

Design Review Committee Meeting

700 Doug Davis Drive
Hapeville, GA 30354

September 15, 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 August 18, 2021

Documents:

1. DRC Minutes August 18, 2021

4. New Business

4.I. 482 Walnut Street Porch Remodel

Background:

James Reeves has submitted an application seeking approval to remodel a front stoop on the existing single-family dwelling at 482 Walnut Street. The property is zoned R-SF, Single Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 482 Walnut Street
2. Application - 482 Walnut Street_Redacted

4.II. 325 North Central Avenue Facade Modification

Background:

Venture Construction Co. has submitted an application seeking approval for the exterior renovations of an existing commercial building located at 325 North Central Avenue. The property is zoned U-V, Urban Village and is subject to the Commercial/Mixed-Use Area of the Architectural Design Standards.

Documents:

1. Planners Report 325 North Central Avenue
2. Application - 325 North Central Avenue_Redacted

4.III 3143 Old Jonesboro Road Porch Remodel/Accessory Structure

Background:

Cortney Bailey has submitted an application seeking approval to remodel a front porch on the existing single-family dwelling at 3143 Old Jonesboro Road. The plans submitted also call for a "portable recreational vehicle/tiny home" added as an accessory structure in the rear yard. The property is zoned R-1, One Family Detached and is subject to the Neighborhood

Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 3143 Old Jonesboro Road
2. Application - 3143 Old Jonesboro Road_Redacted

4.IV 3165 Dogwood Drive New Townhomes

Background:

W. Barry Dunlop has submitted an application seeking approval for the construction of a new 23-unit townhome project along Dogwood Drive. The townhomes are three story, 2,200-square feet with a two-car garage. There is an interior greenspace. The property is zoned V, Village and is subject to the Subarea C of the Architectural Design Standards, Neighborhood Conservation Area.

Documents:

1. Planners Report 3165 Dogwood Drive
2. Application - 3165 Dogwood Drive_Redacted
3. 3165 Dogwood Drive Elevations
4. 3165 Dogwood Drive Floor Plan A
5. 3165 Dogwood Drive Floor Plan B

5. Open Discussion

6. Next Meeting Date - Wednesday, October 20, 2021

7. Adjourn

**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
August 18, 2021, 6:00 PM**

MINUTES

1. Call to Order

Chairman Jonathan Love called the meeting to order at 6:03 PM.

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth – absent

3. Approval of Minutes

3.I Minutes of July 21, 2021

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to approve the minutes of July 21, 2021, as submitted. Motion Carried: 4-0.

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.

MOTION ITEM: Gregory Morgan made a motion, Jonathan Love seconded to approve the design modification as submitted. Motion Carried: 4-0

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.

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to approve the application as submitted. Motion Carried: 4-0

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.

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

- 1) Address outstanding items identified in the Planner's Report**
- 2) Remove the chimney and use a direct vent**
- 3) The foundation material will not step down but start at the first floor and continue across the entire right-side elevation**
- 4) The oval window on the front elevation shall be centered with the horizontal band and aligned between the front porch columns**

The Committee also granted the following design exception:

- 1) Depth of front porch**

Motion Carried: 4-0

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.

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

- 1) Address outstanding items identified in the Planner's Report**
- 2) Add turn down to address the porch height requirement**

The Committee also granted the following design exception:

- 1) Sidewalk requirement**

Motion Carried: 3-0; Jonathan Love recused himself

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

6. Adjourn

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to adjourn the meeting at 6:22 PM. Motion Carried: 4-0.

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman



DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: August 30, 2021
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 482 Walnut Street- Porch Remodel**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from James Reeves to remodel a front stoop on an existing single-story single-family dwelling at 482 Walnut Street. The porch serves as the main entrance to the dwelling and is visible from the street.

The current stairs for the raised stoop turn toward the driveway. The proposed porch brings the stairs forward with a walkway leading to the driveway. There is a small brick retaining wall at the sidewalk. The drawings also appear to show a change in façade materials.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

(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: Detailed information for the porch replacement has not been provided: will the new wood be painted or stained, railing dimensions, landing dimensions, size of land, if stair risers and foundations are enclosed.



RECOMMENDATIONS

The drawings appear to show a change in façade materials. Applicant should clarify whether stone will be replacing the lap siding. Beneath the gables and in the dormer.

There is no walkway leading from the stoop to the sidewalk. There is a small retaining wall at the back of the sidewalk that would require improvement to accommodate such a walk (break in the wall and stairs). This is not recommended by Staff and a design exception by the Design Review Committee is recommended.

Detailed information for the porch replacement has not been provided: will the new wood be painted or stained, railing dimensions, landing dimensions, size of land, if stair risers and foundations are enclosed.

Should the following items be deemed compliant, the application may be approved as meeting the City of Hapeville's Architectural Design Standards.

- All exterior stair risers visible from a street shall be enclosed.
- 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.
- 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.
- Stoops shall provide a minimum top landing of four feet by four feet.

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 8/17/21

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: JAMES REEVES Contact Number: [REDACTED]
Applicants Address: 482 WALNUT STREET, HAPEVILLE GA 30854
E-Mail Address: [REDACTED] Zoning Classification: Residential R-SF
Address of Proposed Work: 482 WALNUT STREET, HAPEVILLE GA 30854
Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0094-0003-D38-5
Property Owner: JAMES REEVES Contact Number: [REDACTED]
Project Description (including occupancy type): RECONSTRUCT PORCH
TO CORRECT UNSAFE CONDITION. (SINGLE FAMILY
RESIDENTIAL)

Contractors Name: JOSE RAMON GALINDO Contact Number: [REDACTED]
Contact Person: ENIDE BLACK 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.

James C Reeves
Applicants Signature

8/17/21
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: 116

Total Square Footage of existing building: 90

Estimated Cost of Construction: \$3500.00

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

BRICK, CONCRETE

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

CEDAR, PRESSURE TREATED WOOD

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 James C. Reeves 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=PTIIICOR_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.

James Reeves James C Reeves 8/17/21
Printed Name Signature Date

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

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

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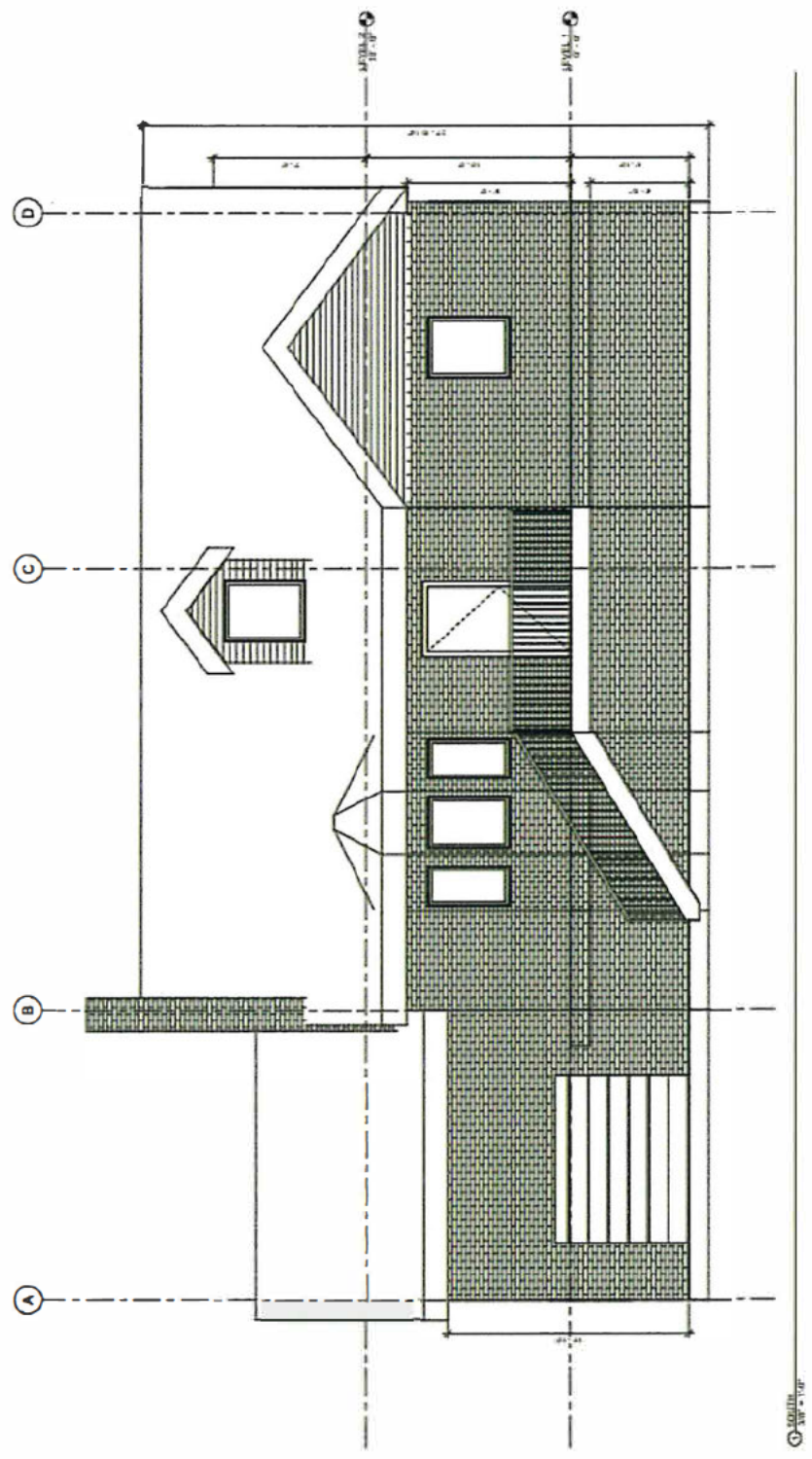






