



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

June 18, 2025 6:00 PM

AGENDA

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

Jonathan Love
Jacquie Smyth
John Stalvey
Gregory Morgan
Sophie Brooks

3. **Approval of Minutes**

- 3.I. Minutes of May 21, 2025

Documents:

1. DRC Minutes 5-21-2025_Draft

4. **Old Business**

- 4.I. 3166 Dogwood Drive Elevation Change

Background: Darrell Harris has submitted a request seeking approval for a design modification of a previously approved law office to be located at 3166 Dogwood Drive. The property is zoned V, Village and is subject to the Commercial/Mixed-Use SubArea C Architectural Design Standards.

Documents:

1. Planners Report 3166 Dogwood Drive
 2. 3166 Dogwood Drive

5. **New Business**

- 5.I. 422 Walnut Street Stair Change

Background: Victoria Vogt Clark has submitted an application seeking approval to modify the location of the front staircase from the left of the house to the right of the 2,200 square-foot single-family dwelling located at 422 Walnut Street. The property is zoned R-SF, One Family Residential and is subject to the Neighborhood Conservation Area Sub Area E section of the Architectural Design Standards.

Documents:

1. Planners Report 422 Walnut Street
 2. Application 422 Walnut Street_Redacted

- 5.II. 3538 South Fulton Avenue Accessory Structure

Background: Timothy Thomas has submitted an application seeking approval to construct an accessory structure at 3538 South Fulton Avenue. The accessory structure is a 270-square foot wooden pergola with a brick floor. The property is zoned U-V, Urban Village and A-D, Arts District Overlay.

Documents:

1. Planners Report 3538 South Fulton Avenue
2. Application 3538 South Fulton Avenue_Redacted

- 5.III. 629 Cofield Drive Accessory Structure

Background: Nathan Smith has submitted an application seeking approval to remove a rear deck, enclose a side patio (237sf) and construct a 285 square-foot rear addition (19' 8" x 17 x 10.25") to an existing single-family dwelling and construct a second 1,025 square-foot accessory building (garage) at 629 Cofield Drive. The property is zoned R-1, One Family Detached and is subject to the Neighborhood Conservation Area Sub Area E section of the Architectural Design Standards.

Documents:

1. Planners Report 629 Cofield Drive
2. Application 629 Cofield Drive_Redacted

- 5.IV. 493 Woodrow Avenue New Construction

Background: Charles Askew, on behalf of Heritage Properties, has submitted an application seeking approval for the construction of a 2,973 square-foot single-family home with 4 bedrooms, 3 baths with an attached side entry garage on a vacant lot located at 493 Woodrow Avenue. The property is zoned R-SF, Single Family Residential and is subject to the SubArea E, Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 493 Woodrow Avenue
2. Application 493 Woodrow Avenue_Redacted

- 5.V. 481 Walnut Street New Construction

Background: Anthony Hansen on behalf of JG Anderson LLC has submitted an application seeking approval for the construction of a 2,000 square-foot single-family home with 3 bedrooms, and 2.5 baths with parking pad (no garage) on a vacant lot located at 481 Walnut Street. The property is zoned R-SF, Residential Single Family and is subject to the SubArea E, Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 481 Walnut Street
2. Application 481 Walnut Street_Redacted

- 5.VI. 651 North Avenue Renovation

Background: Abdul Khan has submitted an application seeking approval for the renovation of a 1,031 square-foot 3-bedroom, 3-bathroom single-family dwelling with a detached garage located at 651 North Avenue. The property is zoned R-SF, Single Family Residential, and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 651 North Avenue
2. Application 651 North Avenue_Redacted

6. **Next Meeting Date - Wednesday, July 16, 2025**

7. **Adjourn**



DRAFT

**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
May 21, 2025, 6:00 PM**

MINUTES

1. Call to Order

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

2. Roll Call

Jonathan Love

John Stalvey

Gregory Morgan

Jacquie Smyth

Sophie Brooks

3. Election of Officers

3.I MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to nominate Jacquie Smyth as Secretary. Motion Carried: 5-0

3.II MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to nominate Jonathan Love as Chairman. Motion Carried: 4-0

4. Approval of Minutes

3.I Minutes of December 18, 2024

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

5. Old Business

5.I 558 Woodrow Avenue

Elevation Change

Background:

Avuntee Patel has submitted a request seeking approval to modify the plans for a previously approved single-family home located at 558 Woodrow Avenue. The property is zoned R-SF, Residential Single Family and is subject to the Neighborhood Conservation Area Sub Area E section of the Architectural Design Standards.

MOTION ITEM: Gregory Morgan made a motion, John Stalvey seconded to approve the revisions as submitted. Motion Carried: 5-0

5.II 3166 Dogwood Drive

Elevation Change

Background:

Darrell Harris has submitted a request seeking approval for a design modification of a previously approved law office to be located at 3166 Dogwood Drive. The property is zoned V, Village and is subject to the Commercial/Mixed-Use SubArea C Architectural Design Standards.

MOTION ITEM: Jacquie Smyth made a motion, Jonathan Love seconded to table the application until June 18, 2025. Motion Carried: 5-0

6. New Business**6.I 329 Maple Street****Solar Panels**Background:

Malick McGregor has submitted an application seeking approval of the addition of 17 roof mounted solar panels to the existing single-family dwelling and rear shed and 15 ground mounted solar panels on a 7' tall pergola at 329 Maple Street. The property is zoned R-1, One Family Detached, and is subject to the Neighborhood Conservation Area, Subarea E, of the Architectural Design Standards.

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

7. Next Meeting Date – Wednesday, June 18, 2025, at 6:00PM**8. Adjourn**

MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to adjourn the meeting at 6:16 PM. Motion Carried: 5-0

Respectfully submitted by,

Jacquie Smyth, Secretary

Jonathan Love, Chairman



DATE: June 12, 2025
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3166 Dogwood Drive Revisions June 2025**

BACKGROUND

The City of Hapeville has received a revised design review application from Darrell Harris to build a 2 story 28'10", 2,994 SF commercial building to house law offices at 3166 Dogwood Drive. Building materials are brick and stucco.

Please add the revision date to the drawings. They still show 2023.

The property is zoned V, Village. It is subject to the Commercial/Mixed-Use SubArea C Architectural Design Standards.

Front Elevation:

- The extended upper roof and parapet have been reduced in size.
- The proposed upper roof clerestory has is limited to the front only.
- The exterior finishes are unchanged.
- The parapet height for the upper and lower roofs is unchanged.
- A metal guardrail extends along the entire parapet with the exception of the upper roof.
- Three wall-mounted sconces will be incorporated across the front elevation.
- The window placement and count remain unchanged.

Right Side Elevation:

- The extended upper roof and parapet have been reduced in size.
- One window is shown on the first floor, and one window is shown on the second floor.
- The exterior finishes are unchanged.
- The parapet height for the upper and lower roofs is unchanged.
- An aluminum guardrail extends along the right-side parapet with the exception of the upper roof.

Left Side Elevation:

- The extended upper roof and parapet have been reduced in size.
- One window is shown on the first floor, and two windows are shown on the second floor.
- The parapet height for the upper and lower roofs is unchanged.
- The exterior finishes are unchanged.
- An aluminum guardrail extends along the left-side parapet with the exception of the upper roof.

Rear Elevation

- An additional door has been added.
- The raised parapet roof has been removed.
- An entry canopy has been added to the right rear door. The other exterior door does not have an entry canopy.

FINDINGS

All proposed changes with the exception of the rear canopy meet Design Standards. The proposed canopy at the rear will require a design exception.

Request for Approval of Exterior Elevation Changes for the Blake-Stewart Law Office, 3166 Dogwood Drive

This request is for DRC approval of minor changes to the exterior elevations for the subject project. The proposed changes have been made on the owner's behalf to reduce costs without sacrificing the: aesthetic appeal, access, size, or function of the structure. Further, the proposed changes do not alter the placement, exterior finishes, vertical height, or approved footprint of the structure on the site. The applicant further believes that the approval of the exterior changes will not present a nuisance or unduly burden the neighborhood or adjacent properties.

The current DRC approved renderings (proposed perspectives) show the following:

Front Elevation:

1. A narrow upper roof/clerestory that extends to the rear with a higher parapet elevation than the lower roof. The upper roof is in the same plane as the main entry, which is setback seven feet from the front elevation.
2. The curtainwall above the front entry extends above the lower roof and terminates approximately two feet below the upper roof parapet.
3. A metal canopy is shown over the main entry.
4. Three wall-mounted sconces are shown.

Right Side Elevation:

1. The upper roof/clerestory extends to the rear with a higher parapet elevation than the lower roof.
2. The upper roof/clerestory is wrapped by windows on the right-side.
3. No scuppers and downspouts are shown.
4. No roof over-flow drains are shown.
5. A single window is shown on the first and second stories.

Left Side Elevation:

1. The upper roof/clerestory extends to the rear with a higher parapet elevation than the lower roof.
2. The upper roof/clerestory is wrapped by windows on the left-side.
3. No scuppers and downspouts are shown.
4. No roof over-flow drains are shown.
5. One window is shown on the first floor, and two windows are shown on the second floor.
6. Two wall-mounted sconces are shown.

DRC review/approval is required for the following changes to the exterior elevations:

Front Elevation:

1. The extended upper roof and parapet have been reduced in size.
2. The proposed upper roof clerestory has is limited to the front only.
3. The exterior finishes are unchanged.
4. The parapet height for the upper and lower roofs is unchanged.
5. A metal guardrail extends along the entire parapet with the exception of the upper roof.
6. Three wall-mounted sconces will be incorporated across the front elevation.
7. The window placement and count remain unchanged.

Right Side Elevation:

1. The extended upper roof and parapet have been reduced in size.
2. One window is shown on the first floor, and one window is shown on the second floor.
3. The exterior finishes are unchanged.
4. The parapet height for the upper and lower roofs is unchanged.
5. An aluminum guardrail extends along the right-side parapet with the exception of the upper roof.

Left Side Elevation:

1. The extended upper roof and parapet have been reduced in size.
2. One window is shown on the first floor, and two windows are shown on the second floor.
3. The parapet height for the upper and lower roofs is unchanged.
4. The exterior finishes are unchanged.
5. An aluminum guardrail extends along the left-side parapet with the exception of the upper roof.

CEB

ARCHITECTS

200 Dogwood Hwy

Doyle, GA 30027

(404) 552-3802

(404) 552-3855

(404) 561-1611

charles@cebarch.com

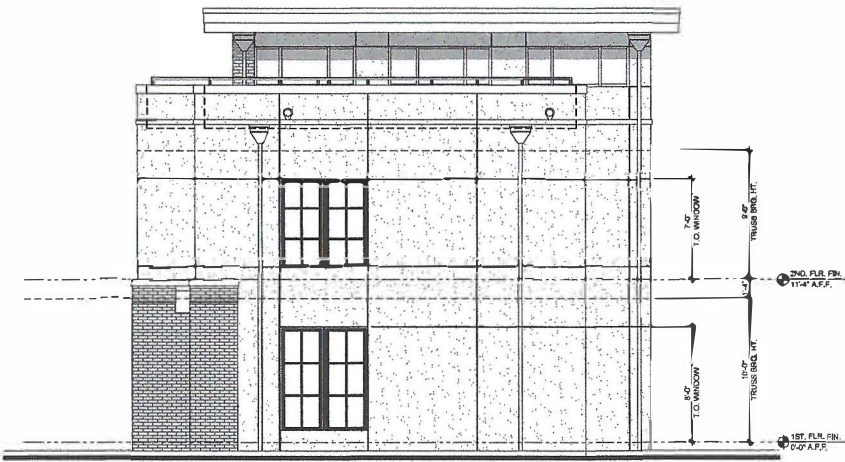
CHARLES A. & TAYLOR P.A.C.

ARCHITECTS • PLANNERS • ENGINEERS

Jasmine Blake-Stewart Office Building

3166 Dogwood Drive, Hapeville, GA 30354 - Fulton County

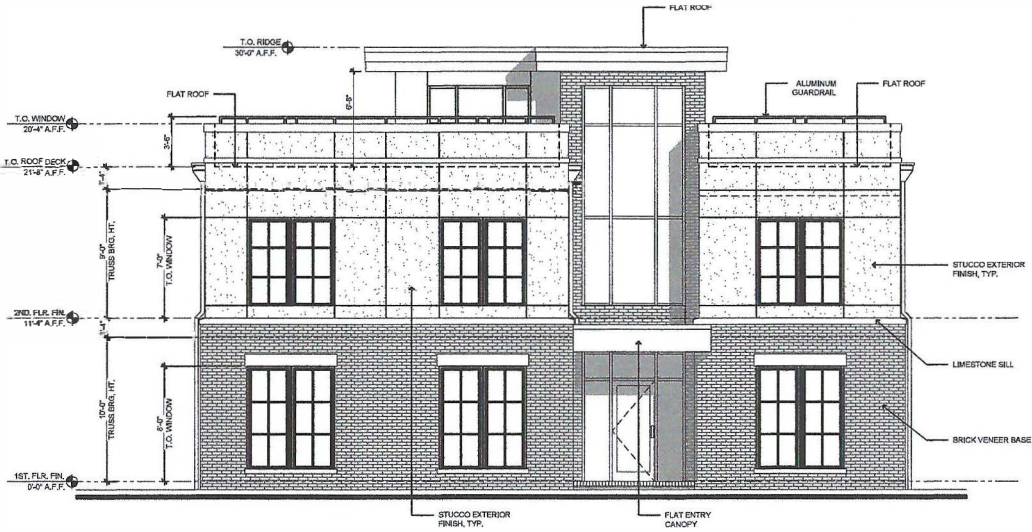
BUILDING ELEVATIONS



RIGHT SIDE ELEVATION

SCALE 1/4"= 1'-0"

2



FRONT ELEVATION

SCALE 1/4"= 1'-0"

1

No.	Description	Date

THIS DRAWING AND ASSOCIATED DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF CEB ARCHITECTS AND ARE NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART, EXCEPT AS REQUIRED FOR THE STATED PROJECT. THEY ARE ONLY TO BE USED FOR THIS PROJECT AND SITE. SPECIFICALLY IDENTIFIED HEREIN AND ARE NOT TO BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN CONSENT OF CEB ARCHITECTS. SCALES AS NOTED ON THIS DRAWING ARE VALID ON THE ORIGINAL DRAWING ONLY. THE DIMENSIONS OF WHICH ARE 24 x 36 INCHES.

ISSUED FOR CONSTRUCTION

Project Number

Date 05/07/2023

Drawn By BAR

Checked By CEB

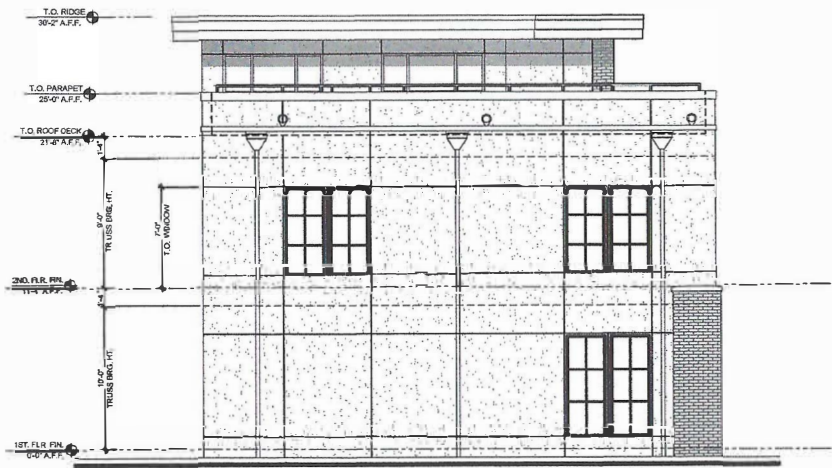
A2.1

Scale As indicated



Jasmine Blake-Stewart Office Building
3186 Dogwood Drive, Hapeville, GA 30354 - Fulton County

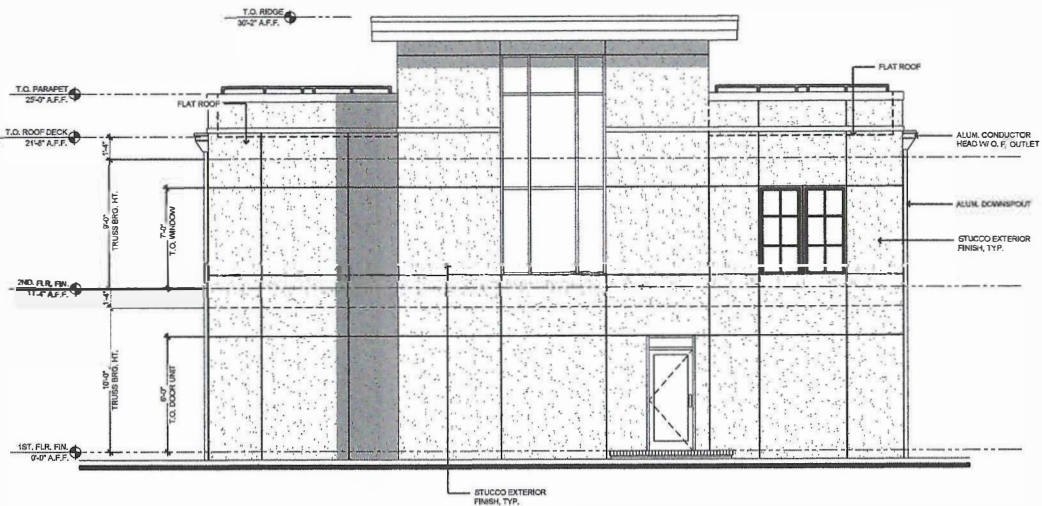
BUILDING ELEVATIONS



LEFT SIDE ELEVATION

SCALE
1/4" = 1'-0"

2



REAR ELEVATION

SCALE
1/4" = 1'-0"

1

No.	Description	Date

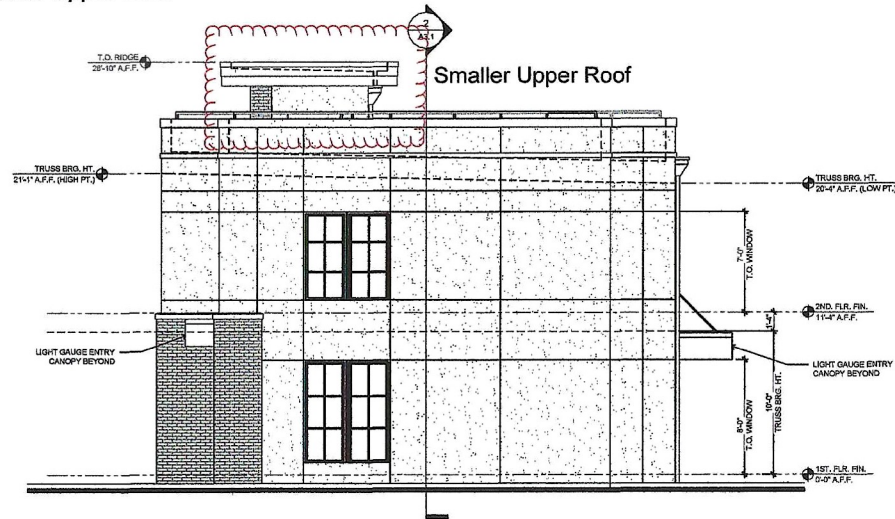
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Project Number
Date 05/07/2023
Drawn By BAR
Checked By CEB

A2.2
Scale As indicated

ISSUED FOR CONSTRUCTION

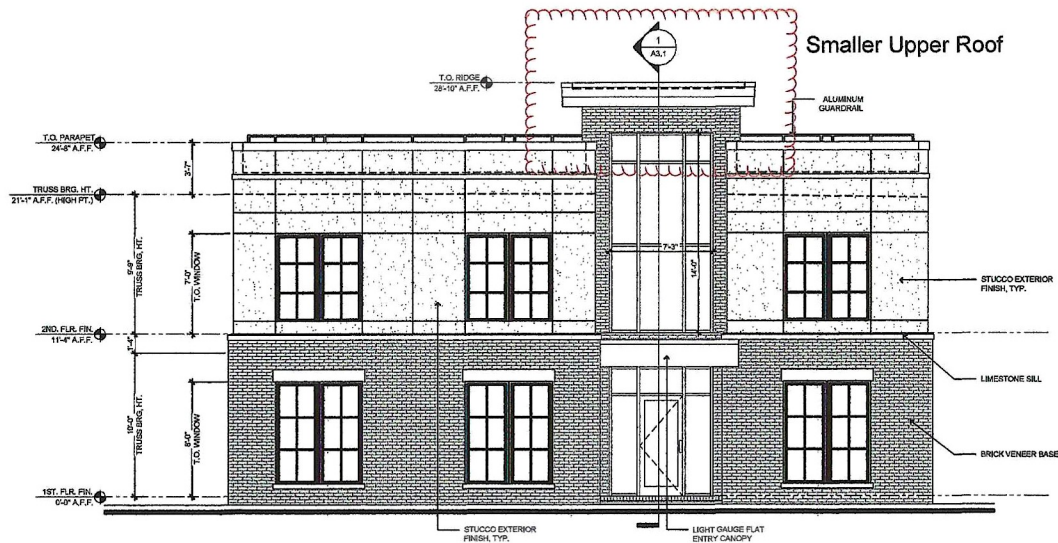
Smaller Upper Roof



RIGHT SIDE ELEVATION

SCALE
1/4" = 1'-0"

2



FRONT ELEVATION

SCALE
1/4" = 1'-0"

1

Proposed Elevations



CHARLES E. BYTHWOOD, AIA
Principal

Jasmine Blake-Stewart Office Building

3166 Dogwood Drive, Hapeville, GA 30354 - Fulton County

BUILDING ELEVATIONS



No.	Description	Date

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Project Number
Date 05/07/2023
Drawn By BAR
Checked By CEB

A2.1

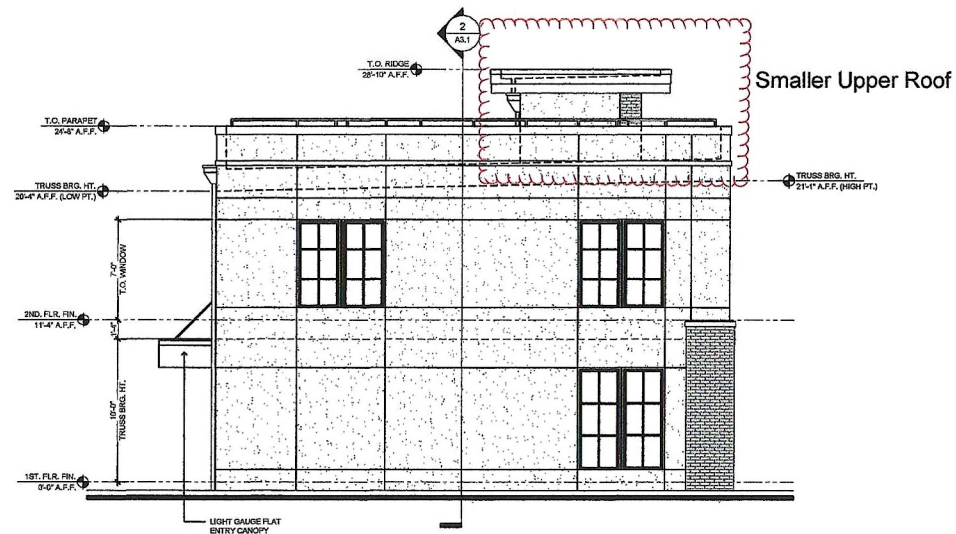
Scale As indicated

ISSUED FOR CONSTRUCTION

Jasmine Blake-Stewart Office Building

3168 Dogwood Drive, Hapeville, GA 30354 - Fulton County

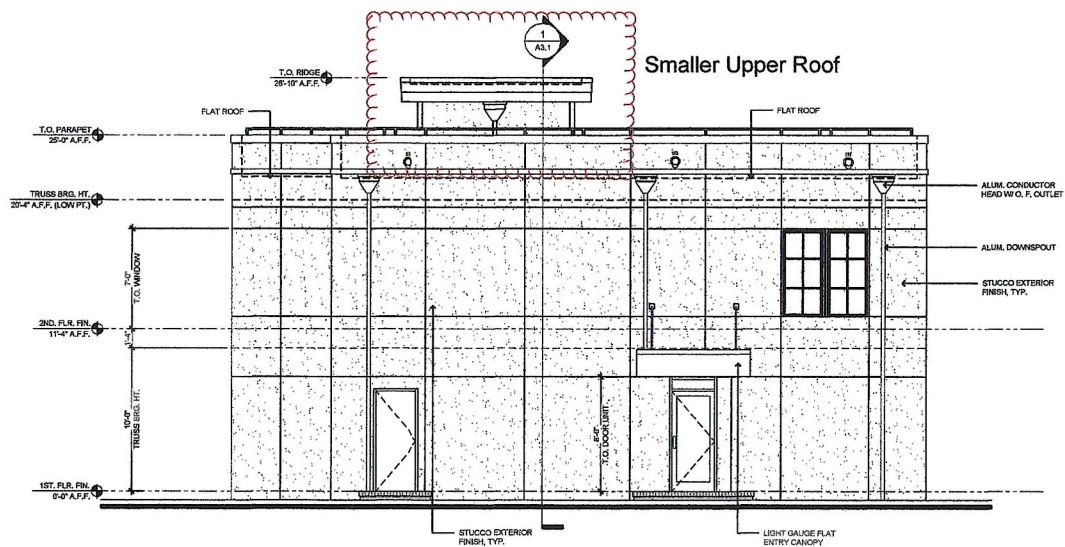
BUILDING ELEVATIONS



LEFT SIDE ELEVATION

SCALE
1/4" = 1'-0"

2



REAR ELEVATION

SCALE
1/4" = 1'-0"

1

Proposed Elevations



No.	Description	Date

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Project Number
 Date 05/07/2023
 Drawn By BAR
 Checked By CEB

A2.2

Scale As indicated

ISSUED FOR CONSTRUCTION



DATE: May 27, 2025
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 422 Walnut Stair Change**

Key:

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

BACKGROUND

The City of Hapeville has received a revised design review application from Victoria Vogt Clark to modify the location of the front staircase from the left of the house to the right of the 2,200 SF single family dwelling located at 422 Walnut Street. Proposed materials are waterproof stair treads, composite or railing with iron spindles and a brick vent insert for the foundation.

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

T

RECOMMENDATIONS

Staff recommends approval of the request.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: April 23, 2025

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: VICTORIA VOGT CLARK Contact Number: [REDACTED]

Applicants Address: 422 WALNUT ST, HAPEVILLE, GA, 30354

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

Address of Proposed Work: 422 WALNUT ST, HAPEVILLE, GA, 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009400060309

Property Owner: VICTORIA VOGT CLARK Contact Number: [REDACTED]

Project Description (including occupancy type): Staircase + Landing

Installation: Installation of new stairs, landing pad, and site grading. Construction to comply with B-SF zoning requirements + City of Hapeville building code and design standards.

Contractors Name: _____ Contact Number: _____

Contact Person: _____ Contact Number: _____

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

Victoria Vogt Clark
Applicants Signature

April 23, 2025
Date

Project Class (check one):

☒ Residential ☐ Commercial ☐ Mixed-Use Development

Project Type:

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

Total Square Footage of proposed New Construction: _____

Total Square Footage of existing building: 2,200

Estimated Cost of Construction: \$7,500

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

Hardiplank, Brick + Wood

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

Construction of new exterior stairs and landing pad with site grading + stabilization. Installation of waterproof stair treads, composite or PVC railing with iron spindles, and integration of a brick vent insert for foundational air flow

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.

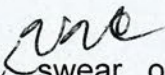
A complete application and dimensioned architectural drawings must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

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 VICTORIA FORT CLARK  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:

me 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=PTIICOOOR_CH81ARDEST

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

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

me 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.

me 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.

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

me 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.

VICTORIA VOGT CLARK Victoria Vogt Clark April 24, 2025
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.

Property Address: 422 Walnut Street, Hapeville, GA 30354

Prepared By: Victoria Vogt Clark

Date: April 28, 2025

Front Elevation



Property Address: 422 Walnut Street, Hapeville, GA 30354

Prepared By: Victoria Vogt Clark

Date: April 28, 2025

Left Side Elevation



Property Address: 422 Walnut Street, Hapeville, GA 30354

Prepared By: Victoria Vogt Clark

Date: April 28, 2025

Right Side Elevation



Property Address: 422 Walnut Street, Hapeville, GA 30354

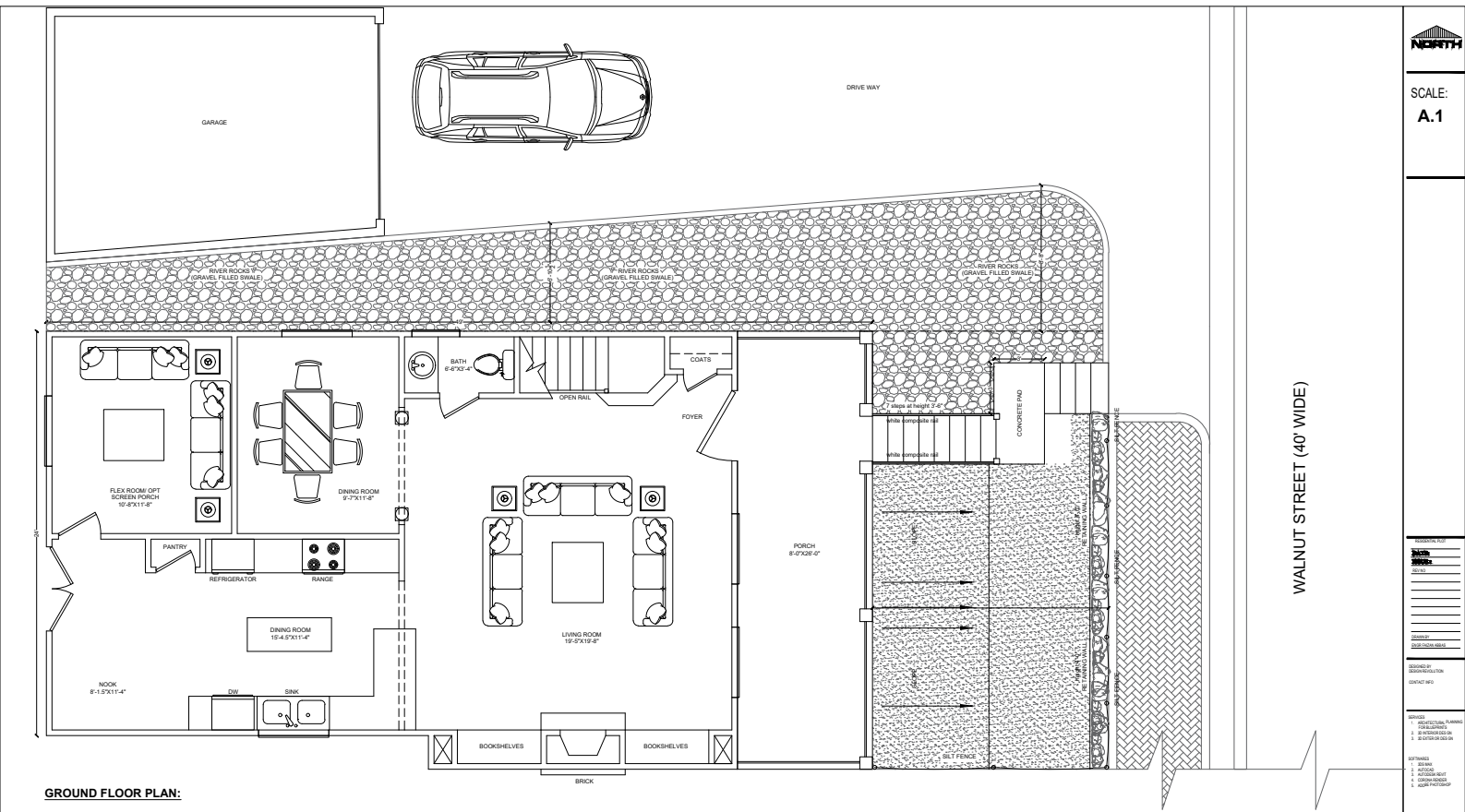
Prepared By: Victoria Vogt Clark

Date: April 28, 2025

Rear Elevation



1. Landing: Code-compliant landing: solid treads, 3'x3' minimum, flush with threshold
2. Stairs: 7 solid waterproof treads at 3'-6" total rise
3. Railing: White composite railing with black iron spindles
4. Ventilation: Brick vent insert under stair to support airflow beneath structure
5. Grading: Natural grade to slope gently from halfway up foundation, tapering toward right-side swale
6. Drainage: Gravel-filled swale to continue along right side to driveway
7. Utilities: Stairs and landing to avoid city utility area; maintain clear access to water meter

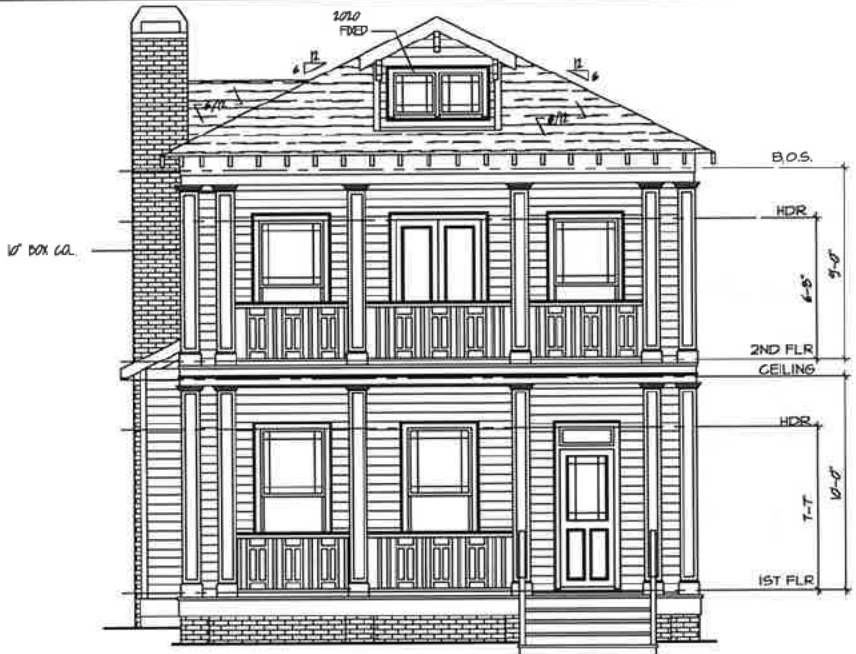


Front



LEFT SIDE

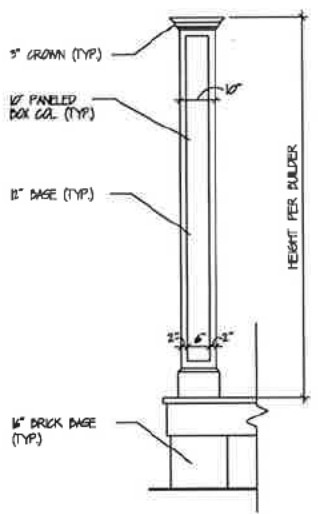




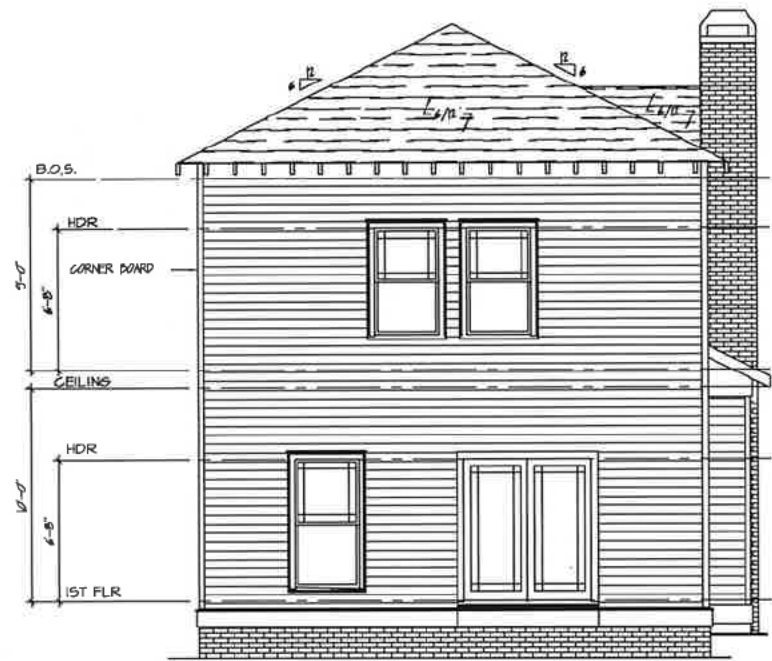
FRONT ELEVATION "B"
 SCALE : 1/4" = 1'-0"

PLAN ORIENTATION LEGEND
 1- REAR GARAGE - SIDE ENTRY
 2- REAR GARAGE - REAR ENTRY
 3- SIDE GARAGE
 4- DETACHED GARAGE
 **A, B, & C REFER TO FRONT ELEVATIONS ONLY

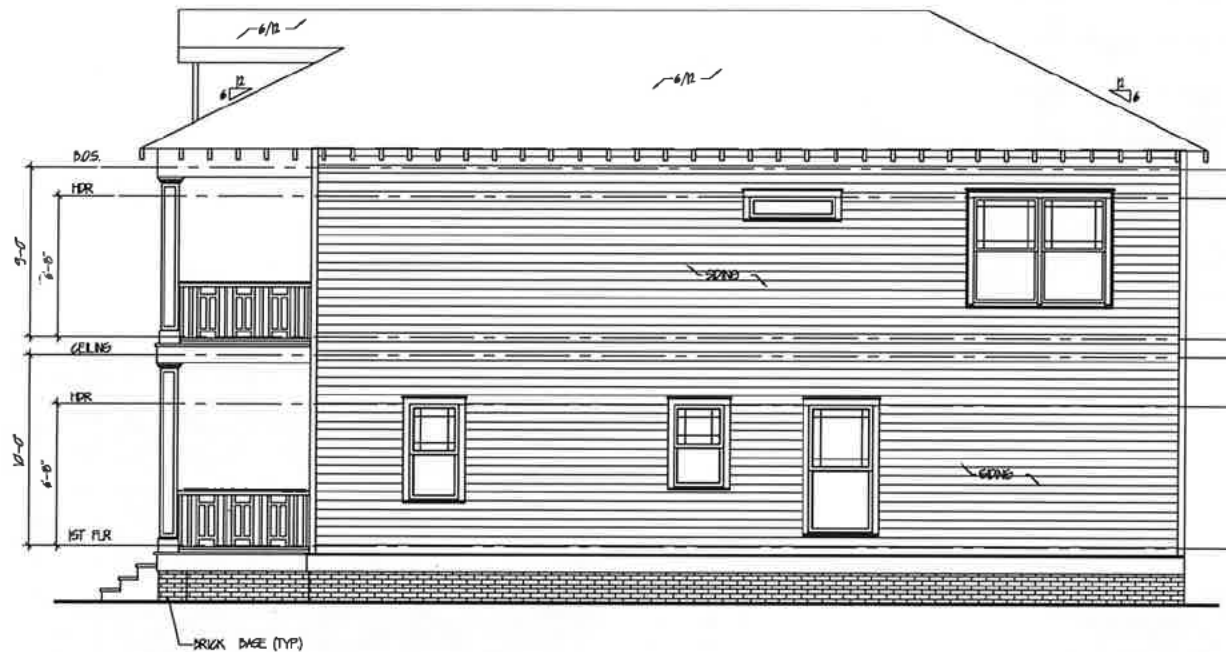
NOTE: SEE TITLE BLOCK FOR PLAN VERSION



PORCH COLUMN DETAIL
 SCALE : 1/2" = 1'-0"



REAR ELEVATION "B"
 SCALE : 1/4" = 1'-0"



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

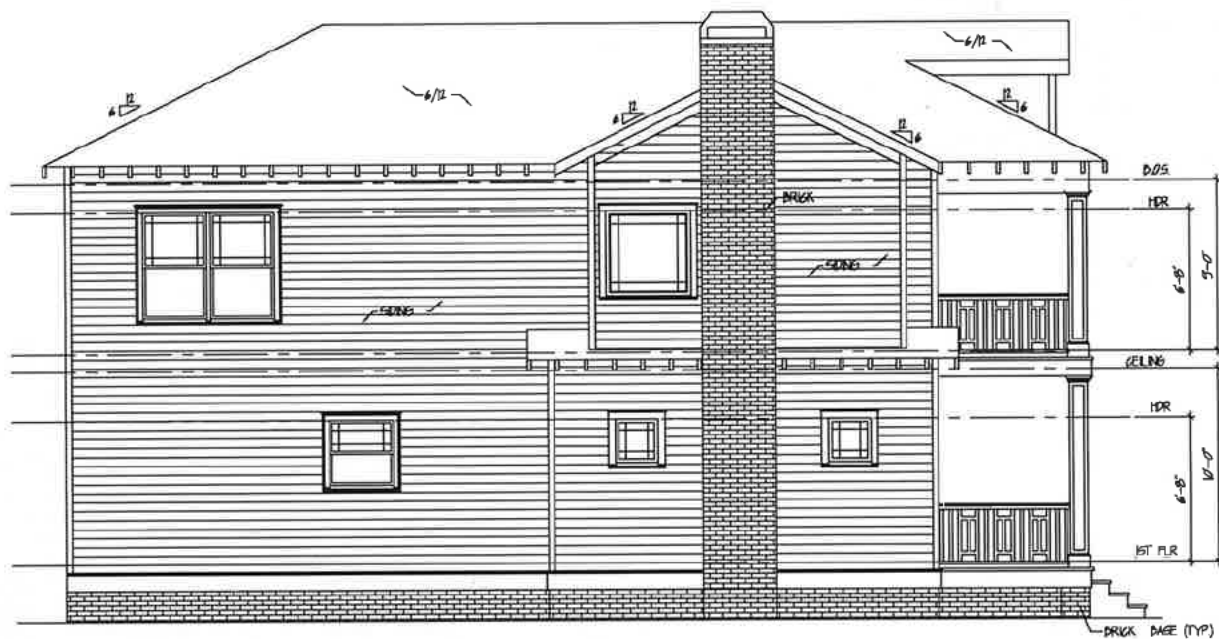


MH Development Group, LLC

RIGHT ELEVATION
SIDE ENTRY
THE "HANWELL B" B4 REV.

DATE: 07-25-2022
REV: 01-25-2022

A-2.1



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

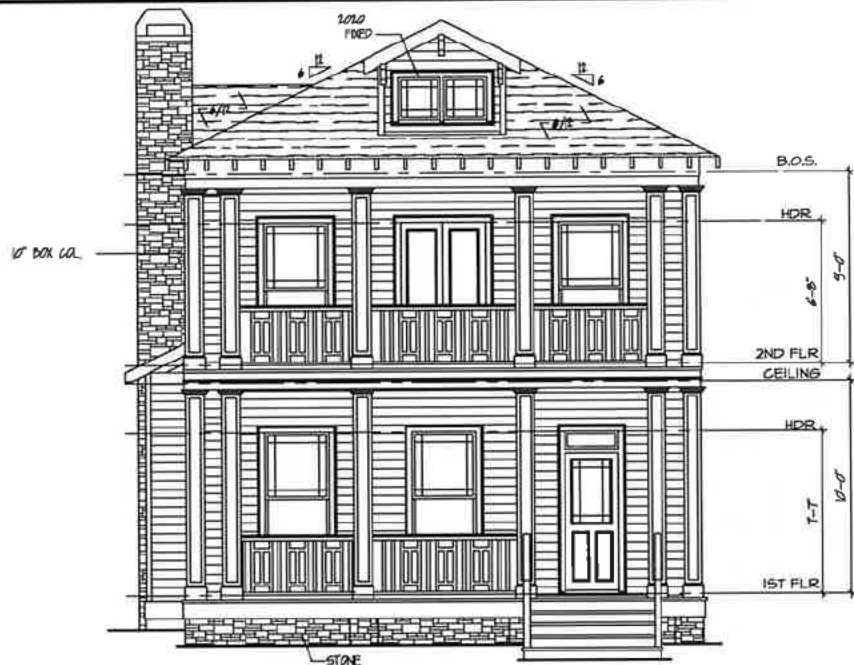


HH Development Group, LLC

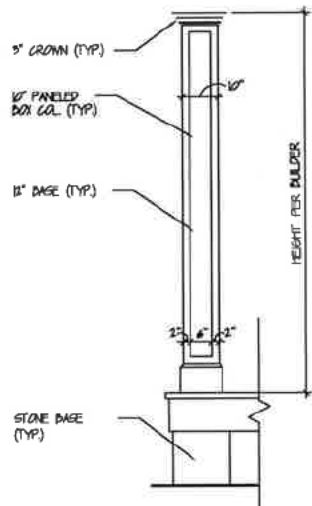
LEFT ELEVATION
SIDE ENTRY
THE "HANWELL" B³ B4 REV.

DATE	BY
DATE	BY
DATE	BY
DATE	BY
DATE	BY

Sheet No.
A-2.0



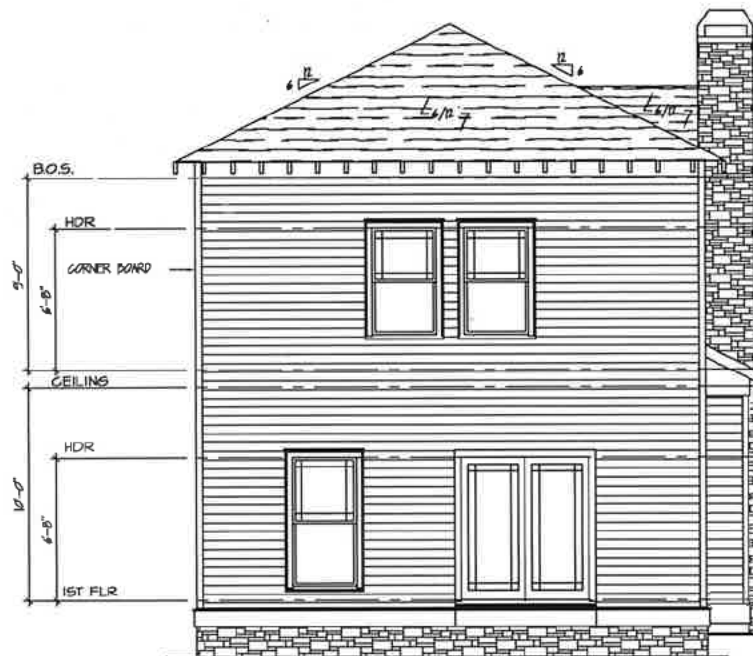
FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"



PORCH COLUMN DETAIL
SCALE: 1/2" = 1'-0"

PLAN ORIENTATION LEGEND
1- REAR GARAGE - SIDE ENTRY
2- REAR GARAGE - REAR ENTRY
3- SIDE GARAGE
4- DETACHED GARAGE
**A, B, & C REFER TO FRONT ELEVATIONS ONLY

NOTE: SEE TITLE BLOCK FOR PLAN VERSION



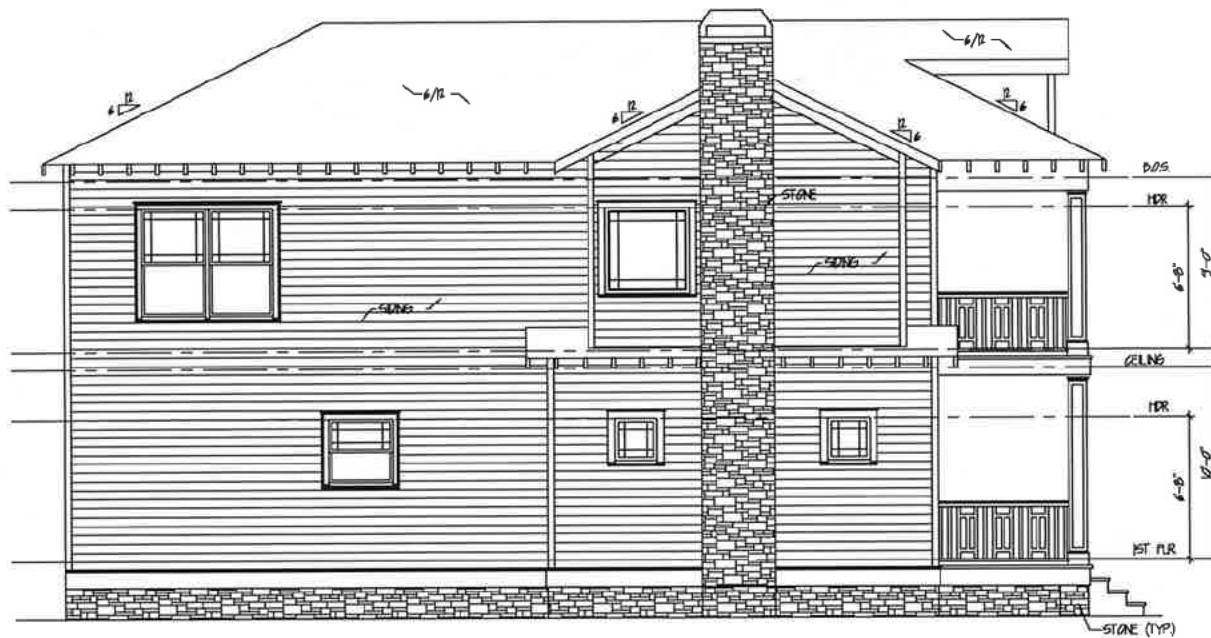
REAR ELEVATION "B"
SCALE: 1/4" = 1'-0"



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



H&H Development Group, LLC



LEFT ELEVATION "B"

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

LEFT ELEVATION
SIDE ENTRY
THE "HANWELL B" B4 REV.

DESIGN BY:	CLARK Anderson
DATE:	07-10-2009
REV. NO.	DATE

REVISION NO.
A-2.0



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

DATE: June 11, 2025
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3538 South Fulton Avenue**

BACKGROUND

The City of Hapeville received a Design Review Application from Timothy Thomas for construction of an accessory structure at 3538 S Fulton Avenue. The accessory structure is a 270 SF wooden pergola with a brick floor. The structure is proposed to be placed in the side yard. A variance from the Board of Appeals would be required to allow it to be placed in this location and to adversely affect the number of required parking spaces for the lot. The application to the Board of Appeals will be heard at the July 24th meeting.

The dimensions for the pergola is 30' x 9' (270SF). It is located approximately 36' from the primary structure.

CODE

The Code requires that the accessory building be complementary in materials and design to the primary structure.

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.

c) Restrictions on the number, size and height.

(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 or reduce the number of parking spaces for the principal structure that are required by city ordinance or exceed impervious surface limits.

(e) Notwithstanding the standards of this chapter to the contrary, nothing shall prohibit the reconstruction 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

Please provide the distance between the pergola and any structures on adjacent lots.

The proposed pergola 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 pending the location of the pergola in the side yard and the reduction in required parking is approved by the Board of Appeals.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: APRIL 1, 2025

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: TIMOTHY THOMAS Contact Number: [REDACTED]

Applicants Address: 3538 SOUTH FULTON AVE HAPEVILLE 30354

E-Mail Address: [REDACTED] Zoning Classification: URBAN VILLAGE

Address of Proposed Work: 3538 SOUTH FULTON AVE HAPEVILLE 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009800200414

Property Owner: TIMOTHY THOMAS Contact Number: [REDACTED]

Project Description (including occupancy type):

FREESTANDING WOODEN PERGOLA W/ BRICK FLOOR
CONSTRUCTED IN SEMI-FORMAL GARDEN

Contractors Name: OWNER Contact Number: [REDACTED]

Contact Person: TIMOTHY THOMAS 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.

Timothy Thomas
Applicants Signature

03/31/2025
Date

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 TIMOTHY THOMAS TT 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.

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: 270

2144 sq ft

Total Square Footage of existing building: _____

Estimated Cost of Construction: *10,000.00

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

WOOD, BRICK SHINGLES GLASS

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

WOOD/LUMBER, GRIDDED LATTICE, DECORATIVE BARNWOOD,
EXISTING BRICK

Will any trees be removed to accommodate the project? No



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.

TIMOTHY THOMAS Timothy Thomas 03/31/2025
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.



FRONT VIEW

1



RIGHT SIDE VIEW

2



BACK SIDE VIEW

2



RIGHT SIDE VIEW

AREA FOR PROPOSED BUILDING

2



LEFT SIDE VIEW

5

ADDITION - STORAGE BUILDING

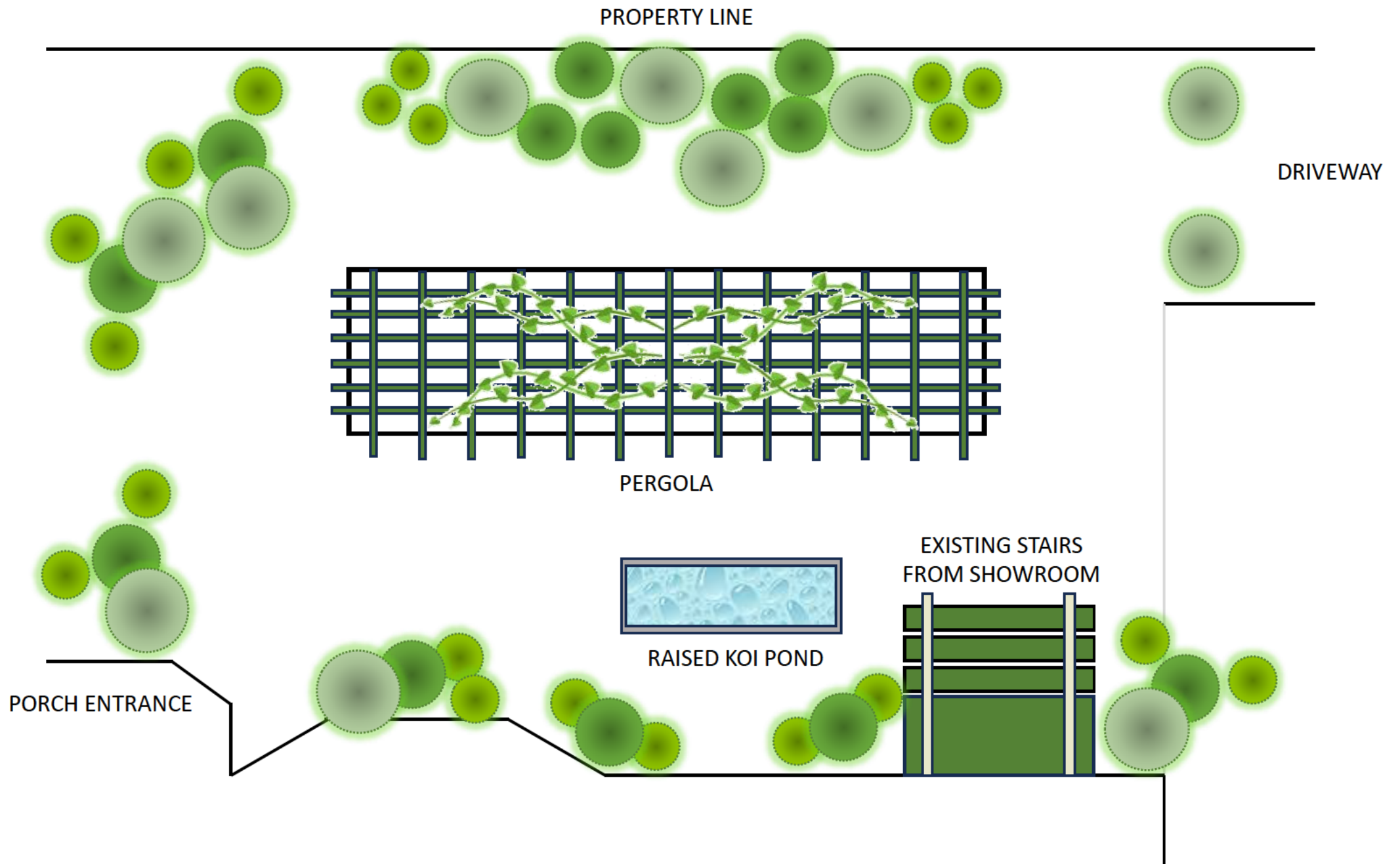
3538 SOUTH FULTON AVENUE, HAPEVILLE GA. 30354

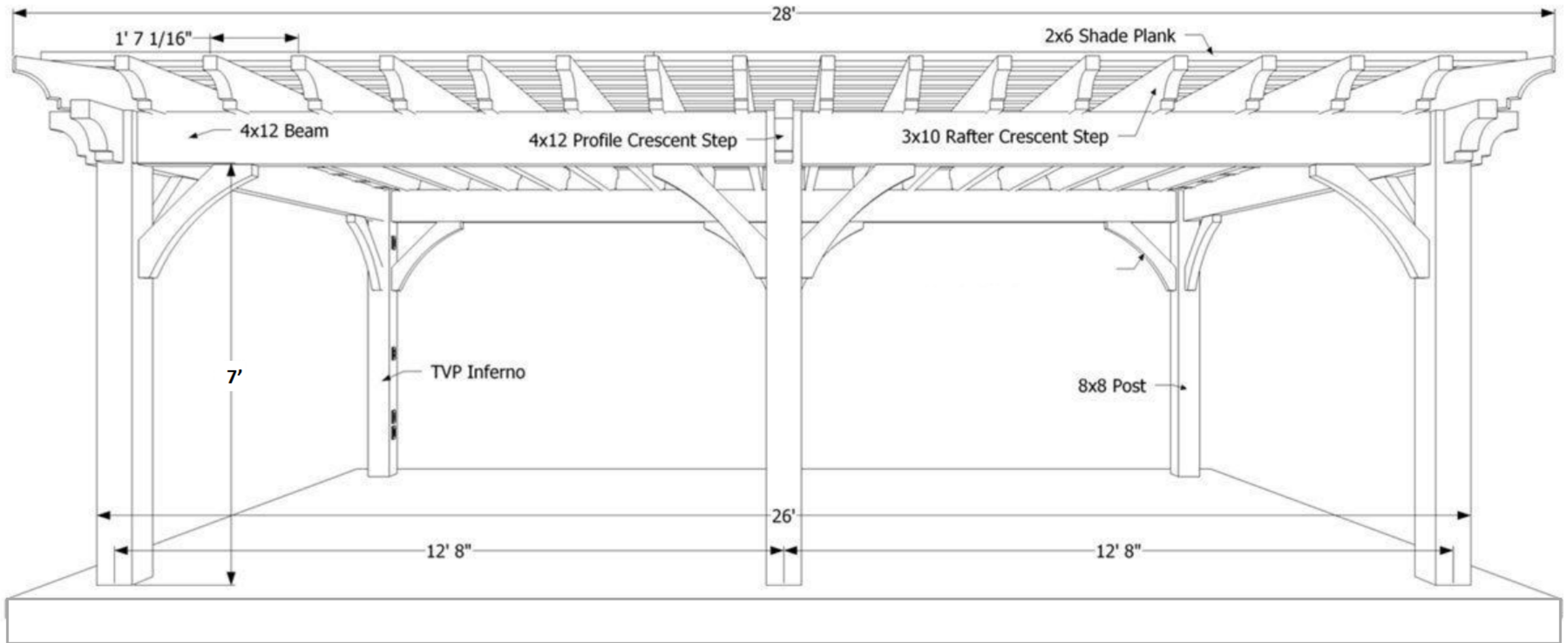
SCOPE OF WORK:
NEW CONSTRUCTION OF 454 SF ENCLOSED GLASS & WOOD STRUCTURE FOR
STORAGE PURPOSE.

owner : Tim Thomas
phone : 404-435-3655
email : al@200adinc.com
drawn by: Candy O. Villegas

DRAWING No.

