



Hapeville
georgia

CIVILITY PLEDGE

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

DESIGN REVIEW COMMITTEE

700 Doug Davis Drive
Hapeville, GA 30354

August 19, 2026 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

Jonathan Love
Jacquie Smyth
John Stalvey
Sophie Brooks
Lauren Grier

3. Approval of Minutes

3.I. Minutes of May 20, 2026

Documents:

1. Draft DRC Minutes 5_20_2026

4. New Business

4.I. 3042 Lake Avenue Addition

Background: Traci Carr has submitted an application seeking approval for a 123 square foot addition, a new front porch, a rear screened-in porch and rear deck to an existing 1,114 square foot single-family dwelling 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

4.II. 856 Virginia Avenue Suite B Patio Addition

Background: Harold Singer on behalf of ATL Hookah Lounge & Restaurant has submitted an application seeking approval of a 364 square foot side patio addition to an existing building located at 856 Virginia Avenue. The property is zoned U-V, Urban Village and is subject to the Commercial/ Mixed-Use Area of Architectural Design Standards.

Documents:

1. Planners Report 856 Virginia Avenue Suite B
2. Application - 856 Virginia Avenue Suite B_Redacted

5. Next Meeting Date - Wednesday, September 16, 2026

6. Adjourn

Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
May 20th, 2026 6:00 PM



Agenda

1. Call to Order - 6:01

2. Roll Call

Jonathan Love

Sophie Brooks - absent

Lauren Grier

Jacquie Smyth

John Stalvey

3. Approval of Minutes

DRC Minutes 3/18/2026

MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to approve the March 18, 2026 minutes as submitted. Motion passes 4-0.

4. New Business

573 North Central Ave

MOTION ITEM: Jacquie Smyth made a motion, Jonathan seconded to approve the application with the following Design Exceptions. Motion passes 4-0.

Design Exceptions: mural may extend beyond the knee walls to the pavement

433 North Ave

MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to approve the application with the applicant's agreement to stain or paint the deck. Motion passes 4-0.

664 Campbell Cir

MOTION ITEM: Jacquie Smyth made a motion, Jonathan seconded to approve the application with the following design exceptions. Motion passes 4-0.

Design Exceptions: Horizontal slats on the deck railing

274 Maple St

MOTION ITEM: Jacquie Smyth made a motion, Jonathan seconded to conditionally approve the application with the following requests and design exceptions, pending approval of the setback variance by the Board of Appeals. Motion passes 4-0.

Notes: Will require variance for the setback; applicant will enclose the base of the stoop with cement boards painted to match the house; request adding a tree to the front

Design Exceptions: overhang to match existing structures

Board Member Change

John Stalvey made a motion, Lauren Grier seconded a motion to appoint Jacquie Smyth as temporary Chair. Motion passes 4-0.

3340 Forrest Hills Dr.

John Stalvey made a motion, Lauren Grier seconded to approve the application with the design exceptions noted in the Planner's Report. Motion passes 3-0, Jonathan Love abstained.

Board Member Change

John Stalvey made a motion, Jacquie Smyth seconded a motion to return Jonathan Love to his rightful place as Design Review Committee Chair. Motion passes 4-0.

Stillwood Farms Phases V & VI

John Stalvey made a motion, Jacquie Smyth seconded to approve the application with the design exceptions noted in the planners report. The Board also recommends that the Planning Commission approve the application for the new site plan.

7. Jacquie Smyth announced an American Red Cross blood drive on June 27th at the Hoyt Smith Recreation Center from 10A-3P and invited attendees and applicants to donate.

8. Next Meeting Date - June 17th

8. Adjourn

MOTION ITEM: Jacquie Smyth made a motion, John Stalvey seconded to approve adjournment. Motion passes 4-0, adjourns 6:34PM.



DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: August 13, 2026
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3042 Lake Avenue – Addition August 19, 2026**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Traci Carr for a 123 SF addition, a new front porch, a rear screened-in porch and rear deck to an existing 1,114 SF single-family dwelling at 3042 Lake Avenue. The proposed addition will be located at the side/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 warrantied asphalt shingles.

A future detached garage is shown on the site plan. Should a garage be proposed, it must be submitted to the City for appropriate reviews and approvals.

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: 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. Please confirm.

(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: Front porch does not meet the 80% to 100% width requirement. Design Exception recommended

(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.

RECOMMENDATIONS

- Location of exterior mechanical should be shown and screening, if applicable.
- Existing conditions, such as existing overhang and no sidewalk, require and are recommended for Design Exceptions.
- Porch width not compliant, Design Exception required.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE:

7-10-26

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:

Traci Carr

Contact Number:

Applicants Address:

211 Yardsley Drive McDonough Ga 30253

E-Mail Address:

Zoning Classification:

R-1

Address of Proposed Work:

3042 Lake Avenue Hapeville

Parcel ID# (INFORMATION MUST BE PROVIDED):

14-0099-0002-039-9

Property Owner:

Traci Carr

Contact Number:

Project Description (including occupancy type):

Renovation of the interior space, with a small addition of 122.34 s.f. Interior will include a new laundry room, 2nd Bathroom, Back Deck w/ screen in porch. New Front Porch

Contractors Name:

Shannon Short

Contact Number:

Contact Person:

Shannon Traci Carr

Contact Number:

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

Traci Carr
Applicants Signature

Date

7-10-26

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: 122,34 s.f.

Total Square Footage of existing building: 996,39 s.f.

Estimated Cost of Construction: 200,000

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

~~Brick~~ Siding w/ Cinder Block Foundation

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

Hardi Plank w/ 7" reveals
Thin Brick veneer on Foundation
PTD Cattle Rails under front porch
Architectural Asphalt Shingles @ Roof

Will any trees be removed to accommodate the project? NO

NOTICE

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

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

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

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

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

(Please Print & Initial)

I Traci Carr 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.

Traci Carr
Printed Name

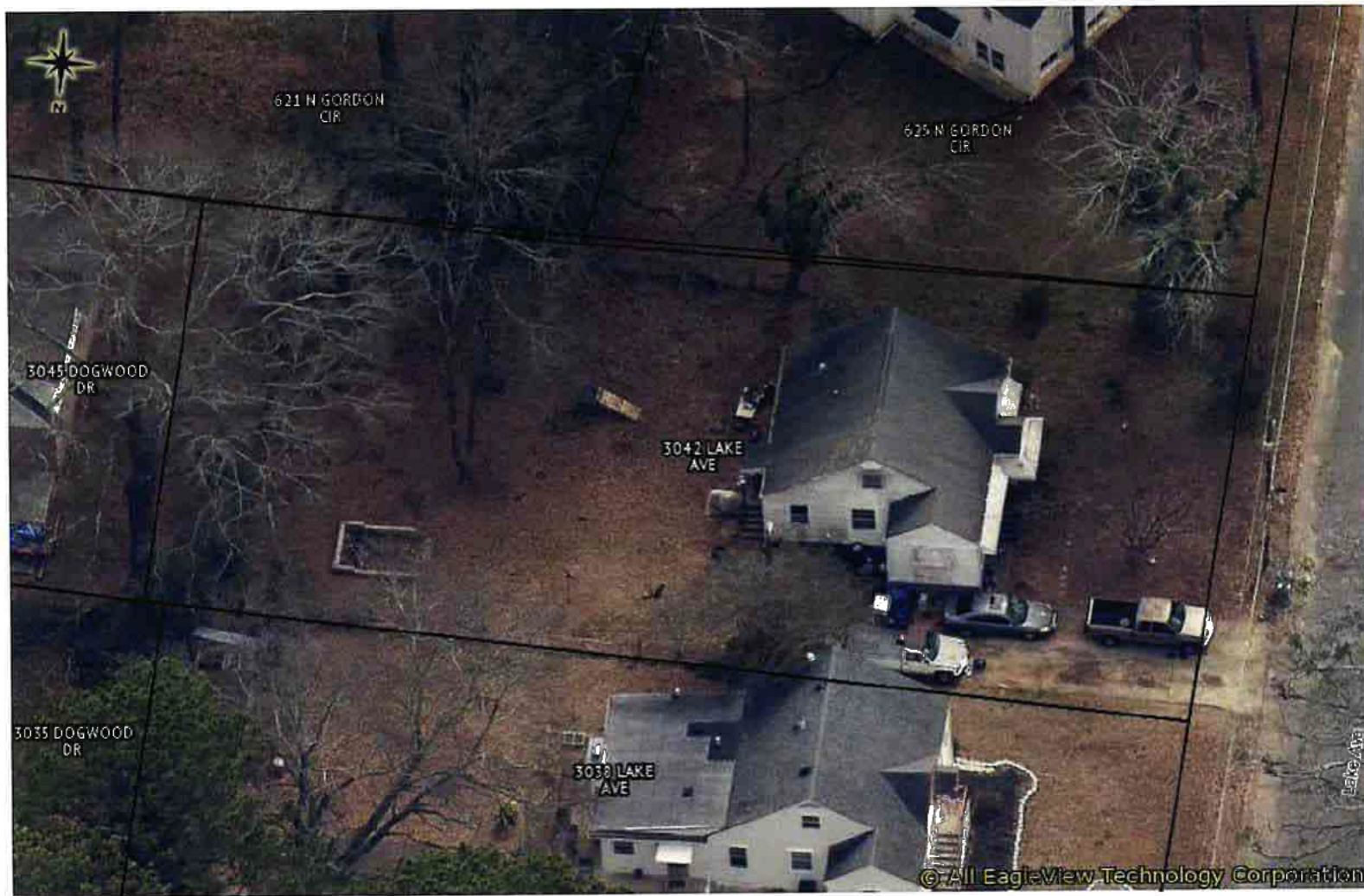
Traci Carr
Signature

7-10-26
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

3042 Lake Avenue



ADDITION TO 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

2024 INTERNATIONAL RESIDENTIAL CODE (IRC) - WITH GEORGIA STATE AMENDMENTS.
2024 INTERNATIONAL BUILDING CODE (IBC) - WITH GEORGIA STATE AMENDMENTS.
2024 INTERNATIONAL MECHANICAL CODE (IMC) - WITH GEORGIA STATE AMENDMENTS.
2024 INTERNATIONAL FUEL GAS CODE (IFGC) - WITH GEORGIA STATE AMENDMENTS.
2024 INTERNATIONAL PLUMBING CODE (IPC) - WITH GEORGIA STATE AMENDMENTS.
2024 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPS) - WITH GEORGIA STATE AMENDMENTS.
2023 NATIONAL ELECTRICAL CODE (NEC) - WITH GEORGIA STATE AMENDMENTS.

INTERNATIONAL FIRE CODE (IFC) - 2018

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 w/ 489.50 sq ft addition to existing structure of 1,114.00 s.f.

PROJECT CONTACTS:

OWNER:
Traci Carr
211 Yardsley Drive
McDonough, GA 30253

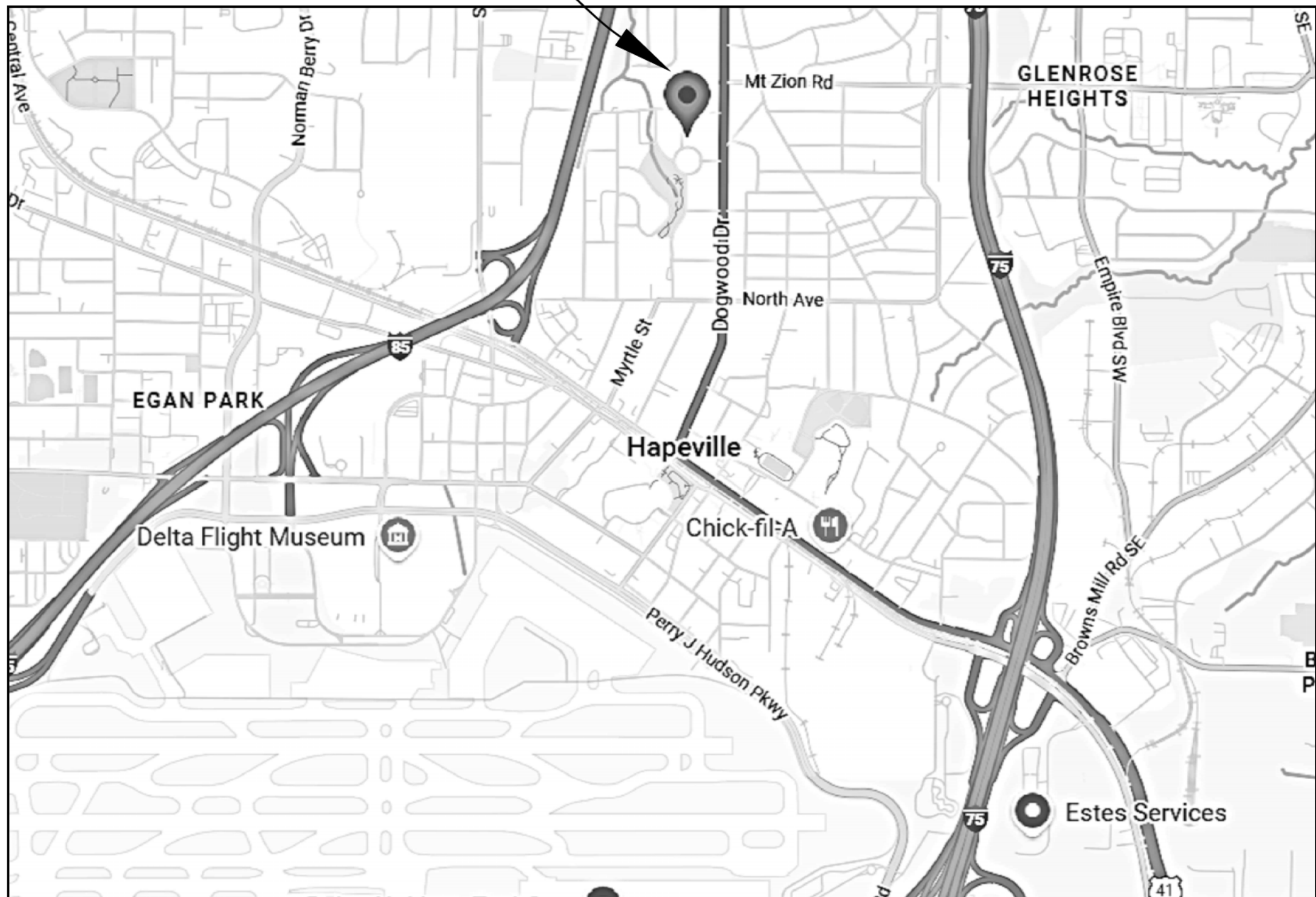
GENERAL CONTRACTOR:
SCI - Shannon Short
678-776-3276

DESIGNER:
Greg Morgan
GMID, LLC

DRAWING INDEX:

- | | |
|-------|--|
| T 1 | Title Sheet, Code Info & Site Reference Plan |
| A 1.1 | Demo and Proposed Plans |
| A 1.2 | Switching and Roof Plans |
| A 1.3 | OPEN |
| A 2.1 | Proposed Exterior Elevations |
| A 2.2 | Existing Exterior Elevations |
| A 3.1 | OPEN |

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

Zone: R-1

Construction Type: Type VB

Building Height: (No Change)

Square Footage Interior Conditioned:

Existing Conditioned:	996.39 s.f.
Added Conditioned:	122.34 s.f.
New Proposed Conditioned:	1,118.73 s.f.

