

Design Review Committee Meeting

700 Doug Davis Drive
Hapeville, GA 30354

August 18, 2021 6:00 PM

Agenda

1. Call to Order

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth

3. Approval of Minutes

3.I. Minutes of July 21, 2021

Documents:

1. DRC Minutes July 21, 2021

4. New Business

4.I. 3571-3581 South Fulton Avenue Railing Modification

Background:

Nicholas Imerman has requested a design review modification for the townhome project located at 3571-3581 South Fulton Avenue. The original application was approved April 15, 2020. The requested modification is to change the railings on each of the townhomes from vertical to horizontal. The property is zoned RMU, Residential Mixed Use and is subject to the SubArea B section of the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Application - 3571-3581 South Fulton Avenue_Redacted
2. Plans - 3571-3581 South Fulton Avenue

4.II. 826 Custer Street Porch Railing

Background:

Eamonn Green has submitted an application seeking approval to install a railing on the front porch 826 Custer Street. The property is zoned V, Village and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 826 Custer Street
2. Application - 826 Custer Street_Redacted
3. Plans - 826 Custer Street

4.III 461 North Avenue New SF Dwelling

Background:

Greg Evans has submitted an application seeking approval to construct a 1,941-square foot,

three-bedroom, three-bathroom single-family dwelling located on a lot at 461 North Avenue. The property is zoned R-SF, Single Family Residential and is subject to the SubArea E section of the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 461 North Avenue
2. Application - 461 North Avenue_Redacted
3. Plans - 461 North Avenue

4.IV 346 Colorado Avenue New SF Dwelling

Background:

Thomas Davis III has submitted an application seeking approval to construct a 2,200-square foot, four-bedroom, three-bathroom single-family dwelling at 346 Colorado Avenue. The property is zoned R-0, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 346 Colorado Avenue
2. Application - 346 Colorado Avenue_Redacted
3. Plans - 346 Colorado Avenue

5. Open Discussion

6. Next Meeting Date - Wednesday, September 15, 2021, at 6:00PM

7. Adjourn

**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
July 21, 2021, 6:00 PM**

MINUTES

1. Call to Order

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

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan – late arrival
Jacquie Smyth

3. Approval of Minutes

3.1 Minutes of June 16, 2021

MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to approve the minutes of June 16, 2021, as submitted. Motion Carried: 4-0.

4. New Business

4.1 3227 Jackson Street

New SF Dwelling

Background:

3874 Blount Street LLC has submitted an application seeking approval to construct a 2,200-square foot, three-bedroom, 2-bathroom single-family dwelling located on a lot at 3227 Jackson Street. The property is zoned R-SF, Single Family Residential and is subject to the SubArea E section of the Neighborhood Conservation Area of the Architectural Design Standards.

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

- 1. Address all concerns from the July 15, 2021, Planner's Report**
- 2. Regarding the driveway width must be increased by 18-inches by either getting an easement from the neighbor or reducing the width of the house**
- 3. Add beams to the front-porch and rear-porch**
- 4. Add fifth column to the front porch with even spacing**
- 5. Front porch columns to be on masonry piers (brick recommended)**
- 6. Front porch shall be enclosed by appropriate materials (lattice, horizontal members, see guidelines for acceptable materials)**
- 7. Porch railings should follow the design standards as indicated in the Planner's Report**
- 8. Add window trim details and dimension (or window schedule). A105 and A106 have differing window dimensions (6' 5" and 6' 0" heights), please correct for consistency**
- 9. Change windowpane style with an emphasis on vertical and not horizontal styling**

10. Window placement should be a minimum of 2-ft from the floor
11. Use shake pattern on gables in plans
12. Add vent or window to the center of the front gable
13. Add either a transom window or 8-ft door to front entryway

Motion Carried: 5-0

4.II 3154 Lake Avenue

New SF Dwelling

Background:

Terrence Adams has submitted an application seeking approval to construct a 2,437-square foot, three-bedroom, 2-bathroom single-family dwelling located on a lot at 3154 Lake Avenue. The property is located in the R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

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

1. Address all concerns from the June 25, 2021, Planner's Report
2. On front-elevation add brick piers under the columns
3. Front porch shall be enclosed by appropriate materials (lattice, horizontal members, see guidelines for acceptable materials).
4. Add window to second story left elevation in Bedroom #2, 8-inches off closet wall. Align left elevation office window with added window above
5. On right elevation, add second story window closest to the closet in Master Bedroom aligning over the first-floor transom
6. Add board on second story side elevations to align with board on front elevation above the second story windows.
7. Remove vent from gable

Motion Carried: 5-0

5. Next Meeting Date – Wednesday, August 18, 2021, at 6:00PM
6. Adjourn

Dr. Patterson is working on guidance for townhomes to be reviewed by the Committee. There being no further discussion, the following action is taken:

MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to adjourn the meeting at 7:28 PM. Motion Carried: 5-0.

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 03-18-2020

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: Kenneth Ellsworth **Contact Number:** [REDACTED]

Applicants Address: 1631 S Gordon St SW Atlanta GA 30310

E-Mail Address: kenny@studiosogo.com **Zoning Classification:** RMU

Address of Proposed Work: 3571, 3581, 0 South Fulton Avenue, Hapeville GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 3571 = 14 009800210744
3581 = 14 009800210751

Property Owner: Improp, LLC,
managed by Alexandra French **Contact Number:** 404-310-1164

Project Description (including occupancy type): _____

2 new townhouse buildings. Each building has 4 units. Each unit is 3 story with garage.

Each unit floor is 756 sf, for a total unit size of 2,268 sf, and a total project size of 18,144 sf.

Contractors Name: Improp, LLC **Contact Number:** 678-231-3951

Contact Person: Nicholas Imerman **Contact Number:** 678-231-3951

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.

25274652
Applicants Signature

03-017-2020
Date

APPROVED APRIL 15, 2020

EXTERIOR MATERIALS SCHEDULE					
TAG	MATERIAL	FINISH/MFR	DESCRIPTION	LOCATION	CONTACT
PAINT					
B-1	PAINTED BRICK	CHEROKEE / SHERWIN WILLIAMS	MODULAR BRICK PAINTED SW 7634 PEDIMENT	SEE ELEV	ROBBIE HINES 404-597-5804
B-2	BRICK	CHEROKEE / SHERWIN WILLIAMS	MODULAR BRICK PAINTED SW 7019 GAUNTLET GRAY	SEE ELEV	ROBBIE HINES 404-597-5804
LS-1	LAP SIDING, 4" EXPOSURE	JAMES HARDIE / SHERWIN WILLIAMS	LAP SIDING PAINTED SW 7634 PEDIMENT	SEE ELEV	-
PT-1	PANEL AND TRIM	JAMES HARDIE / SHERWIN WILLIAMS	PANEL AND VERTICAL TRIM PAINTED SW 7004 EIDER WHITE	SEE ELEV	-
T-1	PAINTED TRIM	JAMES HARDIE / SHERWIN WILLIAMS	TRIM PAINTED SW 7004 SNOWBOUND	SEE ELEV	-



ATLANTA, GA TEL 678.271.8054 STUDIO.SOGO.COM

HAPEVILLE TOWNHOUSES
3571 & 3581 SOUTH FULTON AVENUE
HAPEVILLE, GA 30354

ISSUANCE SCHEDULE

REVISION SCHEDULE		
MARK	DATE	DESCRIPTION

Project ID	1926
Drawn By	cel
Checked By	kte
Sheet Title	

ELEVATIONS

Drawing No.	A-3.2
Paper Size:	24" x 36"



1 1/4" = 1'-0" BUILDING 1 - NORTH ELEVATION

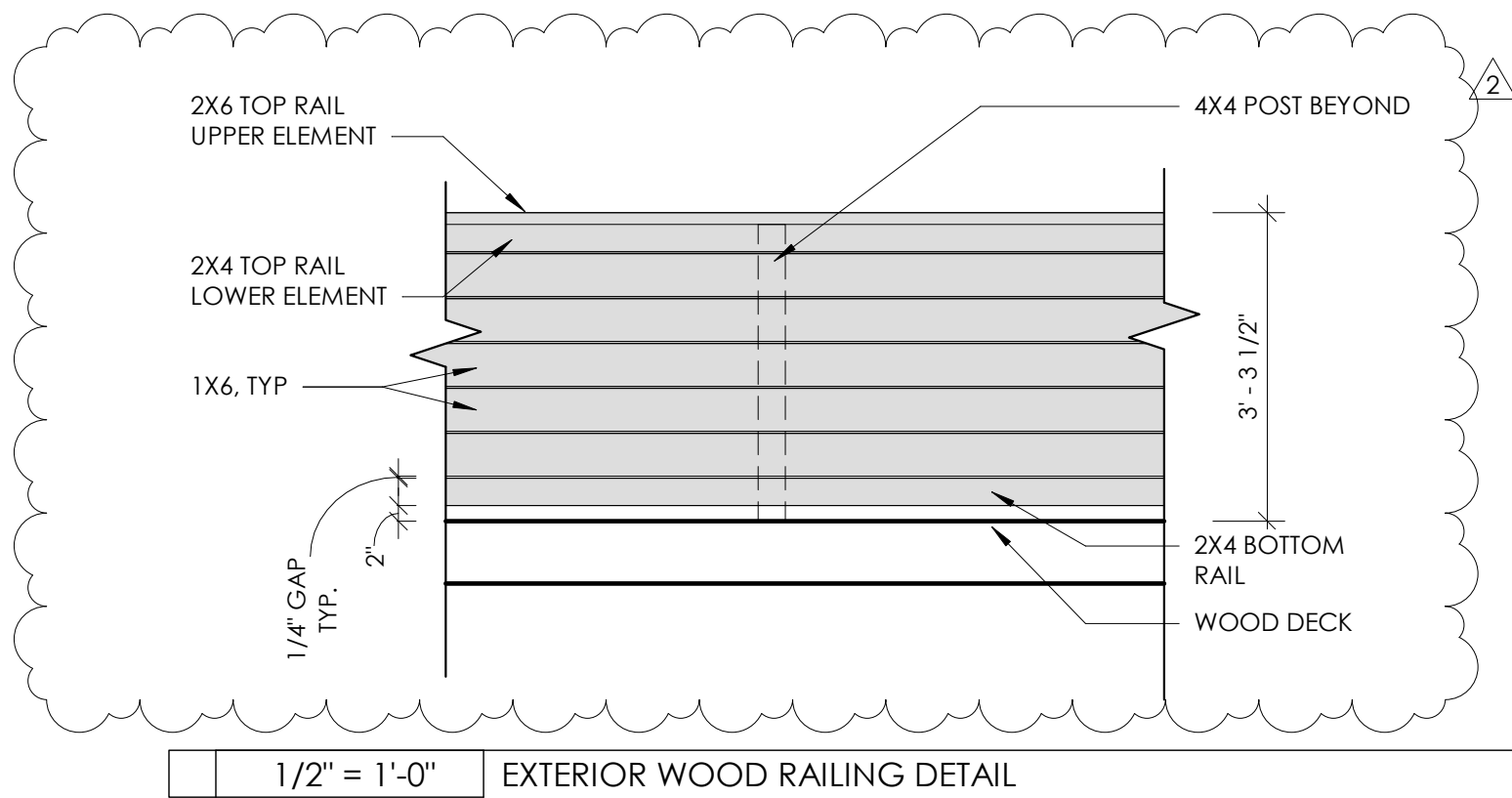
PROPOSED RAILING CHANGES

EXTERIOR MATERIALS SCHEDULE					
TAG	MATERIAL	FINISH/MFR	DESCRIPTION	LOCATION	CONTACT
B-1	PAINTED BRICK	CHEROKEE / SHERWIN WILLIAMS	MODULAR BRICK, PAINTED PT-3	SEE ELEV	ROBBIE HINES 404-597-5804
B-2	BRICK	CHEROKEE / SHERWIN WILLIAMS	MODULAR BRICK, PAINTED PT-4	SEE ELEV	ROBBIE HINES 404-597-5804
LS-1	LAP SIDING, 4" EXPOSURE	JAMES HARDIE / SHERWIN WILLIAMS	LAP SIDING, PAINTED PT-2	SEE ELEV	-
HB-1	PANEL AND TRIM	JAMES HARDIE / SHERWIN WILLIAMS	PANEL AND VERTICAL TRIM, PAINTED PT-1	SEE ELEV	-
PT-1	PAINT	SHERWIN WILLIAMS	SW 6183 - CONSERVATIVE GRAY	SEE ELEV	
PT-2	PAINT	SHERWIN WILLIAMS	SW 6195 - ROCK GARDEN	SEE ELEV	
PT-3	PAINT	SHERWIN WILLIAMS	SW 7674 - PEPPERCORN	SEE ELEV	
PT-4	PAINT	SHERWIN WILLIAMS	SW 7069 - IRON ORE	SEE ELEV	
PT-5	PAINT	SHERWIN WILLIAMS	SW 7028 - INCREDIBLE WHITE	SEE ELEV	
SS-1	STANDING SEAM METAL	PAC-CLAD	BURNISHED SLATE	SEE ELEV	
RF-1	ROOF SHINGLE	TAMKO	RUSTIC BLACK	SEE ELEV	

NOTE: PROVIDE PAINT COLOR MOCKUP FOR OWNER APPROVAL PRIOR TO FULL PAINTING.



1 1/4" = 1'-0" BUILDING 1 - NORTH ELEVATION



REVISION SCHEDULE		
MARK	DATE	DESCRIPTION
1	4/14/2020	DRC REVISION 1
2	6/5/2020	DRC REVISION 2

Project ID	1926
Drawn By	cel
Checked By	kte
Sheet Title	



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

DATE: August 5, 2021
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 826 Custer Street, Railing**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Eamonn Green to install a railing on the front porch at 826 Custer Street. The proposed railing, a 36" high wood guard rail with metal guardrail does not meet the standards set by the 2010 Architectural Design Standards.

The property is zoned V Village and is subject to the either the Neighborhood Conservation Area or the Commercial/mixed use area section of the Architectural Design Standards.

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

- ✗ 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.

STAFF COMMENT:

FINDINGS

The installation of a different style of handrail would require a Design Exception by the DRC.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 7/21/21

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: Eamonn Green Contact Number: [REDACTED]

Applicants Address: 2244 Virginia PL NE APT C Atlanta, GA 30305

E-Mail Address: egreen@remconstructionmgmt.com Zoning Classification: RSF

Address of Proposed Work: 826 Custer Street

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009800070031

Property Owner: Triship Partners LLC Contact Number: 678 409 0965

Project Description (including occupancy type): This is an interior renovation of a single-family residence. The addition of code-compliant handrail and modified windows require Design Review

Contractors Name: RLM Construction Management Contact Number: 404 428 6063

Contact Person: Eamonn Green 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.

Eamonn Green
Applicants Signature

7/21/21
Date

Project Class (check one):

☒ Residential ☐ Commercial ☐ Mixed-Use Development

Project Type:

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

Total Square Footage of proposed New Construction: _____

Total Square Footage of existing building: 1482

Estimated Cost of Construction: 58,750.00

List/Describe Building Materials on the exterior of the **existing** structure: The house
has siding which will remain, front porch is a mix of
both concrete and bricks masonry. There is currently no
handrail.

List/Describe Building Materials **proposed** for the exterior facade of the new structure: Windows
matching those on plans A/D compliant with the attached
design standards provided by the city. Wooden handrail
to be added in compliance with attached standards.

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 Eamonn Green 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.

EMG



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.

Eamon Green

Printed Name

E. Green

Signature

7/21/21

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.

WOODEN HANDRAIL STANDARDS

“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.”

WINDOW STANDARDS

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

II Blank, windowless walls are prohibited along all facades. See subsection 81-1-7(g)11. *(g) Door and window standards.*

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.

- II 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.
- II 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.

RECOMMENDATIONS

The installation of the two 2'10" x 5'4" double hung window on the front and the 2'10" x 5'4" window along the right elevation is recommended for approval provided the following:

1. Window recess is at least 2" from the façade.
2. NO GBGs are used.
3. Window trim should be installed per above standards or a design exception should be considered.
4. Any tinted glass should have a transmittance factor of 50% or greater.
5. Sills should be installed.

