



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

February 21, 2024 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 January 17, 2024

Documents:

1. Called DRC Minutes January 17, 2024

4. New Business

4.I. 551 Lake Drive Addition/Remodel

Background: Jake Fikse of PinnacleSky Ventures is seeking approval of a 654-square foot addition and remodeling of the front façade/entrance on an existing single-story single-family dwelling at 551 Lake Drive. 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 551 Lake Drive
2. 551 Lake Drive - Modified Plans

4.II. 546 Oak Drive Addition

Background: Jocelyn Juhan has submitted an application seeking approval for a 50-square foot addition to a single-family home located at 546 Oak Drive. 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 546 Oak Drive
2. Application - 546 Oak Drive_Redacted

4.III. 816 South Central Avenue Canopy/Storage

Background: David Hewitt has submitted revised drawings for 816 South Central Avenue for two design modifications on the site. The first is to install wood slats around the poles of the staircase to screen outdoor storage (photos). Slats would be stained or painted. The property is zoned V, Village and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 816 South Central Avenue
2. Application - 816 South Central Avenue_Redacted

4.IV. 3165 Dogwood Drive Design Modification

Background: Udi Goldstein is seeking approval of a design modification of the previously approved application at 3165 Dogwood Drive. The property is zoned V, Village and is subject to Subarea C of the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planner Report 3165 Dogwood Drive
2. 3165 Dogwood Drive - Revised Plans

5. **Next Meeting Date - Wednesday, March 20, 2024, at 6:00PM**

6. **Adjourn**



Called Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
January 17, 2024, 6:00 PM

MINUTES

1. Call to Order

John Stalvey called the meeting to order at 6:00PM.

MOTION ITEM: Brian Gregory made a motion, Jacquie Smyth seconded to appoint John Stalvey as Chairman Pro Tem. Motion Carried: 4-0

2. Roll Call

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

3. Election of Officers

MOTION ITEM: Jacquie Smyth made a motion, Gregory Morgan seconded to elect Jonathan Love as Chairman. Motion Carried: 4-0

MOTION ITEM: Jacquie Smyth made a motion, Gregory Morgan seconded to elect Brian Gregory as Secretary. Motion Carried: 4-0

4. Approval of Minutes

3.I Minutes of October 18, 2023

MOTION ITEM: Gregory Morgan made a motion, Brian Gregory seconded to approve the minutes of October 18, 2023, as submitted. Motion Carried: 4-0

5. New Business

5.I 2024 Design Review Committee Meeting Schedule

Background:

Consideration and action to approve the 2024 Design Review Committee meeting schedule.

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to approve the 2024 DRC Meeting Schedule with a change to move the June 19th meeting to June 20th. Motion Carried: 4-0

5.II 3374 North Fulton Avenue

Metal Roof

Background

Roberts Restoration has submitted an application seeking approval for the installation of a metal roof at 3374 North Fulton Avenue. The property is zoned R-SF, Residential Single Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

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

5.III 3112 Grove Circle

Design Modification

Background:

Shannon Short is seeking approval of a design modification of the previously approved application at 3112 Grove Circle. The property is zoned R-SF, Residential Single-Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

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

- Change front elevation windows from triple to double on the first and second floors
- Front elevation uses 4 brick height instead of 7 bricks on porch/No handrail is needed
- Right elevation lap siding instead of shingles
- Remove faux chimney pot on center of roof and remove chimney pot
- Metal garage doors instead of wood
- Replace concrete patio with decking at back screened porch
- Replace metal shed roof with asphalt shingles over screened porch
- Change/remove bead molding
- Traditional gutter design instead of round
- Replace metal shed roof with asphalt shingles over golf cart garage

Motion Carried: 4-0

5.IV 3165 Dogwood Drive

Design Modification

Background:

Udi Goldstein is seeking approval of design modifications for the previously approved 23-unit townhome project along Dogwood Drive. The property is zoned V, Village and is subject to Subarea C of the Architectural Design Standards, Neighborhood Conservation Area.

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to table the application until as-built plans are submitted and modifications/red-lines to the as-built plans address the deficiencies identified in the Planners Report. Numbers below refer to applicant responses.

- 1: Lower windows installed as single vs double on original plans
 - o Update as-built plans to indicate single windows as-built
 - o Dogwood facing building, resolve the issue with the layout and add double windows as originally planned
- 2-4: Required trim, sills, and recessing around all windows
 - o Use vinyl windows with additional trim and sills
- 5, 6, 12: Submit a new set of as-built plans
- 7: Change installed bird box soffits to sloped soffits
- 8 - Unit 11: Bottom of the eave/slope of the roof will be 6-inches above the trim
- 9 - Unit 14: Add shake siding to all three sides of the center mass/bay window tower
- 10: Garage doors without windows. Original plans indicated windows, the installed doors do not have them. The change is acceptable, must indicate on the as-built plans.
- 11: Update the entry-door pediments to the as-built, show what will be changed on the redlines. The red lines should be similar to the previously approved elevations

Motion Carried: 4-0

6. Next Meeting Date – Wednesday, February 21, 2024, at 6:00PM

7. Adjourn

MOTION ITEM: Jacquie Smyth made a motion, Gregory Morgan seconded to adjourn the meeting at 7:52PM. Motion Carried: 4-0

Respectfully submitted by,

Brian Gregory, Secretary

John Stalvey, Chairman Pro Tem

DRAFT



DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE:	February 15, 2024	Key:	
TO:	Tonya Hutson	Compliant:	✓
FROM:	Lynn Patterson	Not Compliant:	✗
RE:	Design Review – 551 Lake Drive – Addition and Front Remodel	Incomplete:	✋
		Not Applicable:	⊘

BACKGROUND

The City of Hapeville has received a revised design review application from Jake Fikse of PinnacleSky Ventures, LLC for a 654 SF addition and remodeling of the front façade/entrance on an existing single-story single-family dwelling at 551 Lake Drive. A new owner has taken over the project and has submitted the following documentation to reflect modifications to the design that had been built differing from the previously approved application by the Design Review Committee.

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

Changes to DRC Approved Plans

Roofline: The front roof line was changed to have a gabled front over the main entry area and a hip roof over the side porch entry. The left side elevation changed slightly. The roofline on the back hip section still has the dip as show on page 11 of the plans.

Front Porch: The front porches were connected as previously approved by DRC and columns were added, however, one column's spacing does not meet City's maximum spacing of 8'. It is approximately 10' on center. The double columns have been replaced with single columns including a middle column, which had been approved but was not centered under gable. No railing is shown.

Front Stairs: The front stairs are proposed to align with the front door which had been previously approved at the DRC meeting in February 2022.

The application also noted the following will meet DRC Requirements

- All concrete block on exterior will be parged with cement
- Any exposed mechanical equipment visible from the front will be screened
- Porch will be stained
- Window details from the construction permit should meet standards.
- Roof overhang is a min. 1'

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

- ✓ Except where indicated, setbacks shall be established by zoning.
- ⊙ On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- ✓ Minimum building heights shall be established by zoning.
- ⊙ Within subareas D and E maximum building heights shall be as established by zoning, except that:
 - Where this chapter provides a more-stringent standard as compared to the zoning code, the more-stringent standard shall prevail. The only exception to this shall be a use grandfathered under the zoning code.
 - Portions of buildings equal to or less than five feet from a side or rear lot line shall be limited in height to the greater of 16 feet.
 - Portions of buildings between five and ten feet of a side or rear lot line shall be limited in height to the greater of 25 feet.
 - Portions of buildings ten feet or greater from a side or rear lot line shall be limited in height to 35 feet.
- ⊙ Outside of subareas D and E maximum building heights shall be as established by zoning.
- ✓ All buildings shall provide first-story occupiable space, for the first ten feet of building depth along the enfronting facade.
- ✓ Sidewalks shall be located along all public and private streets. Sidewalks shall consist of two areas: a landscape area and a clear area.
 - Developments less than one acre shall provide a minimum one-foot landscape zone and a minimum four-foot clear zone.
 - Development of one acre or more shall provide a minimum two-foot landscape zone and a minimum five-foot clear zone.
 - The above notwithstanding, multifamily developments and all developments along Dogwood Drive shall provide a minimum five-foot landscape zone and a minimum six-foot clear zone.

STAFF COMMENT: There is an existing sidewalk.

(b) Supplemental Area and Fence Standards

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

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

STAFF COMMENT: No landscape plan was provided for the addition.

(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: No change to driveway proposed.

(e) *Roof and Chimney Standards*



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

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

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

- ⊙ Metal roofs are:

Allowed on one-family and two-family detached dwellings;

Permitted on multifamily and townhouse dwellings only when screened from the adjacent street by a parapet wall.

- ✓ Gutters shall be copper, aluminum or galvanized steel.

- ✓ Downspouts shall match gutters in material and finish.

- ✓ Roof forms shall be based on architectural style.

- ✓ All roofs, excluding dormers, shall overhang a minimum of 12 inches beyond the facade.

- ⊙ Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached.

- ⊙ Chimneys exposed to the public view may not be faced in wood or cement based siding and may not be of an exposed metal or ceramic pipe. All chimneys shall be wrapped in a brick, stone or suitable masonry finish material.

- ⊙ Chimneys on exterior building walls shall begin at grade.

- ⊙ Chimneys shall begin at grade and be faced with brick or stacked stone; extend chimneys between three and six feet above the roof line.

STAFF COMMENT: No detail is provided for the roof warranty.

(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:

Clear depth of front porch is 4' not 8' , Design Exception had been previously granted.

Distance between columns on far left exceeds 8' on center, Design Exception recommended.

Double columns across front have been replaced with three single columns,

(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: The construction set has window detail. Staff does not have access. No detail has been provided for trim (dimensions) or sills (material).

RECOMMENDATIONS

The applicant is requesting approval of as-built plans, the following is still required:

As Built

- Roofline changed.
- Distance between columns exceeds 8' on center.
- Double columns changed to single columns, previously approved at meeting but was supposed to be centered under gable.
- Stairs centered on front door, previously approved at meeting.

Missing Detail

- Roof shingle warranty should be specified as 30 years.
- Provide trim detail (to meet standards).
- Provide sill material.
- Building numbers must be shown.
- No railing is shown.

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

Property History

Property was previously owned by Freitas Enterprises Inc.. Previous owner applied for and obtained approval of design review committee for large addition of approx. 650 SF to the existing 1310 SF Structure. Upon Approval, previous owner also developed construction drawings and obtained building permits for the structure. The previous owner did not build based off of the approved design from the City DRC and made modifications to permitted drawings on site. Previous owner was foreclosed on by their lender, and PinnacleSky Ventures LLC purchased the property in December of 2023 at foreclosure auction.

PinnacleSky Ventures desires to use the current structure to complete the house. It is framed, sheathed, and roofed. One of the porches is completed. All foundation work is complete. The drawings provided are the best reflection of the current condition of the property. PinnacleSky Ventures will work to complete a new set of construction documents for permit, once DRC approval is obtained. Current As-Built drawings are the best reflection of built conditions, but all markups are approximate based on field measurements.

Deviations/Changes from Previous DRC Approval

Roofline: Front roof line was changed. A gabled front over the main entry area and a hip roof over the side porch entry. The left side elevation changed slightly. The roofline on the back hip section still has the dip as show on page 11 of this document. Requesting approval of rooflines and roof architecture as built on site.

Front Porch: front porches were connected as previously approved by DRC. Columns have been added, but one column space does not meet cities maximum spacing of 8'. Column to column is approx. 10' Requesting approval of 10' column spacing. Stair to front entry has not been built. Stair will be centered on doorway.

Other Notes for Compliance with DRC Requirements

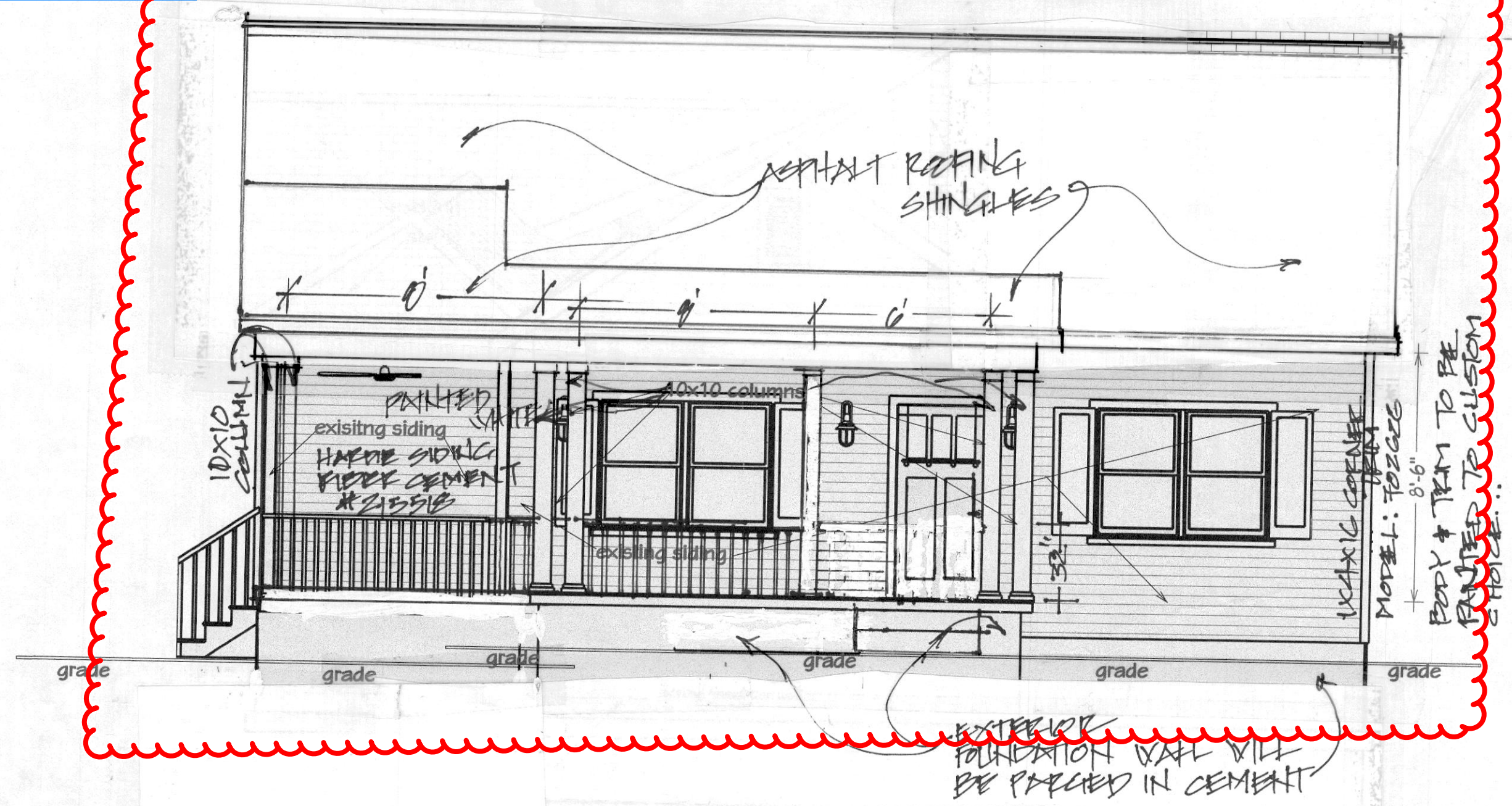
All concrete block on exterior will be parged with cement

Any exposed mechanical equipment visible from the front will be screened

Porch will be stained finish

Will provide details for windows if needed to ensure standards are met. Window details from construction permit set should suffice.