Existing Structure Foot Print:	1,114.00 s.f.
New House Addition	+ 134.00 s.f.
New Front Porch:	+ 109.50 s.f.
New Back Screened Porch:	+ 246.00 s.f.
New Structure Foot Print:	1,603.50 s.f.

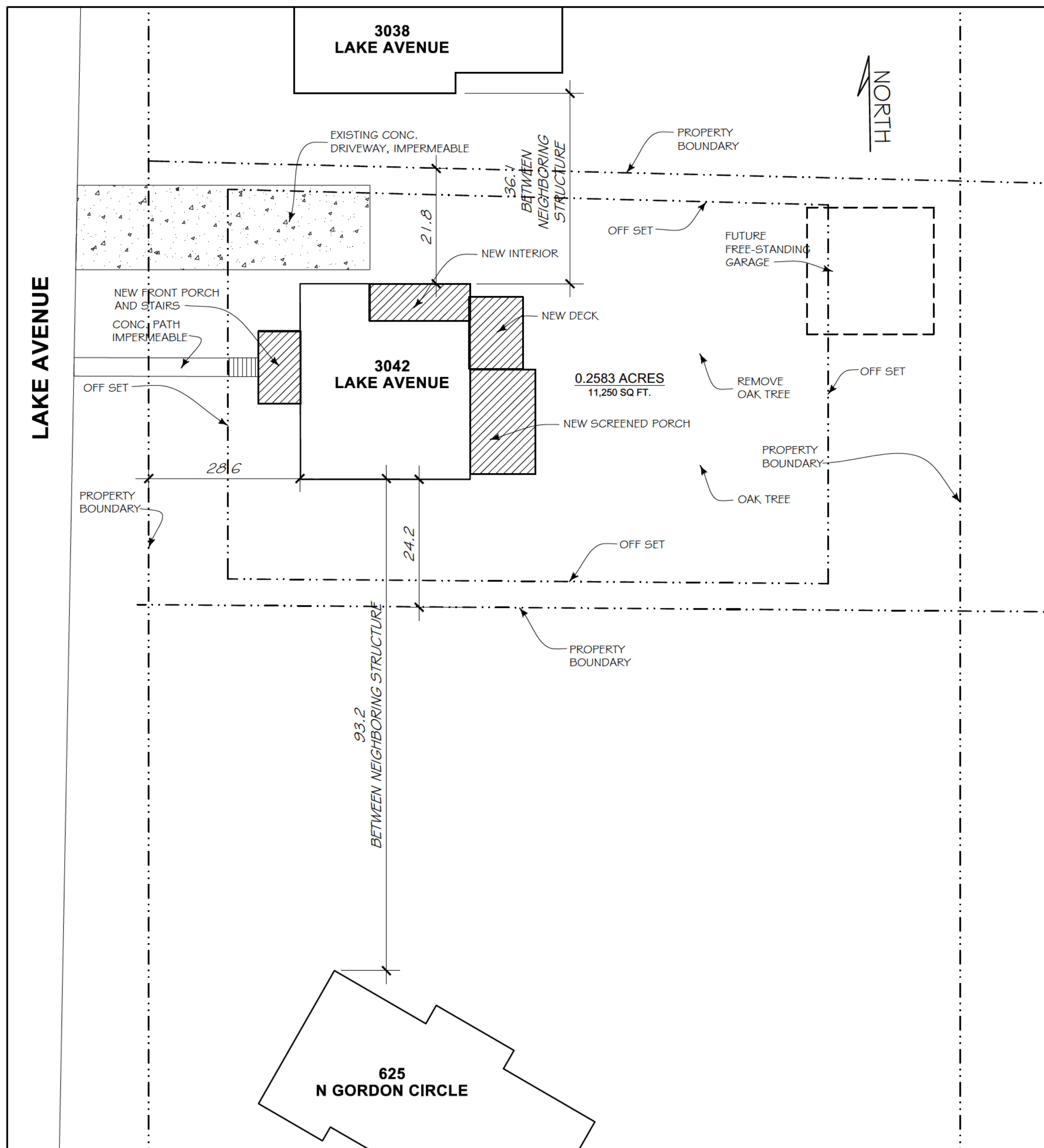
NOTE: Additions are 489.50 s.f. which is less than 50% of Existing Structure of 1,114.00 s.f.

Lot Coverage Assessment:

New Structure Foot Print:	1,603.50 s.f.
Exist. Driveway to remain:	889.00 s.f.
New Back Deck and Stair	157.40 s.f.
New Front Stairs	19.25 s.f.
New Front Conc. Path	103.00 s.f.
Proposed Lot Coverage:	2,772.15 s.f.

Lot Square Footage:	11,250.0 s.f.
Ratio Formula	2,772.15 s.f. / 11,250.00 s.f.

Proposed Lot Coverage Ratio: 24.64%



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

08 JUL 2026 DRC REVIEW
30 JUN 2026 PROGRESS REVIEW

TRACI CARR
RESIDENCE

3042 LAKE AVENUE
HAPEVILLE, GA.

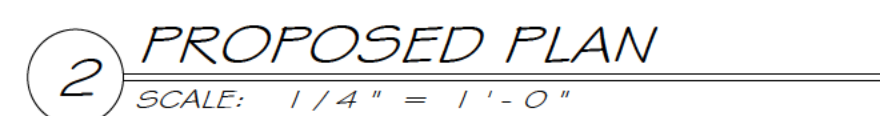
COVER
SHEET
CODE INFO

T 1

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

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

- ① DEMO DASHED WALL AS INDICATED.
- ② REMOVE PORTION OF WALL TO ACCOMMODATE NEW WINDOW APERTURE. REFER TO ELEVATIONS FOR SIZE.
- ③ REMOVE PORTION OF WALL TO ACCOMMODATE TO DOOR APERTURE.
- ④ REMOVE PORTION OF WALL TO ACCOMMODATE NEW POCKET DOOR INSTALLATION.
- ⑤ REMOVE EXISTING WINDOW.
- ⑥ REMOVE EXISTING DOOR.
- ⑦ REMOVE EXISTING CONC STOOP AND STAIRS.



- EXISTING WOOD FRAMED WALL
- NEW WOOD FRAMED WALL - 2x4 @ 16" O.C.
- SMOKE DETECTOR
- CARBON MONOXIDE / SMOKE DETECTOR

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

TRACI CARR
RESIDENCE

3042 LAKE AVENUE
HAPEVILLE, GA.

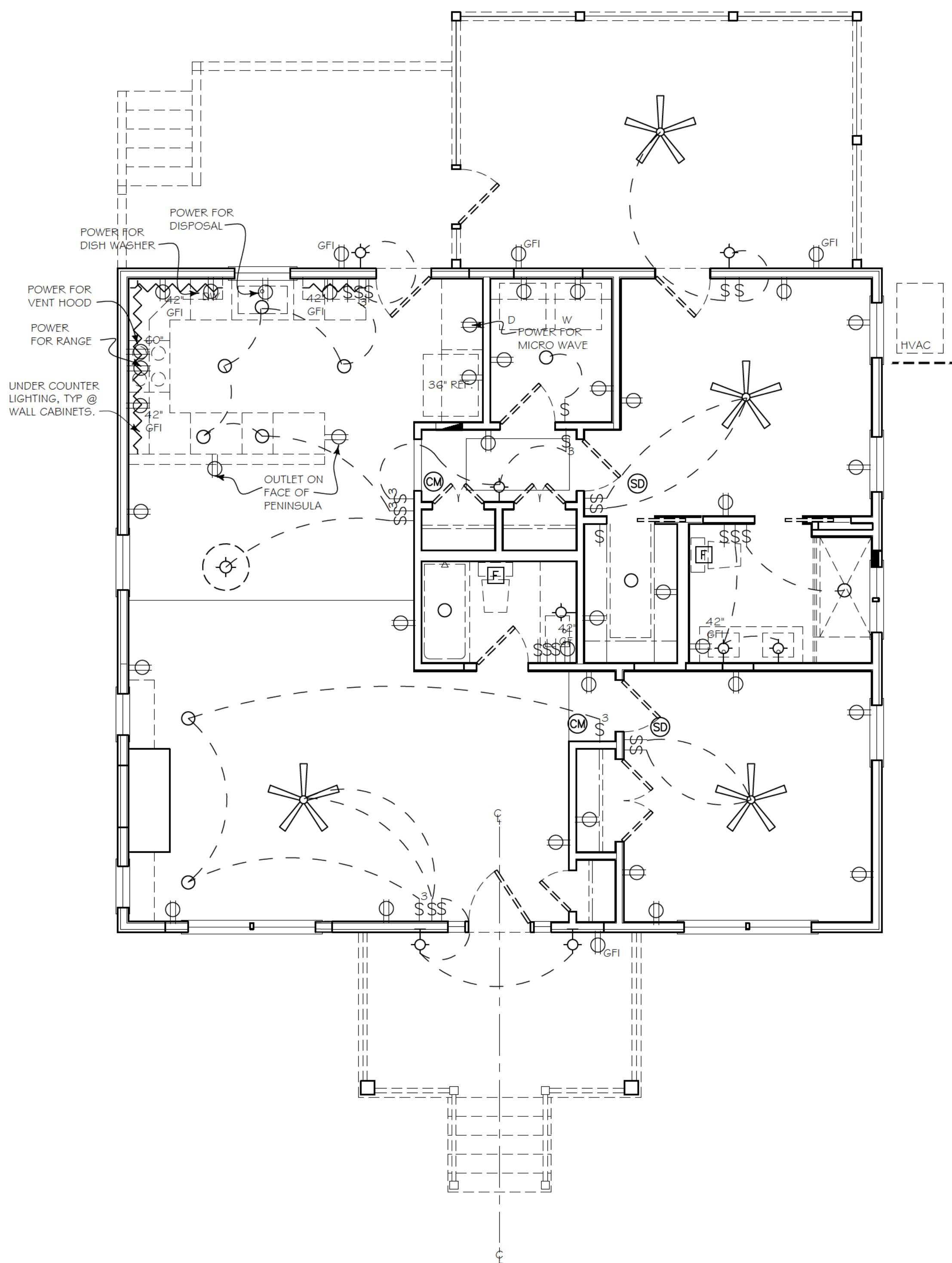
A 1.1

LTG. GEN. NOTES

1. NEW FIXTURES SHOWN ONLY.
2. PROVIDE SMOKE & CARBON MONOXIDE SENSORS IF REQD.
3. PROVIDE ELECTRICAL OUTLETS PER CODE MINIMUMS.
4. LIGHTING TYPES & LOCATIONS ARE FOR REFERENCE ONLY - VERIFY ALL SELECTIONS WITH OWNER - REVIEW LOCATIONS ONSITE WITH OWNER PRIOR TO ROUGH-IN.
5. CENTER CEILING FIXTURES OR GROUPS OF FIXTURES IN CORRESPONDING CEILING AREA UNLESS NOTED OTHERWISE.
6. PROVIDE WATERPROOF & VAPORPROOF FIXTURES AT CORRESPONDING WET LOCATIONS.

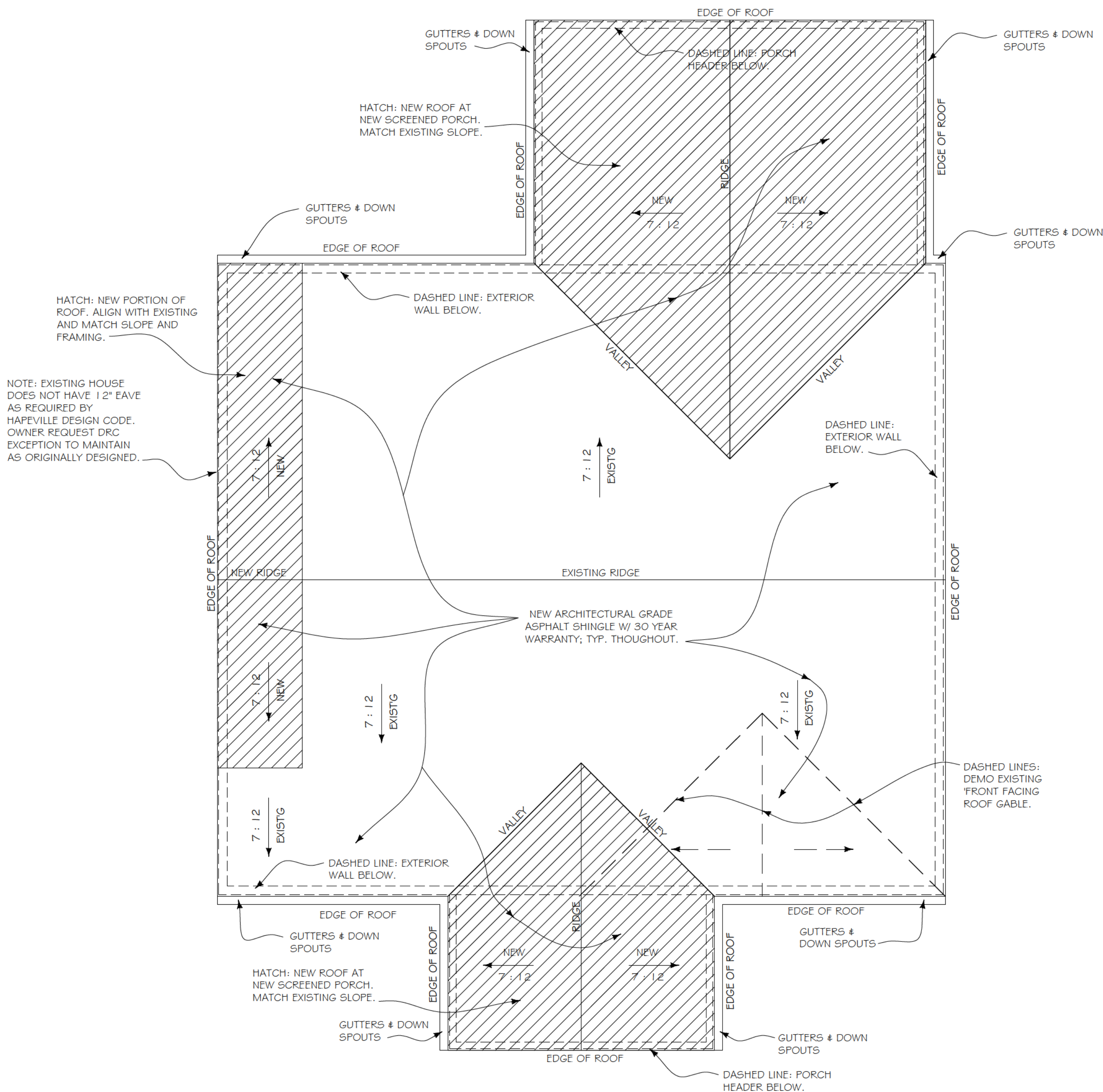
ELEC. & LIGHTING LEGEND:

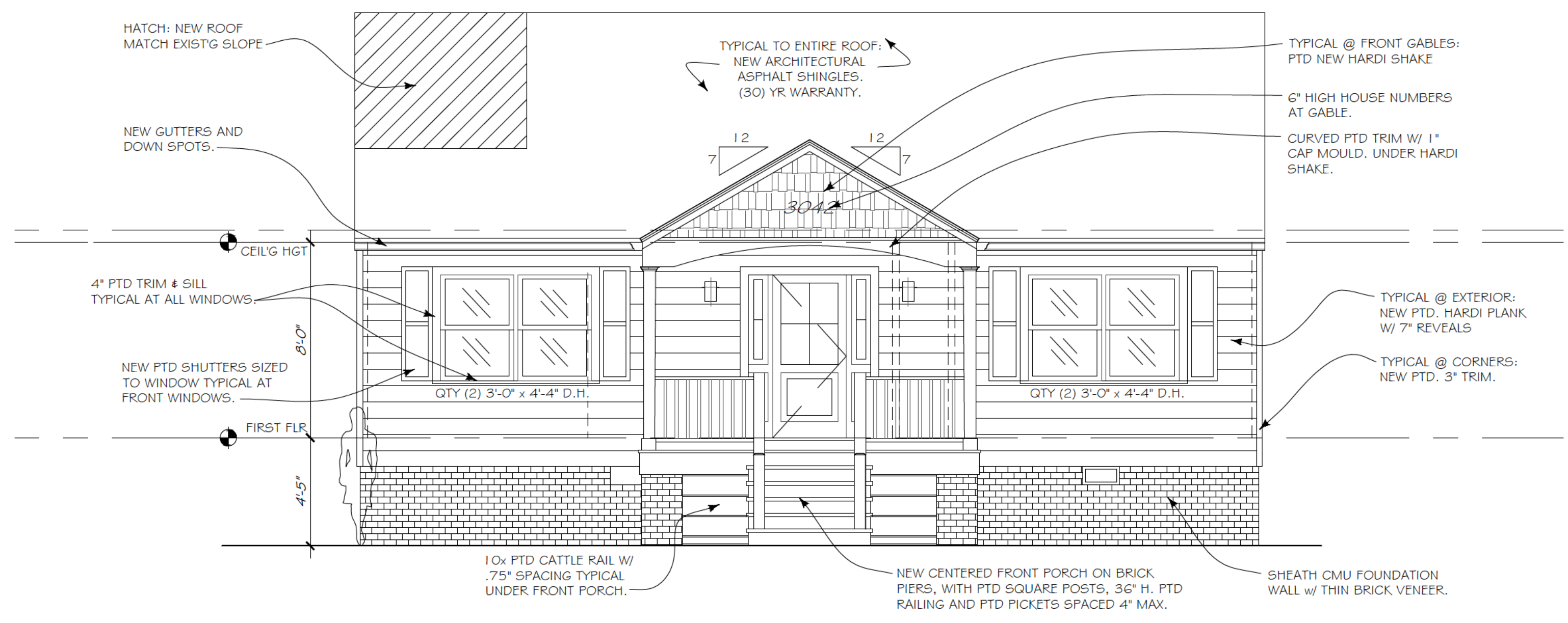
- RECESSED LIGHT FIXTURE
- ⊕ WALL SCONCE
- ⊕ HIGH EFFICIENCY EXHAUST FAN (NO LIGHT)
- ⊕ CEILING FAN (W/ LIGHT KIT)
- ⊕ ELECTRICAL OUTLET
- ⊕ SWITCH
- ⊕ SMOKE DETECTOR
- ⊕ CARBON MONOXIDE / SMOKE DETECTOR



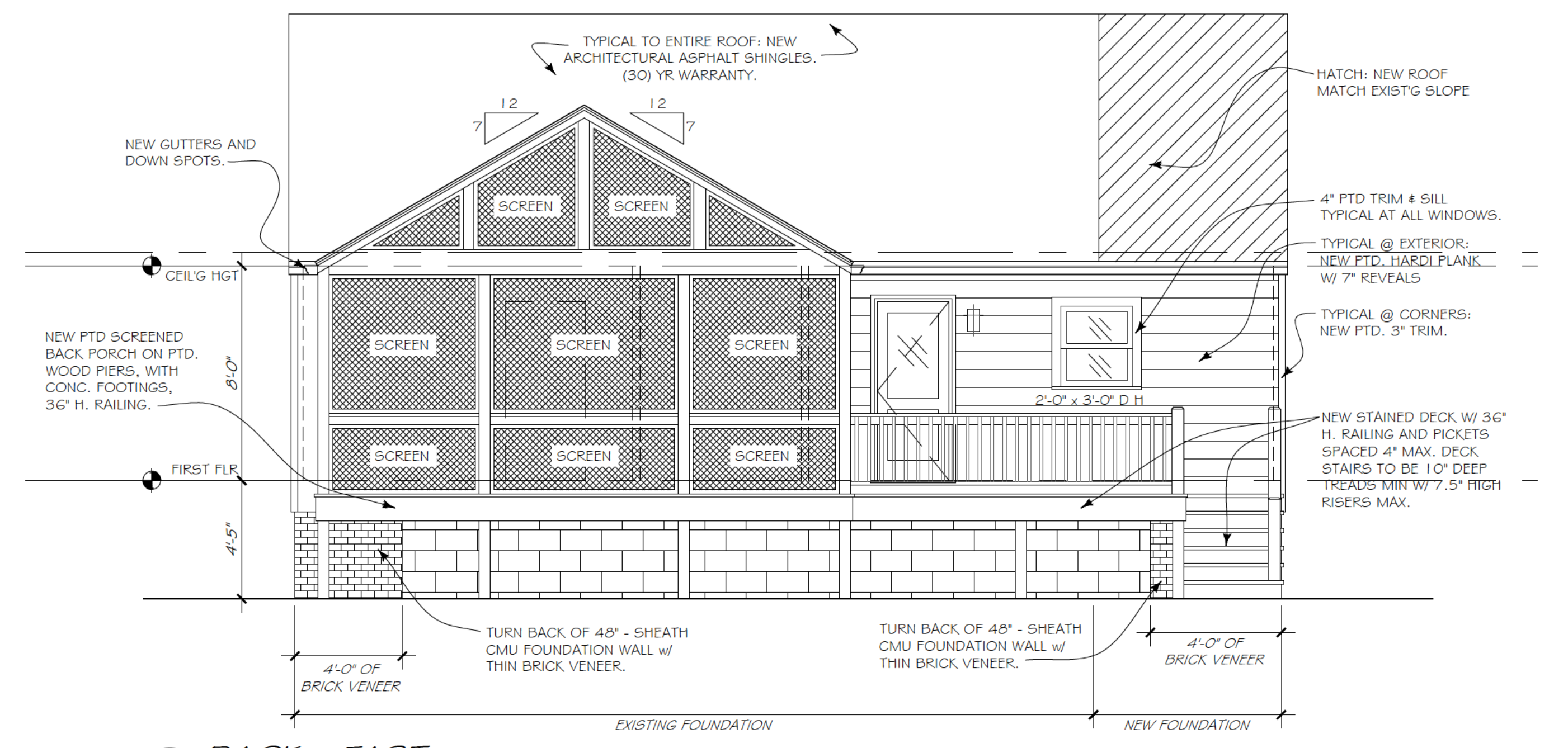
1 LIGHTING
SCALE: 1/4" = 1'-0"

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

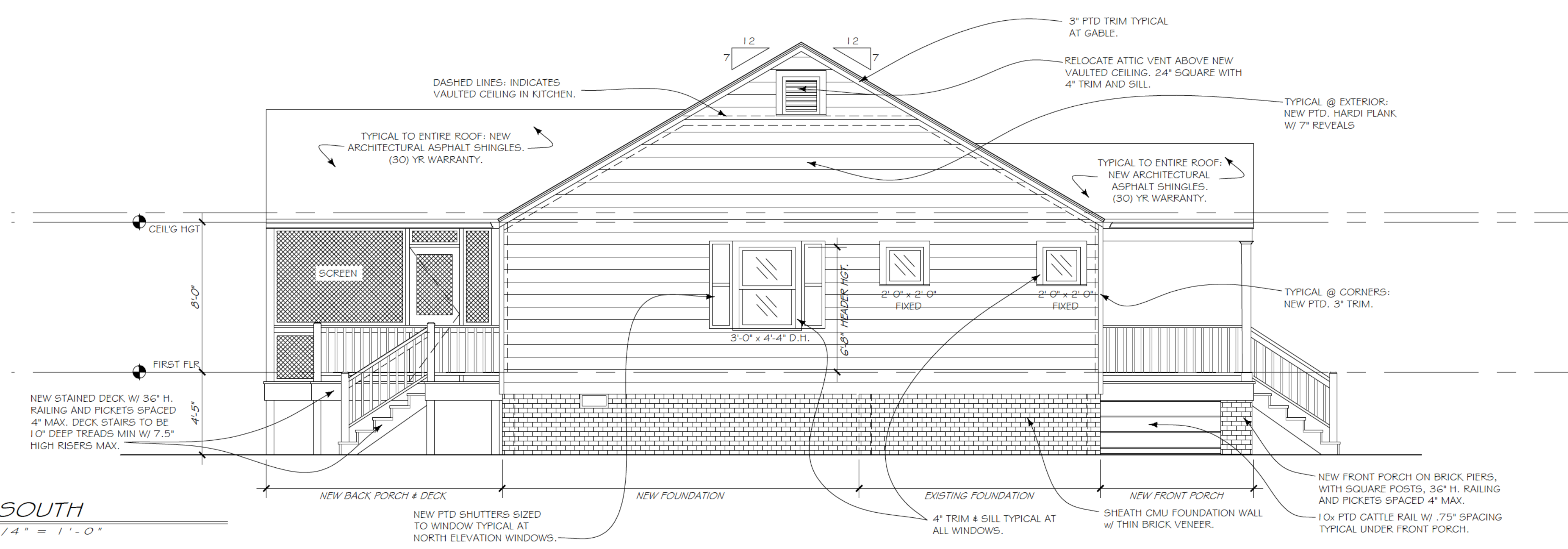




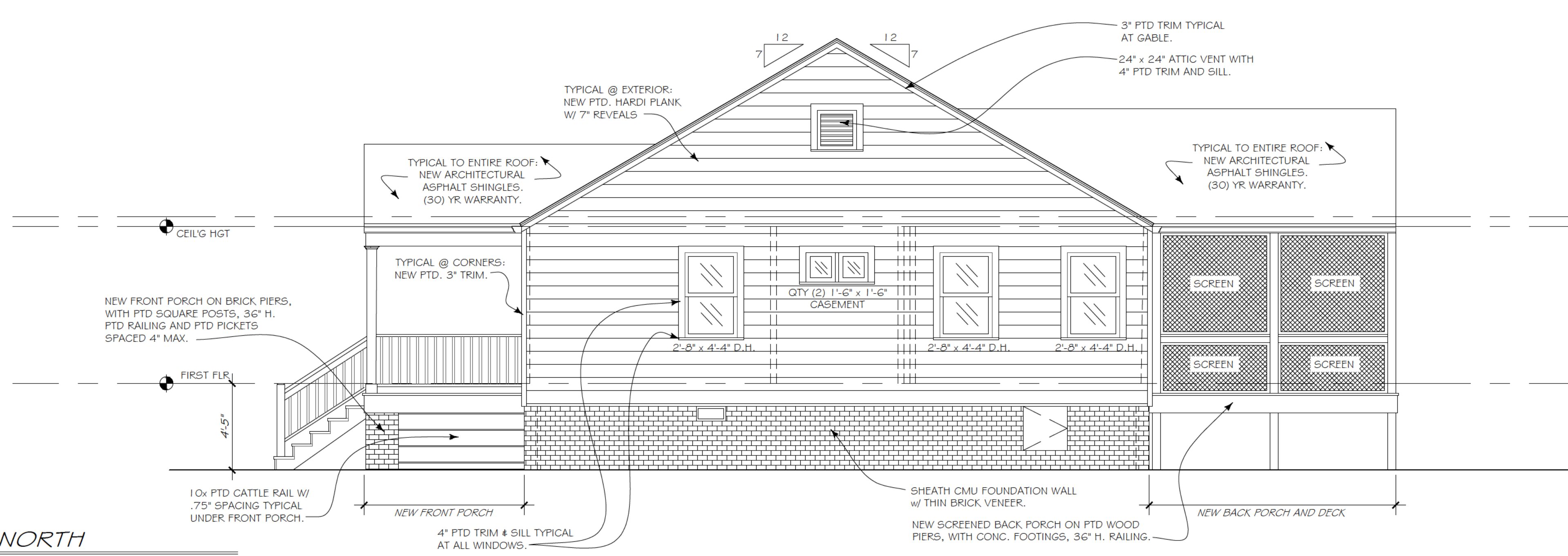
1 FRONT - WEST
SCALE: 1/4" = 1'-0"



