



Hapeville
georgia

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

November 20, 2024 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth

3. Approval of Minutes

3.I. Minutes of October 16, 2024

Documents:

1. DRC Minutes October 16, 2024

4. New Business

4.I. 800 Doug Davis Drive Accessory Structure

Background: John M. Norton has submitted an application seeking approval to construct an accessory structure at 800 Doug Davis Drive. The accessory structure will serve as an outdoor cooking facility/smokehouse for Pit Boss Barbecue. The primary building on the lot is a one-story brick building. The property is zoned U-V, Urban Village.

Documents:

1. Planners Report 800 Doug Davis Drive
2. Application - 800 Doug Davis Drive_Redacted

4.II. 240 Maple Street Detached Garage

Background: Tanisha Lewis has submitted an application seeking approval to construct a 400-square foot detached garage to the rear of an existing single-family dwelling at 240 Maple Street. The property is zoned R-1, One Family Residential and is subject to the SubArea E section of the Architectural Design Standards.

Documents:

1. Planners Report 240 Maple Street
2. Application - 240 Maple Street_Redacted

4.III. 613 Spring Street Addition and ADU

Background: Joshua Crook has submitted an application seeking approval to construct a 900-square foot addition and a 408-square foot accessory dwelling unit to the rear of the existing single-family dwelling at 613 Spring Street. The property is located within the R-SF, Residential Single-Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 613 Spring Street
 2. Application - 613 Spring Street_Redacted
- 4.IV. 2025 DRC Meeting Schedule

Background: Consideration and action to approve the 2025 Design Review Committee meeting schedule.

Documents:

1. Draft 2025 DRC Meeting Schedule
5. **Next Meeting Date - Wednesday, December 18, 2024**
6. **Adjourn**



Design Review Committee Meeting
3468 North Central Avenue
Hapeville, GA 30354
October 16, 2024, 6:00 PM

MINUTES

1. **Call to Order**

Jonathan Love called the meeting to order at 6:05PM.

2. **Roll Call**

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth

3. **Approval of Minutes**

3.I Minutes of September 18, 2024

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to approve the minutes of September 18, 2024, as submitted. Motion Carried: 5-0

MOTION ITEM: Gregory Morgan made a motion, John Stalvey seconded to move the application for 3361 Dogwood Drive to the end of the agenda to allow the applicant time to arrive. Motion Carried: 5-0

4. **New Business**

4.I 297 Birch Street

Addition

Background:

Lamar Johnson has submitted an application seeking approval to construct a 400-square foot rear addition to an existing single-story single-family dwelling located at 297 Birch Street. The property is zoned R-1, One Family Residential and is subject to the SubArea E section of Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to approve the application upon the condition that the applicant revise the plans addressing all outstanding items identified in the Planner's Report. The Committee also approved the following design exceptions:

- Existing front porch dimensions and column distances
- Roof overhang on the existing structure and addition to match
- No sidewalk required as there is a sidewalk on the other side of the street

Motion Carried: 5-0

4.II 3361 Dogwood Drive

Façade Renovations

Background:

Jimmy L. Joyner has submitted an application seeking approval for a proposed exterior front façade renovation of an existing vacant building at 3361 Dogwood Drive. The property is located within the U-V Urban Village zoning district and the Arts District Overlay is subject to the Commercial/ Mixed-Use Area of Architectural Design Standards.

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

- **Address all outstanding items identified in the Planner’s Report**
- **Locate a handicap ramp in line with the painted path to the street sidewalk**
- **Revise plans to indicate external materials on the upper portion of each storefront, composite, stucco, and metal accordingly**
- **Add awning depth and dimension on the plans (AO5)**

The Committee also approved the following design exceptions:

- **Allow for existing windows and doors (no transom located above front door; some windows are not vertically greater than their horizontal dimensions, recess unknown)**
- **Allow for reduced building height**
- **Allow for reduced floor to ceiling height**
- **Allow for existing parking in the supplemental area**
- **Allow for no 10' landscape buffer between the parking and adjacent sidewalk**
- **Allow for alternative awning style**

Motion Carried: 5-0

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

6. Adjourn

MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to adjourn the meeting at 6:48PM. Motion Carried: 5-0

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman



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

DATE: November 14, 2024
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 800 Doug Davis**

BACKGROUND

The City of Hapeville received a Design Review Application from John M. Norton for construction of an accessory structure at 800 Doug Davis Drive. The accessory structure will serve as an outdoor cooking facility/smokehouse for Pit Boss Barbecue. The primary building on the lot is a one-story brick building.

The accessory structure will be constructed of painted split face block, exposed steel and a standing seam metal roof. It will be located at the rear of the building. The lot is a corner lot. There are no dimensions provided from the primary structure as well as the distance of the drive aisle with the installation of the accessory structure to ensure adequate maneuverability.

CODE

The Code requires that the accessory building be complementary in materials and design to the primary structure. There are no specific standards in the Architectural Design Standards for accessory structures in the Commercial District.

Sec. 93-2-5. - Accessory uses, accessory structures, yard requirements of accessory structures, outbuildings and fences.

1) Accessory uses.

a) Where allowed by Code, accessory structures may be used for storage.

b) The presence of such facilities or equipment as utility services, utility meters, mailboxes, bathroom, or kitchen equipment in an accessory building or a portion of a principal dwelling shall be considered prima facie evidence that such accessory building or such portion of a principal dwelling is a separate and distinct dwelling unit and is subject to the regulations of the zoning district in which it is located. See section 93-2-26, accessory dwelling units (ADU).

c) Temporary structures may only be used in conjunction with permitted construction work in any zoning district and shall be removed immediately upon the completion of construction. Additional regulations regarding temporary structures are found in this chapter.

2)Permanent accessory structures.

a) An accessory building or structure is a structure detached from the principal structure on a lot of record, the use of which is incidental and subordinate to the primary use of the property. Accessory buildings shall comply with the following standards and all other applicable regulations of this zoning ordinance and the architectural design standards. Where a conflict exists, the standards of this section shall control.

b) Accessory uses and structures in lots developed for commercial, industrial or mixed-uses shall comply with the following standards and all other applicable regulations of this zoning ordinance:

- i) Accessory buildings in commercial, industrial or mixed-use lots shall be permitted in C-1, C-2, V, U-V, RMU, I-1, and I-2 zoning districts.
- ii) The accessory use or structure shall contribute to the comfort, convenience or necessity of the occupants of the principal use or structure served.
- iii) The accessory use or structure shall be subordinate in area, extent and purpose to the primary use or structure served.
- iv) The accessory use or structure shall not be injurious to the use and enjoyment of surrounding properties.

v) Restrictions on the number, size and height.

Compliant

- (1) There may not be more than two accessory structures on a commercial lot.
- (2) Accessory structures may not exceed ten percent of the primary structure floor area. The floor area or square footage of an accessory structure shall include all square footage (heated or otherwise) When more than one accessory building is erected, the "maximum accessory building size" controls the sum of the floor areas of those buildings.
- (3) Unless otherwise specified, accessory structures used solely for storage may not exceed 100 square feet.
- (4) Gazebos, arbors, fireplaces, and waste receptacle enclosures shall be exempt in calculating the maximum number of accessory structures on a lot. However, such structures shall be subject to the accessory structure setback standards.
- (5) No accessory structure shall exceed the height of the principal structure.

vi) Permitting.

- (1) No accessory building shall be erected or placed on a lot that does not contain a principal structure. Building permits may be issued for the principal structure and an accessory structure; however, a certificate of occupancy must be issued for the principal structure prior to issuance of a certificate of occupancy for an accessory structure.
- (2) All accessory structures in excess of 100 square feet or any accessory structures including mechanical, electrical or plumbing with construction require a building permit and certificate of occupancy.
- (3) All accessory structures must meet all applicable fire, building, and safety codes.

vii) Construction and design requirements.

- (1) All accessory structures must be placed on a permanent foundation. Structures not placed on a permanent foundation are considered temporary structures and are subject to regulations found in this chapter.
- (2) The accessory structure must complement the principal structure in terms of architectural design, materials, roof pitches, and other details. All accessory structures are required for review by the design review committee.
- (3) Where applicable, access to the second story of an accessory building must be located

within the interior of the ground floor space.

(4) Commercial outdoor cooking facilities are considered an accessory structure to the principal commercial structure. Commercial outdoor cooking facilities must be:

- (a) Associated with a permitted, permanent food establishment;
- (b) Be located within a permanent structure or surrounded by opaque stained or painted fencing or walls with overhead protection;
- (c) Have floor surfaces that are smooth, easily cleanable and of durable construction; and
- (d) Meet all fire, building, and health codes. Commercial outdoor cooking facilities may not exceed 20 percent of the square footage of the permanent food establishment.

(5) Placement.

(a) All accessory buildings and structures shall be located on the same lot as the principal structure to which they are accessory.

(b) Accessory buildings shall be allowed in rear yards only. An accessory building located within 20 feet of the principal structure shall comply with the setback requirements of the principal structure to which it is accessory. Accessory buildings located more than 20 feet from the principal structure may be placed five feet from a side or rear lot line unless otherwise directed by the fire marshal. In addition to these yard requirements, the horizontal separation of accessory buildings from the structure on the same lot and the horizontal separation from all structures on adjacent lots shall be at least ten feet.

(c) Accessory buildings on a corner lot shall comply with the setback for the principal structure. No accessory building on a corner lot that adjoins a residentially used or zoned lot to the rear shall be located within 25 feet of the rear property line. This 25-foot setback will not be required when the adjoining yard is a rear yard.

(d) Accessory structures may not adversely affect nor reduce the number of parking spaces for the principal structure that are required by city ordinance or exceed impervious surface limits.

(e) Notwithstanding standards of this chapter to the contrary, nothing shall prohibit the re-construction of accessory buildings that are legal, nonconforming structures that have been in existence for a minimum of 20 years along the existing and established building line. All other standards of the chapter shall remain in effect.

SUMMARY OF FINDINGS

The proposed accessory structure is compliant for zoning.

The proposed accessory structure complements the principal structure in terms of architectural design, materials, roof pitches, and other details.

The accessory structure is recommended for approval by the Design Review Committee.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: October 30, 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: John M. Norton Contact Number: [REDACTED]

Applicants Address: 2060 Franklin Way Ste 110 Marietta, GA 30067

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

Address of Proposed Work: 800 Doug Davis Drive

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 0098 LL0146

Property Owner: Wade McSwain Contact Number: [REDACTED]

Project Description (including occupancy type): Construction of Smokehouse and patio.

Contractors Name: Norton Contractors Contact Number: [REDACTED]

Contact Person: John Norton Contact Number: [REDACTED]

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

[Signature]
Applicants Signature

10/29/2024
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: 400 sq ft

Total Square Footage of existing building: 4829 sq ft

Estimated Cost of Construction: \$200,000

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

The existing structure is a brick building.

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

Split Face Block, Exposed steel, Standing Seam metal, Roof

Will any trees be removed to accommodate the project? No

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



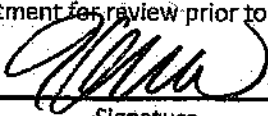
imagine
Hapeville
georgia

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

Thomas Tedrow		10-25-2024
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.

South Elevation



North Elevation



East Elevation



West Elevation



Pit Boss BBQ

SHEET INDEX

THE CONTENTS OF THIS DRAWING WILL
REMAIN THE PROPERTY OF TEDROW
DESIGN GROUP. ITS CONTENTS, INCLUDING
ALL INFORMATION, SHALL NOT BE
REPRODUCED USING ANY MEANS WITHOUT
EXPRESSED WRITTEN CONSENT AND/OR
PERMISSION
FROM TEDROW DESIGN GROUP.



2866 ADAMS BROOK WAY
SNELLVILLE GA 30078
PH 678 777 9548



VICINITY MAP

International Building Code, 2018 Edition, with Georgia Amendments (2020, 2022, 2024)

International Plumbing Code, 2018 Edition, with Georgia Amendments (2020, 2022, 2023, 2024)

International Mechanical Code, 2018 Edition, with Georgia Amendments (2020, 2024)

International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020, 2022)

National Electrical Code, 2020 Edition with Georgia Amendments (2021)

International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020, 2022, 2023)

International Existing Building Code, 2018 Edition with 2021 Georgia State Amendments

2020 OCGA 120-3-3 Georgia Minimum Fire Safety Standards

2018 International Fire Code (Amended by 120-3-3)

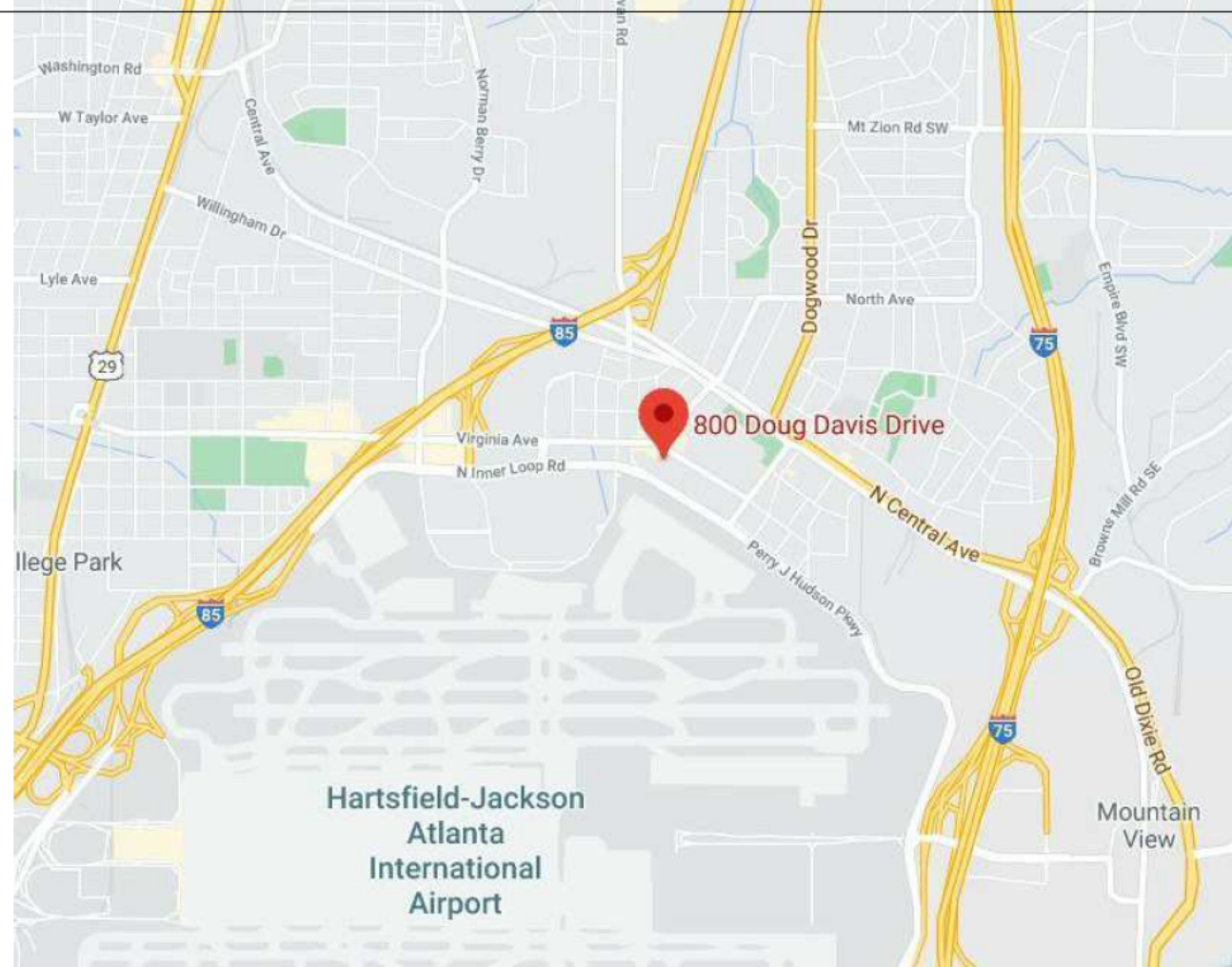
NFPA 101 Life Safety Code 2020 Edition with 2021 Georgia State Amendments

2010 ADA Standards for Accessible Design

OCCUPANCY : ACCESSORY TO TYPE A (PER NFPA 101)

IT IS THE DESIGNER'S INTENT TO PROVIDE DRAWINGS IN FULL COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REQUIREMENTS, AND THE 2010 ADA STANDARDS, PER GA DCA MINIMUM STANDARD CODES, AND NOT LIMITED TO THE ABOVE REFERENCED CODES. THE CONTRACTOR SHALL ALERT THE ARCHITECT AND OWNER OF ANY DISCREPANCIES WITH THE REFERENCED CODES NOTED IN THE DRAWINGS.

- DEMOLITION OF EXISTING SMOKE HOUSE
- CONSTRUCTION OF NEW CMU STRUCTURE FOR SMOKE HOUSE
- NEW COOKING EQUIPMENT AND SINKS
- PLUMBING AND ELECTRICAL CONNECTED TO EXISTING SERVICE



GENERAL NOTES

1. ALL CONSTRUCTION MUST COMPLY WITH ALL GOVERNING CODES.
2. ADA ISSUES WILL COMPLY TO THE ACCESSIBILITY CODES AS ESTABLISHED BY THE STATE LOCAL CODES.
3. ALL CONTRACTOR AND SUBCONTRACTORS WILL THOROUGHLY FAMILIARIZE THEMSELVES WITH THESE CONSTRUCTION DOCUMENTS AND WILL VERIFY EXISTING SITE AND BUILDING CONDITIONS PRIOR TO SUBMITTING A B.D.
4. SUBCONTRACTORS, BEFORE STARTING THEIR WORK WILL CHECK AND VERIFY THEIR PARTICULAR RELATED REQUIREMENTS FOR COMPLIANCE ALONG WITH MEASUREMENTS, ELEVATION LEVELS, AND ALL BUILDING CONDITIONS NEAR AND ABOUT THE R WORK. IT WILL BE CONCLUDED THAT EACH BIDDER UNDERSTANDS AND KNOWS EXACTLY WHAT WILL BE REQUIRED.
5. THIS ARCHITECT AND HIS PROFESSIONAL CONSULTANTS WILL NOT HAVE CONTROL OF AND WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES, OR FOR SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK ON THIS PROJECT OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK ON THIS SITE.
6. ALL CONTRACTORS WILL PROVIDE ADEQUATE BRACING AND OR SHORING TO INSURE STRUCTURAL STABILITY OF THE BUILDING AND ALL RELATED BUILDING COMPONENTS, I.E. STRUCTURAL WALLS, INTERIOR WALL ASSEMBLIES ETC. DURING THE CONSTRUCTION PHASE OF THIS PROJECT.

14. EACH CONTRACTOR WILL AB DE BY LOCAL AREA STANDARDS AND RELATED OSHA STANDARDS FOR THE SAFETY OF THEIR EMPLOYEES ON SITE. THE ARCHITECT AND HIS PROFESSIONAL CONSULTANTS WILL BE HELD HARMLESS BY THE OWNER, GC AND RELATED AWARDED TRADES, ON THIS PROJECT FOR ACCIDENTS OF INJURIES CAUSED OR ACCRUED ON THIS PROPERTY DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

15. ENS: ALL SUBCONTRACTORS AND GENERAL CONTRACTOR WILL DELIVER TO THE LANDLORD A COMPLETE RELEASE OF ALL ITEMS ARISING OUT OF THIS CONTRACT AND/OR RECEIPTS N FULL LIEU THEREOF TOWARDS THEIR PARTIAL OR FINAL PAYMENT FOR WORK N PLACE FOR THE OWNER.

16. GENERAL CONTRACTOR TO PAY FOR ALL SCAVENGER SERVICES, AND WILL BE RESPONSIBLE FOR REMOVAL OF DEBRIS ACCUMULATED BY EACH TRADE. HOWEVER, EACH TRADE WILL KEEP THE JOB SITE CLEAN AND SAFE AT ALL TIMES, ALONG WITH A BROOM FINISH AT THE END OF EACH WORKING DAY.

17. CONSTRUCTION CLEAN-UP: AFTER ALL OTHER WORK IS COMPLETED AND JUST PRIOR TO TURNING THE SPACE OVER TO THE OWNER, THE CONSTRUCTION MANAGER WILL EMPLOY THE SERVICES OF A PROFESSIONAL CLEAN NG SERVICES TO CLEAN AND WASH DOWN ALL SURFACES AND EQUIPMENT IN THE AREA, ALONG WITH THE CLEAN NG OF ALL GLASS WINDOW/DOOR SURFACES PRIOR TO OCCUPANCY.

The site plan shows a large rectangular building labeled "PIT BOSS BBQ". To its right is a smaller structure labeled "PROPOSED SMOKE HOUSE". Two areas are marked "EXISTING PARKING" with arrows pointing to them. The plan also shows a street on the left, a curved driveway or path on the right, and a small inset showing the building's location within a larger context.

1 SITE PLAN
T1.1 1" = 30'-0"

Pit Boss BBQ
8800 Doug Davis Drive
Hapeville, Georgia 30354



9-30-202.

