



DESIGN REVIEW COMMITTEE

700 Doug Davis Drive
Hapeville, GA 30354

May 18, 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 April 20, 2022

Documents:

1. DRC Minutes April 20, 2022

4. **New Business**

4.I. 516 Walnut Street Accessory Structure

Background:

Nathan Anderson has submitted an application seeking approval to install an accessory building (workshop/storage shed) located at 516 Walnut Street. The proposed accessory building is 12' x 16' (192-square feet). The proposed structure will have 25-year asphalt shingles, wood siding, wood trim, and a wood door and is a "barn" style. 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 516 Walnut Street
2. Application - 516 Walnut Street_Redacted

4.II. 3057 Oakdale Road Addition/Remodel

Background:

Short Construction has submitted an application seeking approval for a 400-square foot master suite rear addition and covered porch on an existing single-story single-family dwelling at 3057 Oakdale Road. The front exterior will maintain existing siding and the rear will utilize smooth siding. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

Documents:

1. Planners Report 3057 Oakdale Road
2. Application - 3057 Oakdale Road_Redacted

4.III. 3181 Dogwood Drive Exterior Renovation

Background:

Muhammed Johar Ali Thomas has submitted an application seeking approval of an exterior renovation of 3181 Dogwood Drive. The remodeling will include moving windows and doors and replacing the brick with cementitious siding on an existing single-story single-family dwelling at 3181 Dogwood Drive. The property is zoned V, Village within the Arts District Overlay and is subject to the SubArea C section of Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 3181 Dogwood Drive
 2. Application - 3181 Dogwood Drive_Redacted
- 4.IV. 3409 Dogwood Drive Facade Renovation

Background:

Jeresha White has submitted an application seeking approval for a proposed exterior facade renovation of an existing vacant building at 3409 Dogwood Drive. Exterior work includes adding "wood" (trex decking) facade to the front of the building. The decking boards were installed prior to approval by Design Review Committee. The property is zoned U-V, Urban Village, within the Arts District Overlay and is subject to the Commercial/ Mixed-Use Area of Architectural Design Standards.

Documents:

1. Planners Report 3409 Dogwood Drive
2. Application - 3409 Dogwood Drive_Redacted

5. **Next Meeting Date - Wednesday, June 15, 2022 at 6:00 PM**

6. **Adjourn**

**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
April 20, 2022, 6:00 PM**

MINUTES

1. Call to Order

Chairman Jonathan Love called the meeting to order at 6:00PM.

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth

3. Approval of Minutes

3.I Minutes of March 16, 2022

MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to approve the minutes of March 16, 2022, as submitted. Motion Carried: 4-0

MOTION ITEM: John Stalvey made a motion, Brian Gregory seconded to add Asbury Park Townhomes to the end of the agenda. Motion Carried: 5-0

4. New Business

4.I 3420 Jackson Street

Accessory Structure

Background:

Julio Ceballos 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.

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to approve the application as submitted with the following design exception:

- 1. Building height is less than the minimum required height**

Motion Carried: 5-0

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.

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

1. For the front elevation, window and column placement to return to the plans as originally submitted to the City
2. On the front elevation, move the gable to the left side over the front door, centered on the window to the right of the front door
3. On the front elevation gable, replace the window with a vent
4. Update plans to show windowsill detail
5. Update balcony roof to have a 1-foot overhang
6. Identify windows for casement construction

The Committee also granted the following design exceptions:

7. Design exception for column spacing width
8. Design exception or window fenestration on front façade
9. Design exception for the second-floor balcony on the front elevation

Motion Carried: 5-0

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.

MOTION ITEM: John Stalvey made a motion, Brian Gregory seconded to approve the application with the condition that the applicant resubmit plans addressing all outstanding items identified in the Planners Report.

The Committee also granted the following design exceptions:

1. Design exception for the roof overhangs so that the plans match the existing structure
2. Design exception for the front porch width does not meet the minimum front percentage
3. Design exception for the front porch column spacing which does not meet the 8-ft maximum

Motion Carried: 5-0

4.IV Asbury Park Townhomes

Amendment to Plans

Background:

Tiffany Hogan on behalf of DR Horton is seeking approval to make changes to previously approved plans for Asbury Park Townhomes Pods, B, C, D, E, and F.

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to approve the following changes:

1. In all pods on all units, decrease the height by approximately 1-foot
2. In all pods, on units B and C, remove one window on each 2nd story, side elevation

Motion Carried: 5-0

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

6. Adjourn

MOTION ITEM: Brian Gregory made a motion, John Stalvey seconded to adjourn the meeting at 7:10PM. Motion Carried: 5-0

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman

DRAFT



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

DATE: April 19, 2022
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 516 Walnut Street Accessory Building**

BACKGROUND

The City of Hapeville has received a design review application from Nathan Anderson to install an accessory building (workshop/storage shed) located at 516 Walnut Street. The proposed accessory building is 12' x 16' (192 SF). The proposed structure will have 25 year asphalt shingles, wood siding, wood trim, and a wood door and is a "barn" style.

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.
 - *Not applicable*

- 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.
 - *The setback as shown must be in line with the primary dwelling façade.*
- 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 wood siding. The siding should match the primary dwelling.*
 - *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 photo provided does not show any outbuildings on adjacent lots within 10'.*

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.

Compliant

- (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.

Does not comply with city architectural designs

- (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.

As per Architectural standards must be the same setback as the primary dwelling façade.

- (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.

Compliant.

- (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.

See above DRC requirement.

- (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.

Compliant.

- (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.

Compliant.

- (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.

Barn style is not identical.

- (b) Roof design. Flat or shed roofs shall be prohibited on accessory buildings. Accessory buildings shall have a gable or hip roof design.

Compliant

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

According to application, the dwelling is 1,116 SF. The proposed accessory building would be 192 SF., which is compliant with Table B, above.

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

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 accessory building style 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 wood siding. More information should be provided.
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 style of the outbuilding is "barn" style which is not an approved style in Hapeville.
5. The outbuilding must be placed on a permanent foundation – this is not indicated in the application.

Once these items and any others from the Design Review Committee are addressed, the application is compliant with Architectural Standards.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 4/18/2022

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: Nathan Anderson Contact Number: [REDACTED]

Applicants Address: 516 Walnut ST Hapeville, GA 30354

E-Mail Address: [REDACTED] Zoning Classification: R-SF

Address of Proposed Work: 516 Walnut ST Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009400030310

Property Owner: Nathan Anderson Contact Number: [REDACTED]

Project Description (including occupancy type): _____

The proposed project is a 12' x 16' accessory structure, specifically a workshop/storage shed.

Contractors Name: McMahon Construction Contact Number: 678-577-0398

Contact Person: Amy Miller 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.

Nathan Anderson
Applicants Signature

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: 1116

Estimated Cost of Construction: \$8025.00

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

The existing structure has Architectural grade shingles on the roof, wood and hardy plank siding, and wood trim.

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

The accessory structure will have 25 year asphalt shingles, wood siding, wood trim, and a wood door.

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 Nathan Anderson 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.

Nathan Anderson	<i>Nathan Anderson</i>	4/18/2022
Printed Name	Signature	Date

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

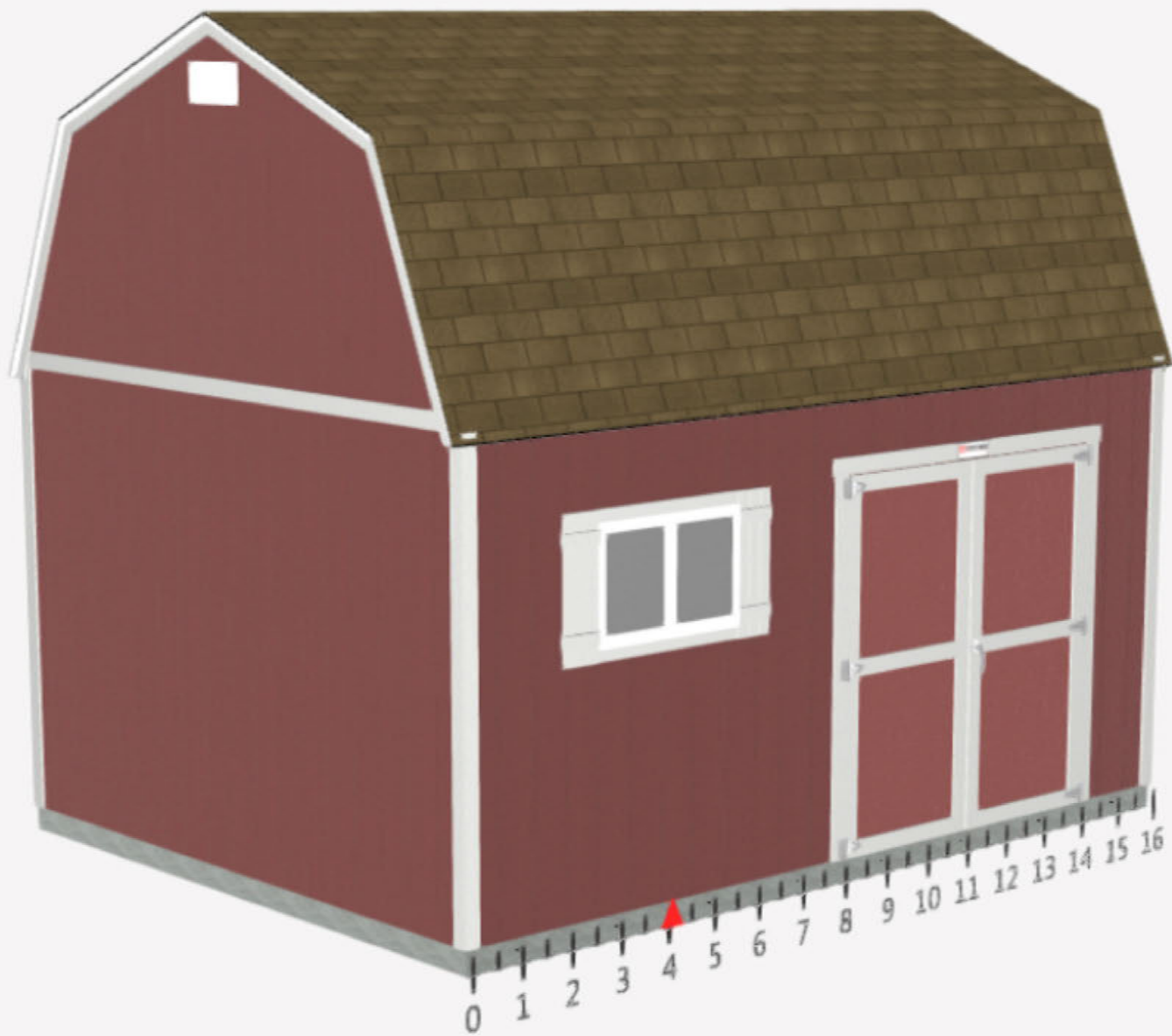
Thank you for interest and investment in the City of Hapeville.











Attachment A: Description of Work and Materials

Description of the Project and Description of the Materials to be Used and Equipment to be Installed:

*** Contractor may use non-listed materials when necessary in his discretion.**

Item	Description	Qty	Rate	Amount	Tax
12x16 Barn basic 8ft Wall	•Barn with 8' Walls				
	•12x16 feet				
	•1' on center 2x6 pressure treated floor joists on 4x4 runners				
	•¾" pressure treated plywood floor decking				
	•2x4 walls 16 inches on center				
	•25 year asphalt shingles				
	•24" on center rafters				
	•Locking handle				
	•6' piano hinge on doors for extra strength				
	•4, 5 or 6' double doors				
	•Leveling up to 2 ½ feet included				
	•Gable vents				
			7,200.00	7,200.00	
loft	4' by width of building loft section		250.00	250.00	
vinyl window	24x36 vinyl window		250.00	250.00	
ridge vent	8' black metal ridge vent		125.00	125.00	
Discount	online discount		-50.00	50.00	
loft	4' by width of building loft section		250.00	250.00	



DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE:	May 13, 2022	Key:	
TO:	Tonya Hutson	Compliant:	✓
FROM:	Lynn Patterson	Not Compliant:	✗
RE:	Design Review – 3057 Oakdale Road – Addition and Front Remodel	Incomplete:	✋
		Not Applicable:	⊘

BACKGROUND

The City of Hapeville has received a design review application from Short Construction for a 400 SF master suite rear addition and covered porch on an existing single-story single-family dwelling at 3057 Oakdale Road. The front exterior will maintain existing siding and the rear will utilize smooth siding.

The property is zoned R-1– One Family Residential and is subject to the 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: No change proposed to front of dwelling. There is no 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 change proposed to front of dwelling. No tree in supplemental area.

(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 screening is addressed in application.

(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 or carport proposed. Existing configuration.

(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:

(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:

(g) Door and window standards.

- ✓ The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.
- ✓ The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.
- 👉 Building numbers at least six inches in height shall be located above or beside the street-facing pedestrian entrance, or above or beside the stairs accessing a front porch.

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

STAFF COMMENT: Building numbers are not shown. No detail has been provided for windows. No detail has been provided for trim (dimensions) or sills (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.

- Elevations should be listed correctly. Appear to be 2 side elevations and one rear elevation with no front elevation (no changes proposed).
- There are no changes proposed to the front of the dwelling. There is no existing sidewalk and no supplemental are tree proposed.
- Building numbers should be shown
- Application references recess may not be met with proposed windows. Design exception required, if approved.

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:

APR 20 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: SHORT CONSTRUCTION Contact Number: [REDACTED]

Applicants Address: 719 Campbell Cir. Hapeville, Ga

E-Mail Address: [REDACTED]

Zoning Classification: B-1

Address of Proposed Work: 3057 Oakdale Rd.

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 0099 00021173

Property Owner: Callie Short Contact Number: [REDACTED]

Project Description (including occupancy type): Master Suite
addition and
covered porch

Contractors Name: Shannon Short 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.

[Signature]
Applicants Signature

4-7-22
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: 400

Total Square Footage of existing building: 1370

Estimated Cost of Construction: 64,000

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

Brick,
Fiber wood siding, wood windows, wood soffit & fascia, asphalt
shingles

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

Brick, fiber cement siding, vinyl windows, wood soffit, fiber
cement fascia, asphalt 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 Shannon Shor SS 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.

Shannon Short

Printed Name

SS

Signature

4-12-22

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.

Date: April 20, 2022

Property Owner: Callie Rollins

Address: 3057 Oakdale Rd. Hapeville, Ga. 30354

To Whom it may concern,

This letter authorizes Shannon Short/Short Construction, Inc. to obtain and sign documents/applications related to the construction/addition on my behalf for the proposed address of work stated above.

Start Date: April 20th, 2022

Contactor: Short Construction, Inc./Shannon Short

License Number: RBCO oo5266

Signature of Property Owner:

 Callie Short Rollins

Signature of Contractor/Applicant:

 Shannon S Short

DRC application Deficiencies for 3057 Oakdale Rd. Hapeville, Ga. 30354

Utilities are located on the right side of existing home and won't be affected by this addition. The a/c unit is screened from front view by a large shrub.

We are using white vinyl 1 over 1 light windows (double hung) that may not meet the 2" recess rule from adjacent façade.

We plan on using a 1x4 window trim to wrap the entire window with and installing a wood or pvc sill nosing over the 1x4 at the bottom of window to create the appearance of the window sill.

The addition is on the rear of the home and steps in from the sides so we didn't get an official survey and site plan since we are so far off the rear setback.

 / Shannan Short
4-20-22









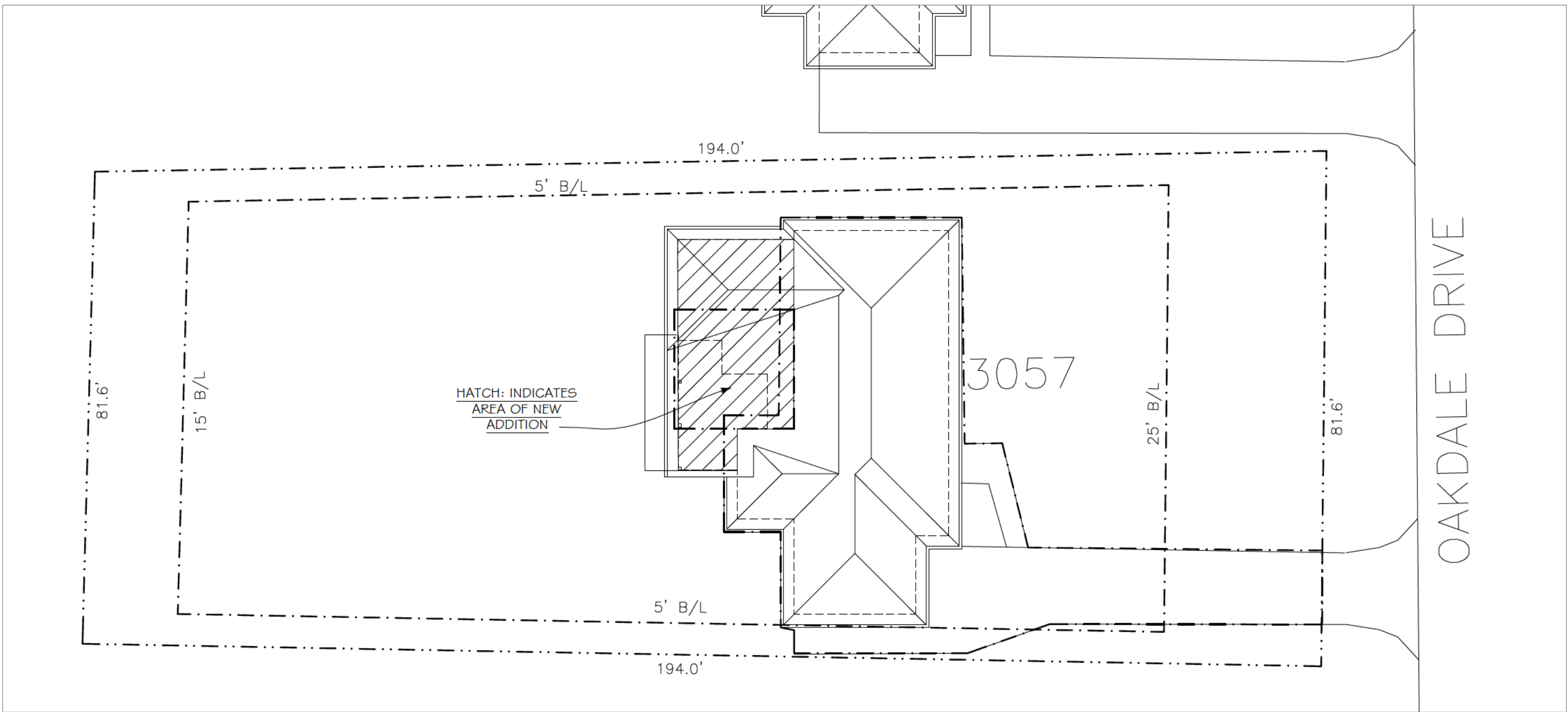
HOME ADDITION FOR CALLIE SHORT

G M I D

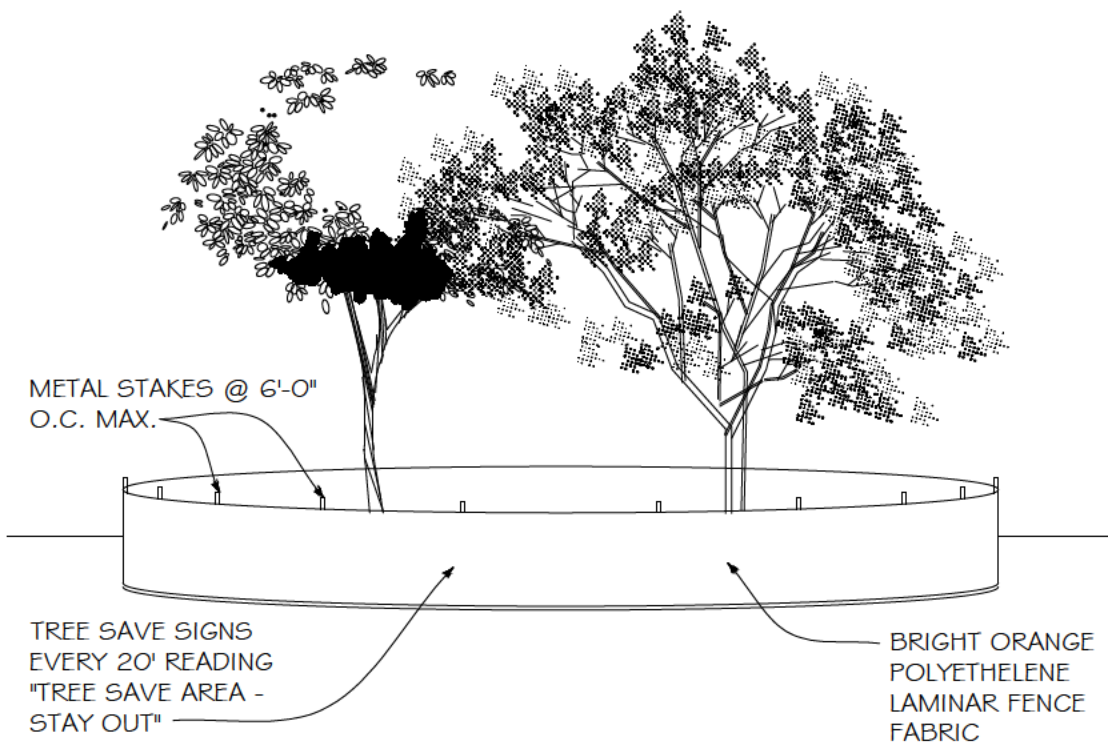
greg morgan interior design

GREG MORGAN, DESIGNER

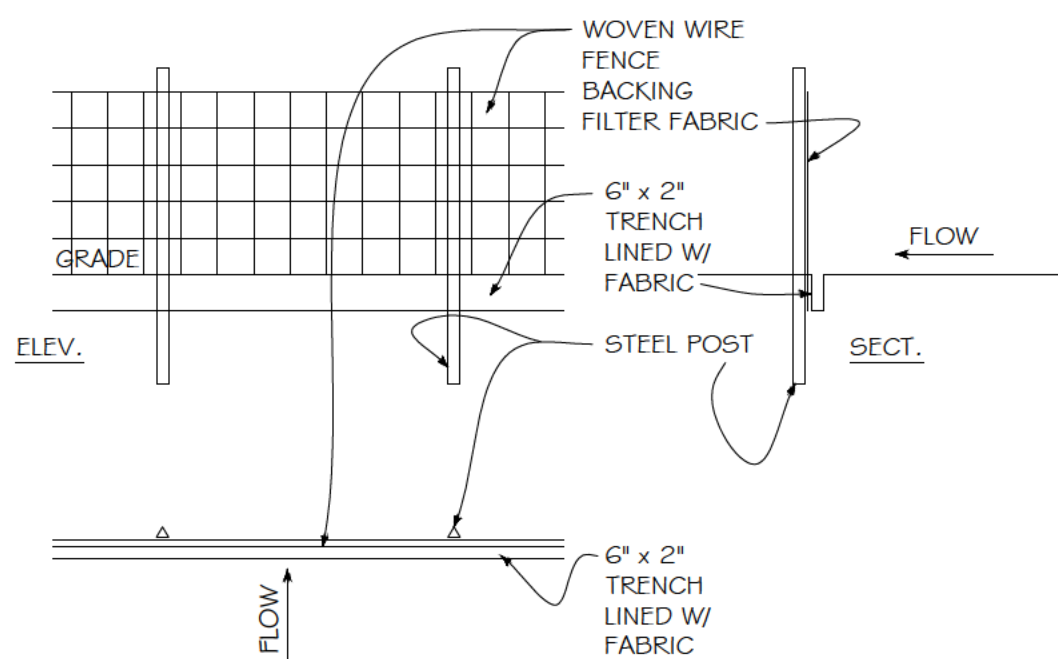
3302 MYRTLE STREET
HAPEVILLE, GA. 30354



1 REFERENCE LOT PLAN
SCALE: N.T.S.



2 TREE PROTECT FENCING DET.
SCALE: NOT TO SCALE



3 EROSION CONTROL FENCE DET.
SCALE: NO SCALE

PROJECT GENERAL NOTES:

- Construction drawings are to show conformity to building codes and for architectural design information only. General Contractor is responsible for all final material selections and for coordination and oversight of construction process.
- Construction shall meet the requirements of all applicable building codes including any product, drawings, or specifications not provided within the scope of this drawing set.
- Construction and installation shall follow all manufacturer guidelines and recommendations, including those needed for warranties.
- All existing conditions and dimensions shall be field verified prior to commencement of construction. Discrepancies shall be brought to the Architect's attention so that design modifications can be made if necessary.
- Dimensions noted on drawings shall take precedence over scaled dimensions.
- General Contractor is responsible for verifying engineering issues meet all applicable codes, including structural, electrical, HVAC, and plumbing work. Discrepancies shall be brought to the Architect's attention so that design modifications can be made if necessary.

