



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

September 20, 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 August 16, 2023

Documents:

1. DRC Minutes August 16, 2023

4. New Business

4.I. 819 North Avenue Front Patio/Pergola

Background:

Christy Moore has submitted an application seeking approval to construct a front deck/pergola with garden boxes on the front of the existing single-family dwelling at 819 North Avenue. 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 819 North Avenue
2. Application - 819 North Avenue_Redacted

4.II. 558 Woodrow Avenue New SF Dwelling

Background:

Avuntee Patel has submitted an application seeking approval to construct a 2,319-square foot, four bedroom, four and a half bathroom single-family dwelling with a front stoop at 558 Woodrow 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 558 Woodrow Avenue
2. Application - 558 Woodrow Avenue_Redacted

4.III. 3189-A Jackson Street New SF Dwelling

Background:

Michael Olajubutu has submitted an application seeking approval for the construction of a 2,681-square foot single-family dwelling with five bedrooms, three bathrooms and an attached garage to be located at 3189-A Jackson Street. 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 3189-A Jackson Street
 2. Application - 3189-A Jackson Street Tract 1_Redacted
- 4.IV. 3189-B Jackson Street New SF Dwelling

Background:

Joycelyn Lee has submitted an application seeking approval for the construction of a 2,681-square foot single-family dwelling with five bedrooms, three bathrooms and an attached garage to be located at 3189-B Jackson Street. 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 3189-B Jackson Street
 2. Application - 3189-B Jackson Street Tract 2_Redacted
- 4.V. 3637 Elm Street Exterior Remodel

Background:

Vincent Lucier has submitted an application seeking approval to construct a 744-square foot second-floor addition that includes two bedrooms and a bathroom to 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 Design 3637 Elm Street
2. Application - 3637 Elm Street_Redacted

5. **Next Meeting Date - Wednesday, October 18, 2023**

6. **Adjourn**



Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
August 16, 2023, 6:00 PM

MINUTES

1. **Call to Order**

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

2. **Roll Call**

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth - absent

3. **Approval of Minutes**

3.I Minutes of May 17, 2023, and June 21, 2023

MOTION ITEM: Gregory Morgan made a motion, Brian Gregory seconded to approve the minutes of May 17, 2023, as submitted. Motion Carried: 4-0

MOTION ITEM: Brian Gregory made a motion, Jonathan Love seconded to approve the minutes of June 21, 2023, as submitted. Motion Carried: 3-0

MOTION ITEM: Jonathan Love made a motion, John Stalvey seconded to add 3034 Springdale Road to the end of the agenda. Motion Carried: 4-0

4. **New Business**

4.I 3259 Dogwood Drive

Mural

Background

Lorraine Patterson has submitted an application seeking approval for a 10.5' x 27.5' mural to be painted on the north facing wall at 3259 Dogwood Drive. The application states materials used are spray paint and latex. The property is zoned V, Village.

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to approve the application as submitted with the condition that the applicant acknowledges that the mural must remain in place for 5 years and provide a plan for the maintenance of the mural to City standards. Motion Carried: 4-0

4.II 3558-3668 Elm Street

Exterior Remodel

Background:

Lorraine Patterson has submitted an application seeking approval for exterior remodeling to an existing commercial building located at 3259 Dogwood Drive. The proposed remodeling includes the modification of the patio walls, relocation of the sign, commercial door replacement, roof replacement, gutters, soffit, and fascia boards and wood accents. The property is zoned V, Village 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. The Committee also granted the following design exceptions:

- Building height of 17'
- Floor to ceiling height is 10'
- The existing structure was developed prior to the adoption of the Architectural Design Standards and is within the portion of Dogwood Drive currently being revitalized with sidewalks, pavers, and landscaping.
- There is no landscaping in the supplemental area.
- Window style (no transoms)
- Allow for no foundation along front façade. Foundation on front is not distinct.
- Parking is in the supplemental area and there is no 10' landscape buffer between the parking and adjacent sidewalk.
- Blank windowless wall not permitted along North Avenue, a mural is proposed and being presented to DRC.
- A non-glass base or knee wall beginning at grade and extending not more than 24 inches above the sidewalk.
- Existing driveway width

Motion Carried: 4-0

4.III 3034 Springdale Road

Design Changes

Background:

Christian J. Lessard on behalf of Lessard Design Inc. has submitted a revised application seeking approval of design changes to the previously approved application on June 21, 2023, to construct 59 attached single-family homes (11 buildings) to be located on a newly consolidated parcel at 3034 Springdale Road. The property is zoned V, Village and is subject to the Commercial/Mixed-Use Area of the Architectural Design Standards.

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to approve the following design changes as submitted:

- All side elevations and floor plans have been updated. Windows in third floor bedrooms at end conditions have been updated for better layouts to accommodate larger bed sizes. Windows on floors below have been adjusted to line up with these windows.
- Building 3 (lots 12-16) is a new elevation. In coordination with civil, lots 15 and 16 have been changed to a buried condition to accommodate topography.
- Buildings 1, 2, 3 have alternate AC unit positions due to site restrictions. AC units are further inward than the standard placement.
- Units 1, 16, 28, 50, 51, 59 also have alternate AC locations due to site constraints. These units have the AC units located on the roof.
- Riser rooms have been added to side elevations and plans in coordination with civil.

Motion Carried: 4-0

6. Next Meeting Date – Wednesday, September 20, 2023, at 6:00PM

7. **Adjourn**

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to adjourn the meeting at 6:21PM. Motion Carried: 4-0

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman

DRAFT



DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: August 23, 2023
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 819 North Ave, Front Patio/Pergola Addition**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Christy Moore for a front deck/pergola with garden boxes to the front of the single family dwelling located at 819 North Avenue.

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: There is an existing sidewalk.

(b) Supplemental Area and Fence Standards

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

STAFF COMMENT:

No proposed changes.

(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: No proposed changes

(d) *Parking and Traffic Standards*

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

STAFF COMMENT: No change to driveway proposed.

(e) *Roof and Chimney Standards*

- ⊙ Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.
- ⊙ Roof shingles shall be slate, cedar, or asphalt.
- ⊙ Roof tiles shall be clay, terra cotta or concrete.
- ⊙ Metal roofs are:
 - Allowed on one-family and two-family detached dwellings;
 - Permitted on multifamily and townhouse dwellings only when screened from the adjacent street by a parapet wall.
- ⊙ Gutters shall be copper, aluminum or galvanized steel.

- ⊖ Downspouts shall match gutters in material and finish.
- ⊖ Roof forms shall be based on architectural style.
- ⊖ All roofs, excluding dormers, shall overhang a minimum of 12 inches beyond the facade.
- ⊖ Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached.
- ⊖ Chimneys exposed to the public view may not be faced in wood or cement based siding and may not be of an exposed metal or ceramic pipe. All chimneys shall be wrapped in a brick, stone or suitable masonry finish material.
- ⊖ Chimneys on exterior building walls shall begin at grade.
- ⊖ Chimneys shall begin at grade and be faced with brick or stacked stone; extend chimneys between three and six feet above the roof line.

STAFF COMMENT: No proposed changes

(f) *Street Facing Facade and Style Standards.*

- ⊖ Exterior facade materials shall be limited to:
 - Full-depth brick;
 - Natural or cast stone;
 - Smooth natural-wood siding and/or cement-based siding;
 - Shake siding;
 - Painted fish-scale style shingles, but only when used in front gables;
 - True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings.
- Exterior building materials shall not be:
 - Simulated brick veneer, such as Z-Brick;
 - Exterior insulation and finish systems (EIFS);
 - Exposed concrete block;
 - Metal siding or other metal exterior treatment;
 - Glass curtain walls;
 - Liquid vinyl;
 - T-1-11 siding;
 - Vinyl siding, except that existing one-family detached homes with vinyl siding covering more than 70 percent of the exterior facade may replace said siding or construct an addition faced in vinyl siding.
- ⊖ Facade materials shall be combined horizontally, with the heavier below the lighter.
- ⊖ Blank, windowless walls are prohibited along all facades. See subsection 81-1-7(g)11.
- ⊖ Foundations shall be constructed as a distinct building element that contrasts with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in brick, natural stone, or cast stone.
- ⊖ All exterior stair risers visible from a street shall be enclosed.
- ✓ Porches, stoops, and balconies may be located in the front or side yard.
- ✗ Porches, stoops, and balconies along front and side building facades shall not be enclosed with screens, plastics, or other materials that hinder visibility and/or natural air flow.
- 👤 Porches, stoops, and balconies shall be made of painted or stained wood, stone, brick, or ornamental metal, subject to the additional restrictions below.

- ⊙ Wooden porches, stoops, and balconies shall provide top and bottom horizontal members on railings. The top railing shall consist of two elements. The upper element shall measure two [inches] by six inches and the lower element shall measure two [inches] by four inches. The bottom railing shall measure two [inches] by four inches.
- ✓ Front porches and front stoops of principal buildings shall face and be parallel to the front lot line or build-to line.
- ✓ Porch and stoop foundations shall be enclosed.
- ⊙ Front and side porches and stoops shall not have unpainted, unstained or otherwise untreated or exposed pressure treated lumber along the building line that abuts a public right-of-way.
- ⊙ Balconies shall have not less than two clear unobstructed open or partially open sides. Partially open is to be constructed as 50 percent open or more. The total combined length of the open or partially open sides shall exceed 50 percent of the total balcony perimeter.
- ✓ Stoops and porch[es] shall be a minimum of two feet and a maximum of four feet from grade to the top of the stairs, unless existing topography is greater.
- ⊙ Stoops shall provide a minimum top landing of four feet by four feet.
- ⊙ Stoop stairs and landings shall be of similar width.
- ⊙ Stoops may be covered or uncovered.
- When provided, porches shall have a minimum clear depth of eight feet from building facade to outside face of column.
- ✓ Front porch widths shall be between 80 percent and 100 percent of the adjacent facade.
- ⊙ Side porch widths (including wraparound porches) shall be between 25 percent and 100 percent of the adjacent facade.
- ⊙ Enfronting porches may have multistory verandas, living space, or balconies above.
- ✓ Porch columns shall be spaced a maximum distance of eight feet on center.
- ✓ Front porch columns shall have foundation piers extending to grade.
- 👉 All porches shall be covered.
- ⊙ Enfronting balconies are only permitted on attached or detached one-family home facades when porches are not provided on said facades.
- ⊙ Enfronting balconies shall have a minimum clear depth of four feet.
- ⊙ Enfronting balcony widths shall be between 25 percent and 100 percent of the adjacent facade.
- ⊙ Balconies may be covered or uncovered.

STAFF COMMENT:

Porch finish not provided.

The proposed patio/pergola includes a privacy side wood slat wall and a pergola top and requires a design exception.

(g) Door and window standards.

- ✓ The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.
- ✓ The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.
- ⊙ Building numbers at least six inches in height shall be located above or beside the street-facing pedestrian entrance, or above or beside the stairs accessing a front porch.
- ⊙ Doors that operate as sliders are prohibited along enfronting facades.
- ⊙ Window panes shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade, except on frame houses, on which panes shall be recessed a minimum of two inches.

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

STAFF COMMENT: No change proposed.

RECOMMENDATIONS

- The wood should be painted or stained.
- The proposed patio extension /pergola requires a design exception for the side privacy wood wall slats.

Any other comments or recommendations are at the discretion of the Design Review Committee.

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL DATE: August 15, 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: CHRISTY MOORE Contact Number: [REDACTED]
Applicants Address: 819 North Ave
E-Mail Address: [REDACTED] Zoning Classification: R1
Address of Proposed Work: 819 North Ave
Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0099-0004-107-2
Property Owner: CHRISTY MOORE Contact Number: [REDACTED]
Project Description (including occupancy type): Building unattached private front deck / patio with garden boxes out of wood 2x12

Contractors Name: Gary Cygan Contact Number: [REDACTED]
Contact Person: _____ Contact Number: _____

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

Christy Moore
Applicants Signature

7/15/2023
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: 160

➤ Total Square Footage of existing building: 1394

Estimated Cost of Construction: 5K

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

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

2x4 + 2x6 wood / lumber
concrete patio floor

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 CHERYL MOORE / CEM 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:

cm 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

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

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

cm 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.

cm 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.

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

cm 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.

CHRISTY L MOORE
Printed Name

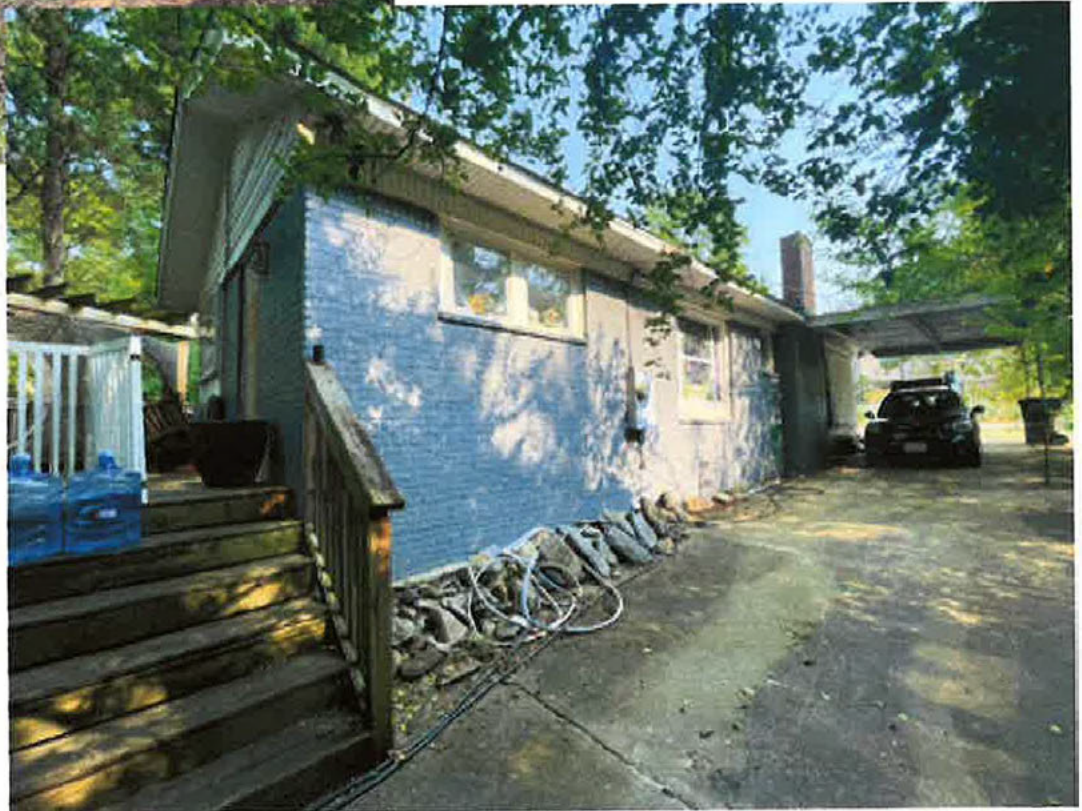
Christy L Moore
Signature

7/15/23
Date

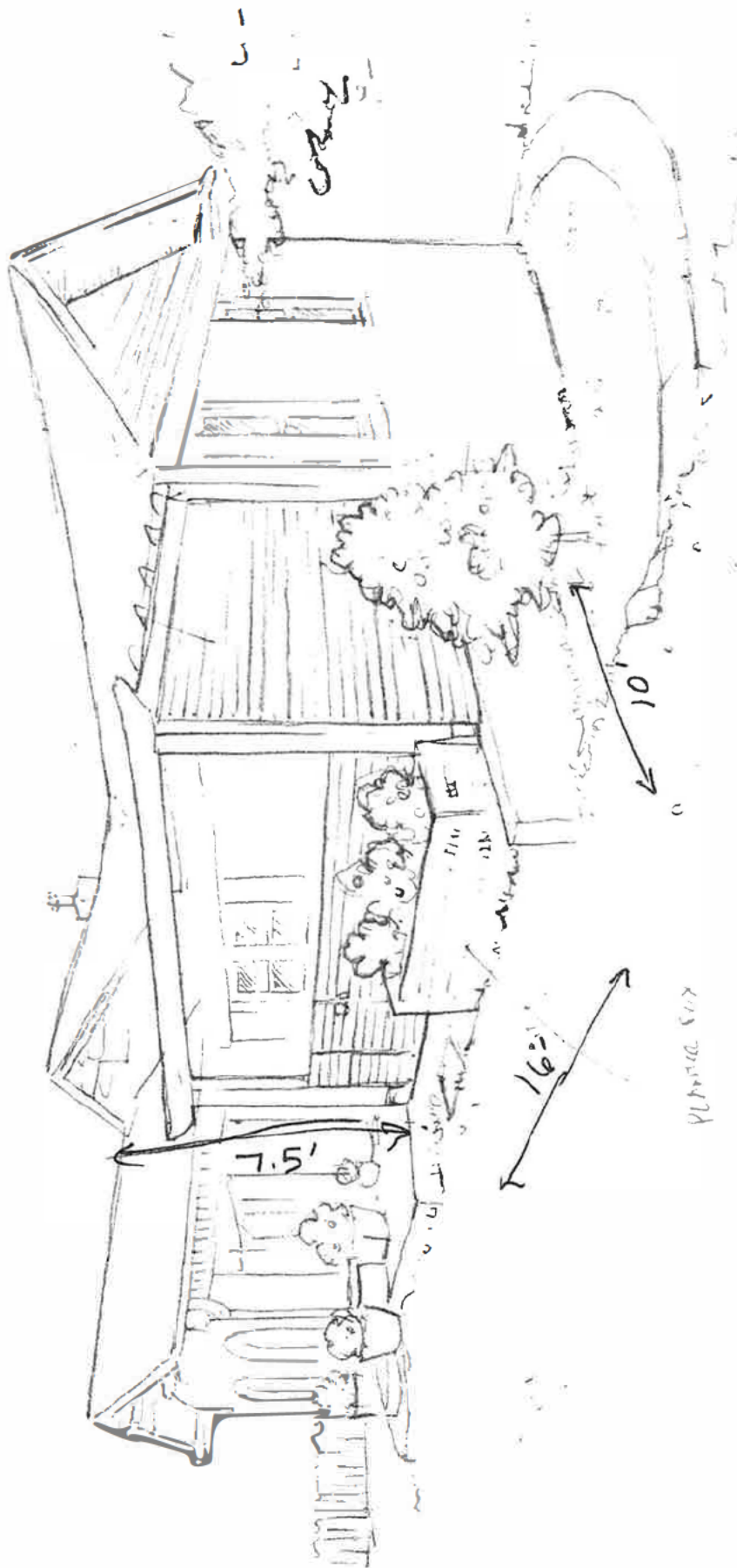
Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

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





POSTED SIGN



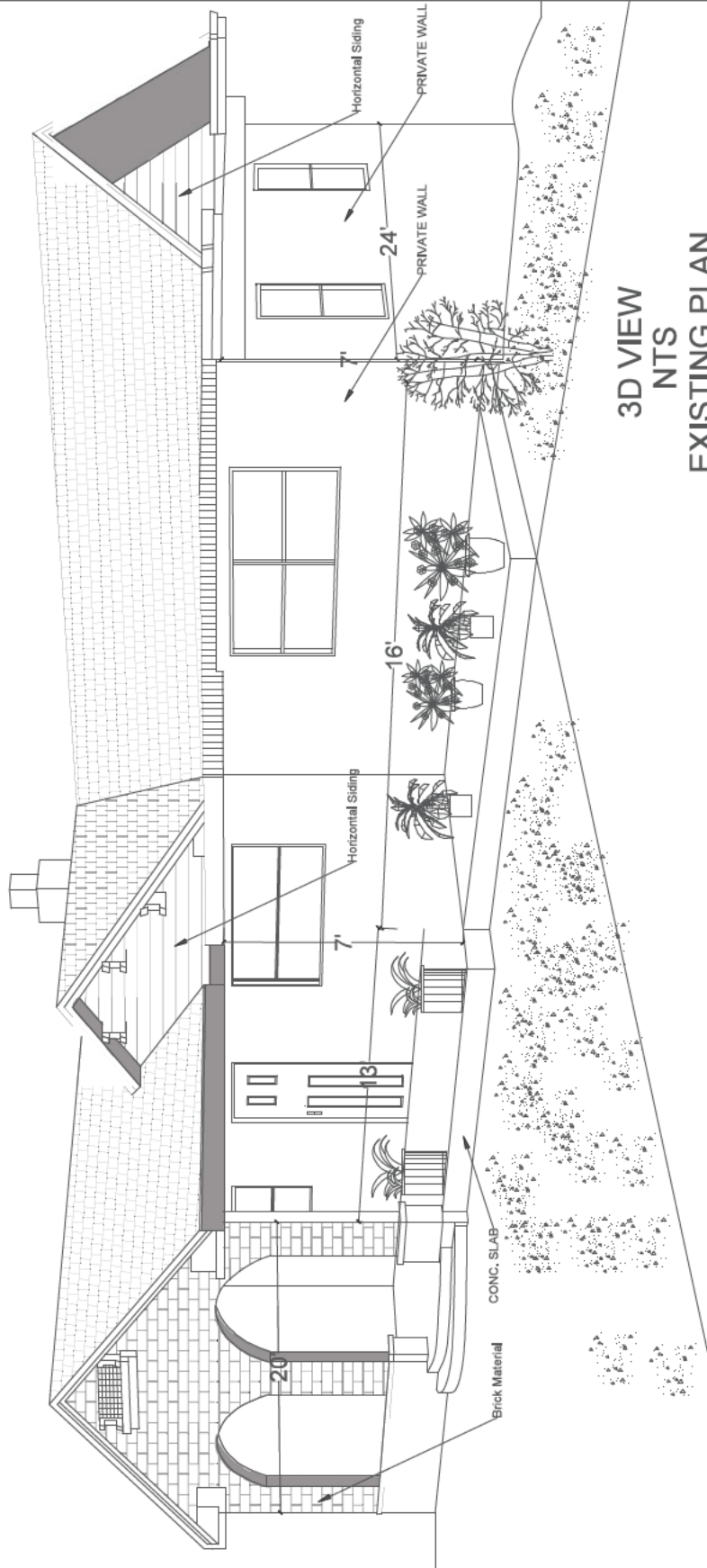
DECK ADDITION



A1
EXISTING PLAN

3D / TOP VIEW

DATE: 8/9/2023



3D VIEW
NTS
EXISTING PLAN

Residential Site Plan- Deck Construction
819 North Avenue
Hapeville, GA 30354
Parcel ID: 14 -0099-0004-107-2
Lot area: 1.42 Acres

DECK ADDITION

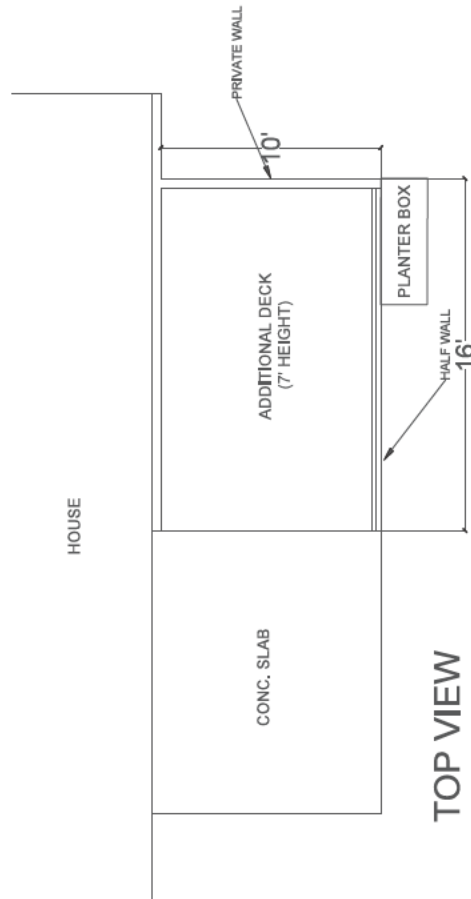


A2

PROPOSED PLAN

3D / TOP VIEW

DATE: 8/9/2023



Residential Site Plan- Deck Construction
819 North Avenue
Hapeville, GA 30354
Parcel ID: 14 -0099-0004-107-2
Lot area: 1.42 Acres

TOP VIEW
1/4"=1'-0"



DATE: September 15, 2023
 TO: Tonya Hutson
 FROM: Lynn Patterson
 RE: **Design Review – 558 Woodrow Avenue Revisions**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Avuntee Patel to build a single-family home on a lot located at 558 Woodrow Avenue. There is an existing single dwelling house on-site which will be demolished to the foundation. The proposed single-family dwelling will be 2,319 SF, 4 BR, and 4.5 BA and front stoop. The materials proposed are fiber cement siding and asphalt shingles.

The property is zoned R-SF, One Family Residential and is subject to the Neighborhood Conservation Area Sub Area E 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:

(b) Supplemental Area and Fence Standards

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

STAFF COMMENT:

(c) Utility Standards

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

- not visible from adjacent properties or the public right-of-way.
- ✓ Trees shall not be planted directly above storm drains.

STAFF COMMENT:

(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

(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:

(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, the following deficiency was still noted.

- Provide sill height.

Upon remedy of the above deficiency, the proposed single-family dwelling is compliant with the Architectural Design Standards and may be approved.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: JULY 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: AVUNTEE PATEL

Contact Number: [REDACTED]

Applicants Address: 8739 CAMP AVENUE, JONESBORO, GA 30236

E-Mail Address: [REDACTED]

Zoning Classification: RSF

Address of Proposed Work: 558 WOODROW AVENUE HAPEVILLE, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14009400020386

Property Owner: AVUNTEE PATEL

Contact Number: [REDACTED]

Project Description (including occupancy type): PRIMARY RESIDENCE.

4 BEDROOMS - 4.5 BATHROOMS ADD SECOND FLOOR AND EXTEND BACK.

Contractors Name: MUKESH PATEL

Contact Number: [REDACTED]

Contact Person: _____

Contact Number: _____

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

Avuntee Patel
Applicants Signature

7/10/2023
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: 2400

Total Square Footage of existing building: 720

Estimated Cost of Construction: 200,000⁰⁰

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

Mostly Vinyl Siding

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

Hardie Plank Siding (Fiber Cement Lap Siding)
Bottom and Fiber cement Board and Batten
on top.

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 AVUNTEE PATEL  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.

ANUNTEE PATEL
Printed Name

Anuntee Patel
Signature

7/10/23
Date

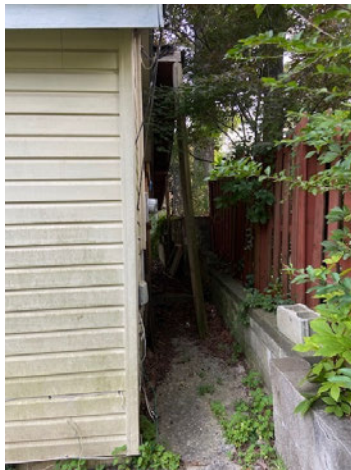
Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

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

EXHIBIT "A"
Legal Description of Property

All that tract or parcel of land lying and being in Land Lot 94 of the 14th District, Fulton County, Georgia, being Lot 39 and 40, Block 6, Forrest Hill Park Subdivision, as per plat recorded in Plat Book 7, Page 58 and 59, Fulton County, Georgia Records, which plat is incorporated herein by this reference and made a part of this description.

Property commonly known as **558 Woodrow Avenue, Hapeville, Georgia** :



SCOPE OF WORK:

Existing house to be demolished and removed. Replacing with new two-story wood frame house. There will be a covered front porch, a covered back porch, and a covered entry on the east side. Some concrete surfaces to be removed. Adding a walkway in the front.

AREA OF HOUSE:

Existing Heated:	744.43 sq. ft.
Existing Heated to be Removed from West Side:	-71.39 sq. ft.
Existing Heated to be Under Stair with < 5' Headroom:	-40.25 sq. ft.
Added Heated Behind Existing, Minus Under Stair with < 5' Headroom:	503.38 sq. ft.
Added Heated Second Level, Minus Stair Holes:	1183.01 sq. ft.
Total Heated Area After:	2,319.18 sq. ft.
Existing Unheated Front Porch and Steps to be Removed:	-109.49 sq. ft.
Added Unheated Covered Front Porch and Steps:	64.50 sq. ft.
Added Unheated Covered Rear Porch:	26.28 sq. ft.
Added Unheated Covered Side Stoop (on Existing Driveway):	7.74 sq. ft.
Net Unheated Area Subtracted:	10.97 sq. ft.
Total Unheated Area After:	98.52 sq. ft.

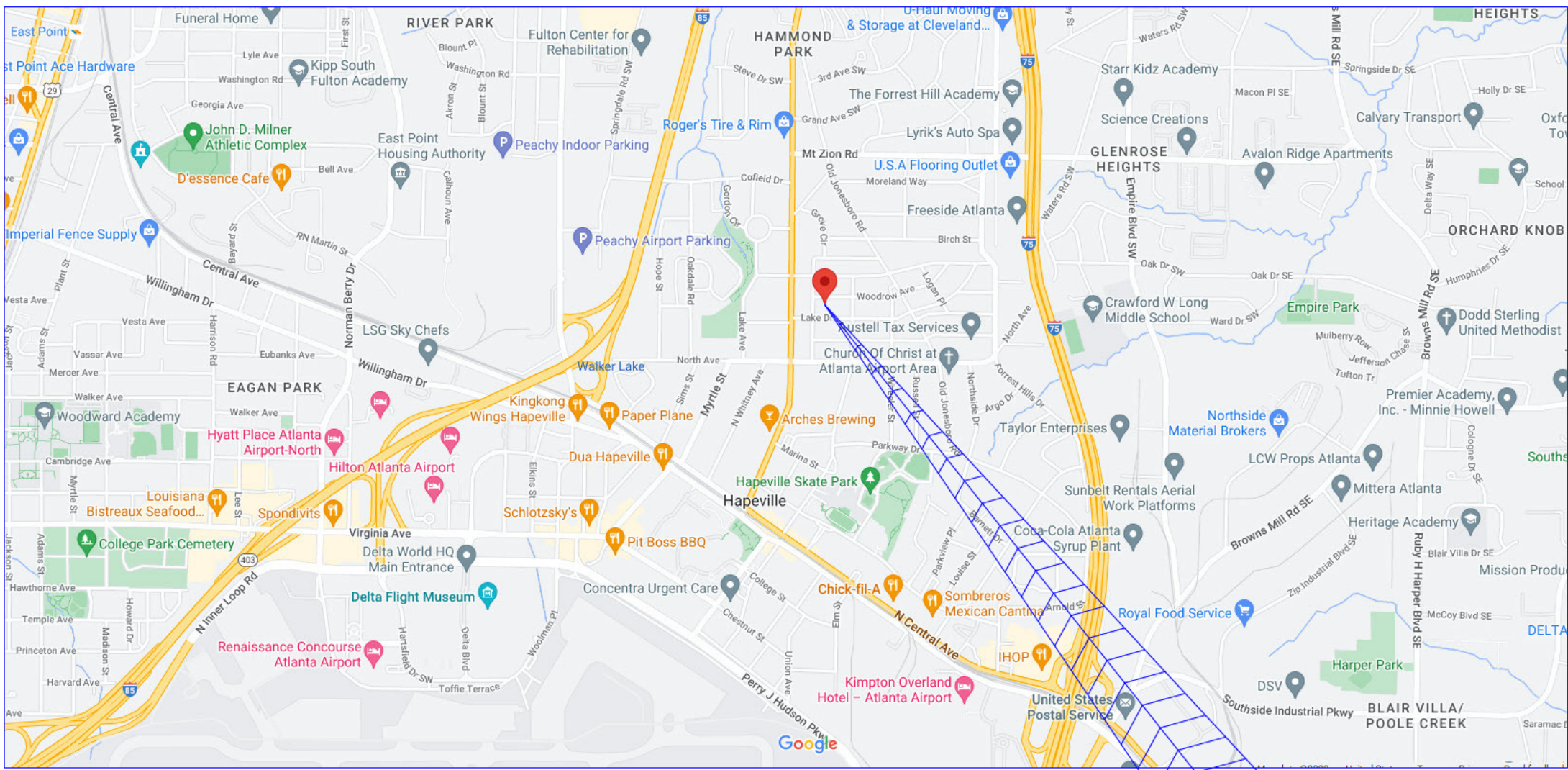


SHEET INDEX

- C-1 SITE PLAN - INCLUDING EXISTING
- C-2 SITE & TREE CONSERVATION PLAN
- C-3 TREE PLANTING PLAN
- 1A-1 PLANS
- 2A-1 ELEVATIONS
- 3A-1 SECTIONS & DETAILS
- S-1 FOUNDATION AND FRAMING PLANS
- E-1 ELECTRICAL PLANS
- 1AB-1 EXISTING PLANS
- 2AB-1 EXISTING ELEVATIONS

HOME REMODEL FOR AVUNTEE PATEL

VICINITY MAP:



OWNER:
Avuntee Patel
558 Woodrow Ave.
Hapeville, GA. 30354

Avuntee.M@Hotmail.com
678-656-7882

APPLICABLE CODES

- (IRC) INTERNATIONAL RESIDENTIAL BUILDING CODE, 2018 EDITION WITH 2020 GEORGIA AMENDMENTS, (2015 PRESCRIPTIVE DECK DETAILS)
- (IFC) INTERNATIONAL FIRE CODE, 2018 EDITION WITH 2020 GEORGIA AMENDMENTS
- (IFGC) INTERNATIONAL FUEL GAS CODE, 2012 EDITION WITH GEORGIA AMENDMENTS
- (IMC) INTERNATIONAL MECHANICAL CODE, 2018 WITH 2020 GEORGIA AMENDMENTS
- (IPC) INTERNATIONAL PLUMBING CODE, 2018 EDITION WITH 2020 GEORGIA AMENDMENTS
- (IECC) INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION WITH 2020 GEORGIA SUPPLEMENTS AND AMENDMENTS
- (NEC) NATIONAL ELECTRICAL CODE, 2020 EDITION WITH NO AMENDMENTS
- (NFPA) NATIONAL FIRE PROTECTION ASSOCIATION - 101 LIFE SAFETY CODE, 2018 EDITION WITH 2020 GEORGIA AMENDMENTS

SITE

ARCHITECT:
Caroline Leyburn
Caroline Leyburn Design
1507 Brook Valley Ln NE
Atlanta, GA 30324-3212
404-963-8688

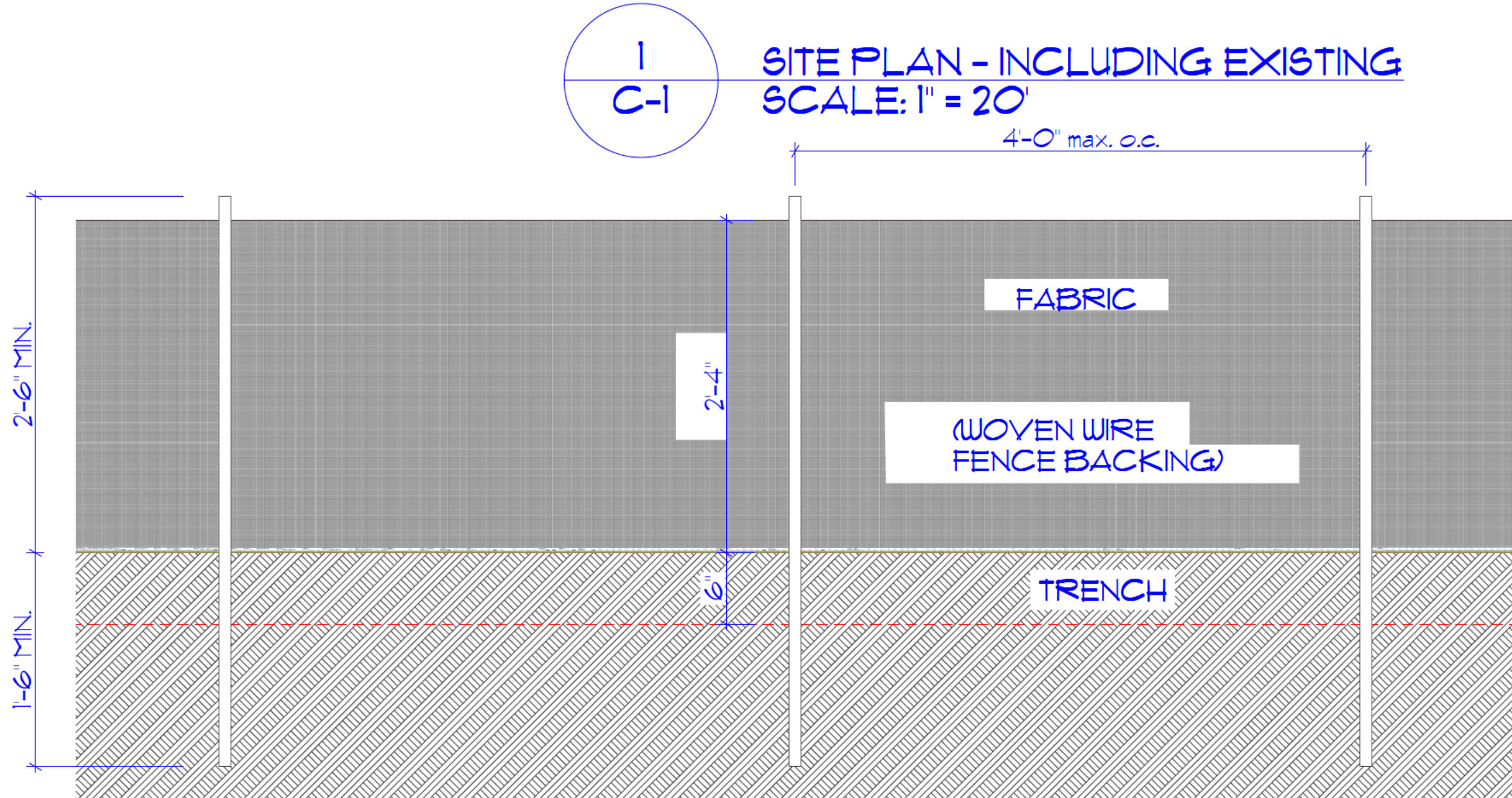
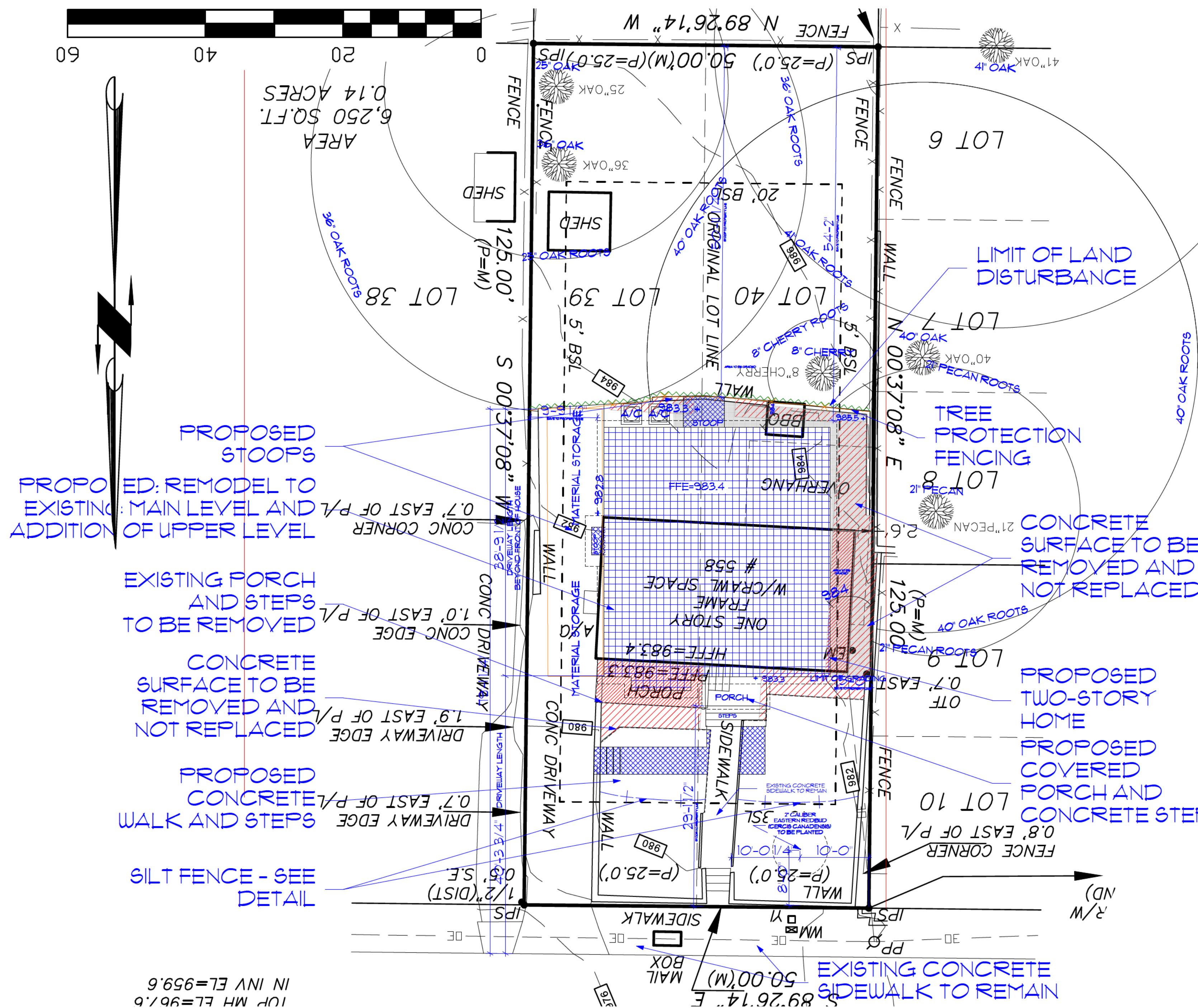
Email@CLuniquehomedesigns.com

PROGRESS SET NOT
RELEASED
FOR CONSTRUCTION

COVER SHEET

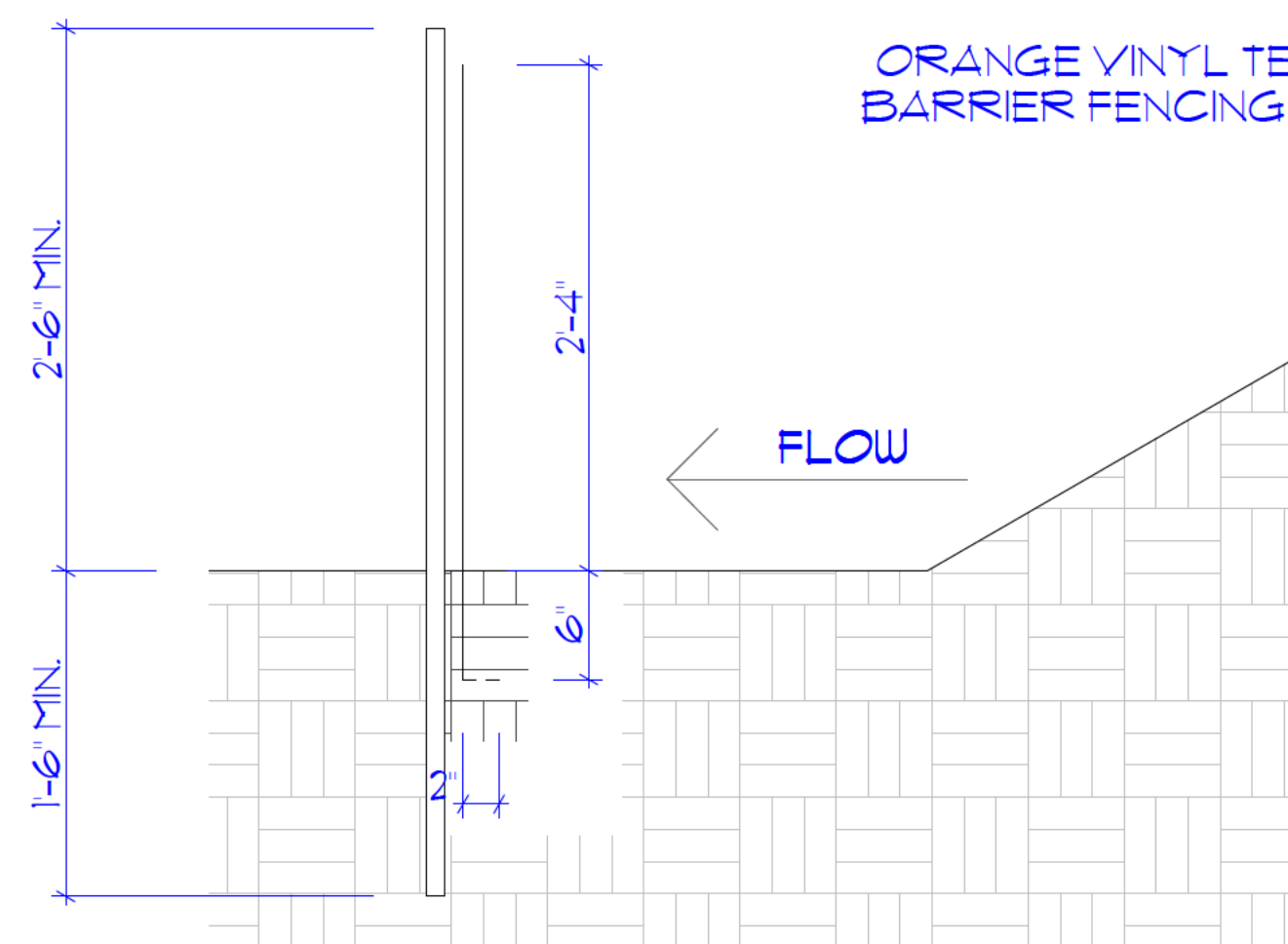
CAROLINE LEYBURN unique home design	G-1 08-15-2023
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AVUNTEE PATEL 558 Woodrow Ave. Hapeville, GA 30354
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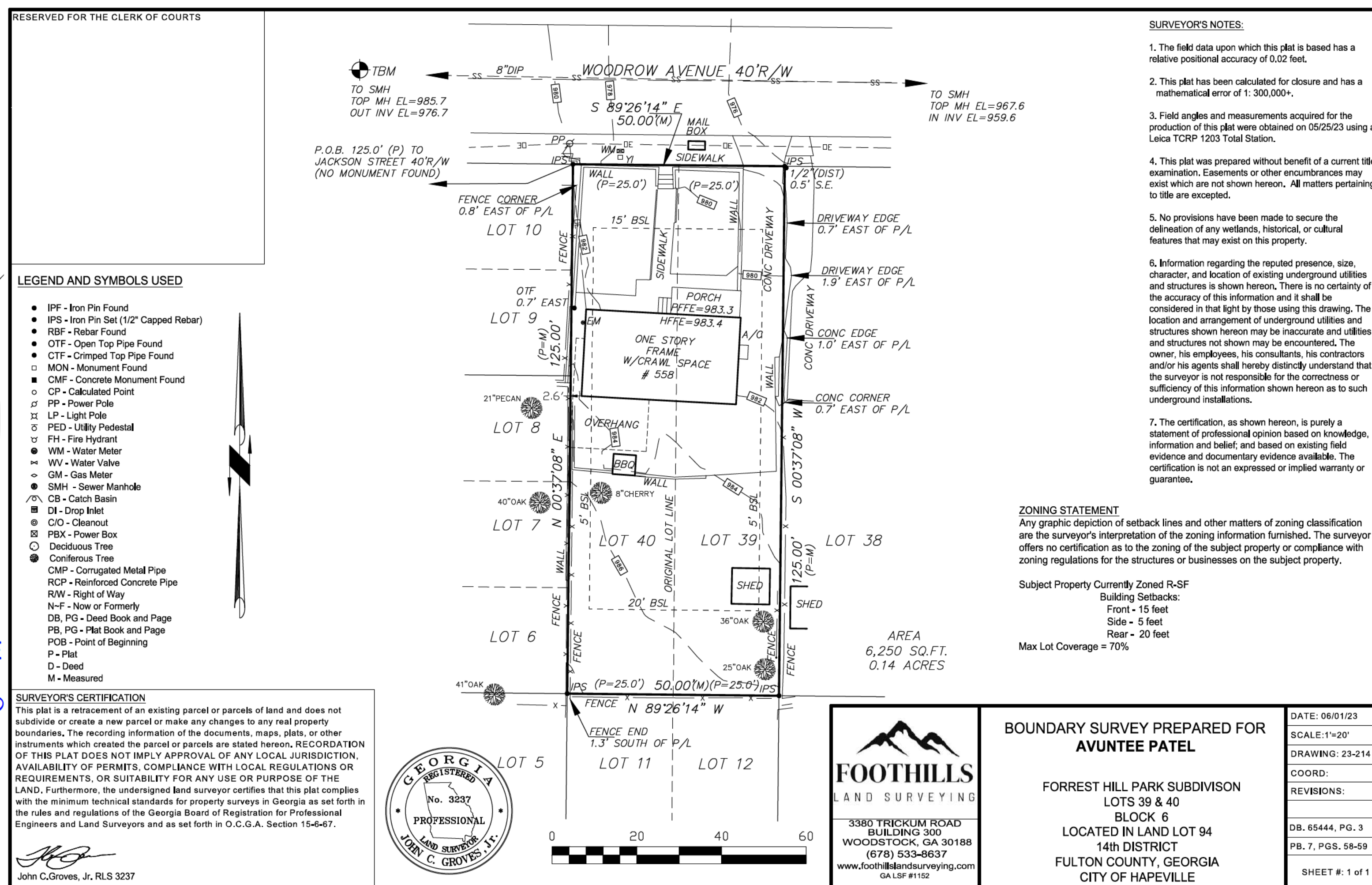
NOTE:
USE 36" D.O.T. APPROVED FABRIC.
USE STEEL POSTS. - ONLY

3
C-I
SDI SILT FENCE DETAILS
NO SCALE



SIDE VIEW

4
C-I
TREE PROTECTION FENCE
NO SCALE



2
C-I
EXISTING SITE
SCALE: 1" = 20'

Existing Driveway, Concrete Rear Terrace, and Sidewalks: 1,707.48 sq. ft.
Site Walls: 147.49 sq. ft.
Existing House: 749.74 sq. ft.
Front Porch: 109.49 sq. ft.
Total Existing Impervious Area: 2,714.20 sq. ft.

