
MODEL #: CAPF3636B6DB
- 3 WATER HEATER
MANUFACTURER: AMERICAN
SERIAL #: 0425115933
MODEL #: FG2J5040T3NOV

4 HEAT PUMP
MANUFACTURER: ICP
SERIAL #: X145065896
MODEL #: WCA3364GKC100

SQUARE FOOTAGE

- HEATED
1,421 FIRST FLOOR
- UNHEATED
1,421 UNFINISHED
BASEMENT/GARAGE



2 EXISTING BASEMENT FLOOR PLAN
EX01 SCALE: 1/4"=1'-0"

REVISIONS

Date MAY 21, 2021
JULY 2, 2021
JULY 20, 2021



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5292 CAMDEN LAKE PARKWAY
ACWORTH, GA 30101
(770)365-6638

ESPINOSA RESIDENCE

556 OAK DRIVE
ATLANTA, GEORGIA 30354

Drawn By: WLW

Checked By: WLW

Date: P1 JANUARY 21, 2022

Job No.:

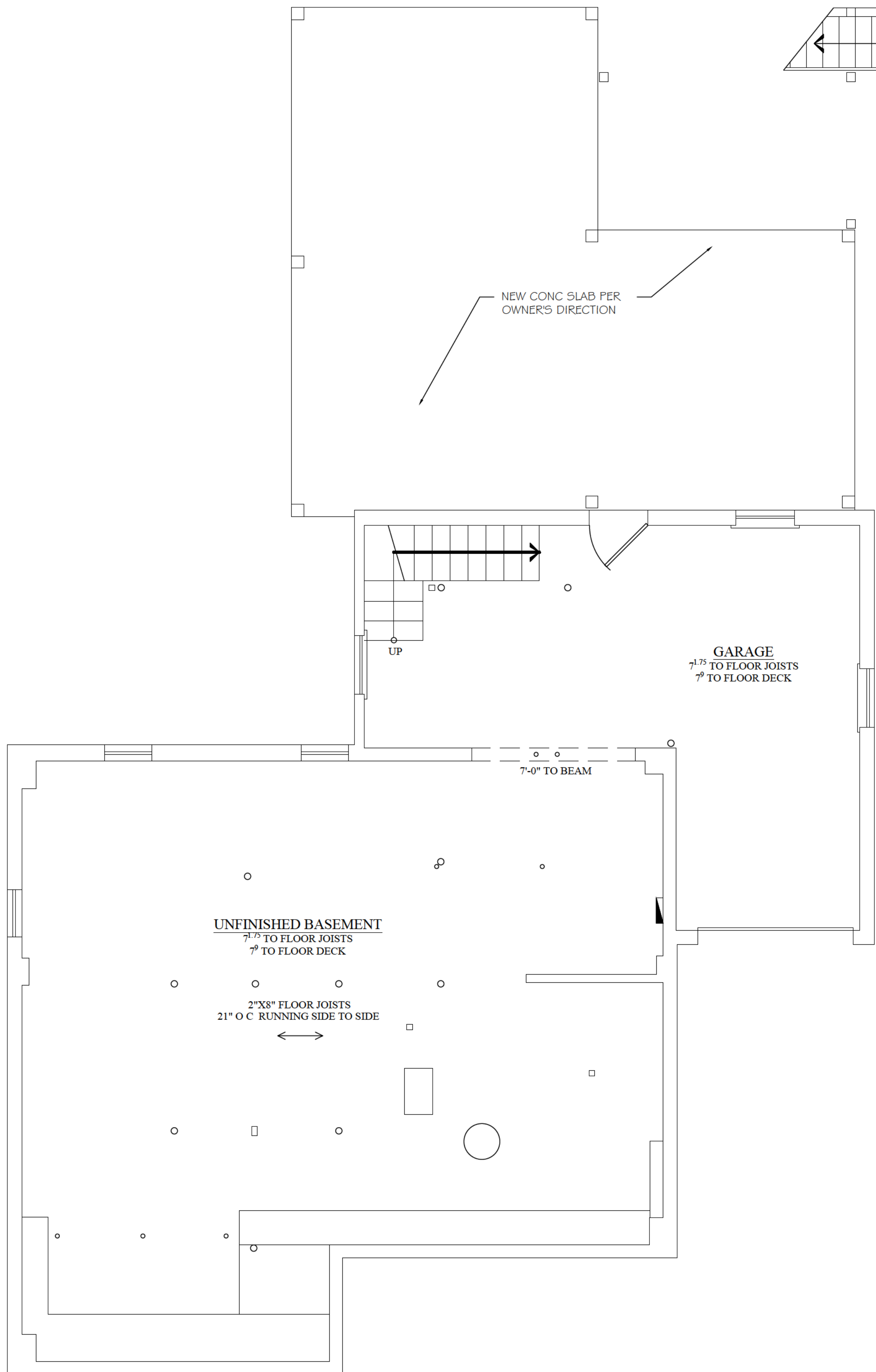
Drawing Number

EX01



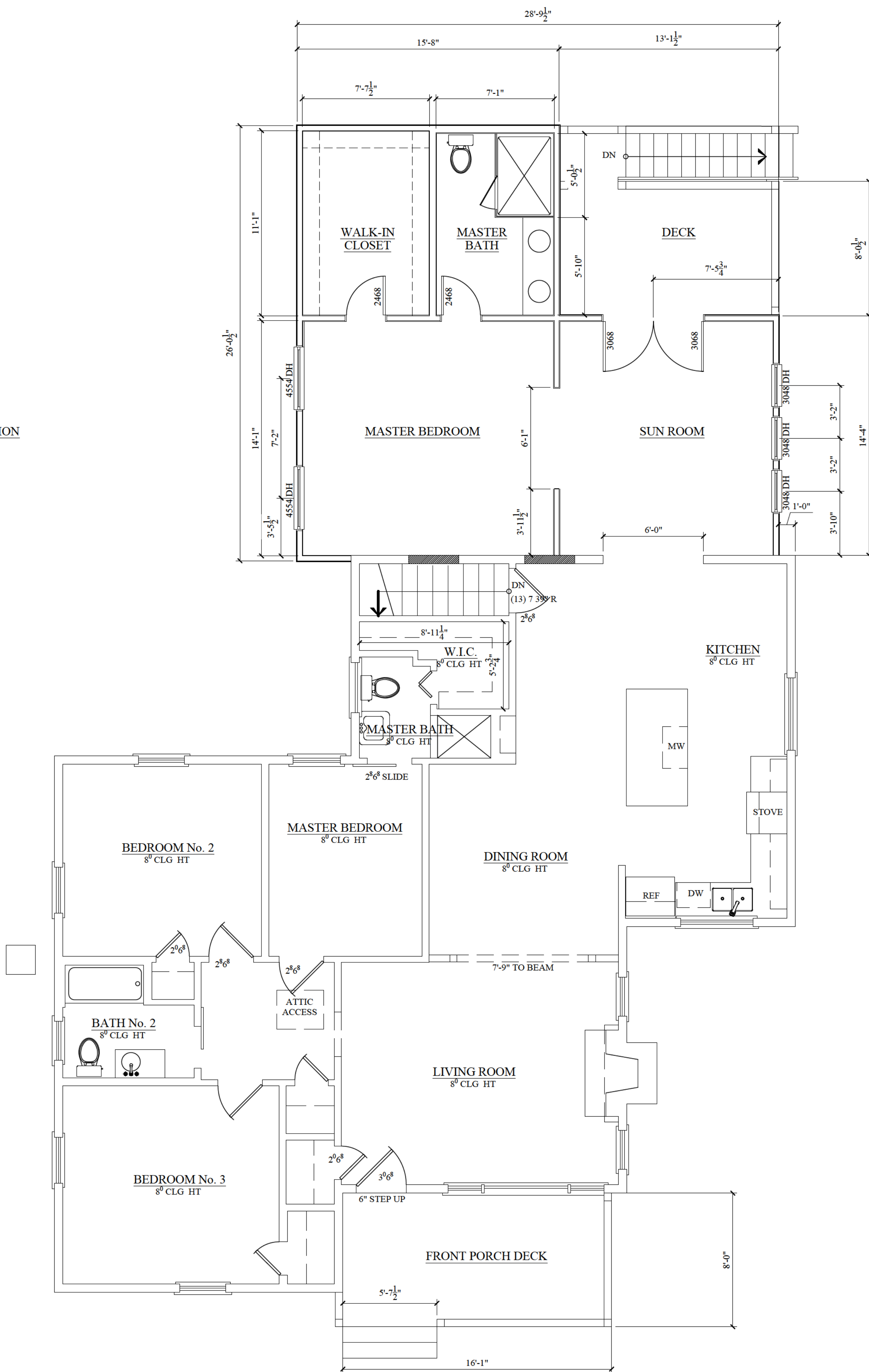
RELEASED FOR CONSTRUCTION

or



2 PROPOSED BASEMENT FLOOR PLAN
A01 SCALE: 1/4"=1'-0"

595 SF ADDITION



1 PROPOSED FIRST FLOOR PLAN
A01 SCALE: 1/4"=1'-0"



RELEASED FOR CONSTRUCTION

REVISIONS	
Date	

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5292 CAMDEN LAKE PARKWAY
ACWORTH, GA 30101
(770)365-6638

ESPINOSA RESIDENCE
556 OAK DRIVE
ATLANTA, GEORGIA 30354

Drawn By:	WLW
Checked By:	WLW
Date:	FEBRUARY 8, 2022
Job No.:	
Drawing Number	PA01

REVISIONS

Date

STATE OF GEORGIA

Wynn L. Warner

02-08-2022

REGISTERED ARCHITECT

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WYNN L. WARNER ARCHITECT
5292 CAMDEN LAKE PARKWAY
ACWORTH, GA 30101
(770)365-6638

ESPINOSA RESIDENCE
556 OAK DRIVE
ATLANTA, GEORGIA 30354

Drawn By: WLW
Checked By: WLW
Date: FEBRUARY 8, 2022
Job No.:

Drawing Number

PA02

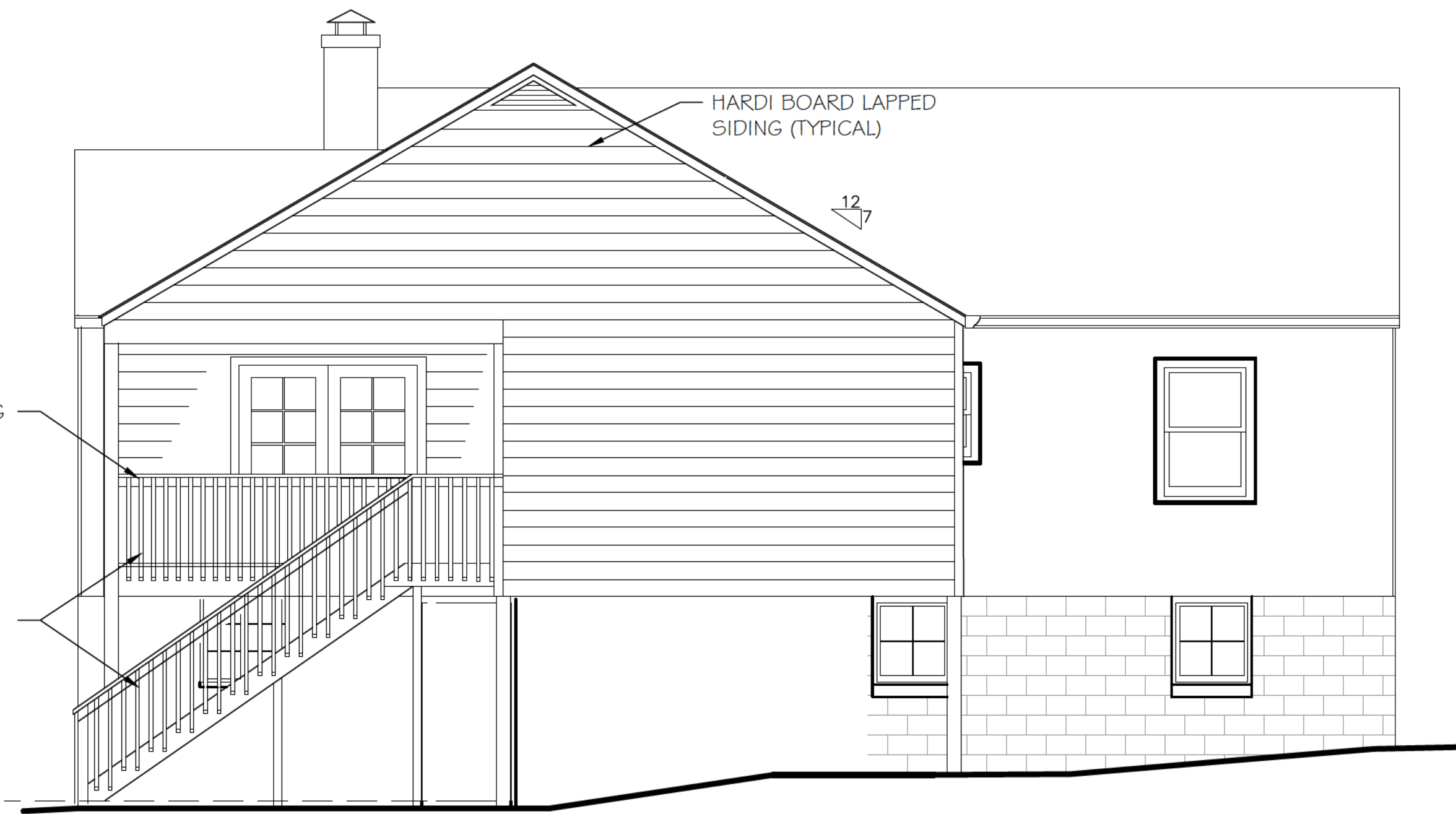
of



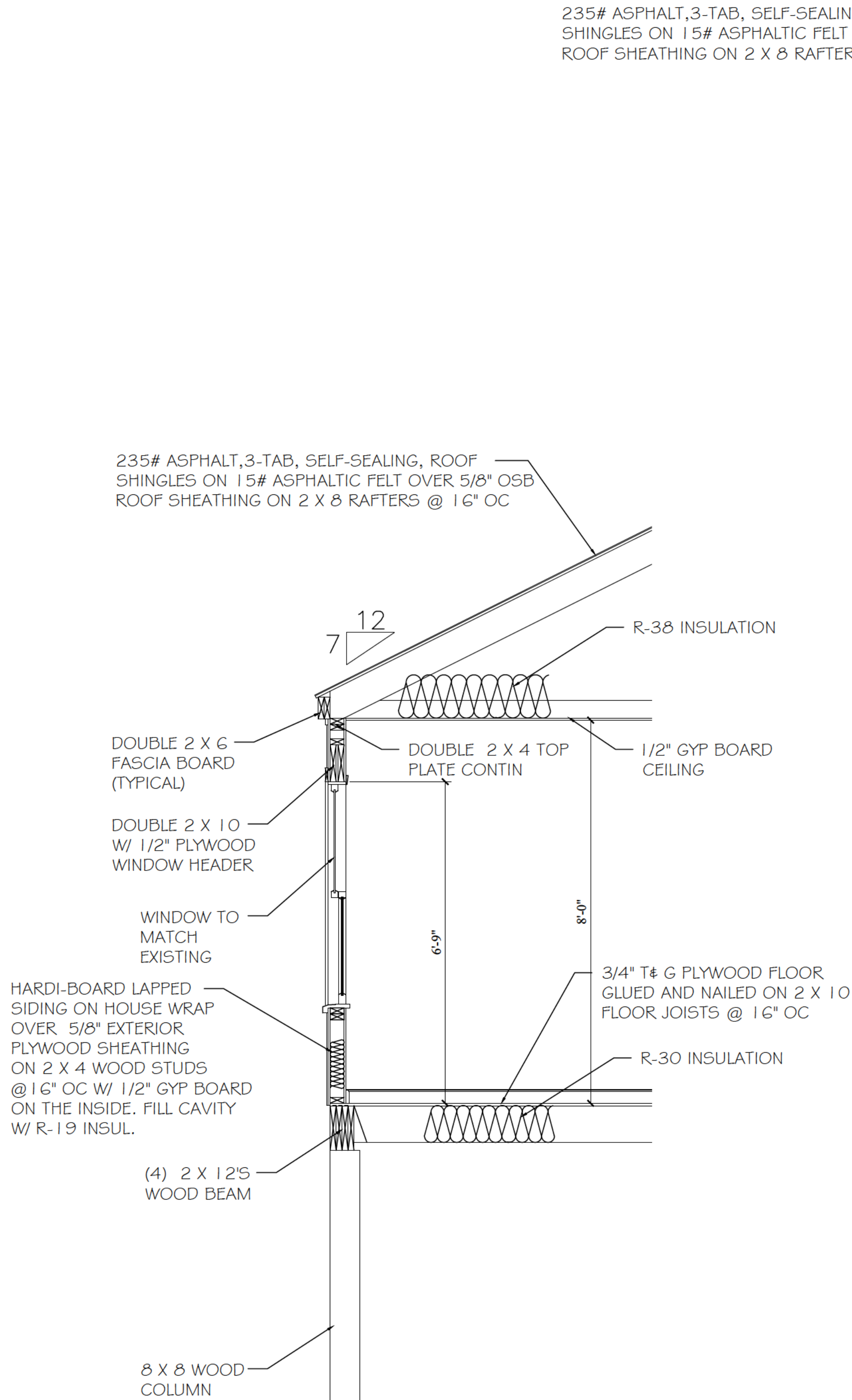
RELEASED FOR CONSTRUCTION



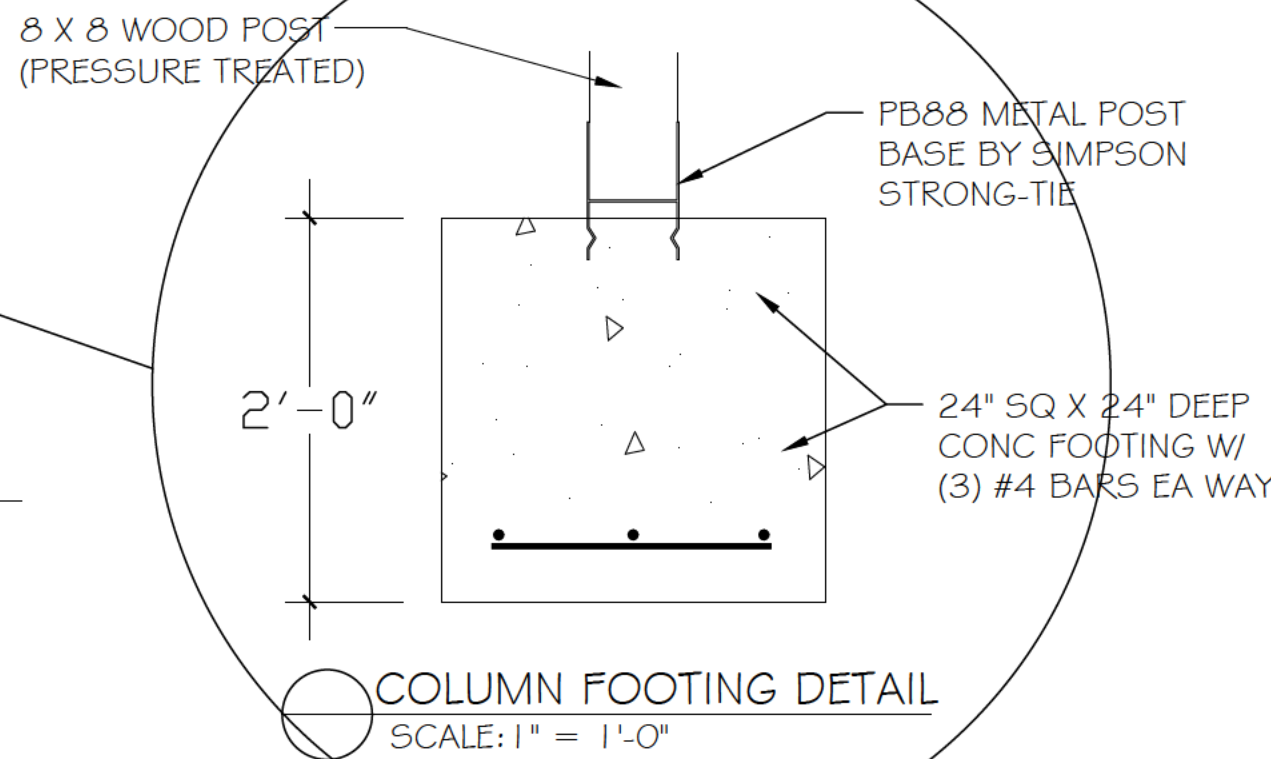
1 PROPOSED LEFT ELEVATION
PA02 SCALE: 1/4"=1'-0"