SITE NOTES

- NO GRADED SLOPE SHALL EXCEED 2H:1V.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIME. 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 BREAK THE SEDIMENT SOURCE.
- DISTURBED AREAS LEFT IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION AND MULCH; DISTURBED AREAS REMAINING IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.

PROJECT DESCRIPTION:

ADDITION OF NEW MASTER SUITE TO BACK OF
EXISTING ONE STORY HOME.

APPLICABLE CODES

INTERNATIONAL BUILDING CODE (IBC) - 2018
EDITION W/ GEORGIA STATE AMENDMENTS.

INTERNATIONAL RESIDENTIAL CODE FOR ONE- &
TWO-FAMILY DWELLINGS (IRC) - 2018 EDITION
WITH GEORGIA STATE AMENDMENTS.

INTERNATIONAL FIRE CODE (IFC) - 2018

INTERNATIONAL MECHANICAL CODE (IMC) - 2018
EDITION W/ GEORGIA STATE AMENDMENTS.

INTERNATIONAL FUEL GAS CODE (IFGC) - 2018
EDITION W/ GEORGIA STATE AMENDMENTS.

INTERNATIONAL ENERGY CONSERVATION CODE
(IECC) - 2020 EDITION W/ GEORGIA STATE
SUPPLEMENTS & AMENDMENTS

NATIONAL ELECTRICAL CODE - 2020 EDITION
WITH NO GEORGIA STATE AMENDMENTS

PROJECT CONTACTS:

OWNER :
Callie Short
3057 Oakdale Road
Hapeville, GA 33054

GENERAL CONTRACTOR:
Short Construction Inc
Shannon Short
(678) 776-3276

DRAFTING:
Greg Morgan
GMID, LLC
3302 Myrtle St
Hapeville, GA. 30354

DRAWING INDEX:

T 1	Title Sheet & Code Info
A 1	Plans
A 2	Elevations

18 APR 2022 FOR PERMIT
29 DEC 2021 REVIEW

OAKDALE
RESIDENCE

MASTER SUITE
3057 OAKDALE DR.
HAPEVILLE, GA.

COVER
SHEET
CODE INFO

T 1

RELEASED FOR CONSTRUCTION

DEMOLITION
GENERAL NOTES

1.

EXISTING CONSTRUCTION TO REMAIN UNLESS NOTED OTHERWISE.

2.

BRACE STRUCTURE AS REQUIRED DURING DEMOLITION PROCESS.

3.

PATCH & REPAIR ADJACENT CONSTRUCTION & FINISHES TO REMAIN.

DEMO KEYNOTES

1

REMOVE EXTERIOR WINDOW AS INDICATED BY DASHED LINE.

2

REMOVE EXTERIOR BRICK VENEER AS INDICATED WITH DASHED LINE.

3

REMOVE EXTERIOR STEPS TO YARD.

4

REMOVE EXTERIOR DOOR.

FLOOR PLAN
GENERAL NOTES

1.

DIMENSIONS ARE TO FACE OF WOOD STUDS.

2.

ALL DOORS & CASED OPENINGS TO MATCH EXISTING HEIGHT UNLESS.

3.

CONSTRUCTION IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE.

WALL LEGEND

EXISTING WOOD FRAMED WALL

NEW WOOD FRAMED WALL - 2x4 @ 16" O.C.

NEW CEILING REQUIRED

ELECTRICAL LEGEND:

DECORATIVE LIGHT FIXTURE

WALL SCONCE

RECESSED DOWN LIGHT

SD

SMOKE DETECTOR

CM

CARBON MONOXIDE / SMOKE DETECTOR

ELECTRICAL OUTLET

-S-

SWITCH

LTG. NOTES

1.

FIXTURES SHOWN ARE NEW, U.N.O.

2.

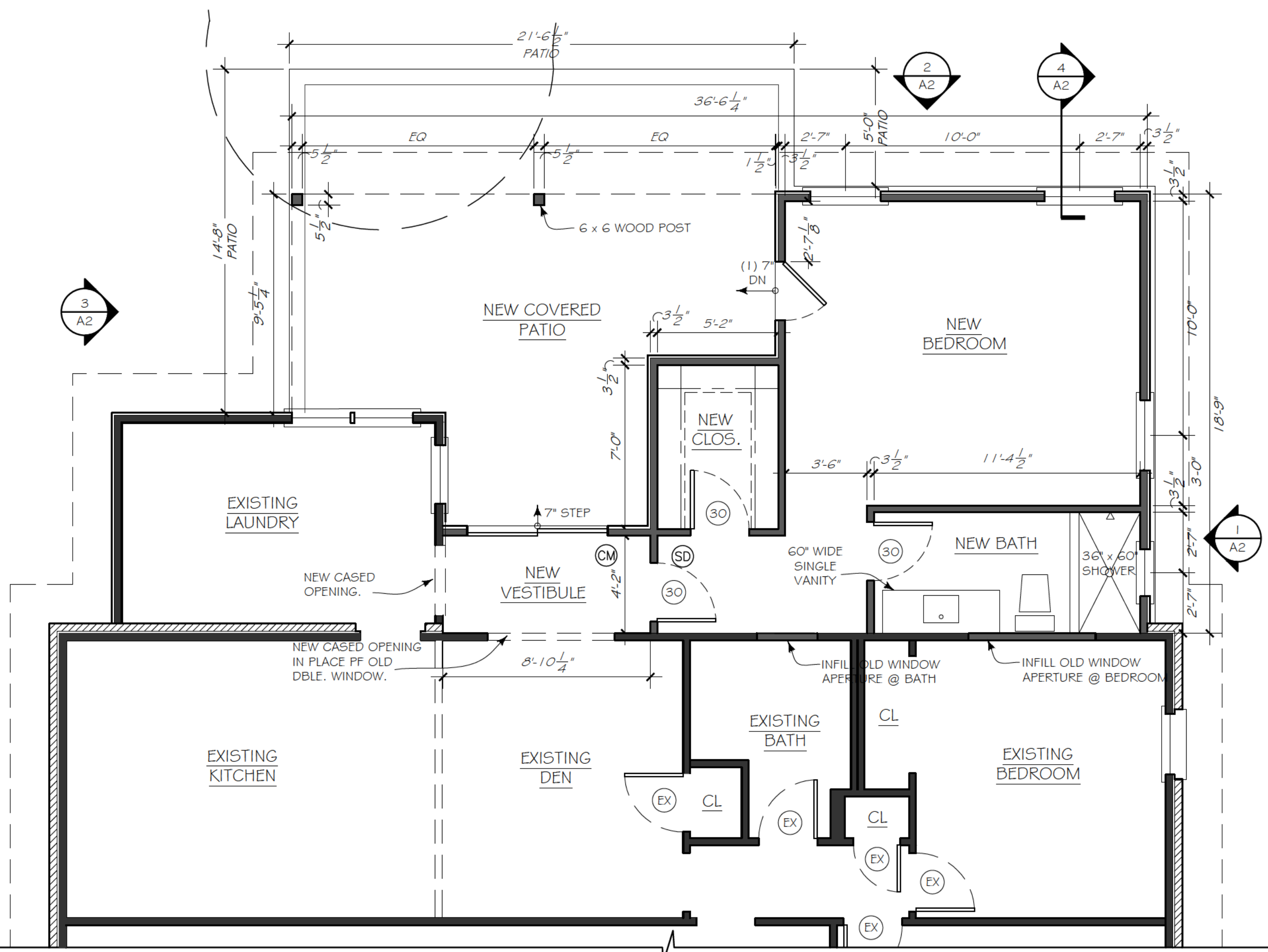
PROVIDE ELECTRICAL OUTLETS PER CODE MINIMUMS.

3.

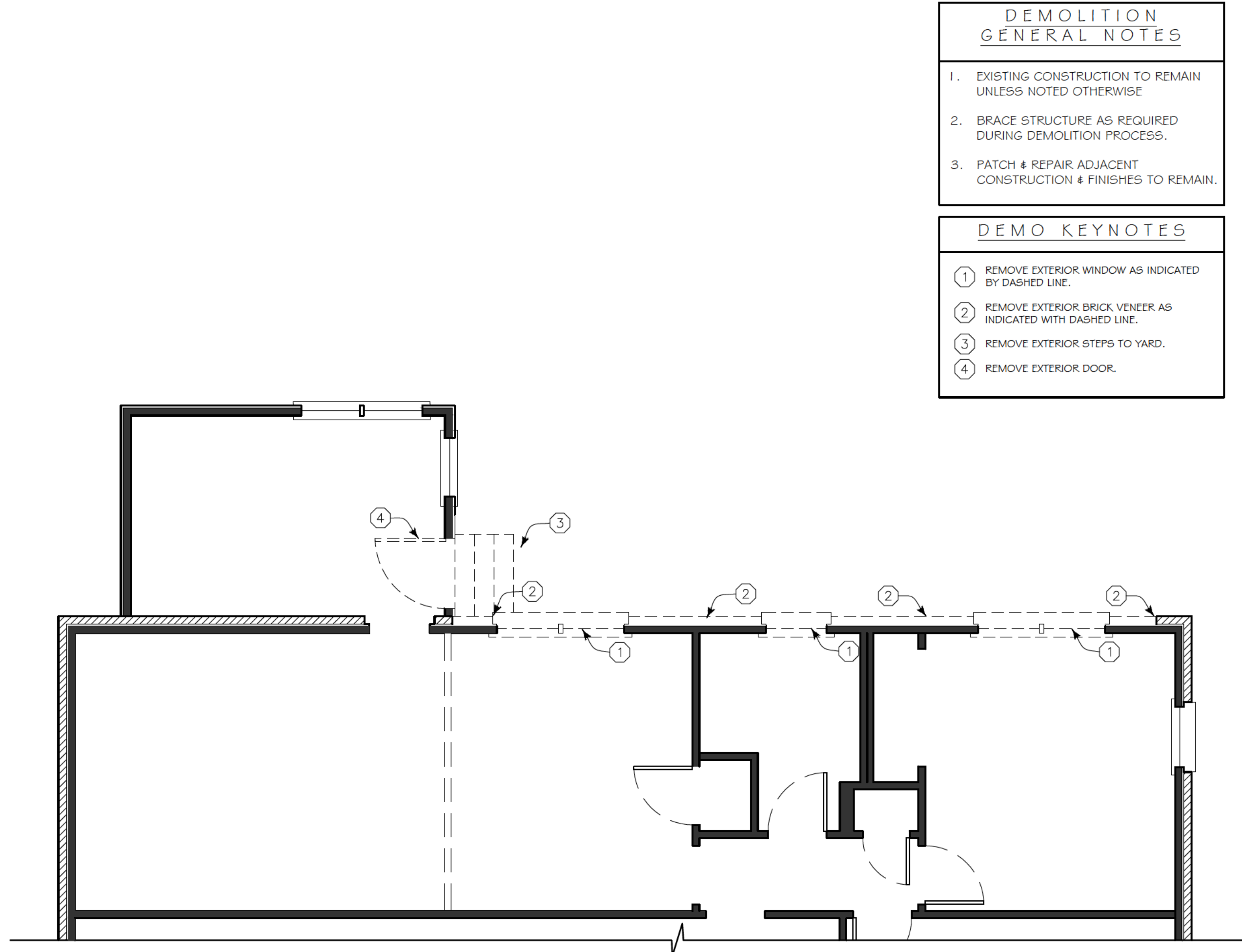
LIGHTING TYPES & LOCATIONS - REVIEW LOCATIONS ONSITE WITH OWNER PRIOR TO ROUGH-IN.

4.

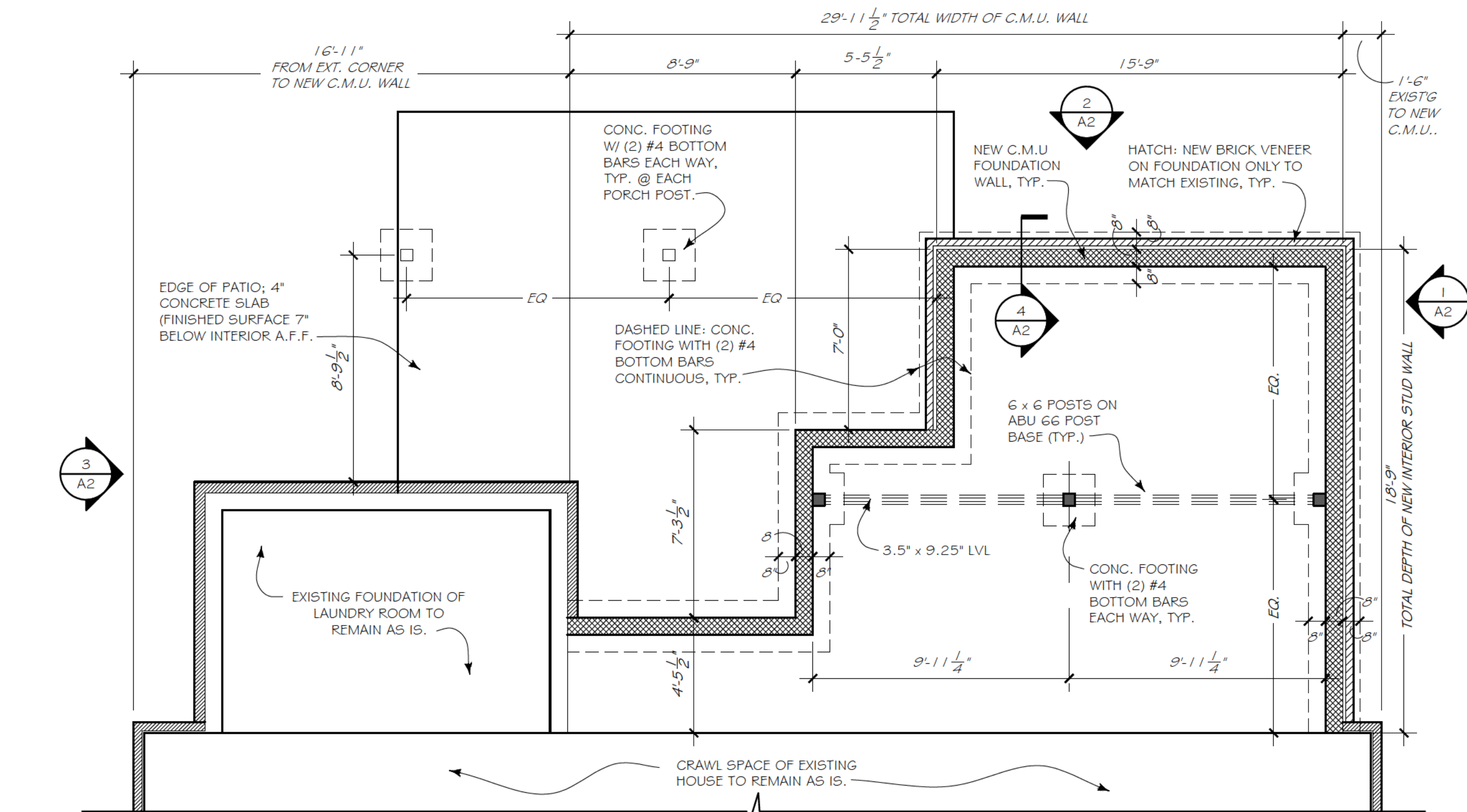
PROVIDE WATERPROOF & VAPORPROOF FIXTURES AT CORRESPONDING WET LOCATIONS.



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



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



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

CONSTRUCTION GENERAL NOTES

1.

CONSTRUCTION IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE.

2.

REFER TO EXTERIOR ELEVATIONS FOR FINISH INFORMATION.

3.

GC IS RESPONSIBLE FOR CONFIRMING ALL STRUCTURAL INFO. & FOR OBTAINING STRUCTURAL ENGINEERING IF NECESSARY.

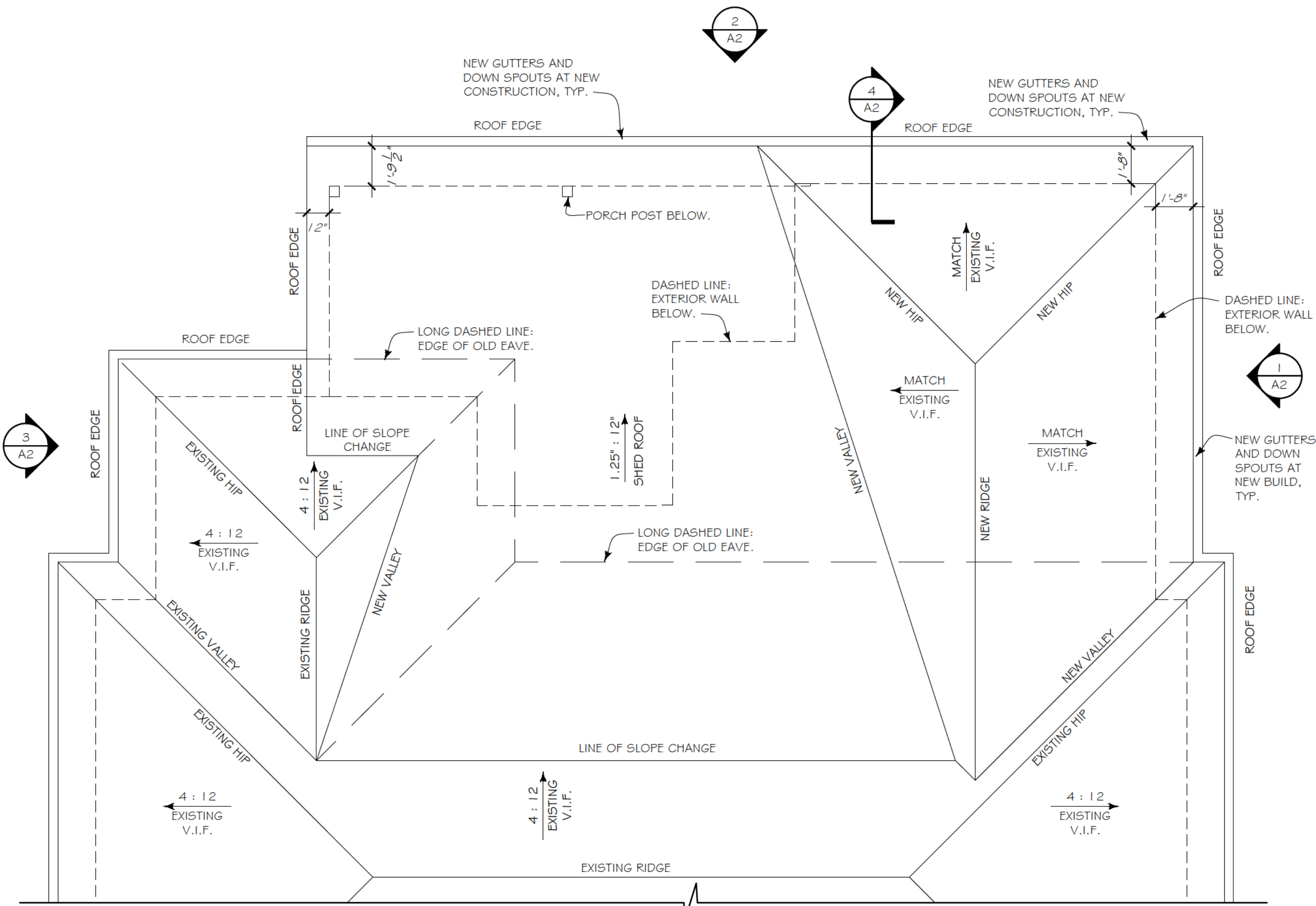
LEGEND

NEW WOOD POSTS

NEW C.M.U. WALL

NEW BRICK VENEER

EXISTING BRICK



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

GENERAL NOTES

1.

GC IS RESPONSIBLE FOR OBTAINING STRUCTURAL ENGINEERING & CONFIRMING STRUCTURAL REQUIREMENTS.