2,714.20 sq. ft./6250 sq. ft. = .434272 = 43% Impervious Before

Sidewalk and Site Walls Removed and Not Replaced: -320.29 sq. ft.
House Removed and Not Replaced: -71.39 sq. ft.
Front Porch Area Removed and Not Replaced: -96.15 sq. ft.
Sidewalk Area Added: 91.35 sq. ft.
Impervious net subtracted: -396.48 sq. ft.

Total Impervious After: 2,714.20 sq. ft. - 396.48 sq. ft. = 2,317.72 sq. ft.

2,317.72 sq. ft./6250 sq. ft. = .370835 = 37% Impervious After

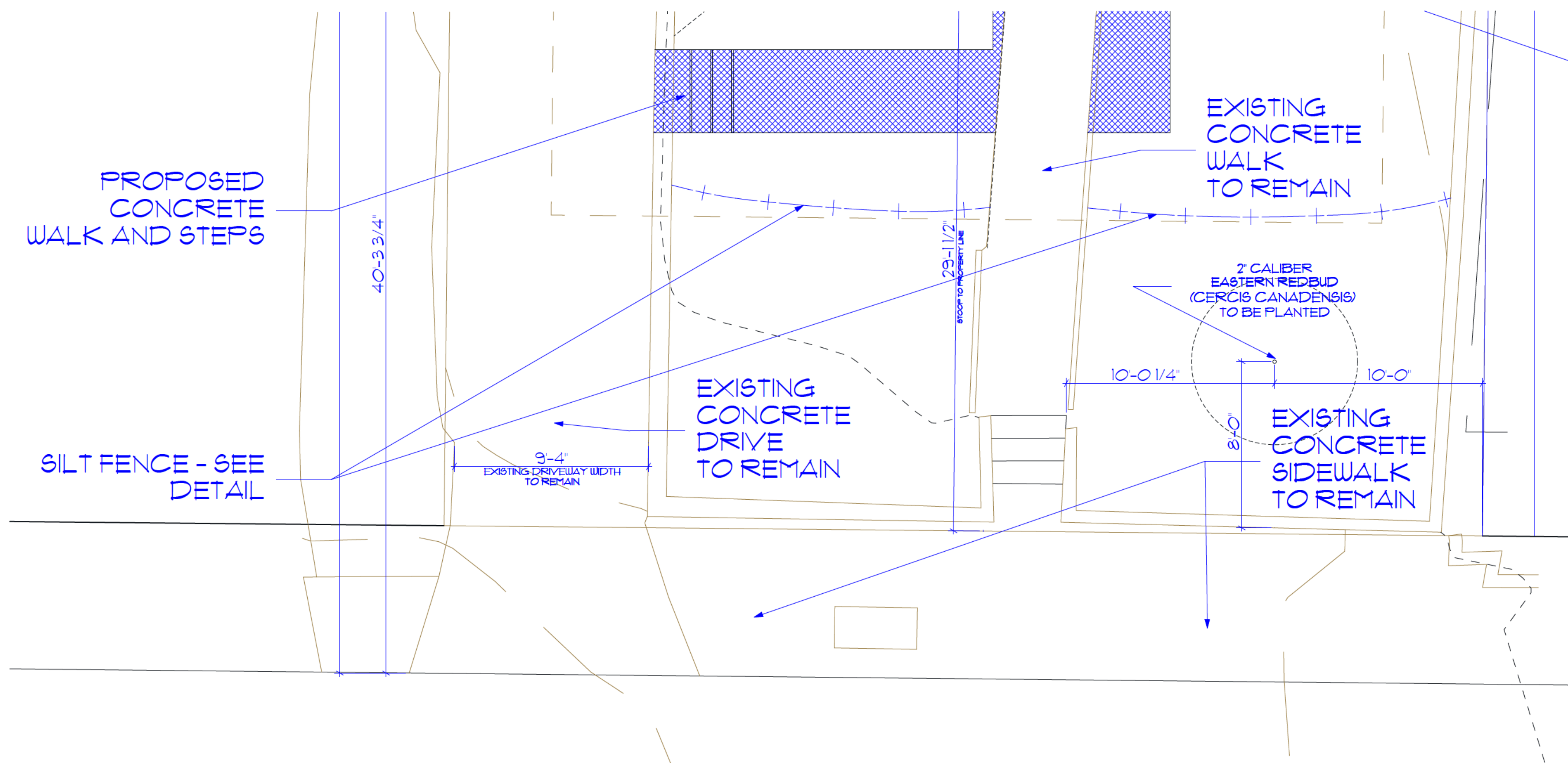
PROGRESS SET NOT
RELEASED
FOR CONSTRUCTION

SITE PLAN

CAROLINE
LEYBURN
unique home design
C-1
08-15-2023

24-HOUR SILT
FENCE CONTACT:
OWNER:
Avuntee Patel
Avuntee.M@Hotmail.com
678-656-7882

AVUNTEE PATEL
558 Woodrow Ave.
Hapeville, GA 30354



1
C-3 TREE PLANTING PLAN
SCALE: 1/4" = 1'-0"

PROGRESS SET NOT
RELEASED
FOR CONSTRUCTION

TREE PLANTING
PLAN

 CAROLINE LEYBURN <i>unique home design</i>	C-3 08-15-2023
--	--------------------------

AVUNTEE PATEL
558 Woodrow Ave.
Hapeville, GA 30354

EAST

WEST

EAST

WEST

SOUTH

NORTH

NORTH

1
1A-1
MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"
0 2 4 8
GRAPHIC SCALE

2
1A-1
UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"
0 2 4 8
GRAPHIC SCALE

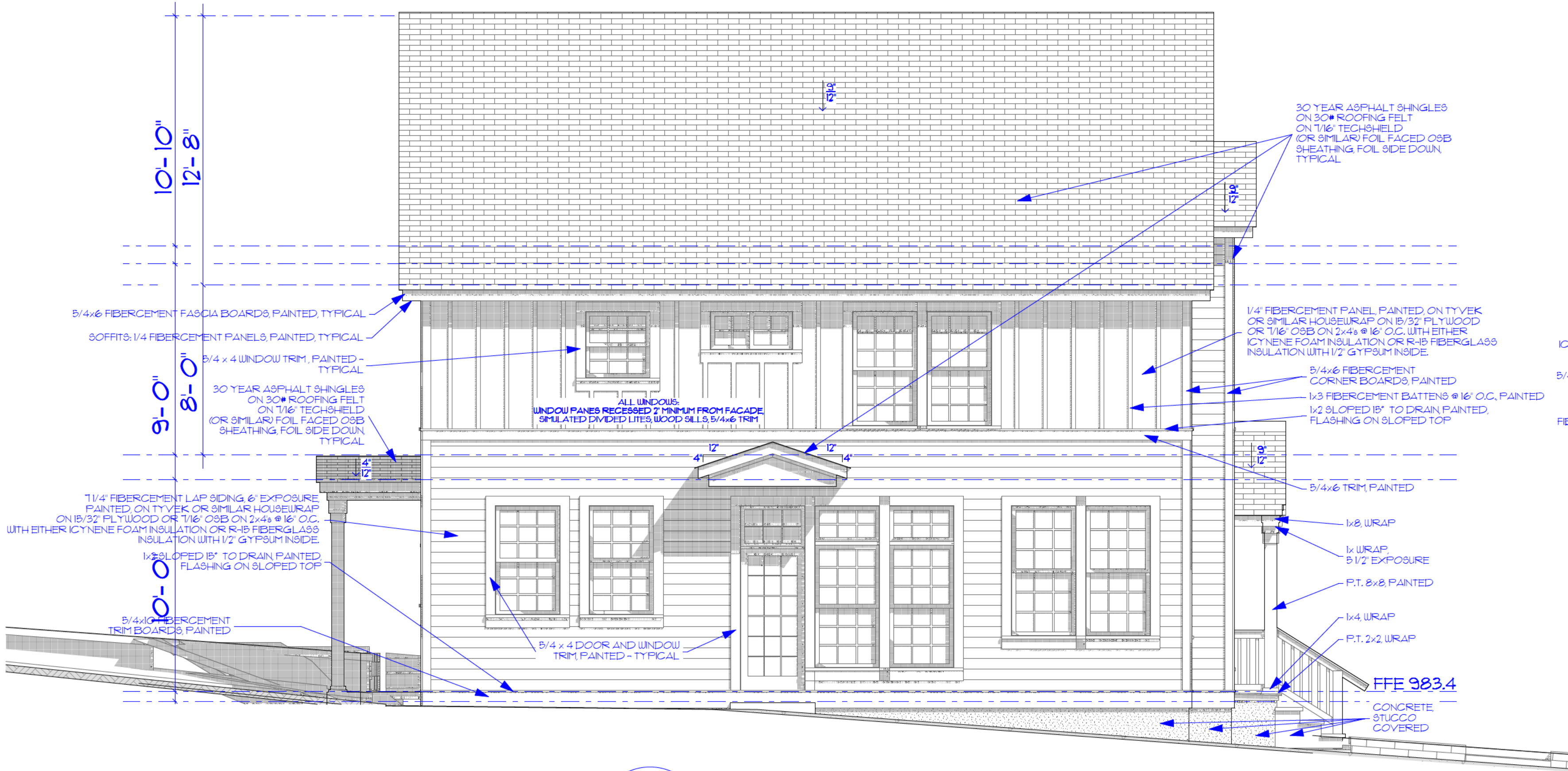
3
1A-1
ROOF PLAN
SCALE: 1/4" = 1'-0"
0 2 4 8
GRAPHIC SCALE

PROGRESS SET NOT
RELEASED
FOR CONSTRUCTION

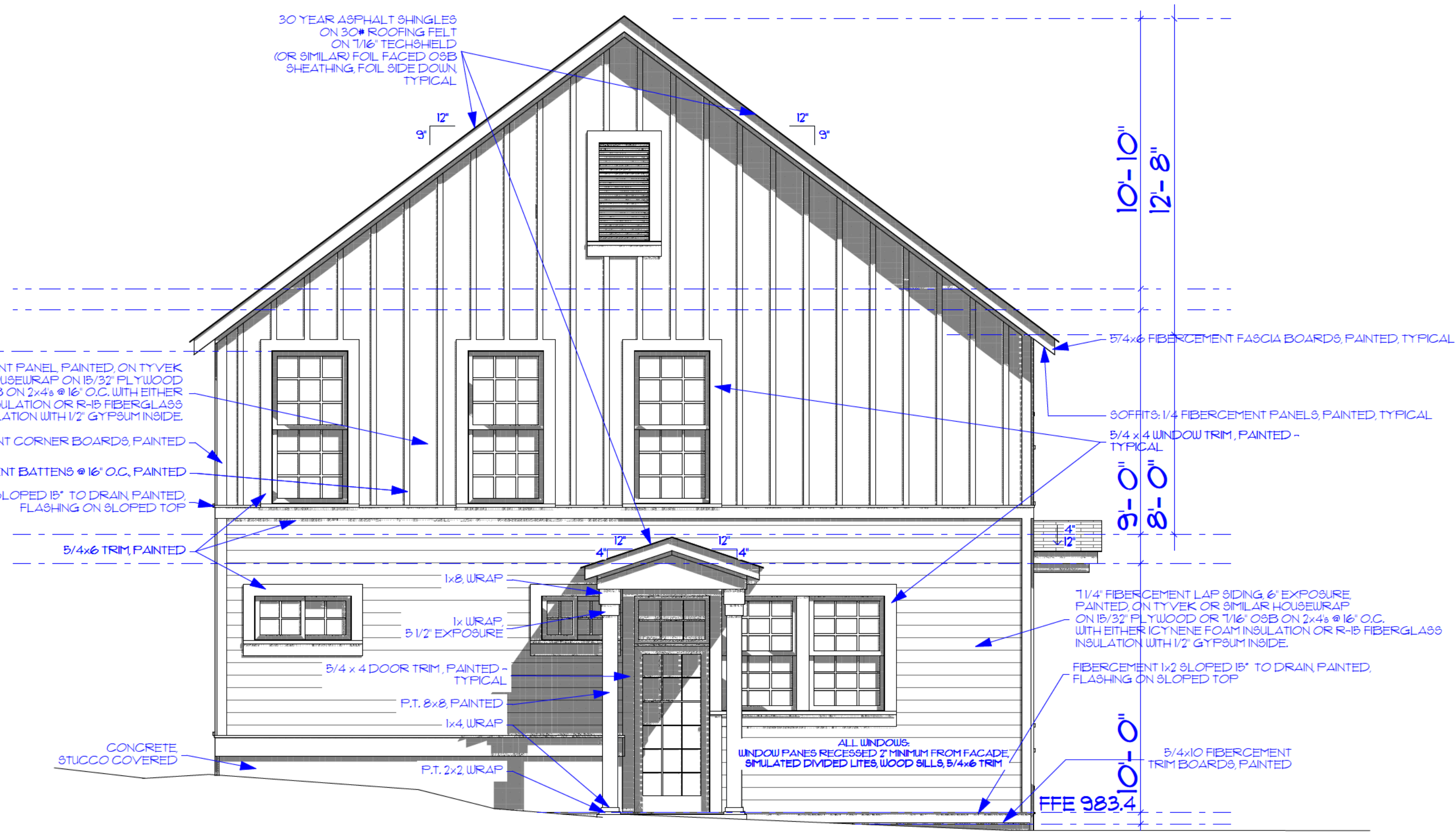
MAIN LEVEL PLAN AND
UPPER LEVEL PLAN

CAROLINE
LEYBURN
unique home design
1A-1
08-15-2023

AVUNTEE PATEL
558 Woodrow Ave.
Hapeville, GA 30354



4
2A-1
EAST ELEVATION (LEFT)
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE



2
2A-1
SOUTH ELEVATION (REAR)
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE

Façade Glazing Calculation

Main Level:	
Windows with transoms: (4) x 23.00 sq. ft. = 92.00 sq. ft.	
Narrow window at left:	(1) 12.34 sq. ft.
Front door and transom:	(1) 26.00 sq. ft.
Subtotal:	130.34 sq. ft.

Upper Level:	
Windows on right:	(4) 18.44 sq. ft. = 73.76 sq. ft.
Windows at bay:	(2) 23.00 sq. ft. = 46.00 sq. ft.
Narrow window at left:	(1) 12.34 sq. ft.
Subtotal:	132.10 sq. ft.
Total:	262.44 sq. ft.

Total Area of facade:	864.00 sq. ft.
30% of 864 sq. ft. =	259.20 sq. ft.
50% of 864 sq. ft. =	432.00 sq. ft.

259.20 sq. ft. < 262.44 sq. ft. < 432.00 sq. ft.

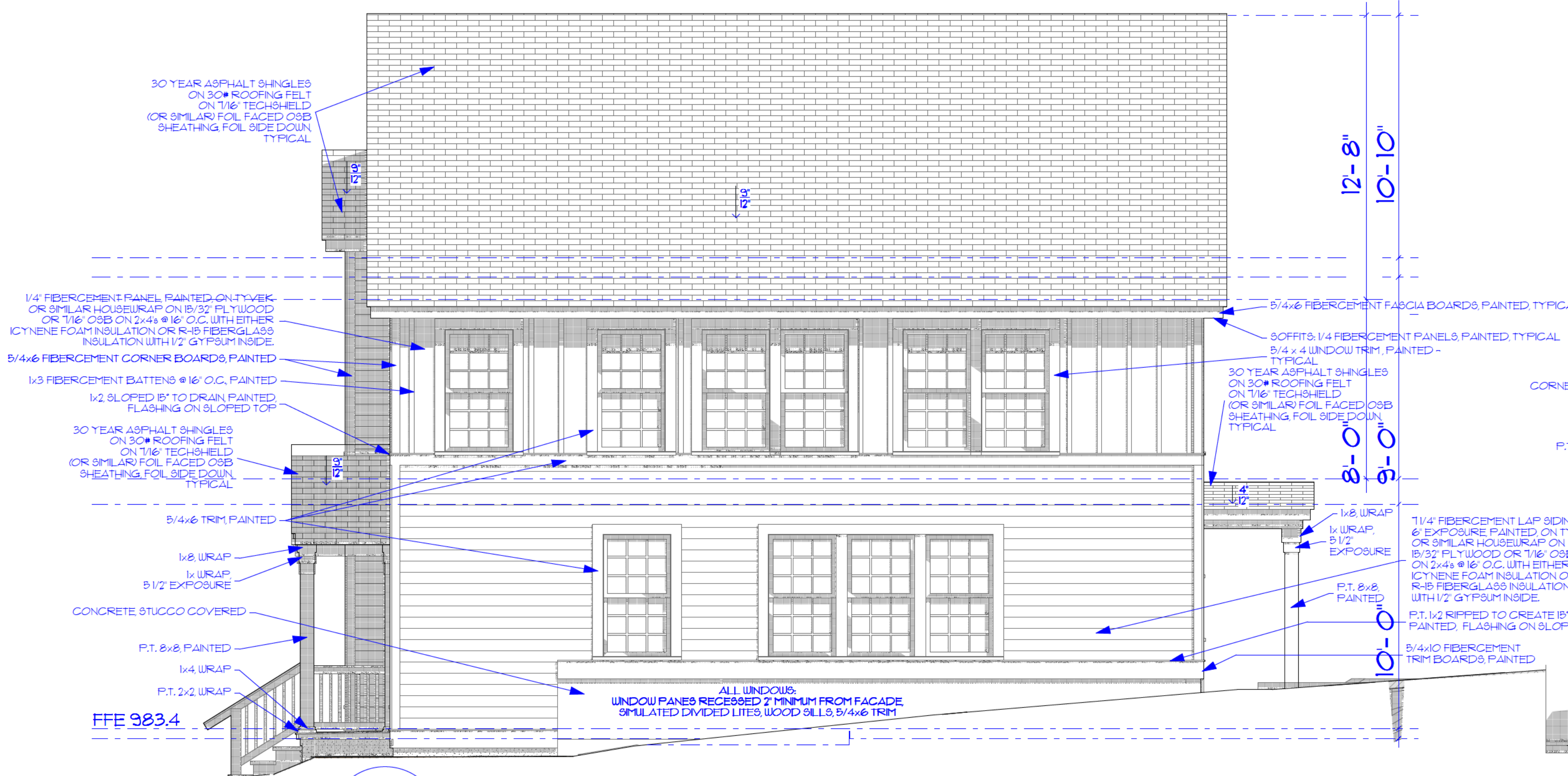
PROGRESS SET NOT
RELEASED
FOR CONSTRUCTION

ELEVATIONS

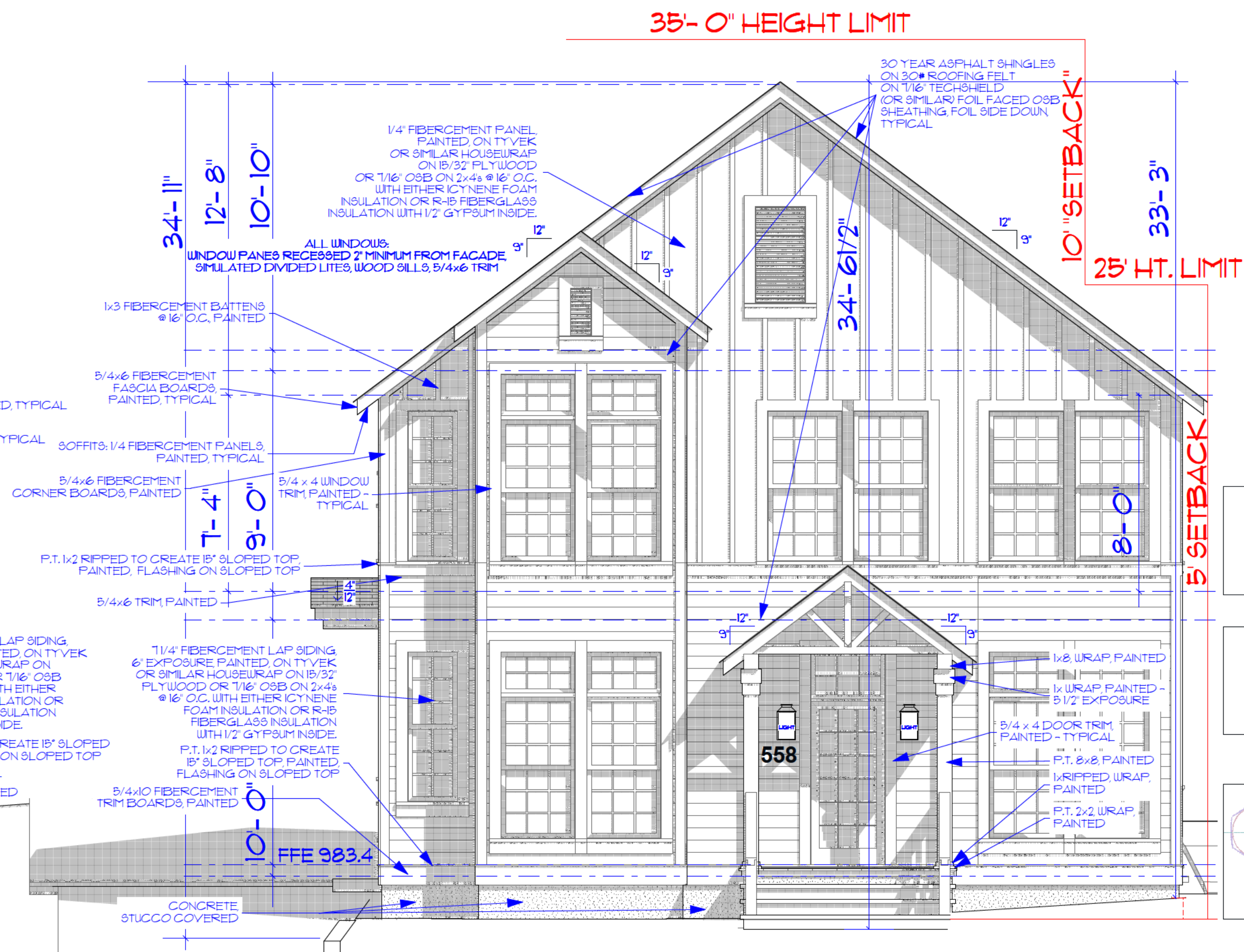


2A-1
08-15-2023

AVUNTEE PATEL
558 Woodrow Ave.
Hapeville, GA 30354

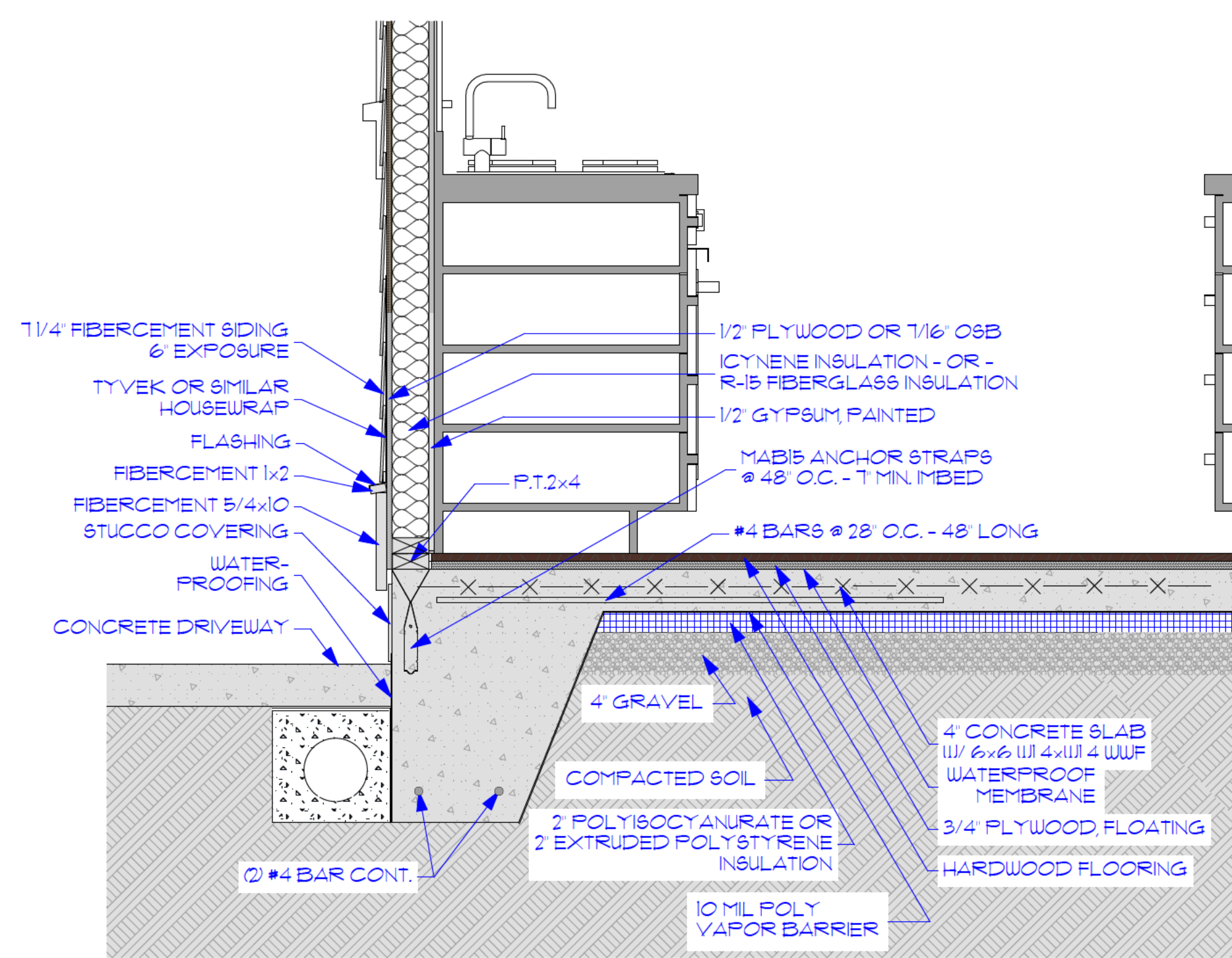
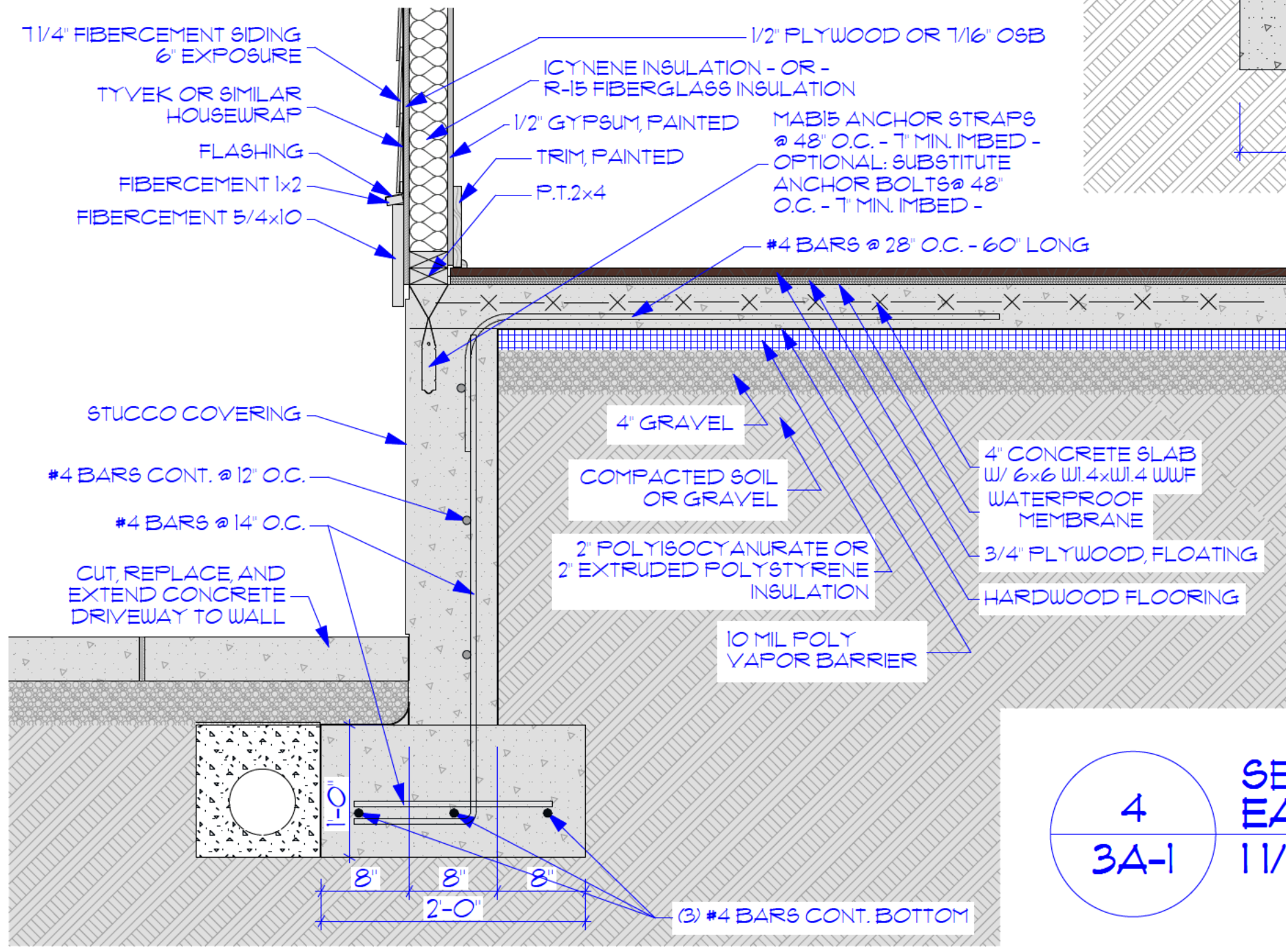
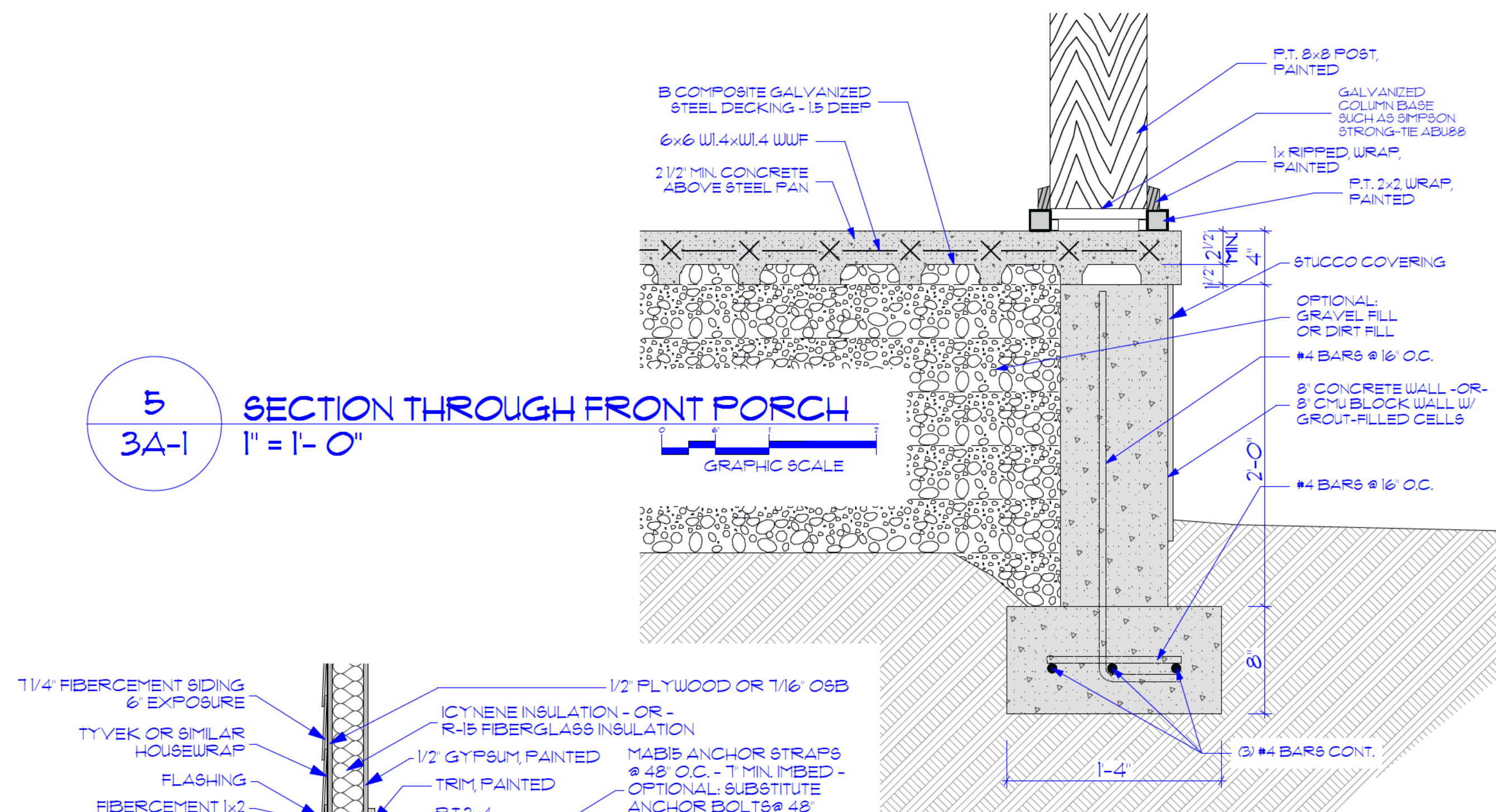


3
2A-1
WEST ELEVATION (RIGHT)
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE

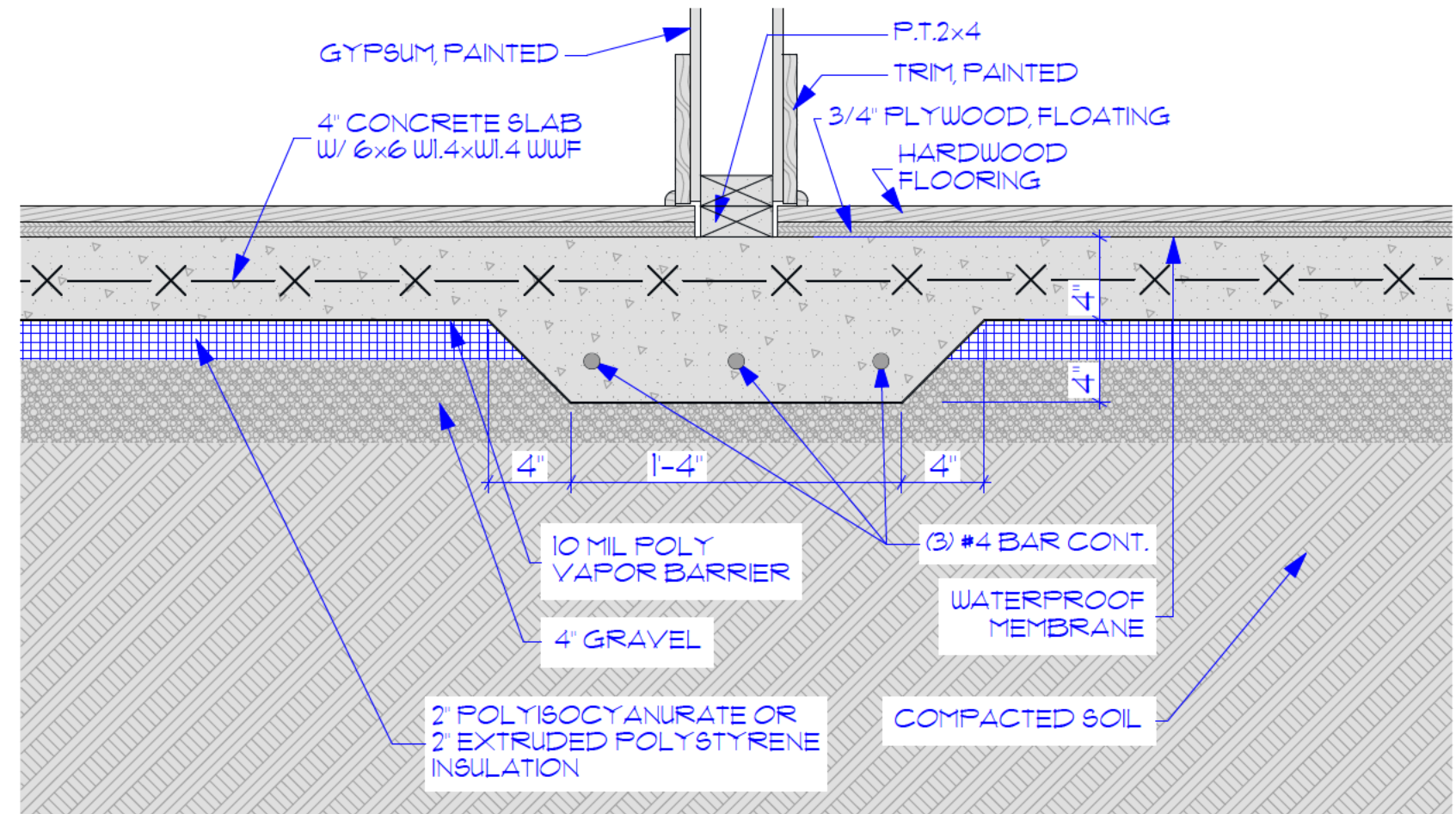


1
2A-1
NORTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE

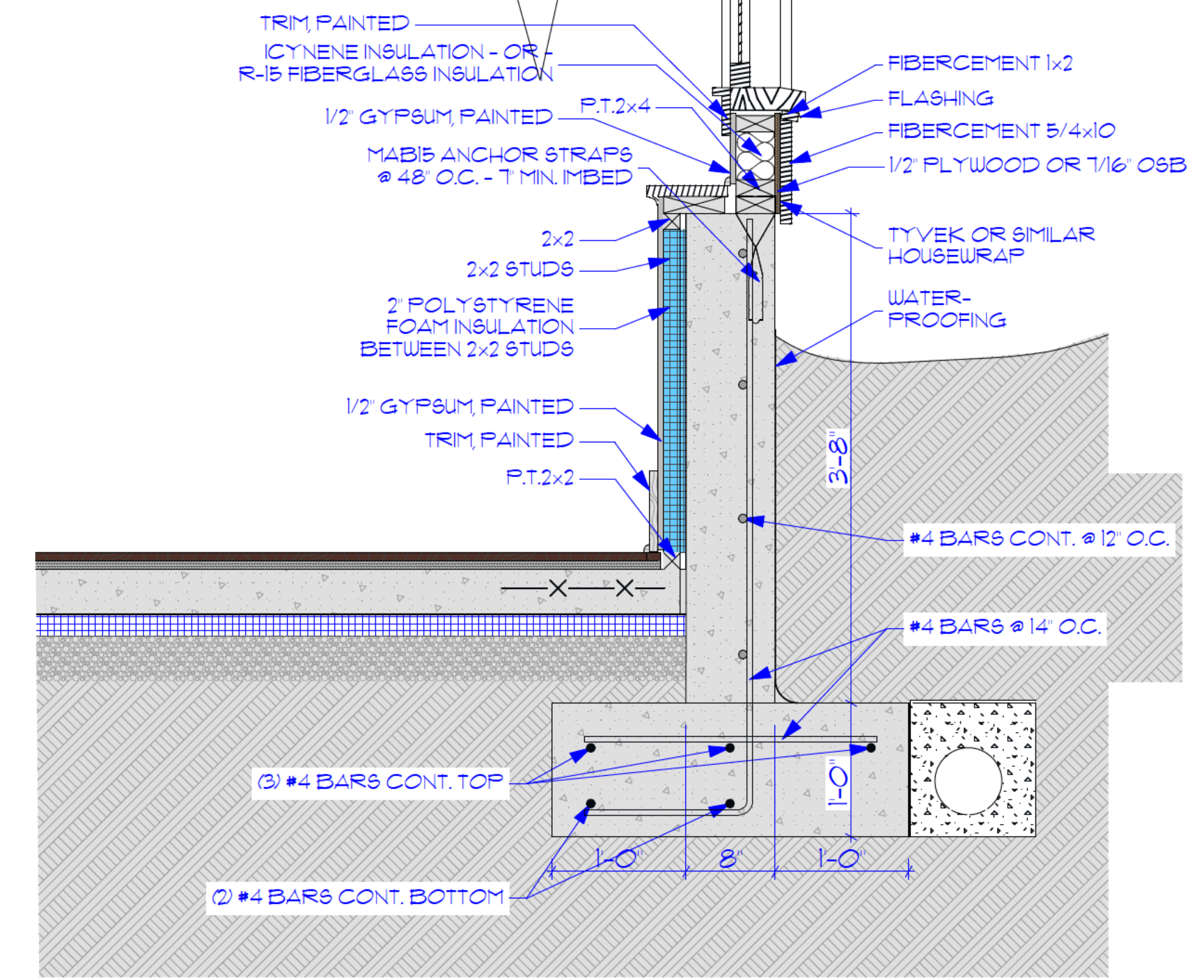
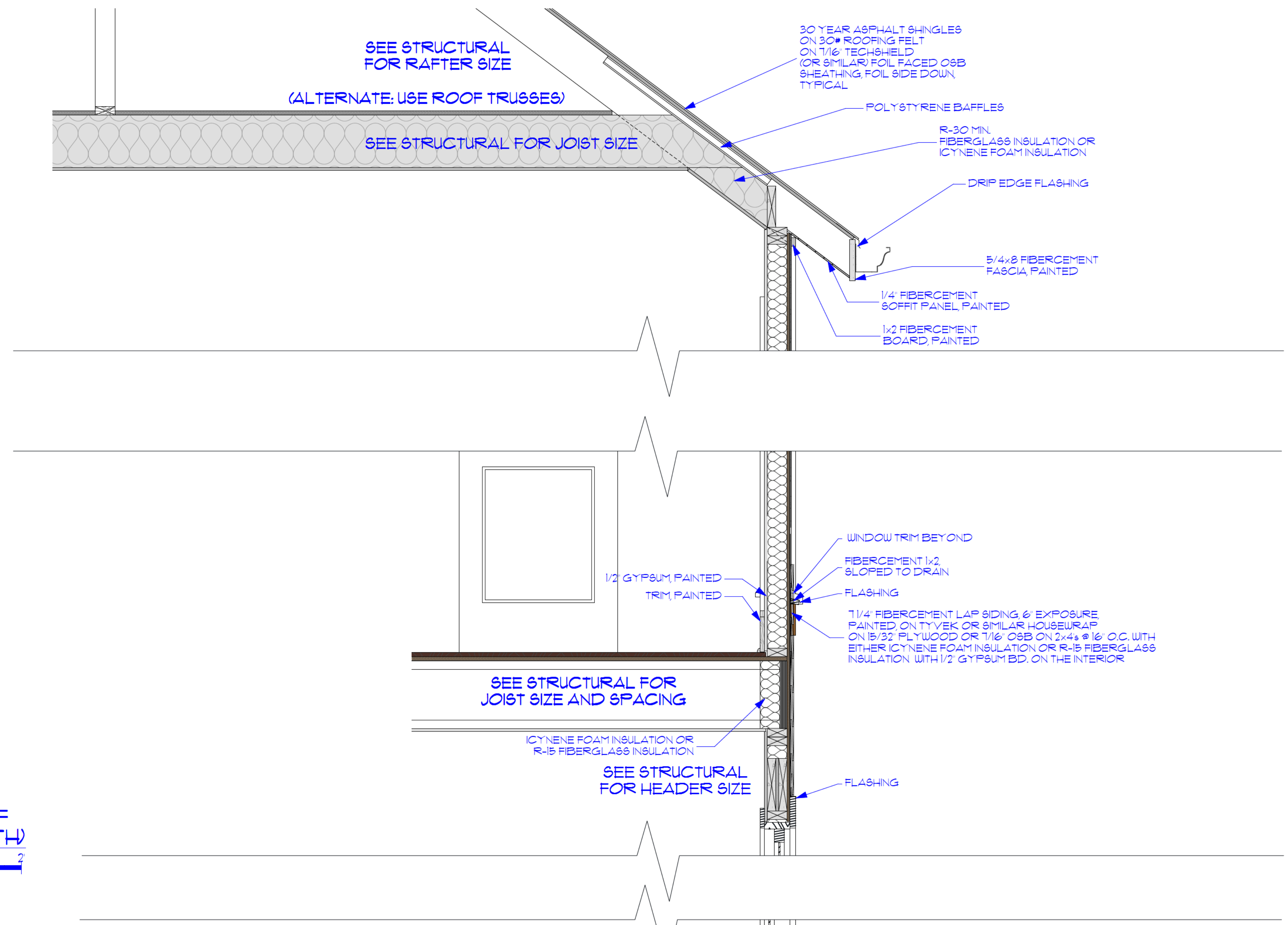
5
3A-1
SECTION THROUGH FRONT PORCH
1" = 1'-0"



