



CIVILITY PLEDGE

The way we govern ourselves is often as important as the positions we take. Our collective decisions will be better when differing views have had the opportunity to be fully vetted and considered. All people have the right to be treated with respect, courtesy and openness. We value all input. We commit to conduct ourselves at all times with civility and courtesy to each other.

DESIGN REVIEW COMMITTEE

700 Doug Davis Drive
Hapeville, GA 30354

May 17, 2023 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 19, 2023

Documents:

1. DRC Minutes April 19, 2023

4. New Business

4.I. 801 North Central Avenue Modification

Background:

Matt Vyverberg has submitted a request to modify one interior single family attached townhome in Building D to accommodate an existing Georgia Power guy wire at 801 North Central Avenue.

Documents:

1. Planners Report 801 North Central Avenue
2. 801 North Central Avenue Building D

4.II. 3538 South Fulton Avenue Front Porch Enclosure

Background:

Timothy Thomas has submitted an application seeking approval to enclose the front porch on the existing single-family dwelling at 3538 South Fulton Avenue. The property is zoned U-V, Urban Village and A-D, Arts District Overlay and is subject to the SubArea B Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 3538 South Fulton Avenue
2. Application - 3538 South Fulton Avenue_Redacted

4.III. 3303 Sims Street Deck Addition

Background: Joydi Ovalle has submitted an application seeking approval for the construction of a 496-square foot rear deck to an existing single-family dwelling at 3303 Sims Street. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 3303 Sims Street
2. Application - 3303 Sims Street_Redacted

4.IV. 260 Birch Street New SF Dwelling

Background:

Thomas Davis III has submitted an application seeking approval for the construction of a new 2,305-square foot single-family dwelling with an attached garage at 260 Birch Street. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 260 Birch Street
2. Application - 260 Birch Street_Redacted

4.V. 3356 Colville Avenue New SF Dwelling

Background:

Shanon Hudson has submitted an application seeking approval for the construction of a new 2,555-square foot single-family dwelling with an attached 2-car garage at 3356 Colville Avenue. The property is zoned R-SF, Residential Single Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 3356 Colville Avenue
2. Application - 3356 Colville Avenue_Redacted

4.VI. 3637 Elm Street Exterior Remodel

Background:

Vincent Lucier has submitted an application seeking approval to construct a 470-square foot second-floor addition to the rear of an existing single-family dwelling at 3637 Elm Street. The property is zoned RMU, Residential Mixed Use and is subject to the Neighborhood Conservation Area (Subarea B) of the Architectural Design Standards.

Documents:

1. Planners Report 3637 Elm Street
2. Application - 3637 Elm Street_Redacted

5. **Next Meeting Date - Wednesday, June 21, 2023**

6. **Adjourn**



Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
April 19, 2023, 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 - absent

3. Approval of Minutes

3.I Minutes of March 15, 2023

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to approve the minutes of March 15, 2023, as submitted. Motion Carried: 4-0

4. New Business

5.I 3315 Stillwood Drive

Building Numbers

Background

Alex Popham has submitted a request to reduce the size of the building numbers from 6" to 4" for aesthetic purposes on the single-family dwelling units in the Stillwood Farms subdivision located at 3315 Stillwood Drive.

MOTION ITEM: Brian Gregory made a motion, John Stalvey seconded to approve the request to reduce the size of the building numbers as submitted. Motion Carried: 4-0

5.II 3112 Old Jonesboro Road

Elevation Change

Background

Pedro Torres is seeking approval of a design modification of the previously approved application at 3112 Old Jonesboro Road. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Gregory Morgan made a motion, John Stalvey seconded to approve the elevation change with a requirement that the front eaves be changed to sloped soffits. Motion Carried: 4 -0

5.III 3558-3668 Elm Street

New Multi-Family Construction

Background

Phil Carson of MCRT Investments has submitted a revised application seeking approval for the construction of 302 for-rent multifamily residential units on an 8.41-acre parcel. There are seven four and five-story residential buildings, one clubhouse and included in one of the buildings is

first-floor retail. The property is zoned RMU, Residential Mixed Use and is subject to the Commercial/Mixed-Use Area of the Architectural Design Standards.

MOTION ITEM: Gregory Morgan made a motion, John Stalvey seconded to approve the application as submitted. Motion Carried: 4-0

5.IV 436 Grady Place

Addition & Porch Replacement

Background:

Marc Takacs has submitted an application seeking approval to replace the existing back deck and add a 140-square foot bathroom (placed on an existing patio slab and foundation wall) to the existing single-family dwelling at 436 Grady Place. The property is zoned R-SF, Residential Single Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: John Stalvey made a motion, Johnathan Love seconded to approve the application as submitted and granted the following design exceptions:

- Sidewalk as there is one across the street
- Driveway and garage as existing conditions

Motion Carried: 4-0

5.V 3469 Harding Avenue

Accessory Dwelling Unit

Background:

Pavan Iyer has submitted an application seeking approval for the construction of a new 420-square foot ADU to be located at 3469 Harding Avenue. The property is zoned R-SF, Residential Single Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Gregory Morgan made a motion, John Stalvey seconded to approve the application and required the applicant to provide the following details:

- Add window and door trim and sills as appropriate to the plans
- Update the plans with the impervious service calculations

Motion Carried: 4-0

5.VI 3637 Elm Street

Exterior Remodel

Background:

Vincent Lucier has submitted an application seeking approval to construct a 470-square foot second-floor addition to the rear of an existing single-family dwelling at 3637 Elm Street. The property is zoned RMU, Residential Mixed Use and is subject to the Neighborhood Conservation Area (Subarea B) of the Architectural Design Standards.

MOTION ITEM: John Stalvey made a motion, Brian Gregory seconded to table the application to May 17, 2023, or until the applicant can provide updated plans. Motion Carried: 4-0

5.VII 831 Custer Street

Exterior Remodel

Background:

Greg Patel has submitted an application seeking approval to perform exterior and interior remodeling to an existing single-family dwelling at 831 Custer Street. The property is zoned R-

SF, Residential Single Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

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

- Add 2.0x3.0 window on the right elevation on the second story bathroom and remove the small window in the stairwell on the right elevation
- The stoop must be a minimum of 4'x4'. The committee recommended 5'x4'
- Sloped soffits on all eaves
- Provide setbacks of the structure from all sides
- Update plans for the tree details (2" caliper trees)
- Trims and sills must be shown on all elevations for windows and door

The Committee also granted the following design exceptions:

- Stoop at ground level
- Parking in the supplemental level based on existing structure
- Overhands less than 12-inches based on existing structure
- Sidewalk based on one across the street

Motion Carried: 4-0

6. Next Meeting Date – Wednesday, May 17, 2023, at 6:00PM

7. Adjourn

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to adjourn the meeting at 7:28PM. Motion Carried: 4-0

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman



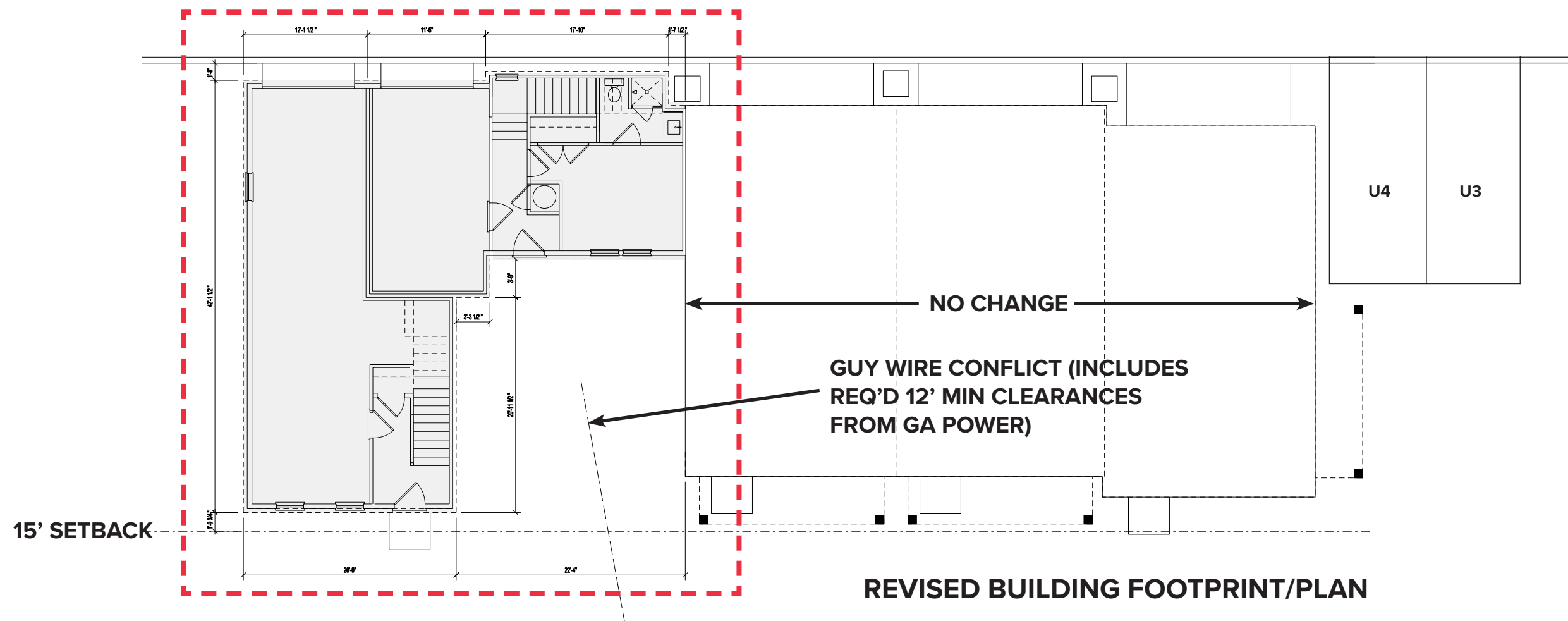
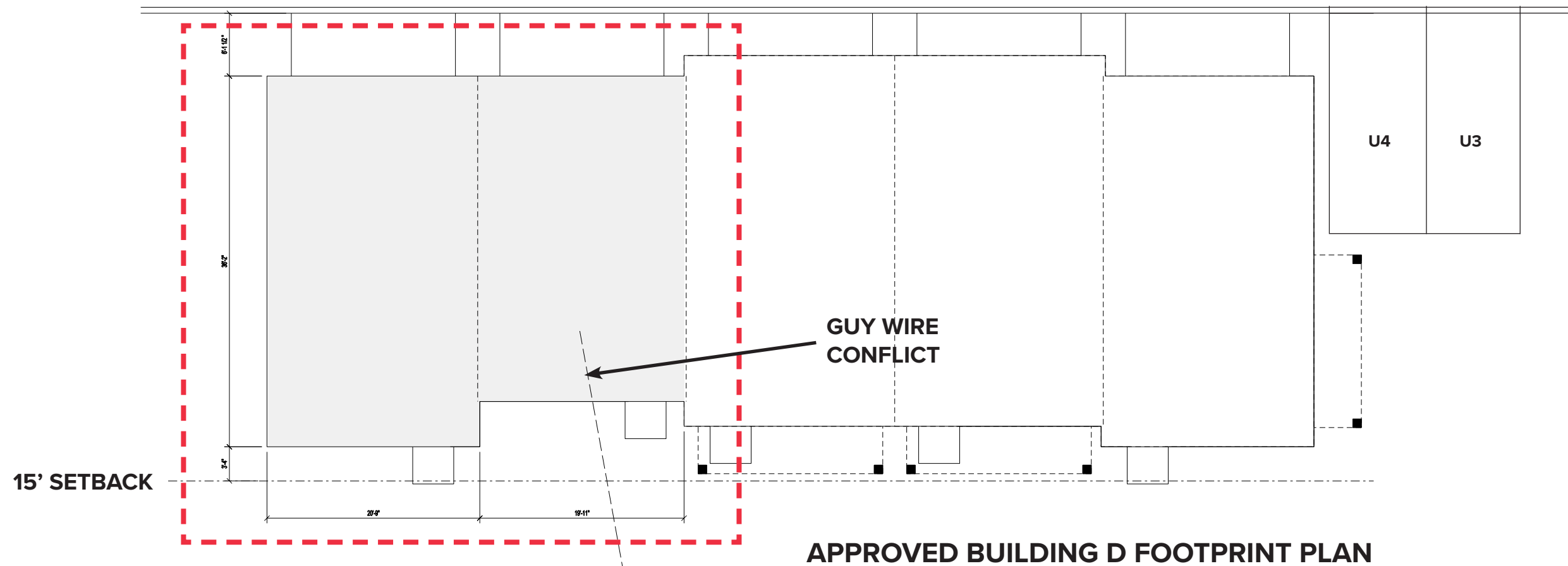
**DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT**

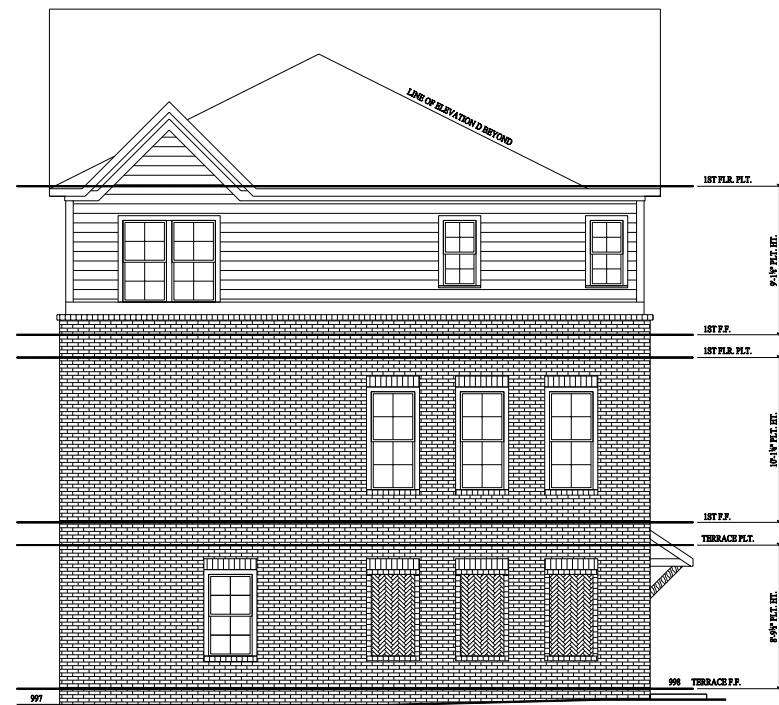
DATE: May 10, 2023
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 801 N Central, Revision to Building D**

BACKGROUND

The City of Hapeville received a request from Matt Vyverberg to modify the one interior single family attached townhome in Building D to accommodate an existing Georgia Power guy wire. The guy wire was not shown on Georgia Power's plans and require a 12' clear area. The modified layout pushes the front elevation back to accommodate for the required clearance. The applicant has indicated that substantial landscaping will be provided in the supplemental area. The elevations meet the requirements for the Neighborhood Conservation Area Standards. The side elevation for the end unit has been modified with window relocation.

Staff recommends approval of the request.





APPROVED SIDE ELEVATION



APPROVED BUILDING D FRONT ELEV



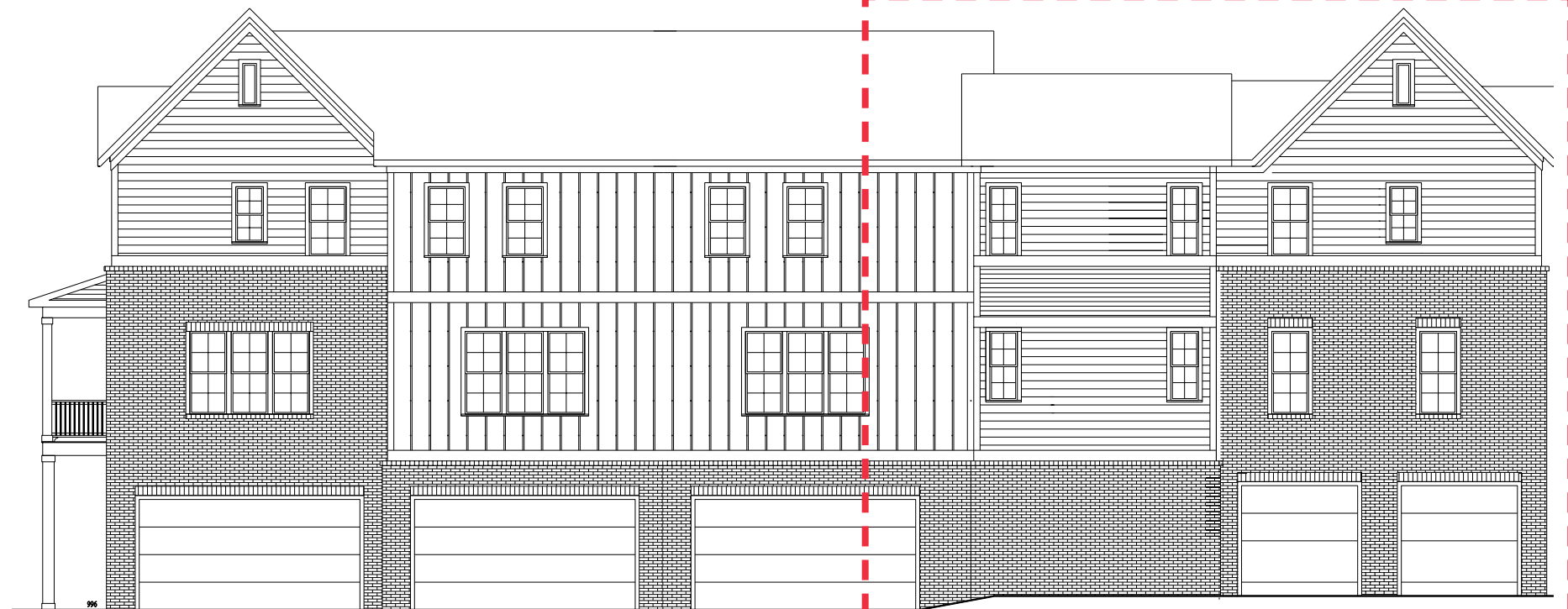
REVISED SIDE ELEVATION



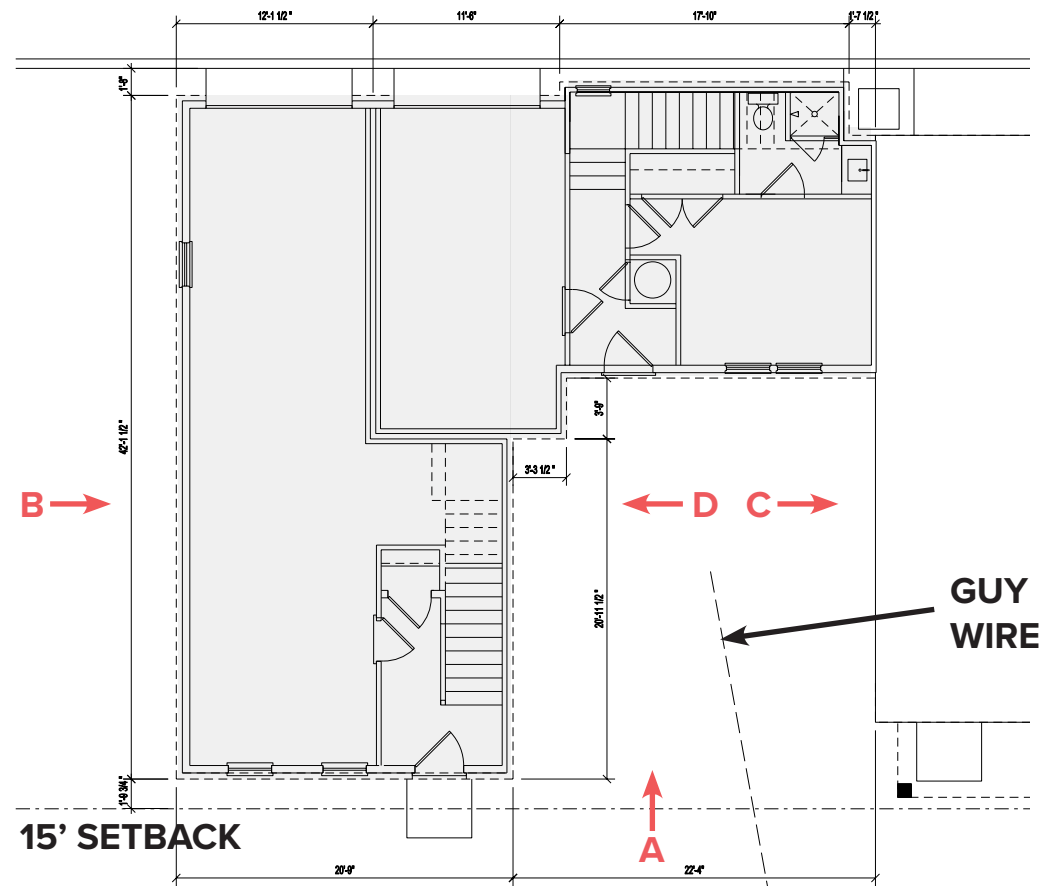
REVISED BUILDING D FRONT ELEV



APPROVED BUILDING D REAR ELEV



REVISED BUILDING D REAR ELEV



GROUND LEVEL PLAN



SIDE ELEV "B"



SIDE ELEV "C"



SIDE ELEV "D"





DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: May 10, 2023
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3538 South Fulton Ave front porch enclosure**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Timothy Thomas to enclose the front porch of an existing single family dwelling located at 3538 South Fulton Avenue. The house was built circa 1890.

The property is zoned U-V, Urban Village and A-D, Arts District Overlay and is subject to the SubArea B Neighborhood Conservation Area of the Architectural Design Standards.

The following evaluation reviews only the enclosure of the front porch.

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.

(f) Street Facing Facade and Style Standards.

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

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

STAFF COMMENT: The proposal is to enclose the front porch with wood French doors/French windows and true divided glass.

FINDINGS

The proposed enclosure of the front porch with wooden French doors/windows is consistent with the Architectural Design Guidelines. Staff recommends approval of the application.

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL DATE: April 18, 2023

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: TIMOTHY THOMAS Contact Number: [REDACTED]

Applicants Address: 3538 SOUTH FULTON AVE, HAPEVILLE, GA 30354

E-Mail Address: [REDACTED] Zoning Classification: URBAN VILLAGE

Address of Proposed Work: 3538 SOUTH FULTON AVE, HAPEVILLE, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0098-0020-041-4

Property Owner: TIMOTHY THOMAS Contact Number: [REDACTED]

Project Description (including occupancy type):

FRONT PORCH MODIFICATION / URBAN VILLAGE

Contractors Name: SLABET CONSTRUCTION INC Contact Number: 678-776-3276

Contact Person: SHANNAN SLABET Contact Number: 678-776-3276

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.

Timothy Thomas
Applicants Signature

04/18/2023
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 MODIFICATION WITHIN EXISTING FOOTPRINT

Total Square Footage of proposed New Construction: AREA 440 WITHIN EXISTING FOOTPRINT

Total Square Footage of existing building: 3,274

Estimated Cost of Construction: \$100,000⁰⁰

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

NOVELTY SIDING, SHAKER SHINGLES, BRICK, GLASS,
STAINED GLASS

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

FRENCH DOOR - WOOD/GLASS WITH REAR DIVIDED
PANES, WOOD TRIM, WOOD FILLER AS NEEDED

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 TIMOTHY THOMAS II 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.

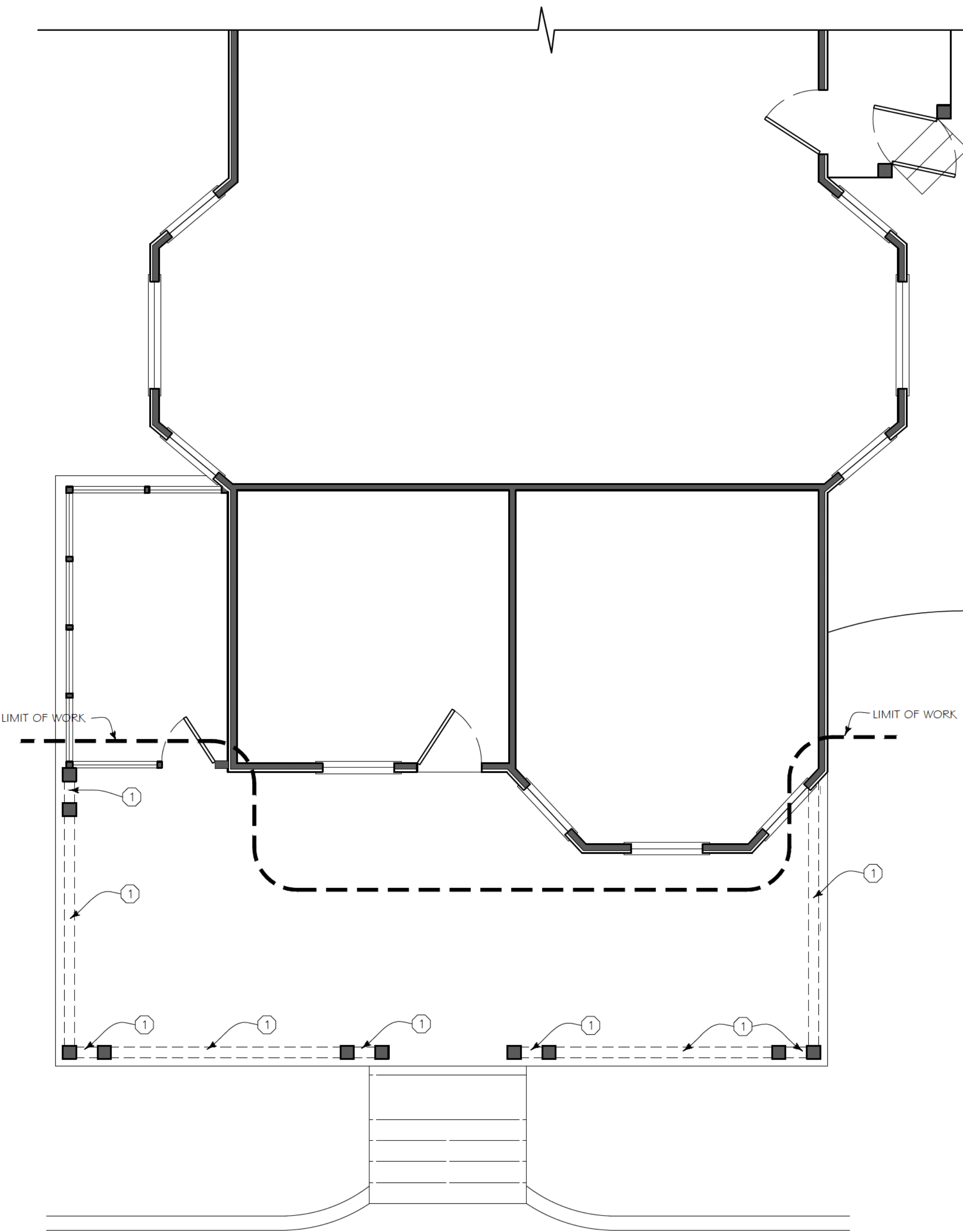
TIMOTHY THOMAS Timothy Thomas 04/18/2023
Printed Name Signature Date

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

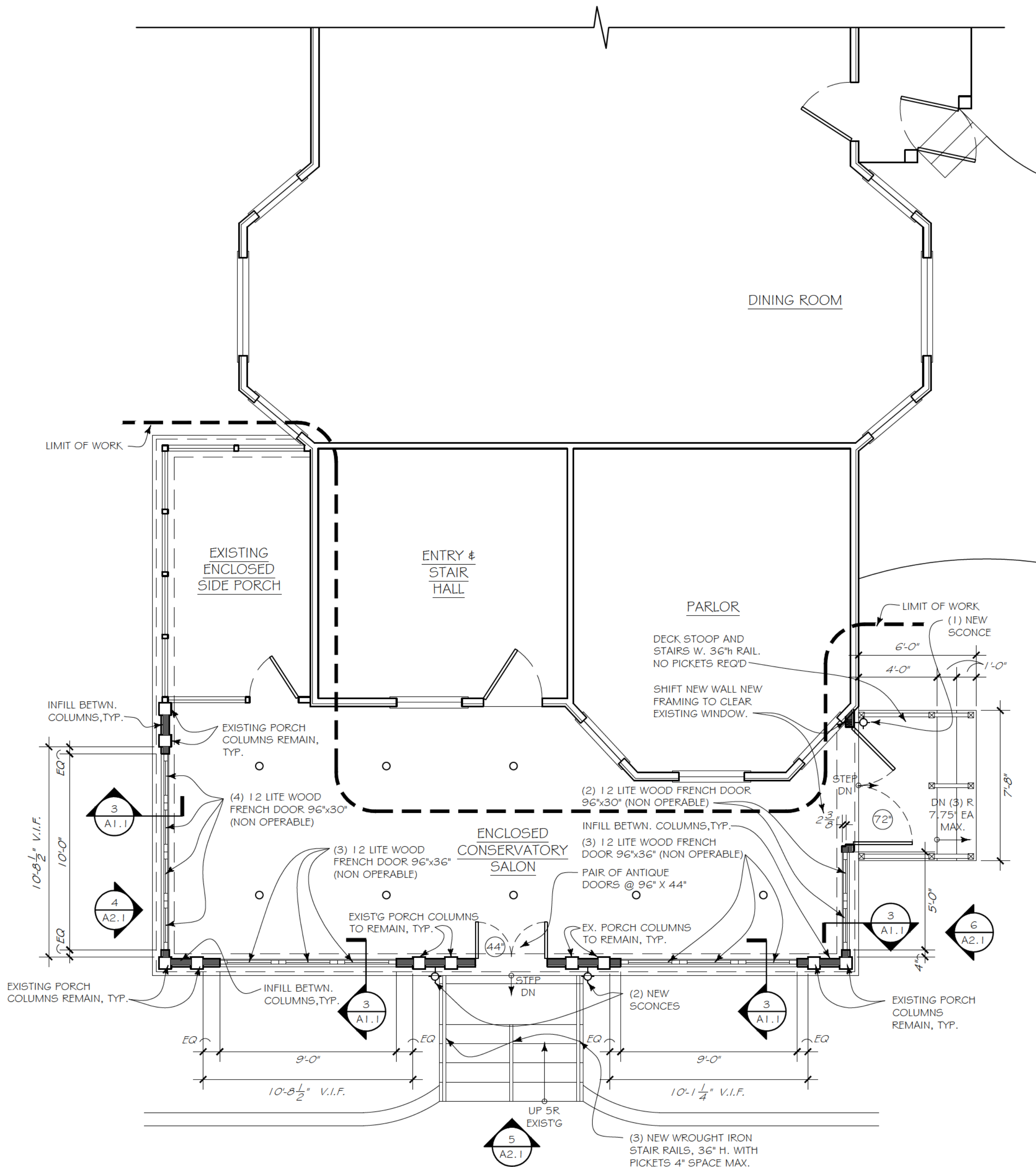
Thank you for interest and investment in the City of Hapeville.



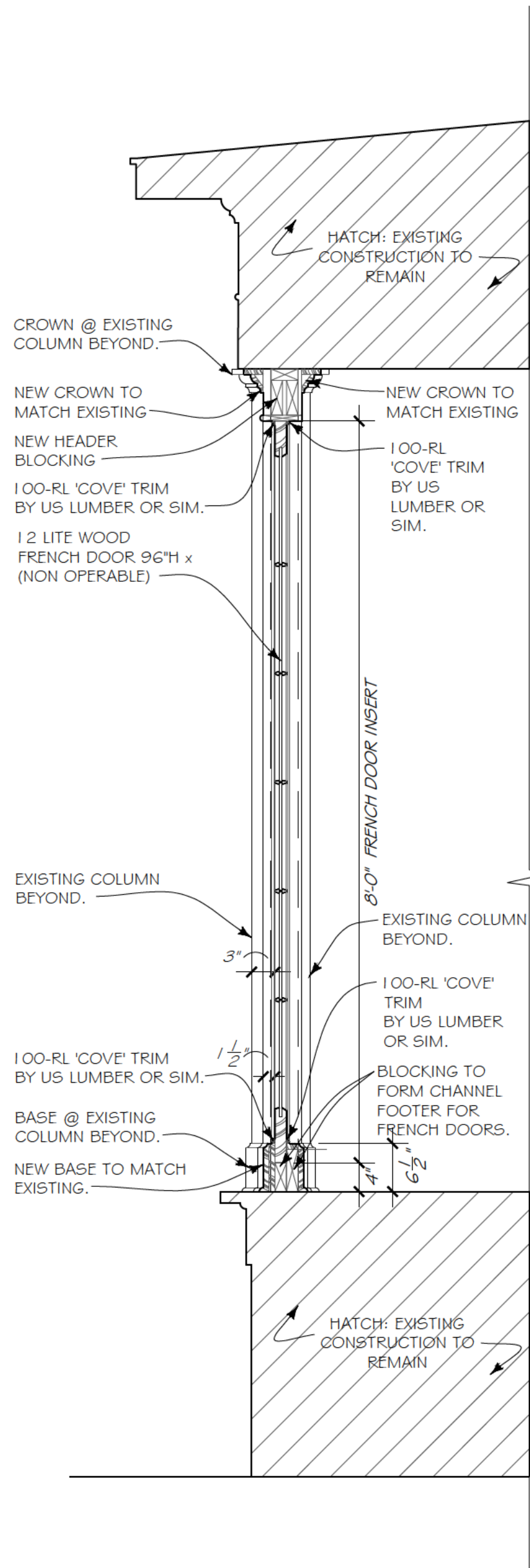




1 DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



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



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

DEMO KEYNOTES

- 1 REMOVE EXISTING BANISTER RAIL AND PICKETS.

DEMOLITION
GENERAL NOTES

- EXISTING CONSTRUCTION TO REMAIN UNLESS NOTED OTHERWISE.
- BRACE STRUCTURE AS REQUIRED DURING DEMOLITION PROCESS.
- PATCH & REPAIR ADJACENT CONSTRUCTION & FINISHES TO REMAIN.

FLOOR PLAN GENERAL NOTES

- CONTRACTOR TO ENGAGE STRUCTURAL ENGINEER TO CORRECT TREE ROOT DAMAGE AT FRONT PORCH. SEE NOTATION ON PLAN.
- CONTRACTOR TO REPLACE WARPED & DAMAGED HEADER BEAM AT FRONT OF PORCH, AS REQ'D
- SEE EXTERIOR ELEVATIONS FOR EXTERIOR DOOR & WINDOW INFORMATION.
- CONSTRUCTION IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE.

WALL LEGEND

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

LTG. GEN. NOTES

- NEW FIXTURES SHOWN ONLY.
- PROVIDE ELECTRICAL OUTLETS PER CODE MINIMUMS.
- LIGHTING TYPES & LOCATIONS ARE FOR REFERENCE ONLY - VERIFY ALL SELECTIONS WITH OWNER - REVIEW LOCATIONS ONSITE WITH OWNER PRIOR TO ROUGH-IN.
- CENTER CEILING FIXTURES OR GROUPS OF FIXTURES IN CORRESPONDING CEILING AREA UNLESS NOTED OTHERWISE.
- PROVIDE WATERPROOF & VAPORPROOF FIXTURES AT CORRESPONDING WET LOCATIONS.

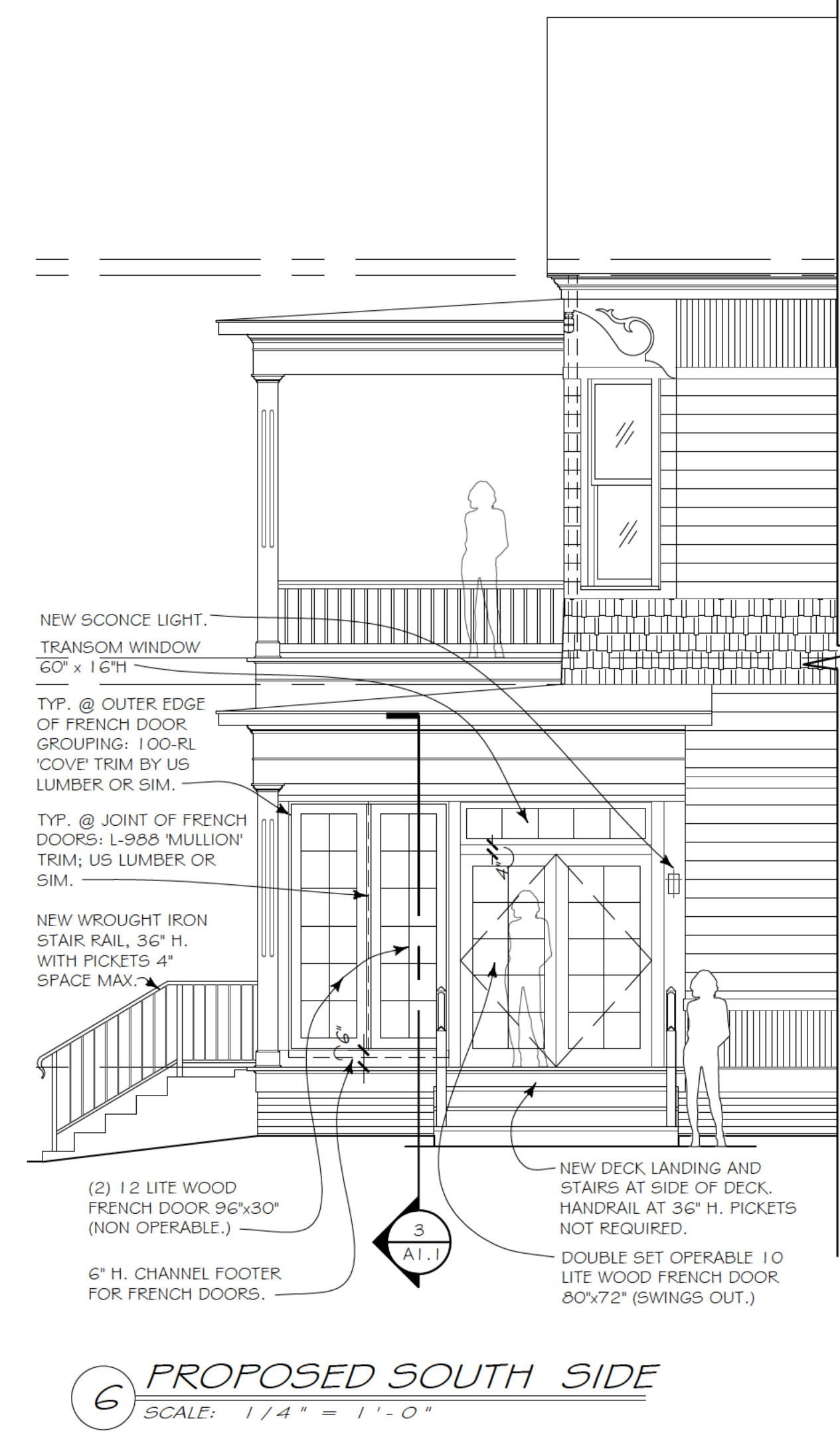
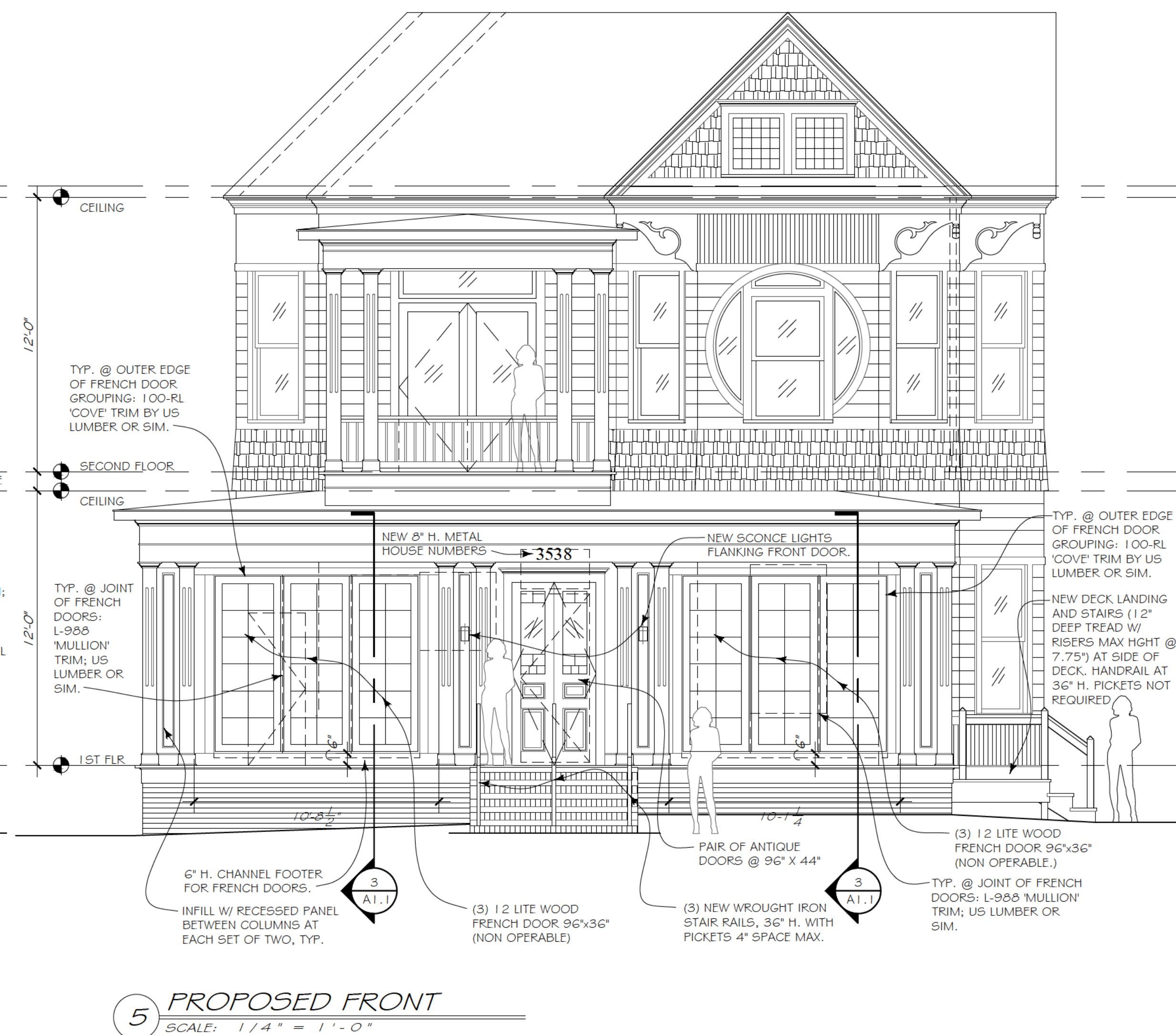
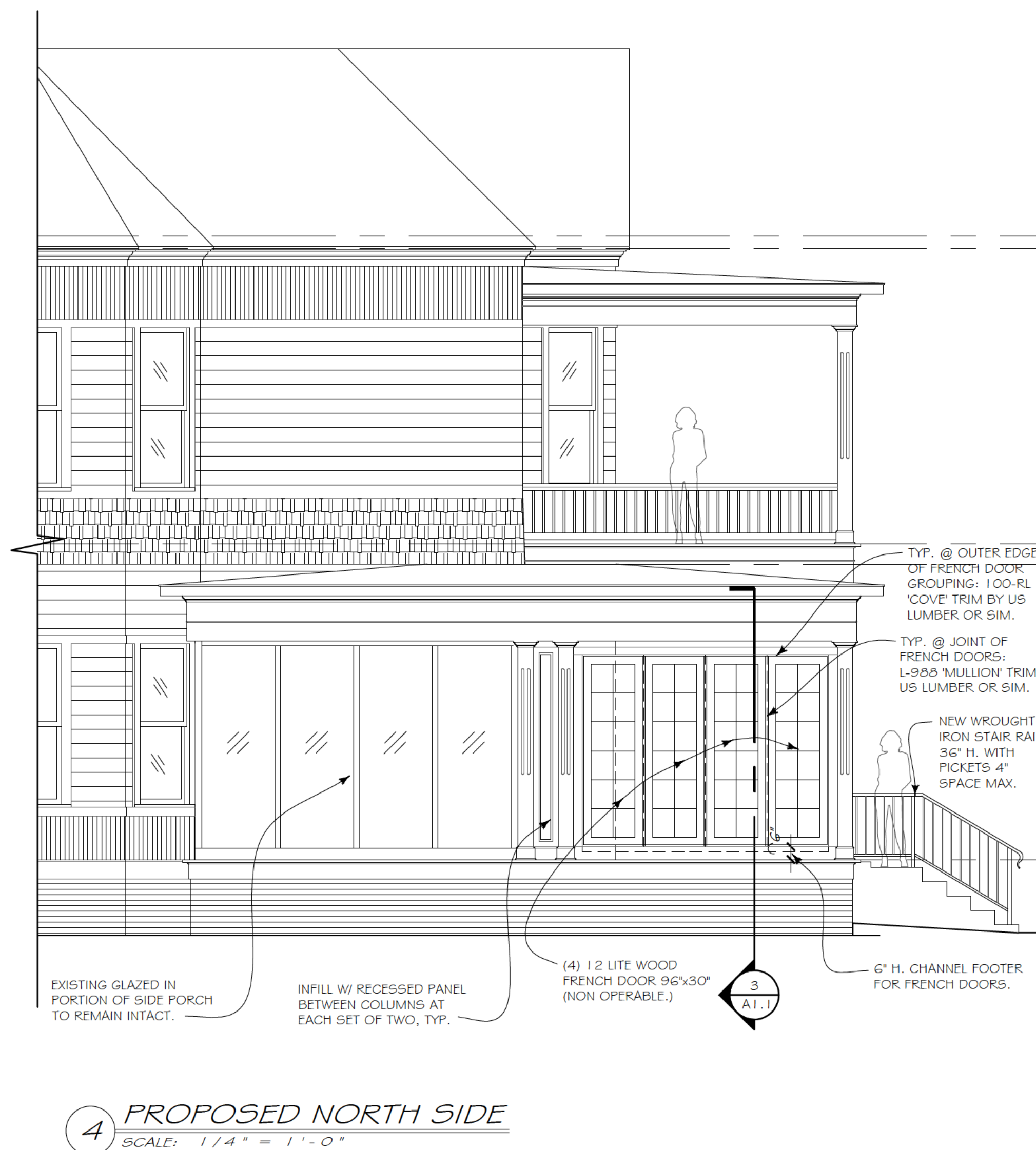
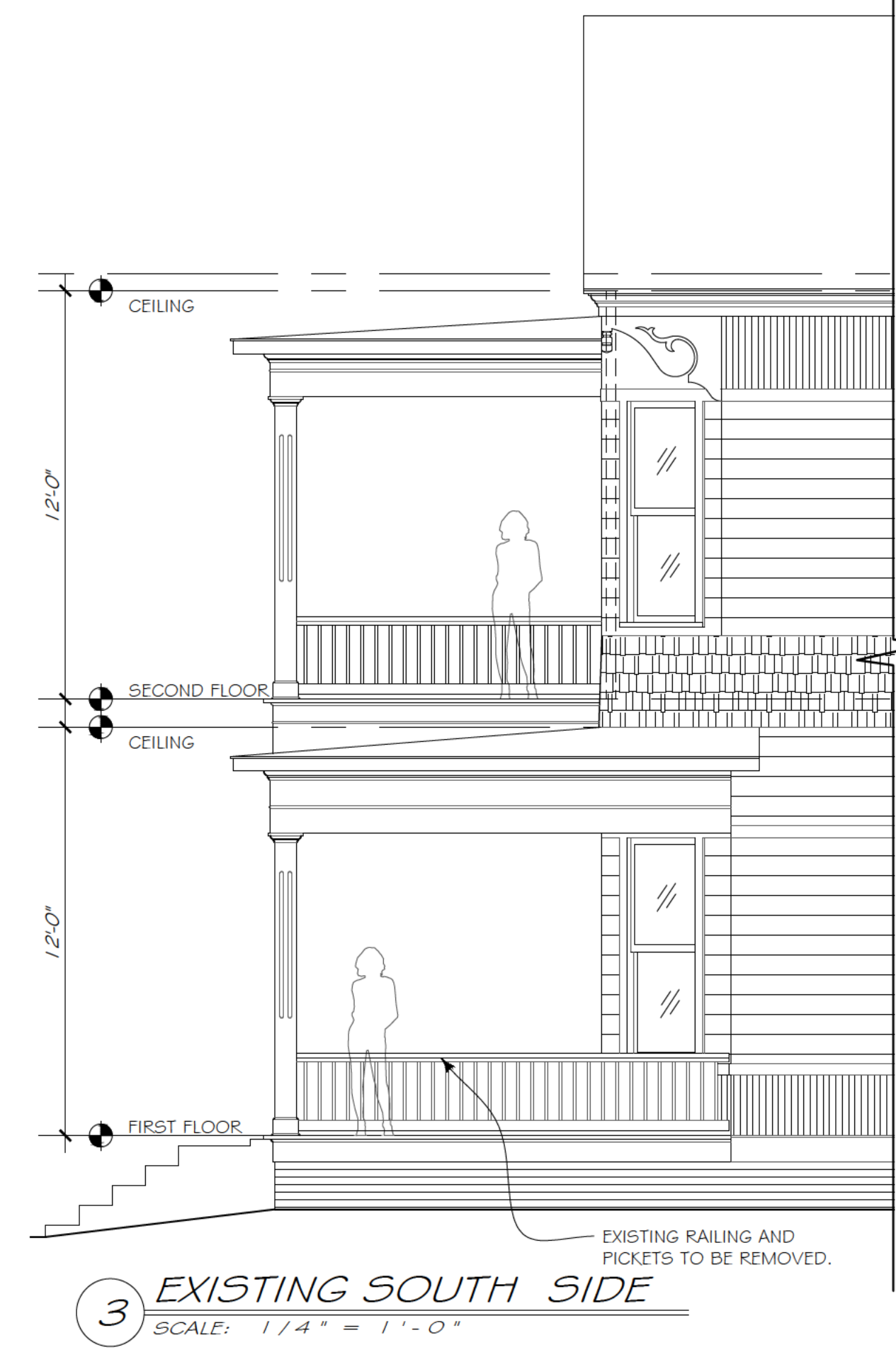
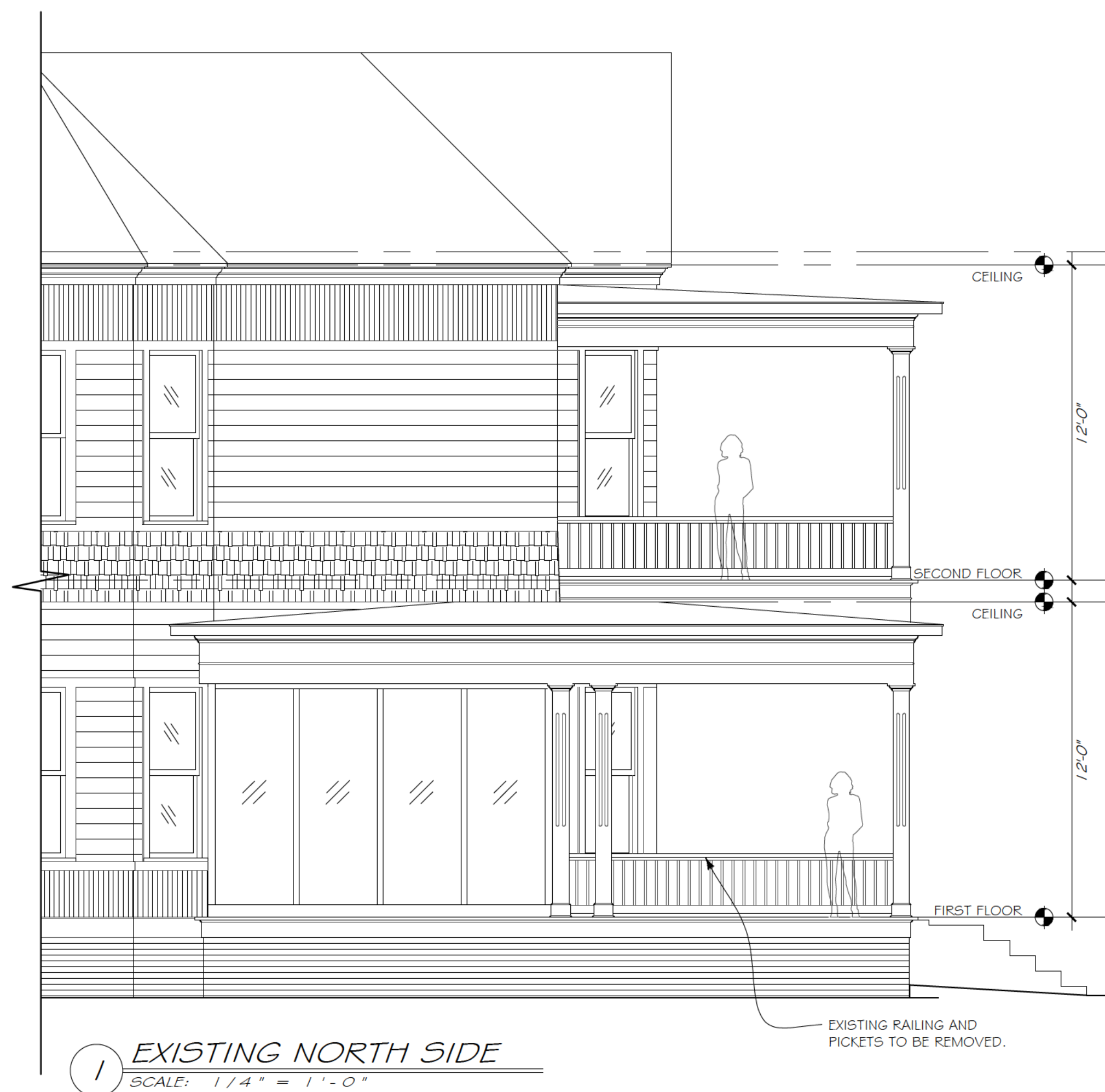
ELEC. & LIGHTING LEGEND:

