



CIVILITY PLEDGE

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

DESIGN REVIEW COMMITTEE

700 Doug Davis Drive
Hapeville, GA 30354

February 18, 2026 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

Jonathan Love
Jacquie Smyth
Sophie Brooks
John Stalvey

3. Approval of Minutes

3.I. Minutes of January 21, 2026

Documents:

1. DRC Minutes January 21, 2026

4. Old Business

4.I. 3266 Dogwood Drive Renovation

Background: David Hewitt has submitted an application seeking approval for the renovation of an existing building located at 3266 Dogwood Drive. Proposed changes include: the installation of a steel frame patio and polycarbonate roof, painted brick, metal components, neutral and white gray pavers. The property is located within the V - Village zoning district and is subject to the Commercial/ Mixed-Use Area of Architectural Design Standards.

Documents:

1. Planners Report 3266 Dogwood Drive
2. Application - 3266 Dogwood Drive_Redacted

4.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.

Documents:

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

4.III. 3189A and 3189B Jackson Street Elevation Changes

Background: Michael Olajubutu has submitted a request seeking approval for a design modification of previously approved plans for two single-family dwellings located at 3189A and 3189B Jackson Street. The properties are zoned R-SF, Residential Single Family and are subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 3189 A and B Jackson Street
2. 3189A and 3189B Jackson Street

5. New Business

5.I. 213 Birch Street Addition

Background: Jason Ragland on behalf of Carolyn Lyles has submitted an application seeking approval for the construction of a 242 square-foot addition and a 197 square-foot rear deck on an existing single-family dwelling at 213 Birch Street. The property is zoned R-1 One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 213 Birch Street
 2. Application - 213 Birch Street_Redacted
- 5.II. 3042 Lake Avenue

Background: John Carr has submitted an application seeking approval for the construction of a 134 square-foot addition to an existing 1,114 square-foot single-family dwelling located at 3042 Lake Avenue. The property is zoned R-1 One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 3042 Lake Avenue
2. Application - 3042 Lake Avenue_Redacted

6. **Next Meeting Date - Wednesday, March 18, 2026**

7. **Adjourn**



Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
January 21, 2026, 6:00 PM

MINUTES

1. **Call to Order**

Jonathan Love called the meeting to order at 6:02PM.

2. **Roll Call**

Jonathan Love
John Stalvey - absent
Gregory Morgan
Jacquie Smyth
Sophie Brooks

3. **Election of Officers**

3.I **MOTION ITEM:** Gregory Morgan made a motion, Sophie Brooks seconded to nominate Jacquie Smyth as Secretary. Motion Carried: 4-0

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

4. **Approval of Minutes**

4.I Minutes of December 17, 2025

MOTION ITEM: Gregory Morgan made a motion, Sophie Brooks seconded to approve the minutes of December 17, 2025, as submitted. Motion Carried: 4-0

5. **Old Business**

5.I **493 Woodrow Avenue**

Elevation Change

Background:

Charles Askew, on behalf of Heritage Properties, has submitted a request seeking approval for a design modification of a previously approved single-family dwelling 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.

MOTION ITEM: Gregory Morgan made a motion, Sophie Brooks seconded to approve the revisions as submitted with the requirement of sloped soffits rather than bird boxes. Motion Carried: 4-0

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: Gregory Morgan made a motion, Jacquie Smyth seconded to move the application to the end of the agenda. Motion Carried: 4-0

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded the application to table until February 18, 2026. Motion Carried: 4-0

6. New Business

6.I 3272 North Whitney Avenue

Window Addition

Background:

Alex Arias has submitted an application seeking approval to add two basement windows and window wells for a renovation project of an existing single-story single-family dwelling at 3272 North Whitney Avenue. The property is zoned R-1 One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

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

6.II 3266 Dogwood Drive

Exterior Remodel

Background:

David Hewitt has submitted an application seeking approval for the renovation of an existing building located at 3266 Dogwood Drive. Proposed changes include: the installation of a steel frame patio and polycarbonate roof, painted brick, metal components, neutral and white gray pavers. The property is located within the V - Village zoning district and is subject to the Commercial/ Mixed-Use Area of Architectural Design Standards.

MOTION ITEM: Jacquie Smyth made a motion, Gregory Morgan seconded the application to table until February 18, 2026. Motion Carried: 4-0

7. Next Meeting Date – Wednesday, February 18, 2026, at 6:00PM

8. Adjourn

MOTION ITEM: Jacquie Smyth made a motion, Sophie Brooks seconded to adjourn the meeting at 7:45PM. Motion Carried: 4-0

Respectfully submitted by,

Jacquie Smyth, Secretary

Jonathan Love, Chairman



PLANNING AND ZONING DEPARTMENT

PLANNER'S REPORT

DATE: February 10, 2026

TO: Tonya Hutson

FROM: Lynn Patterson

RE: Design Review Application - 3266 Dogwood Drive Revised

Key:
Compliant: ✓
Not Compliant: ✗
Incomplete: ✎
Not Applicable: ○

BACKGROUND

The City of Hapeville has received a Design Review Application from David Hewitt for proposed renovation to an existing building located at 3266 Dogwood Drive. Proposed changes include: the installation of a steel frame patio and polycarbonate roof, painted brick, metal components, neutral and white gray pavers.

The property is located within the V - Village zoning district and is subject to the Commercial/ Mixed-Use Area of Architectural Design Standards. The existing building is one-story in height.

CODE

Chapter 81 - Architectural Design Standards

Sec. 81-1-6 Commercial/mixed-use area.

(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.
- On new buildings in subarea A, where the adjoining buildings were built before 1950, the main facade of the new structure shall align with the average existing building facade line of the two adjoining structures closest to the proposed setback. This will maintain the historic uniform setbacks of subarea A and place buildings close to the public right-of-way, thereby, encouraging pedestrian access.
- ✓ Except where a greater height is required by zoning, buildings shall provide a minimum height of 24 feet along the build-to line or front setback, including roof parapet walls. One-story buildings meeting this requirement are permitted.
- ✎ Except where a greater height is required by zoning, the first story finished floor to ceiling slab height shall be a minimum of 12 feet.
- Maximum building heights shall be established by zoning, except that buildings within 150 feet of a neighborhood conservation area and without an intervening street shall be limited to a maximum height of 35 feet, and shall meet the transitional height plane requirements.
- ✓ Space able to be occupied requirements shall be as follows:
 - One-family attached and detached dwellings and two-family dwellings shall provide first-story occupiable space for a minimum of the first ten feet of depth along the enfronting facade.
 - Reserved.
 - ✓ All other buildings, including parking decks, shall provide first-story occupiable space for a minimum of the first 20 feet of depth along the enfronting facade.
- Individual front facades of one-family detached dwellings within 15 feet of the front lot line or build-to line shall have no more than two corners, excluding bay windows, porches or stoops.
- ✓ Portions of enfronting facades containing first-story retail or restaurant uses shall be composed as a simple plane with jogs of less than ten feet.
- ✎ Buildings along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall enfront for a minimum of 80 percent of the width of the front setback or build-to line. In no case shall a break in buildings along said streets exceed 30 feet in width. Enfronting facades along said streets shall also meet the requirement of subsection (g)11. for all uses.
- ✓ Sidewalks shall be located along all public and private streets. Sidewalks shall be of the widths indicated on the "Commercial/Mixed-use Area Sidewalk Table" and shall consist of two areas: a landscape area and a clear area.
 - The landscape area shall be adjacent to the curb and is intended for the placement of trees, street furniture (including utility poles, waste receptacles, fire hydrants, traffic signs and newspaper vending boxes), bus shelters, bicycle racks, public kiosks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility.
- ✎

The landscape area may be primarily paved adjacent to on-street parking and shall be landscaped in all other areas. Street trees shall be planted a maximum of 40 feet on center, spaced equal distance between streetlights, and in line with stripes of parallel parking spaces. All newly planted trees shall be a minimum caliper of two and one-half inches measured 12 inches above ground, shall be limbed up to a minimum height of seven feet and shall have a minimum mature height of 40 feet. Variations to this may be reviewed as approved by the city planning commission.

The clear area shall be the portion of the sidewalk reserved for pedestrian passage and unobstructed by permanent objects to a height of eight feet, including, but not limited to, steps and stoops, traffic-control boxes, and utility structures. The sidewalk clear area shall have a consistent cross-slope not exceeding two percent. No awning or canopy shall extend more than five feet over the clear area.

Where property abuts a neighborhood conservation area without an intervening street, the sidewalk area within 20 feet of such shall taper when necessary to provide a smooth transition to the existing residential sidewalk. In the event that the abutting residential area has no existing sidewalk the sidewalk shall taper to a width of six feet, measured from the street curb, or as approved by the planning commission.

NOTES: *This is an existing building. Street trees will be provided. Existing sidewalks/streetscape treatment along Dogwood Drive will be preserved. The existing structure was developed prior to the adoption of the Architectural Design Standards. Design Exceptions recommended*

(c) Supplemental area and fence standards.

Supplemental areas in the commercial/mixed-use area shall limited to the treatments identified in Figure 3 and as otherwise identified in this section.

- ✓ All first story enfronting commercial uses and all enfronting buildings on Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall provide the "storefront and awning treatment" identified in Figure 3, and subject to the following additional requirements:

The supplemental area shall be hardscaped.

Temporary or movable fences surrounding outdoor dining are permitted in the supplemental area.

- ⊗ Fences, walls or hedges having the same setback as the adjacent building, with provisions for pedestrian access, are encouraged where a parking lot or other un-built area fronts a required sidewalk.
- ⊗ All enfronting buildings not along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall provide any of the treatments identified in Figure 3.

"Common yard, porch and fence, terrace or light court," or "forecourt" treatments identified in Figure 3, the supplemental area shall be landscaped and shall include a minimum of one tree every 50 feet of frontage. See list of allowed trees on in section 93-2-14.

- ⊗ For "porch and fence, terrace or light court, stoop-front," or "forecourt" treatments identified in Figure 3:

Fences in the supplemental area are permitted and shall be picket-wood, stone, composite materials or ornamental metal, with the finished side facing the street.

Retaining walls in the supplemental area are permitted and shall not exceed 32 inches in height unless required by topography.

All street-facing walls shall be faced with stone, full-depth brick, or smooth stucco.

- ⊗ Chain link fencing is not permitted in areas visible from a public right-of-way.

Where a development adjoins the neighborhood conservation area, the development shall provide a physical barrier between the two to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential area. A smooth transition to the adjacent neighborhood conservation area shall be ensured by providing:

A minimum 20-foot landscaped buffer located within the development site along the boundary with the neighborhood conservation area. Said buffer shall be planted with a minimum of one tree per 40 linear feet. Shrubs, flowers or grasses shall also be provided and maintained to a minimum height of four feet to visually screen new development and provide an attractive boundary that encourages continued investment in adjacent residential zones.

- ✓ A permanent opaque wall between six and eight feet in height and faced in wood, stacked stone, full-depth brick or hard-coat true stucco. Said wall may be located anywhere within the required landscaped buffer.

- ⊗ Where a public or private alley separates the development from a neighborhood conservation area the landscape buffer and permanent opaque wall shall be provided adjacent to the alley.

NOTES: *The existing development included parking at the front of the building in the supplemental area. The Board of Appeals approved a reduced buffer zone in the rear. Design Exception from Design Review is recommended.*

(d) Utility standards.

- ✓ Mechanical features 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 nonvegetative materials for screening shall include painted wood or those found in section 93-2-5. Said features are encouraged not to be located in the supplemental area.

- ⊗ When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.

- ⊖ Skylights are not permitted facing a public right-of-way.
- ⊖ Street lights shall 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. This requirement does not apply to projects on lots with less than ten feet of frontage along a public right-of-way.
- ⊖ Trees shall not be planted on top of storm drains.
- ✓ Service areas and dumpsters:
 - ✓ Shall be in the rear or side yard of the development; and
 - ✓ Shall be screened from the public right-of-way to a height of eight feet with an opaque material on all sides, consistent with a primary building material. Acceptable materials for screening shall include painted wood or those found in section 93-2-5.

NOTES:

(e) Parking and traffic standards.

- ✎ 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.
- ⊖ Circular drives are prohibited, with the exception of hotel and hospital uses.
- ⊖ No curb cuts shall be permitted on North Central Avenue, South Central Avenue, Virginia Avenue or Atlanta Avenue when access can be provided from another street.
- Driveways shall have widths of:
 - ⊖ One-family attached dwellings. A minimum of ten feet for a one-way and a maximum of 15 feet for two-way.
 - ✎ All other uses. A maximum of 12 feet for one-way and a maximum of 24 feet for two-way.
- Carports are only permitted subject to the following requirements:
 - ⊖ Carports shall be located in the rear or side yard and 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.
- ✎ Parking is prohibited in the supplemental area and between a building and the adjacent street. This shall not be interpreted as restricting on-street parking.
- ✎ A continuous off right-of-way landscape buffer with a minimum width of ten feet shall be provided between parking and the adjacent sidewalk. This requirement shall apply when existing sidewalks not meeting this requirement are repaired or replaced.
- ⊖ Parking decks shall conceal automobiles from visibility and have the appearance of a horizontal storied building on all levels; parking structures must be faced in full-depth brick, stone, cast stone, or precast concrete faced in or having the appearance of brick or stone. Retail or restaurant fronted decks are encouraged.
- ⊖ Underground parking is allowed when possible.
- ⊖ Drive-through windows and all vehicular queuing, when permitted by zoning, shall be placed to the rear or side of the building facade, shall not be visible from any public right-of-way, and shall not be located within 25 feet of the back of the required sidewalk.
- ⊖ Gasoline and service stations shall place all fuel dispensing, service canopies and service entry doors to the rear of the building and away from the public right-of-way. Said facilities and associated queuing shall not be visible from any adjacent street or located within 25 feet of the sidewalk.

NOTES: *This is an existing site and driveway widths shall be maintained. Existing sidewalks do not require a 10' landscape buffer. Parking is already located in supplemental area. Design Exception for parking in supplemental area recommended.*

(f) Roof and chimney standards.

- ⊖ Principal building roofs for one-family detached dwellings shall have a minimum usable life of 30 years, per manufacturer's warranty.
- ⊖ Roof shingles shall be slate, cedar, or asphalt.
- ⊖ Roof tiles shall be clay, terra cotta or concrete.
- ✓ Street-facing gutters shall be copper, aluminum or galvanized steel.
- ✓ Downspouts shall match gutters in material and finish.
- ⊖ Metal flashing, where utilized, shall be copper or factory-finished sheet metal and shall be of a color that blends with other building materials.
- ⊖ Chimneys visible from a public right-of-way shall not be faced in wood or fiber cement siding and shall not be a metal or ceramic pipe. Chimneys shall be wrapped in a full-depth brick, stone or masonry finish material.
- ⊖ Chimneys located on an exterior building wall shall begin at grade.
- ✓ Flat roofs shall be permitted.
- ✓ Buildings with sloped roofs not completely screened from the adjacent street by a parapet shall have a pitch between 4:12 and 12:12. Mansard roofs are prohibited. Pitched-roof materials are limited to roof shingles, natural slate, wood shake, factory-finished sheet metal, and terra cotta tile, unless determined to be historically appropriate by the planning and zoning manager.

- ⊖ Roof-mounted lights and flagpoles are prohibited. Roof-mounted satellite dishes or telecommunication devices shall be screened from public view and shall blend with the background of the building as practical.
- ⊖ In subarea A roof lines shall appear flat from the adjacent street and roof structures shall be vertically screened by a parapet wall.

NOTES:

(g) Facade and style standards.

Exterior facade materials shall be limited as follows:

- ⊖ Subarea A. Unpainted full-depth brick.
- ⊖ Subarea B. Full-depth brick, cast stone, hard-coat stucco, fiber-cement siding, natural-wood siding or stacked stone.
- ⊖ Subarea C. See neighborhood conservation area.
- ✓ Remaining commercial/mixed-use area. Full-depth brick, cast stone, hard-coat stucco, fiber-cement siding, natural-wood siding or stacked stone.
- ⊖ Split-face block. In addition to the above materials, split-face block may be utilized on exterior facades, but only along a non-enfronting side or rear facade that is not visible from an adjacent street, public park, or plaza.
- ✓ [Materials on enfronting facades.] The materials utilized along an enfronting facade shall be provided for the first 20 feet in length along adjacent non-enfronting facades.
- ✓ [Façade colors, materials.] Facade colors and materials shall be limited to three per facade face.

Where allowed, the combined enfronting facade area covered with fiber-cement siding and/or natural-wood siding shall not exceed 20 percent of the total enfronting facade area, provided that:

- ⊖ Where a development includes only one building this requirement shall apply to said building.
- ⊖ Where a development includes two or more buildings this requirement shall apply to the sum of the total enfronting facade areas. This may result in individual buildings containing front facades entirely of fiber cement siding and/or natural wood siding.
- ⊖ Where allowed, hard-coat stucco shall have a smooth finish. Furthermore, architectural details such as sills, trim, pediments, cornices, railings, door enframements, or similar details shall not be of stucco.
- ⊖ In subarea A exterior building colors shall be consistent with the existing historic characteristics of each individual building as a contributing resource from its significant period of design and style. If the building was designed to be of natural or unique brick pattern, it should be returned to this style. All mortar and brick repairs should match the material and hue. Earth hues are suggested for paint, when used on most facades of brick construction, however there may be exceptions. A palette should be established on a building-by-building basis, with a suggested complimentary hue trim color to the base color. It is highly suggested the complete building color palette be limited to three colors for field and trim selections. Two adjacent buildings may use the same color palette only if the field and trim colors are reversed on each of the buildings. No sandblasting or abrasive cleaning methods (including high-pressure washes) shall be used on facades. Final review of selected color, restoration procedures, fixtures, and applications shall be coordinated on a building-by-building analysis through individual design review of visual concepts. The DRC shall make these determinations based on these standards, taking in consideration the style of the building, the nature and marketing of the applying business, the Main Street guidelines, the secretary of the interior's guidelines for renovation, section 93-2-7 et seq. of the zoning ordinance, and the standards for historic preservation.
- ⊖ Facade materials shall be combined horizontally, with the heavier below the lighter.
- ⊖ Enfronting upper and lowers facades shall be differentiated. Potential ways to achieve this include windows, belt courses, cornice lines or similar architectural details. This is intended to prevent buildings in which individual floors cannot be identified from the building exterior; it should not be interpreted to limit architectural expression.
- ✓ Blank, windowless walls are prohibited along enfronting facades, except where a building enfronts multiple streets. In the latter case, it was not historically uncommon for buildings (especially commercial or mixed-use ones) to orient towards the more intensely developed street. As such, along the first story of enfronting mixed-use and commercial facades this requirement may be waived by the building official along streets that are predominantly residential in character when:
 - ✓ The first 20 feet of said facade meets the above requirements, and
 - ✓ The area beyond the first 20 feet is treated with architectural detailing, such as pilasters, false windows, or similar features.
- ⊖ Enfronting upper-story windows are encouraged to be equally sized, vertically oriented, equally spaced and arranged in a grid pattern.
- ⊖ Foundations shall be constructed as a distinct building element that contrast with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in full-depth brick, natural stone, or cast stone.
- ⊖ Vending machines, video or other outdoor merchandise displays, mechanical/electrical games, amusement rides, telephones, ice machines, freestanding automated teller machines excluding automated teller machines attached to buildings or integrated into buildings by canopies, and shopping carts shall be placed within the structure of a building and shall be out of view from the public right-of-way.
- ⊖ Safety pylons, bollards, and trash receptacles in the supplemental area or along an enfronting facade shall be permitted based upon design compatibility with the main facade and neighboring comparable facilities.

NOTES: Doors and windows added.

(h) 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.
- x The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.

- ⊗ First-story doors or windows operating on sliders are only permitted when they open directly onto a required sidewalk or supplemental zone.
 - ✓ Building numbers, at least six inches in height, shall be located above or beside the street-facing pedestrian entrance.
 - ✓ Window panes serving commercial uses shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade.
 - ⊗ Where window lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids between glass are prohibited.
 - ⊗ Where used, window shutters shall match one-half the width of the window opening.
 - ✓ Enfronting windows shall be vertically shaped with a height greater than width, including display windows but not transoms.
 - ✎ 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.
 - ⊗ Painted window or door glass is prohibited.
- All enfronting "storefront and awning" treatments identified in Figure 3, and all enfronting facades along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except within subarea C), and Sylvan Road shall provide a storefront consisting of:
- ✓ A nonglass base or knee wall beginning at grade and extending not more than 24 inches above the sidewalk.
 - ✓ A glass display window beginning at the top of the bulkhead or knee wall, to a height not less than ten feet and not more than 12 feet above the adjacent required sidewalk. Such glass shall provide views into display windows having a minimum depth of two and one-half feet and that are accessible from the building interior.
 - ✓ A main entry door remaining unlocked during normal business hours, and having a surface area that is a minimum of 70 percent glass.
- A glass transom located above the glass display window having a minimum height of 18 inches and a maximum height of 36 inches.
- ✎
 - ✓ A minimum of 75 percent of the length of the enfronted portion of the build-to line shall be provided in glass, including glass doors and display windows.
 - ✓ No linear distance of more than ten feet without intervening glass display windows or glass doors.
 - ⊗ First-story drop ceilings recessed a minimum of 18 inches from the display window opening.
- Awnings projecting from buildings, serving as an entry canopy and/or providing identification to the business, are allowed, provided that:
- ✎ Awnings shall be at least five feet deep as measured from the building's front facade.
 - ✕ Awnings serving as an entry canopy shall match adjacent business awnings in depth and height.
 - ✕ Valance width and height must align horizontally.
 - ✕ Frame construction on awnings should be square aluminum tubes. Thin, one-and-one-half-inch-diameter round aluminum tube frames are not permitted. It is suggested that Steel Stitch™ brand be used.
 - ✕ Valance on awnings should always be loose as valances should not be rigidly framed.
 - ✕ Approved awnings may be externally lighted with light fixtures in keeping with the style of the building, as approved by the DRC.
 - ✕ Light fixtures in awnings may light the ground surface or storefront below, however, light fixtures may not be visible from the public right-of-way.
 - ✕ Internally, back lit awnings, where the lights actually illuminate the awning fabric, are prohibited.
 - ✎ Signs on awning must meet all requirements of the sign ordinance.

NOTES: *Metal awning proposed, depth of awning not provided. Awning types differ to create varied storefront appearances. Design Exceptions are recommended for proposed metal awning after additional information provided. The pavers area shown is in conflict with the driveway (ingress). Need to redesign. Not all windows have glass transoms - designed to create varied storefront appearances. Design Exception is recommended. Any tinting should meet requirements.*

RECOMMENDATIONS

The goals established as a part of the Architectural Design Standards Ordinance are:

- (1) encourage and provide a safe environment for pedestrian movements throughout the city;*
- (2) address new and infill development that maintains and enhances the existing characteristics of the community;*
- (3) allow for increased density and intensity of development in underdeveloped portions of the city;*
- (4) improve open space areas throughout the community; and*
- (5) improve the visual quality of the built environment.*

Specifically, Section 81-1-5. Applicability states:

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

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

While it is understood the existing building and site improvements were constructed prior to the adoption of the Architectural Design Standards Ordinance, and to bring the site into full compliance would be difficult, if not impossible to do without demolishing and redeveloping the property, the project as proposed should comply with the provisions of the ordinance as much as practicable. The Design Review Committee may grant a design exception for the existing conditions not related to the addition of the entrance to the new suite. The following items, however, should be addressed before the project can be approved:

Additional Information required

- Window tinting levels
- Details for the awning - depth of awning.

Recommended Design Exceptions:

- Transoms above all windows
- Supplemental area parking
- Width of driveways
- Height of building
- Rear landscape buffer (approved by BOA)
- Building setback from corner

Should these items be addressed to the satisfaction of the Design Review Committee, Staff recommends that the project be approved.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: Nov. 16th 2026

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: David HEWITT Contact Number: [REDACTED]

Applicants Address: 1610 Merica Ave. College Park GA 30337

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

Address of Proposed Work: 3266 Dogwood Dr.

Parcel ID# (INFORMATION MUST BE PROVIDED): PID # 14009500060498

Property Owner: (Landlord) Dogwood Walk LLC Contact Number: [REDACTED]

Project Description (including occupancy type): Former "Super A-MART"
Grocery store at corner of Dogwood Drive & North Ave.
"L" shaped Building including Tia Rosie's Mexican restaurant

Contractors Name: Paryani Construction
Manish Paryani Contact Number: [REDACTED]

Contact Person: David HEWITT 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.

David Hewitt
Applicants Signature

Nov. 15th 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: 8,853

Total Square Footage of existing building: 9,343

Estimated Cost of Construction: TBD / \$950k +/-

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

→ Structural veneer brick / Running Bond + thin brick
→ Framed Glass stair front
→ TPO ROOF
→ DRYWALL / FRP Board interior
→ Wood Lean-To SHED overhang

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

→ SAME WITH STEEL Frame patio w/ Polycarbonate roof
→ Brick to be painted white
→ metal components Dark / Neutral color (ie satin blk / oil rubbed bronze)
→ Neutral grey pavers for patio / concrete.
→ White / Neutral grey patio surround / fence

Will any trees be removed to accommodate the project? _____

→ see site development plan
→ + Net trees ADDED TO SITE

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



imagine
Hapeville
georgia

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

- ☒ Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:
https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICOOR_CH81ARDEST
- ☒ Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.
- ☒ Submitted my application materials in full by the ^{communicated grace period} ~~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.

DAVID HEWITT David Hewitt Nov 12th 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.

**3266 DOGWOOD DRIVE
HAPEVILLE, GA 30354**

Legal Description

All that tract or parcel of land lying in and being in Land Lot 95 of the 14th District of Fulton County, in the City of Hapeville, Georgia, being more particularly described as follows:

Begin at the intersection of the southerly right of way of North Avenue (a 40 foot right of way) with the easterly right of way of Dogwood Drive, formerly Stewart Avenue (a 50 foot right of way), thence following said easterly right of way of Dogwood Drive South 00 degrees 40 minutes 02 seconds West a distance of 158.94 feet to a three-quarter inch crimp top pin found; thence leaving said right of way South 88 degrees 59 minutes 01 seconds East a distance of 199.76 feet to a three-quarter inch crimp top pin found; thence South 00 degrees 50 minutes 42 seconds West a distance of 39.99 feet to a one-half inch rebar found; thence South 88 degrees 20 minutes 54 seconds East a distance of 75.38 feet to a three-quarter inch open-top pin found; thence North 00 degrees 23 minutes 54 seconds East a distance of 199.86 feet to a one-half inch rebar found on the southerly right of way of North Avenue (a 40 foot right of way); thence following said southerly right of way North 89 degrees 00 minutes 05 seconds West a distance of 274.07 feet to the Point of Beginning.

Said tract containing a total of 1.07 acres as shown on survey for Z&R Group, Inc., Branch Banking & Trust Company and Chicago Title Insurance Company by Scanlon Engineering Services, Inc., dated 09/20/06.

Exterior Photos

3266 Dogwood Drive (Former ‘Super A-Mart’) and existing Tia Rosie’s Mexican Restaurant



Front corner of building facing Dogwood / North Ave. intersection



Front of building facing Dogwood Drive



Back of building



Back Side of building along
Tia's / back grocery store



Side of building facing North Ave.



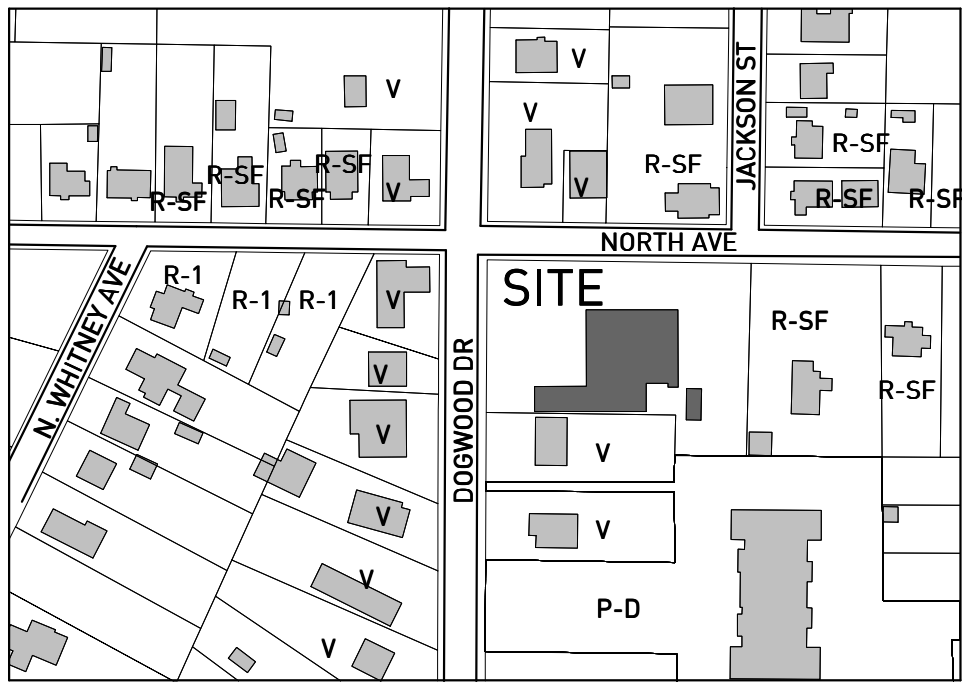
Back corner of building facing North Ave.

DESCRIPTION OF PROPERTY

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN LAND LOT 95 OF THE 14TH DISTRICT OF FULTON COUNTY, IN THE CITY OF HAPEVILLE, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF NORTH AVENUE (A 40 FOOT RIGHT OF WAY) WITH THE EASTERLY RIGHT OF WAY OF DOGWOOD DRIVE, FORMERLY STEWART AVENUE (A 50 FOOT RIGHT OF WAY), THENCE FOLLOWING SAID EASTERLY RIGHT OF WAY OF DOGWOOD DRIVE SOUTH 00 DEGREES 40 MINUTES 02 SECONDS WEST A DISTANCE OF 158.94 FEET TO A THREE-QUARTER INCH CRIMP TOP PIN FOUND; THENCE LEAVING SAID RIGHT OF WAY SOUTH 88 DEGREES 59 MINUTES 01 SECONDS EAST A DISTANCE OF 199.76 FEET TO A THREE-QUARTER INCH CRIMP TOP PIN FOUND; THENCE SOUTH 00 DEGREES 50 MINUTES 42 SECONDS WEST A DISTANCE OF 39.99 FEET TO A ONE-HALF INCH REBAR FOUND; THENCE SOUTH 88 DEGREES 20 MINUTES 54 SECONDS EAST A DISTANCE OF 75.38 FEET TO A THREE-QUARTER INCH OPEN-TOP PIN FOUND; THENCE NORTH 00 DEGREES 23 MINUTES 54 SECONDS EAST A DISTANCE OF 199.86 FEET TO A ONE-HALF INCH REBAR FOUND ON THE SOUTHERLY RIGHT OF WAY OF NORTH AVENUE (A 40 FOOT RIGHT OF WAY); THENCE FOLLOWING SAID SOUTHERLY RIGHT OF WAY NORTH 89 DEGREES 00 MINUTES 05 SECONDS WEST A DISTANCE OF 274.07 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING A TOTAL OF 1.07 ACRES AS SHOWN ON SURVEY FOR Z&R GROUP, INC., BRANCH BANKING & TRUST COMPANY AND CHICAGO TITLE INSURANCE COMPANY BY SCANLON ENGINEERING



2 KEY PLAN
DRC-1.1 1" = 200'-0"

SITE PLAN GENERAL NOTES	
	BUILDING FOOTPRINT
	PROPERTY LINE
	SETBACK LINE
	WATER CONNECTION - SEE CIVIL
	SEWER/GREASE CONNECTION - SEE CIVIL
	CONCRETE SIDEWALK - SEE CIVIL
	ASPHALT PARKING - SEE CIVIL
	PERVIOUS PAVERS OR OTHER MATERIAL
	PLANTING AREA - SEE LANDSCAPE PLAN
	CRZ EXISTING TREE
	50 FT RADIUS @ PARKING LOT TREE

ZONING INFORMATION	
ADDRESS:	3266 DOGWOOD DR HAPEVILLE, GA 30354
LOT SIZE:	46,633 SF / 1.071 AC
ZONING:	V - VILLAGE ARTS DISTRICT OVERLAY
PROPOSED USE:	RESTAURANT, RETAIL, FLEX
FAR:	0.19
EXISTING FOOTPRINT:	9,343 SF
PROPOSED FOOTPRINT:	8,853 SF
BUILDING HEIGHT EXISTING:	20'-6" (35 FT MAX)
BUILDING HEIGHT PROPOSED:	25'-0" (35 FT MAX)
LOT COVERAGE EXISTING:	89.9% (41,919 SF / 46,633 SF)
LOT COVERAGE PROPOSED:	91% (70% MAX) Sec. 93-22.1-1 (42,440 SF / 46,633 SF)
BUILDING COVERAGE:	18.6% (8,689 SF / 46,633 SF)
PARKING COVERAGE:	62.3% (29,048 SF / 46,633 SF)
LOADING AND DRIVE COVERAGE:	1.9% (896 SF / 46,633 SF)
USOS IMPERVIOUS:	6.1% (2,871 SF / 46,633 SF)
USOS PERVIOUS:	4.5% (2,102 SF / 46,633 SF)
SIDE YARD SETBACK:	4'-11" (15 FT MIN) Sec. 93-22.1-1
FRONT YARD SETBACK:	54'-1" FT (15 FT MIN) DOGWOOD
REAR YARD SETBACK:	49'-2" FT (15 FT MIN) N. AVE 73'-11" (25 FT MIN)
REQUIRED PARKING: 1 PER 200 SF of commercial Sec. 93-22.1-1(c)	TOTAL SPACES: 44 REGULAR SPACES: 42 ADA SPACES: 2
PROPOSED PARKING:	TOTAL SPACES: 84 REGULAR SPACES 18ft x 8.5ft: 53 COMPACT ANGLED 15ft x 8.5ft: 24 ADA SPACES: 3 OPTIONAL OVERFLOW: 4
FENESTRATION % OF LENGTH:	REQUIRED: 75% N AVE: EXIST: 10% PROPOSED: 25% (CLR GLASS) DOGWOOD: EXIST: 30% PROPOSED: 30% (CLR GLASS)

DRC REQUEST

81-1-6 (a) On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.

REQUEST: The existing building location is such that this requirement cannot be met without completely demolishing the structure. We would like to be allowed to leave the existing building location as is.

81-1-6 (a) Buildings along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall enfront for a minimum of 80 percent of the width of the front setback or build-to line. In no case shall a break in buildings along said streets exceed 30 feet in width. Enfronting facades along said streets shall also meet the requirement of subsection (g)11. for all uses.

REQUEST: The existing building location is such that there is a 50'-4" break in the building. We would like to be allowed to leave the existing building footprint as is.

81-1-6 (a) The landscape area shall be adjacent to the curb and is intended for the placement of trees, street furniture (including utility poles, waste receptacles, fire hydrants, traffic signs and newspaper vending boxes), bus shelters, bicycle racks, public kiosks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility.

REQUEST: Dogwood Dr sidewalk has recently been rebuilt with brick pavers. We are not intending to redo work that has already been completed. North Ave will receive a new sidewalk with a 3'-6" landscape zone with street trees.

81-1-6 (a) Street trees shall be max 40ft O.C.

REQUEST: We would like to be allowed up to 45ft O.C. to accommodate pedestrian street lights.

81-1-6 (a) The clear area shall be the portion of the sidewalk reserved for pedestrian passage and unobstructed by permanent objects to a height of eight feet, including, but not limited to, steps and stoops, traffic-control boxes, and utility structures. The sidewalk clear area shall have a consistent cross-slope not exceeding two percent. No awning or canopy shall extend more than five feet over the clear area.

REQUEST: The clear area Dogwood is existing and is currently 6ft clear. We propose 5ft on North Ave.

81-1-6 (c) A minimum 20-foot landscaped buffer located within the development site along the boundary with the neighborhood conservation area. Said buffer shall be planted with a minimum of one tree per 40 linear feet. Shrubs, flowers or grasses shall also be provided and maintained to a minimum height of four feet to visually screen new development and provide an attractive boundary that encourages continued investment in adjacent residential zones.

REQUEST: Removal of this buffer has been approved as a variance.

81-1-6 (e) Two curb cuts serving two one-way driveways shall be counted as one curb cut. A maximum of 12 feet for one-way and a maximum of 24 feet for two-way.

REQUEST: There are 2 curb cuts existing on Dogwood, 25'-11" and 24'-2". Because these sidewalk improvements are new with brick pavers, they should remain as is.

81-1-6 (e) A continuous off right-of-way landscape buffer with a minimum width of ten feet shall be provided between parking and the adjacent sidewalk. This requirement shall apply when existing sidewalks not meeting this requirement are repaired or replaced.

REQUEST: Variance was previously approved to the elimination of this buffer.

81-1-6 (g) Blank, windowless walls are prohibited along enfronting facades, except where a building enfronts multiple streets. In the latter case, it was not historically uncommon for buildings (especially commercial or mixed-use ones) to orient towards the more intensely developed street. As such, along the first story of enfronting mixed-use and commercial facades this requirement may be waived by the building official along streets that are predominantly residential in character when.

REQUEST: Existing North Ave elevation currently does have much fenestration. We will increase it to 25%. Existing elevation on Dogwood is currently at 30% and it will remain 30%

81-1-6 (h) Provide 18 x 36 transoms at storefront

REQUEST: To achieve a more authentic aesthetic that is not suburban, we would like to use the facade design as proposed in this submission where not all windows have transoms.

81-1-6 (h) Frame construction on awnings should be square aluminum tubes. Thin, one-and-one-half-inch-diameter round aluminum tube frames are not permitted. It is suggested that Steel Stitch™ brand be used. Valance on awnings should always be loose as valances should not be rigidly framed. Approved awnings may be externally lit with light fixtures in keeping with the style of the building, as approved by the DRC.

REQUEST: Existing fabric awning should remain as is

1 SITE PLAN - PROPOSED
DRC-1.1 1" = 20'-0"

DEMO EXISTING 4FT WOOD FENCE AND INSTALL NEW 6FT TALL WOOD FENCE, PAINTED OR STAINED

STREET TREE 45FT OC*

Sec. 81-1-6 (a)11(b)
The landscape area may be primarily paved adjacent to on-street parking and shall be landscaped in all other areas. Street trees shall be planted on average 30 feet on center, spaced equal distance between streetlights, and in line with stripes of parallel parking spaces. All newly planted trees shall comply with the requirements of chapter 93, article 29, and shall be limited up to a minimum height of seven feet and shall be of an appropriate street tree species found in appendix A, attached to the ordinance from which chapter 93, article 29 was derived.

* Requires DRC approval

PROPOSED WIDER SIDEWALK*
Sec. 81-1-6 (a)
10ft Sidewalk w/ 8ft clear walking area

* Requires DRC approval

Sec. 93-23-11
Angle of 30 degrees to 60 degrees:
Full size 9' x 18'
Compact 8.5 x 15'

93-29-4(3)
A sufficient number of (minimum) three-inch caliper trees must be planted in interior portions of parking lots so that no parking space is more than 50 feet from a parking lot tree. Show a 50-foot radius dashed circle for each parking lot tree on tree replacement plan to verify graphically. Up to 20 percent of parking lot trees may be planted along the perimeter of the parking lot. Landscaped islands shall terminate each row of parking and all landscaped islands planted with trees shall provide a minimum of 200 square feet per tree. Light poles are not permitted in parking lot islands, peninsulas and medians unless they are a minimum of 20 feet from any planted tree

SOURCE
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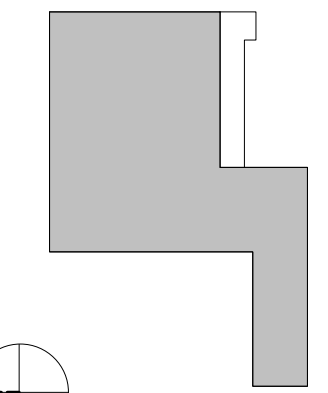
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P.O. Box 1154,
Stone Mountain, Georgia 30086
T. 770 330 8325
audrey.plummer@sourceurbanism.com

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DOGWOOD WALK

3266 DOGWOOD DRIVE
HAPEVILLE, GA 30354

KEY PLAN



ISSUE CHART

MARK	ISSUE	DATE
Job Number	100.2025.03	
Date	02/04/2026	
Drawn	ALP	
Checked	RDR	

SHEET TITLE

SITE PLAN

SHEET NUMBER

DRC-1.1

2/4/2026 9:41:34 AM Autodesk Docs://100.2025.02_3266 Dogwood Dr/100.2025.02_3266_Dogwood Drive.rvt



STEEL STOREFRONT, SPACE A + C



RESTAURANT ENTRY



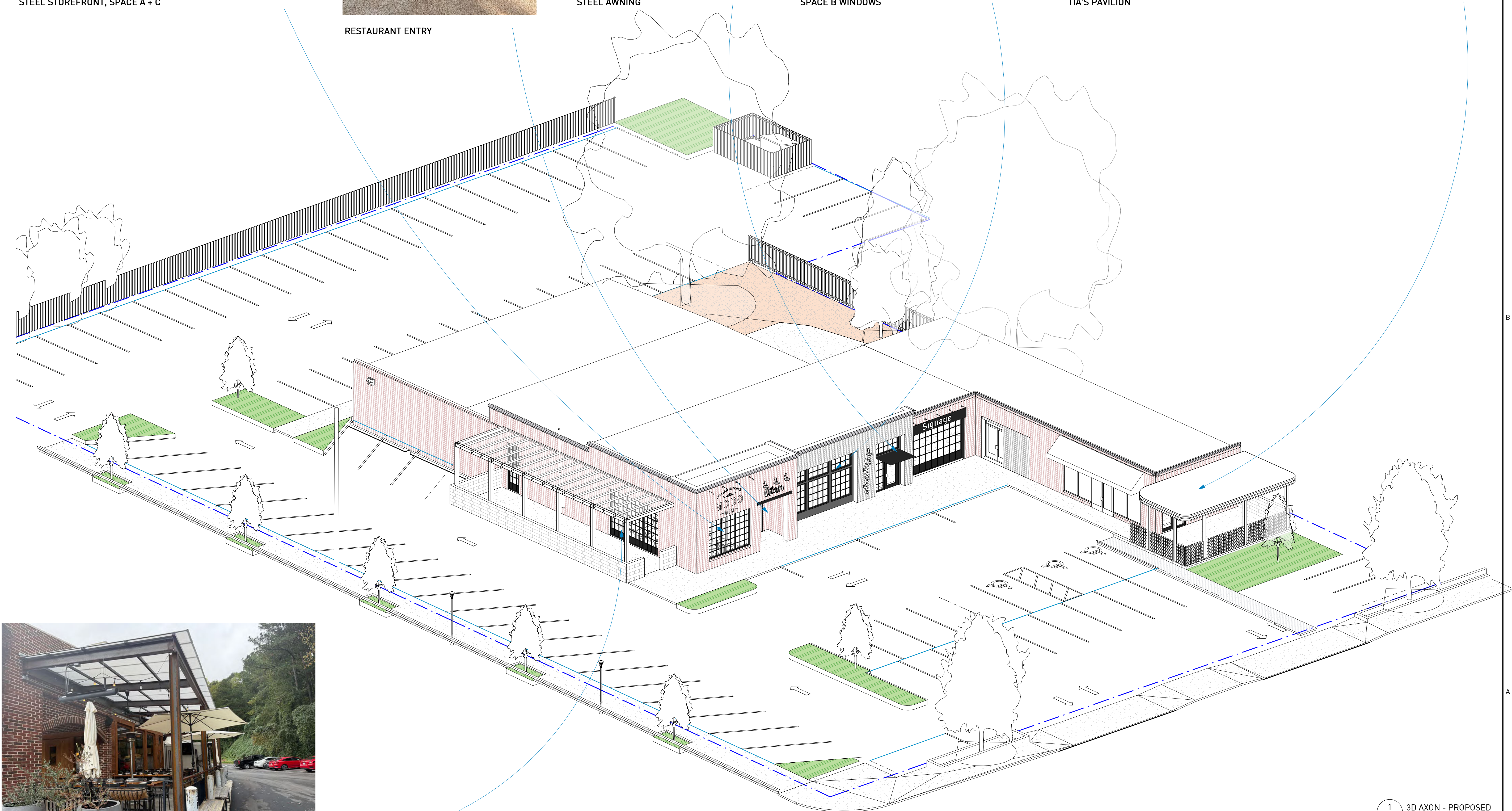
STEEL AWNING



SPACE B WINDOWS



TIA'S PAVILION



STEEL PAVILION STRUCTURE

SOURCE URBANISM

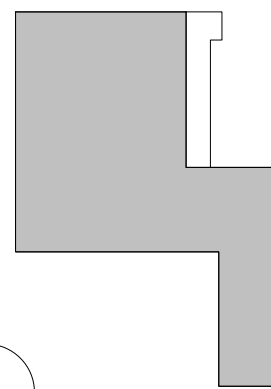
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DOGWOOD WALK

3266 DOGWOOD DRIVE
HAPEVILLE, GA 30354

KEY PLAN



ISSUE CHART

MARK	ISSUE	DATE
Job Number	100.2025.03	
Date	02/04/2026	
Drawn	RDR	
Checked	ALP	

SHEET TITLE

AXON

SHEET NUMBER

SD-2.2

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SPACE PLAN 02/04/2026

2/4/2026 9:41:35 AM Autodesk Docs://100.2025.02_3266 Dogwood Drive/100.2025.02_3266_Dogwood Drive.rvt

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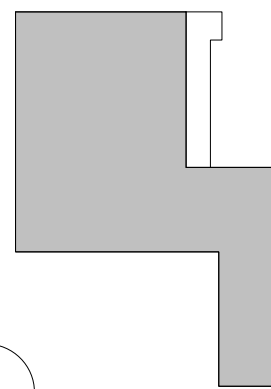
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DOGWOOD WALK

3266 DOGWOOD DRIVE
HAPEVILLE, GA 30354

KEY PLAN



ISSUE CHART

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Drawn	RDR	
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SHEET TITLE

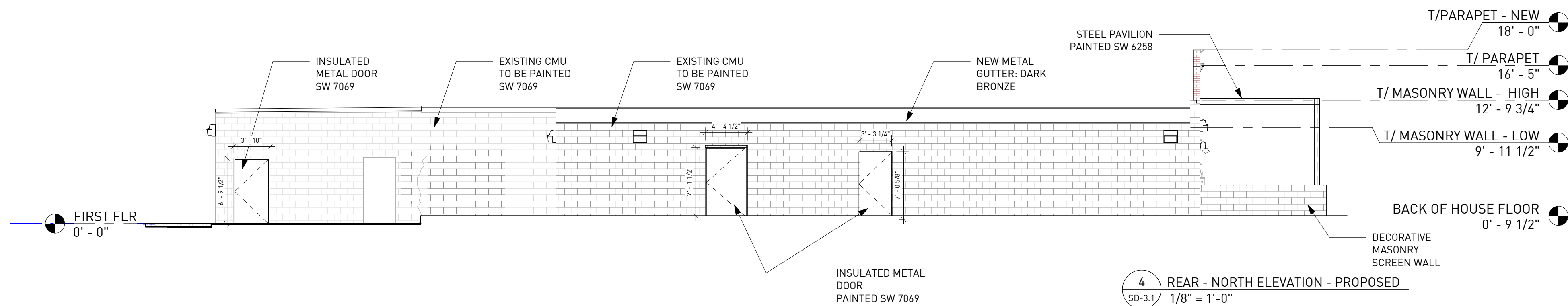
ELEVATIONS

SHEET NUMBER

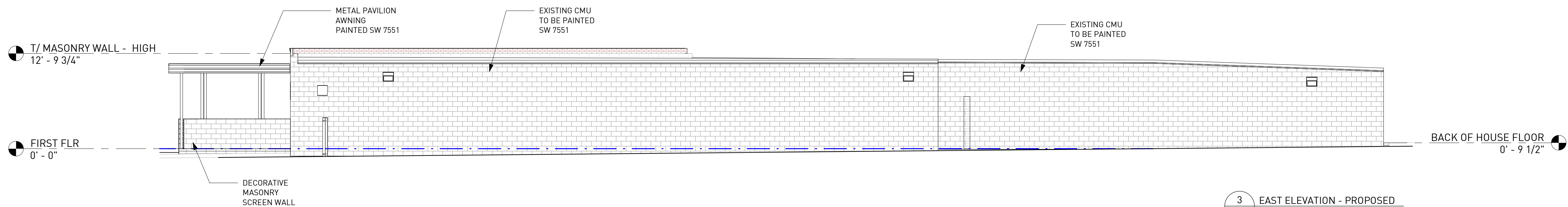
SD-3.1

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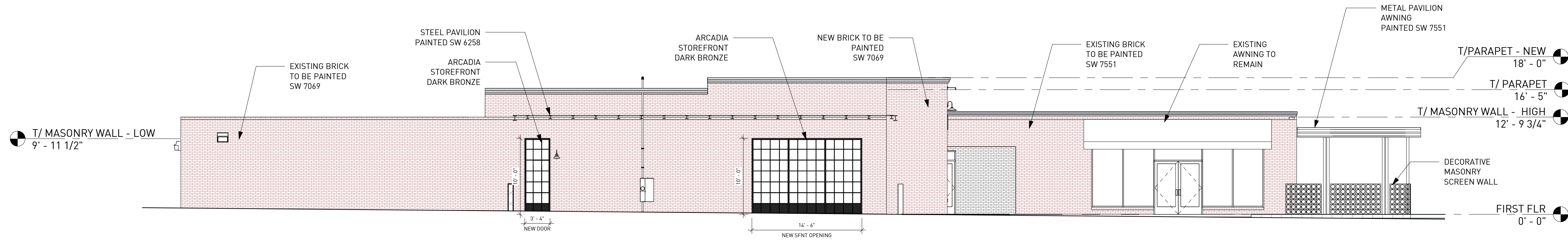
SPACE PLAN 02/04/2026