Parcel



Google Street View of Property

↙ Address is incorrect





Front of Property

Right side of building is also
partially visible from Custer St.



Front
of Property ① 2 3 4 5 6 Rear of
Property
pictures



Front
of Property

1 ② 3 4 5 6

Rear of
Property

picture #



Front of
Property

1 2 (3) 4 5 6

Rear of
Property

picture #



Front of
Property

1 2 3 (4) 5 6

Rear of
Property

picture #



Front of Property 1 2 3 4 (5) 6 Rear of Property
picture #



Front of
Property

1

2

3

4

5

6

Rear of
Property

picture #1



INTERIOR RENOVATION PROJECT TO 826 CUSTER STREET

PROJECT ADDRESS
826 CUSTER STREET
HAPEVILLE, GA 30354
ARCHITECT'S JOB NO. 2057
DATE: JULY 16, 2021

TITLE
INTERIOR
RENOVATIONS
TO
5 CUSTER STREET
HAPEVILLE, GA
30354
FOR
TRISHIP PARTNERS
LLC

RCM CONSTRUCTION
MANAGEMENT, LLC
195 DIAMOND POINTE
FAYETTEVILLE, GA
30215

DRAWING INDEX

- | | |
|----|--|
| A1 | TITLE, NOTES AND LIFE SAFETY PLAN |
| A2 | DEMO PLAN, FLOOR PLAN, NOTES, FINISH SCHEDULE,
ENLARGED BATHROOM PLAN, INTERIOR ELEVATIONS
AND DETAILS |
| A3 | EXISTING AND PROPOSED EXTERIOR ELEVATIONS |

BUILDING CODE COMPLIANCE REPORT

PROJECT CRITERIA: PLAN REVIEW IS BASED ON THE FOLLOWING INFORMATION:

DATE OF REVIEW	B.P.R. FILE #		BLD #
PROJECT NAME	INTERIOR RENOVATIONS TO 828 CUSTER STREET		
PROJECT LOCATION	280 CUSTER STREET HAMPSHIRE, GA 30354		
DISTRICT / LAND LOT / PARCEL #	PHONE #	270.570.5000	ZONING DISTRICT
ARCHITECT / ARCHITECTURAL FIRM	PHONE #	404.525.1100	GEORGIA REP. #BA-550
STRUCTURAL ENGINEER	PHONE #		GEORGIA REP. #
A. OCCUPANCY CLASSIFICATION <u>Single Family Residence</u>		SPICES INCLUDES <u>NO</u>	
TYPE OF CONSTRUCTION <u>Existing Building Only</u>		SPRINKLED <u>(YES OR NO)</u> FIRE PROTECTION <u>NO</u>	
SEASONAL USE OR GROUP		EXISTING <u>YES OR NO</u> TOTAL: <u>1.5</u>	
B. BUILDING AREA OF FLD #73 <u>None</u>		EXISTING <u>1.5</u> TOTAL: <u>1.5</u>	
C. NUMBER OF STORIES <u>1</u>		INCLUDES BASEMENT <u>NO</u>	
D. BUILDING HEIGHT (FT) <u>10.00</u>		ALLOMBAID PER BLDG. <u>ASSETS 67</u>	
E. BUILDING FOOTPRINT COMPLETELY <u>NO</u>		SPRINKLED <u>NO</u>	
F. CALCULATED OCCUPANCY <u>100</u>		PERMITTED <u>100</u>	
G. REQUIRED MINIMUM USE (LEADS (PPT) FLD#)		REVIEW PPT#	

ALL BUILDINGS WORK DESCRIBED IN THESE PLANS SHALL BE CONSTRUCTED IN COMPLIANCE WITH AMENDMENTS AND APPENDICES TO THE FOLLOWING LIST OF CODES:

- INTERNATIONAL BUILDING CODE (IBC), 2010 EDITION WITH ALL GEORGIA AMENDMENTS
- INTERNATIONAL RESIDENTIAL CODE (IRC), 2006 EDITION WITH ALL GEORGIA AMENDMENTS
- INTERNATIONAL PLUMBING CODE (IPC), 2010 EDITION WITH ALL GEORGIA AMENDMENTS
- INTERNATIONAL MECHANICAL CODE (IMC), 2010 EDITION WITH ALL GEORGIA AMENDMENTS
- NATIONAL ELECTRICAL CODE (NEC), 2020 EDITION
- INTERNATIONAL ENERGY CONSERVATION CODE (IECC), 2015 EDITION WITH ALL GEORGIA AMENDMENTS

CONTACT CITY OF ATLANTA BUILDING DEPARTMENT FOR INSPECTION SCHEDULES AND NOTIFICATIONS.

NOTE: EACH NEW WINDOW AND DOOR LOCATED IN WALLS WHICH SEPARATE CONDITIONED AND UNCONDITIONED SPACES (INCLUDING THE BUILDING'S TERRACE) SHALL BE LABELED BY A MANUFACTURER TO CERTIFY THAT THE WINDOW OR DOOR MEETS THE MINIMUM PERFORMANCE RATING CATEGORY PER AFIR-00-100 AND 200 FOR FIELD VERIFICATION BY THE INSPECTOR (CMC SECTION 102.3). AS AN ALTERNATIVE, SPECIFY THE THERMAL TRANSMITTANCE (U-VALUE) FOR EACH DOOR AND WINDOW WHICH SHALL BE NOT LESS THAN THE APPLICABLE DEFAULT VALUE LISTED IN CMC TABLE 102.3.

ANDREW WOODWARD, A. WOODWARD ARCHITECTURE, INC. BEING ARCHITECT OF RECORD IS NOT PERFORMING CONSTRUCTION ADMINISTRATION AND THEREFORE IS NOT RESPONSIBLE FOR INTERPRETING THE INTENT OF THE CONSTRUCTION DOCUMENTS, INCLUDING MAKING MODIFICATIONS AS MAY BE NECESSARY DURING THE CONSTRUCTION PHASE OR PRODUCT SELECTIONS; AND THAT THE ARCHITECT OF RECORD IS NO LONGER LIABLE FOR THE WORK WHERE CHANGES TO THESE DOCUMENTS HAVE BEEN MADE OR WHERE PRODUCTS HAVE BEEN SELECTED.

GENERAL NOTES

- ALL WORK SHALL BE DONE SATISFACTORILY IN A PROFESSIONAL MANNER SUBJECT TO INSPECTION DURING CONSTRUCTION AND FINAL APPROVAL OF THE ARCHITECT
- ANY SUBSTITUTION OF MATERIALS OR EQUIPMENT OR ANY ALTERATIONS FROM THE PLANS SPECIFIED SHALL BE PREVIOUSLY APPROVED BY THE ARCHITECT IN ADVANCE.
- ALL COLOR SELECTION SHALL BE DONE BY THE ARCHITECT OR OWNER.
- ALL MATERIALS AND INSTALLATIONS SHALL CONFORM TO ALL APPLICABLE CODES.
- THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS (INCLUDING DIMENSIONS) AND BRING DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT BOTH VERBALLY AND IN WRITING.
- ALL DIMENSIONS ARE TAKEN FROM THE CENTERLINES OF COLUMNS, FACE OF STUCCO OR SPECIFICALLY NOTED OTHERWISE.
- ALL DIMENSIONS NOTED AS "CLEAR" OR "CLIP" SHALL BE TAKEN FROM FINISHED FACES.
- ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
- ALL WALLS SHALL BE BRACED OR ANCHORED TO THE STRUCTURE ABOVE AS NECESSARY.

ENERGY CODE COMPLIANCE NOTES

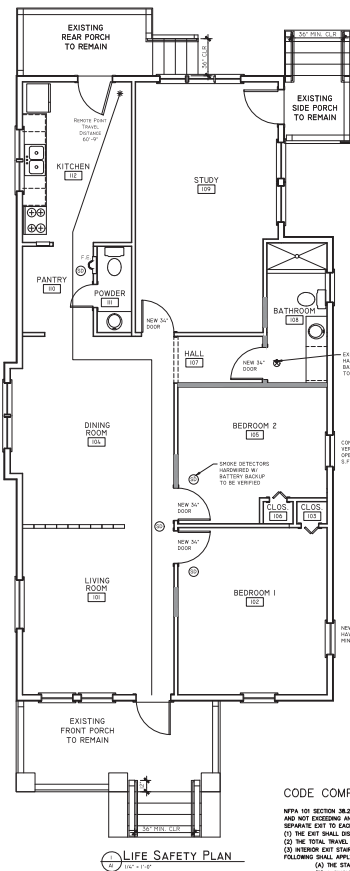
7. THE LFACTOR AND SHGC FOR EACH GLAZED PENETRATION PRODUCT (COLUMNS, WINDOWS, SKYLIGHTS) SHALL BE DETERMINED IN ACCORDANCE WITH NATIONAL PENETRATION RATING COUNCIL (NPRC) PROCEDURE FOR DETERMINING PENETRATION RATING FACTOR (LFACTOR) AND NFRC D0-06 (PROCEDURE FOR DETERMINING SHGC) AND SHALL BE LISTED IN THE SPECIFICATIONS AT EACH PENETRATION (APPROPRIATE) FOR EACH OF THE FOLLOWING:
 - A. EACH PENETRATION PRODUCT WITH A DEFAULT LFACTOR OF 0.25 AND 0.53, AS LISTED IN THE SPEC. TABLES 02-5.02.01 AND 02-5.02.02.
 - B. EACH PENETRATION PRODUCT WITH A DEFAULT LFACTOR OF 0.25 AND 0.53, AS LISTED IN SPEC. TABLE 02-5.02.03.
 - C. EACH PENETRATION PRODUCT WITH A SPECIFIED LFACTOR OR SHGC OF 0.53 OR LESS, AS LISTED IN THE SPEC. TABLES OR SPEC. TABLES 02-5.02.01, 02-5.02.02 AND TABLE 02-5.02.03.
8. ENERGY CODE REQUIREMENTS ARE AS FOLLOWS:

CEILING: R MIN. = 30
WALLS: R MIN. = 13 (SP-9)
GLASS: UPR = 0.32
SHGC PAF. = 0.25
9. THE EXTENT OF THE MECHANICAL WORK WILL INCLUDE RELOCATING SOME FLOOR SUPPLY DIFFUSERS TO A NEW LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL CODE COMPLIANCE ISSUES.

CODE COMPLIANCE NOTES:

NFA 101 SECTION 382.4.4 PERMITS ANY BUSINESS OCCUPANCY THREE OR FEWER STORES IN HEIGHT AND NOT EXCEEDING AN OCCUPANT LOAD OF 30 PEOPLE PER STORY. SHALL BE PERMITTED A SINGLE SEPARATE EXIT TO EACH STORY, PROVIDED THAT ALL OF THE FOLLOWING CRITERIA ARE MET:

- (1) THE EXIT SHALL DISCHARGE DIRECTLY TO THE OUTSIDE.
- (2) THE TOTAL TRAVEL DISTANCE TO THE OUTSIDE OF THE BUILDING SHALL NOT EXCEED 100'.
- (3) INTERIOR EXIT STAIRS SHALL BE ENCLOSED IN ACCORDANCE WITH 7.1.3.2 AND BOTH OF THE FOLLOWING SHALL APPLY:
 - (A) THE STAIR SHALL SERVE AS AN EXIT FROM NO OTHER STORES
 - (B) A SINGLE OUTSIDE STAIR IN ACCORDANCE WITH 7.2.2 SHALL BE PERMITTED TO SERVICE ALL STORES.



REVISIONS

[illegible]

SHEET NO.

114

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A

NOTE: ALL APPLIANCES, ACCESSORIES, FIXTURES, OUTLETS, AND PUMP-UP APPARATUS SHOWN ARE ONLY GRAPHICAL REPRESENTATIONS OF THE ACTUAL PRODUCT TO BE USED AND MAY NOT LOOK LIKE THE ACTUAL PRODUCT.

1. ALL ACCESSORIES MUST BE ADA COMPLIANT.

2. ALL RESTROOM ACCESSORIES, U.N.O., ARE FURNISHED AND INSTALLED BY THE G.C.

3. PAPER TOWEL DISPENSERS, SOAP DISPENSERS, AND TOILET TISSUE DISPENSERS ARE FURNISHED BY THE VENDOR. WOOD BLOCKING IS TO BE USED BEHIND ALL FIXTURES AND ACCESSORIES.

4. G.C. SHALL VERIFY THAT ALL EXISTING RESTROOM ACCESSORIES ARE ADA COMPLIANT AND INSTALLED AT PROPER MOUNTING HEIGHTS. IF NECESSARY, G.C. SHALL REMOVE AND REINSTALL ACCESSORIES TO MEET STATE AND LOCAL ADA CODES.

5. ALL NEW PLENUMS IS TO BE INTO THE EXISTING SEWER LINE AND WATER SUPPLY

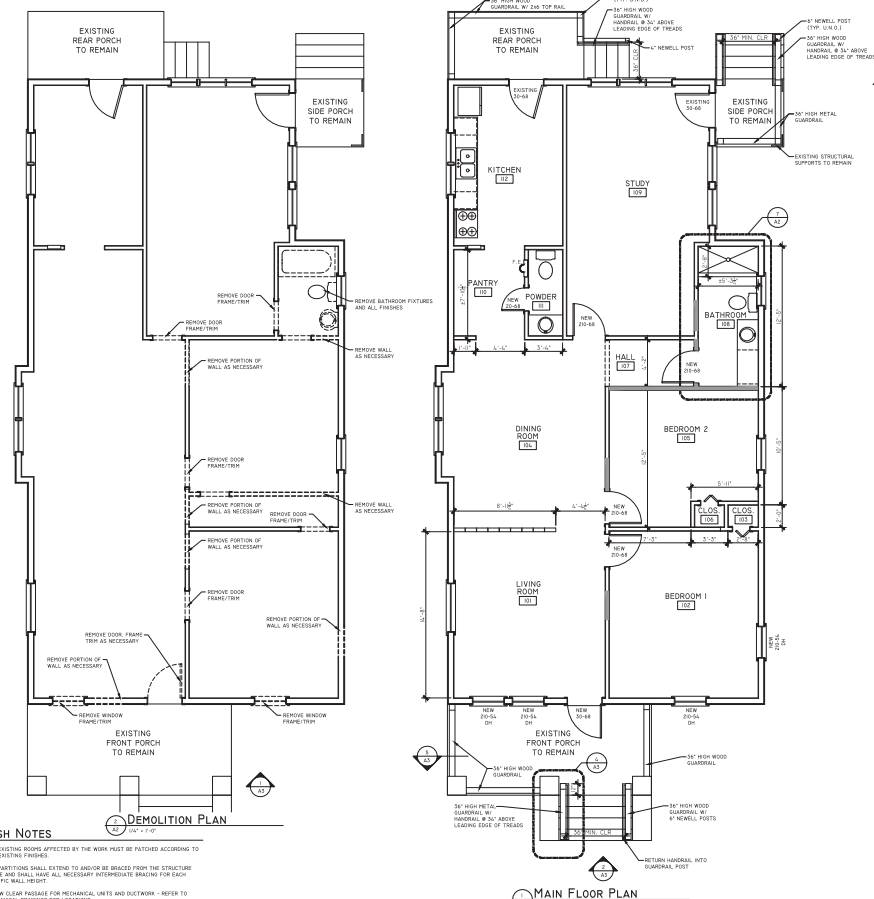
NOTE:
TOILET ROOM SIGNS SHALL BE RAISED AND BRASS/BRASS PLATE CHARACTER AND PICTORIAL SYMBOL SIGNS. SIGNS SHALL BE INSTALLED IN THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT THE DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHT SHALL BE 60 INCHES ABOVE THE FLOOR TO THE CENTERLINE OF THE SIGN.

$$\frac{1}{2} \left(\frac{1}{2} + \frac{1}{2} \right) = \frac{1}{2}$$

1. ALL EXISTING ROOFS AFFECTED BY THE WORK MUST BE PATCHED ACCORDING TO THE EXISTING FINISHES.
2. ALL PARTITIONS SHALL EXTEND TO AND/OR BE BRACED FROM THE STRUCTURE ABOVE AND SHALL HAVE ALL NECESSARY INTERMEDIATE BRACING FOR EACH SPECIFIC WALL HEIGHT.
3. ALLOW CLEAR PASSAGE FOR MECHANICAL UNITS AND DUCTWORK - REFER TO MECHANICAL DRAWINGS FOR LOCATIONS.
4. NEVER USE MECHANICAL UNITS OR DUCTWORK TO SUPPORT OTHER TRACES.
5. ALL CEILING SHALL BE 1/2" GYPSUM BOARD UNLESS NOTED OTHERWISE.

