



#### **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

March 20, 2024 6:00 PM

#### **AGENDA**

1. **Call to Order**
- 2.

Jonathan Love  
Brian Gregory  
John Stalvey  
Gregory Morgan  
Jacquie Smyth

3. **Approval of Minutes**

- 3.I. Minutes of February 21, 2024  
**Documents**
  1. DRC Minutes February 21, 2024

4. **New Business**

4.I. 3112 Grove Circle Design Exception

**Background:** Brooks Kay is requesting a design exception for the installation of a sidewalk at 3112 Grove Circle. The original submitted and approved plans included a sidewalk along the front of the property.

**Documents:**

1. Planners Report 3112 Grove Circle
2. 3112 Grove Circle

4.II. 551 Lake Drive Design Modification

**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, One Family Residential and is subject to the SubArea E requirements of the Neighborhood Conservation Area section of the Architectural Design Standards.

**Documents:**

1. Planners Report 551 Lake Drive
2. 551 Lake Drive - Revised Plans

4.III. 3085 Jackson Street New SF Dwelling

**Background:** Daniel Love has submitted an application seeking approval for the construction of a 2,305-square foot 4-bedroom, 3-bathroom, single-family dwelling with an attached garage to be located at 3085 Jackson Street. The property is zoned R-SF, One Family Residential and is subject to the SubArea E requirements of the Neighborhood Conservation Area section of the Architectural Design Standards.

**Documents:**

1. Planners Report 3085 Jackson Street
2. Application - 3085 Jackson Street\_Redacted

4.IV. 3163 Old Jonesboro Road New SF dwelling

**Background:** Daniel Love has submitted an application seeking approval for the construction of a 2,305-square foot 4-bedroom, 3-bathroom single-family dwelling with an attached garage to be located at 3163 Old Jonesboro Road. The property is zoned R-SF, One Family Residential and is subject to the SubArea E requirements of the Neighborhood Conservation Area section of the Architectural Design Standards.

**Documents:**

1. Planners Report 3163 Old Jonesboro Road
2. Application - 3163 Old Jonesboro Road\_Redacted

4.V. 3165 Old Jonesboro Road New SF Dwelling

**Background:** Daniel Love has submitted an application seeking approval for the construction of a 2,200-square foot 4-bedroom, 3.5-bathroom single-family dwelling with an attached garage to be located at 3165 Old Jonesboro Road. The property is zoned R-SF, One Family Residential and is subject to the SubArea E requirements of the Neighborhood Conservation Area section of the Architectural Design Standards.

**Documents:**

1. Planners Report 3165 Old Jonesboro Road



2. Application - 3165 Old Jonesboro Road\_Redacted

4.VI. 3165 Dogwood Drive As-Built Revisions

**Background:** Yaniv Regev is seeking approval of revised drawings for 3165 Dogwood Drive, Units 8-15 and Units 1-7. 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. The property is zoned V, Village and is subject to Subarea C of the Neighborhood Conservation Area of the Architectural Design Standards.

**Documents:**

1. Planners Report 3165 Dogwood Drive
2. 3165 Dogwood Drive - 7 Unit Building
3. 3165 Dogwood Drive - 8 Unit Building

5. **Next Meeting Date - Wednesday, April 17, 2024, at 6:00PM**

6. **Adjourn**



Design Review Committee Meeting  
700 Doug Davis Drive  
Hapeville, GA 30354  
February 21, 2024, 6:00 PM

MINUTES

1. Call to Order

Jonathan Love called the meeting to order at 6:03PM.

2. Roll Call

Jonathan Love  
Brian Gregory  
John Stalvey  
Gregory Morgan  
Jacquie Smyth

3. Approval of Minutes

3.I Minutes of January 17, 2024

**MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to approve the minutes of January 17, 2024, as submitted. Motion Carried: 5-0**

4. New Business

5.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.

**MOTION ITEM: Jacquie Smyth made a motion, John Stalvey seconded to table the application until March 20, 2024. Applicant must address all outstanding items identified in the Planners Report and provide updated plans addressing the column spacing. It was indicated that a front rail is not needed due to the front porch height. Applicant will confirm installed shingle warranty. Motion Carried: 5-0**

5.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.

**MOTION ITEM:** John Stalvey made a motion, Gregory Morgan seconded to table the application until March 20, 2024. Applicant must provide proper as-built plans addressing all outstanding items identified in the Planners Report. Motion Carried: 5-0

**5.III 816 South Central Avenue**

**Addition**

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.

**MOTION ITEM:** John Stalvey made a motion, Jonathan Love seconded to approve the application as submitted. Motion Carried: 5-0

**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:** made a motion, seconded to table the application until March 20, 2024. Applicant must provide updated plans addressing all outstanding items identified in the Planners Report. The following items were noted on the plans that were submitted for the February meeting:

- a. Update the as-built drawings to scale with floor heights on each unit
- b. For Units 11 and 14
  - Show correctly and include side elevations
  - Doors, windows, and bays should be accurate and spaced as built.
  - Provide proposed and as built configurations
- c. Units 8 and 15 elevations show a lower single window
- d. Windowsills should be indicated
- e. Juliet balcony should use approved building materials for the railing
- f. Garage doors are shown without windows. This is correct do not change it.
- g. Review recommendations for the variations on the entry door impediments. Select and add to the front door plans.

Motion Carried: 5-0

6. Next Meeting Date – Wednesday, March 20, 2024, at 6:00PM

7. Adjourn

There was discussion by Dr. Lynn Patterson, City Planner that text amendments for the Design Standards were submitted to Mayor and Council.

**MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to adjourn the meeting at 7:38PM. Motion Carried: 5-0**

Respectfully submitted by,

---

Brian Gregory, Secretary

---

Jonathan Love, Chairman

DRAFT



DEPARTMENT OF PLANNING AND ZONING  
PLANNER'S REPORT

DATE: March 15, 2024  
TO: Tonya Hutson  
FROM: Lynn Patterson  
RE: **Design Review – 3112 Grove Circle, Sidewalk Design Exception**

**BACKGROUND**

Brooks Kay is requesting a design exception for the installation of the sidewalk at 3112 Grove Circle. The original submitted and approved plans included a sidewalk along the front of the property.

The Design Review Committee utilizes the following for consideration for a Design Exception for installation of sidewalks.

1. Type of development
  - a. Commercial/Retail/Industrial:
  - b. Mixed use:
  - c. Multi-family:
  - d. Townhomes:
  - e. Higher density:
  - f. Master plan:
  - g. Single family residential: **Yes**
2. Priority streets
  - a. Is the SFD located on one of the City's major or minor arterial streets? **No**
3. Proximity to schools
  - a. Is the SFD located within ¼ of a mile from a school? **No**
4. Proximity to transit
  - a. Is the SFD located within ¼ of a mile from a bus stop or other transit? **Yes**
5. Proximity of existing sidewalks
  - a. Are there sidewalks on the same side of the street already? **No**
  - b. Is there a complete or nearly complete sidewalk on the other side of the street? **Yes**
6. Conflict with utilities
  - a. Are there utility poles or other infrastructure that would hinder development of the sidewalk? **No**
7. Conflict with tree conservation
  - a. Does the construction of the sidewalk adversely affect landmark trees in good health? **No**
8. Other
  - a. Are there other considerations that should be evaluated for the installation of a sidewalk?  
**No**

**RECOMMENDATIONS**

As there is a complete sidewalk across the street and no other properties on the same side of the street as 3112 Grove Circle, the Design Exception may be considered and approved.



| REVISIONS | BY |
|-----------|----|
| 6-1-22    | FR |
| FE2MIT    |    |
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**OZIO LANDSCAPE ARCHITECTS, LLC.**  
 307 BEAUMONT AVENUE  
 DECATUR, GEORGIA 30030  
 paul@ozio.com paul@ozio.com  
 PHONE 404-378-3047

SHEET TITLE:  
 EXISTING CONDITIONS

**BROOKS KAY - BRETT REICHERT RESIDENCE**  
 3112 GROVE CIRCLE  
 HAPEVILLE, GEORGIA 30354

|       |           |
|-------|-----------|
| Date  | 1-26-22   |
| Scale | 1"=20'-0" |
| Drawn | FR        |
| Job   | KAT       |
| Sheet | LS1       |
| Of    | 4 Sheets  |

The field data upon which this plot is based has a closure of 1 foot in 10,000+ feet, an angular error of .03 seconds per angle point and was adjusted using the Least Squares Method. This plot has been calculated for closure and found to be accurate to 1 foot in 100,000+ feet. An electronic total station and a 100' chain were used to gather the information used in the preparation of this plot.

**FLOOD STATEMENT**  
 I HAVE EXAMINED THE OFFICIAL FLOOD HAZARD MAP AND FOUND THAT BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY LIES IN A FLOOD HAZARD AREA ACCORDING TO FEMA FIRM MAP 13121C0366F, DATED 9/18/2013

**STATE WATERS NOTE:**  
 NO STATE WATERS PRESENT WITHIN 200 FEET OF PROJECT SITE.

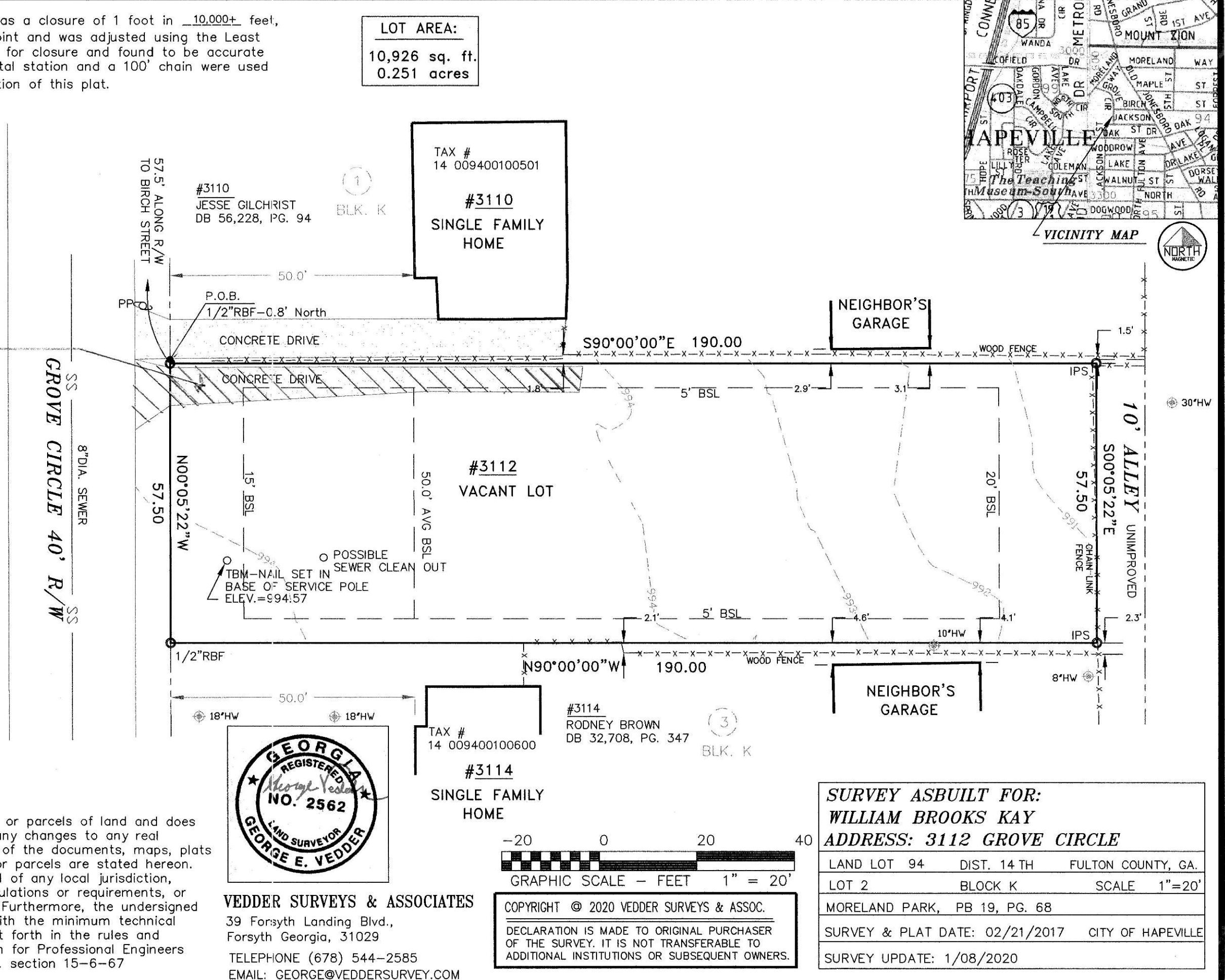
**ZONED: R-SF**  
 FRONT: 15' MAX. LOT % = 70%  
 SIDE: 5' MIN. FLR AREA: 1,600 SQ.FT.  
 REAR: 20' MN. LOT AREA: 4,000 SQ.FT.  
 AVG. FRONT SETBACK: 50.0'

**LEGEND**

|       |                       |
|-------|-----------------------|
| POB   | POINT OF BEGINNING    |
| POC   | POINT OF COMMENCEMENT |
| IPS   | IRON PIN SET          |
| IPF   | IRON PIN FOUND        |
| OT    | OPEN TOP PIN          |
| CT    | CRIMP TOP PIN         |
| RB    | REINFORCING BAR       |
| CL    | CENTERLINE            |
| R/W   | RIGHT-OF-WAY          |
| LL    | LAND LOT              |
| L     | LINE                  |
| R     | RADIUS                |
| CONC  | CONCRETE              |
| C     | CURVE                 |
| PP    | POWER POLE            |
| WM    | WATER METER           |
| EM    | ELEC. METER           |
| GM    | GAS METER             |
| LP    | LAMP POLE             |
| SS    | SANITARY SEWER        |
| N&C   | NAIL & CAP            |
| FFE   | FIN. FLOOR ELEV.      |
| -X-X- | FENCE                 |

**SURVEY CERTIFICATION**

This plot is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats or other instruments which created the parcel or parcels are stated hereon. Recordation of this plot does not imply approval of any local jurisdiction, availability of permits, compliance with local regulations or requirements, or suitability for any use or purpose of the land. Furthermore, the undersigned land surveyor certifies that this plot complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. section 15-6-67



**DEMOLITION PLAN**  
 SCALE: 1" = 20'-0"

The field data upon which this plot is based has a closure of 1 foot in 10,000+ feet, an angular error of .03 seconds per angle point and was adjusted using the Least Squares Method. This plot has been calculated for closure and found to be accurate to 1 foot in 100,000+ feet. An electronic total station and a 100' chain were used to gather the information used in the preparation of this plot.

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**STATE WATERS NOTE:**  
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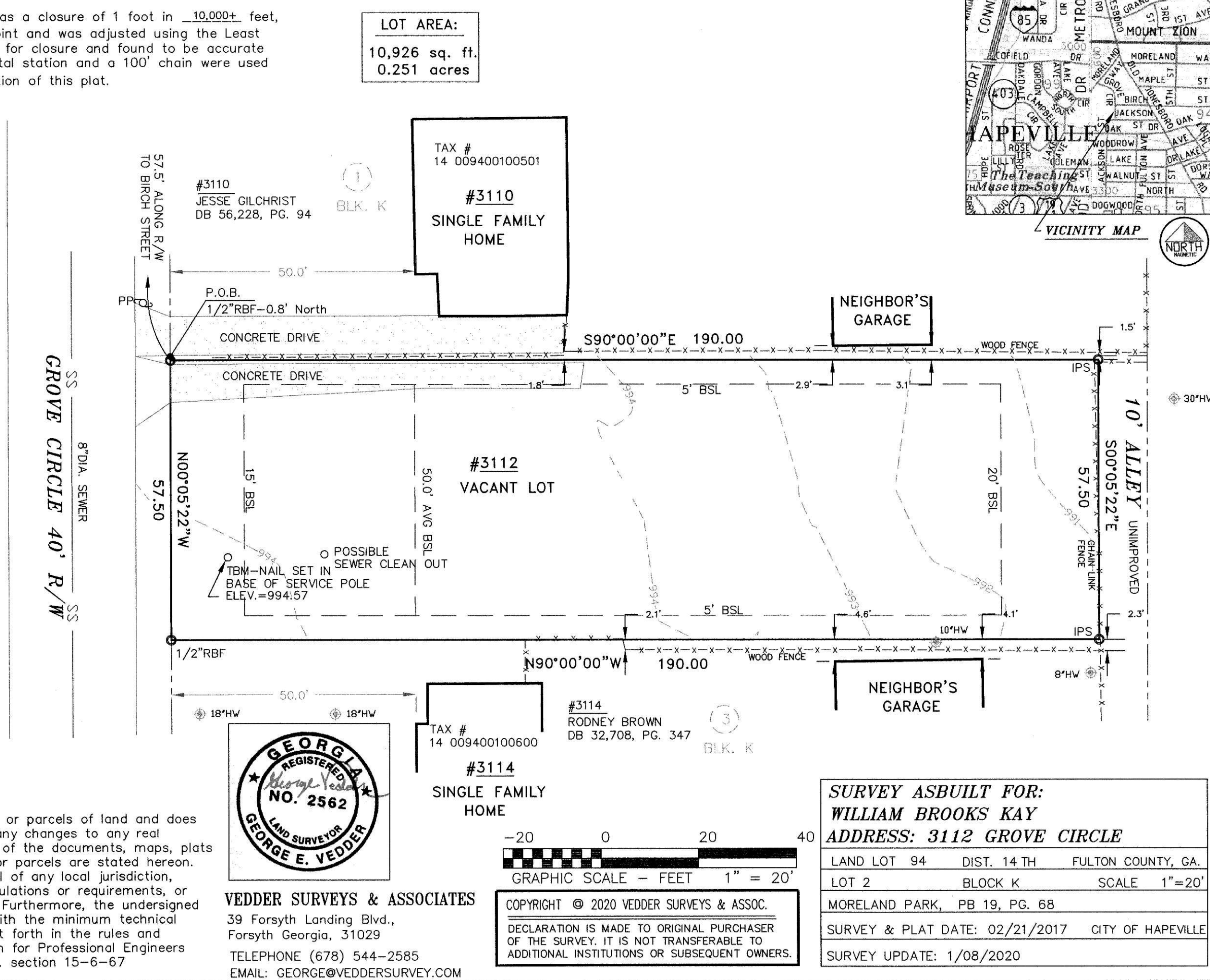
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 FRONT: 15' MAX. LOT % = 70%  
 SIDE: 5' MIN. FLR AREA: 1,600 SQ.FT.  
 REAR: 20' MN. LOT AREA: 4,000 SQ.FT.  
 AVG. FRONT SETBACK: 50.0'

**LEGEND**

|       |                       |
|-------|-----------------------|
| POB   | POINT OF BEGINNING    |
| POC   | POINT OF COMMENCEMENT |
| IPS   | IRON PIN SET          |
| IPF   | IRON PIN FOUND        |
| OT    | OPEN TOP PIN          |
| CT    | CRIMP TOP PIN         |
| RB    | REINFORCING BAR       |
| CL    | CENTERLINE            |
| R/W   | RIGHT-OF-WAY          |
| LL    | LAND LOT              |
| L     | LINE                  |
| R     | RADIUS                |
| CONC  | CONCRETE              |
| C     | CURVE                 |
| PP    | POWER POLE            |
| WM    | WATER METER           |
| EM    | ELEC. METER           |
| GM    | GAS METER             |
| LP    | LAMP POLE             |
| SS    | SANITARY SEWER        |
| N&C   | NAIL & CAP            |
| FFE   | FIN. FLOOR ELEV.      |
| -X-X- | FENCE                 |

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**EXISTING SITE CONDITIONS**  
 SCALE: 1" = 20'-0"

**RELEASED FOR CONSTRUCTION**

**INDEX OF SHEETS**

|               |                                            |
|---------------|--------------------------------------------|
| SHEET 1 OF 4: | EXISTING CONDITIONS, DEMOLITION PLAN       |
| SHEET 2 OF 4: | PROPOSED SITE PLAN                         |
| SHEET 3 OF 4: | LANDSCAPE PLAN / TREE DENSITY PLAN         |
| SHEET 4 OF 4: | EROSION CONTROL DETAILS AND SPECIFICATIONS |

**CONTACT INFORMATION**

|                      |                                                                                                                                                                      |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OWNER OF RECORD:     | BROOKS KAY & BRETT REICHERT<br>3112 GROVE CIRCLE<br>HAPEVILLE, GEORGIA 30354<br>PH. # 678-523-5211<br>EMAIL: BKAY30@AOL.COM                                          |
| ARCHITECT:           | ZAIC & ASSOCIATES, ARCHITECTS<br>3184 EAST POINT STREET<br>EAST POINT, GA 30344<br>PH. # 770-356-7752<br>EMAIL: RZAIC@ZAICASSOCIATES.COM                             |
| STRUCTURAL ENGINEER: | 3LP ENGINEERING, LLC<br>GREG GOULDTHREAD<br>107 WEATHERSTONE DRIVE, SUITE 540<br>WOODSTOCK, GEORGIA 30062<br>PH. # 768-776-4744<br>EMAIL: GREG@3LPENGINEERING.COM    |
| LANDSCAPE ARCHITECT: | OZIO LANDSCAPE ARCHITECTS, LLC.<br>207 BEAUMONT AVENUE<br>DECATUR, GEORGIA 30030<br>PH. # 404-37803047 CONTACT: PAUL OZIO<br>EMAIL: PAUL@OZIOLANDSCAPEARCHITECTS.COM |
| CONTRACTOR:          | PER OWNER                                                                                                                                                            |

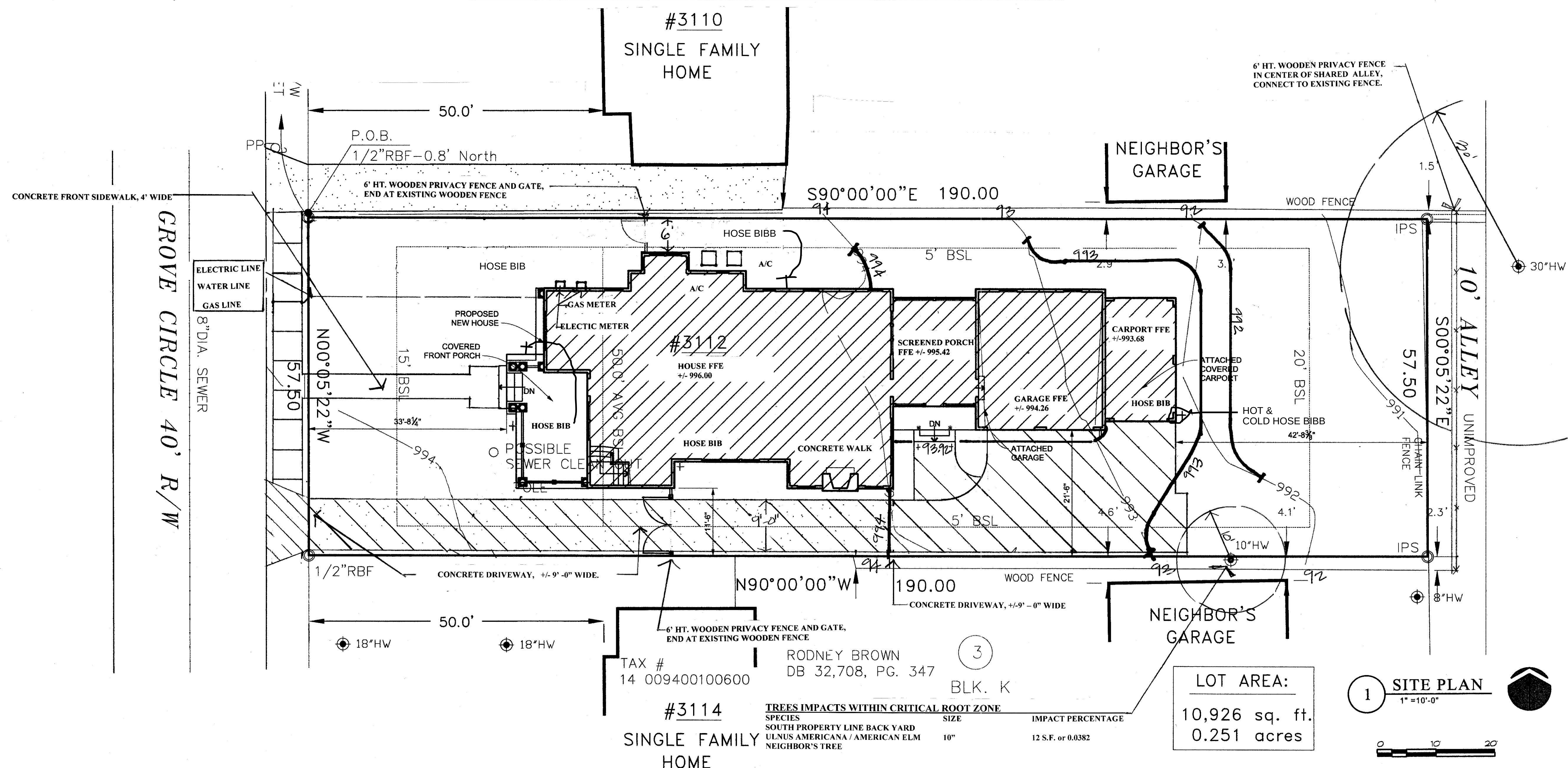


**OZIO LANDSCAPE ARCHITECTS, LLC.**  
207 BEAUMONT AVENUE  
DECATUR, GEORGIA 30030  
PHONE 404-378-3047  
[paulozio@oziolandscapearchitects.com](mailto:paulozio@oziolandscapearchitects.com)

**PROPOSED SITE PLAN**  
**SCALE: 1" = 10'-0"**

**BROOKS KAY – BRETT REICHERT RESIDENCE**  
3112 GROVE CIRCLE  
HAPEVILLE, GEORGIA 30354

|       |             |
|-------|-------------|
| Date  | 1-26-22     |
| Scale | 1" = 10'-0" |
| Drawn | PEO         |
| Job   | KAT         |
| Sheet | 1-52        |
| Of    | 4 Sheets    |



**ZONING**  
350 GREENWOOD AVENUE  
DECATUR, GA. 30030  
SUBDIVISION : SUBDIVISION FOR E. RIVERS REALTY COMPANY  
LAND LOT 213, 15<sup>TH</sup> DISTRICT DEKALB COUNTY, GA.

**PROJECT SCOPE OF WORK -**  
BUILD NEW HOUSE, SCREENED PORCH, ATTACHED GARAGE, AND ATTACHED COVERED CARPORT, INSTALL GRAVEL DRIVEWAY AND REAR CONCRETE DRIVE AND TURN AROUND AREA.

**SETBACKS:** FRONT - 15'  
SIDES - 15'  
REAR - 20'  
**ALLOWABLE COVERAGE 47%**

**EXISTING LOT AREA +/- 10,926 S.F. or 0.251 ACRE**  
**TOTAL DISTURBED AREA +/- 7,800 S.F. or 0.18 ACRE**

**EXISTING LOT COVERAGE - +/- 989 S.F or 0.091%**  
**CONCRETE DRIVE** **989 S.F.**

| PROPOSED LOT COVERAGE -              | +/- 5.443 S.F. or 49.82%         |
|--------------------------------------|----------------------------------|
| HOUSE                                | 1,872 S.F.                       |
| GARAGE                               | 528 S.F.                         |
| SCREENED PORCH                       | 315 S.F.                         |
| CARPORT                              | 252 S.F.                         |
| COVERED FRONT PORCH                  | 273 S.F.                         |
| CONCRETE DRIVE                       | 900 S.F.                         |
| FRONT STEPS & WALK                   | 150 S.F.                         |
| DECORATIVE GRAVEL MAIN DRIVEWAY      | 863 S.F.                         |
| DECORATIVE GRAVEL GUEST PARKING      | 270 S.F.                         |
| STEPPING STONES                      | 20 S.F.                          |
| <b>TOTAL IMPERVIOUS LOT COVERAGE</b> | <b>+/- 5,443 S.F. or 49.82 %</b> |

**FLOOR AREA RATIO: SEE ARCHITECTS PLANS**

**OWNER OF RECORD:** BROOKS KAY & BRETT REICHERT  
3112 GROVE CIRCLE  
HAPEVILLE, GEORGIA 30354  
PH. # 678-523-5211  
EMAIL: BKAY30@AOL.COM

**ARCHITECT:** ZAIC & ASSOCIATES, ARCHITECTS  
3184 EAST POINT STREET  
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DECATUR, GEORGIA 30030  
PH. # 404-37803047 CONTACT: PAUL OZIO  
EMAIL: PAULOZIO@OZIOLANDSCAPEARCHITECTS.COM

**CONTRACTOR: PER OWNER**

THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

1. THERE ARE NO WATERS OF THE STATE ON THIS PROPERTY.

2. THERE ARE NO STREAMS ON THIS PROPERTY.

3. THERE ARE NO DRAINAGE SWALES THAT ORIGINATE OFF SITE AND DRAIN THROUGH THIS PROPERTY.

THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON ONE OF THE COMMUNITY PLANS NO. 13121-CD0366F, DATED 9/8/2013.

SEE ATTACHED SURVEY – EXISTING SITE CONDITIONS / DEMOLITION PLAN FOR MORE SURVEY INFORMATION.

I CERTIFY UNDERPENALTY OF LAW THAT THIS PLAN WAS PREPARED AND A SITE VISIT TO THIS LOCATION DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.

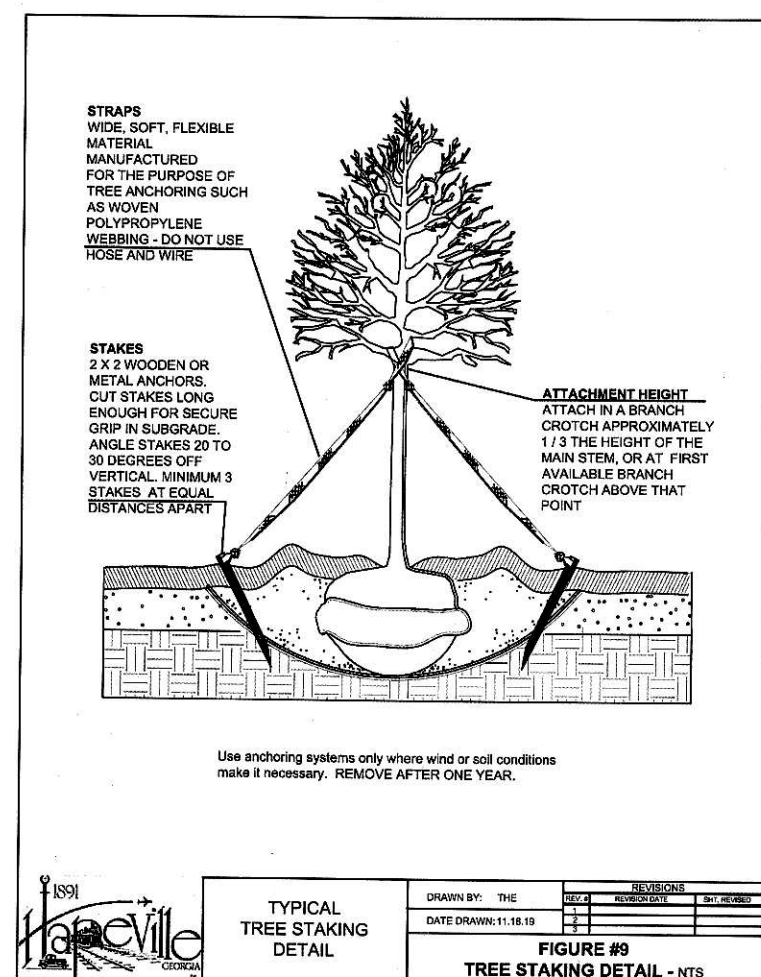
  
PAUL L. OZIO  
LEVEL II CERTIFIED DESIGN PROFESSIONAL  
CERTIFICATION # 0000029511 EXPIRES 02/01/2025

THE PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

- INTERNATIONAL BUILDING CODE, 2018 EDITION WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL FIRE CODE, 2018 EDITION, (NO GEORGIA AMENDMENTS)
- NATIONAL PLUMBING CODE, 2018 EDITIONS, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL MECHANICAL CODE, 2018 EDITIONS, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL FUEL GAS CODE, 2018 EDITIONS, WITH GEORGIA AMENDMENTS (2020)
- NATIONAL ELECTRICAL CODE, 2017 EDITION, WITH NO GEORGIA AMENDMENTS
- INTERNATIONAL ENDERLY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)
- 2018 NFPA 101 - LIFE SAFETY CODE WITH STATE AMENDMENTS (2020)
- INTERNATION SWIMMING POOL & SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- GEORGIA ACCESSIBILITY CODES

**RELEASED FOR CONSTRUCTION**



Page 10 of 158



USE OF THIS DOCUMENT:  
This drawing and associated documents are the exclusive property of the Architect, Zaic & Associates, and are not to be reproduced or copied in whole or in part. They are only to be used for the project and site specifically identified herein and not to be used on any other project without the written permission of the Architect.

SCALE OF THE DRAWING:  
Scales are stated on this drawing are valid on the original drawing only, the dimension of which is 24x36. Do not scale drawings, written dimensions take precedent over scaled dimensions.

Revisions:

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|-----|--|
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New residence for  
Brooks Kay-Brett Reichert

3112 Grove Circle  
Hapeville GA 30354  
Fulton County



Zaic & Associates, Architects  
3184 East Point Street  
East Point, Georgia 30344  
Phone 770.356.7752 www.zaicassociates.com

Stamp:

Project Number: 2021

Drawn By: RZ Checked By: RZ

Copyright:  
Zaic & Associates, Architects  
2019, All Rights Reserved

Release and Date:  
PERMIT/CONSTRUCTION

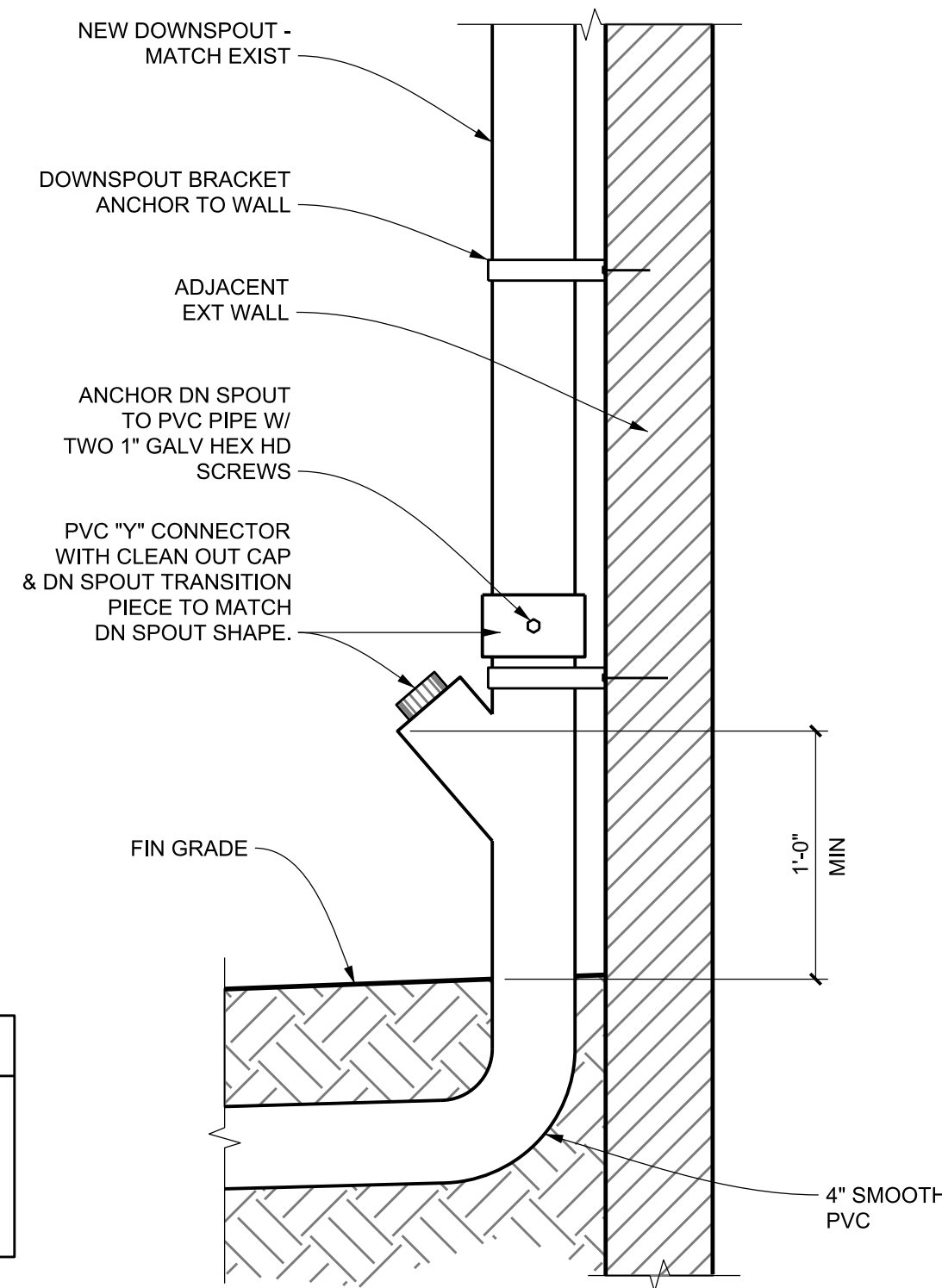
Issued For Construction  
MAY 15, 2022

Sheet Title:

SITE PLAN -  
NEW WORK

Sheet Number:

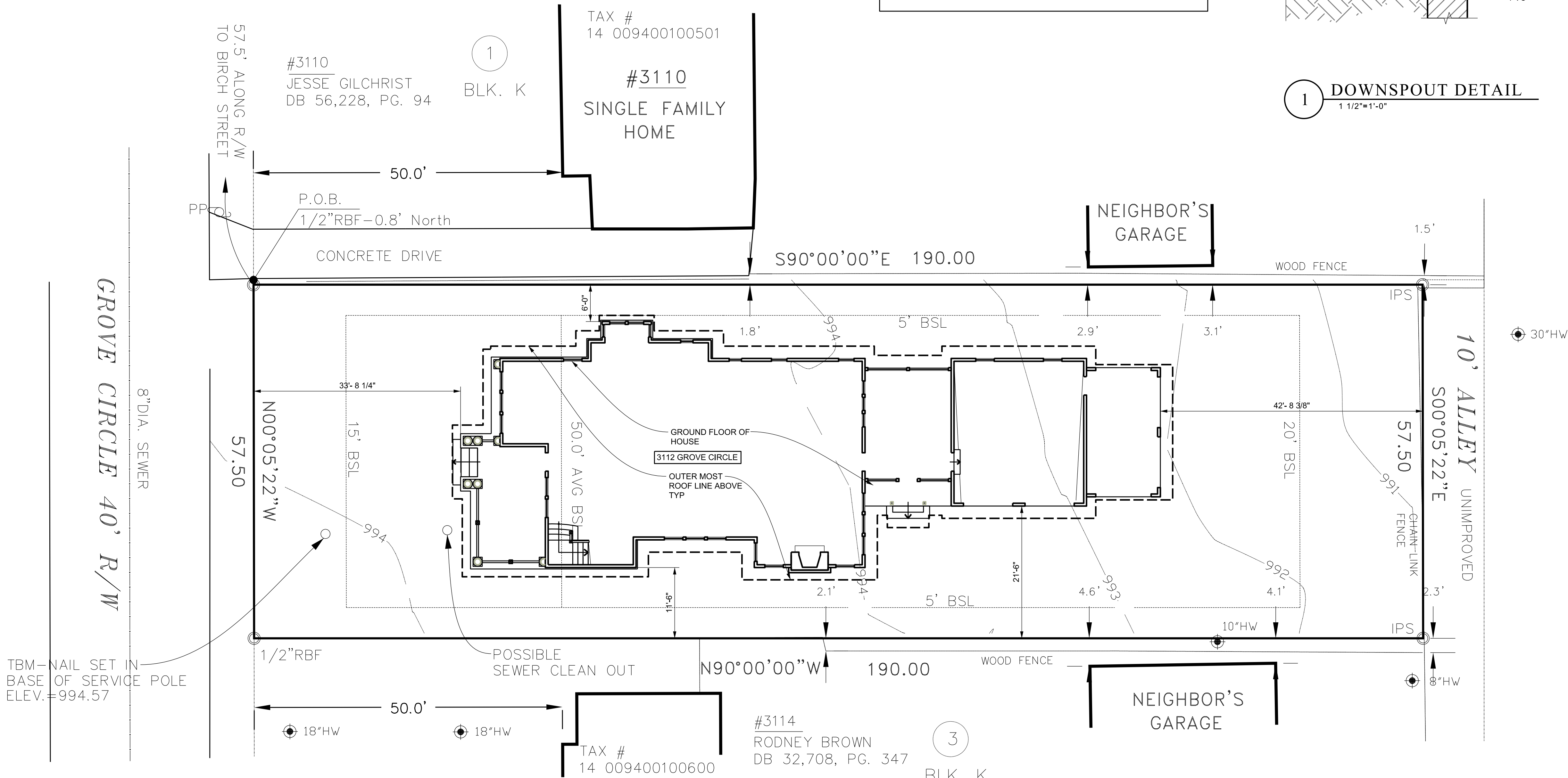
A0.1



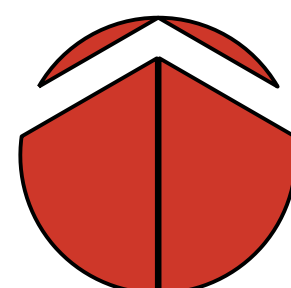
1 DOWNSPOUT DETAIL  
1 1/2"=1'-0"

SITE NOTES: (THIS SHEET ONLY)

1. PROVIDE AND INSTALL GUTTERS WITH DOWN SPOUTS. ALL DOWN SPOUTS SHALL BE RUN INTO SMOOTH PVC PIPE LEADERS THAT EXTEND UNDERGROUND TO LOWER POINT ON THE SITE A MINIMUM OF 8' FROM THE HOUSE. INSTALL RIP TAP STONE @ TERMINATION POINTS OF LEADERS. SEE DETAIL 1/A0.1 THIS SHEET FOR DOWN SPOUT DETAIL.



1 SITE PLAN - NEW WORK  
1" = 10'- 0"





DEPARTMENT OF PLANNING AND ZONING  
PLANNER'S REPORT

|       |                                                                    |                 |   |
|-------|--------------------------------------------------------------------|-----------------|---|
| DATE: | March 15, 2024                                                     | <b>Key:</b>     |   |
| TO:   | Tonya Hutson                                                       | Compliant:      | ✓ |
| FROM: | Lynn Patterson                                                     | Not Compliant:  | ✗ |
| RE:   | <b>Design Review – 551 Lake Drive – Addition and Front Remodel</b> | 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 shown on page 11 of the plans.

**Front Porch:** The double columns have been replaced with single columns evenly spaced and the gable vent shown in a previous iteration has been removed. A railing is now 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.

**Roof Warranty:** The roofing detail now includes a 30 year warranty.

**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:**

**(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.**

**Columns are now evenly spaced as requested by DRC. Distance between columns not provided. 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: Compliant window trim has been indicated on plans**

**RECOMMENDATIONS**

**The applicant has addressed all Design Review Committee comments. The DRC may approve the application.**

**Project Address**

551 Lake Drive, Hapeville, GA

| <b>Rev</b> | <b>Page</b> | <b>Changes</b>                                                                             |
|------------|-------------|--------------------------------------------------------------------------------------------|
| 2          | B1.4        | Column dimensions on front porch changed. Columns aligned with corners and center of gable |
| 2          | B1.0        | Window notes added. Column spacing changed. Column note for 8X8 Columns added              |
| 2          | E1.0        | Notes added for parged cement on all exposed concrete                                      |
| 2          | B.10        | Gable vent removed (not needed)                                                            |







FLOOR PLAN NOTES:

**DIMENSIONS**, exterior dimensions outside are from outside of wall stud to outside of wall stud. The interior dimensions are from inside sheetrock face to inside sheetrock face. Exterior walls are made of 2x4 or 2x6 wall studs that will be 16" o.c.,  
The interior wall studs are to be 2x4 wall studs @ 16" o.c. Plumbing angle walls are to be in 45 degree increments unless otherwise noted.  
Framing:  
Framing packet is to be dimensional lumber unless otherwise noted.  
Emergency Egress:  
At least one of the windows in each bedroom will be for emergency exit and will be note on the plans. The sill height of the window being no more than 44" high and the width being no less than 34" wide.  
Minimum Width:  
There is a minimum width for all hallways, staircase, and closets space. This dimension will be note on the drawings.  
Ceiling Heights:  
The added on section of the first floor ceiling height shall match the existing floor to ceiling height which is 9'. The second floor will be 9' as well.  
Attic Access:  
Second floor attic access panel will be 2'x3' w/o drop down attic stairs. The attic access point and panel on the main floor is existing.  
Rear Patio:  
The proposed rear patio will be covered and made of 4" poured portland concrete with vapor barrier and 4" gravel, 3000 PSI, typ.,  
Flooring:  
The new interior flooring on the main floor is to match the existing hardwood floor color. The second floor will have the same hardwood flooring system.  
The rendering is not to scale and is used to give a view of proposed exterior aesthetics.

NAILING NOTES:

|                                                                                                                                                                    |                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Joists to sill or girder bridging to joists (2)-8d toe nail ea., end                                                                                               | toe nail (3)-8d,   |
| Sole plate to joist or BLK'G toe nail (4)-8d end                                                                                                                   | face nail 16d @    |
| Stud to sole plate nail (2) 16d to plate to stud                                                                                                                   |                    |
| Double studs OC 24" o.c.                                                                                                                                           | face nail 16d @    |
| Double top plates OC 16" o.c.                                                                                                                                      | face nail 16d @    |
| Continous header, (2) pieces ea., edge along                                                                                                                       | 16d @ 16" o.c.     |
| Built-up header, (2) pieces w/ 1/2" spacer 16d @ 16" o.c. along ea., edge top plates, laps and intersections                                                       | Face nail (2)-16d  |
| Ceiling joists to plate                                                                                                                                            | Toe nail (3)-8d    |
| Continous header to stud                                                                                                                                           | Toe nail (4)-8d    |
| Ceiling joists, laps over partitions                                                                                                                               | Face nail (3)-10d  |
| Ceiling joists to parallel rafters                                                                                                                                 | Face nail, (3)-10d |
| Rafters to plate                                                                                                                                                   | Toe nail (2)-16d   |
| 1" brace to each stud and plate built-up corner studs 10d @ 24" o.c.                                                                                               | Face nail (2)-8d,  |
| 7/16 OSB roof and wall OC sheathing staple 8" o.c. 1/2"                                                                                                            | Intermediate 1     |
| 3/4" plywood/OSB subfloor OC o.c.                                                                                                                                  | Edges 8d @ 6"      |
| @ 12" o.c.<br>2x multiple joists - stagger @ 15" o.c.w/ (2) @ ea end or splice (3) or fewer 16d nails, (4) or more 1/2" dia.,<br>M.B. w/ standard nut and wahsers. |                    |

STAIRS & STAIR RAILING NOTES:

Stairways shall have a min., width of 34". Hand rails may encroach a mzx., of 3 1/2" into the required width. Treads shall have a min., width of 10". Risers shall have a max., rise of 7 3/4". Stair treads must be uniform and can not vary from the largest to the smallest by more than 3/8".  
Stairways shall have min., 6'-8" of headroom at the nose of the stair.  
Enclosed unsable space under interior stairs shall be protected on the enclosed face with 5/8" type x gypsum wall board.  
Stiarways shall have at least one handrail located 34" to 38" above the nosing of treads and landings. The hand grip portion of handrails shall not be less than 1-1/2" or greater than 2" in cross sectional dimension.  
Handrails shall be continous the full length of the stairs. The ends of handrails shall return to wall of terminate into a newel post or safety terminal. Stairways having less than 3 risers do not require a hand rail.  
34" min., to 38" max., height guardrails shall be provided for at porches. Decks, Balconies, stairways and landings where the adjacent surface is greater than 24" below.  
Railing and guardrail baluster spacing shall be no greater than 4"  
The triangular openings formed by the riser, tread, and bottom of guardrail shall not allow a 6" diameter sphere to pass through.

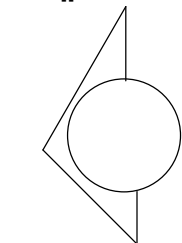
WINDOW AND DOOR NOTES:

Every bedroom shall be provided w/ an egress window w/ finish sill height not greater than 44" above the fiinsh floor height and shall have a minnum openable area of 5.7 sq., ft., egress windows shall not have an openable area less than 20" wide or 24" high.  
24" minimum elevation of window openings above second level finished floor.  
Interior doors shall be painted. Entry door to be defined by home owner prior ordering.  
Doors between garage and living area shall be 1-3/4" tight fitting solid core doors w/ a fire rating of 60 minutes. Door shall be self closing.  
Exterior exit doors will be 36" min., net clear doorway shall be 32" min. Door shall be openable from inside w/o the use of a key or any special knowledge or effort.

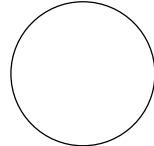
VENTILATION NOTES:

**All combustion appliances will be vented directly to the exterior.** Furnace firebox and tankless water hearter shall have outside combustion air supply pursuant to regional and local codes.  
Atttic shall have ventilation equal to 1 sq., foot per 300 sq., feet of attic space. Ventilation shall be protected from snow and rain and shall be covered with galvanized wire screen. Openings shall be located to provide cross ventilation.  
Exhaust all vents and fans directly to outside via metalducts. Provide 50 CFM (min) fans to provide 5air changes per hour in baths containing tub and/or shower and in laundry rooms.  
Under floor spaces shall have ventilation equal to one sq., foot per 150 sq., feet of floor space. Vents shall be cast into the concrete stem walls and covered with galvanized wire screen. Vents shall be located to provide cross ventilation.

SYMBOLS



= Reference point for elevations or section details



= Reference for door sizes and other door information



= Reference for Size of windows and other information for windows

DT  
DANA T DESIGNS

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| NO. | DESCRIPTION | BY | DATE |
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|     |             |    |      |
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release for construction

CLIENT: PINNACLE SKY VENTURES, LLC  
PROJECT: 551 LAKE DRIVE  
HAPEVILLE, GEORGIA 30854  
PROJECT NUMBER: 022024

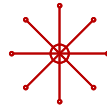
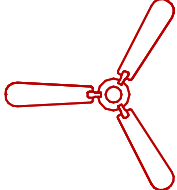
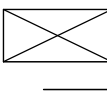
DESIGNER: DANA T DESIGNS  
678-596-8590  
danatdesigns1@gmail.com

DATE:  
FEB., 20, 2024

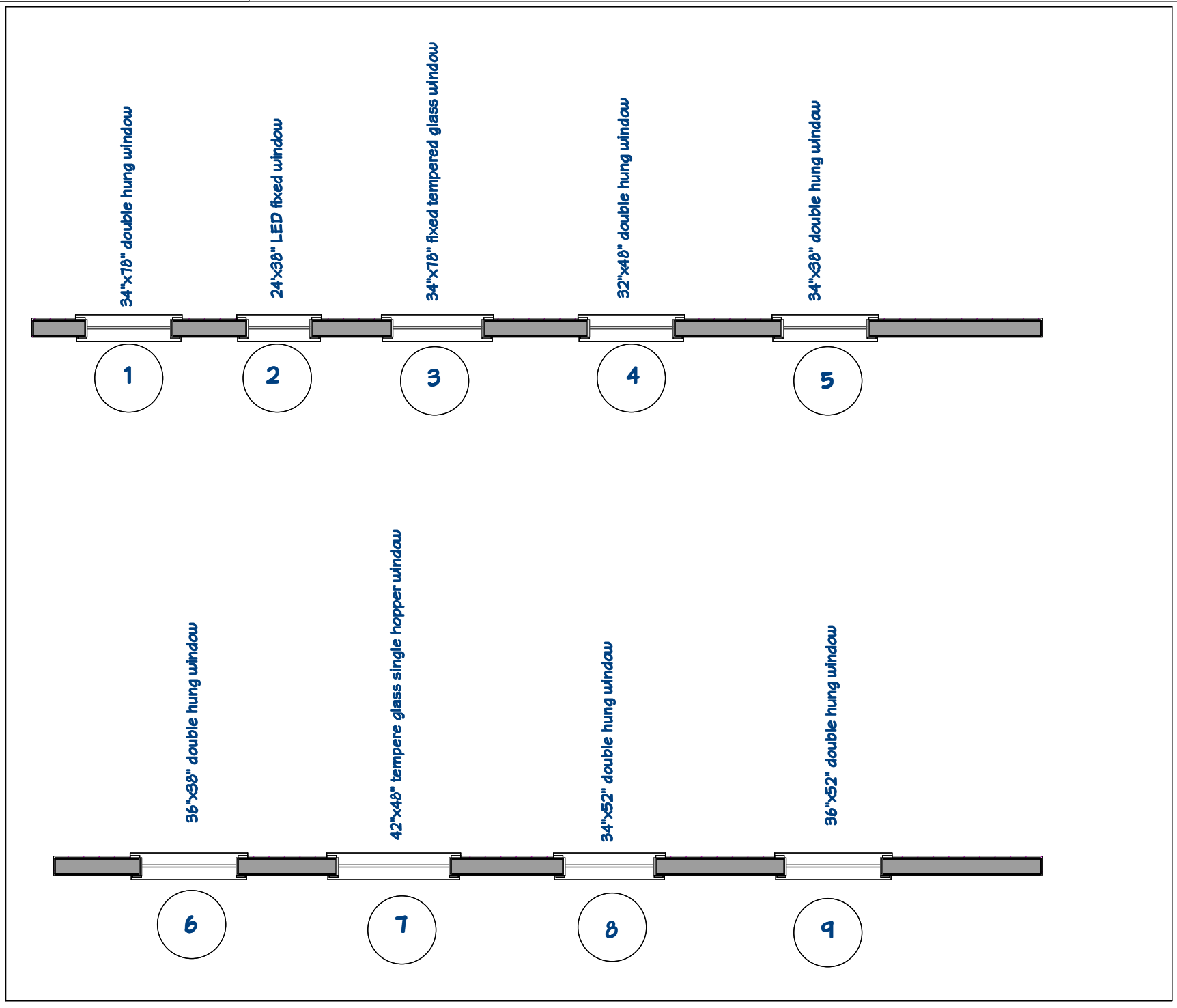
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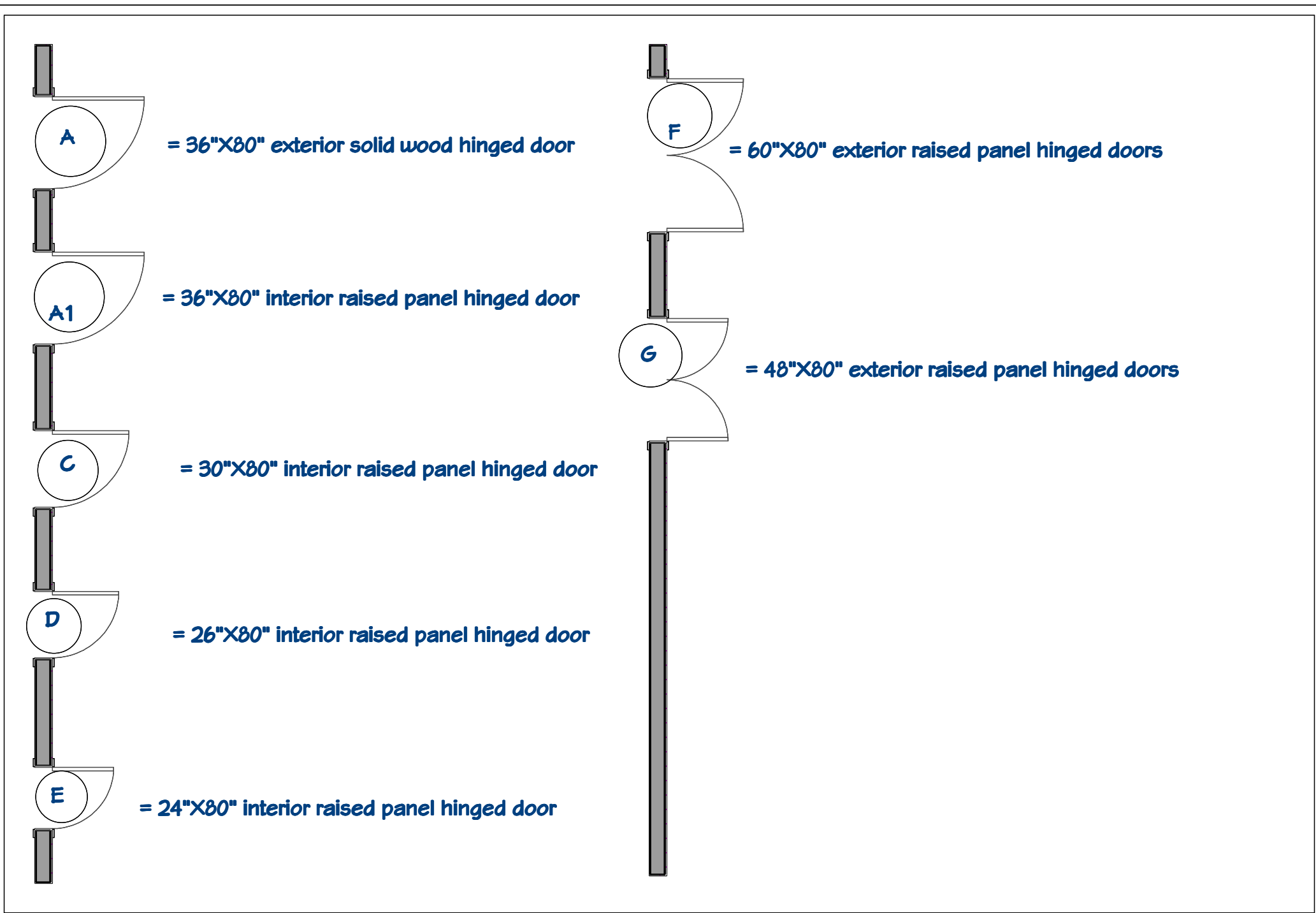
ELECTRICAL LEGEND:

-  = singel electrical wall switch
-  = 120v electrical wall outlet
-  = 220v special appliance wall outlet
-  = 240v electric vehicle wall outlet  
EV
-  = special soft cable wall jack
-  = exterior wall light fixture
-  = interior wall light fixture
-  = electrical wall panel box
-  = recessed can light fixture
-  = semi flush light fixture
-  = smoke/carbon mono., detector
-  = suspended pendant light fixture
-  = bathroom exhaust system
-  = surface mounted LED 24"x48"
-  = chandelier light fixture
-  = ceiling fan w/ light kit
-  = ceiling mounted  
battery powered  
exit sign

WINDOW SCHEDULE



DOOR SCHEDULE:



| NO. | DESCRIPTION | BY | DATE |
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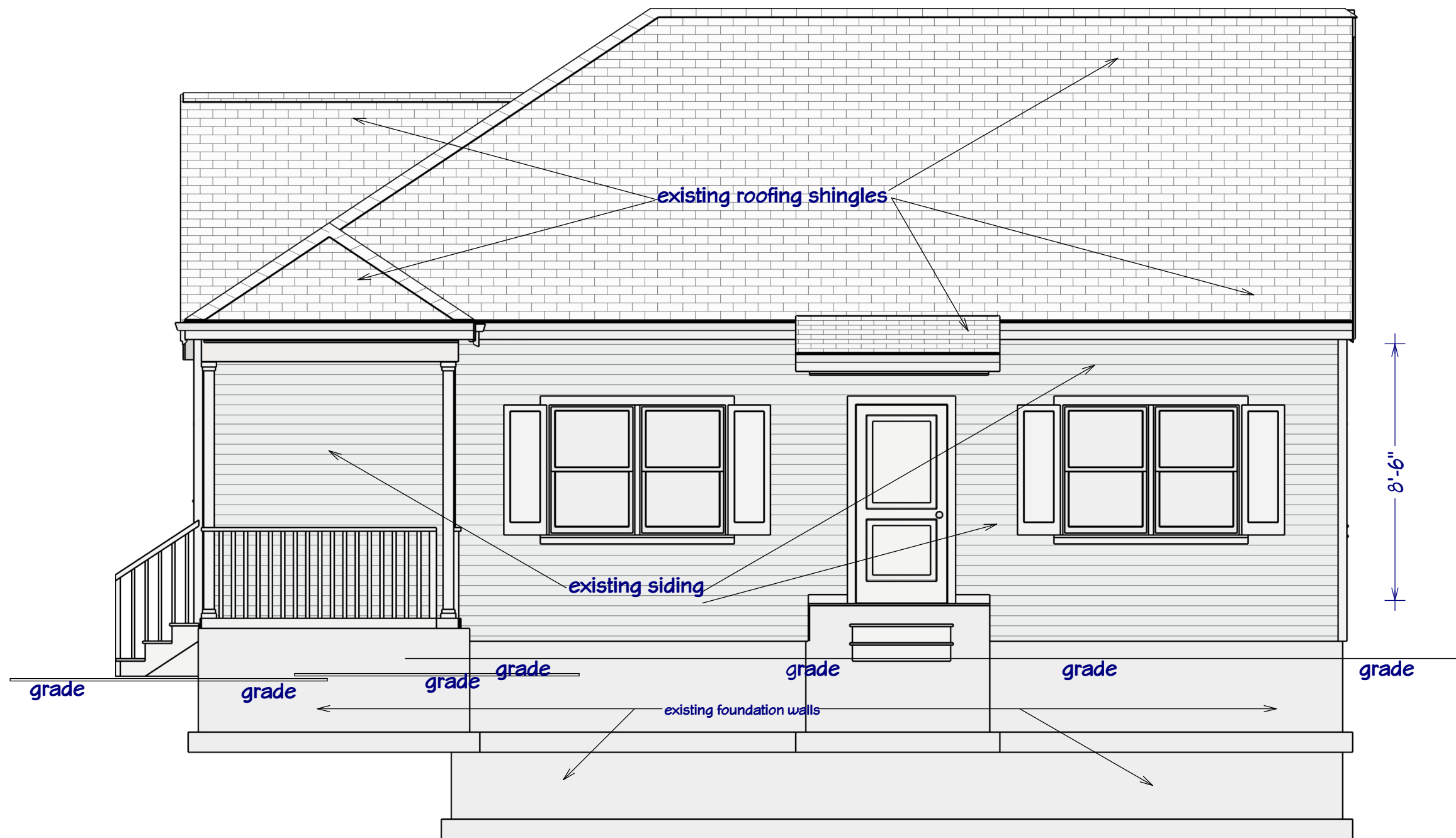
release for construction

CLIENT: PINNACLE SKY VENTURES, LLC  
PROJECT: 551 LAKE DRIVE  
HAPRVILLE, GEORGIA 30354  
PROJECT NUMBER: 022024

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

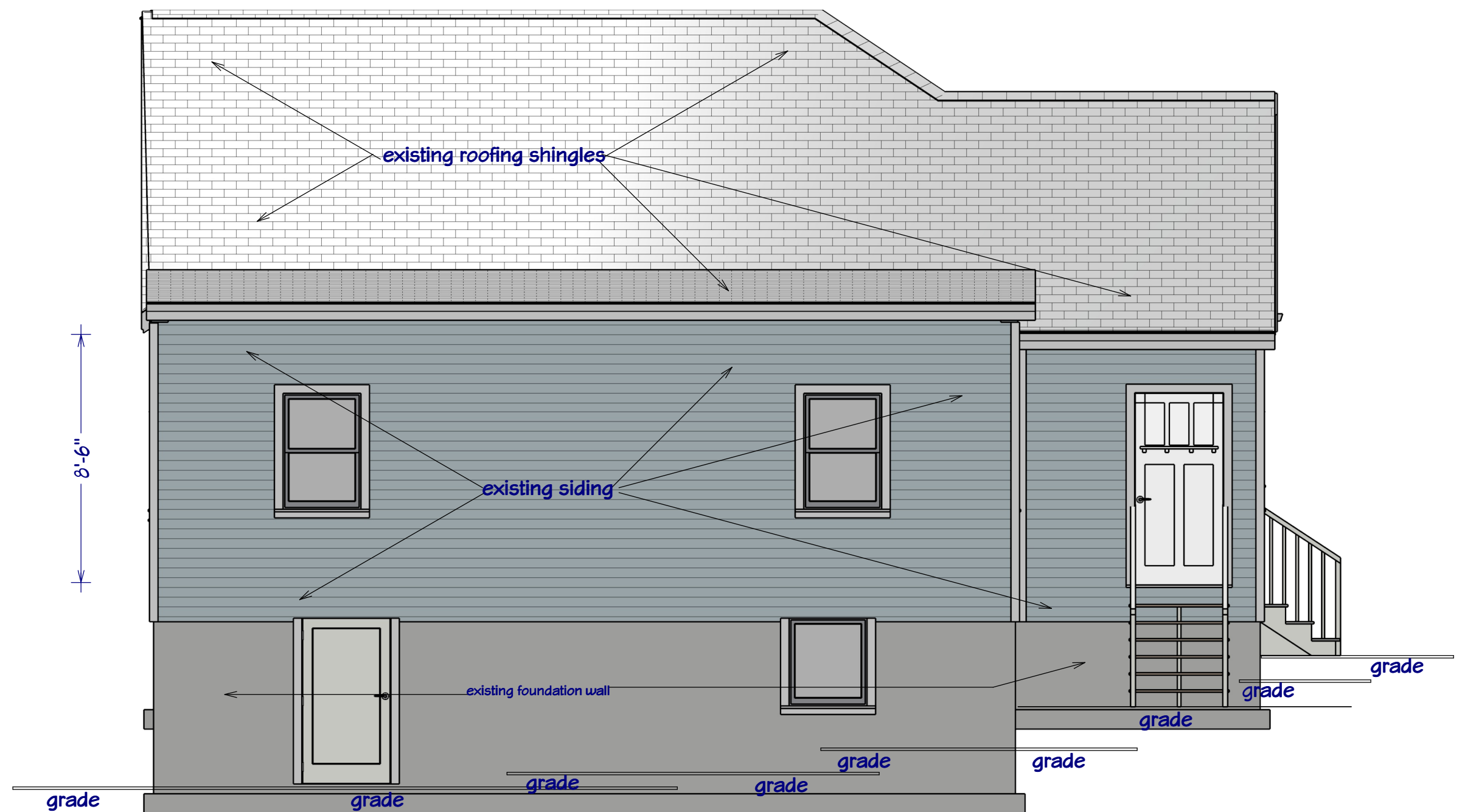
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| FEB., 06, 2024<br>revised |
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| SHEET:                    |
| III                       |





1  
A1.0

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



2  
A1.0

Elevation 2  
**EXISTING REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

**RELEASE FOR CONSTRUCTION**

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PROJECT: 551 LAKE DRIVE  
HAPRVILLE, GEORGIA 30354  
PROJECT NUMBER: 022024

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

DATE:

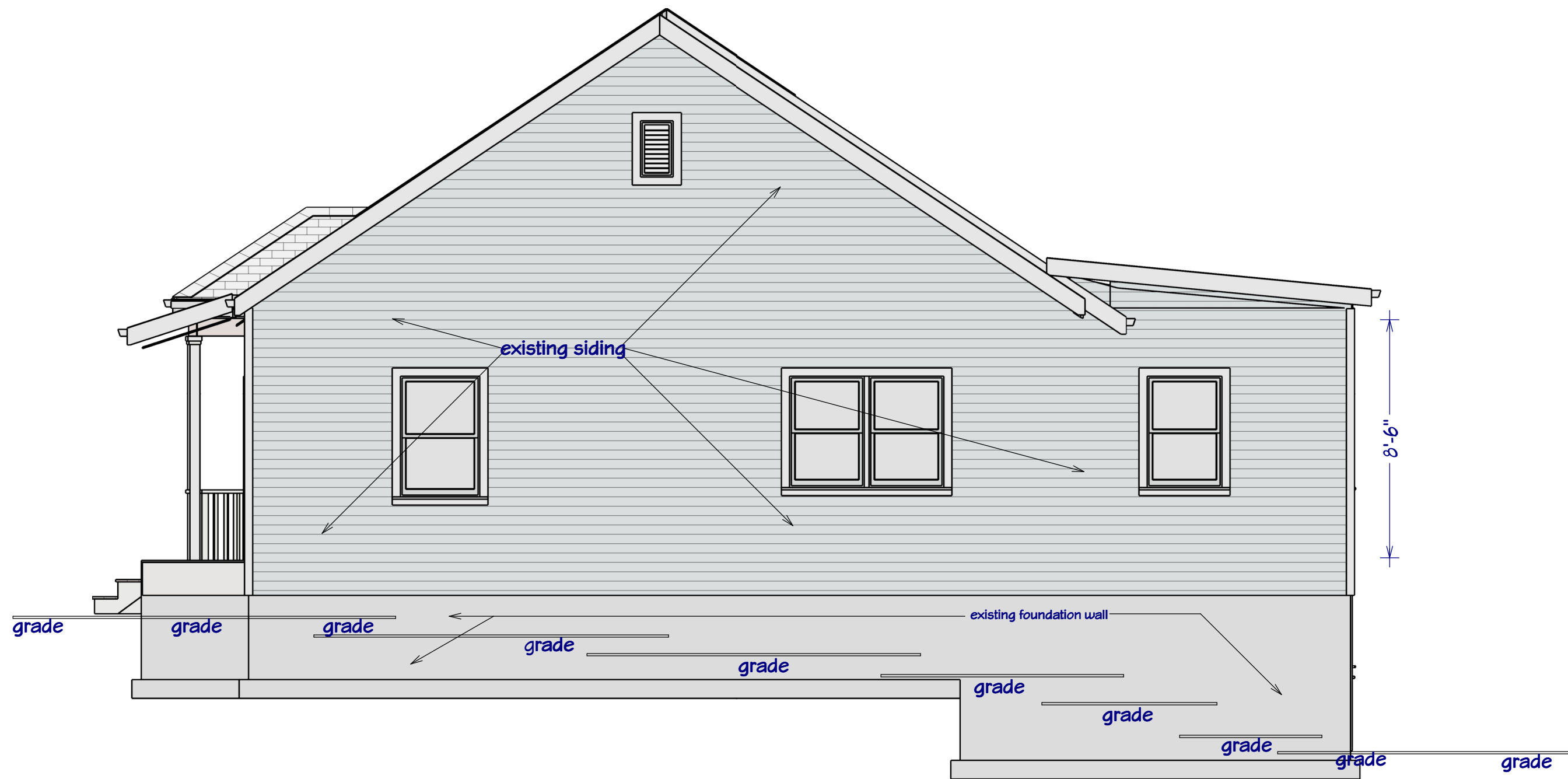
JULY 15, 2021

SCALE:

1/4" = 1'-0"

SHEET:

**A1.0**

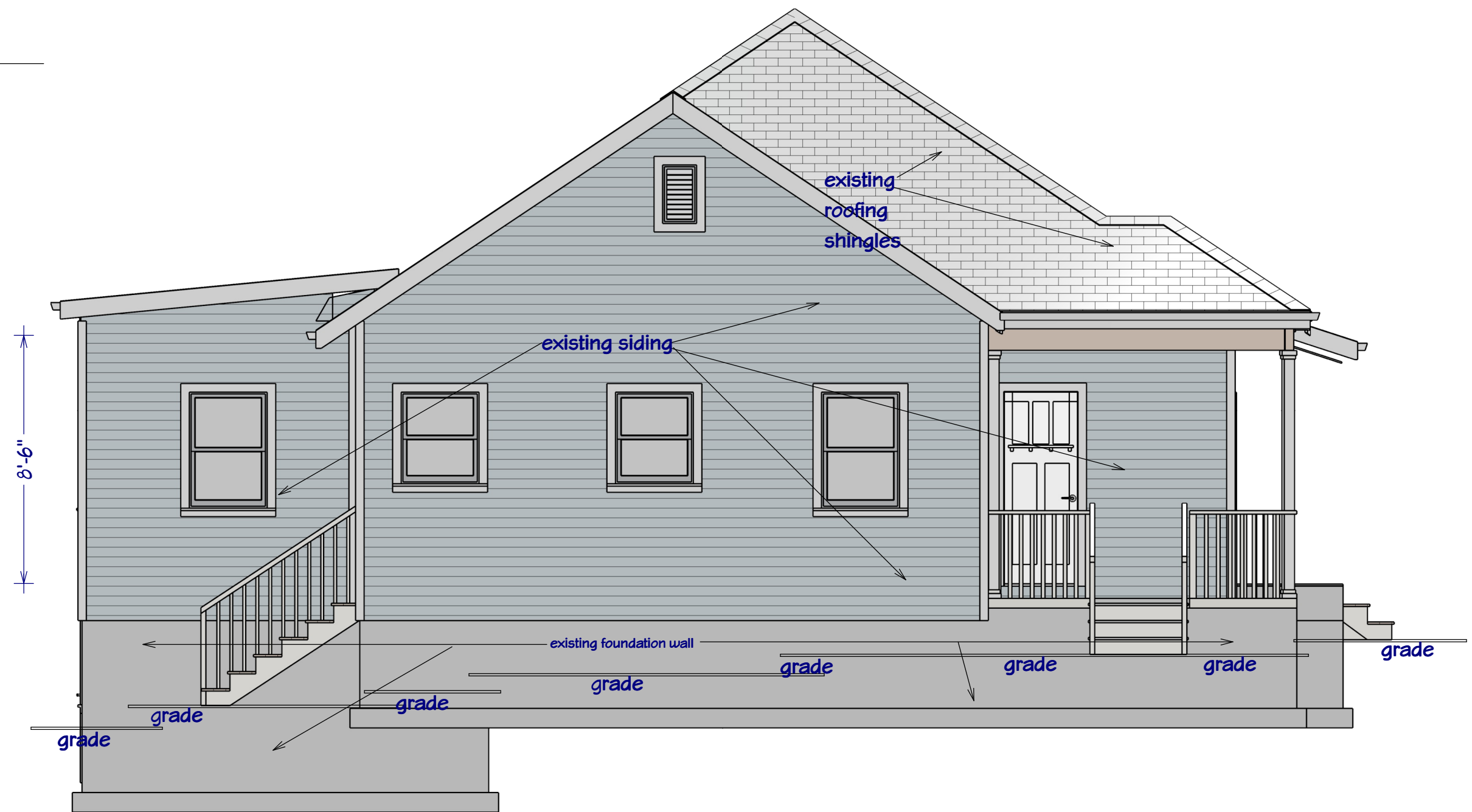


Elevation 2

1  
A1.1

## EXISTING RIGHT SIDE ELEVATION

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



Elevation 1

2  
A1.1

## EXISTING LEFT SIDE ELEVATION

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

| NO. | DESCRIPTION | BY | DATE |
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|     |             |    |      |
|     |             |    |      |
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RELEASE FOR CONSTRUCTION

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678-596-8590  
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DATE:

JULY 15, 2021

SCALE:

1/4" = 1'-0"

SHEET:

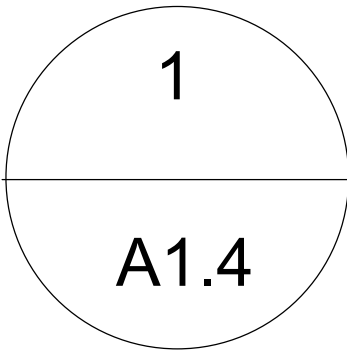
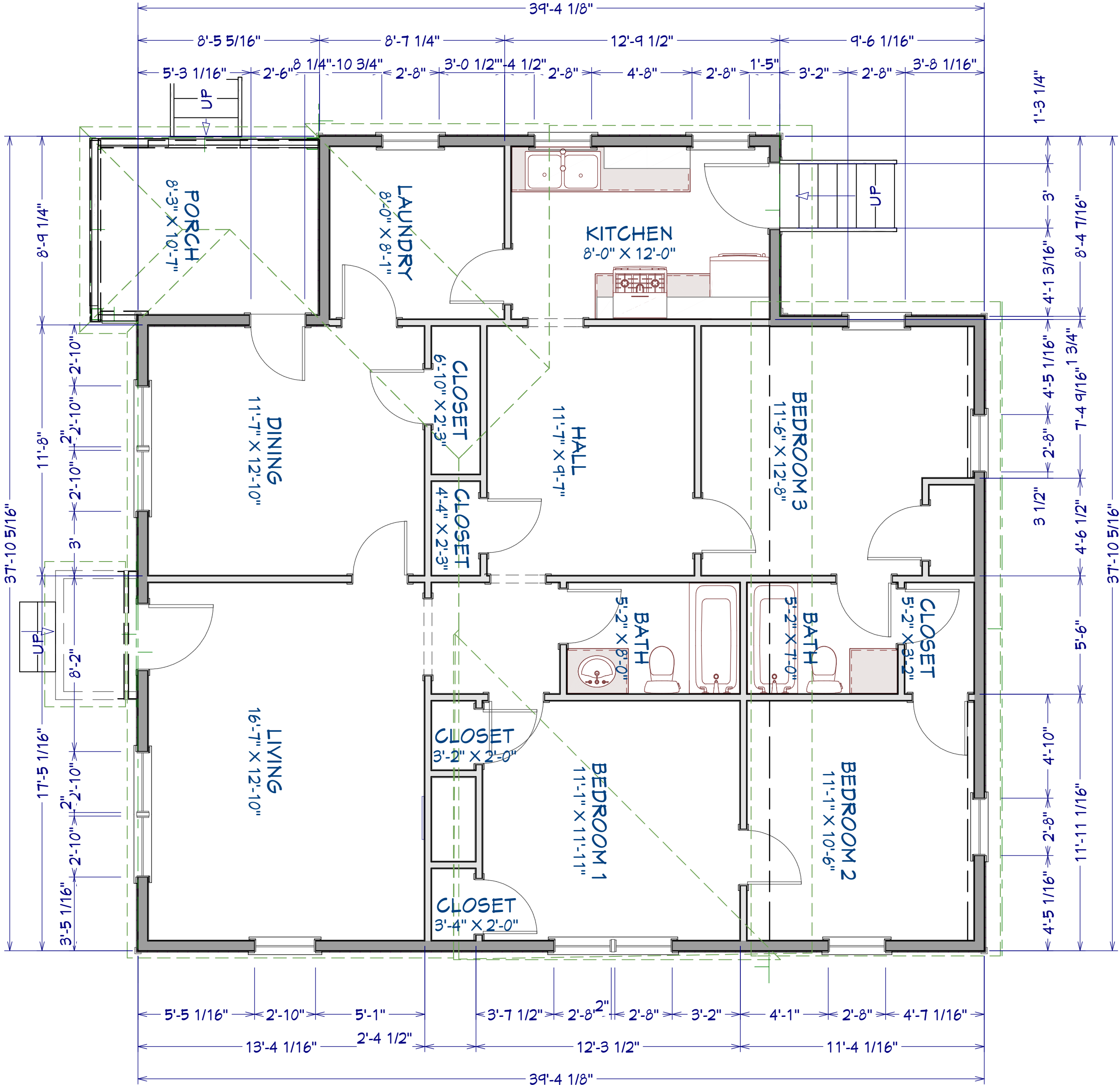
A1.1



LAKE DRIVE

1st Floor

LIVING AREA  
1363 SQ FT



EXISTING FLOOR PLAN

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

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RELEASE FOR CONSTRUCTION

CLIENT: PINNACLE SKY VENTURES, LLC  
PROJECT: 551 LAKE DRIVE  
HAPRVILLE, GEORGIA 30354  
PROJECT NUMBER: 022024

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

DATE:

JULY 15, 2021

SCALE:

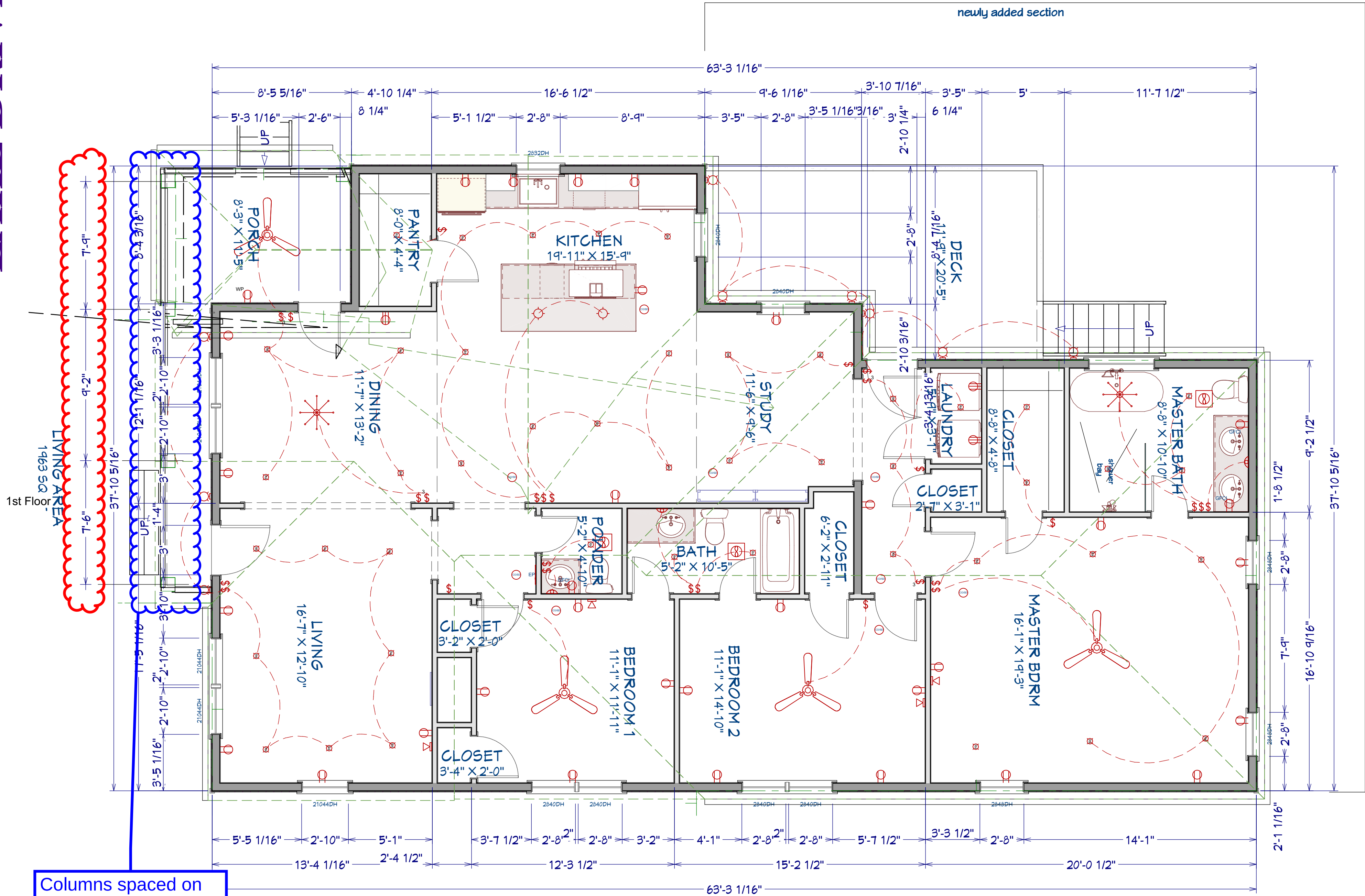
1/4" = 1'-0"

SHEET:

A1.4



LAKE DRIVE



Columns spaced on  
corners of gables,  
center of gable, and  
corner of porch

1

B1.4

## PROPOSED FLOOR PLAN

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

DT  
DANA T DESIGNS

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release for construction

CLIENT: PINNACLE SKY VENTURES, LLC  
PROJECT: 551 LAKE DRIVE  
HAPEVILLE, GEORGIA 30854  
PROJECT NUMBER: 022024

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

DATE:  
FEB., 20, 2024  
revised

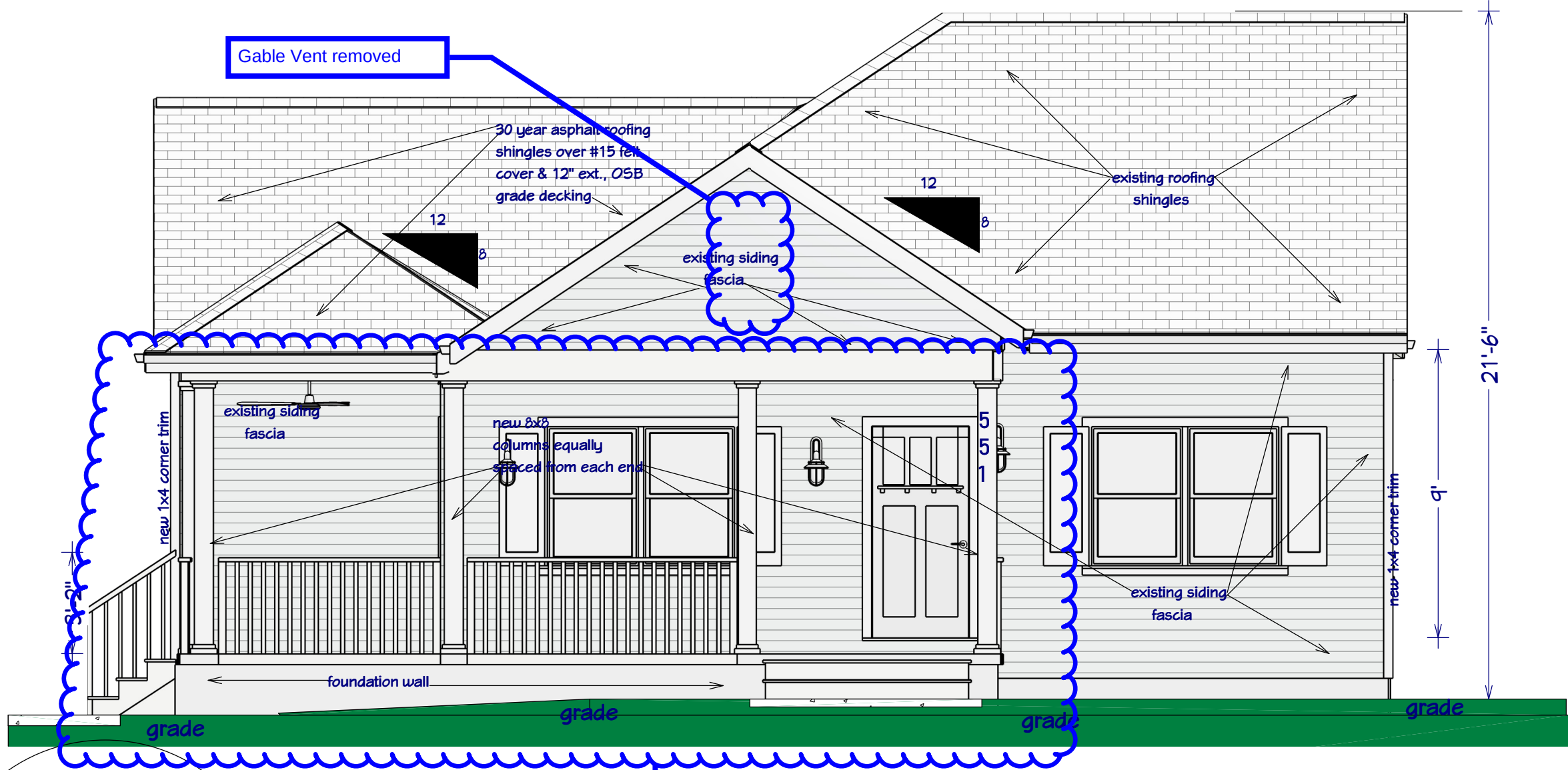
SCALE:

1/4" = 1'-0"

SHEET:

B1.4

LAKE DRIVE

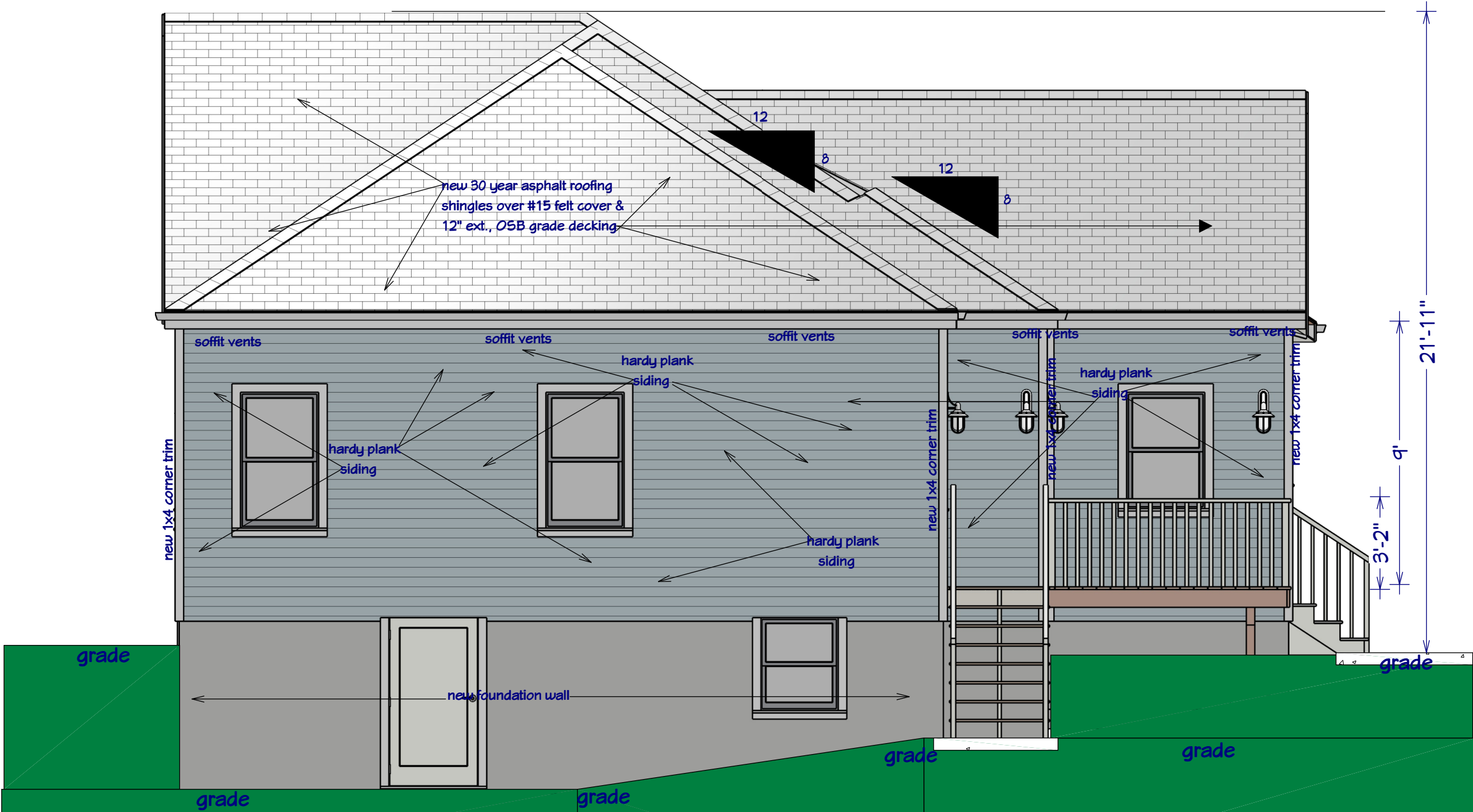


- WINDOW NOTES:**
1. Larger windows in the front, sides and rear are 34"x52" and the smaller windows in the bathrooms and kitchen will be 34"x38" w/ 4" wooden trim, 3" deep by the overall width.
  2. All windows will have 4" wooden trim all the way around & sill is 2x4 wooden.
  3. Windows grouped together will have center mullen of 6" or more, which is 2" more than side trim.
  4. All windows will have 4" wood trim w/ 3" wooden deep sill x the overall width.

1  
B1.0

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

Column spacing changed. Note added for 8X8 columns



2  
B1.0

Elevation 2  
**PROPOSED REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

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release for construction

CLIENT: PINNACLE SKY VENTURES, LLC  
PROJECT: 551 LAKE DRIVE  
HAPEVILLE, GEORGIA 30854  
PROJECT NUMBER: 022024

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

|                           |
|---------------------------|
| DATE:                     |
| FEB., 20, 2024<br>revised |
| SCALE:                    |
| 1/4" = 1'-0"              |
| SHEET:                    |
| B1.0                      |



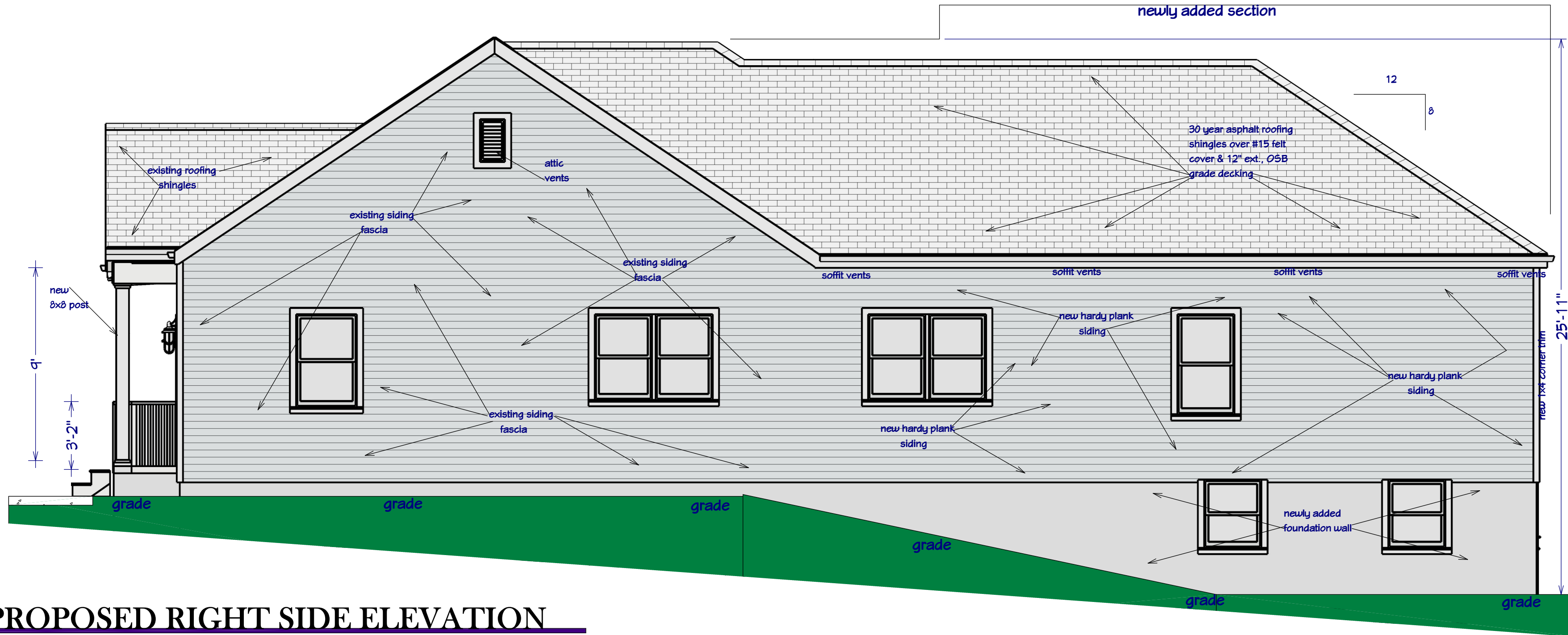
LAKE DRIVE

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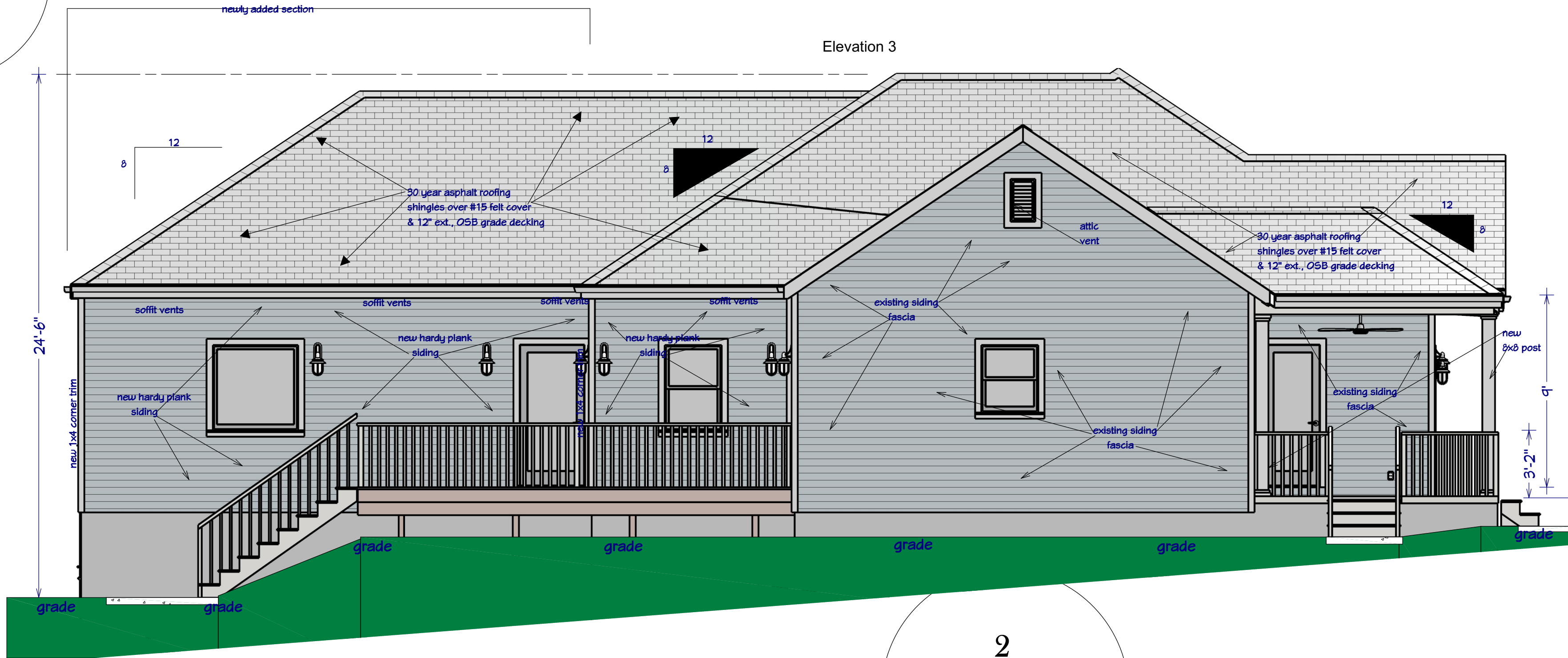
B1.1

PROPOSED RIGHT SIDE ELEVATION

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



Elevation 3



Elevation 4

2

B1.1

PROPOSED LEFT SIDE ELEVATION

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

DT  
DANA T DESIGNS

DATE

BY

DESCRIPTION

NO.

release for construction

CLIENT: PINNACLE SKY VENTURES, LLC  
PROJECT: 551 LAKE DRIVE  
HAPEVILLE, GEORGIA 30354  
PROJECT NUMBER: 022024

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

DATE:

FEB., 20, 2024  
revised

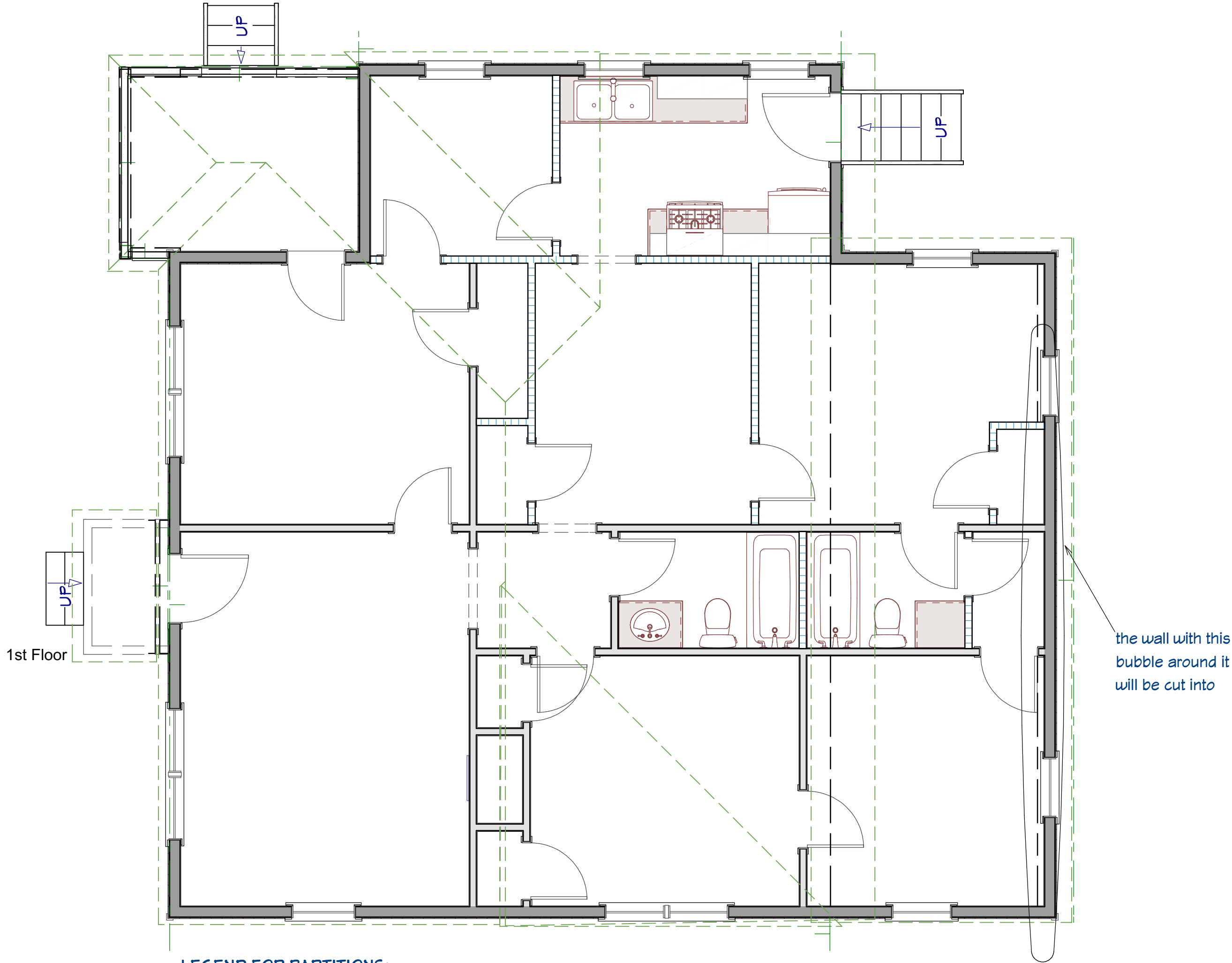
SCALE:

1/4" = 1'-0"

SHEET:

B1.1





LEGEND FOR PARTITIONS:

= exterior partition that will remain

= existing interior partition that's remaining

= partitions that are being removed

1

C1.0

PROPOSED DEMO PLAN

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

CLIENT: PINNACLE SKY VENTURES, LLC  
PROJECT: 551 LAKE DRIVE  
HAPRVILLE, GEORGIA 30354  
PROJECT NUMBER: 022024

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

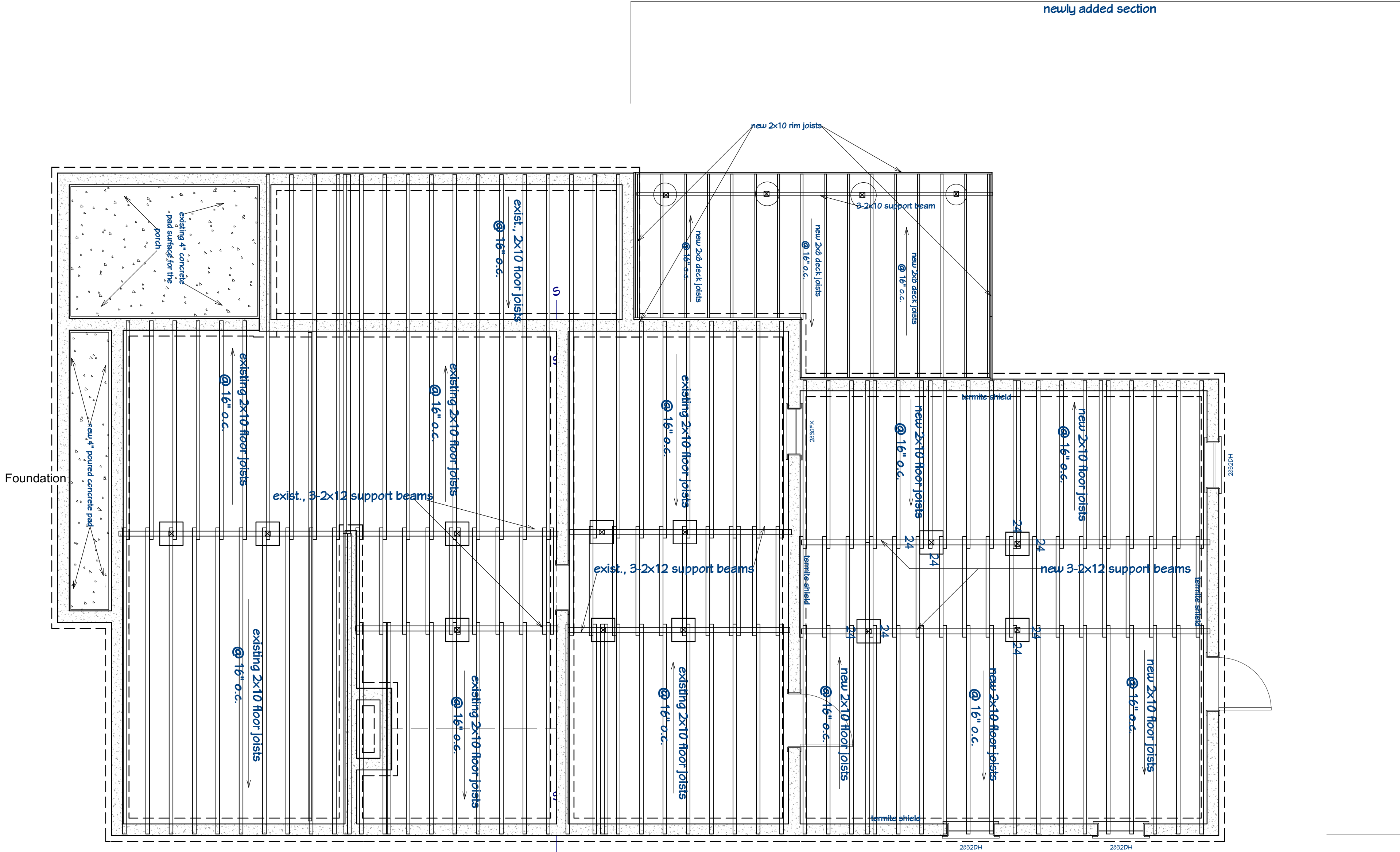
DATE:  
JULY 15, 2021

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

SHEET:  
C1.0

RELEASE FOR CONSTRUCTION

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- NOTE:
- 1. Treated White Pine will be used for the construction timber.
  - 2. Pre fabricated decking timber will be used for the deck construction.
  - 3. The concrete footing for the deck will be 3000PSI.

1

D1.0

EXIST./PROP., FLOOR FRAME PLAN

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

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release for construction

CLIENT: PINNACLE SKY VENTURES, LLC  
PROJECT: 551 LAKE DRIVE  
HAPEVILLE, GEORGIA 30854  
PROJECT NUMBER: 092094

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

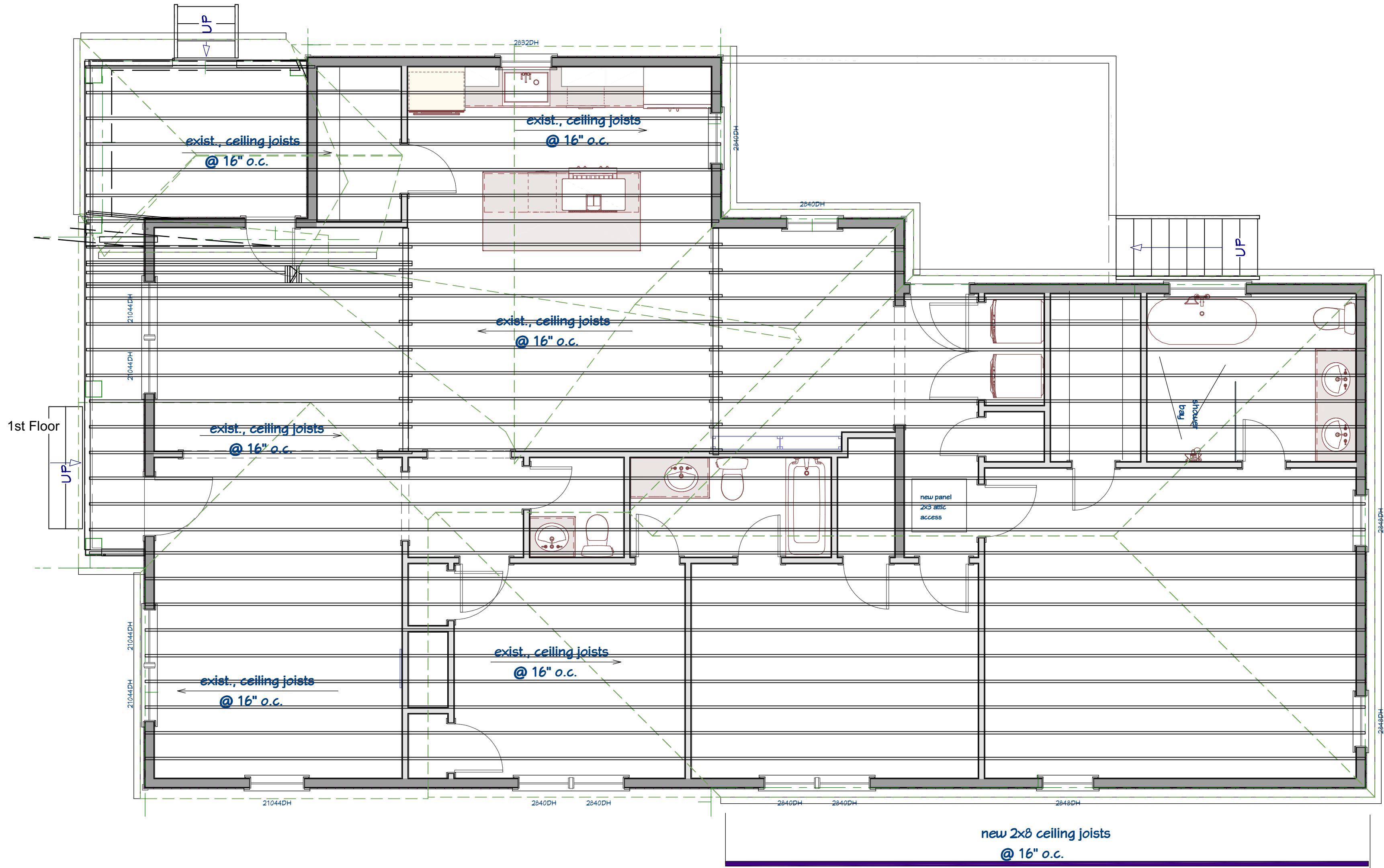
DATE:  
FEB., 20, 2024  
revised

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

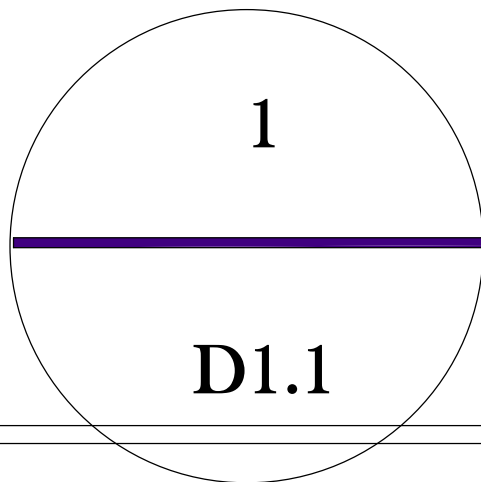
SHEET:

D1.0





NOTE:  
1. Treated White Pine will be used for the construction timber.



**EXIST./PROP., CEILING FRAME PLAN**  
SCALE: 1/4" = 1'-0"

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release for construction

CLIENT: PINNACLE SKY VENTURES, LLC  
PROJECT: 551 LAKE DRIVE  
HAPEVILLE, GEORGIA 30854  
PROJECT NUMBER: 092024

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

DATE:  
FEB., 20, 2024  
revised

SCALE:

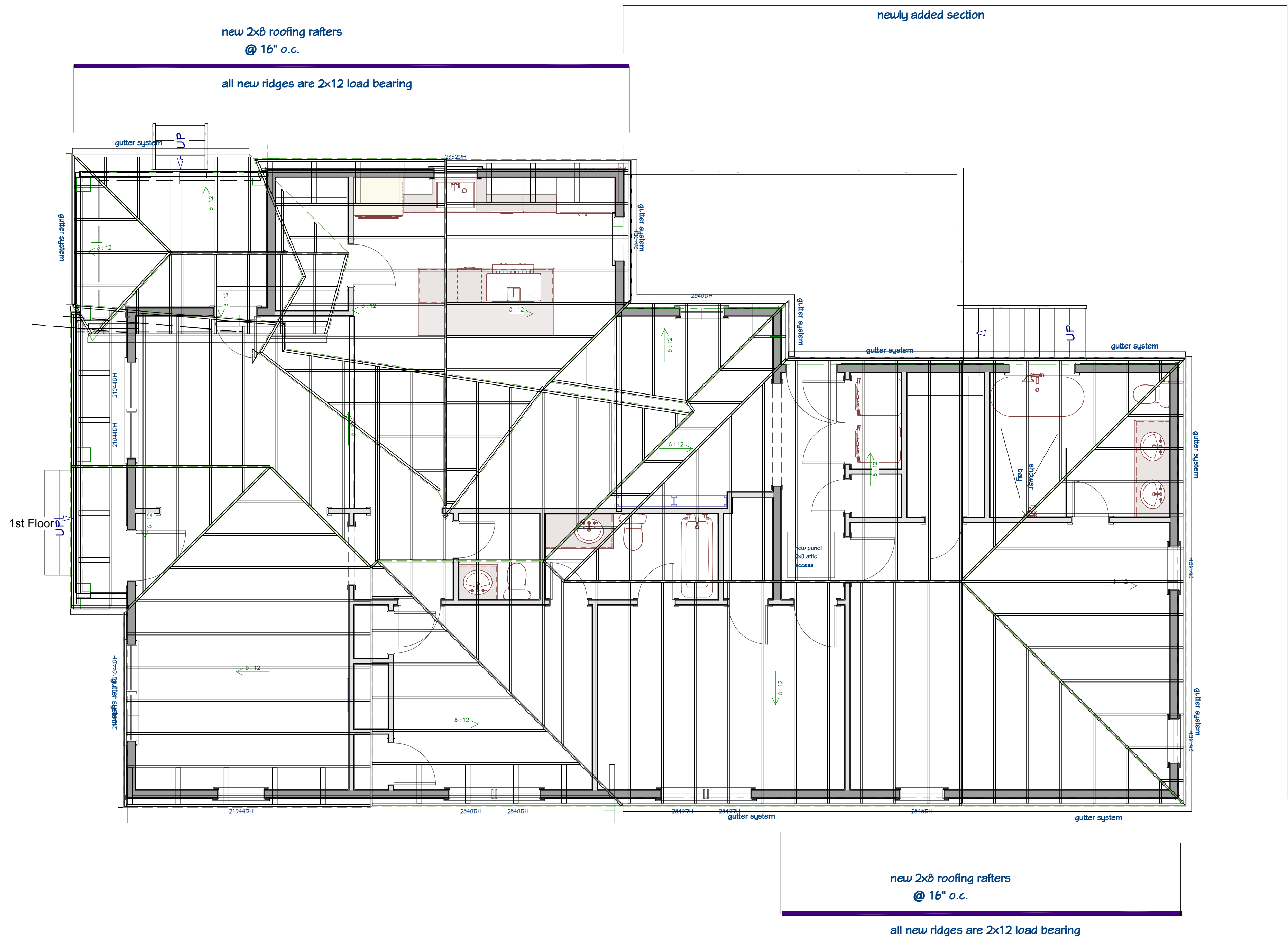
1/4" = 1'-0"

SHEET:

**D1.1**



# LAKE DRIVE



1

## D1.2

## EXIST./PROP., ROOF FRAME PLAN

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

DT  
DANA T DESIGNS

[illegible]

RELEASE FOR CONSTRUCTION

CLIENT: PINNACLE SKI VENTURES, LLC  
PROJECT: 551 LAKE DRIVE  
HAPEVILLE, GEORGIA 30354  
PROJECT NUMBER: 022024

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

DATE:

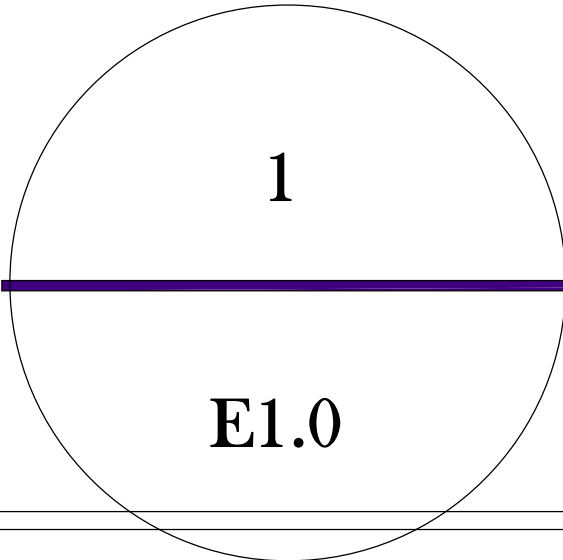
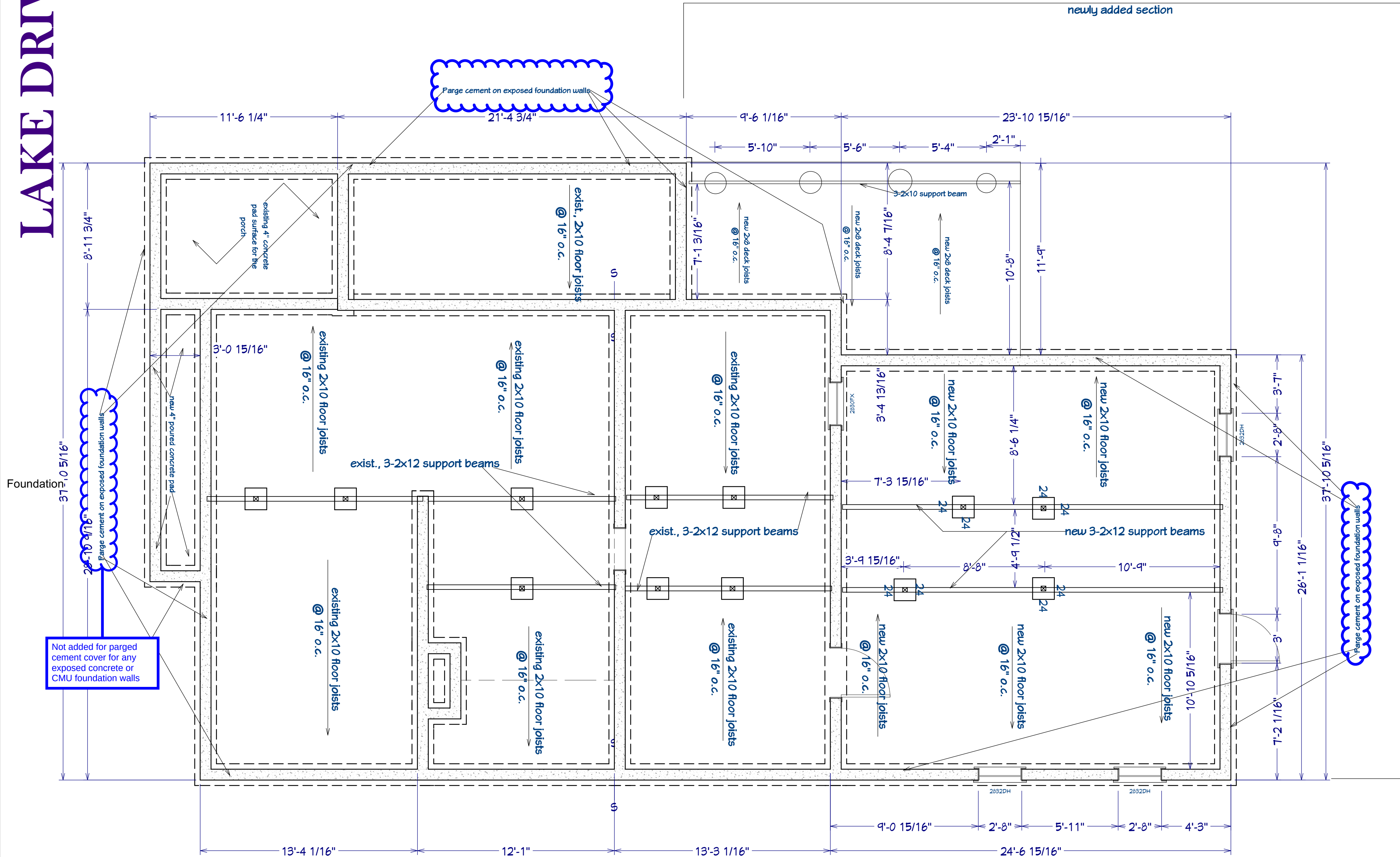
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| FEB., 20, 2024 |
| revised        |

SCALE:

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

SHEET:

## D1.2



EXIST./PROP. FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

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release for construction

CLIENT: PINNACLE SKY VENTURES, LLC  
PROJECT: 551 LAKE DRIVE  
HAPEVILLE, GEORGIA 30854  
PROJECT NUMBER: 022024

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

DATE:  
FEB., 20, 2024  
revised

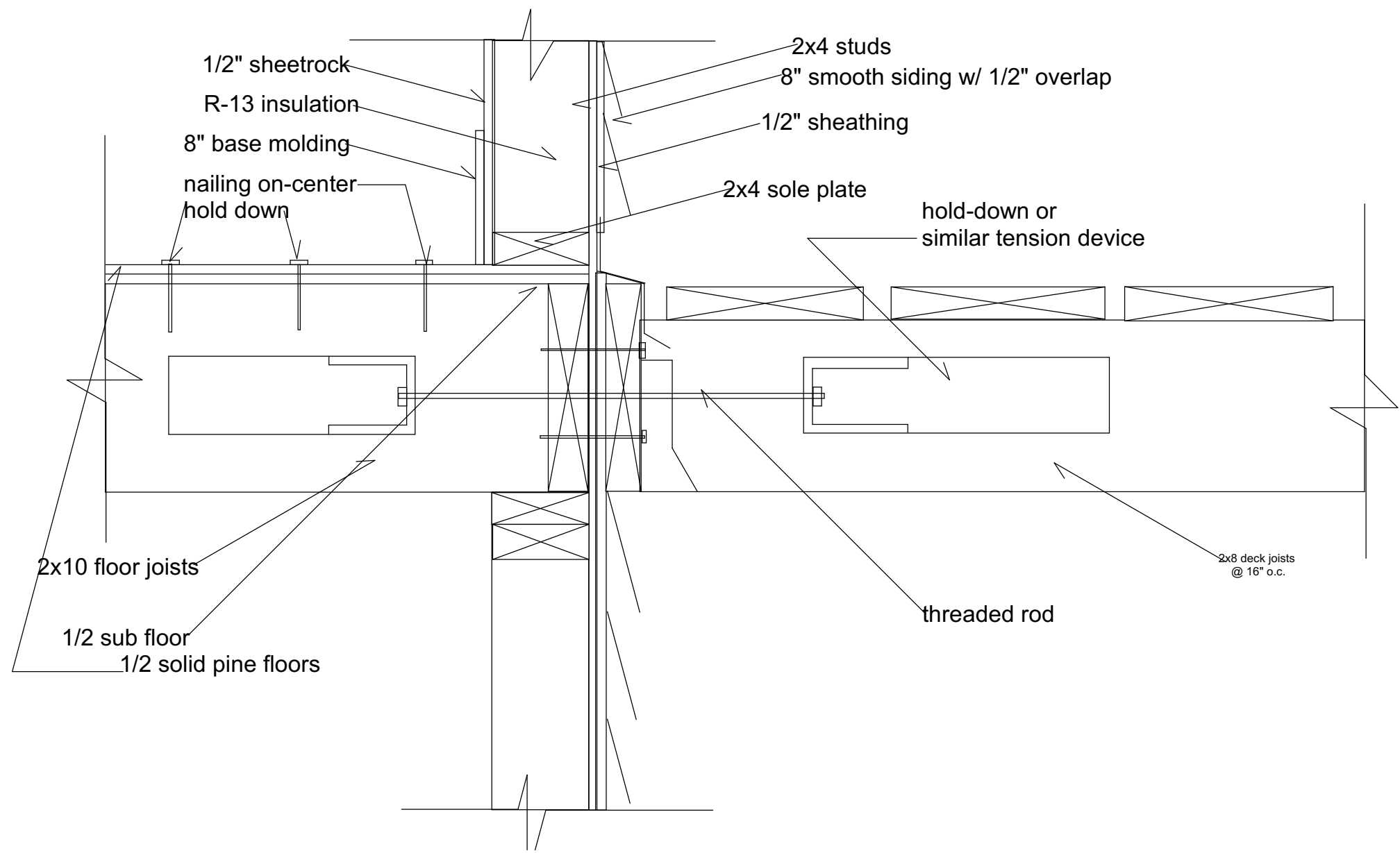
SCALE:

1/4" = 1'-0"

SHEET:

E1.0



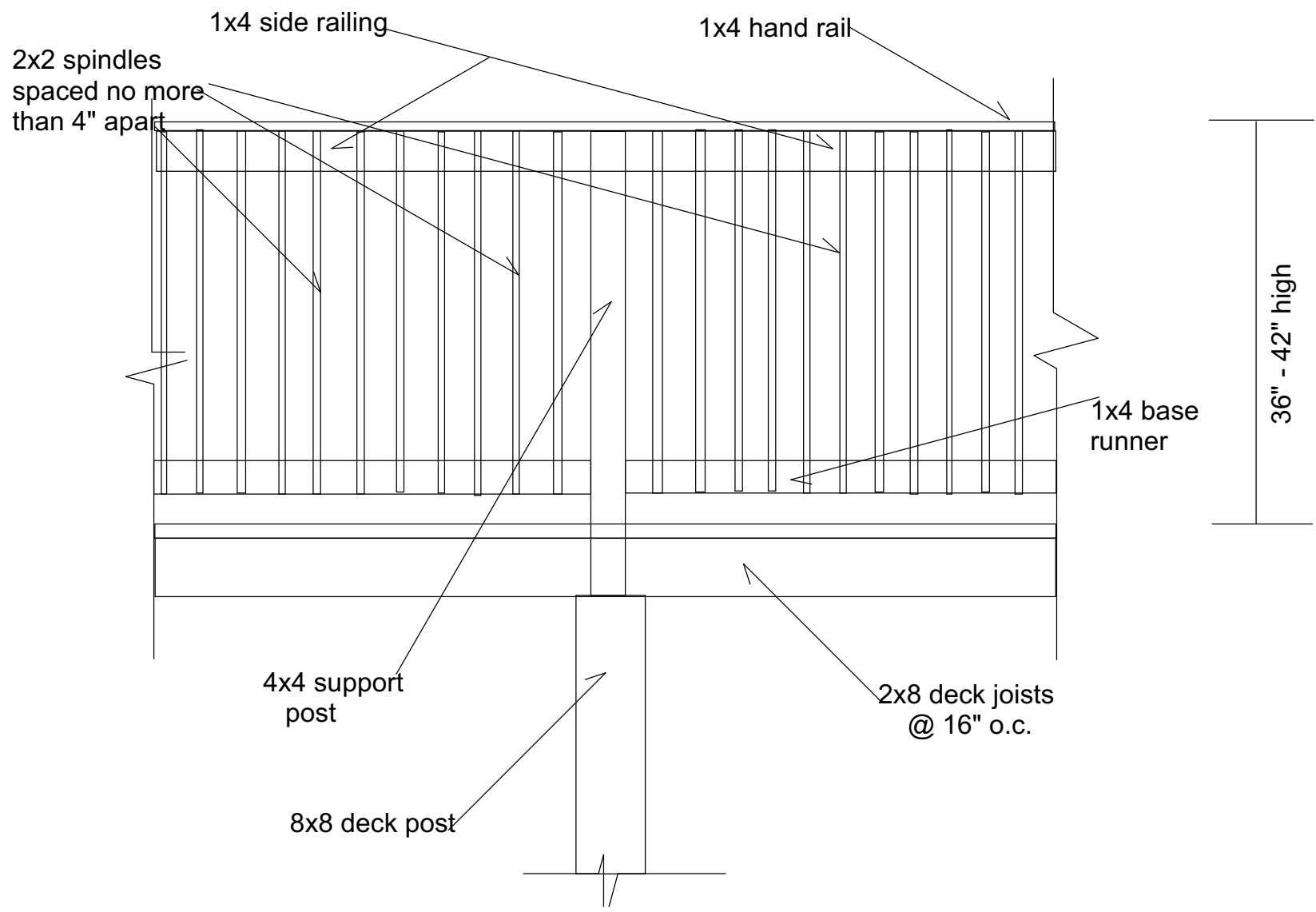


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F1.1

# DECK LATERAL-LOAD BRACING SECTION

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

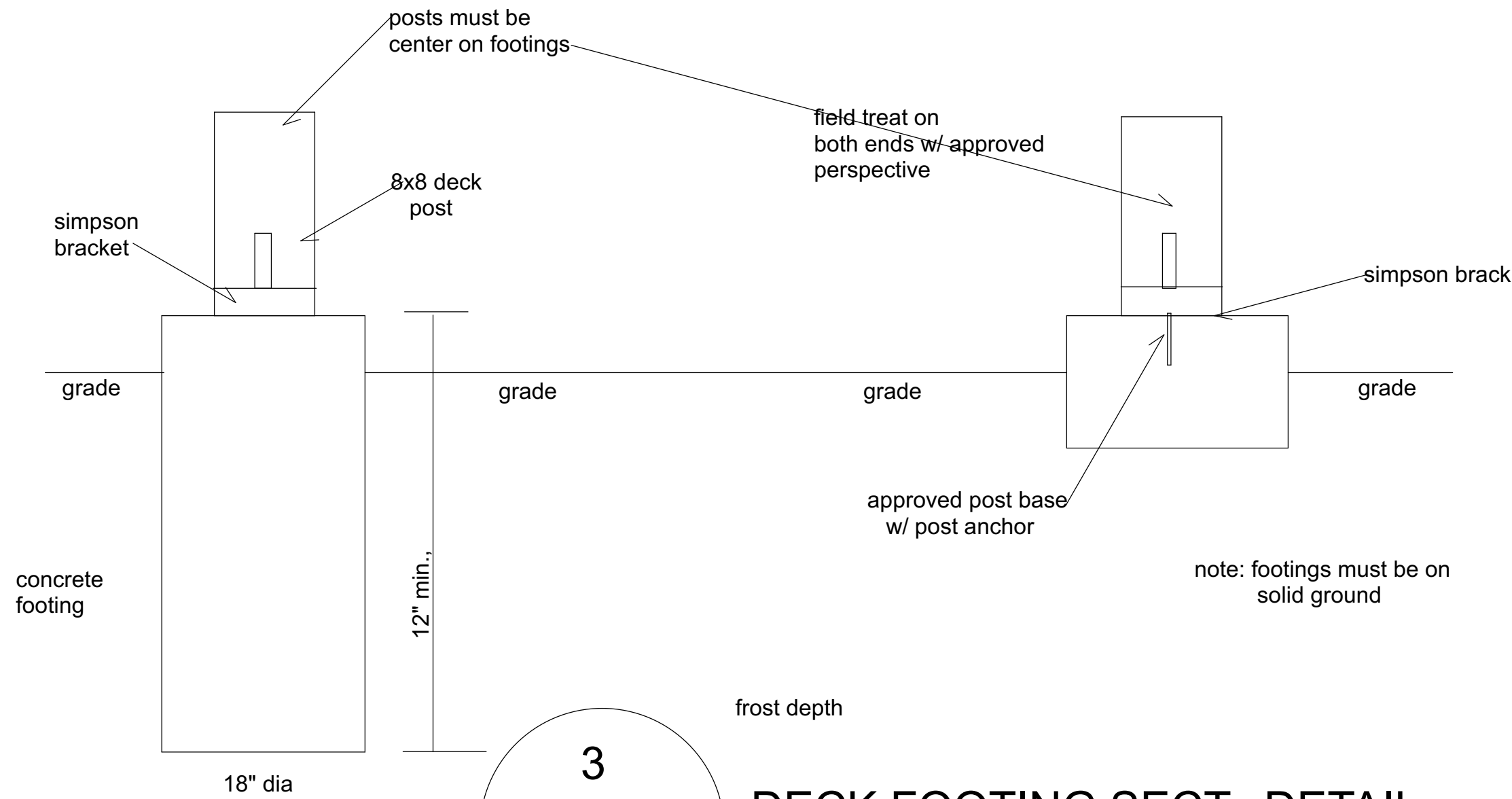


2

F1.1

# TYP., RAILING DETAIL

SCALE: 1/2" = 1'-0"



3

F1.1

# DECK FOOTING SECT., DETAIL

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

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RELEASE FOR CONSTRUCTION

CLIENT: PINNACLE SKY VENTURES, LLC  
 PROJECT: 551 LAKE DRIVE  
 HAPRVILLE, GEORGIA 30854  
 PROJECT NUMBER: 022024

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

DATE:

06-05-2021

SCALE:

SHEET:

F1.1





DEPARTMENT OF PLANNING AND ZONING  
PLANNER'S REPORT

DATE: March 13, 2024  
TO: Tonya Hutson  
FROM: Lynn Patterson  
RE: **Design Review –3085 Jackson St**

**Key:**

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

**BACKGROUND**

The City of Hapeville has received a design review application from Daniel Love to build a single family home on a lot located at 3085 Jackson Street. Per the application, the single-family dwelling will be 2,305 SF with 4 bedrooms, 3 bathrooms and an attached garage. The exterior materials are listed as board and batten and lap cementitious fiber siding. The height of the residence is 32' 2".

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

**CODE**

**SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA**

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

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

**(a) Site development standards**

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

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

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

**STAFF COMMENT:** *Existing sidewalk is shown on the plan.*

**(b) Supplemental Area and Fence Standards**

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

**STAFF COMMENT:** *Tree Conservation Plan to be finalized with Arborist.*

**(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: Note indicates mechanical will be screened.**

**(d) *Parking and Traffic Standards***

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

**STAFF COMMENT:**



**(e) Roof and Chimney Standards**

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

**STAFF COMMENT:**

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

- ✓ Exterior facade materials shall be limited to:
  - Full-depth brick;
  - Natural or cast stone;
  - ✓ Smooth natural-wood siding and/or cement-based siding;
  - Shake siding;
  - Painted fish-scale style shingles, but only when used in front gables;
  - True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings.
- Exterior building materials shall not be:
  - Simulated brick veneer, such as Z-Brick;
  - Exterior insulation and finish systems (EIFS);
  - Exposed concrete block;
  - Metal siding or other metal exterior treatment;
  - Glass curtain walls;
  - Liquid vinyl;
  - T-1-11 siding;

Vinyl siding, except that existing one-family detached homes with vinyl siding covering more than 70 percent of the exterior facade may replace said siding or construct an addition faced in vinyl siding.

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

- ⊖ Balconies may be covered or uncovered.

**STAFF COMMENT:** Ensure steps are concrete or if wooden are enclosed. Columns are 8'6" apart on center. Requires a Design Exception.

**(g) Door and window standards.**

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

**STAFF COMMENT:**

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

- ✓ *First Stories.* First stories shall be elevated above the grade between two and four feet, unless existing topography is greater or unless wheelchair access is desired and cannot be provided from the side or rear.
- ✗ *Window Sills.* Enfronting first story window sills should be no less than two and one-half feet and no more than three and one-half feet above finished floor elevation.
- ⊖ *Wheelchair access.* Where practical, wheelchair access, when provided, should be installed at the side or rear of the home in order to preserve the architectural character of the primary facade.



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

***Other:***

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

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

**STAFF COMMENT:** *Sill height should be provided.*

**RECOMMENDATIONS**

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

- Address sill height.
- Ensure steps are enclosed.
- Design Exception recommended for column spacing 8' 6" instead of 8'.

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

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

# CITY OF HAPEVILLE

## DESIGN REVIEW APPLICATION

**SUBMITTAL DATE:** January 24, 2024

**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:** Daniel Love **Contact Number:** [REDACTED]

**Applicants Address:** 27 Rive park Trail, Newran GA 30265

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

**Address of Proposed Work:** 3085 Jackson St.

**Parcel ID# (INFORMATION MUST BE PROVIDED):** 14 009400100568 (portion of)

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

**Project Description (including occupancy type):** 2305 heated sf single family home with  
attache d rear garage and full front porch. 4 bedrooms and 3 baths

**Contractors Name:** \_\_\_\_\_ **Contact Number:** \_\_\_\_\_

**Contact Person:** Daniel Love **Contact Number:** [REDACTED]

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

[Signature]  
Applicants Signature

1/23/24  
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: \_\_\_\_\_

Total Square Footage of existing building: \_\_\_\_\_

Estimated Cost of Construction: \_\_\_\_\_

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

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

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# 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 Daniel Love DL 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](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.

DANIEL LOVE      [Signature]      1/23/24  
Printed Name                      Signature                      Date

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

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

## **LEGAL DESCRIPTION**

**3085 Jackson Street  
City of Hapeville, Georgia**

All that tract or parcel of land lying and being in Land Lot 94 of the 14th District, City of Hapeville, Fulton County, Georgia, containing 0.13 acres, and being more particularly described as follows:

COMMENCING at a point formed by the intersection of the westerly right-of-way of Old Jonesboro Road and the north right-of-way of Jackson Street; Thence, along the north right-of-way of Jackson Street, N 89°49'40" W, a distance of 173.12' to a point, which point is the POINT OF BEGINNING;

Thence, N 89°49'40" W a distance of 50.00' to a point;

Thence, N 00°41'59" E a distance of 113.80' to a point;

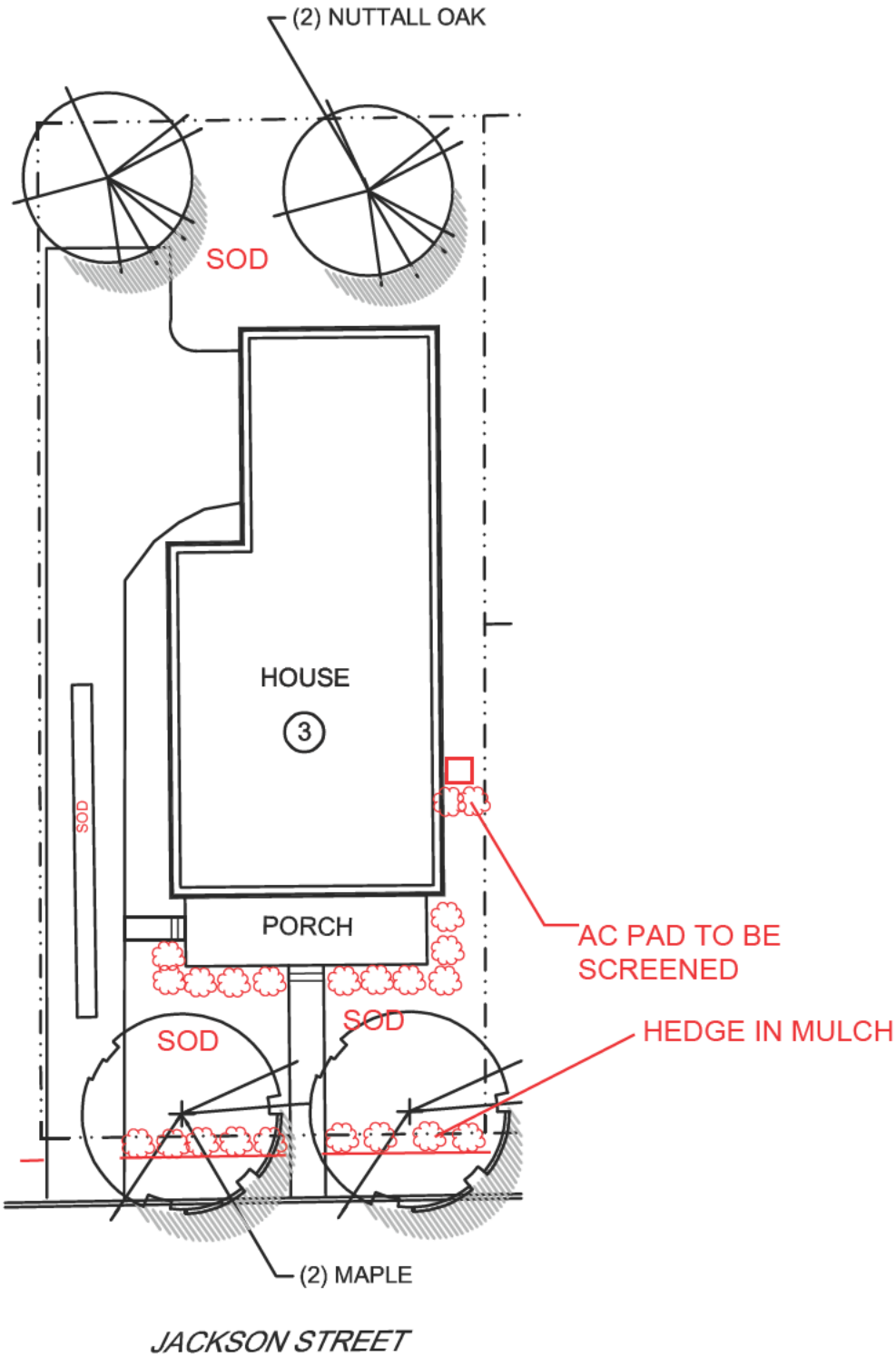
Thence, N 89°55'37" E a distance of 50.00' to a point;

Thence, S 00°41'59" W , a distance of 57.01' to a point,

Thence, S 00°41'59" W , a distance of 57.01' to a point, said point being the POINT OF BEGINNING, having an area of 5,695 square feet, 0.13 acres, said parcel being that same parcel shown as Tract 3 at PB 464 PG 74, of the Fulton County records.

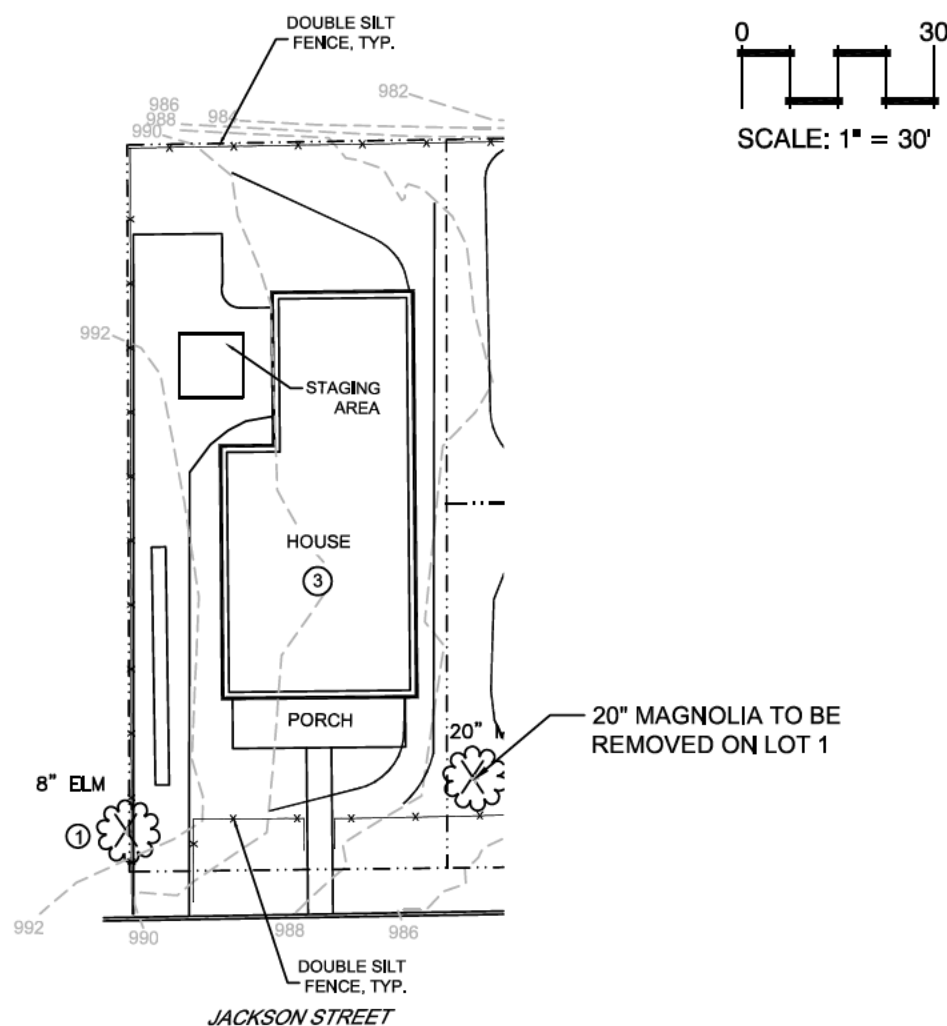
|                                    |             |                 |
|------------------------------------|-------------|-----------------|
| <b>3085 Jackson Street</b>         |             |                 |
| <b>House Construction Schedule</b> |             |                 |
|                                    |             |                 |
| <b>CRAFT</b>                       | <b>DATE</b> | <b>DURATION</b> |
| WINDOW/ DOOR DELIVERY              | 4/27/2024   | 1               |
| CABINET DELIVERY                   | 5/14/2024   | 1               |
| EROSION CONTROL                    | 4/5/2024    | 1               |
| GRADING/ PAD PREP                  | 4/5/2024    | 7               |
| STAKE HOUSE                        | 4/7/2024    | 1               |
| BOX CHECK                          | 4/10/2024   | 1               |
| SLAB PLUMBING                      | 4/11/2024   |                 |
| SLAB PL INSP                       | 4/12/2024   |                 |
| SLAB PREP                          | 4/13/2024   |                 |
| SL PREP INSP                       | 4/14/2024   |                 |
| POUR SLAB                          | 4/15/2024   | 3               |
| FRAME LABOR                        | 4/15/2024   | 7               |
| FRAME MATERIAL 1ST FLOOR           | 4/16/2024   | 1               |
| FRAME MATERIAL 2ND FLOOR           | 4/17/2024   | 1               |
| FRAME MATERIAL ROOF                | 4/19/2024   | 1               |
| ROUGH PLUMBING/                    | 4/20/2024   | 1               |
| Rough HVAC                         | 4/21/2024   |                 |
| Rough ELEC                         | 4/22/2024   | 1               |
| ROUGH IN FIREPLACE                 | 4/22/2024   | 1               |
| CONNECT SEWER                      | 4/21/2024   | 3               |
| INSTALL SIDING                     | 4/20/2024   | 5               |
| INSTALL STUCCO                     | 4/22/2024   |                 |
| LANDSCAPING                        | 4/30/2024   |                 |
| ROOF LABOR                         | 4/20/2024   | 3               |
| WINDOW/DOOR INSTALL                | 4/21/2024   | 1               |
| BATT INSULATION                    | 4/24/2024   | 1               |
| DRYWALL LABOR                      | 5/10/2024   | 10              |
| INSTALL SHELVES/MIRRORS            | 5/30/2024   |                 |
| INSTALL SHOWER DOORS               | 5/30/2024   | 1               |
| CABINET INSTALL                    | 5/15/2024   | 1               |
| HVAC TRIM OUT                      | 5/20/2024   | 1               |
| LIGHT FIXTURE INSTALL              | 5/20/2024   | 1               |
| TRIM INSTALL                       | 5/20/2024   | 2               |
| TILE INSTALL                       | 5/20/2024   | 4               |
| TRIM FIREPLACE                     | 5/25/2024   | 1               |
| INSTALL LVT                        | 6/2/2024    | 1               |
| PLUMBING TRIM                      | 6/5/2024    | 1               |
| INSTALL CARPET                     | 6/10/2024   | 1               |
| FINAL PAINT                        | 6/15/2024   | 1               |
| ROUGH/ FINAL CLEAN                 | 6/20/2024   | 1               |
| FINAL INSP                         | 6/29/2024   | 1               |

3085 JACKSON ST  
HAPEVILLE, GA 30354  
LANDSCAPE PLAN



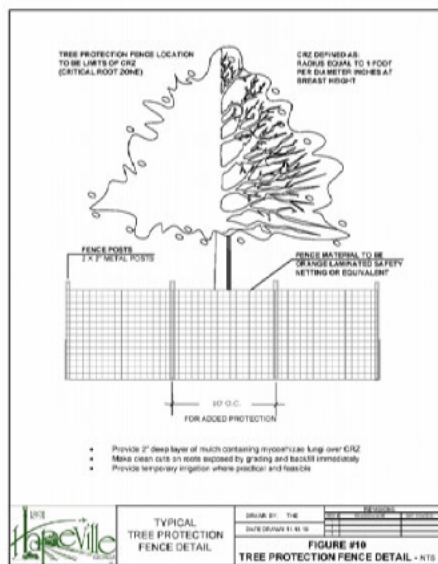
SCALE: 1"=20'-0"





EXISTING TREES

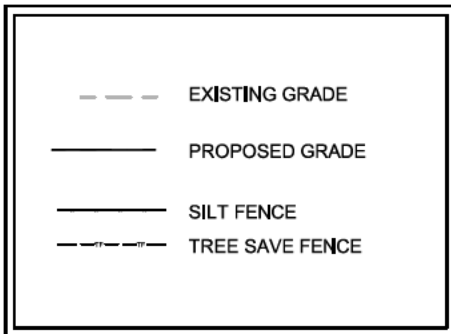
| NUM | TREE   | REMOVED/PRESERVED | LANDMARK |
|-----|--------|-------------------|----------|
| 1   | 8" ELM | REMOVED, DEAD     | NO       |



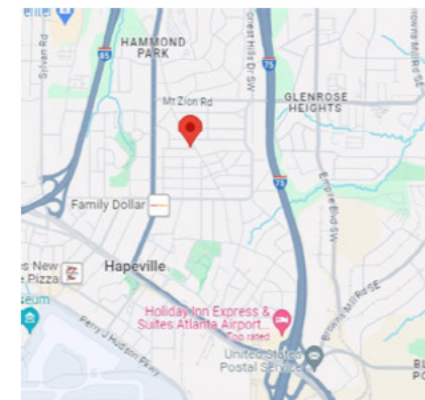
TREE PROTECTION FENCE



LEGEND



SITE MAP



**OWNER:**  
3ELKS DESIGN, LLC  
101 HONEYSUCKLE LANE  
PEACHTREE CITY, GA 30269

**ENGINEER/ SURVEYOR:**  
FALCON DESIGN CONSULTANTS  
235 CORPORATE CENTER DRIVE  
STOCKBRIDGE, GA 30281

**LANDSCAPE ARCHITECT:**  
CHAU WALL AND ASSOCIATES, LLC  
285 WEST WIEUCA ROAD, #5303  
ATLANTA, GA 30342

**24 HOUR CONTACT:**  
DANIEL LOVE  
678-207-6939

**SITE:**  
LOT SIZE: 5,695 SF (.13 ACRES)

**DENSITY FACTOR:**  
.13 AC X 100 INCHES= 13 INCH REQUIRED  
0 INCHES TO REMAIN  
13" REQUIRED

**DISTURBED AREA:**  
5,402 SF (.12 ACRES)

**REMOVED TREES:**  
LANDMARK TREE REMOVED: 0"  
0" OF TREES REQUIRED

**PROPOSED TREES:** (2) X 4" MAPLES,  
(2) 3" NUTALL OAKS= 13"-14"= 1 surplus

TREE CONSERVATION PLAN NOTES:

- The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the Issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.
- All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy Is Issued. Contact the City of Hapeville for an inspection.
- The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.

- Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.
- All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.
- A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.
- Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.



Chau Wall and Associates, LLC  
285 West Wieuca Road NE #5303  
Atlanta, GA 30342  
404-669-7071  
www.chauwallandassociates.com  
cwall@chauwallandassociates.com

client

3ELKS Design, LLC  
101 HONEYSUCKLE LN  
PEACHTREE CITY, GA 30269

project

3165 Old  
Jonesboro Rd

HAPEVILLE, GA  
LOT 3

LAND LOT 94  
14TH DISTRICT

revisions

03.06.24 city comments

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All rights reserved. All information is believed to be accurate but is not warranted. Courts, materials, dimensions, and plant selections are subject to errors and omissions, and may change at any time without prior notice.

dated: 02.12.24

drawn by:

CW

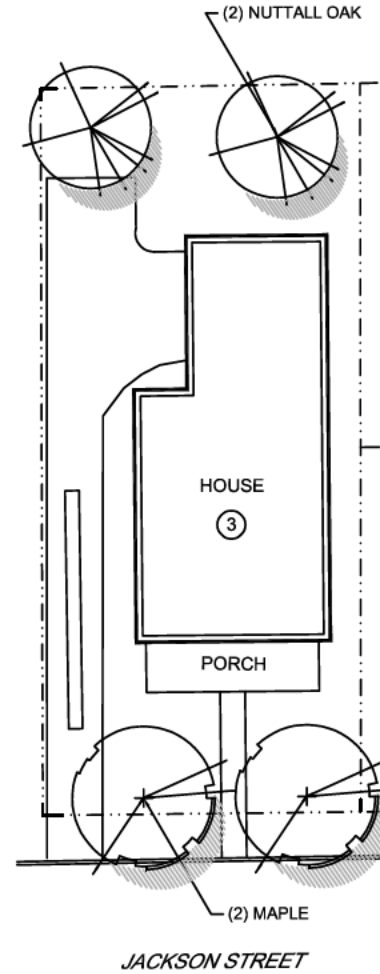
checked by:

CW

Tree  
Conservation  
Plan

sheet

L-1

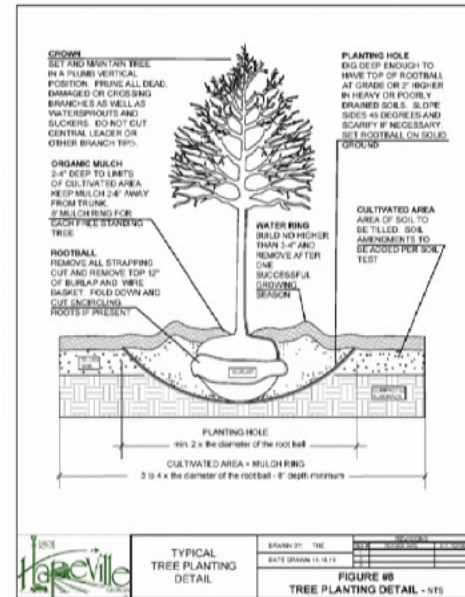


**TREE DENSITY TREES:**  
13" REQUIRED

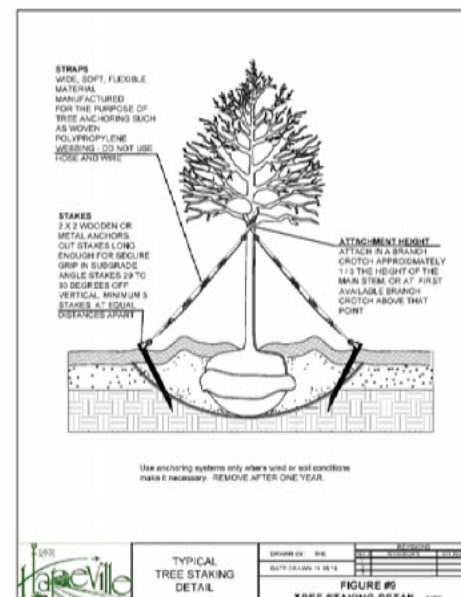
**LANDMARK TREES:**  
REQUIRED: 0" TO BE REMOVED  
PROPOSED:  
(2) 4" OCTOBER GLORY MAPLE (ACER RUBRUM),  
(2) 3" NUTTALL OAK (QUERCUS NUTTALLI)  
2 X 4" + 2 X 3" = 14" REPLACED  
= 0 TO TREE BANK

#### TREE REPLACEMENT NOTES:

1. All deciduous trees (does not include multi-trunk trees) to have straight, single leader, Healthy, Good Form
2. All deciduous trees (multi-trunk) to have a minimum of 3 equal size trunks, Healthy, Good Form
3. All evergreen trees to be Full to Ground, Healthy, Good Form



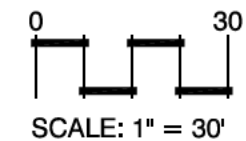
TREE PLANTING DETAIL



TREE STAKING DETAIL

#### TREE CONSERVATION PLAN NOTES:

- The Inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.
- All Tree Protection Devices must be installed and Inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Hapeville for an Inspection.
- The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not Interfere with tree planting sites or existing trees to be preserved.
- Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.
- All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.
- A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.
- Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.



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client

3ELKS Design, LLC  
101 HONEYSUCKLE LN  
PEACHTREE CITY, GA 30269

project

3165 Old Jonesboro Rd  
HAPEVILLE, GA  
LOT 3

LAND LOT 94  
14TH DISTRICT

revisions

03.06.24 city comments

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date: 02.12.24

drawn by: checked by:  
CW CW

Tree Replacement Plan

sheet

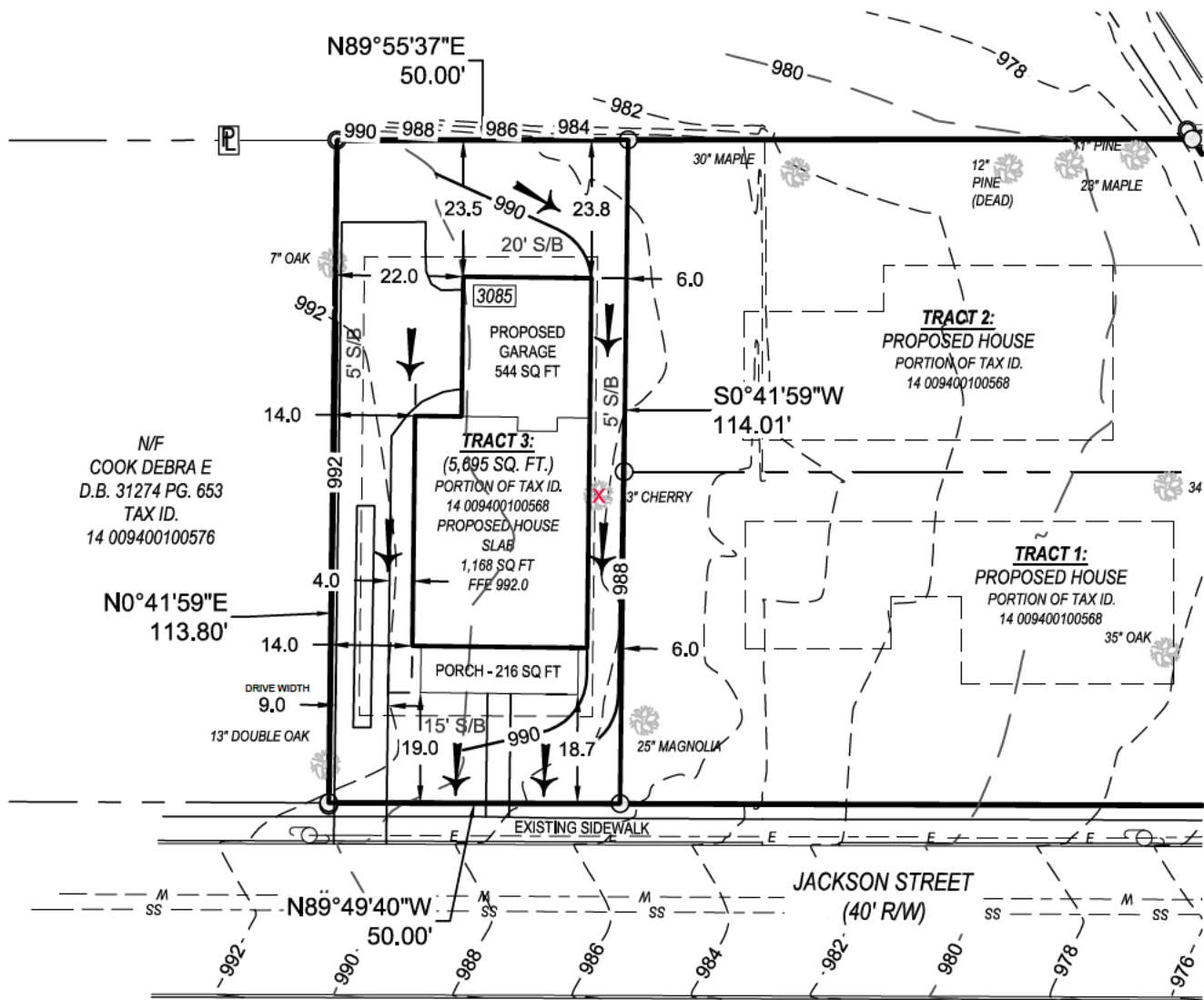
L-2



GENERAL NOTES

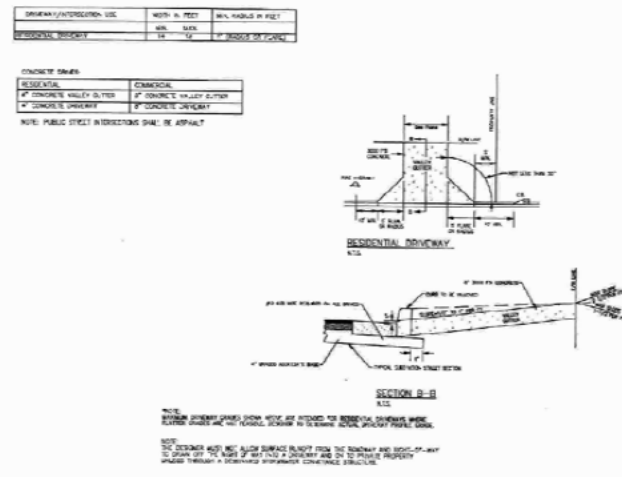
1. OWNER/BUILDER:  
DANIEL LOVE  
3165 OLD JONESBORO RD  
HAPEVILLE, GA 30354
2. 24 HOUR EMERGENCY CONTACT:  
DANIEL LOVE  
336-282-3606
3. ENGINEER/SURVEYOR:  
FALCON DESIGN CONSULTANTS  
235 CORPORATE CENTER DRIVE  
STOCKBRIDGE, GA 30281
4. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED. ALL DIMENSIONS SHOULD BE CALCULATED OR READ.
5. BOUNDARY AND OTHER PERTINENT INFORMATION WAS TAKEN FROM: LOT DIVISION PLAT FOR 3 ELKS DESIGN.
6. ACCORDING TO THE F.I.R.M. OF FULTON COUNTY, PANEL NUMBER 13121C0367F, DATED 9-18-2013, THIS LOT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
7. BUILDER TO PROVIDE 5% SLOPE AWAY FROM HOUSE FOR DRAINAGE PURPOSES.
8. CONTRACTOR TO MAINTAIN EROSION CONTROL DAILY.
9. ANY REVISIONS THAT WERE NOT DONE UNDER THE SUPERVISION OF THE ENGINEER OF RECORD WILL VOID THE CERTIFICATION OF THIS DOCUMENT.

FRONT SETBACK: 15 FOOT  
REAR SETBACK: 20 FOOT  
SIDE SETBACK: 5 FOOT



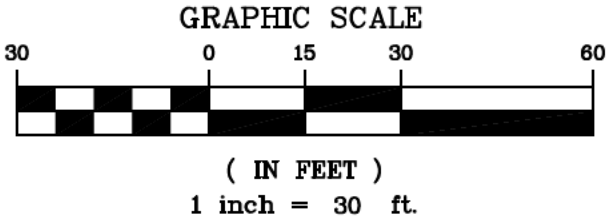
NOTE FOR A/C PAD:  
A/C PAD MUST BE SCREENED FROM  
VIEW FROM STREET. MATERIAL CAN  
INCLUDE FENCING OR LANDSCAPING.

RESIDENTIAL DRIVEWAY DETAIL



NOTES:

|                          |               |
|--------------------------|---------------|
| ZONING: R-SF             |               |
| SLAB SQ. FT.             | 1,168 SQ. FT. |
| GARAGE SQ. FT.           | 544 SQ. FT.   |
| DRIVEWAY SQ. FT.         | 1,100 SQ. FT. |
| FRONT STOOP/PORCH        | 216 SQ. FT.   |
| WALKWAY SQ. FT.          | 75 SQ. FT.    |
| TOTAL IMPERVIOUS SQ. FT. | 3,103 SQ. FT. |
| LOT SQ. FT.              | 5,695 SQ. FT. |
| TOTAL IMPERVIOUS AREA    | 54%           |



FALCON DESIGN CONSULTANTS, LLC. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT PRIOR WRITTEN PERMISSION FROM FALCON DESIGN CONSULTANTS, LLC. IS EXPRESSLY PROHIBITED.

SHEET NUMBER:  
  
1 of 1

DATE: 01-19-2024  
SCALE: 1" = 30'  
DRAWN BY: JE  
REVIEWED BY: WR

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

| REVISIONS |                                |
|-----------|--------------------------------|
| 1.        | REV PER COMMENTS 03-14-2024 JE |
| 2.        |                                |
| 3.        |                                |
| 4.        |                                |
| 5.        |                                |

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

GSWCC# 0000009371

HOUSE LOCATION PLAN FOR:  
**TRACT 3**  
**#3085 JACKSON STREET**  
  
LOCATED IN:  
LAND LOT 94, 14TH DISTRICT  
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

CIVIL ENGINEERING  
LAND PLANNING  
LAND SURVEYING

CONSTRUCTION MANAGEMENT  
LANDSCAPE ARCHITECT

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

NEWNAN OFFICE  
40 GREENWAY CT., STE A  
NEWNAN, GEORGIA 30065  
Ph (770) 755-7978

CUMMING OFFICE  
500 PIRKLE FERRY RD., STE C  
CUMMING, GEORGIA 30040  
Ph (678) 807-7100

www.fdc-llc.com

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| <div>DESIGN CRITERIA</div> <div>ROOF LIVE LOAD: 20 PSF<br/>FLOOR LIVE LOAD: 40 PSF (INCL. DECKS, PATIOS, AND PORCHES)<br/>BASIC WIND VELOCITY: 90MPH<br/>SEISMIC DESIGN CATAGORY: B<br/>BEARING WALLS w/ LIGHT FRAME WALLS &amp; WOOD STRUCTURAL PANELS</div> <div>GOVERNING CODES AND STANDARD</div> <div>INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION w/ GA AMENDMENTS<br/>INTERNATIONAL FIRE CODE, 2018 EDITION w/ GA AMENDMENTS<br/>INTERNATIONAL PLUMBING CODE, 2018 EDITION w/ GA AMENDMENTS<br/>INTERNATIONAL MECHANICAL CODE, 2018 EDITION w/ GA AMENDMENTS<br/>INTERNATIONAL FUEL GAS CODE, 2018 EDITION w/ GA AMENDMENTS<br/>NATIONAL ELECTRICAL CODE, 2020 EDITION, NO GA AMENDMENTS<br/>INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION w/ GA SUPPLEMENTS AND AMENDMENTS<br/>NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION<br/>ACI 318. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE<br/>A.I.S.C. MANUAL OF STEEL CONSTRUCTION<br/>T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE, AND HANDLING OF WOOD TRUSSES</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                            |  | <div>PROJECT DATA</div> <div>- PROJECT ADDRESS: 3085 JACKSON ST. HAPEVILLE, GA 30354<br/>- PROJECT DESCRPTION: SINGLE FAMILY RESIDENCE<br/>- CONSTRUCTION TYPE: TYPE V-B RESIDENTIAL CONVENTIONAL<br/>LIGHT FRAME WOOD CONSTRUCTION, NON-SPRINKLERED<br/>- OCCUPANCY CLASSIFICATION: SINGLE FAMILY HOME- DETACHED</div> <div><div>OWNER</div><div>3ELKS DESIGN, LLC<br/>CONTACT: DANIEL LOVE<br/>678. 207. 6939</div><div>SQUARE FOOTAGE</div><div><div>1st FLOOR HTD.1180 SF<br/>2nd FLOOR HTD.1125 SF<br/>TOTAL HEATED2305 SF</div><div>FRONT PORCH216 SF<br/>REAR PATIO35 SF<br/>GARAGE544 SF<br/>TOTAL UNHEATED795 SF</div></div><div><div>SHEET INDEX</div><div><div>A.0 COVER<br/>A.1 FRONT ELEV<br/>A.2 LEFT ELEV<br/>A.3 REAR ELEV<br/>A.4 RIGHT ELEV<br/>A.5 1st FLOOR PLAN<br/>A.6 2nd FLOOR PLAN<br/>A.7 FOUNDATION PLAN<br/>A.8 ROOF PLAN</div><div>E.1 1st FLOOR ELECTRICAL<br/>E.2 2nd FLOOR ELECTRICAL<br/>D.1 WALL SECTION, FTG DTL<br/>D.2 STAIR DETAIL</div></div></div></div> |             |                                                             |           |                     |                   |       |
| <div>GENERAL NOTES</div> <div><div>1. ALL EXTERIOR FINISH MATERIALS SHALL BE COMPATIBLE WITH EXISTING DWELLING AND COMPLY w/ ALL CITY/COUNTY ORDINANCES. BUILDER TO VERIFY APPROVED MATERIALS.<br/>2. TEMPERED GLASS IS REQUIRED IF ALL THE FOLLOWING CONDITIONS EXIST: INDIVIDUAL PANE OF GLASS IS LARGER THAN 9 SF, BOTTOM EDGE IS LESS THAN 18" ABOVE FF, TOP EDGE IS GREATER THAN 36" ABOVE FLOOR.<br/>ANY WINDOW WITHIN A 24" ARC OF EITHER SIDE OF A DOOR AND IS LESS THAN 60" ABOVE THE FLOOR IS ALSO REQUIRED TO BE TEMPERED.<br/>WINDOWS LOCATED WITHIN 60" OF A BATHTUB OR SHOWER AND ARE LESS THAN 60" ABOVE THE FLOOR ARE ALSO REQUIRED TO BE TEMPERED<br/>3. ALL ROOF LOADS OF COVERED DECKS AND PORCHES MUST TRANSFER TO THE SUPPORTING COLUMNS BELOW AND NOT THE DECK STRUCTURE.<br/>ADDITIONAL ROOF LOADING MUST BE USED TO CALCULATE MIN. FOOTING SIZE.<br/>4. GARAGE DWELLING SEPARATION: GARAGES SHALL BE SEPARATED FROM THE RESIDENCE AT ATTIC BY 1/2" MIN. DRYWALL ON THE GARAGE SIDE.<br/>GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY 5/8" MIN. TYPE "X" DRYWALL. IF THE SEPARATION IS A FLOOR/CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE HORIZONTAL SEPARATIONSHALL BE PROTECTED BY 1/2" MIN. DRYWALL. ANY AREA OF GARAGES LESS THAN 3' FROM A DWELLING SHALL BE PROTECTED WITH 1/2" MIN. DRYWALL ON INSIDE OF EXTERIOR WALLS.<br/>5. CONSTRUCTION SHALL COMPLY w/ 2018 IRC w/ GA AMENDMENTS AND 2017 NEC.<br/>ALL ENGINEERED LUMBER SHALL COMPLY w/ MANUFACTURERES SPAN AND LOADING REQUIREMENTS.</div><div>6. SMOKE DETECTORS: SMOKE DETECTORS SHALL BE INSTALLED IN SLEEPING ROOMS, OUTSIDE OF SLEEPING AREAS IN THE NEAR VICINITY OF BEDROOMS AND ON EACH ADDITIONAL STORY (INCLUDING BASEMENTS AND HABITABLE ATTICS).<br/>A CARBON MONOXIDE DETECTOR IS ALSO REQUIRED OUTSIDE OF SLEEPING AREAS IN THE NEAR VICINITY OF BEDROOMS.<br/>7. ALL ELECTRICAL INSTALLATION SHALL COMPLY WITH THE 2017 NEC. RECEPTACLE LOCATION, BRANCH CIRCUITS, AFCI AND GFCI PROTECTION SHALL BE PROVIDED PER ARTICLE 210 AND ALL OTHER APPLICABLE ARTICLES.<br/>8. THE BUILDING THERMAL ENVELOPE SYSTEMS AND ELEC TRICAL POWER AND LIGHTING SYSTEMS SHALL COMPLY WITH TEH 2015 INTERNATIONAL ENERGY CONSERVATION CODE AND THE STATE OF GA. AMENDMENTS. DUCT BLAST AND BLOWER DOOR TESTS SHALL BE CONDUCTED AND A COMPLIANCE REPORT PROVIDED.<br/>9. FOR AIR PERMEABLE INSULATION IN VENTED ATTICS, BAFFLES SHALL BE INSTALLED ADJACENT TO SOFFIT AN EAVE VENTS. A MIN. OF A 1" SPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING AND AT VENT LOCATION.<br/>BAFFLE SHALL EXTEND OVER TOP OF INSULATION INWARD UNTIL AT LEAST 4" VERTICALLY ABOVE TOP OF INSULATION. ANY SOLID MATERIAL (CARDBOARD OR THIN INSULATING SHEATHING) SHALL BE PERMISSABLE AS BAFFLE.<br/>10. PER SECTION 31 OF 2018 IRC, A HANDRAIL IS REQUIRED FOR STAIRS WITH 4 OR MORE CONTINUOUS RISERS. HANDRAIL REQUIREMENTS PER SECTION 31I. GUARDRAILS SHALL BE PROVIDED ALONG WALKING SURFACES LOCATED MORE THAN 30" VERTICALLY FROM THE LEVEL BELOW PER SECTION R312 OF 2018 IRC.</div></div> |                                                                                                                                                                                                                                                            |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |             |                                                             |           |                     |                   |       |
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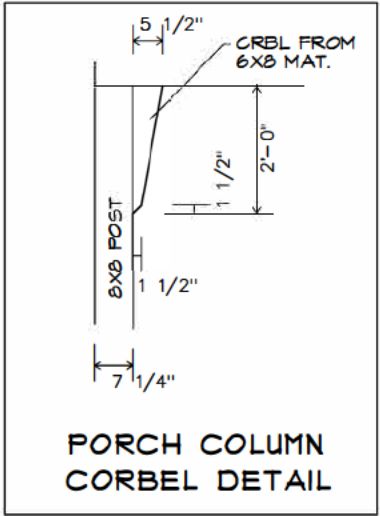
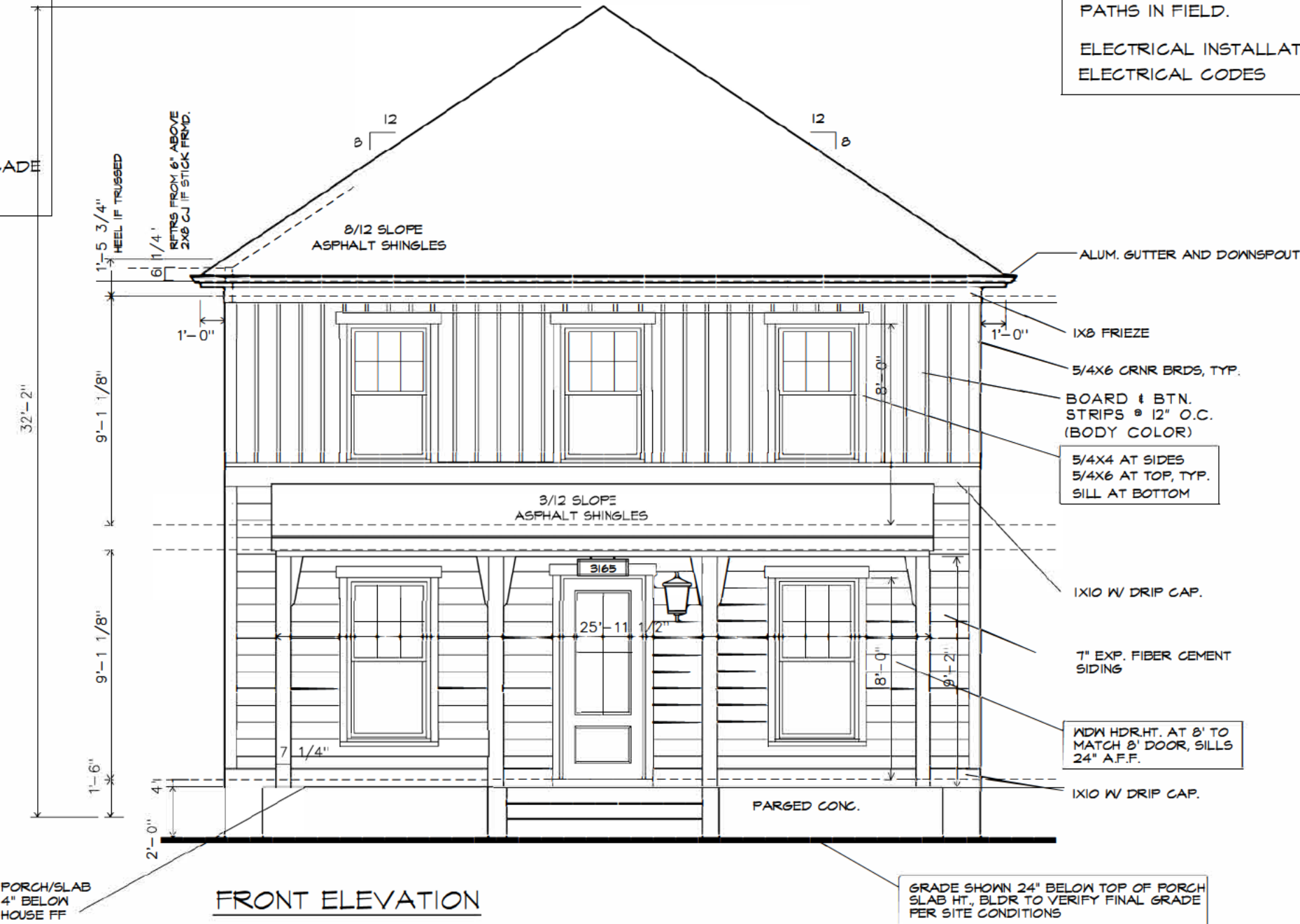


- NOTES:
- SHINGLES TO BE ASPHALT MIN. 30 YR. WARRANTY
  - HOUSE NUMBERS SHALL BE AT LEAST 6" IN HEIGHT LOCATED ADJACENT TO MAIN ENTRANCE
  - EXTERIOR MECHANICAL FEATURE SHALL BE SCREENED IF VISIBLE W/ PLANTING OR FENCING
  - LIGHT TO BE PROVIDED AT FRONT DOOR
  - GUTTERS AND DOWNSPOUTS SHALL BE PAINTED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

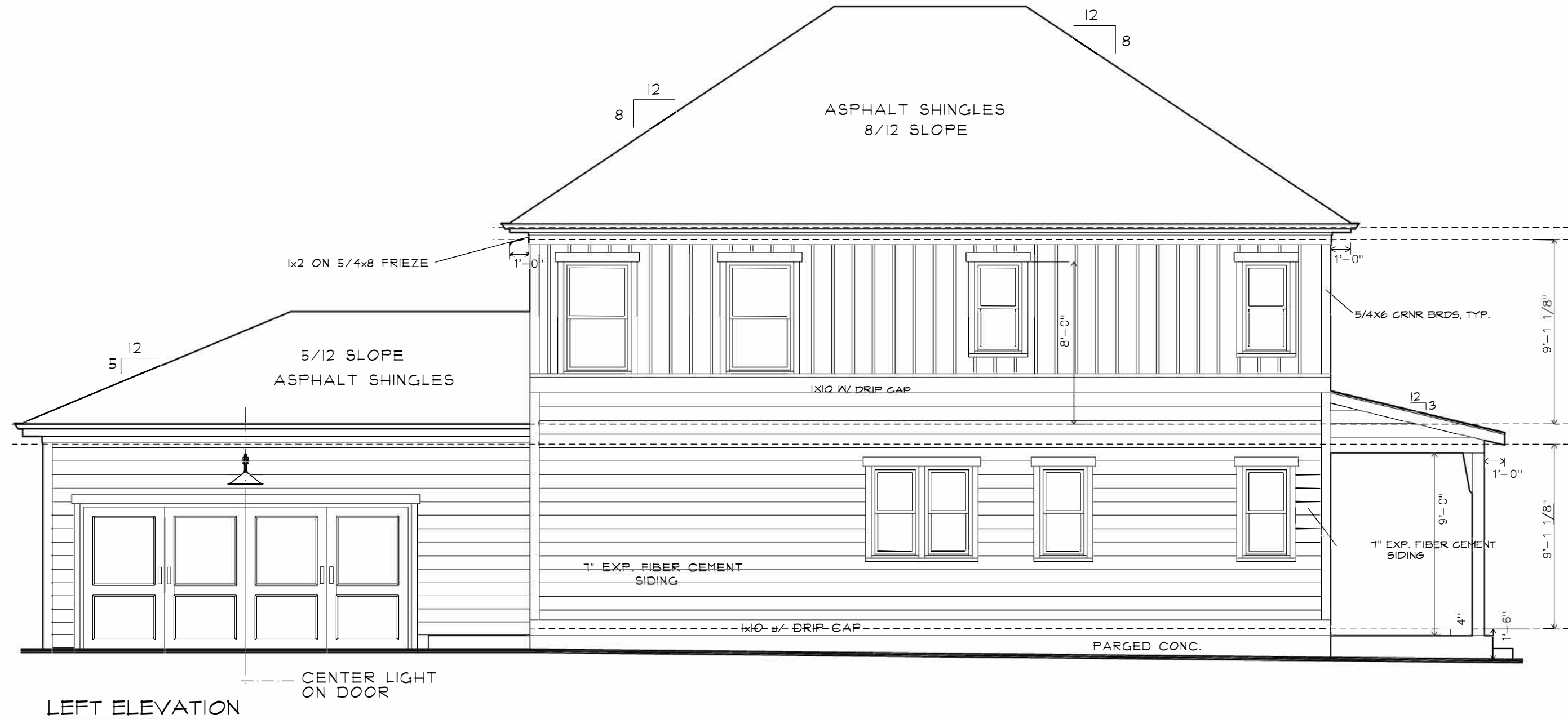
NOTE: CONTRACTOR/BUILDER RESPONSIBLE TO FOLLOW ALL APPLICABLE LOCAL LAWS AND CODES IN ADDITION TO ALL METHODS SPECIFIED IN IRC 2018 ONE AND TWO FAMILY DWELLING CODE.

CONTRACTOR TO VERIFY ALL MEASUREMENTS AND LOAD PATHS IN FIELD.

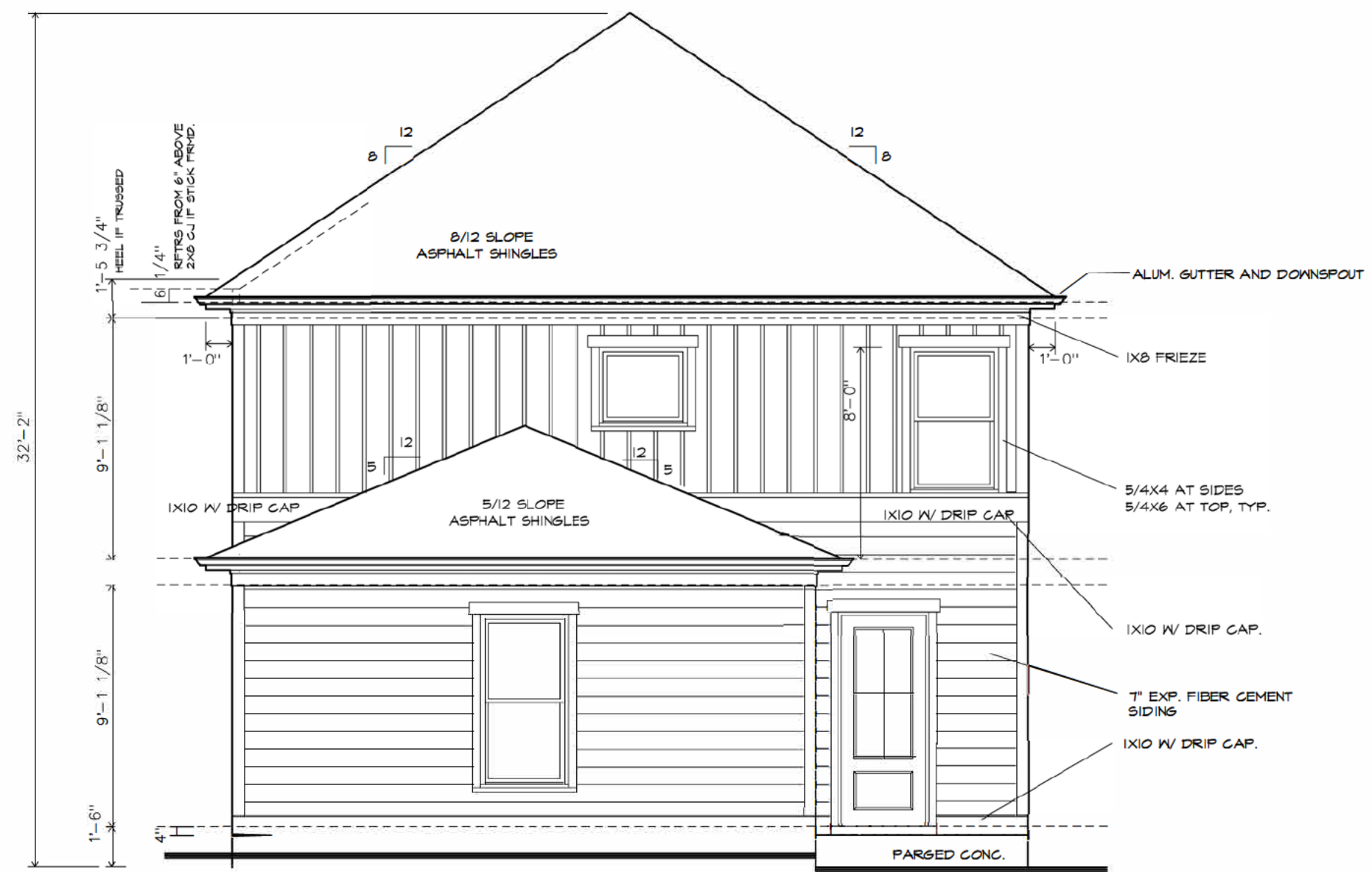
ELECTRICAL INSTALLATION TO COMFORM TO ALL APPLICABLE ELECTRICAL CODES



|  | SHEET TITLE:    | SCALE: 3/16"=1'-0"                                                                                                                                                                                                                                         | 11x17 SHEET | PROJECT:                                                    | REVISIONS |          |                   | SHEET               |
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|  | FRONT ELEVATION | COPYRIGHT 2024, 3ELKSDESIGN, LLC. ALL RIGHTS RESERVED. ALL INFORMATION IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED. FEATURES, MATERIALS, DIMENSIONS, AND DESIGNS ARE SUBJECT TO ERRORS AND OMISSIONS, AND MAY CHANGE AT ANY TIME WITHOUT PRIOR NOTICE. |             | CUSTOM RESIDENCE<br>3085 JACKSON ST.<br>HAPEVILLE, GA 30354 | #         | DATE     | DESCRIPTION       | A.1                 |
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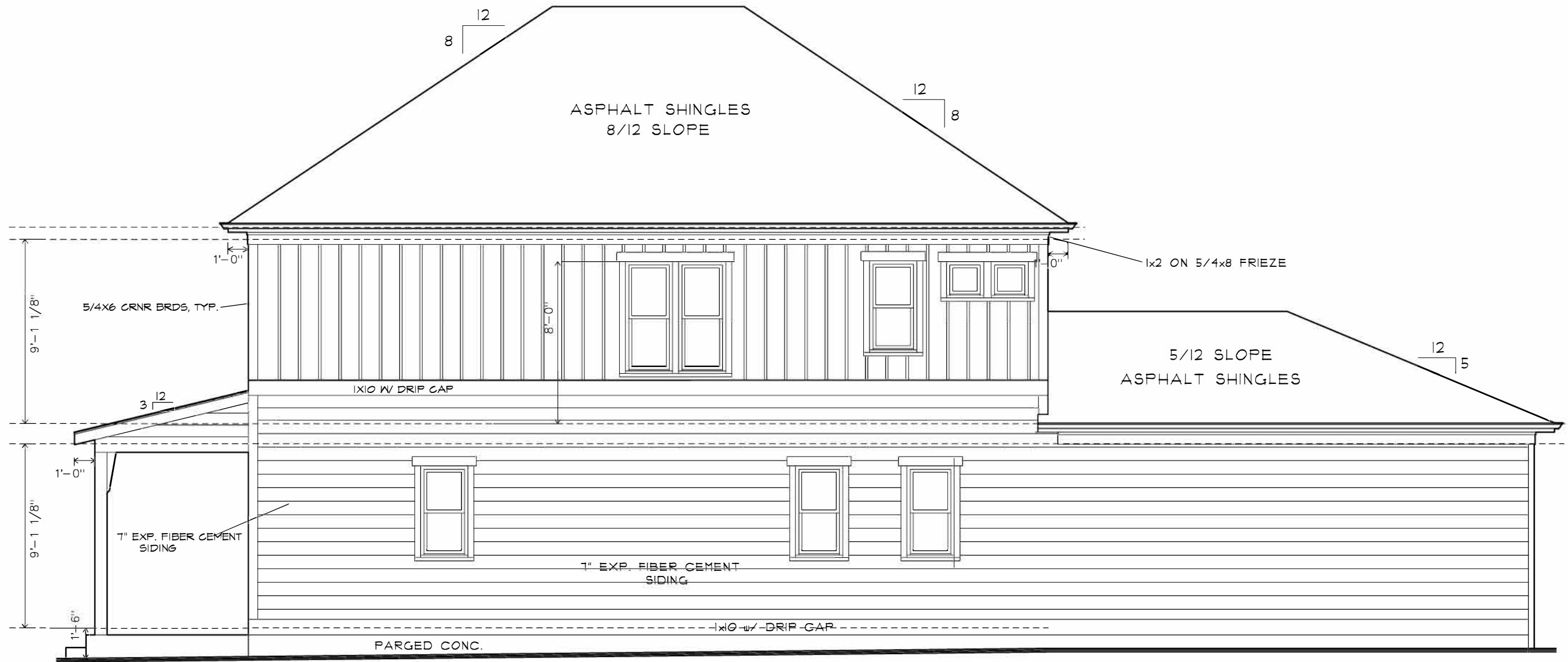


|  | SHEET TITLE:   | SCALE: 3/16"=1'-0"                                                                                                                                                                                                                                         | 11x17 SHEET | PROJECT:                                                    | REVISIONS |          |                   | SHEET               |
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|  | LEFT ELEVATION | COPYRIGHT 2024, 3ELKSDESIGN, LLC. ALL RIGHTS RESERVED. ALL INFORMATION IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED. FEATURES, MATERIALS, DIMENSIONS, AND DESIGNS ARE SUBJECT TO ERRORS AND OMISSIONS, AND MAY CHANGE AT ANY TIME WITHOUT PRIOR NOTICE. |             | CUSTOM RESIDENCE<br>3085 JACKSON ST.<br>HAPEVILLE, GA 30354 | #         | DATE     | DESCRIPTION       | A.2                 |
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REAR ELEVATION

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| COPYRIGHT 2024, 3ELKSDESIGN, LLC. ALL RIGHTS RESERVED. ALL INFORMATION IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED. FEATURES, MATERIALS, DIMENSIONS, AND DESIGNS ARE SUBJECT TO ERRORS AND OMISSIONS, AND MAY CHANGE AT ANY TIME WITHOUT PRIOR NOTICE. |                |                    | 5           |                                                             |           |          | PLOT DATE: 01.07.24 |       |

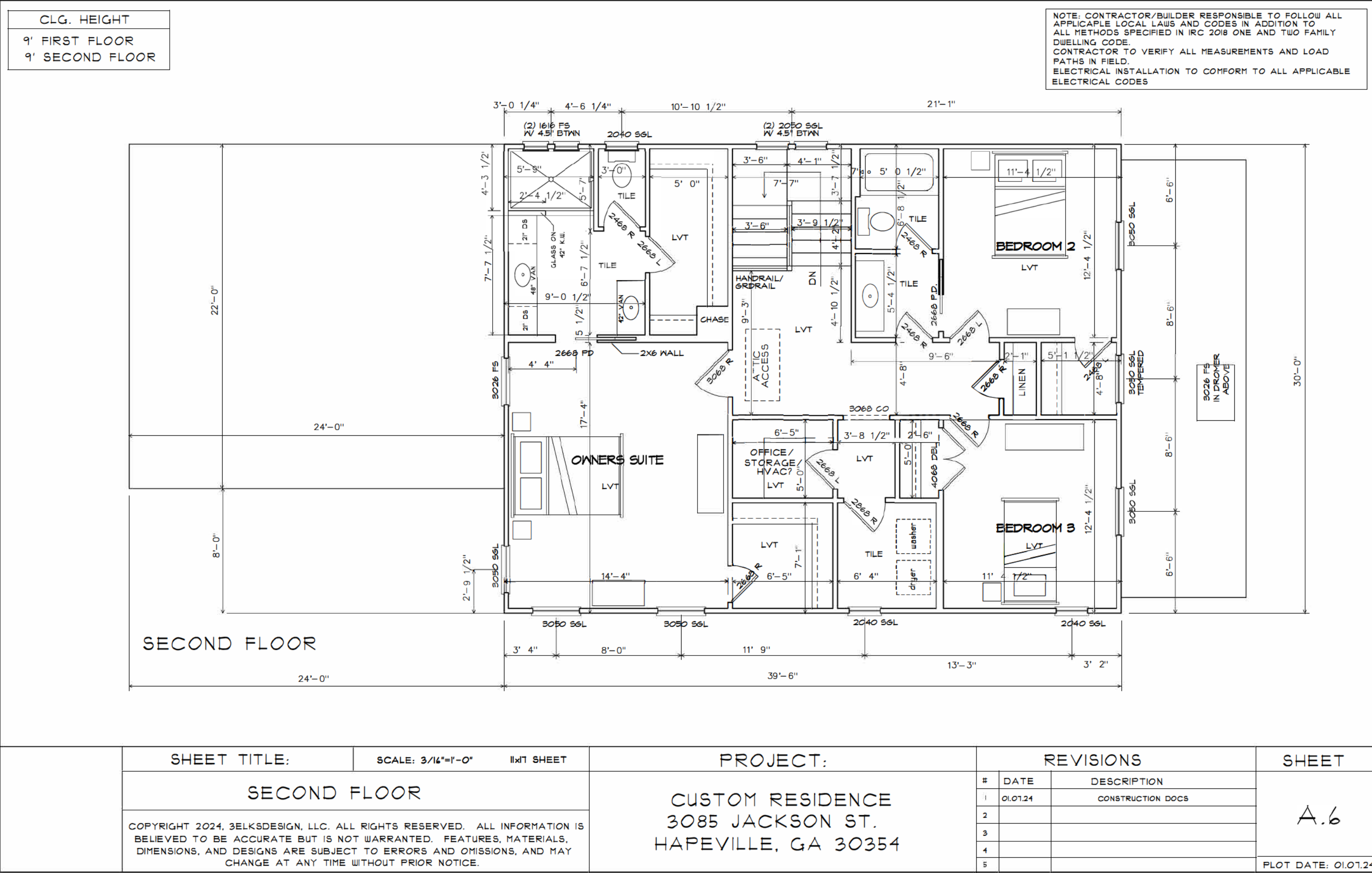


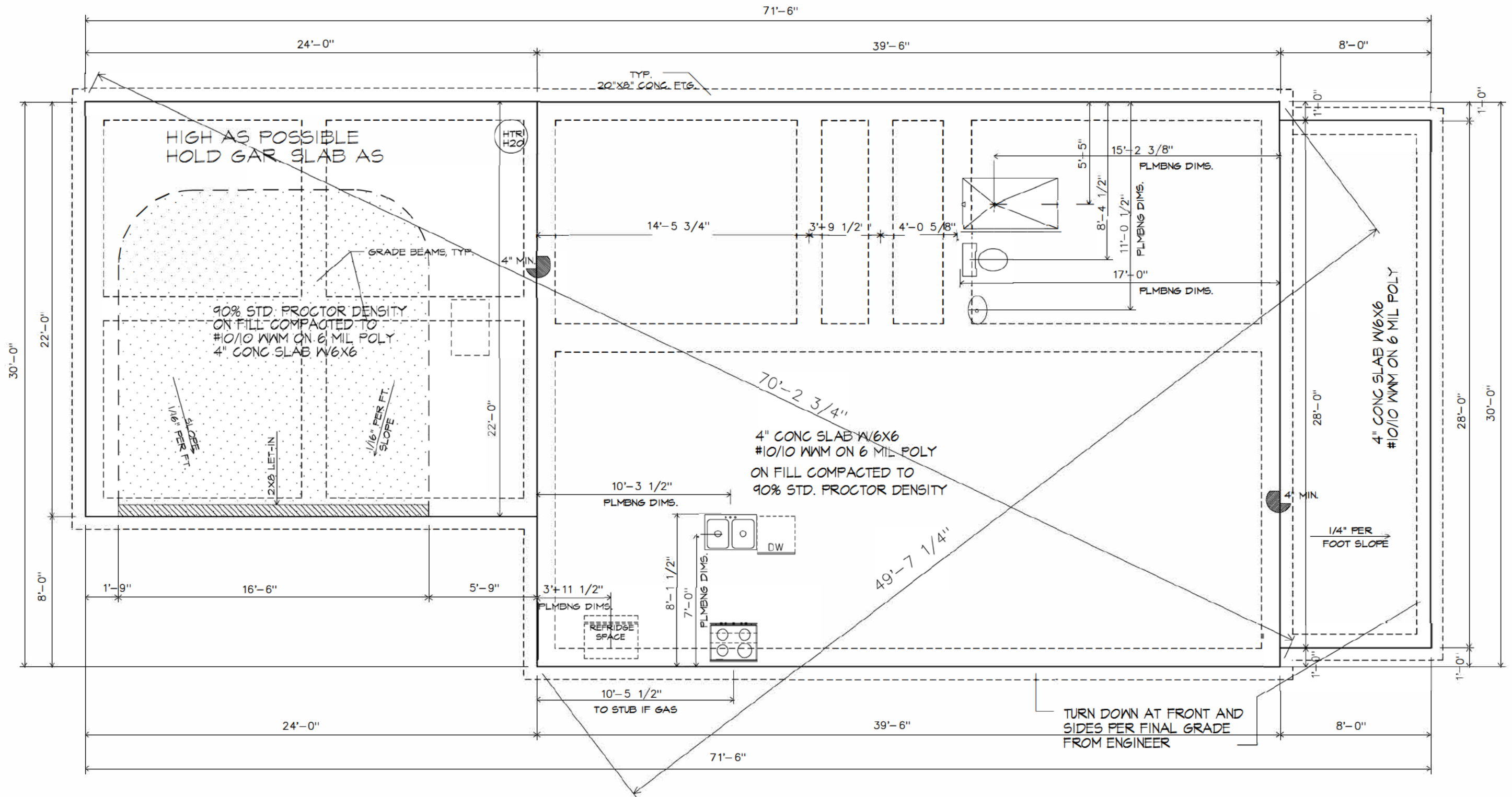
RIGHT ELEVATION

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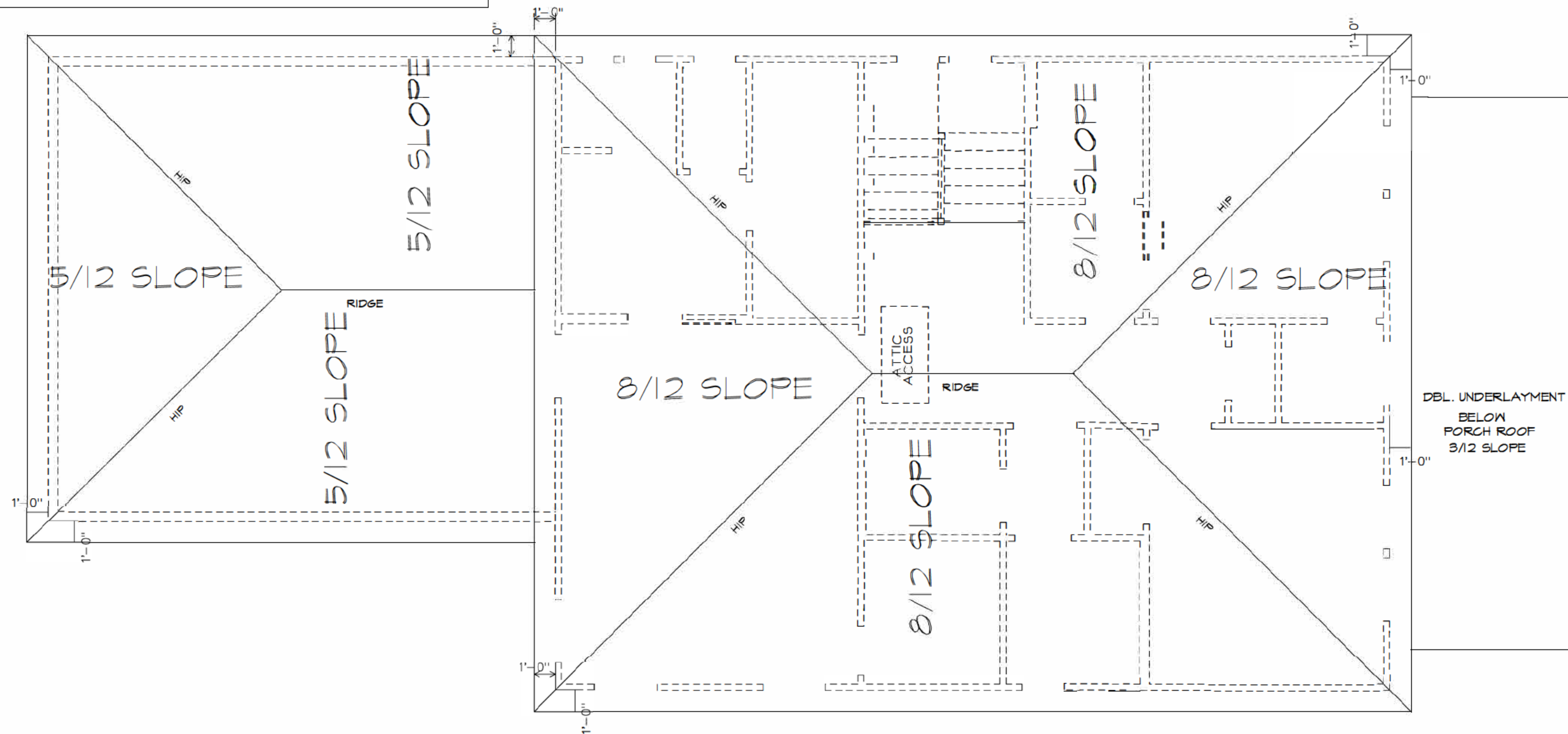
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|   | SLAB FOUNDATION<br><br>COPYRIGHT 2024, 3ELKSDESIGN, LLC. ALL RIGHTS RESERVED. ALL INFORMATION IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED. FEATURES, MATERIALS, DIMENSIONS, AND DESIGNS ARE SUBJECT TO ERRORS AND OMISSIONS, AND MAY CHANGE AT ANY TIME WITHOUT PRIOR NOTICE. |                    |             | CUSTOM RESIDENCE<br>3085 JACKSON ST.<br>HAPEVILLE, GA 30354 | #         | DATE     | DESCRIPTION       | A.7                 |
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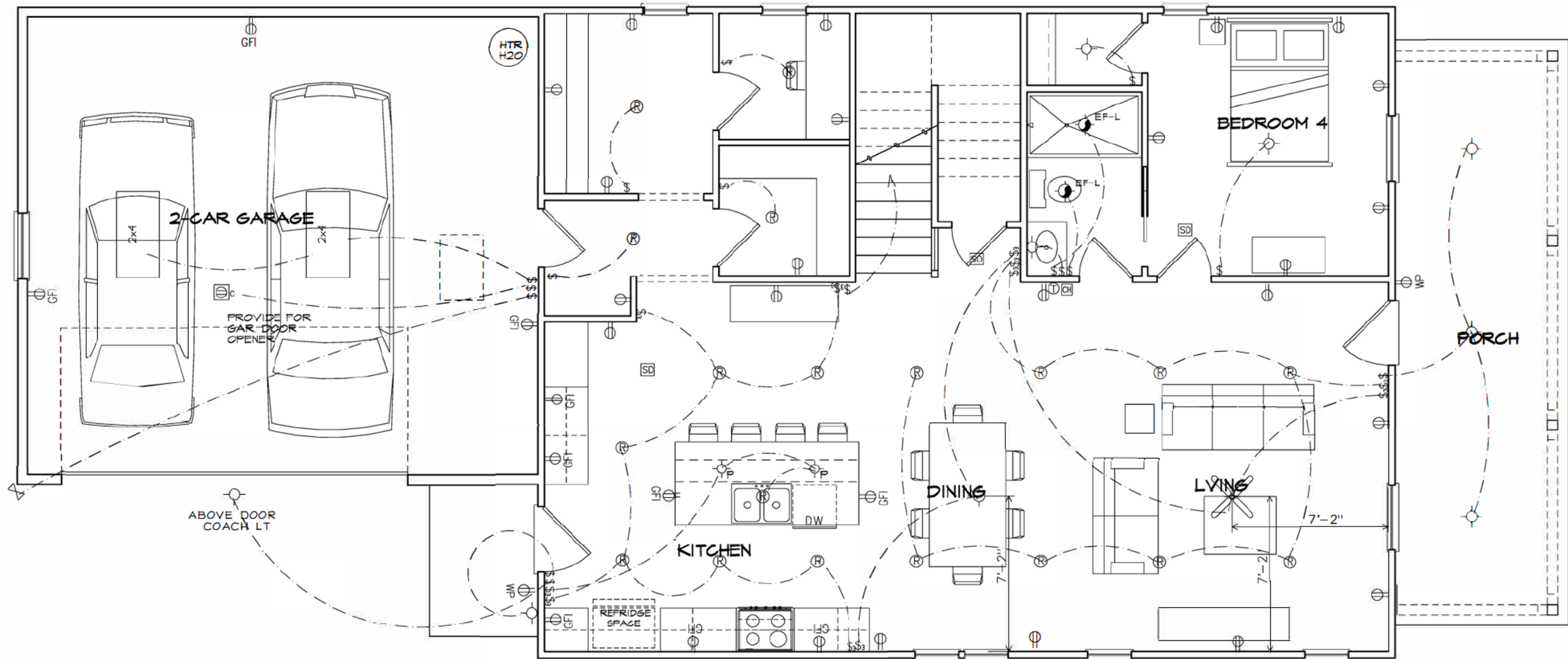
RFTRS/TRUSSES TO BE DESIGNED BY OTHERS

30 YR MIN. WARRANTY ASPHALT SHINGLES

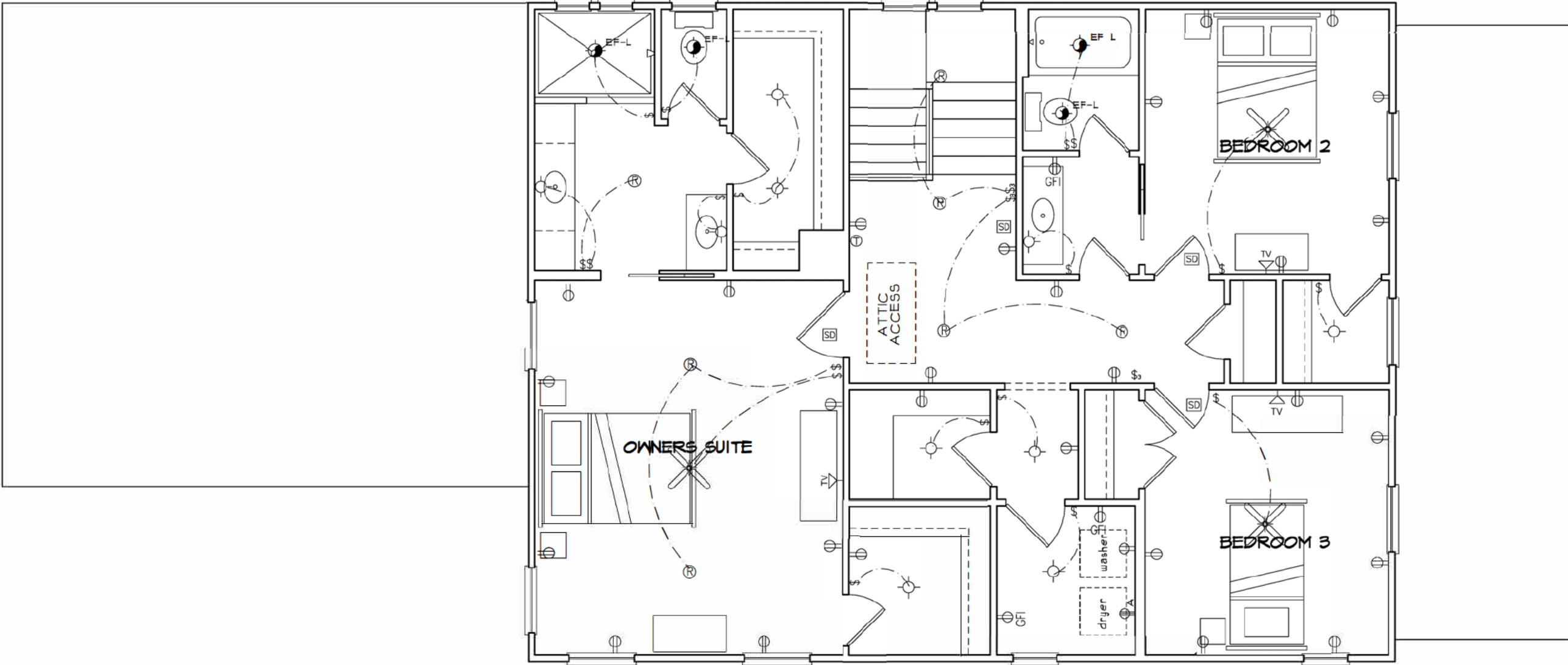


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|   | ROOF LAYOUT<br><br>COPYRIGHT 2024, 3ELKSDESIGN, LLC. ALL RIGHTS RESERVED. ALL INFORMATION IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED. FEATURES, MATERIALS, DIMENSIONS, AND DESIGNS ARE SUBJECT TO ERRORS AND OMISSIONS, AND MAY CHANGE AT ANY TIME WITHOUT PRIOR NOTICE. |                    |             | CUSTOM RESIDENCE<br>3085 JACKSON ST.<br>HAPEVILLE, GA 30354 | #         | DATE     | DESCRIPTION       | A.8                 |
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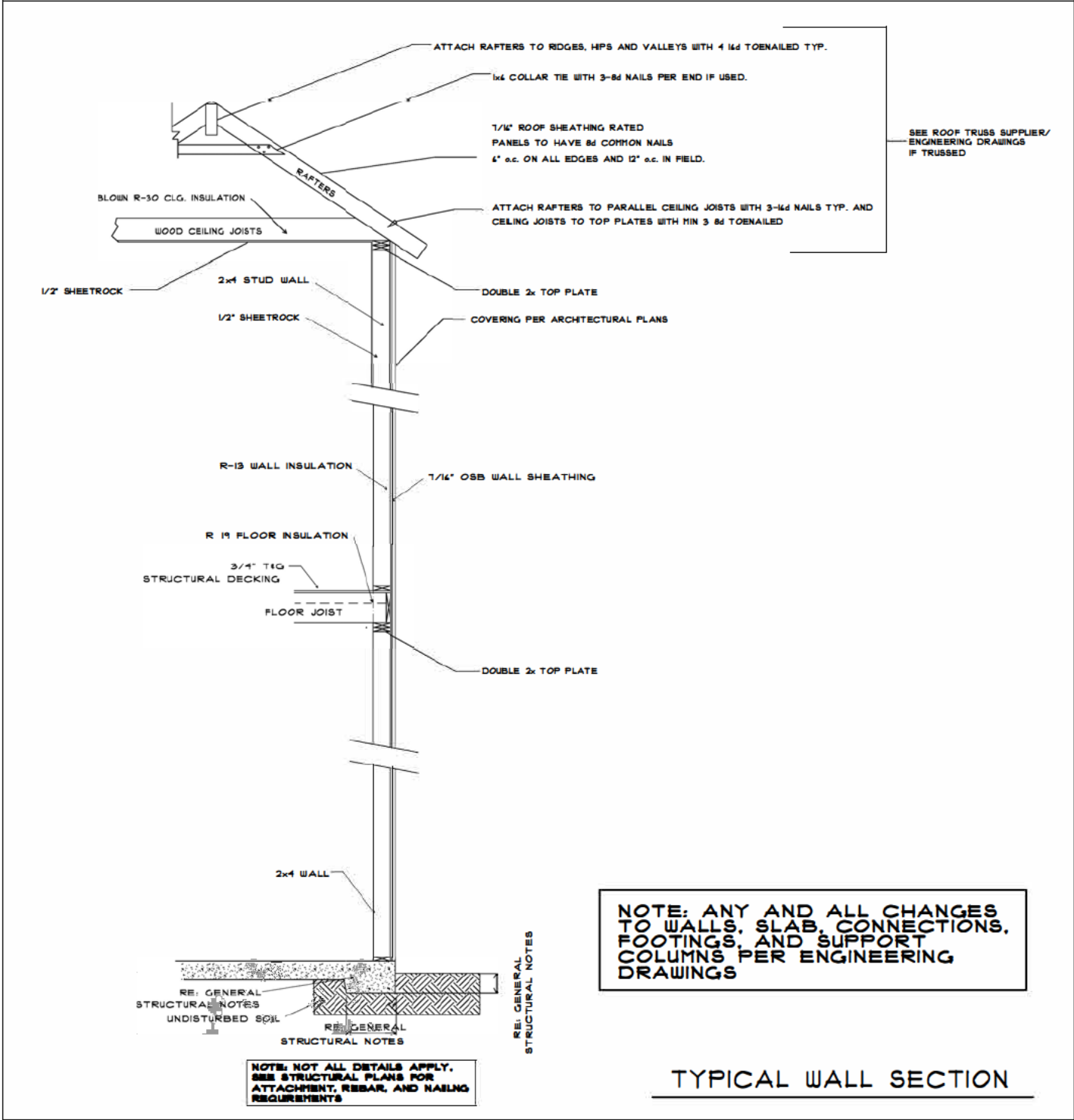




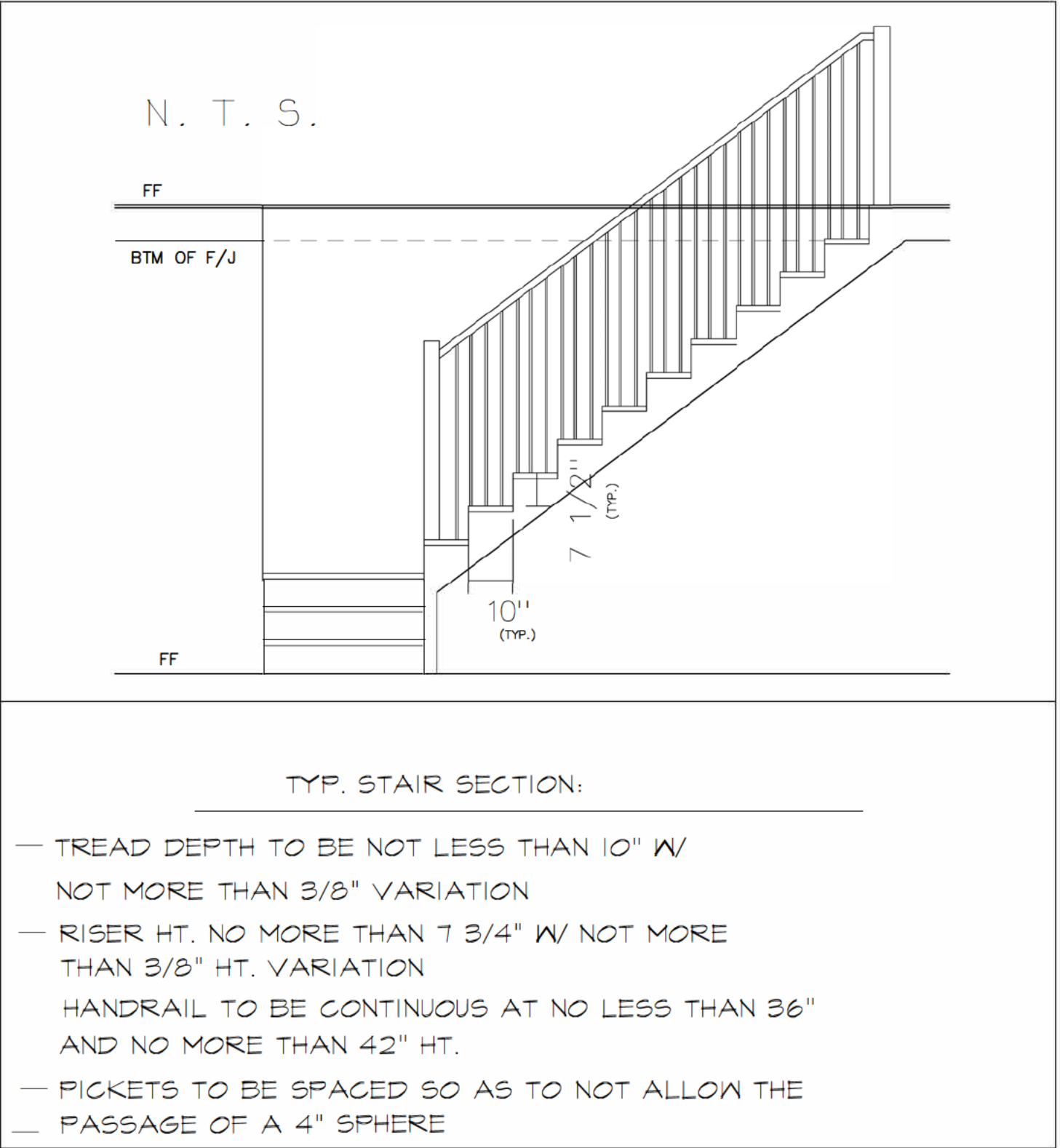
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|  | FIRST FLOOR ELEC.                                                                                                                                                                                                                                          |                    |             |                                                                             | #         | DATE     | DESCRIPTION       |                                             |
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| SECOND FLOOR ELEC.                                                                                                                                                                                                                                         |  |                    |             | CUSTOM RESIDENCE<br>3085 JACKSON ST.<br>HAPEVILLE, GA 30354 | #         | DATE     | DESCRIPTION         | E.2   |
| COPYRIGHT 2024, 3ELKSDESIGN, LLC. ALL RIGHTS RESERVED. ALL INFORMATION IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED. FEATURES, MATERIALS, DIMENSIONS, AND DESIGNS ARE SUBJECT TO ERRORS AND OMISSIONS, AND MAY CHANGE AT ANY TIME WITHOUT PRIOR NOTICE. |  |                    |             |                                                             | 1         | 01.07.24 | CONSTRUCTION DOCS   |       |
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|  | SHEET TITLE: | SCALE: 3/16"=1'-0"                                                                                                                                                                                                                                         | 11x17 SHEET | PROJECT:                                                    | REVISIONS           |          |                   | SHEET |
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|  | WALL SECTION | COPYRIGHT 2024, 3ELKSDESIGN, LLC. ALL RIGHTS RESERVED. ALL INFORMATION IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED. FEATURES, MATERIALS, DIMENSIONS, AND DESIGNS ARE SUBJECT TO ERRORS AND OMISSIONS, AND MAY CHANGE AT ANY TIME WITHOUT PRIOR NOTICE. |             | CUSTOM RESIDENCE<br>3085 JACKSON ST.<br>HAPEVILLE, GA 30354 | #                   | DATE     | DESCRIPTION       | D.1   |
|  |              |                                                                                                                                                                                                                                                            |             |                                                             | 1                   | 01.07.24 | CONSTRUCTION DOCS |       |
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|  | SHEET TITLE:                                                                                                                                                                                                                                               | SCALE: 3/16"=1'-0" 11x17 SHEET | PROJECT:                                                    | REVISIONS           |          |                   | SHEET          |
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|  | STAIR SECTION                                                                                                                                                                                                                                              |                                | CUSTOM RESIDENCE<br>3085 JACKSON ST.<br>HAPEVILLE, GA 30354 | #                   | DATE     | DESCRIPTION       | D.2            |
|  | COPYRIGHT 2024, 3ELKSDESIGN, LLC. ALL RIGHTS RESERVED. ALL INFORMATION IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED. FEATURES, MATERIALS, DIMENSIONS, AND DESIGNS ARE SUBJECT TO ERRORS AND OMISSIONS, AND MAY CHANGE AT ANY TIME WITHOUT PRIOR NOTICE. |                                |                                                             | 1                   | 01.01.24 | CONSTRUCTION DOCS |                |
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DEPARTMENT OF PLANNING AND ZONING  
PLANNER'S REPORT

DATE: March 13, 2024  
TO: Tonya Hutson  
FROM: Lynn Patterson  
RE: **Design Review –3163 Old Jonesboro Road**

**Key:**

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

**BACKGROUND**

The City of Hapeville has received a design review application from Daniel Love to build a single family home on a lot located at 3163 Old Jonesboro Rd. Per the application, the single-family dwelling will be 2,305 SF with 4 bedrooms, 3 bathrooms and an attached garage. The exterior materials are listed as board and batten and lap cementitious fiber siding. The height of the residence is 32' 2".

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

**CODE**

**SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA**

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

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

**(a) Site development standards**

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

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

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

**STAFF COMMENT:** *There is no sidewalk along Old Jonesboro Road. The DRC established these parameters for consideration for design exceptions:  
For discussion purposes, the following is a suggested list of considerations when determining if private developments should require sidewalks.*

1. **Type of development**
  - a. **Commercial/Retail/Industrial: yes**
  - b. **Mixed use: yes**
  - c. **Multi-family: Yes**
  - d. **Townhomes: Yes**
  - e. **Higher density: Yes**
  - f. **Master plan: Yes**
  - g. **Single family residential: possible**
2. **Priority streets**
  - a. **Is the SFD located on one of the City's major or minor arterial streets? No.**
3. **Proximity to schools**
  - a. **Is the SFD located within ¼ of a mile from a school? No.**
4. **Proximity to transit**
  - a. **Is the SFD located within ¼ of a mile from a bus stop or other transit? No.**
5. **Proximity of existing sidewalks**
  - a. **Are there sidewalks on the same side of the street already? No.**
  - b. **Is there a complete or nearly complete sidewalk on the other side of the street? Yes.**
6. **Conflict with utilities**
  - a. **Are there utility poles or other infrastructure that would hinder development of the sidewalk?**
7. **Conflict with tree conservation**
  - a. **Does the construction of the sidewalk adversely affect landmark trees in good health? No. 22" pine already scheduled for removal for driveway.**
8. **Other**
  - a. **Are there other considerations that should be evaluated for the installation of a sidewalk? No.**

**(b) Supplemental Area and Fence Standards**

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

**STAFF COMMENT: Tree Conservation Plan to be finalized with Arborist.**

**(c) Utility Standards**

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

**STAFF COMMENT: Note indicates mechanical will be screened.**

**(d) Parking and Traffic Standards**

- ✓ One-family detached dwellings and two-family dwellings shall meet the following requirements:
  - ✓ Driveways shall have a minimum width of nine feet and a maximum width of 15 feet.
  - Circular drives are permitted.
  - A grass strip in the middle of driveways is encouraged.
- ⊙ All other buildings shall meet the following requirements:
  - Parcels are permitted a maximum of one driveway curb cut per street. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be

allocated to a single street.

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

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

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

New public streets shall not count as curb cuts.

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

- ⊙ Carports are only permitted subject to the following requirements:

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

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

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

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

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

**STAFF COMMENT:**

**(e) Roof and Chimney Standards**

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

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

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

- ⊙ Metal roofs are:

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

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

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

- ✓ Downspouts shall match gutters in material and finish.

- ✓ Roof forms shall be based on architectural style.

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

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

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

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

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



**STAFF COMMENT:**

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

- ✓ Exterior facade materials shall be limited to:
  - Full-depth brick;
  - Natural or cast stone;
  - ✓ Smooth natural-wood siding and/or cement-based siding;
  - Shake siding;
  - Painted fish-scale style shingles, but only when used in front gables;
  - True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings.
- Exterior building materials shall not be:
  - Simulated brick veneer, such as Z-Brick;
  - Exterior insulation and finish systems (EIFS);
  - Exposed concrete block;
  - Metal siding or other metal exterior treatment;
  - Glass curtain walls;
  - Liquid vinyl;
  - T-1-11 siding;
  - Vinyl siding, except that existing one-family detached homes with vinyl siding covering more than 70 percent of the exterior facade may replace said siding or construct an addition faced in vinyl siding.
- ✓ Facade materials shall be combined horizontally, with the heavier below the lighter.
- ✓ Blank, windowless walls are prohibited along all facades. See subsection 81-1-7(g)11.
- ✓ Foundations shall be constructed as a distinct building element that contrasts with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in brick, natural stone, or cast stone.
- ⊙ All exterior stair risers visible from a street shall be enclosed.
- ✓ Porches, stoops, and balconies may be located in the front or side yard.
- ✓ Porches, stoops, and balconies along front and side building facades shall not be enclosed with screens, plastics, or other materials that hinder visibility and/or natural air flow.
- ✓ Porches, stoops, and balconies shall be made of painted or stained wood, stone, brick, or ornamental metal, subject to the additional restrictions below.
- ⊙ Wooden porches, stoops, and balconies shall provide top and bottom horizontal members on railings. The top railing shall consist of two elements. The upper element shall measure two [inches] by six inches and the lower element shall measure two [inches] by four inches. The bottom railing shall measure two [inches] by four inches.
- ✓ Front porches and front stoops of principal buildings shall face and be parallel to the front lot line or build-to line.
- ✓ Porch and stoop foundations shall be enclosed.
- ✓ Front and side porches and stoops shall not have unpainted, unstained or otherwise untreated or exposed pressure treated lumber along the building line that abuts a public right-of-way.