- RECESSED LIGHT FIXTURE
- WALL SCONCE
- CARBON MONOXIDE / SMOKE DETECTOR
- ELECTRICAL OUTLET
- SWITCH

GREG MORGAN, DESIGNER

3302 MYRTLE STREET
HAPEVILLE, GA. 3035414 APR 2023 FOR PERMIT
01 APR 2023 FOR REVIEW2000 AD
RESIDENCE3538 SOUTH FULTON AVE
HAPEVILLE, GA.EXISTING &
OPTION 1
ELEVATIONS

A 2.1





DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: May 10, 2023
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3303 Sims Street, rear deck**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Joyce Ovalle to install a 496 SF rear deck to an existing single-family dwelling at 3303 Sims Street. The deck appears to be elevated 40" on the north side and 20" on the south side.

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: This is a rear deck addition. The conceptual site plan shows the deck positioned at 12' from the south property line and 20' from the north side property line and 40' from the rear property line.

(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: Deck railings not shown. Deck should be painted or stained.

RECOMMENDATIONS

The applicant should provide railing detail and indicate whether the deck will be painted or stained. Upon satisfaction of these items or others requested by the Design Review Committee, the application may be approved.

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL DATE: April 20, 2023

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: Joydi Ovalle Contact Number: [REDACTED]

Applicants Address: 3303 Sims St Hapeville, GA 30054

E-Mail Address: [REDACTED] Zoning Classification: R-1

Address of Proposed Work: 3303 Sims St Hapeville, GA

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009800100309

Property Owner: Joydi Ovalle Contact Number: [REDACTED]

Project Description (including occupancy type): Residential
Redoing Backyard Deck and adding
platform

Contractors Name: _____ Contact Number: _____

Contact Person: Joydi Ovalle 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.

[Signature]
Applicants Signature

4/20/2023
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 *DECK*
☐ Site Plan, Grading & Landscaping ☐ New Single-Family Residential Construction
☐ Other

Total Square Footage of proposed New Construction: 588 sq ft } *deck + platform + stairs*
Total Square Footage of existing building: 2300 sq ft
Estimated Cost of Construction: \$10,000

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

Pressure treated wood deck and concrete to be replaced by Cinder Block and Siding.

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

Deck and platform made of Pressure treated wood.

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 Joydi Ovalle ^{JO} 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

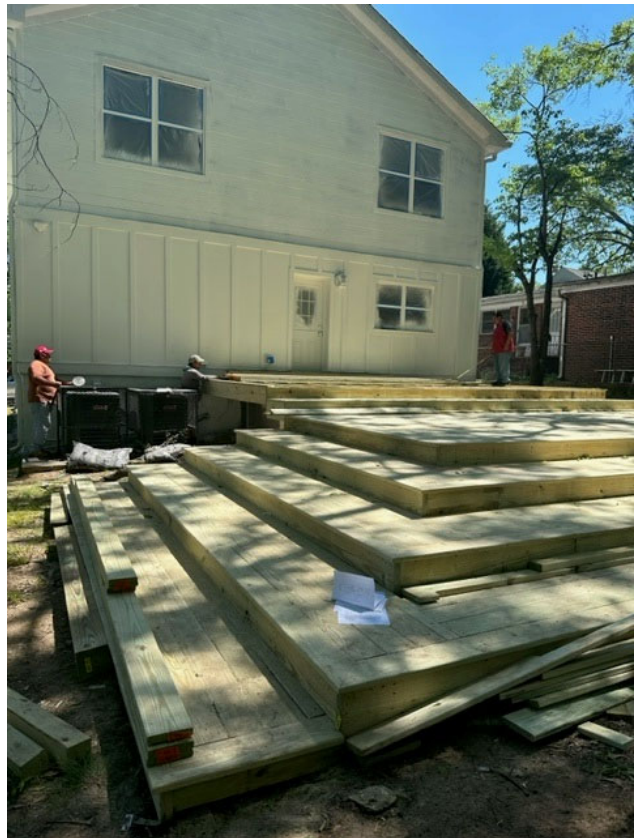
I, the undersigned, agree that with my signature and submission to the City of Hapeville, I have done the following:

- Jo 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=PTIICOR_CH81ARDEST
- Jo Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.
- Jo Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.
- Jo 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.
- Jo 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.
- Jo Submitted dimensioned architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.
- Jo 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.

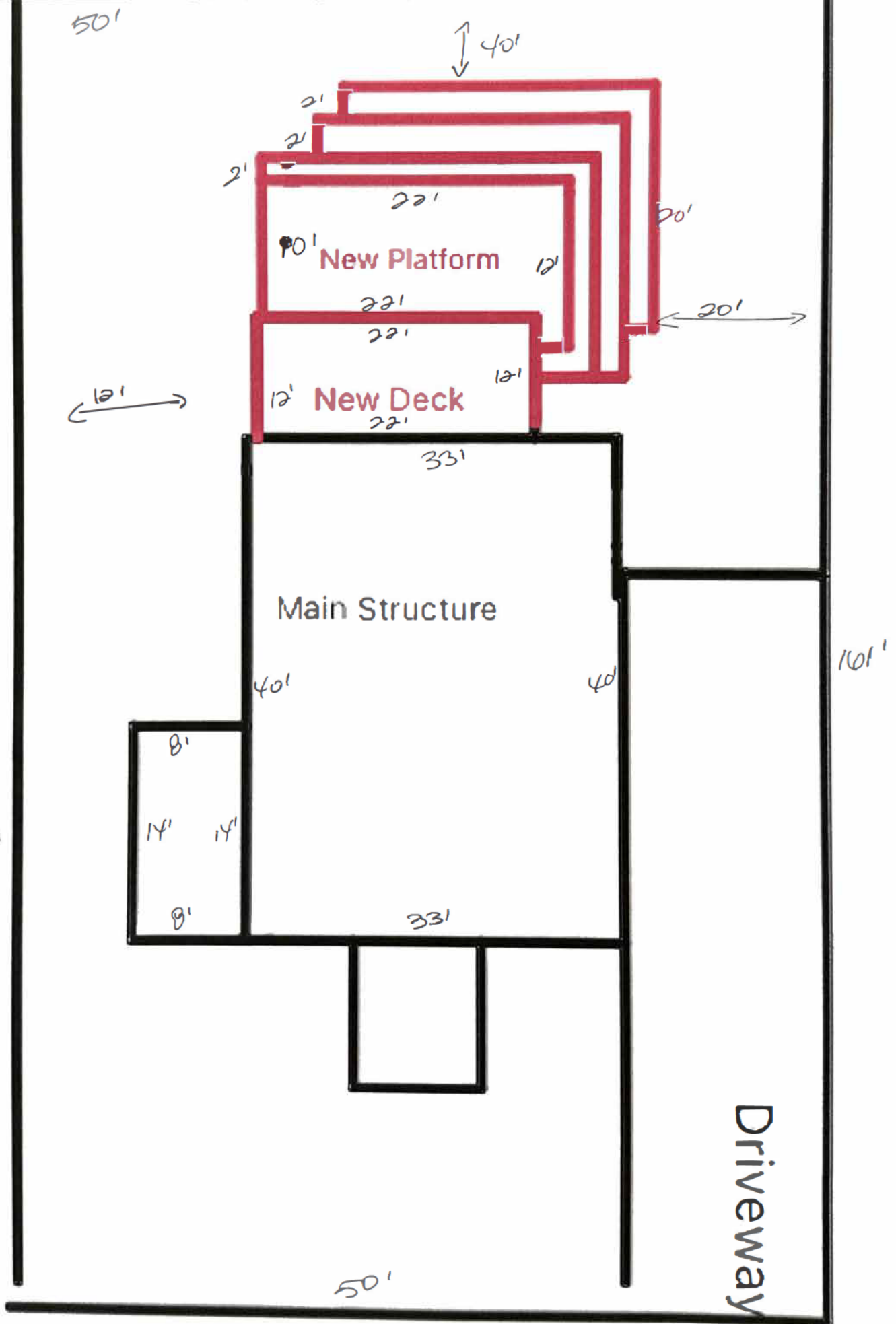
Joylee Ovaile [Signature] 4/20/2023
Printed Name Signature Date

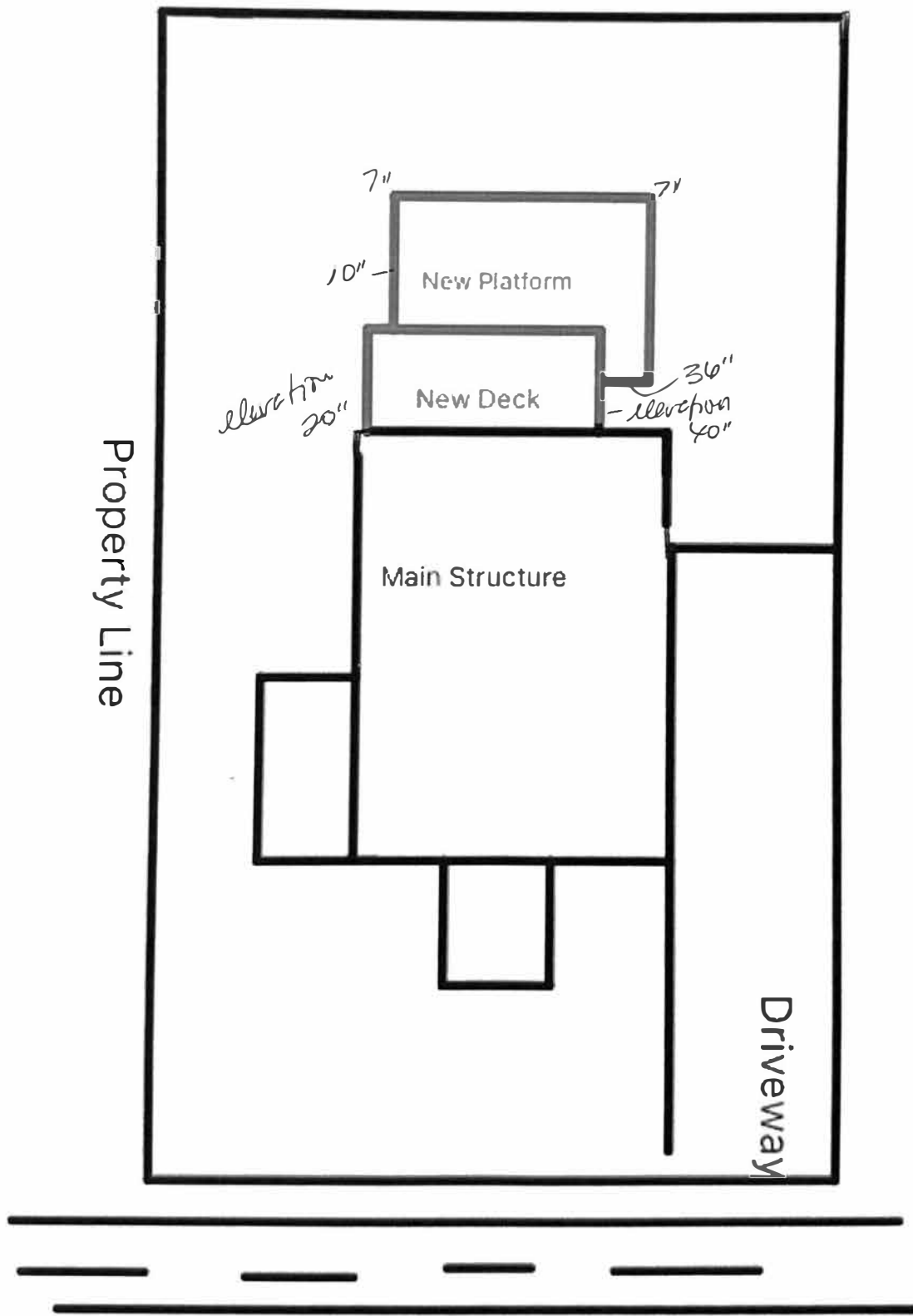
Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669 2120.

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



Property Line







DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: May 10, 2023
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 260 Birch Street**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Thomas Davis III to build a single-family home on a lot located at 260 Birch Street. Per the application, the single-family dwelling will be 2,305 SF, 4 BR and 3 BA with an attached garage. The architectural style is modern farmhouse with fiber cement lap siding and a large front porch.

The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area Sub Area E section of the Architectural Design Standards.

Note: Project Data sheet refers to 346 Colorado Ave. This property is 260 Birch Street.

T

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

- ✓ Except where indicated, setbacks shall be established by zoning.
- ⊘ On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- ✓ Minimum building heights shall be established by zoning.
- ✓ Within subareas D and E maximum building heights shall be as established by zoning, except that:
 - Where this chapter provides a more-stringent standard as compared to the zoning code, the more-stringent standard shall prevail. The only exception to this shall be a use grandfathered under the zoning code.

- Portions of buildings equal to or less than five feet from a side or rear lot line shall be limited in height to the greater of 16 feet.
 - ✓ Portions of buildings between five and ten feet of a side or rear lot line shall be limited in height to the greater of 25 feet.
 - Portions of buildings ten feet or greater from a side or rear lot line shall be limited in height to 35 feet.
- ⊙ Outside of subareas D and E maximum building heights shall be as established by zoning.
- ✓ All buildings shall provide first-story occupiable space, for the first ten feet of building depth along the enfronting facade.
- Sidewalks shall be located along all public and private streets. Sidewalks shall consist of two areas: a landscape area and a clear area.
 - ✓
 - Developments less than one acre shall provide a minimum one-foot landscape zone and a minimum four-foot clear zone.
 - Development of one acre or more shall provide a minimum two-foot landscape zone and a minimum five-foot clear zone.
 - The above notwithstanding, multifamily developments and all developments along Dogwood Drive shall provide a minimum five-foot landscape zone and a minimum six-foot clear zone.

STAFF COMMENT: *There is an existing 4' sidewalk at the street.*

(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: *Tree Conservation Plan to be finalized with Arborist.*

(c) Utility Standards

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

public area throughout the city; pedestrian-scale street lights as approved by the DRC and the department of community services shall be provided by the developer, subject to site plan and design review in new development.

- ✓ All developments shall provide a light at the front door. Lighting designed to illuminate the path to the front door is allowed. Spotlighting may be provided as long as it is properly shielded and does not become an annoyance to adjacent property owners or the public. General area illumination with oversized flood lights is prohibited. Specifically, lighting shall be shielded so that the source of light is not visible from adjacent properties or the public right-of-way.
- ✓ Trees shall not be planted directly above storm drains.

STAFF COMMENT:

(d) *Parking and Traffic Standards*

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

STAFF COMMENT:

(e) Roof and Chimney Standards

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

STAFF COMMENT:

(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: *Porches should be stained or painted.*

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. Design Exception Required.

Porch columns shall be spaced a maximum distance of eight feet on center. Shown as 8' 6". Design Exception Required.

(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: **Center mullions should be two inches wider than side trim. Provide dimensions.**

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

- ✓ **First Stories.** First stories shall be elevated above the grade between two and four feet, unless existing topography is greater or unless wheelchair access is desired and cannot be provided from the side or rear.
- 👉 **Window Sills.** Enfronting first story window sills should be no less than two and one-half feet and no more than three and one-half feet above finished floor elevation.

- ⊙ *Wheelchair access.* Where practical, wheelchair access, when provided, should be installed at the side or rear of the home in order to preserve the architectural character of the primary facade.
- ✓ *Architectural style.* Architecture is one of the most critical components of place, and nowhere is this more evident than on building facades. The design and character of street-facing facades is a reflection of both buildings and their users, and must be carefully considered for its impact on the overall sense of place.

Other:

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

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

STAFF COMMENT: *Provide sill height.*

RECOMMENDATIONS

To comply with the Architectural Design Standards, please provide the following on all plan sheets:

- Correct the Project Data sheet to show property address.
- Painted or stained porches.
- Side trim/ mullion dimensions
- Sill height

- Approved Tree Conservation Plan (submitted and under review by Arborist)

Design Exceptions Requested

- 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.
- Porch columns shall be spaced a maximum distance of eight feet on center. 8' 6" shown.

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

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: _____

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: Thomas Davis III Contact Number: [REDACTED]

Applicants Address: 268 Maple St. Hapeville GA 30354

E-Mail Address: [REDACTED] Zoning Classification: R-1

Address of Proposed Work: 260 Birch Street, Hapeville GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0094-0009-124-7

Property Owner: 3ELKS Design, LLC Contact Number: 404.247.9281

Project Description (including occupancy type): New Construction single family home with attached rear garage. Four bedrooms and three baths with 2305 heated square Craftsman style exterior to include fiber cement lap siding and large front porch.

Contractors Name: _____ Contact Number: _____

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.

Thomas Davis III
Applicants Signature

3-24-2023
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: 2305

Total Square Footage of existing building: _____

Estimated Cost of Construction: 285k

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

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

fiber cement lap siding, 30 year roof shingles, painted wood columns at front porch.
Exposed foundation at base and porch to be parged concrete.

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 THOMAS DAVIS ^{T.D.} 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.

THOMAS DAVIS

Printed Name

Signature

3-24-2023

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.

Deed Book 66257 Pg 111
Filed and Recorded Oct-25-2022 08:30am
2022-0328166
Real Estate Transfer Tax \$85.00
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, Georgia

After Recording Return To:
SLEPIAN & SCHWARTZ, LLC
42 Eastbrook Bend
Peachtree City, GA 30269
(770)486-1220

TAX PARCEL ID: 14-0094-0009-124-7

Order.No.: 22-1479-JEN

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FAYETTE

THIS INDENTURE, made this 11th day of October, 2022, between **THOMAS HOYT DAVIS, III**, as party or parties of the first part, hereinafter called Grantor, and **3ELKS DESIGN, LLC**, as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 94 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKED BY AN IRON PIN ON THE SOUTH SIDE OF BIRCH STREET 785.9 FEET WEST OF THE SOUTHWEST CORNER OF SOUTH PRYOR STREET AND BIRCH STREET; AND RUNNING THENCE WEST ALONG THE SOUTH SIDE OF BIRCH STREET 50 FEET TO AN IRON PIN; THENCE SOUTH 143.6 FEET TO AN IRON PIN; THENCE EAST 50 FEET TO AN IRON PIN; THENCE NORTH 145 FEET TO THE SOUTH SIDE OF BIRCH STREET AND THE POINT OF BEGINNING; BEING IMPROVED PROPERTY KNOWN AS NO 260 BIRCH STREET, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN THE CITY OF HAPEVILLE, GEORGIA.

Parcel No.: 14-0094-0009-124-7

SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

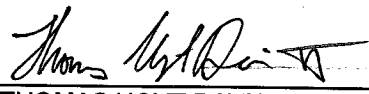
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, this 11th day of October, 2022.

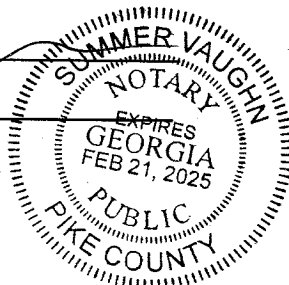
Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

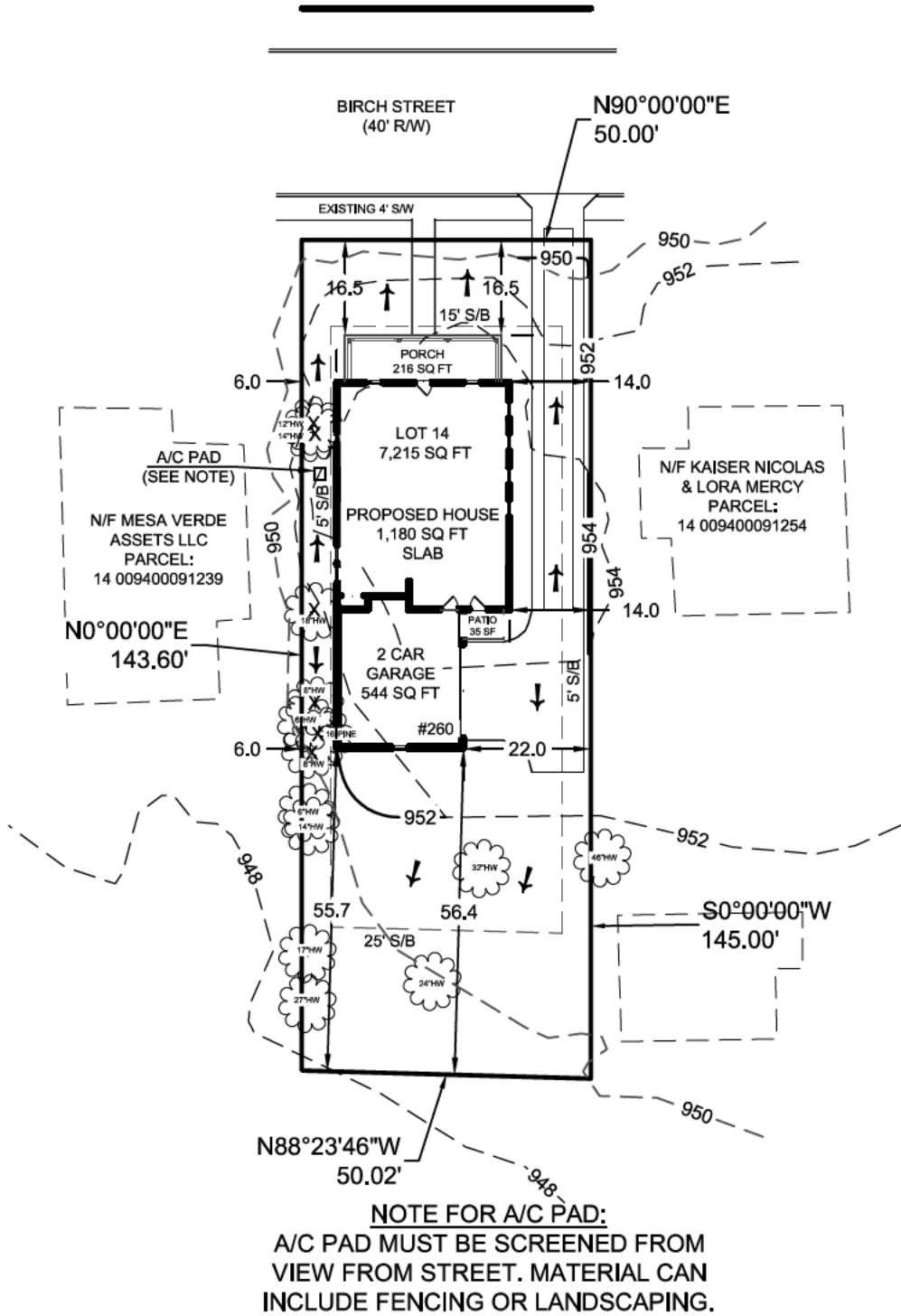
My Commission Expires:

 (SEAL)
THOMAS HOYT DAVIS, III



GENERAL NOTES

1. OWNER/BUILDER:
3ELKS DESIGN, LLC
101 HONEYSUCKLE LN.
PEACHTREE CITY, GA 30269
2. 24 HOUR EMERGENCY CONTACT:
DANIEL LOVE
678-207-6939
3. ENGINEER/SURVEYOR:
FALCON DESIGN CONSULTANTS
235 CORPORATE CENTER DRIVE
STOCKBRIDGE, GA 30281
4. CONTRACTOR SHALL VERIFY ALL
CONDITIONS AND DIMENSIONS BEFORE
BEGINNING CONSTRUCTION. ANY
DISCREPANCIES SHALL BE REPORTED TO THE
PROJECT ENGINEER FOR JUSTIFICATION
AND/OR CORRECTION BEFORE PROCEEDING
WITH THE WORK. CONTRACTOR TO ASSUME
RESPONSIBILITY FOR DISCREPANCIES WHICH
ARE NOT REPORTED. ALL DIMENSIONS
SHOULD BE CALCULATED OR READ.
5. BOUNDARY AND OTHER PERTINENT
INFORMATION WAS TAKEN FROM: DEED
RECORDED IN DB 64530 PG 202 IN FULTON
COUNTY RECORDS.
6. ACCORDING TO THE F.I.R.M. OF FULTON
COUNTY, PANEL NUMBER 13121C0367F, DATED
9-18-2013, THIS LOT IS NOT LOCATED IN A
SPECIAL FLOOD HAZARD AREA.
7. BUILDER TO PROVIDE 5% SLOPE AWAY
FROM HOUSE FOR DRAINAGE PURPOSES.
8. CONTRACTOR TO MAINTAIN EROSION
CONTROL DAILY.
9. ANY REVISIONS THAT WERE NOT DONE
UNDER THE SUPERVISION OF THE ENGINEER
OF RECORD WILL VOID THE CERTIFICATION
OF THIS DOCUMENT.
10. DRIVEWAY IS 9' WIDE
11. CURB CUT SHALL BE 12' WIDE



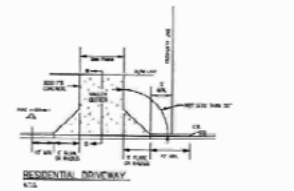
FRONT SETBACK: 15 FOOT
REAR SETBACK: 25 FOOT
SIDE SETBACK: 5 FOOT

RESIDENTIAL DRIVEWAY DETAIL

DRIVEWAY TYPE	WIDTH IN FEET	MIN. WIDTH IN FEET
RESIDENTIAL DRIVEWAY	10	10

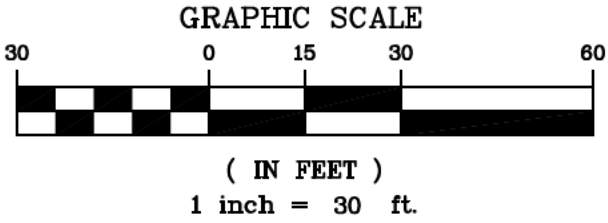
CONCRETE TYPE	CONCRETE TYPE
CONCRETE DRIVEWAY	CONCRETE DRIVEWAY

NOTE: PUBLIC STREET INTERSECTIONS SHALL BE ASPHALT



NOTES:

ZONING: R-1	
SLAB SQ. FT.	1,180 SQ. FT.
GARAGE SQ. FT.	544 SQ. FT.
DRIVEWAY SQ. FT.	790 SQ. FT.
FRONT PORCH SQ. FT.	216 SQ. FT.
WALKWAY SQ. FT.	96 SQ. FT.
REAR PATIO SQ. FT.	35 SQ. FT.
TOTAL IMPERVIOUS SQ. FT.	2,861 SQ. FT.
LOT SQ. FT.	7,215 SQ. FT.
TOTAL IMPERVIOUS AREA	40%



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SHEET NUMBER:

1 of 1

DATE: 10-24-2022
SCALE: 1" = 30'
DRAWN BY: JE
REVIEWED BY: WR

THIS DOCUMENT IS NOT VALID
UNLESS IT BEARS THE
ORIGINAL SIGNATURE OF THE
REGISTRANT ACROSS THE
REGISTRANT'S SEAL.

REVISIONS

1.	REV PER EMAIL COMMENTS 10-26-2022
2.	
3.	
4.	
5.	

Know what's below.
Call before you dig.
UTILITIES PROTECTION CENTER
1 (800) 282-7411 THROUGHOUT GEORGIA
OR DIAL 811

811

GEORGIA
REGISTERED
No. 030440
PROFESSIONAL
ENGINEER
PRICE
10-26-2022
GSWCC# 0000009371

HOUSE LOCATION PLAN FOR:
260 BIRCH
STREET

LOCATED IN:
LAND LOT 94, 14TH DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

CIVIL ENGINEERING
LAND PLANNING
LAND SURVEYING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT

STOCKBRIDGE OFFICE
235 CORP. CTR. DR., STE 200
STOCKBRIDGE, GEORGIA 30281
Ph (770) 389-8666 • Fax (770) 389-8656

NEWNAN OFFICE
40 GREENWAY CT., STE A
NEWNAN, GEORGIA 30265
Ph (770) 755-7978

CUMMING OFFICE
500 PIRKLE FERRY RD., STE C
CUMMING, GEORGIA 30040
Ph (678) 987-7100

www.fdc-llc.com

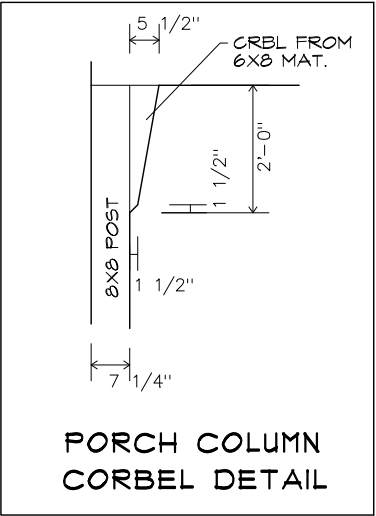
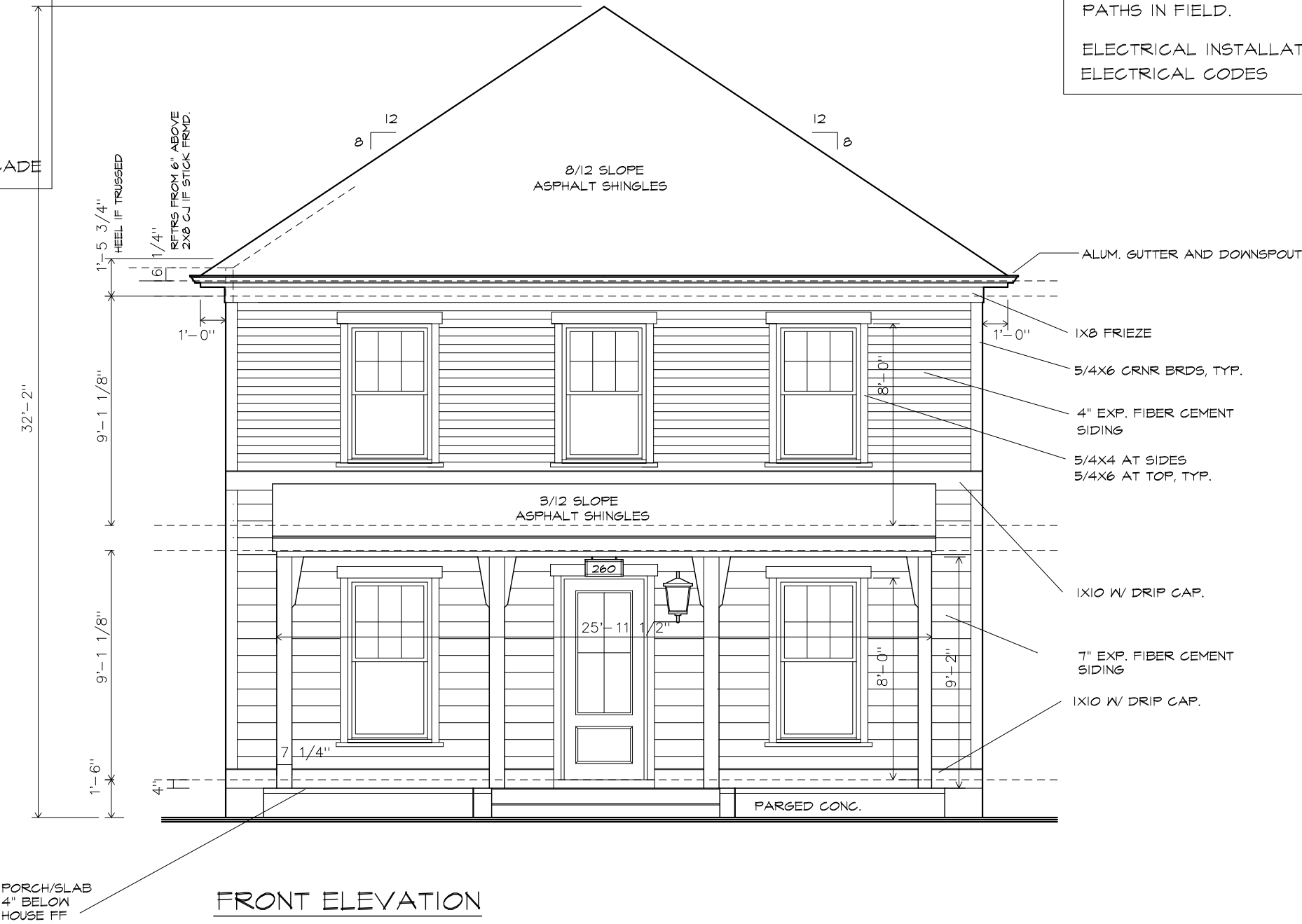
DESIGN CRITERIA ROOF LIVE LOAD: 20 PSF FLOOR LIVE LOAD: 40 PSF (INCL. DECKS, PATIOS, AND PORCHES) BASIC WIND VELOCITY: 90MPH SEISMIC DESIGN CATAGORY: B BEARING WALLS w/ LIGHT FRAME WALLS & WOOD STRUCTURAL PANELS GOVERNING CODES AND STANDARD INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION w/ GA AMENDMENTS INTERNATIONAL FIRE CODE, 2018 EDITION w/ GA AMENDMENTS INTERNATIONAL PLUMBING CODE, 2018 EDITION w/ GA AMENDMENTS INTERNATIONAL MECHANICAL CODE, 2018 EDITION w/ GA AMENDMENTS INTERNATIONAL FUEL GAS CODE, 2018 EDITION w/ GA AMENDMENTS NATIONAL ELECTRICAL CODE, 2020 EDITION, NO GA AMENDMENTS INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION w/ GA SUPPLEMENTS AND AMENDMENTS NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION ACI 318. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE A.I.S.C. MANUAL OF STEEL CONSTRUCTION T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE, AND HANDLING OF WOOD TRUSSES			PROJECT DATA - PROJECT ADDRESS: 346 COLORADO AVE. HAPEVILLE, GA 30354 - PROJECT DESCRPTION: SINGLE FAMILY RESIDENCE - CONSTRUCTION TYPE: TYPE V-B RESIDENTIAL CONVENTIONAL LIGHT FRAME WOOD CONSTRUCTION, NON-SPRINKLERED - OCCUPANCY CLASSIFICATION: SINGLE FAMILY HOME- DETACHED OWNER 3ELKS DESIGN, LLC CONTACT: DANIEL LOVE 678. 207. 6939 SQUARE FOOTAGE 1st FLOOR HTD.1180 SF 2nd FLOOR HTD.1125 SF TOTAL HEATED2305 SF FRONT PORCH216 SF REAR PATIO35 SF GARAGE544 SF TOTAL UNHEATED795 SF SHEET INDEX A.0 COVER A.1 FRONT ELEV A.2 LEFT ELEV A.3 REAR ELEV A.4 RIGHT ELEV A.5 1st FLOOR PLAN A.6 2nd FLOOR PLAN S.1 FOUNDATION PLAN S.2 ROOF PLAN E.1 1st FLOOR ELECTRICAL E.2 2nd FLOOR ELECTRICAL D.1 WALL SECTION, FTG DTL D.2 STAIR DETAIL						
GENERAL NOTES 1. ALL EXTERIOR FINISH MATERIALS SHALL BE COMPATIBLE WITH EXISTING DWELLING AND COMPLY w/ ALL CITY/COUNTY ORDINANCES. BUILDER TO VERIFY APPROVED MATERIALS. 2. TEMPERED GLASS IS REQUIRED IF ALL THE FOLLOWING CONDITIONS EXIST: INDIVIDUAL PANE OF GLASS IS LARGER THAN 9 SF, BOTTOM EDGE IS LESS THAN 18" ABOVE FF, TOP EDGE IS GREATER THAN 36" ABOVE FLOOR. ANY WINDOW WITHIN A 24" ARC OF EITHER SIDE OF A DOOR AND IS LESS THAN 60" ABOVE THE FLOOR IS ALSO REQUIRED TO BE TEMPERED. WINDOWS LOCATED WITHIN 60" OF A BATHTUB OR SHOWER AND ARE LESS THAN 60" ABOVE THE FLOOR ARE ALSO REQUIRED TO BE TEMPERED 3. ALL ROOF LOADS OF COVERED DECKS AND PORCHES MUST TRANSFER TO THE SUPPORTING COLUMNS BELOW AND NOT THE DECK STRUCTURE. ADDITIONAL ROOF LOADING MUST BE USED TO CALCULATE MIN. FOOTING SIZE. 4. GARAGE DWELLING SEPARATION: GARAGES SHALL BE SEPARATED FROM THE RESIDENCE AT ATTIC BY 1/2" MIN. DRYWALL ON THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY 5/8" MIN. TYPE "X" DRYWALL. IF THE SEPARATION IS A FLOOR/CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE HORIZONTAL SEPARATIONSHALL BE PROTECTED BY 1/2" MIN. DRYWALL. ANY AREA OF GARAGES LESS THAN 3' FROM A DWELLING SHALL BE PROTECTED WITH 1/2" MIN. DRYWALL ON INSIDE OF EXTERIOR WALLS. 5. CONSTRUCTION SHALL COMPLY w/ 2018 IRC w/ GA AMENDMENTS AND 2017 NEC. ALL ENGINEERED LUMBER SHALL COMPLY w/ MANUFACTURERES SPAN AND LOADING REQUIREMENTS. 6. SMOKE DETECTORS: SMOKE DETECTORS SHALL BE INSTALLED IN SLEEPING ROOMS, OUTSIDE OF SLEEPING AREAS IN THE NEAR VICINITY OF BEDROOMS AND ON EACH ADDITIONAL STORY (INCLUDING BASEMENTS AND HABITABLE ATTICS). A CARBON MONOXIDE DETECTOR IS ALSO REQUIRED OUTSIDE OF SLEEPING AREAS IN THE NEAR VICINITY OF BEDROOMS. 7. ALL ELECTRICAL INSTALLATION SHALL COMPLY WITH THE 2017 NEC. RECEPTACLE LOCATION, BRANCH CIRCUITS, AFCI AND GFCI PROTECTION SHALL BE PROVIDED PER ARTICLE 210 AND ALL OTHER APPLICABLE ARTICLES. 8. THE BUILDING THERMAL ENVELOPE SYSTEMS AND ELEC TRICAL POWER AND LIGHTING SYSTEMS SHALL COMPLY WITH TEH 2015 INTERNATIONAL ENERGY CONSERVATION CODE AND THE STATE OF GA. AMENDMENTS. DUCT BLAST AND BLOWER DOOR TESTS SHALL BE CONDUCTED AND A COMPLIANCE REPORT PROVIDED. 9. FOR AIR PERMEABLE INSULATION IN VENTED ATTICS, BAFFLES SHALL BE INSTALLED ADJACENT TO SOFFIT AN EAVE VENTS. A MIN. OF A 1" SPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING AND AT VENT LOCATION. BAFFLE SHALL EXTEND OVER TOP OF INSULATION INWARD UNTIL AT LEAST 4" VERTICALLY ABOVE TOP OF INSULATION. ANY SOLID MATERIAL (CARDBOARD OR THIN INSULATING SHEATHING) SHALL BE PERMISSABLE AS BAFFLE. 10. PER SECTION 31 OF 2018 IRC, A HANDRAIL IS REQUIRED FOR STAIRS WITH 4 OR MORE CONTINUOUS RISERS. HANDRAIL REQUIREMENTS PER SECTION 31I. GUARDRAILS SHALL BE PROVIDED ALONG WALKING SURFACES LOCATED MORE THAN 30" VERTICALLY FROM THE LEVEL BELOW PER SECTION R312 OF 2018 IRC.									
	SHEET TITLE:		SCALE: 3/16"=1'-0"	11x17 SHEET	PROJECT:	REVISIONS			SHEET
	COVER SHEET					#	DATE	DESCRIPTION	
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						2	01.08.22	ELEVS	
						3	01.14.22	CONST. DOCS	
4					01.20.22	SITE PLAN			
				5	10.24.22	PERMIT SET	PLOT DATE: 10.24.22		
CUSTOM RESIDENCE 260 BIRCH AVE. HAPEVILLE, GA 30354						A.0			

- NOTES:
- SHINGLES TO BE ASPHALT MIN. 30 YR. WARRANTY
 - HOUSE NUMBERS SHALL BE AT LEAST 6" IN HEIGHT LOCATED ADJACENT TO MAIN ENTRANCE
 - EXTERIOR MECHANICAL FEATURE SHALL BE SCREENED IF VISIBLE W/ PLANTING OR FENCING
 - LIGHT TO BE PROVIDED AT FRONT DOOR
 - GUTTERS AND DOWNSPOUTS SHALL BE PAINTED ALUMINUM
 - ARCHITECTURAL STYLE IS MODERN FARMHOUSE
 - WDWS TO BE RECESSED 2" FROM ADJACENT FACADE

NOTE: CONTRACTOR/BUILDER RESPONSIBLE TO FOLLOW ALL APPLICABLE LOCAL LAWS AND CODES IN ADDITION TO ALL METHODS SPECIFIED IN IRC 2018 ONE AND TWO FAMILY DWELLING CODE.