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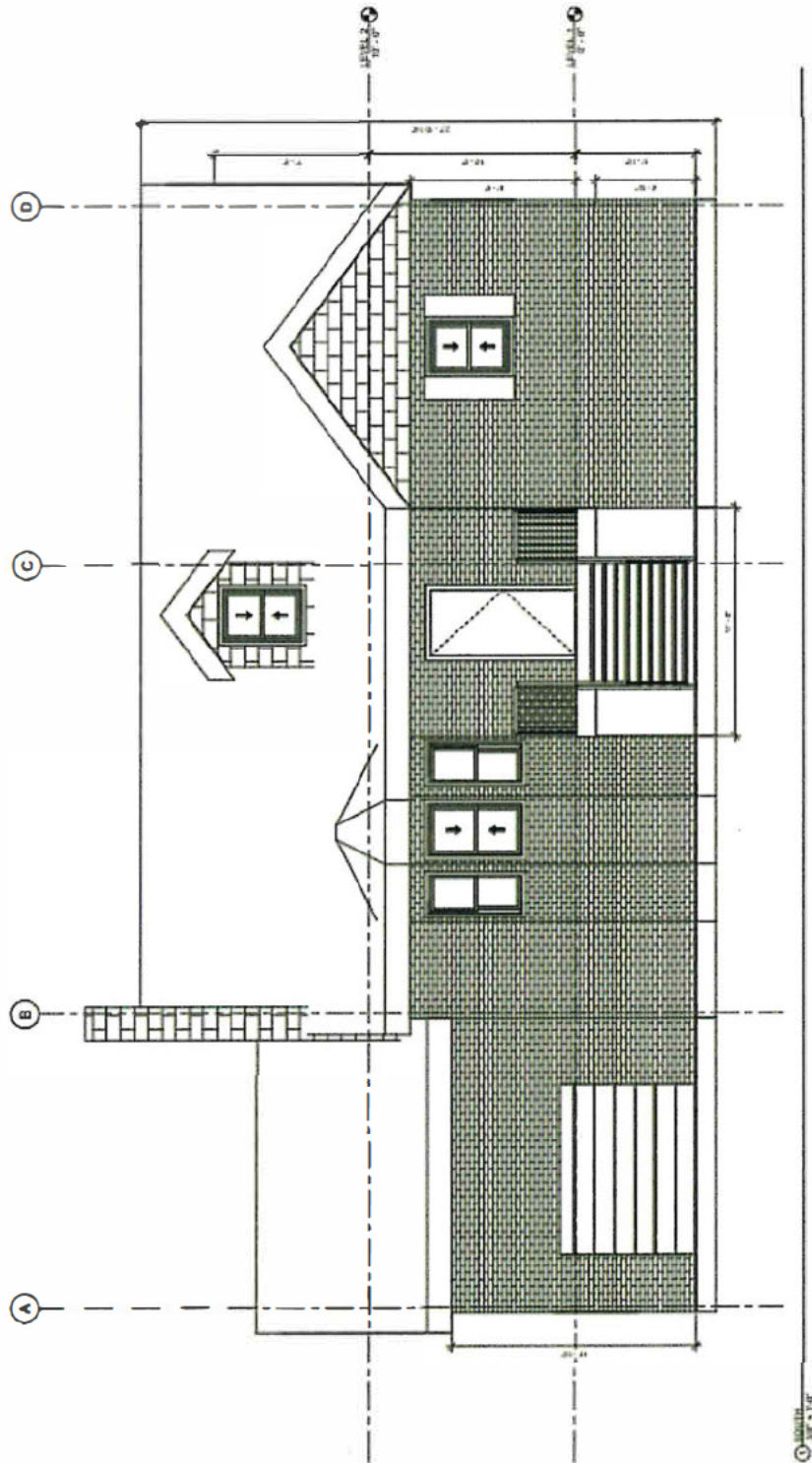
482 WALNUT ST

NO.	DESCRIPTION	DATE
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ELEVATIONS

Project Name	482 WALNUT ST
Project Address	482 WALNUT ST
Project City	PHILADELPHIA, PA
Project State	PA
Project Zip	19106
Project Date	10/1/20
Project Sheet	A301

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PLANNER'S REPORT

DATE: September 6, 2021
TO: Tonya Hutson
FROM: Lynn Patterson

RE: Design Review – 325 N Central

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

BACKGROUND

The City of Hapeville has received a design review application from Venture Construction Co. for exterior renovations of an existing commercial building located in Hapeville at 325 N Central Ave. Proposed modifications include removing the existing mansard roof and canopies, installing new fascia (red corrugated metal with silver trim on the front), dark bronze corrugated metal with silver trim on the sides and new canopies and a sign. The property is zoned U-V, Urban Village. It is subject to the Commercial/Mixed-Use Architectural Design Standards.

CODE

(g) Facade and style standards.

Exterior facade materials shall be limited as follows:

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

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

 - Where a development includes only one building this requirement shall apply to said building.
 - Where a development includes two or more buildings this requirement shall apply to the sum of the total enfronting facade areas.
 - This may result in individual buildings containing front facades entirely of fiber cement siding and/or natural wood siding.
- ⊘

Where allowed, hard-coat stucco shall have a smooth finish. Furthermore, architectural details such as sills, trim, pediments, cornices, railings, door enframements, or similar details shall not be of stucco.

In subarea A exterior building colors shall be consistent with the existing historic characteristics of each individual building as a contributing resource from its significant period of design and style. If the building was designed to be of natural or unique brick pattern, it should be returned to this style. All mortar and brick repairs should match the material and hue. Earth hues are suggested for paint, when used on most facades of brick construction, however there may be exceptions. A palette should be established on a building-by-building basis, with a suggested complimentary hue trim color to the base color. It is highly suggested the complete building color palette be limited to three colors for field and trim selections. Two adjacent buildings may use the same color palette only if the field and trim colors are reversed on each of the buildings. No sandblasting or abrasive cleaning methods (including high-pressure washes) shall be used on facades. Final review of selected color, restoration procedures, fixtures, and applications shall be coordinated on a building-by-building analysis through individual design review of visual concepts. The DRC shall make these determinations based on these standards, taking in consideration the style of the building, the nature and marketing of the applying business, the Main Street guidelines, the secretary of the interior's guidelines for renovation, section 93-2-7 et seq. of the zoning ordinance, and the standards for historic preservation.
- ✓

Facade materials shall be combined horizontally, with the heavier below the lighter.
- ⊘

Enfronting upper and lower facades shall be differentiated. Potential ways to achieve this include windows, belt courses, cornice lines or similar architectural details. This is intended to prevent buildings in which individual floors cannot be identified from the building exterior; it should not be interpreted to limit architectural expression.
- ⊘

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

 - The first 20 feet of said facade meets the above requirements, and
 - The area beyond the first 20 feet is treated with architectural detailing, such as pilasters, false windows, or similar features.
- ⊘

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

Foundations shall be constructed as a distinct building element that contrast with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in full-depth brick, natural stone, or cast stone.

NOTES:

(h) Door and window standards.



Awnings projecting from buildings, serving as an entry canopy and/or providing identification to the business, are allowed, provided that:

Awnings shall be at least five feet deep as measured from the building's front facade.

Awnings serving as an entry canopy shall match adjacent business awnings in depth and height.

Valance width and height must align horizontally.

Frame construction on awnings should be square aluminum tubes. Thin, one-and-one-half-inch-diameter round aluminum tube frames are not permitted. It is suggested that Steel Stitch™ brand be used.

Valance on awnings should always be loose as valances should not be rigidly framed.

Approved awnings may be externally lighted with light fixtures in keeping with the style of the building, as approved by the DRC.

Light fixtures in awnings may light the ground surface or storefront below, however, light fixtures may not be visible from the public right-of-way.

Internally, back lit awnings, where the lights actually illuminate the awning fabric, are prohibited.

Signs on awning must meet all requirements of the sign ordinance.

NOTES: **Awning/canopy measurements should be provided.**

RECOMMENDATIONS

Upon review of the information provided by the Applicant, and with clarification of the below deficiencies, staff recommends approval of the application.

***Applicant should provide canopy information. Design Exception recommended for drive through canopy material and dimensions.
All signs require sign permit.***

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 9-2-21

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: Venture Construction Co. Contact Number: 770/441-2404

Applicants Address: P.O. Box 4175, Norcross GA 30091

E-Mail Address: Karode@ventureconstruction.com Zoning Classification: U-V

Address of Proposed Work: 325 North Central Ave., Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): Wendy's Restaurant Remodel

Property Owner: Wenmarr Management Co. Contact Number: 770/306-6063

Project Description (including occupancy type): Remodel finishes to meet new Wendy's design guidelines

14 009600060158

Removing the existing metal mansards and replacing with a new mansard.

Contractors Name: Venture Construction Co. Contact Number: 770/441-2404

Contact Person: Jeff Gaston Contact Number: [REDACTED]

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

[Signature]
Applicants Signature

9-2-21
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 Wendy's Remodel

Total Square Footage of proposed New Construction: _____

Total Square Footage of existing building: 3466 sf

Estimated Cost of Construction: \$210,569 + MEP

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

Copper color plastic fascia on front and 2 sides,
brick with accent block, painted
metal top trim

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

New fascia to be Red corrugated metal with silver trim
on front of building, Dark Bronze corrugated metal
with silver trim fascia on sides to replace old copper
plastic fascia, leave brick and split face accent,
repaint top trim per plans

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.

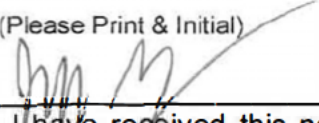
A complete application and dimensioned architectural drawings must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

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

(Please Print & Initial)

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



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.

Jeff GASTON

Printed Name 628/942-3462

[Signature]
Signature

9/2/21

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.

325 North Central Avenue
Hapeville, GA 30354
Wendy's Remodel Project



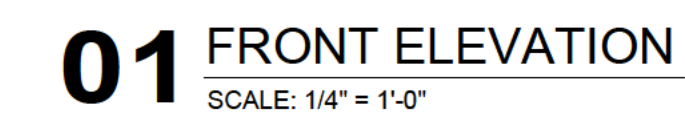
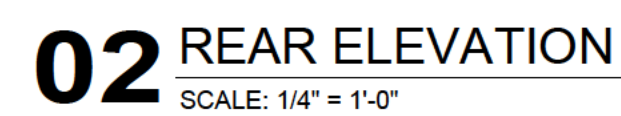
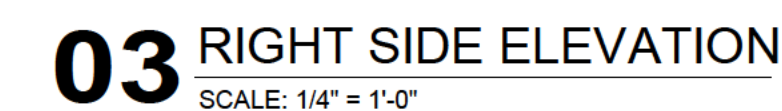
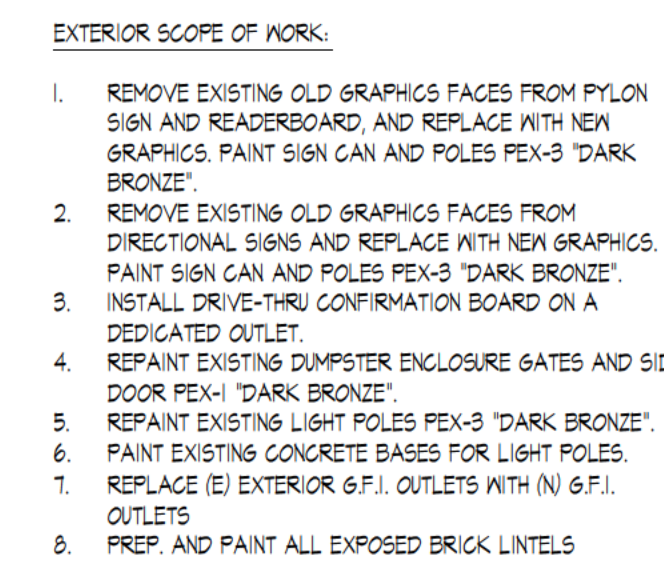
	N/A
PROJECT YEAR:	2021
FURNITURE PACKAGE:	UM BRIGHT
DESIGN BULLETINS: THRU DB 2020-19	