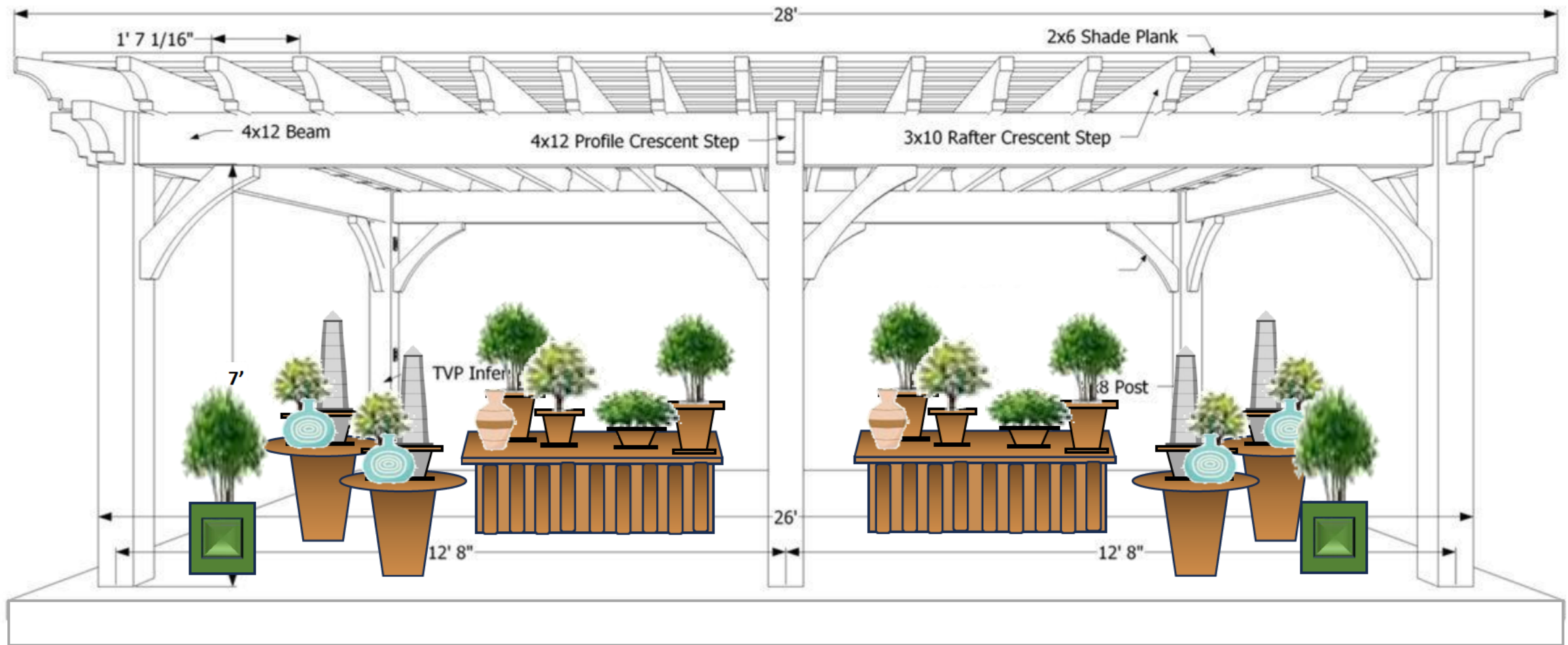
A-3





Notes:

Flooring features 8" concrete core with brick facing
 Support beams embedded in concrete core
 Polycarbonate shade planks complete roof structure
 Pergola sits back 60' from sidewalk/ street
 10' set back from Stevens' property line



Notes:

Fixturing consists of barnwood farm tables, distressed wood antique tables and worn metal accents
 Inventory to include organic pots, natural wreaths, fountains, bird houses and wind chimes, all overflow from the main showroom
 All sales will be conducted in the showroom



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

DATE: June 13, 2025
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 629 Cofield Addition and Accessory Structure (2nd Detached Garage)**

BACKGROUND

The City of Hapeville has received a design review application from Nathan Smith to remove a rear deck, enclose a side patio (237 SF), and construct a 285 SF rear addition (19' 8" x 17 x 10.25") to an existing single-family dwelling and construct a second 1025 SF accessory building (garage) at 629 Cofield Drive. The accessory building (41'x 25') has already been constructed, is made of metal and placed on a concrete slab. Proposed materials for the addition are fiber cement siding and asphalt shingles.

The property is zoned R-1, One Family Detached and is subject to that zoning district regulations as well as the Neighborhood Conservation Area of the Architectural Design Standards.

Zoning standards allow for a second accessory structure for properties that are between one half and one acre. The property is .0513 acres

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

- ✓ Except where indicated, setbacks shall be established by zoning.
 - On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- ✓ Minimum building heights shall be established by zoning.
 - Within subareas D and E maximum building heights shall be as established by zoning, except that:

Where this chapter provides a more-stringent standard as compared to the zoning code, the more-stringent standard shall prevail. The only exception to this shall be a use grandfathered under the zoning code.

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

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

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

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

STAFF COMMENT: There is no sidewalk proposed. There are no sidewalks along Cofield on either side.

(b) Supplemental Area and Fence Standards

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

STAFF COMMENT:

(c) Utility Standards

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

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

STAFF COMMENT: The fence would block any mechanical located in the side or rear of the dwelling.

(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 stairs. The railing shown for the stairs does not meet the standard.

(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: Window recess should be provided and meet the 2" minimum recess. Fenestration percentage calculation should be provided as the side porch enclosure does not include a window. No trim or sills are shown on the drawings, please provide as required by standards.

(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 9' from the west property line. The rear setback to the accessory structure is 84' to the rear property line.

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.

The accessory structure is a metal garage.

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.

Height not provided.

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

(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.

A permit was not obtained before construction.

(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.

A certificate of occupancy is 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.

Metal garage construction.

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

Placed on concrete slab.

(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.

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.

Not applicable.

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:

- 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'.
- Window recess of at least 2" should be shown on plans.
- Fenestration percentage calculation should be provided.
- Trim detail should be provided and meet requirements.
- Distinct sills should be provided.
- Verify the painting or staining of the porch.
- Railing does not meet standard. Please revise.
- Provide height of accessory structure.
- DRC should decide if design of accessory building is compatible with principal structure.
- Applicant should schedule inspections to comply with accessory structure zoning code regulations.

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: May 29, 2025

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: Nathan Smith Contact Number: _____

Applicants Address: 629 Cofield Dr Hapeville GA 30354 United States

E-Mail Address: _____ Zoning Classification: Zoned R-1

Address of Proposed Work: 629 Cofield Dr Hapeville GA 30354 United States

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009900020076

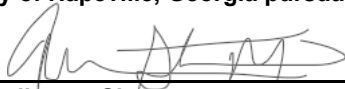
Property Owner: Nathan Smith Contact Number: _____

Project Description (including occupancy type): Additions to Existing Home Structure
and accessory building

Contractors Name: Rene Rosas Contact Number: _____

Contact Person: Rene Rosas Contact Number: _____

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


Applicants Signature

31MAR2025
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: 552 sq ft 1000 sq ft

Total Square Footage of existing building: 1265 sq ft

Estimated Cost of Construction: 25,000

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

~~Wood #50 2x4x8: #20 2x4x16: 316 2X8X16; #40 2x6x16: #34 4x8x1/2
Plywood; #4 sheets of Hardy soth; #3 sheets o f Hardy soth ; 1 1 0
Sheets o f 4<12 x 1 z Drywall; 114 cans of compound; 952 sqft
Flooring; 36 in Extiior Dror; #l bin AC Duet; Cancite, Center Blcks.~~

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

~~Roof Pitch on Triple Wide: 6/12 on a 40' Long Roof Color: Black Trim Color:
Black Side & End Color: Pewter Gray; Garage Door Color: Earth Brown; Galvanized
or Colored Screws: Silver Galvanized Screws; Certified Triple Wide Options: Certified
150 mph and 35 psf 5' on center - 40' Long 29 GA or 26 GA Sheeting: Standard 29
GA, Leg Height on Triple Wide: 10' Leg Height on a 40' Long Left Side on Triple
Wide: Left Side Closed with 10' Legs - 40' Long Side Right Side on Triple Wide:
Right Side Closed with 10' Legs - 40' Long Side Horizontal or Vertical Sides:
Horizontal Sides Vertical Deluxe Two Tone on Side: Without Vertical Deluxe Two Tone~~

None

NOTICE

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

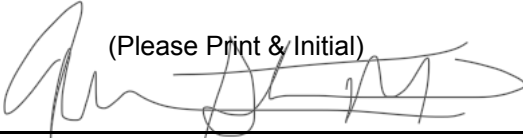
A complete application and dimensioned architectural drawings must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

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

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

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

(Please Print & Initial)

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



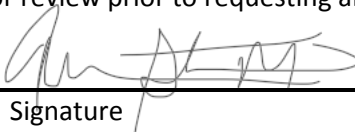
DEPARTMENT OF PLANNING AND ZONING

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.

Nathan Smith
Printed Name


Signature

31MAR2025
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.

Roof Pitch on Triple Wide: 6/12 on a 40' Long

Roof Color: Black

Trim Color: Black

Side & End Color: Pewter Gray

Garage Door Color: Earth Brown

Galvanized or Colored Screws: Silver Galvanized Screws

Certified Triple Wide Options: Certified 150 mph and 35 psf 5' on center - 40' Long

29 GA or 26 GA Sheeting: Standard 29 GA

Leg Height on Triple Wide: 10' Leg Height on a 40' Long

Left Side on Triple Wide: Left Side Closed with 10' Legs - 40' Long Side

Right Side on Triple Wide: Right Side Closed with 10' Legs - 40' Long Side

Horizontal or Vertical Sides: Horizontal Sides

Vertical Deluxe Two Tone on Side: Without Vertical Deluxe Two Tone

Triple Wide Metal Building Ends: 26' Wide - Close Both 10' Ends

Horizontal or Vertical Ends: Horizontal Ends

Vertical Deluxe Two Tone on End: Without Vertical Deluxe Two Tone

Garage Doors 9'x8': Three 9' Wide x 8' Tall Garage Doors - Colored

Installation Surface: Concrete

Power Outlet Available Within 100ft: Yes, Power Outlet Within 100ft

Garage Doors 9'x8' Locations End: 2 Garage Doors 9'x8' on End

Garage Doors 9'x8' Locations Side: 1 Garage Door 9'x8' on the Side

SITE PLAN

Address:
629 Cofield Dr
Hapeville, GA 30354

Assessor's Parcel Number:
14 009900020076

Parcel Area:
0.50 Acres

Land Use:
RESIDENTIAL
SINGLE FAMILY RESIDENCE

Zoning: R-1

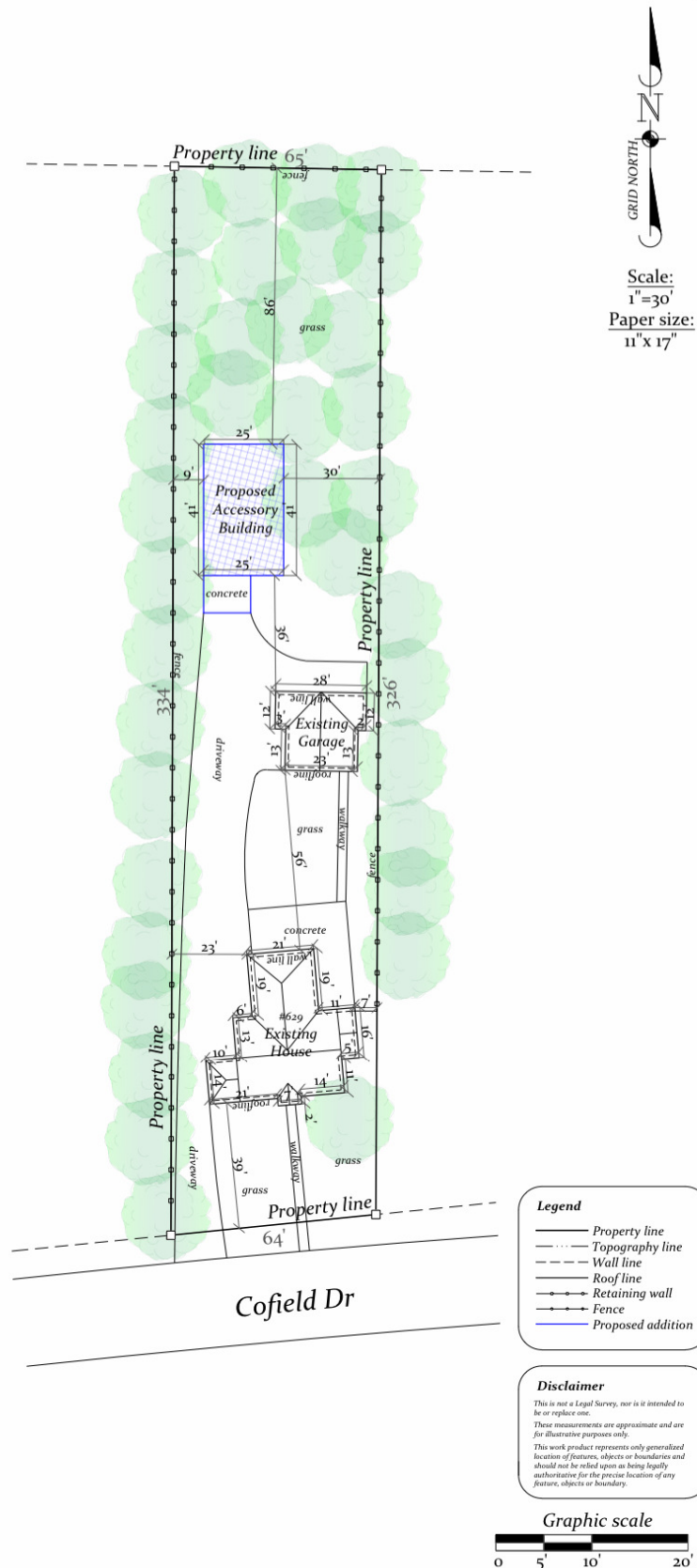
Legal Description: /

Subdivision: HAPPY HOMES

Owner: SMITH, NATHAN

Paper size & scale:
11" x 17"; 1" = 30'

Date: May, 2025





REVISIONS		
NO.	DATE	DESCRIPTION

THESE DRAWINGS REMAIN THE PROPERTY OF ELAN DESIGN & REAL ESTATE, LLC. ALL RIGHTS RESERVED. THESE DRAWINGS MAY BE USED ONLY FOR THE PROJECT SPECIFIED HEREIN. THEY MAY NOT BE USED, IN WHOLE OR IN PART, ON OTHER PROJECTS NOR EXTENDED TO THIS PROJECT EXCEPT BY EXPRESS WRITTEN AGREEMENT.

Smith Residence Addition
629 Cofield Drive, Hapeville, GA 30354

RELEASED FOR CONSTRUCTION

SEAL


ELAN DESIGN & REAL ESTATE, LLC.
1708 W CARIBAEA TRL SE
ATLANTA, GA 30316
757.344.2440

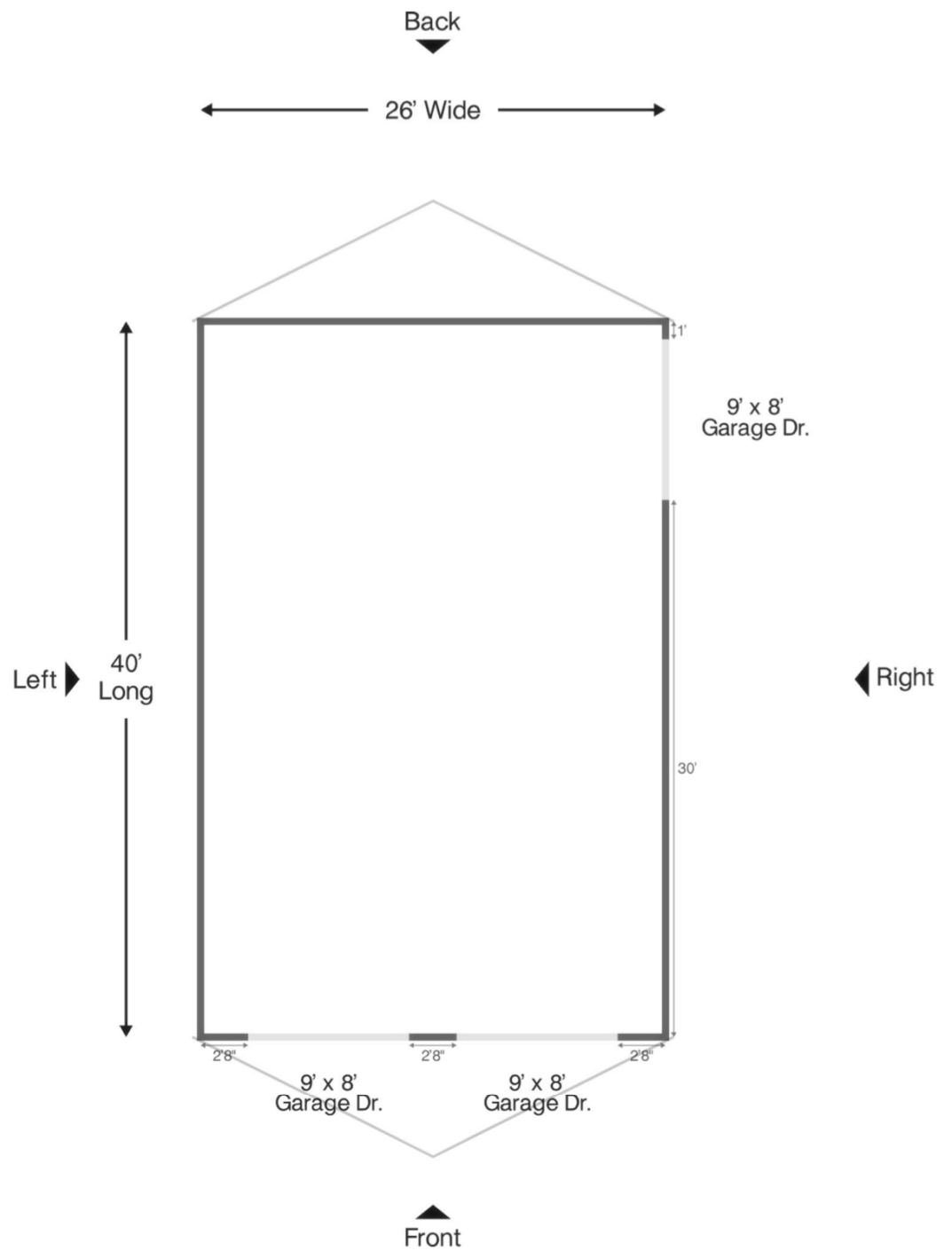
SHEET TITLE
SITE PLAN VIEW

PROJECT NO. 25-0004-01	SHEET NUMBER A0.7
ISSUE DATE MARCH 28, 2025	OF

1
A0.7

AERIAL SITE PLAN VIEW

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



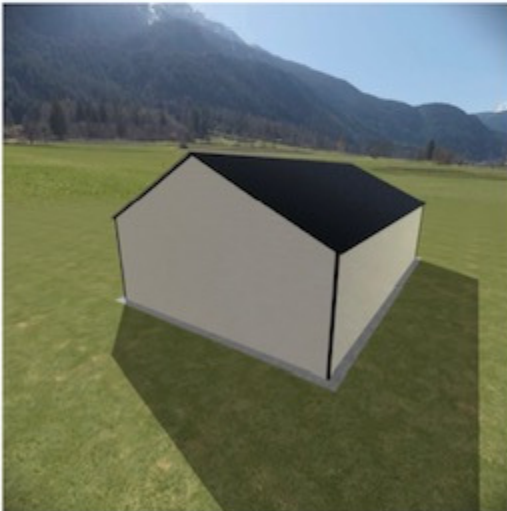
Floor Plan



Front



Right



Back



Left











Smith Residence Addition

629 Cofield Drive
HAPEVILLE, GA 30354

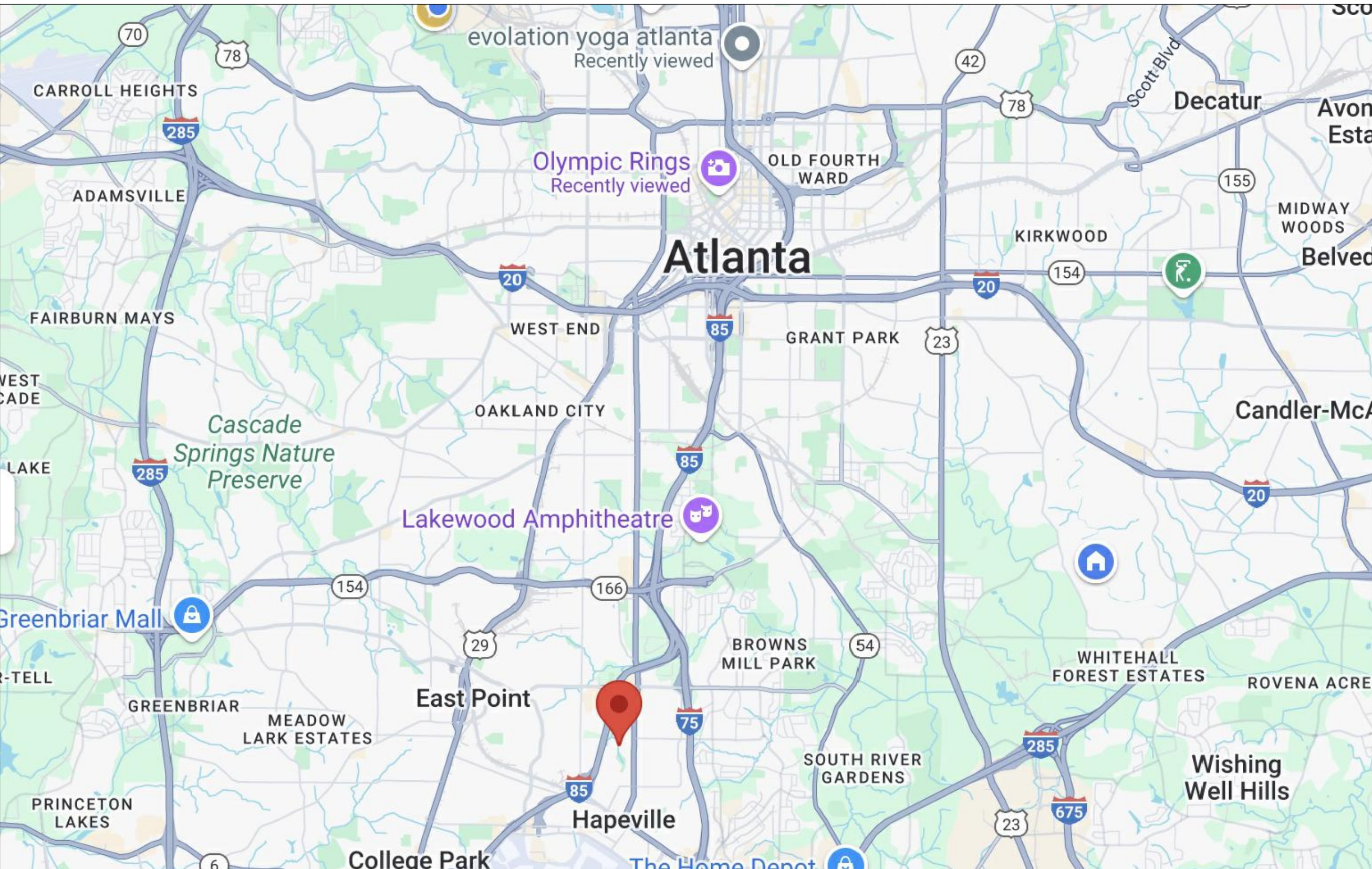
GENERAL NOTES:

- Contractor shall visit and inspect the site and familiarize himself with the extent of work described in these documents. The contractor is responsible for verifying all field conditions. Report any discrepancies between the existing conditions and these documents to the designer prior to proceeding with work.
- The Contractor shall have sole responsibility for coordinating the sub-contractors and inspections, ensuring that all work is done in a timely and professional manner and in accordance with accepted industry standards and craftsmanship.
- The Contractor shall have the responsibility for coordinating finish selections, paint color selections, appliance selections, light fixtures, light switch and low voltage locations, and gutter and downspout locations with the Designer and Owner.
- Provide temporary support as required to maintain the structural integrity and safety of the project.
- All interior dimensions are face of finish to of finish unless noted otherwise. For exterior wall thickness, refer to the wall section. All dimensions are to be field verified prior to construction.
- The Contractor shall be responsible for the distribution of drawings to the subcontractors.
- Notify the Owner or Designer with any discrepancies prior to proceeding with work.
- Contractor to verify clearances for all proposed equipment and appliances.
- Subcontractors are to inspect all substrates affecting their work prior to beginning work. Notify the Contractor of any unacceptable conditions before beginning work.
- Doors and window sizes are provided for reference only. Verify actual rough opening sizes with manufacturer. Install according to manufacturer's published data.
- All construction shall comply with applicable codes and local requirements.
- Take necessary precautions to ensure the safety of all occupants and workers at all times.
- A representative of the Contractor who is authorized to discuss the work and receive instructions shall be on the site at all times when work is in progress
- The contractor is to provide all labor and materials in order to execute all work as shown on these drawings WITH THE EXCEPTION OF ITEMS OR AREAS MARKED "NOT IN CONTRACT", "N.I.C.", OR "BY OTHERS".
- All fees, taxes, permits, applications, certificates of inspection, and the filing of all work with governmental agencies shall be the responsibility of the general contractor.
- The contractor shall be answerable for his work and shall not accept instruction from local personnel without verification from the owner/owner's representative
- Do not scale drawings. Dimensions shall govern, details shall govern over plan and elevation drawings.

PROJECT DESCRIPTION:

THIS PROJECT IS AN ENCLOSURE OF AN EXISTING PORCH, AND AN ADDITION TO THE REAR OF THE HOME. HOME IS IN THE CITY OF HAPEVILLE, GA.

PROJECT LOCATION:



ZONING INFORMATION:

REFERENCE TAX RECORDS

CONTRACTOR

RC CALEB CONSTRUCTION
CC: RENE ROSS

BUILDING CODES:

- INTERNATIONAL BUILDING CODE, 2018 WITH GA AMENDMENTS 2020, 2022, 2024 AND 2025
- INTERNATIONAL RESIDENTIAL CODE, 2018 WITH GA AMENDMENTS 2020 AND 2024
- INTERNATIONAL ENERGY CODE, 2009 WITH GA SUPPLEMENTS AND AMENDMENTS 2014 AND 2015
- 2018 NFPA 101– LIFE SAFETY CODE WITH GA AMENDMENTS 2020
- INTERNATIONAL FIRE CODE, 2018 WITH NO GA AMENDMENTS
- INTERNATIONAL PLUMBING CODE, 2018 WITH GA AMENDMENTS 2020, 2022, 2023 AND 2024
- NATIONAL ELECTRIC CODE, 2023 WITH NO GA AMENDMENTS
- INTERNATIONAL FUEL GAS CODE, 2018 WITH GA AMENDMENTS 2020 AND 2022
- INTERNATIONAL MECHANICAL CODE, 2018 WITH GA AMENDMENTS 2020 AND 2024

SHEET INDEX:

- | | |
|------|--|
| A0.0 | COVER SHEET |
| A0.1 | EXISTING FLOOR PLAN WITH DEMOLITION |
| A0.2 | EXISTING EXTERIOR ELEVATIONS WITH DEMOLITION |
| A0.3 | PROPOSED FLOOR, FOUNDATION, CEILING PLANS |
| A0.4 | PROPOSED ROOF FRAMING AND ROOF PLAN |
| A0.5 | PROPOSED EXTERIOR ELEVATIONS |
| A0.6 | WALL SECTION |

SQUARE FOOTAGE CALCULATIONS:

USABLE (HEATED) SQUARE FOOTAGE IN SCOPE: 522 SF

REVISIONS

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Smith Residence Addition

629 Cofield Drive, Hapeville, GA 30345

RELEASED FOR CONSTRUCTION

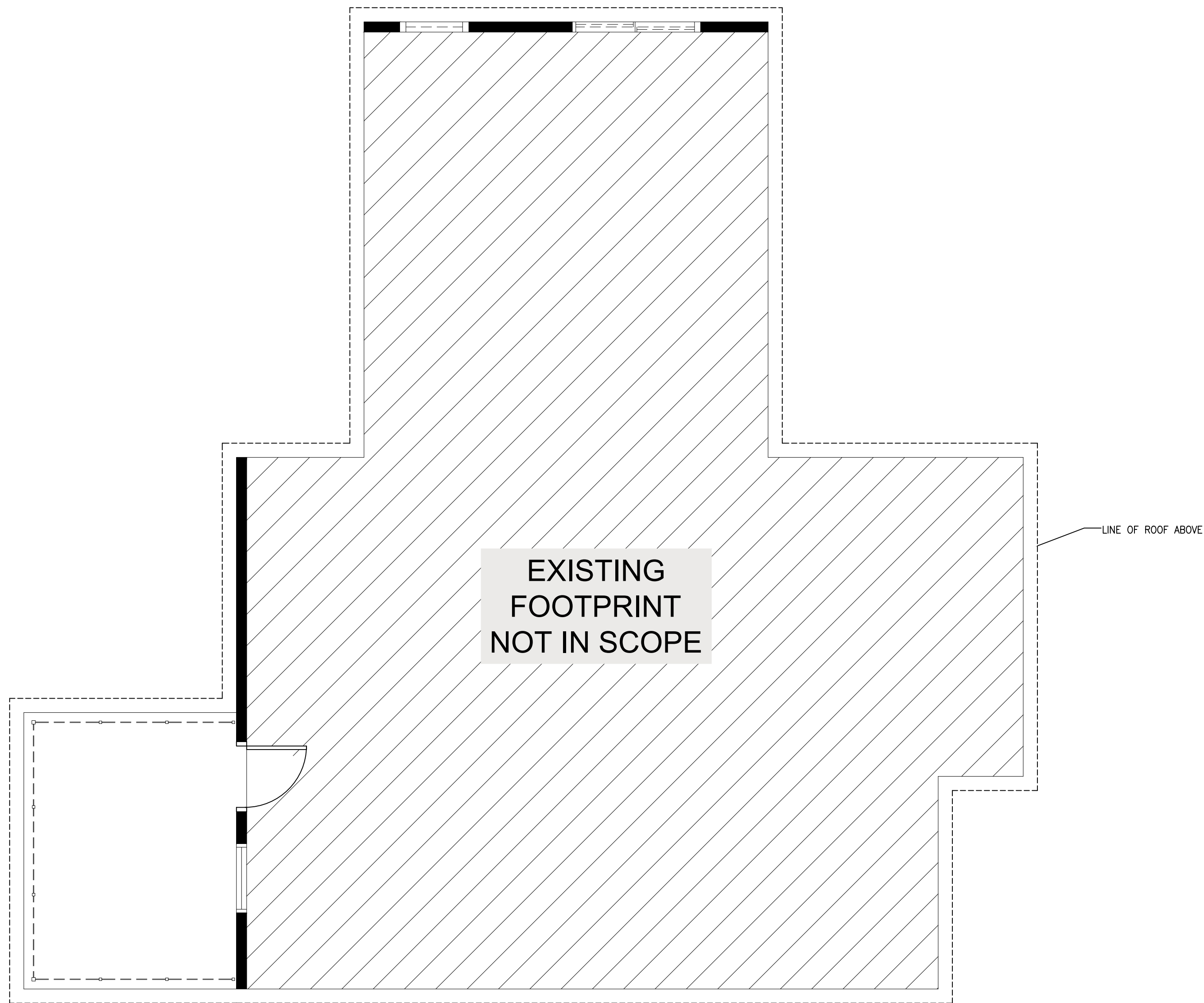
SEAL



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ATLANTA, GA 30316
757.344.2440

SHEET TITLE
COVER SHEET

PROJECT NO. 25-0004-01	SHEET NUMBER A0.0
ISSUE DATE MARCH 28, 2025	OF



1 EXISTING FLOOR PLAN WITH DEMOLITION
A0.1 SCALE: 1/4" = 1'-0"

DEMOLITION NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION.
2. MAINTAIN INTEGRITY AND SECURITY OF HOUSE DURING CONSTRUCTION. DO NOT REMOVE EXISTING WINDOWS OR DOORS UNTIL NEW UNITS ARE ON SITE AND READY TO BE INSTALLED.
3. CONTRACTOR TO PATCH AND REPAIR WHERE DEMOLITION HAS OCCURRED TO ACCEPT NEW FINISHES
4. PROVIDE ALL TEMPORARY SHORING AND BRACING AS NECESSARY TO PROTECT THE INTEGRITY OF THE STRUCTURE.
5. PROVIDE TEMPORARY WEATHER PROTECTION TO PREVENT WEATHER INFILTRATION TO EXISTING STRUCTURE.
6. CONTRACTOR IS RESPONSIBLE FOR REMOVING AND DISPOSING OF ALL DEMOLITION DEBRIS OFF PICK-UP AND DISPOSE OF ALL LOOSE TRASH DAILY. BROOM SWEEP JOB DAILY.

DEMOLITION LEGEND:

- EXISTING WALL TO REMAIN
- REMOVE AND DISCARD WALL
- ITEMS TO BE DEMOLISHED SHOWN AS DASHED, TYPICAL

REVISIONS		
NO.	DATE	DESCRIPTION

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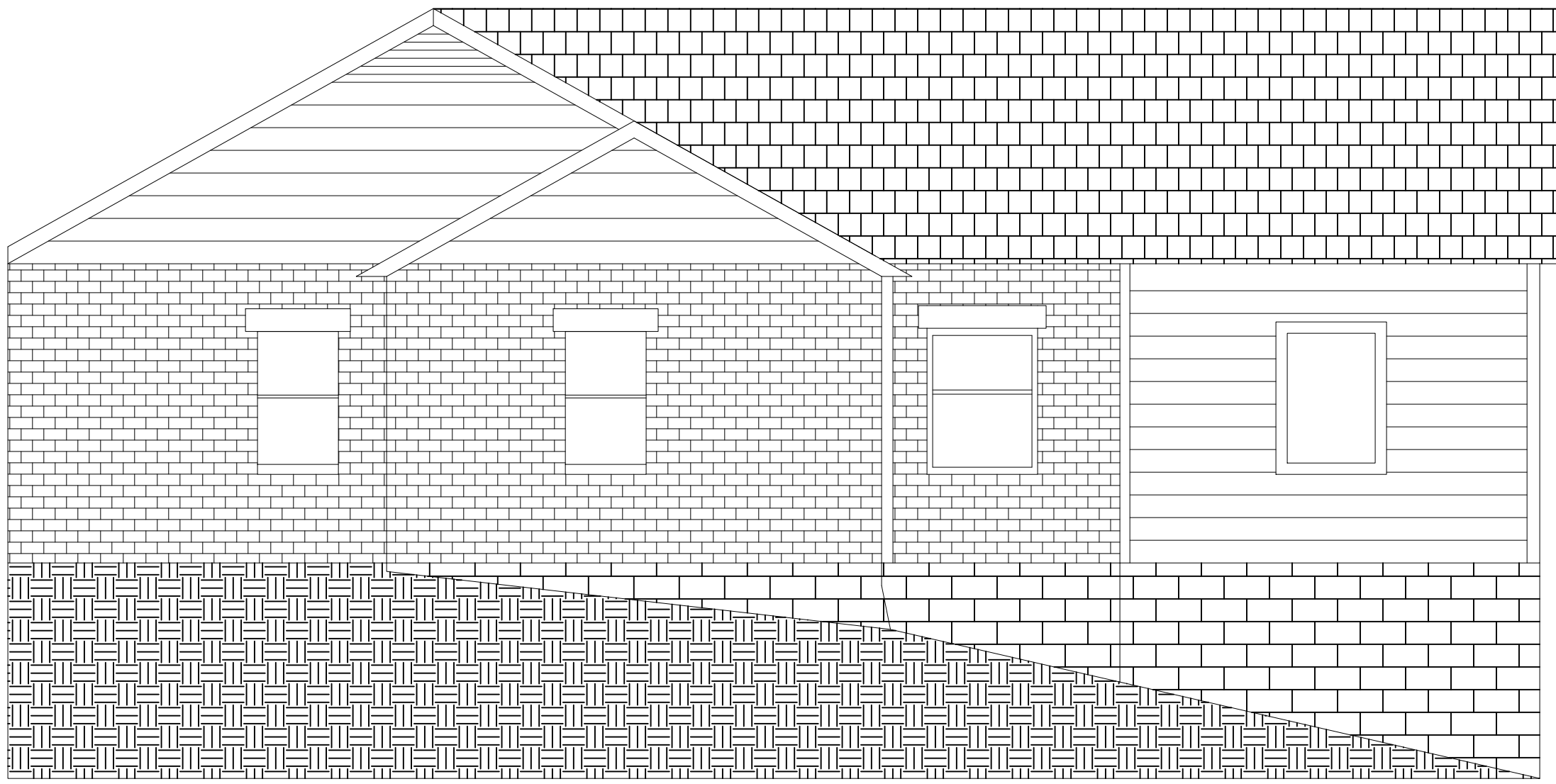
Smith Residence Addition
629 Cofield Drive, Hapeville, GA 30354

RELEASED FOR CONSTRUCTION

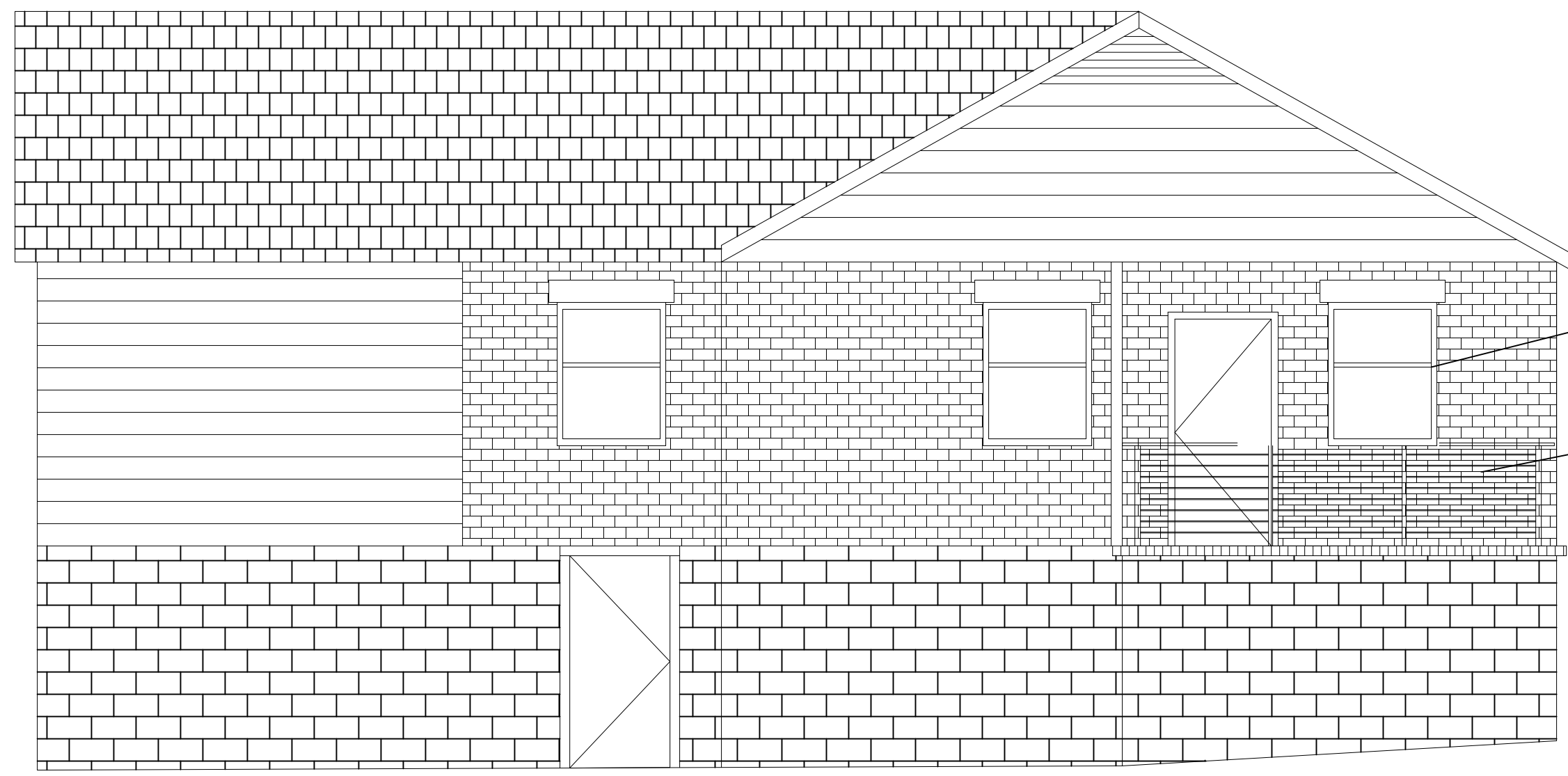
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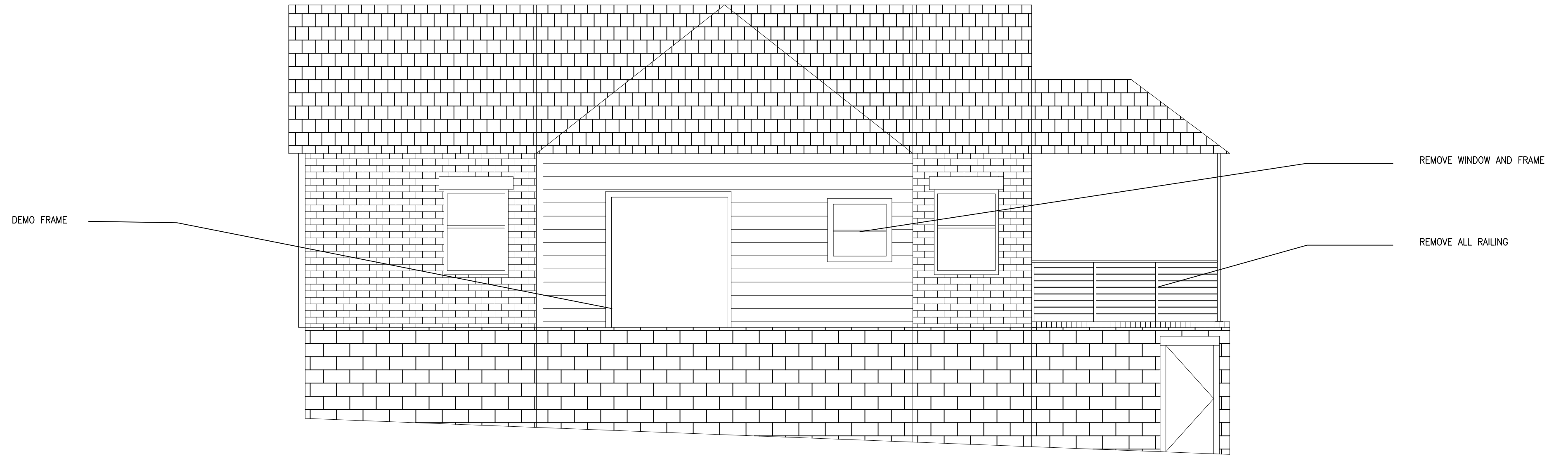
SHEET TITLE EXISTING FLOOR PLAN WITH DEMOLITION	
PROJECT NO. 25-0004-01	SHEET NUMBER A0.1
ISSUE DATE MARCH 28, 2025	



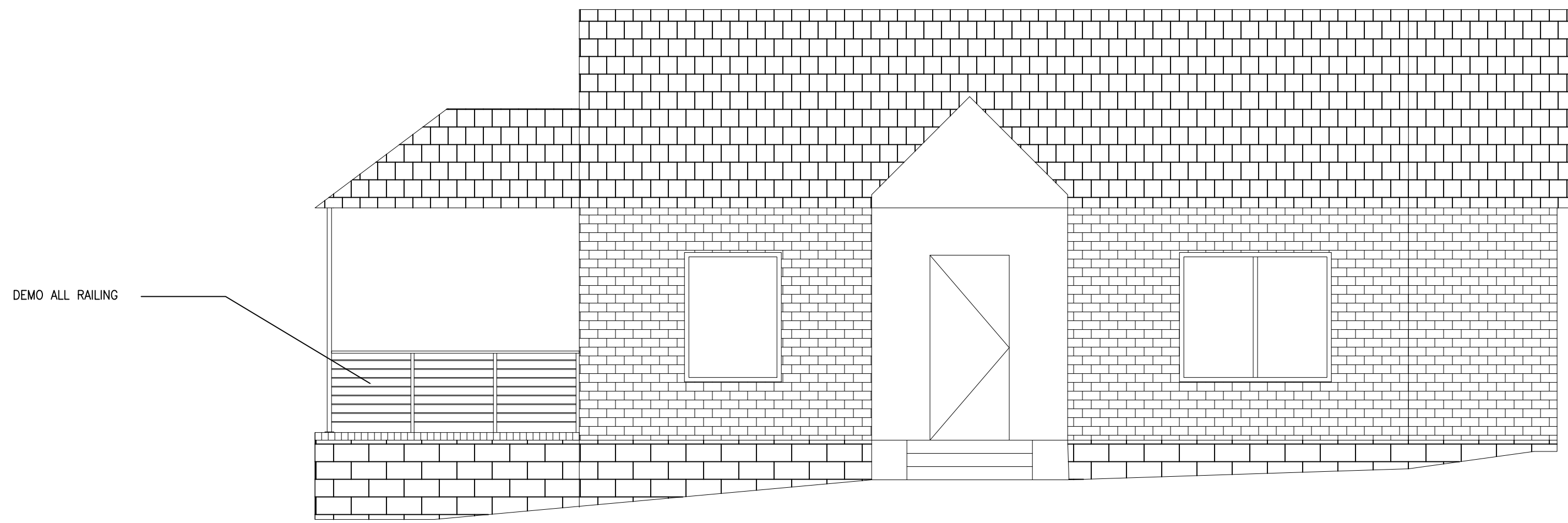
4 RIGHT ELEVATION— EXISTING
A0.2 SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION— EXISTING
A0.2 SCALE: 1/4" = 1'-0"



3 REAR ELEVATION— EXISTING
A0.2 SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION— EXISTING
A0.2 SCALE: 1/4" = 1'-0"

REVISIONS		
NO.	DATE	DESCRIPTION

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SHEET TITLE:
EXISTING ELEVATIONS
PLAN WITH
DEMOLITION

PROJECT NO. 25-0004-01	SHEET NUMBER A0.2 OF
ISSUE DATE: MARCH 28, 2025	

FLOOR PLAN LEGEND:

- EXISTING WALL TO REMAIN
- NEW WALL
- LINE ABOVE
- SD

SMOKE DETECTOR

FLOOR PLAN NOTES:

1. DO NOT SCALE DRAWINGS.
2. VERIFY DOOR, WINDOW ROUGH OPENINGS WITH ACTUAL MANUFACTURER'S PRODUCT DATA.
3. CONTRACTOR TO PATCH AND REPAIR WHERE DEMOLITION HAS OCCURRED TO ACCEPT NEW FINISHES.
4. VERIFY ALL FINISHES AND COLORS WITH OWNER BEFORE INSTALLATION.
5. PROVIDE GFCI OUTLETS PER CODE.
6. ALL WALL AND FLOOR ELECTRICAL OUTLET, CABLE, AND LOW VOLTAGE LOCATIONS TO BE VERIFIED WITH OWNER PRIOR TO INSTALLATION.
7. TYPICAL INTERIOR WALL 4 3/4" (STUD, TWO SIDES 5/8" GYP WALLBOARD) U.N.O.

REVISIONS		
NO.	DATE	DESCRIPTION

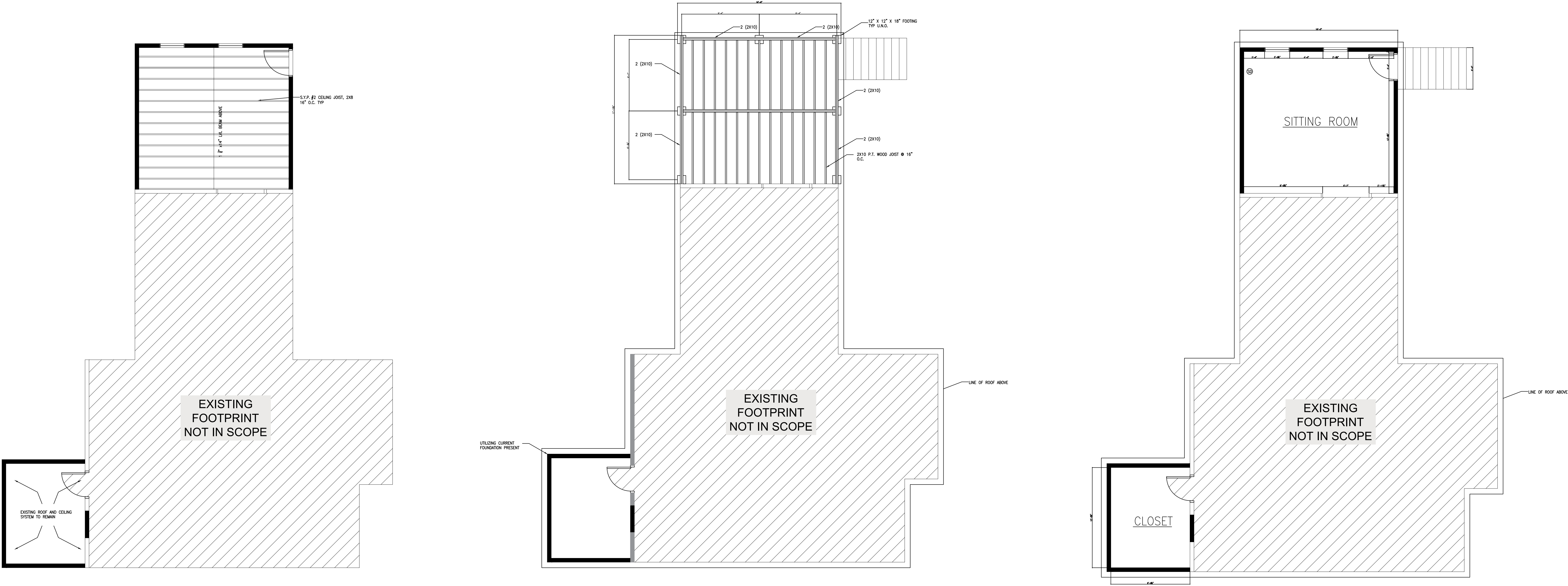
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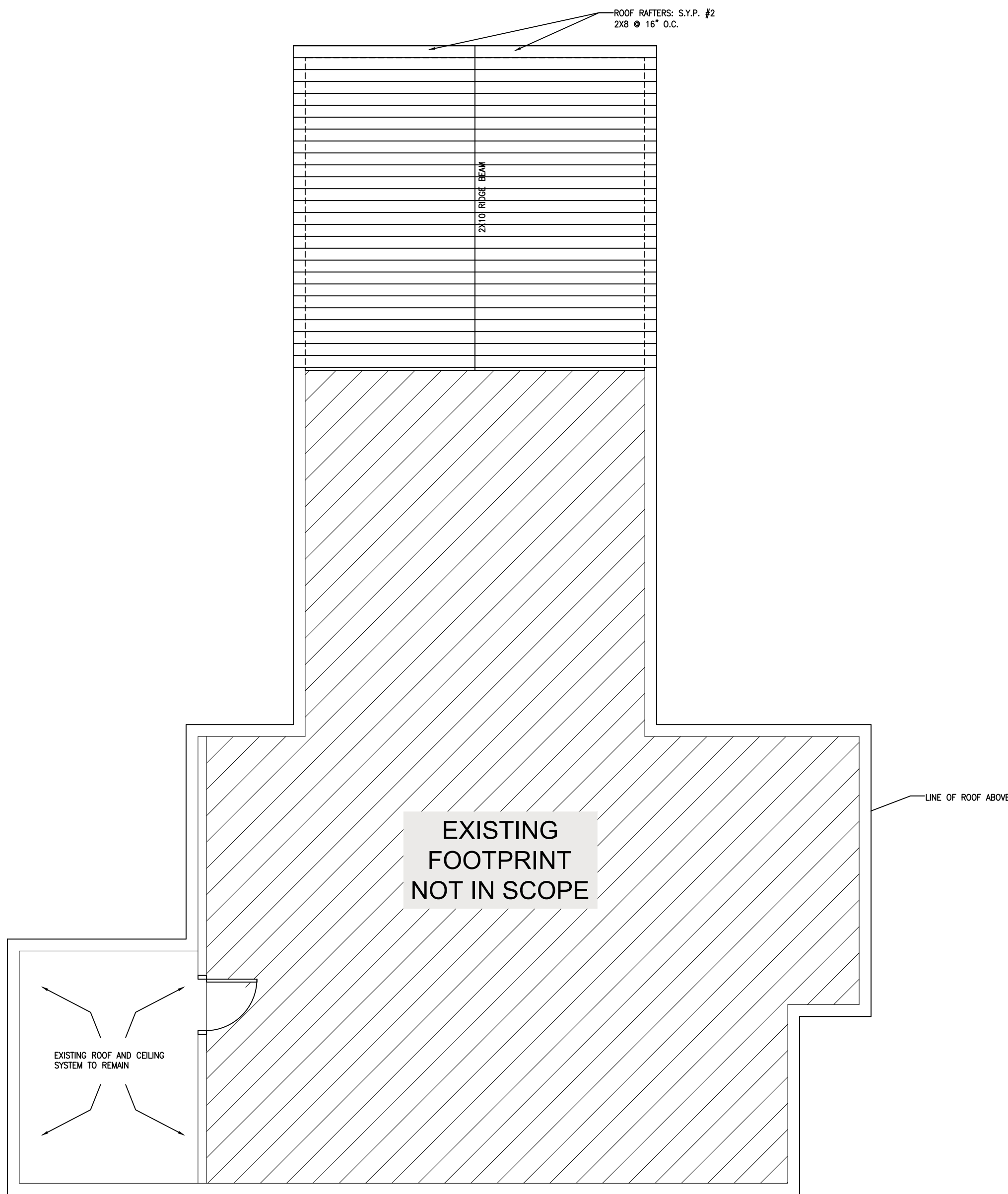
Smith Residence Addition
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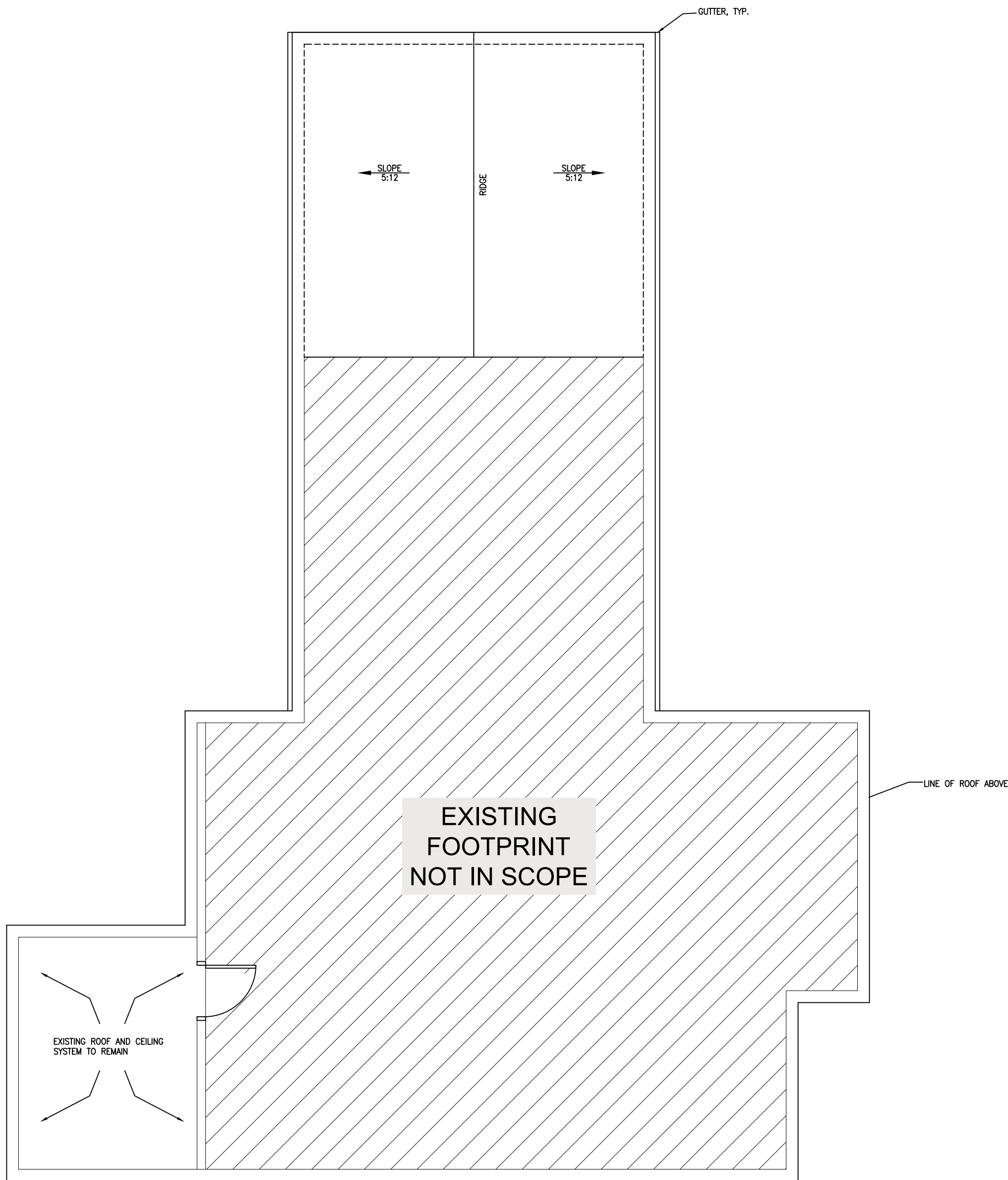
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elan ELAN DESIGN & REAL ESTATE, LLC. 1708 W CARIBAEA TRL SE ATLANTA, GA 30316 757.344.2440	
SHEET TITLE: PROPOSED FLOOR PLAN	
PROJECT NO. 25-0004-01	SHEET NUMBER A0.3
ISSUE DATE: MARCH 28, 2025	





2 ROOF FRAMING PLAN
A0.4 SCALE: 1/4" = 1'-0"



1 PROPOSED ROOF PLAN
A0.4 SCALE: 1/4" = 1'-0"

ROOF NOTES:

1. ROOF TO BE ASPHALT SHINGLES OVER FELT PER MANUFACTURER'S INSTRUCTIONS.
2. INSTALL CONTINUOUS SHINGLE OVER RIDGE VENT AND 2" CONTINUOUS SCREENS SOFFIT VENTS. PAINT SOFFIT VENTS TO MATCH.
3. PAINT ALL PLUMBING STACKS TO MATCH SHINGLES.
4. PROVIDED ALUMINUM GUTTER GUARDS W/ DOWNSPOUTS AS DIRECTED BY OWNER. PROVIDE CONCRETE SPLASHBLOCK AT EACH DOWNSPOUT.
5. PROVIDE A PREFINISHED DRIP EDGE AT ALL RAKE CONDITIONS.
6. PROVIDE COLLAR TIES.

