



CIVILITY PLEDGE

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

DESIGN REVIEW COMMITTEE

700 Doug Davis Drive
Hapeville, GA 30354

May 15, 2024 6:00 PM

AGENDA

1. **Call to Order**
2. **Roll Call**

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth

3. **Approval of Minutes**

3.1. Minutes of April 17, 2024

4. **Old Business**

4.I. 3335 Dogwood Drive New Townhome Development

Background: Daniel Kerr on behalf of Dogwood Assemblage LLC has submitted an application seeking approval to construct 58 attached single-family built-to-rent homes to be located on a newly consolidated parcel at 3335 Dogwood Drive (formerly 3309-3345 Dogwood Drive). The townhomes range from 1,399 to 1,664 square feet (3 bedrooms, 3 bathrooms). The property is within the U-V, Urban Village Zoning District and is subject to the Architectural Design Standards.

Documents:

1. Planners Report 3335 Dogwood Drive
2. Application - 3335 Dogwood Drive - Application_Redacted

4.II. 3637 Elm Street Request for Design Exception

Background: Vincent Lucier is requesting a design exception to the previously approved plans for the renovation and second-floor addition to an existing single-family dwelling at 3637 Elm Street. The property is zoned RMU Residential Mixed Use and is subject to the Neighborhood Conservation Area (Subarea B) of the Architectural Design Standards.

Documents:

1. Planners Report 3637 Elm Street
2. 3637 Elm Street - Original Approved Plan 9-20-2023
3. 3637 Elm Street

5. **Next Meeting Date - Thursday, June 20, 2024**

6. **Adjourn**



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

MINUTES

1. Call to Order

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

2. Roll Call

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

3. Approval of Minutes

3.I Minutes of March 20, 2024

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to approve the minutes of March 20, 2024, as submitted. Motion Carried: 4-0

MOTION ITEM: John Stalvey made a motion, Brian Gregory seconded to add 551 Lake Drive to Old Business. Motion Carried: 4-0

4. Old Business

4.I 551 Lake Drive

Design Change

Jake Fikse has requested approval to remove the steps from the side porch of the single-family home located 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: Gregory Morgan made a motion, John Stalvey seconded to approve the removal of the steps from the side porch as indicated on the plans. Motion Carried: 4-0

4.II 546 Oak Drive

Addition

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 deny the application. Motion Carried: 4-0

4.III 3165 Dogwood Drive

Proposed Design Changes

Udi Goldstein is proposing a change to the previous Design Review approval of sloped soffits and window recess for the townhome development at 3165 Dogwood Drive. The property is zoned V, Village and is subject to Subarea C of the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to amend the previous approval to allow sloped soffits only on the end units of all buildings. The Committee denied the request to use flush window trim. Motion Carried: 4-0

5. New Business

5.I 3538 South Fulton Avenue

Solarium

Background:

Timothy Thomas has submitted an application seeking approval to construct a 454-square foot solarium (wood and glass structure) on an existing two-story single-family dwelling at 3538 South Fulton Avenue. The property is zoned U-V, Urban Village and A-D, Arts District Overlay and is subject to the SubArea B Neighborhood Conservation Area of the Architectural Design Standards.

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

- **Resubmit the plans addressing all outstanding items identified in the Planners Report**
- **Revise design to incorporate horizontal header element from the front porch**
- **Add section cut to the windows on the plans**

The Committee also granted the following design exception:

- **Front facade window fenestration percentage exceeding 50%**

Motion Carried: 4-0

5.II 3309-3345 Dogwood Drive

New Townhome Development

Background:

Daniel Kerr on behalf of Dogwood Assemblage LLC has submitted an application seeking approval to construct 58 attached single-family built-to-rent homes to be located on a newly consolidated parcel at 3335 Dogwood Drive (formerly 3309-3345 Dogwood Drive). The townhomes range from 1,399 to 1,664 square feet (3 bedrooms, 3 bathrooms). The property is within the U-V, Urban Village Zoning District and is subject to the Architectural Design Standards.

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to table the application until May 15th or until the applicant can resubmit the plans with the following conditions:

- **Address all outstanding items identified in the Planners Report**
- **Discussion on building height not exceeding 45-ft (zoning requirement). Applicant agrees to define structure heights on plans.**
- **Change bird-box soffits to sloped or Queen Anne style soffits**
- **Note material of any decking on plans**

- Third Row (units 33-38) wrap brick around corners at water table and in entry door recesses on front facade
- Indicate handrails on Third Row units as needed
- Add additional windows on left and right elevations as discussed

The Committee also granted the following design exceptions:

- Leave existing city sidewalks
- Driveway width exceeding 12'
- Roof pitch being less than the requirement

Motion Carried: 4-0

5.III 3558 Elm Street

New Mixed-Use Development

Background:

Derek Hutchison on behalf of Terwilliger Pappas has submitted an application seeking approval for the construction of 310 for-rent multifamily residential units on a 9.10-acre parcel. There are six (6) 3 and 4-story residential buildings, one (1) 4-story multi-use building and 1 garage building. The property is zoned RMU, Residential Mixed Use and is subject to the Commercial/Mixed-Use Area of the Architectural Design Standards.

MOTION ITEM: Gregory Morgan made a motion, Jonathan Love seconded to approve the application as submitted with a design exception for no windows on the garage buildings. The Committee also requested softscape be added along College Street enfronting the buildings. Motion Carried: 4-0

6. Next Meeting Date – Wednesday, May 15, 2024, at 6:00PM

7. Adjourn

MOTION ITEM: John Stalvey made a motion, Brian Gregory seconded to adjourn the meeting at 7:42PM. Motion Carried: 4-0

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman



PLANNING AND ZONING DEPARTMENT
PLANNER'S REPORT

DATE: May 10, 2024
TO: Tonya Hutson
FROM: Lynn M. Patterson
RE: Design Review - 3309-3345 Dogwood Drive

BACKGROUND

The City of Hapeville has received a Design Review Application from Daniel Kerr on behalf of Dogwood Assemblage for the construction of 58 attached single-family built-to-rent homes to be located at a newly consolidated parcel at 3335 Dogwood Drive (formerly 3309-3345 Dogwood Drive). The townhomes range from 1399 SF to 1664 SF (3 bedrooms, 3 bathrooms). The exteriors are a combination of cement siding and brick with asphalt shingles.

The property is within the U-V, Urban Village Zoning District and is subject to the Architectural Design Standards.

The applicant attended the April 17, 2024 meeting during which the Design Review Committee tabled the application and requested the following modifications to the drawings be completed by May 1, 2024. William Norris submitted a revised set of drawings on May 1, 2024. Staff reviewed the revised drawings and to date (May 10, 2024) no other drawings have been provided. Below are bolded items which were discussed at the meeting and given to the application which have NOT been addressed/shown. The applicant also did not provide a summary sheet with the changes. Given the majority of items have not been addressed, the application is NOT recommended for approval. The Design Review Committee may table or deny the application.

a. Address items identified in the Plannner's Report

- Sloped soffits should be shown.
Addressed
- **Mechanical not shown. Must be screened with fence or maintainable landscaping.**
Not addressed
- **All porches/balconies should be painted or stained.**
Not addressed
- **Shingles should have 30 year warranty.**
Not addressed
- **Brick does not continue on far left and far right units first floor (rear buildings).**
See below regarding brick wrap for third row
- **Stoop grade not provided on units not enfronting Dogwood. Design Exception may be required.**
Not addressed. Please provide grades.
- **Building numbers should be provided.**
Not addressed.
- **Window recess detailed should be provided.**
Not addressed.
- **Trim detail should be provided for mullions.**
Not addressed.
- **Façade percentage should be provided.**
Not addressed.
- **Distinct sills should be shown (not wrap around trim)**
Not addressed.
- **Sill height should be provided.**
Not addressed.

- Similar roof line but with some façade variation. Design Exception may be required. Committee offered Design exception
- Roof pitch is 6: 12.
Committee offered Design Exception.
- **Note on plans indicate: ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE. Overhangs may NOT be less than 12"**
- b. **Discussion on building height not exceeding 45-ft (zoning requirement). Applicant agrees to define structure heights on plans.**
Not addressed. The units enfronting Dogwood still exceed 45' (45'10").
- c. Change bird-box soffits to sloped or Queen Anne style soffits.
Addressed
- d. **Note material of any decking on plans**
Not addressed
- e. **Third Row (units 33-38) wrap brick around corners at water table and in entry door recesses on front facade**
Not addressed
- f. **Indicate handrails on Third Row units as needed**
Not addressed
- g. Add additional windows on left and right elevations as discussed
Addressed
- h. Design exception to leave existing city sidewalks
- i. Design exception for the driveway width exceeding 12-ft
- j. Design exception of the roof pitch being less than the requirement

PREVIOUS PLANNER'S REPORT

CODE

Based on goals established in this chapter, the following standards are required in the commercial/mixed-use area identified in section 81-1-3. This includes three subareas: subarea A, subarea B, and subarea C. All of the standards contained in this section shall apply to all private development in subareas A and B. Subarea requirements are found within the applicable subsection. Private development in subarea C shall be governed by section 81-1-7 Neighborhood conservation area. Although commercial and mixed-uses are permitted in this subarea, the Hapeville Main Street Town Center LCI Plan established a desire to preserve a residential character of this subarea, regardless of use. The above notwithstanding, applicants for one-family attached or detached dwellings, two-family dwellings, and multifamily buildings in the commercial/mixed-use area shall elect to comply with the requirements of this section or those of section 81- 1-7. The section elected shall be applied to said structures in its entirety.

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

(a) Site development standards

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

Portions of buildings equal to or less than five feet from a side or rear lot line shall be limited in height to the greater of 16 feet.

Portions of buildings between five and ten feet of a side or rear lot line shall be limited in height to the greater of 25 feet.

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

- ✓ Outside of subareas D and E maximum building heights shall be as established by zoning.
- ✓ All buildings shall provide first-story occupiable space, for the first ten feet of building depth along the enfronting facade.

👉 Sidewalks shall be located along all public and private streets. Sidewalks shall consist of two areas: a landscape area and a clear area.

Developments less than one acre shall provide a minimum one-foot landscape zone and a minimum four-foot clear zone.

👉 Development of one acre or more shall provide a minimum two-foot landscape zone and a minimum five-foot clear zone.

The above notwithstanding, multifamily developments and all developments along Dogwood Drive shall provide a minimum five-foot landscape zone and a minimum six-foot clear zone.

STAFF COMMENT: Heights to top of roof should be provided. Cannot exceed 45' Design exception requested for sidewalks to conform to the existing style the City implemented in the Dogwood Streetscape.

(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: Ensure all street-facing walls are faced with stone, brick or smooth stucco.

(c) Utility Standards

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

STAFF COMMENT: Mechanical not shown. Must be screened.
Interior landscape / pedestrian lighting should be shown.

(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: Driveway widened per Fire Marshal. Exception requested.

(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:
 - Permitted 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: Shingles should have 30 year warranty. Sloped soffits should be shown, not bird box.

(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: All porches/balconies should be painted or stained. Stoop grade not provided. DRC to review hardi v brick on far right and left unit first floor rear unit.

(g) Door and window standards.

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

STAFF COMMENT: Building numbers should be provided. Window recess details should be provided. Building numbers should be provided. Trim detail should be provided for mullions. Façade percentage should be provided. Distinct sills should be shown.

(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.

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

⊙ **Outbuildings.** In conventional development, outbuildings are often designed and located as an afterthought. Yet in traditional towns and cities, outbuildings serve to enrich the quality of design through their placement, design and use. In Hapeville, where outbuildings are provided on many residential lots, their design must be to the same high standards found in the community's neighborhoods.

The following standards shall apply to construction of new outbuildings in residential districts.

- i. On lots with one street frontage, set outbuildings back at least 15 feet behind the front facade of the principal building.
- ii. On corner lots, outbuildings should be setback at least 15 feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.
- iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.
- iv. Outbuildings shall be of compatible material and architectural style to the principal building.
- v. Outbuildings shall have a minimum height of 14 feet and a maximum height of that of the principal building or 25 feet, whichever is less.
- vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.

Multifamily/townhome. In addition to the requirements of subsections a. through f. of this section, the following shall apply to detached one-family attached (townhome) or multifamily buildings.

- ✓ i. Front facades. Individual front facades within 15 feet of the front lot line shall have no more than two corners, excluding bay windows, porches or stoops, subject to transitional height plane requirements.
- ✓ ii. Front setbacks; facades. No more than three adjacent one-family attached dwelling units shall have the same front setback or have identical facades.
- ⊙ iii. Landscape buffers. A continuous off right-of-way landscape buffer with a minimum width of ten feet shall be provided between parking and the adjacent sidewalk. This requirement shall also apply when existing sidewalks not meeting this requirement are repaired.
- iv. Architectural style. Because Hapeville has no historic precedents for townhomes or multifamily buildings the following guidelines shall apply:
 - ⊙ Multifamily buildings with three or less units shall be designed to resemble a one-family detached home.
 - ✓ Primary roof forms shall be flat, pyramidal, side-gabled or shed. Shed roofs shall be concealed with parapets along the street frontage.
 - ✓ No more than three adjacent one-family attached units shall have the same roof form.
 - ✗ The minimum slope for gabled or hipped roof forms shall be 8:12.

STAFF COMMENT: The pitch is 6: 12. Similar roof line but with some façade variation.

FINDINGS

Missing Information or Non Compliance with Standards

Sidewalks will conform to the existing style the City implemented in the Dogwood Streetscape. Design Exception required.

Driveway widened based upon decision from Fire Marshal. Design Exception required.

1. Sloped soffits should be shown.
2. Mechanical not shown. Must be screened with fence or maintainable landscaping.
All porches/balconies should be painted or stained.
3. Shingles should have 30 year warranty. Brick does not continue on far left and far right units first floor (rear buildings).

4. Stoop grade not provided on units not enfronting Dogwood. Design Exception may be required.
5. Building numbers should be provided.
6. Window recess detailed should be provided.
7. Building numbers should be provided.
8. Trim detail should be provided for mullions.
9. Façade percentage should be provided.
10. Distinct sills should be shown (not wrap around trim)
11. Sill height should be provided.
12. Similar roof line but with some façade variation. Design Exception may be required.
13. Roof pitch is 6: 12. Design Exception may be required.

Upon satisfaction of the above criteria and any other deemed appropriate by the Design Review Committee, the proposed project is may be approved for compliance with Architectural Design Standards.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: February 21, 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 Kerr Contact Number: [REDACTED]

Applicants Address: 1200 Peachtree St, 8th Floor, Atlanta, GA 30309

E-Mail Address: [REDACTED] Zoning Classification: UV

Address of Proposed Work: 3309, 3319, 3327, 3335, 3345 Dogwood Dr., Hapeville, GA

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009800160139, 14 009800160121, 14 009800160113, 14 009800160105, 14-009800160295

Property Owner: Dogwood Assemblage LLC Contact Number: [REDACTED]

Project Description (including occupancy type): _____

The proposed project at 3335 Dogwood Drive will include 58 townhome units across seven buildings. The site plan places two buildings along Dogwood Dr. to create a streetscape that is keeping with the UV Zoning designation. Exterior facades will feature masonry for the first floors and cementitious siding for the second and third floors. The proposed design is traditional in nature and will comply with the fenestration requirements as laid out in the City of Hapeville code.

Contractors Name: _____ Contact Number: _____

Contact Person: _____ Contact Number: _____

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

[Signature]
Applicants Signature

2/21/2024
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: 92,430 conditioned SF / 111,912 total SF (including garages)

Total Square Footage of existing building: ~13,000 sf

Estimated Cost of Construction: \$12,750,000

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

Existing buildings are combination of masonry and siding. All existing structure to be demolished.

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

Fiber cement siding, brick, asphalt shingles (architectural)

Will any trees be removed to accommodate the project? _____

Yes, see included tree replacement and protection plans.

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 KERR DK swear or affirm that before receipt of an application, I have received this notice and I read and write the English language or I have had someone read and explain this document to me.



imagine
Hapeville
georgia

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

WN 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

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

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

WN 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.

WN 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.

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

WN 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.

William Norris

2/21/2024

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.

Existing Dogwood Site Color Photos



Photo 1: From Southeast corner of site on Dogwood Dr.



Photo 2: From Northeast corner of site on Dogwood Dr.

Existing Dogwood Site Color Photos



Photo 3: From Middle of site on Dogwood Dr.

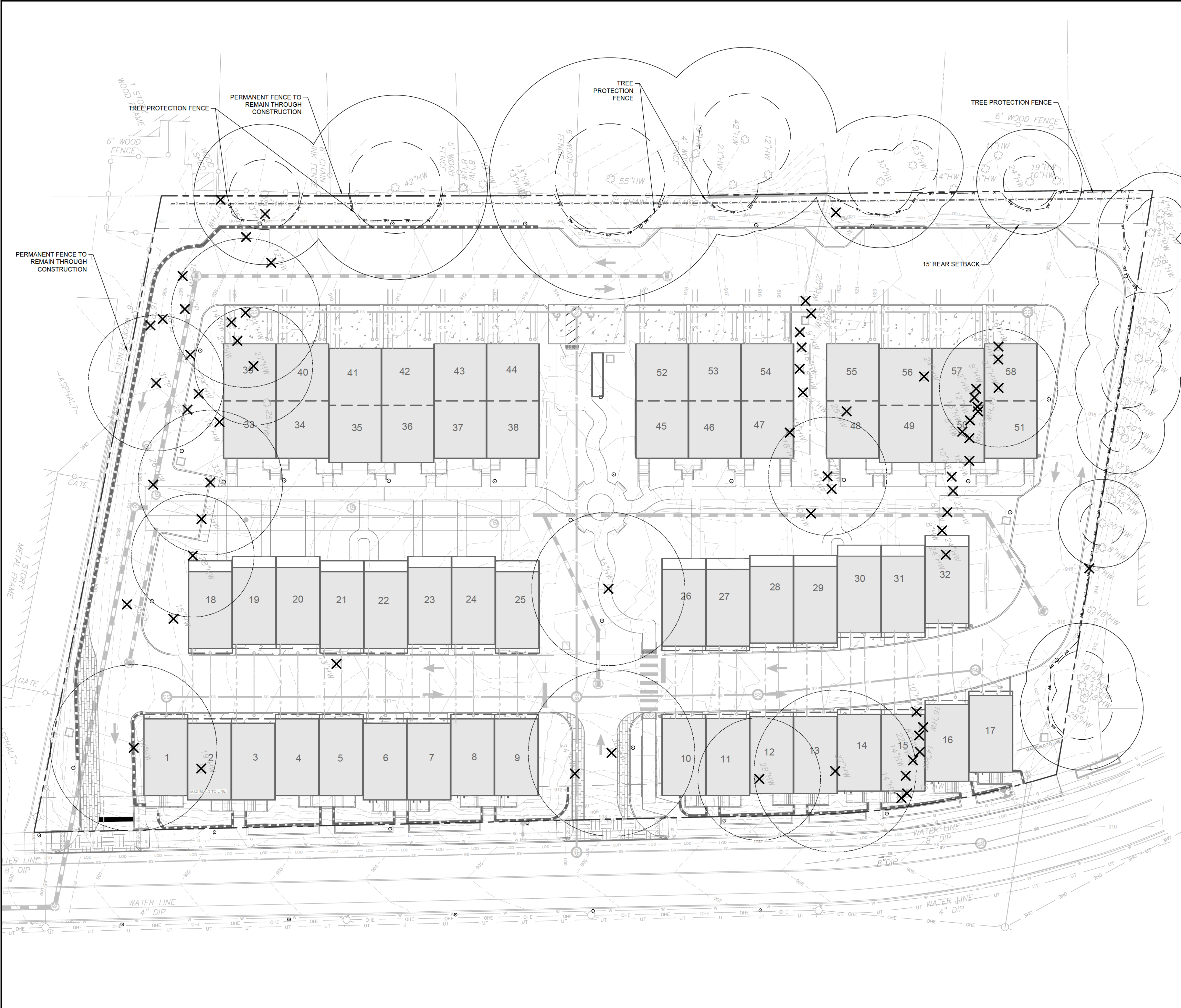
Interior Site Photos



Existing Dogwood Site Color Photos



Drawing name: K:\ALP_LAP\019955008_Dogwood Hapeville\CAD\Plansheets\L1-00 - LANDSCAPE PLAN.dwg L1.00 TREE SAVE PLAN Jan 31, 2024 9:44am by: catherine henderson



TREE PROTECTION LEGEND

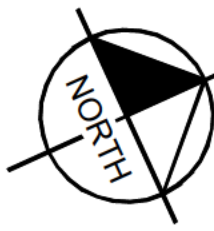
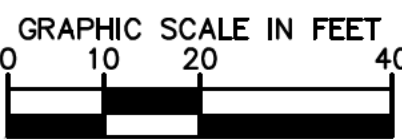
- X TREE TO BE REMOVED
- X SPECIMEN TREE TO BE REMOVED
- o BOUNDARY TREE
- o STRUCTURAL ROOT PLATE OF BOUNDARY TREE

NOTE:

ALL BRUSH AND DEBRIS TO BE CLEARED FROM THE 15' REAR SETBACK. EXISTING TREES TO REMAIN MUST BE RESTORED TO A CLEAN AND HEALTHY CONDITION.

TREE CONSERVATION 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

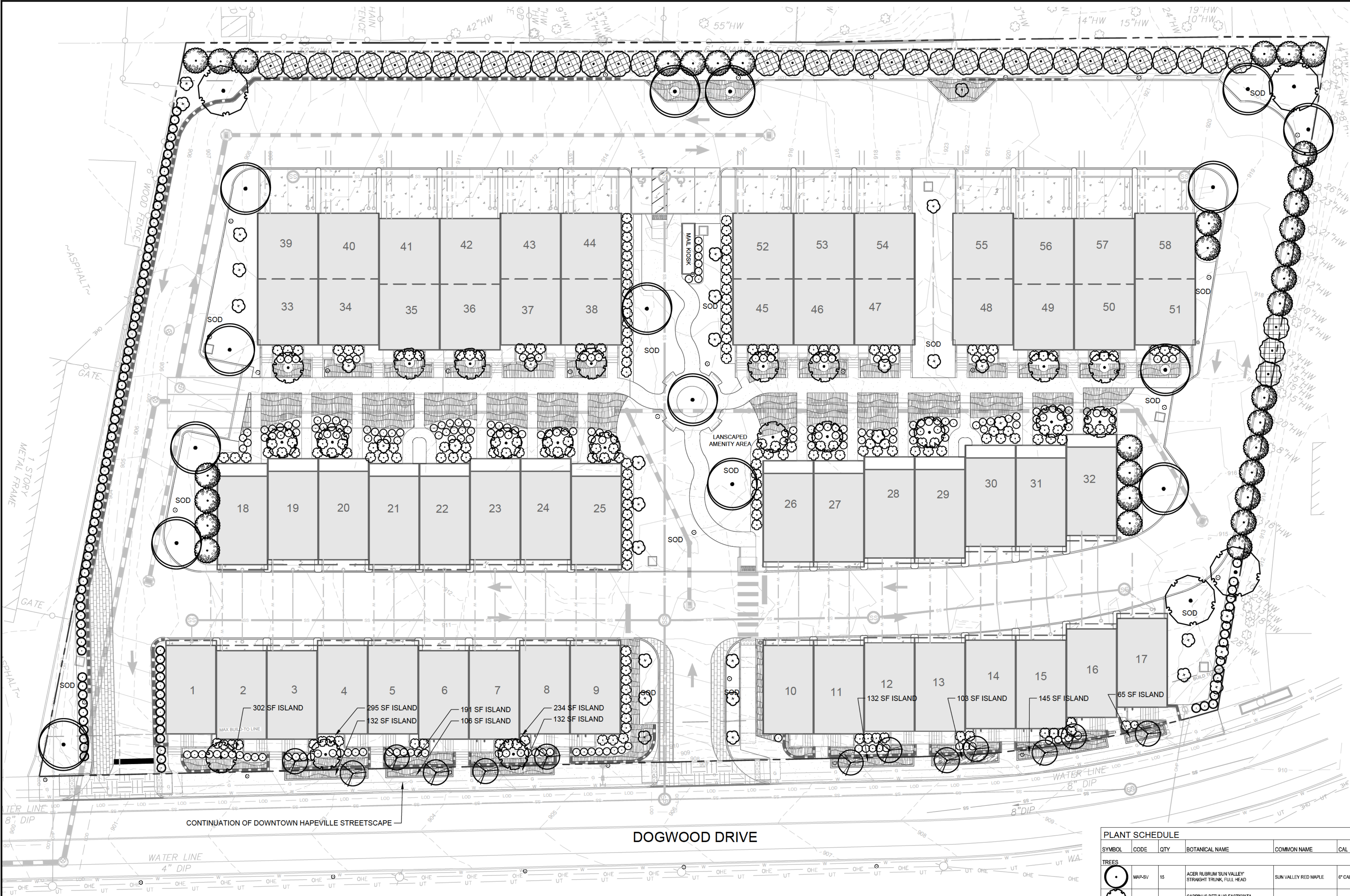


NO.	DATE	BY	DESCRIPTION
8	02/01/2024	TGB	SITE PLAN RESUBMITTAL
			ISSUANCE AND REVISION DESCRIPTIONS



GSWCC NO. (LEVEL II) 0000077807
DRAWN BY CLH
DESIGNED BY CLH/EHS
REVIEWED BY EHS
DATE 10/21/2022
PROJECT NO. 019955008

Drawing name: K:\ALP_LAP\019955008_Dogwood Hapeville\CAD\Plansheets\L1-00 - LANDSCAPE PLAN.dwg L1-01 TREE REPLACEMENT PLAN Jan 31, 2024 9:44am by: catharine henderson



DENSITY REQUIREMENTS:

TOTAL SITE: 2.98 ACRES
100' x ACRE REQUIRED
100' x 2.98 = 298' REQUIRED ON SITE

13 x 4" CAL. TREES PROVIDED = 52"
98 x 5" CAL. TREES PROVIDED = 490"
48 x 6" CAL. TREES PROVIDED = 288"

TOTAL INCHES PROVIDED = 830"

REQUIREMENT SATISFIED

LANDMARK TREE REQUIREMENTS:

1:1 REPLACEMENT REQUIRED
TOTAL LANDMARK INCHES TO BE REMOVED = 532"

REPLACEMENT INCHES PROVIDED = 830"
DENSITY INCHES REQUIRED = 298"

830" - 298" = 532" REMAINING FOR LANDMARK TREE REPLACEMENT
532" - 532" = 0"

REQUIREMENT SATISFIED

IRRIGATION:

THE SITE LANDSCAPE WILL BE IRRIGATED BY
AN AUTOMATIC IRRIGATION SYSTEM

PLANT SCHEDULE										
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL	HEIGHT	SPRD	CONT	REMARKS	%
TREES										
	MAP-SV	15	ACER RUBRUM 'SUN VALLEY' STRAIGHT TRUNK, FULL HEAD	SUN VALLEY RED MAPLE	6" CAL	—	—	B&B	STRAIGHT TRUNK, FULL HEAD	9%
	HRN-CL	21	CARPINUS BETULUS FASTIGIATA STRAIGHT TRUNK, FULL HEAD	COLUMNAR HORNBEAM	5" CAL	—	—	B&B	STRAIGHT TRUNK, FULL HEAD	13%
	QAK-WO	4	QUERCUS PHELLOS STRAIGHT TRUNK, FULL HEAD	WILLOW OAK	5" CAL	—	—	B&B	STRAIGHT TRUNK, FULL HEAD	3%
	QAK-SGA	33	QUERCUS ROBUR X ALBA 'SHOWBOXX'™ STRAIGHT TRUNK, FULL HEAD	SKINNY GENES OAK	6" CAL	—	—	B&B	STRAIGHT TRUNK, FULL HEAD	21%
EVERGREEN TREES										
	JUN-BRC	39	JUNIPERUS VIRGINIANA 'BROOK' FULL TO GROUND, FULL SHAPE, SYMMETRICAL, UPRIGHT	BROOK EASTERN RED CEDAR	5" CAL	12-15' HT	—	B&B	FULL TO GROUND, FULL SHAPE, SYMMETRICAL, UPRIGHT	25%
	ARB-GQ	34	THUJA OCCIDENTALIS 'GREEN GIANT' FULL TO GROUND, FULL SHAPE, SYMMETRICAL, UPRIGHT	GREEN GIANT ARBORVITAE	5" CAL	12-15' HT	2-3' SPRD	B&B	FULL TO GROUND, FULL SHAPE, SYMMETRICAL, UPRIGHT	21%
FLOWERING TREES										
	RD-EA	13	CERCIS CANADENSIS SINGLE TRUNK, STRAIGHT TRUNK, FULL HEAD	EASTERN REDBUD	4" CAL	10-12' HT	—	B&B	SINGLE TRUNK, STRAIGHT TRUNK, FULL HEAD	8%
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPRD		REMARKS	TOTAL = 100%
SHRUBS										
	SHR-B1	199	***** DENSE FOLIAGE	SHRUBS FOUNDATION	3 GAL	24" x 36" HT	18" x 24"		DENSE FOLIAGE	
	SHR-B2	215	***** DENSE FOLIAGE	SHRUBS ACCENT	3 GAL	24" x 36" HT	18" x 24"		DENSE FOLIAGE	
	SHR-B3	103	***** DENSE FOLIAGE	SHRUBS HEDGE	3 GAL	24" x 36" HT	18" x 24"		DENSE FOLIAGE	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE				SPACING	REMARKS
GROUND COVERS										
	GRND-1	2,737	***** DENSE FOLIAGE	GROUND COVER	1 GAL				16" x 16"	DENSE FOLIAGE
SOD/SEED										
	SOD-BER	11,421 SF	CYNODON DACTYLON 415 HYBRID TIGHT JOINTS, ROLL, ALL SOD SMOOTH	BERMUDA GRASS	SOD					TIGHT JOINTS, ROLL, ALL SOD SMOOTH

* ALL DECIDUOUS TREES (DOES NOT INCLUDE MULTI TRUNK TREES) TO HAVE STRAIGHT, SINGLE LEADER, HEALTHY, GOOD FORM
* ALL DECIDUOUS TREES (MULTI TRUNK) TO HAVE A MINIMUM OF 3 EQUAL SIZE TRUNKS, HEALTHY, GOOD FORM
* ALL EVERGREEN TREES TO BE FULL TO GROUND, HEALTHY, GOOD FORM

PREPARED BY

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
817 W. PEACHTREE STREET, NW
ATLANTA, GEORGIA 30308
WWW.KIMLEY-HORN.COM

PREPARED FOR

MILLER LOWRY

2864 PEACHTREE ROAD NW SUITE 540
ATLANTA, GA 30305

PROJECT

3335 DOGWOOD

3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LAND LOT 98, 14TH DISTRICT
PARCEL ID: 14 009800160139

REGISTERED

LANDSCAPE ARCHITECT

ERIC HARMON SHAW

GSWCC NO (LEVEL II)

0000077807

DRAWN BY

CLH

DESIGNED BY

CLH/EHS

REVIEWED BY

EHS

DATE

10/21/2022

PROJECT NO.

019955008

TITLE

CONCEPT LANDSCAPE PLAN

SHEET NUMBER

L1-01

3201 Clay Road | Austell, GA 30106 | 770.823.5374 | christie@speakingfortrees.com

Tree Assessment for 3309 – 3345 Dogwood Drive, Hapeville

May 8, 2023

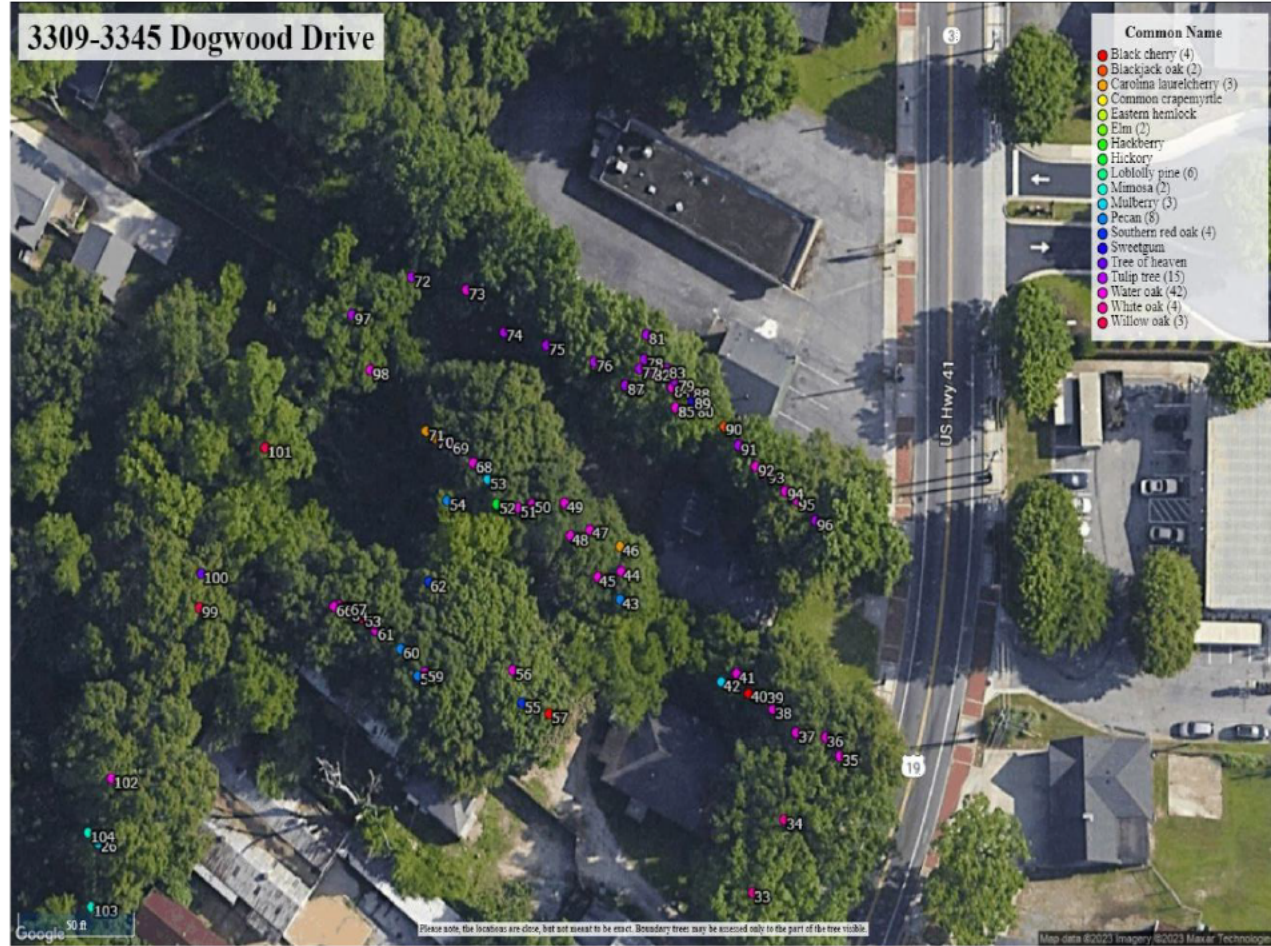
Eric Shade
Kimley-Horn
1200 Peachtree Street, NE
Suite 800
Atlanta, GA 30309

Dear Eric:

Based on the site map below, I completed a Level 2 tree assessment, and the condition of each tree is shown on the spreadsheet.



Eric Shade – Kimley-Horn
3309 – 3345 Dogwood Drive, Hapeville
Page 2

[illegible]

Eric Shade – Kimley-Horn
3309 – 3345 Dogwood Drive, Hapeville
Page 3

[illegible]

Locations are close, but not meant to be exact. Boundary trees may be assessed only to the part of the tree visible.