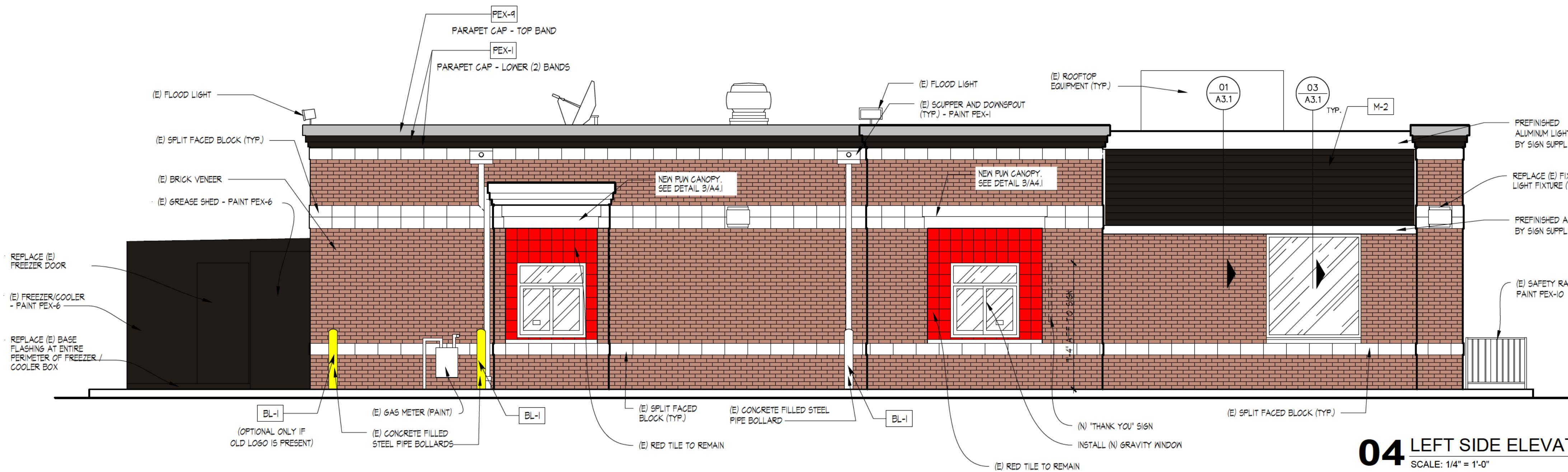
Results
snldesign⁺
ARCHITECTS

PROJECT TYPE: **SQE-2000**
REFRESH LITE

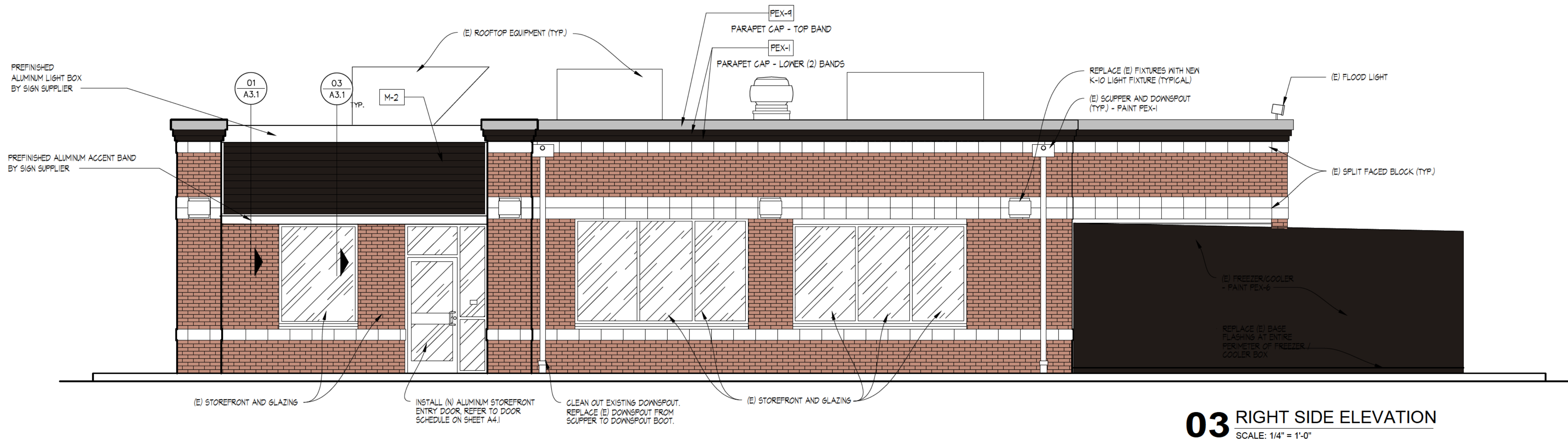
REV	DATE	DESCRIPTION
△		
△		
△		
△		
△		
ISSUE DATE		
	07/12/21	
PROJECT NUMBER		
	08536	
DRAWN BY		
	ML / DR	
CHECKED BY		
	DR / KB	

55A1

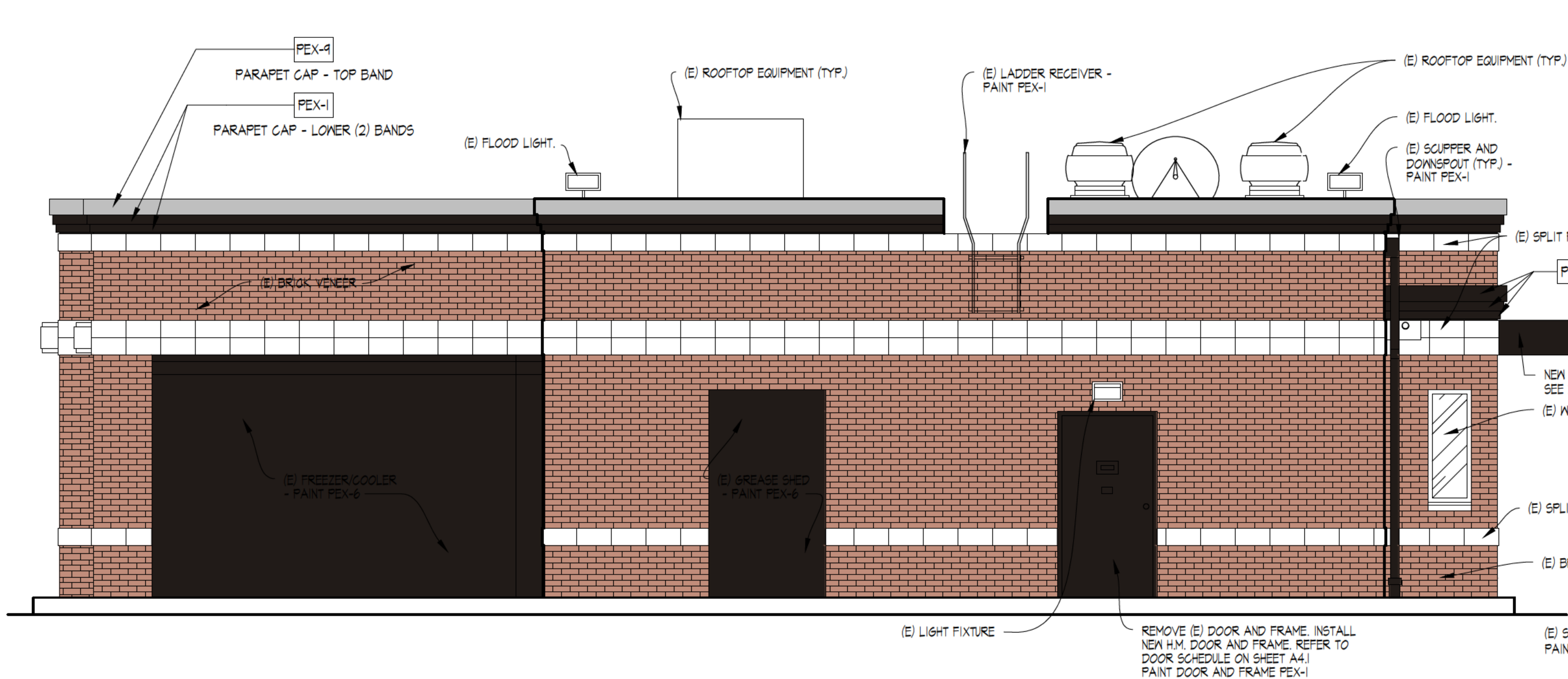




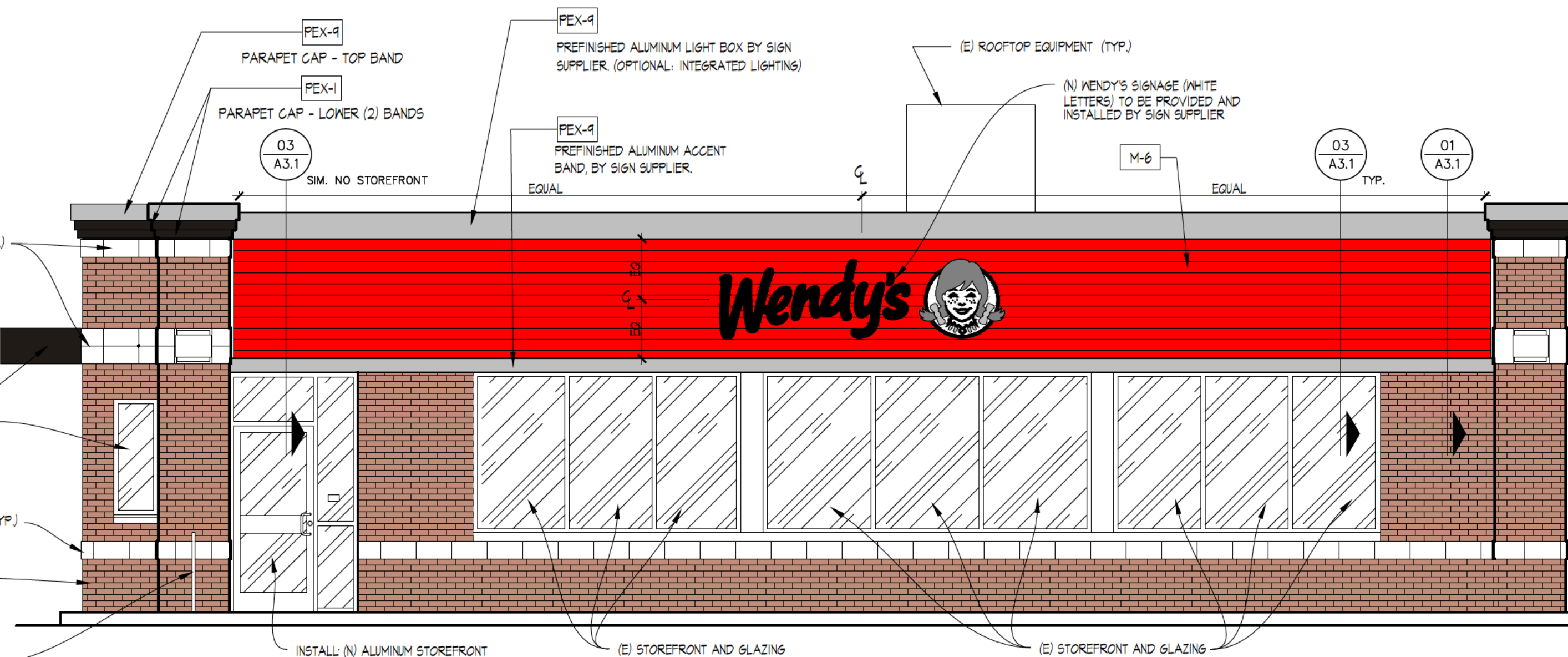
04 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