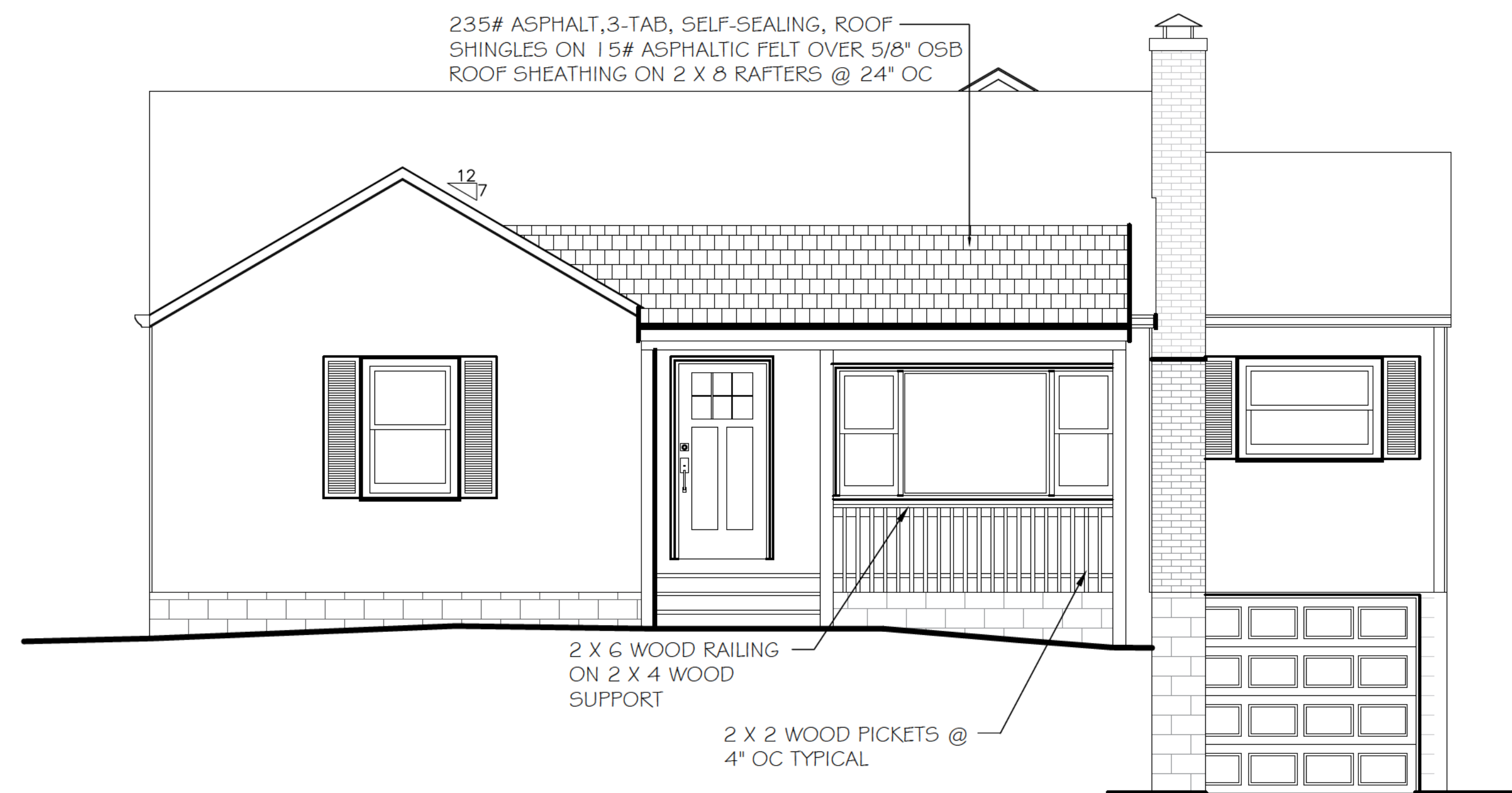
2 PROPOSED BACK ELEVATION
PA02 SCALE: 1/4"=1'-0"



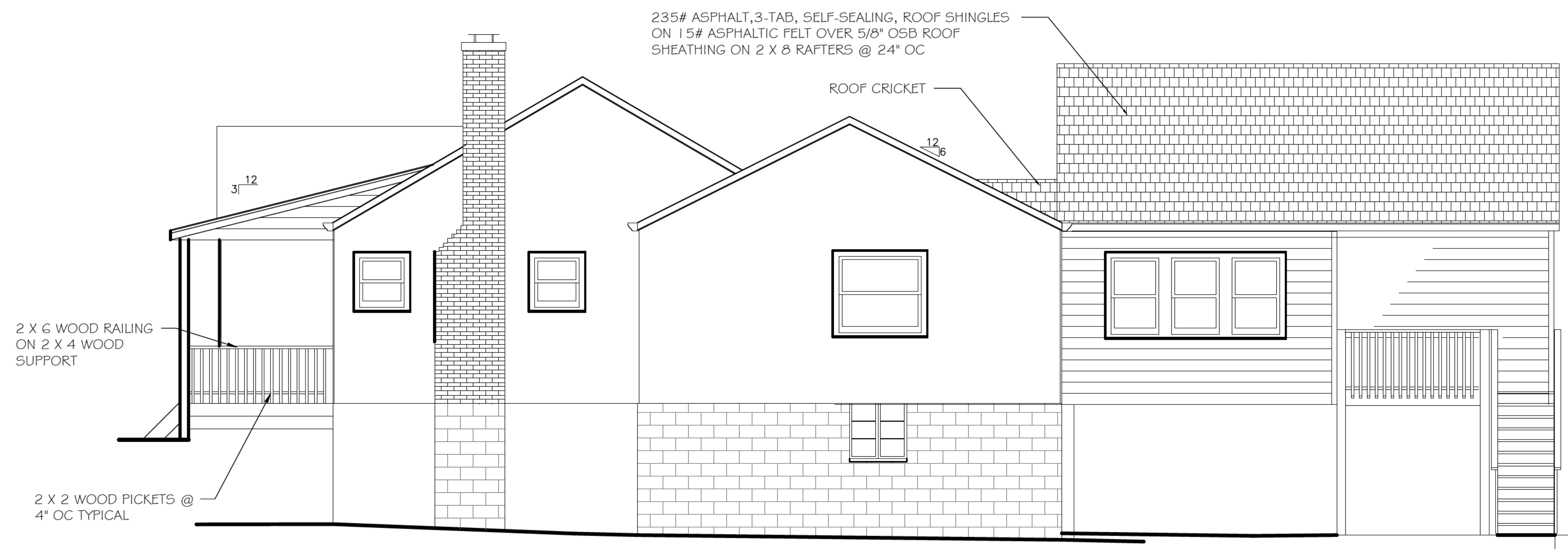
3 TYPICAL WALL SECTION
PA02 SCALE: 1/2"=1'-0"