CONTRACTOR TO VERIFY ALL MEASUREMENTS AND LOAD PATHS IN FIELD.

ELECTRICAL INSTALLATION TO COMFORM TO ALL APPLICABLE ELECTRICAL CODES



SHEET TITLE:

SCALE: 3/16"=1'-0"

11x17 SHEET

PROJECT:

REVISIONS

SHEET

FRONT ELEVATION

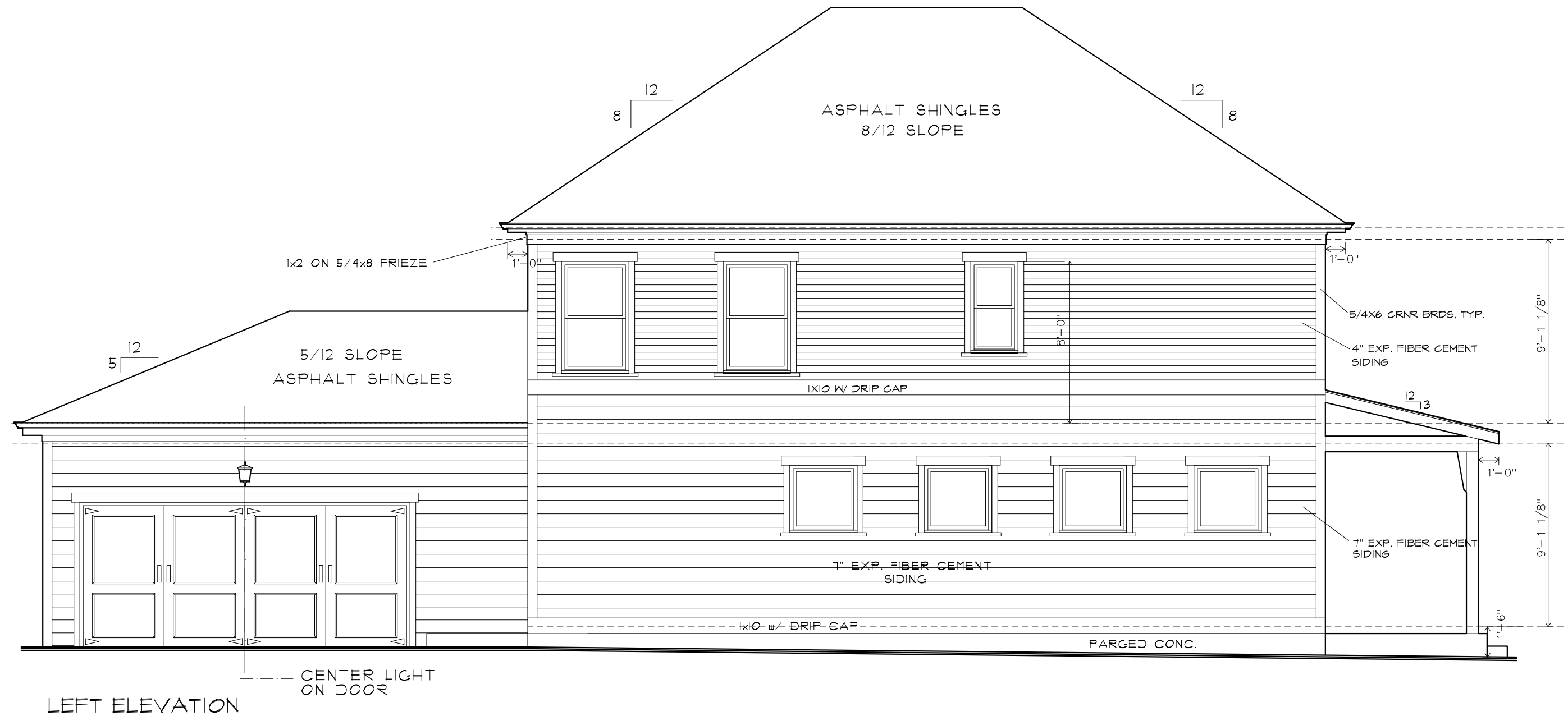
CUSTOM RESIDENCE
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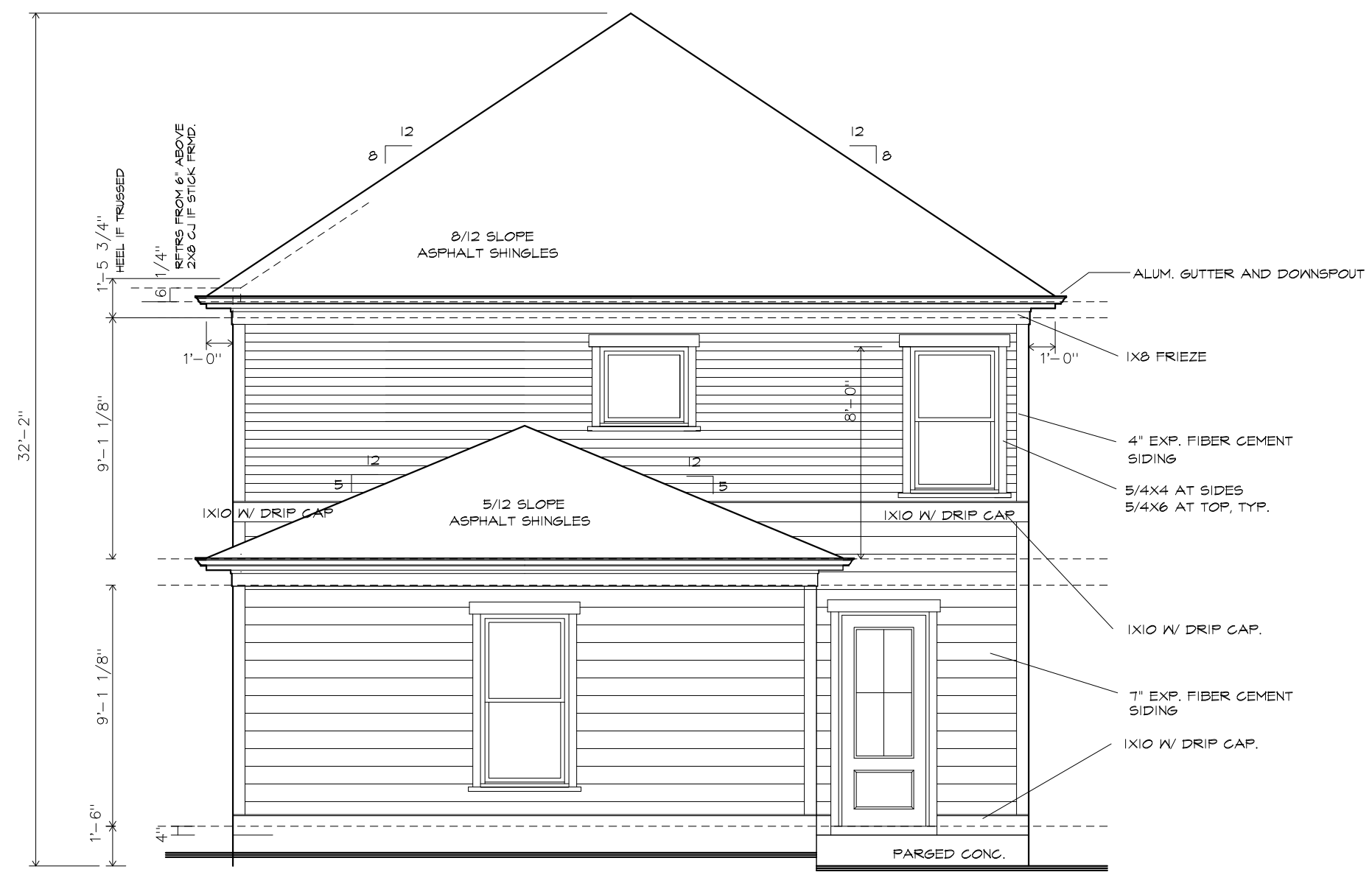
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PLOT DATE: 10.24.22



	SHEET TITLE:	SCALE: 3/16"=1'-0"	11x17 SHEET	PROJECT:	REVISIONS			SHEET
	LEFT ELEVATION			CUSTOM RESIDENCE 260 BIRCH AVE. HAPEVILLE, GA 30354	#	DATE	DESCRIPTION	A.2
					1	12.12.21	CONCEPT	
	2	01.08.22	ELEVS					
	3	01.14.22	CONST. DOCS					
	4	01.20.22	SITE PLAN					
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REAR ELEVATION

SHEET TITLE:

SCALE: 3/16"=1'-0"

11x17 SHEET

PROJECT:

REVISIONS

SHEET

REAR ELEVATION

CUSTOM RESIDENCE
260 BIRCH AVE.
HAPEVILLE, GA 30354

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#	DATE	DESCRIPTION
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4	01.20.22	SITE PLAN
5	10.24.22	PERMIT SET

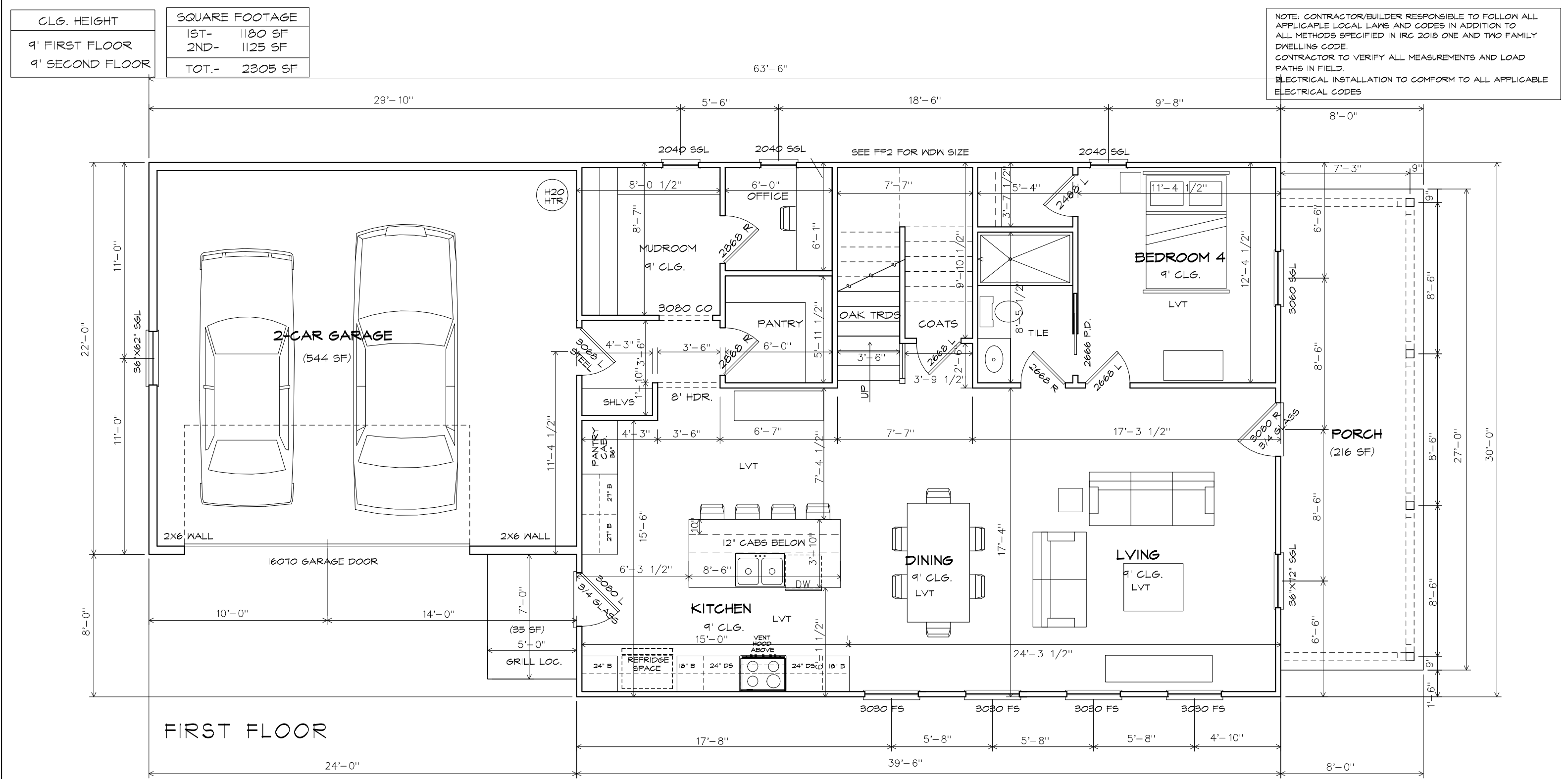
A.3

PLOT DATE: 10.24.22

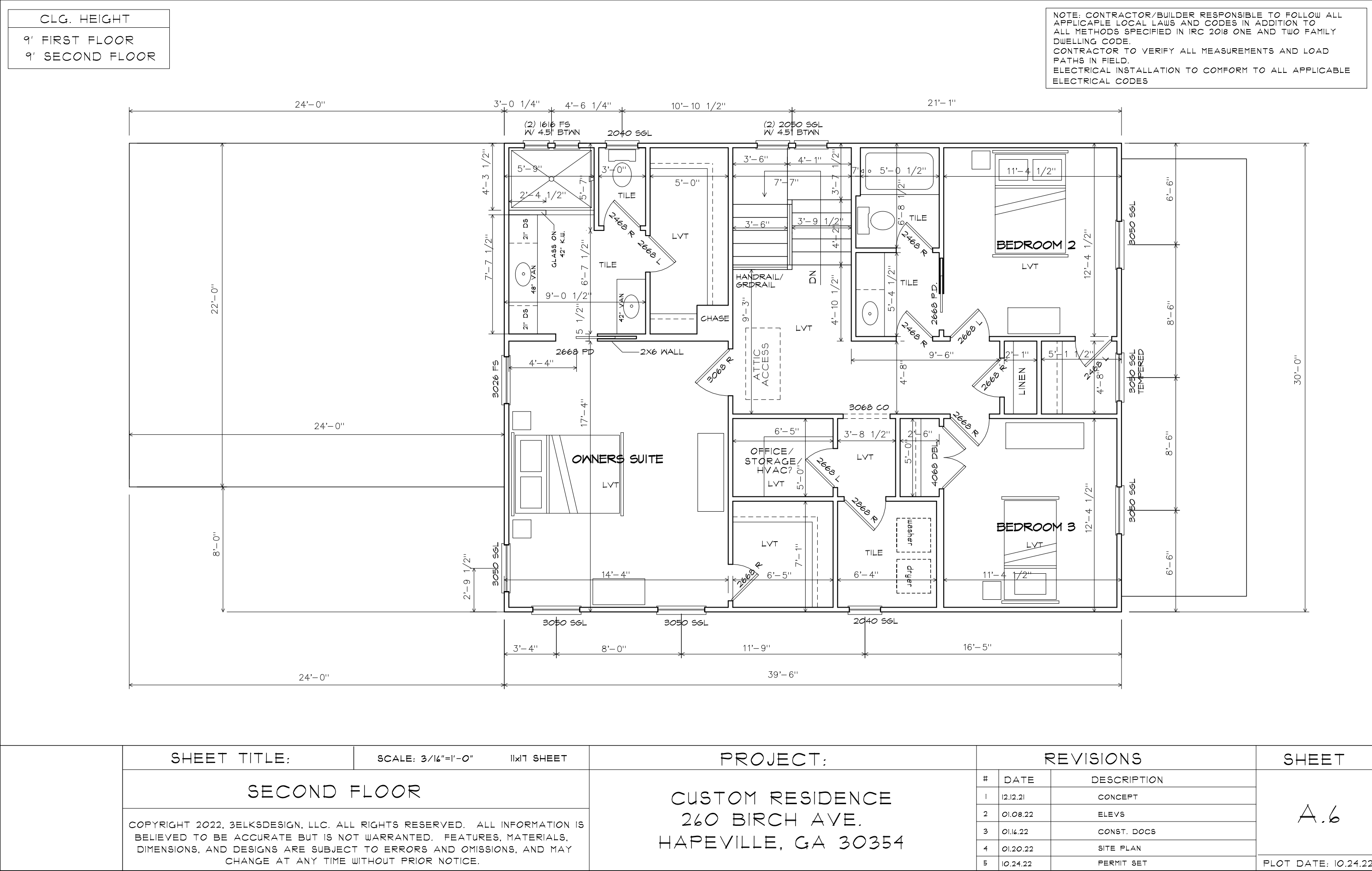


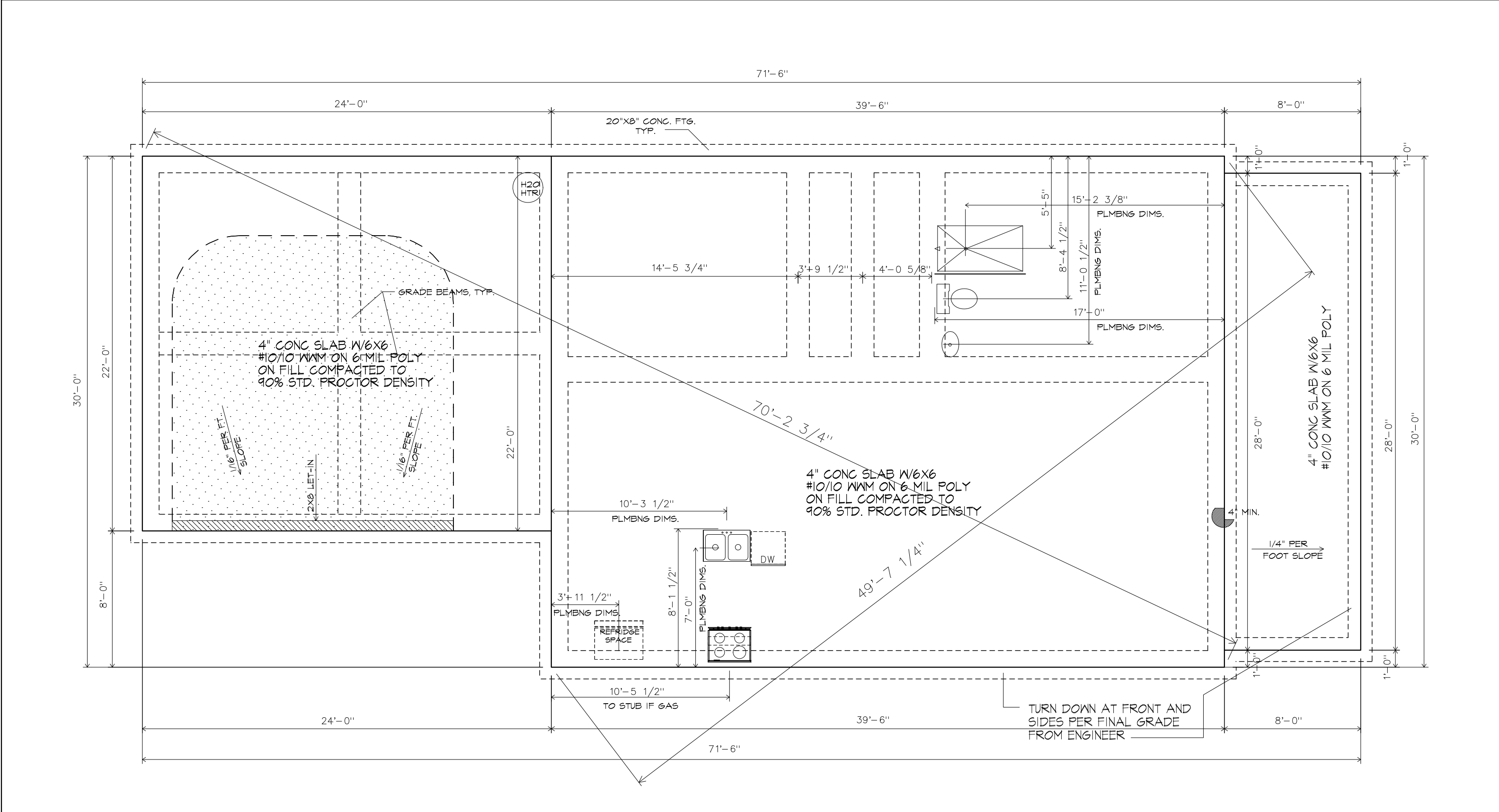
RIGHT ELEVATION

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	RIGHT ELEVATION			CUSTOM RESIDENCE 260 BIRCH AVE. HAPEVILLE, GA 30354	#	DATE	DESCRIPTION	A.4
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					2	01.08.22	ELEVS	
					3	01.14.22	CONST. DOCS	
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			5	10.24.22	PERMIT SET			



	SHEET TITLE:	SCALE: 3/16"=1'-0"	11x17 SHEET	PROJECT: CUSTOM RESIDENCE 260 BIRCH AVE. HAPEVILLE, GA 30354	REVISIONS			SHEET A.5 PLOT DATE: 10.24.22
	FIRST FLOOR				#	DATE	DESCRIPTION	
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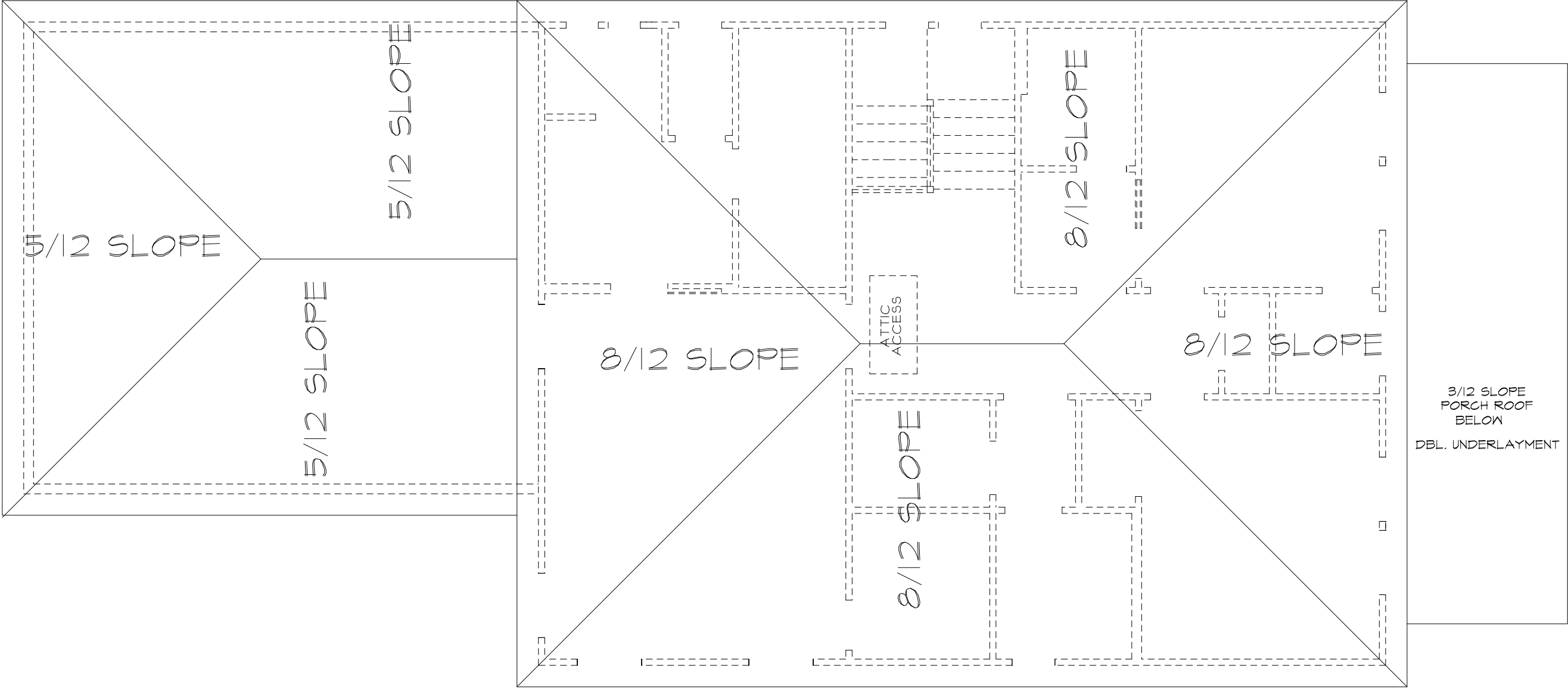




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	SLAB FOUNDATION			CUSTOM RESIDENCE 260 BIRCH AVE. HAPEVILLE, GA 30354	#	DATE	DESCRIPTION	A.7
					1	12.12.21	CONCEPT	
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	3	01.14.22	CONST. DOCS					
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NOTES:

RFTRS/TRUSSES TO BE DESIGNED BY OTHERS
30 YR MIN. WARRANTY ASPHALT SHINGLES



SHEET TITLE:

SCALE: 3/16"=1'-0"

11x17 SHEET

PROJECT:

REVISIONS

SHEET

ROOF LAYOUT

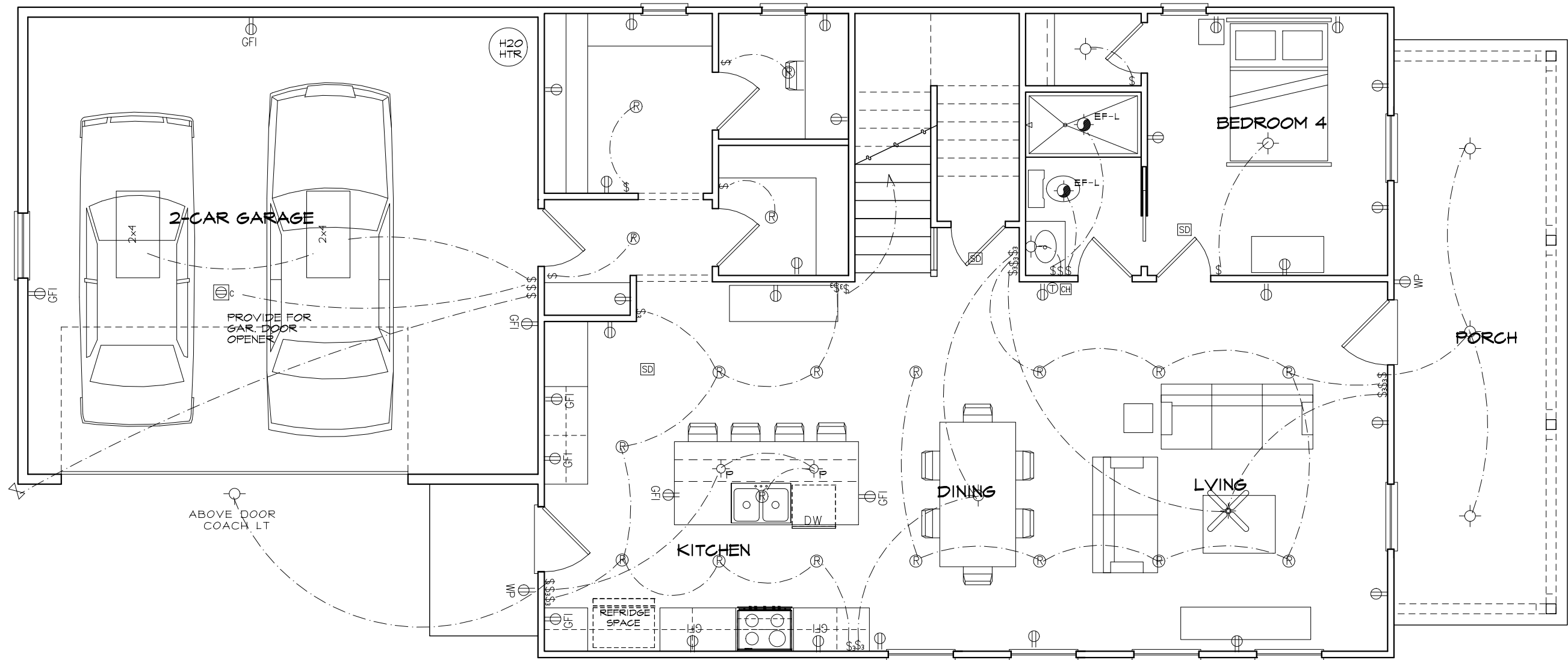
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CUSTOM RESIDENCE
260 BIRCH AVE.
HAPEVILLE, GA 30354

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A.8

PLOT DATE: 10.24.22



SHEET TITLE:

SCALE: 3/16"=1'-0"

11x17 SHEET

PROJECT:

REVISIONS

SHEET

FIRST FLOOR ELEC.

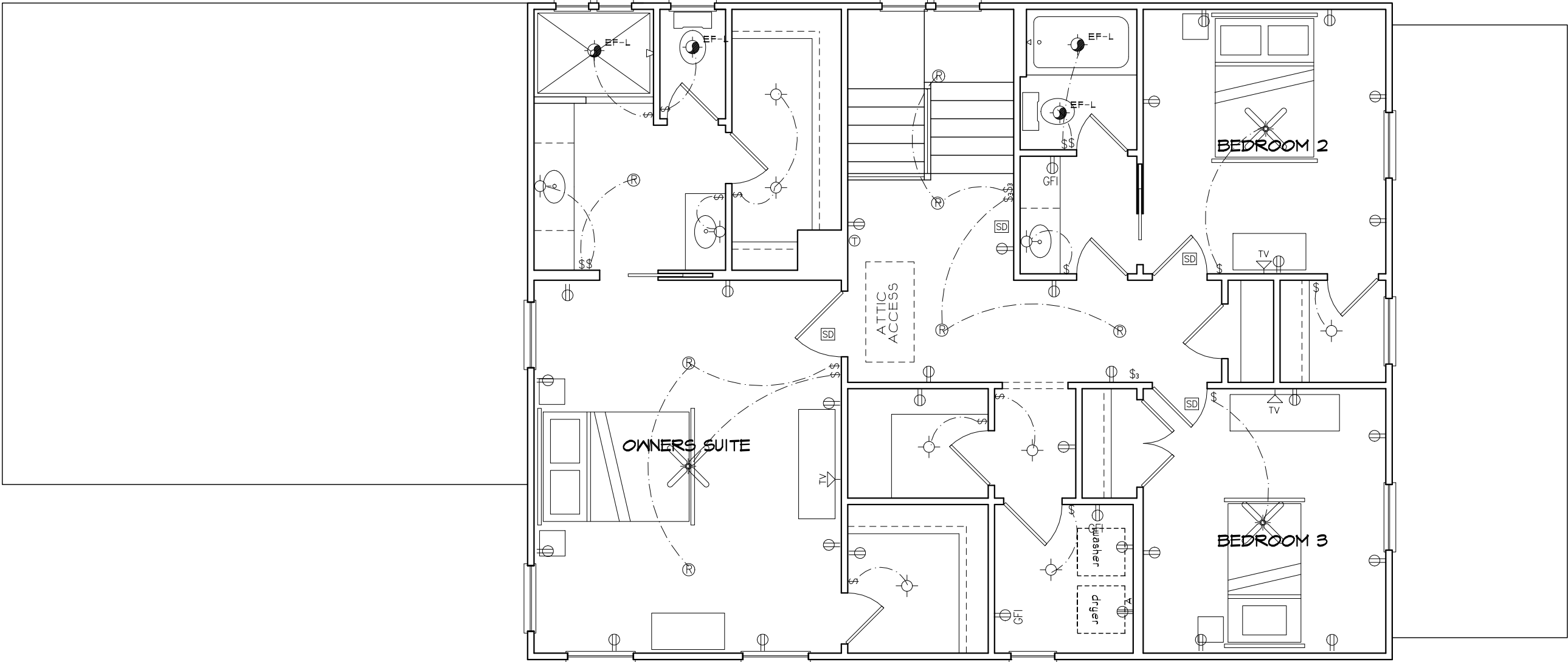
CUSTOM RESIDENCE
260 BIRCH AVE.
HAPEVILLE, GA 30354

#	DATE	DESCRIPTION
1	12.12.21	CONCEPT
2	01.08.22	ELEVS
3	01.14.22	CONST. DOCS
4	01.20.22	SITE PLAN
5	10.24.22	PERMIT SET

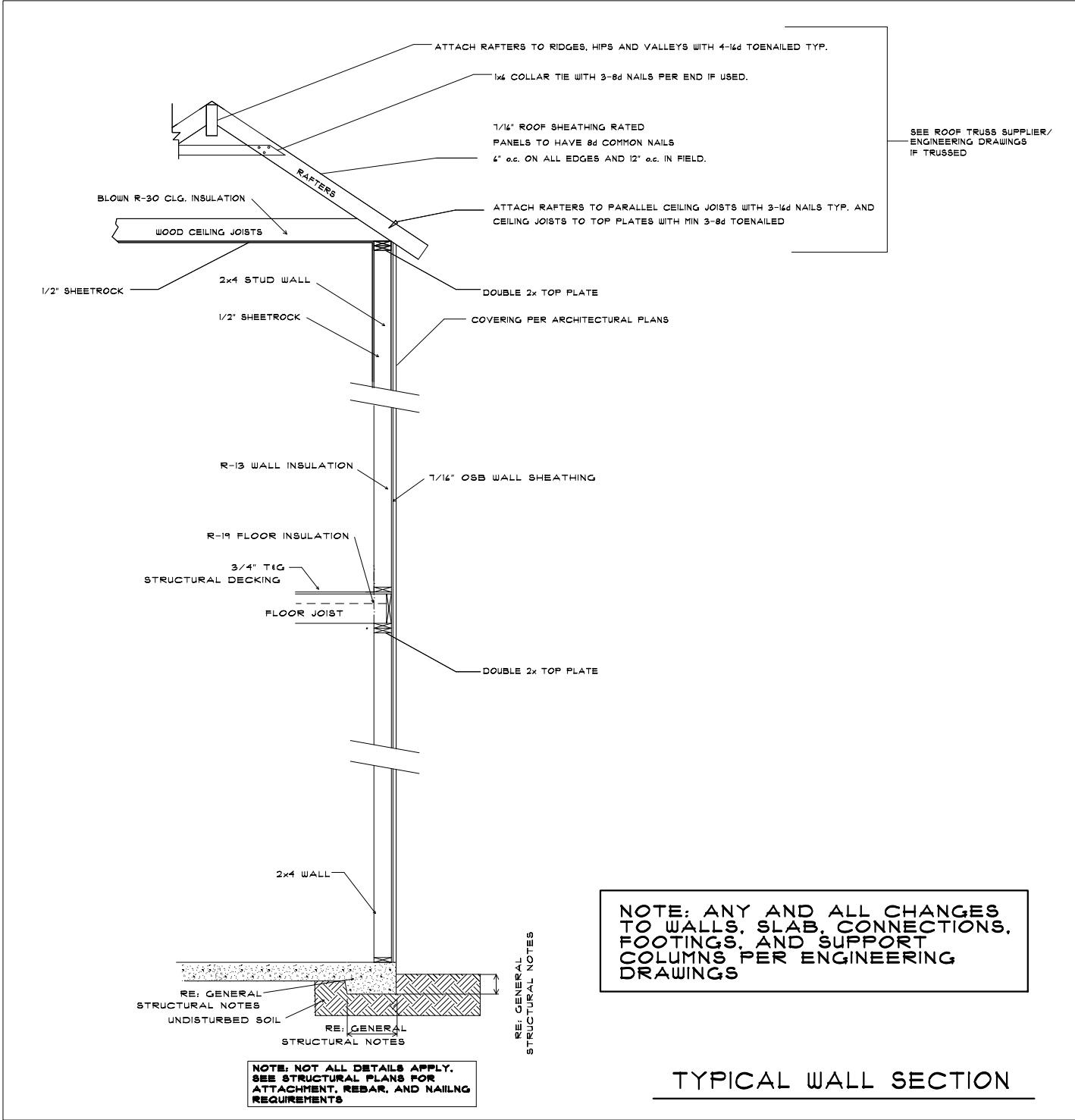
E.1

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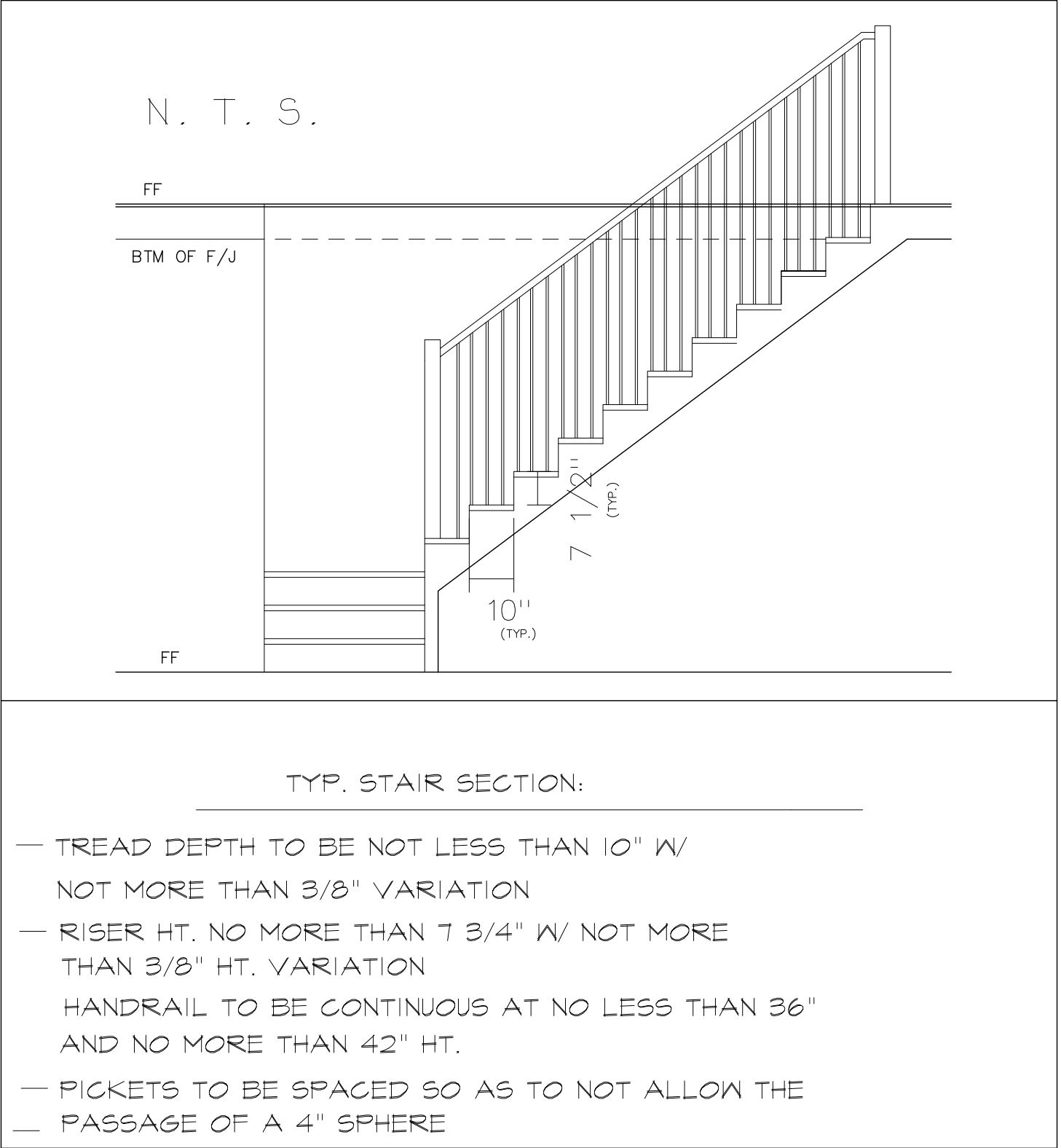
PLOT DATE: 10.24.22



	SHEET TITLE:	SCALE: 3/16"=1'-0" 11x17 SHEET	PROJECT:	REVISIONS			SHEET
	SECOND FLOOR ELEC.		CUSTOM RESIDENCE 260 BIRCH AVE. HAPEVILLE, GA 30354	#	DATE	DESCRIPTION	E.2
	COPYRIGHT 2022, 3ELKSDESIGN, LLC. ALL RIGHTS RESERVED. ALL INFORMATION IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED. FEATURES, MATERIALS, DIMENSIONS, AND DESIGNS ARE SUBJECT TO ERRORS AND OMISSIONS, AND MAY CHANGE AT ANY TIME WITHOUT PRIOR NOTICE.			1	12.12.21	CONCEPT	
				2	01.08.22	ELEVS	
				3	01.14.22	CONST. DOCS	
				4	01.20.22	SITE PLAN	
				5	10.24.22	PERMIT SET	PLOT DATE: 10.24.22



SHEET TITLE:		SCALE: 3/16"=1'-0"	11x17 SHEET	PROJECT:		REVISIONS			SHEET
WALL SECTION				CUSTOM RESIDENCE 260 BIRCH AVE. HAPEVILLE, GA 30354		#	DATE	DESCRIPTION	D.1
COPYRIGHT 2022, 3ELKSDESIGN, LLC. ALL RIGHTS RESERVED. ALL INFORMATION IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED. FEATURES, MATERIALS, DIMENSIONS, AND DESIGNS ARE SUBJECT TO ERRORS AND OMISSIONS, AND MAY CHANGE AT ANY TIME WITHOUT PRIOR NOTICE.						1	12.12.21	CONCEPT	
						2	01.08.22	ELEVS	
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						4	01.20.22	SITE PLAN	
						5	10.24.22	PERMIT SET	
								PLOT DATE: 10.24.22	



	SHEET TITLE:	SCALE: 3/16"=1'-0" 11x17 SHEET	PROJECT:	REVISIONS			SHEET
	STAIR SECTION	COPYRIGHT 2022, 3ELKSDESIGN, LLC. ALL RIGHTS RESERVED. ALL INFORMATION IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED. FEATURES, MATERIALS, DIMENSIONS, AND DESIGNS ARE SUBJECT TO ERRORS AND OMISSIONS, AND MAY CHANGE AT ANY TIME WITHOUT PRIOR NOTICE.	CUSTOM RESIDENCE 260 BIRCH AVE. HAPEVILLE, GA 30354	#	DATE	DESCRIPTION	D.2
				1	12.12.21	CONCEPT	
				2	01.08.22	ELEVS	
				3	01.14.22	CONST. DOCS	
				4	01.20.22	SITE PLAN	
				5	10.24.22	PERMIT SET	PLOT DATE: 10.24.22



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

DATE: May 10, 2023
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3356 Colville Avenue**

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

BACKGROUND

The City of Hapeville has received a design review application from Shanon Hudson to build a single-family home on a lot located at 3356 Colville Avenue. Per the application, the single-family dwelling will be 2,555 SF, 5 BR, and 4.5 BA with an attached 2 car garage and large front porch. The materials proposed are hardi plank siding, asphalt shingles, and vinyl windows.

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

T

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: *At the Planning Commission meeting, the applicant stated they have adjusted the setback to 15'. The revised site plan has not yet been received. There is an existing sidewalk along Willingham Drive. There is no sidewalk along the property line along Colville. There is a sidewalk on the opposite side of Colville Ave.*

(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: **Tree Conservation Plan is not approved. Resubmittal required.**

(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: Awaiting arborist review for tree locations.

(d) *Parking and Traffic Standards*

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

STAFF COMMENT:

(e) Roof and Chimney Standards

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

STAFF COMMENT:

(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: Windowless wall on 1st floor of side elevation. Stairs, kitchen and garage located on first floor. Design Exception Requested.

Porch is 6' deep. Design Exception Requested.

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. Design Exception Requested.

Porch columns shall be spaced a maximum distance of eight feet on center. Shown as 8' 6". Design Exception Requested.

(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: 2nd floor windows are approximately 21%.

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

- ✗ **First Stories.** First stories shall be elevated above the grade between two and four feet, unless existing topography is greater or unless wheelchair access is desired and cannot be provided from the side or rear.

- ✗ *Window Sills.* Enfronting first story window sills should be no less than two and one-half feet and no more than three and one-half feet above finished floor elevation.
- ⊖ *Wheelchair access.* Where practical, wheelchair access, when provided, should be installed at the side or rear of the home in order to preserve the architectural character of the primary facade.
- ✓ *Architectural style.* Architecture is one of the most critical components of place, and nowhere is this more evident than on building facades. The design and character of street-facing facades is a reflection of both buildings and their users, and must be carefully considered for its impact on the overall sense of place.

Other:

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

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

STAFF COMMENT: *Provide sill height. Slab on grade. Design Exception Requested.*

RECOMMENDATIONS

To comply with the Architectural Design Standards, the following deficiencies were noted.

- Updated site plan showing dwelling outside of the 15' setback.
- 2nd story windows are 21% of façade.
- Provide sill height
- Approved Tree Conservation Plan (submitted and under review by Arborist)

Design Exceptions Requested

- Windowless wall on 1st floor of side elevation.
- Porch is 6' deep.
- Porch is at grade.
- Porch columns are spaced 8 – 4 3/4'

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

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 03/20/2023

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: SHANON HUDSON Contact Number: [REDACTED]

Applicants Address: 3080 GARNET WAY

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

Address of Proposed Work: 3356 Colville Ave

Parcel ID# (INFORMATION MUST BE PROVIDED): 14009800080188

Property Owner: Norris Property Development Contact Number: (404)333-2220

Project Description (including occupancy type): New Construction Residential Single Family Detached
R-3 single family residential

Contractors Name: S. D. W. COMPANIES Contact Number: (404)333-2220

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.

Shanon Hudson
Applicants Signature

3/20/2023
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: 2555

Total Square Footage of existing building: N/A

Estimated Cost of Construction: \$250,000

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

N/A

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

HARDI SIDING, HARDI TRIM, HARDI SOFFITT
HARDI FASCIA, ARCHITECTURAL ROOFING,
VINYL WINDOWS

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 SHANON HUDSON SH 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:

SMA Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:
https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICORR_CH81ARDEST

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

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

SMA 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.

SMA 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.

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

SMA 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.

SHANON HUDSON

Shanon Hudson

3/20/2023

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.