EXTERIOR SCOPE OF WORK:

1. REMOVE EXISTING OLD GRAPHICS FACES FROM PYLON SIGN AND READERBOARD, AND REPLACE WITH NEW GRAPHICS, PAINT SIGN CAN AND POLES PEX-3 'DARK BRONZE'.
2. REMOVE EXISTING OLD GRAPHICS FACES FROM DIRECTIONAL SIGNS AND REPLACE WITH NEW GRAPHICS, PAINT SIGN CAN AND POLES PEX-3 'DARK BRONZE'.
3. INSTALL DRIVE-THRU CONFIRMATION BOARD ON A DEDICATED OUTLET.
4. REPAINT EXISTING DUMPSTER ENCLOSURE GATES AND SIDE DOOR PEX-1 'DARK BRONZE'.
5. REPAINT EXISTING LIGHT POLES PEX-3 'DARK BRONZE'.
6. PAINT EXISTING CONCRETE BASES FOR LIGHT POLES.
7. REPLACE (E) EXTERIOR G.F.I. OUTLETS WITH (N) G.F.I. OUTLETS.
8. PREP. AND PAINT ALL EXPOSED BRICK LINTELS.

SITE NUMBER:	08536
BASE MODEL:	SQE-2000
ASSET TYPE:	FRANCHISE
CLASSIFICATION:	REFRESH LITE
OWNER:	WENMARR MGMT. CO., LLC.
BASE VERSION:	2020 SUMMER
UPGRADE CLASSIFICATION:	N/A

PROJECT YEAR:	2021
FURNITURE PACKAGE:	UM BRIGHT
DESIGN BULLETINS:THRU DB 2020-19	

Project No.	21-070
-------------	--------



Design +,
Bardtown-Eastern Building
1449 Bardtown Rd, Suite 200
Louisville, Kentucky 40204
(502) 454-5011 (502) 454-4511 (fax)

PROJECT TYPE: SQE-2000
REFRESH LITE

Wendy's
325 NORTH CENTRAL AVE.
HAPEVILLE, GEORGIA, 30354

REV	DATE	DESCRIPTION
1	07/13/21	ISSUE DATE
2	08/05/21	PROJECT NUMBER
3	08/05/21	DRAWN BY
4	08/05/21	CHECKED BY
5	08/05/21	SEAL

Construction
Set 8/5/21

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NUMBER
A2.1



Hapeville georgia

DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: August 30, 2021

TO: Tonya Hutson

FROM: Lynn Patterson

RE: **Design Review – 3143 Old Jonesboro- Porch Remodel and
Accessory Structure/Dwelling**

Key:

Compliant: ✓

Not Compliant: ✗

Incomplete: ⚡

Not Applicable: ⓪

BACKGROUND

The City of Hapeville has received a design review application from Cortney Bailey to remodel a front porch on an existing single-story single-family dwelling at 3143 Old Jonesboro Road. The porch serves as the main entrance to the dwelling and is visible from the street.

The plans submitted also call for a “portable recreational vehicle/tiny home” added as an accessory structure in the rear yard.

The property is zoned R-1 – One -Family Detached and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

(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.
- ⓪ 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.
- ⓪ 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:

RECOMMENDATIONS

1. **No details are provided for the accessory structure. It is not clear if the accessory structure is to be used as an accessory dwelling unit or otherwise. Additional information is required. The accessory structure is not approved for zoning compliance at this time (see below).**

With regard to the accessory building/tiny home, the following Zoning regulations apply:

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

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

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

- (a) The accessory use or structure shall be subordinate in area, extent and purpose to the primary use or structure served. No accessory structure shall have a ground floor area greater than that of the principal dwelling. The floor area of an accessory structure shall include all floor area, that is, each floor of a one and one-half or two story accessory building shall be counted toward the maximum floor area. When more than one accessory building is erected, the "maximum accessory building size" controls the sum of the floor areas of those buildings.
- (b) The accessory use or structure shall contribute to the comfort, convenience or necessity of the occupants of the principal use or structure served.
- (c) The accessory use or structure shall not be injurious to the use and enjoyment of surrounding properties.
- (d) No accessory building shall be erected or placed on a lot that does not contain a principal dwelling. Building permits may be issued for the principal dwelling and an accessory structure; however, a certificate of occupancy must be issued for the principal dwelling prior to issuance of a certificate of occupancy for an accessory structure.

Special requirements for accessory buildings are as follows:

- (a) **A building permit shall be required for the construction, erection or set-up of any accessory building in excess of 144 square feet. A separate certificate of occupancy shall be required for the construction, erection or set up of any accessory building in excess of 200 square feet. Accessory structures less than 200 square feet, without HVAC, shall be exempt from obtaining a separate certificate of occupancy, but shall not be exempt from all necessary inspections during the construction process.**
- (b) Accessory building or outbuilding shall be permitted at the owner's option according to the schedule presented in Table A—Accessory building allowance based on dwelling unit size, or Table B—Accessory building allowance based on lot size.

NOTE: 320 SF is limit for accessory building size. No square footage has been provided.

(c) Outdoor cooking facilities, gazebos, arbors, pool equipment shelters, arbors, fireplaces, and waste receptacle enclosures shall be exempt in calculating the maximum number of accessory structures on a lot. However, such structures shall be subject to the accessory building setback standards and shall not exceed 144 square feet in are

(d) Exterior materials, roof pitches, and other design elements must comply with the city architectural design standards.

(e) Except as herein provided, the minimum yard requirements of [section 93-22.1-1](#) of this chapter also apply to accessory buildings. However, **accessory buildings may be located in rear yards within five feet of a rear or side lot line.** In addition to these yard requirements, the horizontal separation of accessory buildings from the dwelling on the same lot and the horizontal separation of accessory buildings from dwelling on adjacent lots shall comply with standards in Table C—Distance from dwelling for very large accessory buildings. All distances shall be measured from outside wall to outside wall.

(f) The number of accessory building may vary depending on the size of the lot. Table D—Maximum number of accessory buildings establishes the schedule for number of accessory buildings allowed on a building lot.

(g) Accessory buildings, including detached garages, shall be permitted in an R-0, R-AD, R-1, R-2, R-3, R-4, R-5, R-I, R-SF, V, U-V, RMU or C-R Zone, subject to the following limitations:

Placement.

(a) *Located on a lot with a principal dwelling.* An accessory building shall be located on the same lot as the principal dwelling to which it is accessory.

(b) *Setback dependent on distance from dwelling.* Accessory buildings shall be allowed in rear yards only. An accessory building located within 20 feet of the principal dwelling shall comply with the setback requirements of the principal dwelling to which it is accessory. Accessory buildings located more than 20 feet from the principal dwelling may be placed five feet from a side or rear lot line.

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

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

(e) Ordinance setbacks otherwise remain in effect. Except as herein provided, the minimum setback requirements of [section 93-22.1-1](#) of this chapter also apply to accessory buildings.

(f) *Non-complying accessory buildings.* Notwithstanding standards of this chapter to the contrary, nothing shall prohibit the re-construction of accessory buildings that are legal,

nonconforming structures that have been in existence for a minimum of 20 years along that established building line. That building line shall be the minimum setback for re-building of the accessory building on the lot. All other standards of the chapter shall remain in effect.

Height.

- (a) **Scale of accessory buildings.** The height of an accessory building shall not exceed 25 feet or the height of the principal dwelling measured from the average adjacent grade to the peak or ridgeline of the roof, whichever is less.

Architectural style and exterior finish.

- (a) **Compatibility with principal dwelling.** Accessory buildings shall be architecturally compatible with the principal dwelling on the lot. The exterior finish of all accessory buildings shall be identical to the exterior finish of the principal dwelling on the lot. In the case of brick dwellings, the exterior finish of the accessory building may be similar to the trim work or other siding materials of the dwelling. Exterior materials, roof pitches and other design elements shall comply with the architectural design standards.

- (b) **Roof design.** Flat or shed roofs shall be prohibited on accessory buildings. Accessory buildings shall have a gable or hip roof design.

Utility services.

- (a) *Water supply.* Running water is permitted to all accessory buildings.

Use.

- (a) See [section 93-2-26](#) (accessory dwelling units (ADU)).

- (b) **Evidence of separate dwelling unit.** The presence of such facilities or equipment as utility services, utility meters, mailboxes or kitchen equipment such as a sink, stove, oven or cabinets in an accessory building or a portion of a principal dwelling shall be considered prima facie evidence that such accessory building or such portion of a principal dwelling is a separate and distinct dwelling unit and is subject to the regulations of the zoning district in which it is located.

- (c) **Temporary buildings.** Temporary buildings may only be used in conjunction with permitted construction work in any zoning district and shall be removed immediately upon the completion of construction.

Permitting schedule.

- (a) *Construction or occupancy of an accessory building to follow principal dwelling.* No permit for an accessory building shall be issued until a permit for construction of the principal dwelling has been issued and construction of such dwelling commenced. No certificate of occupancy for an accessory building shall be issued prior to issuance of a certificate of occupancy for the principal dwelling.

Construction standards.

(a) Building anchoring. Any accessory building having a floor area greater than 144 square feet shall be secured to the ground with a full perimeter foundation to prevent the structure from being moved or damaged by high winds.

(b) Life safety codes apply. Accessory buildings must comply with adopted fire safety and building code regulations.

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

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

(e) Prohibited accessory and temporary buildings or structures. Manufactured homes, mobile homes, shipping containers, freight trailers, box cars, trailers or any other structure or vehicle that was not originally fabricated for use as an accessory building shall be prohibited.

Furthermore, the following Architectural Standards apply for accessory buildings.

Sec. 81-1-7. - Neighborhood conservation area.

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

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

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

2. There is no walkway leading from the porch to the sidewalk. The side entry for the porch runs from the driveway to the front door.