- ⊖ Balconies shall have not less than two clear unobstructed open or partially open sides. Partially open is to be constructed as 50 percent open or more. The total combined length of the open or partially open sides shall exceed 50 percent of the total balcony perimeter.
- ✓ Stoops and porch[es] shall be a minimum of two feet and a maximum of four feet from grade to the top of the stairs, unless existing topography is greater.
- ⊖ Stoops shall provide a minimum top landing of four feet by four feet.
- ⊖ Stoop stairs and landings shall be of similar width.
- ⊖ Stoops may be covered or uncovered.
- ✓ When provided, porches shall have a minimum clear depth of eight feet from building facade to outside face of column.
- ✓ Front porch widths shall be between 80 percent and 100 percent of the adjacent facade.
- ⊖ Side porch widths (including wraparound porches) shall be between 25 percent and 100 percent of the adjacent facade.
- ⊖ Enfronting porches may have multistory verandas, living space, or balconies above.
- ✗ Porch columns shall be spaced a maximum distance of eight feet on center.
- ⊖ Front porch columns shall have foundation piers extending to grade.
- ✓ All porches shall be covered.
- ⊖ Enfronting balconies are only permitted on attached or detached one-family home facades when porches are not provided on said facades.
- ⊖ Enfronting balconies shall have a minimum clear depth of four feet.
- ⊖ Enfronting balcony widths shall be between 25 percent and 100 percent of the adjacent facade.
- ⊖ Balconies may be covered or uncovered.

**STAFF COMMENT: Ensure steps are concrete or if wooden are enclosed. Columns are 8'6" apart on center. Requires a Design Exception.**

**(g) Door and window standards.**

- ✓ The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.
- ✓ The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.
- ✓ Building numbers at least six inches in height shall be located above or beside the street-facing pedestrian entrance, or above or beside the stairs accessing a front porch.
- ⊖ Doors that operate as sliders are prohibited along enfronting facades.
- ✓ Window panes shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade, except on frame houses, on which panes shall be recessed a minimum of two inches.
- ⊖ Where windows lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids-between-glass (GBGs) are prohibited.
- ✓ Window trim shall not be flush with the exterior facade and shall provide a minimum relief of one-quarter inch or greater.
- ⊖ Where used, window shutters shall match one-half the width of the window opening.
- ⊖ Painted window or door glass is prohibited.

- ⊖ Enfronting windows and door glass (except on churches and fire stations) shall utilize clear glass or tinted glass. Tinted glass shall have a transmittance factor of 50 percent or greater and shall have a visible light reflectance factor of ten or less.
- ✓ Windows shall be provided for a minimum of thirty (30) percent and a maximum of 50 percent of the total street-facing facade of the principal building, with each facade and story calculated independently.
- ✓ Street-facing window units shall not exceed 28 square feet with minimum height of three feet, with the exception of transoms and fan lights.
- ✓ Wood trim between four and six inches wide shall surround windows of wood frame structures. Windows grouped together shall have center mullions two inches wider than the side trim.
- ✓ Sills shall be of masonry, wood, stone, cast stone, or terra cotta.

**STAFF COMMENT:**

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

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

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

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

**Other:**

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

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

**STAFF COMMENT: *Sill height should be provided.***

**RECOMMENDATIONS**

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

- Address sill height.
- Ensure steps are enclosed.
- Design Exception recommended for Column Spacing 8' 6" instead of 8'.
- Design Exception recommended for sidewalk exemption.

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

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



# CITY OF HAPEVILLE

## DESIGN REVIEW APPLICATION

**SUBMITTAL DATE:** January 24, 2024

**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:** Daniel Love **Contact Number:** [REDACTED]

**Applicants Address:** 27 Riverpark Trail, Newnan GA 30265

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

**Address of Proposed Work:** 3163 Old Jonesboro Rd.

**Parcel ID# (INFORMATION MUST BE PROVIDED):** 14 009400100568 (portion of)

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

**Project Description (including occupancy type):** 2305 heated sf single family home with attached rear garage and full front porch. 4 bedrooms and 3 baths

**Contractors Name:** \_\_\_\_\_ **Contact Number:** \_\_\_\_\_

**Contact Person:** Daniel Love **Contact Number:** [REDACTED]

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

[Signature]  
Applicants Signature

1/23/24  
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: \_\_\_\_\_

Total Square Footage of existing building: \_\_\_\_\_

Estimated Cost of Construction: \_\_\_\_\_

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

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

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# 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.

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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 Daniel Love DL 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](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.

DANIEL LOVE      [Signature]      1/23/24  
Printed Name                      Signature                      Date

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

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



## **LEGAL DESCRIPTION**

**3163 Old Jonesboro Road**

**City of Hapeville, Georgia**

All that tract or parcel of land lying and being in Land Lot 94 of the 14th District, City of Hapeville, Fulton County, Georgia, containing 0.15 acres, and being more particularly described as follows:

COMMENCING at a point formed by the intersection of the westerly right-of-way of Old Jonesboro Road and the north right-of-way of Jackson Street; Thence, along the westerly right-of-way of Old Jonesboro Road, N 33°09'30" W, a distance of 68.71' to a point, which point is the POINT OF BEGINNING;

Thence, S 90°00'00" W a distance of 134.84' to a point;

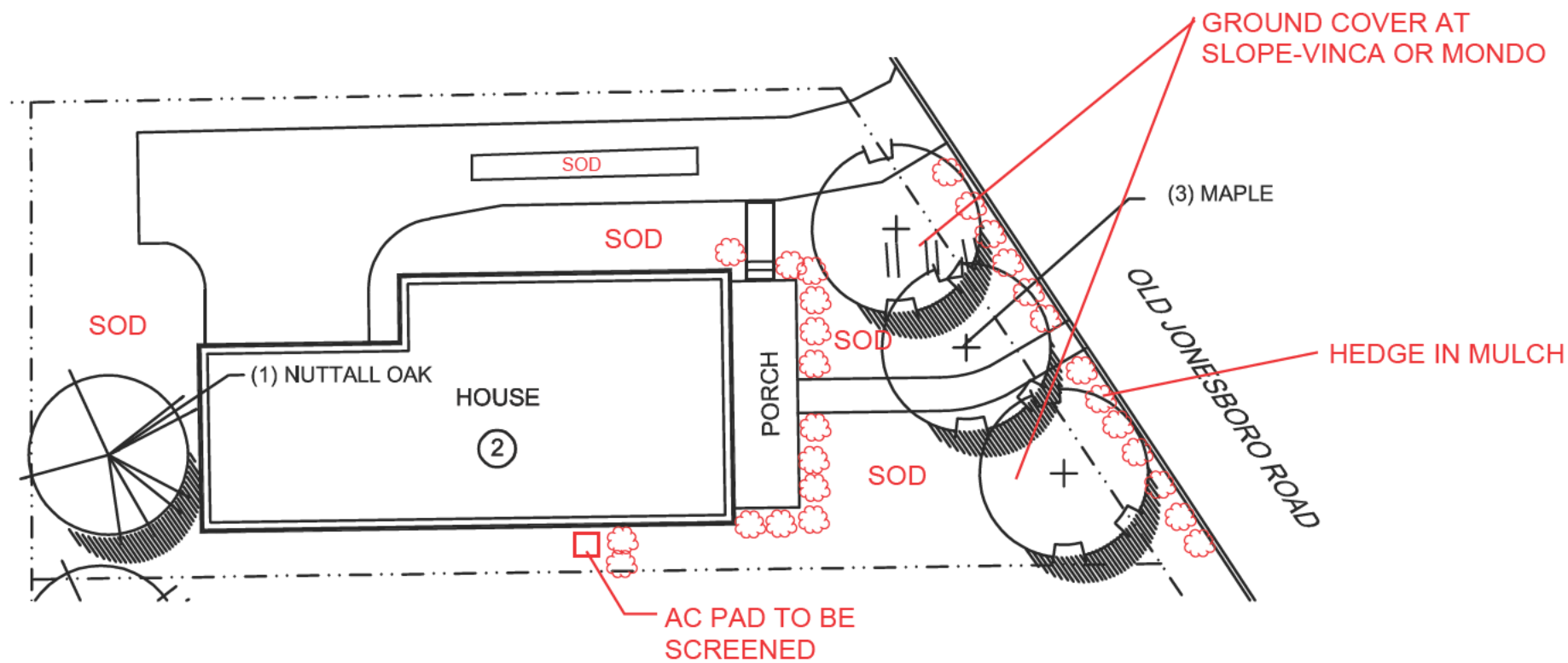
Thence, N 00°41'59" E a distance of 57.01' to a point;

Thence, N 89°55'37" E a distance of 96.82' to a point on the westerly right-of-way of Old Jonesboro Road;

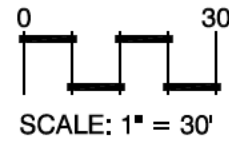
Thence, along said right-of-way, S 33°09'30" E a distance of 68.24' to a point, said point being the POINT OF BEGINNING, having an area of 6,611 square feet, 0.15 acres, said parcel being that same parcel shown as Tract 2 at PB 464 PG 74, of the Fulton County records.

|                                    |             |                 |
|------------------------------------|-------------|-----------------|
| <b>3163 Old Jonesboro Road</b>     |             |                 |
| <b>House Construction Schedule</b> |             |                 |
|                                    |             |                 |
| <b>CRAFT</b>                       | <b>DATE</b> | <b>DURATION</b> |
| WINDOW/ DOOR DELIVERY              | 4/27/2024   | 1               |
| CABINET DELIVERY                   | 5/14/2024   | 1               |
| EROSION CONTROL                    | 4/5/2024    | 1               |
| GRADING/ PAD PREP                  | 4/5/2024    | 7               |
| STAKE HOUSE                        | 4/7/2024    | 1               |
| BOX CHECK                          | 4/10/2024   | 1               |
| SLAB PLUMBING                      | 4/11/2024   |                 |
| SLAB PL INSP                       | 4/12/2024   |                 |
| SLAB PREP                          | 4/13/2024   |                 |
| SL PREP INSP                       | 4/14/2024   |                 |
| POUR SLAB                          | 4/15/2024   | 3               |
| FRAME LABOR                        | 4/15/2024   | 7               |
| FRAME MATERIAL 1ST FLOOR           | 4/16/2024   | 1               |
| FRAME MATERIAL 2ND FLOOR           | 4/17/2024   | 1               |
| FRAME MATERIAL ROOF                | 4/19/2024   | 1               |
| ROUGH PLUMBING/                    | 4/20/2024   | 1               |
| Rough HVAC                         | 4/21/2024   |                 |
| Rough ELEC                         | 4/22/2024   | 1               |
| ROUGH IN FIREPLACE                 | 4/22/2024   | 1               |
| CONNECT SEWER                      | 4/21/2024   | 3               |
| INSTALL SIDING                     | 4/20/2024   | 5               |
| INSTALL STUCCO                     | 4/22/2024   |                 |
| LANDSCAPING                        | 4/30/2024   |                 |
| ROOF LABOR                         | 4/20/2024   | 3               |
| WINDOW/DOOR INSTALL                | 4/21/2024   | 1               |
| BATT INSULATION                    | 4/24/2024   | 1               |
| DRYWALL LABOR                      | 5/10/2024   | 10              |
| INSTALL SHELVES/MIRRORS            | 5/30/2024   |                 |
| INSTALL SHOWER DOORS               | 5/30/2024   | 1               |
| CABINET INSTALL                    | 5/15/2024   | 1               |
| HVAC TRIM OUT                      | 5/20/2024   | 1               |
| LIGHT FIXTURE INSTALL              | 5/20/2024   | 1               |
| TRIM INSTALL                       | 5/20/2024   | 2               |
| TILE INSTALL                       | 5/20/2024   | 4               |
| TRIM FIREPLACE                     | 5/25/2024   | 1               |
| INSTALL LVT                        | 6/2/2024    | 1               |
| PLUMBING TRIM                      | 6/5/2024    | 1               |
| INSTALL CARPET                     | 6/10/2024   | 1               |
| FINAL PAINT                        | 6/15/2024   | 1               |
| ROUGH/ FINAL CLEAN                 | 6/20/2024   | 1               |
| FINAL INSP                         | 6/29/2024   | 1               |

3163 OLD JONESBORO RD  
HAPEVILLE, GA 30354  
LANDSCAPE PLAN



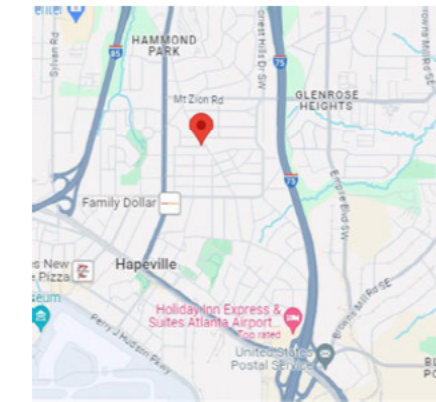
SCALE: 1"=20'-0"



#### LEGEND

- EXISTING GRADE
- PROPOSED GRADE
- SILT FENCE
- - - TREE SAVE FENCE

#### SITE MAP



Chau Wall and Associates, LLC  
285 West Wieuka Road NE #5303  
Atlanta, GA 30342  
404-669-7071  
www.chauwallandassociates.com  
cwall@chauwallandassociates.com

client

**3ELKS Design, LLC**  
101 HONEYSUCKLE LN  
PEACHTREE CITY, GA 30269

project

**3165 Old Jonesboro Rd**

HAPEVILLE, GA  
LOT 2

LAND LOT 94  
14TH DISTRICT

revisions

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date: 02.12.24

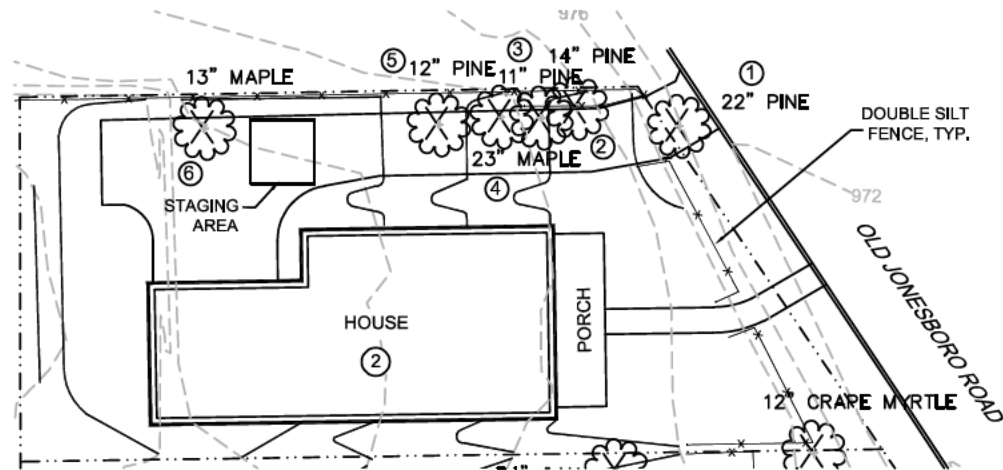
drawn by: CW

checked by: CW

**Tree Conservation Plan**

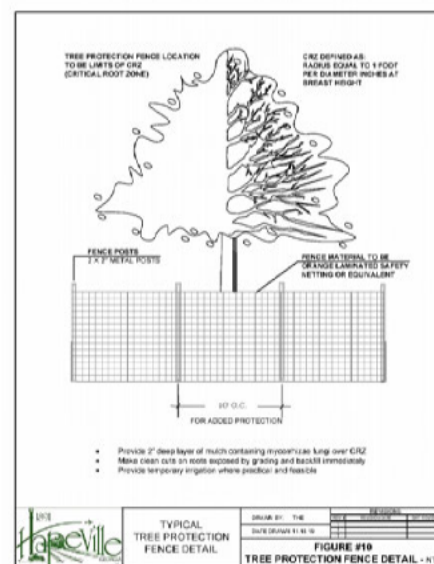
sheet

**L-1**



#### EXISTING TREES

| NUM | TREE      | REMOVED/PRESERVED | LANDMARK |
|-----|-----------|-------------------|----------|
| 1   | 22" PINE  | REMOVED           | NO       |
| 2   | 14" PINE  | REMOVED           | NO       |
| 3   | 11' PINE  | REMOVED           | NO       |
| 4   | 23" MAPLE | REMOVED, DEAD     | NO       |
| 5   | 12' PINE  | REMOVED, DEAD     | NO       |
| 6   | 13" MAPLE | REMOVED           | NO       |



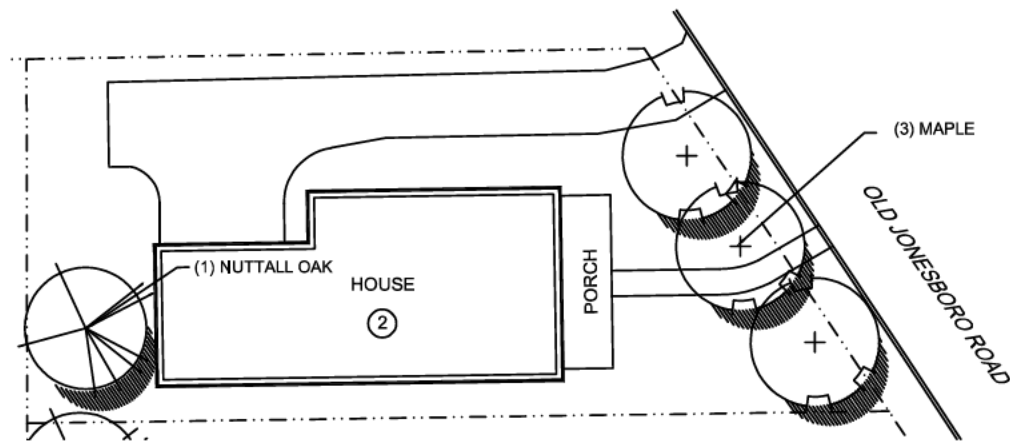
TREE PROTECTION FENCE

#### TREE CONSERVATION PLAN NOTES:

- The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the Issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.
- All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is Issued. Contact the City of Hapeville for an inspection.
- The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.

- Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.
- All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.
- A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.
- Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.





**15" REQUIRED**

LANDMARK TREES:

**REQUIRED: 0" TO BE REMOVED**

**PROPOSED:**

(3) 4" OCTOBER GLORY MAPLE (ACER RUBRUM),

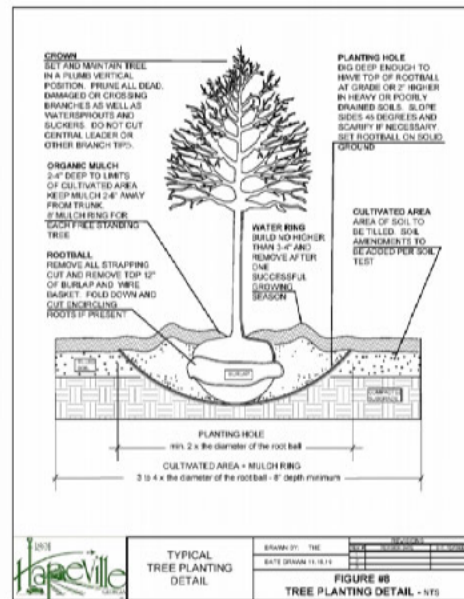
(1) 3" NUTTALL OAK (QUERCUS NUTTALLI)

**3 X 4" + 1 x 3" = 15" REPLACED**

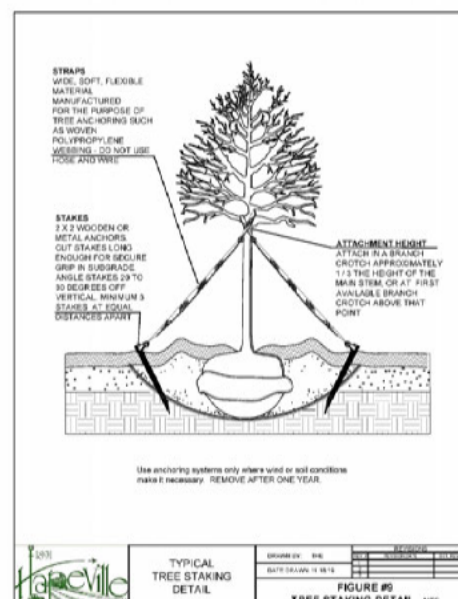
= 0 TO TREE BANK

TREE REPLACEMENT NOTES:

1. All deciduous trees (does not include multi-trunk trees) to have straight, single leader, Healthy, Good Form
2. All deciduous trees (multi-trunk) to have a minimum of 3 equal size trunks, Healthy, Good Form
3. All evergreen trees to be Full to Ground, Healthy, Good Form



### TREE PLANTING DETAIL



### TREE STAKING DETAIL

TREE CONSERVATION PLAN NOTES:

- The Inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.
- All Tree Protection Devices must be installed and Inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Hapeville for an Inspection.
- The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not Interfere with tree planting sites or existing trees to be preserved.
- Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.
- All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.
- A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.
- Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.



stamp



**Chau Wall and Associates, LLC**  
285 West Wieuca Road NE #5303  
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404-456-7071  
[www.chauwallassociates.com](http://www.chauwallassociates.com)  
[cwall@chauwallassociates.com](mailto:cwall@chauwallassociates.com)

client

**3ELKS Design, LLC**  
101 HONEYSUCKLE LN  
PEACHTREE CITY, GA 30269

project

3165 Old  
Jonesboro Rd

HAPEVILLE, GA  
LOT 2

LAND LOT 94  
14TH DISTRICT

revisions

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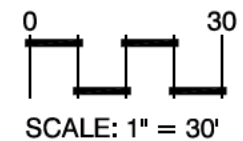
date: 02.12.24

|                 |                   |
|-----------------|-------------------|
| drawn by:<br>CW | checked by:<br>CW |
|-----------------|-------------------|

# Tree Replacement Plan

sheet

**L-2**



SCALE: 1" = 30'



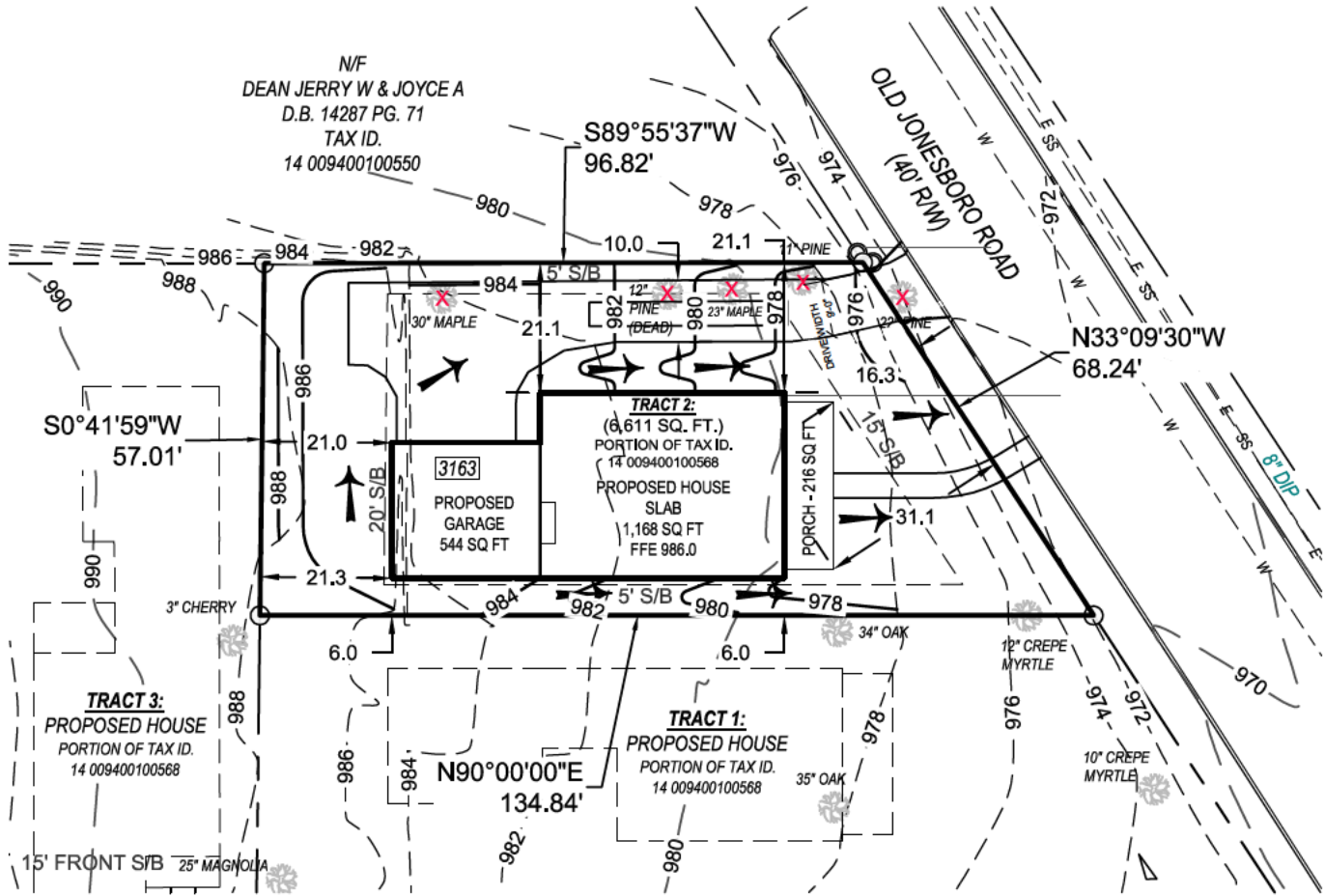
NORTH



GENERAL NOTES

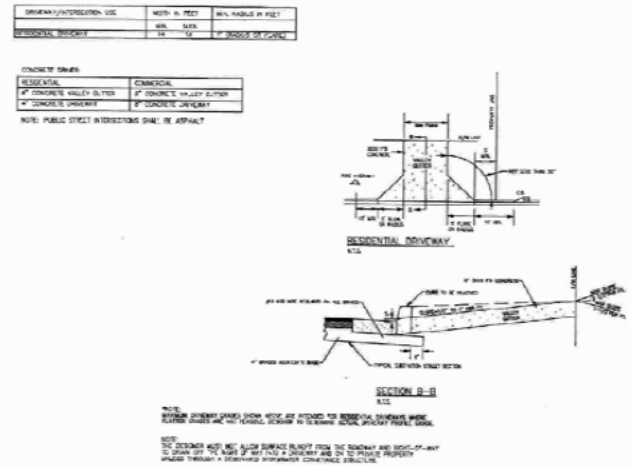
1. OWNER/BUILDER:  
DANIEL LOVE  
3165 OLD JONESBORO RD  
HAPEVILLE, GA 30354
2. 24 HOUR EMERGENCY CONTACT:  
DANIEL LOVE  
336-282-3606
3. ENGINEER/SURVEYOR:  
FALCON DESIGN CONSULTANTS  
235 CORPORATE CENTER DRIVE  
STOCKBRIDGE, GA 30281
4. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED. ALL DIMENSIONS SHOULD BE CALCULATED OR READ.
5. BOUNDARY AND OTHER PERTINENT INFORMATION WAS TAKEN FROM: LOT DIVISION PLAT FOR 3 ELKS DESIGN.
6. ACCORDING TO THE F.I.R.M. OF FULTON COUNTY, PANEL NUMBER 13121C0367F, DATED 9-18-2013, THIS LOT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
7. BUILDER TO PROVIDE 5% SLOPE AWAY FROM HOUSE FOR DRAINAGE PURPOSES.
8. CONTRACTOR TO MAINTAIN EROSION CONTROL DAILY.
9. ANY REVISIONS THAT WERE NOT DONE UNDER THE SUPERVISION OF THE ENGINEER OF RECORD WILL VOID THE CERTIFICATION OF THIS DOCUMENT.

FRONT SETBACK: 15 FOOT  
REAR SETBACK: 20 FOOT  
SIDE SETBACK: 5 FOOT



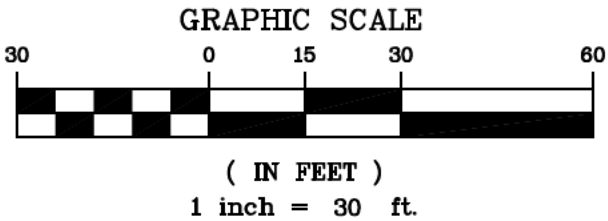
NOTE FOR A/C PAD:  
A/C PAD MUST BE SCREENED FROM  
VIEW FROM STREET. MATERIAL CAN  
INCLUDE FENCING OR LANDSCAPING.

RESIDENTIAL DRIVEWAY DETAIL



NOTES:

|                          |               |
|--------------------------|---------------|
| ZONING: R-SF             |               |
| SLAB SQ. FT.             | 1,168 SQ. FT. |
| GARAGE SQ. FT.           | 544 SQ. FT.   |
| DRIVEWAY SQ. FT.         | 1,130 SQ. FT. |
| FRONT STOOP/PORCH        | 216 SQ. FT.   |
| WALKWAY SQ. FT.          | 112 SQ. FT.   |
| TOTAL IMPERVIOUS SQ. FT. | 3,170 SQ. FT. |
| LOT SQ. FT.              | 6,611 SQ. FT. |
| TOTAL IMPERVIOUS AREA    | 48%           |



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SHEET NUMBER:

1 of 1

DATE: 01-19-2024  
SCALE: 1" = 30'  
DRAWN BY: JE  
REVIEWED BY: WR

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

REVISIONS

|    |                                |
|----|--------------------------------|
| 1. | REV PER COMMENTS 03-14-2024 JE |
| 2. |                                |
| 3. |                                |
| 4. |                                |
| 5. |                                |

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

GEORGIA REGISTERED  
No. 030440  
PROFESSIONAL  
ENGINEER  
PRICE  
03-14-2024

GSWCC# 0000009371

HOUSE LOCATION PLAN FOR:  
TRACT 2  
#3163 OLD JONESBORO RD

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

CIVIL ENGINEERING  
LAND PLANNING  
LAND SURVEYING

CONSTRUCTION MANAGEMENT  
LANDSCAPE ARCHITECT

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

NEWNAN OFFICE  
40 GREENWAY CT., STE A  
NEWNAN, GEORGIA 30065  
Ph (770) 755-7978

CUMMING OFFICE  
500 PIRKLE FERRY RD., STE C  
CUMMING, GEORGIA 30040  
Ph (678) 807-7100

www.fdc-llc.com

Z:\BUILDER SERVICE PROJECTS\INDIVIDUAL PROJECTS\OLD JONESBORO ROAD-JONATHAN LOVE\HLP - LOT 2.dwg, HLP, JEdmonson, Mar 14, 2024 - 4:27:48pm

Page 83 of 158

DESIGN CRITERIA

ROOF LIVE LOAD: 20 PSF  
FLOOR LIVE LOAD: 40 PSF (INCL. DECKS, PATIOS, AND PORCHES)  
BASIC WIND VELOCITY: 90MPH  
SEISMIC DESIGN CATAGORY: B  
BEARING WALLS w/ LIGHT FRAME WALLS & WOOD STRUCTURAL PANELS

GOVERNING CODES AND STANDARD

INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION w/ GA AMENDMENTS  
INTERNATIONAL FIRE CODE, 2018 EDITION w/ GA AMENDMENTS  
INTERNATIONAL PLUMBING CODE, 2018 EDITION w/ GA AMENDMENTS  
INTERNATIONAL MECHANICAL CODE, 2018 EDITION w/ GA AMENDMENTS  
INTERNATIONAL FUEL GAS CODE, 2018 EDITION w/ GA AMENDMENTS  
NATIONAL ELECTRICAL CODE, 2020 EDITION, NO GA AMENDMENTS  
INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION w/ GA SUPPLEMENTS AND AMENDMENTS  
NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION  
ACI 318. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE  
A.I.S.C. MANUAL OF STEEL CONSTRUCTION  
T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE, AND HANDLING OF WOOD TRUSSES

PROJECT DATA

- PROJECT ADDRESS: 3163 OLD JONESBORO RD. HAPEVILLE, GA 30354  
- PROJECT DESCRPTION: SINGLE FAMILY RESIDENCE  
- CONSTRUCTION TYPE: TYPE V-B RESIDENTIAL CONVENTIONAL  
LIGHT FRAME WOOD CONSTRUCTION, NON-SPRINKLERED  
- OCCUPANCY CLASSIFICATION: SINGLE FAMILY HOME- DETACHED

OWNER

3ELKS DESIGN, LLC  
CONTACT: DANIEL LOVE  
678. 207. 6939

SQUARE FOOTAGE

1st FLOOR HTD. 1180 SF  
2nd FLOOR HTD. 1125 SF  
TOTAL HEATED 2305 SF  
  
FRONT PORCH 216 SF  
REAR PATIO 35 SF  
GARAGE 544 SF  
TOTAL UNHEATED 795 SF

SHEET INDEX

A.0 COVER  
A.1 FRONT ELEV  
A.2 LEFT ELEV  
A.3 REAR ELEV  
A.4 RIGHT ELEV  
A.5 1st FLOOR PLAN  
A.6 2nd FLOOR PLAN  
A.7 FOUNDATION PLAN  
A.8 ROOF PLAN  
  
E.1 1st FLOOR ELECTRICAL  
E.2 2nd FLOOR ELECTRICAL  
D.1 WALL SECTION, FTG DTL  
D.2 STAIR DETAIL

GENERAL NOTES

1. ALL EXTERIOR FINISH MATERIALS SHALL BE COMPATIBLE WITH EXISTING DWELLING AND COMPLY w/ ALL CITY/COUNTY ORDINANCES. BUILDER TO VERIFY APPROVED MATERIALS.  
2. TEMPERED GLASS IS REQUIRED IF ALL THE FOLLOWING CONDITIONS EXIST: INDIVIDUAL PANE OF GLASS IS LARGER THAN 9 SF, BOTTOM EDGE IS LESS THAN 18" ABOVE FF, TOP EDGE IS GREATER THAN 36" ABOVE FLOOR.  
ANY WINDOW WITHIN A 24" ARC OF EITHER SIDE OF A DOOR AND IS LESS THAN 60" ABOVE THE FLOOR IS ALSO REQUIRED TO BE TEMPERED.  
WINDOWS LOCATED WITHIN 60" OF A BATHTUB OR SHOWER AND ARE LESS THAN 60" ABOVE THE FLOOR ARE ALSO REQUIRED TO BE TEMPERED  
3. ALL ROOF LOADS OF COVERED DECKS AND PORCHES MUST TRANSFER TO THE SUPPORTING COLUMNS BELOW AND NOT THE DECK STRUCTURE.  
ADDITIONAL ROOF LOADING MUST BE USED TO CALCULATE MIN. FOOTING SIZE.  
4. GARAGE DWELLING SEPARATION: GARAGES SHALL BE SEPARATED FROM THE RESIDENCE AT ATTIC BY 1/2" MIN. DRYWALL ON THE GARAGE SIDE.  
GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY 5/8" MIN. TYPE "X" DRYWALL. IF THE SEPARATION IS A FLOOR/CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE HORIZONTAL SEPARATIONSHALL BE PROTECTED BY 1/2" MIN. DRYWALL. ANY AREA OF GARAGES LESS THAN 3' FROM A DWELLING SHALL BE PROTECTED WITH 1/2" MIN. DRYWALL ON INSIDE OF EXTERIOR WALLS.  
5. CONSTRUCTION SHALL COMPLY w/ 2018 IRC w/ GA AMENDMENTS AND 2017 NEC. ALL ENGINEERED LUMBER SHALL COMPLY w/ MANUFACTURERES SPAN AND LOADING REQUIREMENTS.

6. SMOKE DETECTORS: SMOKE DETECTORS SHALL BE INSTALLED IN SLEEPING ROOMS, OUTSIDE OF SLEEPING AREAS IN THE NEAR VICINITY OF BEDROOMS AND ON EACH ADDITIONAL STORY (INCLUDING BASEMENTS AND HABITABLE ATTICS). A CARBON MONOXIDE DETECTOR IS ALSO REQUIRED OUTSIDE OF SLEEPING AREAS IN THE NEAR VICINITY OF BEDROOMS.  
7. ALL ELECTRICAL INSTALLATION SHALL COMPLY WITH THE 2017 NEC. RECEPTACLE LOCATION, BRANCH CIRCUITS, AFCI AND GFCI PROTECTION SHALL BE PROVIDED PER ARTICLE 210 AND ALL OTHER APPLICABLE ARTICLES.  
8. THE BUILDING THERMAL ENVELOPE SYSTEMS AND ELEC TRICAL POWER AND LIGHTING SYSTEMS SHALL COMPLY WITH TEH 2015 INTERNATIONAL ENERGY CONSERVATION CODE AND THE STATE OF GA. AMENDMENTS. DUCT BLAST AND BLOWER DOOR TESTS SHALL BE CONDUCTED AND A COMPLIANCE REPORT PROVIDED.  
9. FOR AIR PERMEABLE INSULATION IN VENTED ATTICS, BAFFLES SHALL BE INSTALLED ADJACENT TO SOFFIT AN EAVE VENTS. A MIN. OF A 1" SPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING AND AT VENT LOCATION. BAFFLE SHALL EXTEND OVER TOP OF INSULATION INWARD UNTIL AT LEAST 4" VERTICALLY ABOVE TOP OF INSULATION. ANY SOLID MATERIAL (CARDBOARD OR THIN INSULATING SHEATHING) SHALL BE PERMISSABLE AS BAFFLE.  
10. PER SECTION 31 OF 2018 IRC, A HANDRAIL IS REQUIRED FOR STAIRS WITH 4 OR MORE CONTINUOUS RISERS. HANDRAIL REQUIREMENTS PER SECTION 31I. GUARDRAILS SHALL BE PROVIDED ALONG WALKING SURFACES LOCATED MORE THAN 30" VERTICALLY FROM THE LEVEL BELOW PER SECTION R312 OF 2018 IRC.



|                                                                                                                                                                                                                                                            |  |                    |             |                                                                   |  |           |          |                   |                     |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------|-------------|-------------------------------------------------------------------|--|-----------|----------|-------------------|---------------------|--|
| SHEET TITLE:                                                                                                                                                                                                                                               |  | SCALE: 3/16"=1'-0" | 11x17 SHEET | PROJECT:                                                          |  | REVISIONS |          |                   | SHEET               |  |
| COVER SHEET                                                                                                                                                                                                                                                |  |                    |             | CUSTOM RESIDENCE<br>3163 OLD JONESBORO RD.<br>HAPEVILLE, GA 30354 |  | #         | DATE     | DESCRIPTION       | A.O                 |  |
|                                                                                                                                                                                                                                                            |  |                    |             |                                                                   |  | 1         | 01.07.24 | CONSTRUCTION DOCS |                     |  |
| 2                                                                                                                                                                                                                                                          |  |                    |             |                                                                   |  |           |          |                   |                     |  |
| 3                                                                                                                                                                                                                                                          |  |                    |             |                                                                   |  |           |          |                   |                     |  |
| 4                                                                                                                                                                                                                                                          |  |                    |             |                                                                   |  |           |          |                   |                     |  |
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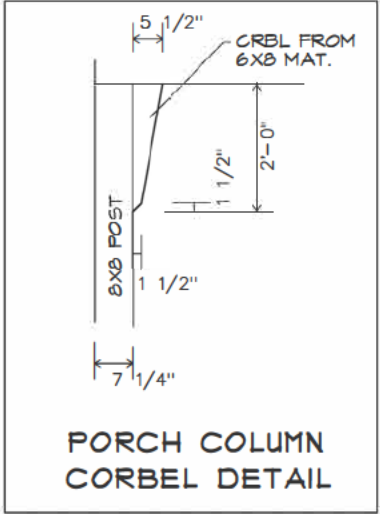
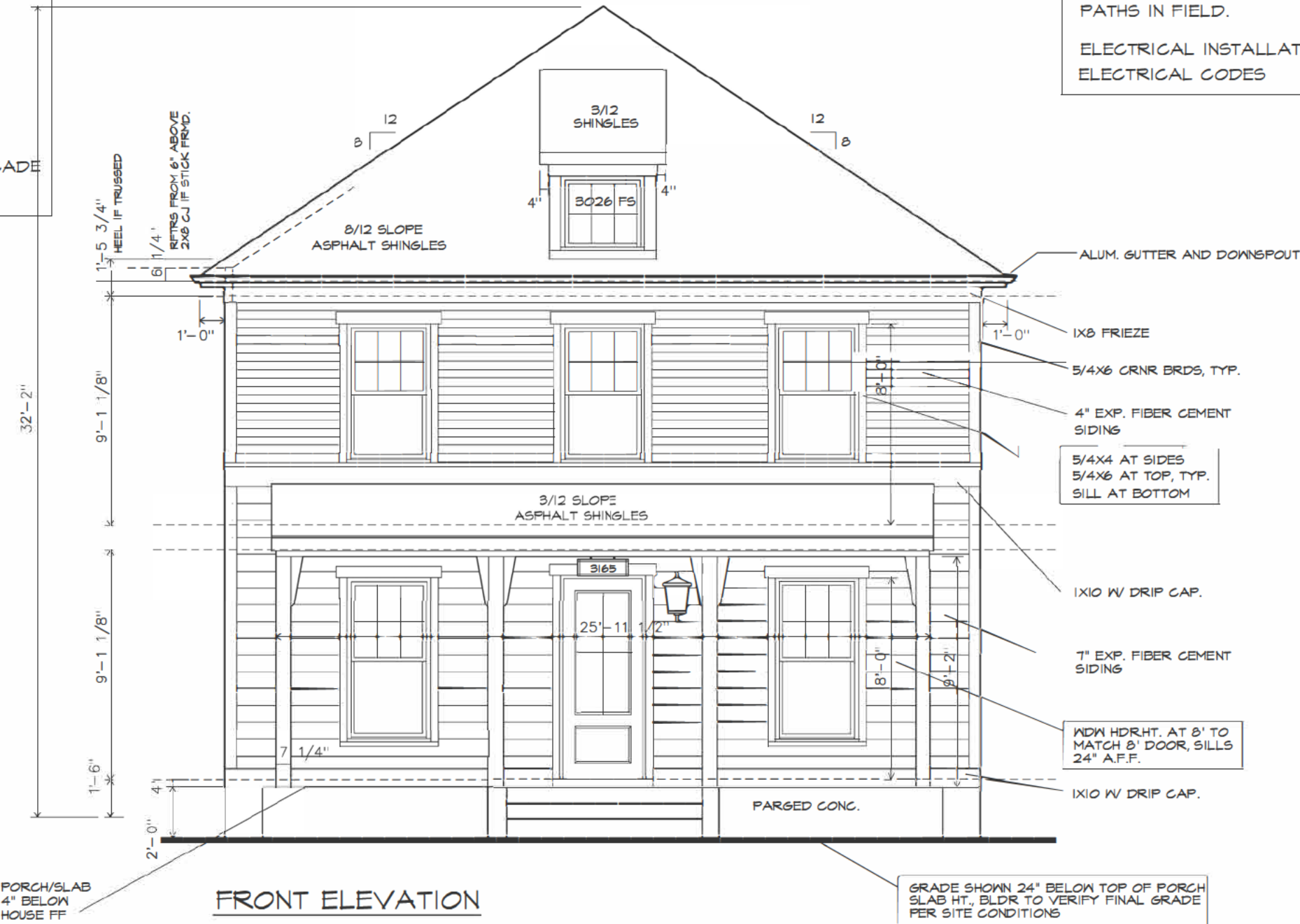


- NOTES:
- SHINGLES TO BE ASPHALT MIN. 30 YR. WARRANTY
  - HOUSE NUMBERS SHALL BE AT LEAST 6" IN HEIGHT LOCATED ADJACENT TO MAIN ENTRANCE
  - EXTERIOR MECHANICAL FEATURE SHALL BE SCREENED IF VISIBLE W/ PLANTING OR FENCING
  - LIGHT TO BE PROVIDED AT FRONT DOOR
  - GUTTERS AND DOWNSPOUTS SHALL BE PAINTED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

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

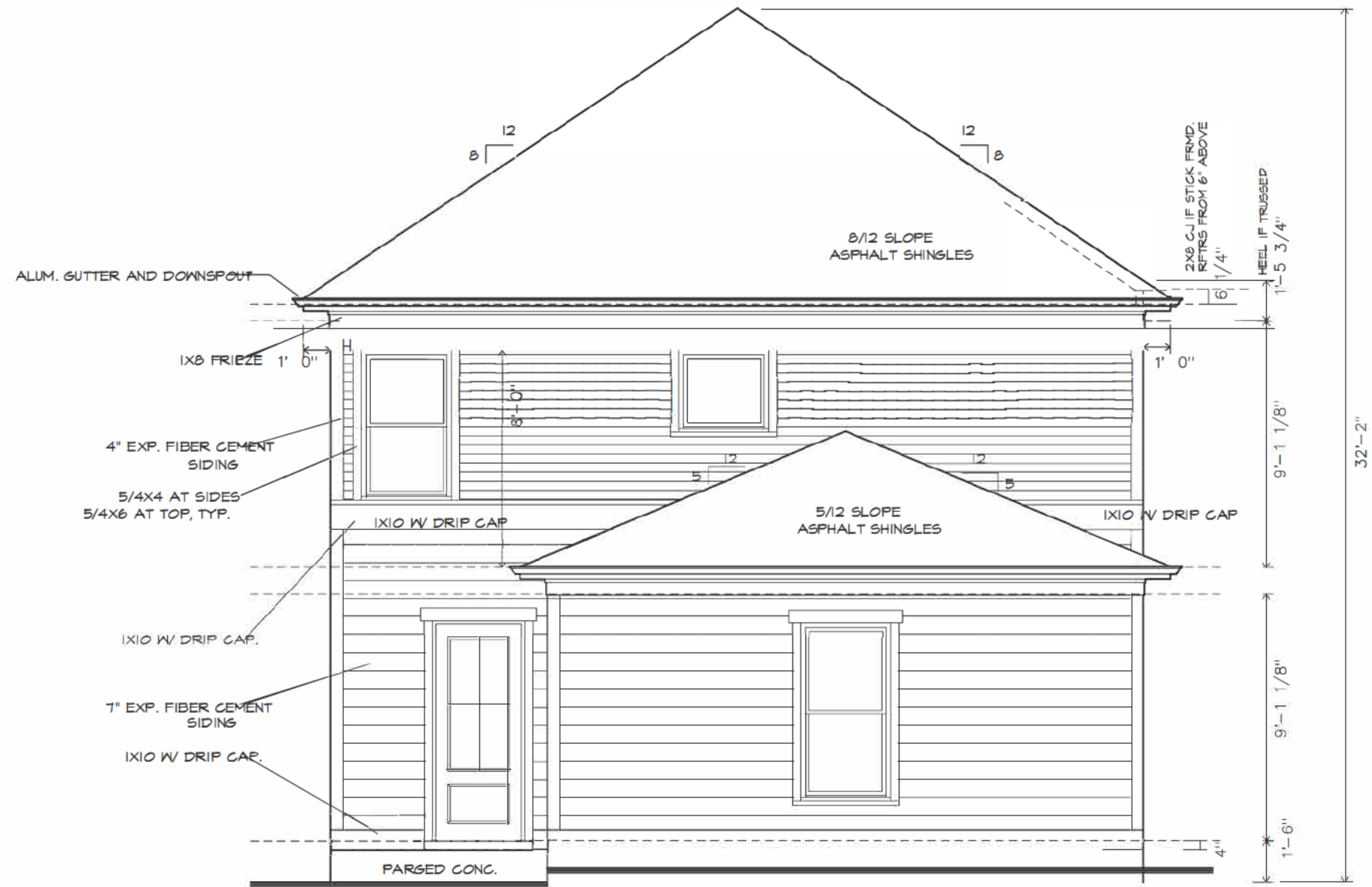
CONTRACTOR TO VERIFY ALL MEASUREMENTS AND LOAD PATHS IN FIELD.

ELECTRICAL INSTALLATION TO COMFORM TO ALL APPLICABLE ELECTRICAL CODES



|                                                                                                                                                                                                                                                            |  |                    |             |                                                                   |  |                     |          |                   |       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------|-------------|-------------------------------------------------------------------|--|---------------------|----------|-------------------|-------|
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| FRONT ELEVATION                                                                                                                                                                                                                                            |  |                    |             | CUSTOM RESIDENCE<br>3163 OLD JONESBORO RD.<br>HAPEVILLE, GA 30354 |  | #                   | DATE     | DESCRIPTION       | A.1   |
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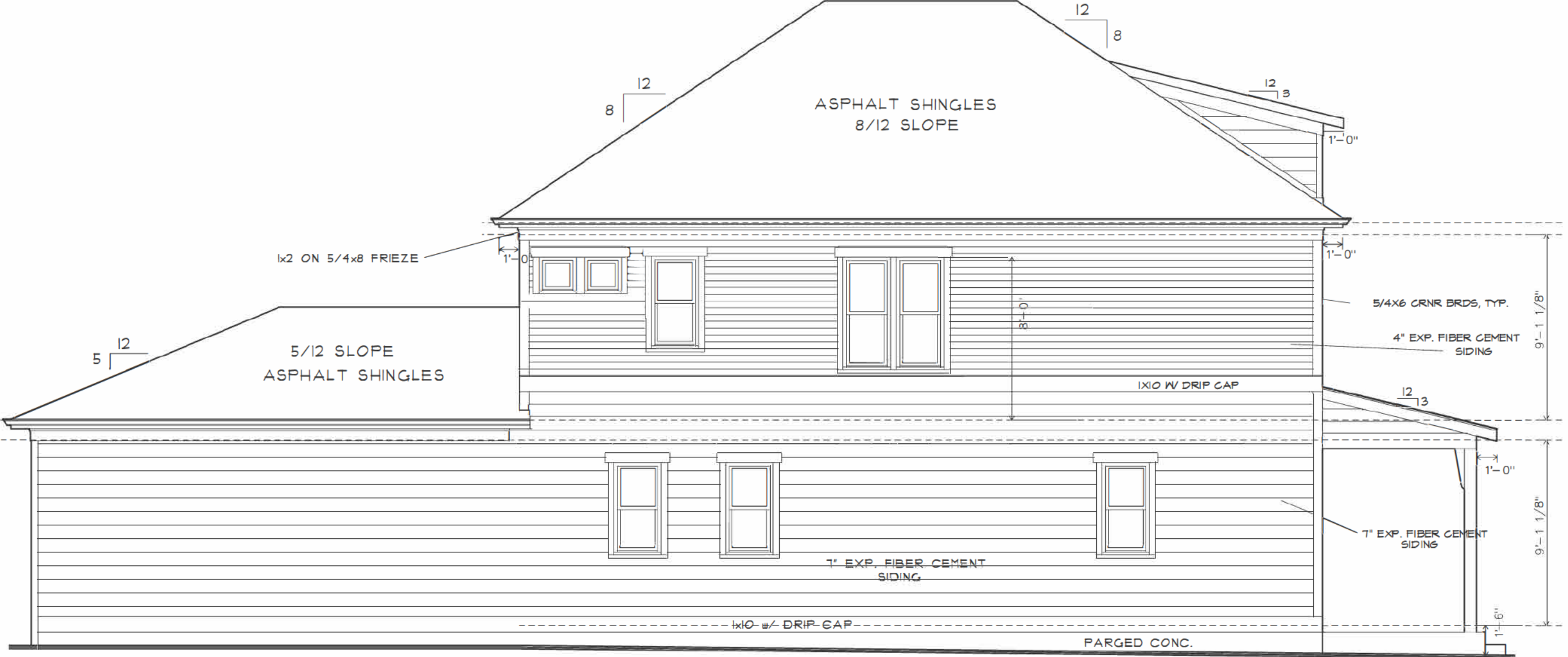




REAR ELEVATION

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|                                                                                    | REAR ELEVATION | COPYRIGHT 2024, 3ELKSDESIGN, LLC. ALL RIGHTS RESERVED. ALL INFORMATION IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED. FEATURES, MATERIALS, DIMENSIONS, AND DESIGNS ARE SUBJECT TO ERRORS AND OMISSIONS, AND MAY CHANGE AT ANY TIME WITHOUT PRIOR NOTICE. | CUSTOM RESIDENCE<br>3163 OLD JONESBORO RD.<br>HAPEVILLE, GA 30354 | #         | DATE     | DESCRIPTION       | A.3                 |
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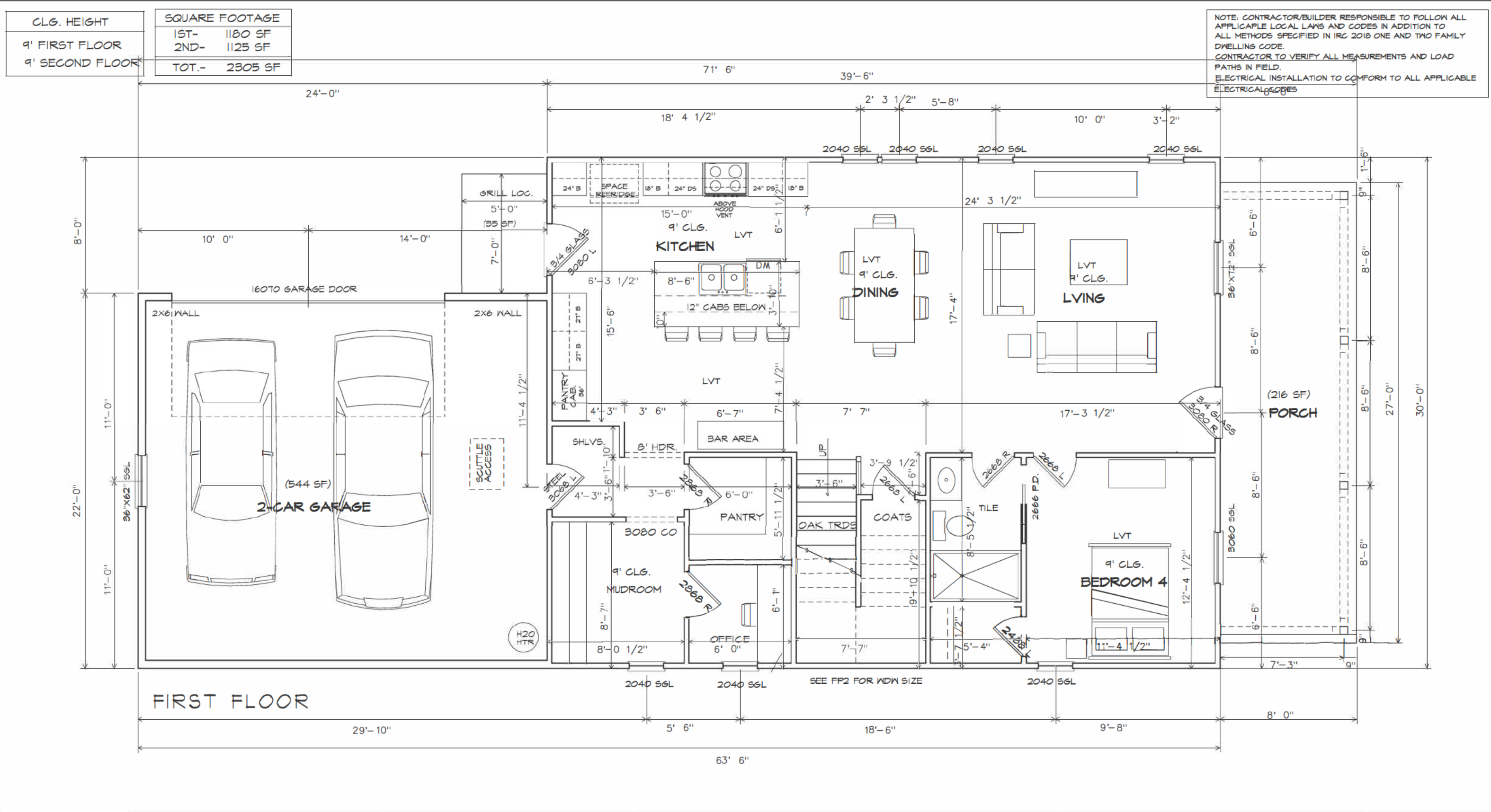




LEFT ELEVATION



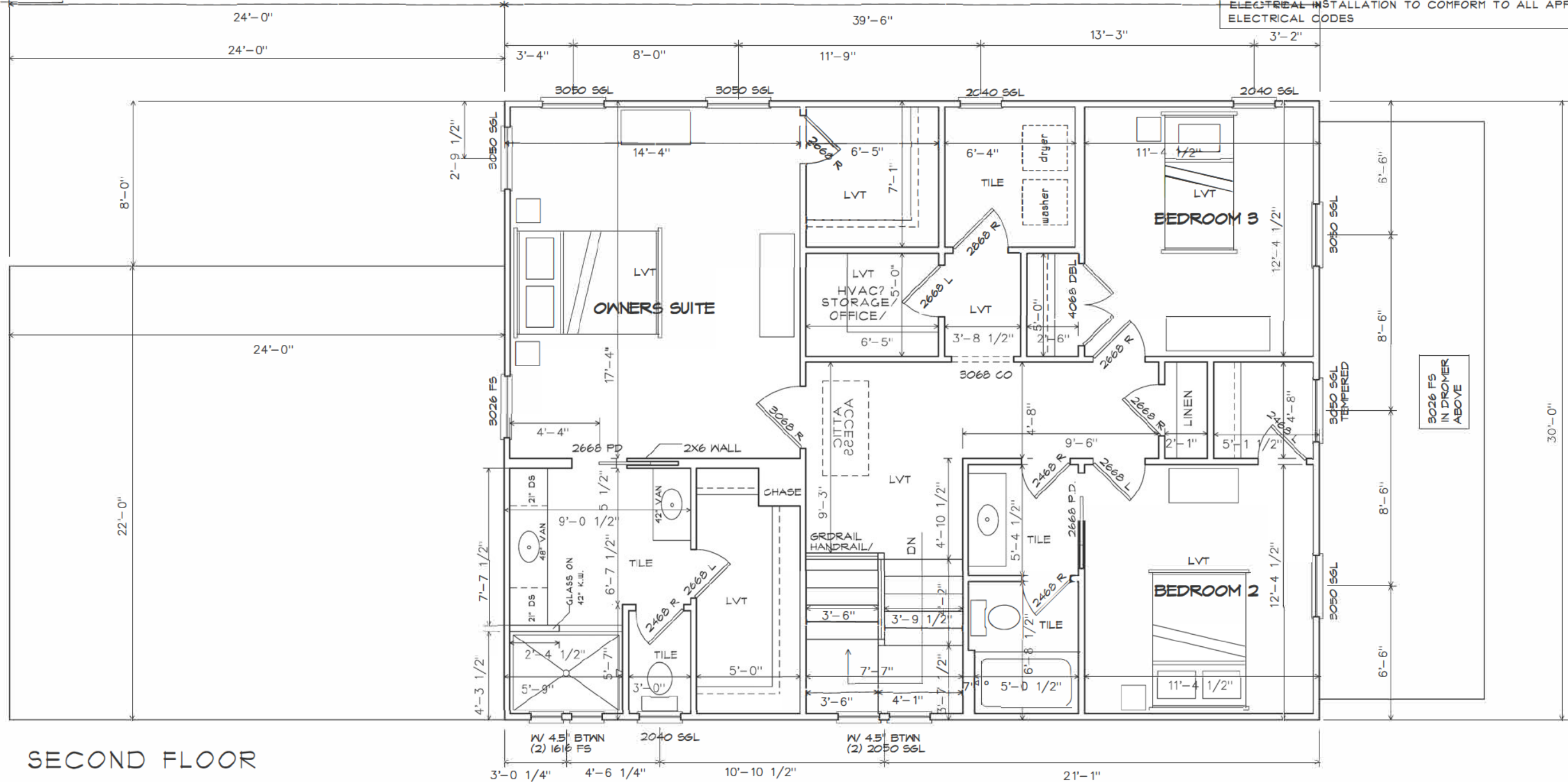
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| LEFT ELEVATION                                                                                                                                                                                                                                             | CUSTOM RESIDENCE<br>3163 OLD JONESBORO RD.<br>HAPEVILLE, GA 30354 |             |          | #         | DATE     | DESCRIPTION         | A.4   |
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|                                                                                    | FIRST FLOOR<br><br>COPYRIGHT 2024, 3ELKSDESIGN, LLC. ALL RIGHTS RESERVED. ALL INFORMATION IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED. FEATURES, MATERIALS, DIMENSIONS, AND DESIGNS ARE SUBJECT TO ERRORS AND OMISSIONS, AND MAY CHANGE AT ANY TIME WITHOUT PRIOR NOTICE. | #                  | DATE        |                                                                                   | DESCRIPTION       |  |  |                                             |
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|                 |
|-----------------|
| CLG. HEIGHT     |
| 9' FIRST FLOOR  |
| 9' SECOND FLOOR |

NOTE: CONTRACTOR/BUILDER RESPONSIBLE TO FOLLOW ALL APPLICABLE LOCAL LAWS AND CODES IN ADDITION TO ALL METHODS SPECIFIED IN IRC 2018 ONE AND TWO FAMILY DWELLING CODE.  
CONTRACTOR TO VERIFY ALL MEASUREMENTS AND LOAD PATHS IN FIELD.  
ELECTRICAL INSTALLATION TO CONFORM TO ALL APPLICABLE ELECTRICAL CODES

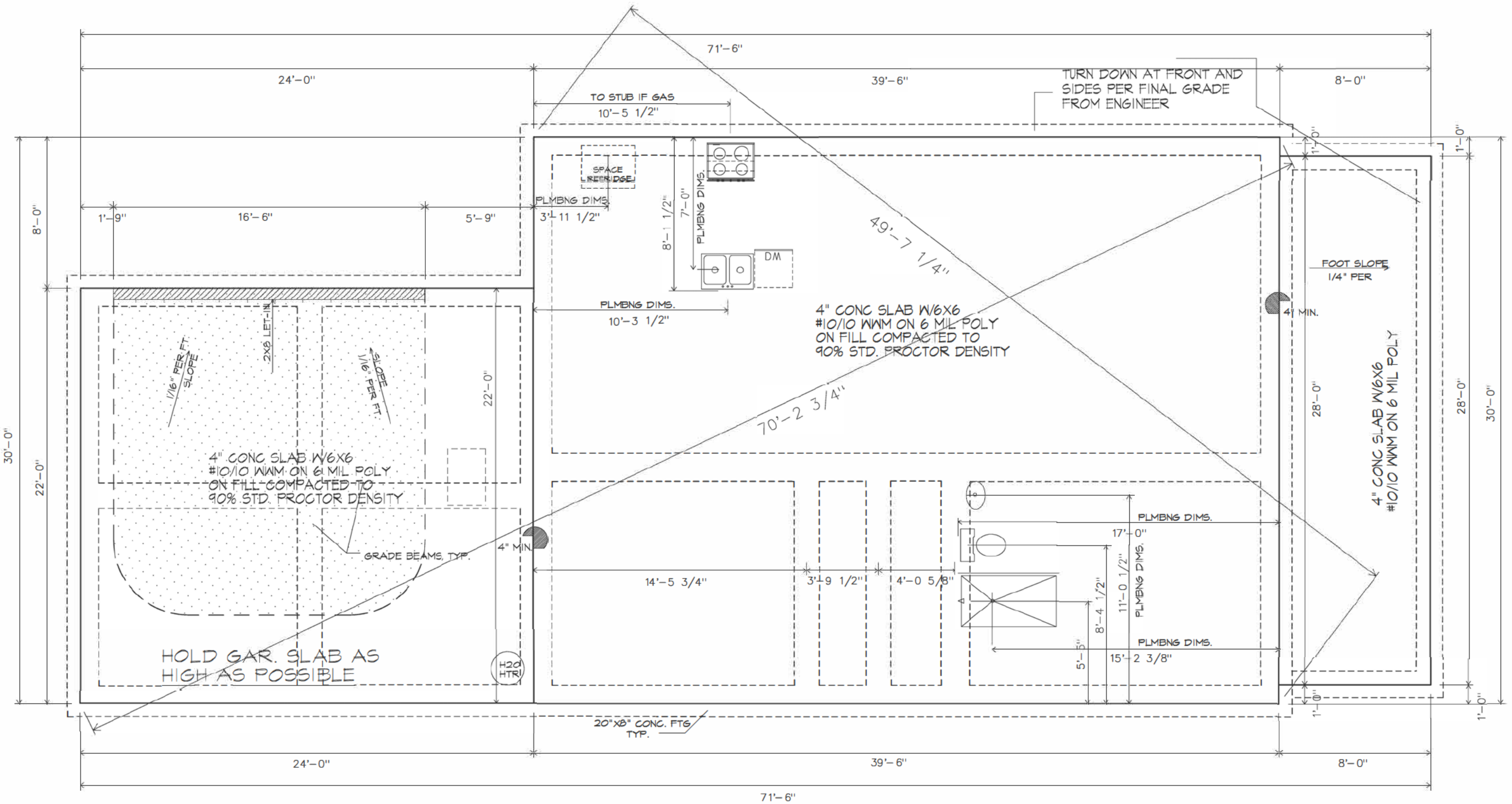


## SECOND FLOOR



|                                                                                                                                                                                                                                                            |  |                    |             |                                                                   |  |           |          |                   |                     |  |
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| SECOND FLOOR                                                                                                                                                                                                                                               |  |                    |             | CUSTOM RESIDENCE<br>3163 OLD JONESBORO RD.<br>HAPEVILLE, GA 30354 |  | #         | DATE     | DESCRIPTION       | A.6                 |  |
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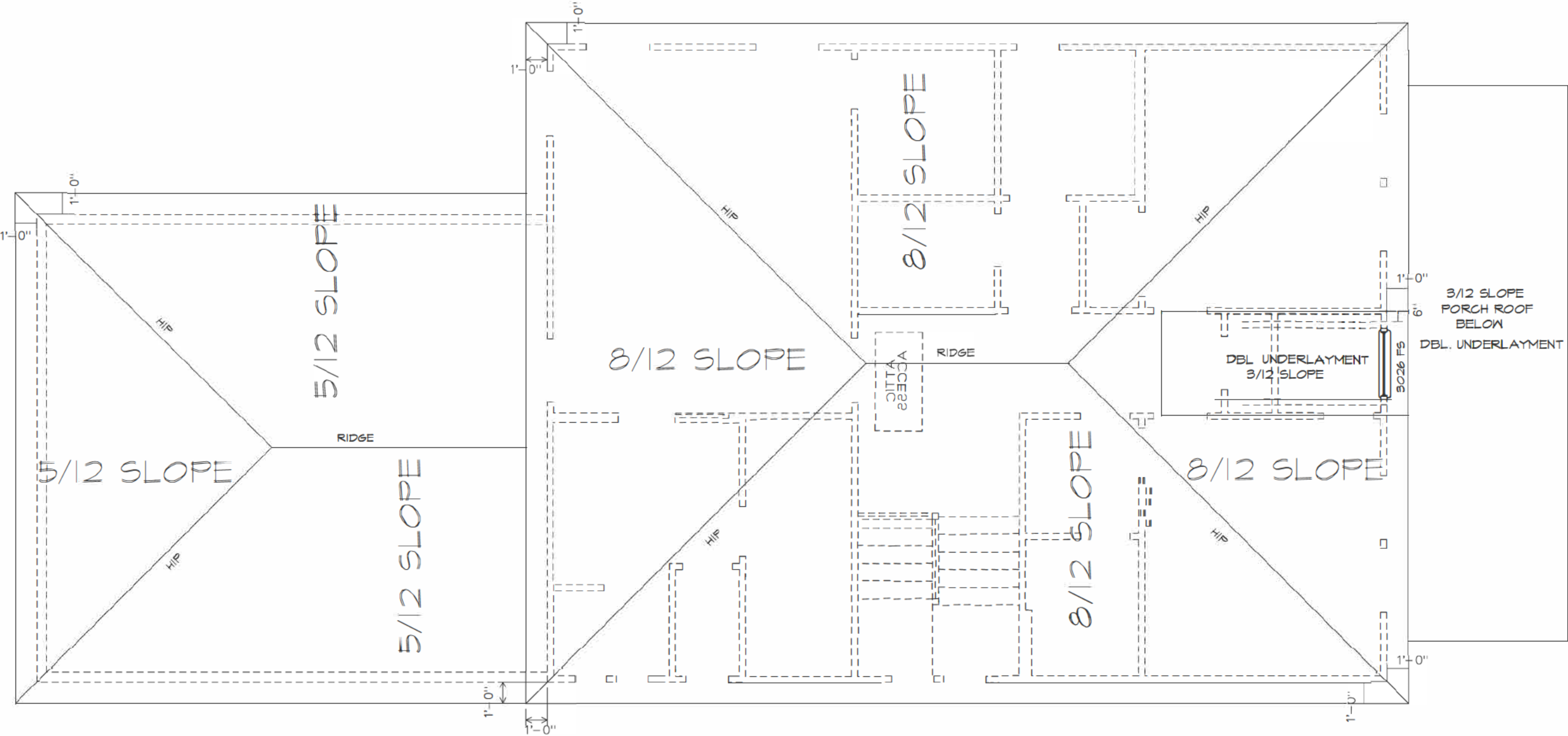
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NOTES:

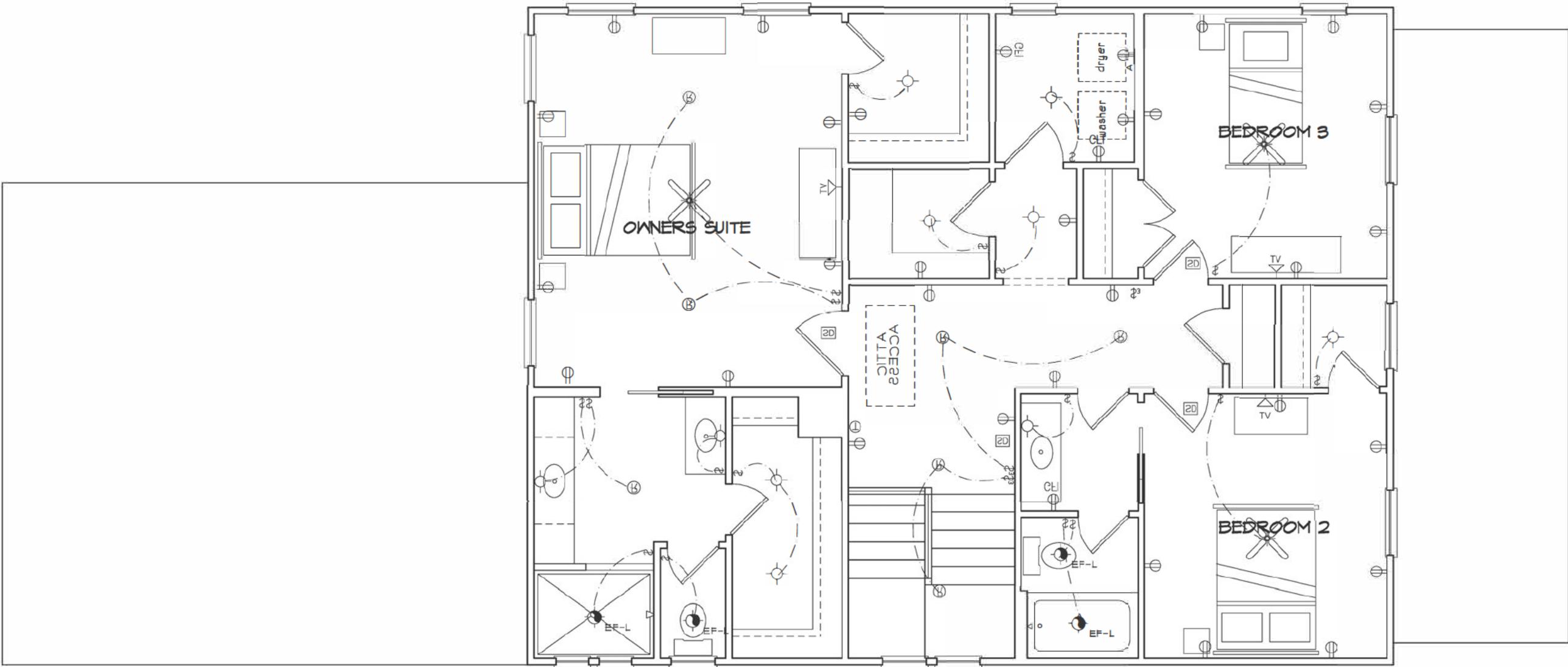
RFTRS/TRUSSES TO BE DESIGNED BY OTHERS

30 YR MIN. WARRANTY ASPHALT SHINGLES



|                                                                                                                                                                                                                                                            |  |                    |             |                                                                   |  |           |          |                   |                     |  |  |
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| ROOF LAYOUT                                                                                                                                                                                                                                                |  |                    |             | CUSTOM RESIDENCE<br>3163 OLD JONESBORO RD.<br>HAPEVILLE, GA 30354 |  | #         | DATE     | DESCRIPTION       | A.8                 |  |  |
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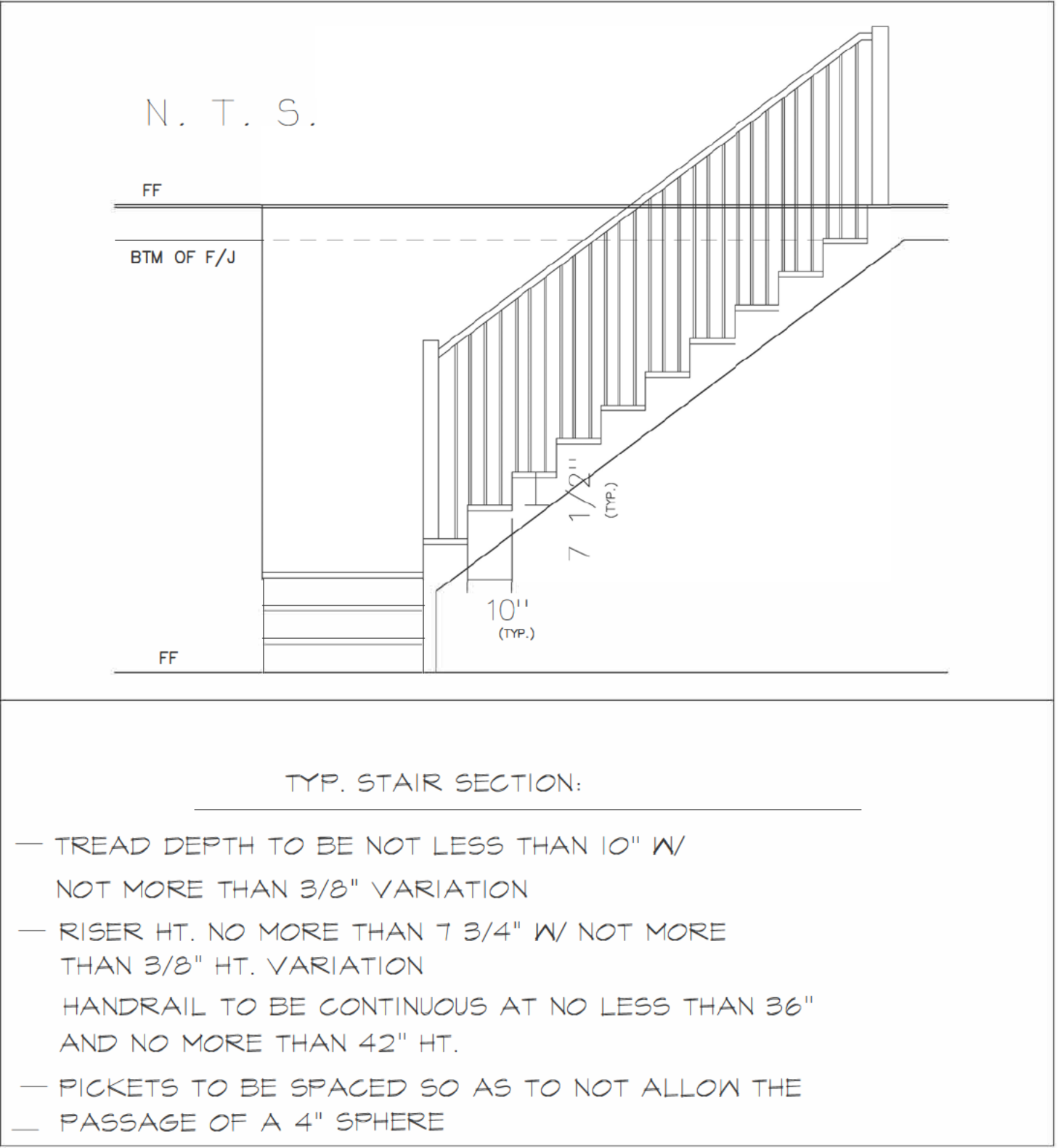




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| STAIR SECTION                                                                                                                                                                                                                                              |  |                    |             | CUSTOM RESIDENCE<br>3163 OLD JONESBORO RD.<br>HAPEVILLE, GA 30354 |  | #         | DATE     | DESCRIPTION       | D.2                 |  |
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**DEPARTMENT OF PLANNING AND ZONING  
PLANNER'S REPORT**

DATE: March 13, 2024  
TO: Tonya Hutson  
FROM: Lynn Patterson  
RE: **Design Review –3165 Old Jonesboro Road**

| <b>Key:</b>     |   |
|-----------------|---|
| Compliant:      | ✓ |
| Not Compliant:  | ✗ |
| Incomplete:     | ✎ |
| Not Applicable: | ⊘ |

**BACKGROUND**

The City of Hapeville has received a design review application from Daniel Love to build a single-family home on a lot located at 3165 Old Jonesboro Rd. Per the application, the single-family dwelling will be 2,200 SF with 4 bedrooms, 3 1/2 bathrooms and an attached garage. The exterior materials are listed as board and batten and lap cementitious fiber siding. The height of the residence is 28' 6".