FRAMING NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM WITH THE NATIONAL DESIGN SPECIFICATION WOOD CONSTRUCTION, AS PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
2. LUMBER FOR BEAMS, HEADERS, JOISTS AND RAFTERS SHALL BE SOUTHERN PINE NO. 2 OR EQUAL, UNLESS NOTED OTHERWISE.
3. DESIGN STRENGTH FOR LAMINATED VENEER LUMBER SHALL BE $F_b=2500$ PSI AND $E=1.7 \times 10^6$ PSI (1700 KSI)
4. PROVIDE INTERMEDIATE BLOCKING AT 8'-0" O.C. MAXIMUM IN ALL FLOOR JOISTS, OR PER MANUFACTURER'S PUBLISHED INSTRUCTIONS. GLUE AND SCREW 3/4" T&G PLYWOOD DECKING. CAULK ALL SILL PLATES TO THE FLOOR.
5. USE 2X4 STUDS FOR WALLS. USE 2X6 FRAMING AT ALL PLUMBING WALLS. PROVIDE BLOCKING AT MIDPOINT FOR ALL WALLS GREATER THAN 10'-0"
6. USE APA RATED 7/16" OSB OR PLYWOOD SHEATHING ON ALL FRAMED PORTIONS OF EXTERIOR WALLS. WRAP WITH TYVEK OR EQUAL HOUSEWRAP. WRAP WINDOW AND DOOR OPENINGS PER MANUFACTURER'S PUBLISHED INSTRUCTIONS.
7. USE HURRICANE CLIPS TO SECURE ROOF FRAMING TO TOP PLATE. USE APA RATED 1/2" OSB OR PLYWOOD ROOF DECKING.
8. PROVIDE FASTENING OF STRUCTURAL MEMBER IN ACCORDANCE WITH IRC TABLE R602.3(3).
9. DO NOT SCALE DRAWINGS. FOLLOW WRITTEN DIMENSIONS ONLY. DIMENSIONS ARE TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE.
10. NOTIFY THE DESIGNER OF ANY DISCREPANCIES ARISING FROM THE USE OF THESE DOCUMENTS PRIOR TO CONSTRUCTION.

REVISIONS		
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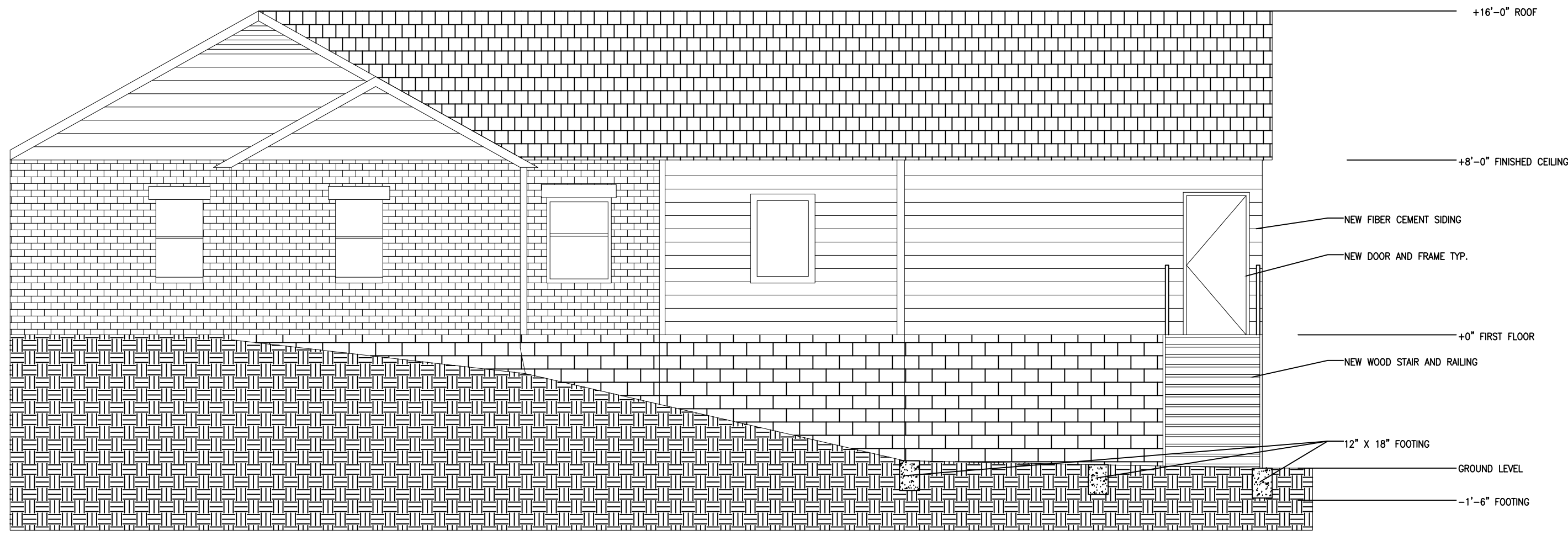
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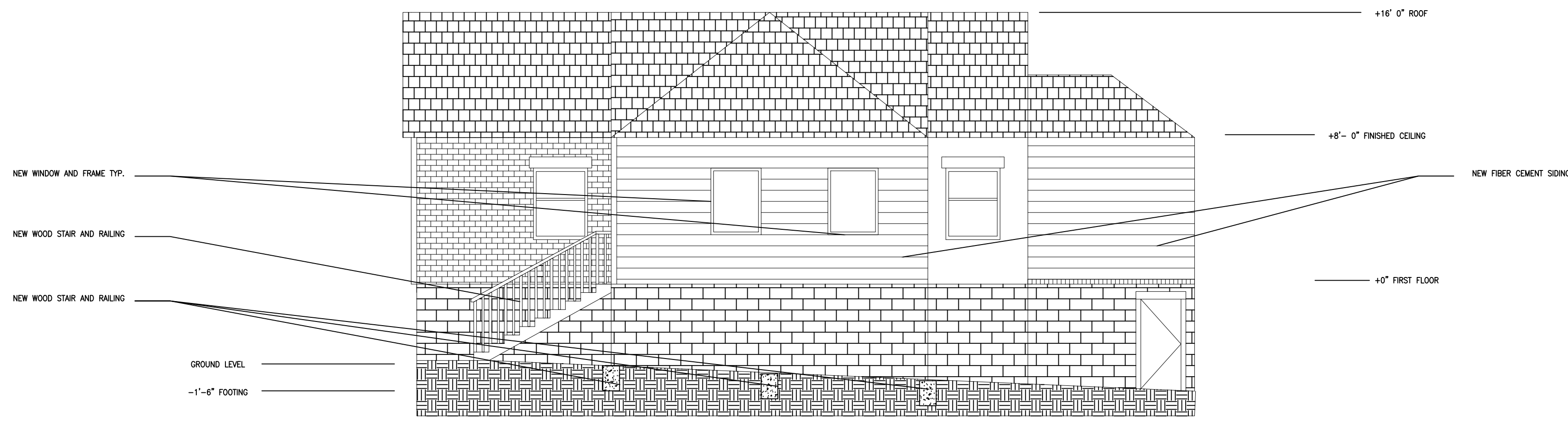
SHEET TITLE:
PROPOSED ROOF FRAMING AND ROOF PLAN

PROJECT NO. 25-0004-01	SHEET NUMBER A0.4 OF
ISSUE DATE: MARCH 28, 2025	

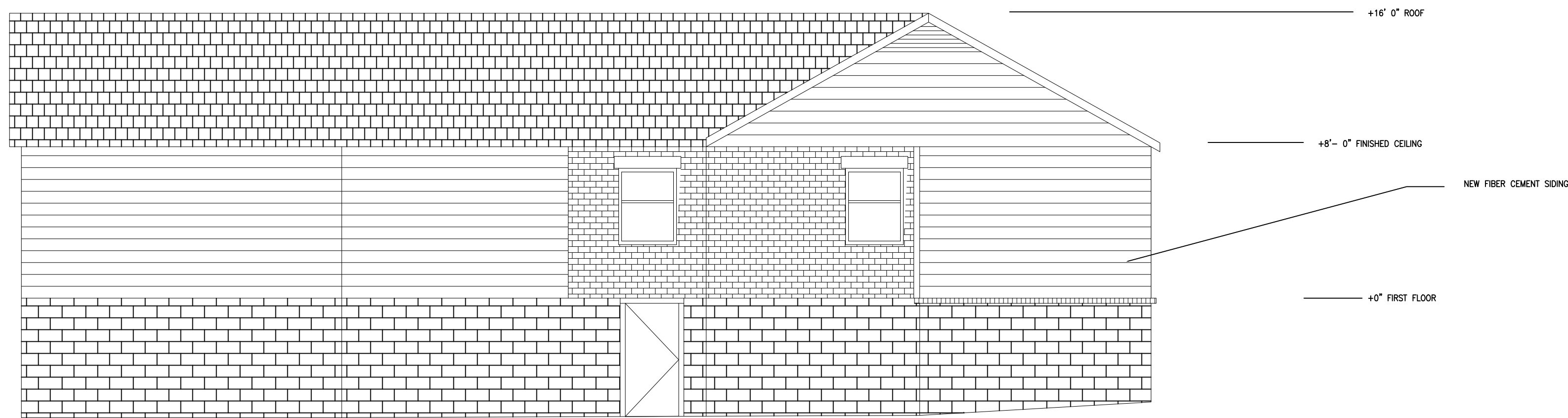
REVISIONS		
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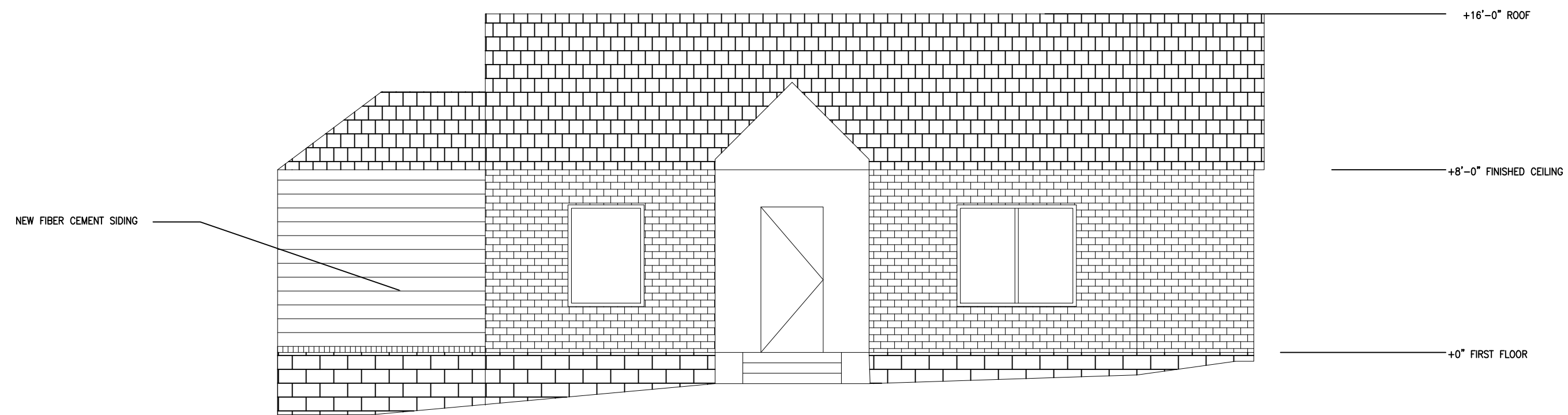
4 RIGHT ELEVATION— PROPOSED
A0.5 SCALE: 3/16" = 1'-0"



3 REAR ELEVATION— PROPOSED
A0.5 SCALE: 3/16" = 1'-0"



2 LEFT ELEVATION— PROPOSED
A0.5 SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION— PROPOSED
A0.5 SCALE: 3/16" = 1'-0"

Smith Residence Addition
629 Cofield Drive, Hapeville, GA 30354

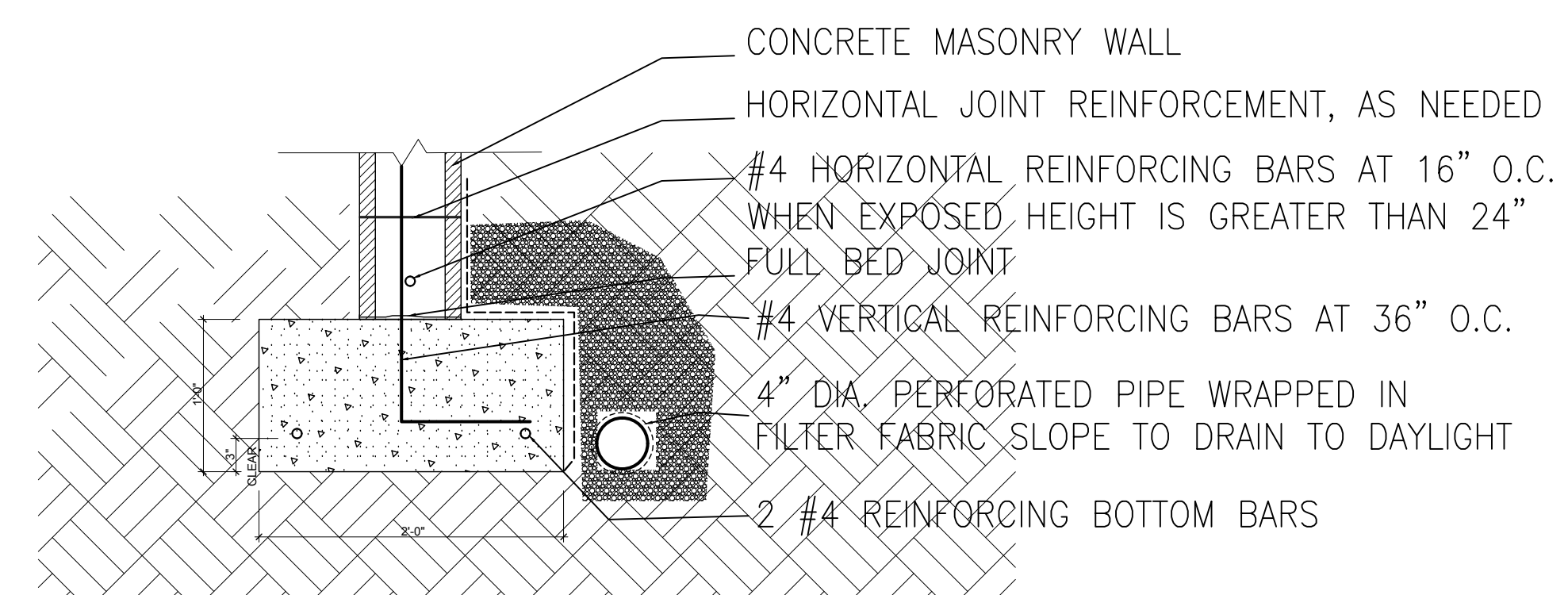
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CONSTRUCTION

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SHEET TITLE:
PROPOSED EXTERIOR
ELEVATIONS

PROJECT NO. 25-0004-01	SHEET NUMBER A0.5 OF
ISSUE DATE: MARCH 28, 2025	

[illegible]

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Smith Residence Addition
629 Coffield Drive, Hapeville, GA 30354

629 Coffield Drive, Hapeville, GA 30354

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SHEET TITLE
WALL SECTION

PROJECT NO. 25-0004-01	SHEET NUMBER A0.6
ISSUE DATE MARCH 28, 2025	OF



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

DATE: June 12, 2025
 TO: Tonya Hutson
 FROM: Lynn Patterson
 RE: **Design Review – 493 Woodrow Avenue**

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

BACKGROUND

The City of Hapeville has received a design review application from Charles Askewon behalf of Heritage Properties to build a single-family home on a vacant lot located at 493 Woodrow Ave. Per the application, the single family dwelling will be 2,9,73 SF with 4 BR, 3 BA with an attached side entry garage. The height of the dwelling has not been provided.

Proposed materials are cementitious siding and architectural asphalt shingles.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

- ✓ Except where indicated, setbacks shall be established by zoning.
- ⊘ On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- ✓ Minimum building heights shall be established by zoning.
- ✗ Within subareas D and E maximum building heights shall be as established by zoning, except that:

Where this chapter provides a more-stringent standard as compared to the zoning code, the more-stringent standard shall prevail. The only exception to this shall be a use grandfathered under the zoning code.

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

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

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

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

STAFF COMMENT: Building height not provided. Sidewalk not included. See last page for Design Exception guidance.

(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 Tree Conservation Plan must be provided and approved by the City with Arborist.

(c) Utility Standards

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

STAFF COMMENT: Location of HVAC is not shown - Ensure mechanical is screened. Front light required at door.

(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: 10' driveway with grass strip (3') and two concrete strips (3.5' each).

(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: Shingles must provide 30 year warranty. Gutters and downspouts should be detailed on drawings. Overhang dimensions should be 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 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: Slab foundation – recommend brick or stone water table. Provide actual porch depth (required 8') and width (required 80% - 100%, would require a design exception). Porch is at grade. If modified and stairs are required, risers must be enclosed and any railing must meet standards.

(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: Provide building numbers. Provide window recess information (wood windows should have adequate recess). Provide trim detail, including center mullions. Provide calculations to confirm window percentage of façade for each story. Provide sill detail.

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

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

Other:

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

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

STAFF COMMENT: Suggest turndown for slab foundation. Provide sill elevation.

FINDINGS

Items that are not in compliance or need addressing:

- Replace birdbox returns with sloped soffit.
- No sidewalk shown. DRC may consider a design exception. See next page.
- Provide building height.
- Provide actual porch depth (required 8') and width (required 80% - 100%, would require a design exception).
- Provide overhang dimensions.
- Provide window detail including window recess (min 2").
- Provide calculations to confirm window percentage of façade for each story compliance.
- Provide trim detail for compliance with requirements.
- Provide sill detail per above requirements.
- Specify 30 year warranty for roof shingles
- Show location of mechanical and screening if required.
- Provide overhang dimensions.
- Show building numbers
- Show front light at door.
- Provide gutters and downspouts details and locations
- Submit Tree Conservation Plan to City for approval by City Arborist.

- As the foundation is a slab, DRC may require a brick or stone water table.
- Consider turn down grade for required elevation and porch at grade. If not, Design Exception is required.
- If porch is elevated, stair risers must be enclosed and railings must meet design standards.
- Provide sill height.

Sidewalk Evaluation

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

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 6/2/25

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: Charles Askew Contact Number: [REDACTED]

Applicants Address: 3055 Highburg tr. Atlanta, GA. 30354

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

Address of Proposed Work: 493 Woodrow Avenue

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0094-0008-023-2

Property Owner: Heritage Properties LLC Contact Number: [REDACTED]

Project Description (including occupancy type): Construction of new 2 story Single Family Home on concrete slab. The overall building height is 28'-11" with an approximate square footage size of 2,973 SF, with 2,553 SF heated & unheated. There will be 4 BR's & 3 baths

Contractors Name: Charles Askew Contact Number: [REDACTED]

Contact Person: Charles Askew 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.

Charles Askew
Applicants Signature

6/2/25
Date

Project Class (check one):

☒ Residential ☐ Commercial ☐ Mixed-Use Development

Project Type:

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

Total Square Footage of proposed New Construction: 2,973 SF

Total Square Footage of existing building: N/A

Estimated Cost of Construction: \$280,000

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

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

Hardi Plank
Architectural Asphalt Shingles For Roof
Pressure treated wood Posts
Vinyl Windows

Will any trees be removed to accommodate the project? Yes, there will be a total of 5 trees removed in order to accommodate this new build.

NOTICE

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

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

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

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

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

(Please Print & Initial)

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



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.

Charles Ashew

Printed Name

Charles Ashew

Signature

6/2/25

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.

EROSION CONTROL NOTES:

1. PRIOR TO ANY LAND DISTURBANCE, CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE EROSION CONTROL DEPARTMENT
2. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO CONSTRUCTION.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL MEASURES BEYOND THE APPROVED PLAN SHALL BE IMPLEMENTED AS NECESSARY.
4. DISTURBED AREAS LEFT IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
5. EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN , AND REPAIRED AS NECESSARY.
6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INTALLED, IF DETERMINED NECESSARY BY ON SITE INSPECTION.
7. SILT FENCE SHALL BY "TYPE S" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED.
8. DOUBLE ROW OF SDI-S REQUIRED, IF DISTURBED AREA IS WITHIN 200 FEET OF STATE WATERS.
9. NO GRADED SLOPE SHALL EXCEED 3H:1V

LEGEND

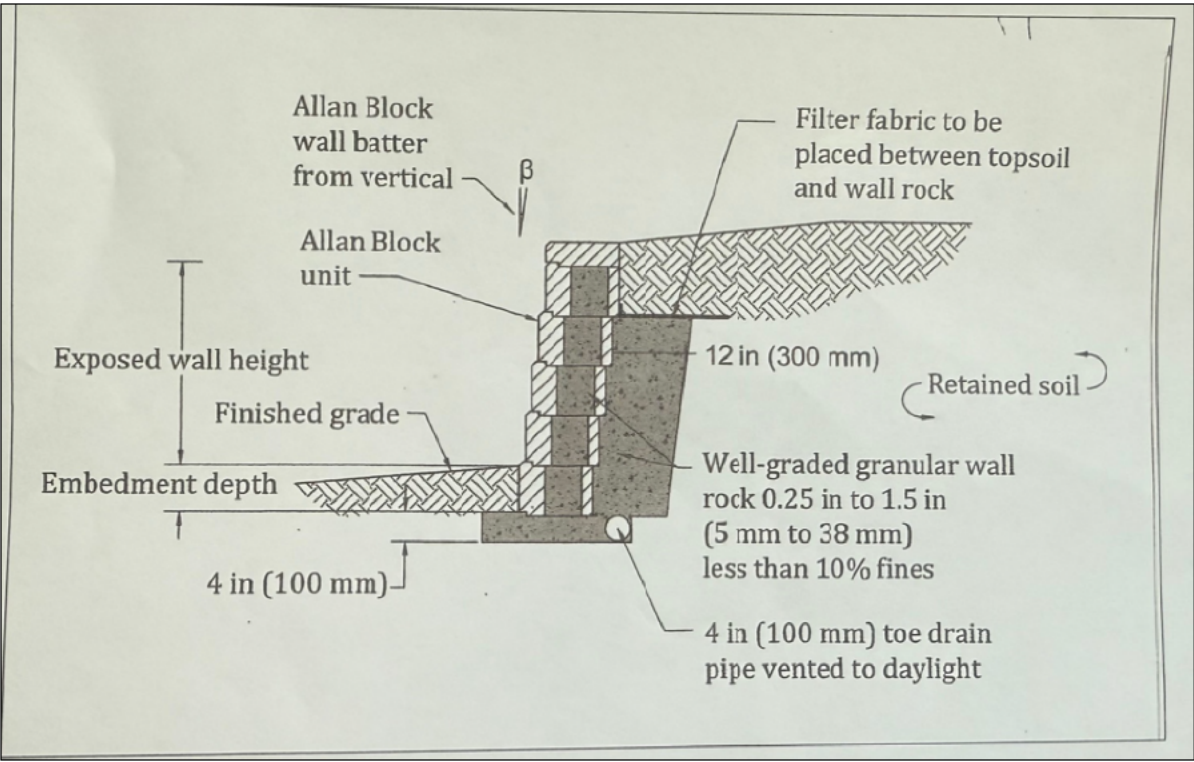
PROPOSED BUILDING
EXISTING TOPOGRAPHIC CONTOURS
PROPOSED TOPOGRAPHIC CONTOURS
EXISTING SPOT ELEVATIONS
PROPOSED SPOT ELEVATIONS
Sd1-S SILT FENCE BARRIER.
Co CONST. EXIT/ ENTRANCE.
Ds1 TEMPORARY COVER OF PLAT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Ds2 ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3 ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHURUBS. VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS.
Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)
DU CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON LAND DISTURBING ACTIVITIES

P.O.B. POINT OF BEGINNING
P.O.R. POINT OF REFERENCE
I.P.S. 1/2" IRON PIN SET
O.H.P. OVERHEAD POWER LINE
CLF CHAIN LINK FENCE
P.P. POWER POLE
L.L.L. LAND LOT LINE
I.P.F. 1/2" IRON PIN FOUND
C.L. CENTER LINE
X LOT NUMBER
WM WATER METER
G.M GAS METER
GUY WIRE
NEW TREE

NOTE:

- 1- ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
- 2- ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
- 3- DUMPSTER SHALL NOT BE LOCATED INSIDE OF TREE PROTECTION FENCE.
- 4- NO STANDING WATER.
- 5- IF NEW UNDERGROUND UTILITIES ARE REQUIRED TO BE BUILT, NEW PLANS MUST BE SUBMITTED FOR REVIEW.
- DIRT STATEMENT:
CUT = 15 CU.YDS.
FILL = 15 CU.YDS.
DIRT TO BE BALANCE ON SITE
DEMOLITION DEBRIS= 120 CU.YDS.
- DEBRIS TO BE REMOVED IN TRUCKS
- QUANTITIES ARE APPROXIMATE

ALLAN BLOCK RETAINING WALL



SITE PLAN NOTES

1. NO FILL SLOPE OR RETAINING WALLS REQUIRED FOR CONSTRUCTION
2. ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
3. DUMPSTERS AND/OR TEMPORARY SANITATION FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY
4. ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRED A COMPACTION CERTIFICATION BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO FOOTERS BEING POURED.
5. LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREA PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.

FLOOD STATEMENT

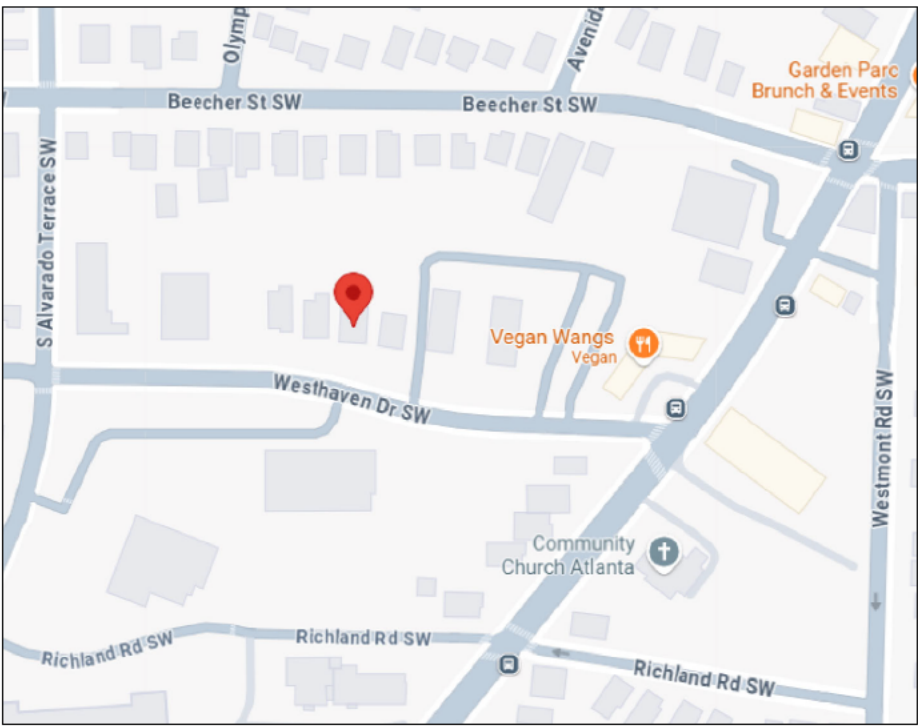
NO PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY "F.I.A. OFFICIAL FLOOD HAZARD MAP PANEL # 13121C0367F DATE: 9/18/2013 NO WATER OF STATE EXIST. WITHIN 200 FEET OF PROJECT SITE

INSTRUMENT USED:

GEOMAX ZOOM 90 ROBOTIC TOTAL STATION.
REFERENCE USE: DB: 66179 PG: 321
REFERENCE USE: PB: 7 PG: 58

SCOPE OF WORK:

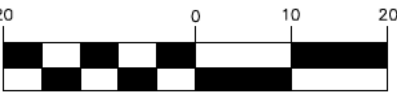
THIS PROJECT IS FOR NEW CONSTRUCTION OF A SINGLE FAMILY 2 STORY RESIDENCE.



VICINITY MAP

NTS

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

SITE DATA

LOT AREA

5,982. sq.ft.
0.137 acres

TOTAL DISTURDED AREA

5,449 SQ FT. OR 0.13 AC.

LOT COVERAGE AREA OF IMPERVIOUS SURFACE:

NEW HOUSE / PORCH ----- 1,643 SQ.FT.
NEW CONC DRIVEWAY ----- 969 SQ.FT.
NEW CONC WALK ----- 65 SQ.FT.
NEW RETAIN WALL ----- 70 SQ.FT.

TOTAL IMPERVIOUS AREA ----- 2,747 SQ.FT.

LOT COVERAGE ----- 46%

PROPOSED FLOOR AREA RATIO

MAIN FLOOR HEATED ----- 1,093 SQ.FT.
SECOND FLOOR HEATED AREA ----- 1,440 SQ.FT.

HEATED FLOOR AREA --- 2,533 SQ.FT./ 5,982 SQ/FT= .42

CONTRACTOR/DEVELOPER

GERARDO CAMPOS
CELL: (770)-742-1850
gcconstruction16@gmail.com

SHEET INDEX

- NO. 1 SITE PLAN & GRADING
NO. 2 RAIN GARDENS SYSTEM
NO. 3 CONSTRUCTION STANDARDS



NOTE:
1. RAIN GARDEN MANAGEMENT PLAN WILL CONSIST 200 S.F X 18" DEED RAIN GARDEN WITH NEW ROOF RUNOFF TO BE PIPED TO RAIN GARDEN. (SEE DETAIL SHEET 2)

NOTE:

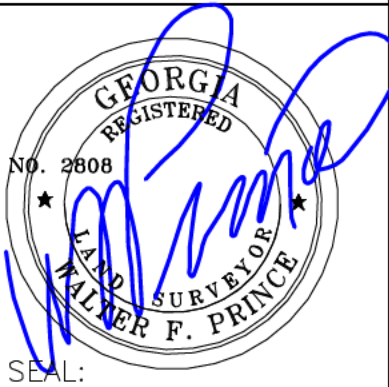
- THE PUBLIC SEWER LINE
- THE PROPOSED SANITARY SEWER SERVICE WITH A CLEAN OUT (LABEL SERVICE AS "NEW" OR "EXISTING")
- THE PROPOSED CONTOURS/GRADING LINES (IF NO GRADING WILL BE PERFORMED ,LABEL " NO GRADING CHANGES" ON PLAN)
- THE ESTIMATED CUT AND FILL QUANTITIES IN CUBIC YARDS
- THE ESTIMATED DISTURBED AREA IN ACRES.

NOTE:

1. EXISTING UTILITIES TO BE REUSED. SL,GL,WL
2. "ONLY FOOT TRAFFIC WILL OCCUR IN AREA, NO HEAVY MACHINERY"
3. SAN SEWER CONNECTION TO BE CONNECTED TO EXIST. SERVICE. CONTRACTOR SHALL VERIFY LOCATION PRIOR BEGINING OF CONSTRUCTION

REVISIONS

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION: THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN:



24 HOUR CONTACT/DEVELOPER

GERARDO CAMPOS
CELL: (770)-742-1850

HURD PRINCE & ASSOCIATES, INC.

Consulting Planners & Surveyors
110 MLK SR HERITAGE TRAIL
STOCKBRIDGE, GEORGIA 30281-3424
Phone (678)-593-5450 Cell (404) 372-7304

PROJECT ADDRESS

493 WOODROW AVENUE
HAPEVILLE GA. 30354
PARCEL ID: 14 009400080232

LAND LOT:	LAND LOT 94	STATE:	GEORGIA
DISTRICT:	14 TH DISTRICT		
CITY:	HAPEVILLE		
COUNTY:	FULTON		

ZONED R-SF

FRONT SETBACK 15 FEET
SIDE SETBACK 5 FEET
REAR SETBACK 20 FEET

SHEET TITLE:

SITE PLAN AND SOIL
EROSION CONTROL
PLAN FOR:

**HERITAGE
PROPERTIES, INC**

DATE: APRIL 24, 2025

JOB: 28754

DRAWN: W.A

CHECKED: F.P.

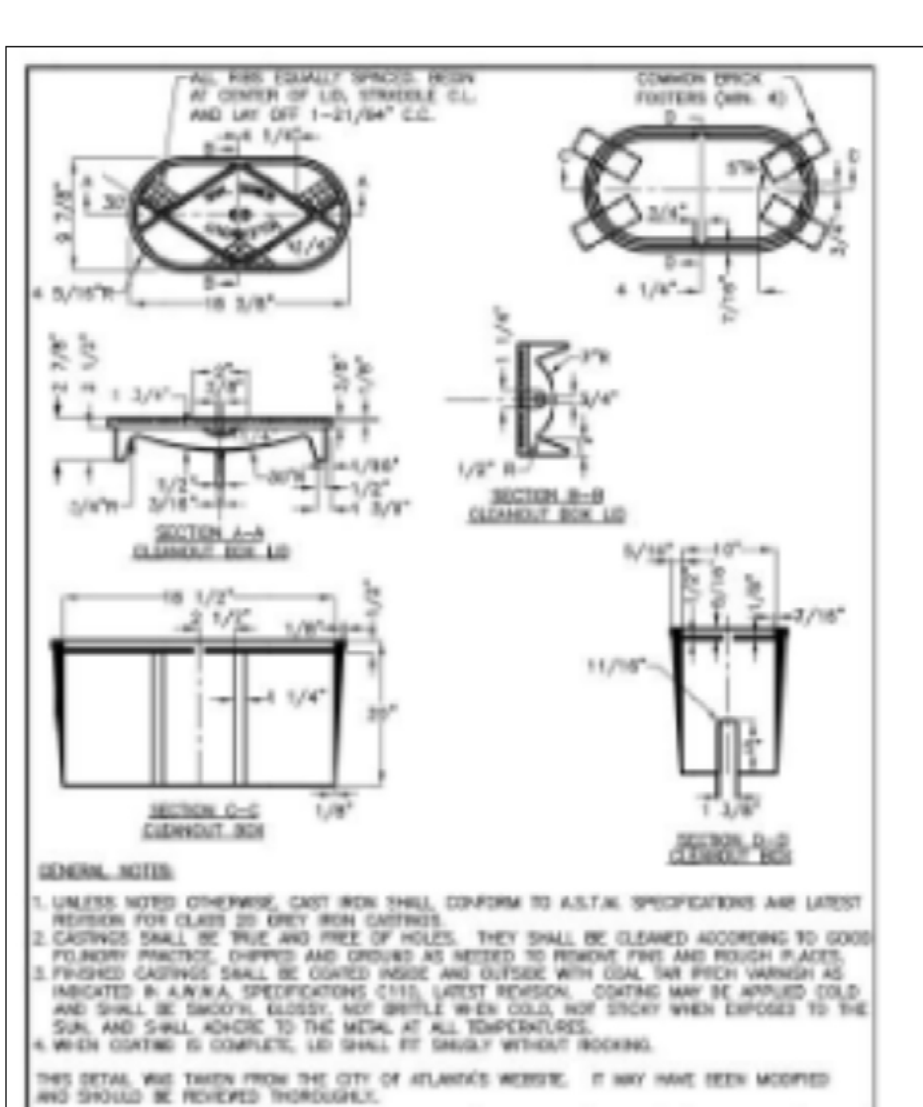
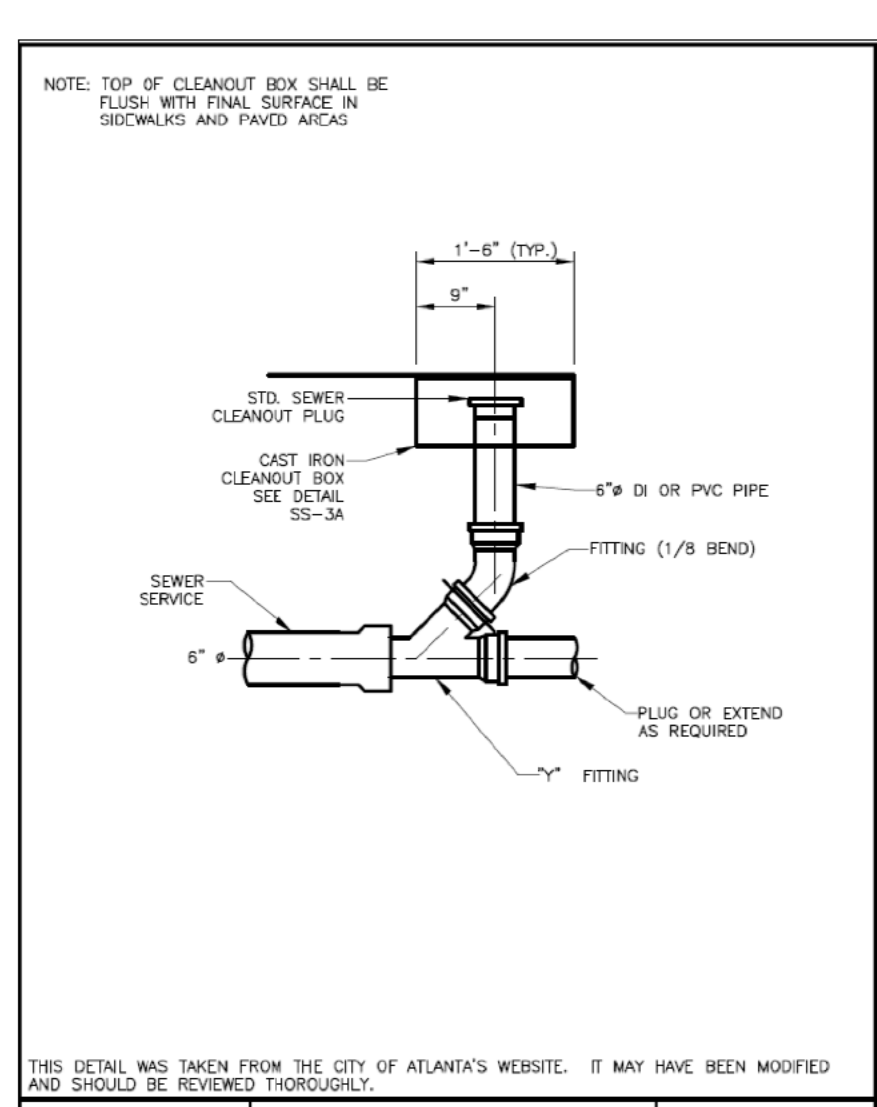
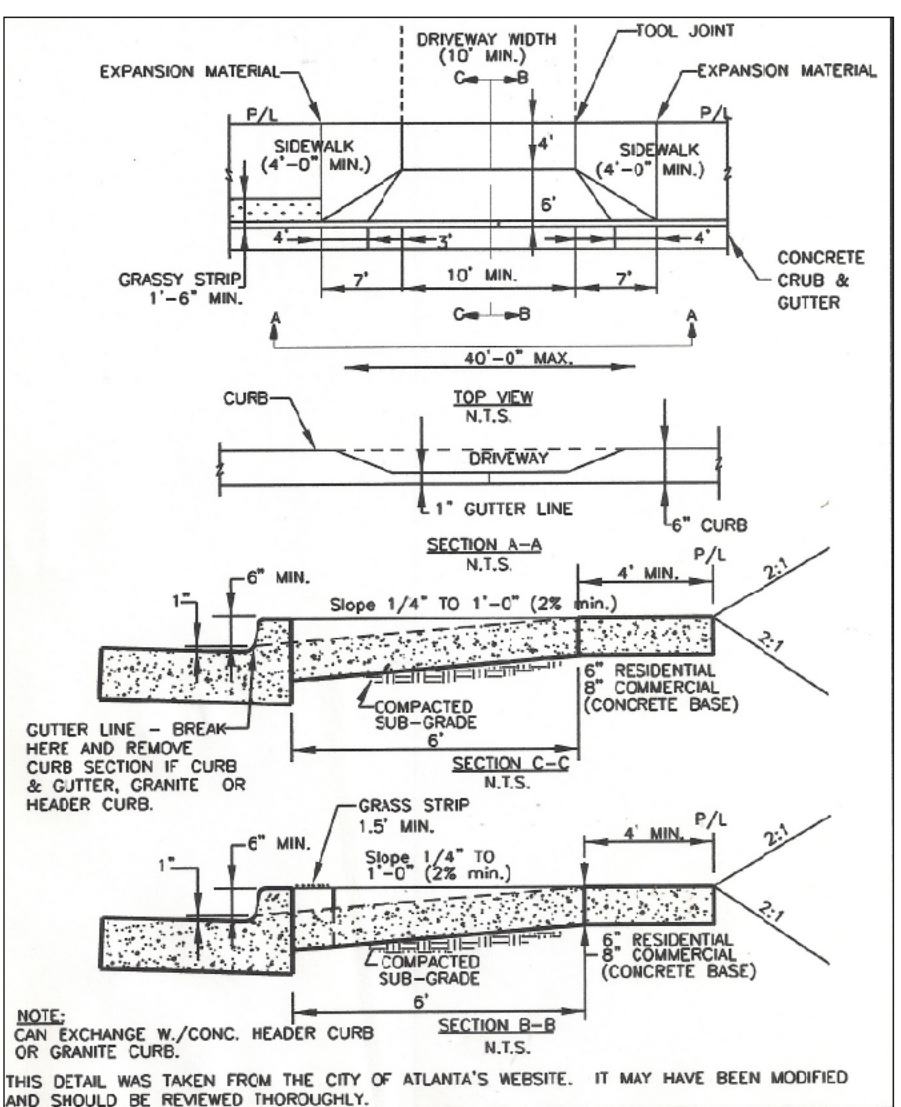
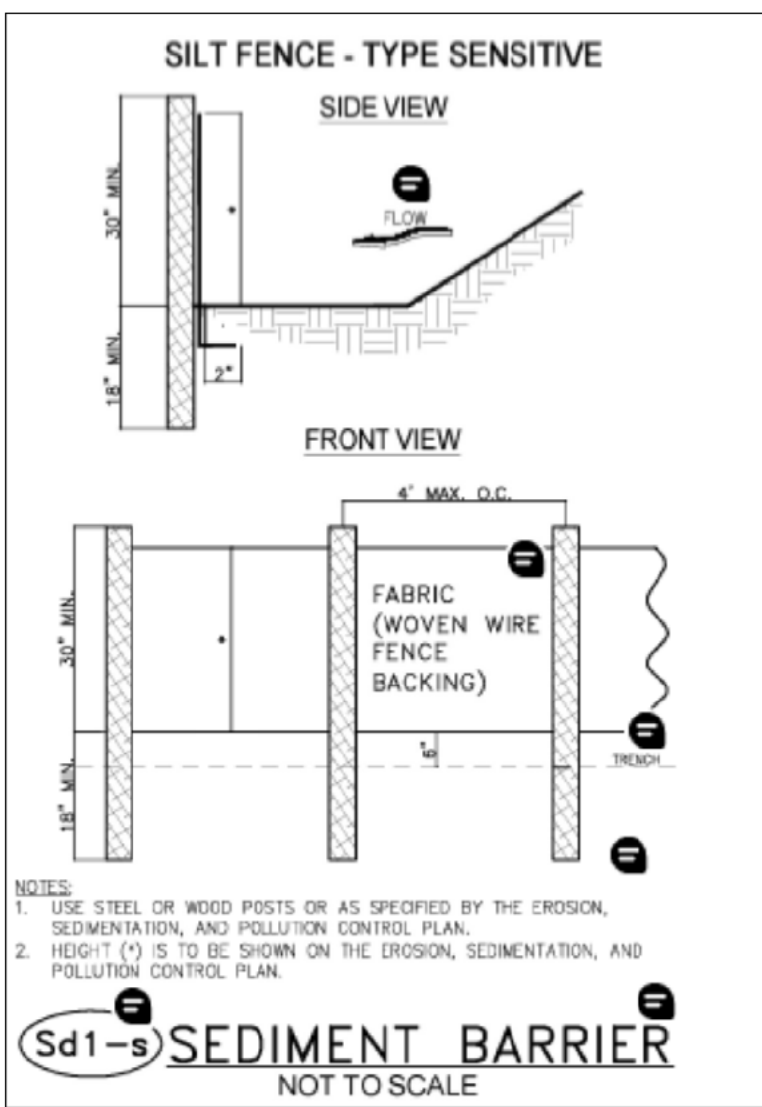
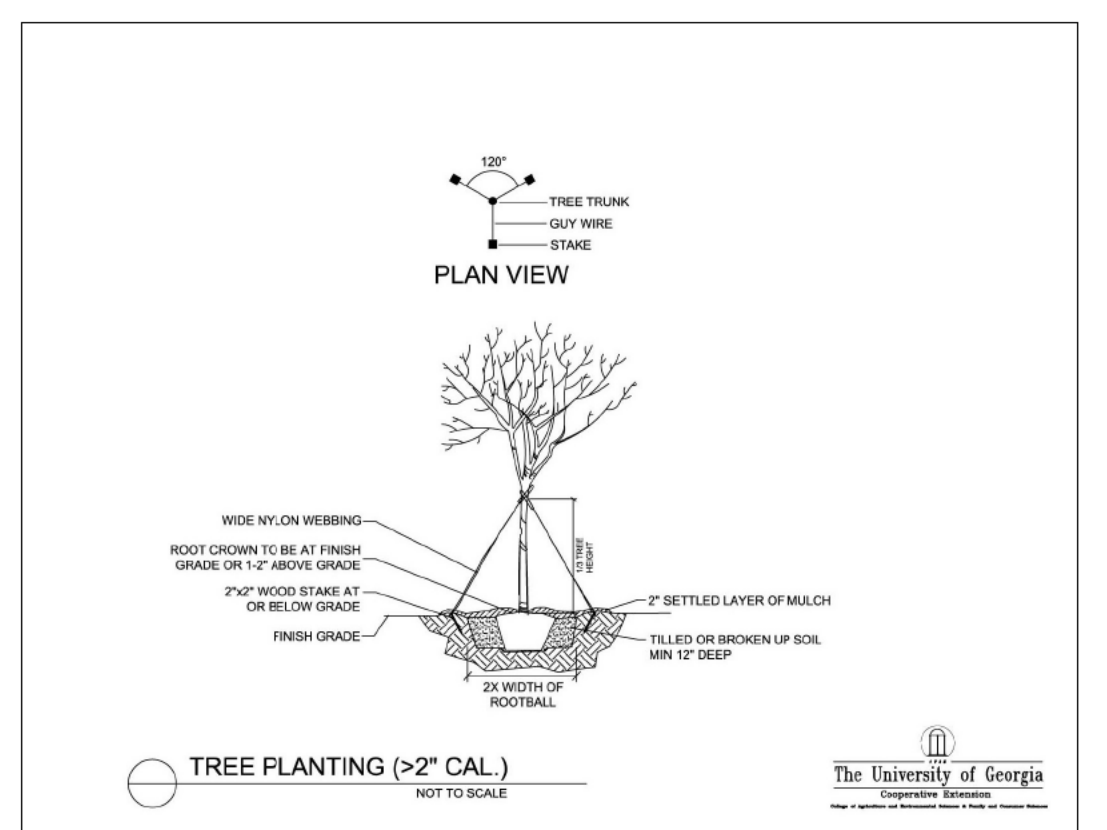
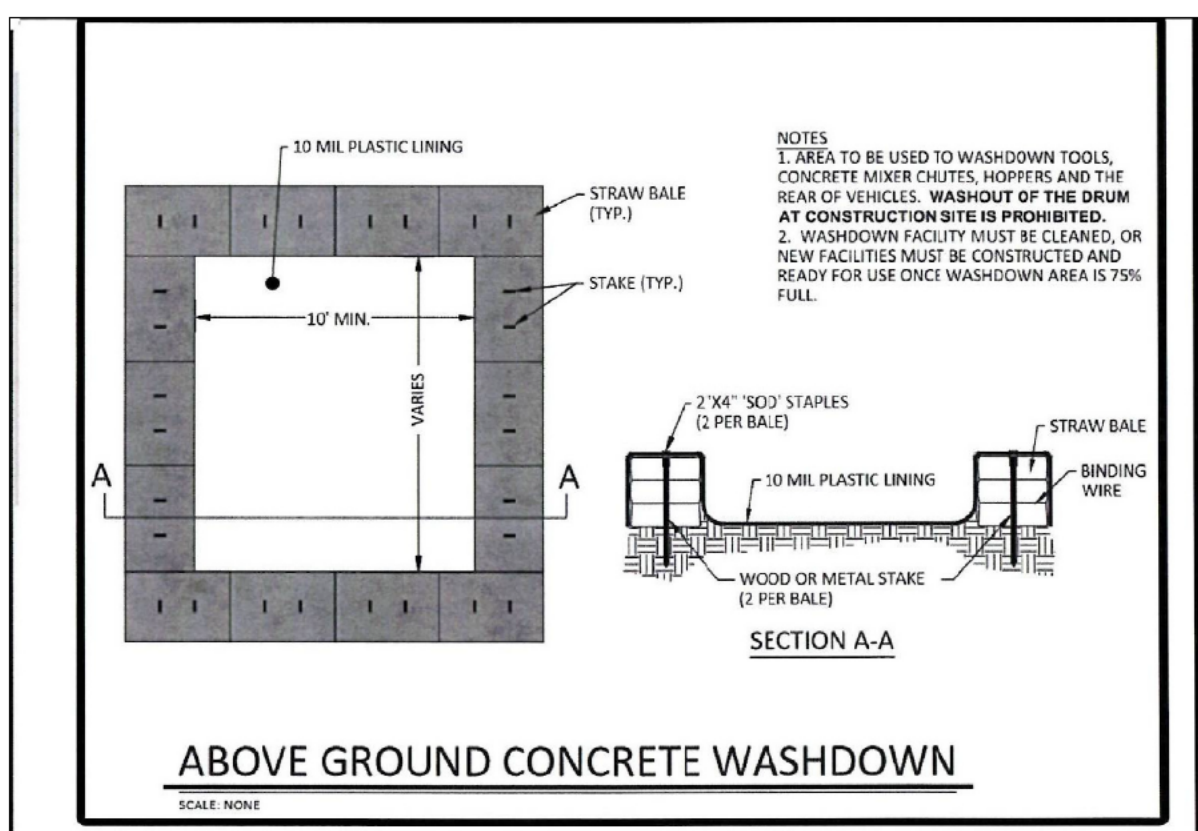
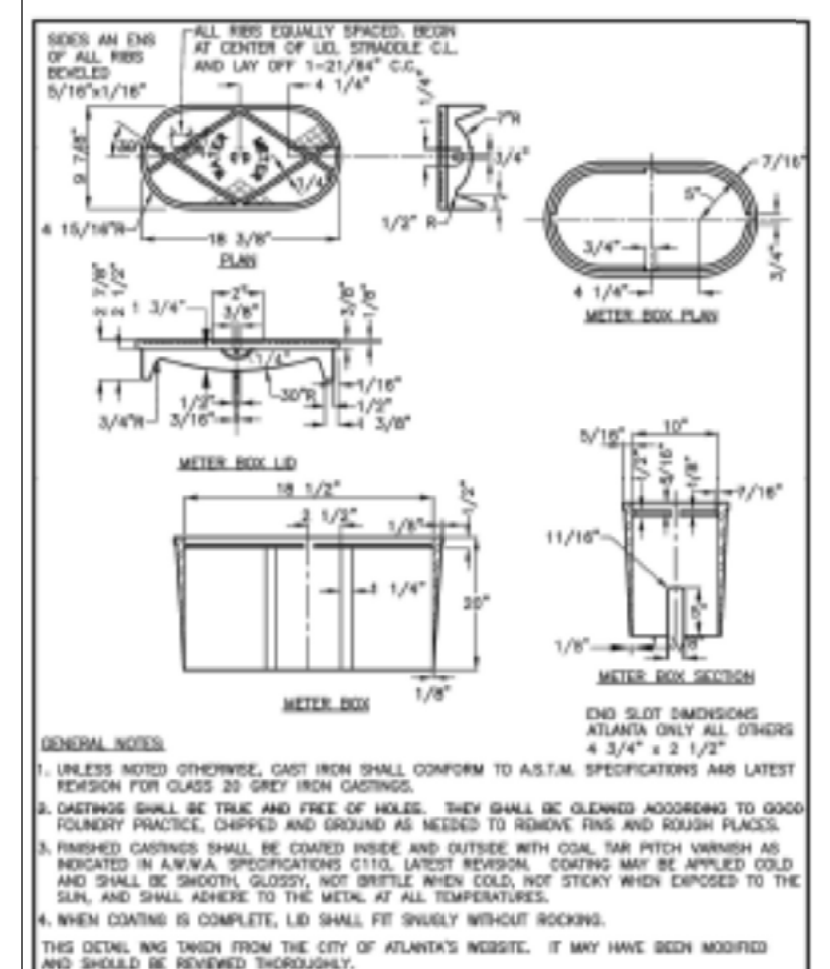
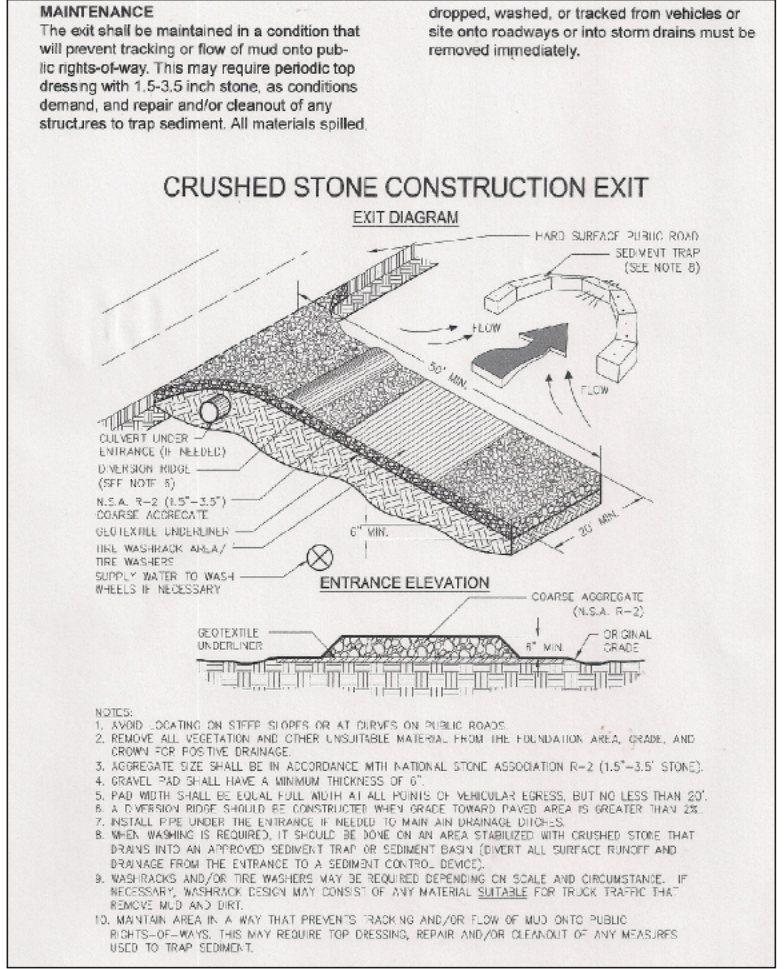
SHEET NUMBER:

SHEET 1 OF 3

EROSION & SEDIMENT CONTROL

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Ch	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, existing stream, or ditch.
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Sd3	TEMPORARY SEDIMENT BASIN			A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out.
Sk	FLOATING SURFACE SKIMMER			A buoyant device that releases/drains water from the surface of sediment ponds, traps, or basins at a controlled rate of flow.
St	STORMDRAIN OUTLET PROTECTION			A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)			Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)			Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)			Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SODDING)			A permanent vegetative cover using sods on highly erodible or critically eroded lands.
Du	DUST CONTROL ON DISTURBED AREAS			Controlling surface and air movement of dust on construction site, roadways and similar sites.