3
3A-1
SECTION THROUGH BOTTOM OF EAST WALL
1" = 1'-0"



2
3A-1
WALL SECTION THROUGH WEST WALL
1 1/2" = 1'-0"



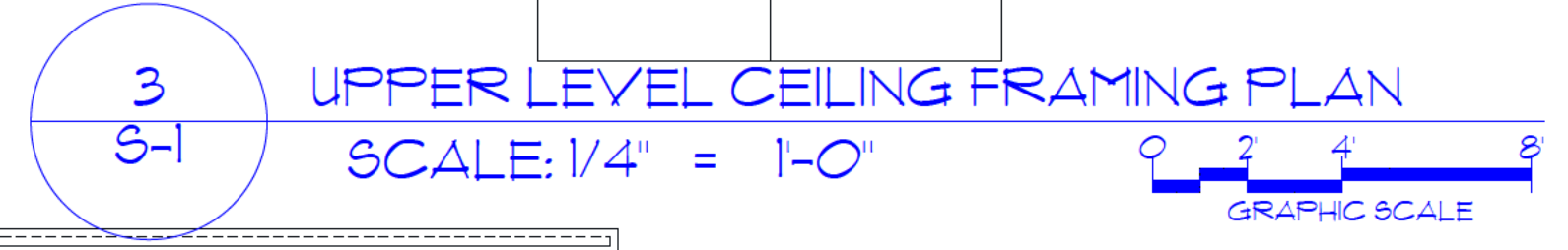
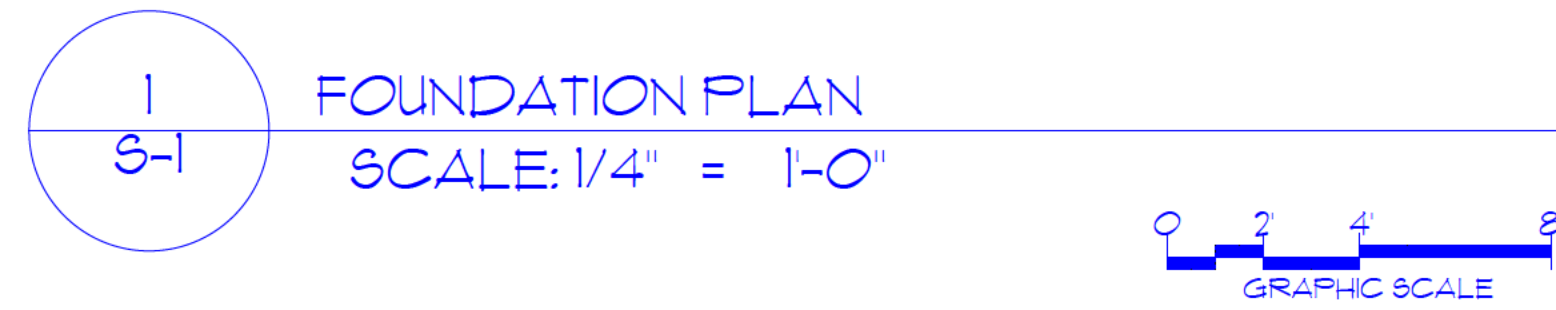
1
3A-1
WALL SECTION THROUGH WEST WALL
1" = 1'-0"

PROGRESS SET NOT
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FOR CONSTRUCTION

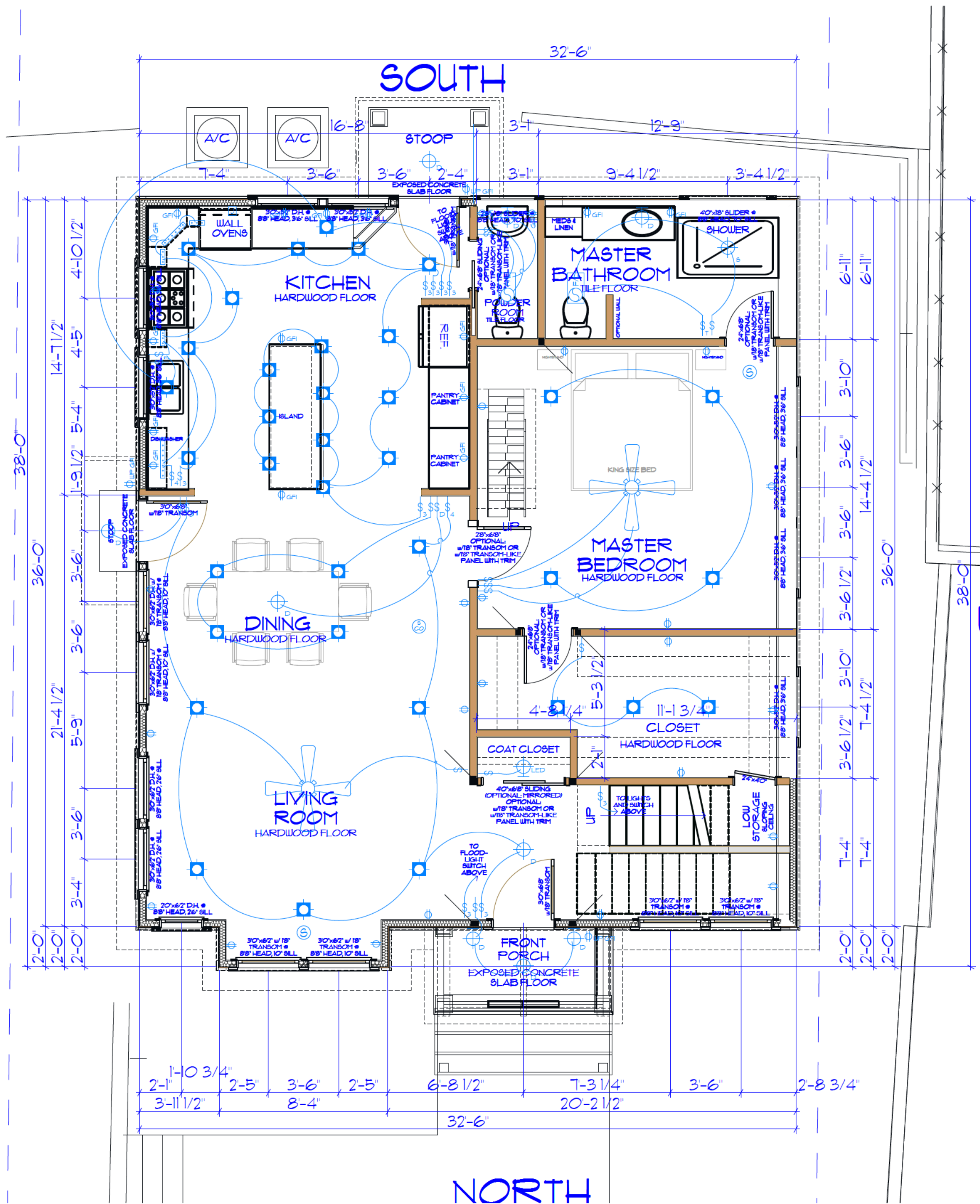
SECTIONS &
DETAILS

CAROLINE
LEYBURN
unique home design
3A-1
08-15-2023

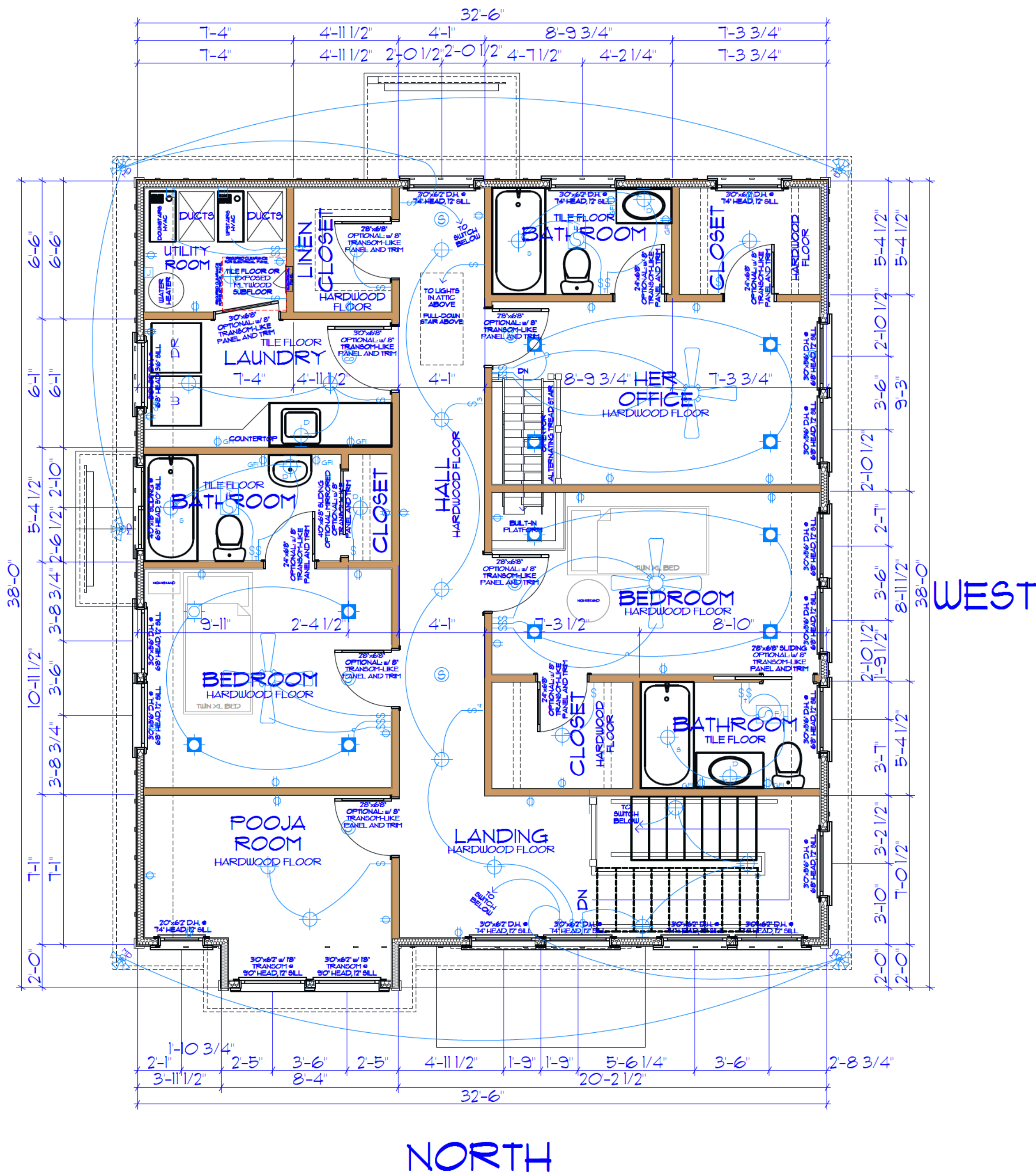
AVUNTEE PATEL
558 Woodrow Ave.
Hapeville, GA 30354



AVUNTEE PATEL
558 Woodrow Ave.
Hapeville, GA 30354



1
E-1
MAIN LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE



2
E-1
UPPER LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE

ELECTRICAL LEGEND	
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE, SPLIT-SWITCHED CIRCUIT
	QUADRUPEX RECEPTACLE
	GFI PROTECTED DUPLEX RECEPTACLE
	WEATHERPROOF GFI RECEPTACLE
	220 VOLT RECEPTACLE
	FLOOR DUPLEX RECEPTACLE
	FLOOR DUPLEX RECEPTACLE, SPLIT-SWITCHED
	SINGLE POLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	3-WAY DIMMER SWITCH
	COUNTDOWN TIMER SWITCH
	SURFACE LIGHT FIXTURE
	AIMABLE SPOTLIGHT LIGHT FIXTURE
	DECORATIVE FIXTURE
	LED FIXTURE
	WALL MOUNTED FIXTURE
	DECORATIVE WALL MOUNTED FIXTURE
	LED WALL MOUNTED FIXTURE
	SEALED SAFETY FIXTURE
	RECESSED CAN FIXTURE OR SHALLOW DISK
	LED UNDERCABINET FIXTURE
	TRACK LIGHT
	SOFFIT-MOUNT FLOODLIGHT FIXTURE
	MOTION-DETECTING SOFFIT-MOUNT FLOODLIGHT
	WALL-MOUNT FLOODLIGHT FIXTURE
	MOTION-DETECTING WALL-MOUNT FLOODLIGHT
	MOTION-DETECTING VIDEO CAMERA
	EXHAUST FAN AND LIGHT FIXTURE
	JUNCTION BOX
	SMOKE DETECTOR - HARD WIRED
	CARBON MONOXIDE DETECTOR - HARD WIRED
	SMOKE AND CO DETECTOR - HARD WIRED
	CEILING FAN WITH LIGHT

PROGRESS SET NOT
RELEASED
FOR CONSTRUCTION

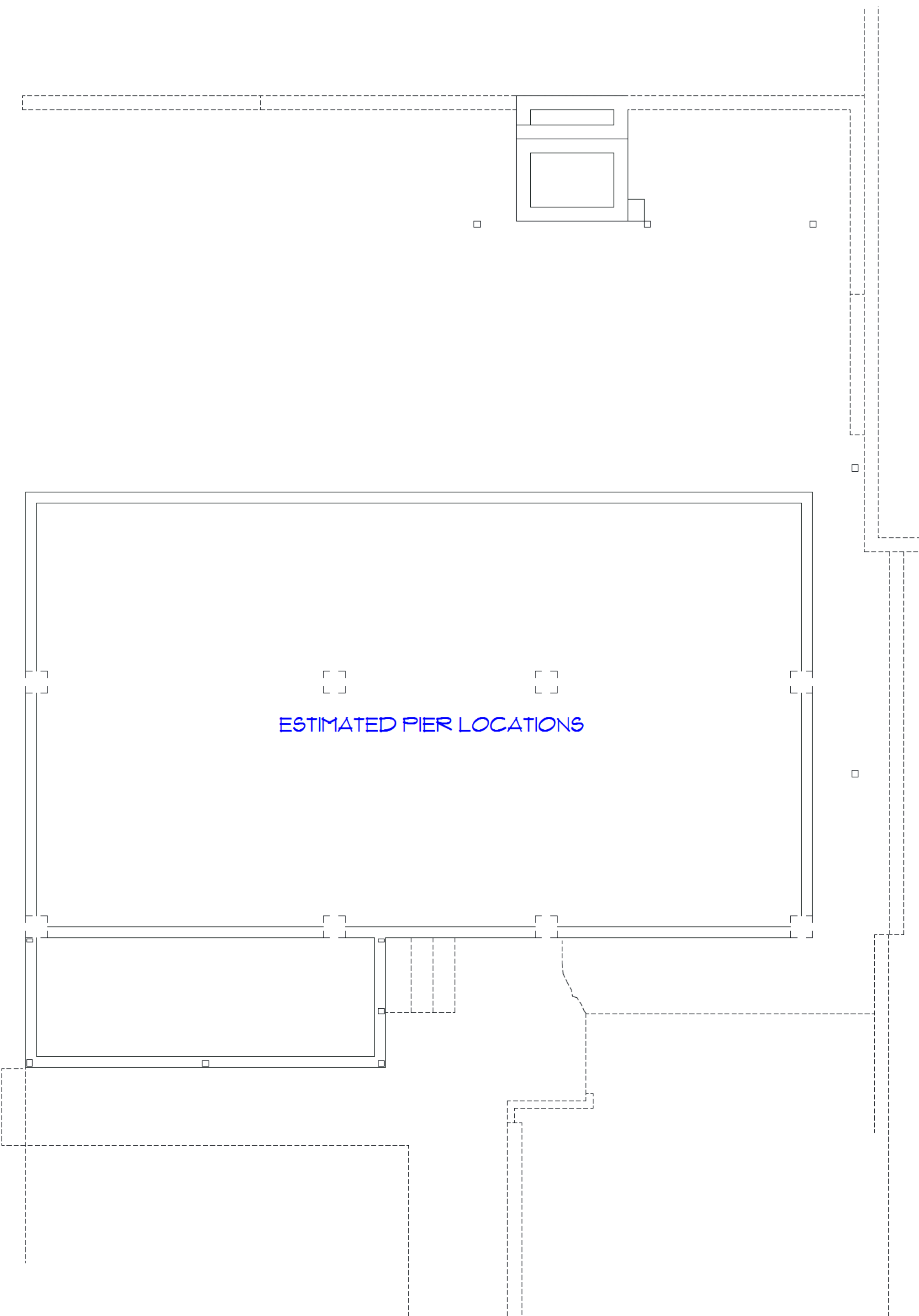
ELECTRICAL
PLANS



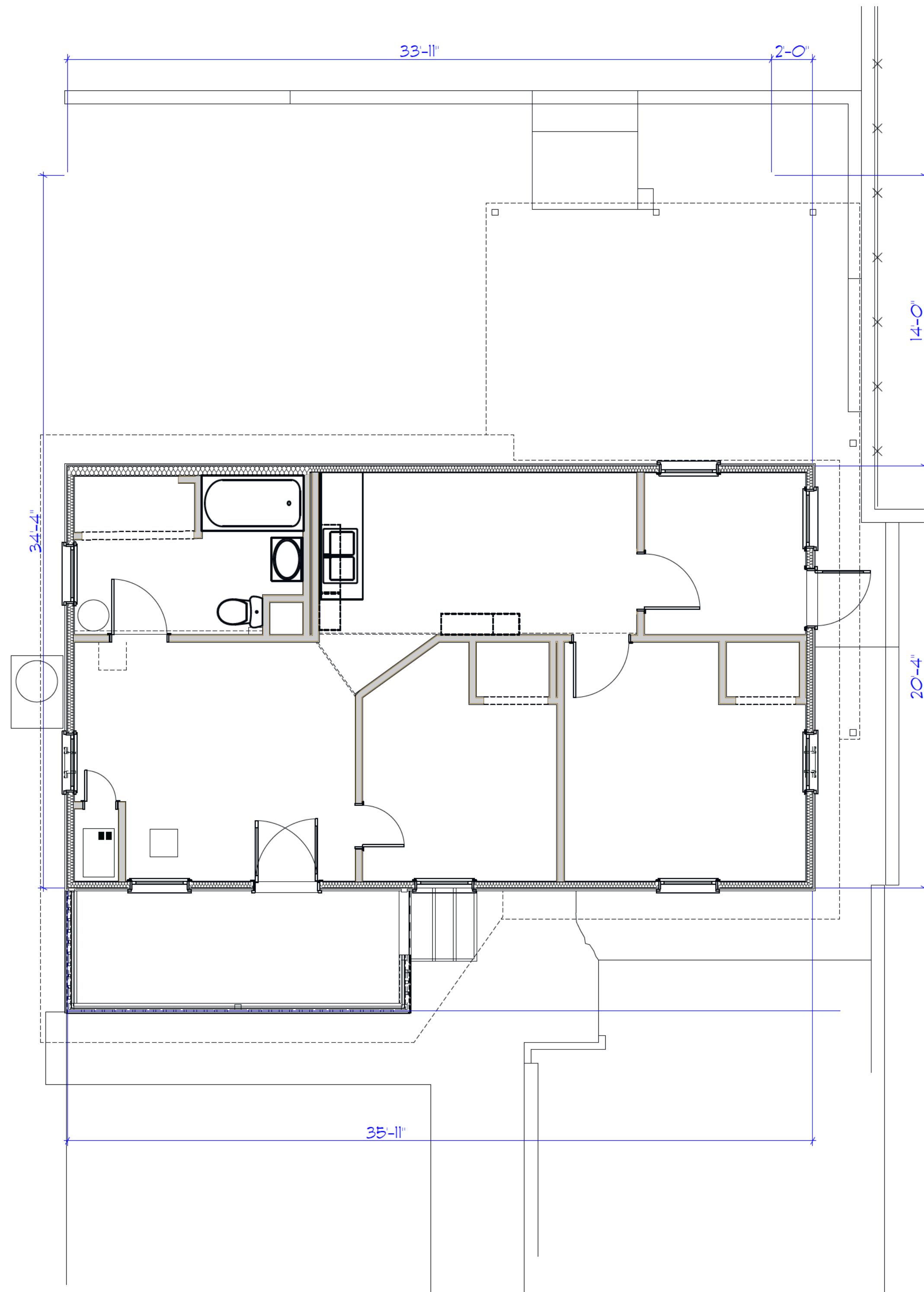
E-1

08-15-2023

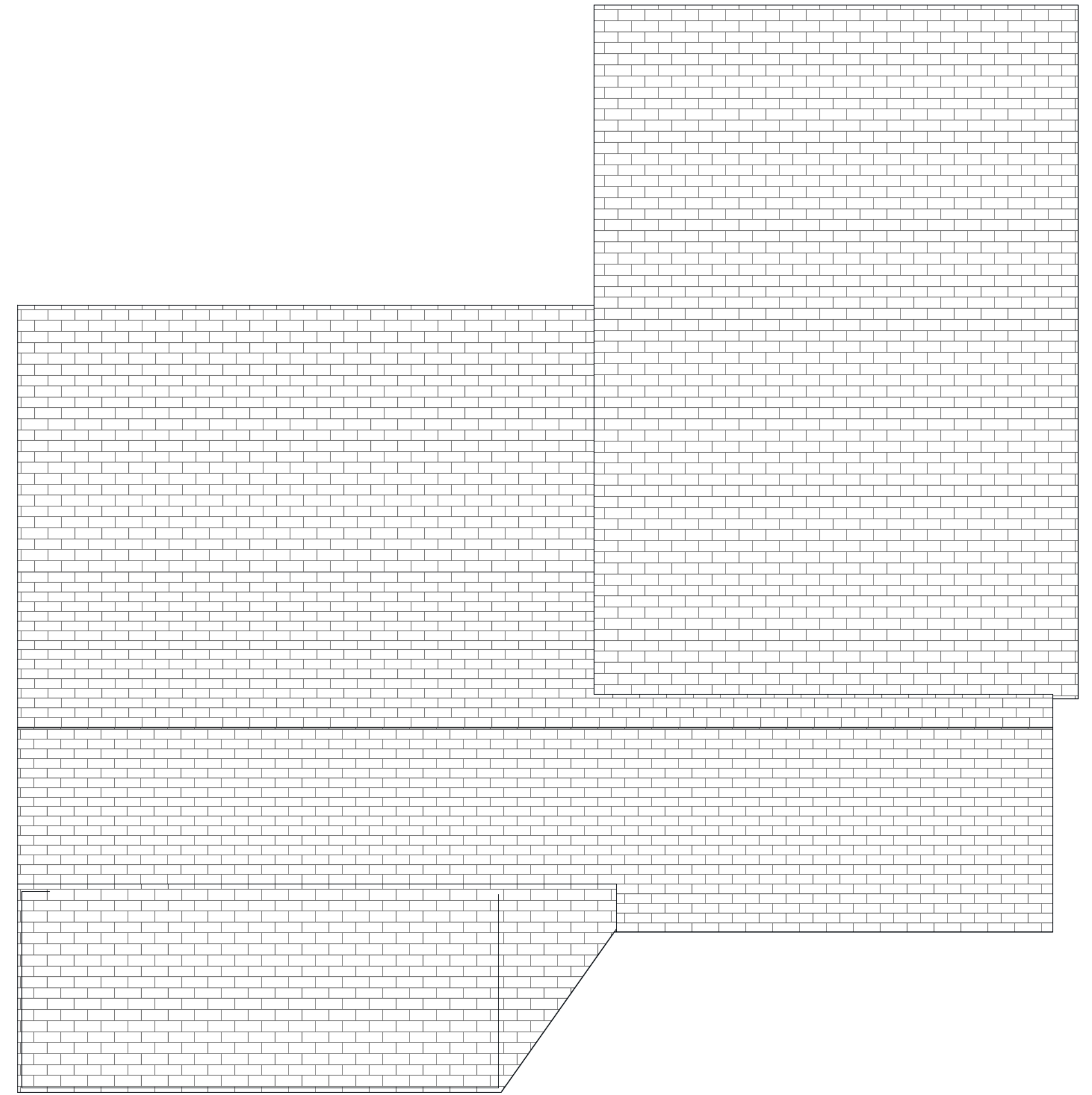
AVUNTEE PATEL
558 Woodrow Ave.
Hapeville, GA 30354



1
IAB-1
CRAWL SPACE
SCALE: 1/4" = 1'-0"
0 2 4 8
GRAPHIC SCALE



1
IAB-1
EXISTING MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"
0 2 4 8
GRAPHIC SCALE



3
IAB-1
EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"
0 2 4 8
GRAPHIC SCALE

PROGRESS SET NOT
RELEASED
FOR CONSTRUCTION

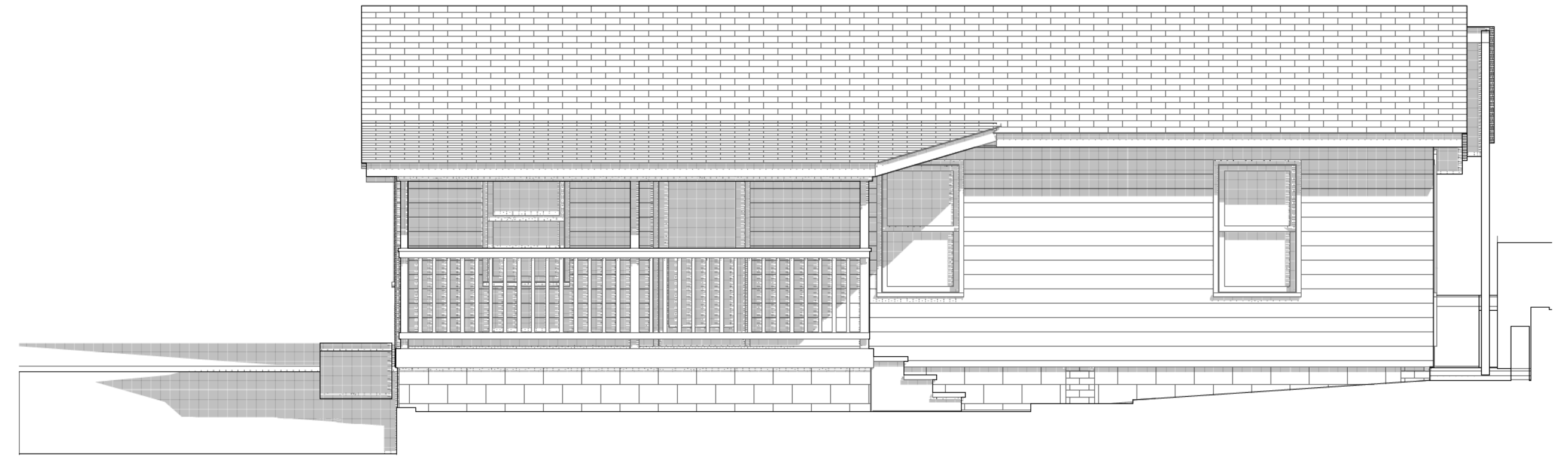
EXISTING PLANS

 CAROLINE LEYBURN <i>unique home design</i>	IAB-1 08-15-2023
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AVUNTEE PATEL
558 Woodrow Ave.
Hapeville, GA 30354



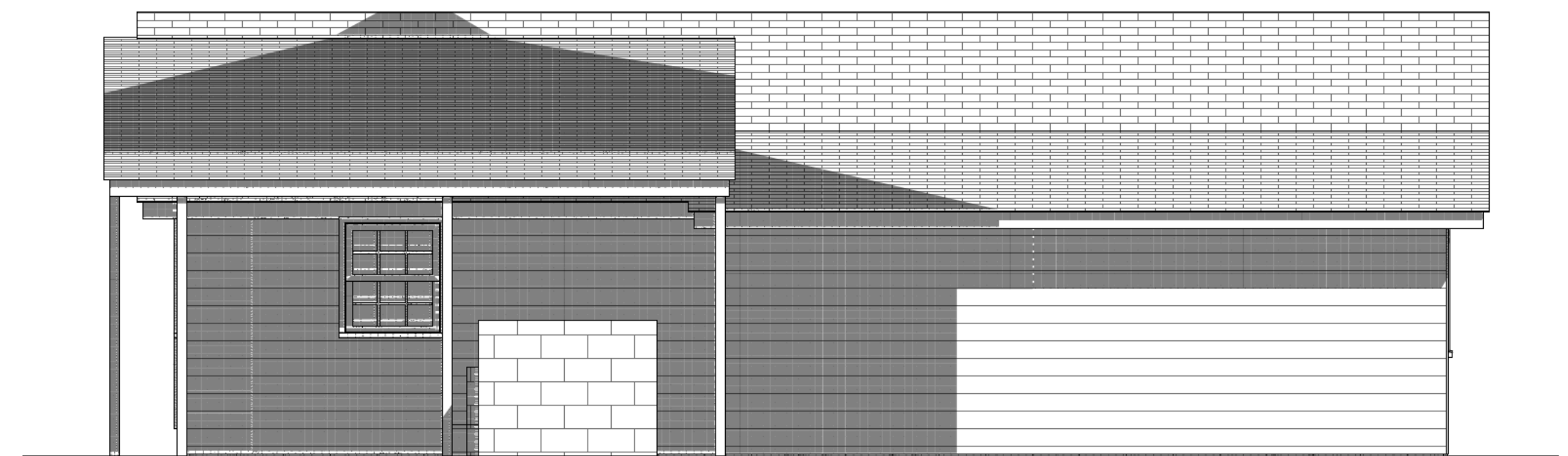
1
2AB-1
EXISTING WEST ELEVATION (RIGHT)
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE



4
2AB-1
EXISTING NORTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE



3
2AB-1
EXISTING EAST ELEVATION (LEFT)
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE



2
2AB-1
EXISTING SOUTH ELEVATION (REAR)
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE

PROGRESS SET NOT
RELEASED
FOR CONSTRUCTION

EXISTING ELEVATIONS

CAROLINE
LEYBURN
unique home design
2AB-1
08-15-2023

AVUNTEE PATEL
558 Woodrow Ave.
Hapeville, GA 30354



DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: September 15, 2023
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3189-A Jackson Street**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Michael Olajubutu to build a single-family home on a lot located at 3189-A Jackson Street. Per the application, the single-family dwelling will be 2,681 SF with 5 bedrooms, 3 bathrooms and an attached garage. The exterior materials are listed as cementitious fiber siding and shakes. The height of the residence is 24'10 ¼".

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

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

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

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

STAFF COMMENT: *Existing sidewalk is shown on the 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: Tree Conservation Plan to be finalized with Arborist. Tree required in front yard. Chain link fence existing along north side. Applicant indicated at Planning Commission the fence would be removed.

(c) Utility Standards

- ✋ Mechanical features shall not be located in the supplemental area or front yard and shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable materials for screening shall include those materials found in subsection (f)1., provided they are compatible with the principal structure.
- ⊗ When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.
- ⊗ Street lights may be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian-scale street lights as approved by the DRC and the department of community services shall be provided by the developer, subject to site plan and design review in new development.

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

STAFF COMMENT: Mechanical is not shown on plans. MUST be screened.

(d) *Parking and Traffic Standards*

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

STAFF COMMENT:

(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: Ensure 12" overhang. Note: original roof line / trusses still shown on A 3.0, remove.

(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: Brick veneer on columns must be full brick. Built on slab, brick water table recommended. Hardi on porch columns and corbels must be painted or stained. Porch is at grade not 2' to 4' as prescribed. Porch columns exceed 8' on center. Porch width is not 8' deep. Porch does not meet 80%-100% width of front façade requirement.

(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: Single hung windows, recess should be provided. No grids between glass allowed. Window trim detail should be provided. Fenestration percentage should be calculated and provided. Distinct sills should be provided.

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

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

- ⊗ **Wheelchair access.** Where practical, wheelchair access, when provided, should be installed at the side or rear of the home in order to preserve the architectural character of the primary facade.

Architectural style. Architecture is one of the most critical components of place, and nowhere is this more evident than on building facades. The design and character of street-facing facades is a reflection of both buildings and their users, and must be carefully considered for its impact on the overall sense of place.

Other:

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

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

STAFF COMMENT: *Sill height should be provided.*

RECOMMENDATIONS

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

- Show mechanical on plans. MUST be screened.
- Finalize and obtain Tree Conservation Plan approval by Arborist.
- Provide a tree in front yard sized per Tree Conservation Plan requirements.
- Remove chain link fence existing along north side in supplemental area.
- Ensure brick veneer on columns is full brick.
- No foundation - built on slab, brick water table recommended.
- Paint / stain hardi on porch columns and wooden corbels.
- Porch is at grade not 2' to 4' as prescribed. Either Design Exception or turn down grading.
- Increase depth of front porch to 8' deep.
- Porch does not meet 80%-100% width of front façade requirement. Either Design Exception or rework front porch.
- Porch columns exceed 8' on center. Either Design Exception or rework front porch.
- Ensure 12" overhang.
- Provide trim detail to demonstrate it meets standards.
- Provide recess for windows.
- Do not order / install grids between glass.
- Provide window trim detail.
- Calculate and provide fenestration percentage.
- Provide distinct sills.
- Address sill height.
- Remove original roof line / trusses on A 3.0.
- Rear balcony does not meet railing design requirement. Either Design Exception or rework railing to meet standards.

When submitting revisions, please submit a summary sheet, cloud all changes on plans and update the revision date on the sheets.

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

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: July 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: MICHAEL OLATUBUTU Contact Number: [REDACTED]

Applicants Address: 18 DOOLITTLE COURT NEWNA, GA 30265

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

Address of Proposed Work: 3189A JACKSON ST. (Lot 1)

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009400020865

Property Owner: MICHAEL OLATUBUTU Contact Number: [REDACTED]

Project Description (including occupancy type): Single family residential new construction built on a concrete slab.
The residence will be two levels with 4 bedrooms and 2 1/2 bathrooms.

Contractors Name: AD Johnson Builders Contact Number: 678-283-9999

Contact Person: Anthony Johnson 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.

Michael Olatubutu
Applicants Signature

7-20-23
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: 2681

Total Square Footage of existing building: N/A

Estimated Cost of Construction: \$320,000

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: _____

FRONT ELEVATION: HARDIE SHAKES GABLE WITH
HARDIE TRIM; HARDIE PANEL SIDING & HARDIE BATTEN
SIDE & REAR ELEVATIONS: HARDIE PLANK TRIM SIDING

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 MICHAEL OUAJUBUTU 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.

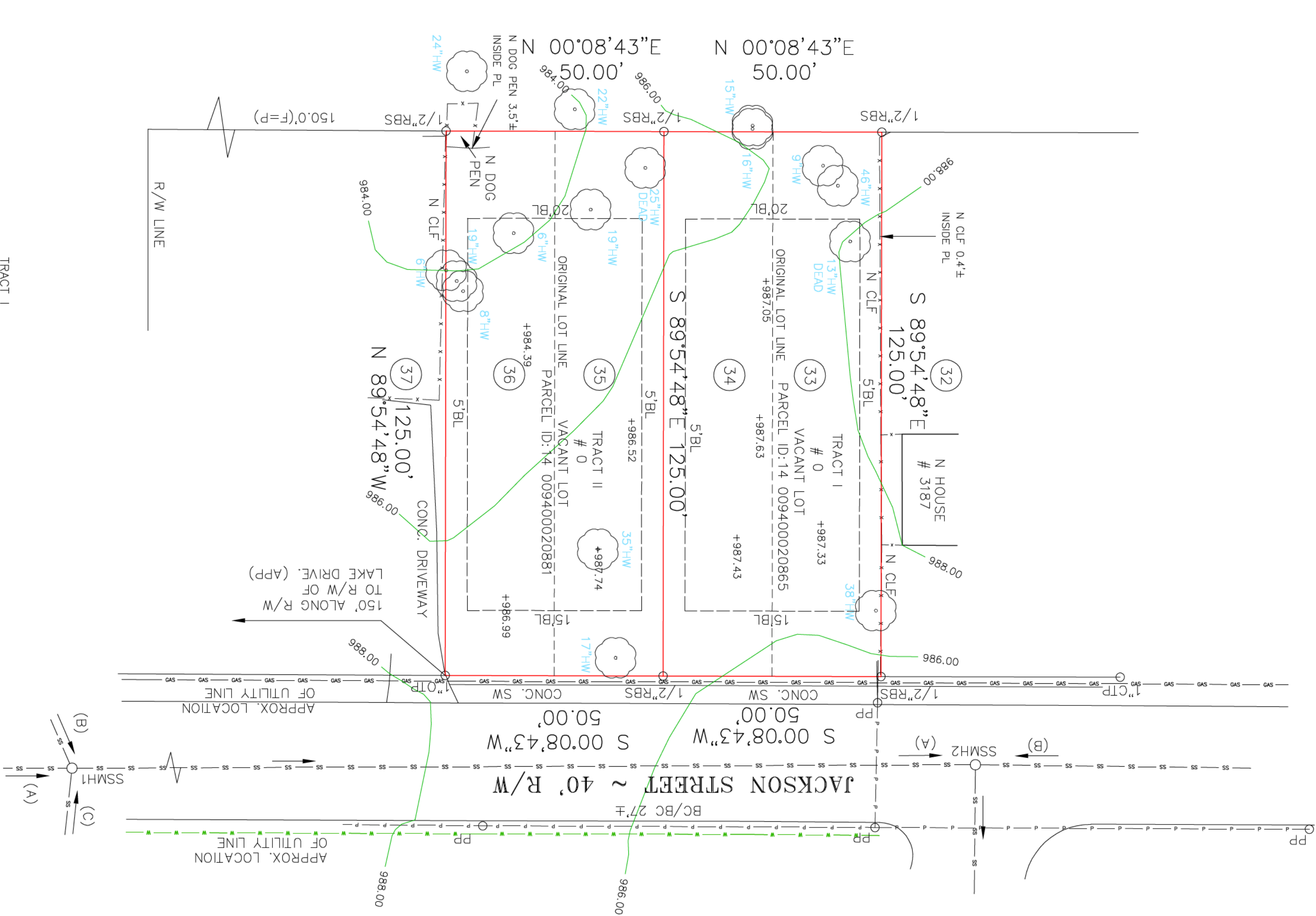
Michael Olajubutu Michael Olajubutu 7-20-23
Printed Name Signature Date

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.

SSMH 1
RIM=992.54
INV IN (A)=986.34
INV IN (B)=981.94
INV IN (C)=986.74
INV OUT=981.34

SSMH 2
RIM=984.04
INV IN (A)=975.34
INV IN (B)=974.64
INV OUT=974.54



TRACT I
LAND AREA
6,250.00 SF / 0.143 AC
MAX LOT COVERAGE
4,375.00 SF / 0.100 AC / 70.00%

EXISTING CONDITIONS

LOTS 33,34,35, & 36

BLOCK 2

FORREST HILL PARK SUBDIVISION

UNIT

LAND LOT 94

SECTION

FULTON COUNTY, GEORGIA

PE.7/PG.58-59 DB.63.33/PG.635

FIELD WORK DATE: JUNE 30, 2021

PRINTED/SIGNED: JULY 15, 2021

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

PAPER SIZE: 24" x 36"

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSEST OF 1 FOOT IN 30,000 FEET AN ANGULAR ERROR OF 05 SECONDS PER ANGULAR POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO OBTAIN THE INFORMATION USED IN THE INDICATIONS OF THIS PLAN. NO STATE POLICE CORROBORATE DOCUMENT FOUND WITHIN 500' OF THIS PROJECT.