18 APR 2022 FOR PERMIT
29 DEC 2021 REVIEW

OAKDALE
RESIDENCE

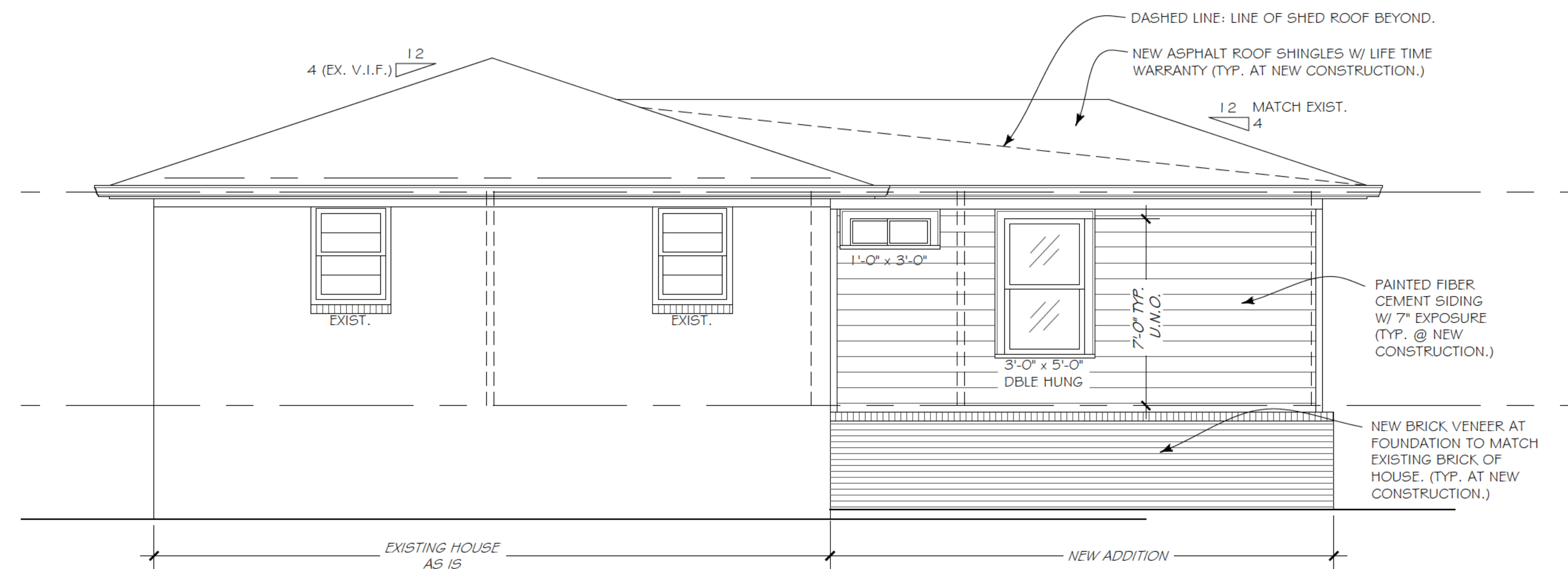
MASTER SUITE

3057 OAKDALE DR.
HAPEVILLE, GA.

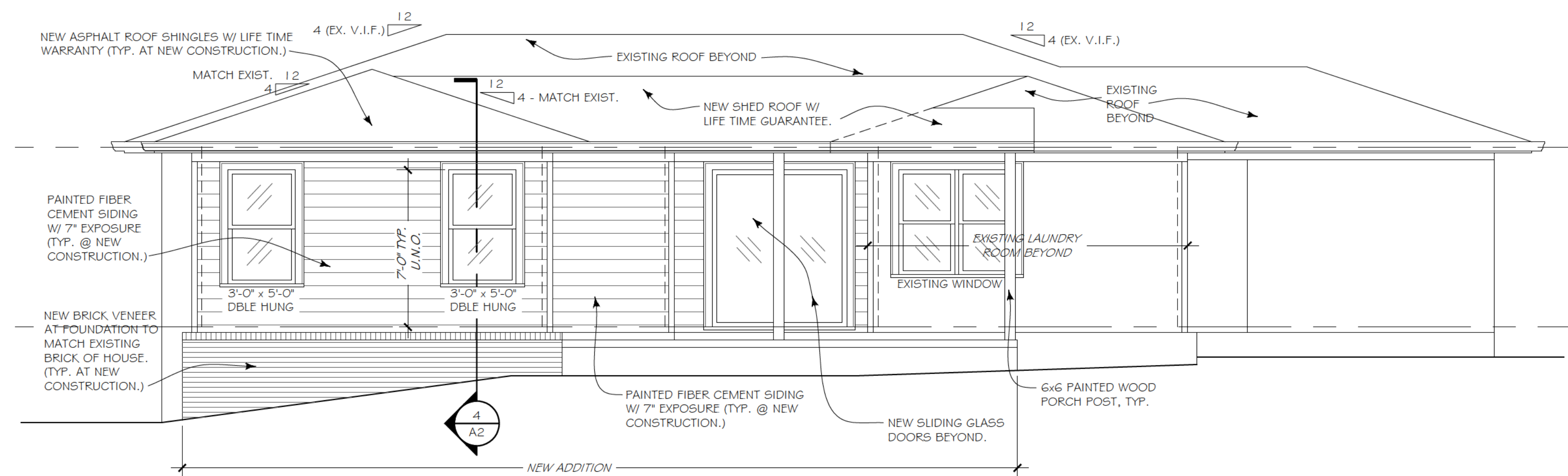
FLOOR PLANS
FOUNDATION PLAN
ROOF DETAIL

A1

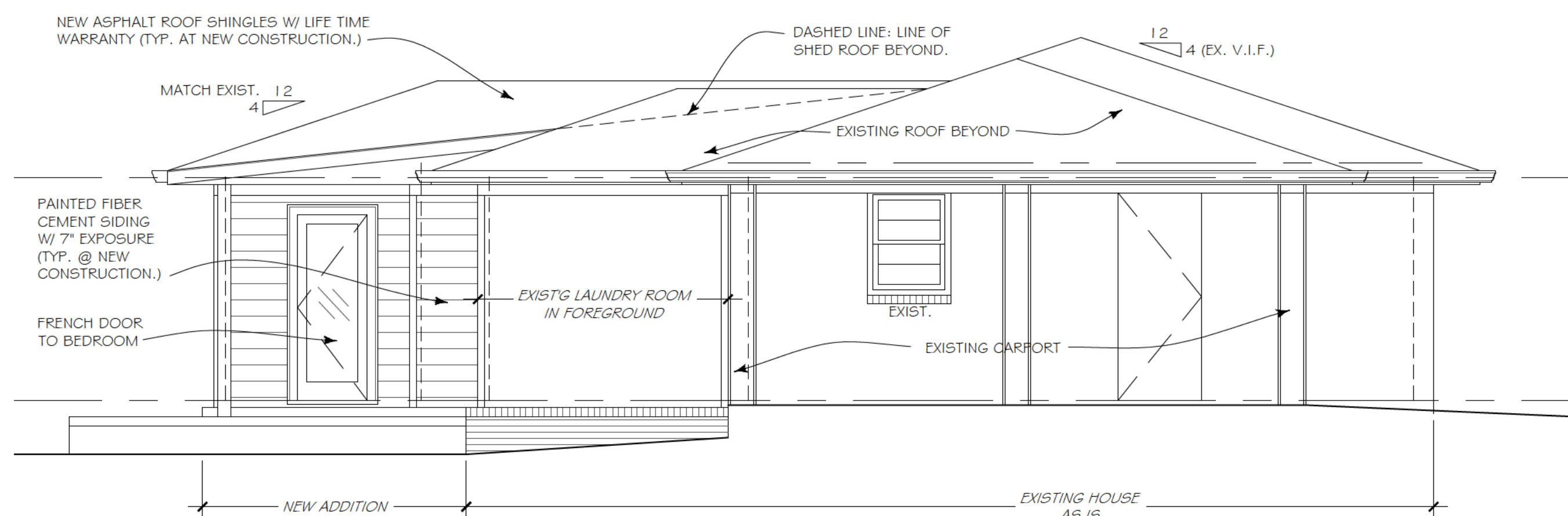
GREG MORGAN, DESIGNER

3302 MYRTLE STREET
HAPEVILLE, GA. 30354

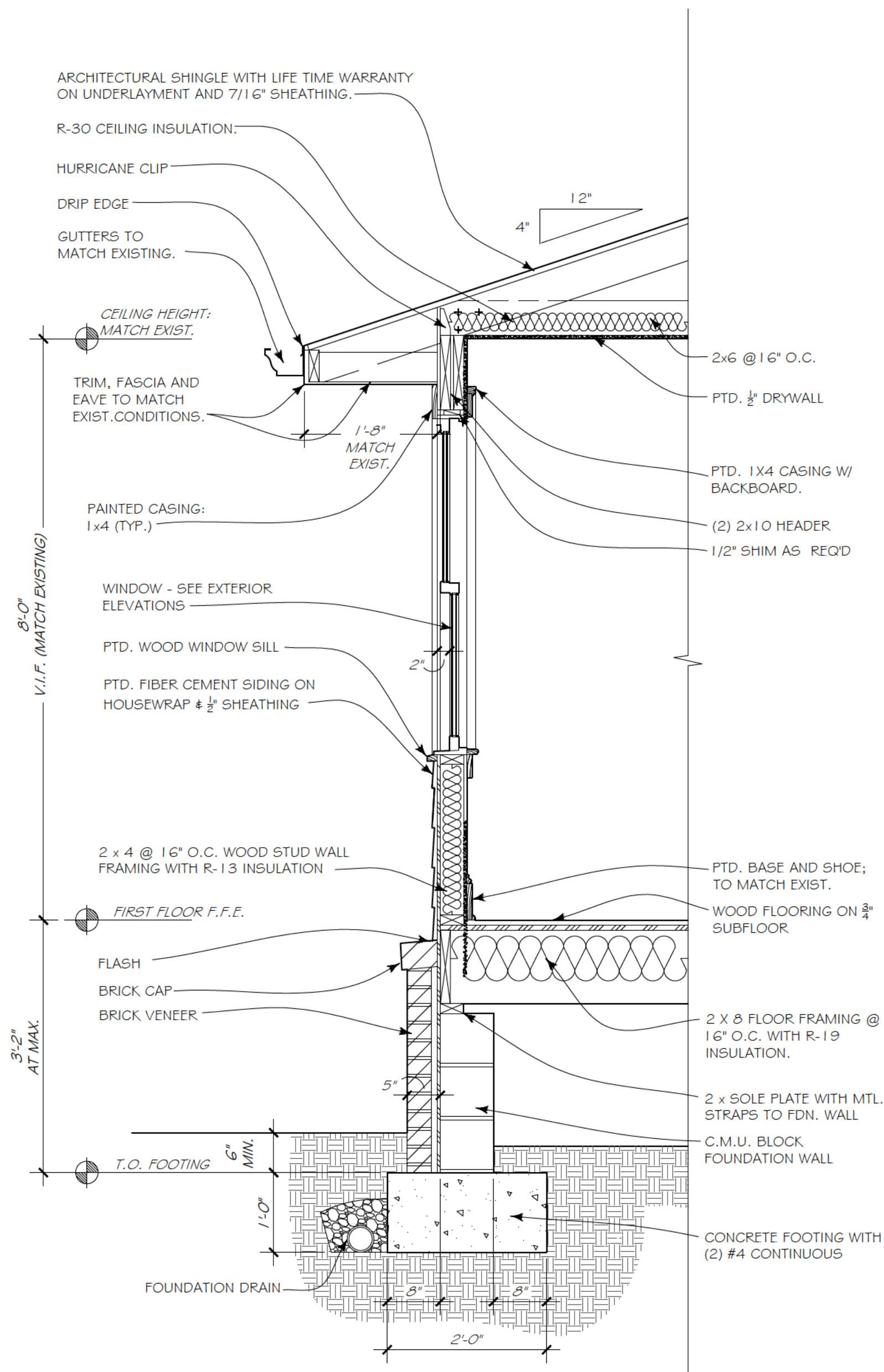
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 BACK ELEVATION
SCALE: 1/4" = 1'-0"



4 SECTION
SCALE: 3/4" = 1'-0"

18 APR 2022 FOR PERMIT
29 DEC 2022 REVIEWOAKDALE
RESIDENCEMASTER SUITE
3057 OAKDALE DR.
HAPEVILLE, GA.EXTERIOR
ELEVATIONS
& SECTION

A2



DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE:	May 13, 2022	Key:	
TO:	Tonya Hutson	Compliant:	✓
FROM:	Lynn Patterson	Not Compliant:	✗
RE:	Design Review – 3181 Dogwood Drive – Exterior Renovation	Incomplete:	✋
		Not Applicable:	⊖

BACKGROUND

The City of Hapeville has received a design review application from Muhammed Johar Ali Thomas for an exterior renovation of 3181 Dogwood Drive. The remodeling will include moving windows and doors and replacing the brick with cementitious siding on an existing single-story single-family dwelling at 3181 Dogwood Drive.

The property is zoned V, Village, is in the Arts Overlay District and is subject to the SubArea C 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:

(b) Supplemental Area and Fence Standards

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

STAFF COMMENT:

(c) Utility Standards

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

(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: Roof is being replaced. No detail is provided for the roof overhang or warranty.

Gutters and downspouts must meet 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: Drawings still show brick – not cementitious siding.

(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 walkway shown. No building numbers provided. No detail has been provided for windows. No detail shown for fenestration percentage of façade. No detail has been provided for trim (dimensions) or sills (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.

- **Front light should be shown.**
- **Mechanical not shown but must be screened.**
- **Roof is being replaced. No detail is provided for the roof overhang (12" min required) or warranty (30 yr warranty required).**
- **Gutters and downspouts must meet standards.**
- **Drawings should be updated to show siding, not brick front.**
- **Walkway should be shown.**
- **Building numbers should be provided.**
- **Detail for windows should be provided (recess)**
- **Detail should be shown for fenestration percentage of façade.**
- **Detail should be provided for trim (dimensions) and sills (material).**

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: 05/03/22

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: Muhammed JOHAR AZI Contact Number: [REDACTED]

Applicants Address: 152 MARSTON DR SUWANEE GA 30024

E-Mail Address: [REDACTED] Zoning Classification: V: village

Address of Proposed Work: 3181 DOGWOOD DR. HAPEVILLE GA

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009900030418

Property Owner: NATIONAL INVESTMENT Contact Number: [REDACTED]

Project Description (including occupancy type): EXTERIOR MOULT
WINDOW AND DOOR REPLACING TILE SIDING
(Siding will replace brick on the entire front and partial replacement
on the sides)

Contractors Name: BLACK WATER CONSTRUCTION Contact Number: [REDACTED]

Contact Person: IMRAN AZI 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

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: \$30,600

Total Square Footage of existing building: 1442 Square Ft

Estimated Cost of Construction: 30,000

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

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

Siding HARDY

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 Mohammed J Ali 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.

Mohammad JOHAR AC

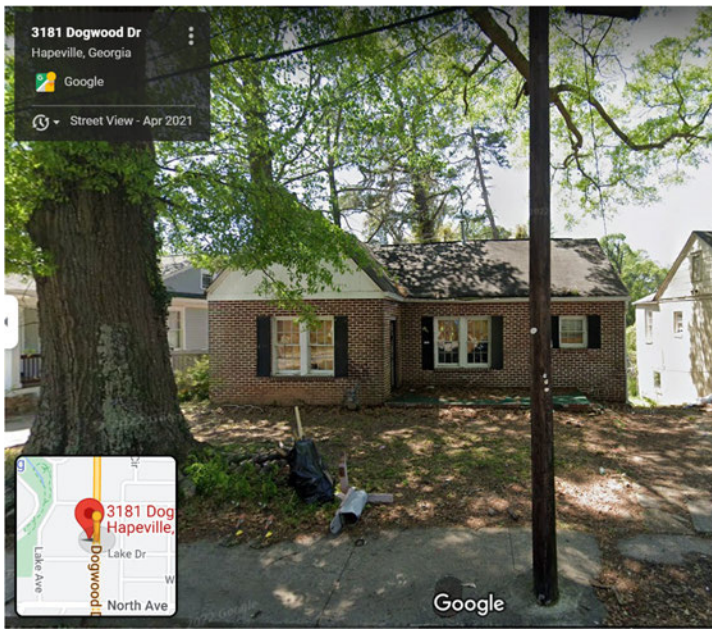
Signature

Date

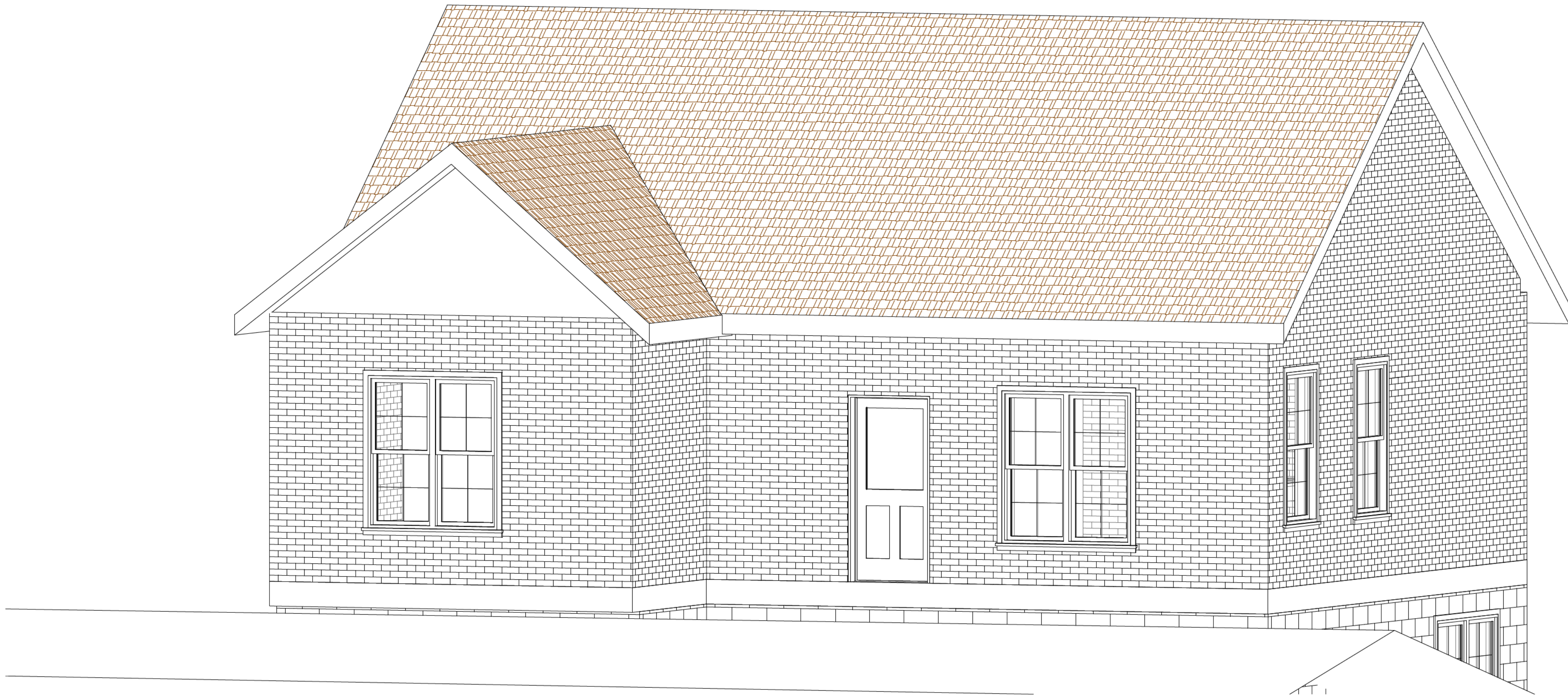
05/03/22

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.



3181 DOGWOOD DR HAPVILLE GA 30354



SCOPE OF WORK

INTERIOR RENOVATION TO EXISTING SINGLE STORY HOUSE.

KNOCK OUT TO INTERIOR WALL

ADD INTERIOR WALL

REWIRE ENTIRE ELECTRICAL

INSTALL NEW H-VAC SYSTEM

GENERAL BUILDING CODES

INTERNATIONAL RESIDENTIAL CODE FOR ONE & TWO FAMILY DWELLINGS' 2018 EDITION WITH 2020 GEORGIA STATES AMENDMENTS

- INTERNATIONAL BUILDING CODE, 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS.
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS.
- NATIONAL ELECTRICAL CODE, 2018 EDITION WITH NO GEORGIA AMENDMENTS.
- INTERNATIONAL PLUMBING CODE, 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS AND IPC APPENDIX F
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION WITH 2020 GEORGIA STATE AMMENDMENTS.
- INTERNATIONAL FIRE CODE, 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS.
- INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS.
- INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS.
- 2018 NFPA 101- LIFE SAFETY CODE WITH GEORGIA STATE AMENDMENTS.(2020)
- GEORGIA ACCESSIBILITY CODE FOR BUILDINGS AND FACILITIES 120-3-20-A. 2010 ADA STANDARDS.

HVAC NOTES

- HEATING VENTING AND AIR CONDITIONING WORK IS REQUIRED FOR THIS PROJECT. THE WORK SHALL BE PERFORMED BY A CONTRACTOR LICENSED TO PERFORM SUCH ACTIVITY WITHIN THE JURISDICTION OF CITY OF ATLANTA GEORGIA. A SEPARATE INSTALLATION PERMIT IS REQUIRED, COMPLY WITH ALL APPLICABLE CODES AND CITY OF ATLANTA GEORGIA HV/AC INSPECTIONS AND PPROVALS.
- DESIGN OF THE HVAC SYSTEM IS THE RESPONSIBILITY OF THE HVAC CONTRACTOR. THIS INCLUDES BUT IS NOT LIMITED TO INSTALLING VENTING UNITS, ROUTING OF DUCTWORK AND INSTALLING REGISTERS TO CONFORM TO THE PROPOSED BUILDING USE.
- HVAC CONTRACTOR SHALL FURNISH THE OWNER ALL MANUFACTURER EQUIPMENT, CERTIFICATES AND WARRANTEES FOR OWNER'S RECORD KEEPING AS NECESSARY.
- PROVIDE FIELD TESTING AND BALANCING OF THE MODIFIED HVAC SYSTEM UPON COMPLETION OF WORK AND PROVIDE THE OWNER WITH A WARRANTY CERTIFICATE OF INSTALLATION.

PLUMBING NOTES

- PLUMBING WORK IS REQUIRED FOR THIS PROJECT. THE WORK IS INDICATED IN THE DRAWINGS. IT SHALL BE PERFORMED BY A CONTRACTOR LICENSED TO PERFORM SUCH ACTIVITY WITHIN THE JURISDICTION OF CITY OF ATLANTA GEORGIA. A SEPARATE INSTALLATION PERMIT IS REQUIRED, COMPLY WITH ALL APPLICABLE CODES.
- COORDINATE WORK WITH ALL OTHER TRADES PRIOR TO INSTALLATION,REFER TO AVAILABLE APPROVED DRAWINGS TO VERIFY EXACT DEPTHS, SIZES AND LOCATION OF ALL EXISTING OR REQUIRED UTILITY CONNECTIONS PRIOR TO THE START OF ANY WORK FOR THIS PROJECT.
- INSTALL ALL PLUMBING FIXTURES AS INDICATED INCLUDING BUT NOT LIMITED TO WATER CLOSETS, BATH TUBS, LAVORATIES, KITCHEN SINKS, FIXTURES, SUPPLY AND WASTE PIPING AS REQUIRED. PROVIDED TIE IN TO EXISTING SANITARY SEWER WASTE LINE. FIELD VERIFY THE LOCATION OF THE EXISTING WASTE FROM BUILDING TO THE EXISTING STREET SEWER SYSTEM.
- INSULATE DOMESTIC HOT AND COLD WATER PIPING.
- ALL NEWLY INSTALLED PIPING SHALL BE TESTED IN ACCORDANCE WITH THE CODE MINIMUM REQUIREMENTS.
- DOMESTIC WATER PIPING SHALL BE FLUSHED AND STERILIZED IN ACCORDANCE WITH GEORGIA STATE, OR APPLICABLE COUNTY HEALTH DEPARTMENT STANDARDS.