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:
NORRIS PROPPROPERTY DEVELOPMENT

0 COLVILLE AVE
LAND LOT 98
14TH DISTRICT -- SECTION
FULTON COUNTY, GEORGIA
CITY OF HAPEVILLE
EXISTING ZONING: R-SF (CITY OF HAPEVILLE)
PIN:14 009800080188
6592.63 SQUARE FEET
0.15 ACRES

PRODUCT SPECIFIC POLLUTION CONTROL PRACTICES
PETROLEUM BASED PRODUCTS -- Containers for products such as fuel, lubricants and tars will be inspected daily for leaks and spills. This includes on-site vehicle and machinery daily inspections and regular preventative maintenance of such equipment. Equipment maintenance areas will be located away from state waters, natural drains and storm water drain inlets. In addition, temporary temporary fueling tanks shall have a secondary containment liner to prevent/minimize site contamination. Discharge of oils, fuels and lubricants is prohibited. Proper disposal methods will include collection in a suitable container and disposal as required by local and state regulations.

PAINTS/FINISHES/SOLVENTS -- All products in tightly sealed original containers when not in use, excess product will not be discharged to the storm water collection system. Excess product, materials used with these products and product containers will be disposed of according to manufacturer's specifications and recommendations.

CONCRETE TRUCK WASHING -- NO concrete trucks will be allowed to wash out or discharge surplus concrete or drain wash water on-site.

FERTILIZERS/HERBICIDES -- These products are to be applied at rates that do not exceed the manufacturer's specifications or above the guidelines set forth in the crop establishment or in the GSWC manual for Erosion and Sediment Control in Georgia. Any storage of these materials will be under roof in sealed containers.

BUILDING MATERIALS No building or construction materials will be buried or disposed of on-site. All such material will be disposed of in proper waste disposal procedures.

RETENTION OF RECORDS

Each Tertiary Permittee shall retain the following records at he construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI:

- A copy of Notices of Intent submitted to EPD; and
- A copy of the Erosion, Sedimentation and Pollution Control Plan required by this permit;
- The design professional's report of the results of the inspection conducted in accordance with Part V.A.5 of this permit;
- A copy of all monitoring information, results and reports required by this permit;
- A copy of all inspection reports generation in accordance with Part V.D.4.a of this permit;
- A copy of all violation summaries and violation summary reports generated in accordance with Part III.D.2 of this permit; and
- Daily rainfall information collected in accordance with Part I.V.D.4.a.(1)(c) of this permit.

TERTIARY PERMITTEES ARE NOT REQUIRED TO SAMPLE IF SITE IS LESS THAN 5 ACRES DISTURBED

EROSION CONTROL NOTES

- All erosion and sediment control measures will be checked daily and any deficiencies noted will be corrected by the end of each day. Additional erosion and sediment control measures will be installed if deemed necessary after on-site inspection by the issuing authority.
- CRITICAL AREAS:**
 - All 2:1 fill slopes greater than 5' in height shall be stabilized immediately. Silt fence Type "C" to be used to protect state waters. Erosion control blankets to be used on all critical slopes. It is critical to prevent sediment from entering all onsite creeks.
 - Set-C double row silt fencing is required adjacent to 100 yd flood limits.
- DISPOSAL OF DEBRIS:**
 - All garbage debris will be removed from the site prior to any filling operation.
 - All unsuitable soil materials to be buried off site. Ensure washdown water goes into and stays in pit. Contractor shall coordinate with superintendent to fill in pit and smooth out ground.
- Non-exempt activities shall not be conducted within the 25 or 50-foot undisturbed stream buffers as measured from the point of wasted vegetation without first acquiring the necessary variances and permits.

WASTE DISPOSAL:
Local waste collection areas away from streets, gutters, watercourses and storm drains. Waste collection areas, such as dumpsters, are often best located near construction site entrances to minimize traffic on disturbed soils. The plan should include secondary containment around liquid waste collection areas to further minimize the likelihood of contaminated discharges.
The contractor shall provide appropriate refuse/trash collection receptacles on the site and arrange for periodic collection and disposal.
Concrete washdown of tools, concrete mixer chutes, hoppers and rear of vehicles to be done in excavate pit deep enough to contain washdown water. WASHOUT DRUM IS PROHIBITED. Ensure washdown water goes into and stays in pit. Contractor shall coordinate with superintendent to fill in pit and smooth out ground.

No hazardous materials are slated for use on this project. However, if circumstances arise where hazardous materials are to be used, the owner must be notified and proper handling and storage protocols documented and implemented.

Sanitary waste will be collected in portable on site provided and maintained by a state licensed sanitary waste management contractor or as required by local regulations.

Temporary fueling tanks shall have a GA EPD approved secondary containment liner to prevent/minimize site contamination and be located away from state waters, natural drains and the storm water drainage inlets. Equipment maintenance areas will also be located away from drainage features. Discharge of oils, fuels and lubricants is prohibited.
These should be collected in suitable containers and recycled or disposed of as appropriate.

No waste material shall be discharged to waters of the State, except as authorized by Section 404 permit. No waste will be disposed of into storm drain inlets. Signage will be posted as needed to achieve the above standards.
All wastes to be disposed of in compliance with Local, State and Federal regulations.

SPILL PREVENTION AND CONTROL

Petroleum based products, including fuels, lubricants, transformer oil, tars, etc., kept on site shall be stored in tightly sealed containers that are clearly labeled. All on-site vehicles shall be monitored for leaks and receive regular preventative maintenance. Asphalt substances shall be applied as labeled. Local, State and manufacturers recommended methods for spill cleanup shall be clearly posted/procedures made available to site personnel. Materials and equipment necessary for spill cleanup shall be kept in the material storage area on-site. Typical equipment and materials for cleanup include gloves, goggles, rags, respirators, cat litter, sawdust, and plastic and metal containers for this purpose. All spills shall be cleaned up immediately following discovery.

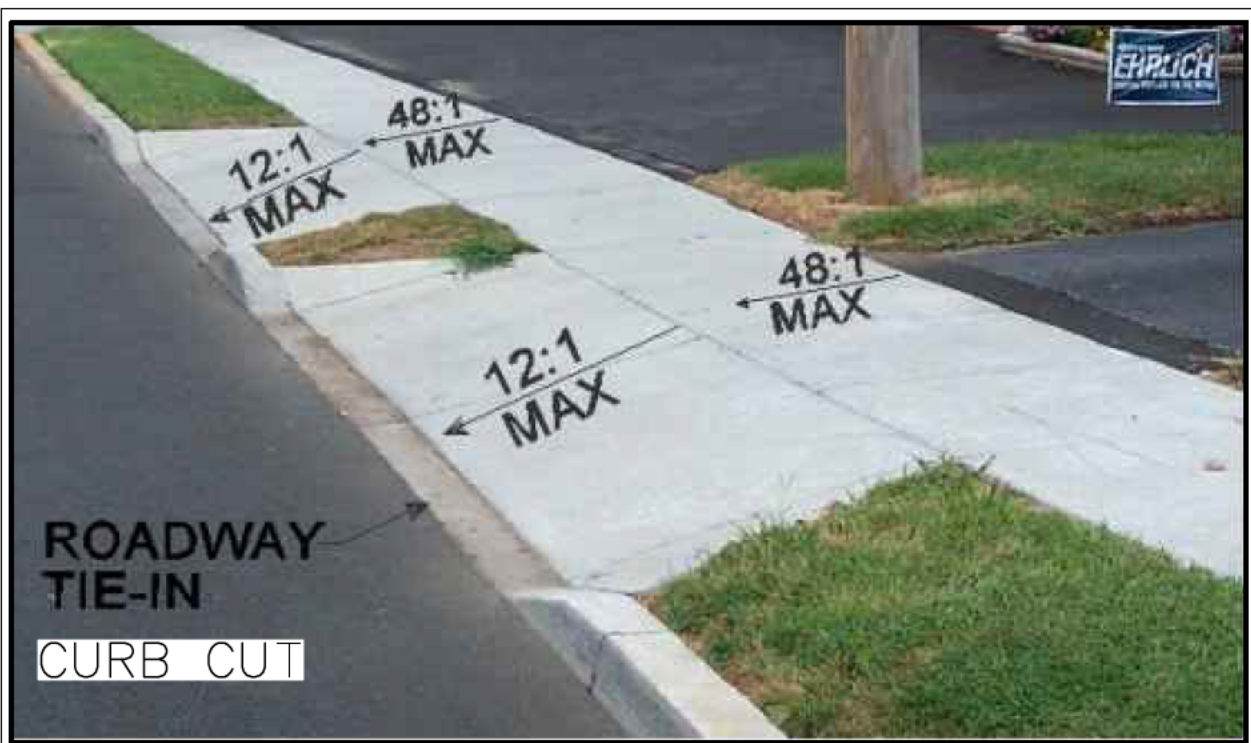
SOIL CLEANUP AND CONTROL PRACTICES

- Local, state and manufacturer's recommended methods of spill cleanup will be clearly posted and procedures will be made available to site personnel.
- Material and equipment necessary for spill cleanup will be kept in the material storage areas. Typical material and equipment includes, but is not limited to, brooms, dustpans, mop gloves, rags, goggles, cat litter, and properly labeled plastic and metal waste containers.
- Spill prevention practices and procedures will be reviewed after a spill and adjusted as necessary to prevent future spills.
- FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.
- FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.
- FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS.
- FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.

The contractor shall notify the licensed professional who prepared this plan if more than 1320 gallons of petroleum is stored onsite (this includes capacities of equipment) or if any one piece of equipment has a capacity over 560 gallons. The contractor will need a spill prevention containment and countermeasures plan prepared by a licensed professional.

OWNER / DEVELOPER RESPONSIBILITIES

- Owner/Developer required to complete an NOI form, sign and mail certified 14 days prior to land disturbance.
- Owner/Developer required to have a firm execute Frontline Surveying's Comprehensive Monitoring Plan.
- Owner/Developer required to have on-site Level 1A or Level 1B qualified erosion control manager.
- Owner/Developer required to call Frontline Surveying Project Manager if the Erosion, Sedimentation and Pollution Control Plan requires revision by design professional. This includes the addition or modification of sediment basins, as well as, amendments that have a significant effect on BMPs with a hydraulic component.
- Owner/Developer required to call Frontline Surveying Project Manager if the Erosion, Sedimentation and Pollution Control Plan requires revision by design professional. This includes the addition or modification of sediment basins, as well as, amendments that have a significant effect on BMPs with a hydraulic component.
- All permittees shall ensure and demonstrate that their Plan is in compliance with applicable State and local waste disposal, sanitary sewer or septic system regulations.
- Primary permittee shall provide a copy of the plan or portion of the plan applicable to their site, to all secondary permittees.
- Owner/Developer required to complete an NOI form per requirements in the GAR10001, part VI.
- THE PRIMARY PERMITTEE AND TERTIARY PERMITTEE(S) MUST RETAIN THE DESIGN PROFESSIONAL WHO PREPARED THE PLAN. EXCEPT WHEN THE PERMITTEE HAS REQUESTED IN WRITING AND EPD HAS AGREED TO AN ALTERNATE DESIGN PROFESSIONAL, TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WHICH THE DESIGN PROFESSIONAL DESIGNED WITHIN SEVEN (7) DAYS AFTER INSTALLATION. THE DESIGN PROFESSIONAL SHALL DETERMINE IF THESE BMPs HAVE BEEN INSTALLED AND ARE BEING MAINTAINED AS DESIGNED. THE DESIGN PROFESSIONAL SHALL REPORT THE RESULTS OF THE INSPECTION TO THE PERMITTEE WITHIN SEVEN (7) DAYS AND THE PERMITTEE MUST CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSINESS DAYS OF RECEIPT OF THE INSPECTION REPORT FROM THE DESIGN PROFESSIONAL UNLESS WEATHER RELATED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED.



NARRATIVE DESCRIPTION OF LAND DISTURBING ACTIVITY PLAN AND GENERAL NOTES

- THIS OUT LOT is in the 14th District, Land Lot 98. The address is 0 COLVILLE ROAD, HAPEVILLE, GA 30354. This plan is for the construction of one (1) two story house having minimal grading. The Construction will begin MARCH 2023 and final stabilization will take approximately ninety (90) days.
- SOILS: This lot is zoned R-SF.

MAP SYMBOL	MAPPING UNIT	SLOPE	ERODIBILITY	PERMEABILITY	EROSION K
Ub	Urban Land	10-25%	-	0.6-2.0	-

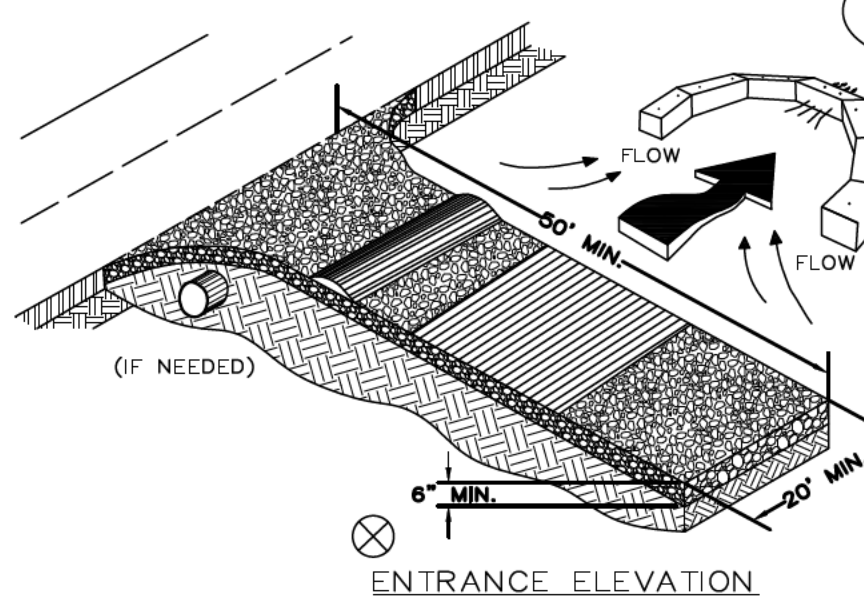
USDA online soils map shows soil type as above in chart, but all lots were mass graded; Soil type is as shown.

- VEGETATION: Lot is currently partially wooded. There is no marketable timber to be cleared.
- HYDROLOGIST STUDY: See Reference Plan.
- RECEIVING WATERS: A Tributary of the South River
- RUNOFF COEFFICIENTS: Pre-Construction = 68 CN. Post-Construction = 71.6 CN.
- BUFFER REQUIREMENTS: This lot DOES NOT have state waters requiring a 100' undisturbed buffer and DOES NOT contain wetlands.
- Water and sewer provided by Fulton County Water & Sewer Department.

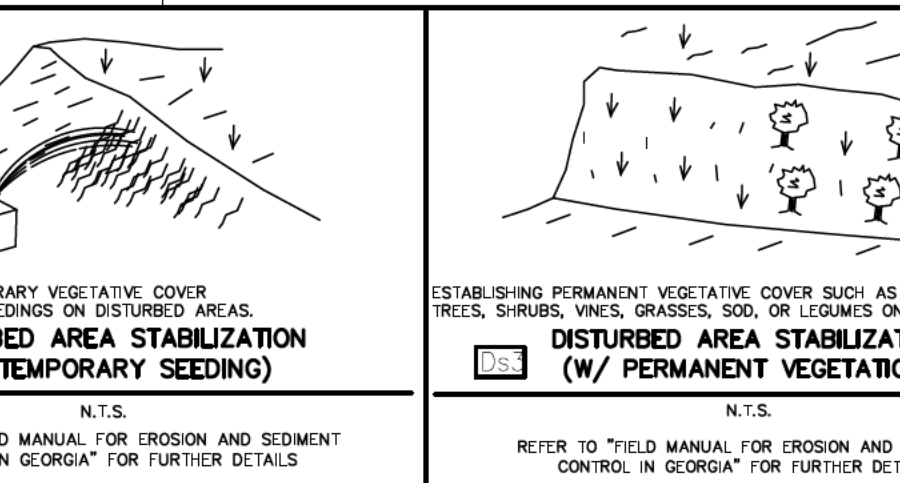
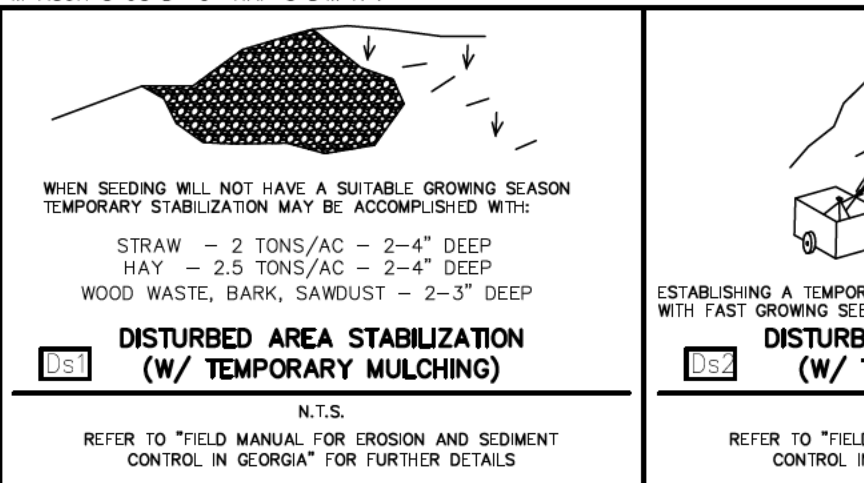
SIDEWALK RAMP

CRUSHED STONE CONSTRUCTION EXIT

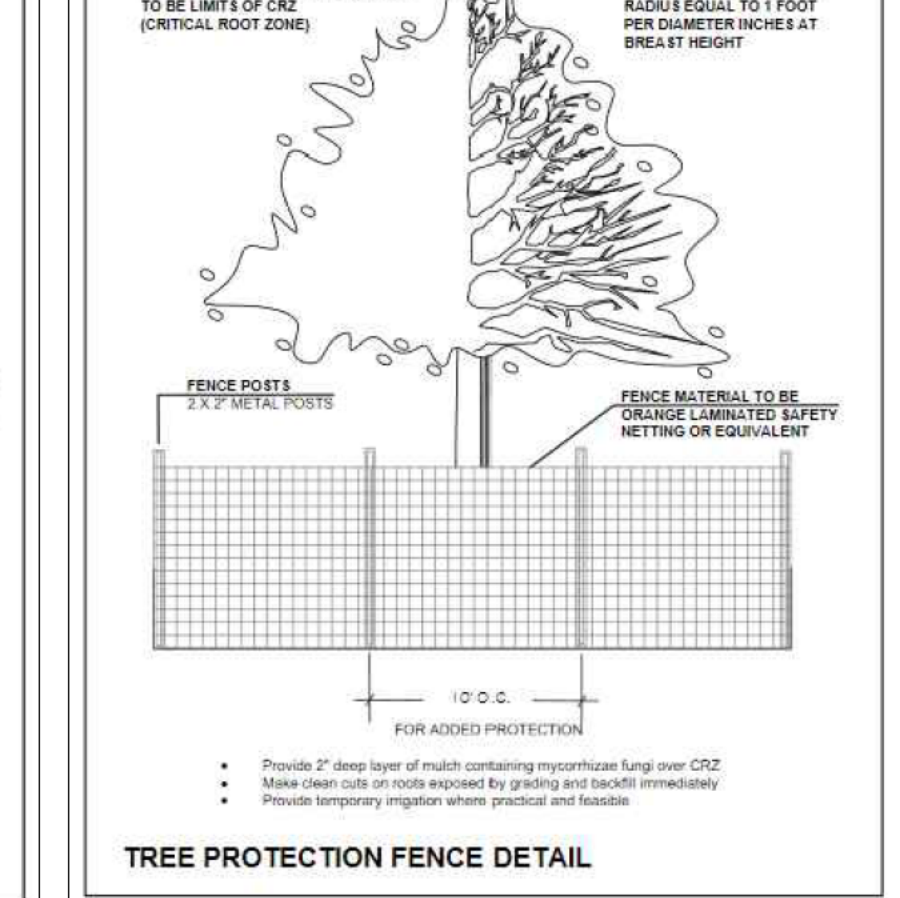
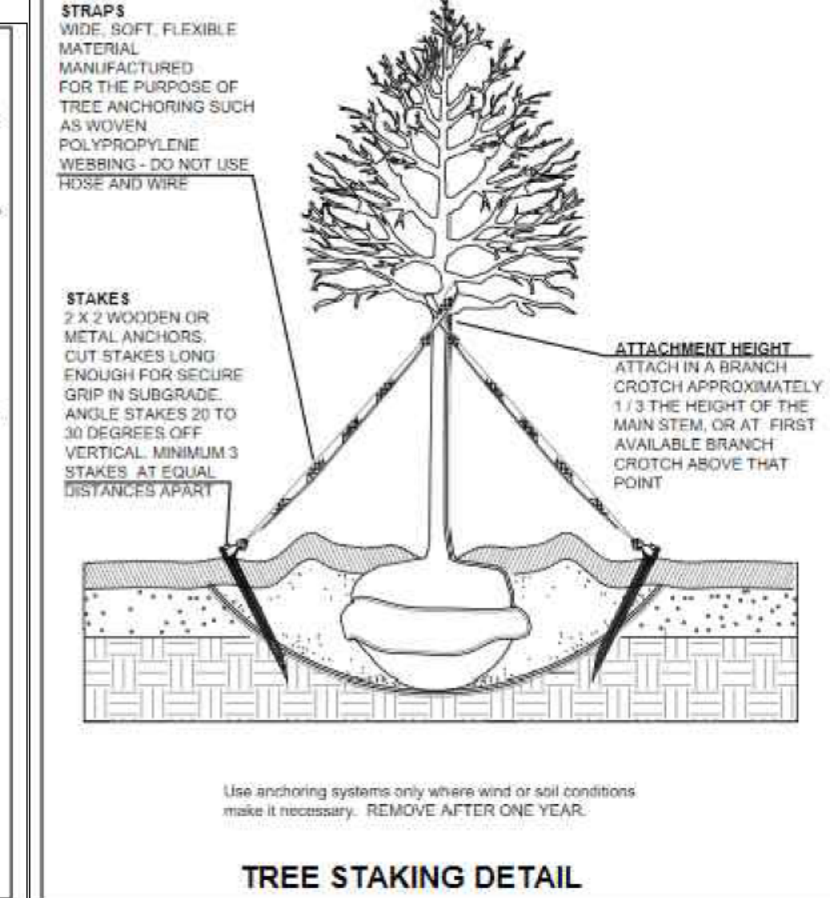
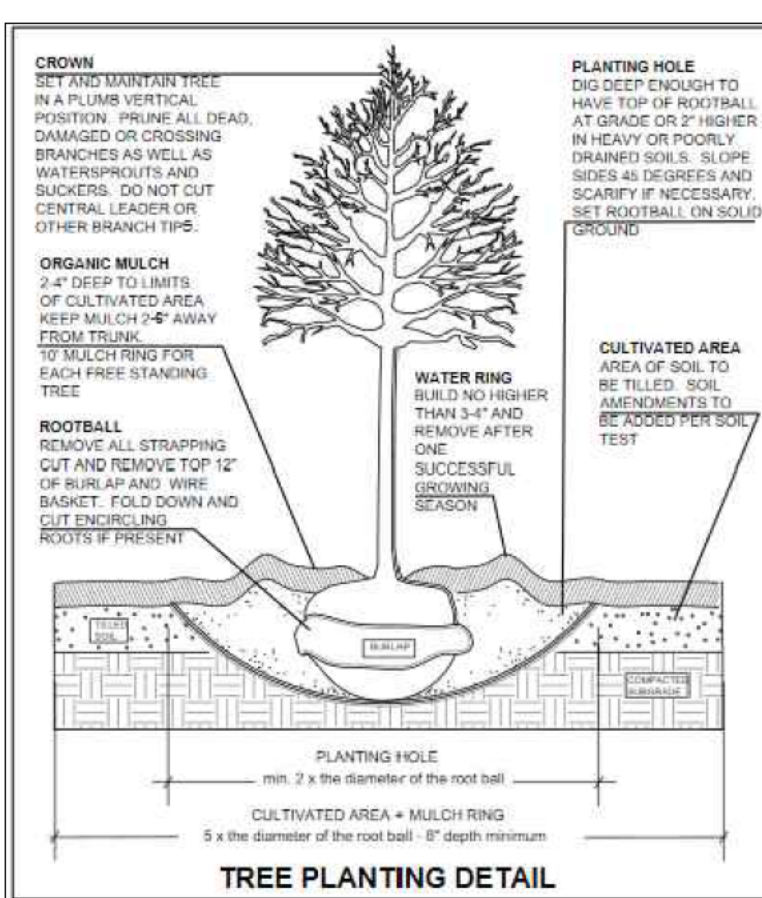
EXIT DIAGRAM



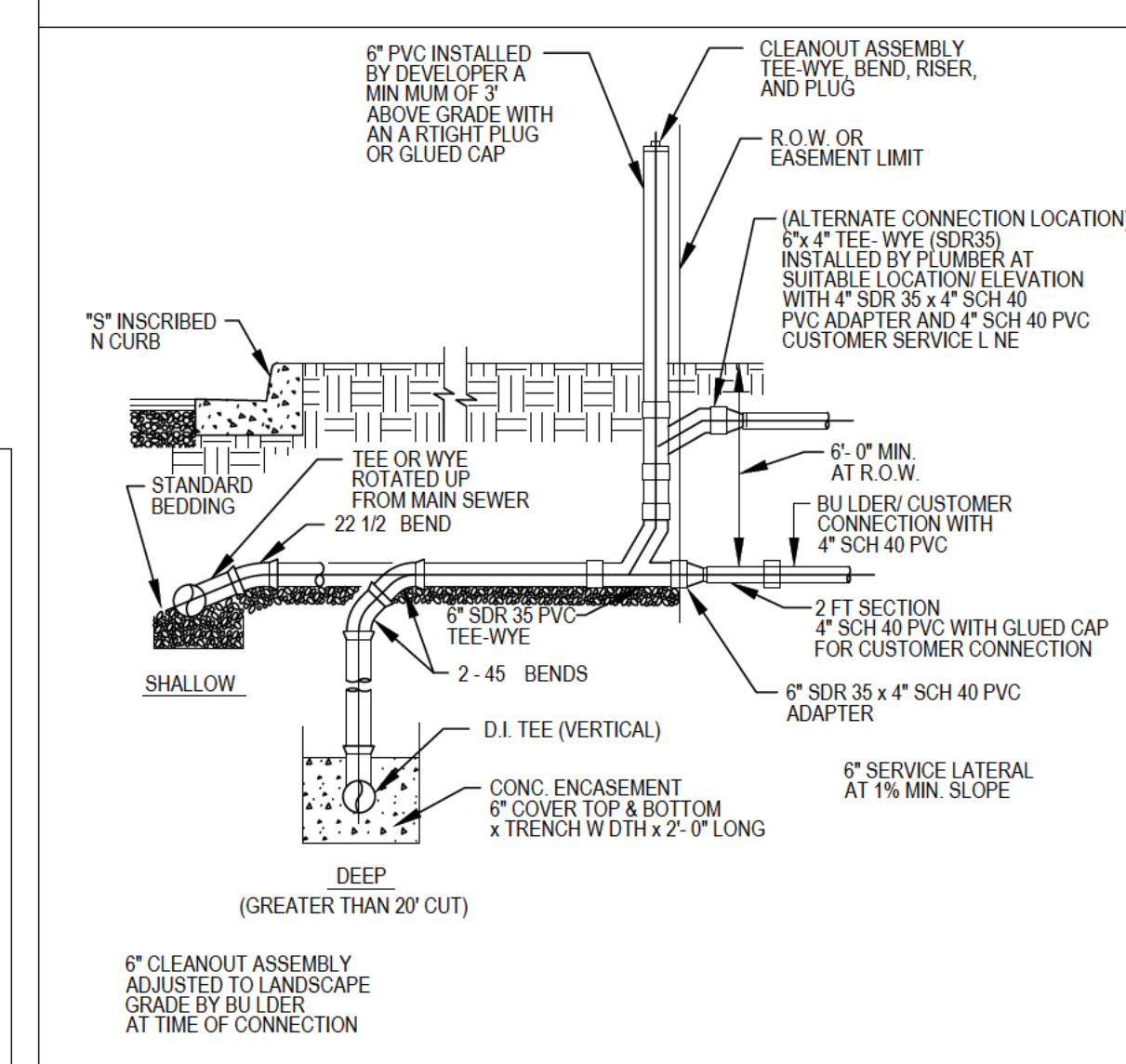
- NOTES:
- AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 - REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 - AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
 - GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
 - PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
 - A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
 - INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
 - WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
 - WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
 - MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.



TREE PROTECTION FENCE



SEWER SERVICE CONNECTION



- NOTES:
- ONLY 1 SINGLE FAMILY RES DENCE PER SEWER SERVICE CONNECTION
 - SERVICE LATERAL BEDD NG & BACKF LL BEDD NG DEPTH UNDER P PE TO BE 4\"/>

3595 Canton Road
SUITE 312 - 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
www.frontlinesurveying.com

DATE: 03-07-2023
SCALE: 1" = 20'
SECTION: 14TH DISTRICT
BLOCK: 98
LOT: 161
SUBDIVISION: VIRGINIA PARK
PHASE: 1
I HAVE THIS DATE EXAMINED THE "TIA OFFICIAL FLOOD HAZARD MAP" AND FOUND NO NEW OR CHANGING FLOOD HAZARDS (AS NOTED IN AREA TAKING SPECIAL PRECAUTIONS)
DB 65777 PG 7
EFFECTIVE DATE: 09-16-2023
MAP ID: 13121C0366F

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:
NORRIS PROPPROPERTY DEVELOPMENT

FOR THE FIRM
& MAPPING, INC. LSF#0006351

FOR THE FIRM
& MAPPING, INC. LSF#0006351

FOR THE FIRM
& MAPPING, INC. LSF#0006351

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:
NORRIS PROPERTY DEVELOPMENT

0 COLVILLE AVE
LAND LOT 98
14TH DISTRICT - - SECTION
FULTON COUNTY, GEORGIA
CITY OF HAPEVILLE

EXISTING ZONING: R-SF (CITY OF HAPEVILLE)
PIN:14 009800080188
6592.63 SQUARE FEET
0.15 ACRES

VEGETATIVE MEASURES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	ESTABLISHING TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDING MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)		Ds2	ESTABLISHING TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)		Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREAS.
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)		Ds4	ESTABLISHING PERMANENT VEGETATIVE COVER USING SODS ON HIGHLY ERODIBLE OR CRITICALLY ERODED LANDS.

UTILITY INSTALLATION BY OPEN CUT
STAGE CONSTRUCTION

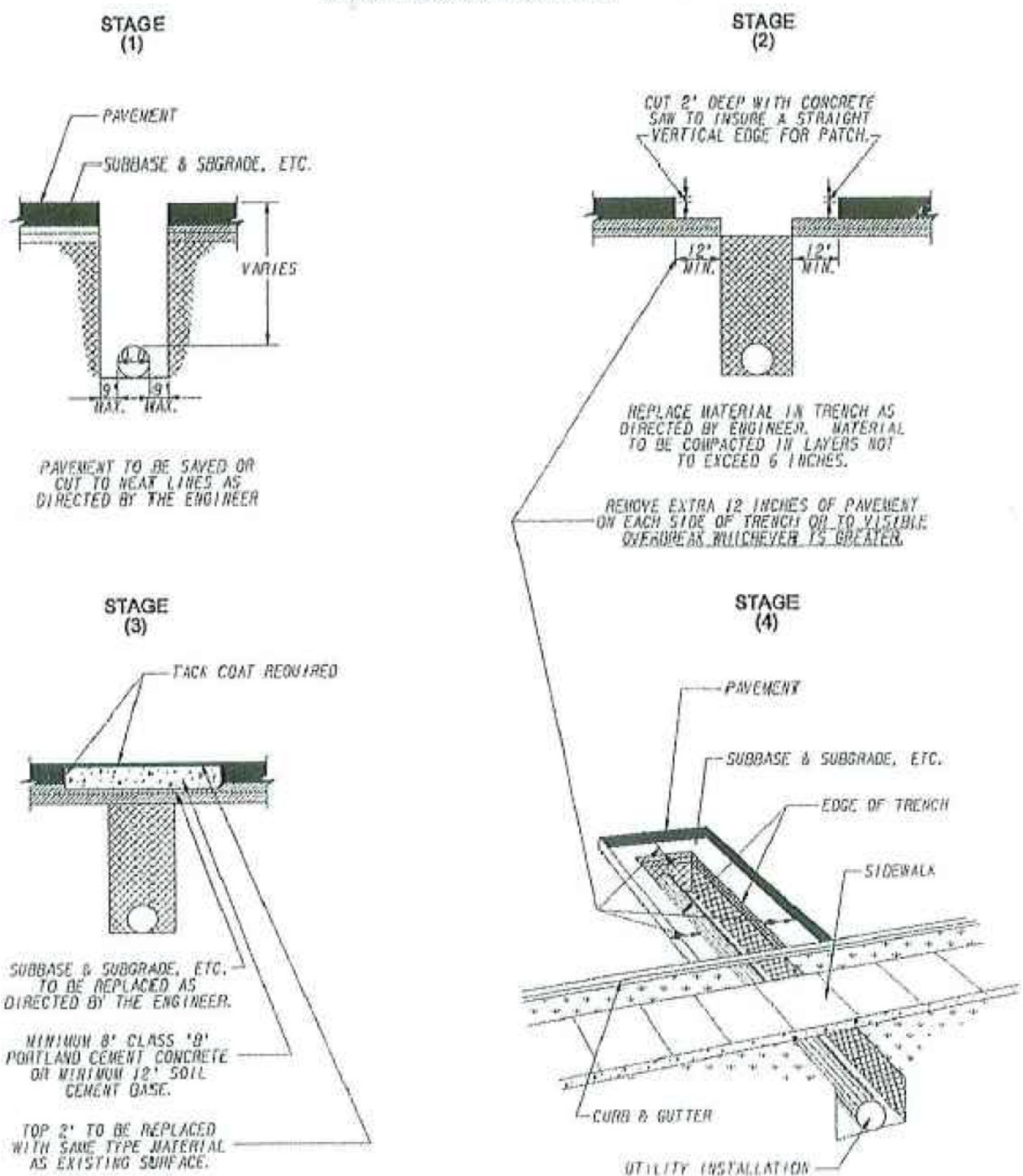
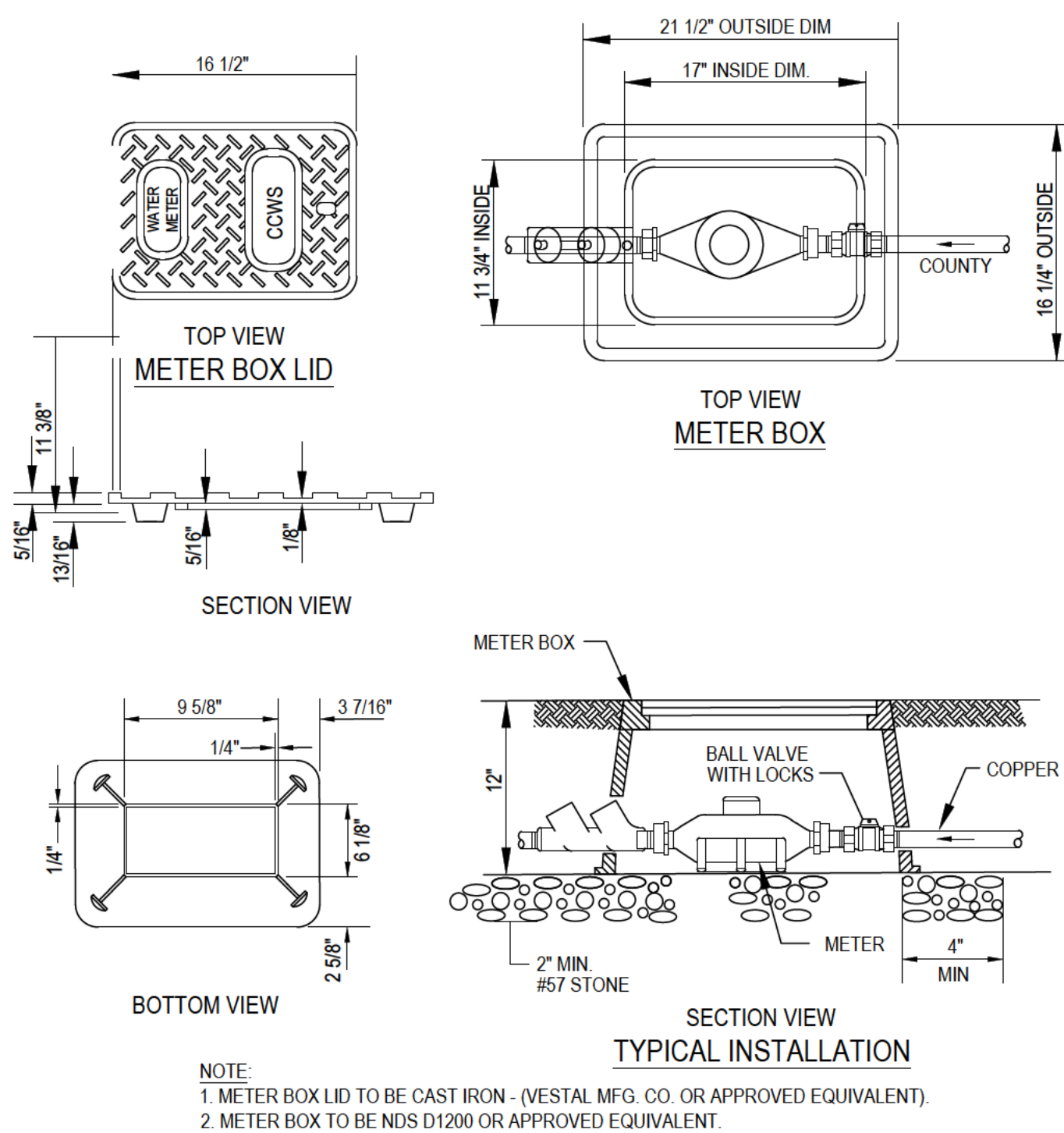


FIGURE 4

Utility Accommodation Policy and Standards Manual 1/01/2009

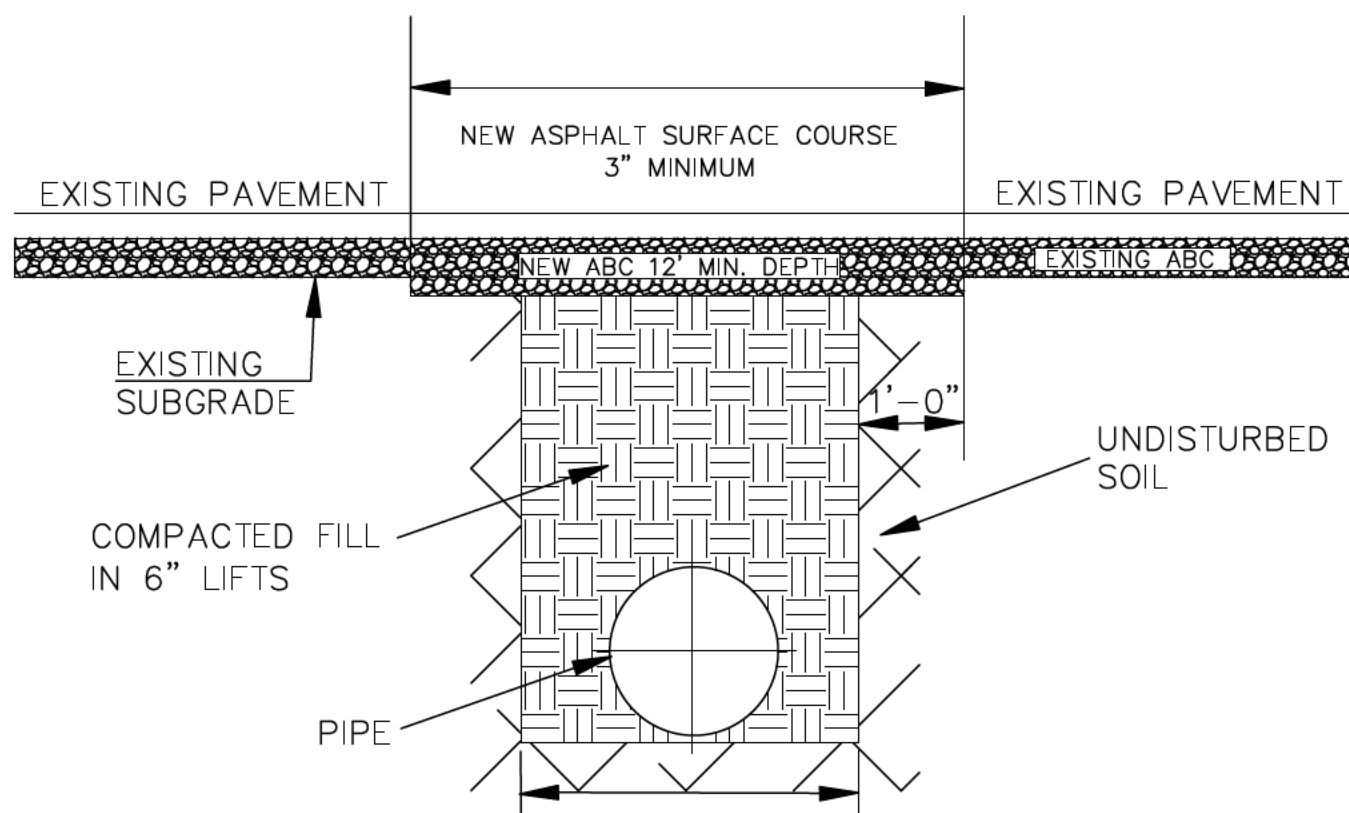
5-28

3/4" & 1" WATER METER BOX & LID DETAIL



- NOTE:
1. METER BOX LID TO BE CAST IRON - (VESTAL MFG. CO. OR APPROVED EQUIVALENT).
2. METER BOX TO BE NDS D1200 OR APPROVED EQUIVALENT.

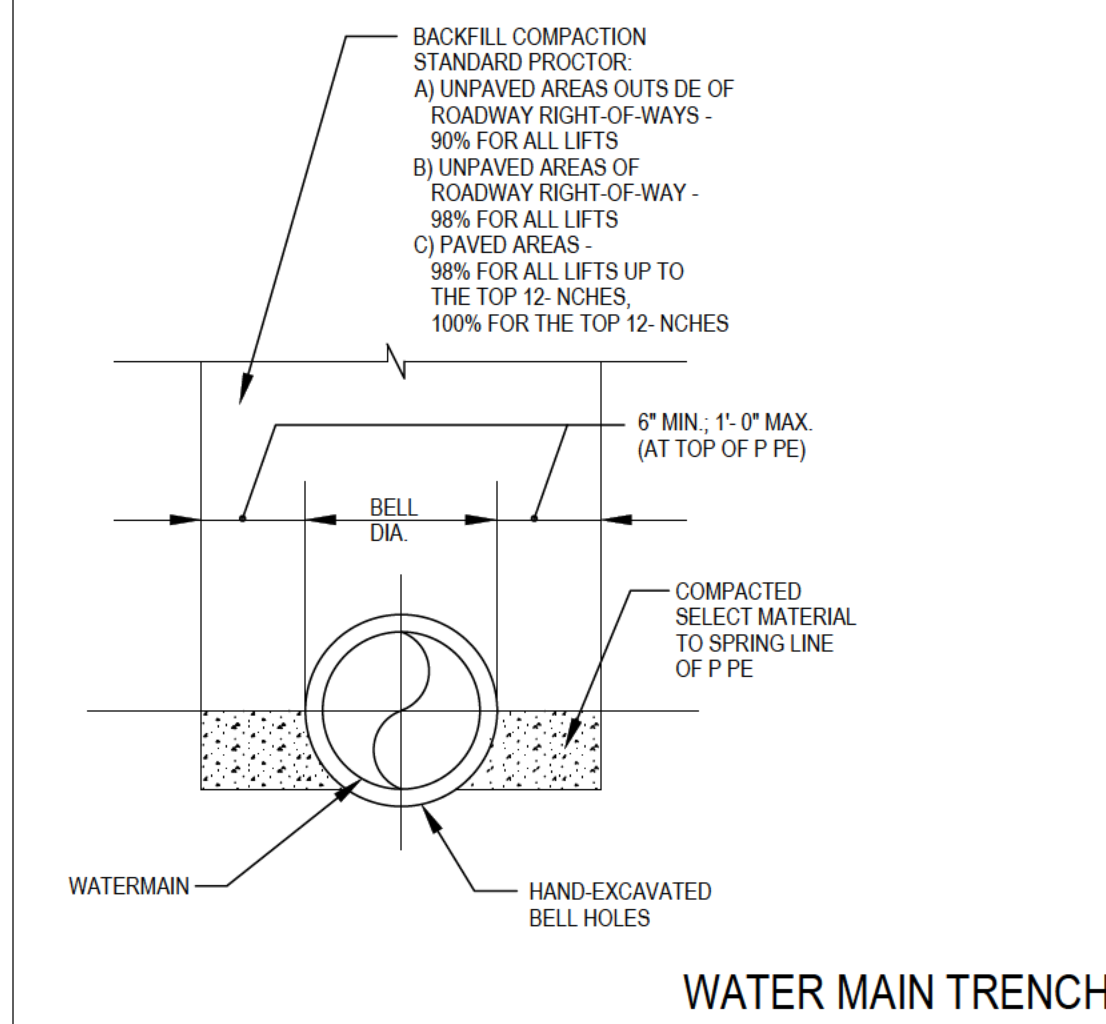
PAVEMENT PATCH DETAIL



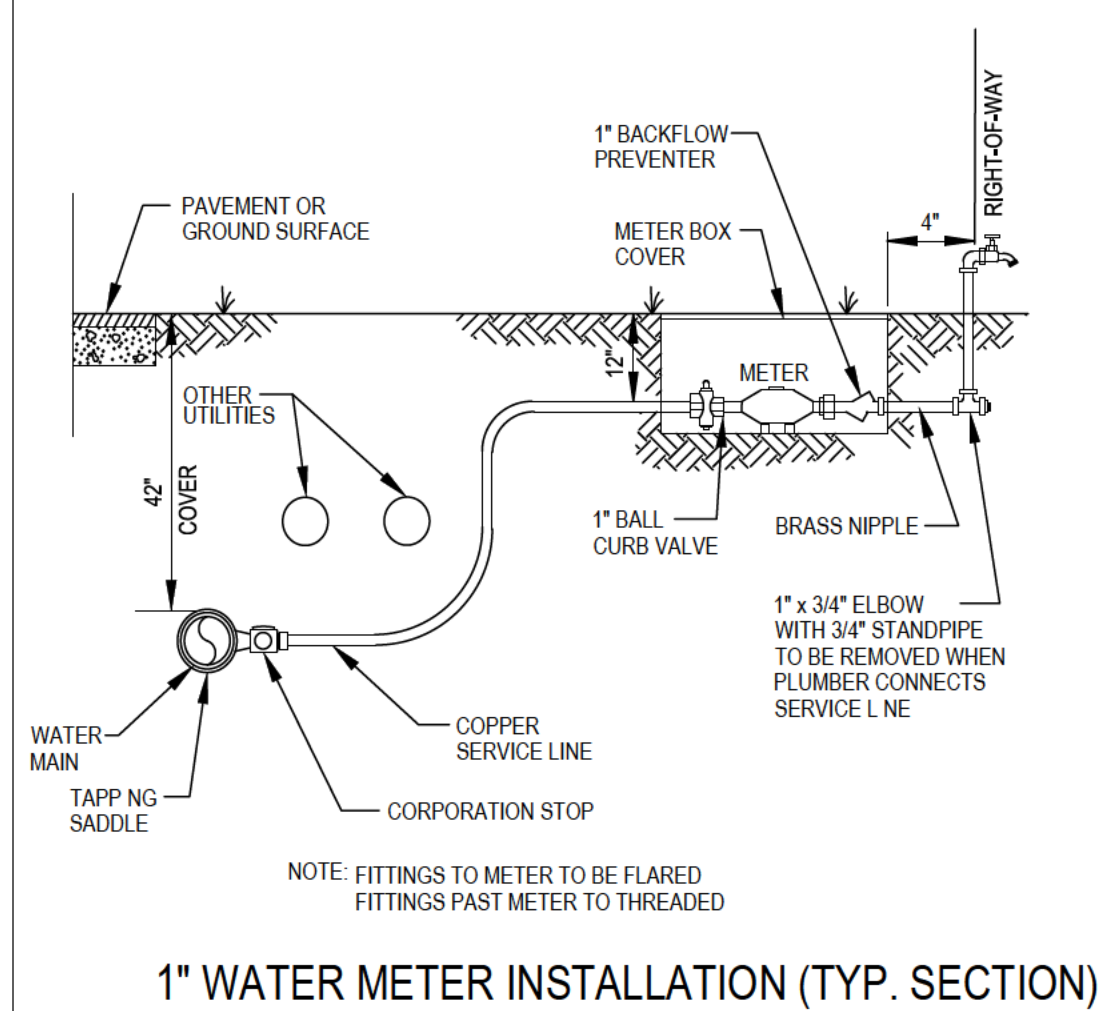
NOTES:

- 1.)IN GDOT-MAINTAINED ROADWAYS ENCROACHMENT PAVEMENT PATCH REQUIREMENTS SHALL TAKE PRECEDENCE.
- 2.)THE PAVEMENT CUT SHALL BE DEFINED BY A STRAIGHT EDGE AND CUT WITH AN APPROPRIATE SAWCUT MACHINE.
- 3.)THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY GDOT.
- 4.)THE FINAL 1\"/>
- 5.)THE ENTIRE THICKNESS AND VERTICAL EDGE OF CUT SHALL BE TACKED.
- 6.)THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REINSTALLED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3\"/>
- 7.)THE ASPHALT PAVEMENT MATERIAL SHALL BE INSTALLED AND COMPACTED THOROUGHLY WITH A SMOOTH DRUM ROLLER TO ACHIEVE A SMOOTH LEVEL PATCH.
- 9.)NO HAND PATCHING ALLOWED.
- 10.)PAVEMENT CUTS WITHIN GDOT ROW SHALL CONFORM TO THE APPROVED ON SITE ENCROACHMENT PERMIT.
- 11.)REFER TO CITY OF HAPEVILLE STANDARDS FOR TRENCHES AND PIPE BEDDING, FOR ADDITIONAL DETAILS.