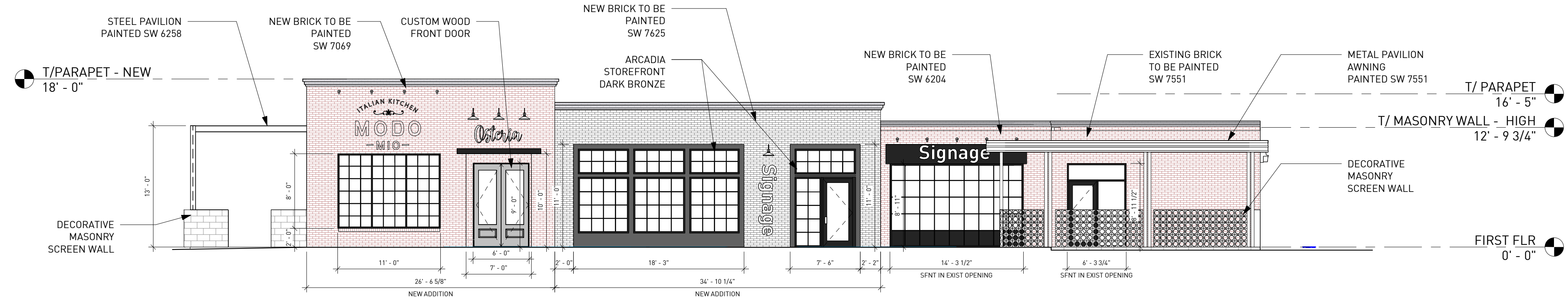
4 REAR - NORTH ELEVATION - PROPOSED
SD-3.1 1/8" = 1'-0"



3 EAST ELEVATION - PROPOSED
SD-3.1 1/8" = 1'-0"



2 WEST ELEVATION - PROPOSED
SD-3.1 1/8" = 1'-0"



1 FRONT - SOUTH ELEVATION - PROPOSED
SD-3.1 1/8" = 1'-0"



SITE MATERIALS

PERSIAN PERROTIA PARKING TREES



ZELKOVA STREET TREES



CLASSICAL STYLE STREET LIGHT



SHENANDOAH DWARF SWITCHGRASS



LITTLE BLUESTEM



PAPRIKA YARROW



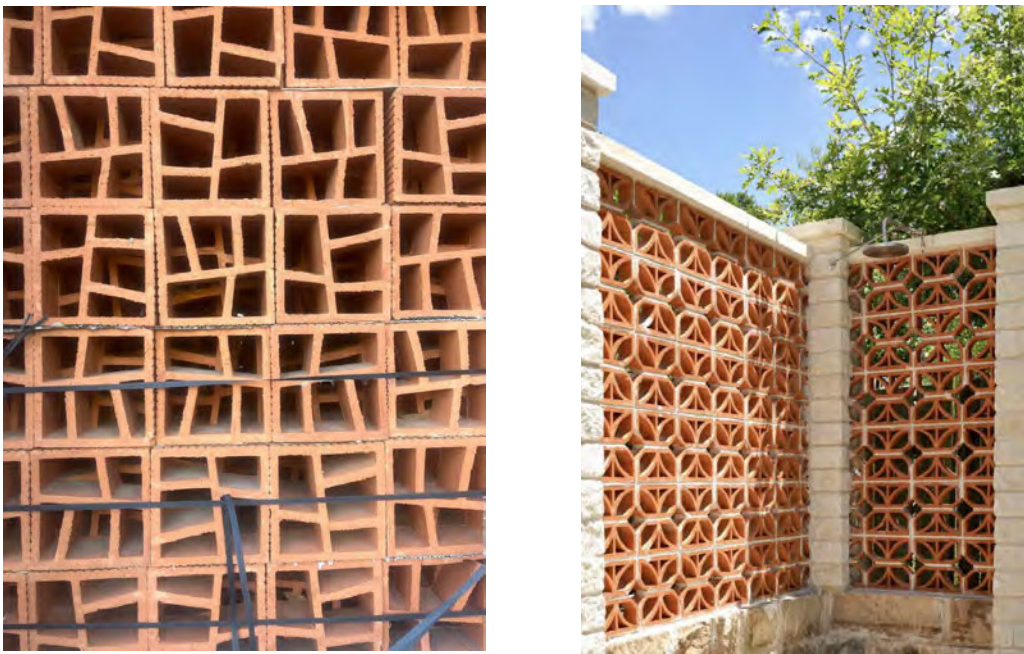
BEAUTY BERRY BUSH



HAMELN FOUNTAIN GRASS



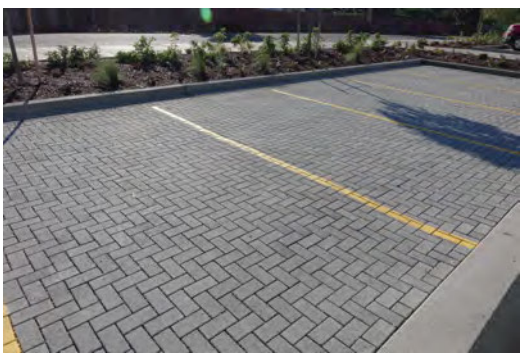
DECORATIVE SCREEN WALL



PEDESTRIAN ADA ROUTE PAVERS



PEDESTRIAN ADA ROUTE PAVERS: ALTERNATE



BUILDING MATERIALS

EXTERIOR WALL MATERIALS
BRICK PAINTED, NEW + EXISTING
COLOR: SEE ELEVATIONS



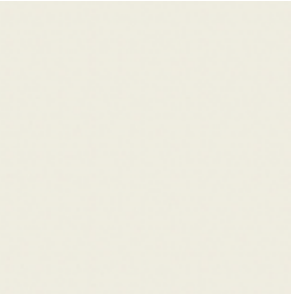
SW 6258
TRICORN BLACK



SW 7069
IRON ORE



SW 7551
GREEK VILLA



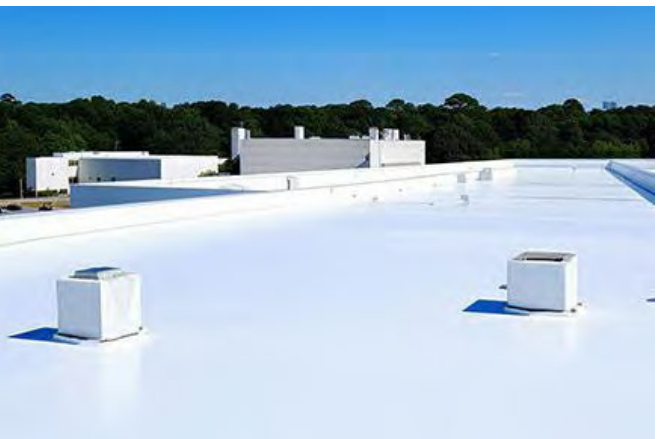
SW 7625
MOUNT ETNA



SW 6204
SEA SALT



TPO ROOF
COLOR: WHITE



ARCADIA STOREFRONT : DARK BRONZE



METAL COPING / GUTTER
COLOR: DARK BRONZE



CUSTOM IAM WOOD
FULL LITE FRONT DOOR @ SPACE A



EXTERIOR LIGHT : BLUEBELL
BRASS OUTDOOR RAIN PROOF
WALL LIGHT



EXTERIOR LIGHT : BULKHEAD



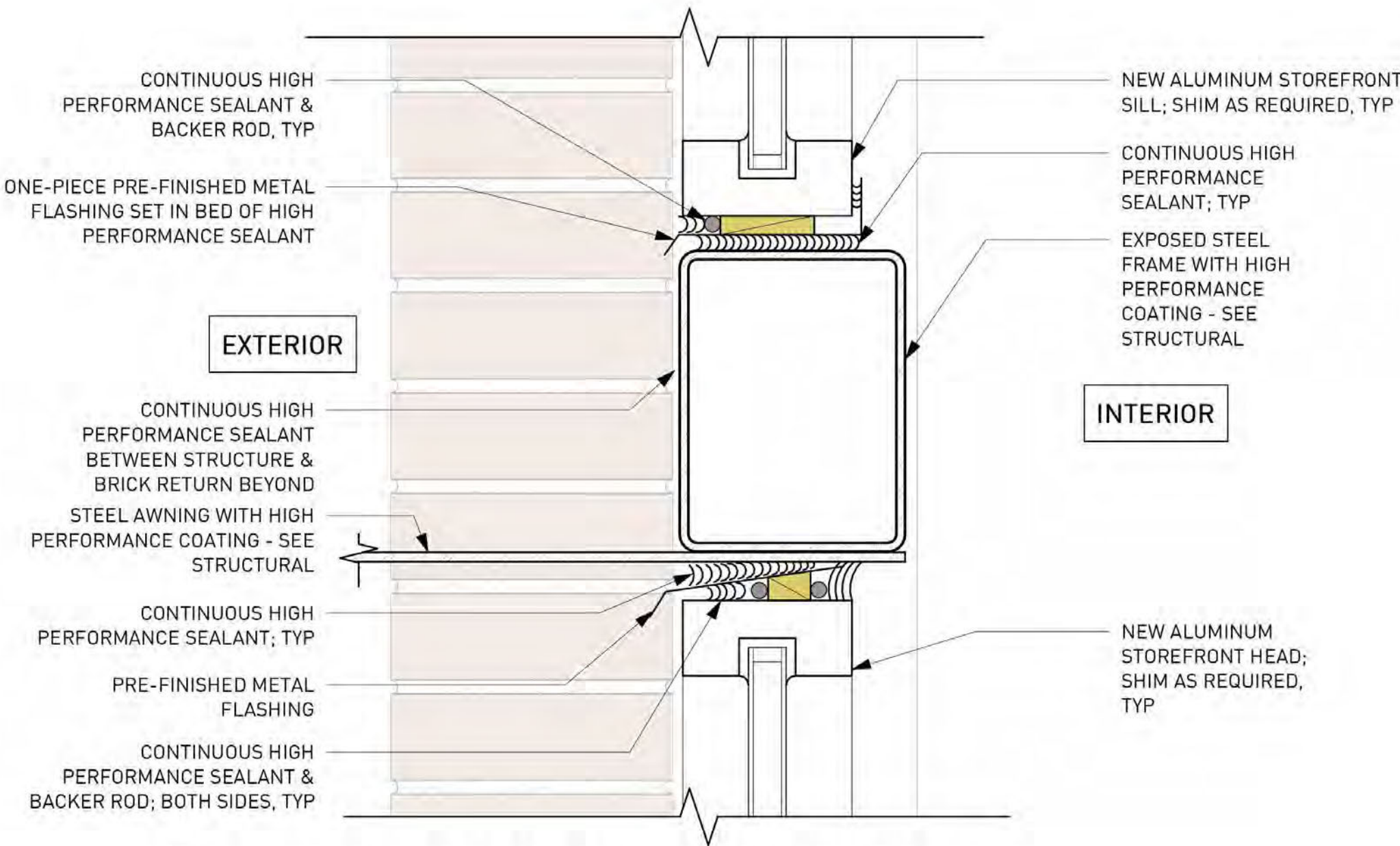
EXTERIOR LIGHT : E27
INDUSTRIAL VINTAGE IP65



EXTERIOR LIGHT : BASELITE SIGNALIGHT



STEEL AWNING



5 SECTION DETAIL @ GALLERY - EXPOSED STEEL FRAME & AWNING
A-9.4 3" = 1'-0"



SOURCE
URBANISM

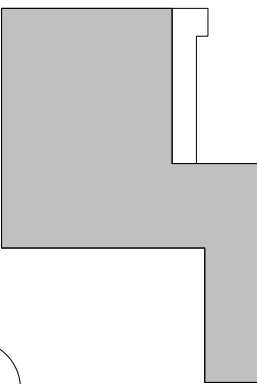
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DOGWOOD WALK

3266 DOGWOOD DRIVE
HAPEVILLE, GA 30354

KEY PLAN



ISSUE CHART

MARK	ISSUE	DATE
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Drawn	RDR	
Checked	ALP	

SHEET TITLE

MATERIALS

SHEET NUMBER

SD-2.3

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DATE: January 16, 2026
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3166 Dogwood Drive Revisions February 2026**

BACKGROUND

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

The requested change is to modify the windows from divided light windows to large pane windows on the lower and upper floors and to install transoms on the upper story windows. The applicant has also removed the grid from the center window and is proposing three separate panes (is it unclear if this is one large pane with applied horizontal muntins or three separate panes). Finally, the single door with sidelights and transoms is proposed to be replaced with a double door with glass and no transom.

The applicant appeared before the Design Review Committee in January 2026 and was asked to return with an alternative plan as the windows were not oriented vertically as required by Code. As Mr. Harris stated at the meeting that the windows had been ordered, a recommendation from a Committee member during the meeting was to bring by a design to address verticality that included realigning the lower windows and adding transoms to align with the front door and adding transoms to the upper window. This was not a conditioned approval but rather an opportunity for the applicant to provide a design that addressed the required verticality.

The revised elevations show the following:

Front Elevation:

- The front entry has double door with no side-lites and no transom. The entry doors are approximately 9'-0" high X 7'-0" wide.
- The three 1st floor windows are single large pane windows with no center mullion, no divided lites, and without a transom window above. There is a lintel shown above. The windows measure 7'-0" high X 6'-1/4" wide.

The three 2nd floor windows are single windows with no center mullion and no divided lites, and a transom above to increase the verticality of each window. With the addition of the transoms, the windows measure 7'-8" high X 6'-1/4" wide.

- The curtainwall above the front entry is separated horizontally with three panels of glass. The curtainwall is 7'-0" wide X 12'-0" high.

Right Side Elevation:

- The 1st floor window is a single window with no center mullion, no divided lites and no transom above the window. The window is 7'-0" high X 6'-1/4" wide. There is also no lintel.
- The 2nd floor window is a single window with no center mullion, no divided lites,

- and an 18" transom above the window. With the transom, the window size is 7'-8" high X 6'-1/4" wide.

Left Side Elevation:

- The 1st floor window is a single window with no center mullion, no divided lites, and no transom above the window. The window size is 7'-0" high X 6'-1/4" wide.
- The two 2nd floor windows have no center mullion, no divided lites, and an 18" transom above each window.

Rear Elevation:

- The 2nd floor window is a single window with no center mullion, no divided lites, and an 18" transom above. The window size is 7'-8" high X 6'-1/4" wide.

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

Code Requirements

8.Enfronting upper-story windows are encouraged to be equally sized, vertically oriented, equally spaced and arranged in a grid pattern.

(h) *Door and window standards.*

5. Window panes serving commercial uses shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade.

6. Where window lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids between glass are prohibited.

8.Enfronting windows shall be vertically shaped with a height greater than width, including display windows but not transoms.

9. 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.

11. All enfronting "storefront and awning" treatments identified in Figure 3, and all enfronting facades along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except within subarea C), and Sylvan Road shall provide a storefront consisting of:

- a. A nonglass base or knee wall beginning at grade and extending not more than 24 inches above the sidewalk.
- b. A glass display window beginning at the top of the bulkhead or knee wall, to a height not less than ten feet and not more than 12 feet above the adjacent required sidewalk. Such glass shall provide views into display windows having a minimum depth of two and one-half feet and that are accessible from the building interior.
- c. A main entry door remaining unlocked during normal business hours, and having a surface area that is a minimum of 70 percent glass.
- d. A glass transom located above the glass display window having a minimum height of 18 inches and a maximum height of 36 inches.
- e. A minimum of 75 percent of the length of the enfronted portion of the build-to line shall be provided in glass, including glass doors and display windows.
- f. No linear distance of more than ten feet without intervening glass display windows or glass doors.
- g. First-story drop ceilings recessed a minimum of 18 inches from the display window opening.

FINDINGS

The applicant has returned with an alternative design that adds only transoms to the upper-story windows to achieve verticality. The Architectural Design Standards require that upper-story windows shall be vertically oriented, with a height greater than their width, including display windows but not transoms. If the proposed window modifications are acceptable to the Committee, a Design Exception would be required.

The Design Review Committee may assess whether the revised windows meet the intent of the storefront treatment as prescribed in the Standards.

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

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

The current DRC approved windows show the following:

Front Elevation:

1. The front entry door is a single door with two side-lites and a triple-divided transom above the main door. The single entry door, side lites, and transom are approximately 9'-0" high X 7'-0" wide.
2. The three 1st floor windows are double windows with a center mullion and six divided lites per window. The windows are 7'-0" high X 6'-1/4" wide.
3. The three 2nd floor windows are double windows with a center mullion and six divided lites per window. The windows are 6'-2" high X 6'-1/4" wide.
4. The large window above the front entry shows nine separate panels of glass.

Right Side Elevation:

1. The single 1st floor window is a double window with a center mullion and six divided lites per window. The windows are 7'-0" high X 6'-1/4" wide.
2. The single 2nd floor window is a double window with a center mullion and six divided lites per window. The windows are 6'-2" high X 6'-1/4" wide.

Left Side Elevation:

1. The single 1st floor window is a double window with a center mullion and six divided lites per window. The windows are 7'-0" high X 6'-1/4" wide.
2. The single 2nd floor window is a pair of double windows with a center mullion and six divided lites per window. The windows are 6'-2" high X 6'-1/4" wide.

Rear Elevation:

1. The single 2nd floor window is a pair of double windows with a center mullion and six divided lites per window. The window is 6'-2" high X 6'-1/4" wide

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

Front Elevation:

1. The **front entry** shows a double door with no side-lites and no transom. The entry doors are approximately 9'-0" high X 7'-0" wide.
2. The three **1st floor** windows are single windows with no center mullion, no divided lites, and without a transom window above. The windows are 7'-0" high X 6'-1/4" wide.
3. The three **2nd floor** windows are single windows with no center mullion and no divided lites, and a transom above to increase the verticality of each window. The windows are 7'-8" high X 6'-1/4" wide.
4. The **curtainwall** above the front entry is separated horizontally with three panels of glass to increase the prominence and visibility of the foyer light fixture. The curtainwall is 7'-0" wide X 12'-0" high.

Right Side Elevation:

1. The **1st floor window** is a single window with no center mullion, no divided lites, and no transom above the window. The window is 7'-0" high X 6'-1/4" wide.
2. The **2nd floor window** is a single window with no center mullion, no divided lites, and an 18" transom above the window. The window size is 7'-8" high X 6'-1/4" wide.

Left Side Elevation:

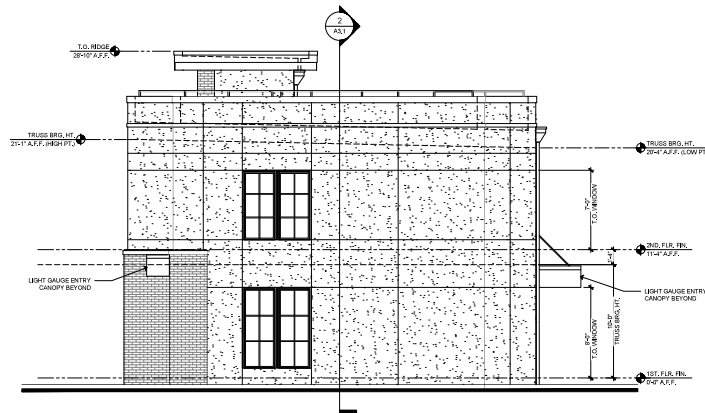
1. The **1st floor** window is a single window with no center mullion, no divided lites, and no transom above the window. The window size is 7'-0" high X 6'-1/4" wide.
2. The two **2nd floor** windows have no center mullion, no divided lites, and an 18" transom above each window.

Rear Elevation:

1. The **2nd floor** window is a single window with no center mullion, no divided lites, and an 18" transom above. The window size is 7'-8" high X 6'-1/4" wide.

Summary:

The requested changes are limited to: 1). Allowing 1st floor windows to omit the center mullion; 2). Allowing the second floor windows to omit the center mullion and add a transom above each window to achieve the desired verticality; 3). Allow the use of full-height double front entry doors without a transom; and, 4). Allow the use of horizontal mullions in the glass curtain wall above the front entry doors. In the proposed changes, the windows with the added transoms are taller than they are wide, which provides greater verticality. In the initial DRC approval from 1/18/2023, transoms were waived above windows and the front entry. The applicant believes that the addition of the transoms for the upper windows is a reasonable compromise for the absence of the center mullion and requests approval of the changes outlined above.



RIGHT SIDE ELEVATION

SCALE
1/4" = 1'-0"

2



FRONT ELEVATION

SCALE
1/4" = 1'-0"

1

DRC Approved Windows



Jasmine Blake-Stewart Office Building

3108 Dogwood Drive, Hapeville, GA 30354 • Fulton County

BUILDING ELEVATIONS



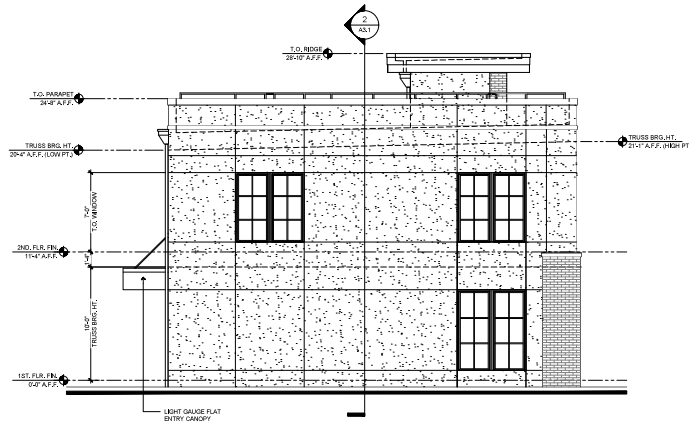
No.	Description	Date

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

A2.1

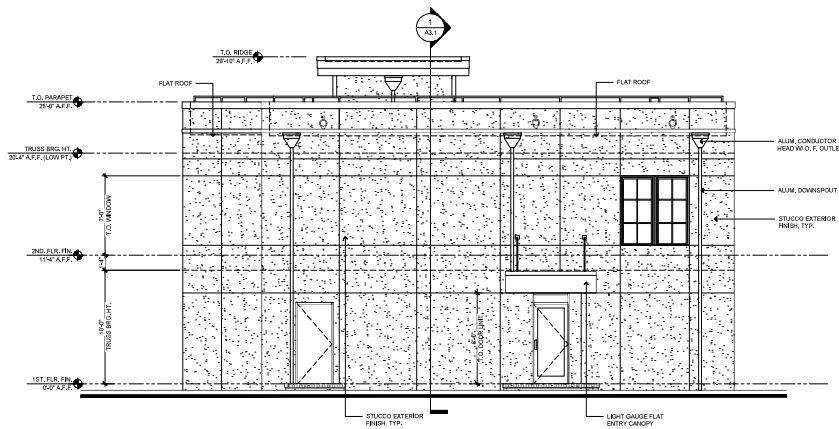
Scale As indicated



LEFT SIDE ELEVATION

SCALE
1/4"= 1'-0"

2



REAR ELEVATION

SCALE
1/4"= 1'-0"

1

DRC Approved Windows



Architecture • Planning • Interiors

Jasmine Blake-Stewart Office Building
3106 Dogwood Drive, Hapeville, GA 30354 • Fulton County

BUILDING ELEVATIONS

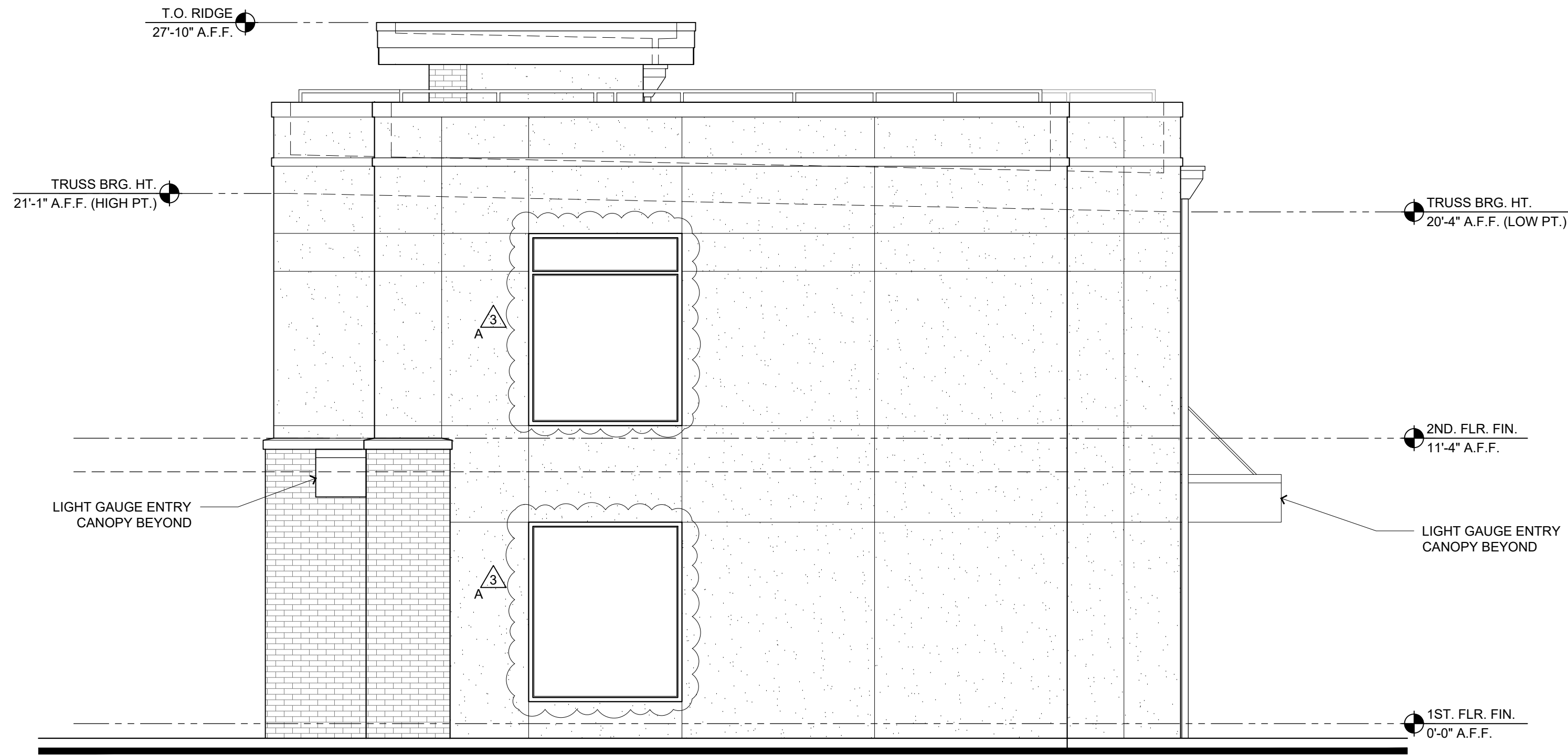


No.	Description	Date

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

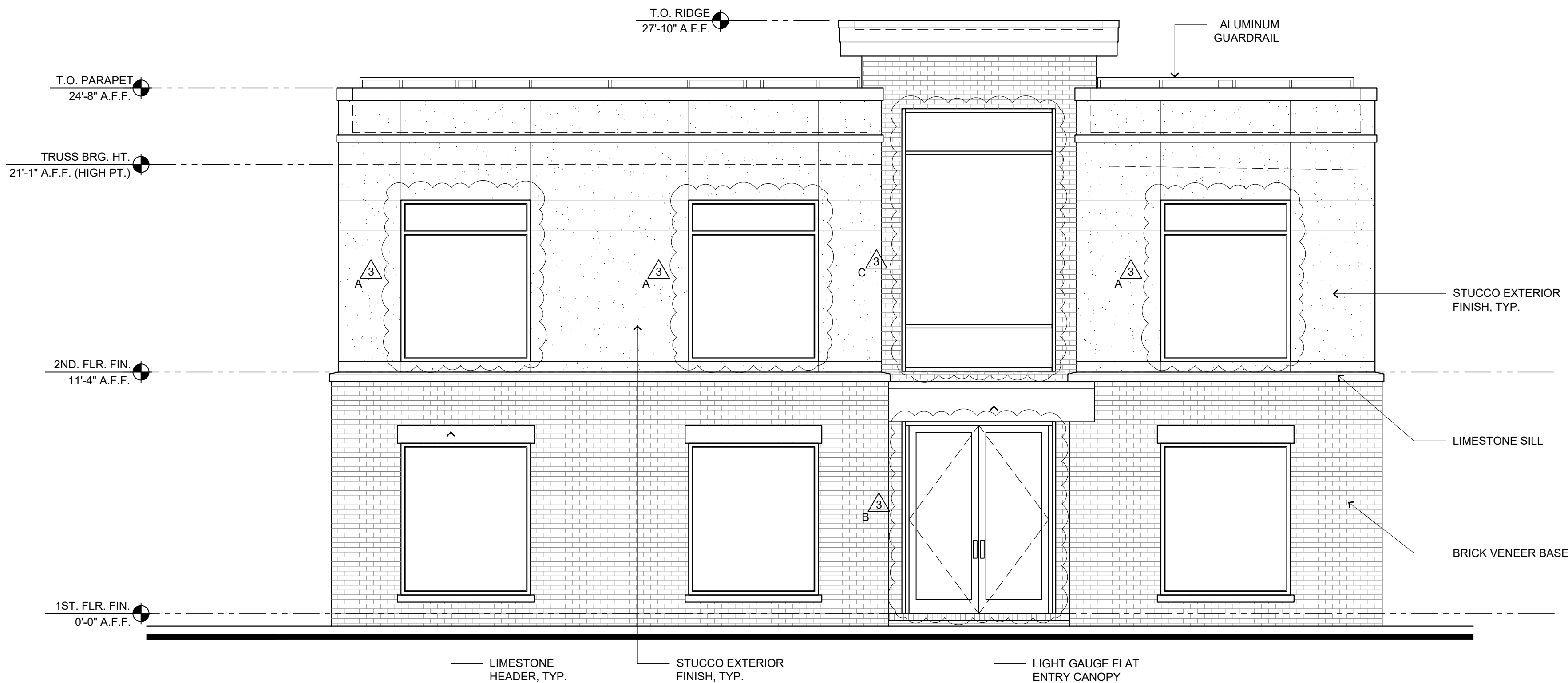
A2.2
Scale As indicated



RIGHT SIDE ELEVATION

SCALE
1/4"= 1'-0"

2



PROPOSED WINDOW DESIGN CHANGES

FRONT ELEVATION

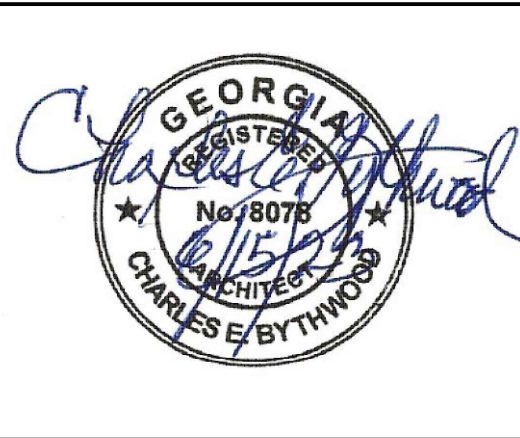
SCALE
1/4"= 1'-0"

1

Jasmine Blake-Stewart Office Building

3166 Dogwood Drive, Hapeville, GA 30354 - Fulton County

BUILDING ELEVATIONS



No.	Description	Date
1	DRC COMMENTS	06/17/25
2	OWNER REVISIONS	12/29/25
3	OWNER REVISIONS	02/05/26

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Project Number

Date05/07/2025

Drawn ByBAR

Checked ByCEB

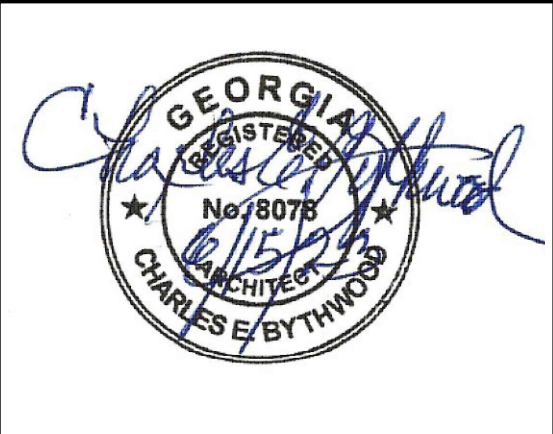
A2.1

ScaleAs indicated

Jasmine Blake-Stewart Office Building

3166 Dogwood Drive, Hapeville, GA 30354 - Fulton County

BUILDING ELEVATIONS



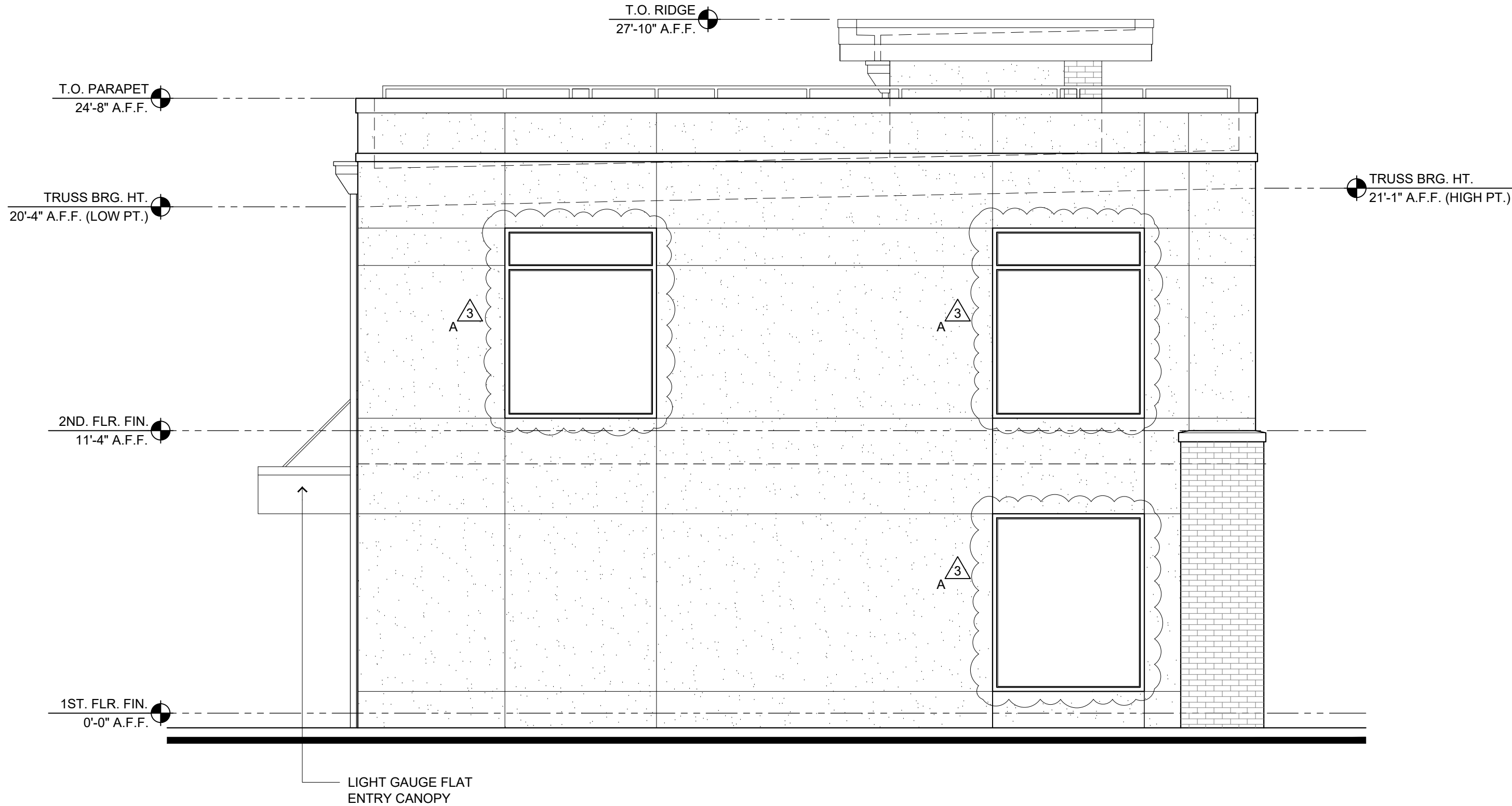
No.	Description	Date
△	DRC COMMENTS	06/17/25
△	OWNER REVISIONS	12/29/25
△	OWNER REVISIONS	02/05/26

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Project Number	
Date	05/07/2025
Drawn By	BAR
Checked By	CEB

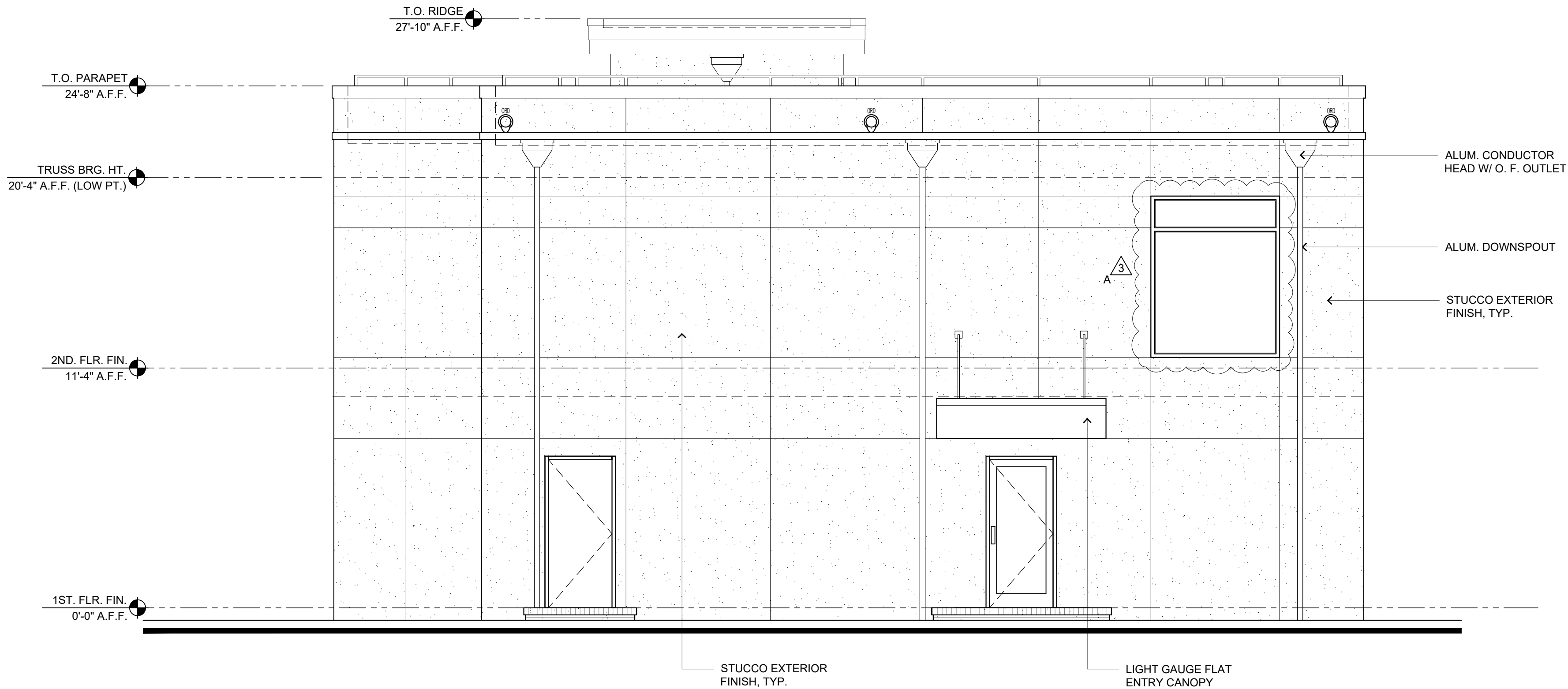
A2.2

ScaleAs indicated



LEFT SIDE ELEVATION

SCALE	2
1/4"= 1'-0"	



REVISION #3
A. ADDED TRANSOM
B. REVISED ENTRY DOOR UNIT
C. REVISED WINDOW MULLIONS

REVISION #2
A. REMOVED WINDOW MUNTINS

REVISION #1
A. REMOVED WINDOW MUNTINS

ISSUED FOR CONSTRUCTION

PROPOSED WINDOW DESIGN CHANGES

REAR ELEVATION

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



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

DATE: February 13, 2026
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3189 A and B Jackson Revised – per As-built**

BACKGROUND

The City of Hapeville has received a revised design review application from Michael Olajubutu for 3189 A and 3189B Jackson Street as the construction did not match the approved plans.

The applicant is requesting Design Exceptions / modification approvals for the following items:

- Remove divided lights
- Remove shutters
- Remove tapered columns and brick veneer allow for post columns.
- Allow for box soffits instead of sloped soffits
- Allow for single door instead of double door
- Remove porch railings as not required by Code.

The applicant will install trim, sills, landscaping, pavers from front door to sidewalk/street, paint/stain all wood railings, decking, and trim, and parge coat the concrete foundation. See next page for summaries.

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

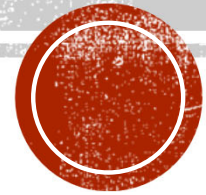
Proposed Changes to DRC Approved Plans

City of Hapeville Design Review Committee Design Revision Recommendations					
3189 A Jackson Street					
Site Plan Page	Elevation	Approved Plans	As Built	Justification for As Built	Recommendation
A0.0	Front	Installation of concrete walkway front center and right side of porch	Concrete sidewalk built on right side	Clean outs and grade	Build to specs on approved plans
A1.0	Front	Parged coat/finishing on concrete slab on front and side elevations	No parged coat/finishing on concrete slab and exposed side elevations	N/A	Build to specs on approved plans
A1.1	Rear Elevation	Painted wood railings and window trim	No paint on wood railings and window trim	N/A	Paint/stain back deck per approved plans and add window trim
A1.1	Window Schedule	Window mutins to be factory applied on glazing	No window mutins	Builder ordered grid less windows	Leave as built
A2.0	Front	Faux trim, corbels and window trim	No shutters, faux trim, corbels, tapered columns or brick veneer was installed	n/a	Build to specs on approved plans
A1.0	Front	Shutters	No Shutters	n/a	Seeking approval to leave off shutters, tapered columns and brick veneer
A1.0	Front	Sloped (raked) Soffits	Flat (Boxed) Soffit	N/A	Seeking approval to leave as built
A1.0	Front	Tapered Columns and brick veneer foundation	Symmetrical columns without brick veneer foundation	Tapered columns have minimal impact on overall aesthetics and modern craftsman character	Seeking approval to leave as built
A1.0	Front	Double Doors	Single Doors		Leave as is
	Landscape Plan	Plant two permitted trees	No trees planted	N/A	Plant per approved tree conservation plan
3189 B Jackson Street					
Site Plan Page	Elevation	Approved Plans	As Built	Justification for As Built	Recommendation
A1.1	Level 1 Floor Plan	Porch has wood railings across the front and sides	Built without porch railings	N/A	Seeking approval to leave as built
A2.0	Front	Faux trim and window trim.	No faux trim and window trim	N/A	Build to specs on approved plans
A1.0	Front	Sloped (raked) Soffits	Flat (Boxed) Soffit	N/A	Seeking approval to leave as built
A1.0	Front	Double Doors	Single Doors	N/A	Seeking approval to leave as built
A1.0	Front	Shutters	No Shutters	N/A	Seeking approval to leave off shutters
A1.0	Front	Tapered Columns and brick veneer foundation	Symmetrical columns without brick veneer foundation	Tapered columns have minimal impact on overall aesthetics and modern craftsman character	Seeking approval to leave as built
A2.0	Left Side Elevation	Porch railing	Porch railings not installed	N/A	Seeking approval to leave as built
A2.1	Rear Elevation	Painted wood railings and window trim	No paint on wood railings and window trim	N/A	Paint/stain back deck per approved plans and add window trim
	Landscape Plan	Plant two permitted trees	No trees planted	N/A	Plant per approved tree conservation plan

CITY OF HAPEVILLE DESIGN REVIEW COMMITTEE

**Presented By: Michael Olajubutu & Joycelyn Lee | Jackson
Street Enterprises, LLC**

Date: February 18, 2026



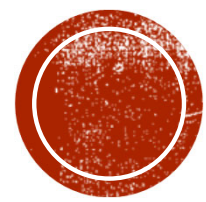
OBJECTIVE

- Seek approval to deviate from the originally DRC approved site plans while also remaining in compliance with the City of Hapeville's architectural design standards.

- Premise 1: 3189A Jackson Street
 - DRC Approval: January 4, 2024
 - CO Received: July 17, 2025

- Premise 2: 3189 B Jackson Street
 - DRC Approval: January 4, 2024
 - CO Received: July 17, 2025

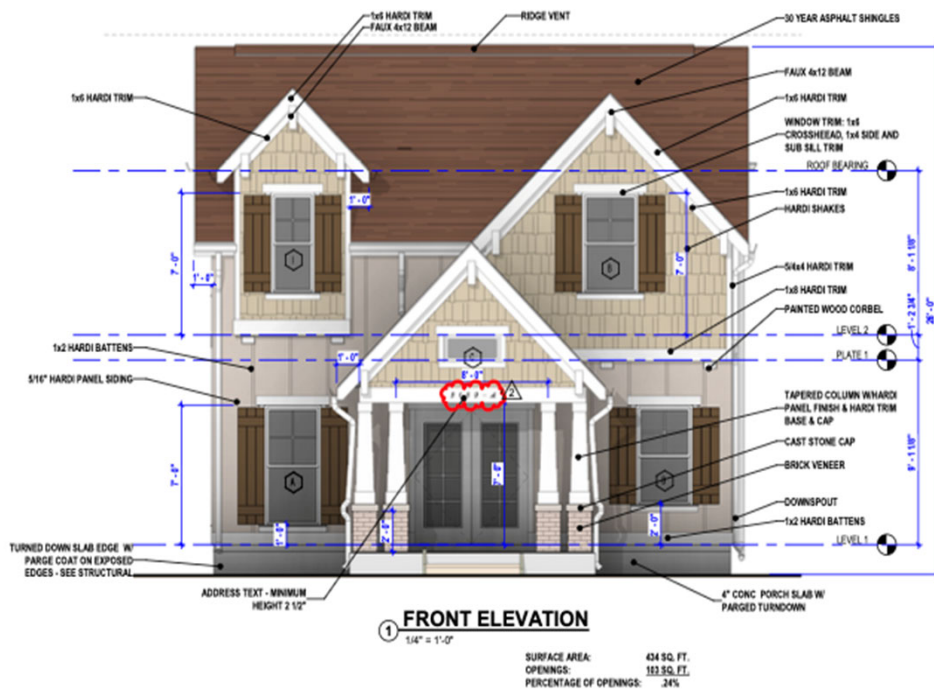




3189A JACKSON STREET

FRONT ELEVATION COMPARISON

Approved Plans



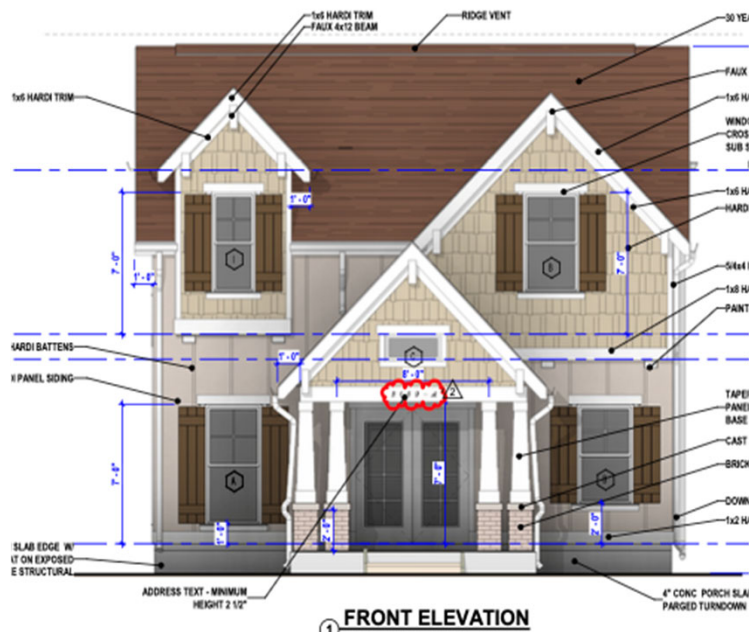
As Built



FRONT ELEVATION EXCEPTION REQUESTS

Approved DRC Design Adherence

- *Install trim around all windows
- Install parged coating on front concrete front porch and other exposed areas
- Install faux trim and corbels
- Install concrete walkway



Exception Requests

- Gridless Windows
- No Shutters
- Flat vs. sloped soffits
- Installation of symmetrical columns w/o veneer brick foundation
- Single front door



ADHERENCE TO WINDOW TRIM

As Built



Proposed Design



RIGHT/LEFT SIDE & REAR ELEVATIONS

As Built



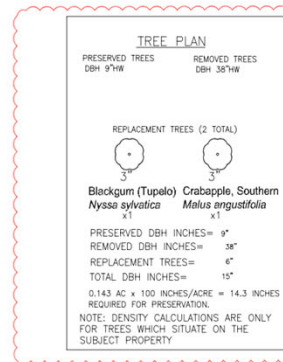
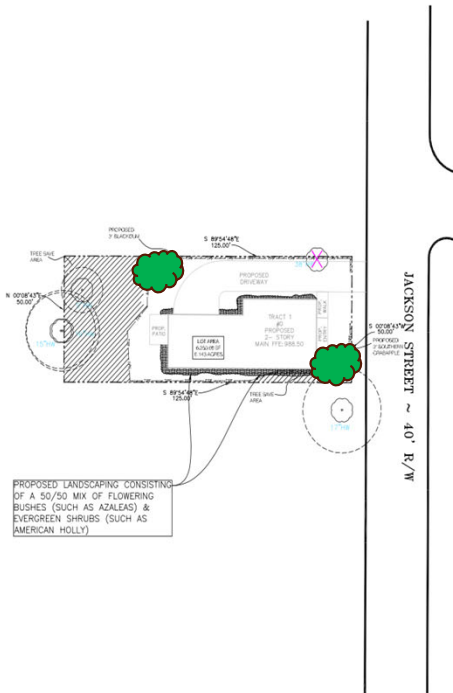
Proposed Design

- **Install window trim**
- **Stain back deck**
- **Concrete parged coating as needed**



ADHERENCE TO LANDSCAPING PLAN

- 1 x 3" Blackgum (Tupelo) or *Nyssa sylvatica*
- 1 x 3" Crabapple or Southern *Malus angustifolia*



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 Hopeville 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 Hopeville 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.