Eric Shade – Kimley-Horn
3309 – 3345 Dogwood Drive, Hapeville
Page 4

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
817 W. PEACHTREE STREET, NW
THE BILTMORE, SUITE 601
ATLANTA, GEORGIA 30308
PHONE (404) 419-8700
WWW.KIMLEY-HORN.COM

MILLER LOWRY
2964 PEACHTREE ROAD NW SUITE 540

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	TGB BY
8	SITE PLAN RESUBMITTAL	02/01/2024	

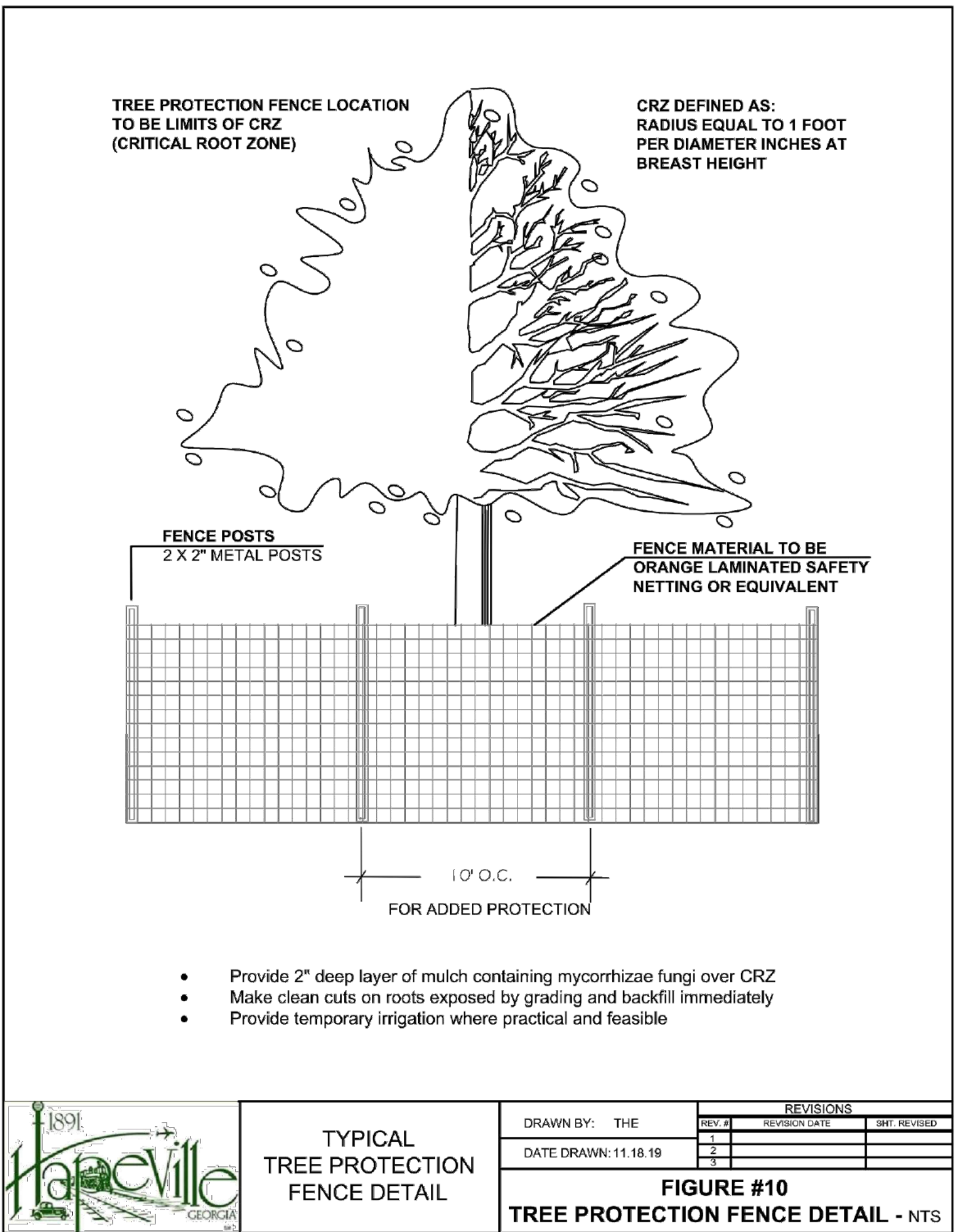
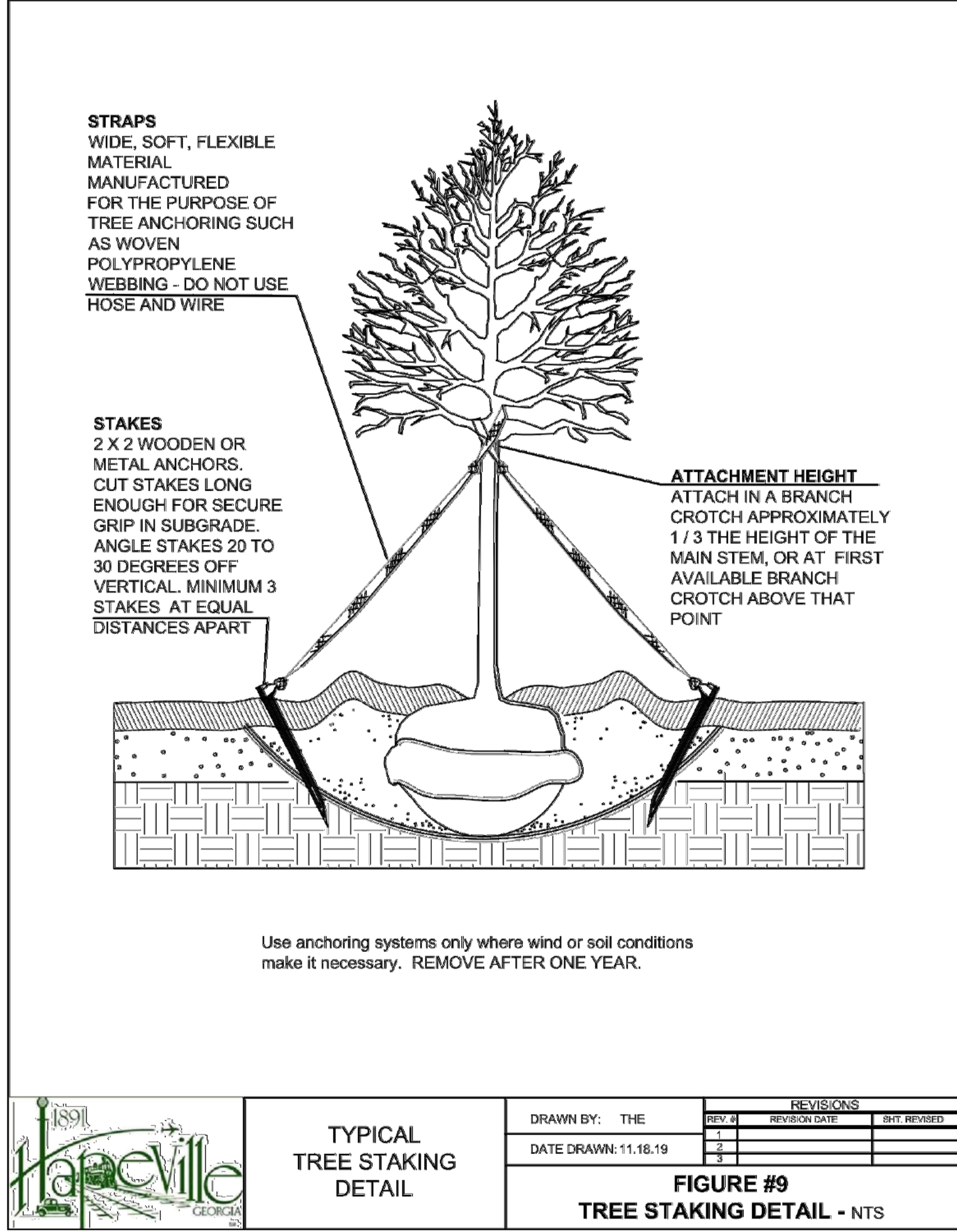
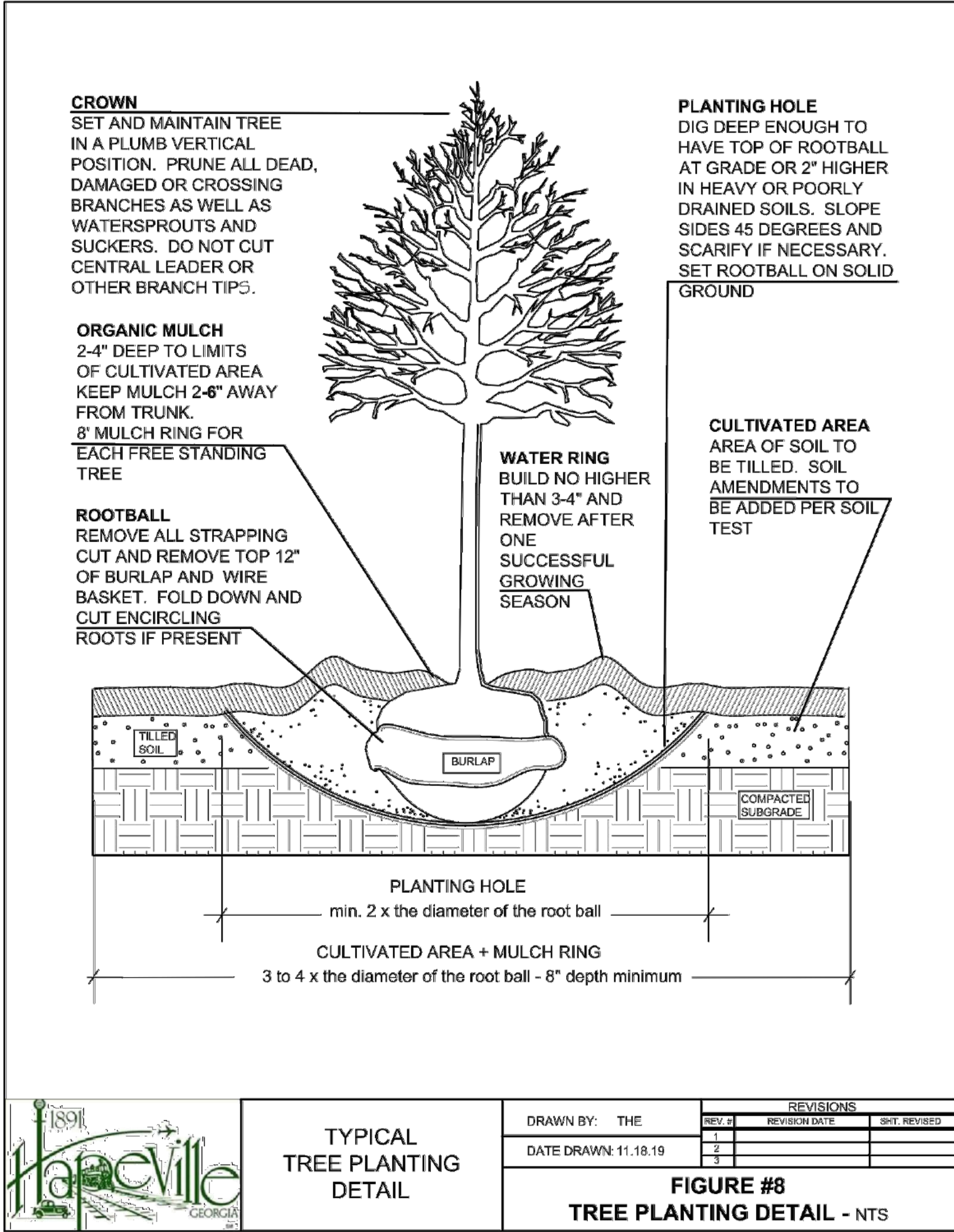
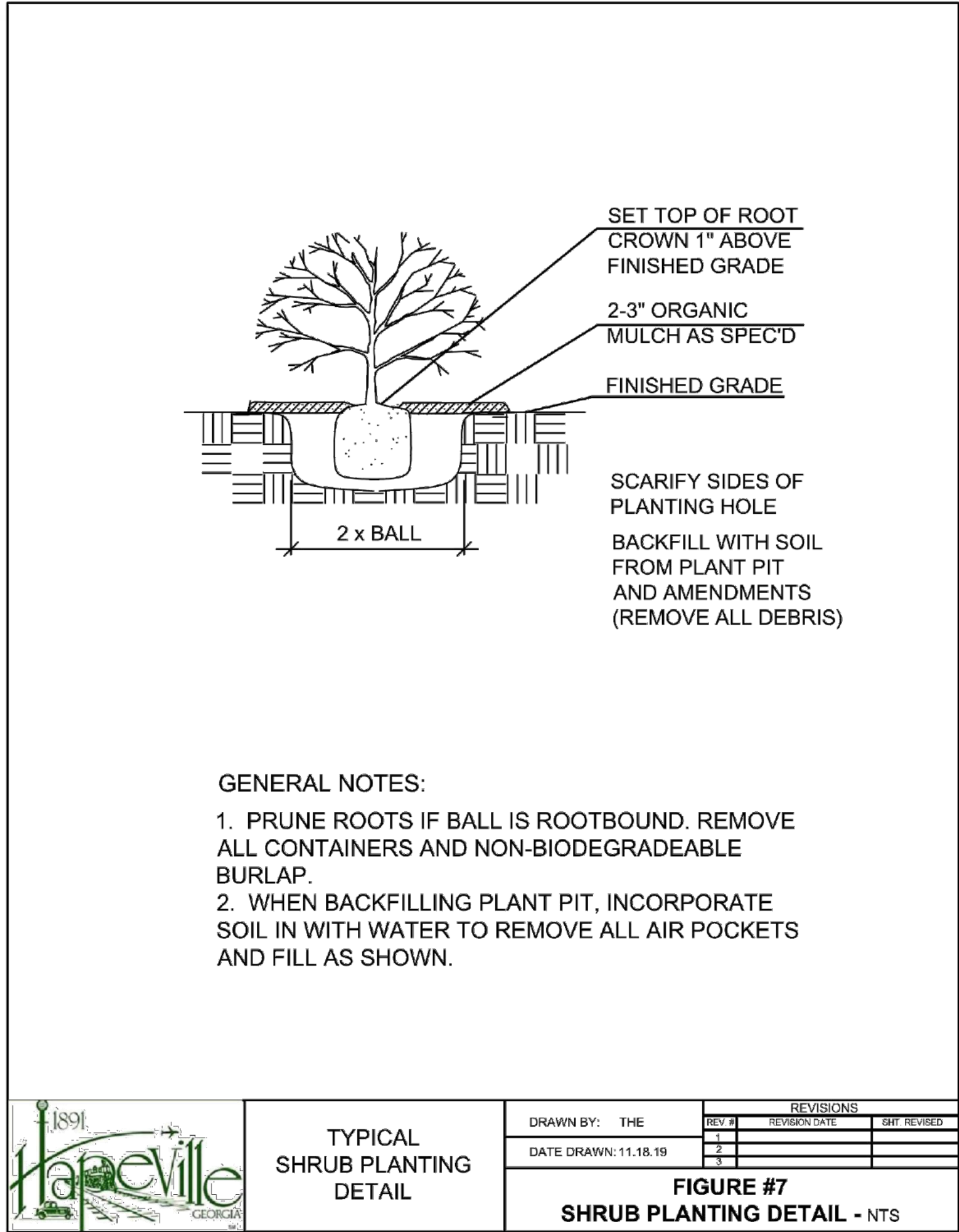
3335 DOGWOOD
3335 DOGWOOD DRIVE, HAPEVILLE, GA 30354
LAND LOT 98, 14TH DISTRICT
PARCEL ID: 14 009800160139



GSWCC NO. (LEVEL II)	0000077807
DRAWN BY	TGB
DESIGNED BY	TGB
REVIEWED BY	IDK
DATE	10/21/2022
PROJECT NO.	019955008

TITLE	ARBORIST REPORT
SHEET NUMBER	L1-02

Drawing name: K:\ALP_LAP\019955008_Dogwood Hapeville\CAD\Plansheets\L1-00 - LANDSCAPE PLAN.dwg L1.03 PLANTING NOTES & DETAILS Jan 31, 2024 9:44am by: catherine henderson



NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8	SITE PLAN RESUBMITTAL	02/01/2024	TGB

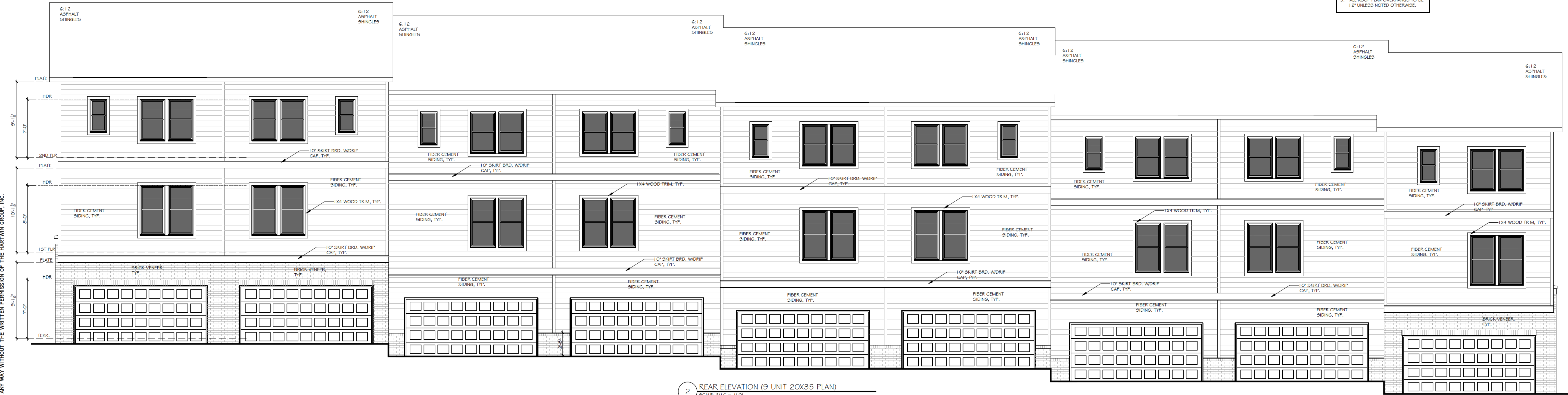


GSWCC NO. (LEVEL II)	0000077807
DRAWN BY	CLH
DESIGNED BY	CLH/EHS
REVIEWED BY	EHS
DATE	10/21/2022
PROJECT NO.	019955008



1 FRONT ELEVATION (9 UNIT 20X35 PLAN)
SCALE: 3/16" = 1'-0"

- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES.
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQ.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL.
 5. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.



2 REAR ELEVATION (9 UNIT 20X35 PLAN)
SCALE: 3/16" = 1'-0"



252 BLACK BIRCH PASS. LILBURN, GA 30047
PHONE: (770) 231-2344 FAX: (888) 415-2782

REVISION CHANGES:	
REV. NO.	REV. DATE

DISCLAIMER:
THIS COPYRIGHTED DESIGN IS THE SOLE PROPERTY OF THE HARTWIN GROUP, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE HARTWIN GROUP, INC.
CAUTION: ONLY A QUALIFIED DESIGNER, ARCHITECT, CONTRACTOR OR STRUCTURAL ENGINEER SHOULD ATTEMPT TO MODIFY THIS PLAN.

3355 DOGWOOD - BLDG. 1000

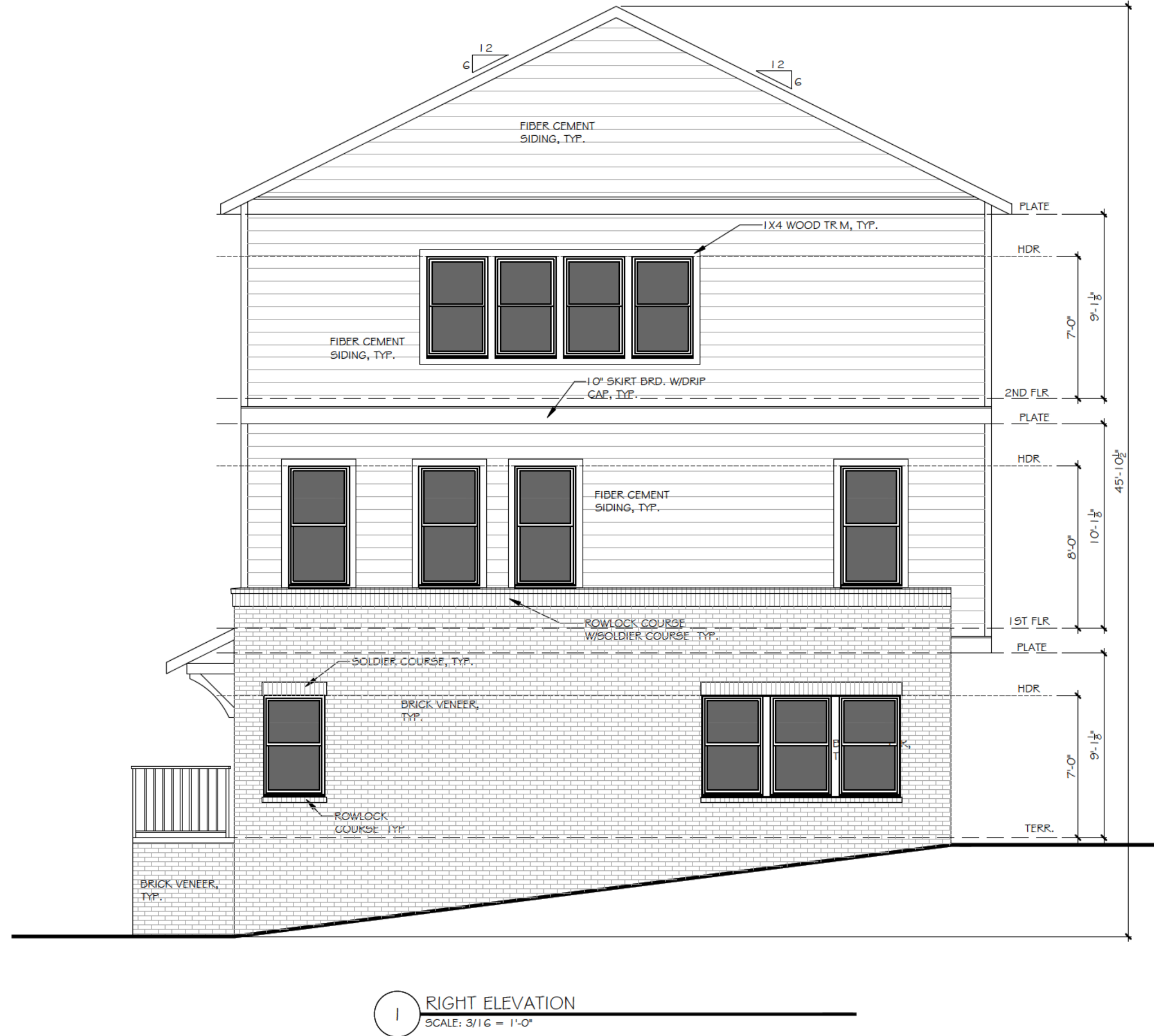
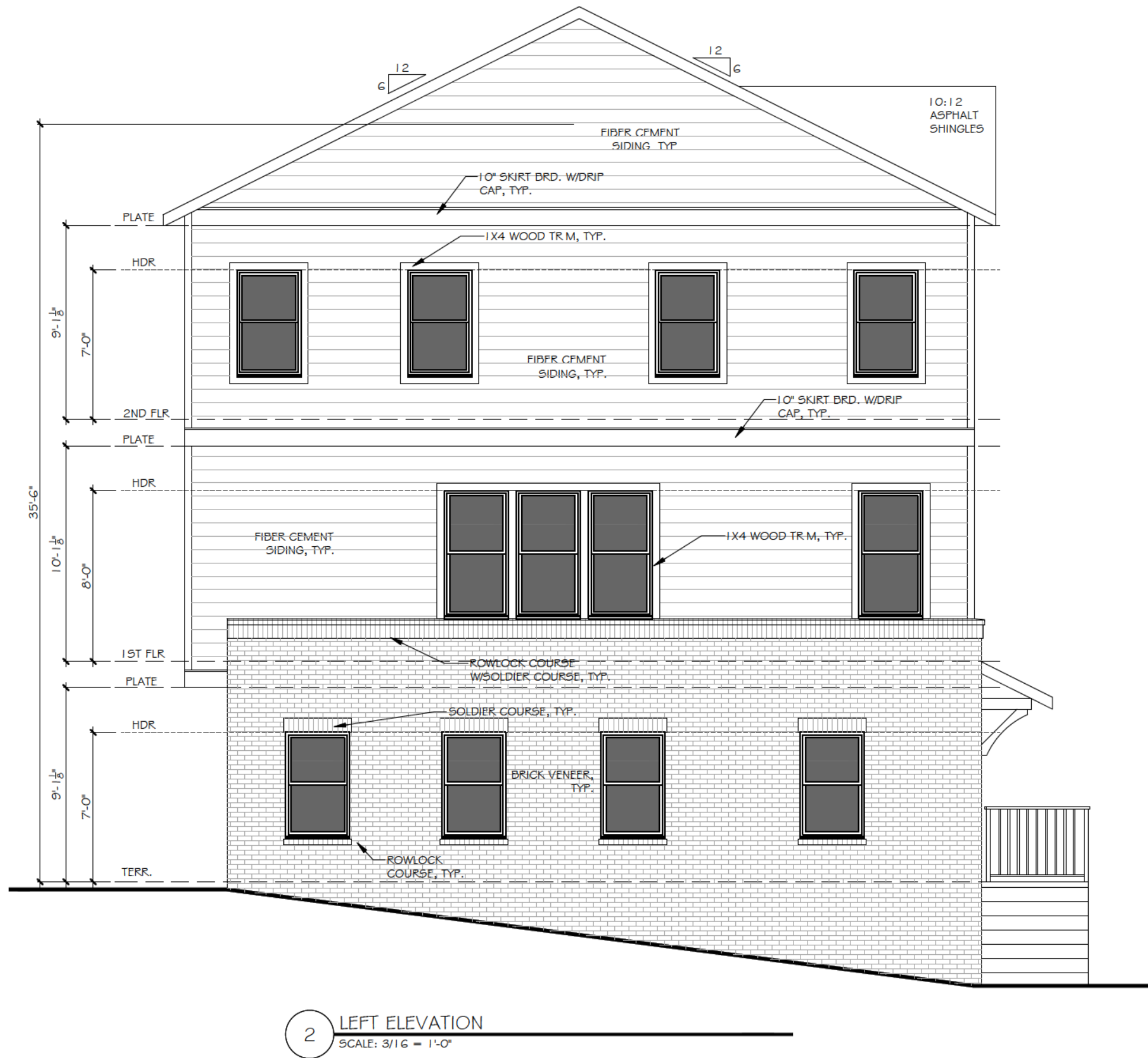
ELEVATIONS FOR 20x35 PRODUCT

SUBDIVISION COLLECTION:
START DATE: 05/01/2024
DRAWN BY: MHART
SCALE:

SHEET NO.

A.1.0

- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQ.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL
 5. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.



The Hartwin Group

252 BLACK BIRCH PASS. LILBURN, GA 30047
PHONE: (770) 231-2344 FAX: (888) 415-2782

REVISION CHANGES:	
REV. NO.	REV. DATE

DISCLAIMER:

THIS COPYRIGHTED DESIGN IS THE SOLE PROPERTY OF THE HARTWIN GROUP, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE HARTWIN GROUP, INC.

CAUTION: ONLY A QUALIFIED DESIGNER, ARCHITECT, CONTRACTOR OR STRUCTURAL ENGINEER SHOULD ATTEMPT TO MODIFY THIS PLAN.

3355 DOGWOOD- BLDG. 1000

ELEVATIONS FOR 20x35 PRODUCT

SUBDIVISION COLLECTION:

START DATE: 05/01/2024

DRAWN BY: MHART

SCALE:

SHEET NO.

A.1.1



1 FRONT ELEVATION (8 UNIT 20X35 PLAN)
SCALE: 3/16" = 1'-0"

- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES.
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQ.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL.
 5. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.



2 REAR ELEVATION (8 UNIT 20X35 PLAN)
SCALE: 3/16" = 1'-0"

The
Hartwin
Group

252 BLACK BIRCH PASS, LILBURN, GA 30047
PHONE: (770) 231-2344 FAX: (888) 415-2782

REVISION CHANGES:

REV. NO.	REV. DATE

DISCLAIMER:

THIS COPYRIGHTED DESIGN IS THE SOLE PROPERTY OF THE HARTWIN GROUP, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE HARTWIN GROUP, INC.

CAUTION: ONLY A QUALIFIED DESIGNER, ARCHITECT, CONTRACTOR OR STRUCTURAL ENGINEER SHOULD ATTEMPT TO MODIFY THIS PLAN.

3355 DOGWOOD - BLDG. 2000

ELEVATIONS FOR 20x35 PRODUCT

SUBDIVISION COLLECTION:

START DATE:

05/01/2024

DRAWN BY:

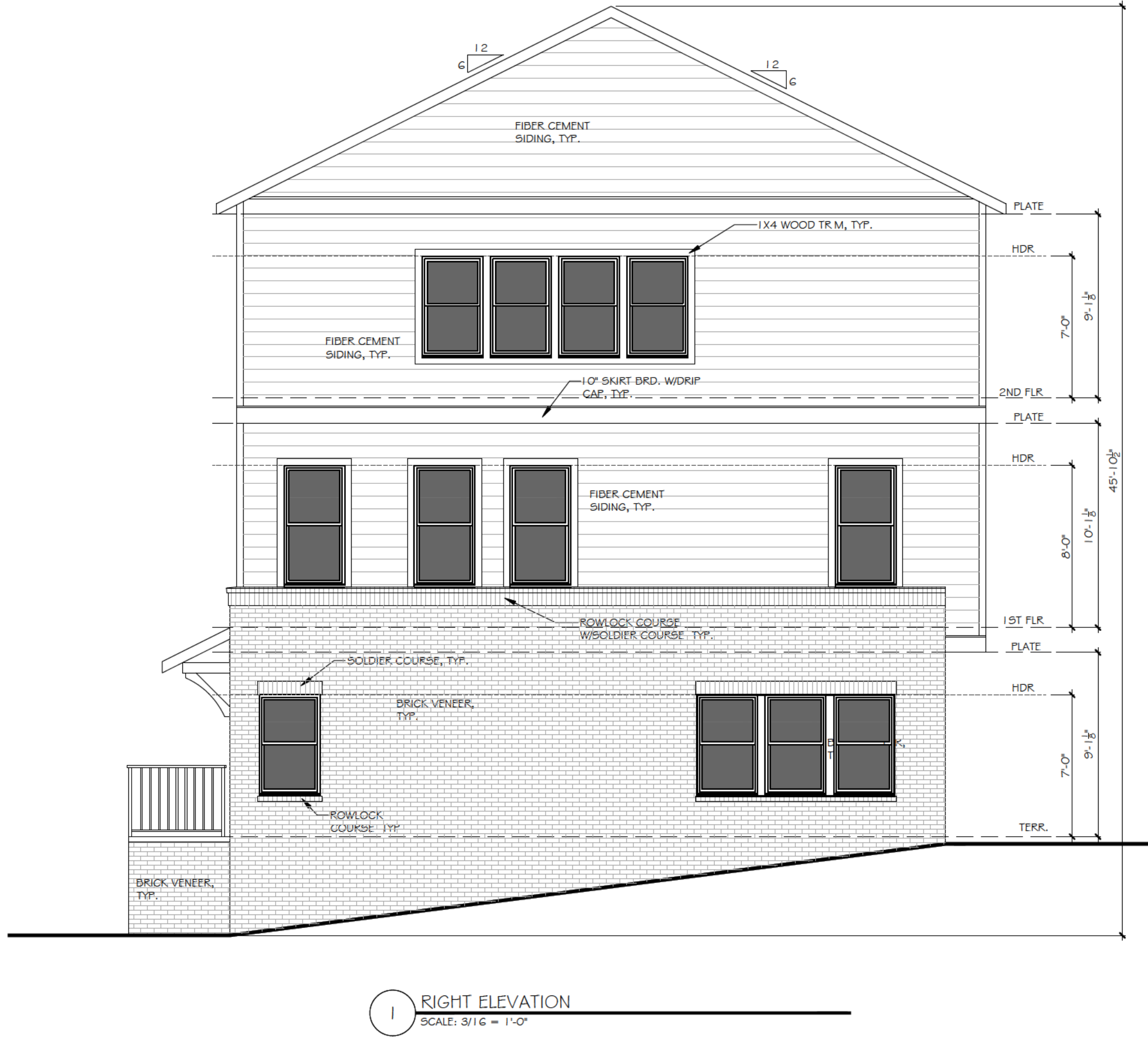
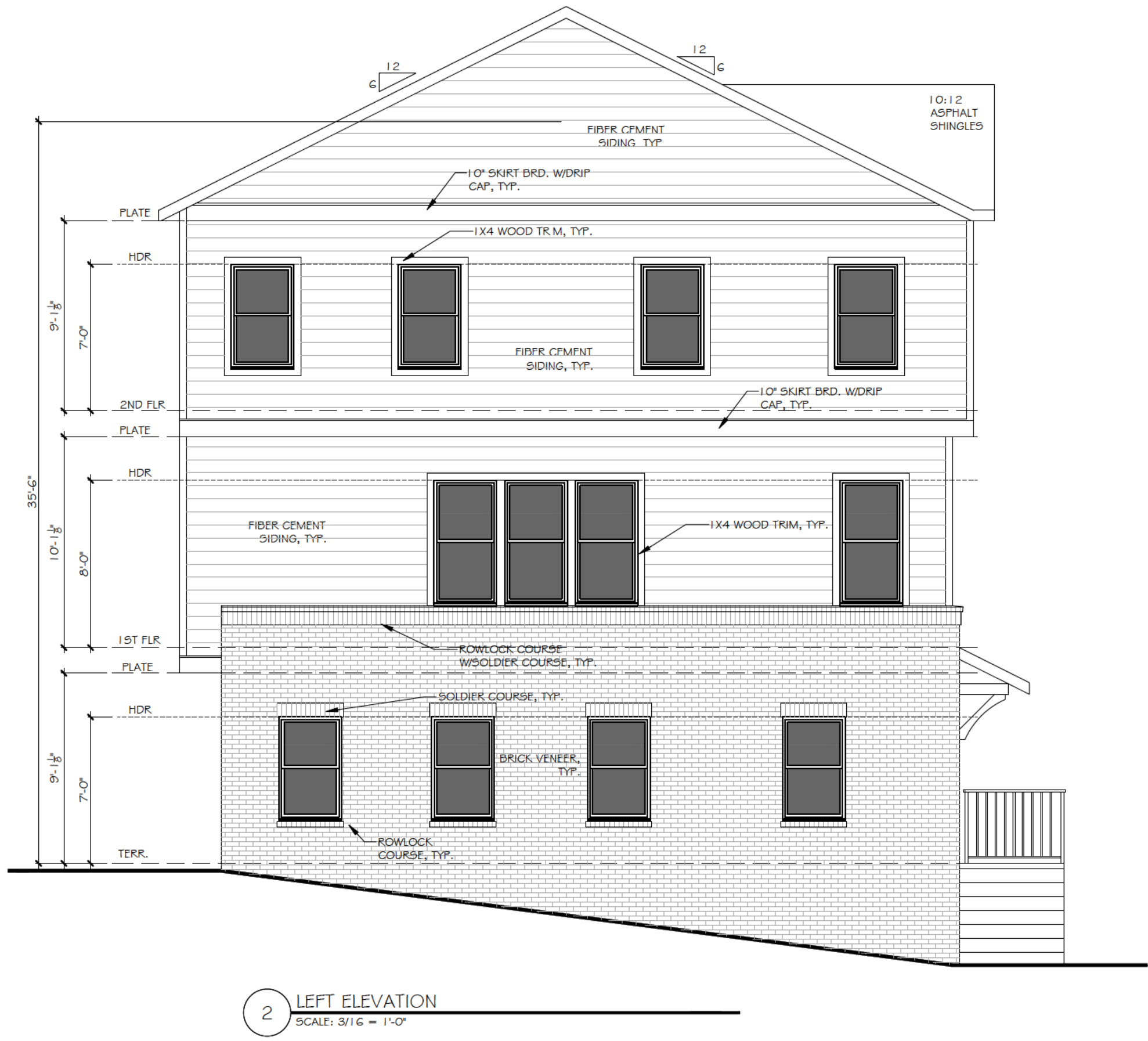
MHART

SCALE:

SHEET NO.

A.2.0

- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQ.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL
 5. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.



REVISION CHANGES:	
REV. NO.	REV. DATE

DISCLAIMER:
THIS COPYRIGHTED DESIGN IS THE SOLE PROPERTY OF THE HARTWIN GROUP, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE HARTWIN GROUP, INC.
CAUTION: ONLY A QUALIFIED DESIGNER, ARCHITECT, CONTRACTOR OR STRUCTURAL ENGINEER SHOULD ATTEMPT TO MODIFY THIS PLAN.

3355 DOGWOOD- BLDG. 2000

ELEVATIONS FOR 20x35 PRODUCT

SUBDIVISION COLLECTION:
START DATE: 05/01/2024
DRAWN BY: MHART
SCALE:

SHEET NO.

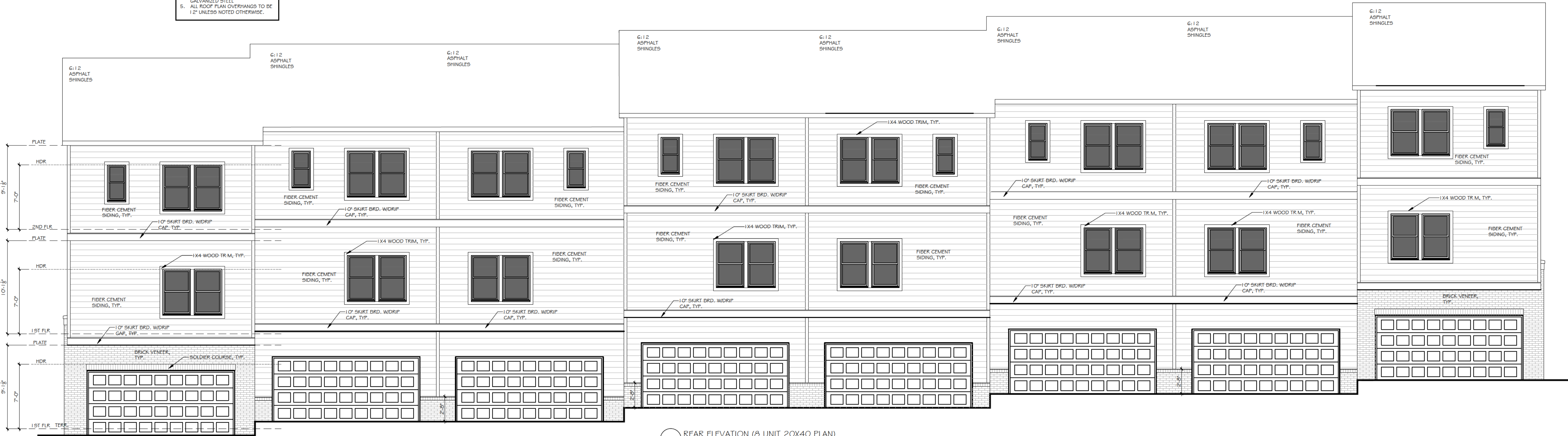
A.2.1

© COPYRIGHT 2008 THE HARTWIN GROUP, INC. --- THESE DRAWINGS AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE HARTWIN GROUP, INC. AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE HARTWIN GROUP, INC.



- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES.
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRES REQ.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL.
 5. ALL ROOF PLAN OVERHANGS TO BE 12\"/>

1 FRONT ELEVATION (8 UNIT 20X40 PLAN)
SCALE: 3/16" = 1'-0"



2 REAR ELEVATION (8 UNIT 20X40 PLAN)
SCALE: 3/16" = 1'-0"



252 BLACK BIRCH PASS. LILBURN, GA 30047
PHONE: (770) 231-2344 FAX: (888) 415-2782

REVISION CHANGES:

REV. NO.	REV. DATE

DISCLAIMER:

THIS COPYRIGHTED DESIGN IS THE SOLE PROPERTY OF THE HARTWIN GROUP, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE HARTWIN GROUP, INC.

CAUTION: ONLY A QUALIFIED DESIGNER, ARCHITECT, CONTRACTOR OR STRUCTURAL ENGINEER SHOULD ATTEMPT TO MODIFY THIS PLAN.

3355 DOGWOOD - BLDG. 3000

ELEVATIONS FOR 20x35 PRODUCT

SUBDIVISION COLLECTION:

START DATE:

05/01/2024

DRAWN BY:

MHART

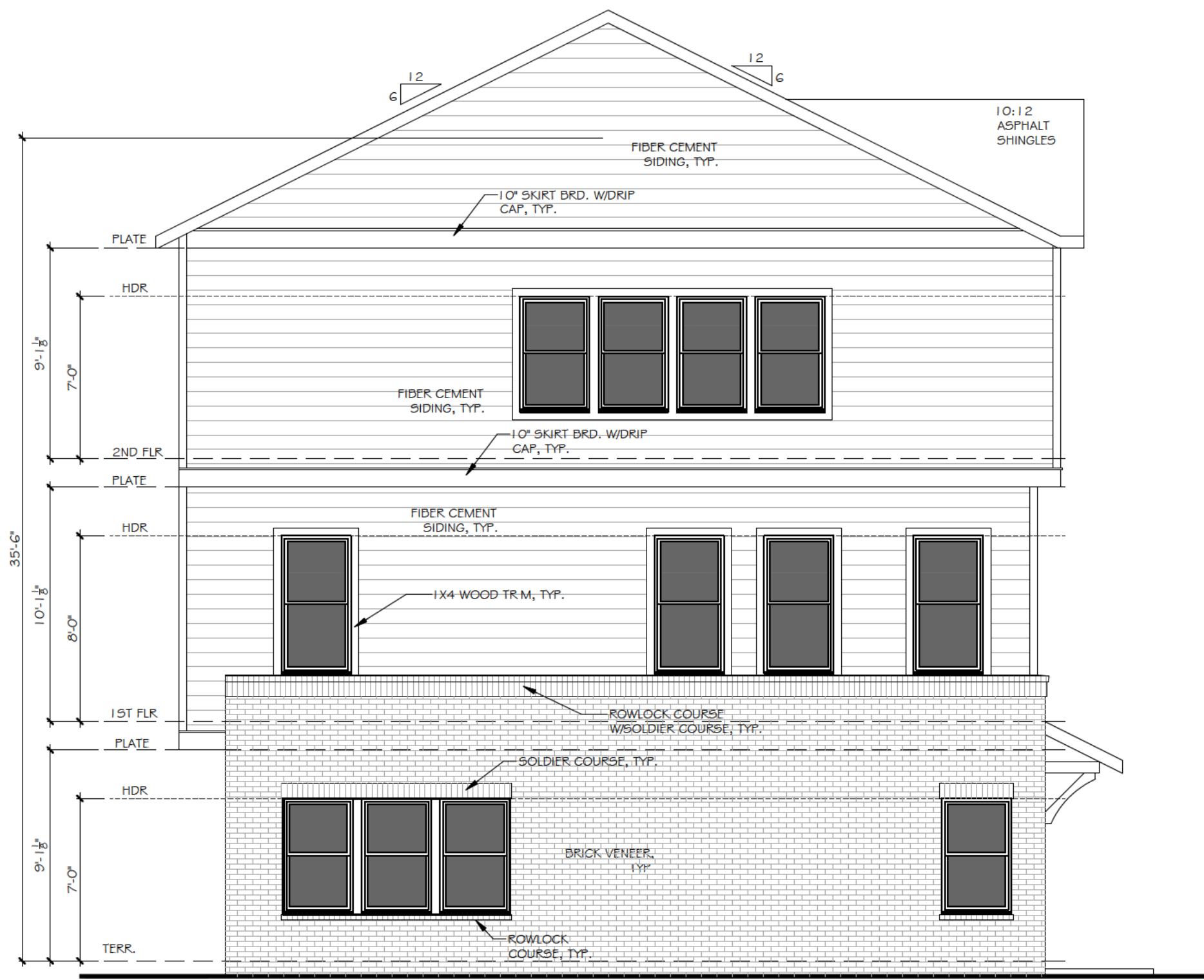
SCALE:

SHEET NO.

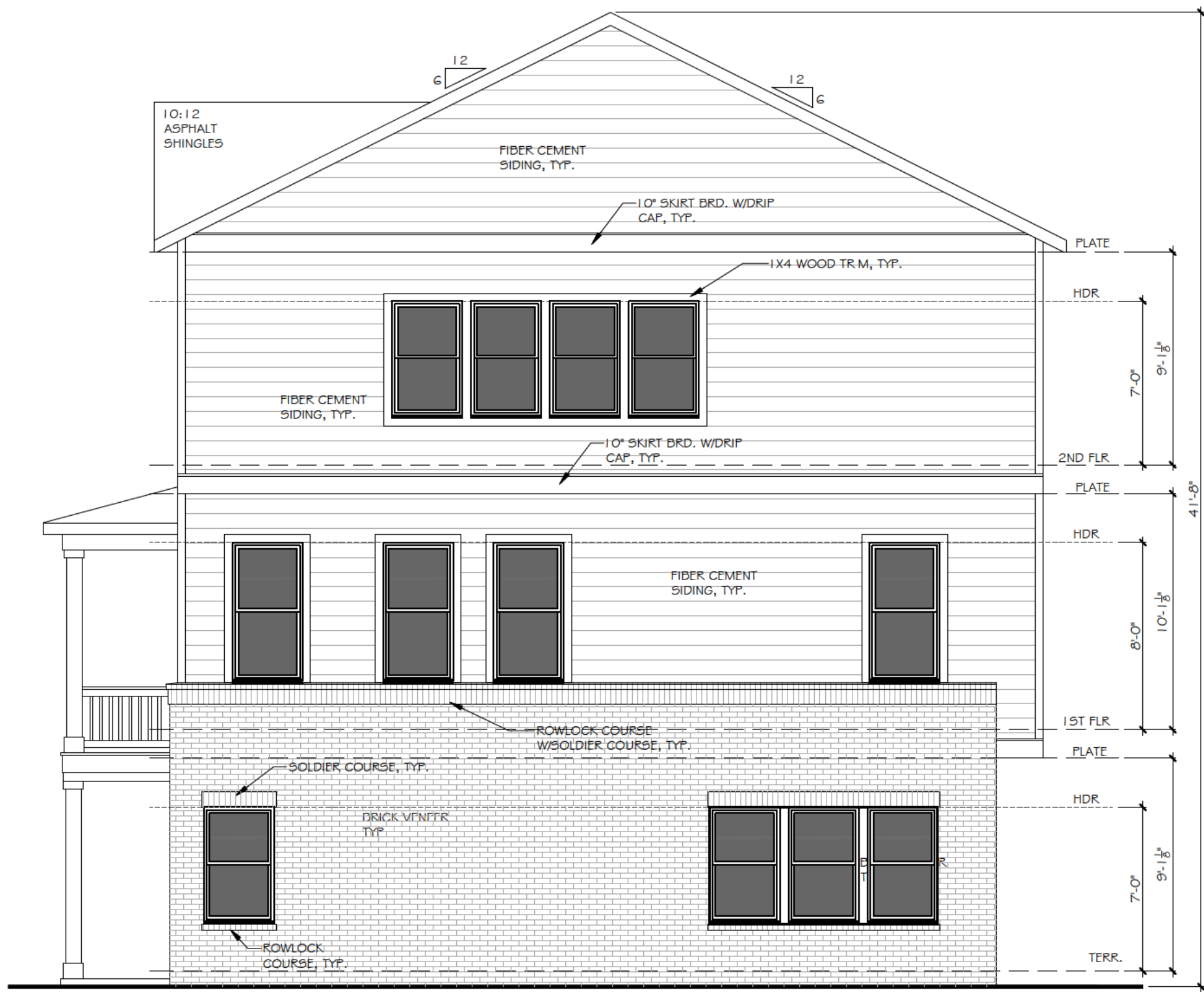
A.3.0

OF

- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQ.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL
 5. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.