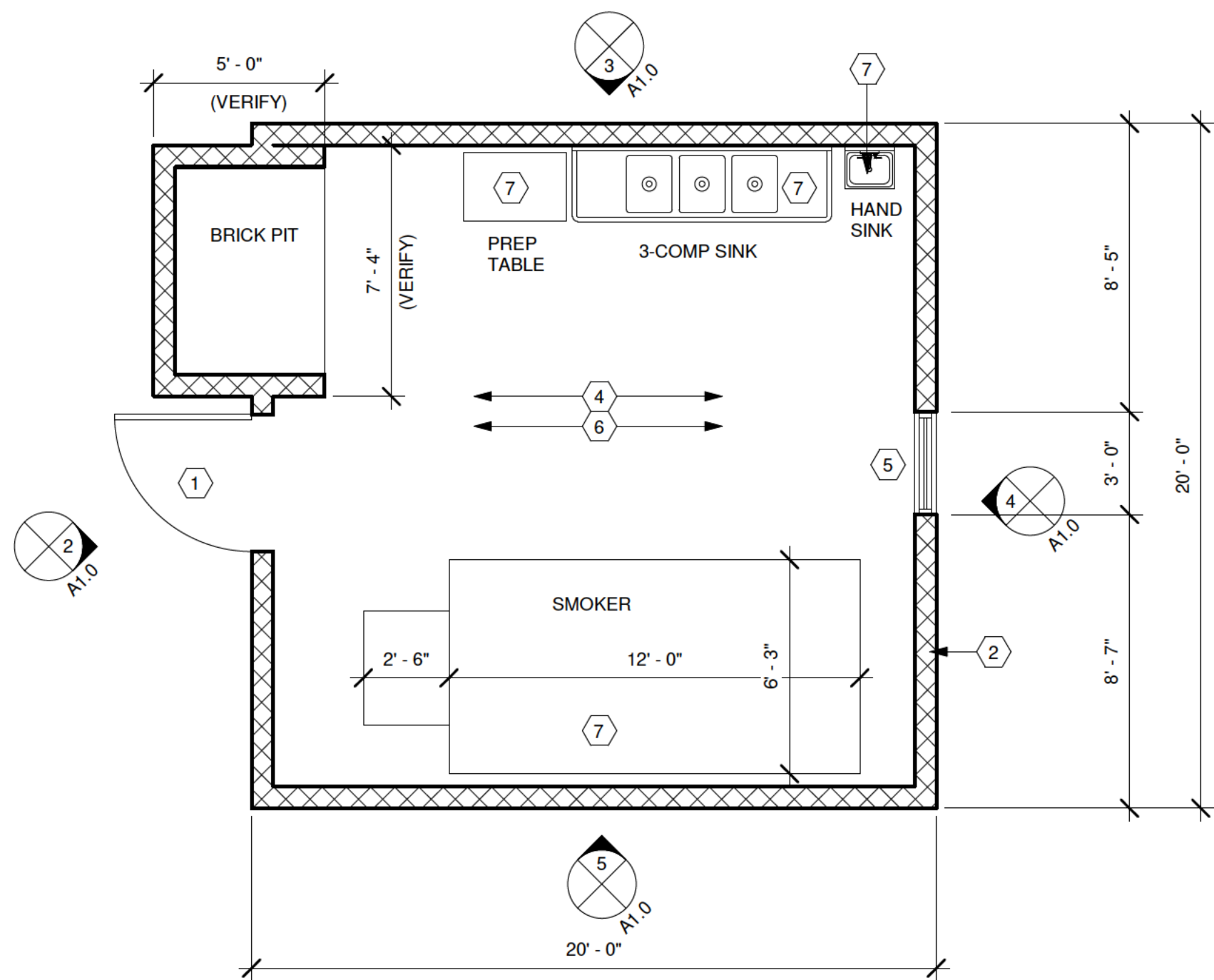
[illegible]

PROJECT NO:-
DRAWN BY:
CHECKED BY:

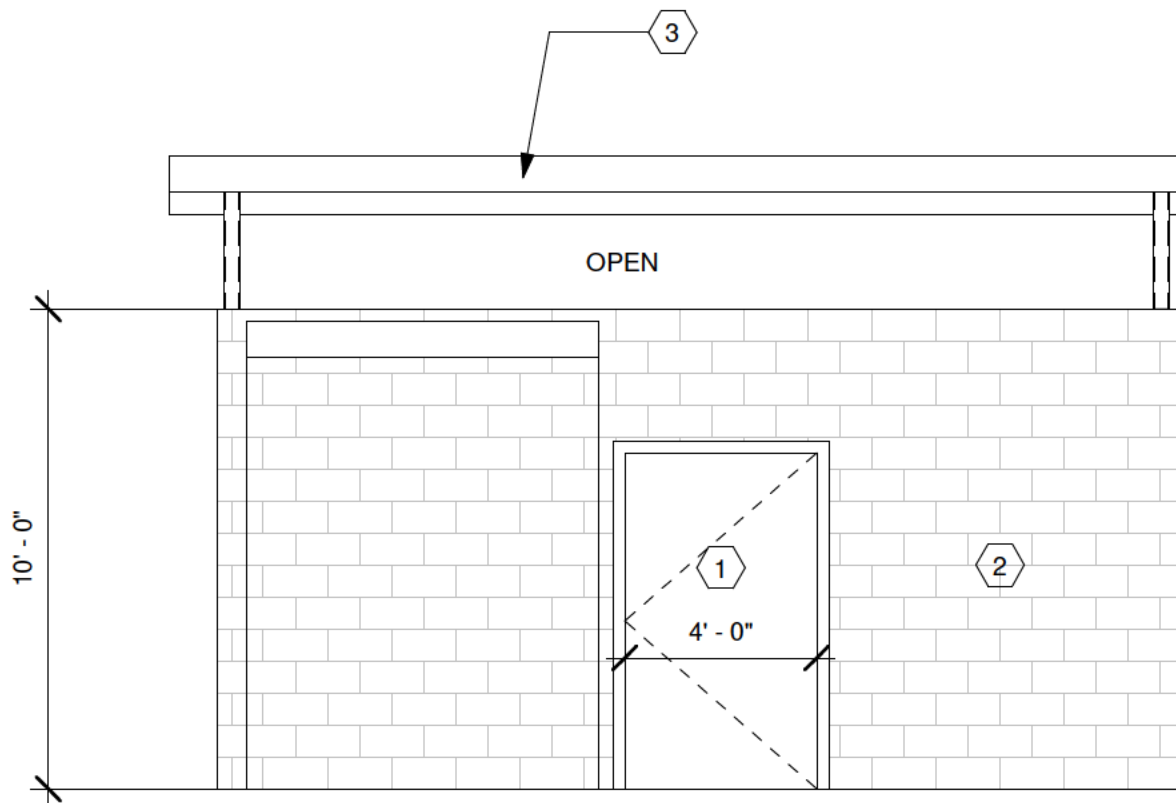
ISSUE DATE: 9-15-20

TITLE SHEET

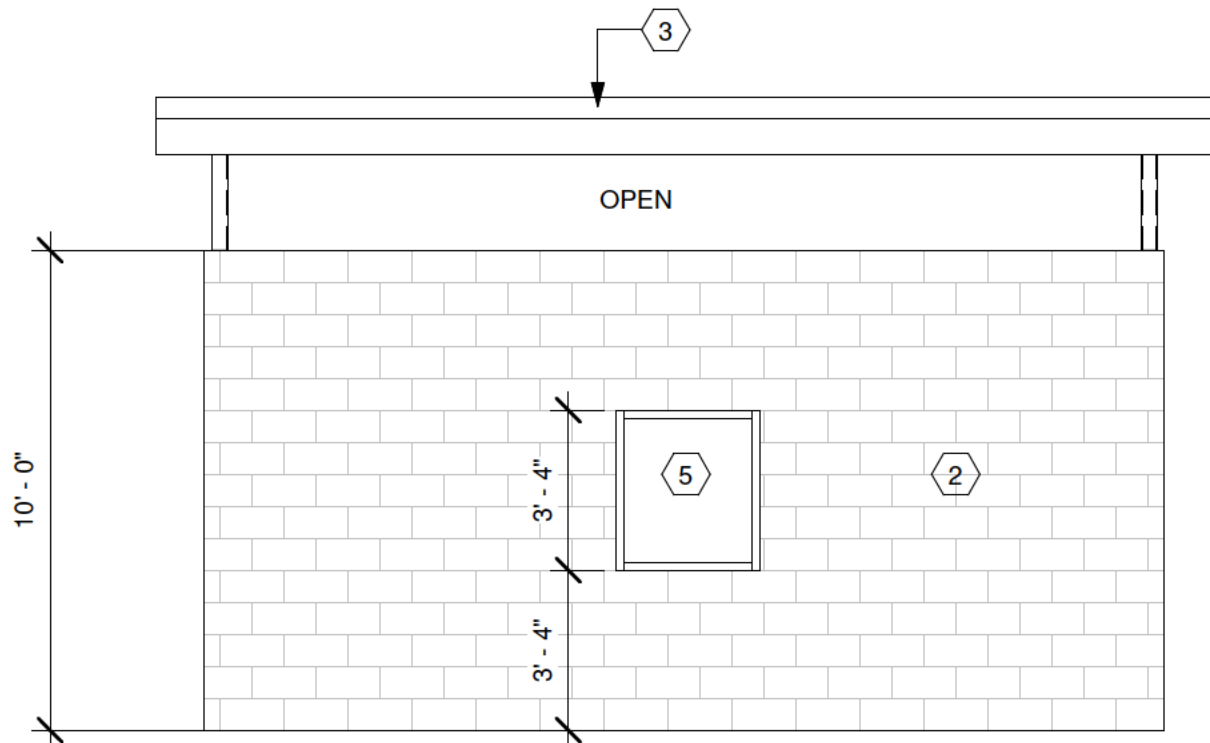
T1.1



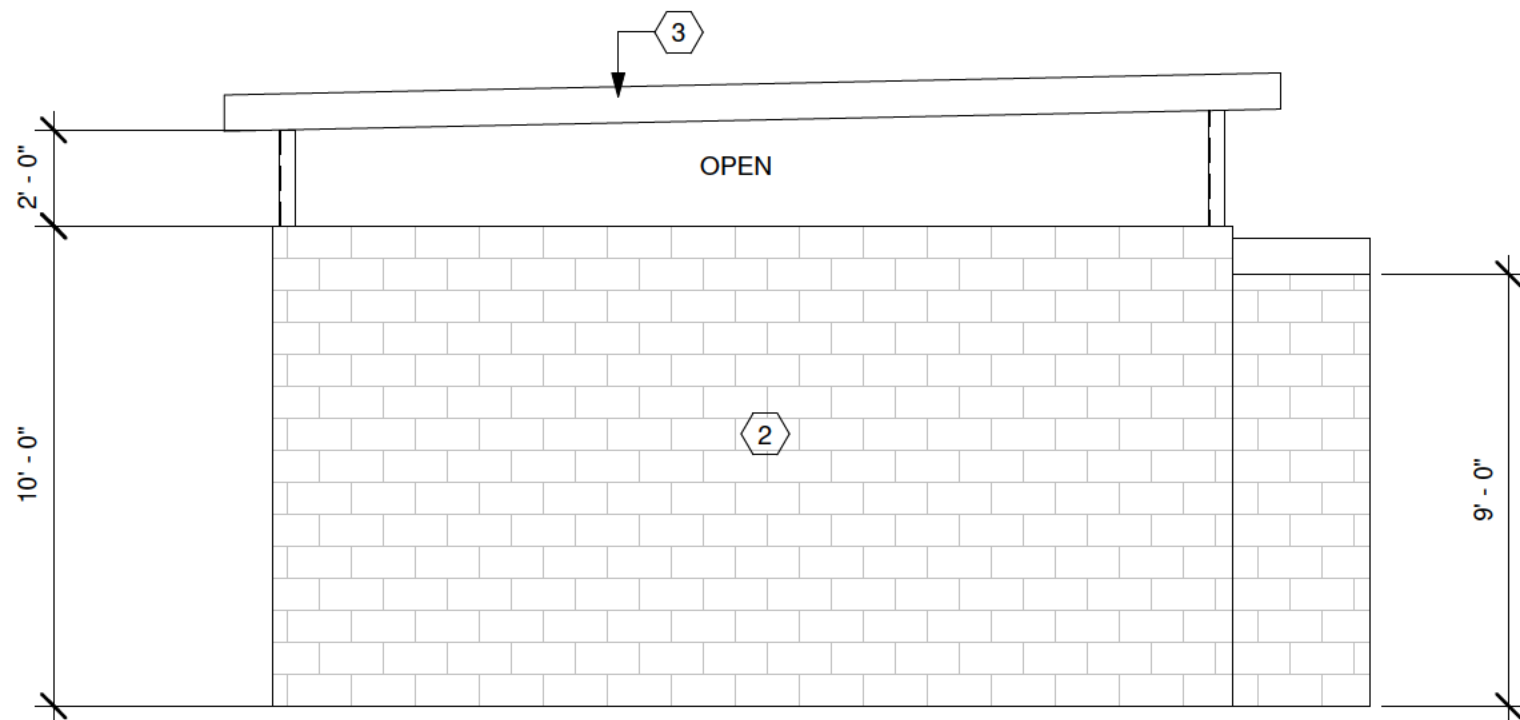
1 SMOKER ENCLOSURE PLAN
1/4" = 1'-0"



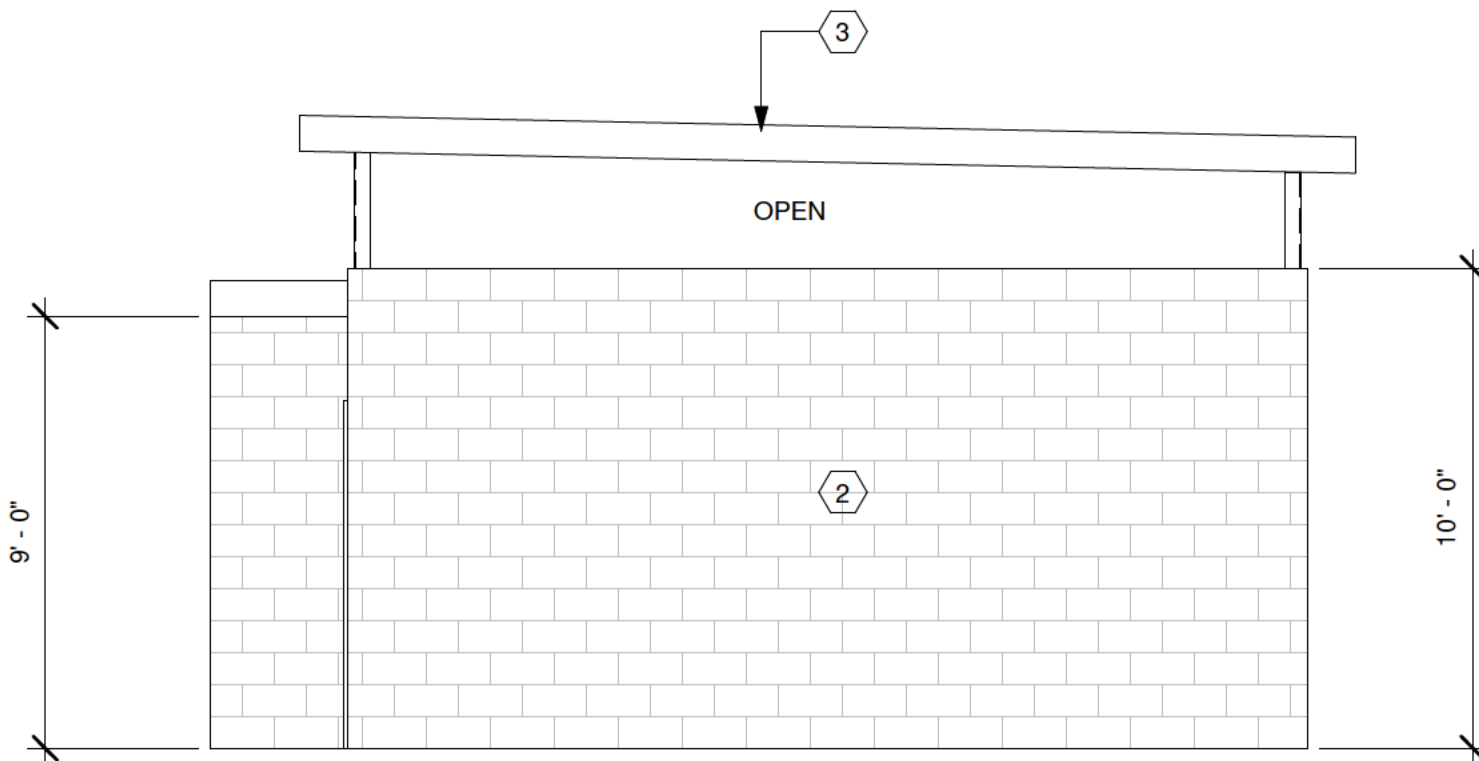
2 FRONT ELEVATION
1/4" = 1'-0"



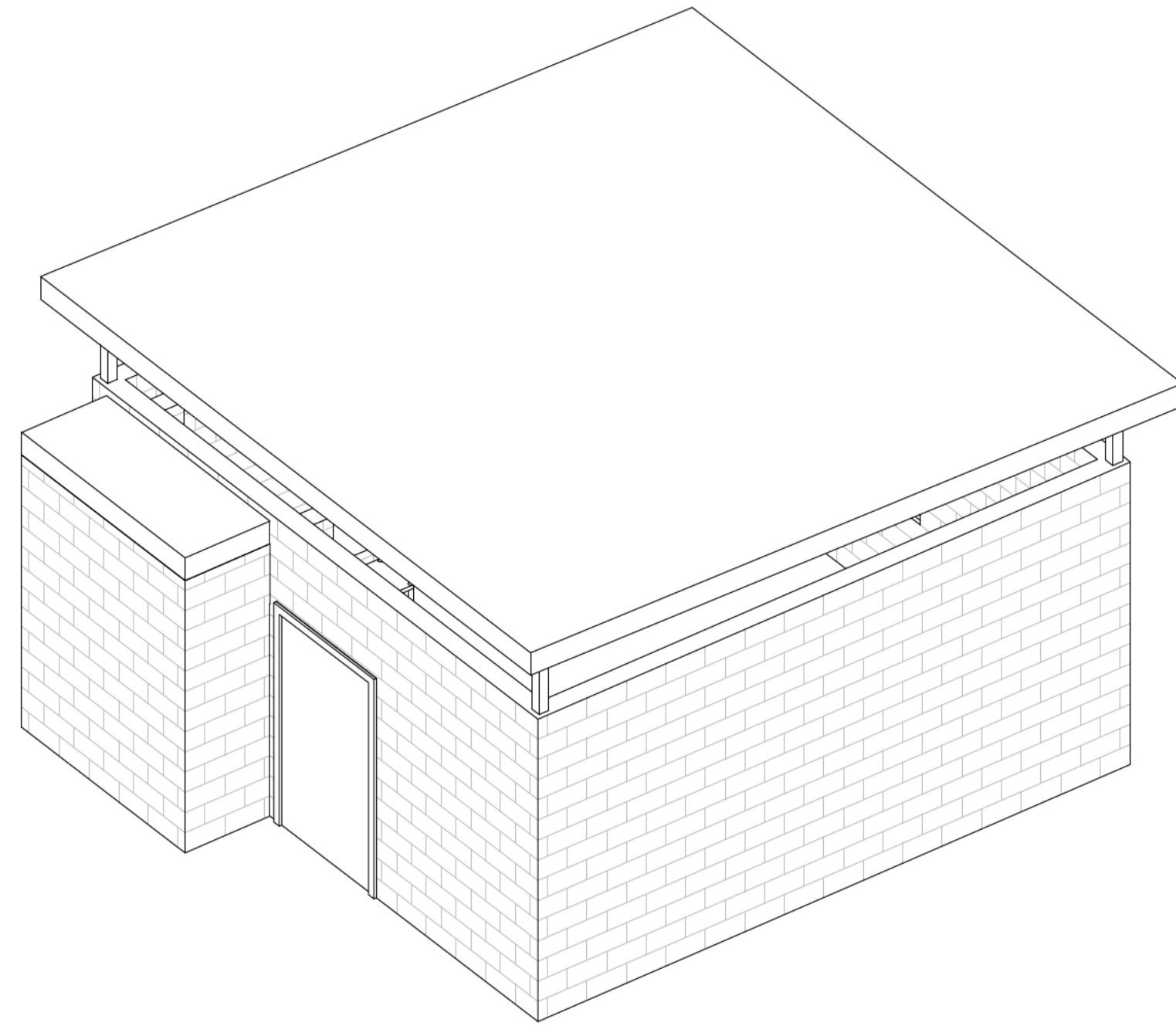
4 REAR ELEVATION
1/4" = 1'-0"



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



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



6 (3D)
1/4" = 1'-0"

FLOOR PLAN NOTES:

- NEW 4'-0" X 7'-0" HOLLOW METAL DOOR AND FRAME WITH OFFICE/ENTRY LEVER HARDWARE, LATCH GUARD, AND 1 1/2 PAIR HINGES WITH NON-REMOVABLE P.N.S. PAINT TO MATCH CMU
- CMU WALL CONSTRUCTION RE: STRUCTURAL PLANS. PAINT PER OWNER SPECIFICATIONS
- METAL ROOF - RE: STRUCTURAL DRAWINGS
- INTERIOR WALLS AND UNDERSIDE OF ROOF TO BE PAINTED WITH WHITE EPOXY PAINT
- WINDOW WITH 1/4" TEMPERED GLASS AND HOLLOW METAL FRAME PAINTED TO MATCH CMU.
- APPLY SEALER TO EXPOSED CONCRETE SLAB
- EQUIPMENT AND SINKS PROVIDED BY OWNER AND INSTALLED BY G.C.

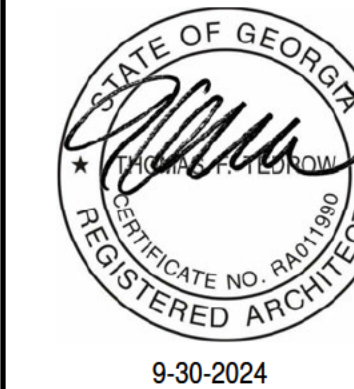
THE CONTENTS OF THIS DRAWING WILL REMAIN THE PROPERTY OF TEDROW DESIGN GROUP. ITS CONTENTS, INCLUDING ALL INFORMATION, SHALL NOT BE REPRODUCED USING ANY MEANS WITHOUT EXPRESSED WRITTEN CONSENT AND/OR PERMISSION FROM TEDROW DESIGN GROUP.



2866 ADAMS BROOKWAY
SNELLVILLE, GA 30078
PH. 678.777.9548



Pit Boss BBQ
800 Doug Davis Drive
Hapeville, Georgia 30354



REV. NO.	DATE	DESCRIPTION

PROJECT NO.:
DRAWN BY:
CHECKED BY:

ISSUE DATE: 9-15-20

FLOOR PLAN & ELEVATIONS

A1.0

STRUCTURAL GENERAL NOTES - IBC 2018

1. GENERAL

- a.Prov de construct on conforming to the 2018 International Building Code w th 2020, 2022, na d2024 Georgia Amendments for all instances. Reference to other standards, specifications, or codes means the latest standard or code published and adopted.
- b.The structural general notes apply except where indicated otherwise on the drawings or in the specific cations. A detail shown on one cond tion applies for all like or similar conditons even though not specifically indicated on the drawings.
- c.Verify all existing cond tions, dimens ons, and elevations before starting work. Notify the Architect and Structural Engineer of Record in writing of any discrepancy.
- d.The Contractor is solely responsible for the design, adequacy, and safety of erection bracing, shoring, temporary supports, and all other means, methods, techniques, sequences, and procedures of construct on. The Contractor remains solely responsible for errors and omiss ons associated with the preparation of shop drawings as they pertain to member sizes, details, and dimens ons specified in the contract documents. Do not begin fabricat on until shop drawings are completed and reviewed by the Structural Engineer of Record.
- h.Do not make shop drawings using reproductions of the contract documents or referencing the contract documents.

2. REINFORCED CONCRETE

- a.Prov de reinforced concrete conforming to the following standards:
- ACI 301-16, Specifications for Structural Concrete for Buildings
- ACI 318-14, Building Code Requirements for Reinforced Concrete
- ACI 302.1R-15, Guide for Concrete Floor and Slab Construction
- ACI 360R-10, Design of Slabs-on-Ground
- b.Unless noted otherwise, provide normal weight concrete with 3000 PSI compressive strength at 28 days.
- OR
- Unless noted otherwise, provide normal weight concrete with the following 28 day compressive strengths:
- Foundat ons: 3000 PSI
- Slabs-on-Grade: 3000 PSI
- Columns and Shear Walls: 4000 PSI
- c.Prov de 4% to 6% entrained air by volume in concrete permanently exposed to weather.
- d.Prov de concrete with a maximum water-to-cement tious materials rat o of 0.50.
- e.Fully document and submit for review the proposed materials and mix design for all concrete. The Contractor is responsible for obtaining the required design strength. All concrete test data must be available at the job s te.
- f.The use of calcium chloride, chlor de ions, or other salts is not perm tted.
- g.Place concrete at a slump of 5" ± 1".
- h.Unless noted otherwise, provide construct on or contraction joints in slabs-on-grade such that the maximum area between joints does not exceed 225 square feet with the length not exceeding twice the width.
- i.Unless noted otherwise, provide construct on or contraction joints in elevated slabs on metal deck (including topping slabs but not including compos te slabs) such that the maximum area between joints does not exceed 225 square feet with the length not exceeding twice the width.
- j.The location of construct on joints requires the approval of the Structural Engineer of Record. Unless noted otherwise, thoroughly roughen (by mechan cal means) and clean construction joints.
- k.Unless noted otherwise, provide vertical control joints in basement walls and retaining walls with a maximum spacing of 20'-0" on center and 3/4" deep v-chamfer on both faces. Place construction joints at control joint locat ons. Prov de keys in all construction joints. Interrupt half of the specified horizontal reinforcement at control joints. Center chamfer strips between vert cal reinforcing bars.
- l.Chamfer or round all exposed corners a minimum of 3/4".
- m. Detail concrete reinforcement according to ACI SP-66 detailing manual. Submit shop drawings for approval, showing all fab ricat on dimensions and locat ons for placing concrete reinforcing and accessories. Do not begin fabricat on until shop drawings are completed and reviewed by the Structural Engineer of Record. Unless specifically approved otherwise, detail all concrete walls and beams in elevat on.
- n.Unless noted otherwise, provide reinforcing steel conforming to ASTM A 615, Grade 60.
- o.Prov de welded wire fabric (mesh) in flat sheets (rolls not permitted) conforming to ASTM A 195 and ASTM A 82. Lap welded wire fabr c a minimum of 6" at each splice. Place welded wire fabr c 1" below the top of slabs-on-grade.
- p.Fiber reinforcing may be substituted for welded wire fabric in slabs-on-grade with the approval of the Structural Engineer of Record. Provide fiber reinforcing conforming to ASTM C 1116, Type III. Use only 100% virgin polypropylene fibrillated fibers w th a minimum of 1.5 pounds per cub c yard of concrete unless otherwise directed by the fiber reinforcing manufacturer.
- q.Unless noted otherwise, provide 6x6 - W1.4xW1.4 welded wire fabr c in 4" thick slabs on grade. Place welded wire fabr c 1" below the top of the slab.
- r.Unless noted otherwise, provide 6x6 - W2.1xW2.1 welded wire fabr c in 6" thick slabs on grade. Place welded wire fabr c 1" below the top of the slab.
- s.Tie all reinforcing steel and embedded items securely in place prior to placing concrete. Provide suff cent supports to maintain the post on of the reinforcement within specified tolerances during all construct on activities. "St cling" dowels, anchor rods, or other embedded items into wet concrete is not permitted.
- t.Prov de corner bars at all corners and intersections of all footings, beams, and walls.
- u.Prov de bas c class "B" tension laps in all reinforcing bars ind cated as continuous.
- OR
- Prov de continuous reinforcement wherever possible. Splice reinforcing bars only as shown or approved. Stagger spl ces where possible. Use class "B" tension splices unless noted otherwise. Spl ce dowels w th class "B" tension splices unless noted otherwise.
- v.The placement of all reinforcing steel must be reviewed by a profess onal engineer registered in the state of Georgia or by a representative responsible to him (Ref: ACI 318, 1.3.3.1).
- w. Unless noted otherwise, provide the following concrete cover on all reinforcing steel:
- Concrete against earth (not formed): 3"
- Formed concrete exposed to earth or weather: 2"
- #6 through #18 bars: 1 1/2"
- #5 bars and smaller: 3/4"
- Formed concrete not exposed to earth or weather: 1 1/2"
- Slabs, joists, and walls: 3/4"
- Beams (strutups) and Columns (ties): 1 1/2"
- x.Do not place pipes or ducts w th a maximum dimens on exceeding one-third the slab or wall th kness w thin the slab or wall unless specifically shown and detailed on the strctural drawings.
- y.Do not weld or tack weld reinforcing steel unless approved or directed by the Structural Engineer of Record. Prov de reinforcing steel conforming to ASTM A 706, Grade 60 where welding is approved or directed.
- z.Unless noted otherwise, crown camber formwork of floor members as follows:
- Clear Span Required Camber
- 30'-0" or less None
- More than 30'-0" L/480
- Do not camber post-tens oned members unless specifically noted.
- aa. Provide an allowance of 5% of reinforcing bars to be fabricated and placed during progress of work as may be directed by the Structural Engineer of Record in addit on to all reinforcing steel indicated on the contract documents. Cred t any unused quantity at the end of the project.