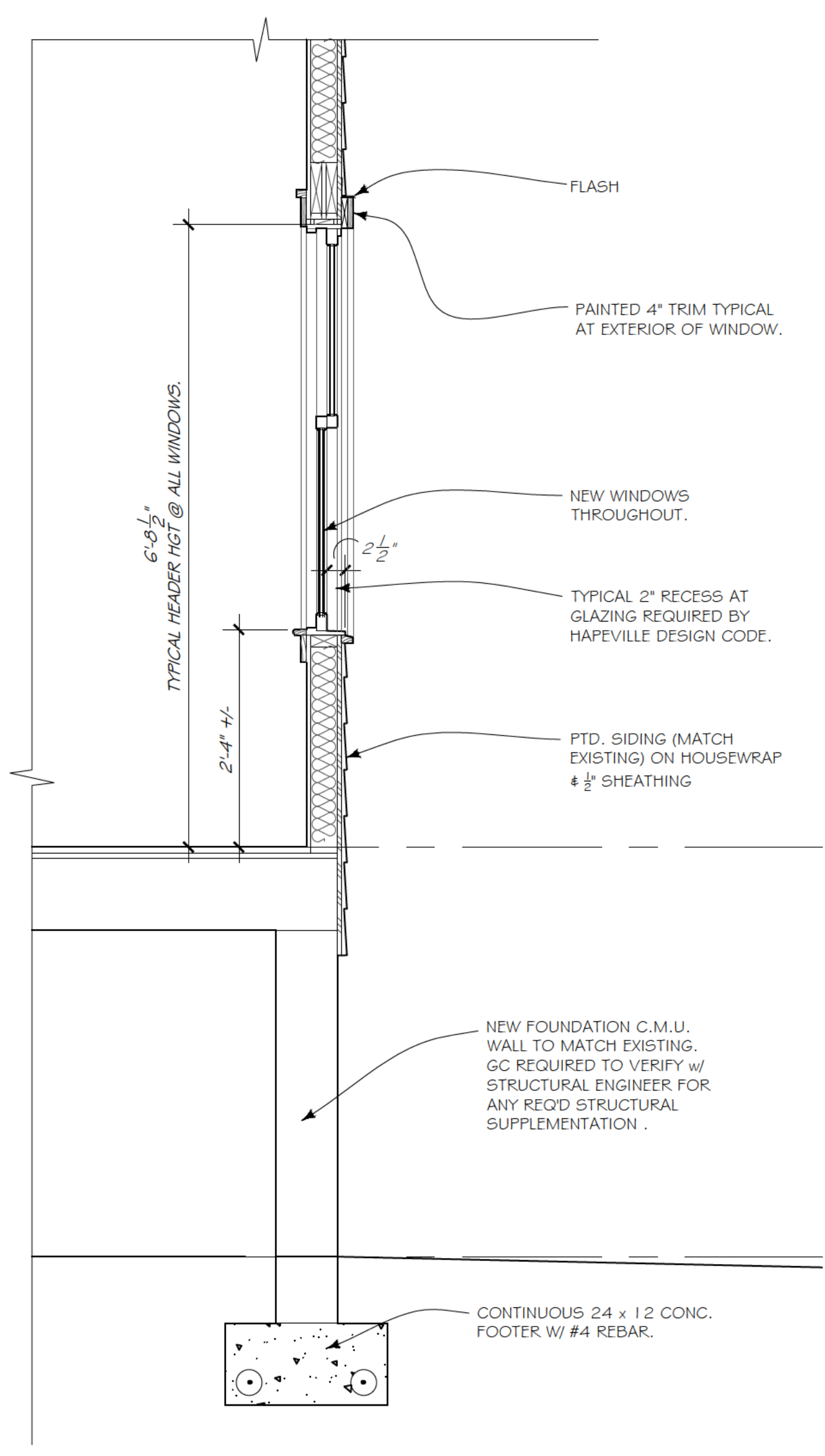
3 BACK - EAST
SCALE: 1/4" = 1'-0"



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



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



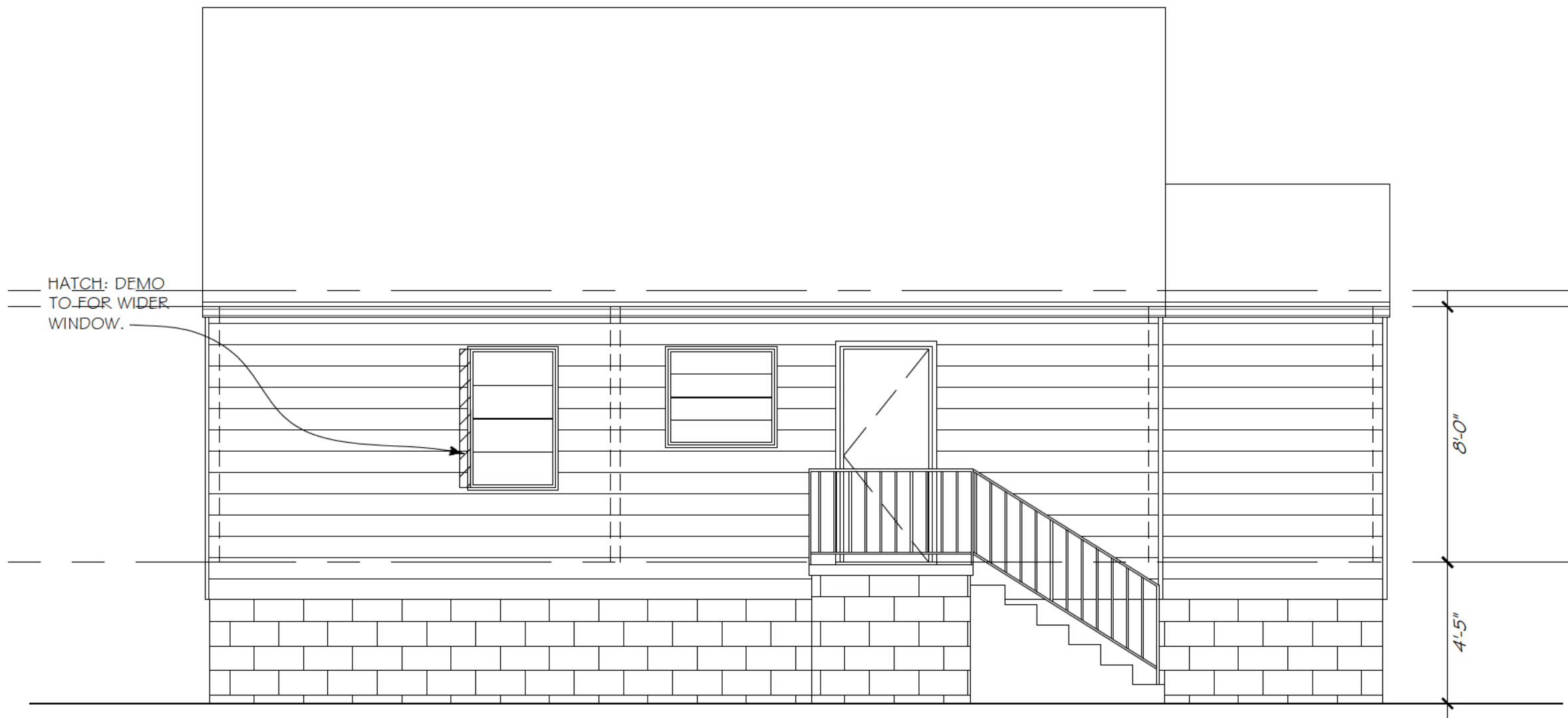
5 TYPICAL WINDOW SECTION
SCALE: 3/4" = 1'-0"



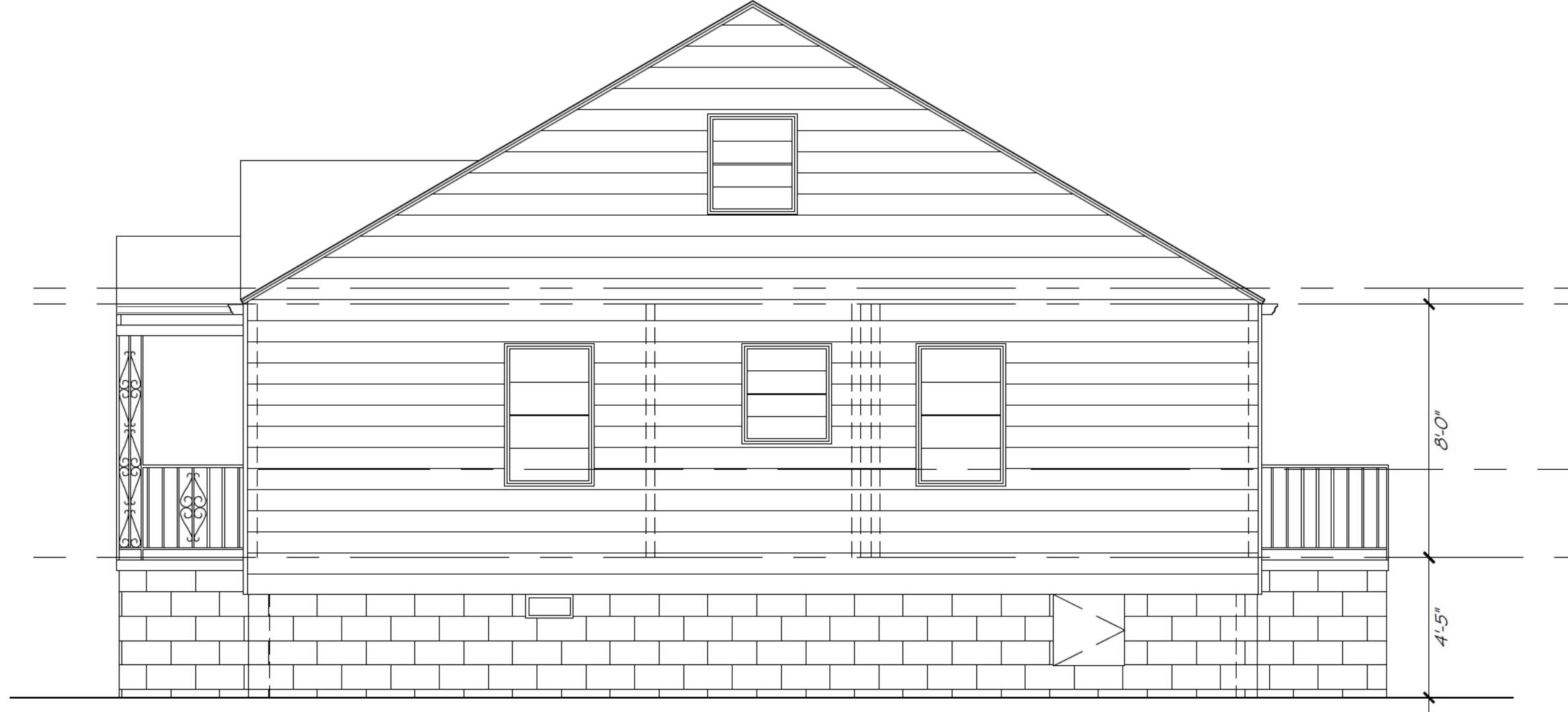
1 EXISTING FRONT - WEST
SCALE: 1/4" = 1'-0"



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"



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

DATE: August 14, 2026
TO: Tonya Hutson
FROM: Lynn Patterson
RE: 856 Virginia Ave, Patio Addition

BACKGROUND

The City of Hapeville has received a Design Review Application from Harold Singer on behalf of ATL Hookah Lounge & Restaurant for a 364 SF side patio addition to an existing building located at 856 Virginia Avenue. The patio will have a wooden deck floor, metal roof, columns and railing (unknown materials).

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

The proposed patio addition increases the required parking by 3 spaces. Nine dedicated spaces are required as a minimum. The applicant states there are 13 available parking spaces.

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 one story building that does not meet the height requirement. Suite B is located at the rear of the building. There is no existing sidewalk. The existing structure was developed prior to the adoption of the Architectural Design Standards. Design Exceptions for the building are recommended. Note: The patio will impede the one way traffic flow from the front of the building to the rear. The two angled parking spaces at the front of the building will be negatively impacted.

(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 proposed patio area is at the rear/side of the building not enfronting Virginia Ave, however, the patio will be along Clay Place.

(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: Not applicable

(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. An internal circulation driveway may be affected. The site plan or elevation should show impact on the driveway width to the east..

(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: Metal roof is proposed. Gutters appear on elevations but not on drawings. Please provide detail.

(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.

- ④ 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:
 - ④ The first 20 feet of said facade meets the above requirements, and
 - ④ The area beyond the first 20 feet is treated with architectural detailing, such as pilasters, false windows, or similar features.
 - ④ Enfronting upper-story windows are encouraged to be equally sized, vertically oriented, equally spaced and arranged in a grid pattern.
 - ④ 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.
 - ④ 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.
 - ④ 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: *Not applicable*

(h) Door and window standards.

- ④ The main entry door to enfrothing 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.
- ④ First-story doors or windows operating on sliders are only permitted when they open directly onto a required sidewalk or supplemental zone.
- ④ Building numbers, at least six inches in height, shall be located above or beside the street-facing pedestrian entrance.
- ④ Window panes serving commercial uses shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade.
- ④ Where window lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids between glass are prohibited.
- ④ Where used, window shutters shall match one-half the width of the window opening.
- ④ Enfrothing windows shall be vertically shaped with a height greater than width, including display windows but not transoms.
- ④ Enfrothing 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.
- ④ 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: Not applicable

RECOMMENDATIONS

The Architectural Design Standards do not provide guidance on side patio installations. The DRC should use its discretion for elements including railings, location and style.

The proposed patio addition meets the architectural design standards in terms of metal roofing.

The applicant should show how the proposed patio encroaches on the driveway. The applicant should provide gutter and downspout detail.

All wood elements should be painted or stained.

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: 7/28/26

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: Harold Singer Contact Number: [REDACTED]

Applicants Address: 4034 Lions Gate Douglasville, GA 30135

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

Address of Proposed Work: 856 Virginia Ave Atlanta, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009800010680

Property Owner: Torri Turner Contact Number: [REDACTED]

Project Description (including occupancy type): _____

Exterior Alterations to an existing commercial business. The construction will consist of a new exterior door and 13'x 28' deck addition.

Contractors Name: tbd Contact Number: tbd

Contact Person: Torri Turner 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.

Harold Singer
Applicants Signature

7/28/26
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: 364

Total Square Footage of existing building: 1,103

Estimated Cost of Construction: 5,000

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

Ashpalt

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

Presure treated wood

Will any trees be removed to accommodate the project? No

NOTICE

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

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

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

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

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

(Please Print & Initial)

I Harold Singer 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:

HRS 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

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

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

HRS 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.

HRS 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.

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

HRS 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.