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

**CODE**

**SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA**

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

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

**(a) *Site development standards***

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

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

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

**STAFF COMMENT:** *There is no sidewalk along Old Jonesboro Road. The DRC established these parameters for consideration for design exceptions:*

**For discussion purposes, the following is a suggested list of considerations when determining if private developments should require sidewalks.**

1. **Type of development**
  - a. **Commercial/Retail/Industrial: yes**
  - b. **Mixed use: yes**
  - c. **Multi-family: Yes**
  - d. **Townhomes: Yes**
  - e. **Higher density: Yes**
  - f. **Master plan: Yes**
  - g. **Single family residential: possible**
2. **Priority streets**
  - a. **Is the SFD located on one of the City's major or minor arterial streets? No.**
3. **Proximity to schools**
  - a. **Is the SFD located within ¼ of a mile from a school? No.**
4. **Proximity to transit**
  - a. **Is the SFD located within ¼ of a mile from a bus stop or other transit? No.**
5. **Proximity of existing sidewalks**
  - a. **Are there sidewalks on the same side of the street already? No.**
  - b. **Is there a complete or nearly complete sidewalk on the other side of the street? Yes.**
6. **Conflict with utilities**
  - a. **Are there utility poles or other infrastructure that would hinder development of the sidewalk?**
7. **Conflict with tree conservation**
  - a. **Does the construction of the sidewalk adversely affect landmark trees in good health? No. 22" pine already scheduled for removal for driveway.**
8. **Other**
  - a. **Are there other considerations that should be evaluated for the installation of a sidewalk? No.**

**(b) Supplemental Area and Fence Standards**

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

**STAFF COMMENT: Tree Conservation Plan to be finalized with Arborist.**

**(c) Utility Standards**

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

**STAFF COMMENT: Note indicates mechanical will be screened.**

**(d) Parking and Traffic Standards**

- ✓ One-family detached dwellings and two-family dwellings shall meet the following requirements:
  - ✓ Driveways shall have a minimum width of nine feet and a maximum width of 15 feet.
  - Circular drives are permitted.
  - A grass strip in the middle of driveways is encouraged.
- ⊙ All other buildings shall meet the following requirements:
  - Parcels are permitted a maximum of one driveway curb cut per street. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be



allocated to a single street.

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

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

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

New public streets shall not count as curb cuts.

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

- ⊙ Carports are only permitted subject to the following requirements:

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

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

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

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

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

#### **STAFF COMMENT:**

#### **(e) *Roof and Chimney Standards***

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

**STAFF COMMENT:**

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

- ✓ Exterior facade materials shall be limited to:
  - Full-depth brick;
  - Natural or cast stone;
  - ✓ Smooth natural-wood siding and/or cement-based siding;
  - Shake siding;
  - Painted fish-scale style shingles, but only when used in front gables;
  - True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings.
- Exterior building materials shall not be:
  - Simulated brick veneer, such as Z-Brick;
  - Exterior insulation and finish systems (EIFS);
  - Exposed concrete block;
  - Metal siding or other metal exterior treatment;
  - Glass curtain walls;
  - Liquid vinyl;
  - T-1-11 siding;
  - Vinyl siding, except that existing one-family detached homes with vinyl siding covering more than 70 percent of the exterior facade may replace said siding or construct an addition faced in vinyl siding.
- ✓ Facade materials shall be combined horizontally, with the heavier below the lighter.
- ✓ Blank, windowless walls are prohibited along all facades. See subsection 81-1-7(g)11.
- ✓ Foundations shall be constructed as a distinct building element that contrasts with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in brick, natural stone, or cast stone.
- ⊙ All exterior stair risers visible from a street shall be enclosed.
- ✓ Porches, stoops, and balconies may be located in the front or side yard.
- ✓ Porches, stoops, and balconies along front and side building facades shall not be enclosed with screens, plastics, or other materials that hinder visibility and/or natural air flow.
- ✓ Porches, stoops, and balconies shall be made of painted or stained wood, stone, brick, or ornamental metal, subject to the additional restrictions below.
- ⊙ Wooden porches, stoops, and balconies shall provide top and bottom horizontal members on railings. The top railing shall consist of two elements. The upper element shall measure two [inches] by six inches and the lower element shall measure two [inches] by four inches. The bottom railing shall measure two [inches] by four inches.
- ✓ Front porches and front stoops of principal buildings shall face and be parallel to the front lot line or build-to line.
- ✓ Porch and stoop foundations shall be enclosed.
- ✓ Front and side porches and stoops shall not have unpainted, unstained or otherwise untreated or exposed pressure treated lumber along the building line that abuts a public right-of-way.

- ⊖ Balconies shall have not less than two clear unobstructed open or partially open sides. Partially open is to be constructed as 50 percent open or more. The total combined length of the open or partially open sides shall exceed 50 percent of the total balcony perimeter.
- ✓ Stoops and porch[es] shall be a minimum of two feet and a maximum of four feet from grade to the top of the stairs, unless existing topography is greater.
- ⊖ Stoops shall provide a minimum top landing of four feet by four feet.
- ⊖ Stoop stairs and landings shall be of similar width.
- ⊖ Stoops may be covered or uncovered.
- ✓ When provided, porches shall have a minimum clear depth of eight feet from building facade to outside face of column.
- ✓ Front porch widths shall be between 80 percent and 100 percent of the adjacent facade.
- ⊖ Side porch widths (including wraparound porches) shall be between 25 percent and 100 percent of the adjacent facade.
- ⊖ Enfronting porches may have multistory verandas, living space, or balconies above.
- ✗ Porch columns shall be spaced a maximum distance of eight feet on center.
- ⊖ Front porch columns shall have foundation piers extending to grade.
- ✓ All porches shall be covered.
- ⊖ Enfronting balconies are only permitted on attached or detached one-family home facades when porches are not provided on said facades.
- ⊖ Enfronting balconies shall have a minimum clear depth of four feet.
- ⊖ Enfronting balcony widths shall be between 25 percent and 100 percent of the adjacent facade.
- ⊖ Balconies may be covered or uncovered.

**STAFF COMMENT: Ensure steps are concrete or if wooden are enclosed. Columns are 8'2 1/4" apart on center. Requires a Design Exception.**

**(g) Door and window standards.**

- ✓ The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.
- ✓ The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.
- ✓ Building numbers at least six inches in height shall be located above or beside the street-facing pedestrian entrance, or above or beside the stairs accessing a front porch.
- ⊖ Doors that operate as sliders are prohibited along enfronting facades.
- ✓ Window panes shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade, except on frame houses, on which panes shall be recessed a minimum of two inches.
- ⊖ Where windows lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids-between-glass (GBGs) are prohibited.
- ✓ Window trim shall not be flush with the exterior facade and shall provide a minimum relief of one-quarter inch or greater.
- ⊖ Where used, window shutters shall match one-half the width of the window opening.
- ⊖ Painted window or door glass is prohibited.

- ⊙ Enfronting windows and door glass (except on churches and fire stations) shall utilize clear glass or tinted glass. Tinted glass shall have a transmittance factor of 50 percent or greater and shall have a visible light reflectance factor of ten or less.
- ✓ Windows shall be provided for a minimum of thirty (30) percent and a maximum of 50 percent of the total street-facing facade of the principal building, with each facade and story calculated independently.
- ✓ Street-facing window units shall not exceed 28 square feet with minimum height of three feet, with the exception of transoms and fan lights.
- ✓ Wood trim between four and six inches wide shall surround windows of wood frame structures. Windows grouped together shall have center mullions two inches wider than the side trim.
- ✓ Sills shall be of masonry, wood, stone, cast stone, or terra cotta.

**STAFF COMMENT:**

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

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

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

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

**Other:**

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

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

**STAFF COMMENT: *Sill height should be provided.***

**RECOMMENDATIONS**

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

- Address sill height.
- Ensure steps are enclosed.
- Design Exception recommended for Column Spacing 8' 2 1/4" instead of 8'.
- Design Exception recommended for sidewalk exemption.

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

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



# CITY OF HAPEVILLE

## DESIGN REVIEW APPLICATION

**SUBMITTAL DATE:** January 24, 2024

**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:** Daniel Love **Contact Number:** [REDACTED]

**Applicants Address:** 27 Riverpark Trail, Newnan GA 30265

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

**Address of Proposed Work:** 3165 Old Jonesboro Rd.

**Parcel ID# (INFORMATION MUST BE PROVIDED):** 14 009400100568

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

**Project Description (including occupancy type):** 2200 heated sf single family home with attached rear garage and full front porch. 4 bedrooms and 3.5 baths

**Contractors Name:** \_\_\_\_\_ **Contact Number:** \_\_\_\_\_

**Contact Person:** Daniel Love **Contact Number:** [REDACTED]

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

[Signature]  
Applicants Signature

1/23/24  
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: \_\_\_\_\_

Total Square Footage of existing building: \_\_\_\_\_

Estimated Cost of Construction: \_\_\_\_\_

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

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

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# 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.

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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 Daniel Love DL 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](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.

DANIEL LOVE      [Signature]      1/23/24  
Printed Name                      Signature                      Date

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

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

## **LEGAL DESCRIPTION**

**3165 Old Jonesboro Road**

**City of Hapeville, Georgia**

All that tract or parcel of land lying and being in Land Lot 94 of the 14th District, City of Hapeville, Fulton County, Georgia, containing 0.20 acres, and being more particularly described as follows:

BEGINNING at a point formed by the intersection of the westerly right-of-way of Old Jonesboro Road and the north right-of-way of Jackson Street;

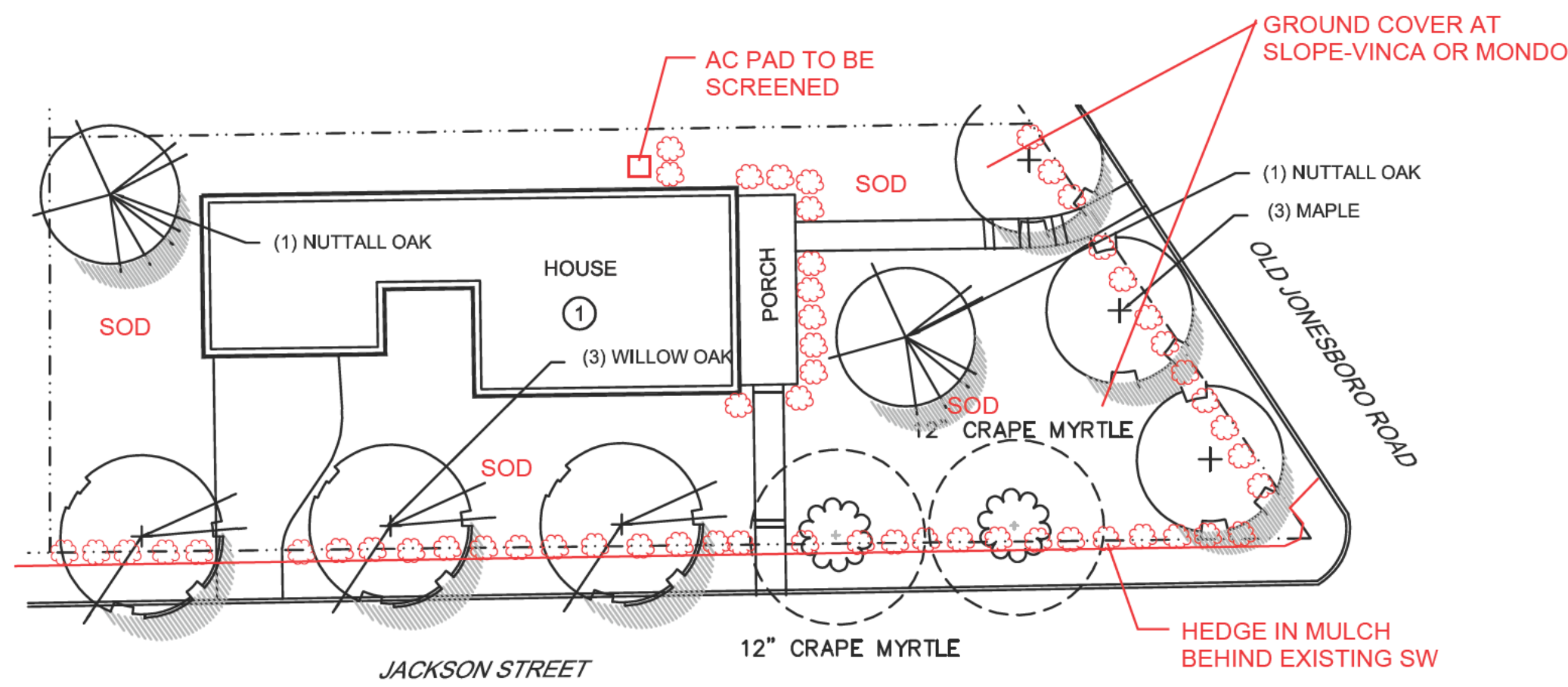
Thence, along the north right-of-way of Jackson Street, N 89°49'40" W, a distance of 173.12' to a point;

Thence, N 00°41'59" E a distance of 57.01' to a point; Thence, N 90°00'00" E a distance of 134.84' to a point on the westerly right-of-way of Old Jonesboro Road; Thence, S 33°09'30" E a distance of 68.71' to a point, said point being the POINT OF BEGINNING, having an area of 8,813 square feet, 0.20 acres, said parcel being that same parcel shown as Tract 1 at PB 464 PG 74, of the Fulton County records.

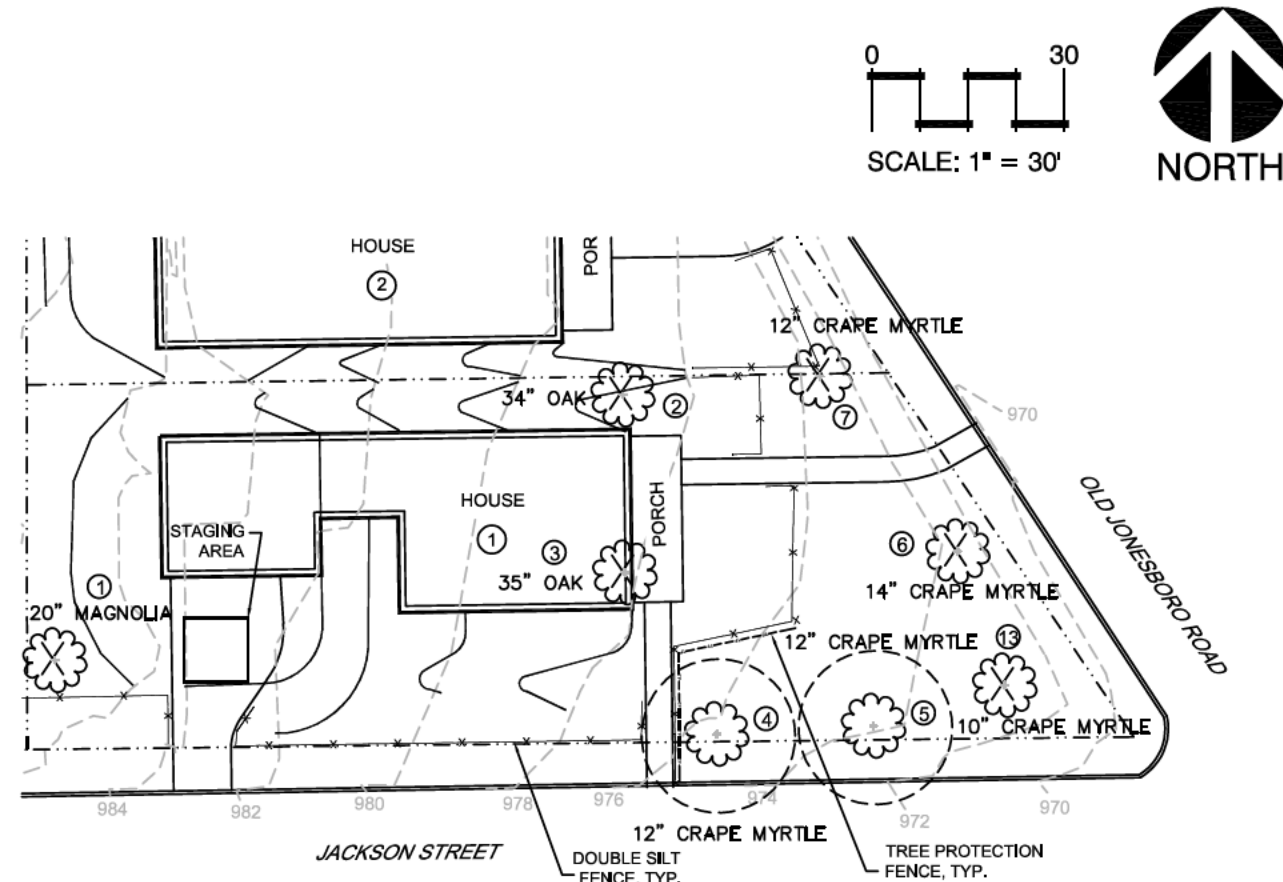


|                                                                |             |                 |
|----------------------------------------------------------------|-------------|-----------------|
| <b>3165 Old Jonesboro Road<br/>House Construction Schedule</b> |             |                 |
|                                                                |             |                 |
| <b>CRAFT</b>                                                   | <b>DATE</b> | <b>DURATION</b> |
| WINDOW/ DOOR DELIVERY                                          | 4/27/2024   | 1               |
| CABINET DELIVERY                                               | 5/14/2024   | 1               |
| EROSION CONTROL                                                | 4/5/2024    | 1               |
| GRADING/ PAD PREP                                              | 4/5/2024    | 7               |
| STAKE HOUSE                                                    | 4/7/2024    | 1               |
| BOX CHECK                                                      | 4/10/2024   | 1               |
| SLAB PLUMBING                                                  | 4/11/2024   |                 |
| SLAB PL INSP                                                   | 4/12/2024   |                 |
| SLAB PREP                                                      | 4/13/2024   |                 |
| SL PREP INSP                                                   | 4/14/2024   |                 |
| POUR SLAB                                                      | 4/15/2024   | 3               |
| FRAME LABOR                                                    | 4/15/2024   | 7               |
| FRAME MATERIAL 1ST FLOOR                                       | 4/16/2024   | 1               |
| FRAME MATERIAL 2ND FLOOR                                       | 4/17/2024   | 1               |
| FRAME MATERIAL ROOF                                            | 4/19/2024   | 1               |
| ROUGH PLUMBING/                                                | 4/20/2024   | 1               |
| Rough HVAC                                                     | 4/21/2024   |                 |
| Rough ELEC                                                     | 4/22/2024   | 1               |
| ROUGH IN FIREPLACE                                             | 4/22/2024   | 1               |
| CONNECT SEWER                                                  | 4/21/2024   | 3               |
| INSTALL SIDING                                                 | 4/20/2024   | 5               |
| INSTALL STUCCO                                                 | 4/22/2024   |                 |
| LANDSCAPING                                                    | 4/30/2024   |                 |
| ROOF LABOR                                                     | 4/20/2024   | 3               |
| WINDOW/DOOR INSTALL                                            | 4/21/2024   | 1               |
| BATT INSULATION                                                | 4/24/2024   | 1               |
| DRYWALL LABOR                                                  | 5/10/2024   | 10              |
| INSTALL SHELVES/MIRRORS                                        | 5/30/2024   |                 |
| INSTALL SHOWER DOORS                                           | 5/30/2024   | 1               |
| CABINET INSTALL                                                | 5/15/2024   | 1               |
| HVAC TRIM OUT                                                  | 5/20/2024   | 1               |
| LIGHT FIXTURE INSTALL                                          | 5/20/2024   | 1               |
| TRIM INSTALL                                                   | 5/20/2024   | 2               |
| TILE INSTALL                                                   | 5/20/2024   | 4               |
| TRIM FIREPLACE                                                 | 5/25/2024   | 1               |
| INSTALL LVT                                                    | 6/2/2024    | 1               |
| PLUMBING TRIM                                                  | 6/5/2024    | 1               |
| INSTALL CARPET                                                 | 6/10/2024   | 1               |
| FINAL PAINT                                                    | 6/15/2024   | 1               |
| ROUGH/ FINAL CLEAN                                             | 6/20/2024   | 1               |
| FINAL INSP                                                     | 6/29/2024   | 1               |

3165 OLD JONESBORO RD  
HAPEVILLE, GA 30354  
LANDSCAPE PLAN



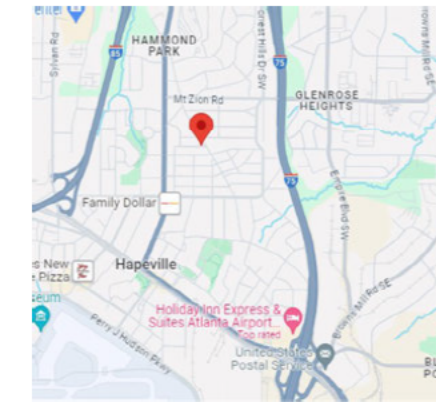
SCALE: 1"=20'-0"



# LEGEND

- EXISTING GRADE
- PROPOSED GRADE
- SILT FENCE
- TREE SAVE FENCE

# SITE MAP



**OWNER:**  
3ELKS DESIGN, LLC  
101 HONEYSUCKLE LANE  
PEACHTREE CITY, GA 30269

**ENGINEER/ SURVEYOR:**  
FALCON DESIGN CONSULTANTS  
235 CORPORATE CENTER DRIVE  
STOCKBRIDGE, GA 30281

**LANDSCAPE ARCHITECT:**  
CHAU WALL AND ASSOCIATES, LLC  
285 WEST WIEUCA ROAD, #5303  
ATLANTA, GA 30342

**24 HOUR CONTACT:**  
DANIEL LOVE  
678-207-6939

**SITE:**  
LOT SIZE: 8,813 SF (.20 ACRES)

**DENSITY FACTOR:**  
.20 AC X 100 INCHES= 20 INCH REQUIRED  
24 INCHES TO REMAIN  
20"-24" = 0 REQUIRED

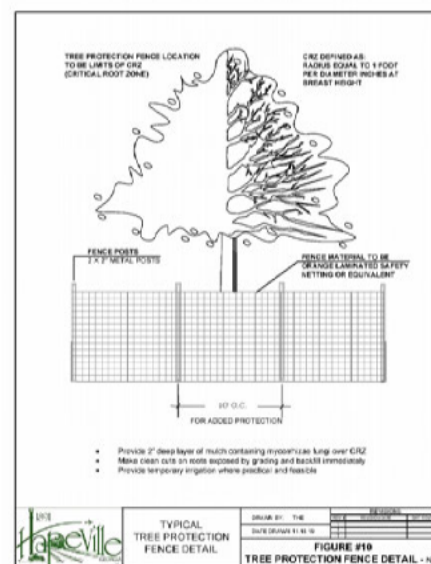
**DISTURBED AREA:**  
7,111 SF (.16 ACRES)

**REMOVED TREES:**  
LANDMARK TREE REMOVED: 34"+35"  
OAK = 69" OF TREES REQUIRED

**PROPOSED TREES:** (3) X 4" MAPLES, (3)  
4" WILLOW OAKS + (2) 4" NUTALL  
OAKS=32"-69"= 37" X \$200= \$7400 TO  
TREE BANK

## EXISTING TREES

| NUM | TREE          | REMOVED/PRESERVED | LANDMARK |
|-----|---------------|-------------------|----------|
| 1   | 20" MAGNOLIA  | REMOVED           | NO       |
| 2   | 34" OAK       | REMOVED           | YES      |
| 3   | 35" OAK       | REMOVED           | YES      |
| 4   | 12" CRAPE MYR | PRESERVED         | NO       |
| 5   | 12" CRAPE MYR | PRESERVED         | NO       |
| 6   | 10" CRAPE MYR | REMOVED, DEAD     | NO       |
| 7   | 14" CRAPE MYR | REMOVED           | NO       |
| 8   | 12" CRAPE MYR | REMOVED           | NO       |



TREE PROTECTION FENCE

## TREE CONSERVATION PLAN NOTES:

- The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the Issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.
- All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy Is Issued. Contact the City of Hapeville for an inspection.
- The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.

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

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

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

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



stamp



Chau Wall and Associates, LLC  
285 West Wieuca Road NE #5303  
Atlanta, GA 30342  
404-669-7071  
www.chauwallandassociates.com  
cwall@chauwallandassociates.com

client

3ELKS Design, LLC  
101 HONEYSUCKLE LN  
PEACHTREE CITY, GA 30269

project

3165 Old  
Jonesboro Rd

HAPEVILLE, GA  
LOT 1

LAND LOT 94  
14TH DISTRICT

revisions

03.06.24 city comments

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dated: 02.12.24

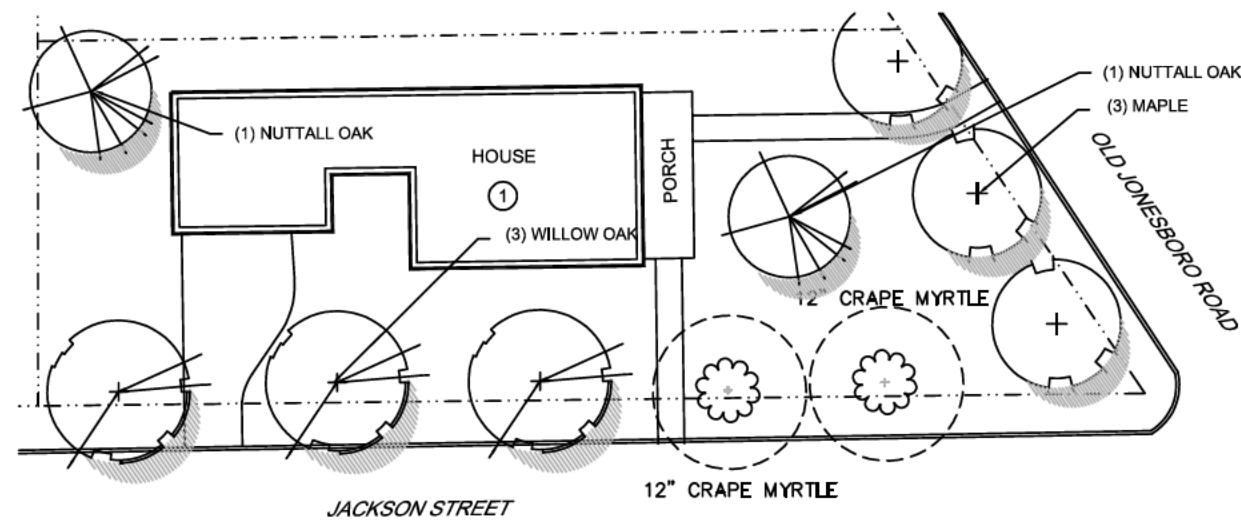
drawn by: CW checked by: CW

Tree  
Conservation  
Plan

sheet

L-1



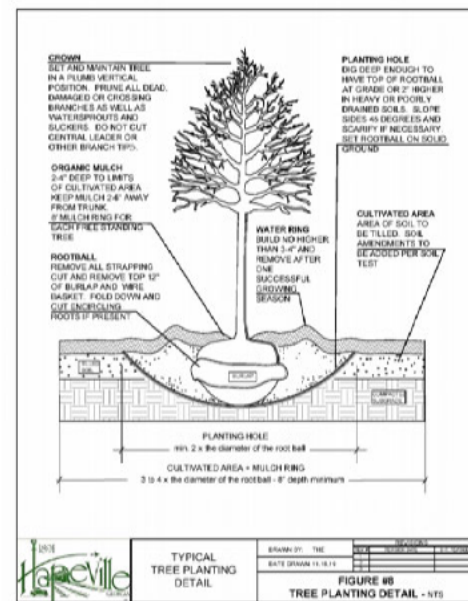


**TREE DENSITY TREES:**  
20" REQUIRED

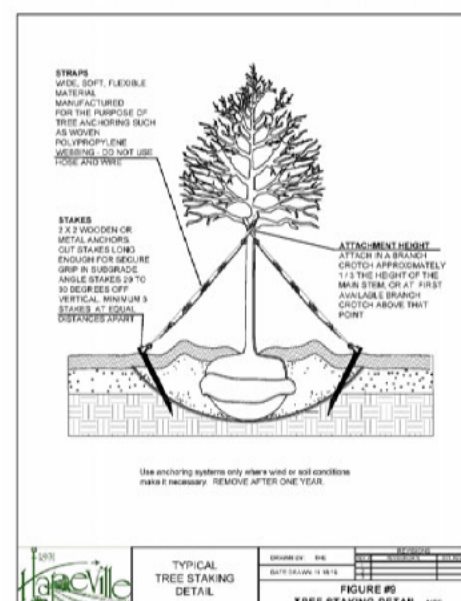
**LANDMARK TREES:**  
REQUIRED: 34", 35" OAK TO BE REMOVED  
PROPOSED:  
(3) 4" OCTOBER GLORY MAPLE (ACER RUBRUM),  
(3) 4" WILLOW OAK (QUERCUS PHELLOS)  
(2) 4" NUTTALL OAK (QUERCUS NUTTALLI)  
8 X 4" = 32" REPLACED  
32 - 69" = 37" TO TREE BANK  
TREE BANK: 37 X \$200 = \$7400

**TREE REPLACEMENT NOTES:**

1. All deciduous trees (does not include multi-trunk trees) to have straight, single leader, Healthy, Good Form
2. All deciduous trees (multi-trunk) to have a minimum of 3 equal size trunks, Healthy, Good Form
3. All evergreen trees to be Full to Ground, Healthy, Good Form



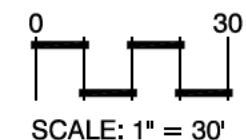
TREE PLANTING DETAIL



TREE STAKING DETAIL

**TREE CONSERVATION PLAN NOTES:**

- The Inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.
- All Tree Protection Devices must be installed and Inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Hapeville for an Inspection.
- The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not Interfere with tree planting sites or existing trees to be preserved.
- Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.
- All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.
- A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.
- Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.



stamp



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285 West Macon Road NE #5303  
Atlanta, GA 30342  
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www.chauwallandassociates.com  
cwall@chauwallandassociates.com

client

3ELKS Design, LLC  
101 HONEYSUCKLE LN  
PEACHTREE CITY, GA 30269

project

3165 Old Jonesboro Rd

HAPEVILLE, GA  
LOT 1

LAND LOT 94  
14TH DISTRICT

revisions

03.06.24 city comments

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date: 02.12.24

drawn by:

CW

checked by:

CW

Tree Replacement Plan

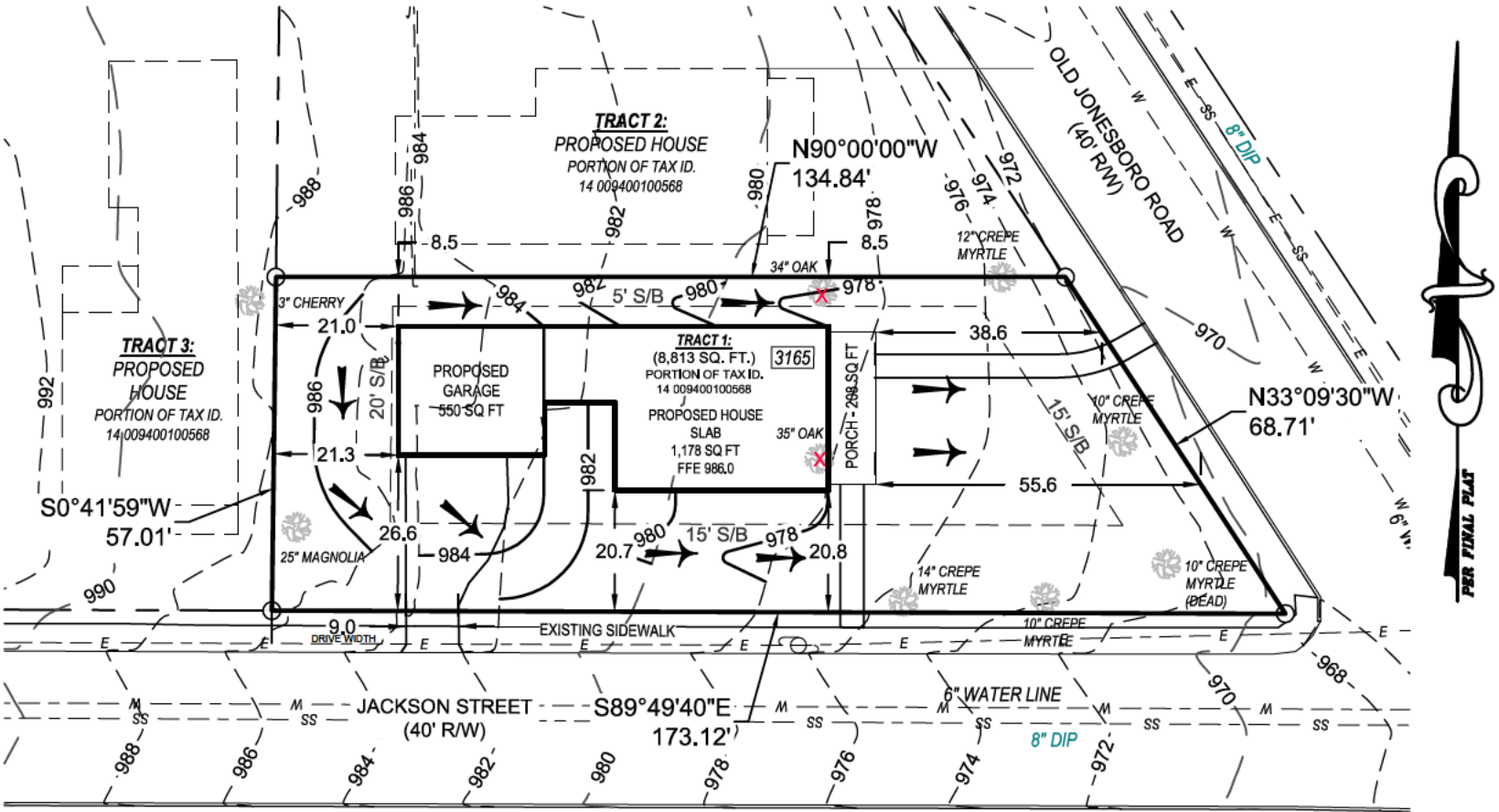
sheet

L-2

GENERAL NOTES

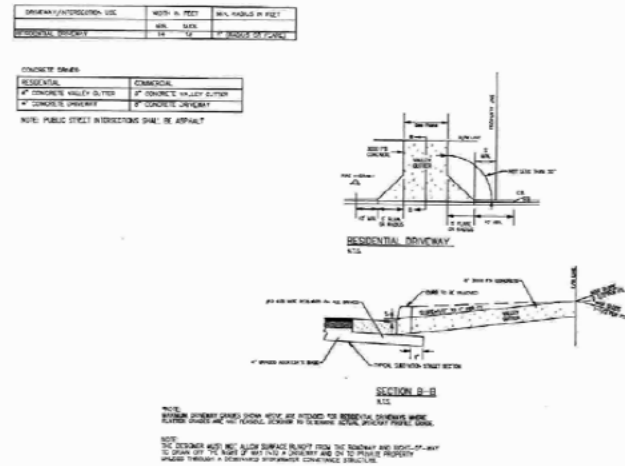
1. OWNER/BUILDER:  
DANIEL LOVE  
3165 OLD JONESBORO RD  
HAPEVILLE, GA 30354
2. 24 HOUR EMERGENCY CONTACT:  
DANIEL LOVE  
336-282-3606
3. ENGINEER/SURVEYOR:  
FALCON DESIGN CONSULTANTS  
235 CORPORATE CENTER DRIVE  
STOCKBRIDGE, GA 30281
4. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED. ALL DIMENSIONS SHOULD BE CALCULATED OR READ.
5. BOUNDARY AND OTHER PERTINENT INFORMATION WAS TAKEN FROM: LOT DIVISION PLAT FOR 3 ELKS DESIGN.
6. ACCORDING TO THE F.I.R.M. OF FULTON COUNTY, PANEL NUMBER 13121C0367F, DATED 9-18-2013, THIS LOT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
7. BUILDER TO PROVIDE 5% SLOPE AWAY FROM HOUSE FOR DRAINAGE PURPOSES.
8. CONTRACTOR TO MAINTAIN EROSION CONTROL DAILY.
9. ANY REVISIONS THAT WERE NOT DONE UNDER THE SUPERVISION OF THE ENGINEER OF RECORD WILL VOID THE CERTIFICATION OF THIS DOCUMENT.

FRONT SETBACK: 15 FOOT  
REAR SETBACK: 20 FOOT  
SIDE SETBACK: 5 FOOT



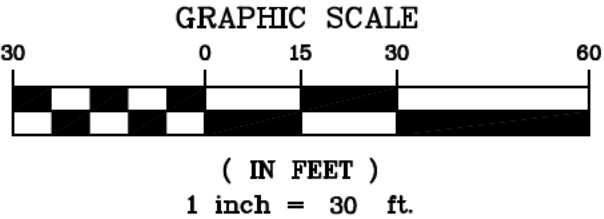
NOTE FOR A/C PAD:  
A/C PAD MUST BE SCREENED FROM  
VIEW FROM STREET. MATERIAL CAN  
INCLUDE FENCING OR LANDSCAPING.

RESIDENTIAL DRIVEWAY DETAIL



NOTES:

|                          |               |
|--------------------------|---------------|
| ZONING: R-SF             |               |
| SLAB SQ. FT.             | 1,178 SQ. FT. |
| GARAGE SQ. FT.           | 550 SQ. FT.   |
| DRIVEWAY SQ. FT.         | 395 SQ. FT.   |
| FRONT STOOP/PORCH        | 208 SQ. FT.   |
| WALKWAY SQ. FT.          | 253 SQ. FT.   |
| TOTAL IMPERVIOUS SQ. FT. | 2,584 SQ. FT. |
| LOT SQ. FT.              | 8,813 SQ. FT. |
| TOTAL IMPERVIOUS AREA    | 29%           |



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SHEET NUMBER:

1 of 1

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

| REVISIONS |                                |
|-----------|--------------------------------|
| 1.        | REV PER COMMENTS 03-14-2024 JE |
| 2.        |                                |
| 3.        |                                |
| 4.        |                                |
| 5.        |                                |

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

GSWCC# 000009371

HOUSE LOCATION PLAN FOR:  
**TRACT 1**  
**#3165 OLD JONESBORO RD**

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

|                            |                  |                   |
|----------------------------|------------------|-------------------|
| CIVIL<br>ENGINEERING       | LAND<br>PLANNING | LAND<br>SURVEYING |
|                            |                  |                   |
| CONSTRUCTION<br>MANAGEMENT |                  |                   |
| LANDSCAPE<br>ARCHITECT     |                  |                   |

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

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

CUMMING OFFICE  
500 PIRKLE FERRY RD., STE C  
CUMMING, GEORGIA 30040  
Ph (678) 807-7100

www.fdc-llc.com



DESIGN CRITERIA

ROOF LIVE LOAD: 20 PSF  
FLOOR LIVE LOAD: 40 PSF (INCL. DECKS, PATIOS, AND PORCHES)  
BASIC WIND VELOCITY: 90MPH  
SEISMIC DESIGN CATAGORY: B  
BEARING WALLS w/ LIGHT FRAME WALLS & WOOD STRUCTURAL PANELS

GOVERNING CODES AND STANDARD

INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION w/ GA AMENDMENTS  
INTERNATIONAL FIRE CODE, 2018 EDITION w/ GA AMENDMENTS  
INTERNATIONAL PLUMBING CODE, 2018 EDITION w/ GA AMENDMENTS  
INTERNATIONAL MECHANICAL CODE, 2018 EDITION w/ GA AMENDMENTS  
INTERNATIONAL FUEL GAS CODE, 2018 EDITION w/ GA AMENDMENTS  
NATIONAL ELECTRICAL CODE, 2020 EDITION, NO GA AMENDMENTS  
INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION w/ GA SUPPLEMENTS AND AMENDMENTS  
NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION  
ACI 318. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE  
A.I.S.C. MANUAL OF STEEL CONSTRUCTION  
T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE, AND HANDLING OF WOOD TRUSSES

PROJECT DATA

- PROJECT ADDRESS: 3065 OLD JONESBORO RD. HAPEVILLE, GA 30354  
- PROJECT DESCRPTION: SINGLE FAMILY RESIDENCE  
CONSTRUCTION TYPE: TYPE V B RESIDENTIAL CONVENTIONAL  
LIGHT FRAME WOOD CONSTRUCTION, NON SPRINKLERED  
OCCUPANCY CLASSIFICATION: SINGLE FAMILY HOME- DETACHED

OWNER

3ELKSDESIGN  
CONTACT: DANIEL LOVE  
678. 207. 6939

SQUARE FOOTAGE

1st FLOOR HTD. 1220 SF  
2nd FLOOR HTD. 980 SF  
TOTAL HEATED 2200 SF  
FRONT PORCH 208 SF  
REAR PATIO 225 SF  
GARAGE 500 SF  
TOTAL UNHEATED 933 SF

SHEET INDEX

|                     |                           |
|---------------------|---------------------------|
| A.0 COVER           | E.1 1st FLOOR ELECTRICAL  |
| A.1 FRONT ELEV      | E.2 2nd FLOOR ELECTRICAL  |
| A.2 LEFT ELEV       | D.1 WALL SECTION, FTG DTL |
| A.3 REAR ELEV       | D.2 STAIR DETAIL          |
| A.4 RIGHT ELEV      |                           |
| A.5 1st FLOOR PLAN  |                           |
| A.6 2nd FLOOR PLAN  |                           |
| A.7 FOUNDATION PLAN |                           |
| A.8 ROOF LAYOUT     |                           |

GENERAL NOTES

1. ALL EXTERIOR FINISH MATERIALS SHALL BE COMPATIBLE AND COMPLY WITH w/ ALL CITY/COUNTY ORDINANCES. BUILDER TO VERIFY APPROVED MATERIALS

2. TEMPERED GLASS IS REQUIRED IF ALL THE FOLLOWING CONDITIONS EXIST: INDIVIDUAL PANE OF GLASS IS LARGER THAN 9 SF, BOTTOM EDGE IS LESS THAN 18" ABOVE FF, TOP EDGE IS GREATER THAN 36" ABOVE FLOOR.  
ANY WINDOW WITHIN A 24" ARC OF EITHER SIDE OF A DOOR AND IS LESS THAN 60" ABOVE THE FLOOR IS ALSO REQUIRED TO BE TEMPERED.  
WINDOWS LOCATED WITHIN 60" OF A BATHTUB OR SHOWER AND ARE LESS THAN 60" ABOVE THE FLOOR ARE ALSO REQUIRED TO BE TEMPERED

3. ALL ROOF LOADS OF COVERED DECKS AND PORCHES MUST TRANSFER TO THE SUPPORTING COLUMNS BELOW AND NOT THE DECK STRUCTURE. ADDITIONAL ROOF LOADING MUST BE USED TO CALCULATE MIN. FOOTING SIZE.

4. GARAGE DWELLING SEPARATION: GARAGES SHALL BE SEPARATED FROM THE RESIDENCE AT ATTIC BY 1/2" MIN. DRYWALL ON THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY 5/8" MIN. TYPE "X" DRYWALL. IF THE SEPARATION IS A FLOOR/CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE HORIZONTAL SEPARATIONSHALL BE PROTECTED BY 1/2" MIN. DRYWALL. ANY AREA OF GARAGES LESS THAN 3' FROM A DWELLING SHALL BE PROTECTED WITH 1/2" MIN. DRYWALL ON INSIDE OF EXTERIOR WALLS.

5. CONSTRUCTION SHALL COMPLY w/ 2018 IRC w/ GA AMENDMENTS AND 2017 NEC. ALL ENGINEERED LUMBER SHALL COMPLY w/ MANUFACTURERES SPAN AND LOADING REQUIREMENTS.

6. SMOKE DETECTORS: SMOKE DETECTORS SHALL BE INSTALLED IN SLEEPING ROOMS, OUTSIDE OF SLEEPING AREAS IN THE NEAR VICINITY OF BEDROOMS AND ON EACH ADDITIONAL STORY (INCLUDING BASEMENTS AND HABITABLE ATTICS). A CARBON MONOXIDE DETECTOR IS ALSO REQUIRED OUTSIDE OF SLEEPING AREAS IN THE NEAR VICINITY OF BEDROOMS.

7. ALL ELECTRICAL INSTALLATION SHALL COMPLY WITH THE 2017 NEC. RECEPTACLE LOCATION, BRANCH CIRCUITS, AFCI AND GFCI PROTECTION SHALL BE PROVIDED PER ARTICLE 210 AND ALL OTHER APPLICABLE ARTICLES.

8. THE BUILDING THERMAL ENVELOPE SYSTEMS AND ELEC TRICAL POWER AND LIGHTING SYSTEMS SHALL COMPLY WITH TEH 2015 INTERNATIONAL ENERGY CONSERVATION CODE AND THE STATE OF GA. AMENDMENTS. DUCT BLAST AND BLOWER DOOR TESTS SHALL BE CONDUCTED AND A COMPLIANCE REPORT PROVIDED.

9. FOR AIR PERMEABLE INSULATION IN VENTED ATTICS, BAFFLES SHALL BE INSTALLED ADJACENT TO SOFFIT AN EAVE VENTS. A MIN. OF A 1" SPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING AND AT VENT LOCATION. BAFFLE SHALL EXTEND OVER TOP OF INSULATION INWARD UNTIL AT LEAST 4" VERTICALLY ABOVE TOP OF INSULATION. ANY SOLID MATERIAL (CARDBOARD OR THIN INSULATING SHEATHING) SHALL BE PERMISSABLE AS BAFFLE.

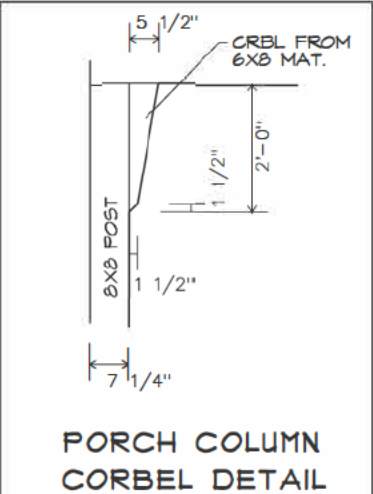
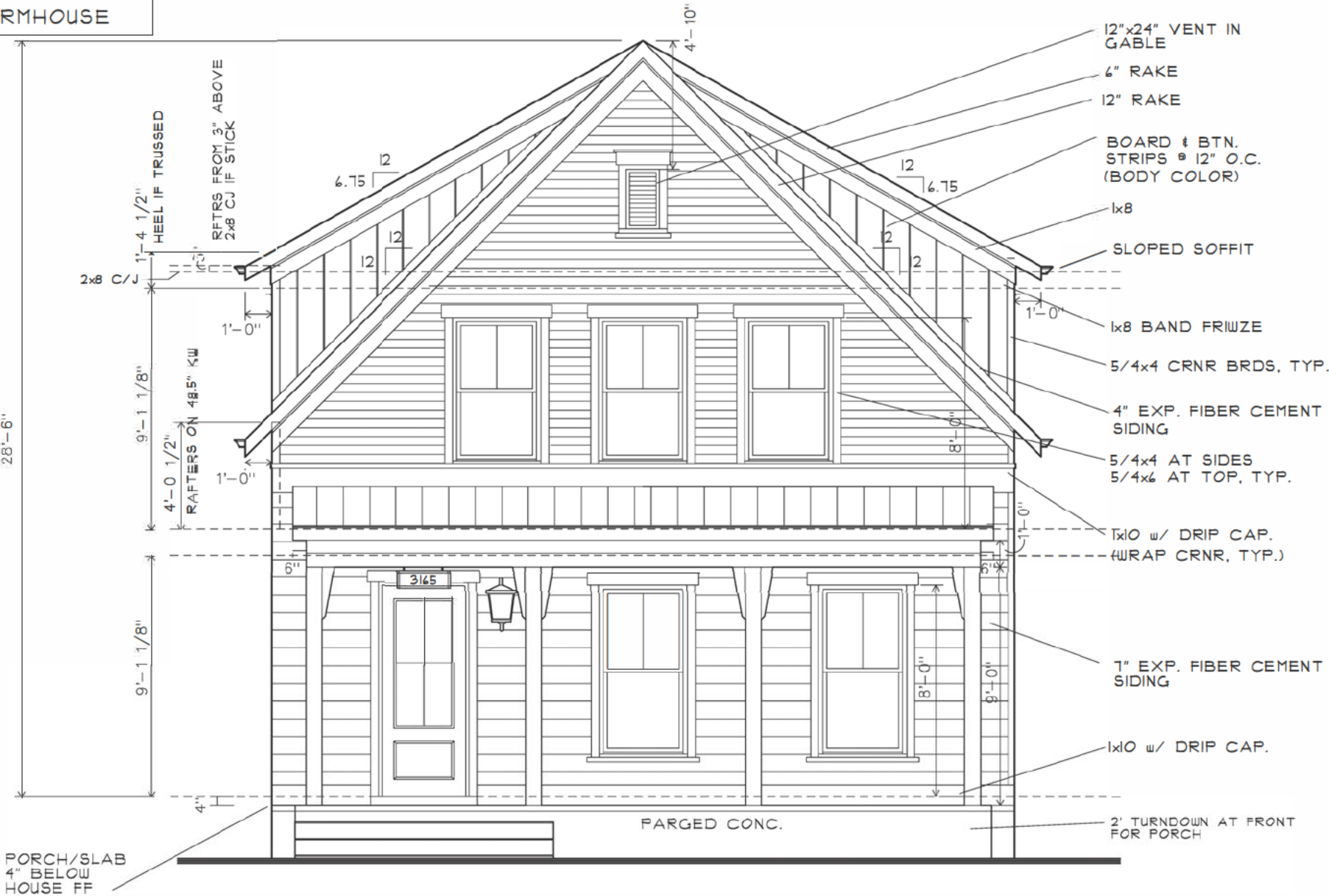
10. PER SECTION 31 OF 2018 IRC, A HANDRAIL IS REQUIRED FOR STAIRS WITH 4 OR MORE CONTINUOUS RISERS. HANDRAIL REQUIREMENTS PER SECTION 311. GUARDRAILS SHALL BE PROVIDED ALONG WALKING SURFACES LOCATED MORE THAN 30" VERTICALLY FROM THE LEVEL BELOW PER SECTION R312 OF 2018 IRC.



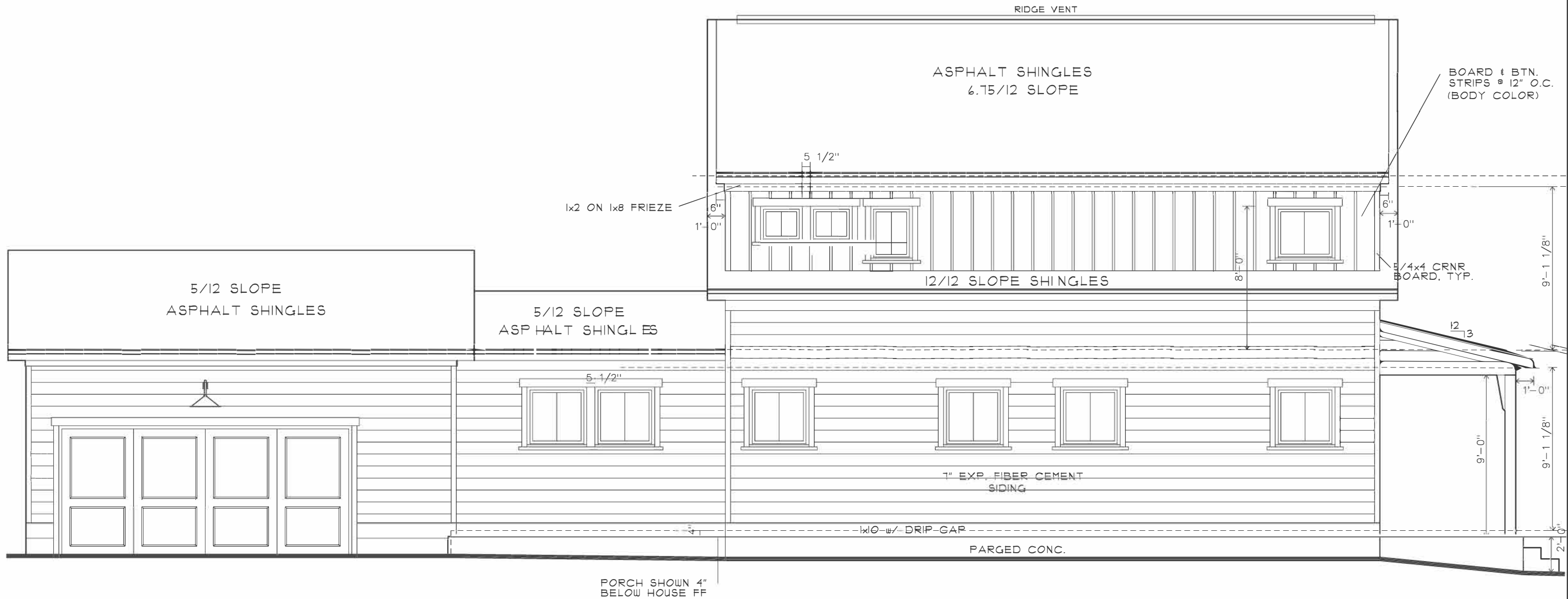
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| SHEET TITLE:                                                                                                                                                                                                                                               |  | SCALE: 3/16"=1'-0" | 11x17 SHEET | PROJECT:                                                          |  | REVISIONS |          |                       | SHEET               |  |
| COVER SHEET                                                                                                                                                                                                                                                |  |                    |             | CUSTOM RESIDENCE<br>3165 OLD JONESBORO RD.<br>HAPEVILLE, GA 30354 |  | #         | DATE     | DESCRIPTION           | A.O                 |  |
|                                                                                                                                                                                                                                                            |  |                    |             |                                                                   |  | 1         | 01.07.24 | CONSTRUCTION DRAWINGS |                     |  |
|                                                                                                                                                                                                                                                            |  |                    |             |                                                                   |  |           |          |                       |                     |  |
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- NOTES:
- SHINGLES TO BE ASPHALT MIN. 30 YR. WARRANTY
  - HOUSE NUMBERS SHALL BE AT LEAST 6" IN HEIGHT LOCATED ADJACENT TO MAIN ENTRANCE
  - EXTERIOR MECHANICAL FEATURE SHALL BE SCREENED IF VISIBLE w/ PLANTING OR FENCING
  - LIGHT TO BE PROVIDED AT FRONT DOOR
  - GUTTERS AND DOWNSPOUTS SHALL BE PAINTED ALUMINUM
  - ARCHITECTURAL STYLE IS MODERN FARMHOUSE

NOTE: CONTRACTOR/BUILDER RESPONSIBLE TO FOLLOW ALL APPLICABLE LOCAL LAWS AND CODES IN ADDITION TO ALL METHODS SPECIFIED IN IRC 2018 ONE AND TWO FAMILY DWELLING CODE.  
CONTRACTOR TO VERIFY ALL MEASUREMENTS AND LOAD PATHS IN FIELD.  
ELECTRICAL INSTALLATION TO COMFORM TO ALL APPLICABLE ELECTRICAL CODES



|                                                                                                                                                                                                                                                            |  |                    |             |                                                                   |  |           |          |                       |                     |  |
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| SHEET TITLE:                                                                                                                                                                                                                                               |  | SCALE: 3/16"=1'-0" | 11x17 SHEET | PROJECT:                                                          |  | REVISIONS |          |                       | SHEET               |  |
| FRONT ELEVATION                                                                                                                                                                                                                                            |  |                    |             | CUSTOM RESIDENCE<br>3165 OLD JONESBORO RD.<br>HAPEVILLE, GA 30354 |  | #         | DATE     | DESCRIPTION           | A.1                 |  |
|                                                                                                                                                                                                                                                            |  |                    |             |                                                                   |  | 1         | 01.07.24 | CONSTRUCTION DRAWINGS |                     |  |
|                                                                                                                                                                                                                                                            |  |                    |             |                                                                   |  |           |          |                       |                     |  |
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|                                                                                                                                                                                                                                                            |  |                    |             |                                                                   |  |           |          |                       |                     |  |
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| SHEET TITLE:                                                                                                                                                                                                                                               | SCALE: 3/16"=1'-0" | 11x17 SHEET |
| LEFT ELEVATION                                                                                                                                                                                                                                             |                    |             |
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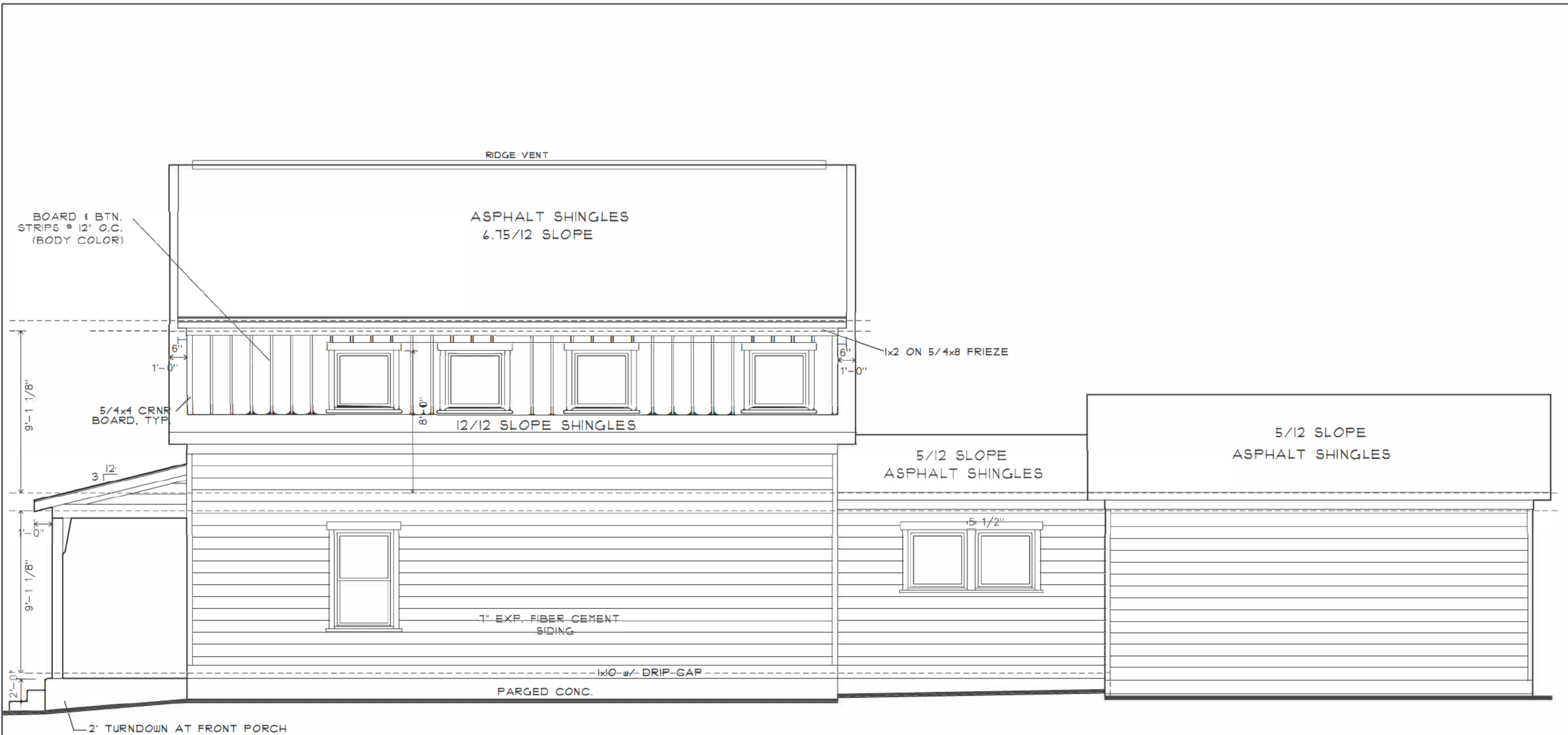
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|------------------------|
| PROJECT:               |
| CUSTOM RESIDENCE       |
| 3165 OLD JONESBORO RD. |
| HAPEVILLE, GA 30354    |

| REVISIONS |          |                       |
|-----------|----------|-----------------------|
| #         | DATE     | DESCRIPTION           |
| 1         | 01.07.24 | CONSTRUCTION DRAWINGS |
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| SHEET               |
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| PLOT DATE: 01.07.24 |







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|  | SHEET TITLE:                                                                                                                                                                                                                                               | SCALE: 3/16"=1'-0" | 11x17 SHEET | PROJECT:                                                          | REVISIONS |          |                       | SHEET |
|                                                                                    | RIGHT ELEVATION                                                                                                                                                                                                                                            |                    |             | CUSTOM RESIDENCE<br>3165 OLD JONESBORO RD.<br>HAPEVILLE, GA 30354 | #         | DATE     | DESCRIPTION           | A.4   |
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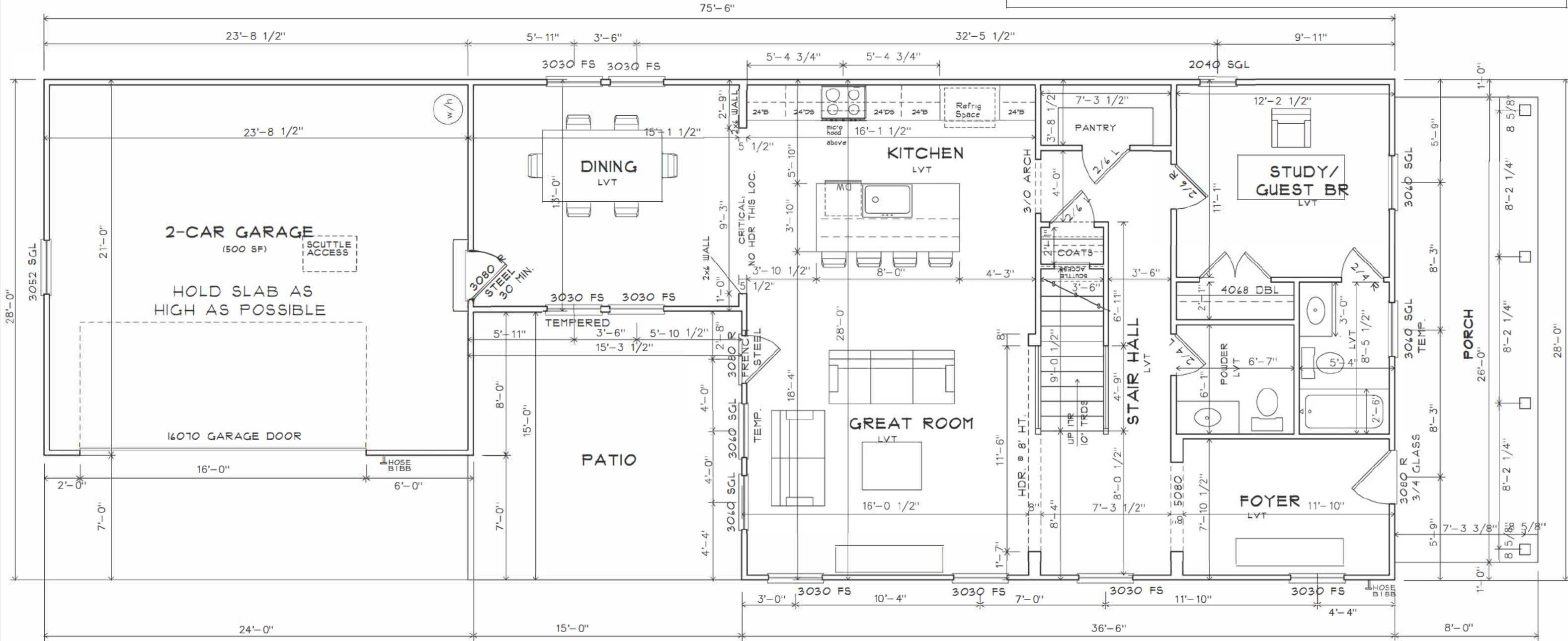


|                 |
|-----------------|
| CLG. HEIGHT     |
| 9' FIRST FLOOR  |
| 9' SECOND FLOOR |

NOTE: 1ST FL WDWS SET  
AT 8' 0" HDR HT. U.N.O.

|                |
|----------------|
| SQUARE FOOTAGE |
| 1st- 1220 SF   |
| 2nd- 980 SF    |
| Tot.- 2200 SF  |

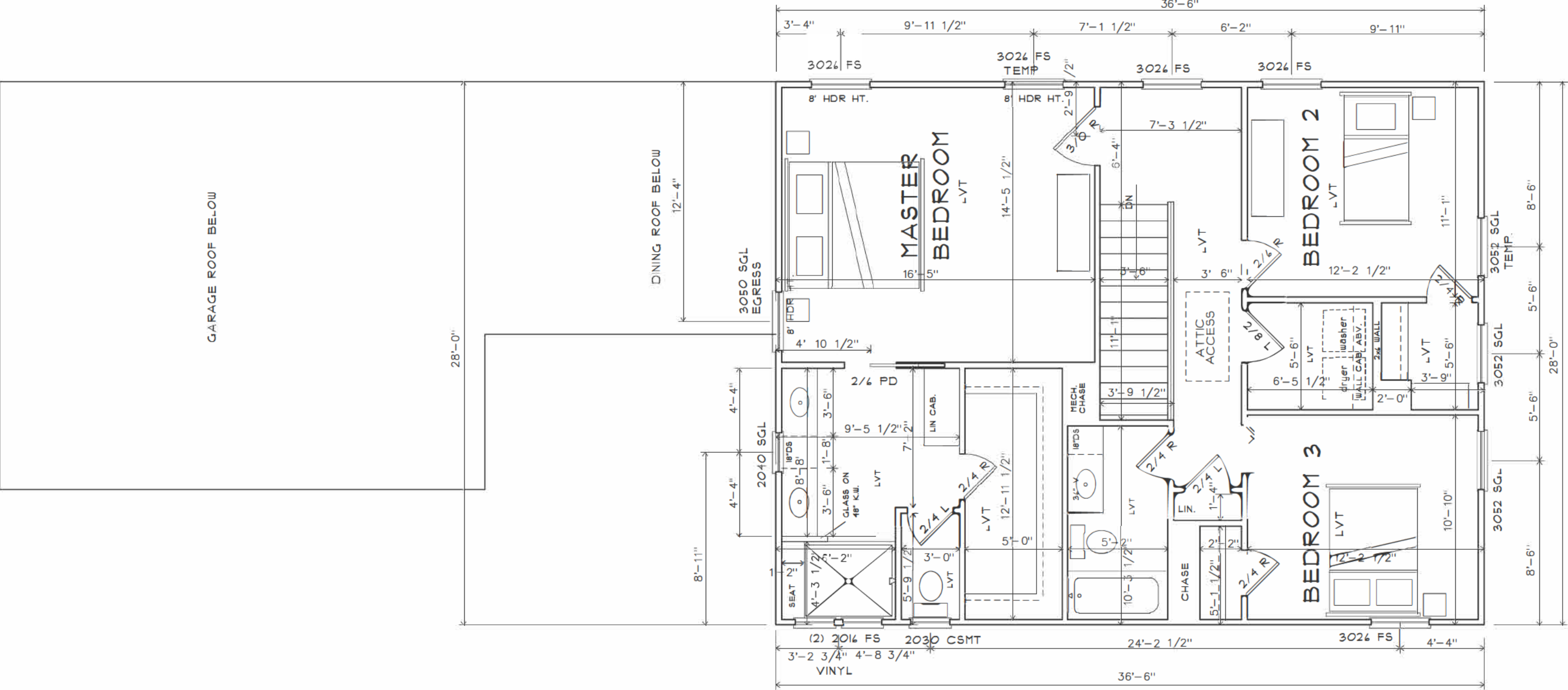
NOTE: CONTRACTOR/BUILDER RESPONSIBLE TO FOLLOW ALL  
APPLICABLE LOCAL LAWS AND CODES IN ADDITION TO  
ALL METHODS SPECIFIED IN IRC 2018 ONE AND TWO FAMILY  
DWELLING CODE.  
CONTRACTOR TO VERIFY ALL MEASUREMENTS AND LOAD  
PATHS IN FIELD.  
ELECTRICAL INSTALLATION TO COMFORM TO ALL APPLICABLE  
ELECTRICAL CODES



|                                                                                                                                                                                                                                                            |              |                    |             |                                                                   |           |          |                       |       |
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|                                                                                                                                                                                                                                                            | FIRST FLOOR  |                    |             | CUSTOM RESIDENCE<br>3165 OLD JONESBORO RD.<br>HAPEVILLE, GA 30354 | #         | DATE     | DESCRIPTION           | A.5   |
|                                                                                                                                                                                                                                                            |              |                    |             |                                                                   | 1         | 01.01.24 | CONSTRUCTION DRAWINGS |       |
|                                                                                                                                                                                                                                                            |              |                    |             |                                                                   |           |          |                       |       |
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|                 |
|-----------------|
| CLG. HEIGHT     |
| 9' FIRST FLOOR  |
| 9' SECOND FLOOR |

NOTE: CONTRACTOR/BUILDER RESPONSIBLE TO FOLLOW ALL APPLICABLE LOCAL LAWS AND CODES IN ADDITION TO ALL METHODS SPECIFIED IN IRC 2018 ONE AND TWO FAMILY DWELLING CODE.  
CONTRACTOR TO VERIFY ALL MEASUREMENTS AND LOAD PATHS IN FIELD.  
ELECTRICAL INSTALLATION TO COMFORM TO ALL APPLICABLE ELECTRICAL CODES



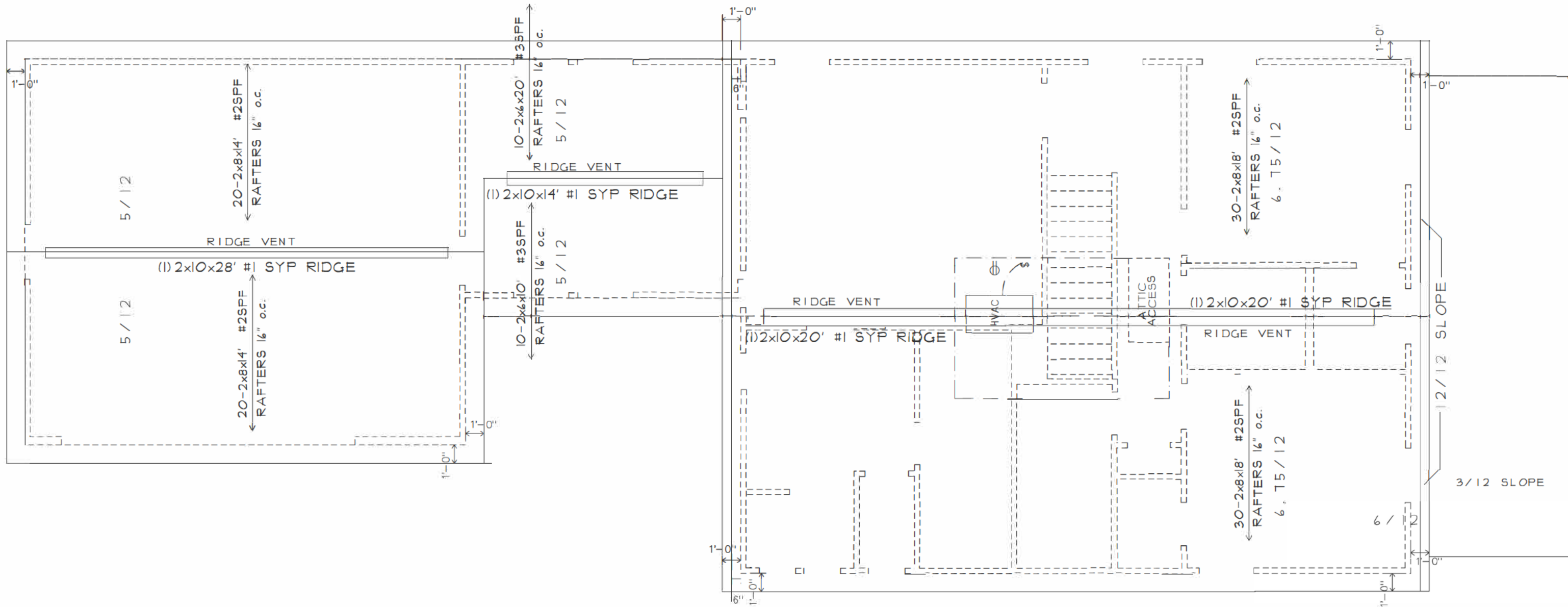
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|  | SHEET TITLE:                                                                                                                                                                                                                                               | SCALE: 3/16"=1'-0" | 11x17 SHEET | PROJECT:                                                          |  |  | REVISIONS |          |                       | SHEET |
|                                                                                    | SECOND FLOOR                                                                                                                                                                                                                                               |                    |             | CUSTOM RESIDENCE<br>3165 OLD JONESBORO RD.<br>HAPEVILLE, GA 30354 |  |  | #         | DATE     | DESCRIPTION           | A.6   |
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|                                                                                    |                                                                                                                                                                                                                                                            |                    |             |                                                                   |  |  |           |          | PLOT DATE: 01.07.24   |       |