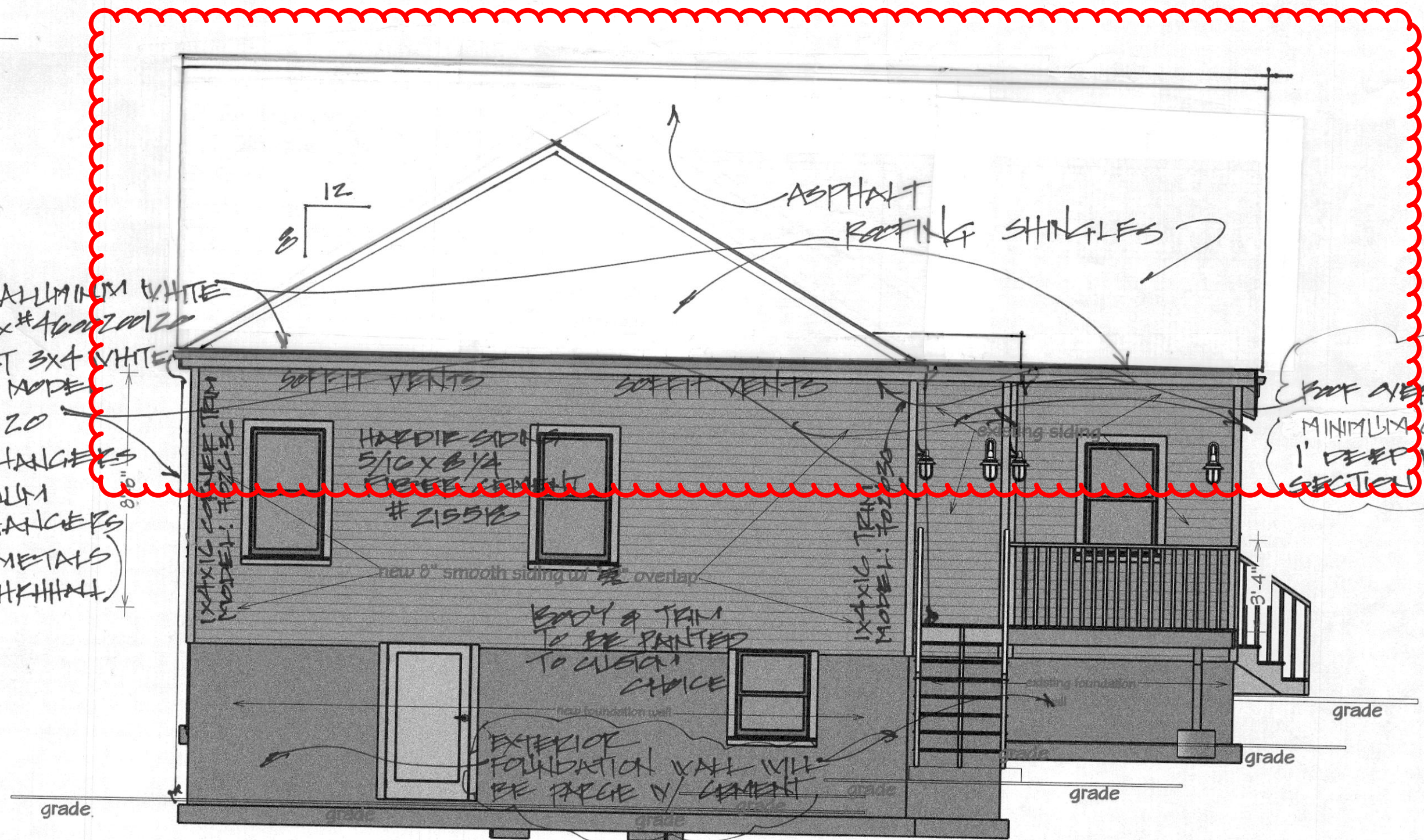
Roof overhang is a min. 1'



Original DRC Approved Drawings

1
B1.0
EXIST./PROP., FRONT ELEVATION
SCALE: 1/4" = 1'-0"

- 6" GLTIER ALUMINUM WHITE AMERIMAX #460700120
- DOWNSPILT 3x4 WHITE ALUMINUM MODEL #46001100120
- GLTIER HANGERS 6" ALUMINUM HIDDEN HANGERS (SPECIAL METALS) MODEL #GHFHHH1



2
B1.0
EXIST./PROP., REAR ELEVATION
SCALE: 1/4" = 1'-0"

Elevation 2

NO.	DESCRIPTION	BY	DATE

RELEASE FOR CONSTRUCTION

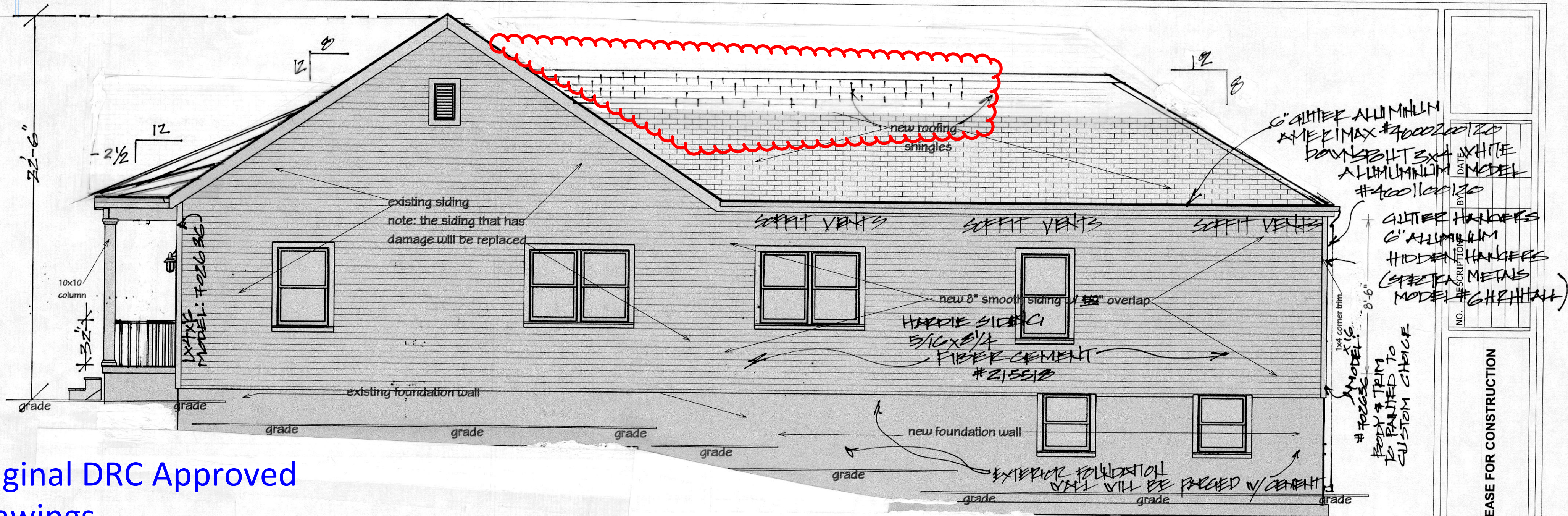
CLIENT: FREITUS ENTERPRISES
PROJECT: 551 LAKE DRIVE
HAPEVILLE, GA 30354
PROJECT NUMBER: 071521

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

DATE:
JULY 17, 2021

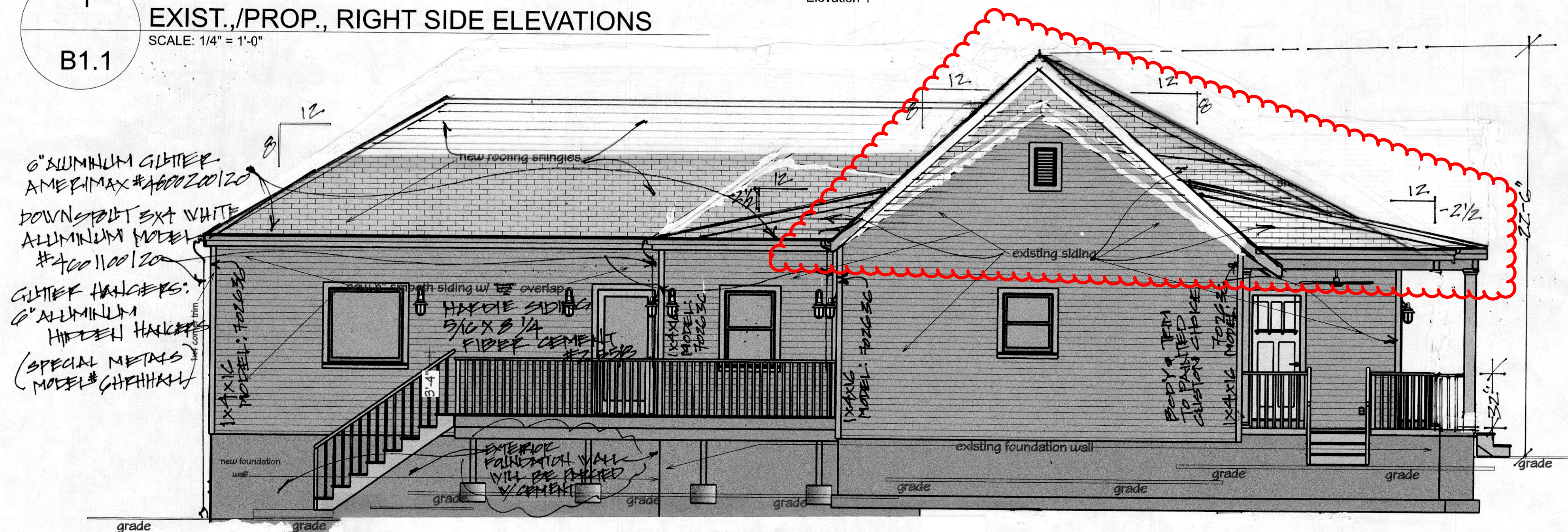
SCALE:
1/4" = 1'-0"

SHEET:
B1.0



Original DRC Approved Drawings

1 B1.1 EXIST./PROP., RIGHT SIDE ELEVATIONS SCALE: 1/4" = 1'-0"



2 B1.1 EXIST./PROP., LEFT SIDE ELEVATIONS SCALE: 1/4" = 1'-0"

RELEASE FOR CONSTRUCTION

CLIENT: FREITUS ENTERPRISES
PROJECT: 551 LAKE DRIVE
HAPEVILLE, GA 30354
PROJECT NUMBER: 071521

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

DATE:

JULY 17, 2021

SCALE:

1/4" = 1'-0"

SHEET:

B1.1

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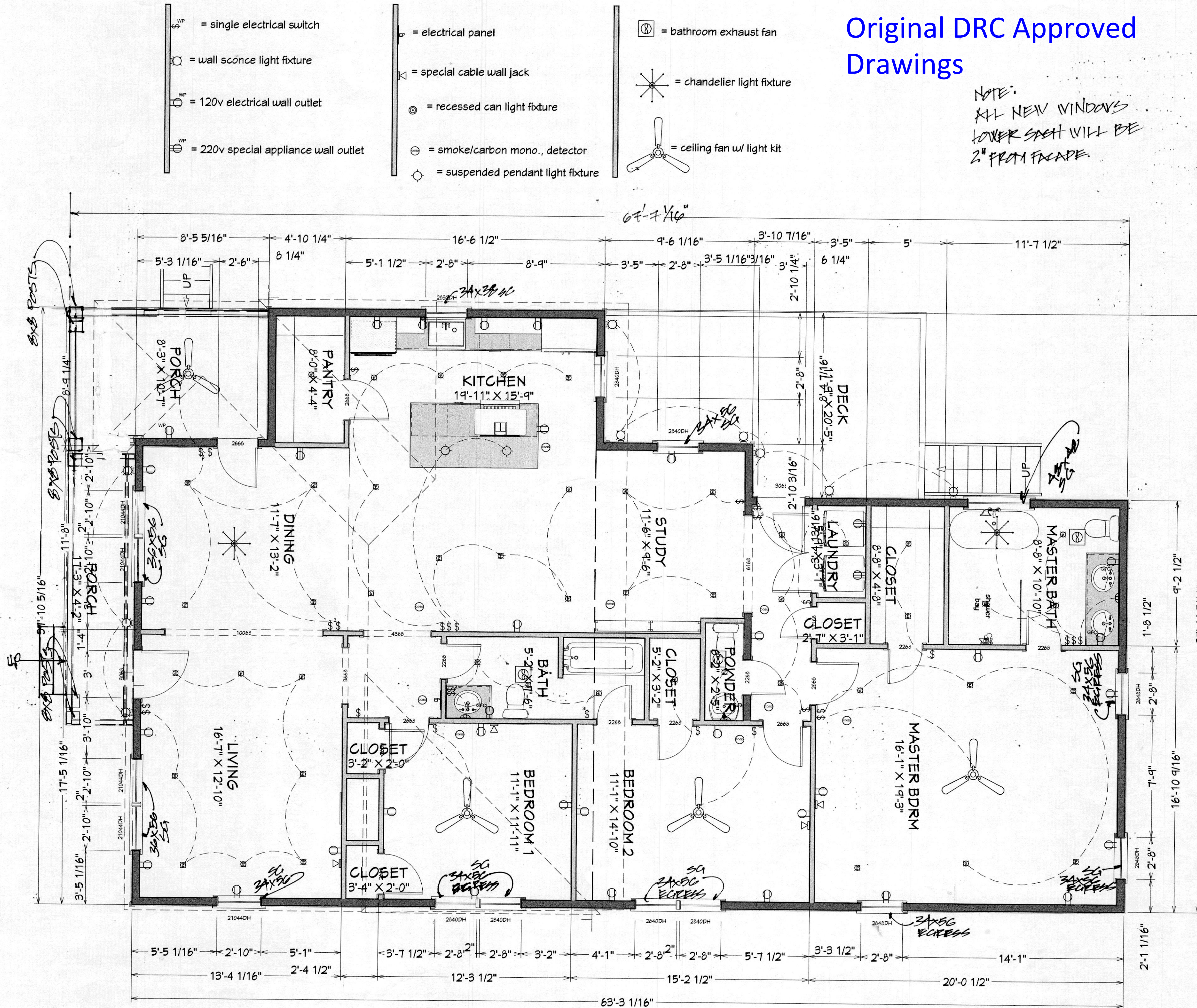
B1.4

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

1st Floor

LIVING AREA

1964 SQ FT



Original DRC Approved Drawings

NOTE:
ALL NEW WINDOWS
LOWER SASH WILL BE
2" FROM FACADE.

RELEASE FOR CONSTRUCTION

CLIENT: FREITUS ENTERPRISES
PROJECT: 551 LAKE DRIVE
HAPEVILLE, GA 30354
PROJECT NUMBER: 071521

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

DATE:

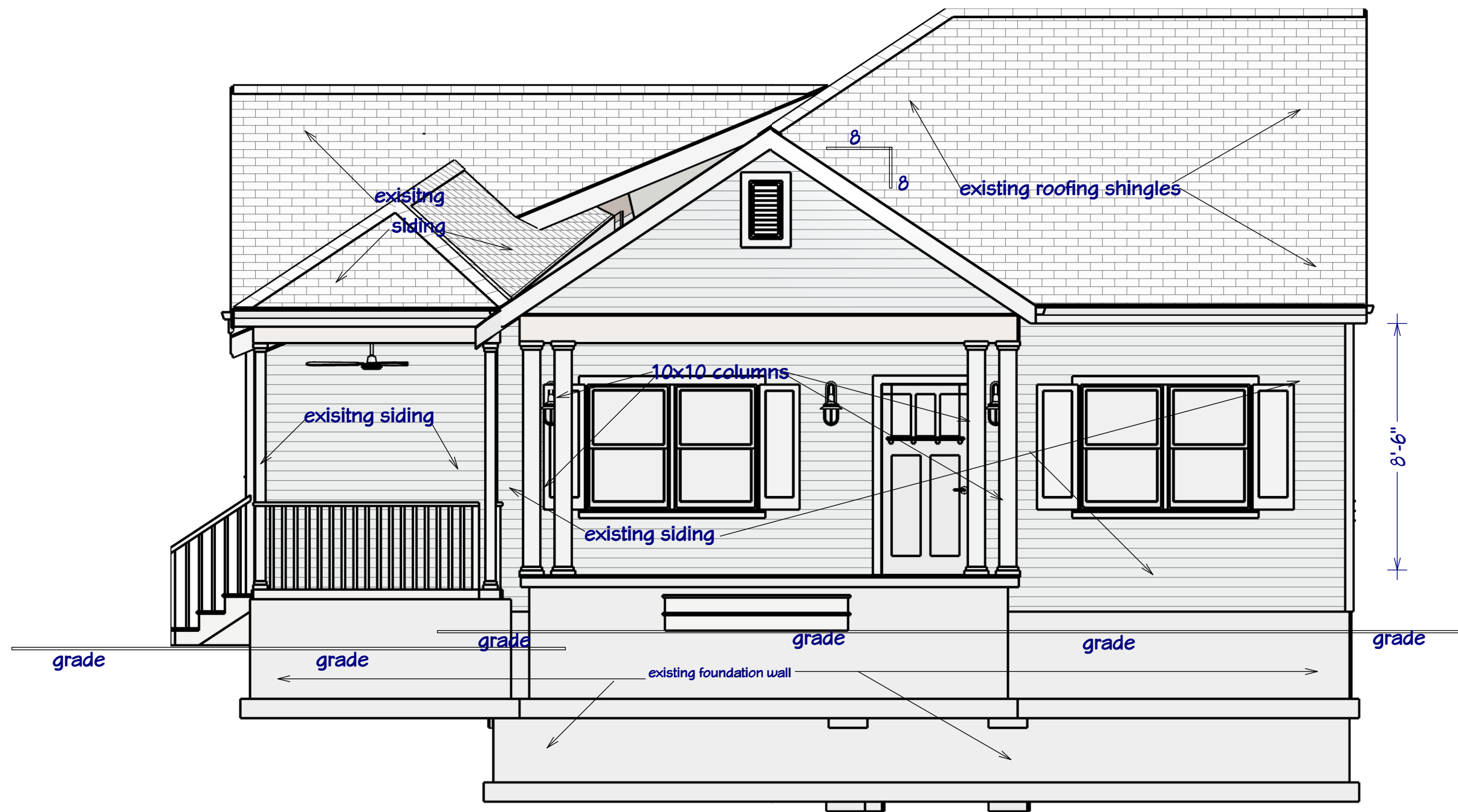
JULY 17, 2021

SCALE:

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

SHEET:

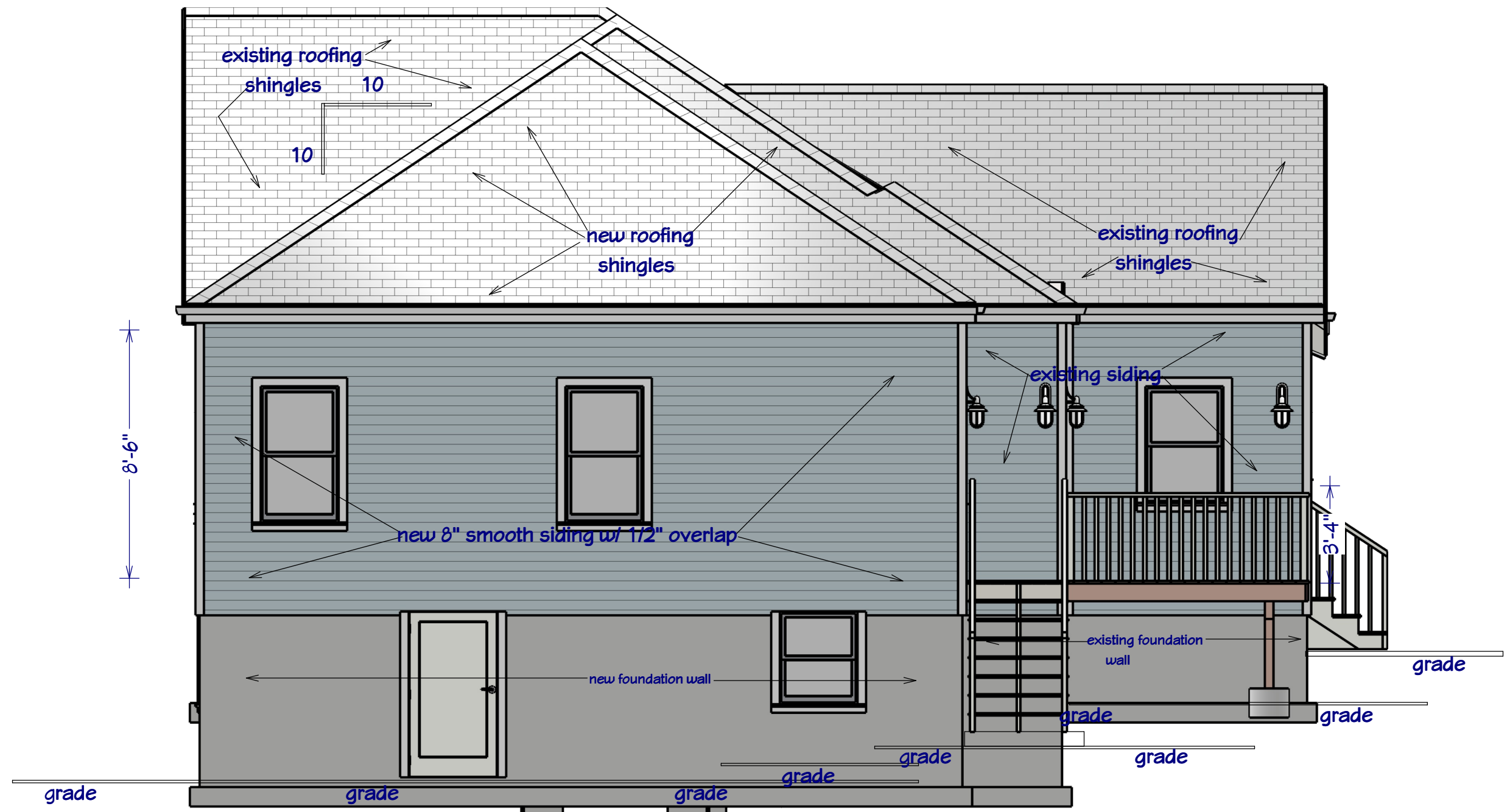
B1.4



Previous Permitted Construction Drawings

1
B1.0

EXIST./PROP., FRONT ELEVATION
Elevation 1
SCALE: 1/4" = 1'-0"