3. STEEL DECKING
- a.Prov de steel deck of the type and gage ind cated on the design documents.
- b.Unless noted otherwise, provide steel decking primed and painted or with a G60 galvanized coating.
- c.Install steel decking in accordance with the manufacturer's recommendat on. Do not install steel decking until supporting joists are braced, bridged, and permanently fastened.
- d.Install decking such that it is continuous over a minimum of three spans.
- e.Unless noted otherwise, fasten steel roof deck to supporting structure according to the following options:
- (Roof exterior zones are areas of the roof w thin X'-X" of the roof perimeter. All other zones are interior zones.)
1. Fasten to supports with #12 TEK screws in a 36/7 pattern at exter or zones and in a 36/3 pattern at interior zones. Fasten side laps with #10 TEK screws at 6 inches on center at roof perimeter, (3) #10 TEK screws per span at exterior zones, and (3) #10 TEK screws per span at interior zones.
2. Fasten to supports with Pneutek K or SDK fasteners in a 36/7 pattern at exter or zones and in a 36/3 pattern at interior zones. Fasten side laps with #10 TEK screws at 6 inches on center at roof perimeter, (3) #10 TEK screws per span at exterior zones, and (3) #10 TEK screws per span at interior zones.

and fastening for steel deck. Do not begin fabricat on until the shop drawings are completed and reviewed by the Structural Engineer of Record.

4. STRUCTURAL STEEL

- a.Provide structural steel conforming to the following standards:
- AISC Manual of Steel Construct on, 15th Edition
- AISC 314-16 Seismic Provis ons for Structural Steel Buildings
- AISC 360-16, Specification for Structural Steel Buildings
- AISC 303-16, Code of Standard Practice for Structural Steel Buildings and Br dges
- AISC 326-09, Detailing for Steel Construct on, 3rd Ed tion
- b.Unless noted otherwise, prov de steel shapes made of material conforming to the following standards:
- Angles, plates, and channels: ASTM A 36
- Hollow Structural Sect ons (HSS): ASTM A 500, Grade B
- c.Unless noted otherwise, prov de anchor rods conforming to ASTM F 1554, Grade 36.
- d.Unless noted otherwise, make all connections w th 3/4" diameter ASTM A 325 bolts. Assemble and inspect bolted connections in accordance w th AISC "Specification for Joints Using ASTM A 325 or ASTM A 490 Bolts", 2014.
- e.Make all welded connect ons in accordance with AWS D1.1-15 "Structural Welding Code", using type E70XX electrodes. Use only certified welders. Proof of certifi caton must be maintained at the job site.
- f. Unless specifically detailed on the contract documents, prov de the following beam connections:
1. Where beam reactions are shown, prov de connections to develop the react on shown.
2. Where beam reactions are not shown, provide connect ons to develop one-half the total uniform load capacity shown in the Maximum Total Uniform Load Tables, in Part 3 of the AISC Manual.
3. Where reactions are subject to eccentric ty, the eccentric city must be accounted for.
- g.Subm t shop drawings prepared in accordance w th AISC 326-09. Provide complete welding informat on using AWS symbols. Use prequalified welded joints per AISC and AWS D1.1 "Structural Welding Code." Do not begin fabricat on until shop drawings are completed and reviewed by the Structural Engineer of Record.
- h.Do not use gas cutting torches to correct fabricat on errors in structural steel framing.
- i. Provide temporary bracing for structural steel framing until all permanent bracing, moment connections, and floor/roof decks (diaphragms) are completely installed.
- j. Paint structural steel in accordance w th the project specifications. Do not paint steel surfaces to be encased in concrete, surfaces to receive fireproofing, connect ons designated as fr ct on type, surfaces to be welded, or surfaces receiving welded studs or DBA's in the field.
- k.Provide an allowance of 3% of structural/miscellaneous steel to be fabricated and placed during progress of work as may be directed by the Structural Engineer of Record in addit on to all steel ind cated on the contract documents. Credit any unused quantity at the end of the project.

5. MASONRY

- a.Provide concrete masonry conforming to the following standards:
- TMS 402-14, Building Code Requirements for Concrete Masonry Structures
- TMS 602-14, Specifications for Concrete Masonry Structures
- b.Load bearing masonry walls are designed in accordance w th Chapters 1 and 2 of ACI 530.
- c.Br ck veneer is designed in accordance w th Chapter 6 of ACI 530.
- d.Provide light-weight, hollow, load bearing concrete masonry un ts conforming to ASTM C 90 w th a compressive strength of masonry (f'm) of 1500 PSI and a net strength of 2000 PSI on the net cross-sectional area of CMU determined in accordance with ASTM C 140.
- e.Provide mortar conforming to ASTM C 270, Type M or S. Standard mortar bed joint th kness is 3/8" and 8".
- f. Unless noted otherwise, prov de grout for reinforced masonry conforming to ASTM C 476 w th minimum compressive strength of 2500 PSI. Pea gravel concrete with a minimum compressive strength of 3000 PSI may be subst tuted for grout only with approval of the Structural Engineer of Record.
- g.Unless noted otherwise, lay masonry un ts in running bond.
- h.Provide ladder type horizontal joint reinforcing conforming to ASTM A 82. Unless noted otherwise, place 9 gage or heavier, zinc coated ladder type horizontal joint reinforcing at 16" on center. Lap horizontal joint reinforcing minimum 12". Use prefabricated L's and T's at corners and intersect ons.
- i. For grouted walls, the maximum height of grout lifts must not exceed 5'-0". The maximum ungrouted height of 8" or thicker CMU walls pr or to grouting must not exceed 12'-0". Refer to Table 7 of ACI 530.1 for the maximum ungrouted height of CMU walls thinner than 8". Consolidate and reconsolidate grout in accordance with paragraph 3.5.E of ACI 530.1. Walls higher than 5'-0" must have inspect on holes at the base of the wall.
- j. Lap vertical masonry wall reinforcing as follows:
- #4 Bars 25"
- #5 Bars 31"
- #6 Bars 57"
- k.Provide vert cal control joints in all masonry walls not retaining earth. Unless noted otherwise on the architectural drawings, place vert cal control joints at three times the wall height, but not closer than 25'-0" on center or farther than 50'-0" on center.
- l. Unless noted otherwise, prov de minimum (1) #5 vertical bar, grouted full height, at each side of openings and at all corners and ends of walls, including both sides at ends of wall panels at vertical control joints.
- m. Unless noted otherwise, anchor s des and tops of masonry wall panels to the structure by dovetail anchors, metal straps, or equivalent.
- n.Place ties for brick veneers at not more than 16" vert cally or 24" horizontally.

6. DESIGN LOADS

- a.Live Loads:
- Roof 20 PSF
- b.Dead Loads:
- Roof 10 PSF
- c.Wind Design Data:

1. Bas c Wind Speed (3 second gust): Ultimate 107 MPH

2. Risk Category: Category II

3. Wind Exposure: Exposure B

4. Internal pressure Coefficient: ± 0.18

d.Seismic Design Data:

1. Risk Category: Category II

2. Mapped Spectral Response Accelerat ons: Ss = 0.175

3. Site Class: Site Class D

4. Spectral Response Coefficients: Sds = 0.187

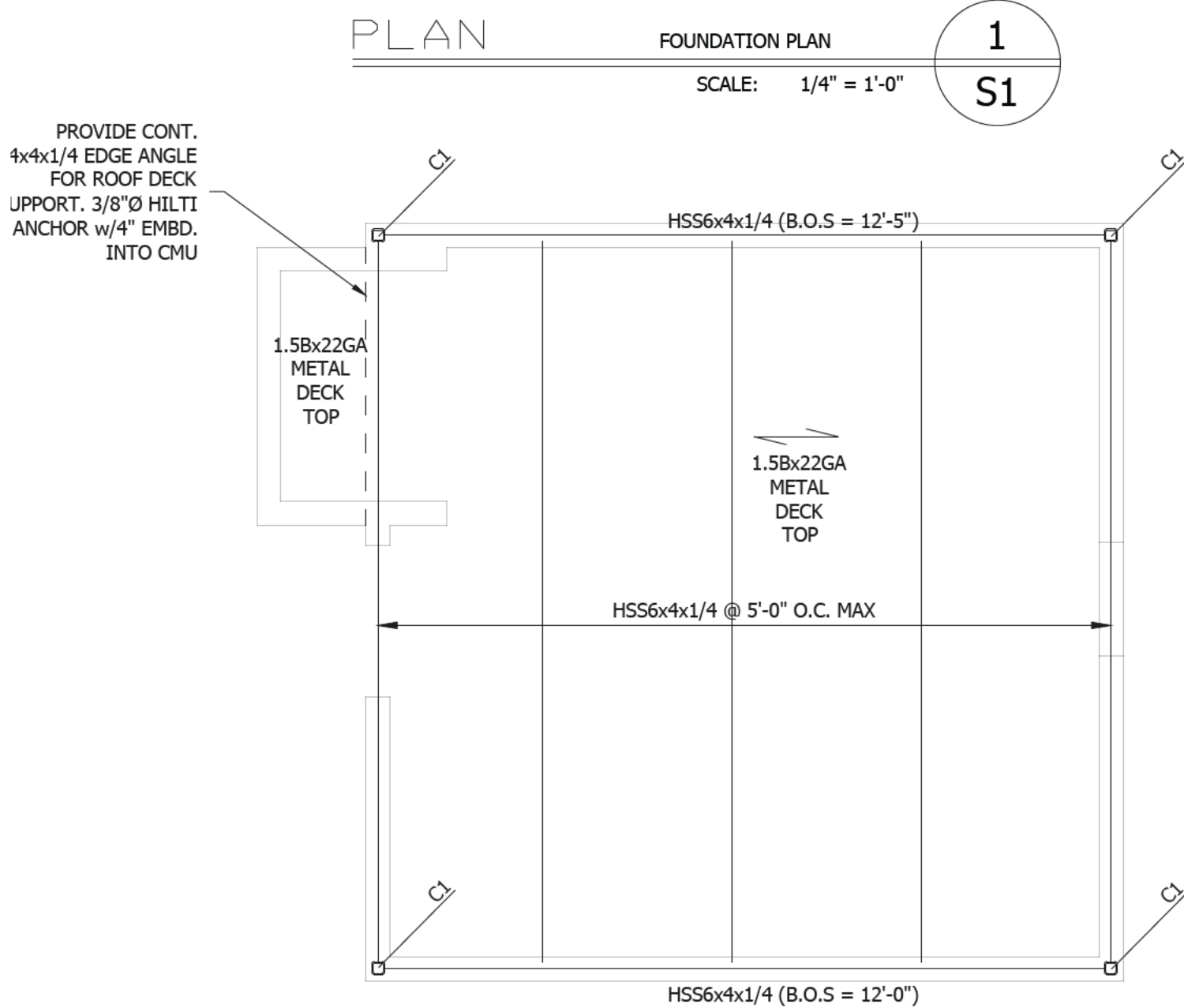
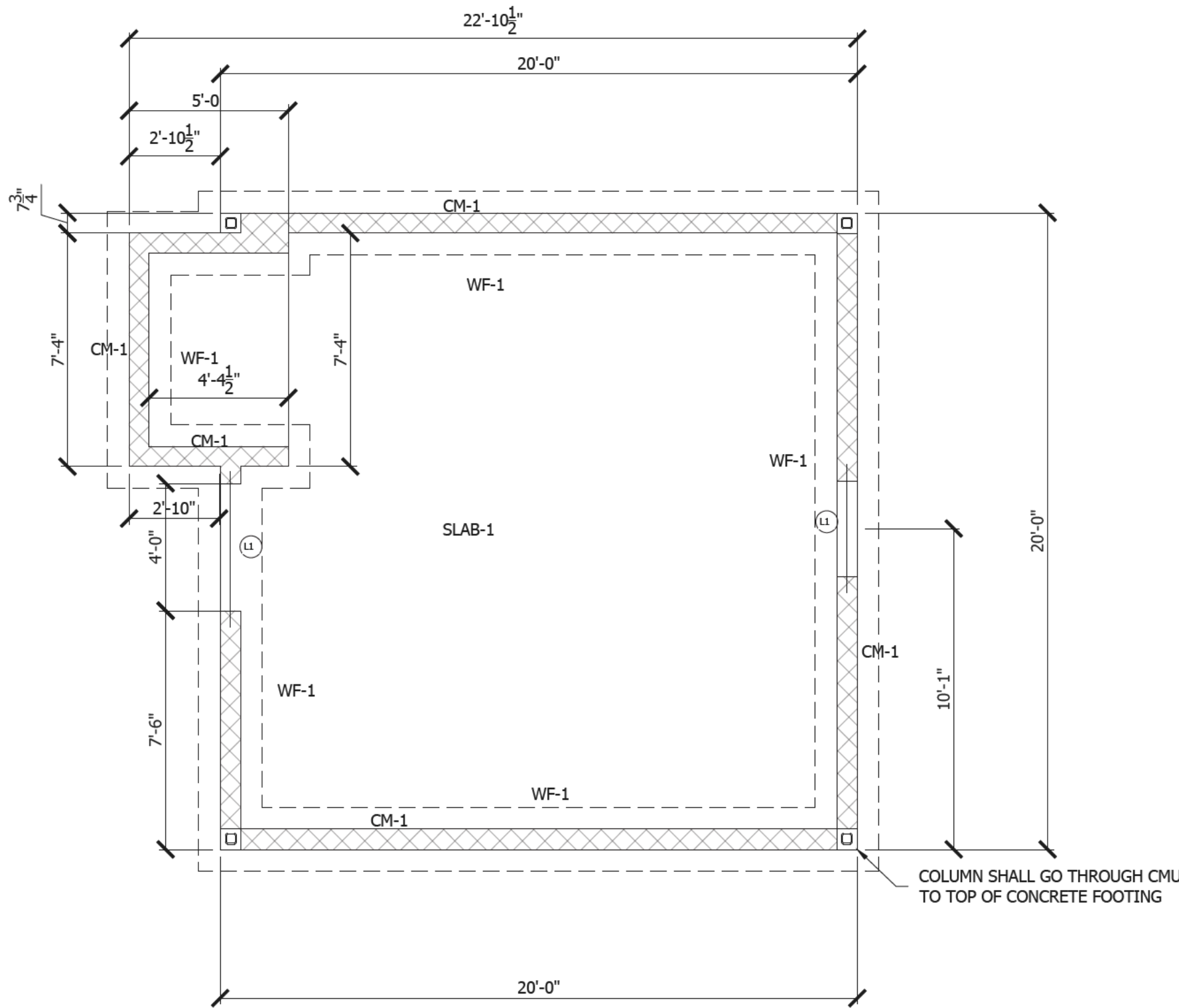
5. Seismic Design Category: Category C

6. Seismic Resisting System - Ordinary CMU Shear Walls

7. Response Modifi caton Coefficient R = 2

8. Seismic Response Coeffi ent Cs = 0.093

9. Base Shear V = 2.4 kip

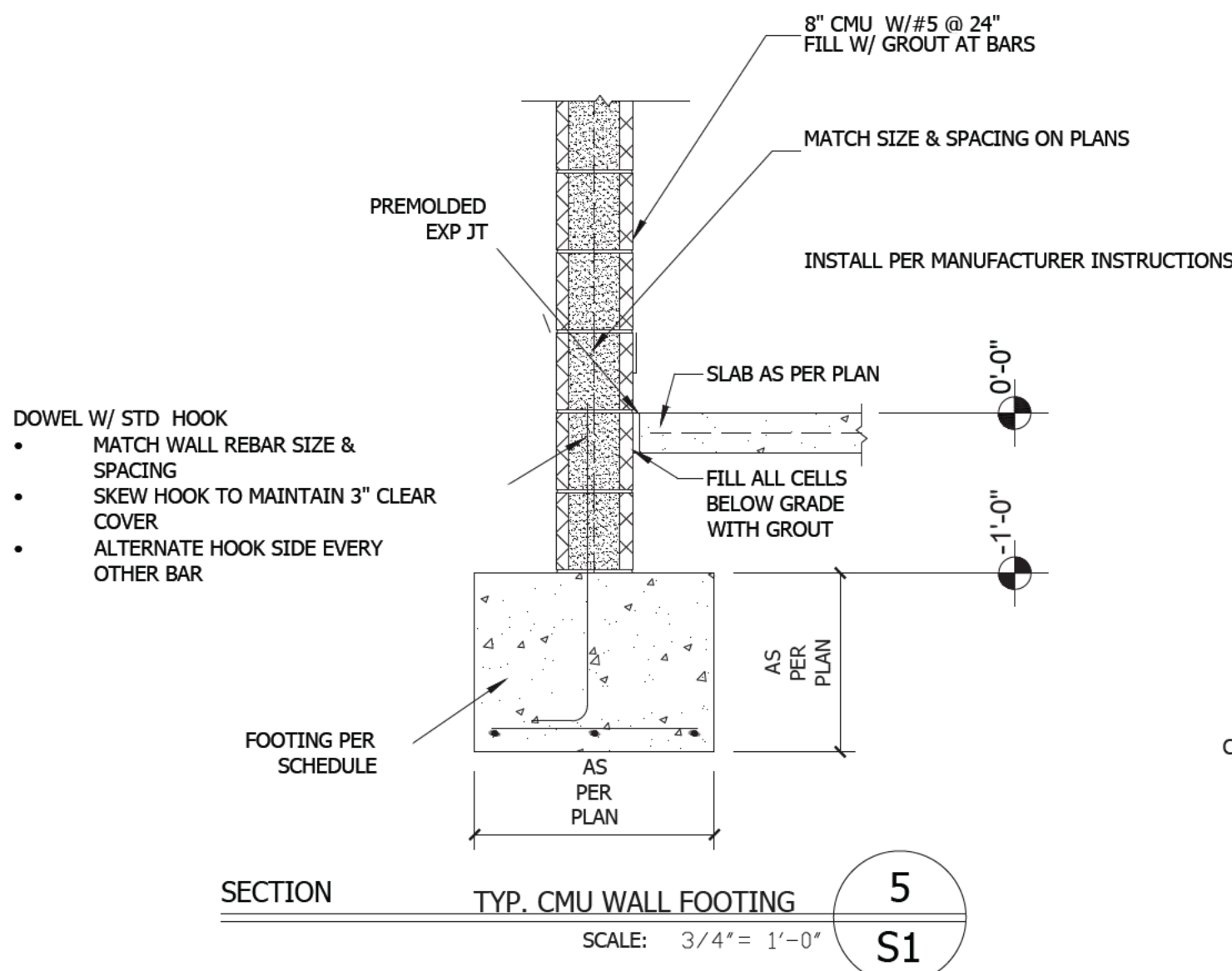
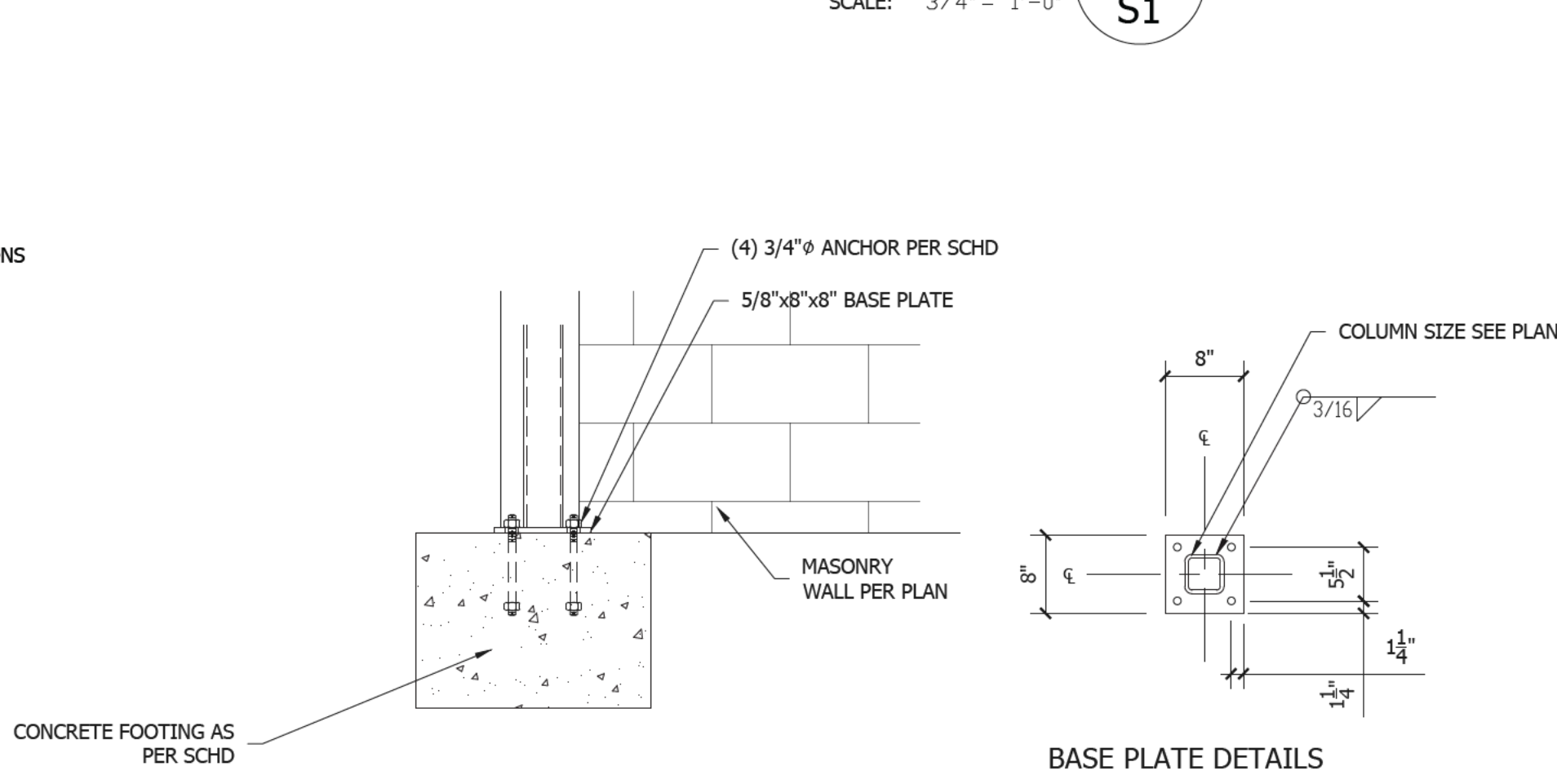
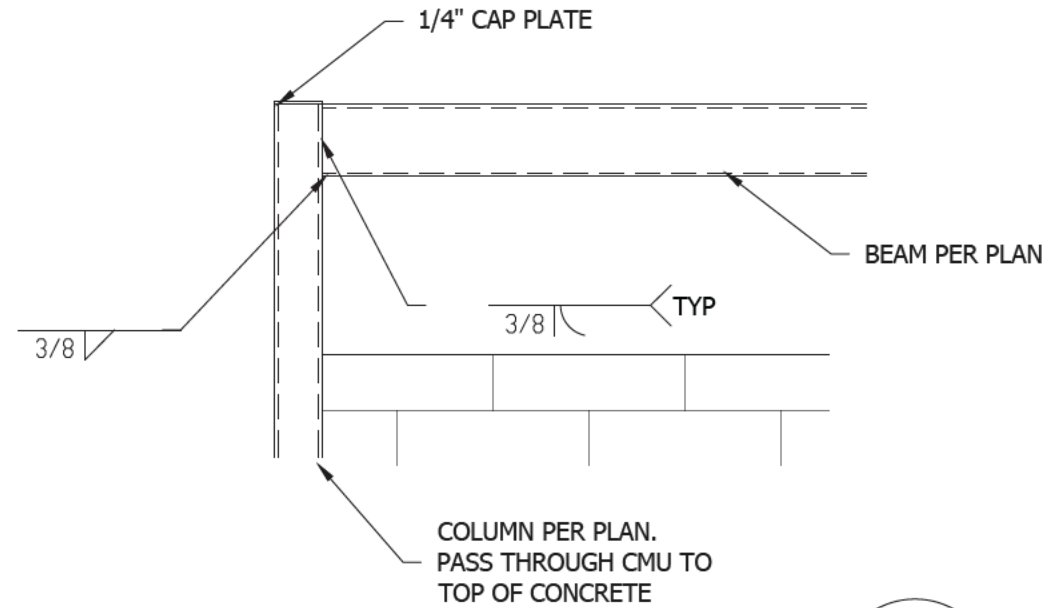


SCHEDULE	
MARK	DESCRIPTION
SLAB-1	4" THICK CONCRETE SLAB (3000 PSI) ON GRADE w/ 6x6 W1.4x1.4 W.W.F OVER 6 MIL. VAPOR BARRIER (MIN. 6" LAP) ON 4" COMPACTED GRAVEL OVER CLEAR COMPACTED FILL.
WF-1	2'-0" WIDE x 1'-6" THICK FOOTING. PROVIDE (3)#4 BARS BOTTOM CONTINUOUS. #4 BARS @ 12" O.C. TRANSVERSE. PROVIDE #4 BAR DOWEL (6x12) @ 48" O.C. TO CMU WALL.
CM-1	8" CMU WALL #5 BARS @32" O.C. GROUT FILL AT REINFORCEMENT CELL EACH

POST SCHEDULE	
MARK	DESCRIPTION
C-1	HSS4x4x1/2 STEEL COLUMN. 5/8"x8x8 ANCHOR BOLT BASE PLATE (A36) w/ (6)3/4" DIA ANCHOR BOLTS F1554wR.36 x9" EMBED.