ELECTRICAL NOTES

- ELECTRICAL WORK IS REQUIRED FOR THIS PROJECT. THE WORK SHALL BE PERFORMED BY A CONTRACTOR LICENSED TO PERFORM SUCH ACTIVITY WITHIN THE JURISDICTION OF CITY OF ATLANTA GEORGIA A SEPARATE INSTALLATION PERMIT IS REQUIRED. COMPLY WITH ALL APPLICABLE CODES AND CITY OF ATLANTA GEORGIA ELECTRICAL INSPECTIONS AND APPROVALS.
- DESIGN OF THE REQUIRED ELECTRICAL SYSTEM (POWER & LIGHTNING QUIREMENTS) IS THE RESPONSIBITLY OF THE ELECTRICAL CONTRACTOR.
- CONTRACTOR SHALL FIELD VERIFY ACTUAL FIELD CONDITIONS PRIOR TO START OF ANY WORK FOR THIS PROJECT.
- THE SERVICE ENTRANCE, ELECTRIC METERING, SERVICE PANEL AND CABLE INSTALLATION UP TO MAIN SWITCH GEAR AND SERVICE PANEL ARE EXISTING AND SHALL REMAIN.
- COMPLETE ELECTRICAL WIRING INSTALLATION AS NEEDED INCLUDING BUT NOT LIMITED TO NEW SERVICE ENTRANCE, BUILDING WIRING, ALL LIGHTING FIXTURES AND APPLIANCES. THE SELECTION OF ACTUAL FIXTURES SHALL BE APPROVED BY THE OWNER PRIOR TO NSTALLATION.

PROJECT DATA

BUILDING TYPE : RESIDENTIAL ZONE:

NO OF BUILDING: 1

NO. OF STORIES: 1 HIEGHT OF BUILDING = 20' 0"

BUILDING SIZE

EXISTING BUILDING AREA=	936 SQFT	ADDITIONAL AREA=	SQFT
EXISTING HEATED =	936 SQFT	NEW HEATED AREA=	506 SQFT
EXISTING UNHEATED =	506 SQFT	NEW UNHEATED AREA=	00 SQFT
EXISTING PORCH =	00 SQFT	NEW PORCH =	NONE SQFT
EXISTING DECK =	NONE	NEW DECK =	NONE SQFT
TOTAL HEATED = 1 442 SQFT			

RELEASED FOR CONSTRUCTION

GENERAL NOTES

- THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSITENT WITH THESE PLANS BEFORE STARTING WORK.
- WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED.
- ALL WORK MUST BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE AND LOCAL CODES
- WRITEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES.
- THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION FOR ANY OF THE FOLLOWING;
 - IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT FROM THOSE SHOWN IN DRAWING.
 - IF DESCREPANCIES ARE FOUND IN THE DRAWINGS OR NOTES.
 - IF THE BUILDER IS NOT CLEAR OR A QUESTION ARISES OVER THE INTENT OF THE DRAWINGS OR NOTES.
- THE BUILDER/CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS.

ARCHITECT ALVIN KENTON

Tele #: (404)-617-3308

OWNER ATLANTA GA BUILDERS LLC

PROJECT ADDRESS

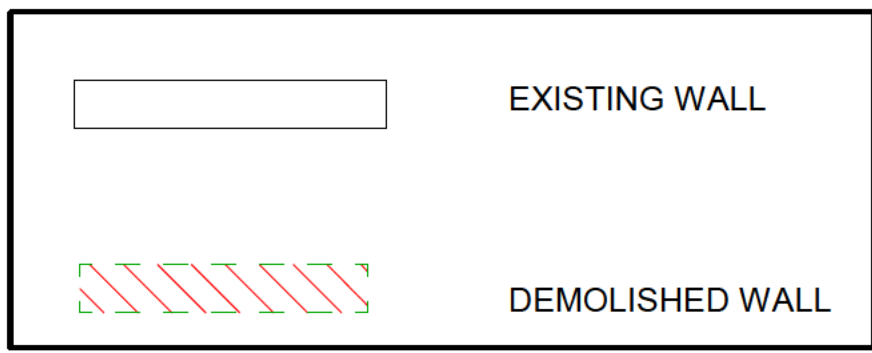
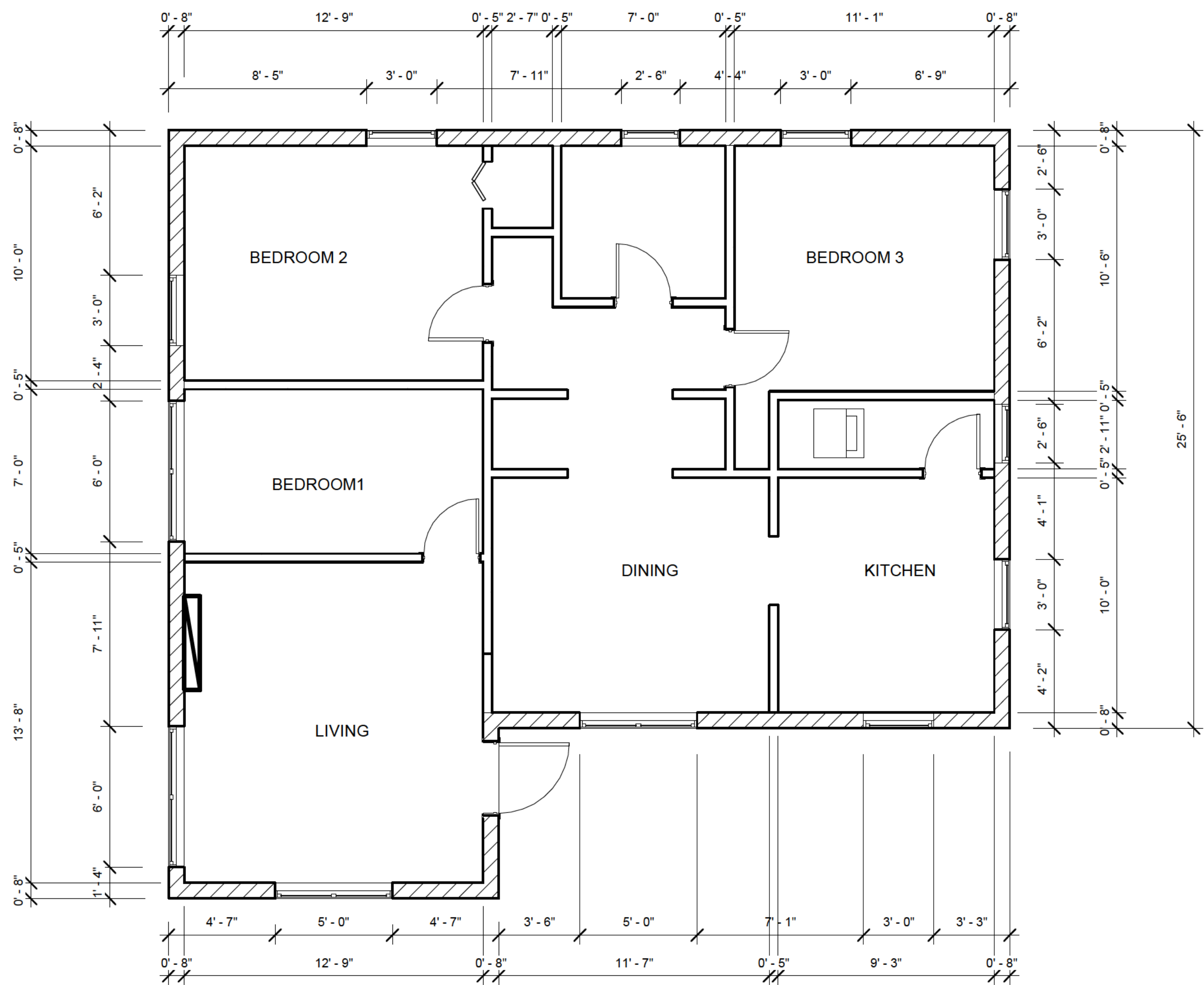
3181 DOGWOOD DR
HAPVILLE GA 30354

Sheet Contains COVER PAGE

Owners Signature.

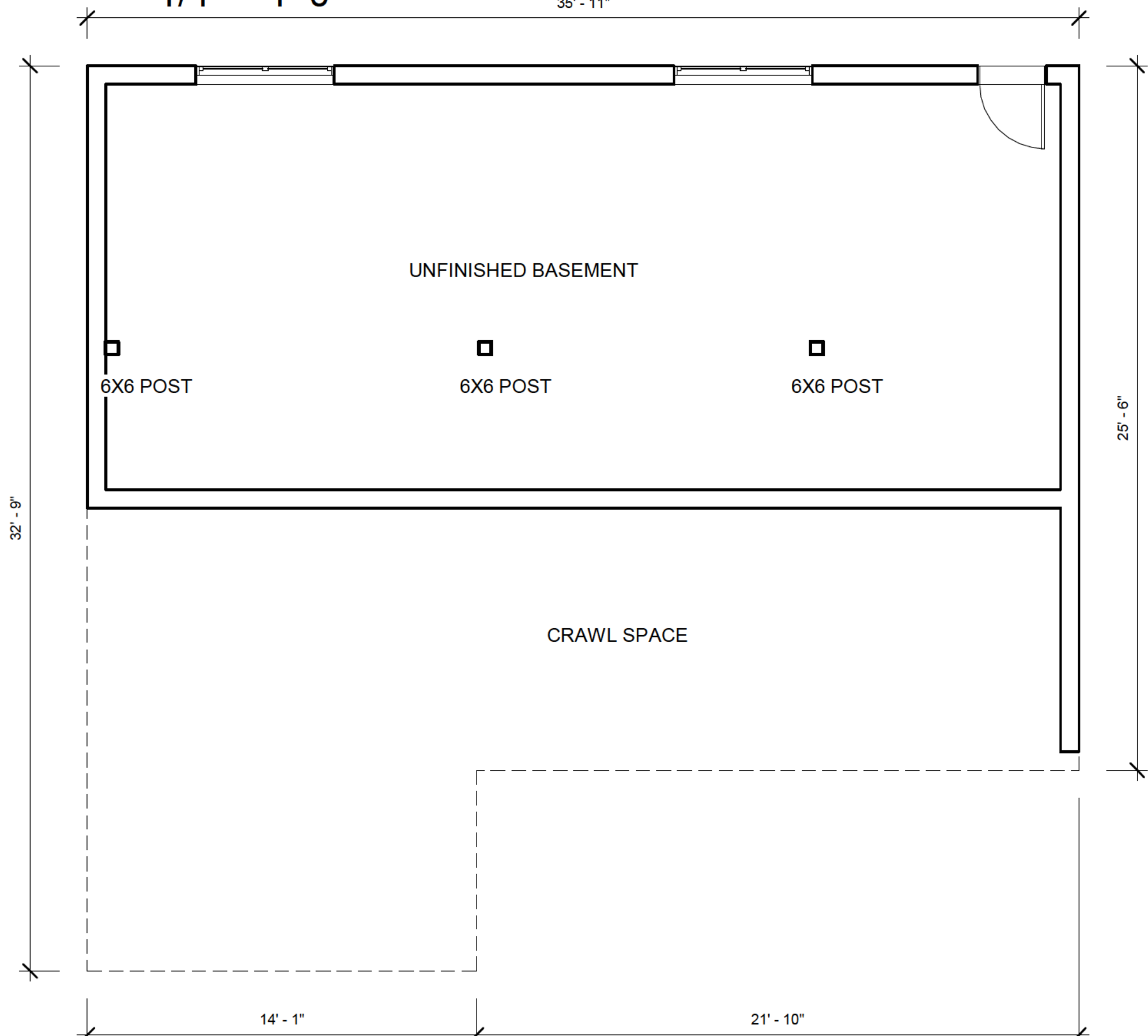
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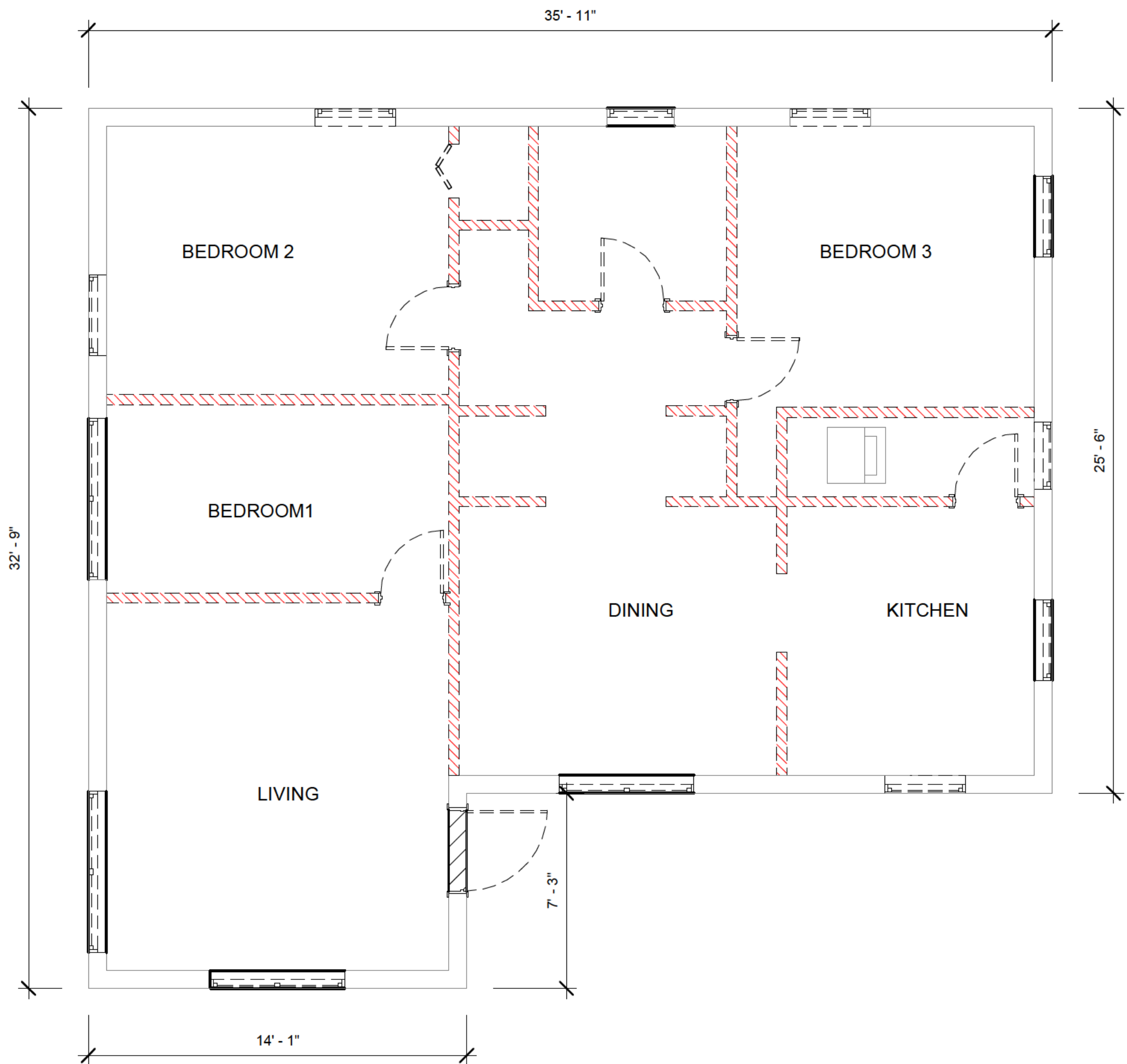


WALL LEGEND.
1/2" = 1'-0"

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



3 EXISTING BASEMENT PLAN
1/4" = 1'-0"



2 DEMOLITION PLAN
1/4" = 1'-0"

RELEASED FOR
CONSTRUCTION

GENERAL NOTES

- 1.THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSITENT WITH THESE PLANS BEFORE STARTING WORK.
- 2.WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED.
- 3.ALL WORK MUST BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE AND LOCAL CODES
- 4.WRITEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES.
- 5.THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION FOR ANY OF THE FOLLOWING;
 - a. IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT FROM THOSE SHOWN IN DRAWING.
 - b. IF DESCREPANCIES ARE FOUND IN THE DRAWINGS OR NOTES.
 - c. IF THE BUILDER IS NOT CLEAR OR A QUESTION ARISES OVER THE INTENT OF THE DRAWINGS OR NOTES.
6. THE BUILDER/CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS.

ARCHITECT ALVIN KENTON
Tele #: (404)-617-3308
OWNER ATLANTA GA BUILDERS LLC

PROJECT ADDRESS

3181 DOGWOOD DR
HAPVILLE GA 30354

Sheet Contains PLANS

- EXISTING FLOOR PLAN
- DEMOLITION PLAN
- EXISTING BASEMENT PLAN

Owners
Signature.

Date: 2022/03

scale: As indicated

A02

RELEASED FOR
CONSTRUCTION

GENERAL NOTES

1.THE BUILDER SHALL VERIFY THAT
SITE CONDITIONS ARE CONSISTENT
WITH THESE PLANS BEFORE
STARTING WORK.

2.WORK NOT SPECIFICALLY DETAILED
SHALL BE CONSTRUCTED TO THE
SAME QUALITY AS SIMILAR WORK
THAT IS DETAILED.

3.ALL WORK MUST BE DONE IN
ACCORDANCE WITH INTERNATIONAL
BUILDING CODE AND LOCAL CODES

4.WRITTEN DIMENSIONS AND SPECIFIC
NOTES SHALL TAKE PRECEDENCE
OVER SCALED DIMENSIONS AND
GENERAL NOTES.

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3181 DOGWOOD DR
HAPVILLE GA 30354

Sheet Contains PLANS

NEW FIRST FLOOR PLAN

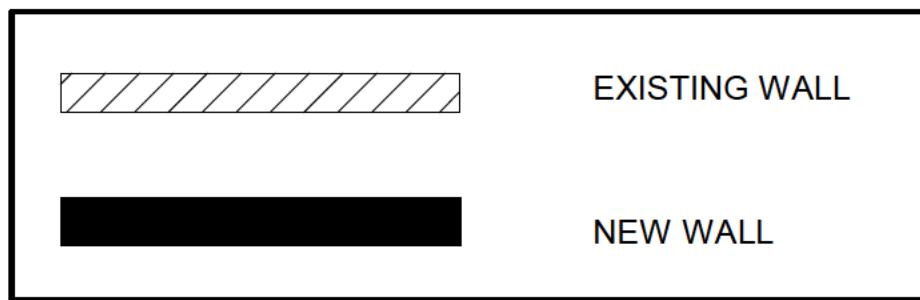
NEW BASEMENT PLAN

Owners
Signature.

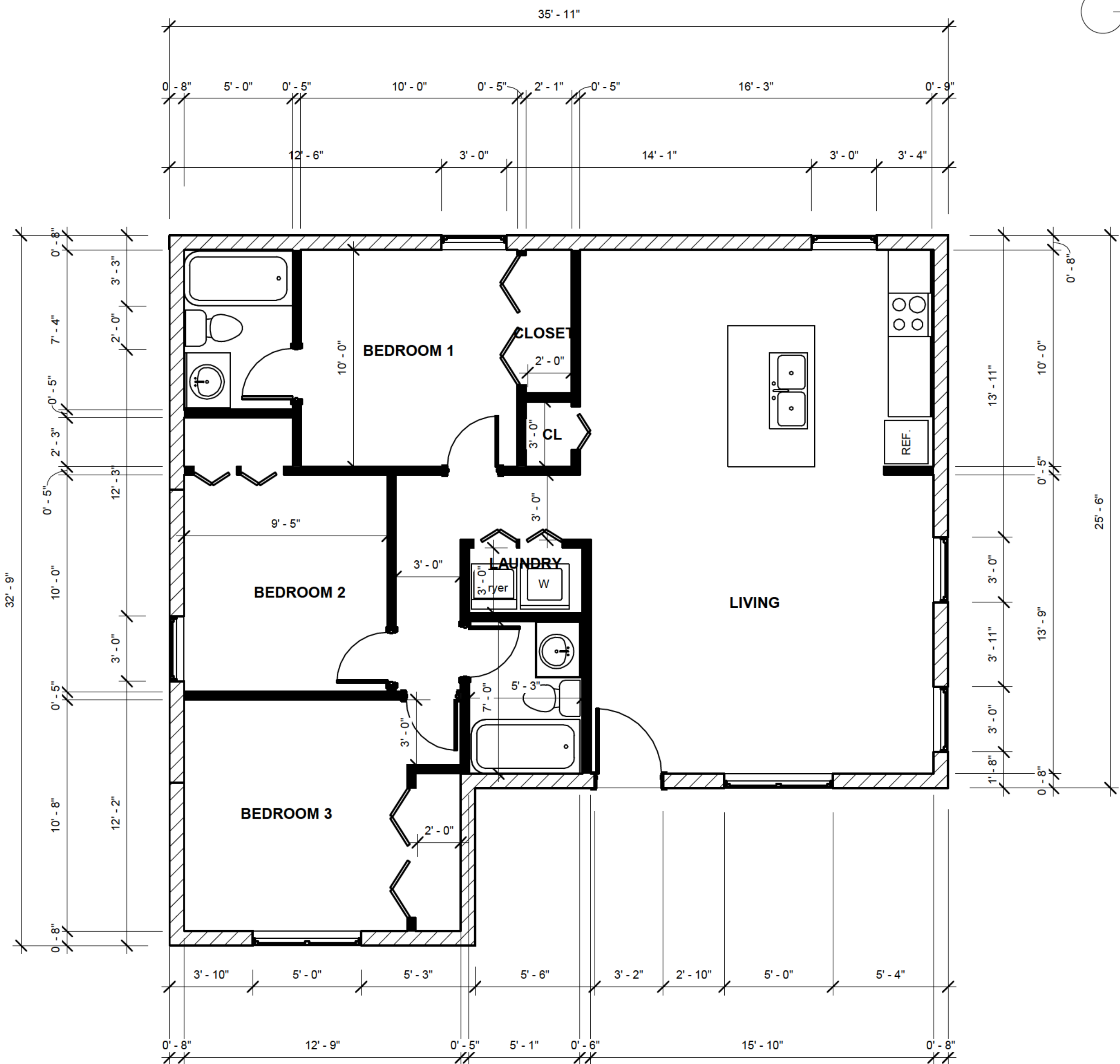
Date: 2022/03

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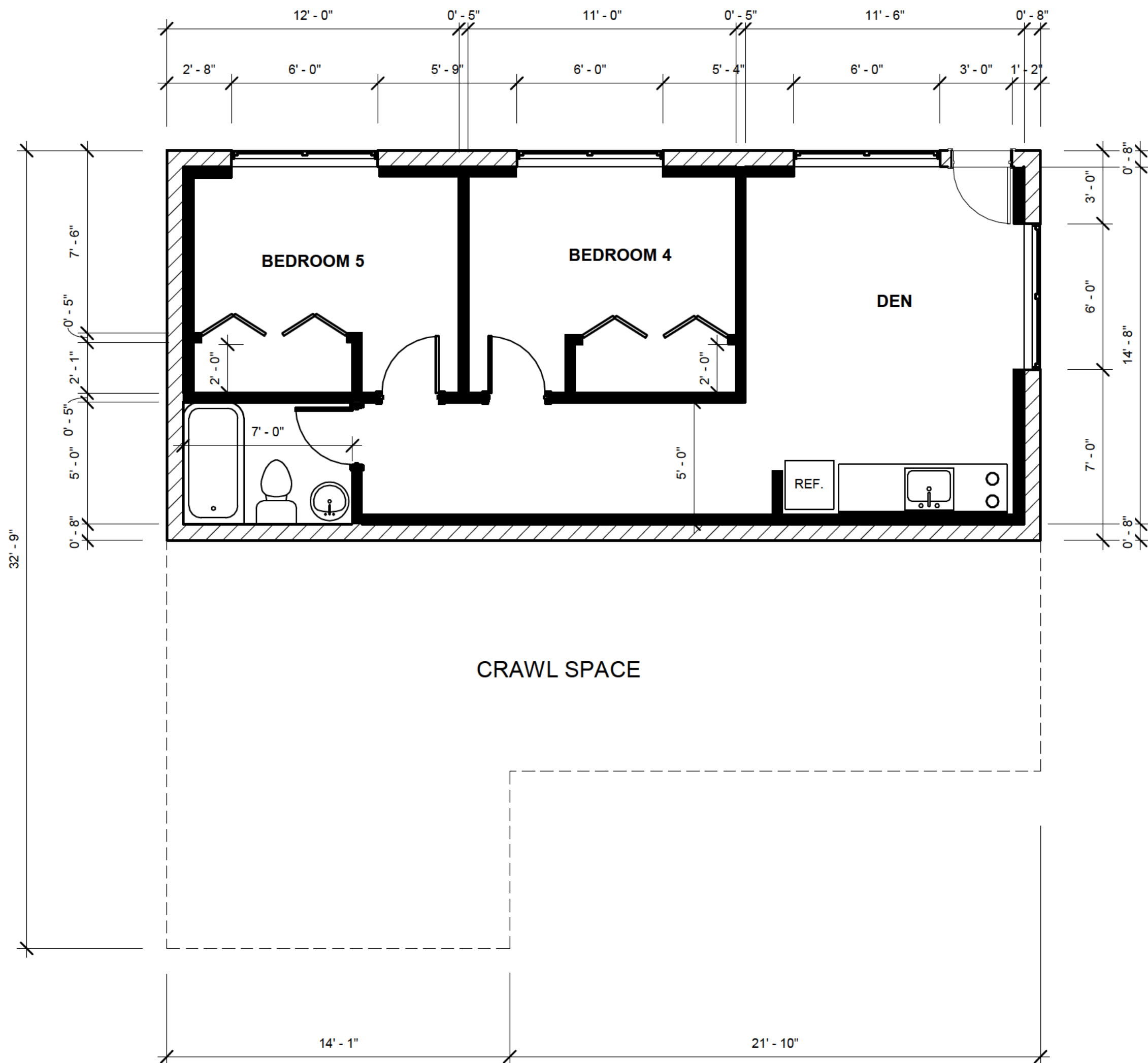
A03