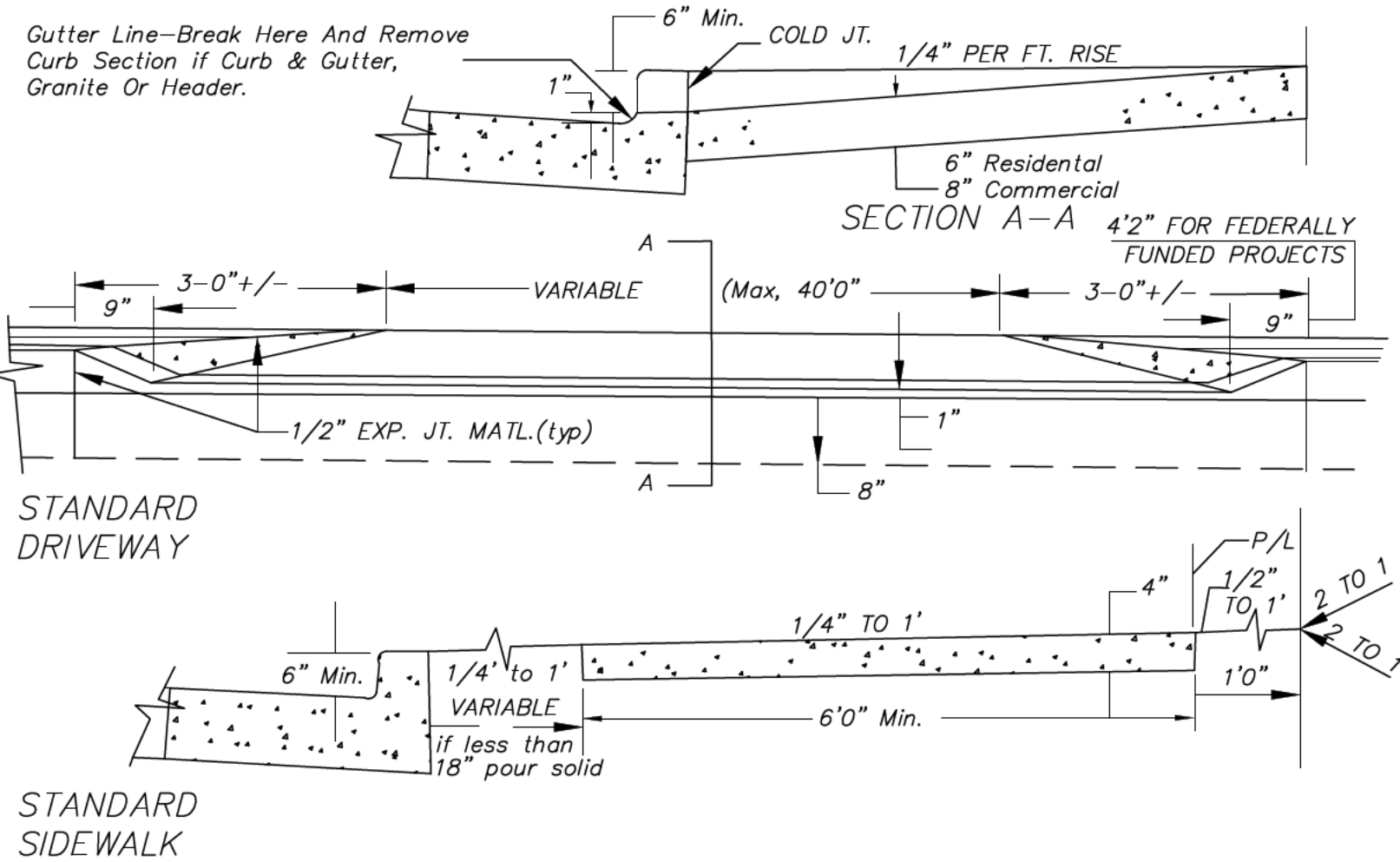
WATER MAIN TRENCH DETAIL



1" WATER METER INSTALLATION
(TYPICAL SECTION)



1" WATER METER INSTALLATION (TYP. SECTION)



1. SIDEWALK TO BE SCRIBED IN SQUARES EQUAL TO WALK WIDTH BUT NOT TO EXCEED 10'.
2. CONCRETE TO BE 3,000 P.S.I. MIN. DRIVEWAY SECTIONS USE 6,000 P.S.I. HIGH EARLY.
3. EXPANSION JOINTS ACROSS THE SIDEWALK ON EACH SIDE OF THE DRIVEWAY NOT MORE THAN 100' APART.
4. PREFORMED BITUMINOUS EXPANSION MATERIAL SHALL BE PLACED BETWEEN ALL FIXED OBJECTS (EXCEPT CURB) AND THE NEW CONCRETE SIDEWALK.

STANDARDS DRIVEWAY
AND SIDEWALK

NOT TO SCALE
DATE NOV. 1972
DESIGNED
CHECKED
DRAWN FC
REVISIONS 8/84 JGOJ

WATER QUALITY NOTES:

1. AS-BUILT WATER QUALITY CERTIFICATION OR LOT AS-BUILT SURVEY (INCLUDING WATER QUALITY DEVICES) IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
2. WATER QUALITY DEVICES TO BE INSTALLED AT TIME OF FINAL LANDSCAPING.
3. GUTTER DRAINS, OBSERVATION WELLS, AND EMERGENCY BYPASSES SHALL BE CAPPED AND TURNED UP DURING CONSTRUCTION TO PREVENT INFILTRATION AND SEDIMENTATION IN PIPES.
4. WATER QUALITY AREAS TO BE PROTECTED BY SILT FENCE TO PREVENT INFILTRATION AND SEDIMENT BUILD UP DUE TO CONSTRUCTION ACTIVITIES I.E. CONSTRUCTION VEHICLES, SEDIMENT RUNOFF, SILTATION ETC.
5. ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY DEVICES.
6. DISTRIBUTE RUNOFF WITHIN A LINEAR GRAVEL DEVICE USING A SLOTTED/PERFORATED FLEX PIPE, FOR DOWNSPOUT CONNECTIONS TO THE DEVICE USE SOLID WALLED PVC (SCHEDULE 20 MINIMUM).
7. PROVIDE A CLEANOUT AND AN EMERGENCY BYPASS FOR EXCESS FLOWS INSTALLED ON THE PIPING SYSTEM PRIOR TO PIPING REACHING THE INFILTRATION DEVICE.
8. INFILTRATION DEVICES SHOULD BE PLACED ON A 0% GRADE.
9. INSTALL A NON WOVEN FILTER FABRIC BETWEEN THE SOIL AND THE DEVICE AND GRAVEL.
10. ALL ADDITION ROOF DOWNSPOUTS AND AREA DRAINS SHALL TIED TO THE PROPOSED FLO-WELL PITS
11. SURFACE INLET REQUIRED ON EACH FLO-WELL
12. DOWN DRAINS SHALL HAVE POSITIVE SLOPE
13. ALL GUTTERS TO HAVE GUTTER GUARD SYSTEM
14. THE GROUND SURFACE ABOVE THE WATER QUALITY FACILITY SHALL BE GRADED SO THAT SURFACE WATER WILL DRAIN DURING OVERFLOW CONDITIONS. OFF SITE WATER SHOULD BE DIRECTED AWAY FROM FACILITY INLETS.
15. OVERFLOW FROM WATER QUALITY BMPs SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

WATER QUALITY MAINTENANCE:

MAINTENANCE OF THE STORMWATER QUALITY SYSTEM SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING:

GENERAL:

INSPECT GUTTERS AND DOWNSPOUTS AND REMOVE ACCUMULATED LEAFS AND DEBRIS.

INSPECT GRAVEL PIT FOLLOWING A LARGE RAINFALL EVENT TO INSURE OVERFLOW IS OPERATING AND FLOW IS NOT CAUSING PROBLEMS.

THE SITE SHALL BE INSPECTED FOR HAZARDOUS MATERIALS AT ALL TIMES WHICH MAY ESCAPE THE RAIN GARDEN SYSTEM AND ILLEGALLY DISCHARGE TO ADJOINING PROPERTIES.

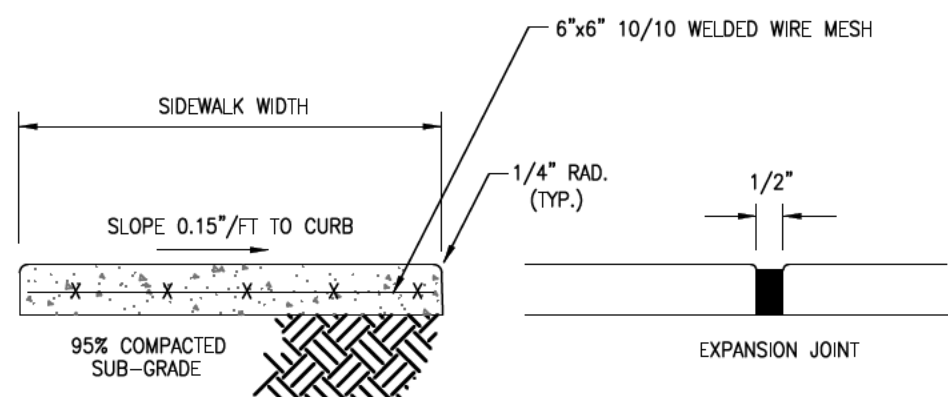
ANY DEBRIS ACCUMULATED IN EXCESS OF 3 INCHES TO BE REMOVED TO PRESERVE THE INTEGRITY OF THE INTENDED DESIGN.

OVERFLOW FROM WATER QUALITY BMPs SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES. ALL DOWNSPOUTS WILL BE EQUIPPED WITH A SELF CLEANING LEAF FILTER.

THE SITE SHALL BE INSPECTED FOR HAZARDOUS MATERIALS AT ALL TIMES WHICH MAY ESCAPE THE FLO-WELL SYSTEM AND ILLEGALLY DISCHARGE TO ADJOINING PROPERTIES.

ANY DEBRIS ACCUMULATED IN EXCESS OF 3 INCHES MEASURED FROM THE BOTTOM OF THE FLO-WELL SHALL CONSTITUTE REMOVAL TO PRESERVE THE INTEGRITY OF THE INTENDED DESIGN.

ALL DOWNSPOUTS WILL BE EQUIPPED WITH A SELF CLEANING LEAF FILTER.



NOTES:

1. CONCRETE SHALL BE 6\"/>
2. CONTRACTION JOINTS 1/2\"/>
3. EXPANSION JOINTS EVERY 50' FOR 5' & 10' WIDE WALKS - EVERY 40' FOR 4' & 8' WIDE WALKS. MINIMUM FOR WIDTHS WIDER THAN 5': CONTRACTION 6', EXPANSION 24'.
4. TROWEL AND LIGHT HAIR BROOM FINISH.
5. CONSTRUCTION SHALL MATCH COUNTY STANDARDS
6. EXPANSION JOINT FILL SHALL BE 1/2\"/>
7. JOINT PATTERNS FOR CONCRETE WALKS PER ARCHITECT'S APPROVED LAYOUT. JOINT LAYOUT MUST BE SUBMITTED TO ARCHITECT FOR APPROVAL.

REINFORCED CONCRETE
WALKS

NOT TO SCALE
DET-REN-CON-WALKS.DWG

4

C-8

SHEET 3 OF 3

3595 Canton Road
SUITE 312 - 272
Marietta, GA 30066
Ph. (678) 355-9805
Fax (678) 355-9805

FRONTLINE
SURVEYING & MAPPING, INC.

www.frontlinesurveying.com

DATE 03-07-2023
SCALE 1" = 20'

SECTION 14TH DISTRICT
BLOCK 98
LOT 161

SUBDIVISION VIRGINIA PARK

PHASE 1

NO. 3881
PROFESSIONAL
LAND SURVEYOR
EDWARD P. J. JR.

FOR THE FIRM
FRONTLINE SURVEYING
& MAPPING, INC. LSP#00631

JOB # 80170

NEW RESIDENCE FOR
LOT 161 - HAPEVILLE

G M I D

greg morgan interior design



PROJECT DESCRIPTION:

New 3-story single family house with (5) bedrooms & (4.5) bathrooms, on concrete slab with 2-car attached garage.

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.

DRAWING INDEX:

- T1 Title Sheet
- A1.1 Foundation & First Floor Plans
- A1.2 Second & Third Floor Plans
- A1.3 Roof Plan
- A2 Exterior Elevations
- A3 Wall Section & Roof Plan

Site Plan (Separate Drawing)

PROJECT CONTACTS:

OWNER & GENERAL CONTRACTOR:
Sonnie Norris
Norris Property Development
(404) 333-2820

DESIGNER:
Greg Morgan
GMID, LLC
3302 Myrtle Street
Hapeville, GA. 30354

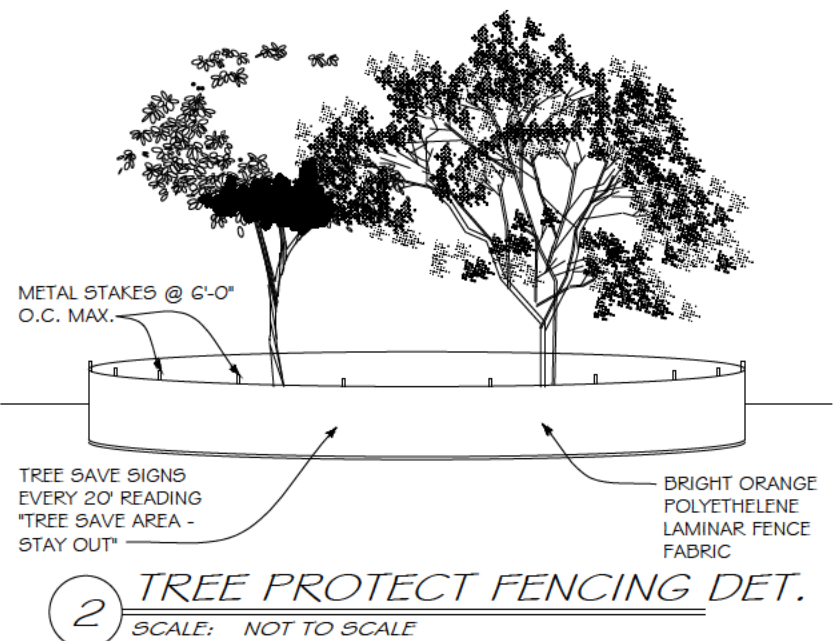
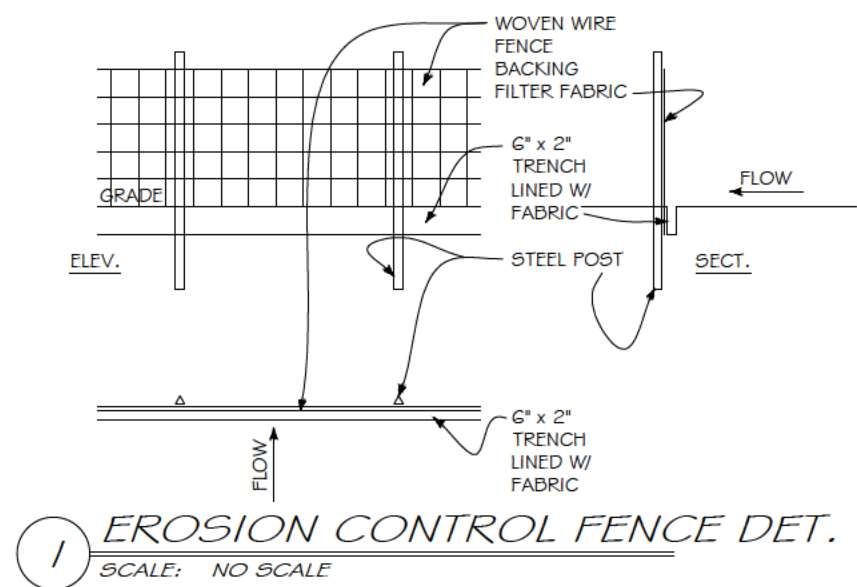
01 JUN 2022 FOR PERMIT
16 MAY 2022 REVIEW
30 APR 2022 REVIEW

HAPEVILLE
RESIDENCE

NEW CONSTRUCTION
LOT 161 - COLVILLE AVE
HAPEVILLE, GA.

SITE PLAN 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.



CODE INFORMATION:

Project Address: Lot 161 on Colville Ave
Hapeville, GA. 30354

Zoning: R-4 (Hapeville R-SF)

Occupancy: R-3, Single-Family Res.

Construction Type: Type VB

Building Height: 3 stories - 32'-3"
(From grade to Ridge of highest roof.)
(Complies with 35'-0" max.)

Condition Area: 2,555 SF (Floor Area Square Footage - Condition 1st, 2nd & 3rd Levels.)

Building Area (Gross): 1,544 SF (Footprint of Building, Garage and Front Porch only.)

Floor Area Ratio: Refer to separate Site Plan

Lot Coverage: Refer to separate Site Plan

Site Area: Refer to separate Site Plan

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 PLUMBING CODE (IPC) - 2018 EDITION W/
GEORGIA STATE AMENDMENTS.

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

TITLE SHEET

T1

LEGEND

- NEW WOOD FRAMED WALL
- NEW BRICK VENEER WALL
- NEW CONCRETE WALL
- HARDWIRED SMOKE DETECTOR
- HARDWIRED CARBON MONOXIDE / SMOKE DETECTOR

GEN. NOTES

- DOORS @ MAIN LEVEL TO BE 8'-0" HIGH U.N.O.
- DIMENSIONS ARE TO FACE OF WOOD FRAMING, CONCRETE, OR BRICK.
- SEE EXTERIOR ELEVATIONS FOR EXTERIOR DOOR & WINDOW INFORMATION.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL STRUCTURAL INFORMATION & FOR OBTAINING STRUCTURAL ENGINEERING IF NECESSARY.

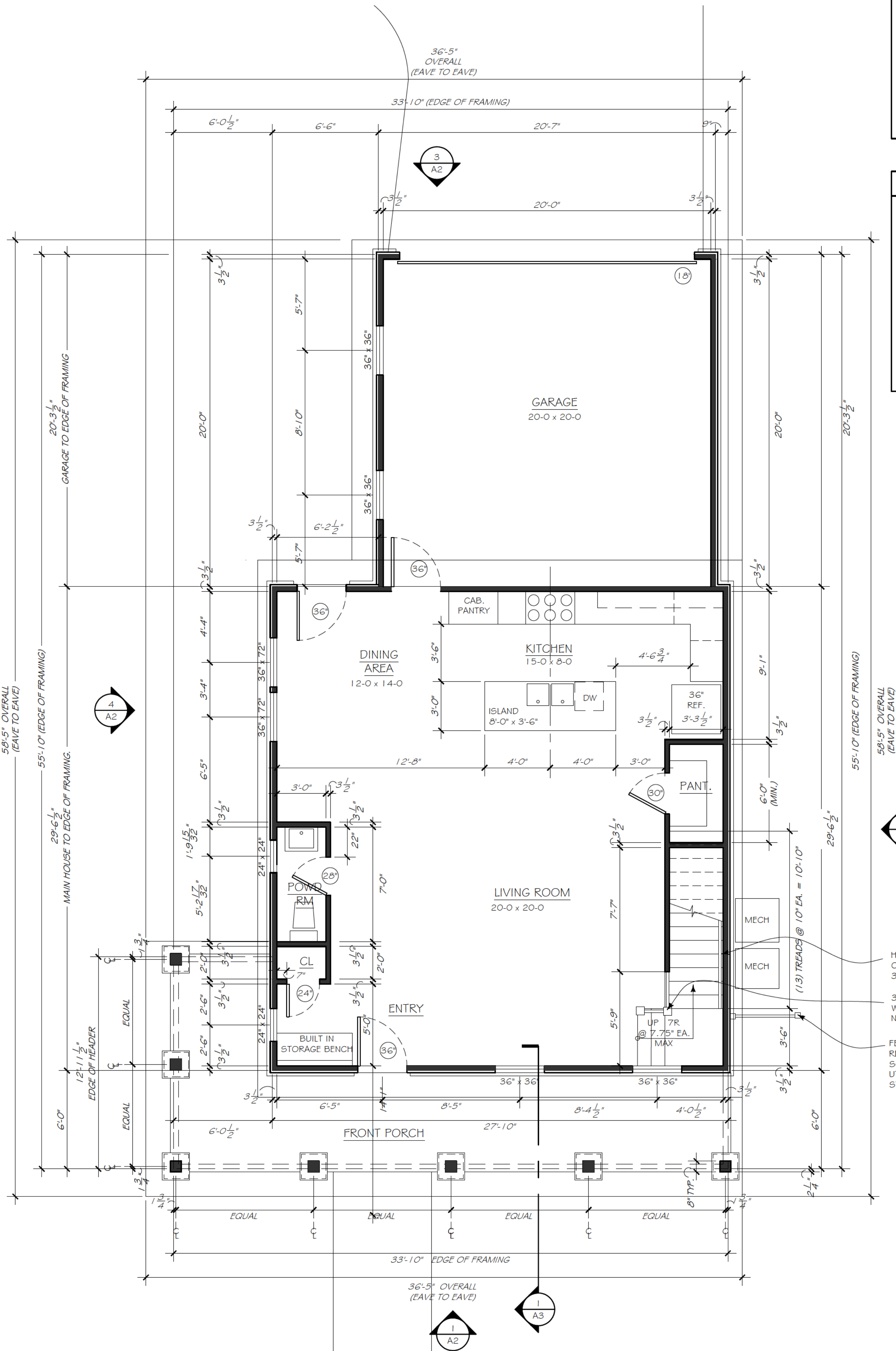
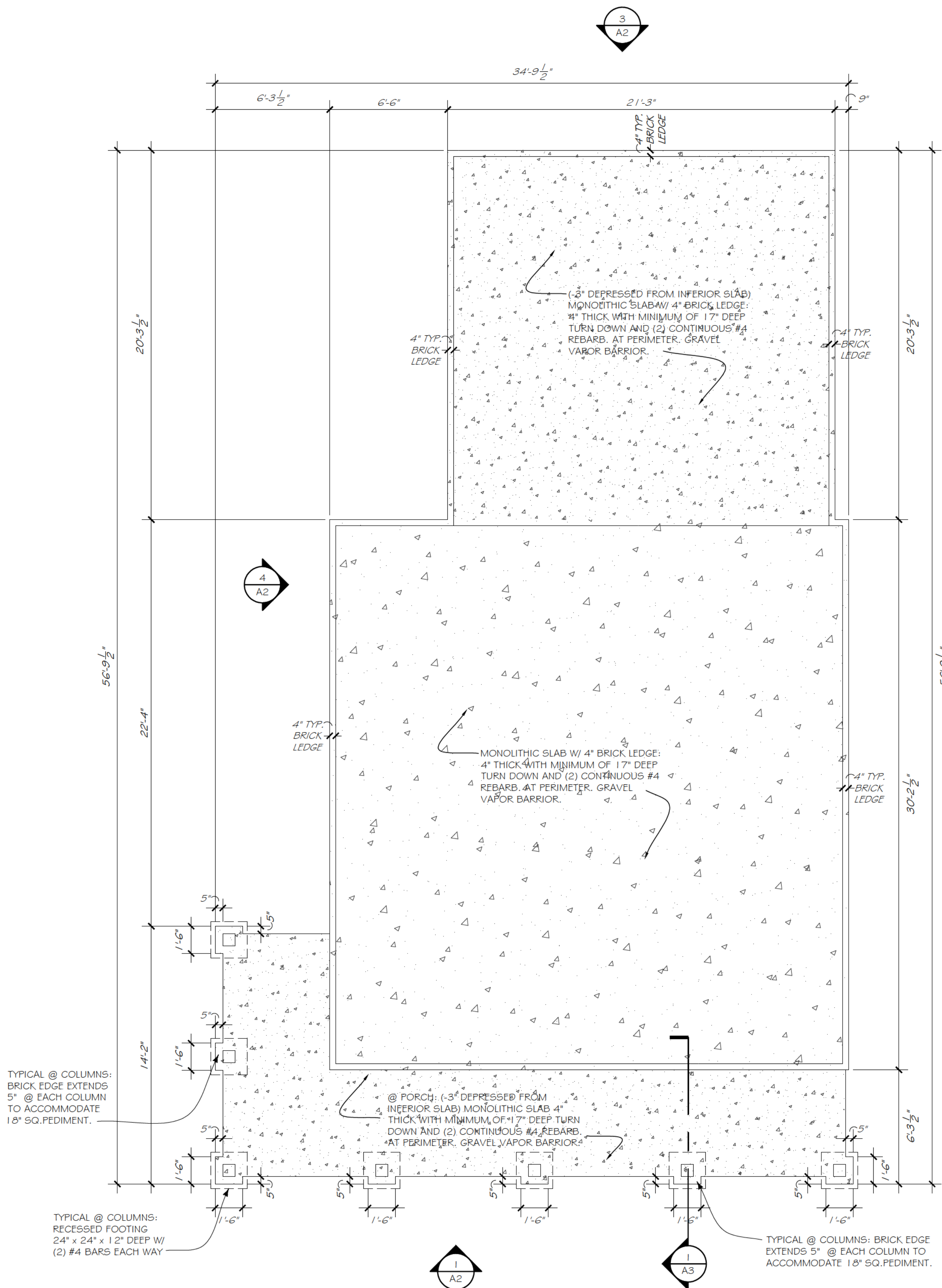
01 JUN 2022 FOR PERMIT
16 MAY 2022 REVIEW
30 APR 2022 REVIEW

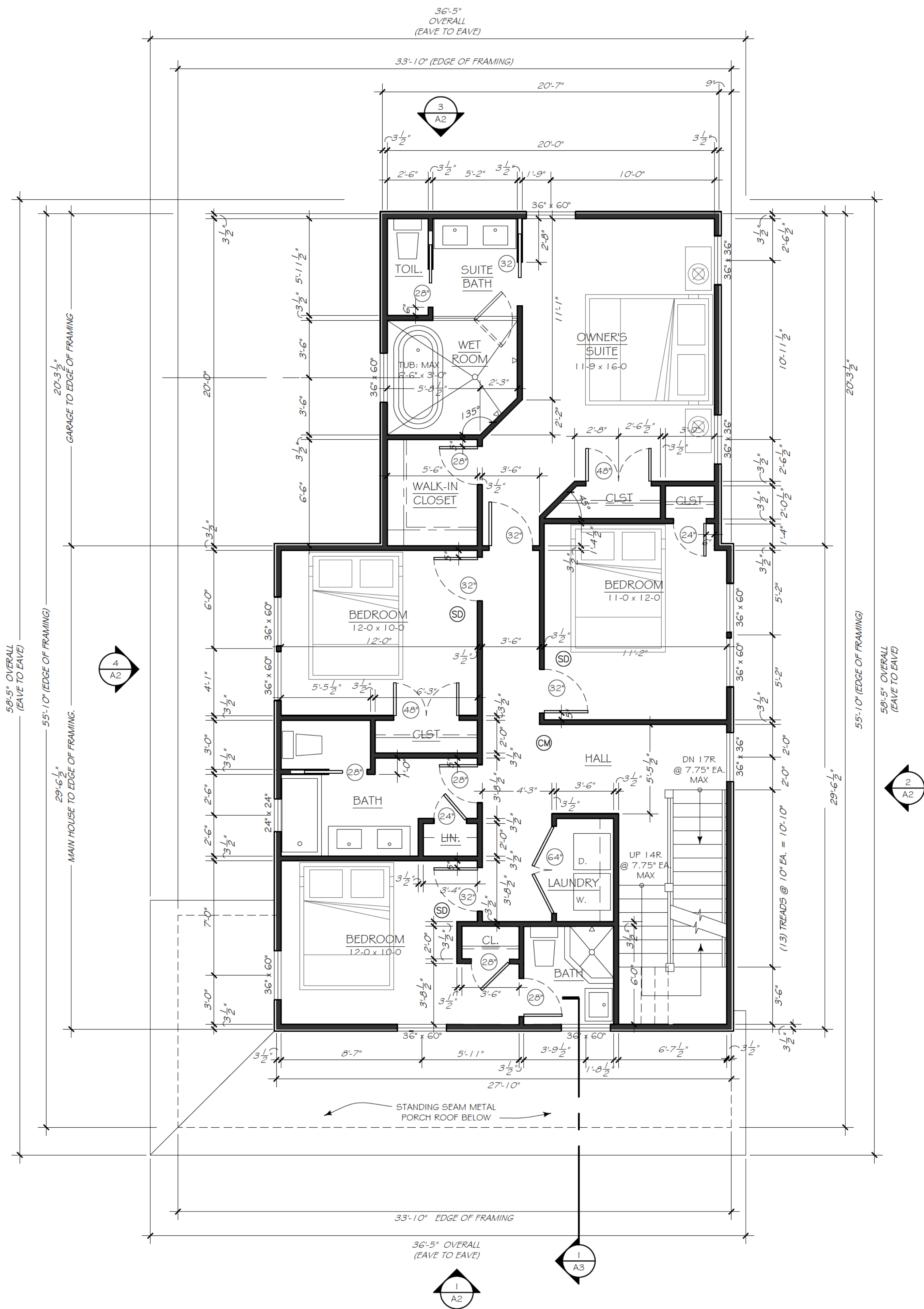
HAPEVILLE
RESIDENCE

NEW CONSTRUCTION
LOT 161 - COLVILLE AVE
HAPEVILLE, GA.

GROUND
FLOOR PLAN
& FOUNDATION

A1.1





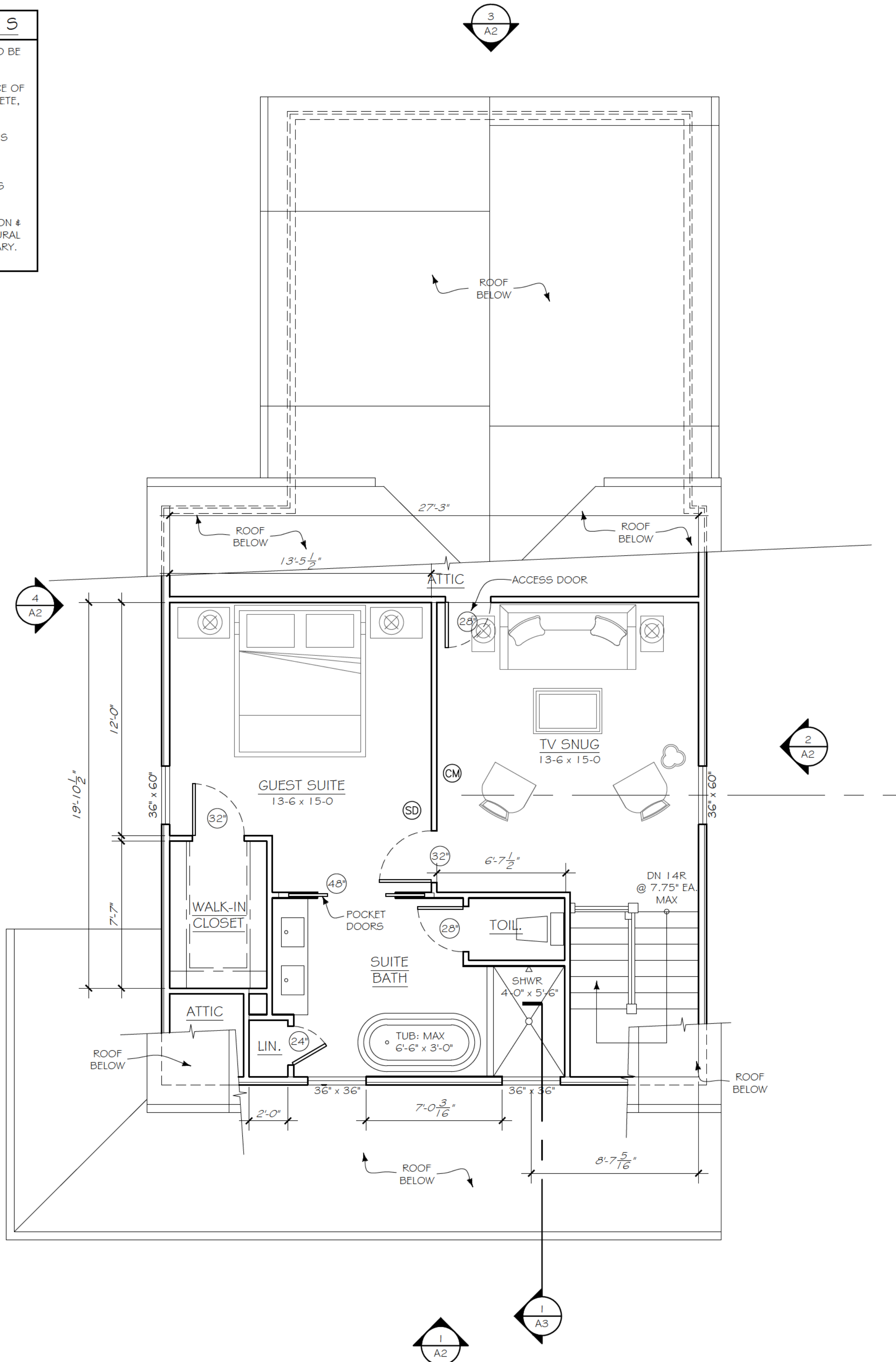
1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND

- NEW WOOD FRAMED WALL
- NEW BRICK VENEER WALL
- NEW CONCRETE WALL
- HARDWIRED SMOKE DETECTOR
- HARDWIRED CARBON MONOXIDE / SMOKE DETECTOR

GEN. NOTES

- DOORS @ MAIN LEVEL TO BE 8'-0" HIGH U.N.O.
- DIMENSIONS ARE TO FACE OF WOOD FRAMING, CONCRETE, OR BRICK.
- SEE EXTERIOR ELEVATIONS FOR EXTERIOR DOOR & WINDOW INFORMATION.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL STRUCTURAL INFORMATION & FOR OBTAINING STRUCTURAL ENGINEERING IF NECESSARY.



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

01 JUN 2022 FOR PERMIT
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30 APR 2022 REVIEW

HAPEVILLE RESIDENCE

NEW CONSTRUCTION
LOT 161 - COLVILLE AVE
HAPEVILLE, GA.

SECOND & THIRD FLOOR PLANS

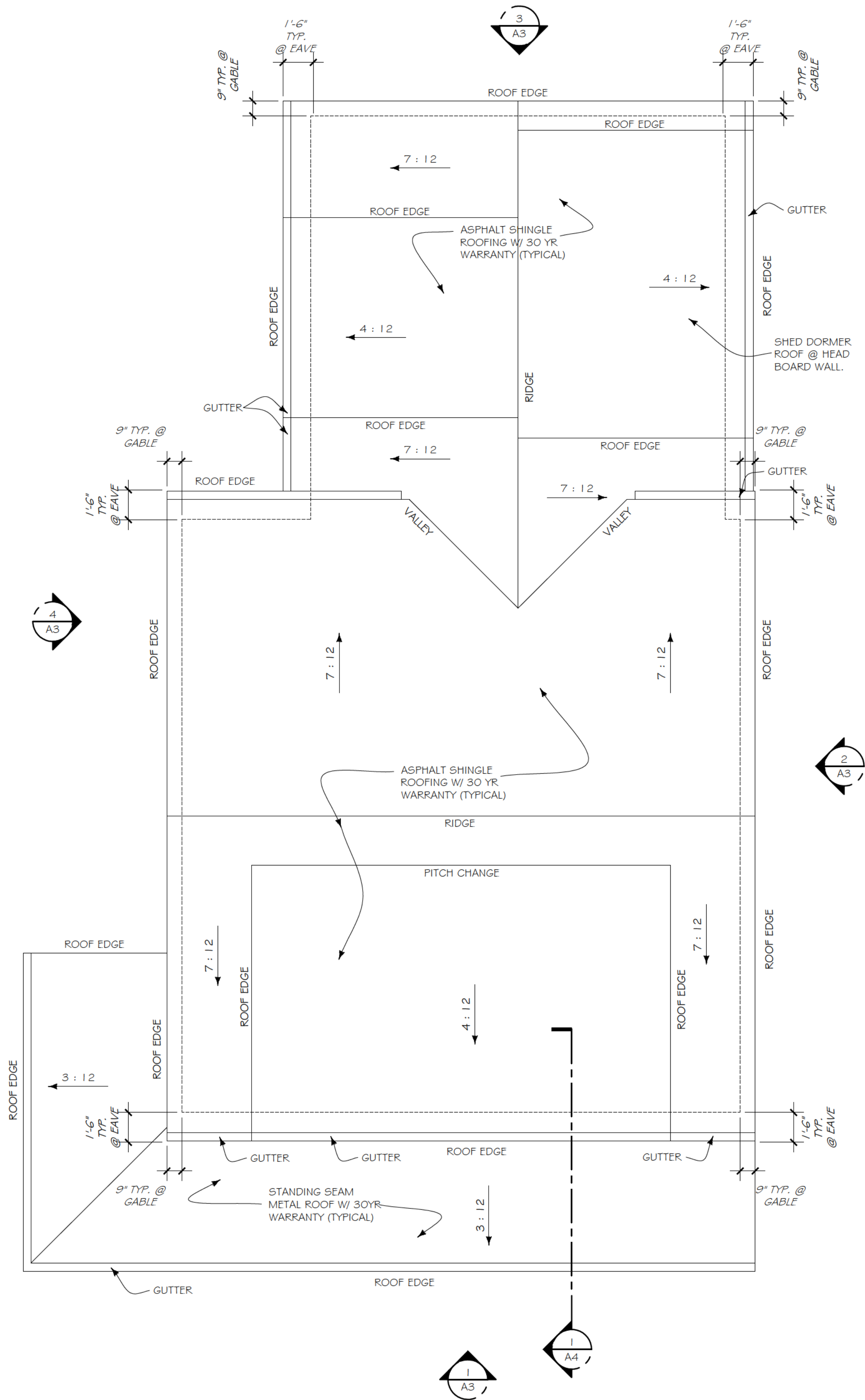
A1.2

GENERAL NOTE

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE SIZING & LAYOUT OF ALL STRUCTURAL COMPONENTS & OBTAINING ENGINEERING IF NECESSARY.

G M I D

greg morgan interior design



01 JUN 2022 FOR PERMIT
16 MAY 2022 REVIEW
30 APR 2022 REVIEW

HAPEVILLE
RESIDENCE

NEW CONSTRUCTION
LOT 161 - COLVILLE AVE
HAPEVILLE, GA.

ROOF
PLAN

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

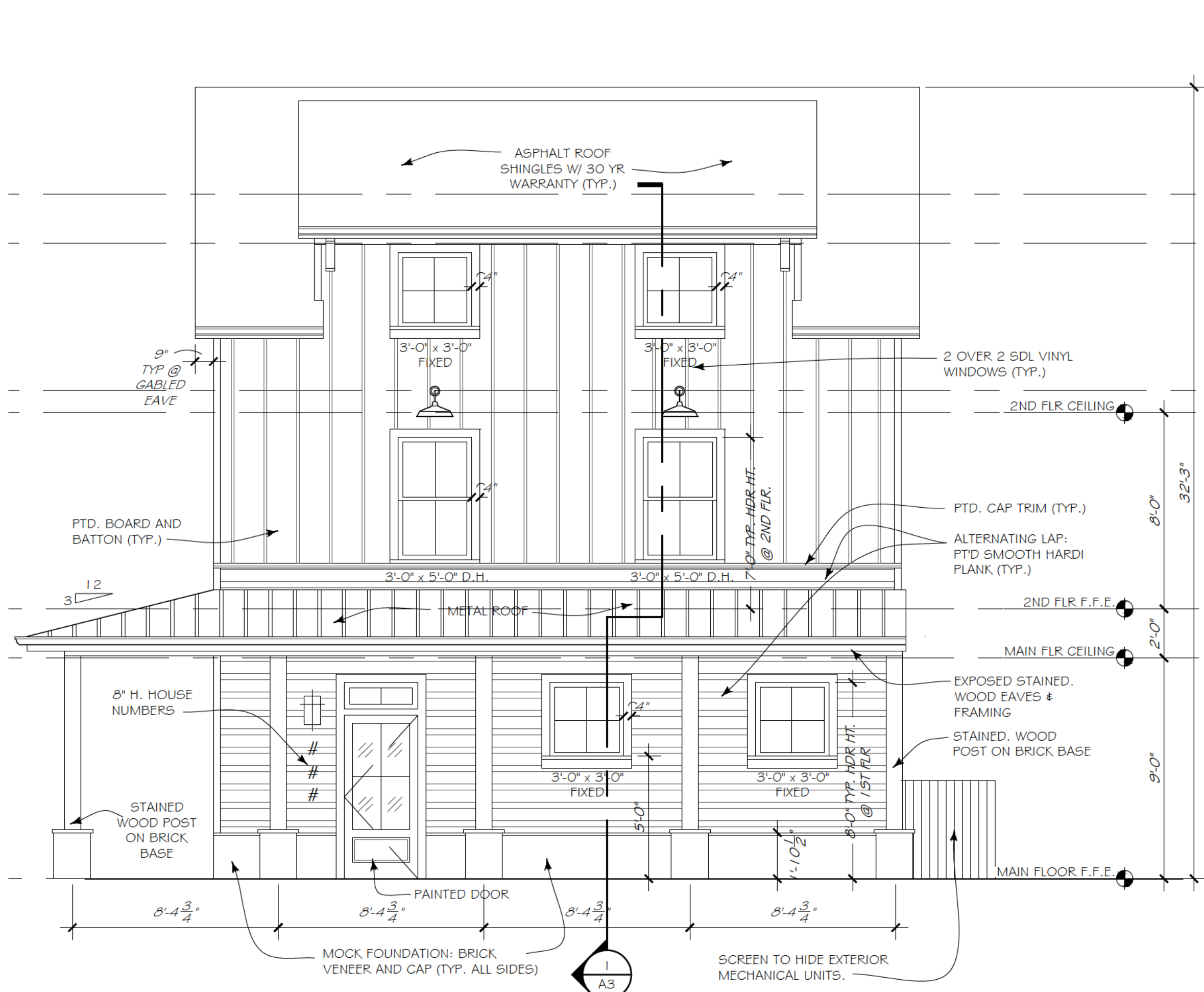
A1.3

ELEVATION
GENERAL NOTES

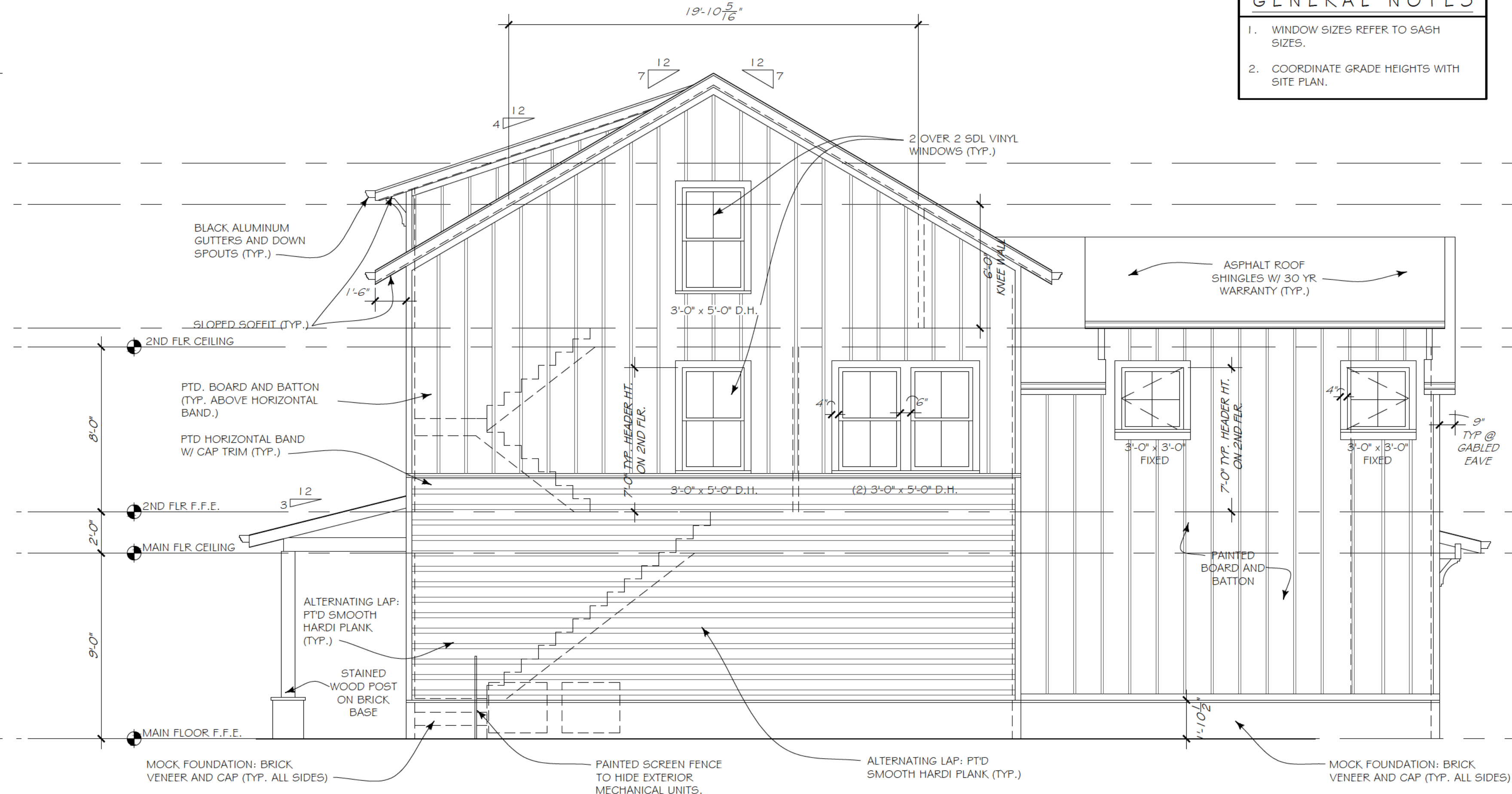
1. WINDOW SIZES REFER TO SASH SIZES.
2. COORDINATE GRADE HEIGHTS WITH SITE PLAN.