ALL INSULATION USED IN WALL CAVITIES AND IN ATTIC SHALL COMPLY WITH ASTM E 84. INSULATING MATERIALS SHALL NOT HAVE A FLAME SPREAD INDEX OF MORE THAN 25 AND SMOKE-DEVELOPED INDEX OF MORE THAN 450.

EXISTING: EXISTING WALLS W/ EXTERIOR FINISH TO REMAIN		INTERIOR: 1/2" x 3/4" GLASS BLOCK WALL W/ PORTANT JOINT TO EXTEND TO UNDERSIDE OF CEILING.	
EXISTING: EXISTING WOOD FRAMED GYPSUM BOARD WALLS TO REMAIN		INTERIOR: DROPPED HEADERS AS INDICATED ON PLAN	
INTERIOR: EXISTING WOOD FRAMED GYPSUM BOARD-PLASTER WALLS TO BE REMOVED OR ITEM TO BE REMOVED AS NOTED ON PLAN		PATCHED WALL HEADERS	
INTERIOR: NEW WALLS WITH 1/2" GWB ON BOTH SIDES OF 2"x4" WOOD STUD FRAMING @ 16" O.C. UNLESS NOTED OTHERWISE. REFER TO FINISH SCHEDULE.		NEW FIRE EXTINGUISHER - CABINET MOUNTED (RECESSED) 121 POUND TYPE I EXTINGUISHER, 20% TYPE I, CABINET MODEL 2450-0-002	



TITLE
=====

INTERIOR
RENOVATIONS
TO
826 CUSTER STREET
HAPEVILLE, GA
30354
FOR
TRISHIP PARTNERS
LLC

RCM CONSTRUCTION
MANAGEMENT, LLC
195 DIAMOND POINTE
FAYETTEVILLE, GA
30215

REVISIONS	
DESCRIPTION	DATE
SCALE:	1/4" = 1'-0"
DRAWN:	ADW
CHECK:	ADW
DATE:	07-16-21
PROJECT NO. 2057	

SHEET NO. _____

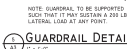
A2



INTERIOR RENOVATIONS

TO
826 CUSTER STREET
HAPEVILLE, GA
30354
FOR
TRISHIP PARTNERS
LLC

RCM CONSTRUCTION
MANAGEMENT, LLC
195 DIAMOND POINTE
FAYETTEVILLE, GA
30215



REVISIONS	
DESCRIPTION	DATE

SCALE: VARIES
 DRAWN: ADW
 CHECK: ADW
 DATE: 07-16-21
 PROJECT NO. 2057

SHEET NO.

REFER TO SHEET A1
FOR GENERAL NOTES

A3



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

DATE: August 4, 2021
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 461 North Ave**

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

BACKGROUND

The City of Hapeville has received a design review application from Greg Evans to build a single family home on a vacant lot located at 461 North Avenue. Per the application, the single family dwelling will be 1,941 SF, 3 BR and 3 BA.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) *Site development standards*

- ✗ Except where indicated, setbacks shall be established by zoning.
- ⊘ On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- ✓ Minimum building heights shall be established by zoning.
- ✗ Within subareas D and E maximum building heights shall be as established by zoning, except that:
 - Where this chapter provides a more-stringent standard as compared to the zoning code, the more-stringent standard shall prevail. The only exception to this shall be a use grandfathered under the zoning code.
 - ✗ Portions of buildings equal to or less than five feet from a side or rear lot line shall be limited in height to the greater of 16 feet.
 - Portions of buildings between five and ten feet of a side or rear lot line shall be limited in height to the greater of 25 feet.
 - Portions of buildings ten feet or greater from a side or rear lot line shall be limited in height

to 35 feet.

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

STAFF COMMENT: The eaves, chimney and front porch are located in the setbacks. Chimney is shown as 27' 3" above finished floor elevation within 5 and 10 feet of the side setback.

Existing sidewalk is shown on the plan.

(b) Supplemental Area and Fence Standards

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

STAFF COMMENT: Tree Conservation Plan to be finalized with Arborist.

(c) Utility Standards

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

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

STAFF COMMENT: Mechanical is not shown. Mechanical must be screened.

(d) *Parking and Traffic Standards*

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

STAFF COMMENT:

(e) Roof and Chimney Standards

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

STAFF COMMENT: Chimney is stucco; if allowed will require a Design Exception. Chimney is more than 6' above roof line.

(f) Street Facing Facade and Style Standards.

- ✓ Exterior facade materials shall be limited to:
 - Full-depth brick;
 - Natural or cast stone;
 - ✓ Smooth natural-wood siding and/or cement-based siding;
 - Shake siding;
 - Painted fish-scale style shingles, but only when used in front gables;
 - True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings.
- Exterior building materials shall not be:
 - Simulated brick veneer, such as Z-Brick;
 - Exterior insulation and finish systems (EIFS);
 - Exposed concrete block;
 - Metal siding or other metal exterior treatment;
 - Glass curtain walls;
 - Liquid vinyl;
 - T-1-11 siding;
 - Vinyl siding, except that existing one-family detached homes with vinyl siding covering more than 70 percent of the exterior facade may replace said siding or construct an

addition faced in vinyl siding.

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

STAFF COMMENT: Porch is 9' for 10' of façade (front door) but 6' from 16' of façade (living room). If allowed, Design Exception required.

(g) Door and window standards.

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

STAFF COMMENT: Provide calculation for upper story fenestration percentage.

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

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

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

Other:

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

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

STAFF COMMENT: *Provide sill height.*

RECOMMENDATIONS

To comply with the Architectural Design Standards, please provide the following on all plan sheets:

- Sloped soffits should be used instead of bird box style.
- Mechanical must be screened.
- The eaves, chimney and front porch are located in the setbacks; house, including all vertical elements must be relocated out of the setback.
- Chimney is shown as 27' 3" above finished floor elevation within 5 and 10 feet of the side setback. Not compliant. Requires a Design Exception if allowed.
- Chimney is stucco; if allowed will require a Design Exception.
- Chimney is more than 6' above roof line; if allowed will require a Design Exception.
- Porch is 9' for 10' of façade (front door) but 6' from 16' of façade (living room); if allowed, Design Exception required.
- Provide calculation for upper story fenestration percentage.
- Provide sill height to demonstrate it meets standards
- Approved Tree Conservation Plan (finalize with Arborist)

The Design Review Committee may approve the application subject to the satisfaction of the aforementioned issues.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 6/23/21

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: Greg Evans Contact Number: [REDACTED]

Applicants Address: 94 Howell St NE Atlanta Ga 3031

E-Mail Address: gevans@gdevansllc.com Zoning Classification: R-SF

Address of Proposed Work: 461 North Ave Hapeville Ga 30351

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-009400630625

Property Owner: Greg Evans Contact Number: [REDACTED]

Project Description (including occupancy type): Two story single family home with a basement garage

Contractors Name: Greg Evans Contact Number: [REDACTED]

Contact Person: [REDACTED] 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.

Greg Evans
Applicants Signature

6/23/21
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: 1941

Total Square Footage of existing building: N/A

Estimated Cost of Construction: \$180,000

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

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

Site built wood columns, board & batten,
architectural asphalt shingles, painted stucco
foundation

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 Greg Evans DE 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:

GE 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

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

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

GE 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.

GE 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.

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

GE 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.

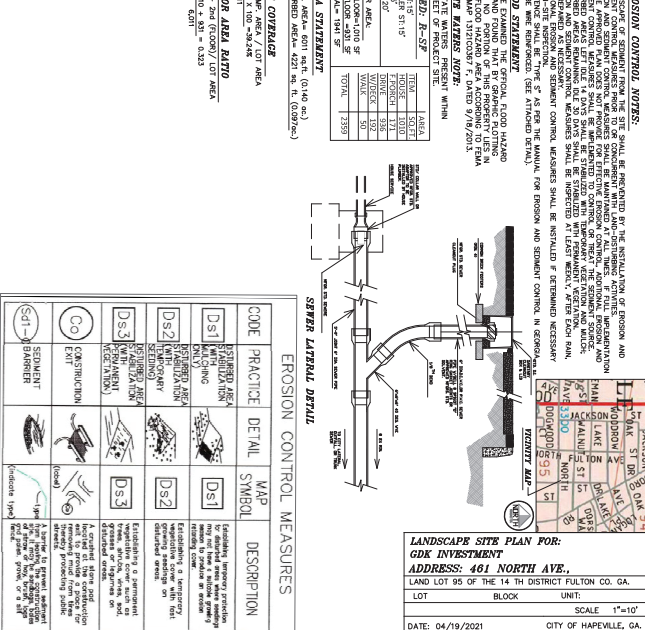
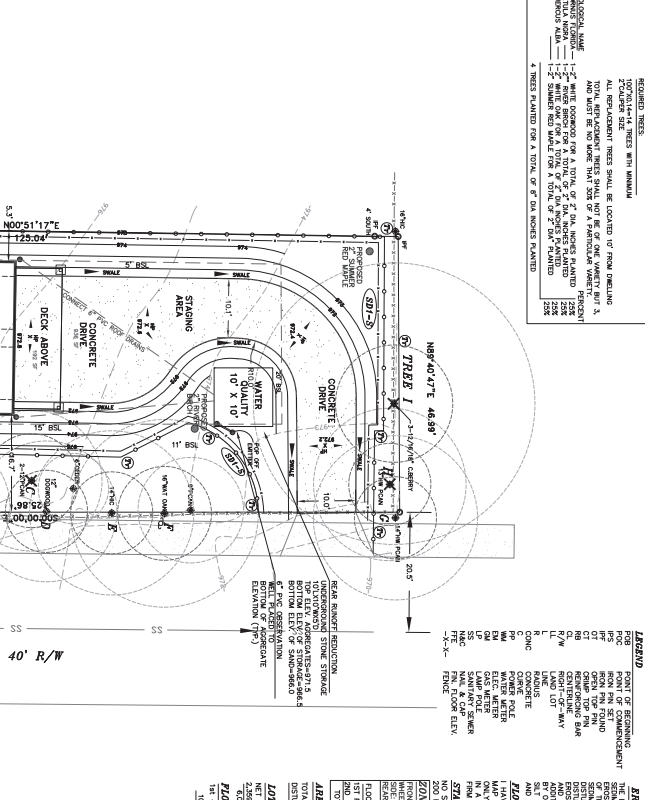
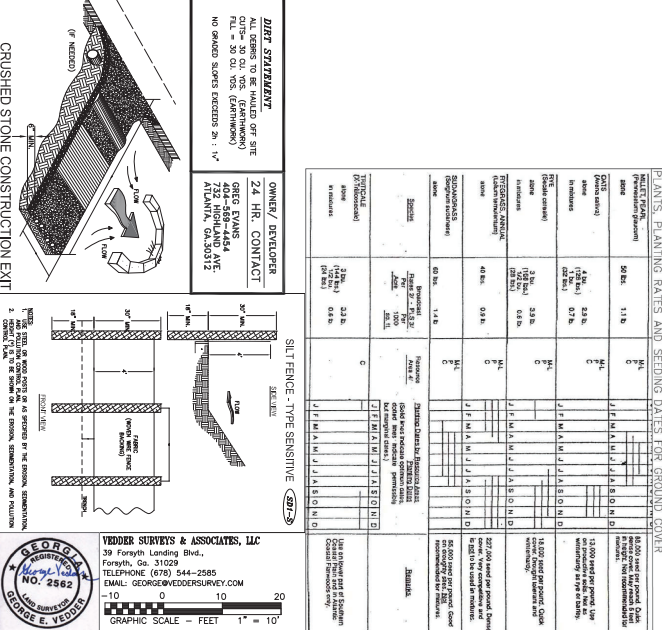
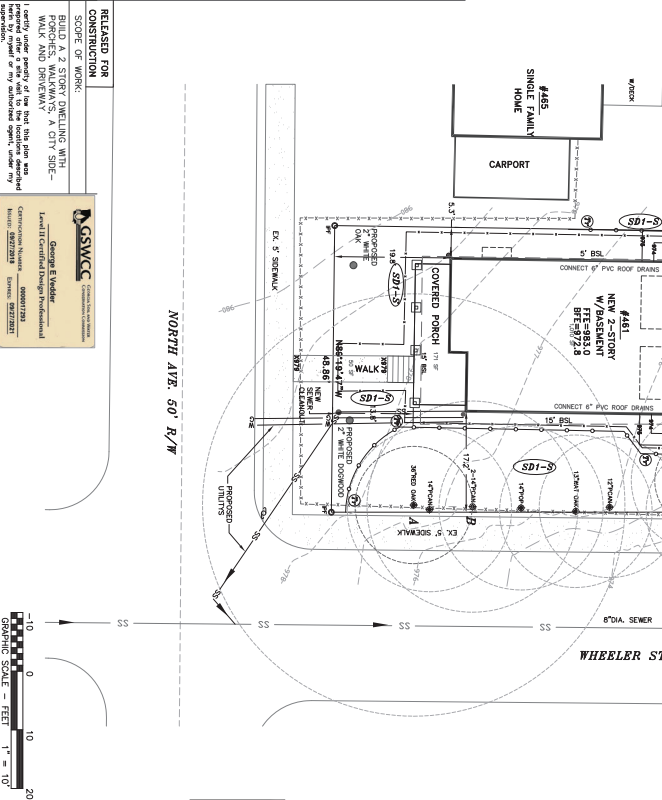
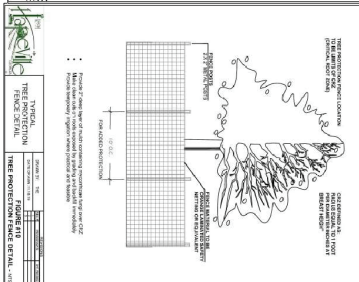
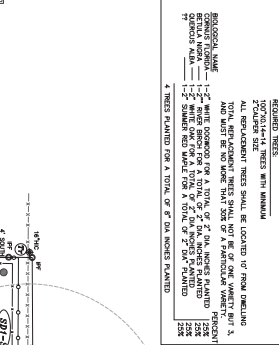
Greg Evans
Printed Name

[Signature]
Signature

6/23/21
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.



A line drawing of a house with a chimney and a dormer window. The house has a gabled roof with a chimney on the left side. A dormer window with a small square window is centered on the roof. The house is surrounded by a fence.