REVISIONS

IT IS HEREBY CERTIFIED THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION: THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

GEORGIA REGISTERED SURVEYOR NO. 2808 WILFRED F. PRINCE

24 HOUR CONTACT/DEVELOPER
GERARDO CAMPOS
CELL: (770)-742-1850

HURD PRINCE & ASSOCIATES, INC.
Consulting Planners & Surveyors
110 MLK SR HERITAGE TRAIL
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PROJECT ADDRESS
493 WOODROW AVENUE
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PARCEL ID: 14 009400080232

LAND LOT: 14 TH DISTRICT
CITY: HAPEVILLE
COUNTY: FULTON
STATE: GEORGIA

ZONED R-SF
FRONT SETBACK 15 FEET
SIDE SETBACK 5 FEET
REAR SETBACK 20 FEET

SHEET TITLE:
CONSTRUCTION STANDARDS
HERITAGE PROPERTIES, INC

DATE: APRIL 24, 2025
JOB: 28754
DRAWN: W.A.
CHECKED: F.P.
SHEET NUMBER:
3

SHEET 3 OF 3

HERITAGE PROPERTIES LLC

493 WOODROW AVE
HAPEVILLE, GA. 30354

GENERAL NOTES

1. CONTRACTORS SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOUND IN THE PLANS, DETAILS, AND DIMENSIONS BEFORE PROCEEDING WITH CONSTRUCTION.
2. CONTRACTOR SHALL BEAR RESPONSIBILITY FOR VERIFYING COMPLIANCE OF THE SHOP DRAWINGS WITH THE CONSTRUCTION DOCUMENTS PRIOR TO ORDERING MATERIALS OR BEGINNING FABRICATION.
3. ALL CONSTRUCTION SHALL COMPLY WITH ALL MUNICIPAL BUILDING CODES & LOCAL ORDINANCES.
4. ALL DIMENSIONS, UNLESS NOTED OTHERWISE ARE FROM FACE OF STUDS. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

CONTRACTOR

SKEWED DESIGNS LLC
CHARLES ASKEW
PH: (404) 720-4260
EMAIL: CASKEW@SKEWED-DESIGNS.COM

DRAWN BY

CHARLES ASKEW
TEL: (404) 720-4260
EMAIL: CASKEW@SKEWEDPERCEPTIONS.COM

PROJECT SUMMARY

CONSTRUCTION OF NEW 2 STORY HOME ON CONCRETE SLAB
WITH SIDE ENTRY 2 CAR GARAGE.

BUILDING CODE ANALYSIS

CONSTRUCTION TYPE VB:
RESIDENTIAL SINGLE FAMILY HOMES
ZONED: R-SF
SETBACKS- FRONT 15'-0", SIDES- 5'-0", REAR- 20'-0"

DRAWING INDEX

T-1	COVER SHEET-BUILDING INFORMATION & VICINITY MAP
A-S	SITE PLAN
F-1.0	FOUNDATION PLAN AND DETAILS
A-1.0	PROPOSED FIRST FLOOR PLAN & CEILING FRAMING PLAN
A- 1.1	PROPOSED SECOND FLOOR PLAN & 2ND FLOOR CEILING FRAMING PLAN
A- 1.2	ELECTRICAL PLAN & CEILING FRAMING PLAN
A- 1.3	ROOF PLAN & ROOF FRAMING PLAN
A- 2.0	PROPOSED ELEVATIONS

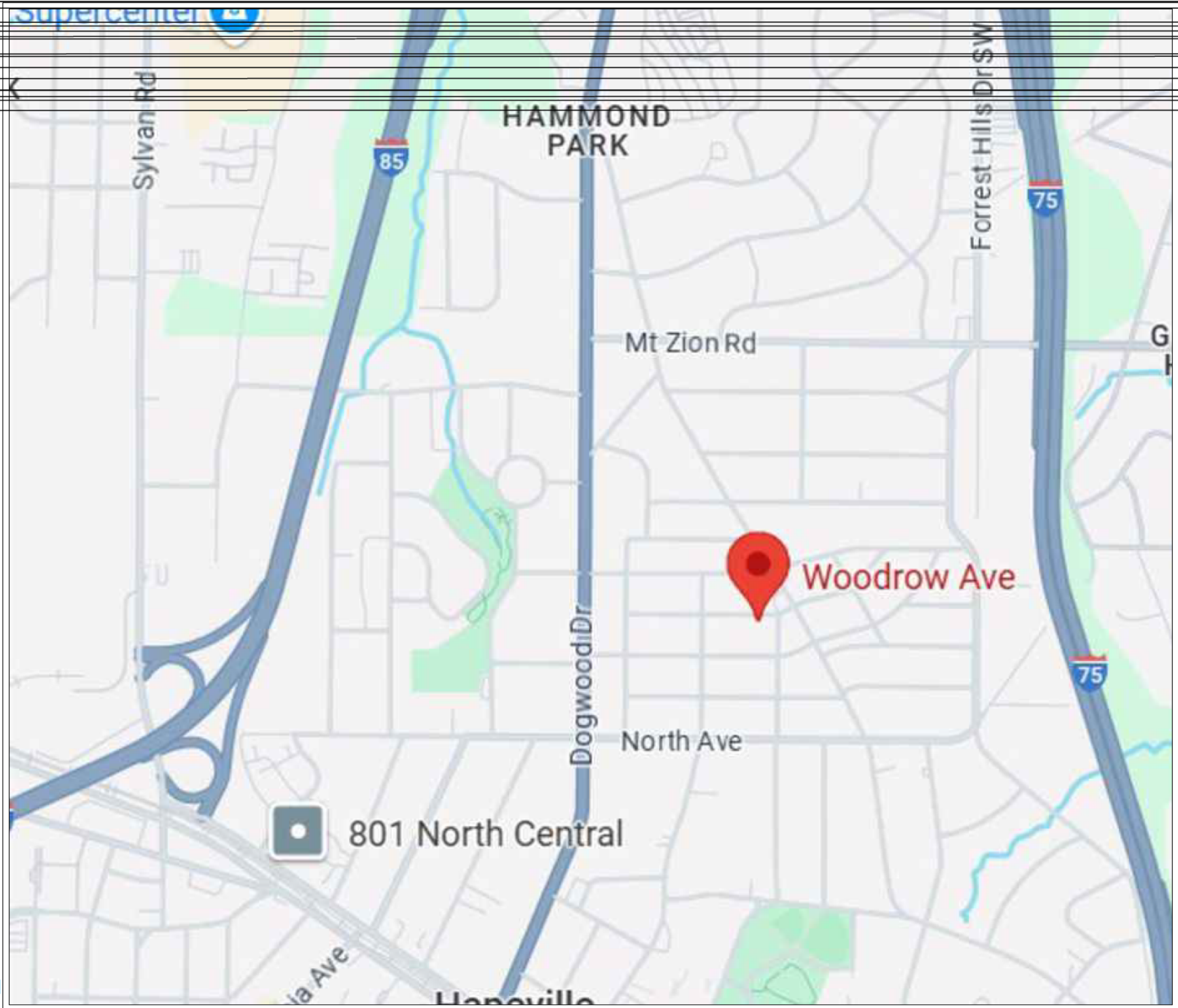
APPLICABLE BUILDING CODES

GEORGIA STATE MINIMUM STANDARD BUILDING CODES
EFFECTIVE JANUARY 1, 2020

THE FOLLOWING WILL BE THE STATE OF GEORGIA'S MINIMUM
STANDARD CONSTRUCTION CODES:

1. INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
2. INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
3. NATIONAL ELECTRICAL CODE, 2020 EDITION (NO GEORGIA AMENDMENTS)
4. INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)
5. 2018 NFPA 101 LSC WITH 2020 GA. ST. AMENDMENTS, 2018 IBC & 2018 IFC

PROPOSED HEATED- 2,533 SF
GARAGE UNHEATED- 440 S.F.
TOTAL UNDER ROOF- 2,973 SF
FRONT PORCH- 110 SF
PATIO 62 SF



VICINITY MAP
SCALE: NOT TO SCALE

GENERAL NOTES:

1. THESE DRAWINGS ARE ARE NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. THESE DRAWINGS ARE TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND ARE NOT TO BE USED ON ANY OTHER PROJECT.
2. SCALES AS STATED HEREIN ARE VALID ON THE ORIGINAL DRAWING ONLY. DO NOT SCALE FROM THESE DRAWINGS.
3. CONTRACTOR SHALL BE REQUIRED TO SUBMIT TO THE OWNER A CERTIFICATE OF INSURANCE AND CONSTRUCTION CONTRACT PRIOR TO THE START OF CONSTRUCTION. ONE COPY OF ALL BUILDING PERMITS AND ORIGINAL CERTIFICATE OF OCCUPANCY ARE ALSO TO BE SUBMITTED.
4. CONTRACTOR SHALL REVIEW ALL DRAWINGS/SPECIFICATIONS AND FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE FIRE EXTINGUISHERS IN HIS WORK SPACE TO COMPLY WITH ALL FEDERAL, STATE, AND LOCAL FIRE SAFETY REGULATIONS IN THE EXECUTION OF THEIR WORK.
6. CONTRACTOR TO COMPLY WITH THE FOLLOWING:
 - A. A MINIMUM OF ONE PERMITTED SET OF CONSTRUCTION DRAWINGS TO REMAIN ON THE SITE AT ALL TIMES.
 - B. SITE SHALL BE CLEANED DAILY, CONTRACTOR IS RESPONSIBLE FOR DAILY TRASH REMOVAL DURING CONSTRUCTION, INCLUDING FOOD AND DRINK CONTAINERS AND DEBRIS.
 - C. NO SMOKING OR ALCOHOLIC BEVERAGES WILL BE PERMITTED IN THE BUILDING.
7. ALL PROTRUSIONS OR OPENINGS IN FIRE RATED WALLS SHALL BE SEALED WITH FIRE STOPPING MATERIAL AS REQUIRED BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES IN EFFECT AT THE PROJECT SITE.
8. FIELD CHANGES REQUESTED BY THE CONTRACTOR MUST BE REVIEWED AND APPROVED BY THE ARCHITECT AND THE OWNER, PRICED BY THE CONTRACTOR, AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION.

DESIGN LOAD CALCULATIONS

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
(IN POUNDS PER SQUARE FOOT)

USE	LIVE LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE	10
BALCONIES (EXTERIOR) AND DECKS	40
GUARDS AND HANDRAILS	200
GUARD IN-FILL COMPONENTS	50
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40

BUILDING INFORMATION

493 WOODROW AVENUE
HAPEVILLE, GA., 30354

OWNER

PH:
EMAIL:

Project No: 001

Sheet

Date: 05.17.25

C1

Scale: AS NOTED

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- [illegible]

2x4 STUDS
INTERIOR FINISH
2x4 PLATE
19 x 6 @ 24" O.C.
6x6" 10 GA. WIRE MESH

ON PLAN PLANS

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AVE.
0314

Project No :
001

Date:

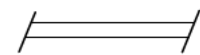
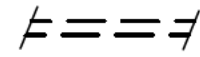
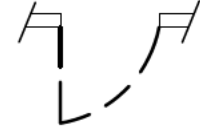
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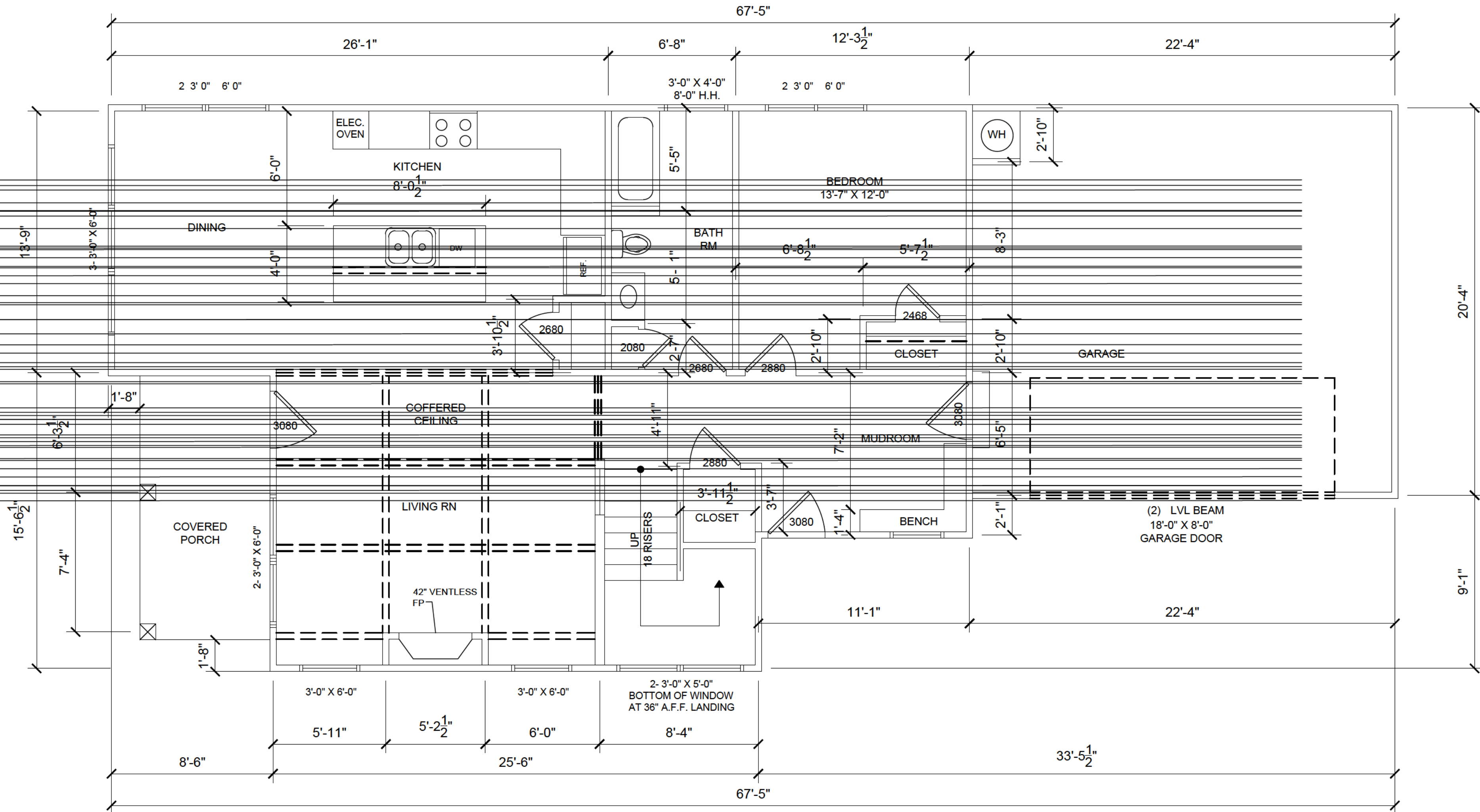
INTERIOR RENOVATION NOTES:

1. LVP FLOORING TO BE INSTALLED IN ALL ROOMS EXCEPT MASTER BATHROOM AND GUEST BATHROOM
2. TILE FLOORING TO BE INSTALLED IN MASTER AND GUEST BATHROOM
3. KITCHEN CABINETS TO BE REPLACED
4. ALL INTERIOR WALLS TO BE PAINTED
5. GENERAL DRYWALL REPAIRS THROUGHOUT HOUSE

WALL LEGEND

-  - EXIST'G WALL TO REMAIN
-  - EXIST'G WALLS TO BE REMOVED
-  - EXIST'G DOORS TO BE REMOVED
-  - NEW WALLS

1ST FLOOR	1,093 SF HEATED
2ND FLOOR	1,440 SF HEATED
TOTAL HEATED	2,533 SF HEATED
GARAGE	440 SF UNHEATED
TOTAL UNDER ROOF	2,973 SF
FRONT PORCH	110 SF UNHEATED
PATIO	62 SF UNHEATED



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



1ST FLOOR CEILING FRAMING
SCALE: 1/4" = 1'-0"



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1ST FLOOR PLAN
1ST FLOOR CEILING PLAN

493 WOODROW AVE.
HAPEVILLE, GA. 30314

OWNER

PH: -
EMAIL: -

Project No: 001

Date: 05.15.25

Scale: AS NOTED

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RELEASED FOR CONSTRUCTION

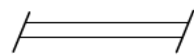
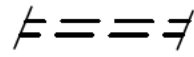
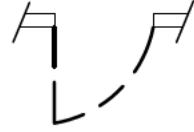
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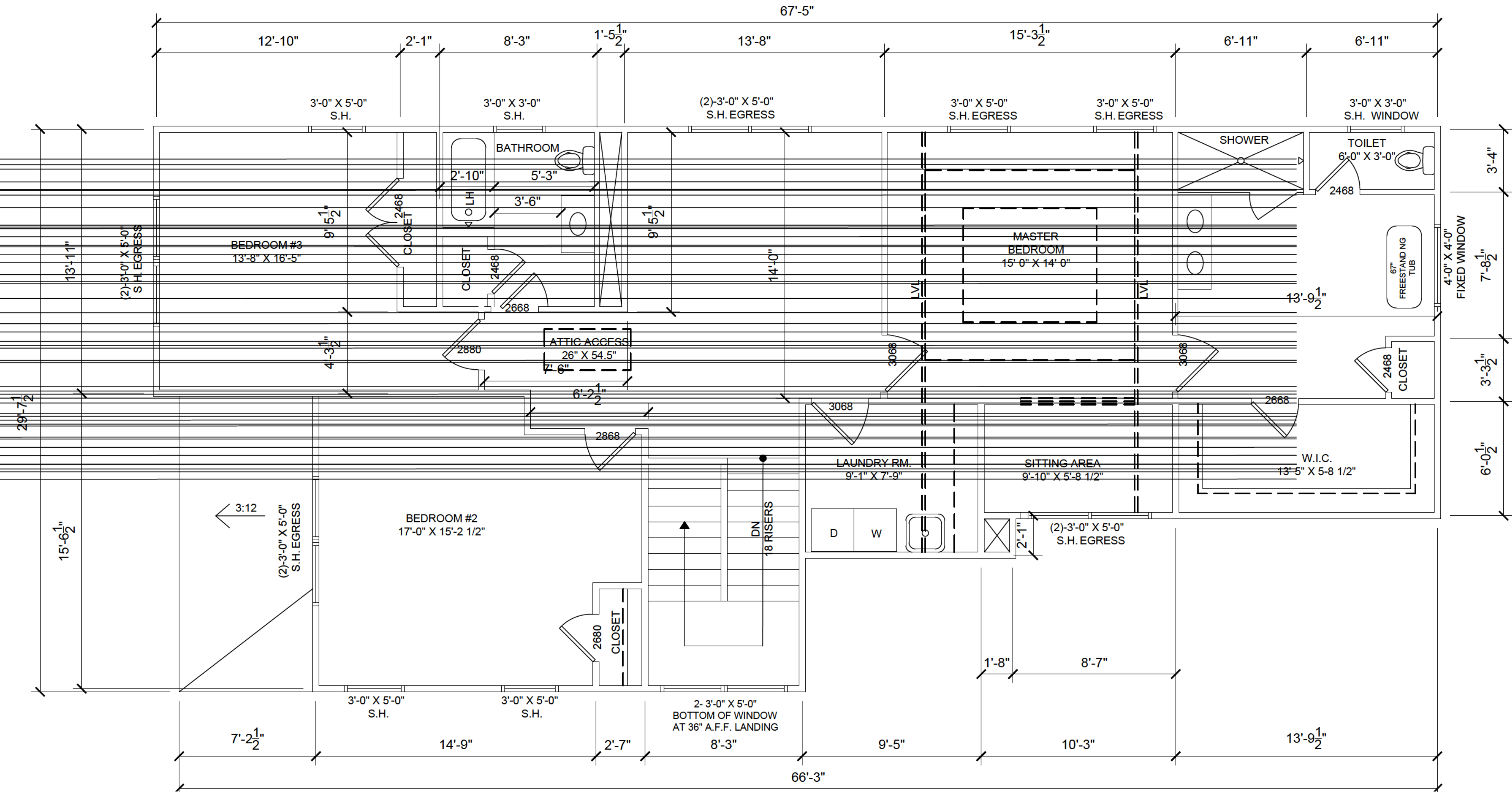
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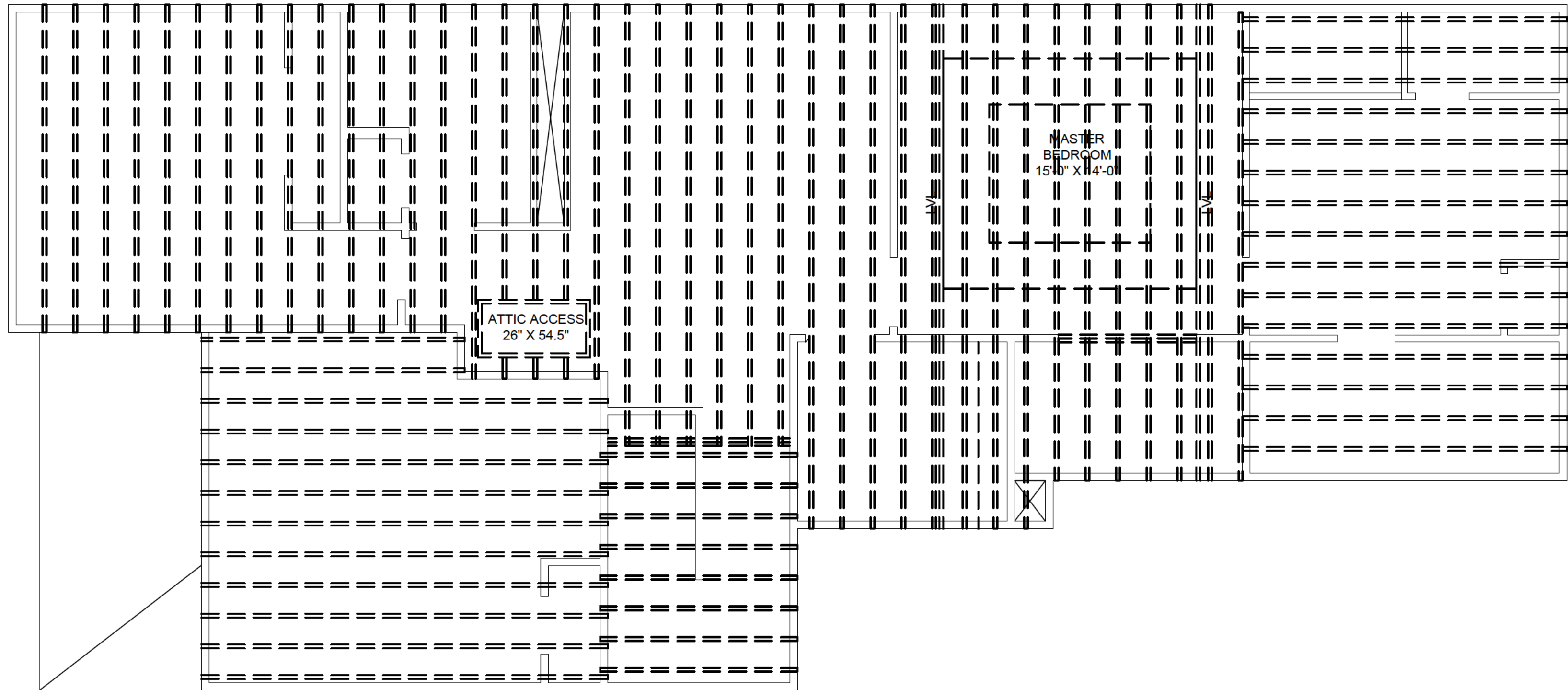
WALL LEGEND

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-  - EXIST'G DOORS TO BE REMOVED
-  - NEW WALLS

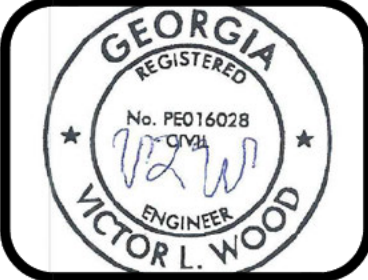
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GARAGE	440 SF UNHEATED
TOTAL UNDER ROOF	2,973 SF
FRONT PORCH	110 SF UNHEATED
PATIO	62 SF UNHEATED



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



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



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2ND FLOOR PLAN
2ND FLOOR CEILING PLAN

493 WOODROW AVE.
HAPEVILLE, GA. 30314

OWNER
- PH: -
- EMAIL: -

Project No: 001	Sheet
Date: 05.14.25	A-1.1
Scale: AS NOTED	

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GENERAL NOTES

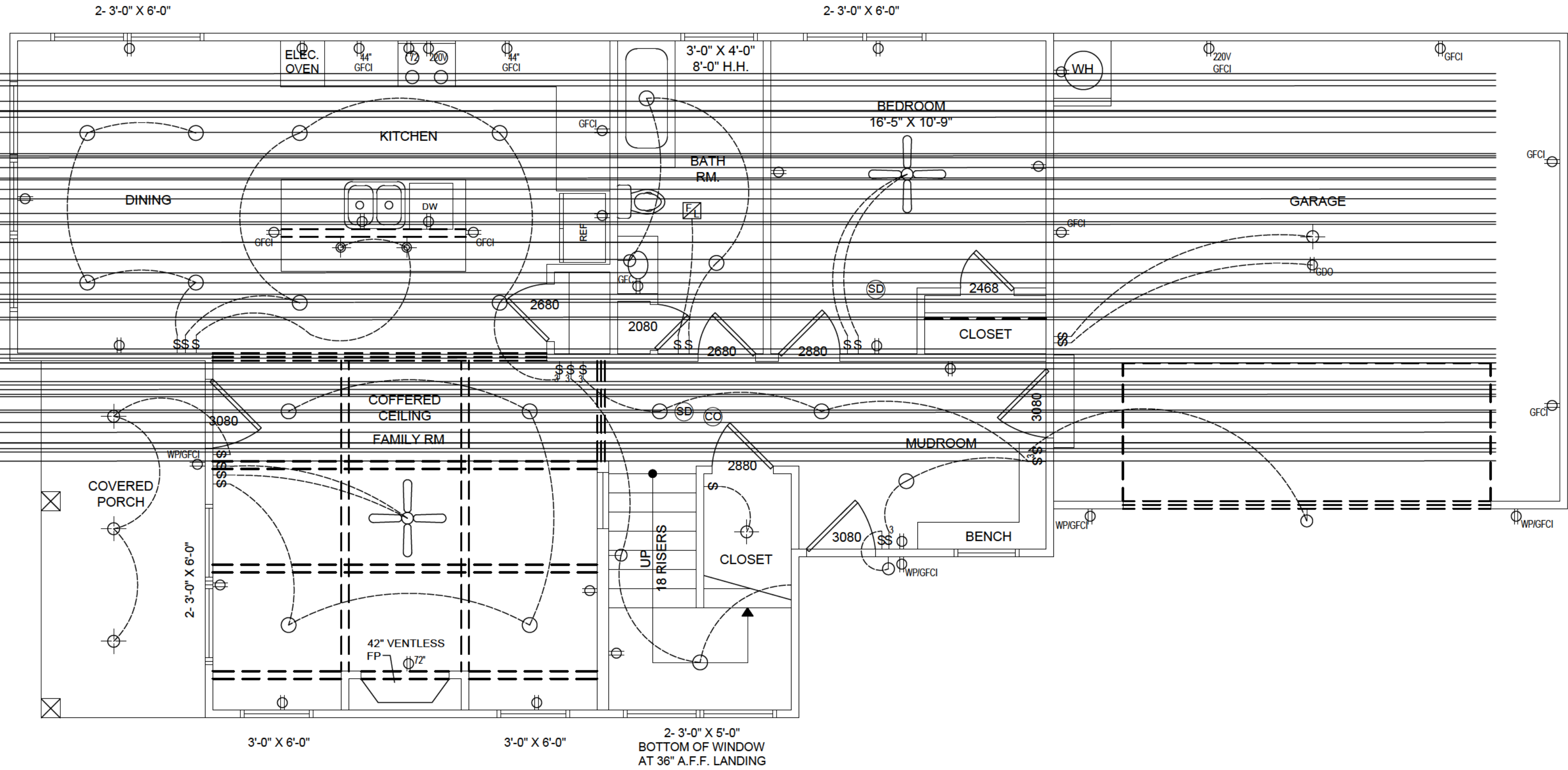
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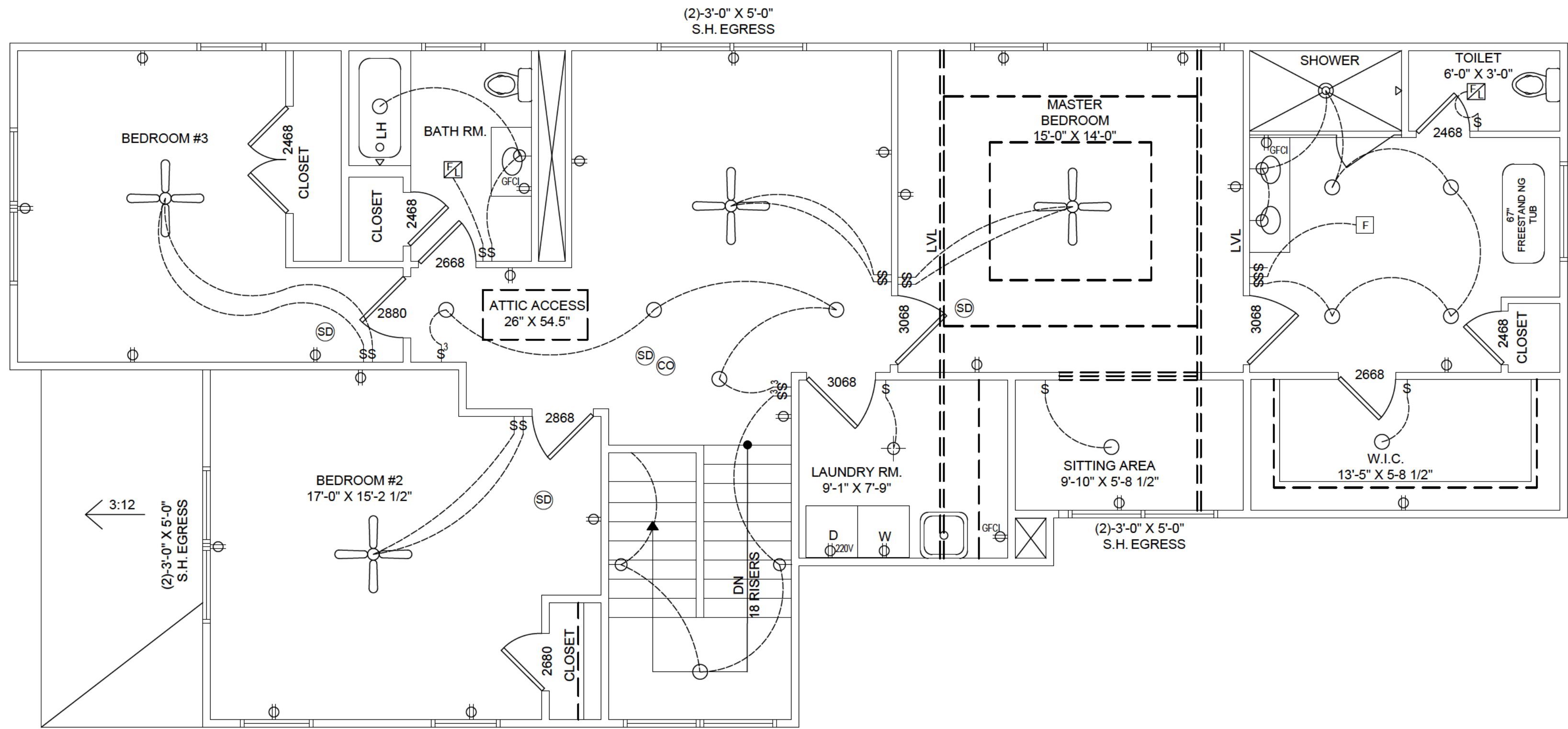
- EXIST'G WALL TO REMAIN
- EXIST'G WALLS TO BE REMOVED
- EXIST'G DOORS TO BE REMOVED
- NEW WALLS

ELECTRICAL LEGEND

- DUPLEX RECEPTACLE 18" ABOVE FLOOR
- DUPLEX RECEPTACLE 44" ABOVE FLOOR
- GROUND-FAULT CIRCUIT INTERRUPTER GFCI
- SWITCH
- THREE WAY SWITCH
- EXHAUST FAN
- GARBAGE DISPOSAL
- CEILING FAN



ELECTRICAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



ELECTRICAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

RELEASE FOR CONSTRUCTION

ELECTRICAL PLANS

493 WOODROW AVE.
HAPEVILLE, GA. 30314

OWNER
- PH -
- EMAIL -

Project No : 001	Sheet
Date: 05.17.25	A-1.2
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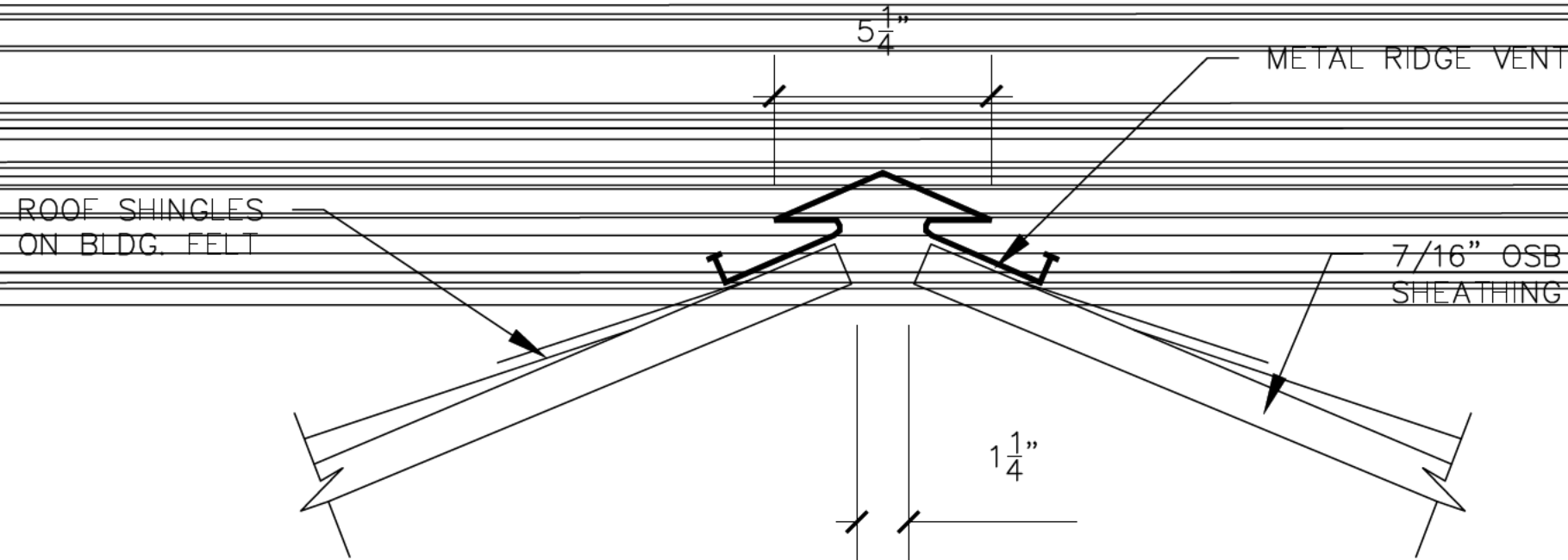
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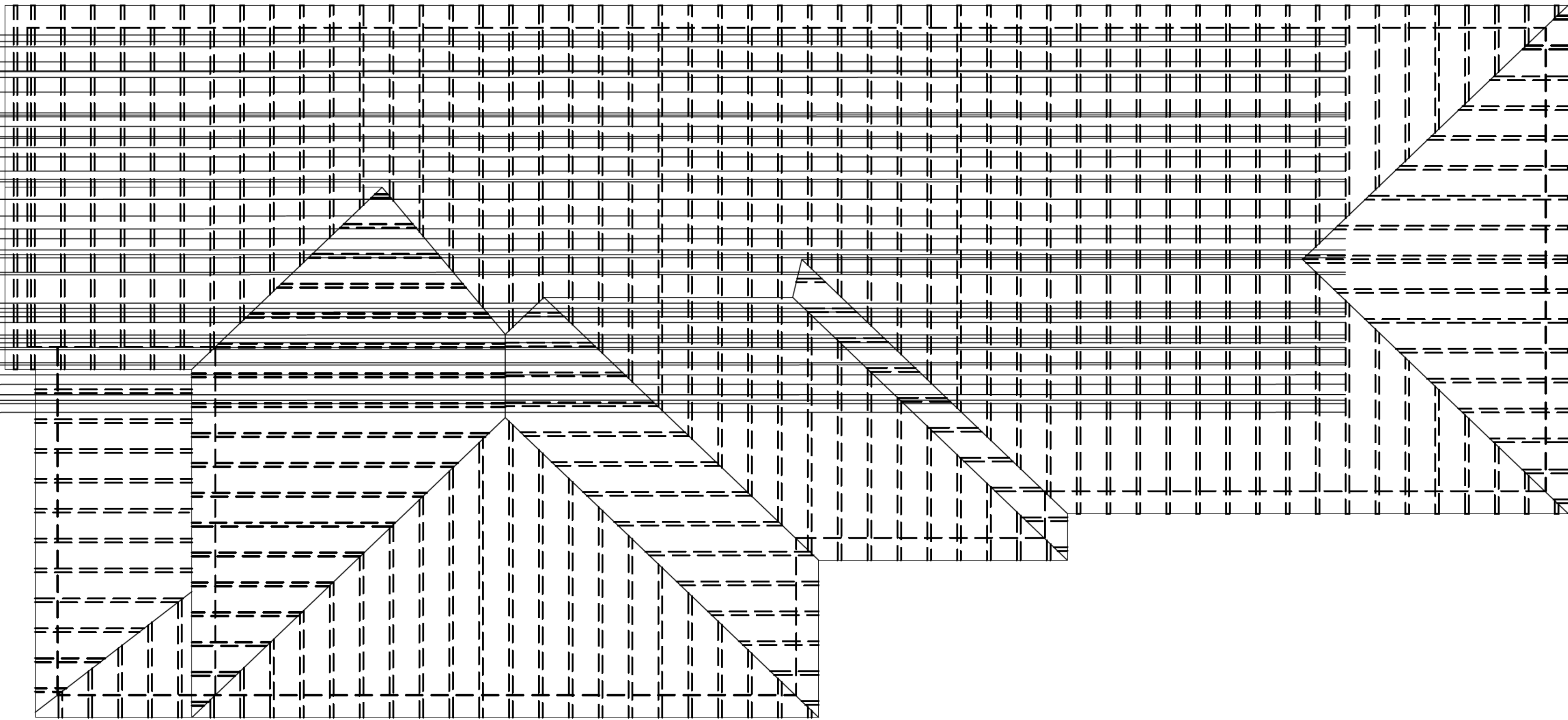
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FRAMING LUMBER

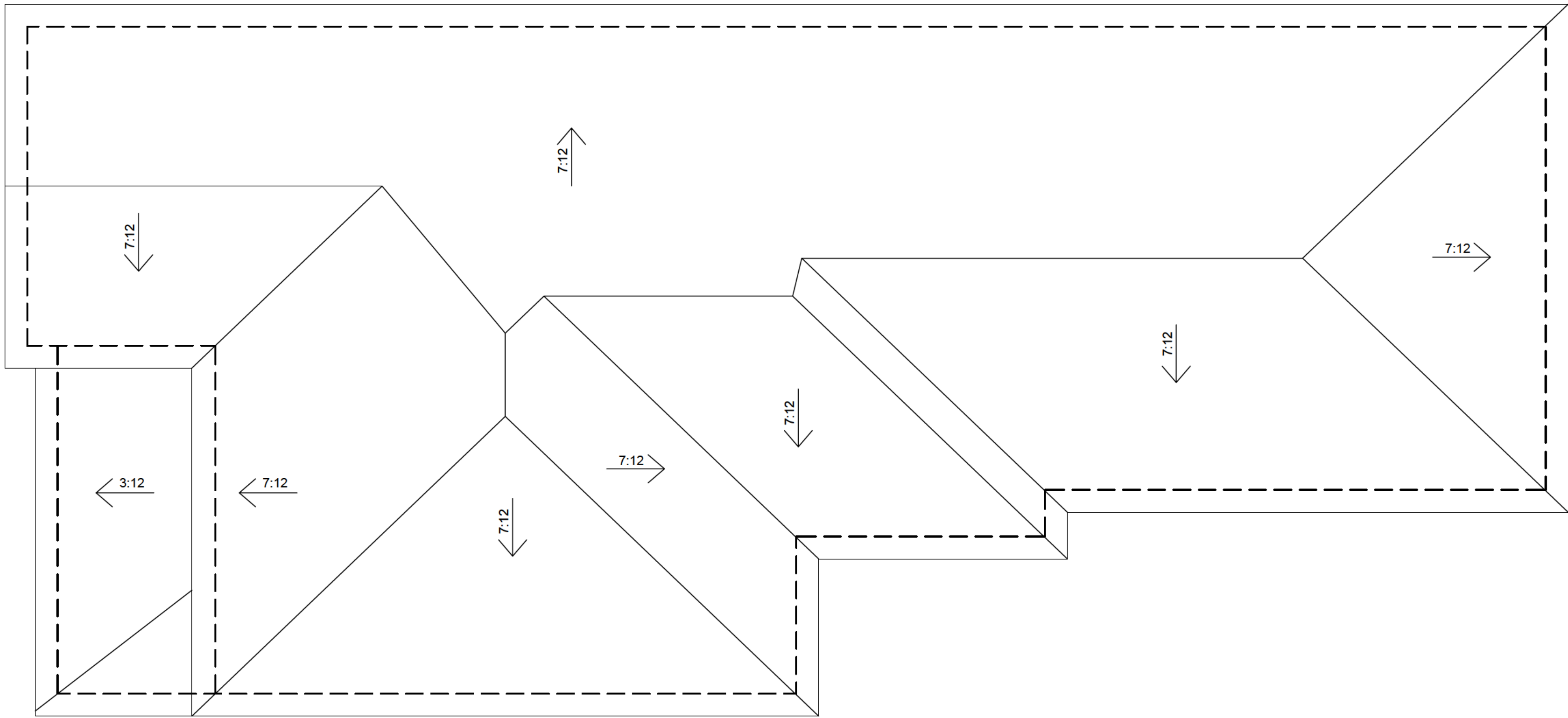
ALL WOOD TO BE USED #2 S.Y.P. SPECIES
CEILING JOISTS SPACED 16" O.C.
RAFTERS TO BE SPACED 16" O.C.



1 TYPICAL ROOF VENT @ RIDGE
A-1.3 SCALE: 3" = 1'-0"



ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



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

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ROOF FRAMING PLAN
ROOF PLAN

493 WOODROW AVE.
EAST POINT, GA. 30314

OWNER

PH: -
EMAIL:-

Project No: 001

Date: 05.17.25

Scale: AS NOTED

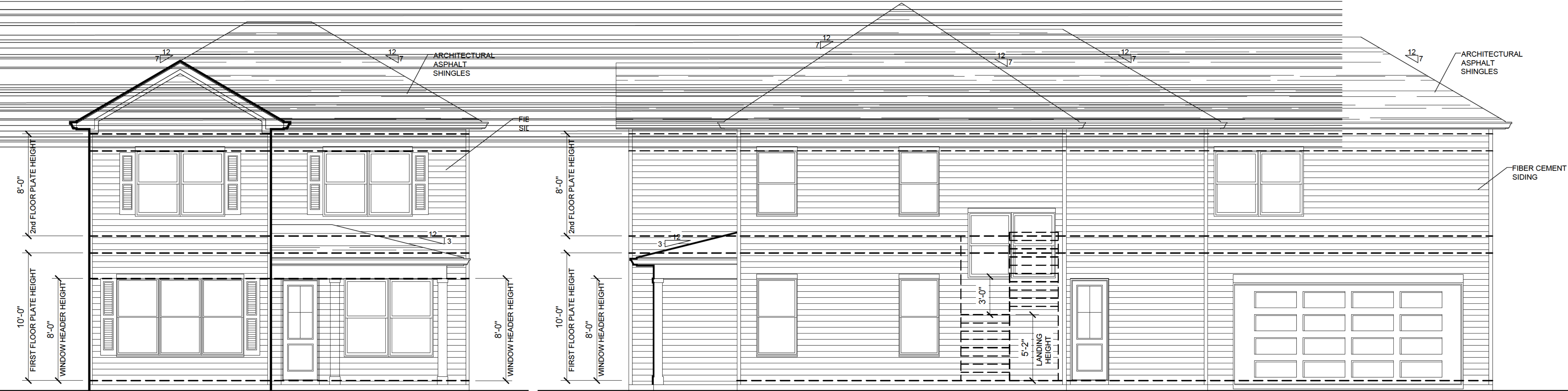
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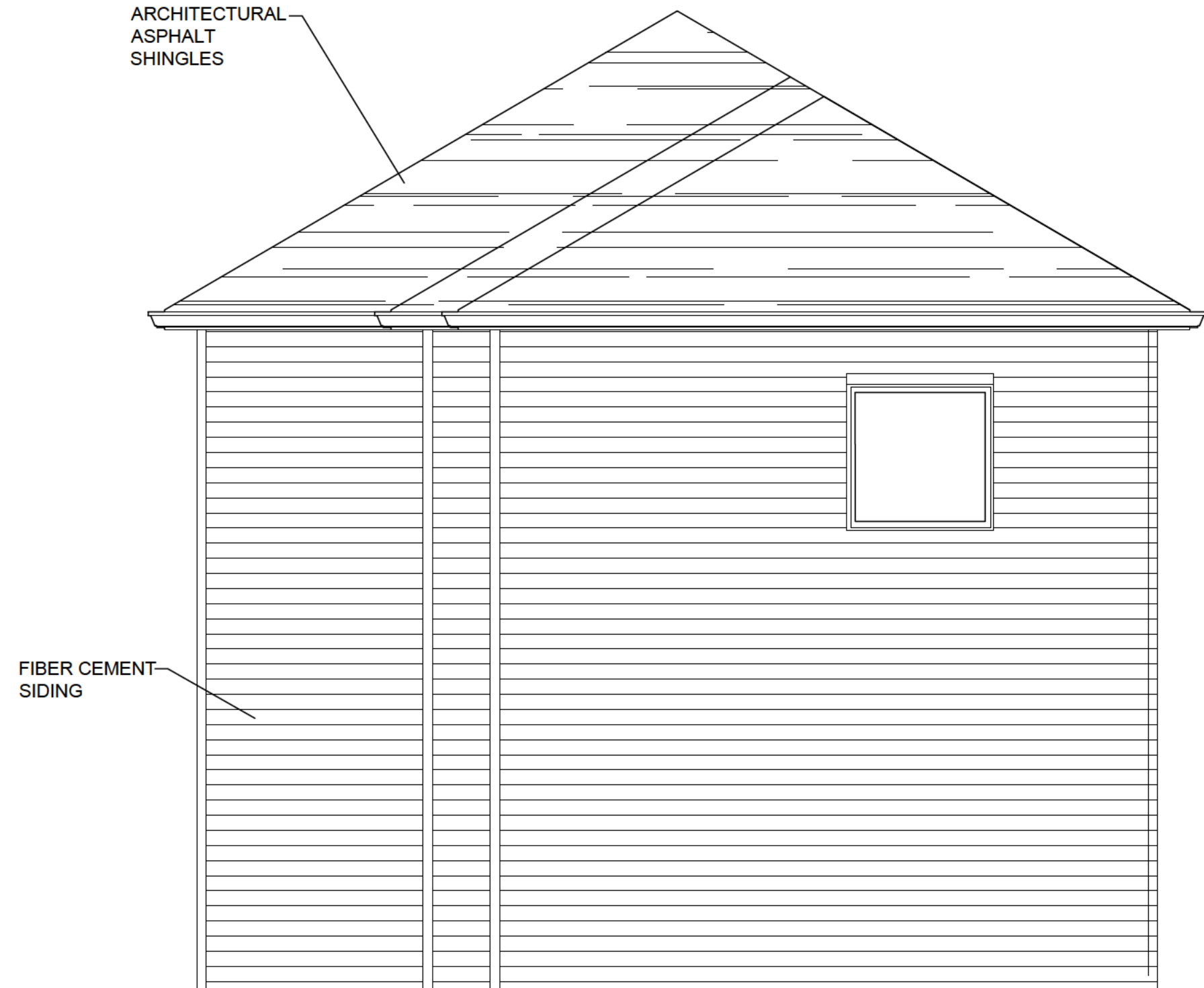
RELEASE FOR CONSTRUCTION

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



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

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



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

RELEASE FOR CONSTRUCTION

PROPOSED ELEVATIONS

493 WOODROW AVE.
HAPEVILLE, GA. 30354

OWNER

Project No.:
001
Date:
05.16.25
Scale:
AS NOTED

Sheet
A-2.0

No	Date	Revisor/Issue	Designer:	Technician:	Checked by:

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DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: June 10, 2025
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 481 Walnut Street**

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

BACKGROUND

The City of Hapeville has received a design review application with revised plans from Anthony Hansen on behalf of JG Anderson LLC to build a single-family home on a vacant lot located at 481 Walnut Street. Per the application, the single-family dwelling will be 2,000 SF with 3 BR, 2.5 BA with parking pad (no garage). The height of the dwelling is 29' 7" from the foundation to the peak of the gable.

Proposed materials are brick veneer for the foundation, cementitious siding, horizontal siding, asphalt shingles and metal shed roofs over the dormers, awning, and porch, and wood windows with wood sills.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

- ✓ Except where indicated, setbacks shall be established by zoning.
- ⊘ On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- ✓ Minimum building heights shall be established by zoning.
- ✓ Within subareas D and E maximum building heights shall be as established by zoning, except that:

Where this chapter provides a more-stringent standard as compared to the zoning code, the more-stringent standard shall prevail. The only exception to this shall be a use grandfathered under the zoning code.

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

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

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

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

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

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

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

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

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

STAFF COMMENT: Sidewalk is not planned. See below for evaluation criteria when deciding on 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: The Tree Conservation Plan must be finalized with Arborist. All impacted boundary trees must be noted and notification of adjacent property owners per Tree Ordinance must be sent via certified mail.

(c) Utility Standards

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

STAFF COMMENT:

(d) Parking and Traffic Standards

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

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

STAFF COMMENT:

(e) *Roof and Chimney Standards*

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

STAFF COMMENT:

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

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

Glass curtain walls;

Liquid vinyl;

T-1-11 siding;

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

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

- ⊖ Enfronting balconies shall have a minimum clear depth of four feet.
- ⊖ Enfronting balcony widths shall be between 25 percent and 100 percent of the adjacent facade.
- ⊖ Balconies may be covered or uncovered.

STAFF COMMENT: Porch is 46% of the front façade (required 80-100%). Design Review Committee may consider an exception.

(g) Door and window standards.

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

STAFF COMMENT:

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

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



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



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

Other:

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

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

STAFF COMMENT:

FINDINGS

The only outstanding item which requires consideration by the Design Review Committee is the width of the front porch which is 46% of the front façade (required 80-100%). All other items have been addressed and are compliant.

Sidewalk Evaluation

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

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: May 8th, 2025

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: Anthony Hansen obo JG Anderson, LLC. **Contact Number:** [REDACTED]

Applicants Address: 540 Carlton Ave, Brooklyn, NY 11238

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

Address of Proposed Work: 481 Walnut Street, Hapeville, Georgia 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 -0094-0003-056-7

Property Owner: JG ANDERSON, LLC. **Contact Number:** [REDACTED]

Project Description (including occupancy type):

New construction of a single family home with 2,000 square feet, main level, second level porch, and rear deck.

Contractors Name: Pharaoh Built LLC **Contact Number:** [REDACTED]

Contact Person: Anthony Haughton **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.

Anthony Haughton
Applicants Signature

May 8th, 2025
Date

Project Class (check one):

X 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 X New Single-Family Residential Construction
_____ Other

Total Square Footage of proposed New Construction: 2,000

Total Square Footage of existing building: 0

Estimated Cost of Construction: 180,000

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

There is no existing structure

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

Wood/Hardy Plank Siding

Brick

Will any trees be removed to accommodate the project? _____

No trees will be removed

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)

A.H. I Anthony Hansen 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:

AH 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

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

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

AH 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.