WALL LEGEND
1/2" = 1'-0"



2 NEW FIRST FLOOR PLAN
1/4" = 1'-0"



1 NEW BASEMENT PLAN
1/4" = 1'-0"

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3181 DOGWOOD DR
HAPVILLE GA 30354

Sheet Contains ELEVATIONS

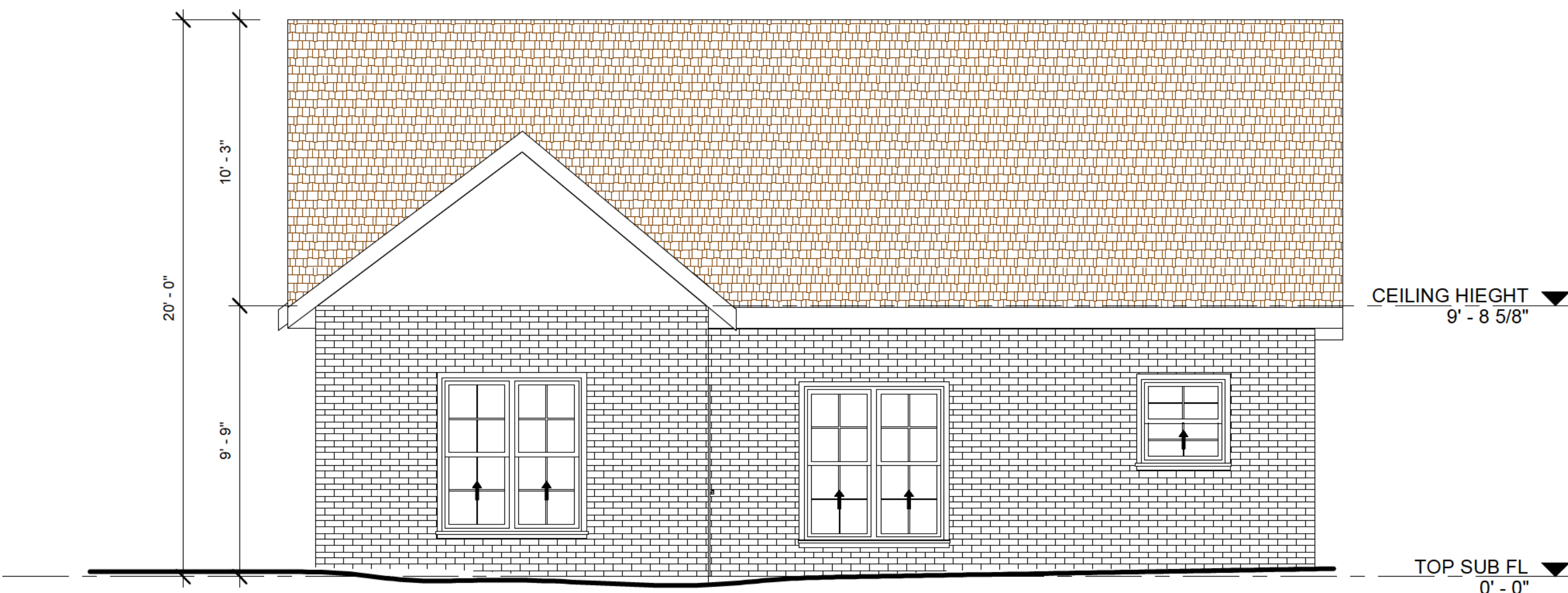
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Owners
Signature.

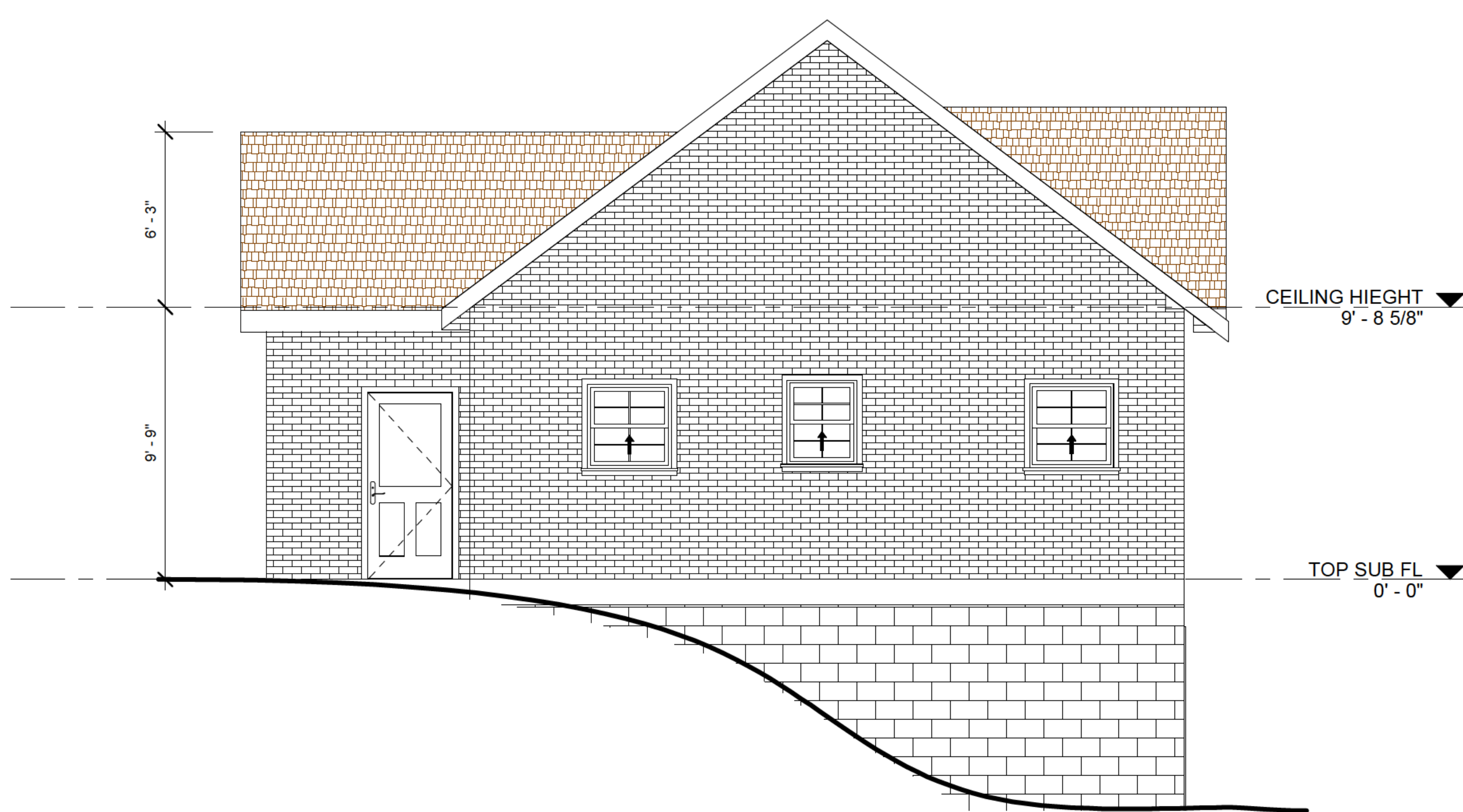
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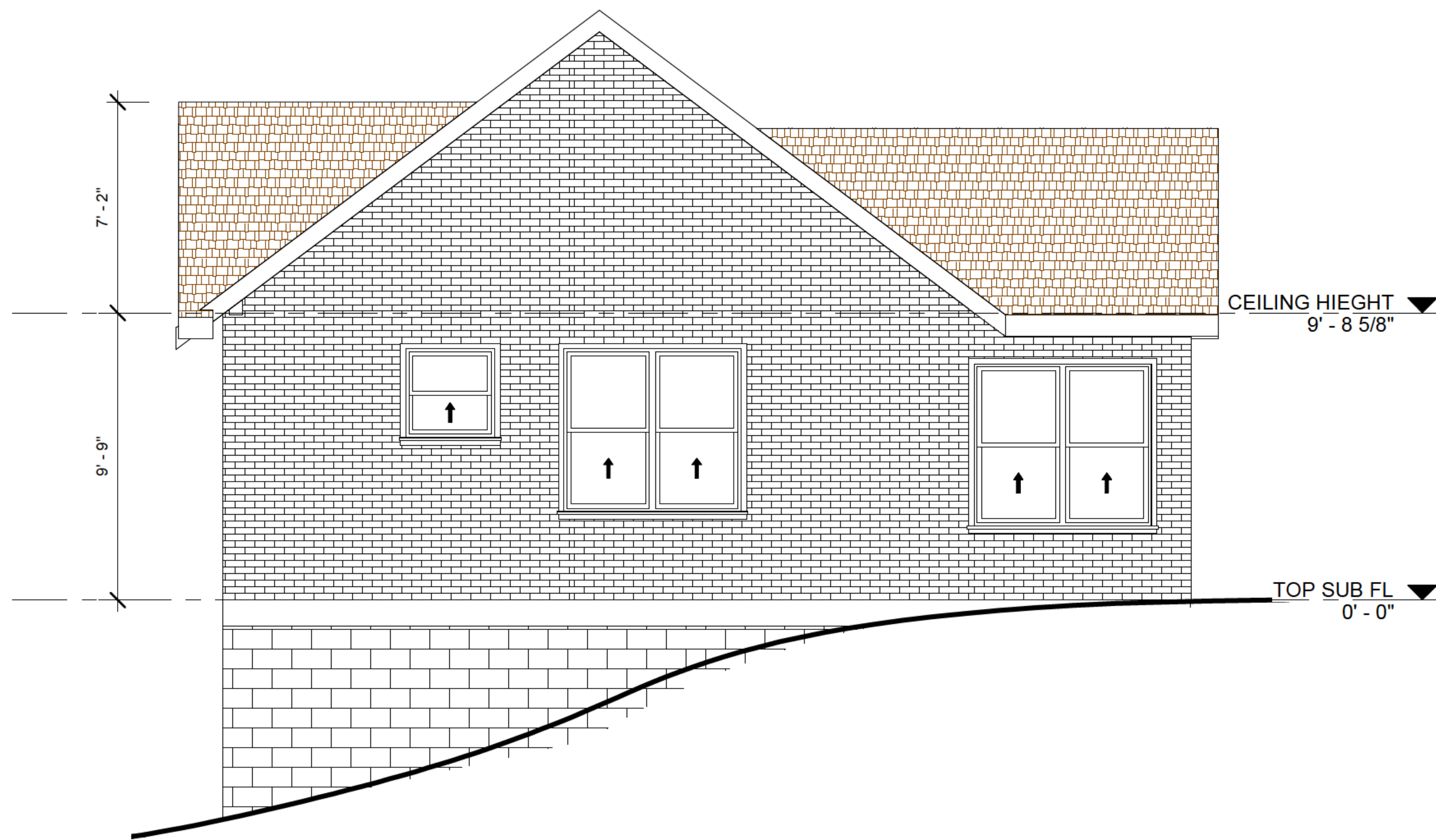
A04



1 EXISTING FRONT ELEVATION
1/4" = 1'-0"



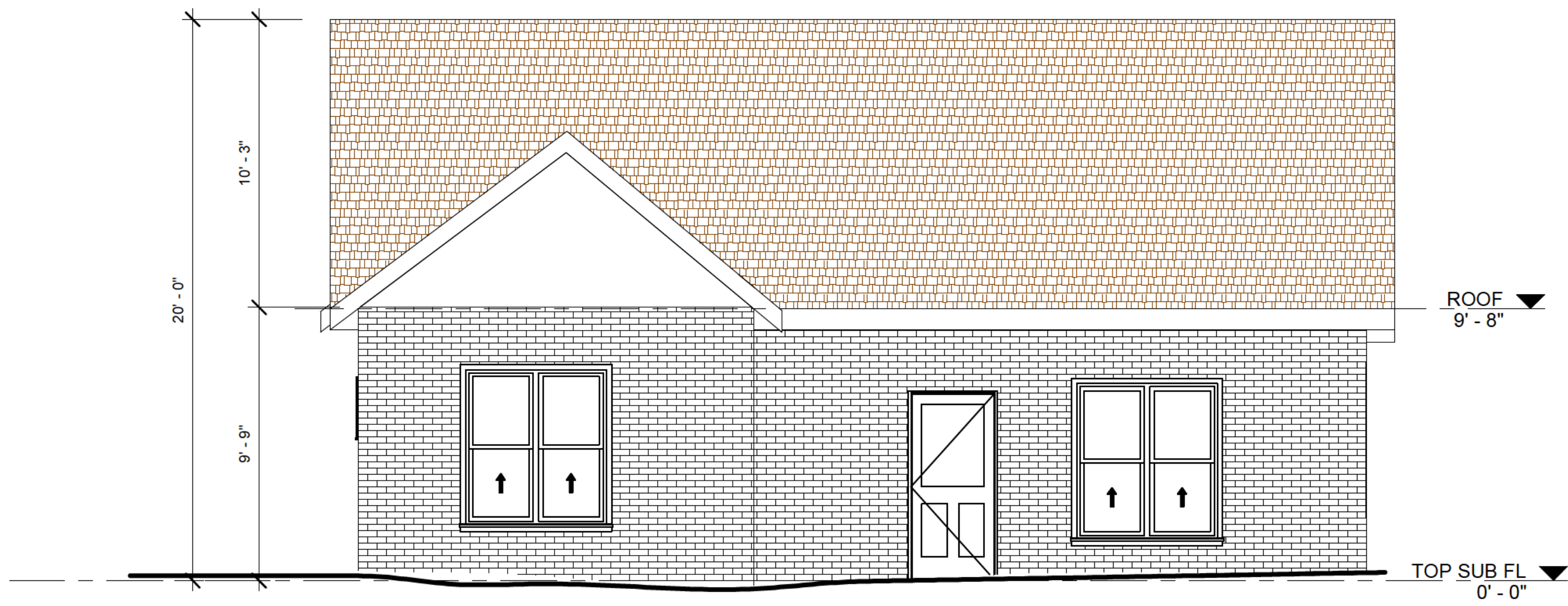
2 EXISTING RIGHT ELEVATION
1/4" = 1'-0"



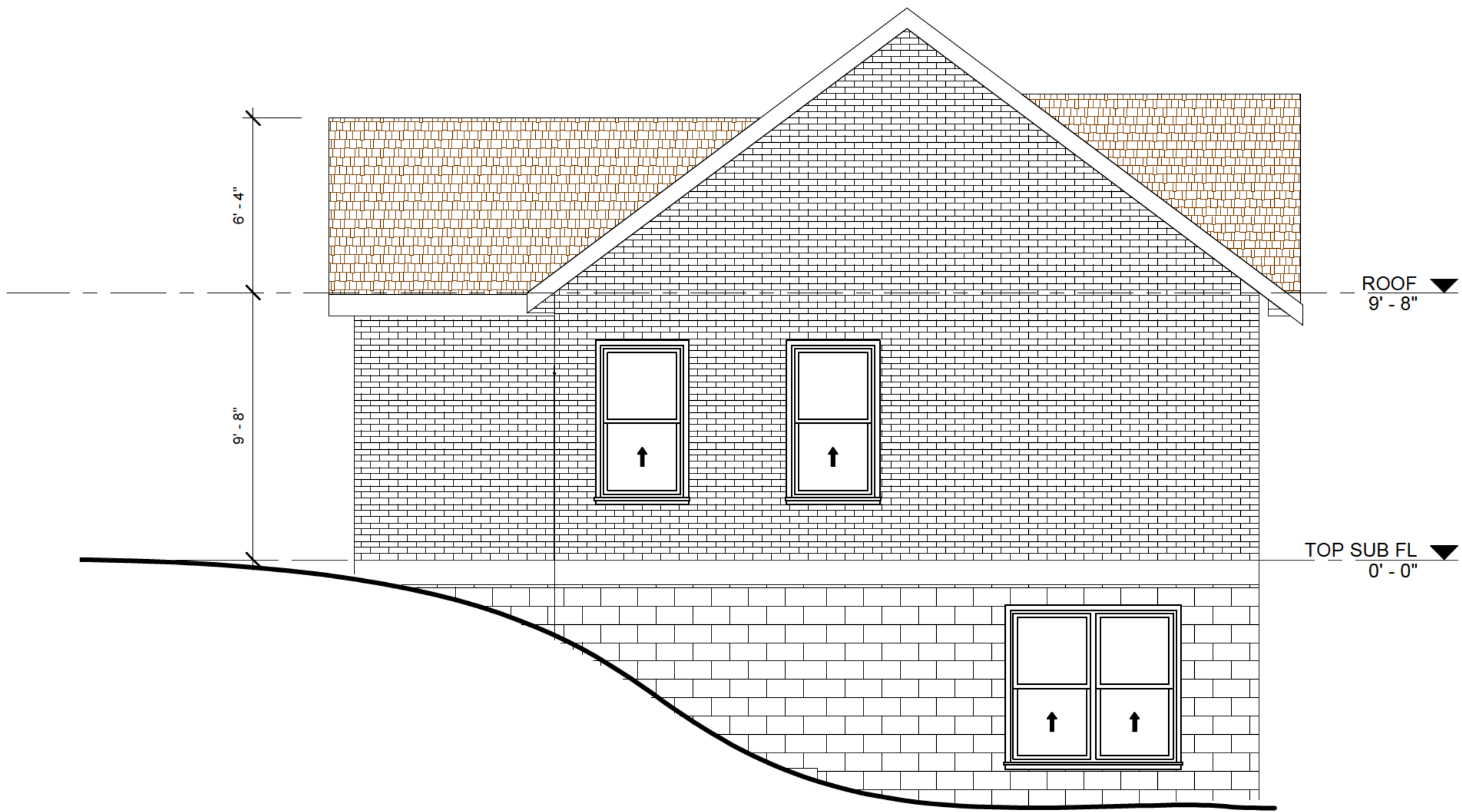
3 EXISTING LEFT ELEVATION
1/4" = 1'-0"



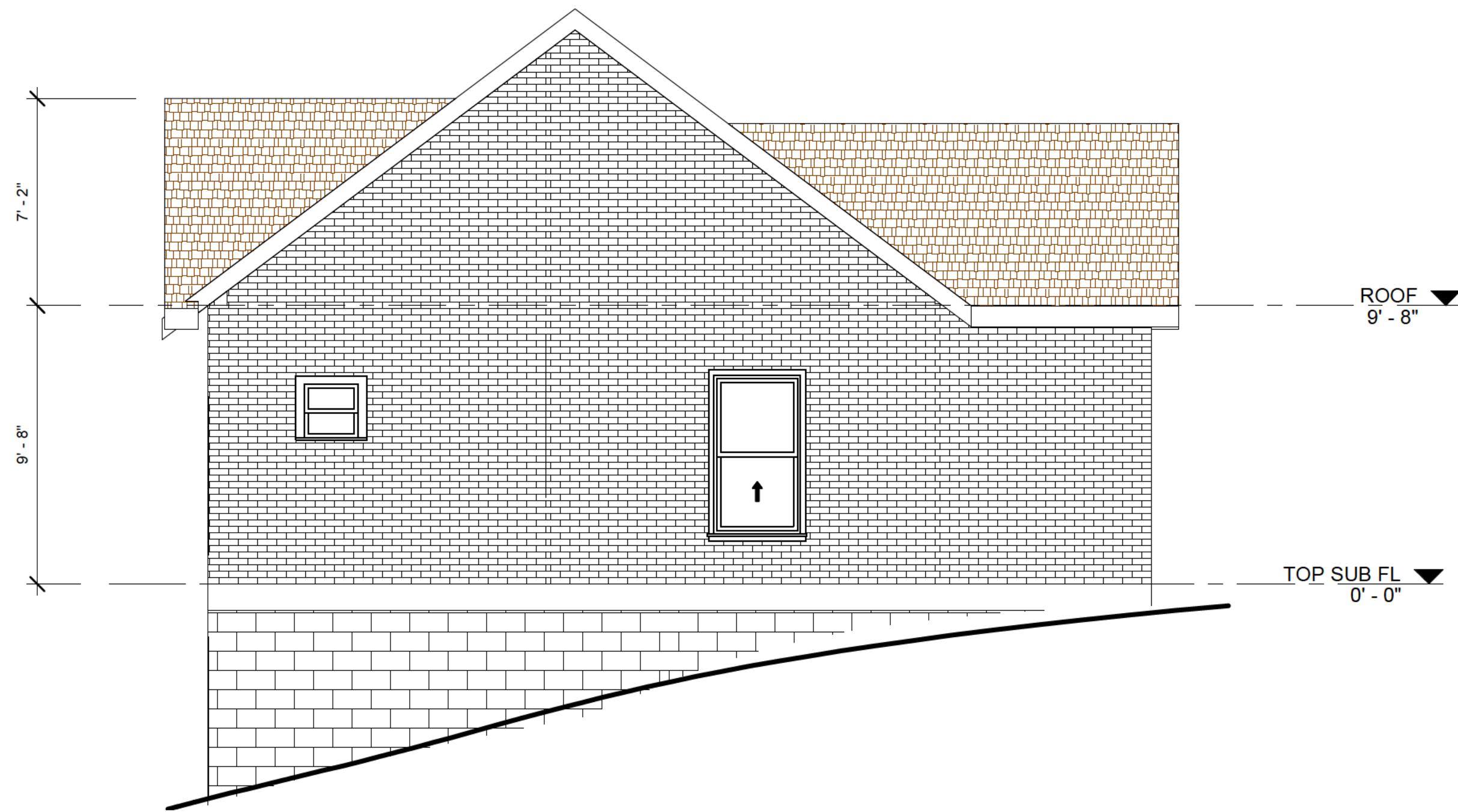
4 EXISTING REAR ELEVATION
1/4" = 1'-0"