3. The following items require clarification or modification to deem the porch compliant:

- 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 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.
- 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.
- Front porch columns shall have foundation piers extending to grade.

Upon satisfaction of the Architectural Design Standards listed above, the porch may be approved, however, the accessory building requires additional review.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 8/18/2021

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: Courtney Bailey Contact Number: [REDACTED]

Applicants Address: 6112 Bartfield Rd, NE, Atlanta, GA 30328

E-Mail Address: info@ashelteredcove.com Zoning Classification: R1

Address of Proposed Work: 3143 Old Tinesboro Rd, Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009400100329

Property Owner: A Sheltered Cove, LLC Contact Number: 678-660-8995

Project Description (including occupancy type): Interior renovation of single family home. Adding a portable recreational vehicle / tiny home to rear of property.

Contractors Name: Sky I Construction Contact Number: 770-681-3125

Contact Person: Happy Park-Bacevic Contact Number: 770-681-3125

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.

Courtney Bailey
Applicants Signature

8/18/2021
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 Renovation of existing structure; no additional sq ft added

Total Square Footage of proposed New Construction: 872

Total Square Footage of existing building: 872

Estimated Cost of Construction: \$60,000

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

wood siding shingles

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

8" Hardie Lap Siding; Hardie vertical Siding; 3 tab GAF
roof Shingles in charcoal.

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(Please Print & Initial)

I Cortney Bailey 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:

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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.
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- ☒ 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.

Courtney Bailey
Printed Name

CB
Signature

8/18/21
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.



Front Yard

3143 Old Jonesboro Rd

Residential
Design
Review

08-18-2021

Pages	
Sheet Number	Sheet Name
SD01	3D Renderings
SD02	Site Plan Render
SD03	Floor Plans
SD05	Exterior Elevations
SD06	Exterior Elevations
SD07	Sample Board
SD04	Existing Exterior

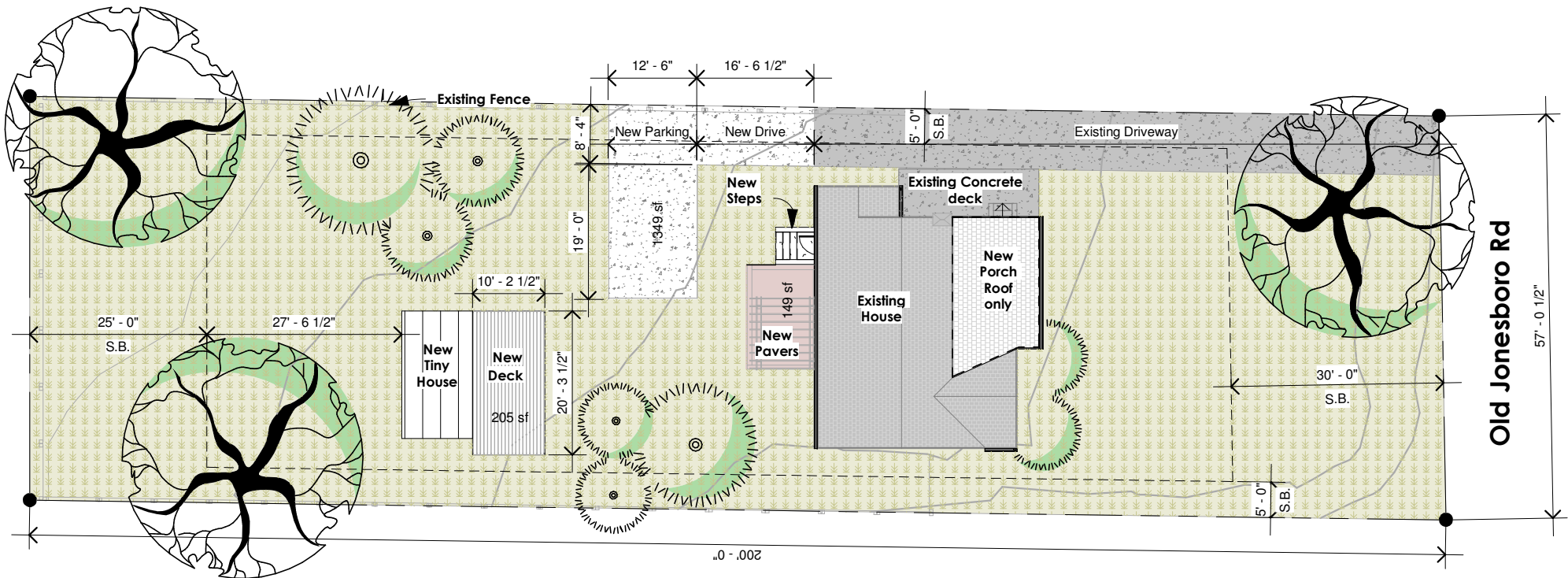


Portable Tiny House



Backyard

****Notes:** All information obtained to create this conceptual site plan has been supplied by Fulton County GIS Maps and does not represent the exact dimensions.



1 Conceptual Site Plan
3/64" = 1'-0"

NOTES:

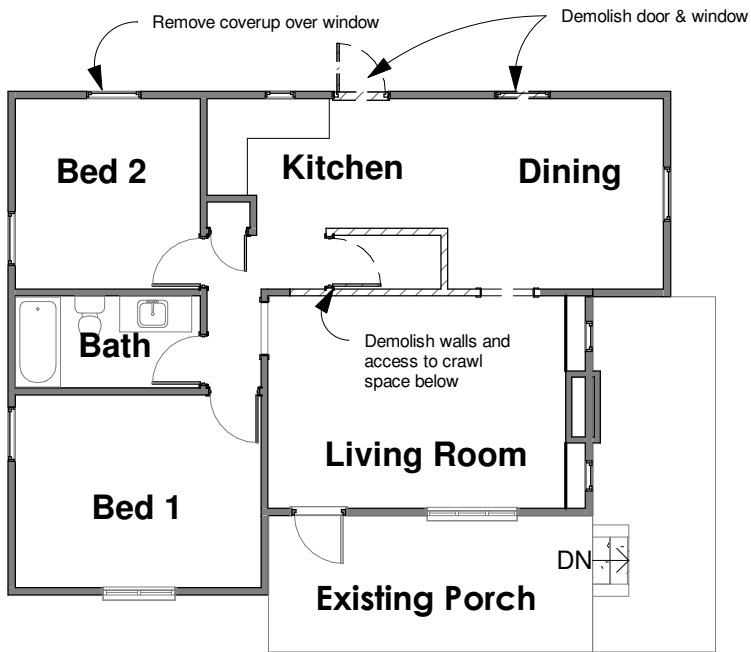
All dimensions to be verified in the field.
Dimensions from the outside of the finished wall.
Existing doors not demolished, to remain.

 Existing Wall to Remain

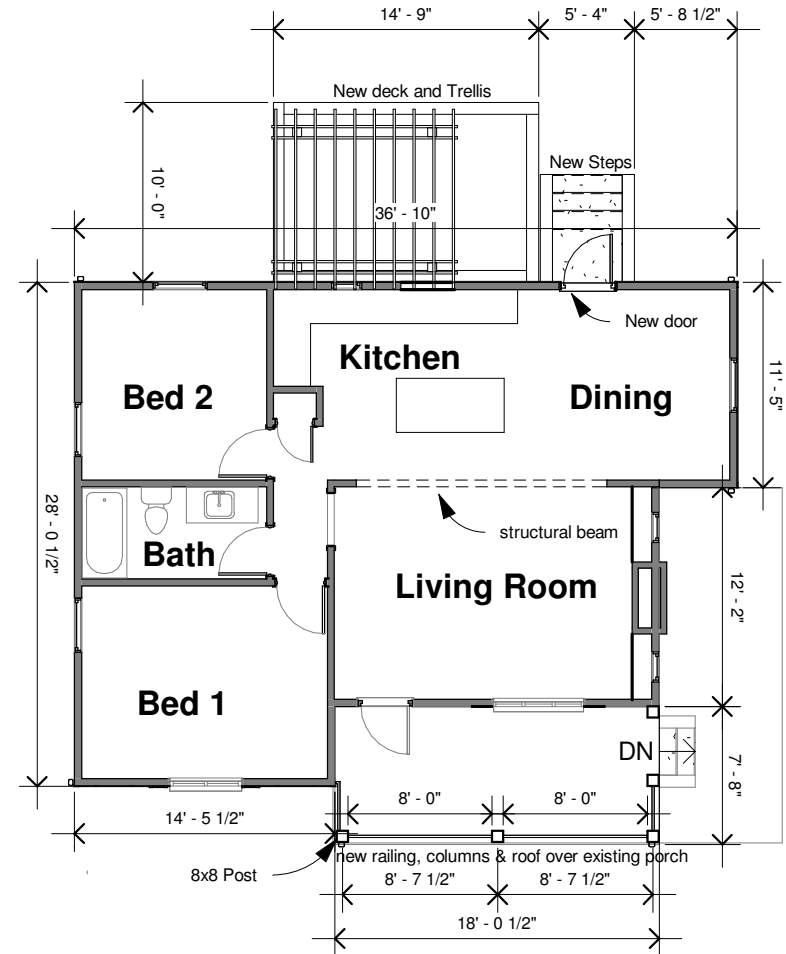
 Demo Wall / Floor

NOTE:

All walls shown as to be demolished are to be removed including stud and gyp board



② Existing Floor Plan
3/32" = 1'-0"



① Proposed Floor Plan
3/32" = 1'-0"