Harold Singer

Harold Singer

7/28/26

Printed Name

Signature

Date

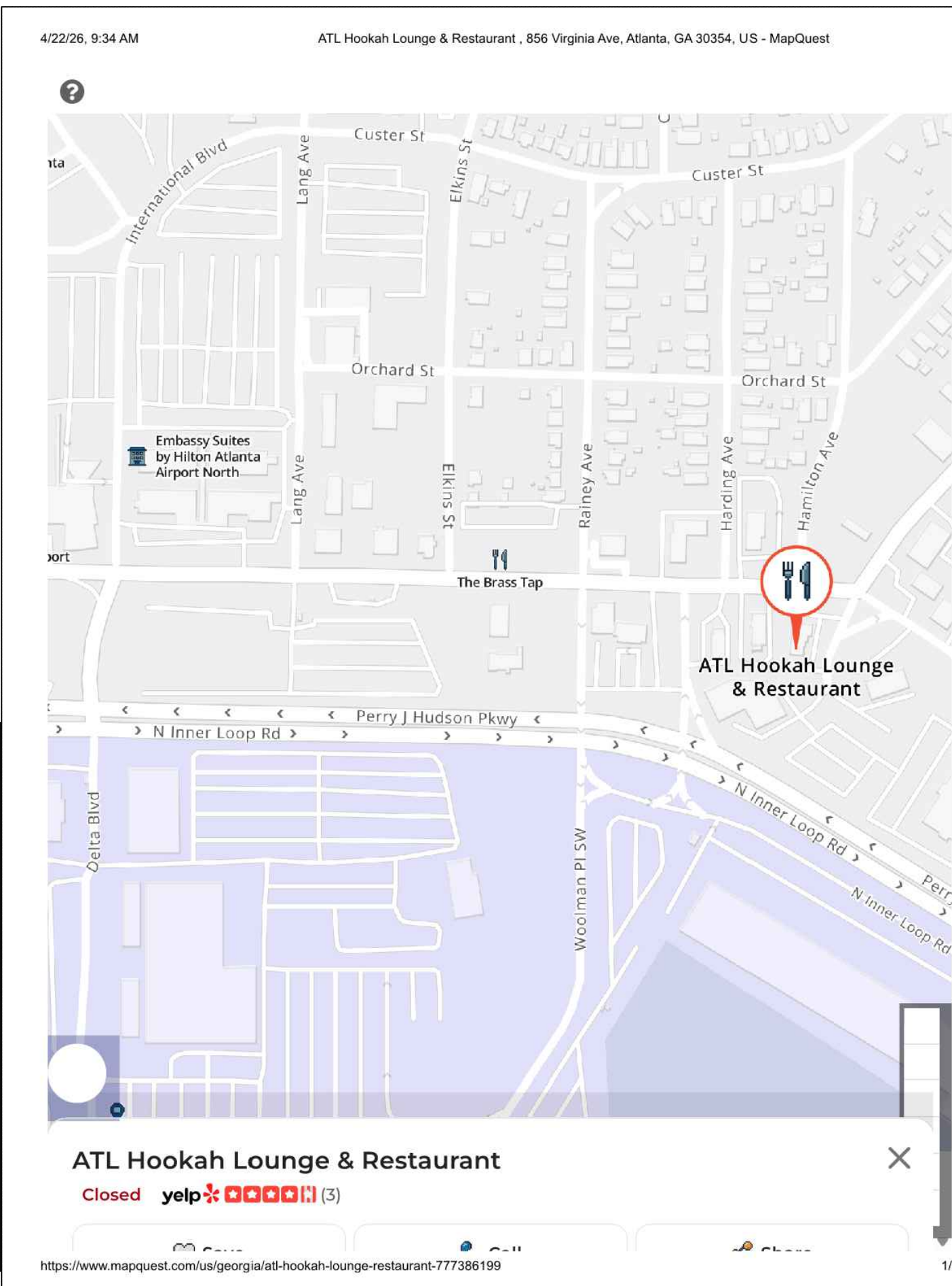
Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

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

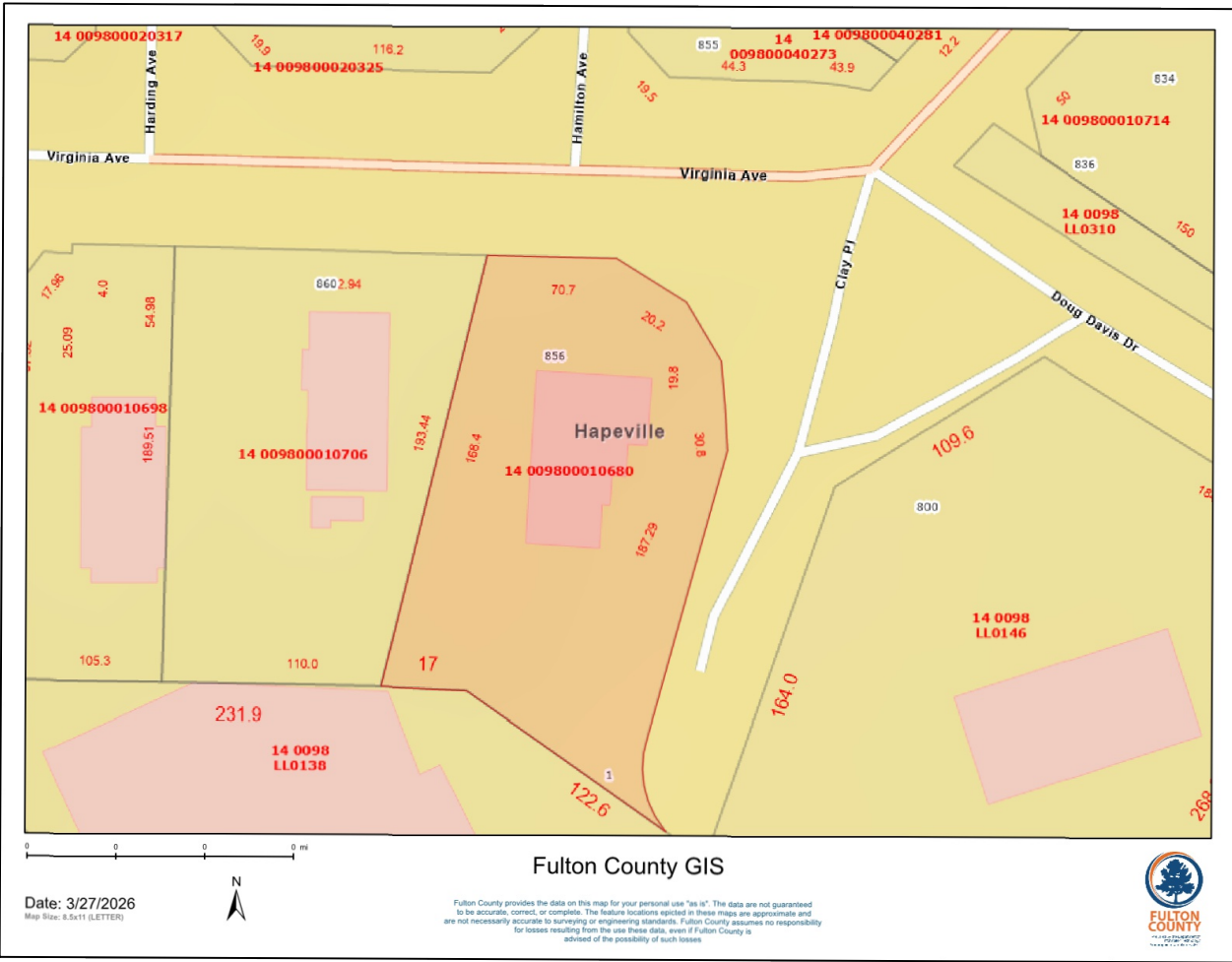
THIS BLOCK RESERVED FOR CLERK OF COURT



aerialMAP

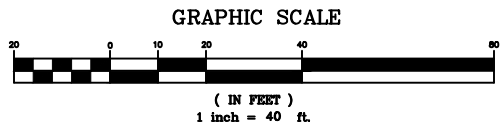
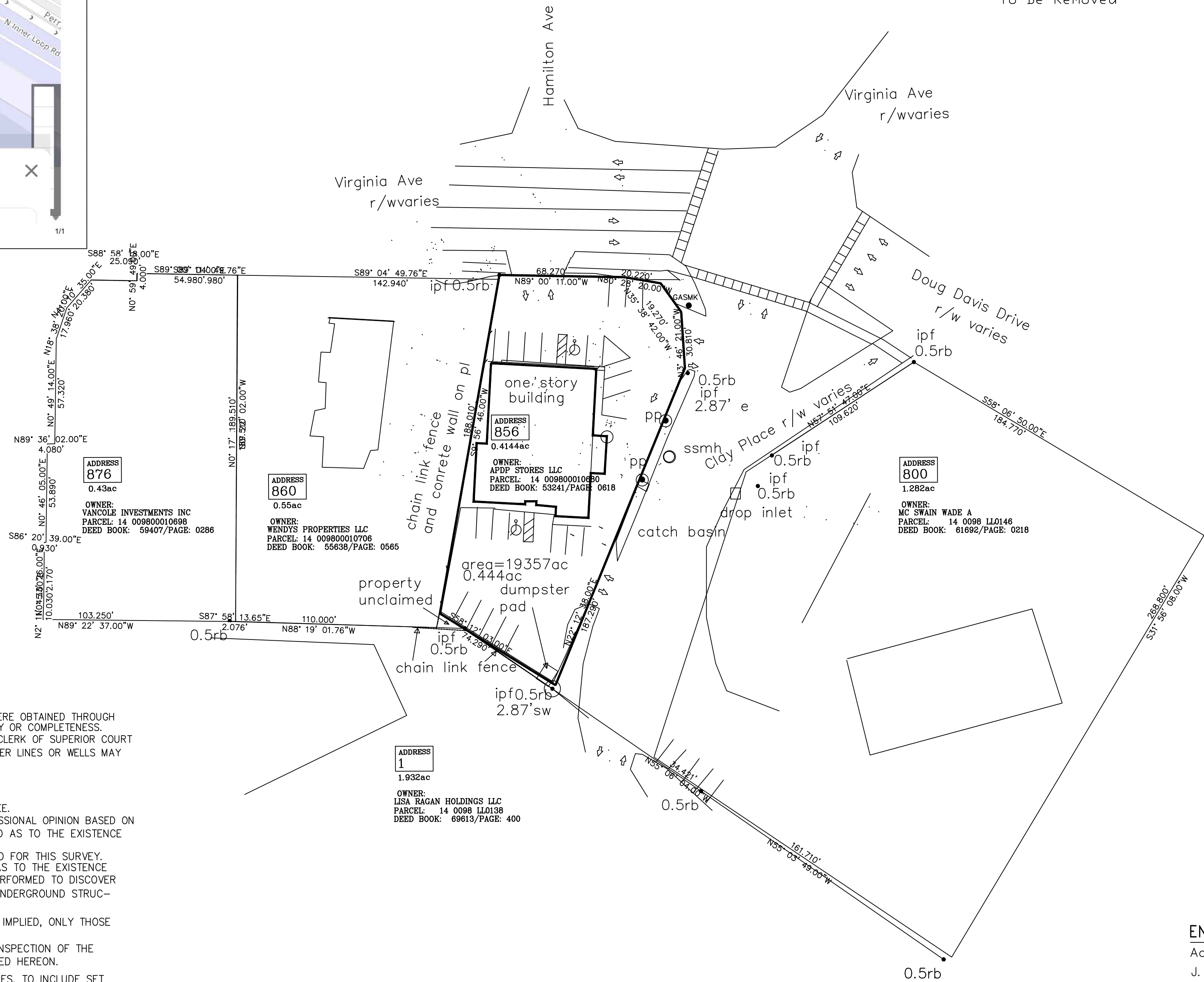


Location MAP



TAX MAP

LEGEND	
Existing Contour	---990---
Proposed Contour	990
Exist. Spot Elev.	992.0
Proposed Spot Elev.	992.0
Sanitary Sewer	SS
Fire Hydrant	⊗
Silt Fence	X X
Water Line	W
Traffic Flow	➔
Power Pole	⊕ PP
Gas Line	G
Iron Pin Set	IPS
Iron Pin Found	IPF
Concrete Monument Found	CMF
Monument	MON
Nail & Cap	N&C
Fence Corner	FC
Fence	-x-x-
Open Top Pin	DTP
Crimp Top Pin	CT
Reinforcing Bar	Re-bar
Centerline	C
Right-of-Way	R/W
Radius	R
Chord Bearing	CB
Chord	C
Service Pole	SP
Lamp Pole	LPL
Overhead Utility Line	OHUL
Man Hole	MH
Catch Basin	CB
Junction Box	JB
Drop Inlet	DI
Headwall	HW
Corrugated Metal Pipe	CMP
Reinforced Concrete	RCP
Cross Drain	CD
Sewer Easement	SE
Drainage Easement	DE
Water Valve	WV
Water Meter	WM
Gas Valve	GV
Gas Meter	GM
Arc	A
Underground Electricity	UE
Underground Telephone	UT
To Be Removed	TBR



FLOOD HAZARD STATEMENT

1. No 100-year Flood Hazard exists on the property described hereon.
2. No State waters exist on the property described hereon.
3. There are no Wetlands on the property described hereon.

CERTIFICATION STATEMENT II

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

GA REG. LS #2487 JASPER W. PROCTOR

EQUIPMENT USED FOR MEASUREMENTS:

ANGULAR - TOPCON GTS-300 TOTAL STATION

LINEAR - EDM

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A

CLOSURE PRECISION OF ONE FOOT IN 11960 FEET.

AND AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT.

THIS PLAT SUBJECT TO ALL EASEMENTS

AND RIGHTS OF WAY PUBLIC AND PRIVATE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE

AND IS FOUND ACCURATE WITHIN ONE FOOT IN 136754 FEET.

IN MY OPINION THIS PLAT OR SURVEY IS A CORRECT REPRESENTATION

OF THE LAND PLATTED AND HAS BEEN PREPARED IN

CONFORMITY WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY

SURVEYS IN GA AS SET FORTH CHAPTER 180-7 OF THE RULES OF THE

GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECTIONS

15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

BEARINGS SHOWN HEREON ARE BASED ON MAGNETIC OBSERVATIONS.

FIELD WORK COMPLETED 04-18-26

ALL PINS PLACED IPP .5" REBAR

PLAT OF SURVEY NOTES OFFICE OF FULTON COUNTY, GEORGIA.

1. SUBJECT AND ADJACENT PROPERTY OWNERS' DEED AND PLAT REFERENCE WERE OBTAINED THROUGH CLERK OF SUPERIOR COUNTY COURT, BUT ARE NOT GUARANTEED ON ACCURACY OR COMPLETENESS. ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED HEREON IN THE CLERK OF SUPERIOR COURT
2. UTILITIES SUCH AS ELECTRIC LINES, WATER LINES, GAS LINES, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST ON SITE AND MAY OR MAY NOT BE SHOWN HEREON.
3. STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON.
4. LOCATIONS ARE ONLY ACCURATE WHERE DIMENSIONED.

THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

5. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON PROPERTY ARE SHOWN HEREON. NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ANY EASEMENTS.
6. NO TITLE OR ABSTRACT RESEARCH WAS PERFORMED BY THE UNDERSIGNED FOR THIS SURVEY.
7. WARNING: THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OF ANY TYPE. NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVER
8. NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES IS IMPLIED, ONLY THOSE SHOWN.
9. NO WARRANTY OR GUARANTEE AS TO ENVIRONMENTAL ISSUES HAS BEEN IMPLIED, ONLY THOSE ITEMS SHOWN HEREON HAVE BEEN ADDRESSED.
10. ONLY ACTS OF POSSESSION, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE OF ACTS OF POSSESSION BY ADJOINERS TO THE LAND SHOWN AND DESCRIBED HEREON.
11. NO WARRANTY OR GUARANTEE AS TO COUNTY OR CITY ORDINANCE ISSUES, TO INCLUDE SET BACK, HAS BEEN IMPLIED. ONLY THOSE ITEMS SHOWN HEREON HAVE BEEN ADDRESSED.
12. NOT TO EXCEED THE FEE CHARGED. IF ADDITIONAL LIABILITY IS REQUIRED BY THE CLIENT, THEN TO COMMENCEMENT OF WORK.
13. THE ACCEPTANCE OF THE PLAT HEREON AND MONUMENTS USED AND SET DURING THE PERFORMANCE OF THE FIELD SURVEY HEREBY LIMIT THE TORT OR CONTRACT HERETO TO AN AMOUNT AN AMOUNT OF 1% OF THE TOTAL LIABILITY REQUEST MUST BE PAID TO THE UNDERSIGNED PRIOR
14. THIS SURVEY PLAT AND ALL CONTENTS ARE THE PROPERTY OF ACME AMERICAN LLC AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE PERMISSION OF JASPER W. PROCTOR.

ENGINEER/SURVEYOR:

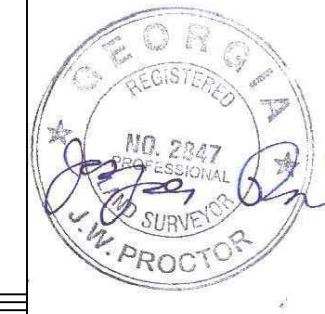
Acme American llc lsf776
J. WAYNE PROCTOR
319 ATLANTA STREET, SE
MARIETTA, GA 30060
(770)425-6890

UTILITIES PROTECTION CENTER

Call FREE
IN METRO ATLANTA
325-5000
THROUGHOUT GEORGIA
1-800-282-7411
THREE WORKING DAYS BEFORE YOU DIG

title: Boundary Survey

project: 856 Virginia Ave
Fulton COUNTY L.L.98, 14th Dist.,



seal: 04-21-2026

revisions:

date: 11-19-25

dwg. by: CC

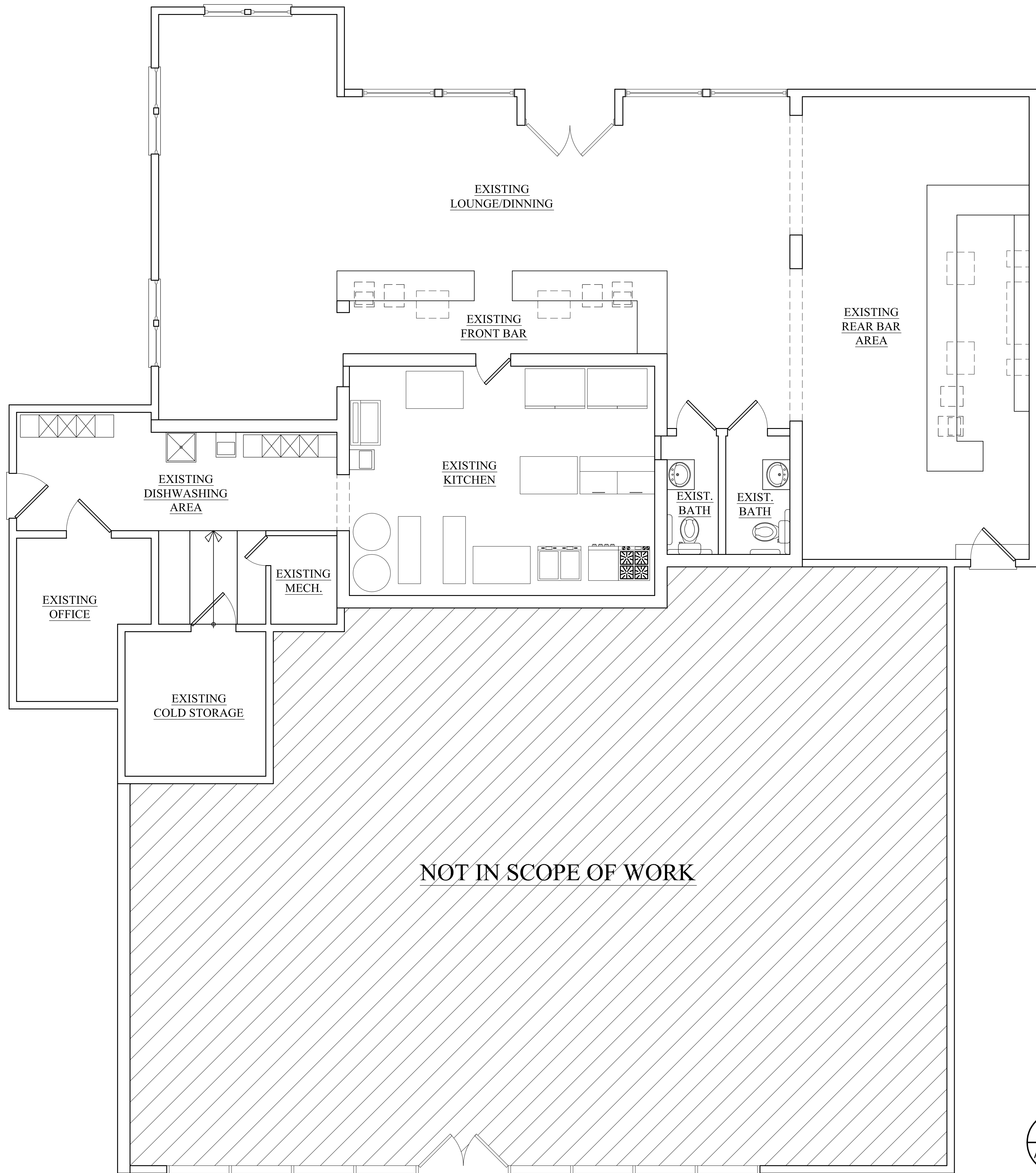
chkd. by: JWP

sheet:

S-1

319 Atlanta St., S.E. Suite 240, Marietta, Georgia 30060
ACME AMERICAN, L.L.C.
Architects, Construction Managers, Engineers
voice (770) 425-6890 - fax (770) 425-5777

PROJECT#2022-1568



WALL LEGEND

- EXISTING STUD AND / OR CONCRETE BLOCK WALLS

- EXISTING BRICK VENEER

1

A100

EXISTING 1ST FLOOR PLAN

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

HERITAGE DESIGN BUILD GROUP

Post Office Box 4053
Atlanta, GA 30302
Telephone: 678 . 531 . 8170
Facsimile: 000 . 000 . 0000

ATL HOOKAH
LOUNGE AND
RESTAURANT

856 VIRGINIA AVENUE
HAPEVILLE, GA 30354

Half-Size Plot

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Print Record

Revisions

Date: 28 APR 2026

Project #: 2026.02

Drawn By: SJH

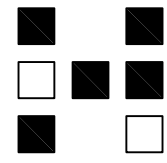
Checked By: SJH

EXISTING
FLOOR
PLANS

A100

☒ Released for Construction

☐ Not Released for Construction



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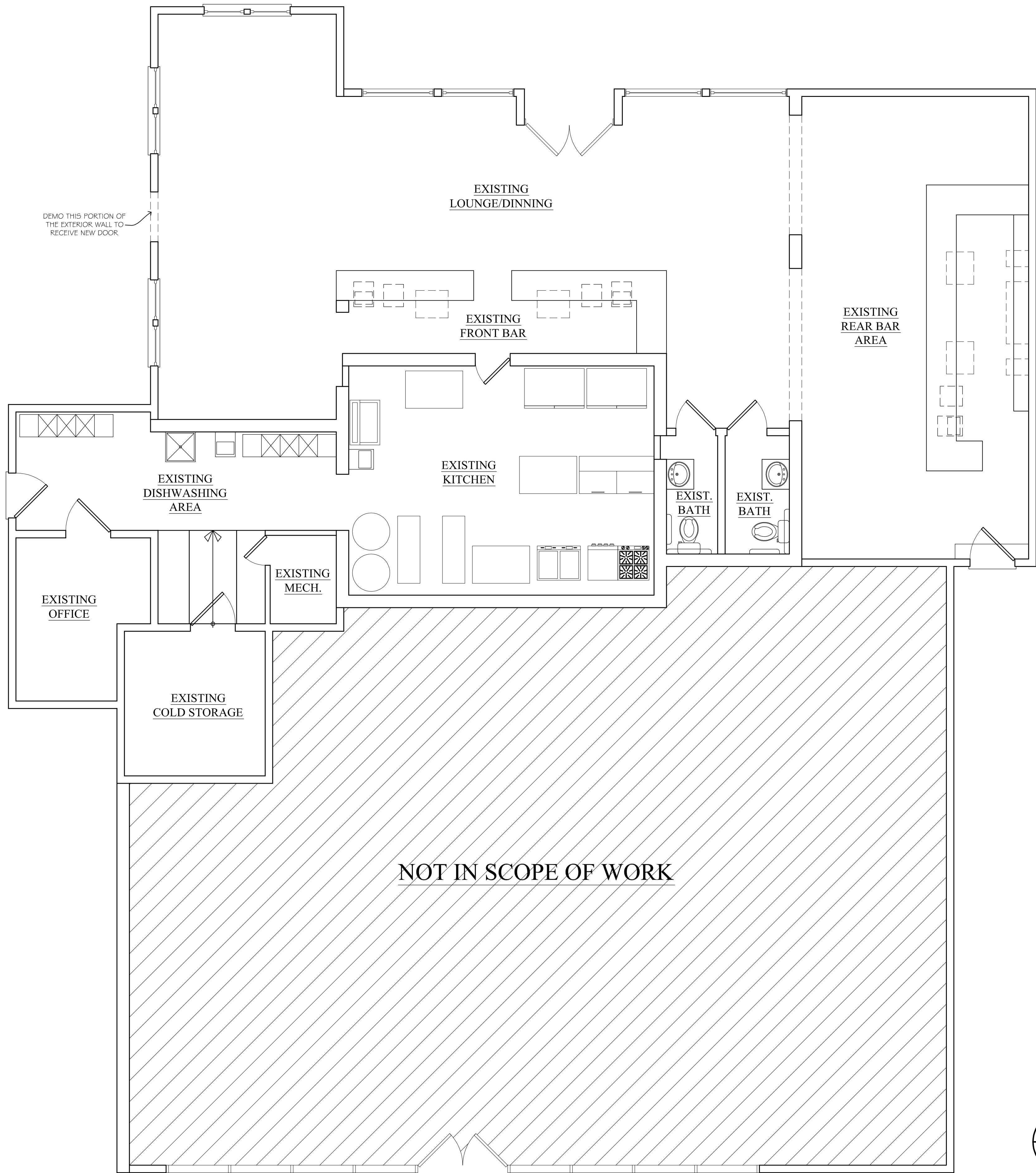
Revisions

Date: 28 APR 2026
Project #: 2026.02
Drawn By: SJH
Checked By: SJH

DEMOLITION
FLOOR
PLAN

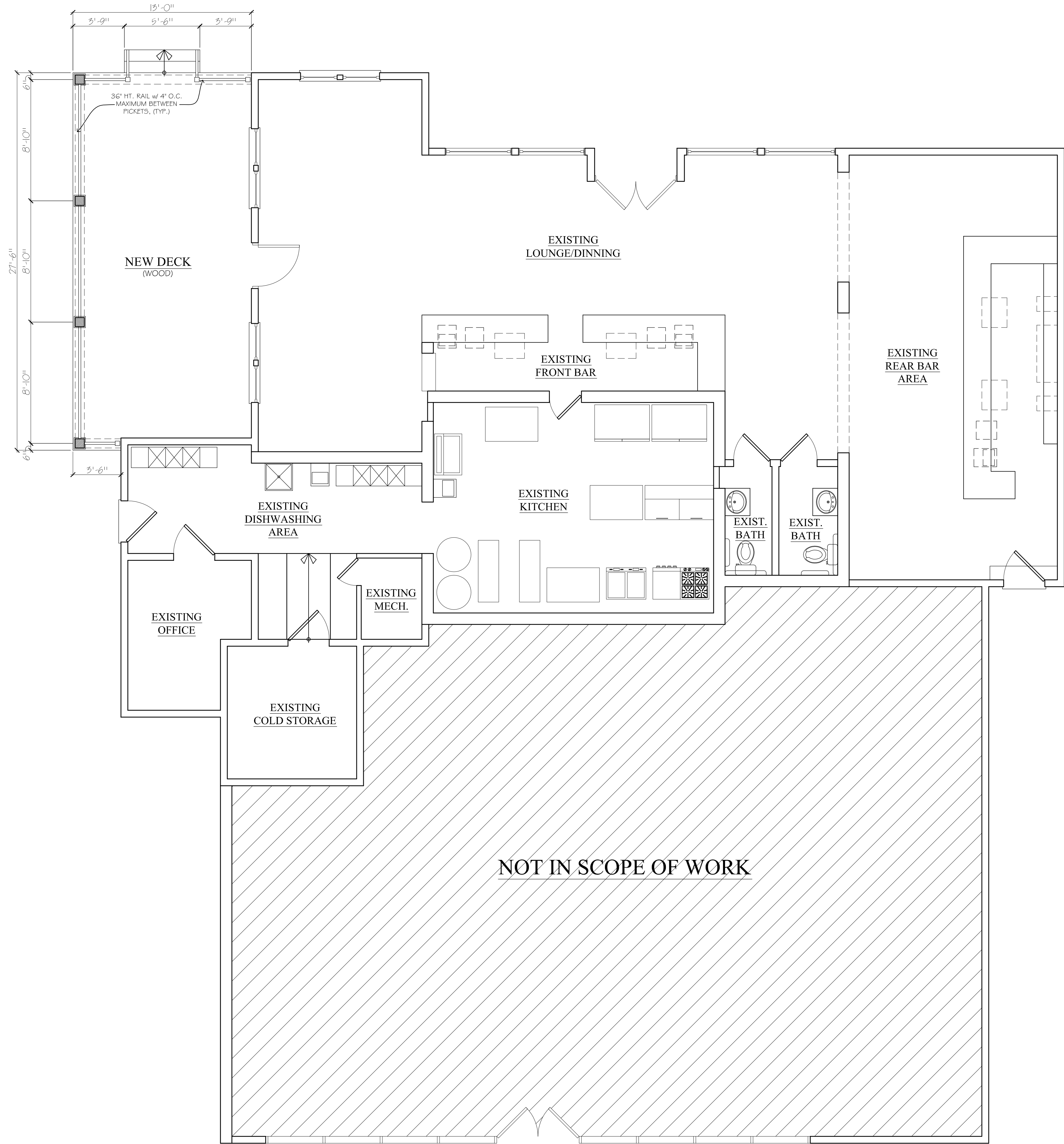
A101

☒ Released for Construction
☐ Not Released for Construction



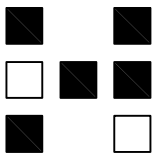
DEMOLITION LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CONSTRUCTION TO BE REMOVED.
	EXISTING CONSTRUCTION TO REMAIN.
	EXISTING DOOR TO BE REMOVED - REFER TO SCHEDULE/DETAILS FOR REMOVAL SCOPE OF HARDWARE AND FRAMES.
	EXISTING DOOR, FRAME & HARDWARE TO REMAIN - PROTECT DURING DEMOLITION AND COSTRUCTION.