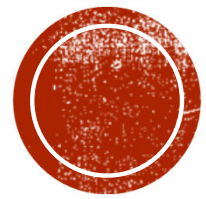
Tree protection and replacement shall be enforced according to the City of Hopeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.

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

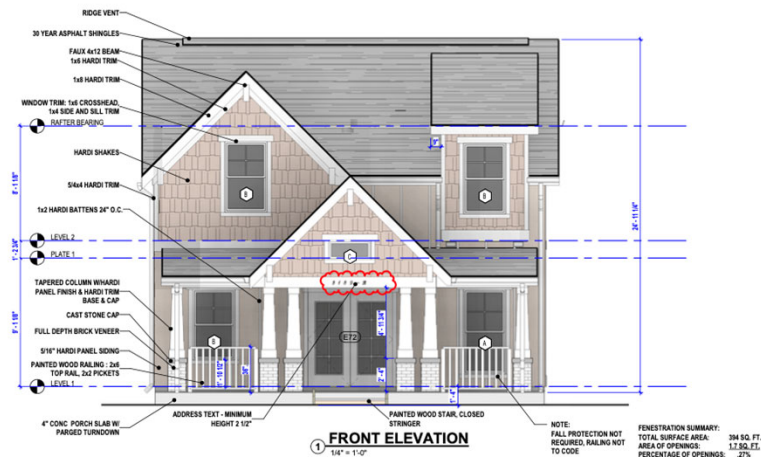




3189B JACKSON STREET

FRONT ELEVATION COMPARISON

Approved Plans



As Built



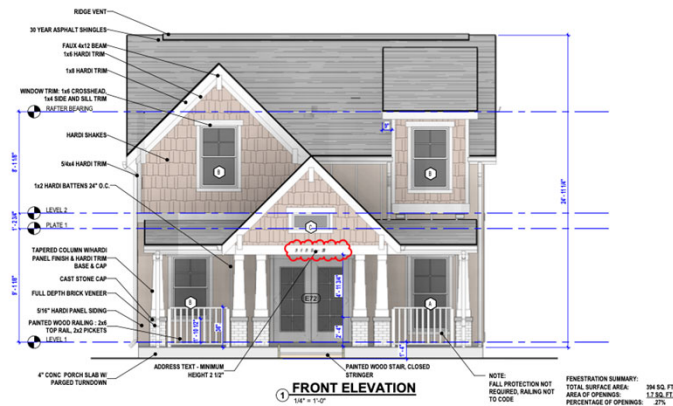
FRONT ELEVATION EXCEPTION REQUESTS

Approved DRC Design Adherence

- *Install trim around all windows
- Install faux trim

Exception Requests

- Gridless Windows
- Flat soffits vs. sloped soffits
- Installation of symmetrical columns w/o veneer brick foundation
- Single front door



ADHERENCE TO WINDOW TRIM

As Built



Proposed Design



RIGHT/LEFT SIDE & REAR ELEVATIONS

As Built



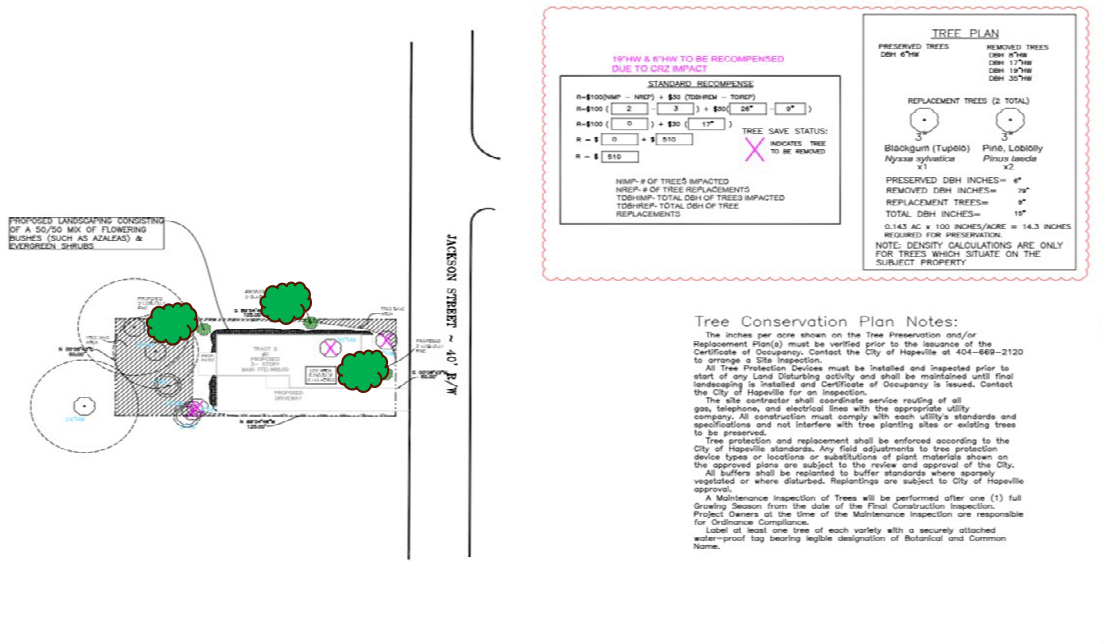
Proposed Design

- **Install window trim**
- **Stain back deck**
- **Concrete parged coating as needed**



ADHERENCE TO LANDSCAPING PLAN

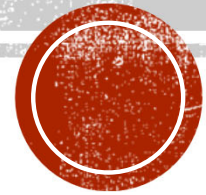
- 1 x 3" Blackgum ('Tupelo) or Nyssa sylvatica
- 2 x 3" Crabapple or Southern Malus angustifolia



CITY OF HAPEVILLE DESIGN REVIEW COMMITTEE

**Presented By: Michael Olajubutu & Joycelyn Lee | Jackson
Street Enterprises, LLC**

Date: February 18, 2026



APPENDIX



SUMMARY

Legend	
	Make Revisions
	Seeking approval to leave as built

City of Hapeville Design Review Committee | Design Revision Recommendations

3189 A Jackson Street

Site Plan Page	Elevation	Approved Plans	As Built	Justification for As Built	Recommendation
A0.0	Front	Installation of concrete walkway front center and right side of porch	Concrete sidewalk built on right side	Clean outs and grade	Build to specs on approved plans
A1.0	Front	Parged coat/finishing on concrete slab on front and side elevations	No parged coat/finishing on concrete slab and exposed side elevations	N/A	Build to specs on approved plans
A1.1	Rear Elevation	Painted wood railings and window trim	No paint on wood railings and window trim	N/A	Paint/stain back deck per approved plans and add window trim
A1.1	Window Schedule	Window mutins to be factory applied on glazing	No window mutins	Builder ordered grid less windows	Leave as built
A2.0	Front	Faux trim, corbels and window trim	No shutters, faux trim, corbels, tapered columns or brick veneer was installed	n/a	Build to specs on approved plans
A1.0	Front	Shutters	No Shutters	n/a	Seeking approval to leave off shutters, tapered columns and brick veneer
A1.0	Front	Sloped (raked) Soffits	Flat (Boxed) Soffit	N/A	Seeking approval to leave as built
A1.0	Front	Tapered Columns and brick veneer foundation	Symmetrical columns without brick veneer foundation	Tapered columns have minimal impact on overall aesthetics and modern craftsman character	Seeking approval to leave as built
A1.0	Front	Double Doors	Single Doors		Leave as is
	Landscape Plan	Plant two permitted trees	No trees planted	N/A	Plant per approved tree conservation plan

3189 B Jackson Street

Site Plan Page	Elevation	Approved Plans	As Built	Justification for As Built	Recommendation
A1.1	Level 1 Floor Plan	Porch has wood railings across the front and sides	Built without porch railings	N/A	Seeking approval to leave as built
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DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: February 13, 2026
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 213 Birch Street – Addition**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Jason Ragland on behalf of Carolyn Lyles (owner) for a 242 SF addition and a 197 SF rear deck to be built on an existing 891 SF single-family dwelling at 213 Birch Street. The proposed addition will be located at the rear of the dwelling. New front stoop columns, roof and railing will be added as well as replacement of windows with single hung wood clad windows and new siding. A 36" hardwood will have to be removed and recompense is required in the form of a payment to the tree bank. Materials will include cementitious fiber lap siding, asphalt shingles, gutters, and wood railing and decking.

The property is zoned R-1- One Family Residential and is subject to the Subarea E section of the 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: There is no sidewalk. Rear addition only. Same height as existing dwelling. Addition and deck located within the buildable area.

(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: Two trees are proposed for the front yard.

(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: Please indicate where outdoor mechanical will be located and screening type, if required.

(d) *Parking and Traffic Standards*

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

STAFF COMMENT: No change to driveway proposed.

(e) *Roof and Chimney Standards*

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

STAFF COMMENT: Roof warranty not provided – must be 30 years. Existing overhang not 12" – new overhang to match existing. Design Exception recommended.

(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: Existing stoop to remain with new roof, columns and railings.

(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: Add building numbers. If windows lights utilized, no GBG. Provide detail for window trim and distinct sills. Windows should be recessed minimum of two inches. No walkway to street provided.

RECOMMENDATIONS

- Location of exterior mechanical should be shown and screening, if applicable.
- Railing appears to meet standards, please confirm.
- Ensure and call out 30 year warranty for roof shingles
- Review shutter requirements
- Add building numbers
- Existing conditions, such as existing overhang and no sidewalk, require and are recommended for Design Exceptions.
- Committee may consider whether a walkway should be added to the street or provide a Design Exception.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: January 7, 2026

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: Jason Ragland Contact Number: [REDACTED]

Applicants Address: 730 Peachtree Street #570 Atlanta Ga 30308

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

Address of Proposed Work: 213 Birch St. Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-009400091031

Property Owner: Carolyn Lyles Contact Number: [REDACTED]

Project Description (including occupancy type):

Interior remodeling and addition to existing single family residence

Contractors Name: The Remodel Group ATL LLC Contact Number: [REDACTED]

Contact Person: Magali Aguirre 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.

Jason Ragland
Applicants Signature

1-12-26
Date

Project Class (check one):

_____ Residential _____ Commercial _____ Mixed-Use Development

Project Type:

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

Total Square Footage of proposed New Construction: 242

Total Square Footage of existing building: 891

Estimated Cost of Construction: \$80k

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

Fiber cement board siding; metal ornamental columns; asphalt roof shingles

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

New fiber cement board siding; asphalt shingle roofing; gutters; wood railing and decking

Will any trees be removed to accommodate the project? _____

Yes. One tree; received permit to remove...Permit #085077/25HPL - TREE00033

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 Jason Ragland (JR) 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.

Jason Ragland

Jason Ragland

1-12-26

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.



Single Family Alteration, Addition and Renovation
for
Carolyn Lyles
213 Birch Street
Hapeville, GA 30354
Janurary 5,2026
Release for Construction



GENERAL SITE NOTES:

1. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171 - TEMPORARY SILT FENCE, OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, STANDARD SPECIFICATIONS, 1993 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 INSPECTIONS".
4. THERE ARE NO TREES ON THE PROPERTY INTERFERING WITH CONSTRUCTION.
5. THE SITE SLOPES DOWN TO THE REAR & THERE IS MIN. CUT & FILL. RETAINING WALLS ARE NEEDED.
6. THE SITE IS GRADED WITH TOP SOIL.
7. LEVEL USING SAND OR CRUSHED STONE.
8. LAY 6 MIL. VAPOR BARRIER BEFORE POURING ANY CONCRETE ON GRADE.
10. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
11. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL MEASURES BEYOND THE APPROVED PLAN SHALL BE IMPLEMENTED AS NECESSARY.
12. DISTURBED AREAS IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION. DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
13. NO GRADING SLOPE SHALL EXCEED 2h:1v.
14. USE EXISTING SEWER & WATER CONNECT ON SITE.
15. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED AS NECESSARY.
16. ADDITIONAL EROSION MEASURES AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.

CODE COMPLIANCE:

- International Building Code, 2018 Edition, with Georgia Amendments (2020)
- International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020)
- International Residential Code, 2018 Edition, with Georgia Amendments
- National Electrical Code, 2017 Edition, with NO Georgia Amendments
- International Fire Code, 2018 Edition, with Georgia Amendments (2020)
- International Energy Code, 2015 Edition, with Georgia Amendments (2020)
- International Plumbing Code, 2018 Edition, with Georgia Amendments (2020)
- NFPA 101 Life Safety Code with State Amendments (2018)
- International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)
- International Swimming Pool & Spa Code, 2018 Edition, with Georgia Amendments (2020)
- Georgia Accessibility Codes

BUILDING SQUARE FOOTAGE INFORMATION:

1. IRC CABO 2018
2. JURISDICTION :
Hapeville, GA
ZONE R-1
3. TOTAL SITE AREA .172 ACRES
4. 40% LOT COVERAGE
5. OWNER: Carolyn Lyles
Phone 706-464-0051
cdlyles116@gmail.com
6. NO CANALS OR RIVERS
200FT NEAR THE SITE
7. 1 TREE IN BUILDABLE AREA.
8. FAR= .37

DESIGN LOADS
ROOF LOADS:
LIVE LOAD = 20 PSF
DEAD LOAD = 10 PSF
ATTIC LOADS:
LIVE LOAD = 30 PSF (STORAGE AREAS)
20 PSF (LIMITED STORAGE)
10 PSF (NO STORAGE)
7 PSF
DEAD LOAD =
MAIN AND UPPER LEVEL FLOOR LOADS
(INCLUDING EXTERIOR DECKS):
LIVE LOAD = 30 PSF (SLEEPING ROOMS)
= 40 PSF (ALL OTHER ROOMS)
DEAD LOAD = 10 PSF
WIND LOAD: STANDARD BUILDING CODE
SECTION 1205 FOR 90 MPH WIND.

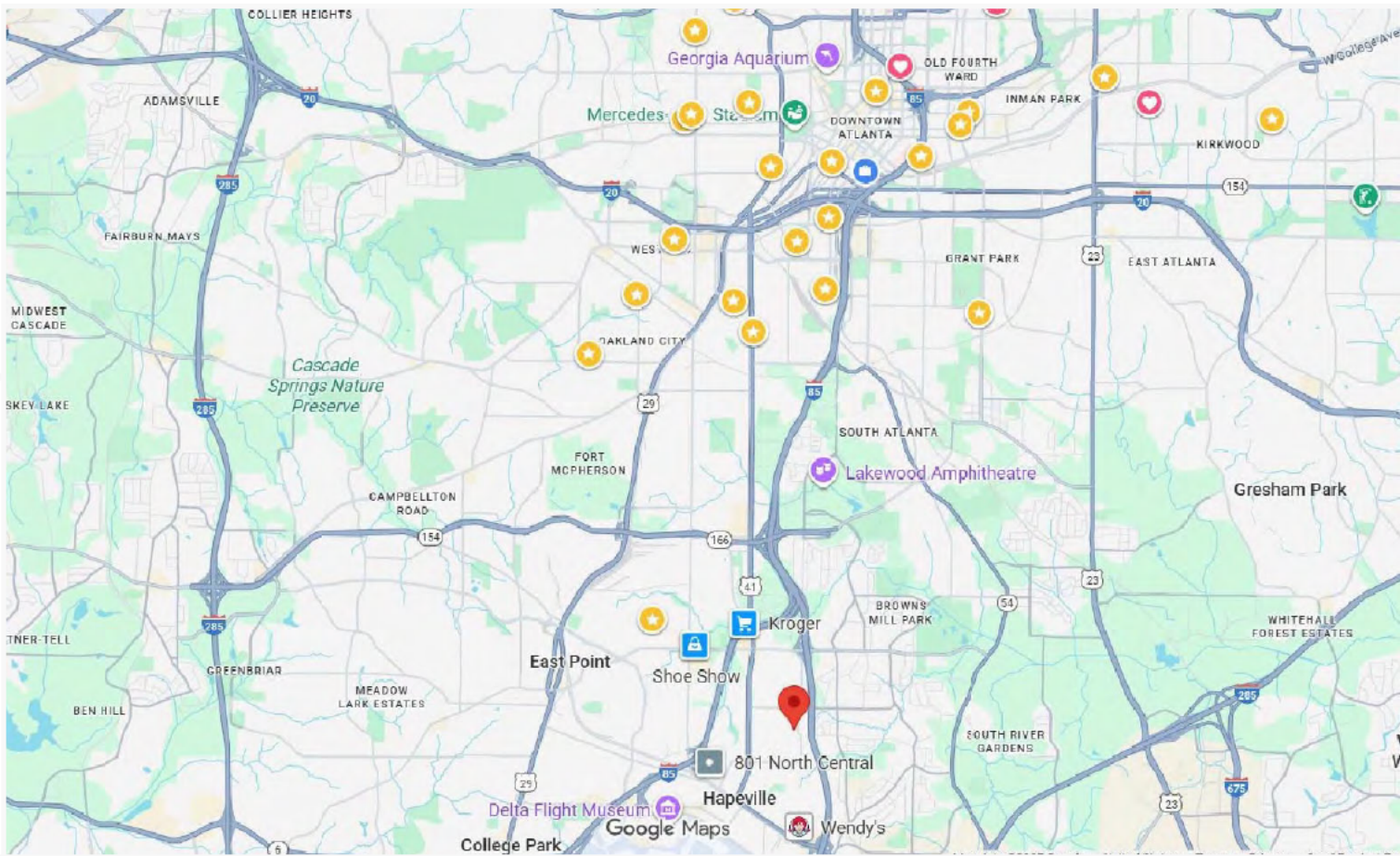
1. EXISTING FRONT PORCH 20 square ft
2. EXISTING FLOOR (HEATED) 891 square ft
3. PROPOSED FLOOR ADDITION 304 square ft
4. PROPOSED REAR DECK 197 sq ft
- TOTAL FLOOR (HEATED) 1395 square ft

INDEX OF DRAWINGS:

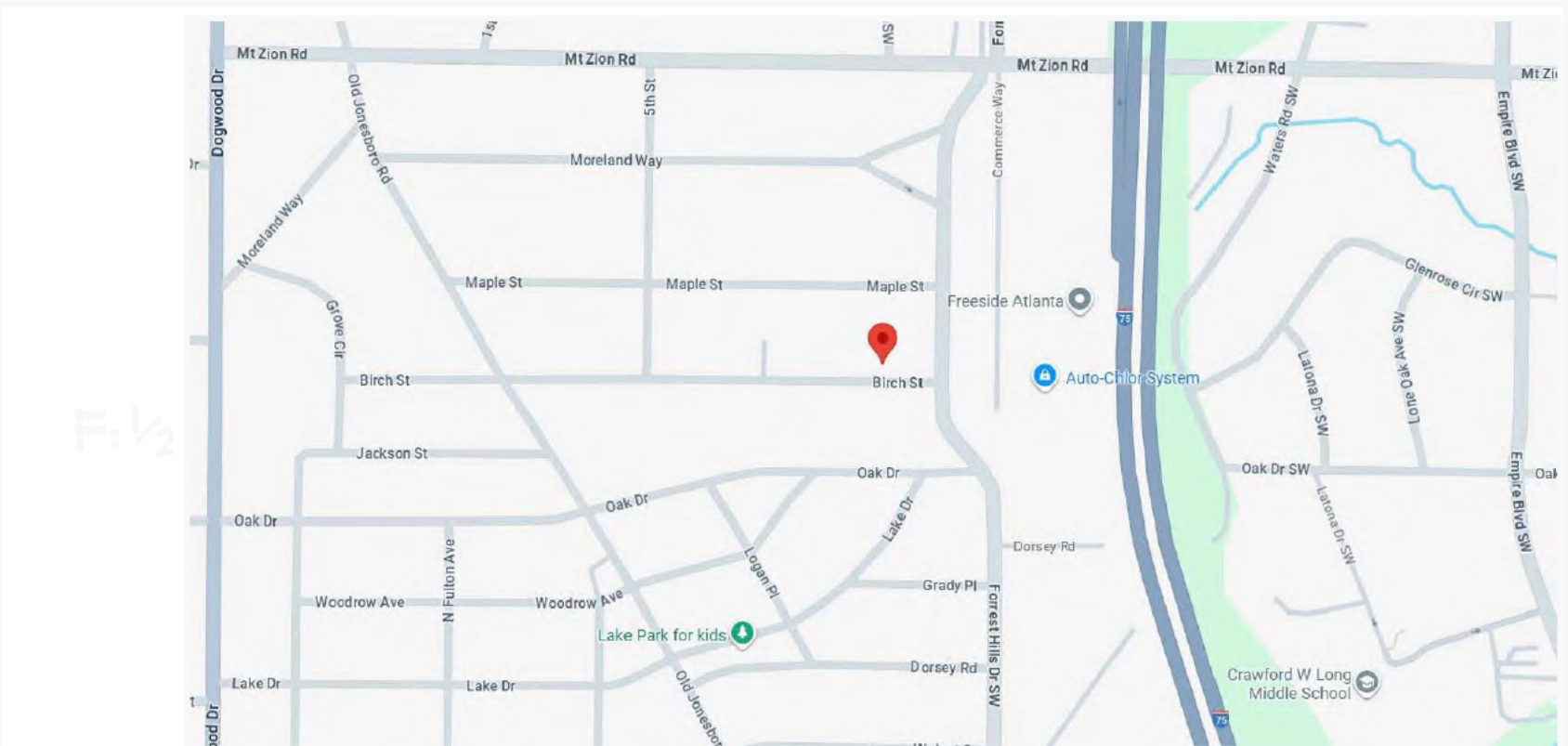
- CVR-1
GNL-1
1 of 1
A-0-01
A-1-0
A-1-1
A-2-0
A-2-1
A-3-0
A-3-1
A-4-0
A-4-1
A-5-0
A-5-1
- COVER SHEET
GENERAL NOTES
SITE PLAN
IMAGES
EXISTING/ DEMOLITION FLOOR PLANS
PROPOSED FLOOR PLAN
FOUNDATION & FRAMING PLANS
FRAMING PLANS
EXISTING ELEVATIONS
PROPOSED ELEVATIONS
BUILDING SECTIONS & INT. ELEVATIONS
WALL SECTIONS & BUILDING SECTIONS
DOOR & WINDOW SCHEDULES
DECK DETAILS

SCOPE OF WORK

- REMOVE EXISTING SIDING ON EXISTING HOUSE.
- INTERIOR RENOVATION. DEMOLISH EXISTING KITCHEN, BATHROOM AND RENOVATE BEDROOMS.
- PROVIDE NEW KITCHEN, LIVING RM. AND LAUNDRY ROOM.
- NEW BEDROOM AND DECK.
- NEW ROOFING MATERIAL
- REPLACE ANY WOOD FRAMING DAMAGED BY TERMITE INFESTATION (TYP.)
- ADD RAIN GARDEN TO FRONT OF SITE
- REPAIR EXISTING CONC. DRIVEWAY AND APRON.



VICINITY MAP



LOCATION MAP

RELEASED FOR CONSTRUCTION

PROJECT NO.
2025.60



ERIC HARROW
5536 LOFWOOD LANE
LITHONIA, GA. 30058
CELL: 404-819-9205
ericharrow2010@gmail.com

Single Family Alteration, Addition and Renovation

for
Carolyn Lyles
213 Birch Street
Hapeville, GA 30354

DATE: Jan. 5, 2026

REVISIONS		
NO.	DATE	COMMENTS
1	12-29-25	PROGRESS SET
2	1-5-26	REL. FOR CONSTRUCTION

DRAWN BY: ERIC HARROW

REVIEWED BY: eah

SCALE:

DRAWING TITLE
COVER SHEET
AND GENERAL NOTES

CVR-1

GENERAL NOTES

1. BEFORE SUBMITTING A PROPOSAL, ALL CONTRACTORS SHALL VISIT THE PREMISES, FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF THE WORK AND THE DIFFICULTIES THAT ATTEND ITS EXECUTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON DRAWINGS AT THE JOB SITE, AND SHALL NOTIFY THE DESIGNER IN WRITING OF ANY OMISSIONS, DISCREPANCIES, AND/OR CONFLICTS BEFORE SUBMITTAL OF BIDS OR BE RESPONSIBLE FOR SAME.

2. THE SUBMISSION OF A PROPOSAL SHALL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND ALTER CLAIMS FOR LABOR EQUIPMENT, MATERIAL, OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN, HAS SUCH AN EXAMINATION BEEN MADE, WILL NOT BE RECOGNIZED.

3. THE OWNER, WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM WORK. THE CONTRACT FEE BEING ADJUSTED ACCORDINGLY. ALL SUCH WORK SHALL BE EXECUTED. THE CONDITIONS OF THE ORIGINAL EXECUTED CONTRACT EXCEPT AS SUCH CHANGES AFFECT TIME OR COST.

4. PRIOR TO STARTING DEMOLITION OR CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT. **FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY REGULATORY AGENCY.**

5. EACH CONTRACTOR SHALL MAKE ALL REQUIRED ARRANGEMENTS FOR DELIVERY OF EQUIPMENT AND/OR MATERIALS. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO CHECK THE RULES AND REGULATIONS GOVERNING WORK ON THE PREMISES, INCLUDING THE FOLLOWING:

A. DATE AND TIME OF DELIVERY AS ESTABLISHED

B. BUILDING CONDITIONS, INCLUDING SIZE AND LOADING CAPACITY OR SIZE OR DOORWAYS, ETC.

6. THE GENERAL CONTRACTOR, HIS SUBCONTRACTOR, AND ANY OTHER CONTRACTORS INVOLVED IN THIS PROJECT SHALL TAKE NOTE THAT ANY COST CAUSED BY DEFECTIVE OR ILL-TIMED WORK, AS A RESULT OR, BUT NOT LIMITED TO INFERIOR WORKMANSHIP OR MATERIALS, IMPROPER SCHEDULING OR DELINQUENT ORDERING SHALL BE BORNE BY THE PARTY RESPONSIBLE

7. THE USE OF THE WORDS "PROVIDE" AND/OR "APPROVED EQUAL" IN ANY CONNECTION WITH ANY ITEMS SPECIFIED, IS INTENDED TO MEAN, UNLESS OTHERWISE NOTED THAT SUCH SHALL BE FURNISHED AND INSTALLED AND CONNECTED WHERE REQUIRED. THE WORK INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY FOR AND REASONABLY INCIDENTAL TO THE COMPLETION IN PLACE OF ALL WORK AS ILLUSTRATED AND DESCRIBED IN DRAWINGS AND REFERENCE SHEETS AS PREPARED BY THE DESIGNER. GENERAL CONTRACTOR IS TO COORDINATE THE WORK OF THE SUBCONTRACTORS, WHICH INCLUDE BUT IS NOT LIMITED TO, CIVIL, HVAC, PLUMBING, AND ELECTRICAL CONTRACTORS AS REQUIRED.

EROSION CONTROL NOTES

1. EROSION AND SEDIMENTATION CONTROL DEVICES SHALL BE IN PLACE AND FUNCTIONING PRIOR TO ANY GROUND DISTURBING OPERATION. ALL DEVICES ARE TO REMAIN IN PLACE THROUGHOUT THE COURSE OF CONSTRUCTION.

2. ADDITIONAL EROSION CONTROL DEVICES SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ENGINEER OR THE CITY OF ATLANTA.

3. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE PROVIDED IN BEEN STABILIZED WITH VEGETATIVE COVERS. ALL CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE "MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA" AND THE "ONSITE EROSION CONTROL" HANDBOOK PUBLISHED BY GEORGIA DNR.

4. SEDIMENT AND EROSION CONTROL MEASURES SHOWN ON THE PLANS ARE CONSIDERED MINIMUM. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING CONTROL AS NECESSARY TO PREVENT EROSION RUNOFF.

5. IF FINES OR PENALTIES ARE LEVIED AGAINST THE PROPERTY OWNER BECAUSE OF LACK OF EROSION AND SEDIMENTATION CONTROL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF SUCH FINES OR PENALTIES.

6. GRASSING IS TO BEGIN WITHIN TWO WEEKS AFTER THE COMPLETION OF ANY GROUND DISTURBING ACTIVITY, OR IF ACTIVITY IS SUSPENDED FOR A PERIOD OF TWO WEEKS OR LONGER.

7. EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALED AND INSPECTED PRIOR TO ANY GRADING ON SITE.

8. REMOVE SEDIMENT FROM EROSION CONTROL DEVICES PRIOR TO REACHING HALF CAPACITY.

9. SILT FENCE MUST MEET THE REQUIREMENTS OF SECTION 171 TEMPORARY SILT FENCE OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, STANDARD SPECIFICATIONS, 1983 EDITION OR LATER.

10. PRIOR TO COMMENCING GROUND DISTURBANCE ACTIVITY THE LIMITS OF GROUND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY, DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE SHALL OCCUR OUTSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.

11. EROSION CONTROL DEVICES SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND AT LEAST DAILY DURING PROLONGED PERIODS OF CONTINUOUS RAINFALLS.

12. ANY FAILURE OF ANY EROSION CONTROL DEVICE TO FUNCTION AS INTENDED FOR ANY REASON SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

13. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES WHILE ROADWAY FRONTAGE IMPROVEMENTS ARE BEING MADE.

14. THE LOCATIONS OF EROSION CONTROL DEVICES SHALL BE ADJUSTED AS CONSTRUCTION PROGRESSES TO MAINTAIN A FUNCTIONING EROSION CONTROL SYSTEM. CONSTRUCTION EXIT STONE PAD AT THE SITE EXIT/ENTRANCE TO REMOVE MUD FROM TIRE. STONE PAD TO BE INSTALLED PRIOR TO ANY CONSTRUCTION TRAFFIC (STONE SIZE 1 TO 4 INCHES DIAMETER AND A THICKNESS OF 6 INCHES).

Partition Plan Notes

1. Dimensions:
- A)All dimensions shall be field verified.
- B)All reference lines of dimensions are from outside face of stud unless noted otherwise.
- C)Dimensions and elevations are related to top of concrete, brick, or other hard surface material, not to top of floor covering or roofing.
- D)Do not scale drawings.
- E)All partition dimensions are to face of stud unless otherwise indicated. All masonry dimensions are to the face of masonry if applicable unless noted otherwise.
2. Not withstanding any omissions, it shall be the sole duty and responsibility of the contractor to determine actual construction duties and fabricate and install said design in accordance with accepted good faith, practice and procedure to the let the architect/designer/owner know at the time of bidding if said drawings or detail are not practical or structurally sound in their content and purpose.
3. The architectural plans are not intended to indicate the entire scope of work along with any or all patch work to be performed. This shall be provided by the contractor as required to complete his obligations.
4. Structural, mechanical, electrical, and plumbing drawings, if any, supplement the architectural drawings. Should there be any discrepancy between the architectural drawings and or the engineering drawings, such a discrepancy is to be brought to the attention of the Architect/designer/owner prior to installation of any said work. Any work installed in conflict with the architectural drawings shall be corrected by the contractor at his own expense, and at no expense to the architect/designer/owner. The contractor is responsible for Verification that all supplemental drawings, if any, are of sound design, and shall meet national, state, and local building codes.
5. The contractor shall be responsible for verification and coordination of all other trades and their work to ensure compliance with the Electrical, and plumbing equipment with these sub-contractors, as well as shop drawings as reviewed by the architect/designer before proceeding with the related work.
6. Contractor shall verify all conditions and dimensions at job site before proceeding with any and all work. If any discrepancies are found, the Architect/designer/owner shall be notified. All damaged, irregular, or marred surfaces, equipment, and or materials shall be repaired and or replaced or brought up to the required quality of new work.
7. It is the responsibility of the contractor to supervise any and all cutting or patching to finish any work already installed if made necessary by errors, changes, or other reasons, and all replacement work shall match adjoining surfaces.
8. The contractor shall be responsible for continuous clean up of the site of all debris whether created by his work or the failure of his hired Sub-contractors to clean up after their work.
9. Contractor shall provide and install all stiffeners, bracing, backing plates, supporting brackets and or blocking required for the installation of
10. All case work and of all floor mounted or suspended mechanical, electrical, or plumbing equipment.
11. Larger scale drawings provided by suppliers and or manufacturers will take precedence and liability over smaller detailed drawings.
12. Ceiling height dimensions are to finish surface of ceiling. Abbreviations throughout the plans are those in common use. Architect/designer will define intent of any in question.
13. Unless otherwise indicated, closets, vestibules, columns, partitioned-off portions, projections or recesses in scheduled spaces shall have finishes as scheduled for respective spaces in which they occur.
14. Offset studs where required so that finished wall surface will be flush.
15. All shop fabricated items shall not be fabricated from any dimensions other than actual existing field dimensions.
16. All existing damaged, irregular, or marred surfaces shall be repaired and brought up to the required quality of new work.
17. Any fireproofing removed from structure will be replaced to maintain fire protection required by state and or local codes.
18. Provide barricades around all new and or existing opening where required or necessary for safety purposes.
19. Wherever existing equipment, piping, ducts, etc. Are required to be removed; such removal shall include all anchors, hangers, foundation.
20. After removal, floors, wall, and ceiling shall be finished to match adjoining surfaces.
21. Mechanical contractor is to coordinate all concrete pad sizes and locations w/ architect/contractor. Pads are to extend past mechanical units 1'-0" on all sides.
22. Provide 4" thick reinforced concrete pads minimum, or structurally equivalent, for all mechanical units.
23. Contractor to provide 6" exterior framing materials as indicated throughout entire lower and upper floors.
24. The contractor shall be responsible for verification and coordination with all other trades and their work to ensure compliance with the
25. Drawings marked "final for construction" along with all specifications. Also, he shall verify sizes and locations of all opening for mechanical, Electrical, and plumbing equipment with the sub-contractors, as well as shop drawings as reviewed by the architect/designer, before proceeding with the related work.
26. All cabinets to be confirmed with final shop drawings. All appliances to be incorporated in final shop drawings and installed per manufacturer's requirements.
27. All fire blocking, if applicable, to meet local and or national codes.
28. Any work installed in conflict with the architectural and or fabricators detail plans shall be corrected by the contractor at his own expense, and at no expense to the owner/architect/designer.
29. Reference to any detail or drawing is for convenience only and does not limit the application of such drawing and or details.
30. The contractor shall provide galvanic isolation or other means of isolation between dissimilar metals where applicable.
31. There shall be no exposed pipe, conduit, ducts, vents, etc. In designated finished spaces unless noted to be exposed construction on finish schedule provided by contractor.
32. If the contractor performs any work or permits sub-contractors and or suppliers to perform their work knowing it to be contrary to applicable Laws, ordinances, rules, and or regulations without prior notice to the architect/owner, they shall assume full responsibility, therefore and shall bear all cost attributable thereto.
33. Continue plaster or gypsum board behind all wall cabinets, plumbing fixtures, and electrical panels to maintain any and all applicable fire Codes.
34. All glazing along with its installation will conform to applicable building codes be used.
35. All sheet metal work shall consist of a minimum 24 gauge galvanized steel unless noted otherwise.

STRUCTURAL WOOD FRAMING NOTES

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 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. GLU-LAM BEAMS TO BE INDUSTRIAL APPEARANCE GRADE AND HAVE AN ALLOWABLE EXTREME FIBER BENDING STRESS OF 2400 PSI.
4. LAMINATED VENEER LUMBER BEAMS SHALL BE MICRO=LAM BEAMS, MANUFACTURED BY TRUS-JOIST MACMILLAN, OR EQUAL.
5. FLITCH PLATED BEAMS SHALL BE COMPRISED OF TWO PIECES OF SOUTHERN PINE NO. 2 OF THE SIZE INDICATED ON THE PLANS, AND AN ASTM A36 STEEL PLATE OF THE THICKNESS SHOWN ON THE PLAN, AND EQUAL IN DEPTH TO THE ACTUAL SIZE OF THE 2 X MEMBER. THE BEAM SHALL BE THROUGH BOLTED WITH 1/2" DIAMETER BOLTS IN TWO ROWS, STAGGERED AT 16" ON CENTER, WITH TOW BOLTS AT EACH END.
6. PROVIDE 1X4 DIAGONAL BRIDGING OR SOLID BLOCKING AT 8'-0" ON CENTER, MAXIMUM, IN ALL FLOOR JOISTS.
7. PROVIDE DOUBLE JOISTS UNDER ALL NON-LOAD BEARING PARTITIONS PARALLEL TO THE SPAN OF THE FLOOR JOISTS.
8. DO NOT CUT FRAMING MEMBERS FOR PLUMBING, ELECTRICAL, OR MECHANICAL WITHOUT REINFORCING THE MEMBER TO ITS ORIGINAL CAPACITY.
9. LUMBER FOR 2X4 AND 2x8 STUDS SHALL BE STUD GRADE SPRUCE-PINE-FIR, OR EQUAL, UNLESS NOTED OTHERWISE.
10. STUD WALLS SUPPORTING TWO FLOORS, CEILING, AND ROOF LOADS SHALL BE 2x8 AT 16" ON CENTER; ALL OTHER WALLS TO BE 2X4 AT 16" ON CENTER, UNLESS OTHERWISE NOTED. STUD WALLS UP TO 8'-0" TALL TO BE BLOCKED SOLID AT MID-HEIGHT. TALLER WALLS TO BE BLOCKED SOLID AT THIRD POINTS.
11. BALLON FRAME ALL TWO-STORY WALLS WHERE LATERAL FRAMING DOES NOT PROVIDE MID-HEIGHT BRACING. IF TWO-STORY WALLS HAVE EXCESSIVE OPENINGS, USE VERTICAL STEEL FLITCH PLATES AND/OR 2x8 FRAMING.
12. ALL HEADERS AND BEAMS TO BE SUPPORTED BY BUILT-UP 2X'S OR COLUMNS AS SHOWN ON THE PLANS. SUPPORT TO BE CONTINUOUS TO FOUNDATION OR OTHER SUPPORT BELOW.
13. BEARING-TYPE CONNECTIONS MAY BE TOW-NAILED. ALL OTHER CONNECTIONS OF STRUCTURAL MEMBERS TO BE MADE USING METAL JOIST MANGERS.
14. ALL KNEE WALL CONSTRUCTION TO BE DIAGONALLY BRACED AT 4'-0" ON CENTER, MAXIMUM.
15. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE TO BE PRESSURE TREATED. PROVIDE PRESSURE TREATED LUMBERS AT ALL OTHER LOCATIONS SHOWN ON THE PLANS.
- GENERAL CONCRETE NOTES
1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO ACI 318. ALL DETAILING, FABRICATION, ACCESSORIES, AND PLACEMENT OF REINFORCING SHALL CONFORM TO THE ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES.
2. CONCRETE SHALL BE NORMAL WEIGHT GRAY CONCRETE AND DEVELOP MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
3. REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO ASTM A615:
- A. GRADE 40 FOR #3 BARS
- B. GRADE 60 FOR #4 AND LARGER BARS.
4. LAP ALL REINFORCING BARS 30 BAR DIAMETERS, MINIMUM. PROVIDE ONE CORNER BAR, LAPPED 30 DIAMETERS EACH WAY, FOR EACH PIECE OF CONTINUOUS REINFORCING.
5. WELDED WIRE FABRIC REINFORCING SHALL CONFORM TO ASTM A185.
6. LAP WELDED WIRE FABRIC 6" MINIMUM AT ALL SPLICES.
7. WHERE PIPE PASSES THROUGH A FOUNDATION WALL, DROP THE

- WALL FOOTING TO PASS BELOW THE PIPE (REFER TO STEPPED FOOTING DETAIL). PROVIDE 1 " THICK COMPRESSIBLE MATERIAL AROUND PIPE.
8. ALL CONSTRUCTION JOINTS SHALL BE ROUGH-SURFACE AND CLEANED BEFORE THE NEXT POUR. NO HORIZONTAL CONSTRUCTION JOINTS ARE PERMITTED IN WALLS OR SLABS.
9. USE SAWN OR FORMED CONTROL JOINTS IN ALL SLABS LOCATE JOINTS SO THAT THE MAXIMUM AREA BOUNDED WITHIN THE JOINTS IS 600 SQUARE FEET, AND THE RATIO OF THE SIDES IS NO MORE THAN 2:1.
10. ANCHOR BOLTS FOR SILL PLATE ATTACHEMENT TO CONFORM TO CONFORM TO ASTM A307.
- WIND BRACING
1. ALL CORNERS OF EXTERIOR WALLS SHALL BE BRACED BY ONE OF THE FOLLOWING METHODS:
- 7/16" exterior OSB, blocked at all edges, full height of wall, minimum 4'-0" wide.
- 5/8" exterior gypsum sheathing, blocked at all edges, full height of wall, minimum 4'-0" wide. - 1 x 4 diagonal let-in bracing, full height of wall, installed at a 45 degree angle, connected to the top and bottom plates
- FOUNDATION NOTES
1. FOUNDATIONS ARE DESIGNED TO BEAR ON RESIDUAL SOIL OR ENGINEERED COMPACTED FILL WITH AN ALLOWABLE BEARING PRESSURE OF 3000 PSF. VERIFY SOIL CAPACITY AT TIME OF EXCAVATION. IF A LESS CAPACITY IS DISCOVERED, THIS FOUNDATION SYSTEM IS VOID AND MUST BE RE-DESIGNED.
2. CMU FOUNDATION WALLS HAVE BEEN DESIGNED FOR SOIL HAVING AN EQUIVALENT FLUID PRESSURE OF 45 PSF PER FOOT OF DEPTH.
3. COMPACT BACKFILL BEHIND CMU FOUNDATION WALLS TO A MINIMUM OF 90% OF STANDARD PROCTOR DENSITY. BACKFILL SHALL BE FREE OF ORGANICS AND OTHER DELETERIOUS MATERIALS. BRACE ALL WALLS DESIGNED AS BASEMENT WALLS DURING BACKFILLING UNTIL FRAMING IS IN PLACE. DO NOT BACKFILL WITHOUT BRACING OR OTHER SUPPORT AT THE TOP OF THE WALL.
4. SOILS UNDER FOOTINGS TO BE AT 98% STANDARD PROCTOR DENSITY; SOILS UNDER SLABS TO BE AT 95% STANDARD PROCTOR DENSITY.
5. PROVIDE 12" MINIMUM COVER OVER FOOTINGS, UNLESS LOCAL FROST DEPTH WARRANTS A GREATER DEPTH.
6. ALL CONSTRUCTION ON FILL SOILS SHALL BE REVIEWED BY A REGISTERED GEOTECHNICAL ENGINEER.

PROJECT NO.

2025.60



ERIC HARROW
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Single Family Alteration, Addition and Renovation

for Carolyn Lyles

213 Birch Street
Hapeville, GA 30354

DATE: Jan. 5, 2026

REVISIONS		
NO.	DATE	COMMENTS
1	12-29-25	PROGRESS SET
2	1-5-26	REL. FOR CONSTRUCTION

DRAWN BY: ERIC HARROW

REVIEWED BY: eah

SCALE:

DRAWING TITLE

GENERAL NOTES

GNL-1

RELEASED FOR CONSTRUCTION

GENERAL

PLANS COMPLY TO THE 2021 INTERNATIONAL RESIDENTIAL CODE.

CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS HAVE BEEN MADE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ALL DISCREPANCIES TO THE ARCHITECT AT THE TIME THEY ARE NOTED. DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.

CODES:

- ALL APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION SHALL BE FOLLOWED
- 2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
 - 2021 INTERNATIONAL BUILDING CODE (IBC)
 - 2021 INTERNATIONAL MECHANICAL CODE (IMC)
 - 2021 UNIFORM PLUMBING CODE (UPC)
 - 2021 INTERNATIONAL FIRE CODE

BUILDING			
CONSTRUCTION TYPE:	V-B	SEISMIC ZONE:	PER LOCATION
OCCUPANCY GROUP:	R-3	WIND SPEED:	PER
LOCATION			
FIRE ZONE:	PER LOCATION	EXPOSURE CATEGORY:	PER LOCATION

SITE WORK

GENERAL

EXTERIOR FOOTINGS SHALL BEAR TO A MINIMUM DEPTH BELOW FINISHED GRADE AS SET FORTH BY THE LOCAL JURISDICTION. ALL FOOTINGS TO BEAR ON FIRM, UNDISTURBED EARTH BELOW ORGANIC SURFACE SOILS. ALL BACK FILL MATERIAL SHALL BE THOROUGHLY COMPACTED. FOUNDATION VENTS SHALL NOT INTERFERE WITH THE DIRECT LOAD PATH OF COLUMNS.

CONCRETE

GENERAL

CLASS AND USE	FC	SLUMP	MINIMUM BAGS / C.Y.
A. FOOTINGS	2500	3 - 4	5-1/2
B. SLABS ON GRADE	2500	3 - 4	5-1/2

- AIR ENTRAINING AGENT (3% TO 6%) TO BE USED IN ALL CONCRETE FLAT WORK EXPOSED TO WEATHER.
- POSSOLITH 300 SERIES (4 oz. PER 100# OF CEMENT) TO BE USED IN ALL CONCRETE.
- MIX MAY BE DESIGNED IN ACCORDANCE WITH PROVISIONS OF THE 2021 IBC/IRC.
- WATER TO CEMENT RATIO PER THE 2021 IBC/IRC.

REINFORCING STEEL

AS1 A615 GRADE 40, REINFORCING STEEL DETAILS SHALL BE PREPARED BY AN EXPERIENCED APPROVED DETAILER AND CONFORM TO STANDARD PRACTICE OUTLINED IN ACI REPORT 315.

CONCRETE COVER OF REINFORCING STEEL

- 3" CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.
- 1-1/2" CONCRETE EXPOSED TO EARTH OR WEATHER.
- 1-1/2" BEAMS AND COLUMNS NOT EXPOSED TO EARTH OR WEATHER.
- 3/4" SLABS AND WALLS NOT EXPOSED TO EARTH OR WEATHER.

CARPENTRY

GENERAL

ALL FRAMING SHALL COMPLY WITH THE APPLICABLE SECTION(S) OF THE 2021 IBC/IRC. PRESSURE TREATED WOOD REQUIRED IN LOCATIONS LISTED IN IRC R311.

- 2" MINIMUM VERTICAL CLEARANCE BETWEEN WOOD & CONCRETE STEPS, PORCH SLABS, PATIO SLABS & OTHER SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.
- 6" MINIMUM CLEARANCE BETWEEN WOOD AND EARTH.
- 8" MINIMUM CLEARANCE BETWEEN UNTREATED MUD SILLS AND EARTH.
- 12" MINIMUM CLEARANCE BETWEEN FLOOR BEAMS AND EARTH.
- 18" MINIMUM CLEARANCE BETWEEN FLOOR JOISTS AND EARTH.

LUMBER STRENGTH (UNITS IN PSI)

STUDS	HEM-FIR #3				
STUD GRADE		15	15	500	615
				1200,000	1200,000
JOISTS & RAFTERS	HEM-FIR #2				
	(2x10)	15		1,015	1,300,000
	(2x12)	15		980	1,300,000
BEAMS, HEADERS, LINTELS & GIRDERS	4" NOMINAL DOUG-FIR #2				
		95		960	1,600,000
	6" NOMINAL DOUG-FIR #2	85		850	1,600,000
GLUE LAMINATED TIMBERS	DOUG-FIR LARCH (24F-V4)				
		165		2,400	1,800,000
STRUCTURAL COMPOSITE TIMBERS	LAMINATED VENEER LUMBER				
		285		2,600	1,900,000
	PARALLEL STRAND LUMBER	290		2,300	2,000,000

LOADING

ROOF	15 PSF DEAD LOAD	+	25 PSF LIVE LOAD	=	40 PSF
FLOOR	10 PSF DEAD LOAD	+	40 PSF LIVE LOAD	=	50 PSF
CEILING	5 PSF DEAD LOAD	+	10 PSF LIVE LOAD	=	15 PSF
DECK	10 PSF DEAD LOAD	+	60 PSF LIVE LOAD	=	70 PSF
INTERIOR PARTITION				=	1 PSF
EXTERIOR PARTITION				=	10 PSF

WOOD BEARING ON OR INSTALLED WITHIN 1/2" OF MASONRY OR CONCRETE TO BE TREATED WITH AN APPROVED PRESERVATIVE. SOLID BLOCKING OF NOT LESS THAN 2x THICKNESS SHALL BE PROVIDED AT ENDS AND AT ALL SUPPORT OF JOISTS AND RAFTERS. ANCHOR BOLTS TO BE PER SHEAR WALL SCHEDULE AND FOUNDATION PLAN. 1" MINIMUM EMBEDMENT. ALL METAL FRAMING ANCHORS AND HANGERS SHOWN ON DRAWINGS SHALL BE STEEL TIE CONNECTORS AS MANUFACTURED BY SIMPSON COMPANY.

PROVIDE FIRE BLOCKING IN CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES & PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:

- VERTICALLY AT THE CEILING & FLOOR LEVELS.
- HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.

PROVIDE FIRE BLOCKING AT OTHER LOCATIONS PER 2021 IRC R302.11.

PLYWOOD

ALL PLYWOOD WALL AND ROOF SHEATHING SHALL BE 3/4" CDX UNLESS NOTED OTHERWISE. MINIMUM NAILING SHALL BE 8d @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN FIELD. SPAN INDEX SHALL BE 24/0. ALL PLYWOOD FLOOR SHEATHING SHALL BE 3/4" CDX TONGUE & GROOVE UNLESS NOTED OTHERWISE. MINIMUM NAILING SHALL BE 10d @ 6" O.C. @ PANEL EDGES AND 12" O.C. IN FIELD. SPAN INDEX SHALL BE 40/20. STAGGER ALL PANEL EDGES AT ROOF AND FLOOR SHEATHING. ORIENTED STRAND BOARD (OSB) SHEATHING PRODUCTS OF EQUIVALENT SPAN RATINGS SHALL BE ALLOWED.