PLAN NOTES:

- XXF-XX INDICATES FOOTING TYPE, SEE SCHEDULE.
- STRUCTURAL SLAB TO BE POURED AND INSTALLED AFTER ALL PENETRATIONS ARE SET.
- SEE ARCHITECTURAL DRAWINGS FOR SLOPES, DROPS, AND DRAIN LOCATIONS IN FLOORS, ROOFS & SLABS.
- VERIFY/COORDINATE SILL HEIGHTS, LOCATION, & DETAILS OF WALL OPENINGS WITH ARCHITECTURAL DRAWINGS.
- VERIFY/COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS BEFORE COMMENCING CONSTRUCTION. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL DIMENSION INFORMATION.
- GENERAL CONTRACTOR: DO NOT SCALE DRAWINGS. COORDINATE DIMENSIONS BETWEEN STRUCTURAL, MECHANICAL, PLUMBING AND ARCHITECTURAL DRAWINGS. NOTIFY STRUCTURAL ENGINEER AND ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING THE WORK.
- SEE PLUMBING DRAWINGS FOR ALL PLUMBING PENETRATIONS THRU SLAB NOT SHOWN AND DIMENSIONED ON THIS PLAN



SMILEY
3SS
STRUCTURAL ENGINEERING

410 PEACHTREE PARKWAY Ste. 4245
CUMMING, GA 30041
INFO@SSDESIGN.COM

THIS DRAWING IS THE PROPERTY OF
SMILEY 3SS STRUCTURAL ENGINEERING AND MAY NOT BE REPRODUCED
OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE & RETRIEVAL SYSTEM.

ISSUED FOR
CONSTRUCTION

PIT BOSS BBQ
800 DOUG DAVIS DRIVE
HAPEVILLE, GEORGIA 30354

SEE PROJECT NO.	24201
ENGINEER:	SAS
ISSUE DATE:	30 AUG 2024
REVISIONS	DATE
	No.

GEORGIA
REGISTERED
No. PE036725
PROFESSIONAL
ENGINEER
SMYAH A.M. SMILEY

09/30/2024

GEN. NOTES,
FRMAING
PLAN &
DETAILS

SHEET
S1
1 OF 1

Page 17 of 17

ELECTRICAL SPECIFICATIONS

A. DEFINITIONS:

1. "PROVIDE": FURNISH AND INSTALL, COMPLETE AND READY FOR OPERATION.
2. "INSTALL": RECEIVE, MOUNT, AND CONNECT, COMPLETE AND READY FOR OPERATION.
3. "FURNISH": SUPPLY, DELIVER TO JOB SITE, PROTECT AND STORE.

- B. WORK INCLUDED: PROVIDE ALL LABOR, TOOLS, MATERIAL, EXCAVATION, BACKFILL, CUTTING, PATCHING, TESTING, ADJUSTING, AND TRADE COORDINATION REQUIRED FOR A COMPLETE AND FULLY OPERATIONAL INSTALLATION, AS DESCRIBED ON THE DRAWINGS OR IN THE SPECIFICATIONS.

- C. CODES, RULES, AND REGULATIONS: COMPLY WITH ALL CODES ENFORCED BY THE LOCAL INSPECTION AUTHORITY, THE EDITION OF THE NATIONAL ELECTRICAL CODE BEING ENFORCED FOR THIS PROJECT BY THE LOCAL INSPECTION AUTHORITY, ALL APPLICABLE LAWS AND ORDINANCE, NFPA FIRE CODES, STANDARD BUILDING CODE. GIVE ALL NECESSARY NOTICES, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL INSPECTION AND OTHER FEES REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THE WORK.

- D. MATERIALS: ALL MATERIAL SHALL BE NEW, AND SHALL COMPLY WITH THE INDICATED STANDARDS. ALL MATERIAL SHALL BE UL LABELED OR UL LISTED. ALL MATERIAL SHALL BE OF A SUITABLE TYPE AND RATING FOR THE INTENDED USE, AND SHALL BE INSTALLED IN CONFORMANCE WITH THE INSTRUCTIONS AND RECOMMENDATIONS OF THE MANUFACTURER.

E. DRAWINGS

1. THE DRAWINGS ARE SCHEMATIC IN NATURE AND DO NOT SHOW ALL OF THE REQUIRED DETAILS OF THE WORK. ALL MATERIALS CUSTOMARILY CONSIDERED TO BE PART OF THE ELECTRICAL WORK AND REQUIRED FOR A COMPLETE AND OPERATIONAL INSTALLATION SHALL BE PROVIDED WITHOUT ADDITIONAL COST TO THE OWNER.
2. THE CONTRACTOR SHALL REFER ALSO TO THE ARCHITECTURAL DRAWINGS AND TO THE DRAWINGS OF ALL OTHER TRADES TO COORDINATE THE ELECTRICAL INSTALLATION. WHERE ELECTRICAL EQUIPMENT IS SHOWN ON ARCHITECTURAL DRAWINGS OR DETAILS, THE EQUIPMENT SHALL BE INSTALLED AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
3. EQUIPMENT OF OTHER TRADES IS SHOWN SCHEMATICALLY ON THE ELECTRICAL DRAWINGS. THE CONTRACTOR SHALL EXAMINE THE DRAWINGS OF THE TRADE PROVIDING THE EQUIPMENT BEFORE ROUGHING IN THE CONNECTIONS FOR IT. THE CONTRACTOR SHALL CONNECT THE EQUIPMENT WHERE ACTUALLY INSTALLED, INCLUDING WIRING THROUGH ANY LINE VOLTAGE CONTROLLERS, WITHOUT ANY ADDITIONAL COST TO THE OWNER.
4. PRIOR TO ROUGHING IN CIRCUITS FOR EQUIPMENT FURNISHED BY OTHER TRADES, AND PRIOR TO RELEASING FOR MANUFACTURE PANELBOARDS, STARTERS OR MOTOR CONTROL CENTERS FEEDING SUCH EQUIPMENT, THE CONTRACTOR SHALL COORDINATE THE ELECTRICAL PROVISIONS BEING PLANNED WITH THE TRADE PROVIDING THE EQUIPMENT AND SUBMIT ANY CONFLICTS IN WRITING TO THE ARCHITECT.
5. THE ARCHITECT MAY DIRECT THE RELOCATION OF ANY ELECTRICAL OUTLET, FIXTURE, OR OTHER EQUIPMENT TO A LOCATION WITHIN 10 FEET OF THE LOCATION SHOWN ON THE DRAWINGS AT NO ADDITIONAL COST TO THE OWNER PROVIDED SUCH RELOCATION IS DIRECTED PRIOR TO THE INSTALLATION OF THE OUTLET, FIXTURE OR EQUIPMENT BEING RELOCATED.

- D. SUBMITTAL DOCUMENTS: PRODUCT DATA AND SHOP DRAWINGS SHALL BE SUBMITTED IN SIX COPIES TO THE ARCHITECT FOR REVIEW PRIOR TO THE RELEASE OF THE MATERIAL FOR MANUFACTURE. REVIEW OF SUBMITTALS BY THE ARCHITECT WILL BE ONLY FOR GENERAL CONFORMANCE WITH THE DRAWINGS AND SPECIFICATIONS. REVIEW WILL BE MADE ONLY OF INFORMATION CLEARLY AND SPECIFICALLY INDICATED IN THE SUBMITTAL, AND DOES NOT IMPLY THE ACCEPTABILITY OF DETAILS WHICH ARE NOT SO DESCRIBED IN THE SUBMITTAL. REVIEW OF THE SUBMITTAL DOCUMENTS BY THE ARCHITECT DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO COMPLY WITH ALL REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS. SUBMITTAL IS REQUIRED FOR PANELBOARDS AND LOADCENTERS, LIGHT FIXTURES, WIRING DEVICES, FIRE ALARM DEVICES, AND SURFACE ALUMINUM RACEWAY.

- G. AS-BUILT DRAWINGS: AS-BUILT DRAWINGS SHALL BE MAINTAINED AT THE JOBSITE, AND SHALL BE AVAILABLE FOR REVIEW DURING CONSTRUCTION. AS-BUILT DRAWINGS SHALL BE KEPT CURRENT DURING THE COURSE OF CONSTRUCTION OF THE WORK. SUBMIT AS-BUILT DRAWINGS TO THE ARCHITECT AT THE COMPLETION OF THE PROJECT.

- H. TESTING: TEST ALL PARTS OF THE WORK TO VERIFY COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS. VERIFY TIGHTNESS OF ALL MECHANICAL AND ELECTRICAL CONNECTIONS. VERIFY INTEGRITY OF ALL WIRING SYSTEMS TO ASSURE CONTINUITY, ABSENCE OF UNINTENTIONAL GROUNDS, AND INTEGRITY OF REQUIRED GROUNDS.

- I. CHANGE REQUEST (CHANGE ORDER) APPROVAL: CHANGE REQUESTS WILL NOT BE CONSIDERED UNLESS THE CONTRACTOR'S DETAILED LABOR AND MATERIAL ESTIMATE DESCRIBING THE CHANGE IS SUBMITTED TO THE ARCHITECT ALONG WITH THE CHANGE REQUEST, WITH MATERIAL PRICES AND LABOR UNITS ASSIGNED TO EACH LINE ITEM OF THE ESTIMATE. MATERIAL PRICES SHALL BE THE ACTUAL PRICE PAID BY THE CONTRACTOR FOR MATERIAL PURCHASED OR THE ACTUAL PRICE QUOTED TO THE CONTRACTOR BY THE MATERIAL VENDOR PROPOSED BY THE CONTRACTOR.

- J. COORDINATION WITH THE WORK OF OTHERS: COORDINATE WITH EACH TRADE FURNISHING EQUIPMENT REQUIRING ELECTRICAL SERVICE TO INSURE THAT THE CHARACTERISTICS SHOWN ON THE DRAWINGS FOR THE CIRCUIT SERVING THE EQUIPMENT ARE COMPATIBLE WITH THE REQUIREMENTS OF THE EQUIPMENT BEING FURNISHED. CIRCUIT BREAKERS, FUSES, DISCONNECT SWITCHES AND ASSOCIATED BRANCH CIRCUITS SHOWN ON THE DRAWINGS TO FEED HVAC EQUIPMENT, KITCHEN EQUIPMENT, ELEVATOR MOTORS, AND OTHER EQUIPMENT HAVE BEEN SELECTED BASED UPON THE CHARACTERISTICS OF EQUIPMENT BY ONE MANUFACTURER AND MAY NOT BE CORRECT FOR THE EQUIPMENT BEING PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE OPERATING CHARACTERISTICS OF THE EQUIPMENT ACTUALLY BEING PROVIDED AND SHALL PROVIDE AT NO ADDITIONAL COST TO THE OWNER CIRCUIT BREAKERS, FUSES, DISCONNECT SWITCHES AND BRANCH CIRCUITS AS REQUIRED BY THAT EQUIPMENT.

- K. EXISTING WORK: THE EXISTING ELECTRICAL INSTALLATION SHALL REMAIN AS-IS AND IN OPERATION EXCEPT WHERE OTHERWISE REQUIRED. GIVE WRITTEN NOTICE OF ANY UNFORESEEN EXISTING CONDITIONS WHICH MAY AFFECT THE WORK. WORK INVOLVING EXISTING SYSTEMS OR EXISTING SPACES SHALL BE ACCOMPLISHED WITH MINIMUM INCONVENIENCE TO THE OWNER, AND SHALL BE DONE IN A MANNER AND TIME APPROVED BY THE OWNER. ANY INTERRUPTIONS SHALL BE DURING TIMES DESIGNATED BY THE OWNER.

- L. DEMOLITION: IN THE AREA SHOWN ON THE ARCHITECTURAL DRAWINGS TO BE DEMOLISHED REMOVE ALL EXISTING CONDUITS, CONDUCTORS, BOXES, FIXTURES, SERVICE ENTRANCE CONDUCTORS, DISTRIBUTION EQUIPMENT, AND ALL OTHER ELECTRICAL EQUIPMENT NOT SHOWN TO REMAIN. UNLESS OTHERWISE INDICATED, MATERIAL BEING REMOVED INCLUDING WIRE, CONDUIT, AND HANGING MATERIALS BEING REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PREMISES. EQUIPMENT NOTED TO REMAIN THE PROPERTY OF THE OWNER SHALL BE STORED ON SITE AS DIRECTED BY THE ARCHITECT. COORDINATE WITH OTHER TRADES AND DISCONNECT MOTORS, HEATERS, OR OTHER EQUIPMENT AS REQUIRED FOR THE DEMOLITION OF OTHER TRADES WORK. CUT OFF ALL IN FLOOR CONDUITS, GRIND SMOOTH WITH FLOOR AND PREPARE FOR PATCHING BY OTHERS. REMOVE CONDUCTORS AND DEVICES FROM WALL AND CEILING OUTLETS AND PREPARE OUTLET FOR PATCHING BY OTHERS. CONTRACTOR SHALL DENOTE ALL DEMOLISHED CIRCUITS ON EXISTING PANEL DIRECTORIES AND NOTE ALL SPARE BREAKERS.

M. BASIC MATERIALS AND METHODS:

1. ALL WORK SHALL BE SUPPORTED FROM STRUCTURAL ELEMENTS OF THE BUILDING, EXCEPT CEILING MOUNTED EQUIPMENT SUCH AS LIGHT FIXTURES, DETECTORS, REMOTE LAMPS, ETC. CEILING MOUNTED EQUIPMENT SHALL BE SUPPORTED FROM CEILING STRUCTURAL MEMBERS. INDEPENDENT OF CEILING TILES. SIZE AND SPACING OF SUPPORTS SHALL BE DETERMINED BY THE LOAD TO BE SUPPORTED SUCH THAT THE WORKING LOAD OF SUPPORTS WILL NOT EXCEED A SAFETY FACTOR OF 4:1. PLASTIC ANCHORS ARE NOT ACCEPTABLE. ELECTRICAL WORK SHALL NOT BE SUPPORTED FROM PIPING, DUCTS, OR WORK OF OTHER TRADES.
2. PROVIDE ENGRAVED PLASTIC NAMEPLATES FOR ALL SWITCHBOARDS, PANELBOARDS, MOTOR CONTROL CENTERS, STARTERS, DISCONNECTS, PRIMARY SELECTOR SWITCHES, AND TRANSFORMERS. INDICATE EQUIPMENT NAME, CIRCUIT SOURCE AND NUMBER, CIRCUIT SIZE, AMPERE RATING, VOLTAGE AND PHASE. NAMEPLATES SHALL BE BLACK BACKGROUND LAMACOID PLASTIC WITH 0.25" WHITE LETTERS.

3. ALL PENETRATIONS OF FIRE RATED WALLS, SLABS, PARTITIONS, AND CEILINGS SHALL BE FIREPROOFED WITH A U.L. LISTED SYSTEM THAT WILL MAINTAIN THE ORIGINAL FIRE RATING OF THE PENETRATED STRUCTURE. ALL FIREPROOFING MATERIALS APPLIED AT ANY ONE PENETRATION SHALL BE THE PRODUCT OF ONE MANUFACTURER AND SHALL BE APPLIED AS DESCRIBED BY THE UL FIREPROOFING SYSTEM BEING CONSTRUCTED. FIREPROOFING OF SLEEVES, CABLE TRAYS, TROUGHS, AND NIPPLES TO BE USED FOR LOW VOLTAGE CABLES SHALL BE INDEFINITELY NON-HARDENING AND REMOVABLE WITH COMMON HAND TOOLS. BACKBOARDS SHALL BE 8 FT. HIGH BY LENGTH SHOWN ON THE DRAWINGS AND SHALL BE UL LABELED FIRE TREATED PLYWOOD.
5. PROVIDE ALL POWER WIRING AND CONNECTIONS FOR ALL ELECTRICALLY OPERATED EQUIPMENT. POWER WIRING INCLUDES WIRING THROUGH ANY LINE VOLTAGE CONTROL DEVICES, SUCH AS THERMOSTATS AND MANUAL STARTERS. INSTALL ALL STARTERS AND CONTACTORS EXCEPT THOSE FURNISHED AS AN INTEGRAL PART OF THE EQUIPMENT.
6. CONNECTIONS TO MOTORS, TRANSFORMERS, AND OTHER VIBRATING EQUIPMENT NOT INSTALLED IN A PLENUM SPACE SHALL BE MADE WITH A SHORT LENGTH OF LIQUIDTIGHT FLEXIBLE CONDUIT, MINIMUM 18", INSTALLED IN A MANNER TO PERMIT MOVEMENT OF EQUIPMENT.
7. PERFORM ALL EXCAVATING, BACKFILLING, CUTTING AND REPAIRING REQUIRED FOR INSTALLATION OF ELECTRICAL WORK.
8. CONTRACTOR SHALL X-RAY FLOOR SLABS, WALLS, OR CEILING CONCRETE PRIOR TO ALL CORE DRILLINGS.

- N. CONDUIT: FEEDERS AND BRANCH CIRCUIT HOME RUNS SHALL BE CONSTRUCTED OF EMT WITH ALL STEEL RAIN TIGHT OR SET-SCREW FITTINGS. CONNECTORS SHALL BE INSULATED THROAT TYPE. PROVIDE METALLIC BUSHINGS WITH PLASTIC INSERTS FOR 3" OR LARGER. CONDUITS FEEDING OR CONNECTING TO EQUIPMENT PROVIDED BY OTHER TRADES SHALL NOT BE INSTALLED UNTIL SUCH EQUIPMENT IS INSTALLED OR UNTIL SPECIFIC ROUGH-IN INSTRUCTIONS ARE PROVIDED BY THE TRADE PROVIDING THE EQUIPMENT. UNLESS OTHERWISE INDICATED, CONDUITS SHALL BE CONCEALED. RACEWAYS INSTALLED IN OR UNDER SLABS, ON GRADE, OR AS EXTERIOR DUCT BANKS SHALL BE PVC COATED RMC. RUN EXPOSED CONDUITS PARALLEL OR PERPENDICULAR TO STRUCTURAL ELEMENTS. TWO OR MORE RACEWAYS RUN TOGETHER SHALL BE INSTALLED ON GANG TRAPEZE TYPE HANGERS. SUCH RACEWAYS ASSEMBLIES SHALL BE RUN PARALLEL OR PERPENDICULAR TO STRUCTURAL ELEMENTS. CONDUITS EMBEDDED IN SLABS SHALL HAVE A MINIMUM OF 1" COVER OF CONCRETE ON ALL SIDES. OUTSIDE DIAMETER OF CONDUIT SHALL NOT EXCEED 1/3 OF THE SLAB THICKNESS, AND SHALL NOT BE LARGER THAN 1 1/4". PROVIDE 0.25" NYLON PULL TAPE IN ALL EMPTY CONDUITS. BRANCH CIRCUITS MAY UTILIZE TYPE MC ARMORED CABLE ASSEMBLY WITH COPPER CONDUCTORS AND PULL SIZE EQUIPMENT GROUNDING CONDUCTORS FOR INDIVIDUAL DROPS TO DEVICES. TYPE MC CABLE SHALL BE SUPPORTED A 48" INTERVALS AND SHALL NOT LAY ON THE CEILING GRID OR INTERFERE WITH THE REMOVAL OF CEILING SIZE EQUIPMENT GROUNDING CONDUCTORS.

- O. CONDUCTORS: ALL BUILDING WIRE SHALL BE 600 VOLT RATED THHN OR THWN COPPER, STRANDED FOR SIZES #8AWG AND LARGER, SOLID FOR SIZES 10 AND SMALLER UNLESS APPLIED FOR CONTROL. ALL BUILDING WIRE AND SPECIAL CABLES SHALL BE INSTALLED IN A RACEWAY. ALL WIRE AND CABLE SHALL BE DELIVERED TO THE JOBSITE IN ORIGINAL UNBROKEN PACKAGES, CARTONS OR REELS, WITH THE MANUFACTURERS NAME, UL LABEL, AND CHARACTERISTICS OF THE PRODUCT PLAINLY VISIBLE. ALL WIRE AND CABLE SHALL BE MANUFACTURED IN THE UNITED STATES OF AMERICA. WIRES SHALL BE COLOR CODED AS FOLLOWS (A,B,C,N,G): 120/208-BLACK, RED, BLUE, WHITE, GREEN; 480/277 - BROWN, ORANGE, YELLOW, GRAY, GREEN. SPLICES SHALL BE COMPRESSION TYPE. CONTROL CONDUCTORS SHALL BE TERMINATED WITH INSULATED CONNECTORS, T&B STAKON. 120 VOLT CIRCUITS WITH HOMERUN LENGTH OVER 125 FEET AND 277 VOLT CIRCUITS WITH A HOMERUN LENGTH OVER 250 FEET SHALL HAVE #10 MINIMUM HOMERUN CONDUCTORS. ALL THREE PHASE BRANCH CIRCUITS WITH A COMMON NEUTRAL SHALL HAVE #10 MINIMUM NEUTRAL.