2 LEFT ELEVATION
SCALE: 3/16" = 1'-0"



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

The
Hartwin
Group

252 BLACK BIRCH PASS. LILBURN, GA 30047
PHONE: (770) 231-2344 FAX: (888) 415-2782

REVISION CHANGES:

REV. NO.	REV. DATE

DISCLAIMER:

THIS COPYRIGHTED DESIGN IS THE SOLE PROPERTY OF THE HARTWIN GROUP, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE HARTWIN GROUP, INC.

CAUTION: ONLY A QUALIFIED DESIGNER, ARCHITECT, CONTRACTOR OR STRUCTURAL ENGINEER SHOULD ATTEMPT TO MODIFY THIS PLAN.

3355 DOGWOOD- BLDG. 3000

ELEVATIONS FOR 20x35 PRODUCT

SUBDIVISION COLLECTION:

START DATE:

05/01/2024

DRAWN BY:

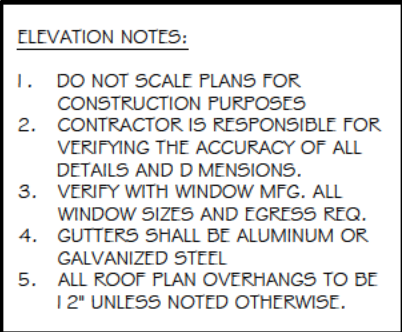
MHART

SCALE:

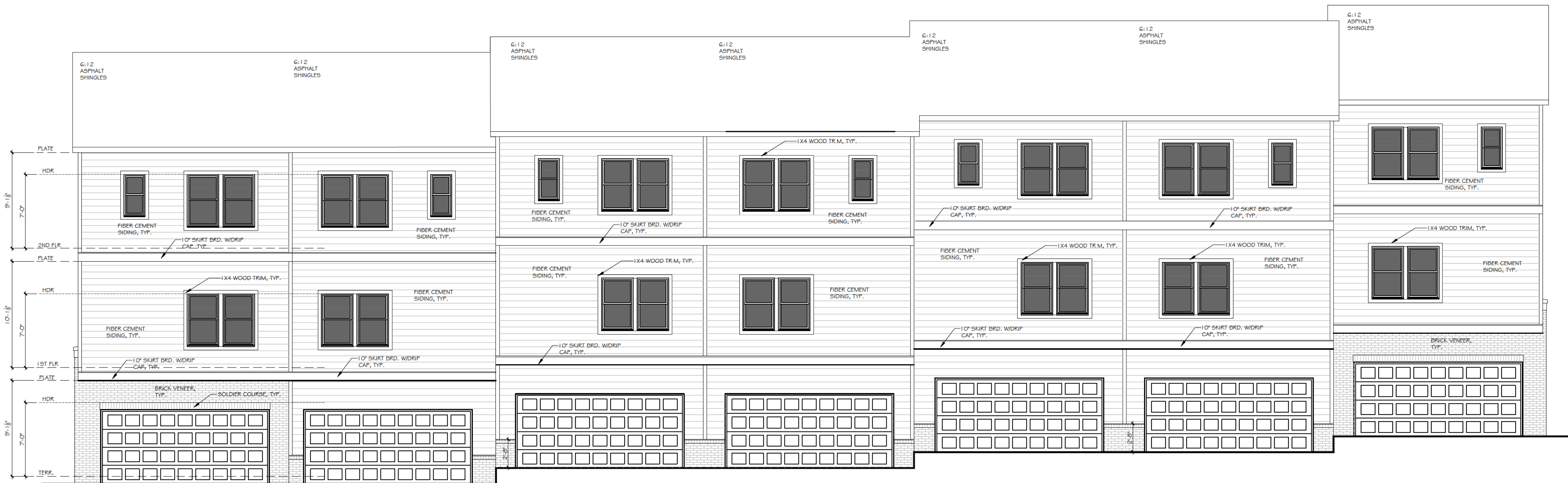
SHEET NO.

A.3.1

OF



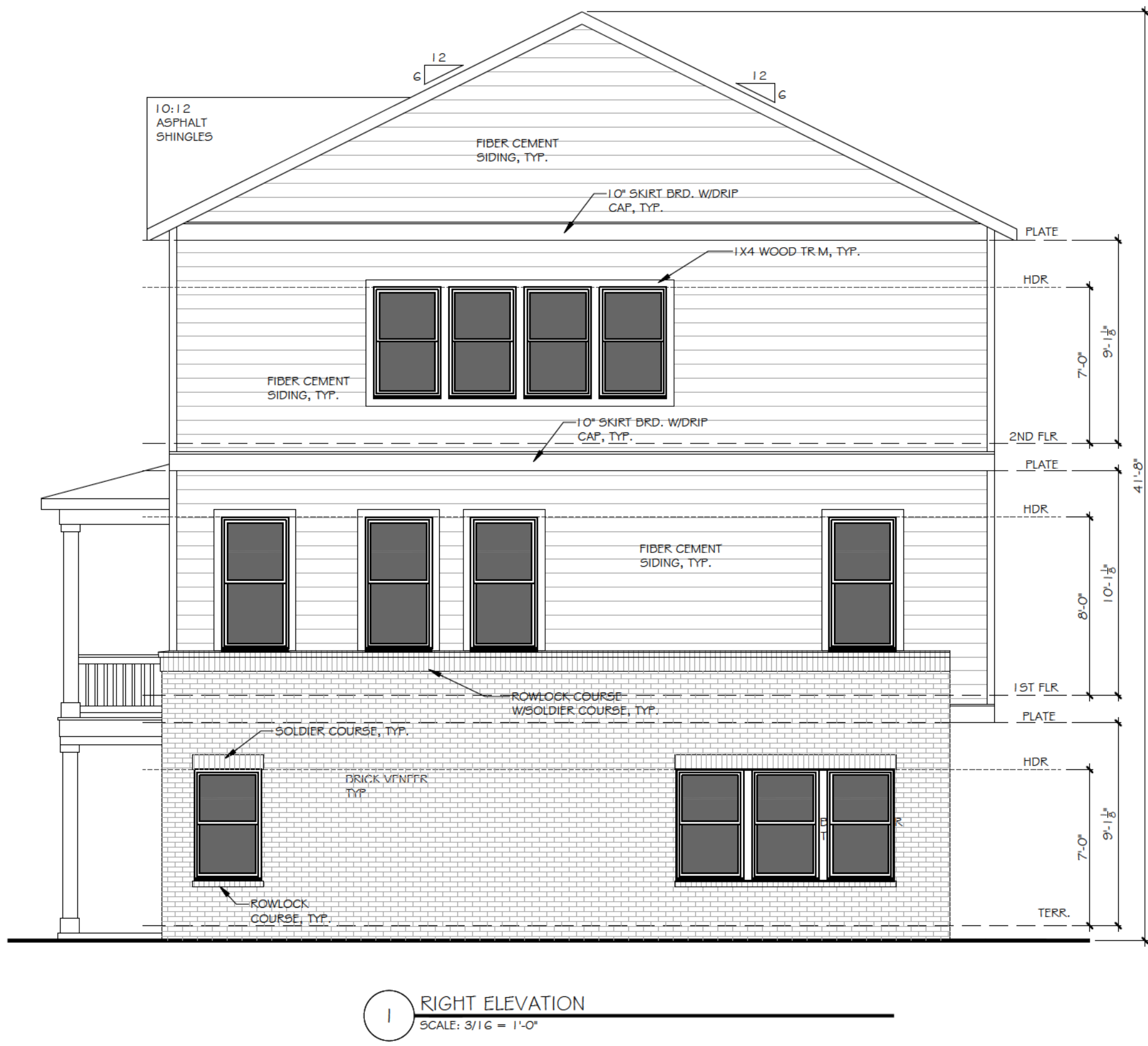
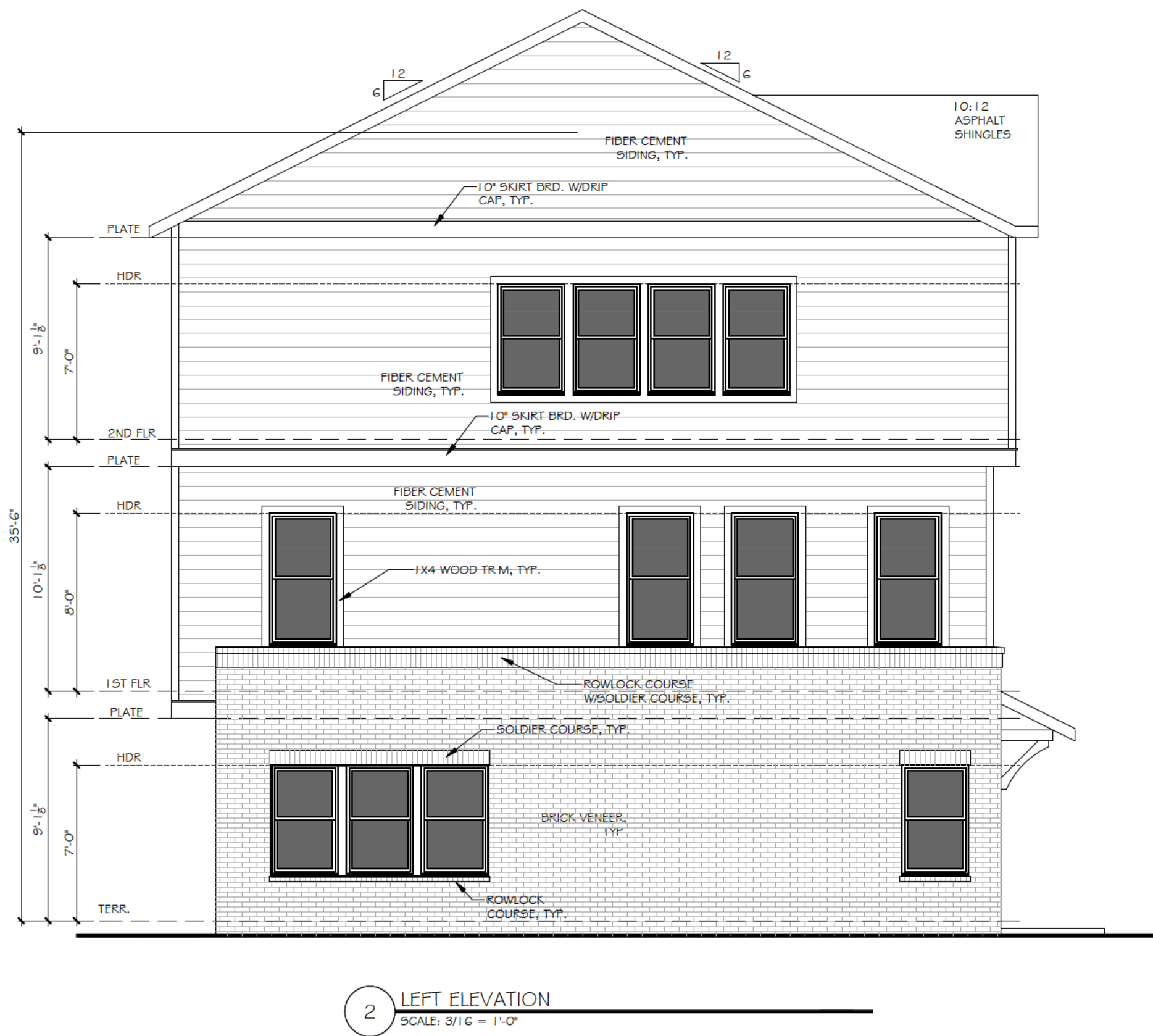
2 REAR ELEVATION (7 UNIT 20X40 PLAN)
SCALE: 3/16" = 1'-0"



2 REAR ELEVATION (7 UNIT 20X40 PLAN)
SCALE: 3/16" = 1'-0"

© COPYRIGHT 2008 THE HARTWIN GROUP, INC. --- THESE DRAWINGS AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE HARTWIN GROUP, INC. AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE HARTWIN GROUP, INC.

- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQ.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL
 5. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.



The
Hartwin
Group

252 BLACK BIRCH PASS. LILBURN, GA 30047
PHONE: (770) 231-2344 FAX: (888) 415-2782

REVISION CHANGES:

REV. NO.	REV. DATE

DISCLAIMER:

THIS COPYRIGHTED DESIGN IS THE SOLE PROPERTY OF THE HARTWIN GROUP, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE HARTWIN GROUP, INC.

CAUTION: ONLY A QUALIFIED DESIGNER, ARCHITECT, CONTRACTOR OR STRUCTURAL ENGINEER SHOULD ATTEMPT TO MODIFY THIS PLAN.

3355 DOGWOOD- BLDG. 4000

ELEVATIONS FOR 20x35 PRODUCT

SUBDIVISION COLLECTION:

START DATE:

05/01/2024

DRAWN BY:

MHART

SCALE:

SHEET NO.

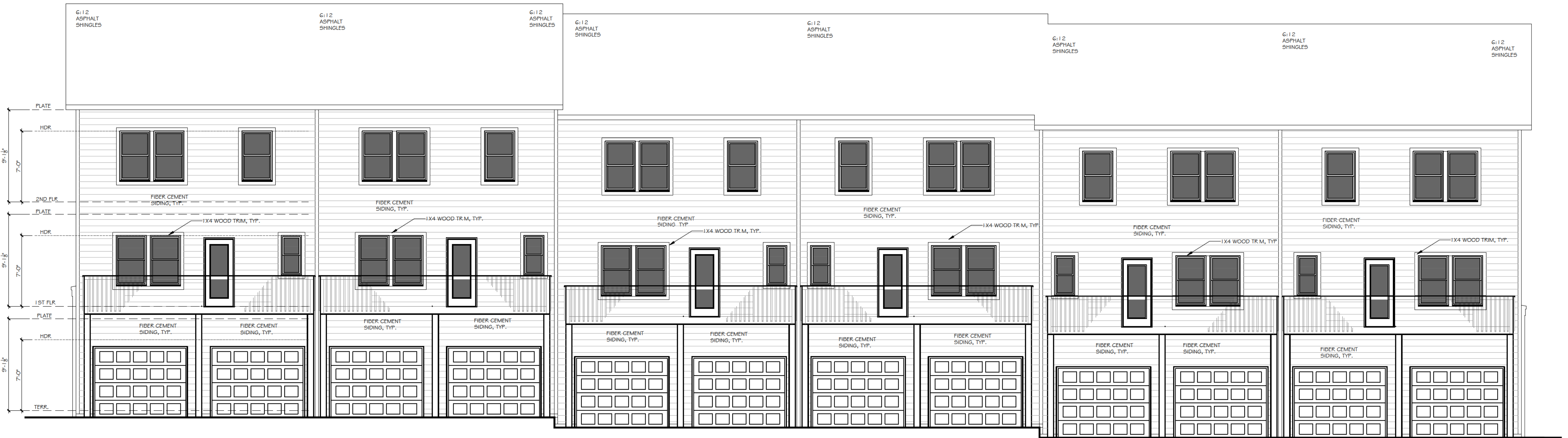
A.4.1

OF



1 FRONT ELEVATION (12 UNIT 24X52 PLAN)
SCALE: 3/16" = 1'-0"

- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES.
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQ.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL.
 5. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.



2 REAR ELEVATION (12 UNIT 24X52 PLAN)
SCALE: 3/16" = 1'-0"

The
Hartwin
Group

252 BLACK BIRCH PASS. LILBURN, GA 30047
PHONE: (770) 231-2344 FAX: (888) 415-2782

REVISION CHANGES:	
REV. NO.	REV. DATE

DISCLAIMER:

THIS COPYRIGHTED DESIGN IS THE SOLE PROPERTY OF THE HARTWIN GROUP, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE HARTWIN GROUP, INC.

CAUTION: ONLY A QUALIFIED DESIGNER, ARCHITECT, CONTRACTOR OR STRUCTURAL ENGINEER SHOULD ATTEMPT TO MODIFY THIS PLAN.

3355 DOGWOOD - BLDG. 5000

ELEVATIONS FOR 20x35 PRODUCT

SUBDIVISION COLLECTION:

START DATE: 05/01/2024

DRAWN BY: MHART

SCALE:

SHEET NO.

A.5.0

OF

- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES.
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQ.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL.
 5. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.



2 LEFT ELEVATION
SCALE: 3/16" = 1'-0"



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



252 BLACK BIRCH PASS. LILBURN, GA 30047
PHONE: (770) 231-2344 FAX: (888) 415-2782

REVISION CHANGES:

REV. NO.	REV. DATE

DISCLAIMER:

THIS COPYRIGHTED DESIGN IS THE SOLE PROPERTY OF THE HARTWIN GROUP, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE HARTWIN GROUP, INC.

CAUTION: ONLY A QUALIFIED DESIGNER, ARCHITECT, CONTRACTOR OR STRUCTURAL ENGINEER SHOULD ATTEMPT TO MODIFY THIS PLAN.

3355 DOGWOOD- BLDG. 5000

ELEVATIONS FOR 20x35 PRODUCT

SUBDIVISION COLLECTION:

START DATE:

05/01/2024

DRAWN BY:
MHART

SCALE:

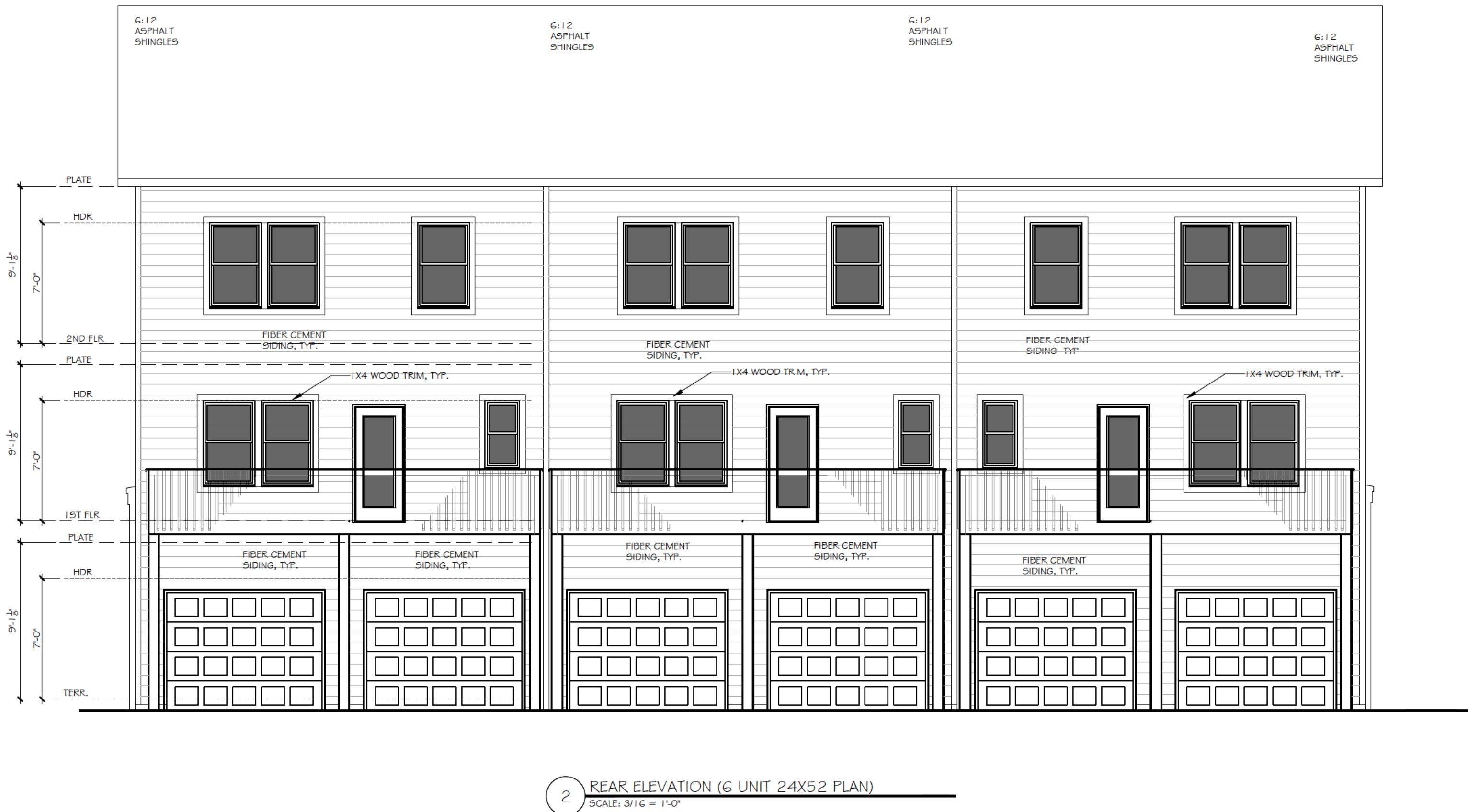
SHEET NO.

A.5.1

OF



- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES.
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQ.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL.
 5. ALL ROOF PLAN OVERHANGS TO BE 12\"/>



The
Hartwin
Group

252 BLACK BIRCH PASS. LILBURN, GA 30047
PHONE: (770) 231-2344 FAX: (888) 415-2782

REVISION CHANGES:

REV. NO.	REV. DATE

DISCLAIMER:

THIS COPYRIGHTED DESIGN IS THE SOLE PROPERTY OF THE HARTWIN GROUP, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE HARTWIN GROUP, INC.

CAUTION: ONLY A QUALIFIED DESIGNER, ARCHITECT, CONTRACTOR OR STRUCTURAL ENGINEER SHOULD ATTEMPT TO MODIFY THIS PLAN.

3355 DOGWOOD - BLDG. 6000

ELEVATIONS FOR 20x35 PRODUCT

SUBDIVISION COLLECTION:

START DATE:

05/01/2024

DRAWN BY:

MHART

SCALE:

SHEET NO.

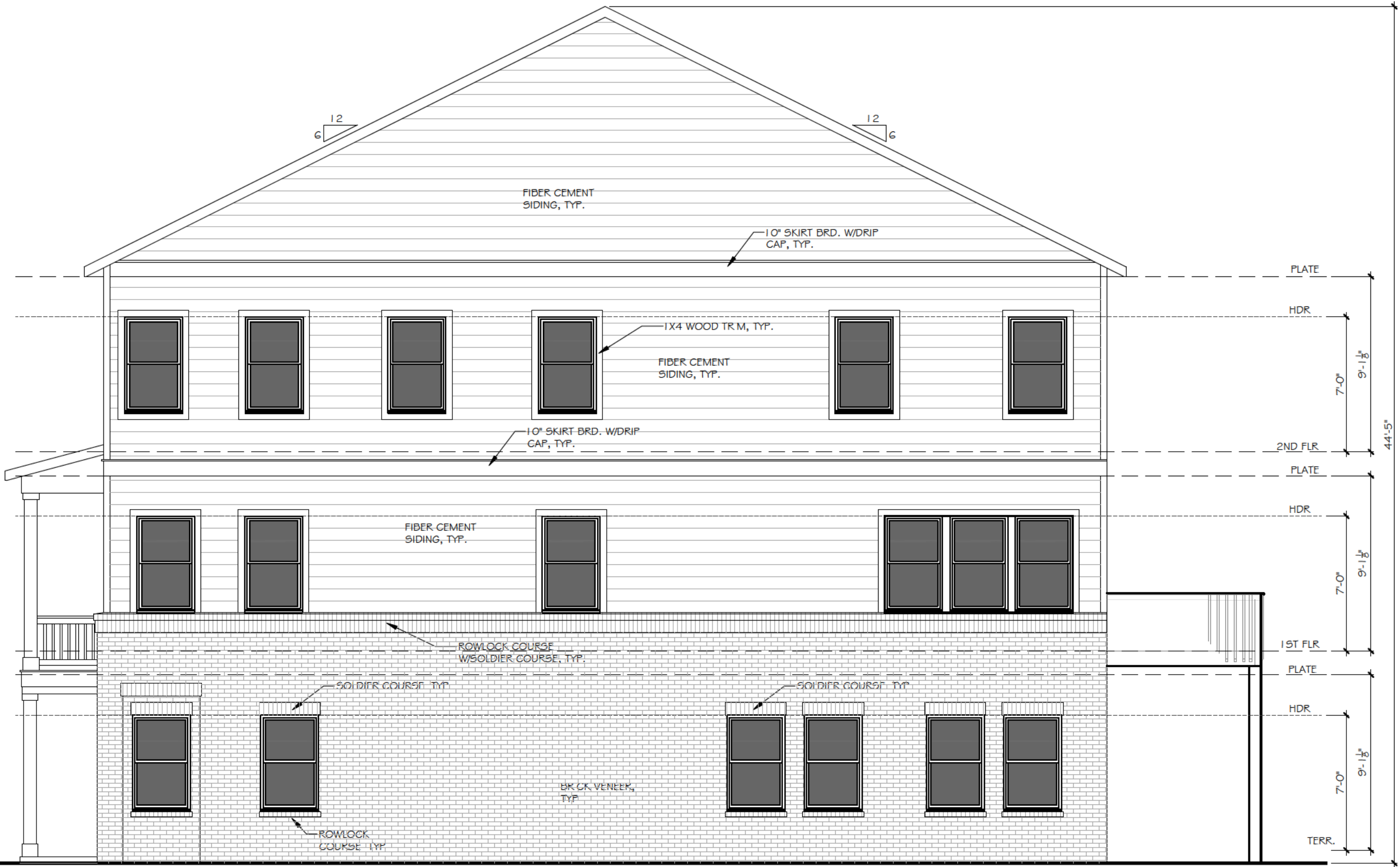
A.6.0

OF

- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES.
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQ.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL.
 5. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.



2 LEFT ELEVATION
SCALE: 3/16" = 1'-0"



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



252 BLACK BIRCH PASS. LILBURN, GA 30047
PHONE: (770) 231-2344 FAX: (888) 415-2782

REVISION CHANGES:

REV. NO.	REV. DATE

DISCLAIMER:

THIS COPYRIGHTED DESIGN IS THE SOLE PROPERTY OF THE HARTWIN GROUP, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE HARTWIN GROUP, INC.

CAUTION: ONLY A QUALIFIED DESIGNER, ARCHITECT, CONTRACTOR OR STRUCTURAL ENGINEER SHOULD ATTEMPT TO MODIFY THIS PLAN.

3355 DOGWOOD- BLDG. 6000

ELEVATIONS FOR 20x35 PRODUCT

SUBDIVISION COLLECTION:

START DATE:

05/01/2024

DRAWN BY:

MHART

SCALE:

SHEET NO.

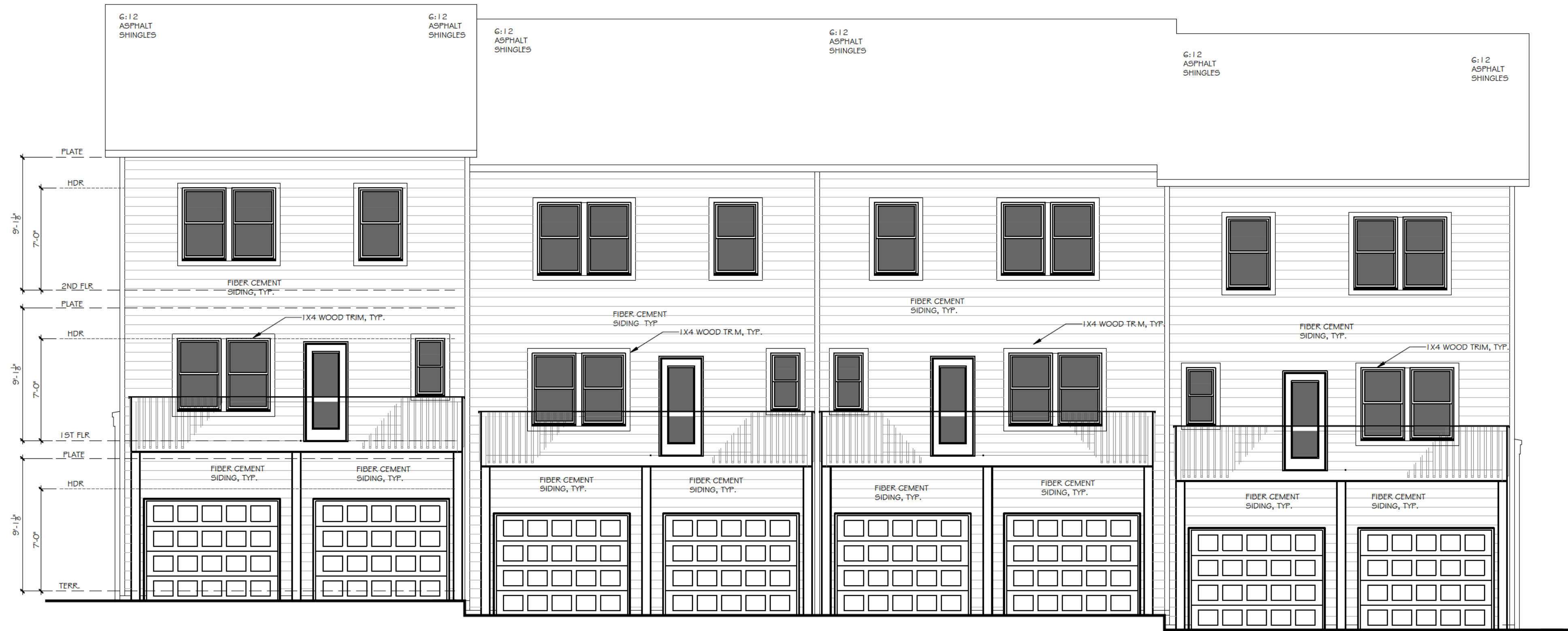
A.6.1

OF



1 FRONT ELEVATION (8 UNIT 24X52 PLAN)
SCALE: 3/16" = 1'-0"

- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES.
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQ.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL.
 5. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.



2 REAR ELEVATION (4 UNIT 24X52 PLAN)
SCALE: 3/16" = 1'-0"



252 BLACK BIRCH PASS. LILBURN, GA 30047
PHONE: (770) 231-2344 FAX: (888) 415-2782

REVISION CHANGES:

REV. NO.	REV. DATE

DISCLAIMER:

THIS COPYRIGHTED DESIGN IS THE SOLE PROPERTY OF THE HARTWIN GROUP, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE HARTWIN GROUP, INC.

CAUTION: ONLY A QUALIFIED DESIGNER, ARCHITECT, CONTRACTOR OR STRUCTURAL ENGINEER SHOULD ATTEMPT TO MODIFY THIS PLAN.

3355 DOGWOOD - BLDG. 7000

ELEVATIONS FOR 20x35 PRODUCT

SUBDIVISION COLLECTION:

START DATE:

05/01/2024

DRAWN BY:

MHART

SCALE:

SHEET NO.

A.7.0

OF

- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES.
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQ.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL.
 5. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.



2 LEFT ELEVATION
SCALE: 3/16" = 1'-0"



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



252 BLACK BIRCH PASS. LILBURN, GA 30047
PHONE: (770) 231-2344 FAX: (888) 415-2782

REVISION CHANGES:

REV. NO.	REV. DATE

DISCLAIMER:

THIS COPYRIGHTED DESIGN IS THE SOLE PROPERTY OF THE HARTWIN GROUP, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE HARTWIN GROUP, INC.

CAUTION: ONLY A QUALIFIED DESIGNER, ARCHITECT, CONTRACTOR OR STRUCTURAL ENGINEER SHOULD ATTEMPT TO MODIFY THIS PLAN.

3355 DOGWOOD- BLDG. 7000

ELEVATIONS FOR 20x35 PRODUCT

SUBDIVISION COLLECTION:

START DATE:

05/01/2024

DRAWN BY:

MHART

SCALE:

SHEET NO.

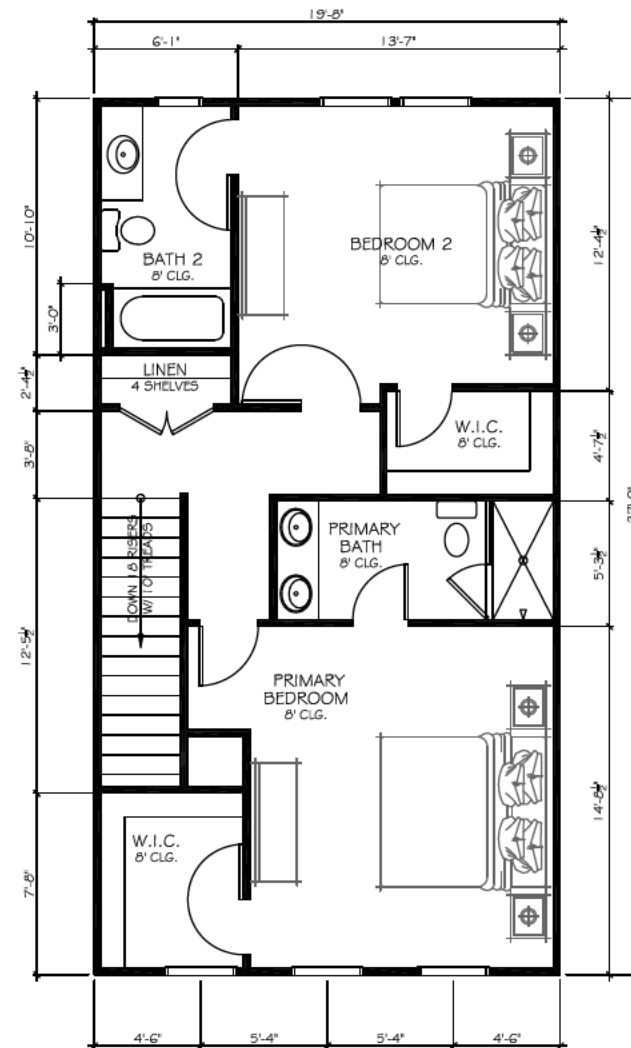
A.7.1

OF

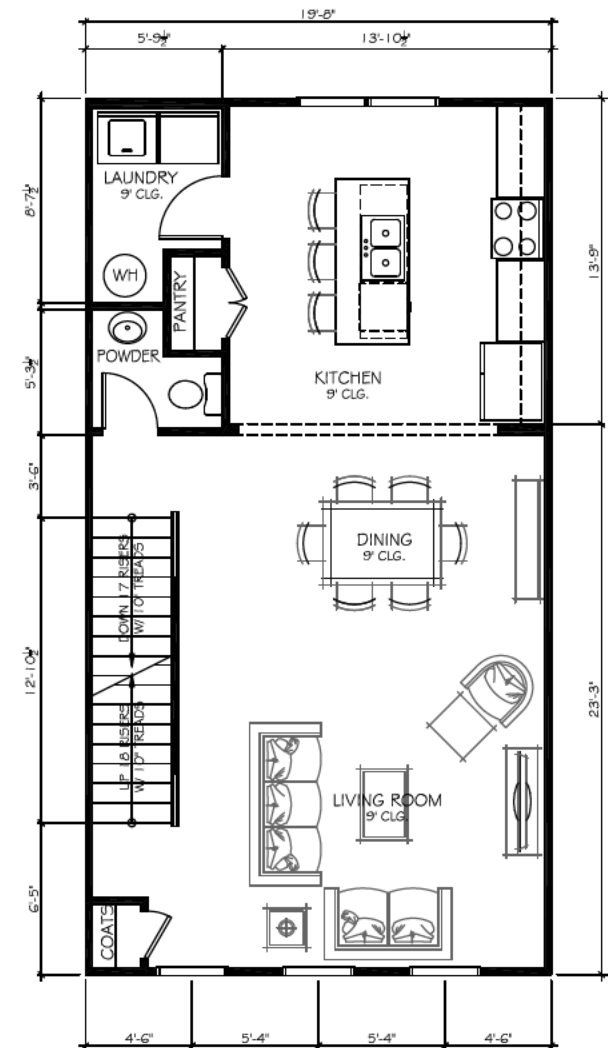
Hapeville Plan A

Terrace -	270 sf
1st Floor -	697 sf
2nd Floor -	697 sf
Total -	1664 sf

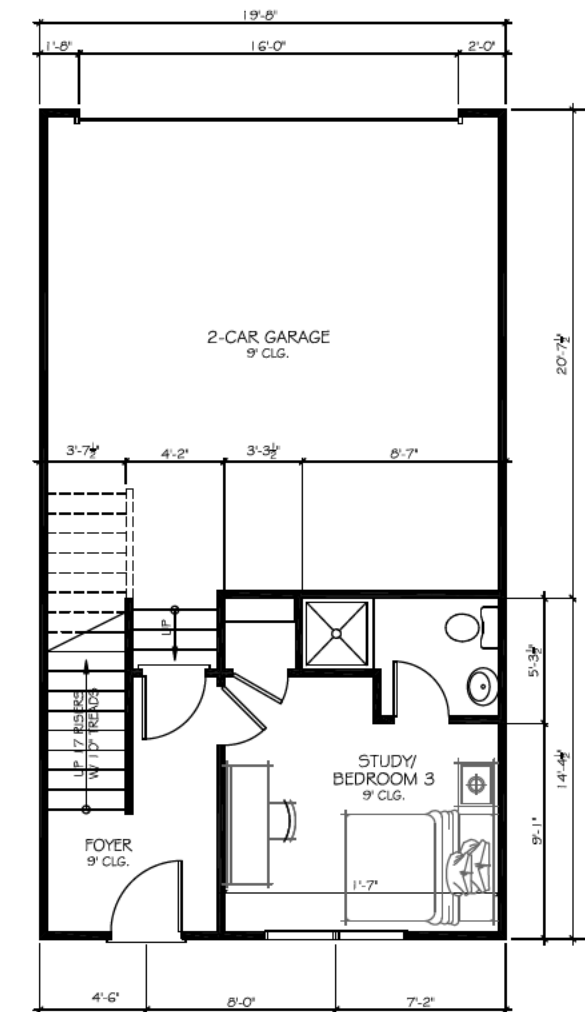
Garage - 413 sf



3rd. Floor Plan



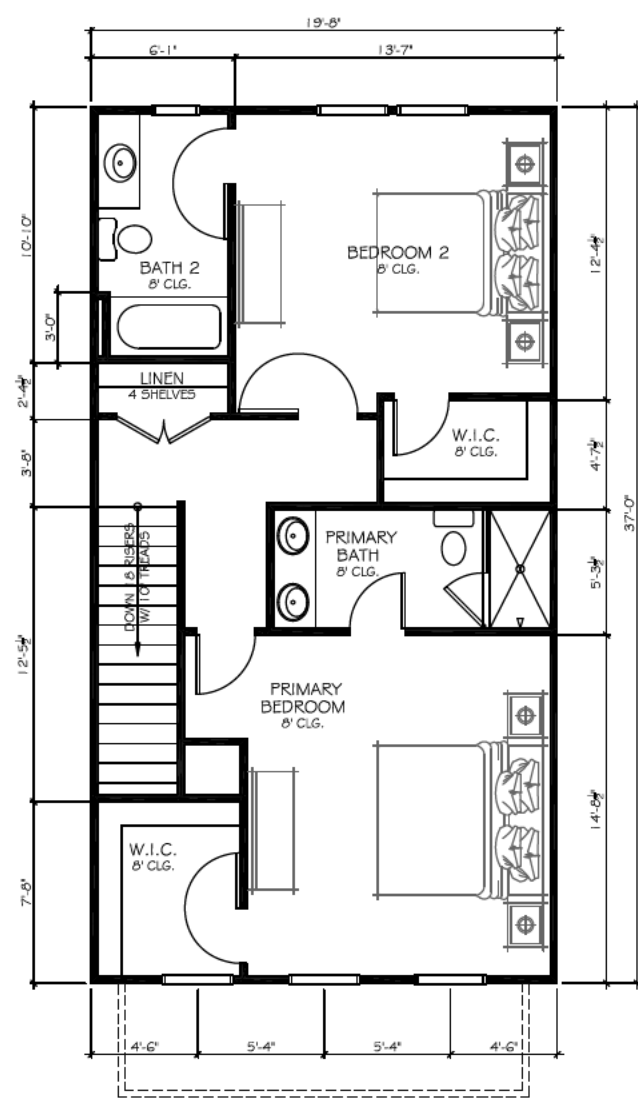
2nd. Floor Plan



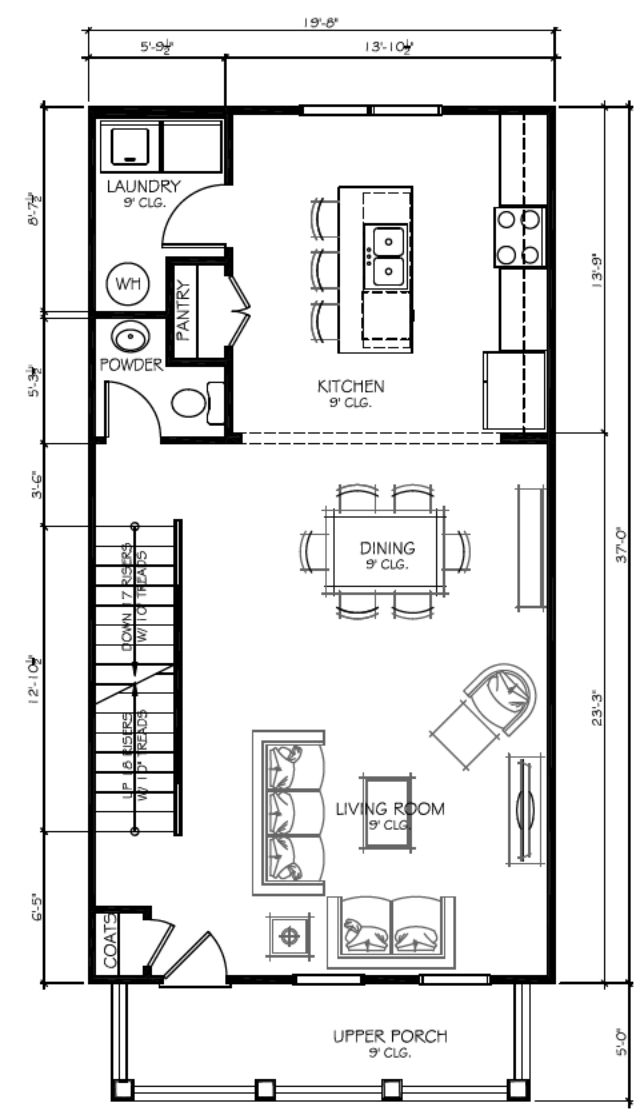
1st. Floor Plan

Hapeville Plan B	
1st Floor -	270 sf
2nd Floor -	697 sf
3rd Floor -	697 sf
Total -	1664 sf