HEADER AND SUPPORTING	SIZE	BUILDING WALL (feet)					
		20		20		15	
		span	NJ	span	NJ	span	NJ
One floor only	2x4	3-1	1	2-8	1	2-5	1
	2x6	3-6	1	3-11	1	2-6	1
	2x8	5-9	1	5-0	2	4-5	2
	2x10	7-0	2	6-1	2	5-6	2
	2x12	8-1	2	7-2	3	6-3	2
	3x8	7-2	1	6-3	1	5-7	2
	3x10	8-0	2	7-0	2	6-0	2
	3x12	10-2	2	8-10	2	7-10	2
	4x8	9-0	1	7-8	1	6-9	1
	4x10	10-1	2	8-9	2	7-10	2
Two floors	4x12	11-9	1	10-2	2	8-1	2
	5x8	5-2	1	4-9	1	4-5	1
	5x10	6-2	1	5-10	1	5-4	1
	5x12	7-1	2	6-0	2	5-6	2
	6x8	6-1	1	5-8	1	5-3	1
	6x10	7-1	2	6-1	2	5-7	2
	6x12	8-1	2	7-0	2	6-0	2
	8x8	8-0	1	7-8	1	6-9	1
	8x10	9-0	2	8-9	2	7-10	2
	8x12	10-1	2	9-10	2	8-1	2

DRAWING INDEX	
A1.I	EXTERIOR ELEVATIONS & ROOF PLAN
A2.I	BASEMENT FLOOR PLAN
A3.I	FIRST & SECOND FLOOR PLAN
A5.I	WALL SECTION & DECK DETAIL
E1.I	FIRST & SECOND FLOOR ELECTRICAL PLAN

Address: 461 NORTH AVE
HAPEVILLE, GA 30354

10-174

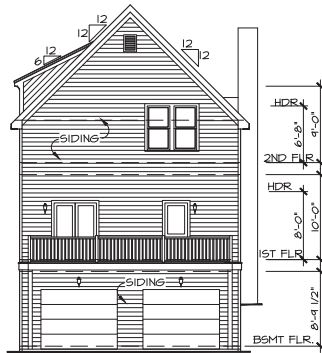
GENERAL NOTES			
PROJECT DESCRIPTION/SUMMARY			
NEW SINGLE FAMILY HOUSE WITH FRONT PORCH AND REAR DECK			
HEATED AREA		NON-HEATED AREA	
FIRST FLOOR	1010 SF	FRONT PORCH	171 SF
SECOND FLOOR	431 SF	REAR DECK	142 SF
TOTAL	1441 SF		
TERMITE:	SEVERE	STORIES:	1 1/2
WEATHER:	MODERATE	HEIGHT:	33'-4"
FROST LINE DEPTH:	12"	FLOOD HAZARD:	NO
MEAN ANNUAL TEMP:	66.2°	TYPE DEAD LOADS:	10 psf
WINTER DESIGN TEMP:	22°	TYPE LIVE LOADS:	40 psf
GROUND SNOW LOAD:	5 psf	TYPE ROOF LOADS:	20 psf
SEISMIC DESIGN CATEGORY:	B	WIND SPEED 90 mph & CATEGORY	C

[illegible]



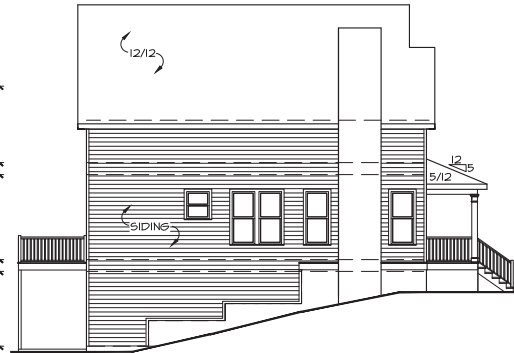
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



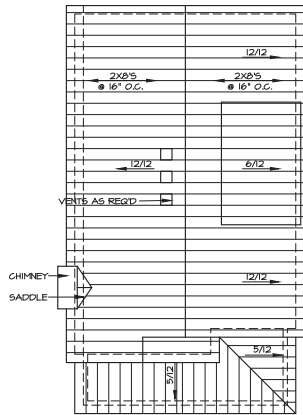
REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

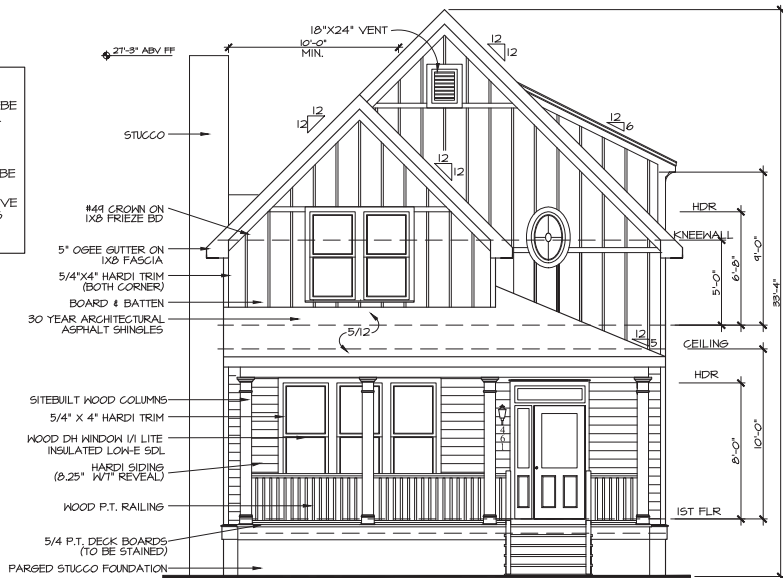
SCALE: 1/8" = 1'-0"



ROOF PLAN

SCALE: 1/8" = 1'-0"

- NOTE:
1. ROOF SHINGLES TO BE 30 YEAR ARCHITECTURAL
 2. GUTTERS & DOWNSPOUTS TO BE GALVANIZED BAKED ENAMEL ALUMINUM
 3. ALL WINDOWS TO BE SDL NON TINTED GLASS
 4. ALL WINDOWS PANES SHALL BE RECESSED MIN. 2"
 5. ALL DOUBLE WINDOWS TO HAVE A 6" MULL BETWEEN WINDOWS
 6. ALL WINDOWS TO HAVE A WOOD SILL



FRONT ELEVATION

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

Designed By:
Development
Company, Inc.
P.O. BOX 5305 HAZLETON, GA 30329
(678) 234-8094

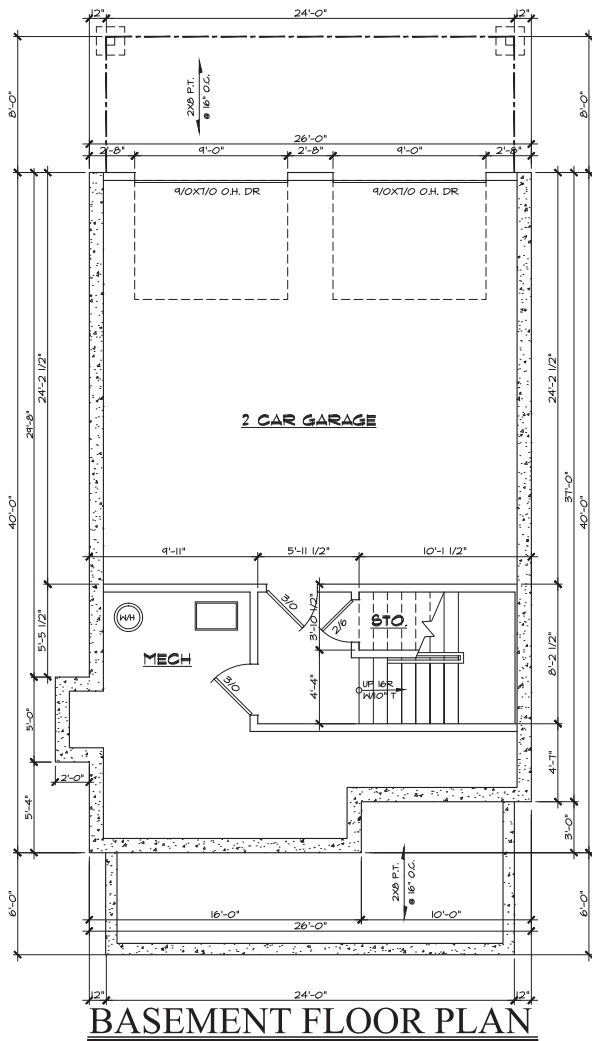
Prepared For:
GD EVANS
& ASSOCIATES
RELEASED FOR
CONSTRUCTION

Drawn By: R. BETHLEY
Date: 6/4/2021
Project No:
Scale: NOTED

Address:
461 NORTH AVE
HAPEVILLE, GA 30354

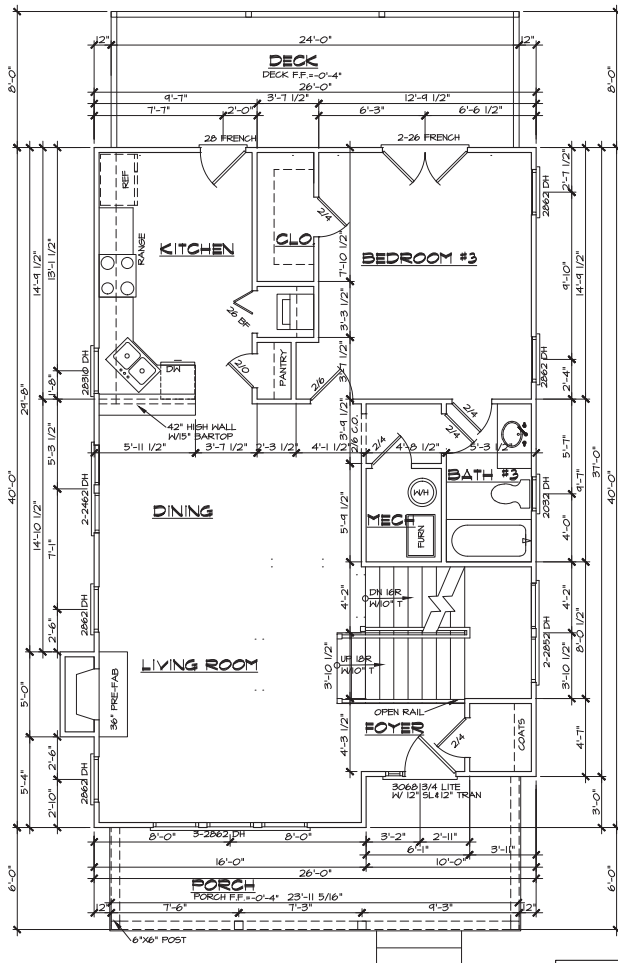
Model Name: KIRKWOOD
Sheet Title: FRONT ELEVATION

Sheet:
A1.1



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

Designed By: GAK Development Company, Inc. 100 BOX 330 HAZLETON GA 30329 (678) 234-8094	
Prepared For: GD EVANS & ASSOCIATES RELEASED FOR CONSTRUCTION	
Drawn By: R. BETHELY Date: 6/4/2021 Project No: Scale: NOTED	Address: 461 NORTH AVE HAPEVILLE, GA 30354
Model Name: KIRKWOOD	Sheet Title: BASEMENT FLOOR PLAN
Sheet: A2.1	

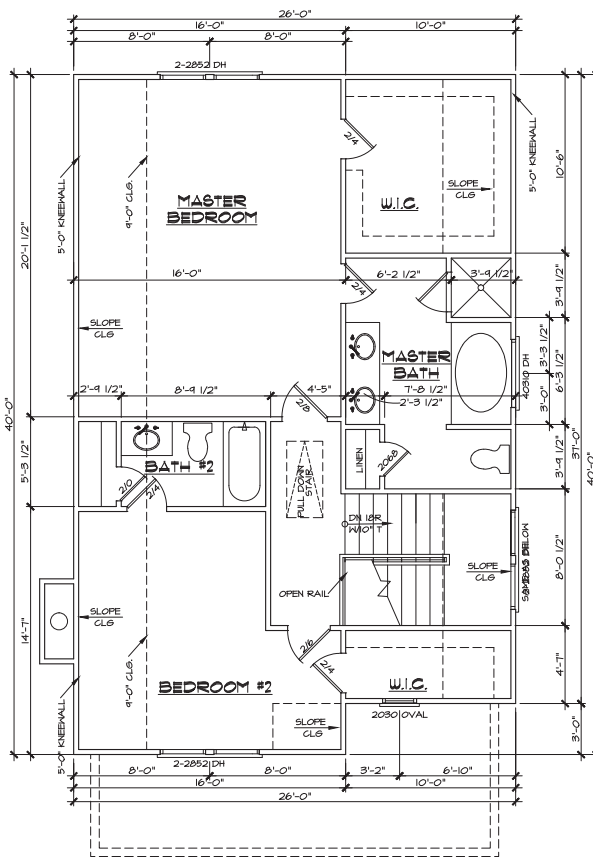


FIRST FLOOR PLAN

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

AREA SUMMARY

	HEATED SQ. FT.
FIRST FLOOR	1010 SQ. FT.
SECOND FLOOR	491 SQ. FT.
TOTAL	1441 SQ. FT.



SECOND FLOOR PLAN

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

Designed By:
Development
Company, Inc.
P.O. BOX 335 HAZLETON, GA 30354
(770) 234-8094

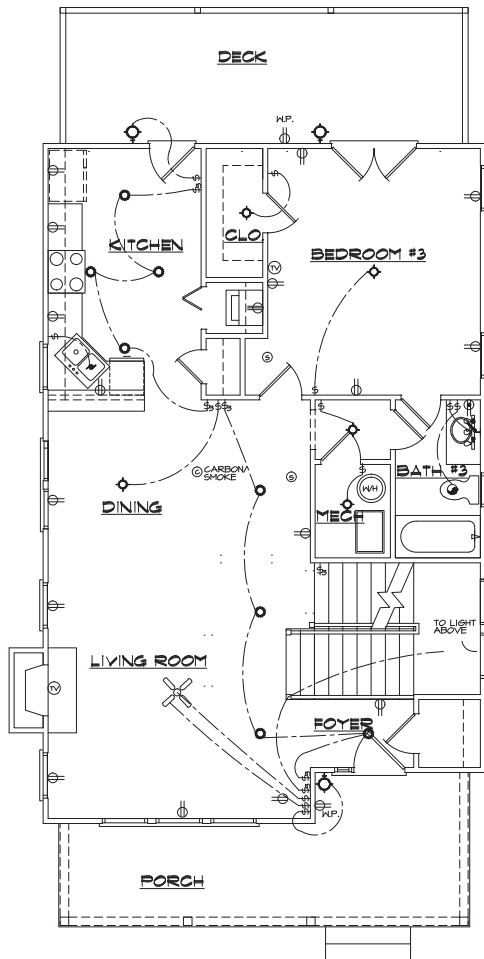
Prepared For:
GD EVANS
& ASSOCIATES
RELEASED FOR
CONSTRUCTION

Drawn By: R. BETHLEY
Date: 6/4/2021
Project No:
Scale: NOTED

Address:
461 NORTH AVE
HAPEVILLE, GA 30354

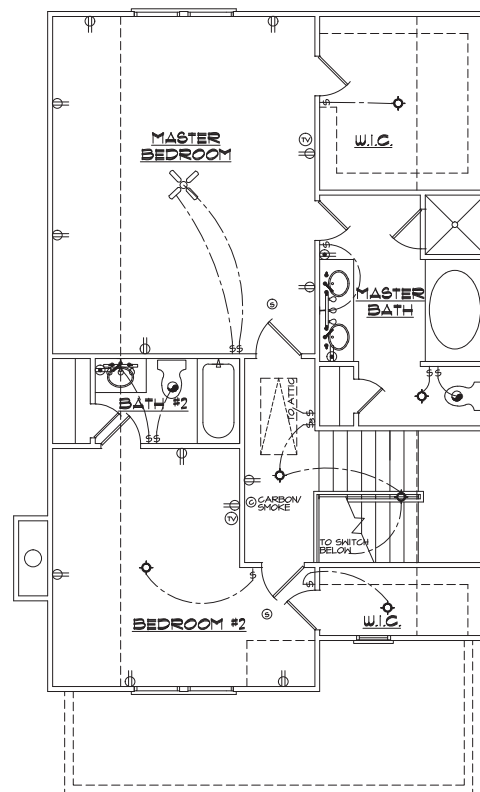
Model Name: KIRKWOOD
Sheet Title: FIRST & SECOND FLOOR PLAN

Sheet:
A3.1



FIRST FLOOR ELECTRIC PLAN

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



SECOND FLOOR ELECTRIC PLAN

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

 Designed By: Development Company, Inc. REGISTERED ARCHITECT P.O. BOX 528 HAZLETON, GA 30353 (678) 234 - 8094	
Prepared For: GD EVANS & ASSOCIATES	
RELEASED FOR CONSTRUCTION	
Drawn By:	R. BETHLEY
Date:	6/4/2002
Project No:	
Scale:	NOTED
Address: 461 NORTH AVE HAPEVILLE, GA 30354	
Model Name:	KIRKWOOD
Sheet Title:	FIRST & SECOND FLOOR ELEC PLAN
Sheet:	E1.1



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

DATE: August 2, 2021
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 346 Colorado Ave**

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

BACKGROUND

The City of Hapeville has received a design review application from Thomas Davis III to build a single family home on a lot located at 346 Colordao Avenue. Per the application, the single family dwelling will be 2,200 SF, 4 BR and 3 BA.