2
B1.0

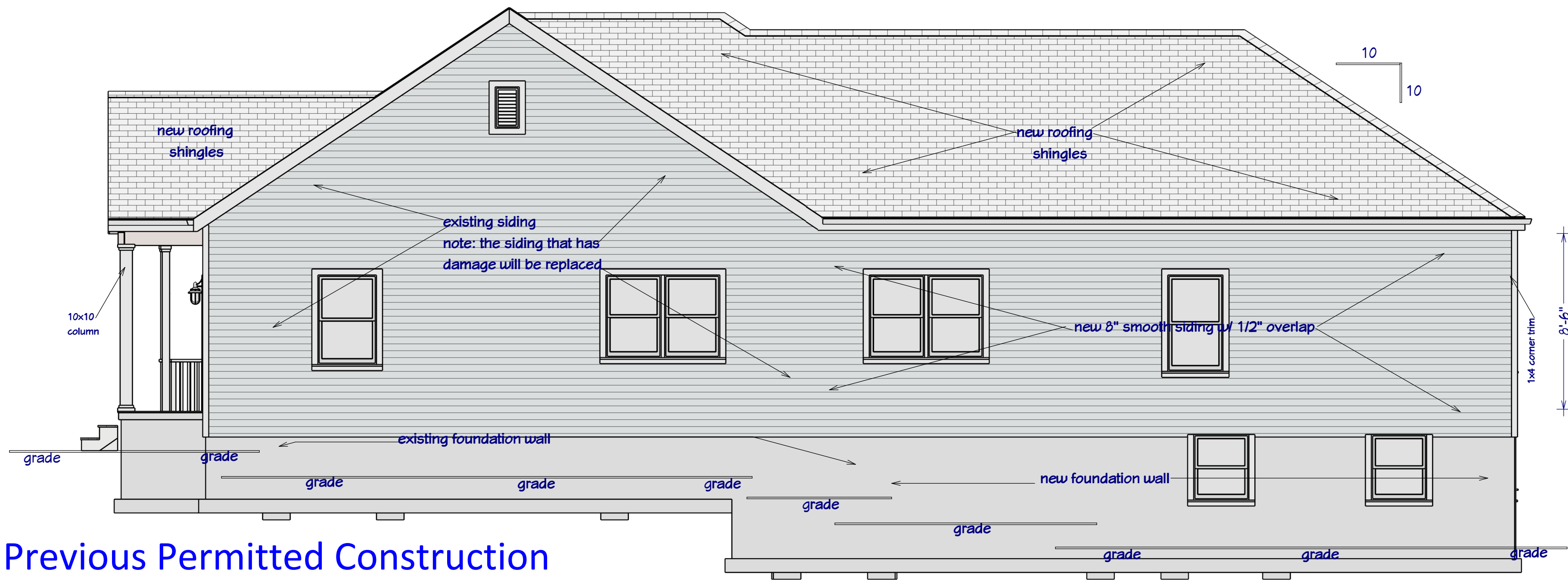
EXIST./PROP., REAR ELEVATION
Elevation 2
SCALE: 1/4" = 1'-0"

RELEASE FOR CONSTRUCTION

CLIENT: FREITUS ENTERPRISES
PROJECT: 551 LAKE DRIVE
HAPEVILLE, GA 30354
PROJECT NUMBER: 071521

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

DATE:
JULY 17, 2021
SCALE:
1/4" = 1'-0"
SHEET:
B1.0



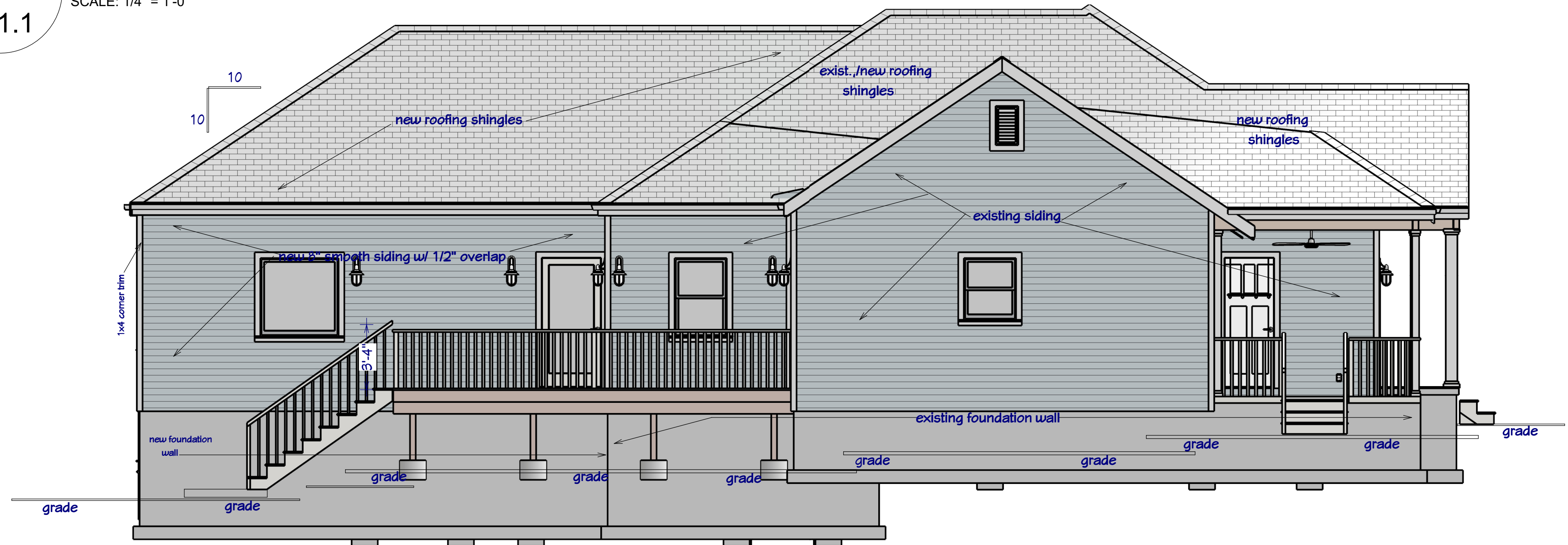
Elevation 1

Previous Permitted Construction Drawings

1
B1.1

EXIST./PROP., RIGHT SIDE ELEVATIONS

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



Elevation 2

2
B1.1

EXIST./PROP., LEFT SIDE ELEVATIONS

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

RELEASE FOR CONSTRUCTION

CLIENT: FREITUS ENTERPRISES
PROJECT: 551 LAKE DRIVE
HAPEVILLE, GA 30354
PROJECT NUMBER: 071521

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

DATE:

JULY 17, 2021

SCALE:

1/4" = 1'-0"

SHEET:

B1.1

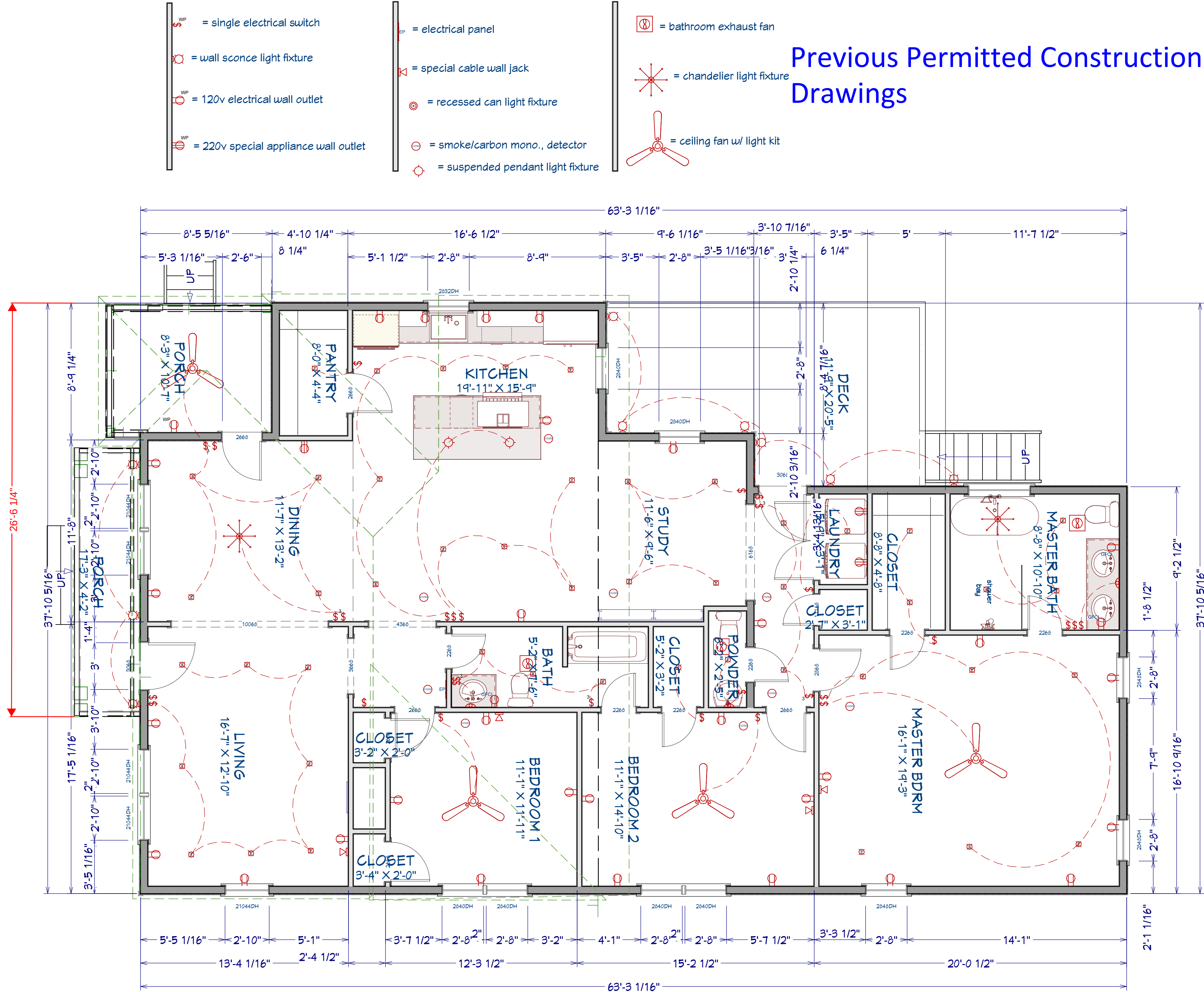
1st Floor

LIVING AREA
1964 SQ FT

PROPOSED FLOOR PLAN

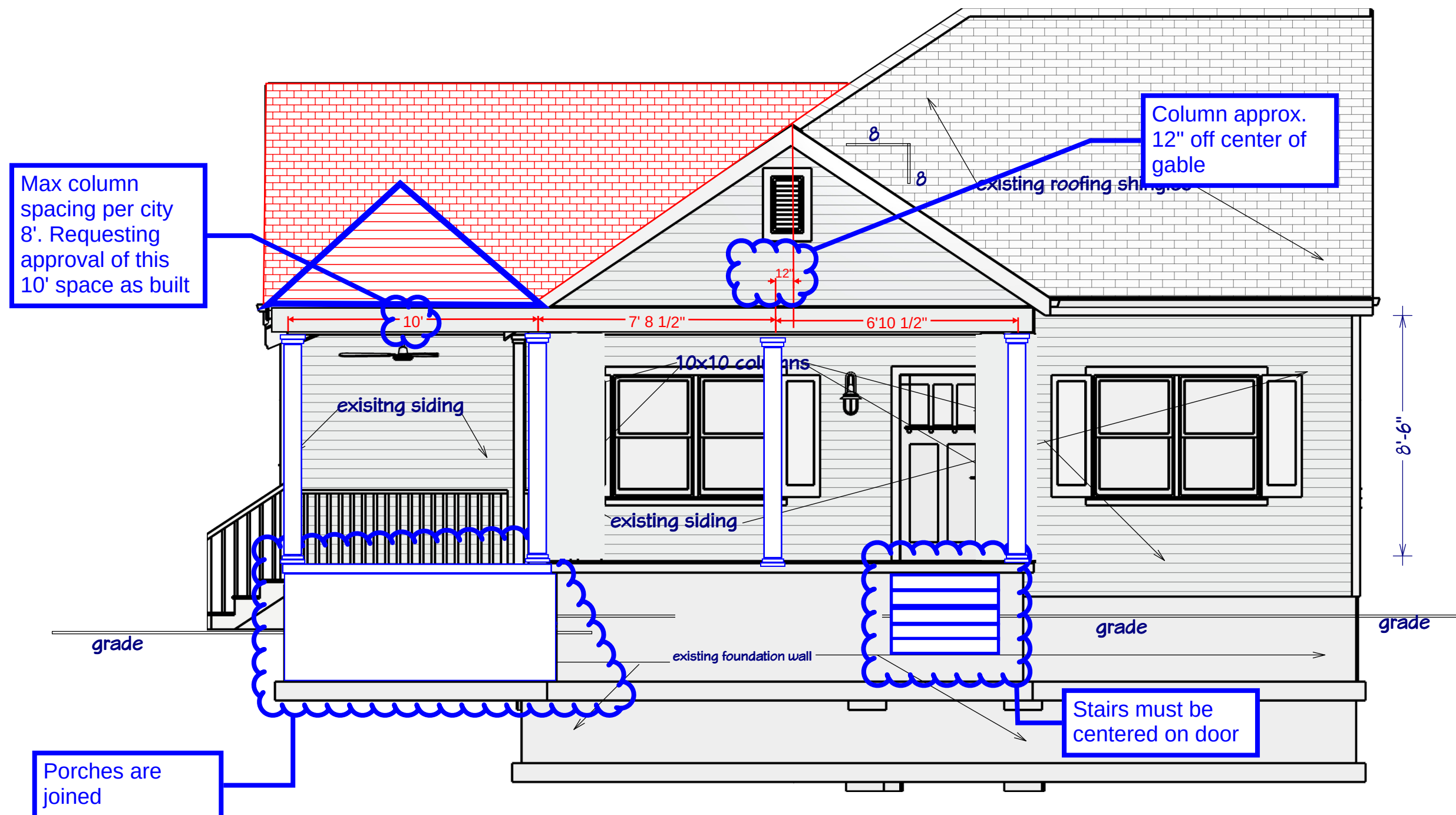
SCALE: 1/4" = 1'-0"