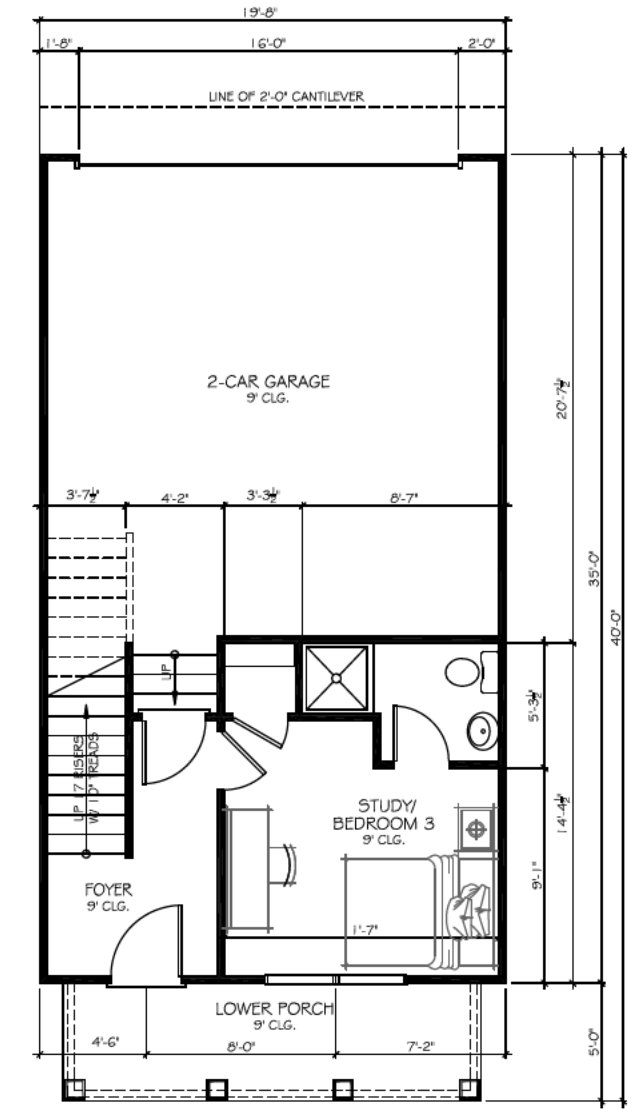
Garage - 413 sf



3rd. Floor Plan



2nd. Floor Plan



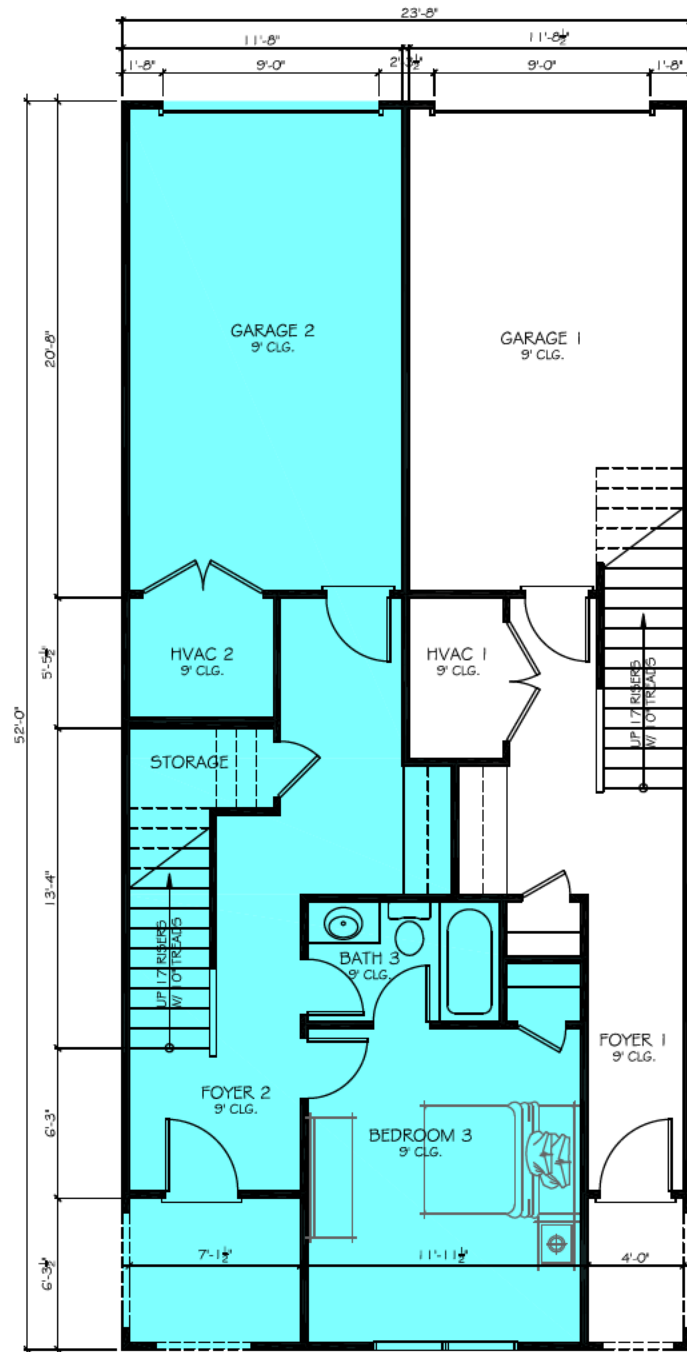
1st. Floor Plan

Rubix Plan 1	
1st Floor -	223 sf
2nd Floor -	588 sf
3rd Floor -	588 sf
Total -	1399 sf

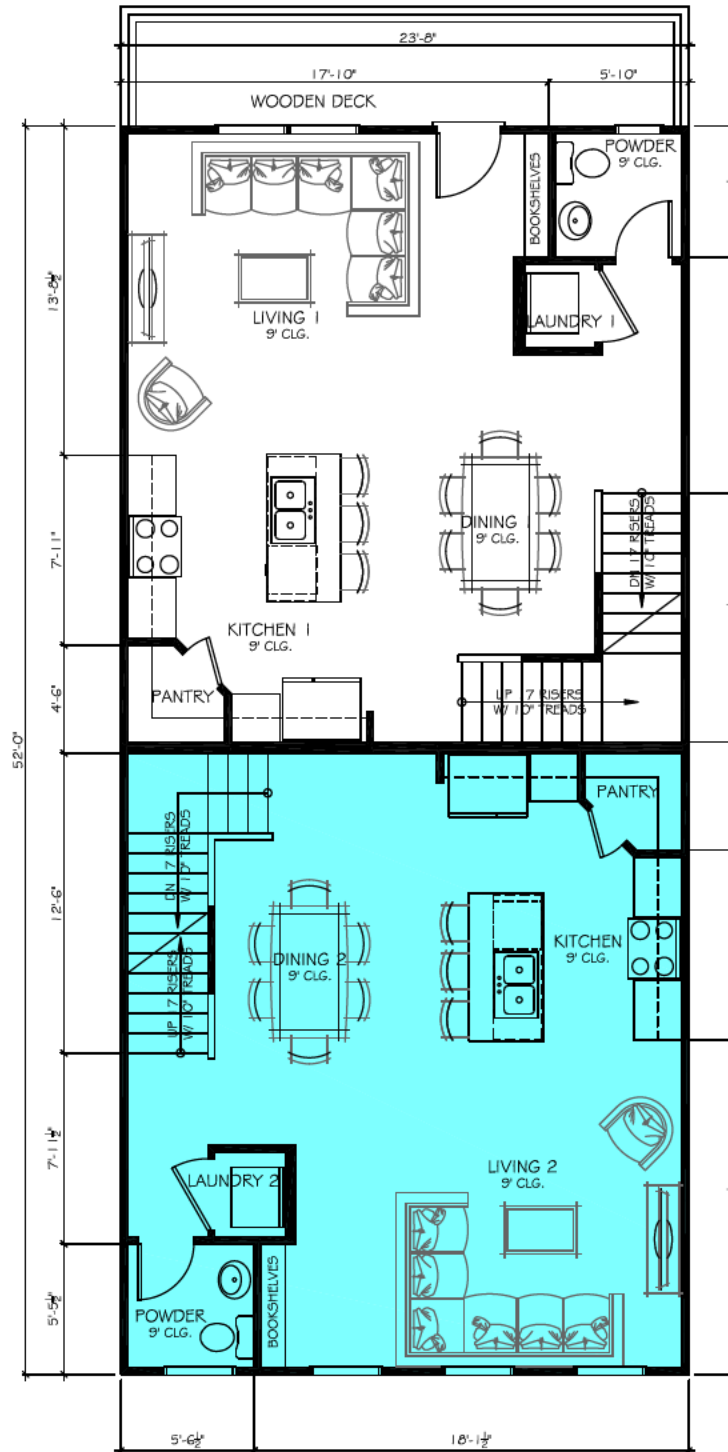
Garage - 241 sf

Rubix Plan 2	
1st Floor -	451 sf
2nd Floor -	582 sf
3rd Floor -	582 sf
Total -	1615 sf

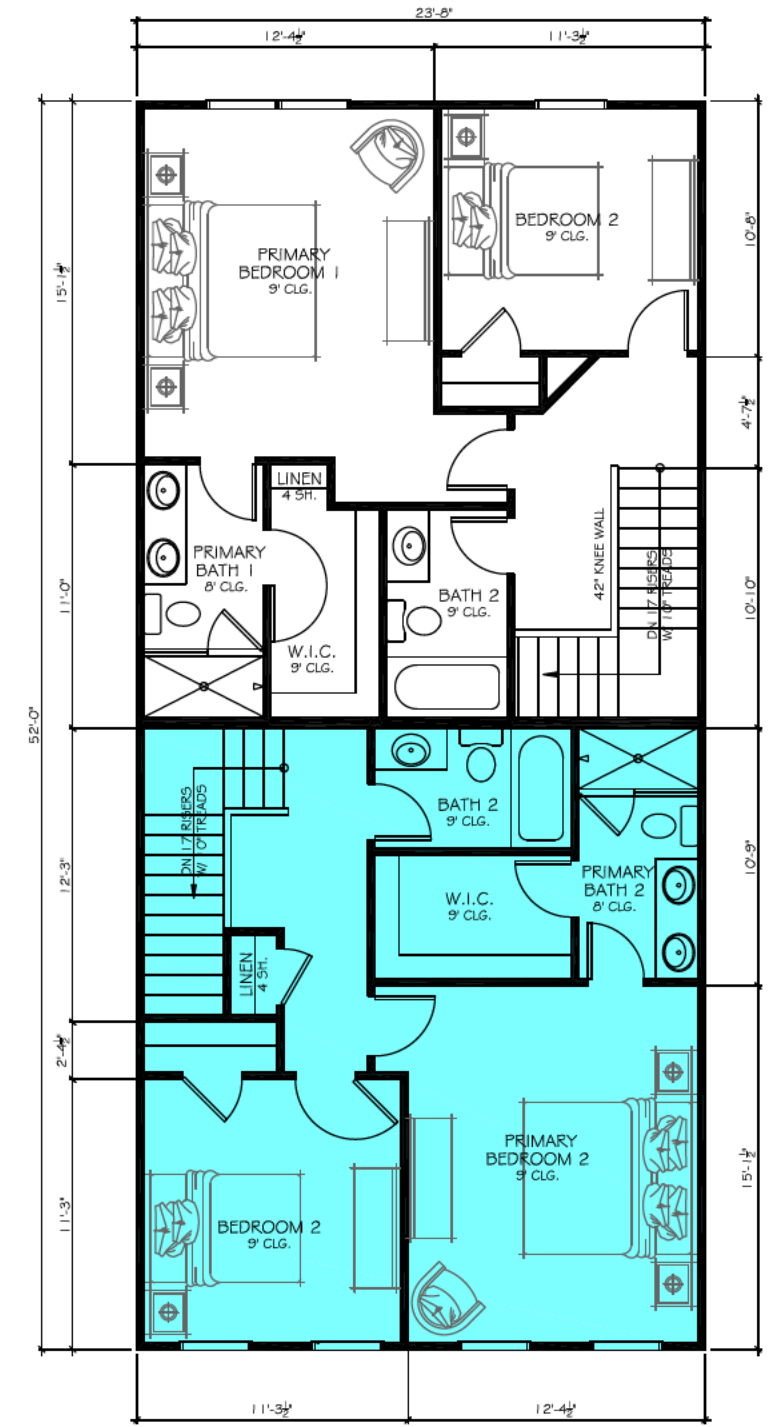
Garage - 241 sf



1st. Floor Plan



2nd. Floor Plan



3rd. Floor Plan



DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

Key:

DATE: May 10, 2024
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3637 Elm Street Request for Design
Exceptions, May 2024**

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

BACKGROUND

The City of Hapeville building inspectors failed the applicant's inspection as the as-built did not match the approved plans, namely there was no 12" overhang, the windows on the second floor had been changed. The City notified the applicant and received a request for Design Exceptions for flush mounted vinyl windows, removal of requirement for windowsills, a change in size of windows on second floor enfronting the street. Additional discrepancies highlighted on the approved plans, proposed plans and as-built photos have been indicated in the attached plans and photos. The approved plans received at least six reviews by Staff and were heard by the DRC Committee on multiple occasions.

The single-family dwelling was to be renovated including a second-floor addition at 3637 Elm Street. The 744 SF second-story addition includes two bedrooms and a bathroom. Previous versions of the plans indicated a 470 SF addition. The total heated square footage is now 1,939 (1225+744). The single-family dwelling will now have 4 bedrooms and 3 bathrooms.

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

A site plan was not included with this submittal.

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

CODE

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

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

(a)General standards.

- (1)The requirements of section 81-1-6 shall apply except as herein noted or varied by design exception. Where a conflict exists between sections 81-1-6 and 81-1-8, the requirements of 81-1-8 shall prevail.
- (2)The requirements herein shall apply to all public and private streets. Exemptions to the requirements of section 81-1-6 relating to supplemental zones
- (3)For master planned developments in excess of 30 acres, the Hapeville Architectural Design Standards may be substituted with independent architectural design standards, provided the substituted regulations are consistent with the purpose and intent of this chapter, and subject to final approval by the design review

committee. At a minimum, substitute design regulations shall include site development standards, utility standards, parking and traffic standards, and general facade standards, including but not limited to exterior materials, architectural themes, and street-level facade treatments. In the absence of these required elements, the minimum architectural standards will default to sections 81-1-6 and 81-1-8 respectively.

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

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

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

(2) Standards for stories one and two:

a. Exterior materials shall be limited as follows:

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

(3) Standards for stories three and four.

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

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

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

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

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

(d) Mid-rise building design standards.

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

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

a. A two-part facade consists of:

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

"shaft" zone (all other floors).

iii. Zones may be differentiated by a change in facade materials, window pattern, or window material.

They may also be separated by a cornice or expression line. b. A three-part facade consists of:

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

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

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

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

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

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

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

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

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

iii. A minimum of 30 percent of the facade area shall be glass. Such glass shall allow visibility into the building a minimum depth of five feet. Display windows shall count towards this requirement.

iv. Facades over 100 feet in length shall incorporate wall projections or recesses

a minimum of five feet in depth and a minimum of 20 contiguous feet in length per 100 feet of facade length. The combined length of said recesses and projections shall constitute more than 20 percent but less than thirty (40) percent of the total facade length.

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

(a) Site development standards

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

STAFF COMMENT: Proposed sidewalk pavers are shown on the previously submitted site plan.

(b) Supplemental Area and Fence Standards

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

STAFF COMMENT: 1 new tree, a dogwood, had been shown on the previous site plan. Specify tree size. Awaiting completion of project for installation.

(c) Utility Standards

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

STAFF COMMENT: Mechanical not shown. Must be screened.

(d) Parking and Traffic Standards

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

STAFF COMMENT:

(e) Roof and Chimney Standards

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

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

STAFF COMMENT:

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

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

The top railing shall consist of two elements. The upper element shall measure two [inches] by six inches and the lower element shall measure two [inches] by four inches. The bottom railing shall measure two [inches] by four inches.

- ✓ Front porches and front stoops of principal buildings shall face and be parallel to the front lot line or build-to line.

- ✓ Porch and stoop foundations shall be enclosed.

- ✓ Front and side porches and stoops shall not have unpainted, unstained or otherwise untreated or exposed pressure treated lumber along the building line that abuts a public right-of-way.

- ⊗ Balconies shall have not less than two clear unobstructed open or partially open sides. Partially open is to be constructed as 50 percent open or more. The total combined length of the open or partially open sides shall exceed 50 percent of the total balcony perimeter.

- ✓ Stoops and porch[es] shall be a minimum of two feet and a maximum of four feet from grade to the top of the stairs, unless existing topography is greater.

- ✓ Stoops shall provide a minimum top landing of four feet by four feet.

- ✓ Stoop stairs and landings shall be of similar width.

- ✓ Stoops may be covered or uncovered.

When provided, porches shall have a minimum clear depth of eight feet from building facade to outside

- ⊗ face of column.

- ⊗ Front porch widths shall be between 80 percent and 100 percent of the adjacent facade.

- ⊗ Side porch widths (including wraparound porches) shall be between 25 percent and 100 percent of the adjacent facade.

- ⊗ Enfronting porches may have multistory verandas, living space, or balconies above.

- ⊗ Porch columns shall be spaced a maximum distance of eight feet on center.

- ⊗ Front porch columns shall have foundation piers extending to grade.

- ⊗ All porches shall be covered.

- ⊗ Enfronting balconies are only permitted on attached or detached one-family home facades when porches are not provided on said facades.

- ⊗ Enfronting balconies shall have a minimum clear depth of four feet.

- ⊗ Enfronting balcony widths shall be between 25 percent and 100 percent of the adjacent facade.

- ⊗ Balconies may be covered or uncovered.

STAFF COMMENT:

(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.



Hapeville georgia

DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

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

Key:

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

BACKGROUND

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

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

A site plan was not included with this submittal.

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

CODE

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

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

(a)General standards.

(1)The requirements of section 81-1-6 shall apply except as herein noted or varied by design exception. Where a conflict exists between sections 81-1-6 and 81-1-8, the requirements of 81-1-8 shall prevail.

(2)The requirements herein shall apply to all public and private streets. Exemptions to the requirements of section 81-1-6 relating to supplemental zones

(3)For master planned developments in excess of 30 acres, the Hapeville Architectural Design Standards may be substituted with independent architectural design standards, provided the substituted regulations are consistent with the purpose and intent of this chapter, and subject to final approval by the design review committee. At a minimum, substitute design regulations shall include site development standards, utility standards, parking and traffic standards, and general facade standards, including but not limited to exterior materials, architectural themes, and street-level facade treatments. In the absence of these required elements, the minimum architectural standards will default to sections 81-1-6 and 81-1-8 respectively.

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

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

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

- (2) Standards for stories one and two:
- a. Exterior materials shall be limited as follows:
 - Within 20 feet of public street rights-of-way or twenty (20) feet of the sidewalk along a private street: glass (except glass block), full-depth brick, cast stone, hard coat stucco, fiber cement siding, natural wood siding or stacked stone.
 - ii. Other locations: The above materials, plus half-depth brick and split-face block.
- (3) Standards for stories three and four.
- a. Exterior facade materials shall be limited to: glass (except glass block), metal, brick, simulated brick, precast concrete panels, cast stone, hard coat stucco, fiber cement siding, natural wood siding, stacked stone, half-depth brick, or split-face block.
 - b. There shall be no minimum recess distance from the facade for window panes serving commercial uses.
 - c. Windows shall be vertically shaped with a height greater than width.
 - d. Building floors shall not appear as single horizontal window bands separated by nonglass spandrels of equal or greater height than the windows.
 - e. Windows may utilize clear or tinted glass. Tinted glass may have any transmittance or light reflectance factor.
- (d) Mid-rise building design standards.
- (1) Buildings taller than four (4) stories are deemed midrise.
 - (2) Mid-rises shall have two- or three-part facades:
 - a. A two-part facade consists of:
 - i. A "base" zone (the lower stories); ii. A "shaft" zone (all other floors).
 - iii. Zones may be differentiated by a change in facade materials, window pattern, or window material. They may also be separated by a cornice or expression line.
 - b. A three-part facade consists of:
 - i. A "base" zone (the lower stories); ii. A "shaft" zone (middle stories); iii. A "cap" zone (upper stories or cornice which provides a termination at the building top).
 - iv. Zones may be differentiated by a change in materials, window pattern, or window material. They may also be separated by a cornice or expression line.
 - c. Facade materials shall be arranged horizontally, with materials having a more visually heavy appearance placed below lighter ones. No more than two different materials or colors shall be used per facade zone.
- (e) Big box retail, conference/convention centers, warehouse, telecommunication, and data center design standards.
- (1) Big box retail, conference/convention centers, warehouse, and telecommunication or data centers shall comply with:
 - a. The requirements of subsection 81-1-8(c) "Low-rise buildings," or
 - b. The following requirements along each exterior facade visible from a public street, private street, private drive, or parking lot:
 - i. Materials shall be limited to: glass (except glass block), metal, brick, simulated brick, precast concrete panels, cast stone, hard coat stucco, fiber cement siding, natural wood siding, stacked stone, half-depth brick, or split-face block.
 - ii. Facade materials shall be combined only horizontally, with the heavier below the lighter.
 - iii. A minimum of 30 percent of the facade area shall be glass. Such glass shall allow visibility into the building a minimum depth of five feet. Display windows shall count towards this requirement.
 - iv. Facades over 100 feet in length shall incorporate wall projections or recesses a minimum of five feet in depth and a minimum of 20 contiguous feet in length per 100 feet of facade length. The combined length of said recesses and projections shall constitute more than 20 percent but less than thirty (40) percent of the total facade length.

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

(a) *Site development standards*

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

✓ **STAFF COMMENT:** Proposed sidewalk pavers are shown on the previously submitted site plan.

(b) *Supplemental Area and Fence Standards*

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

☐ **STAFF COMMENT:** 1 new tree, a dogwood, had been shown on the previous site plan. Specify tree size.

(c) *Utility Standards*

- ✗ Mechanical features shall not be located in the supplemental area or front yard and shall be screened

- ⊗ from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable materials for screening shall include those materials found in subsection (f)1., provided they are compatible with the principal structure.
- ⊗ When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.
- ⊗ Street lights may be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian-scale street lights as approved by the DRC and the department of Community Services shall be provided by the developer, subject to site plan and design review in new development.

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

STAFF COMMENT: Mechanical not shown. Must be screened.

(d) *Parking and Traffic Standards*

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

STAFF COMMENT:

(e) *Roof and Chimney Standards*

- ✓ Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.
- ✓ Roof shingles shall be slate, cedar, or asphalt.
- ⊗ Roof tiles shall be clay, terra cotta or concrete.
- ⊗ Metal roofs are:
 - Allowed on one-family and two-family detached dwellings;

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

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

STAFF COMMENT:

(f) Street Facing Facade and Style Standards.

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

- ✓ Front and side porches and stoops shall not have unpainted, unstained or otherwise untreated or exposed pressure treated lumber along the building line that abuts a public right-of-way.
- ⊗ Balconies shall have not less than two clear unobstructed open or partially open sides. Partially open is to be constructed as 50 percent open or more. The total combined length of the open or partially open sides shall exceed 50 percent of the total balcony perimeter.
- ✓ Stoops and porch[es] shall be a minimum of two feet and a maximum of four feet from grade to the top of the stairs, unless existing topography is greater.
- ✓ Stoops shall provide a minimum top landing of four feet by four feet.
- ✓ Stoop stairs and landings shall be of similar width.
- ✓ Stoops may be covered or uncovered.

When provided, porches shall have a minimum clear depth of eight feet from building facade to outside

- ⊗ face of column.
- ⊗ Front porch widths shall be between 80 percent and 100 percent of the adjacent facade.
- ⊗ Side porch widths (including wraparound porches) shall be between 25 percent and 100 percent of the adjacent facade.
- ⊗ Enfronting porches may have multistory verandas, living space, or balconies above.
- ⊗ Porch columns shall be spaced a maximum distance of eight feet on center.
- ⊗ Front porch columns shall have foundation piers extending to grade.
- ⊗ All porches shall be covered.
- ⊗ Enfronting balconies are only permitted on attached or detached one-family home facades when porches are not provided on said facades.
- ⊗ Enfronting balconies shall have a minimum clear depth of four feet.
- ⊗ Enfronting balcony widths shall be between 25 percent and 100 percent of the adjacent facade.
- ⊗ Balconies may be covered or uncovered.

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

(g) Door and window standards.

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

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

FINDINGS

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

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



D1
DAILY NEWS

[illegible]

CLIENT: Shyma Mitchell
PROJECT: 8637 Elm Street
HAYEVILLE, GA 30351
PROJECT NUMBER: 080823

DESIGNER: DANA T. DESIGNS
678-596-8590
dana@designs1@gmail.com

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

NOTE: WILLBOARDS CENTER MUST BE 4" ABOVE THE WARD TEND AT THE WARD STAIRS

NOTE: 11/11/88
CITY OF
INDIANAPOLIS



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

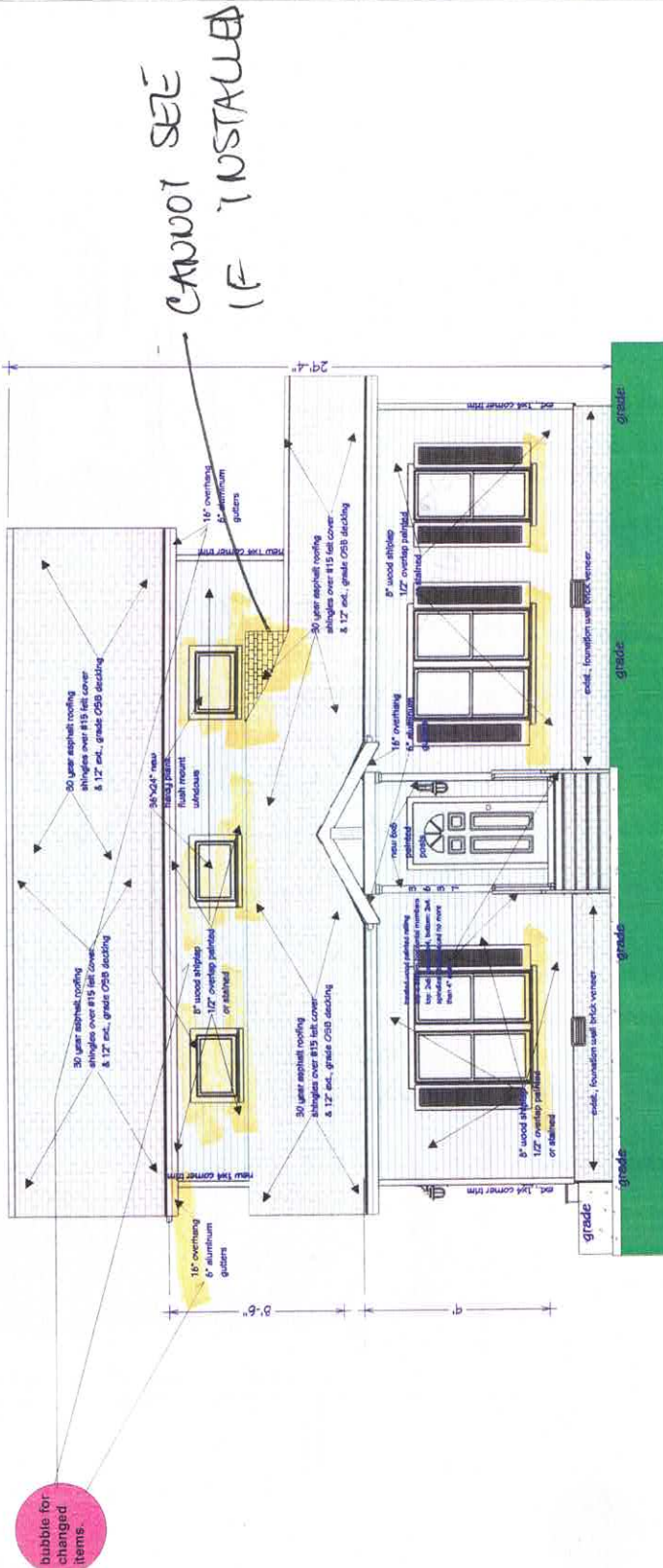
B1.0

ELM STREET

PROPOSED REVISIONS

NOTES:

1. Top windows are sized 36"x24" w/ 4" hardy plank trim, 3" deep by overall width, flush mount w/o grids
2. Windows on the main floor: All windows will have 4" hardy plank trim all the way around and will be flush mounted w/o grids.
3. Windows grouped together will have center mullen of 6" or more, which is 2" more than side trim and will be flush mounted w/o grids.
4. All windows will have 4" hardy plank and will be flush mounted w/o grids
5. Bottom windows will be w/o grids and will be flush mounted.



Elevation 1

PROPOSED FRONT ELEVATION

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

1

B1.0

NO.	DESCRIPTION	BY	DATE

release for construction

CLIENT: SHYNA MITCHELL
PROJECT: 3637 ELM STREET
HAPVILLE, GA 30354
PROJECT NUMBER: 080823

DESIGNER: DANA T DESIGNS
678-596-8590
danadesigns1@gmail.com

DATE: MAY 05, 2024
revised

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

SHEET:

B1.0

APPROVED PLANS



Elevation 2

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

NOTE:
ALL WINDOW SILLS WILL BE WOOD

PROPOSED REAR ELEVATION

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

1

B1.1

ELM STREET

NO.	DESCRIPTION	BY	DATE

release for construction

CLIENT: Shyma Mitchell
PROJECT: 3637 ELM STREET
HAYVILLE, GA 30034
PROJECT NUMBER: 080823

DESIGNER: DANA T. DESIGNS
678.396.8590
dandesigns1@gmail.com

DATE:	
AT C. ON 2023	
SCALE:	1" = 1'-0"
SHEET:	
B1.1	

NO.	DESCRIPTION	BY	DATE

release for construction

CLIENT: SHYNA MITCHELL
PROJECT: 3637 ELM STREET
HAPVILLE, GA 30354
PROJECT NUMBER: 080823

DESIGNER: DANA T DESIGNS
678-596-8590
dana.tdesigns1@gmail.com

DATE: MAY 05, 2024
revised

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

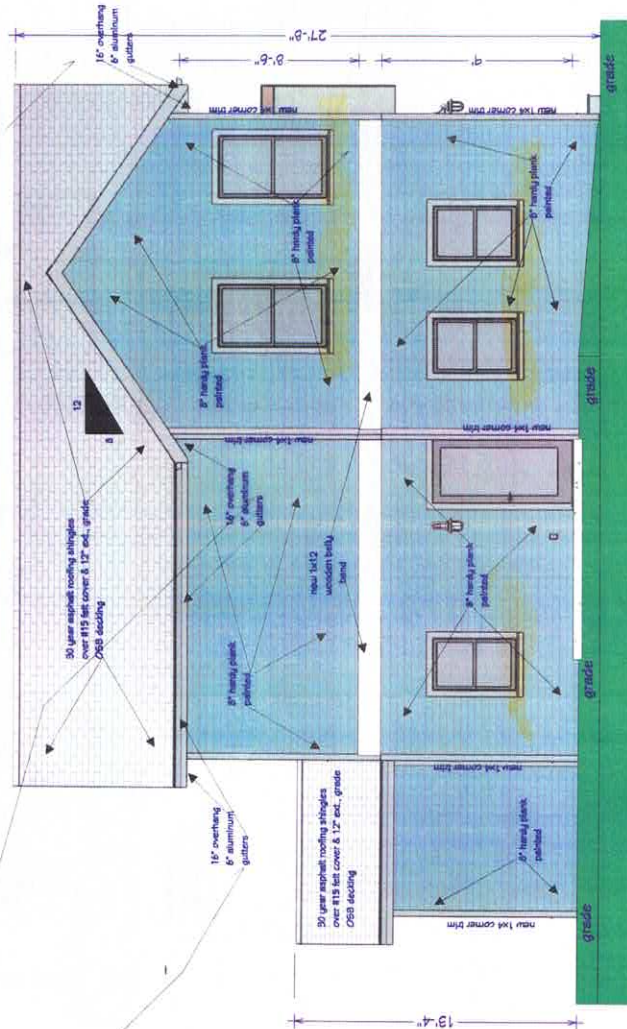
SHEET:

B1.1

NOTES:

1. Top windows are sized 36"x24" w/ 4" hardy plank trim, 3" deep by overall width, flush mount w/o grids.
2. Windows on the main floor: All windows will have 4" hardy plank trim all the way around and will be flush mounted w/o grids.
3. Windows grouped together will have center mullen of 6" or more, which is 2" more than side trim and will be flush mounted w/o grids.
4. All windows will have 4" hardy plank and will be flush mounted w/o grids.
5. Bottom windows will be w/o grids and will be flush mounted.

bubble for
changed
items.



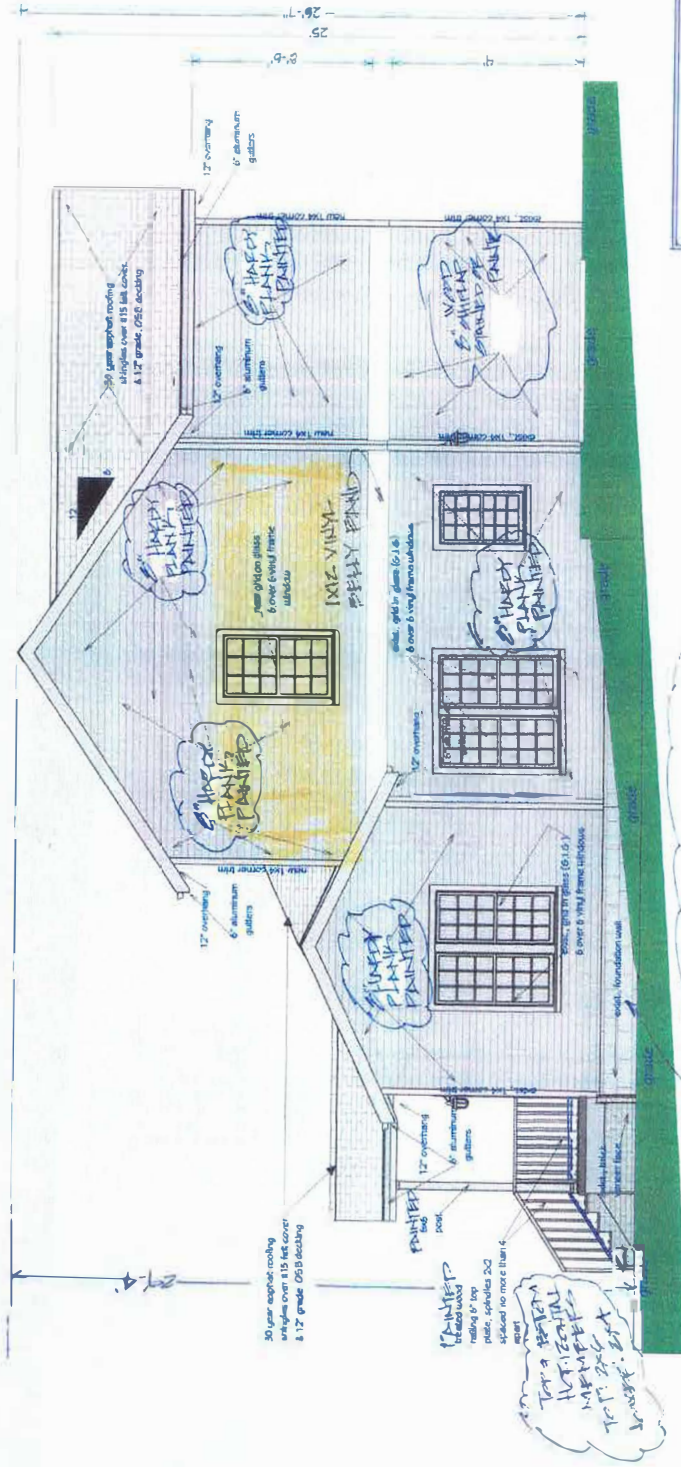
Elevation 4

PROPOSED REAR ELEVATION

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

1

B1.1



NOTE: EXPOSED STRUCTURAL WALLS -
 WILL BE EXposed, BRICKS & BUT EX-
 CONCRETE IN COLLAGE AS SHOWN IN ELEVATION 3

NOTE: ALL WINDOW CASES WILL
 BE WOOD

NOTE:
 ALL WINDOWS WILL HAVE
 A 1\"/>

PROPOSED RIGHT SIDE ELEVATION

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

B1.2

ELM STREET

PROPOSED REVISION

NOTES:

- 1. Top windows are sized 30"x24" w/ 4" hardy plank trim, 3" deep by overall width, flush mount w/o grids
- 2. Windows on the main floor. All windows will have 4" hardy plank trim all the way around and will be flush mounted w/o grids.
- 3. Windows grouped together will have center mullen of 6" or more, which is 2" more than side trim and will be flush mounted w/o grids.
- 4. All windows will have 4" hardy plank and will be flush mounted w/o grids
- 5. Bottom windows will be w/o grids and will be flush mounted.

Why duplicated?

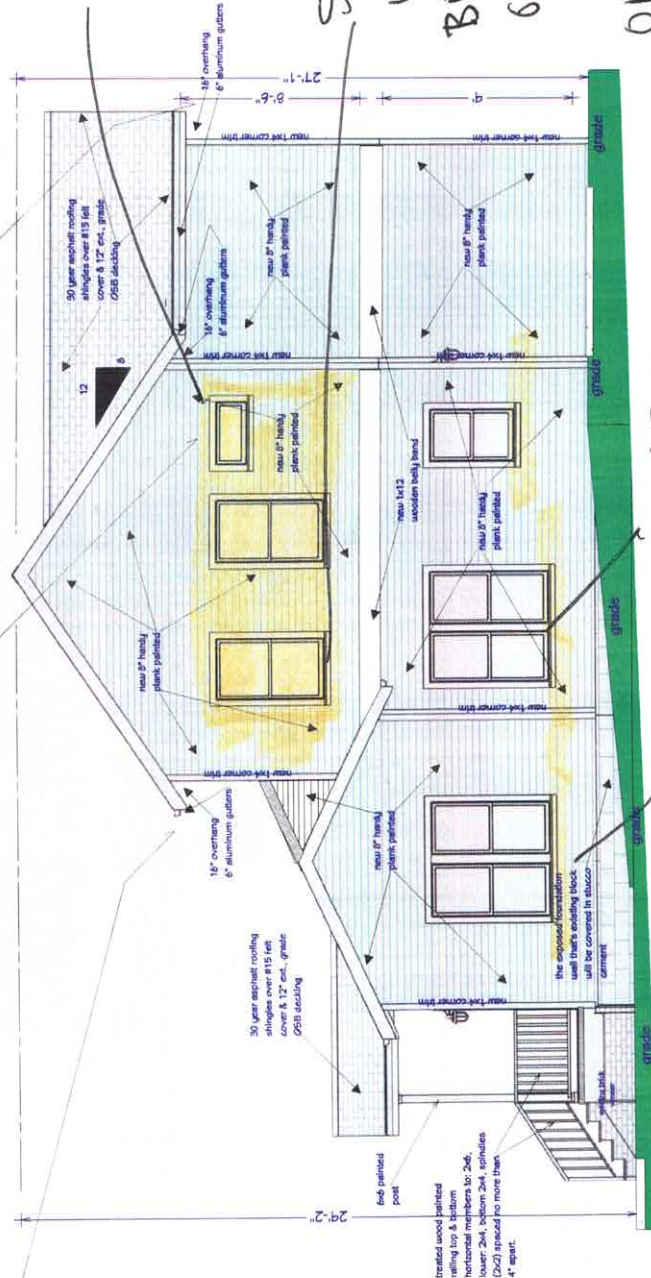
ADDED
WINDOWS.

STOW 2 REG
WINDOWS
BUT ONLY
ONE INSTALLED

ORIGINAL
APPROVED

HAS ONE

bubble for
changed
items.