I
A101
DEMOLITION FLOOR PLAN
SCALE: 1/4"=1'-0"



1
A102

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



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**ATL HOOKAH
LOUNGE AND
RESTAURANT**

856 VIRGINIA AVENUE
HAPEVILLE, GA 30354

☐ Half-Size Plot

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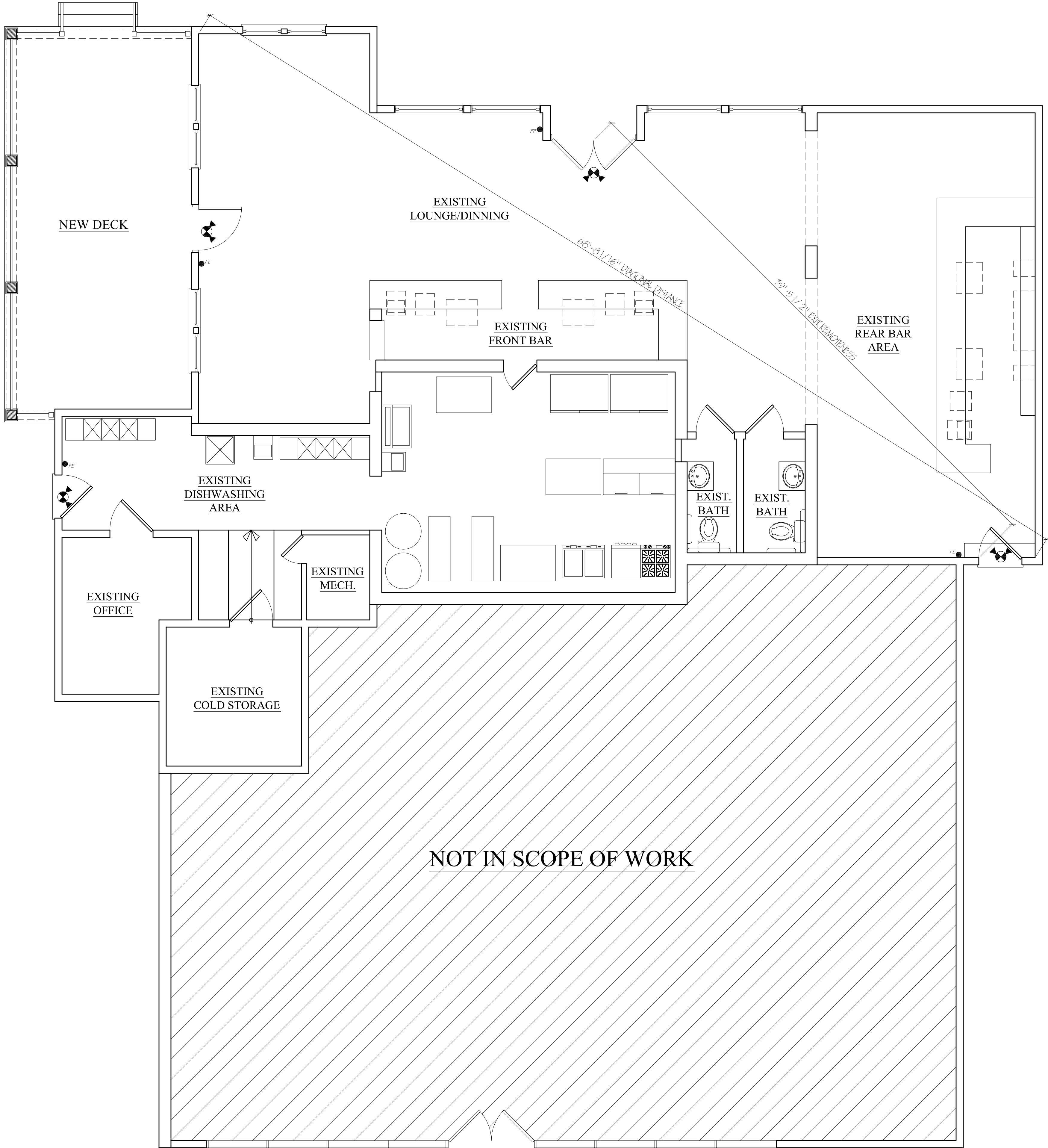
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Date: 28 APR 2026
Project #: 2026.02
Drawn By: SJH
Checked By: SJH

**PROPOSED
FLOOR
PLAN**

A102

☒ Released for Construction
☐ Not Released for Construction



OCCUPANT LOAD PER NFPA 101 TABLE 7.3.1.2			
AREA	AREA (SF)	OCCUPANT LOAD FACTOR (SF/PERSON)	OCCUPANT LOAD FACTOR (PERSONS)
LOUNGE	1,437	15 NET	96
KITCHEN	376	100 gross	4
BUSINESS	87	100 gross	1
TOTAL			101

ELECTRICAL LEGEND	
SINGLE POLE SWITCH	
3 - WAY SWITCH	
CEILING FIXTURE / PENDANT LIGHT	
EMERGENCY LIGHTS	
EXIT SIGN	
6" RECESSED LIGHTS	
TRACK w/ TRACK MOUNTED FLOURESCENT	
DUPLEX OUTLET	
208/230 VOLT OUTLET	
220 VOLT OUTLET	
TELEPHONE JACK	
TV JACK	
SMOKE DETECTOR	
FLUORESCENT LIGHT FIXTURE	
EXHAUST FAN WITH REMOTE MOTOR	
HORN/STROBE ALARM	
STROBE ALARM	
COMBINATION EXIT SIGNS	
PANIC HARDWARE	
FIRE EXTINGUISHER	
CEILING FAN	
WALL MOUNTED FIXTURE	
SUPPLY DIFFUSER	
RETURN DIFFUSER	

LIFE SAFETY CODE ANALYSIS

	Allowed	Provided
Travel Distance:	200'	29'-5"
Common Path Distance:	75'	23'-8"
Dead End Corridor Distance:	20'	16'-5"
Minimum Corridor Width:	44"	44"
Number of Means of Egress:	2	3
Exit Separation:	32'-3"	39'-5"

Clear Egress Width: 34 1/2"
Egress Capacity: 447 persons

1
A103

LIFE SAFETY PLAN
SCALE: 1/4"= 1'-0"

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ATL HOOKAH
LOUNGE AND
RESTAURANT

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HAPEVILLE, GA 30354

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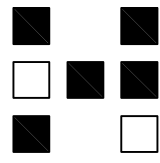
Revisions

Date: 28 APR 2026
Project #: 2026.02
Drawn By: SJH
Checked By: SJH

LIFE SAFETY
PLAN

A103

☒ Released for Construction
☐ Not Released for Construction



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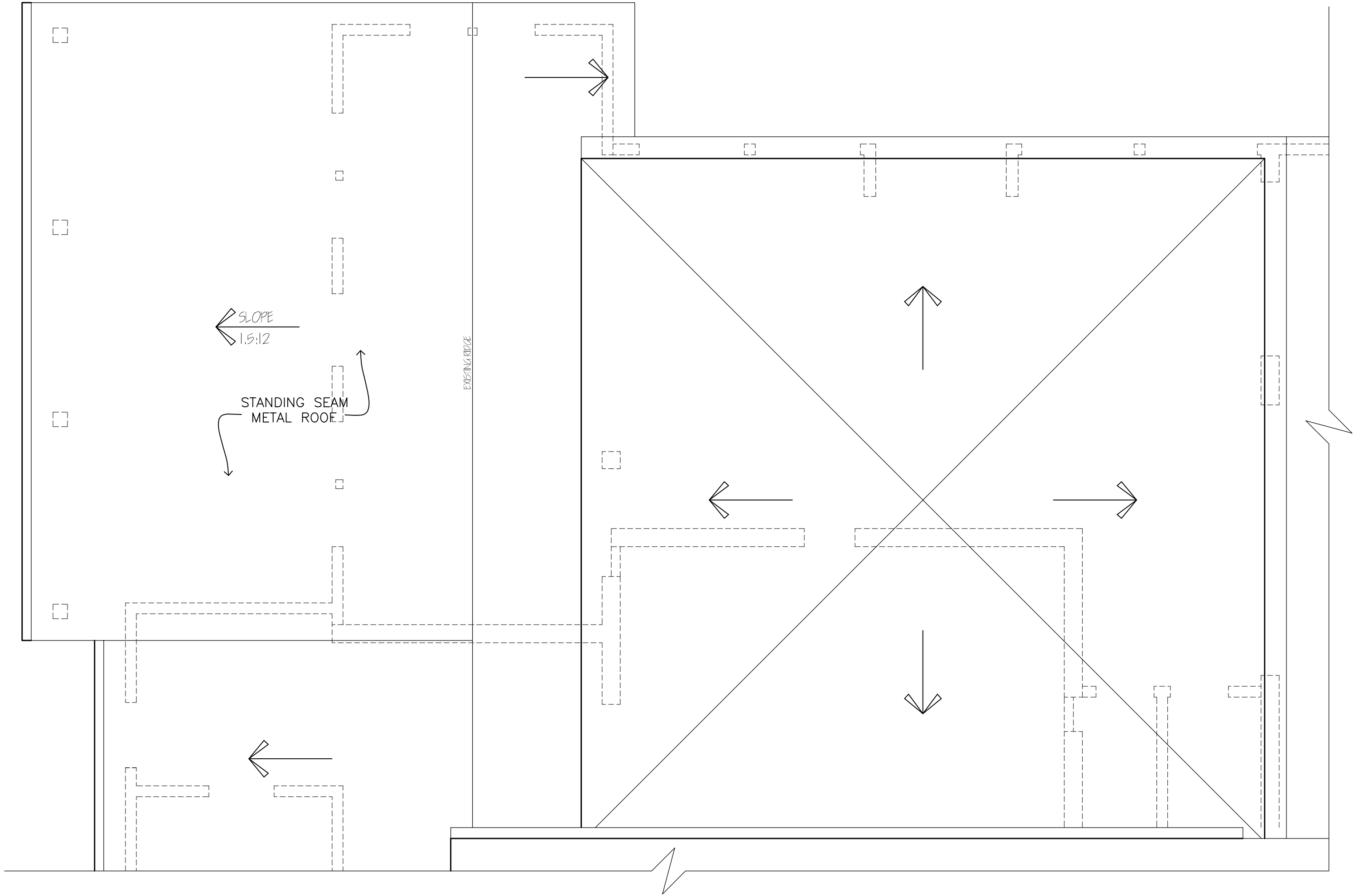
Revisions

Date: 28 APR 2026
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Drawn By: SJH
Checked By: SJH

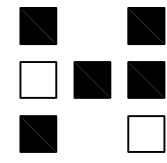
ROOF
PLAN

A104

☒ Released for Construction
☐ Not Released for Construction



1 PARTIAL ROOF PLAN
A104 SCALE: 1/4"=1'-0"



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ATL HOOKAH
LOUNGE AND
RESTAURANT

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HAPEVILLE, GA 30354

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Print Record

Revisions

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Drawn By: SJH
Checked By: SJH

ELEVATIONS

A105

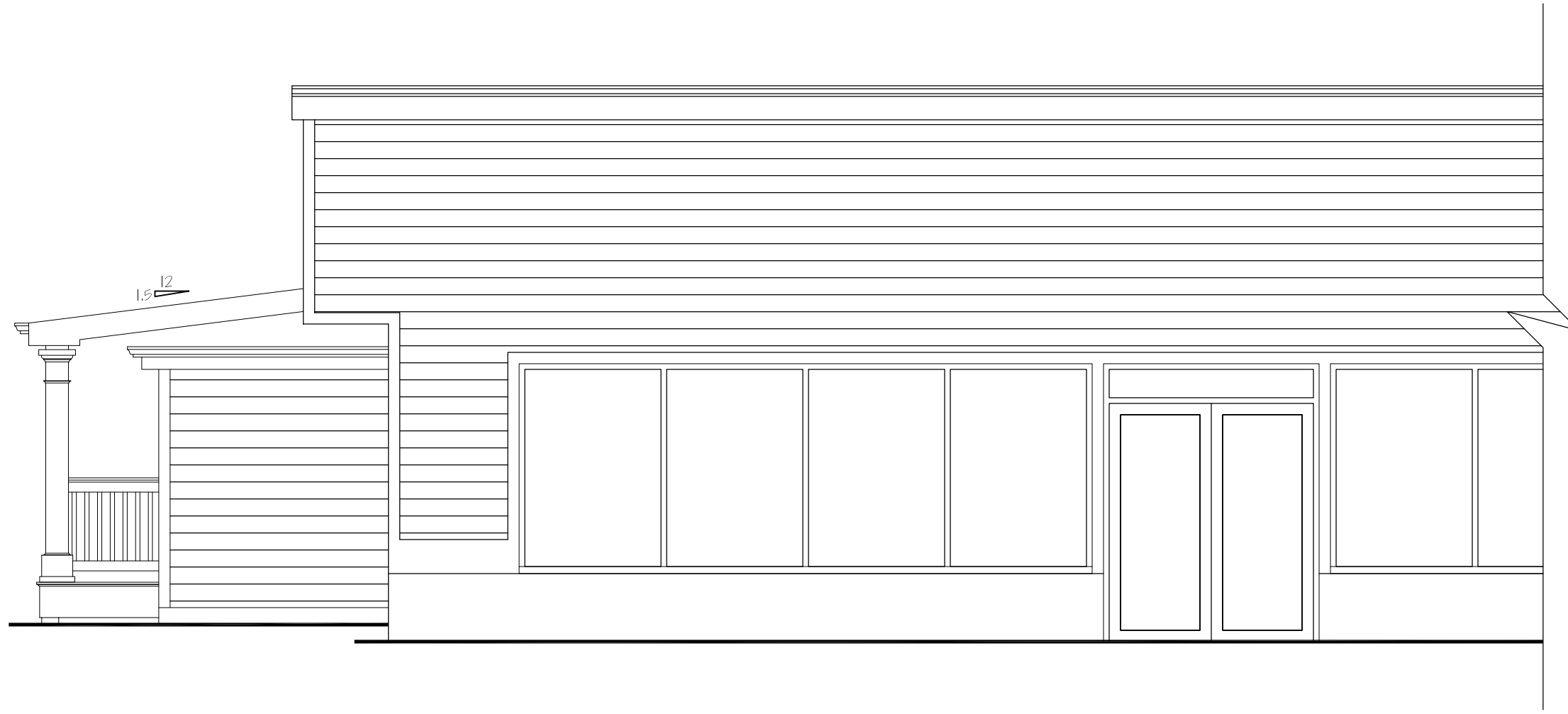
Released for Construction
Not Released for Construction