The property is zoned R-0, One Family Residential and is subject to the Neighborhood Conservation Area Sub Area D section 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: See sidewalk evaluation below.

(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: Tree Conservation Plan to be finalized with Arborist.

(c) Utility Standards

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

- ✓ become an annoyance to adjacent property owners or the public. General area illumination with oversized flood lights is prohibited. Specifically, lighting shall be shielded so that the source of light is not visible from adjacent properties or the public right-of-way.
- ✓ Trees shall not be planted directly above storm drains.

STAFF COMMENT:

(d) Parking and Traffic Standards

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

STAFF COMMENT: *Driveway width not provided.*

(e) Roof and Chimney Standards

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

STAFF COMMENT:

(f) Street Facing Facade and Style Standards.

- ✓ Exterior facade materials shall be limited to:
 - Full-depth brick;
 - Natural or cast stone;
 - ✓ Smooth natural-wood siding and/or cement-based siding;
 - Shake siding;
 - Painted fish-scale style shingles, but only when used in front gables;
 - True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings.
- Exterior building materials shall not be:
 - Simulated brick veneer, such as Z-Brick;
 - Exterior insulation and finish systems (EIFS);
 - Exposed concrete block;
 - Metal siding or other metal exterior treatment;
 - Glass curtain walls;
 - Liquid vinyl;
 - T-1-11 siding;

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

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

- ⊖ Balconies may be covered or uncovered.

STAFF COMMENT: *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. Design Exception Required.*

Porch columns shall be spaced a maximum distance of eight feet on center. 8' 2 1/4" Design Exception Required.

(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: *Center mullions should be two inches wider than side trim or Design Exception Required.*

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

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

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

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

Other:

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

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

STAFF COMMENT: *Provide sill height.*

RECOMMENDATIONS

To comply with the Architectural Design Standards, please provide the following on all plan sheets:

- Driveway width at driveway entrance.
- 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. Design Exception Required.
- Porch columns shall be spaced a maximum distance of eight feet on center. 8' 2 ¼" Design Exception Required.
- Side trim/ mullion dimensions or request Design Exception.
- Sill height
- Approved Tree Conservation Plan (finalize with Arborist)

Per the sidewalk evaluation below, a sidewalk is not recommended as a requirement and therefore, a Design Exception is recommended.

The Design Review Committee may approve the application subject to the satisfaction of the aforementioned issues.

Sidewalk Evaluation for 346 Colorado

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

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: July 28, 2021

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: Thomas Davis III Contact Number: [REDACTED]

Applicants Address: 268 Maple St. Hapeville, GA 30354

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

Address of Proposed Work: 346 Colorado Ave

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0066-0002-039-8

Property Owner: SELKS Design LLC Contact Number: 404.247.9281

Project Description (including occupancy type): 2200 Square Foot Detached Single Family Home with attached Rear garage. Modern Farmhouse style with exterior materials of fiber cement and board & batten siding and asphalt shingles

Contractors Name: Rob Garrison Contact Number: [REDACTED]

Contact Person: Thomas Davis III 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.

Thomas Davis III
Applicants Signature

July 27, 2021
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: 2200

Total Square Footage of existing building: _____

Estimated Cost of Construction: \$265,000

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

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

Fiber Cement Siding, board & batten siding, 30 yr warranty
asphalt Shingles.

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) **TD**

I THOMAS DAVIS III 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.

THOMAS DAVIS III

Printed Name

Signature

JULY 27, 2021

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.

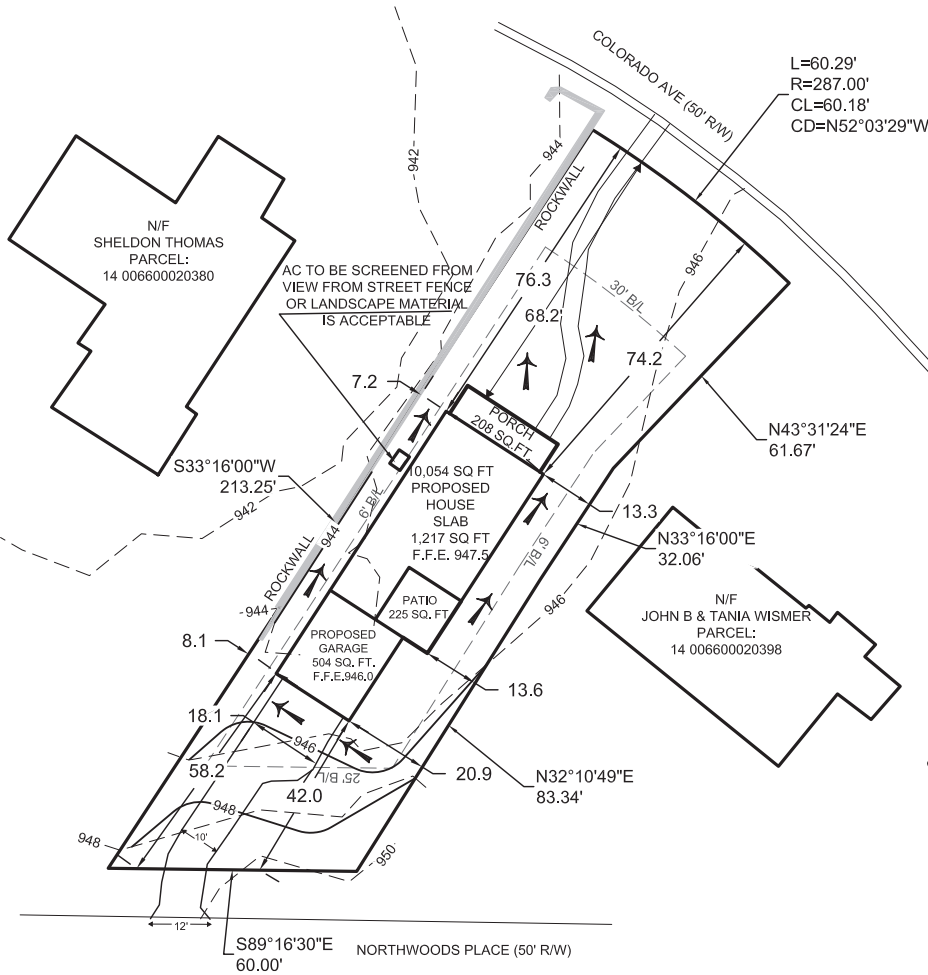
346 Colorado Schedule

<u>Task</u>	<u>Date</u>
Install T-Pole	30-Aug
Inspect T Pole	31-Aug
Schedule temporary power	3-Sep
Clearing and Grading	08/30-09/03
Stake House	7-Sep
Pad Prep	3-Sep
Box Foundation	6-Sep
Box Check	8-Sep
Slab Plumbing	9-Sep
Inspect Slab Plumbing	13-Sep
Prep slab	9/14-9/16
Slab Prep Inspetion	17-Sep
Pour slab	20-Sep
Sewer Tap	21-Sep
Frame Day 1-7	09/28-10/01
Rough plumbing	4-Oct
Rough HVAC	5-Oct
Rough Electrical	6-Oct
Inspect mechanicals	7-Oct
Roof	4-Oct
Nail Pattern Inspection	4-Oct
Install Housewrap/ Windows+Ext Doors	5-Oct
Install Siding	10/11-10/15
Punch out framing/ Fire Foam	8-Oct
Inspect framing/mechanicals	12-Oct
Insulation	12-Oct
Inspect Insulation/ stock drywall	14-Oct
Exterior Masonry	18-Oct
Hang Drywall Days 1-10	10/18-10/29
Prime paint	1-Nov
Install cabinets/ install trim	2-Nov
Tops template	3-Nov
drywall Prime/touch up	3-Nov
Paint 2nd Coat	11/5-11/8
Install Tile	11/8-11/10
trim out elec/hvac	9-Nov
Temp Power Inspection	10-Nov
Mechanical SR point up	10-Nov
Tops Install	11-Nov
trim out plumbing	12-Nov
Schedule Perm Power	11-Nov
Schedule Gas	11-Nov
install hardwood/LVP	11/15-11/17
Run Underground Power	11-Nov
Rough/tub clean	15-Nov
Exterior Paint	17-Nov
Pour Driveway/Walkway	2-Nov
Landscaping	15-Nov
Final SR Point up/ final punch out	18-Nov
Final Paint	19-Nov
Install Appliances	22-Nov
Final Clean	23-Nov
Inspect final mechanicals	23-Nov
CO Inspection	23-Nov

GENERAL NOTES

1. **OWNER/BUILDER:**
3 ELKSDESIGN, LLC
346 COLORADO AVE
HAPEVILLE, GA 30354
2. **24 HOUR EMERGENCY CONTACT:**
THOMAS DAVIS III
678-472-8209
3. **ENGINEER/SURVEYOR:**
FALCON DESIGN CONSULTANTS
235 CORPORATE CENTER DRIVE
STOCKBRIDGE, GA 30281
4. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED. ALL DIMENSIONS SHOULD BE CALCULATED OR READ.
5. BOUNDARY AND OTHER PERTINENT INFORMATION WAS TAKEN FROM: PLAT RECORDED IN FULTON COUNTY RECORDS.
6. ACCORDING TO THE F.I.R.M. OF FULTON COUNTY, PANEL NUMBER 13121C0367F, DATED 9-18-2013, THIS LOT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
7. BUILDER TO PROVIDE 5% SLOPE AWAY FROM HOUSE FOR DRAINAGE PURPOSES.
8. CONTRACTOR TO MAINTAIN EROSION CONTROL DAILY.
9. ANY REVISIONS THAT WERE NOT DONE UNDER THE SUPERVISION OF THE ENGINEER OF RECORD WILL VOID THE CERTIFICATION OF THIS DOCUMENT.

FRONT SETBACK: 30 FOOT
REAR SETBACK: 25 FOOT
SIDE SETBACK: 6 FOOT

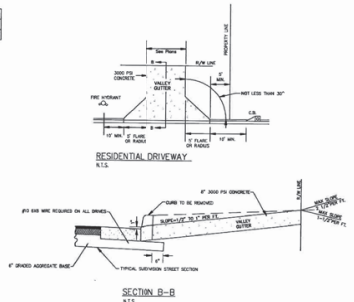


RESIDENTIAL DRIVEWAY DETAIL

DRIVEWAY/INTERSECTION USE	WIDTH IN FEET	MIN. RADIUS IN FEET
RESIDENTIAL DRIVEWAY	14	12

CONCRETE DRIVES:	
RESIDENTIAL	COMMERCIAL
6" CONCRETE VALLEY GUTTER	8" CONCRETE VALLEY GUTTER
4" CONCRETE DRIVEWAY	8" CONCRETE DRIVEWAY

NOTE: PUBLIC STREET INTERSECTIONS SHALL BE ASPHALT

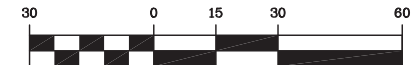


NOTES:

ZONING: R-0
SLAB SQ. FT.
GARAGE SQ. FT.
DRIVEWAY SQ. FT.
FRONT STOOP/PORCH
WALKWAY SQ. FT.
PATIO SQ. FT.
TOTAL IMPERVIOUS SQ. FT.
LOT SQ. FT.
TOTAL IMPERVIOUS AREA

1,217 SQ. FT.
504 SQ. FT.
670 SQ. FT.
208 SQ. FT.
304 SQ. FT.
225 SQ. FT.
3,128 SQ. FT.
10,054 SQ. FT.
31%

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

FALCON DESIGN CONSULTANTS, LLC. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT PRIOR WRITTEN PERMISSION FROM FALCON DESIGN CONSULTANTS, LLC. IS EXPRESSLY PROHIBITED.

SHEET NUMBER:	DATE:	06-30-2021
	SCALE:	1" = 30'
	DRAWN BY:	RM
	REVIEWED BY:	WR
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.		
1 of 1		

REVISIONS	
1.	
2.	
3.	
4.	
5.	
Know what's below. Call before you dig. UTILITIES PROTECTION CENTER 1 (800) 282-7411 THROUGHOUT GEORGIA OR DIAL 811	

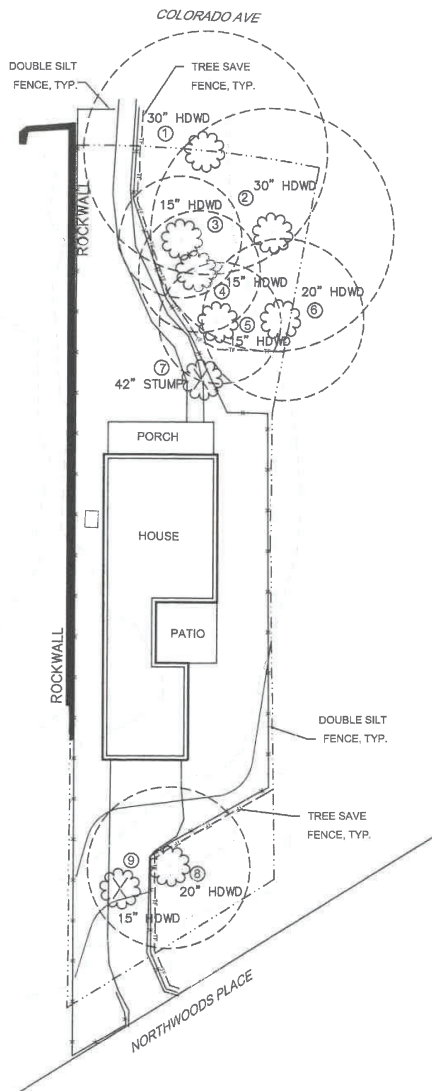


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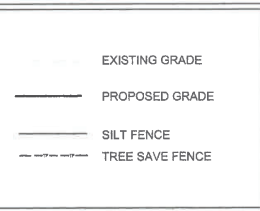
HOUSE LOCATION PLAN FOR: 346 COLORADO AVENUE

LOCATED IN:
LAND LOT 66, 14TH DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

CIVIL ENGINEERING	LAND PLANNING	LAND SURVEYING
CONSTRUCTION MANAGEMENT	LANDSCAPE ARCHITECT	
STOCKBRIDGE OFFICE 235 CORP. CTR. DR., STE. 200 STOCKBRIDGE, GEORGIA 30281 PL (770) 880-6666 • FX (770) 880-8855		
NEWNAN OFFICE 40 GREENWAY CT., STE. A NEWNAN, GEORGIA 30568 PL (770) 755-7978	CUMMING OFFICE 500 PIRKLE FERRY RD., STE. C CUMMING, GEORGIA 30040 PL (678) 887-7100	
www.fdc-llc.com		



LEGEND



OWNER:
3ELK DESIGN, LLC
101 HONEYSUCKLE LANE
PEACHTREE CITY, GA 30269

ENGINEER/ SURVEYOR:
FALCON DESIGN CONSULTANTS
235 CORPORATE CENTER DRIVE
STOCKBRIDGE, GA 30281

LANDSCAPE ARCHITECT:
CHAU WALL AND ASSOCIATES, LLC
285 WEST WIEUCA ROAD, #5303
ATLANTA, GA 30342

24 HOUR CONTACT:
THOMAS DAVIS III
678-472-8209

EXISTING TREES

NUM	TREE	REMOVED/PRESERVED	LANDMARK
1	30" HARDWOOD	PRESERVED	LANDMARK
2	30" HARDWOOD	PRESERVED	LANDMARK
3	15" HARDWOOD	PRESERVED	NO
4	15" HARDWOOD	PRESERVED	NO
5	15" HARDWOOD	PRESERVED	NO
6	20" HARDWOOD	PRESERVED	NO
7	42" STUMP	REMOVED	NO
8	20" HARDWOOD	PRESERVED	NO
9	15" HARDWOOD	REMOVED	NO

SITE MAP



SITE:

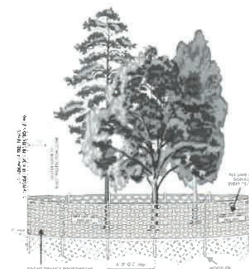
LOT SIZE: 10,054 SF (.23 ACRES)

DENSITY FACTOR:
.23 AC X 100 INCHES=23 INCH REQUIRED

145 INCHES TO REMAIN

EXISTING TREES TO REMAIN SHALL SATISFY DENSITY FACTOR REQUIREMENT

DISTURBED AREA:
7,260 SF (.17 ACRES)



TREE SAVE FENCE

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.