COLUMN FOOTING DETAIL
SCALE: 1" = 1'-0"



1 PROPOSED FRONT ELEVATION
PA03 SCALE: 1/4"=1'-0"



2 PROPOSED RIGHT ELEVATION
PA03 SCALE: 1/4"=1'-0"

REVISIONS	
Date	MAY 21, 2021
	JULY 2, 2021
	JULY 20, 2021



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AUTHORIZATION OF WYNN L. WARNER ARCHITECT

WYNN L. WARNER ARCHITECT

5292 CAMDEN LAKE PARKWAY
ACWORTH, GA 30101
(770)365-6638

ESPINOSA RESIDENCE

556 OAK DRIVE
ATLANTA, GEORGIA 30354

Drown By:	WLW
Checked By:	WLW
Date:	FEBRUARY 8, 202
Job No.:	
Drawing Number	

PA03



RELEASED FOR CONSTRUCTION

CODE/ DESIGN CRITERIA

1. STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS.

SECTION 16

ASCE 7-116

BUILDING CLASSIFICATION
RISK -OCCUPANCY CATEGORY - II (TABLE 1604.5)

OCCUPANCY CLASSIFICATION - R (RESIDENTIAL)

2. GRAVITY LOAD

2.1 UNIFORM ROOF LIVE LOADS (REDUCED AS ALLOWED BY THE BUILDING CODE):

ROOF 20 PSF
GROUND SNOW LOAD 5 PSF
EXPOSURE FACTOR 1PSF
IMPORTANCE FACTOR 1.0

2.2 CONCENTRATED FLOOR LOADS - DISTRIBUTED OVER AN AREA OF 2.5 FEET SQUARE UNLESS NOTED OTHERWISE:

3. WIND LOADS:

ULTIMATE WIND SPEED: 106 MPH
NOMINAL WIND SPEED: 83 MPH
IMPORTANCE FACTOR = Iw = 1
EXPOSURE - B

EXPOSURE & INTERNAL COEFFICIENTS = +/- 0.18 (ASCE 7-16 TABLE 26.11-1)
DIRECTIONALITY (Kd) = 0.85 (ASCE 7-16, TABLE 26.6-1)

4. SEISMIC LOADS:

RISK CATEGORY II
SEISMIC IMPORTANCE FACTOR: Ie = 1.0
MAPPED SPECTRAL RESPONSE ACCELERATIONS
Ss 0.186g
S1 0.085g

SITE CLASS: D

SPECTRAL RESPONSE COEFFICIENTS

SDS 0.199g
SD1 0.136g
SEISMIC DESIGN CATEGORY C

LIGHT FRAME - WOOD WITH WOOD SHEATHING & METAL SHEAR STRAPS.
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE ANALYSIS
RESPONSE MODIFICATION COEFFICIENT, R= 6.5
DEFLECTION AMPLIFICATION FACTOR, Cd = 4
BASESHEAR X = 1.0K
BASESHEAR Y = 1.2K

SOILS

- 1.THE DESIGN ALLOWABLE SOIL BEARING CAPACITY SHALL BE EQUAL TO OR GREATER THAN 2,000 PSF.
2. FROST DEPTH SHALL BE 12" BELOW FINISHED GRADE.
3. ALL STRUCTURAL FILL SHALL BE COMPACTED TO AT LEAST 95% PROCTOR SCALE.
4. ALL WALL FOOTINGS SHALL BE ON UNDISTURBED NATURAL SOILS OR STRUCTURAL FILL.
5. SOIL COMPACTION AND FILL SHALL BE MONITORED AND TESTED DURING PLACEMENT BY A LICENSED GEOTECHNICAL ENGINEER.

FOUNDATION

1. ARCHITECT IS NOT RESPONSIBLE FOR SUBSURFACE CONDITIONS ENCOUNTERED IN THE FIELD DIFFERENT FROM THOSE ASSUMED FOR DESIGN.
2. STRUCTURAL TESTING/ INSPECTION AGENCY SHALL CERTIFY THE BEARING MEDIUM.
3. INDIVIDUAL SPREAD FOOTINGS AND CONTINUOUS FOOTINGS SHALL BEAR ON SOIL CAPABLE OF SUPPORTING 2000 PSF.
3.1 NO FOOTINGS SHALL BEAR ON ROCK. UNDERCUT ROCK A MINIMUM OF 2 FEET BELOW BOTTOM OF FOOTING AND REPLACE WITH STRUCTURAL FILL.

REINFORCEMENT

1. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.
2. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 AND HAVE MINIMUM SIDE AND END LAPS OF 8".
3. PROVIDE DOWELS FROM FOUNDATIONS THE SAME SIZE AND NUMBER AS FOR VERTICAL WALL OR COLUMN REINFORCING UNLESS NOTED OTHERWISE.
4. PLACE REINFORCEMENT AS FOLLOWS UNLESS NOTED OTHERWISE:
4.1 CAST-IN-PLACE (NON-POST-TENSIONED) CONCRETE REINFORCEMENT

PERMANENTLY EXPOSED TO EARTH:

CAST AGAINST THE EARTH 3" COVER

EXPOSED TO EARTH OR WEATHER:

FOR BARS LARGER THAN A NO.5: 2" CLEAR

NO.5 BARS OR SMALLER: 1 1/2" CLEAR

COLUMN TIES 1 3/4" CLEAR

NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE EARTH:

WALLS 3/4" CLEAR

SLABS 3/4" CLEAR

COLUMN TIES 1 1/2" CLEAR

BEAM/ GIRDER STIRRUPS 1 1/2" CLEAR

5. REINFORCEMENT SHALL BE SPLICED ONLY AT LOCATIONS SHOWN OR NOTED IN THE STRUCTURAL DOCUMENTS EXCEPT FOR REINFORCEMENT MARKED "CONTINUOUS" WHICH CAN BE SPLICED AT LOCATIONS DETERMINED BY THE CONTRACTOR. SPLICES AT OTHER LOCATIONS SHALL BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER. REINFORCING STEEL SPLICES SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:

CONCRETE		MASONRY	
BAR SIZE	LAP LENGTH (IN.)	BAR SIZE	LAP LENGTH (IN.)
3	22"	3	19"
4	29"	4	25"
5	36"	5	31"
6	43"	6	37"

6. PROVIDE EPOXY-COATED REINFORCEMENT IN AGGRESSIVE ENVIRONMENTS AS FOLLOWS:

6.1 EPOXY-COATED REINFORCING STEEL SHALL CONFORM TO ASTM A775.

6.2 EPOXY COAT THE FOLLOWING REINFORCEMENT:

TOP REINFORCING STEEL

SUPPORT BARS FOR TOP REINFORCEMENT

ALL REINFORCEMENT CROSSING CONSTRUCTION JOINTS

ALL REINFORCEMENT IN POUR STRIPS

CAST-IN-PLACE CONCRETE

1. CONCRETE WORK SHALL CONFORM TO ACI 318-14 AND CRSI STANDARDS.

2. CONCRETE SHALL HAVE THE FOLLOWING MINIMUM SPECIFIED 28-DAY COMPRESSIVE STRENGTH:

2.1 NORMAL WEIGHT STRUCTURAL CONCRETE (150 PCF):

FOOTINGS, PEDESTALS	3,000 PSI
SLABS-ON-GRADE	3,000 PSI

3. PIPES OR DUCTS SHALL NOT EXCEED ONE-THIRD THE SLAB OR WALL THICKNESS UNLESS SPECIFICALLY DETAILED. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATION OF SLEEVES, ACCESSORIES, ETC.

4. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENTS, CLIPS OR GROUNDS REQUIRED TO BE ENCASED IN CONCRETE AND FOR LOCATION OF FLOOR FINISHES AND SLAB DEPRESSIONS.

5. CONSTRUCTION JOINT LOCATIONS SHALL BE APPROVED BY THE ARCHITECT/ ENGINEER. NO HORIZONTAL CONSTRUCTION JOINTS ARE PERMITTED EXCEPT THOSE SHOWN ON THE STRUCTURAL DRAWINGS.

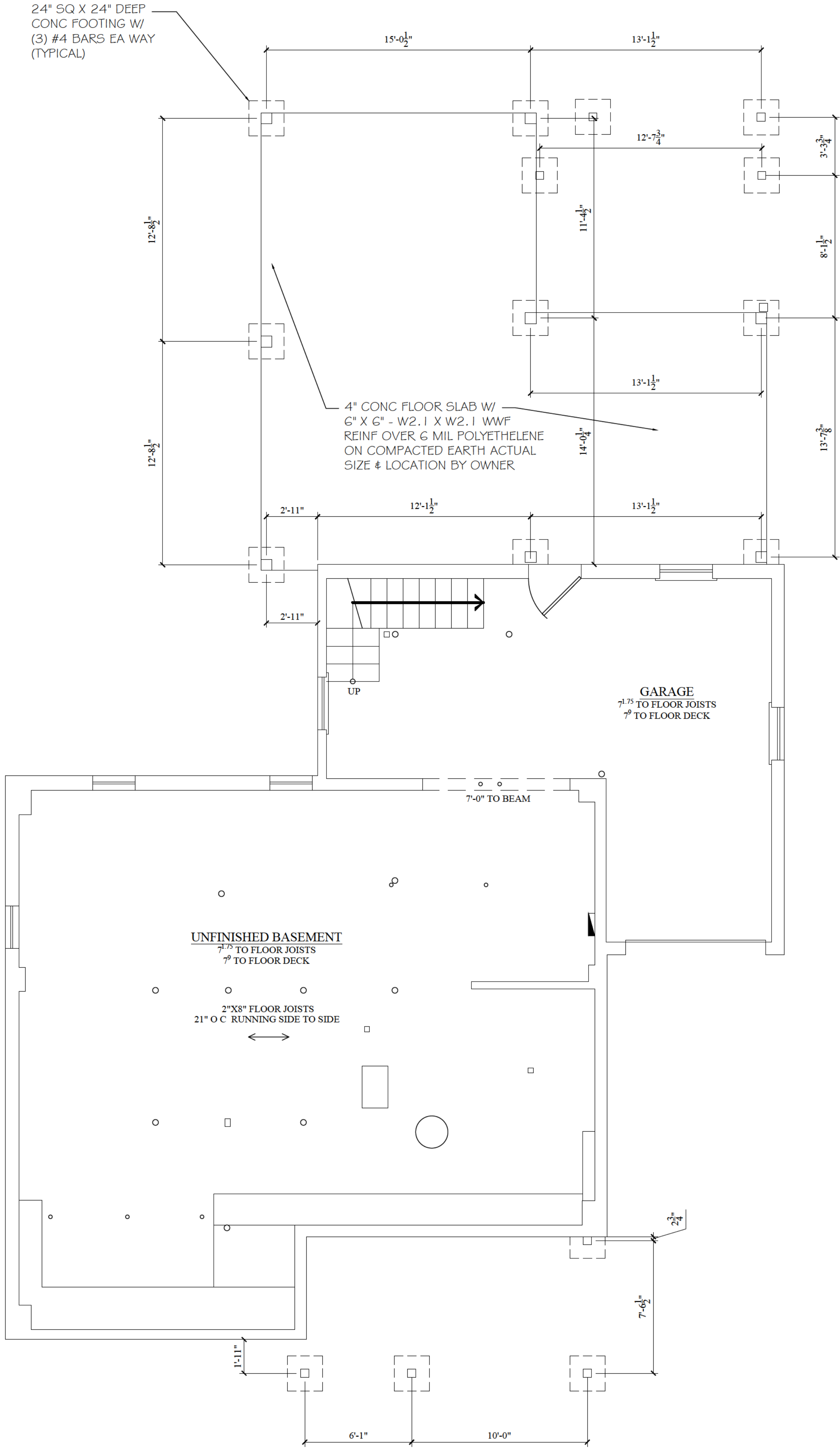
6. DEFECTIVE AREAS IN CONCRETE INCLUDING, BUT NOT LIMITED TO, HONEY-COMBING, SPALLS AND CRACKS WITH WIDTHS EXCEEDING 0.01 INCH SHALL BE REPAIRED. EXTENT OF DEFECTIVE AREA TO BE DETERMINED BY THE ARCHITECT/ ENGINEER.