GLUE LAMINATED TIMBERS

ALL GLUE LAMINATED TIMBERS SHALL BE DOUG-FIR LARCH, FABRICATED TO THE REQUIREMENTS OF THE US PRODUCT STANDARD F9 56. LUMBER SHALL BE OF SUCH GRADE TO PROVIDE NORMAL WORKING STRESS VALUES OF: 2400 PSI IN BENDING, 1100 PSI IN TENSION, 1600 PSI IN COMPRESSION PARALLEL TO GRAIN, 560 PSI IN COMPRESSION PERPENDICULAR TO GRAIN AND 165 PSI HORIZONTAL SHEAR (COMBINATION 24F-V4). GLUE LAMINATED TIMBERS TO BE AITC CERTIFIED. USE WATERPROOF GLUE.

CARPENTRY (CONT.)

MANUFACTURED TRUSSES

ALL TRUSSES SHALL BE DESIGNED BY A REGISTERED STATE ENGINEER AND FABRICATED FROM ONLY THESE DESIGNS. TRUSSES SHALL BE STAMPED BY THE ENGINEER OR BY A QUALITY CONTROL AGENCY SUCH AS THE STATE TRUSS FABRICATORS COUNCIL. ALL TRUSS DESIGNS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION. ALL NON BEARING WALLS OR PARTITIONS SHALL BE HELD AWAY FROM THE TRUSS BOTTOM CHORD WITH AN APPROVED FASTENER TO ENSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL OR PARTITION.

APPROVED HANGERS SHALL BE USED AT ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TRUSSES.

ALL ROOF TRUSSES SHALL BE FRAMED AND TIED INTO THE FRAME WORK AND SUPPORTING WALLS SO AS TO FORM AN INTEGRAL PART OF THE WHOLE STRUCTURE. ROOF TRUSSES SHALL HAVE JOINTS WELL FITTED AND SHALL HAVE ALL TENSION MEMBERS WELL TIGHTENED BEFORE ANY LOAD IS PLACED UPON THE TRUSS. DIAGONAL AND SWAY BRACING SHALL BE USED TO BRACE ALL TRUSSES.

ALL TRUSSES SHALL BE DESIGNED FOR UNIFORM LOADING AS FOLLOWS:

TOP CHORD:	35 PSF OF TRIBUTARY WIDTH
BOTTOM CHORD:	5 PSF OF TRIBUTARY WIDTH
TILE ROOF:	45 PSF TOP CHORD & 5 PSF BOTTOM CHORD

INSULATION & MOISTURE PROTECTION

DOORS, WINDOWS AND SKYLIGHTS

GENERAL

THE REQUIRED EGRESS DOOR MAY HAVE A MAXIMUM 1 3/4" STEP FROM TOP OF THE THRESHOLD TO A MINIMUM 36" DEEP LANDING ON THE EXTERIOR SIDE OF THE DOOR. OTHER EXTERIOR DOORS MAY HAVE A MAXIMUM (2) 1 3/4" STEPS TO A MIN. 36" DEEP LANDING. ALL SKYLIGHTS AND SKYWALLS SHALL HAVE LAMINATED GLASS UNLESS NOTED OTHERWISE. ALL BEDROOM EMERGENCY EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. MINIMUM NET CLEAR OPERABLE WIDTH OF 20" AND A MINIMUM NET CLEAR OPENING HEIGHT OF 24". MAXIMUM SILL HEIGHT OF 44" MEASURED FROM THE FINISHED FLOOR TO THE BOTTOM OF THE CLEAR OPENING. OPERABLE WINDOWS WITH A SILL OF MORE THAN 12" ABOVE FINISHED GRADE AND WITHOUT AN ADJACENT ROOF WITH MAX 4:12 SLOPE, TO BE A MINIMUM OF 24" ABOVE ADJACENT FINISHED FLOOR.

SAFETY GLAZING LOCATIONS PER 2021 IRC SECTION R308.4

R308.4.1	GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS.
R308.4.2	GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24 INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
R308.4.3	GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS: 1. THE EXPOSED AREA OF AN INDIVIDUAL PANEL IS LARGER THAN 9 SQUARE FEET; 2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR; 3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR; AND 4. ONE OR MORE WALKING SURFACES ARE WITHIN 36" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.
R308.4.4	GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE.
R308.4.5	GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
R308.4.6	GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES (914 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS.
R308.4.7	GLAZING ADJACENT TO THE LANDINGS AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES (1524 MM) HORIZONTALLY OF THE BOTTOM TREAD.

FOR EXCEPTIONS SEE IRC SECTION R308.4

MECHANICAL

GENERAL

SOLID FUEL BURNING APPLIANCES INCLUDE AIRTIGHT STOVES, FIREPLACE STOVES, ROOM HEATERS, FACTORY BUILT FIREPLACES AND FIREPLACE INSERTS. ALL SOLID FUEL BURNING APPLIANCES SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 10 OF THE 2021 INTERNATIONAL RESIDENTIAL CODE.

HEATING

EACH DUELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A TEMPERATURE OF 68 DEGREES FAHRENHEIT AT A HEIGHT OF 3'-0" ABOVE THE FLOOR AND TWO FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS WHEN THE OUTSIDE TEMPERATURE IS AS SET FORTH IN THE 2021 W.S.E.C. OR PER LOCAL JURISDICTION.

- FUEL BURNING APPLIANCES LOCATED WITHIN THE BUILDING ENVELOPE SHALL OBTAIN AIR FROM OUTDOORS, MEETING THE PROVISIONS OF IRC G2401.
- FUEL BURNING APPLIANCES LOCATED OUTSIDE THE BUILDING ENVELOPE SHALL MEET THE PROVISIONS OF CHAPTER 24 OF THE 2021 IRC.
- DUCTWORK LOCATION SHALL MEET THE PROVISIONS OF CHAPTER 24 OF THE 2021 IRC.
- COMBUSTION AIR TO MEET THE REQUIREMENTS OF I.R.C. M101.1

ALL WARM AIR FURNACES SHALL BE LISTED AND LABELED BY AN APPROVED AGENCY AND INSTALLED PER CHAPTER M102 OF THE 2021 IRC.

NO WARM AIR FURNACE SHALL BE INSTALLED IN A ROOM USED OR DESIGNED TO BE USED AS A BEDROOM, BATHROOM, CLOSET OR IN ANY ENCLOSED SPACE WITH ACCESS ONLY THROUGH SUCH ROOM OR SPACE, EXCEPT DIRECT VENT FURNACE, ENCLOSED FURNACES, AND ELECTRIC HEATING FURNACES.

NO WARM AIR FURNACE SHALL BE INSTALLED IN A CLOSET OR ALCOVE WITH A SPACE LESS THAN 12" WIDER THAN THE FURNACE OR A CLEARANCE OF 3' ALONG THE SIDES, BACK AND TOP.

LIQUEFIED PETROLEUM GAS BURNING APPLIANCES SHALL NOT BE INSTALLED IN A PIT, BASEMENT OR SIMILAR LOCATION WHERE HEAVIER THAN AIR GASES MIGHT COLLECT. APPLIANCES SO FUELED SHALL NOT BE INSTALLED IN AN ABOVE GRADE UNDER FLOOR SPACE OR BASEMENT UNLESS SUCH LOCATION IS PROVIDED WITH AN APPROVED MEANS FOR REMOVAL OF UNBURNED GAS.

HEATING AND COOLING APPLIANCES LOCATED IN A GARAGE AND WHICH GENERATE A GLOW, SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS SHALL BE INSTALLED WITH THE PILOTS AND BURNERS OR HEATING ELEMENTS AND SWITCHES AT LEAST 18" ABOVE THE FLOOR SURFACE.

FIRE DAMPERS NEED NOT BE INSTALLED IN AIR DUCTS PASSING THROUGH THE WALL, FLOOR OR CEILING SEPARATING A RESIDENCE (GROUP B, DIVISION 3 OCCUPANCY) FROM A GARAGE (GROUP M, DIVISION 1 OCCUPANCY), PROVIDED SUCH DUCTS WITHIN THE GARAGE ARE CONSTRUCTED OF STEEL HAVING A THICKNESS NOT LESS THAN 0.019" (NO. 26 GALVANIZED SHEET GAUGE) AND HAVE NO OPENINGS INTO THE GARAGE.

WARM AIR FURNACE INSTALLATIONS IN ATTICS OR CRAWL SPACES SHALL COMPLY WITH M102 OF THE 2021 IRC.

EVERY APPLIANCE DESIGNED TO BE VENTED SHALL BE CONNECTED TO A VENTING SYSTEM COMPLYING WITH CHAPTER 18 OF THE 2021 IRC.

EVERY FACTORY BUILT CHIMNEY, TYPE L VENT, TYPE B GAS VENT OR TYPE BW GAS VENT SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF ITS LISTING, MANUFACTURERS INSTALLATION INSTRUCTIONS AND THE REQUIREMENTS PER CHAPTER 10 OF THE 2021 IRC.

A TYPE B OR BW GAS VENT SHALL TERMINATE PER CHAPTER 24 OF THE 2021 IRC.

VENT CONNECTORS SHALL BE INSTALLED WITHIN THE SPACE OR AREA IN WHICH THE APPLIANCE IS LOCATED AND SHALL BE CONNECTED TO A CHIMNEY OR VENT IN SUCH A MANNER AS TO MAINTAIN THE CLEARANCE TO COMBUSTIBLES PER SECTION M103 OF THE 2021 IRC.

HEATING EQUIPMENT

ALL HEATING EQUIPMENT SHALL MEET THE REQUIREMENTS OF THE 1981 NATIONAL APPLIANCE ENERGY CONSERVATION ACT (NAECA) AND BE SO LABELED.

DUCTWORK

- DUCT SYSTEMS OR FACTORY BUILT AIR DUCTS SHALL BE OF METAL AS SET FORTH BY TABLE 1601.1 (1) & 1601.1 (2) OF THE 2021 IRC.
- RECTANGULAR FLAT, OVAL AND ROUND DUCT JOINTS AND SEAMS SHALL BE AIRTIGHT PER SECTION M1601.41 OF THE 2021 IRC.
- INSTALLATION OF DUCTS SHALL COMPLY WITH SECTION M1601.4 OF THE 2021 IRC.
- DUCT INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH SECTION M1601.3 OF THE 2021 IRC.
- FINAL DUCT LEAKAGE AFFIDAVIT IS TO BE PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FINAL INSPECTION. DUCT LEAKAGE AND SEALING REQUIREMENTS.

WHOLE HOUSE VENTILATION

SPECIFICATIONS FROM THE 2021 IRC SECTION M103.

SOURCE SPECIFIC VENTILATION REQUIREMENTS.

- MINIMUM EXHAUST FAN REQUIREMENTS:
 - BATHROOMS, LAUNDRIES AND POWDER ROOMS - 50 CFM @ 0.25" W.G.
 - KITCHENS - 100 CFM @ 0.25" W.G. (RANGE HOOD OR DOWN DRAFT EXHAUST FAN RATED AT MIN. 100 CFM @ 0.10" W.G. MAY BE USED FOR EXHAUST FAN REQUIREMENTS.)
- EXHAUST DUCT REQUIREMENTS:
 - INSULATE TO R-4 (MIN.) IN UNCONDITIONED SPACES.
 - EQUIP WITH A BACK DRAFT DAMPER.
 - TERMINATE OUTSIDE THE BUILDING.

PRESCRIPTIVE REQUIREMENTS FOR: INTERMITTENT WHOLE HOUSE VENTILATION USING EXHAUST FANS (IRC M103.4.1). OUTDOOR AIR SHALL BE SUPPLIED TO ALL HABITABLE ROOMS AT FLOW RATES SPECIFIED IN TABLE M103.4.3(1) ON THIS SHEET, USING THE FOLLOWING METHODS:

- ROOM OUTDOOR AIR INLETS SHALL COMPLY WITH THE FOLLOWING:
 - HAVE CONTROLLABLE AND SECURE OPENINGS.
 - BE SLEEVED OR DESIGNED SO AS TO NOT COMPROMISE THE THERMAL PROPERTIES OF THE WALL OR WINDOW IN WHICH THEY ARE PLACED.
 - PROVIDE A MINIMUM OF FOUR SQUARE INCHES OF NET FREE AREA OF OPENING FOR EACH HABITABLE SPACE.
 - PROVISIONS SHALL BE MADE TO ENSURE AIR FLOW BY THE INSTALLATION OF DISTRIBUTION DUCTS, TRANSOMS, INSTALLATION OF GRILLES, UNDERCUTTING DOORS A MINIMUM OF 3/4" ABOVE THE FINISHED FLOOR COVERINGS, OR SIMILAR MEANS.
- WHOLE HOUSE EXHAUST FANS SHALL:
 - BE SIZED ACCORDING TO TABLE M103.4.3(1) ON THIS SHEET.
 - BE FLOW RATED AT 0.25" W.G.
 - SOUND RATED AT 10 SONES MAXIMUM.
- WHOLE HOUSE EXHAUST FAN CONTROLS:
 - BE CONTROLLED BY A 24-HOUR CLOCK TIMER.
 - PROVIDE CAPABILITY OF CONTINUOUS OPERATION, MANUAL AND AUTOMATIC CONTROL.
 - THE 24-HOUR CLOCK TIMER SHALL BE READILY ACCESSIBLE.
 - AT THE TIME OF FINAL INSPECTION, THE AUTOMATIC CONTROL TIMER SHALL BE SET TO OPERATE THE WHOLE HOUSE FAN ACCORDING TO THE SCHEDULE USED TO CALCULATE THE WHOLE-HOUSE FAN SIZING.
 - A LABEL SHALL BE AFFIXED TO THE CONTROL THAT READS "WHOLE HOUSE VENTILATION (SEE OPERATING INSTRUCTIONS)".
- WHOLE HOUSE EXHAUST DUCTS:
 - BE INSULATED TO A MINIMUM R-4 IN UNCONDITIONED SPACES.
 - TERMINATE OUTSIDE THE BUILDING.

IRC TABLE M103.4.3(1)

CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS (AIRFLOW IN CFM)

FLOOR AREA (SQ. FT.)	NUMBER OF BEDROOMS				
	0 - 1	2 - 3	4 - 5	6 - 7	>7
<1500	30	45	60	75	90
1501 - 3000	45	60	75	90	105
3001 - 4500	60	75	90	105	120
4501 - 6000	75	90	105	120	135
6001 - 7500	90	105	120	135	150
>7500	105	120	135	150	165

IRC TABLE M103.4.3(2)

INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS

RUN TIME PERCENTAGE IN EACH 4-HOUR SEGMENT FACTOR	3/4 AB				
	25%	33%	50%	66%	75%
	4	3	2	1.5	1.3
				1.0	

- A. FOR VENTILATION SYSTEM RUN TIME VALUES BETWEEN THOSE GIVEN, THE FACTORS ARE PERMITTED TO BE DETERMINED BY INTERPOLATION.
- B. EXTRAPOLATION BEYOND THE TABLE IS PROHIBITED.

PLUMBING

GENERAL

WATER HEATERS ARE REQUIRED TO MEET THE REQUIREMENTS OF THE N.A.E.C.A. STANDARD AND BE LABELED AS SUCH. IN ADDITION, ELECTRIC WATER HEATERS INSTALLED IN UNHEATED SPACES SHALL BE PLACED ON AN INCOMPRESSIBLE SURFACE OR FLOOR INSULATED TO A MINIMUM OF R-10.

WATER TANKS TO BE LABELED PER NAECA.

PROJECT NO.

2025.60



E-STYLE DESIGN SERVICES

ERIC HARROW
5536 LOFWOOD LANE
LITHONIA, GA. 30058
CELL: 404-819-9205
ericharrow2010@gmail.com

Single Family Alteration, Addition and Renovation

for Carolyn Lyles

213 Birch Street
Hapeville, GA 30354

DATE: Jan. 5, 2026

REVISIONS

NO.	DATE	COMMENTS
1	12-29-25	PROGRESS SET
2	1-5-26	REL. FOR CONSTRUCTION

DRAWN BY: ERIC HARROW

REVIEWED BY: eah

SCALE:

DRAWING TITLE

GENERAL NOTES

GNL-2

RELEASED FOR CONSTRUCTION

THE TOPOGRAPHIC AND STATE PLANE COORDINATES ON THIS MAP/PLAT WAS OBTAINED AND FIELD RUN WITH A 20TL GNSS RECIEVER USING THE GEORGIA eGPS SATELLITE AND CELLULAR NETWORK.

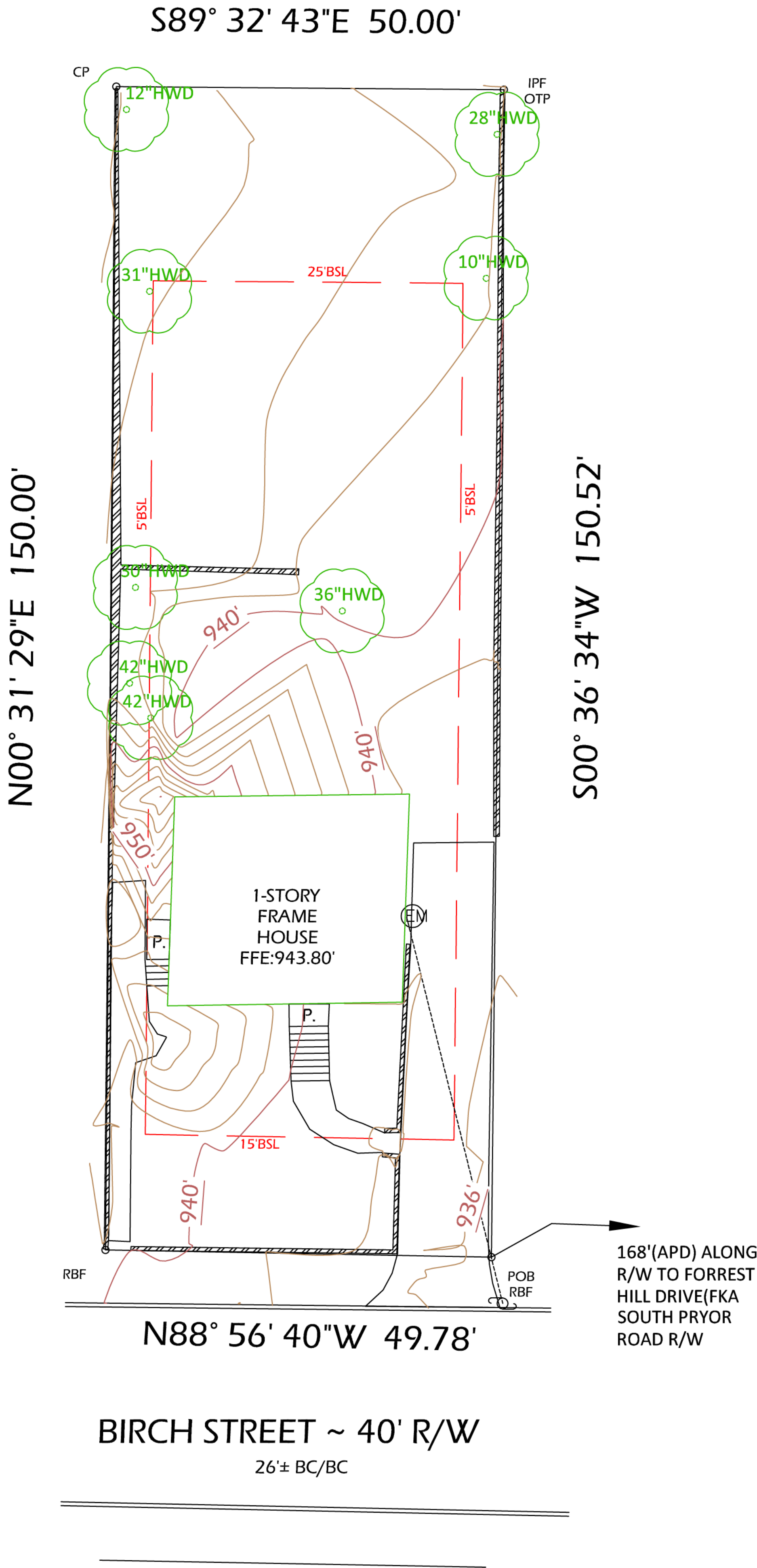
TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).

ZONING: R-1

IMPERVIOUS (TOTAL)

SQUARE FEET 1772
PERCENTAGE 23.6

MAX 40%



RELEASED FOR CONSTRUCTION

LEGEND

AKA	ALSO KNOWN AS
APD	AS PER DEED
APP	AS PER PLAT
BSL	BUILDING (SETBACK) LINE
CP	COMPUTED POINT
CTP	CRIMP TOP PIPE FOUND
DB	DEED BOOK
FFE	FINISH FLOOR ELEVATION
FKA	FORMERLY KNOWN AS
IPF	IRON PIN FOUND
LL	LAND LOT
LLL	LAND LOT LINE
N/F	NOW OR FORMERLY
PB	PLAT BOOK
EM	UTILITY POLE
EM	ELECTRIC METER
POB	FIRE HYDRANT
R/W	POINT OF BEGINNING
RBF	RIGHT-OF-WAY
RBS	REBAR FOUND
-X-	REBAR SET
RCP	FENCE LINE
CMP	REINFORCED CONCRETE PIPE
EM	CORRUGATED METAL PIPE
EM	WATER VALVE
EM	WATER METER
EM	TELECOM MANHOLE
EM	SANITARY SEWER MANHOLE
EM	CLEAN OUT
EM	JUNCTION BOX
EM	DROP INLET
EM	GAS VALVE
EM	GAS METER
EM	WALL
EM	TREE



DELTA SURVEYORS INC.

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(678) 323-4712
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LSF # 001370



RPLS: LS003030

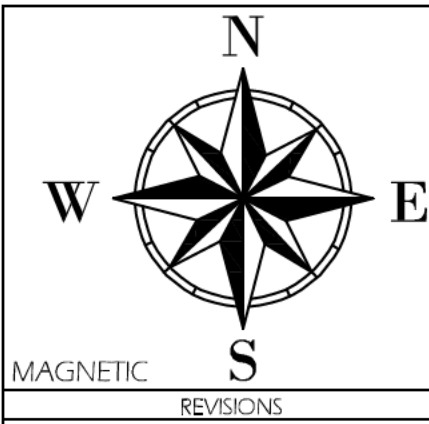
PROPERTY ADDRESS:
213 Birch St
Hapeville, GA 30354

PARCEL ID: 14009400091031

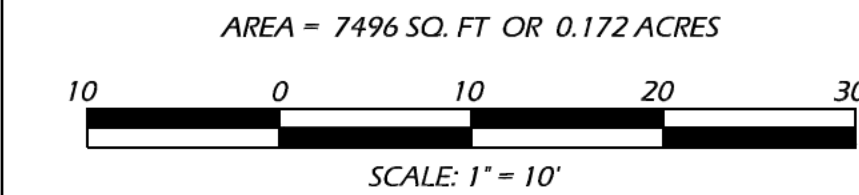
LAND LOT 94
14th DISTRICT

FULTON COUNTY
CITY OF HAPEVILLE

ZONING: R-1



EXISTING CONDITIONS



THE SURVEY FROM WHICH THIS PLAN WAS CREATED CONFORMS TO TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA. DELTA SURVEYORS INC. ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ERRORS OR OMISSIONS ON DEMO OR SITE PLANS. IT IS THE CLIENT'S RESPONSIBILITY TO REVIEW PLANS FOR COMPLETENESS AND ACCURACY. ANY REDLINES, COMMENTS, CORRECTIONS, ALTERATIONS, ETC. (FROM ANYONE EXCEPT THE CLIENT) SHALL BE DEEMED AS BILLABLE AND ADDITIONAL CHARGES SHALL APPLY.

2 OF 3

THE TOPOGRAPHIC AND STATE PLANE COORDINATES ON THIS MAP/PLAT WAS OBTAINED AND FIELD RUN WITH A 20TL GNSS RECIEVER USING THE GEORGIA eGPS SATELLITE AND CELLULAR NETWORK.

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).

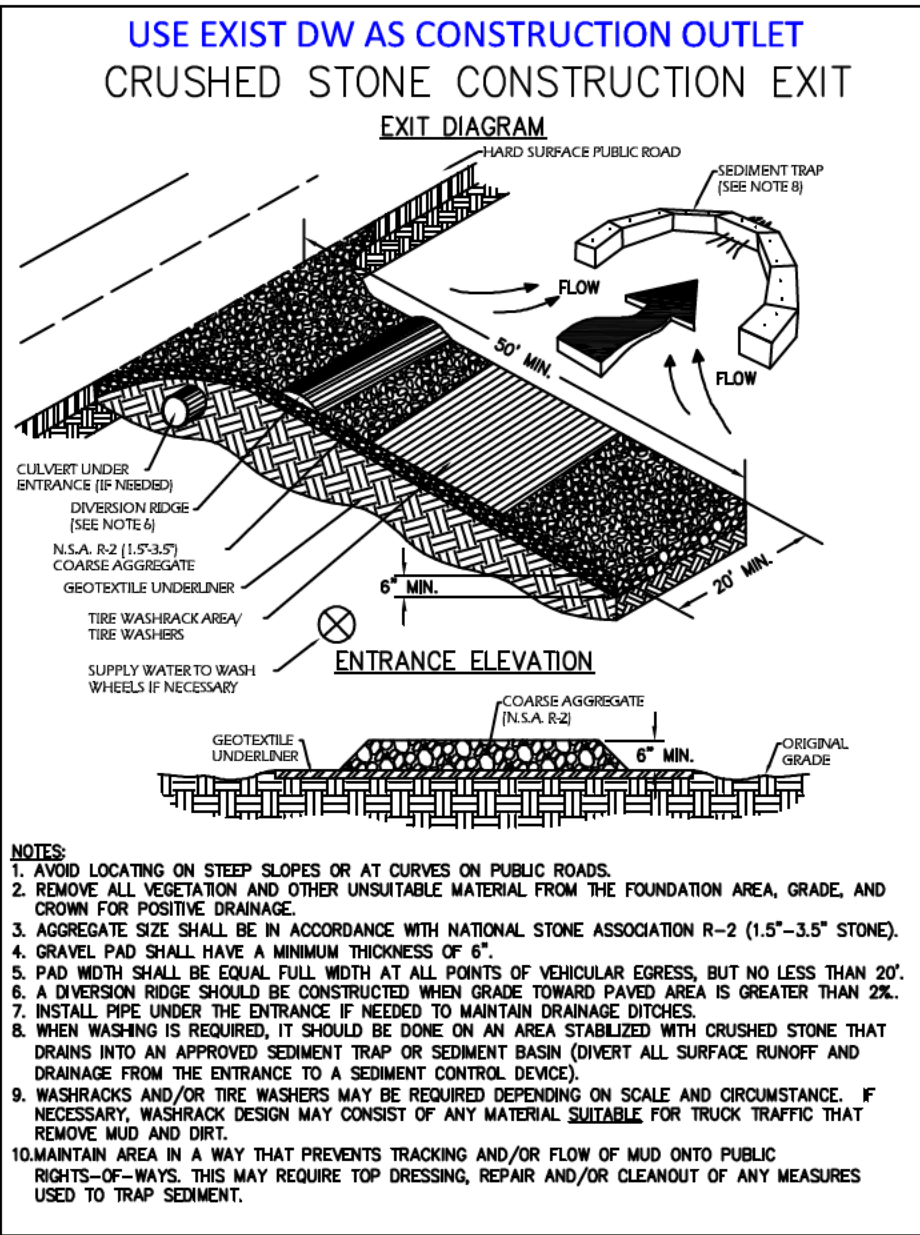
ZONING: R-1

IMPERVIOUS (TOTAL)
SQUARE FEET 1772
PERCENTAGE 23.6

MAX 40%

PROPOSED ADDITION: 242 SF

NEW IMPERVIOUS TOTAL
SQUARE FEET 2014
PERCENTAGE 26.9

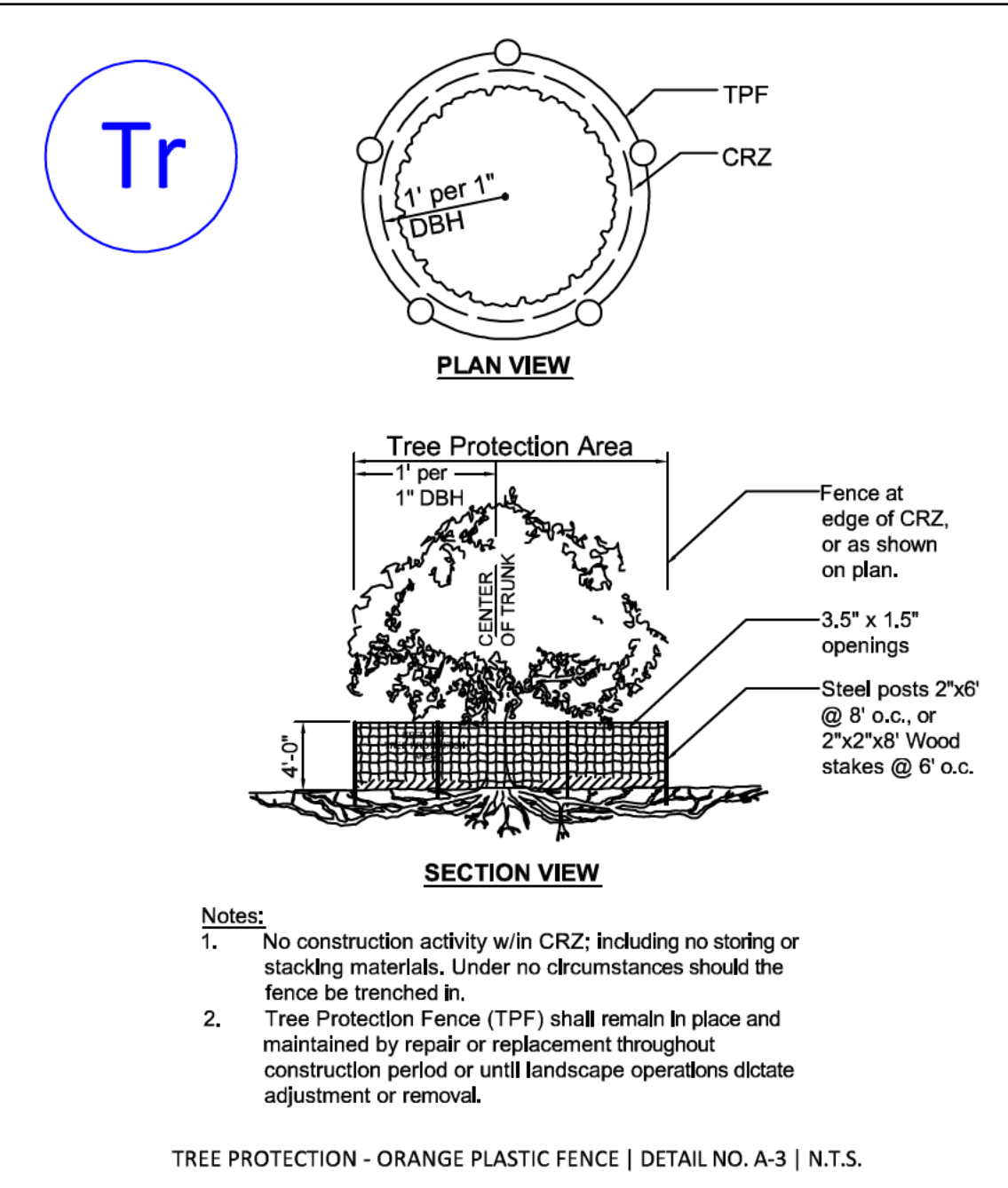


NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5\"/>

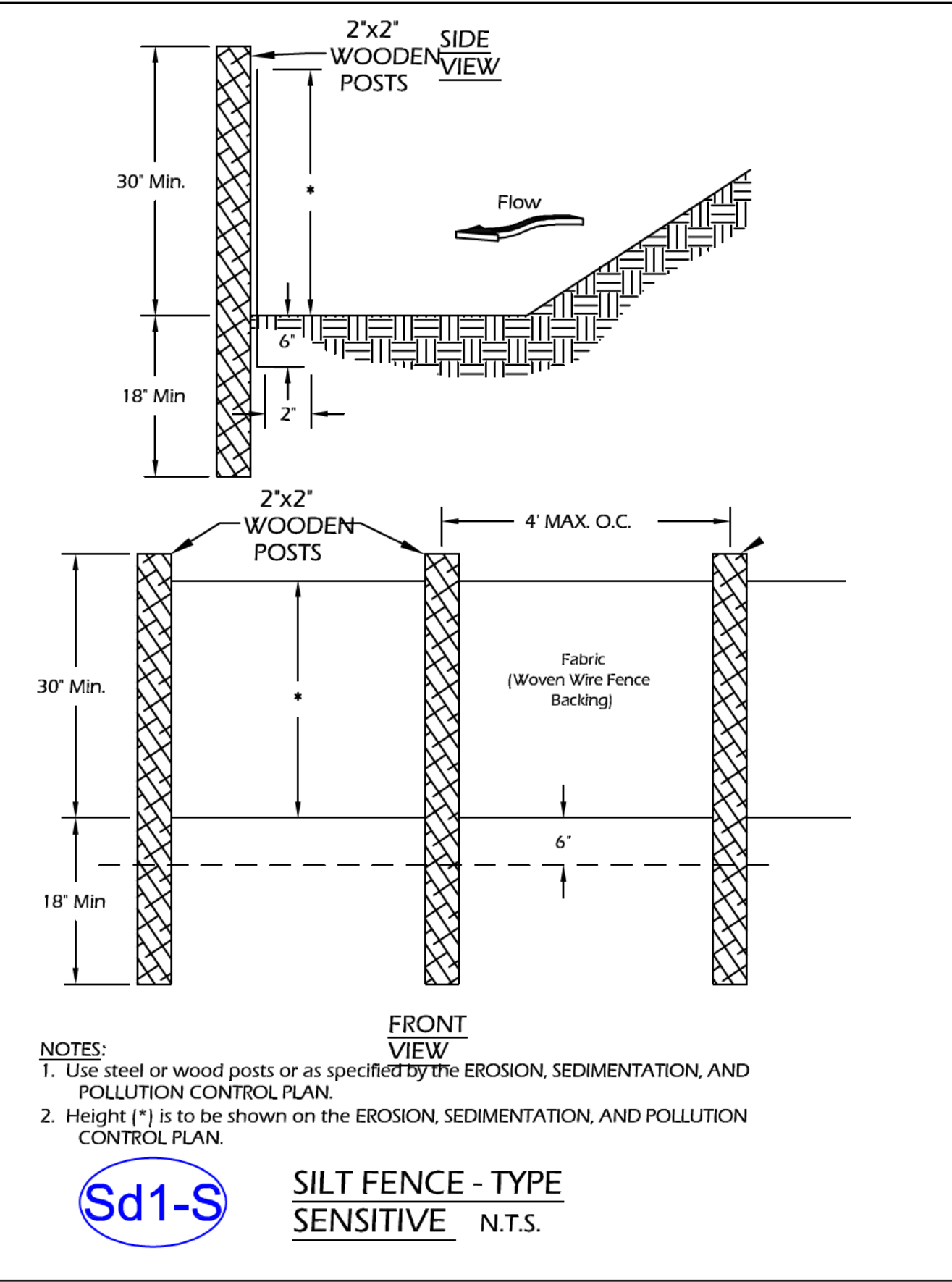
TREE DENSITY:
0.172 ACRES x 100 INCHES = 17.2 INCHES REQUIRED
REQUIREMENT EXCEEDED

36\"/>

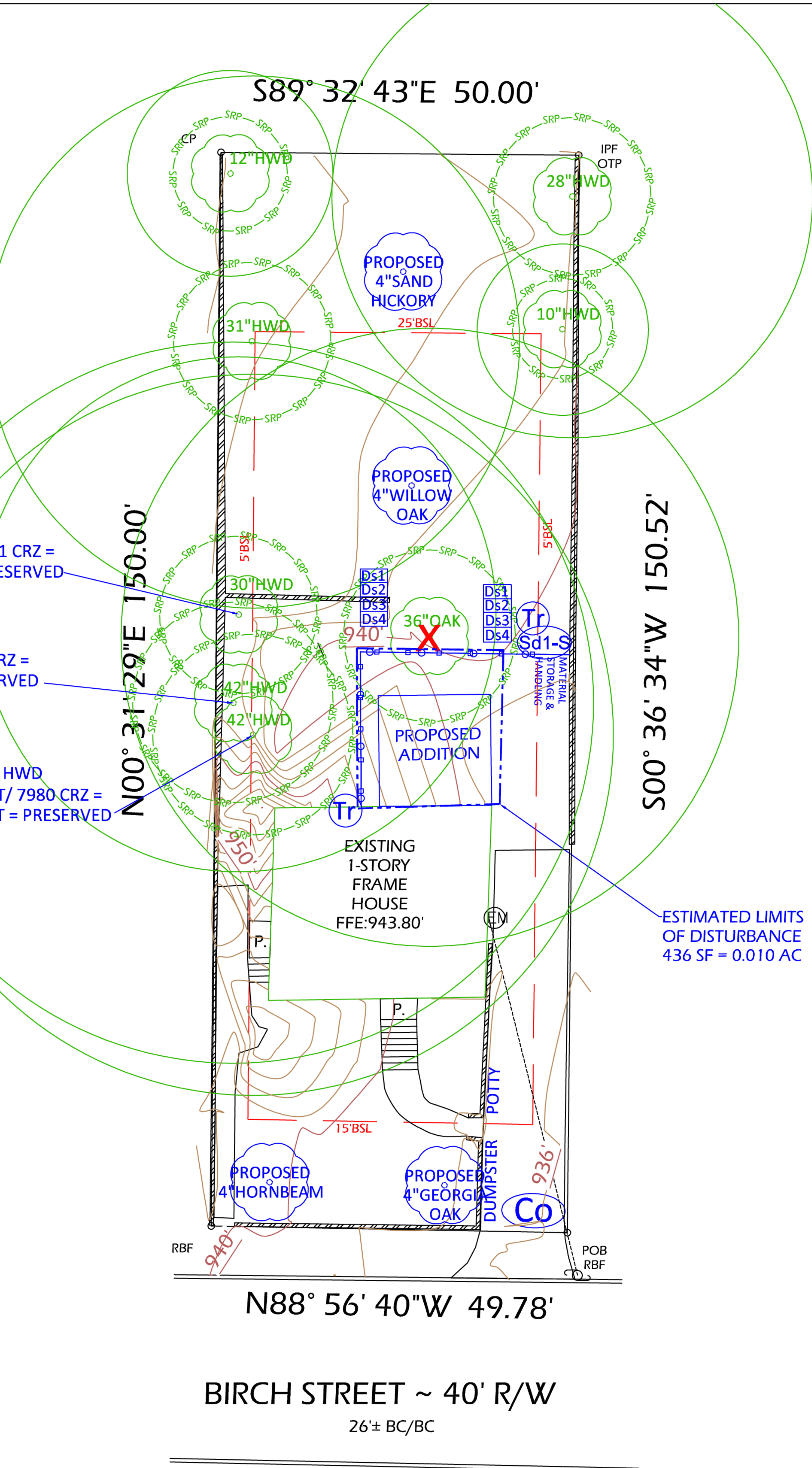
LANDMARK TREE RECOMPENSE MITIGATION FEE:
36\"/>



- 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.



NO PROPOSED GRADING EXCEEDING TWO (2)'.
CONTOURS SHOWN ARE EXISTING.
MAX 2H:1V SLOPES



RELEASED FOR CONSTRUCTION

LEGEND

AKA	ALSO KNOWN AS
APD	AS PER DEED
APP	AS PER PLAT
BSL	BUILDING (SETBACK) LINE
CP	COMPUTED POINT
CTP	CRIMP TOP PIPE FOUND
DB	DEED BOOK
FFE	FINISH FLOOR ELEVATION
FKA	FORMERLY KNOWN AS
IPF	IRON PIN FOUND
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R/W	POINT OF BEGINNING
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RBS	REBAR FOUND
-X-	REBAR SET
RCP	FENCE LINE
CMP	REINFORCED CONCRETE PIPE
EM	CORRUGATED METAL PIPE
EM	WATER VALVE
EM	WATER METER
EM	TELECOM MANHOLE
EM	SANITARY SEWER MANHOLE
EM	CLEAN OUT
EM	JUNCTION BOX
EM	DROP INLET
EM	GAS VALVE
EM	GAS METER
EM	WALL
EM	TREE
EM	PROPOSED TREE

EROSION CONTROL LEGEND

APPLY TO ALL DISTURBED AREAS

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	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES
Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, 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

DIRT STATEMENT:
±3 CUBIC YARDS CUT
EXCAVATED MATERIALS TO
BE HAULED OFF SITE
NO FILL



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(678) 323-4712
info@deltasurveyorsinc.com
LSF # 001370



RPLS: LS003030

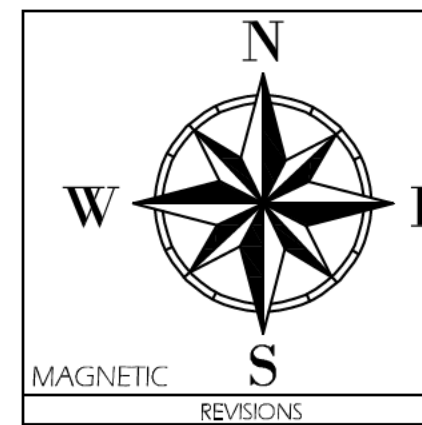
PROPERTY ADDRESS:
213 Birch St
Hapeville, GA 30354

PARCEL ID: 14009400091031

LAND LOT 94
14th DISTRICT

FULTON COUNTY
CITY OF HAPEVILLE

ZONING: R-1



3 OF 3



PROJECT NO.
2025.60



ERIC HARROW
5536 LOFWOOD LANE
LITHONIA, GA. 30058
CELL: 404-819-9205
ericharrow2010@gmail.com

Single Family Alteration, Addition and Renovation
for
Carolyn Lyles
213 Birch Street
Hapeville, GA 30354

DATE: Jan. 5, 2026

REVISIONS		
NO.	DATE	COMMENTS
1	12-29-25	PROGRESS SET
2	1-5-26	REL. FOR CONSTRUCTION

DRAWN BY: ERIC HARROW

REVIEWED BY: eah

SCALE:

DRAWING TITLE

INTERIOR IMAGES

A-0.1

RELEASED FOR CONSTRUCTION

LEGEND

- 2x4 WD. STUDS @16"O.C. W/
1/2" GYP. BD. ON BOTH
SIDES. (TYP.) (ALL
INTERIOR WALLS)
- EXISTING INTERIOR
WALLS TO REMAIN
- EXISTING WALLS TO BE
DEMOLISHED
- SMOKE DETECTOR
HARD WIRED
- EXHAUST FAN
- TELEPHONE OUTLET
- DUPLEX RECEPTACLE
OUTLET (GROUND FAULT
INTERCEPT)
- EXISTING DOOR AND
FRAME TO REMAIN
- NEW DOOR AND FRAME

ELECTRICAL LEGEND

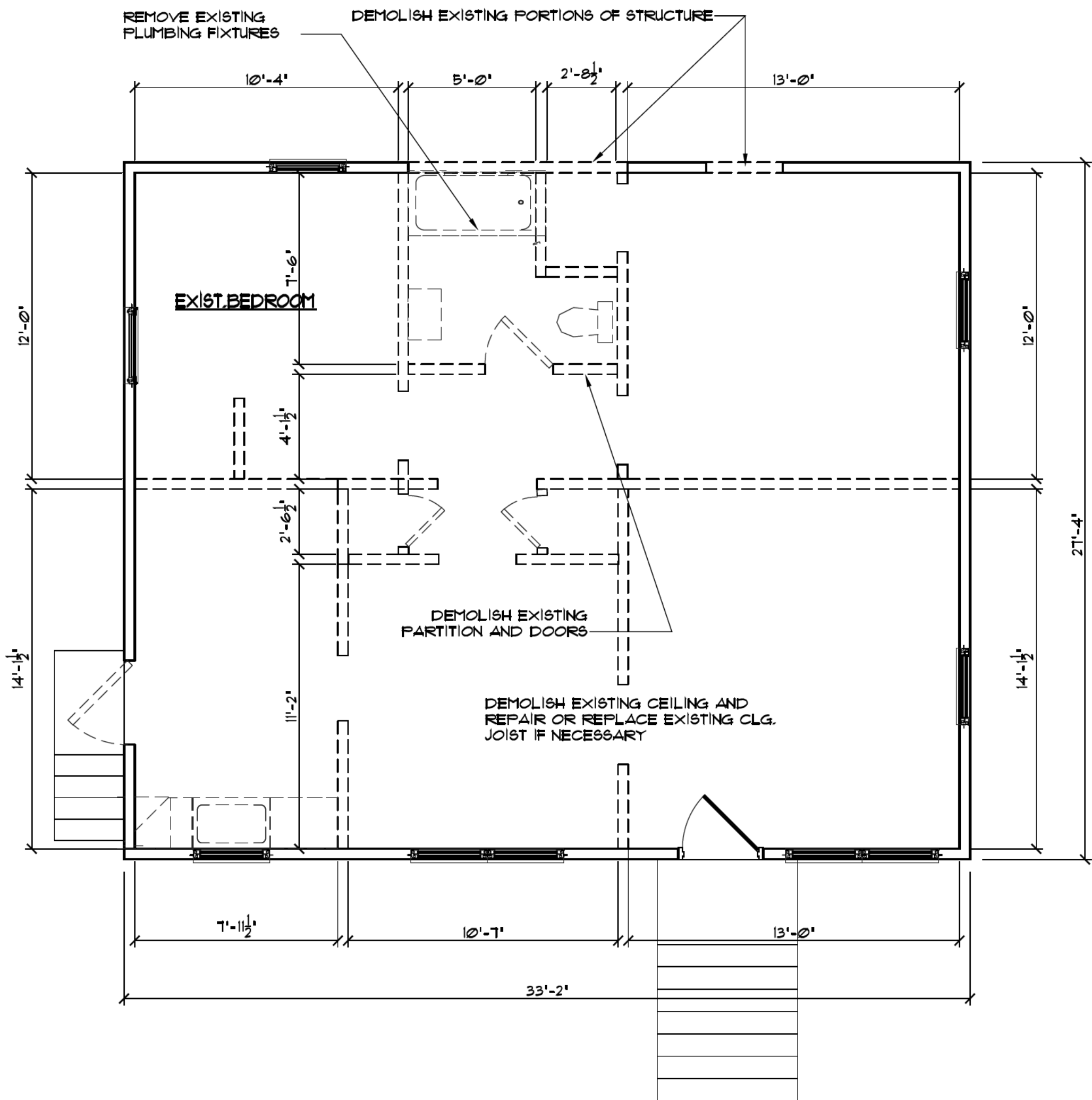
- CLG. MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- CLG. MOUNTED PENDANT LIGHT
FIXTURE (CHANDELIER)
- CLG. MOUNTED LIGHT FIXTURE &
JUNCTION FOR CLG. FAN.
- WALL MOUNTED SPOTLIGHT
FIXTURE (MOTION SENSOR)
W/ 2 PARABOLIC REFLECTORS
R-40
- DUPLEX RECEPTACLE
OUTLET
- DUPLEX RECEPTACLE
OUTLET (GROUND FAULT
INTERCEPT)

GENERAL NOTES:

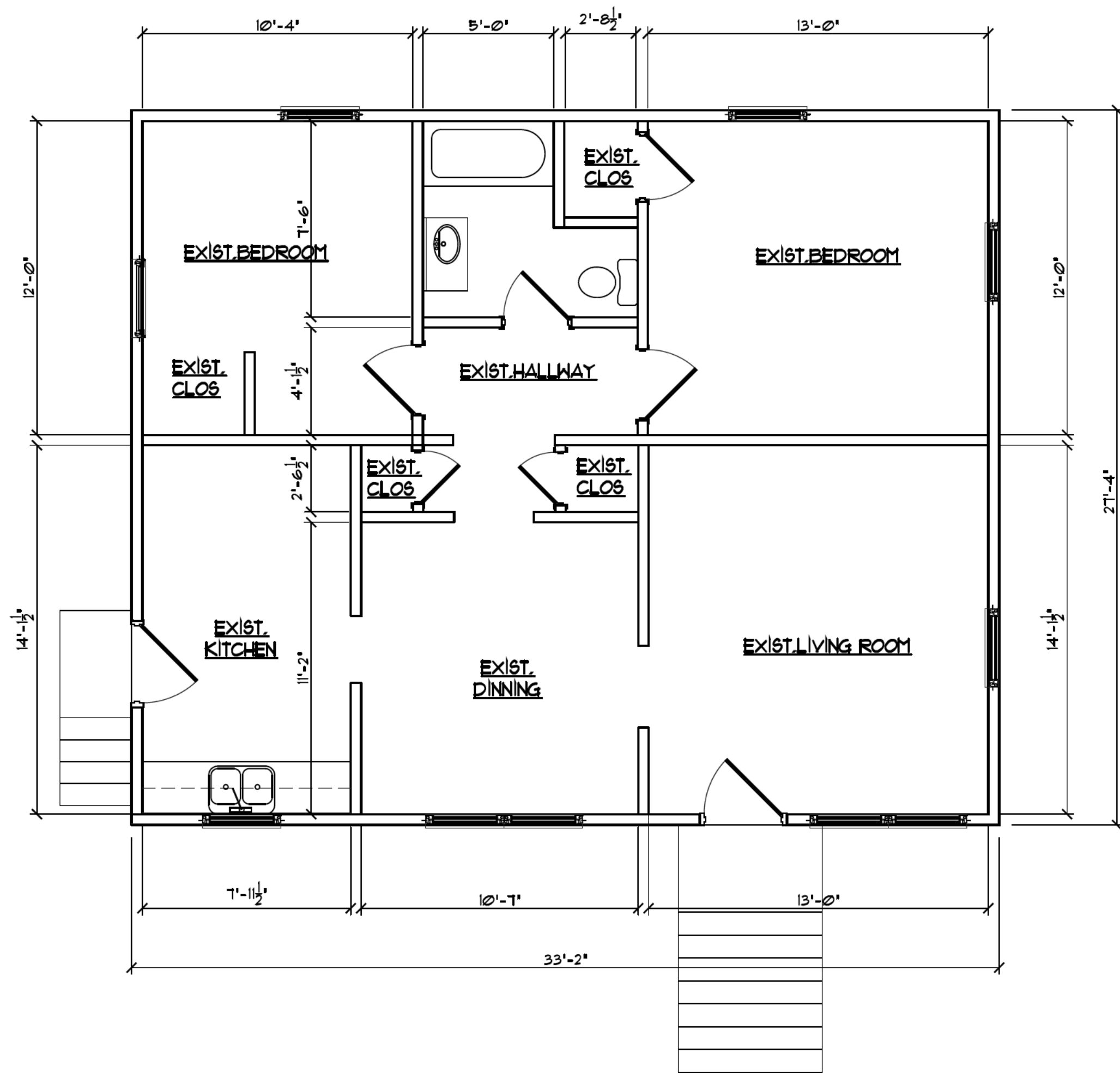
1. EXHAUST FAN IS REQUIRED IF NO WINDOW IS PRESENT
IN THE BATH ROOMS. GFI. IS REQUIRED IN ALL UET
AREA ROOMS.
2. 8% MIN. LIGHT AND 4% MIN. VENTILATION AREA IN ALL
HABITABLE ROOMS, EXCEPTIONS PER C.A.B.O.
3. DOUBLE FLOOR JOIST UNDER ALL PARALLEL
WALLS, AND LOAD BEARING WALLS NEED DESIGNATED
BEAM OR WALL UNDERNEATH.
4. FIRESTOPS IN WALLS, ATTICS, FLOOR, CHASES, AND
SOFFITS PER C.A.B.O.
5. PRESSURE TREATED WOOD REQUIRED • ALL
CONTACT WITH CONCRETE AND EXPOSED TO
WEATHERING CONDITIONS, DECAY RESISTANT WOODS
INCLUDE AS EXAMPLE:
REDWOOD, BLACK LOCUST, AND CEDARS.
6. 30"-38" HEIGHT HANDRAILS REQUIRED • ALL
STAIRS IF 3 OR MORE RISERS ARE PRESENT.
7. 6'-8" MIN. HEAD CLEARANCE IS REQUIRED ABOVE ALL STAIR
AT ANY POINT.
8. 36" MIN. HEIGHT RAILING REQUIRED • ALL BALCONY, PORCH,
DECK, OR SURFACE WHERE THE DIFFERENCE IN HEIGHT IS 30"
OR HIGHER.
9. 3'-0" MIN. ACCESS WIDTH THROUGH-OUT STRUCTURE
INTERIOR (e.g., STAIRS, HALLWAYS, ETC.).
10. 22"x30" MIN. ATTIC ACCESS REQUIRED.
11. 20"x22" MIN. OPENING SIZE REQUIRED WITH A 44" MAXIMUM
SILL HEIGHT • ONE WINDOW, IN EACH ROOM FOR EMERGENCY
EGRESS. A DOOR CAN SUBSTITUTE FOR THIS EGRESS.
12. 1" MAX. RISER HEIGHT AND 11" MIN TREAD WIDTH AT ALL
STAIRS.
13. INSULATED GLAZING REQUIRED ON ALL EXTERIOR WALLS.