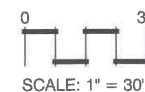
The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.

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.



Chau Wall and Associates, LLC
285 West Wieuka Road NE, #5303
Atlanta, GA 30342
404-669-1071
www.chauwallandassociates.com
cw@chauwallandassociates.com

client

3ELKS Design, LLC
101 HONEYSUCKLE LN
PEACHTREE CITY, GA 30269

project

346 Colorado Ave
HAPEVILLE, GA

LAND LOT 66
14TH DISTRICT

revisions

08.01.20 update per arborist report

COPYRIGHT 2020: Chau Wall and Associates, LLC. All rights reserved. All information is subject to be accurate but is not warranted. Counts, materials, dimensions, and plant selections are subject to errors and omissions, and may change at any time without prior notice.

date: 07.08.20

drawn by: cw

checked by: cw

Tree
Conservation
Plan

sheet

L-1

DESIGN CRITERIA ROOF LIVE LOAD: 20 PSF FLOOR LIVE LOAD: 40 PSF (INCL. DECKS, PATIOS, AND PORCHES) BASIC WIND VELOCITY: 90MPH SEISMIC DESIGN CATAGORY: B BEARING WALLS w/ LIGHT FRAME WALLS & WOOD STRUCTURAL PANELS		PROJECT DATA - PROJECT ADDRESS: 346 COLORADO AVE. HAPEVILLE, GA 30354 - PROJECT DESCRPTION: SINGLE FAMILY RESIDENCE - CONSTRUCTION TYPE: TYPE V-B RESIDENTIAL CONVENTIONAL LIGHT FRAME WOOD CONSTRUCTION, NON-SPRINKLERED - OCCUPANCY CLASSIFICATION: SINGLE FAMILY HOME- DETACHED										
GOVERNING CODES AND STANDARD INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION w/ GA AMENDMENTS INTERNATIONAL FIRE CODE, 2018 EDITION w/ GA AMENDMENTS INTERNATIONAL PLUMBING CODE, 2018 EDITION w/ GA AMENDMENTS INTERNATIONAL MECHANICAL CODE, 2018 EDITION w/ GA AMENDMENTS INTERNATIONAL FUEL GAS CODE, 2018 EDITION w/ GA AMENDMENTS NATIONAL ELECTRICAL CODE, 2020 EDITION, NO GA AMENDMENTS INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION w/ GA SUPPLEMENTS AND AMENDMENTS NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION ACI 318. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE A.I.S.C. MANUAL OF STEEL CONSTRUCTION T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE, AND HANDLING OF WOOD TRUSSES		OWNER 3ELKSDESIGN CONTACT: THOMAS DAVIS III 678. 472.8209 SQUARE FOOTAGE 1st FLOOR HTD. 1220 SF 2nd FLOOR HTD. 980 SF TOTAL HEATED 2200 SF FRONT PORCH 208 SF REAR PATIO 225 SF GARAGE 500 SF TOTAL UNHEATED 933 SF	SHEET INDEX A.0 COVER A.1 FRONT ELEV A.2 LEFT ELEV A.3 REAR ELEV A.4 RIGHT ELEV A.5 1st FLOOR PLAN A.6 2nd FLOOR PLAN S.1 FOUNDATION PLAN S.2 FLOOR FRAMING S.3 CLG. FRAMING S.4 ROOF TRUSS LAYOUT E.1 1st FLOOR ELECTRICAL E.2 2nd FLOOR ELECTRICAL D.1 WALL SECTION, FTG DTL D.2 STAIR DETAIL									
GENERAL NOTES 1. ALL EXTERIOR FINISH MATERIALS SHALL BE COMPATIBLE AND COMPLY WITH w/ ALL CITY/COUNTY ORDINANCES. BUILDER TO VERIFY APPROVED MATERIALS 2. TEMPERED GLASS IS REQUIRED IF ALL THE FOLLOWING CONDITIONS EXIST: INDIVIDUAL PANE OF GLASS IS LARGER THAN 9 SF, BOTTOM EDGE IS LESS THAN 18" ABOVE FF, TOP EDGE IS GREATER THAN 36" ABOVE FLOOR. ANY WINDOW WITHIN A 24" ARC OF EITHER SIDE OF A DOOR AND IS LESS THAN 40" ABOVE THE FLOOR IS ALSO REQUIRED TO BE TEMPERED. WINDOWS LOCATED WITHIN 40" OF A BATHTUB OR SHOWER AND ARE LESS THAN 40" ABOVE THE FLOOR ARE ALSO REQUIRED TO BE TEMPERED 3. ALL ROOF LOADS OF COVERED DECKS AND PORCHES MUST TRANSFER TO THE SUPPORTING COLUMNS BELOW AND NOT THE DECK STRUCTURE. ADDITIONAL ROOF LOADING MUST BE USED TO CALCULATE MIN. FOOTING SIZE. 4. GARAGE DWELLING SEPARATION: GARAGES SHALL BE SEPARATED FROM THE RESIDENCE AT ATTIC BY 1/2" MIN. DRYWALL ON THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY 5/8" MIN. TYPE "X" DRYWALL. IF THE SEPARATION IS A FLOOR/CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE HORIZONTAL SEPARATIONS SHALL BE PROTECTED BY 1/2" MIN. DRYWALL. ANY AREA OF GARAGES LESS THAN 3' FROM A DWELLING SHALL BE PROTECTED WITH 1/2" MIN. DRYWALL ON INSIDE OF EXTERIOR WALLS. 5. CONSTRUCTION SHALL COMPLY w/ 2018 IRC w/ GA AMENDMENTS AND 2017 NEC. ALL ENGINEERED LUMBER SHALL COMPLY w/ MANUFACTURERES SPAN AND LOADING REQUIREMENTS. 6. SMOKE DETECTORS: SMOKE DETECTORS SHALL BE INSTALLED IN SLEEPING ROOMS, OUTSIDE OF SLEEPING AREAS IN THE NEAR VICINITY OF BEDROOMS AND ON EACH ADDITIONAL STORY (INCLUDING BASEMENTS AND HABITABLE ATTICS). A CARBON MONOXIDE DETECTOR IS ALSO REQUIRED OUTSIDE OF SLEEPING AREAS IN THE NEAR VICINITY OF BEDROOMS. 7. ALL ELECTRICAL INSTALLATION SHALL COMPLY WITH THE 2017 NEC. RECEPTACLE LOCATION, BRANCH CIRCUITS, AFCI AND GFCI PROTECTION SHALL BE PROVIDED PER ARTICLE 210 AND ALL OTHER APPLICABLE ARTICLES. 8. THE BUILDING THERMAL ENVELOPE SYSTEMS AND ELEC TRICAL POWER AND LIGHTING SYSTEMS SHALL COMPLY WITH TEH 2015 INTERNATIONAL ENERGY CONSERVATION CODE AND THE STATE OF GA. AMENDMENTS. DUCT BLAST AND BLOWER DOOR TESTS SHALL BE CONDUCTED AND A COMPLIANCE REPORT PROVIDED. 9. FOR AIR PERMEABLE INSULATION IN VENTED ATTICS, BAFFLES SHALL BE INSTALLED ADJACENT TO SOFFIT AN EAVE VENTS. A MIN. OF A 1" SPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING AND AT VENT LOCATION. BAFFLE SHALL EXTEND OVER TOP OF INSULATION INWARD UNTIL AT LEAST 4" VERTICALLY ABOVE TOP OF INSULATION. ANY SOLID MATERIAL (CARDBOARD OR THIN INSULATING SHEATHING) SHALL BE PERMISSABLE AS BAFFLE. 10. PER SECTION 311 OF 2018 IRC, A HANDRAIL IS REQUIRED FOR STAIRS WITH 4 OR MORE CONTINUOUS RISERS. HANDRAIL REQUIREMENTS PER SECTION 311. GUARDRAILS SHALL BE PROVIDED ALONG WALKING SURFACES LOCATED MORE THAN 30" VERTICALLY FROM THE LEVEL BELOW PER SECTION R312 OF 2018 IRC.												
 3ELKS DESIGN	SHEET TITLE:		SCALE: 3/16"=1'-0"		11x17 SHEET		PROJECT:		REVISIONS			SHEET
	COVER SHEET						CUSTOM RESIDENCE 346 COLORADO AVE. HAPEVILLE, GA 30354		#	DATE	DESCRIPTION	A.O
									1	05.22.21	CONCEPT	
									2			
		COPYRIGHT 2021, 3ELKSDESIGN, LLC. ALL RIGHTS RESERVED. ALL INFORMATION IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED. FEATURES, MATERIALS, DIMENSINOS, AND DESIGNS ARE SUBJECT TO ERRORS AND OMMISSIONS, AND MAY CHANGE AT ANY TIME WITHOUT PRIOR NOTICE.										PLOT DATE: 05.23.21

- SHINGLES TO BE ASPHALT MIN. 30 YR. WARRANTY
- HOUSE NUMBERS SHALL BE AT LEAST 6" IN HEIGHT LOCATED ADJACENT TO MAIN ENTRANCE
- EXTERIOR MECHANICAL FEATURE SHALL BE SCREENED IF VISIBLE w/ PLANTING OR FENCING
- LIGHT TO BE PROVIDED AT FRONT DOOR
- GUTTERS AND DOWNSPOUTS SHALL BE PAINTED ALUMINUM
- ARCHITECTURAL STYLE IS MODERN FARMHOUSE

ARCHITECTURAL ELEVATION DRAWING

Dimensions:

- Total Height: 28'-6"
- Porch Slab: 4" BELOW HOUSE FF
- First Floor Height: 9'-1 1/8"
- Second Floor Height: 9'-1 1/8"
- Roof Pitch: 4"-10"
- Rafter Spacing: 12"
- Ceiling Joist Spacing: 12"
- Window Height: 8'-0"
- Door Height: 6'-10"
- Porch Width: 4'

Materials & Details:

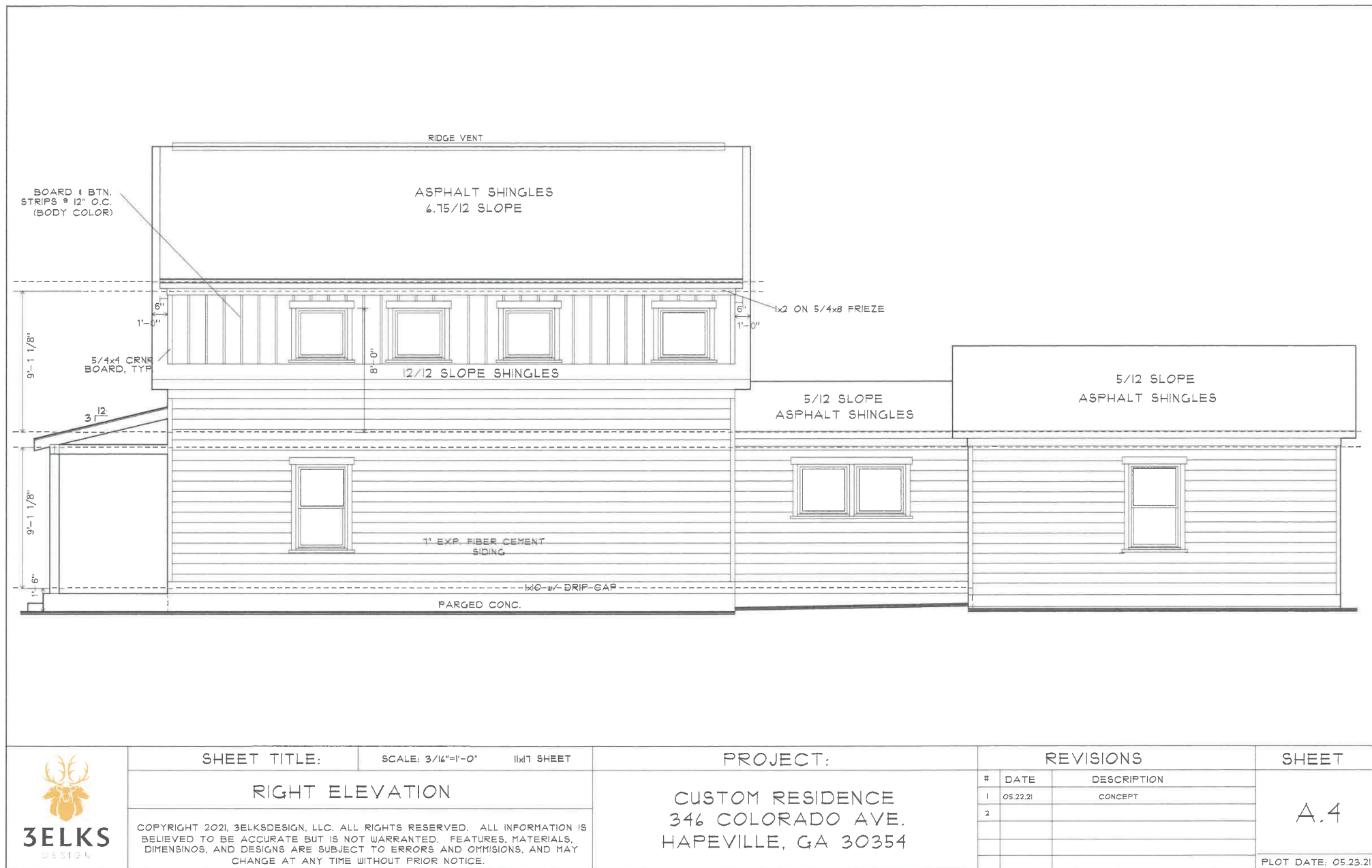
- 12"x24" VENT IN GABLE
- 6" RAKE
- 12' RAKE
- BOARD & BTN. STRIPS @ 12" O.C. (BODY COLOR)
- 1x8 SLOPED SOFFIT
- 1x8 BAND FRIEZE
- 5/4x4 CRNR BRDS, TYP.
- 4" EXP. FIBER CEMENT SIDING
- 5/4x4 AT SIDES
- 5/4x6 AT TOP, TYP.
- 1x10 w/ DRIP CAP. (WRAP CRNR, TYP.)
- 7" EXP. FIBER CEMENT SIDING
- 1x10 w/ DRIP CAP.
- PARGED CONC.