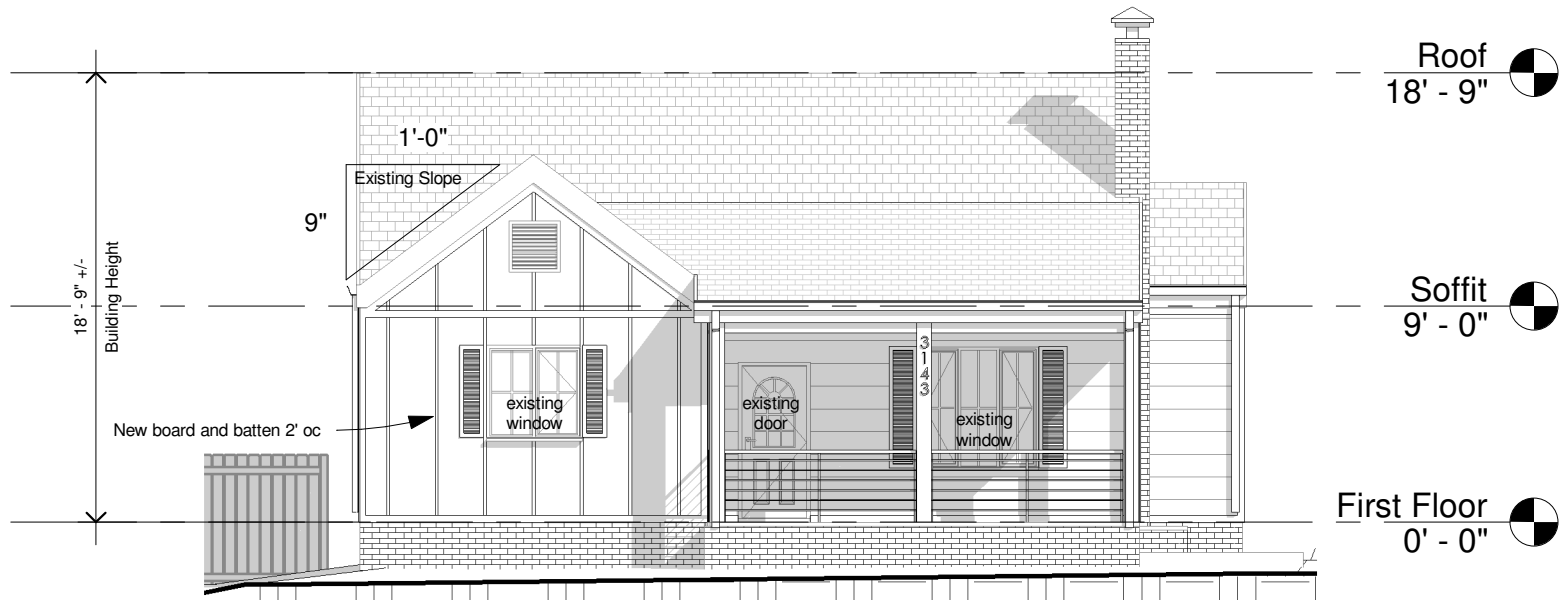


Existing Exterior

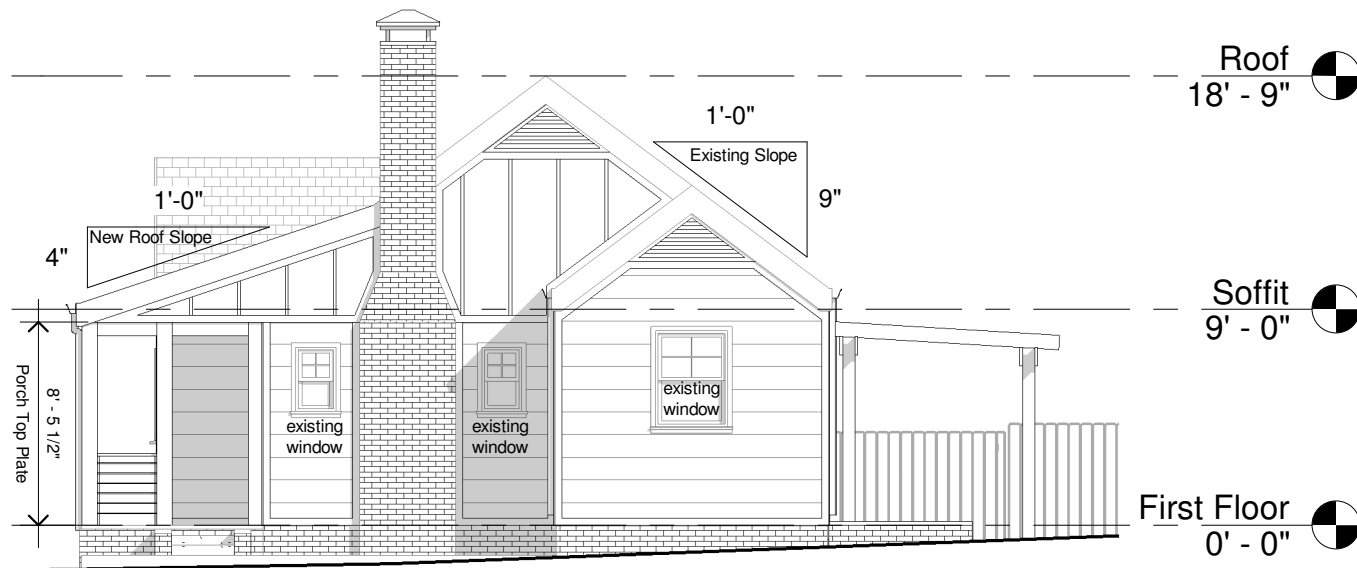


Existing Porch

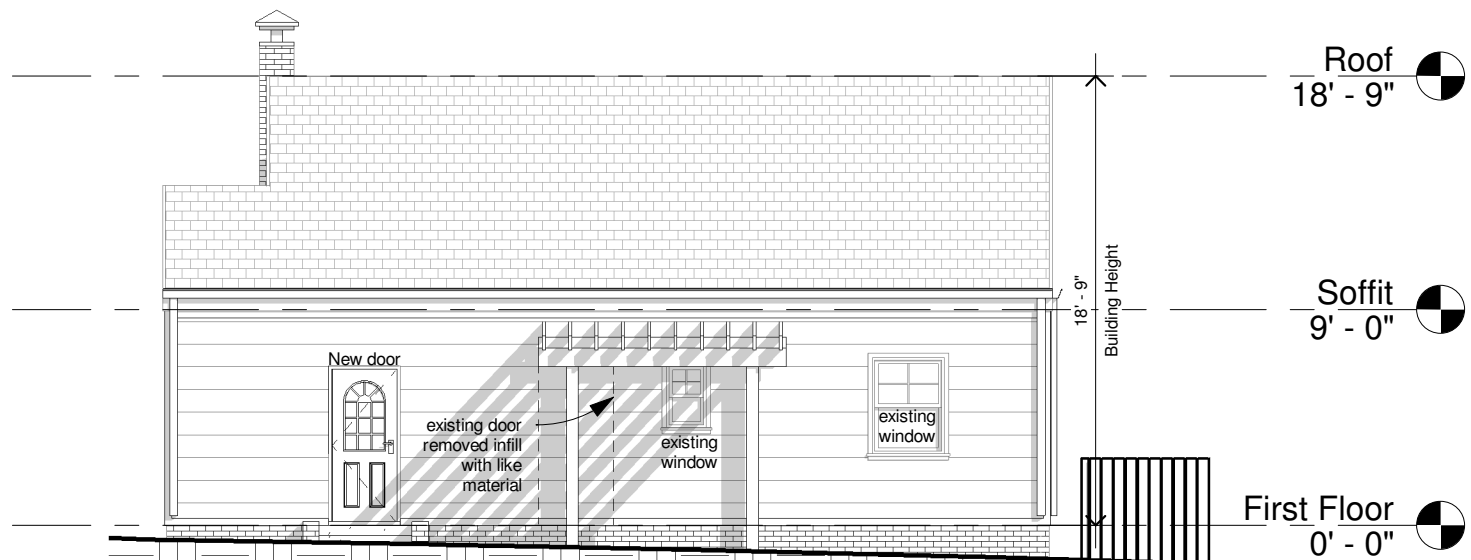




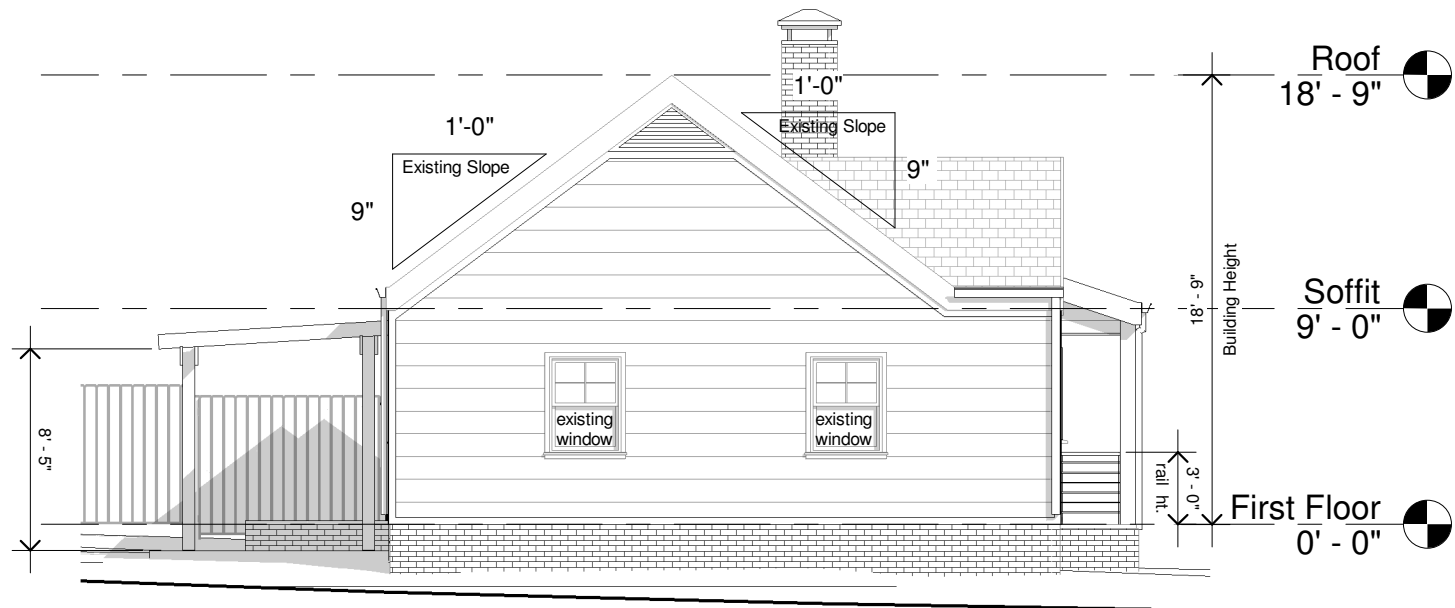
① Proposed Front Elevation
1/8" = 1'-0"



② Proposed Side Elevation
1/8" = 1'-0"



1 Proposed Rear Elevation
1/8" = 1'-0"

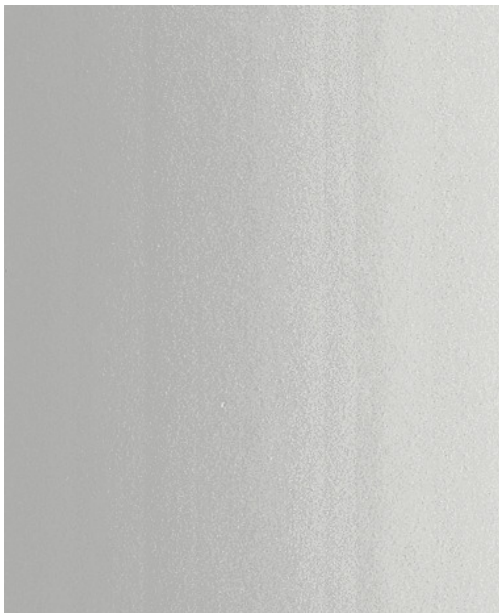


2 Proposed Side 2 Elevation
1/8" = 1'-0"

Material Board



Hardie Lap Siding (8")
to be painted



Hardie Vertical Siding
board & batten



3 Tab GAF Shingle
Charcoal finish

Exterior Paint Color options



Benjamin Moore Exterior Grade Paint



PLANNING AND ZONING DEPARTMENT
PLANNER'S REPORT

DATE: September 9, 2021
TO: Tonya Hutson
FROM: Lynn M. Patterson
RE: **Design Review -3165 Dogwood Drive Townhomes, Revision submitted August 29 2021**

Key:	
Compliant:	✓
Not Compliant:	✗
Incomplete:	⚠
Not Applicable:	⓪

BACKGROUND

The City of Hapeville has received a revised Design Review Application from W. Barry Dunlop for the construction of a 23 unit townhome project located along Dogwood Drive. The townhomes are 3 story, 2,200 SF with a 2 car garage. There is an interior greenspace which the non-Dogwood enfroting townhomes face.