- P. BOXES: OUTLET BOXES SHALL BE SHEET STEEL, MINIMUM 4" SQUARE, MINIMUM 1.5" DEEP, WITH PLASTER RING IN PLASTER OR BRICK CONSTRUCTION. OUTLETS BOXES IN POURED CONCRETE SHALL BE CONCRETE RINGS. MASONRY BOXES SHALL BE USED IN MASONRY OR TILE CONSTRUCTION. OUTLET BOXES FOR SURFACE ALUMINUM RACEWAY SHALL BE 4-11/16" WITH PLASTER RINGS ORIENTED HORIZONTALLY. BOXES SHALL BE SECURELY ANCHORED IN PLACE, AND SHALL BE SUPPORTED INDEPENDENT OF THE RACEWAY SYSTEM. PULL BOXES SHALL BE GALVANIZED SHEET STEEL, MINIMUM 12 GAUGE, WITH SCREW COVERS, AND WELDED CONSTRUCTION. WELDS SHALL BE COLD GALVANIZED. USING PERMANENT WATER PROOF WIDE BLACK MARKER, CLEARLY LABEL COVER OF ALL BRANCH CIRCUIT JUNCTION AND PULL BOXES WITH PANEL AND CIRCUIT NUMBER OF CIRCUITS CONTAINED IN OR PASSING THROUGH THE BOX. BRANCH CIRCUIT AND FEEDER JUNCTION AND PULL BOXES USED WITH EMERGENCY FEEDERS AND CIRCUITS SHALL BE PAINTED RED. PROVIDE ENGRAVED LAMINATED PLASTIC LABEL ON COVER OF EACH FEEDER PULL OR JUNCTION BOX INDICATING FEEDER DESIGNATION, SOURCE, LOAD, AND VOLTAGE.

- Q. WIRING DEVICES: SWITCHES FOR LIGHTING CIRCUITS SHALL BE 120/277 VOLT, 20 AMP, A.C. ONLY, QUIET TYPE, WITH GROUND BONDING SCREW, SPECIFICATION GRADE. MOMENTARY CONTACT SWITCHES SHALL BE SINGLE POLE DOUBLE THROW, CENTER OFF GE #5935 OR EQUAL. DUPLEX RECEPTACLES SHALL BE 15 AMP HUBBELL 5262 OR EQUAL. DEDICATED DUPLEX RECEPTACLES SHALL BE 20AMP HUBBELL IG5362 OR EQUAL. SPECIAL RECEPTACLES SHALL BE OF SIMILAR CONSTRUCTION. FACE PLATES SHALL BE SMOOTH NYLON OR THERMOSET PLASTIC. ADJACENT OUTLETS SHALL BE INSTALLED IN MULTI-GANG BOXES WITH A SINGLE MULTI-GANG FACE PLATE. RECEPTACLES CONNECTED TO AN EMERGENCY CIRCUIT SHALL BE RED. COORDINATE COLOR OF DEVICES AND FACEPLATE WITH ARCHITECT.

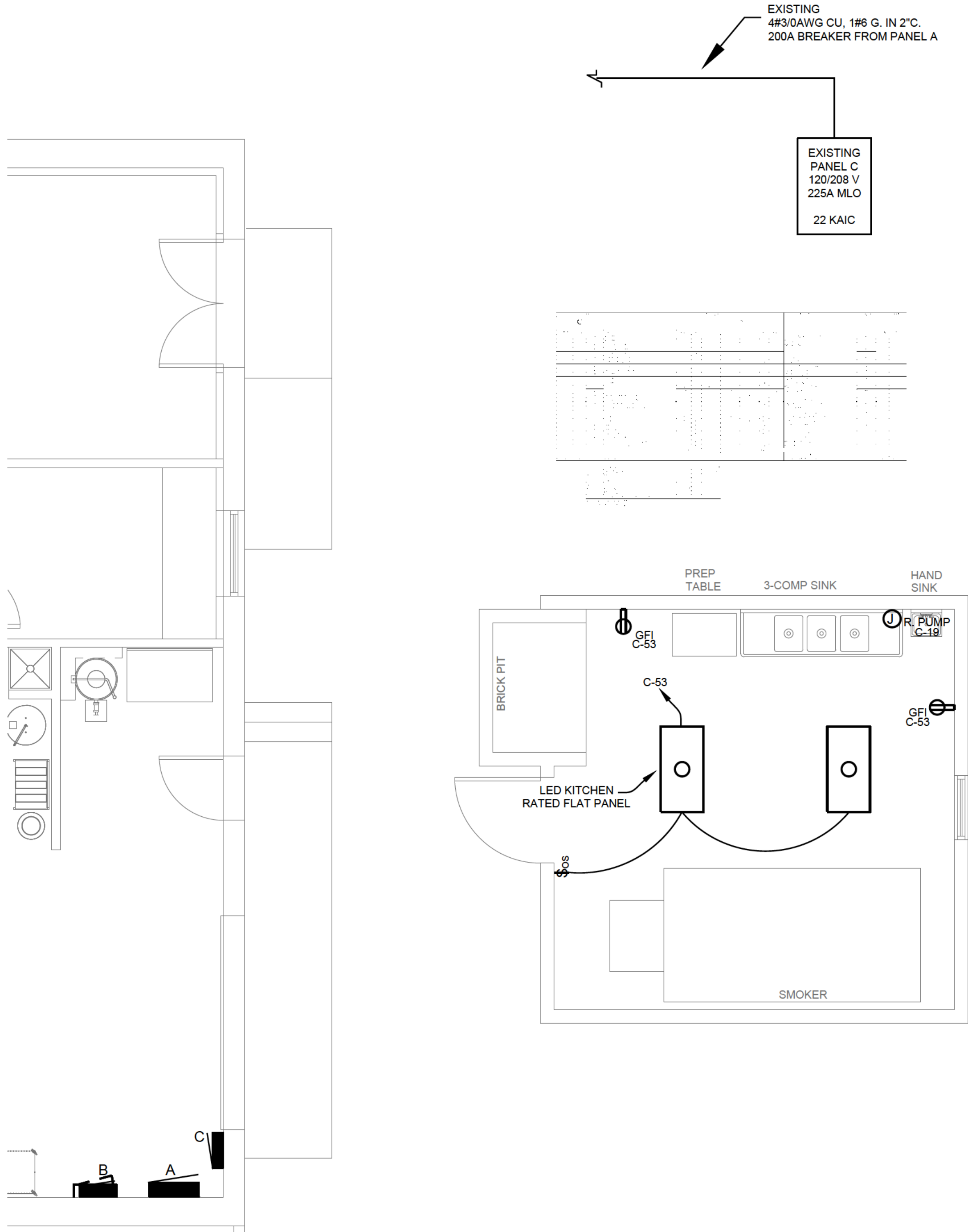
- R. GROUNDS: ALL FEEDERS AND BRANCH CIRCUITS SHALL BE PROVIDED WITH INSULATED GREEN EQUIPMENT GROUNDING CONDUCTOR. CONDUIT GROUNDS ONLY ARE NOT PERMITTED.

- S. LIGHTING: SPARE FLUORESCENT LAMPS SHALL MATCH BUILDING STANDARD UNLESS OTHERWISE NOTED. INCANDESCENT LAMPS SHALL BE 130VOLT. NEW BALLASTS SHALL BE SOLID STATE ELECTRONIC. EXIT FIXTURES SHALL MATCH BUILDING STANDARD. FIXTURE LOCATIONS SHALL BE AS SHOWN ON THE REFLECTED CEILING PLAN. PROVIDE LAY-IN FIXTURES WITH TWO REMOVABLE CLIPS ATTACHING FIXTURE TO CEILING GRID. FLANGED FIXTURES SHOWN TO BE INSTALLED IN CONTINUOUS ROWS SHALL NOT HAVE INTERMEDIATE FLANGES. ALL PENDANT FIXTURES SHALL BE MOUNTED TO STRUCTURE. SEISMIC SUPPORT WIRES AND/OR COMPRESSION STRUTS FOR LAY-IN FIXTURES SHALL BE SUBJECT TO LOCAL AHJ LATEST REQUIREMENTS.

- T. FIRE ALARM DEVICES: NEW FIRE ALARM DEVICES SHALL BE COMPATIBLE WITH EXISTING BUILDING ADDRESSABLE FIRE ALARM SYSTEM. INSTALL NEW DEVICES AND CONNECT TO NEAREST SIGNALING OR NOTIFICATION DEVICE CIRCUIT WITHIN THE AREA. CONTRACTOR SHALL VERIFY CIRCUIT HAS CAPACITY FOR ADDED LOAD. SYSTEM SHALL BE CERTIFIED BY FIRE ALARM VENDOR AFTER COMPLETION OF WORK.

- U. PANELBOARDS: DEAD FRONT PANEL CONSTRUCTION WITH SEPARATELY MOUNTED INTERIOR TRIM. MAIN AND BRANCH DEVICES SHALL BE BOLT-ON. MULTI-POLE BREAKERS SHALL BE COMMON TRIP. WIDTH SHALL NOT EXCEED 22" FOR PANELBOARD AND ENCLOSURE SHALL MATCH BUILDING STANDARD. PROVIDE GROUND BUS IN PANELBOARD AND PROVIDE DEVICE MOUNTING HARDWARE WHERE A SPACE IS SCHEDULED. PANEL AND OCPD SHORT CIRCUIT RATINGS SHALL BE AT LEAST 10% GREATER THAN AVAILABLE SHORT CIRCUIT CURRENT AT PANELBOARD.

- V. DRY-TYPE TRANSFORMERS: TRANSFORMERS SHALL BE DRY-TYPE, ENCLOSED, SELF-COOLED, VENTILATED TYPE, DEAD-FRONT DRIP PROOF. PRIMARY AND SECONDARY TAPS SHALL BE ACCESSIBLE FROM THE FRONT. TRANSFORMERS SHALL MEET OR EXCEED BUILDING STANDARD TRANSFORMERS SPECIFICATIONS. PROVIDE AN EQUIPMENT GROUNDING CONDUCTOR IN THE PRIMARY FEED TO THE TRANSFORMER. SUPPLEMENTAL GROUND TO NEAREST ACCESSIBLE PRIMARY STRUCTURAL MEMBER OR EQUIPMENT ROOM GROUND BUS BAR. SIZE PER NEC AND RUN IN CONDUIT WITH BOND BUSHING AT EACH END. NEUTRAL AND GROUNDING CONDUCTOR SHALL BE BONDED TO ENCLOSURE.



Converge Engineering
54 South Avenue
Marietta, GA 30060
400-800-7988
info@convergeengineers.com

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PE037682
DAVIDA ALVAREZ
20200204

professional seal

Pit Boss BBQ
800 Doug Davis Drive
Hapeville, GA 30354

project

BDC/OR 7-2-2020

release

ELECTRICAL PLAN

title

E1.A

number



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

DATE: November 14, 2024
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 240 Maple Street**

BACKGROUND

The City of Hapeville has received a design review application from Tanisha Lewis for the addition of a new 400 sf detached garage on the property with an existing single-family dwelling located at 240 Maple Street. The garage is 12' 1 1/8" and has a lower pitched roof to match the single-family dwelling. The garage will be clad with fiber cement siding. The garage will have electricity run to it but no other utilities.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

Except where indicated, setbacks shall be established by zoning.

STAFF COMMENT: The proposed detached garage is to be located 15' from the east property line. The rear setback has not been provided nor has distance from the dwelling to the garage. It is estimated the distance will be 10' from the house and 35' from the rear property line but this should be confirmed.

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.

Compliant

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.

Not applicable

iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.

Not applicable

iv. Outbuildings shall be of compatible material and architectural style to the principal building.

Compliant. Materials are hardiplank and design is similar to dwelling.

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.

Not Compliant. Garage roof pitch is similar to the main house and therefore the height of the garage is similar Recommend Design Exception

vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.

Compliant

Sec. 93-2-5. - Accessory uses, accessory structures, yard requirements of accessory structures, outbuildings and fences.

1) Accessory uses.

a) Where allowed by Code, accessory structures may be used for storage.

b) The presence of such facilities or equipment as utility services, utility meters, mailboxes, bathroom, or kitchen equipment in an accessory building or a portion of a principal dwelling shall be considered prima facie evidence that such accessory building or such portion of a principal dwelling is a separate and distinct dwelling unit and is subject to the regulations of the zoning district in which it is located. See section 93-2-26, accessory dwelling units (ADU).

c) Temporary structures may only be used in conjunction with permitted construction work in any zoning district and shall be removed immediately upon the completion of construction. Additional regulations regarding temporary structures are found in this chapter.

2) Permanent accessory structures.

a) An accessory building or structure is a structure detached from the principal structure on a lot of record, the use of which is incidental and subordinate to the primary use of the property. Accessory buildings shall comply with the following standards and all other applicable regulations of this zoning ordinance and the architectural design standards. Where a conflict exists, the standards of this section shall control.

c) Accessory uses and structures on a residential lot shall comply with the following standards and all other applicable regulations of this zoning ordinance:

i) Accessory buildings in lots developed for residential use shall be permitted in R-0, R-AD, R-1, R-2, R-3, R-4, R-5, R-1, R-SF, V, U-V, RMU or C-R zoning districts.

ii) The accessory use or structure shall contribute to the comfort, convenience or necessity of the occupants of the principal use or structure served.

iii) The accessory use or structure shall be subordinate in area, extent and purpose to the primary use or structure served.

iv) The accessory use or structure shall not be injurious to the use and enjoyment of surrounding properties.

v) General restrictions; restrictions on number, size and height.

(a) No accessory structure shall have a ground floor area greater than that of the principal residential structure. Square footage of the accessory building is limited to the schedule presented in Table A—Accessory Building Allowance Based on Dwelling Unit Size, or Table B—Accessory Building Allowance Based on Lot Size (owner's option). The floor area of an accessory structure shall be calculated to include all conditioned floor area. If allowed, when more than one accessory building is erected, the "maximum accessory building size" controls the sum of the floor areas of those buildings.

Table A—Accessory Building Allowance Based on Dwelling Unit Size

Dwelling unit ground floor area in square feet	Accessory building size
800	320
1,000	400
1,200	480
1,400	560
1,600	640
2,000	800
2,400	960
3,000	1,200
3,600	1,440
4,000	1,600

Table B—Accessory Building Allowance Based on Lot Size

Lot size in square feet	Accessory building size based on variable percentage of lot size
2,400	240
4,000	360
6,750	540
7,000	560
8,500	595
10,000	650
21,780	1,089
32,670	1,307
43,560	1,525
54,450	1,634

Lot is 7416 square feet. The proposed garage is 400 square feet and compliant.

(b)Outdoor residential cooking facilities, gazebos, arbors, pool equipment shelters, arbors, fireplaces, residential greenhouses and waste receptacle enclosures shall be exempt in calculating the maximum number of accessory structures on a lot. (c)The number of accessory buildings may vary depending on the size of the lot. Table C—Maximum Number of Accessory Buildings establishes the schedule for number of accessory buildings allowed on a building lot.

Not applicable

Table C—Maximum Number of Accessory Buildings

Lot size	Maximum number of accessory buildings
Up to one-half acre	1
Up to one acre	2
Over one acre	3

(d)The height of an accessory building shall not exceed 25 feet, or the height of the principal residential structure measured from the average adjacent grade to the peak or ridgeline of the roof, whichever is less.

Compliant

vi)Permitting.

(a)No accessory building shall be erected or placed on a lot that does not contain a principal dwelling. Building permits may be issued for the principal dwelling and an accessory structure; however, a certificate of occupancy must be issued for the principal dwelling prior to issuance of a certificate of occupancy for an accessory structure.

(b)A building permit shall be required for the construction, erection or set-up of any accessory building in excess of 100 square feet or any accessory structures which include mechanical, electrical, or plumbing.

(c)A separate certificate of occupancy shall be required for the construction, erection or set up of any accessory building intended for human occupancy such as an accessory dwelling unit, home office or any accessory building in excess of 144 square feet.

Not applicable

(d)All accessory structures must meet all applicable fire, building, and safety codes.

vii)Construction and design requirements.

(a)Accessory buildings shall be architecturally compatible with the principal dwelling on the lot and meet architectural design standards.

Compliant

(b)All accessory structures in excess of 80 square feet must be placed on a slab or permanent foundation.

Compliant

(c)All accessory structures must meet all applicable building, fire, and safety codes.

d)Second story access. Where applicable, access to the second story of an accessory building must

be located within the interior of the ground floor space.

Not applicable

(e)When an accessory building is attached to the principal dwelling by a breezeway, passageway, deck, or similar means, the accessory building shall comply with the setback requirements of the principal dwelling to which it is accessory. In order to qualify as an attached garage or accessory building, therefore eliminating the need for compliance with these accessory building standards, the attached accessory building must share a common wall with the principal dwelling that is a minimum of 80 percent of the wall length of the accessory building or 20 feet, whichever is greater. Such common wall must be an integral part of the principal dwelling. An attached garage or accessory building shall comply in all respects with the standards applicable to the principal dwelling.

Not applicable

(f)Additional construction and design requirements for accessory dwelling units requirements are found in section 93-2-26, accessory dwelling units (ADUs).

Not applicable

viii)Placement.

(a)Accessory buildings shall be located on the same lot as the principal dwelling to which they are accessory.

Compliant

(b)Accessory buildings shall be allowed in rear yards only. An accessory building located within 20 feet of the principal dwelling shall comply with the setback requirements of the principal dwelling to which it is accessory.

Accessory buildings located more than 20 feet from the principal dwelling may be placed five feet from a side or rear lot line.

(c)Accessory buildings on a corner lot shall comply with the setback for the principal dwelling. No accessory building on a corner lot that adjoins a residentially used or zoned lot to the rear shall be located within 25 feet of the rear property line. This 25-foot setback will not be required when the adjoining yard is a rear yard.

(d)All accessory buildings must be located a minimum of ten feet from the principal dwelling and all other accessory buildings on the lot or on neighboring lots. This distance shall be measured from outside wall to outside wall.

Compliant

(e)Except as herein provided, the minimum yard requirements of section 93-22.1-1 of this chapter also apply to accessory buildings. In addition to these yard requirements, the horizontal separation of accessory buildings from the dwelling on the same lot and the horizontal separation of accessory buildings from dwelling on adjacent lots shall comply with standards in

Table D—Distance from Dwelling for Very Large Accessory Buildings. All distances shall be measured from outside wall to outside wall.

Table D—Distance from Dwelling for Very Large Accessory Buildings

Percent of dwelling unit ground floor area	Distance from dwelling
40 percent	10 feet
50 percent	30 feet
60 percent	50 feet
70 percent	70 feet

(f)Notwithstanding standards of this chapter to the contrary, nothing shall prohibit the re-construction of accessory buildings that are legal, nonconforming structures that have been in existence for a minimum of 20 years along that established building line. That building line shall be the minimum setback for re-building of the accessory building on the lot. All other standards of the chapter shall remain in effect.

SUMMARY OF FINDINGS

Upon review of the information provided by the Applicant for the garage, the following items have been found to be missing or deficient and should be addressed by the Applicant and the Design Review Committee:

Provide the distance of the garage from the dwelling.

Provide the square footage of the dwelling to ensure the distance requirement is met.

Provide detail for the roof warranty of the garage.

No detail is provided for the roof warranty. (min 30 years).

Design Exception is recommended for the building height.

Once these items are addressed to the satisfaction of staff and the Design Review Committee, the garage can be approved.

paid 10/15/24
\$100

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL DATE: October 15, 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: Tanisha Lewis Contact Number: [REDACTED]

Applicants Address: 240 Maple St.

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

Address of Proposed Work: 240 Maple St.

Parcel ID# (INFORMATION MUST BE PROVIDED): 14009400090900

Property Owner: Tanisha Lewis Contact Number: [REDACTED]

Project Description (including occupancy type): 2 car detached garage in backyard with electricity. One garage door, and one window.

Contractors Name: Lance Halick Contact Number: [REDACTED]

Contact Person: Lance Halick 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.

Tanisha Lewis
Applicants Signature

10/15/24
Date

Project Class (check one):

☒ Residential ☐ Commercial ☐ Mixed-Use Development

Project Type:

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

Total Square Footage of proposed New Construction: 400 sq. ft

Total Square Footage of existing building: 1,059 sq. ft

Estimated Cost of Construction: \$31,400.00

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

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

LP engineered siding

Will any trees be removed to accommodate the project? no

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 Tanisha Lewis  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.

Tanisha Lewis Tanisha Lewis 10/15/24
Printed Name Signature Date

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

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







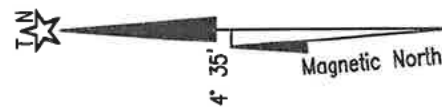
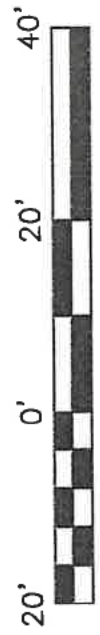
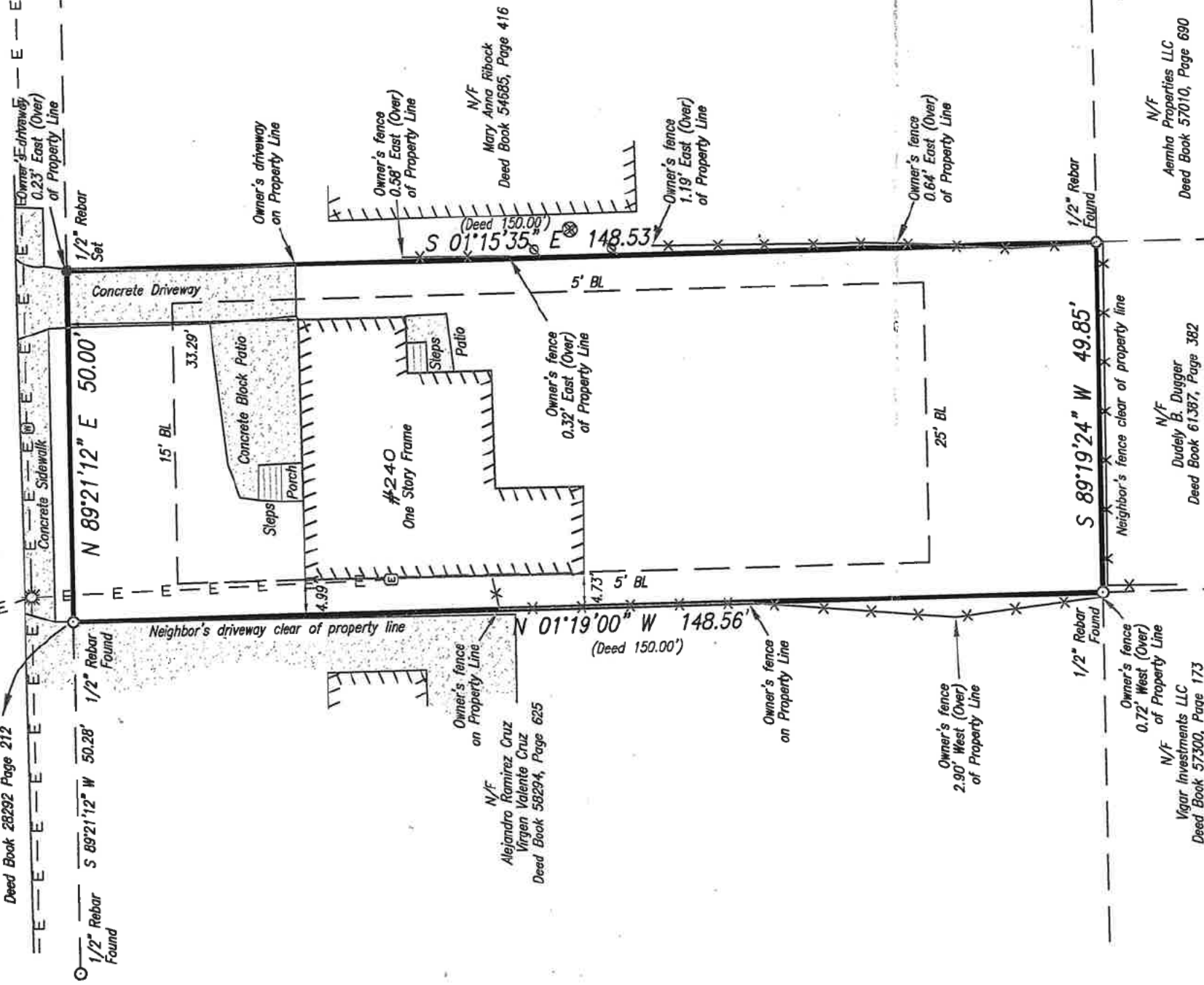




Maple Street

40' Right of Way

499.80' to the 40' Right of Way
of Fifth Street as per
Deed Book 28292 Page 212



AREA
7416 SQ. FT.
0.170 ACRES

LEGEND

These standard symbols may be found in the drawing.