DESIGN LOADS

- ROOF LOADS:
- LIVE LOAD = 20 PSF
- DEAD LOAD = 10 PSF
- ATTIC LOADS:
- LIVE LOAD = 30 PSF (STORAGE AREAS)
20 PSF (LIMITED STORAGE)
10 PSF (NO STORAGE)
7 PSF
- DEAD LOAD =
- MAIN AND UPPER LEVEL FLOOR LOADS (INCLUDING EXTERIOR DECKS):
- LIVE LOAD = 30 PSF (SLEEPING ROOMS)
= 40 PSF (ALL OTHER ROOMS)
- DEAD LOAD = 10 PSF
- WIND LOAD: STANDARD BUILDING CODE SECTION 1205 FOR 90 MPH
WIND.



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



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

PROJECT NO.

2025.60

E
LTD.
E-STYLE DESIGN
SERVICES

ERIC HARROW
5536 LOFWOOD LANE
LITHONIA, GA. 30058
CELL: 404-819-9205
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Single Family Alteration, Addition and Renovation

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DATE: Jan. 5, 2026

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DRAWN BY: ERIC HARROW

REVIEWED BY: eah

SCALE:

DRAWING TITLE

EXISTING FLOOR PLAN

A-1.0

RELEASED FOR CONSTRUCTION

LEGEND

- 2x4 WD. STUDS @16"O.C. W/
1/2" GYP. BD. ON BOTH
SIDES. (TYP.) (ALL
INTERIOR WALLS)
- EXISTING INTERIOR
WALLS TO REMAIN
- EXISTING WALLS TO BE
DEMOLISHED
- SMOKE DETECTOR
HARD WIRED
- EXHAUST FAN
- TELEPHONE OUTLET
- DUPLEX RECEPTACLE
OUTLET (GROUND FAULT
INTERCEPT)
- EXISTING DOOR AND
FRAME TO REMAIN
- NEW DOOR AND FRAME

ELECTRICAL LEGEND

- CLG. MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- CLG. MOUNTED PENDANT LIGHT
FIXTURE (CHANDELIER)
- CLG. MOUNTED LIGHT FIXTURE &
JUNCTION FOR CLG. FAN.
- WALL MOUNTED SPOTLIGHT
FIXTURE (MOTION SENSOR)
W/ 2 PARABOLIC REFLECTORS
R-40
- DUPLEX RECEPTACLE
OUTLET
- DUPLEX RECEPTACLE
OUTLET (GROUND FAULT
INTERCEPT)

GENERAL NOTES:

1. EXHAUST FAN IS REQUIRED IF NO WINDOW IS PRESENT
IN THE BATH ROOMS. GFI IS REQUIRED IN ALL UET
AREA ROOMS.
2. 8% MIN. LIGHT AND 4% MIN. VENTILATION AREA IN ALL
HABITABLE ROOMS, EXCEPTIONS PER C.A.B.O.
3. DOUBLE FLOOR JOIST UNDER ALL PARALLEL
WALLS AND LOAD BEARING WALLS NEED DESIGNATED
BEAM OR WALL UNDERNEATH.
4. FIRESTOPS IN WALLS, ATTICS, FLOOR, CHASES, AND
SCOTTS PER C.A.B.O.
5. PRESSURE TREATED WOOD REQUIRED * ALL
CONTACT WITH CONCRETE AND EXPOSED TO
WEATHERING CONDITIONS, DECAY RESISTANT WOODS
INCLUDE AS EXAMPLE:
REDWOOD, BLACK LOCUST, AND CEDARS.
6. 30"-36" HEIGHT HANDRAILS REQUIRED * ALL
STAIRS IF 3 OR MORE RISERS ARE PRESENT.
7. 6'-8" MIN. HEAD CLEARANCE IS REQUIRED ABOVE ALL STAIR
AT ANY POINT.
8. 36" MIN. HEIGHT RAILING REQUIRED * ALL BALCONY, PORCH,
DECK, OR SURFACE, WHERE THE DIFFERENCE IN HEIGHT IS 30"
OR HIGHER.
9. 3'-0" MIN. ACCESS WIDTH THROUGH-OUT STRUCTURE
INTERIOR 1e.. STAIRS, HALLWAYS, ETC..
10. 22"x30" MIN. ATTIC ACCESS REQUIRED.
11. 20"x22" MIN. OPENING SIZE REQUIRED WITH A 44" MAXIMUM
SILL HEIGHT * ONE WINDOW, IN EACH ROOM FOR EMERGENCY
EGRESS. A DOOR CAN SUBSTITUTE FOR THIS EGRESS.
12. 1" MAX. RISER HEIGHT AND 11" MIN TREAD WIDTH AT ALL
STAIRS.
13. INSULATED GLAZING REQUIRED ON ALL EXTERIOR WALLS.

- DESIGN LOADS
- ROOF LOADS:
- LIVE LOAD = 20 PSF
- DEAD LOAD = 10 PSF
- ATTIC LOADS:
- LIVE LOAD = 30 PSF (STORAGE AREAS)
- 20 PSF (LIMITED STORAGE)
- 10 PSF (NO STORAGE)
- DEAD LOAD = 7 PSF
- MAIN AND UPPER LEVEL FLOOR LOADS (INCLUDING EXTERIOR DECKS):
- LIVE LOAD = 30 PSF (SLEEPING ROOMS)
- 40 PSF (ALL OTHER ROOMS)
- DEAD LOAD = 10 PSF
- WIND LOAD: STANDARD BUILDING CODE SECTION 1205 FOR 90 MPH
WIND.

2 PROPOSED ROOF PLAN

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

NOTE:

1. All partition dimensions are measured to face of stud unless otherwise
noted.
2. Must provide make up air for vent hood per code.
3. Provide smoke detectors in each bedroom and within 10' outside all
bedrooms with combo CO detector on each floor..
4. Provide location of HVAC units that are indoors to include access.
5. Provide 6" of positive fall within 10' for drainage on exterior.
6. Electrician to locate light switches per their discretion.

ELECTRICAL NOTES:

1. BRANCH CIRCUITS THAT SUPPLY 125V SINGLE PHASE, 15
4 20 AMP RECEPTACLE OUTLETS IN BEDROOMS SHALL
BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER.
ART. 210-12(b)(2)(1) NEC
2. CONFORM ELECTRICAL WIRING COMPONENTS TO
CURRENT NEC PROVISIONS OF 1 & 2 FAMILY DWELLINGS
AS REQUIRED BY CODE
3. OUTLET LOCATIONS ARE REPRESENTATION ONLY
ACTUAL OUTLET LOCATIONS MAY VARY PER LOCAL
CODE

1 PROPOSED FLOOR PLAN

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

MECHANICAL LEGEND

- SUPPLY AIR REGISTER VENT
- RETURN AIR REGISTER VENT
- EXHAUST FAN
- RETURN AIR HALL MOUNTED
REGISTER VENT
- ATTIC ACCESS PANEL
- GRAIL SPACE AIR HANDLING
UNIT (REFER TO MECHANICAL
CONTRACTOR FOR SIZE)

EV = ELECTRIC VEHICLE CHARGE *
240V @ 40AMPS (REQUIREMENTS
WILL BE PROVIDED DURING THE
TRADE PERMIT PROCESSING.)

PROJECT NO.

2025.60

E
LTD.
E-STYLE DESIGN
SERVICES

ERIC HARROW
5536 LOFWOOD LANE
LITHONIA, GA. 30058
CELL: 404-819-9205
ericharrow2010@gmail.com

Single Family Alteration, Addition and Renovation

for
Carolyn Lyles

213 Birch Street
Hapeville, GA 30354

DATE: Jan. 5, 2026

REVISIONS

NO.	DATE	COMMENTS
1	12-29-25	PROGRESS SET
2	1-5-26	REL. FOR CONSTRUCTION

DRAWN BY: ERIC HARROW

REVIEWED BY: eah

SCALE:

DRAWING TITLE

PROPOSED
FLOOR & ROOF PLAN

A-1.1

RELEASED FOR CONSTRUCTION

GENERAL CONCRETE NOTES

1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO ACI 318. ALL DETAILING, FABRICATION, ACCESSORIES, AND PLACEMENT OF REINFORCING SHALL CONFORM TO THE ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES.

2. CONCRETE SHALL BE NORMAL WEIGHT GRAY CONCRETE AND DEVELOP MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.

3. REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO ASTM A615:

A. GRADE 40 FOR #3 BARS
B. GRADE 60 FOR #4 AND LARGER BARS.

4. LAP ALL REINFORCING BARS 30 BAR DIAMETERS. MINIMUM. PROVIDE ONE CORNER BAR, LAPPED 30 DIAMETERS EACH WAY. FOR EACH PIECE OF CONTINUOUS REINFORCING.

5. WELDED WIRE FABRIC REINFORCING SHALL CONFORM TO ASTM A185.

6. LAP WELDED WIRE FABRIC 6" MINIMUM AT ALL SPLICES.

7. WHERE PIPE PASSES THROUGH A FOUNDATION WALL, DROP THE WALL FOOTING TO PASS BELOW THE PIPE (REFER TO STEPPED FOOTING DETAIL). PROVIDE 1" THICK COMPRESSIBLE MATERIAL AROUND PIPE.

8. ALL CONSTRUCTION JOINTS SHALL BE ROUGH-SURFACE AND CLEANED BEFORE THE NEXT POUR. NO HORIZONTAL CONSTRUCTION JOINTS ARE PERMITTED IN WALLS OR SLABS.

9. USE SAWN OR FORMED CONTROL JOINTS IN ALL SLABS LOCATE JOINTS SO THAT THE MAXIMUM AREA BOUNDED WITHIN THE JOINTS IS 600 SQUARE FEET, AND THE RATIO OF THE SIDES IS NO MORE THAN 2:1.

10. ANCHOR BOLTS FOR SILL PLATE ATTACHMENT TO CONFORM TO CONFORM TO ASTM A307.

WIND BRACING

1. ALL CORNERS OF EXTERIOR WALLS SHALL BE BRACED BY ONE OF THE FOLLOWING METHODS:
- 7/16" exterior OSB, blocked at all edges, full height of wall, minimum 4'-0" wide.
- 5/8" exterior gypsum sheathing, blocked at all edges, full height of wall, minimum 4'-0" wide. - 1 x 4 diagonal bracing, full height of wall, installed at a 45 degree angle, connected to the top and bottom plates.

FOUNDATION NOTES

1. FOUNDATIONS ARE DESIGNED TO BEAR ON RESIDUAL SOIL OR ENGINEERED COMPACTED FILL WITH AN ALLOWABLE BEARING PRESSURE OF 3000 PSF. VERIFY SOIL CAPACITY AT TIME OF EXCAVATION. IF A LESS CAPACITY IS DISCOVERED, THIS FOUNDATION SYSTEM IS VOID AND MUST BE RE-DESIGNED.

2. CMU FOUNDATION WALLS HAVE BEEN DESIGNED FOR SOIL HAVING AN EQUIVALENT FLUID PRESSURE OF 45 PSF PER FOOT OF DEPTH.

3. COMPACT BACKFILL BEHIND CMU FOUNDATION WALLS TO A MINIMUM OF 90% OF STANDARD PROCTOR DENSITY. BACKFILL SHALL BE FREE OF ORGANICS AND OTHER DELETERIOUS MATERIALS. BRACE ALL WALLS DESIGNED AS BASEMENT WALLS DURING BACKFILLING UNTIL FRAMING IS IN PLACE. DO NOT BACKFILL WITHOUT BRACING OR OTHER SUPPORT AT THE TOP OF THE WALL.

4. SOILS UNDER FOOTINGS TO BE AT 98% STANDARD PROCTOR DENSITY; SOILS UNDER SLABS TO BE AT 95% STANDARD PROCTOR DENSITY.

5. PROVIDE 12" MINIMUM COVER OVER FOOTINGS. UNLESS LOCAL FROST DEPTH WARRANTS A GREATER DEPTH.

6. ALL CONSTRUCTION ON FILL SOILS SHALL BE REVIEWED BY A REGISTERED GEOTECHNICAL ENGINEER.

STRUCTURAL WOOD FRAMING NOTES

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 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. GLULAM BEAMS TO BE INDUSTRIAL APPEARANCE GRADE AND HAVE AN ALLOWABLE EXTREME FIBER BENDING STRESS OF 2400 PSI.

4. LAMINATED VENEER LUMBER BEAMS SHALL BE MICRO-LAM BEAMS, MANUFACTURED BY TRUS-JOIST MACMILLAN, OR EQUAL.

5. FLITCH PLATED BEAMS SHALL BE COMPRISED OF TWO PIECES OF SOUTHERN PINE NO. 2 OF THE SIZE INDICATED ON THE PLANS, AND AN ASTM A36 STEEL PLATE OF THE THICKNESS SHOWN ON THE PLAN, AND EQUAL IN DEPTH TO THE ACTUAL SIZE OF THE 2 X MEMBER. THE BEAM SHALL BE THROUGH BOLTED WITH 1/2" DIAMETER BOLTS IN TWO ROWS, STAGGERED AT 16" ON CENTER, WITH TOW BOLTS AT EACH END.

6. PROVIDE 1X4 DIAGONAL BRIDGING OR SOLID BLOCKING AT 8'-0" ON CENTER, MAXIMUM, IN ALL FLOOR JOISTS.

7. PROVIDE DOUBLE JOISTS UNDER ALL NON-LOAD BEARING PARTITIONS PARALLEL TO THE SPAN OF THE FLOOR JOISTS.

8. DO NOT CUT FRAMING MEMBERS FOR PLUMBING, ELECTRICAL, OR MECHANICAL WITHOUT REINFORCING THE MEMBER TO ITS ORIGINAL CAPACITY.

9. LUMBER FOR 2X4 AND 2X6 STUDS SHALL BE STUD GRADE SPRUCE-PINE-FIR, OR EQUAL, UNLESS NOTED OTHERWISE.

10. STUD WALLS SUPPORTING TWO FLOORS, CEILING, AND ROOF LOADS SHALL BE 2X6 AT 16" ON CENTER; ALL OTHER WALLS TO BE 2X4 AT 16" ON CENTER, UNLESS OTHERWISE NOTED. STUD WALLS UP TO 8'-0" TALL TO BE BLOCKED SOLID AT MID-HEIGHT. TALLER WALLS TO BE BLOCKED SOLID AT THIRD POINTS.

11. BALLON FRAME ALL TWO-STORY WALLS WHERE LATERAL FRAMING DOES NOT PROVIDE MID-HEIGHT BRACING. IF TWO-STORY WALLS HAVE EXCESSIVE OPENINGS, USE VERTICAL STEEL FLITCH PLATES AND/OR 2X6 FRAMING.

12. ALL HEADERS AND BEAMS TO BE SUPPORTED BY BUILT-UP 2X6 OR COLUMNS AS SHOWN ON THE PLANS. SUPPORT TO BE CONTINUOUS TO FOUNDATION OR OTHER SUPPORT BELOW.

13. BEARING-TYPE CONNECTIONS MAY BE TOW-NAILED, ALL OTHER CONNECTIONS OF STRUCTURAL MEMBERS TO BE MADE USING METAL JOIST MANAGERS.

14. ALL KNEE WALL CONSTRUCTION TO BE DIAGONALLY BRACED AT 4'-0" ON CENTER, MAXIMUM.

15. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE TO BE PRESSURE TREATED. PROVIDE PRESSURE TREATED LUMBERS AT ALL OTHER LOCATIONS SHOWN ON THE PLANS.

DESIGN LOADS

ROOF LOADS:
LIVE LOAD = 20 PSF
DEAD LOAD = 10 PSF

ATTIC LOADS:
LIVE LOAD = 30 PSF (STORAGE AREAS)
DEAD LOAD = 10 PSF (LIMITED STORAGE)

STORAGE:
DEAD LOAD = 7 PSF
MAIN AND UPPER LEVEL FLOOR LOADS (INCLUDING EXTERIOR DECKS):
LIVE LOAD = 30 PSF (SLEEPING ROOMS)
= 40 PSF (ALL OTHER ROOMS)
DEAD LOAD = 10 PSF
WIND LOAD: STANDARD BUILDING CODE SECTION 1205 FOR 90 MPH WIND.

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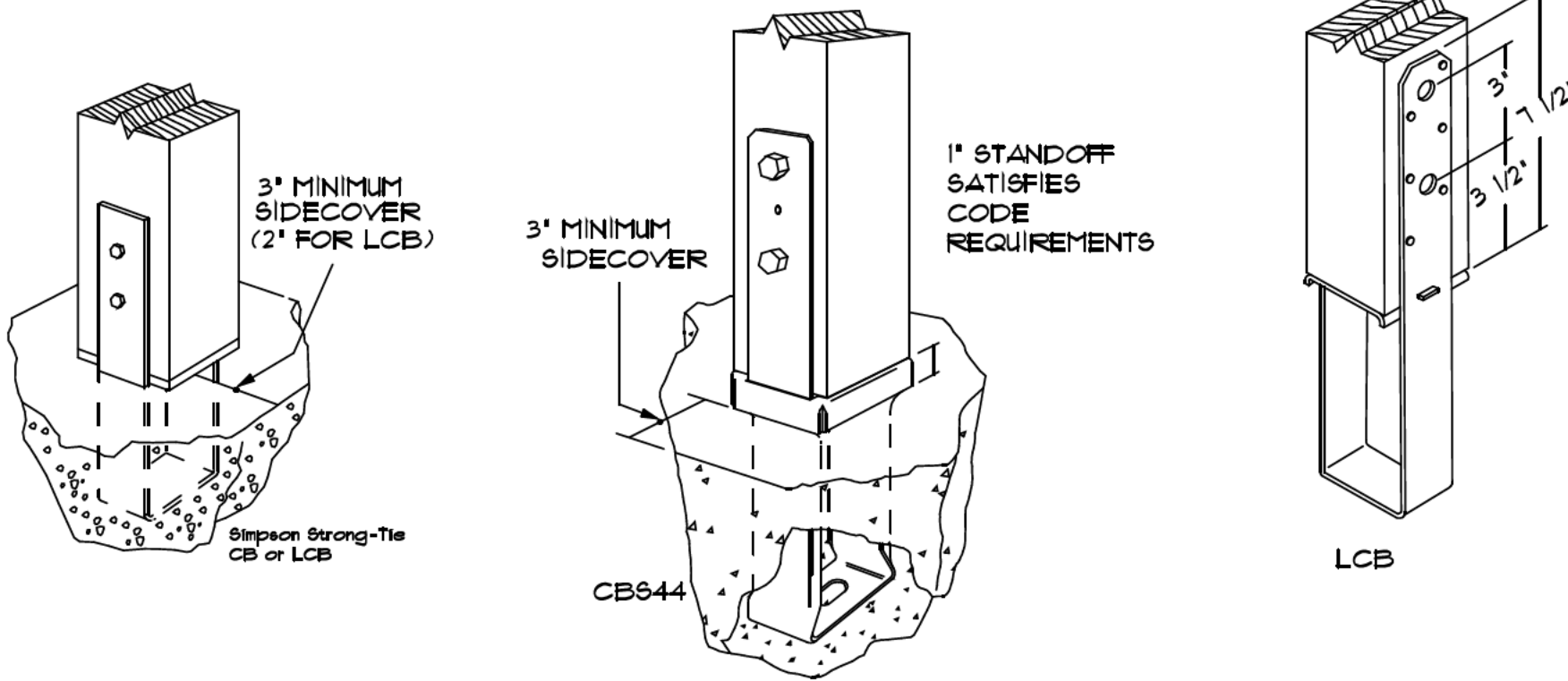
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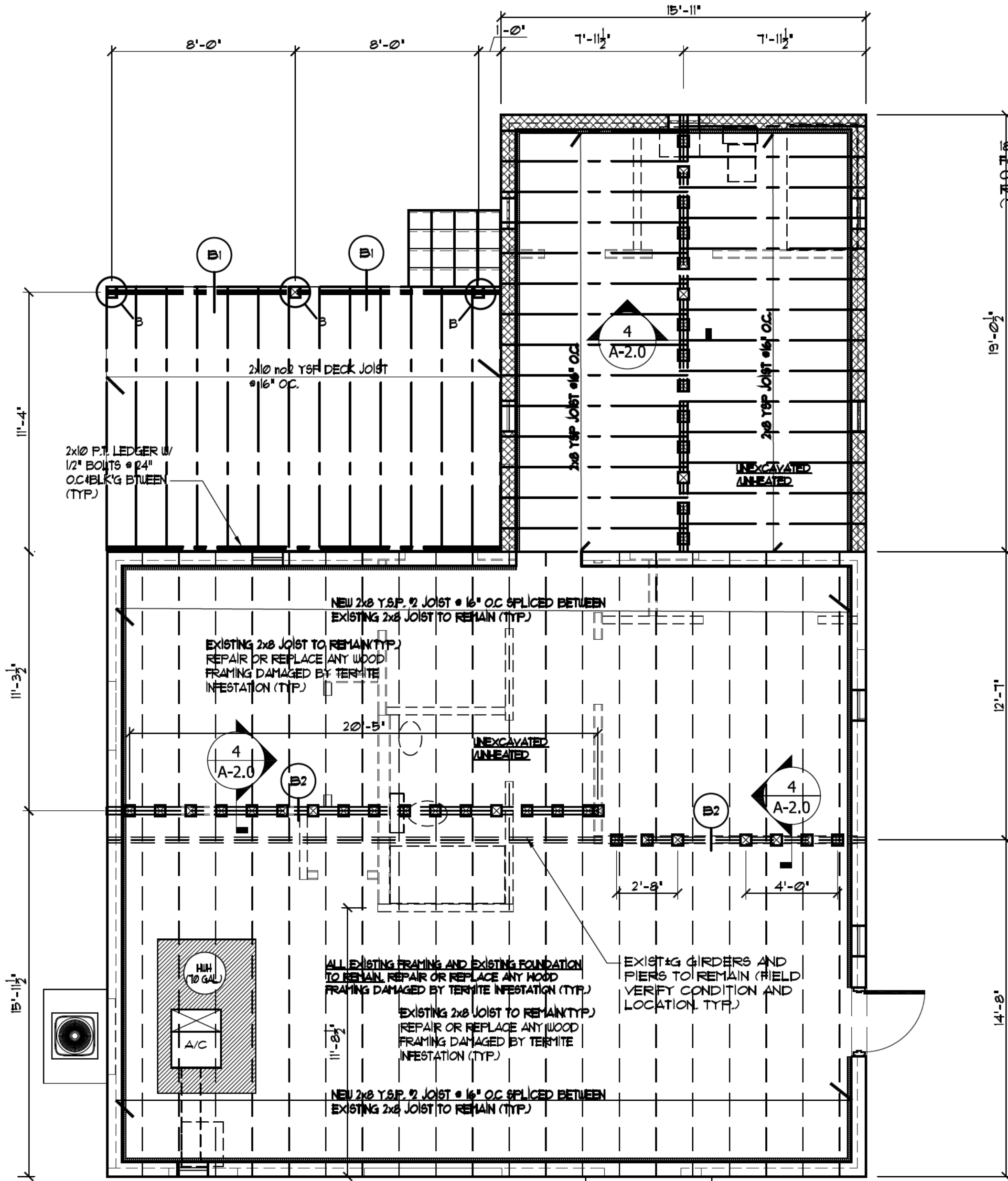
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COLUMNS
(Contractor's Choice)

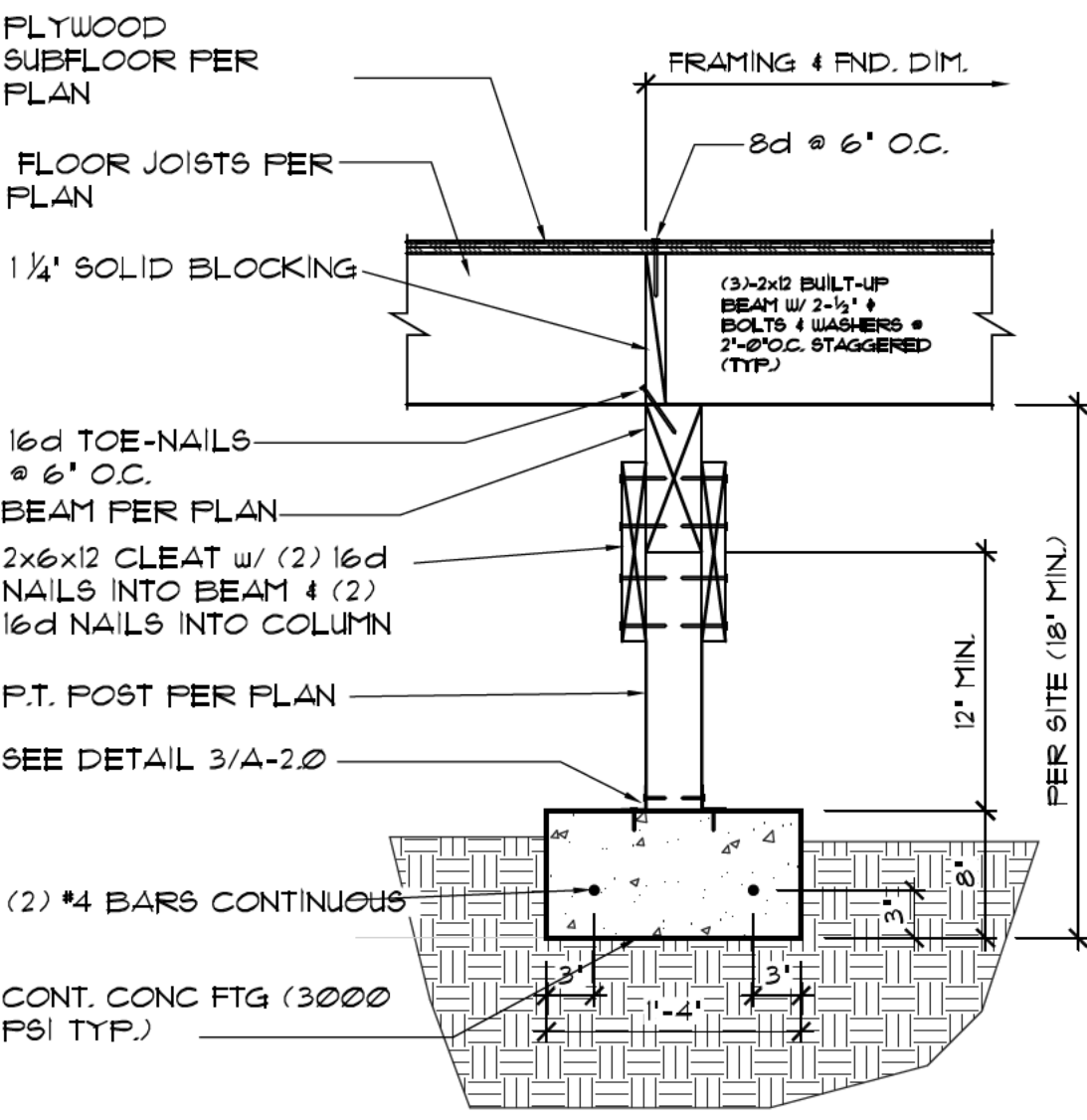
3 COLUMN BASE DETAILS

SCALE: 1" = 1'-0"
NONE



2 FLOOR FRAMING PLAN

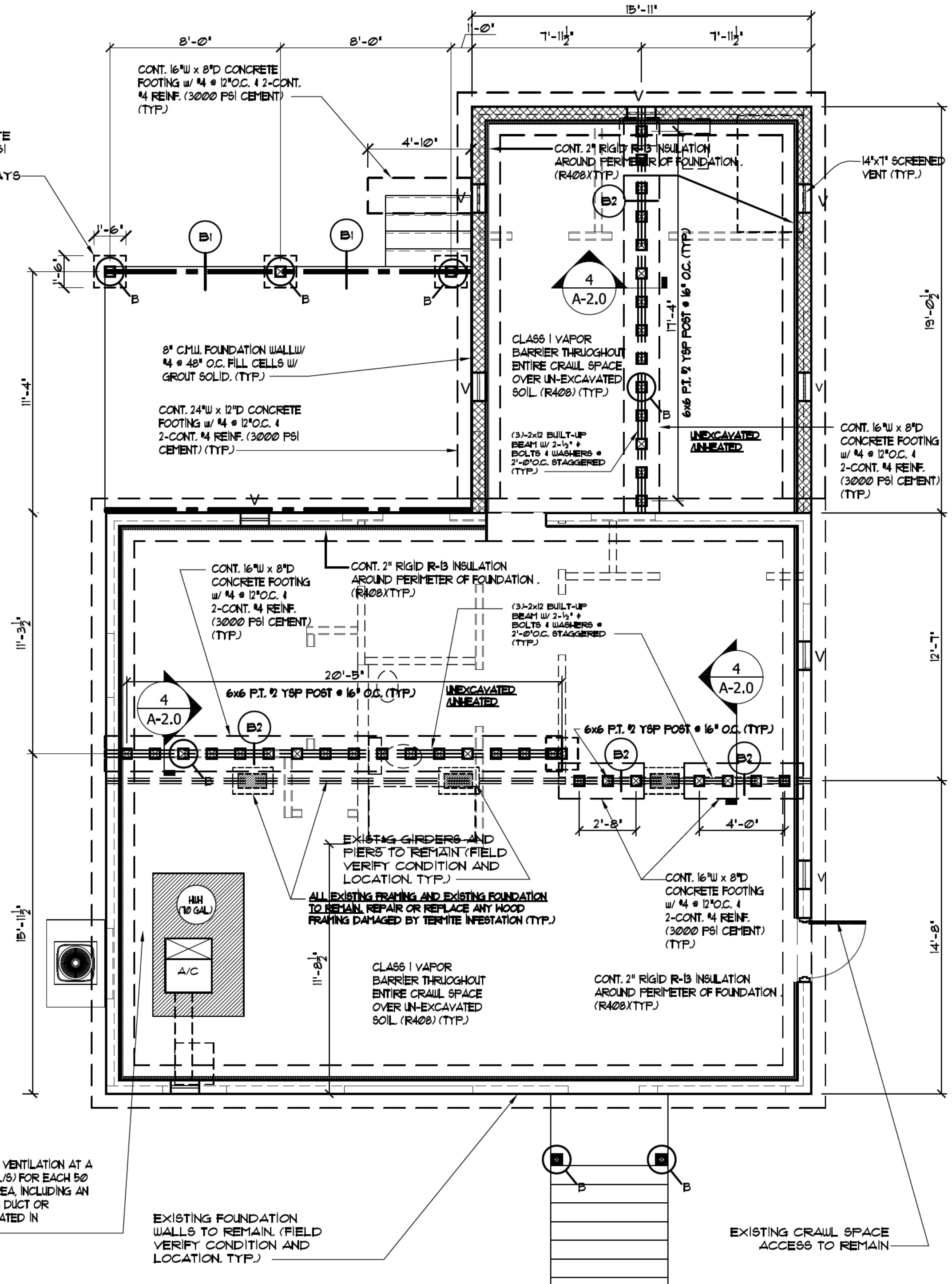
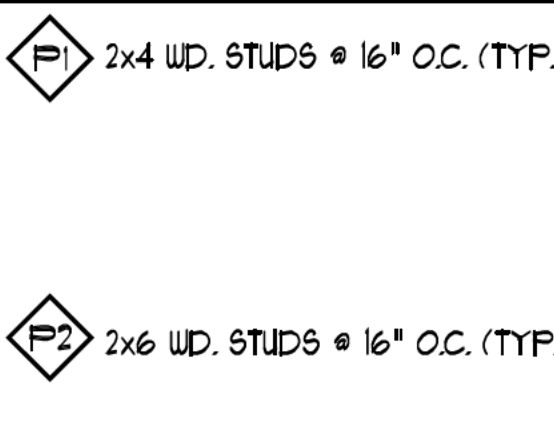
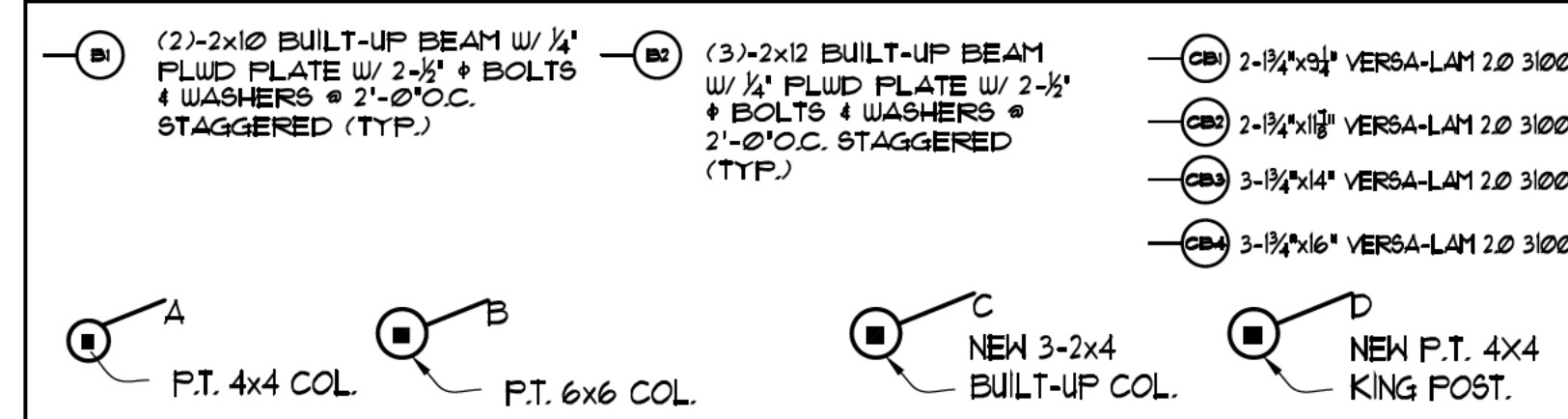
SCALE: 1/4" = 1'-0"
NONE



4 FOUNDATION PIER SECTION

SCALE: 1" = 1'-0"
NONE

NOTE FOR DIMENSIONS ON FRAMING
PLEASE REFER TO FLOOR PLANS.



1 FOUNDATION PLAN

SCALE: 1/4" = 1'-0"
NONE

PROJECT NO.

2025.60



ERIC HARROW
5536 LOFWOOD LANE
LITHONIA, GA. 30058
CELL: 404-819-9205
ericharrow2010@gmail.com

Single Family Alteration, Addition and Renovation

for
Carolyn Lyles

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DATE: Jan. 5, 2026

REVISIONS

NO.	DATE	COMMENTS
1	12-29-25	PROGRESS SET
2	1-5-26	REL. FOR CONSTRUCTION

DRAWN BY: ERIC HARROW

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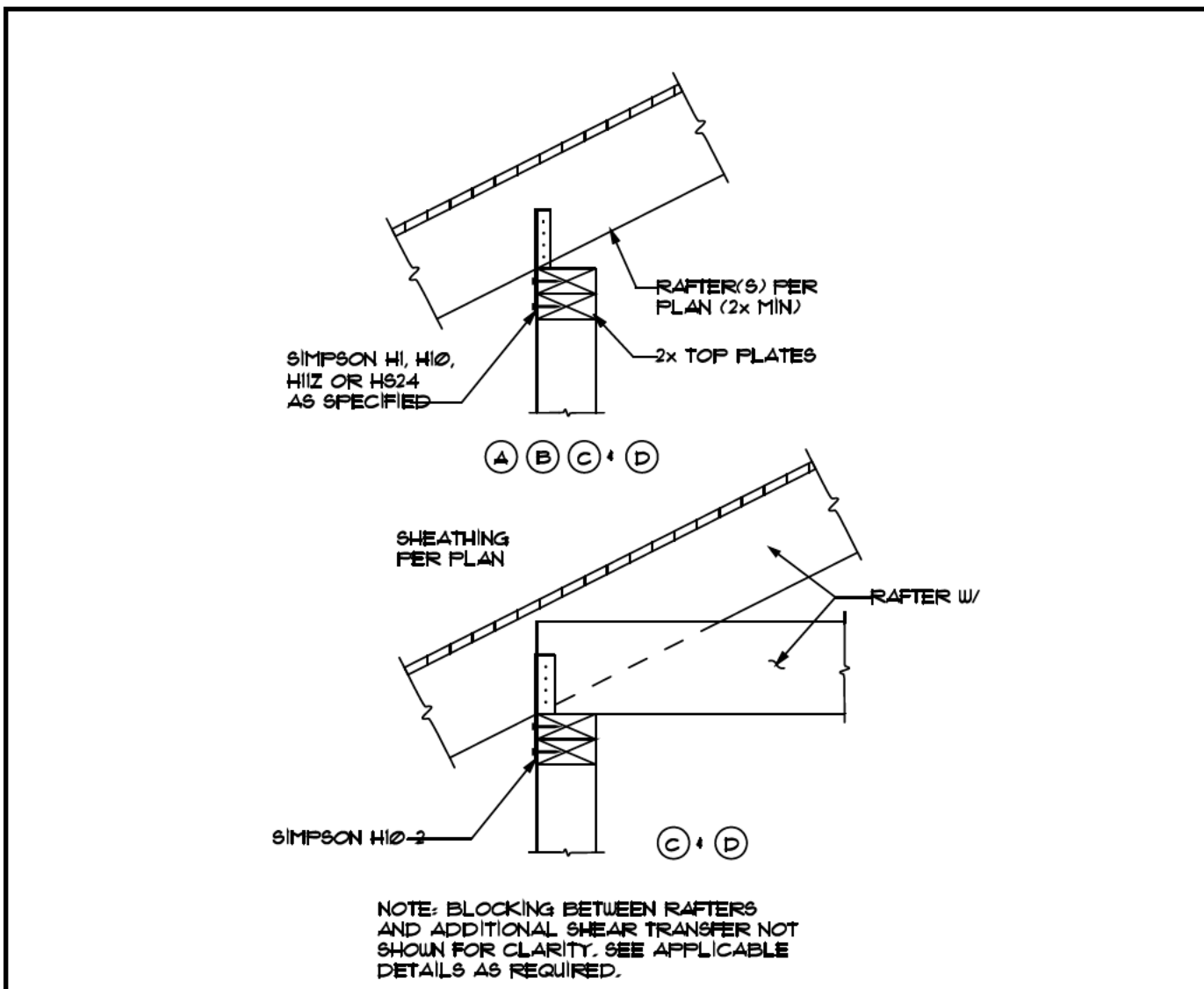
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DRAWING TITLE

EXISTING FOUNDATION PLAN

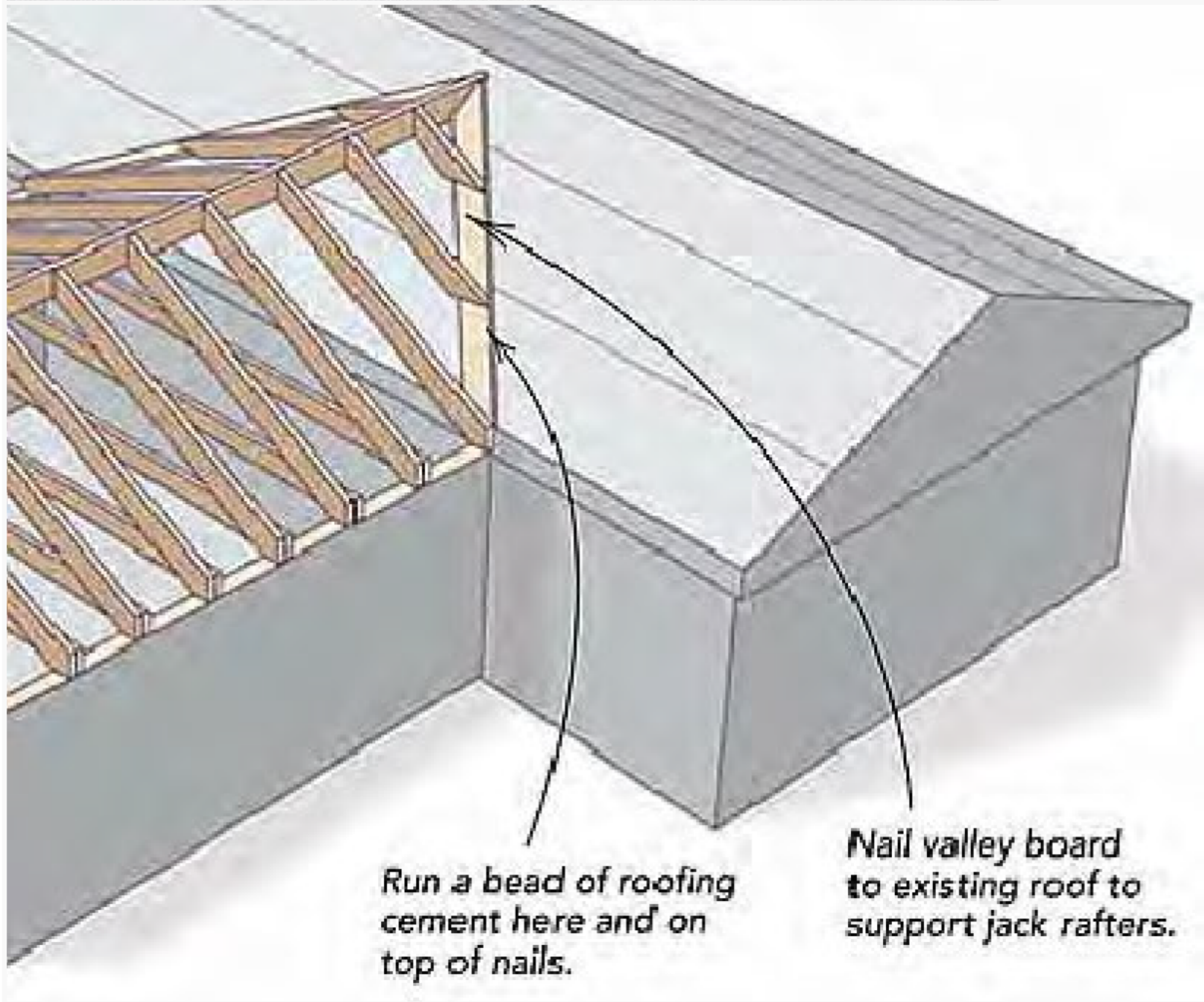
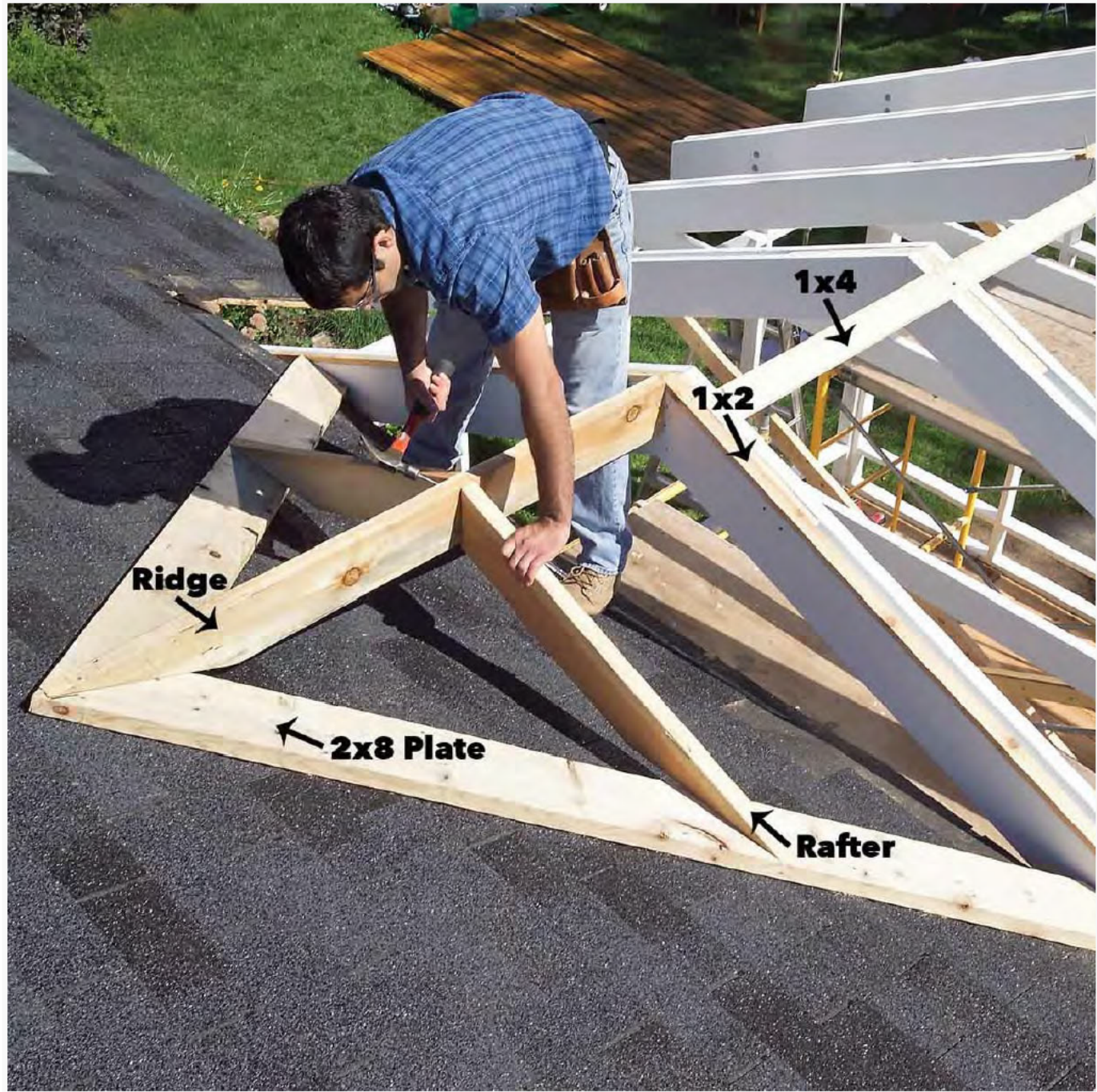
A-2.0

RELEASED FOR CONSTRUCTION



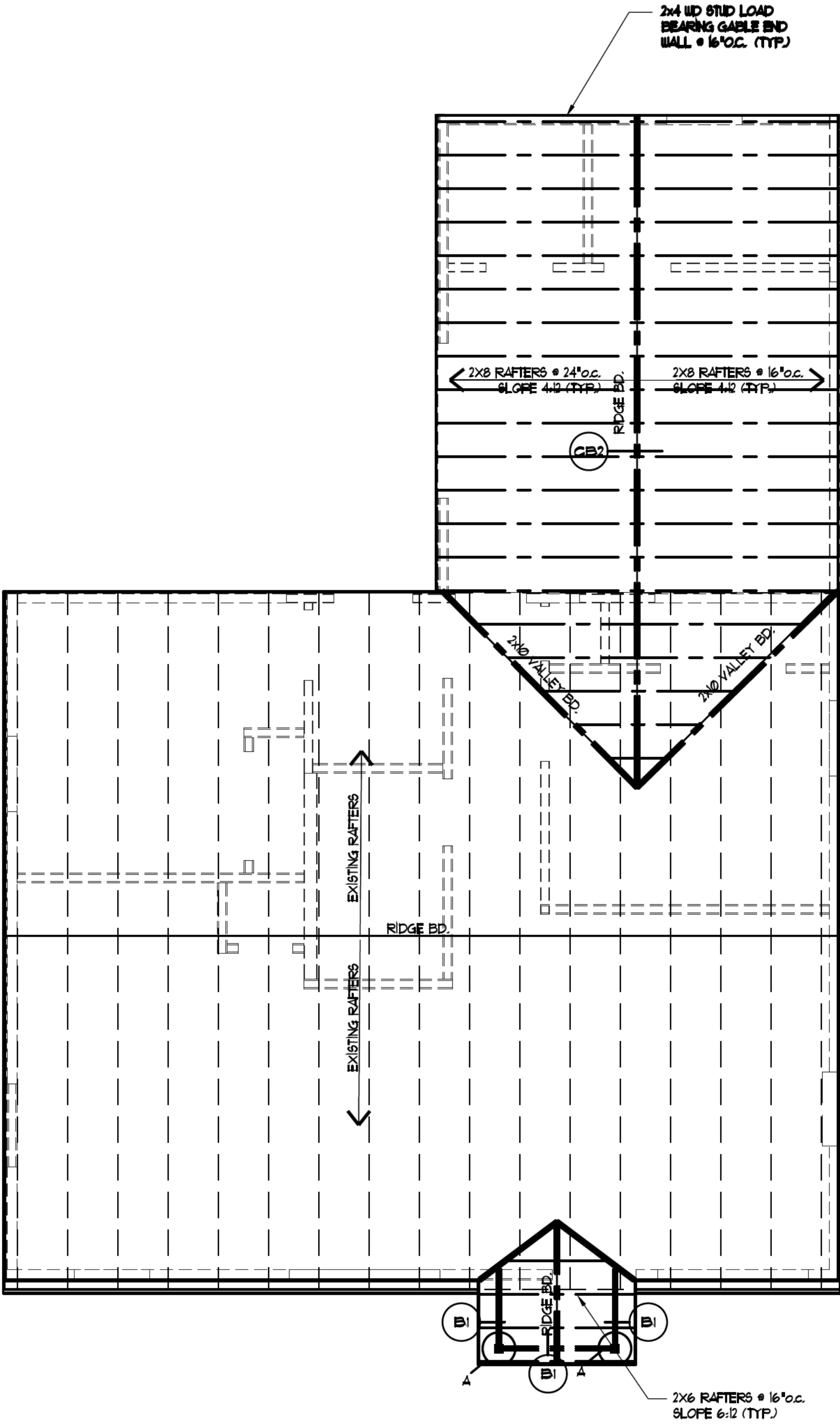
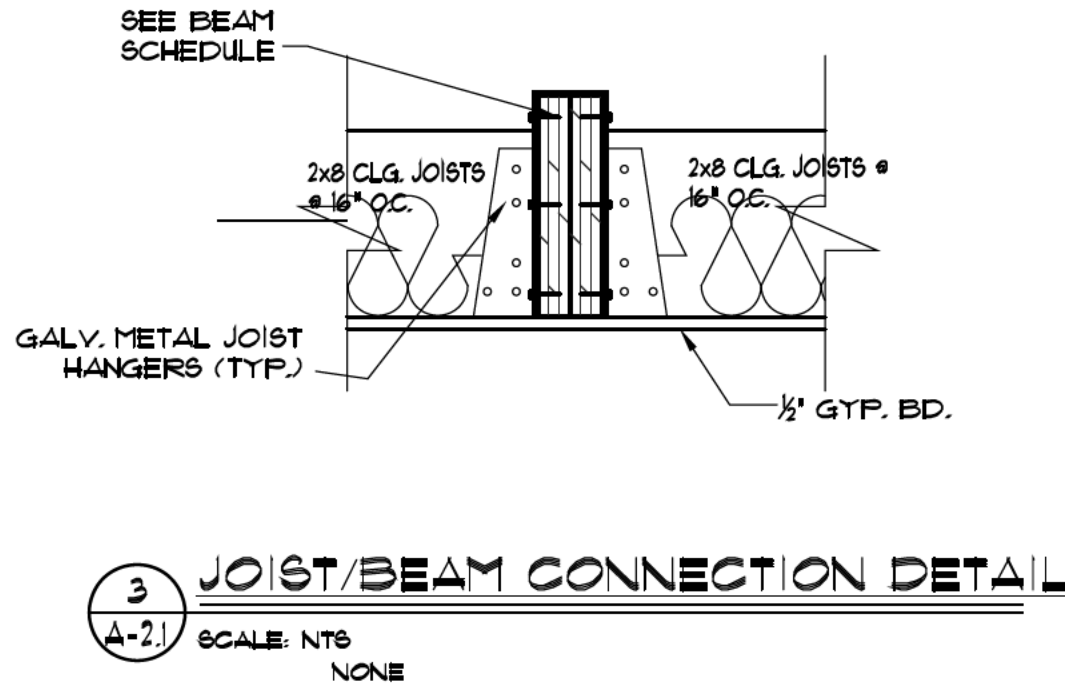
DETAIL MARK	SIMPSON PIECE	FASTENERS - NAILS	
		RAFTER	TOP PLATE
A	H1	6-8d x 1 1/2	4-8d
B	H10, H10R	8-8d x 1 1/2	8-8d x 1 1/2
C	H12	6-16d x 2 1/2	6-16d x 2 1/2
D	H10-2	6-10d	6-10d
E	H24	2-8d SLANT	8-8d

4 COLUMN BEAM CONNECTION DETAIL
SCALE: NTS
NONE



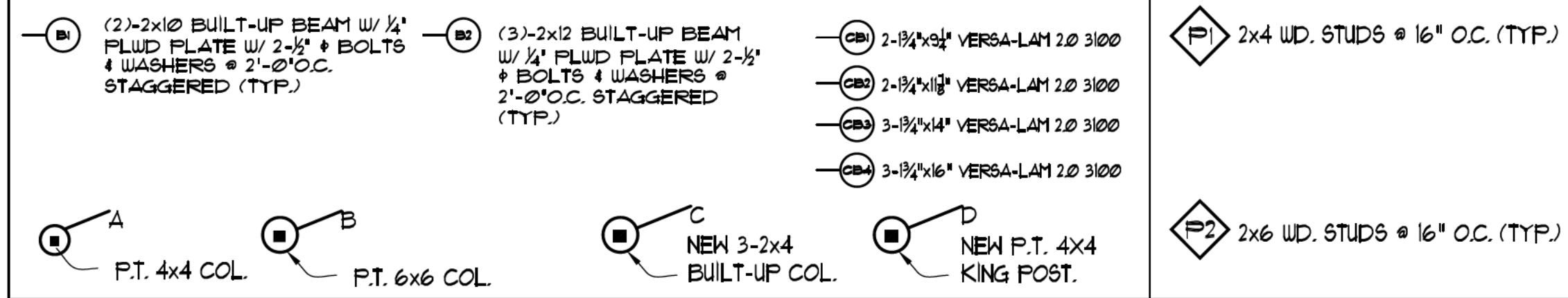
Run a bead of roofing cement here and on top of nails.