MC

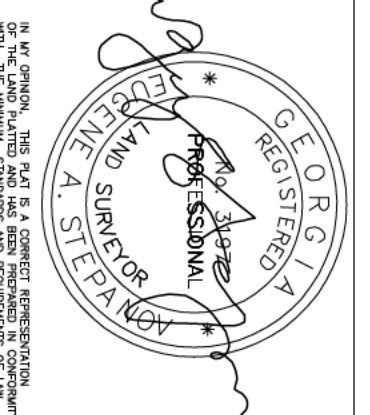
COORD #20211409

DWG #20211409-TRACT I

SURVEY LAND EXPRESS, INC

LAND SURVEYING SERVICES

24 LINDSEY DRIVE
ATLANTA, GA 30324
TEL 404-252-5747
FAX 404-601-0841
INFO@SLELANDPRESS.COM



SITE PLAN PREPARED FOR:
FULLY INVESTED ENTERPRISES LLC
(MICHAEL OLAJUBUTU)

PROPERTY ADDRESS:
0 JACKSON STREET
HARVEYVILLE, GA 30354

SHEET 2 OF 6

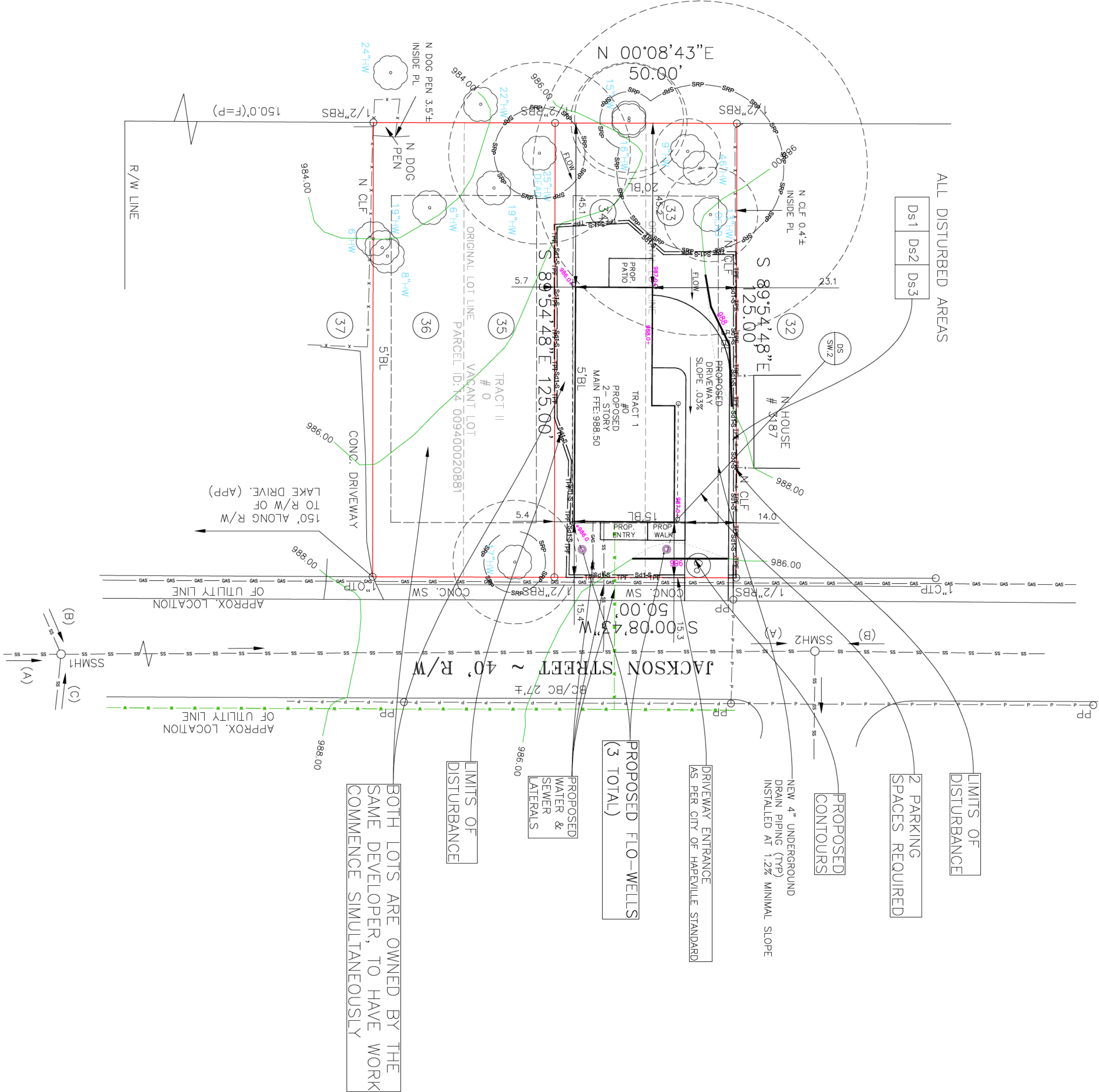
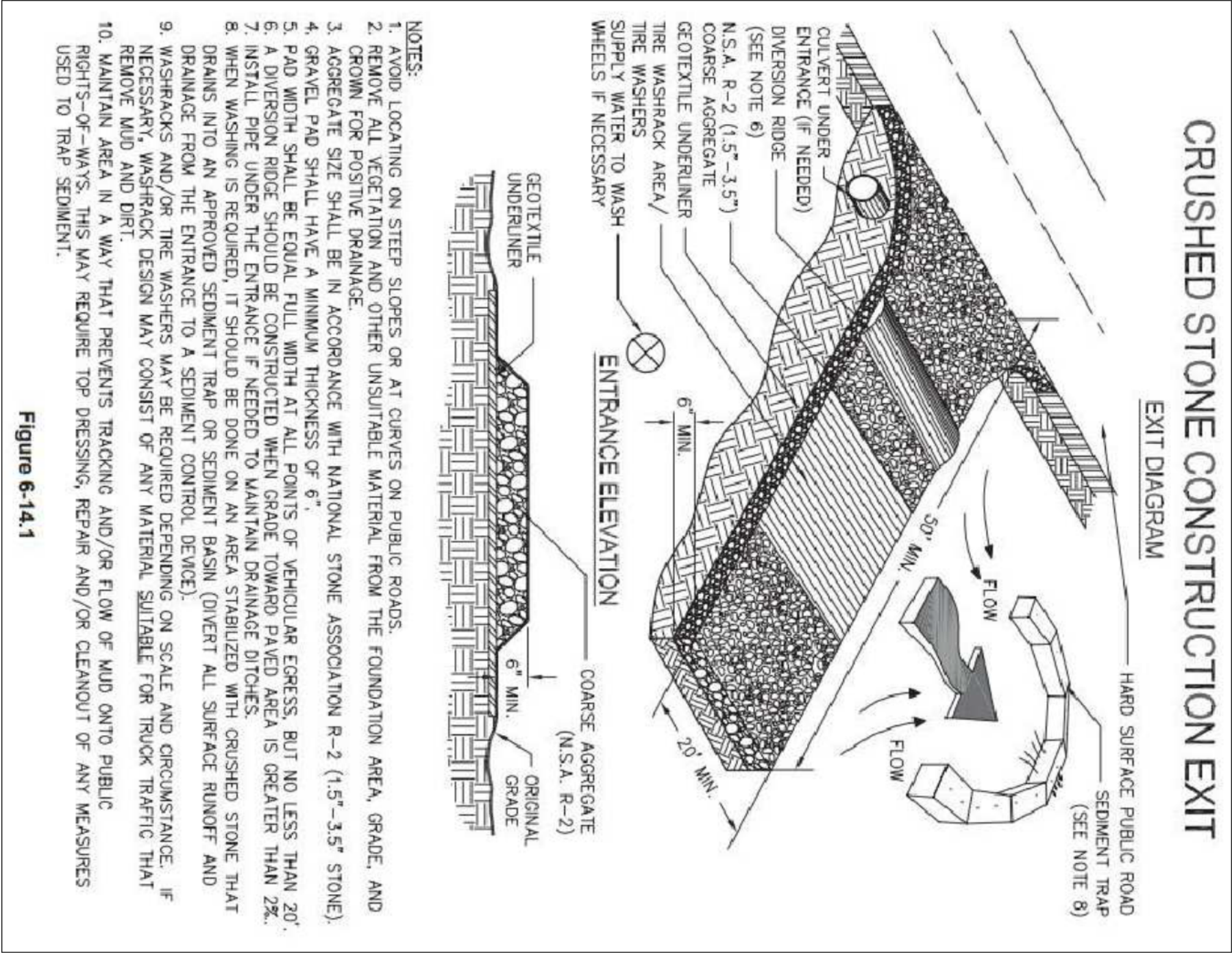
SCOPE OF PROJECT :

THE PURPOSE OF THIS SITE PLAN IS TO OBTAIN PERMITS THROUGHOUT THE VARIOUS PHASES OF CONSTRUCTION AND LAND DISTURBANCE INCLUDING THE CONSTRUCTION OF A NEW DETACHED SINGLE FAMILY RESIDENCE AND DRIVEWAY, ALONG WITH ADJACENT ACCESSORY PORCHES PATIO, DECKS & STEPS.

NEW PERMANENT STORMWATER MANAGEMENT BMPs WILL BE INSTALLED ON-SITE TO COLLECT RAIN RUNOFF.

PROPOSED SANITARY LATERAL, WATER SERVICE, GAS & ELECTRIC SHALL BE INSTALLED AND CONNECTED TO THE HOUSE.

EROSION CONTROL & TREE PROTECTION BMPs TO BE MAINTAINED DURING ALL CONSTRUCTION ACTIVITIES AS DETAILED HEREON.



EROSION CONTROL LEGEND

Ds1 DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	Ds1 A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Ds2 DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2 ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3 DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3 ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS

TREE PROTECTION:

1. ALL THE SAME FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
2. NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
3. KEEP OUT SIGN.

(Co)	CONSTRUCTION ENTRANCE/EXIT
Sd1-C	INDICATES Sd1 TYPE C SILT FENCE
Sd1-S	INDICATES Sd1 TYPE S SILT FENCE
Sd1-HB	INDICATES Sd1 TYPE HB HAYBALES
(Tr)	INDICATES TREE PROTECTION FENCE
SCALE: 1" = 20'	
TOTAL LAND AREA 62350.00 SF / 0.143 AC	
ALLOWABLE LOT COVERAGE 4375.00 SF / 0.100 AC / 70.0%	
PROPOSED LOT COVERAGE 27299.00 SF / 0.064 AC / 44.8%	
DISTURBED AREA 4337.63 SF / 0.099 AC	
FLOOR AREA RATIO	
See architect's set for details	

PROPOSED SITE PLAN

REVISED: 05/10/23

LOTS 33,34,35, & 36

BLOCK 2

FORREST HILL PARK SUBDIVISION

UNIT

LAND LOT 94

SECTION

FULTON COUNTY, GEORGIA

PRINTED/SIGNED JULY 15, 2021

PE 7/PG 58-59

DB 63.33/PG 635

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

PAPER SIZE: 24" x 36"

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CORNER OF 1 FOOT IN 30,000. THERE ARE ANGULAR ERRORS OF 05 SECONDS PER ANGULAR POINT AND HAS ADJUSTED SINCE THE LAST SQUARES WERE RUN. THE PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000. SEE AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO OBTAIN THE INFORMATION USED IN THE INFORMATION OF THIS PLAN. NO STATE PLANE COORDINATE ADJUSTMENT FOUND WITHIN 500' OF THIS PROJECT.

HAPEVILLE, GA 30354

MC

COORD #20211409

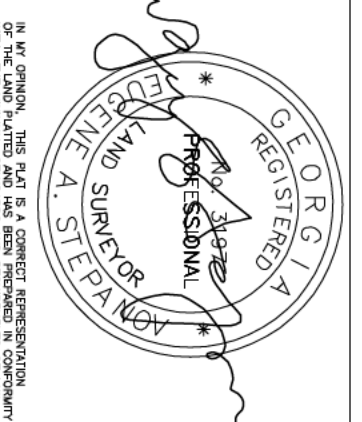
DWG #20211409-TRACT I

SURVEY LAND EXPRESS, INC

LAND SURVEYING SERVICES

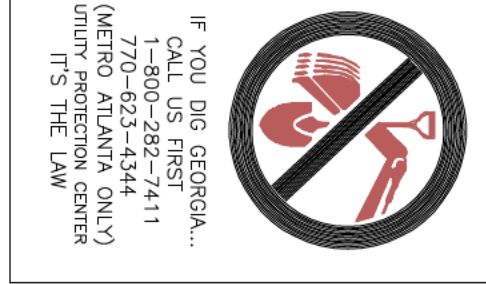
INFORMATION@LANDEXPRESS.COM

74 LINDSEY DRIVE
ATLANTA, GA 30324
TEL: 404-582-5747
FAX: 404-601-0841



SSMH 1
RIM=992.54
INV IN (A)=996.34
INV IN (B)=981.94
INV IN (C)=986.74
INV OUI=981.54

SSMH 2
RIM=984.04
INV IN (A)=975.34
INV IN (B)=974.64
INV OUI=974.54



THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES IS PROHIBITED IN THE RIGHT-OF-WAY.

INDICATES PROPOSED CONTOURS

INDICATES EXISTING CONTOURS

Tree Conservation Plan Notes:

The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hopeville at 404-669-2120 to arrange a Site Inspection.

All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Hopeville for an inspection.

The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.

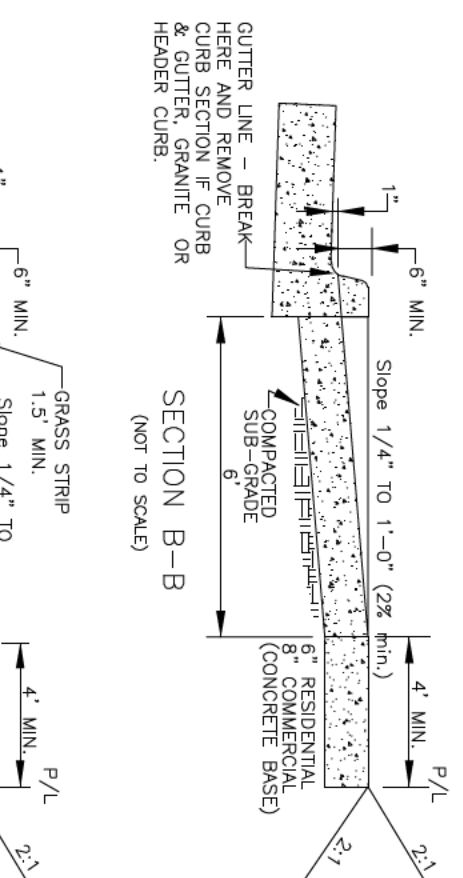
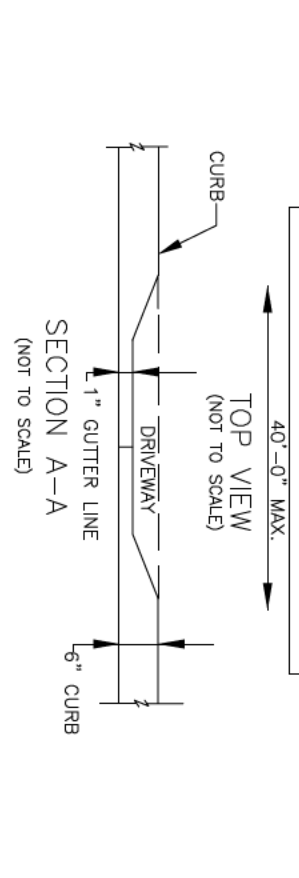
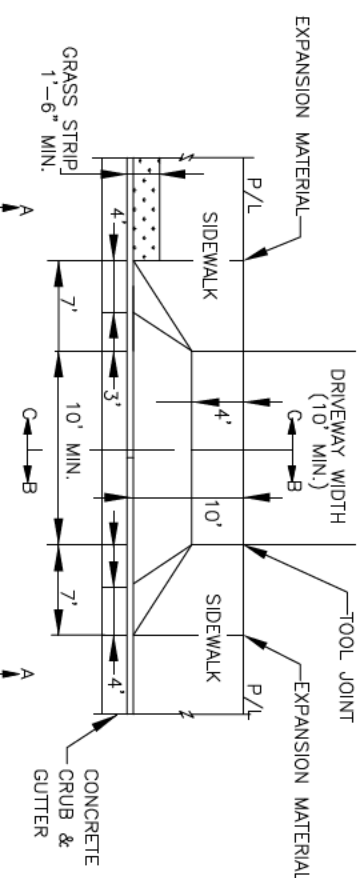
Tree protection and replacement shall be enforced according to the City of Hopeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.

All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hopeville approval.

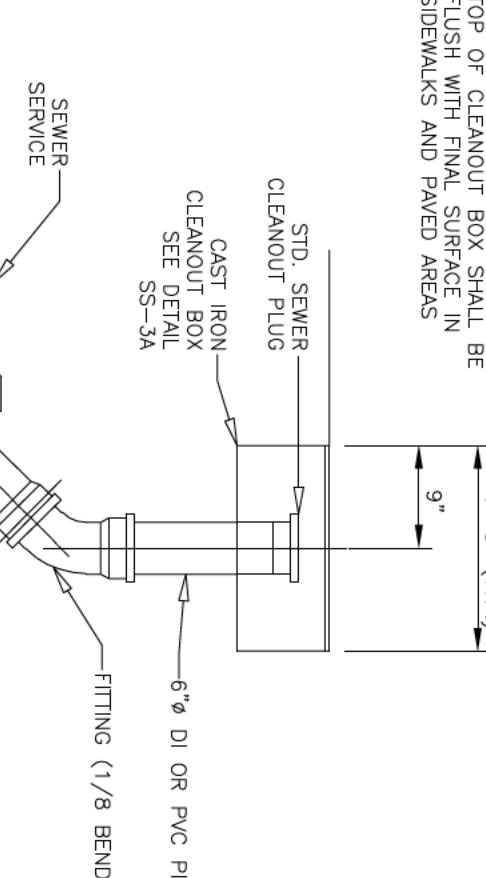
A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.

Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.

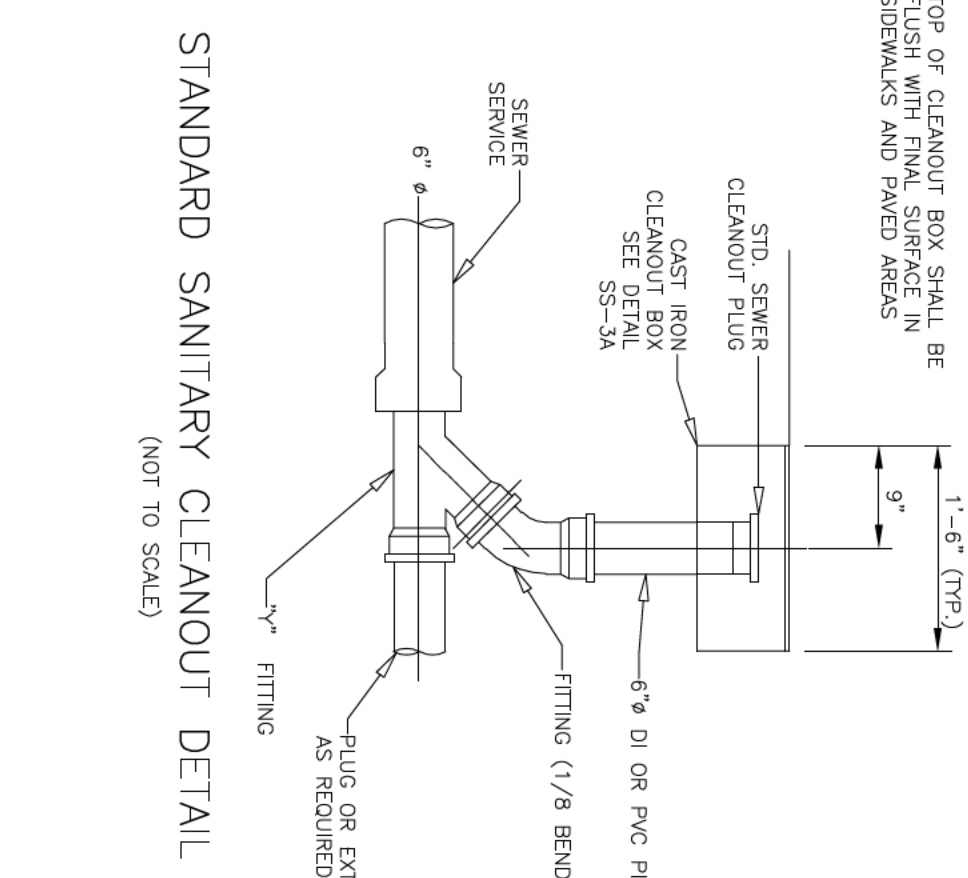
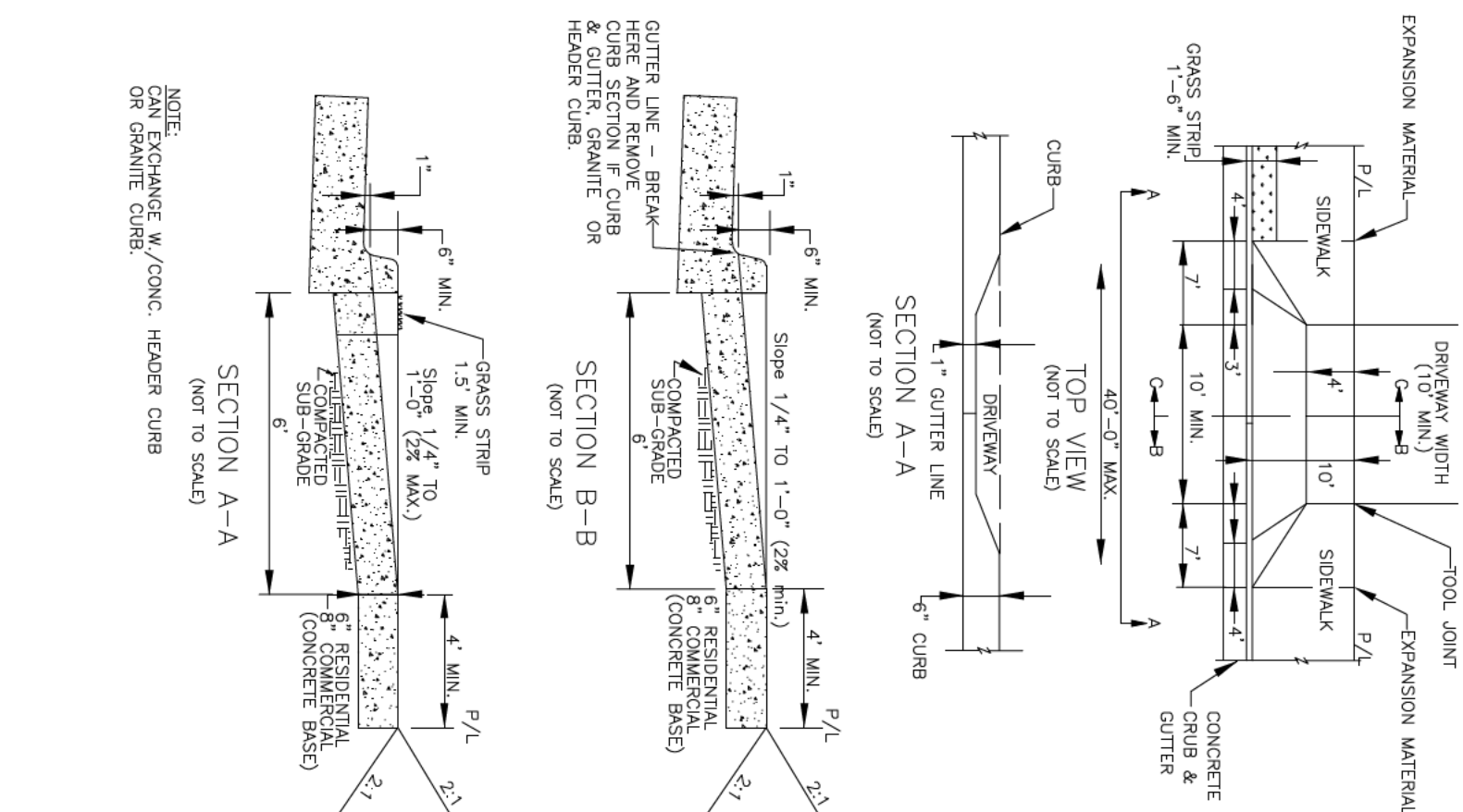
(NOT TO SCALE)



(NOT TO SCALE)



—

D DRIVEWAY DETAILS
(NOT TO SCALE)

COATING SPECIFICATIONS C110, LATEST REVISION. COATING GLOSSY, NOT BRITTLE WHEN COLD. NOT STICKY.

OF CLEANOUT BOX SHALL BE

1'-6" (TYP.)

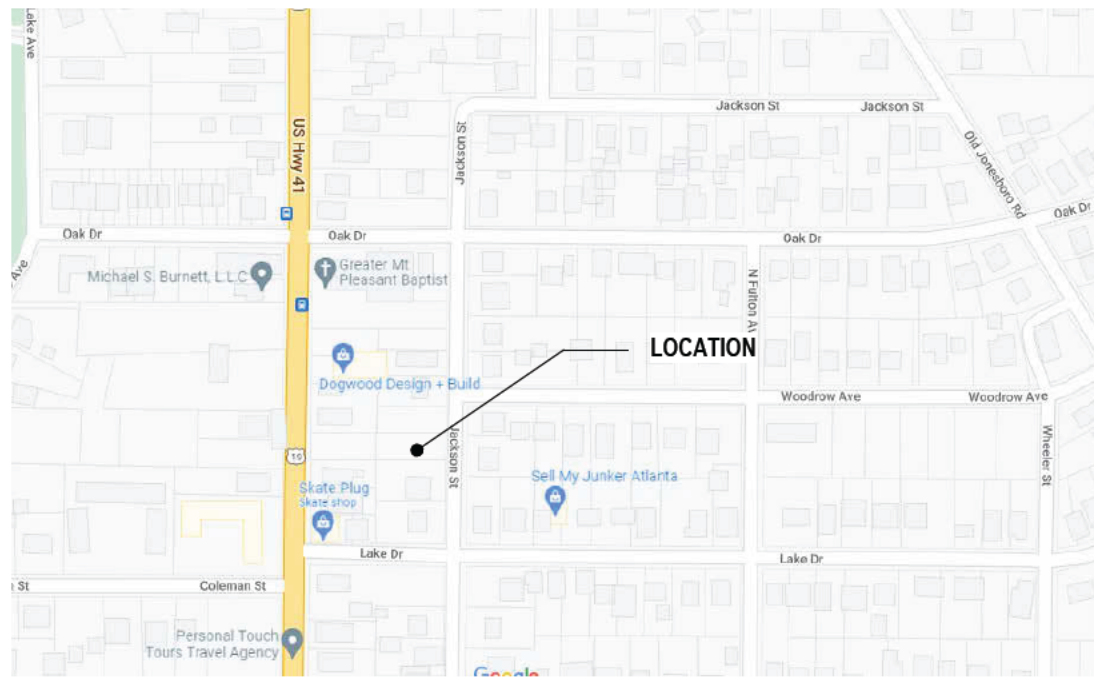
COMPACTED
SILR—GRADE

- AGGREGATE BASE OR
COMPACTED SUB-GRADE

[illegible]

JACKSON STREET

CAPITAL HOLDINGS LLC



VICINITY MAP

DRAWING INDEX

SHEET NO.	SHEET NAME	ISSUE DATE	REVISION NO.	REVISION DATE
A0.0	COVER SHEET	10/12/2022	1	10/12/2022
A1.0	SLAB PLANS	10/13/22		
A1.1	FLOOR PLANS	10/12/2022	1	10/12/2022
A1.2	ELECTRICAL PLANS	10/12/2022	1	10/12/2022
A1.3	ROOF PLAN	10/12/2022	1	10/12/2022
A2.0	EXTERIOR ELEVATIONS	10/12/2022	1	10/12/2022
A2.1	EXTERIOR ELEVATIONS	10/12/2022	1	10/12/2022
A3.0	BUILDING SECTION	10/12/2022	1	10/12/2022

HEATED SQUARE FOOTAGE

NAME	AREA	LEVEL
LEVEL 1 HEATED	1113 SF	LEVEL 1
LEVEL 2 HEATED	1568 SF	LEVEL 2
	2681 SF	

UNHEATED SQUARE FOOTAGE

NAME	AREA	LEVEL
UNHEATED	455 SF	LEVEL 1

ALL WORK MUST BE DONE IN COMPLIANCE WITH THE FOLLOWING CODES:

INTERNATIONAL BUILDING CODE,
2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)

INTERNATIONAL RESIDENTIAL CODE,
2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)

INTERNATIONAL FIRE CODE,
2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)

INTERNATIONAL PLUMBING CODE,
2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)

INTERNATIONAL MECHANICAL CODE,
2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)

INTERNATIONAL FUEL GAS CODE,
2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)

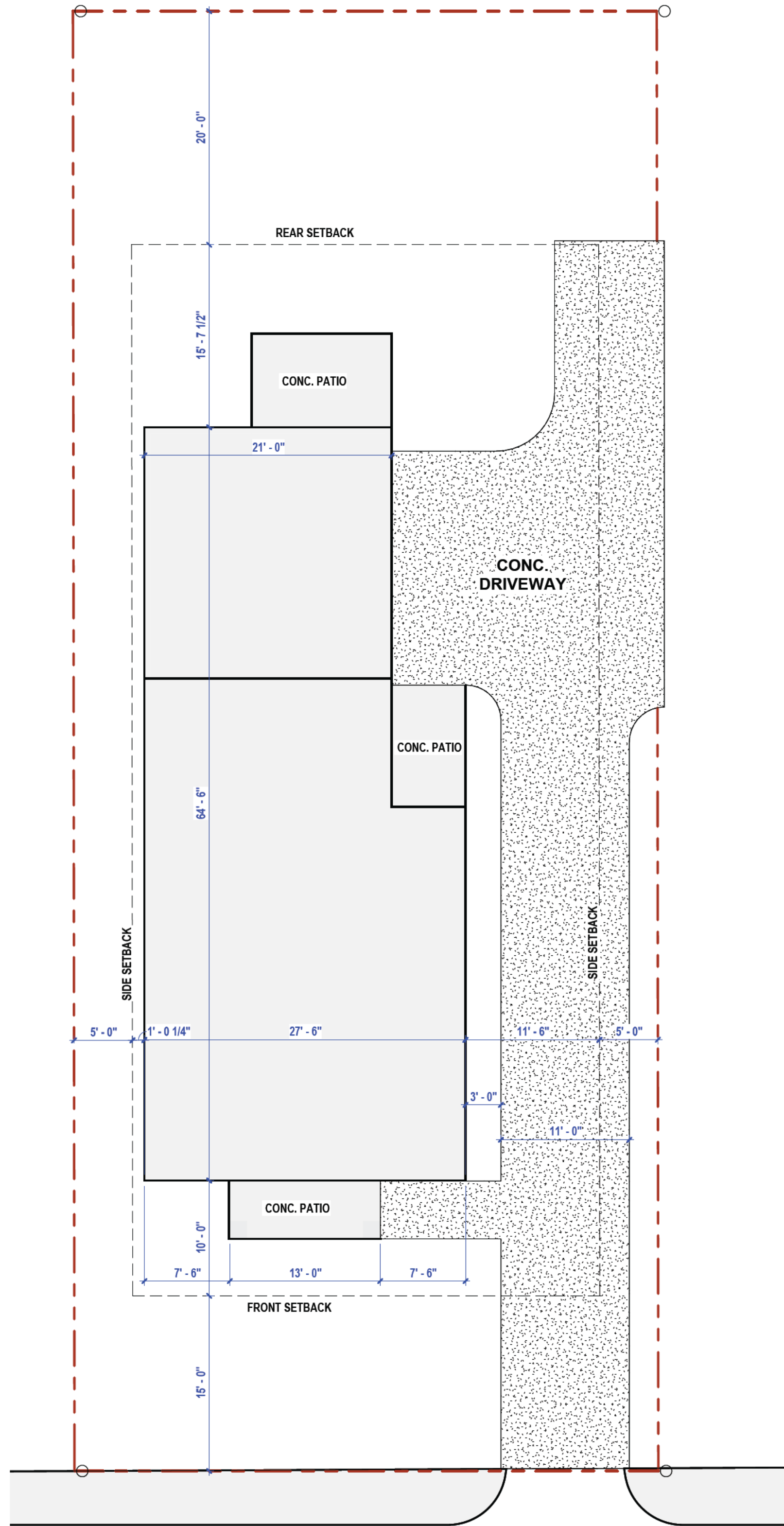
NATIONAL ELECTRICAL CODE,
2017 EDITION, WITH NO GEORGIA AMENDMENTS (EFFECTIVE JANUARY 1, 2018).

INTERNATIONAL ENERGY CONSERVATION CODE,
2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)

NFPA 101
LIFE SAFETY CODE 2018 EDITION WITH STATE AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)

GENERAL NOTES

- ALL ERRORS ON THIS PLAN MUST BE REPORTED TO WANDA HARMON WHEN DISCOVERED.
- VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION OR ORDERING MATERIALS.
- ALL EXTERIOR WALLS ARE TO BE FRAMED WITH 2x6 STUDS 16" ON CENTER.



JACKSON STREET

1 SITE PLAN
1/8" = 1'-0"



DESIGN, DRAFTING AND RENDERINGS BY
PLANS TO PICTURES

COMPUTER GENERATED DRAFTING, RENDERING & MODELING
PLANS AND RENDERINGS BY: WANDA HARMON
(678) 592-3542 landmark404@aol.com

RELEASED FOR
CONSTRUCTION

PRINT RECORD

NO.	DESCRIPTION	DATE
1	DESIGN REVIEW	10/12/2022

JACKSON STREET

CAPITAL HOLDINGS LLC

0 JACKSON STREET
HAPEVILLE, GA 300XX

COVER SHEET

Project owner:

Project number

Date

Drawn by

Checked by

2204-HB

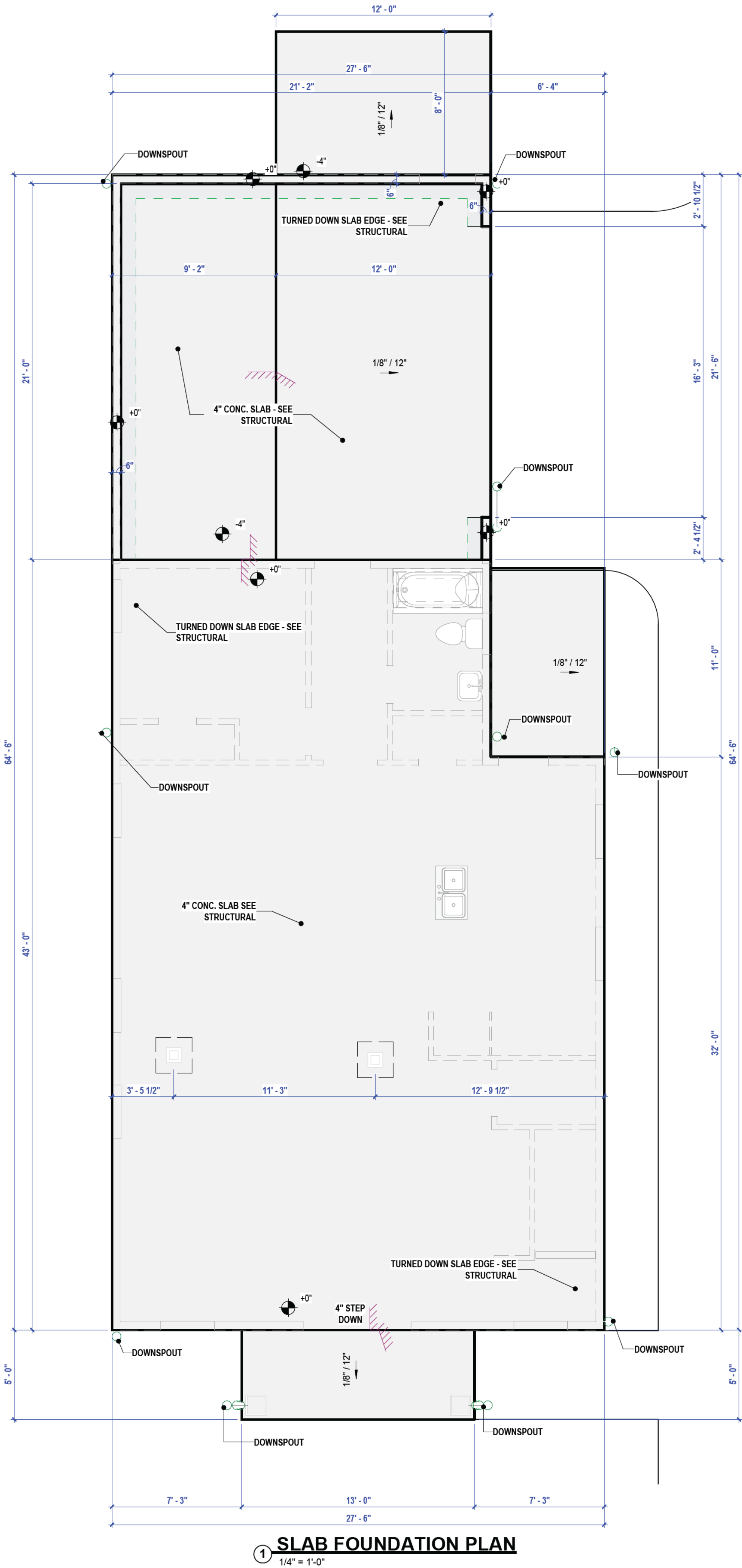
10/11/22

WH

WH

A0.0

Scale 1/8" = 1'-0"



DESIGN, DRAFTING AND RENDERINGS BY

PLANS TO PICTURES

COMPUTER GENERATED DRAFTING, RENDERING & MODELING

PLANS AND RENDERINGS BY: WANDA HARMON

(678) 592-3542 landmark404@aol.com

RELEASED FOR
CONSTRUCTION

PRINT RECORD

NO.	DESCRIPTION	DATE

JACKSON STREET

CAPITAL HOLDINGS LLC

0 JACKSON STREET

HAPEVILLE, GA 30XXX

SLAB PLAN

Project owner:

Project number 2204-HB

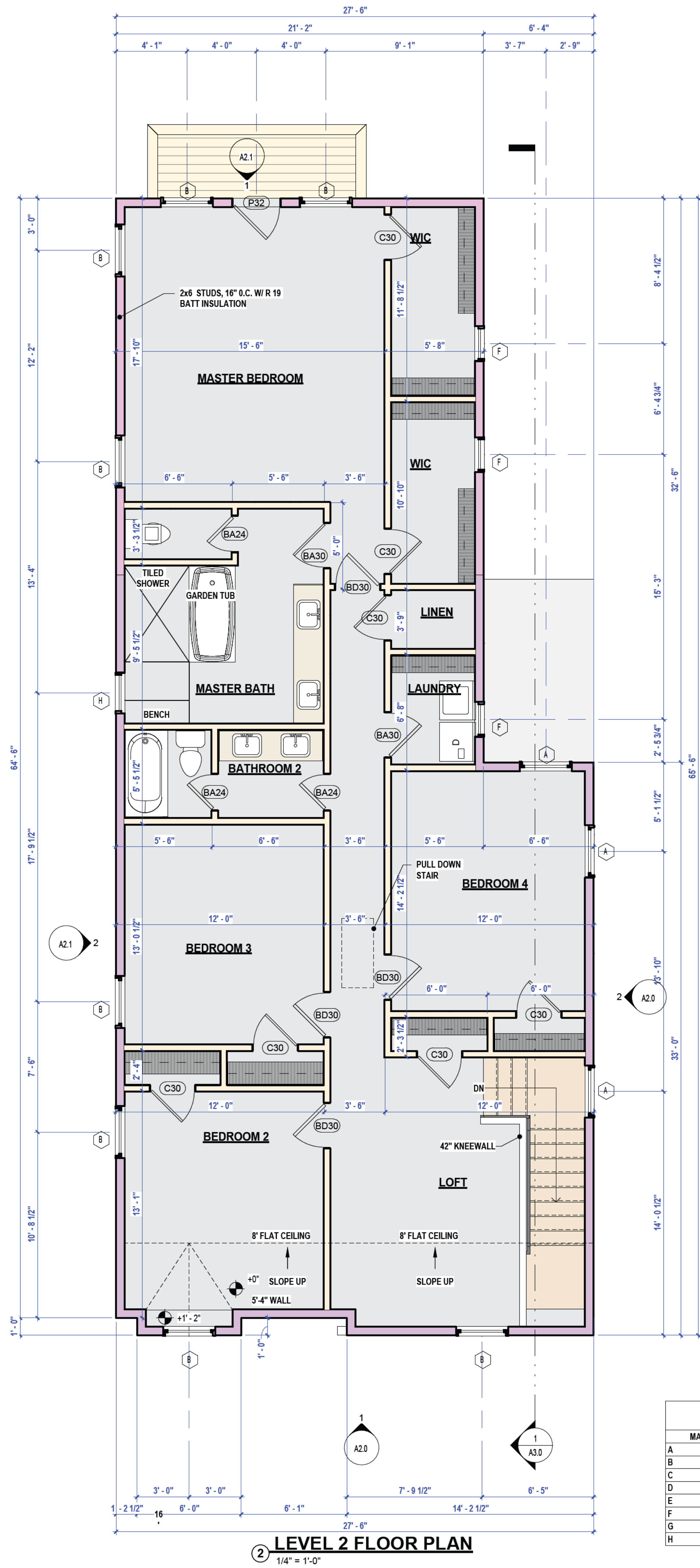
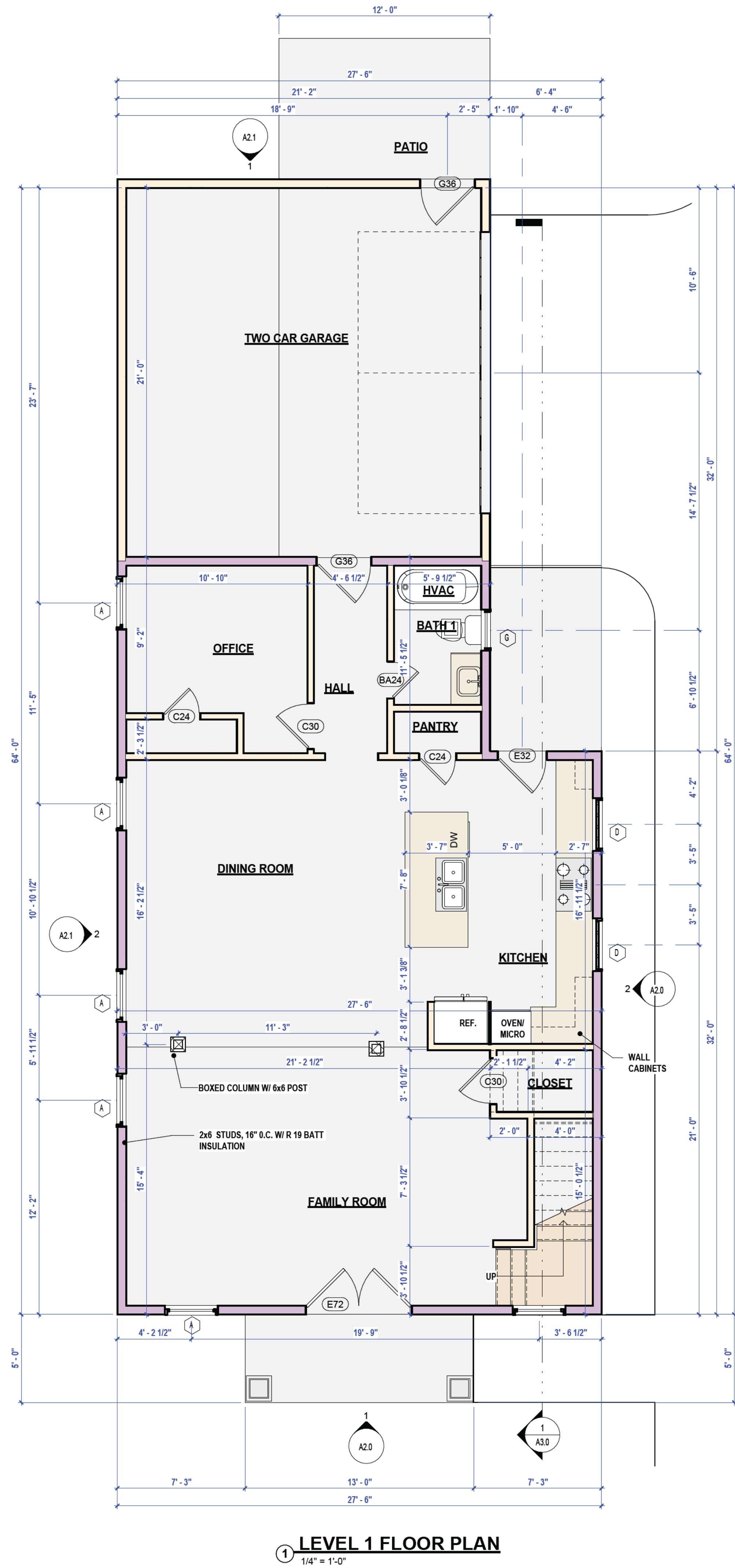
Date 10/11/22

Drawn by Author

Checked by Checker

A1.0

Scale 1/4" = 1'-0"



WINDOW SCHEDULE			
MARK	WIDTH	HEIGHT	COMMENTS
A	3'-0"	6'-0"	SINGLE HUNG / VINYL
B	3'-0"	5'-0"	SINGLE HUNG / VINYL
C	3'-0"	1'-4"	FIXED / VINYL
D	3'-0"	4'-0"	SINGLE HUNG / VINYL
E	3'-0"	2'-0"	SINGLE HUNG / VINYL
F	2'-0"	5'-0"	SINGLE HUNG / VINYL
G	2'-4"	3'-6"	SINGLE HUNG / VINYL
H	2'-4"	4'-0"	SINGLE HUNG / VINYL

DOOR SCHEDULE	
MARK	SIZE
BA24	2'-0" x 6'-8"
BA30	2'-6" x 6'-8"
BD30	2'-6" x 6'-8"
C24	2'-0" x 6'-8"
C30	2'-6" x 6'-8"
E32	2'-8" x 6'-8"
E72	6'-0" x 6'-8"
G36	3'-0" x 6'-8"
G96	8'-0" x 7'-0"
P32	2'-8" x 6'-8"

DESIGN, DRAFTING AND RENDERINGS BY

PLANS TO PICTURES

COMPUTER GENERATED DRAFTING, RENDERING & MODELING

PLANS AND RENDERINGS BY: WANDA HARMON

(678) 592-3542 landmark404@aol.com

RELEASED FOR CONSTRUCTION

NO.	DESCRIPTION	DATE
1	DESIGN REVIEW	10/12/2022

JACKSON STREET

CAPITAL HOLDINGS LLC

0 JACKSON STREET

HAPEVILLE, GA 30XXX

FLOOR PLANS

Project owner:

Project number 2204-HB

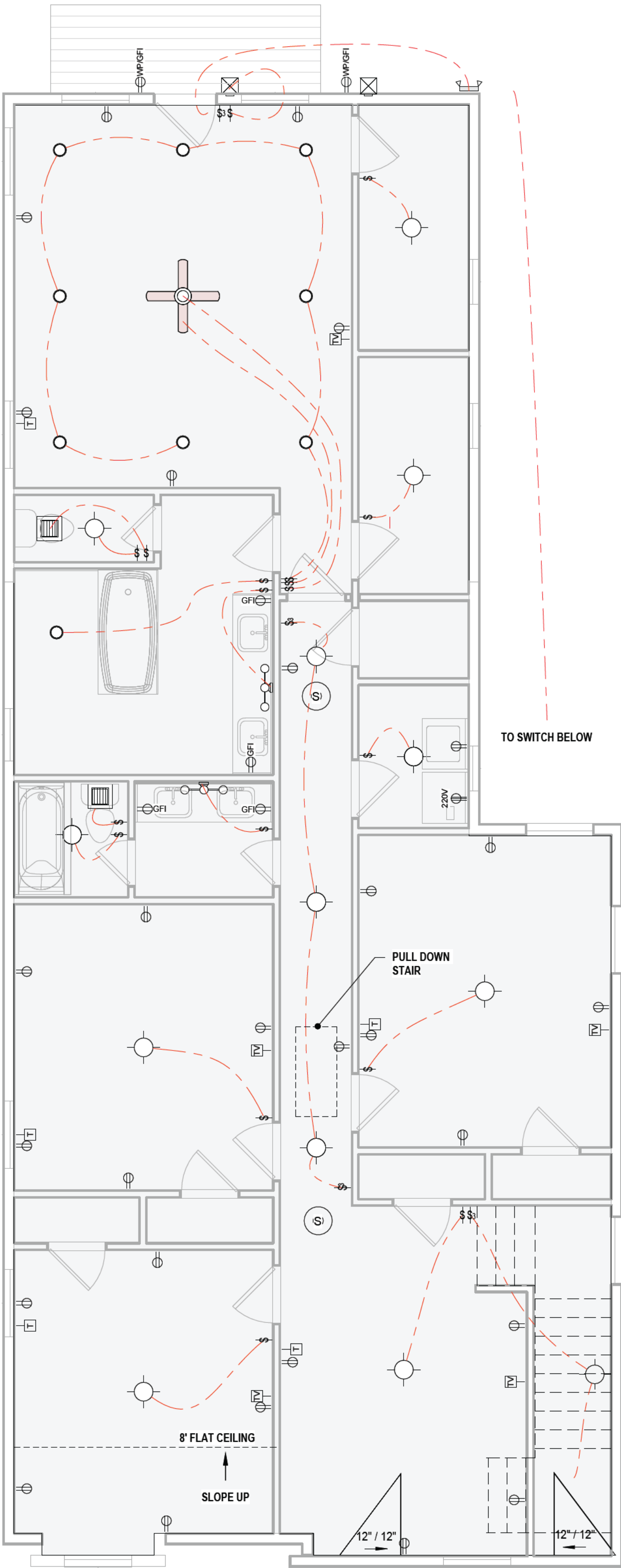
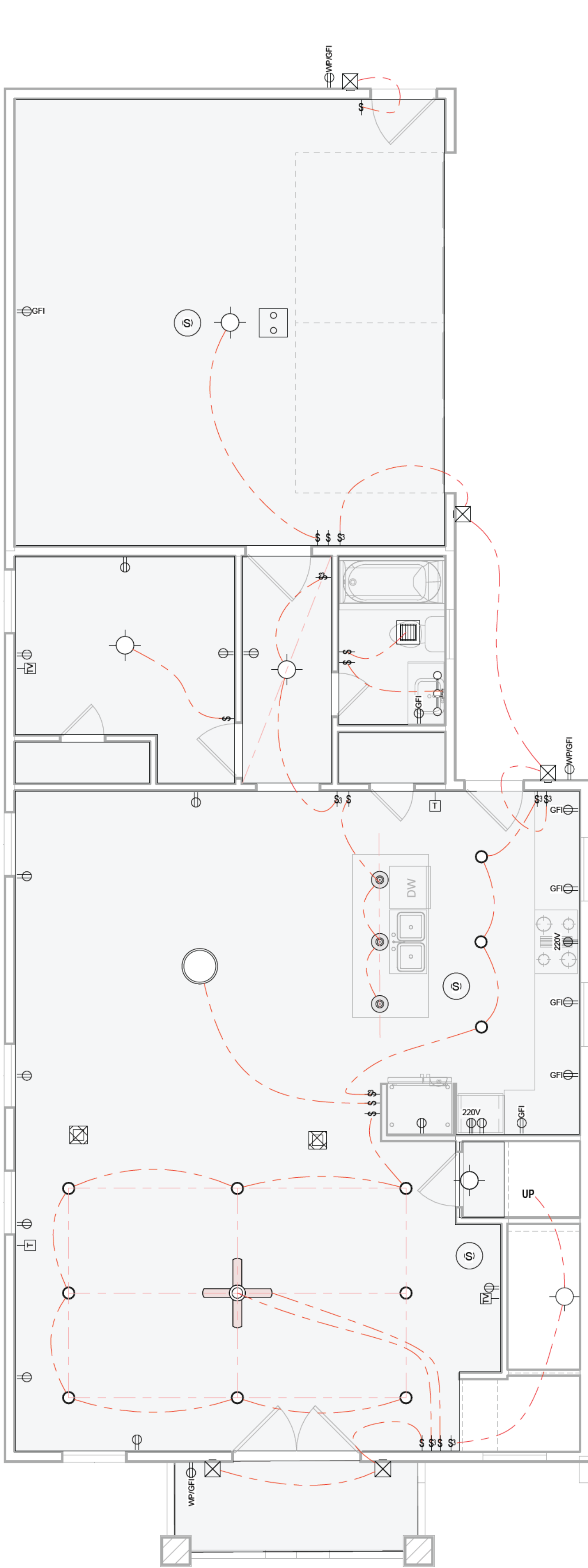
Date 10/11/22

Drawn by WH

Checked by WH

A1.1

Scale 1/4" = 1'-0"



- LEGEND
- CEILING FAN/LIGHT COMBO
 - SURFACE MOUNTED LIGHT
 - SURFACE MOUNTED LED PUCK LIGHT
 - FLOOD LIGHT
 - PENDANT
 - CHANDELIER
 - INTERIOR WALL SCONCE
 - EXTERIOR WALL SCONCE
 - VANITY LIGHT

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

RELEASED FOR
CONSTRUCTION

PRINT RECORD

NO.	DESCRIPTION	DATE
1	DESIGN REVIEW	10/12/2022

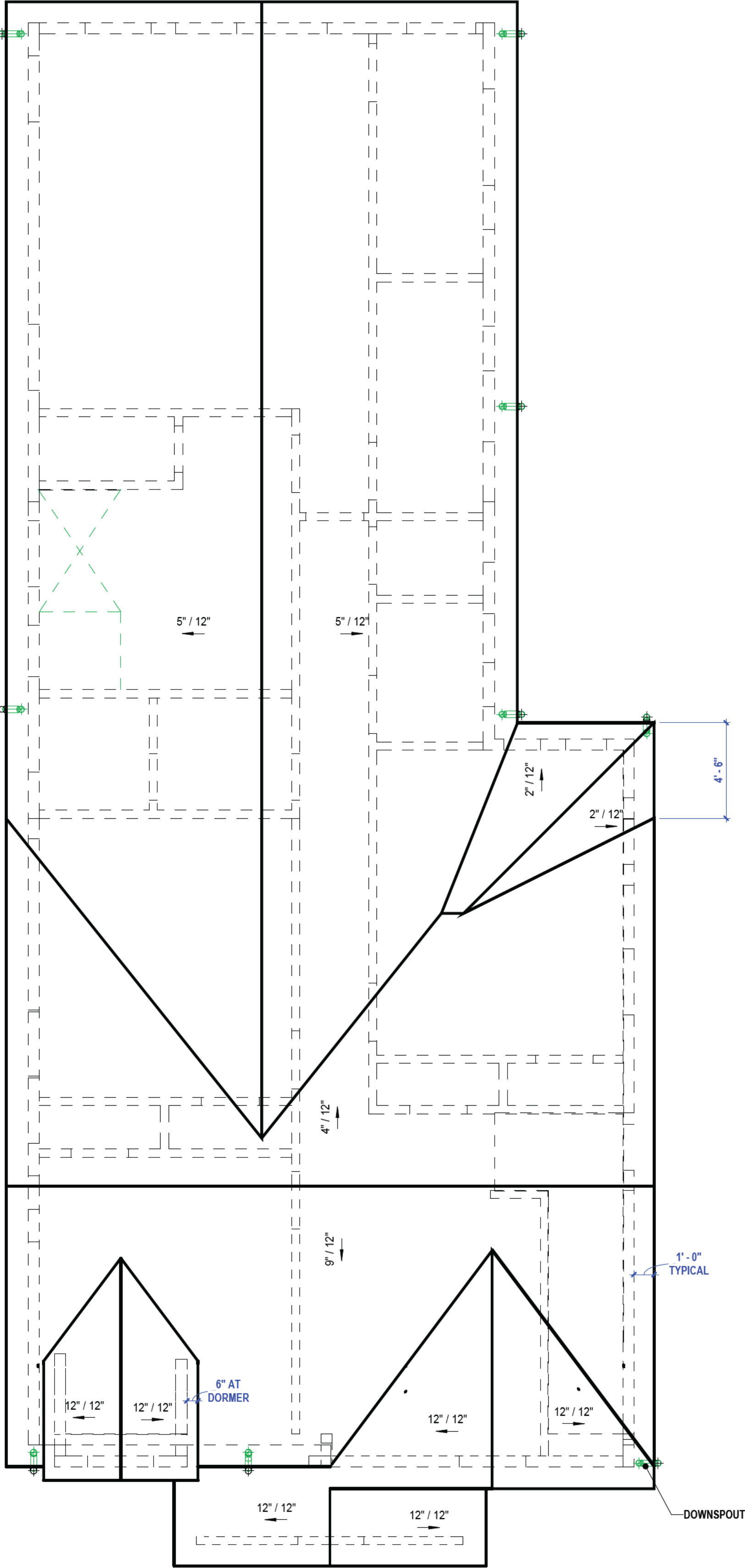
JACKSON STREET
CAPITAL HOLDINGS LLC
0 JACKSON STREET
HAPEVILLE, GA 30XXX

ELECTRICAL PLANS

Project owner:
Project number 2204-HB
Date 10/11/22
Drawn by WH
Checked by WH

A1.2

Scale 1/4" = 1'-0"



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

RELEASED FOR
CONSTRUCTION

PRINT RECORD

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1	DESIGN REVIEW	10/12/2022

JACKSON STREET

CAPITAL HOLDINGS LLC

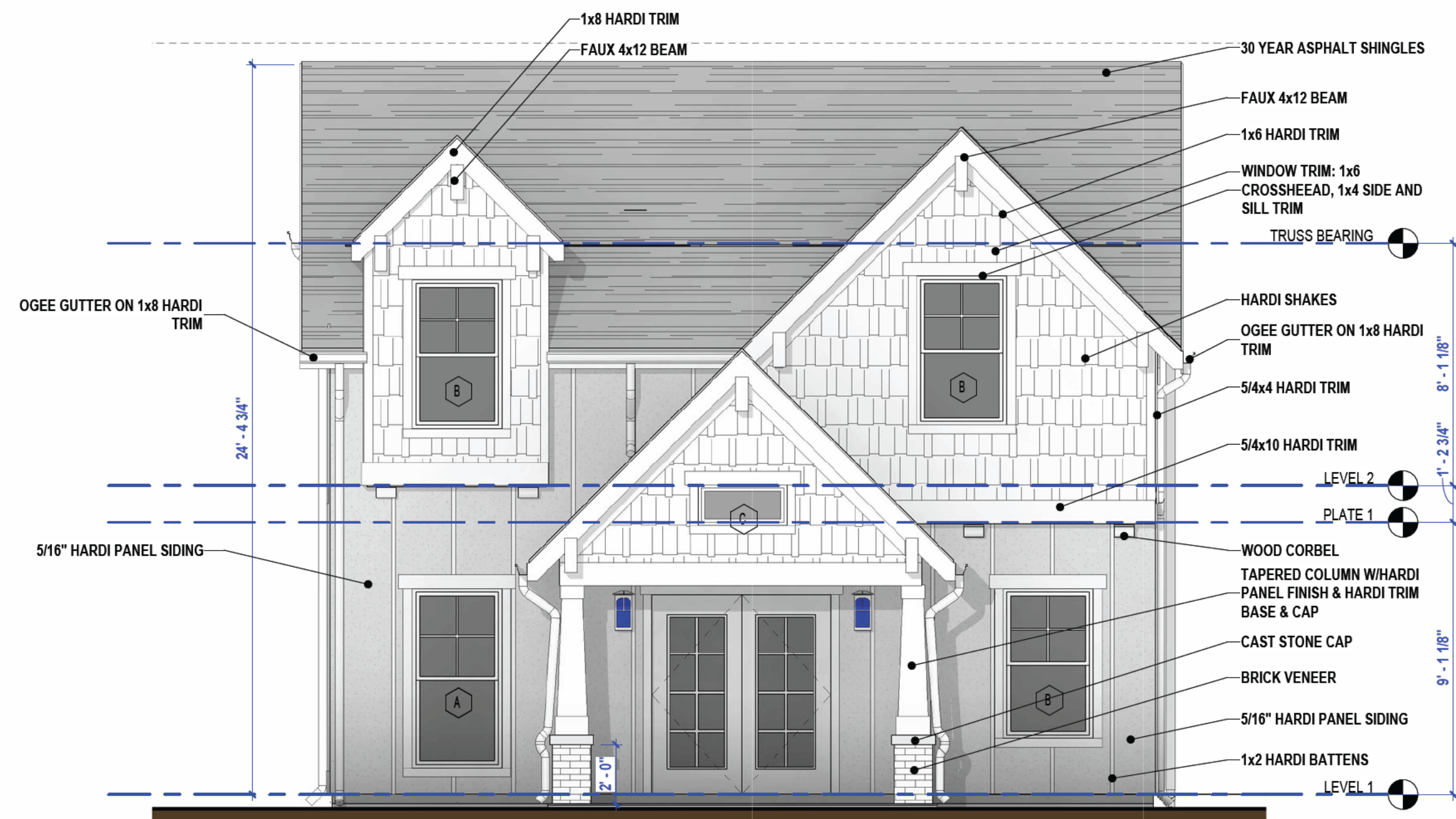
0 JACKSON STREET
HAPEVILLE, GA 30XXX

ROOF PLAN

Project owner:
Project number 2204-HB
Date 10/11/22
Drawn by WH
Checked by WH

A1.3

Scale 1/4" = 1'-0"



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



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

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JACKSON STREET
CAPITAL HOLDINGS LLC
0 JACKSON STREET
HAPEVILLE, GA 300XX

EXTERIOR
ELEVATIONS

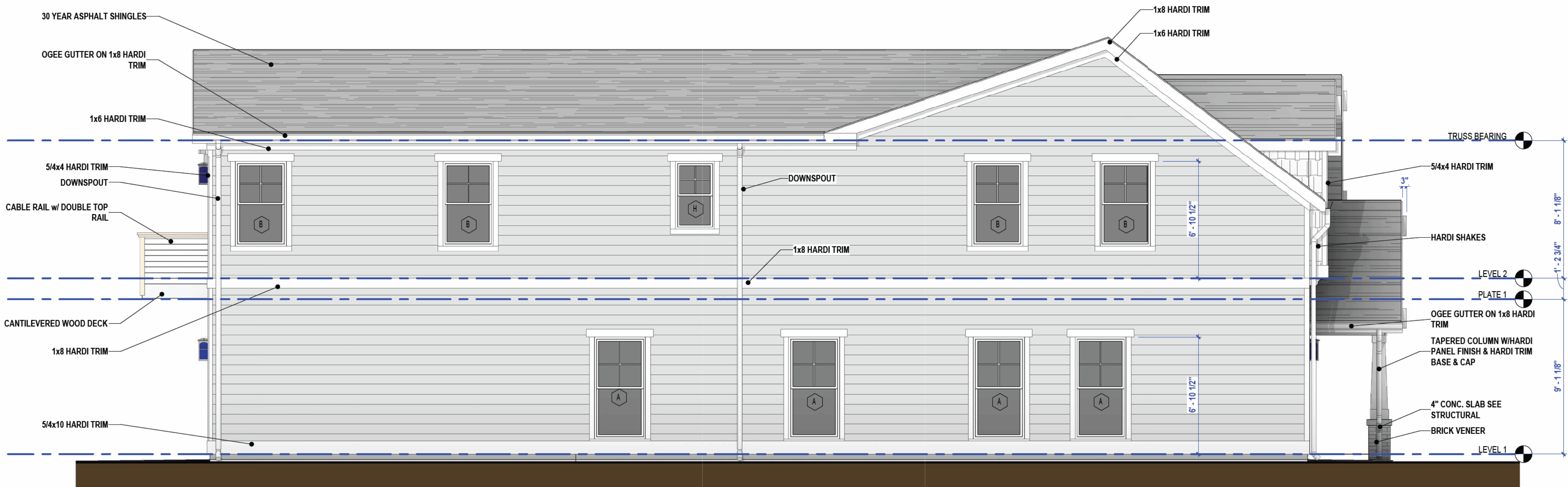
Project owner:	
Project number	2204-HB
Date	10/11/22
Drawn by	WH
Checked by	WH

A2.0

Scale 1/4" = 1'-0"



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



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

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JACKSON STREET
CAPITAL HOLDINGS LLC
0 JACKSON STREET
HAPEVILLE, GA 30XXX

EXTERIOR
ELEVATIONS

Project owner:	
Project number	2204-HB
Date	10/11/22
Drawn by	WH
Checked by	WH

A2.1

Scale 1/4" = 1'-0"

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PRINT RECORD

NO.	DESCRIPTION	DATE
1	DESIGN REVIEW	10/12/2022

JACKSON STREET

CAPITAL HOLDINGS LLC

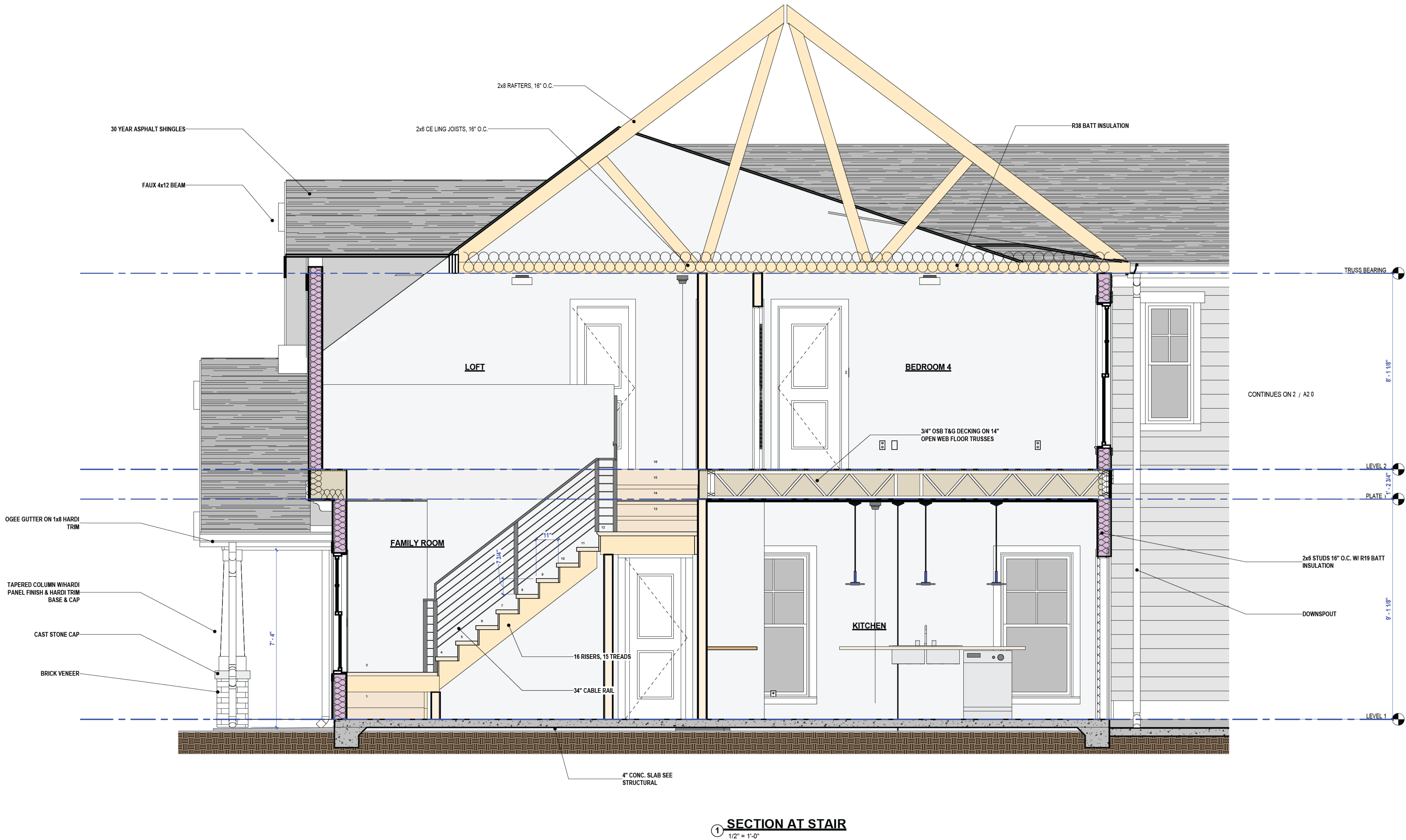
0 JACKSON STREET
HAPEVILLE, GA 30XXX

BUILDING SECTION

Project owner:	
Project number	2204-HB
Date	10/11/22
Drawn by	WH
Checked by	WH

A3.0

Scale 1/2" = 1'-0"





DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: September 15, 2023
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3189-B Jackson Street**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Joycelyn Lee to build a single-family home on a lot located at 3189-B Jackson Street. Per the application, the single-family dwelling will be 2,681 SF with 5 bedrooms, 3 bathrooms and an attached garage. The exterior materials are listed as cementitious fiber siding and shakes. The height of the residence is 24'10 ¼".

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

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

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

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

STAFF COMMENT: *Existing sidewalk is shown on the 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: Tree Conservation Plan to be finalized with Arborist. Tree required in front yard. Chain link fence existing along north side. Applicant indicated at Planning Commission the fence would be removed.

(c) Utility Standards

- ✋ Mechanical features shall not be located in the supplemental area or front yard and shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable materials for screening shall include those materials found in subsection (f)1., provided they are compatible with the principal structure.
- ⊗ When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.
- ⊗ Street lights may be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian-scale street lights as approved by the DRC and the department of community services shall be provided by the developer, subject to site plan and design review in new development.

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

STAFF COMMENT: Mechanical is not shown on plans. MUST be screened.

(d) Parking and Traffic Standards

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

STAFF COMMENT:

(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: Ensure 12" overhang. Note: original roof line / trusses still shown on A 3.0, remove.

(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: Brick veneer on columns must be full brick. Built on slab, brick water table recommended. Hardi on porch columns and corbels must be painted or stained. Porch is at grade not 2' to 4' as prescribed. Porch columns exceed 8' on center. Porch width is not 8' deep. Porch does not meet 80%-100% width of front façade requirement.

(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: Single hung windows, recess should be provided. No grids between glass allowed. Window trim detail should be provided. Fenestration percentage should be calculated and provided. Distinct sills should be provided.

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

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

- ⊗ **Wheelchair access.** Where practical, wheelchair access, when provided, should be installed at the side or rear of the home in order to preserve the architectural character of the primary facade.

Architectural style. Architecture is one of the most critical components of place, and nowhere is this more evident than on building facades. The design and character of street-facing facades is a reflection of both buildings and their users, and must be carefully considered for its impact on the overall sense of place.

Other:

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

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

STAFF COMMENT: *Sill height should be provided.*

RECOMMENDATIONS

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

- Show mechanical on plans. MUST be screened.
- Finalize and obtain Tree Conservation Plan approval by Arborist.
- Provide a tree in front yard sized per Tree Conservation Plan requirements.
- Remove chain link fence existing along north side in supplemental area.
- Ensure brick veneer on columns is full brick.
- No foundation - built on slab, brick water table recommended.
- Paint / stain hardi on porch columns and wooden corbels.
- Porch is at grade not 2' to 4' as prescribed. Either Design Exception or turn down grading.
- Increase depth of front porch to 8' deep.
- Porch does not meet 80%-100% width of front façade requirement. Either Design Exception or rework front porch.
- Porch columns exceed 8' on center. Either Design Exception or rework front porch.
- Ensure 12" overhang.
- Provide trim detail to demonstrate it meets standards.
- Provide recess for windows.
- Do not order / install grids between glass.
- Provide window trim detail.
- Calculate and provide fenestration percentage.
- Provide distinct sills.
- Address sill height.
- Remove original roof line / trusses on A 3.0.
- Rear balcony does not meet railing design requirement. Either Design Exception or rework railing to meet standards.

When submitting revisions, please submit a summary sheet, cloud all changes on plans and update the revision date on the sheets.

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

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: JUL 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: JOYCELYN LEE Contact Number: [REDACTED]

Applicants Address: 3326 FORREST HILLS DR HAPEVILLE GA 30354

E-Mail Address: [REDACTED] .com Planning Classification: R-SF

Address of Proposed Work: 3189B JACKSON ST. (Lot 2)

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009400020 881

Property Owner: JOYCELYN LEE Contact Number: [REDACTED]

Project Description (including occupancy type): Single family residential home built on a concrete slab. The home will be built with 4 bedrooms and 2.5 bath. The home will be two stories.

Contractors Name: AD Johnson Builders Contact Number: 678-283-9999

Contact Person: Anthony Johnson 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.

Joycelyn Lee
Applicants Signature

7/21/23
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: 2681

Total Square Footage of existing building: N/A

Estimated Cost of Construction: \$ 320,000

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: _____

FRONT ELEVATION: HARDIE SHAKES GABLE WITH
HARDIE TRIM; HARDIE PANEL SIDING & HARDIE BATTEN

SIDE & REAR ELEVATION: HARDIE PLANK SIDING

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  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=PTIICOR_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.

Joycelyn LEE

Printed Name

Joycelyn Lee

Signature

7/21/23

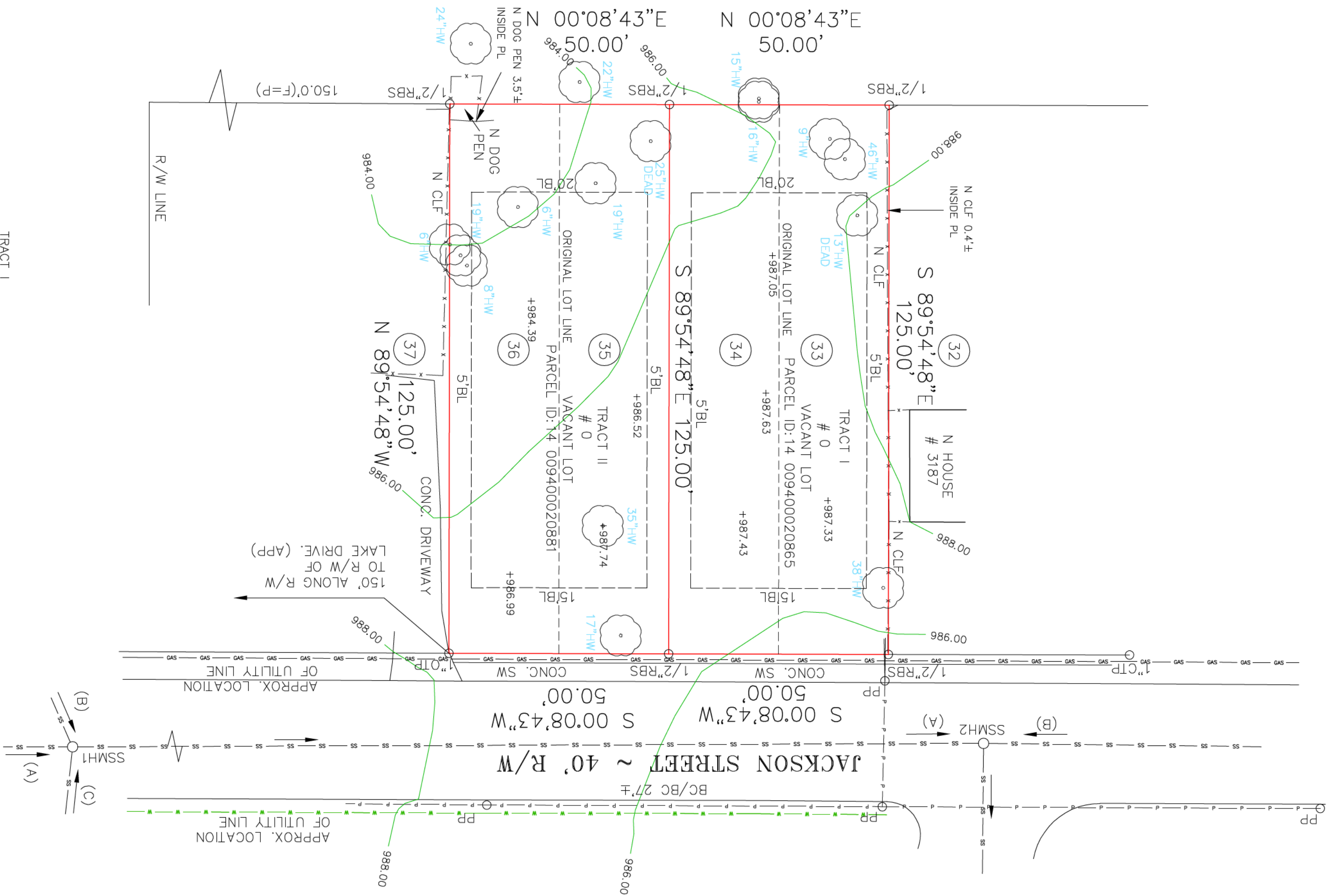
Date

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.

SSMH 1
RIM=992.54
INV IN (A)=986.34
INV IN (B)=981.94
INV IN (C)=986.74
INV OUT=981.34

SSMH 2
RIM=984.04
INV IN (A)=975.34
INV IN (B)=974.64
INV OUT=974.54



EXISTING CONDITIONS

LOTS 33,34,35, & 36 BLOCK 2

FORREST HILL PARK SUBDIVISION UNIT

LAND LOT 94 14TH DISTRICT SECTION

FULTON COUNTY, GEORGIA PL.7/PG.58-59 DB.63.33/PG.635

FIELD WORK DATE: JUNE 30, 2021 PRINTED/SIGNED: JULY 15, 2021 PAPER SIZE: 24" x 36"

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSEST OF 1 FOOT IN 30,000 FEET AN ANGULAR ERROR OF 05 SECONDS PER ANGULAR POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET AN ELECTRONIC TOTAL STATION AND A 1000 OHM WIRE WERE USED TO OBTAIN THE INFORMATION LISTED IN THE INFORMATION OF THIS PLAT. NO STATE POLAR COORDINATE CONVERSIONS FOUND WITHIN 500' OF THIS PROJECT.

MC COORD #20211409 SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES

ATLANTA, GA 30324 TEL 404-525-5747 FAX 404-601-0841

INCORPORATED IN GEORGIA

DWG #20211409-TRACT II

SITE PLAN PREPARED FOR:
GEORGIA PASSION REALTY LLC AND UNIFIED MANAGERS LLC (JOYCELYN LEE)

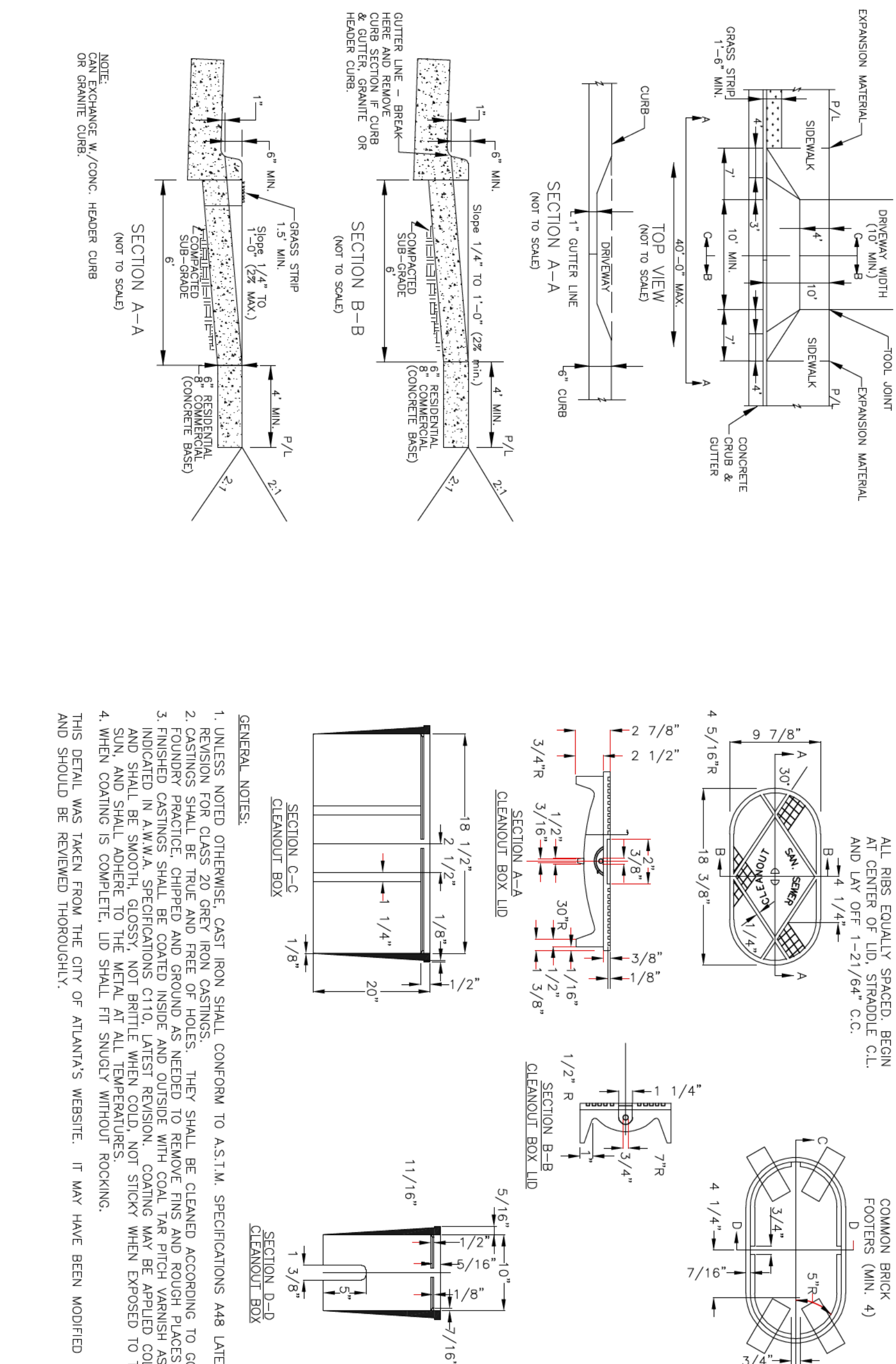
PROPERTY ADDRESS:
0 JACKSON STREET
HARTWELL, GA 30354

24 HOUR SERVICE
ATLANTA, GA 30324
TEL 404-525-5747
FAX 404-601-0841
INFO@LANDEXPRESS.COM

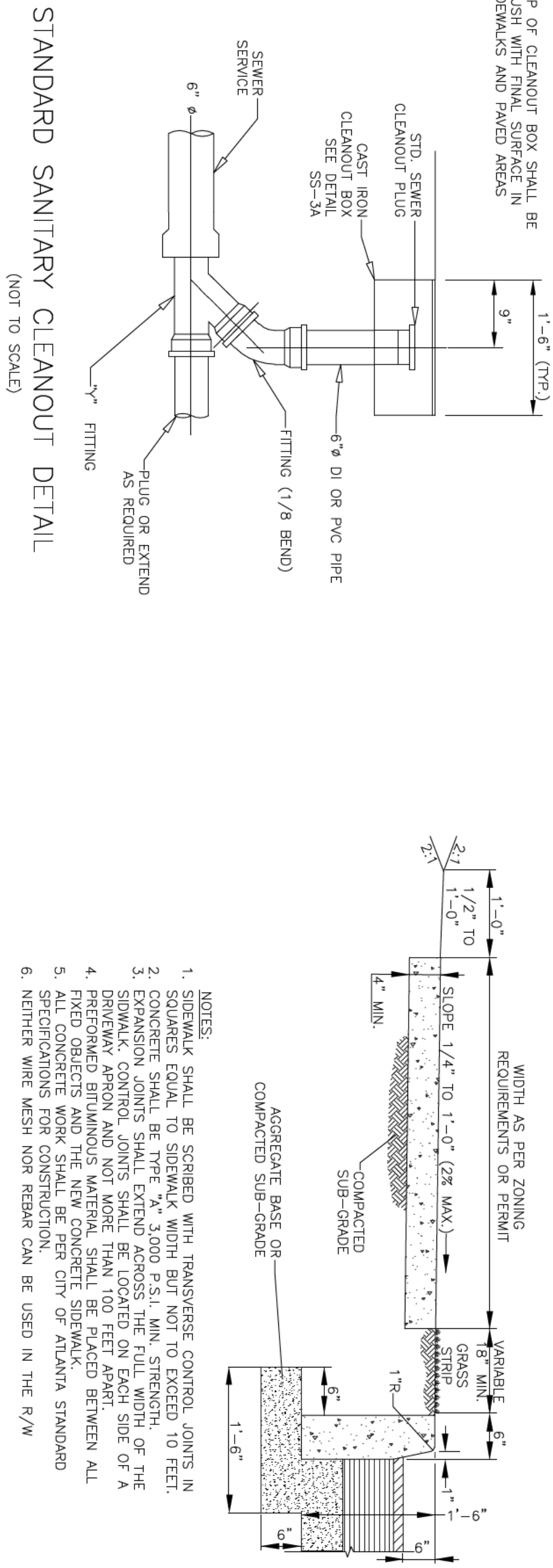
REGISTERED PROFESSIONAL LAND SURVEYOR
JOYCELYN LEE
STATE OF GEORGIA

Page 83 of 128

(NOT TO SCALE)



CONCRETE SIDEWALK AND CONCRETE HEADER CURB
(NOT TO SCALE)

[illegible]

NDS Flo-Well Calculator

Step 1:

Enter the Square Feet of Drainage Area 1: (Ex. Roof)

2897

Enter the Square Feet of Drainage Area 2: (Ex. Grass)

Step 2:

Choose the Coefficient of Runoff for Area 1:

1.0 Concrete/Aspha v

Choose the Coefficient of Runoff for Area 2:

0.35 (Grass)

Step 3:

Choose the 25 Year Rainfall: (see rainfall map).

N

in/hr

Step 4:

Enter the depth of the gravel backfill beneath the Flo-Well:

(Dimension A)	3
---------------	---

Fl

Step 5:

Enter the thickness of the gravel backfill around the Filo-Well:

3 (Dimension B)

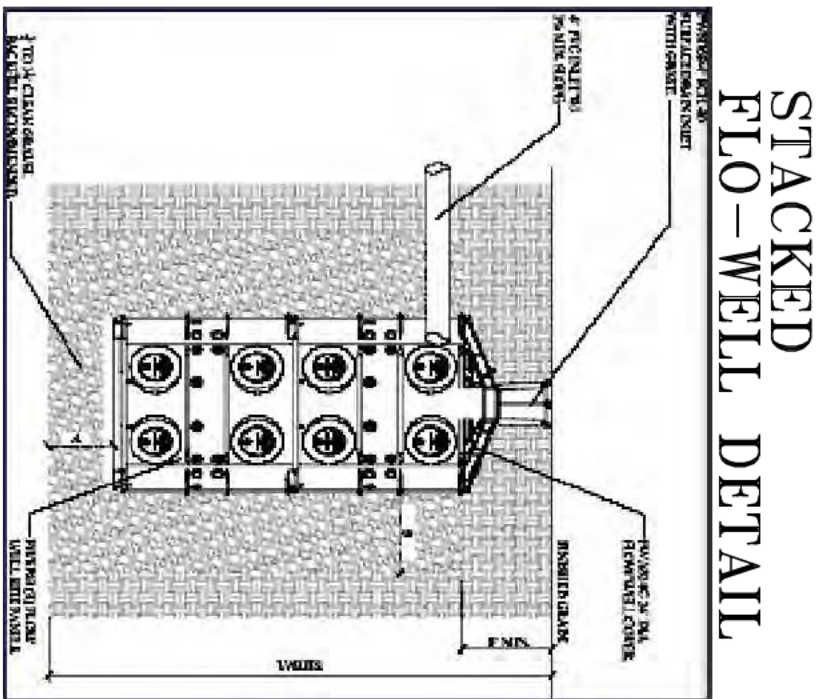
File

Step 7: View results:

Runoff	60.21 GPM 0.14 CFS
Volume of water to be stored	1806.30 Gallons 241.48 Cubic feet

of Flo-Wells Needed

Amount of Gravel Needed	18.13 Cubic yards 489.51 Cubic feet
-------------------------	--



REVISED: 05/10/23

LOT 35, 34.5, & 36

FORREST HILL PARK SUBDIVISION

LAND LOT 94

FULTON COUNTY, GEORGIA

FIELD WORK DATE: JUNE 30, 2021

BLOCK 2

UNIT

SECTION

DB 6.3133/P6.635

PRINTED/SIGNED JULY 15, 2021

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

PAPER SIZE: 24" x 36"

THE RECD MAP UPON WHICH THIS PLAN IS BASED HAS A CORNER OF A ROAD IN 30.000' FEET IN ANGLE BEHIND OF ONE SECTION FROM ANGLE POINT AND WAS ADJUSTED THERE THE LAST TO DATE THE INFORMATION USED IN THE INFORMATION OF THIS PLAN IS STATE PLANS COORDINATE UNADJUSTED TOWARD WITHIN 500' OF THE PROPERTY

MC

CDNO #202111409

CHG #20211409-1TRAC7 II

SURVEY LAND EXPRESSES, INC

LAND SURETYING SERVICES

SITE PLAN PREPARED FOR:

GEORGIA PASSION REALTY LLC AND UNIFIED MANAGERS LLC (JOYCELYN LEE)

PROPERTY ADDRESS:

0 JACKSON STREET

HAPEVILLE, GA 30354

24 LEON POINTE

ATLANTA, GA 30324

TEL: 404-252-5747

INFO@SURVEYLANDEXPRESSES.COM

FOR CITY OF ATLANTA RECORD

FILED

RECEIVED

ATLANTA, GA

CLERK OF SUPERIOR COURT

FILED

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ATLANTA, GA

CLERK OF SUPERIOR COURT

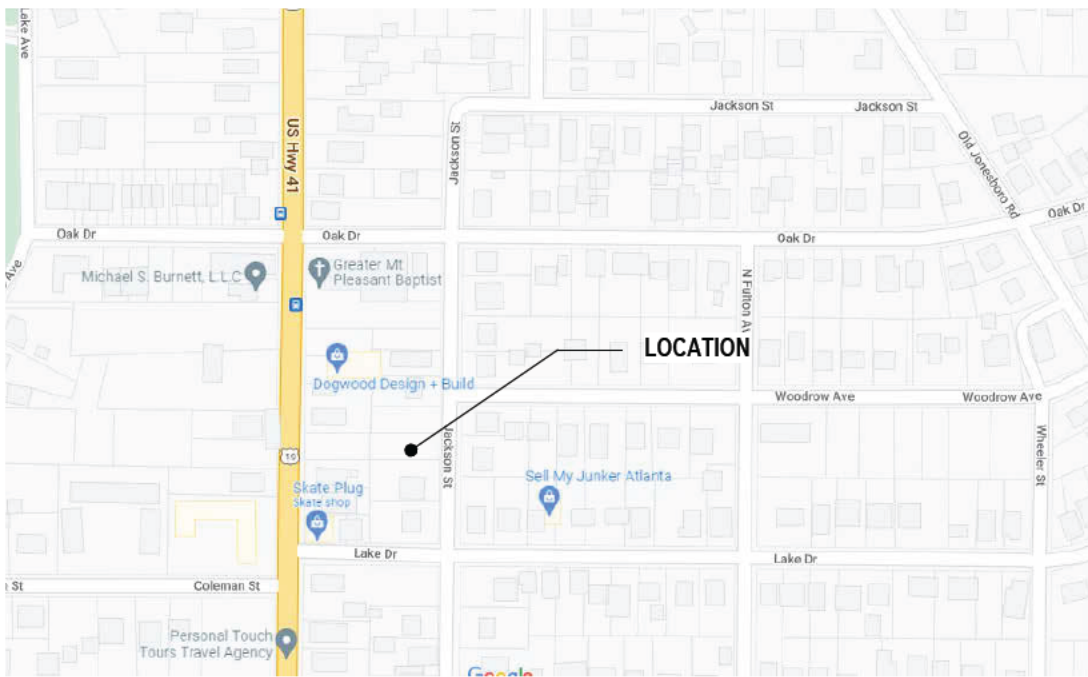
IN WITNESS WHEREOF, THE S.A.E. has caused this instrument to be signed and sealed on the 15th day of July, 2021 at Atlanta, Georgia.