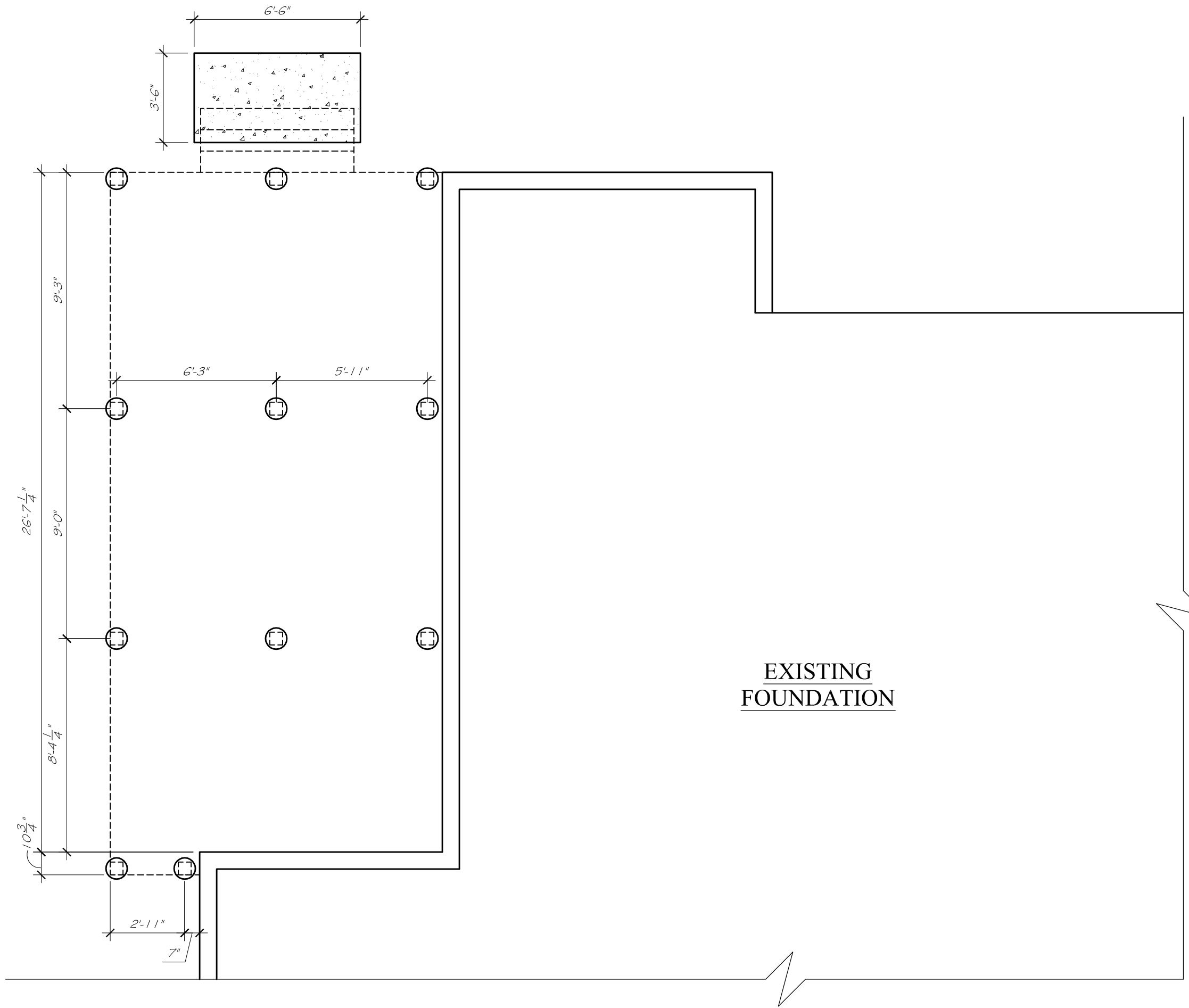
1 PARTIAL SOUTH ELEVATION
A104 SCALE: 1/4"=1'-0"



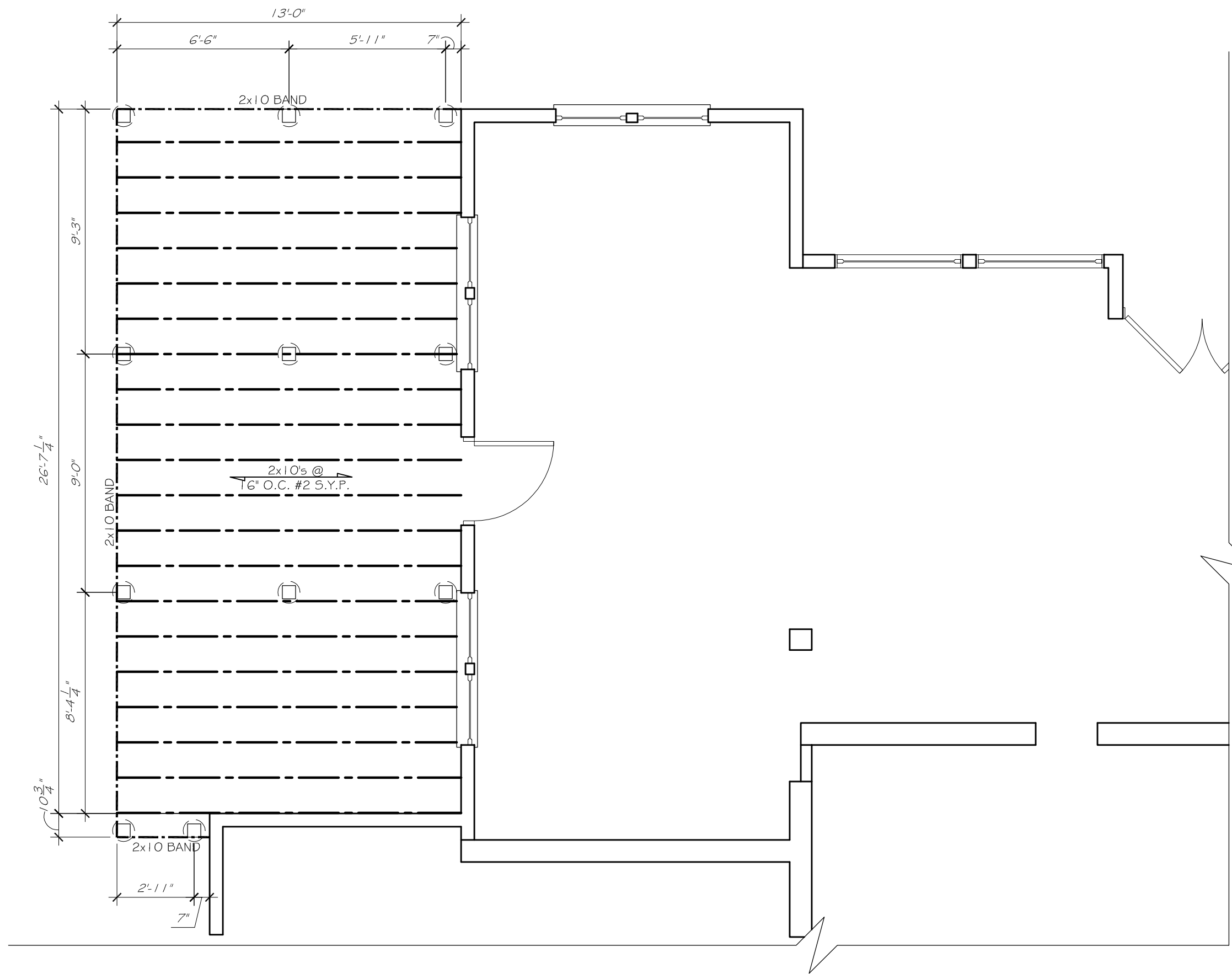
2 PARTIAL WEST ELEVATION
A104 SCALE: 1/4"=1'-0"



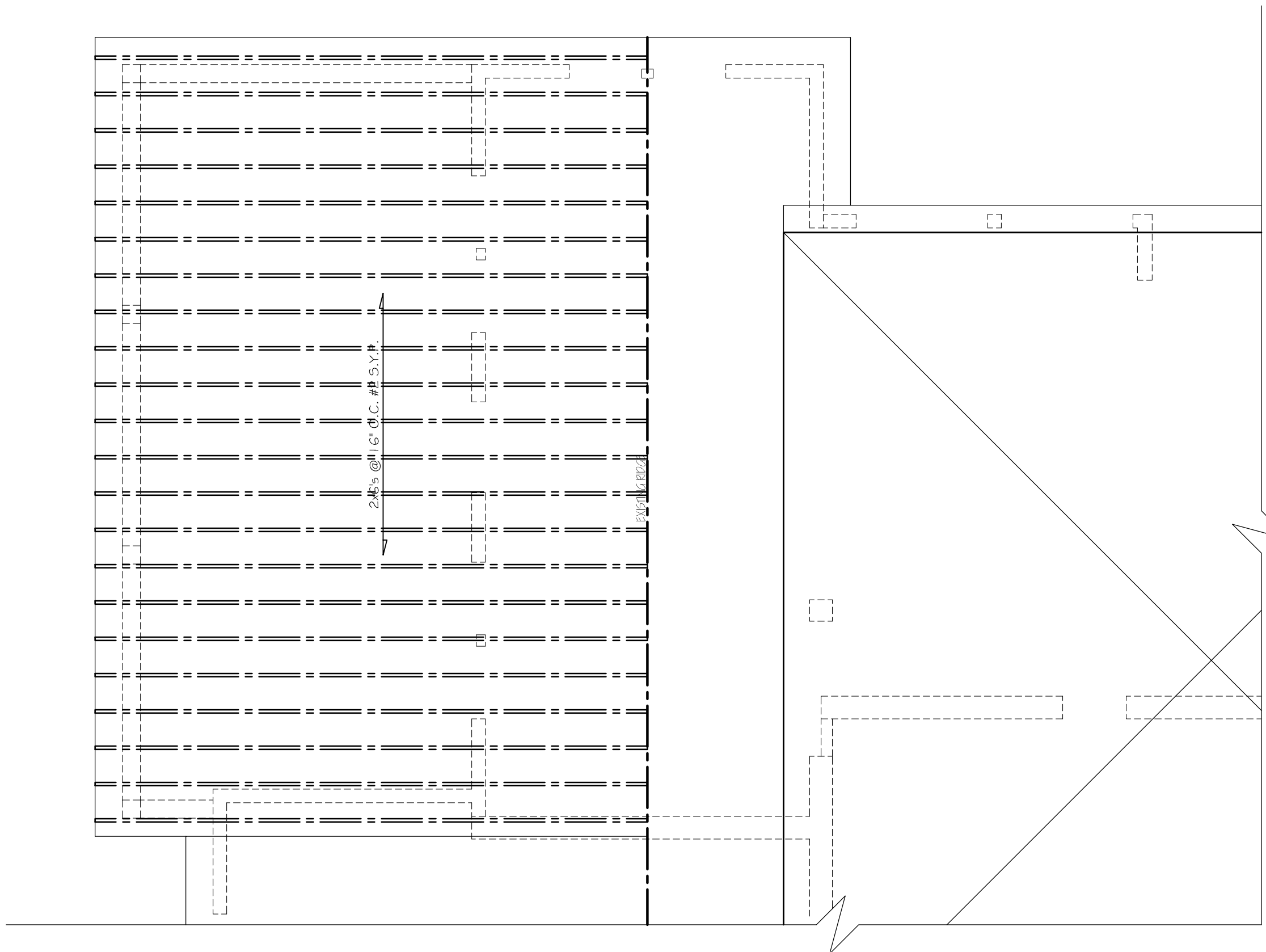
3 PARTIAL NORTH ELEVATION
A104 SCALE: 1/4"=1'-0"



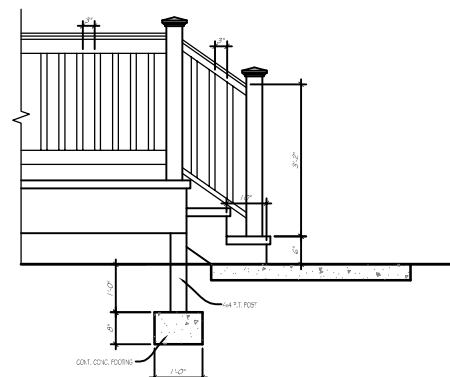
1 PROPOSED DECK FOUNDATION PLAN
A106 SCALE: 1/4" = 1'-0"



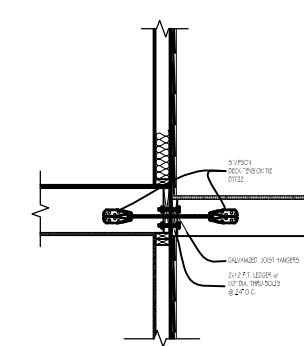
2 PROPOSED DECK FRAMING PLAN
A106 SCALE: 1/4" = 1'-0"



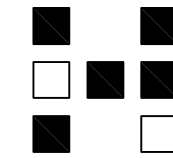
1 PROPOSED DECK ROOF FRAMING PLAN
A8 SCALE: 1/4" = 1'-0"



3 TYPICAL DECK STAIR DETAIL
A8 SCALE: 1/2" = 1'-0"



4 DECK CONNECTION DETAIL
A8 SCALE: 1/2" = 1'-0"



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□ Half-Size Plot

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Print Record

Revisions

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Drawn By: SJH
Checked By: SJH

DECK FRAMING PLANS & DECK DETAILS

A106

☑ Released for Construction
☐ Not Released for Construction