1
B1.4



RELEASE FOR CONSTRUCTION			
NO.	DESCRIPTION	BY	DATE

CLIENT: FREITUS ENTERPRISES PROJECT: 551 LAKE DRIVE HAPEVILLE, GA 30354 PROJECT NUMBER: 071521	DESIGNER: DANA T DESIGNS 678-596-8590 danatdesigns1@gmail.com	DATE: JULY 17, 2021 SCALE: 1/4" = 1'-0" SHEET: B1.4
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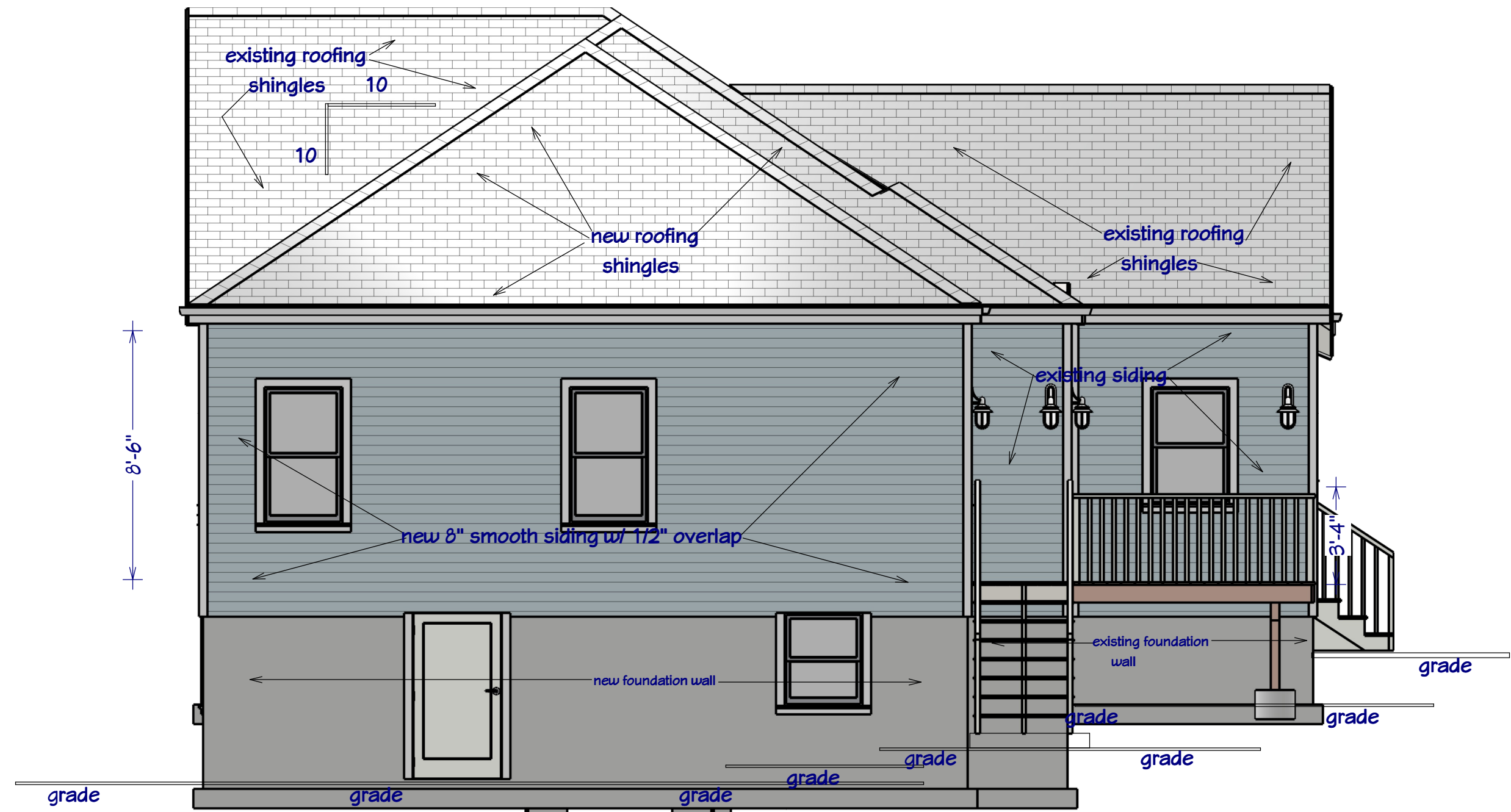


As Built - Requesting Approval

Porches are joined

1
B1.0

~~EXIST.~~/PROP., FRONT ELEVATION
Elevation 1
SCALE: 1/4" = 1'-0"



2
B1.0

~~EXIST.~~/PROP., REAR ELEVATION
Elevation 2
SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

RELEASE FOR CONSTRUCTION

CLIENT: FREITUS ENTERPRISES
PROJECT: 551 LAKE DRIVE
HAPEVILLE, GA 30354
PROJECT NUMBER: 071521

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

DATE:

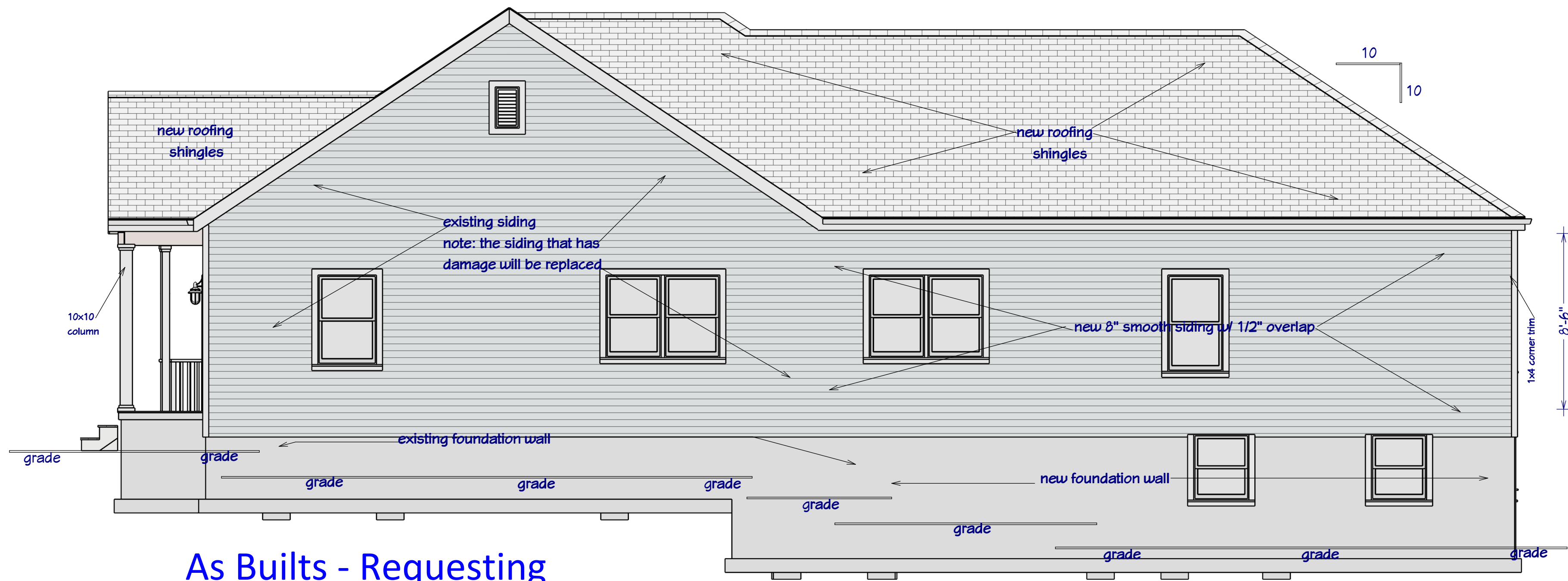
JULY 17, 2021

SCALE:

1/4" = 1'-0"

SHEET:

B1.0

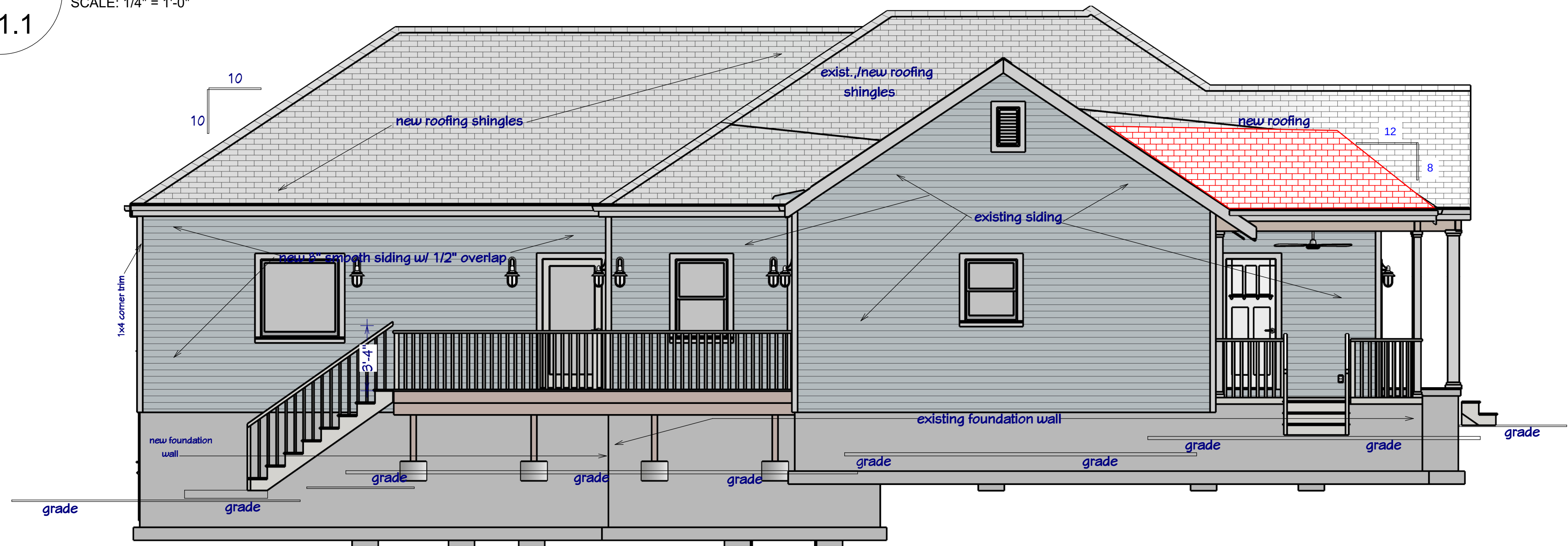


As Builts - Requesting
Approval

Elevation 1

1
B1.1

~~EXIST.~~/PROP., RIGHT SIDE ELEVATIONS
SCALE: 1/4" = 1'-0"



2
B1.1

~~EXIST.~~/PROP., LEFT SIDE ELEVATIONS
SCALE: 1/4" = 1'-0"

Elevation 2

NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

RELEASE FOR CONSTRUCTION

CLIENT: FREITUS ENTERPRISES
PROJECT: 551 LAKE DRIVE
HAPEVILLE, GA 30354
PROJECT NUMBER: 071521

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

DATE:

JULY 17, 2021

SCALE:

1/4" = 1'-0"

SHEET:

B1.1

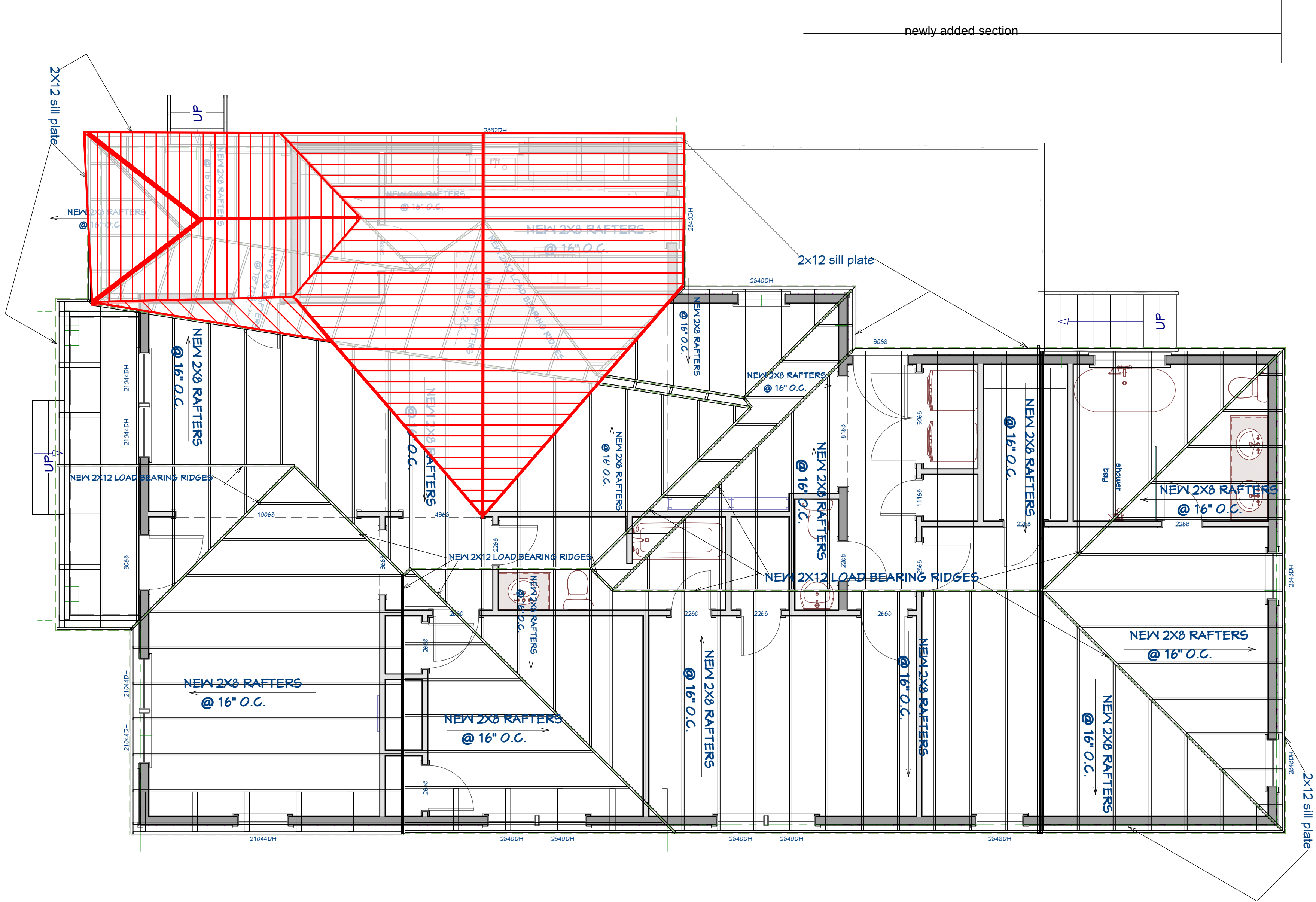
B1.4

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

B1.4



DATE:
JULY 17, 2021
SCALE:
1/4" = 1'-0"
SHEET:
B1.4



As Builts - Requesting
Approval

1
E1.1

EXIST./PROP., ROOF FRAME PLAN

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

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NO.	DESCRIPTION	BY	DATE

RELEASE FOR CONSTRUCTION

CLIENT: FREITUS ENTERPRISES
PROJECT: 551 LAKE DRIVE
HAPEVILLE, GA 30354
PROJECT NUMBER: 071521

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

DATE:

JULY 17, 2021

SCALE:

1/4" = 1'-0"

SHEET:

E1.1



DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: February 15, 2024
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 546 Oak Drive, Revised Submission**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Jocelyn Juhan for a 50 SF addition to a single-family home located at 546 Oak Drive. * The application received January 8, 2024 has been submitted after work has been completed and the homeowner had been issued a stop work order and advised in August 2023 that the work exceeded the roof permit issued and required plans and DRC review. Despite notification and conversations between staff, the homeowner, and the contractor, the work continued even after the stop work order and citations have been issued by Code Enforcement.

The materials indicated in the description of the application are hardi plank siding, asphalt shingles, double pane windows, paint, and aluminum gutters.

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

*Though the applicant was advised prior to submittal and again with a preliminary review of the Design Review Application to provide “previous and as-built floor plans, elevations, details on window recess, trim, porch standards, and all other applicable components” and “photos of all sides of the structure”, the application is still incomplete. No drawings of the previous structure were provided to show the difference in square footage or extent of the addition. The square footage increase cannot be verified or plans for the interior including walls, framing, electrical, plumbing or other alterations that may have required inspection and permitting. Photos have not been provided for all sides of the structure. Details on the plans are still missing (see below).

CODE

Sec. 81-1-5. - Applicability.

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

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

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: There is an existing sidewalk at the front of the house.

(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: Railing not standard.

Depth of porch is 6'. Required 8'.

Width of porch is 52%.

Height of porch from grade still not provided. Porch is on slab.

Only one porch column shown greater than 8' distance.

(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: Missing walkway from front to sidewalk – railing prevents access.

Trim is 3", should be between four and six inches wide. Windows grouped together shall have center mullions two inches wider than the side trim.

Window recess still not provided.

Sill material still not provided - no sills appear to be installed.

Fenestration calculation still not provided.

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

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

Other:

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

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

STAFF COMMENT: Existing house style – design exception required. Front windows enlarged but no detail provided. Sill height is only 1'. Should be 2 ½ to 3 feet.

RECOMMENDATIONS

To comply with the Architectural Design Standards, the following deficiencies and non-compliance with standards were noted.

Missing Information

- Existing (pre-remodeling) floor plans and elevations
- Photos of all sides of dwelling pre- and post-construction
- Sill material - no sills appear to be installed
- Fenestration calculation
- Window recess
- Porch elevation from grade.

Non-compliance with Standards

- Railing not standard
- Porch depth is 6', not 8'
- Width of porch is 52%, not 80% - 100%
- Only one porch post shown, greater than 8'
- Missing walkway from front to sidewalk – railing prevents access
- Trim is 3" should be 4" to 6"
- Sill height is only 1', not 2 ½' to 3'

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: _____

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

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

Applicant: Jocelyn Juhan **Contact Number:** _____

Applicants Address: 546 Oak Drive

E-Mail Address: _____ **Zoning Classification:** R-SF

Address of Proposed Work: 546 Oak Drive

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009400020261

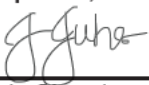
Property Owner: Jocelyn Juhan **Contact Number:** _____

Project Description (including occupancy type): Residential- construct gable, dormer, soffit, fascia , extend front porch, siding, windows, gutters, roof/construct gable and soffit/fascia to bring slope of the roof to current code soffit and fascia so the dripline can be installed GA code.

Contractors Name: Jocelyn Juhan **Contact Number:** _____

Contact Person: Same **Contact Number:** Same

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


Applicants Signature

Date

Project Class (check one):

☒ Residential ☐ Commercial ☐ Mixed-Use Development

Project Type:

☐ New Commercial Construction ☐ Addition to Existing Commercial Building

☒ Addition to Existing Residential Structure ☐ Accessory Structure

☐ Site Plan, Grading & Landscaping ☐ New Single-Family Residential Construction

☐ Other

Total Square Footage of proposed New Construction: 50 sqft

Total Square Footage of existing building: _____

Estimated Cost of Construction: \$35K

List/Describe Building Materials on the exterior of the **existing** structure: _____
Asphalt shingles/ Single pane windows/Siding

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

Architectural asphalt Shingles / Hardie plank

Siding/ Double pane windows/ Sherwin Williams super paint/ Aluminum gutters

NOTICE

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

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

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

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

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

(Please Print & Initial)

I Jocelyn Juhan, JJ 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.

Jocelyn Juhan

Printed Name	Signature	Date
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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.