- 1/2" Rebar Set
- Iron Pin Found
- Building Line
- Light Pole
- Electric Meter
- Water Meter
- Sanitary Sewer Manhole
- Air Conditioning Unit
- Fence Post
- Fence
- Neighbor's Fence
- Overhead Electric Line
- Sanitary Sewer (Not Field Located)

ZONING

[City of Hapeville]

(Zoning) (Single Family Residential)

Front yard setback-xx'

Side yard setback-xx'

Rear yard setback-xx'

Note: Graphic depiction of setback lines are the interpretation of the Surveyor and should be verified with a zoning official prior to design work.

SURVEY NOTES

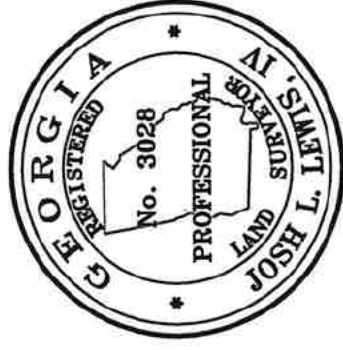
- Equipment used: Leica 1200 robotic total station and Allegro MX data collector.
- Software used: Carlson Survey 2013 and Carlson Survee.

CLOSURE STATEMENT

The field data used to compile this plat was gathered by radial survey measurements and has a positional tolerance of 0.1 feet. This map or plat has been calculated for closure and is found to be accurate within one foot in 130,720 feet.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

By: Josh Lewis N, Registered Land Survey Number 3028



SURVEY PLAT FOR:

240 Maple Street, Hapeville Georgia 30354

155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

DRAWING NUMBER

F37-84

JOB NUMBER

202070

AUGUST HOLDINGS, LLC
OLIVE TREE HOMES, LLC

Fulton County, GA

14th DISTRICT

SECTION

LOT:

UNIT:

PHASE:

SUBDIVISION:

PLAT BOOK , PAGE

DEED BOOK 28298 , PAGE 212

DRAFTER: BJC

PARTY CHIEF: D.R.

REVISION DATE:

FIELD DATE: 9/3/20 SHEET 1 OF 1

DATE: 8/20/20 SCALE: 20'



THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECITIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

Maple Street

40' Right of Way

499.80' to the 40' Right of Way
of Fifth Street as per
Deed Book 28292 Page 212



AREA

7416 SQ. FT.
0.170 ACRES

4' 35' Declination

Magnetic Reading Held

LEGEND

These standard symbols may be found in the drawing.

- 1/2" Rebar Set
- Iron Pin Found
- Building Line
- Light Pole
- Electric Meter
- Water Meter
- Sanitary Sewer Manhole
- Air Conditioning Unit
- Fence Post
- Fence
- Neighbor's Fence
- Overhead Electric Line
- Sanitary Sewer (Not Field Located)

ZONING

[City of Hapeville]

(Zoning) (Single Family Residential)

Front yard setback-xx'

Side yard setback-xx'

Rear yard setback-xx'

Note: Graphic depiction of setback lines are the interpretation of the Surveyor and should be verified with a zoning official prior to design work.

SURVEY NOTES

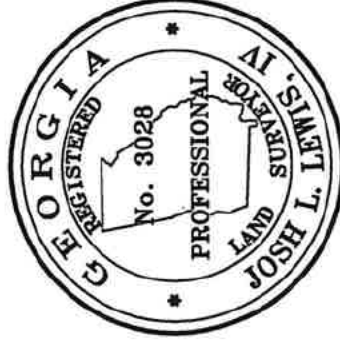
- Equipment used: Leica 1200 robotic total station and Allegro MX data collector.
- Software used: Carlson Survey 2013 and Carlson Survey.

CLOSURE STATEMENT

The field data used to compile this plat was gathered by radial survey measurements and has a positional tolerance of 0.1 feet. This map or plat has been calculated for closure and is found to be accurate within one foot in 130,720 feet.

This plat is a retracement of an existing parcel and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

By: Josh Lewis N, Registered Land Survey Number 3028



155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

SURVEY PLAT FOR:

240 Maple Street, Hapeville Georgia 30354

AUGUST HOLDINGS, LLC
OLIVE TREE HOMES, LLC

DATE: 8/20/20 SCALE: 20'

DRAWING NUMBER

F37-84

JOB NUMBER

202070

LAND LOT: 94

LOT:

SUBDIVISION:

PLAT BOOK , PAGE

DEED BOOK 28298 , PAGE 212

DRAFTER: BJC

PARTY CHIEF: D.R.

REVISION DATE:

FIELD DATE: 9/3/20

SHEET 1 OF 1

SECTION

UNIT:

14th DISTRICT

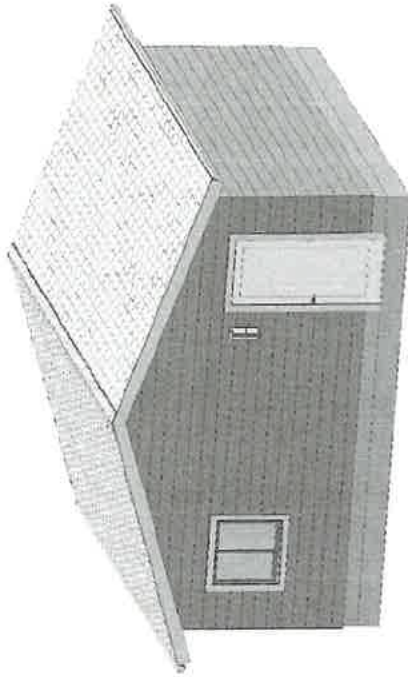
BLOCK:

PHASE:

Fulton COUNTY, GA



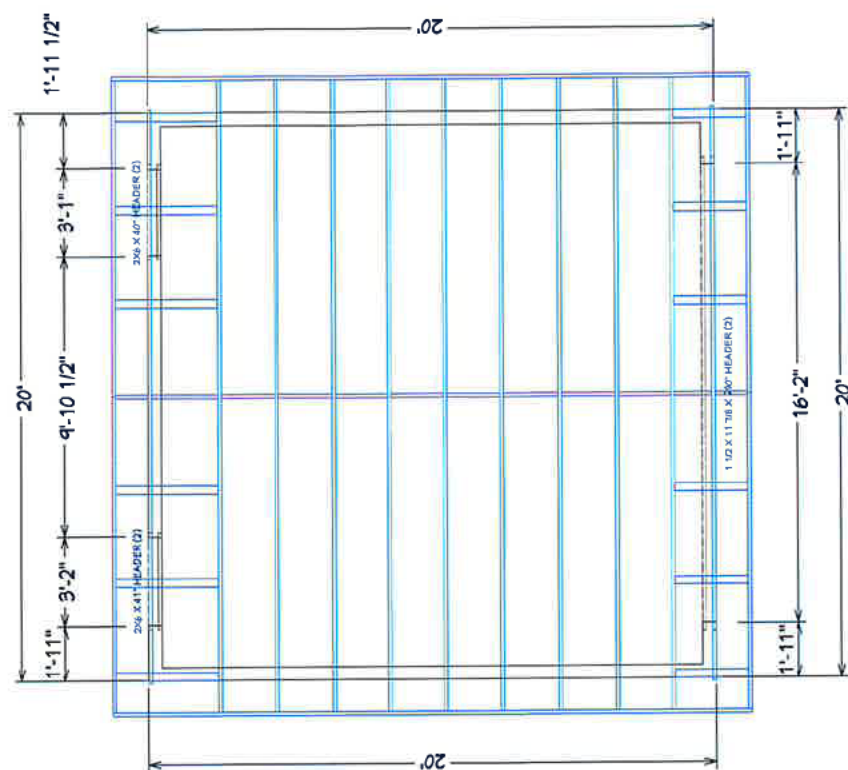
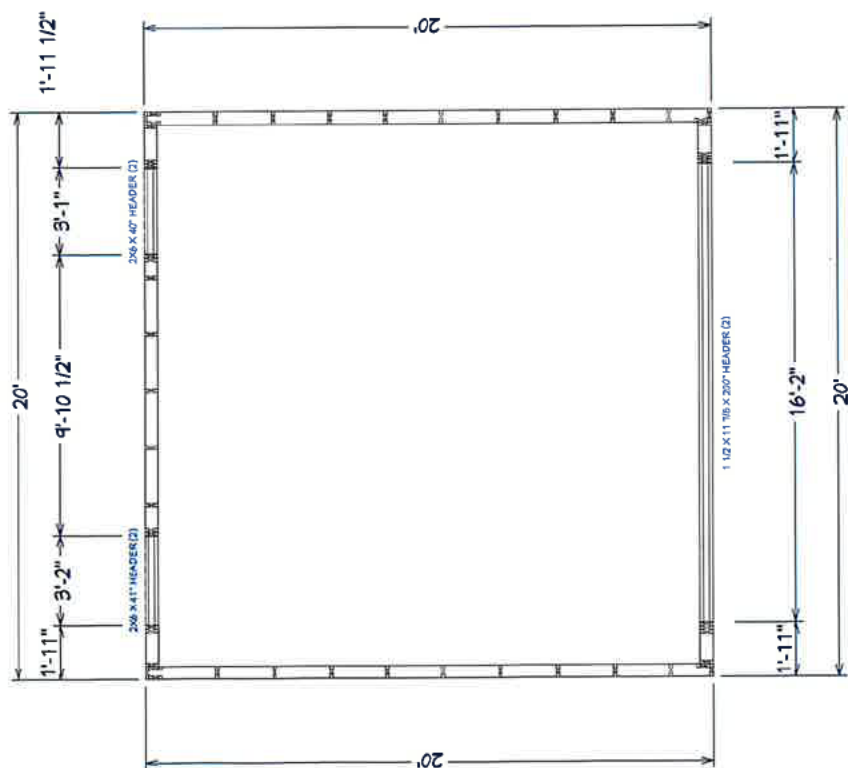
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

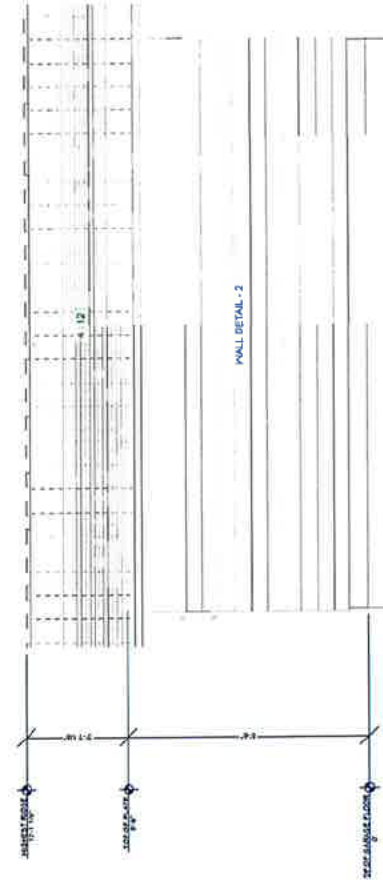
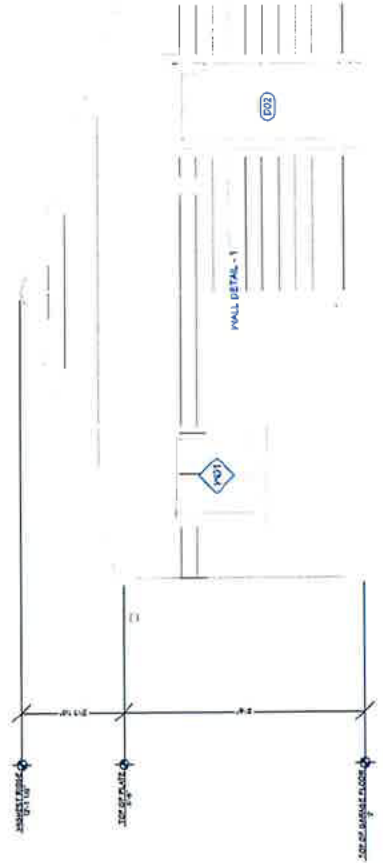
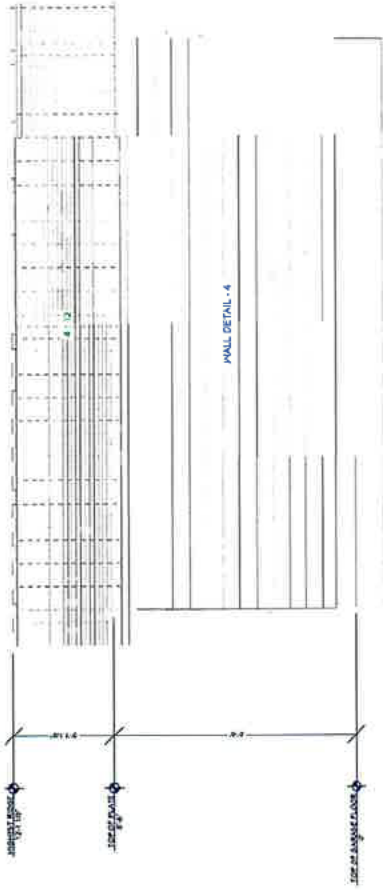
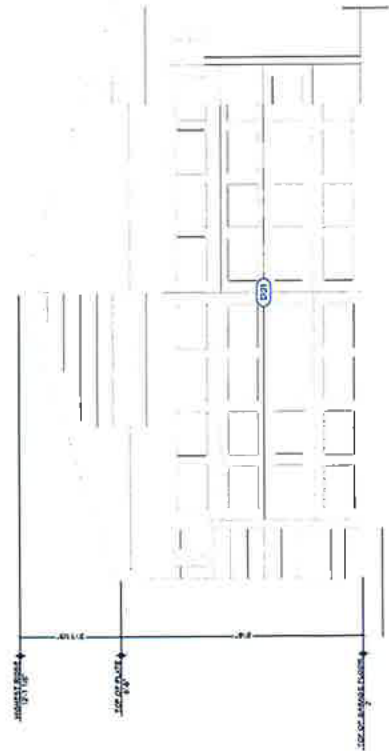


THE BUILDING CANNOT BE MORE THAN ONE STOREY IN HEIGHT, HOWEVER IT IS ALLOWED TO HAVE AN ATTIC

[illegible][illegible]

Dynamic STUDIO	COVERPAGE	DRAWING NUMBER	LEGAL ADDRESS	MUNICIPAL ADDRESS	PROJECT	DATE:
		AD				





Dynamic
STUDIO

ELEVATIONS

**DRAWING
NUMBER**
A3

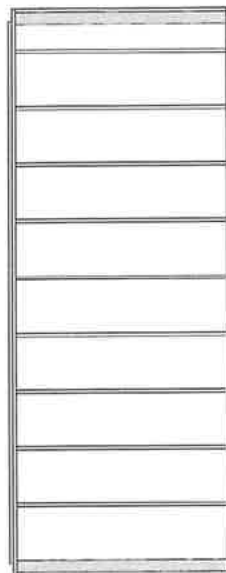
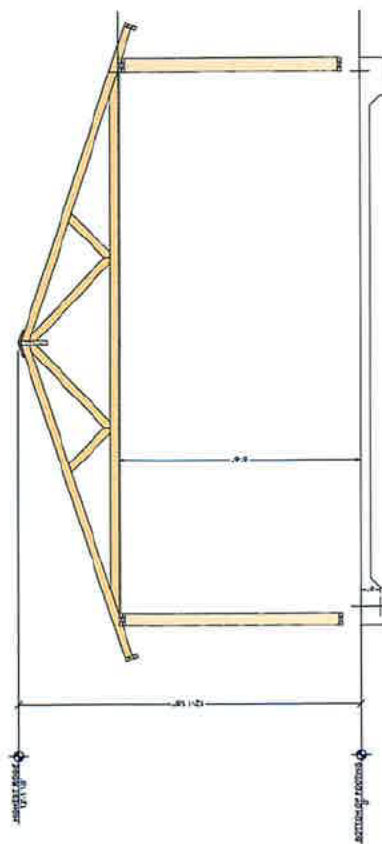
LEGAL ADDRESS

**MUNICIPAL
ADDRESS**

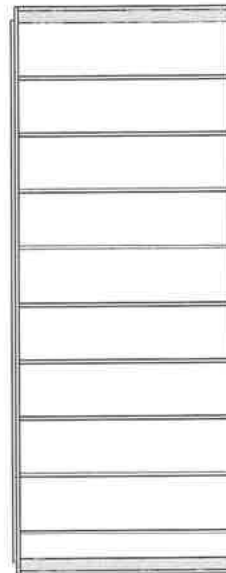
PROJECT

DATE:

NUMBER	DATE	REVISED BY	DESCRIPTION



WALL LAYER 4 - VIEWED FROM OUTSIDE



WALL LAYER 4 - VIEWED FROM OUTSIDE

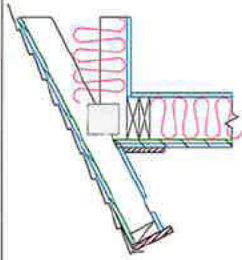


WALL LAYER 4 - VIEWED FROM OUTSIDE



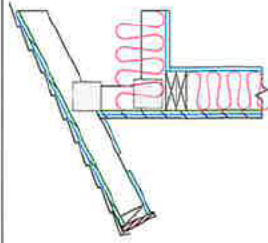
WALL LAYER 4 - VIEWED FROM OUTSIDE

Dynamic STUDIO	SECTIONS	DRAWING NUMBER	LEGAL ADDRESS	MUNICIPAL ADDRESS	PROJECT	DATE:
		14				



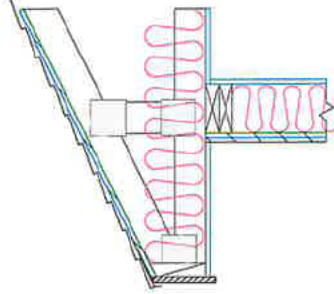
Standard Truss
(print at 1"=1')

THIS DRAWING IS THE PROPERTY OF DYNAMIC STUDIO, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF DYNAMIC STUDIO, INC.



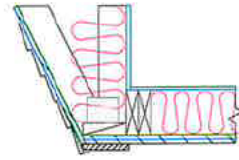
Energy Heel Truss
(print at 1"=1')

THIS DRAWING IS THE PROPERTY OF DYNAMIC STUDIO, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF DYNAMIC STUDIO, INC.



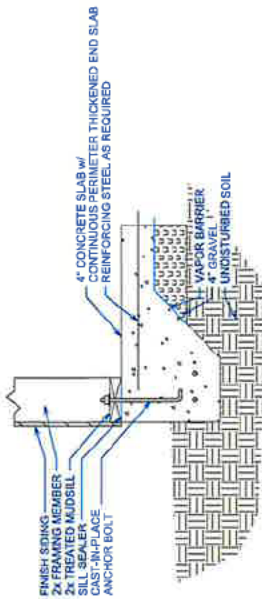
Cantilevered Truss
(print at 1"=1')

THIS DRAWING IS THE PROPERTY OF DYNAMIC STUDIO, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF DYNAMIC STUDIO, INC.



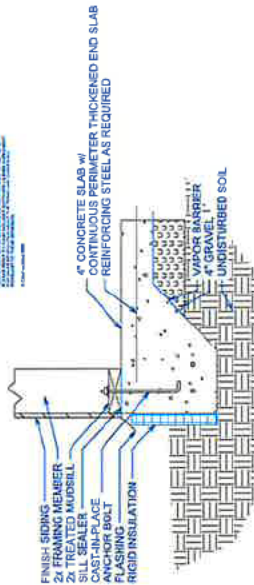
Zero Overhang Truss
(print at 1"=1')

THIS DRAWING IS THE PROPERTY OF DYNAMIC STUDIO, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF DYNAMIC STUDIO, INC.



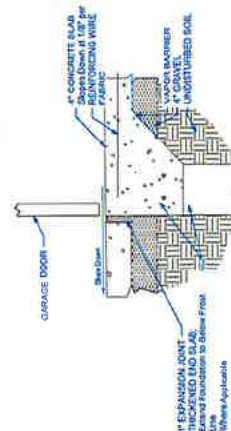
Thickened End Slab
(print at 1"=1')

THIS DRAWING IS THE PROPERTY OF DYNAMIC STUDIO, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF DYNAMIC STUDIO, INC.



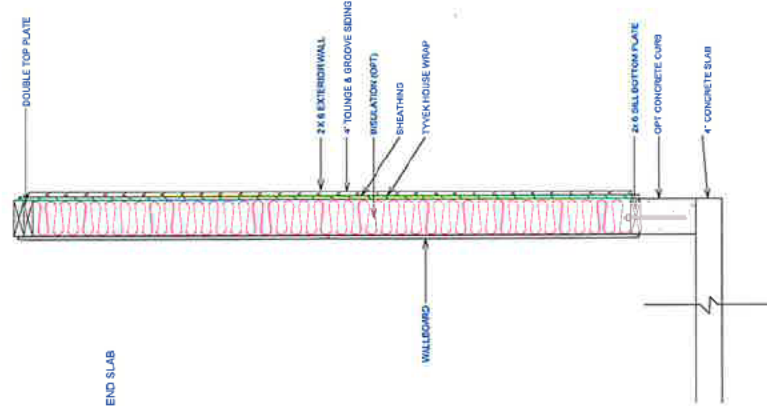
Thickened End Slab, Insulated
(print at 1"=1')

THIS DRAWING IS THE PROPERTY OF DYNAMIC STUDIO, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF DYNAMIC STUDIO, INC.

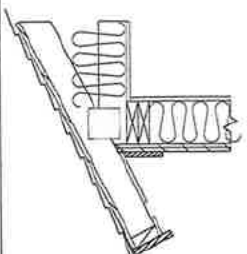


Turned Down Slab at Garage Opening
(print at 1"=1')

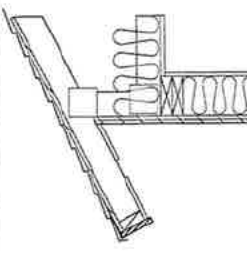
THIS DRAWING IS THE PROPERTY OF DYNAMIC STUDIO, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF DYNAMIC STUDIO, INC.