NOTES:  
30 YR MIN. WARRANTY  
ASPHALT SHINGLES

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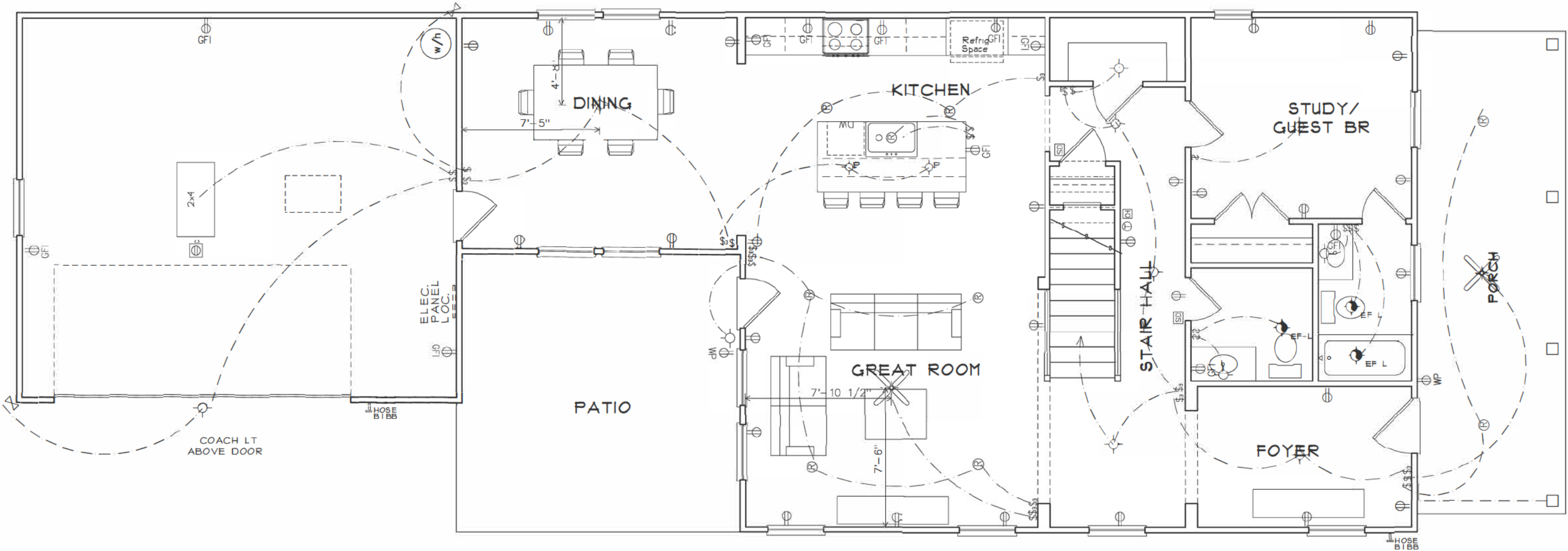
ROOF PER TRUSS SUPPLIER/ENGINEER

|                                                                                    |                                                                                                                                                                                                                                                            |  |                                |  |                                                                   |  |           |          |                                                                |
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|  | SHEET TITLE:                                                                                                                                                                                                                                               |  | SCALE: 3/16"=1'-0" 11x17 SHEET |  | PROJECT:                                                          |  | REVISIONS |          | SHEET<br><br>A.8<br><br>PLOT DATE: 01.01.24<br>Page 123 of 158 |
|                                                                                    | ROOF LAYOUT                                                                                                                                                                                                                                                |  |                                |  | CUSTOM RESIDENCE<br>3165 OLD JONESBORO RD.<br>HAPEVILLE, GA 30354 |  | #         | DATE     |                                                                |
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ELECTRICAL INSTALLATION IS TO CONFORM  
TO ALL APPLICABLE ELECTRICAL CODES

ALL SMOKE DETECTORS SHALL  
BE INTERCONNECTED SUCH THAT  
THE ACTIVATION OF ONE ALARM  
WILL ACTIVATE ALL ALARMS AND  
SHALL BE AUDIBLE IN ALL  
SLEEPING AREAS

- Ⓢ THERMOSTAT
- Ⓢ DOOR CHIME
- Ⓢ SMOKE DETECTOR
- Ⓢ CEILING OUTLET DUPLEX



|                                                                                                                                                                                                                                                            |                                |
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| SHEET TITLE:                                                                                                                                                                                                                                               | SCALE: 3/16"=1'-0" 11x17 SHEET |
| FIRST FLOOR ELEC.                                                                                                                                                                                                                                          |                                |
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|                                                                   |
|-------------------------------------------------------------------|
| PROJECT:                                                          |
| CUSTOM RESIDENCE<br>3165 OLD JONESBORO RD.<br>HAPEVILLE, GA 30354 |

| REVISIONS |          |                       |
|-----------|----------|-----------------------|
| #         | DATE     | DESCRIPTION           |
| 1         | 01.01.24 | CONSTRUCTION DRAWINGS |
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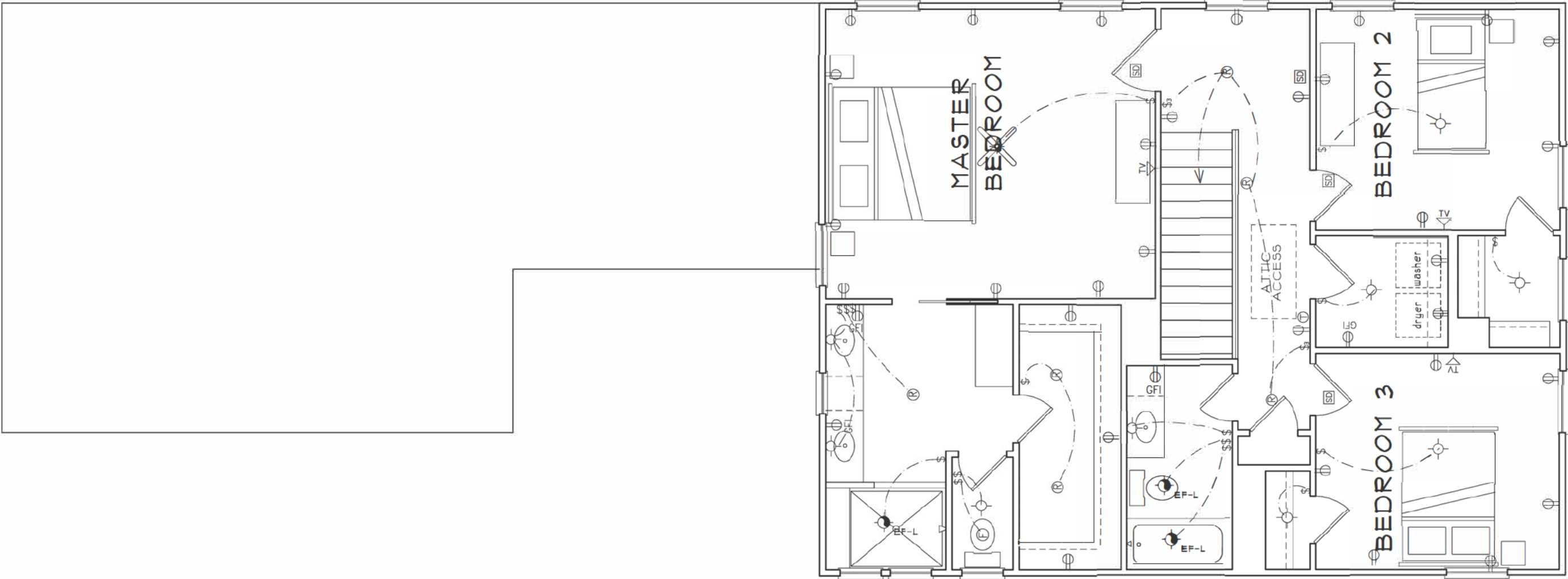
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| SHEET               |
| E.1                 |
| PLOT DATE: 01.01.24 |



ELECTRICAL INSTALLATION IS TO CONFORM  
TO ALL APPLICABLE ELECTRICAL CODES

ALL SMOKE DETECTORS SHALL  
BE INTERCONNECTED SUCH THAT  
THE ACTIVATION OF ONE ALARM  
WILL ACTIVATE ALL ALARMS AND  
SHALL BE AUDIBLE IN ALL  
SLEEPING AREAS

- Ⓜ THERMOSTAT
- Ⓜ DOOR CHIME
- SD SMOKE DETECTOR

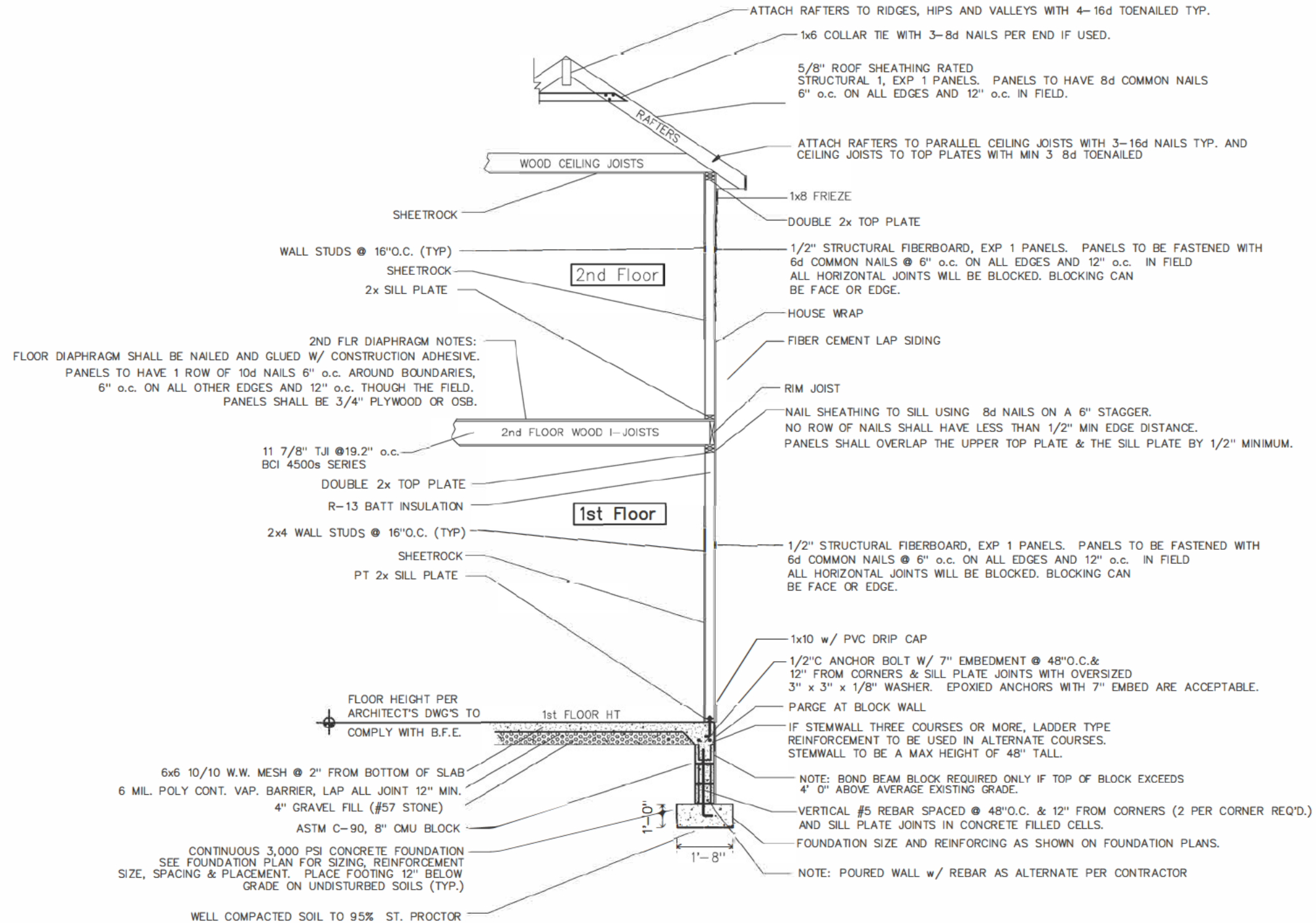


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| SHEET TITLE:                                                                                                                                                                                                                                               | SCALE: 3/16"=1'-0" 11x17 SHEET |
| SECOND FLOOR ELEC.                                                                                                                                                                                                                                         |                                |
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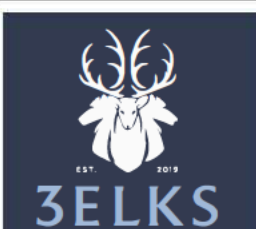
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| PROJECT:                                                          |
| CUSTOM RESIDENCE<br>3165 OLD JONESBORO RD.<br>HAPEVILLE, GA 30354 |

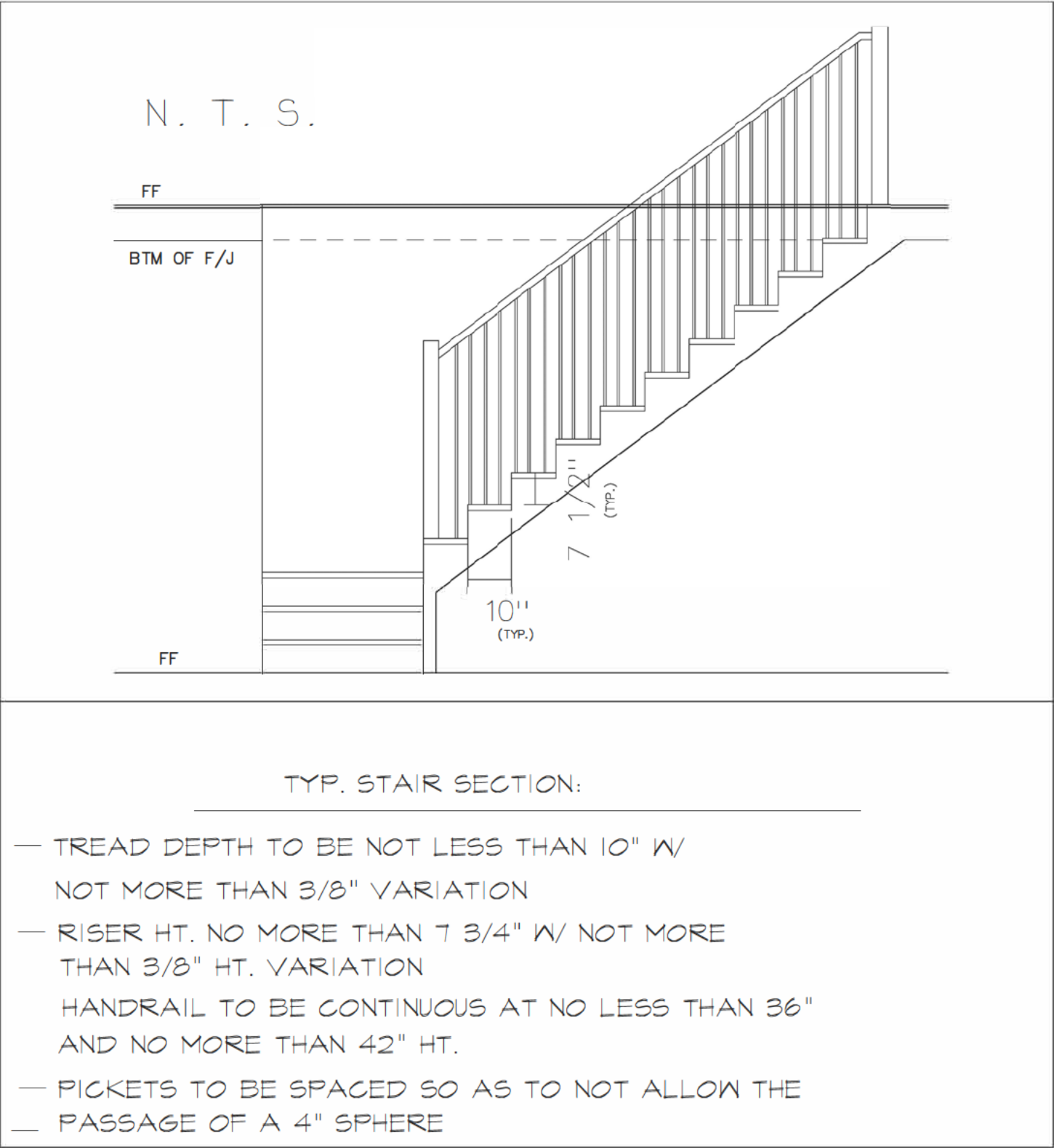
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| #         | DATE     | DESCRIPTION           |
| 1         | 01.07.24 | CONSTRUCTION DRAWINGS |
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|           |          |                       |
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| SHEET               |
| E.2                 |
| PLOT DATE: 01.07.24 |



TYPICAL STEMWALL WALL SECTION

|                                                                                                                                                                                                                                                            |              |                    |             |                                                                   |           |          |                       |                     |
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|                                                                                                                                                                                                                                                            | WALL SECTION |                    |             | CUSTOM RESIDENCE<br>3165 OLD JONESBORO RD.<br>HAPEVILLE, GA 30354 | #         | DATE     | DESCRIPTION           | D.1                 |
|                                                                                                                                                                                                                                                            |              |                    |             |                                                                   | 1         | 01.07.24 | CONSTRUCTION DRAWINGS |                     |
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| COPYRIGHT 2024, 3ELKSDESIGN, LLC. ALL RIGHTS RESERVED. ALL INFORMATION IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED. FEATURES, MATERIALS, DIMENSIONS, AND DESIGNS ARE SUBJECT TO ERRORS AND OMMISIONS, AND MAY CHANGE AT ANY TIME WITHOUT PRIOR NOTICE. |              |                    |             |                                                                   |           |          |                       | PLOT DATE: 01.07.24 |
| Page 126 of 158                                                                                                                                                                                                                                            |              |                    |             |                                                                   |           |          |                       |                     |



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| STAIR SECTION                                                                                                                                                                                                                                              | CUSTOM RESIDENCE<br>3165 OLD JONESBORO RD.<br>HAPEVILLE, GA 30354 |             |          | #         | DATE     | DESCRIPTION           | D.2                 |
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| COPYRIGHT 2024, 3ELKSDESIGN, LLC. ALL RIGHTS RESERVED. ALL INFORMATION IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED. FEATURES, MATERIALS, DIMENSIONS, AND DESIGNS ARE SUBJECT TO ERRORS AND OMMISIONS, AND MAY CHANGE AT ANY TIME WITHOUT PRIOR NOTICE. |                                                                   |             |          |           |          |                       | PLOT DATE: 01.01.24 |



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

DATE: March 15, 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 and Units 1-7 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 as-built drawings were received and the February 2024 DRC Meeting. The drawings were incomplete and had major errors. The following comments were provided to the applicant:

- a. Update the as-built drawings to scale with floor heights on each unit
- b. For Units 11 and 14
  - i. Show correctly and include side elevations
  - ii. Doors, windows, and bays should be accurate and spaced as built.
  - iii. Provide proposed and as built configurations
- c. Units 8 and 15 elevations show a lower single window
- d. Window sills should be indicated
- e. Juliet balcony should use approved building materials for the railing
- f. Garage doors are shown without windows. This is correct do not change it.
- g. Review recommendations for the variations on the entry door impediments. Select and add to the front door plans.

The elevations for units 8-15 have been addressed as above with the exception of item b. iii (as-builts were not included in this submission) and item g (no variation in pediments). Elevations for units 16-23 have not been provided.

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



Scope of work:

This project is for the design and construction of Three Identical three story residential town house buildings containing a total of 23 units with bedrooms, living, dining, kitchen and garage spaces with wood framed deck at the second level.

The Main Level Includes a garage and Bedroom. The Second Level includes living, dining and kitchen. The Third Level includes bedrooms and baths.

This set of drawings is for the a Seven Unit Building.

The work shall include masonry foundation for the building and the wood framed deck, framing for walls and ceiling with exterior and interior finish materials.

Main Level Floor Level  
Floor Area 380 Sq. Ft.  
Garage 440 Sq. Ft.

Second Level Floor Level  
Floor Area 820 Sq. Ft.  
Deck 140 Sq. Ft.

Third Level Floor Level  
Floor Area 960 Sq. Ft.

Current Mandatory Codes as Adopted by DCA:

- International Building Code, 2018 Edition, with Georgia Amendments (2020), (2022), (2024)
- International Residential Code, 2018 Edition, with Georgia Amendments (2020), (2024)
- International Fire Code, 2018 Edition (Contact State Fire Marshal Below)
- International Plumbing Code, 2018 Edition, with Georgia Amendments (2020), (2022), (2023), (2024)
- International Mechanical Code, 2018 Edition, with Georgia Amendments (2020), (2024)
- International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020), (2022)
- National Electrical Code, 2020 Edition, with Georgia Amendments (2021)
- International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020), (2022), (2023)
- International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments (2020)
- the Life Safety Code (NFPA 101) 2018 Edition with 2020 Georgia Amendments
- Georgia Accessibility Code 2018 Edition with 2020 Georgia Amendments

Current Permissive Codes as Adopted by DCA:

- Disaster Resilient Building Code IBC Appendix(2013)
- Disaster Resilient Building Code IRC Appendix (2013)
- International Property Maintenance Code, 2018 Edition, with Georgia Amendments (2021)
- International Existing Building Code, 2018 Edition, with Georgia Amendments (2021)
- National Green Building Standard, 2008 Edition, with Georgia Amendments (2011)

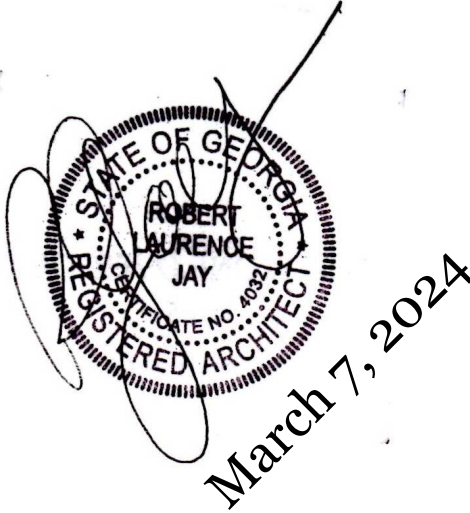
Proposed Dogwood Townhomes  
7 Unit Building  
3165 Dogwood Drive, Hapeville, Georgia

March 7, 2024

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

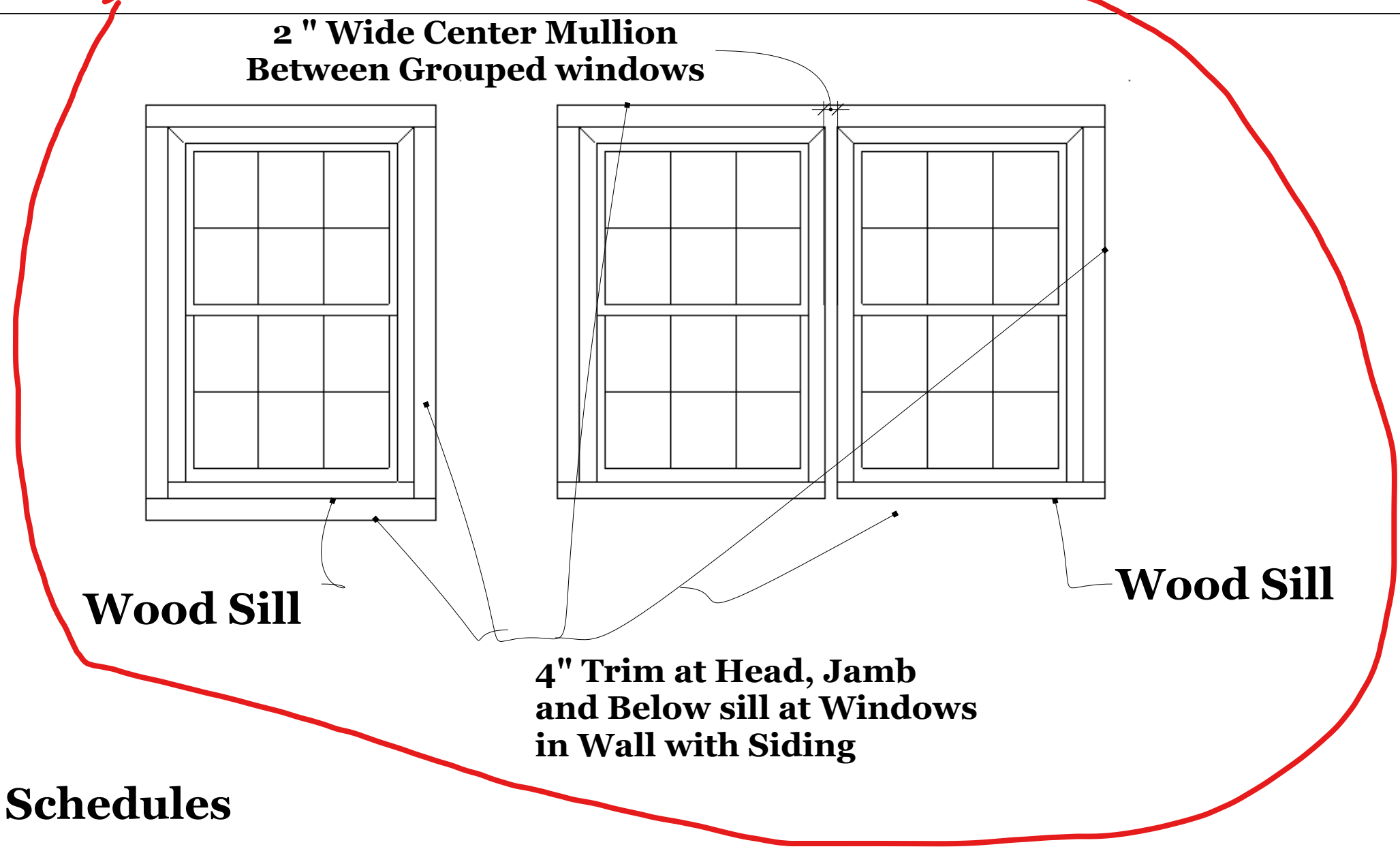
Drawing Legend

- A 01 Cover
- A 01 A Notes and Rated Wall Detail, Box Bay Detail
- Door and Window Schedule
- A 01 B Alternate Entry Door Location End Unit Plan A
- A 02A Unit Floor Plans with Window Arrangement B
- A 02B Unit Floor Plans with Window Arrangement C
- A 02C Unit Floor Plans with Window Arrangement D
- A 02D Unit Floor Plans with Window Arrangement E
- A 03 7 Unit Building Plans
- A 04 Unit Building Exterior Elevations
- A 05 7 Unit Building Exterior ElevationsFrench Door Guard Rail Detail
- A 06 7 Unit Building Exterior Elevations
- A 07 7 Unit Building Elevations
- A 08 Wall Sections Stair Section and Roof and window Trim
- A 09 Wall Sections,
- A 10 Deck Details



|   |                                                                                                                       |  |                                                                                                                                   |  |           |         |
|---|-----------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------|--|-----------|---------|
| A | <div>01</div> <div>Proposed Dogwood Townhomes<br/>7 Unit Building<br/>3165 Dogwood Drive<br/>Hapeville, Georgia</div> |  | <div>Robert Jay Architect<br/>6934 Clear Lake Court<br/>Atlanta, Georgia 30360</div> <div>770-241-5956 rjtrain312@yahoo.com</div> |  | REVISIONS |         |
|   |                                                                                                                       |  |                                                                                                                                   |  | MM/DD/YY  | REMARKS |
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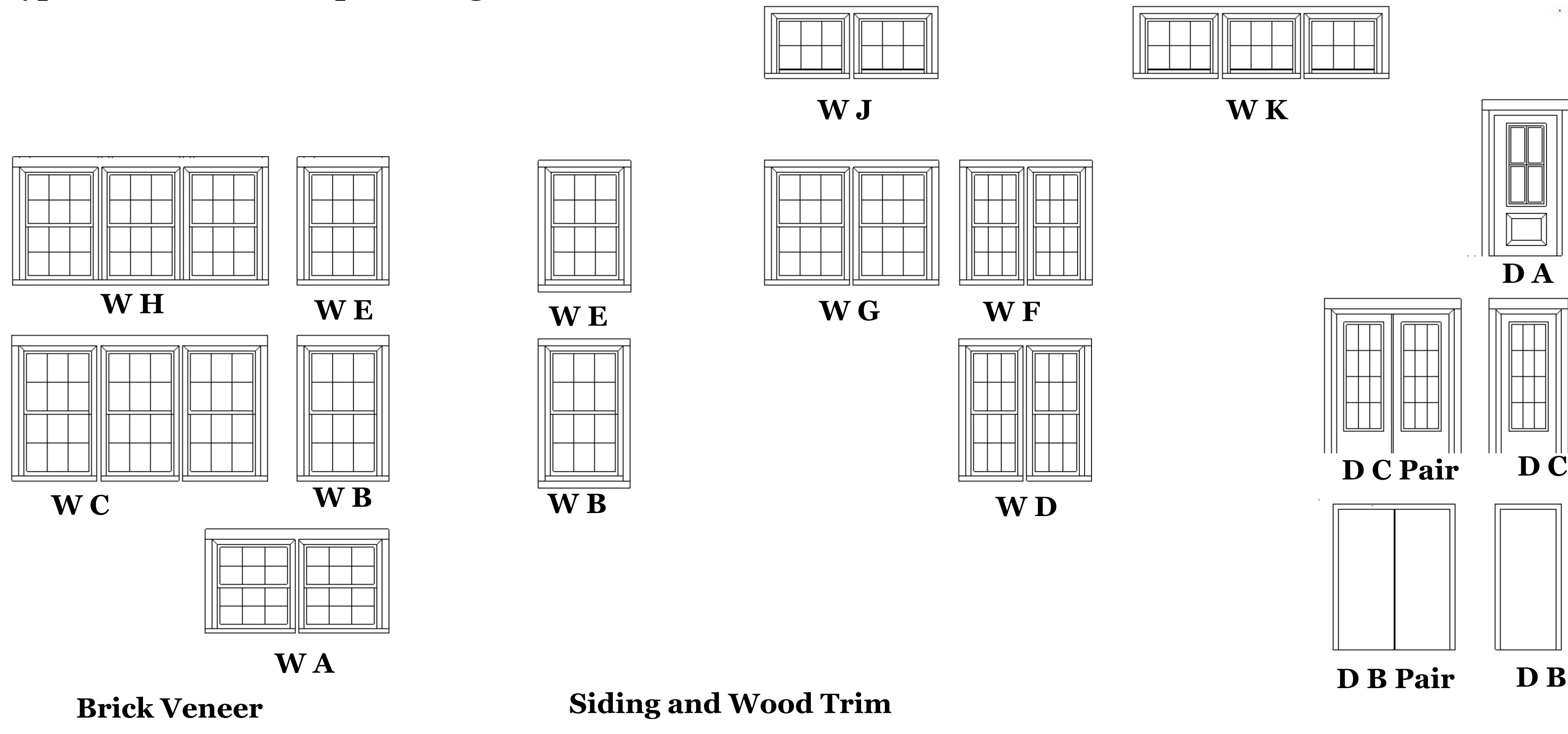
Schedules

Door Schedule

- Type D A 36"x80" Solid Core Exterior With 4 Lite Glazing
- Type D B 30"x80" Solid Core Flush Interior
- 24"x80" Bath Door, Closet
- 32"x80" Laundry
- Type D C 30"x 80" Solid core 12 Lite Exterior

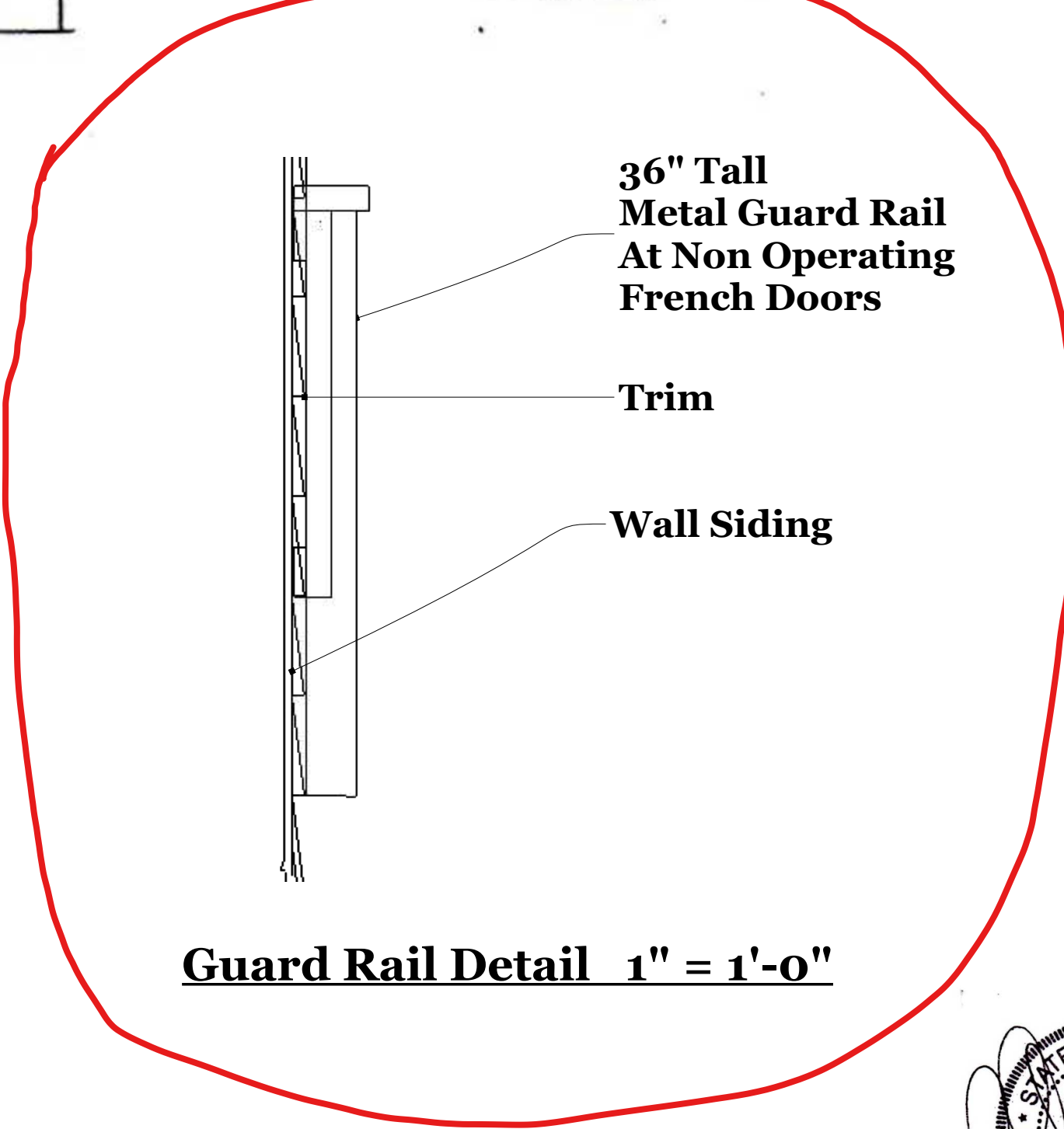
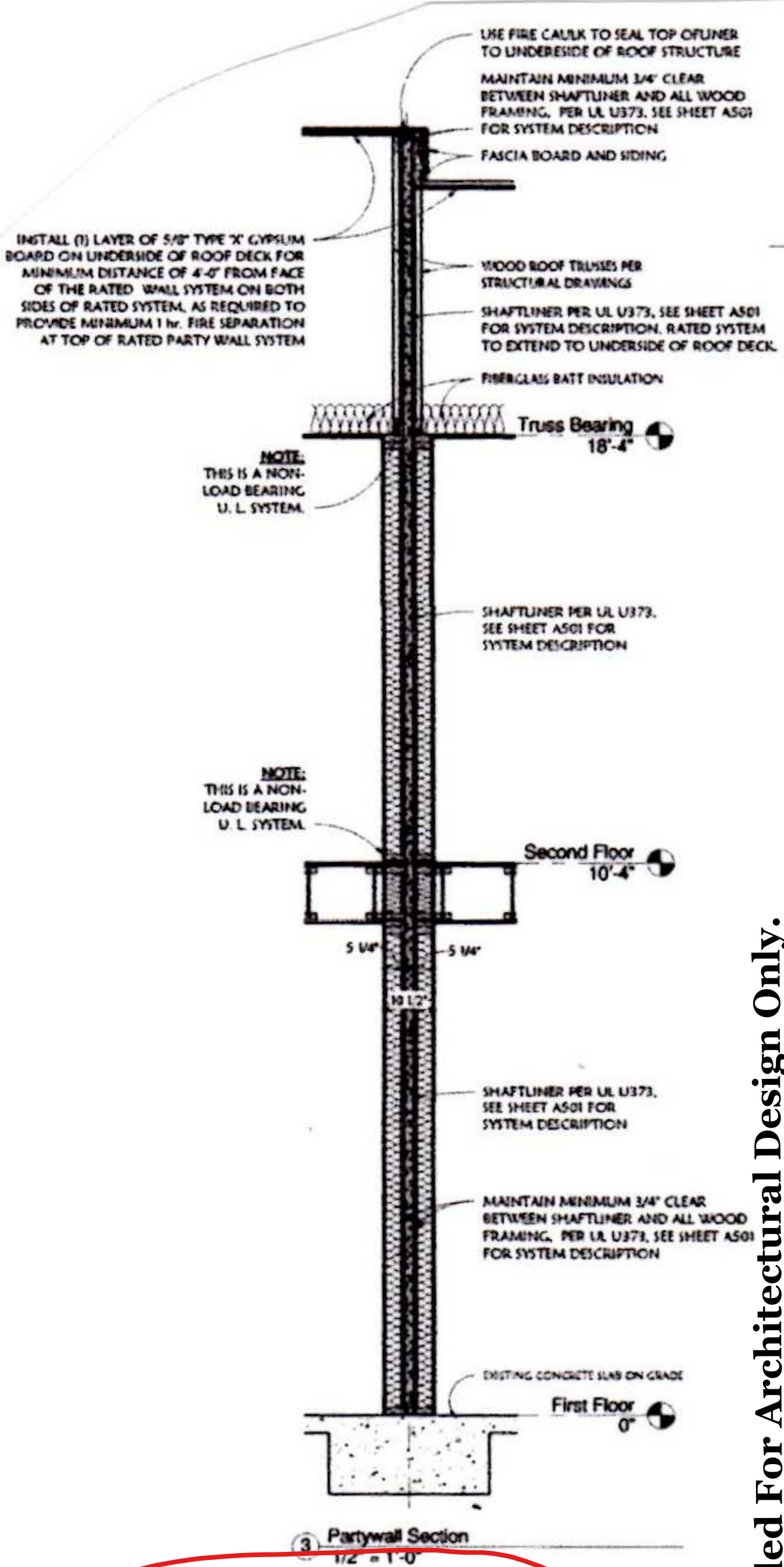
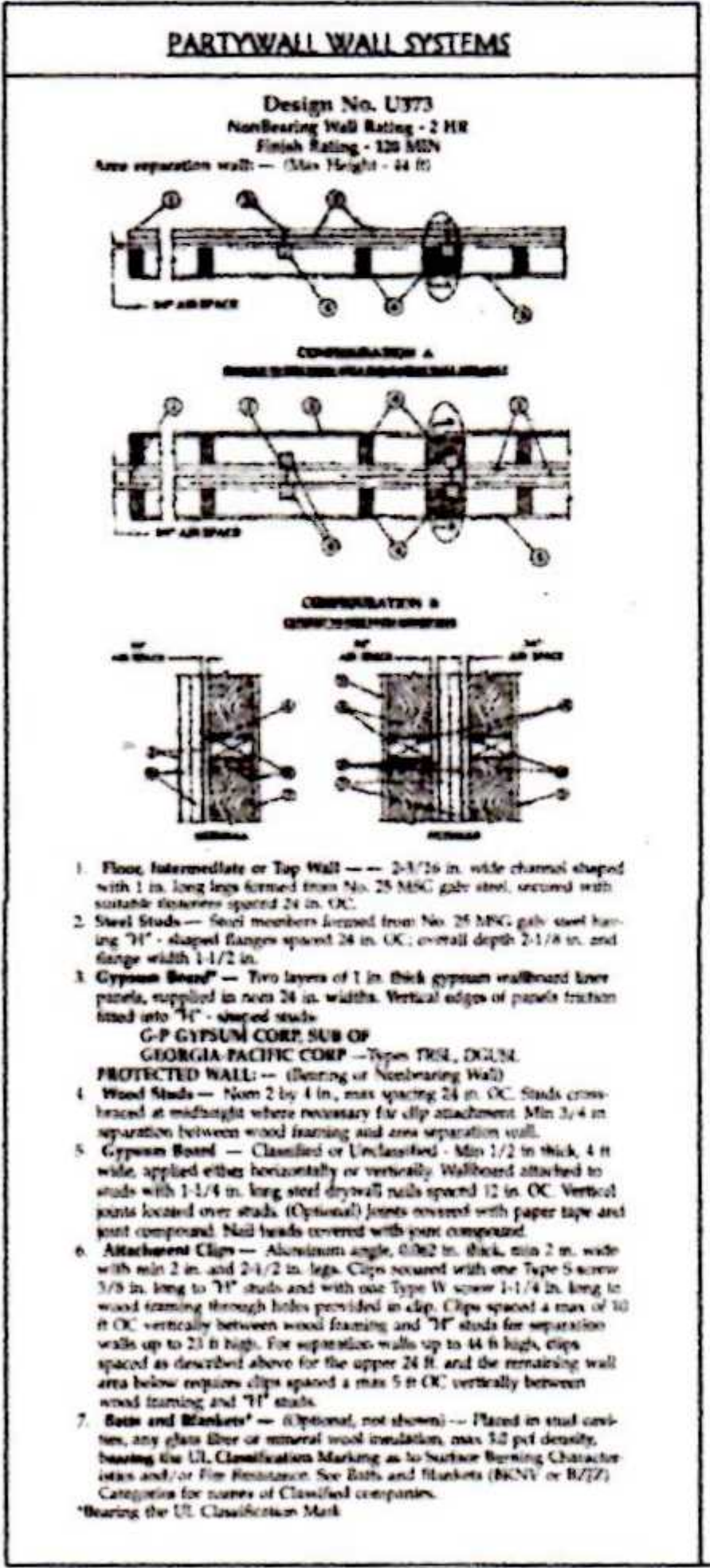
Window schedule

- Type WA 42"x48" Double Hung Style 6 over 6 Main Level
- Type WB 36"x72" Single Double Hung Style 6 over 6 Second Level
- Type WC 36"x72" Triple of Double Hung Style 6 over 6 Second Level
- Type WD 24"x72" Pair of Double Hung Style 6 over 6 Second Level
- Type WE 36"x60" Single Double Hung Style 6 over 6 Third Level
- Type WF 24"x60" Pair of Double Hung Style 6 over 6 Third Level
- Type WG 36"x60" Pair of Double Hung Style 6 over 6 Third Level
- Type WH 36"x60" Triple of Double Hung Style 6 over 6 Third Level
- Type WJ 32"x32" Pair of Single Sash 6 lite Dormer
- Type WK 32"x32" Triple of Single Sash 6 lite Dormer



General Notes

- 1. Mechanical Features shall not be Located in Supplemental Area or Front Yard and shall be Screened
- 2. Gutters shall be Copper, Aluminum or galvanized
- 3. Roof shall be based on Architectural Style
- 4. All Roof Overhang shall be a Minimum 12 inches
- 5. Exterior Materials shall be Full Brick, Stone, Smooth Natural-Wood or Cement Board Siding, Shake, Painted Fish Scale Shingles , True Smooth Coat Stucco
- 6. Stoops shall Provide Minimum 4 feet x4 feet. Stoop Stairs similar width
- 7. Window Panes Recessed 2 inches with 8 inch Maximum Height
- 8. Window Lites shall be Divided or one over one lites. No Grids between Glass
- 9. Enfronting Doors Glass shall use clear or tinted glass
- 10. Windows shall not be flush with the Exterior Facade
- 11. Wood Trim between 4 and 6 inches shall surround windows
- 12. Windows shall Street facing window units shall provide a minimum of 30% and a maximum of 50% of street facing façade
- 13. Street facing windows shall not exceed 28 Sq. Ft. with a Minimum Height of 3 feet
- 14. Sills shall be masonry, wood, stone, cast stone or terra cotta
- 15. The minimum roof slope shall be 8/12



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

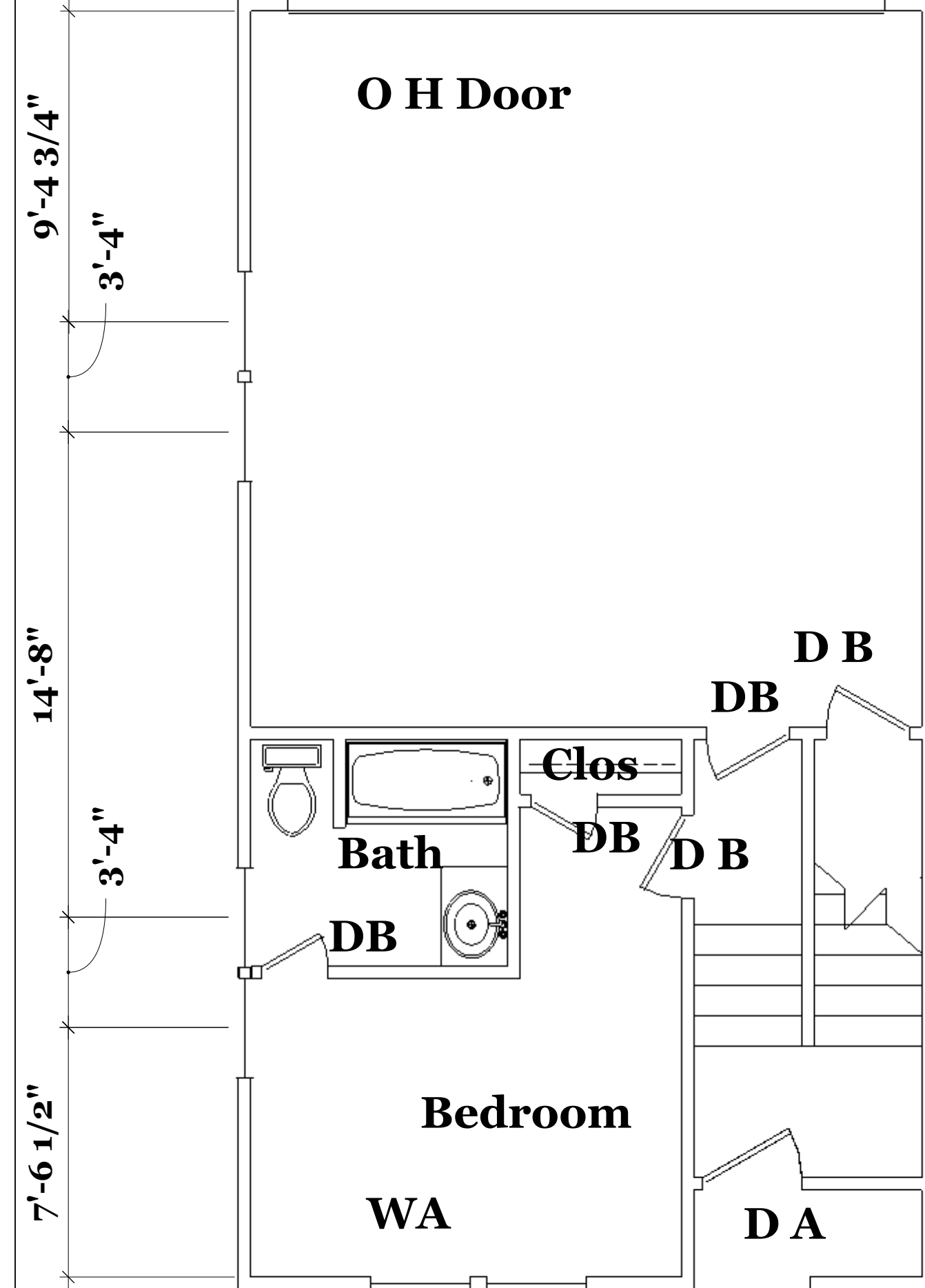
March 7, 2024

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| Robert Jay Architect<br>6934 Clear Lake Court<br>Atlanta, Georgia 30360<br>770-241-5956 rjtrain312@yahoo.com |  |
| Proposed Dogwood Townhomes<br>7 Unit Building<br>3165 Dogwood Drive<br>Hapeville, Georgia                    |  |
| 01 A                                                                                                         |  |

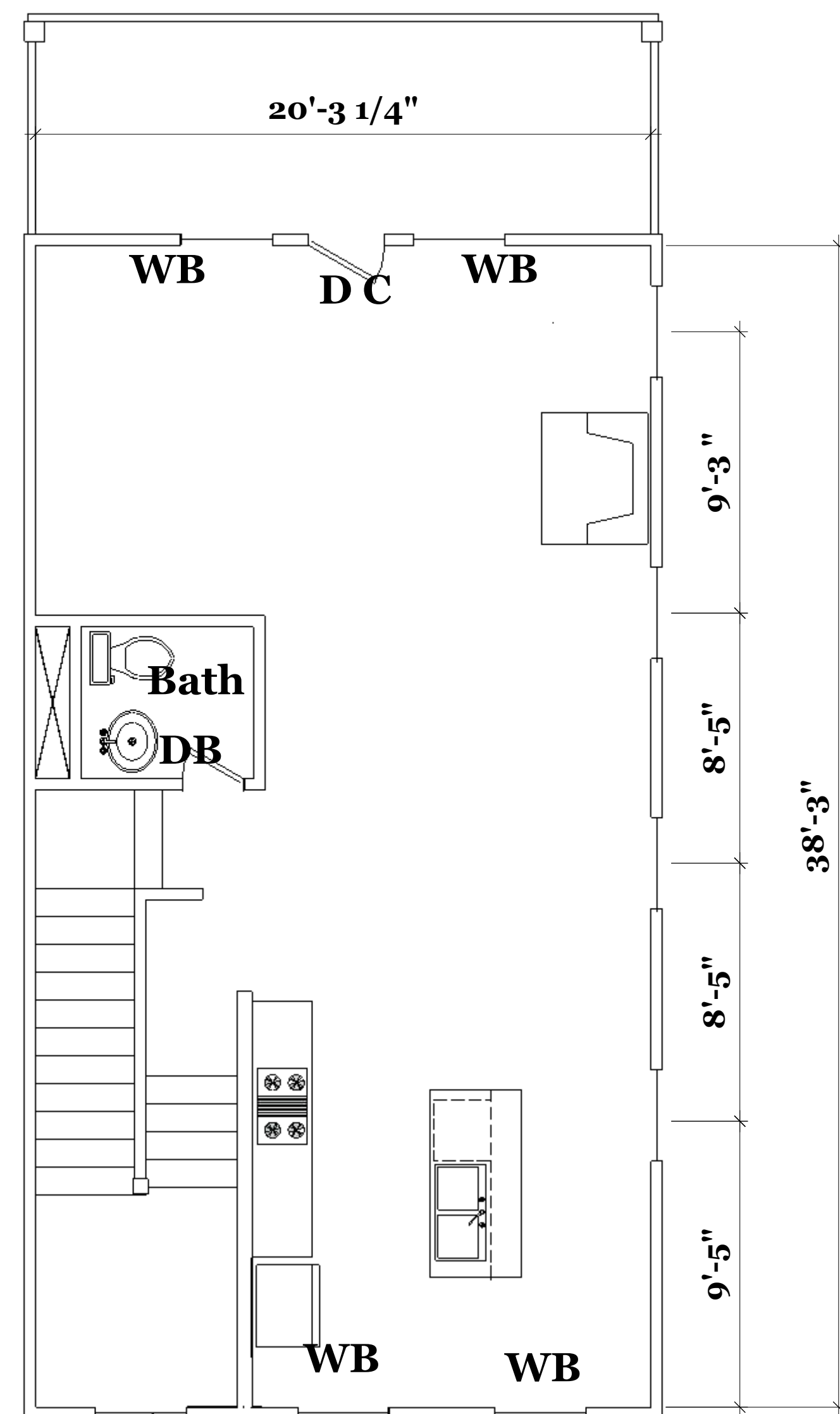
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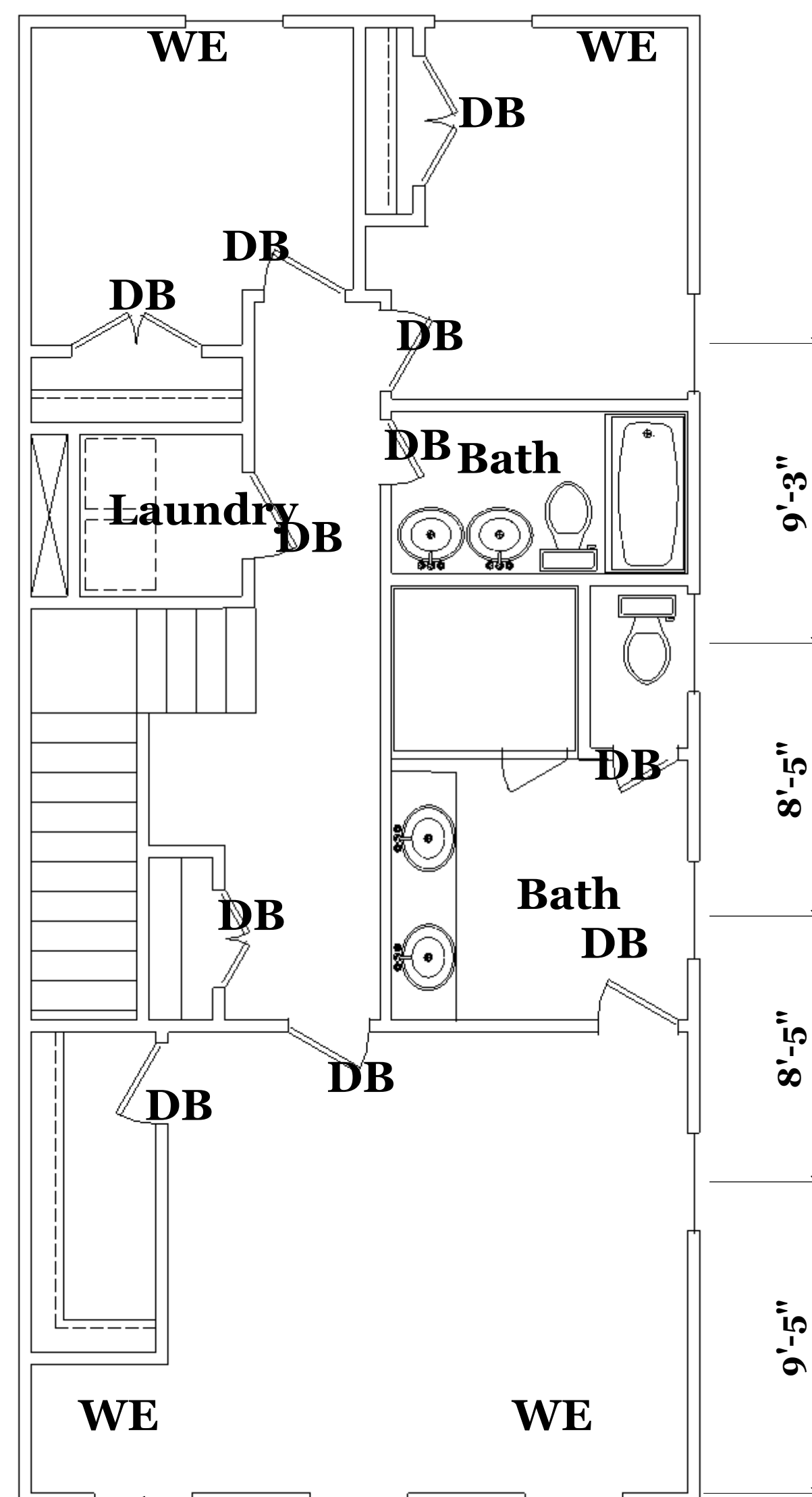
**Main Level**  
**End Unit Plan 1/4" = 1'-0"**

**Center window  
Over Entry Door**

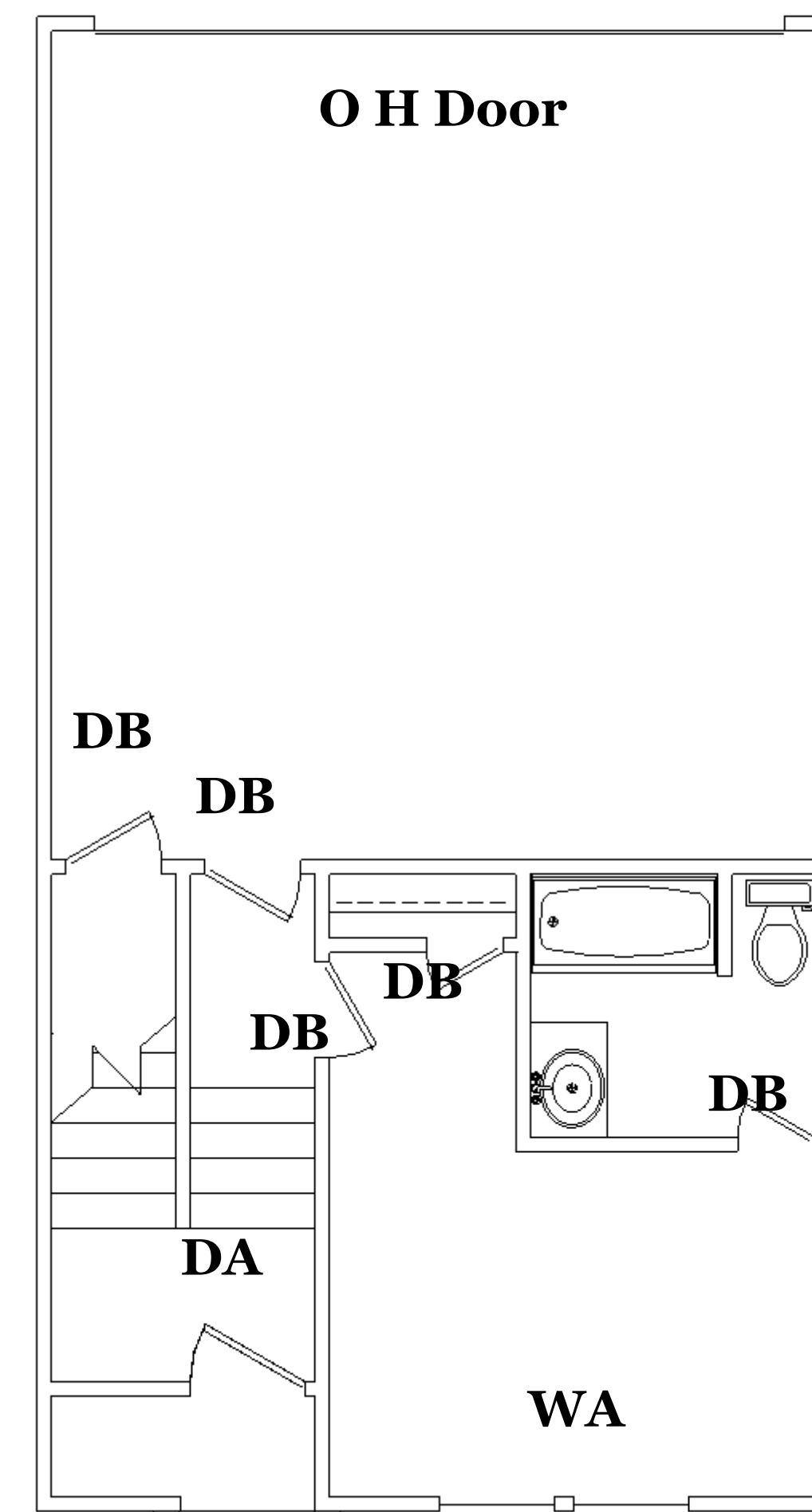


**Second Level**  
**End Unit Plan 1/4"= 1'-0"**

**WB  
Tempered**



**Third Level**  
**End Unit Plan 1/4"= 1'-0"**



**Front Entry Plan 1/4"= 1'-0"**  
**Entry Door aligns with windows**  
**on Second and Third Levels for**  
**Units 1, 3, 5, 7, 8, 10, 12, 13, 15**

**Provide a Three Inch Recess from  
Adjacent Facade at Window Trim  
Simulated Divided Lites Are Acceptable  
Grids Between Glass Not Acceptable**

## Wood Trim between Four and Six inches wide Shall Surround Windows of Wood Frame Structures

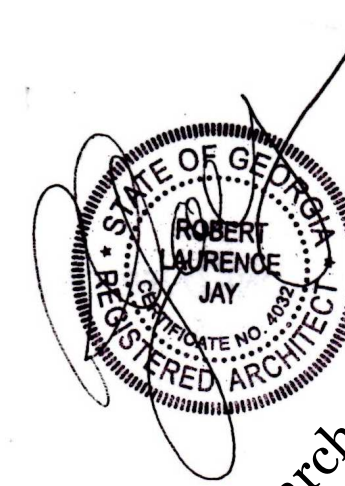
**Windows Grouped together shall have  
Center Mullions Two Inches Wider  
Than Side Trim**

## Window Arrangement For Typical Unit Type A

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

Unit Numbers 1, 7, 8, 15, 16, 23

**March 7, 2024**



March 7, 2024

|   |                                                                                                                                      |                                                                                                                                                     |           |          |
|---|--------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------|
| A | <b>Proposed Dogwood Townhomes</b><br><b>7 Unit Building</b><br><b>3165 Dogwood Drive</b><br><b>Hapeville, Georgia</b><br><b>01 B</b> | <b>Robert Jay Architect</b><br><b>6934 Clear Lake Court</b><br><b>Atlanta, Georgia 30360</b><br><br><b>770-241-5956</b> <b>rttrain312@yahoo.com</b> | REVISIONS |          |
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## —Column



**Typical Second Level Floor Plan 1/4" = 1'-0"**  
**Floor Area 820 Sq. Ft.**  
**Deck 140 Sq. Ft.** See Wall Section 2

W  
DOOR

3'-10"

14'-2 3/4"

13'-3 1/4"

5'-9"

12'-2"

2'-4 1/2"

9'-11 1/4"

6'-3 1/2"

4 1/2"

9'-11 1/4"

6'-3 1/2"

3'-10 1/4"

14'-2 3/4"

5'-10"

7'-3 3/4"

3'-10 1/2"

46'-0"

21'-0"

3'-10"

4'-4 1/2"

24"x80" Pair

24"x80"

Bath 2'-0" 3'-3"

Bath 2'-0" 3'-3"

24"x80"

30"x80"

30"x80"

30"x80"

30"x80"

32"x80"

5'-0"

6'-6"

1'-0"

3'-5 1/4"

1'-2 1/4"

4 1/4"

6'-1 1/2"

36"x60" Pair

36"x60" Pair

Egress

Egress

Master Bedroom

Hall

Bedroom 3

Bedroom 2

Clos

STATE OF GEORGIA  
ROBERT LURENCE JAY  
REGISTERED ARCHITECT  
EXPIRATION NO. 0000  
March 7, 2024

### Window Arrangement For Typical Unit Type B

## Unit Numbers 3, 5, 10, 12 13, 18, 19, 21

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

**March 7, 2024**

**Proposed Dogwood Townhomes  
7 Unit Building  
3165 Dogwood Drive  
Hapeville, Georgia**

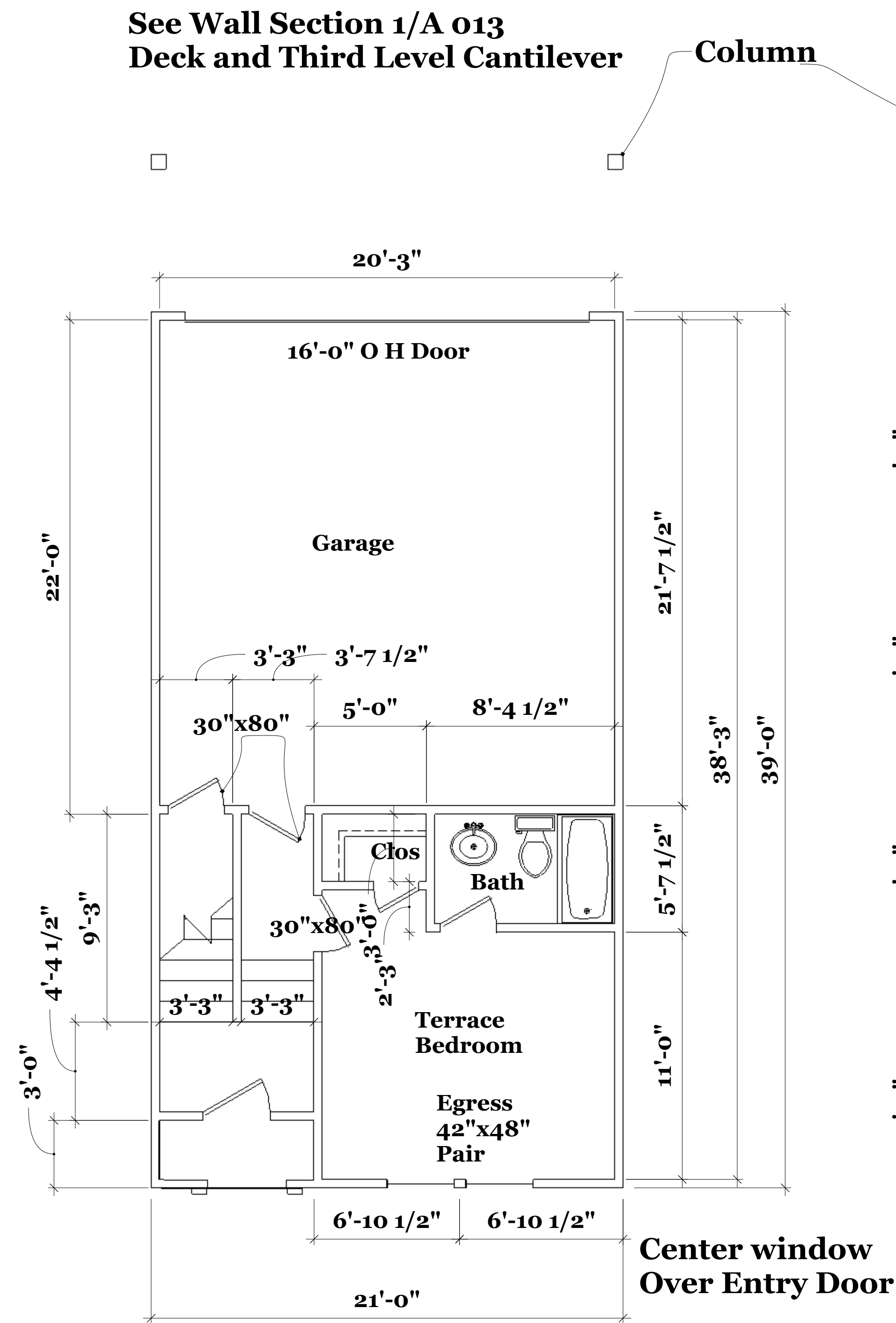
## 02A

**Robert Jay Architect  
6934 Clear Lake Court  
Atlanta, Georgia 30360**

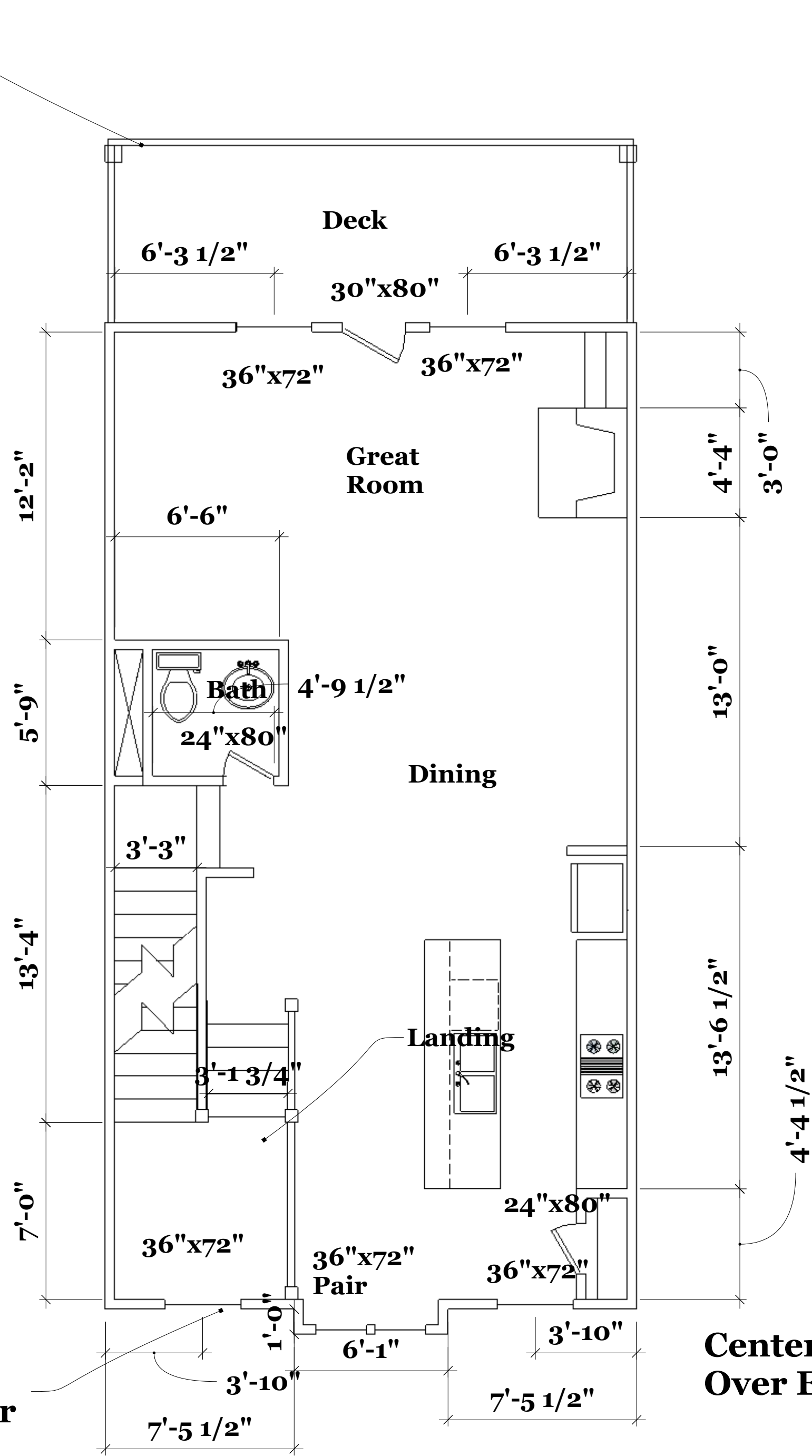
770-241-5956 [rjtrain312@yahoo.com](mailto:rjtrain312@yahoo.com)

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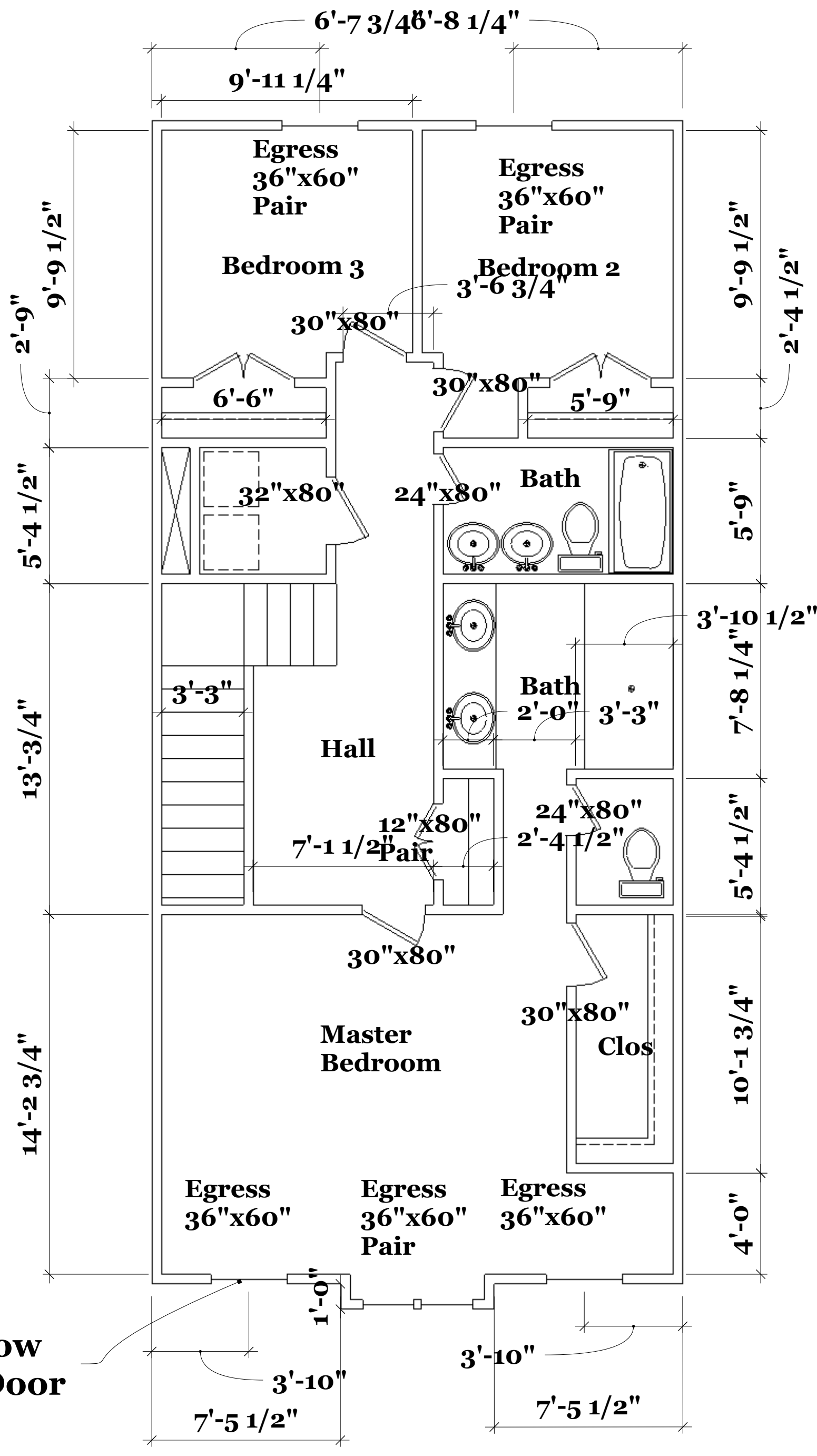




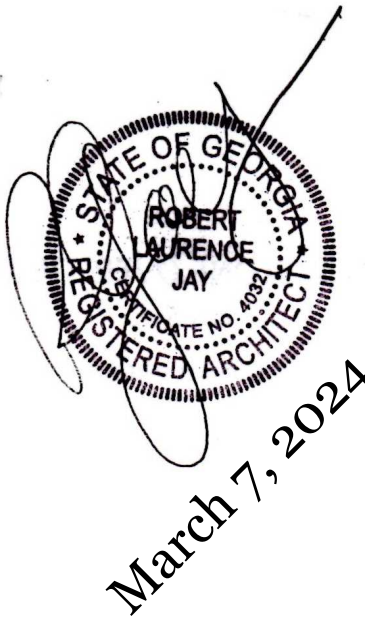
Typical Main Level Floor Plan 1/4" = 1'-0"  
Floor Area 380 Sq. Ft.  
Garage 440 Sq. Ft.