PROPOSED RIGHT SIDE ELEVATION

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

1

B1.2

NO.	DESCRIPTION	BY	DATE

release for construction

PROJECT: SHYNA MITCHELL
PROJECT: 3637 ELM STREET
HAPEVILLE, GA 30084
PROJECT NUMBER: 080823

DESIGNER: DANA T DESIGNS
678-596-8590
dana.t.designs@gmail.com

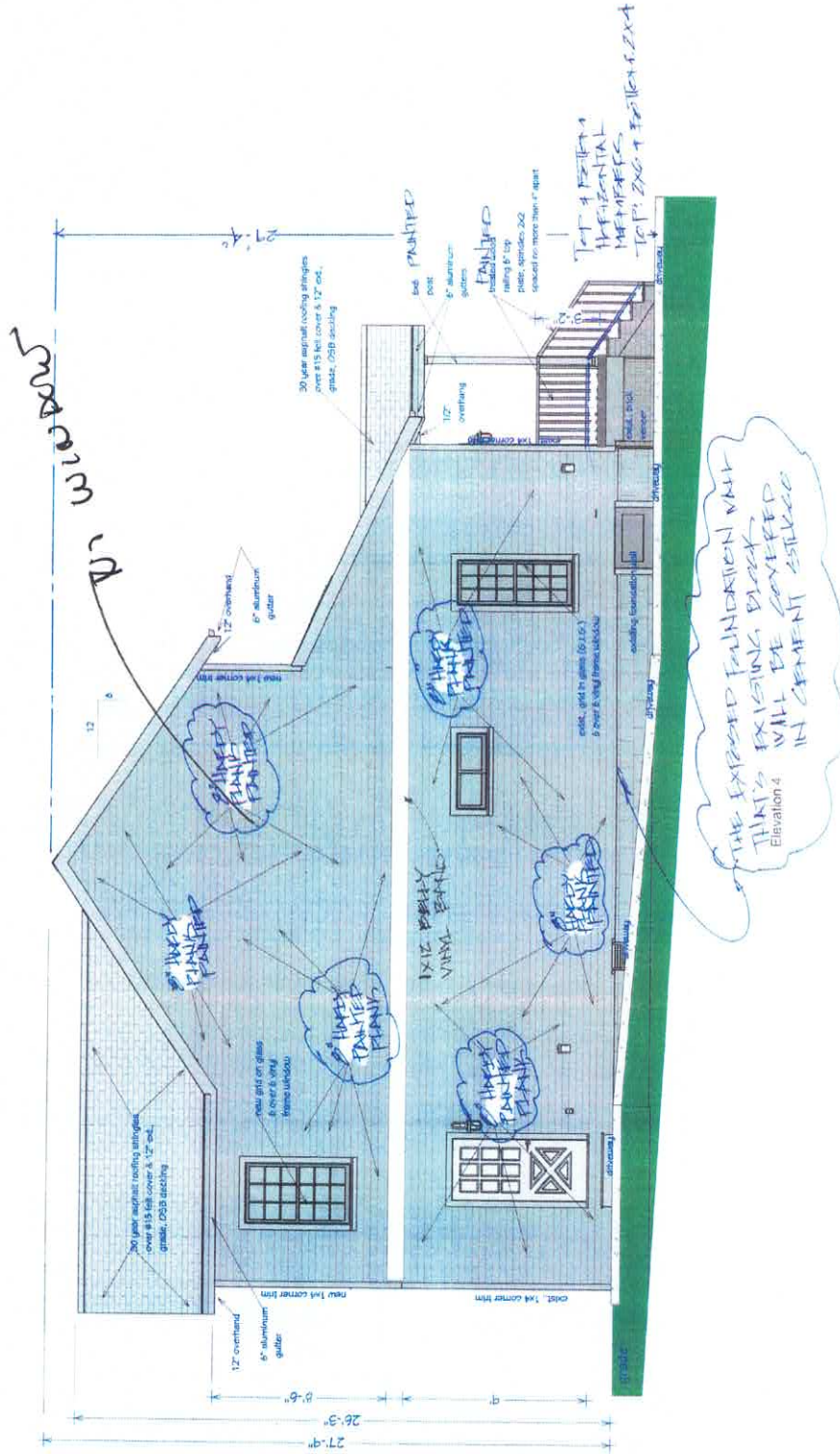
DATE: MAY 05, 2024
revised

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

SHEET:

B1.2

APPROVED PLAN



ELM STREET

PROPOSED LEFT SIDE ELEVATION

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

1
B1.3

B1.3

DESIGNER: DANA T. DESIGNS
078.596.8590
dana@design1@gmail.com

CLIENT: Rhyma Michael
PROJECT: 3637 ELM STREET
HAYVILLE, CA 95931
PROJECT NUMBER: 080923

release for construction

NO.	DESCRIPTION	BY	DATE

DATE: AUG. 08, 2021

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

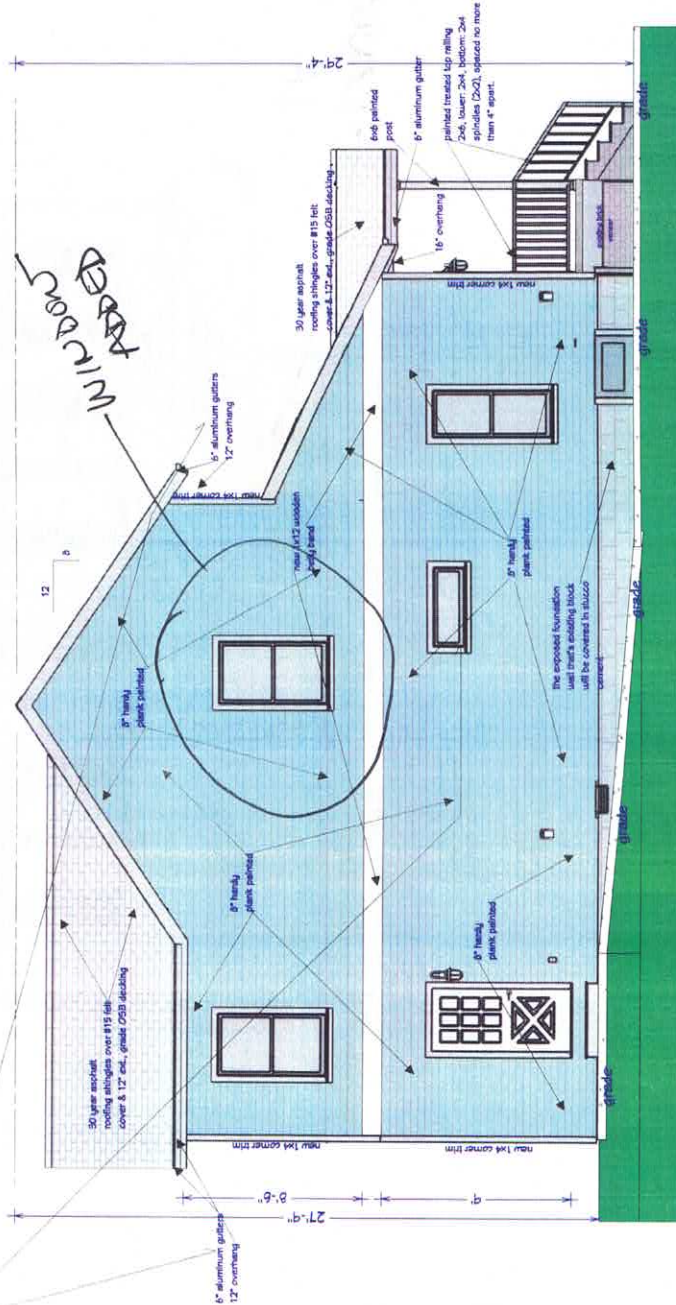
SHEET:

PROPOSED REVISION

NOTES:

1. Top windows are sized 36"x24" w/ 4" hardy plank trim, 3" deep by overall width, flush mount w/o grids.
2. Windows on the main floor: All windows will have 4" hardy plank trim all the way around and will be flush mounted w/o grids.
3. Windows grouped together will have center mullen of 6" or more, which is 2" more than side trim and will be flush mounted w/o grids.
4. All windows will have 4" hardy plank and will be flush mounted w/o grids.
5. Bottom windows will be w/o grids and will be flush mounted.

bubble for changed items.



Elevation 2

PROPOSED LEFT SIDE ELEVATION

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

1

B1.3

release for construction

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

DESIGNER: DANA T DESIGNS
678-596-8590
dana.tdesigns1@gmail.com

DATE: MAY 05, 2024
revised

SCALE:

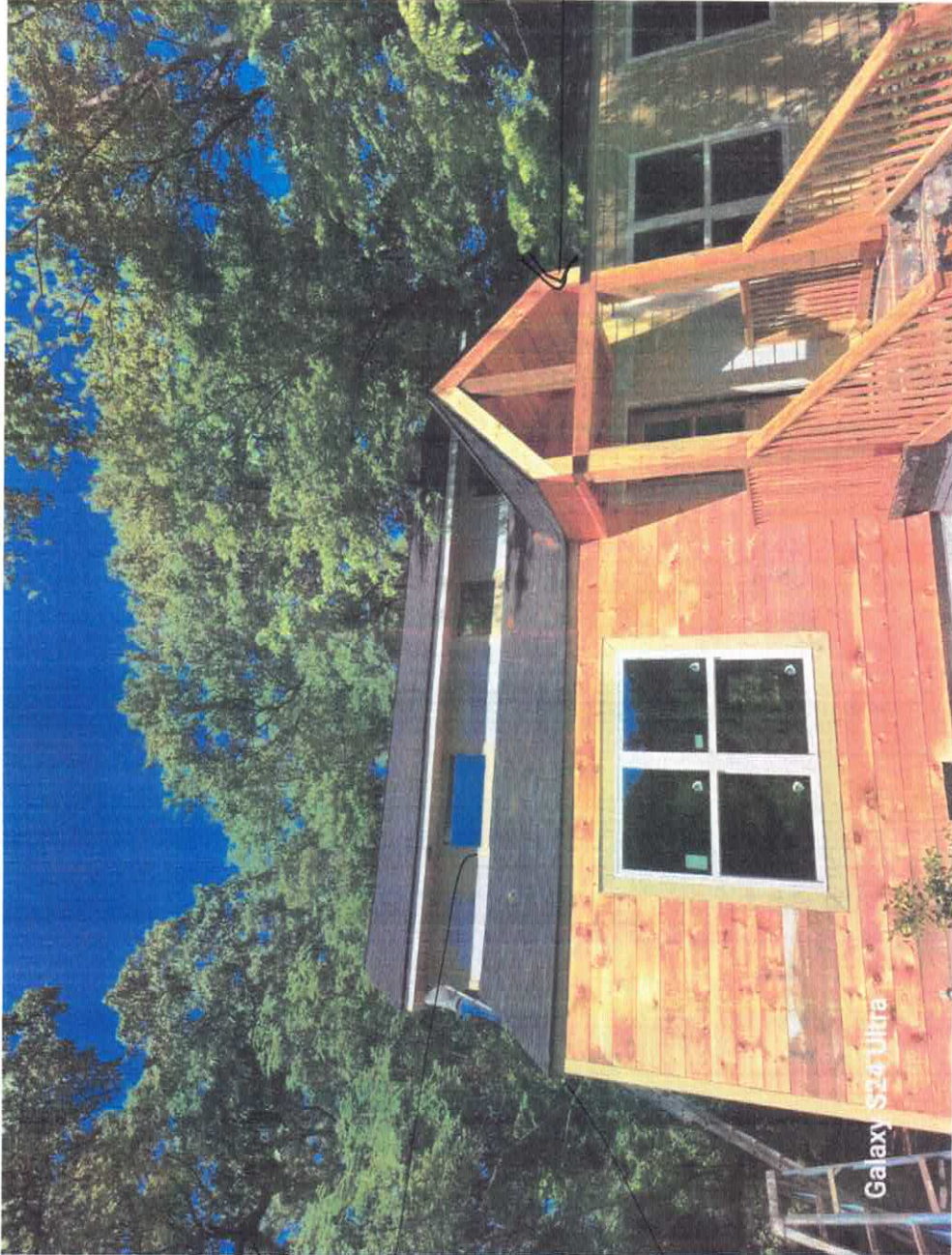
1/4" = 1'-0"

SHEET:

B1.3

PHOTO 4/29

PER APPLICANT



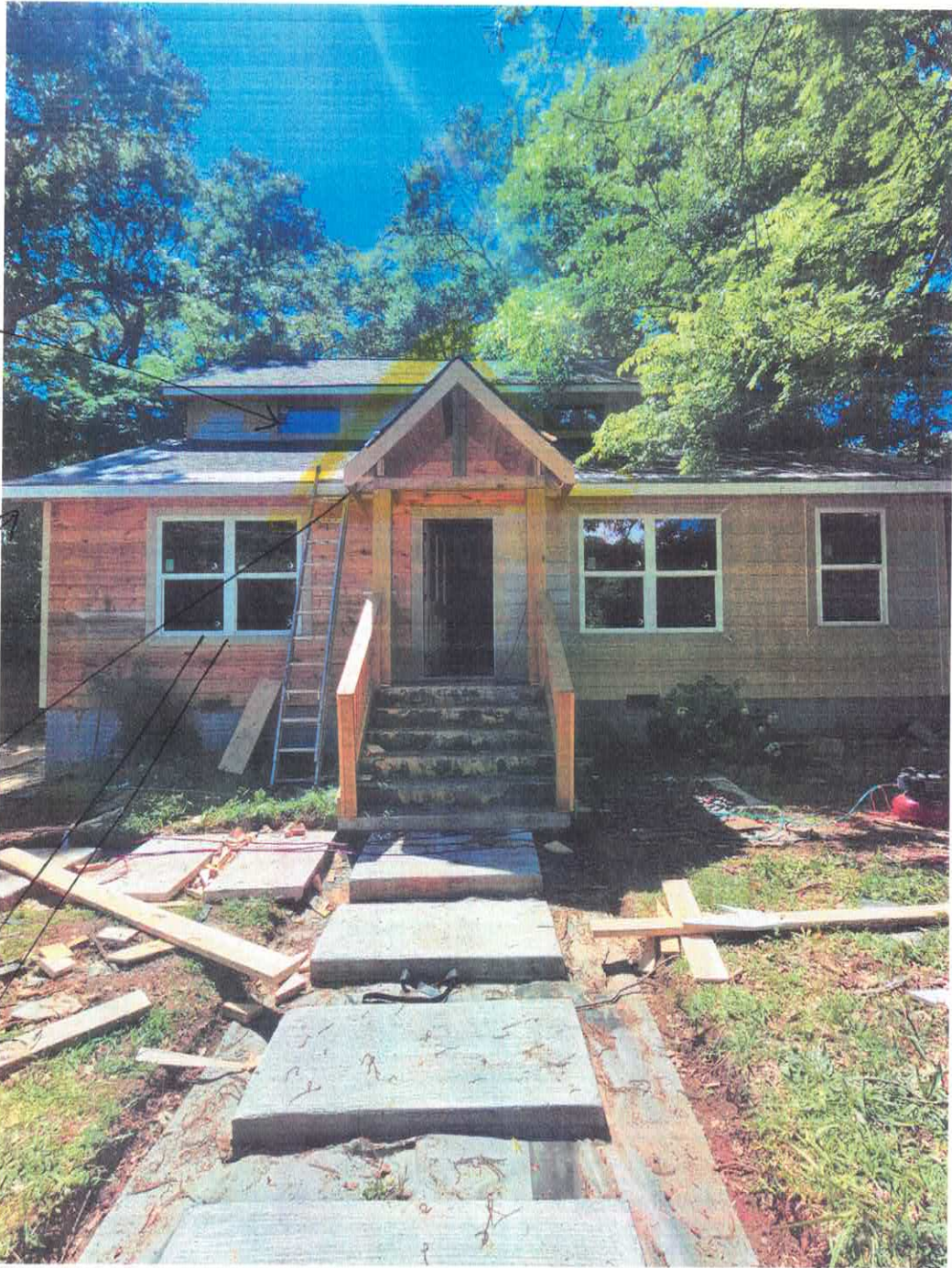
Window size
different

NO OVERHANGS

NO
OVERHANGS

PHOTO 5/10

Front CITY



Window
Size
change

O/H
now
preserv

O/H now
preserv

no sills

Windows extend
beyond trim see other pages..

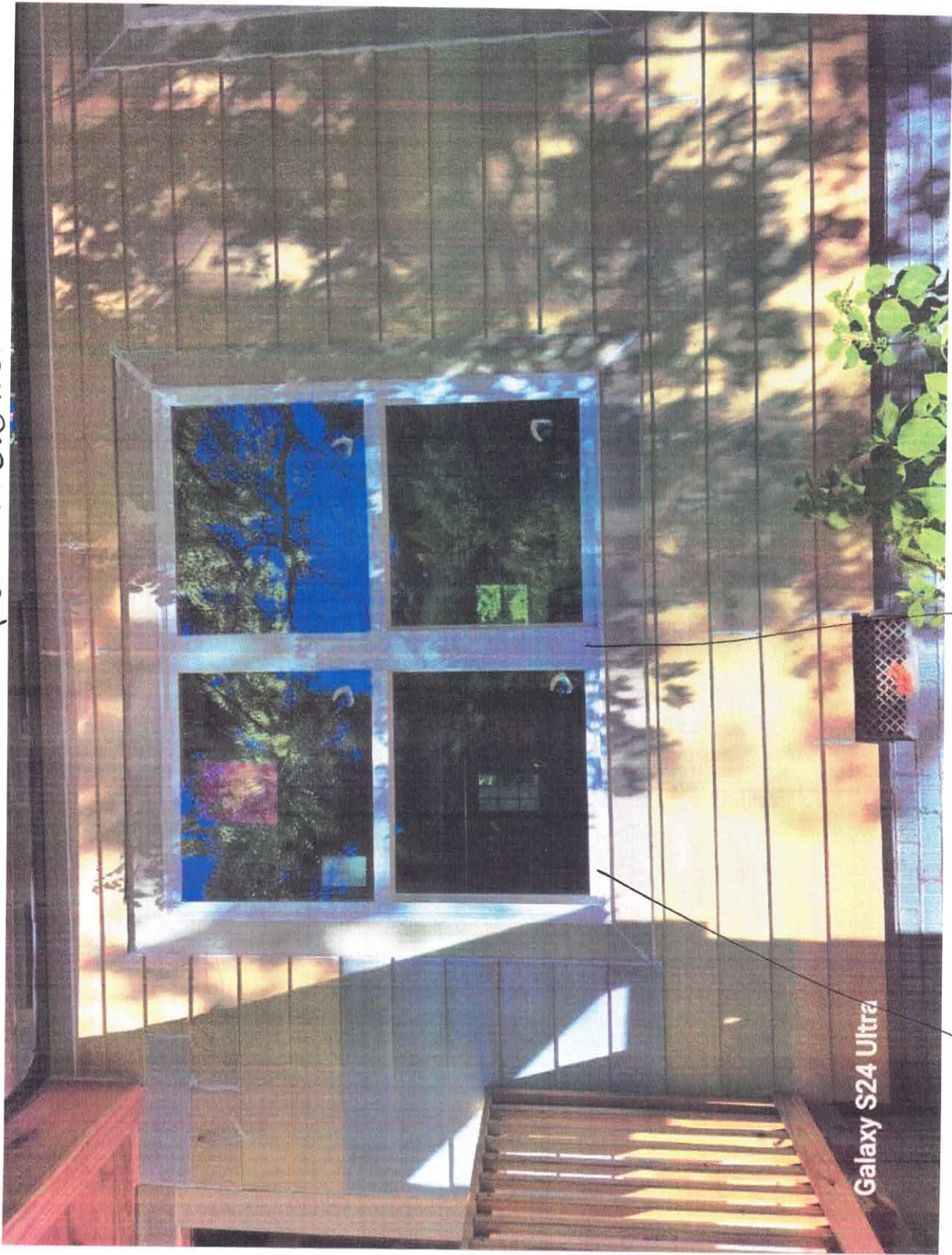
PHOTO 4/29
PER APPLICANT.



WIND
BEFORE
TRIM

NOISE

PHOTO 4/29
PER APPLICANT



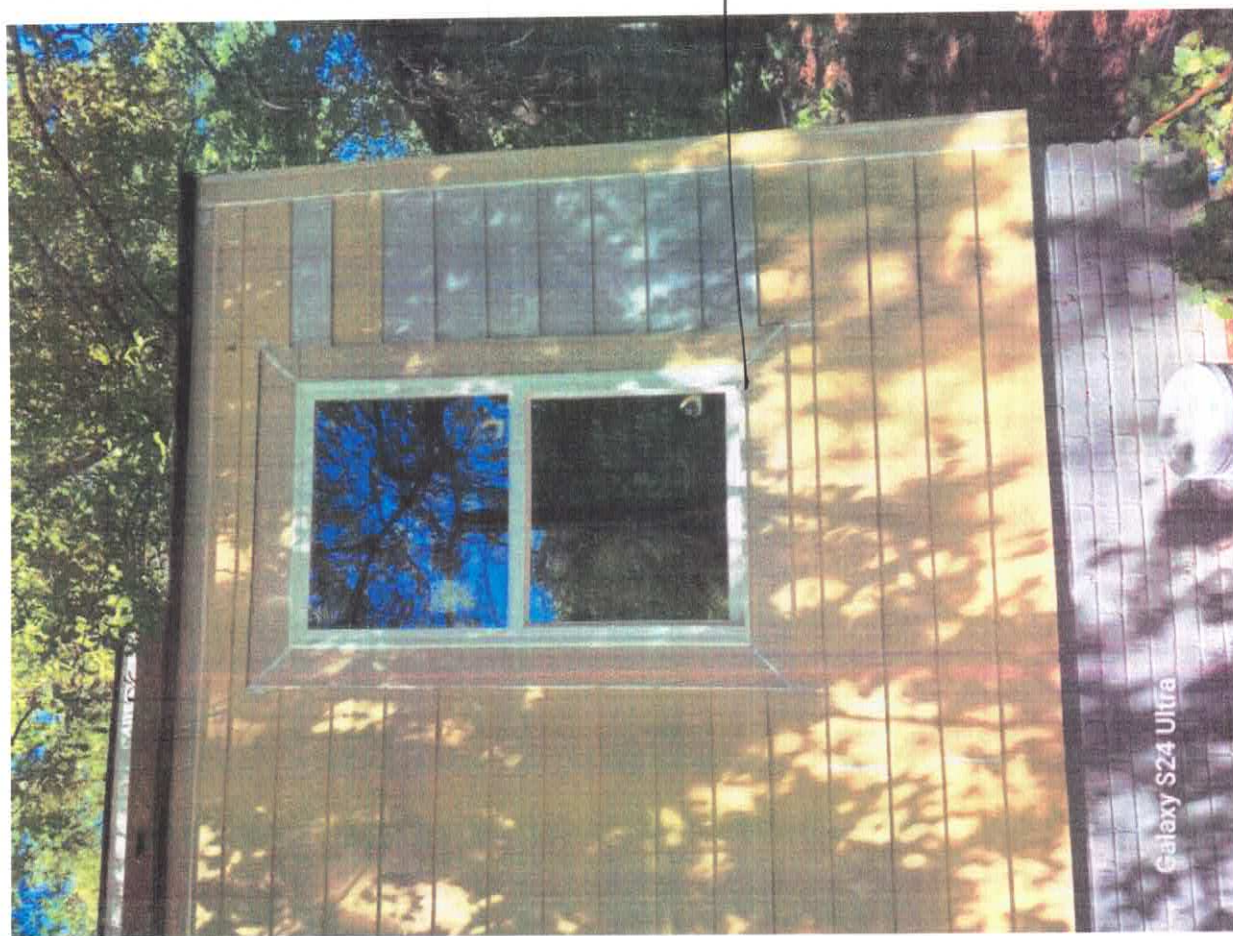
NO SILL

NOT 2" WIDER THAN SIDE?

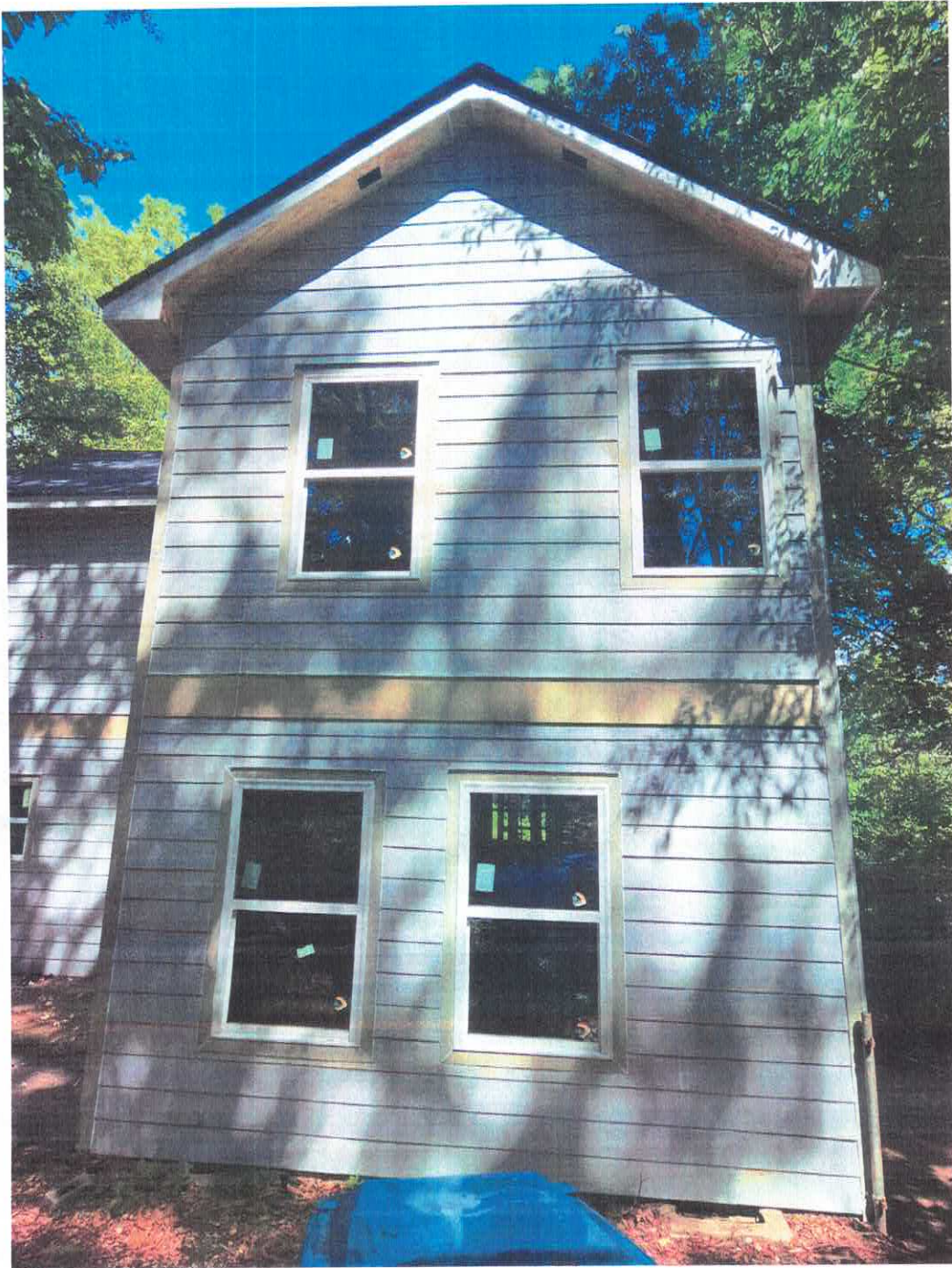


no sign
light
green
yellow

no sign

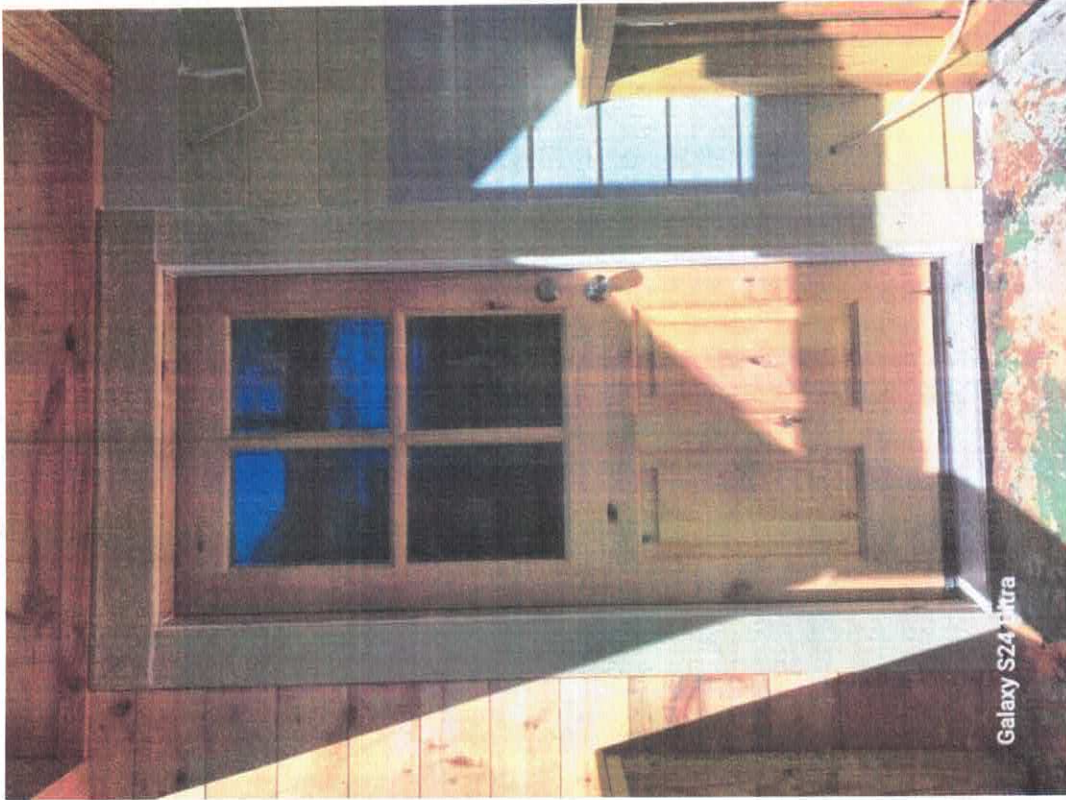


Back Right Side





100% 4/12/2020 10:00 AM



SEE VIDEOS

10/15/2020

PHOTO 4/29
PER APPLICANT



NO SIGN
WIDEN
BEYOND
TRM

4/29
PHOTO PER APPLICANT



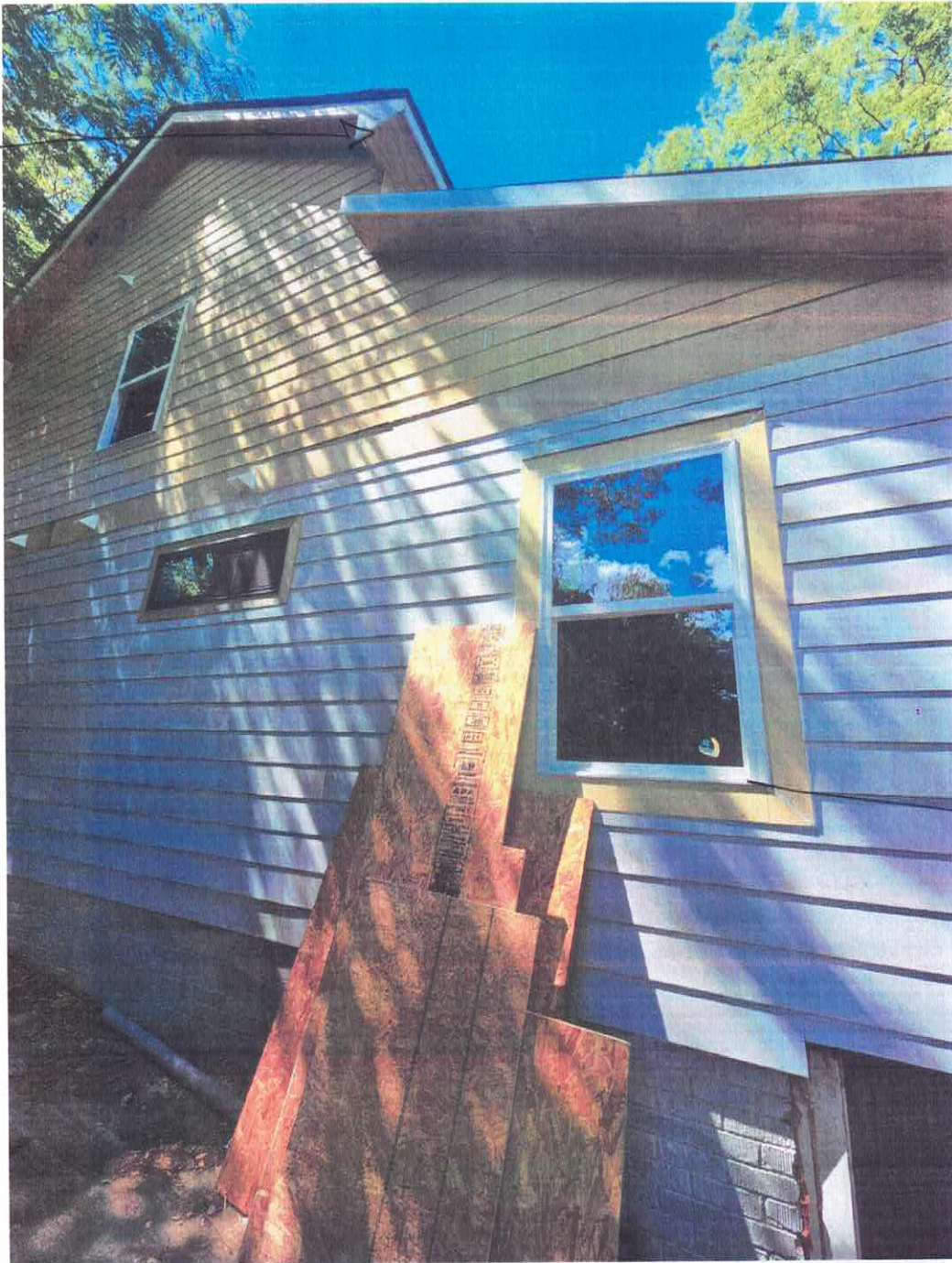
WINDOW
BEYOND
TRIM,
NO SILL

PHOTO 5/10

Left Side

PER CITY

NOT SLOPED
SOFFIT



WINDOW
EXTENDS
IN FRONT
OF TRIM.

PHOTO 5/10

Left Side

PERCITY

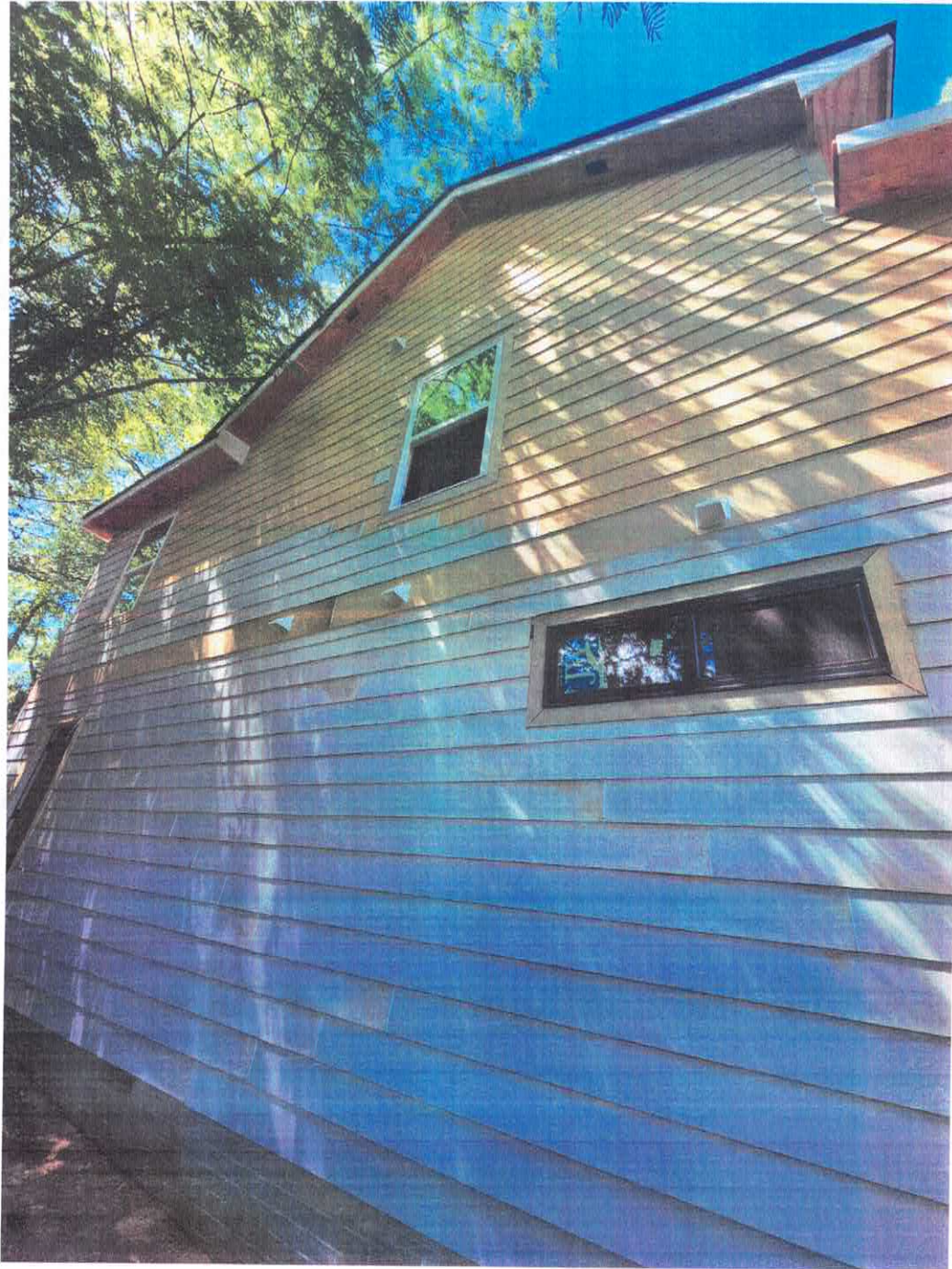
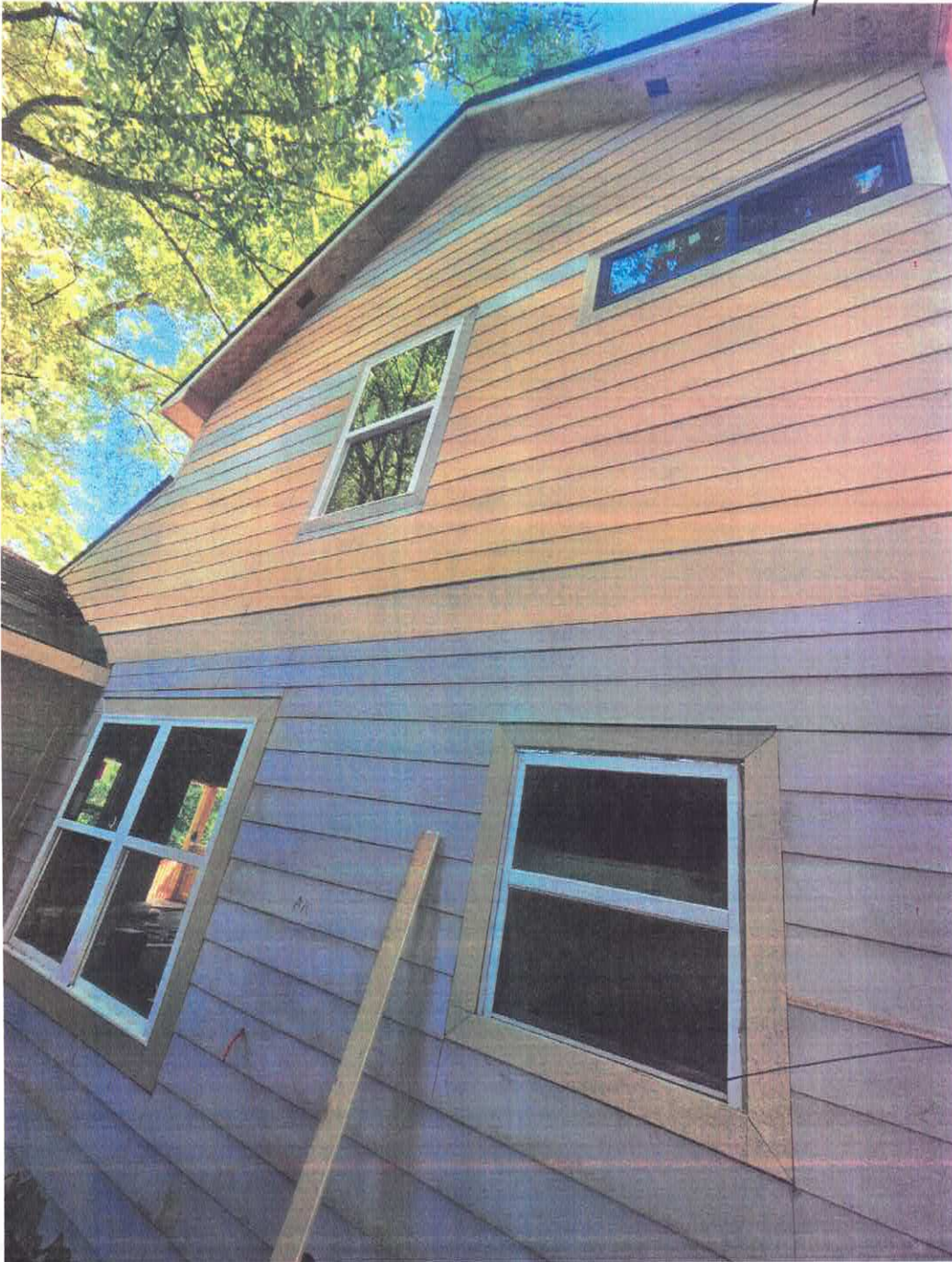


PHOTO 9/10

Right Side

PER CITY



APPEARS.
RECESSED
OK?