1 NEW FRONT ELEVATION
1/4" = 1'-0"



4 NEW RIGHT ELEVATION
1/4" = 1'-0"



2 NEW LEFT ELEVATION
1/4" = 1'-0"



3 NEW REAR ELEVATION
1/4" = 1'-0"

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CONSTRUCTION

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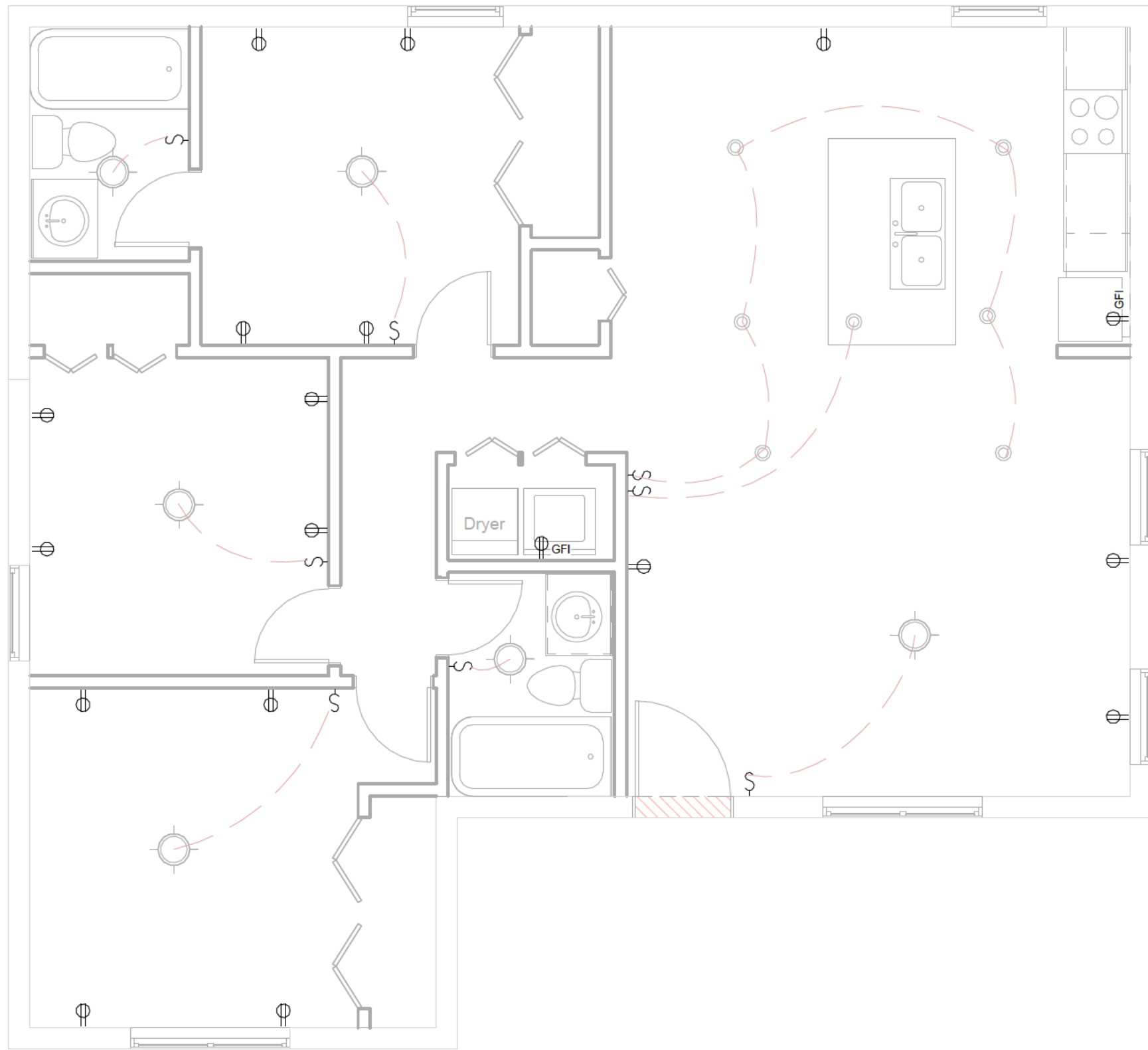
NEW ELEVATIONS

Owners
Signature.

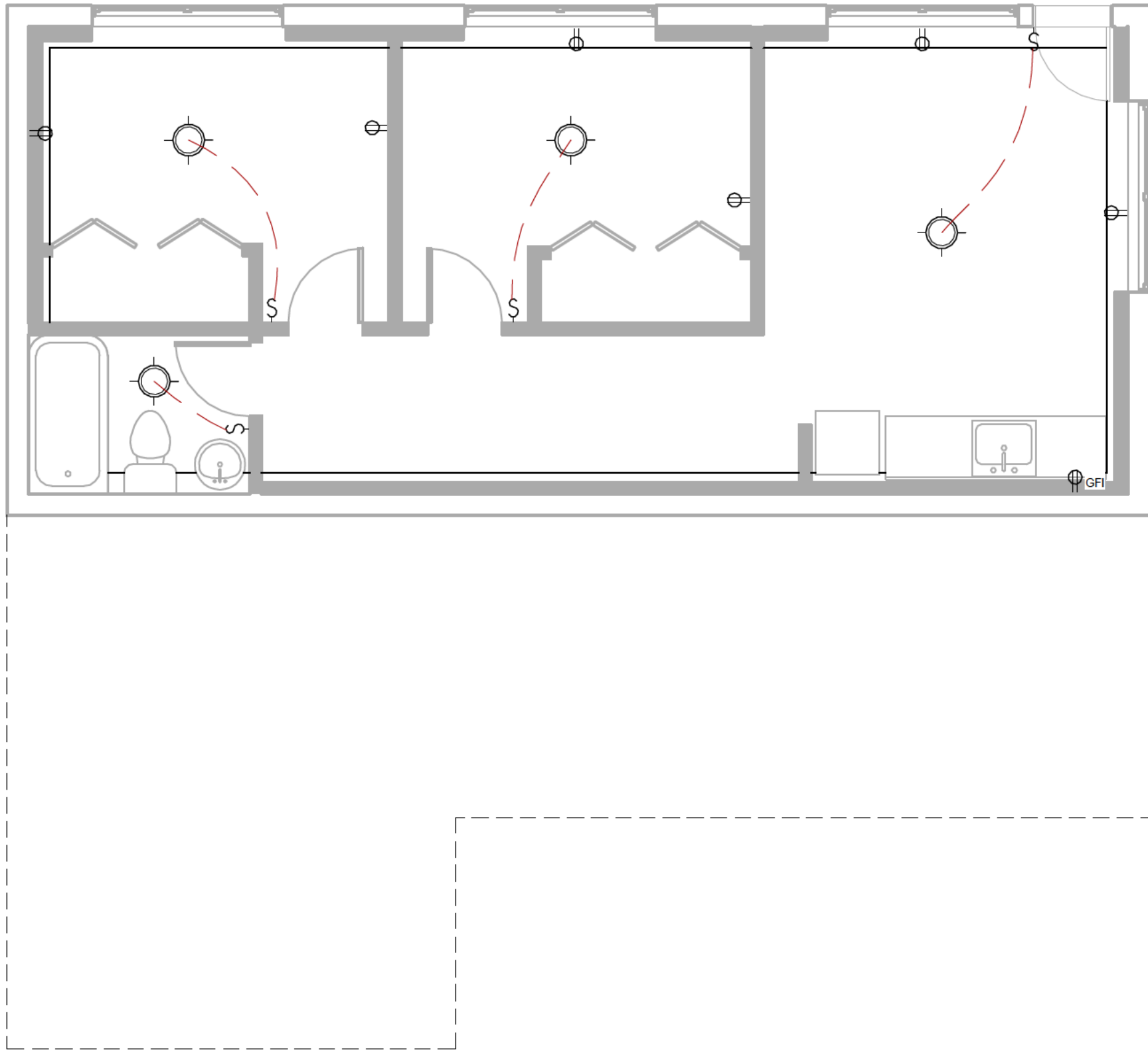
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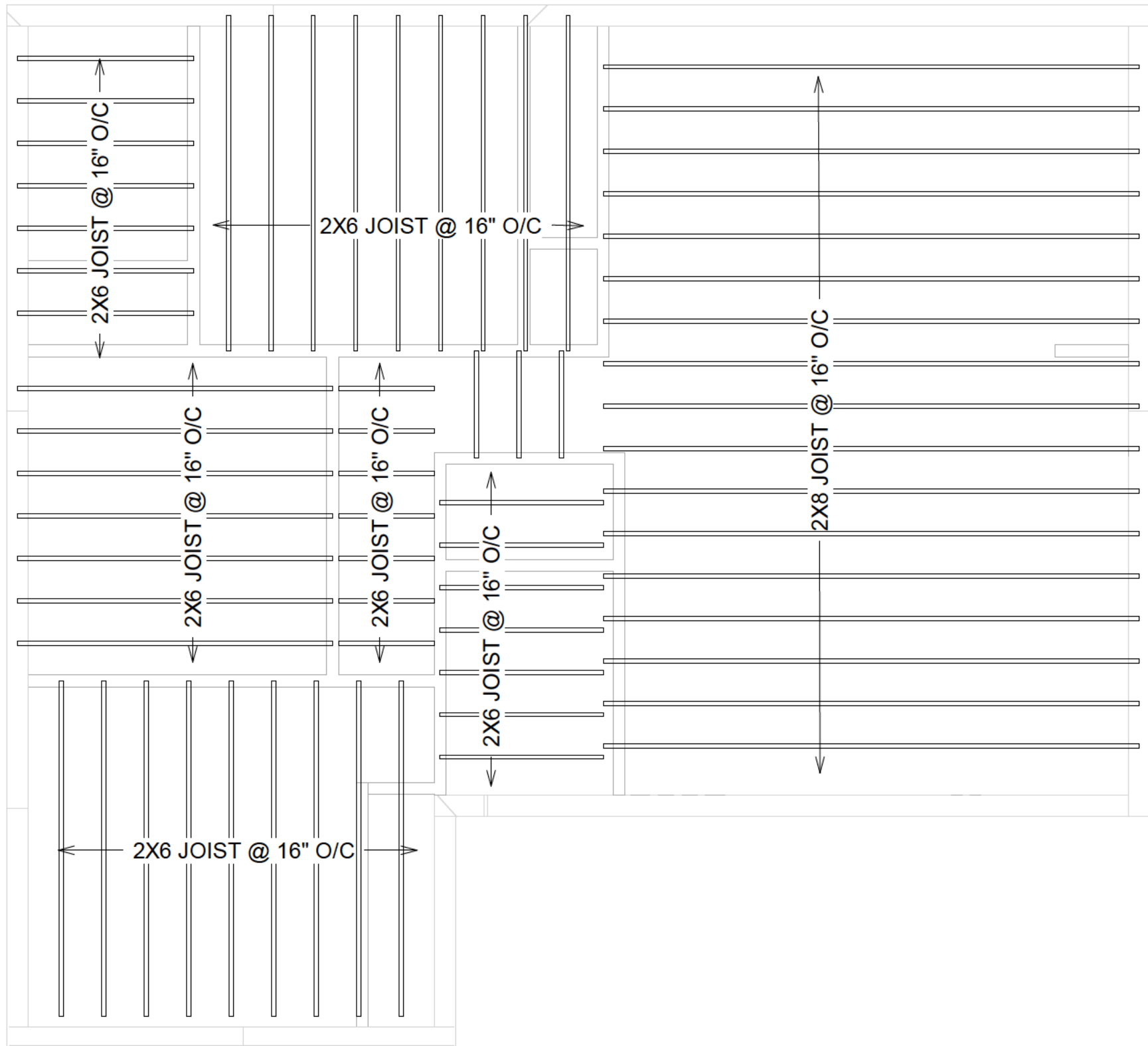
A05



1 FIRST FLOOR ELECTRICAL PLAN
1/4" = 1'-0"



2 NEW BASEMENT PLAN
ELECTRICAL PLAN
1/4" = 1'-0"



3 NEW CEILING FRAMING PLAN
1/4" = 1'-0"

ELECTRICAL - DATA - LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan WITH LIGHTS
	Ceiling Mounted Light Fixtures: Surface, Recessed, Low Voltage
	Wall Mounted Light Fixtures:
	220V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFI
	Switches: Single Pole, Weather Proof, 3-Way.
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Electrical Breaker Panel

FRAMING NOTES:
1. ALL LUMBER NOT SPECIFICALLY NOTED SHALL BE S.Y.P - #2 OR BETTER.
2. ALL FLOOR JOIST SHALL BE S.Y.P #1 OR BETTER
3. ALL JOIST AND RAFTERS SHALL HAVE SOLID BLOCKING AT THEIR BEARING POINTS.
4. ALL LUMBER IN PERMANENT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
5. ALL COLUMNS SHALL EXTEND THROUGH THE STRUCTURE TO THE FOUNDATION.
6. COLUMNS SHALL BE BRACED AT ALL FLOOR LEVELS.
7. COLUMNS SHALL NOT BE SMALLER THAN THE MEMBER THEY SUPPORTING.
8. RAFTERS TO HAVE HURRICANE STRAP @ 48" O/C.
9. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE OF APPROVED STANDARD.

LUMBER SPECIES:
A. POST, BEAMS, HEADERS, JOIST AND RAFTERS SHALL BE D.F. - #2
B. SILLS, PLATES BLOCKING AND BRIDGING SHALL BE D.F. - #2

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Sheet Contains ELECTRICAL

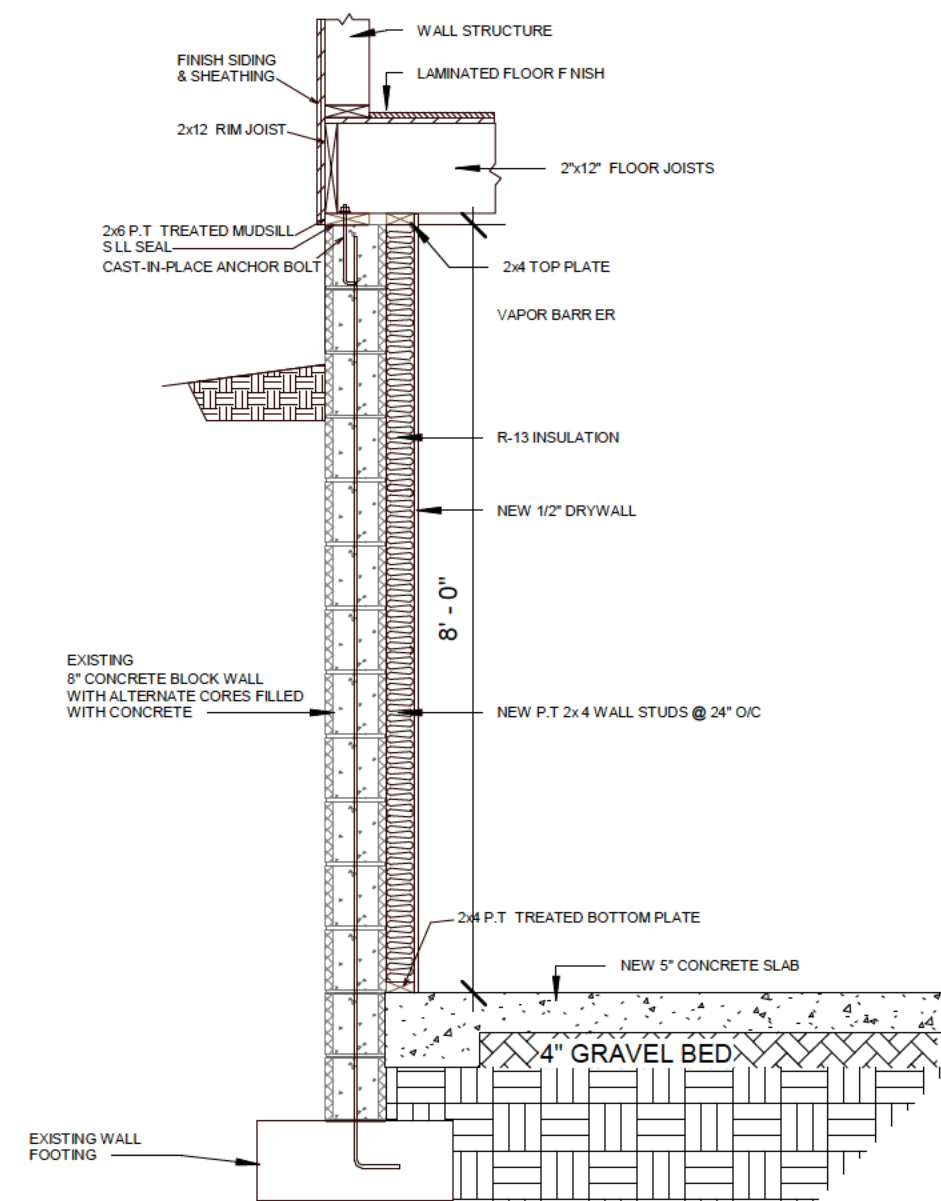
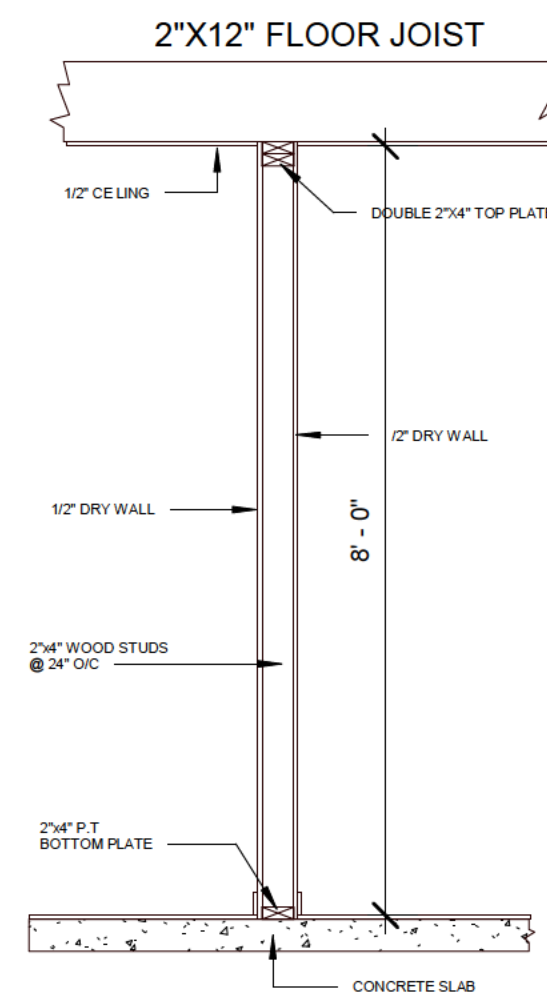
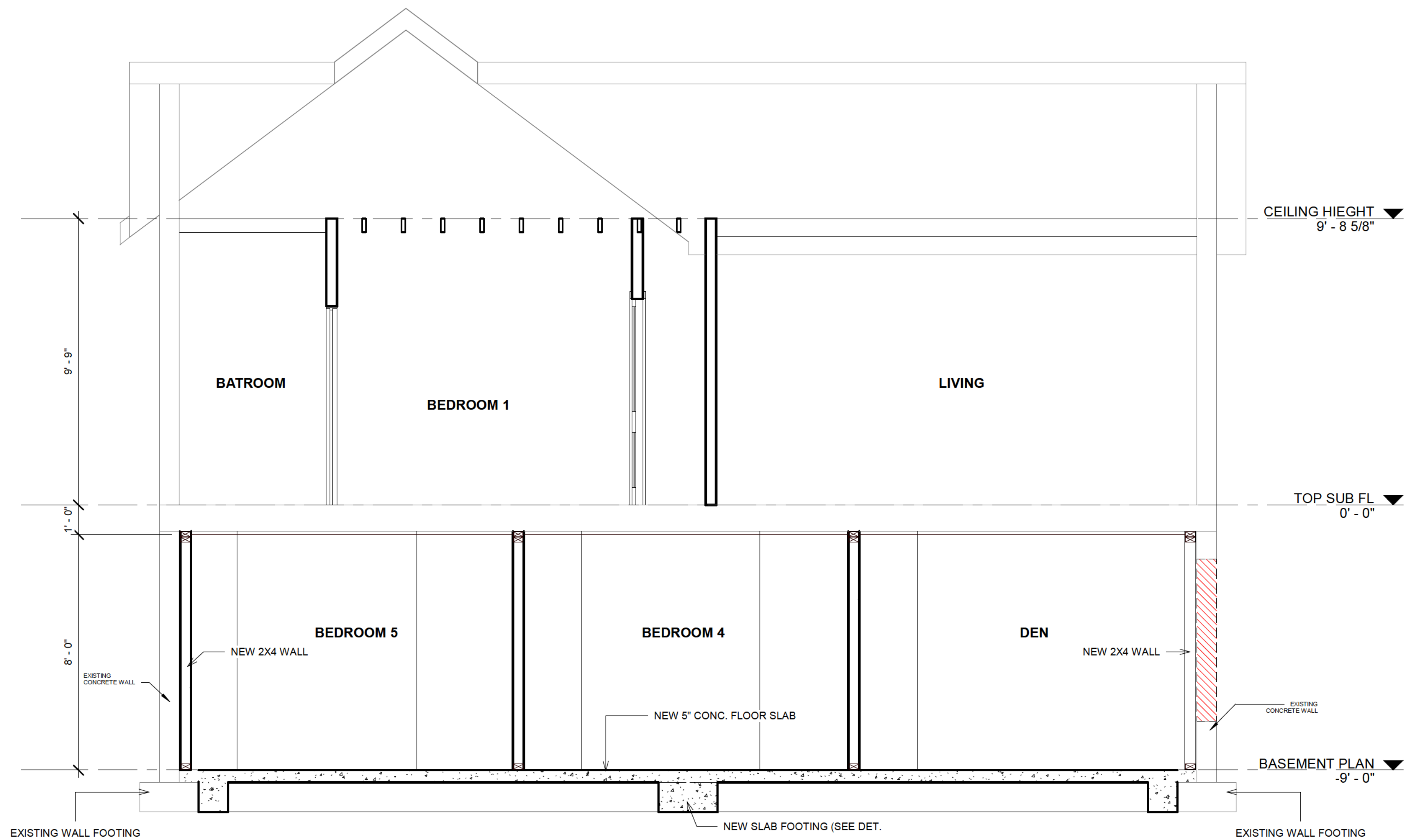
ELECTRICAL PLANS
CEILING FRAMING PLAN

Owners
Signature.