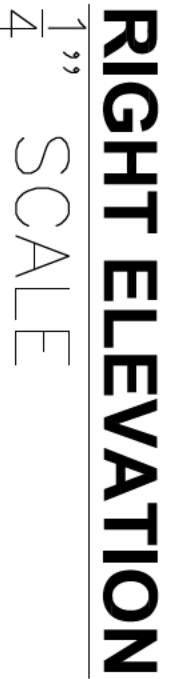
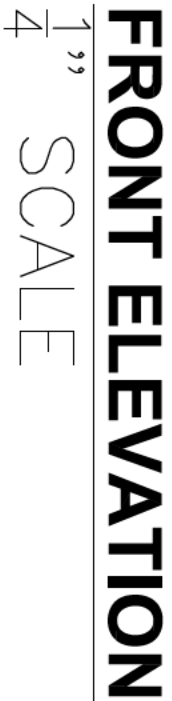
546 Oak Drive

Before



After





1. ALL WINDOW TRIM, 3" WIDE X 3/4" THICK
2. DRIVEWAY WIDTH, 10' WIDE
3. BUILDING NUMBERS SHALL BE 6" HIGH
4. ARCHITECTURAL SHINGLES-TIMBERLINE
- NATURAL SHADOW CHARCOAL ALGAE
- RESISTANT ARCHITECTURAL SHINGLES,
- LIFETIME WARRANTY

SCALE

A101



GAF Shingle & Accessory Limited Warranty



Congratulations! Thank you for purchasing asphaltic shingles and/or accessories from GAF, North America's largest roofing manufacturer — your best choice. While many factors can affect how long your shingles and accessories will last, this *GAF Shingle & Accessory Limited Warranty* covers your asphaltic shingles and accessories, including GAF Ridge Cap Shingles, GAF Starter Strip Shingles, GAF Leak Barrier Products, GAF Roof Deck Protection Products, and GAF Cobra® Ventilation Products (the "GAF Products"), in the unlikely event that they contain a manufacturing defect. It provides great coverage that is "non-prorated" during the crucial up-front period of your ownership (the "Smart Choice® Protection Period") with continued coverage for extended periods of time afterwards. Note: This limited warranty does not cover low-slope membranes or Master Flow® Ventilation Products. Please go to gaf.com for a copy of the limited warranties covering these products.

How Long Your Warranty Lasts

GAF Shingles	Manufacturing Defect Coverage		Wind Warranty Coverage		Algae Warranty Coverage	
	Limited Warranty Term	Smart Choice® Protection Period**	Limited Warranty Term	Wind Speed Coverage (mph / km/h)	Limited Warranty Term	Smart Choice® Protection Period**
Lifetime† Shingles	Lifetime†	10 Years	15 Years	With Special Installation***: 130/209 Without Special Installation***: 110/175	StainGuard Plus™: 25 Years StainGuard®: 10 Years	StainGuard Plus™: 10 Years StainGuard®: 1 Year
Marquis WeatherMax®	30 Years	5 Years	5 Years	80/130	No coverage	No coverage
Royal Sovereign®	25 Years	5 Years	5 Years	60/96	StainGuard®: 10 Years	StainGuard®: 1 Year
GAF Accessories*	Manufacturing Defect Coverage		Wind Warranty Coverage		Algae Warranty Coverage	
	Limited Warranty Term	Smart Choice® Protection Period**				
If you install less than 3 GAF Accessories* and Lifetime† Shingles	40 Years	5 Years	Coverage only available for "GAF Ridge Cap Shingles" (see below) No coverage for other GAF Accessories*		Coverage only available for "GAF Ridge Cap Shingles and Starter Strip Shingles" (see below) No coverage for other GAF Accessories*	
If you do not install Shingles that carry a Lifetime† Limited Warranty	25 Years	5 Years				
GAF Ridge Cap Shingles*	Manufacturing Defect Coverage		Wind Warranty Coverage		Algae Warranty Coverage	
			Limited Warranty Term	Wind Speed Coverage (mph / km/h)	Limited Warranty Term	Smart Choice® Protection Period**
TimberTex®, Ridglass®, and TimberCrest®	See "GAF Accessories**" section above		15 Years	With Special Installation***: 130/209 Without Special Installation***: 110/175	StainGuard Plus™: 25 Years	StainGuard Plus™: 10 Years
Seal-A-Ridge®, Seal-A-Ridge®AS	See "GAF Accessories**" section above		5 Years	90/144	StainGuard Plus™: 25 Years	StainGuard Plus™: 10 Years
Z®Ridge	See "GAF Accessories**" section above		5 Years	With Special Installation***: 90/144 Without Special Installation***: 70/112	StainGuard Plus™: 25 Years	StainGuard Plus™: 10 Years
GAF Starter Strip Shingles	Manufacturing Defect Coverage		Wind Warranty Coverage		Algae Warranty Coverage	
			Limited Warranty Term	Wind Speed Coverage (mph / km/h)	Limited Warranty Term	Smart Choice® Protection Period**
StarterMatch®	See "GAF Accessories**" section above		No coverage	No coverage	StainGuard Plus™: 25 Years	StainGuard Plus™: 10 Years
† Definition of Lifetime: The word "Lifetime" means as long as you, the original owner(s) [or the second owner(s) if coverage was properly transferred during the Smart Choice® Protection Period], own the property where the shingles are installed. The Lifetime† warranty is applicable only to shingles installed on a single-family detached residence owned by individuals. For any other type of owner or building, such as a corporation, governmental entity, religious entity, condominium or homeowner association, school, apartment building, office building, or multi-use structure, the length of the warranty is 40 years. * GAF Accessories covered under this limited warranty include: GAF Ridge Cap Shingles, GAF Starter Strip Shingles, GAF Leak Barrier Products, GAF Roof Deck Protection Products, and GAF Cobra® Ventilation Products. If you install 3 or more GAF Accessories and shingles that carry a Lifetime† Limited Warranty, you are eligible for enhanced coverage on your qualifying GAF Accessory Products. Please refer to the <i>GAF Roofing System Limited Warranty</i>, available on gaf.com, for complete coverage and restrictions. ** Smart Choice® Protection Period: refers to the crucial period of time following installation of the GAF Products during which the coverage provided for in this limited warranty is non-prorated. After the Smart Choice® Protection Period specified above, the remedy provided for in this warranty may be different than that provided for during the Smart Choice® Protection Period, and any remedy will be reduced to reflect the use you have received from your GAF Products. *** Special Installation: Your GAF LayerLock™-labeled Shingles will be covered up to the maximum wind speed above ONLY if installed using 4 nails per shingle and you have GAF Starter Strip Products installed at the eaves and rakes. Special Installation for all other GAF Shingles requires use of 6 nails per shingle and GAF Starter Strip Products installed at the eaves and rakes. Your GAF Ridge Cap Shingles will be covered up to the maximum wind speed above ONLY if your ridge cap shingles are installed in strict accordance with the "Maximum Wind Speed Coverage Under Limited Warranty" section of the applicable ridge cap shingle application instructions.						

Who Is Covered By This Limited Warranty; Transferability
You are covered by this limited warranty if you live in the United States or Canada and are the original property owner (i.e., not a builder or installer) or the first subsequent owner if this warranty was properly transferred.

This limited warranty may be transferred **only once**. The second owner must notify GAF in writing within **one year** after the property transfer for warranty coverage to be transferred. (Other than this one transfer, this warranty may **not** be transferred or assigned, directly or indirectly.) If the transfer takes place within the Smart Choice® Protection Period, the second owner is entitled to the same coverage as the original owner. If the transfer takes place afterwards, the length of this warranty shall be reduced to the two-year period after the ownership changes. If there is a defect during this two-year period, GAF's reimbursement to the second owner will be based only on the reasonable cost of replacement shingles or applicable accessories, reduced by the amount of use that has been received from the shingles or applicable accessories from the date of installation through the date of claim.

Manufacturing Defects: What Is Covered/Sole and Exclusive Remedy
GAF Warranty Company, LLC, a subsidiary of GAF, warrants that your GAF Roofing Shingles will remain free from manufacturing defects that adversely affect their performance during the applicable Smart Choice® Protection Period or that cause leaks for the remainder of the applicable warranty term and that your GAF Accessory Products will remain free from manufacturing defects that adversely affect their performance during the applicable warranty term. **Note:** Wind Warranty and Algae Warranty are covered separately below.

(1) During the Smart Choice® Protection Period: GAF will pay you the full reasonable cost of labor to repair or re-cover any defective GAF Products (excluding non-GAF accessories, metalwork, or flashing) and will provide replacement GAF Products or the reasonable cost of obtaining replacement GAF Products, at GAF's option. GAF will not pay to tear off your GAF Products, or to dispose of them.

(2) After the Smart Choice® Protection Period: Labor will no longer be covered. GAF's contribution to you will be based on either providing you with replacement GAF Products or, at GAF's choice, reimbursing you for the reasonable cost of replacement GAF Products. The amount of replacement GAF Products or reimbursement provided to you will be reduced to reflect the use you have received from your GAF Products. The amount of use will be calculated by dividing the number of months which have elapsed since installation to the date of claim by the number of months in the warranty term. For a Lifetime† warranty, the number of months in the warranty term is deemed to be 600 for years 11–40 of the warranty term. For years 41 and beyond of a Lifetime† warranty, GAF's contribution is 20%. For example, if you make a claim for Lifetime† Shingles installed on a single-family home after your shingles have been installed for 25 years (300 months), GAF's contribution will be reduced by 300/600 or 50%.

continued on next page



GAF Shingle & Accessory Limited Warranty



continued from previous page

Wind Warranty: What Is Covered/Sole and Exclusive Remedy

This limited warranty is **specifically conditioned** on your shingles or ridge cap shingles being fastened and installed **strictly** in accordance with GAF's application instructions. This limited warranty does not apply to starter strip shingles. GAF warrants to you that your GAF shingles or ridge cap shingles will not fail to seal, blow off, or sustain damage from winds (including gusts) up to the applicable wind speed listed above after they should have sealed but did not due to a manufacturing defect. If your shingles or ridge cap shingles do fail to seal, blow off, or suffer wind damage, GAF will reimburse you for the reasonable costs of replacing the blown-off or damaged shingles or ridge cap shingles and hand-sealing any unsealed shingles or ridge cap shingles. Costs related to underlayment, metal work, and flashings are not included. GAF's **maximum** liability under this paragraph is to reimburse you for the cost of hand-sealing all of the shingles and ridge cap shingles on your roof.

Note: All self-sealing shingles and ridge cap shingles, including GAF's, must be exposed to warm, sunny conditions for several days before they completely seal. Before sealing occurs, shingles and ridge cap shingles are vulnerable to blow-offs and wind damage. Shingles and ridge cap shingles installed in fall or winter may not seal until the following spring. Shingles or ridge cap shingles that are not exposed to direct sunlight or adequate surface temperatures or that are not fastened or installed properly may never seal. Failures to seal, blow-offs, and wind damage under these circumstances result from the nature of self-sealing shingles and ridge cap shingles, not a manufacturing defect, and are not covered under this limited warranty.

Algae Warranty: What Is Covered/Sole and Exclusive Remedy

This limited warranty applies only to shingles, ridge cap shingles, and starter strip shingles sold in packages bearing the **StainGuard Plus™** or **StainGuard®** logos. GAF warrants to you that blue-green algae (also known as cyanobacteria) will not cause a pronounced discoloration of your **StainGuard Plus™**- or **StainGuard®**-labeled shingles, ridge cap shingles, or starter strip shingles for the warranty term listed above. If your **StainGuard Plus™**-labeled or your **StainGuard®**-labeled shingles, ridge cap shingles, or starter strip shingles exhibit a pronounced discoloration caused by blue-green algae during the Smart Choice® Protection Period listed above, GAF's contribution will be either the reasonable cost of commercially cleaning your shingles, ridge cap shingles, or starter strip shingles or, at GAF's sole option, replacing discolored shingles, ridge cap shingles, or starter strip shingles. The **maximum** cost to GAF shall be the lesser of the original cost of the affected shingles, ridge cap shingles, or starter strip shingles or the cost to clean the affected shingles, ridge cap shingles, or starter strip shingles. During the **remainder** of the limited warranty period, GAF's contribution to you will be reduced to reflect the amount of use you have received from your shingles, ridge cap shingles, or starter strip shingles since they were installed. The amount of use will be calculated by dividing the number of months which have elapsed since installation to the date of claim by the number of months in the Algae Warranty term.

Note: Preventing pronounced algae-related discoloration of your shingles, ridge cap shingles, and starter strip shingles is achieved through formulations or through unique blends of granules.

What Is Not Covered

Even if your GAF Products were not properly installed according to GAF's application instructions or to standard good roofing practices, this limited warranty remains in effect. However, GAF will **NOT** be liable for and this warranty does **NOT** apply to:

- (1) Damage resulting from anything other than an inherent manufacturing defect in the GAF Products, such as:
 - (a) improper fastening of your shingles or accessories or application not in strict accordance with GAF's printed application instructions, if the improper installation was the cause of the damage.
 - (b) settlement, movement, structural damage, or defects in the building, walls, foundation, or the roof base over which the GAF Products were applied.
 - (c) inadequate ventilation.
- (2) Damage resulting from causes beyond normal wear and tear, such as:
 - (a) acts of nature, such as hail, fire, or winds (including gusts) over the applicable wind speed listed above.
 - (b) impact of traffic on the roof or foreign objects, including damage caused by objects blown onto the roof by wind.
 - (c) improper storage or handling of the GAF Products.
- (3) Ice damming, except for leaks in the area of your roof deck covered by a GAF Leak Barrier which are caused by a manufacturing defect in your GAF Leak Barrier.
- (4) Shading or variations in the color of your GAF Products or discoloration or contamination caused by fungus, mold, lichen, algae (except for blue-green algae if your shingles, ridge cap shingles, or starter strip shingles were labeled with the StainGuard Plus™ or StainGuard® logos), or other contaminants, including that caused by organic materials on the roof.
- (5) Labor costs, except as specifically provided for above, disposal costs, tear-off costs, and costs related to underlayments (unless your claim involves a manufacturing defect in a GAF Underlayment), metal work, and flashings.
- (6) Damage to the interior or exterior of the building, including, but not limited to, mold growth.

Other Limitations Concerning Coverage

Decisions as to the extent of repair, re-cover, or cleaning required, and the reasonable cost of such work, will be made solely by GAF. GAF reserves the right to arrange directly for your GAF Products to be repaired, re-covered, or cleaned instead of reimbursing you for such work. The remedy under this warranty is available only for those GAF Products actually exhibiting manufacturing defects or algae discoloration at the time your claim is settled. Any replacement GAF Products will be warranted only for the remainder of the original warranty period. GAF reserves the right to discontinue or modify its shingles or accessories, including the colors available, so any replacement GAF Products may not be an exact match for the GAF Products on your roof. Even if GAF does not modify a color, replacement GAF Products may not match your original GAF Products due to normal weathering, manufacturing variations, or other factors.

Claims: What You Must Do

You must notify GAF about any claim within **30 days** after you notice a problem. You may report a claim online at gaf.com/contact, by calling GAF at 1-800-458-1860, sending an email to warrantyclaims@gaf.com, or by sending a notice in writing to: GAF, Warranty Claims Department, 1 Campus Drive, Parsippany, NJ 07054, USA. You will then be provided with complete details about submitting your claim. You will be required to provide proof of the date your shingles or accessories were installed and that you were the owner of the property at that time (or that the warranty was properly transferred to you). You may be required to send to GAF, at your expense, photographs and sample products for testing. Within a reasonable time after proper notification, GAF will evaluate your claim and resolve it in accordance with the terms of this limited warranty. If you repair or replace your GAF Products before you notify GAF about your claim or before GAF has completed its evaluation of your claim, your claim may be denied. If you need to repair or replace your GAF Products before your claim is resolved, you **MUST** provide GAF with reasonable notice. **NOTE: Notice to your contractor, dealer, or home builder is NOT notice to GAF.** You should retain this document for your records in the unlikely event that you need to file a claim.

Sole and Exclusive Warranty

THIS LIMITED WARRANTY IS EXCLUSIVE AND REPLACES ALL OTHER WARRANTIES, CONDITIONS, REPRESENTATIONS AND GUARANTEES, WHETHER EXPRESS OR IMPLIED, WHETHER BY STATUTE, AT LAW OR IN EQUITY, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. This limited warranty is your exclusive warranty from GAF and represents the **SOLE REMEDY** available to any owner of GAF Shingles or Accessories. GAF makes **NO OTHER REPRESENTATIONS, CONDITIONS, GUARANTEES, OR WARRANTIES** of any kind other than that stated herein. GAF **WILL NOT BE LIABLE IN ANY EVENT FOR CONSEQUENTIAL, PUNITIVE, SPECIAL, INCIDENTAL, OR OTHER SIMILAR DAMAGES OF ANY KIND**, including **DAMAGE TO THE INTERIOR OR EXTERIOR OF ANY BUILDING**, whether any claim against it is based upon breach of this warranty, negligence, strict liability in tort, or for any other cause. This limited warranty gives you specific legal rights, and you may also have other rights which vary from jurisdiction to jurisdiction. Some jurisdictions do not allow limitations on or the exclusion of incidental or consequential damages, so the above limitations or exclusions may not apply to you. New Jersey state residents are encouraged to review their rights under the agreement, as provided under the New Jersey Truth-In-Consumer Contract Warranty and Notice Act ("TCCWNA").

The United Nations Convention on the International Sale of Goods shall **NOT** apply either to the sale of the GAF Products or to this limited warranty.

Modification Of Warranty

This limited warranty may not be changed or modified except in writing, signed by an officer of GAF. No one (other than an officer of GAF) has the authority to assume any additional or other liability or responsibility for GAF in connection with your GAF Products except as described in this limited warranty. (**Note:** Warranty subject to change. The warranty in effect at the time your GAF Products are installed is the version of the warranty that will govern your claim. For current information, visit gaf.com or write to GAF at 1 Campus Drive, Parsippany, NJ 07054, USA, Attn: Warranty Claims Department.)

Effective Date

This limited warranty is effective for GAF Products installed after January 1, 2022.





Limited Lifetime Warranty

50, 60, & 70 Series Windows & Patio Doors

Please read this document carefully, as it contains important information to protect your purchase, should you encounter a manufacturing-related defect.