Notes:

- HEEL IF TRUSSED
- REFRS FROM 3" ABOVE 2x8 CJ IF STICK
- RAFTERS ON 48.5" KW



PLOT DATE: 05.23.21

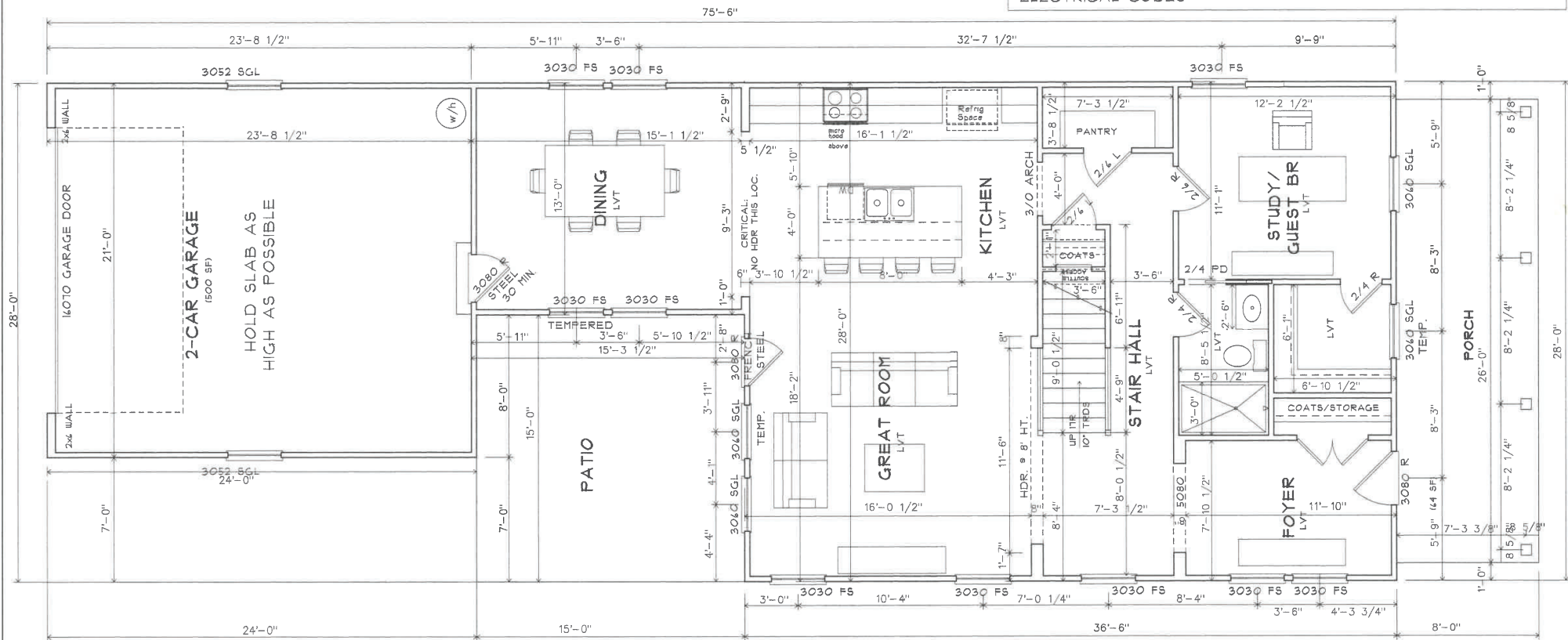


CLG. HEIGHT
9' FIRST FLOOR
9' SECOND FLOOR

NOTE: 1ST FL WDWS SET
AT 8'-0" HDR HT. U.N.O.

SQUARE FOOTAGE
1st- 1220 SF
2nd- 180 SF
Tot.- 2200 SF

NOTE: CONTRACTOR/BUILDER RESPONSIBLE TO FOLLOW ALL
APPLICABLE LOCAL LAWS AND CODES IN ADDITION TO
ALL METHODS SPECIFIED IN IRC 2018 ONE AND TWO FAMILY
DWELLING CODE.
CONTRACTOR TO VERIFY ALL MEASUREMENTS AND LOAD
PATHS IN FIELD.
ELECTRICAL INSTALLATION TO CONFORM TO ALL APPLICABLE
ELECTRICAL CODES



SHEET TITLE:	SCALE: 3/16"=1'-0"	1st SHEET
FIRST FLOOR		
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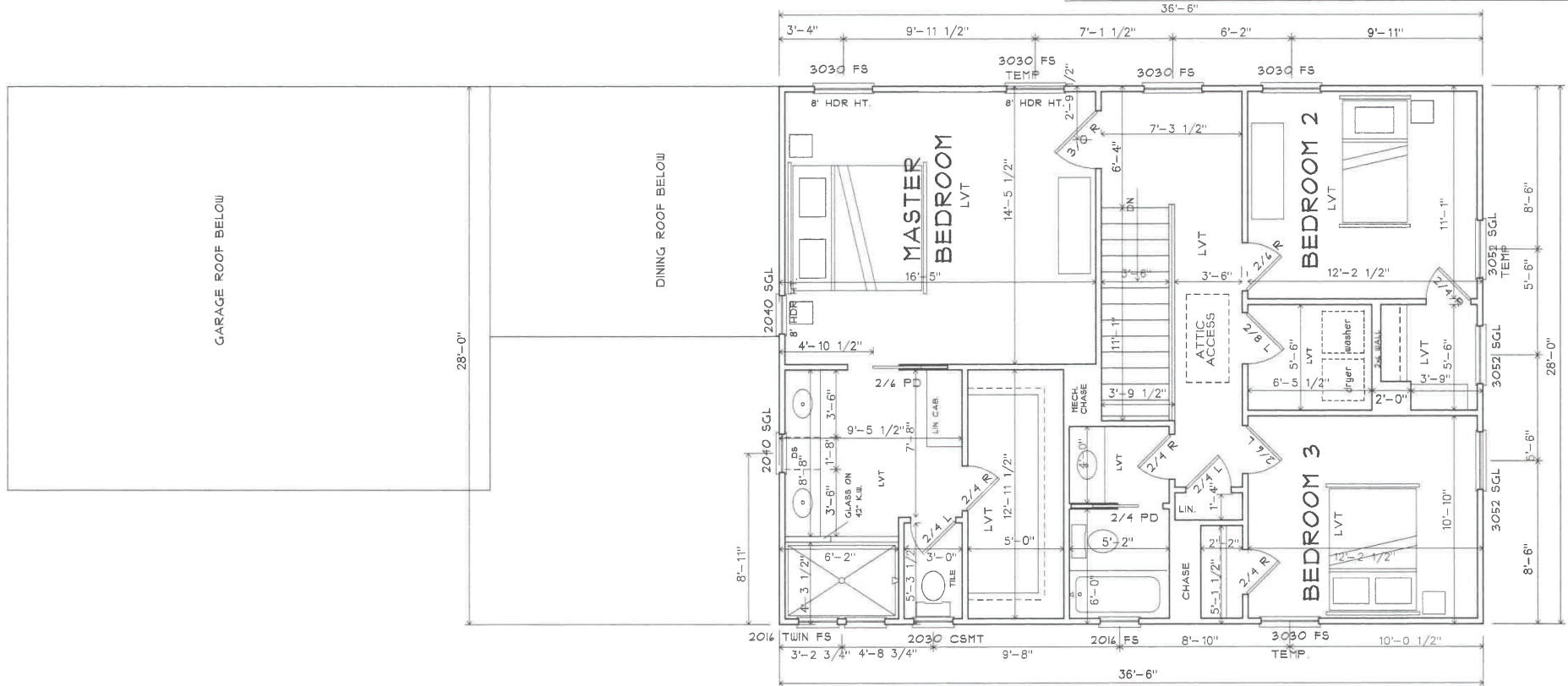
PROJECT:
CUSTOM RESIDENCE
346 COLORADO AVE.
HAPEVILLE, GA 30354

#	DATE	DESCRIPTION
1	05.22.21	CONCEPT
2		

SHEET
A.5
PLOT DATE: 05.23.21

CLG. HEIGHT
9' FIRST FLOOR
9' SECOND FLOOR

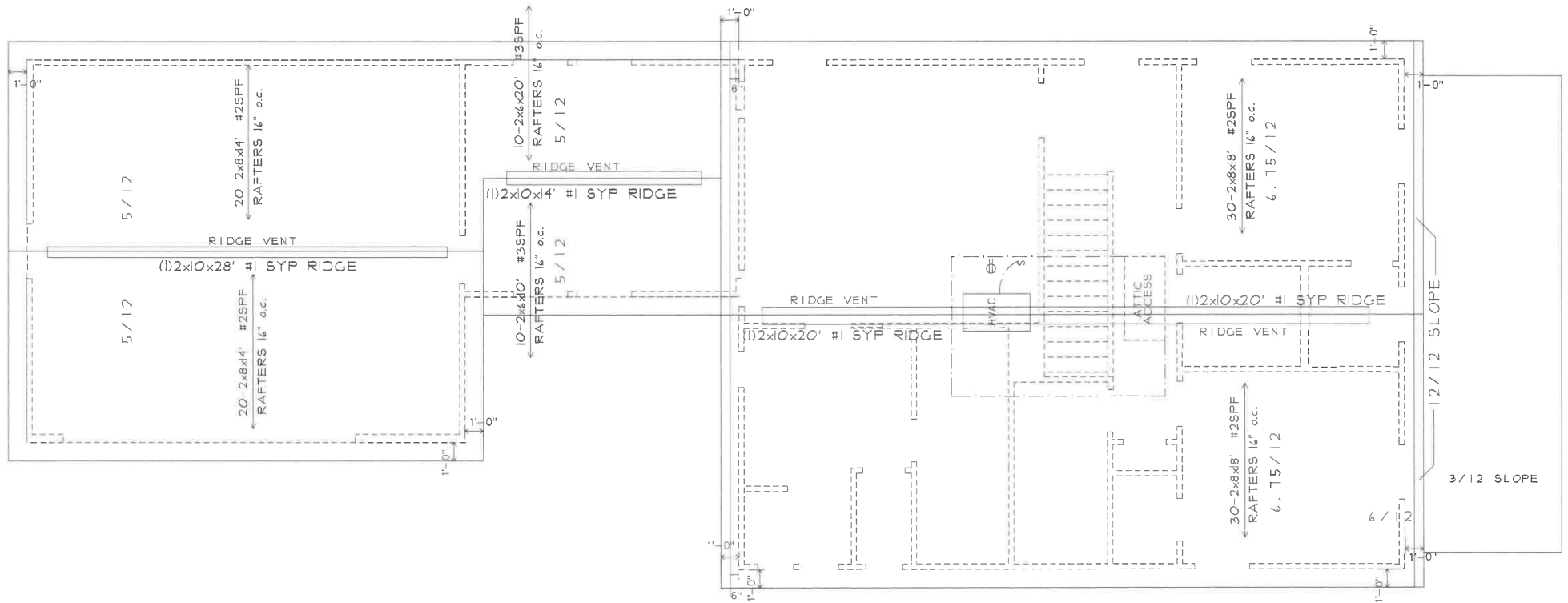
NOTE: CONTRACTOR/BUILDER RESPONSIBLE TO FOLLOW ALL APPLICABLE LOCAL LAWS AND CODES IN ADDITION TO ALL METHODS SPECIFIED IN IRC 2018 ONE AND TWO FAMILY DWELLING CODE.
CONTRACTOR TO VERIFY ALL MEASUREMENTS AND LOAD PATHS IN FIELD.
ELECTRICAL INSTALLATION TO CONFORM TO ALL APPLICABLE ELECTRICAL CODES



 3ELKS DESIGN	SHEET TITLE:	SCALE: 3/16"=1'-0"	11x17 SHEET	PROJECT:	REVISIONS			SHEET
	SECOND FLOOR			CUSTOM RESIDENCE 346 COLORADO AVE. HAPEVILLE, GA 30354	#	DATE	DESCRIPTION	A.6
	COPYRIGHT 2021, 3ELKSDESIGN, LLC. ALL RIGHTS RESERVED. ALL INFORMATION IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED. FEATURES, MATERIALS, DIMENSINOS, AND DESIGNS ARE SUBJECT TO ERRORS AND OMISSIONS, AND MAY CHANGE AT ANY TIME WITHOUT PRIOR NOTICE.				1	05.22.21	CONCEPT	
					2			
								PLOT DATE: 05.23.21

ROOF PER TRUSS SUPPLIER/ENGINEER

NOTE: CONTRACTOR/BUILDER RESPONSIBLE TO FOLLOW ALL APPLICABLE LOCAL LAWS AND CODES IN ADDITION TO ALL METHODS SPECIFIED IN IRC 2018 ONE AND TWO FAMILY DWELLING CODE.
CONTRACTOR TO VERIFY ALL MEASUREMENTS AND LOAD PATHS IN FIELD.
ELECTRICAL INSTALLATION TO CONFORM TO ALL APPLICABLE ELECTRICAL CODES



SHEET TITLE:

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

11x17 SHEET

ROOF LAYOUT

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PROJECT:

CUSTOM RESIDENCE
346 COLORADO AVE.
HAPEVILLE, GA 30354

REVISIONS

#	DATE	DESCRIPTION
1	05.22.21	CONCEPT
2		

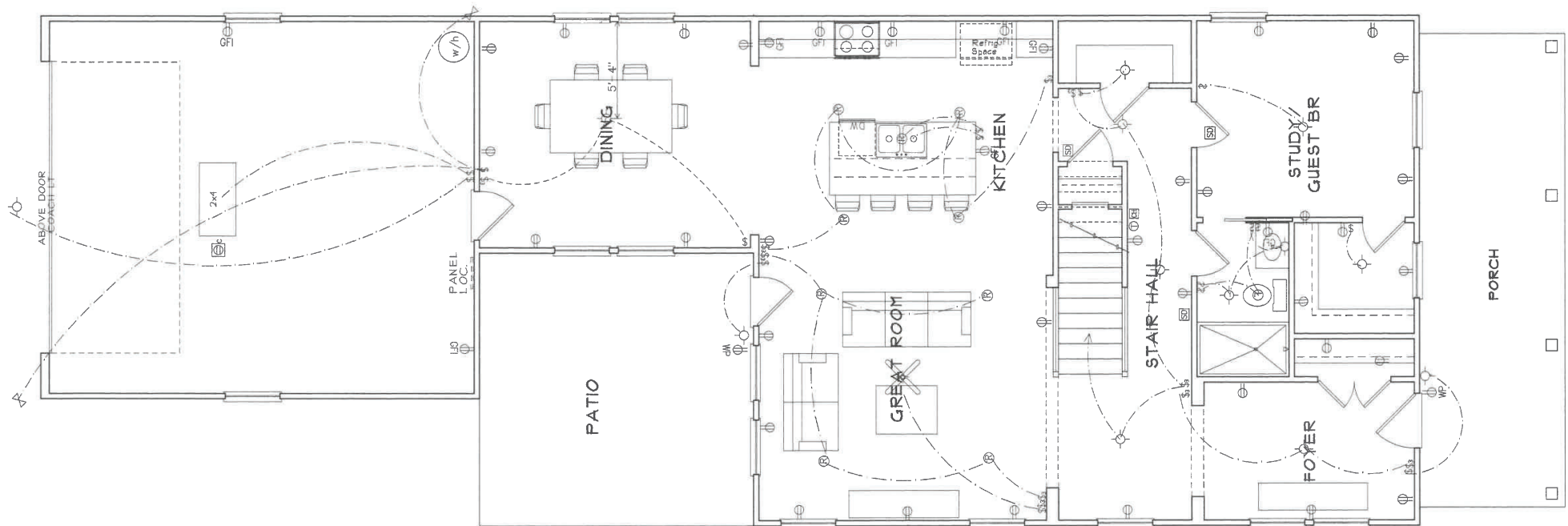
SHEET

S.4

PLOT DATE: 05.23.21

ALL SMOKE DETECTORS SHALL
BE INTERCONNECTED SUCH THAT
THE ACTIVATION OF ONE ALARM
WILL ACTIVATE ALL ALARMS AND
SHALL BE AUDIBLE IN ALL
SLEEPING AREAS