G M I D

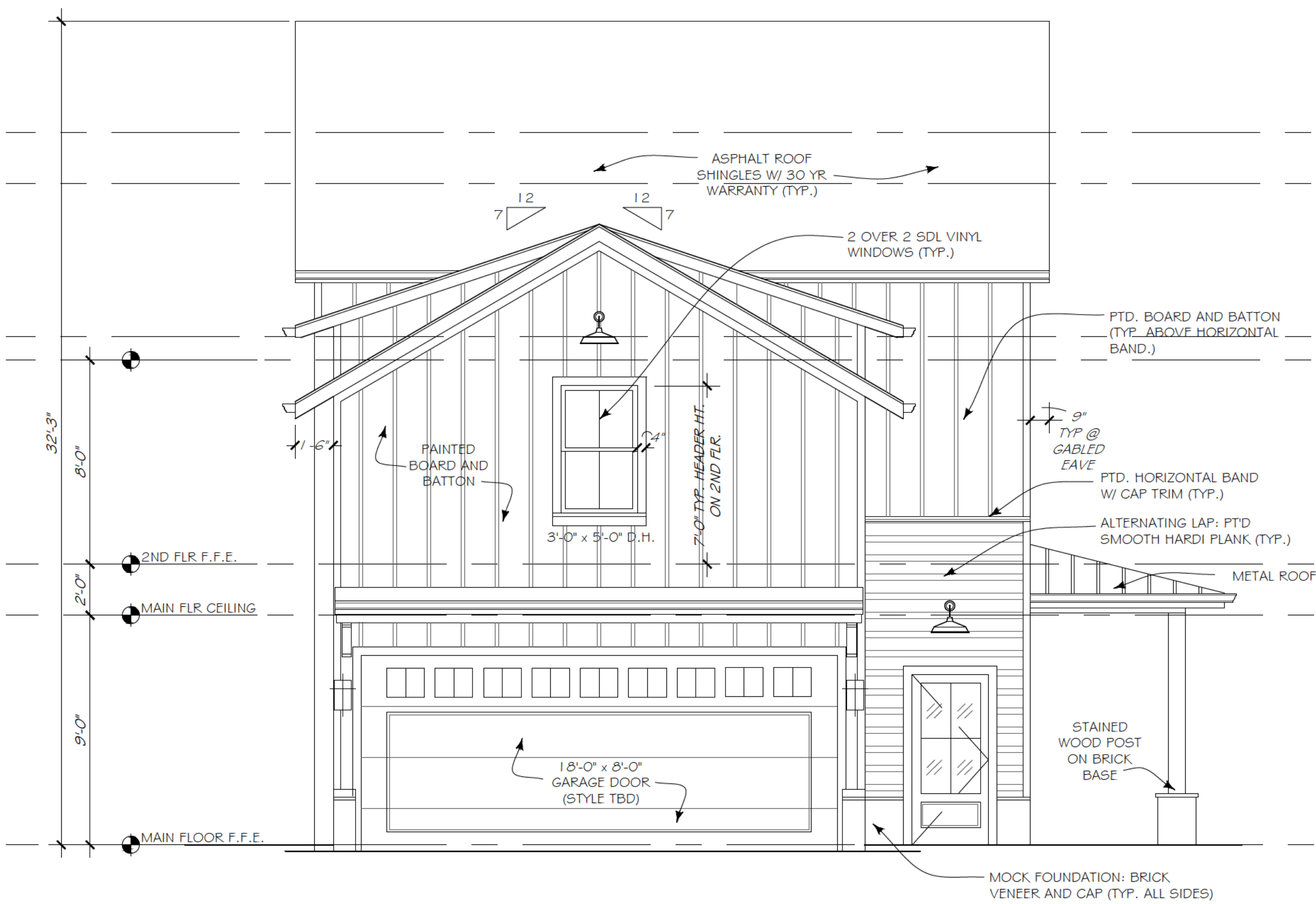
greg morgan interior design



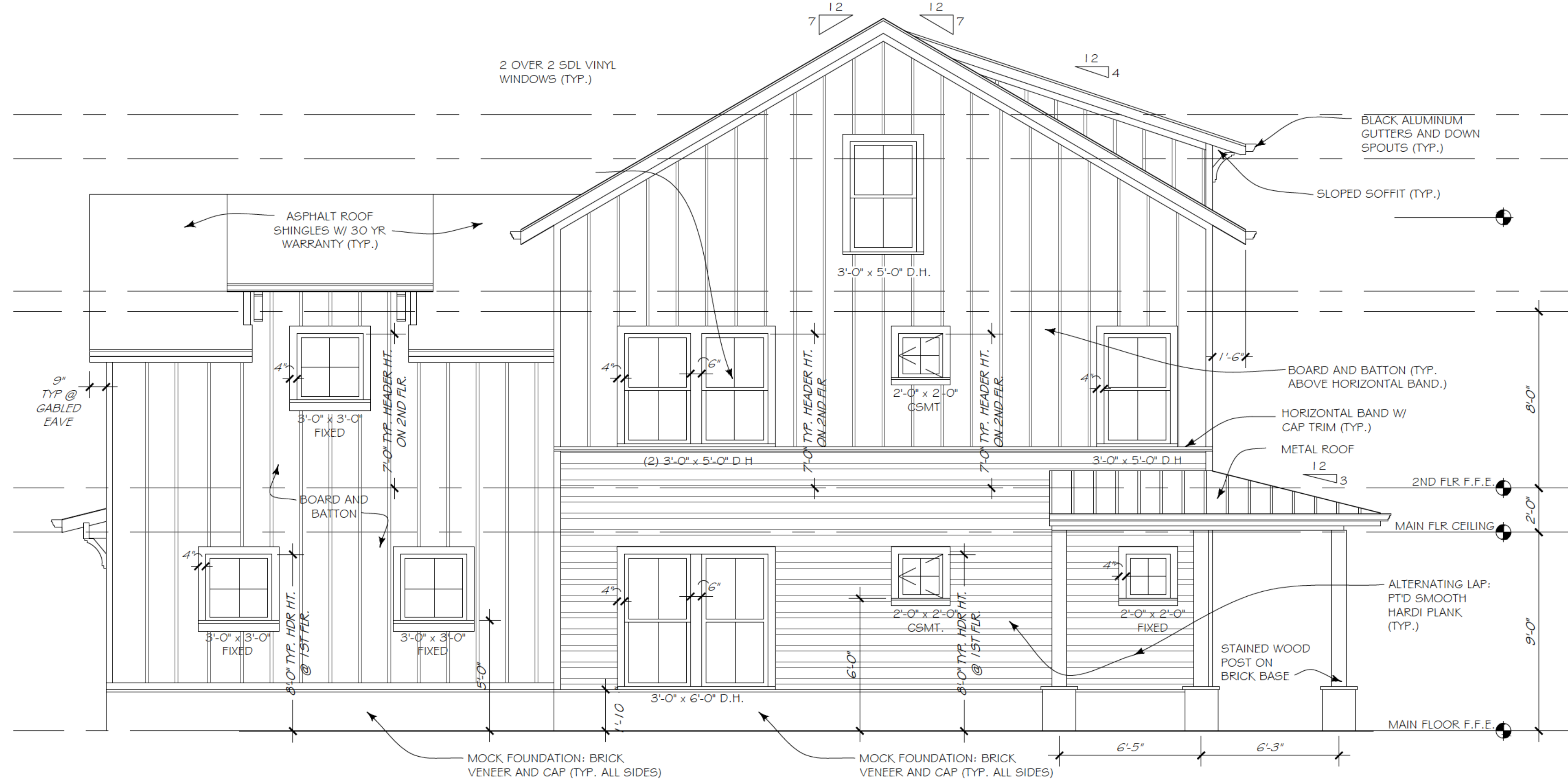
1 FRONT COLVILLE ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

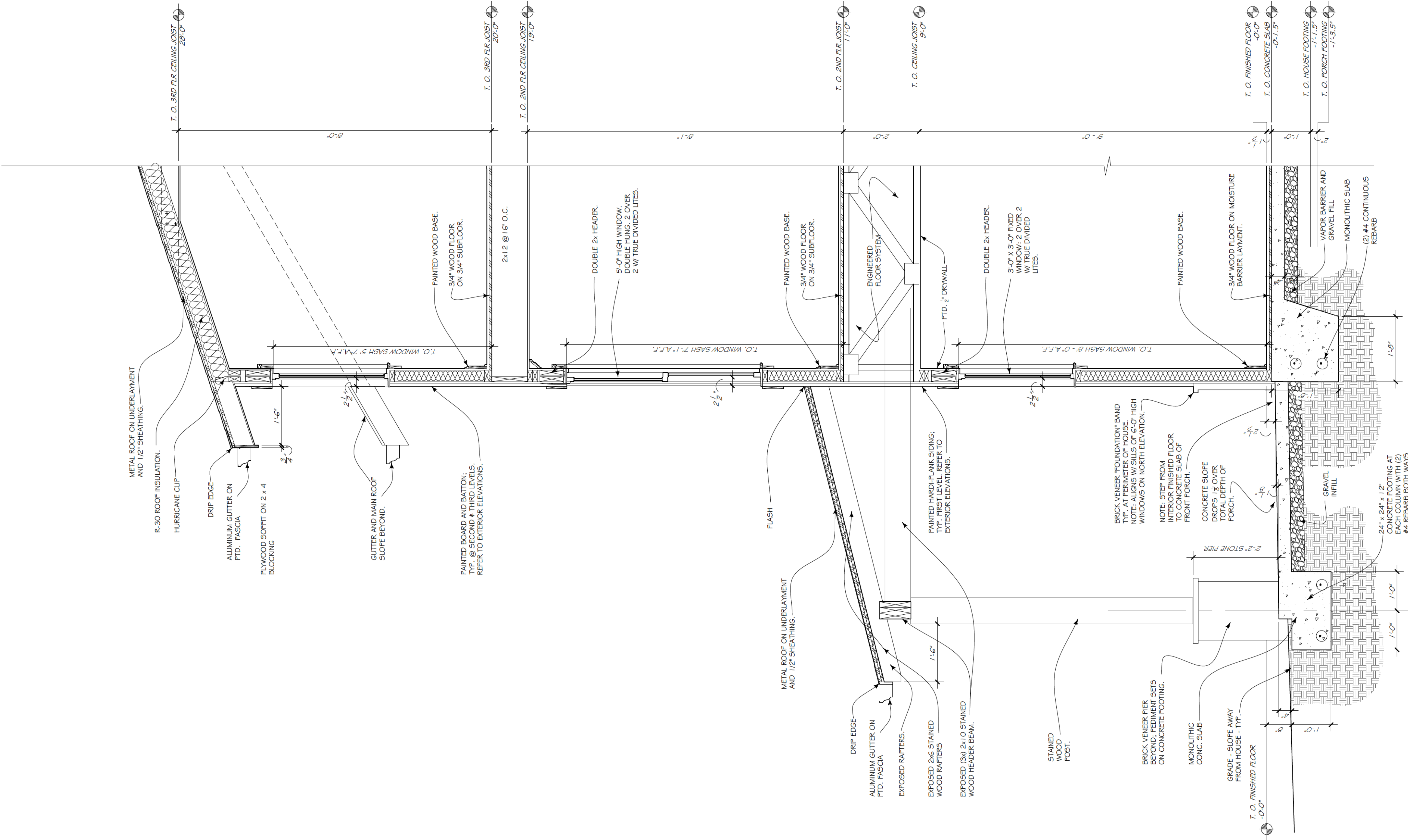
01 JUN 2022 FOR PERMIT
16 MAY 2022 REVIEW
30 APR 2022 REVIEW

HAPEVILLE
RESIDENCE

NEW CONSTRUCTION
LOT 161 - COLVILLE AVE
HAPEVILLE, GA.

EXTERIOR
ELEVATION

A2



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

01 JUN 2022 FOR PERMIT
16 MAY 2022 REVIEW
30 APR 2022 REVIEW

HAPEVILLE
RESIDENCE

NEW CONSTRUCTION
LOT 161 - COLVILLE AVE
HAPEVILLE, GA.

BUILDING
SECTION

A3



DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: May 10, 2023
TO: Tonya Hutson
FROM: Lynn Patterson
RE: Design Review – 3637 Elm Street Revised May 2023

Key:

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

BACKGROUND

The City of Hapeville has received a revised design review application from Vincent Lucier to construct a second-floor addition to an existing single-family dwelling at 3637 Elm Street. The 470 SF addition will be located on the rear of the structure and is shown as 30'. Cementitious siding and 30-year asphalt shingles are indicated.

Note: on A-3, there is a gray box shown under the overhang to the left of the upper story. Please clarify what this is.

The property is zoned RMU Residential Mixed Use and is subject to the Neighborhood Conservation Area (Subarea B) of the Architectural Design Standards.

CODE

Sec. 81-1-8. - RSD and RMU zoned developments.

Based on goals of this chapter, the following variations from and additions to these standards shall apply to sites zoned "Regionally Significant Development (RSD) and Residential Mixed Use (RMU)". Due to their size, and the opportunity to create self-contained "mini-cities" that this provides, these sites have an option to establish architecturally unique identities that may or may not reflect those of other parts of Hapeville. This is particularly true for those with mid-rise buildings, big box retail, convention center, warehouses, and telecommunication centers, which are not envisioned by the standards in section 81-1-6.

(a)General standards.

- (1)The requirements of section 81-1-6 shall apply except as herein noted or varied by design exception. Where a conflict exists between sections 81-1-6 and 81-1-8, the requirements of 81-1-8 shall prevail.
- (2)The requirements herein shall apply to all public and private streets. Exemptions to the requirements of section 81-1-6 relating to supplemental zones
- (3)For master planned developments in excess of 30 acres, the Hapeville Architectural Design Standards may be substituted with independent architectural design standards, provided the substituted regulations are consistent with the purpose and intent of this chapter, and subject to final approval by the design review committee. At a minimum, substitute design regulations shall include site development standards, utility standards, parking and traffic standards, and general facade standards, including but not limited to exterior materials, architectural themes, and street-level facade treatments. In the absence of these required elements, the minimum architectural standards will default to sections 81-1-6 and 81-1-8 respectively.

(b)Parking and traffic standards. Circular drives are permitted on new streets.

(c) Standards for low-rise buildings. See subsection (d)(1) for big box retail, conference/convention centers, warehouses, and telecommunication or data centers.

(1) Buildings four (4) stories or less are deemed low-rise.

(2) Standards for stories one and two:

a. Exterior materials shall be limited as follows:

Within 20 feet of public street rights-of-way or twenty (20) feet of the sidewalk along a private street: glass (except glass block), full-depth brick, cast stone, hard coat stucco, fiber cement siding, natural wood siding or stacked stone. ii. Other locations: The above materials, plus half-depth brick and split-face block.

(3) Standards for stories three and four.

a. Exterior facade materials shall be limited to: glass (except glass block), metal, brick, simulated brick, precast concrete panels, cast stone, hard coat stucco, fiber cement siding, natural wood siding, stacked stone, half-depth brick, or split-face block.

b. There shall be no minimum recess distance from the facade for window panes serving commercial uses.

c. Windows shall be vertically shaped with a height greater than width.

d. Building floors shall not appear as single horizontal window bands separated by nonglass spandrels of equal or greater height than the windows.

e. Windows may utilize clear or tinted glass. Tinted glass may have any transmittance or light reflectance factor.

(d) Mid-rise building design standards.

(1) Buildings taller than four (4) stories are deemed midrise.

(2) Mid-rises shall have two- or three-part facades:

a. A two-part facade consists of:

i. A "base" zone (the lower stories); ii. A

"shaft" zone (all other floors).

iii. Zones may be differentiated by a change in facade materials, window pattern, or window material. They may also be separated by a cornice or expression line. b. A three-part facade consists of:

i. A "base" zone (the lower stories); ii. A "shaft" zone (middle stories); iii. A "cap" zone (upper stories or cornice which provides a termination at the building top).

iv. Zones may be differentiated by a change in materials, window pattern, or window material. They may also be separated by a cornice or expression line.

c. Facade materials shall be arranged horizontally, with materials having a more visually heavy appearance placed below lighter ones. No more than two different materials or colors shall be used per facade zone.

(e) Big box retail, conference/convention centers, warehouse, telecommunication, and data center design standards.

(1) Big box retail, conference/convention centers, warehouse, and telecommunication or data centers shall comply with:

a. The requirements of subsection 81-1-8(c) "Low-rise buildings," or

b. The following requirements along each exterior facade visible from a public street, private street, private drive, or parking lot:

i. Materials shall be limited to: glass (except glass block), metal, brick, simulated brick, precast concrete panels, cast stone, hard coat stucco, fiber cement siding, natural wood siding, stacked stone, half-depth brick, or split-face block.

ii. Facade materials shall be combined only horizontally, with the heavier below the lighter.

iii. A minimum of 30 percent of the facade area shall be glass. Such glass shall allow visibility into the building a minimum depth of five feet. Display windows shall count towards this requirement. iv. Facades over 100 feet in length shall incorporate wall projections or recesses a minimum of five feet in depth and a minimum of 20 contiguous feet in length per 100 feet of facade length. The combined length of said recesses and projections shall constitute more than 20 percent but less than thirty (40) percent of the total facade length.

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.

(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: Proposed sidewalk pavers are shown on the site plan.

(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: 1 new tree, a dogwood, is being proposed in the front yard. Specify tree size.

(c) Utility Standards

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

STAFF COMMENT:

(d) Parking and Traffic Standards

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

- ✓ Driveways shall have a minimum width of nine feet and a maximum width of 15 feet. Circular drives are permitted. A grass strip in the middle of driveways is encouraged.
- ⊙ All other buildings shall meet the following requirements:
 - Parcels are permitted a maximum of one driveway curb cut per street. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.
 - Driveways shall have a maximum width of 12 feet for one-way and 24 feet for two-way.
 - Two curb cuts serving two one-way driveways shall be counted as one curb cut.
 - Public or private alleys, or driveway providing vehicular access to two or more parcels shall not constitute a curb cut.
 - New public streets shall not count as curb cuts.
 - Parcels are permitted a maximum of one driveway curb cut per street frontage. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.
- ⊙ Carports are only permitted subject to the following requirements:
 - Carports shall be located in the rear or side yard, but shall not be visible from a public right-of-way.
 - Carport roofs shall be supported by columns with a minimum width and depth of eight inches.

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

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

STAFF COMMENT:

(e) Roof and Chimney Standards

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

STAFF COMMENT: Gutters and downspouts should 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:

(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: Ensure that windows are not GBG. Only second floor windows in front are called out this way.

FINDINGS

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.

- **Note: on A-3, there are two gray boxes shown under the overhang. Please clarify what this is.**
- **Update owner information on plans. Vincent Lucier is listed as owner.**
- **Windows do not match elevations. Side window not shown above tub. Twin windows shown on floor plan in bedroom, only one window on elevation.. Front windows are not shown on floor plan. First floor rear elevation has two windows, floor plan only shows one. Window schedules do not match elevations on rear. Window schedule not updated with front windows.**

- Ensure that windows are not GBG. Only second floor windows in front are called out this way.
- Note: please have the front deck removed from the drawings. This is not approved.
- Correct Sheet 1 that references the overhang as 1/2" not 12".

The applicant is advised to review the plans for accuracy prior to submitting for building inspection review. Incorrect plans will delay reviews.

The application is compliant subject to the satisfaction of the aforementioned issues.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: January 13, 2023

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: Vincent Lucier Contact Number: [REDACTED]

Applicants Address: 4480 South Cobb Drive, NE Smyrna

E-Mail Address: vincent@distinguishedpropertymanagement.com Zoning Classification: Bm1

Address of Proposed Work: 3637 ELM Street Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0096-0002-004-6

Property Owner: Distinguished Property Management, LLC Contact Number: 770-899-8000

Project Description (including occupancy type): Residential Mixed Use

Residential Remodel Renovation. Attic Addition

Contractors Name: Adonia Custom Homes Contact Number: 770-833-4200

Contact Person: Joseph Wilch Contact Number: 770-833-4200

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.

Vincent Lucier
Applicants Signature

1/13/2023
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: ~~2,050~~ 470 sq ft

Total Square Footage of existing building: 1,580

Estimated Cost of Construction: 20,000.00

List/Describe Building Materials on the exterior of the **existing** structure: Aluminum clad siding
cinderblock crawl space

List/Describe Building Materials **proposed** for the exterior facade of the new structure: _____
Aluminum clad siding cinderblock crawl space

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 Vincent Lucier  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.

Vincent R. Lucier

Vincent Lucier

1/13/2023

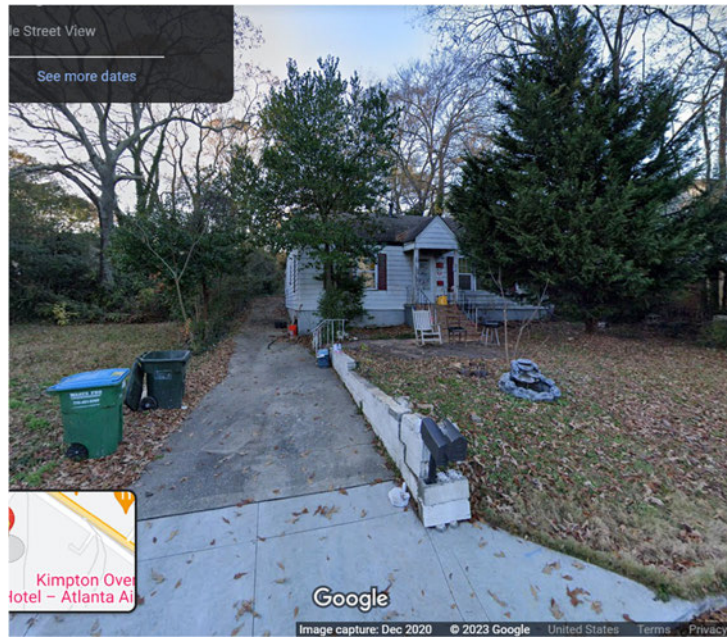
Printed Name

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.



DESIGNER: DANA T DESIGNS
678-596-8590
danatdesigns1@gmail.com

CLIENT: BME PROPERTIES, LLC
PROJECT: 3637 ELM STREET
HAPEVILLE, GA 30354

DOCUMENT SET TABLE OF CONTENTS:

COVER PAGE I (BUILDING CODES & CONSTRUCTION NOTES)

A-3 PROPOSED FRONT & REAR ELEVATIONS

A-4 PROPOSED LEFT & RIGHT SIDE ELEVATIONS

R-1 EXIST./PROP., ROOF FRAME PLAN

RELEASE FOR CONSTRUCTION

GENERAL NOTES:
1. ALL TIMBER WILL BE SP-#2

2. ALL RAFTERS ARE TO CONNECT TO CEILING JOISTS

3. THE CRAWL SPACE IS NOT HIGHER THAN FIVE FEET AT ANY POING IS NOT LIVING SPACE.

4. ALL WORK WILL BE DONE IN STRICT ACCORDANCE WITH LOCAL CODES AND ORDINANCES.

5. SOIL SHALL BE OF STABLE SUBSTANCE AND COMPACTED TO 95% DENSITY CONSTRUCTION AREA SHALL BE FREE OF ANY MATERIAL UNSTABLE FOR COMPACTING.

6. ALL ELECTRICAL WORK MUST COMFORM WITH THE LATEST ADDITION OF THE NATIONAL ELECTRICAL CODE AND LOCAL ORDINANCES.

7. ALL PLUMBING WORK MUST COMFORM WITH THE LATEST ADDITION OF THE NATIONAL PLUMBING CODE AND LOCAL ORDINANCES.

ELECTRICAL NOTES:
1. ELECTRICAL WORK IS REQUIRED FOR THIS PROJECT THE WORK SHALL BE PERFORMED BY A CONTRACTOR LICENSED TO PERFORM SUCH ACTIVITY WITHIN THE JURISDICTION OF THE HAPEVILLE, GA A SEPERATE INSTALLATION PERMIT IS REQUIRED. COMPLY W/ A APPLICABLE CODES AND HAPEVILLE, GA ELECTRICAL INSPECTION AND APPROVALS
2. DESIGN OF THE REQUIRED ELECTRICAL SYSTEM (POWER & LIGHTING REQUIREMENTS) IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
3. CONTRACTOR SHALL FIELD VERIFY ACTUAL FIELD CONDITIONS PRIOR TO START FOR ANY WORK FOR THIS PROJECT.

4. THE SERVICE ENTRANCE, ELCTRIC METERING, SERVICE PANEL AND CABLE INSTALLATION UP TO MAIN SWITCH GEAR AND SERVICE PANEL ARE EXISTING AND SHALL REMAIN.

5. COMPETE 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 INSTALLATION.

6. PLACE LIGHT SWITCHES MINIMUM 8" O.C. FROM DOOR ROUGH OPENING
7. PLACE BATHROOM VANITY OUTLETS ON SIDE WALL MINIMUM 6" O.C.
8. ADD 1 OUTLET FOR THE FIREPLACE INSIDE CANTILEVER.
9. BE SURE TO HAVE ONE OUTLET ON FOR THE SIDE OF THE RANGE.

SPECIAL NOTES:

1. THERE IS A 1/2" OVERHANG
2. ADDRESS NUMBERS WILL BE ON THE POST ON THE PORCH
3. THERE WILL BE WALL SCONCES PLACE ON EACH SIDE OF THE FRONT DOOR.
4. THE EXTERIOR PARTITION FASCIA WILL BE 8" CEMENT BOARD
5. THE CORNER TRIM WILL BE 1X4 SIZED.

SCOPE OF WORK:

1. ADDING NEW EXTERIOR FASCIA AROUND THE STRUCTURE.
2. ADDING THEADDRESS TO A COLUMN ON THE FRONT PORCH.
3. THE RAILING FOR THE FRONT PORCH WILL BE 32" HIGH.
4. THE RAILING WILL BE MADE OF TREATED PAINTED WOOD.

PLUMBING NOTES:

1. 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 THE HAPEVILLE, GA A SEPERATE INSTALLATION W/ APPLICABLE CODES.

2. COORDINATE WORK WITH ALL OTHER TRADES PRIOR TO INSTALLATION REFER TO AVAILABLE APPROVED DRAWINGS TO VERIFY EACH DEPTHS, SIZES AND LOCATION OF ALL EXISTING OR REQUIRED UTILITY CONNECTIONS PRIOR TO THE START OF ANY WORK FOR THIS PROJECT.

3. INSTALLATION ALL PLUMBING FIXTURES AS INDICATED INCLUDING BUT NOT LIMITED TO WATER CLOSETS, BATH TUBS, LAVORATES, KITCHEN SINKS, FIXTURES SUPPLY AND WASTED PIPPING AS REQUIRED, PROVIDE TIE IN TO EXISTING SANITARY SEWER WASTE LINE FIELD VERIFY THE LOCATION OF THE EXISTING WASTE FROM BUILDING TO THE EXISTING STREET SEWER SYSTEM.

4. INSULATE DOMESTIC HOT AND COLD WATER PIPPING.

5. ALL NEWLY INSTALLED PIPPING SHALL BE TESTED IN ACCORDANCE WITH THE CODE MINIMUM REQUIREMENT.

6. DOMESTIC WATER PIPPING SHALL BE FLUSHED AND STERLIZED IN ACCORDANCE WITH GEORGIA STATE, OR APPLICABLE COUNTY HEALTH DEPARTMENT STANDARDS.

GENERAL STATEMENT/GEORGIA ACCESSIBILITY CODES
GA 103.3 CURRENT FOR 2021 AND APPLICABLE UPDATES:

CURRENT MANDATORY CODES AS ADOPTED BY DCA:

International
-Building codes, 2018. edition, with Georgia amendments 2020

International
-Residential code, 2018 edition, with Georgia amendments 2020

International
-Fire code, 2018 edition (No Georgia amendments)

International
-Plumbing code, 2018 edition with Georgia amendments 2020

International
-Mechanical code, 2018 edition with Georgia amendments 2020

International
-Fuel Gas code, 2018 edition with Georgia amendments 2020

- National electric code, 2020 edition (no Georgia Amendments)

- International Energy Conservation code, 2015 Edtition, w/ Georgia Supplements and Amendments (2020)

- 2012NFPA 101-life safety code w/ state Amendments 2021 w/ GA., Amendments 2020

- International swimming pool & spa code, 2021edition w/ Georgia Amendments 2021

- Disaster Resilient building code IBC appendix 2021
- Disaster Resilient building code IRC appendix 2020
- International property Maintenance code, 2021 edition w/ Georgia Amendments.
- National Green building standard 2020 edition, w/ Georgia Amendments.

Construction type - Type V.B.

DATE

BY

DESCRIPTION

NO.

JANUARY 20, 2023

DATE:

SCALE:

SHEET:

I

Page 92 of 106

Site Plan

3637 Elm St
Hapeville, GA 30354

Existing Heated square footage: 1580
Proposed added Heated square footage: 470
Total Heated square footage for House: 2050

(In Feet)
1 inch = 20 ft.

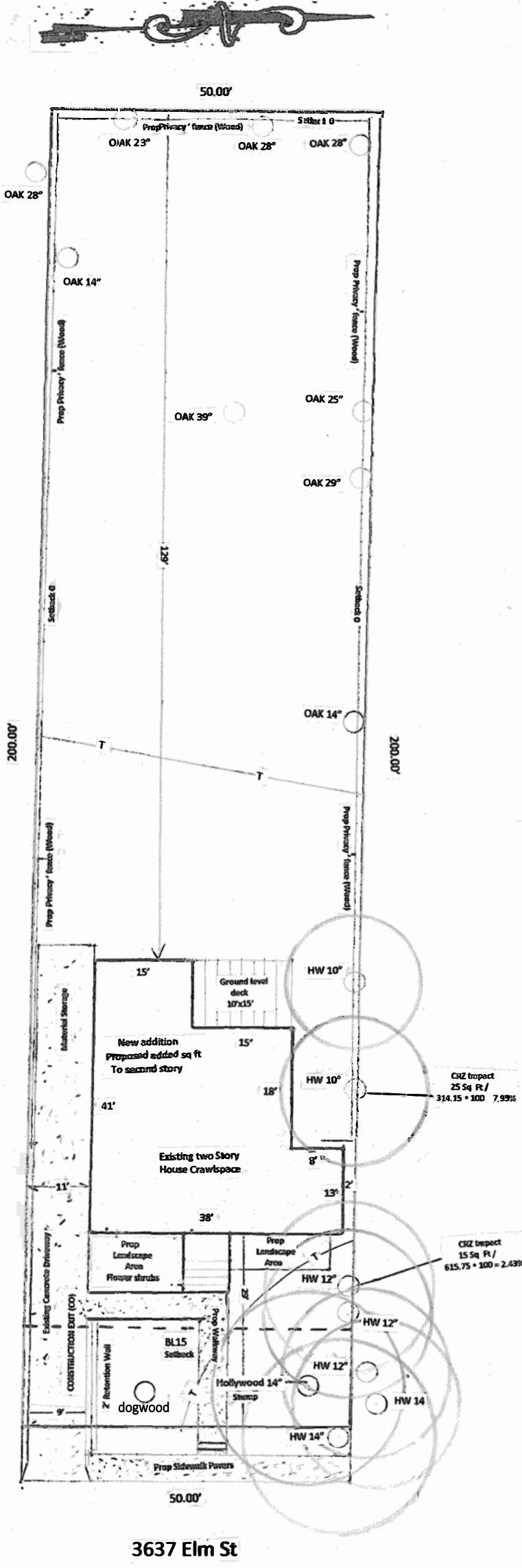
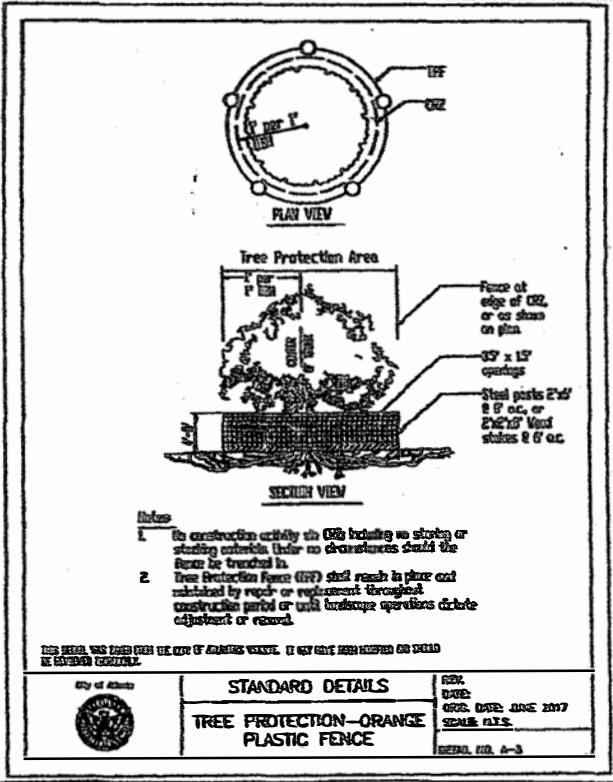
Zoning RMU

Parcel Number 14009600020046
Location Address 3637 Elm ST
Hapeville, GA 30354

Legal Description
Property Class R3 – Residential Lots
Neighborhood 1420
Tax District 30
Zoning RMU
Acres 0.2296
Homestead N
Exemptions

Owner: Vincent Lucier
3637 Elm ST
Hapeville, GA 30354
Vincent@distinguishedpropertymanagement.com
770-899-8000

Point of contact: Jerome Bright
jbright45@gmail.com
678-596-4379



Area of site = 10000	
FAR – 2050 / 10000 = 0.20%	
Impervious Coverage –	Driveway = 640
	Walkway = 84
	Front Porch = 80
	Rear Deck = 150
	Total Impervious = 954
Impervious Lot Coverage Total 2050 + 954 = 3004 / 10000 = 0.30%	

Minimum Building Setback Requirements	
Zoned RMU	
Front Yard – 15'	
Side Yard – 0'	
Rear Yard – 0'	

House Elevation
Left and Right front corner = 3' and 3' above ground level respectively
Left and Right Rear corner = 1' and 1' above ground level respectively
House is on a Basement (Addition will be added to existing dwelling at same elevation)

General Requirements:
Dirt statement- Project does not require Dirt movement that will exceed allowed cubic yards – Earthwork is Below 500 cu. Yd. No Haul route will be required.
Graded slopes- No graded slope shall exceed 2h: 1v – Dirt will be stocked piled on site. No trees will be impacted by construction.

Erosion, Sedimentation and Pollution Control (ES&PC) Plan:
Construction Exit (Co): listed on site plan (Driveway)
Perimeter control silt fence (Sd1-C) : Shall not disturb any trees on site.
Disturbed Area Stabilization (Ds1, Ds2, Ds3, Ds4): method will be Ds3

- Erosion and Sediment control Plan:**
- 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 times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.
 - 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.
 - Silt fence shall be "Type C" as per the Manual for Erosion and Sediment Control in Georgia, and be wire reinforced.

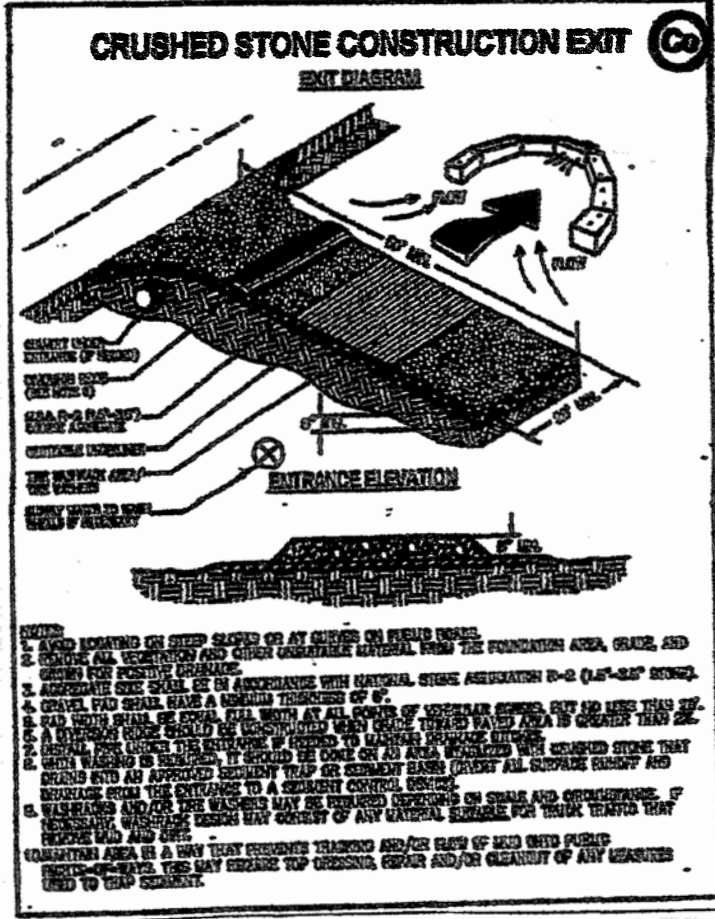
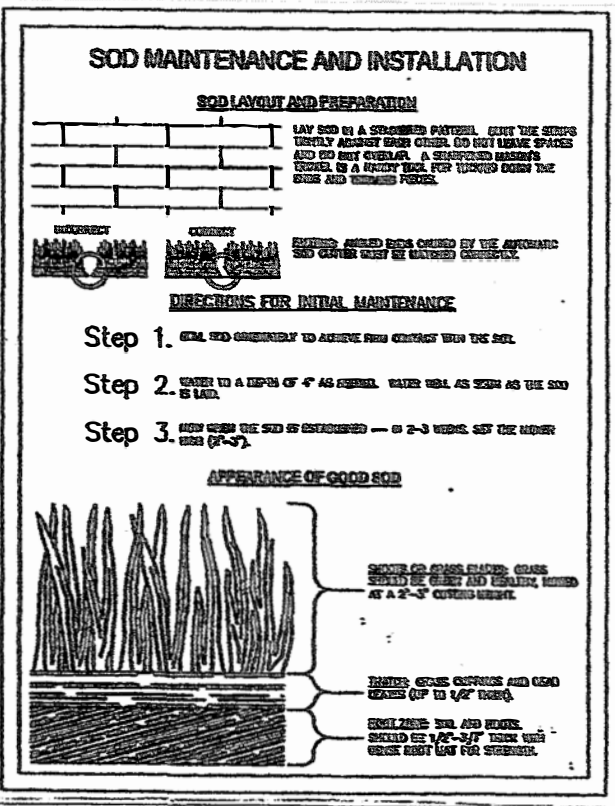
NOTE: PROPERTY LINES SHOWN ON THIS SURVEY MAY REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (OWN FENCE, OLD & ESTABLISHED FENCE LINES, OLD MAIL LINES, BRUSH & BURNED LINES, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONFLICT WITH EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OUGHT ON ALL PROPERTIES, INCLUDING ADJACENT AND CONGRUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

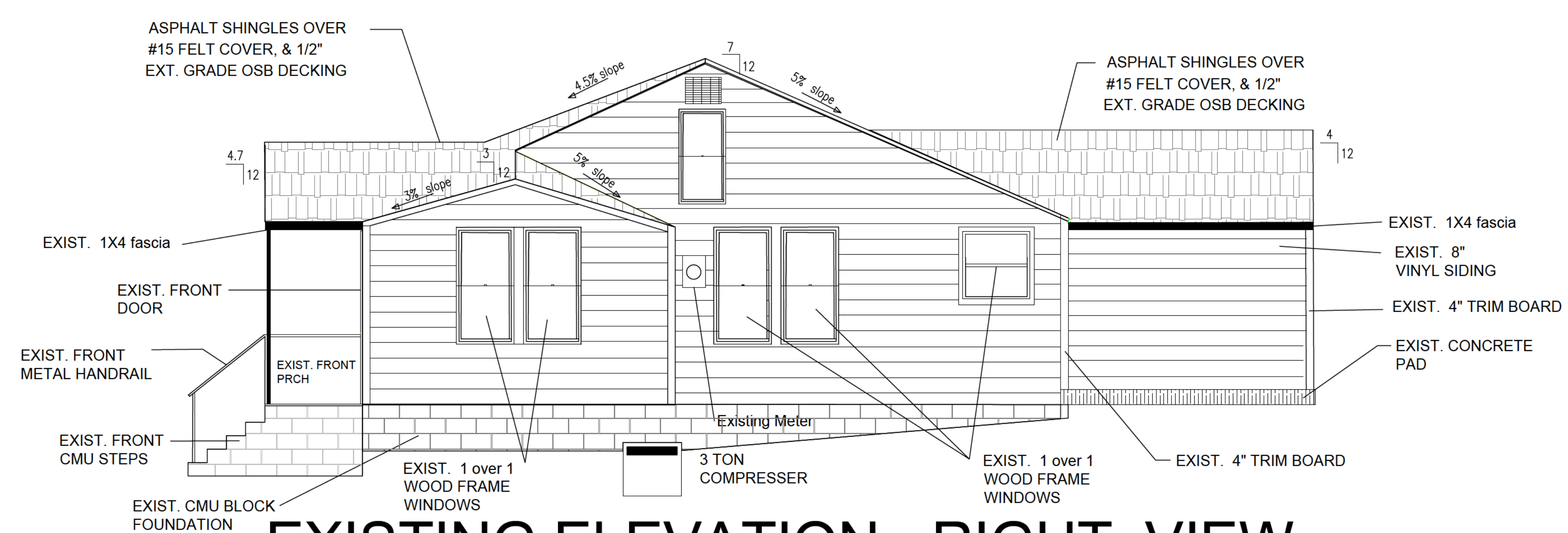
THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE EXAMINATION, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS SURVEY IS SUBJECT TO REVISIONS AND UPDATES UPON RECEIPT OF SAID TITLE COMMENT.

GEORGIA811
Utilities Protection Center, Inc.
1-800-282-7411
Know what's below.
Call before you dig.

STRUCTURAL PRACTICES			
CODE	PRACTICE	DETAIL	DESCRIPTION
Ca	CONCRETE CURB		A concrete curb not located at the intersection shall be located at least 10 feet from the intersection and shall be at least 12 inches high.
Sd1	SEEDING		A border to prevent sediment from leaving the construction site. It may be made of straw, hay, mulch, or a silt fence.

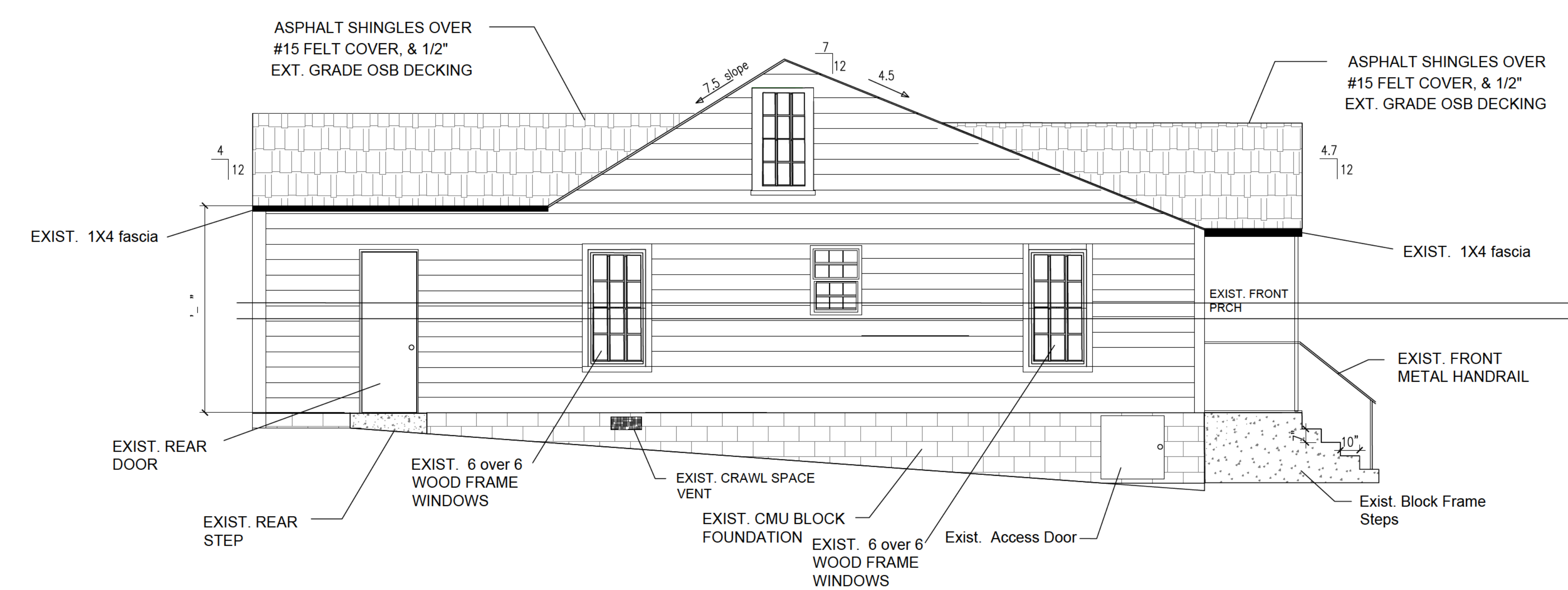
VEGETATIVE PRACTICES			
CODE	PRACTICE	DETAIL	DESCRIPTION
Ds1	SEEDING		Establishing temporary vegetation for disturbed areas where erosion may not have a natural growing season to provide an erosion reducing cover.
Ds2	SEEDING		Establishing a temporary vegetation cover with fast growing seedlings on disturbed areas.
Ds3	SEEDING		Establishing a permanent vegetation cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	SEEDING		A permanent vegetation cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.