7. PENETRATIONS OTHER THAN THOSE INDICATED ON THE DRAWINGS SHALL NOT BE PERMITTED WITHOUT PRIOR APPROVAL OF THE OWNER OR ARCHITECT/ ENGINEER.

8. ALL ANCHOR BOLTS SHALL BE ASTM A307 UNLESS NOTED OTHERWISE.

9. WHERE ALUMINUM ANCHORS, SHAPES OR ELECTRICAL CONDUITS ARE EMBEDDED IN CONCRETE, ALL CONTACT SURFACES SHALL BE PAINTED WITH ZINC-CHROMATE PRIMER. PAINT SHALL BE ALLOWED TO DRY THOROUGHLY BEFORE ALUMINUM IS PLACED IN CONTACT WITH THE CONCRETE. ALUMINUM SURFACES TO BE PLACED IN CONCRETE, WOOD OR MASONRY CONSTRUCTION, EXCEPT WHERE ALUMINUM IS TO BE EMBEDDED IN CONCRETE SHALL BE GIVEN A HEAVY COAT OF AN ALKI-RESISTANT BITUMINOUS PAINT PRIOR TO INSTALLATION. PAINT SHALL BE APPLIED AS IT IS RECEIVED FROM THE MANUFACTURER WITHOUT THE ADDITION OF ANY THINNER.

24" SQ X 24" DEEP
CONC FOOTING W/
(3) #4 BARS EA WAY
(TYPICAL)