AH 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.

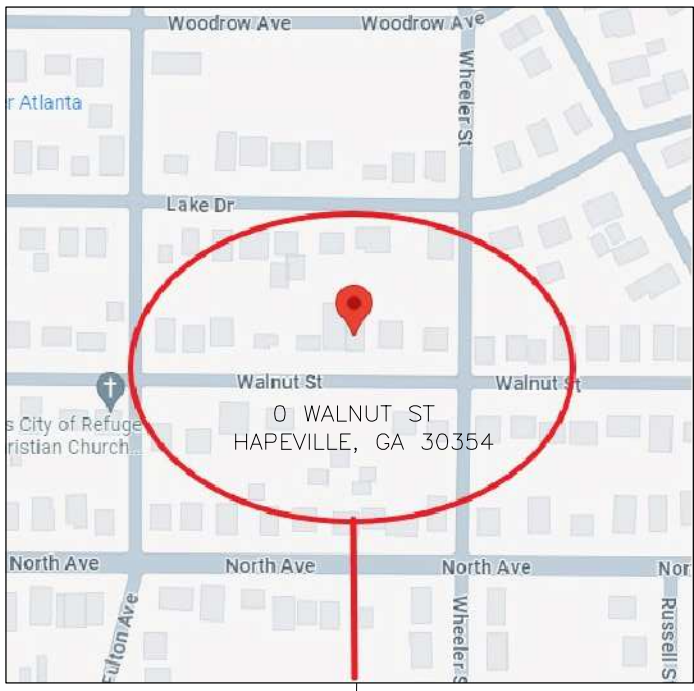
AH Submitted dimensioned architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.

AH 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.

Anthony Hansen		May 8th, 2025
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.



FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL MAP ID CITY 3121C0367E EFFECTIVE DATE: 02/18/2013. ZONE: X NO WATERS OF THE STATE EXIST WITHIN 200 FEET OF THE PROJECT SITE.

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOWN THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

1. LAND DISTURBANCE PROHIBITED WITHIN IRF LIMITS. LOCATE AND STAKE IRF LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. LAND DISTURBANCE PROHIBITED WITHIN STREAM BUFFER LIMITS. LOCATE AND STAKE BUFFER LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. ALL BUILDINGS LOCATED ADJACENT TO THE INTERMEDIATE REGIONAL FLOOD PLAIN SHALL BE CONSTRUCTED SO THAT ALL ALL PORTIONS OF THAT STRUCTURE INCLUDING THE BASEMENT FLOOR OR CRAWL SPACE AREAS SHALL BE NOT LESS THAN THREE (3) FEET ABOVE THE INTERMEDIATE REGIONAL FLOOD ELEVATION.
4. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

GENERAL NOTES (SITE PLAN):

1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OR EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
2. EROSION & SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. ADDITIONAL MEASURES BEYOND THE APPROVED PLANS SHALL BE IMPLEMENTED AS NECESSARY.
3. DISTURBED AREAS IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
4. MAINTENANCE STATEMENT: EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
5. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTION.
6. SILT FENCE SHALL BE "TYPE-S" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED.

GENERAL NOTES:

1. THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 75,000± FEET, AN ANGULAR ERROR OF 07 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000± FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT/SURVEY.
2. THE PUBLIC RECORDS AS SHOWN HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.
3. SURVEY LAND EXPRESS, INC. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY AND ALL UNDERGROUND UTILITIES THAT MAY AFFECT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM DRAINS, GAS PIPES OR LINES, WATER PIPES OR LINES, ELECTRICAL OR ANY OTHER UTILITY ABOVE OR BELOW GROUND.
4. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, OR ANY OTHER MATTERS OF RECORD THAT MAY AFFECT THIS PROPERTY; RECORDED OR UNRECORDED; PUBLIC OR PRIVATE.
5. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEY LAND EXPRESS, INC. FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
6. IF WETLANDS EXIST, WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
7. THIS SURVEY/PLAT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD NOT EVIDENT FROM A VISIBLE INSPECTION OF THE PROPERTY.
8. EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES, AND THE CONSTRUCTOR MUST VERIFY DEPTHS AND LOCATION OF SEWER LATERALS PRIOR TO CONSTRUCTION.
9. STORM DRAINAGE AND SANITARY SEWER EASEMENT SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, STRUCTURES AND PIPES ASSOCIATED WITH THE EASEMENTS, UNLESS CLEARLY DIMENSIONED OTHERWISE. LOCATIONS SHOWN ARE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINS NEAR ANY AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION SHALL BE FIELD LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA.
10. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTEND OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
11. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PRIOR WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
12. A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROCESS.
13. FINISH ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY. CERTIFIED AS-BUILT MAY ALSO BE REQUIRED.

PROPERTY IS ZONED R-SF
CITY OF HAPEVILLE
BUILDING SETBACK :
FRONT: 15.0'
SIDE: 5.0'
REAR: 20.0'
MAX LOT COVERAGE 70%
MAX BUILDING HEIGHT 35'

ZONING NOTE:

BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

DISTURBED AREA STABILIZATION

ANTICIPATED STARTING DATE: 03/15/2025
ANTICIPATED COMPLETION DATE: 12/15/2025
THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

DIRT STATEMENT

TOTAL OF GROSS CUBIC YARDS OF CUT: 15
TOTAL OF GROSS CUBIC YARDS OF FILL: 10
EXCESS OF SOIL TO BE HAULED OFF.

EROSION CONTROL LEGEND

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

SCOPE OF PROJECT :

THE PURPOSE OF THIS SITE PLAN IS TO OBTAIN PERMITS THROUGHOUT THE VARIOUS PHASES OF CONSTRUCTION AND LAND DISTURBANCE INCLUDING THE CONSTRUCTION OF A NEW DETACHED SINGLE FAMILY RESIDENCE AND DRIVEWAY,

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

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

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

SPECIAL SITE PLAN NOTES:

1. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171 – TEMPORARY SILT FENCE, OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, STANDARD SPECIFICATION 1983 EDITION AND BE WIRE REINFORCED.
2. MAINTENANCE STATEMENT: EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR.
3. STATEMENT: ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
4. TREE PROTECTION SHALL BE ENFORCED ACCORDING TO CITY OF ATLANTA STANDARDS. NO ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
5. DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED.
6. ALL GRADED SLOPES TO BE 2H : 1V OR GREATER. ALL LOTS WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.
7. ENGINEER DESIGN AND SUBMITTAL REQUIRED FOR ALL THE RETAINING WALLS GREATER THAN 4 FEET IN HEIGHTS.
8. GRADE TO DRAIN AWAY FROM FOUNDATION.
9. NO WATERS OF THE STATE EXIST WITHIN 200 FEET OF PROJECT SITE.
10. LOCATION OF DUMPTER AND/OR SANITARY SEWER CANNOT BE LOCATED IN THE RIGHT OF WAY OR TREE SAVE AREA.
11. THREE WORKING DAYS BEFORE YOU DIG, CALL UTILITIES PROTECTION CENTER, INC. @ 1-800-282-7411 -IT'S THE LAW.
12. HAUL ROUTE PERMIT IS NOT REQUIRED.
13. LAND DISTURBANCE WITHIN RIGHT-OF-WAY AREA IS PROHIBITED.
14. TOPOGRAPHY IS BASED ON FIELD RUN SURVEY ON JANUARY 19, 2024.

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATION SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES. TELEPHONE CONFERENCE WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. 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 THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
BENCHMARK: FULTON COUNTY #9856, ELEVATION = 1066.979 FEET

SITE PLAN DISCLAIMER TO BUILDER:

SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR THE DISTRIBUTION OF THE MOST RECENT AND ACCURATE PLAN INFORMATION FROM THE BUILDER REQUESTING OR USING THE CONSTRUCTION SITE PLAN. IT IS THE RESPONSIBILITY OF THE BUILDER TO PROVIDE SUCH INFORMATION TO THE SURVEYOR PRIOR TO DRAFTING A CONSTRUCTION SITE PLAN.

BUILDER IS REQUIRED TO CHECK AND CONFIRM WITH THE ARCHITECT AND/OR OTHER DESIGN PROFESSIONAL(S) USED IN CREATED THE BUILDING FLOOR PLANS REGARDING ANY CHANGES, ALTERATIONS, AND/OR REVISIONS TO THE BUILDING FLOOR PLANS ONCE THEY ARE SUPPLIED TO THE SURVEYOR AND THROUGHOUT THE PERMITTING AND CONSTRUCTION PROCESS.

BUILDER IS REQUIRED TO CONSULT WITH THE ARCHITECT AND/OR OTHER DESIGN PROFESSIONAL(S) USED IN CREATING THE FLOOR PLANS REGARDING ALL PROPOSED DESIGN ELEMENTS, INCLUDING BUT NOT LIMITED TO: FINISHED FLOOR ELEVATIONS; NUMBER OF FLOOR LEVELS; PROPOSED GRADING; RETAINING WALLS; MATERIAL TYPES; ALL IMPERVIOUS ACCESSORY SURFACES ADJACENT TO THE BUILDING; ALL DESIGN ELEMENTS THROUGHOUT THE PROJECT SITE. IT IS CRITICAL THAT THIS DUE DILIGENCE BY THE BUILDER BE DONE BY COMPARING ALL DESIGN ELEMENTS TO ANY 3D RENDERINGS AND/OR SIDE ELEVATIONS PROFILES CREATED BY THE ARCHITECT AND/OR OTHER PROFESSIONAL(S) PRIOR TO SUPPLYING TO THE SURVEYOR.

IT IS THE RESPONSIBILITY OF THE END USER TO VERIFY THE INFORMATION ON THE SITE PLAN IS TRUE AND CORRECT PRIOR TO SUBMITTING THE SITE PLAN FOR PERMITTING AND PRIOR TO CONSTRUCTING THE NEW IMPROVEMENTS.

SURVEY LAND EXPRESS, INC. CANNOT BE HELD LIABLE FOR ANY DELAY THROUGHOUT THE PROJECT SCHEDULE DUE TO FAILURE BY THE BUILDER TO MEET ANY ONE OF THE ABOVE REQUIREMENTS.

SURVEY LAND EXPRESS, INC. CANNOT BE HELD LIABLE FOR ANY UNDESIRABLE AND/OR ERRONEOUS CONSTRUCTION ONCE THE SITE PLAN IS RELEASED AND/OR IMPROVEMENTS ARE STAKED PER SAID SITE PLAN DUE TO FAILURE BY THE BUILDER TO MEET ANY ONE OF THE ABOVE REQUIREMENTS.

NAME, ADDRESS, AND PHONE NUMBER OF DEVELOPER:	
FORREST HILL PARK SUBDIVISION UNIT LAND LOT 94 14TH DISTRICT SECTION FULTON COUNTY, GEORGIA DB.67179/PG.28 PB.7/PG.58-59	
481 WALNUT ST HAPEVILLE, GA 30354	
24-HRS CONTACT: ANTHONY HANSEN	
eMAIL: Anthony@blackstonega.com	
GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION EUGENE A STEPANOV LEVEL II CERTIFIED DESIGN PROFESSIONAL CERTIFICATION NUMBER 000065549 ISSUED:01/27/2024 EXPIRES:01/27/2027	

Hay or Straw Bales (Sd1-Hb)

- Place in a single row, lengthwise, on the contour.
- Embed in the soil to a depth of 4 inches.
- Secure with stakes or bars driven through the bales or by other adequate means.
- Place in areas of low rate sheet flow.
- For use on projects with a duration of three months or less.

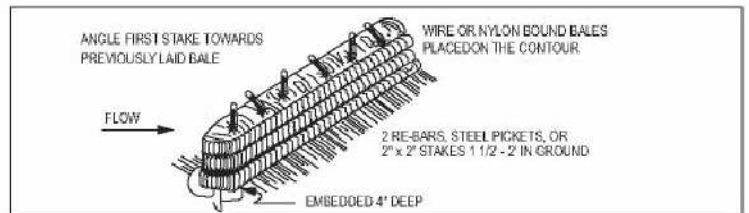


Figure 1. Straw Bale Barrier Installation Requirements

(Co) CONSTRUCTION ENTRANCE/EXIT

INDICATES Sd1 TYPE S SILT FENCE

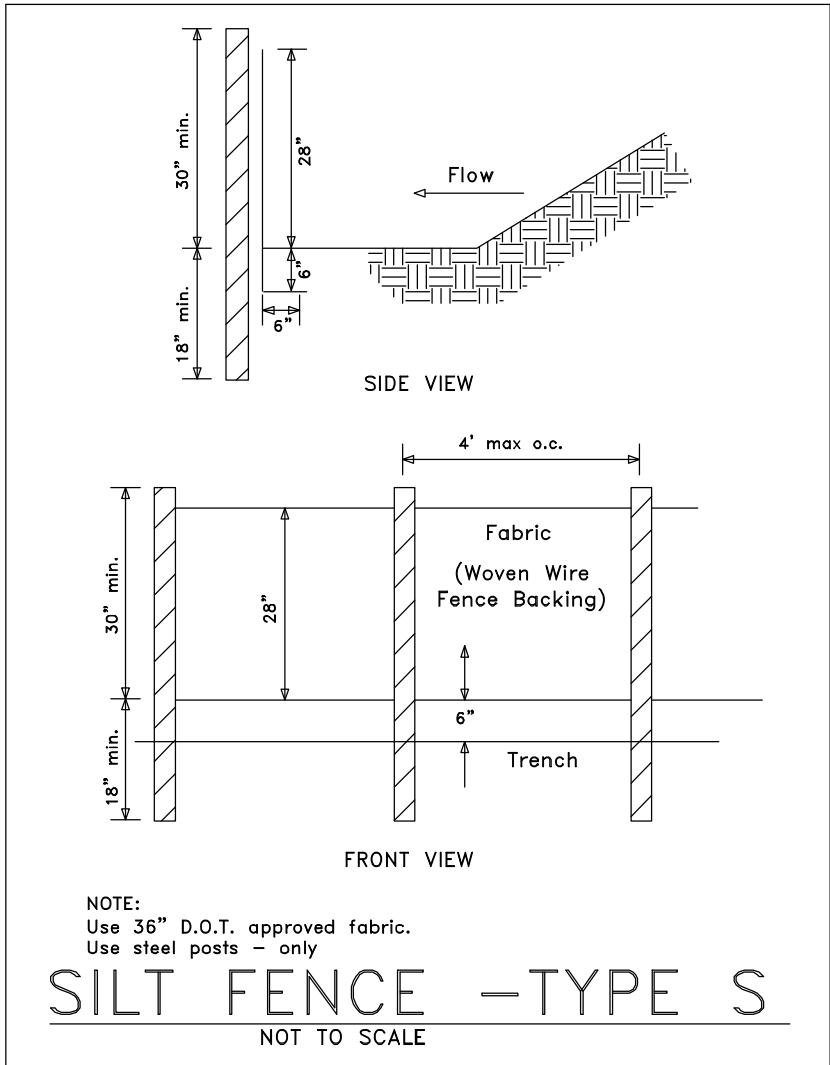
INDICATES Sd1 TYPE Hb (HAYBALES)

INDICATES TREE PROTECTION FENCE

Ds1	DISTURBED AREA STABILIZATION (WITH MULCH)
Ds2	DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION)
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)

TREE PROTECTION: (Tr)

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



Sd1-S SEDIMENT BARRIER

SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 181 – TEMPORARY SILT FENCE, OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA STANDARD SPECIFICATIONS, 1993 EDITION.

Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

DEFINITION

APPLYING PLANT RESIDUES OR OTHER SUITABLE MATERIALS, PRODUCED ON THE SITE IF POSSIBLE, TO THE SOIL SURFACE.

CONDITIONS

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. MULCH CAN BE USED AS A SINGULAR EROSION CONTROL DEVICE FOR UP TO SIX MONTHS, BUT IT SHALL BE APPLIED AT THE APPROPRIATE DEPTH, DEPENDING ON THE MATERIAL USED, ANCHORED, AND HAVE A CONTINUOUS BOX COVER OR GREATER OF THE SOIL SURFACE. MAINTENANCE SHALL BE REQUIRED TO MAINTAIN APPROPRIATE DEPTH AND BOX COVER. TEMPORARY VEGETATION MAY BE EMPLOYED INSTEAD OF MULCH IF THE AREA WILL REMAIN UNDISTURBED FOR LESS THAN SIX MONTHS. IF AN AREA WILL REMAIN UNDISTURBED FOR GREATER THAN SIX MONTHS, PERMANENT VEGETATIVE TECHNIQUES SHALL BE EMPLOYED.

SPECIFICATIONS

MULCHING WITHOUT SEEDING
THIS STANDARD APPLIES TO GRASSES OR CLEARED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RESISTANT COVER, BUT CAN BE STABILIZED WITH A MULCH COVER.

SITE PREPARATION
1. GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
2. DRY STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 4 INCHES, PROVIDING COMPLETE SOIL COVERAGE. ONE ADVANTAGE OF THIS MATERIAL IS EASY APPLICATION.
3. WOOD WASTE (CHIPS, SAWDUST OR BARK) SHALL BE APPLIED AT A DEPTH OF 2 TO 3 INCHES. ORGANIC MATERIAL FROM THE CLEARING STAGE OF DEVELOPMENT SHOULD REMAIN ON SITE, BE CHIPPED, AND APPLIED AS MULCH. THIS METHOD OF MULCHING CAN GREATLY REDUCE EROSION CONTROL COSTS.

3. CUTBACK ASPHALT (SLOW CURING) SHALL BE APPLIED AT 1,200 GALLONS PER ACRE (OR 1/4 GALLON PER SQUARE YARD).
4. POLYETHYLENE FILM SHALL BE SECURED OVER BANKS OR STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION. THIS MATERIAL CAN BE SALVAGED AND REUSED.

APPLYING MULCH
WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA.
1. DRY STRAW OR HAY SHOULD BE 20 INCHES IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISK SHOULD BE DUAL ENOUGH NOT TO PRESS IT INTO THE SOIL LEAVING MUCH OF IT IN AN ERECT POSITION. STRAW OR HAY MULCH SHALL BE ANCHORED MANUALLY AFTER APPLICATION. STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-TYPE EQUIPMENT MAY BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE #E-15 OR SS-1). THE ASPHALT EMULSION SHALL BE SPRAYED ONTO THE MULCH AS IT IS EJECTED FROM THE MACHINE. USE 100 GALLONS OF EMULSIFIED ASPHALT AND 100 GALLONS OF WATER PER TON OF MULCH. TACKIFIERS AND BINDERS CAN BE SUBSTITUTED FOR EMULSIFIED ASPHALT, PLEASE REFER TO SPECIFICATION 1b – TACKIFIERS AND BINDERS. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN 1 INCH BY ONE INCH SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

2. NETTING OF THE APPROPRIATE SIZE SHALL BE USED TO ANCHOR WOOD WASTE. OPENINGS OF THE NETTING SHALL NOT BE LARGER THAN THE AVERAGE SIZE OF THE WOOD WASTE CHIPS.
3. POLYETHYLENE FILM SHALL BE ANCHOR TRENCHED AT THE TOP AS WELL AS INCREMENTALLY AS NECESSARY.

ANCHORING MULCH
1. STRAW OR HAY MULCH CAN BE PRESSED INTO THE SOIL WITH A DISK HARROW WITH THE DISK SET STRAIGHT OR WITH A SPECIAL "PACKER DISK". DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISK SHOULD BE DUAL ENOUGH NOT TO PRESS IT INTO THE SOIL LEAVING MUCH OF IT IN AN ERECT POSITION. STRAW OR HAY MULCH SHALL BE ANCHORED MANUALLY AFTER APPLICATION. STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-TYPE EQUIPMENT MAY BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE #E-15 OR SS-1). THE ASPHALT EMULSION SHALL BE SPRAYED ONTO THE MULCH AS IT IS EJECTED FROM THE MACHINE. USE 100 GALLONS OF EMULSIFIED ASPHALT AND 100 GALLONS OF WATER PER TON OF MULCH. TACKIFIERS AND BINDERS CAN BE SUBSTITUTED FOR EMULSIFIED ASPHALT, PLEASE REFER TO SPECIFICATION 1b – TACKIFIERS AND BINDERS. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN 1 INCH BY ONE INCH SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

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Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

SEEDING RATES FOR TEMPORARY SEEDING

SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
RYE	3.9 POUNDS	3 bu.	9/1-3/1
RYEGRASS	0.9 POUND	40 lbs.	8/15-4/1
ANNUAL LESPEDEZA	0.9 POUND	40 lbs.	1/15-3/15
WEEDING LOVEGRASS	0.1 POUND	4 lbs.	2/15-6/15
SUDANGRASS	1.4 POUNDS	60 lbs.	3/1-8/1
BROWNTOP	0.9 POUND	40 lbs.	4/1-7/15
WHEAT	4.1 POUNDS	3 bu.	9/15-2/1

*UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.
**SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

SEEDING RATES FOR PERMANENT SEEDING

SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
BAHIA	1.4 POUNDS	60 lbs.	1/1-12/31
BERMUDA	0.2 POUND	10 lbs.	2/15-7/1
CENTPEDE	BLOCK SOD	BLOCK SOD ONLY	4/1-7/1
LESPEDEZA	1.7 POUNDS	75 lbs.	1/1-12/31
WEEDING LOVEGRASS	0.1 POUND	4 lbs.	2/1-6/15
SWITCHGRASS	0.9 POUND	40 lbs.	3/15-6/1

*UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.
**SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.

COVER SHEET AND NOTES

LOT 14 AND 15	BLOCK 10
FORREST HILL PARK SUBDIVISION	UNIT
LAND LOT 94	14TH DISTRICT SECTION
FULTON COUNTY, GEORGIA	DB.67179/PG.28 PB.7/PG.58-59
FIELD WORK DATE JANUARY 19, 2024	PRINTED/SIGNED FEBRUARY 17, 2025
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000± FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000± FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

NO
COORD #20231766
DWG #20240041 SITE PLAN

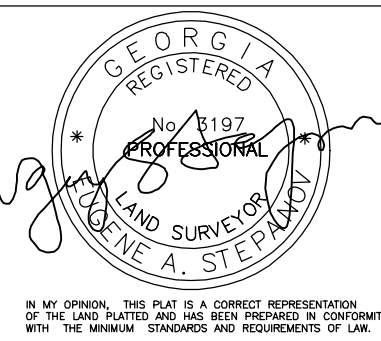
24 LENOX PONTE
ATLANTA, GA 30324
TEL 404-252-5747
FAX 404-601-0941
LAND SURVEYING SERVICES

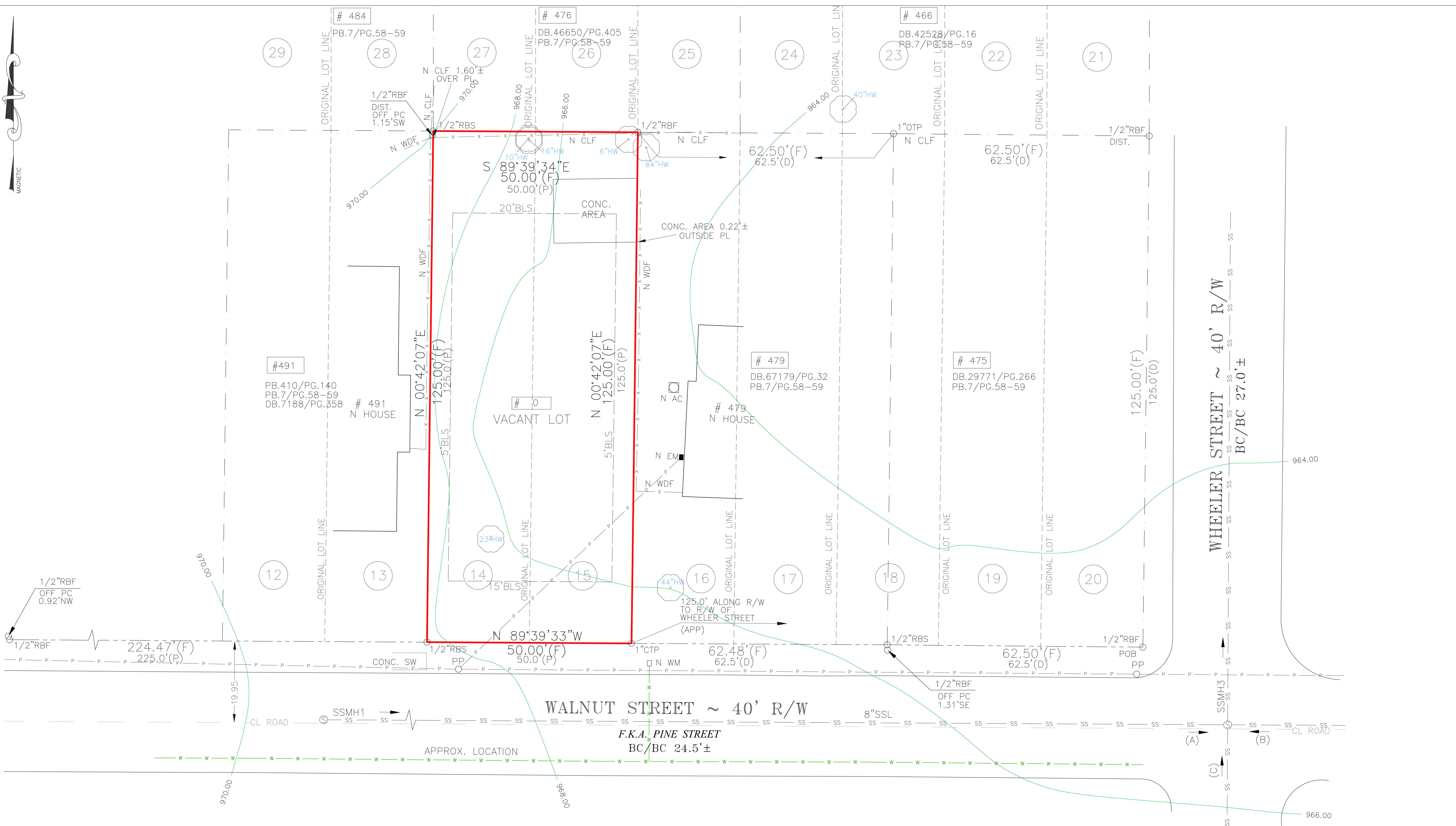
SITE PLAN PREPARED FOR:

ANTHONY HANSEN

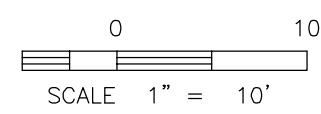
PROPERTY ADDRESS:

481 WALNUT ST
HAPEVILLE, GA 30354





TOTAL LAND AREA
6249.88 SF / 0.143 AC



EXISTING CONDITIONS

LOT 14 AND 15	BLOCK 10
FORREST HILL PARK SUBDIVISION	UNIT
LAND LOT 94	14TH DISTRICT SECTION
FULTON COUNTY, GEORGIA	DB.67179/PG.28 PB.7/PG.58-59
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MC
COORD #20231766
DWG #20240041 SITE PLAN

SURVEY LAND EXPRESS, INC

LAND SURVEYING SERVICES

RELEASED FOR CONSTRUCTION

SITE PLAN PREPARED FOR: SHEET 2 OF 5

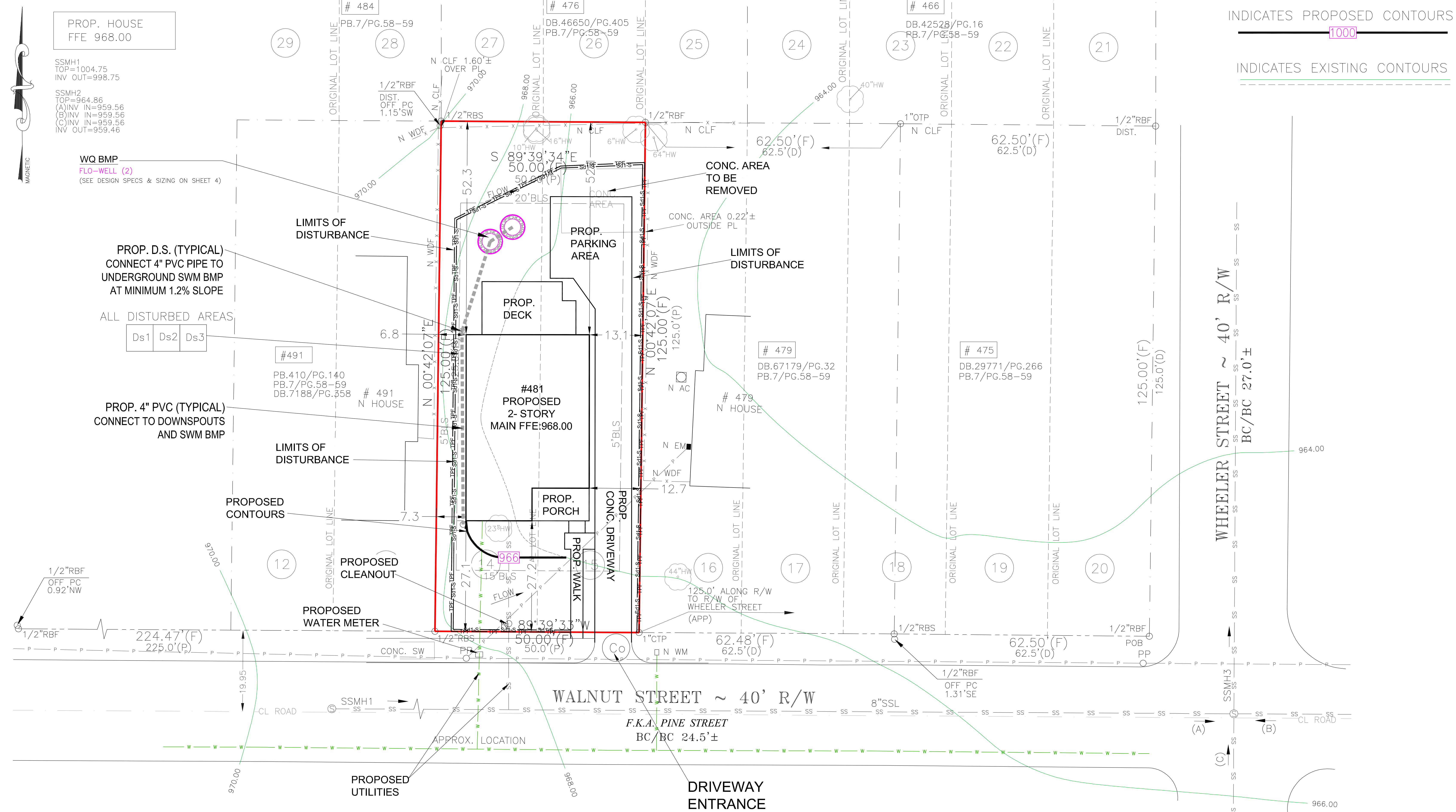
ANTHONY HANSEN

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HAPEVILLE, GA 30354



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FAX 404-601-0941
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INFO@SURVEYLANDEXPRESS.COM

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND PRACTICES OF THE PROFESSION.



IF YOU DIG GEORGIA...
CALL US FIRST
1-800-282-7411
770-623-4344
(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW

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

Co

CONSTRUCTION ENTRANCE/EXIT

Sd1-S

INDICATES Sd1 TYPE C SILT FENCE

Sd1-Hb

INDICATES Sd1 TYPE Hb HAYBALES

Tr

INDICATES TREE PROTECTION ORANGE PLASTIC FENCE

TPF

INDICATES TREE PROTECTION CHAIN LINK FENCE

Ds1

DISTURBED AREA STABILIZATION (WITH MULCH)

Ds2

DISTURBED AREA STABILIZATION (W/ TEMPORARY VEGETATION)

Ds3

DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

Ds4

DISTURBED AREA STABILIZATION (WITH SODDING)

TOTAL LAND AREA
6249.88 SF / 0.143 AC

ALLOWABLE IMPERVIOUS AREA
4374.92 SF / 0.100 AC / 70%

EXISTING IMPERVIOUS AREA (PRE-REMOVALS)
317.72 SF / 0.007 AC / 5.08%

EXISTING IMPERVIOUS AREA (POST-REMOVALS)
0.00 SF / 0.0 AC / 0.0%

PROPOSED IMPERVIOUS AREA (POST-DEVELOPMENT)
2961.00 SF / 0.068 AC / 47.4%

DISTURBED AREA
4537.00 SF / 0.104 AC

FLOOR AREA RATIO
See architect's set for details

0 10
SCALE 1" = 10'

SITE PLAN

LOT 14 AND 15	BLOCK 10
FORREST HILL PARK SUBDIVISION	UNIT
LAND LOT 94	14TH DISTRICT
SECTION	
FULTON COUNTY, GEORGIA	DB.67179/PG.28
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MC COORD #20231766 DWG #20240041 SITE PLAN	LAND SURVEYING SERVICES

RELEASED FOR CONSTRUCTION

SITE PLAN PREPARED FOR: SHEET 3 OF 5

ANTHONY HANSEN

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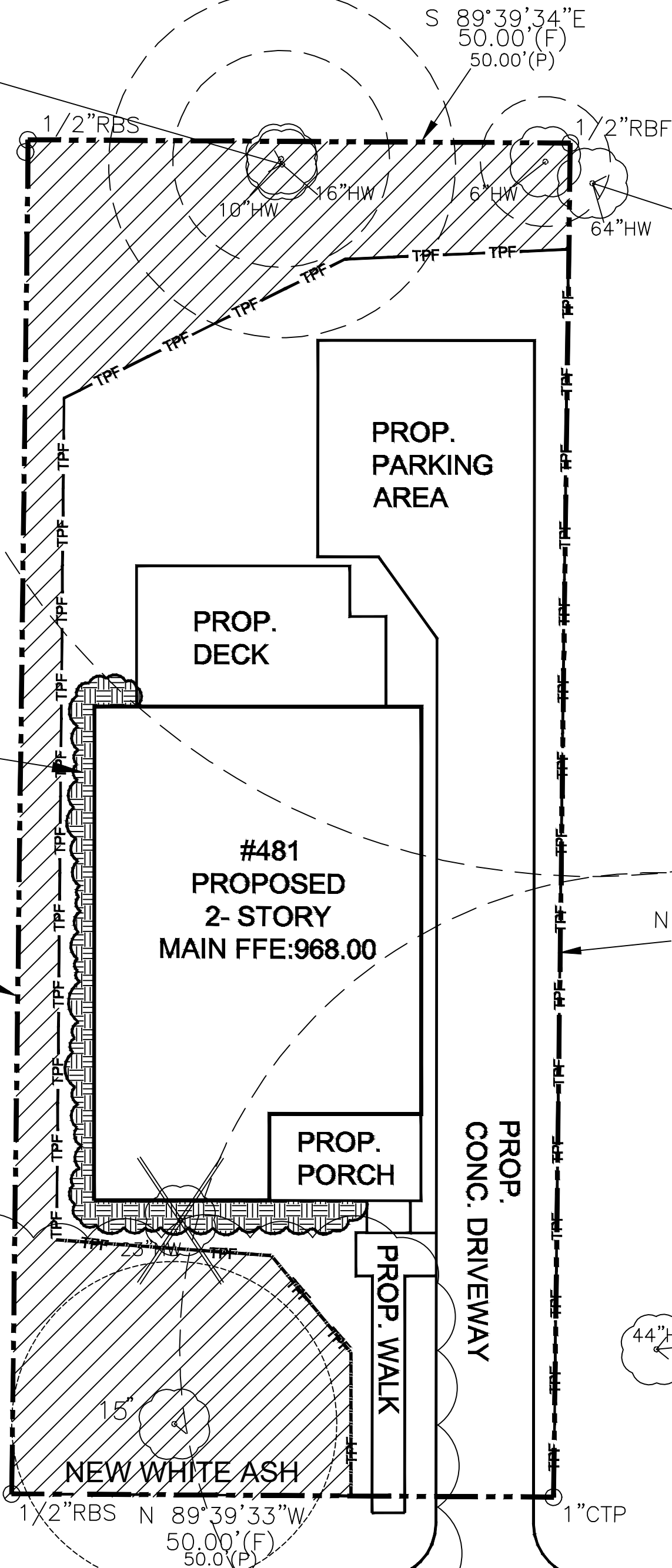
Page 116 of 147



16"HW TREE R16'
IMPACTED AREA=9.5%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

PROPOSED LANDSCAPING CONSISTING
OF A 50/50 MIX OF FLOWERING
BUSHES (SUCH AS AZALEAS) &
EVERGREEN SHRUBS (SUCH AS
AMERICAN HOLLY)

N 00°42'07"E
125.00'(F)
125.0'(P)



64"HW TREE R64'
IMPACTED AREA=16.6%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

44"HW

44"HW TREE R44'
IMPACTED AREA=26.0%
OF NET CRITICAL ROOT ZONE
TREE TO BE SAVED

WALNUT STREET ~ 40' R/W

Tree Conservation Plan Notes:

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

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

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

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

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

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

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

X INDICATES TREES TO BE REMOVED

PRESERVED DBH INCHES= 32"
REMOVED DBH INCHES= 23"
REPLACEMENT TREES= 15.0"
TOTAL DBH INCHES= 47"
0.143 AC x 100 INCHES/ACRE = 14.3 INCHES
REQUIRED FOR PRESERVATION.

NOTE: DENSITY CALCULATIONS ARE ONLY
FOR TREES WHICH SITUATE ON THE
SUBJECT PROPERTY

EROSION CONTROL LEGEND

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TREE PROTECTION:



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

0 10
SCALE 1" = 10'

TOTAL LAND AREA
6249.88 SF / 0.143 AC

TREE PLANTING/ LANDSCAPE PLAN

LOT 14 AND 15	BLOCK 10
FORREST HILL PARK SUBDIVISION	UNIT
LAND LOT 94	14TH DISTRICT
FULTON COUNTY, GEORGIA	DB.67179/PG.28
FIELD WORK DATE JANUARY 19, 2024	PB.7/PG.58-59
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MC
COORD #20231766
DWG #20240041 SITE PLAN

SURVEY LAND EXPRESS, INC

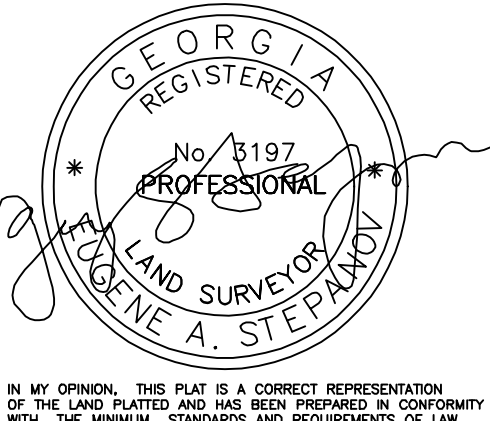
LAND SURVEYING SERVICES

RELEASED FOR CONSTRUCTION

SITE PLAN PREPARED FOR: SHEET 4 OF 5

ANTHONY HANSEN

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Flo-Well Calculator

Area 1

Enter the Square Feet: (Ex. Roof)

2961

Choose the Coefficient of Runoff:

1.0 (Concrete/Asphalt/Roof)

+ ADD AREA

Choose the 25 Year Rainfall:

2.25

(see rainfall map)

Enter the depth of the gravel backfill beneath the Flo-Well: (Dimension A)

3

Enter the thickness of the gravel backfill around the Flo-Well: (Dimension B)

4

Results

Runoff

69.24 GPM

0.16 CFS

of Flo-Well's Needed 2

Volume of water to be stored

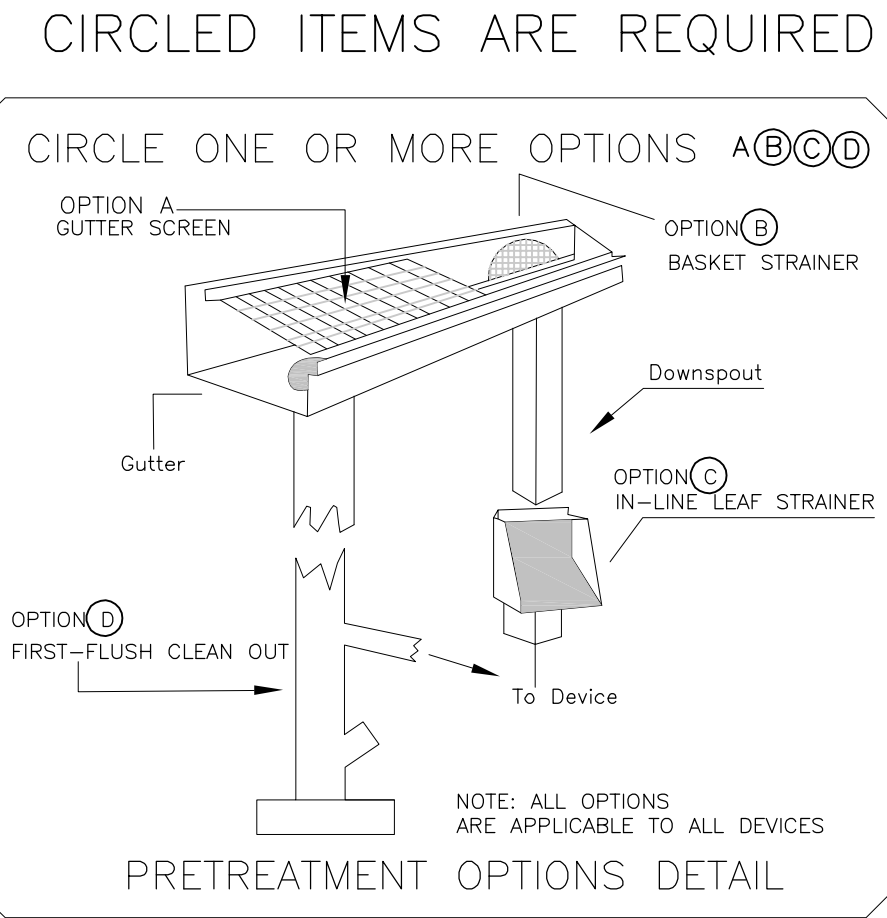
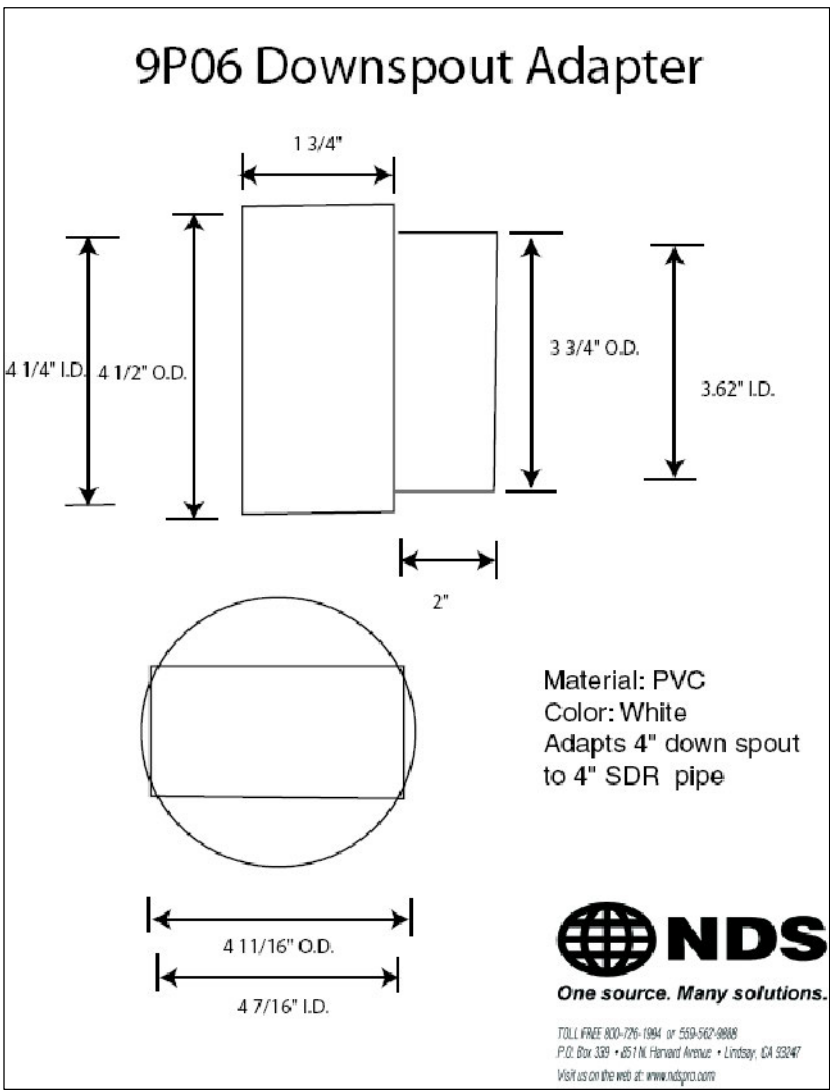
2077.20 Gallons

277.70 Cubic Feet

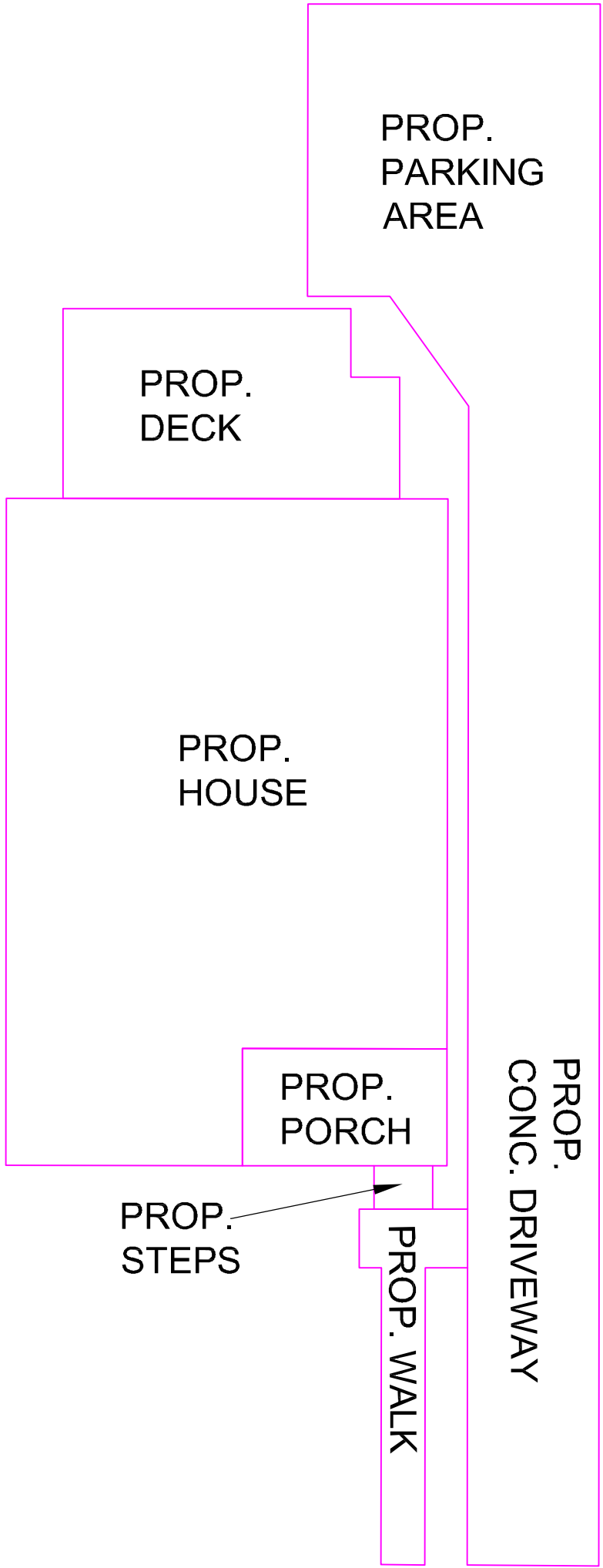
Amount of Gravel Needed

22.11 Cubic yards

596.97 Cubic feet

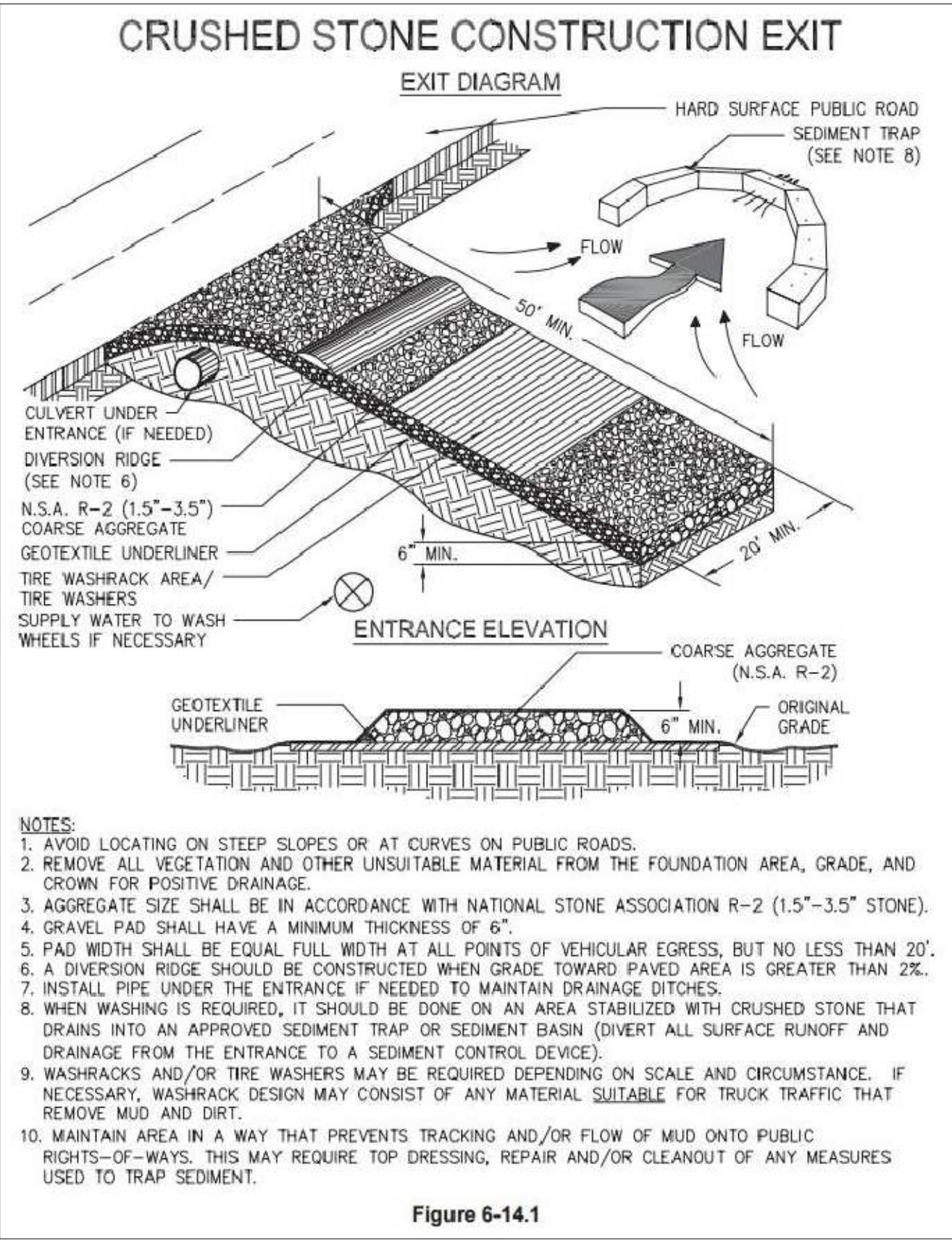
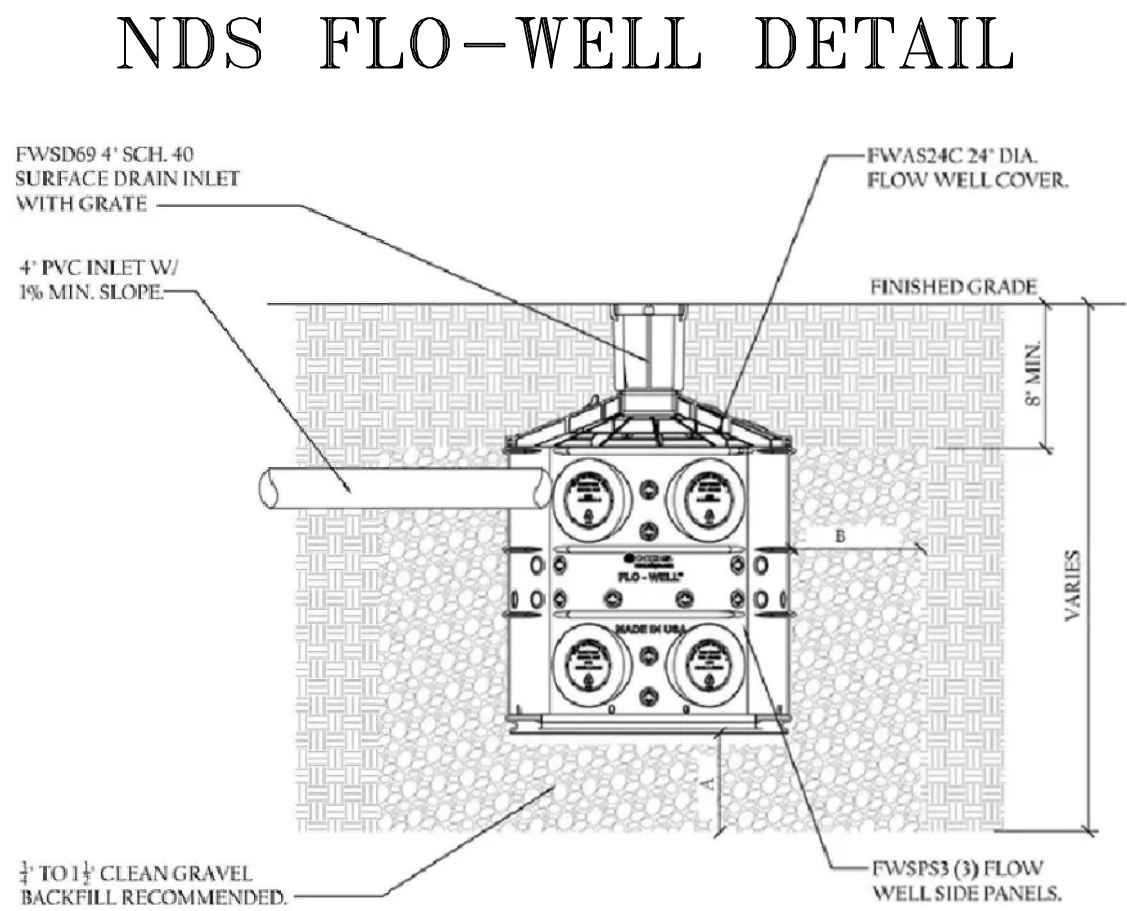


LOT COVERAGE AREA DETAILS

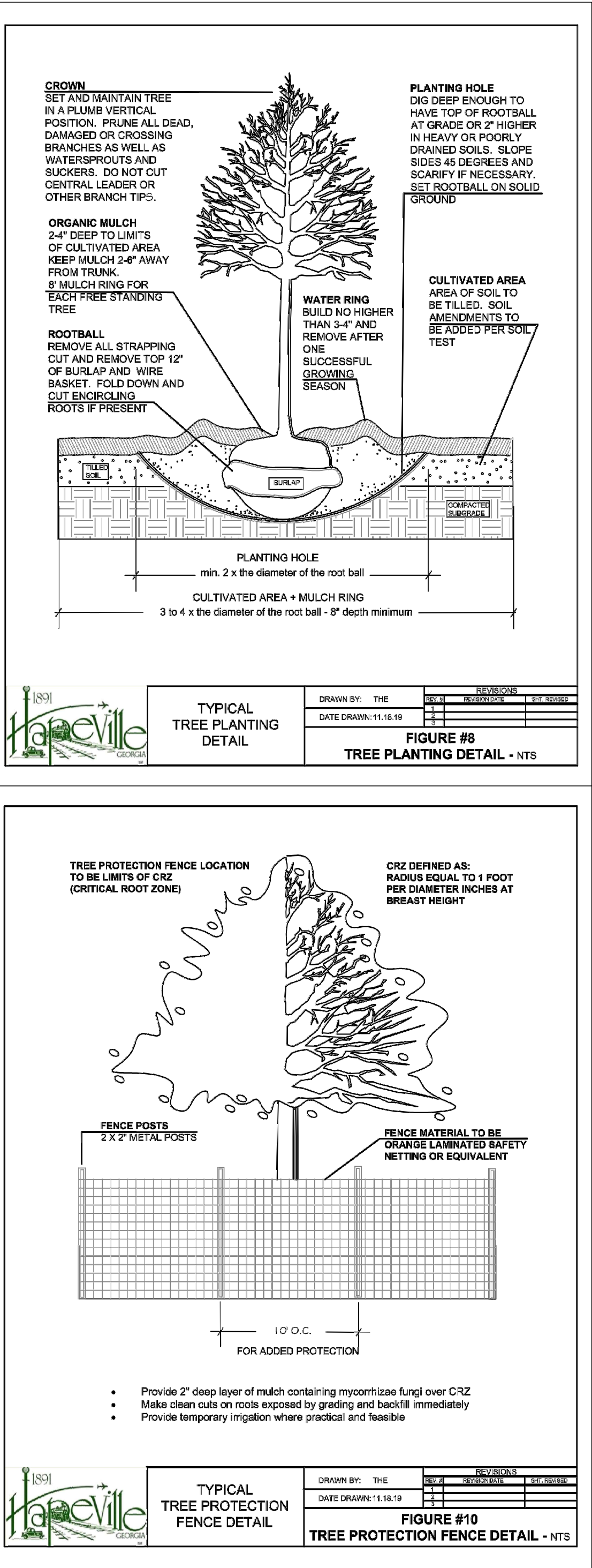


GSMW WATER QUALITY CALCULATIONS:

$RR_v = 0.05 + 0.009x(I)$
 $I(in\%) = 2961.00 (SF)/6249.88(SF) = 47.4\%$
 $RR_v = 0.4766$
 $WQV = (1.0RR_vA)/12 = 1.0(0.4766)(6249.88)/12 = 248.22 (CF)$
3 FLO-WELLS PROVIDE 856.17 (CF)



PROPOSED HOUSE	1263 SF
PROPOSED DRIVEWAY/ PARKING AREA	1200 SF
PROPOSED PORCH	112 SF
PROPOSED WALK	90 SF
PROPOSED STEPS	12 SF
PROPOSED DECK	284 SF
TOTAL:	2961 SF



MISC. DETAILS

LOT 14 AND 15	BLOCK 10
FORREST HILL PARK SUBDIVISION	UNIT
LAND LOT 94	14TH DISTRICT SECTION
FULTON COUNTY, GEORGIA	DB.67179/PG.28 PB.7/PG.58-59
FIELD WORK DATE JANUARY 19, 2024	PRINTED/SIGNED FEBRUARY 17, 2025
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"
MC COORD #20231766 DWG #20240041 SITE PLAN	LAND SURVEYING SERVICES

RELEASED FOR CONSTRUCTION

SITE PLAN PREPARED FOR:	SHEET 5 OF 5
ANTHONY HANSEN	
PROPERTY ADDRESS: 481 WALNUT ST HAPEVILLE, GA 30354	
24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM	

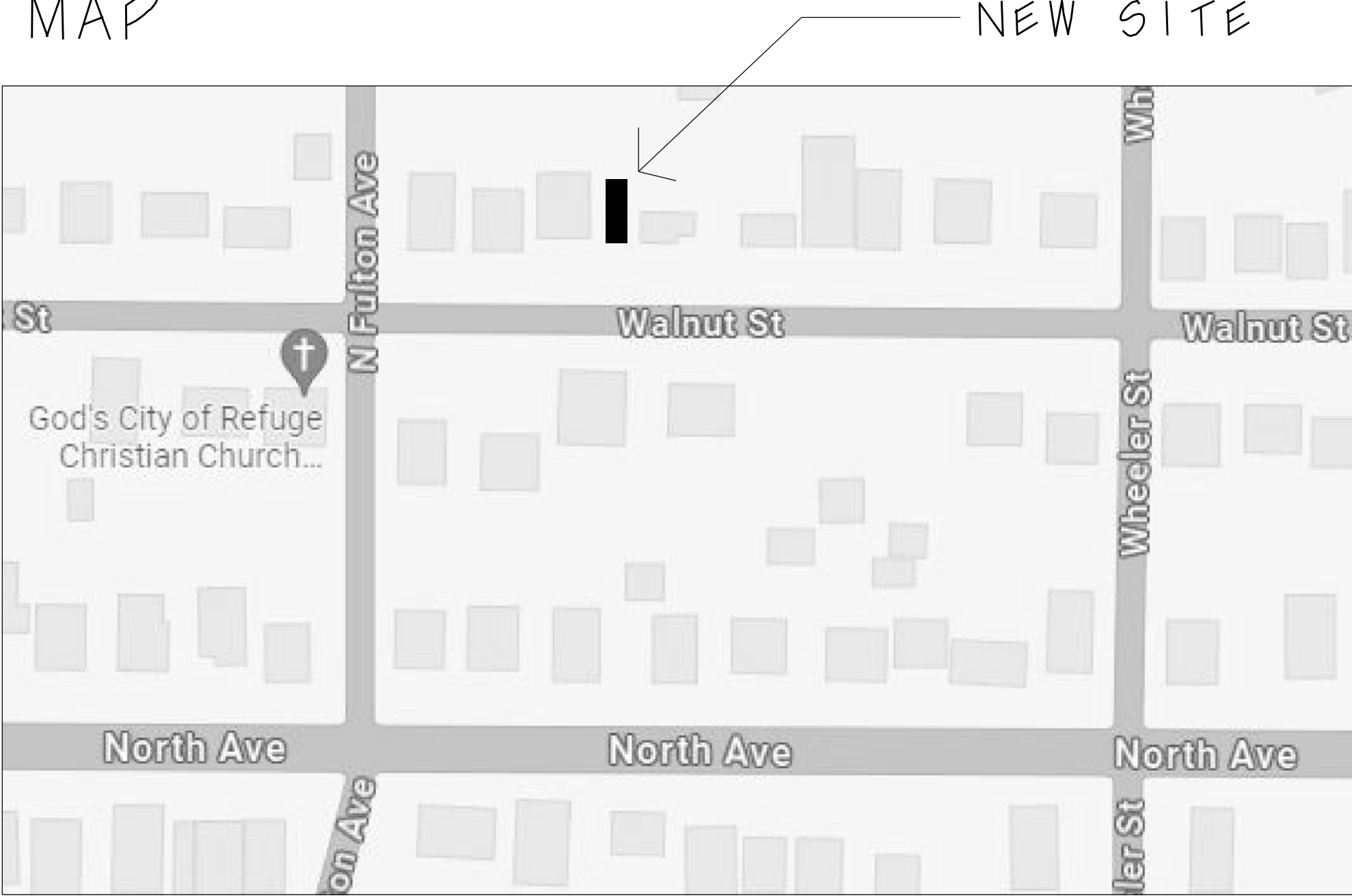
NEW SFR CONSTRUCTION FOR:

ANTHONY HANSEN FOR
JG ANDERSON, LLC I

481 WALNUT STREET
HAPEVILLE, GEORGIA

30354

MAP



NEW SITE

PROJECT TEAM:

OWNER:

ANTHONY HANSEN
JG ANDERSON, LLC I

481 WALNUT STREET
HAPEVILLE, GA
30354

213.926.5175

ANTHONY@BLACKSTONEGA.COM

ARCHITECT:

ALLYSON MCCARTHY
TURCO MCCARTHY, LLC

462 HAROLD AVE., NE
ATLANTA, GA
30307

404.395.4569

ALLYSON@TURCOMCCARTHY.COM

APPLICABLE CODES:

2018 INTERNATIONAL RESIDENTIAL CODE
W/ GA AMEND. 2020

2018 INTERNATIONAL PLUMBING CODE
W/ GA AMEND. 2020

2018 INTERNATIONAL MECHANICAL CODE
W/ GA AMEND. 2020

NATIONAL ELECTRICAL CODE, 2020 EDITION

INTERNATIONAL ENERGY CONSERVATION CODE,
2015 EDITION W/ GA AMEND 2020

2018 INTERNATIONAL FIRE CODE,
W/ GA AMEND. 2020

2018 INTERNATIONAL FUEL GAS CODE
W/ GA AMEND 2020



TURCO MCCARTHY, LLC
ARCHITECTURE
AND DESIGN

ATLANTA, GEORGIA
404.395.4569

2024@TURCO MCCARTHY, LLC

GA.RA009856

ZONING:

JURISDICTION FOR PERMIT:

CITY OF HAPEVILLE

ZONING: R-SF / DESIGN AREA E

SEE SITE PLAN FOR:

SETBACKS: N/A

LOT COVERAGE: N/A

FAR: N/A

TURCO MCCARTHY, LLC,
ARCHITECT OF RECORD,
IS NOT RESPONSIBLE
FOR INTERPRETING THE
INTENT OF THE CONSTRUCTION
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NEW SFR CONSTRUCTION FOR:

ANTHONY HANSEN FOR
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481 WALNUT STREET
HAPEVILLE, GEORGIA

30354

DRAWING LIST

A-C ARCHITECTURE COVER SHEET

A1.0 NEW ARCH SITE PLAN AND SECTIONS

A2.1 NEW MAIN FLOOR PLAN

A4.1 NEW EXTERIOR ELEVATIONS

A4.2 NEW EXTERIOR ELEVATIONS

SQUARE FOOTAGE

NEW HEATED SF

MAIN SF: 1,175 SF

SECOND SF: 825 SF

TOTAL NEW SF: 2,000 SF

NEW NON HEATED SF:

COVERED PORCH: 112 SF

NEW DECK: 270 SF

TOTAL NEW SF: 382 SF

TOTAL NEW SF: 2,382 SF

PROJECT SUMMARY:

OWNER IS CONSTRUCTING A NEW
SINGLE FAMILY RESIDENCE
ON AN EMPTY LOT ON WALNUT STREET.

THE RESIDENCE IS 2,000 SF
WITH A MAIN LEVEL AND
SECOND LEVEL, FRONT
PORCH AND REAR DECK.

THERE IS NO GARAGE WITH
PARKING FOR TWO
CARS BEHIND THE RESIDENCE.

THE ARCHITECTURE STYLE
IS CRAFTSMAN WITH A
SIMPLE GABLE AND
SIDE SHED DORMERS.

CONTRACTOR IS TO USE
A STRUCTURAL ENGINEER
FOR FOUNDATION, FRAMING
AND CONNECTION DESIGN.

NO ENGINEERING HAS BEEN
PROVIDED WITH THIS DESIGN
PACKAGE.

NOT RELEASED FOR CONSTRUCTION

PROJECT NO.: 2024-01

ISSUED * DATE

PLANNING
COMMISSION
REVIEW

04-01-2024

PLANNING
COMMENT REVISIONS

05-14-2024

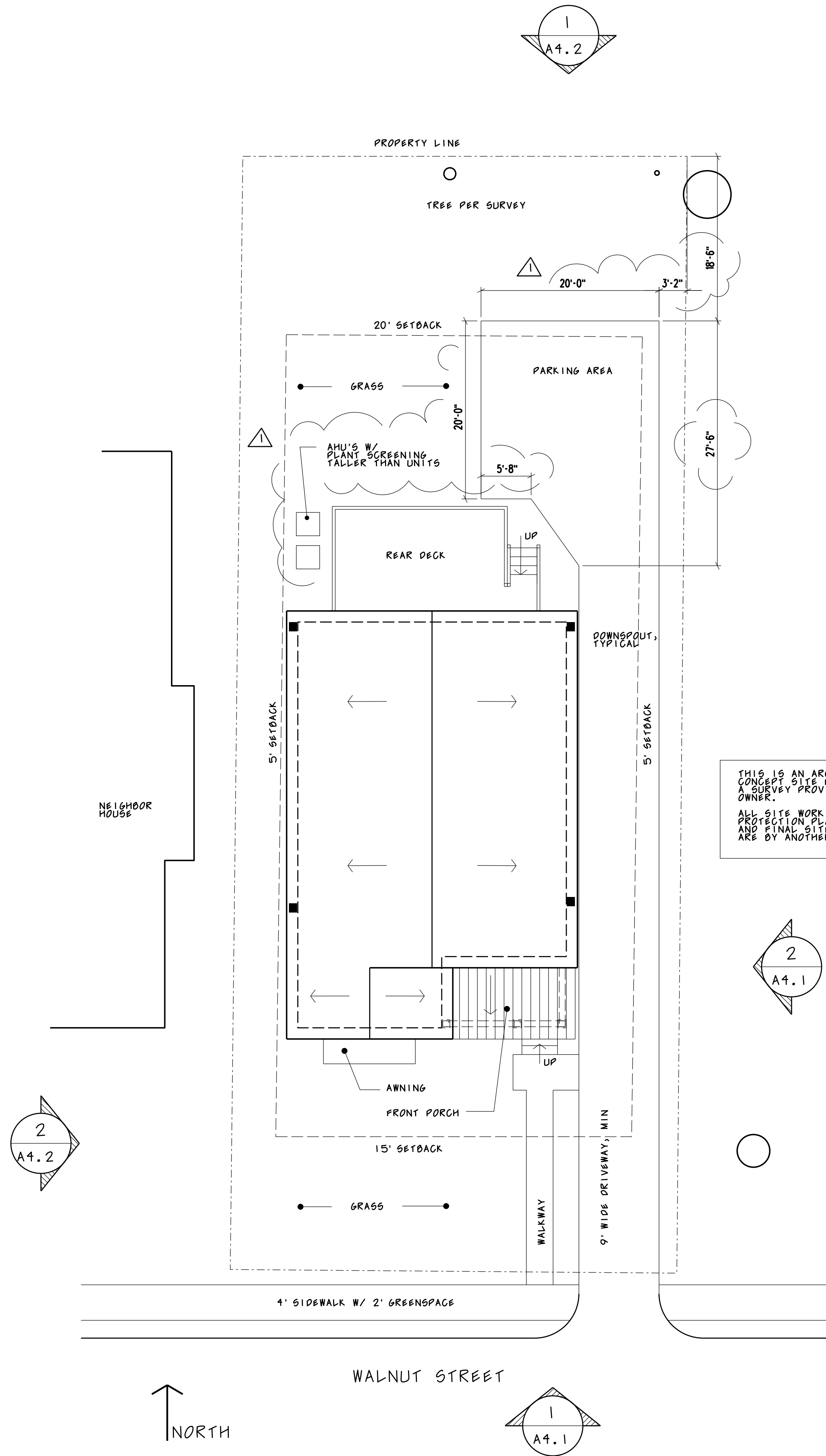
PLANNING
COMMENT REVISIONS

05-29-2025

COVER SHEET

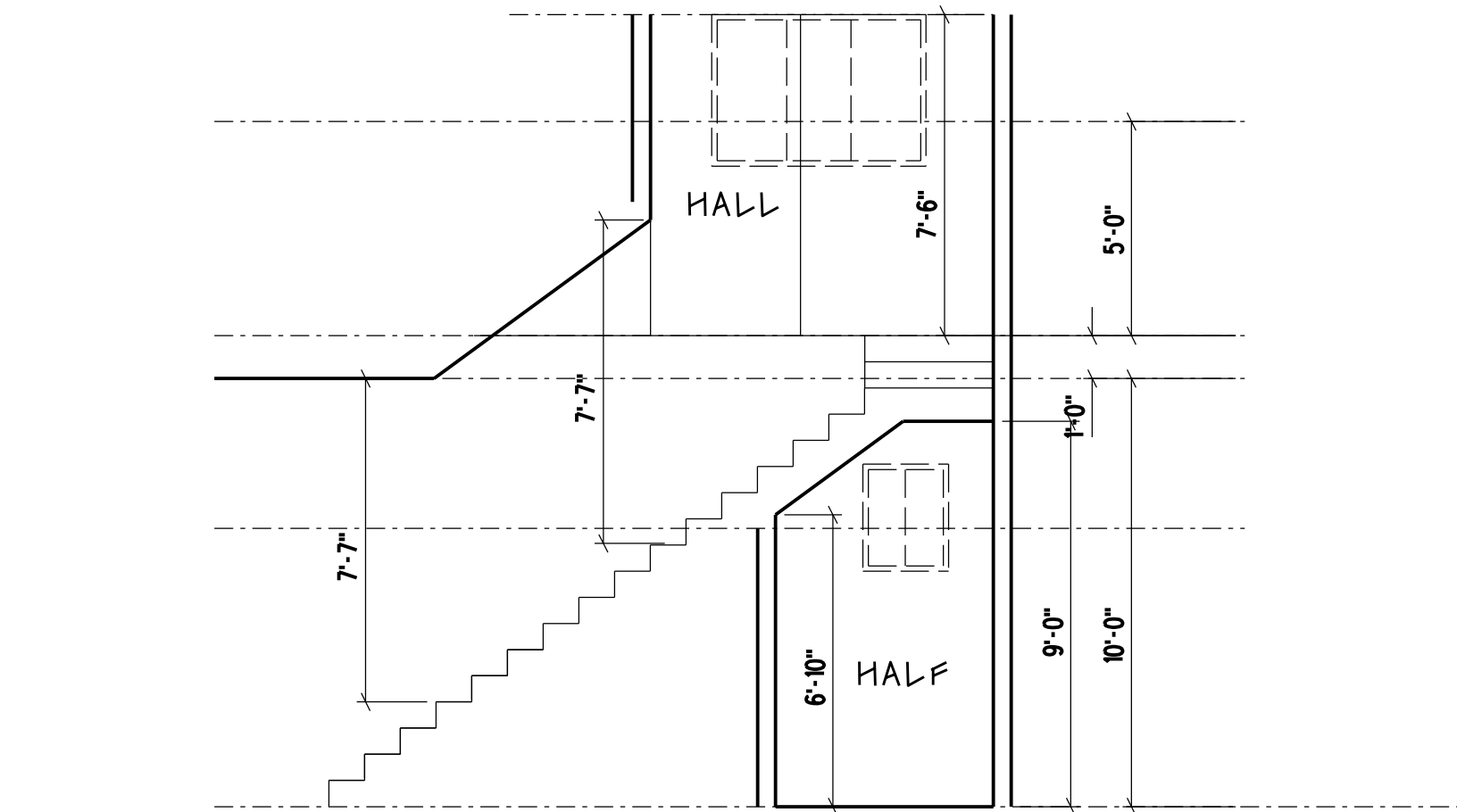
A - C

SCALE: NONE



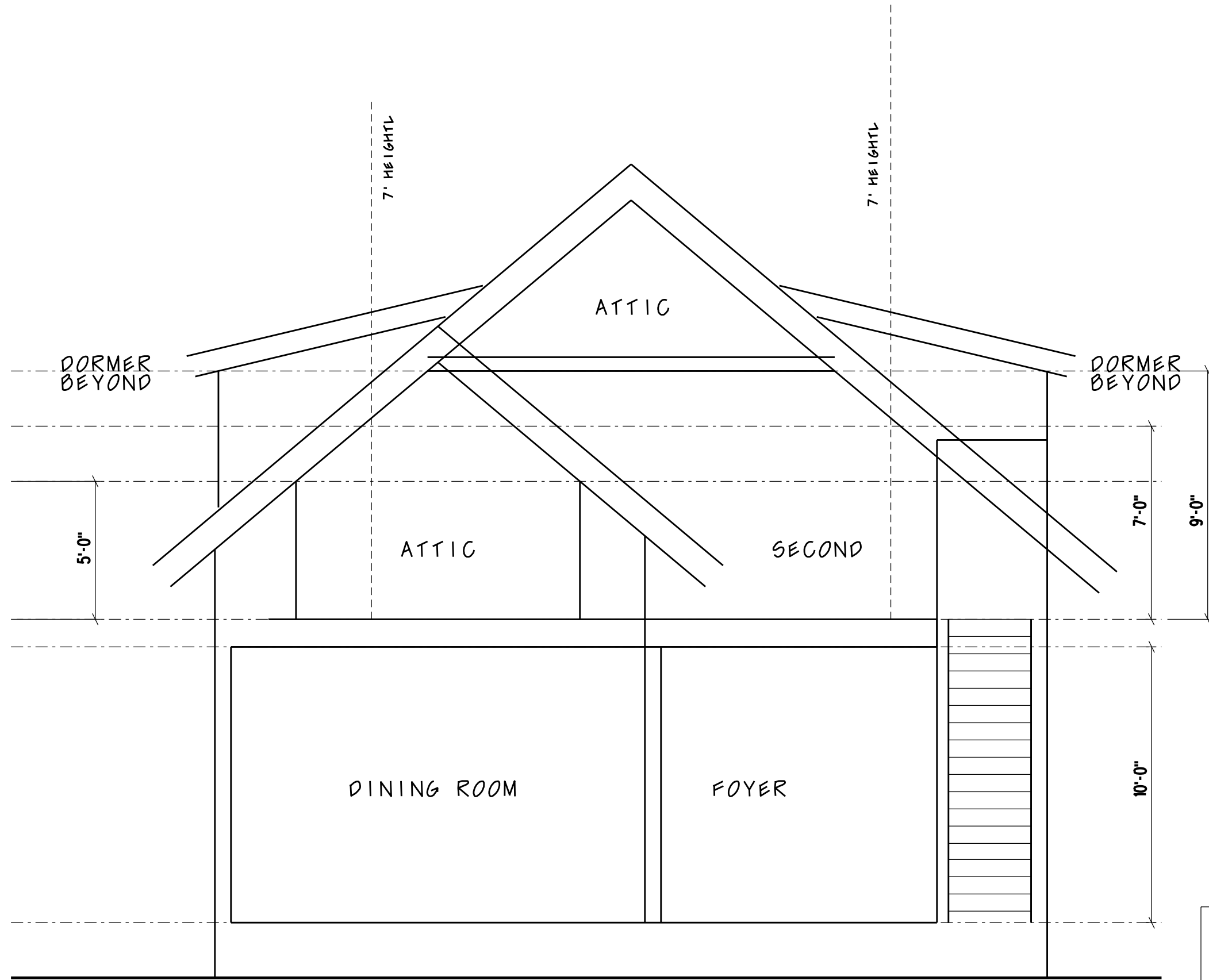
THIS IS AN ARCHITECTURE
CONCEPT SITE PLAN USING
A SURVEY PROVIDED BY THE
OWNER.
ALL SITE WORK, TREE
PROTECTION PLANS
AND FINAL SITE DESIGN
ARE BY ANOTHER CONSULTANT.

1 ARCHITECTURE SITE CONCEPT
SCALE: 1/8" = 1'-0"



STAIRS BASED ON
7.33" RISE AND 10" TREAD

3 PARTIAL WALL SECTION W/ STAIR
SCALE: 1/4" = 1'-0"



2 BUILDING SECTION
SCALE: 1/4" = 1'-0"

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AND CONNECTION DESIGN.
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AND DESIGN
ATLANTA, GEORGIA
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NEW SFR CONSTRUCTION FOR
ANTHONY HANSEN FOR
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481 WALNUT STREET
HAPEVILLE, GEORGIA
30354

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COMMENT REVISIONS
05-29-2025

ARCH SITE PLAN
CONCEPT AND
SECTIONS

A1.0

SCALE: AS NOTED



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481 WALNUT STREET
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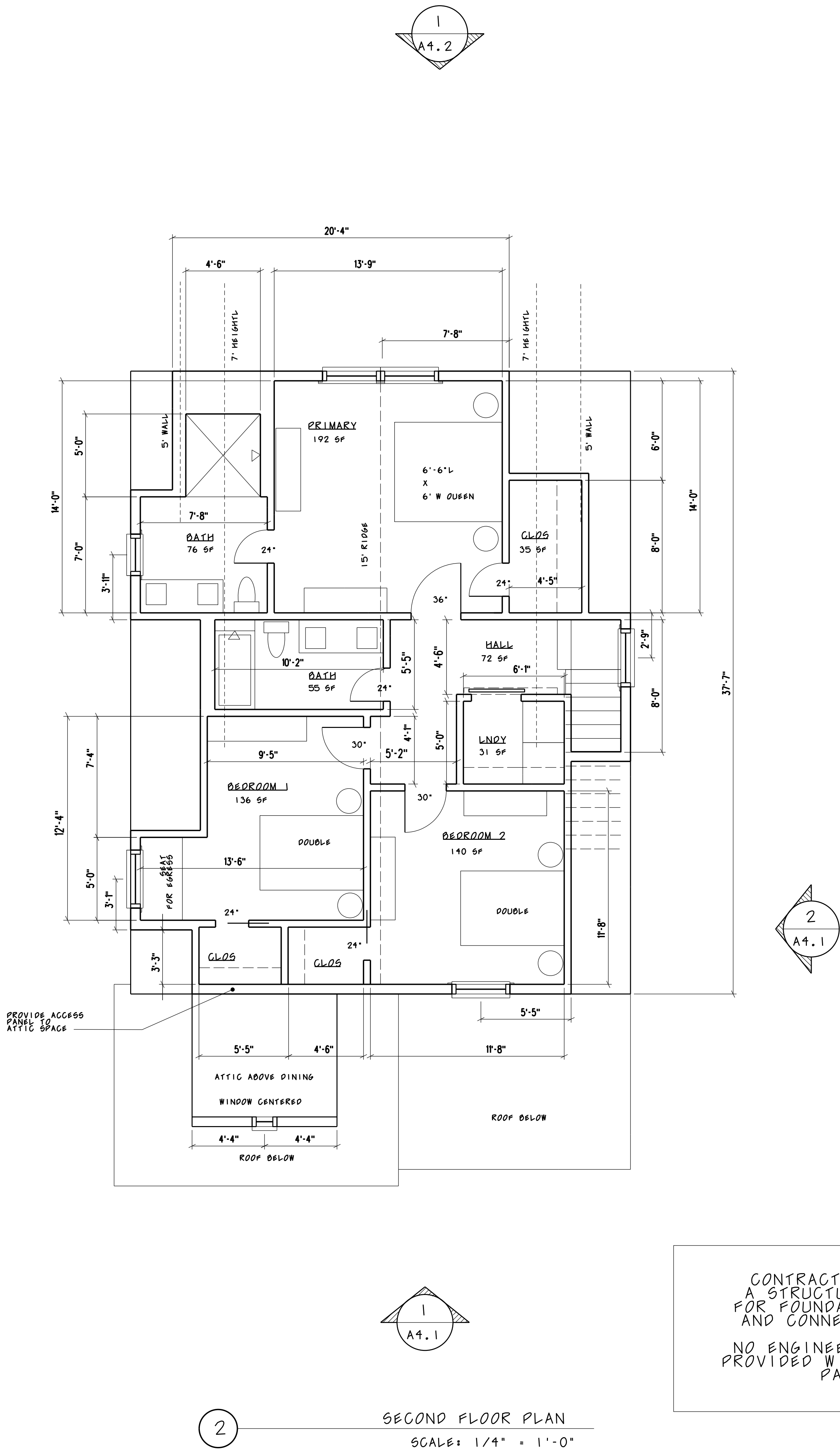
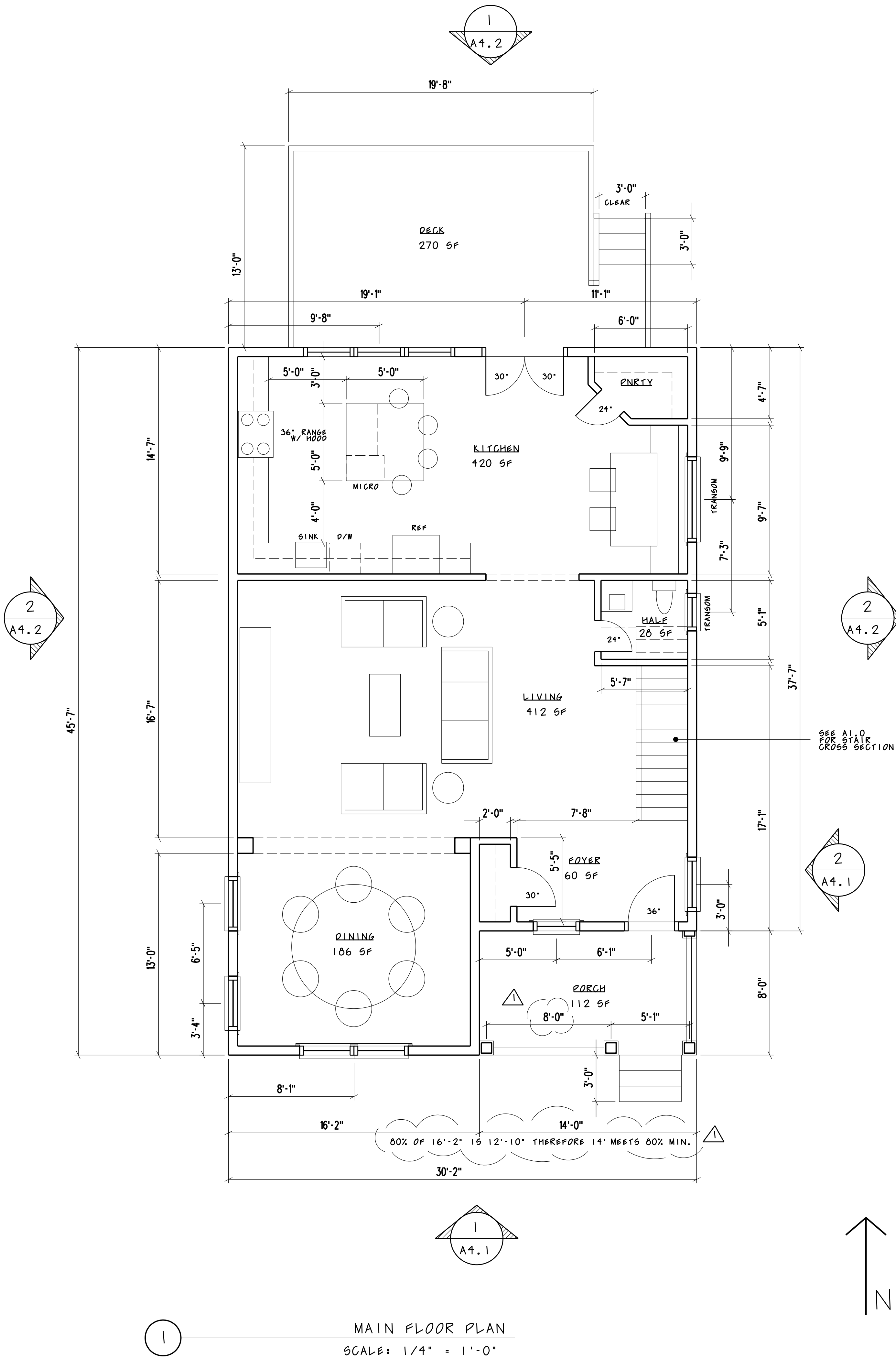
△ PLANNING
COMMENT REVISIONS
05-29-2025

MAIN AND SECOND
FLOOR PLANS

A2.1

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

NOT RELEASED FOR CONSTRUCTION





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NEW SFR CONSTRUCTION FOR

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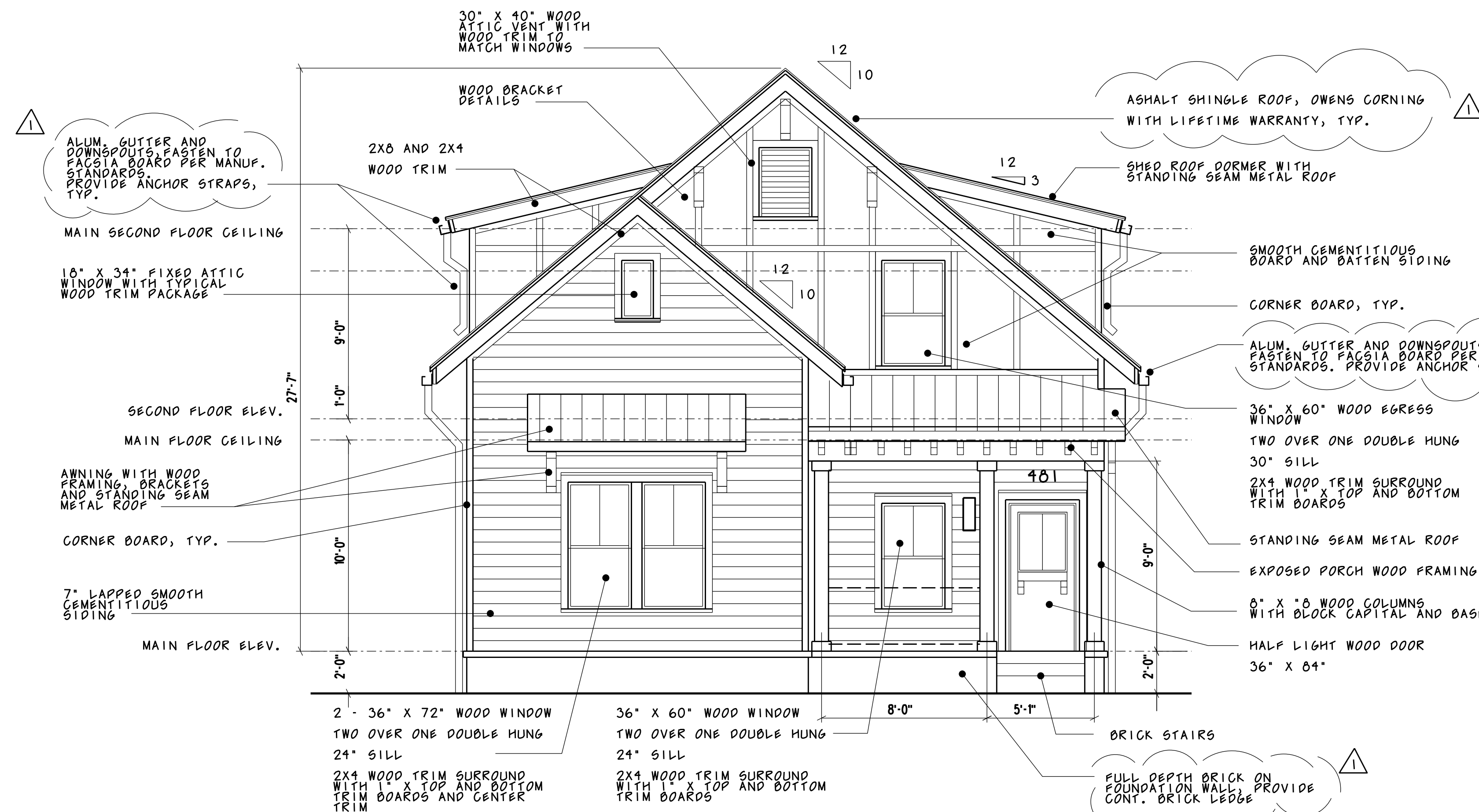
PLANNING
COMMENT REVISIONS
05-29-2025

NEW EXTERIOR
ELEVATIONS

A4.1

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

NOT RELEASED FOR CONSTRUCTION



GENERAL NOTES:

1. PROVIDE ADDRESS ABOVE THE DOOR, 6" MIN. HEIGHT AS SHOWN ON ELEVATION
2. PROVIDE A LIGHT TO THE SIDE OF THE FRONT DOOR - AS SHOWN ON ELEVATION - MAY BE BEHIND THE COLUMN
3. DASHED LINE INDICATES FRONT PORCH RAILING IF FINAL GRADING REQUIRES IT - SEE REAR ELEVATION FOR TYPICAL RAILING NOTES
4. ALL WOOD TRIM, COLUMNS AND RAILINGS ARE TO BE PAINTED WOOD
5. ALL WINDOWS TO BE RECESSED A MIN. OF 2"

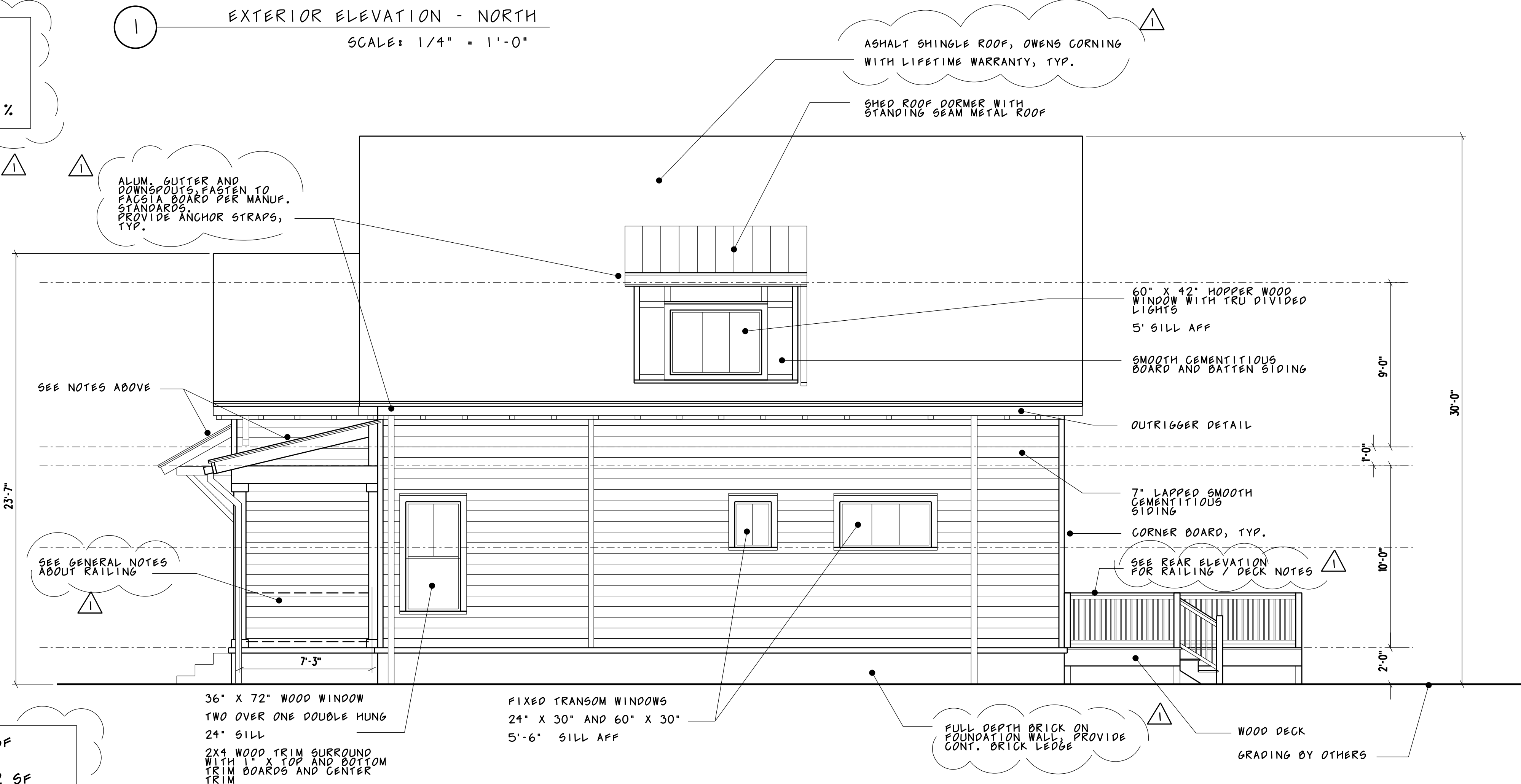
EXTERIOR ELEVATION - NORTH

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

FRONT FACADE: 609 SF

WINDOW TOTAL: 79.4 SF

PERCENTAGE TOTAL: 13.03 %



EXTERIOR ELEVATION - EAST

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

SIDE FACADE: 618 SF

WINDOW TOTAL: 53.2 SF

PERCENTAGE TOTAL: 8.6 %

CONTRACTOR IS TO USE
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AND CONNECTION DESIGN.

NO ENGINEERING HAS BEEN
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PACKAGE.



TURCO MCCARTHY, LLC
ARCHITECTURE
AND DESIGN

ATLANTA, GEORGIA
404.395.4569

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NEW SFR CONSTRUCTION FOR

ANTHONY HANSEN FOR
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481 WALNUT STREET
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PLANNING
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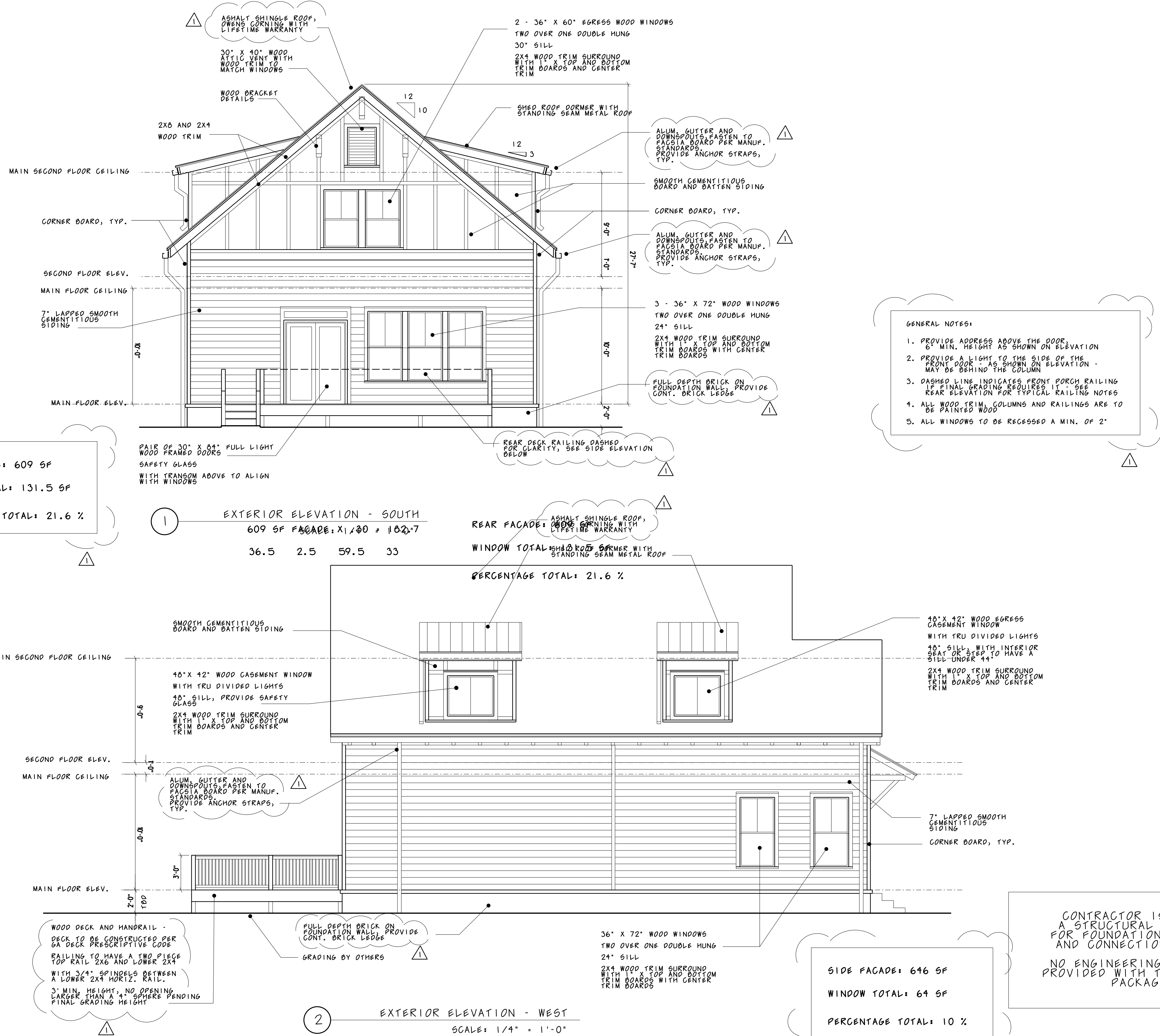
PLANNING
COMMENT REVISIONS
05-14-2024

PLANNING
COMMENT REVISIONS
05-29-2025

NEW EXTERIOR
ELEVATIONS

A4.2

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





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

DATE: June 11, 2025
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 651 North Avenue Renovation**

The City of Hapeville has received a design review application from Abdul Khan for the renovation of a 1,031 SF 3-bedroom, 3-bathroom single-family dwelling with a detached garage to be located at 651 North Ave. The renovations include a rear addition (107 SF) which will extend the rear wall of the house, interior and exterior renovations, replacement of windows, removal of some windows, replacement of siding with cementitious fiber siding, modification of the existing roof, and rehabilitation of the existing detached one car garage located at the back of the lot.

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

NOTE: The dwelling is currently non-conforming as it encroaches in the side setback. The proposed addition further encroaches in the setback. The garage encroaches onto the adjacent property. A variance from the Board of Appeals is required for the expansion of the non-conforming structure and the encroachment of the proposed addition. The garage is a civil matter between the two property owners.

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

- x Except where indicated, setbacks shall be established by zoning.
- x 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: See background for setbacks/encroachment.

Building height has not been provided.

There is an existing sidewalk along North Avenue. There is no sidewalk along Lake Avenue.

(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: The existing wall is concrete block and should be faced with stone, brick or smooth stucco unless a Design Exception is granted.

(c) Utility Standards

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

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

STAFF COMMENT: Mechanical not shown. Must be properly screened.

(d) Parking and Traffic Standards

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

STAFF COMMENT: Driveway width not provided. Garage encroaches on neighboring property.

(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: Must specify 30 year roof shingles. Chimney will be removed.

(f) Street Facing Facade and Style Standards.

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

faced in brick, natural stone, or cast stone.

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

STAFF COMMENT: Stoop dimensions not provided. All wood should be painted and stained. Railings should match requirements per above.

(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:

Ensure recess is a minimum of 2 in. for windows. Window trim detail should be provided and compliant with standards. 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 – this includes west elevation. Sill detail should be provided.

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

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

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

Other:

Sill height should be provided.

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

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

STAFF COMMENT:

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

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

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

STAFF COMMENT: No detail has been provided for the garage renovations. The garage appears to be encroaching on the neighbor's property.

RECOMMENDATIONS

The proposed expansion of the dwelling requires Board of Appeals Approval.

The proposed design is deficient in the following areas:

- Height for dwelling missing.
- Driveway width missing
- Specification 30 year roof shingles missing.
- Mechanical not shown. Must be properly screened.
- Window recess of minimum of 2in missing

- Window trim detail is missing
- Sill detail missing.
- Fenestration calculation to show 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, including west elevation missing
- Sill height missing
- Sidewalk along Lake Ave not indicated.
- No detail has been provided for the garage renovations. The garage appears to be encroaching on the neighbor's property.
- Stoop dimensions not provided.
- Painting or staining of wood on stoops not indicated.
- Railing detail not provided.
- The existing wall is concrete block and should be faced with stone, brick or smooth stucco unless a Design Exception is granted.

Once these items are addressed to the satisfaction of Staff and/or the Design Review Committee, the application can be conditionally approved pending approval from the Board of Appeals.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: June 1, 2025

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: Abdul Khan Contact Number: [REDACTED]

Applicants Address: 751 N central Ave Hapeville Ga 30354

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

Address of Proposed Work: 651 North Ave Hapeville Ga 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0099-0003-072-9

Property Owner: Rk sons development Contact Number: [REDACTED]

Project Description (including occupancy type): Rear addition: extend the rear wall of the main house

Interior / exterior renovation: replace aging mechanical, electrical, and plumbing systems; install new roofing, siding, windows, insulation, and interior finishes— Single Family Dwelling

Accessory structure: rehabilitate the existing detached one-car storage/garage at the back of the lot, repairing structural elements and matching exterior materials to the primary dwelling.

Contractors Name: BVM CONSTRUCTION LLC Contact Number: [REDACTED]

Contact Person: Abdul Khan 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.

Abdul Khan
Applicants Signature

5/12/2025
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: 1,031 SF

Total Square Footage of existing building: 107 SF

Estimated Cost of Construction: \$50,000

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

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

Hardi Rb&b , Hardi Plank

Will any trees be removed to accommodate the project? None

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 Abdulsattar Khan / AK 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.



✓

✓

✓

✓

✓

✓

✓

Abdulsattar Khan

05/12/2025



GENERAL NOTES:

1. PRIOR TO LAND DISTURBING AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA EROSION CONTROL / SITE DEVELOPMENT INSPECTOR.
2. IF THE CONTRACTOR, DURING THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
3. THE EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN PREPARED FROM THE INFORMATION AVAILABLE TO THE ENGINEER AND MAY NOT BE ACCURATE TO EXTENT OR LOCATIONS, PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL NOTIFY UTILITIES AND THEN MARK OR REMARK THEIR FACILITIES.
4. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING VEGETATION WHICH DOES NOT UNREASONABLY INTERFERE WITH CONSTRUCTION.
5. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCH MARKS, REFERENCE POINTS AND STAKES.
6. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF ALL MATERIALS. THE EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH THE STATE AND LOCAL CODES, RULES, AND REGULATIONS.
7. TESTING SHALL BE DONE BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
8. SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH SECTION 7 OF THE MANUAL OF ACCIDENT PROTECTION IN CONSTRUCTION AS PUBLISHED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, OSHA, AND THE LOCAL REGULATIONS.
9. ANY AND ALL WALLS SHOWN HEREIN ARE FOR LAYOUT PURPOSES ONLY. WALL STRUCTURAL DESIGN, DETAILS, CALCULATIONS, APPROVALS, PERMITS, FEES, INSPECTIONS AND CERTIFICATIONS REQUIRED BY THE GOVERNING AUTHORITY SHALL BE PROVIDED BY OTHERS. CONTRACTOR SHALL INSTALL FALL PROTECTION RAIL SYSTEM(S) FOR ALL WALLS 30 INCHES IN HEIGHT OR GREATER UNLESS OTHERWISE SPECIFIED BY STATE AND/OR LOCAL CODES, RULES, OR REGULATIONS. FALL PROTECTION RAIL SYSTEM(S) SHALL BE IN ACCORDANCE WITH OSHA STANDARD 1926, SUBPART M - FALL PROTECTION.
10. ALL STAIRWAYS HAVING MORE THAN THREE (3) RISERS ABOVE A FLOOR OR GRADE SHALL BE EQUIPPED WITH HANDRAILS LOCATED NOT LESS THAN 34 INCHES (34") NOR MORE THAN 38 INCHES (38") ABOVE THE LEADING EDGE OF A TREAD. EXCEPTION: HANDRAILS THAT FORM PART OF A GUARDRAIL MAY BE 42 INCHES (42") HIGH.
11. ALL WALL TOPS TO BE SIX INCHES (6") ABOVE GRADE UNLESS OTHERWISE NOTED.
12. MAXIMUM CUT OR FILL SLOPE IS 2H:1V UNLESS OTHERWISE SPECIFIED. SLOPES EQUAL TO OR STEEPER THAN 2.5H:1V AND WITH A HEIGHT OF 10' OR GREATER SHALL BE STABILIZED WITH APPROPRIATE MATTING OR BLANKETS.

SITE INFORMATION:

1. TOTAL ONSITE AREA: 0.138 ACRES (6,000 SQ. FT.), MORE OR LESS
2. BOUNDARY & TOPOGRAPHIC INFORMATION PROVIDED BY BOUNDARY ZONE INC., DATED 04/18/2022.
3. THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER(S) 13121C0366F, EFFECTIVE DATE 09/18/2013 WAS EXAMINED AND NO PORTION OF THE PROPERTY SHOWN HEREIN WAS FOUND TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100-YEAR FLOOD) OR SPECIAL FLOOD HAZARD ZONE (AREAS OF 500-YEAR FLOOD).
4. THERE ARE NO STATE WATERS LOCATED ON OR WITHIN 200 FEET OF THE SITE.
5. THERE ARE NO KNOWN WETLANDS ON THIS SITE
6. THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY A COMBINATION OF FIELD RUN SURVEY BY BOUNDARY ZONE INC., DATED 04/18/2022 AND FULTON COUNTY GIS.

THIS PROJECT HAS BEEN PREPARED USING THE HORIZONTAL GEORGIA COORDINATE SYSTEM OF 1984 (NAD 1983)/94 WEST ZONE, AND THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

DEVELOPMENT SERVICES PERMITTING DISCLAIMER

THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT SHOULD NOT BE CONSTRUED AS AN INDICATION THAT ALL PREREQUISITES FOR LAWFUL OR SUITABLE OPERATIONS RELATED TO THIS ACTIVITY, WHICH MIGHT NECESSITATE SUPPLEMENTARY PERMITS, HAVE BEEN FULFILLED. IT REMAINS THE RESPONSIBILITY OF THE OWNER/DEVELOPER/BUILDER TO ASCERTAIN THE ADDITIONAL PERMITTING OR APPROVALS THAT MIGHT BE OBLIGATORY FOR THE OPERATION FROM THIS JUNCTURE IN A MANNER CONSISTENT WITH LEGAL AND APPROPRIATE STANDARDS. THE ENDORSEMENT OF PLANS OR THE GRANTING OF PERMITS DOES NOT RELEASE THE APPLICANT FROM THE OBLIGATION TO ADHERE TO ALL PERTINENT LAWS, REGULATIONS, GUIDELINES, OR OTHER REQUISITE PERMITS ESSENTIAL FOR THIS PROJECT.

SITE CONSTRUCTION PLANS

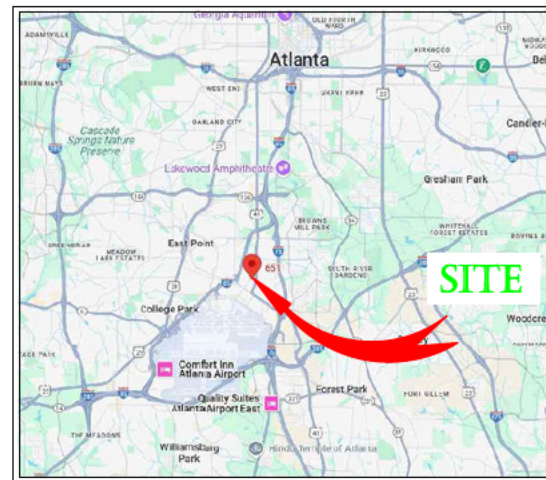
651 NORTH AVENUE
HAPEVILLE, GEORGIA 30354

PARCEL ID: 14 009900030729

FULTON COUNTY GEORGIA

RK SONS DEVELOPMENT INC.

SITE LOCATION



NOT TO SCALE

FEMA FIRM MAP



FEMA FIRM PANEL NO.: 13121C0366F
NOT TO SCALE

CONTACT INFORMATION:

PLAN DESIGNER: SCOTT C. NORTH, PLS, CFEDS
NORTH SURVEYING AND MAPPING, LLC

ADDRESS: 1071 DEAN DRIVE NW
ATLANTA, GA 30318
404.203.1147

PHONE: 404.203.1147

EMAIL: SCOTT.NORTH@NORTHSM.COM

OWNER: RK SONS DEVELOPMENT INC.

ADDRESS: 651 NORTH A VENUE
HAPEVILLE, GA 30354

BUILDER/PERMITTEE

24-HOUR CONTACT:

RK SONS DEVELOPMENT INC.
(404) 391-2064
INFO@RKSONSINC.COM

SITE DATA:

ADDRESS: 651 NORTH AVENUE
HAPEVILLE, GEORGIA 30354
SITE AREA: 0.138 AC (6,000 SF)

ZONING: R-SINGLE FAMILY
DISTRICT: 14TH
LAND LOT: 99
ZONING JURISDICTION: FULTON COUNTY

COVER SHEET

PROJECT OWNED/DEVELOPED BY:

RK SONS DEVELOPMENT INC.

651 NORTH AVENUE
HAPEVILLE, GEORGIA 30354

DATE: 05/27/2025
PROJECT#: 2500172
SHEET NO.: C1



1071 DEAN DRIVE NW
ATLANTA GEORGIA 30318
404-203-1147
GEORGIA COA: LCF001411

GSWCC # 0000104692
EXPIRATION: 12/22/2026



SITE DATA:
ADDRESS: 651 NORTH AVENUE
HAPEVILLE, GEORGIA 30354
SITE AREA: 0.138 AC (6,000 SF)

ZONING:

R - SINGLE FAMILY
DISTRICT: 14TH
LAND LOT: 99
ZONING JURISDICTION: FULTON COUNTY
MINIMUM LOT FRONTAGE: 40'
FRONT SETBACK: 15'
SIDE SETBACK: 5'
REAR SETBACK: 20'
MAXIMUM HEIGHT: 35'
MINIMUM LOT AREA: 4,000 SF
MAXIMUM LOT COVERAGE: 70%

- SITE NOTES:**
1. ALL TREES SHOWING HEREIN ARE CURRENT.
 2. PROPOSED F.F.E. AND G.F.E. TO BE ESTABLISHED BY CONTRACTOR.
 3. ALL WORK AND MATERIALS SHALL COMPLY WITH THE FULTON COUNTY, GEORGIA REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 4. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS.
 5. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDINGS.
 6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC., GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 7. ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY.
 8. OPEN BURNING OR BURY PITS ARE NOT ALLOWED.
 9. THERE ARE NO KNOWN WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY MAP.
 10. NO DECKS, PATIOS, OR PERMANET STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS.
 11. WASTE MATERIAL SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY SECTION 404 PERMIT.
 12. THE DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEARS HEREON, AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY (HIMSELF/HERSELF) OR (HIS/HER) AUTHORIZED AGENT UNDER SUPERVISION.
 13. CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE PORTAL TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE.