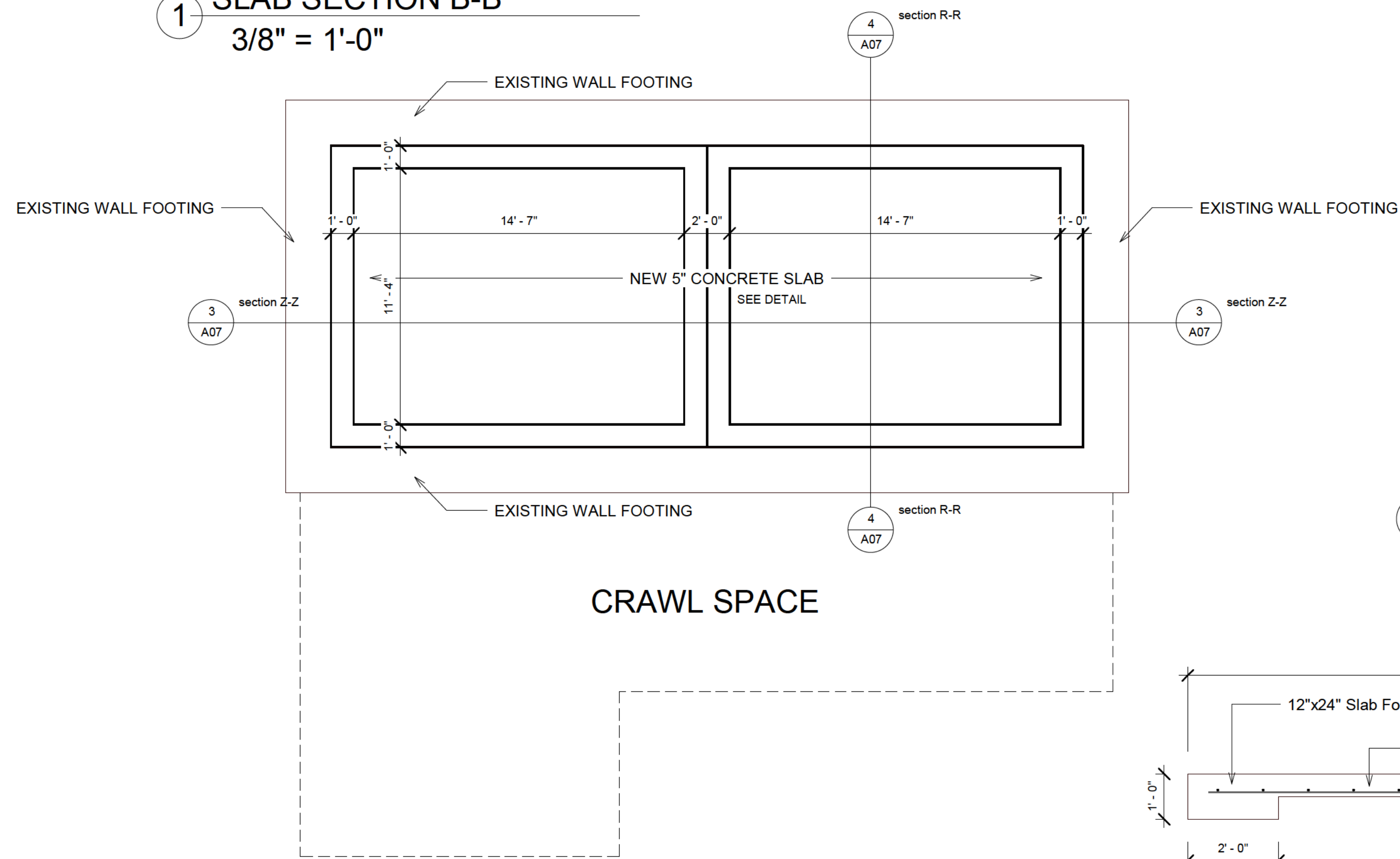
Date: 2022/03

A06

scale: As indicated

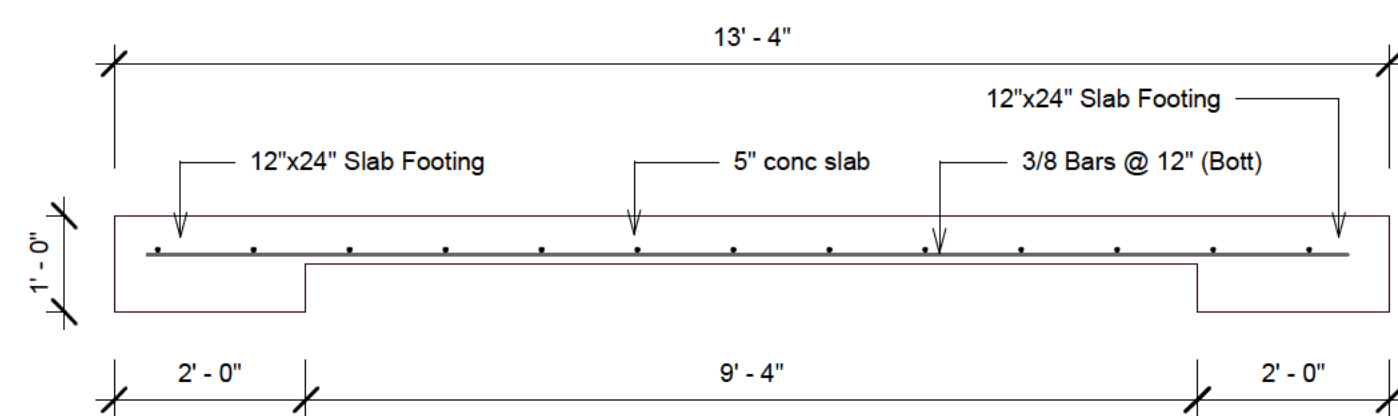


1 SLAB SECTION B-B
3/8" = 1'-0"



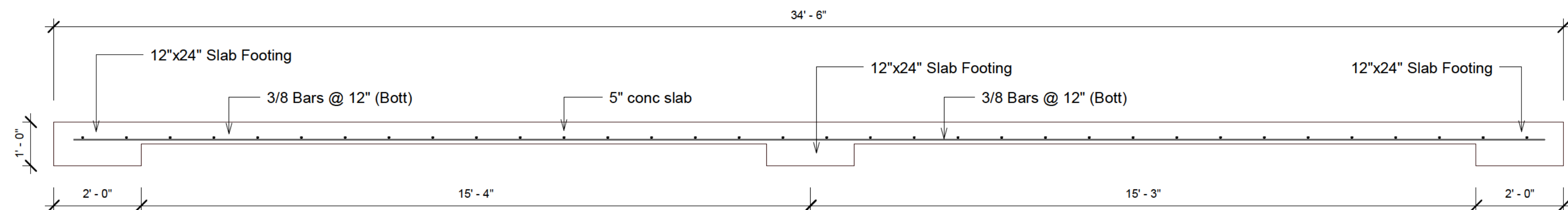
2 SLAB PLAN
1/4" = 1'-0"

6 BASEMENT INTERIOR WALL DET.
1/2" = 1'-0"



4 Section R-R
1/2" = 1'-0"

5 BASEMENT EXTERIOR WALL DET.
1/2" = 1'-0"



3 FLOOR SLAB SECTION
1/2" = 1'-0"

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3181 DOGWOOD DR
HAPVILLE GA 30354

Sheet Contains SECTION

Owners
Signature.

Date: 2022/03

scale: As indicated

A07



PLANNING AND ZONING DEPARTMENT

PLANNER'S REPORT

DATE: May 13, 2022

TO: Tonya Hutson

FROM: Lynn M. Patterson

RE: Design Review Application - 3409 Dogwood Drive, façade renovations

Key:
Compliant: ✓
Not Compliant: ✗
Incomplete: ✎
Not Applicable: ○

BACKGROUND

The City of Hapeville has received a Design Review Application from Jeresha White for a proposed exterior façade renovation of an existing vacant building at 3409 Dogwood Dr. Exterior work includes adding "wood" (trex decking) facade to the front of the building. The decking boards were installed prior to approval by Design Review Committee.

The property is located within the U-V Urban Village zoning district and the Arts District Overlay is subject to the Commercial/ Mixed-Use Area of Architectural Design Standards. The existing building is one-story in height.

CODE

Chapter 81 - Architectural Design Standards

Sec. 81-1-6 Commercial/mixed-use area.

(a) Site development standards.

- ✓ Except where indicated, setbacks shall be established by zoning.
- On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- On new buildings in subarea A, where the adjoining buildings were built before 1950, the main facade of the new structure shall align with the average existing building facade line of the two adjoining structures closest to the proposed setback. This will maintain the historic uniform setbacks of subarea A and place buildings close to the public right-of-way, thereby, encouraging pedestrian access.
✎ Except where a greater height is required by zoning, buildings shall provide a minimum height of 24 feet along the build-to line or front setback, including roof parapet walls. One-story buildings meeting this requirement are permitted.
- ✎ Except where a greater height is required by zoning, the first story finished floor to ceiling slab height shall be a minimum of 12 feet.
- Maximum building heights shall be established by zoning, except that buildings within 150 feet of a neighborhood conservation area and without an intervening street shall be limited to a maximum height of 35 feet, and shall meet the transitional height plane requirements.
- ✓ Space able to be occupied requirements shall be as follows:
 - One-family attached and detached dwellings and two-family dwellings shall provide first-story occupiable space for a minimum of the first ten feet of depth along the enfronting facade.
 - Reserved.
 - ✓ All other buildings, including parking decks, shall provide first-story occupiable space for a minimum of the first 20 feet of depth along the enfronting facade.
- Individual front facades of one-family detached dwellings within 15 feet of the front lot line or build-to line shall have no more than two corners, excluding bay windows, porches or stoops.
Portions of enfronting facades containing first-story retail or restaurant uses shall be composed as a simple plane with jogs of less than ten feet.
- ✓ Buildings along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall enfront for a minimum of 80 percent of the width of the front setback or build-to line. In no case shall a break in buildings along said streets exceed 30 feet in width. Enfronting facades along said streets shall also meet the requirement of subsection (g)11. for all uses.
- ✓ Sidewalks shall be located along all public and private streets. Sidewalks shall be of the widths indicated on the "Commercial/Mixed-use Area Sidewalk Table" and shall consist of two areas: a landscape area and a clear area.
 - ✗ The landscape area shall be adjacent to the curb and is intended for the placement of trees, street furniture (including utility poles, waste receptacles, fire hydrants, traffic signs and newspaper vending boxes), bus shelters, bicycle racks, public kiosks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility.
 - The landscape area may be primarily paved adjacent to on-street parking and shall be landscaped in all other areas. Street trees shall be planted a maximum of 40 feet on center, spaced equal distance between streetlights, and in line with stripes of parallel parking spaces. All newly planted trees shall be a minimum caliper of two and one-half inches measured 12 inches above ground, shall be limbed up to a minimum height of seven feet and shall have a minimum mature height of 40 feet. Variations to this may be reviewed as approved by the city planning commission.
 - ✓ The clear area shall be the portion of the sidewalk reserved for pedestrian passage and unobstructed by permanent objects to a height of eight feet, including, but not limited to, steps and stoops, traffic-control boxes, and utility structures. The sidewalk clear area shall have a consistent cross-slope not exceeding two percent. No awning or canopy shall extend more than five feet over the clear area.

- ⊗ Where property abuts a neighborhood conservation area without an intervening street, the sidewalk area within 20 feet of such shall taper when necessary to provide a smooth transition to the existing residential sidewalk. In the event that the abutting residential area has no existing sidewalk the sidewalk shall taper to a width of six feet, measured from the street curb, or as approved by the planning commission.

NOTES: Setbacks have not been provided.

The building height is 14' and not compliant with the current ADS, Design Exception required.

The floor to ceiling height is less than the required 12', Design Exception required.

The existing structure was developed prior to the adoption of the Architectural Design Standards and is within the portion of Dogwood Drive currently being revitalized with sidewalks, pavers and landscaping.

There is no landscaping in the supplemental area. Moving parking to the rear and replacing the supplemental area asphalt/parking with landscaping is preferred. Gravel must be removed.

(c) Supplemental area and fence standards.

Supplemental areas in the commercial/mixed-use area shall be limited to the treatments identified in Figure 3 and as otherwise identified in this section.

- x All first story enfronting commercial uses and all enfronting buildings on Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall provide the "storefront and awning treatment" identified in Figure 3, and subject to the following additional requirements:

The supplemental area shall be hardscaped.

Temporary or movable fences surrounding outdoor dining are permitted in the supplemental area.

- x Fences, walls or hedges having the same setback as the adjacent building, with provisions for pedestrian access, are encouraged where a parking lot or other un-built area fronts a required sidewalk.

- x All enfronting buildings not along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall provide any of the treatments identified in Figure 3.

- x "Common yard, porch and fence, terrace or light court," or "forecourt" treatments identified in Figure 3, the supplemental area shall be landscaped and shall include a minimum of one tree every 50 feet of frontage. See list of allowed trees on in section 93-2-14.

- ⊗ For "porch and fence, terrace or light court, stoop-front," or "forecourt" treatments identified in Figure 3:

Fences in the supplemental area are permitted and shall be picket-wood, stone, composite materials or ornamental metal, with the finished side facing the street.

Retaining walls in the supplemental area are permitted and shall not exceed 32 inches in height unless required by topography.

All street-facing walls shall be faced with stone, full-depth brick, or smooth stucco.

- x Chain link fencing is not permitted in areas visible from a public right-of-way.

Where a development adjoins the neighborhood conservation area, the development shall provide a physical barrier between the two to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential area. A smooth transition to the adjacent neighborhood conservation area shall be ensured by providing:

- ⊗ A minimum 20-foot landscaped buffer located within the development site along the boundary with the neighborhood conservation area. Said buffer shall be planted with a minimum of one tree per 40 linear feet. Shrubs, flowers or grasses shall also be provided and maintained to a minimum height of four feet to visually screen new development and provide an attractive boundary that encourages continued investment in adjacent residential zones.

- ⊗ A permanent opaque wall between six and eight feet in height and faced in wood, stacked stone, full-depth brick or hard-coat true stucco. Said wall may be located anywhere within the required landscaped buffer.

- ⊗ Where a public or private alley separates the development from a neighborhood conservation area the landscape buffer and permanent opaque wall shall be provided adjacent to the alley.

NOTES: The existing development has parking at the front of the building in the supplemental area. See previous section regarding recommended changes to supplemental area.

The existing development includes chain link gate extending from the side of the building to the property lines.

(d) Utility standards.

Mechanical features shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable nonvegetative materials for screening shall include painted wood or those found in section 93-2-5. Said features are encouraged not to be located in the supplemental area.



When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.



- ⊗ Skylights are not permitted facing a public right-of-way.

- ⊗ Street lights shall be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian scale street lights as approved by the DRC and the department of community services shall be provided by the developer, subject to site plan and design review in new development. This requirement does not apply to projects on lots with less than ten feet of frontage along a public right-of-way.



Trees shall not be planted on top of storm drains.



Service areas and dumpsters:

Shall be in the rear or side yard of the development; and

Shall be screened from the public right-of-way to a height of eight feet with an opaque material on all sides, consistent with a primary building material. Acceptable materials for screening shall include painted wood or those found in section 93-2-5.

NOTES: ***Mechanical must be screened.***
 Dumpsters, if provided, must be screened per standard.

(e) Parking and traffic standards.

- ⊗ 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.
- ⊗ Circular drives are prohibited, with the exception of hotel and hospital uses.
- ⊗ No curb cuts shall be permitted on North Central Avenue, South Central Avenue, Virginia Avenue or Atlanta Avenue when access can be provided from another street.
- ⊗ Driveways shall have widths of:
 - ⊗ One-family attached dwellings. A minimum of ten feet for a one-way and a maximum of 15 feet for two-way.
 - ✗ All other uses. A maximum of 12 feet for one-way and a maximum of 24 feet for two-way.
- ⊗ Carports are only permitted subject to the following requirements:
 - ⊗ Carports shall be located in the rear or side yard and shall not be visible from a public right-of-way.
 - ⊗ Carport roofs shall be supported by columns with a minimum width and depth of eight inches.
 - ⊗ The base of carport columns shall be faced in stacked brick or stacked stone to a minimum height of three feet above grade.
- ⊗ Parking is prohibited in the supplemental area and between a building and the adjacent street. This shall not be interpreted as restricting on-street parking.
- ✗
- ✗ A continuous off right-of-way landscape buffer with a minimum width of ten feet shall be provided between parking and the adjacent sidewalk. This requirement shall apply when existing sidewalks not meeting this requirement are repaired or replaced.
- ⊗ Parking decks shall conceal automobiles from visibility and have the appearance of a horizontal storied building on all levels; parking structures must be faced in full-depth brick, stone, cast stone, or precast concrete faced in or having the appearance of brick or stone. Retail or restaurant fronted decks are encouraged.
- ⊗
- ⊗ Underground parking is allowed when possible.
- ⊗ Drive-through windows and all vehicular queuing, when permitted by zoning, shall be placed to the rear or side of the building facade, shall not be visible from any public right-of-way, and shall not be located within 25 feet of the back of the required sidewalk.
- ⊗ Gasoline and service stations shall place all fuel dispensing, service canopies and service entry doors to the rear of the building and away from the public right-of-way. Said facilities and associated queuing shall not be visible from any adjacent street or located within 25 feet of the sidewalk.

NOTES: ***Parking is in the supplemental area and there is no 10' landscape buffer between the parking and adjacent sidewalk.***

(f) Roof and chimney standards.

- ⊗ Principal building roofs for one-family detached dwellings shall have a minimum usable life of 30 years, per manufacturer's warranty.
- ⊗ Roof shingles shall be slate, cedar, or asphalt.
- ⊗ Roof tiles shall be clay, terra cotta or concrete.
- ⊗ Street-facing gutters shall be copper, aluminum or galvanized steel.
- ✓ Downspouts shall match gutters in material and finish.
- ✓ Metal flashing, where utilized, shall be copper or factory-finished sheet metal and shall be of a color that blends with other building materials.
- ⊗ Chimneys visible from a public right-of-way shall not be faced in wood or fiber cement siding and shall not be a metal or ceramic pipe. Chimneys shall be wrapped in a full-depth brick, stone or masonry finish material.
- ⊗ Chimneys located on an exterior building wall shall begin at grade.
- ⊗ Flat roofs shall be permitted.
- ⊗ Buildings with sloped roofs not completely screened from the adjacent street by a parapet shall have a pitch between 4:12 and 12:12. Mansard roofs are prohibited. Pitched-roof materials are limited to roof shingles, natural slate, wood shake, factory-finished sheet metal, and terra cotta tile, unless determined to be historically appropriate by the planning and zoning manager.
- ⊗ Roof-mounted lights and flagpoles are prohibited. Roof-mounted satellite dishes or telecommunication devices shall be screened from public view and shall blend with the background of the building as practical.
- ⊗ In subarea A roof lines shall appear flat from the adjacent street and roof structures shall be vertically screened by a parapet wall.

NOTES:

(g) Facade and style standards.

- ⊗ Exterior facade materials shall be limited as follows:
 - ⊗ Subarea A. Unpainted full-depth brick.
 - ⊗ Subarea B. Full-depth brick, cast stone, hard-coat stucco, fiber-cement siding, natural-wood siding or stacked stone.
 - ⊗ Subarea C. See neighborhood conservation area.
 - ✗ Remaining commercial/mixed-use area. Full-depth brick, cast stone, hard-coat stucco, fiber-cement siding, natural-wood siding or stacked stone.

- ⊗ Split-face block. In addition to the above materials, split-face block may be utilized on exterior facades, but only along a non-enfronting side or rear facade that is not visible from an adjacent street, public park, or plaza.
 - ✓ [Materials on enfronting facades.] The materials utilized along an enfronting facade shall be provided for the first 20 feet in length along adjacent non-enfronting facades.
 - ✓ [Façade colors, materials.] Facade colors and materials shall be limited to three per facade face.
- Where allowed, the combined enfronting facade area covered with fiber-cement siding and/or natural-wood siding shall not exceed 20 percent of the total enfronting facade area, provided that:
- ⊗ Where a development includes only one building this requirement shall apply to said building.
 - ⊗ Where a development includes two or more buildings this requirement shall apply to the sum of the total enfronting facade areas. This may result in individual buildings containing front facades entirely of fiber cement siding and/or natural wood siding.
 - ⊗ Where allowed, hard-coat stucco shall have a smooth finish. Furthermore, architectural details such as sills, trim, pediments, cornices, railings, door enframements, or similar details shall not be of stucco.
 - ⊗ In subarea A exterior building colors shall be consistent with the existing historic characteristics of each individual building as a contributing resource from its significant period of design and style. If the building was designed to be of natural or unique brick pattern, it should be returned to this style. All mortar and brick repairs should match the material and hue. Earth hues are suggested for paint, when used on most facades of brick construction, however there may be exceptions. A palette should be established on a building-by-building basis, with a suggested complimentary hue trim color to the base color. It is highly suggested the complete building color palette be limited to three colors for field and trim selections. Two adjacent buildings may use the same color palette only if the field and trim colors are reversed on each of the buildings. No sandblasting or abrasive cleaning methods (including high-pressure washes) shall be used on facades. Final review of selected color, restoration procedures, fixtures, and applications shall be coordinated on a building-by-building analysis through individual design review of visual concepts. The DRC shall make these determinations based on these standards, taking in consideration the style of the building, the nature and marketing of the applying business, the Main Street guidelines, the secretary of the interior's guidelines for renovation, section 93-2-7 et seq. of the zoning ordinance, and the standards for historic preservation.
 - ⊗ Facade materials shall be combined horizontally, with the heavier below the lighter.
 - ⊗ Enfronting upper and lowers facades shall be differentiated. Potential ways to achieve this include windows, belt courses, cornice lines or similar architectural details. This is intended to prevent buildings in which individual floors cannot be identified from the building exterior; it should not be interpreted to limit architectural expression.
 - ⊗ Blank, windowless walls are prohibited along enfronting facades, except where a building enfronts multiple streets. In the latter case, it was not historically uncommon for buildings (especially commercial or mixed-use ones) to orient towards the more intensely developed street. As such, along the first story of enfronting mixed-use and commercial facades this requirement may be waived by the building official along streets that are predominantly residential in character when:
 - ✓ The first 20 feet of said facade meets the above requirements, and
 - ✓ The area beyond the first 20 feet is treated with architectural detailing, such as pilasters, false windows, or similar features.
 - ⊗ Enfronting upper-story windows are encouraged to be equally sized, vertically oriented, equally spaced and arranged in a grid pattern.
 - ⊗ Foundations shall be constructed as a distinct building element that contrast with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in full-depth brick, natural stone, or cast stone.
 - ⊗ Vending machines, video or other outdoor merchandise displays, mechanical/electrical games, amusement rides, telephones, ice machines, freestanding automated teller machines excluding automated teller machines attached to buildings or integrated into buildings by canopies, and shopping carts shall be placed within the structure of a building and shall be out of view from the public right-of-way.
 - ⊗ Safety pylons, bollards, and trash receptacles in the supplemental area or along an enfronting facade shall be permitted based upon design compatibility with the main facade and neighboring comparable facilities.

NOTES: *Material proposed (Trex) does not meet requirement.*

(h) Door and window standards.