BY:  Joycelyn Lee

BY:  Joycelyn Lee

JACKSON STREET

CAPITAL HOLDINGS LLC



VICINITY MAP

DRAWING INDEX				
SHEET NO.	SHEET NAME	ISSUE DATE	REVISION NO.	REVISION DATE
A0.0	COVER SHEET	10/27/2022		
A1.0	SLAB PLAN	10/27/2022		
A1.1	FLOOR PLANS	10/27/2022		
A1.2	ELECTRICAL PLANS	10/27/2022		
A1.3	ROOF PLAN	10/27/2022		
A2.0	EXTERIOR ELEVATIONS	10/27/2022		
A2.1	EXTERIOR ELEVATIONS	10/27/2022		
A3.0	BUILDING SECTION	10/27/2022		

HEATED SQUARE FOOTAGE		
NAME	AREA	LEVEL
LEVEL 1 HEATED	1113 SF	LEVEL 1
LEVEL 2 HEATED	1568 SF	LEVEL 2
	2681 SF	

UNHEATED SQUARE FOOTAGE		
NAME	AREA	LEVEL
UNHEATED	455 SF	LEVEL 1

ALL WORK MUST BE DONE IN COMPLIANCE WITH THE FOLLOWING CODES:

INTERNATIONAL BUILDING CODE,
2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)

INTERNATIONAL RESIDENTIAL CODE,
2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)

INTERNATIONAL FIRE CODE,
2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)

INTERNATIONAL PLUMBING CODE,
2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)

INTERNATIONAL MECHANICAL CODE,
2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)

INTERNATIONAL FUEL GAS CODE,
2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)

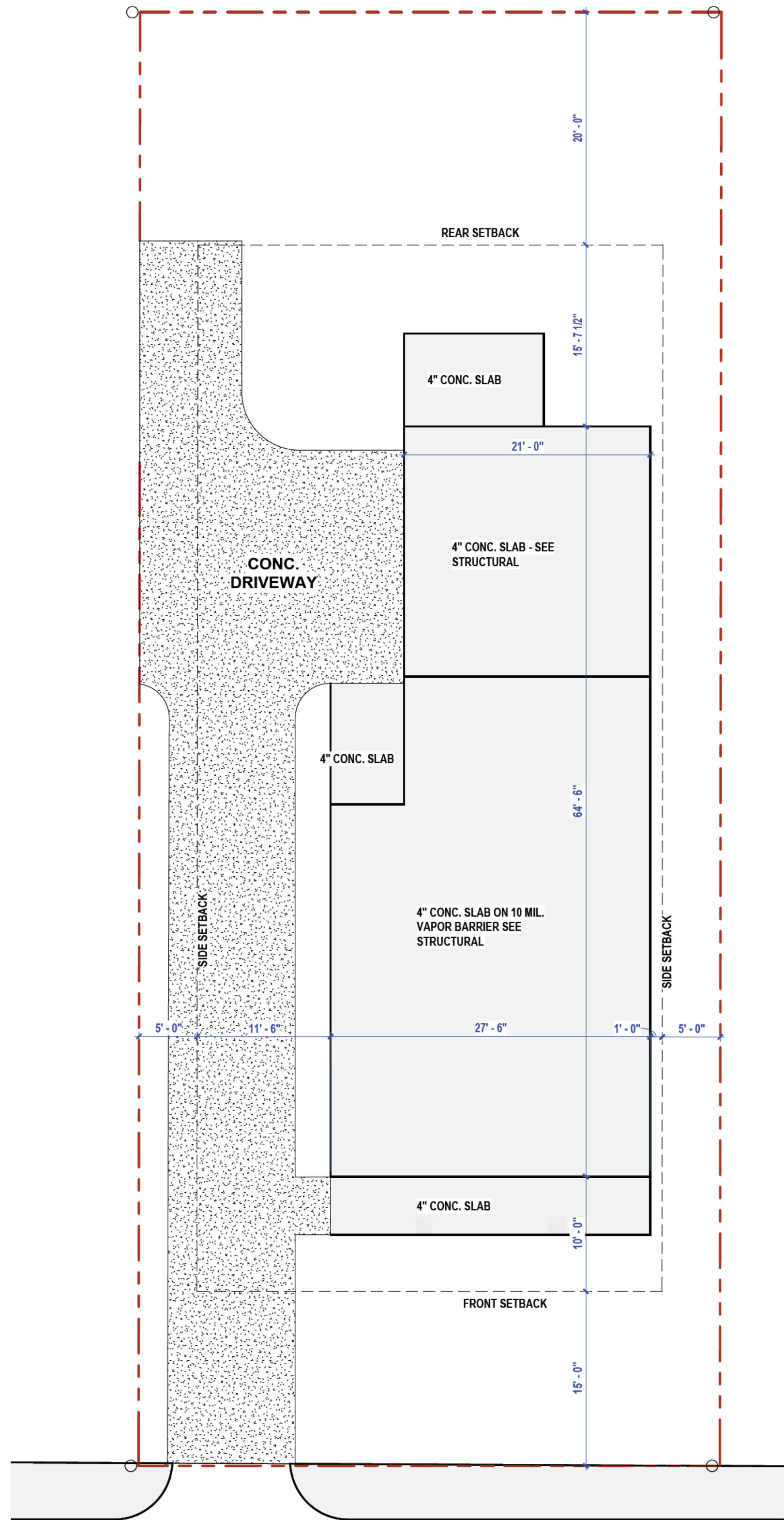
NATIONAL ELECTRICAL CODE,
2017 EDITION, WITH NO GEORGIA AMENDMENTS (EFFECTIVE JANUARY 1, 2018).

INTERNATIONAL ENERGY CONSERVATION CODE,
2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)

NFPA 101
LIFE SAFETY CODE 2018 EDITION WITH STATE AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)

GENERAL NOTES

- ALL ERRORS ON THIS PLAN MUST BE REPORTED TO WANDA HARMON WHEN DISCOVERED.
- VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION OR ORDERING MATERIALS.
- ALL EXTERIOR WALLS ARE TO BE FRAMED WITH 2x6 STUDS 16" ON CENTER.



JACKSON STREET

1 SITE PLAN
1/8" = 1'-0"



DESIGN, DRAFTING AND RENDERINGS BY
PLANS TO PICTURES

COMPUTER GENERATED DRAFTING, RENDERING & MODELING
PLANS AND RENDERINGS BY: WANDA HARMON
(678) 592-3542 landmark404@aol.com

RELEASED FOR
CONSTRUCTION

PRINT RECORD

NO.	DESCRIPTION	DATE

JACKSON STREET

CAPITAL HOLDINGS LLC

0 JACKSON STREET
HAPEVILLE, GA 300XX

COVER SHEET

Project owner:

Project number

Date

Drawn by

Checked by

2204-HB

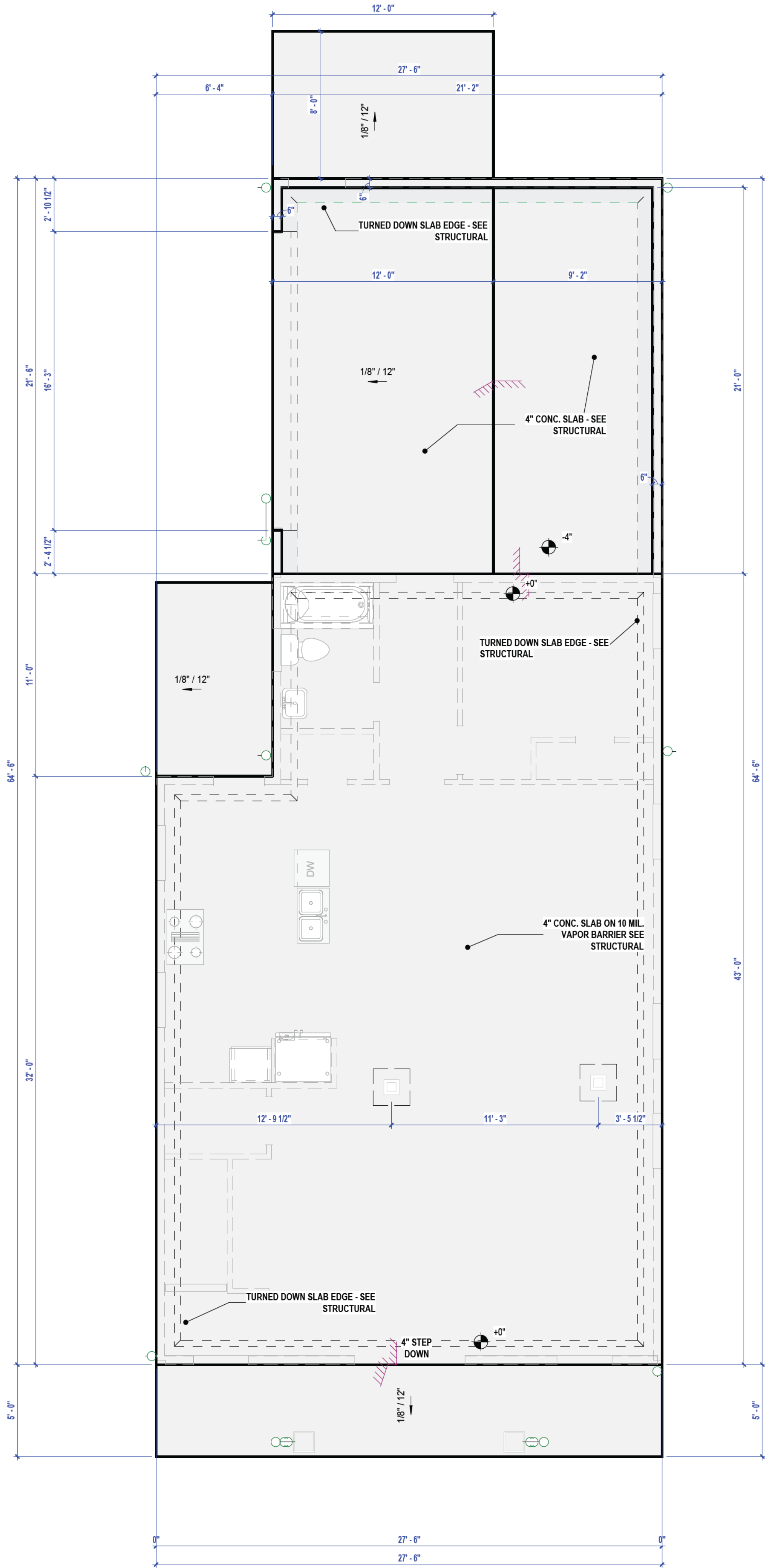
10/11/22

WH

WH

A0.0

Scale 1/8" = 1'-0"



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

DESIGN, DRAFTING AND RENDERINGS BY

PLANS TO PICTURES

COMPUTER GENERATED DRAFTING, RENDERING & MODELING

PLANS AND RENDERINGS BY: WANDA HARMON

(678) 592-3542 landmark404@aol.com

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PRINT RECORD

NO.	DESCRIPTION	DATE

JACKSON STREET

CAPITAL HOLDINGS LLC

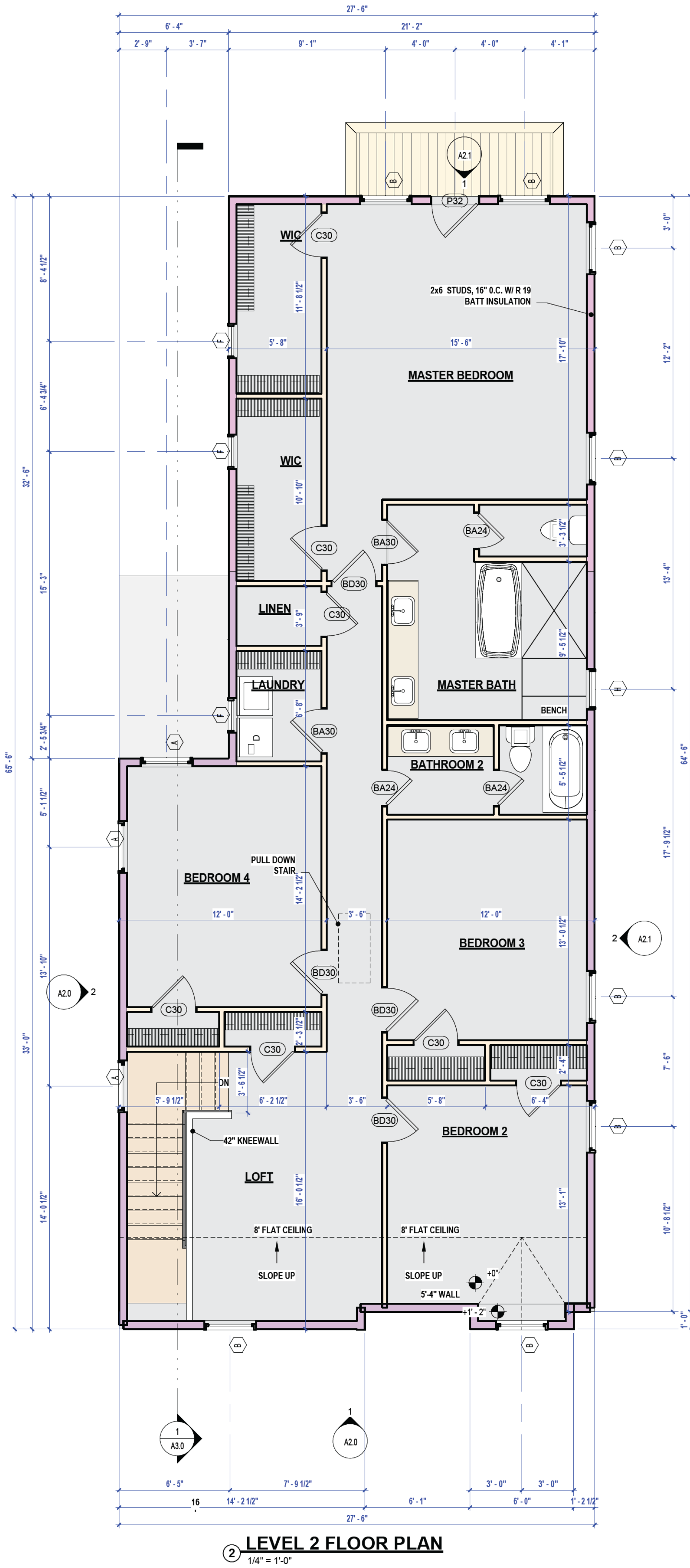
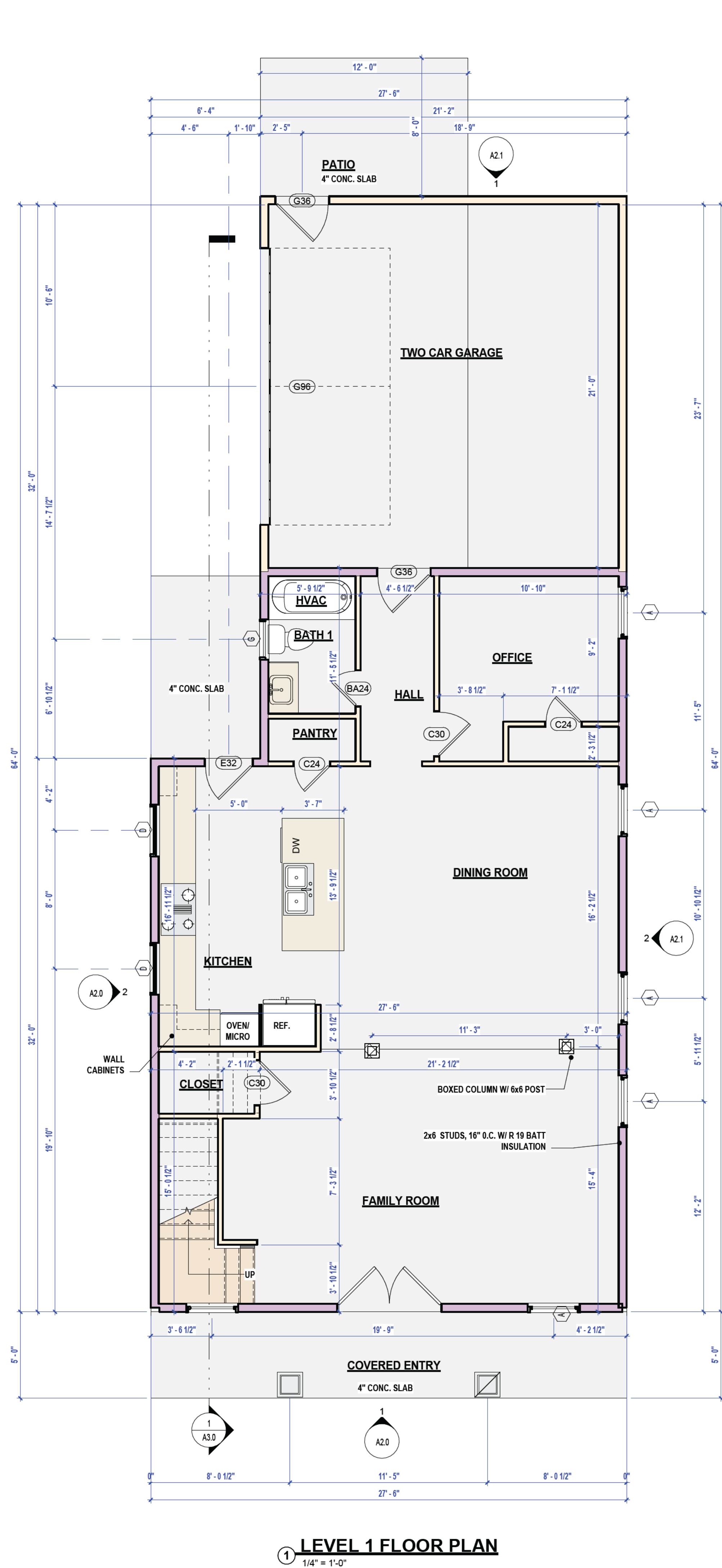
0 JACKSON STREET
HAPEVILLE, GA 30XXX

SLAB PLAN

Project owner:
Project number 2204-HB
Date 10/11/22
Drawn by Author
Checked by Checker

A1.0

Scale 1/4" = 1'-0"



DOOR SCHEDULE	
MARK	SIZE
BA24	2'-0" x 6'-8"
BA30	2'-6" x 6'-8"
BD30	2'-0" x 6'-8"
C24	2'-0" x 6'-8"
C30	2'-6" x 6'-8"
E32	2'-8" x 6'-8"
E72	6'-0" x 6'-8"
G36	3'-0" x 6'-8"
G96	6'-0" x 7'-0"
P32	16'-8" x 6'-8"

WINDOW SCHEDULE			
MARK	WIDTH	HEIGHT	COMMENTS
A	3'-0"	6'-0"	SINGLE HUNG / VINYL
B	3'-0"	5'-0"	SINGLE HUNG / VINYL
C	3'-0"	1'-4"	FIXED / VINYL
D	3'-0"	4'-0"	SINGLE HUNG / VINYL
E	3'-0"	2'-0"	SINGLE HUNG / VINYL
F	2'-0"	5'-0"	SINGLE HUNG / VINYL
G	2'-4"	3'-6"	SINGLE HUNG / VINYL
H	2'-4"	4'-0"	SINGLE HUNG / VINYL

DESIGN, DRAFTING AND RENDERINGS BY

PLANS TO PICTURES

COMPUTER GENERATED DRAFTING, RENDERING & MODELING

PLANS AND RENDERINGS BY: WANDA HARMON

(678) 592-3542 landmark404@aol.com

RELEASED FOR CONSTRUCTION

NO.	DESCRIPTION	DATE

JACKSON STREET

CAPITAL HOLDINGS LLC

0 JACKSON STREET
HAPEVILLE, GA 30XXX

FLOOR PLANS

Project owner:

Project number 2204-HB

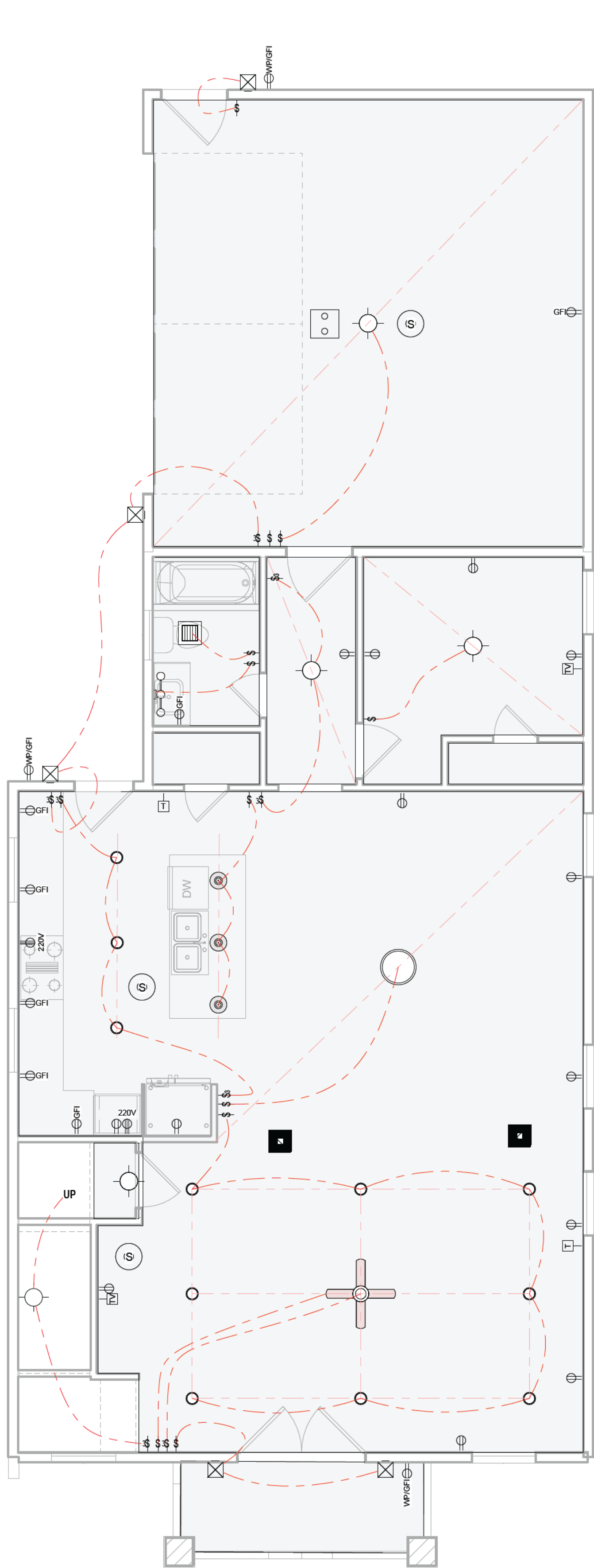
Date 10/11/22

Drawn by WH

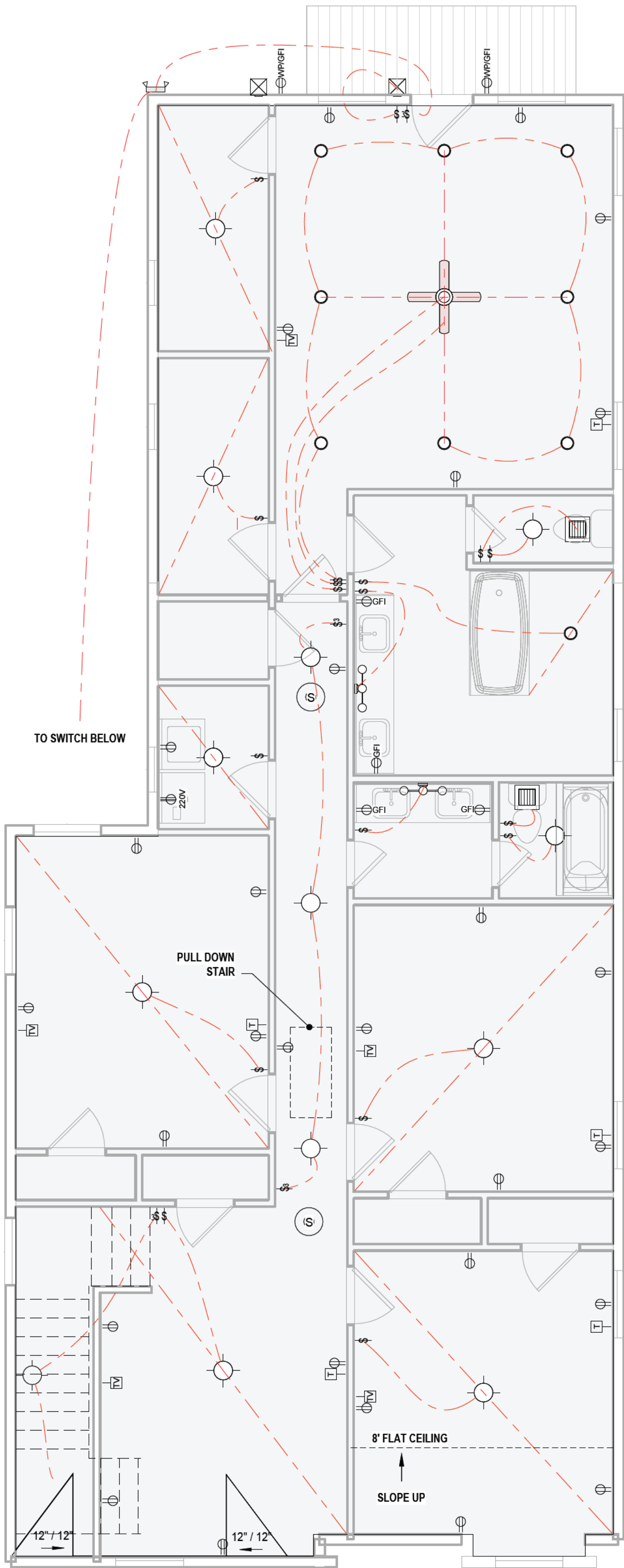
Checked by WH

A1.1

Scale 1/4" = 1'-0"



① **LEVEL 1 ELECTRICAL PLAN**
1/4" = 1'-0"



② **LEVEL 2 ELECTRICAL PLAN**
1/4" = 1'-0"

- LEGEND**
- CEILING FAN/LIGHT COMBO
 - SURFACE MOUNTED LIGHT
 - SURFACE MOUNTED LED PUCK LIGHT
 - FLOOD LIGHT
 - PENDANT
 - CHANDELIER
 - INTERIOR WALL SCONCE
 - EXTERIOR WALL SCONCE
 - VANITY LIGHT

RELEASED FOR
CONSTRUCTION

PRINT RECORD

NO.	DESCRIPTION	DATE

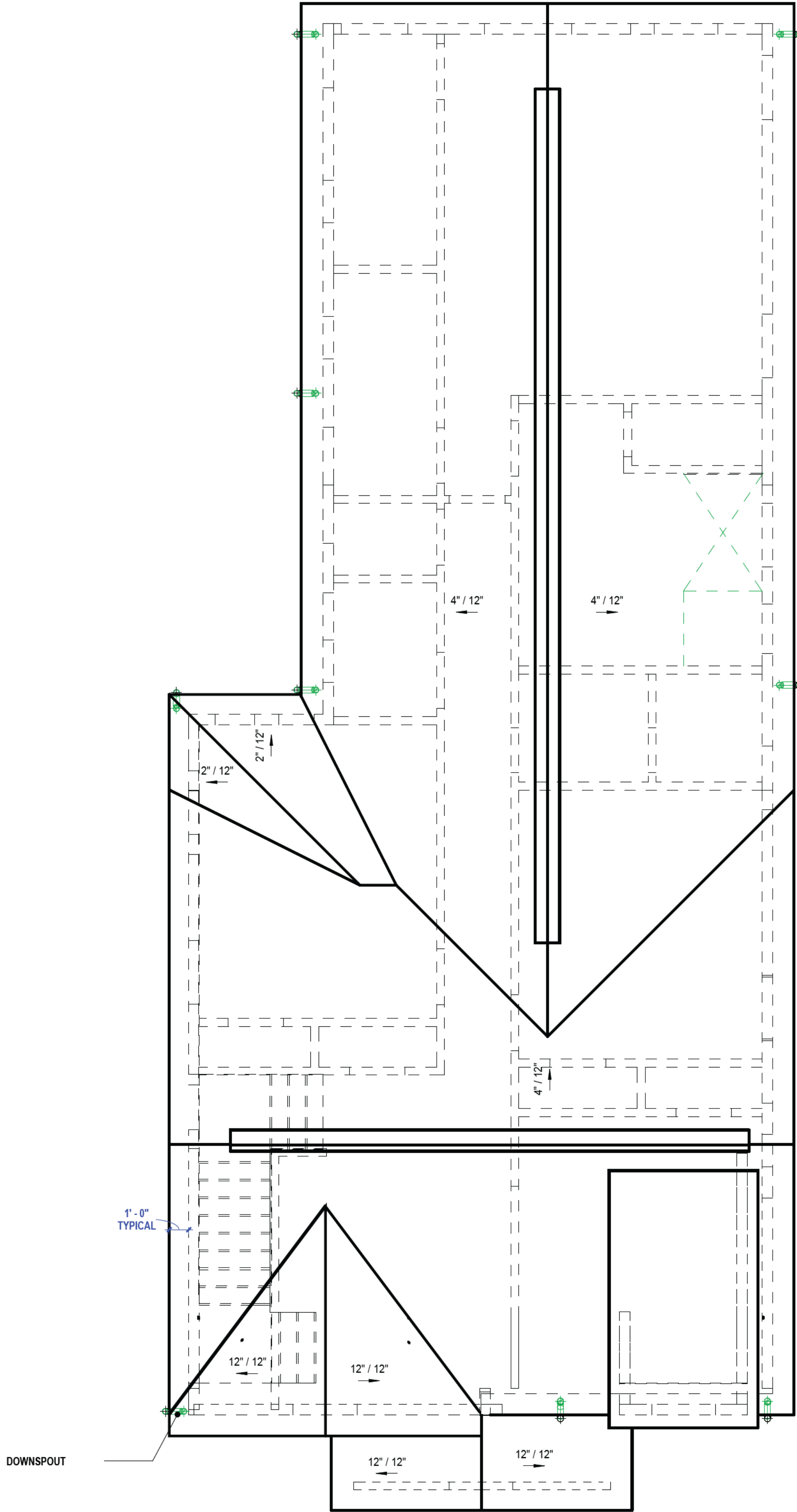
JACKSON STREET
CAPITAL HOLDINGS LLC
0 JACKSON STREET
HAPEVILLE, GA 30XXX

ELECTRICAL PLANS

Project owner:
Project number 2204-HB
Date 10/11/22
Drawn by WH
Checked by WH

A1.2

Scale 1/4" = 1'-0"



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

RELEASED FOR
CONSTRUCTION

PRINT RECORD

NO.	DESCRIPTION	DATE

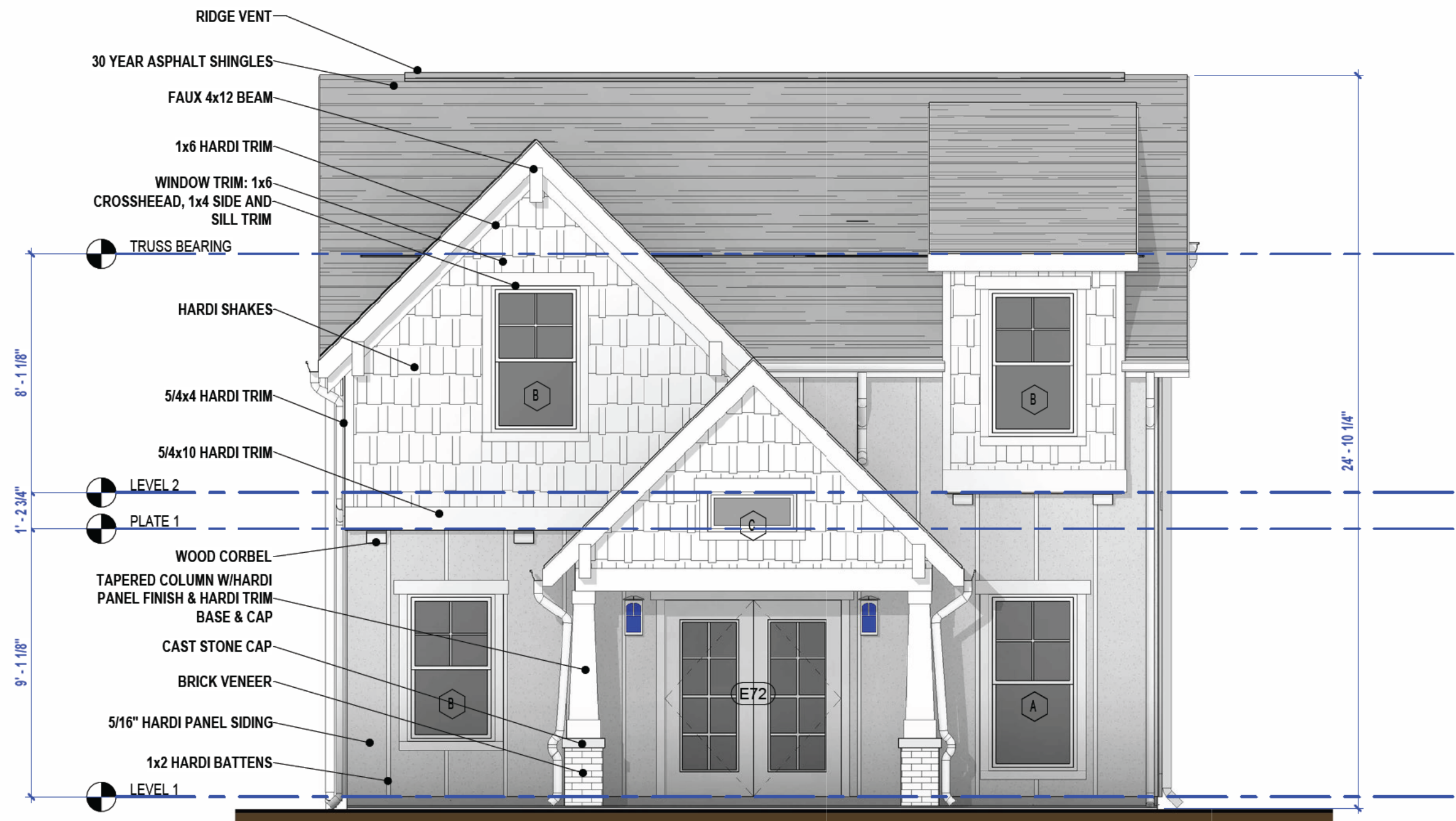
JACKSON STREET
CAPITAL HOLDINGS LLC
0 JACKSON STREET
HAPEVILLE, GA 30XXX

ROOF PLAN

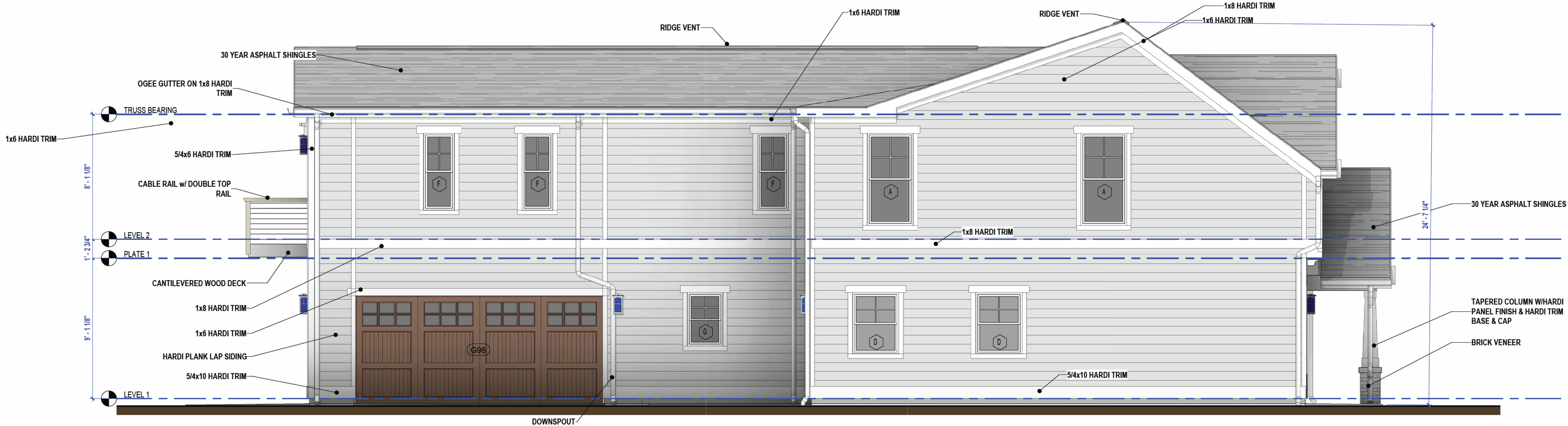
Project owner:	
Project number	2204-HB
Date	10/11/22
Drawn by	WH
Checked by	WH

A1.3

Scale 1/4" = 1'-0"



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



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

RELEASED FOR
CONSTRUCTION

PRINT RECORD

NO.	DESCRIPTION	DATE

JACKSON STREET
CAPITAL HOLDINGS LLC
0 JACKSON STREET
HAPEVILLE, GA 300XX

EXTERIOR
ELEVATIONS

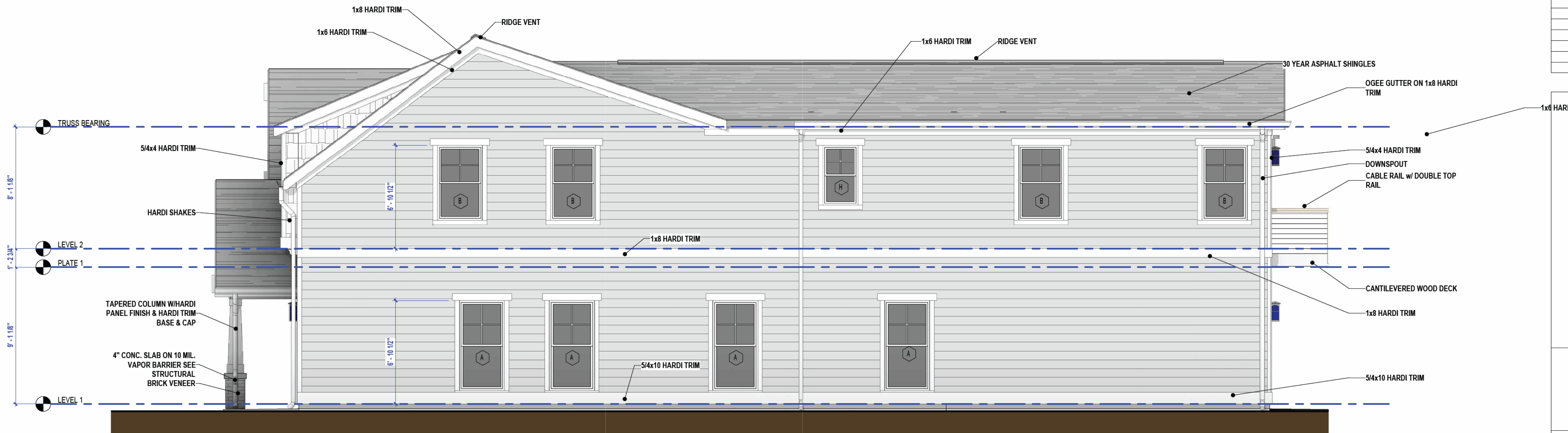
Project owner:	
Project number	2204-HB
Date	10/11/22
Drawn by	WH
Checked by	WH

A2.0

Scale 1/4" = 1'-0"



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



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

RELEASED FOR
CONSTRUCTION

PRINT RECORD

NO.	DESCRIPTION	DATE

JACKSON STREET
CAPITAL HOLDINGS LLC
0 JACKSON STREET
HAPEVILLE, GA 30XXX

EXTERIOR
ELEVATIONS

Project owner:	
Project number	2204-HB
Date	10/11/22
Drawn by	WH
Checked by	WH

A2.1

Scale 1/4" = 1'-0"



DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

Key:

DATE: September 15, 2023
TO: Tonya Hutson
FROM: Lynn Patterson
RE: Design Review – 3637 Elm Street

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

BACKGROUND

The City of Hapeville has received a revised design review application (6th review) from Vincent Lucier to construct a second-floor addition to an existing single-family dwelling at 3637 Elm Street. The 744 SF second-story addition includes two bedrooms and a bathroom. Previous versions of the plans indicated a 470 SF addition. The total heated square footage is now 1,939 (1225+744). The single-family dwelling will now have 4 bedrooms and 3 bathrooms.

Total height of the single-family dwelling will be 29' 4" from the average grade of the front elevation.

A site plan was not included with this submittal.

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 of 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 previously submitted 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, had been shown on the previous site plan. 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: Mechanical not shown. Must be screened.

(d) *Parking and Traffic Standards*

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

STAFF COMMENT:

(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: A vinyl band is showing over the hardi-siding.

(g) Door and window standards.

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

STAFF COMMENT: A 4" window trim is indicated as "all the way around" Must have distinct sills. Grouped windows should have mullions 2" wider than side trim.

FINDINGS

To comply with the Architectural Design Standards, please provide the following on all relevant plan sheets. Applicant MUST submit a summary sheet indicating where on plans corrections have been made and cloud the plans to show changes with a correct revision date.

- **Provide the missing site plan with the correct owner data, tree size, and location of mechanical.**
- **Ensure mullions are wider than side trim.**
- **Ensure distinct sills (as shown but different than comment) are provided.**
- **A vinyl band is shown over hardi siding.**

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: BMC1

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: [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.

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.

PREPARED FOR:

BME PROPERTIES LLC



PROPOSED FRONT VIEW

DESCRIPTION OF WORK

New Addition to Upper Level
New Front Deck
Replacing Old Wood for Patio
Up Grading to Panel Box

- LEDGEN
- Cover Sheet
 - Site Plan
 - A-1 Existing Elevation
 - A-2 Existing Elevation
 - A-3 Proposed Elevation
 - A-4 Proposed Elevation
 - A-5 DEMO Plan
 - A-6 Exist. Floor Up/Lower
 - A-7 Proposed Floor Up/Lower
 - A-8 Exist. Basement
 - A-9 Foundation Plan
 - A-10 Electrical Plan
 - A-11 Floor Framing Plan
 - A-12 Roof Detail
 - A-13 Detail Sheet
 - A-14 Awning/New Roof

Georgia Building Code Requirements:

- Internatonal Building Code: 2018 Edition, With Georgia Amendments: (2020)
- Internatonal Residential Code: 2018 Edition, With Georgia Amendments: (2020)
- Internatonal Fire Code: 2018 Edition, With No Georgia Amendments:
- Internatonal Plumbing Code: 2018 Edition, With Georgia Amendments: (2020)
- Internatonal Mechanical Code: 2018 Edition, With Georgia Amendments: (2020)
- Internatonal Fuel Gas Code: 2018 Edition, With Georgia Amendments: (2020)
- Internatonal Electrical Code: 2017 Edition, With No Georgia Amendments:
- International Energy Conservation Code: 2015 Edition, With Georgia Supplements & Amendments (2020)

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 DETAIL, 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 5/8" 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 HARWARE.

PROVIDE SMOKE DETECTORS AS SHOWN.

Released for Construction

3637 ELM ST.
Hapeville, Ga. 30354

General Notes		
No.	Revision/Issue	Date

Firm Name and Address

HOMESTEAD DESIGN
2263 Paul Ave.
Atlanta, Ga 30318
678-769-6418

HOMESTEAD
DESIGN

Project Name and Address

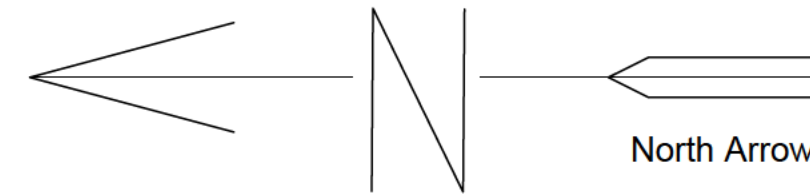
Project
3637 Elm

Date
12-05-22

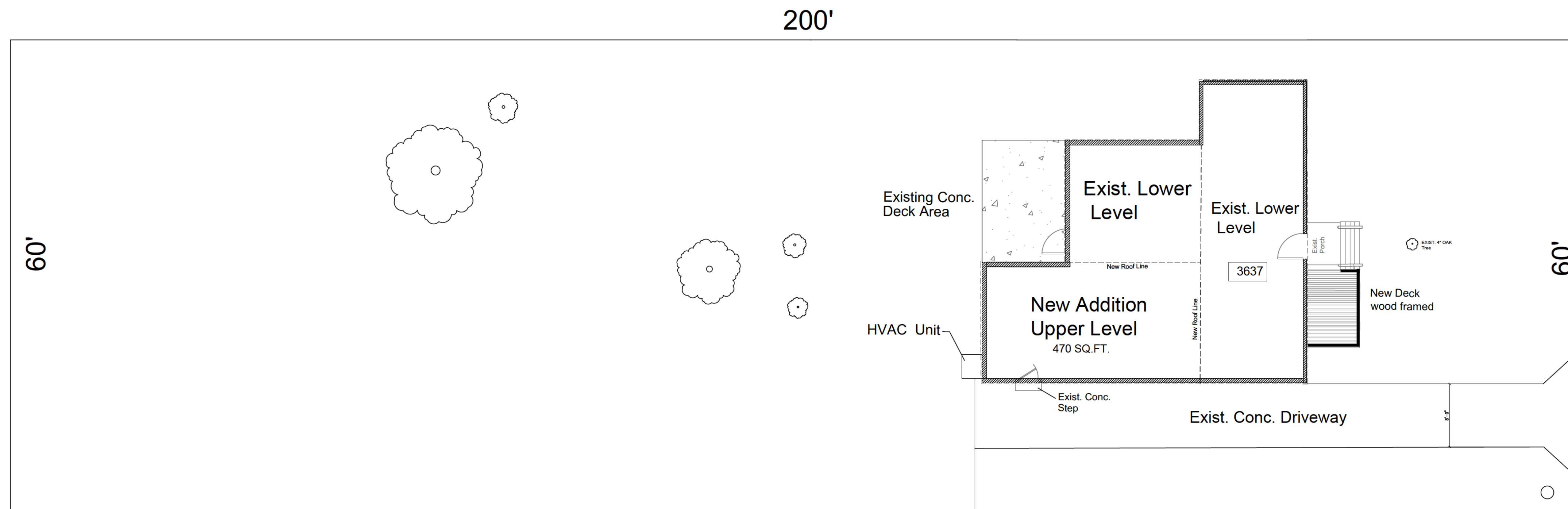
Scale
as shown

Sheet
cover
sheet

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vicinity map



SITE PLAN

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

This drawing is the property of HOMESTEAD DESIGN, Atlanta, Georgia and is not to be reproduced or copied in whole or in part. It is not to be used on any other project returned upon requested.