EROSION & SEDIMENT CONTROL PRACTICES

- DS1

DISTURBED AREA STABILIZATION (WITH MULCH ONLY) ESTABLISH TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
- DS2

DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
- DS3

DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) ESTABLISH PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD OR LEGUMES ON DISTURBED AREAS.
- DS4

DISTURBED AREA STABILIZATION (WITH CERTIFIED SOD) ESTABLISH PERMANENT VEGETATIVE COVER WITH SOD CUT TO DESIRED SIZE WITHIN MORE OR LESS 5% AND PLANTED WITHIN 36 HOURS OF DIGGING. SOD TO BE PLANTED ACCORDING TO COUNTY REQUIREMENTS.

SYMBOL LEGEND		ABBREVIATION LEGEND	
	MONUMENT FOUND	Δ	DELTA ANGLE
	MONUMENT SET	CB	CHORD BEARING AND DISTANCE
	COMPUTED POINT (NOT MONUMENTED)	A	ARC LENGTH
	UTILITY POLE	HW	HARDWOOD TREE
	FIRE HYDRANT	LLL	LAND LOT LINE
	WATER VALVE	N/F	NOW OR FORMERLY
	SANITARY SEWER MANHOLE	OTP	OPEN TOP PIPE
	GAS VALVE	POB	POINT OF BEGINNING
	IRRIGATION CONTROL VALVE	POC	POINT OF COMMENCEMENT
	SUBJECT PROPERTY LINE	PL	PROPERTY LINE
	ADJ. PROPERTY LINE	R	RADIUS
	RIGHT OF WAY LINE	RB	REBAR
	LAND LOT LINE	RBC	REBAR WITH CAP
	DRAINAGE DITCH	R/W	RIGHT OF WAY
	EXISTING PROPERTY		
	CONCRETE		
	PROPOSED IMPROVEMENT		
	GRATE STORM INLET		
	TELEPHONE MANHOLE		
	WATER METER		
	AIR CONDITIONER		
	GAS METER		
	MAIL BOX		
	SANITARY CLEAN OUT		
	EXISTING 54\"/>		
	CONCRETE WASHDOWN		
	STAGING AREA FOR DUMPSTER, PORTABLE TOILETS, MATERIAL STORAGE AND STOCKPILE AREAS		

LOT COVERAGE:

EXISTING IMPERVIOUS:
HOUSE: 1,285 SF
DRIVEWAY/STEPS/CONC.: 460 SF
FRONT PORCH: 32 SF
CONC. WALLS: 4 SF
TOTAL EXISTING IMPERVIOUS: 1,781 SF

PROPOSED IMPROVEMENT IMPERVIOUS:
REAR HOUSE/KITCHEN EXTENSION: 89 SF
NEW SIDE AND REAR STEPS: 10 SF

TOTAL SITE IMPERVIOUS AFTER IMPROVEMENT: 1,880 SF
LOT AREA: 6,000 SF
RATIO: $\frac{1,880}{6,000} \times 100 = 31.3\% < 70\%$

BUILDING CODES NOTE:

Please ensure that all building and construction of the homes are in alignment with Municode sections 509.04, 509.05, 509.06, 509.11, 509.12 d.e.f, 509.13, 206.02d, 403.03, and Table 4-1 Area Regulations for Lots and Principal Buildings

BUILDER/PERMITTEE
24-HOUR CONTACT:

RK SONS DEVELOPMENT INC.
(404) 391-2064
INFO@RKSONSINC.COM

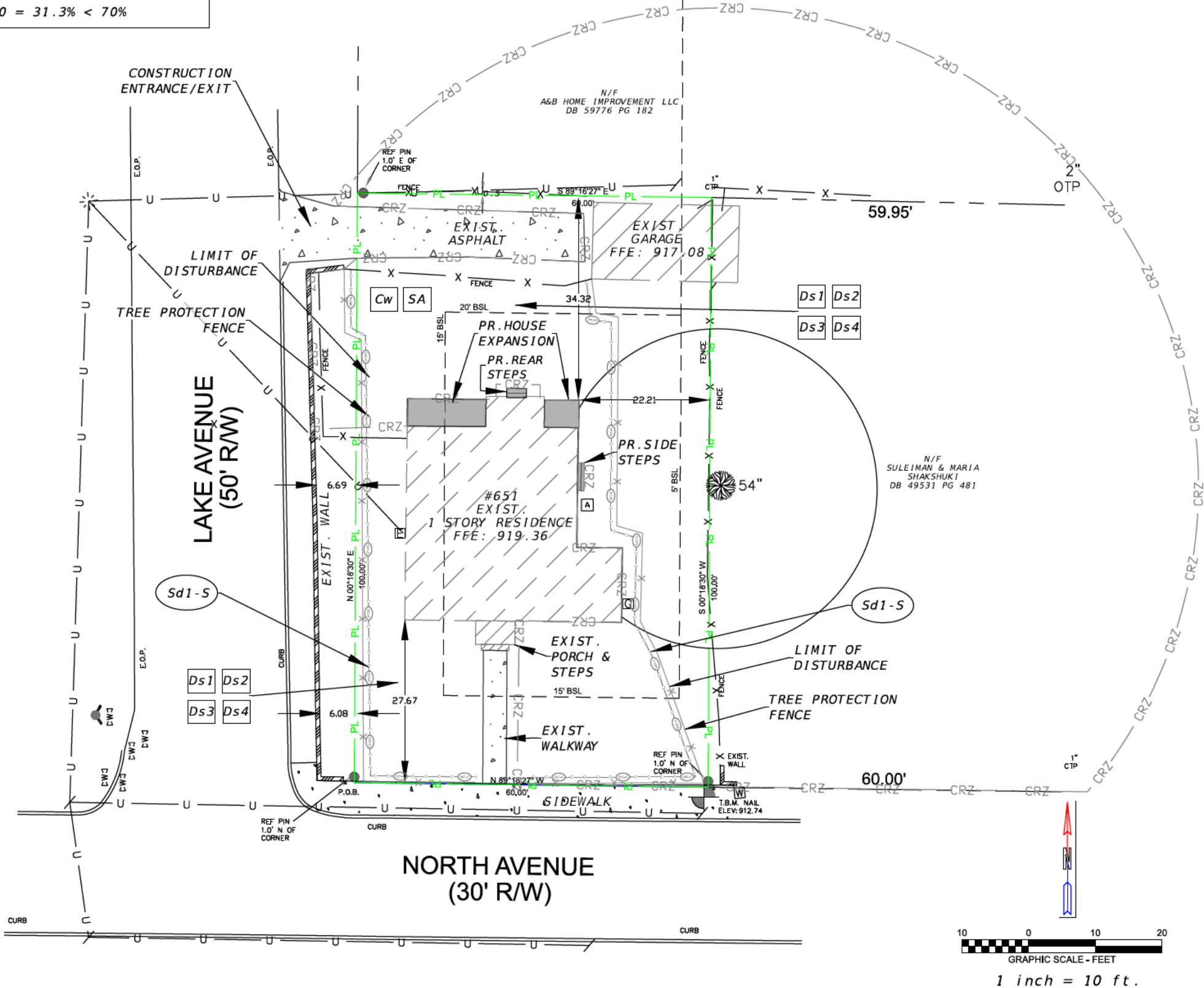
EARTHWORK STATEMENT:

THERE WILL BE NO MAJOR EARTHMOVING ON THE PROJECT. CUBIC YARDS OF DIRT CUT: 0
CUBIC YARDS OF FILL: 0

THERE WILL BE APPROXIMATELY 0 CUBIC YARDS OF DIRT CUT AND 0 CUBIC YARDS OF FILL. SITE WILL BALANCE. NO GRADED SLOPE SHALL EXCEED 2H:1V.

FLOOD HAZARD STATEMENT:

THIS PROPERTY IS NOT LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE MAP NUMBER: 13121C0366F WITH AN EFFECTIVE DATE OF SEPTEMBER 18, 2013.



SITE PLAN

PROJECT OWNED/DEVELOPED BY:
RK SONS DEVELOPMENT INC.
651 NORTH AVENUE
HAPEVILLE, GEORGIA 30354

DATE: 05/27/2025
PROJECT#: 2500172

www.georgia811.com
©2024 811 data company

GSWCC # 0000104692
EXPIRATION: 12/22/2026

1071 DEAN DRIVE NW
ATLANTA GEORGIA 30318
404-203-1147
GEORGIA COA: LCF001411

NORTH
SURVEYING & MAPPING

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CITY OF HAPEVILLE TREE DENSITY REQUIREMENTS		
REQ. INCHES PER ACRE	SITE (ACRE)	REQ. INCHES
100	0.138	13.8

EXISTING DENSITY TABLE				
TREE QTY	DBH (IN)	TOTAL DBH (IN)	# TREES REMOVED	DBH REMAIN (IN)
0	0	0	0	0
0	0	0	0	0
TOTAL EXIST. DENSITY FACTOR = 0				

PROPOSED DENSITY TABLE				
TREE QTY	DBH (IN)	TOTAL DBH (IN)	# TREES REMOVED	DBH REMAIN (IN)
2	4	8	0	8
3	2	6	0	6
TOTAL PROP. DENSITY FACTOR = 14				

SITE NOTES:

1. ALL TREES SHOWING HEREIN ARE CURRENT.
2. PROPOSED F.F.E. AND G.F.E. TO BE ESTABLISHED BY CONTRACTOR.
3. ALL WORK AND MATERIALS SHALL COMPLY WITH THE FULTON COUNTY, GEORGIA REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
4. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS.
5. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDINGS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY.
8. OPEN BURNING OR BURY PITS ARE NOT ALLOWED.
9. THERE ARE NO KNOWN WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY MAP.
10. NO DECKS, PATIOS, OR PERMANET STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS.
11. WASTE MATERIAL SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY SECTION 404 PERMIT.
12. THE DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEARS HEREON, AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY (HIMSELF/HERSELF) OR (HIS/HER) AUTHORIZED AGENT UNDER SUPERVISION.
13. CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE PORTAL TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE.

TREE PROTECTION & EROSION CONTROL NOTES:

1. ALL SILT FENCE SHALL BE TYPE Sd1-C. FOR CONSTRUCTION AND INSTALLATION DETAILS, SEE SHEET C4.
2. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171 - TEMPORARY SILT FENCE, OF THE GA STANDARD SPECIFICATIONS, 1993 EDITION AND BE WIRE REINFORCED VENDOR OR MANUFACTURER SHALL PROVIDE WARRANTY STATING MATERIAL MEETS D.O.T. SPECIFICATIONS AND IS ON D.O.T. PRODUCTS LIST #36.
3. NO HEAVY MACHINERY ALLOWED WITHIN THE C.R.Z.
4. DO NOT TRENCH IN THE SILT FENCE WITHIN THE DRIP LINE OF ANY TREES (USE STAKED HAYBALS OR SANDBAGS)
5. ANY DEBRIS REMOVAL WITHIN THE CRITICAL ROOT ZONE OF TREES WILL BE DONE BY HAND.
6. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
7. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
8. PROVISIONS FOR TREE PROTECTION ON THE SITE SHALL BE, AS A MINIMUM, IN CONFORMANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF SOUTH FULTON TREE PRESERVATION ORDINANCE, ZONING ORDINANCE AND ADMINISTRATIVE GUIDELINES PERTAINING TO TREE PROTECTION.

SYMBOL LEGEND

- CONCRETE
- PROPERTY LINE
- TREE PROTECTION FENCE
- SILT FENCE
- PROPOSED TREE
- EXISTING 54" TREE

SITE TREE REPLACEMENT SUMMARY

INCHES REQUIRED	13.80
TOTAL EXISTING INCHES	0
REPLACEMENT DENSITY FACTOR	14.00
TOTAL INCHES PROVIDED	14.00
DENSITY SURPLUS	0.2

TREE REPLACEMENT LIST

TREE QTY	KEY	BOTANICAL NAME	COMMON NAME	ROOT	REMARKS
2	TP	LIRIODENDRON TULIPIFERA	TULIP POPLAR	4'	SINGLE TRUNK
3	WO	QUERCUS ALBA	WHITE OAK	2'	SINGLE TRUNK

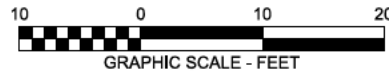
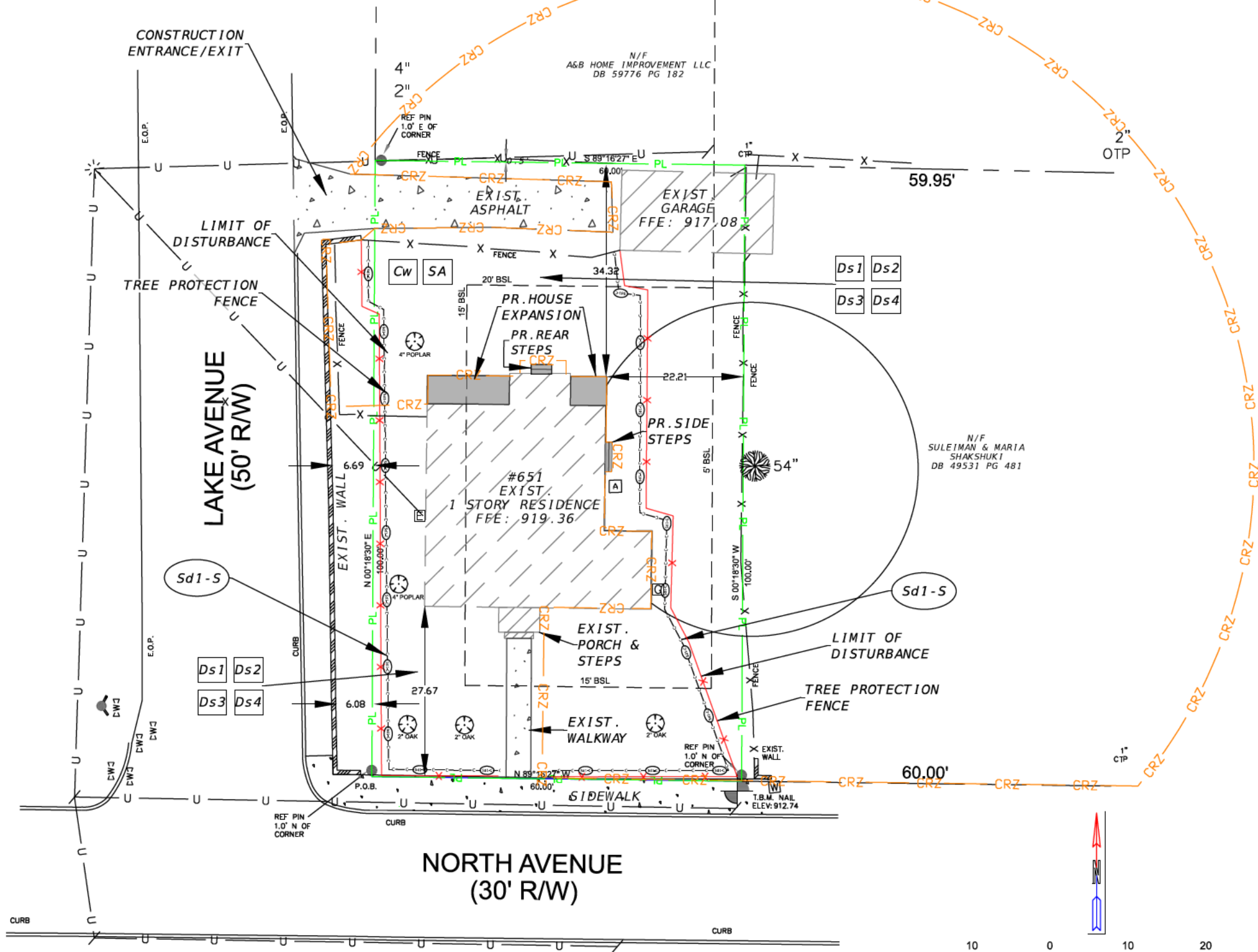
BUILDER/PERMITTEE

24-HOUR CONTACT:

RK SONS DEVELOPMENT INC.
(404) 391-2064
INFO@RKSONSINC.COM

TREE PROTECTION NOTES:

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



1 inch = 10 ft.

PROJECT OWNED/DEVELOPED BY:

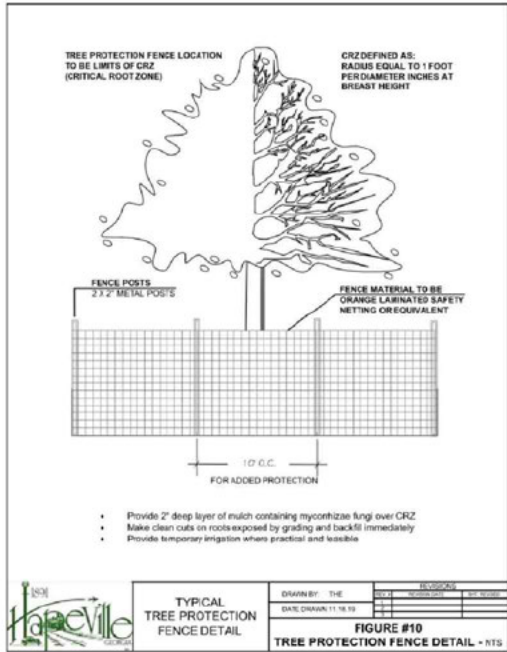
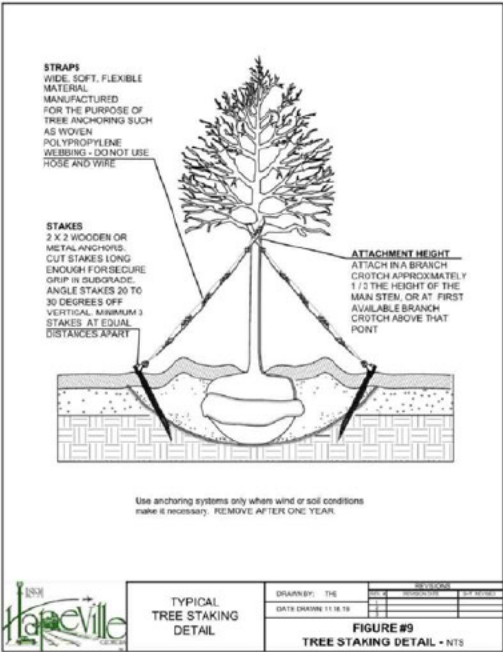
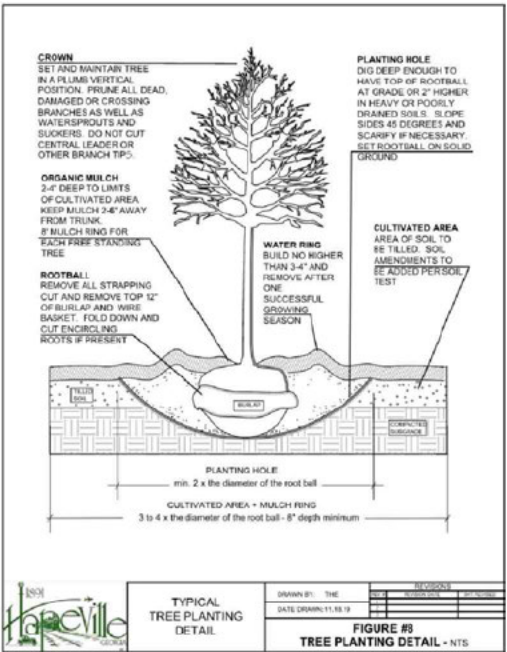
RK SONS DEVELOPMENT INC.

651 NORTH AVENUE
HAPEVILLE, GEORGIA 30354



1071 DEAN DRIVE NW
ATLANTA GEORGIA 30318
404-203-1147
GEORGIA COA: LCF001411





BUILDER/PERMITTEE

24-HOUR CONTACT:

RK SONS DEVELOPMENT INC.
(404) 391-2064
INFO@RKSONSINC.COM

DETAILS

SHEET NO.: C4
DATE: 05/27/2025
PROJECT#: 2500172

PROJECT OWNED/DEVELOPED BY:

RK SONS DEVELOPMENT INC.

651 NORTH AVENUE
HAPEVILLE, GEORGIA 30354

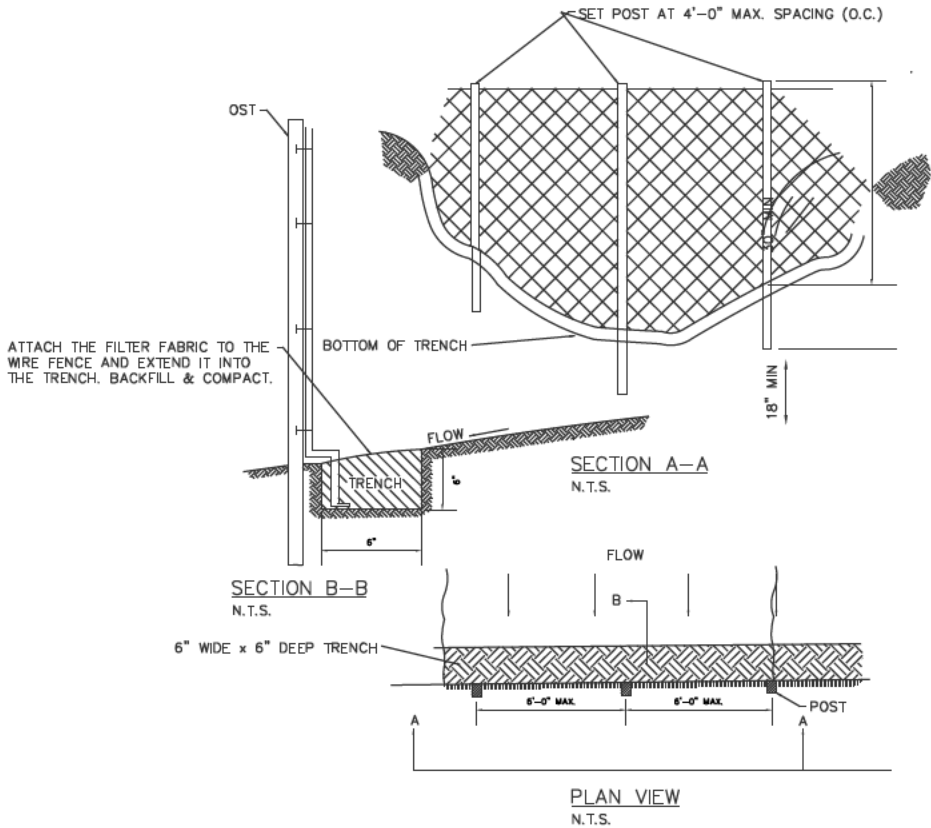


1071 DEAN DRIVE NW
ATLANTA GEORGIA 30318
404-203-1147
GEORGIA COA: LCF001411



GSWCC # 0000104692
EXPIRATION: 12/22/2026

Sd1-c SILT FENCE - TYPE SENSITIVE



NOTES:

1. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171 - TEMPORARY SILT FENCE, OF THE GA STANDARD SPECIFICATIONS, 1993 EDITION AND BE WIRE REINFORCED VENDOR OR MANUFACTURER SHALL PROVIDE WARRANTY STATING MATERIAL MEETS D.O.T. SPECIFICATIONS AND IS ON D.O.T. PRODUCTS LIST #36.
2. INSTALLATION: TEMPORARY SILT FENCE INSTALLATION SHALL CONFORM TO THE STANDARDS SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
3. MAINTENANCE: THE DEVELOPER/CONTRACTOR SHALL MAINTAIN THE SILT FENCE UNTIL THE LDA IS COMPLETE AND FINAL STABILIZATION IS ACHIEVED. FILTER FABRIC SHALL BE REMOVED AND REPLACED WHENEVER IT HAS DETERIORATED OR BEEN OTHERWISE DAMAGED TO SUCH EXTENT THAT IT REDUCES THE EFFECTIVENESS OF THE SILT FENCE. INSTALLATION OF FABRIC FENCE MATERIAL IN AREAS OF CONCENTRATED FLOW IS NOT RECOMMENDED UNLESS PROPER PROVISIONS ARE MADE TO SUPPLEMENT OR OTHERWISE STRENGTHEN THE FENCE TO WITHSTAND INCREASED DRAINAGE WATER VELOCITIES.



24-HOUR CONTACT:
KAHN ABDUL
404.391.2064

DRAWN BY:
J. Edmonds, RA

SCALE:
As indicated

THESE DRAWINGS ARE
PROTECTED BY THE
ARCHITECTURAL
DRAWINGS OR ANY PART
THEREOF MAY NOT BE
USED FOR ANY PURPOSE
FORM OR BY ANY MEANS
WITHOUT THE WRITTEN
CONSENT OF ANIMUS
ARCHITECTURE, LLC.

COVER SHEET

RK SONS DEVELOPMENT INC.

651 NORTH AVENUE, HAPEVILLE, GEORGIA 30354

0.0

A RENOVATION FOR:

651 North Avenue
Hapeville, Georgia 30354

PROJECT SCOPE		SQUARE FOOTAGE
Zoning: R-SF Land Lot: 99 County: Fulton Front Setback: 15' Rear Setback: 20' Side Setback: 5' Max. Lot Coverage: 70% Max. Building Height: 35'	Lot Area: 6,000 SF 14 th District	Existing First Floor: 1,031 SF Proposed First Addition: 107 SF Existing and Proposed Heated: 1,138 SF
Project Description: Interior and exterior renovation / addition of existing one story single family home. Interior renovation to include partial floor plan modification. Proposed 107 SF back addition. Exterior renovation to include new roof addition, siding, windows, and doors. New back stair and side deck.		

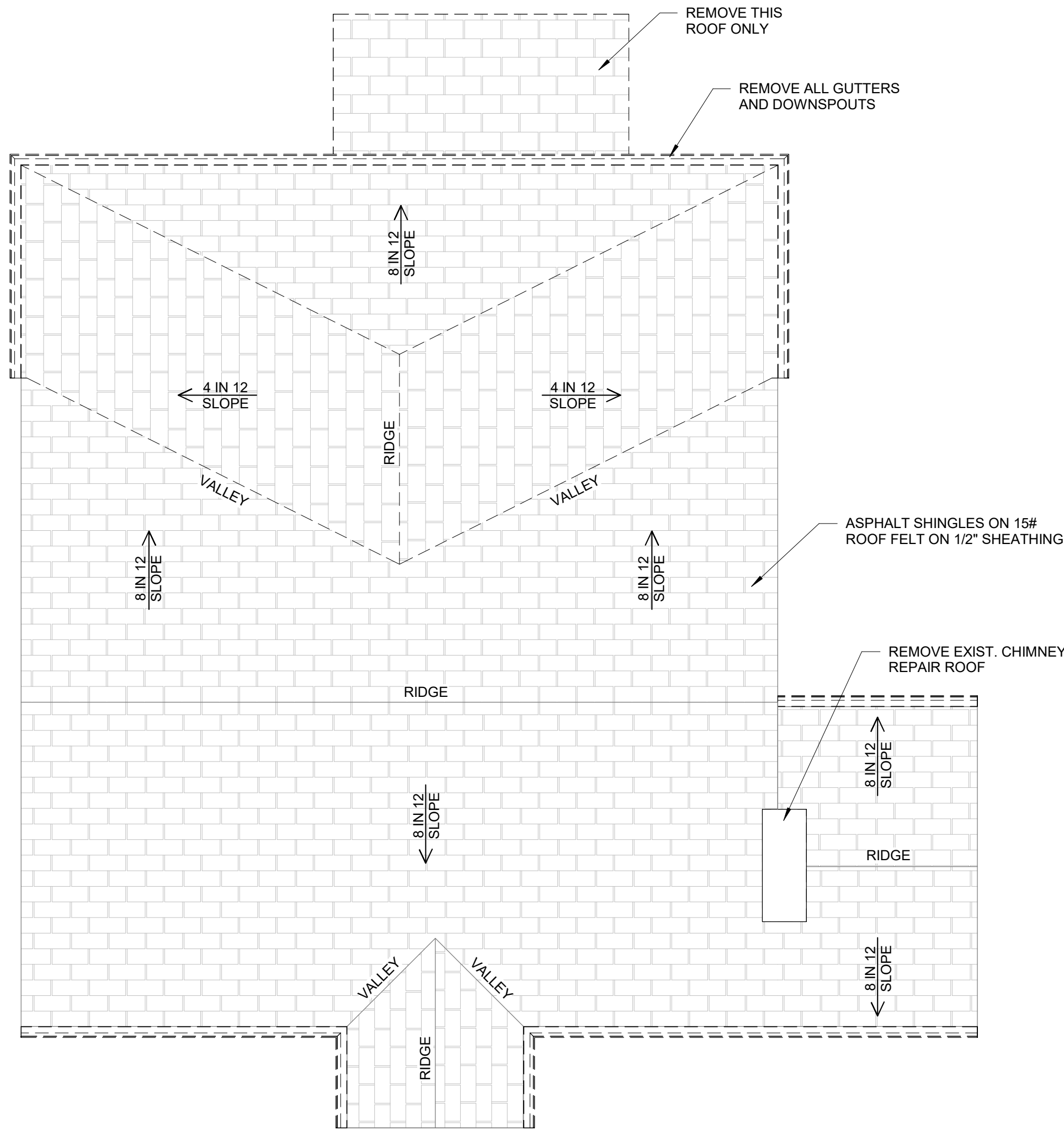
PROJECT DIRECTORY	
Owner: RK Sons and Associates 751 North Central Avenue Hapeville, Georgia 30254 p. 404.391.2064 info@rksonsinc.com	Civil/ Site: Boundary Zone 1100 Peachtree Street, Suite 200 Atlanta, Georgia 30309 p. 404.446.8180
Architect: Animus Architecture, LLC Jacquelyn Edmonds, RA 012798 p. 404.944.9727 jedmonds@animusarchitecture.com	

DRAWING INDEX			
SHEET NO.	SHEET NAME	ISSUE DATE	REVISION
0.0	COVER SHEET	05/22/2025	
A1.0	EXISTING/ DEMOLITION AND PROPOSED FLOOR PLANS	05/22/2025	
A1.1	EXIST. / DEMO. AND PROPOSED ROOF PLANS, ELECTRICAL PLAN	05/22/2025	
A1.2	FOUNDATION AND FRAMING PLANS	05/22/2025	
A2.0	EXISTING AND PROPOSED EXTERIOR ELEVATIONS	05/22/2025	
A2.1	EXISTING AND PROPOSED EXTERIOR ELEVATIONS	05/22/2025	

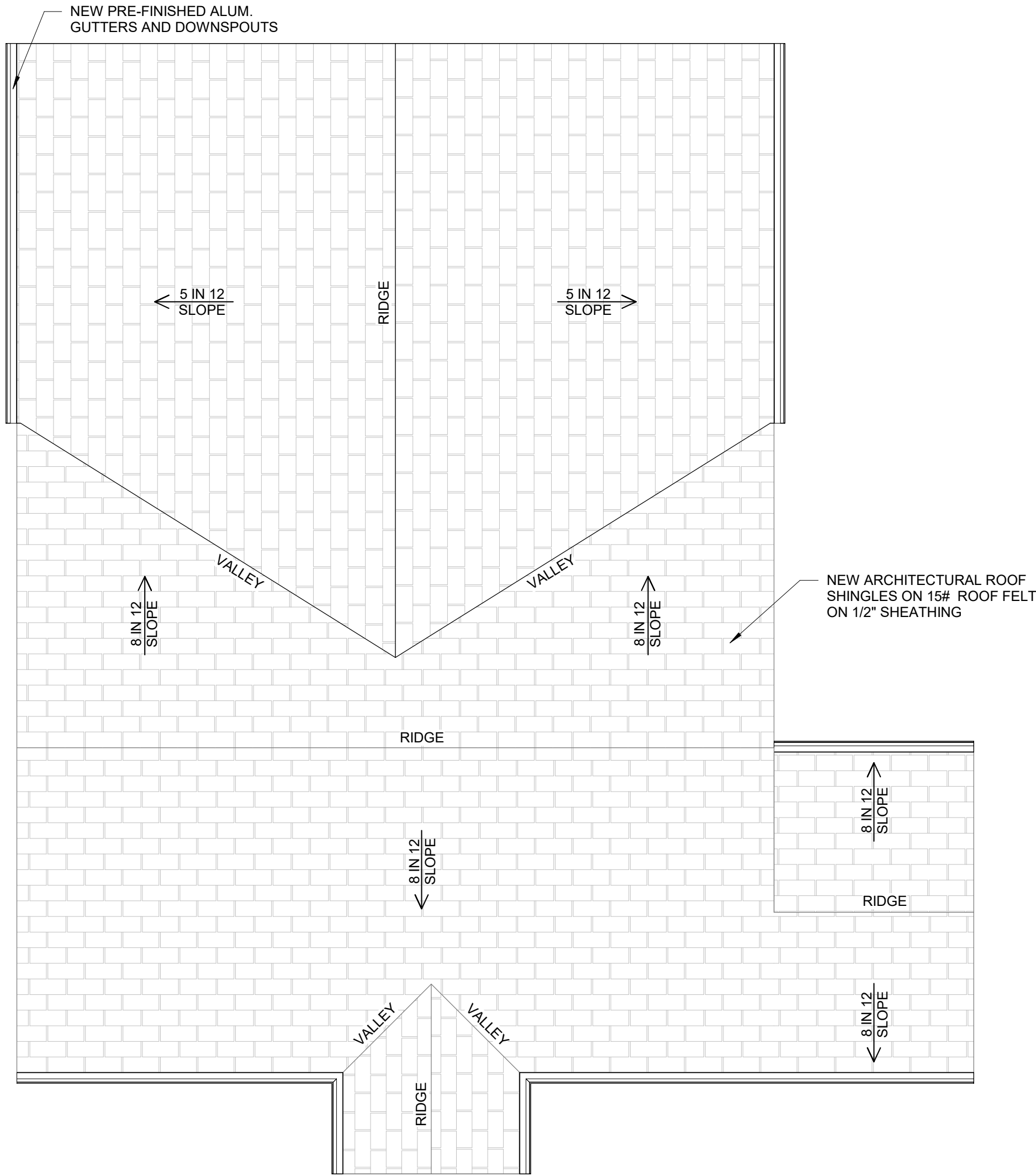
CURRENT GEORGIA CONSTRUCTION CODE MODELS	
BUILDING CODE:	INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION w/ GEORGIA AMENDMENTS 2020
RESIDENTIAL CODE:	INTERNATIONAL RESIDENTIAL CODE (IRC), 2018 EDITION w/ GEORGIA AMENDMENTS 2020
FIRE CODE:	INTERNATIONAL FIRE CODE (IFC), 2018 EDITION w/ GEORGIA AMENDMENTS 2020
PLUMBING CODE:	INTERNATIONAL PLUMBING CODE (IPC), 2018 EDITION w/ GEORGIA AMENDMENTS 2020
MECHANICAL CODE:	INTERNATIONAL MECHANICAL CODE (IMC), 2018 EDITION w/ GEORGIA AMENDMENTS 2020
FUEL GAS CODE:	INTERNATIONAL FUEL GAS CODE (IFGC), 2018 EDITION w/ GEORGIA AMENDMENTS 2020
ELECTRICAL CODE:	NATIONAL ELECTRICAL CODE, 2023 EDITION, w/ NO GEORGIA AMENDMENTS
ENERGY CODE:	INTERNATIONAL ENERGY CODE 2015 EDITION w/ GEORGIA SUPPLEMENTS AND AMENDMENTS 2020
LIFE SAFETY CODE:	LIFE SAFETY CODE 2024 w/ GEORGIA AMENDMENTS 2020

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA							
Ground Snow Load	Wind		Seismic Design Category	Subject to Damage From			Winter Design Temp.
	Speed	Topographic Effects		Weathering	Frost Line	Terminte	
5 PSF	IBC Fig: 1609A-1609C	Moderate	S _s = 0.1g to 0.50g S ₁ = 0.07g to 0.25g	Moderate	12 Inches	Very Heavy	22 Deg. F
Ice Barrier Underlayment Required		Flood Hazards		Air Freezing Index		Mean Annual Temp.	
No		5/7/2001		33		66.2 Deg. F	

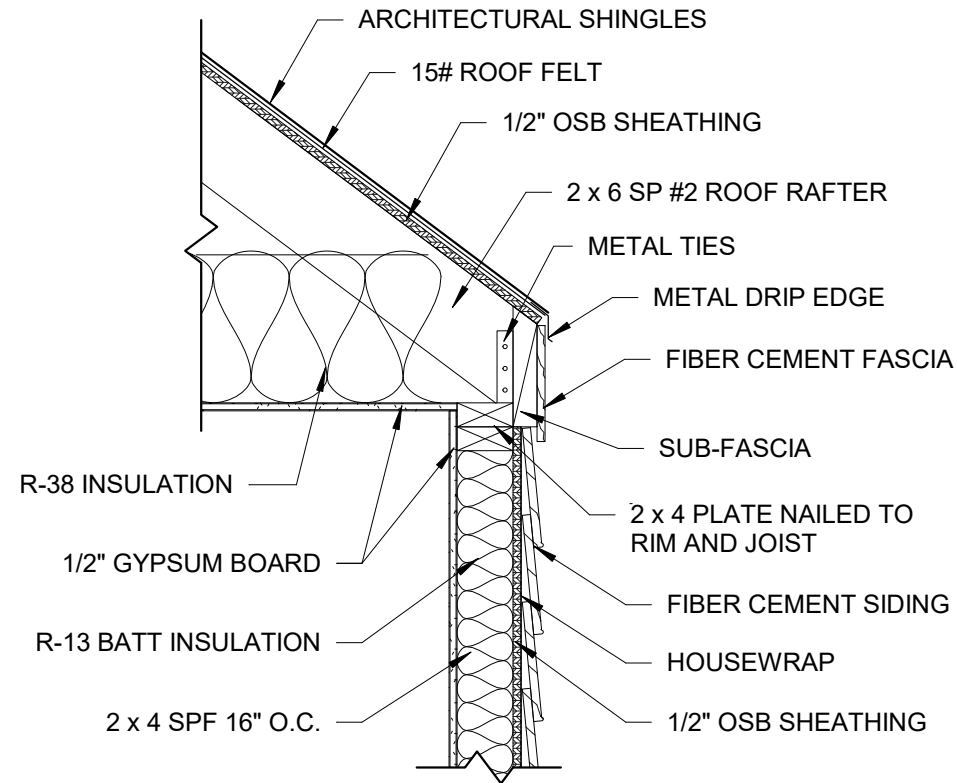
- GENERAL NOTES
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, ELEVATIONS, AND DIMENSIONS PRIOR TO START OF CONSTRUCTION.
 - WHERE MATERIALS OR OBJECTS ARE REMOVED, RELOCATED, OR MODIFIED, THE CONTRACTOR SHALL PATCH DAMAGED SURFACES TO MATCH ADJACENT MATERIALS AND FINISH.
 - PROVIDE TEMP. SHORING AS REQUIRED PRIOR TO REMOVING ANY EXISTING WALLS OR STRUCTURE.
 - ALL CONCRETE TO BE 3000 PSI MIN. AT 28 DAYS AND HAVE A MAX. SLUMP OF 4".
 - ALL ANGLES IN PLAN ARE 90 DEGREES UNLESS NOTED OTHERWISE.
 - U.N.O. - DIMENSIONS ARE FROM OUTSIDE OF WOOD STUDS.
 - EXTERIOR GRADES ARE TO BE A MIN. OF 6" BELOW FINISH FLOOR AND PROVIDE A 5% SLOPE OF GRADE AWAY FROM BUILDING EXTERIOR.
 - ALL WINDOWS AND DOORS TO BE COUNTER FLASHED.
 - CAULK WITH SEALANT AT ALL JOINTS AT DISS MILAR MATERIALS. CAULK PANEL ENDS OF S MILAR MATERIALS WHERE EXPOSED TO AIR FILTRATION.
 - ALL FLOOR FINISH MATERIAL CHANGES TO OCCUR AT CENTERLINE OF DOORS (U.N.O.)
 - ALL NEW AND MODIFIED CONSTRUCTION IS TO BE BUILT IN COMPLIANCE AND CONFORMITY WITH ALL GOVERNING BUILDING CODES AND REGULATIONS. ANY NON-CONFORMANCE WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - THIS DOCUMENT SET IS INTENDED TO ILLUSTRATE THE INTENT OF THE DESIGN FOR CONTRACTOR CONSTRUCTION COORDINATION PURPOSES ONLY. NO CLAIMS ARE MADE TO SUGGEST THAT ALL SYSTEMS, ASSEMBLIES, CONSTRUCTION, AND INSTALLATION DETAILING HAVE BEEN FULLY COORDINATED DUE TO THE INEVITABLE PRESENCE OF UNKNOWN CONDITIONS.
 - ALL WORK IS INTENDED TO MEET OR EXCEED ALL RELEVANT PUBLISHED OR COMMONLY ACCEPTED INDUSTRY STANDARDS OF PRACTICE. CONSTRUCTION, INSTALLATION, AND PERFORMANCE, WHETHER OR NOT THESE STANDARDS ARE REFERENCED SPECIFICALLY IN THESE DOCUMENTS.
 - ALL MATERIALS TO BE USED FOR CONSTRUCTION ARE TO BE IN GOOD CONDITION, STRAIGHT, CLEAN, AND FREE OF NATURAL OR MANMADE DEFECTS PRIOR TO USE.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND MAINTAIN INTEGRITY OF STRUCTURAL SYSTEMS AT ALL TIMES. SHORING OR BRACING IS TO BE USED IN LOCATIONS WHERE BUILDING REMEDIATION EXERCISES HAVE THE POTENTIAL TO COMPROMISE EXISTING STRUCTURAL SUPPORT SYSTEMS.
 - DRAWINGS ARE NOT TO BE MEASURED OR SCALED FOR PURPOSES OF MATERIAL PLACEMENT OR LOCATION.
 - WHERE NEW FINISHED FLOOR, WALL, OR CEILING SURFACES ARE TO BE CONTINUOUS WITH EXISTING FINISHED SURFACES, NEW CONSTRUCTION IS TO BE COORDINATED AND ALIGNED WITH EXISTING CONSTRUCTION TO PROVIDE SMOOTH CONTINUOUS FINAL FINISH ACROSS TRANSITION.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND MAINTAIN EFFECTIVE AND ADEQUATE BUILDING WEATHER PROTECTION THROUGHOUT CONSTRUCTION DURATION. DAMAGES RESULTING FROM THE LACK OF WEATHER PROTECTION WILL BE REQUIRED TO BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
 - DESIGNER ASSUMES NO RESPONSIBILITY OVER ANY PHASE OF CONSTRUCTION OR COMPLETED BUILDING.



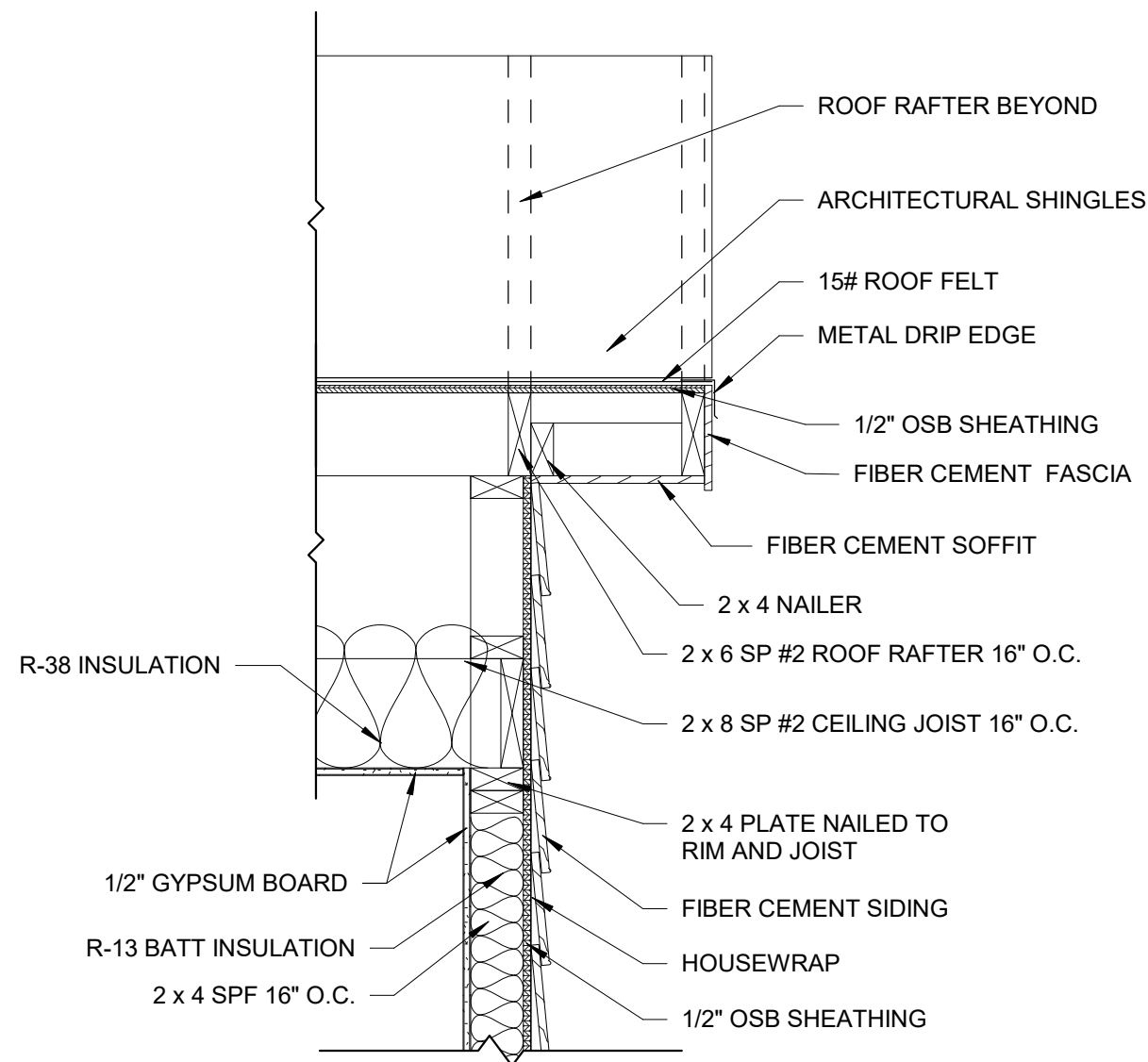
1 EXIST. / DEMO. ROOF PLAN
1/4" = 1'-0"



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

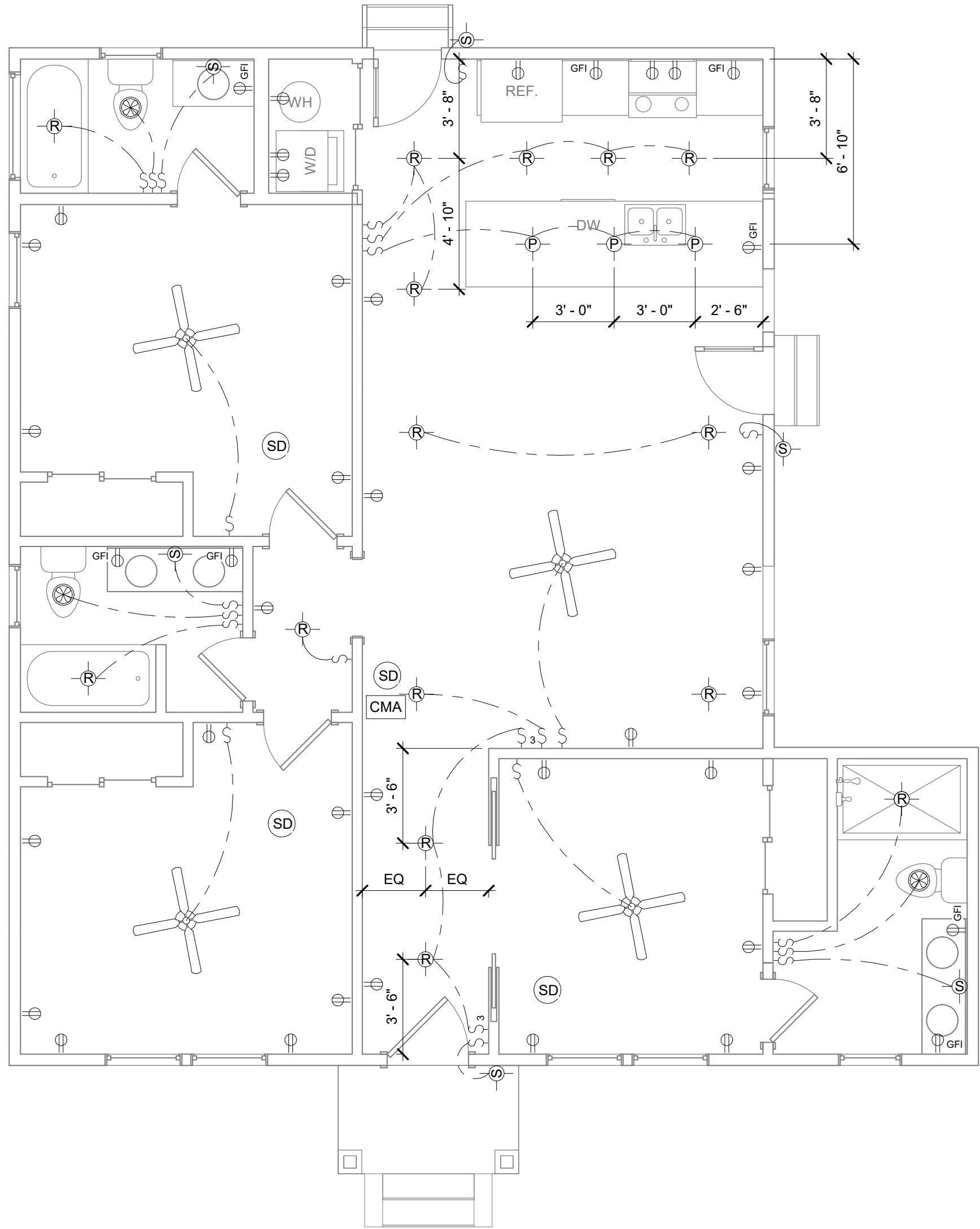


3 ROOF EAVE DETAIL
1" = 1'-0"



4 ROOF RAKE DETAIL
1" = 1'-0"

LEGEND	
	EXISTING WALL TO REMAIN
	WALL TO BE DEMOLISHED
	NEW WOOD STUD WALL
	GROUND FAULT INTERRUPTER
PER IRC, 2020 EDITION W/ GA AMENDMENTS, SECTION E3901.4.1 IN KITCHENS, PANTRIES, BREAKFAST ROOMS, INSTALL A RECEPTACLE AT EACH WALL, COUNTERTOP SPACE 12" OR WIDER. INSTALL SO NO POINT ALONG THE WALL LINE IS MORE THAN 24" MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE. PER SECTION E3901.4.2, AT LEAST ONE OUTLET IS TO BE INSTALLED AT EACH ISLAND COUNTERTOP SPACE WITH A LONG DIMENSION OF 24" OR GREATER AND A SHORT DIMENSION OF 12" OR GREATER. PER SECTION E3901.6, AT LEAST ONE WALL RECEPTACLE OUTLET IS TO BE INSTALLED IN BATHROOMS AND IS TO BE LOCATED WITHIN 36" OF THE OUTSIDE EDGE OF EACH LAVATORY BASIN.	
	DUPLEX OUTLET
	SWITCH
	3-WAY SWITCH
	4" RECESSED LED LIGHT FIXTURE
	HANGING PENDANT LIGHT FIXTURE
	WALL SCONCE LIGHT FIXTURE
	EXHAUST FAN
	CARBON MONOXIDE DETECTOR / ALARM
PER IRC, 2018 EDITION W/ GA AMENDMENTS, SECTION R315.1, INSTALL OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES (AND FIREPLACES) AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.	
	SMOKE DETECTOR
PER IRC, 2018 EDITION W/ GA AMENDMENTS, SECTION R315.3, INSTALL 1, INSIDE EACH SLEEPING ROOM, 2, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, 3, ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS...	



5 PROPOSED ELECTRICAL PLAN
1/4" = 1'-0"



RELEASED FOR CONSTRUCTION

REVISED: DATE: MAY 22, 2025
DRAWN BY: J. Edmonds, RA
SCALE: As indicated
24-HOUR CONTACT: KAHN ABDUL 404.391.2064

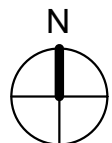
THESE DRAWINGS ARE PROTECTED BY THE ARCHITECTURAL ACT OF THE UNITED STATES. THESE DRAWINGS OR ANY PART THEREOF MAY NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF ANIMUS ARCHITECTURE, LLC.

EXIST. / DEMO. AND PROPOSED ROOF PLANS, ELECTRICAL PLAN

RK SONS DEVELOPMENT INC.