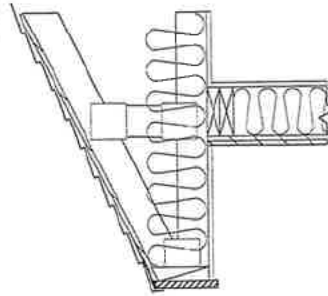
Dynamic STUDIO		DETAILS		DRAWING	LEGAL ADDRESS	MUNICIPAL	PROJECT	DATE:
				NUMBER		ADDRESS		
				A5				



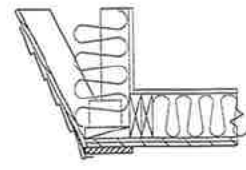
Standard Truss
(print at 1"=1')



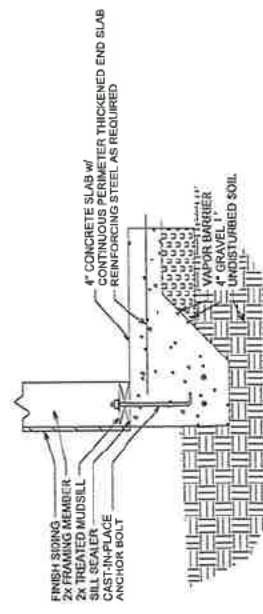
Energy Heel Truss
(print at 1"=1')



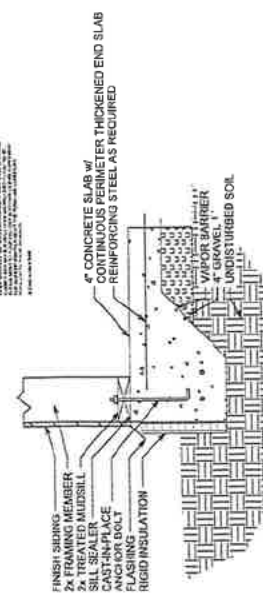
Cantilevered Truss
(print at 1"=1')



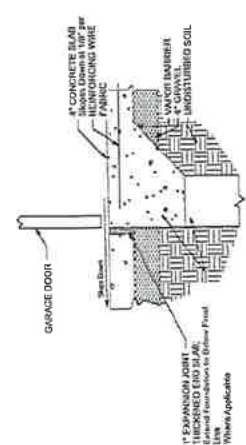
Zero Overhang Truss
(print at 1"=1')



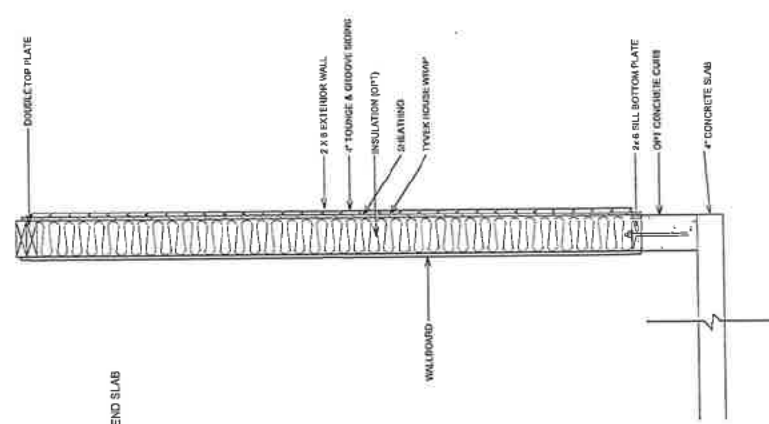
Thickened End Slab
(print at 1"=1')



Thickened End Slab, Insulated
(print at 1"=1')



Turned Down Slab at Garage Opening
(print at 1"=1')



DETAILS		DRAWING NUMBER		LEGAL ADDRESS	MUNICIPAL ADDRESS	PROJECT	DATE:
		A5					

Dynamic
STUDIO

REVISION TABLE	
NUMBER	DATE



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

DATE: November 14, 2024
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 613 Spring Street**

BACKGROUND

The City of Hapeville has received a design review application from Joshua Crook to construct a 900 SF rear addition to an existing single-family dwelling and construct a 408 SF accessory building to be used as an ADU at 613 Spring Street. The construction activities include adding a rear addition with a loft, adding a front porch and modifying the roofline, adding a rear deck, and constructing a garage with an ADU above. Proposed materials are fiber cement siding, architectural shingles, 1 x 4 trim, installing windows with no grides, and decking on the front porch and 1 x 6 porch columns.

The property is zoned R-SF, Single Family Residential and is subject to that zoning district regulations as well as the Neighborhood Conservation Area (SubArea E) of the Architectural Design Standards.

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

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

zoning code.

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

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

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

- ⊙ Outside of subareas D and E maximum building heights shall be as established by zoning.

- ✓ All buildings shall provide first-story occupiable space, for the first ten feet of building depth along the enfronting facade.

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

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

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

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

STAFF COMMENT: The Board of Appeals will hear a variance request (November 21, 2024) to expand the nonconforming condition (Encroachment into the side setback) to allow for expansion of the footprint. There is no sidewalk in front of the house. There is a sidewalk on the other side of Spring Street. See below for a recommendation for a Design Exception.

(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: a 3" Maple is proposed.

(c) Utility Standards

- ✓ Mechanical features shall not be located in the supplemental area or front yard and shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable materials for screening shall include those materials found in subsection (f)1., provided they are compatible with the principal structure.

- ⊙ When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.
- ⊙ Street lights may be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian-scale street lights as approved by the DRC and the department of community services shall be provided by the developer, subject to site plan and design review in new development.
- ✗ All developments shall provide a light at the front door. Lighting designed to illuminate the path to the front door is allowed. Spotlighting may be provided as long as it is properly shielded and does not become an annoyance to adjacent property owners or the public. General area illumination with oversized flood lights is prohibited. Specifically, lighting shall be shielded so that the source of light is not visible from adjacent properties or the public right-of-way.
- ⊙ Trees shall not be planted directly above storm drains.

STAFF COMMENT: Mechanical is not shown. If visible from the right of way, it must be screened with either a fence or landscaping. A light at the front door is not shown on the plans.

(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: Roof Shingles should have a 30 year warranty. Roof overhang dimension not provided.

(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 the 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: Please verify the painting or staining of the porch. No railing is shown on front and proposed railing in rear is horizontal versus prescribed standard, Design Exception recommended. The porch columns end on the concrete porch steps, Design Exception Recommended. Porch width and depth dimensions not provided – does not appear to be 8' in depth or 80% of façade, Design Exception potentially required. Distance between porch columns not provided, Design Exception potentially requested.

(g) Door and window standards.

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

STAFF COMMENT: Building number not shown. Window recess. Fenestration percentage calculation should be provided. Center mullions two inches wider than side trim not indicated. Distinct sills are shown on the elevations but no detail, please ensure installation.

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

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

⊙ **Window Sills.** Enfronting first story window sills should be no less than two and one-half feet and no more than three and one-half feet above finished floor elevation.

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

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

Other:

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

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

ADU REVIEW

(a) Site development standards

Except where indicated, setbacks shall be established by zoning.

STAFF COMMENT: The proposed detached garage is to be located 5' from the east property line. The rear setback to the ADU is 48' to the rear property line. The distance to the dwelling is 27 6 3/8".

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.

Compliant

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.

Not applicable

iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.

Not applicable

iv. Outbuildings shall be of compatible material and architectural style to the principal building.

Compliant. Materials are hardiplank and design is similar to dwelling (the slope of the ADU roof is consistent with the slope of the dwelling. The roof is shed roof design.

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.

Compliant.

vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.

Compliant

Sec. 93-2-5. - Accessory uses, accessory structures, yard requirements of accessory structures, outbuildings and fences.

1)Accessory uses.

a)Where allowed by Code, accessory structures may be used for storage.

b)The presence of such facilities or equipment as utility services, utility meters, mailboxes, bathroom, or kitchen equipment in an accessory building or a portion of a principal dwelling shall be considered prima facie evidence that such accessory building or such portion of a principal dwelling is a separate and distinct dwelling unit and is subject to the regulations of the zoning district in which it is located. See section 93-2-26, accessory dwelling units (ADU).

c)Temporary structures may only be used in conjunction with permitted construction work in any zoning district and shall be removed immediately upon the completion of construction. Additional regulations regarding temporary structures are found in this chapter.

2)Permanent accessory structures.

a)An accessory building or structure is a structure detached from the principal structure on a lot of record, the use of which is incidental and subordinate to the primary use of the property. Accessory buildings shall comply with the following standards and all other applicable regulations of this zoning ordinance and the architectural design standards. Where a conflict exists, the standards of this section shall control.

c)Accessory uses and structures on a residential lot shall comply with the following standards and all other applicable regulations of this zoning ordinance:

i)Accessory buildings in lots developed for residential use shall be permitted in R-0, R-AD, R-1,

R-2, R-3, R-4, R-5, R-1, R-SF, V, U-V, RMU or C-R zoning districts.

ii)The accessory use or structure shall contribute to the comfort, convenience or necessity of the occupants of the principal use or structure served.

iii)The accessory use or structure shall be subordinate in area, extent and purpose to the primary use or structure served.

iv)The accessory use or structure shall not be injurious to the use and enjoyment of surrounding properties.

v)General restrictions; restrictions on number, size and height.

(a)No accessory structure shall have a ground floor area greater than that of the principal residential structure. Square footage of the accessory building is limited to the schedule presented in Table A—Accessory Building Allowance Based on Dwelling Unit Size, or Table B—Accessory Building Allowance Based on Lot Size (owner's option). The floor area of an accessory structure shall be calculated to include all conditioned floor area. If allowed, when more than one accessory building is erected, the "maximum accessory building size" controls the sum of the floor areas of those buildings.

Table A—Accessory Building Allowance Based on Dwelling Unit Size

Dwelling unit ground floor area in square feet	Accessory building size
800	320
1,000	400
1,200	480
1,400	560
1,600	640
2,000	800
2,400	960
3,000	1,200
3,600	1,440
4,000	1,600

Table B—Accessory Building Allowance Based on Lot Size

Lot size in square feet	Accessory building size based on variable percentage of lot size
2,400	240
4,000	360
6,750	540
7,000	560
8,500	595
10,000	650
21,780	1,089

32,670	1,307
43,560	1,525
54,450	1,634

Lot is 10,291 square feet. The proposed ADU (conditioned space) is 408 SF and compliant.

(b) Outdoor residential cooking facilities, gazebos, arbors, pool equipment shelters, arbors, fireplaces, residential greenhouses and waste receptacle enclosures shall be exempt in calculating the maximum number of accessory structures on a lot. (c) The number of accessory buildings may vary depending on the size of the lot. Table C—Maximum Number of Accessory Buildings establishes the schedule for number of accessory buildings allowed on a building lot.

Not applicable

Table C—Maximum Number of Accessory Buildings

Lot size	Maximum number of accessory buildings
Up to one-half acre	1
Up to one acre	2
Over one acre	3

Two other sheds on the property will be removed.

(d) The height of an accessory building shall not exceed 25 feet or the height of the principal residential structure measured from the average adjacent grade to the peak or ridgeline of the roof, whichever is less.

Compliant

vi) Permitting.

(a) No accessory building shall be erected or placed on a lot that does not contain a principal dwelling. Building permits may be issued for the principal dwelling and an accessory structure; however, a certificate of occupancy must be issued for the principal dwelling prior to issuance of a certificate of occupancy for an accessory structure.

(b) A building permit shall be required for the construction, erection or set-up of any accessory building in excess of 100 square feet or any accessory structures which include mechanical, electrical, or plumbing.

(c) A separate certificate of occupancy shall be required for the construction, erection or set up of any accessory building intended for human occupancy such as an accessory dwelling unit, home office or any accessory building in excess of 144 square feet.

Will be required.

(d)All accessory structures must meet all applicable fire, building, and safety codes.

vii)Construction and design requirements.

(a)Accessory buildings shall be architecturally compatible with the principal dwelling on the lot and meet architectural design standards.

Compliant

(b)All accessory structures in excess of 80 square feet must be placed on a slab or permanent foundation.

Compliant

(c)All accessory structures must meet all applicable building, fire, and safety codes.

Will be reviewed.

d)Second story access. Where applicable, access to the second story of an accessory building must be located within the interior of the ground floor space.

Compliant

(e)When an accessory building is attached to the principal dwelling by a breezeway, passageway, deck, or similar means, the accessory building shall comply with the setback requirements of the principal dwelling to which it is accessory. In order to qualify as an attached garage or accessory building, therefore eliminating the need for compliance with these accessory building standards, the attached accessory building must share a common wall with the principal dwelling that is a minimum of 80 percent of the wall length of the accessory building or 20 feet, whichever is greater. Such common wall must be an integral part of the principal dwelling. An attached garage or accessory building shall comply in all respects with the standards applicable to the principal dwelling.

Not applicable

(f)Additional construction and design requirements for accessory dwelling units requirements are found in section 93-2-26, accessory dwelling units (ADUs).

See below

viii)Placement.

(a)Accessory buildings shall be located on the same lot as the principal dwelling to which they are accessory.

Compliant

(b)Accessory buildings shall be allowed in rear yards only. An accessory building located within 20 feet of the principal dwelling shall comply with the setback requirements of the principal dwelling to which it is accessory.

Compliant

Accessory buildings located more than 20 feet from the principal dwelling may be placed five feet from a side or rear lot line.

Compliant

(c) Accessory buildings on a corner lot shall comply with the setback for the principal dwelling. No accessory building on a corner lot that adjoins a residentially used or zoned lot to the rear shall be located within 25 feet of the rear property line. This 25-foot setback will not be required when the adjoining yard is a rear yard.

Not applicable

(d) All accessory buildings must be located a minimum of ten feet from the principal dwelling and all other accessory buildings on the lot or on neighboring lots. This distance shall be measured from outside wall to outside wall.

Not shown. Please confirm.

(e) Except as herein provided, the minimum yard requirements of section 93-22.1-1 of this chapter also apply to accessory buildings. In addition to these yard requirements, the horizontal separation of accessory buildings from the dwelling on the same lot and the horizontal separation of accessory buildings from dwelling on adjacent lots shall comply with standards in

Table D—Distance from Dwelling for Very Large Accessory Buildings. All distances shall be measured from outside wall to outside wall.

Table D—Distance from Dwelling for Very Large Accessory Buildings

Percent of dwelling unit ground floor area	Distance from dwelling
40 percent	10 feet
50 percent	30 feet
60 percent	50 feet
70 percent	70 feet

(f) Notwithstanding standards of this chapter to the contrary, nothing shall prohibit the re-construction of accessory buildings that are legal, nonconforming structures that have been in existence for a minimum of 20 years along that established building line. That building line shall be the minimum setback for re-building of the accessory building on the lot. All other standards of the chapter shall remain in effect.

Not applicable.

Sec. 93-2-26. Accessory dwelling units (ADU).

An accessory dwelling unit is an accessory building occupied as a residence. Accessory buildings may be occupied as an ADU by another party so long as one of the dwelling units on the property is owner-occupied. The ADU may be occupied by the property owner or rented. The unit must be aesthetically similar to the primary structure. The primary use of the lot must remain single-family, and the lot may not be subdivided nor may the accessory unit be sold separately. In addition to all requirements for accessory structures, the following criteria apply to ADUs:

- (1) All ADUs require a building permit and certificate of occupancy. The application for this permit must be made to the planning and zoning department and must include a sworn,

notarized statement from the property owner stating that the owner will occupy one of the dwelling units on the premises as their primary residence. Any transfer of ownership of the property will require a new sworn, notarized statement to be submitted by the new owners.

- (2) ADUs are allowed in districts R-0, R-1, R-2, R-3, R-4, R-5, R-AD, and R-SF. Additionally, they are allowed in districts U-V, V, and RMU granted the primary use of the lot is residential.
- (3) Plumbing including running water and sanitary sewer is required in an ADU.
- (4) A full kitchen is permitted. However, an ADU is only allowed to have one kitchen.
- (5) The lot must be a minimum of 4,000 square feet.
- (6) The structure must be at least 240 square feet.
- (7) The property must have an additional parking space beyond the given minimum parking requirements.
- (8) Only one accessory dwelling unit may be created per lot.

SUMMARY OF FINDINGS

Upon review of the information provided by the Applicant for the addition and the ADU, the following items have been found to be missing or deficient and should be addressed by the Applicant and the Design Review Committee:

- The Board of Appeals will hear a variance request (November 21, 2024) to expand the nonconforming condition (Encroachment into the side setback) to allow for expansion of the footprint.
- There is no sidewalk in front of the house. There is a sidewalk on the other side of Spring Street. A Design Exception is recommended.
- Mechanical is not shown. If visible from the right of way, it must be screened with either a fence or landscaping.
- A light at the front door should be shown on the plans and installed.
- Roof Shingles should have a 30 year warranty. Please call out on plans.
- Roof overhang dimension should be provided. Unless matching existing (with approved Design Exception), overhangs should be 1'.
- Building number should be shown on plans
- Window recess of at least 2" should be shown on plans.
- Fenestration percentage calculation should be provided.
- Center mullions two inches wider than side trim not indicated.

- Distinct sills are shown on the elevations but no detail provided for material. Please identify and ensure installation.
- Verify the painting or staining of the porch.
- No railing is shown on front (confirm if no railing is required) and proposed railing in rear is horizontal versus prescribed standard, Design Exception is recommended.
- The porch columns end on the concrete porch steps, Design Exception is recommended.
- Porch width and depth dimensions should be provided. If standards are not met (80% of façade and 8' in depth) aren't met, Design Exception may be recommended.
- Distance between porch columns should be provided. If greater than 8', Design Exception may be recommended.
- Distance of ADU from any structures on adjacent property should be shown. It is a zoning requirement that it be at least 10' wall to wall.

Once these items are addressed to the satisfaction of staff and the Design Review Committee, the garage can be approved.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 9/18/2024

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: Joshua Crook Contact Number: [REDACTED]

Applicants Address: 613 Spring Street, Hapeville GA, 30354

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

Address of Proposed Work: 613 Spring Street, Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009500050069

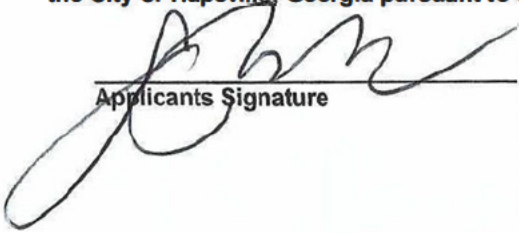
Property Owner: Joshua Crook/Erica Jong Contact Number: [REDACTED]

Project Description (including occupancy type): Approx. 900 square foot addton to back of home. Addton of front porch and removing gab les. Addton of an approx. 352 square foot ADU to back yard.

Contractors Name: Joshua Crook Contact Number: [REDACTED]

Contact Person: Joshua Crook 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.


Applicants Signature

9/18/2024
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: 890sf addition; 352sf ADU

Total Square Footage of existing building: 918

Estimated Cost of Construction: \$75,000

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

6" Hardie siding, 3 tab shingles

1x6 trim around windows

Gridded window panels

Hardie has wood grain surface

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

6" Hardie w/smooth surface

Architectural shingles

1x4 Trim around windows

No grids in window

Decking on front porch - 1x6 Treated

Porch columns - 1x6 Trim out

Will any trees be removed to accommodate the project? A 2" Maple will be moved to a new location

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.

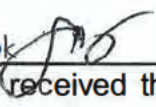
A complete application and dimensioned architectural drawings must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

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 Joshua Crook  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=PTIICOR CH81ARDEST
- ☒ Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.
- ☒ Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.
- ☒ Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.
- ☒ Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.
- ☒ Submitted dimensioned architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.
- ☒ Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.

Joshua Crook
Printed Name

Signature

9/18/2024
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.

Return To:
GANEK PC
Mehrnush Saadat
1100 Peachtree Street NE, Suite 425
Atlanta, GA 30309
Phone: (404) 892-7300 Fax: (404) 892-7246
File No. MT231238

Tax Parcel ID: 14 -0095-0005-006-9

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made the 15 day of December, 2023 between **BRADLEY C. ADAMS**, as party or parties of the first part, hereinafter called Grantor, and **ERICA JONG AND JOSHUA DOUGLAS CROOK, TRUSTEES OF THE JONG CROOK REVOCABLE TRUST, DATED NOVEMBER 20, 2023**, as joint tenants with rights of survivorship and not as tenants in common, as party or parties of the second part, hereinafter called Grantee (the words, "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION ----- (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 95 of the 14th District, Fulton County, Georgia, Being Lot 5, Sims Property Subdivision, as per plat recorded in Plat Book 24, Page 47, Fulton County, Georgia Records. Said plat being incorporated herein and made a part hereof by reference

Which currently has the address of: **613 Spring Street, Hapeville, GA 30354**

This conveyance is made subject to the following:

1. Ad Valorem real property taxes and assessments for 2024 not yet due and payable and subsequent years.
2. All easements and restrictions of record.

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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE FOLLOWS]

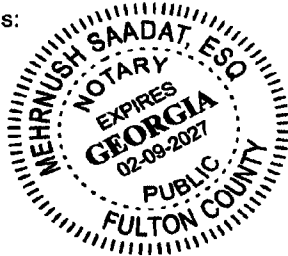
IN WITNESS WHEREOF, the Grantor will, subject to the exceptions, warrant and forever defend the right and title to the premises unto the Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered this 15
day of December, 2023 in the presence of:

Witness 


Notary Public
My Commission Expires:
(Notary Seal)



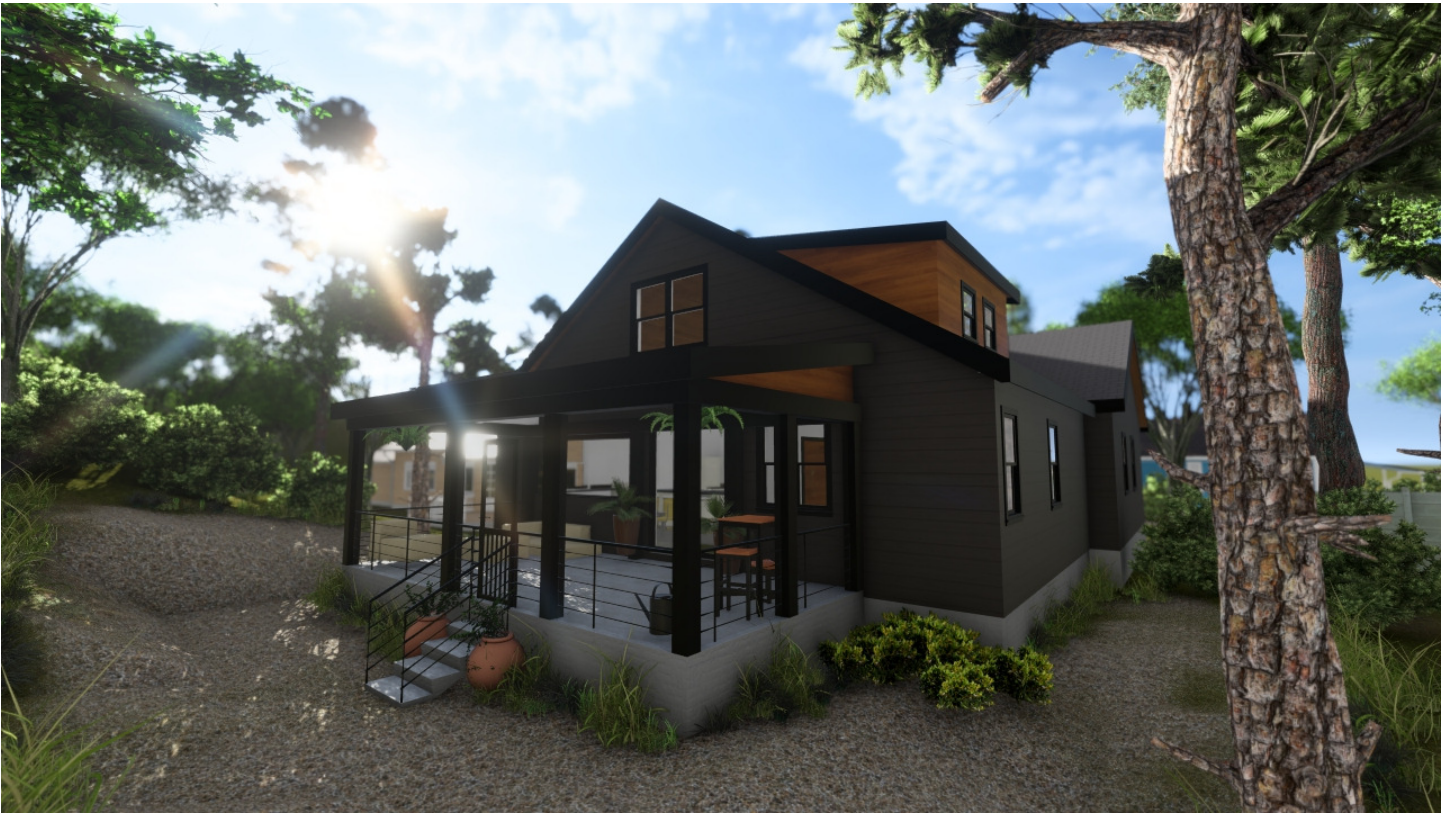
 (Seal)
Bradley C. Adams













The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT

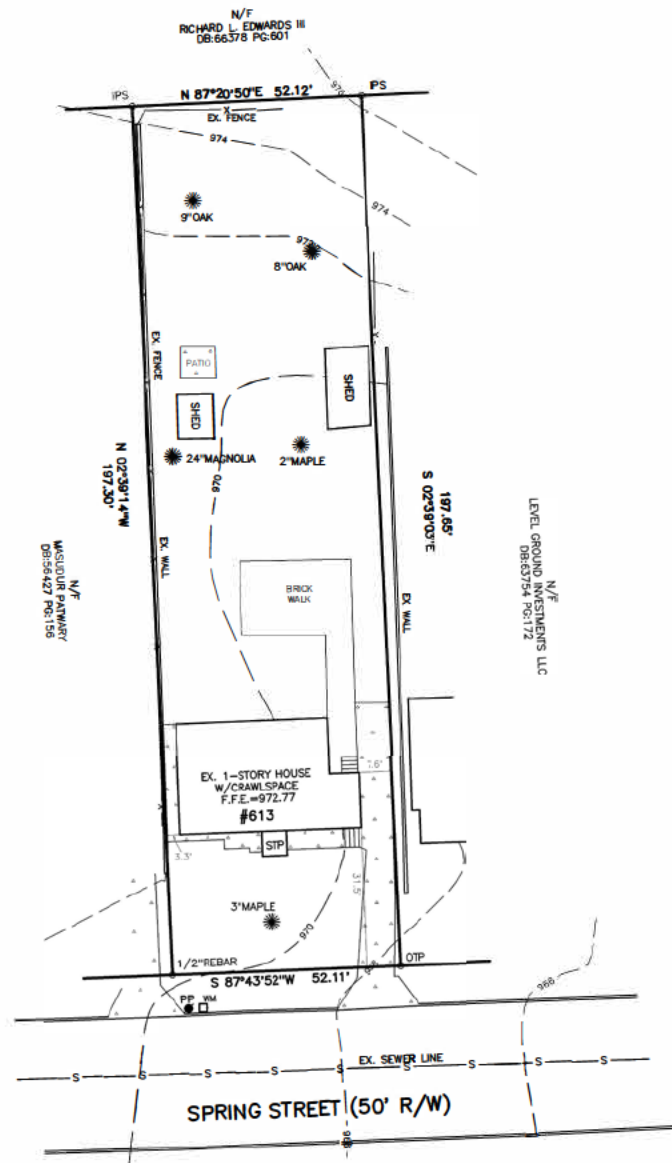
THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13121C 0366F, DATED 09/05/07

LOT AREA:

10,291 sf.