Defined Terms

This "Agreement" is limited to these terms and conditions which form the entire agreement between the parties with respect to the Goods and the Warranty Program. Additional or different terms proposed by Customer or any attempt by Customer to vary in any degree any of the terms of this Warranty Program whether by invoice, quote, delivery tickets, payment or otherwise are hereby deemed a material alteration and notice of objection and rejection of such terms is hereby given.

"Customer" used hereinafter shall only include the initial Customer for American Craftsman Goods and the first consumer user of such Goods. The Warranty is not transferable beyond the first consumer user.

The term "Goods" used hereinafter shall mean and include all products, goods, materials, supplies, installation and equipment in connection therewith as identified in the American Craftsman Limited Lifetime Warranty. The "Goods" does not include (i) work performed by Customer or third parties, or (ii) any other products, goods, materials, supplies, equipment, and all installation services not performed by American Craftsman.

The "Purchase Date" is from the first date of invoice by American Craftsman for the Goods, unless the first consumer can provide a proof of purchase date of product.

"Specialty Goods" shall mean: special applications, including laminated, obscure, and decorative glass; simulated divided lites, and blinds between glass; laminated, painted, coextrusion, and cap stock vinyl colors; specialty units, including all bay/bow windows, garden windows, French doors and hinged doors.

Registration

We encourage you to register your American Craftsman product shortly after installation. Should you need to file a warranty claim, this information will be needed to assist with a proper resolution. Please register via the website silverlinewindows.com/support/warranties/warranty-registration/ or by email to: registermywarrantyusw@cornerstone-bb.com.

Coverage

To qualify for coverage under this warranty, the Goods must be installed in accordance with AAMA and local guidelines, and with American Craftsman installation instructions.

Frames and Sash.

The vinyl frame and sash are warranted to be free from blistering, peeling, flaking, and decaying, under normal environmental conditions, for the length of time the customer resides in the home in which the Goods are installed. The coverage for Specialty Goods is limited to 10 years from Purchase Date.

Insulating Glass Units.

The installed, sealed insulating glass unit is warranted to be free from material obstruction of vision on the internal surfaces of the insulating glass unit, for up to 15 years from Purchase Date. The coverage for Specialty Goods is limited to 10 years from Purchase Date. The insulating glass unit is also warranted to be free from stress cracks for up to one year from Purchase Date.

Components, Hardware, and other Mechanical Parts.

Components, hardware, and other mechanical parts are warranted against breaking, peeling, flaking, rusting, blistering, for a period of 5 years from Purchase Date under normal environmental conditions. Torn or loose screen mesh is not covered.

Commercial Applications

If American Craftsman products are installed in a non-owner, multi-family occupied dwelling or one used for commercial purposes, the coverage on frame, sash and insulating glass units is 10 years from Purchase Date. The coverage for

components, hardware and other mechanical parts is 5 years from Purchase Date. For commercial applications, only, as defined above, this warranty is transferable one time, from original developer to building owner.

Claim Procedure

All warranty claims must be made within sixty (60) days of the appearance of the defect and within the applicable warranty notice period. To initiate a claim, visit homedepot.plygemwindows.com/resources/warranty.

Remedies

This Warranty is made as of the Purchase Date and is not a warranty of future performance. Warranty notice periods begin on the Purchase Date. If a covered defect is reported during the term of the applicable warranty notice period, and otherwise in accordance with the terms of the Warranty, the remedies for approved warranty claims, include replacing defective parts (color matching not guaranteed); or, American Craftsman, at its sole discretion, reserves the right to refund the amount paid by the original single-family homeowner for the product, excluding installation cost. Shipping and handling fees may apply. The remedies set forth in this Warranty are the sole and exclusive remedies available to Customer and sole and exclusive liability of American Craftsman for any claims arising out of or in connection with the Agreement, whether arising in contract, warranty, tort (including negligence), strict liability or otherwise. Removal of millwork, trim by others, finishing, refinishing, and disposal costs and services are not included.

General Conditions and Exclusions

The parties acknowledge that American Craftsman makes no guarantee or warranty as to the timely delivery of Goods or installation services.

If at any time, payment is not remitted to American Craftsman (regardless of whether Customer registered the Goods for the Warranty) when invoiced and due, American Craftsman may, at its sole discretion, at any time, suspend or void the Warranty, stop work, exercise any lien rights, offset any amounts owed by the Customer and enforce all other rights by contract, equity or law. Payment of the total purchase price is a condition precedent to American Craftsman's Warranty.

This Limited Lifetime Warranty is the only warranty, written or oral, express or implied, provided by American Craftsman. No dealer, employee, or agent of American Craftsman, nor any third party, may create or assume any other liability, obligation, or responsibility on behalf of American Craftsman. THE WARRANTIES SET FORTH IN THIS LIMITED LIFETIME WARRANTY ARE EXPRESSLY IN LIEU OF ALL OTHER WARRANTIES, EITHER EXPRESS OR IMPLIED, WHETHER UNDER ANY FEDERAL OR STATE LAW. ALL OTHER EXPRESS AND ALL IMPLIED WARRANTIES, INCLUDING THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, ARE HEREBY DISCLAIMED. Any implied warranty which cannot be disclaimed under applicable law will be limited in duration to the shortest permissible term and, in any event, will not exceed the term of the applicable express limited warranty; the requirements for presenting any claim so affected will be as provided in this Limited Lifetime Warranty. Any Goods or component not specifically subject to this Limited Lifetime Warranty is provided AS IS and without warranty. THIS WARRANTY IS NOT A WARRANTY OF FUTURE PERFORMANCE OR A STATEMENT OF THE USEFUL LIFE OF ANY GOODS, BUT ONLY A WARRANTY TO REPAIR, REPLACE, OR REFUND.

American Craftsman reserves the right to discontinue the model or models manufactured under these warranties. Any discontinued parts, components or materials may be replaced with an equivalent part at the sole discretion of American Craftsman. American Craftsman is not responsible for any color variation in the replacement part, component, or material.

Many standard Goods are labeled with the AAMA or Hurricane Impact Certifications. Certification is based on the performance of a sample(s) of the product at the time of manufacture. Many standard Goods are labeled with National Fenestration Rating Council (NFRC) ratings. NFRC ratings are based on a combination of computer simulations and physical testing of product samples. Certifications and ratings typically apply to single products only; however certain

factory-mulled or combined product configurations may also be certified. Performance of individual Goods may vary and will change over time, depending upon the conditions of use. Certifications and NFRC ratings are not performance warranties.

American Craftsman will not be liable for any problem or damage relating to inappropriate or faulty building design or construction, maintenance, installation, or selection of Goods. Windows and doors are only one element of a structure; American Craftsman does not warrant that third-party certification of a building or project to any specific standard will be achieved through the use of any Goods.

The Goods, including all products, goods, materials, supplies, equipment, windows and screens, are not designed, tested or certified to, and will not, prevent falls. Under no circumstances does American Craftsman represent or warrant that the Goods can be used for fall prevention; American Craftsman shall not be responsible or liable in any manner for damages or bodily injury associated with or related to the failure of the Goods to prevent falls.

NOTWITHSTANDING ANYTHING TO THE CONTRARY, IN NO EVENT WILL AMERICAN CRAFTSMAN BE LIABLE FOR CONSEQUENTIAL DAMAGES, INCLUDING CLAIMS, LOSSES, DAMAGES, OR EXPENSES RELATED TO CUSTOMER'S INTERIOR EQUIPMENT, FURNISHING, OR PROPERTY INSIDE THE STRUCTURE, LOST PROFITS, LOSS OF INVESTMENT, BUSINESS INTERRUPTION OR OTHER SPECIAL, INCIDENTAL, CONSEQUENTIAL OR INDIRECT DAMAGES ARISING FROM OR IN RELATION TO THE AGREEMENT OR THE GOODS PROVIDED BY AMERICAN CRAFTSMAN UNDER THE AGREEMENT WHETHER IN CONTRACT, WARRANTY, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, PRODUCTS LIABILITY, INDEMNITY, CONTRIBUTION, OR ANY OTHER CAUSE OF ACTION.

In no event shall the liability of American Craftsman arising in connection with any Goods or activities provided under the Agreement exceed the actual amount paid by Customer to American Craftsman for the Goods or activities involved with any such claim.

Items NOT Covered by this Limited Warranty

This limited warranty is only applicable to Goods installed in the USA. This limited warranty gives the holder specific legal rights, which may vary, from state to state.

American Craftsman is not responsible for any costs incurred in the removal, replacement, installation, re-installation or repair of product or adjacent materials.

Damage, defects or failure of Goods resulting from causes outside of American Craftsman control are excluded from coverage under this Limited Lifetime Warranty, including, but not limited to the following:

- Storage, handling, installation by others, modifications by others, application or use of the Goods not in accordance with American Craftsman's instructions, specifications or building codes.
- The occurrence of accidents, vandalism, fire, floods, acts of God including, but not limited to, earthquakes and hurricanes; exposure of the Goods to excessive heat and/or cold beyond naturally occurring conditions; and use in applications exceeding design standards.
- The failure to perform reasonable and necessary maintenance on the Goods.
- Stresses caused by building defects, settlement, or movement of the structure in which the Goods are installed.
- The application of harmful cleaning solutions or products including, but not limited to, brick wash, acetone, petroleum products or abrasive compounds.
- Fading and/or color variations caused by normal aging or weathering.
- The rusting or corrosion of Goods installed in proximity to coastal environments, unless the product is composed of appropriate stainless steel or other non-corrosive hardware in which case such Goods are warranted to be free from manufacturing defects that result in abnormal deterioration

of the finish for a period of five (5) years. Other hardware finishes are not warranted in coastal environments.

- Installation of the Goods outside of the United States.
- Minor blemishes in the glass that do not significantly impair the structure or vision through the glass, including glass curvature.
- Condensation on the external surfaces of the window and/or glass.
- Misalignment, bow, twist and warp of grilles/muntins of 1/8" or less from appropriate position shall be excluded from the Limited Lifetime Warranty.
- Damage due to the transportation or installation of the glass product or Goods at altitudes more than 5,000 feet above or below point of manufacture, unless equipped with capillary or breather tubes.
- The very gradual, natural migration of inert gas used in insulating glass units.
- Damage incurred by reflection of solar energy from the product surface.
- Misuse, abuse, alteration by others, accident or negligence.
- Goods installed in wall systems that do not allow for proper moisture management, such as exterior insulation and finish systems (EIFS) or "synthetic stucco" without effective engineered drainage systems, are not covered under the Warranty.

American Craftsman does not warrant the amount or percentage of argon or other inert gas present in insulating glass at any time after manufacture. Inert gas dissipates over time and may be ineffective in products manufactured with capillary tubes. Thermal efficiencies vary with the application of the Goods. American Craftsman does not warrant a specific level of thermal efficiency will be maintained by inert gas, low emissivity coatings, or other product features.

Thank you for choosing American Craftsman.

After your windows and/or doors are installed, be sure to register them online at silverlinewindows.com/support/warranties/warranty-registration/.

Item specifics

Condition	New: A brand-new, unused, unopened, undamaged item in its original packaging (where packaging is ... Read more
Brand	American Craftsman
Exterior Color/ Finish	White
Exterior Color/Finish Family	White
Features	Tilt-In Cleaning
Frame Material	Vinyl
Frame Type	Pocket Frame
Glass Type	Low-E Glass
Glazing Type	Double-Pane
Grid Pattern	Colonial
Grille Type	Grille Between Glass
Hardware Color/Finish Family	White
Included	Grid,Hardware,Screen
Interior Color/Finish Family	White
Lock Type	Cam Action
Number of Grids	3 Wide 2 High
Number of Locks	2
Product Weight (lb)	26 lb
Returnable	90-Day
Solar Heat Gain Coefficient	0.22
U-Factor	0.29
Window Type	Other
Window Use Type	Replacement
Energy Star Qualified	Not Qualified
Manufacturer Warranty	Limited Lifetime Warranty
Grid Width (in)	3/4
Jamb Depth (in)	3.25 in
Product Depth (in)	4.5 in
Product Height (in)	37.25 in
Product Width (in)	27.75 in
Rough Opening Height (in)	38 in
Rough Opening Width (in)	28 in
Width (in) x Height (in)	27.75 x 37.25
Type	Does not apply
UPC	7445025638631

Item description from the seller

- Designed for easy window replacement
- Unique decorative exterior frame enhances curb appeal
- Made of easy care, premium vinyl

The premium quality 70 PRO Series double hung window features a unique frame design in a classic profile for added curb appeal. The durable, vinyl construction is low maintenance and makes an outstanding choice for your window replacement project. American

- For window replacement in existing openings
- Classic profile frame is designed to mimic the look of traditional wood windows
- Energy efficient Low-E glass helps save on heating and cooling bills
- Durable vinyl is low maintenance and retains its beauty without painting
- Dual weatherstripping creates a weather-tight seal
- Both top and bottom sash operate
- Tilt-in top and bottom sash for easy cleaning
- Half screen is included
- Additional sizes and popular colors are available through special order, along with color-coordinated grille styles and patterns
- Nominal size: 28 in. x 38 in.
- Rough opening: 28 in. x 38 in.
- Window regulations may vary in specific areas of the country. To verify regulations please reference your local building code or contact your local building inspection office.



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

DATE: February 15, 2024
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 816 S Central Ave Stairway and Canopy**

BACKGROUND

The City of Hapeville has received revised drawings for 816 South Central Avenue for two design modifications on the site. The first is to install wood slats around the poles of the staircase to screen outdoor storage (photos). Slats would be stained or painted. The second is to install decorative, non-structural panels to the interior of the canopies (see photos).

FINDINGS

Please clarify what will be stored behind the slats to ensure Code Compliance

The Architectural Design Standards are silent on the wood slats and non structural panels and therefore approval and any modifications is at the discretion of the Committee.

[REDACTED]

[REDACTED]

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

1,600 sq ft of site work / 72 sq ft
for teh stair enclosure

Total Square Footage of proposed New Construction: _____

Total Square Footage of existing building: 4,100 est. _____

Estimated Cost of Construction: \$11,500 - \$16,000 for pervious paver work and brick planter.

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

Wood slats, steel paneling, rustic brick, dk bronze / charcoal painted steel

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

Brick planter to match main building.

Charcoal grey pervious brick pavers to match brick pavers at patio

Wood slates (painted or stained) to match patio and steel work

Canopy paneling to match interior paneling / industrial look of exterior canopies

NOTICE

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

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

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

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

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

(Please Print & Initial)

I DAVID HEWITT MH 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.

STAIRCASE



Existing Condition

A. Propose (not yet constructed) adding similar wood slats around poles of staircase at Willingham drive site for misc. outdoor storage. Slates would be stained to match canopies or painted charcoal grey to match canopy cladding.



Proposed under-staircase design (as seen at our recently renovated Spoon Eastside restaurant) in East Atlanta.

TREES AND WALKWAY



B. Propose moving originally designed pervious walk path to connect to far canopy 'C' to better facilitate pedestrian traffic coming from that direction. (not constructed)



C. Propose moving three existing trees (two Gingo and one Zalcova) to interior greenspace (completed)



E. Add three new trees: small slow growth evergreen by canopy C. and two japanese maples at canopy A.

CANOPY INTERIOR DECORATIVE PANELING

F. Proposed adding decorative (non-structural) panels to interior of canopy or canopies touching building (not constructed)





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

DATE: February 10, 2024
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3165 Dogwood As Built Revisions**

BACKGROUND

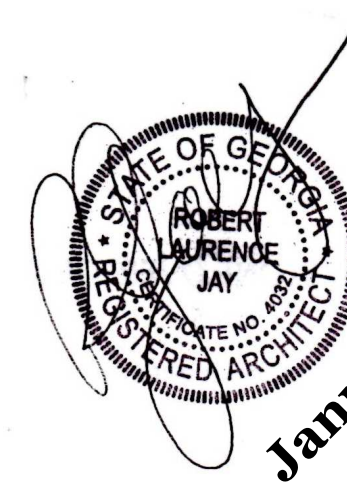
The City of Hapeville has received revised drawings for 3165 Dogwood Drive, Units 8-15 from Yaniv Regev. These drawings were requested by the Design Review Committee to reflect the as-built townhomes which differed from the approved drawings submitted to the City in 2021. Staff and the Design Review Committee discussed the following with the applicant at the January 2024 Design Review Committee meeting:

- The DRC requested new as-built plans for units 11 and 14. New plans must be submitted for remaining buildings prior to construction.
- DRC approved the single window (instead of double window) for this building but requested that the applicant revise the floor plans for the building enfronting Dogwood Drive to accommodate the double windows.
- The applicant will install trim and sills around the windows per Architectural Standard requirements. This will allow for the appearance of recessed window. The applicant will identify how to recess windows on other buildings.
- Window spacing did not match the approved plans. These should be shown correctly on plans for the two remaining buildings so that the DRC can review them and make appropriate recommendations.
- The DRC requested soffits be corrected for sloped soffits as shown on elevations.
- The DRC requested for Unit 11, the shed roof be brought down to the second story and placed approximately 6 inches above the trim of the windows to either side.
- The windowless garage doors should be shown on the as-built plans. Garage doors with windows were approved, solid doors were installed.
- Update the entry-door pediments to the As-Built, and show what will be changed on the redlines. The red lines should be similar to the approved elevations.

The as-built drawings were received.

- **The as-built still does not show the proper side elevation for units 11 and 14.**
- **Shake siding has been added to Units 11 and 14; there is no detail for the sides of the bumpout / cantilever portion.**
- **The as-built rear garage door elevation shows windows in the garage doors. No windows are present in the garage doors as installed.**
- **The pediments shown on the as-built are not as constructed and the proposed pediments are not similar to the approved elevations.**

Please have the applicant provide at least two (2) sets of scaled printed drawings for the Committee at the meeting.