Nail valley board to existing roof to support jack rafters.

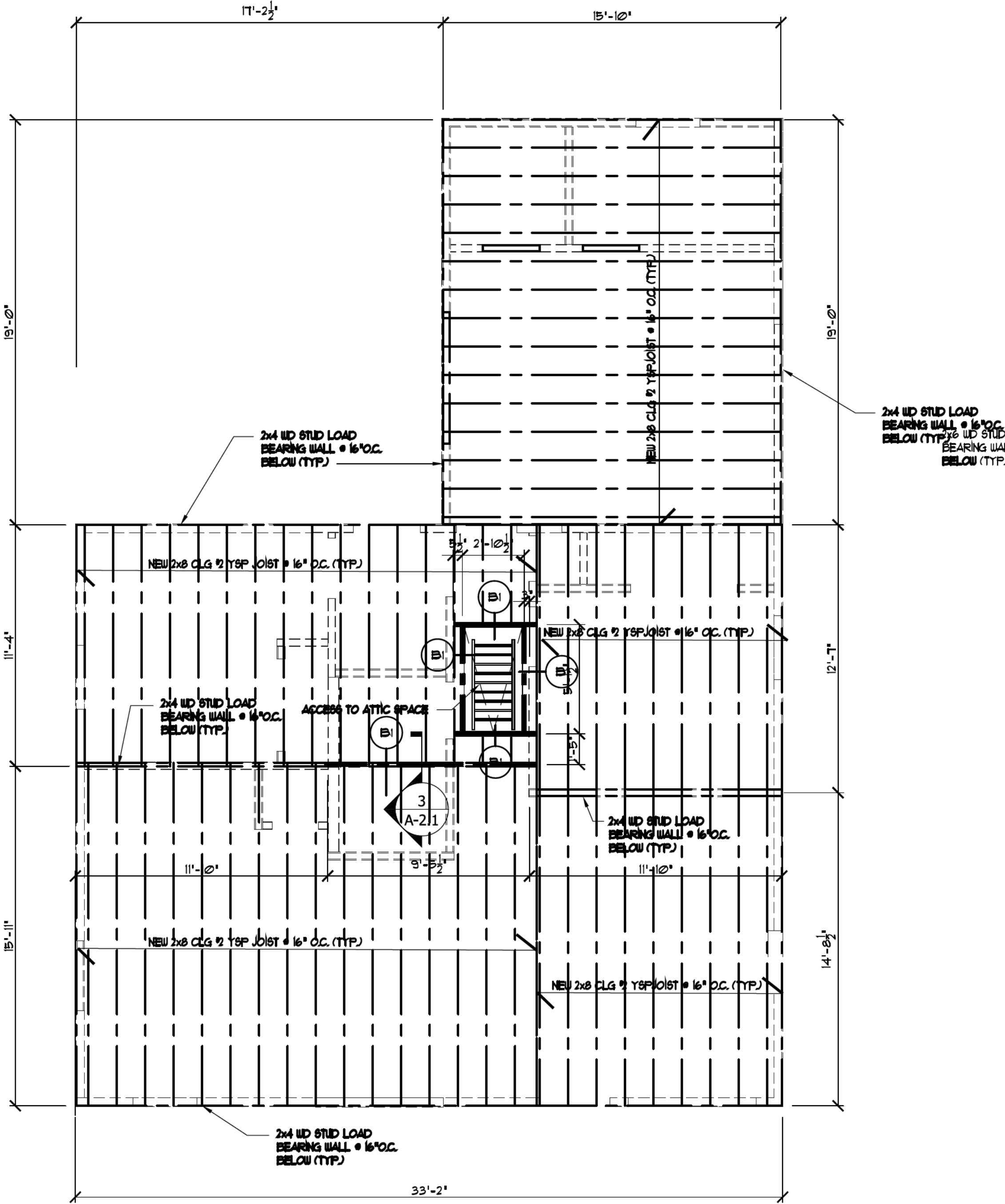


2 ROOF FRAMING PLAN
SCALE: 1/4\"/>

NOTE: FOR DIMENSIONS ON FRAMING
PLEASE REFER TO FLOOR PLAN.



1 CLG FRAMING PLAN
SCALE: 1/4\"/>



PROJECT NO.
2025.60

ERIC HARROW
5536 LOFWOOD LANE
LITHONIA, GA. 30058
CELL: 404-819-9205
ericharrow2010@gmail.com

Single Family Alteration, Addition and Renovation
for
Carolyn Lyles
213 Birch Street
Hapeville, GA 30354

DATE: Jan. 5, 2026		
REVISIONS		
NO.	DATE	COMMENTS
1	12-29-25	PROGRESS SET
2	1-5-26	REL. FOR CONSTRUCTION

DRAWN BY: ERIC HARROW
REVIEWED BY: eah
SCALE:
DRAWING TITLE
FOUNDATION PLAN
AND FRAMING PLAN

A-2.0

RELEASED FOR CONSTRUCTION

DATE: Jan. 5, 2026

REVISIONS		
NO	DATE	COMMENTS
1	12-29-25	PROGRESS SET
2	1-5-26	REL. FOR CONSTRUCTION

DRAWN BY: ERIC HARROW

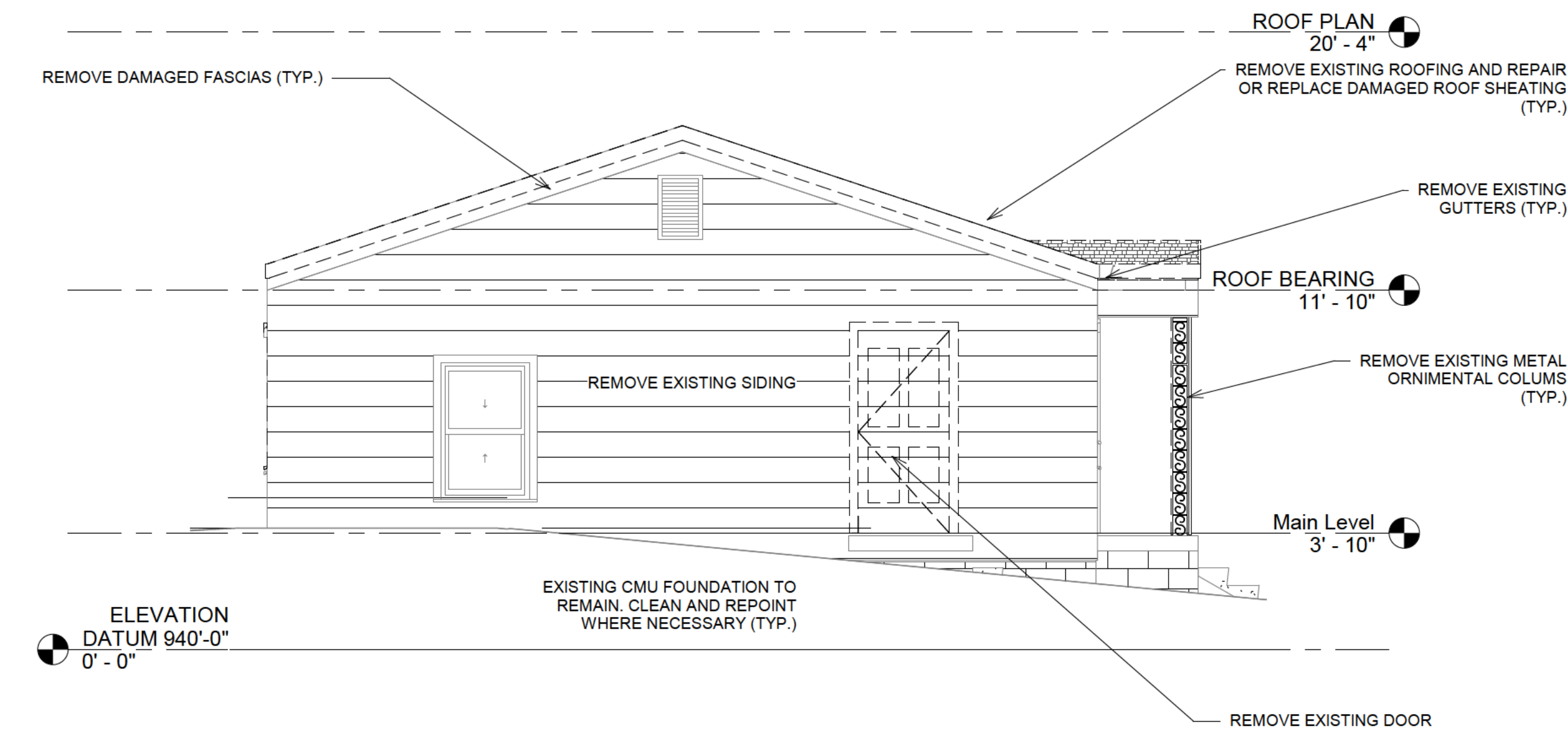
REVIEWED BY: eah

SCALE:

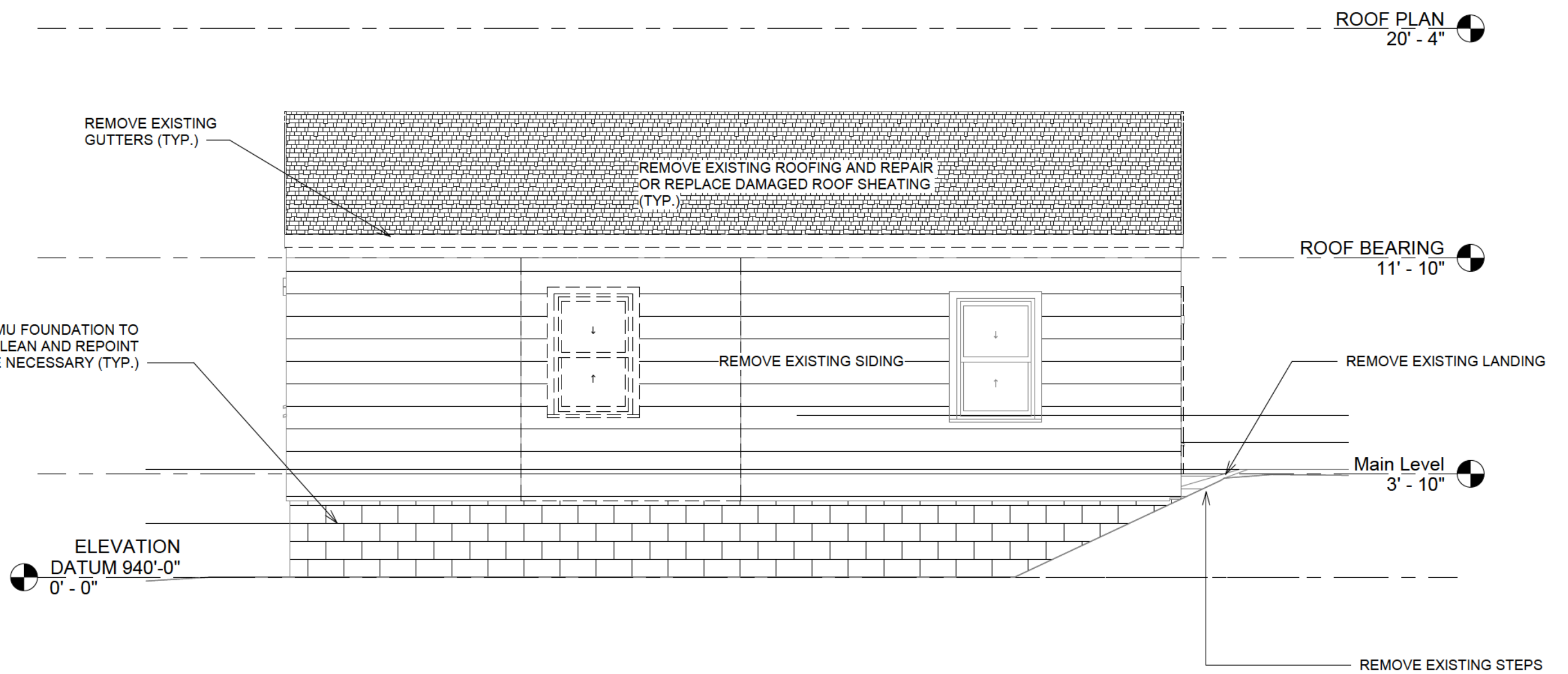
DRAWING TITLE

EXISTING
ELEVATIONS

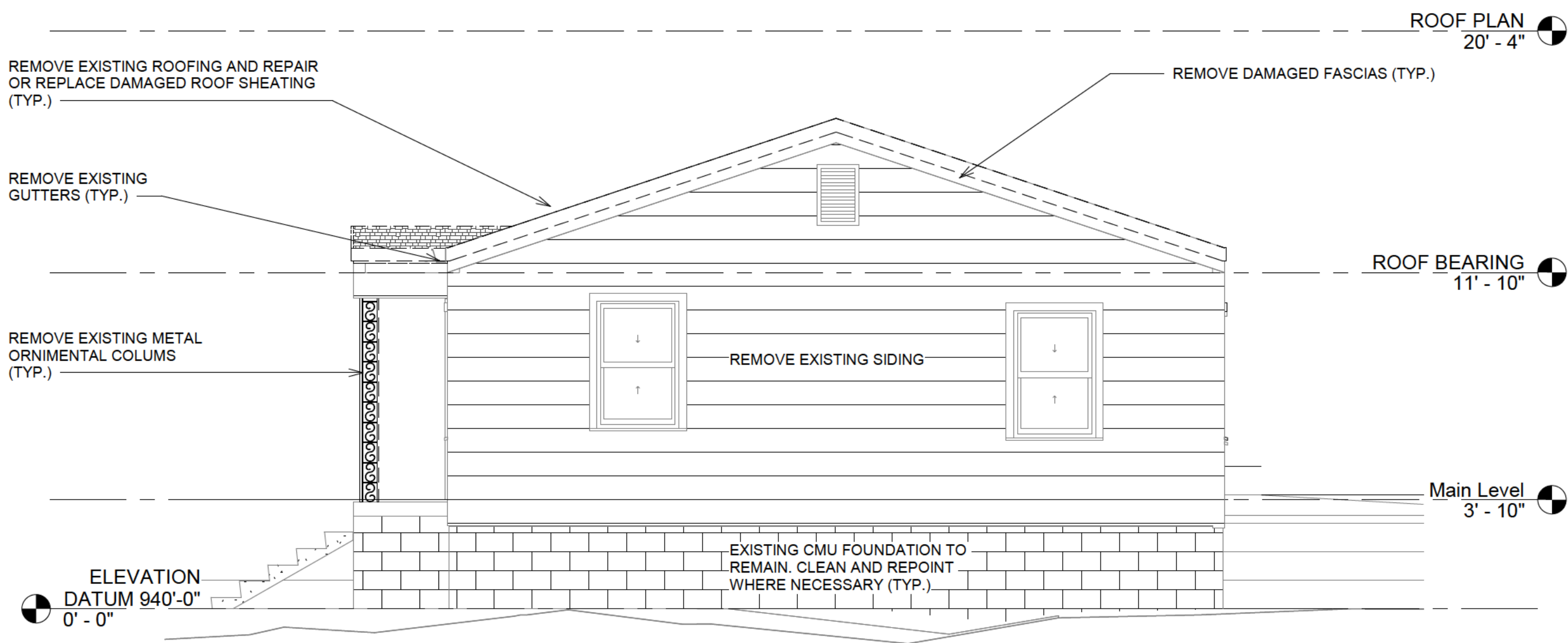
A-3.0



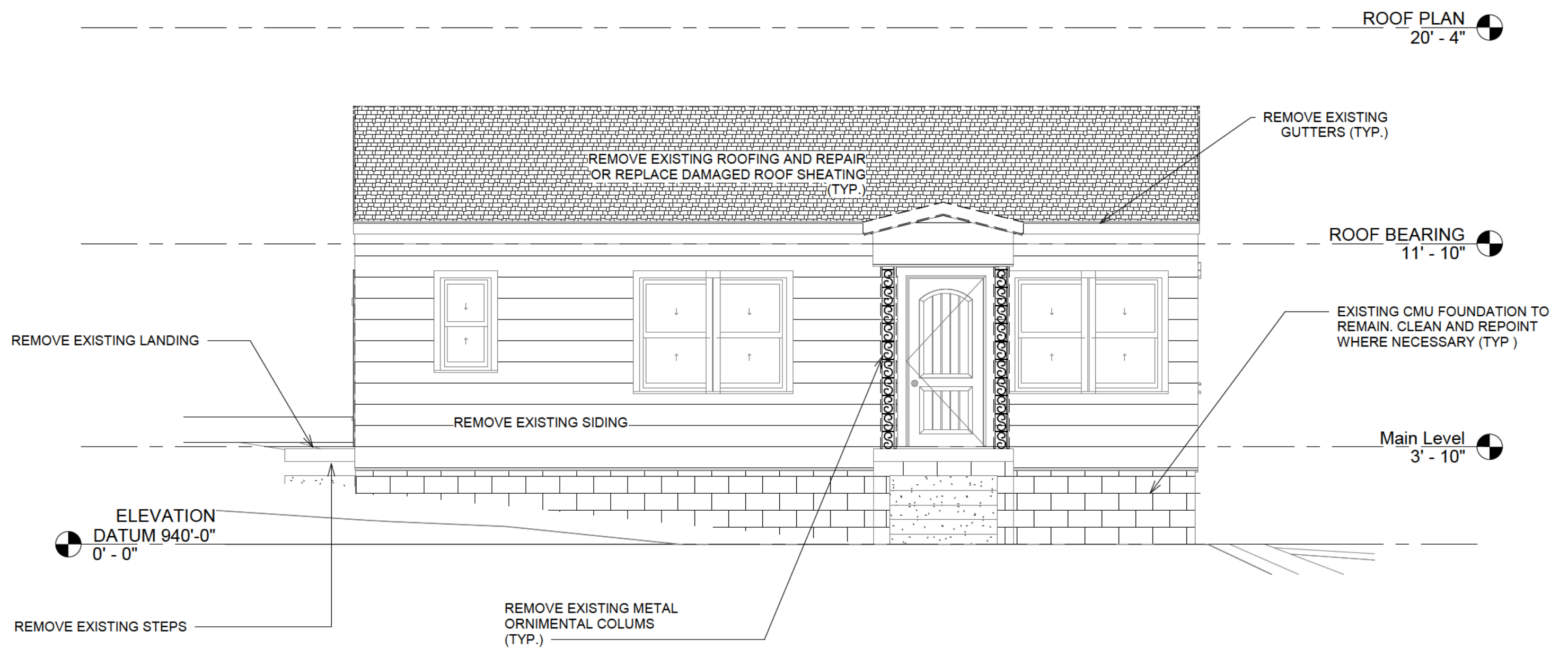
4 EXISTING WEST ELEVATION
A-3.0 SCALE: 1/4" = 1'-0"



2 EXISTING NORTH ELEVATION (REAR)
A-3.0 SCALE: 1/4" = 1'-0"



3 EXISTING EAST ELEVATION
A-3.0 SCALE: 1/4" = 1'-0"



1 EXISTING SOUTH ELEVATION (FRONT)
A-3.0 SCALE: 1/4" = 1'-0"



E-STYLE
DESIGN
SERVICES

ERIC HARROW
5536 LOFWOOD LANE
LITHONIA, GA. 30058
CELL: 404-819-9205
ericharrow2010@gmail.com

Single Family Alteration, Addition and Renovation

for
Carolyn Lyles

213 Birch Street
Hapeville, GA 30354

DATE: Jan. 5, 2026

REVISIONS		
NO	DATE	COMMENTS
1	12-29-25	PROGRESS SET
2	1-5-26	REL. FOR CONSTRUCTION

DRAWN BY: ERIC HARROW

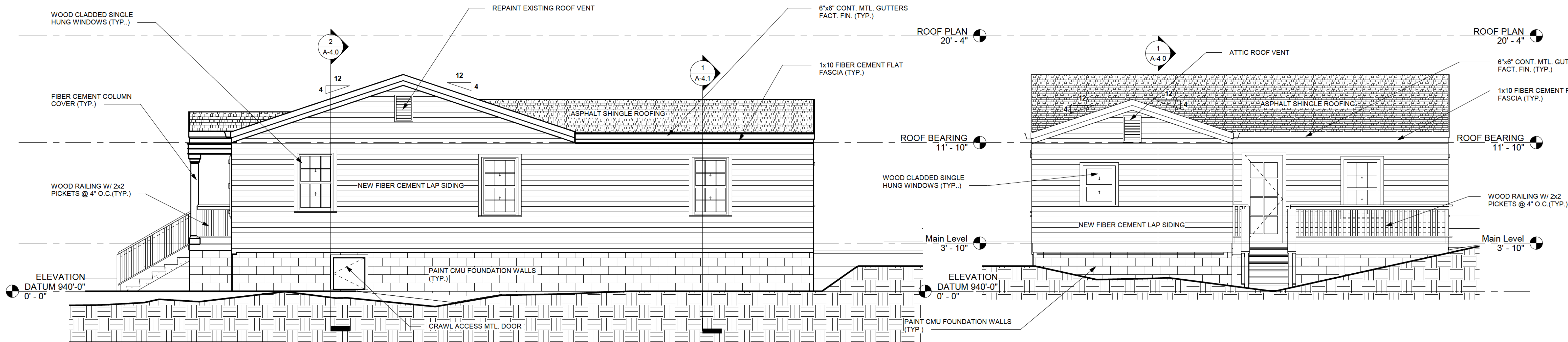
REVIEWED BY: eah

SCALE:

DRAWING TITLE

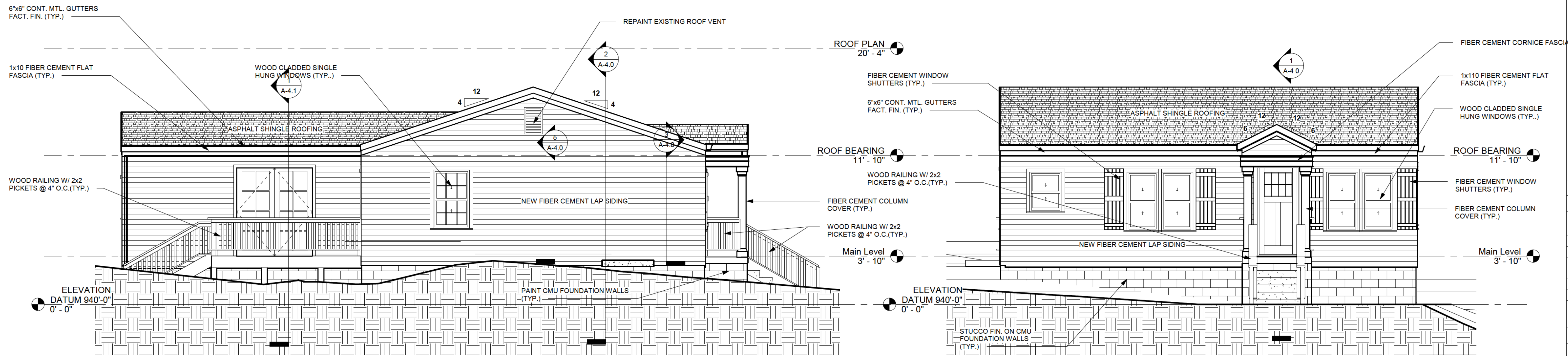
PROPOSED
ELEVATIONS

A-3.1



4 PROPOSED EAST ELEVATION
A-3.1 SCALE: 1/4" = 1'-0"

2 PROPOSED NORTH ELEVATION (REAR)
A-3.1 SCALE: 1/4" = 1'-0"



3 PROPOSED WEST ELEVATION
A-3.1 SCALE: 1/4" = 1'-0"

1 PROPOSED SOUTH ELEVATION (FRONT)
A-3.1 SCALE: 1/4" = 1'-0"

RELEASED FOR CONSTRUCTION

NO	DATE	COMMENTS
12-29-25		PROGRESS SET
1-5-26		REL FOR CONSTRUCTION

DRAWN BY: ERIC HARROW

VIEWED BY: eah

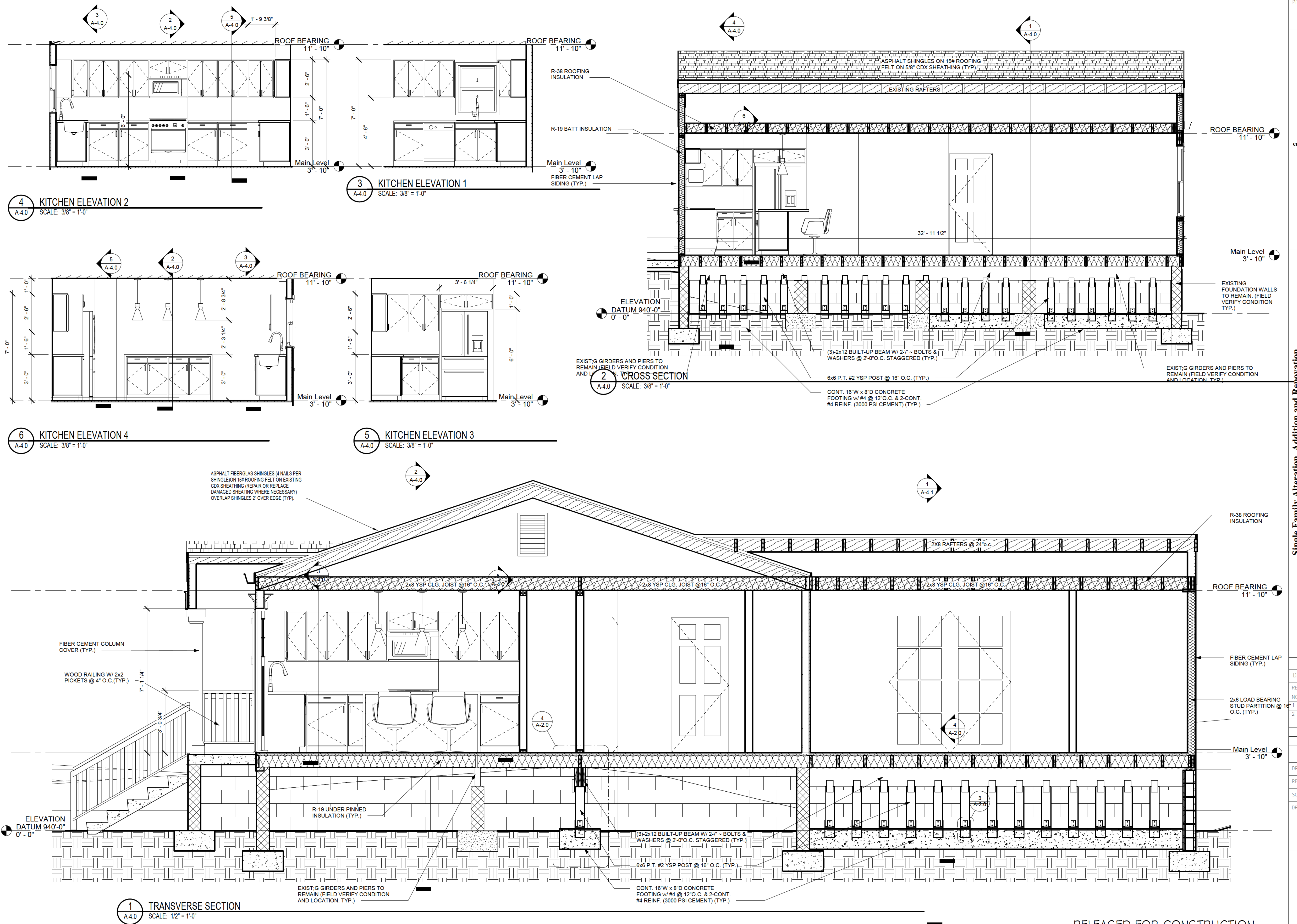
SCALE:

DRAWING TITLE

BUILDING SECTIONS

A-4.0

RELEASED FOR CONSTRUCTION



for
Carolyn Lyles

213 Birch Street
Hapeville, GA 30354

DATE: Jan. 5, 2026

DIVISIONS		
NO	DATE	COMMENTS
	12-29-25	PROGRESS SET
	1-5-26	REL FOR CONSTRUCTION

DRAWN BY: ERIC HARROW

VIEWED BY: eah

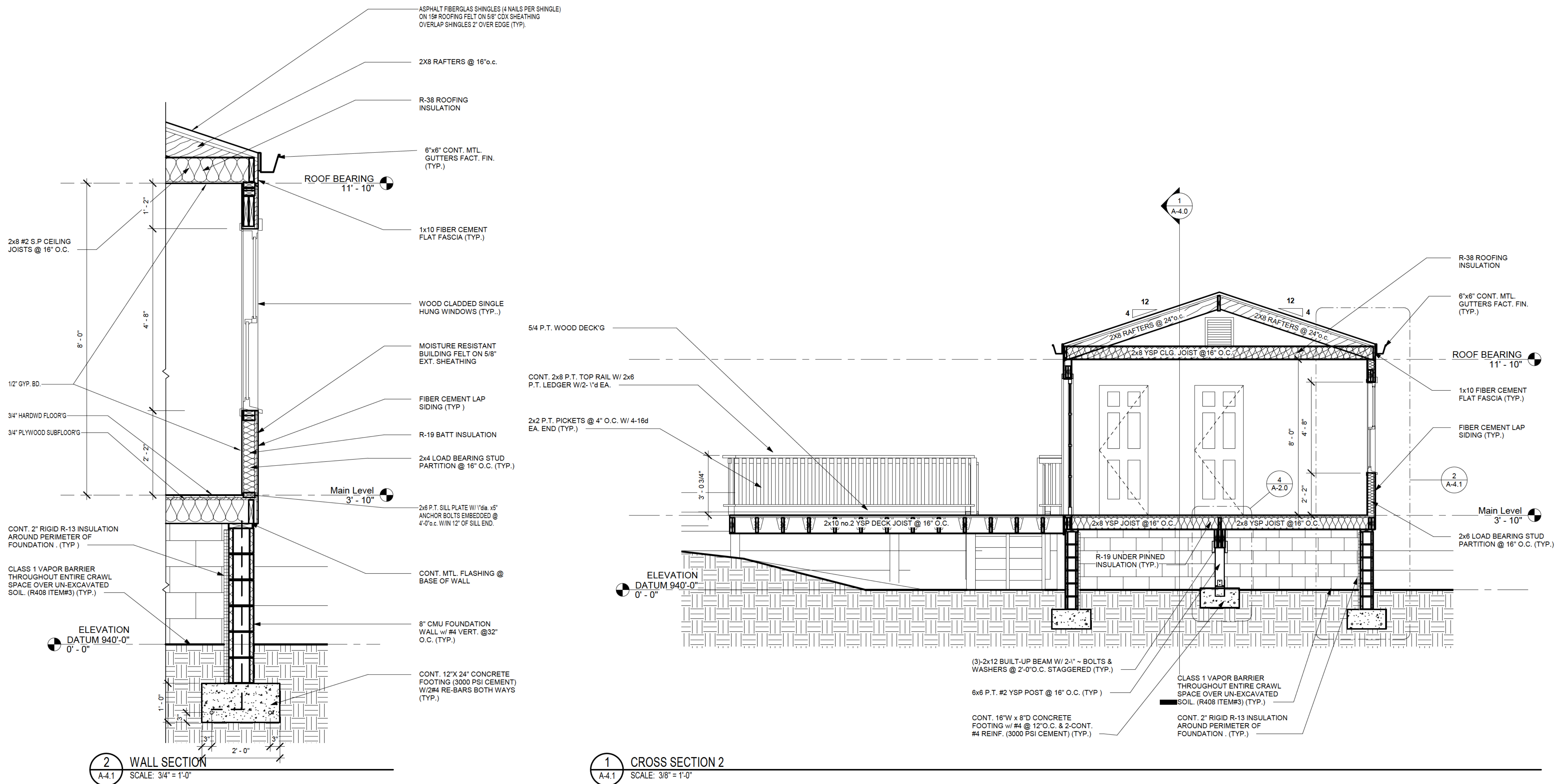
SALE:

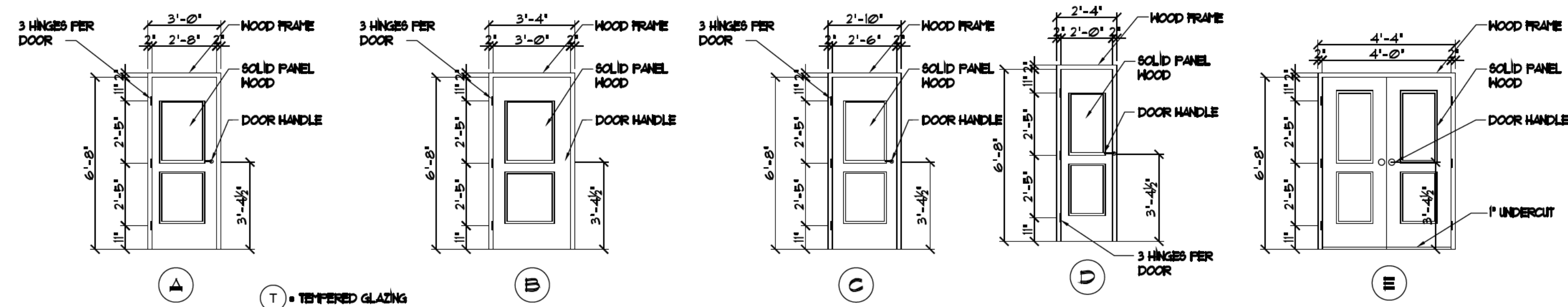
DRAWING TITLE

ACTIONS

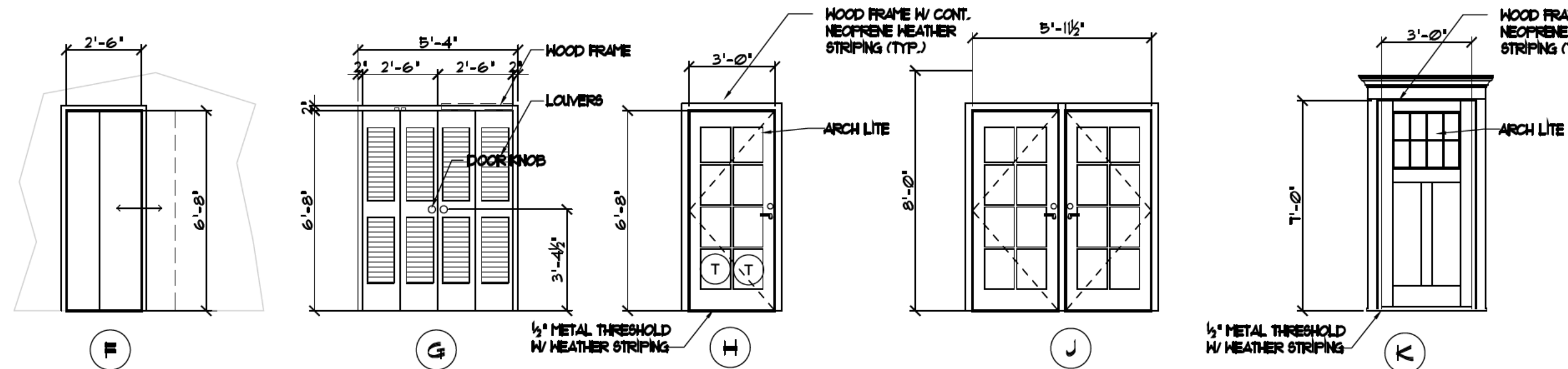
A-4.1

RELEASED FOR CONSTRUCTION

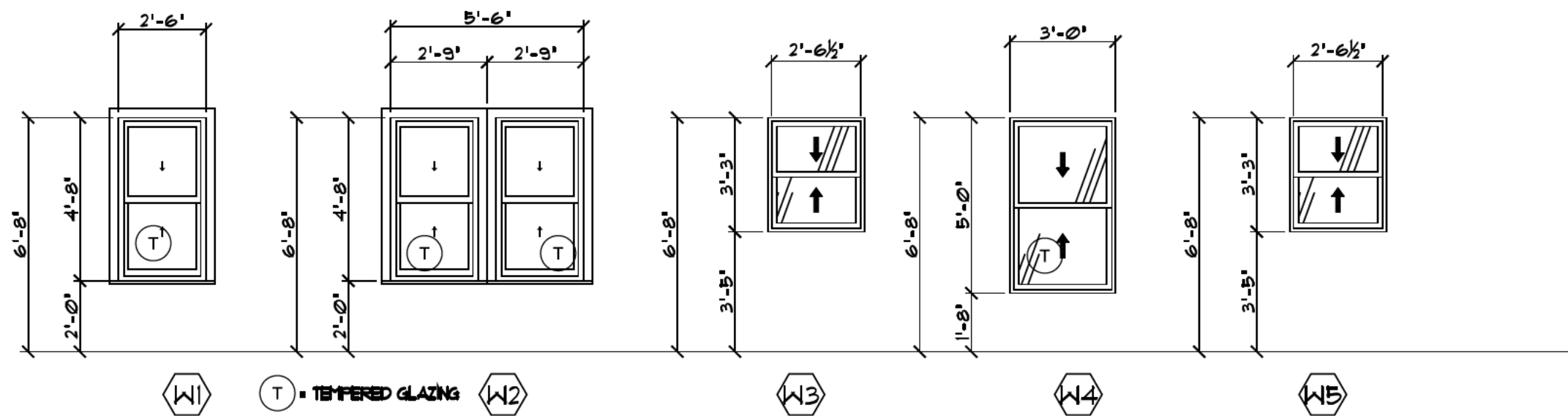




T • TEMPERED GLAZING



10 DOOR ELEVATIONS
SCALE: 1/2" = 1'-0"
NONE



8 WINDOW ELEVATIONS
SCALE: 1/4" = 1'-0"
NONE

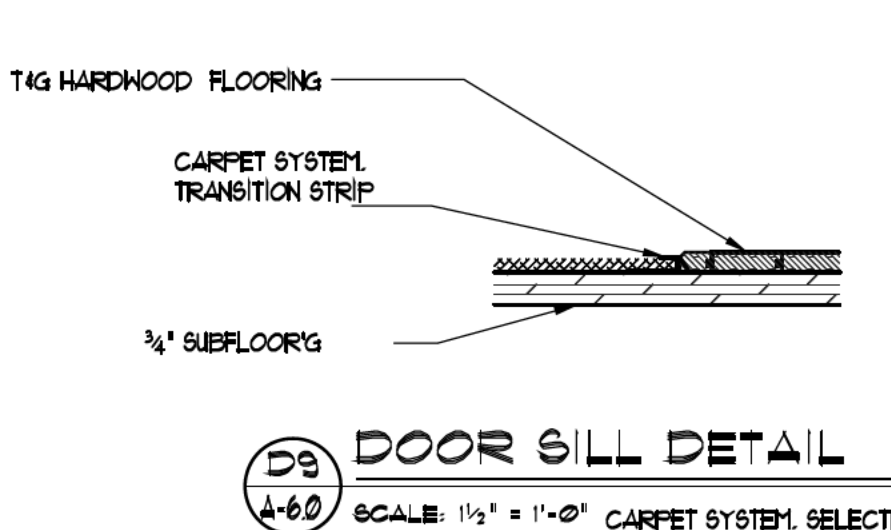
WINDOW SCHEDULE									
DOOR NUMBER	WINDOW				REMARKS			MARKS	
	SIZE		MATERIAL	TYPE					SIZE
	W.	H.			HEAD	JAMB	SILL		
W1	2'-6"	4'-8"	EXISTING	SINGLE HANG	H2	(SIM)	S2	EXISTING. REPAIR IF NECESSARY	EEA • BED RM.
W2	2'-2'-6"	4'-8"	EXISTING	SINGLE HANG	H2	(SIM)	S2	EXISTING. REPAIR IF NECESSARY	⬆
W3	2'-6"	3'-3"	EXISTING	SINGLE HANG	H2	(SIM)	S2	EXISTING. REPAIR IF NECESSARY	⬆
W4	3'-0"	5'-0"	WD/CLADDED	SINGLE HANG	H2	(SIM)	S2	3/8" INSUL. GLAZING W/ INSECT SCREEN	
W5	2'-6"	3'-3"	WD/CLADDED	SINGLE HANG	H2	(SIM)	S2	3/8" INSUL. GLAZING	
									⬆

BEA • EMERGENCY EGRESS ACCESS - 5.1 SQFT. OPENING

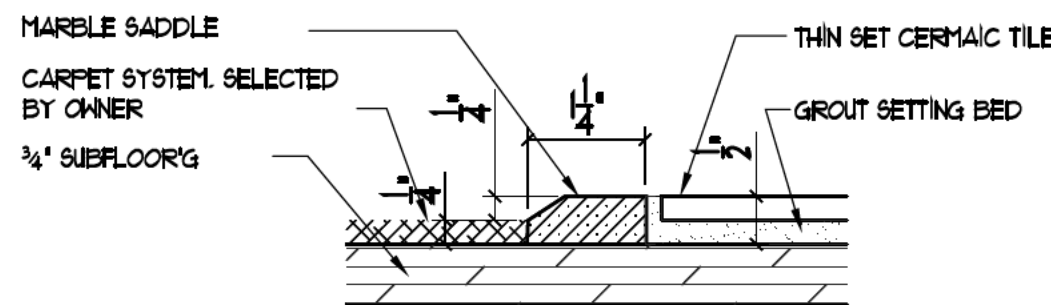
T • TEMPERED GLAZING

DOOR SCHEDULE												
DOOR NUMBER	DOOR					REMARKS						
	SIZE			MATERIAL	TYPE					SIZE		
	W	H	T							HEAD	JAMB	SILL
A	2'-8"	6'-8"	1 3/8"	WOOD	HOLLOWCORE	D5	D1	-				
B	3'-0"	6'-8"	1 3/8"	WOOD	HOLLOWCORE	D5	D1	D8/ -				
C	2'-6"	6'-8"	1 3/8"	WOOD	HOLLOWCORE	D5	D1	D8/ -	NOTE:1			
D	2'-0"	6'-8"	1 3/8"	WOOD	HOLLOWCORE	D5	D1	D8/ -	NOTE:1			
E	2'-2'-0	6'-8"	1 3/8"	WOOD	HOLLOWCORE	D5	D1	D8/ -				
F	2'-6"	6'-8"	1 3/8"	WOOD	HOLLOWCORE	D1	D2	-	POCKET DOOR (REFER TO PLAN FOR WIDTH)			
G	2'-6"	6'-8"	1 3/8"	WOOD	HOLLOWCORE	D1	D2	-	FOLDING TRACK DOOR			
H	3'-0"	7'-0"	1 3/8"	WOOD	SOLIDCORE	D1	D2	-	TRACK DOOR			
J	3'-0"	7'-0"	1 3/8"	WOOD	SOLIDCORE	D4	D4	D3				
K	3'-0"	7'-0"	1 3/8"	WOOD	SOLIDCORE	D4	D4	D3				