651 NORTH AVENUE, HAPEVILLE, GEORGIA 30354

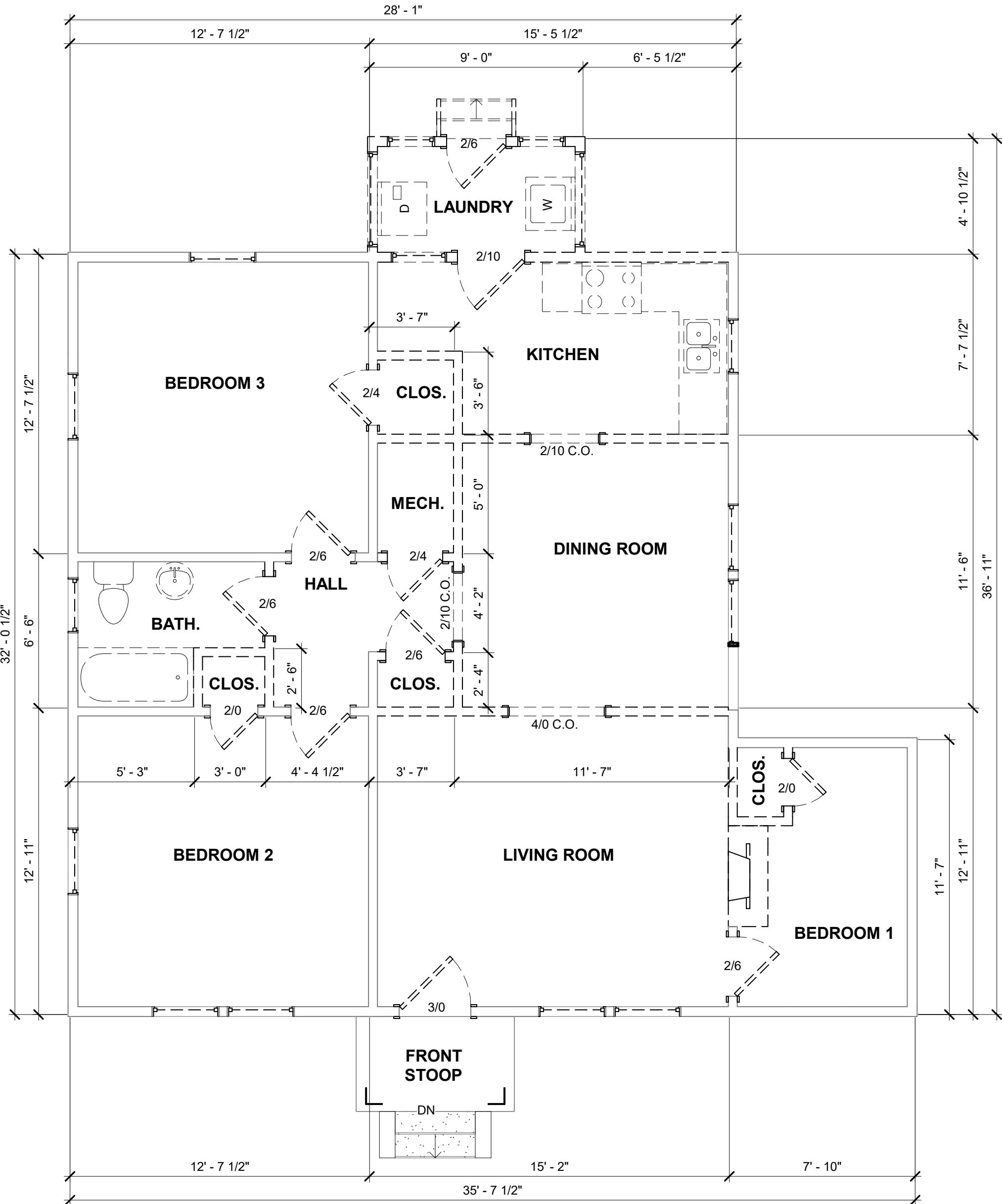
A1.1



NEW WINDOW SCHEDULE									
TYPE	QNTY.	WINDOW TYPE	SIZE WIDTH	SIZE HEIGHT	HEAD HEIGHT	LITE PATTERN	MATERIAL	GLAZING	NOTES
AA	6	DOUBLE-HUNG	2' - 10"	5' - 2"	6' - 8"	FULL	WOOD	INSUL./ LOW-E	
BB	4	DOUBLE-HUNG	2' - 4"	3' - 0"	6' - 8"	FULL	WOOD	INSUL./ LOW-E	
CC	1	FIXED	4' - 0"	1' - 8"	6' - 8"	FULL	WOOD	INSUL./ LOW-E	TEMPERED

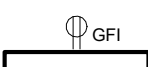
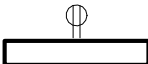
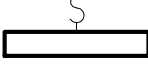
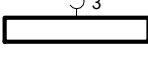
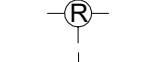
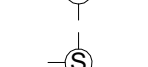
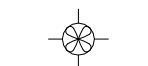
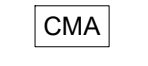
NEW DOOR SCHEDULE							
DOOR NO.	LOCATION	DOOR WIDTH	DOOR HEIGHT	THRESHOLD	WEATHER STRIPPING	LOCKSET	NOTES
01	FRONT ENTRY	3' - 0"	6' - 8"	MANUF.	X	D.B. / ENTRY	
02	BEDROOM 1	2' - 0"	6' - 8"	-	-	PRIVACY	
03	BEDROOM 1	2' - 6"	6' - 8"	-	-	PRIVACY	
04	B1 CLOSET	4' - 0"	6' - 8"	-	-	-	
05	BATHROOM 1	2' - 4"	6' - 8"	-	-	PRIVACY	
06	BATHROOM 2	2' - 4"	6' - 8"	-	-	PRIVACY	
07	BEDROOM 2	2' - 6"	6' - 8"	-	-	PRIVACY	
08	B2 CLOSET	4' - 0"	6' - 8"	-	X	-	
09	BEDROOM 3	2' - 6"	6' - 8"	-	-	PRIVACY	
10	B3 CLOSET	4' - 0"	6' - 8"	-	X	-	
11	KITCHEN	2' - 6"	6' - 8"	MANUF.	X	D.B. / PRIVACY	
12	LAUNDRY	4' - 8"	6' - 8"	-	-	-	
13	BATHROOM 3	2' - 4"	6' - 8"	-	-	PRIVACY	
14	LIVING ROOM	2' - 6"	6' - 8"	MANUF.	X	D.B. / PRIVACY	

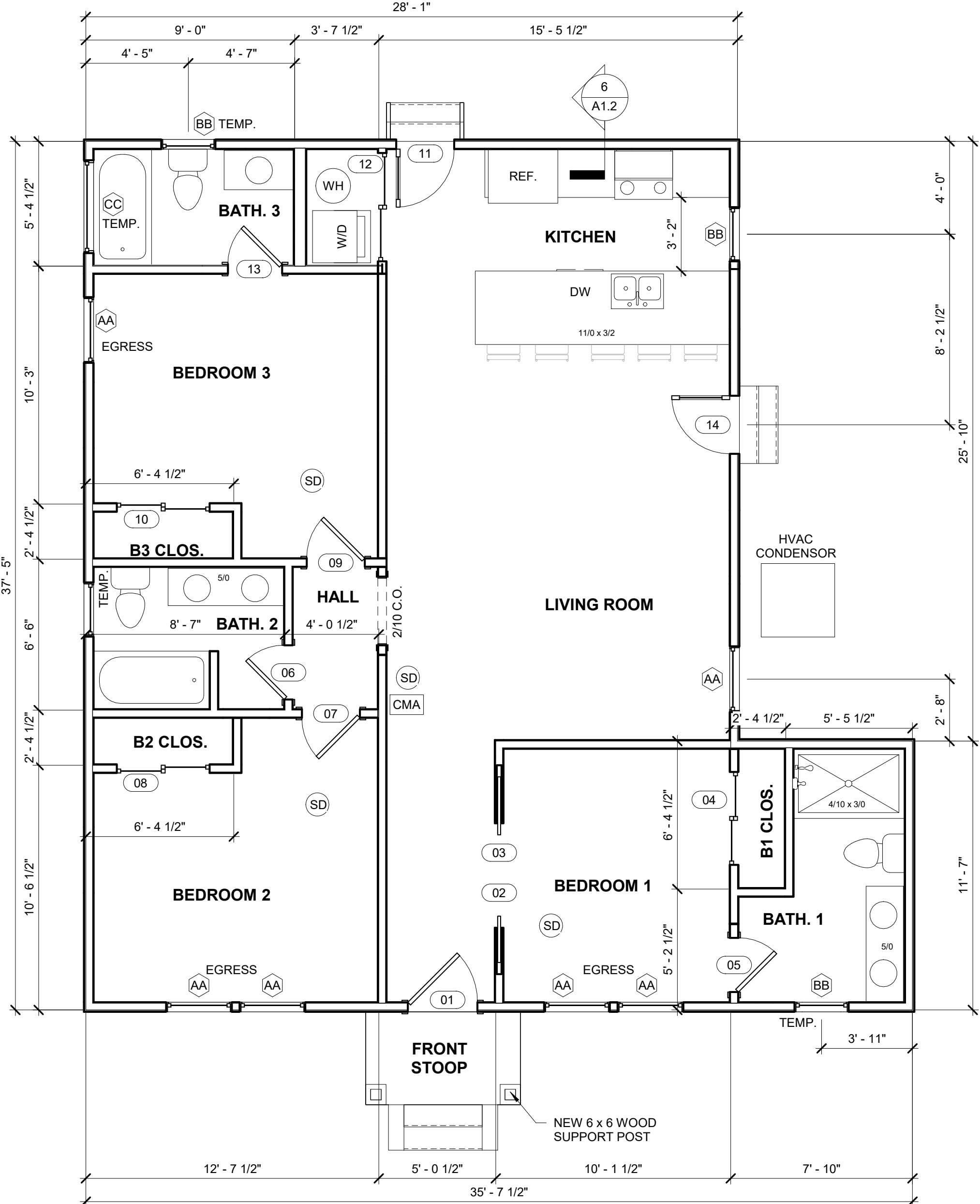
DEMOLITION NOTES	
1.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION OF EXISTING PARTITIONS, MOULDINGS, BASES, LIGHT FIXTURES, SWITCHES, ETC. AND ALL OTHER ITEMS REQUIRED TO BE DEMOLISHED TO ACCOMMODATE THE SCOPE FOR NEW CONSTRUCTION.
2.	THE EXISTING CONDITION/ DEMOLITION DRAWINGS ARE INTENDED AS A GENERAL GUIDE TO THE DEMOLITION REQUIRED FOR THIS PROJECT. DEMOLITION IS NOT SHOWN IN COMPLETE DETAIL AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE EXISTING CONSTRUCTION AS REQUIRED TO ACCOMPLISH THE NEW DESIGN INTENT AND/OR THE WORK SHOWN OR REASONABLY IMPLIED FOR CONSTRUCTION OF THE FLOOR PLAN. REFER TO THE WORK SHOWN ON ALL OTHER DRAWINGS IN THE SET FOR EXTENT OF DEMOLITION REQUIRED TO PERFORM WORK INTENT.
3.	CONTRACTOR TO COORDINATE AND VERIFY WITH THE OWNER ALL ITEMS TO BE SALVAGED PRIOR TO DEMOLITION.
4.	EXISTING CONSTRUCTION TO REMAIN FREE FROM DAMAGE DURING DEMOLITION AND/OR NEW CONSTRUCTION OPERATIONS.
5.	CONDUCT DEMOLITION SO AS TO MINIMIZE THE DEVELOPEMENT AND SPREAD OF DUST.
6.	CONTRACTOR TO CONDUCT DEMOLITION OPERATIONS AND THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH STREETS, WALKS, AND OTHER ADJACENT OR OCCUPIED HOMES.
7.	WORK SHALL CONFORM TO THE LATEST EDITION OF ALL APPLICABLE GOVERNING BUILDING CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
8.	DISPOSE OF ALL DEMOLISHED OR REMOVED MATERIALS LEGALLY OFF THE SITE. COMPLY WITH ALL LOCAL HAULING AND DISPOSAL REQUIREMENTS.
9.	ALL ADJACENT FINISHES DAMAGED OR AFFECTED BY DEMOLITION OR NEW CONSTRUCTION OF NEW AREAS IN SCOPE OF WORK SHALL BE PATCHED AND REPAIRED TO MEET OWNER SATISFACTION.
10.	COORDINATE TIMING AND HOURS OF DEMOLITION OPERATIONS WITH OWNER AND ANY JURISDICTION REQUIREMENTS. MIN MIZE NOISE FROM DEMOLITION OPERATIONS SO AS NOT TO DISTURB NEIGHBORING HOMES.
11.	CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT HOMES. ENSURE SAFE PASSAGE OF PEOPLE AROUND DEMOLITION AREA. DO NOT BLOCK EXISTS DURING DEMOLITION.
12.	DO NOT ALTER THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURE OR ITS ASSEMBLIES UNLESS SPECIFICALLY NOTED OTHERWISE.
13.	THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON THE JOB SITE. THE CONTRACTOR SHALL IMMEDIATELY ISOLATE THE AFFECTED AREA IF ASBESTOS OR OTHER HAZARDOUS MATERIAL ARE DISCOVERED DURING CONSTRUCTION. NOTIFY THE OWNER FOR FURTHER INSTRUCTION BEFORE PROCEEDING WITH OTHER WORK. ASBESTOS AND HAZERDOUS PRODUCT REMOVAL TO BE CONDUCTED IN ACCORDANCE WITH THE MOST CURRENT OSHA REGULATIONS AND DISPOSED OF IN ACCORDANCE WITH CURRENT EPA REGULATIONS.
14.	EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. SCHEDULE ALL SERVICE SHUT-DOWN(S) WITH THE OWNER.
15.	REMOVAL AND DEMOLITION AS CALLED OUT ON DEMOLITION PLAN TO BE ACCOMPLISHED WITHOUT STORING ON THE FLOOR EXCESSIVE QUATTIES OF ANY MATERIALS, RUBBISH, DIRT, DEBRIS, OR WASTE OF ANY SORT RESULTING FROM THE REMOVAL OPERATIONS.
16.	PROVIDE TEMP. SHORING AS REQUIRED PRIOR TO REMOVING ANY EXISTING WALLS OR STRUCTURE.
17.	PROTECT THE INTEGRITY OF ALL EXISTING FIRE PARTITIONS NOT TO BE DEMOLISHED.
18.	UPON COMPLETION, CLEAN THE ENTIRE AREA OF DEMOLITION TO A TIDY, UNIFORM CONDITION REMOVING ALL DEBRIS, DUST, PARTITIONS AND ASSOCIATED MATERIALS USED DURING THE DEMOLITION, INCLUDED, BUT NOT LIMITED TO, ADJACENT AREAS AND AREAS NOT WITHIN THE SCOPE OF WORK.



① EXIST. / DEMO. FLOOR PLAN - 1,031 HSF
1/4" = 1'-0"

GLAZING AND EMERGENCY ESCAPE AND RESCUE NOTES	
GLAZING:	
1.	GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS TO BE TEMPERED UNLESS THE GLAZED OPENING IS OF A SIZE A 3" DIA. SPHERE CANNOT PASS THROUGH OR IF THE GLAZING IS DECORATIVE.
2.	GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS NOT LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE TO BE TEMPERED UNLESS IT IS DECORATIVE. THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND GLAZING. GLAZING IN WALLS ON THE LATCH SIDE OF AND PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION, GLAZING THAT IS ADJACENT TO THE FIXED PANEL OF PATIO DOORS.
3.	GLAZING IN WINDOWS TO BE TEMPERED IF THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SF.
4.	GLAZING IN WINDOWS TO BE TEMPERED IF THE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR OR THE TOP EDGE OF GLAZING IS MORE THAN 36" ABOVE THE FLOOR.
5.	GLAZING IN WINDOWS TO BE TEMPERED IF ONE OR MORE WALKING SURFACES ARE WITHIN 36", MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.
6.	GLAZING IN WALLS OR ENCLOSURES IN BATHTUBS AND SHOWERS TO BE TEMPERED IF GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
7.	GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS AND STAIR LANDINGS BETWEEN FLIGHTS OF STAIRS TO BE TEMPERED.
8.	GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD TO BE TEMPERED.
EMERGENCY ESCAPE AND RESCUE:	
1.	BASEMENTS, HABITABLE ATTIC, AND EVERY SLEEPING ROOM TO HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING.
2.	WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED, SILL HEIGHT NOT TO EXCEED 44" AFF.

LEGEND	
	EXISTING WALL TO REMAIN
	WALL TO BE DEMOLISHED
	NEW WOOD STUD WALL
	GROUND FAULT INTERRUPTER PER IRC, 2020 EDITION W/ GA AMENDMENTS, SECTION E3901.4.1 IN KITCHENS, PANTRIES, BREAKFAST ROOMS, INSTALL A RECEPTACLE AT EACH WALL/COUNTERTOP SPACE 12" OR WIDER. INSTALL SD NO POINT ALONG THE WALL LINE IS MORE THAN 24" MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE. PER SECTION E3901.4.2, AT LEAST ONE OUTLET IS TO BE INSTALLED AT EACH ISLAND/COUNTERTOP SPACE WITH A LONG DIMENSION OF 24" OR GREATER AND A SHORT DIMENSION OF 12" OR GREATER. PER SECTION E3901.6, AT LEAST ONE WALL RECEPTACLE OUTLET IS TO BE INSTALLED IN BATHROOMS AND IS TO BE LOCATED WITHIN 36" OF THE OUTSIDE EDGE OF EACH LAVATORY BASIN.
	DUPLEX OUTLET
	SWITCH
	3-WAY SWITCH
	4" RECESSED LED LIGHT FIXTURE
	HANGING PENDANT LIGHT FIXTURE
	WALL SCONCE LIGHT FIXTURE
	EXHAUST FAN
	CARBON MONOXIDE DETECTOR / ALARM PER IRC, 2018 EDITION W/ GA AMENDMENTS, SECTION R315.1, INSTALL OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM IN DWELLINGS WITHIN WHICH FUEL-BURNING APPLIANCES (AND PREPARED) AND DWELLINGS WITHIN HAVE ATTACHED GARAGES.
	SMOKE DETECTOR PER IRC, 2018 EDITION W/ GA AMENDMENTS, SECTION R315.3, INSTALL 1. INSIDE EACH SLEEPING ROOM, 2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, 3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS....



② PROPOSED FLOOR PLAN - 1,138 HSF
1/4" = 1'-0"



24-HOUR CONTACT:
KAHN ABDUL
404.391.2064

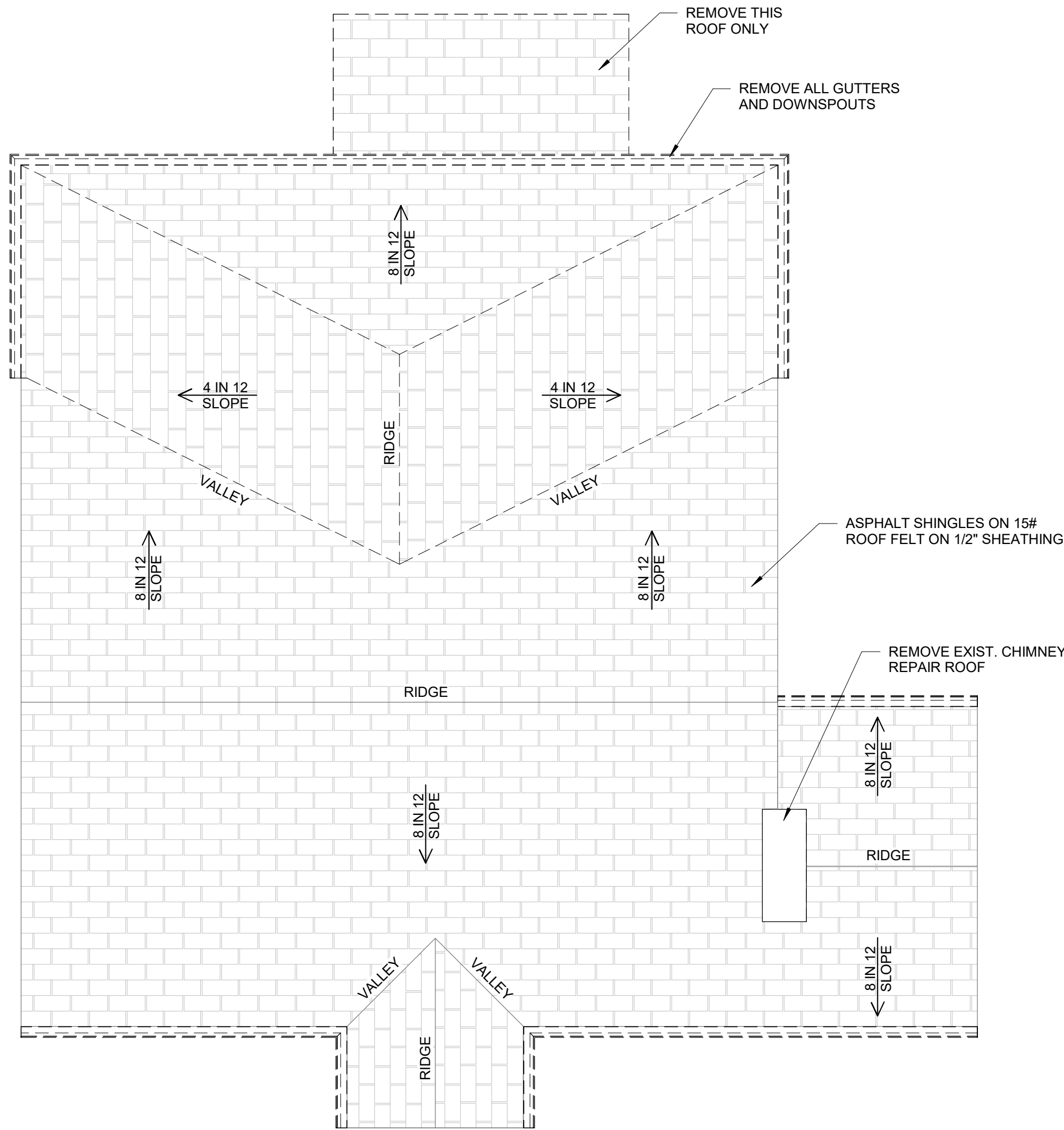
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EXISTING/ DEMOLITION AND PROPOSED FLOOR PLANS

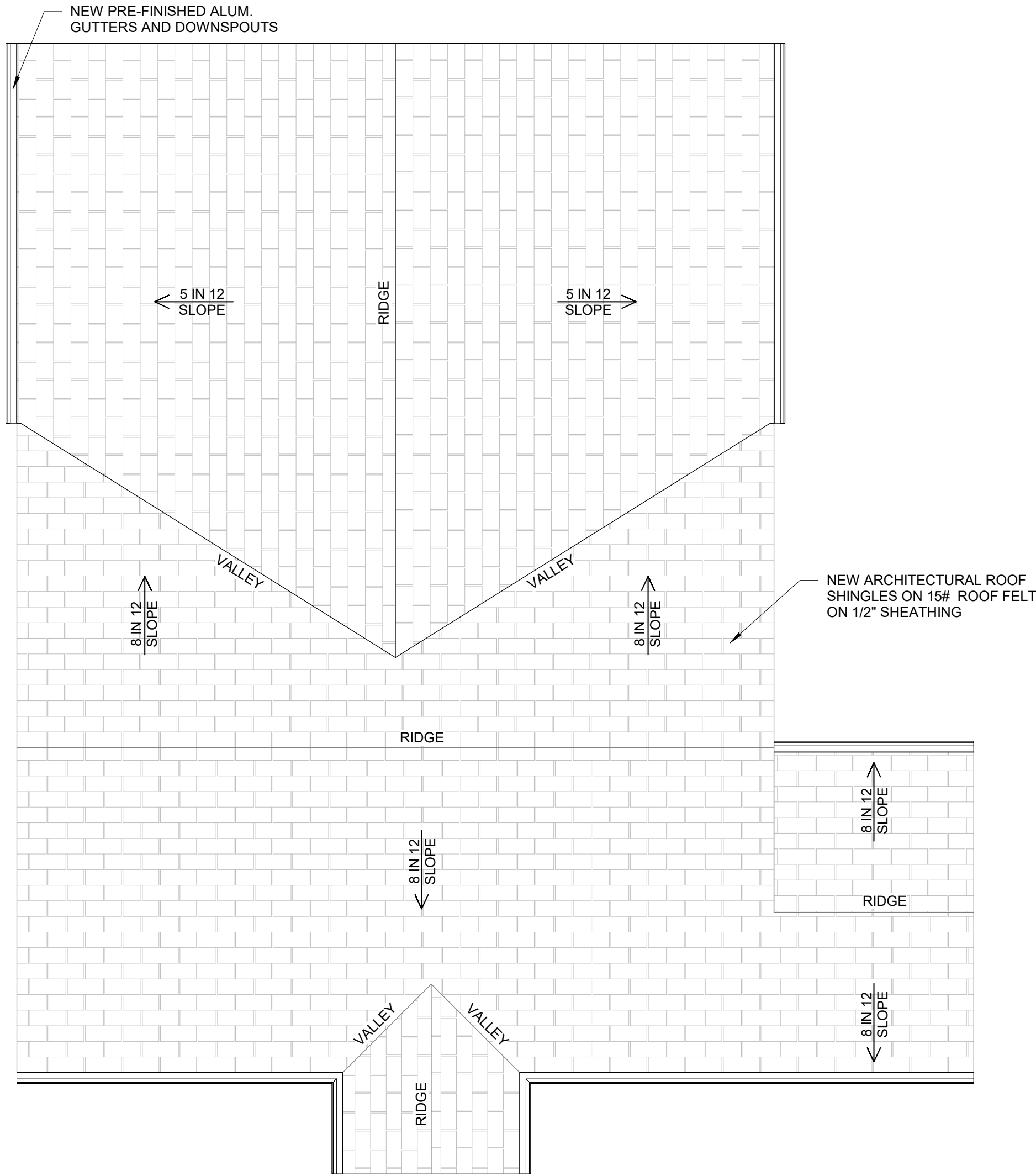
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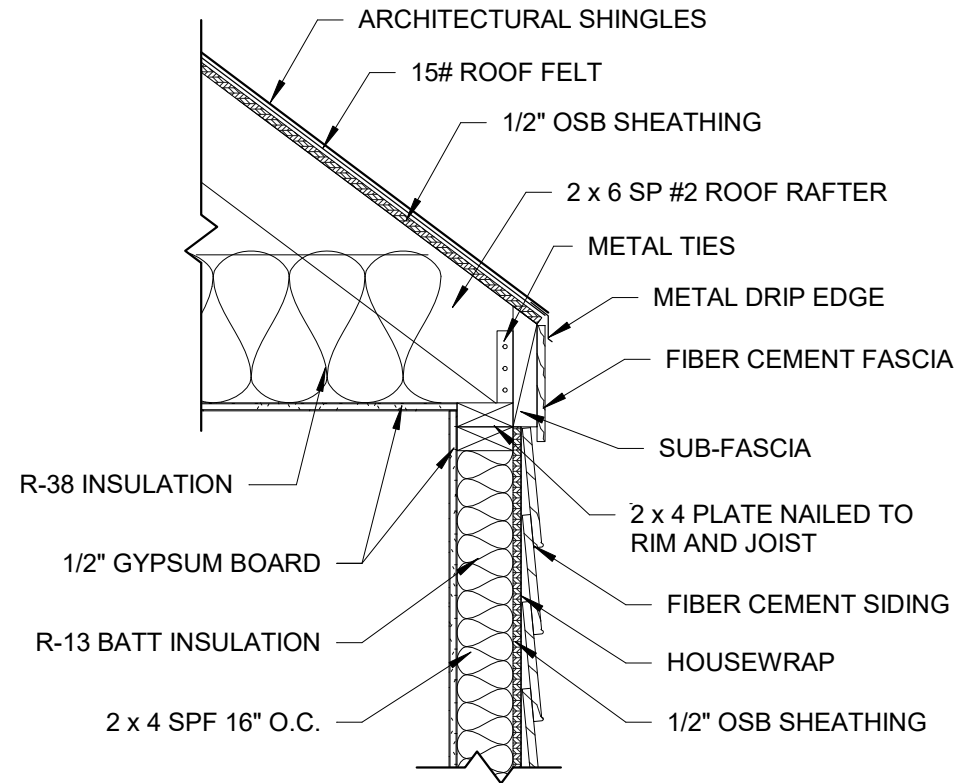
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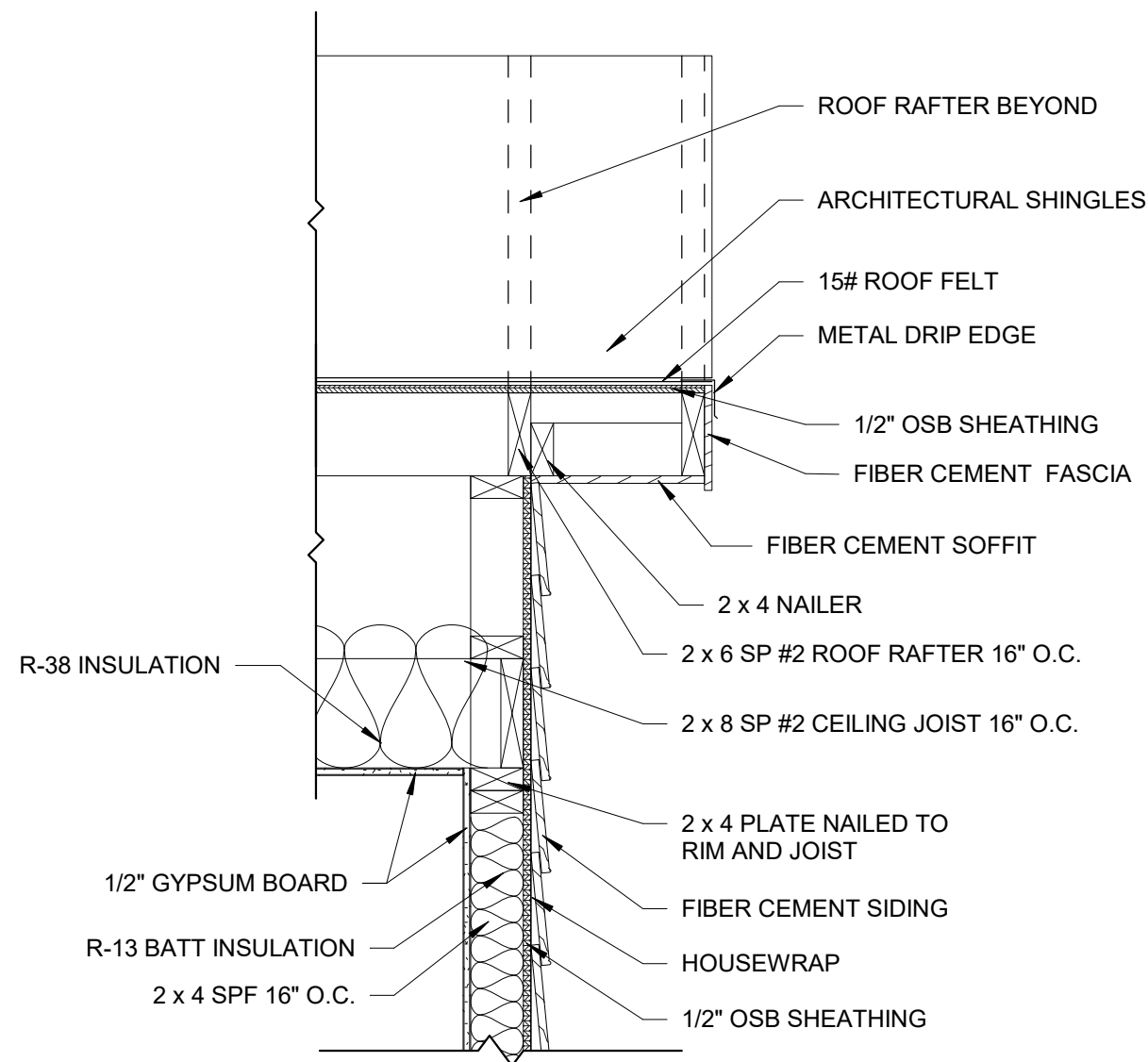
1 EXIST. / DEMO. ROOF PLAN
1/4" = 1'-0"



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

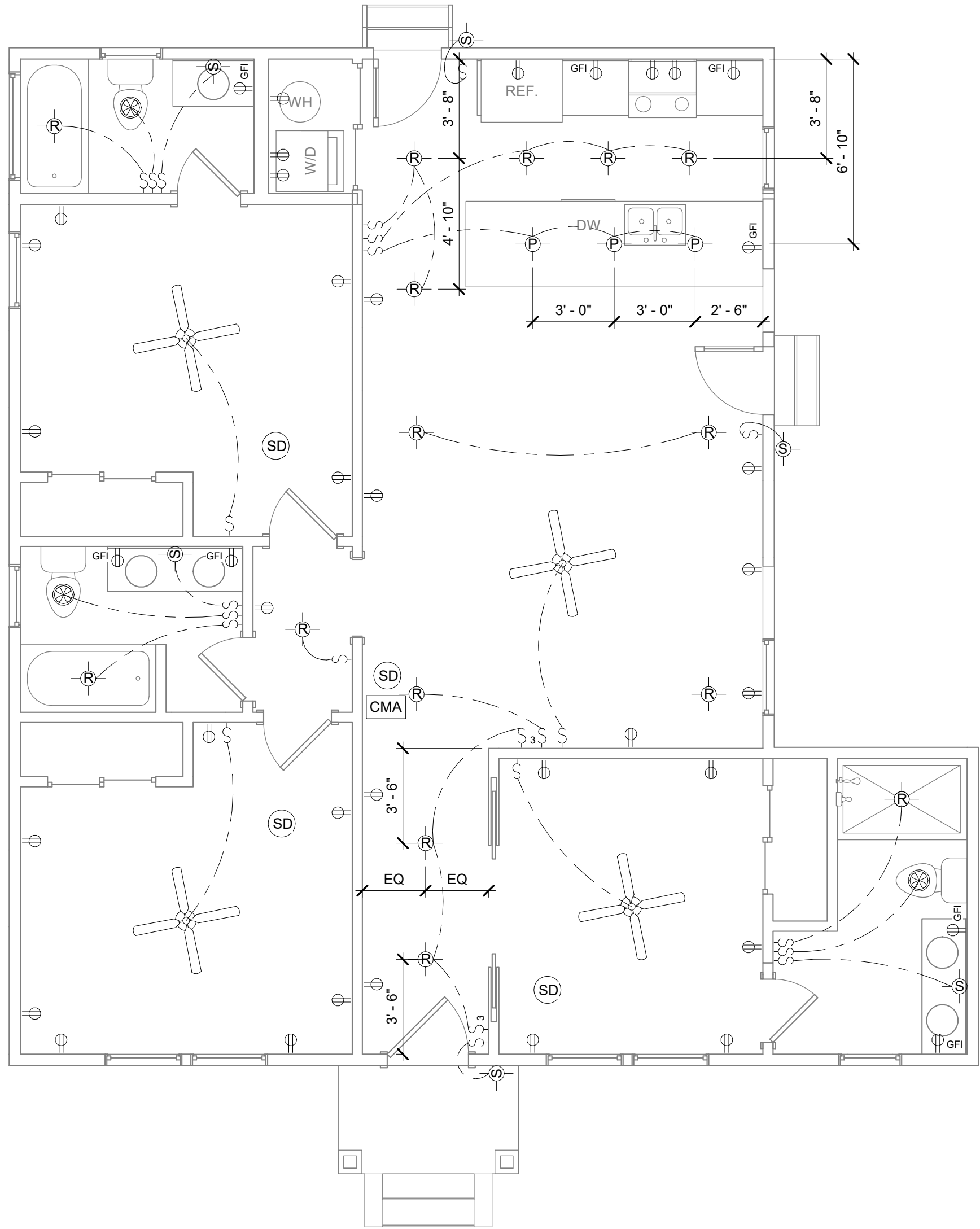


3 ROOF EAVE DETAIL
1" = 1'-0"



4 ROOF RAKE DETAIL
1" = 1'-0"

LEGEND	
	EXISTING WALL TO REMAIN
	WALL TO BE DEMOLISHED
	NEW WOOD STUD WALL
	GROUND FAULT INTERRUPTER
PER IRC, 2020 EDITION W/ GA AMENDMENTS, SECTION E3901.4.1 IN KITCHENS, PANTRIES, BREAKFAST ROOMS, INSTALL A RECEPTACLE AT EACH WALL, COUNTERTOP SPACE 12" OR WIDER. INSTALL SO NO POINT ALONG THE WALL LINE IS MORE THAN 24" MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE. PER SECTION E3901.4.2, AT LEAST ONE OUTLET IS TO BE INSTALLED AT EACH ISLAND COUNTERTOP SPACE WITH A LONG DIMENSION OF 24" OR GREATER AND A SHORT DIMENSION OF 12" OR GREATER. PER SECTION E3901.6, AT LEAST ONE WALL RECEPTACLE OUTLET IS TO BE INSTALLED IN BATHROOMS AND IS TO BE LOCATED WITHIN 36" OF THE OUTSIDE EDGE OF EACH LAVATORY BASIN.	
	DUPLEX OUTLET
	SWITCH
	3-WAY SWITCH
	4" RECESSED LED LIGHT FIXTURE
	HANGING PENDANT LIGHT FIXTURE
	WALL SCONCE LIGHT FIXTURE
	EXHAUST FAN
	CARBON MONOXIDE DETECTOR / ALARM
PER IRC, 2018 EDITION W/ GA AMENDMENTS, SECTION R315.1, INSTALL OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES (AND FIREPLACES) AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.	
	SMOKE DETECTOR
PER IRC, 2018 EDITION W/ GA AMENDMENTS, SECTION R315.3, INSTALL 1, INSIDE EACH SLEEPING ROOM, 2, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, 3, ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS...	



5 PROPOSED ELECTRICAL PLAN
1/4" = 1'-0"



24-HOUR CONTACT:
KAHN ABDUL
404.391.2064

DRAWN BY:
J. Edmonds, RA

SCALE:
As indicated

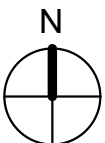
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EXIST. / DEMO. AND PROPOSED ROOF PLANS, ELECTRICAL PLAN

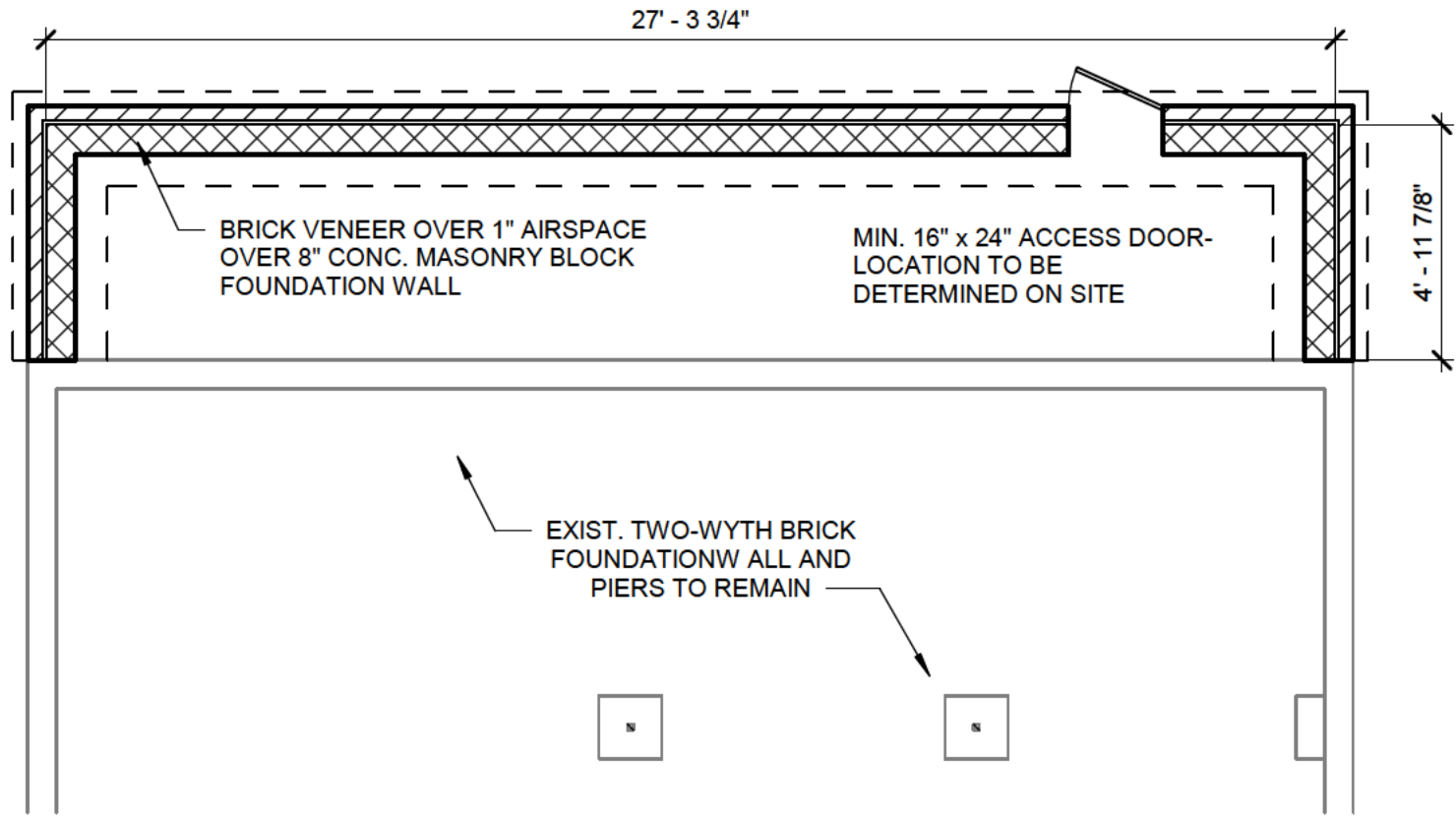
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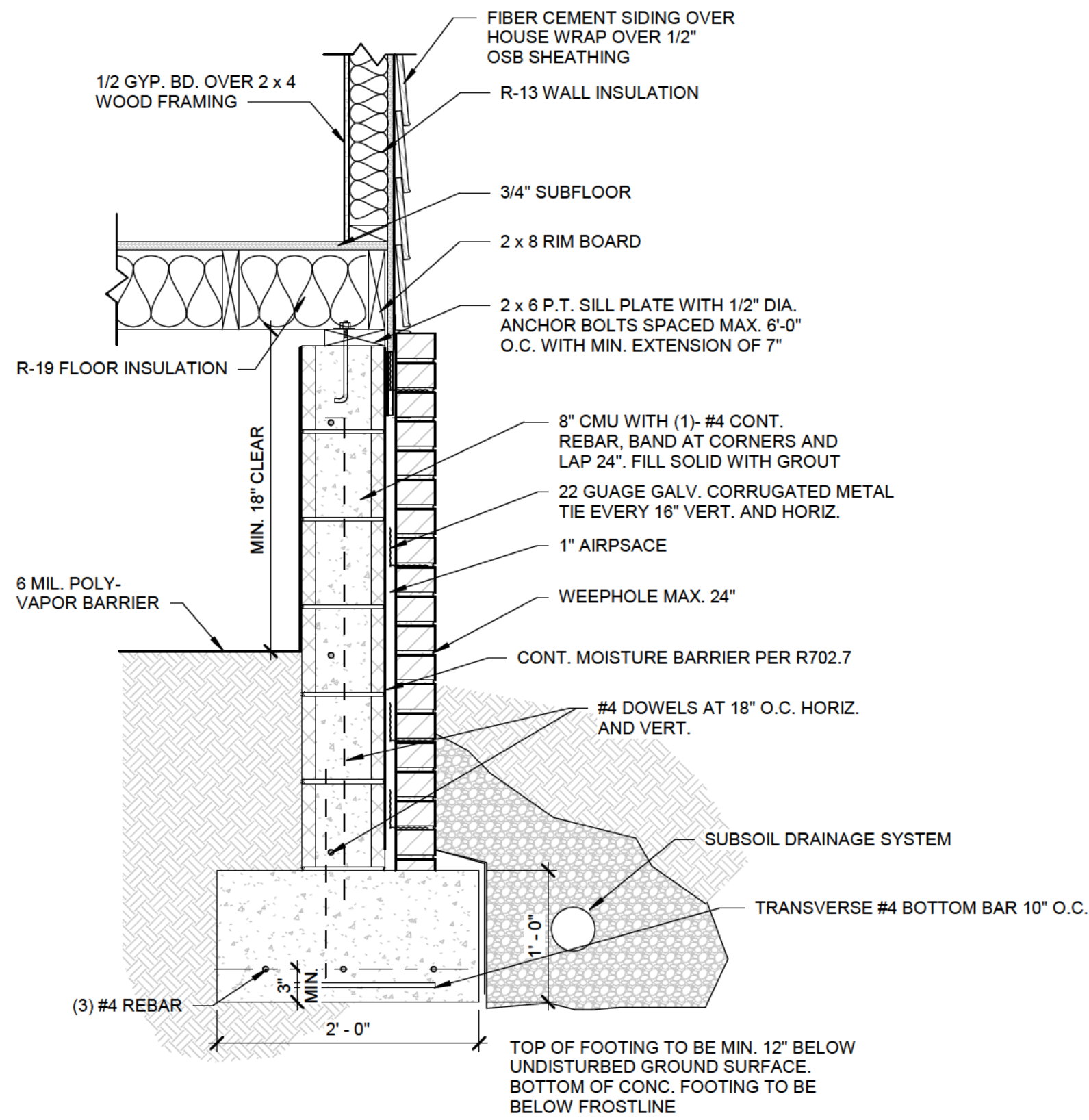
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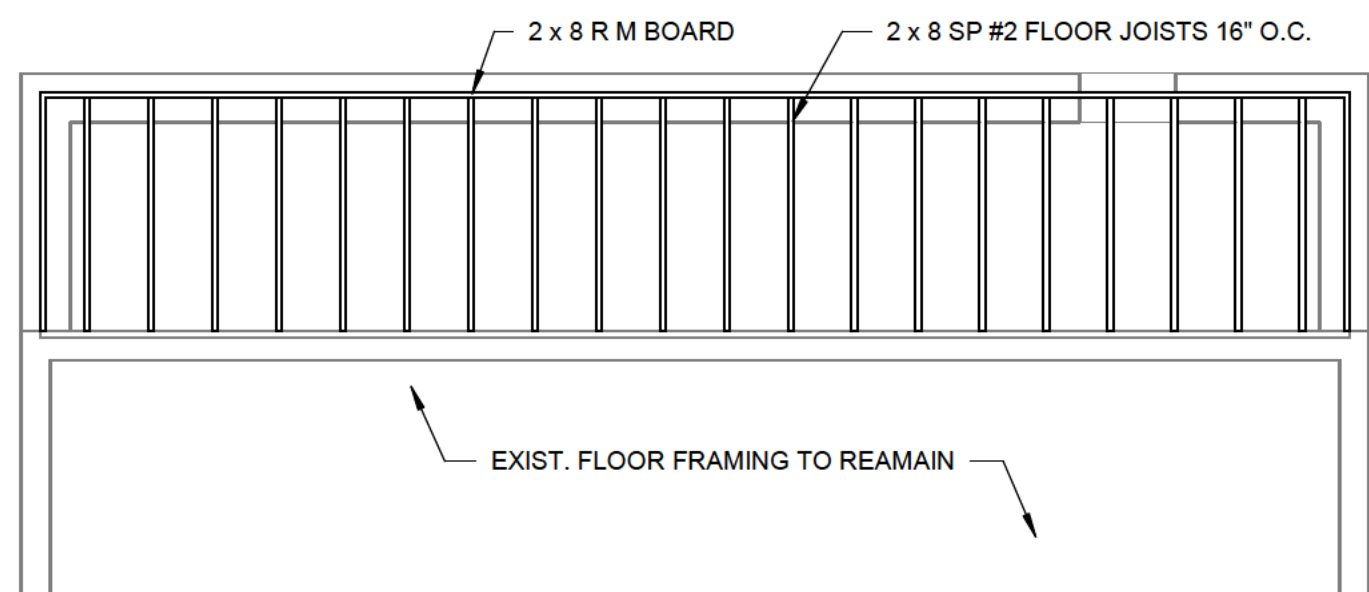
*MIN. NET AREA OF VENTILATION OPENINGS TO BE NO LESS THAN 1 SF FOR EACH 150 SF OF UNDER-FLOOR AREA. IF GROUND SURFACE IS COVERED WITH CLASS 1 VAPOR RETARDER, MIN. 1 SF FOR EACH 1500 SF OF UNDER-FLOOR AREA. MIN. VENTILATION OPENING TO BE WITHIN 3' OF EACH CORNER OF STRUCTURE.



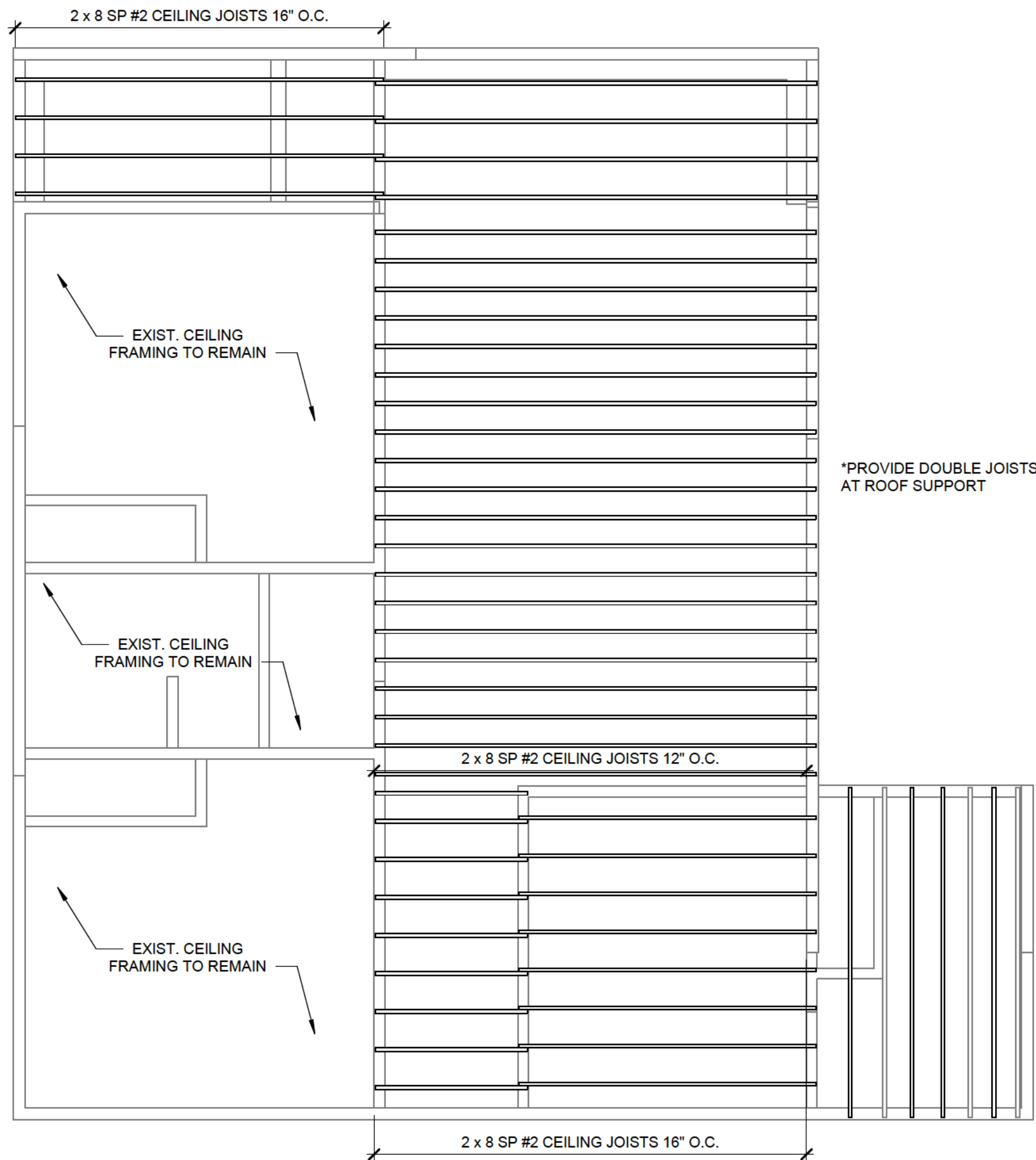
1 FOUNDATION PLAN
1/4" = 1'-0"



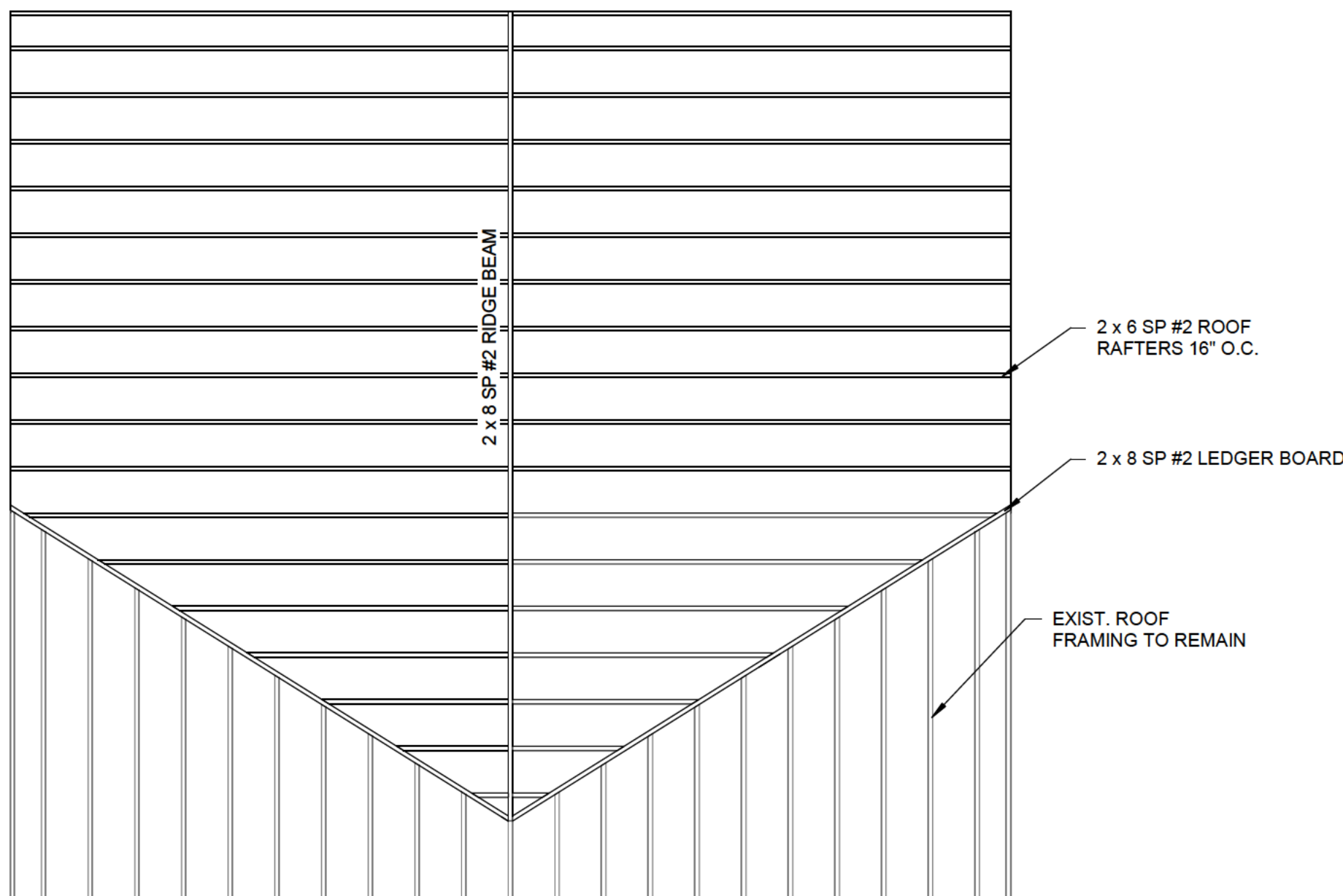
2 FOUNDATION DETAIL
1" = 1'-0"



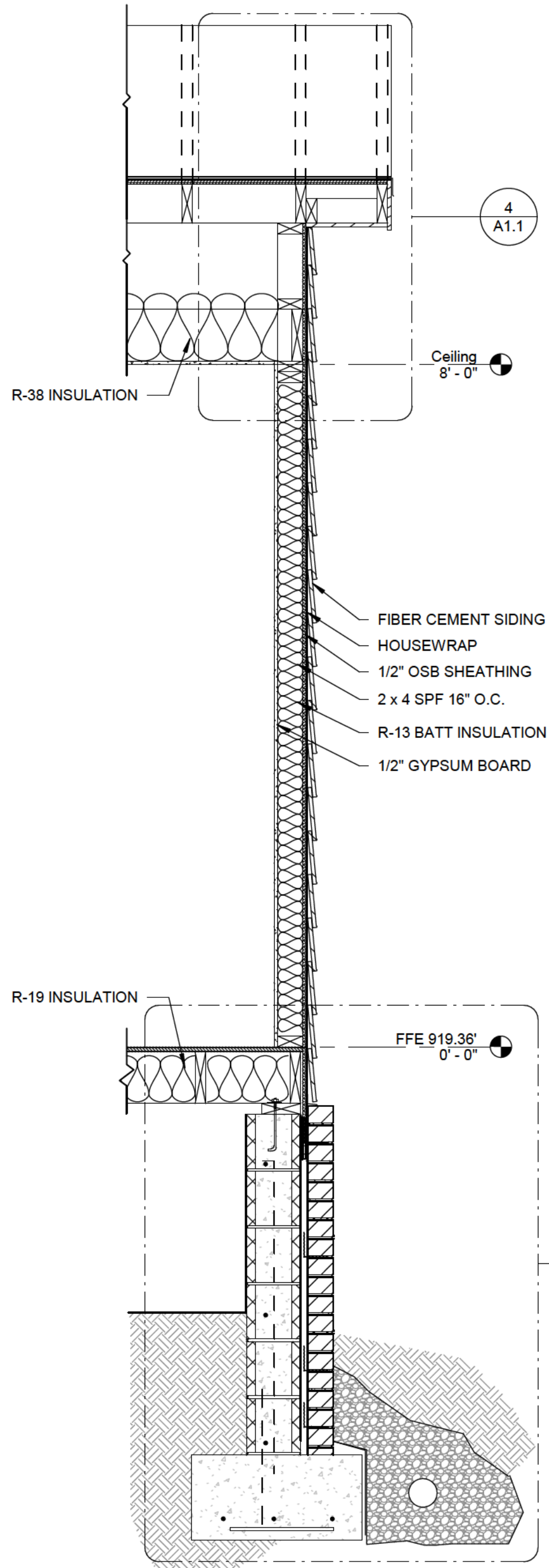
3 FLOOR FRAMING PLAN
1/4" = 1'-0"



4 PROPOSED CEILING FRAMING PLAN
1/4" = 1'-0"



5 PROPOSED ROOF FRAMING PLAN
1/4" = 1'-0"



6 WALL SECTION
3/4" = 1'-0"



RELEASED FOR CONSTRUCTION

REVISED:

DATE: MAY 22, 2025

24-HOUR CONTACT:
KAHN ABDUL
404.391.2064

DRAWN BY: J. Edmonds, RA

SCALE: As indicated

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FOUNDATION AND FRAMING PLANS

RK SONS DEVELOPMENT INC.

651 NORTH AVENUE, HAPEVILLE, GEORGIA 30354

A1.2





RELEASED FOR CONSTRUCTION

REVISÉ:

MAY 22, 2025

DRAWN BY:
J. Edmonds, RA

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

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EXISTING AND PROPOSED EXTERIOR ELEVATIONS

RK SONS DEVELOPMENT INC.

651 NORTH AVENUE, HAPEVILLE, GEORGIA 30354

A2.0





RELEASED FOR CONSTRUCTION

DATE:	MAY 22, 2025	REVISD:	
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SCALE:	1/4" = 1'-0"		

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EXISTING AND PROPOSED EXTERIOR ELEVATIONS

RK SONS DEVELOPMENT INC.

651 NORTH AVENUE, HAPEVILLE, GEORGIA 30354

A2.1



① EXISTING BACK ELEVATION
1/4" = 1'-0"



② PROPOSED BACK ELEVATION
1/4" = 1'-0"



③ EXISTING WEST SIDE ELEVATION
1/4" = 1'-0"



④ PROPOSED WEST SIDE ELEVATION
1/4" = 1'-0"