Typical Second Level Floor Plan 1/4" = 1'-0"  
Floor Area 820 Sq. Ft.  
Deck 140 Sq. Ft.  
See Wall Section 2/A 013  
Entry with Second Level  
Stair Landing



Typical Third Level Floor Plan 1/4" = 1'-0"  
Floor Area 960 Sq. Ft.



Window Arrangement For  
Typical Unit Type C  
Unit Numbers 6, 14, 17

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

March 7, 2024

Proposed Dogwood Townhomes  
7 Unit Building  
3165 Dogwood Drive  
Hapeville, Georgia

Robert Jay Architect  
6934 Clear Lake Court  
Atlanta, Georgia 30360

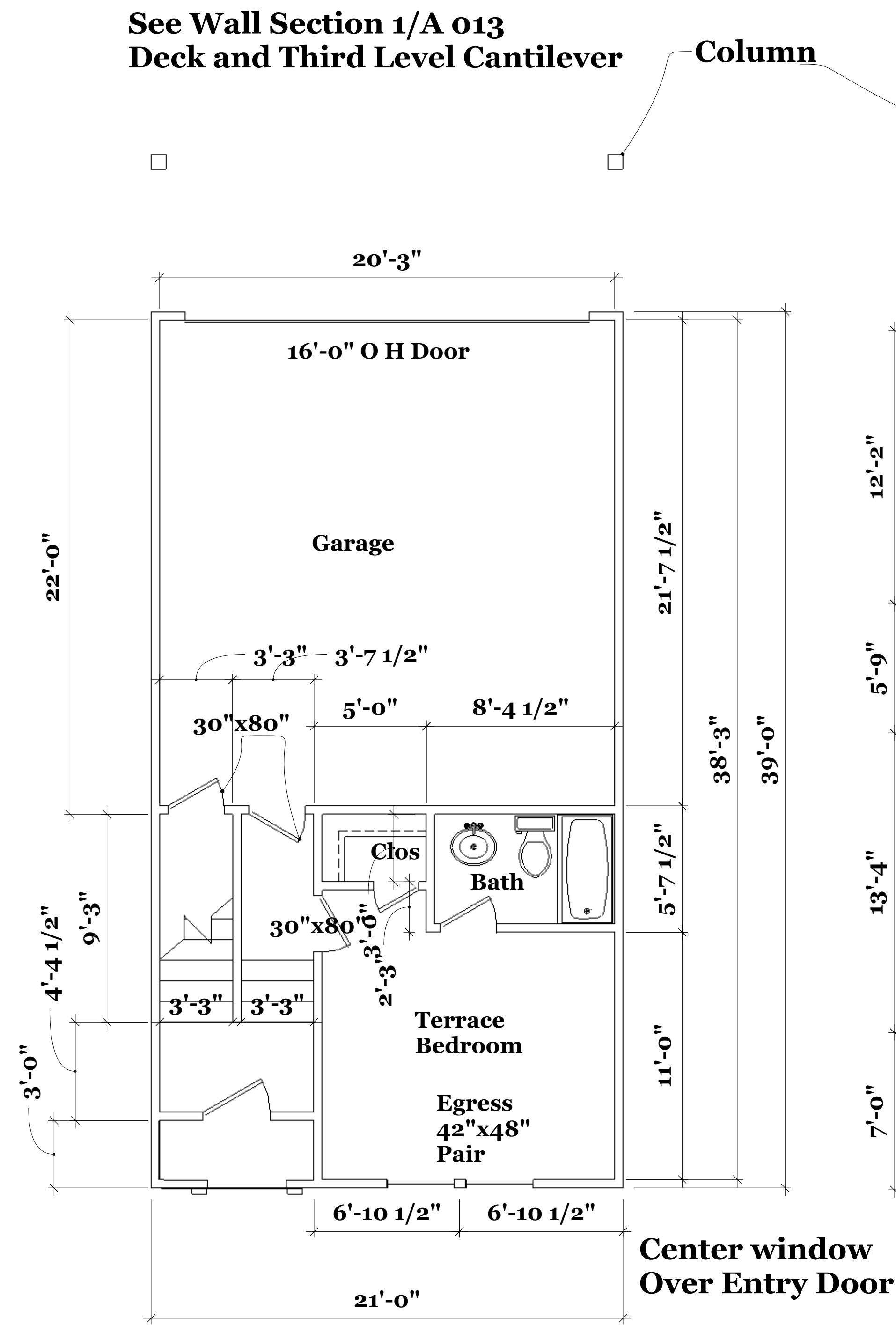
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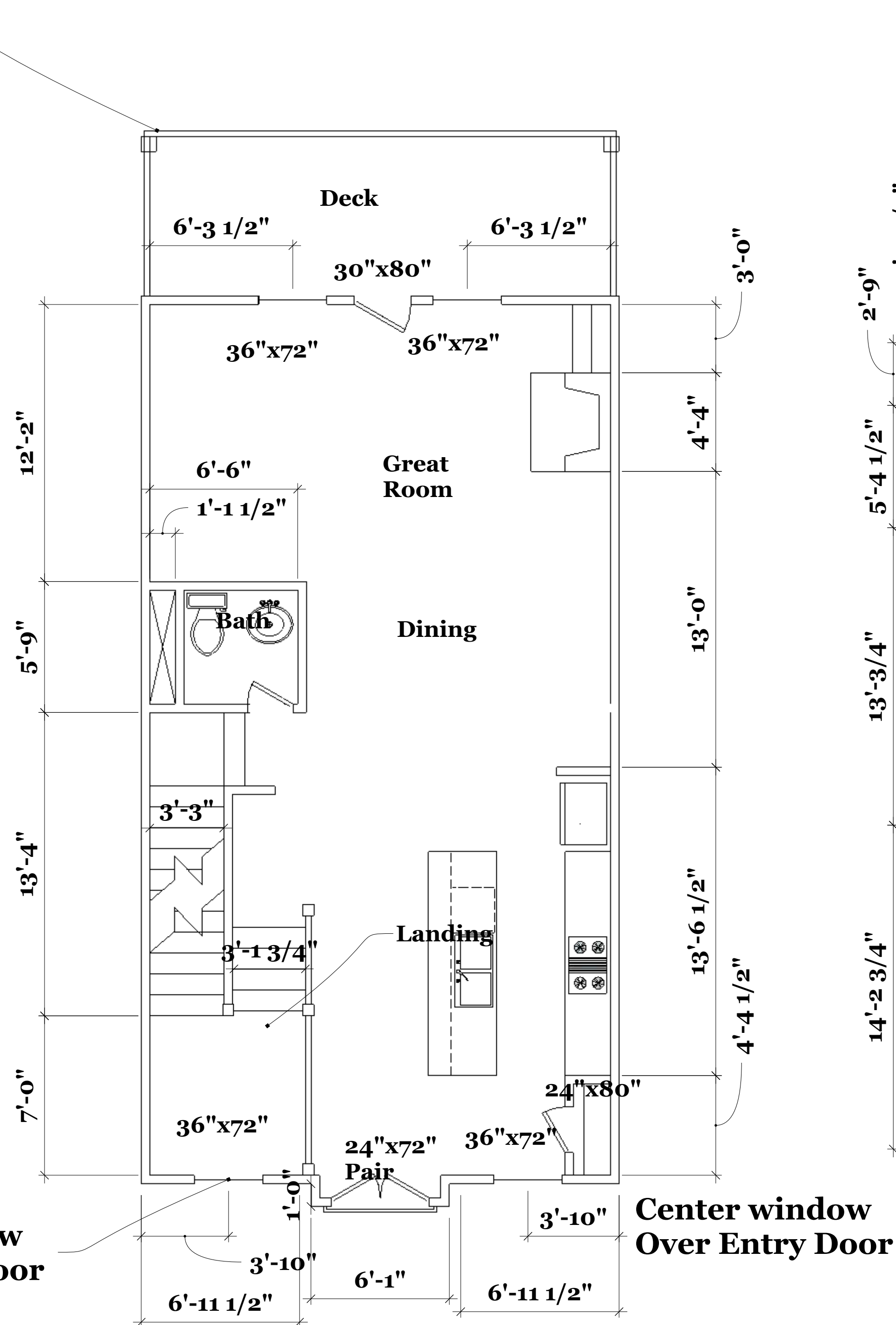
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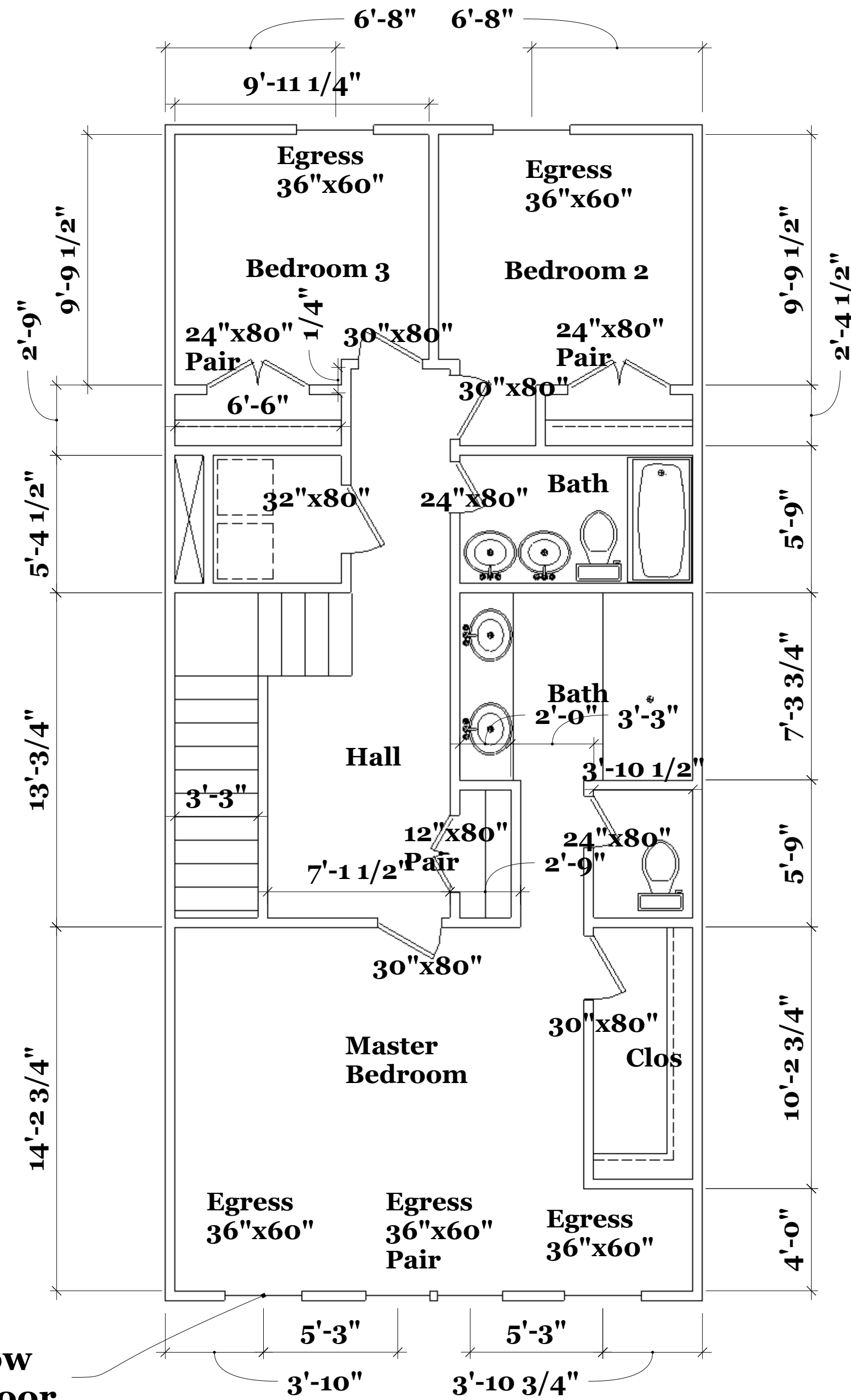




Typical Main Level Floor Plan 1/4" = 1'-0"  
Floor Area 380 Sq. Ft.  
Garage 440 Sq. Ft.



Typical Second Level Floor Plan 1/4" = 1'-0"  
Floor Area 820 Sq. Ft.  
Deck 140 Sq. Ft.  
See Wall Section 2/A 013  
Entry with Second Level  
Stair Landing

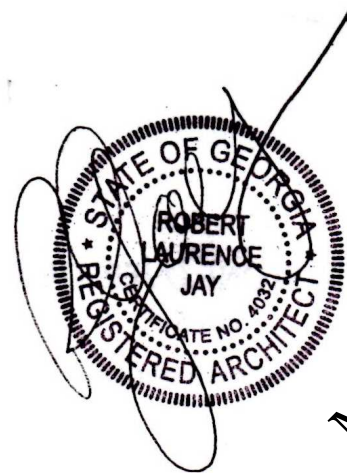


Typical Third Level Floor Plan 1/4" = 1'-0"  
Floor Area 960 Sq. Ft.

Window Arrangement For  
Typical Unit Type D  
Unit Numbers 4, 11, 20

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

March 7, 2024



March 7, 2024

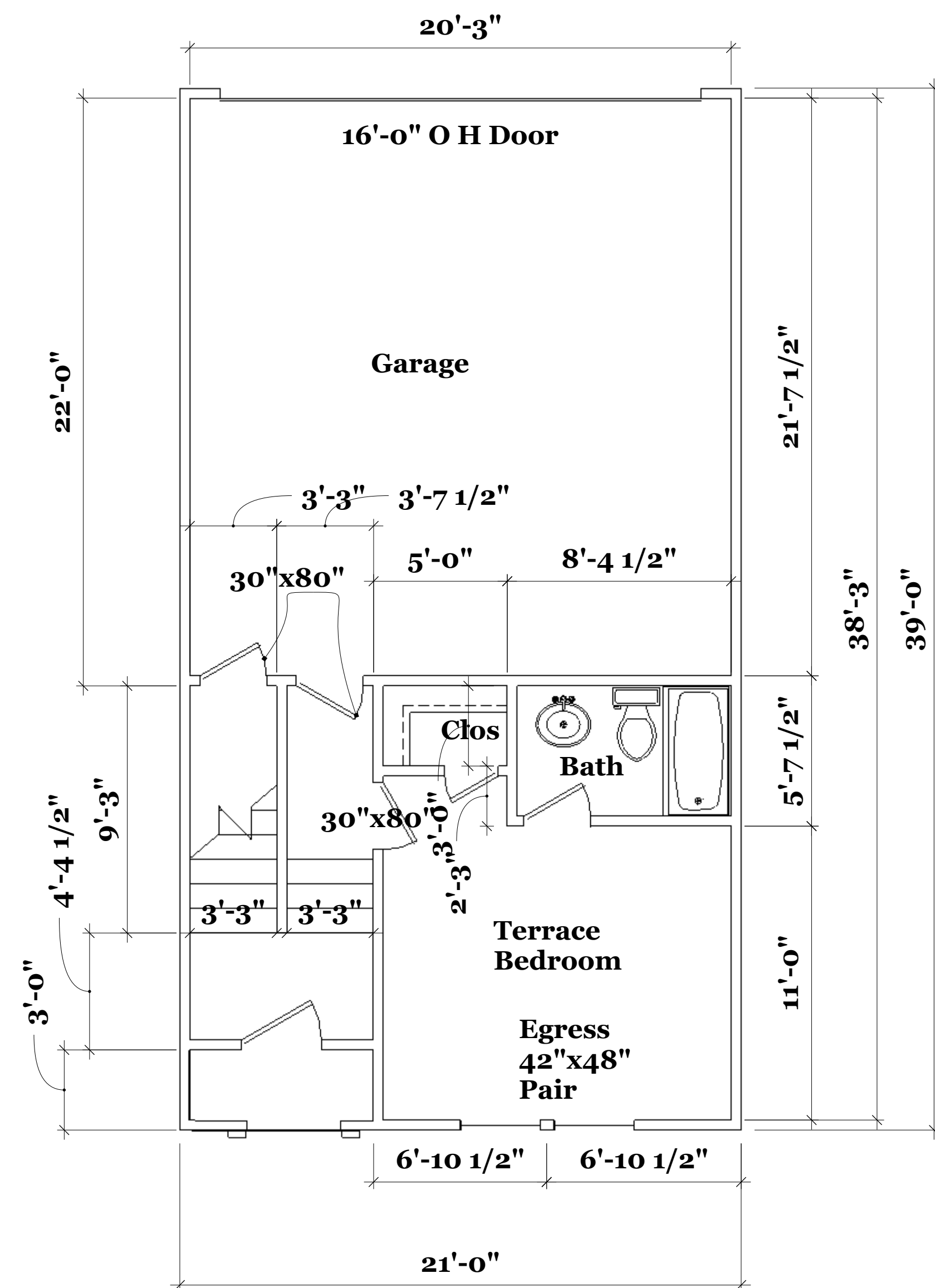
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| Robert Jay Architect<br>6934 Clear Lake Court<br>Atlanta, Georgia 30360<br>770-241-5956 rjtrain312@yahoo.com |  |
| Proposed Dogwood Townhomes<br>7 Unit Building<br>3165 Dogwood Drive<br>Hapeville, Georgia                    |  |
| 02C                                                                                                          |  |

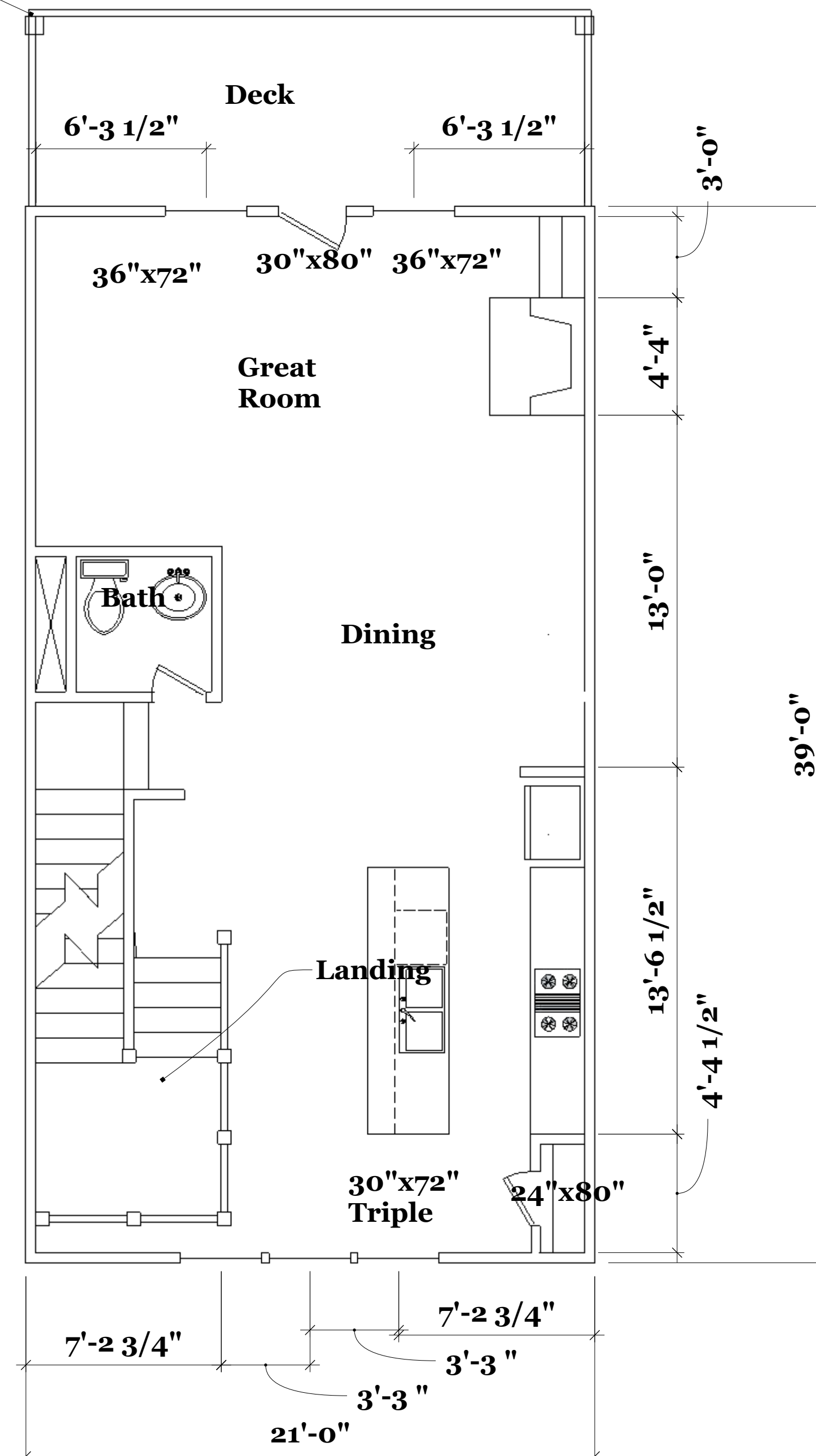
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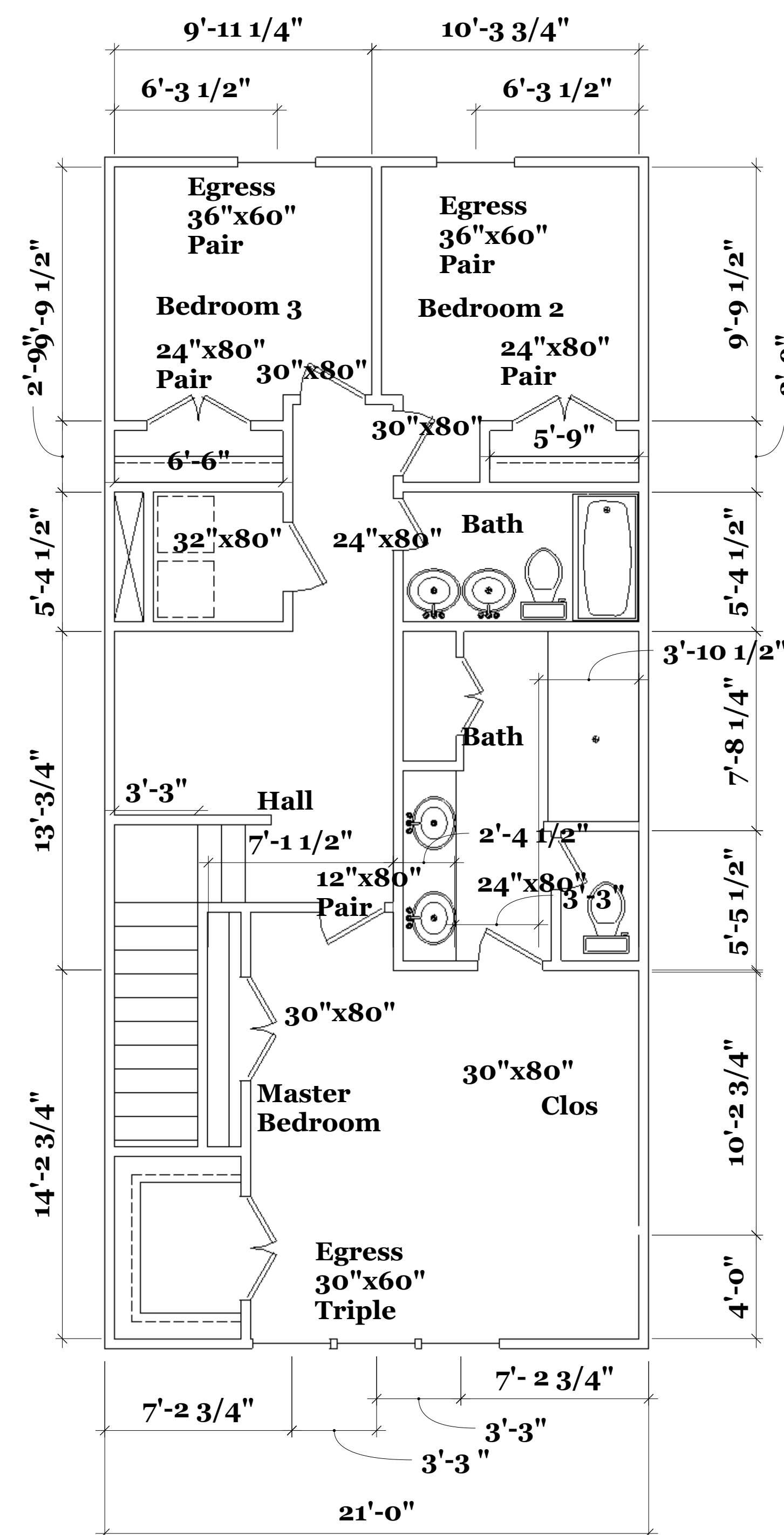
## —Column



**Typical Main Level Floor Plan**      **1/4" = 1'-0"**  
**Floor Area 380 Sq. Ft.**  
**Garage 440 Sq. Ft.**



**Typical Second Level Floor Plan 1/4" = 1'-0"**  
**Floor Area 820 Sq. Ft.**  
**Deck 140 Sq. Ft.**      **See Wall Section 2/A 013**  
**Entry with Second Level**  
**Stair Landing**



**Typical Third Level Floor Plan**     **1/4" = 1'-0"**  
**Floor Area 960 Sq. Ft.**

## Window Arrangement For Typical Unit Type E

Unit Numbers 2, 9, 22

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

**March 7, 2024**

**Proposed Dogwood Townhomes  
7 Unit Building  
3165 Dogwood Drive  
Hapeville, Georgia**

## 02D

**Robert Jay Architect  
6934 Clear Lake Court  
Atlanta, Georgia 30360**

**770-241-5956   rjtrain312@yahoo.com**

| REVISIONS |                       |     | REMARKS |
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Proposed Dogwood Townhomes  
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3165 Dogwood Drive  
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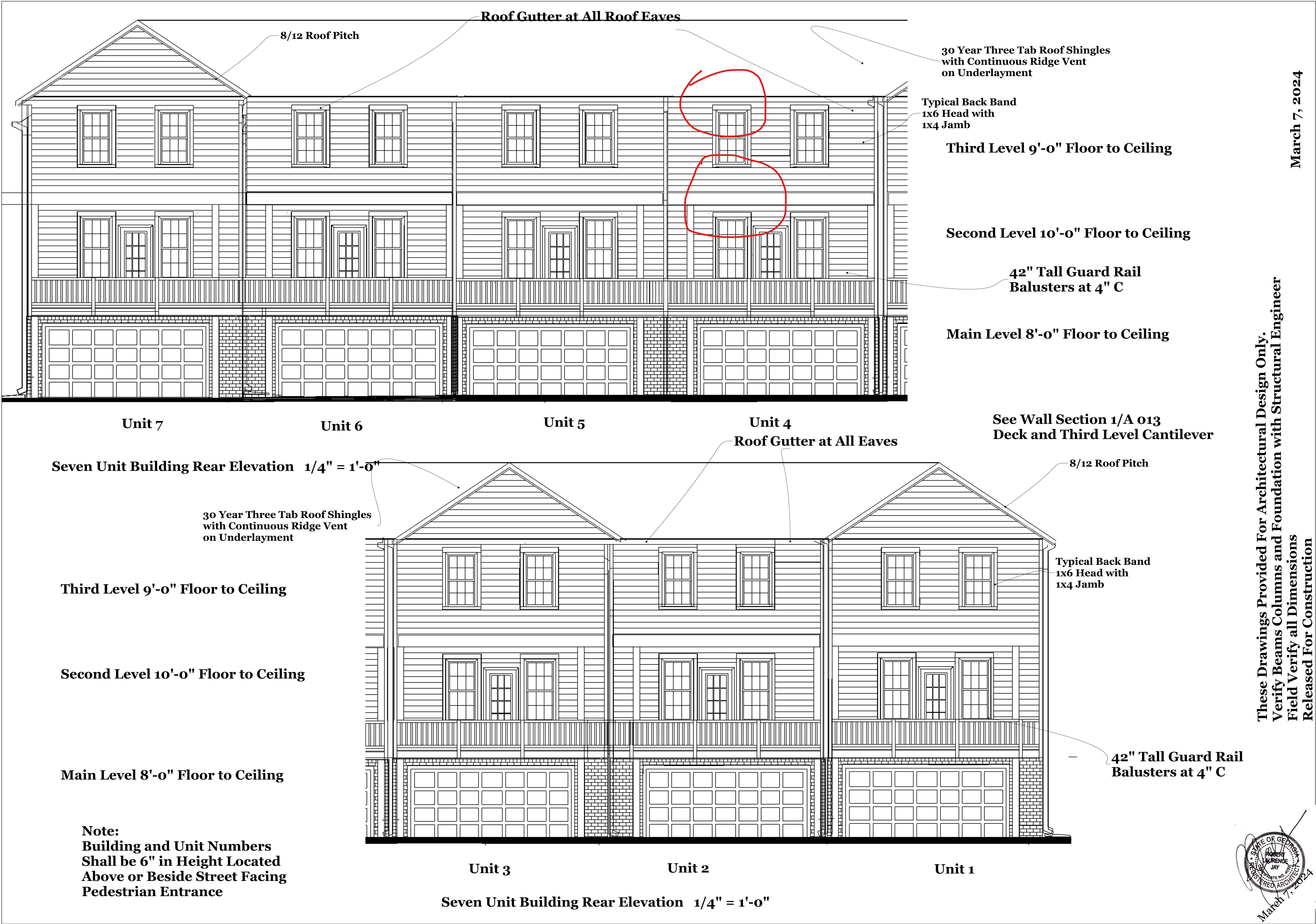
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March 7, 2024

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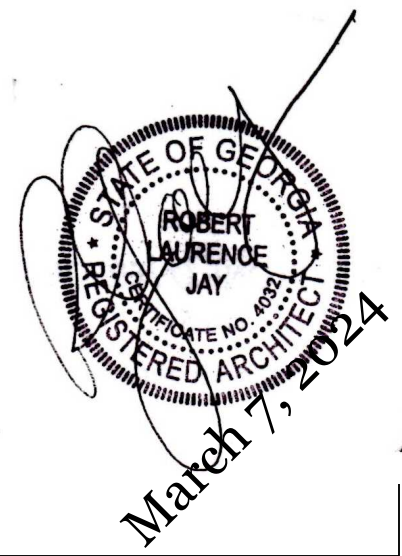
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Proposed Dogwood Townhomes  
7 Unit Building  
3165 Dogwood Drive  
Hapeville, Georgia

07

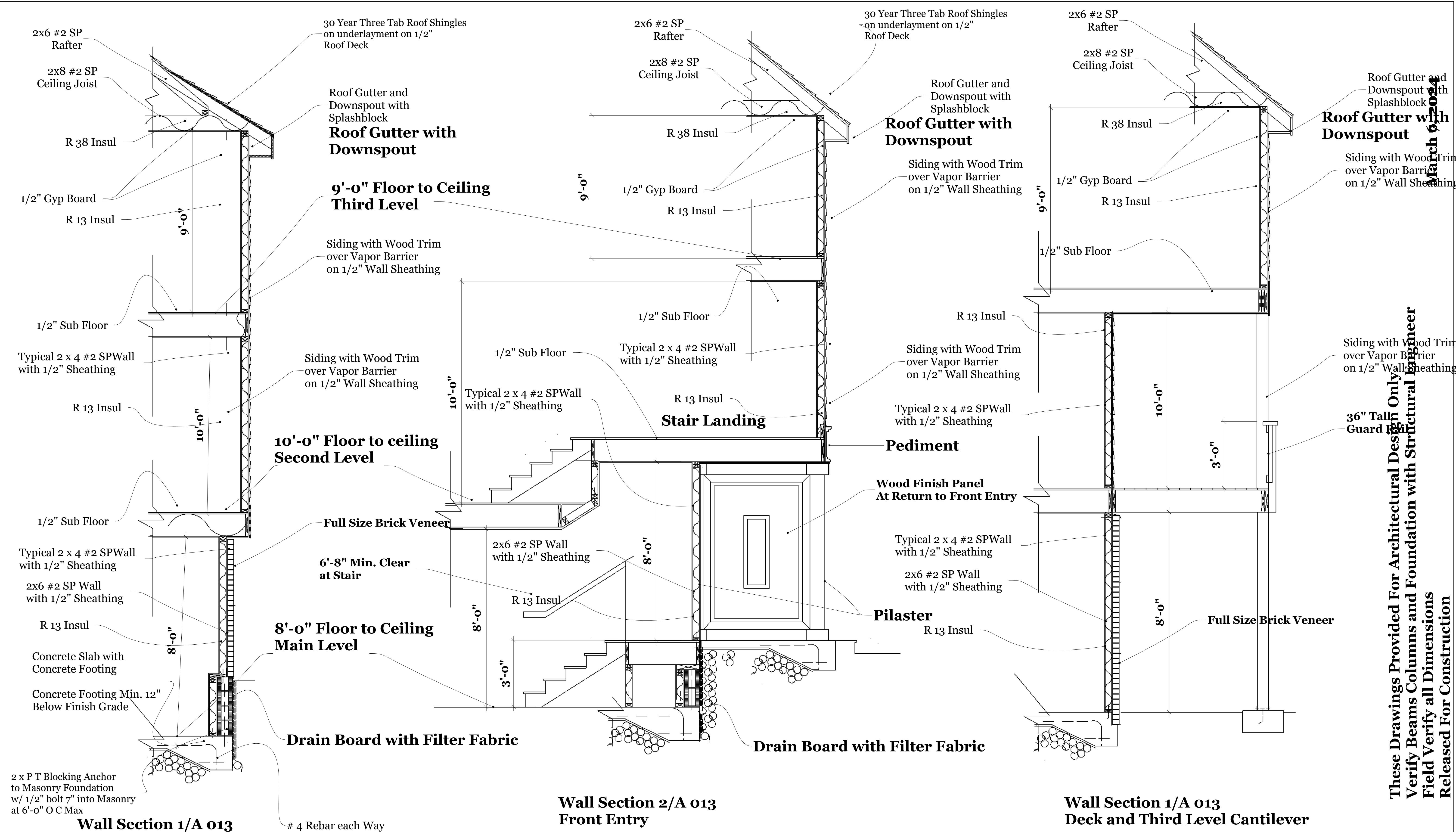
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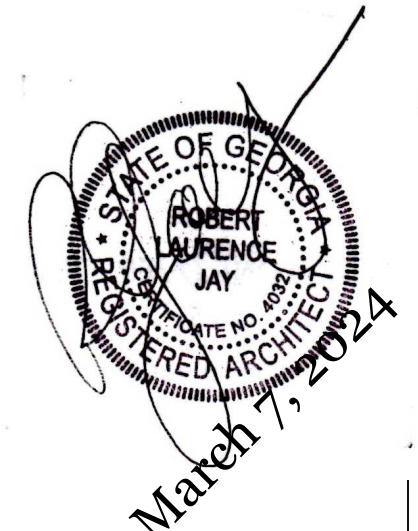
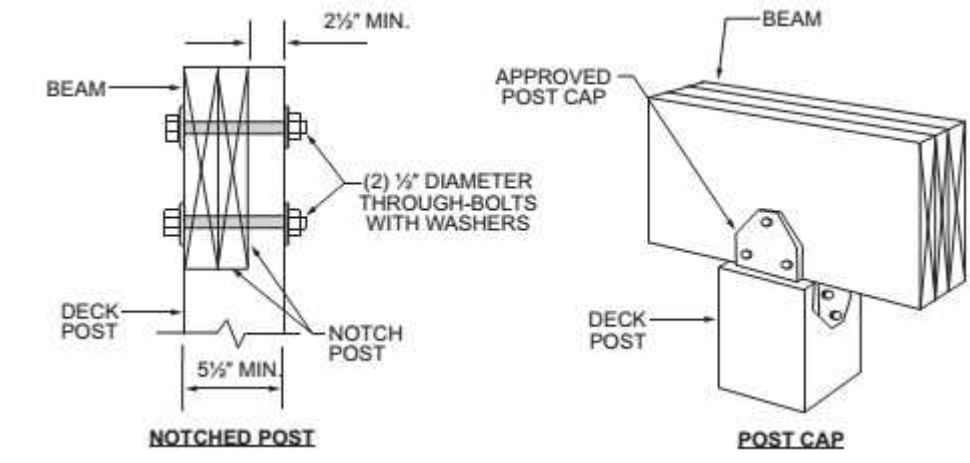




**Typical Wall Section at Box Bay**  
**1/2" = 1'-0"**

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**Typical Post and Beam Connection**



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| <b>Robert Jay Architect</b><br>6934 Clear Lake Court<br>Atlanta, Georgia 30360<br>770-241-5956 rjtrain312@yahoo.com | <b>Proposed Dogwood Townhomes</b><br>7 Unit Building<br>3165 Dogwood Drive<br>Hapeville, Georgia |
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09

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JOIST-TO-BEAM CONNECTION

Each joist shall be attached to the beam as shown in FIGURE 8. Use Option 1 or Option 2 when joists bear on or overhang past the beam as shown in FIGURE 2 and FIGURE 4. Use Option 3 when joists attach to the side of the beam as shown in FIGURE 3; however, the joist depth must be less than or equal in depth to the beam depth. See *Joist Hangers* below for information on hanger requirements. Mechanical fasteners or hurricane clips used in Option 2 shall have a minimum capacity of 100 lbs. in both uplift and lateral load directions. See manufacturer's instructions for minimum installation requirements.

OPTION 1\*

OPTION 2

OPTION 3

FIGURE 8: JOIST-TO-BEAM DETAIL

JOIST HANGERS

Joist hangers, as shown in FIGURE 9, shall have a minimum capacity of 600 lbs. for 2x8s, 700 lbs. for 2x10s and 800 lbs. for 2x12s. The joist hanger shall be designed and manufactured for the number of plies it is carrying.

Use joist hangers with inside flanges when clearances to the edge of the beam or ledger board dictate.

**Do not use clip angles or brackets to support framing members. Do not bend hanger flanges to accommodate field conditions.**

FIGURE 9: TYPICAL JOIST HANGERS

FIGURE 10: PROHIBITED POST-TO-BEAM ATTACHMENT

POSTS

Deck posts shall be 6x6 with a maximum height of 14'-0" measured from the top of the footing to the underside of the beam. The beam shall be attached to the post by one of the methods shown in FIGURE 11. The attachment condition shown in FIGURE 10 is prohibited.

The post cap shown in FIGURE 11, Option 2 shall be specifically designed for two- or three-ply beams and 6x6 posts with a minimum, downward allowable load capacity of 5,000 lbs. Attachment shall be per manufacturer's instructions. Post caps shall be galvanized per the requirements noted on Sheet 3. 4x4 & 4x6 posts can be used if tributary loading values are calculated by a design professional.

**Cut ends of posts shall be field treated with a wood preservative containing copper naphthenate in accordance with AWPA M4. Such products can be found in the paint department of most hardware or home center stores.**

Georgia Amendments- Prescriptive Deck Details

Sheet 7 of 22

FIGURE 11: POST-TO-BEAM CONNECTION OPTIONS

FIGURE 11: POST-TO-BEAM CONNECTION OPTIONS

FOOTINGS

Footings shall be constructed in accordance with the requirements below.

- Concrete shall be air-entrained and have a minimum compressive strength of 3,000 PSI.
- Footing size and thickness shall be in accordance with TABLE 3.
- See FIGURE 12 for post attachment options and requirements.
- Post anchors shall be galvanized per the requirements noted on Sheet 3.
- Footings shall bear on solid ground; bearing conditions must be verified by county inspectors prior to placement of concrete.
- Bottom of footing should be at least 12 inches below grade.
- Deck footings closer than 5'-0" to an existing exterior house wall must bear at the same elevation as the existing house footings.**
- Do not construct footings over utility lines or service pipe. Call 811 before you dig.**

TABLE 3: FOOTING SIZE

| Beam Span  | Joist Span | Size of Square | Size of Round | Minimum Thickness <sup>1</sup> |
|------------|------------|----------------|---------------|--------------------------------|
| ≤ 8'       | ≤ 10'      | 15"            | 17"           | 6"                             |
|            | >10' - 14' | 18"            | 20"           | 8"                             |
|            | >14' - 18' | 21"            | 23"           | 9"                             |
| > 8' - 12' | ≤ 10'      | 19"            | 21"           | 8"                             |
|            | >10' - 14' | 22"            | 24"           | 10"                            |
|            | >14' - 18' | 26"            | 28"           | 11"                            |
| >12' - 17' | ≤ 10'      | 23"            | 25"           | 10"                            |
|            | >10' - 14' | 28"            | 30"           | 12"                            |

<sup>1</sup> The cast-in-place post base may require a footing thickness greater than the value in the table above. In such cases, the manufacturer's specified minimum footing thickness shall govern.

Georgia Amendments- Prescriptive Deck Details

Sheet 8 of 22

BEAMS  
(Sheet 5 of 22)

\*Delete TABLE 2: 'MAXIMUM BEAM SPAN LENGTH' and substitute with new TABLE 2: 'DECK BEAM SPANS FOR JOISTS FRAMING FROM ONE SIDE ONLY' as follows:

TABLE 2: DECK BEAM SPANS (L<sub>0</sub>)<sup>1</sup> FOR JOISTS FRAMING FROM ONE SIDE ONLY

| Species       | Size   | Joist Spans (L <sub>j</sub> ) Less Than or Equal to: |          |           |          |          |          |          |
|---------------|--------|------------------------------------------------------|----------|-----------|----------|----------|----------|----------|
|               |        | 6'                                                   | 8'       | 10'       | 12'      | 14'      | 16'      | 18'      |
| Southern Pine | 2-2x6  | 6' - 11"                                             | 5' - 11" | 5' - 4"   | 4' - 10" | 4' - 6"  | 4' - 3"  | 4' - 0"  |
|               | 2-2x8  | 8' - 9"                                              | 7' - 7"  | 6' - 9"   | 6' - 2"  | 5' - 9"  | 5' - 4"  | 5' - 0"  |
|               | 2-2x10 | 10' - 4"                                             | 9' - 0"  | 8' - 0"   | 7' - 4"  | 6' - 9"  | 6' - 4"  | 6' - 0"  |
|               | 2-2x12 | 12' - 2"                                             | 10' - 7" | 9' - 5"   | 8' - 7"  | 8' - 0"  | 7' - 6"  | 7' - 0"  |
|               | 3-2x6  | 8' - 2"                                              | 7' - 5"  | 6' - 8"   | 6' - 1"  | 5' - 8"  | 5' - 3"  | 5' - 0"  |
|               | 3-2x8  | 10' - 10"                                            | 9' - 6"  | 8' - 6"   | 7' - 9"  | 7' - 2"  | 6' - 8"  | 6' - 4"  |
|               | 3-2x10 | 13' - 0"                                             | 11' - 3" | 10' - 0"  | 9' - 2"  | 8' - 6"  | 7' - 11" | 7' - 6"  |
|               | 3-2x12 | 15' - 3"                                             | 13' - 3" | 11' - 10" | 10' - 9" | 10' - 0" | 9' - 4"  | 8' - 10" |

<sup>1</sup> Spans are based on 40 PSF live load, 10 PSF dead load, southern pine #2, normal loading duration, wet service conditions and deflections of Δ=L/360 for main span and L/180 for overhang with a 230 pound point load.

JOISTS  
(Sheet 5 of 22)

\*Revise TABLE 1: 'MAXIMUM JOIST SPAN LENGTH' and Footnote 1 to read as follows:

TABLE 1: MAXIMUM JOIST SPAN LENGTH<sup>1</sup>

| Joists without Overhangs |          |           | Joists with Overhangs |     |     |
|--------------------------|----------|-----------|-----------------------|-----|-----|
| Joist Spacing            | 12"      | 16"       | 12"                   | 16" | 24" |
| 2x8                      | 13' - 1" | 11' - 10" | 9' - 8"               |     |     |
| 2x10                     | 16' - 2" | 14' - 0"  | 11' - 5"              |     |     |
| 2x12                     | 18' - 0" | 16' - 6"  | 13' - 6"              |     |     |

<sup>1</sup> Spans are based on 40 PSF live load, 10 PSF dead load, southern pine #2, normal loading duration, wet service conditions and deflections of Δ=L/360 for main span and L/180 for overhang with a 230 pound point load.

**Note: The implementation of these requirements shall be delayed until January 1, 2016. (Effective January 1, 2015)**

LEDGER BOARD FASTENERS  
(Sheet 11 of 22)

\*Revise FIGURE 20: 'LEDGER BOARD FASTENER SPACING AND CLEARANCES' to read:

FIGURE 20: LEDGER BOARD FASTENER SPACING AND CLEARANCES

<sup>1</sup> Additional interior fasteners are required at chimney or bay window; see FIGURE 21. (Effective January 1, 2015)

Georgia Amendments- Prescriptive Deck Details

Sheet 11 of 22

FIGURE 22: DIAGONAL BRACING AT BEAM-POST LOCATIONS (all decks)

FIGURE 22: DIAGONAL BRACING AT BEAM-POST LOCATIONS (all decks)

FIGURE 23: DIAGONAL BRACING AT JOISTS-POST LOCATIONS (free-standing decks only)

FIGURE 23: DIAGONAL BRACING AT JOISTS-POST LOCATIONS (free-standing decks only)

FIGURE 24: TYPICAL CONNECTIONS OF DIAGONAL MEMBERS

FIGURE 24: TYPICAL CONNECTIONS OF DIAGONAL MEMBERS

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Verify Beams Columns and Foundation with Structural Engineer  
Field Verify all Dimensions  
Released For Construction

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Proposed Dogwood Townhomes  
7 Unit Building  
3165 Dogwood Drive  
Hapeville, Georgia

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Deck Construction Shall Comply with Georgia State Amendments to the Prescriptive Deck Details  
2012 International Residential Code Revised January 1, 2018 with 2020 Georgia Amendmnts



Scope of work:

This project is for the design and construction of Three Identical three story residential town house buildings containing a total of 23 units with bedrooms, living, dining, kitchen and garage spaces with wood framed deck at the second level.

The Main Level Includes a garage and Bedroom. The Second Level includes living, dining and kitchen. The Third Level includes bedrooms and baths.

This set of drawings is for the Two Identical Eight Unit Buildings.

The work shall include masonry foundation for the building and the wood framed deck, framing for walls and ceiling with exterior and interior finish materials.

Main Level Floor Level  
Floor Area 380 Sq. Ft.  
Garage 440 Sq. Ft.

Second Level Floor Level  
Floor Area 820 Sq. Ft.  
Deck 140 Sq. Ft.

Third Level Floor Level  
Floor Area 960 Sq. Ft.

Current Mandatory Codes as Adopted by DCA:

- International Building Code, 2018 Edition, with Georgia Amendments (2020), (2022), (2024)
- International Residential Code, 2018 Edition, with Georgia Amendments (2020), (2024)
- International Fire Code, 2018 Edition (Contact State Fire Marshal Below)
- International Plumbing Code, 2018 Edition, with Georgia Amendments (2020), (2022), (2023), (2024)
- International Mechanical Code, 2018 Edition, with Georgia Amendments (2020), (2024)
- International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020), (2022)
- National Electrical Code, 2020 Edition, with Georgia Amendments (2021)
- International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020), (2022), (2023)
- International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments (2020)
- the Life Safety Code (NFPA 101) 2018 Edition with 2020 Georgia Amendments
- Georgia Accessibility Code 2018 Edition with 2020 Georgia Amendments

Current Permissive Codes as Adopted by DCA:

- Disaster Resilient Building Code IBC Appendix(2013)
- Disaster Resilient Building Code IRC Appendix (2013)
- International Property Maintenance Code, 2018 Edition, with Georgia Amendments (2021)
- International Existing Building Code, 2018 Edition, with Georgia Amendments (2021)
- National Green Building Standard, 2008 Edition, with Georgia Amendments (2011)

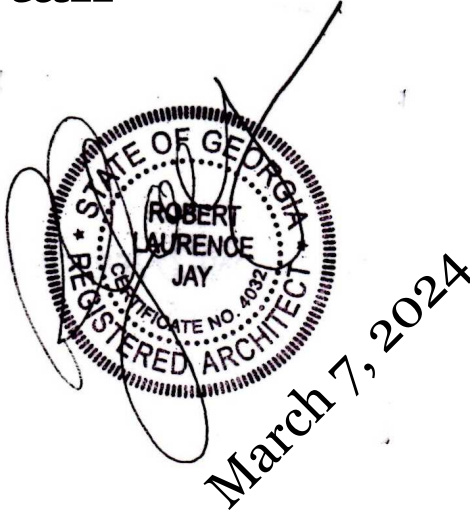
Proposed Dogwood Townhomes  
8 Unit Building  
3165 Dogwood Drive, Hapeville, Georgia

March 7, 2024

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Drawing Legend

- A 01 Cover
- A 01 A Notes and Rated Wall Detail, Box Bay Detail Door and Window Schedule
- A 01 B Alternate Entry Door Location End Unit Plan A
- A 02A Unit Floor Plans with Window Arrangement B
- A 02B Unit Floor Plans with Window Arrangement C
- A 02C Unit Floor Plans with Window Arrangement D
- A 02D Unit Floor Plans with Window Arrangement E
- A 03 8 Unit Building Plans
- A 04 Unit Building Exterior Elevations
- A 05 8 Unit Building Exterior ElevationsFrench Door Guard Rail Detail
- A 06 8 Unit Building Exterior Elevations
- A 07 8 Unit Building Elevations
- A 08 Wall Sections Stair Section and Roof and window Trim
- A 09 Wall Sections,
- A 10 Deck Details



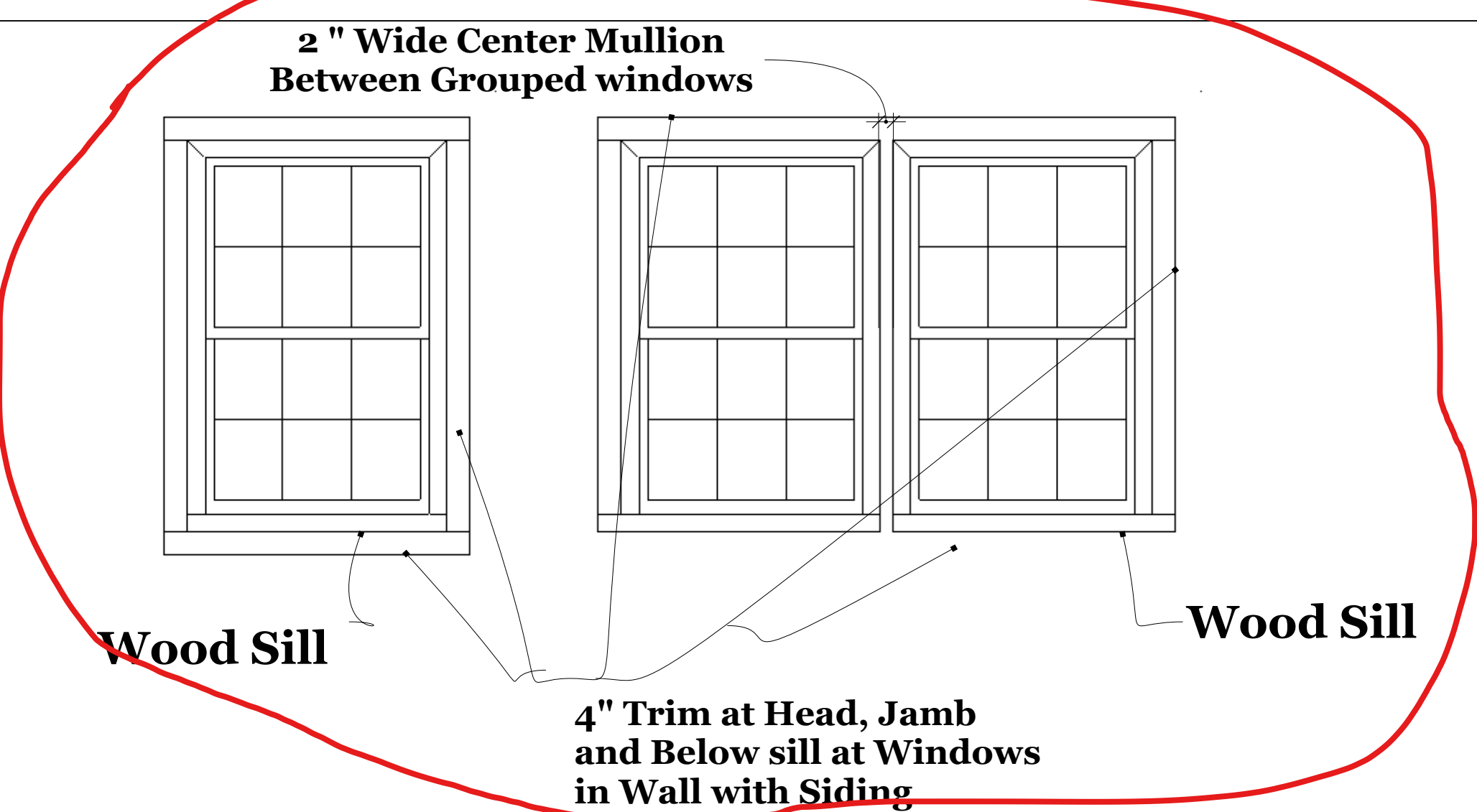
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| 770-241-5956 rjtrain312@yahoo.com                                       |  |

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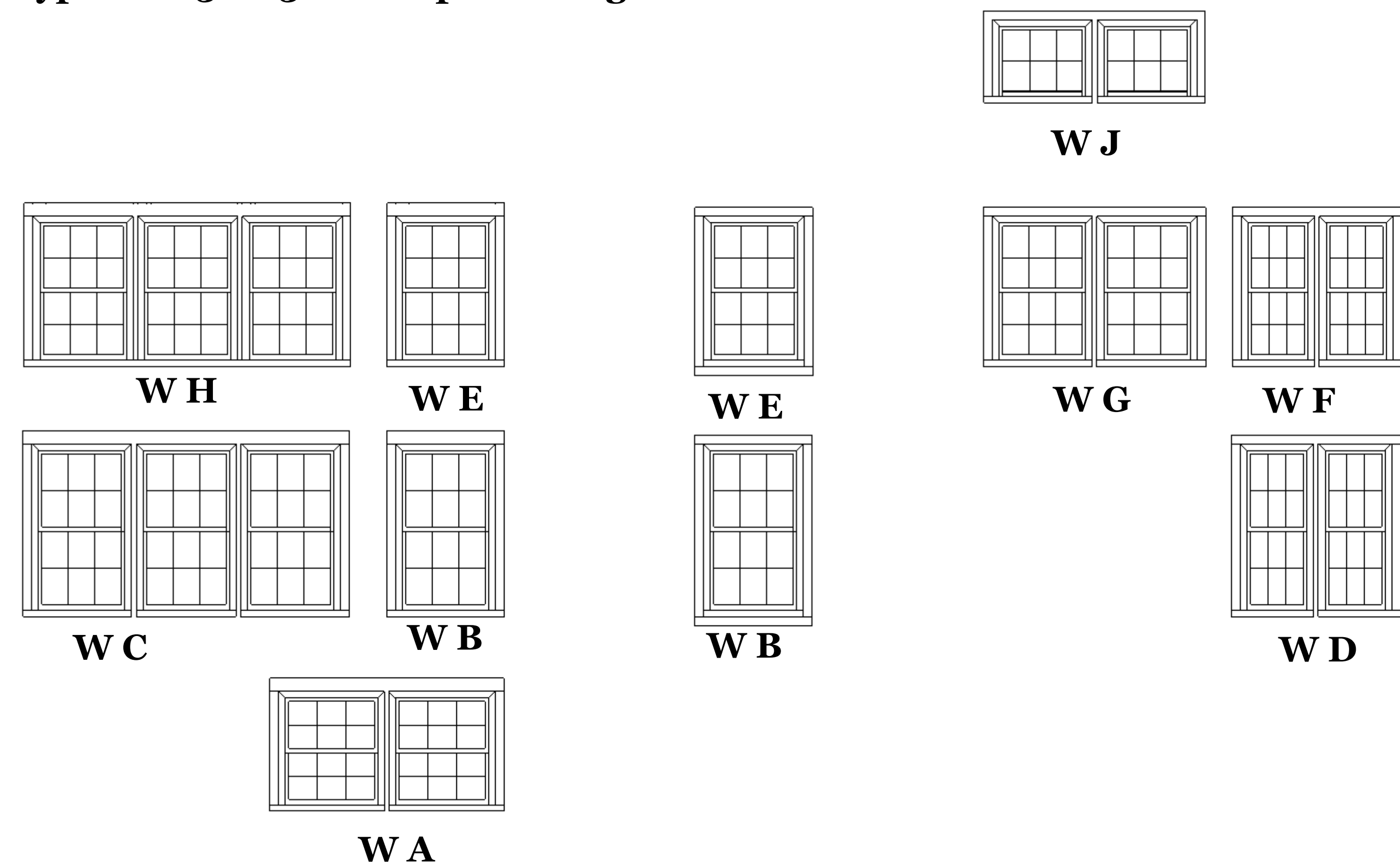
Schedules

Door Schedule

- Type D A 36"x80" Solid Core Exterior With 4 Lite Glazing
- Type D B 30"x80" Solid Core Flush Interior
- 24"x80" Bath Door, Closet
- 32"x80" Laundry
- Type D C 30"x 80" Solid core 12 Lite Exterior

Window schedule

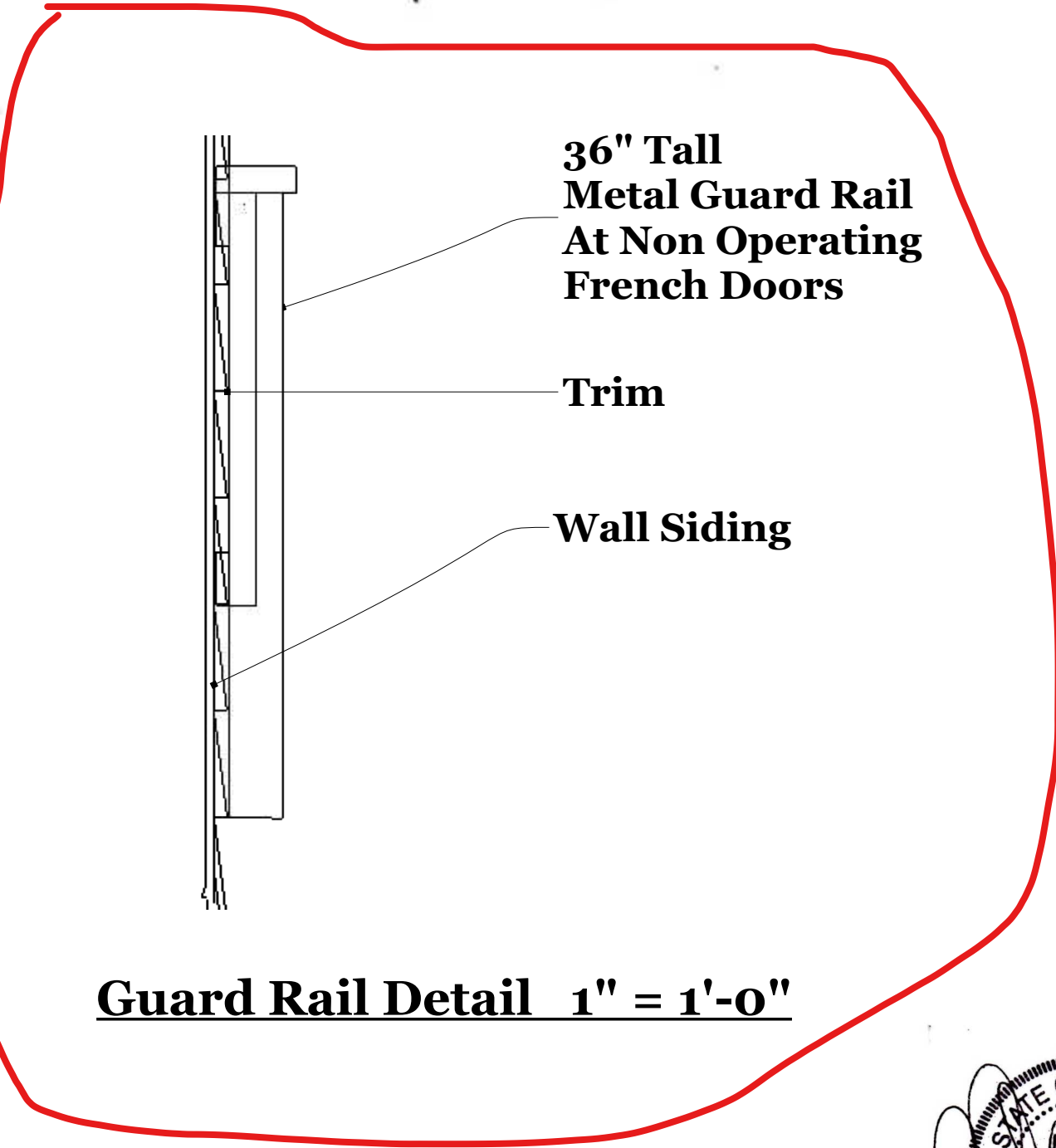
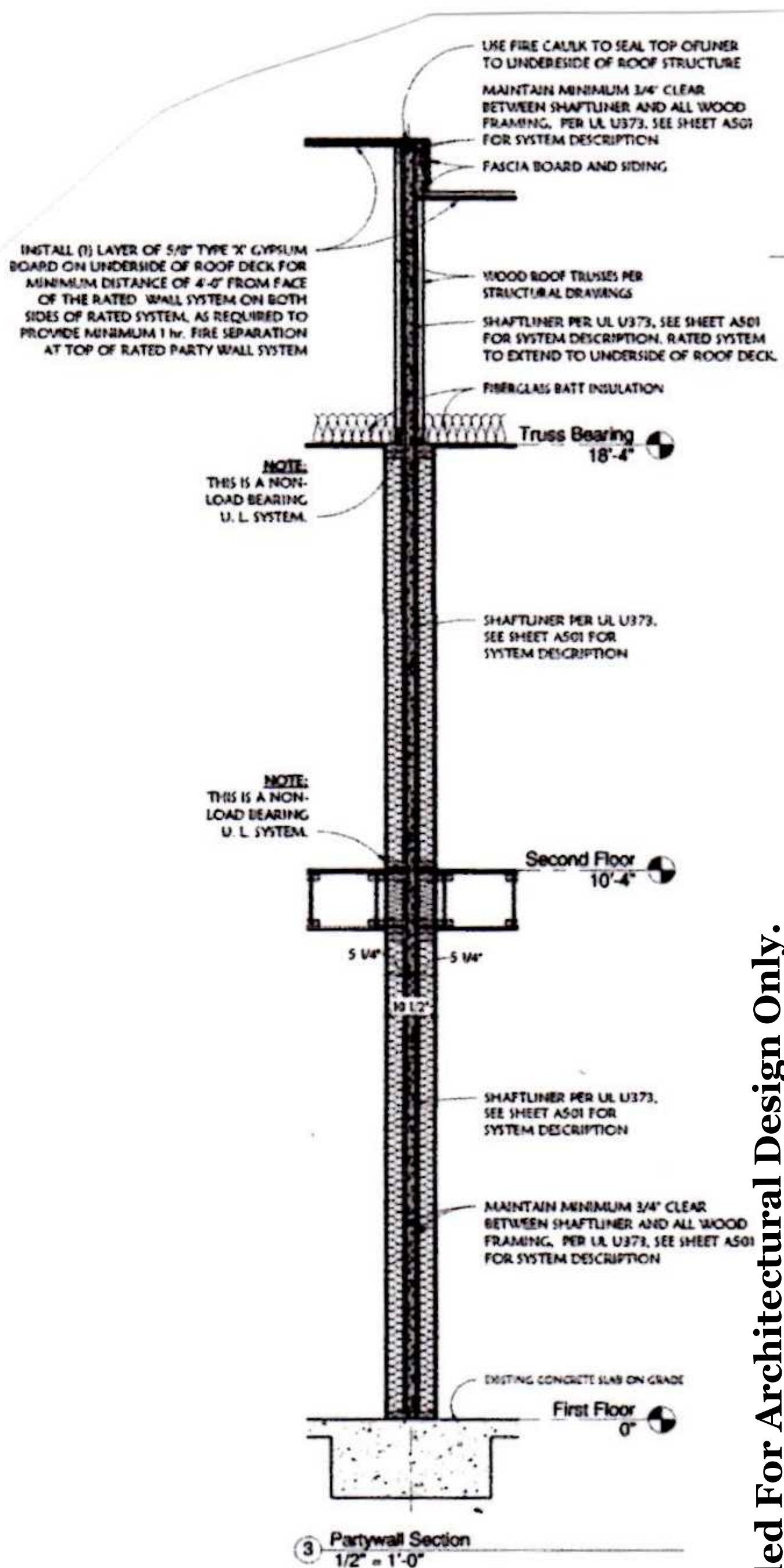
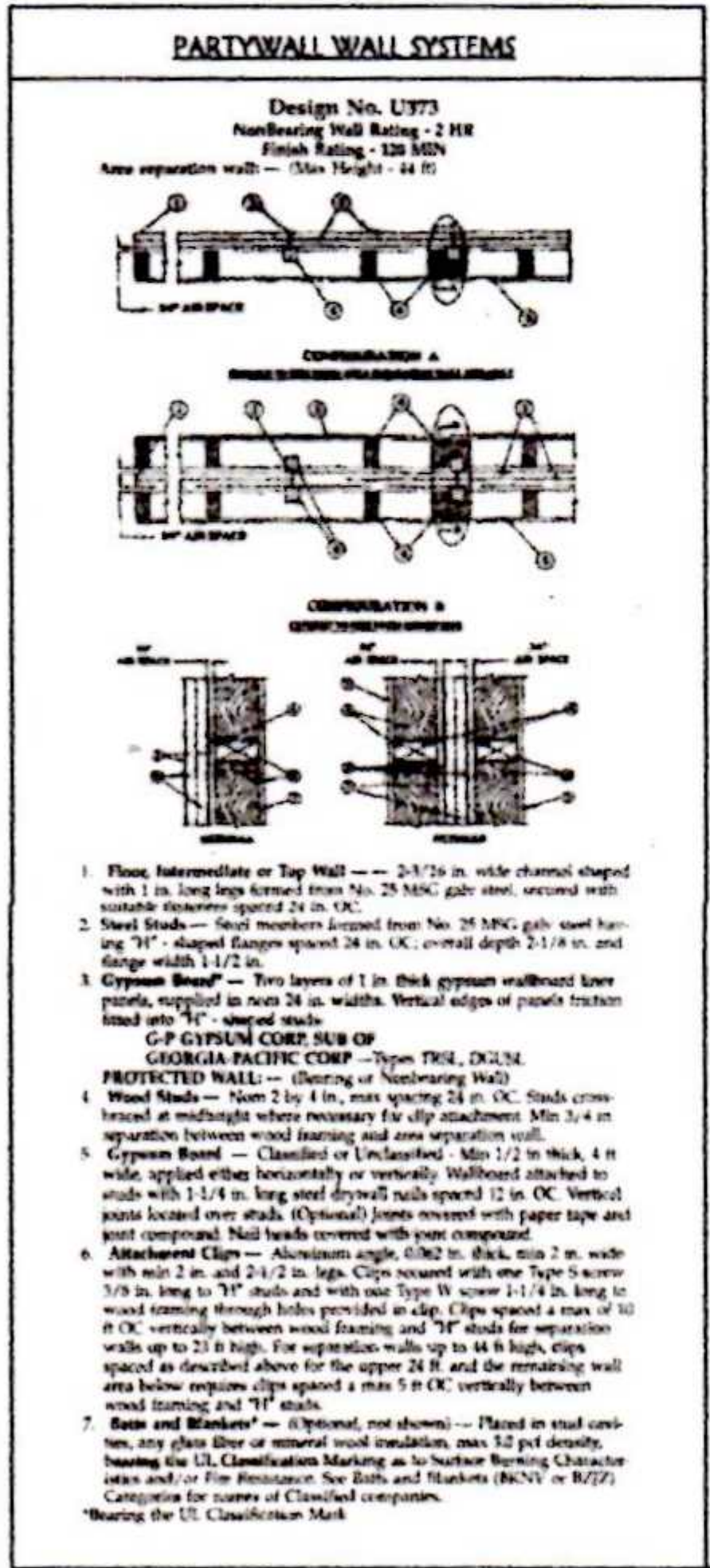
- Type WA 42"x48" Double Hung Style 6 over 6 Main Level
- Type WB 36"x72" Single Double Hung Style 6 over 6 Second Level
- Type WC 36"x72" Triple of Double Hung Style 6 over 6 Second Level
- Type WD 24"x72" Pair of Double Hung Style 6 over 6 Second Level
- Type WE 36"x60" Single Double Hung Style 6 over 6 Third Level
- Type WF 24"x60" Pair of Double Hung Style 6 over 6 Third Level
- Type WG 36"x60" Pair of Double Hung Style 6 over 6 Third Level
- Type WH 36"x60" Triple of Double Hung Style 6 over 6 Third Level
- Type WJ 32"x32" Pair of Single Sash 6 lite Dormer
- Type WK 32"x32" Triple of Single Sash 6 lite Dormer



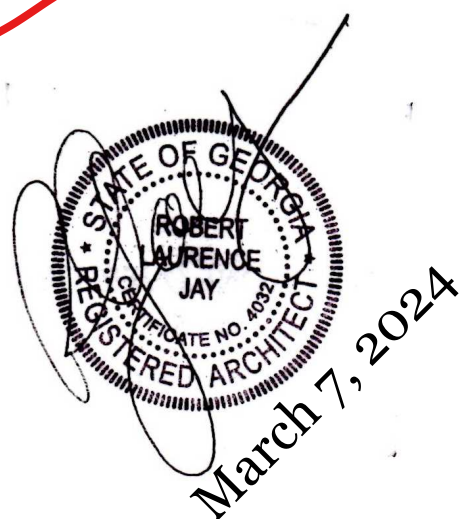
Brick Veneer      Siding and Wood Trim

General Notes

1. Mechanical Features shall not be Located in Supplemental Area or Front Yard and shall be Screened
2. Gutters shall be Copper, Aluminum or galvanized
3. Roof shall be based on Architectural Style
4. All Roof Overhang shall be a Minimum 12 inches
5. Exterior Materials shall be Full Brick, Stone, Smooth Natural-Wood or Cement Board Siding, Shake, Painted Fish Scale Shingles , True Smooth Coat Stucco
6. Stoops shall Provide Minimum 4 feet x4 feet. Stoop Stairs similar width
7. Window Panes Recessed 2 inches with 8 inch Maximum Height
8. Window Lites shall be Divided or one over one lites. No Grids between Glass
9. Enfronting Doors Glass shall use clear or tinted glass
10. Windows shall not be flush with the Exterior Facade
11. Wood Trim between 4 and 6 inches shall surround windows
12. Windows shall Street facing window units shall provide a minimum of 30% and a maximum of 50% of street facing façade
13. Street facing windows shall not exceed 28 Sq. Ft. with a Minimum Height of 3 feet
14. Sills shall be masonry, wood, stone, cast stone or terra cotta
15. The minimum roof slope shall be 8/12



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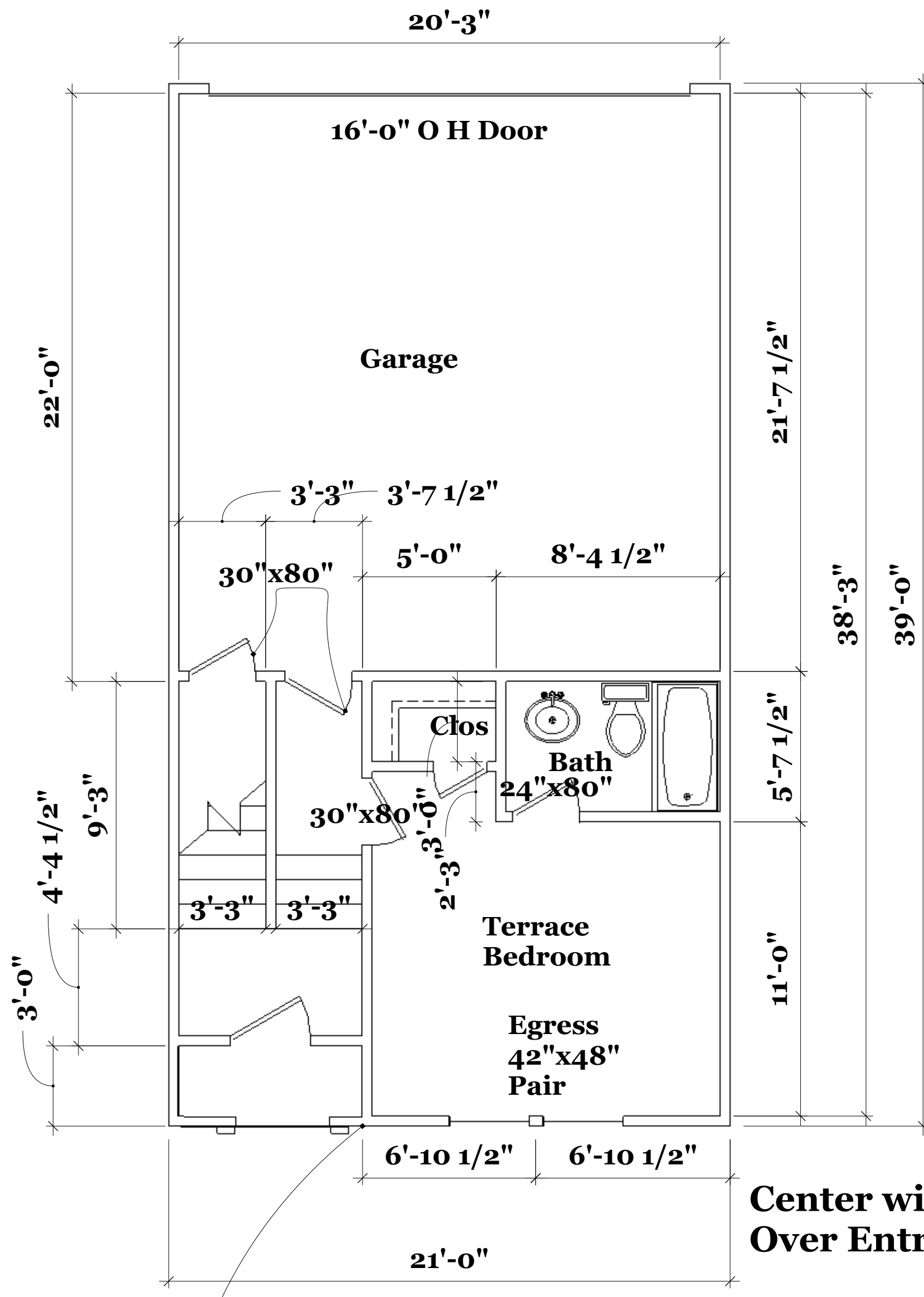






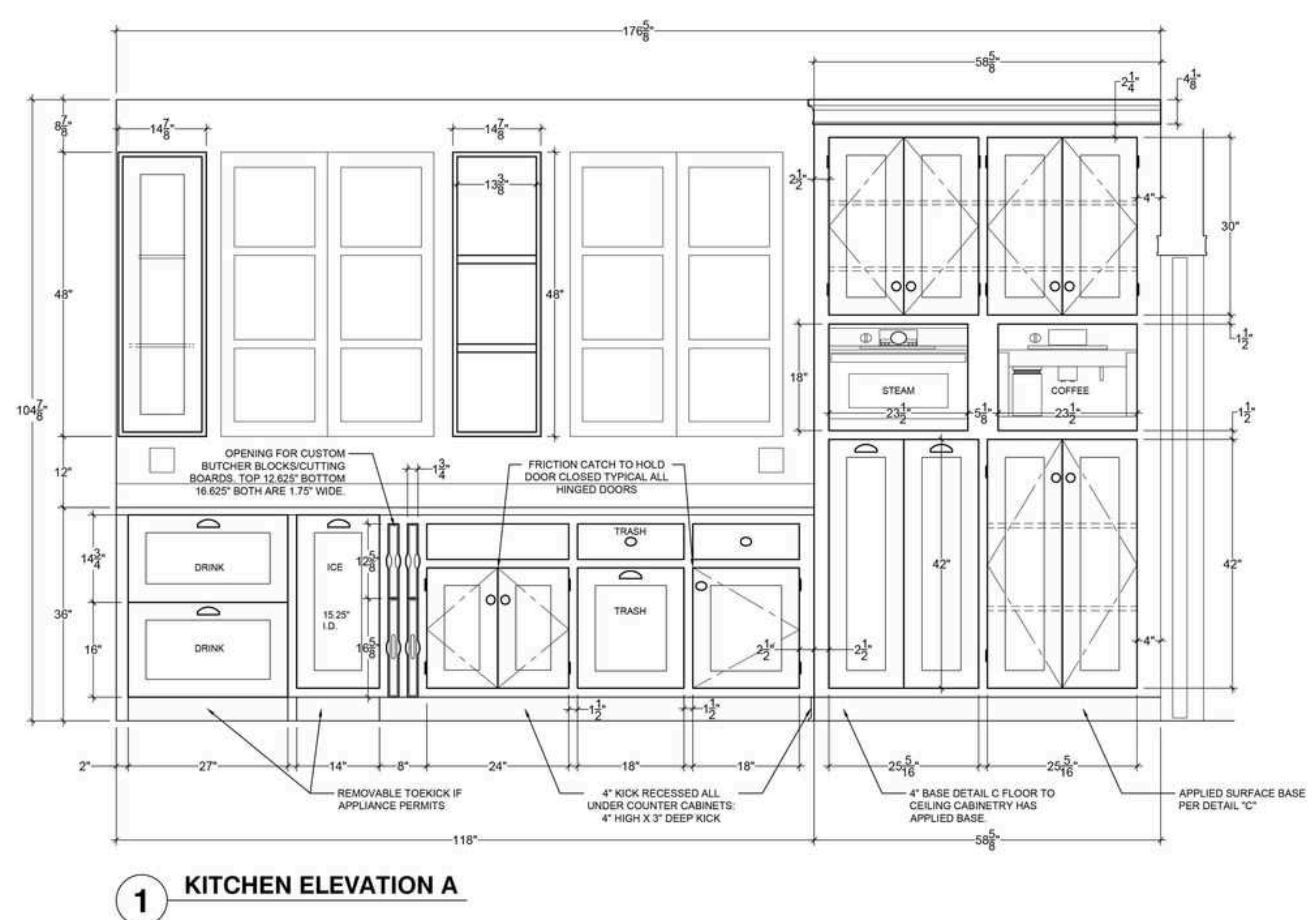
See Wall Section 1/A 013  
Deck and Third Level Cantilever

Column

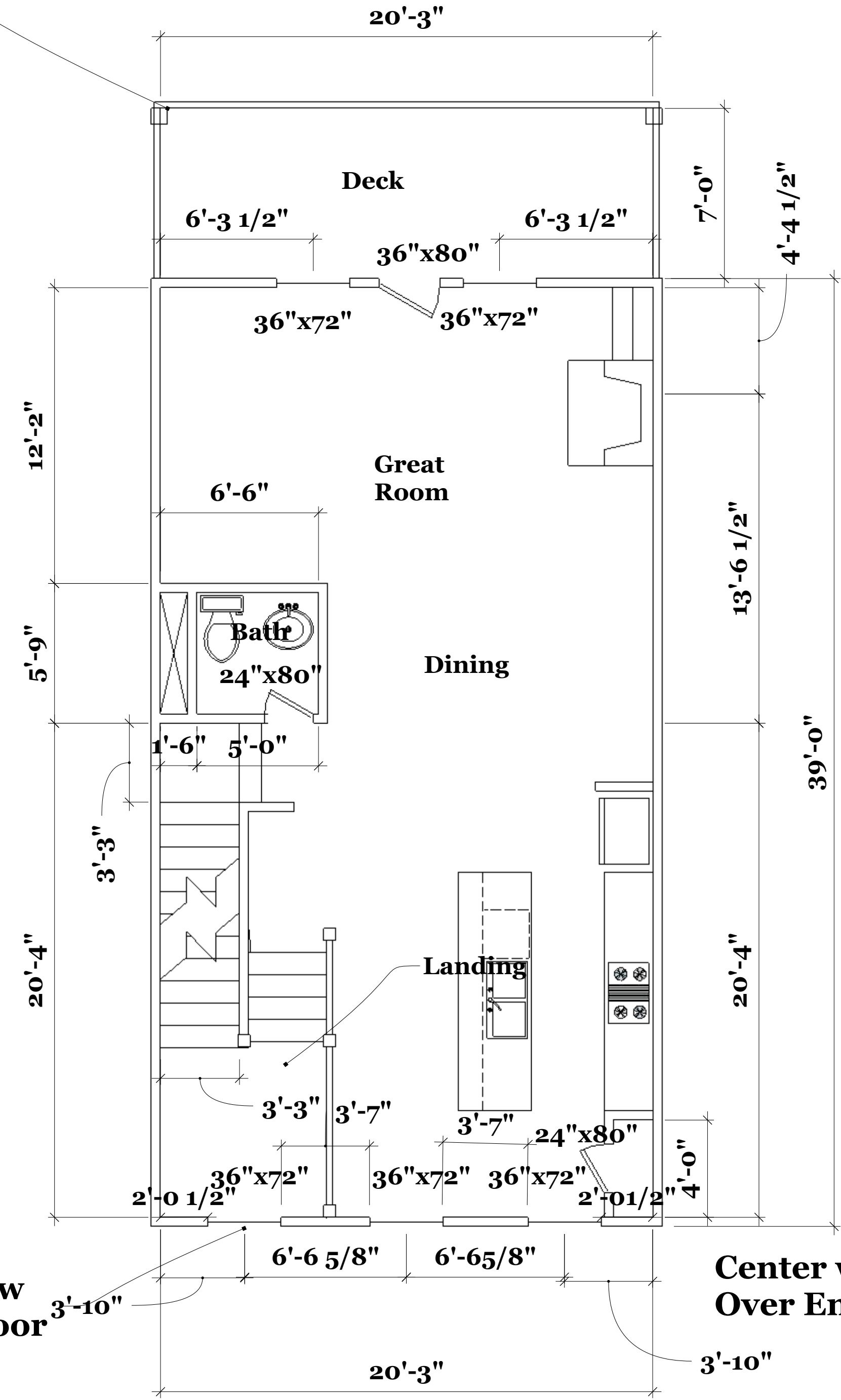


Typical Main Level Floor Plan 1/4" = 1'-0"  
Floor Area 380 Sq. Ft.  
Garage 440 Sq. Ft.