3637 ELM STREET

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 678-768-6418		
Project Name and Address		
3637 Elm		
Date	12-05-22	SITE PLAN
Scale	as shown	



Camera 1

3637 ELM STREET
HAPEVILLE, GA 30354

DATE

BY

DESCRIPTION

NO.

DATE:

SCALE:

SHEET:

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

CLIENT: SHYNNA MITCHELL
PROJECT: 3637 ELM STREET
HAPEVILLE, GA 30354
PROJECT NUMBER: 080823

DOCUMENT SET TABLE OF CONTENTS:

RENDERING
COVER PAGE I (BUILDING CODES & CONSTRUCTION NOTES)
SITE PLAN

- A1.0 EXISTING FRONT & REAR ELEVATIONS
- A1.1 EXISTING LEFT & RIGHT SIDE ELEVATIONS
- A1.4 EXISTING FLOOR PLAN-1ST FLOOR
- A1.5 EXISTING FLOOR PLAN-2ND FLOOR

- B1.0 PROPOSED FRONT ELEVATION
- B1.1 PROPOSED REAR ELEVATION
- B1.2 PROPOSED RIGHT SIDE ELEVATION
- B1.3 PROPOSED LEFT SIDE ELEVATION
- B1.4 PROPOSED FLOOR PLAN-1ST FLOOR
- B1.5 PROPOSED FLOOR PLAN-2ND FLOOR

- C1.0 PROPOSED DEMO PLAN-1ST FLOOR
- C1.1 PROPOSED DEMO PLAN-2ND FLOOR

- D1.0 EXIST./PROP., FLOOR FRAME PLAN-1ST FLOOR
- D1.1 EXIST./PROP., CEILING FRAME PLAN-1ST FLOOR
- D1.2 EXIST./PROP., CEILING FRAME PLAN-2ND FLOOR

- E1.0 EXIST./PROP., FOUNDATION PLAN
- E1.1 EXIST./PROP., ROOF FRAME PLAN-1ST FLOOR
- E1.2 PROPOSED ROOF FRAME PLAN-2ND FLOOR

- F1.0 TYP., HOUSE SECTION DETAIL, TYP., FOOTING SECTION DETAIL, TYP., PIER SECTION DETAIL, TYP., STAIR SECTION DETAIL

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.

HEATED SQUARE FEET:

EXISTING HEATED SQUARE FEET: 1,225...
PROPOSED HEATED SQUARE FEET SECOND FLOOR: 744...
TOTAL HEATED SQUARE FEET: 1,969...

SCOPE OF WORK:

- THIS IS A SING FAMILY STRUCTURE THAT WILL HAVE THE FOLLOWING:
- 1. THERE WILL BE A SECOND FLOOR ADDED TO HAVE A PRIMARY BEDROOM, SECONDARY BEDROOM AND BATHOOM ALONG WITH CLOSETS.
 - 2. THE MAIN FLOOR WILL BE AN OPEN CONCEPT WITH TWO BEDROOMS, TWO BATHROOMS AND LAUNDRY CLOSET.

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 Edition, 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.

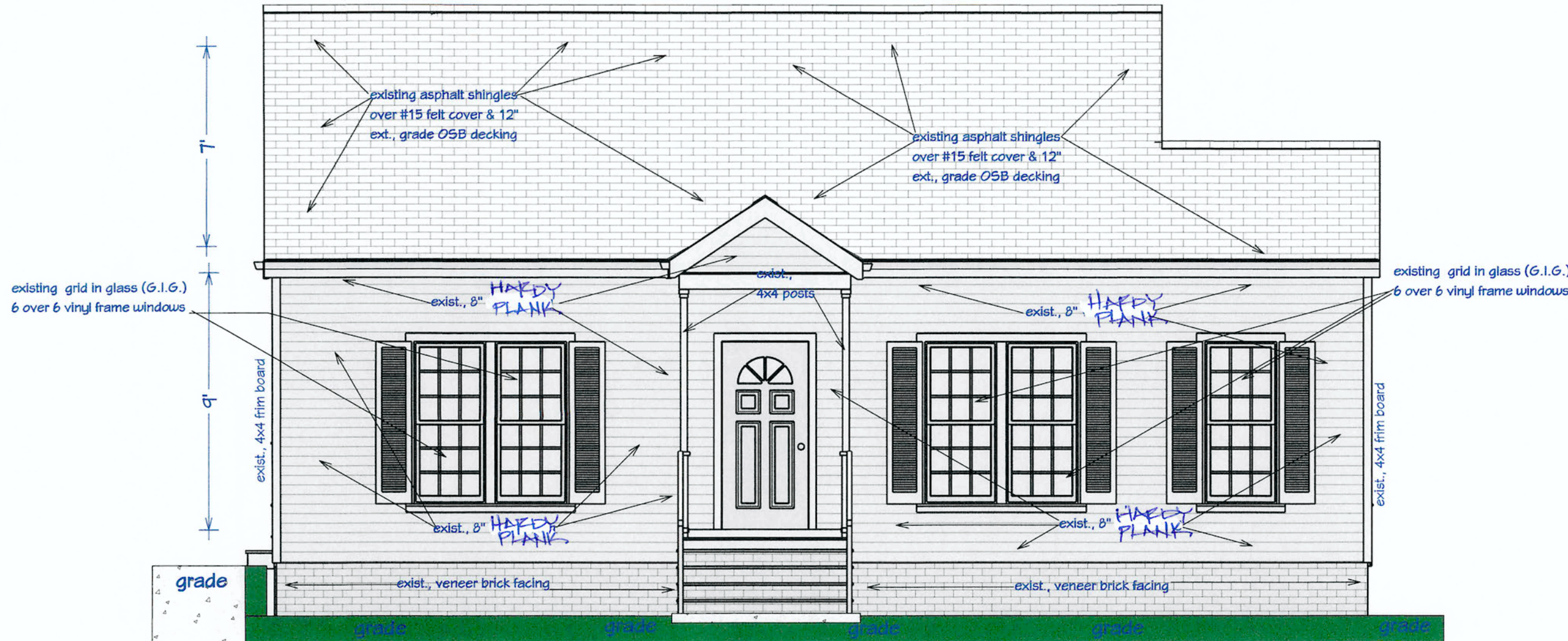
DATE	
BY	
DESCRIPTION	
NO.	

DT
DANA T DESIGNS

AUGUST 08, 2023

DATE:
SCALE:
SHEET:

ELM STREET



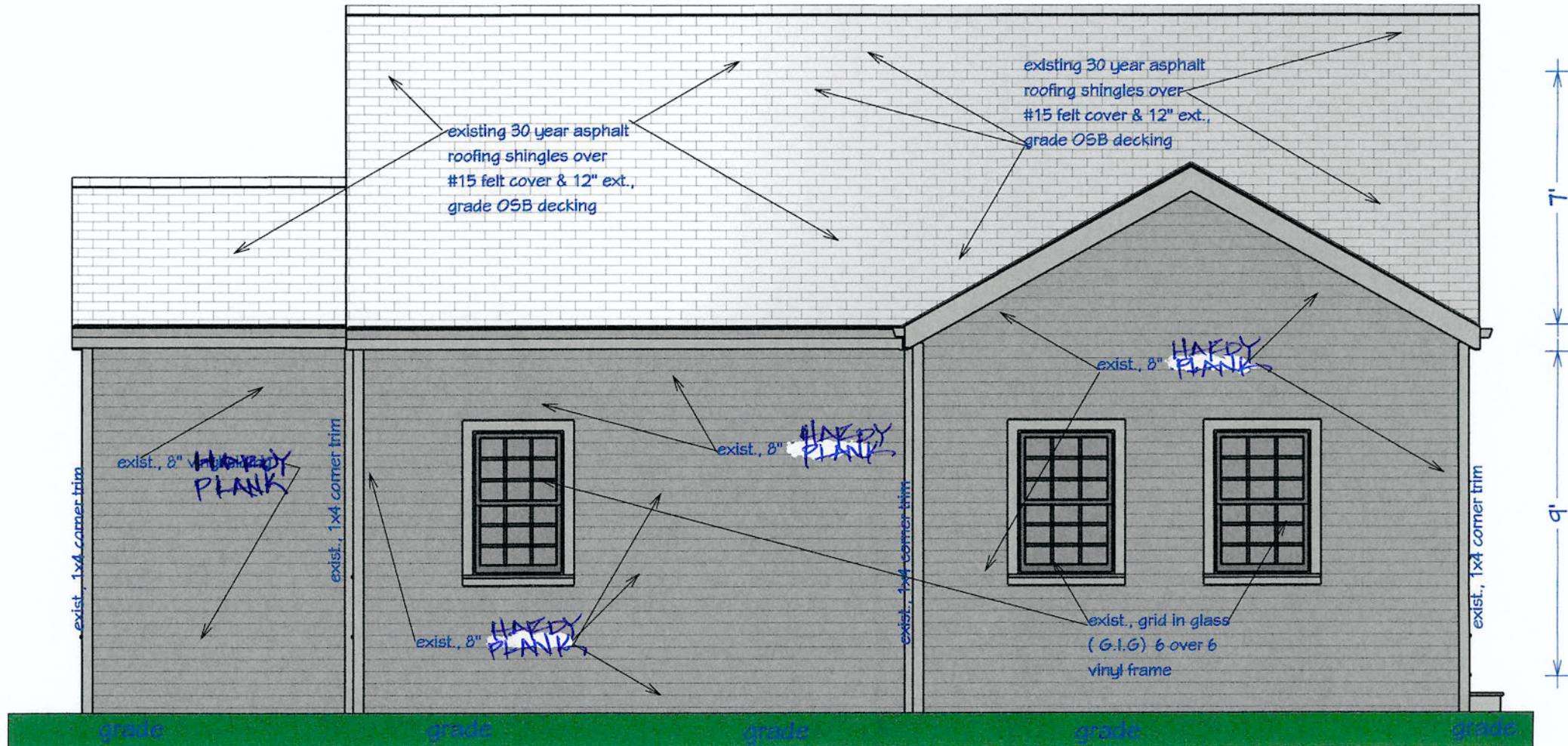
Elevation 1

1

EXISTING FRONT ELEVATION

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

A1.0



Elevation 2

2

EXISTING REAR ELEVATION

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

A1.0

NO.	DESCRIPTION	BY	DATE

release for construction

CLIENT: Shynna Mitchell
PROJECT: 3637 ELM STREET
HAPEVILLE, GEORGIA 30354
PROJECT NUMBER: 080823

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

DATE:

AUG., 08, 2023

SCALE:

1/4" = 1'-0"

SHEET:

A1.0

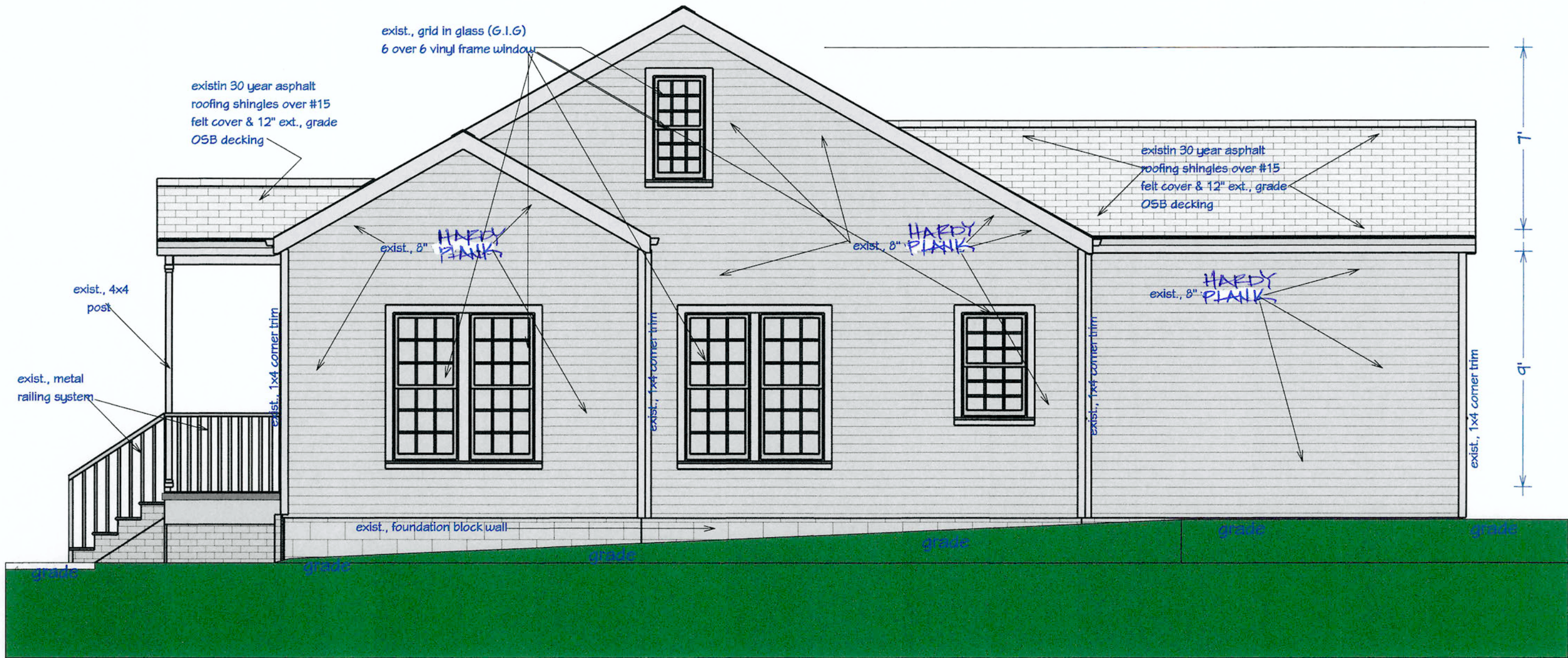
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A1.1

EXISTING RIGHT SIDE ELEVATION

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

Elevation 3



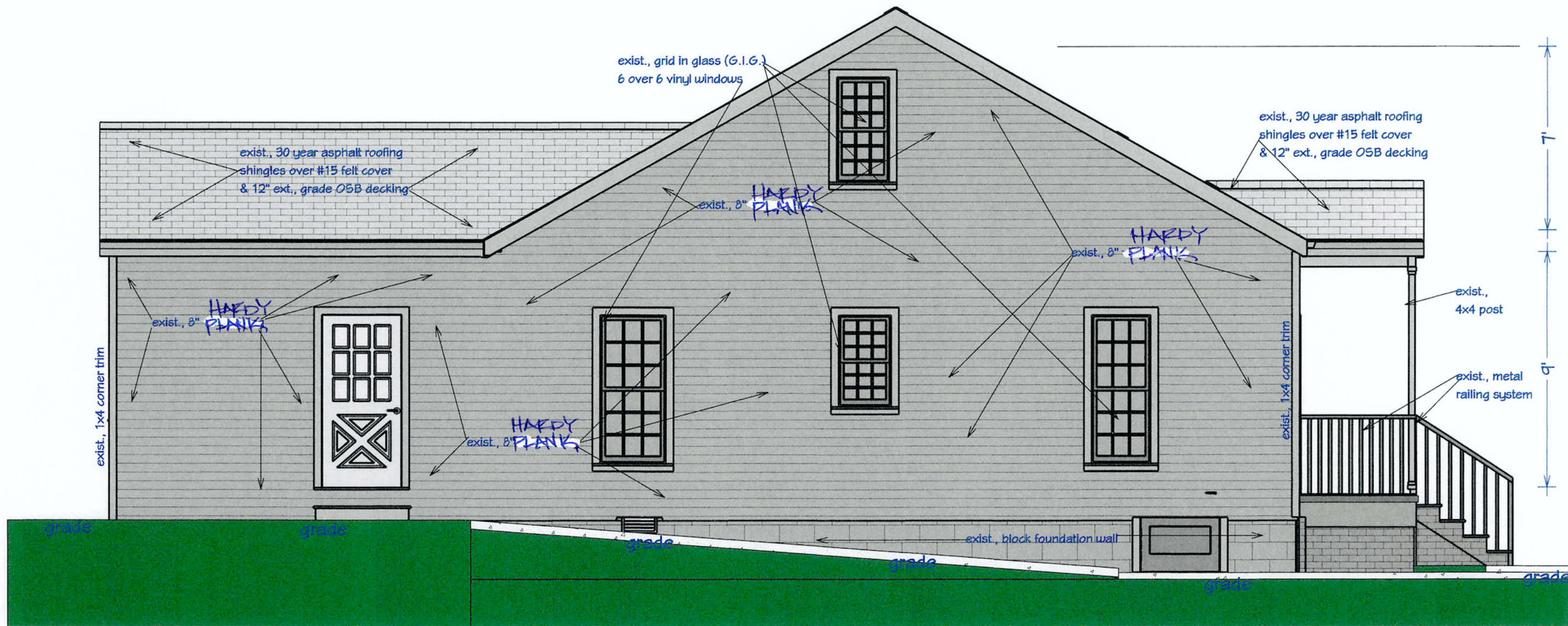
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A1.1

EXISTING LEFT SIDE ELEVATION

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

Elevation 4



NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

release for construction

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HAPEVILLE, GEORGIA 30354
PROJECT NUMBER: 080823

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

DATE:

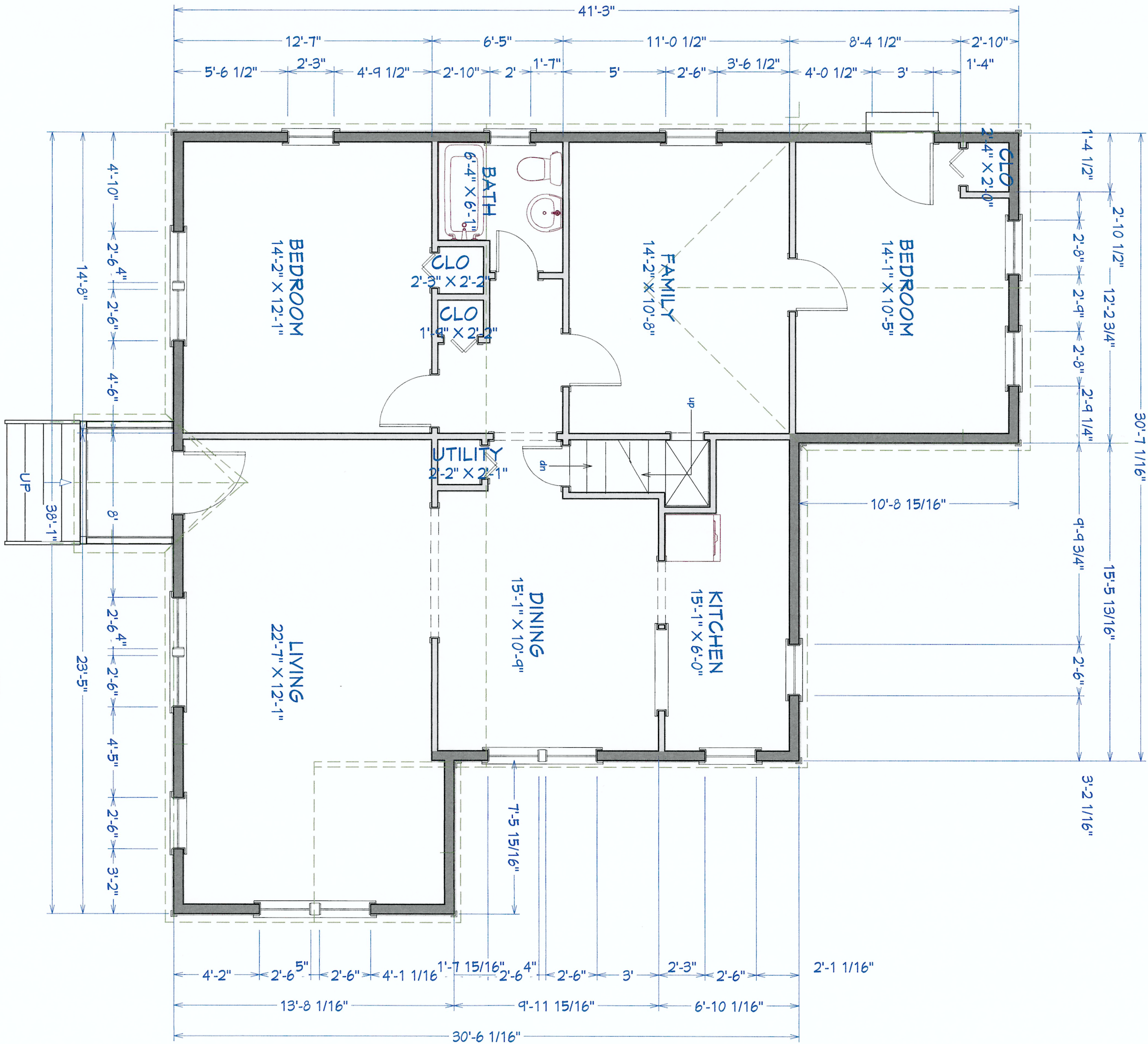
AUG., 08, 2023

SCALE:

1/4" = 1'-0"

SHEET:

A1.1



1
A1.4

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

DATE:
AUG., 08, 2023

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

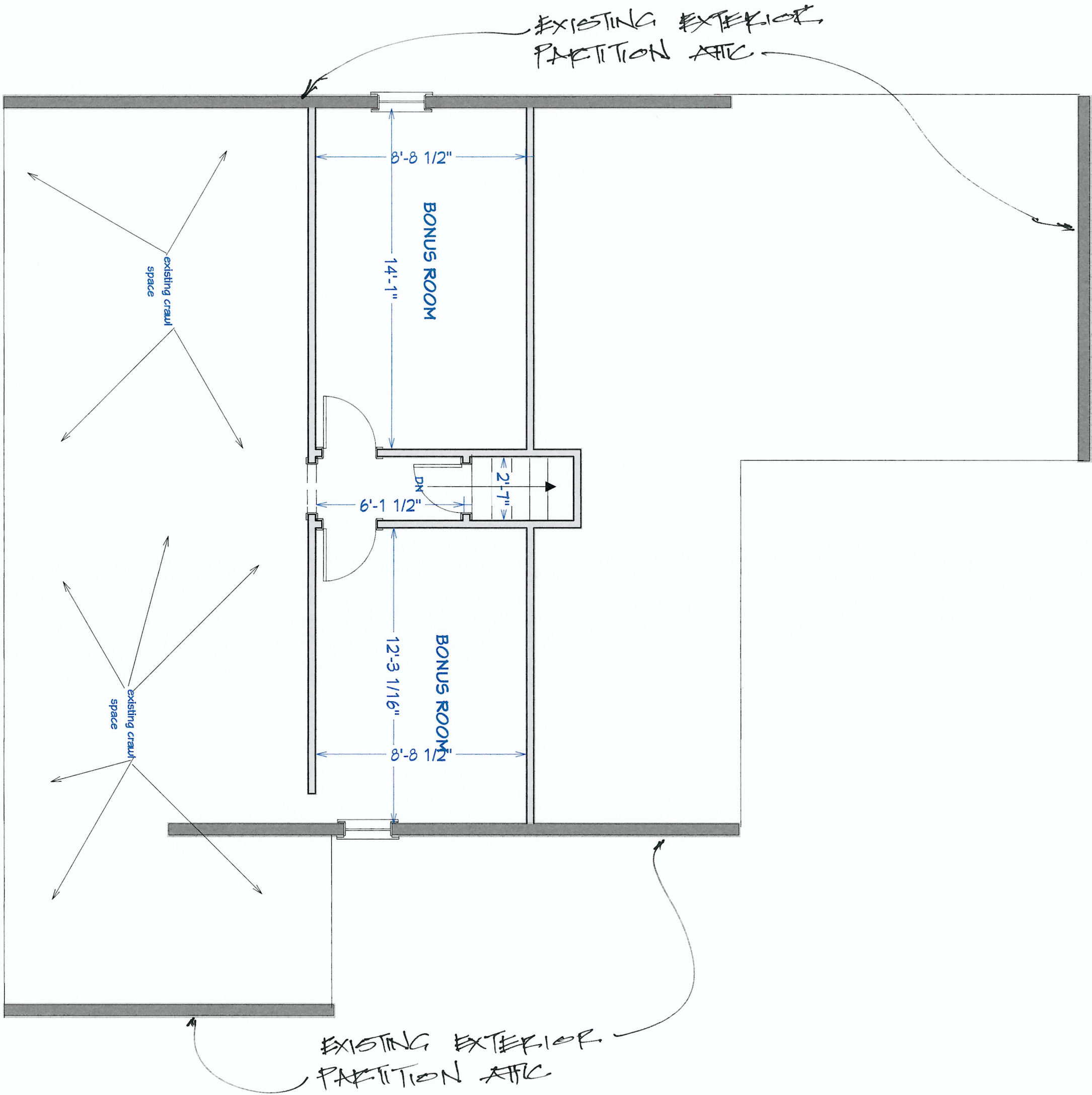
CLIENT: Shynna Mitchell
PROJECT: 3637 ELM STREET
HAPEVILLE, GA 30354
PROJECT NUMBER: 080823

release for construction

NO.	DESCRIPTION	BY	DATE



SHEET:
A1.4



1
A1.5

EXISTING FLOOR PLAN-2ND FLOOR

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

A1.5

SHEET:

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

DATE:
AUG., 08, 2023

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

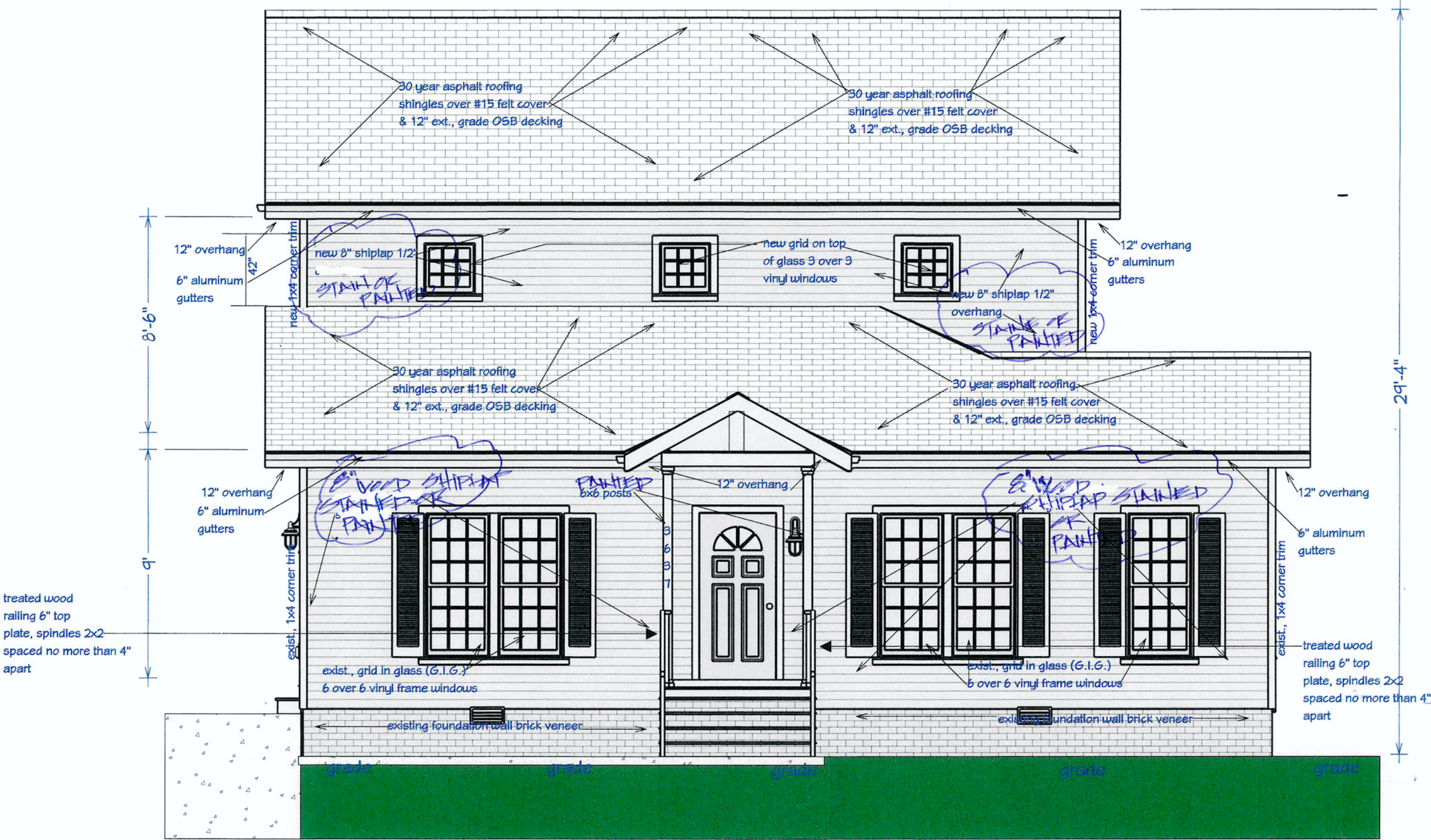
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PROJECT: 3637 ELM STREET
HAPEVILLE, GA 30354
PROJECT NUMBER: 080823

release for construction

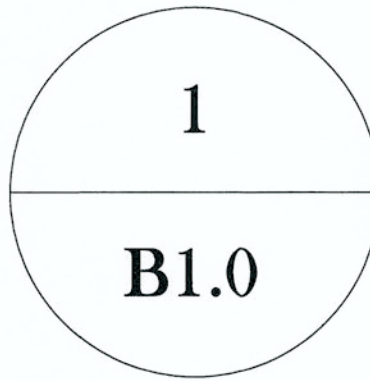
NO.	DESCRIPTION	BY	DATE



ELM STREET



Elevation 1



PROPOSED FRONT ELEVATION

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

NOTE:
ALL WINDOW SILL WILL
BE WOOD

NO.	DESCRIPTION	BY	DATE

release for construction

CLIENT: Shymna Mitchell
PROJECT: 3637 ELM STREET
HAPEVILLE, GA 30354
PROJECT NUMBER: 080823

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

DATE:
AUG., 08 2023
SCALE:
1/4" = 1'-0"
SHEET:
B1.0

ELM STREET



Elevation 2

NOTE:
ALL WINDOWS WILL
HAVE 4" WOOD TRIM
ALL THE WAY AROUND

NOTE:
ALL WINDOW SITS WILL BE WOOD

1
B1.1

PROPOSED REAR ELEVATION

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

NO.	DESCRIPTION	BY	DATE

release for construction

CLIENT: Shymna Mitchell
PROJECT: 3637 ELM STREET
HAPEVILLE, GA 30354
PROJECT NUMBER: 080823

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

DATE:

AUG., 08 2023

SCALE:

1/4" = 1'-0"

SHEET:

B1.1

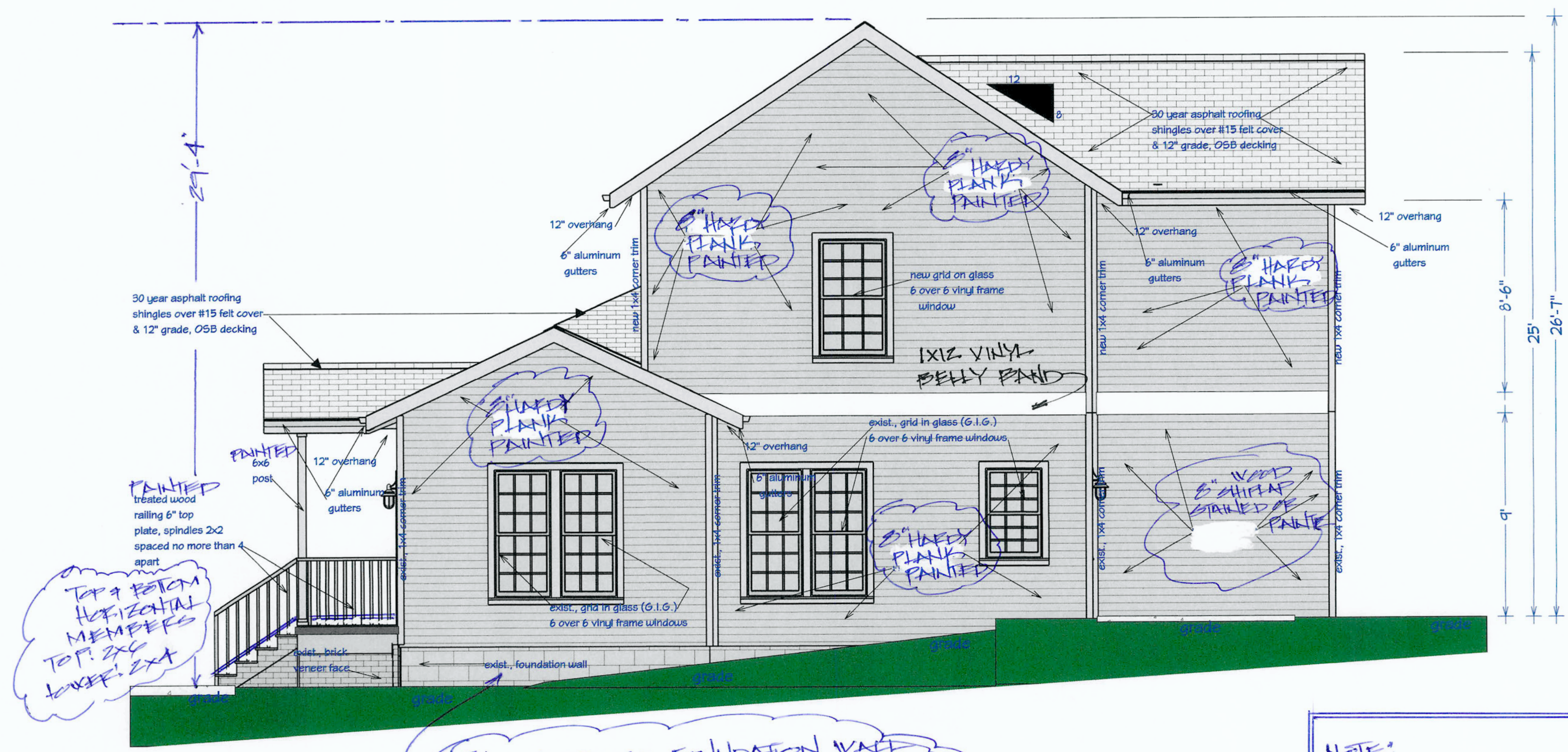
NO.	DESCRIPTION	BY	DATE

release for construction

CLIENT: Shyma Mitchell
PROJECT: 3637 ELM STREET
HAPEVILLE, GA 30354
PROJECT NUMBER: 080823

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

DATE:
AUG., 08 2023
SCALE:
1/4" = 1'-0"
SHEET:
B1.2



TOP 9 BATCH
HORIZONTAL
MEMBERS
TOP: 2X6
LOWER: 2X4

THE EXPOSED FOUNDATION WALL
THAT'S EXISTING BLOCK WILL BE
COVERED IN STUCCO CEMENT
Elevation 3

NOTE: ALL WINDOW CASHS WILL
BE WOOD

NOTE:
ALL WINDOWS WILL HAVE
4" WOOD TRIM ALL THE
WAY AROUND

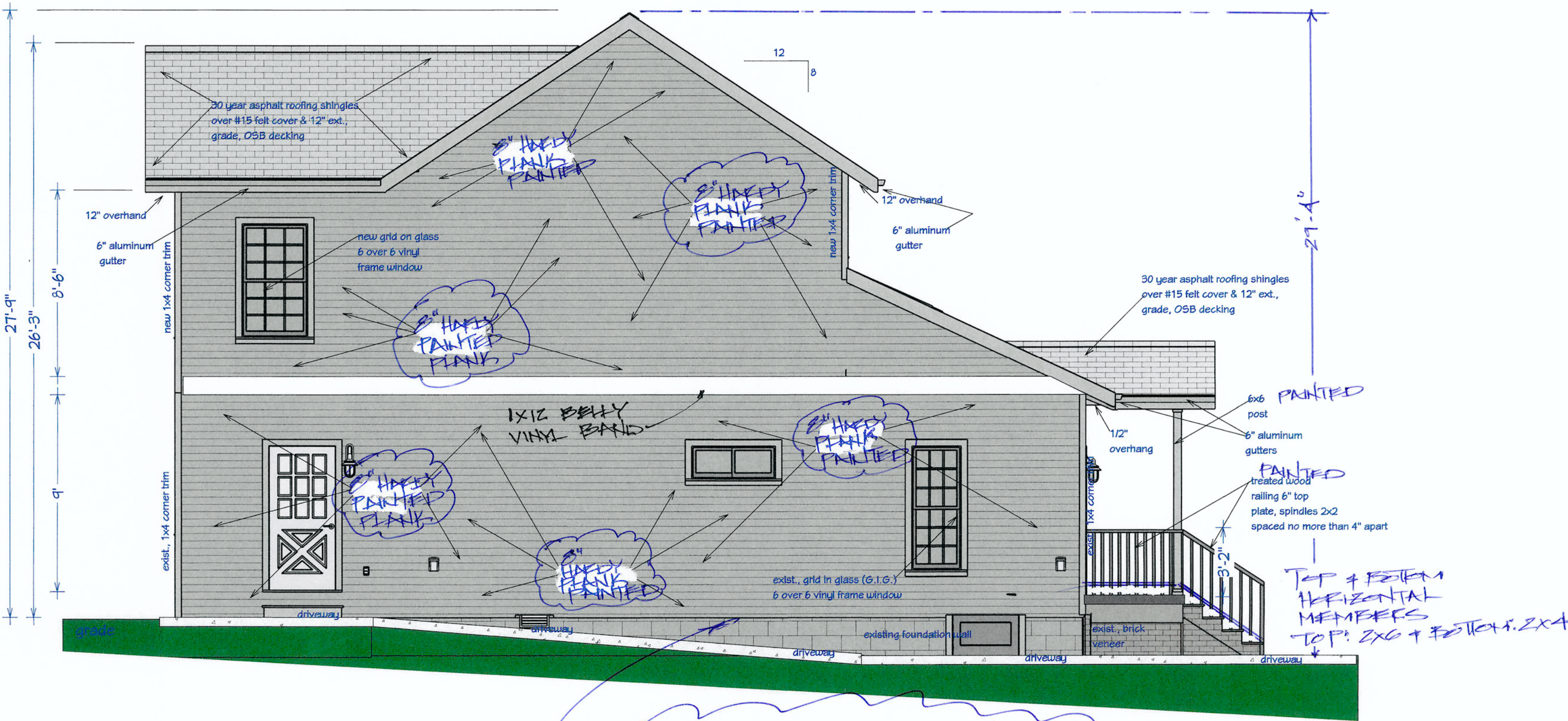
WINDOWS GROUPED TOGETHER
WILL HAVE A 6" CENTER
MULLEN.