EXISTING ELEVATION - RIGHT VIEW

SCALE: 3/8"=1'-0"



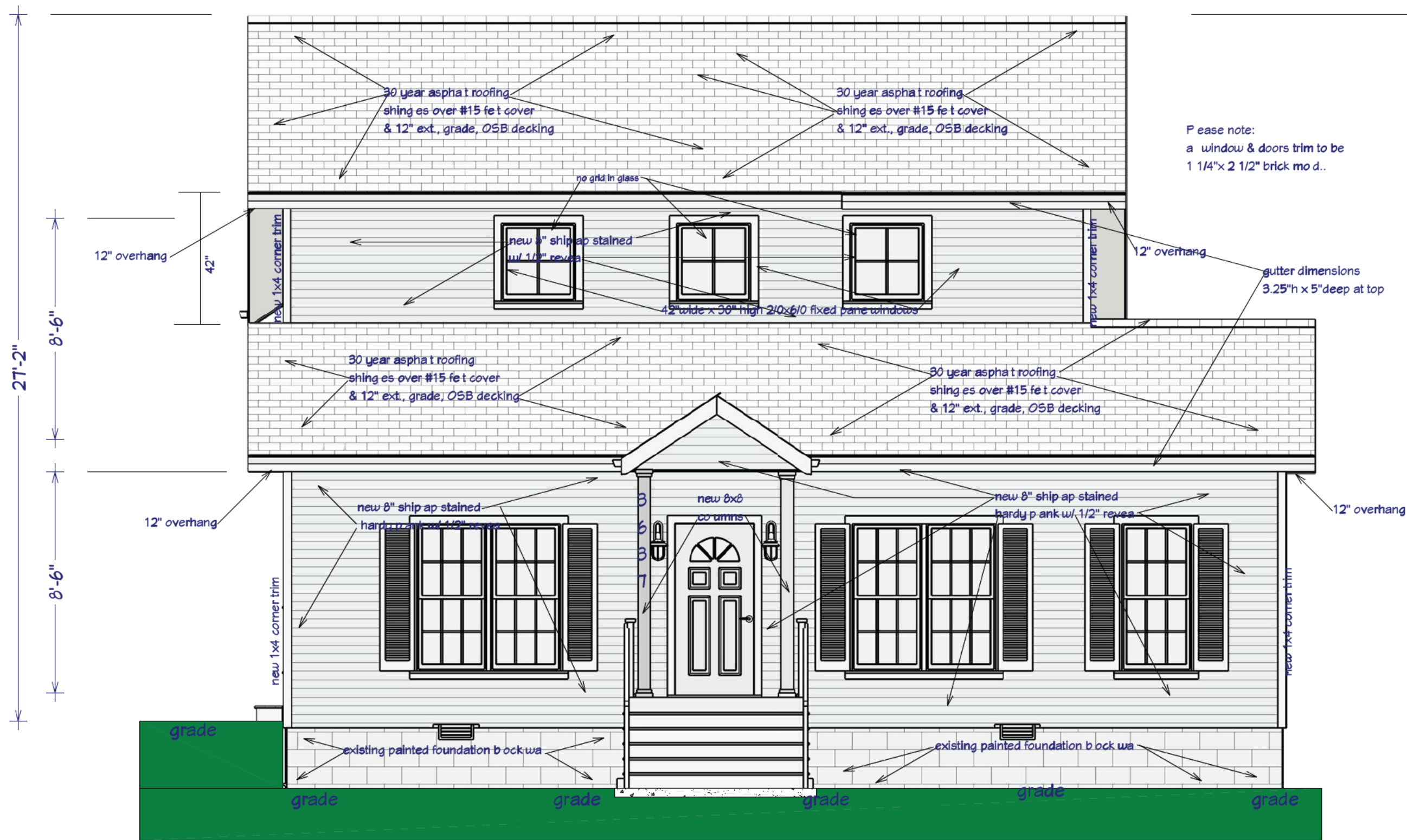
EXISTING ELEVATION - LEFT VIEW

SCALE: 3/8"=1'-0"

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Released for Construction

General Notes		
3637 ELM ST. Hapeville, Ga. 30354		
No.	Revision/Issue	Date
Firm Name and Address		
HOMESTEAD DESIGN 2263 Paul Ave. Atlanta, Ga. 30318 678-769-6418		
Project Name and Address		
3637 Elm		
Date	12-05-22	A-2
Scale	as shown	



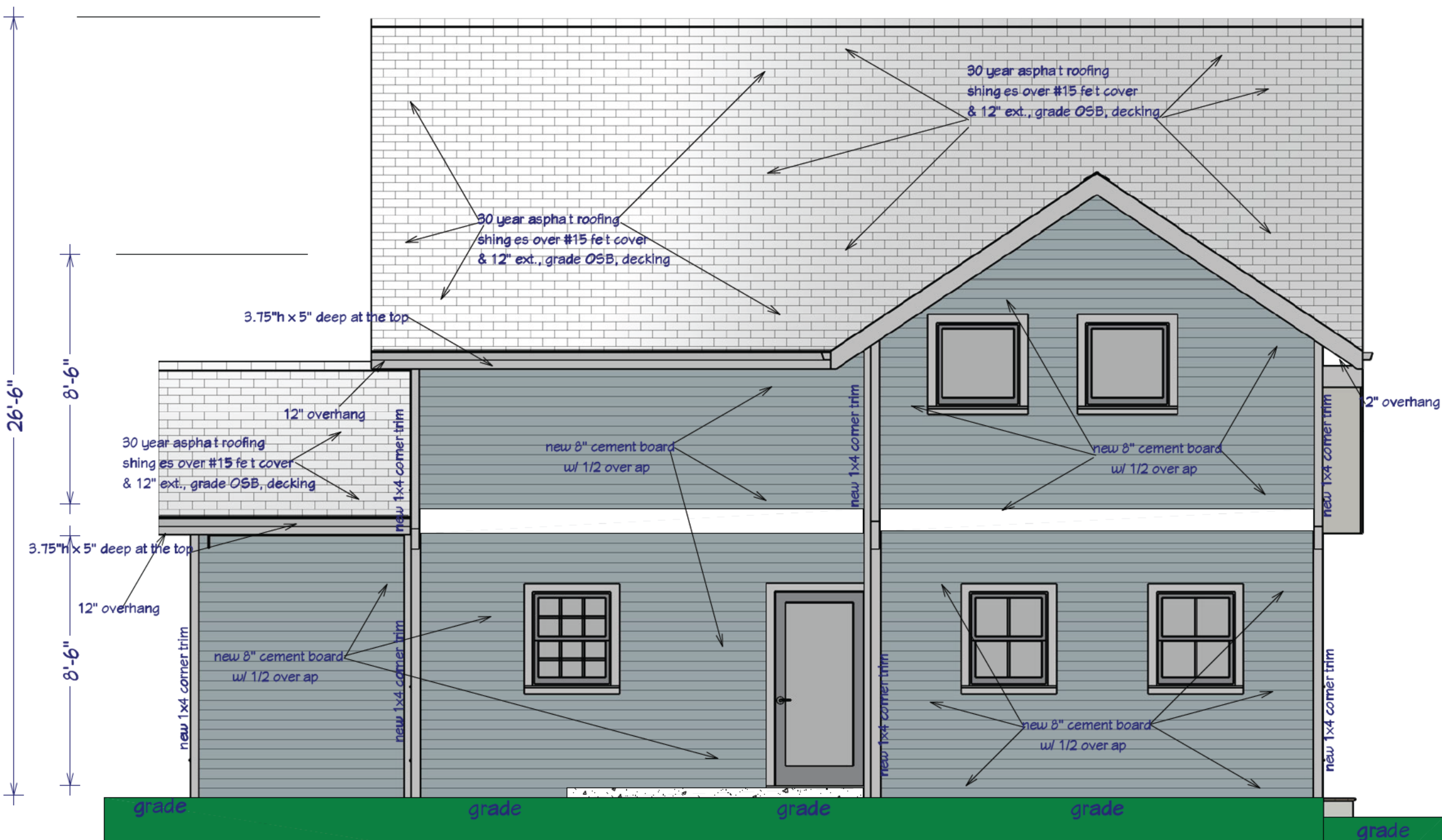
Elevation 1

PROPOSED FRONT ELEVATION

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

1

A-3



PROPOSED FRONT ELEVATION

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

2

A-3

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NO.	DESCRIPTION	BY	DATE

RELEASE FOR CONSTRUCTION

CLIENT: BMF PROPERTIES, LLC
PROJECT: 3637 ELM STREET
HAPEVILLE, GA 30354

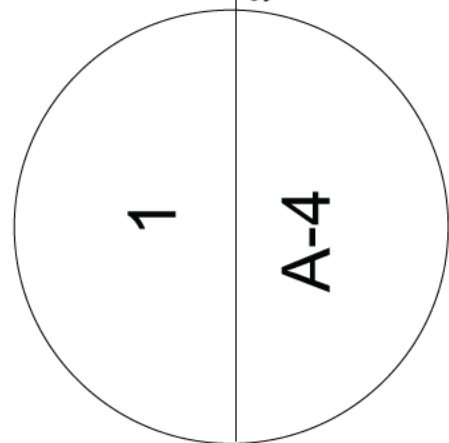
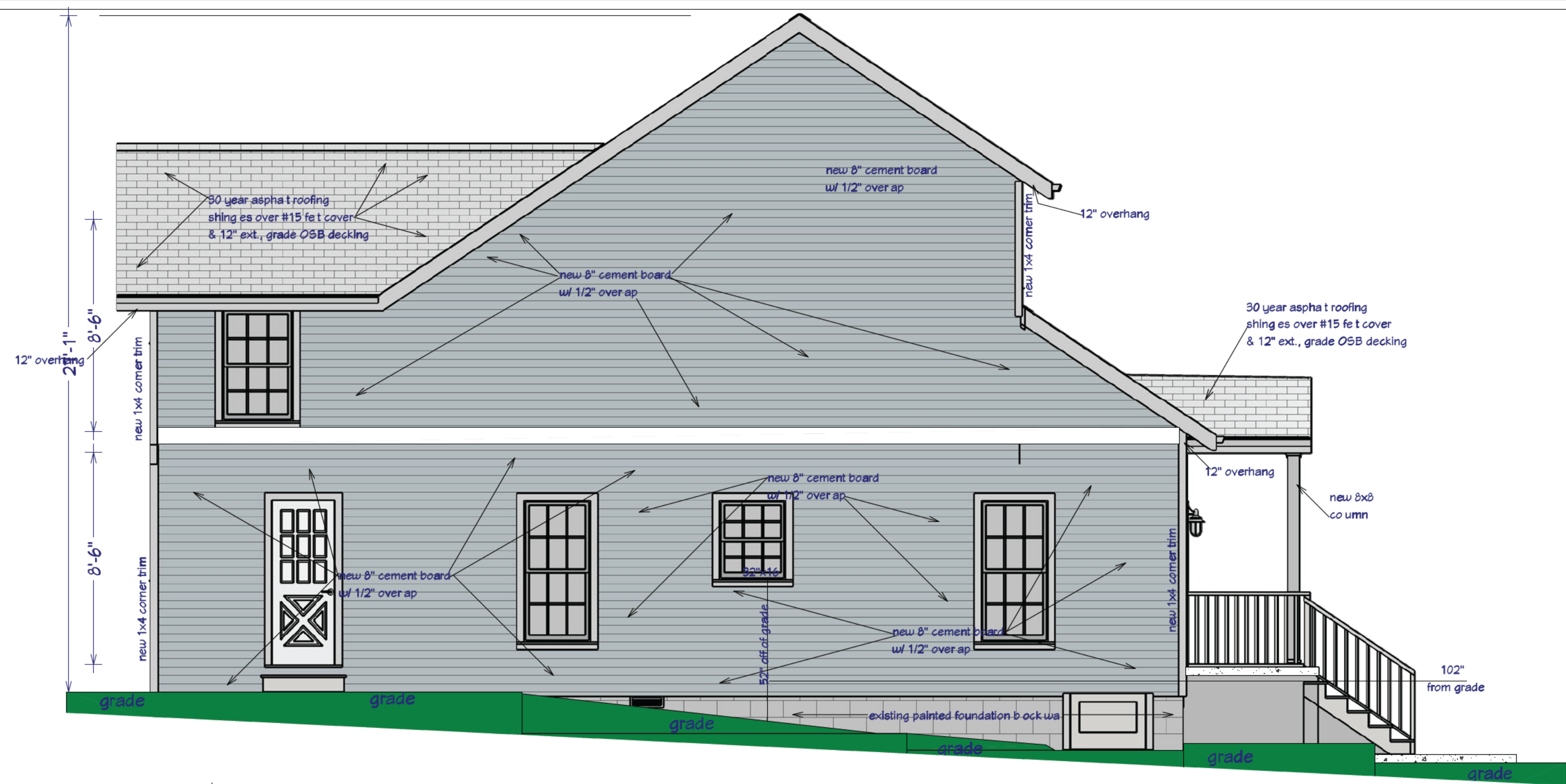
DESIGNER: DANA T DESIGNS
678-596-8590
danatdesigns1@gmail.com

DATE:
APRIL, 26 2023
revised

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

SHEET:

A-3

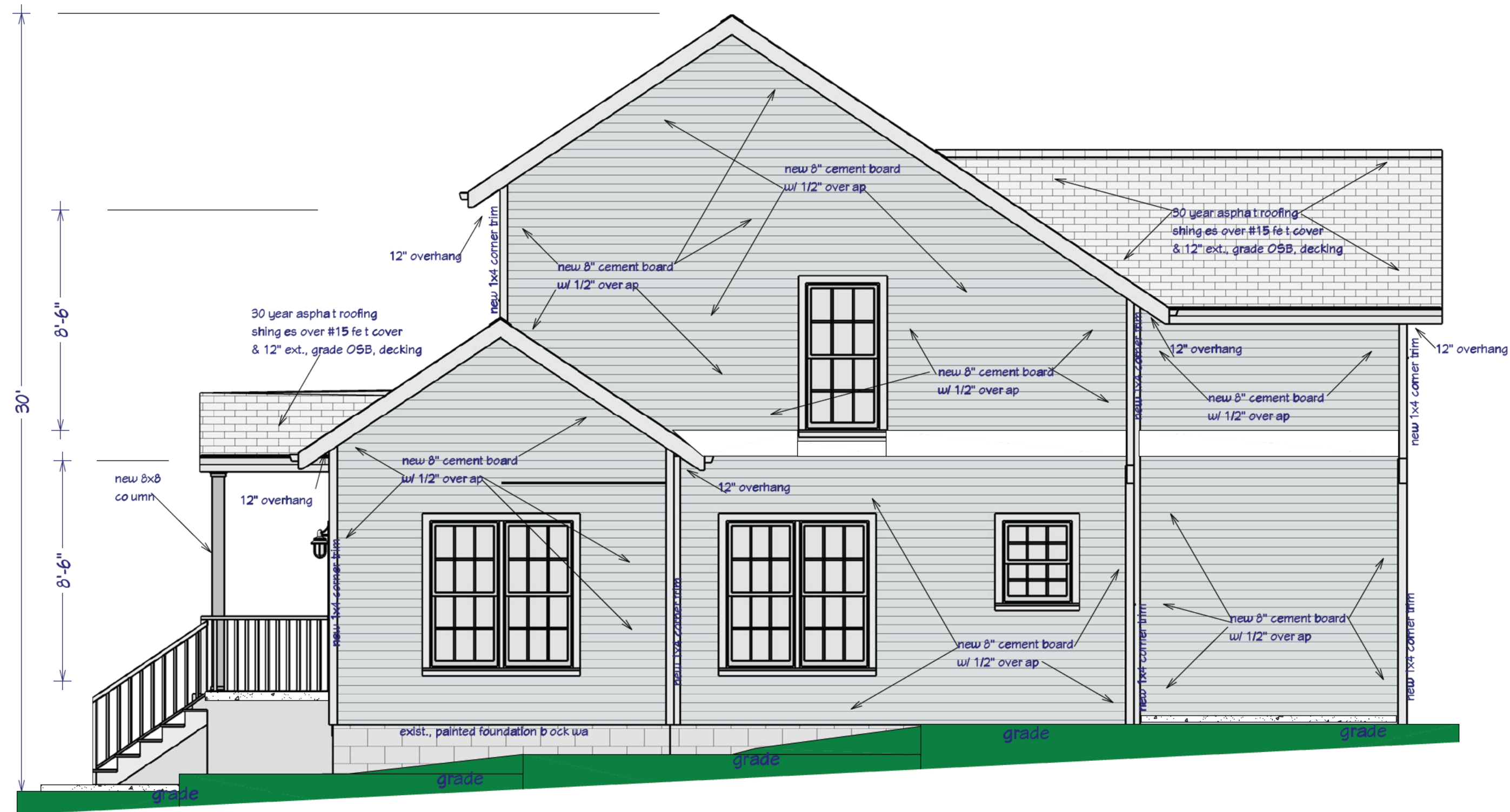
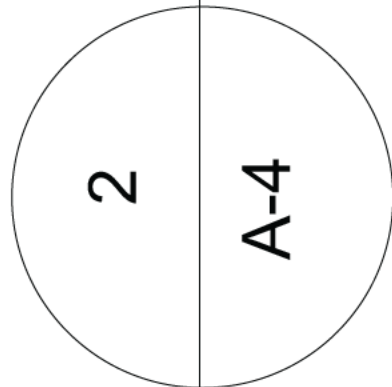


PROPOSED LEFT SIDE ELEVATION

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

PROPOSED RIGHT SIDE ELEVATION

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



Elevation 3

--

NO.	DESCRIPTION	BY	DATE

RELEASE FOR CONSTRUCTION

CLIENT: BMF PROPERTIES, LLC
PROJECT: 3637 ELM STREET
HAPEVILLE, GA 30354

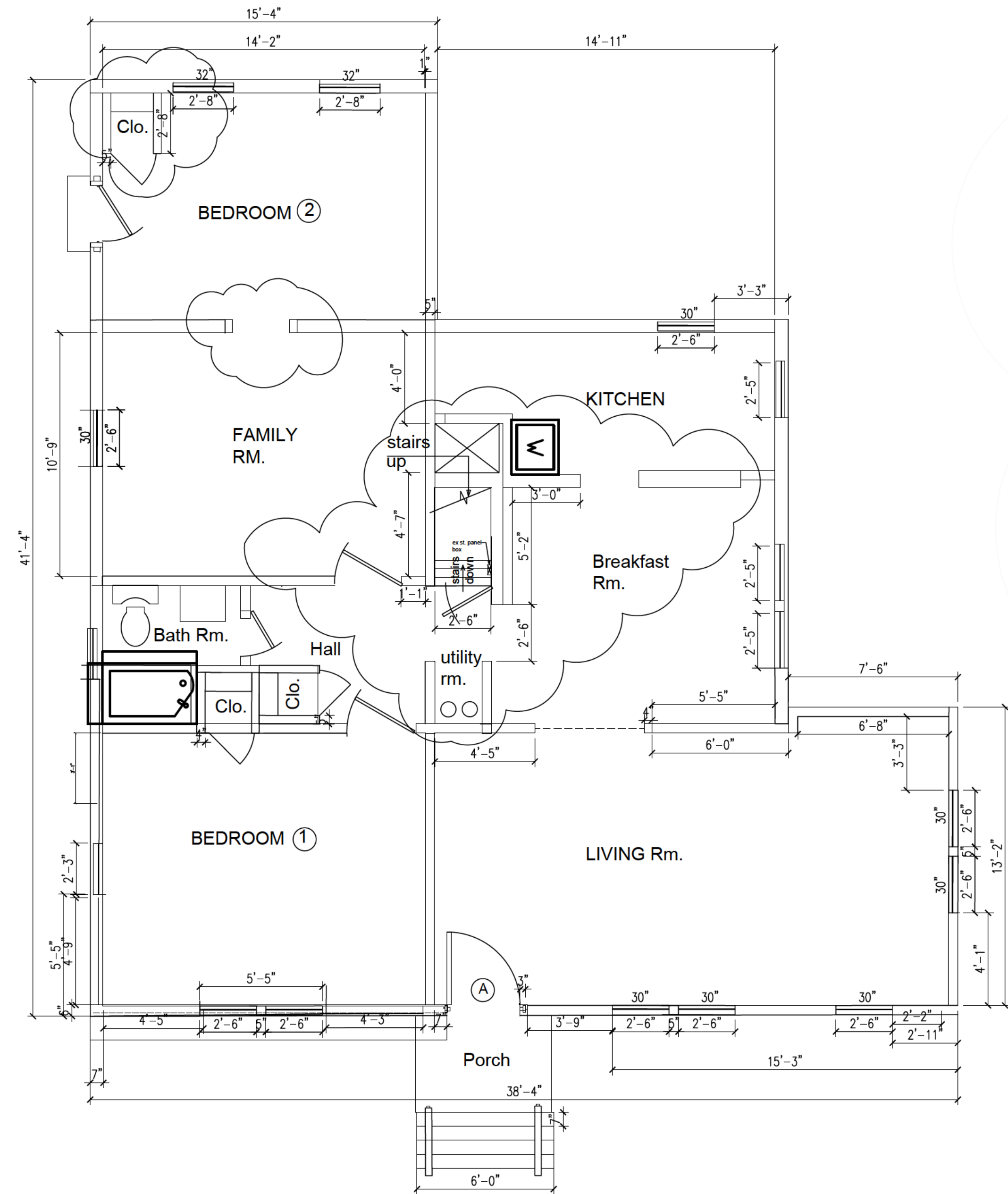
DESIGNER: DANA T DESIGNS
678-596-8590
danatdesigns1@gmail.com

DATE:
APRIL, 26 2023
revised

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

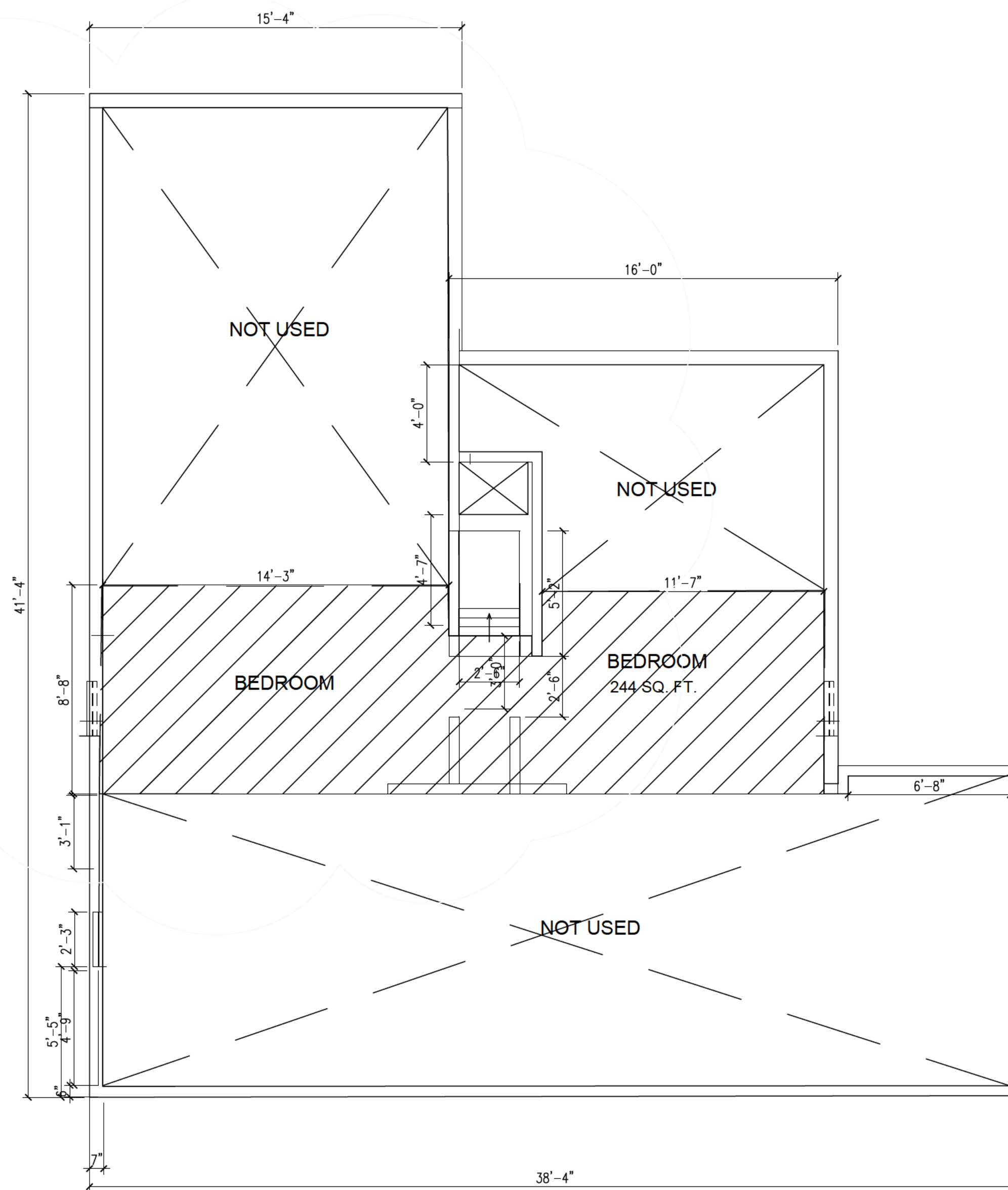
SHEET:

A-4



EXISTING FLOOR PLAN -LOWER DEMO PLAN

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



EXISTING FLOOR PLAN-UPPER LEVEL DEMO

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

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3637 ELM ST.
Hapeville, Ga. 30354

No.	Revision/Issue	Date

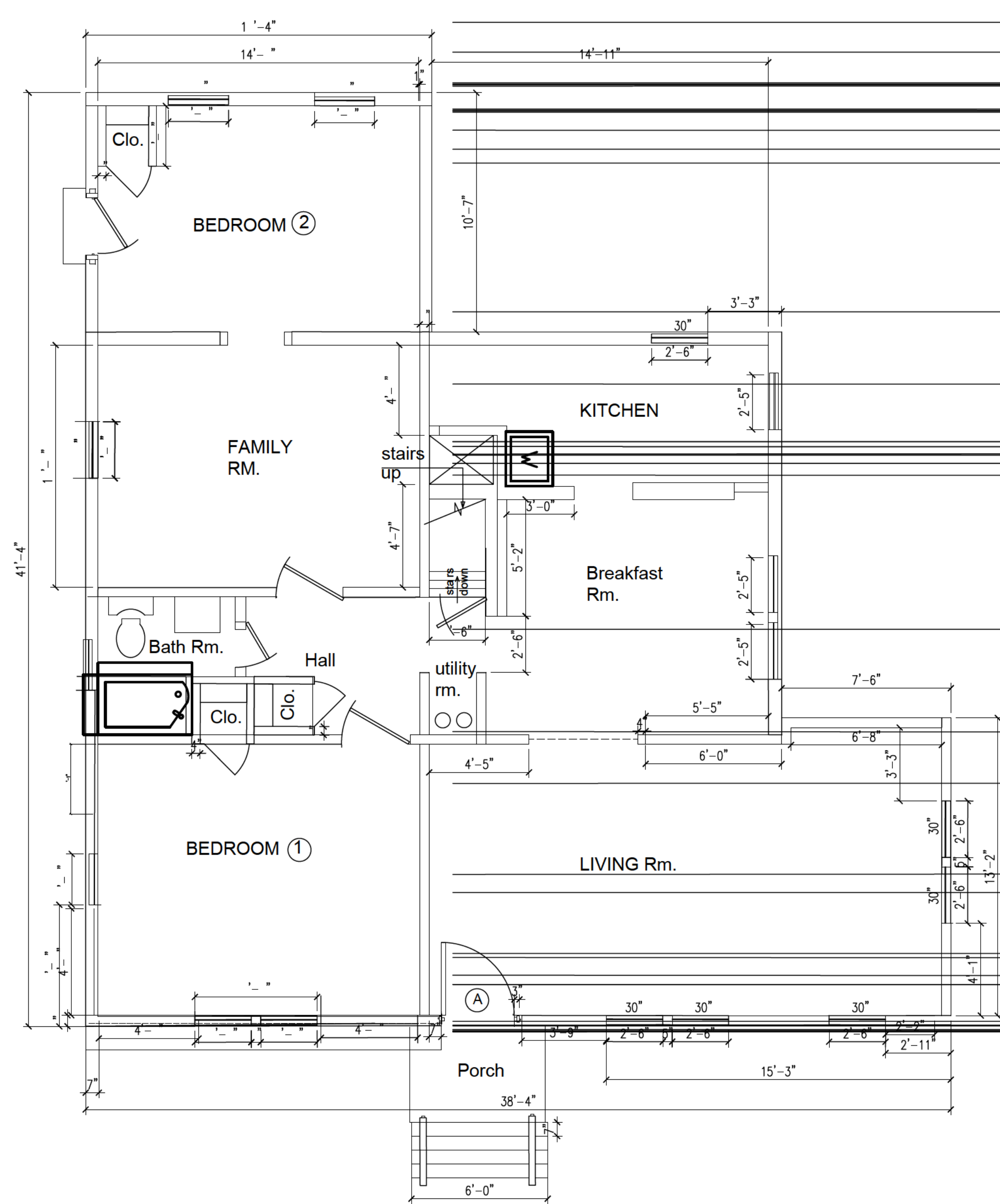
Firm Name and Address

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2863 Pind Ave.
Atlanta, Ga. 30318
678-769-6418

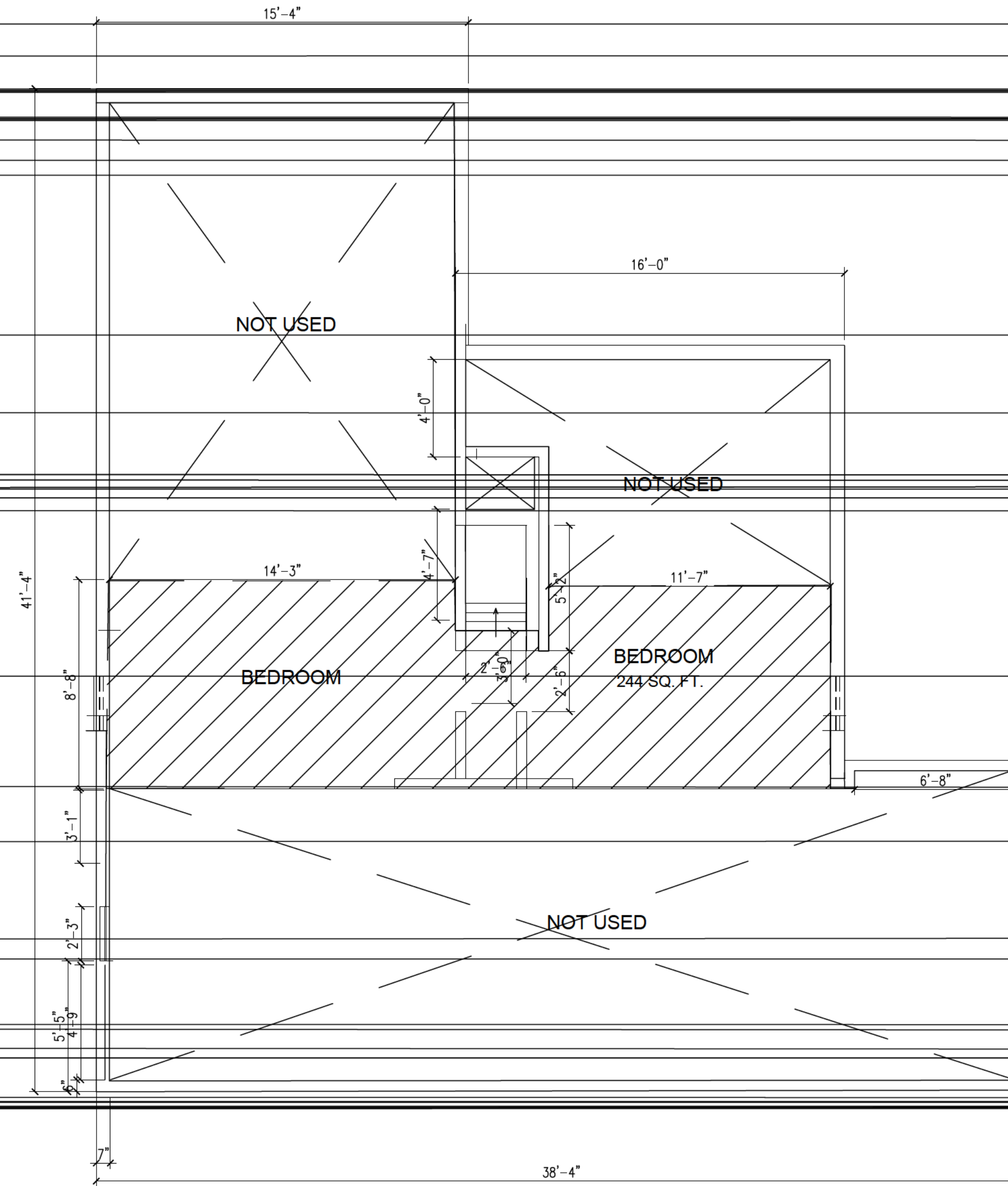
HOMESTEAD DESIGN

Project Name and Address

Project	3637 Elm	Sheet	A-5
Date	12-05-22		
Scale	as shown		



EXISTING FLOOR PLAN - LOWER LEVEL
SCALE: 1/4"=1'-0"



EXISTING FLOOR PLAN-UPPER LEVEL
SCALE: 1/4"=1'-0"

Released for Construction

General Notes

**3637 ELM ST.
Hapeville, Ga. 30354**

No.	Revision/Issue	Date

Firm Name and Address

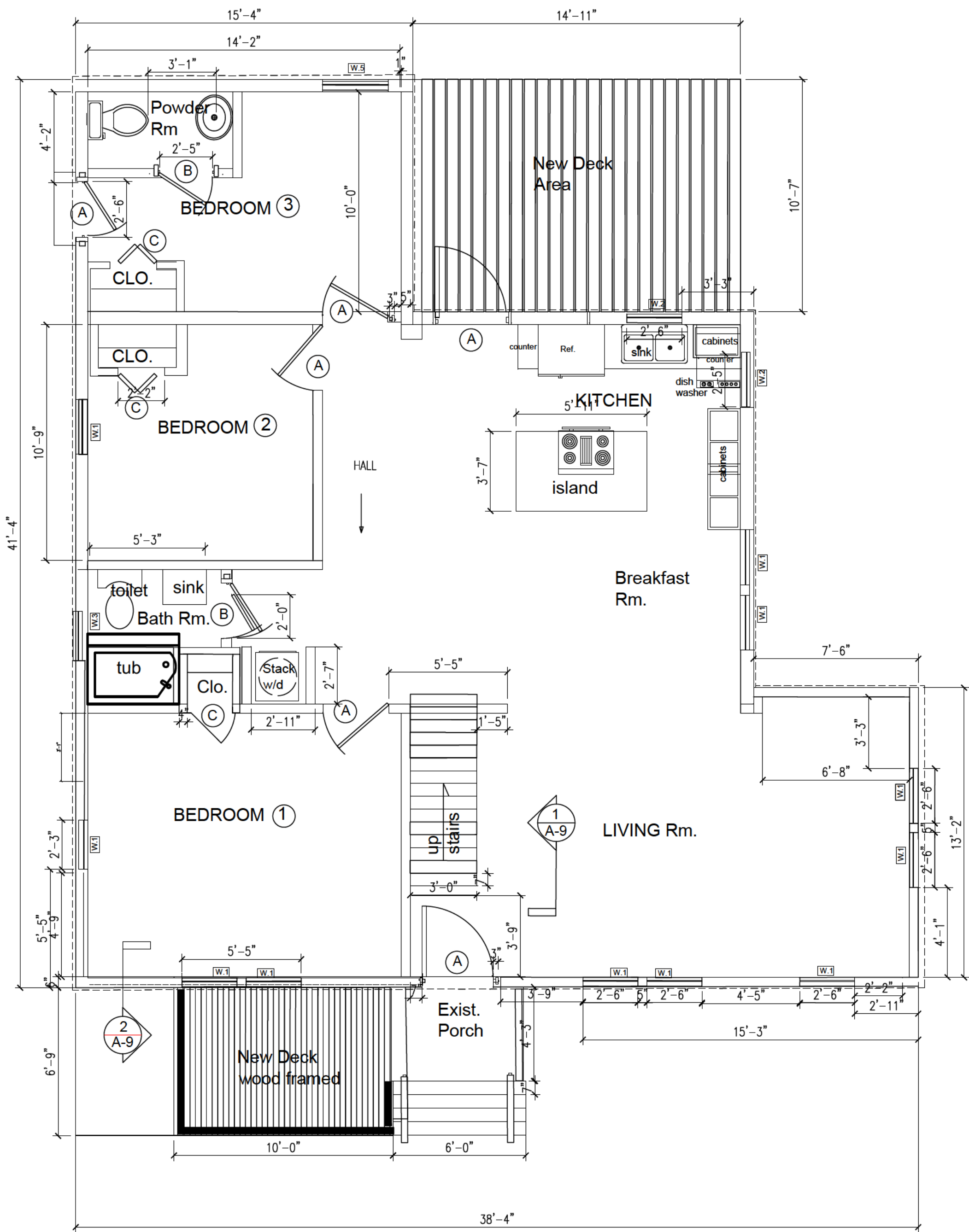
HOMESTEAD DESIGN
2863 Pind Ave.
Atlanta, Ga. 30318
678-769-6418

**HOMESTEAD
DESIGN**

Project Name and Address

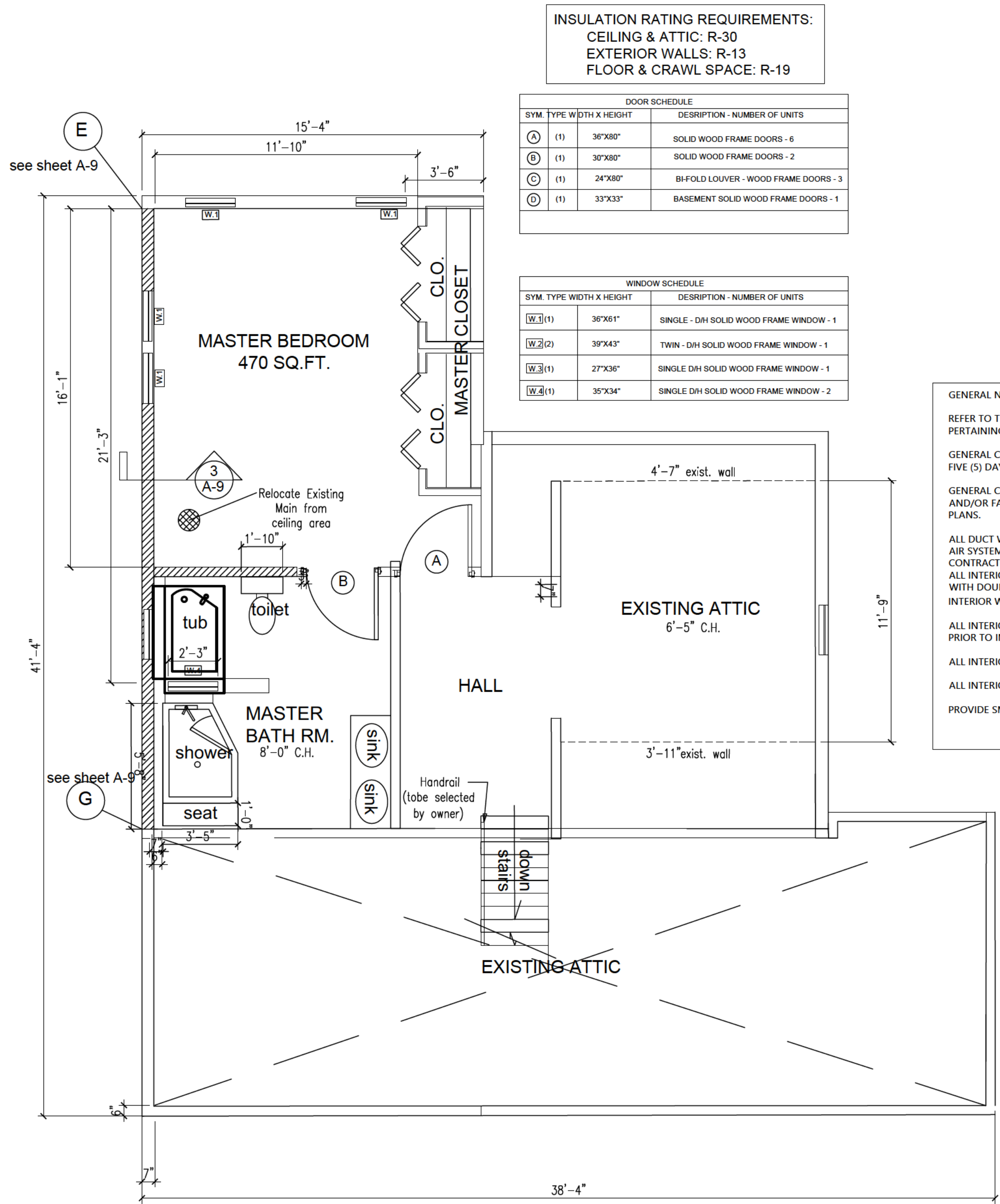
Project 3637 Elm	Sheet A-6
Date 12-05-22	
Scale as shown	

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PROPOSED FLOOR PLAN - LOWER LEVEL The new deck will not be added

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



PROPOSED FLOOR PLAN - UPPER LEVEL

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

INSULATION RATING REQUIREMENTS:
CEILING & ATTIC: R-30
EXTERIOR WALLS: R-13
FLOOR & CRAWL SPACE: R-19

DOOR SCHEDULE		
SYM.	TYPE WIDTH X HEIGHT	DESCRIPTION - NUMBER OF UNITS
(1)	36"X80"	SOLID WOOD FRAME DOORS - 6
(2)	30"X80"	SOLID WOOD FRAME DOORS - 2
(3)	24"X80"	BIFOLD LOUVER - WOOD FRAME DOORS - 3
(4)	33"X33"	BASEMENT SOLID WOOD FRAME DOORS - 1

WINDOW SCHEDULE		
SYM.	TYPE WIDTH X HEIGHT	DESCRIPTION - NUMBER OF UNITS
(1)	36"X61"	SINGLE - DH SOLID WOOD FRAME WINDOW - 1
(2)	39"X43"	TWIN - DH SOLID WOOD FRAME WINDOW - 1
(3)	27"X36"	SINGLE DH SOLID WOOD FRAME WINDOW - 1
(4)	35"X34"	SINGLE DH SOLID WOOD FRAME WINDOW - 2

GENERAL NOTES

REFER TO THE ARCHITECTURAL PLANS AND OWNER FOR INFORMATION PERTAINING COLUMNS DETAIL, BUILDING SECTION DETAIL SHEET.

GENERAL CONTRACTOR SHALL NOTIFY OWNER FOR FIELD INSPECTION FIVE (5) DAYS BEFORE THE WALLS ARE CLOSED IN.

GENERAL CONTRACTOR SHALL INSTALL HOOD OR VENTILATION HANGERS AND/OR FACING MATERIAL, AS DETAILED, UNLESS OTHERWISE NOTED ON PLANS.

ALL DUCT WORK, FLASHING, CURBS, ETC. AT VENT HOOD AND MAKE-UP AIR SYSTEM TO BE FURNISHED BY OWNER AND INSTALL BY MECHANICAL CONTRACTOR PER LOCAL CODES.

ALL INTERIOR & EXTERIOR WALLS TO BE 2X4 WOOD STUDS @ 16"O.C. WITH DOUBLE 2X4 WOOD TOP PLATES, & SINGLE WOOD 2X4 BASE PLATE. INTERIOR WALLS TO HAVE 1/2" GYPSUM BOARD ON BOTH SIDES OF WALLS.

ALL INTERIOR FINISHES SHALL BE SELECTED & APPROVED BY OWNER PRIOR TO IMPLEMENTATION ON SITE.

ALL INTERIOR DOORS SHALL BE SIZED AS SHOWN ON DRAWINGS.

ALL INTERIOR DOORS SHALL HAVE KNOB TYP HARDWARE.

PROVIDE SMOKE DETECTORS AS SHOWN.