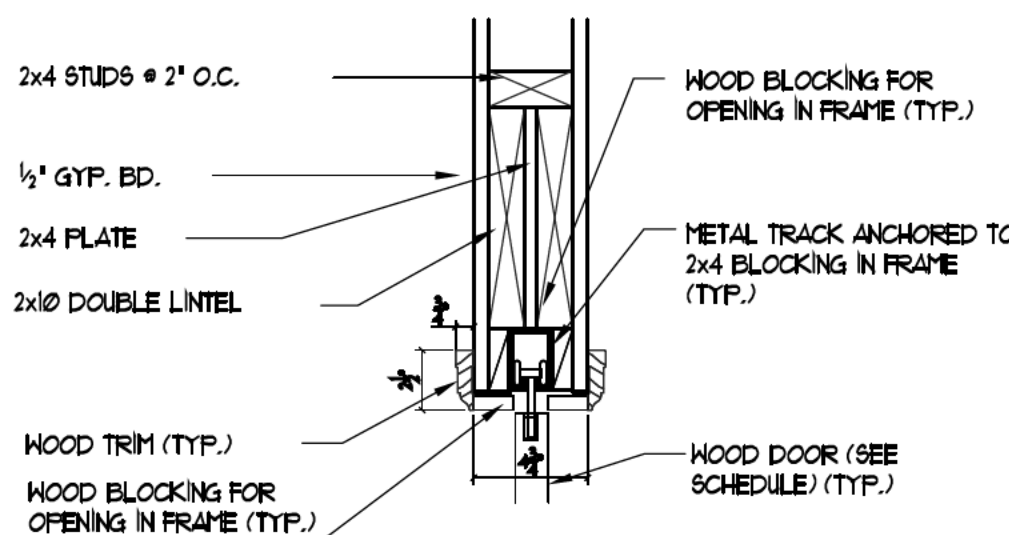
NOTE 3: 1" UNDERCUT
NOTE 1: 8" BATHROOM ENTRANCE
NOTE 2: 9" BEDROOM ENTRANCE



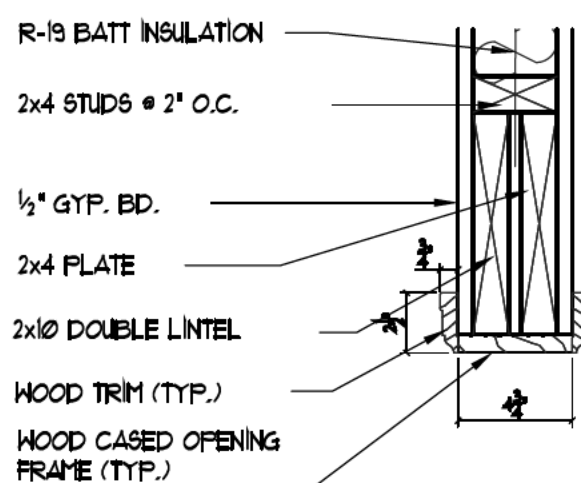
D5 DOOR SILL DETAIL
SCALE: 1/2" = 1'-0"
NONE



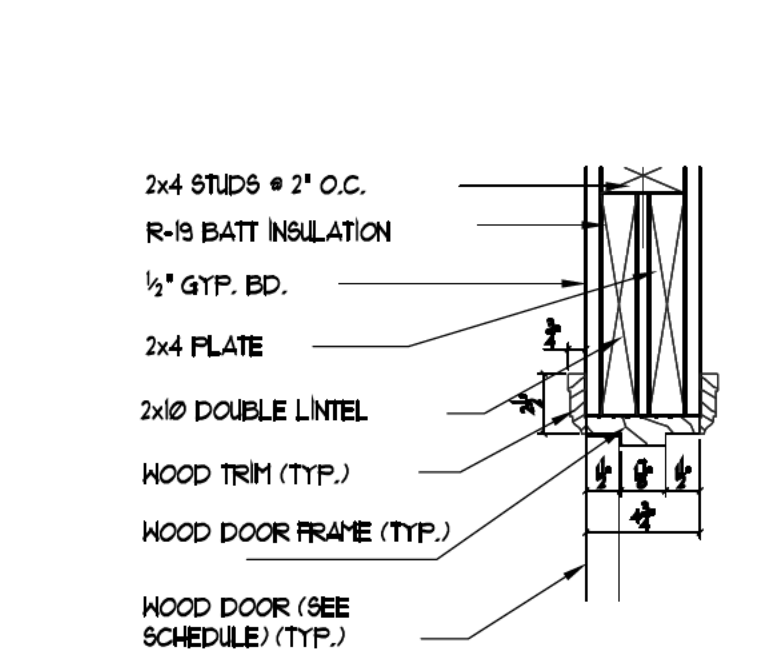
D6 DOOR SILL DETAIL
SCALE: 1/2" = 1'-0"
NONE



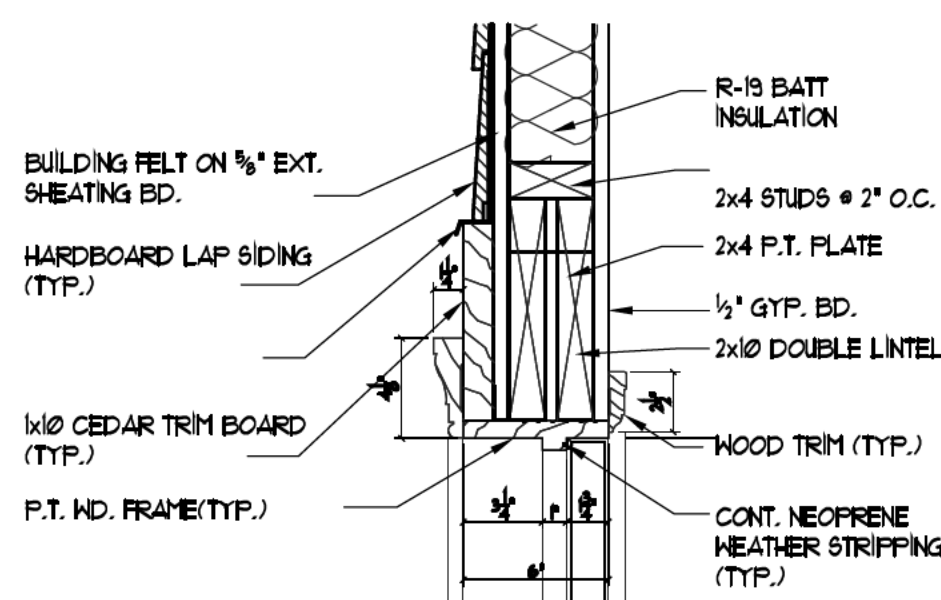
D7 DOOR HEAD DETAIL
SCALE: 1/2" = 1'-0"
NONE



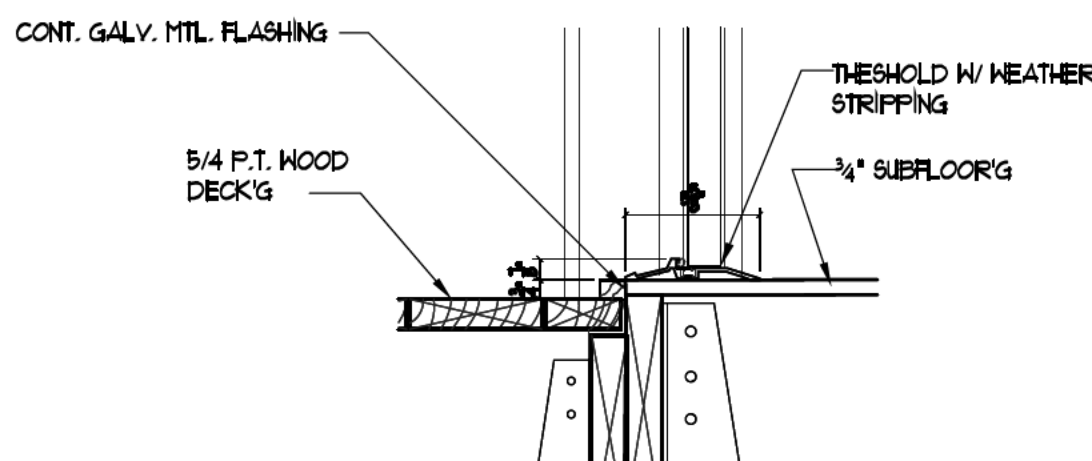
D8 DOOR HEAD DETAIL
SCALE: 1/2" = 1'-0"
NONE



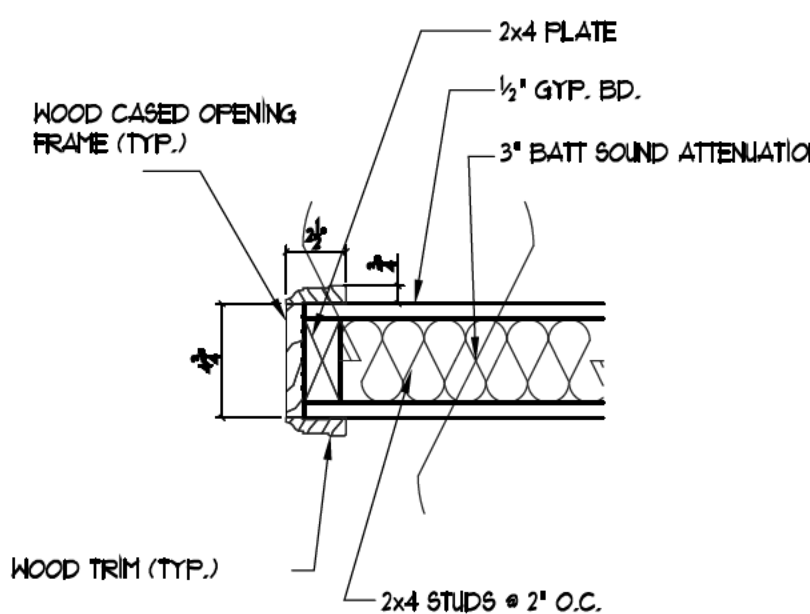
D9 DOOR HEAD DETAIL
SCALE: 1/2" = 1'-0"
NONE



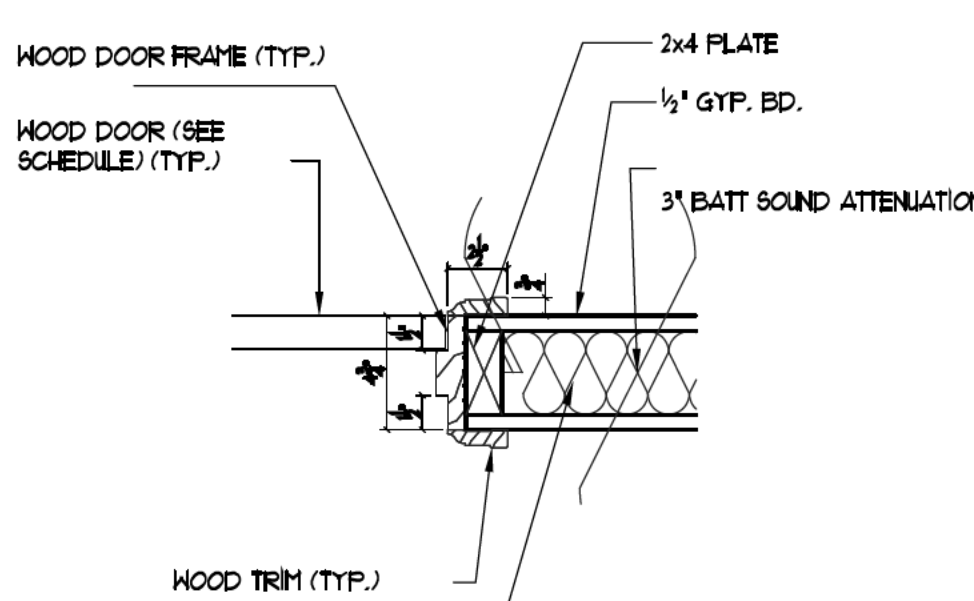
D4 DOOR HEAD DETAIL
SCALE: 1/2" = 1'-0"
NONE



D3 DOOR SILL DETAIL
SCALE: 1/2" = 1'-0"
NONE



D2 DOOR JAMB DETAIL
SCALE: 1/2" = 1'-0"
NONE



D1 DOOR JAMB DETAIL
SCALE: 1/2" = 1'-0"
NONE

RELEASED FOR CONSTRUCTION

PROJECT NO.
2024.60

E LTD.
E-STYLE DESIGN
SERVICES

ERIC HARROW
5536 LOFWOOD LANE
LITHONIA, GA. 30058
CELL: 404-819-9205
ericharrow2010@gmail.com

Single Family Alteration, Addition and Renovation

for
Dedra A. Mitchell

130 Stafford Street SW,
Atlanta, GA 30314

DATE: Aug. 15, 2025

REVISIONS		
NO.	DATE	COMMENTS
1	9-9-24	DESIGN REVIEW
2	10-30-24	PROGRESS SET
3	11-4-24	REL. FOR CONSTRUCTION
4	12-18-24	ZONING REVISION
5	8-15-25	Foundation Revision

DRAWN BY: ERIC HARROW

REVIEWED BY: eah

SCALE:

DRAWING TITLE

DOOR & WINDOW
DETAILS

A-5.0

DATE: Jan. 5, 2026

NO.	DATE	COMMENTS
1	12-29-25	PROGRESS SET
2	1-5-26	REL. FOR CONSTRUCTION

DRAWN BY: ERIC HARROW

REVIEWED BY: eah

SCALE:

DRAWING TITLE

DECK DETAILS
& NOTES

A-5.1

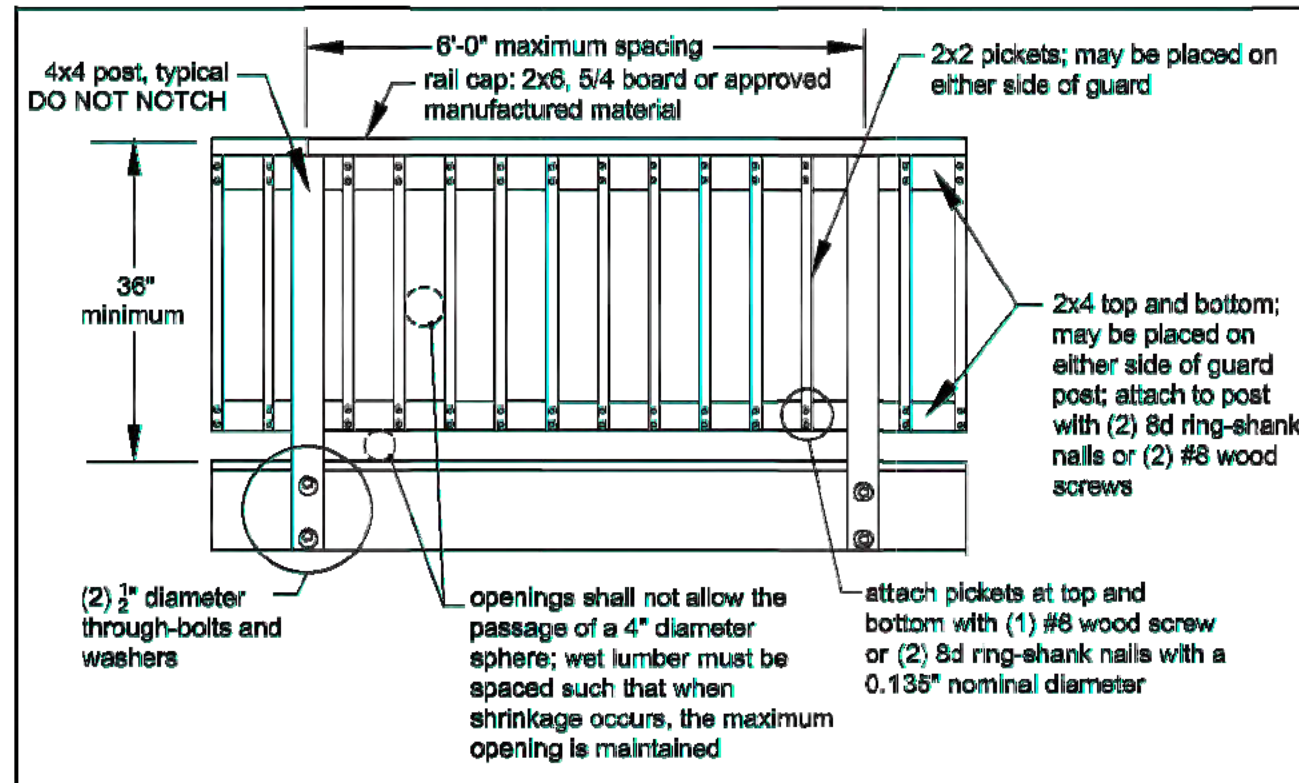


FIGURE 27: TYPICAL GUARD DETAIL

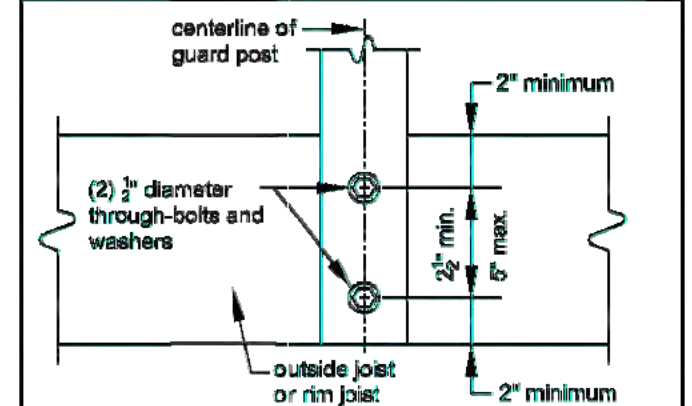


FIGURE 29: GUARD POST ATTACHMENT DETAIL

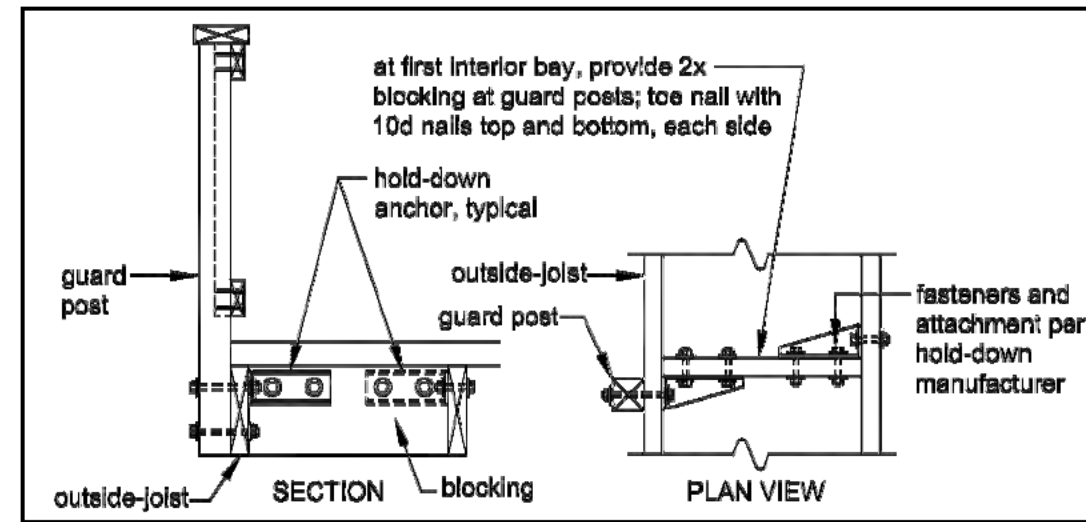


FIGURE 30: GUARD POST-TO-OUTSIDE JOIST DETAIL

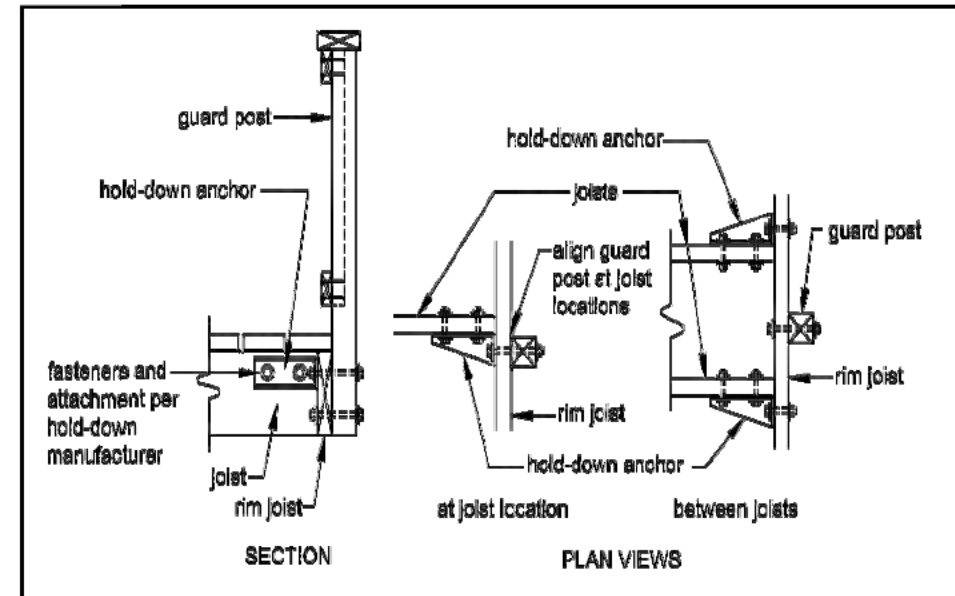


FIGURE 31: GUARD POST-TO-RIM JOIST DETAIL

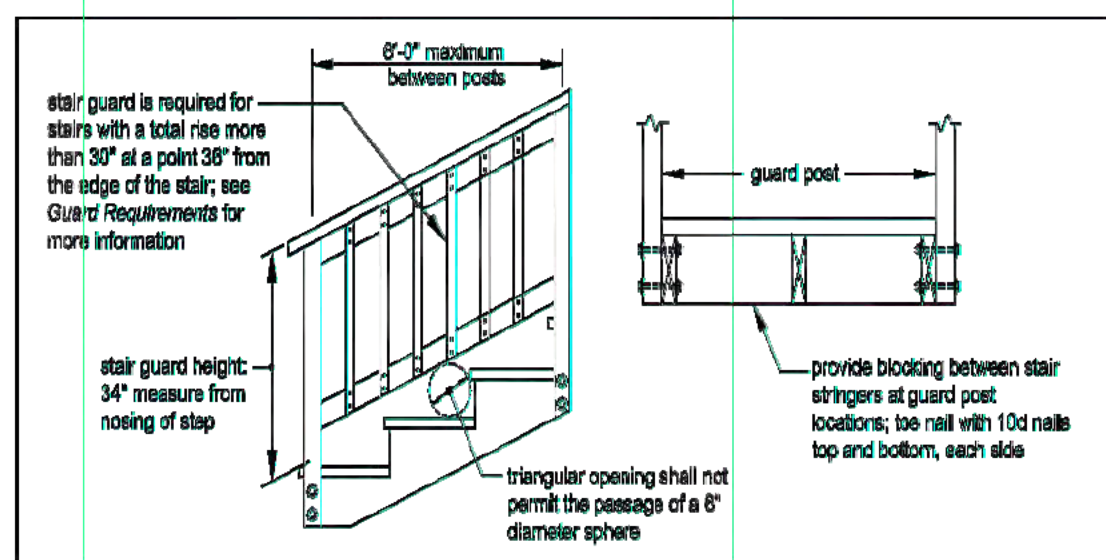


FIGURE 36: STAIR GUARD REQUIREMENTS

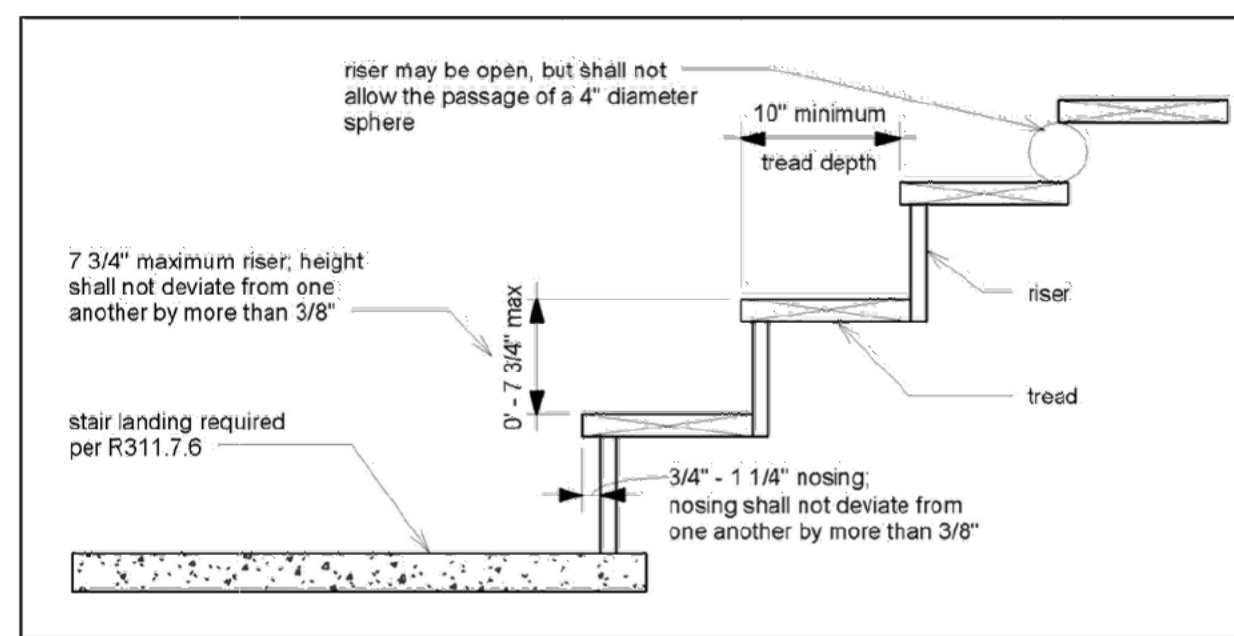


FIGURE 32: TREAD AND RISER DETAIL

Stair Stringers

Stringers shall be constructed in accordance with the following requirements.

- Stringers shall be continuous sawn or solid 2x12s meeting the stair geometry requirements shown in FIGURE 32.
- Attach stringers to the deck per FIGURE 34.
- Stringers shall be spaced at a maximum of 18" on center.
- Measured horizontally, the maximum horizontal stringer spans shall not exceed the lengths shown in FIGURE 33.
- Stringers with spans greater than maximum allowed shall be supported with 4x4 posts along their length to create multiple compliant spans. The 4x4 post shall be notched and bolted to the stringer with (2) 1/2-inch diameter through-bolts with washers per FIGURE 11, Option 1. The post shall be centered on a 10-inch diameter or 8-inch square, 4-inch thick footing 12 inches below grade and be attached per FIGURE 12.
- Intermediate landings may also be provided to shorten the stringer span; see *Stair Landings* on Sheet 18.

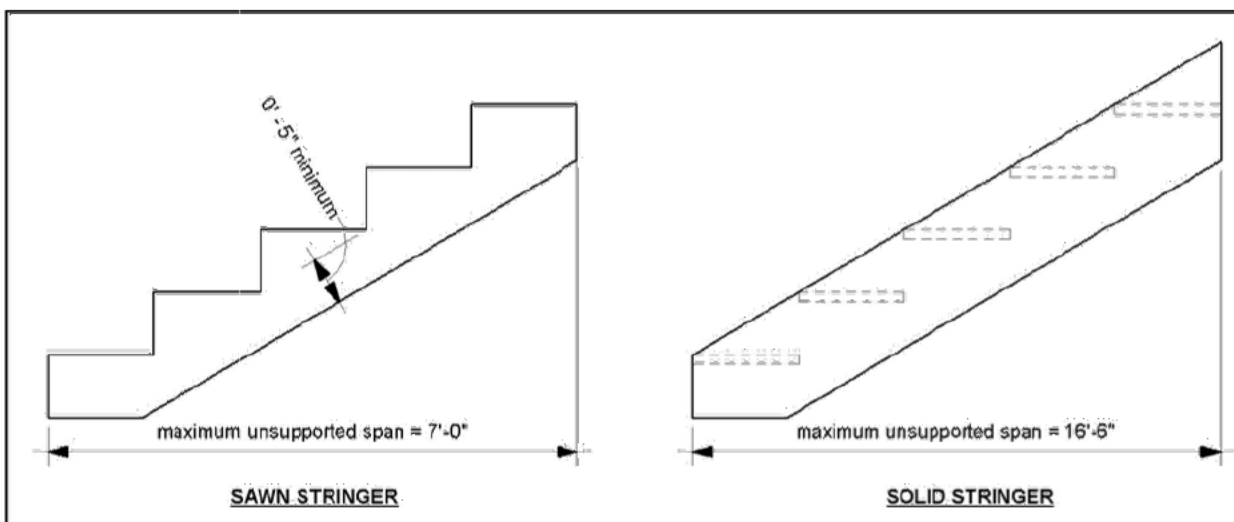


FIGURE 33: STAIR STRINGER REQUIREMENTS

Source: Georgia Department of Transportation, Prescriptive Deck Details, Sheet 17 of 22

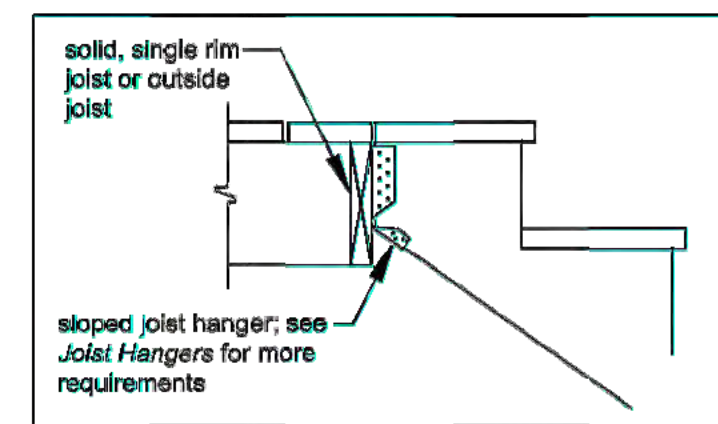


FIGURE 34: STAIR STRINGER ATTACHMENT DETAIL

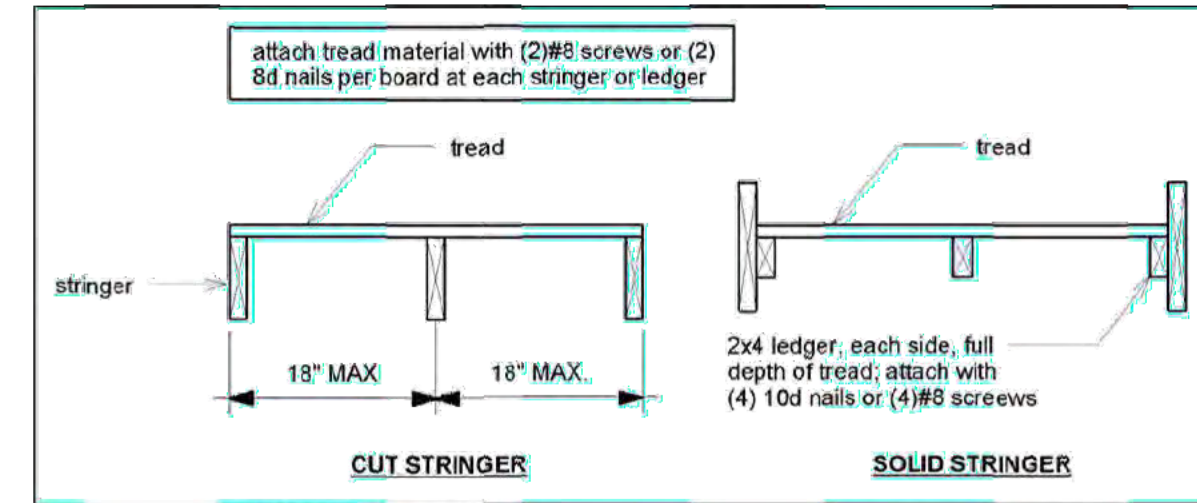
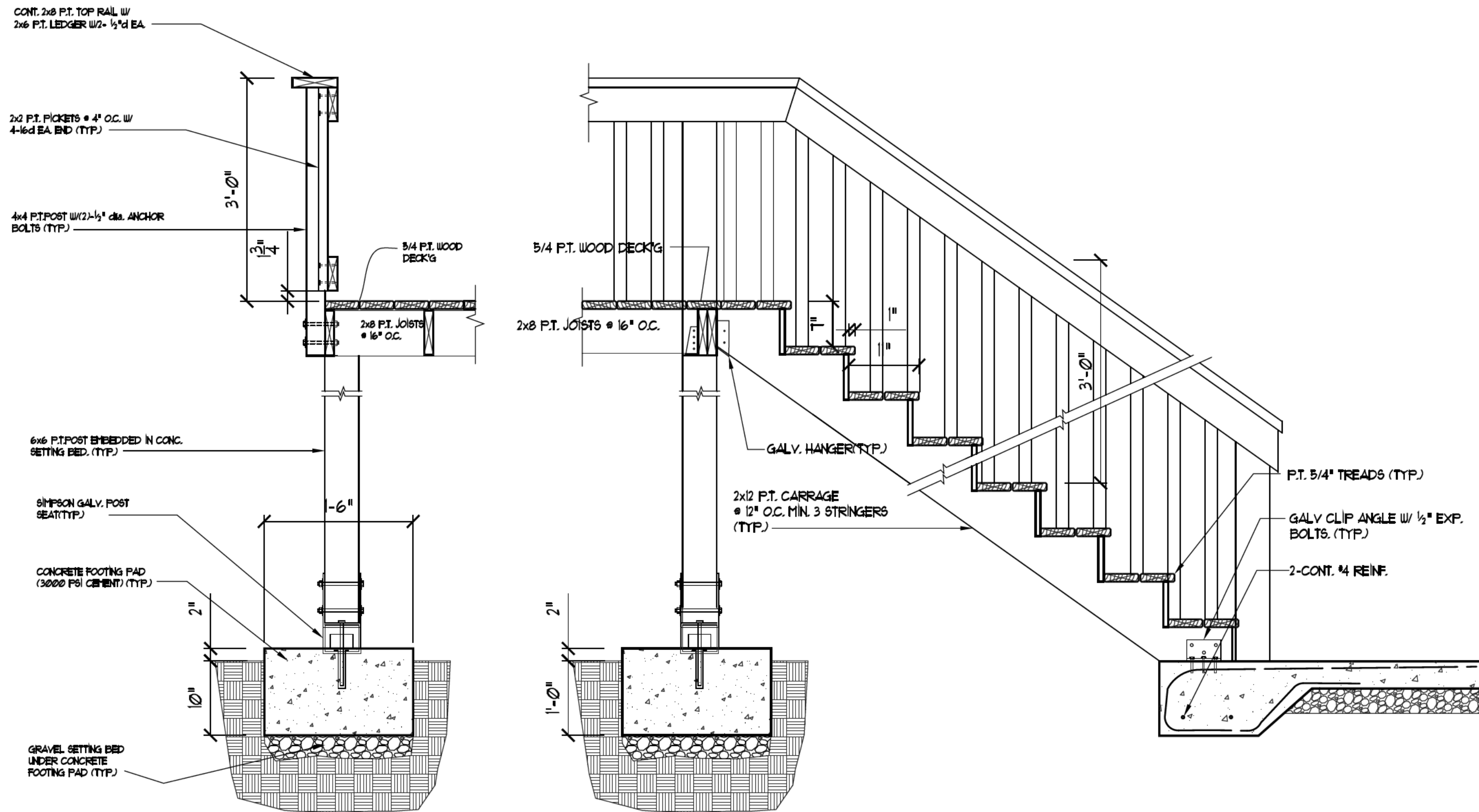


FIGURE 35: TREAD CONNECTION REQUIREMENTS

Stair Landings

A floor or landing will be required at the top and bottom of each stairway per IRC Section R311.7.6. If the total vertical height of a stairway exceeds 12'-0", then an intermediate landing will be required. Intermediate stair landings shall be designed and constructed as a free-standing deck using the details herein. However, for stair landings only, 4x4 posts may be used in lieu of 6x6 posts for heights less than or equal to 7'-0". Every landing shall have a minimum dimension of 36" measured in the direction of travel and not less than the width of the stairways served.



1
A-5.1
DECK DETAILS
SCALE: 3/4" = 1'-0"
NONE

RELEASED FOR CONSTRUCTION



DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: February 13, 2026
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3042 Lake Avenue – Addition**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from John Carr for a 134 SF addition to an existing 1,114 SF single-family dwelling at 3042 Lake Avenue. The proposed addition will be located at the rear of the dwelling. Shutters will be added to the front of and north elevations. Materials will match concrete foundation to match, cementitious fiber shake and lap siding, and 30 year warranted asphalt shingles.

The property is zoned R-1- One Family Residential and is subject to the 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: Rear addition only. Same height as existing dwelling. Structure located within buildable area.

(b) Supplemental Area and Fence Standards

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

STAFF COMMENT: No landscape plan was provided for the addition. There appears to be a tree in the front yard.

(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: Please indicate where outdoor mechanical will be located and screening type, if required.

(d) *Parking and Traffic Standards*

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

STAFF COMMENT: No change to driveway proposed.

(e) *Roof and Chimney Standards*

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

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

STAFF COMMENT: Existing overhang not 12" – new overhang to match existing. Design Exception recommended.

(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: Existing stoop to remain.

(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: No change to windows. Trim and sills shown will be compliant. No walkway to street provided. Design Exception possible.

RECOMMENDATIONS

- Location of exterior mechanical should be shown and screening, if applicable.
- The proposed rear addition components and trim/sill installations are compliant with the Architectural Design Standards.
- Existing conditions, such as existing overhang and no sidewalk, require and are recommended for Design Exceptions.
- Committee may consider whether a walkway should be added to the street or provide a Design Exception.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: [REDACTED] January 5, 2026

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

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

Applicant: JOHN CARR Contact Number: [REDACTED]

Applicants Address: 158 ROCKY POINT COURT

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

Address of Proposed Work: 3042 LAKE AVE. HAPEVILLE, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0099-0002-039-9

Property Owner: JOHN CARR Contact Number: [REDACTED]

Project Description (including occupancy type): NEW PROJECT TO ADD 140 SQ FT
ONTO THE EXISTING HOUSE STRUCTURE.

Contractors Name: JOHN CARR Contact Number: [REDACTED]

Contact Person: SAME Contact Number: SAME

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

John Carr
Applicants Signature

10/27/25
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: 140 SQ FT

Total Square Footage of existing building: 1114 FT

Estimated Cost of Construction: \$30,000.00

List/Describe Building Materials on the exterior of the **existing** structure: CURRENTLY HOUSE
CONSIST OF CONCRETE FOOTINGS, BLOCK, REBAR STEEL, TIMBER FRAME
WOOD, FIBERGLASS INSULATION, HARDWOOD, ALUMINUM SIDING, ASPHALT
SHINGLES

List/Describe Building Materials **proposed** for the exterior facade of the new structure: TO
MATCH THE EXISTING CONCRETE FOOTINGS, BLOCK, REBAR STEEL, TIMBER
FRAME WOOD, STRUCTURAL FOAM INSULATION, HARDWOOD. ALUMINUM SIDING,
ASPHALT SHINGLES

Will any trees be removed to accommodate the project? NO TREES 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)

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



imagine
Hapeville
georgia

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

 Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:
https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICOOR_CH81ARDEST

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

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

 Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.

 Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.

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

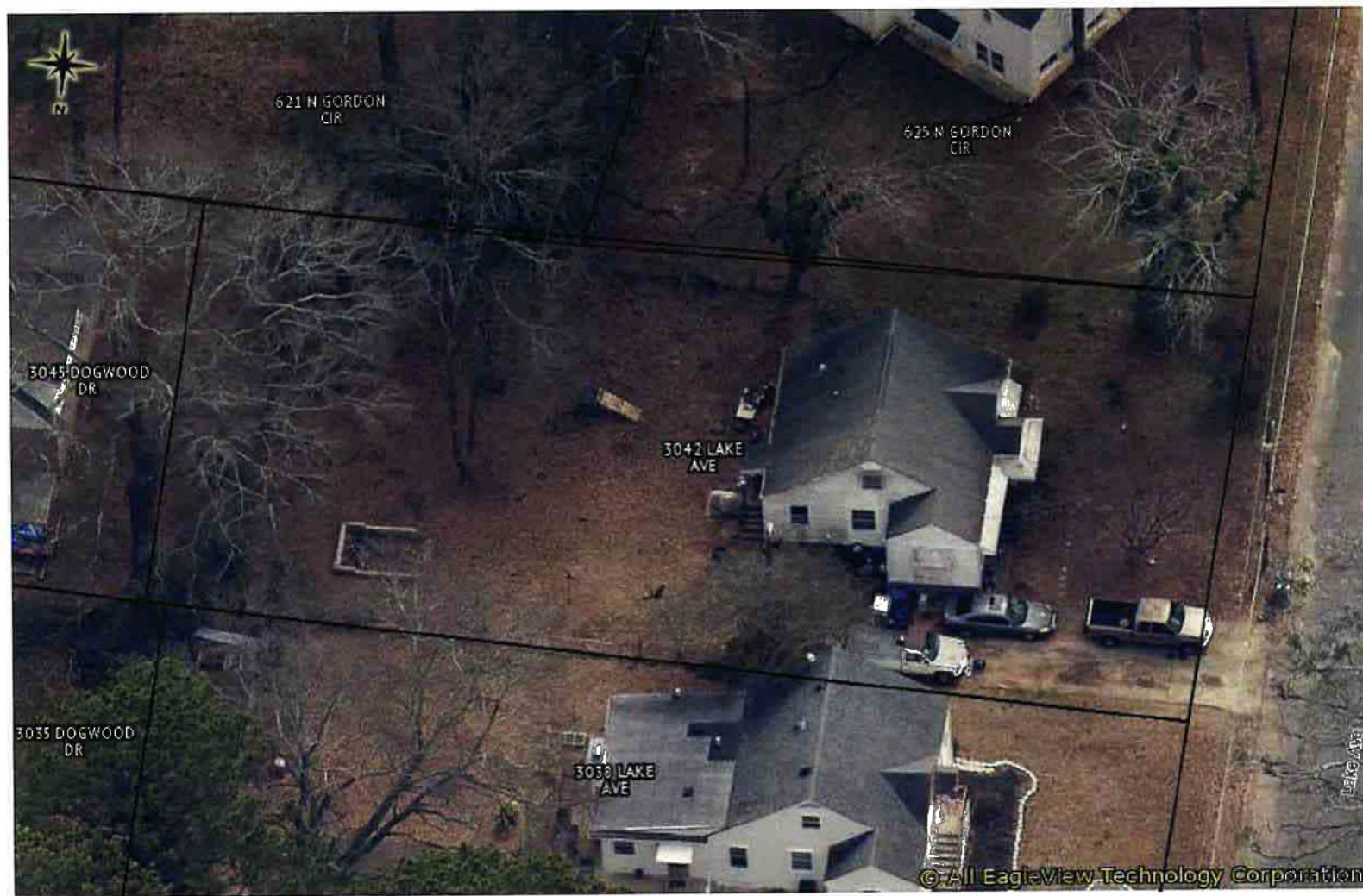
 Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.

JOHN CARR	<i>John Carr</i>	10-27-25
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.

OVERVIEW OF 3042 LAKE AVE HOUSE AND LOT



02/22/2025



Front



BACK

A photograph of a light blue house with a red 'X' and the text 'Add on' pointing to a small window on the left side of the house. The house has a gabled roof and a small porch on the right side. There are two large grey trash bins in front of the house. The background is filled with green trees.

X
Add on

Left



Right

RENOVATION OF JOHN CARR RESIDENCE

G M I D

greg morgan interior design

GREG MORGAN,
DESIGNER

3302 MYRTLE STREET
HAPEVILLE, GA.
30354

PROJECT GENERAL NOTES:

1. Construction drawings are to show conformity to building codes and for architectural design information only. General Contractor is responsible for all final material selections and for coordination and oversight of construction process.
2. Construction shall meet the requirements of all applicable building codes including any product, drawings, or specifications not provided within the scope of this drawing set.
3. Construction and installation shall follow all manufacturer guidelines and recommendations, including those needed for warranties.
4. All existing conditions and dimensions shall be field verified prior to commencement of construction. Discrepancies shall be brought to the Architect's attention so that design modifications can be made if necessary.
5. Dimensions noted on drawings shall take precedence over scaled dimensions.
6. General Contractor is responsible for verifying engineering issues meet all applicable codes, including structural, electrical, HVAC, and plumbing work. Discrepancies shall be brought to the Architect's attention so that design modifications can be made if necessary.

APPLICABLE CODES

INTERNATIONAL BUILDING CODE (IBC) - 2018 EDITION
W/ GEORGIA STATE AMENDMENTS.

INTERNATIONAL RESIDENTIAL CODE FOR ONE- &
TWO-FAMILY DWELLINGS (IRC) - 2018 EDITION WITH
GEORGIA STATE AMENDMENTS.

INTERNATIONAL FIRE CODE (IFC) - 2018

INTERNATIONAL PLUMBING CODE (IPC) - 2018 EDITION
W/ GEORGIA STATE AMENDMENTS.

INTERNATIONAL MECHANICAL CODE (IMC) - 2018
EDITION W/ GEORGIA STATE AMENDMENTS.

INTERNATIONAL FUEL GAS CODE (IFGC) - 2018
EDITION W/ GEORGIA STATE AMENDMENTS.

INTERNATIONAL ENERGY CONSERVATION CODE (IECC) -
2020 EDITION W/ GEORGIA STATE SUPPLEMENTS &
AMENDMENTS

NATIONAL ELECTRICAL CODE - 2020 EDITION WITH NO
GEORGIA STATE AMENDMENTS

PROJECT DESCRIPTION:

Exterior & Interior
Renovations to property
with 134 square foot
Addition to North side
of home.

PROJECT CONTACTS:

OWNER:
John Carr
158 Rocky Point Creek
Acworth, GA 30101

GENERAL CONTRACTOR:
John Carr
(770) 865-5010

DESIGNER:
Greg Morgan
GMID, LLC

DRAWING INDEX:

- | | |
|-------|---|
| T 1 | Title Sheet, Code Info &
Site Reference Plan |
| A 1.1 | Main Level Plans |
| A 1.2 | Foundation and Framing |
| A 2.1 | Proposed Exterior Elevations
& Window Section. |
| A 2.2 | Existing Exterior Elevations |

LOCATION



1 REFERENCE LOCATION PLAN
SCALE: N.T.S.

CODE INFORMATION:

Project Address: 3042 Lake Avenue
Hapeville, GA 30101

Land Use Code: 101 Residential

Class: R-3, Residential Lot

Construction Type: Type VB

Building Height: (No Change)

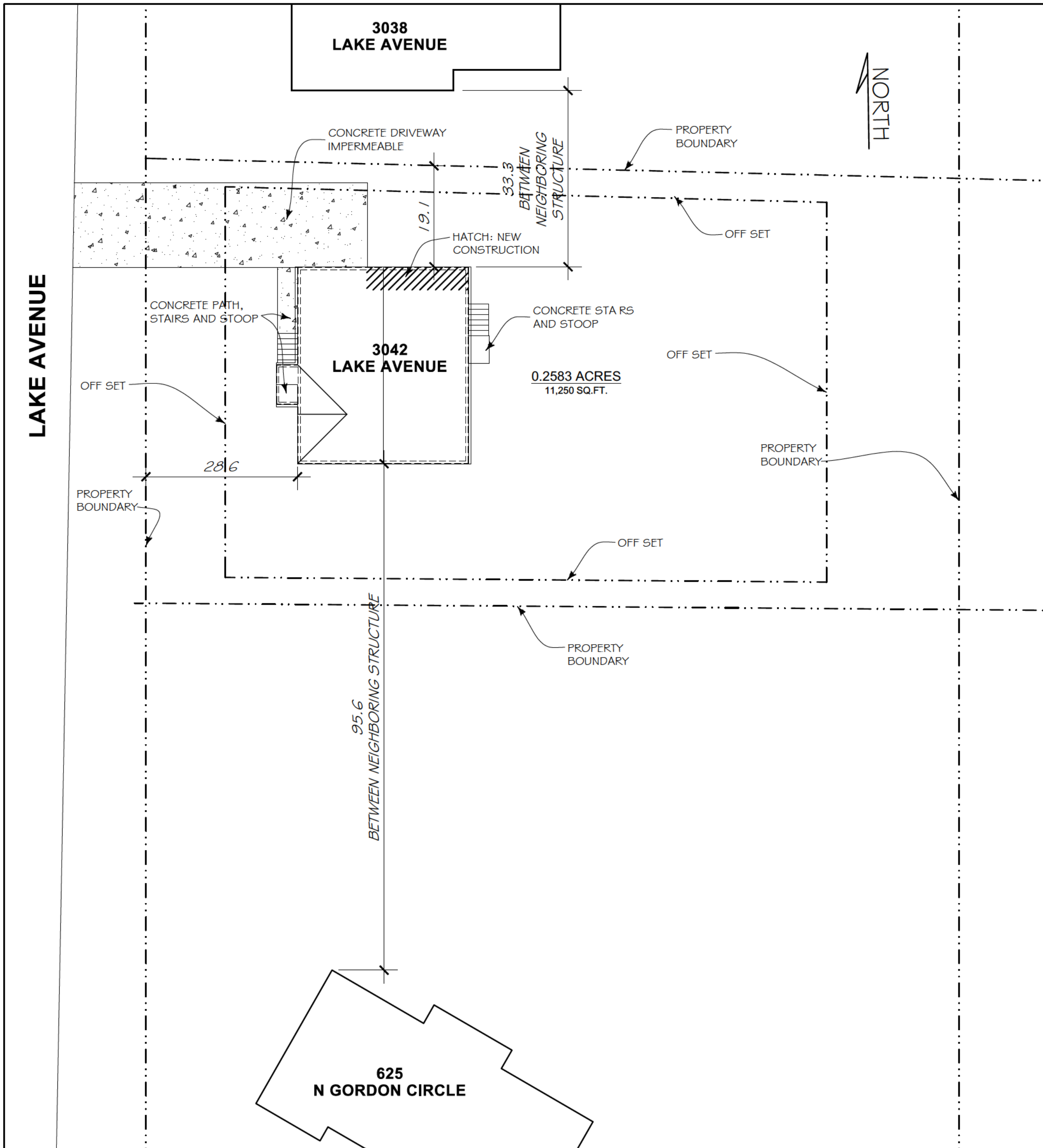
Square Footage
Interior Conditioned:
Existing: 1,114 s.f.
Added: 134 s.f.
New Proposed: 1,248 s.f.