- ① THERMOSTAT
CH DOOR CHIME
SD SMOKE DETECTOR
⊖ CEILING OUTLET DUPLEX



11x17 SHEET

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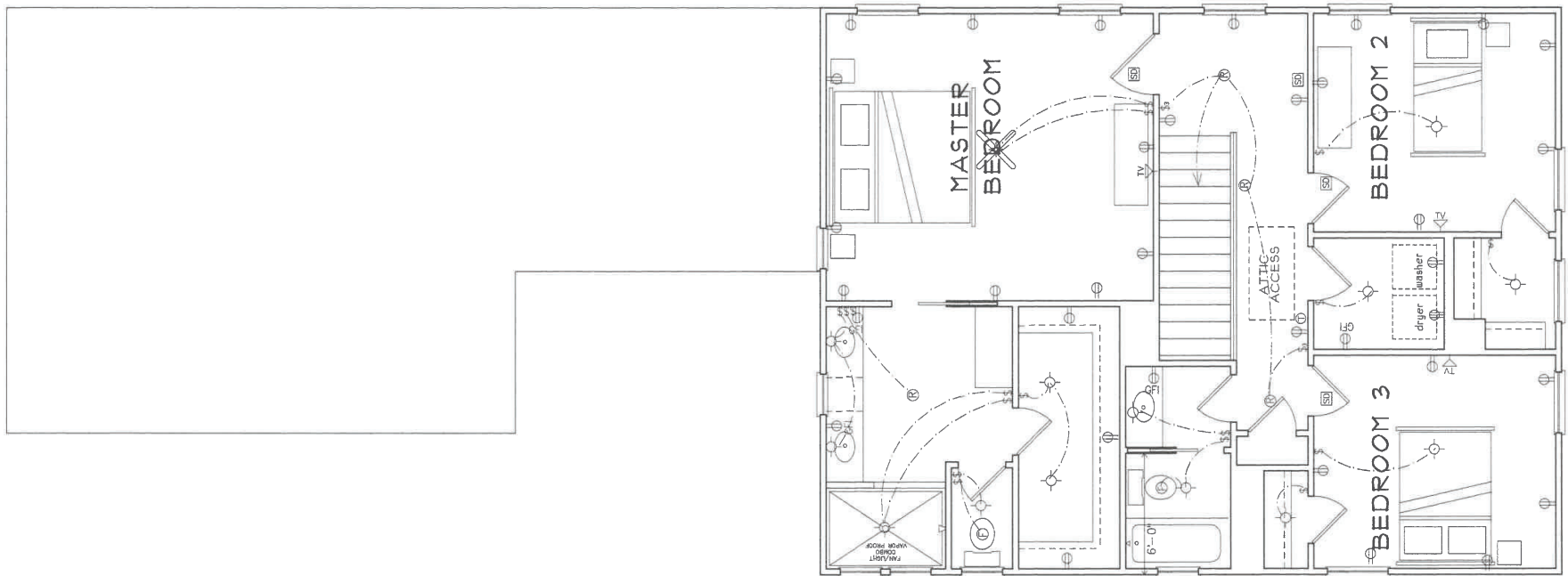
CUSTOM RESIDENCE
346 COLORADO AVE.
HAPEVILLE, GA 30354

REVISIONS			SHEET
#	DATE	DESCRIPTION	E.I
1	05.22.21	CONCEPT	
2			
			PLOT DATE: 05.23.21

ELECTRICAL INSTALLATION IS TO CONFORM
TO ALL APPLICABLE ELECTRICAL CODES

ALL SMOKE DETECTORS SHALL
BE INTERCONNECTED SUCH THAT
THE ACTIVATION OF ONE ALARM
WILL ACTIVATE ALL ALARMS AND
SHALL BE AUDIBLE IN ALL
SLEEPING AREAS

- Ⓢ THERMOSTAT
- Ⓢ DOOR CHIME
- Ⓢ SMOKE DETECTOR



SHEET TITLE:

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

11x17 SHEET

PROJECT:

REVISIONS

SHEET

SECOND FLOOR ELEC.

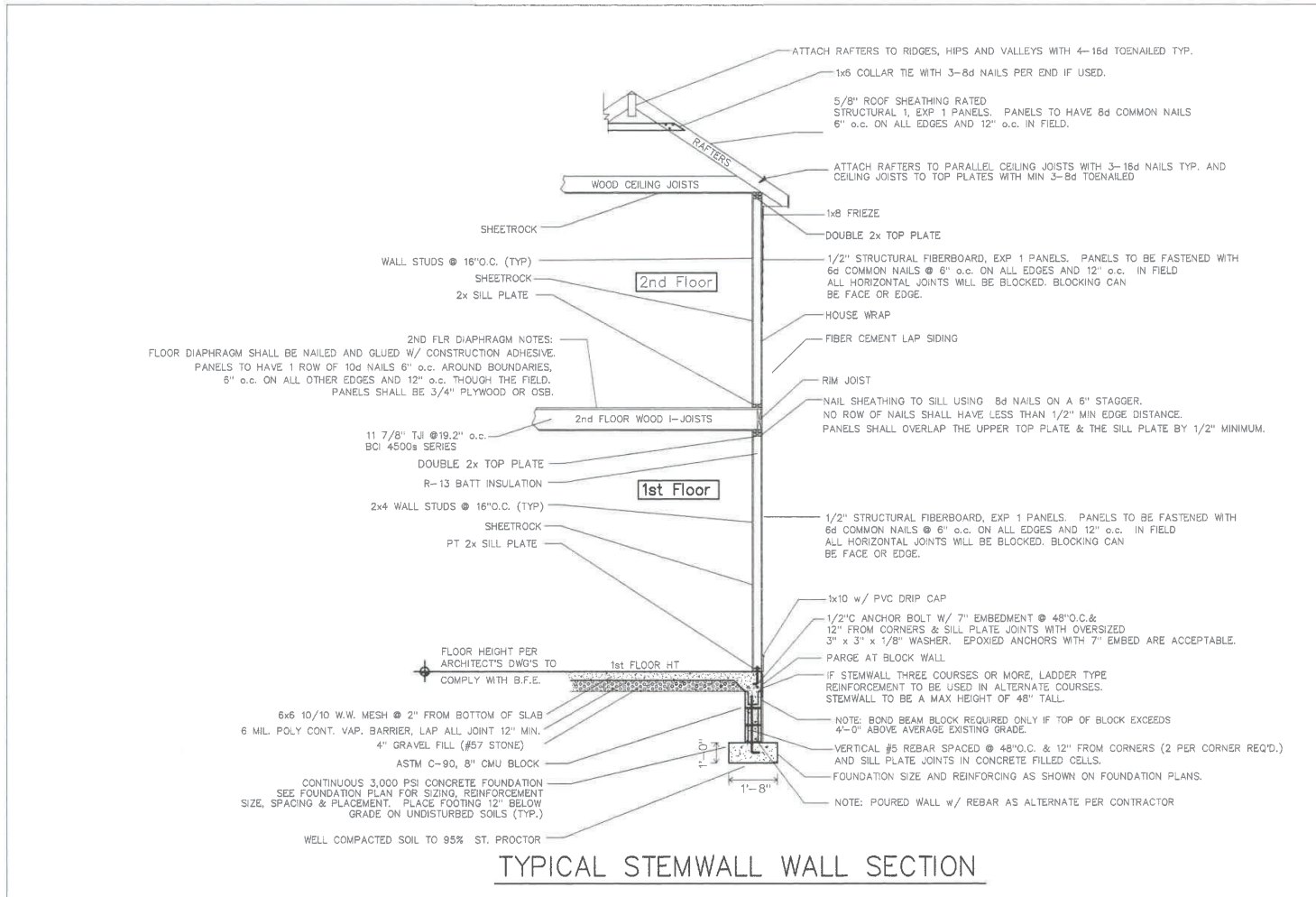
CUSTOM RESIDENCE
346 COLORADO AVE.
HAPEVILLE, GA 30354

#	DATE	DESCRIPTION
1	05.22.21	CONCEPT
2		

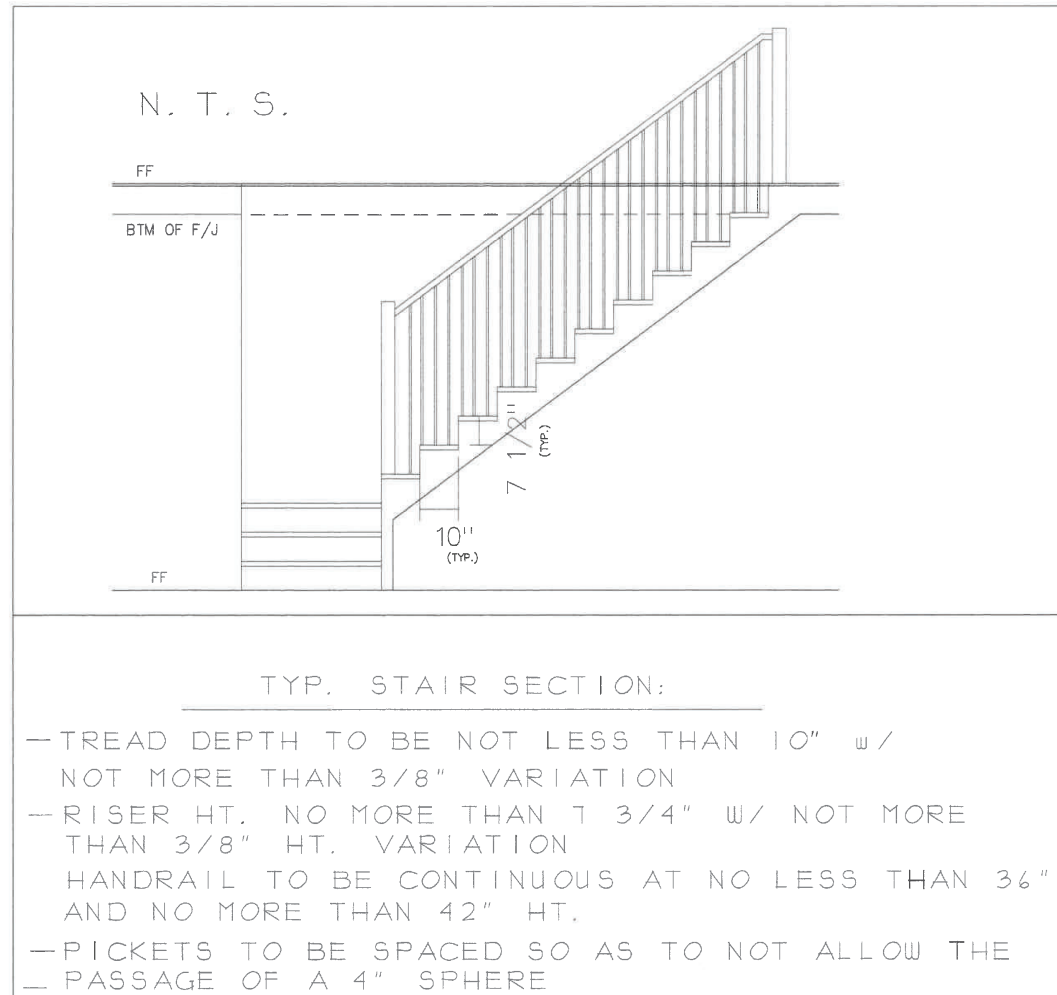
E.2

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PLOT DATE: 05.23.21

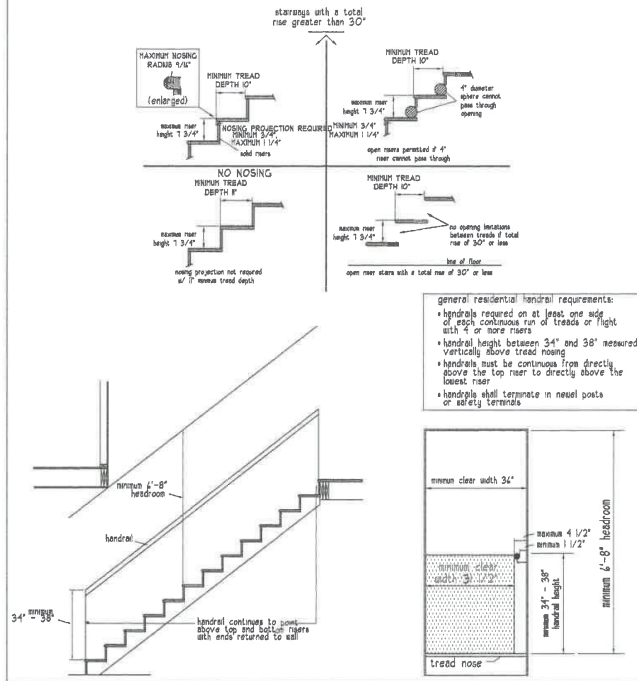


	SHEET TITLE:		SCALE: 3/16"=1'-0"	11x17 SHEET	PROJECT:		REVISIONS			SHEET	
	WALL SECTION				CUSTOM RESIDENCE 346 COLORADO AVE. HAPEVILLE, GA 30354			#	DATE	DESCRIPTION	D.I
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								2			
									PLOT DATE: 05.23.21		

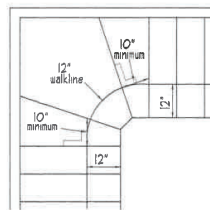
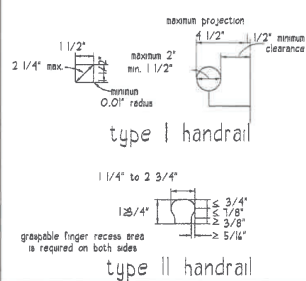


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	STAIR SECTION			CUSTOM RESIDENCE 346 COLORADO AVE. HAPEVILLE, GA 30354	#	DATE	DESCRIPTION	D.2
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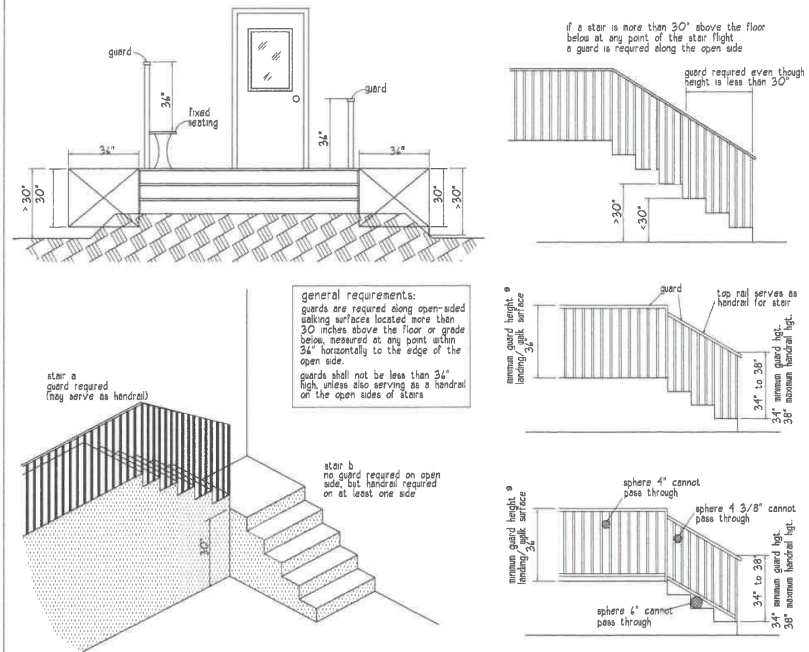
RESIDENTIAL STAIR/HANDRAIL DTLS



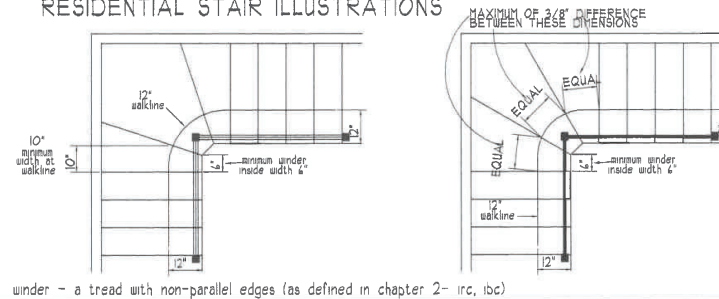
RESIDENTIAL STAIR-HANDRAIL ILLUSTRATIONS



RESIDENTIAL STAIR: DROP OFF & GUARD HT. REQUIREMENTS



RESIDENTIAL STAIR ILLUSTRATIONS



SHEET TITLE:

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

11x17 SHEET

STAIR SECTION

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CUSTOM RESIDENCE
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