Released for Construction

3637 ELM ST.
Hapeville, Ga. 30354

No.	Revision/Issue	Date

Firm Name and Address

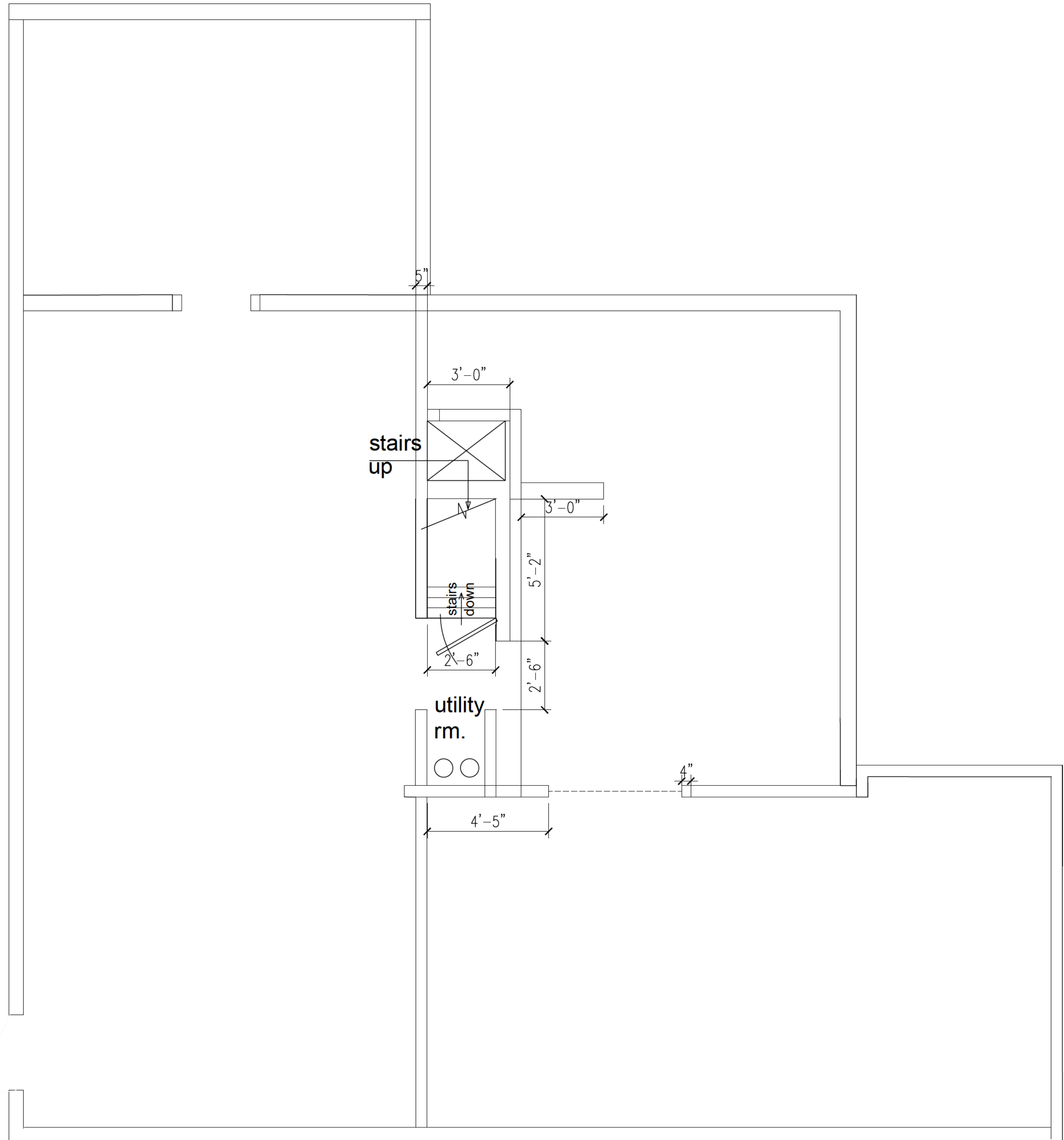
HOMESTEAD DESIGN
2863 Paul Ave.
Atlanta, Ga. 30318
678-769-6418

HOMESTEAD DESIGN

Project Name and Address

Project	3637 Elm	Sheet	A-7
Date	12-05-22		
Scale	as shown		

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EXISTING FLOOR PLAN - CRAWL SPACE LEVEL

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

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General Notes		
No.	Revision/Issue	Date

Firm Name and Address

HOMESTEAD DESIGN

2863 Pind Ave

Atlanta, Ga 30318

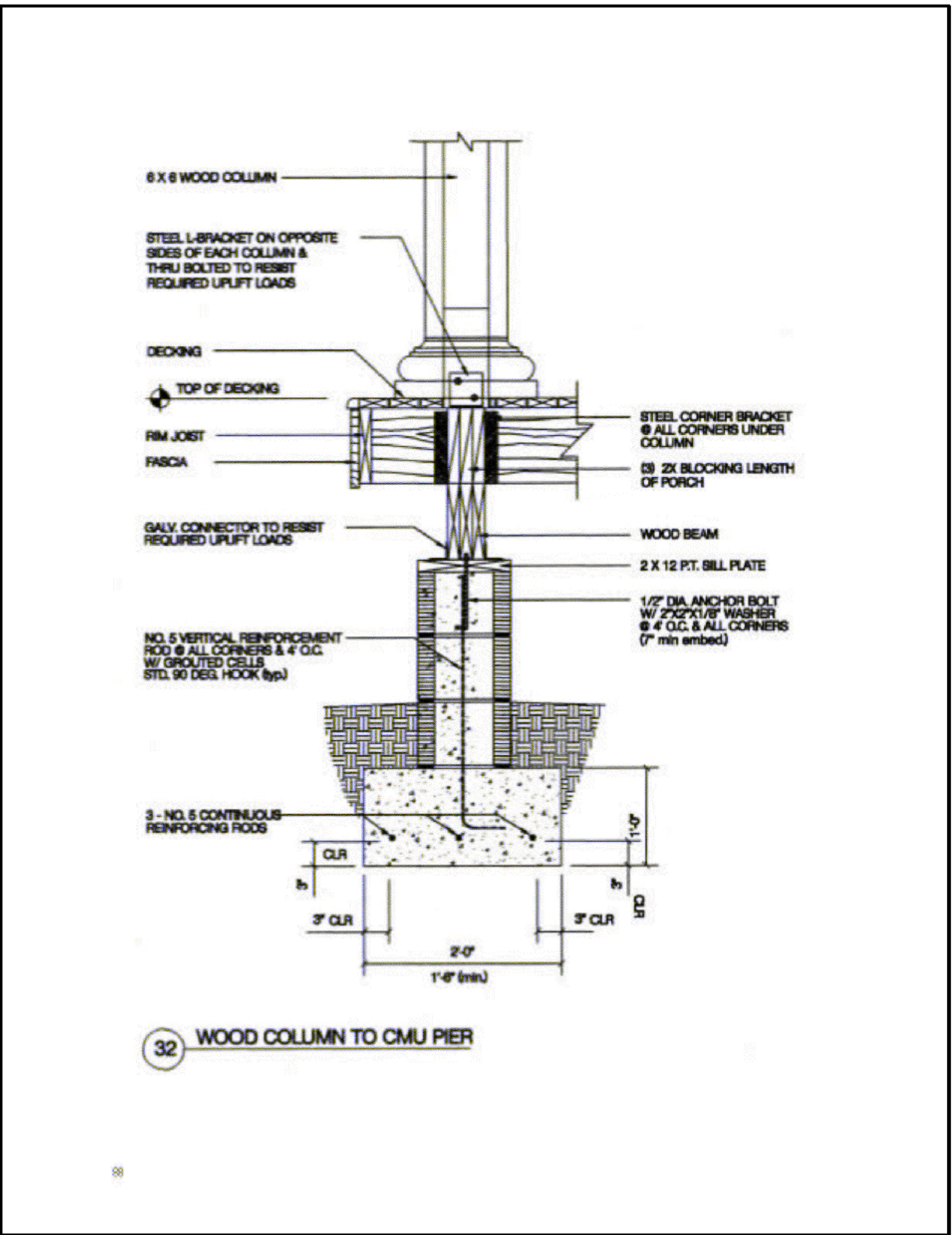
678-768-6418



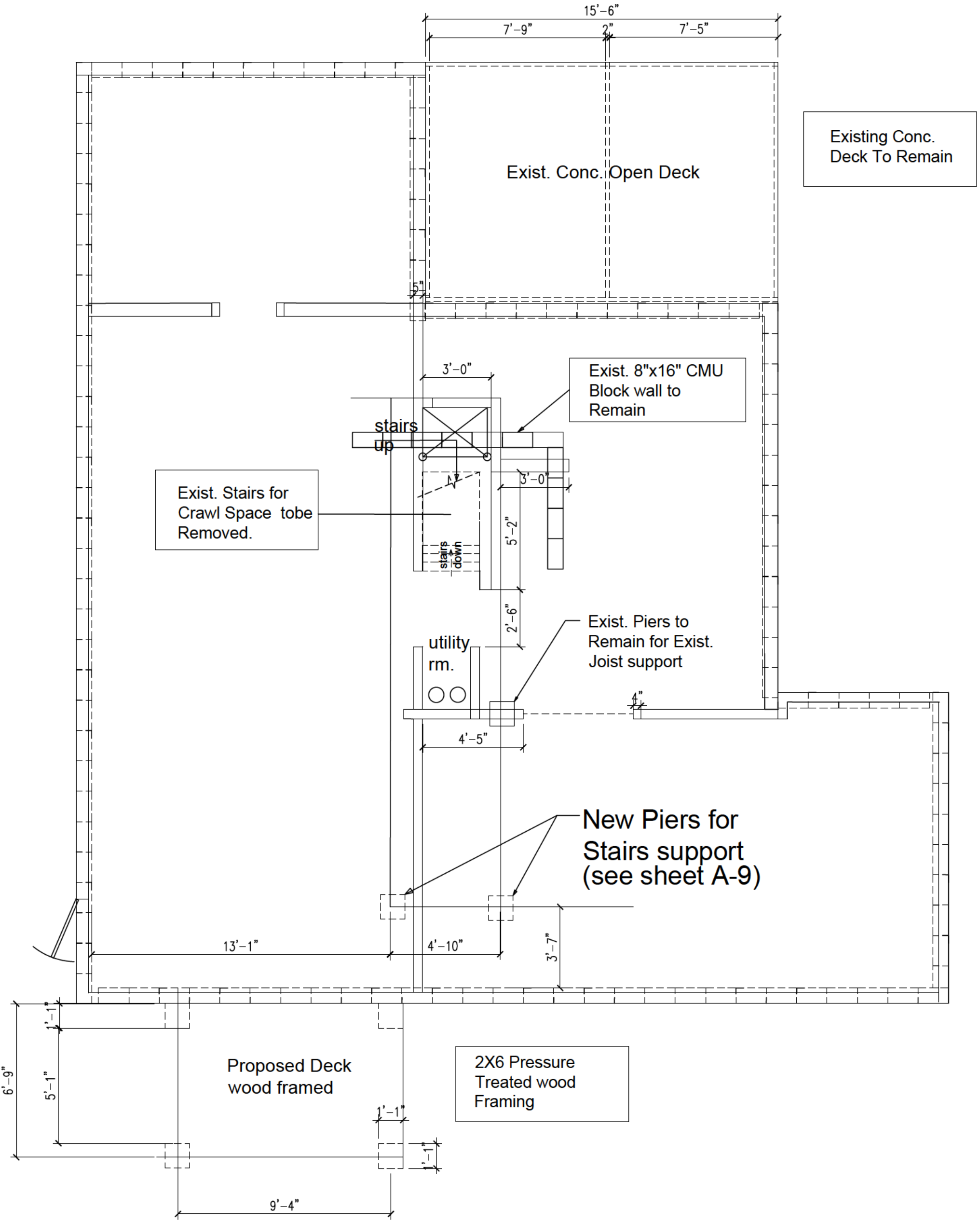
Project Name and Address

Project	3637 Elm	Sheet
Date	12-05-22	A-8
Scale	as shown	

3637 ELM ST.
Hapeville, Ga. 30354



The New Deck will not be added



EXISTING FOUNDATION - PLAN & DETAILS

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

Released for Construction

General Notes		
No.	Revision/Issue	Date

Firm Name and Address

HOMESTEAD DESIGN
2863 Pinedale Ave.
Atlanta, Ga. 30318
678-768-6418

HOMESTEAD
DESIGN

Project Name and Address

Project
3637 Elm

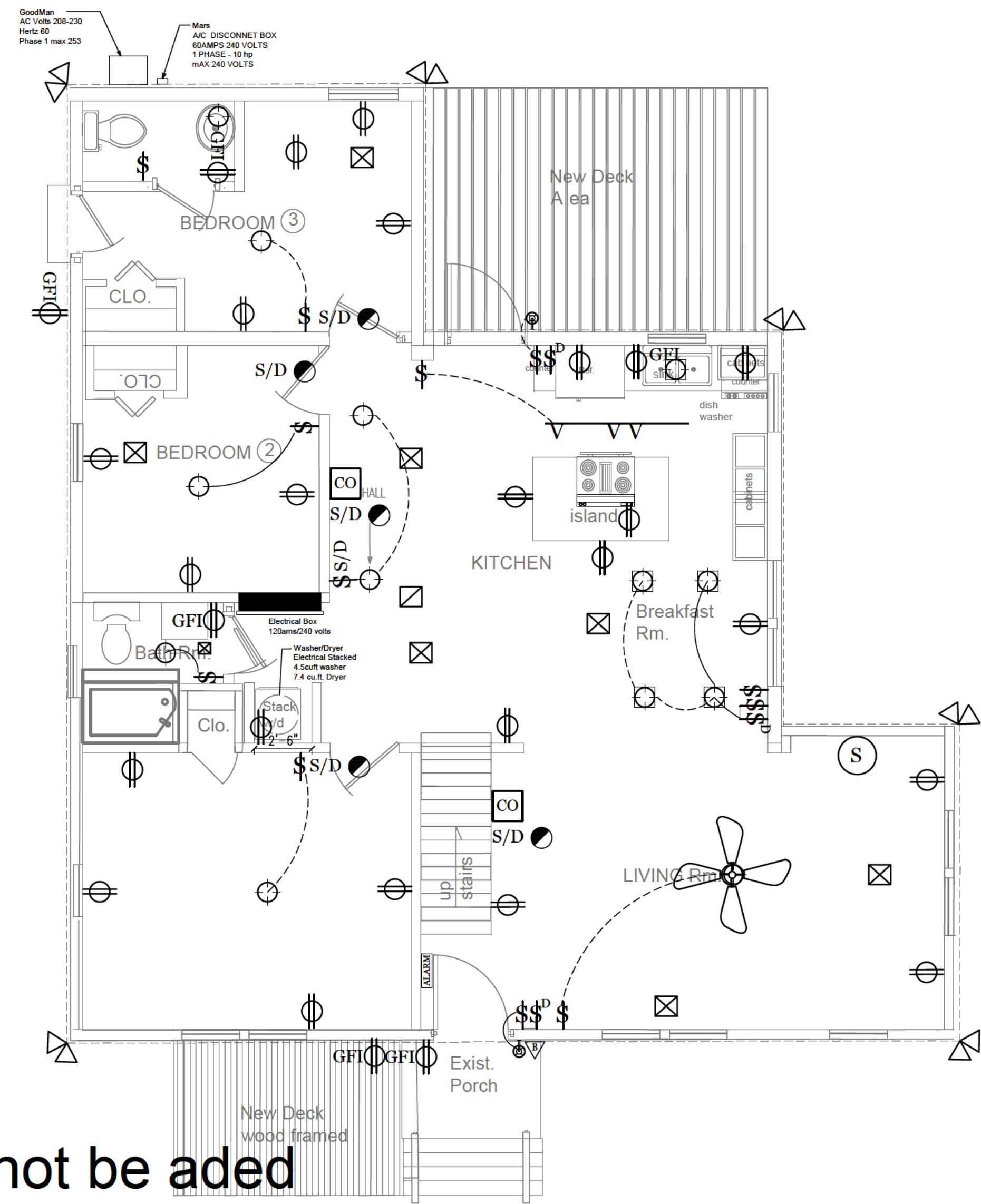
Date
12-05-22

Scale
as shown

Sheet
A-9

3637 ELM ST.
Hapeville, Ga. 30354

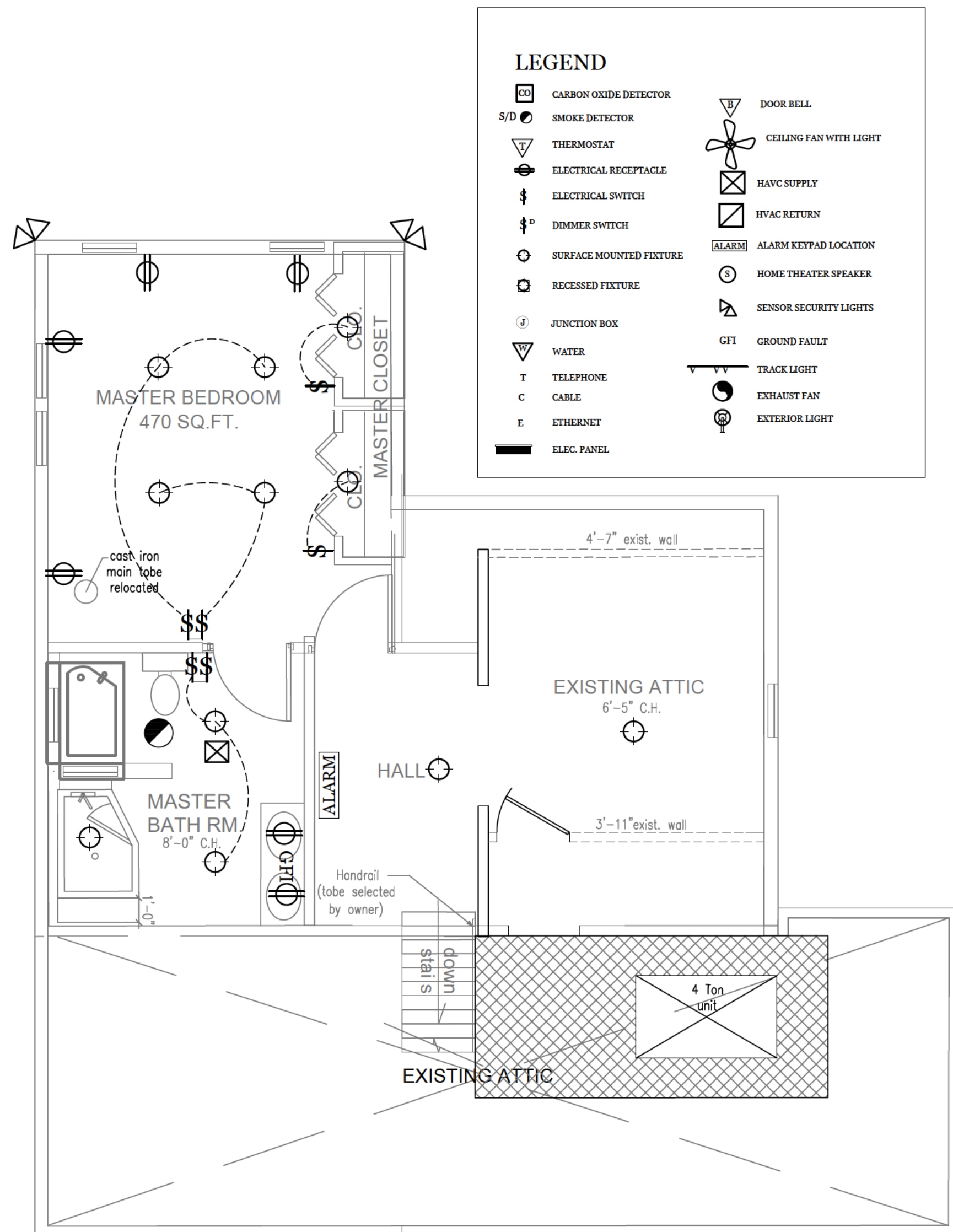
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used on any other project returned upon
requested.



Deck will not be added

PROPOSED FLOOR PLAN -
ELECTRICAL LOWER LEVEL

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



PROPOSED FLOOR PLAN - UPPER
LEVEL

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

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used on any other project returned upon
requested.

Released for Construction

General Notes		
3637 ELM ST. Hapeville, Ga. 30354		
No.	Revision/Issue	Date

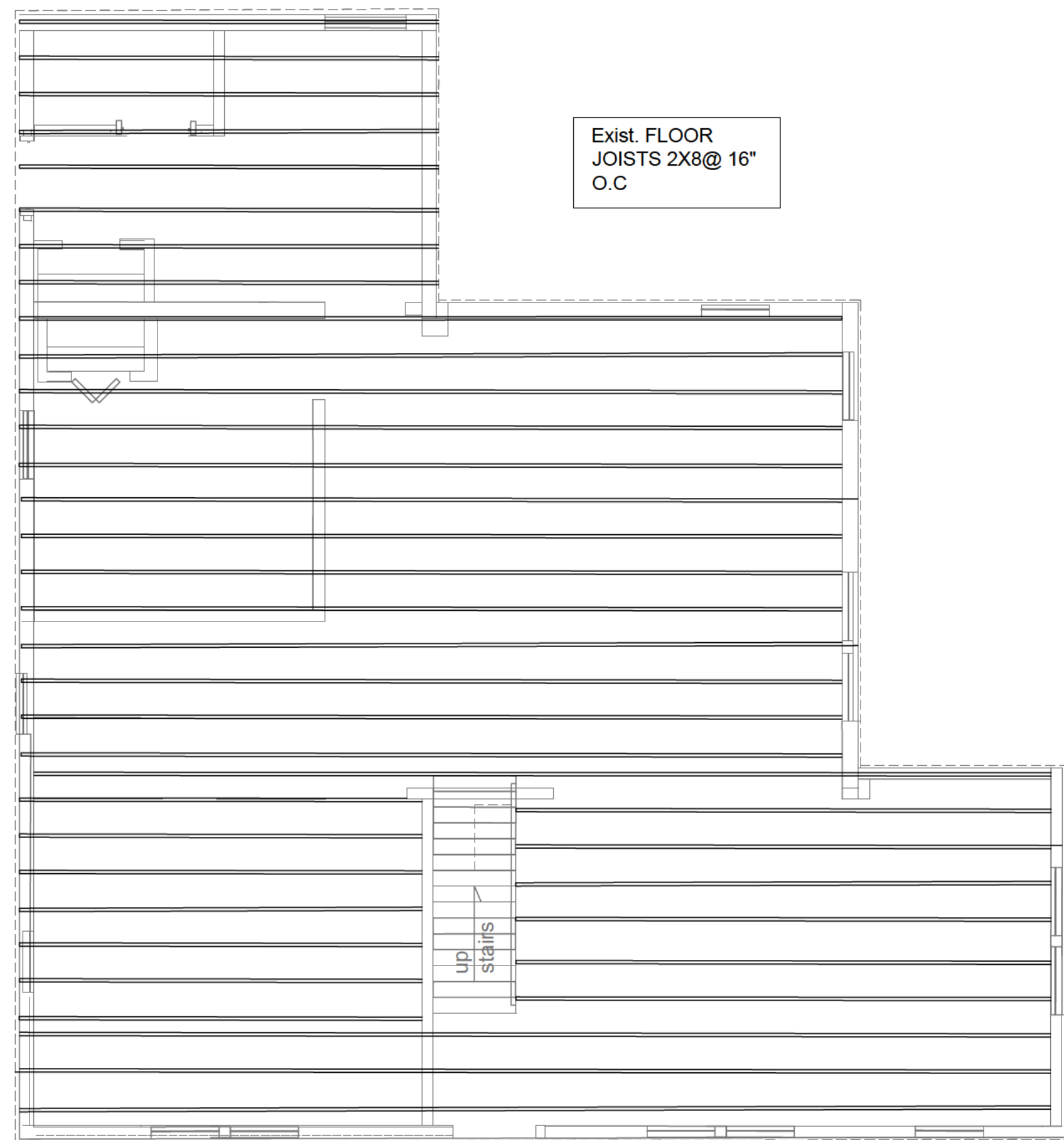
Firm Name and Address

HOMESTEAD DESIGN
2863 Paul Ave.
Atlanta, Ga. 30318
678-768-6418

HOMESTEAD
DESIGN

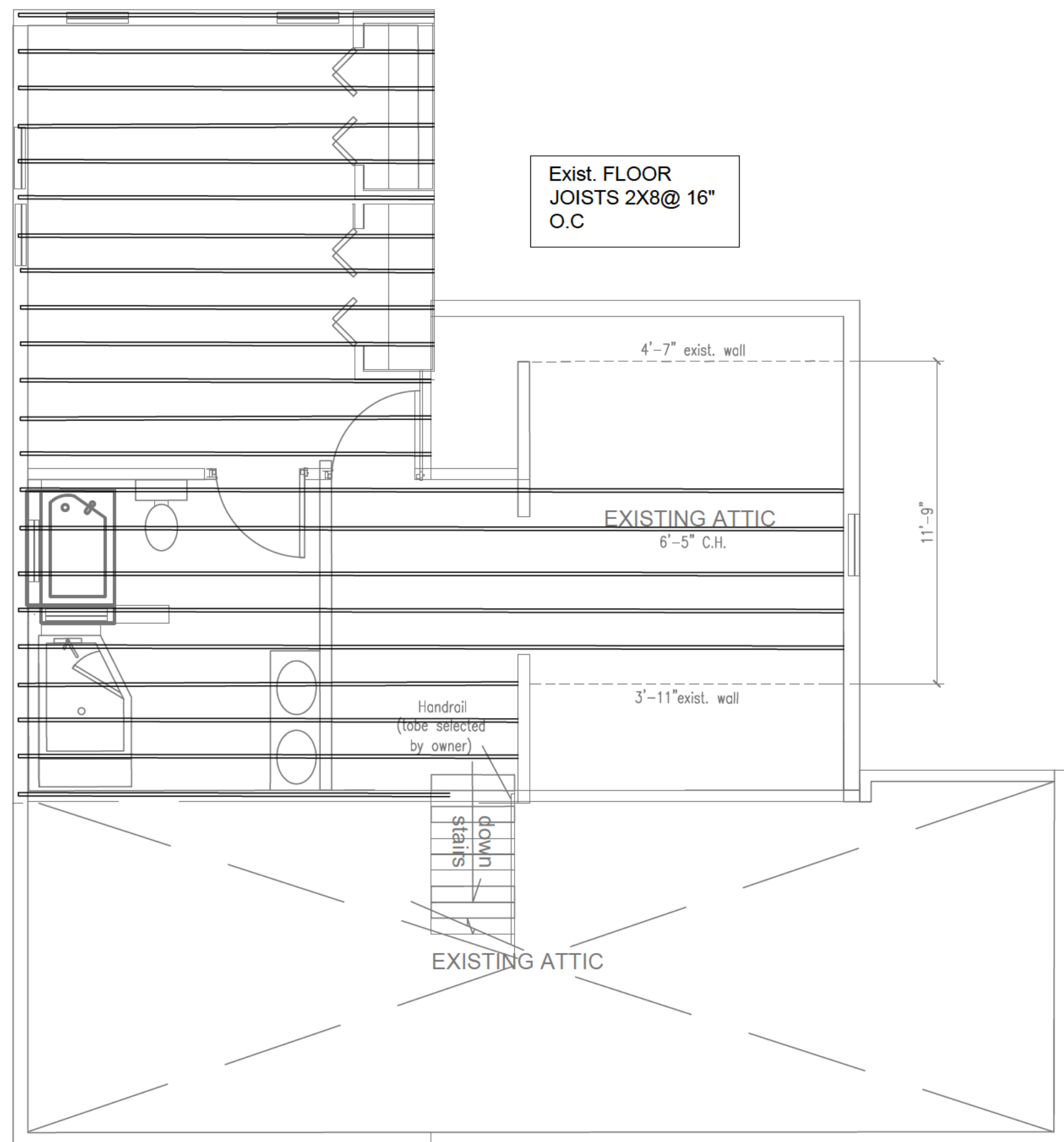
Project Name and Address

Project	3637 Elm	Sheet	A-10
Date	12-05-22		
Scale	as shown		



FLOOR PLAN - EXISTING LOWER FLOOR FRAMING PLAN

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



FLOOR PLAN - PROPOSED FLOOR FRAMING UPPER LEVEL

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

14'-2"

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No.	Revision/Issue	Date

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HOMESTEAD DESIGN
2263 Pind Ave
Atlanta, Ga 30318
678-768-6418

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Project Name and Address

Project
3637 Elm

Date
12-05-22

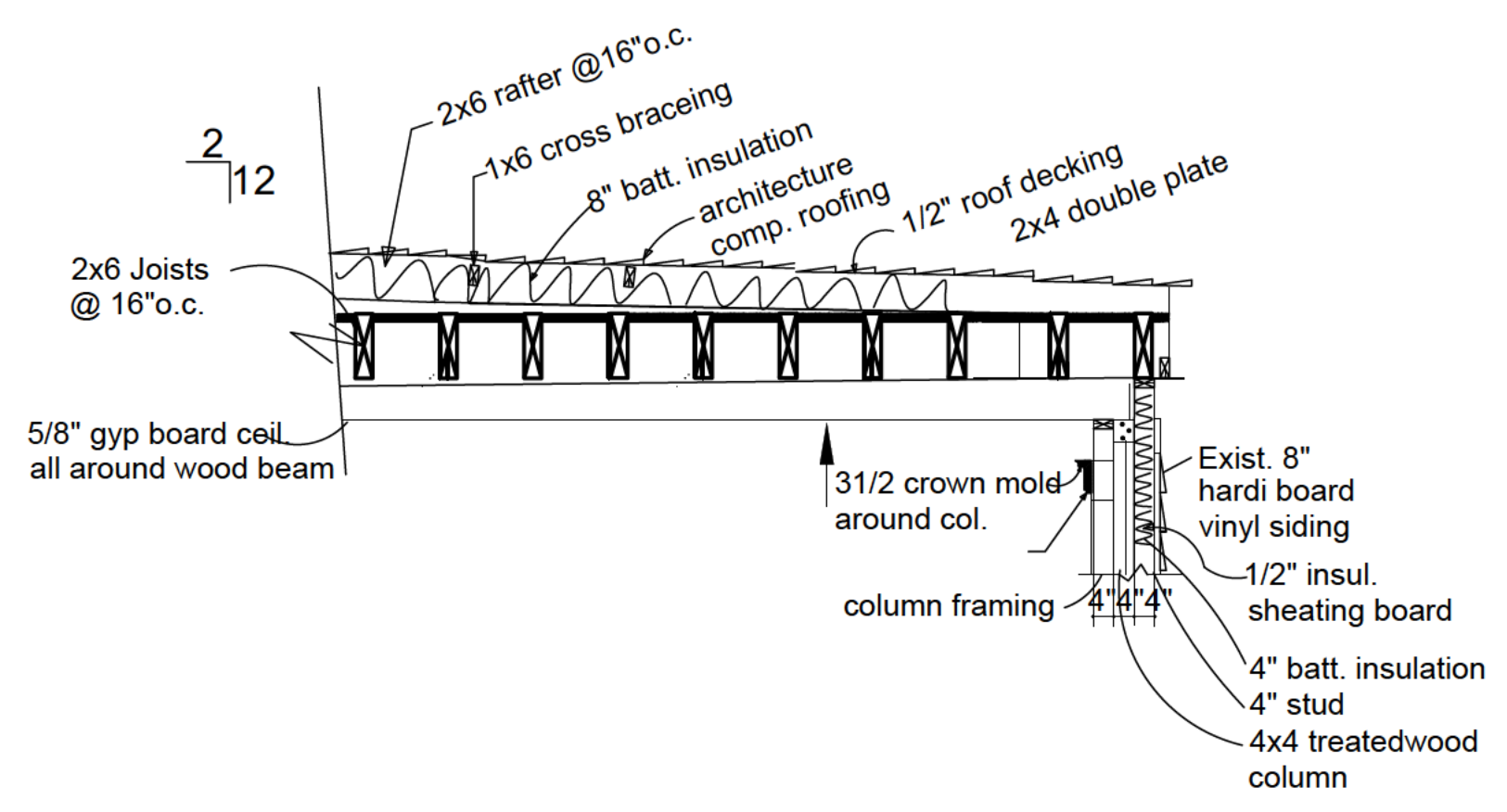
Scale
as shown

Sheet
A-11

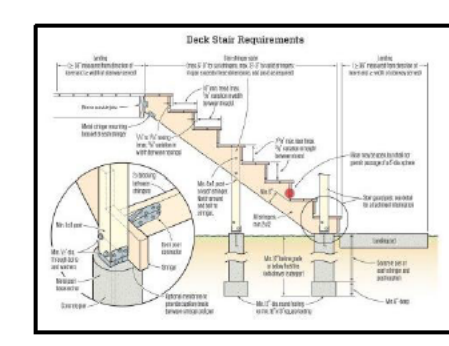
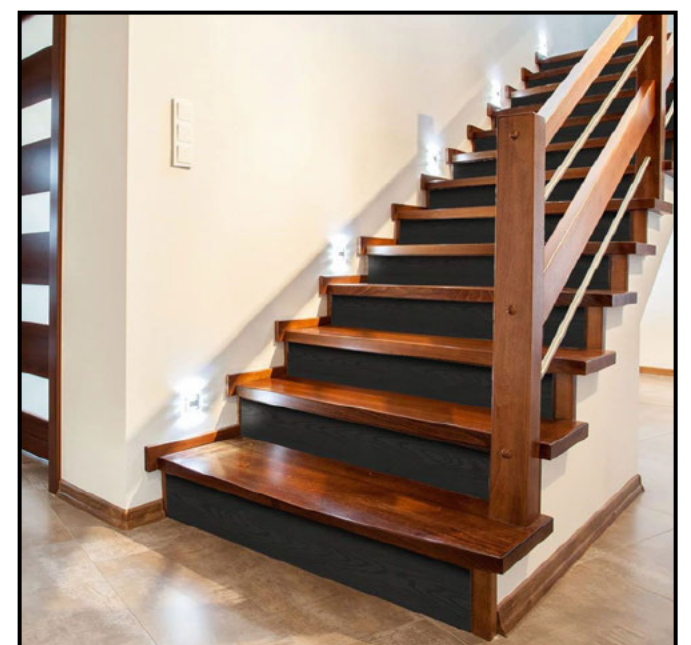
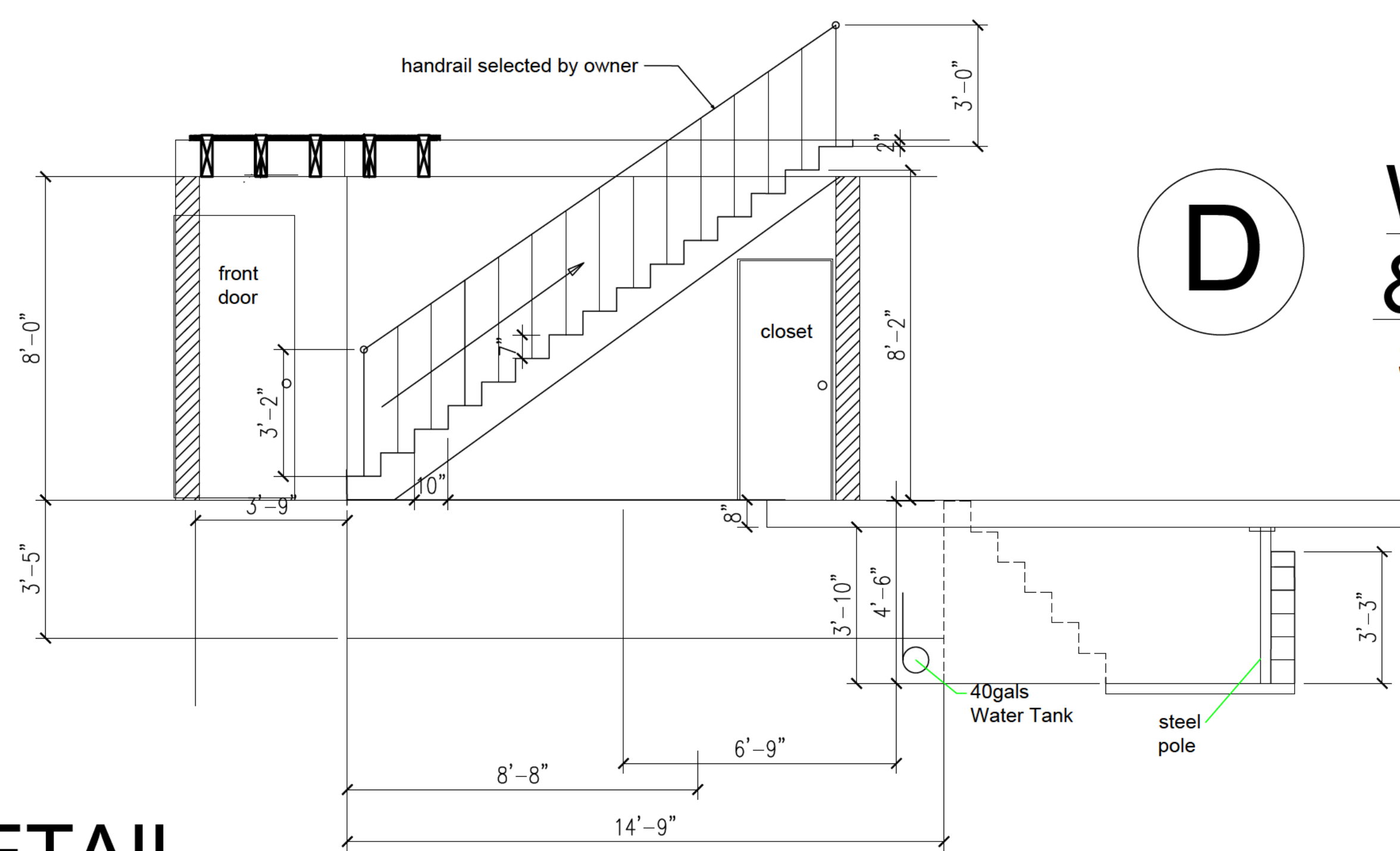
3637 ELM ST.
Hapeville, Ga. 30354

INSULATION RATING REQUIREMENTS:
CEILING & ATTIC: R-30
EXTERIOR WALLS: R-13
FLOOR & CRAWL SPACE: R-19

E Detail Connecting Wall
Scale 3/4"=1'-0"

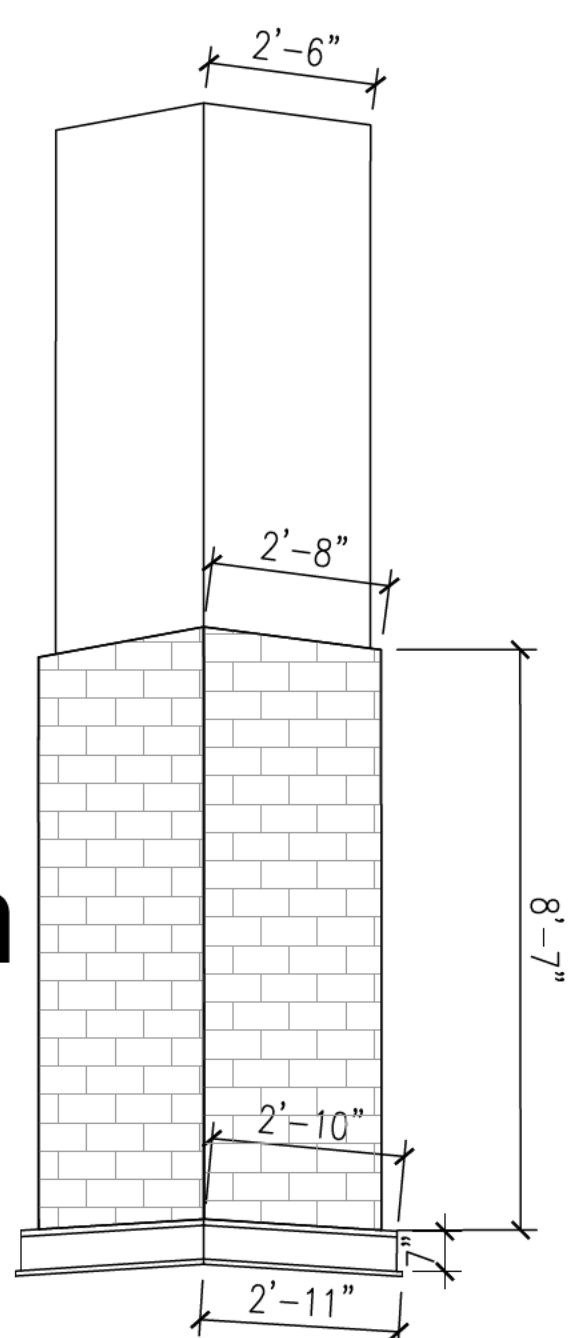


D Wall Section @ Column & Beam
Scale 3/4"=1'-0"

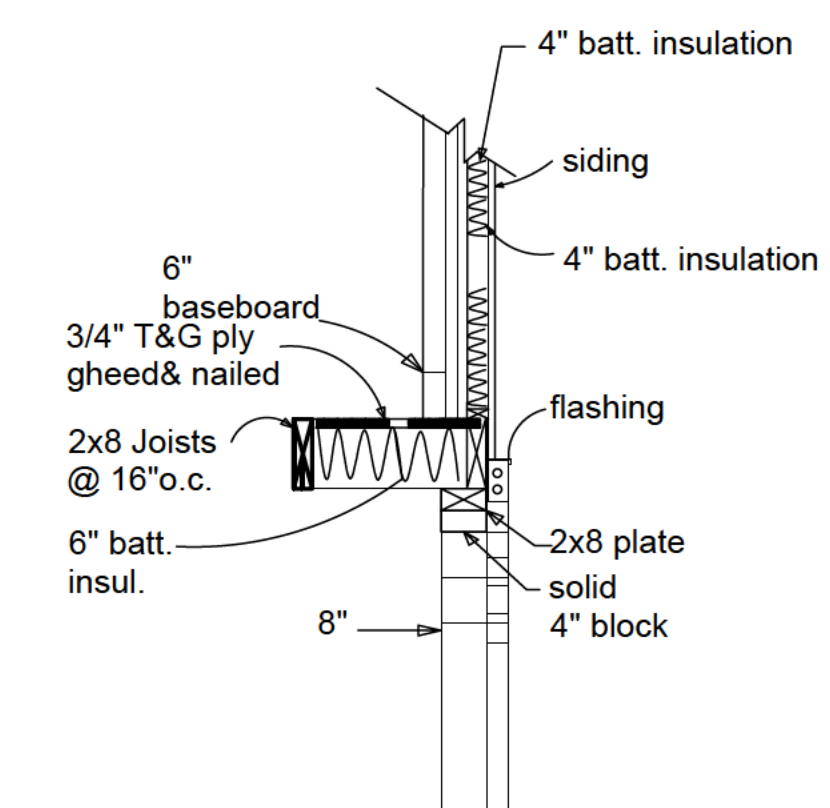


1 STAIRS DETAIL
A-9

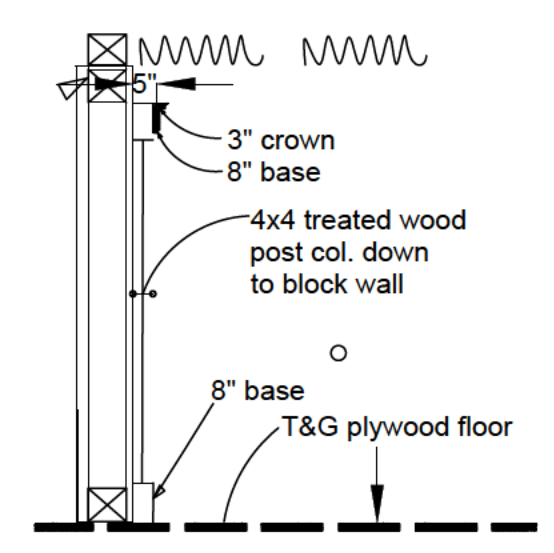
H New Column
4'-8"



G WALL DETAIL



F Wall Section @ Column & Beam



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General Notes

3637 ELM ST.
Hapeville, Ga. 30354

No.	Revision/Issue	Date

Firm Name and Address
HOMESTEAD DESIGN
2863 Paul Ave.
Atlanta, Ga. 30318
678-769-6418

Project Name and Address

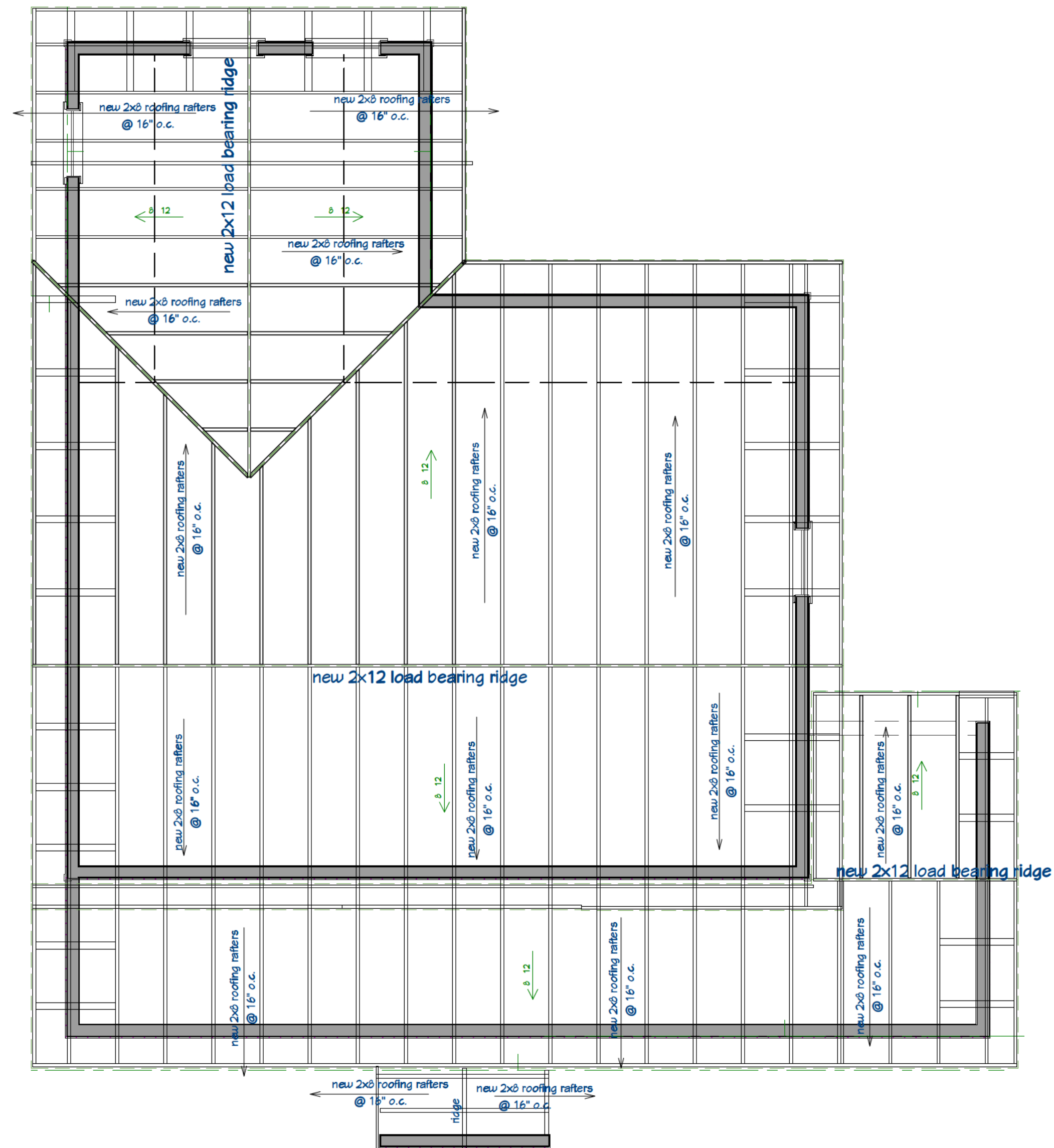
Project
3637 Elm

Date
12-05-22

Scale
as shown

Sheet
A-13

ELM STREET



1

R-1

EXIST./PROP., ROOFING FRAME PLAN

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

RELEASE FOR CONSTRUCTION

CLIENT: BMF PROPERTIES, LLC
PROJECT: 3637 ELM STREET
HAPEVILLE, GA 30354

DESIGNER: DANA T DESIGNS
678-596-8590
danatdesigns1@gmail.com

DATE:

JAN., 20, 2023

SCALE:

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

R-1