0.236 ACRES

LOT ZONED: R-SF



LEGEND

IPF = 1/2" REBAR FOUND
 IPS = 1/2" REBAR PIN SET
 L.L. = LAND LOT
 P.L. = PROPERTY LINE
 C.L. = CENTERLINE
 B.L. = BUILDING LINE
 R/W = RIGHT-OF-WAY
 S.S.E. = SANITARY SEWER EASEMENT
 D.E. = DRAINAGE EASEMENT
 M.H. = MANHOLE
 C.B. = CATCH BASIN
 J.B. = JUNCTION BOX
 H.W. = HEADWALL
 D.I. = DROP INLET
 P.P. = POWER/UTILITY POLE
 F.H. = FIRE HYDRANT
 I.E. = INVERT ELEVATION
 F.F.E. = FINISHED FLOOR ELEVATION
 F.F.B. = FINISHED FLOOR BASEMENT
 F.F.G. = FINISHED FLOOR GARAGE
 BOC = BACK OF CURB
 EP = EDGE OF PAVEMENT
 N/F = NOW OR FORMERLY
 P.O.B. = POINT OF BEGINNING
 S.S. = SANITARY SEWER LINE/PIPE
 X-X-X = FENCE LINE
 O = FLOOD HAZARD ZONE LINE
 S.S. = STORM SEWER LINE/PIPE
 W = WATER LINE
 G = GAS LINE
 CM = CONCRETE MONUMENT
 C.E. = CONSTRUCTION EASEMENT
 C&G = CURB AND GUTTER
 L.S. = LIGHT STANDARD
 OTP = OPEN TOP PIPE FOUND
 CTP = CRIMP TOP PIPE FOUND

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Robert W. Richardson

ROBERT W. RICHARDSON, GA RLS #3419

08/07/24



GRAPHIC SCALE - 1" = 20'

ALPHA LAND SERVICES
 P.O. BOX 1651
 LOGANVILLE, GA 30052
 ENGINEERING & LAND SURVEYING

TEL: 770.896.4024 EMAIL: ROBERT@ALPHALANDSURVEY.COM

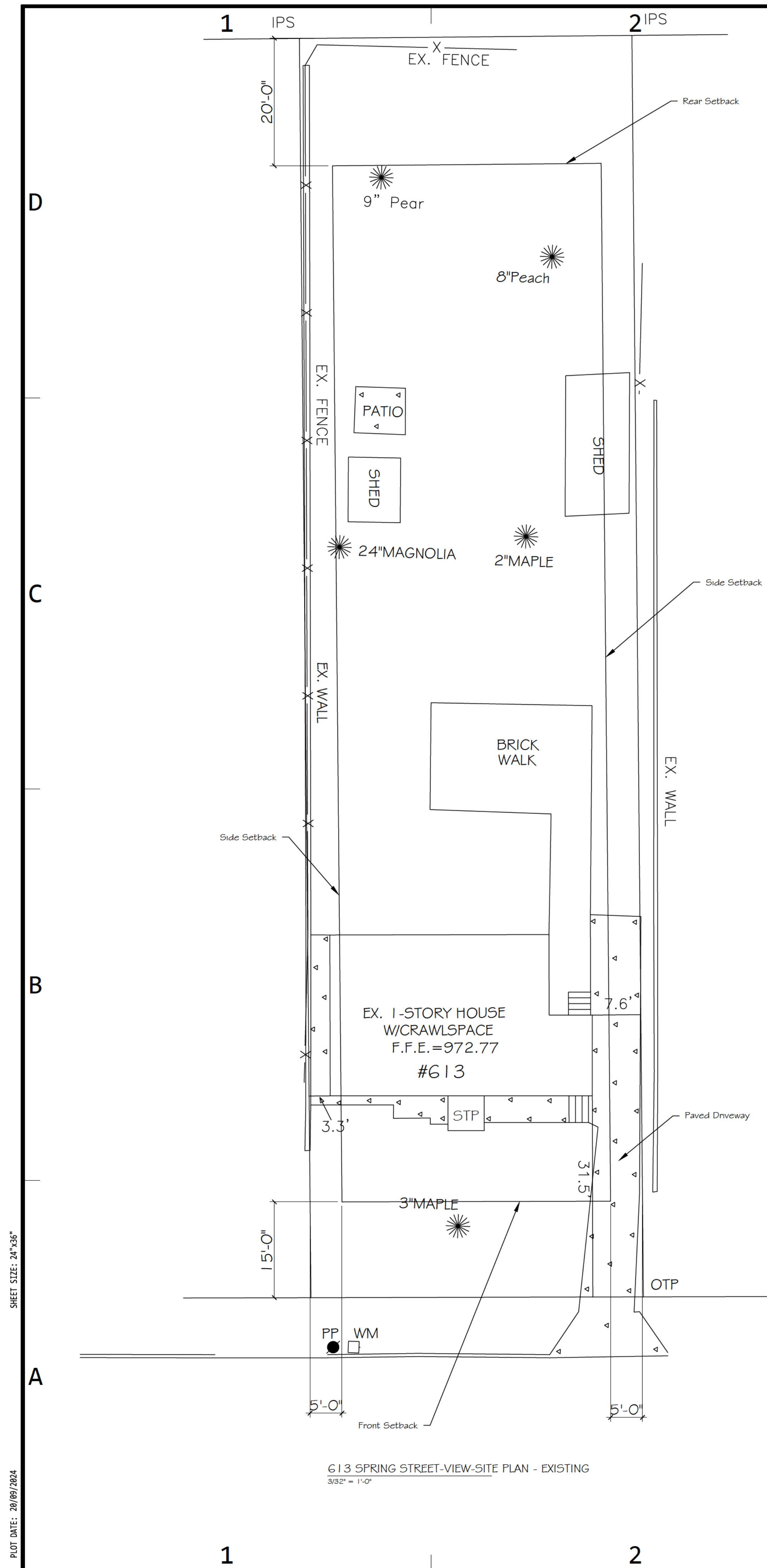
REVISION: 08/07/24

REF. PLAT: PB. 24 P. 47

SURVEY FOR:

613 SPRING STREET
 TAX PARCEL: 14 0045 0005 006 9

LAND LOT: 95	LOT: 5 BLOCK:
DISTRICT: 14TH	SUB: SMS PROPERTY
FULTON COUNTY	
GEORGIA	
FIELD DATE: 05/03/24	AREA = 0.236 ACRES
PLAT DATE: 08/07/24	JOB No. 24-04-184



613 Spring Street
Proposed ADU

Owner

JOSHUA CROOK/ERICA JONG
613 Spring Street
Hapeville, GA 30354
Tel: 678-622-9232
Email: joshcrook@gmail.com

ARCHITECT/CONSULTATION

POTTS LANG ARCHITECTS
Tel: ---
Email: heather@pottslang.com
Website: www.pottslang.com

SURVEYOR

ALPHA LAND SERVICES
 RLS: Robert Richardson
 Email: robert@alphasurveyor.com
 Tel: 770-696-4054
 Website: AlphaLandServices.com

ENGINEER

```

-----
Engineer: -----
Email: -----
Tel: -----
Website: -----

```

PROJECT

Accy Dwelling Unit Build
613 Spring Street
Hapeville, GA 30354

Notes

Contractor shall verify all conditions and dimensions at the job site and notify the architect of any dimensional errors, omissions or discrepancies before beginning or fabricating any work.

MARK	DATE	DESCRIPTION

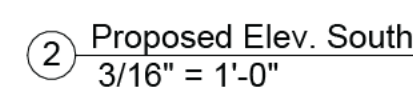
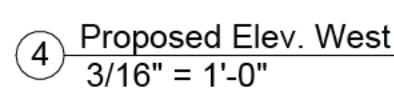
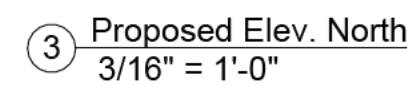
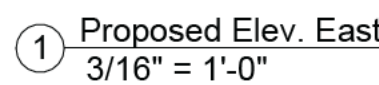
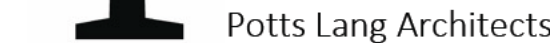
PROJECT NO:	613 SPRING STREET
CAD DWG FILE:	613 SPRING STREET-SP-00 EXISTING SITE PLAN.DWG
DRAWN BY:	-
CHK'D BY:	-
COPYRIGHT:	

SHEET TITLE

EXISTING SITE PLAN

SP-00

SHEET - OF 20



Heather Potts Lang, AIA, WELL AP, LEED AP ND + Homes
Potts Lang Architects
455 Moreland Ave NE #5346
Atlanta, Georgia 30307
404 913 1166
heather@pottslang.com

Name
Address
Addresss
XXX XXX XXXX
email

Name
Company
Address
Addresss
XXX XXX XXXX
email

Name
Company
Address
Address
XXX XXX XXXX
email

Name	
Company	
Address	
Address	
XXX XXX XXXX	
email	

Jong-Crook Residence Proposed Elevations	
Project number	073-202
Date	09/11/202
Drawn by	Author
Checked by	Checked
A4.3	
Scale	3/16" = 1'-0"

9/11/2024 1:34:47 PM



CONSULTANT
Name
Company
Address
Addresss
XXX XXX XXXX
email

A1.1	
Scale	1/4" = 1'-0"

613 ADU Proposed Design

Sheet List Table

Sheet Number
ADU-A0
ADU-A1
ADU-A2

Sheet Title
ADU - 3D View
Elevations
Floor Plan

SP-00

Existing Site Plan

SP-01

Site Plan

613 Spring Street
Proposed ADU

Owner

D JOSHUA CROOK/ERICA JONG
613 Spring Street
Hapeville, GA 30354
Tel: 678-622-9232
Email: joshcrook@gmail.com

ARCHITECT/CONSULTATION

SURVEYOR

ENGINEER

```

-----
Engineer: -----
Email: -----
Tel: -----
Website: -----

```

PROJECT NAME

Accy Dwelling Unit Build
613 Spring Street
Hapeville, GA 30354

Notes

B Contractor shall verify all conditions and dimensions at the job site and notify the architect of any dimensional errors, omissions or discrepancies before beginning or fabricating any work.

	9/19/2024	Original
MARK	DATE	DESCRIPTION

PROJECT NO:	613 SPRING STREET
CAD DWG FILE:	613 SPRING STREET-ADU-A1 ADU - 3D VIEW.DWG
DRAWN BY:	Joshua Crook
CHK'D BY:	-
COPYRIGHT:	

SHEET TITLE

ADU - 3D VIEW

ADU-A0

SHEET - OF 20



613 Spring Street
Proposed ADU

Owner:
JOSHUA CROOK/ERICA JONG
613 Spring Street
Hapeville, GA 30354
Tel: 678-622-9232
Email: joshcrook@gmail.com

ARCHITECT/CONSULTATION

SURVEYOR

ENGINEER

Engineer: -----
Email: -----
Tel: -----
Website: -----

PROJECT NAME
Proposed Accy Dwelling Unit
613 Spring Street
Hapeville, GA 30354

Notes
Contractor shall verify all conditions and dimensions at the job site and notify the architect of any dimensional errors, omissions or discrepancies before beginning or fabricating any work.

MARK	DATE	DESCRIPTION
	01/23/2024	RJ
	01/23/2024	Original

PROJECT NO: 613 SPRING STREET

CAD DWG FILE: 613 SPRING STREET-ADU-A1 ELEVATIONS.DWG

DRAWN BY: Joshua Crook

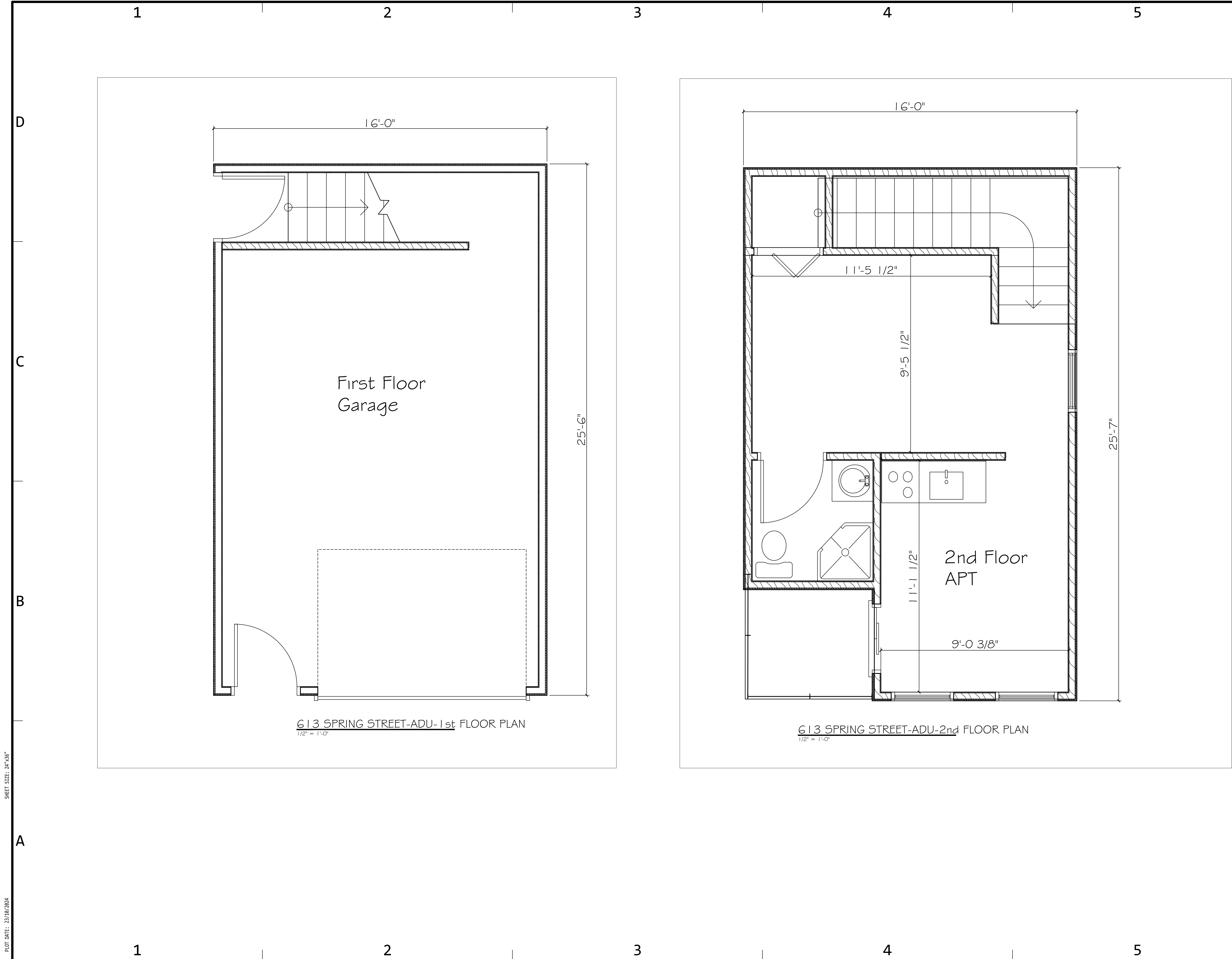
CHK'D BY: -

COPYRIGHT:

SHEET TITLE
ELEVATIONS

ADU-A1

SHEET - OF 28



613 Spring Street
Proposed ADU

Owner:
D JOSHUA CROOK/ERICA JONG
613 Spring Street
Hapeville, GA 30354
Tel: 678-622-9232
Email: joshcrook@gmail.com

ARCHITECT/CONSULTATION

SURVEYOR

ENGINEER

Engineer: -----
Email: -----
Tel: -----
Website: -----

PROJECT NAME
Accy Dwelling Unit Build
613 Spring Street
Hapeville, GA 30354

Notes
B Contractor shall verify all conditions and dimensions at the job site and notify the architect of any dimensional errors, omissions or discrepancies before beginning or fabricating any work.

	01/23/2024	R1
	01/19/2024	Original
MARK	DATE	DESCRIPTION

PROJECT NO: 613 SPRING STREET
CAD DWG FILE: 613 SPRING STREET-ADU-A2 FLOOR PLAN.DWG
DRAWN BY: Joshua Crook
CHK'D BY: -
COPYRIGHT:

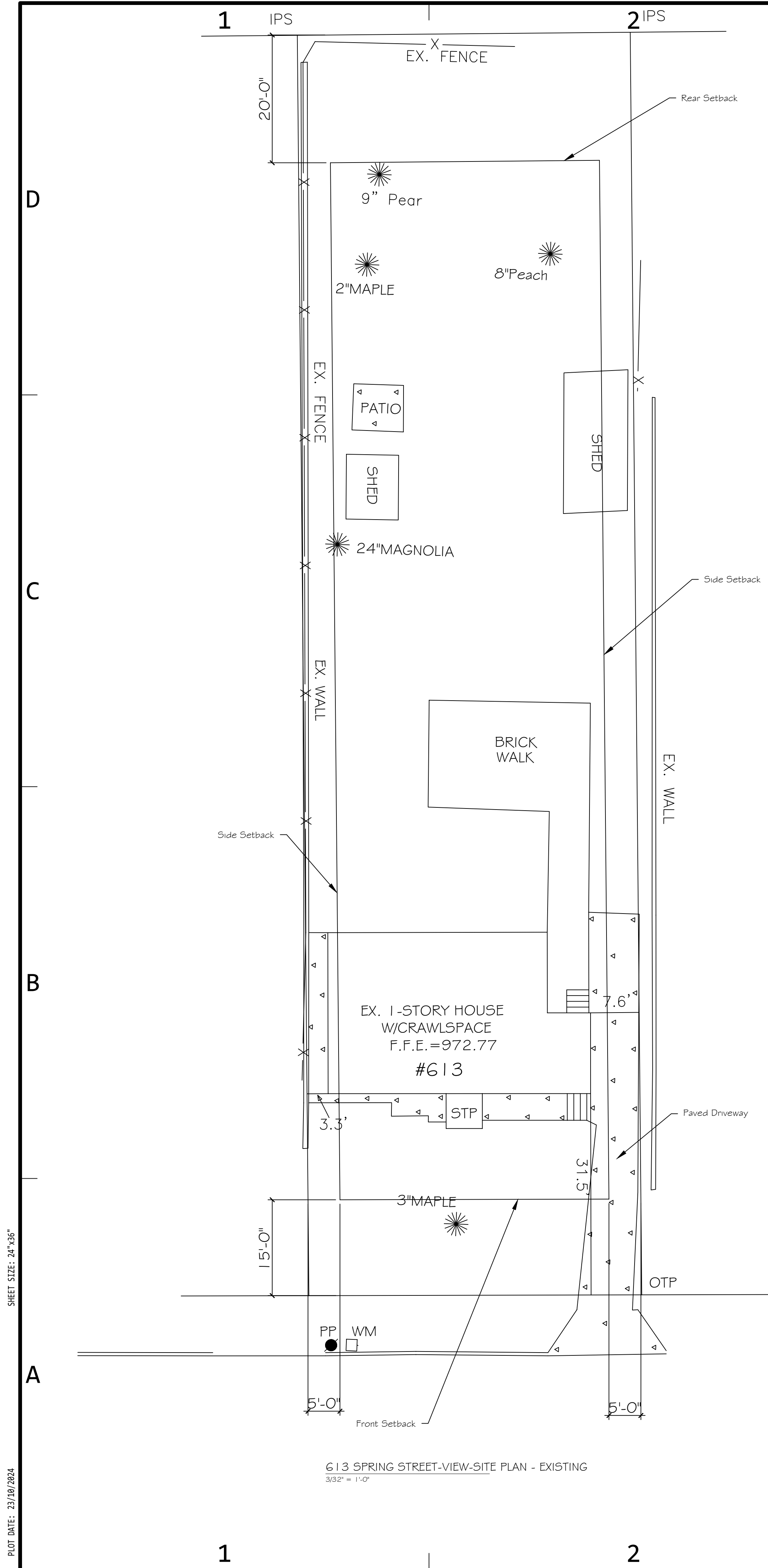
SHEET TITLE
FLOOR PLAN

ADU-A2

SHEET - OF 28

SHEET SIZE: 24"x36"

PLOT DATE: 23/10/2024



613 Spring Street Proposed ADU

Owner

JOSHUA CROOK/ERICA JONG
613 Spring Street
Hapeville, GA 30354
Tel: 678-622-9232
Email: joshcrook@gmail.com

ARCHITECT/CONSULTATION

POTTS LANG ARCHITECTS
Tel: ----
Email: heather@pottslang.com
Website: www.pottslang.com

SURVEYOR

ALPHA LAND SERVICES
RLS: Robert Richardson
Email: robert@alphasurveyor.com
Tel: 770-696-4054
Website: AlphaLandServices.com

ENGINEER

Engineer: ----
Email: ----
Tel: ----
Website: ----

PROJECT

Accy Dwelling Unit Build
613 Spring Street
Hapeville, GA 30354

Notes

Contractor shall verify all conditions and dimensions at the job site and notify the architect of any dimensional errors, omissions or discrepancies before beginning or fabricating any work.

	8/19/2024	Original
MARK	DATE	DESCRIPTION

PROJECT NO:	613 SPRING STREET
CAD DWG FILE:	613 SPRING STREET-SP-00 EXISTING SITE PLAN.DWG
DRAWN BY:	-
CHK'D BY:	-
COPYRIGHT:	

SHEET TITLE

EXISTING SITE PLAN

SP-00

SHEET - OF 28

SHEET SIZE: 24"x36"

PLOT DATE: 23/10/2024

Hapeville Design Review Committee 2025

All Design Review Committee Meetings are scheduled for 6:00PM at the Hapeville Municipal Annex located at 700 Doug Davis Drive unless otherwise posted.

	Submittal Deadline	Meeting Date
January	Wednesday, December 18, 2024	Wednesday, January 15, 2025
February	Wednesday, January 15, 2025	Wednesday, February 19, 2025
March	Wednesday, February 19, 2025	Wednesday, March 19, 2025
April	Wednesday, March 19, 2025	Wednesday, April 16, 2025
May	Wednesday, April 16, 2025	Wednesday, May 21, 2025
June	Wednesday, May 21, 2025	Wednesday, June 18, 2025
July	Wednesday, June 18, 2025	Wednesday, July 16, 2025
August	Wednesday, July 16, 2025	Wednesday, August 20, 2025
September	Wednesday, August 20, 2025	Wednesday, September 17, 2025
October	Wednesday, September 17, 2025	Wednesday, October 15, 2025
November	Wednesday, October 15, 2025	Wednesday, November 19, 2025
December	Wednesday, November 19, 2025	Wednesday, December 17, 2025

Submittal of partial or incomplete applications will not be considered for placement on the Design Review Committee agenda until the application is accepted as complete. Meeting dates and deadlines are subject to final review and approval by the City Planner.