- ✓ The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.
 - ✗ The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.
 - ⊗ First-story doors or windows operating on sliders are only permitted when they open directly onto a required sidewalk or supplemental zone.
 - ✗ Building numbers, at least six inches in height, shall be located above or beside the street-facing pedestrian entrance.
 - ✎ Window panes serving commercial uses shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade.
 - ⊗ Where window lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids between glass are prohibited.
 - ⊗ Where used, window shutters shall match one-half the width of the window opening.
 - ✗ Enfronting windows shall be vertically shaped with a height greater than width, including display windows but not transoms.
 - ✎ Enfronting windows and door glass (except on churches and fire stations) shall utilize clear glass or tinted glass. Tinted glass shall have a transmittance factor of 50 percent or greater and shall have a visible light reflectance factor of ten or less.
 - ⊗ Painted window or door glass is prohibited.
- All enfronting "storefront and awning" treatments identified in Figure 3, and all enfronting facades along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except within subarea C), and Sylvan Road shall provide a storefront consisting of:
- ✎ A nonglass base or knee wall beginning at grade and extending not more than 24 inches above the sidewalk.
 - A glass display window beginning at the top of the bulkhead or knee wall, to a height not less than ten feet and not more than 12 feet above the adjacent required sidewalk. Such glass shall provide views into display windows having a minimum depth of two and one-half feet and that are accessible from the building interior.
 - ✎

- ✓ A main entry door remaining unlocked during normal business hours, and having a surface area that is a minimum of 70 percent glass.
 - ✗ A glass transom located above the glass display window having a minimum height of 18 inches and a maximum height of 36 inches.
 - ✓ A minimum of 75 percent of the length of the enfronted portion of the build-to line shall be provided in glass, including glass doors and display windows.
 - ✓ No linear distance of more than ten feet without intervening glass display windows or glass doors.
 - ✎ First-story drop ceilings recessed a minimum of 18 inches from the display window opening.
- Awnings projecting from buildings, serving as an entry canopy and/or providing identification to the business, are allowed, provided that:
- ⊖ Awnings shall be at least five feet deep as measured from the building's front facade.
 - ⊖ Awnings serving as an entry canopy shall match adjacent business awnings in depth and height.
 - ⊖ Valance width and height must align horizontally.
 - ⊖ Frame construction on awnings should be square aluminum tubes. Thin, one-and-one-half-inch-diameter round aluminum tube frames are not permitted. It is suggested that Steel Stitch™ brand be used.
 - ⊖ Valance on awnings should always be loose as valances should not be rigidly framed.
 - ⊖ Approved awnings may be externally lighted with light fixtures in keeping with the style of the building, as approved by the DRC.
 - ⊖ Light fixtures in awnings may light the ground surface or storefront below, however, light fixtures may not be visible from the public right-of-way.
 - ⊖ Internally, back lit awnings, where the lights actually illuminate the awning fabric, are prohibited.
 - ⊖ Signs on awning must meet all requirements of the sign ordinance.

NOTES: *The main entry door opens directly into the existing parking lot. There is no dedicated walkway from the front door to the sidewalk adjacent to Dogwood Drive.*
Building numbers are not provided adjacent to the front entrance.
Additional information is needed to ensure the windows on the front elevation comply with these requirements.
Window tint must be compliant.
No transom located above the front door.

RECOMMENDATIONS

The goals established as a part of the Architectural Design Standards Ordinance are:

- (1) encourage and provide a safe environment for pedestrian movements throughout the city;
- (2) address new and infill development that maintains and enhances the existing characteristics of the community;
- (3) allow for increased density and intensity of development in underdeveloped portions of the city;
- (4) improve open space areas throughout the community; and
- (5) improve the visual quality of the built environment.

Specifically, Section 81-1-5. Applicability states:

(a) Application of standards. The architectural design standards provided in this chapter shall be **wholly applicable** when the design is for:

- (1) New structures;
- (2) Residential, commercial or mixed-use infill;
- (3) Exterior remodeling;**
- (4) Multi-structure demolition projects;
- (5) Replacement with new structures where destruction occurs; and
- (6) Replacement structure built after single structure demolition.

While it is understood the existing building and site improvements were constructed prior to the adoption of the Architectural Design Standards Ordinance, and to bring the site into full compliance would be difficult, if not impossible to do without demolishing and redeveloping the property, the project as proposed should comply with the provisions of the ordinance as much as practicable. In order to do so, the following items, at a minimum, must be addressed before the project can be approved:

- Chain link visible from the right of way should be replaced.
- The parking in the supplemental area is not compliant. Recommendation is to relocate parking to the rear and replace with landscaping, including street trees or improved parking lot. Remove gravel in supplemental area.
- Any mechanical visible from the right of way must be screened.
- A dedicated walkway should be provided from the entry door to the sidewalk.
- Building numbers should be provided adjacent to the front entry.
- Ensure window tint compliance and window recess
- Dumpsters, if provided, must be screened per standard.
- Material proposed (Trex) does not meet requirement.

Design Exceptions Recommended

- Allow for existing windows and doors (no transom located above the front door.)

Should these items be addressed to the satisfaction of the Design Review Committee, Staff recommends that the project be approved.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 4-11-2022

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: Jerasha S. White Contact Number: [REDACTED]
Applicants Address: 1755 Lakewood Ave SE Atlanta, GA 30315
E-Mail Address: [REDACTED] Zoning Classification: Ur Ban Zoning Village
Address of Proposed Work: 3409 Dogwood Drive Hapeville, GA 30354
Parcel ID# (INFORMATION MUST BE PROVIDED): 14009800170179
Property Owner: Jerasha White Contact Number: [REDACTED]

Project Description (including occupancy type):

Adding wood framing to the front of the building for an more appealing facade. The wood will be painted once approved and installed

Contractors Name: Csa Solutions Contact Number: 678-683-0791

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.

[Signature]
Applicants Signature

4-10-2022
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: 0

Total Square Footage of existing building: 4,696

Estimated Cost of Construction: \$2,700.00

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

Building is currently Full Depth Brick

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

Smooth wood siding treated with durability and longevity. Siding is called Trex (description included)
Siding is not Vinyl, metal, T-HI, or liquid vinyl,
which all go against siding types allowed for
Exterior facade

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 Jersha White JW 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:

Op

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

Op

Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.

Op

Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.

Op

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.

Op

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.

Op

Submitted dimensioned architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.

Op

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.

Teresha White

Printed Name

[Signature]

Signature

4-10-2022

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.

Building Elevations (Front and Sides)

Building Elevation by SA Elevations
 Date: 08/20/20
 Project: 1000000000



NEW SPACE DESIGN, INC.
 1331 NORTH BERNARD LANE ROAD
 SUITE 200, DULUTH, GA 30096
 PHONE: (404) 217-3458
 OFFICE: (770) 783-7268
 newspacedesign@gmail.com



SA ELEVATIONS
 1000000000

PERSONS

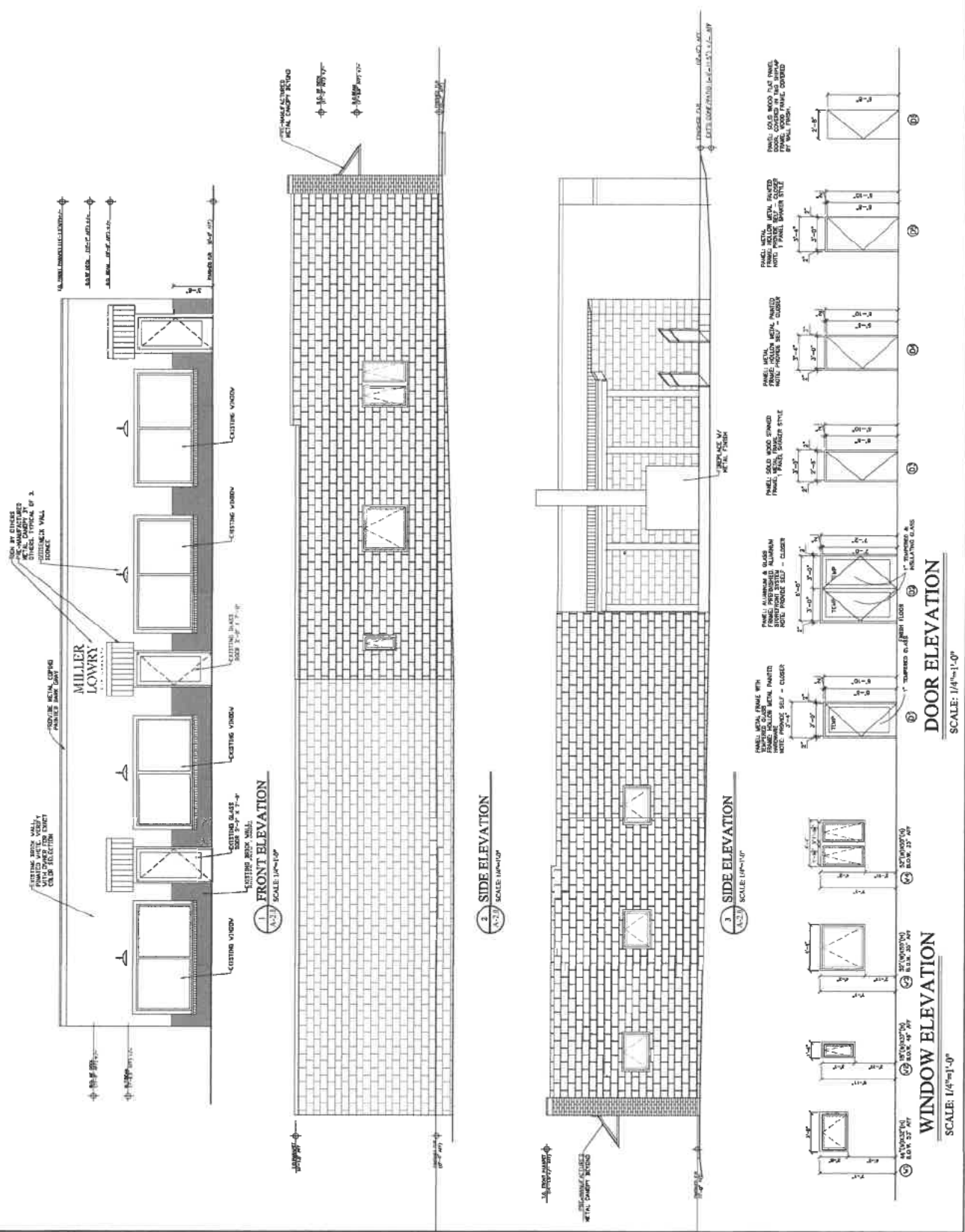
RELEASED FOR CONSTRUCTION

RENOVATION PLAN
 PROJECT NAME AND ADDRESS
 1609 DOWWOOD DR
 HARTWELL, GA 30354

DATE: 08/20/20

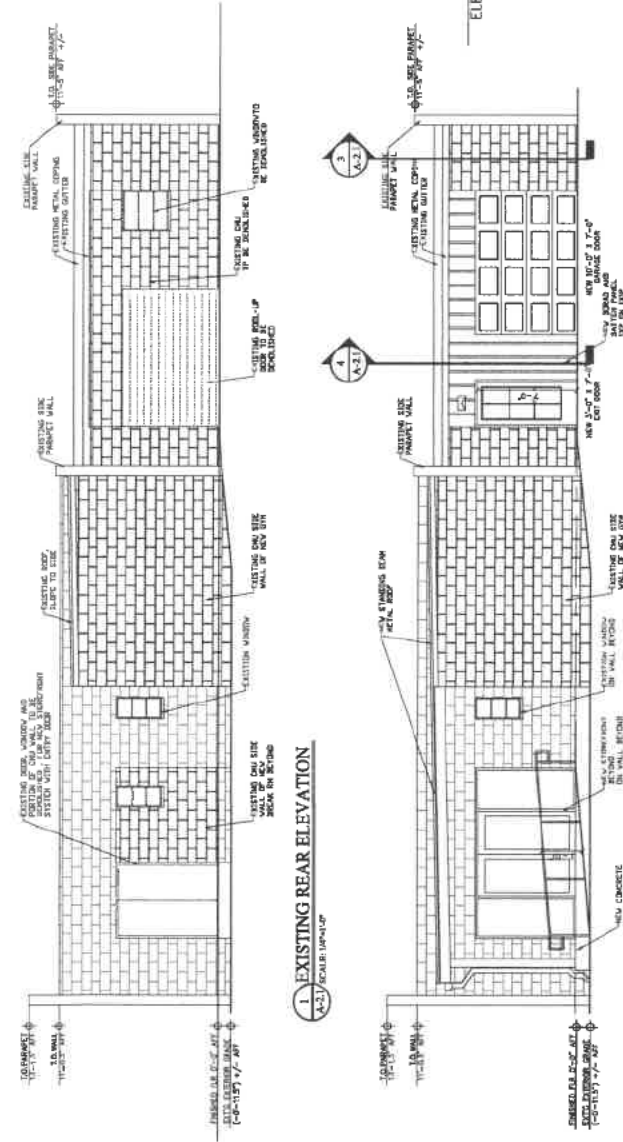
SHEET TITLE
 EXTERIOR ELEVATIONS

SHEET NUMBER
 A-2.0



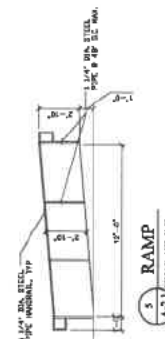
Building Elevation (Rear)

Building Review By: SA/Thurk
Date: 08/20/20

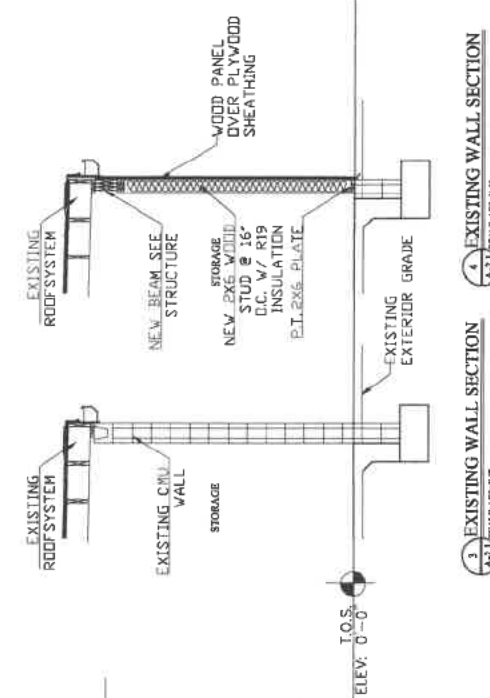


1. EXISTING REAR ELEVATION
A-2.1 SCALE: 1/8"=1'-0"

2. PROPOSED REAR ELEVATION
A-2.1 SCALE: 1/8"=1'-0"



3. RAMP
A-2.1 SCALE: 1/8"=1'-0"



3. EXISTING WALL SECTION
A-2.1 SCALE: 1/8"=1'-0"

4. EXISTING WALL SECTION
A-2.1 SCALE: 1/8"=1'-0"

NEW SPACE DESIGN, INC.
1301 NORTH DEER CREEK LANE, SUITE 200, DULUTH, GA 30096
PHONE: (404) 217-3438
FAX: (404) 217-3438
www.newspacedesign.com



REVISIONS

RELEASED FOR CONSTRUCTION

RENOVATION PLAN
3409 DOCKWOOD DR
HAYESVILLE, GA 30554

DATE: 08/20/20

REAR ELEVATION
SHEET TITLE

A-2.1
SHEET NUMBER

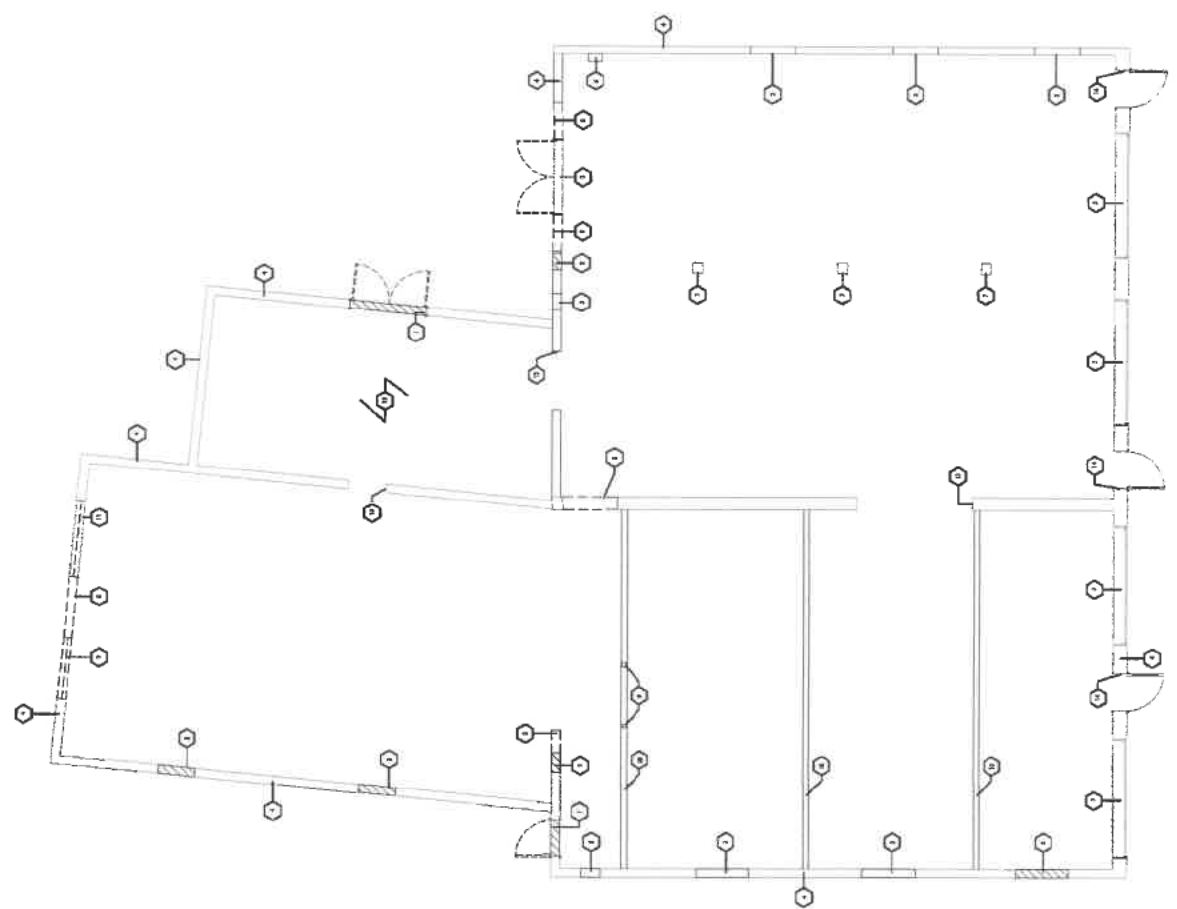
 **CROSBY**
DESIGN GROUP

Crosby Design Group
Infinite Design One
1440 Dutch Valley Place
Suite 744
Atlanta, Georgia 30326
404.379.9777 fax
www.crosbydesigngroup.com

NUMBER OF WORKYARDS

DATE	07/11/2003
BY	DAVID WALKER
DEMOLITION PLAN	
ID-1.0	
NOT FOR CONSTRUCTION	
FOR OFFICE USE ONLY	

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 13

Please see rendering/concept picture. We choose to mix #1 and #2 so that each Tenant can have a unique distinction for there own suite. The siding will be painted, once the plans are approved.



3409 Dogwood Drive Concept Picture

Picture of building when property
was first purchased



Picture of building after siding installed. Siding was initially gray



Current picture of building. Siding was prematurely installed and already primed. Siding will be painted upon approval.



Material Description

WHAT MATERIALS ARE USED IN THE MANUFACTURING OF TREX® DECKS? **TOP**

Trex decking is made from 95% recycled materials, including reclaimed timber and sawdust as well as recycled plastic from many common household items, such as the plastic overwrap on packaging for paper towels and toilet paper, dry cleaner bags, newspaper bags, grocery and shopping bags. Trex annually salvages and keeps more than 400 million pounds of plastic and timber scrap out of landfills. That makes Trex one of the largest plastic film recyclers in the U.S. In fact, the average 500-square-foot composite Trex deck contains 140,000 recycled plastic bags.

Proof of Material placed on front of building



Volume Savings Program

Quote #: 9553877
Volume Savings Expiration Date: 5/4/2022
Customer Name: Jeresha White
Selling System Quote Project Description: trex/deck
Customer Phone#: 6788600372
Pricing is per Lowe's Store at: Store #1715
EAST POINT, GA
Store Phone #: (404) 838-2000
Store Contact: Lauren Slappy

Item #	Quantity	Item Description	QSP Unit Price	Extended QSP Price
1217530	132	TREX CLAMSHELL 16-FT	30.37	4,008.84

QSP Total: \$4,008.84

Total savings for this quote is \$214.99

You Save 5.09%

*All items requested for volume savings may not be listed if they did not qualify for QSP savings.

MANAGER SIGNATURE

DATE

*THIS ESTIMATE IS NOT VALID WITHOUT A MANAGER'S SIGNATURE.

*LOWE'S RESERVES THE RIGHT TO LIMIT THE QUANTITIES OF MERCHANDISE SOLD TO CUSTOMERS

*ALL OF THE PRODUCT MUST BE ORDERED BY THE EXPIRATION DATE IN ORDER TO RECEIVE VOLUME SAVINGS

*THIS IS AN ESTIMATE ONLY. DELIVERY OF ALL MATERIALS CONTAINED IN THIS ESTIMATE ARE SUBJECT TO AVAILABILITY FROM THE MANUFACTURER OR SUPPLIER. QUANTITY, EXTENSION, OR ADDITION ERRORS ARE SUBJECT TO CORRECTION. CREDIT TERMS SUBJECT TO APPROVAL BY LOWE'S CREDIT DEPARTMENT.

*LOWE'S IS A SUPPLIER OF MATERIALS ONLY. LOWE'S DOES NOT ENGAGE IN THE PRACTICE OF ENGINEERING, ARCHITECTURE, OR GENERAL CONTRACTING. LOWE'S DOES NOT ASSUME SELECTION OR CHOICE OF MATERIALS FOR A GENERAL OR SPECIFIC USE; FOR QUANTITIES OR SIZING OF MATERIALS; FOR THE USE OR INSTALLATION OF MATERIALS; OR FOR COMPLIANCE WITH ANY BUILDING CODE OR STANDARD OF WORKMANSHIP.

*LOWE'S IS MAKING THE FOLLOWING QUOTE BASED ON ITS STANDARD COMMERCIAL TERMS, AND DOES NOT AGREE TO TERMS AND CONDITIONS, INCLUDING ANY GOVERNMENTAL REGULATIONS, NOT SPECIFICALLY INDICATED OR REFERENCED IN THE REQUEST FOR THIS QUOTATION. IF TERMS AND CONDITIONS ARE PRESENTED, PRODUCT SELECTION AND PRICING MAY CHANGE PENDING LEGAL REVIEW.

*TAXES AND DELIVERY WILL BE ADDED AT TIME OF PURCHASE AS APPLICABLE.

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* Volume Pricing

* Order Ahead