**These Drawings Provided For Architectural Design Only.
Verify Beams Columns and Foundation with Structural Engineer
Field Verify all Dimensions
Released For Construction**

January 24, 2024

January 24, 2024

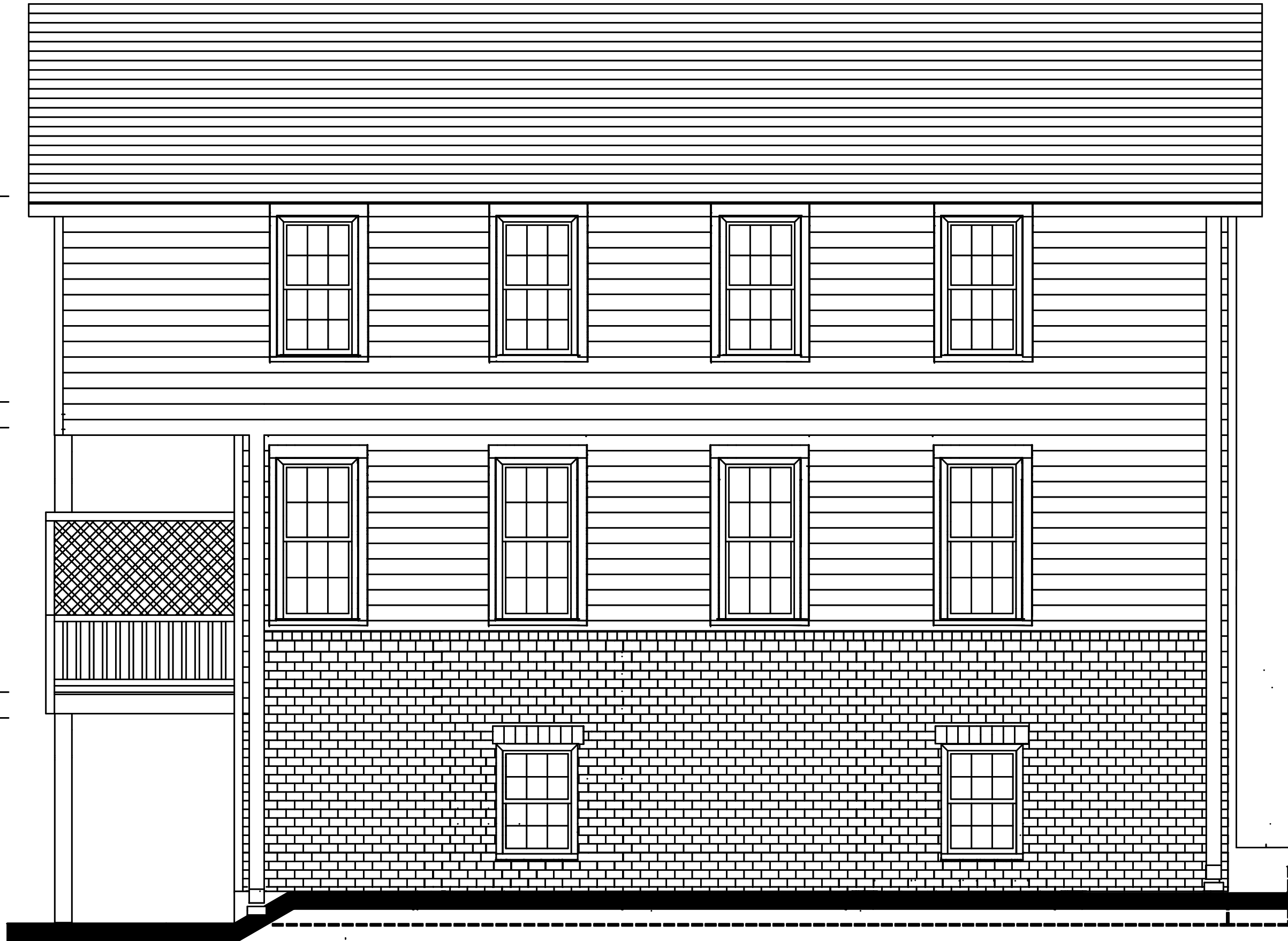
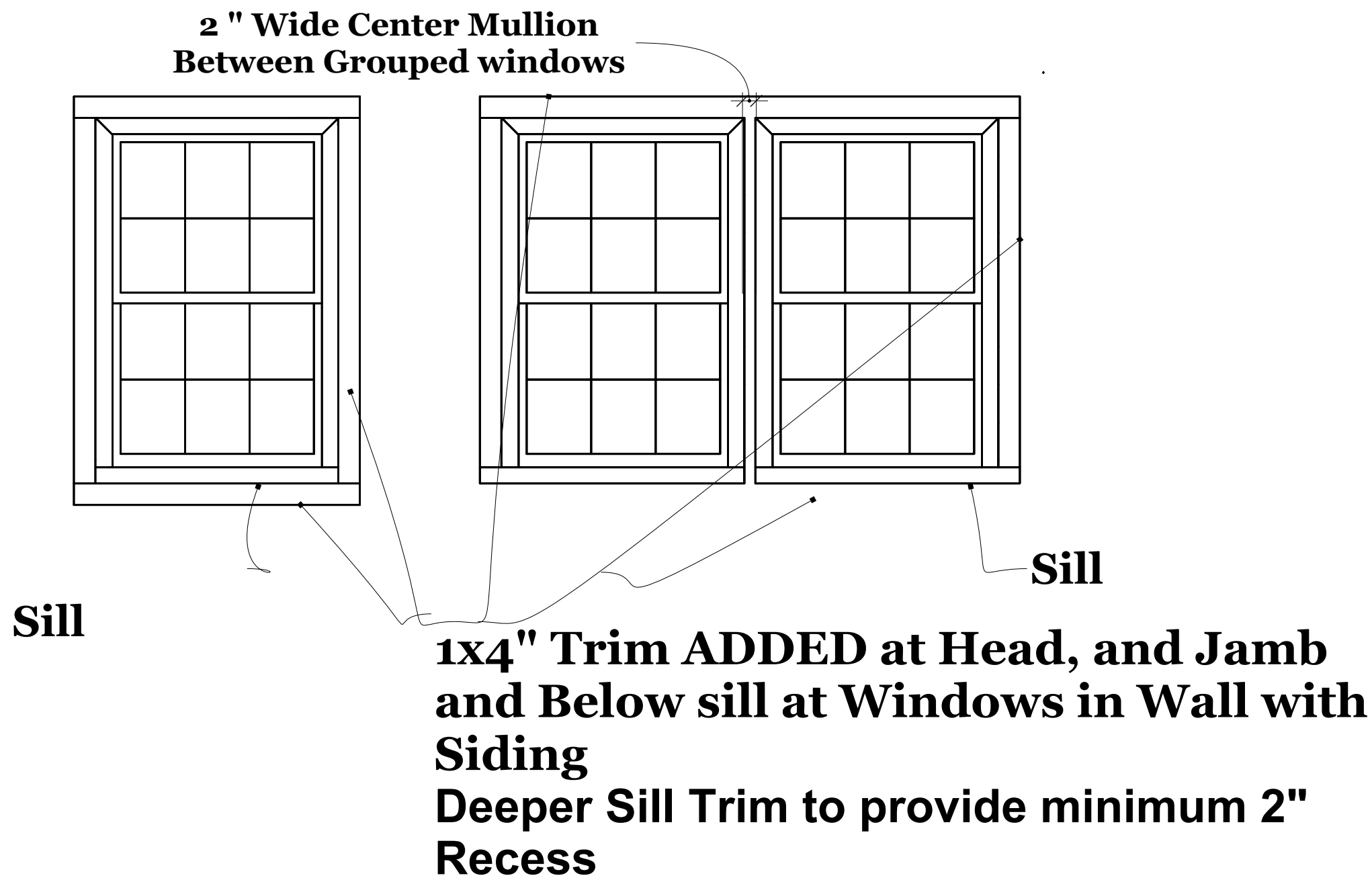
Proposed Dogwood Townhomes

**3165 Dogwood Drive
Hapeville, Georgia**

Proposed Dogwood Townhomes
3165 Dogwood Drive
Hapeville, Georgia

**Robert Jay Architect
6934 Clear Lake Court
Atlanta, Georgia 30360
770-241-5956 rjtrain312@yahoo.com**

January 24, 2024



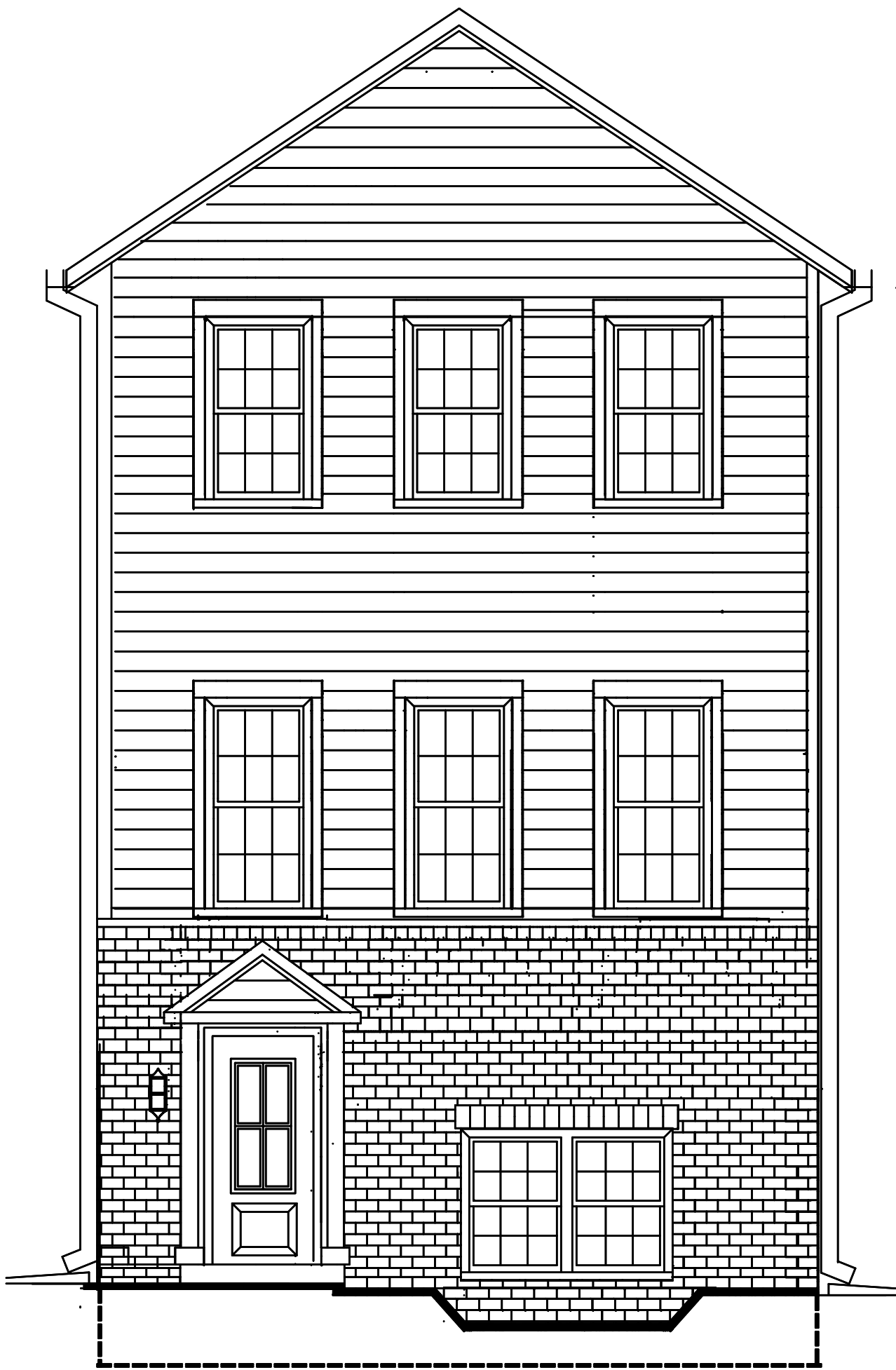
As Built Side Elevation 1/4" = 1'-0"

As Built Front Elevation Unit B 1/4" = 1'-0"

Second Level 9'-0"
Floor to Ceiling

Main Level 10'-0"
Floor to Ceiling

Lower Level 8'-0"
Floor to Ceiling

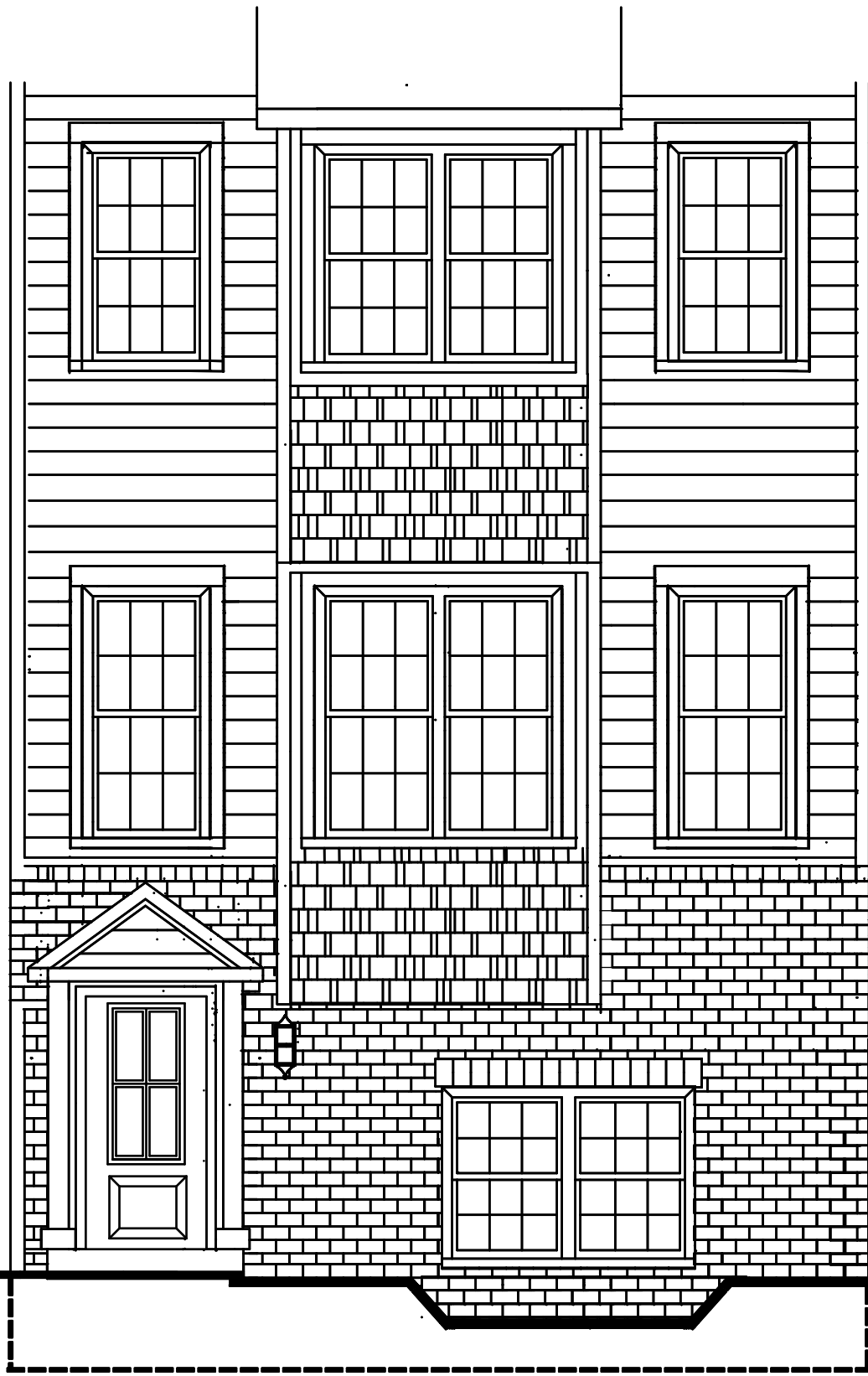


As Built Front Elevation Unit A 1/4" = 1'-0"

Second Level 9'-0"
Floor to Ceiling

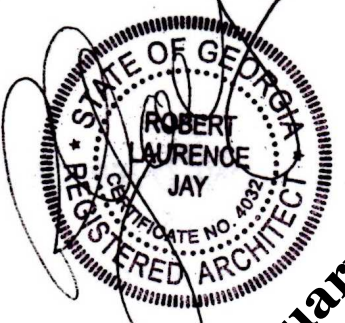
Main Level 10'-0"
Floor to Ceiling

Lower Level 8'-0"
Floor to Ceiling



As Built Front Elevation Unit 14 1/4" = 1'-0"

These Drawings Provided For Architectural Design Only.
Verify Beams Columns and Foundation with Structural Engineer
Field Verify all Dimensions
Released For Construction



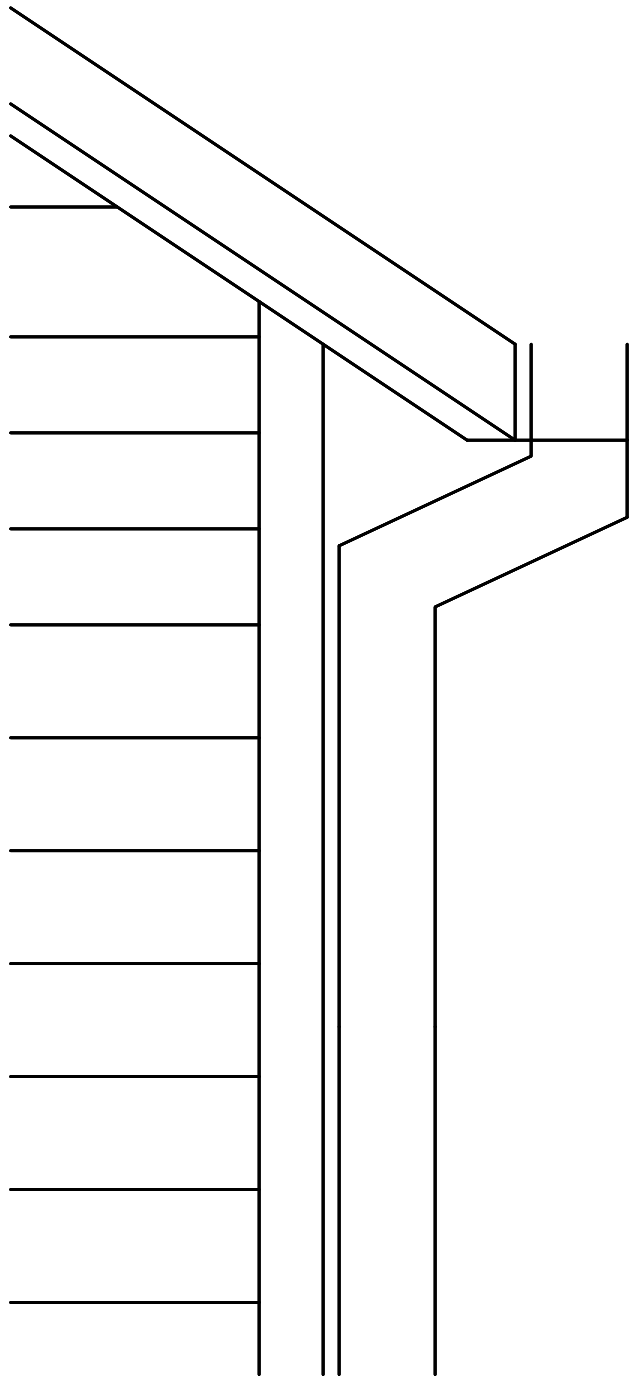
January 24, 2024

REVISIONS		REMARKS
MM/DD/YY	1	...
MM/DD/YY	2	...
MM/DD/YY	3	...
MM/DD/YY	4	...
MM/DD/YY	5	...