The property is within the V, Village, Zoning District and is subject to the Subarea C of the Architectural Design Standards , Neighborhood Conservation Area.

This is a revision based upon previous reviews with the Design Review Committee and Staff.

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.
- ⓪ 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 enfroting 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: Design Exception required for reduced sidewalk in compliance with GDOT and existing streetscape.

(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 .
- ⓪ Chain link fencing is not permitted in areas visible from a public right-of-way.

- ⊗ On all lots a fence, wall, curb or hedge between six and 48 inches in height is encouraged at the back of the required sidewalk, except at openings to access steps, drives or pedestrian walkways.
- ⊗ Fences adjacent to the street shall be picket-wood, stone, composite materials or ornamental metal, with the finished side facing the street.
- ⊗ Retaining walls adjacent to the required sidewalk shall not exceed 32 inches in height unless required by topography.
- ⊗ All street-facing walls shall be faced with stone, brick, or smooth stucco.
- ⊗ Small planting between retaining walls and the required sidewalk are encouraged and should have a minimum width of six inches.

STAFF COMMENT:

(c) Utility Standards

- ☞ Mechanical features shall not be located in the supplemental area or front yard and shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable materials for screening shall include those materials found in subsection (f)1., provided they are compatible with the principal structure.
- ⊗ When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.
- ✗ Street lights may be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian-
- ✓ 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
- ⊗ Trees shall not be planted directly above storm drains.

STAFF COMMENT: Pedestrian lighting should be provided along the interior sidewalk.

(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:
 - Permitted 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: **Finish for decks and wood brackets have not been provided.**
Juliet balconies are provided on some units and will require a design exception.

(g) Door and window standards.

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

STAFF COMMENT: **Window detail/schedule should be provided as well as specific trim info.**

(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: The location of the first floor window sills will require a design exception.

- ⊙ **Outbuildings.** In conventional development, outbuildings are often designed and located as an afterthought. Yet in traditional towns and cities, outbuildings serve to enrich the quality of design through their placement, design and use. In Hapeville, where outbuildings are provided on many residential lots, their design must be to the same high standards found in the community's neighborhoods.
- The following standards shall apply to construction of new outbuildings in residential districts.
- i. On lots with one street frontage, set outbuildings back at least 15 feet behind the front facade of the principal building.
 - ii. On corner lots, outbuildings should be setback at least 15 feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.
 - iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.
 - iv. Outbuildings shall be of compatible material and architectural style to the principal building.
 - v. Outbuildings shall have a minimum height of 14 feet and a maximum height of that of the principal building or 25 feet, whichever is less.
 - vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.
- Multifamily/townhome.** In addition to the requirements of subsections a. through f. of this section, the following shall apply to detached one-⁹ family attached (townhome) or multifamily buildings.
- ✓ **Front facades.** Individual front facades within 15 feet of the front lot line shall have no more than two corners, excluding bay windows, i. porches or stoops, subject to transitional height plane requirements.
 - ✓ **Front setbacks; facades.** No more than three adjacent one-family attached dwelling units shall have the same front setback or have identical facades. ii.
 - ⊙ **Landscape buffers.** A continuous off right-of-way landscape buffer with a minimum width of ten feet shall be provided between parking and the adjacent sidewalk. This requirement shall also apply when existing sidewalks not meeting this requirement are repaired. iii.
- Architectural style.** Because Hapeville has no historic precedents for townhomes or multifamily buildings the following guidelines shall iv. apply:
- ⊙ Multifamily buildings with three or less units shall be designed to resemble a one-family detached home.
 - ✓ Primary roof forms shall be flat, pyramidal, side-gabled or shed. Shed roofs shall be concealed with parapets along the street frontage.
 - ✓ No more than three adjacent one-family attached units shall have the same roof form.
 - x The minimum slope for gabled or hipped roof forms shall be 8:12.

STAFF COMMENT: Slope is shown as 6/12 in some parts of the roofline. Would require a Design Exception.

FINDINGS

A few issues remain outstanding:

P 01

Plans named 08292021 on PDF still show a July 12, 2021 date on A1 and all pages

Scope of work: units are no longer identical; interiors are.

P 02

General Notes

The requirements seem to be called out in the general notes, but not integrated into the drawings.

5. Which of the materials will be used?

6. Are the stoop landings 4 x 4; no detail is shown.

7. No window detail is provided or window schedule.

11. What size trim will be used?

12. What is the façade percentage for each story?

14. What will the sills be made of?

15. Minimum roof slope is listed as 8/12 but shown as 6/12 in the drawings.

Re: End units' fenestration and floor layout - How will the windows work with the stairs, kitchen layouts, shower, bathrooms, and the fireplace? Does Kitchen Elevation A match with the window spacing?

p 05

Some pages still showing contradiction of 3rd floor 8' and 10' ceiling heights (05)

Additional missing elements:

Finish for decks, stoops, and wood brackets have not been provided.

Pedestrian lighting should be provided along the interior sidewalk.

Design Exceptions

Reduction in required sidewalk clear area and landscape zone along Dogwood.
Allow for Juliet balconies.
Height of first floor window sills
6/12 roof pitch as shown

Please show comments and dimensions mentioned on page A1 on all relevant sheets.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: February 17, 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: W. Barry Dunlop Contact Number: [REDACTED]

Applicants Address: 7 Dunwoody Park, Suite 115, Atlanta, GA 30338

E-Mail Address: bdunlop@paradigmeng.net Zoning Classification: V (Village)

Address of Proposed Work: 3165 Dogwood Drive, 3167 Dogwood Drive, 0 Lake Ave

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009900030422, 14 009900031123, 14 009900031131

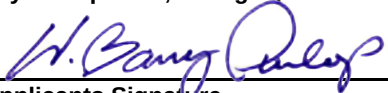
Property Owner: James L. Chapman, Jr. Contact Number: [REDACTED] Seller Agent: Robert Pitner

Project Description (including occupancy type): This project consists of 23 townhome units in three 3-story buildings. Each unit will have 2,200 square footage of floor area and a 2-car garage. The proposed 1.64-acre development will include sidewalks, guest parking, underground utilities, and other related civil works. A private drive will provide vehicular access and circulation via Dogwood Drive.

Contractors Name: Empire Quality Construction Contact Number: [REDACTED]

Contact Person: Yaniv Regev Contact Number: [REDACTED]

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


Applicants Signature

2/17/2021
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: 2,200 sf per unit (50,600 sf total)

Total Square Footage of existing building: 988 sf

Estimated Cost of Construction: Site Cost Estimate \$500,000
Building Cost Estimate \$4,000,000

List/Describe Building Materials on the exterior of the **existing** structure: _____
The existing structure is wood siding. The existing structure will be demolished.

List/Describe Building Materials **proposed** for the exterior facade of the new structure: _____
The proposed structure exterior facade will have a mixture of brick and hardy plank siding.

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 W. BARRY DUNLOP W.B.D. 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.

W. BARRY DUNLOP

2/17/2021

Printed Name

Signature

Date

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

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

LEGAL DESCRIPTION

3165 DOGWOOD DRIVE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 99 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIN FOUND (PK NAIL) LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF OAK DRIVE (40' R/W) AND THE WESTERLY RIGHT-OF-WAY LINE OF DOGWOOD DRIVE (50' R/W);

THENCE LEAVING SAID INTERSECTION, PROCEED SOUTH 08 DEGREES 14 MINUTES 41 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF DOGWOOD DRIVE, A DISTANCE OF 60.30 FEET TO AN IRON PIN FOUND (1" OTP);

THENCE SOUTH 08 DEGREES 08 MINUTES 03 SECONDS WEST, A DISTANCE OF 40.27 FEET TO AN IRON PIN FOUND (1" OTP), SAID IRON PIN FOUND BEING THE **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, PROCEED SOUTH 00 DEGREES 45 MINUTES 19 SECONDS EAST, A DISTANCE OF 200.00 FEET TO AN IRON PIN SET (1/2" REBAR);

THENCE LEAVING SAID RIGHT-OF-WAY, PROCEED SOUTH 89 DEGREES 45 MINUTES 11 SECONDS WEST, A DISTANCE OF 299.53 FEET TO AN IRON PIN FOUND (1/2" REBAR);

THENCE SOUTH 88 DEGREES 59 MINUTES 11 SECONDS WEST, A DISTANCE OF 32.98 FEET TO AN IRON PIN FOUND (1/2" REBAR);

THENCE NORTH 15 DEGREES 16 MINUTES 57 SECONDS EAST, A DISTANCE OF 98.24 FEET TO AN IRON PIN FOUND (1/2" REBAR);

THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST, A DISTANCE OF 59.24 FEET TO AN IRON PIN FOUND (1" OTP);

THENCE NORTH 00 DEGREES 19 MINUTES 19 SECONDS WEST, A DISTANCE OF 86.73 FEET TO AN IRON PIN SET (1/2 REBAR);

THENCE SOUTH 89 DEGREES 54 MINUTES 02 SECONDS WEST, A DISTANCE OF 134.86 FEET TO AN IRON PIN SET (1/2" REBAR) LOCATED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LAKE AVENUE (R/W VARIES);

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF LAKE AVENUE, PROCEED NORTH 39 DEGREES 34 MINUTES 41 SECOND EAST, A DISTANCE OF 11.80 FEET TO AN IRON PIN FOUND (1/2 REBAR);

THENCE LEAVING SAID RIGHT-OF-WAY, PROCEED NORTH 89 DEGREES 08 MINUTES 57 SECOND EAST, A DISTANCE OF 128.72 FEET TO AN IRON PIN SET (1/2 REBAR);

THENCE NORTH 89 DEGREES 08 MINUTES 57 SECONDS EAST, A DISTANCE OF 378.44 FEET TO AN IRON PIN FOUND (1" OTP) LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF DOGWOOD DRIVE (50' R/W), SAID IRON PIN FOUND BEING THE **TRUE POINT OF BEGINNING**.