2 FOUNDATION PLAN
A01 SCALE: 1/4"=1'-0"



RELEASED FOR CONSTRUCTION

REVISIONS

Date MAY 21, 2021

JULY 2, 2021

JULY 20, 2021



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ESPINOSA RESIDENCE

556 OAK DRIVE
ATLANTA, GEORGIA 30354

Drawn By: WLW

Checked By: WLW

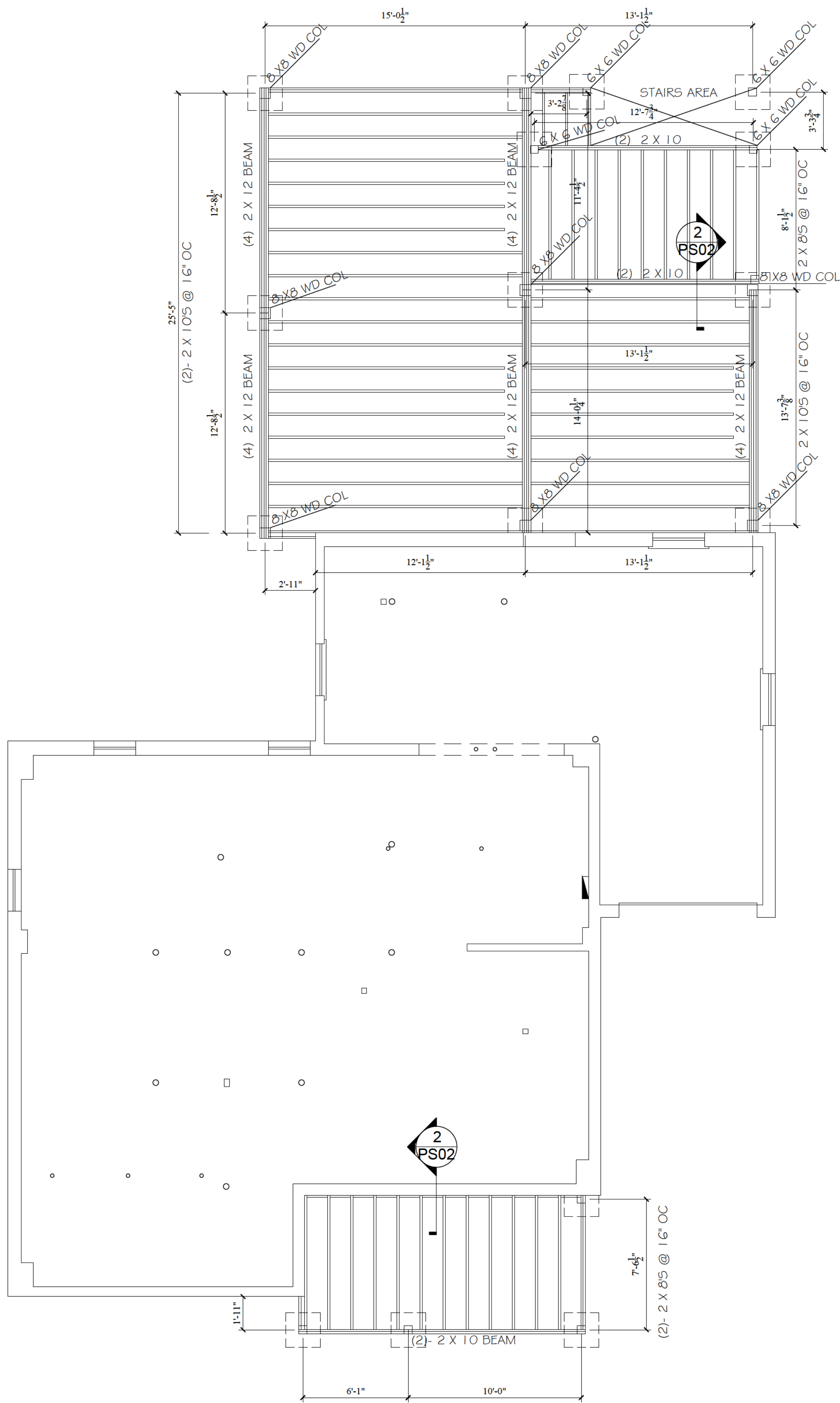
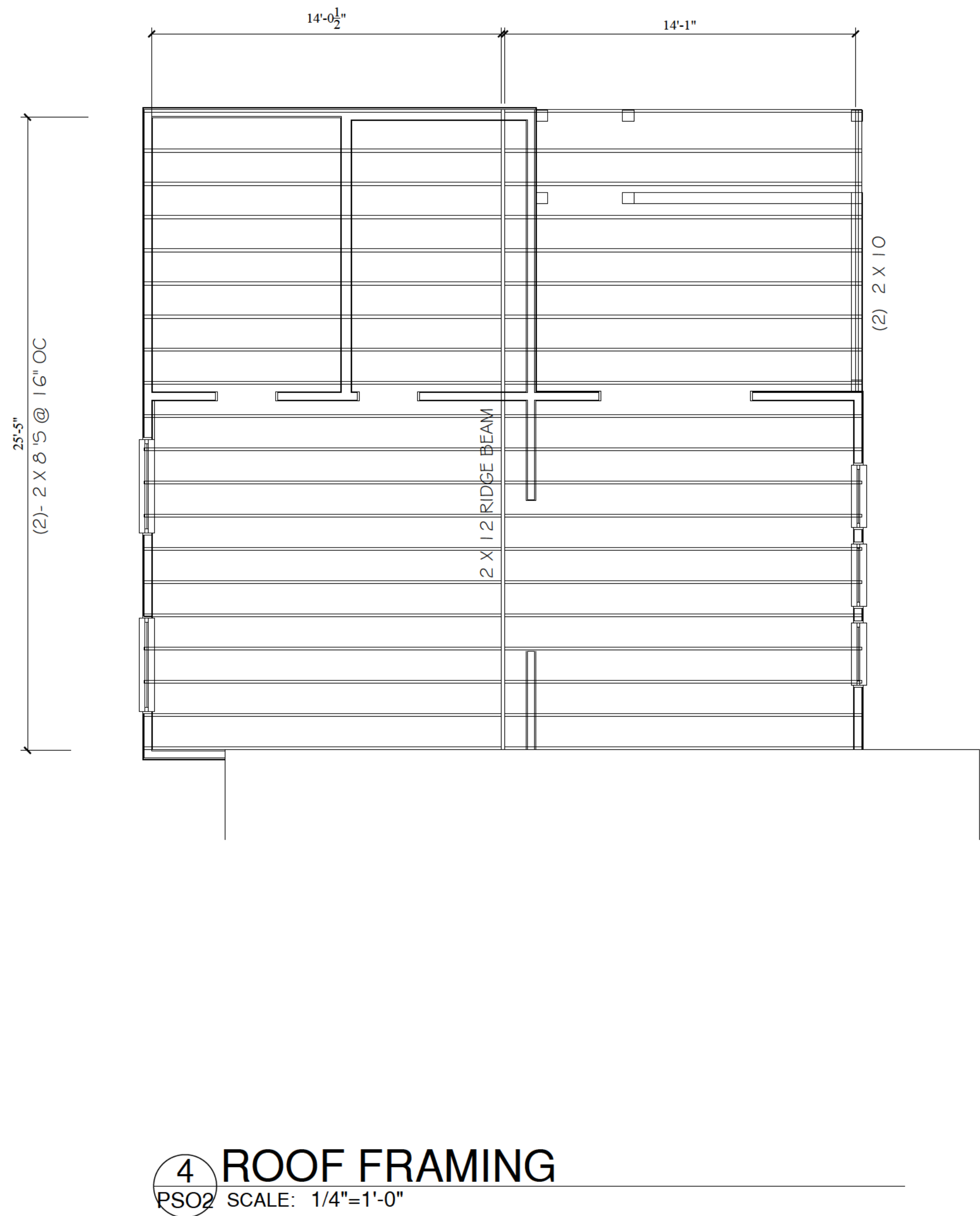
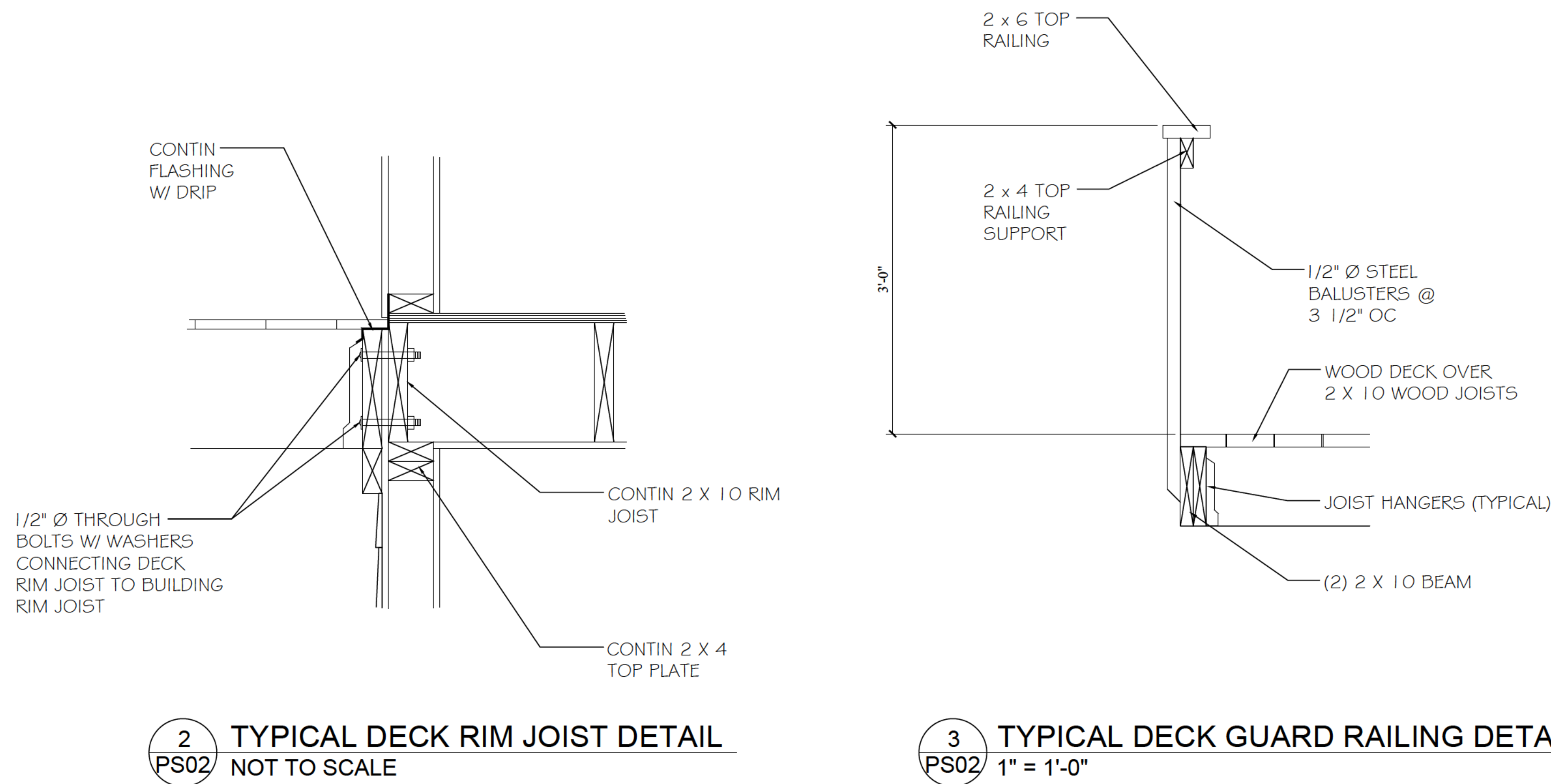
Date: P1 JANUARY 21, 2022

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Date	MAY 21, 2021
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