PHOTO 5/10

Back Left PEA CITY



PHOTO PER CITY
Back Left 5/10



WINDOW
SIZE?

NO
SILL

PHOTO 5/10

RIGHT PER CITY
Left Side



TRIM
APPEARS
LARGER ON
TOP?

WINDOW
IN FRONT
OF TRIM



Monday, May 06, 2024

4480 South Cobb Dr
Smyrna, GA 30080
LC # RBI003311 / RBQA005398
v.lucier@adonaibuilders.net
Main 770-899-8000

Project : 3637 Elm Street Hapeville, GA 30354

Permit# 084453/23HPL-00538

Dear Sirs/Madames :

When considering the remodeling and adding additional living space to the above mentioned address, we determined that there would have to be design modifications to several areas of the dwelling :

- The existing windows with non-conforming Grid-In-Glass
- The proposed Window installation and exterior trim
- The window size of the 3 approved windows on the front 2nd floor
- The increase of the existing overhang size
- The replacing of the previously approved 2x12x16 sistered joist with 2 Sistered 2x12x16 LVL structural beams.

Replace previously approved Non-Conforming windows

My inspection shows that the majority of the previously approved Grid-In-Glass windows had failed. Most had non-operable sashes and evidence of moisture between the insulated panes.

1. We are requesting approval from the board to install conforming, non-grid vinyl insulated windows throughout the structure.
2. The vinyl windows have moisture proofing vinyl flashing which calls for flush mounting
3. Special attention will be paid to surrounding the installation of the windows onto Non-Rotting Cement/Hard plank siding.
4. We are requesting to flush mount the windows on to the sealed structure. Surrounding the window with the pre-approved sized Cement/Hardiplank trim. Removing the need for "wooden" sills which are prone to rot. And creating a more esthetically appealing appearance and a more sound structure.
5. The size of the windows installed on the 2nd floor be increased from 24"x24" to 24" x 36". This increases the esthetics of the façade and provides more natural light into the room while maintaining homeowner privacy
6. The overhang on the 2nd floor was incorrectly labeled on the approved plans with the size of 12". We are requesting that the overhang size be correctly identified as being 16" wide.

↳ MULTIPLE
OPTIONS,
SEE CODE

WAS NOT
PRESENT UPON
INSPECTION
WHAT SIZE
NOW?



Monday, May 06, 2024

NOT ON
RIDE-
SIDE

7. The transom window indicated as "random" had been indicated on the previously approved plans. The need for that style of window was due to the existing window being inside of the shower and was not up to current code. Instead of losing the window we proposed the transom window.

Sincerely,

Vincent R. Lucier
Project Manager
Adonai Custom Estates General Contracting

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: January 13, 2023

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

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

Applicant: Vincent Lucier Contact Number: [REDACTED]

Applicants Address: 4480 South Cobb Drive, NE Smyrna

E-Mail Address: [REDACTED] Zoning Classification: Bm1

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

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

Property Owner: Distinguished Property Management, LLC Contact Number: [REDACTED]

Project Description (including occupancy type): Residential Mixed Use

Residential Remodel Renovation. Attic Addition

Contractors Name: Adonia Custom Homes Contact Number: [REDACTED]

Contact Person: Joseph Wilch Contact Number: [REDACTED]

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

Vincent Lucier
Applicants Signature

1/13/2023
Date

Project Class (check one):

☒ Residential ☐ Commercial ☐ Mixed-Use Development

Project Type:

☐ New Commercial Construction ☐ Addition to Existing Commercial Building
☒ Addition to Existing Residential Structure ☐ Accessory Structure
☐ Site Plan, Grading & Landscaping ☐ New Single-Family Residential Construction
☐ Other

Total Square Footage of proposed New Construction: ~~2,050~~ 470 sq ft

Total Square Footage of existing building: 1,580

Estimated Cost of Construction: 20,000.00

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

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

NOTICE

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

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

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

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

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

(Please Print & Initial)

I Vincent Lucier  swear or affirm that before receipt of an application, I have received this notice and I read and write the English language or I have had someone read and explain this document to me.



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

- ☒ Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:
https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICOOR_CH81ARDEST
- ☒ Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.
- ☒ Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.
- ☒ Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.
- ☒ Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.
- ☒ Submitted dimensioned architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.
- ☒ Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.

Vincent R. Lucier

Vincent Lucier

1/13/2023

Printed Name

Signature

Date

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

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

PREPARED FOR:

BME PROPERTIES LLC



PROPOSED FRONT VIEW

DESCRIPTION OF WORK

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

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

Georgia Building Code Requirements:

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

GENERAL NOTES

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

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

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

ALL DUCT WORK, FLASHING, CURBS, ETC. AT VENT HOOD AND MAKE-UP AIR SYSTEM TO BE FURNISHED BY OWNER AND INSTALL BY MECHANICAL CONTRACTOR PER LOCAL CODES.
ALL INTERIOR & EXTERIOR WALLS TO BE 2X4 WOOD STUDS @ 16"O.C. WITH DOUBLE 2X4 WOOD TOP PLATES, & SINGLE WOOD 2X4 BASE PLATE. INTERIOR WALLS TO HAVE 5/8" GYPSUM BOARD ON BOTH SIDES OF WALLS.

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

ALL INTERIOR DOORS SHALL BE SIZED AS SHOWN ON DRAWINGS.

ALL INTERIOR DOORS SHALL HAVE KNOB TYP HARWARE.

PROVIDE SMOKE DETECTORS AS SHOWN.

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

Released for Construction

General Notes

3637 ELM ST.
Hapeville, Ga. 30354

No.	Revision/Issue	Date

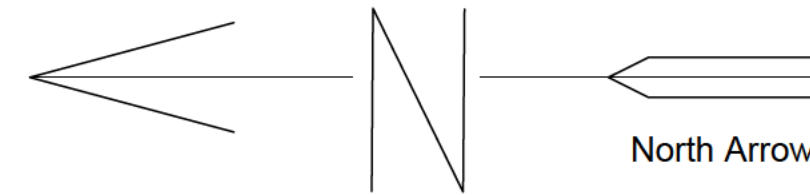
Firm Name and Address

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

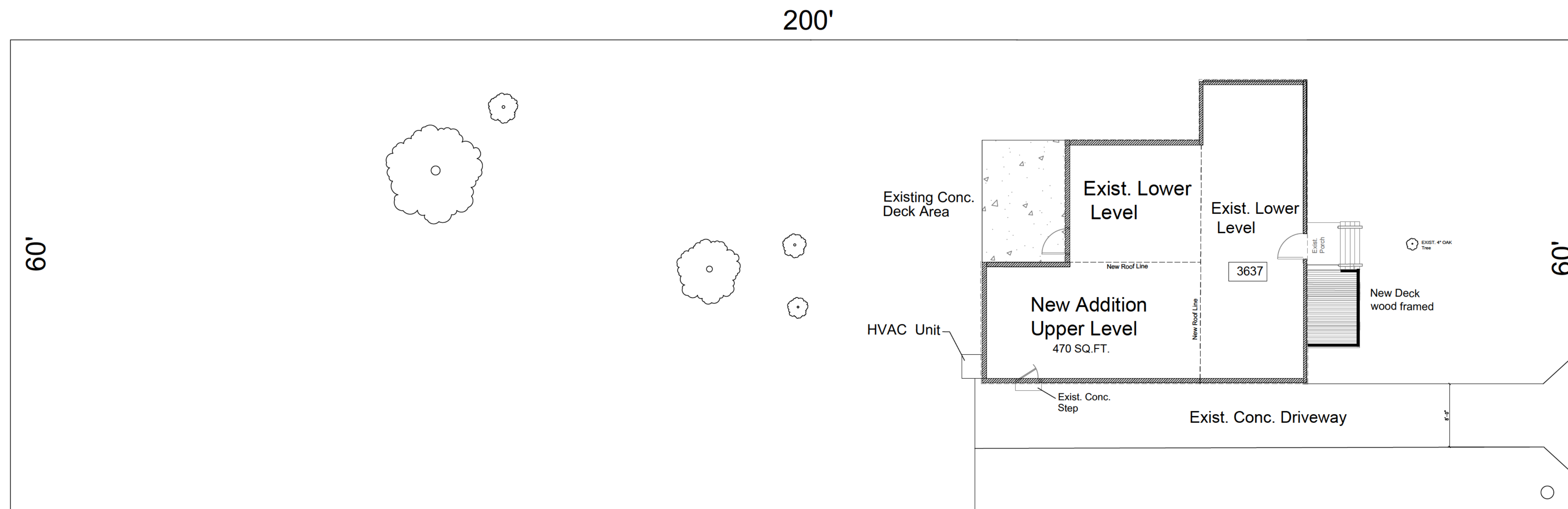
HOMESTEAD
DESIGN

Project Name and Address

Project	3637 Elm	Sheet	cover sheet
Date	12-05-22		
Scale	as shown		



vicinity map



SITE PLAN

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

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

3637 ELM STREET

Released for Construction

General Notes		
3637 ELM ST. Hapeville, Ga. 30354		
No.	Revision/Issue	Date
Firm Name and Address		
HOMESTEAD DESIGN 2863 Pind Ave. Atlanta, Ga. 30318 678-768-6418		
Project Name and Address		
Project 3637 Elm		
Date	12-05-22	SITE PLAN
Scale	as shown	



Camera 1

3637 ELM STREET
HAPEVILLE, GA 30354

NO.	DESCRIPTION	BY	DATE

DATE:

SCALE:

SHEET:

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

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

DOCUMENT SET TABLE OF CONTENTS:

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

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

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

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

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

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

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

GENERAL NOTES:

1. ALL TIMBER WILL BE SP-#2
2. ALL RAFTERS ARE TO CONNECT TO CEILING JOISTS
3. THE CRAWL SPACE IS NOT HIGHER THAN FIVE FEET AT ANY POINT IS NOT LIVING SPACE.
4. ALL WORK WILL BE DONE IN STRICT ACCORDANCE WITH LOCAL CODES AND ORDINANCES.
5. SOIL SHALL BE OF STABLE SUBSTANCE AND COMPACTED TO 95% DENSITY. CONSTRUCTION AREA SHALL BE FREE OF ANY MATERIAL UNSTABLE FOR COMPACTING.
6. ALL ELECTRICAL WORK MUST COMFORM WITH THE LATEST ADDITION OF THE NATIONAL ELECTRICAL CODE AND LOCAL ORDINANCES.
7. ALL PLUMBING WORK MUST COMFORM WITH THE LATEST ADDITION OF THE NATIONAL PLUMBING CODE AND LOCAL ORDINANCES.

ELECTRICAL NOTES:

1. ELECTRICAL WORK IS REQUIRED FOR THIS PROJECT THE WORK SHALL BE PERFORMED BY A CONTRACTOR LICENSED TO PERFORM SUCH ACTIVITY WITHIN THE JURISDICTION OF THE HAPEVILLE, GA A SEPERATE INSTALLATION PERMIT IS REQUIRED. COMPLY W/ A APPLICABLE CODES AND HAPEVILLE, GA ELECTRICAL INSPECTION AND APPROVALS
2. DESIGN OF THE REQUIRED ELECTRICAL SYSTEM (POWER & LIGHTING REQUIREMENTS) IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
3. CONTRACTOR SHALL FIELD VERIFY ACTUAL FIELD CONDITIONS PRIOR TO START FOR ANY WORK FOR THIS PROJECT.
4. THE SERVICE ENTRANCE, ELCTRIC METERING, SERVICE PANEL AND CABLE INSTALLATION UP TO MAIN SWITCH GEAR AND SERVICE PANEL ARE EXISTING AND SHALL REMAIN.
5. COMPETE ELECTRICAL WIRING INSTALLATION AS NEEDED INCLUDING BUT NOT LIMITED TO NEW SERVICE ENTRANCE, BUILDING WIRING ALL LIGHTING FIXTURES AND APPLIANCES, THE SELECTION OF ACTUAL FIXTURES SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.
6. PLACE LIGHT SWITCHES MINIMUM 8" O.C. FROM DOOR ROUGH OPENING
7. PLACE BATHROOM VANITY OUTLETS ON SIDE WALL MINIMUM 6" O.C.
8. ADD 1 OUTLET FOR THE FIREPLACE INSIDE CANTILEVER.
9. BE SURE TO HAVE ONE OUTLET ON FOR THE SIDE OF THE RANGE.

HEATED SQUARE FEET:

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

SCOPE OF WORK:

THIS IS A SING FAMILY STRUCTURE THAT WILL HAVE THE FOLLOWING:

1. THERE WILL BE A SECOND FLOOR ADDED TO HAVE A PRIMARY BEDROOM, SECONDARY BEDROOM AND BATHROOM ALONG WITH CLOSETS.
2. THE MAIN FLOOR WILL BE AN OPEN CONCEPT WITH TWO BEDROOMS, TWO BATHROOMS AND LAUNDRY CLOSET.

PLUMBING NOTES:

1. PLUMBING WORK IS REQUIRED FOR THIS PROJECT. THE WORK IS INDICATED IN THE DRAWINGS. IT SHALL BE PERFORMED BY A CONTRACTOR. LICENSED TO PERFORM SUCH ACTIVITY WITHIN THE JURISDICTION OF THE HAPEVILLE, GA A SEPERATE INSTALLATION W/ APPLICABLE CODES.
 2. COORDINATE WORK WITH ALL OTHER TRADES PRIOR TO INSTALLATION REFER TO AVAILABLE APPROVED DRAWINGS TO VERIFY EACH DEPTHS, SIZES AND LOCATION OF ALL EXISTING OR REQUIRED UTILITY CONNECTIONS PRIOR TO THE START OF ANY WORK FOR THIS PROJECT.
 3. INSTALLATION ALL PLUMBING FIXTURES AS INDICATED INCLUDING BUT NOT LIMITED TO WATER CLOSETS, BATH TUBS, LAVATORAS, KITCHEN SINKS, FIXTURES SUPPLY AND WASTED PIPPING AS REQUIRED, PROVIDE TIE IN TO EXISTING SANITARY SEWER WASTE LINE FIELD VERIFY THE LOCATION OF THE EXISTING WASTE FROM BUILDING TO THE EXISTING STREET SEWER SYSTEM.
 4. INSULATE DOMESTIC HOT AND COLD WATER PIPPING.
 5. ALL NEWLY INSTALLED PIPPING SHALL BE TESTED IN ACCORDANCE WITH THE CODE MINIMUM REQUIREMENT.
 6. DOMESTIC WATER PIPPING SHALL BE FLUSHED AND STERLIZED IN ACCORDANCE WITH GEORGIA STATE, OR APPLICABLE COUNTY HEALTH DEPARTMENT STANDARDS.

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

CURRENT MANDATORY CODES AS ADOPTED BY DCA:

International

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

International

- Residential code, 2018 edition, with Georgia amendments 2020

International

- Fire code, 2018 edition (No Georgia amendments)

International

- Plumbing code, 2018 edition with Georgia amendments 2020

Internationa

- Mechanical code, 2018 edition with Georgia amendments 2020

International

- Fuel Gas code, 2018 edition with Georgia amendments 2020

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

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

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

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

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

Construction type - Type V.B.

[illegible]

DT
DANA T DESIGNS

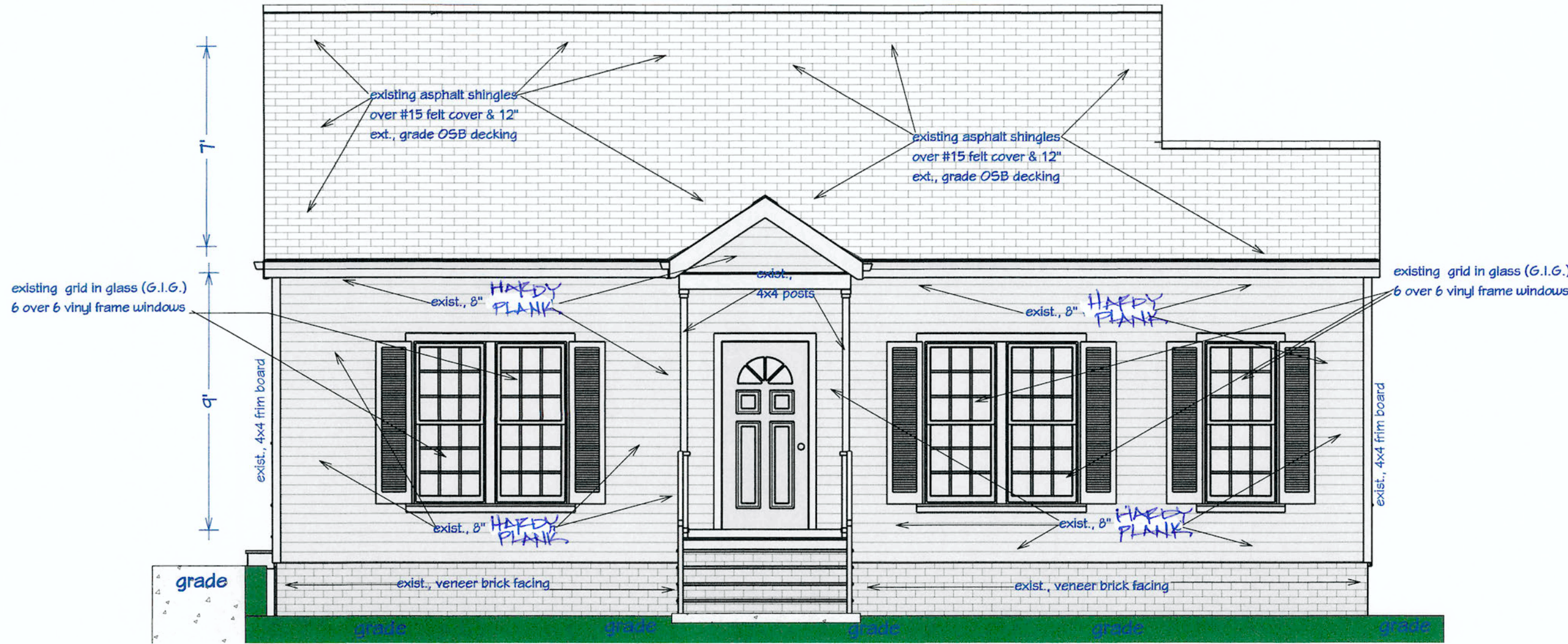
AUGUST 08, 2023

DATE:

SCALE:

SHEET:

ELM STREET



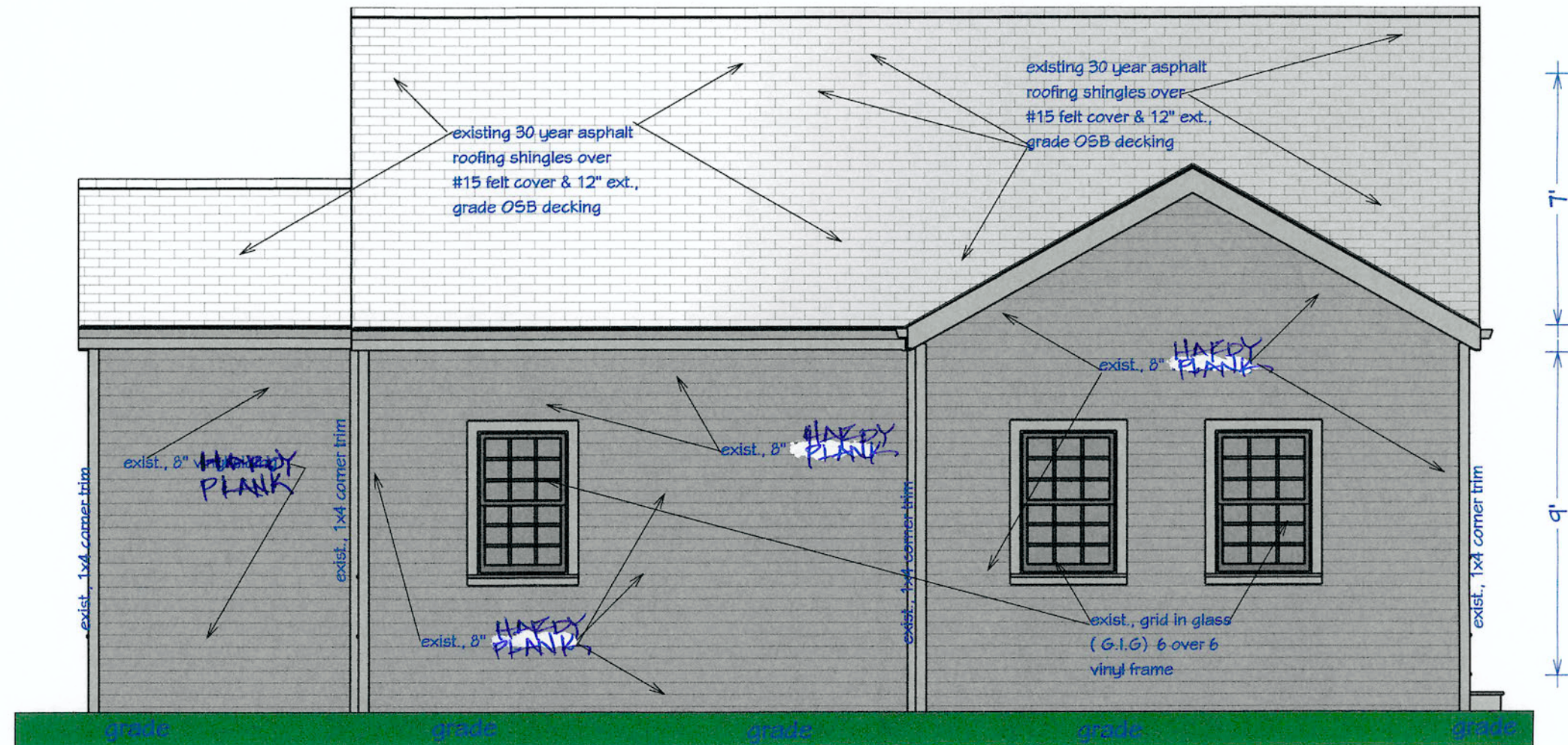
Elevation 1

1

A1.0

EXISTING FRONT ELEVATION

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



Elevation 2

2

A1.0

EXISTING REAR ELEVATION

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

DATE

BY

DESCRIPTION

NO.

release for construction

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

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

DATE:

AUG., 08, 2023

SCALE:

1/4" = 1'-0"

SHEET:

A1.0

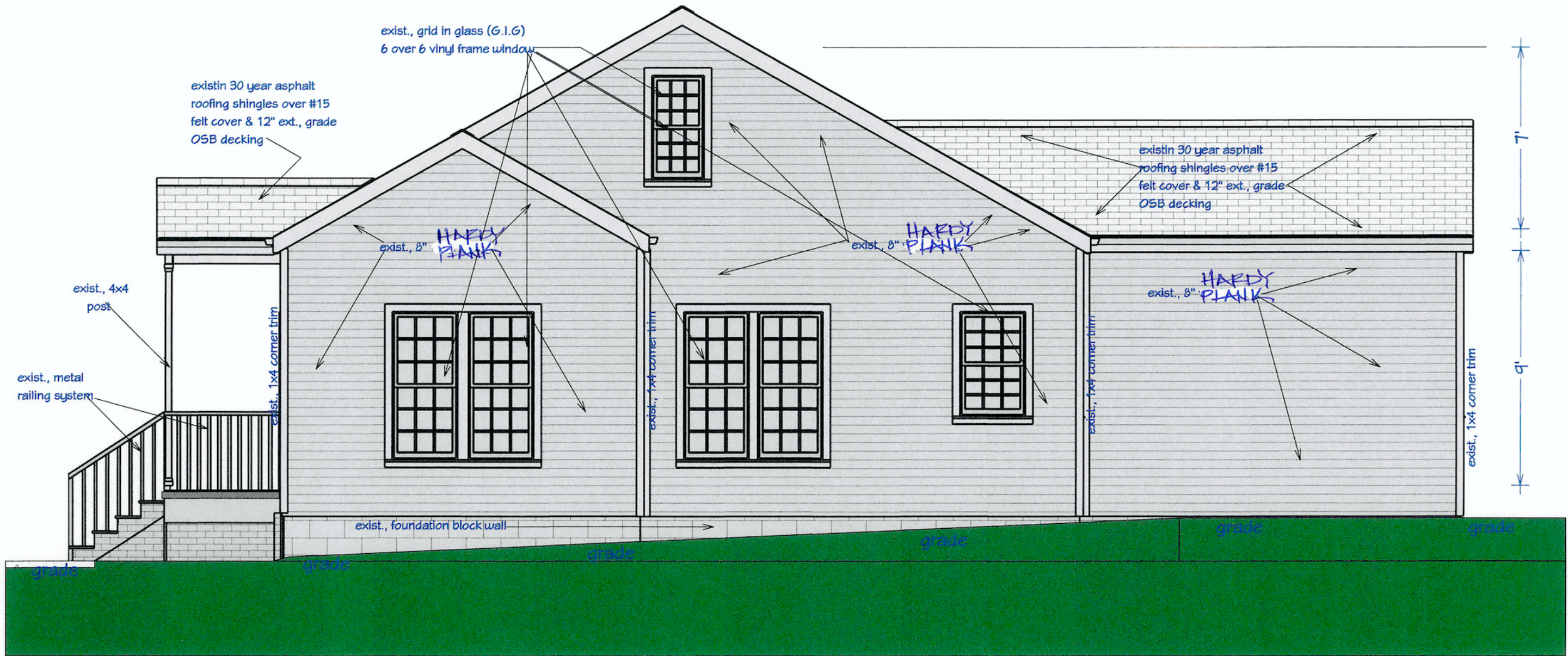
1

A1.1

EXISTING RIGHT SIDE ELEVATION

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

Elevation 3



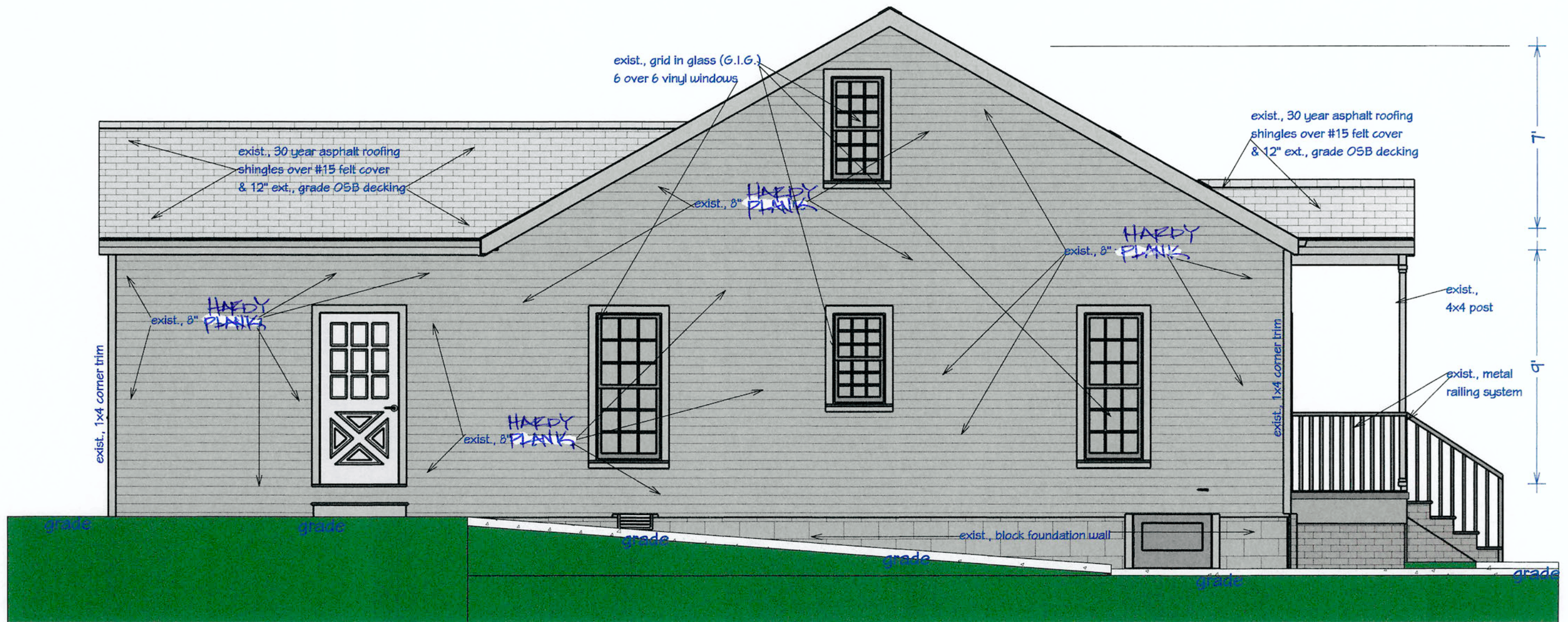
2

A1.1

EXISTING LEFT SIDE ELEVATION

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

Elevation 4



NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

release for construction

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

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

DATE:

AUG., 08, 2023

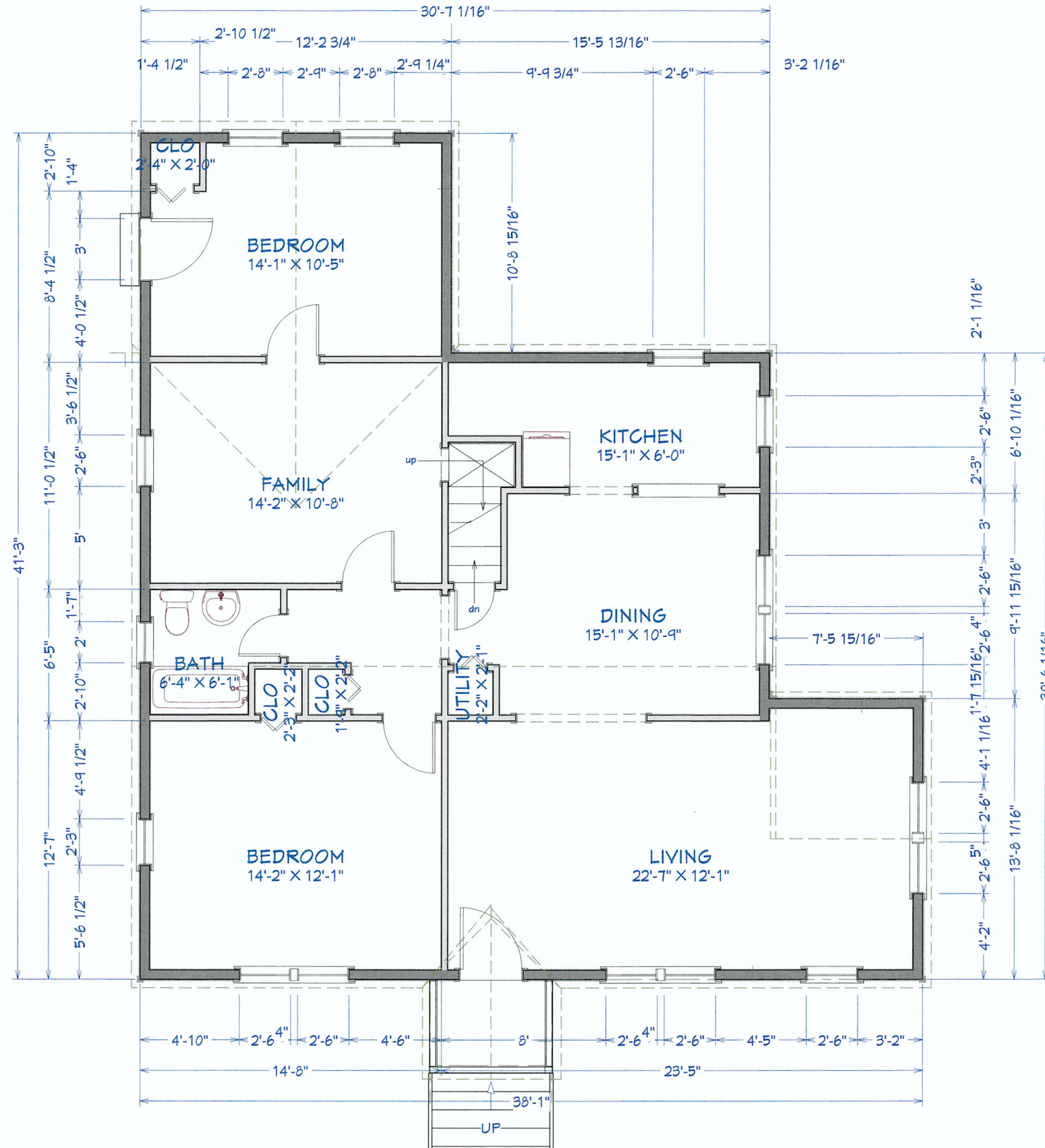
SCALE:

1/4" = 1'-0"

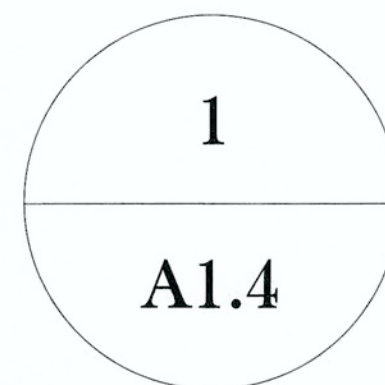
SHEET:

A1.1

ELM STREET



LIVING AREA
1225 SQ FT



EXISTING FLOOR PLAN-1ST FLOOR

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

1st Floor



NO.	DESCRIPTION	BY	DATE

release for construction

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

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

DATE:

AUG., 08, 2023

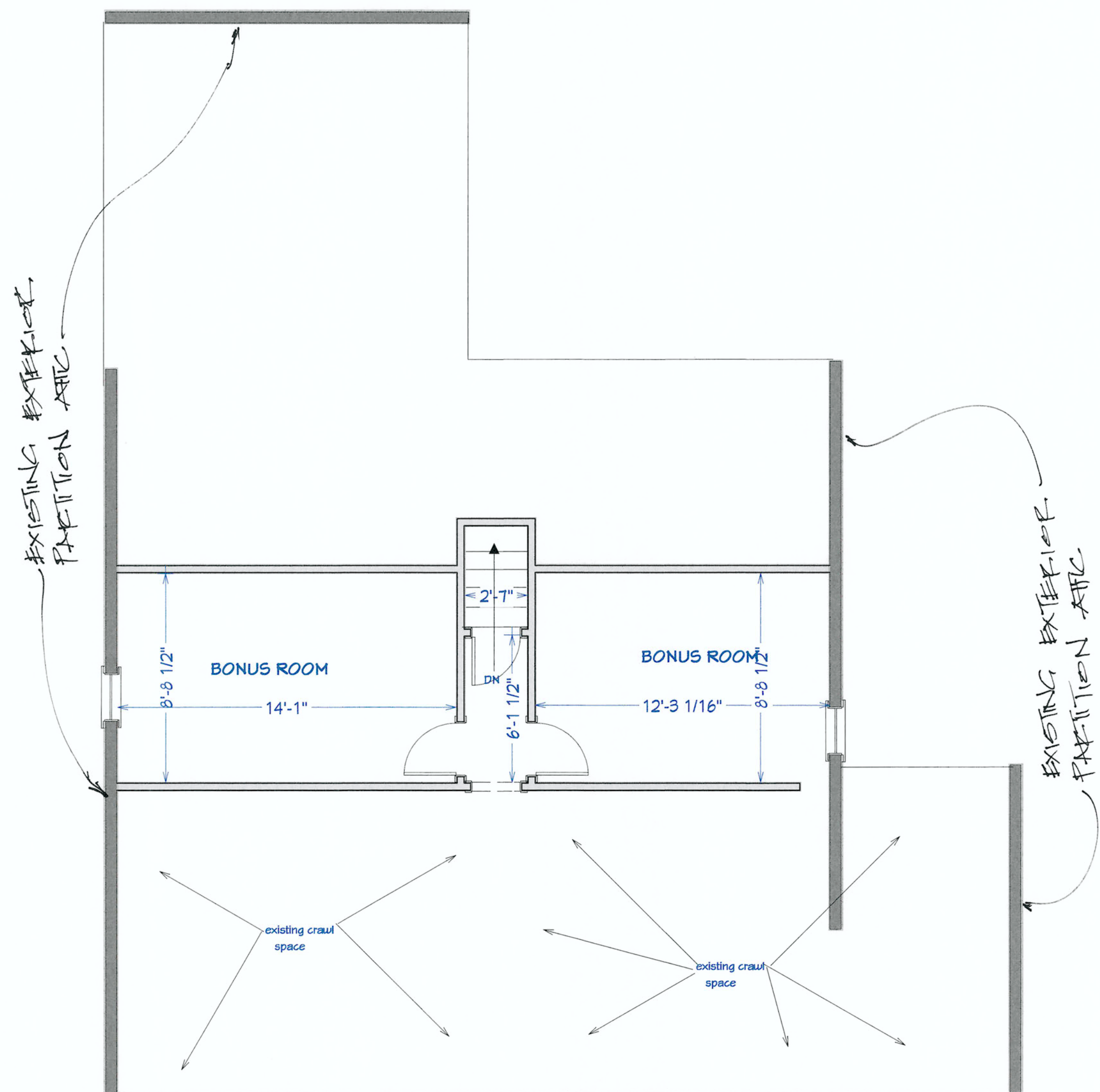
SCALE:

1/4" = 1'-0"

SHEET:

A1.4

ELM STREET



Attic

1

A1.5

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

DT

DANA T DESIGNS

NO.	DESCRIPTION	BY	DATE

CLIENT: Shymna Mitchell

PROJECT: 3637 ELM STREET

HAPEVILLE, GA 30354

PROJECT NUMBER: 080823

DESIGNER: DANA T DESIGNS

678-596-8590

danatdesigns1@gmail.com

DATE:

AUG., 08, 2023

SCALE:

1/4" = 1'-0"

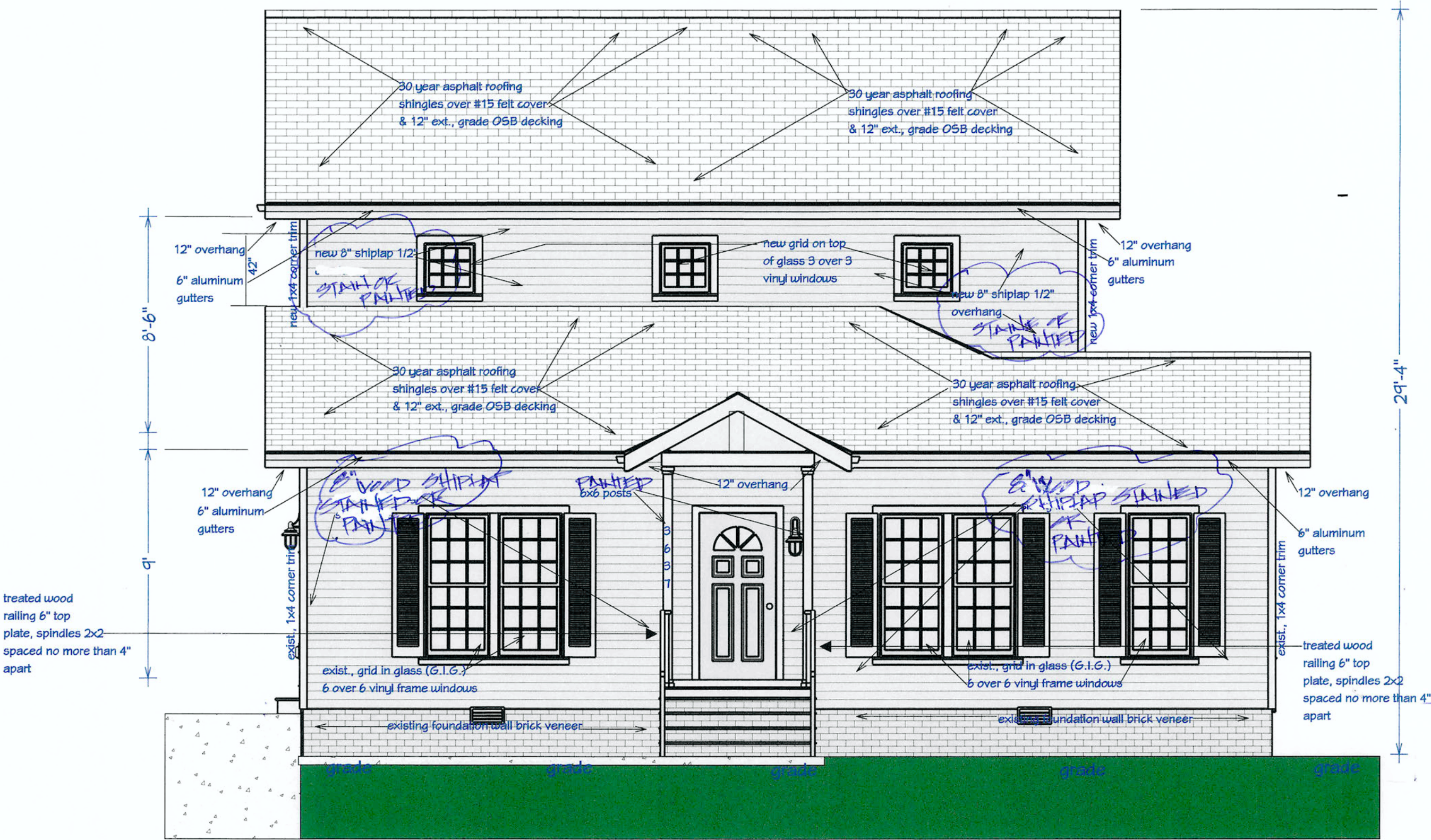
SHEET:

A1.5

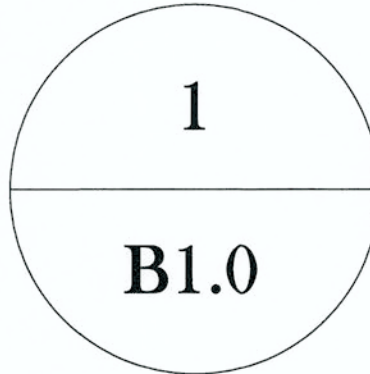
release for construction

Page 93 of 132

ELM STREET



Elevation 1



PROPOSED FRONT ELEVATION

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

NOTE:
ALL WINDOW SILL WILL
BE WOOD

NO.	DESCRIPTION	BY	DATE

release for construction

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

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

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

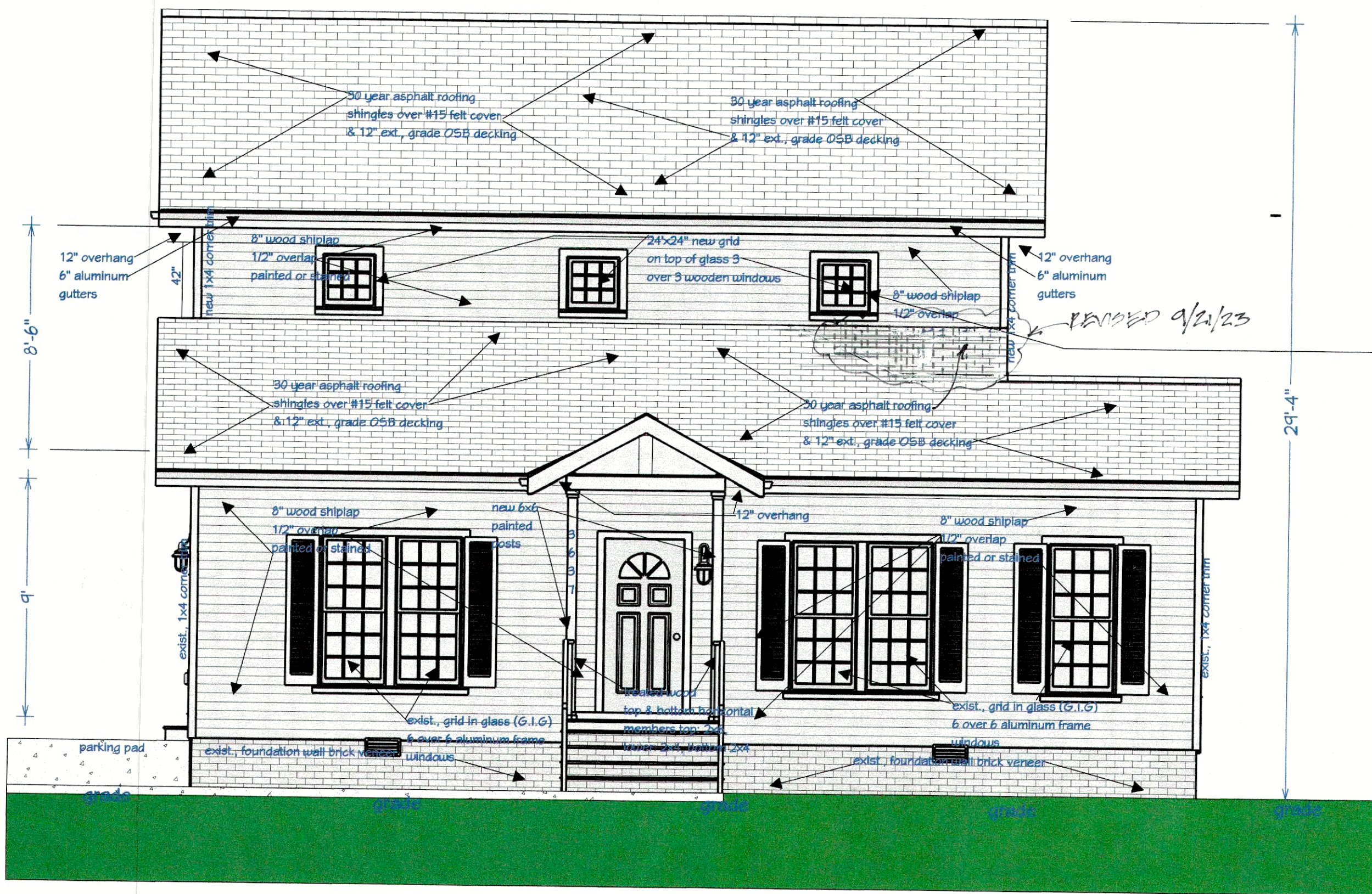
NO.	DESCRIPTION	BY	DATE

release for construction

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

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

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



- NOTES:**
1. Top windows are sized 24"x24" with 4" wooden trim, 3" deep by the overall width.
 2. Windows on the main floor; 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.