Locate Exterior  
Light Fixture  
at the Right Side  
of the Front Entry  
Door  
Typical for All  
23 Units

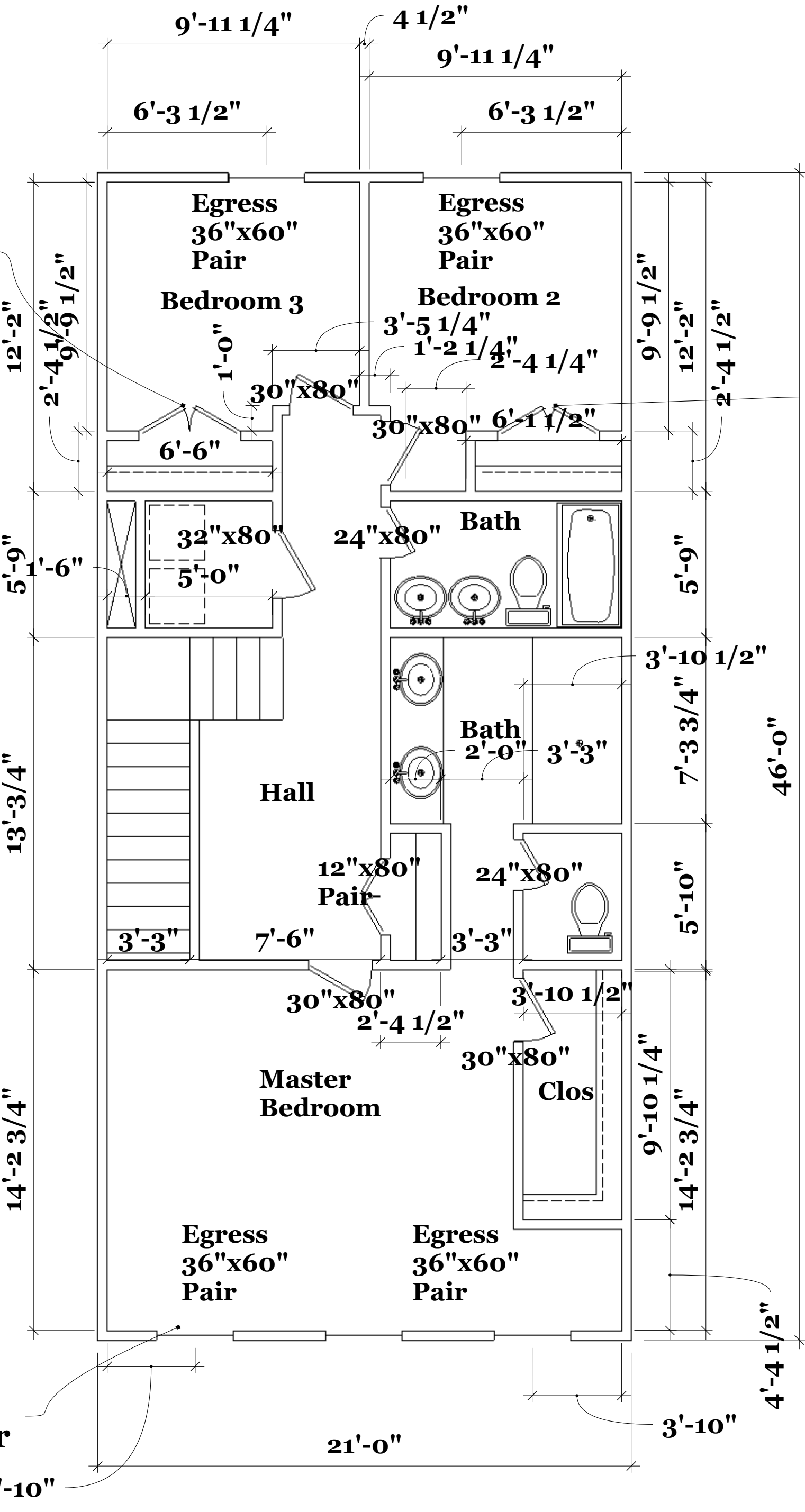
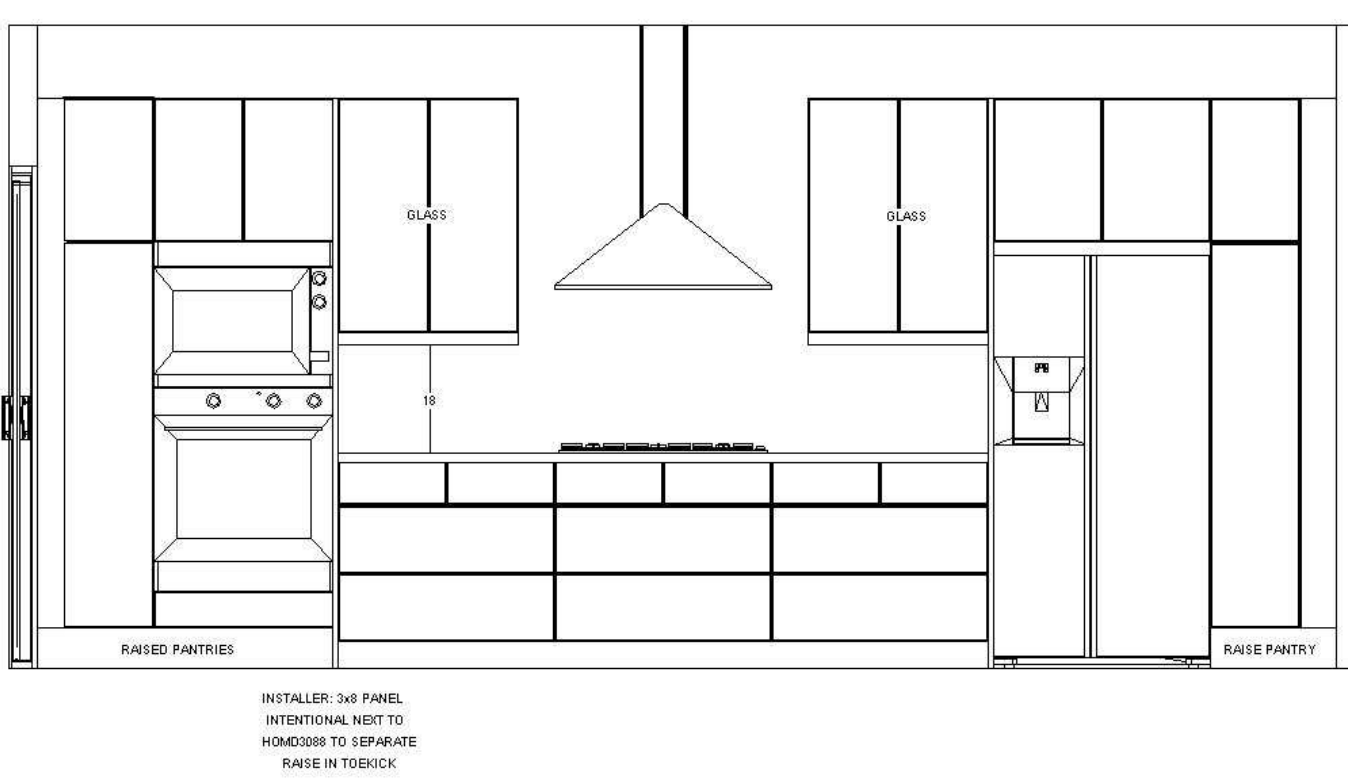


Typical kitchen Elevations



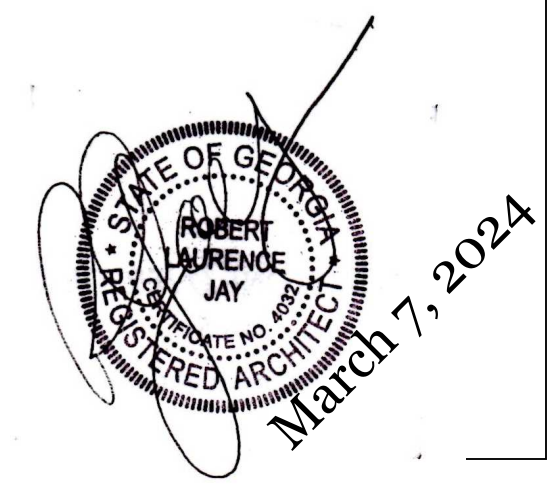
Typical Second Level Floor Plan 1/4" = 1'-0"  
Floor Area 820 Sq. Ft.  
Deck 140 Sq. Ft.

See Wall Section 2/A 013  
Entry with Second Level  
Stair Landing



Typical Third Level Floor Plan 1/4" = 1'-0"  
Floor Area 960 Sq. Ft.

Note:  
Building and Unit Numbers  
Shall be 6" in Height Located  
Above or Beside Street Facing  
Pedestrian Entrance



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Window Arrangement For  
Typical Unit Type B  
Unit Numbers 3, 5, 10, 12  
13, 18, 19, 21

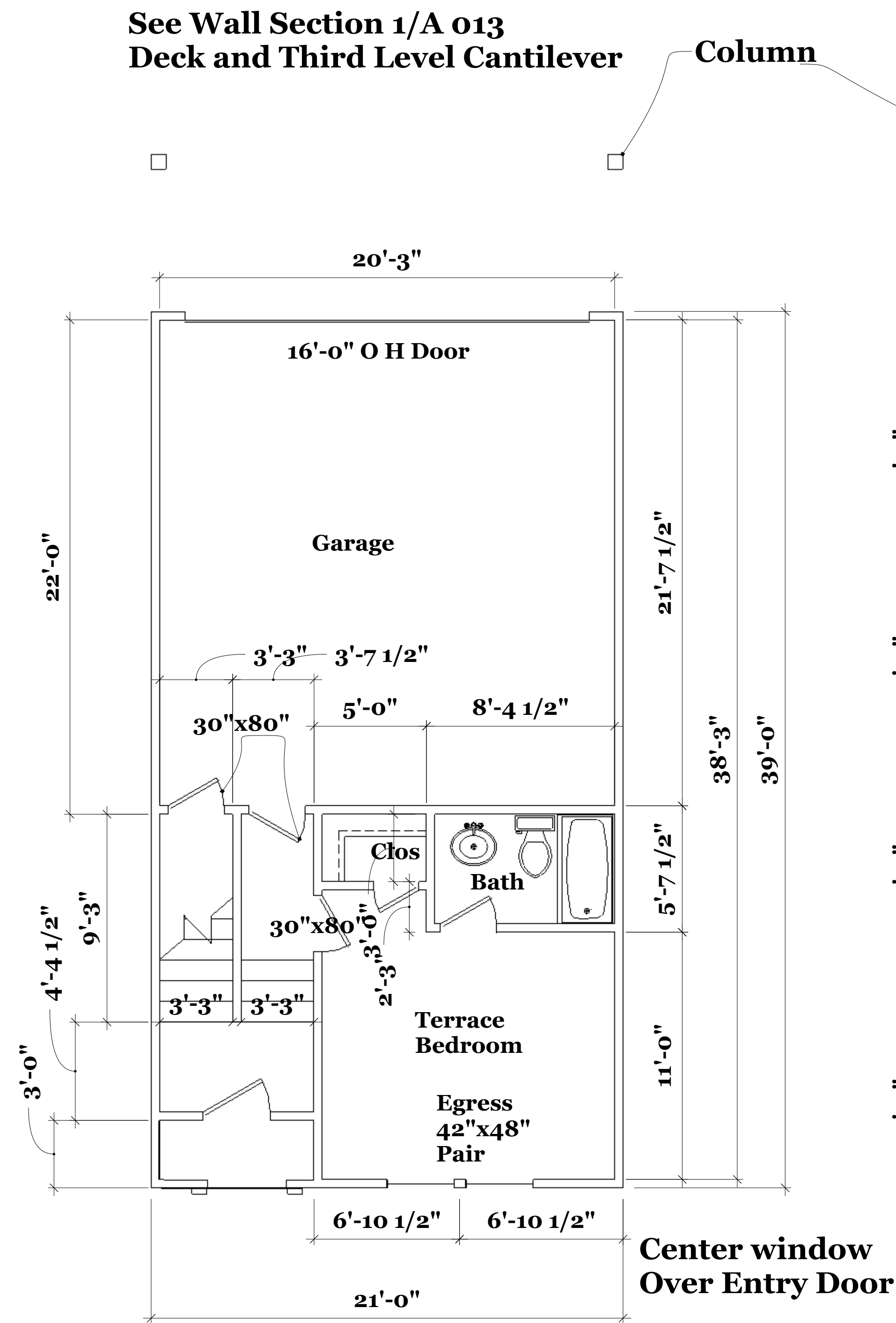
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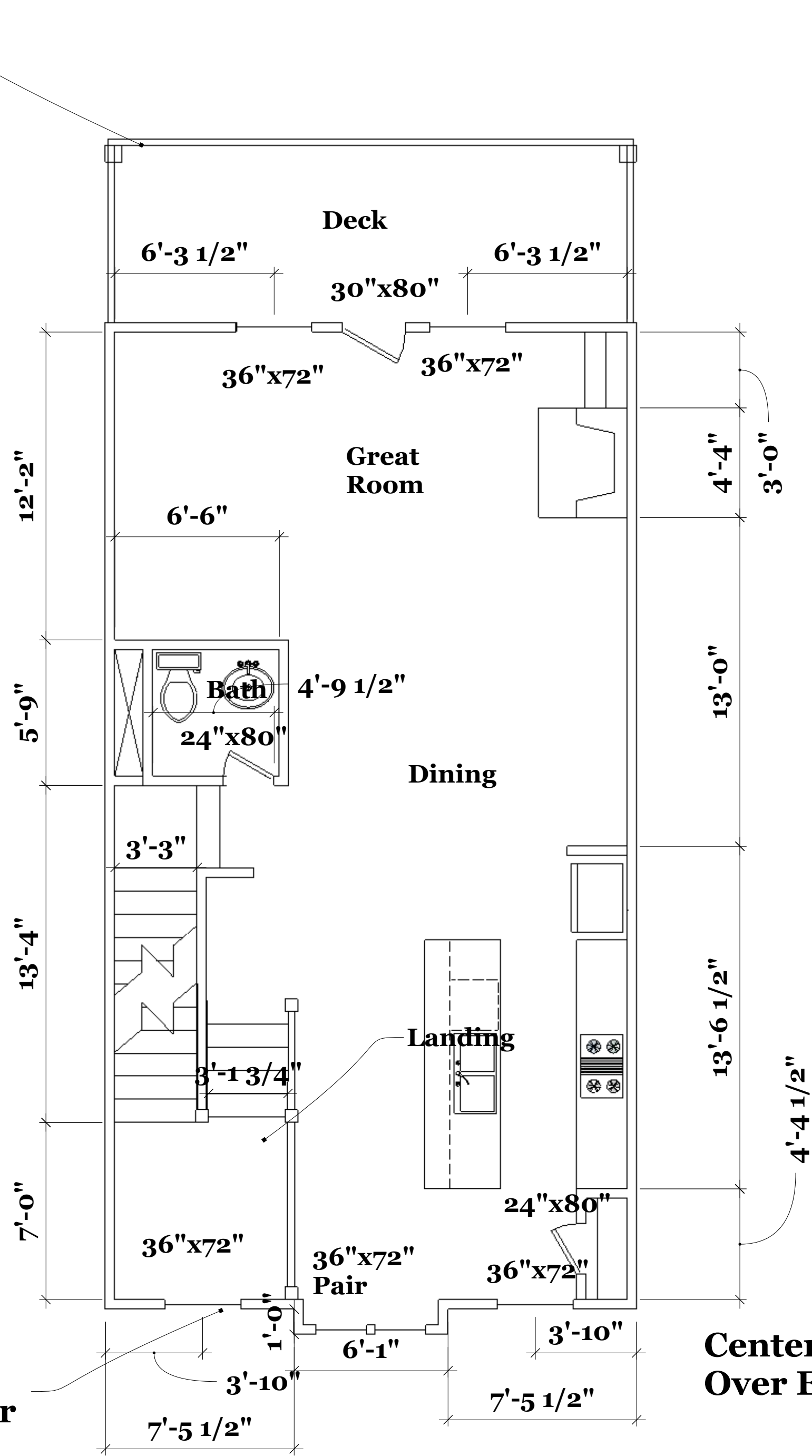
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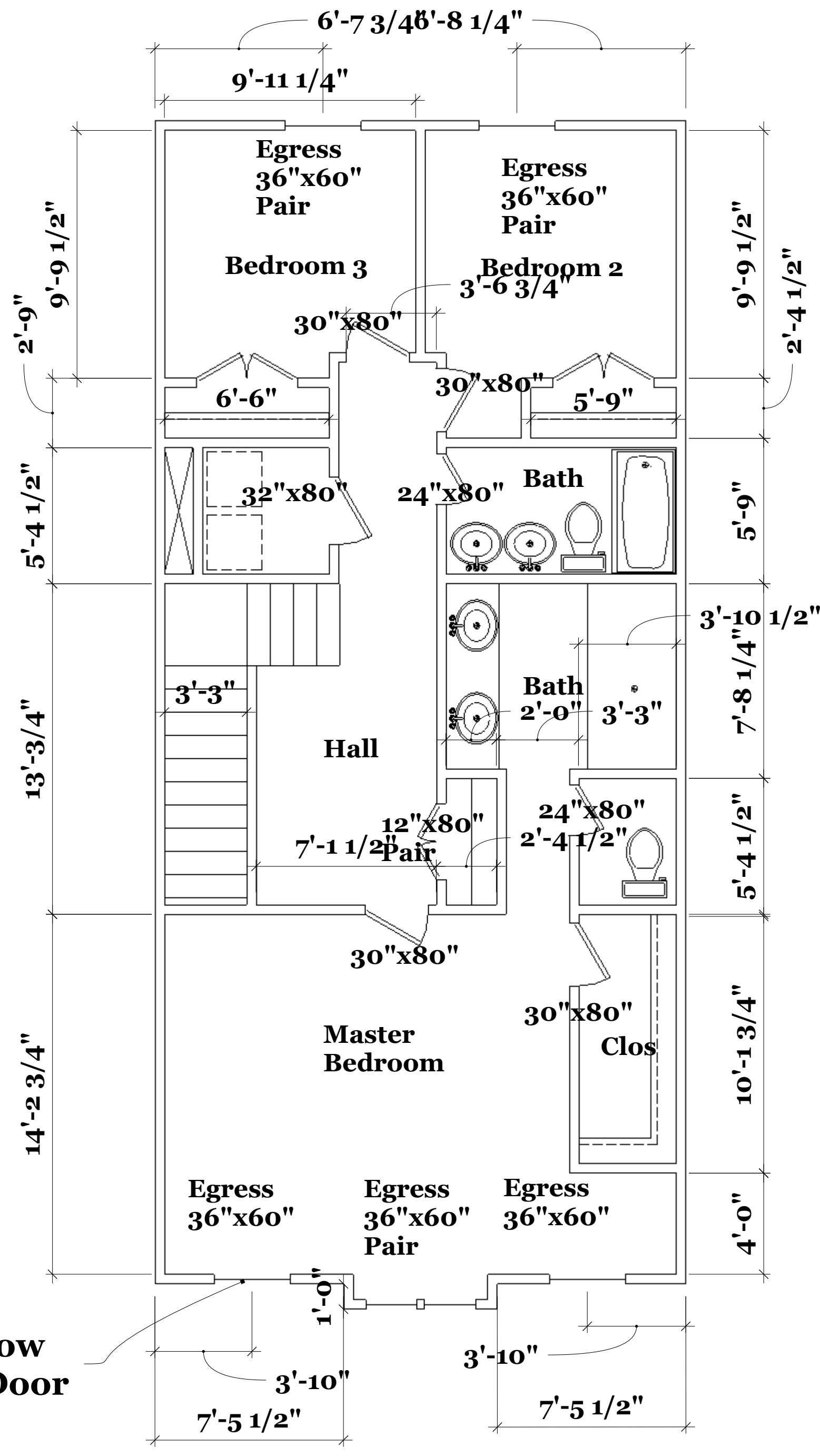




Typical Main Level Floor Plan 1/4" = 1'-0"  
Floor Area 380 Sq. Ft.  
Garage 440 Sq. Ft.



Typical Second Level Floor Plan 1/4" = 1'-0"  
Floor Area 820 Sq. Ft.  
Deck 140 Sq. Ft.  
See Wall Section 2/A 013  
Entry with Second Level  
Stair Landing



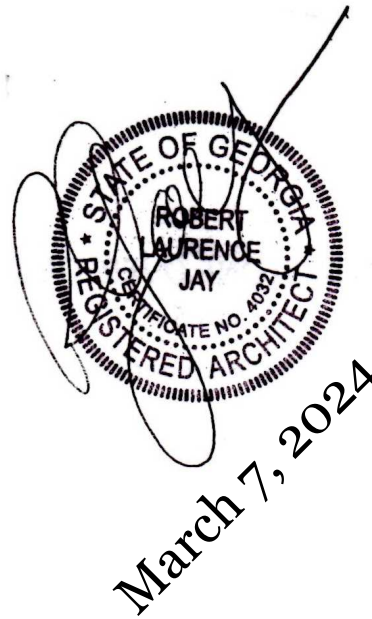
Typical Third Level Floor Plan 1/4" = 1'-0"  
Floor Area 960 Sq. Ft.

Window Arrangement For  
Typical Unit Type C

Unit Numbers 6, 14, 17

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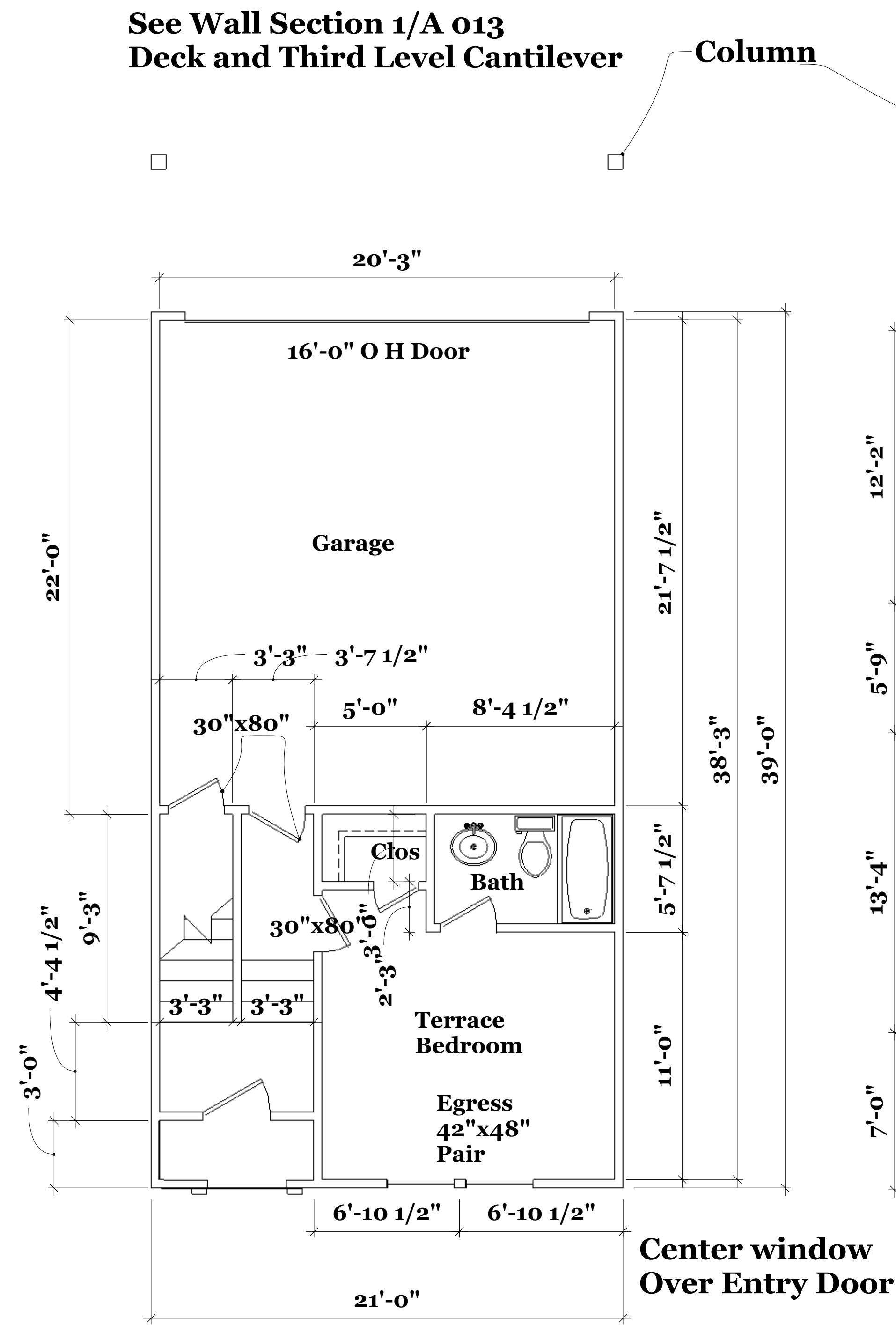
Proposed Dogwood Townhomes  
8 Unit Building  
3165 Dogwood Drive  
Hapeville, Georgia

Robert Jay Architect  
6934 Clear Lake Court  
Atlanta, Georgia 30360

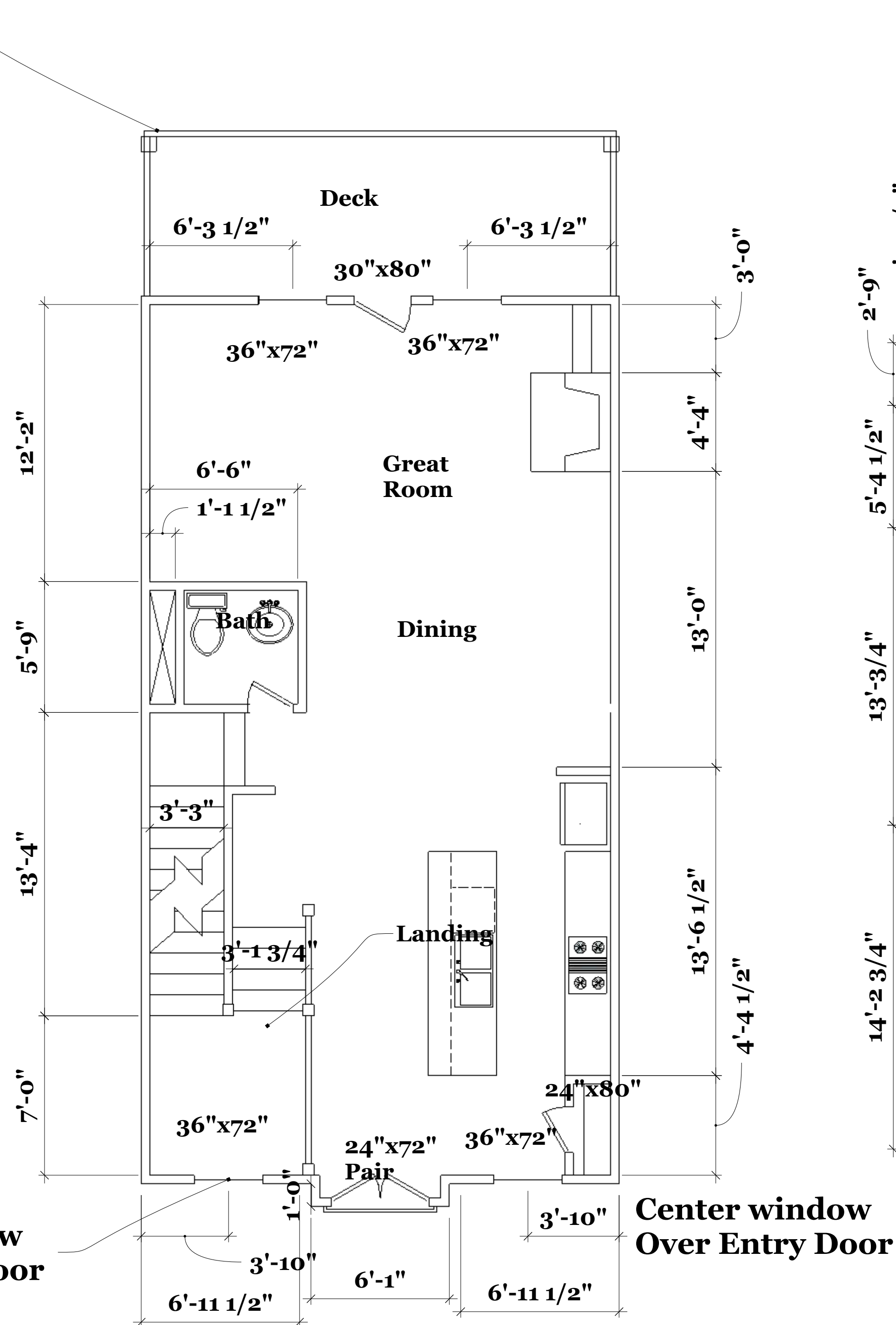
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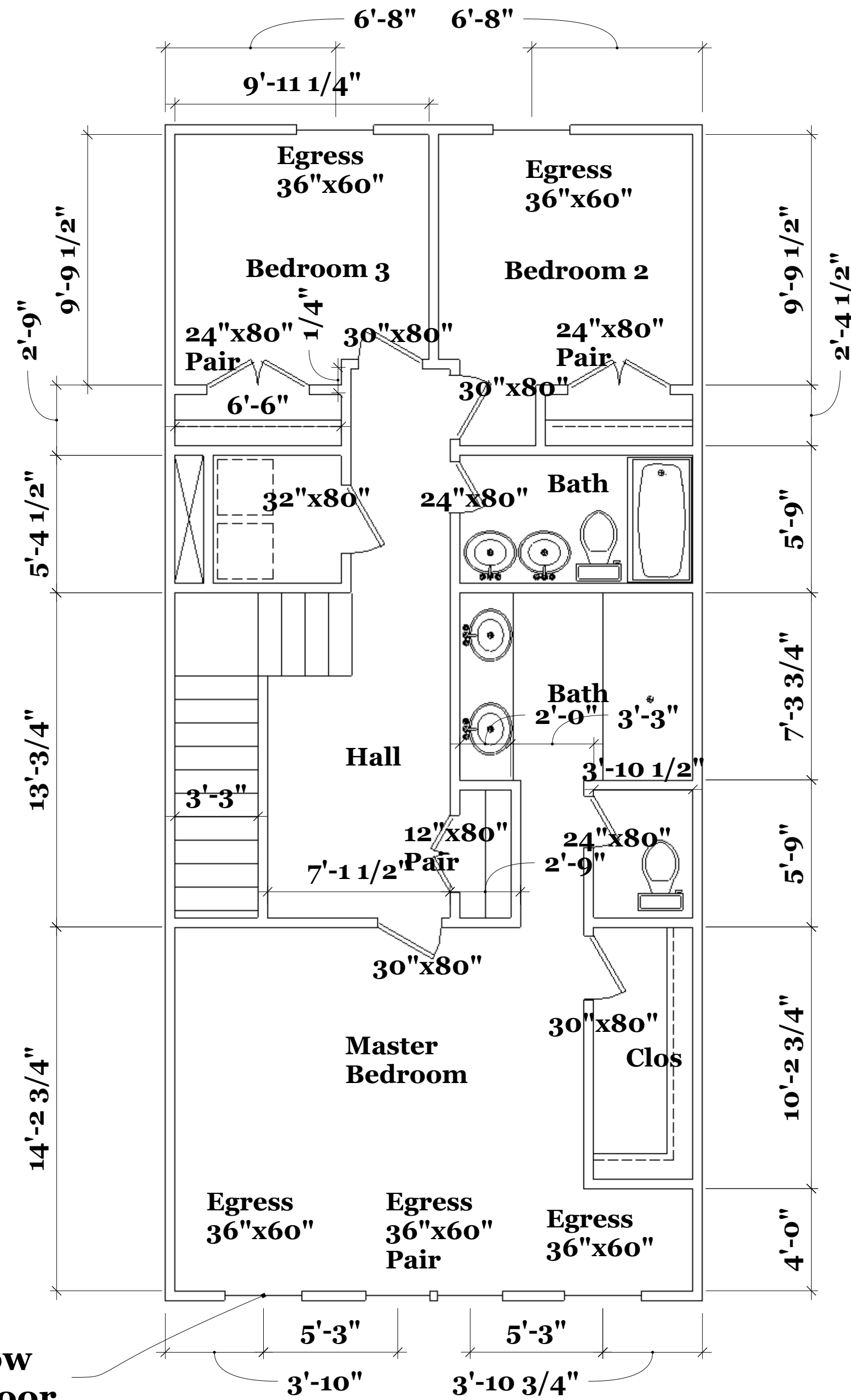




Typical Main Level Floor Plan 1/4" = 1'-0"  
Floor Area 380 Sq. Ft.  
Garage 440 Sq. Ft.



Typical Second Level Floor Plan 1/4" = 1'-0"  
Floor Area 820 Sq. Ft.  
Deck 140 Sq. Ft.  
See Wall Section 2/A 013  
Entry with Second Level  
Stair Landing

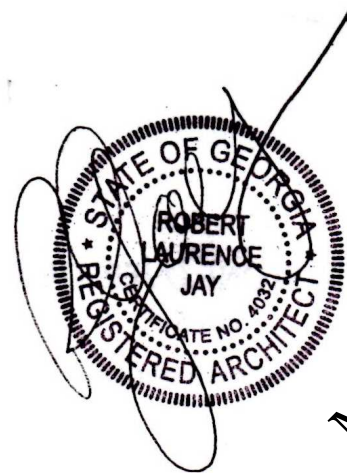


Typical Third Level Floor Plan 1/4" = 1'-0"  
Floor Area 960 Sq. Ft.

Window Arrangement For  
Typical Unit Type D  
Unit Numbers 4, 11, 20

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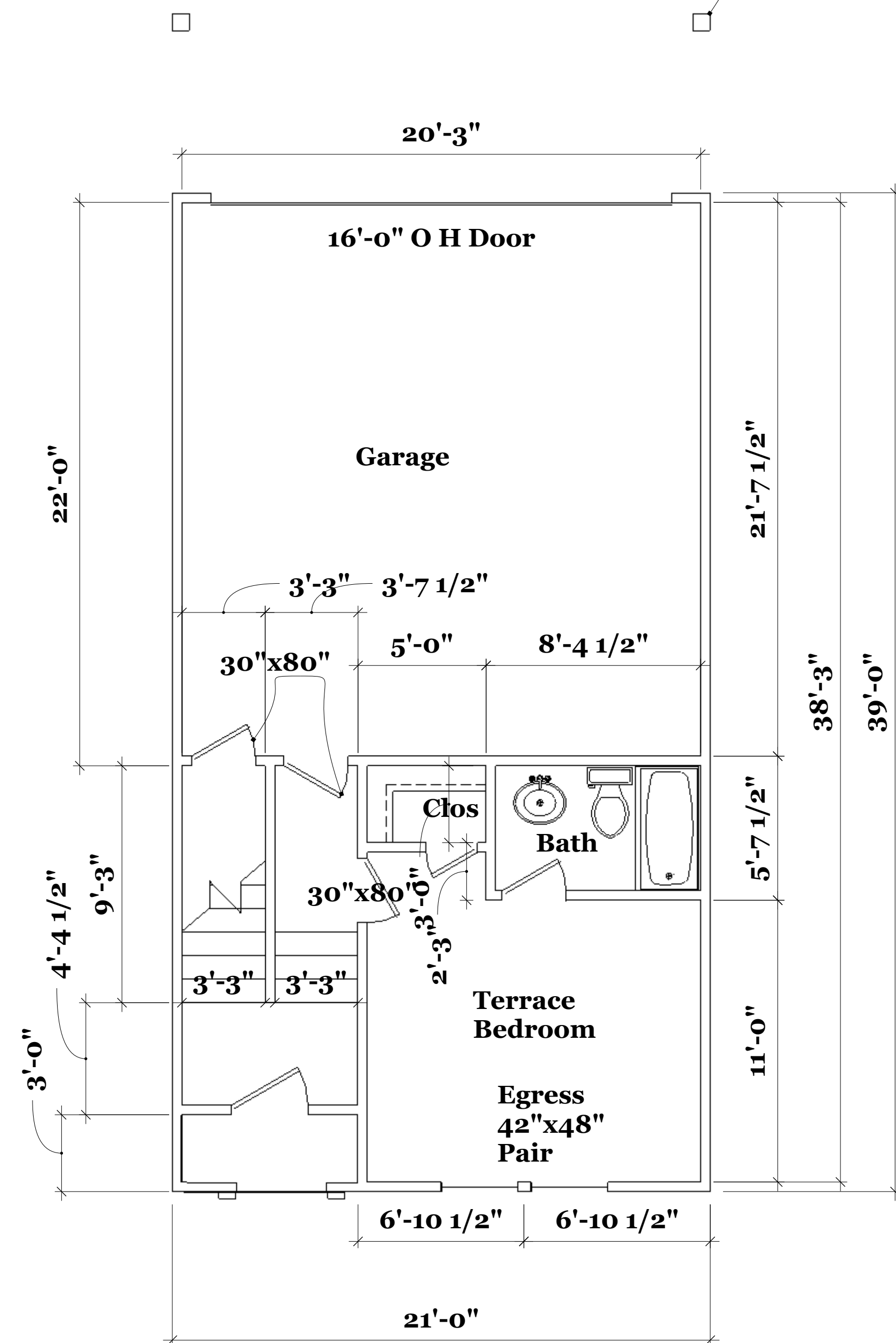
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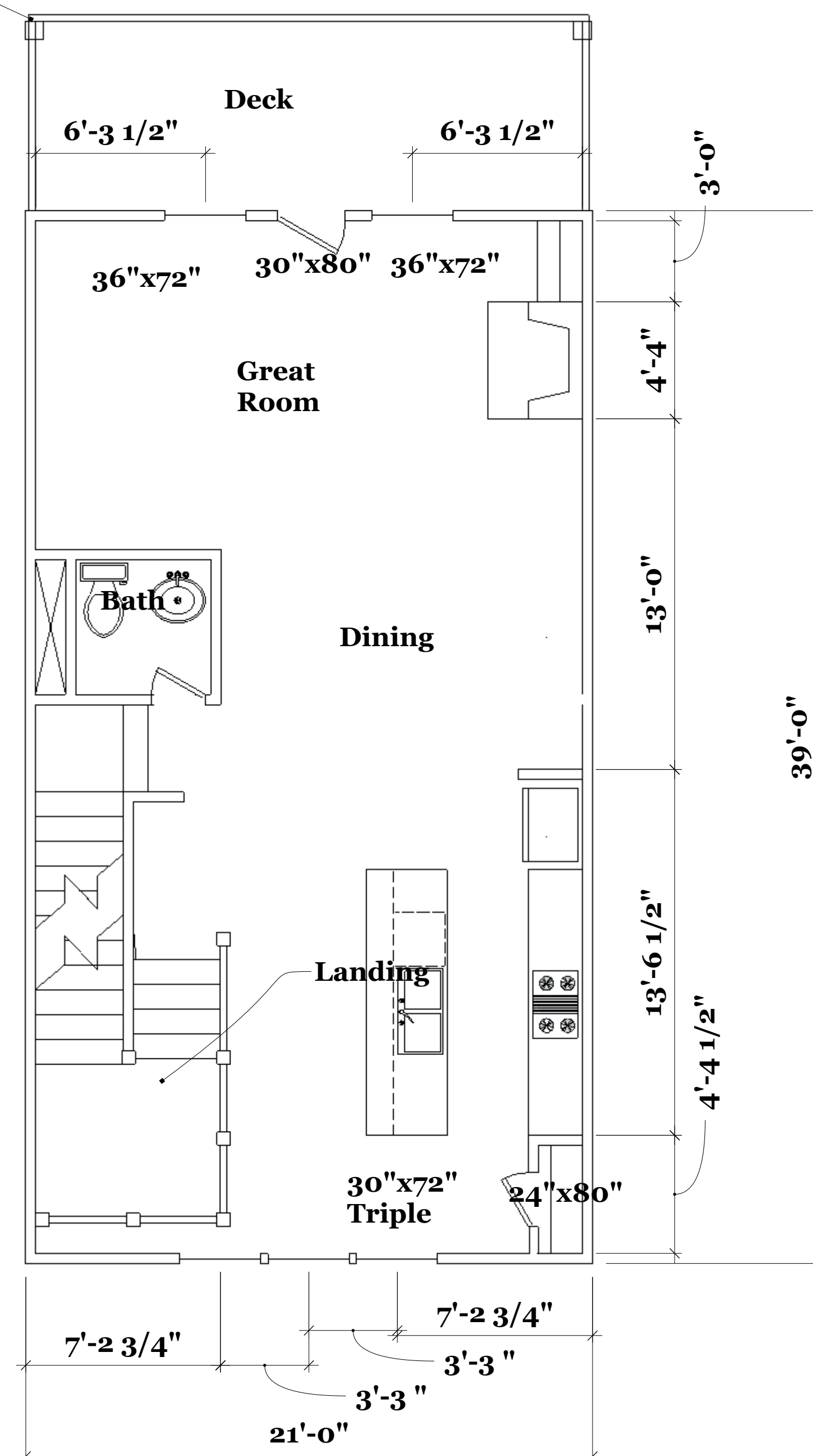
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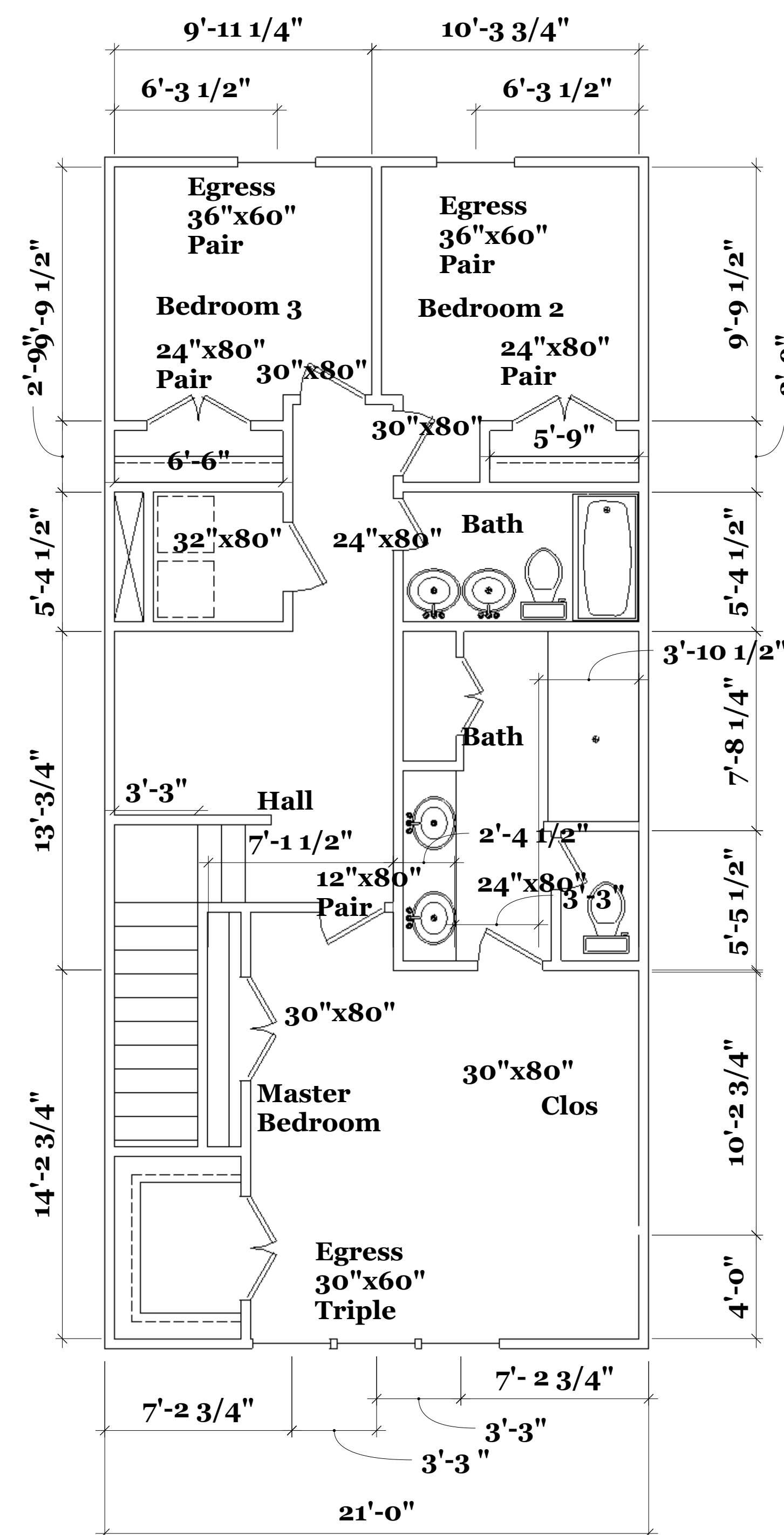
## —Column



**Typical Main Level Floor Plan**      **1/4" = 1'-0"**  
**Floor Area 380 Sq. Ft.**  
**Garage 440 Sq. Ft.**



**Typical Second Level Floor Plan 1/4" = 1'-0"**  
**Floor Area 820 Sq. Ft.**  
**Deck 140 Sq. Ft.**      **See Wall Section 2/A 013**  
**Entry with Second Level**  
**Stair Landing**



**Typical Third Level Floor Plan**     **1/4" = 1'-0"**  
**Floor Area 960 Sq. Ft.**

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**Window Arrangement For  
Typical Unit Type E  
Unit Numbers 2, 9, 22**

Unit Numbers 2, 9, 22

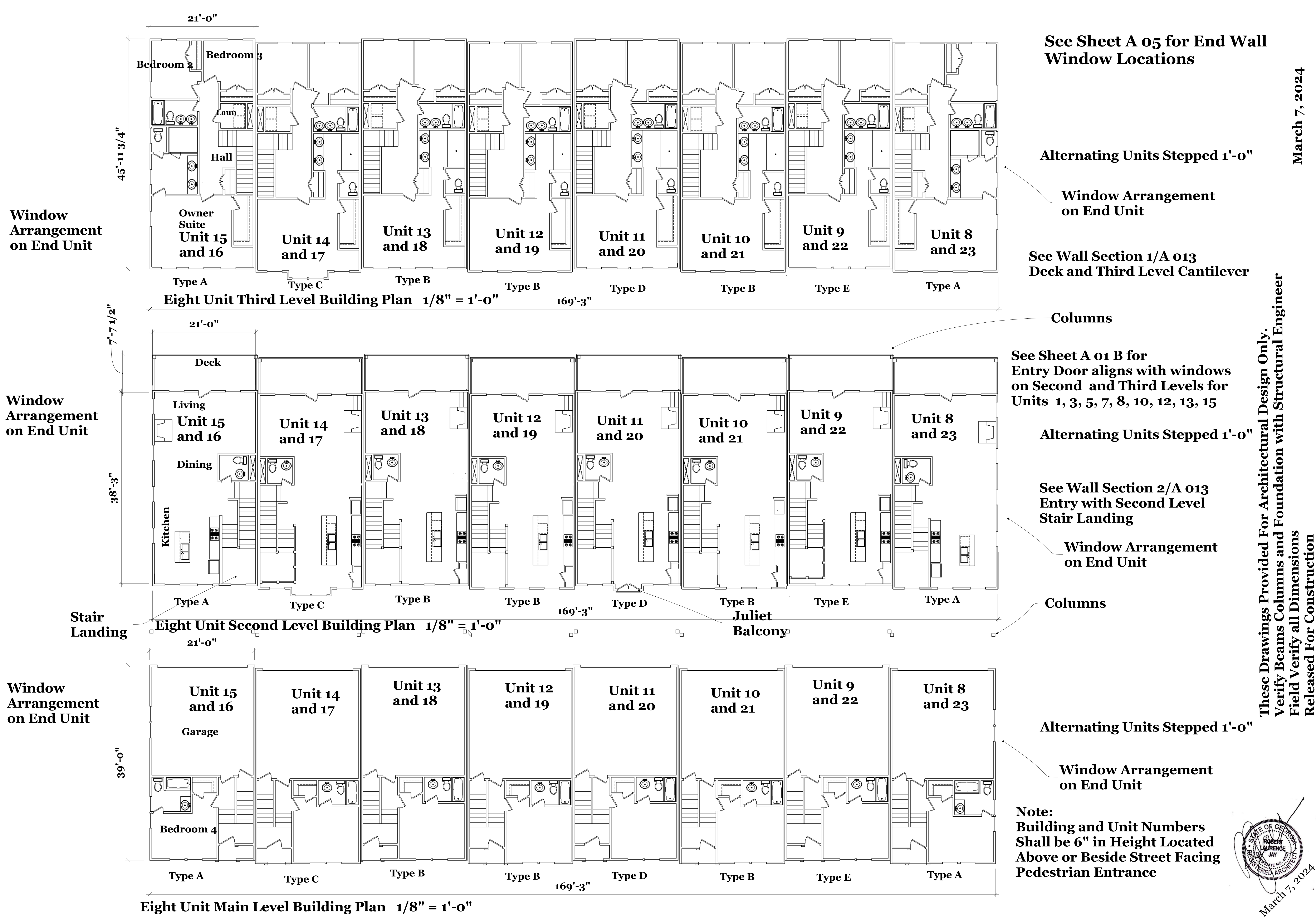
**March 7, 2024**

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| A | <div>Proposed Dogwood Townhomes</div> <div>8 Unit Building</div> <div>3165 Dogwood Drive</div> <div>Hapeville, Georgia</div> <div>02D</div> | <div>Robert Jay Architect</div> <div>6934 Clear Lake Court</div> <div>Atlanta, Georgia 30360</div> <div></div> <div>770-241-5956</div> <div>rjtrain312@yahoo.com</div> | REVISIONS |                  |
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## 02D

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30 Year Three Tab Roof Shingles  
with Continuous Ridge Vent  
on Underlayment

8/12 Roof Pitch

Roof Gutter with Downspout  
at all Roof Eaves

Typical Back Band  
1x6 Head with  
1x4 Jamb

Third Level 9'-0" Floor to Ceiling

Second Level 10'-0" Floor to Ceiling

Main Level 8'-0" Floor to Ceiling

8/12 Roof Pitch

Typical Back Band  
1x6 Head with  
1x4 Jamb

Building Steps 1'-0"  
at Each Unit Seapration

Third Level 9'-0" Floor to Ceiling

Second Level 10'-0" Floor to Ceiling

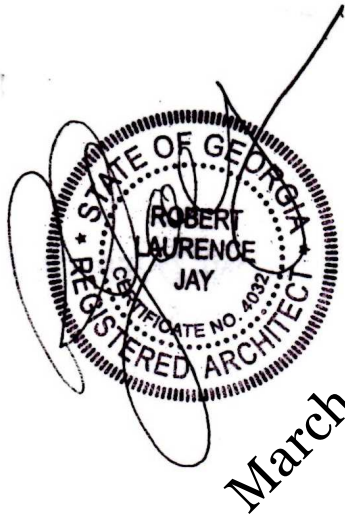
Main Level 8'-0" Floor to Ceiling

8 Unit Building Front Elevation 1/4" = 1'-0"

Wood Panel

Operable  
Doors

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Proposed Dogwood Townhomes  
8 Unit Building  
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06

A





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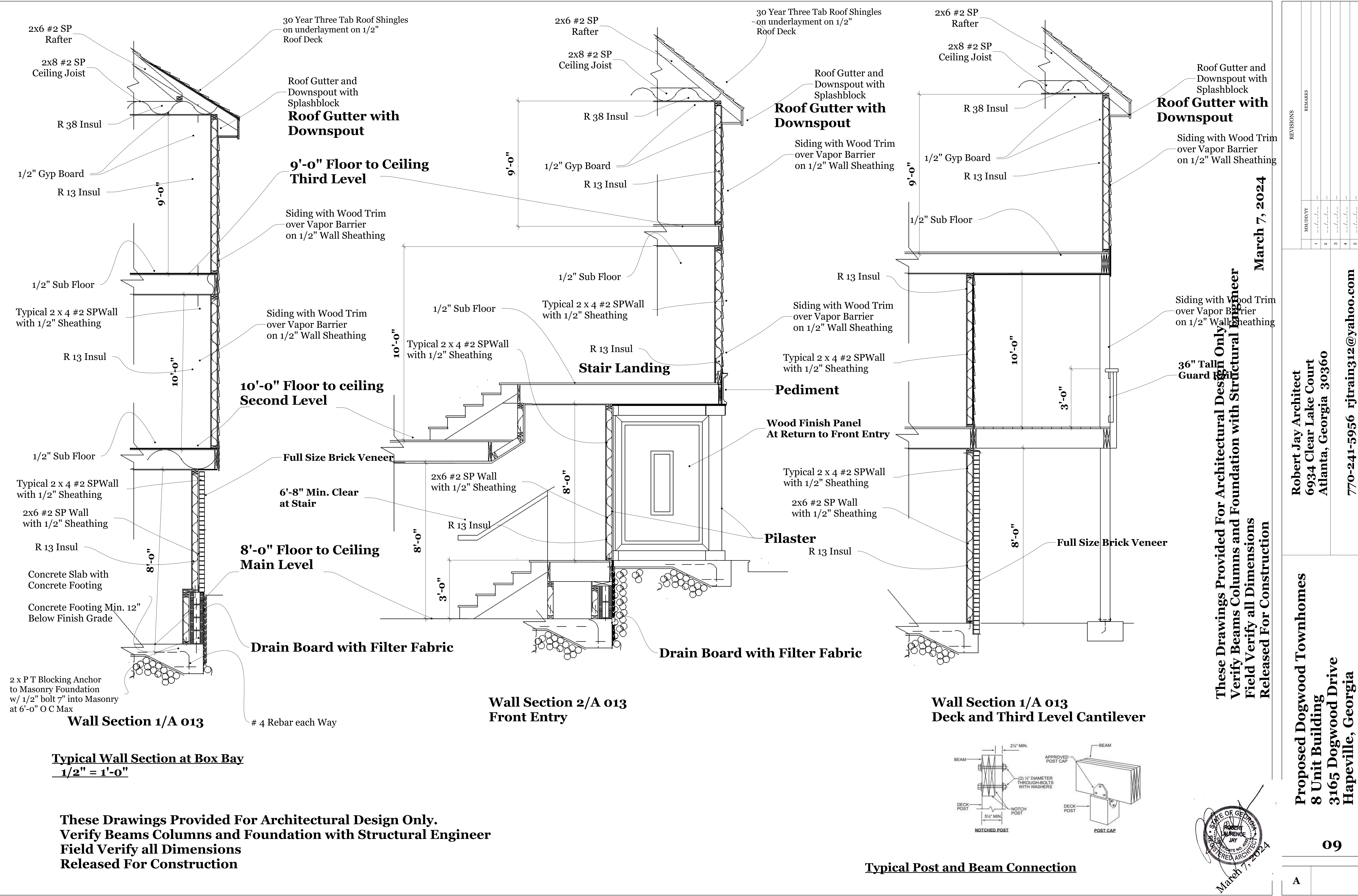
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Hapeville, Georgia









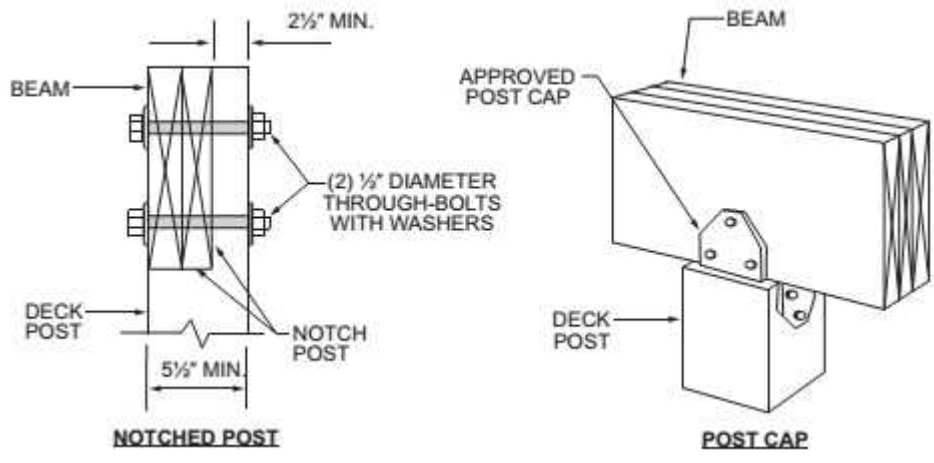
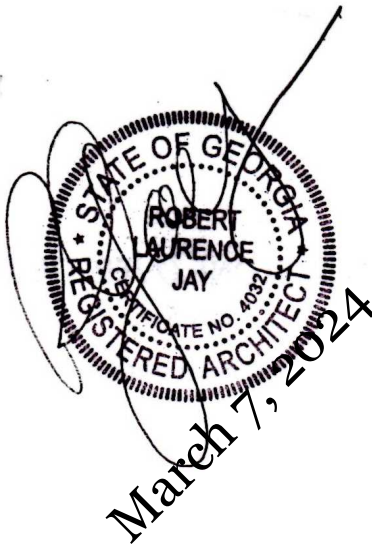
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Typical Post and Beam Connection



JOIST-TO-BEAM CONNECTION

Each joist shall be attached to the beam as shown in FIGURE 8. Use Option 1 or Option 2 when joists bear on or overhang past the beam as shown in FIGURE 2 and FIGURE 4. Use Option 3 when joists attach to the side of the beam as shown in FIGURE 3; however, the joist depth must be less than or equal in depth to the beam depth. See *Joist Hangers* below for information on hanger requirements. Mechanical fasteners or hurricane clips used in Option 2 shall have a minimum capacity of 100 lbs. in both uplift and lateral load directions. See manufacturer's instructions for minimum installation requirements.

OPTION 1\*

OPTION 2

OPTION 3

Option 1 is prohibited on free-standing decks

FIGURE 8: JOIST-TO-BEAM DETAIL

JOIST HANGERS

Joist hangers, as shown in FIGURE 9, shall have a minimum capacity of 600 lbs. for 2x8s, 700 lbs. for 2x10s and 800 lbs. for 2x12s. The joist hanger shall be designed and manufactured for the number of plies it is carrying.

Use joist hangers with inside flanges when clearances to the edge of the beam or ledger board dictate.

**Do not use clip angles or brackets to support framing members. Do not bend hanger flanges to accommodate field conditions.**

joist hanger with inside flanges

FIGURE 9: TYPICAL JOIST HANGERS

POSTS

Deck posts shall be 6x6 with a maximum height of 14'-0" measured from the top of the footing to the underside of the beam. The beam shall be attached to the post by one of the methods shown in FIGURE 11. The attachment condition shown in FIGURE 10 is prohibited.

The post cap shown in FIGURE 11, Option 2 shall be specifically designed for two- or three-ply beams and 6x6 posts with a minimum, downward allowable load capacity of 5,000 lbs. Attachment shall be per manufacturer's instructions. Post caps shall be galvanized per the requirements noted on Sheet 3. 4x4 & 4x6 posts can be used if tributary loading values are calculated by a design professional.

**Cut ends of posts shall be field treated with a wood preservative containing copper naphthenate in accordance with AWPA M4. Such products can be found in the paint department of most hardware or home center stores.**

FIGURE 10: PROHIBITED POST-TO-BEAM ATTACHMENT

Georgia Amendments- Prescriptive Deck Details

Sheet 7 of 22

FIGURE 11: POST-TO-BEAM CONNECTION OPTIONS

FIGURE 11: POST-TO-BEAM CONNECTION OPTIONS

FOOTINGS

Footings shall be constructed in accordance with the requirements below.

- Concrete shall be air-entrained and have a minimum compressive strength of 3,000 PSI.
- Footing size and thickness shall be in accordance with TABLE 3.
- See FIGURE 12 for post attachment options and requirements.
- Post anchors shall be galvanized per the requirements noted on Sheet 3.
- Footings shall bear on solid ground; bearing conditions must be verified by county inspectors prior to placement of concrete.
- Bottom of footing should be at least 12 inches below grade.
- Deck footings closer than 5'-0" to an existing exterior house wall must bear at the same elevation as the existing house footings.**
- Do not construct footings over utility lines or service pipe. Call 811 before you dig.**

TABLE 3: FOOTING SIZE

| Beam Span  | Joist Span | Size of Square | Size of Round | Minimum Thickness <sup>1</sup> |
|------------|------------|----------------|---------------|--------------------------------|
| ≤ 8'       | ≤ 10'      | 15"            | 17"           | 6"                             |
|            | >10' - 14' | 18"            | 20"           | 8"                             |
|            | >14' - 18' | 21"            | 23"           | 9"                             |
| > 8' - 12' | ≤ 10'      | 19"            | 21"           | 8"                             |
|            | >10' - 14' | 22"            | 24"           | 10"                            |
|            | >14' - 18' | 26"            | 28"           | 11"                            |
| >12' - 17' | ≤ 10'      | 23"            | 25"           | 10"                            |
|            | >10' - 14' | 28"            | 30"           | 12"                            |

<sup>1</sup> The cast-in-place post base may require a footing thickness greater than the value in the table above. In such cases, the manufacturer's specified minimum footing thickness shall govern.

Georgia Amendments- Prescriptive Deck Details

Sheet 8 of 22

BEAMS  
(Sheet 5 of 22)

\*Delete TABLE 2: 'MAXIMUM BEAM SPAN LENGTH' and substitute with new TABLE 2: 'DECK BEAM SPANS FOR JOISTS FRAMING FROM ONE SIDE ONLY' as follows:

TABLE 2: DECK BEAM SPANS (L<sub>o</sub>)<sup>1</sup> FOR JOISTS FRAMING FROM ONE SIDE ONLY

| Species       | Size   | Joist Spans (L <sub>j</sub> ) Less Than or Equal to: |          |           |          |          |          |          |
|---------------|--------|------------------------------------------------------|----------|-----------|----------|----------|----------|----------|
|               |        | 6'                                                   | 8'       | 10'       | 12'      | 14'      | 16'      | 18'      |
| Southern Pine | 2-2x6  | 6' - 11"                                             | 5' - 11" | 5' - 4"   | 4' - 10" | 4' - 6"  | 4' - 3"  | 4' - 0"  |
|               | 2-2x8  | 8' - 9"                                              | 7' - 7"  | 6' - 9"   | 6' - 2"  | 5' - 9"  | 5' - 4"  | 5' - 0"  |
|               | 2-2x10 | 10' - 4"                                             | 9' - 0"  | 8' - 0"   | 7' - 4"  | 6' - 9"  | 6' - 4"  | 6' - 0"  |
|               | 2-2x12 | 12' - 2"                                             | 10' - 7" | 9' - 5"   | 8' - 7"  | 8' - 0"  | 7' - 6"  | 7' - 0"  |
|               | 3-2x6  | 8' - 2"                                              | 7' - 5"  | 6' - 8"   | 6' - 1"  | 5' - 8"  | 5' - 3"  | 5' - 0"  |
|               | 3-2x8  | 10' - 10"                                            | 9' - 6"  | 8' - 6"   | 7' - 9"  | 7' - 2"  | 6' - 8"  | 6' - 4"  |
|               | 3-2x10 | 13' - 0"                                             | 11' - 3" | 10' - 0"  | 9' - 2"  | 8' - 6"  | 7' - 11" | 7' - 6"  |
|               | 3-2x12 | 15' - 3"                                             | 13' - 3" | 11' - 10" | 10' - 9" | 10' - 0" | 9' - 4"  | 8' - 10" |

<sup>1</sup> Spans are based on 40 PSF live load, 10 PSF dead load, southern pine #2, normal loading duration, wet service conditions and deflections of Δ=ℓ/360 for main span and ℓ/180 for overhang with a 230 pound point load.

JOISTS  
(Sheet 5 of 22)

\*Revise TABLE 1: 'MAXIMUM JOIST SPAN LENGTH' and Footnote 1 to read as follows:

TABLE 1: MAXIMUM JOIST SPAN LENGTH<sup>1</sup>

| Joist Spacing→<br>Joist Size↓ | Joists without Overhangs |           |          | Joists with Overhangs |          |          |
|-------------------------------|--------------------------|-----------|----------|-----------------------|----------|----------|
|                               | 12"                      | 16"       | 24"      | 12"                   | 16"      | 24"      |
| 2x8                           | 13' - 1"                 | 11' - 10" | 9' - 8"  | 2x8                   | 10' - 1" | 9' - 8"  |
| 2x10                          | 16' - 2"                 | 14' - 0"  | 11' - 5" | 2x10                  | 14' - 6" | 11' - 5" |
| 2x12                          | 18' - 0"                 | 16' - 6"  | 13' - 6" | 2x12                  | 18' - 0" | 13' - 6" |

<sup>1</sup> Spans are based on 40 PSF live load, 10 PSF dead load, southern pine #2, normal loading duration, wet service conditions and deflections of Δ=ℓ/360 for main span and ℓ/180 for overhang with a 230 pound point load.

**Note: The implementation of these requirements shall be delayed until January 1, 2016. (Effective January 1, 2015)**

LEDGER BOARD FASTENERS  
(Sheet 11 of 22)

\*Revise FIGURE 20: 'LEDGER BOARD FASTENER SPACING AND CLEARANCES' to read:

FIGURE 20: LEDGER BOARD FASTENER SPACING AND CLEARANCES

<sup>1</sup> Additional interior fasteners are required at chimney or bay window; see FIGURE 21. (Effective January 1, 2015)

FIGURE 22: DIAGONAL BRACING AT BEAM-POST LOCATIONS (all decks)

FIGURE 22: DIAGONAL BRACING AT BEAM-POST LOCATIONS (all decks)

FIGURE 23: DIAGONAL BRACING AT JOISTS-POST LOCATIONS (free-standing decks only)

FIGURE 23: DIAGONAL BRACING AT JOISTS-POST LOCATIONS (free-standing decks only)

FIGURE 24: TYPICAL CONNECTIONS OF DIAGONAL MEMBERS

FIGURE 24: TYPICAL CONNECTIONS OF DIAGONAL MEMBERS

Georgia Amendments- Prescriptive Deck Details

Sheet 13 of 22

FIGURE 27: TYPICAL GUARD DETAIL

FIGURE 27: TYPICAL GUARD DETAIL

FIGURE 28: NOTCHING AT GUARD POSTS

FIGURE 28: NOTCHING AT GUARD POSTS

FIGURE 29: GUARD POST ATTACHMENT DETAIL

FIGURE 29: GUARD POST ATTACHMENT DETAIL

GUARD POST ATTACHMENTS

Guard posts must be attached in accordance with the requirements below.

- Guard posts must be fastened to the framing in order to ensure the entire guard can resist imposed loads.
- Hold-down anchors, as shown in FIGURE 30 and FIGURE 31, shall be used to attach the guard post to the outside joist and rim joist, respectively.
- Hold-down anchors shall have an 1,800 lb. minimum capacity and shall be galvanized per the requirements on Sheet 3.
- Guard posts may be attached to either side of the rim joist or outside joist.

Georgia Amendments- Prescriptive Deck Details

Sheet 15 of 22

FIGURE 36: STAIR GUARD REQUIREMENTS

FIGURE 36: STAIR GUARD REQUIREMENTS

FIGURE 40: STAIR STRINGER FOOTING

FIGURE 40: STAIR STRINGER FOOTING

FIGURE 31: GUARD POST-TO-RIM JOIST DETAIL

FIGURE 31: GUARD POST-TO-RIM JOIST DETAIL

FIGURE 34: STAIR STRINGER ATTACHMENT DETAIL

FIGURE 34: STAIR STRINGER ATTACHMENT DETAIL

FIGURE 12: TYPICAL FOOTING OPTIONS

FIGURE 12: TYPICAL FOOTING OPTIONS

FIGURE 14: ATTACHMENT OF LEDGER BOARD-TO-BAND BOARD

FIGURE 14: ATTACHMENT OF LEDGER BOARD-TO-BAND BOARD

FIGURE 30: GUARD POST-TO-OUTSIDE JOIST DETAIL

FIGURE 30: GUARD POST-TO-OUTSIDE JOIST DETAIL

Typical Deck Details

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Proposed Dogwood Townhomes  
8 Unit Building  
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Hapeville, Georgia

Deck Construction Shall Comply with Georgia State Amendments to the Prescriptive Deck Details  
2012 International Residential Code Revised January 1, 2018 with 2020 Georgia Amendmnts

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