Lot Square Footage: 11,250.0 Sq Ft

Total Lot Coverage Square Footage:

Proposed Building 1,248.00 s.f.
Existing Drive & Paving: 1,032.00 s.f.
Proposed Lot Coverage: 2,280.00 s.f.

Floor Area Ratio: 20.27%
Ratio Formula 2,280.00 s.f. / 11,250.00 s.f.



2 SITE REFERENCE PLAN
SCALE: 1/16" = 1'-0"

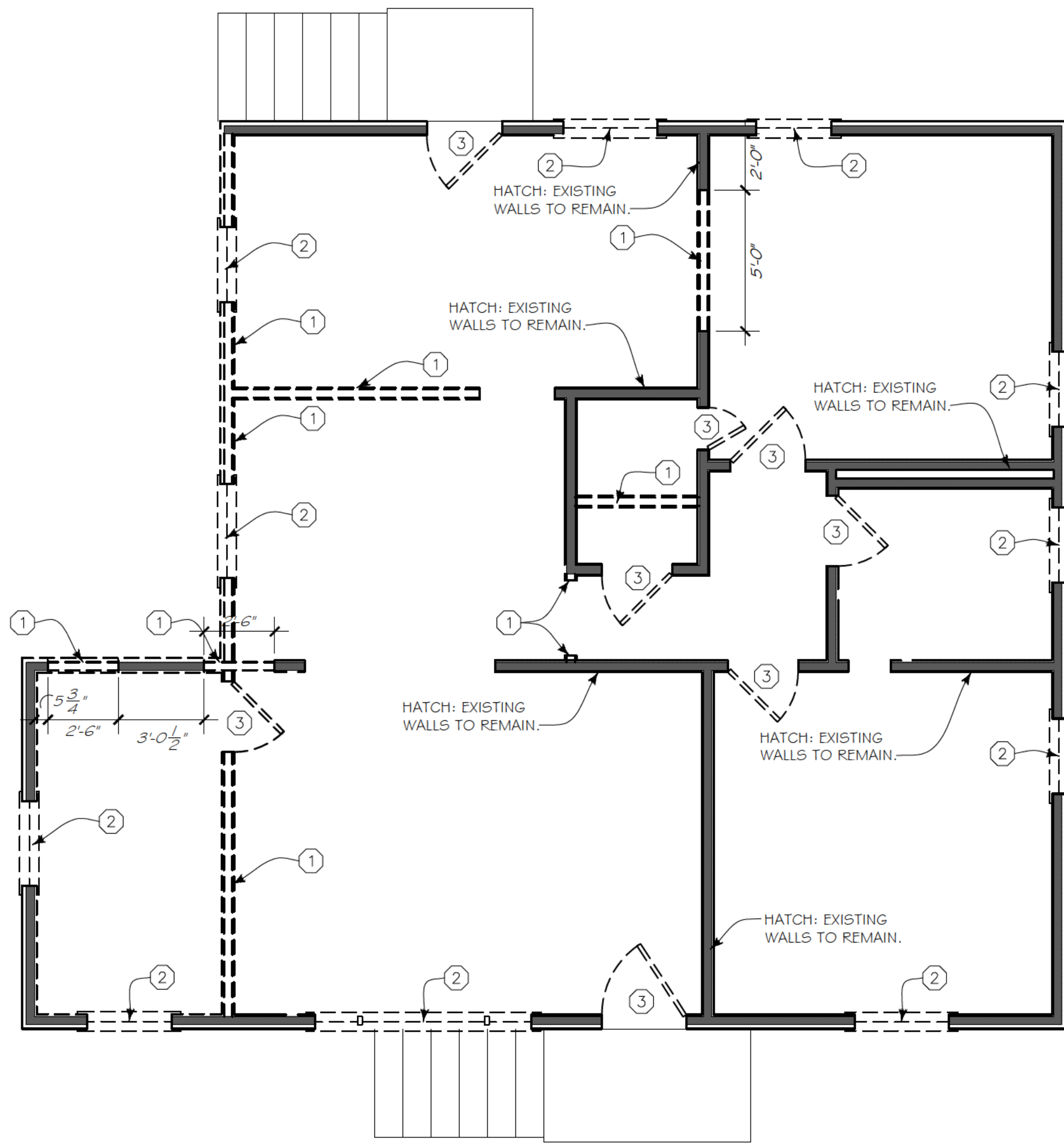
23 DEC 2025 PERMIT

JOHN CARR
RESIDENCE

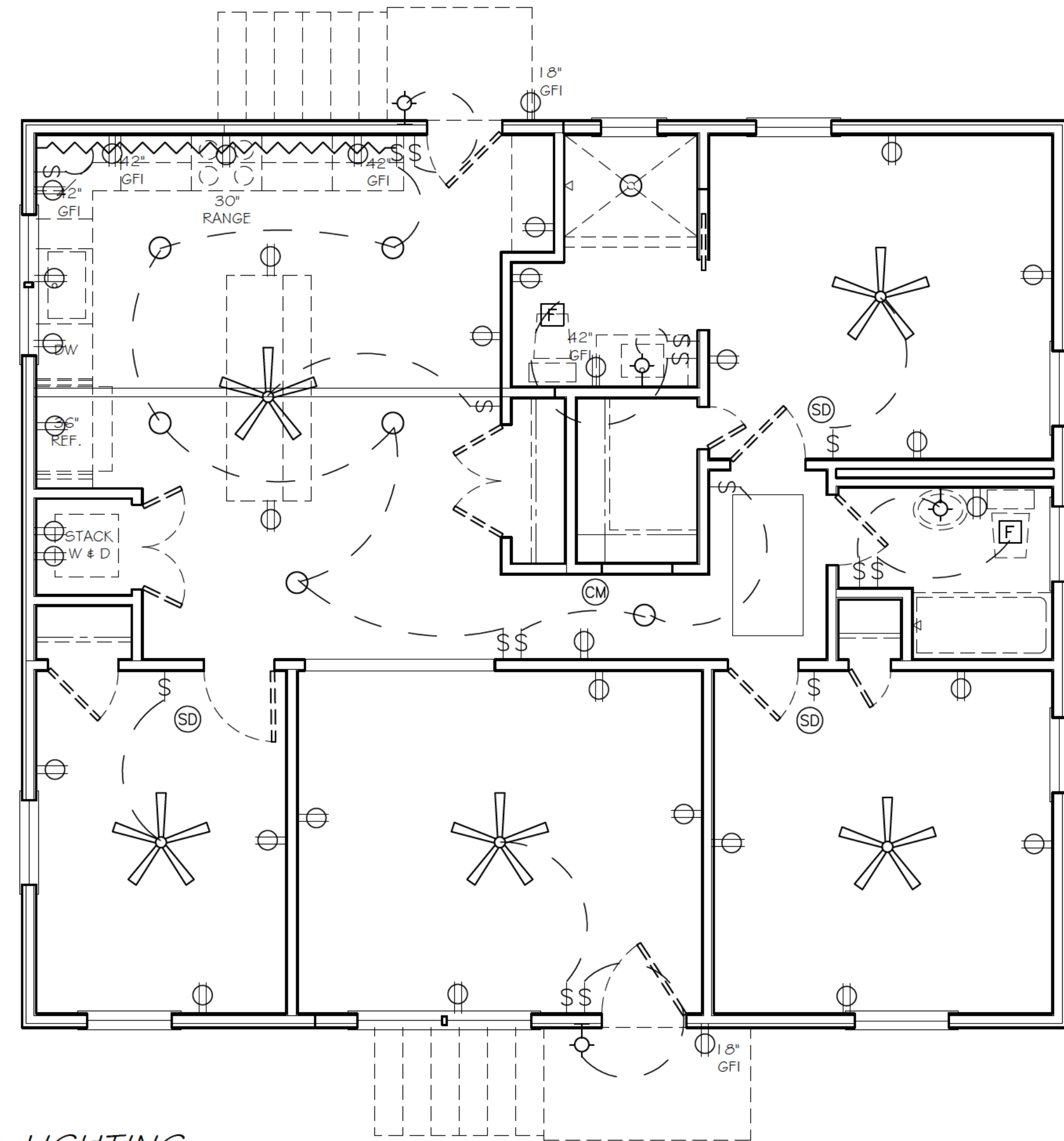
3042 LAKE AVENUE
HAPEVILLE, GA.

COVER
SHEET
CODE INFO

T 1



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



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

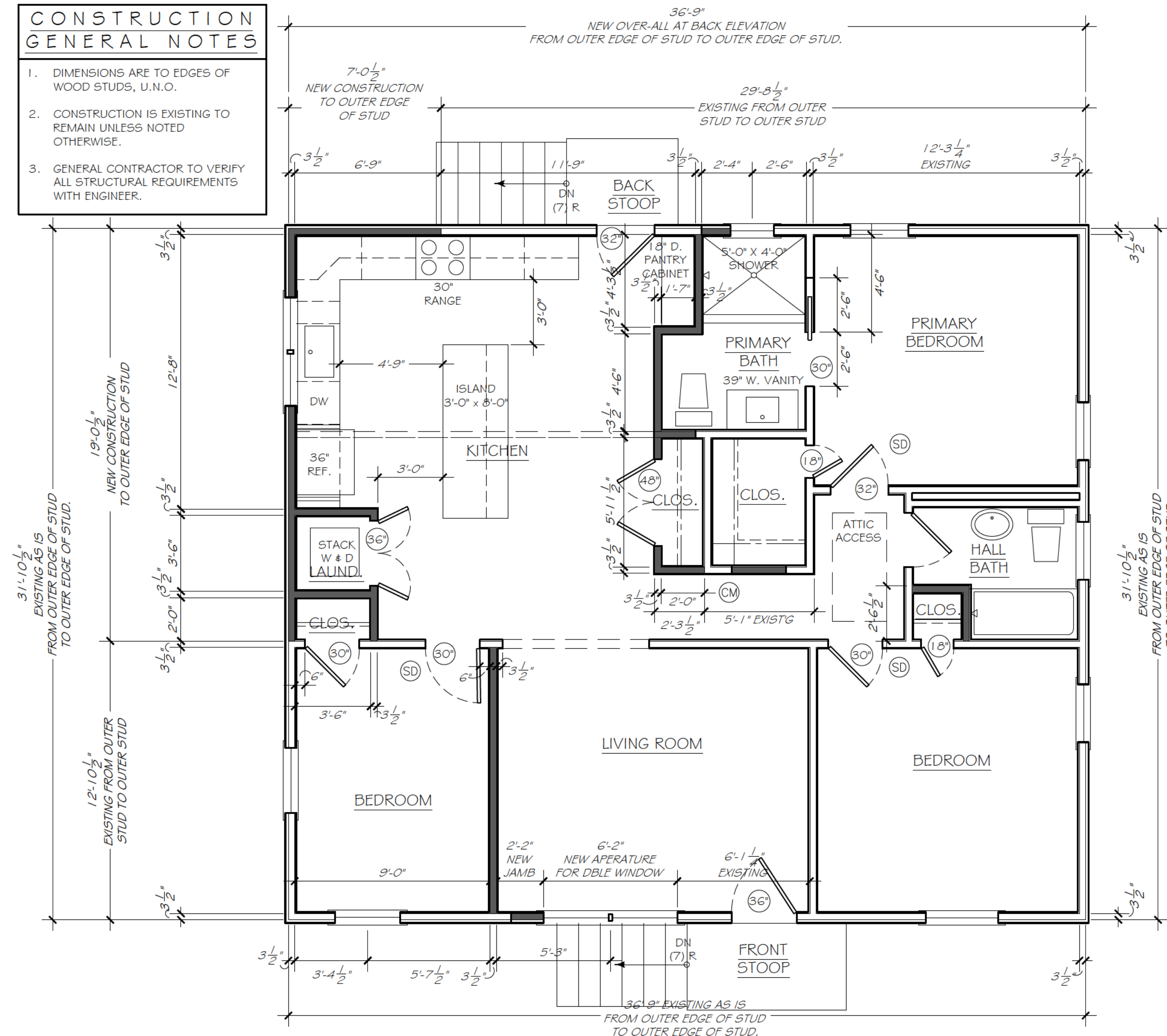
- DEMOLITION GENERAL NOTES**
- EXISTING CONSTRUCTION TO REMAIN UNLESS NOTED OTHERWISE.
 - BRACE STRUCTURE AS REQUIRED DURING DEMOLITION PROCESS.
 - PATCH & REPAIR ADJACENT CONSTRUCTION TO REMAIN.
 - REMOVE EXISTING ELECTRICAL, PLUMBING & GAS PIPING IN DEMO'D WALLS - DISCONNECT & CAP PRIOR TO REMOVAL.
 - REMOVE EXISTING APPLIANCES TO OWNER FOR RE-USE - DISPOSE IF DIRECTED BY OWNER.

- DEMO KEYNOTES**
- DEMO DASHED WALL AS INDICATED.
 - REMOVE EXISTING WINDOW.
 - REMOVE EXISTING DOOR.

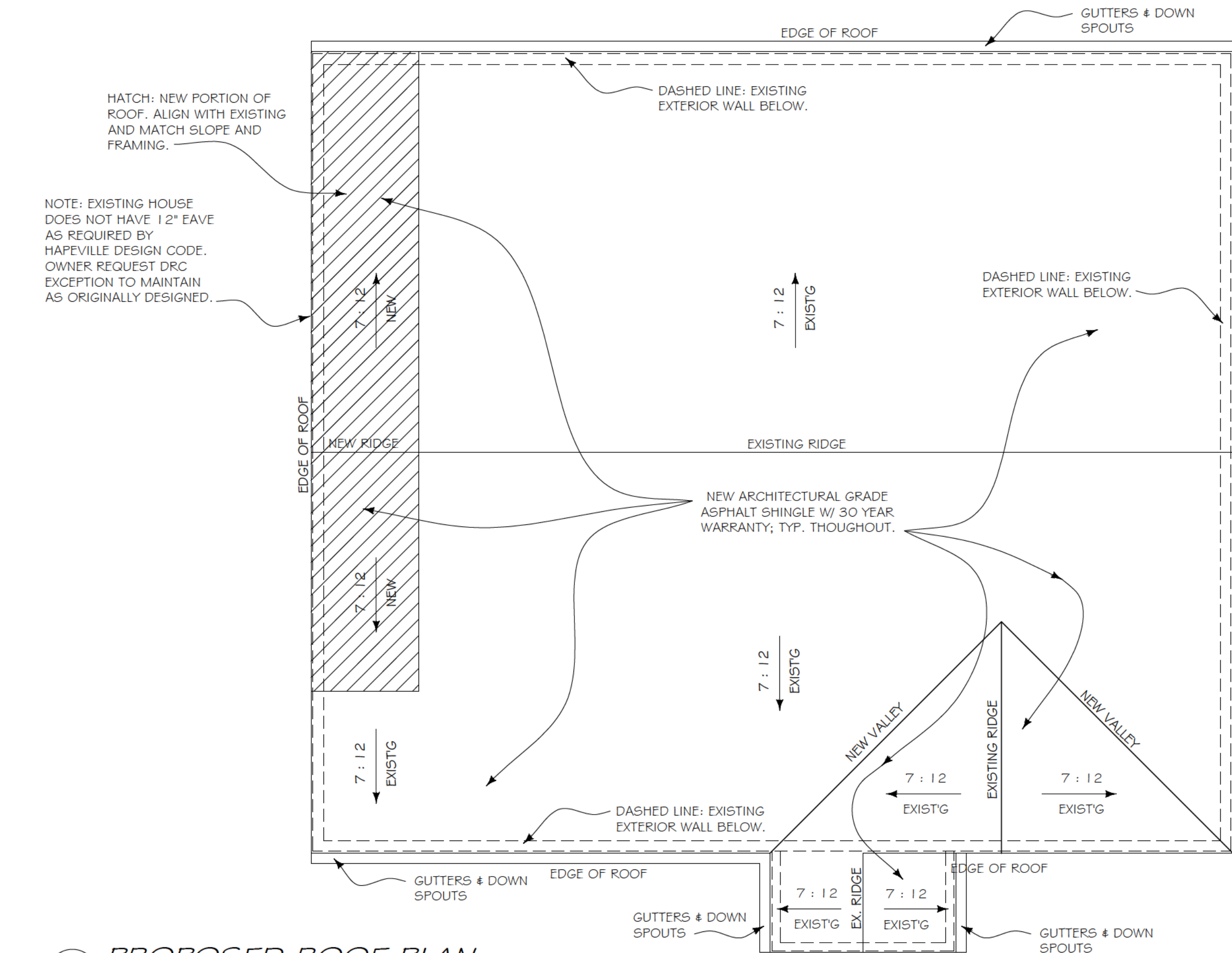
- LTG. GEN. NOTES**
- NEW FIXTURES SHOWN ONLY.
 - PROVIDE SMOKE & CARBON MONOXIDE SENSORS IF REQ'D.
 - PROVIDE ELECTRICAL OUTLETS PER CODE MINIMUMS.
 - LIGHTING TYPES & LOCATIONS ARE FOR REFERENCE ONLY - VERIFY ALL SELECTIONS WITH OWNER - REVIEW LOCATIONS ONSITE WITH OWNER PRIOR TO ROUGH-IN.
 - CENTER CEILING FIXTURES OR GROUPS OF FIXTURES IN CORRESPONDING CEILING AREA UNLESS NOTED OTHERWISE.
 - PROVIDE WATERPROOF & VAPORPROOF FIXTURES AT CORRESPONDING WET LOCATIONS.

- ELEC. & LIGHTING LEGEND:**
- RECESSED LIGHT FIXTURE
 - WALL SCONCE
 - HIGH EFFICIENCY EXHAUST FAN (NO LIGHT)
 - CEILING FAN (W/ LIGHT KIT)
 - ELECTRICAL OUTLET
 - SWITCH
 - SMOKE DETECTOR
 - CARBON MONOXIDE / SMOKE DETECTOR

- CONSTRUCTION GENERAL NOTES**
- DIMENSIONS ARE TO EDGES OF WOOD STUDS, U.N.O.
 - CONSTRUCTION IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE.
 - GENERAL CONTRACTOR TO VERIFY ALL STRUCTURAL REQUIREMENTS WITH ENGINEER.



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



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

- WALL LEGEND**
- EXISTING WOOD FRAMED WALL
 - NEW WOOD FRAMED WALL - 2x4 @ 16" O.C.
 - S.D. SMOKE DETECTOR
 - C.M. CARBON MONOXIDE / SMOKE DETECTOR

G M I D
greg morgan interior design

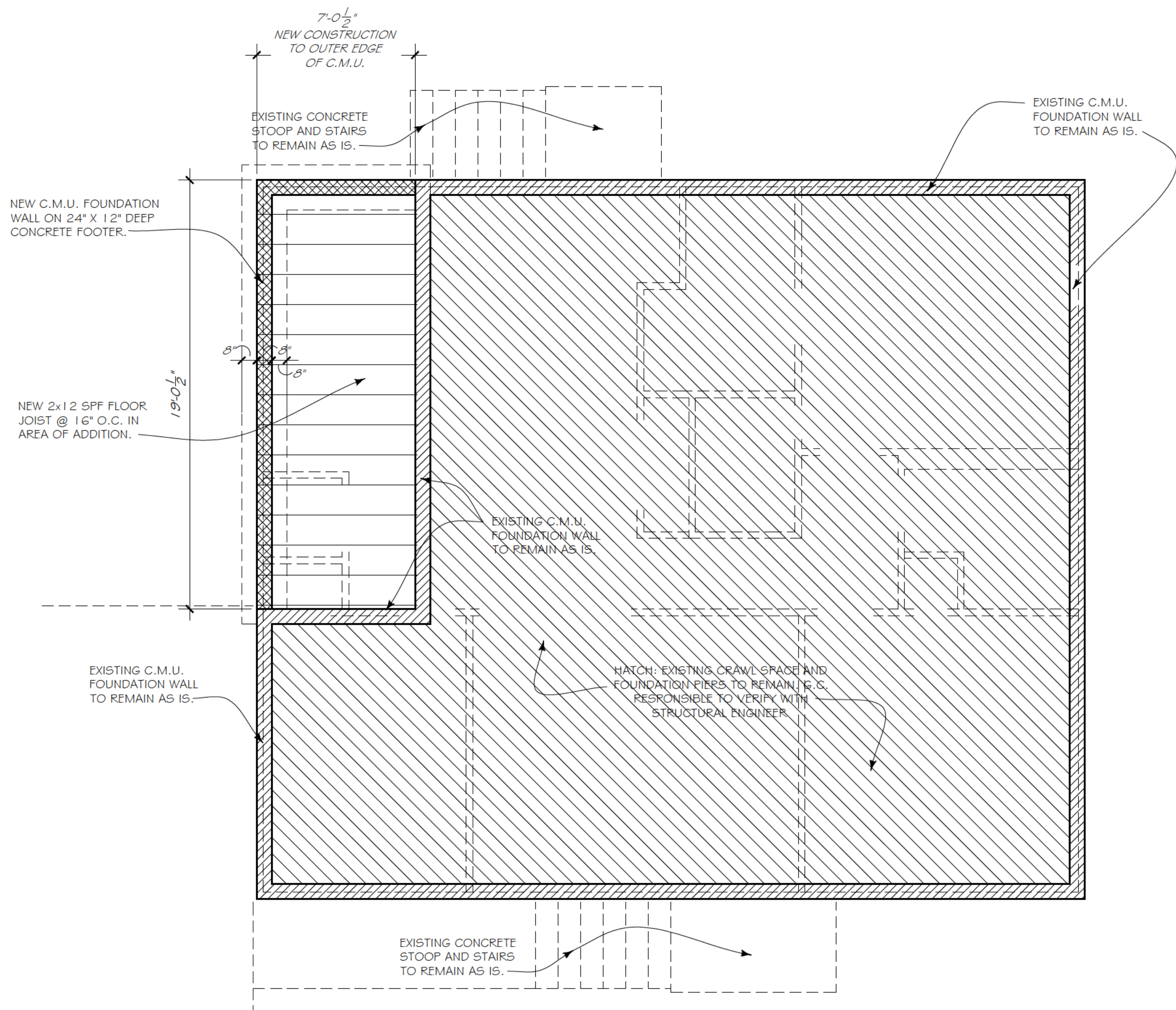
GREG MORGAN, DESIGNER
3302 MYRTLE STREET
HAPEVILLE, GA.
30354

23 DEC 2025 PERMIT

JOHN CARR RESIDENCE
3042 LAKE AVENUE
HAPEVILLE, GA.

FLOOR & ROOF PLANS

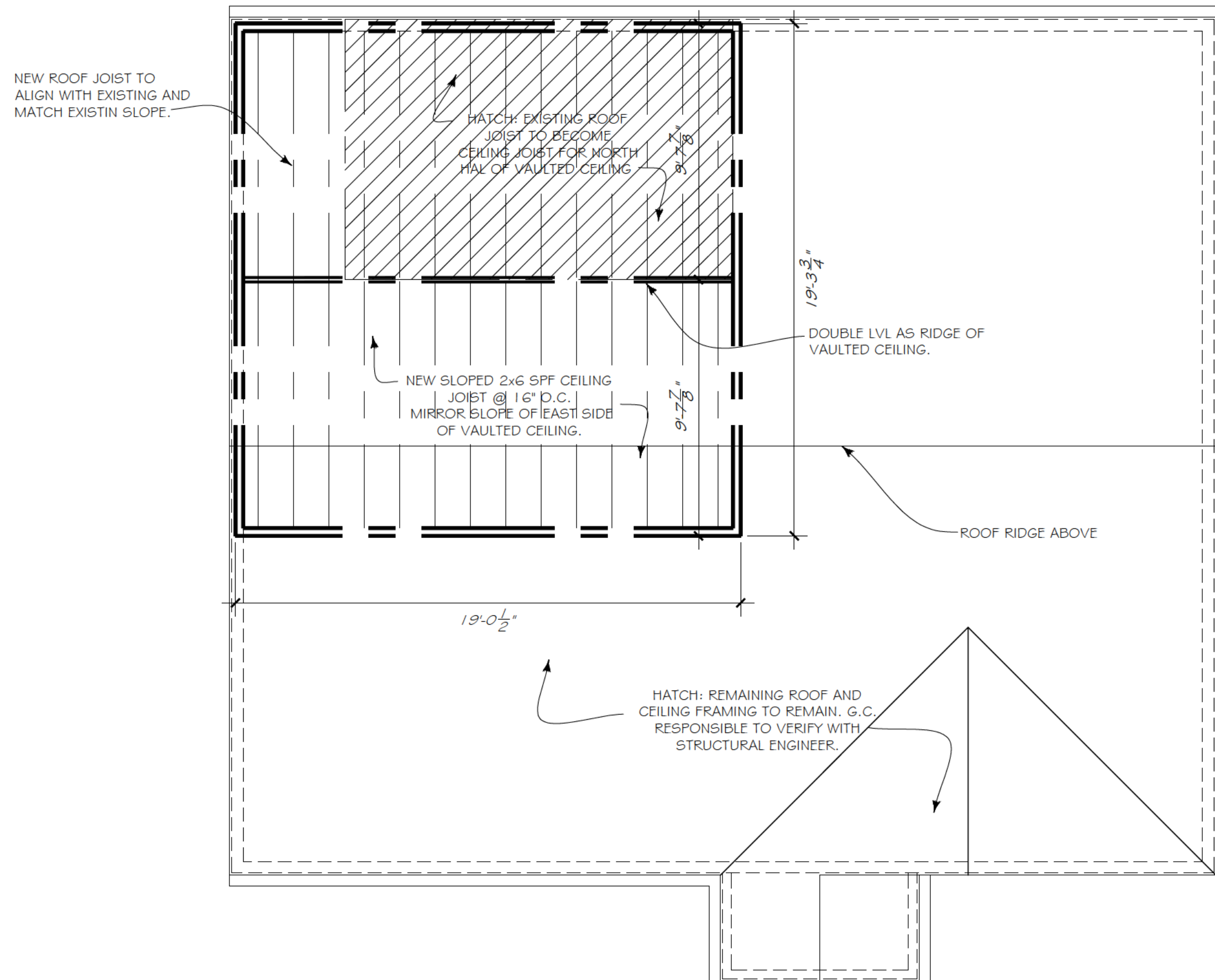
A 1.1



1 FOUNDATION & DECK FRAMING

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

NOTE: FRAMING FOR DESIGN DIRECTION CONCEPTS ONLY.
G.C. RESPONSIBLE TO CONFER WITH ENGINEER.



2 KITCHEN VAULTED CEILING FRAMING

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

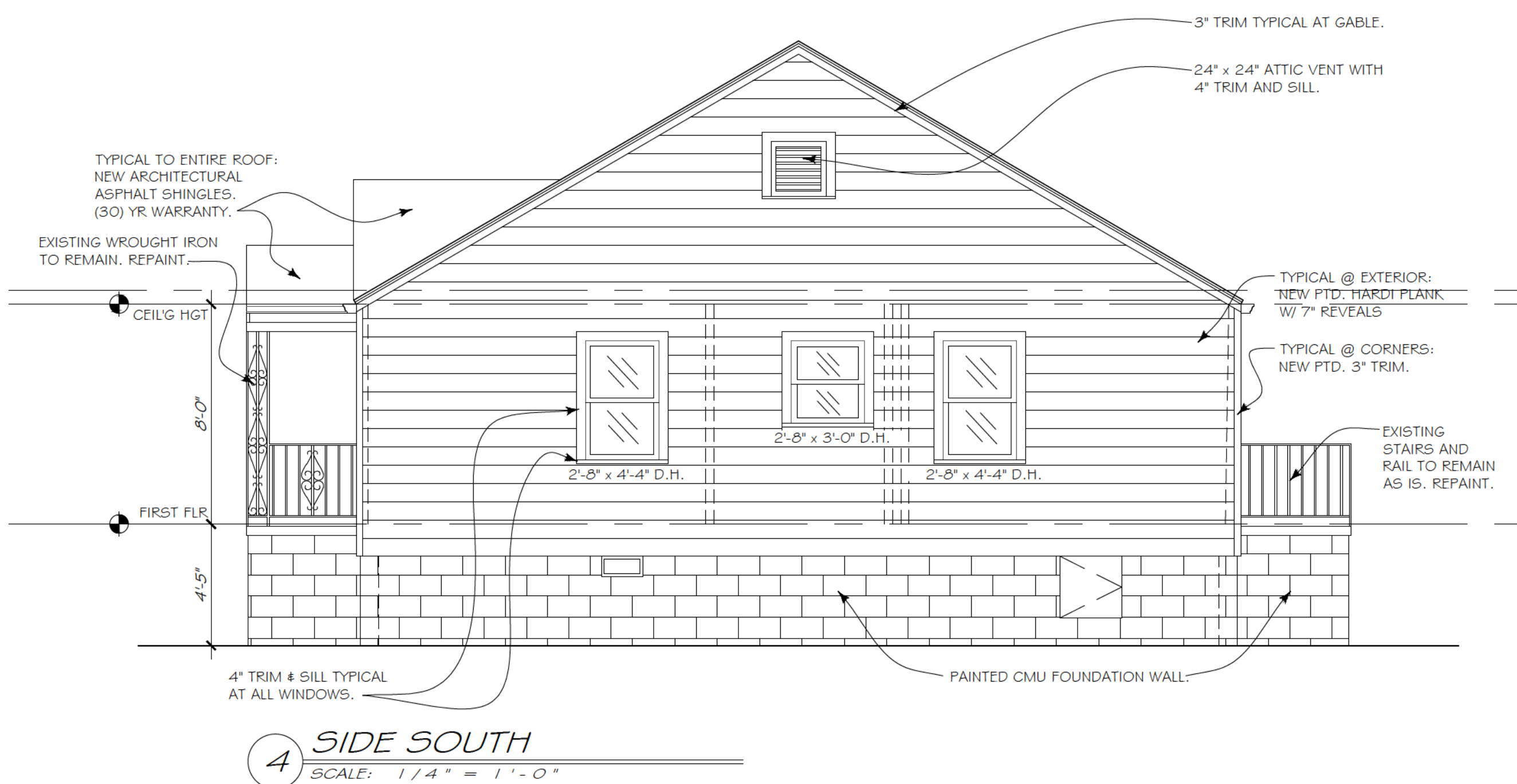
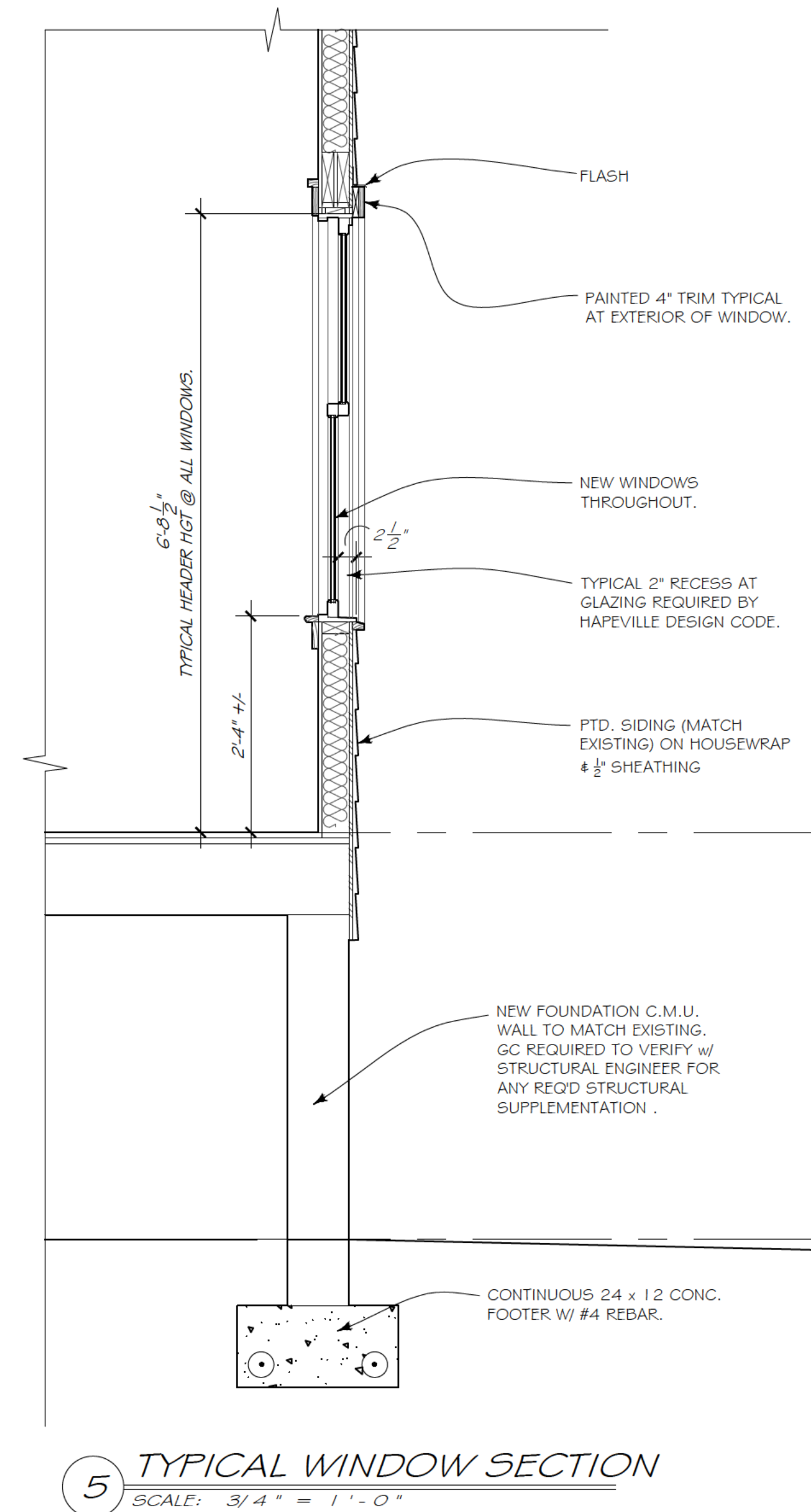
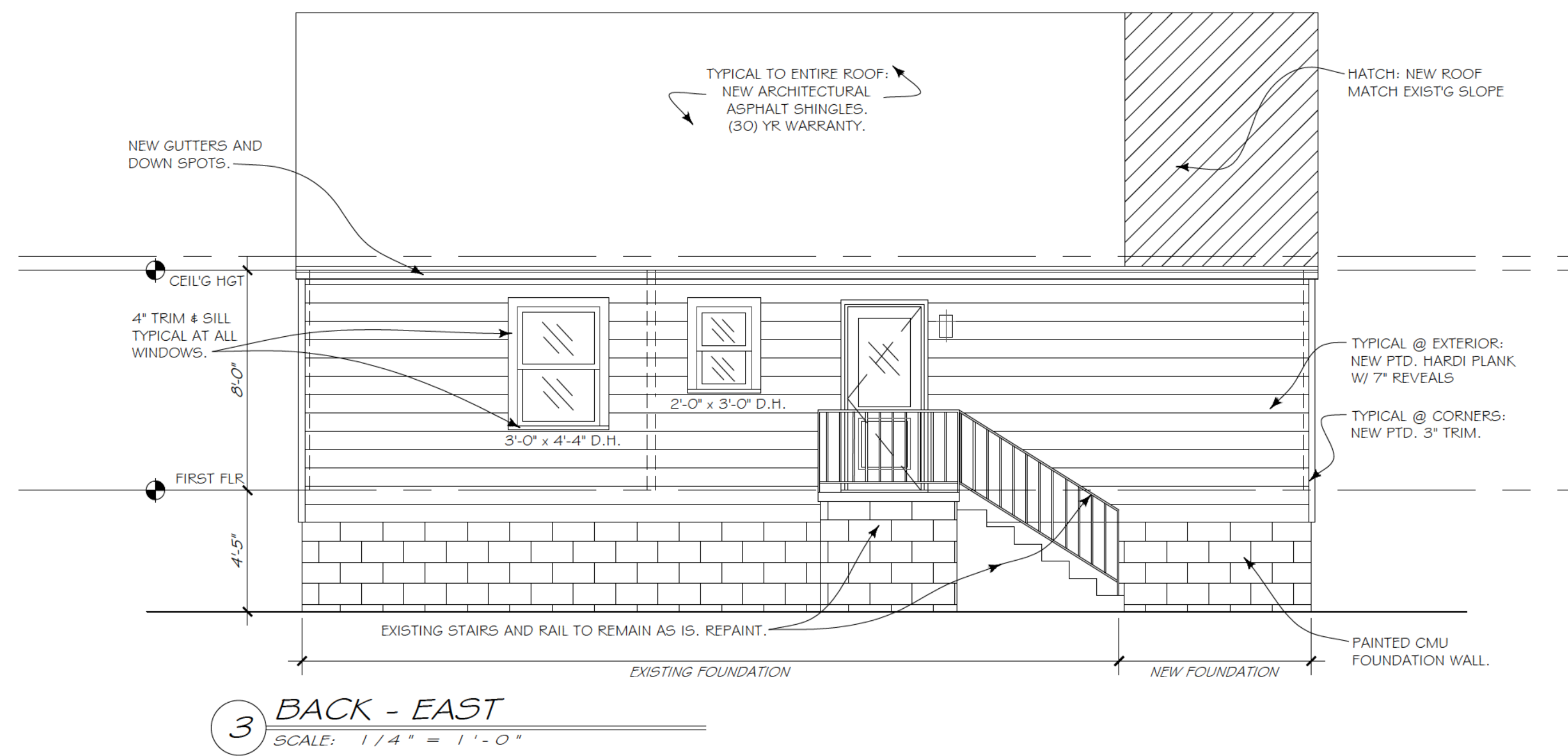
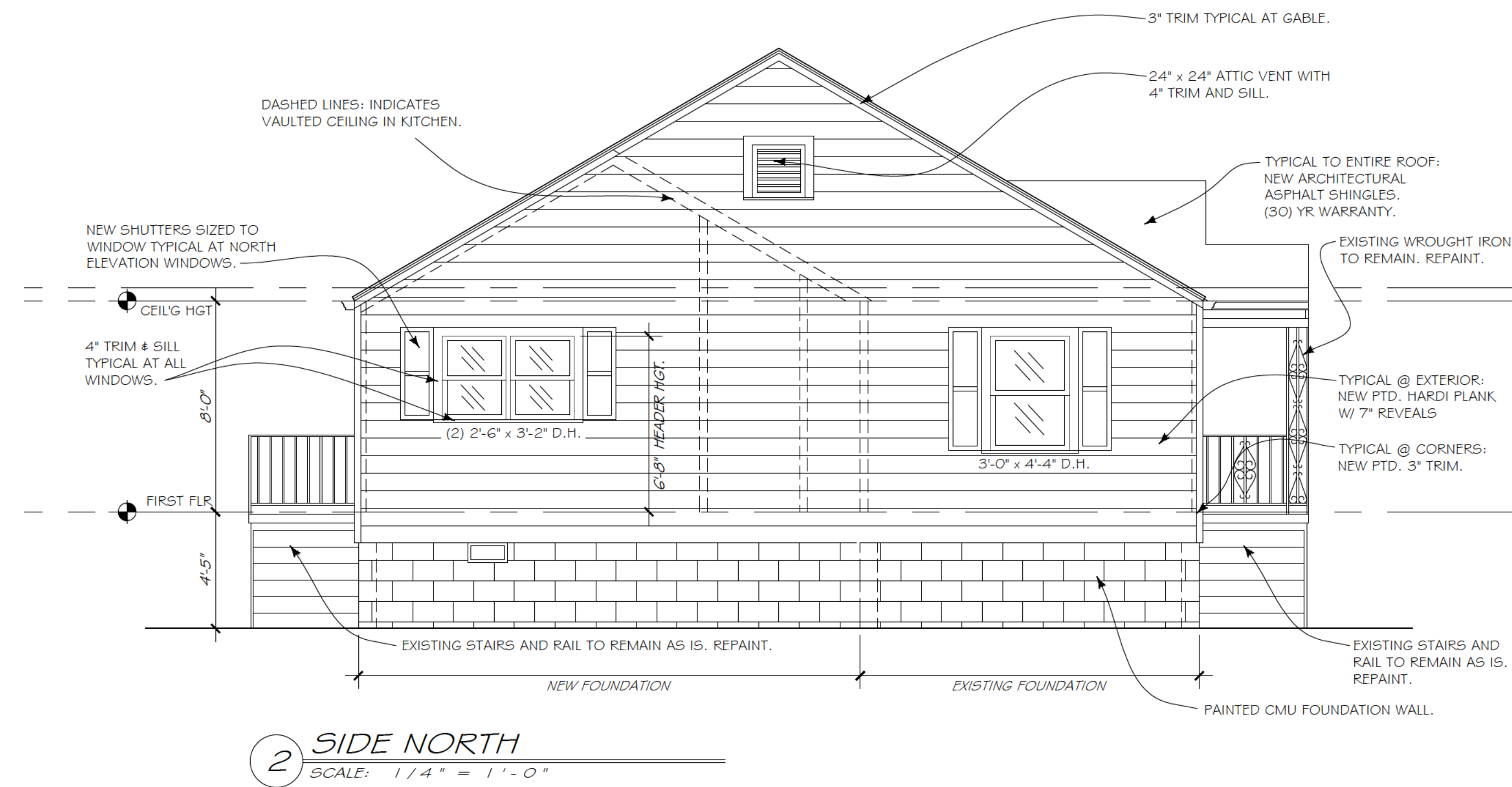
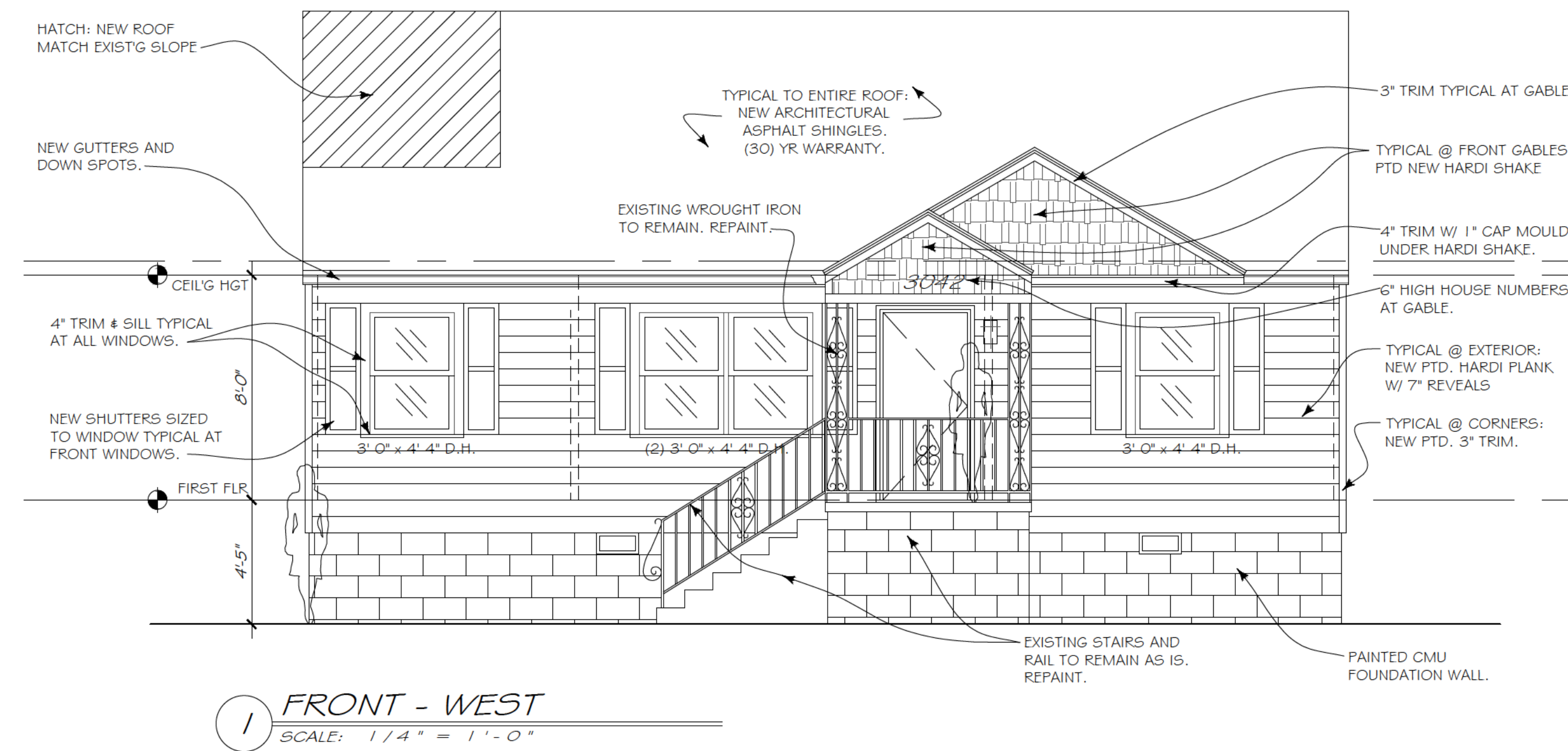
NOTE: FRAMING FOR DESIGN DIRECTION CONCEPTS ONLY.
G.C. RESPONSIBLE TO CONFER WITH ENGINEER.

DESIGN CRITERIA

1. MINIMUM ALLOWABLE SOIL BEARING PRESSURE: 2500 PSF
2. BACKFILL MATERIAL: AS SHOWN
3. SURCHARGE LOADING: NONE
4. LIVE LOAD (FLOOR/ROOF): 40/20 PSF
5. DEAD LOAD (FLOOR/ROOF): 10/10 PSF
6. STEEL REINFORCEMENT:
GRADE: GRADE 60
ASTM REFERENCE: ASTM 615
7. 28-DAY COMPRESSIVE STRENGTH (f_c) OF CONCRETE: 3,000 PSI

APPLICABLE CODES

GEORGIA STATE MINIMUM CODES:
INTERNATIONAL RES. BUILDING CODE, 2018
AND 2020 GEORGIA STATE AMENDMENTS.



23 DEC 2025 PERMIT

JOHN CARR
RESIDENCE
3042 LAKE AVENUE
HAPEVILLE, GA.

PROPOSED
ELEVATIONS

A 2.1



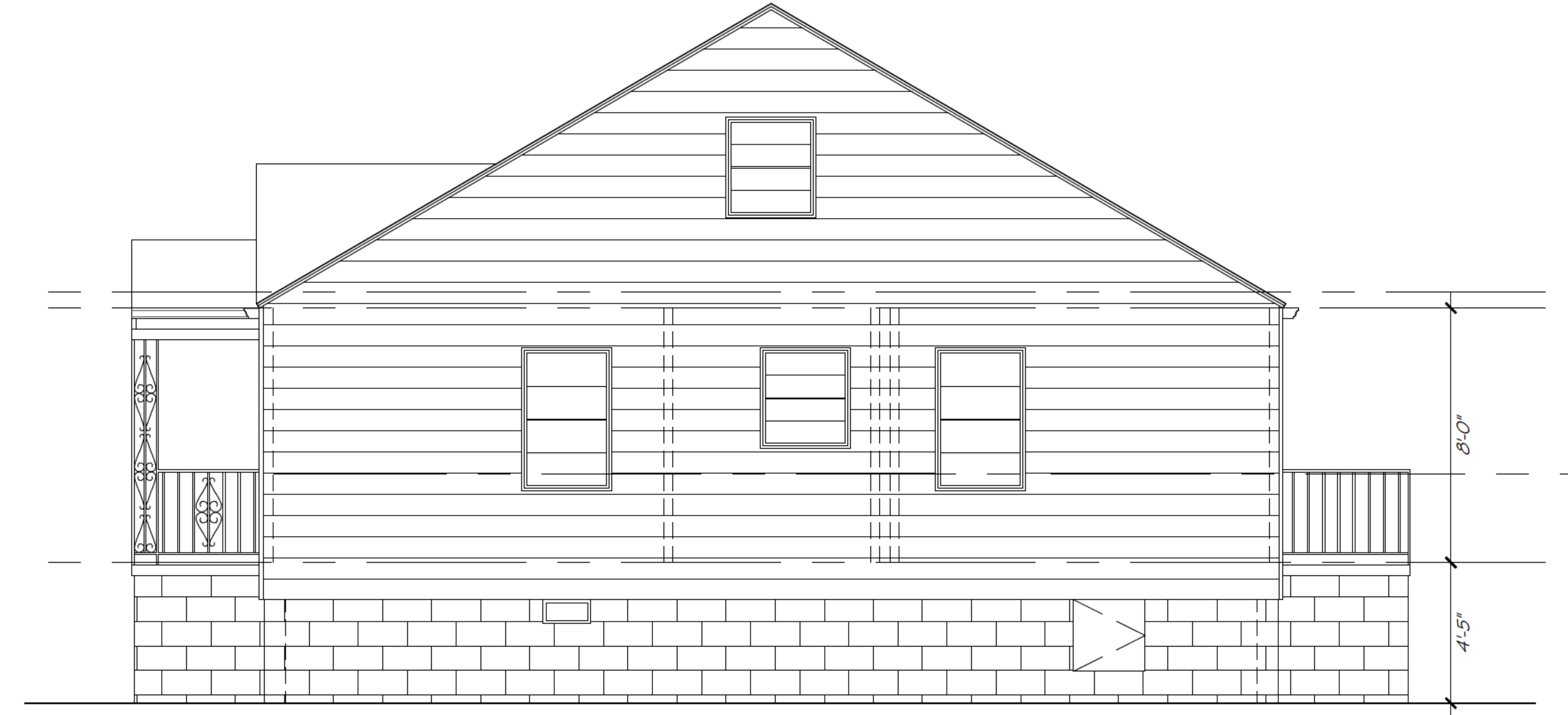
1 EXISTING FRONT - WEST
SCALE: 1/4" = 1'-0"



2 EXISTING SIDE NORTH
SCALE: 1/4" = 1'-0"



3 EXISTING BACK - EAST
SCALE: 1/4" = 1'-0"



4 EXISTING SIDE SOUTH
SCALE: 1/4" = 1'-0"

23 DEC 2025 PERMIT

JOHN CARR
RESIDENCE
3042 LAKE AVENUE
HAPEVILLE, GA.

EXISTING
ELEVATIONS

A 2.2