Elevation 1

1
B1.0

PROPOSED FRONT ELEVATION

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

ELM STREET



Elevation 2

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

NOTE:
ALL WINDOW SITS WILL BE WOOD

1
B1.1

PROPOSED REAR ELEVATION

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

NO.	DESCRIPTION	BY	DATE

release for construction

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

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

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

NO.	DESCRIPTION	BY	DATE

release for construction

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

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

DATE:

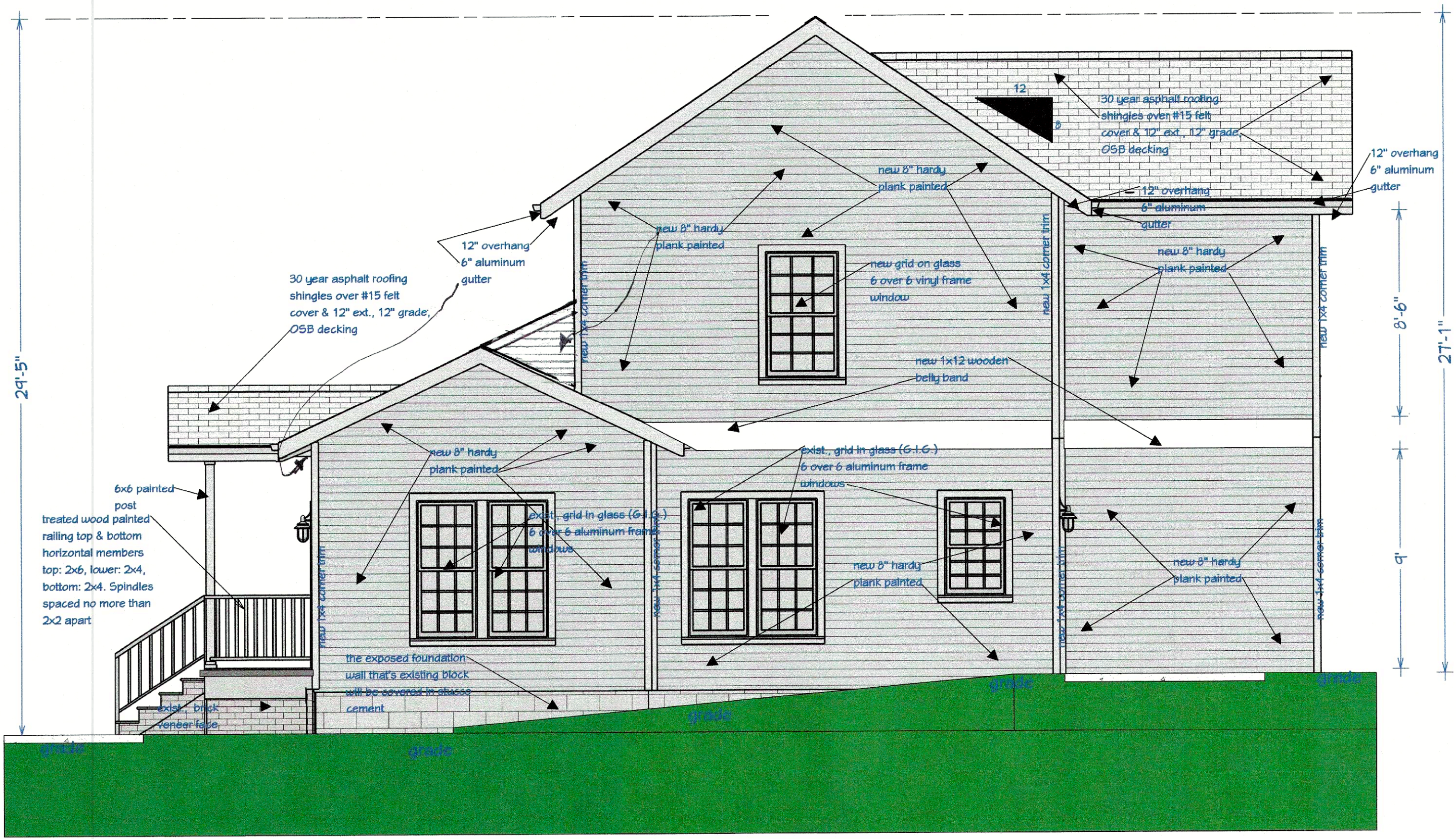
AUG., 08, 2023

SCALE:

1/4" = 1'-0"

SHEET:

B1.2



NOTES:

1. Windows on the main floor; All windows will have 4" wooden trim. All the way around & sill is 2x4 wooden.
2. Windows grouped together will have center mullen of 6" or more, which is 2" more than side trim.
3. All windows will have 4" wood trim w/ 3" wooden deep sill x the overall width.

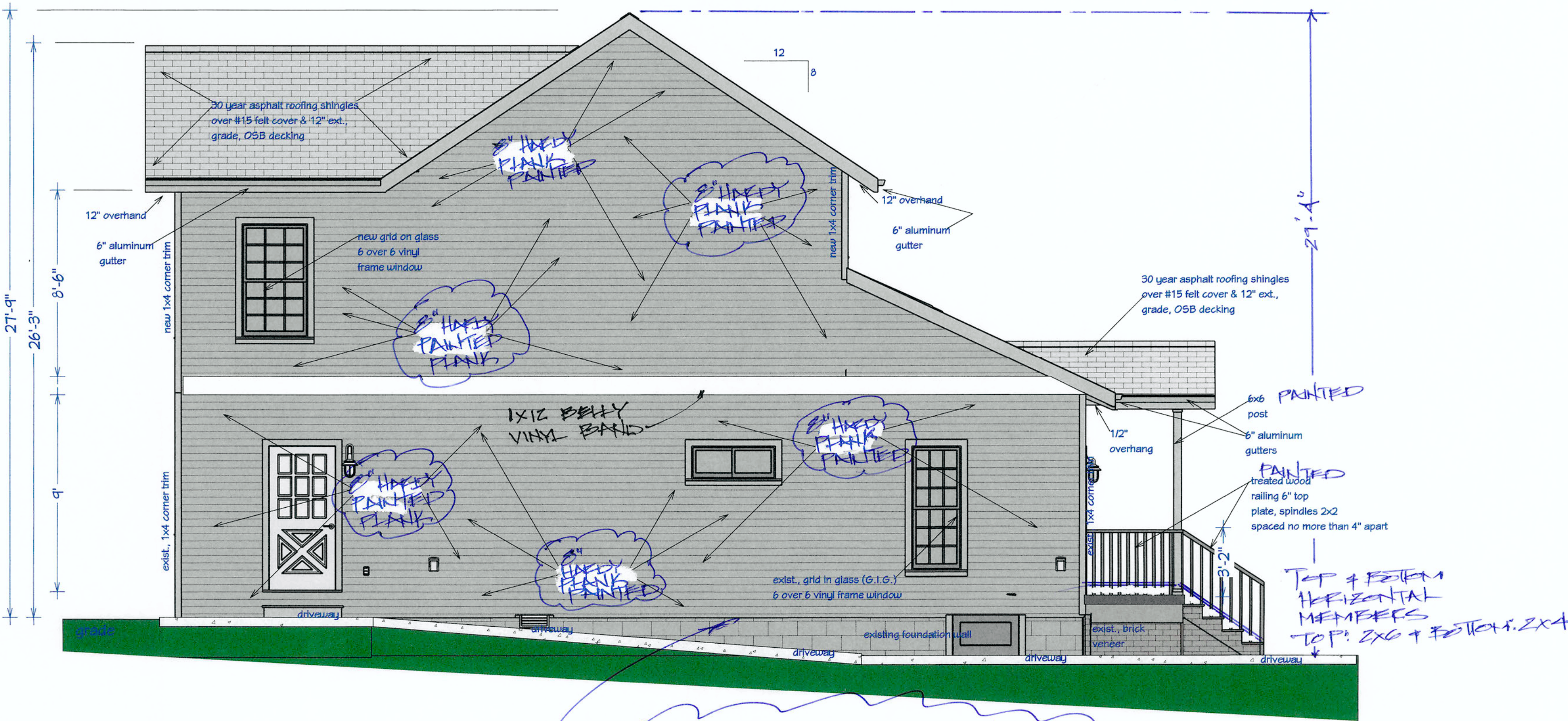
Elevation 3

1
B1.2

PROPOSED RIGHT SIDE ELEVATION

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

ELM STREET



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

1

B1.3

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

NO.	DESCRIPTION	BY	DATE

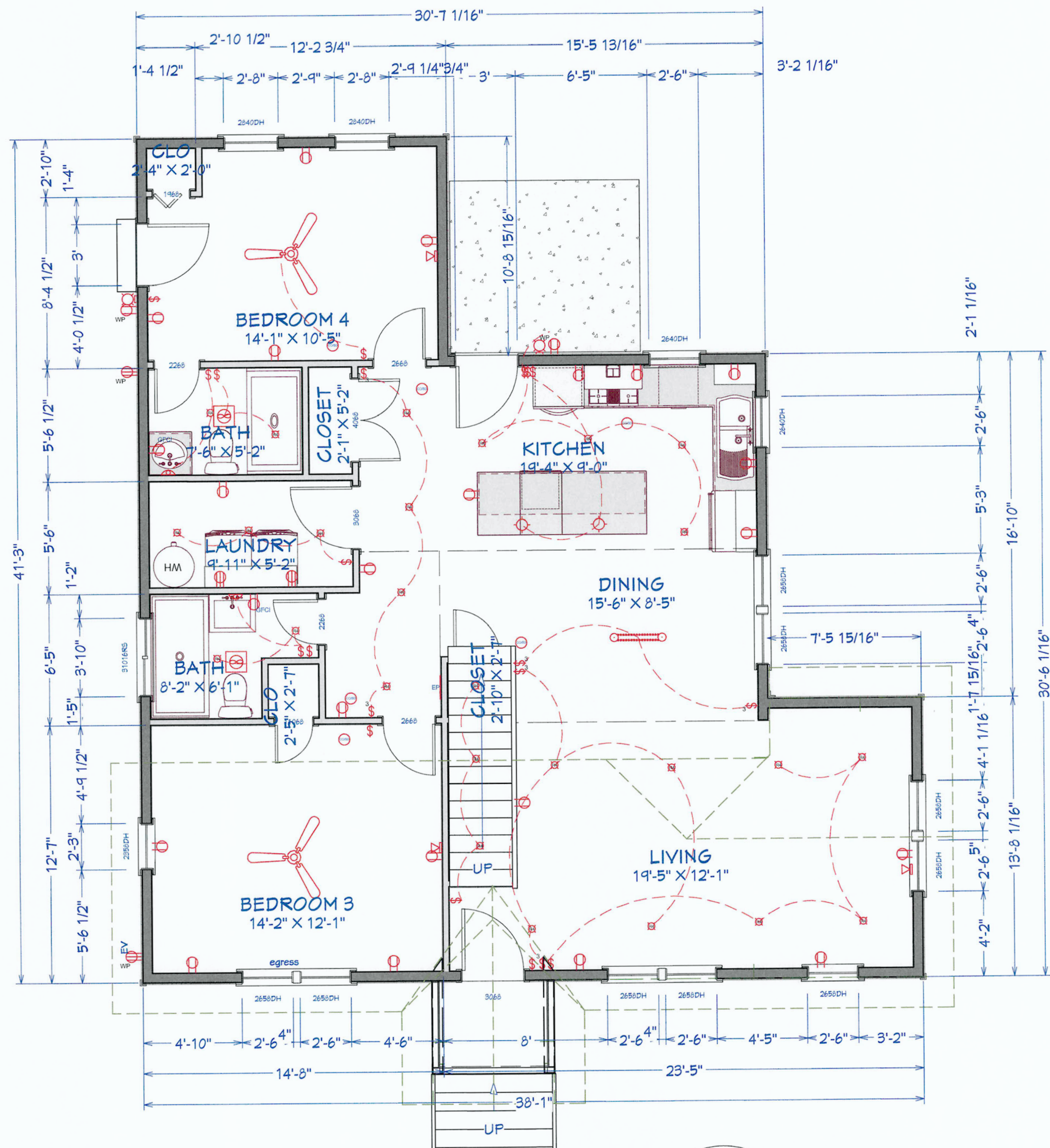
release for construction

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

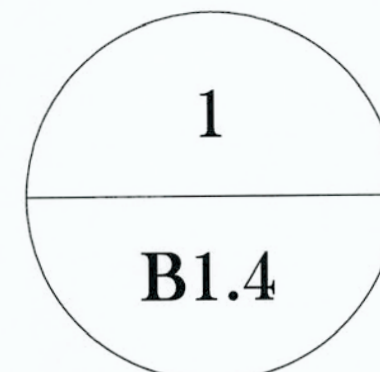
DESIGNER: DANA T DESIGNS
678-596-8590
danatdesigns1@gmail.com

DATE:
AUG., 08 2023
SCALE:
1/4" = 1'-0"
SHEET:
B1.3

ELM STREET



LIVING AREA
1225 SQ FT



PROPOSED FLOOR PLAN-1ST FLOOR

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

1st Floor

NO.	DESCRIPTION	BY	DATE

release for construction

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

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

DATE:

AUG., 08 2023

SCALE:

1/4" = 1'-0"

SHEET:

B1.4

ELM STREET

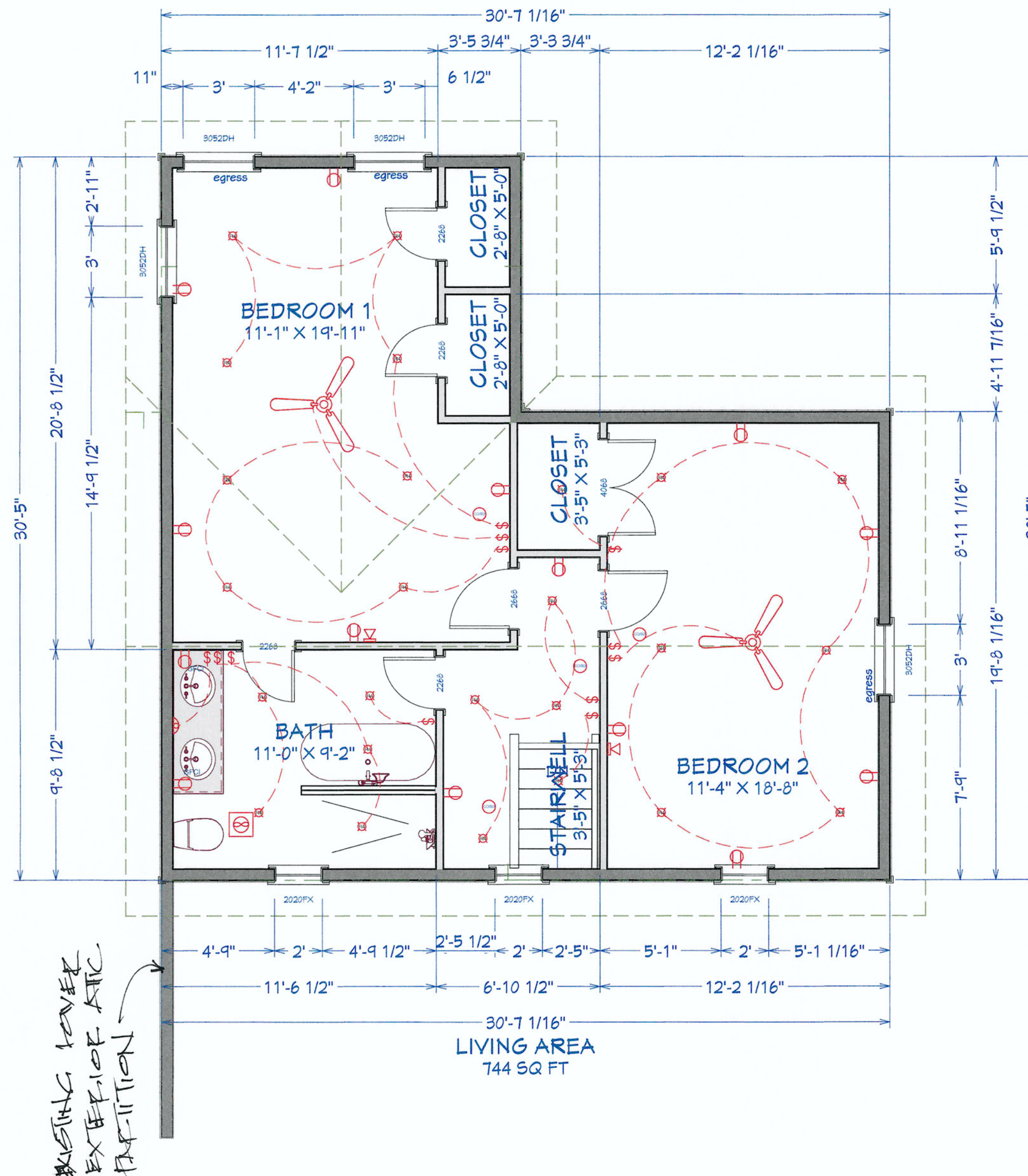
2nd Floor

1

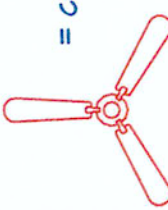
B1.5

PROPOSED FLOOR PLAN-2ND FLOOR

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



ELECTRICAL LEGEND

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

EXISTING POWER
EXTENDED AFFC
PARTITION

release for construction

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

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

DATE: _____

AUG., 08 2023

SCALE:

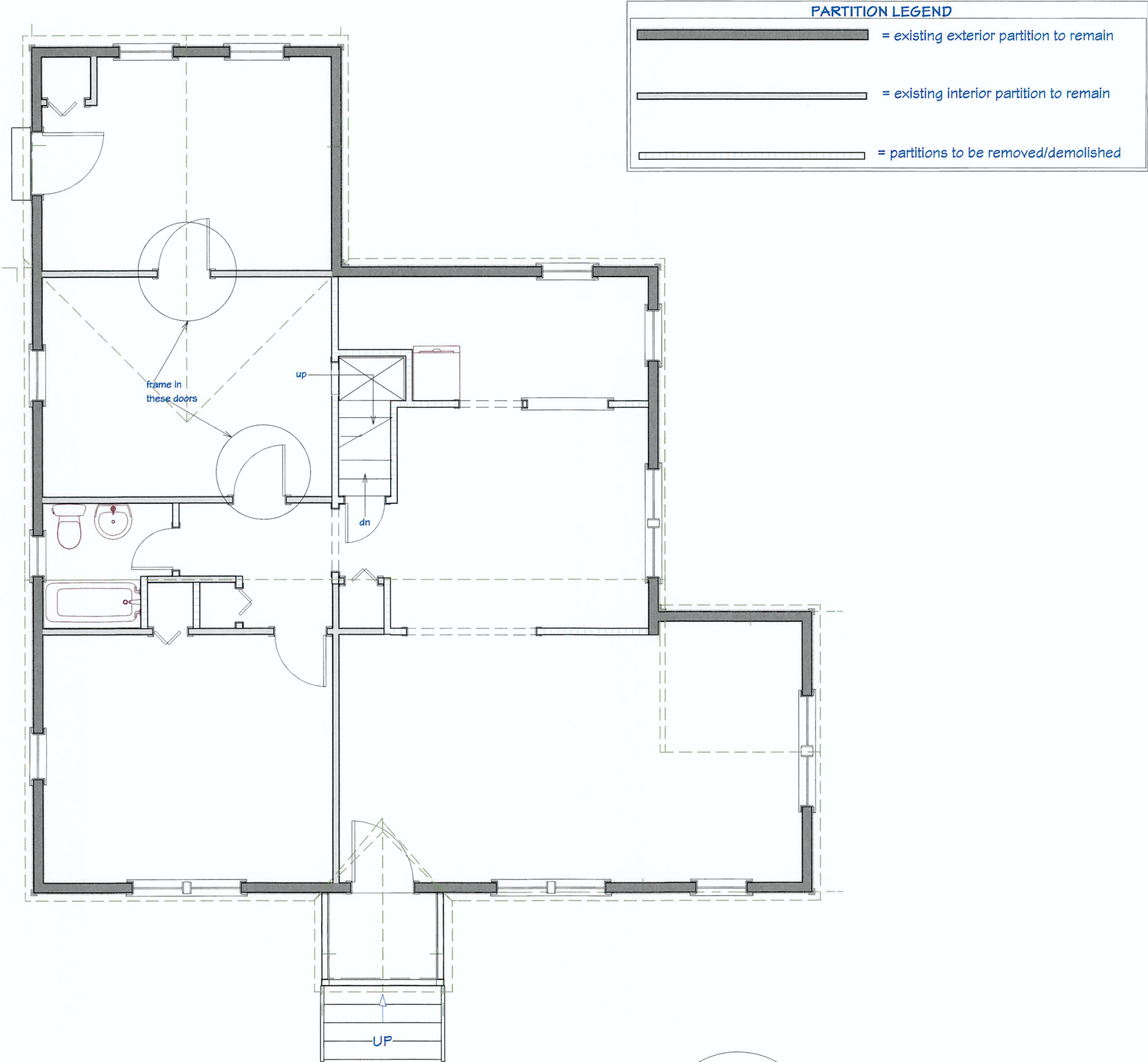
$$1/4'' = 1'-0''$$

SHEET:

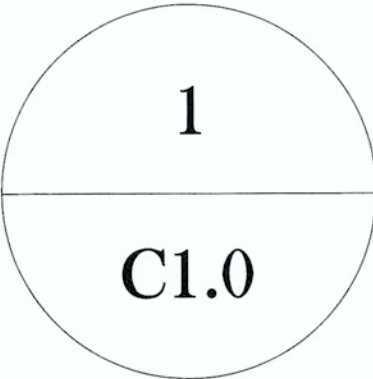
B1.5

[illegible]

DI
DANA T DESIGNS



1st Floor



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

NO.	DESCRIPTION	BY	DATE

release for construction

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

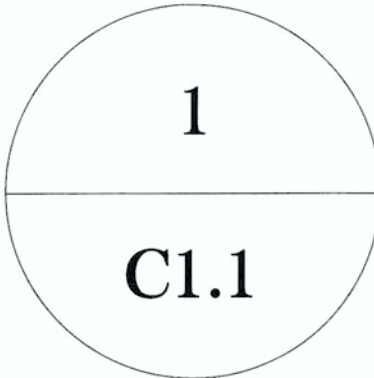
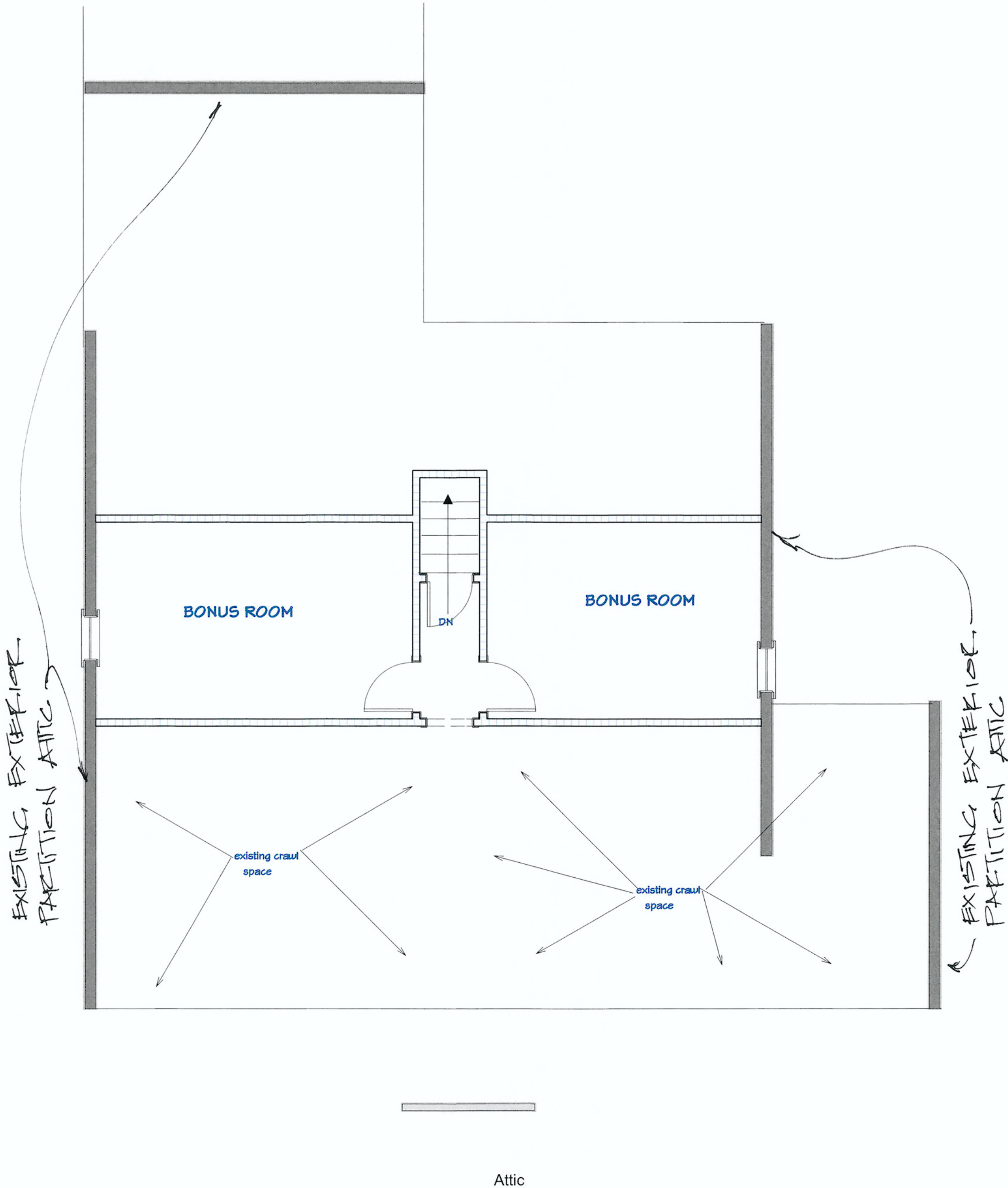
DESIGNER: DANA T DESIGNS
678-596-8590
danatdesigns1@gmail.com

DATE:
AUG., 08, 2023

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

SHEET:

C1.0



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

NO.	DESCRIPTION	BY	DATE

release for construction

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

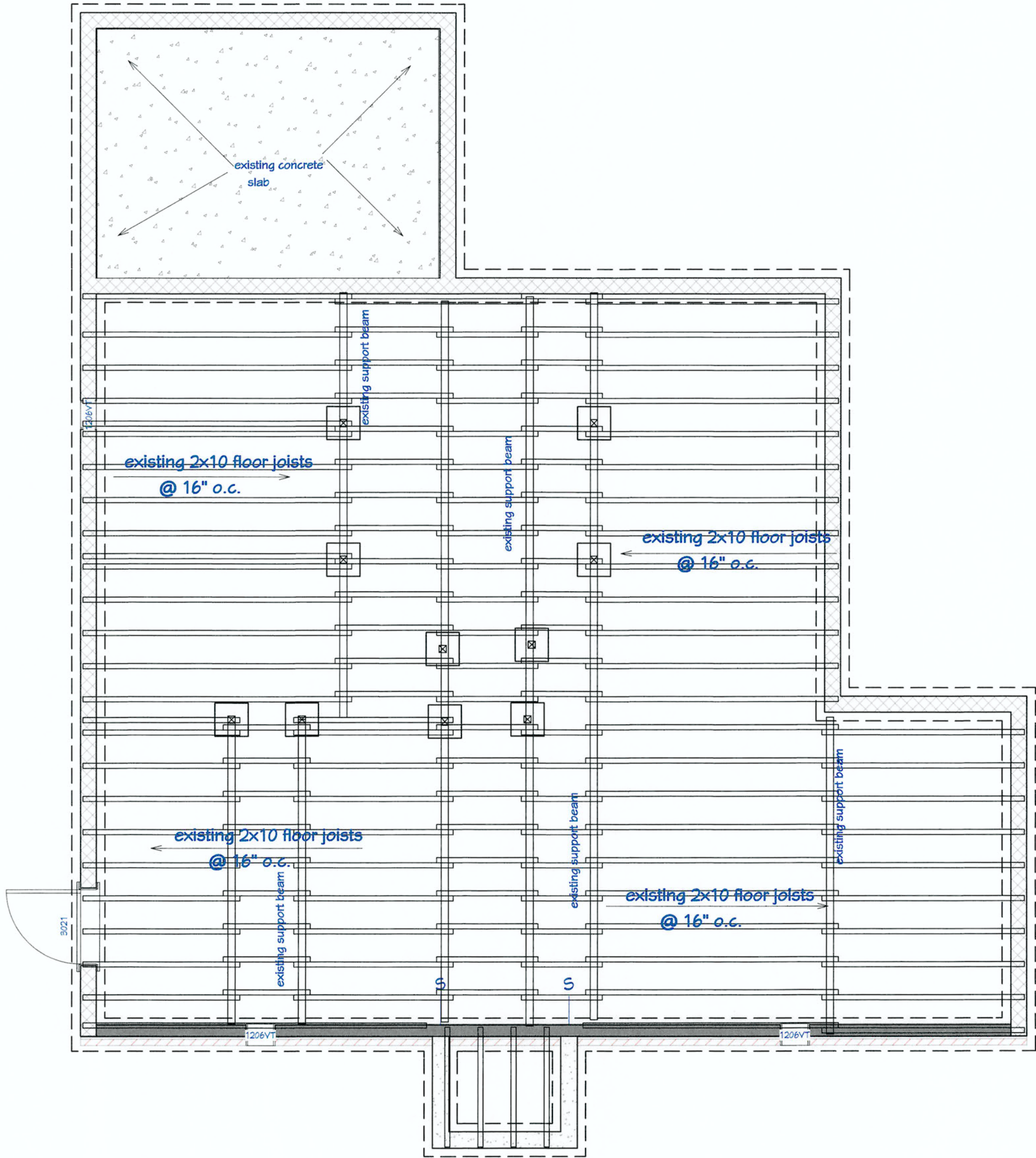
DESIGNER: DANA T DESIGNS
678-596-8390
danatdesigns1@gmail.com

DATE:
AUG., 08, 2023

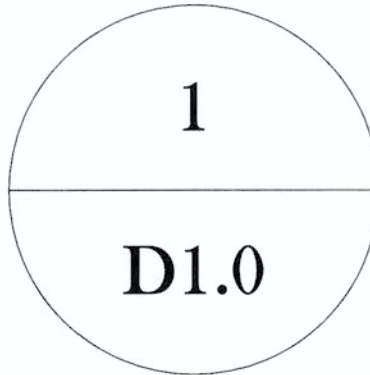
SCALE:
1/4" = 1'-0"

SHEET:
C1.1

ELM STREET



Foundation



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



NO.	DESCRIPTION	BY	DATE

release for construction

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

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

DATE:

AUG., 08 2023

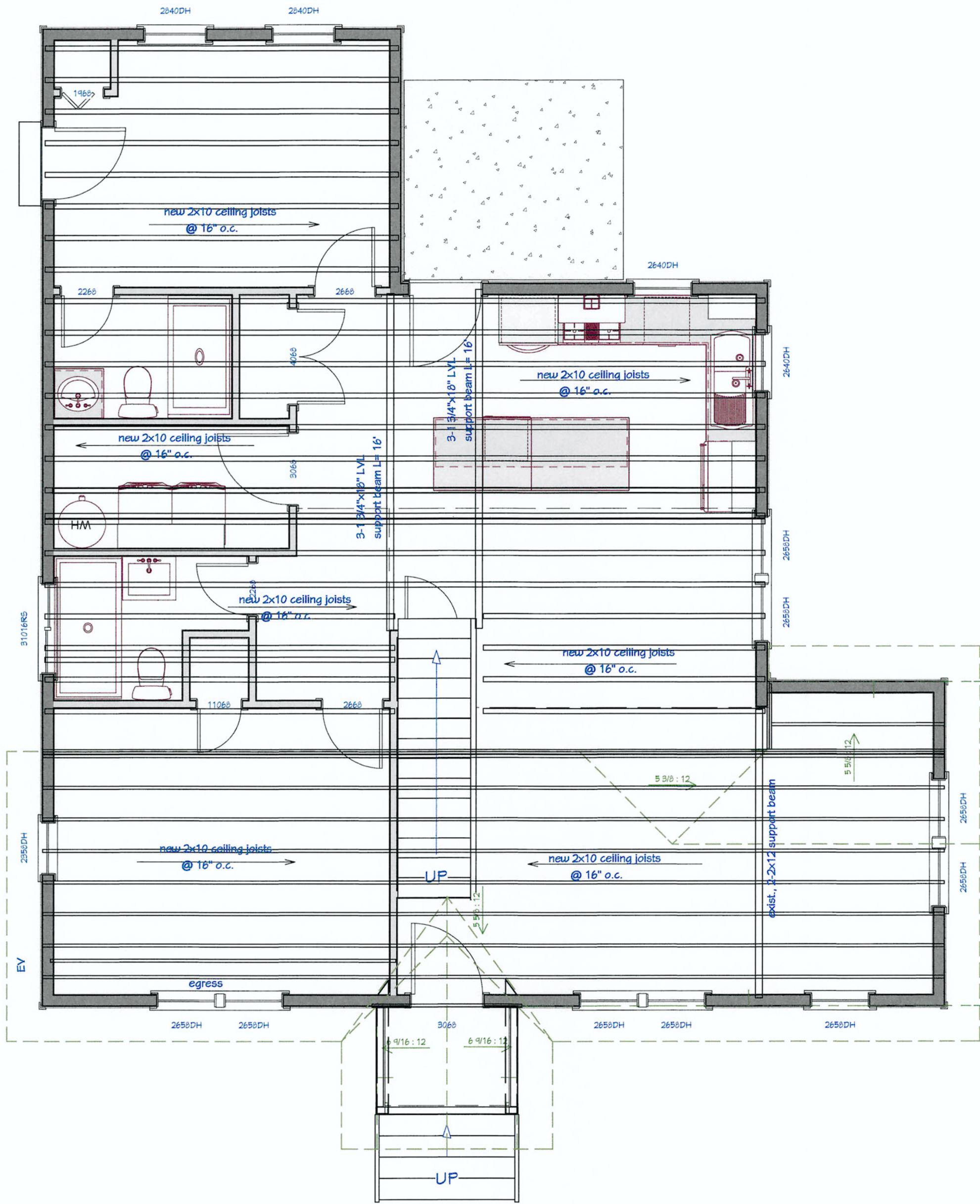
SCALE:

1/4" = 1'-0"

SHEET:

D1.0

ELM STREET



1st Floor

1

D1.1

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

DATE:

AUG., 08 2023

SCALE:

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

SHEET:

D1.1

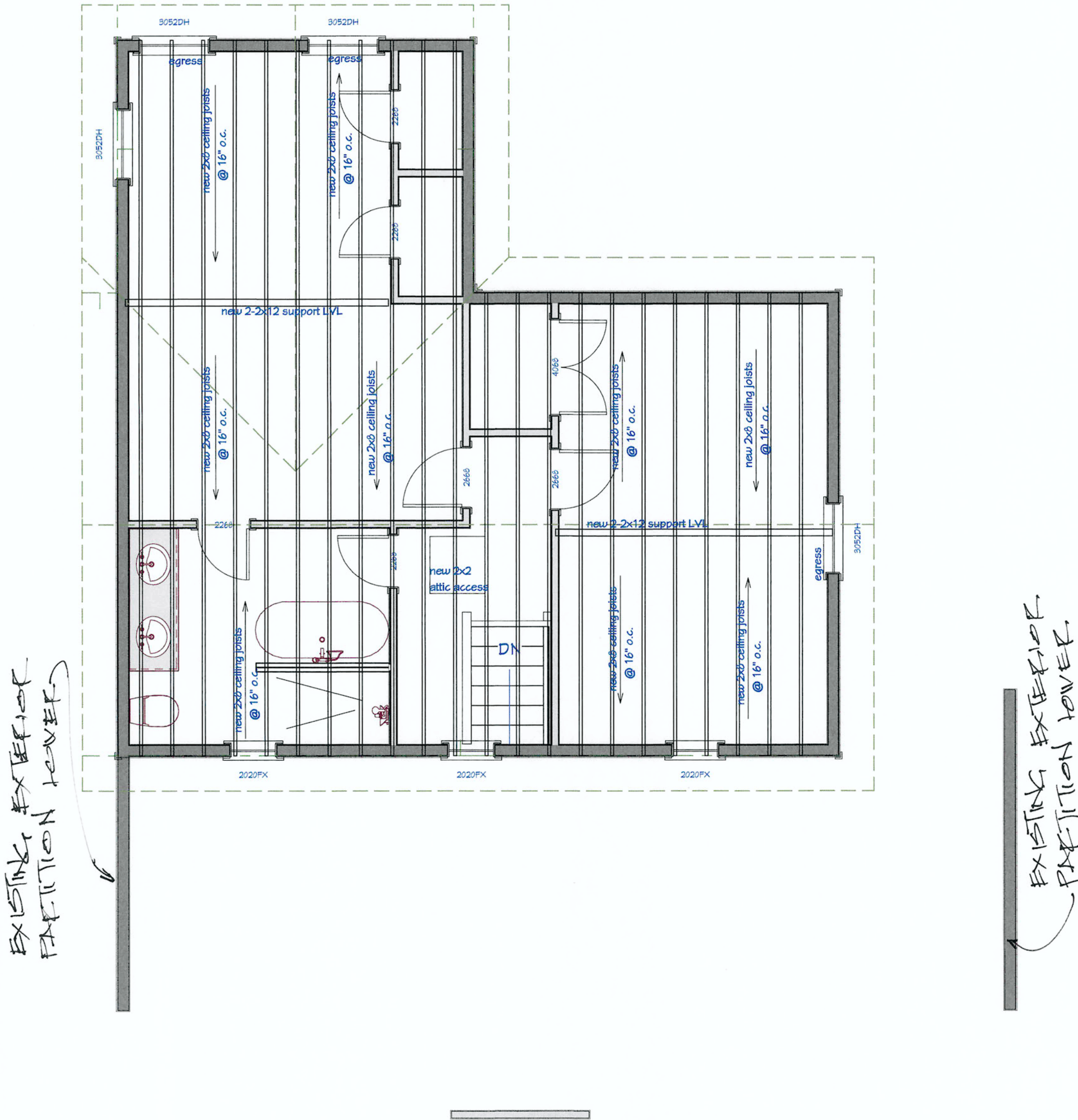
[illegible]

release for construction

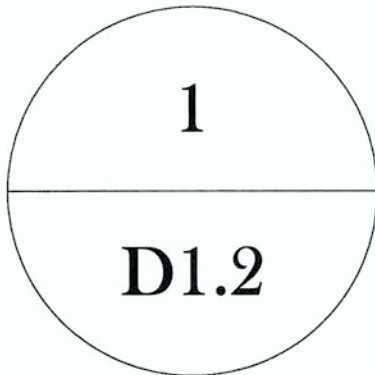
CLIENT: Shynna Mitchell
PROJECT: 3637 ELM STREET
HAPEVILLE, GA 30354
PROJECT NUMBER: 080823

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

ELM STREET



2nd Floor



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

DT
DANA T DESIGNS

NO.	DESCRIPTION	BY	DATE

release for construction

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

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

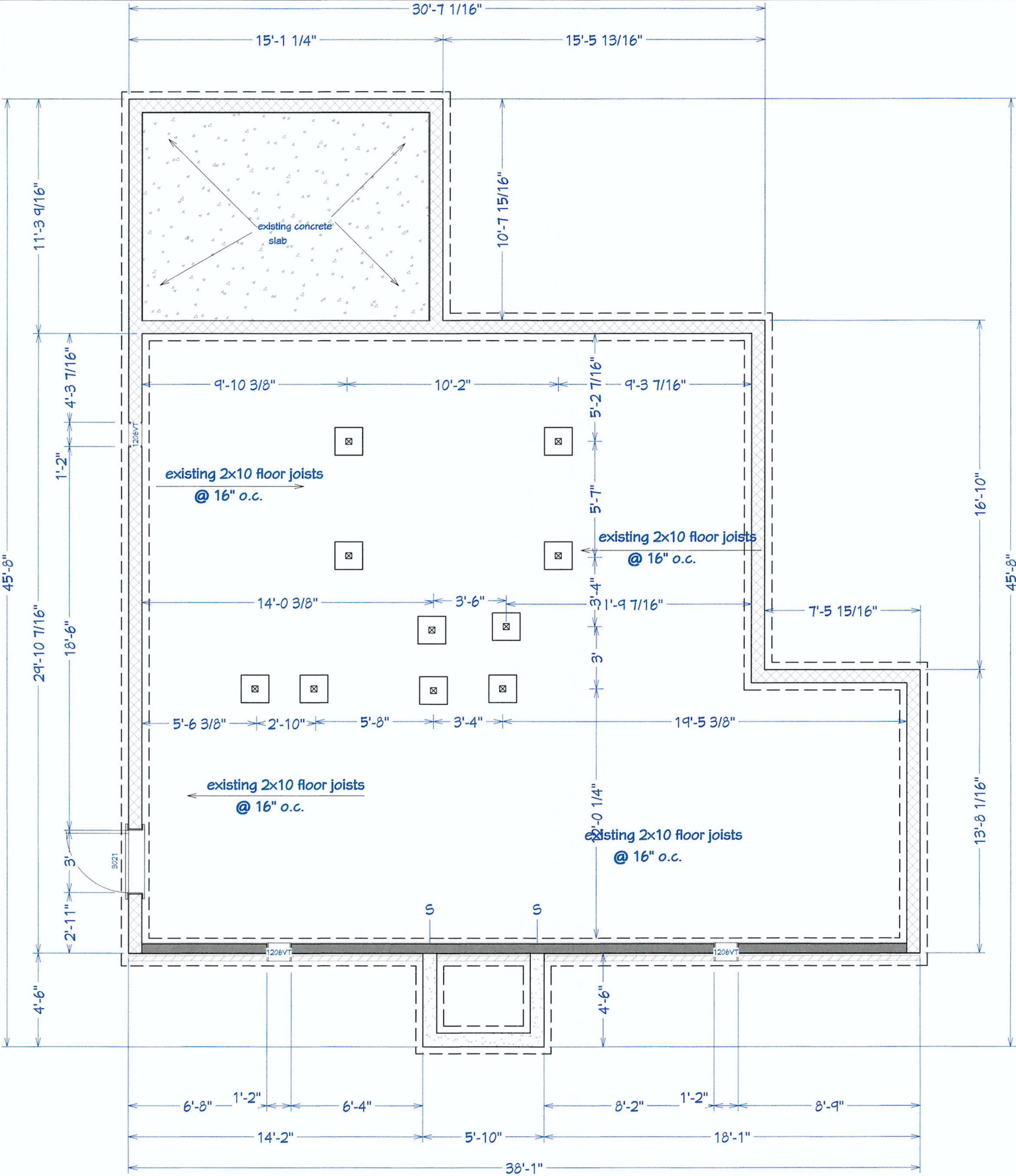
DATE:
AUG., 08 2023

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

SHEET:
D1.2

Page 106 of 132

ELM STREET



Foundation

1

E1.0

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



NO.	DESCRIPTION	BY	DATE

release for construction

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

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

DATE:

AUG., 08 2023

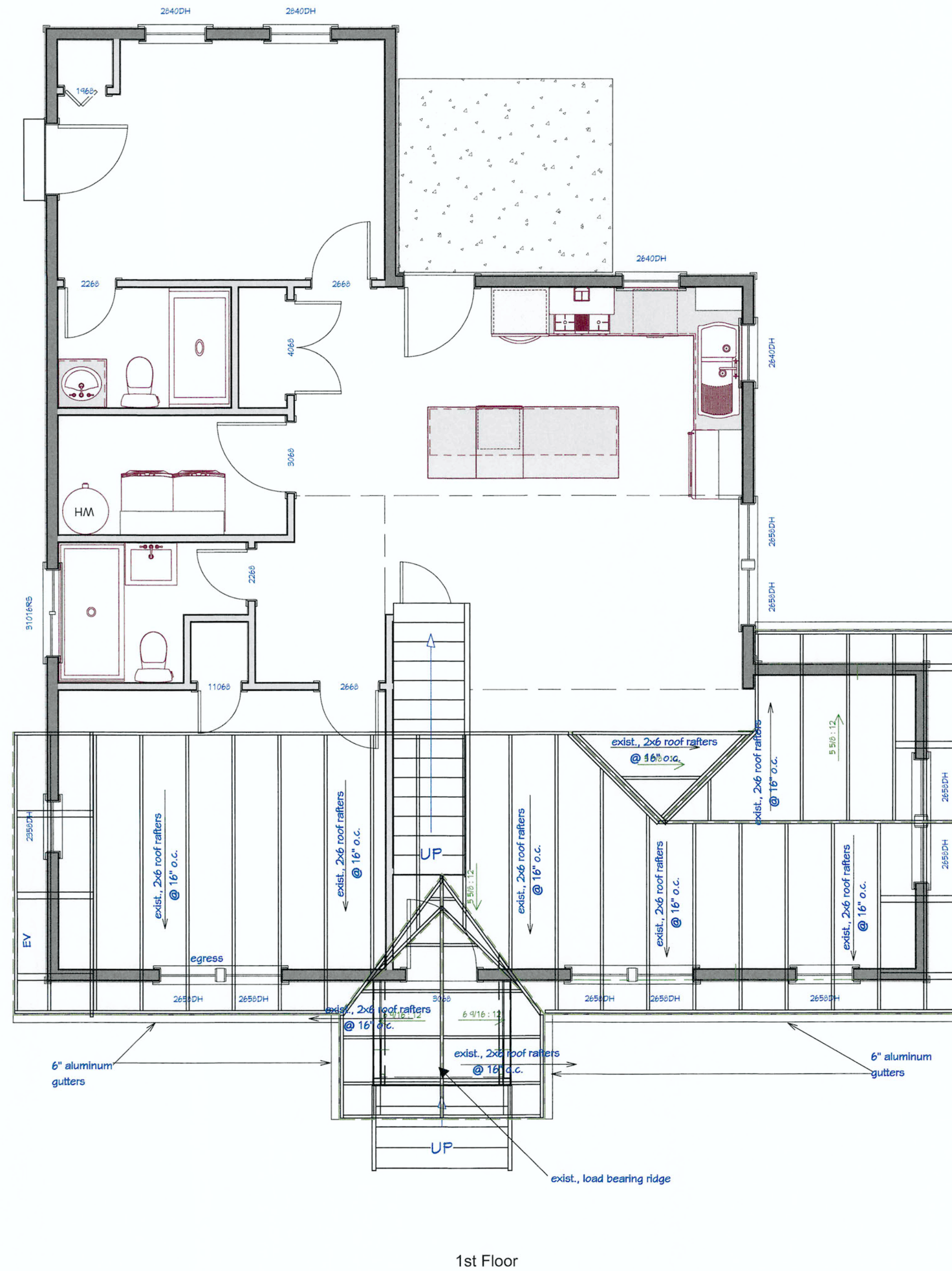
SCALE:

1/4" = 1'-0"

SHEET:

E1.0

ELM STREET



E1.1

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

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

DT
DANA T DESIGNS

[illegible]

release for construction

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

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

DATE:

AUG., 08 2023

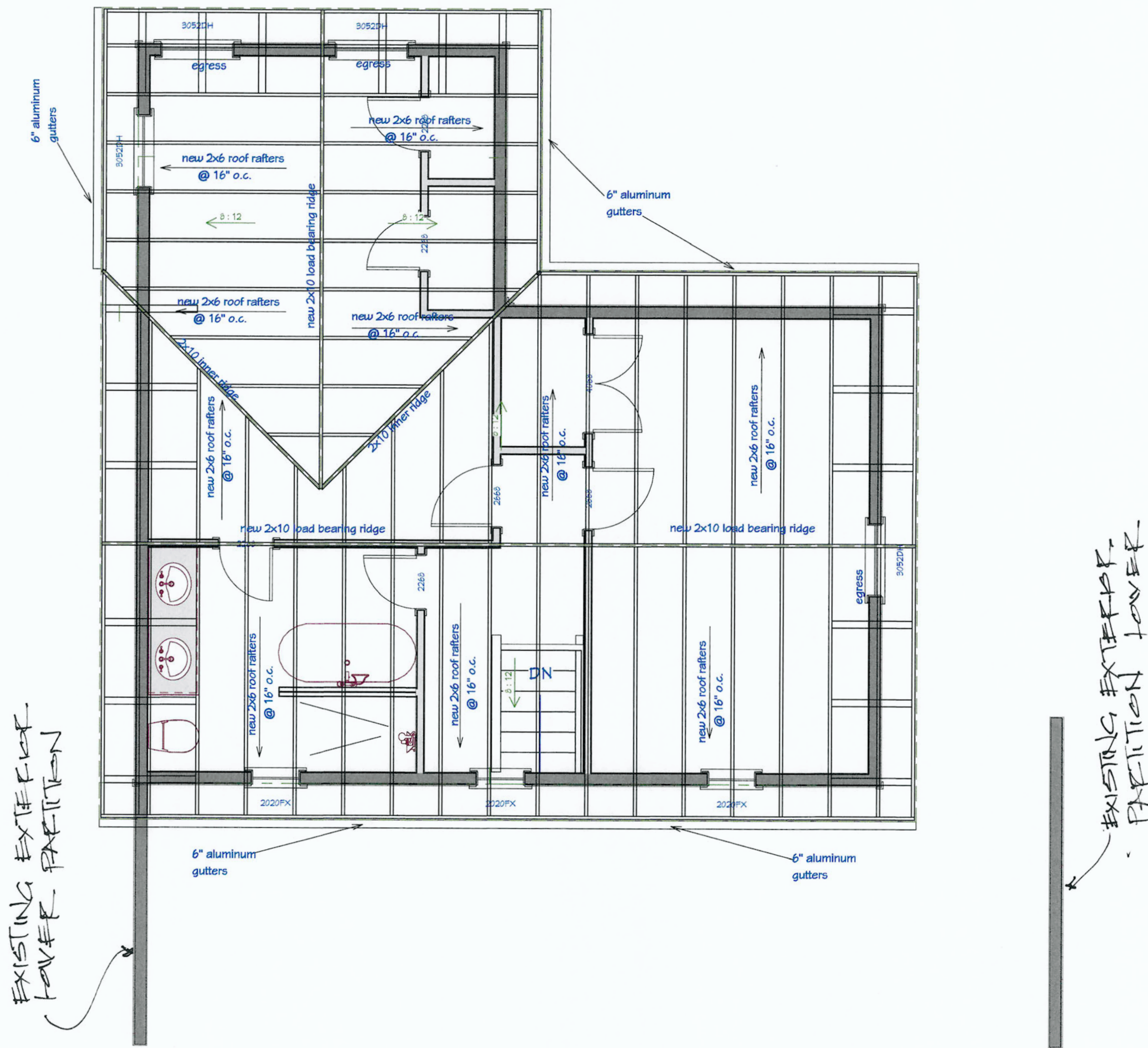
SCALE:

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

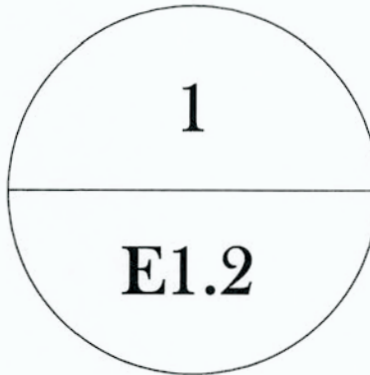
SHEET:

E1.1

ELM STREET



2nd Floor



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

DT
DANA T DESIGNS

NO.	DESCRIPTION	BY	DATE

release for construction

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

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

DATE:
AUG., 08 2023

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

SHEET:
E1.2

Page 109 of 132

NO.	DESCRIPTION	BY	DATE

release for construction

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

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

DATE:

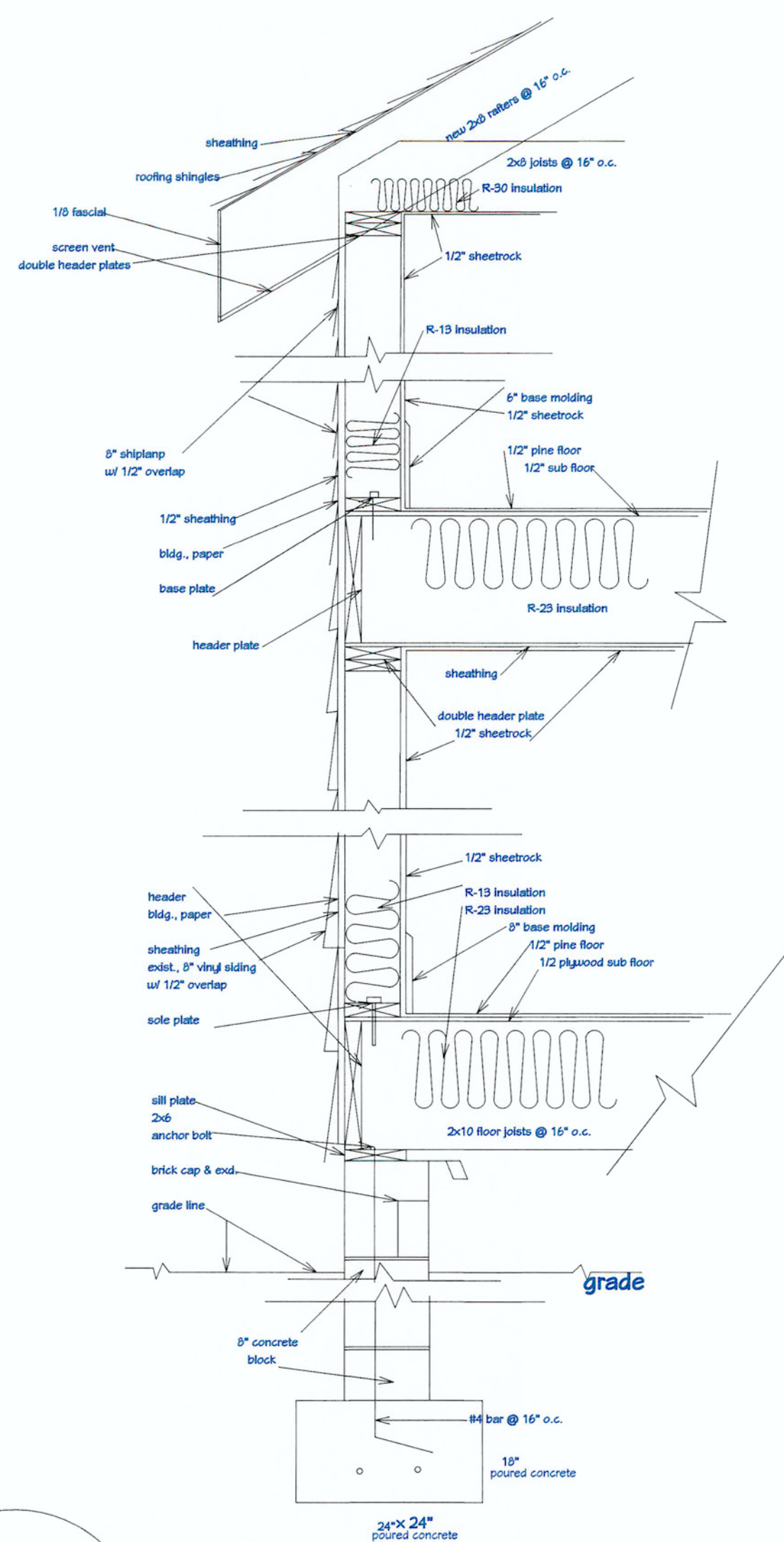
AUG., 08, 2023

SCALE:

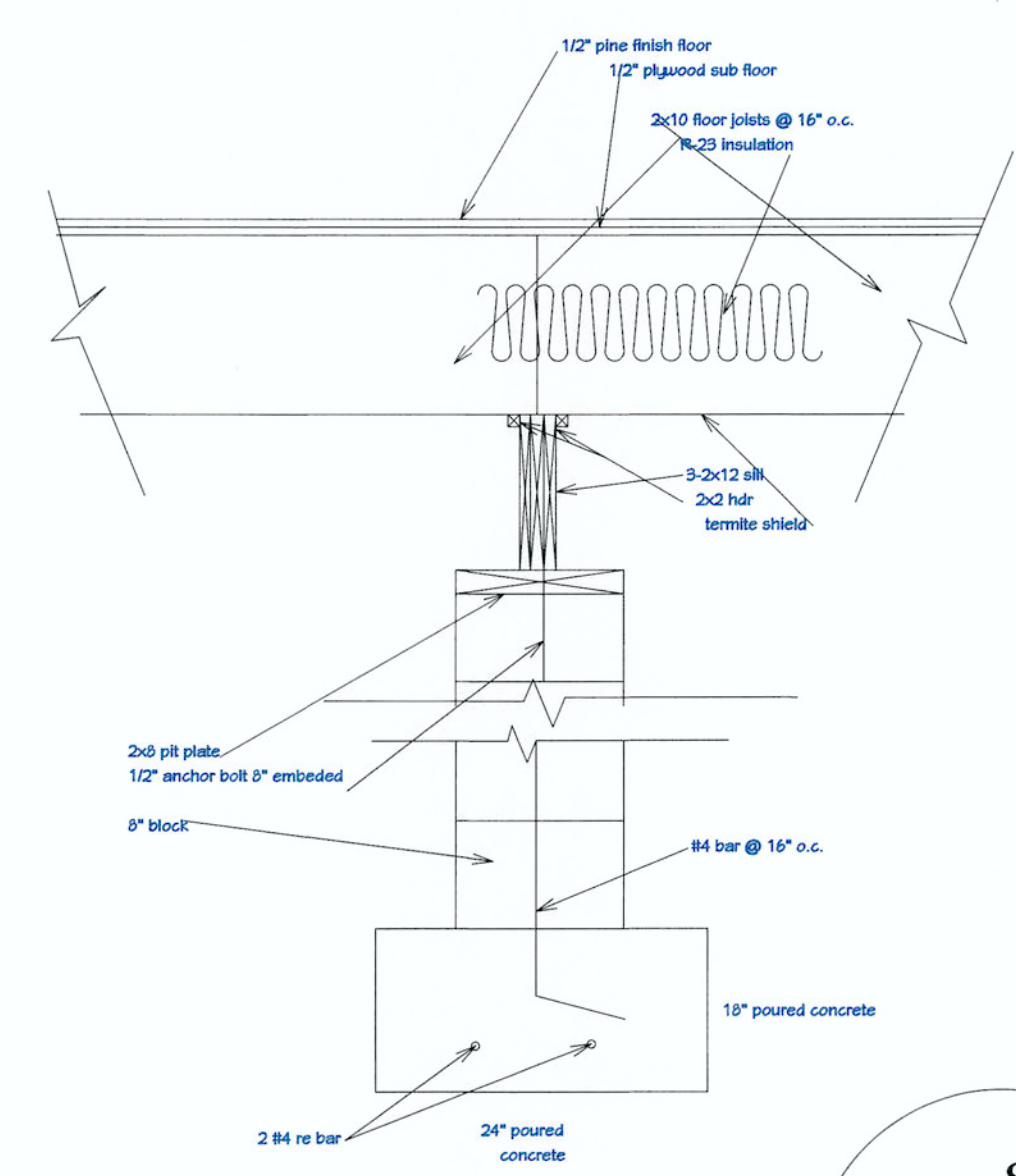
1/2" = 1'-0"

SHEET:

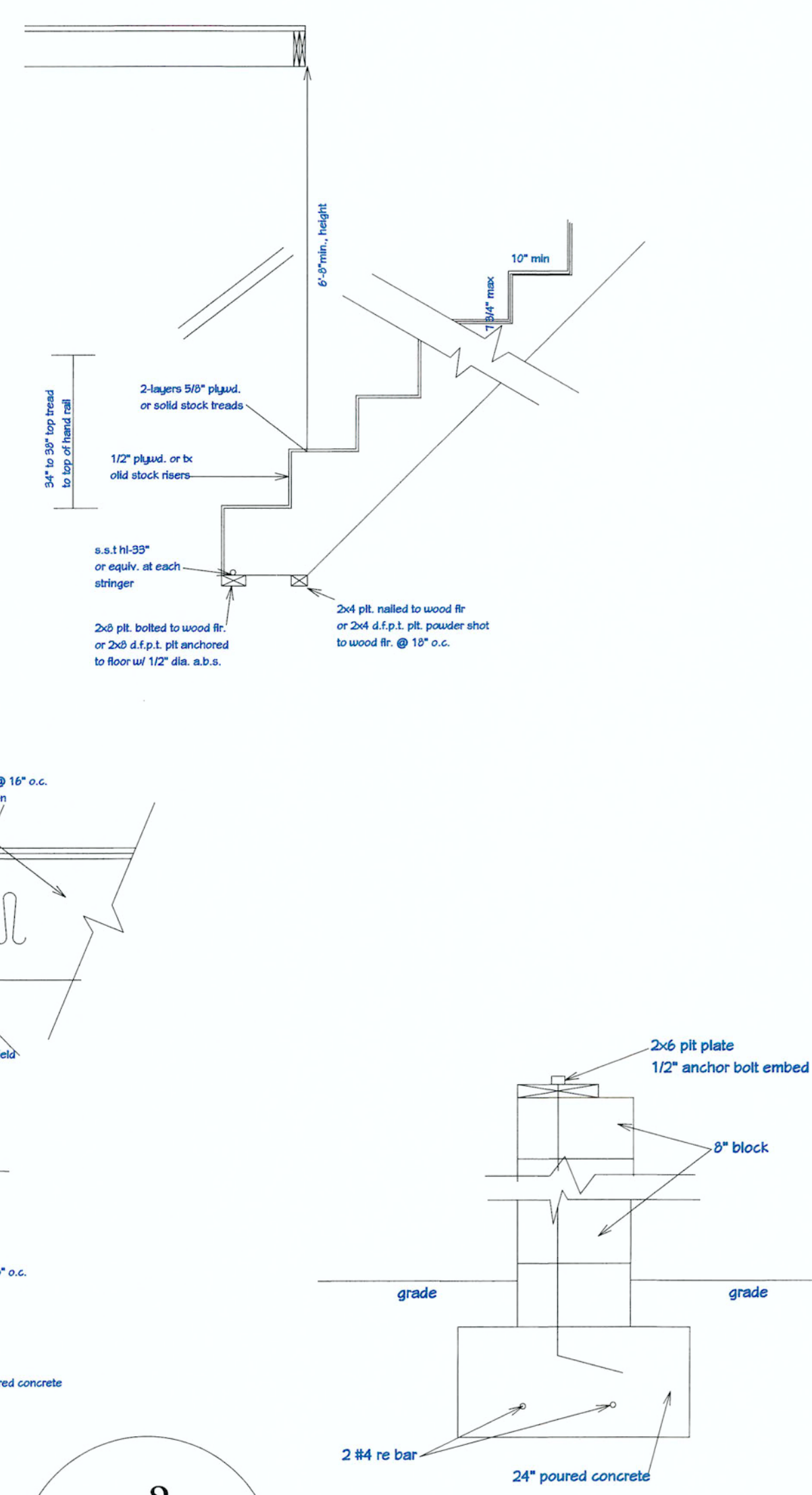
F1.0



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



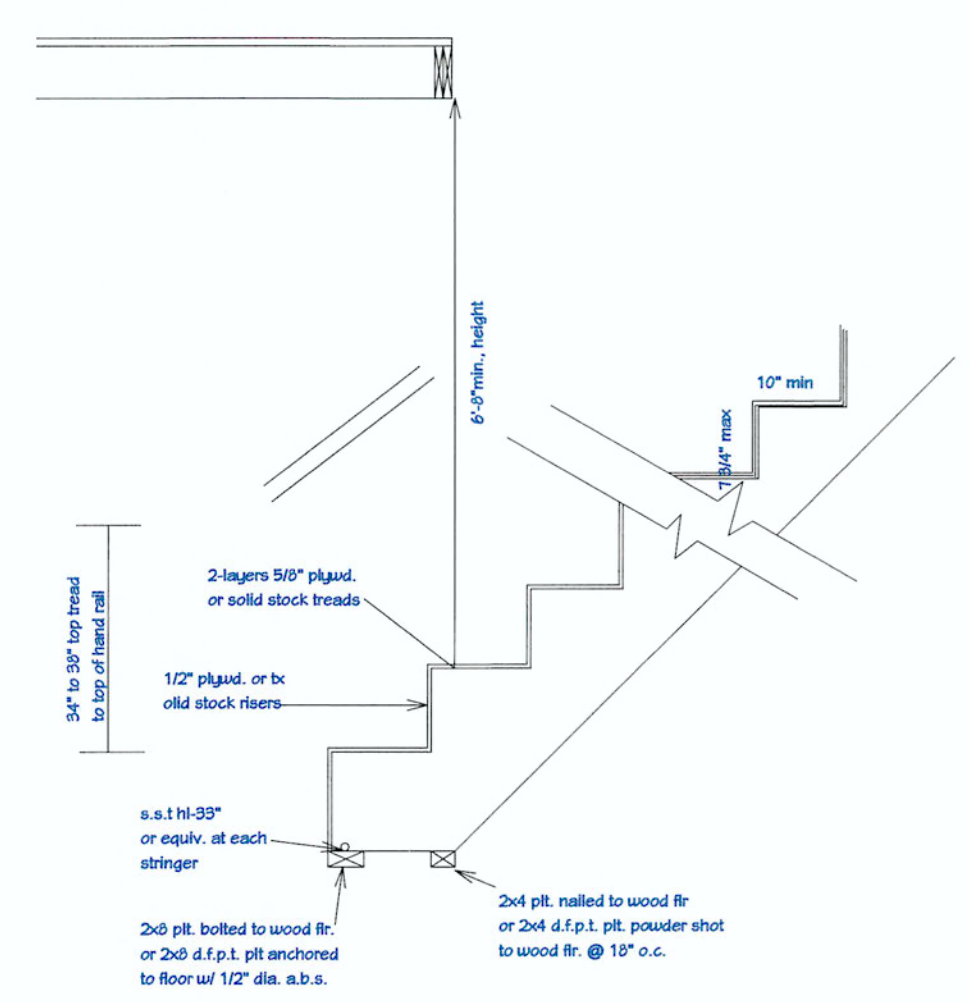
2
TYP., PIER SECTION DETAIL
SCALE: 1/2" = 1'-0"



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

4
F1.0

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





Monday, May 06, 2024

4480 South Cobb Dr
Smyrna, GA 30080
LC # RBI 003311 / RBQA005398
v.lucier@adonaibuilders.net
Main 770-899-8000

Project : 3637 Elm Street Hapeville, GA 30354

Permit# 084453/23HPL-00538

Dear Sirs/Madames :

When considering the remodeling and adding additional living space to the above mentioned address, we determined that there would have to be design modifications to several areas of the dwelling :

- The existing windows with non-comforming Grid-In-Glass
- The proposed Window installation and exterior trim
- The window size of the 3 approved windows on the front 2nd floor
- The increase of the existing overhang size
- The replacing of the previously approved 2x12x16 sistered joist with 2 Sistered 2x12x16 LVL structural beams.

Replace previously approved Non-Conforming windows

My inspection shows that the majority of the previously approved Grid-In-Glass windows had failed. Most had non-operable sashes and evidence of moisture between the insulated panes.

1. We are requesting approval from the board to install comforming, non-grid vinyl insulated windows throughout the structure.
2. The vinyl windows have moisture proofing vinyl flashing which calls for flush mounting
3. Special attention will be paid to surrounding the installation of the windows onto Non-Rotting Cement/Hard plank siding.
4. We are requesting to flush mount the windows on to the sealed structure. Surrounding the window with the pre-approved sized Cement/Hardiplank trim. Removing the need for "wooden" sills which are prone to rot. And creating a more esthetically appealing appearance and a more sound structure.
5. The size of the windows installed on the 2nd floor be increased from 24"x24" to 24" x 36". This increases the esthetics of the façade and provides more natural light into the room while maintaining homeowner privacy
6. The overhang on the 2nd floor was incorrectly labeled on the approved plans with the size of 12". We are requesting that the overhang size be correctly identified as being 16" wide.



Monday, May 06, 2024

7. The transom window indicated as "random" had been indicated on the previously approved plans. The need for that style of window was due to the existing window being inside of the shower and was not up to current code. Instead of losing the window we proposed the transom window.

Sincerely,

Vincent R. Lucier
Project Manager
Adonai Custom Estates General Contracting

Pictures at Time of Inspection



Pictures at Time of Inspection



Galaxy S24 Ultra

Pictures at Time of Inspection



Pictures at Time of Inspection



Pictures at Time of Inspection



Pictures at Time of Inspection



Pictures at Time of Inspection



Pictures at Time of Inspection



Pictures at Time of Inspection



Front



Back Right



Left Side



Left Side



Right Side

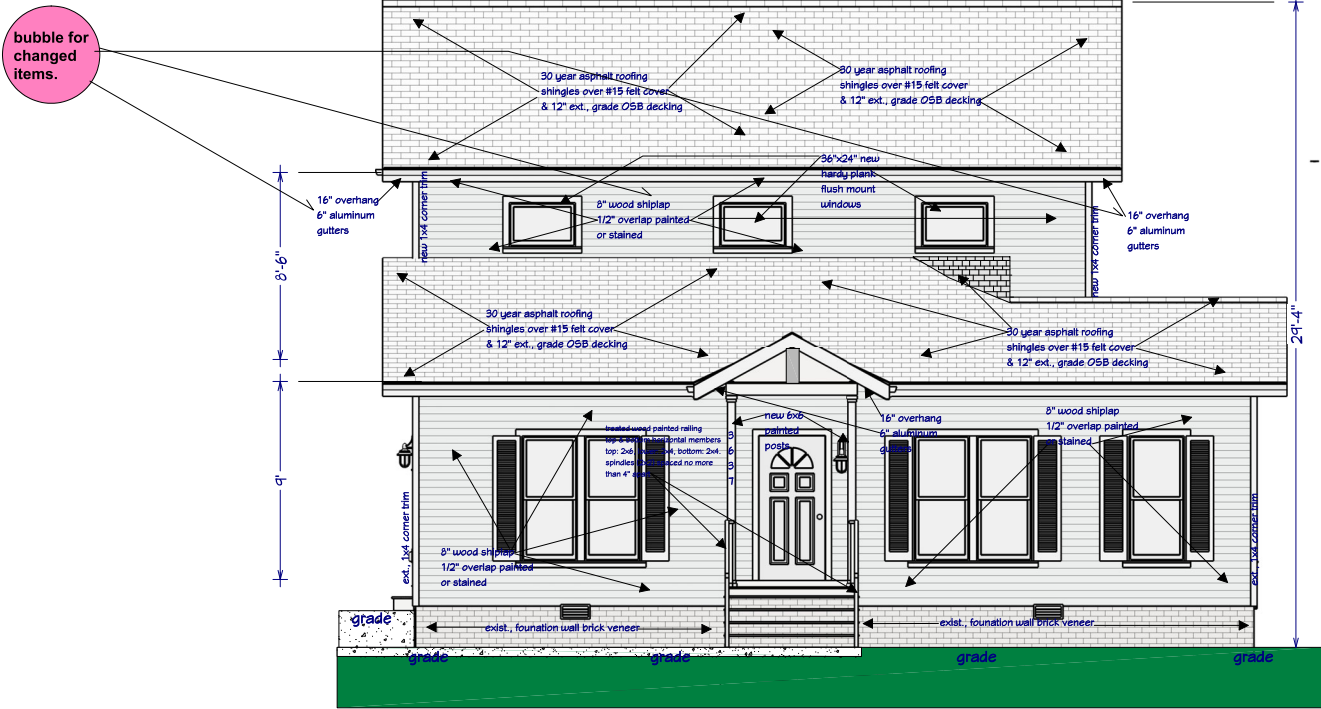


Back Left

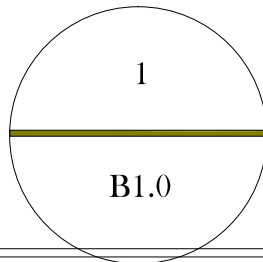


Left Side





Elevation 1



PROPOSED FRONT ELEVATION

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

NOTES:

1. Top windows are sized 36"x24" w/ 4" hardy plank trim, 3" deep by overall width, flush mount w/o grids
2. Windows on the main floor: All windows will have 4" hardy plank trim all the way around and will be flush mounted w/o grids.
3. Windows grouped together will have center mullen of 6" or more, which is 2" more than side trim and will be flush mounted w/o grids.
4. All windows will have 4" hardy plank and will be flush mounted w/o grids
5. Bottom windows will be w/o grids and will be flush mounted.

NO.	DESCRIPTION	BY	DATE

release for construction

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

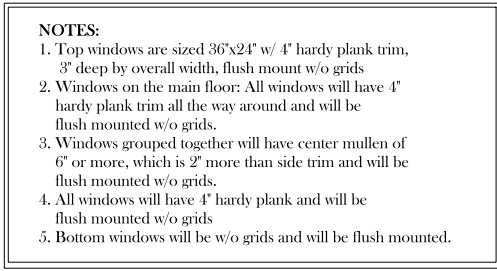
DESIGNER: DANA T DESIGNS
678-596-8590
danatdesigns1@gmail.com

DATE:
MAY 05, 2024
revised

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

SHEET:

B1.0



1

Elevation 2

PROPOSED LEFT SIDE ELEVATION

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

B1.3

release for construction

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

SCALE:

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

SHEET:

B1.1

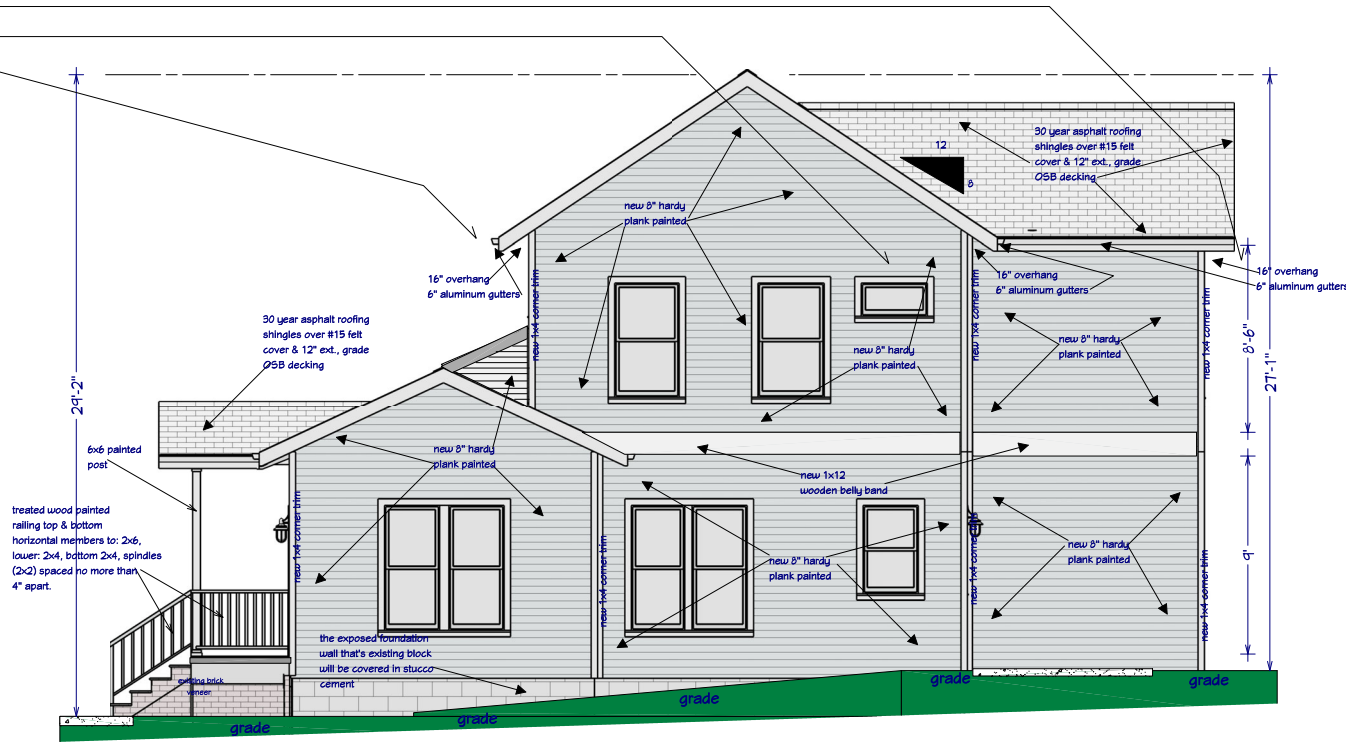


B1.1

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

1. Top windows are sized 36"x24" w/ 4" hardy plank trim, 3" deep by overall width, flush mount w/o grids
2. Windows on the main floor: All windows will have 4" hardy plank trim all the way around and will be flush mounted w/o grids.
3. Windows grouped together will have center mullen of 6" or more, which is 2" more than side trim and will be flush mounted w/o grids.
4. All windows will have 4" hardy plank and will be flush mounted w/o grids
5. Bottom windows will be w/o grids and will be flush mounted.

bubble for
changed
items.



Elevation 3

1
B1.2

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

- NOTES:
1. Top windows are sized 36"x24" w/ 4" hardy plank trim, 3" deep by overall width, flush mount w/o grids
 2. Windows on the main floor: All windows will have 4" hardy plank trim all the way around and will be flush mounted w/o grids.
 3. Windows grouped together will have center mullen of 6" or more, which is 2" more than side trim and will be flush mounted w/o grids.
 4. All windows will have 4" hardy plank and will be flush mounted w/o grids
 5. Bottom windows will be w/o grids and will be flush mounted.

DT
DANA T DESIGNS

NO.	DESCRIPTION	BY	DATE

release for construction

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

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

DATE:
MAY 05, 2024
revised

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

SHEET:
B1.2