1
B1.2

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

ELM STREET

ELM STREET



THE EXPOSED FOUNDATION WALL THAT'S EXISTING BLOCKS WILL BE COVERED IN CEMENT STUCCO
Elevation 4

1

B1.3

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

NO.	DESCRIPTION	BY	DATE

release for construction

CLIENT: Shymna Mitchell
PROJECT: 3637 ELM STREET
HAPEVILLE, GA 30354
PROJECT NUMBER: 080823

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

DATE:

AUG., 08 2023

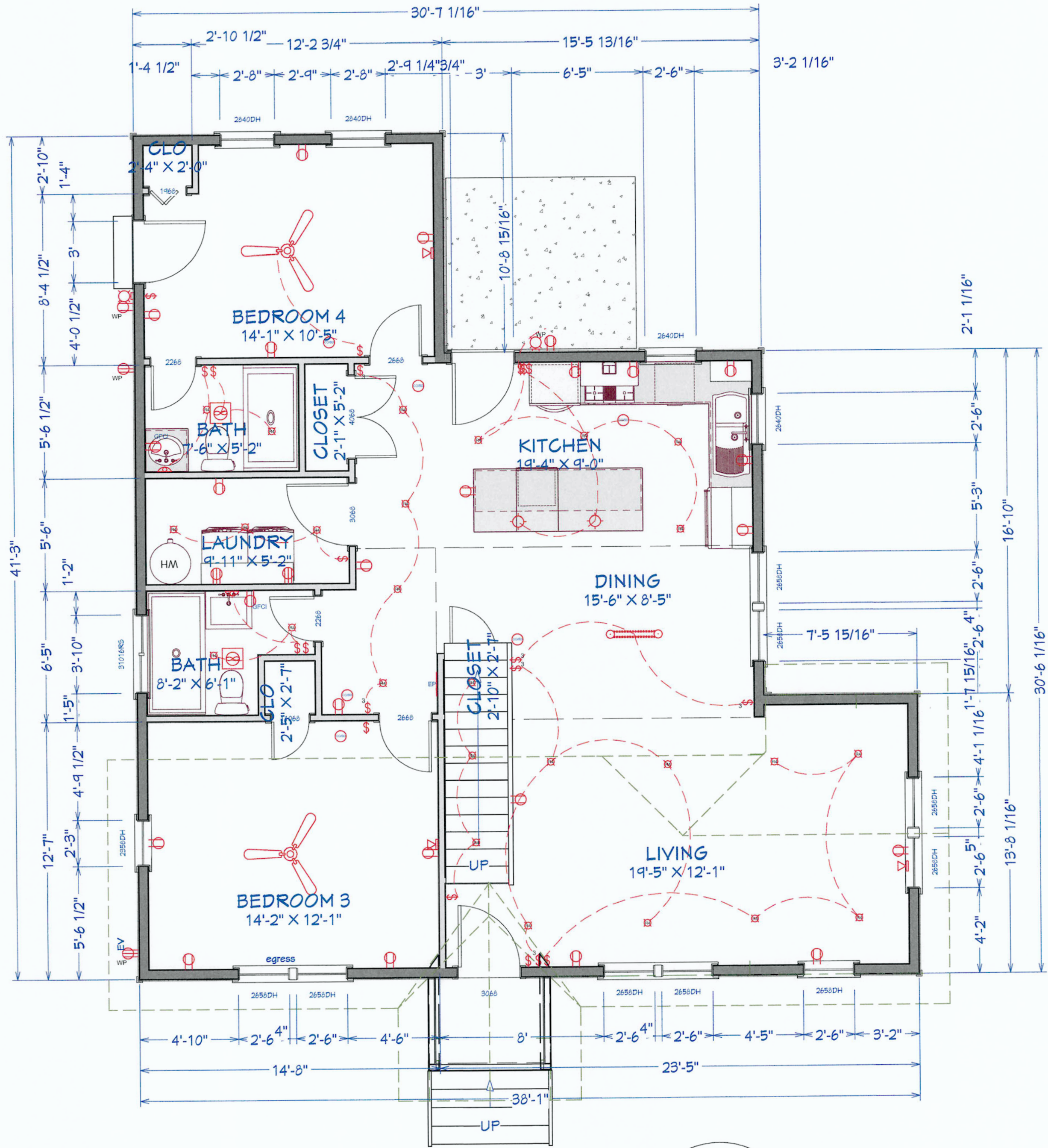
SCALE:

1/4" = 1'-0"

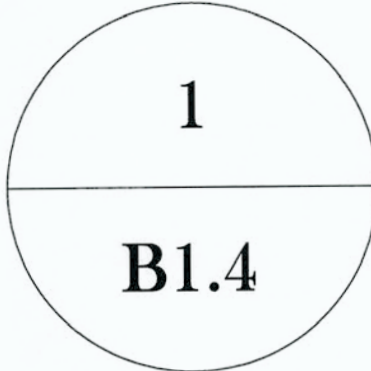
SHEET:

B1.3

ELM STREET



LIVING AREA
1225 SQ FT



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

1st Floor

NO.	DESCRIPTION	BY	DATE

release for construction

CLIENT: Shymna Mitchell
PROJECT: 3637 ELM STREET
HAPEVILLE, GA 30354
PROJECT NUMBER: 080823

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

DATE:

AUG., 08 2023

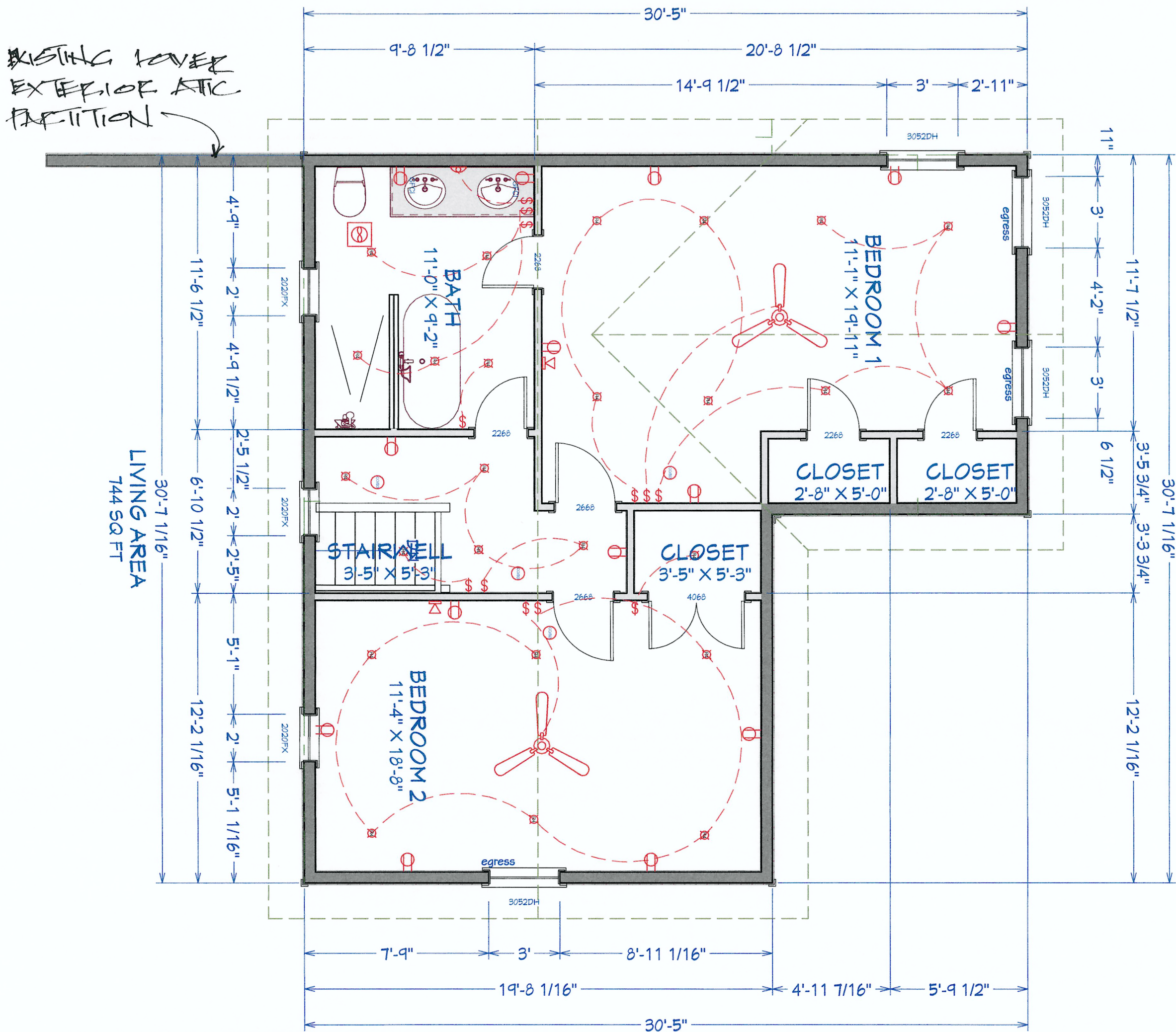
SCALE:

1/4" = 1'-0"

SHEET:

B1.4

ELM STREET



EXISTING LOWER
EXTERIOR ATIC
PARTITION

ELECTRICAL LEGEND	
	= single electrical wall switch
	= 120v electrical wall outlet
	= 220v special appliance wall outlet
	= 240v electric vehicle wall outlet
	= special soft cable wall outlet
	= interior wall sconce light fixture
	= exterior wall sconce light fixture
	= electrical panel box
	= recessed can light fixture
	= smoke/carbon mono., detector
	= bathroom exhaust system
	= pendant light fixture
	= chandelier light fixture
	= ceiling fan w/ light kit

2nd Floor

1
B1.5

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

B1.5

SHEET:

1/4" = 1'-0"

SCALE:

AUG., 08 2023

DATE:

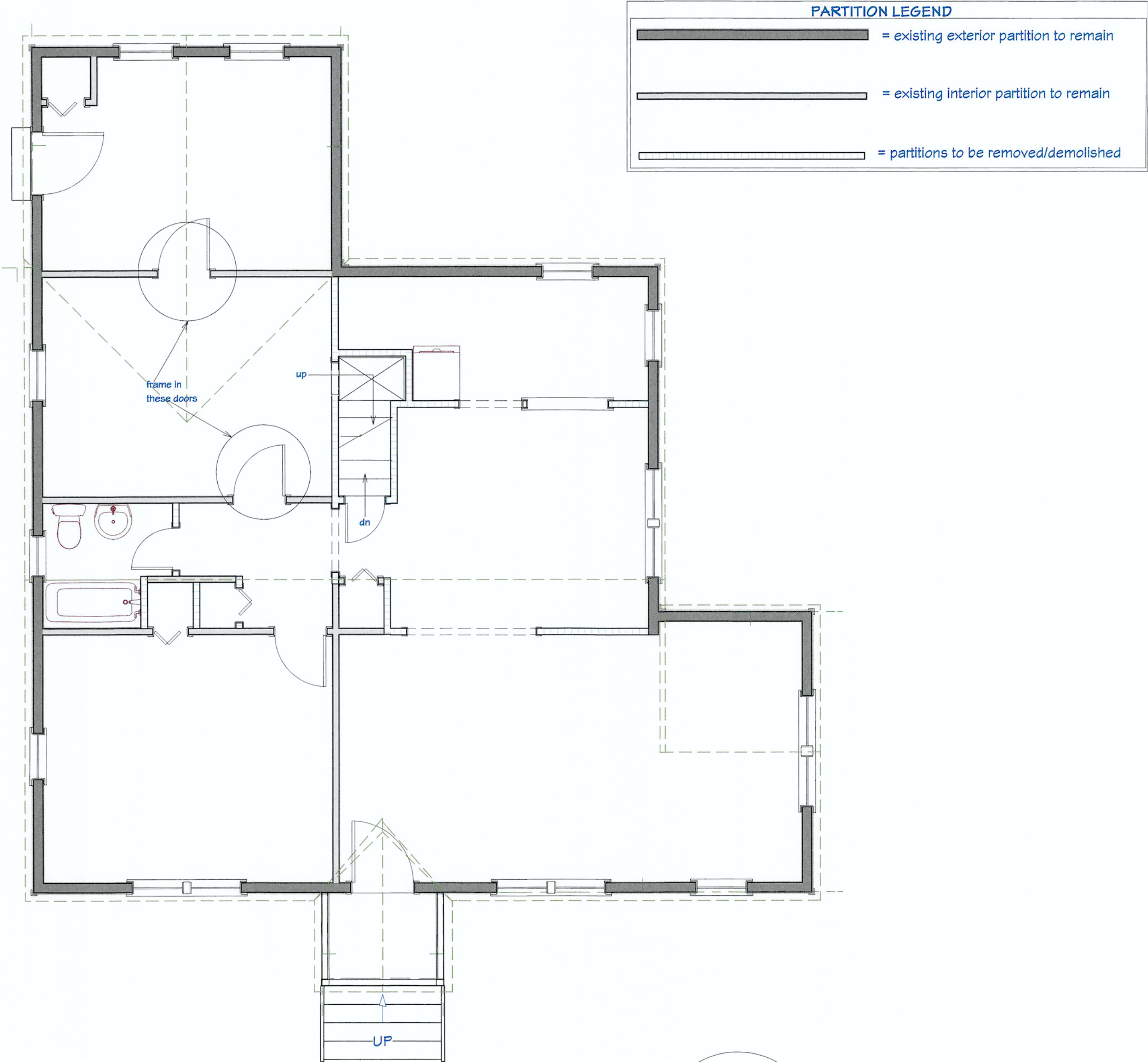
DESIGNER: DANA T DESIGNS
678-596-8590
danatdesigns1@gmail.com

CLIENT: Shynna Mitchell
PROJECT: 3637 ELM STREET
HAPEVILLE, GA 30354
PROJECT NUMBER: 080823

release for construction

NO.	DESCRIPTION	BY	DATE





1
C1.0

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

NO.	DESCRIPTION	BY	DATE

release for construction

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HAPEVILLE, GA 30354
PROJECT NUMBER: 080823

DESIGNER: DANA T DESIGNS
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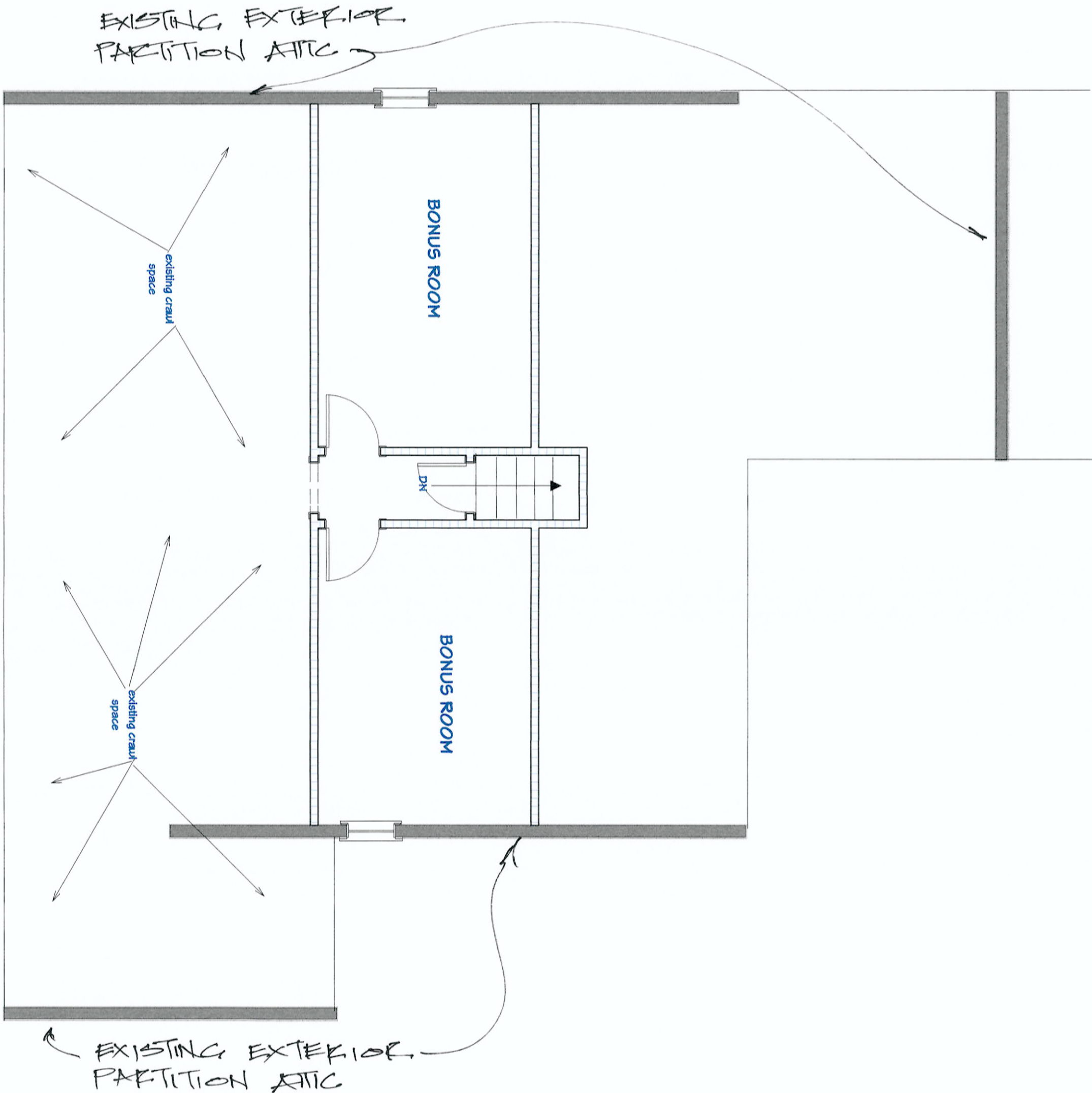
DATE:
AUG., 08, 2023

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

SHEET:

C1.0

ELM STREET



1
C1.1

PROPOSED DEMO PLAN-2ND FLOOR

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

DATE:

AUG., 08, 2023

SCALE:

1/4" = 1'-0"

SHEET:

C1.1

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

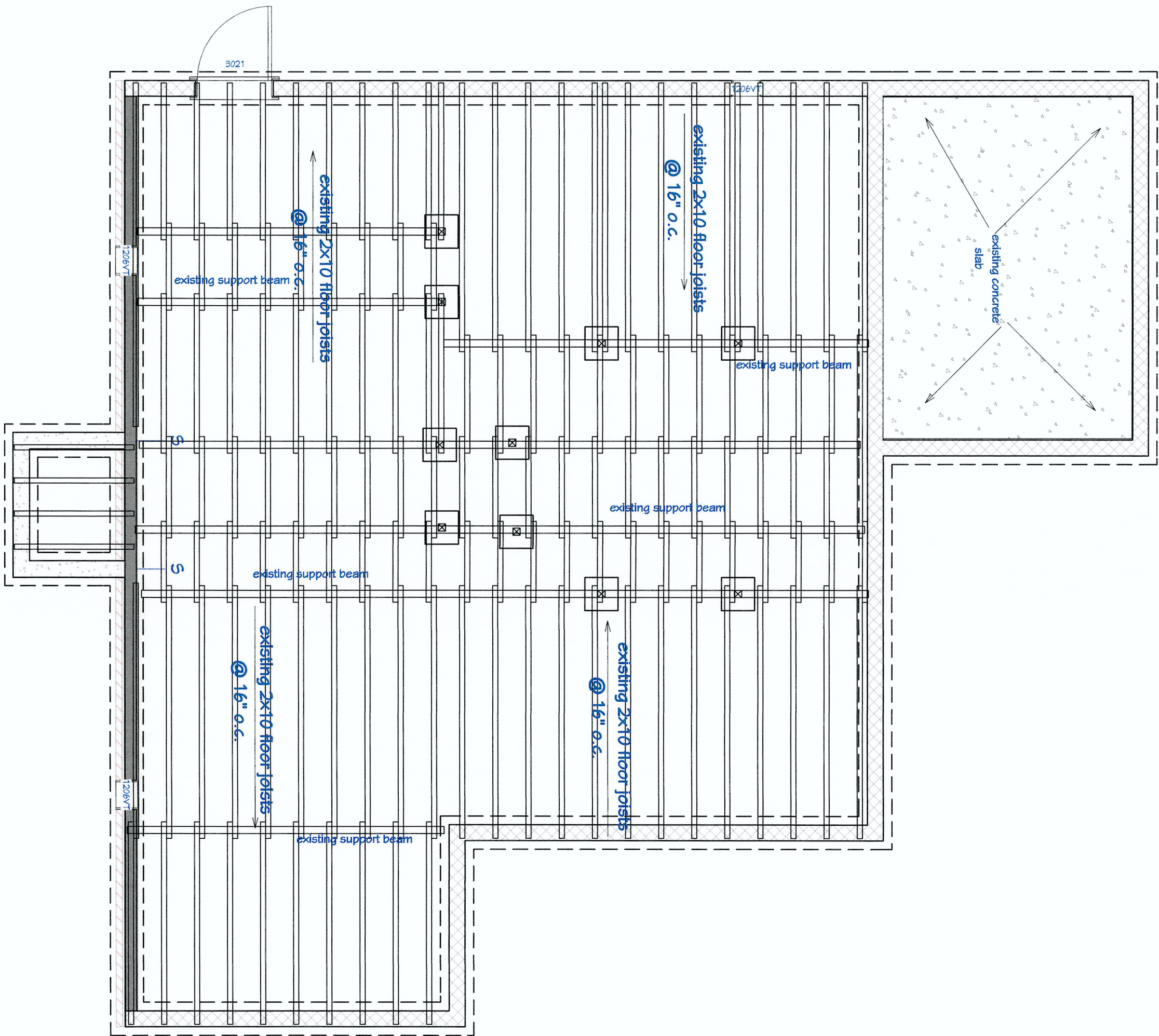
CLIENT: Shynna Mitchell
PROJECT: 3637 ELM STREET
HAPEVILLE, GA 30354
PROJECT NUMBER: 080823

release for construction

NO.	DESCRIPTION	BY	DATE



ELM STREET



Foundation

1

D1.0

EXIST./PROP. FLOOR FRAME PLAN

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

DATE:
AUG., 08 2023
SCALE:
1/4" = 1'-0"
SHEET:
D1.0

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

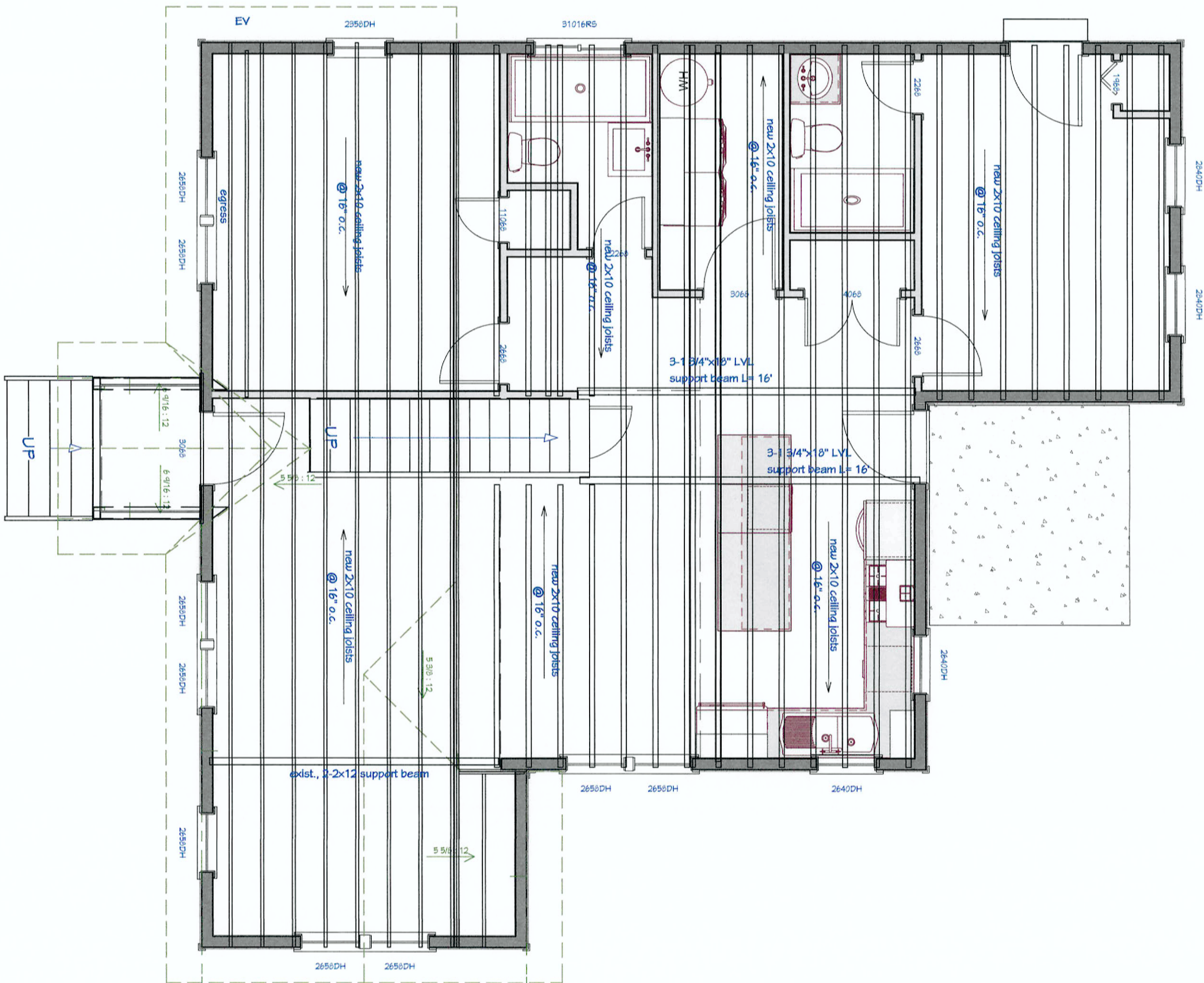
CLIENT: Shynna Mitchell
PROJECT: 3637 ELM STREET
HAPEVILLE, GA 30354
PROJECT NUMBER: 080823

release for construction

NO.	DESCRIPTION	BY	DATE



ELM STREET



1st Floor

1

D1.1

PROP., CEILING FRAME PLAN-1ST FLOOR

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

DATE:
AUG., 08 2023
SCALE:
1/4" = 1'-0"
SHEET:
D1.1

DESIGNER: DANA T DESIGNS
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danatdesigns1@gmail.com

CLIENT: Shynna Mitchell
PROJECT: 3637 ELM STREET
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PROJECT NUMBER: 080823

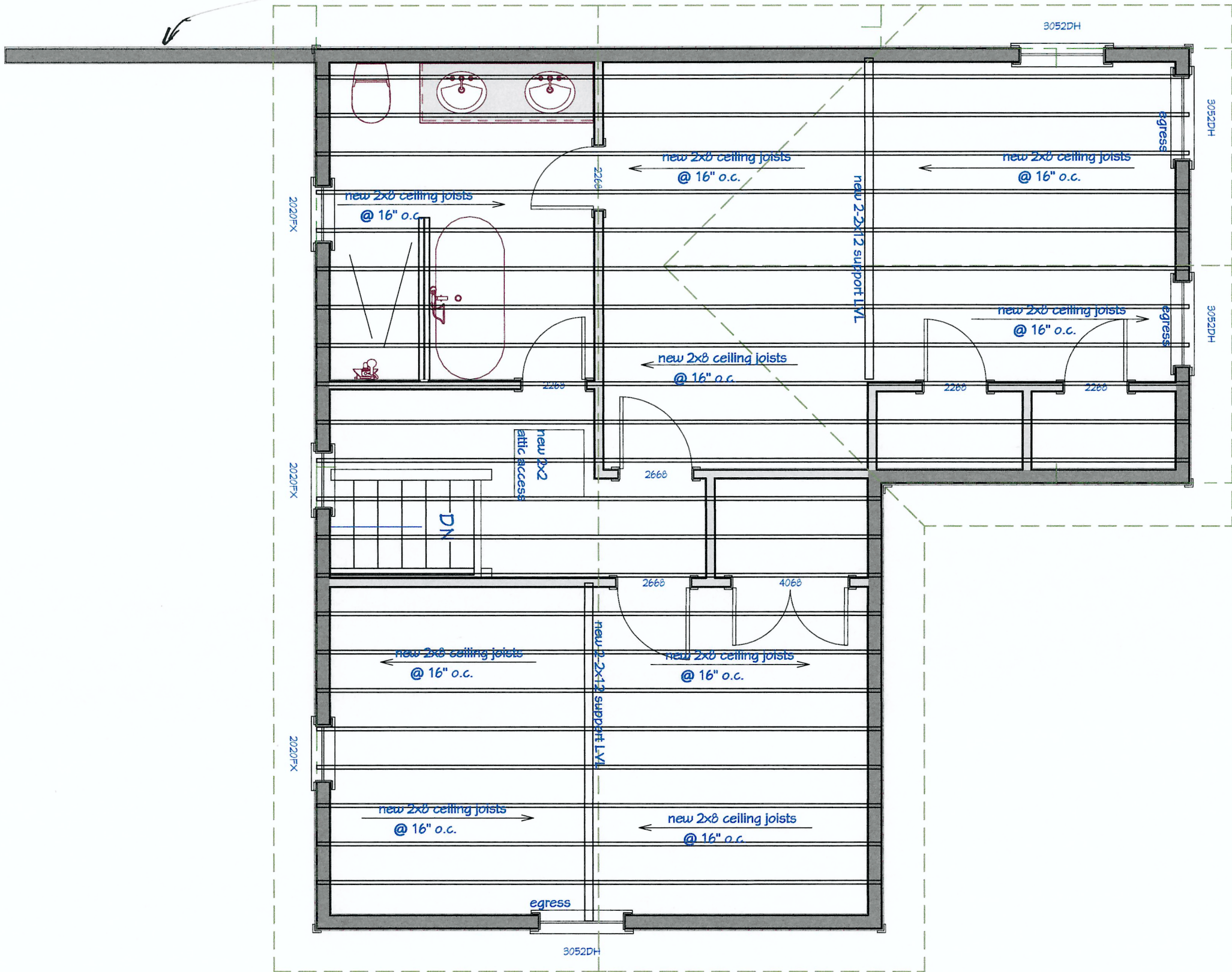
release for construction

NO.	DESCRIPTION	BY	DATE



ELM STREET

EXISTING EXTERIOR
PARTITION LOWER



EXISTING EXTERIOR
PARTITION LOWER

2nd Floor

1

D1.2

PROP., CEILING FRAME PLAN-2ND FLOOR
SCALE: 1/4" = 1'-0"

DATE:

AUG., 08 2023

SCALE:

1/4" = 1'-0"

SHEET:

D1.2

DESIGNER: DANA T DESIGNS
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danatdesigns1@gmail.com

CLIENT: Shynna Mitchell
PROJECT: 3637 ELM STREET
HAPEVILLE, GA 30354
PROJECT NUMBER: 080823

release for construction

NO.	DESCRIPTION	BY	DATE



El.0



1

El.0

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

[illegible]

DT
DANA T DESIGNS

release for construction

CLIENT: Shynna Mitchell
PROJECT: 3637 ELM STREET
HAPEVILLE, GA 30354
PROJECT NUMBER: 080823

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

ATTENZIONE

AUG., 08 2023

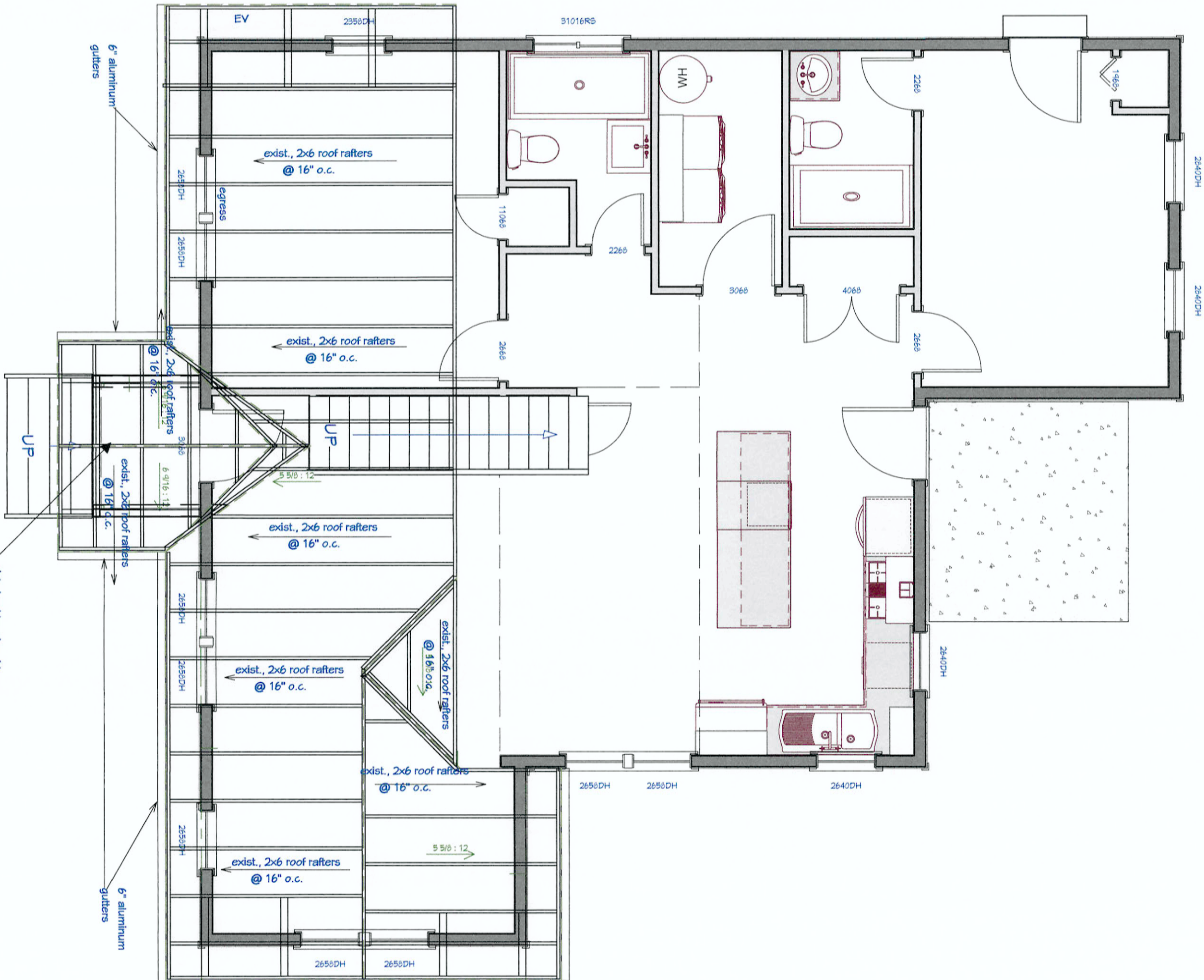
SCALE:

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

SHEET:

Fl.0

ELM STREET



1st Floor

1
E1.1

EXIST./PROP., ROOF PLAN-1ST FLOOR

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

DESIGNER: DANA T DESIGNS
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CLIENT: Shynna Mitchell
PROJECT: 3637 ELM STREET
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PROJECT NUMBER: 080823

release for construction

NO.	DESCRIPTION	BY	DATE



E1.1

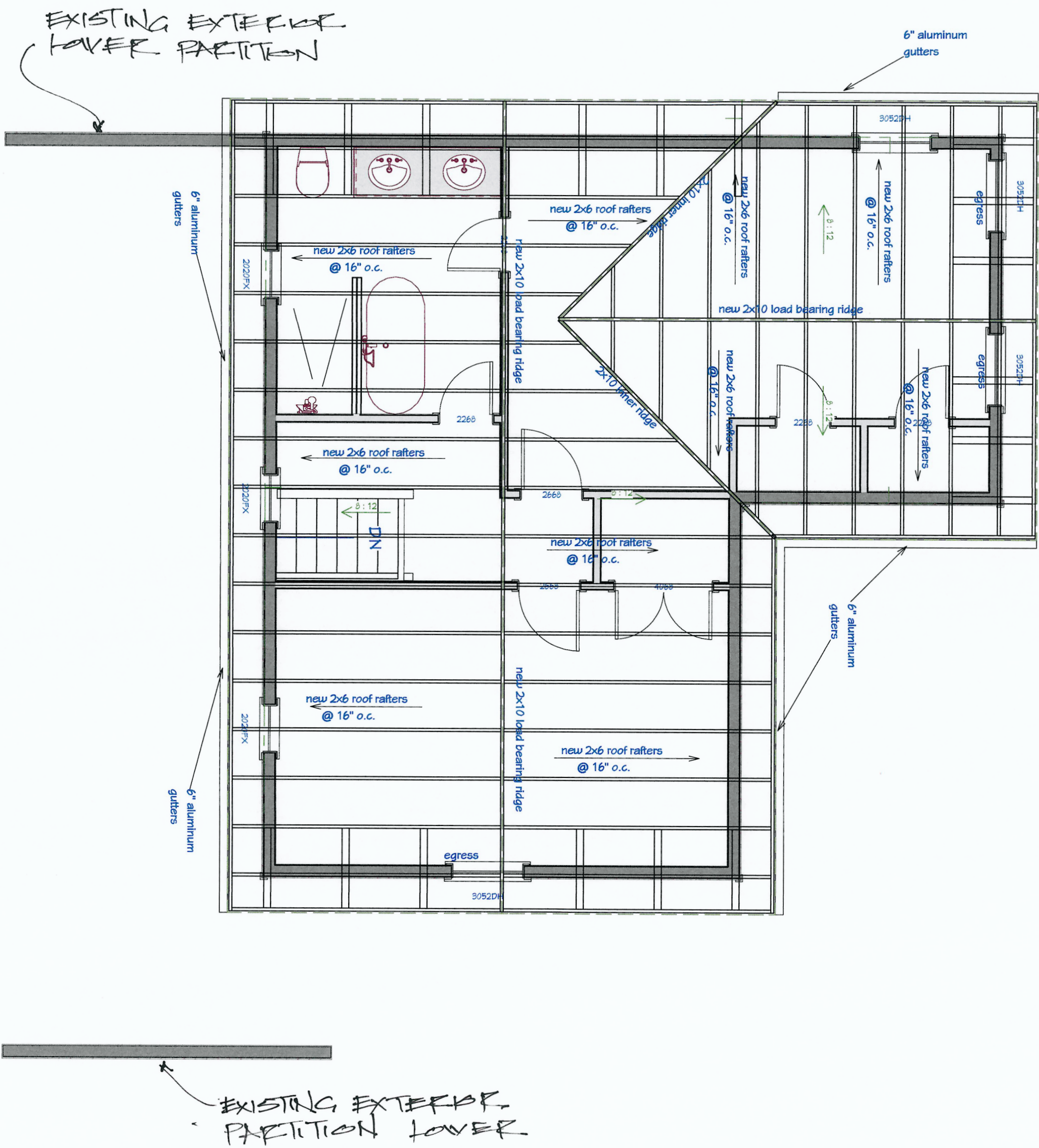
SHEET:

1/4" = 1'-0"

SCALE:

AUG., 08 2023

DATE:



2nd Floor

1

E1.2

EXIST./PROP., ROOF PLAN-2ND FLOOR

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

E1.2

SHEET:

1/4" = 1'-0"

SCALE:

ATG., 08 2023

DATE:

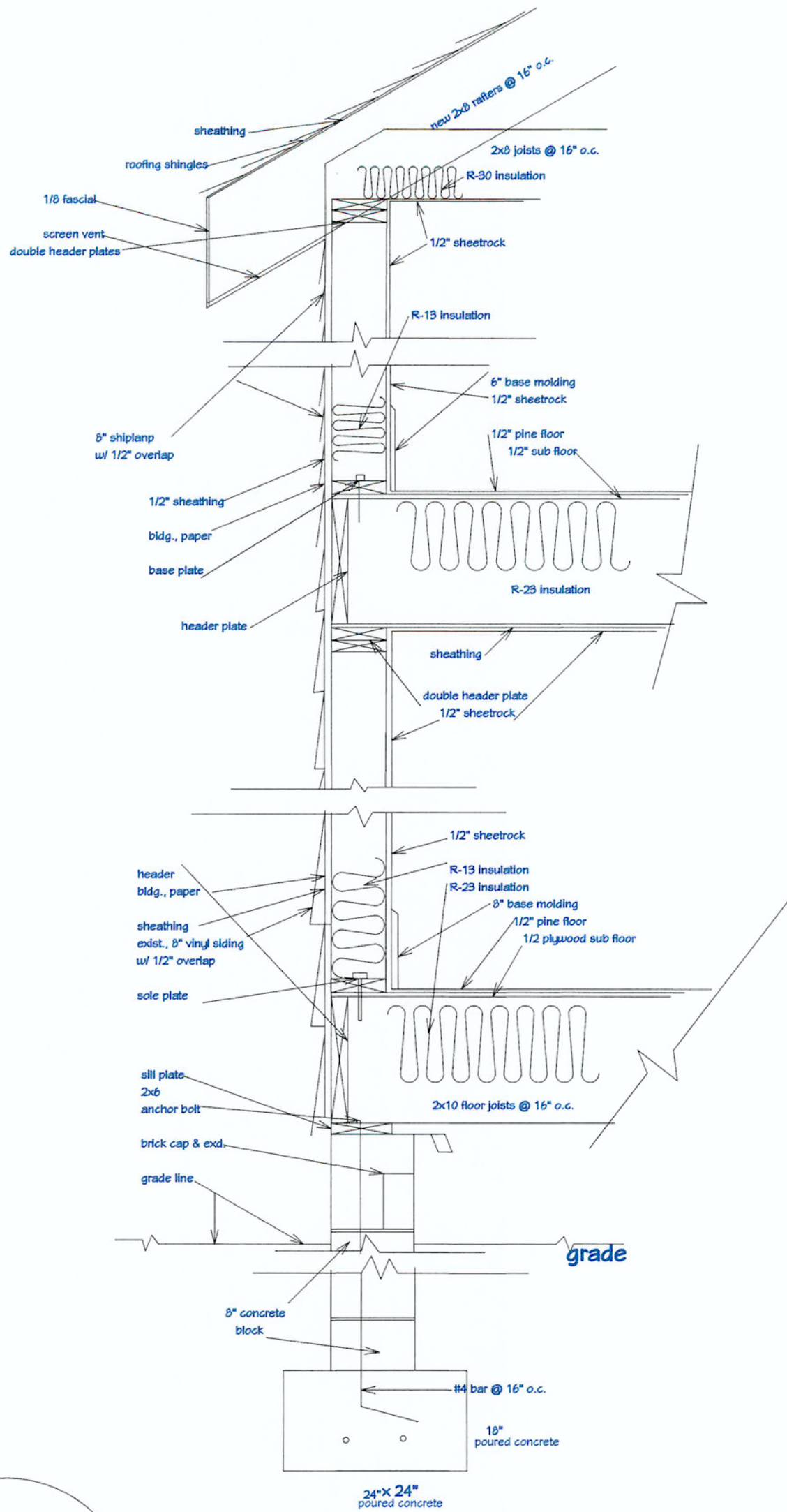
DESIGNER: DANA T DESIGNS
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CLIENT: Shynna Mitchell
PROJECT: 3637 ELM STREET
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release for construction

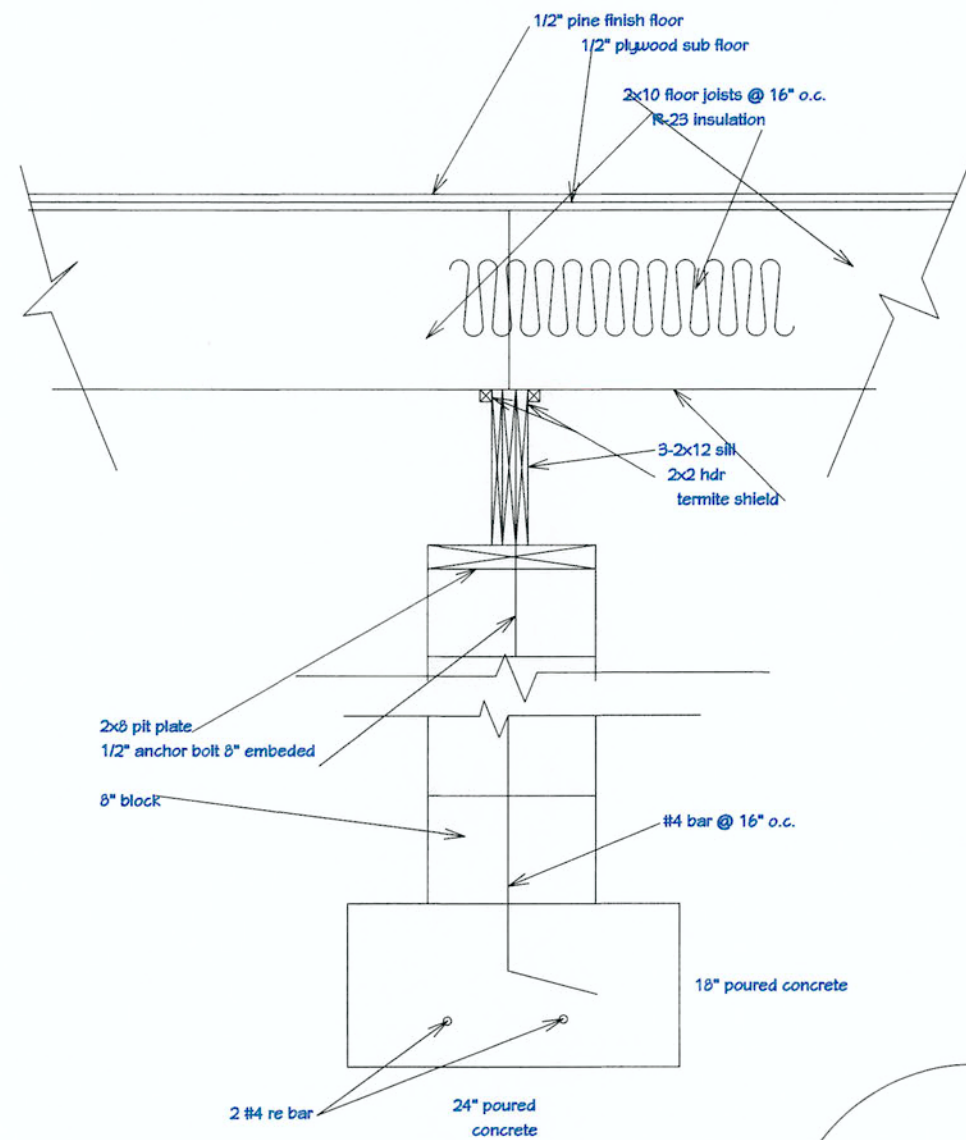
NO.	DESCRIPTION	BY	DATE

DT
DANA T DESIGNS

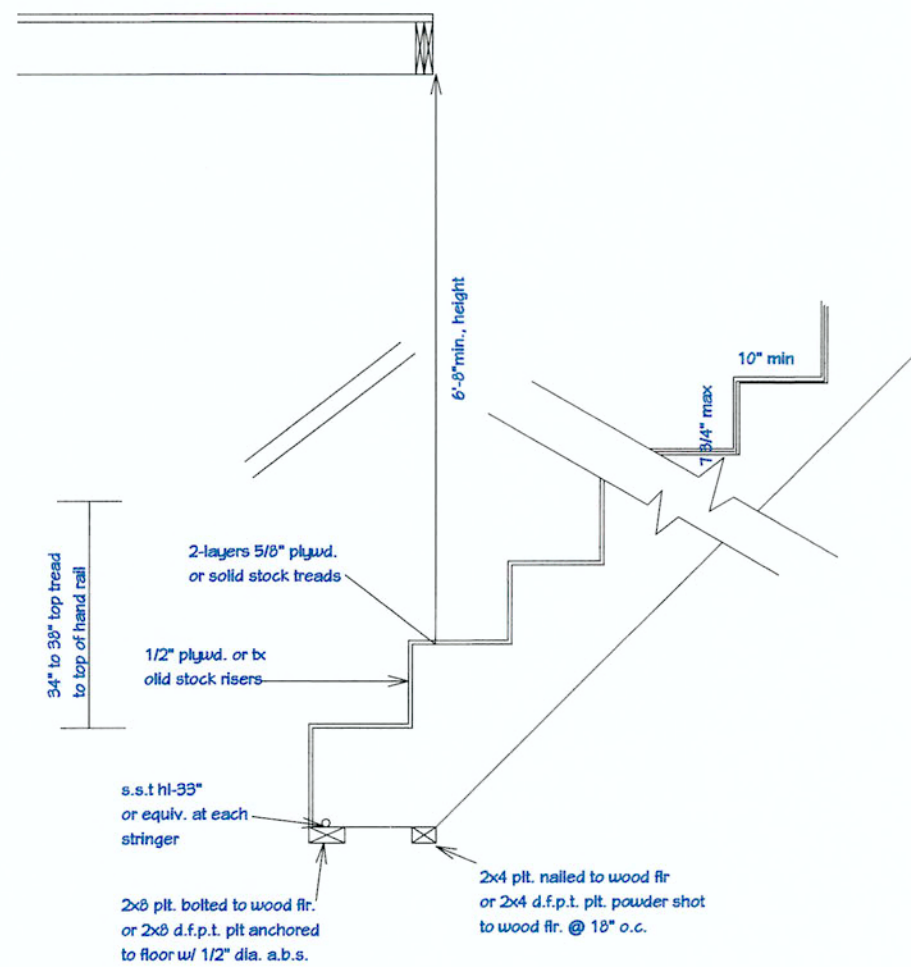


1
TYP., HOUSE SECTION DETAIL
SCALE: 1/2" = 1'-0"

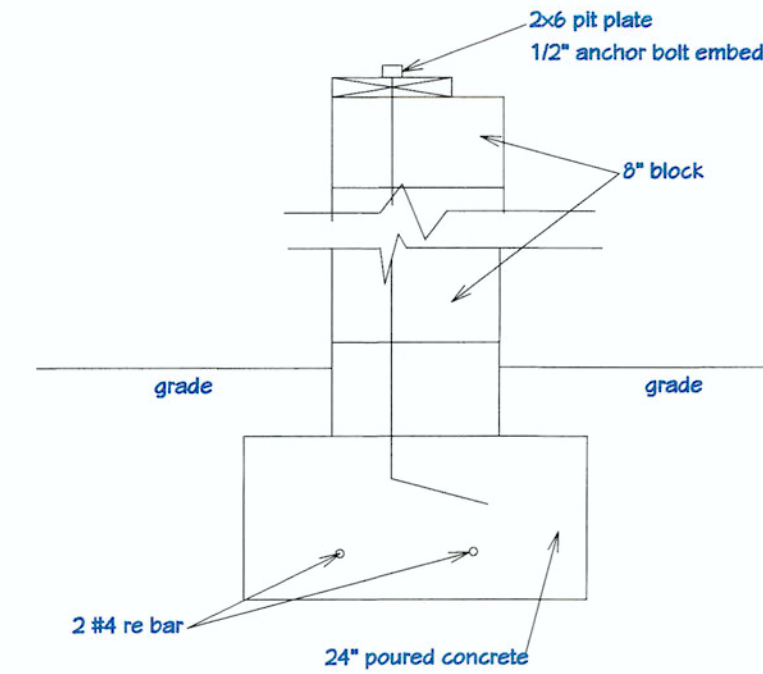
2
TYP., PIER SECTION DETAIL
SCALE: 1/2" = 1'-0"



4
TYP., STAIR SECTION DETAIL
SCALE: 1/2" = 1'-0"



3
TYP., FOOTING SECTION DETAIL
SCALE: 1/2" = 1'-0"



NO.	DESCRIPTION	BY	DATE

release for construction

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HAPEVILLE, GA 30354
PROJECT NUMBER: 080823

DESIGNER: DANA T DESIGNS
678-596-8390
danatdesigns1@gmail.com

DATE:

AUG., 08, 2023

SCALE:

1/2" = 1'-0"

SHEET:

F1.0