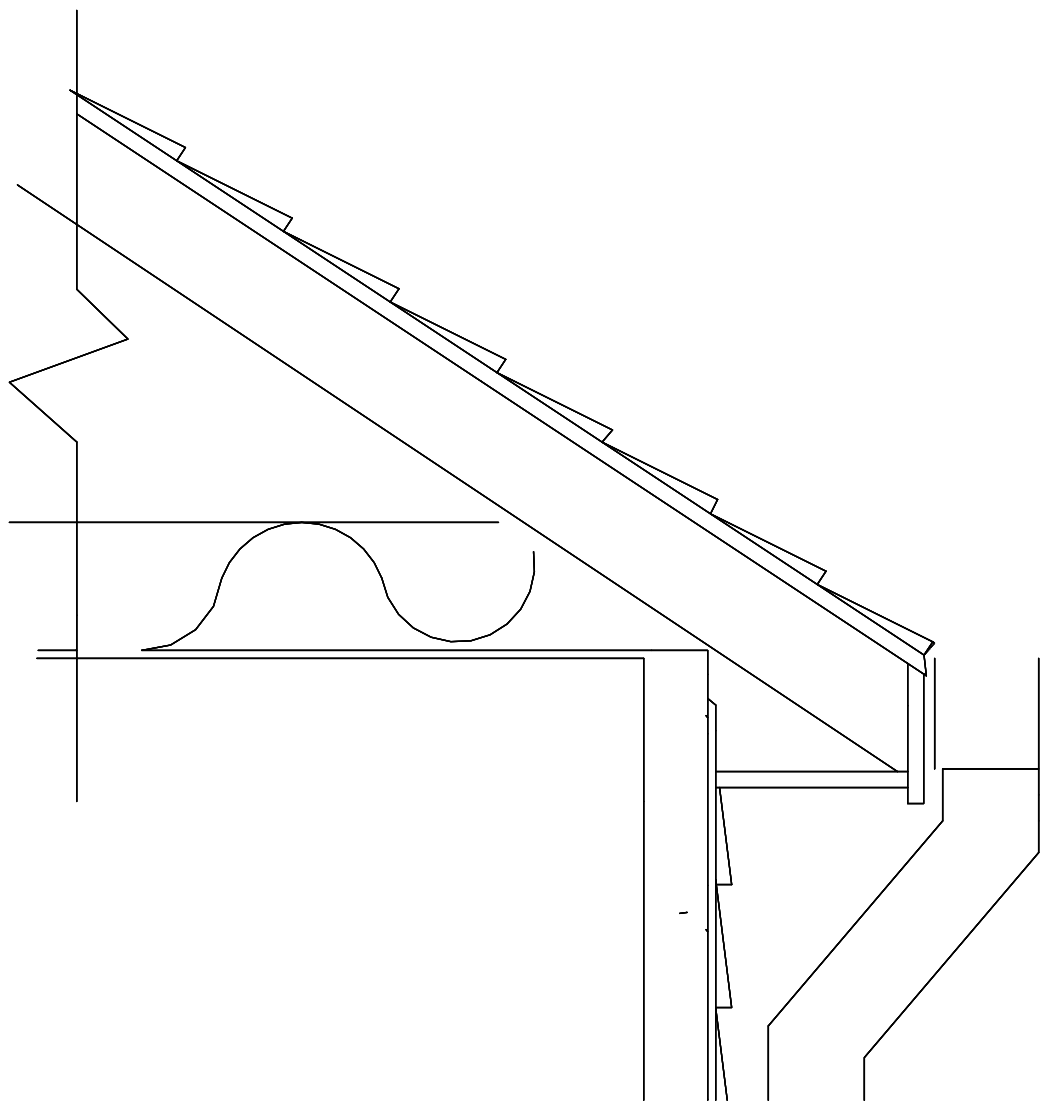
Robert Jay Architect 6934 Clear Lake Court Atlanta, Georgia 30360 770-241-5956 rjtrain312@yahoo.com	
Proposed Dogwood Townhomes 3165 Dogwood Drive Hapeville, Georgia	

A	01
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Proposed Sloped Soffit 1" = 1'-0"



As Built Boxed Soffit 1" = 1'-0"



As Built Front Elevation Unit 11 1/4" = 1'-0"

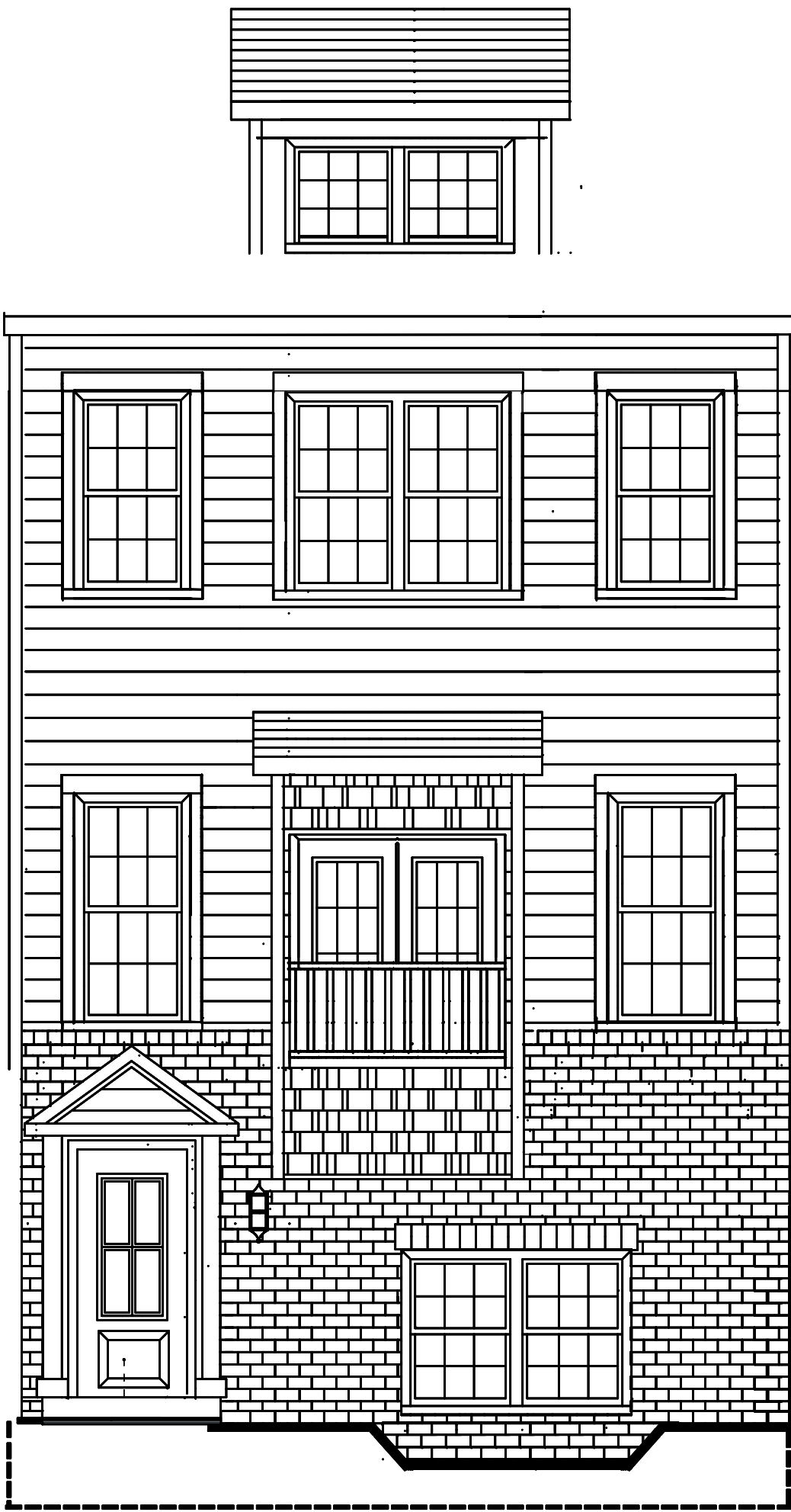


Second Level 9'-0"
Floor to Ceiling

Main Level 10'-0"
Floor to Ceiling

Lower Level 8'-0"
Floor to Ceiling

Proposed Front Elevation Unit 11 1/4" = 1'-0"

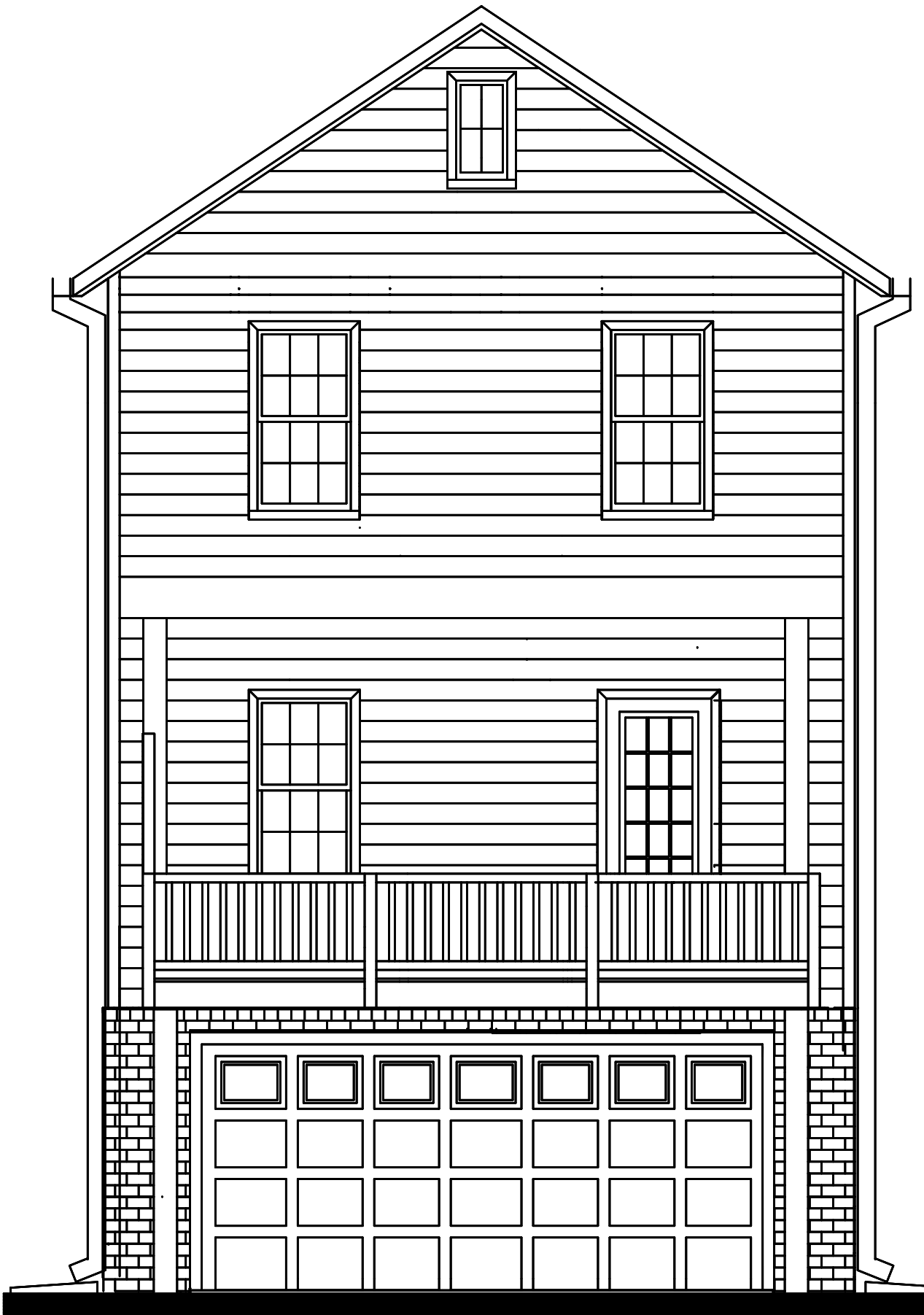


Second Level 9'-0"
Floor to Ceiling

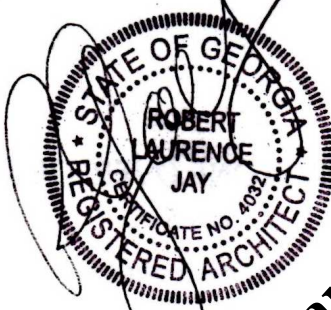
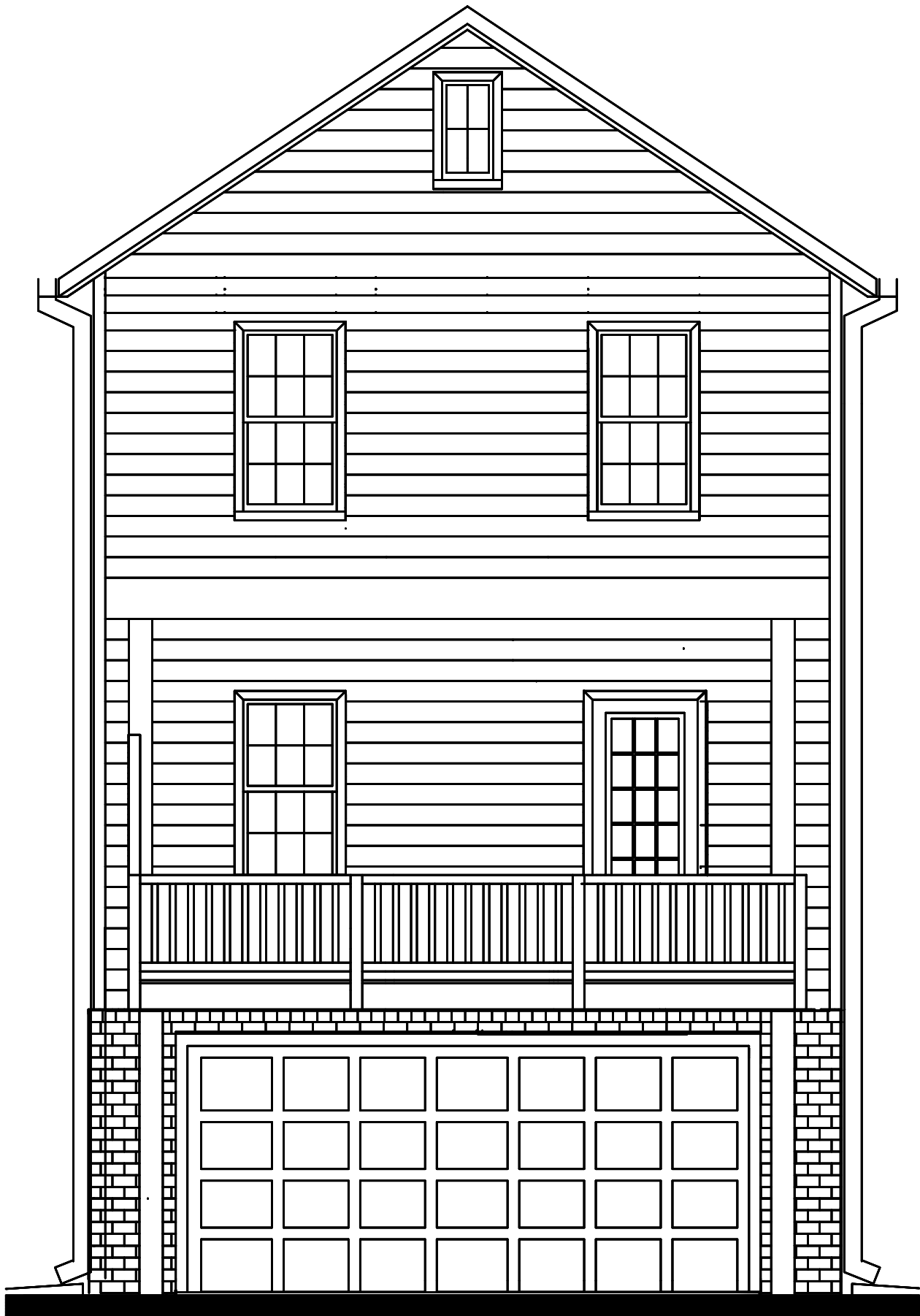
Main Level 10'-0"
Floor to Ceiling

Lower Level 8'-0"
Floor to Ceiling

As Built Rear Elevation Garage Door 1/4" = 1'-0"



Proposed Rear Elevation Garage Door 1/4" = 1'-0"



These Drawings Provided For Architectural Design Only.
Verify Beams Columns and Foundation with Structural Engineer
Field Verify all Dimensions
Released For Construction

January 24, 2024

REVISIONS		REMARKS
MM/DD/YY	1	...
2	...	...
3	...	...
4	...	...
5	...	...

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Proposed Dogwood Townhomes 3165 Dogwood Drive Hapeville, Georgia	

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