SAID TRACT OR PARCEL OF LAND CONTAINING 1.64 ACRES OR 71,331 SQUARE FEET, MORE OR LESS.



Street View from Dogwood Drive at Southeast Corner of Property



Street View from Dogwood Drive near Southeast Corner of Property



Street View from Dogwood Drive along Eastern Property Line



Street View from Dogwood Drive at Northeast Corner of Property



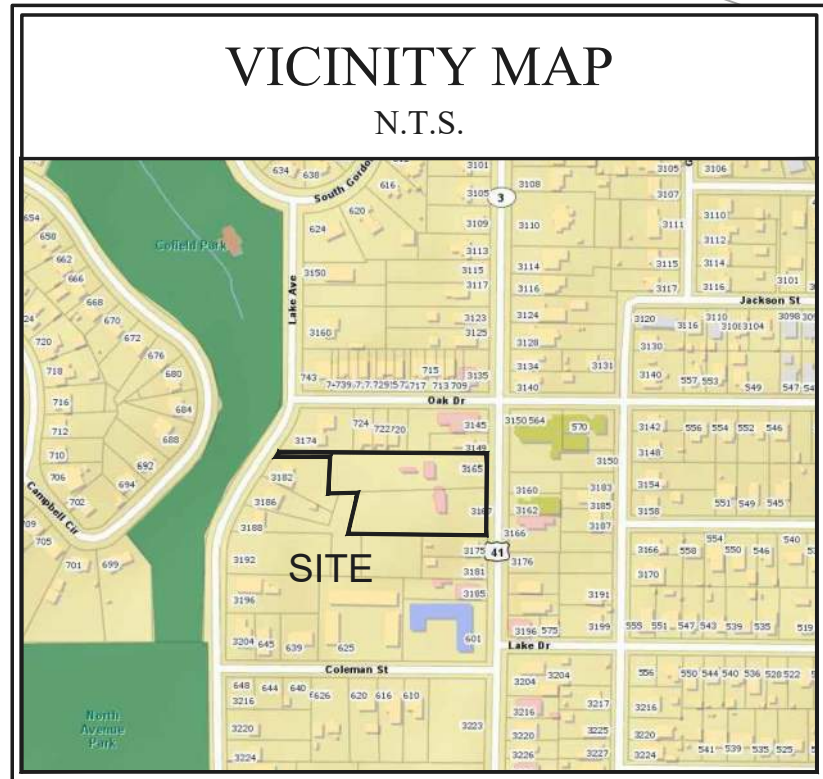
Street View of Western End of Property from Lake Avenue



Existing Sewer Manhole Tie-In
Location on Adjacent Property
along Lake Avenue



Existing Storm Catch Basin along
Lake Avenue



SITE DATA

PARCEL: 14 009900030422
14 009900031123
14 009900031131
ADDRESS: 3165 DOGWOOD DR
3167 DOGWOOD DR
0 LAKE AVENUE
SITE AREA: 1.638 ACRES (71,331 SF)
ZONING: V (VILLAGE) 14 009900030422
V (VILLAGE) 14 009900031123
R-1 14 009900031131
OWNER: JAMES LEONARD CHAPMAN, JR.
30 MORENO POINT RD PH 701C
DESTIN, FL 32541-3188
EXISTING USE: AUTO DEALER (FULL SERVICE) &
RESIDENTIAL VACANT LAND
PROPOSED USE: 23 TOWNHOMES
FRONT SETBACK: APPROX. 18.7' > 15' REQ.
SIDE SETBACK: APPROX. 10.8' > 10' REQ.
REAR SETBACK: APPROX. 45.6' > 20' REQ.
LANDSCAPE BUFFER: 15' BETWEEN RESIDENTIAL &
NON RESIDENTIAL USES
OVERLAY: ARTS DISTRICT
MAXIMUM LOT COVERAGE: 70%
PROVIDED LOT COVERAGE: 49,658/ 71,331 = 69.6%
MINIMUM LOT FRONTAGE: 50'
MINIMUM LOT AREA: 10,000 SF
MINIMUM LOT AREA PER UNIT: 2,500 SF
PROVIDED LOT AREA PER UNIT: 71,331/23 = 3,101 SF
MINIMUM FLOOR AREA PER UNIT: 1,000 SF
PROVIDED FLOOR AREA PER UNIT: 2,200 SF
MAXIMUM HEIGHT: 2-1/2 STORIES OR 35'
DISTANCE BETWEEN BUILDINGS: 20' + 4' FOR EVERY
STORY OR FRACTION THEREOF THAT THE BUILDING
EXCEEDS 2 STORIES = 24' REQ. < 28' MIN. PROVIDED
MAXIMUM UNITS PER BUILDING: 8
MINIMUM UNITS PER BUILDING: 4
REQUIRED PARKING: 2 SPACES PER UNIT
PARKING PROVIDED:
GUEST PARKING: 5 SPACES
2 GARAGE SPACES PER UNIT: 46 SPACES
TOTAL SPACES: 51 SPACES

LOT TABLE			
LOT #	DIMS.	AREA (SF)	
1-7	50' x 21'	1,050	
8-23	49' x 21'	1,029	

TOWNHOME TABLE			
UNIT #	DIMS.	FOOTPRINT (SF)	FLOOR AREA (SF)
1-23	40' x 21'	840	2,200

NOTE: UPPER STORIES OF ALL UNITS
CANTILEVERED OVER DRIVEWAY WITH 7' MAX. SPAN

NOTES

- EXISTING CONDITIONS TAKEN FROM BOUNDARY, TOPOGRAPHIC & TREE & UTILITY SURVEY OF SUBJECT PROPERTY, PREPARED BY MERIDIAN GEOMATICS, LLC, DATED 10/26/2020.
- EXISTING AND PROPOSED CONTOUR INTERVALS ARE 2 FEET.
- THERE ARE NO STATE WATERS NOR WETLANDS ON OR WITHIN 200 FEET OF THE PROJECT SITE.
- RECEIVING WATERS: SOUTH RIVER.
- SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STORM DRAINAGE OR SANITARY SEWER SYSTEMS. NO CONSTRUCTION SHALL BEGIN UNTIL CONSTRUCTION PLANS ARE APPROVED AND A DEVELOPMENT PERMIT IS OBTAINED.
- THIS DEVELOPMENT WILL HAVE A HOMEOWNERS ASSOCIATION WITH MANDATORY COVENANTS. INDIVIDUAL TOWNHOME UNITS WILL BE IN FEE SIMPLE OWNERSHIP. THE NEW ADDRESS OF THE PROPERTY WILL BE 3165 DOGWOOD DRIVE.
- REPAIR OR REPLACE CURB AND GUTTER WHERE NEEDED TO CITY OF HAPEVILLE STANDARDS, PROVIDE OR RESET ANY EXISTING CURB 6" OVER THE STREET LEVEL AND MATCH IT WITH THE EXISTING MATERIAL.
- ALL PARTS OF THE PROPOSED SIDEWALK WITHIN THE PRIVATE PROPERTY WILL BE HELD BY THE OWNER IN PERPETUITY.
- ANY STEPS OR STOOPS/SHED ROOFS MUST NOT ENCROACH IN THE 15' SETBACK.
- ALL WATER MAINS AND SANITARY SEWERS WITHIN THE PARCEL ARE CONSIDERED TO BE PRIVATE AND THE CITY IS NOT RESPONSIBLE FOR OPERATION, MAINTENANCE, OR REPLACEMENT OF ANY OF THOSE FACILITIES.
- ELECTRICAL SERVICE TO BE BELOW GROUND.
- STREET LIGHTS REQUIRED.
- THERE ARE NO KNOWN EXISTING BURY PITS ON SITE.
- THERE ARE NO EXISTING SEPTIC TANKS ON SITE.
- THE PROVIDER FOR SOLID WASTE AND RECYCLING COLLECTION SERVICES CHOSEN BY THE CITY OF HAPEVILLE WILL BE RESPONSIBLE FOR HANDLING HOUSEHOLD WASTE, YARD DEBRIS, AND RECYCLABLE MATERIAL.

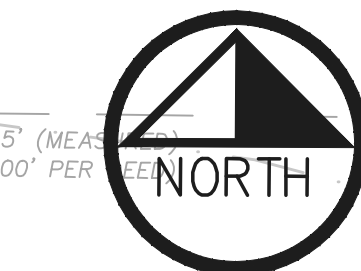
APPROVED VARIANCE LEGEND

- ① Sec. 93-11.1-6. (6) REMOVE 15' SIDE BUFFER REQUIREMENTS DUE TO THE PROPOSED USE OF SINGLE FAMILY ATTACHED DWELLING UNITS BEING ADJACENT TO A MIX OF COMMERCIAL AND RESIDENTIAL POTENTIAL USES. A 6' TALL WOOD OPAQUE FENCE IS PROPOSED ALONG THE NORTH PROPERTY LINE.

ALLOCATION OF SITE AREA	
BUILDING FOOTPRINT:	19,320 SF
BUILDING OVERHANG:	3,381 SF
UNIT DRIVEWAYS (UNCOVERED):	2,893 SF
SIDEWALK:	4,766 SF
PAVED SURFACE FOR PARKING AND CIRCULATION:	19,298 SF
TOTAL OPEN SPACE:	21,673 SF
TOTAL SITE AREA:	71,331 SF

NOTE: SEE SHEET C8.1 FOR DRIVEWAY CROSS SECTION DETAILS (SECTION A-A & SECTION B-B)

ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF THE CITY OF HAPEVILLE, GEORGIA, PANEL NUMBER 13121C0366F WITH AN EFFECTIVE DATE OF 9/18/2013, A PORTION OF THIS PROPERTY IS LOCATED IN A 100-YEAR FLOOD HAZARD AREA (ZONE "A").



Know what's below
Call 811 or (800) 282-7411
Before You Dig

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

24 HOUR CONTACT: YANIV REGEV (678) 873-4172

SITE PLAN

SHIRLEY ESTATES

3165 DOGWOOD DR, 3167 DOGWOOD DR, 0 LAKE AVE
LAND LOT 99, 14TH DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

IHD INVESTMENTS

2015 PARKHAVEN COURT
ROSWELL, GA 30076
PHONE: (770) 318-1472

No

Revision

1 ADDRESS COMMENTS FROM DESIGN REVIEW BOARD

Date

4/21/21

Project No

P-2027

Design By

WBD

Drawn By

RAC

Checked By

WBD

Date

11/9/20

Scale

1" = 20'

paradigm
Engineering Services, Inc.
Seven Dunwoody Park
Suite 115
Atlanta, GA 30338
(770) 605-6000
www.paradigmeng.net

GEORGIA
REGISTERED
No. 24527
Professional Engineer
William B. Dunlop
(Held)
P.O.C.

SHIRLEY ESTATES

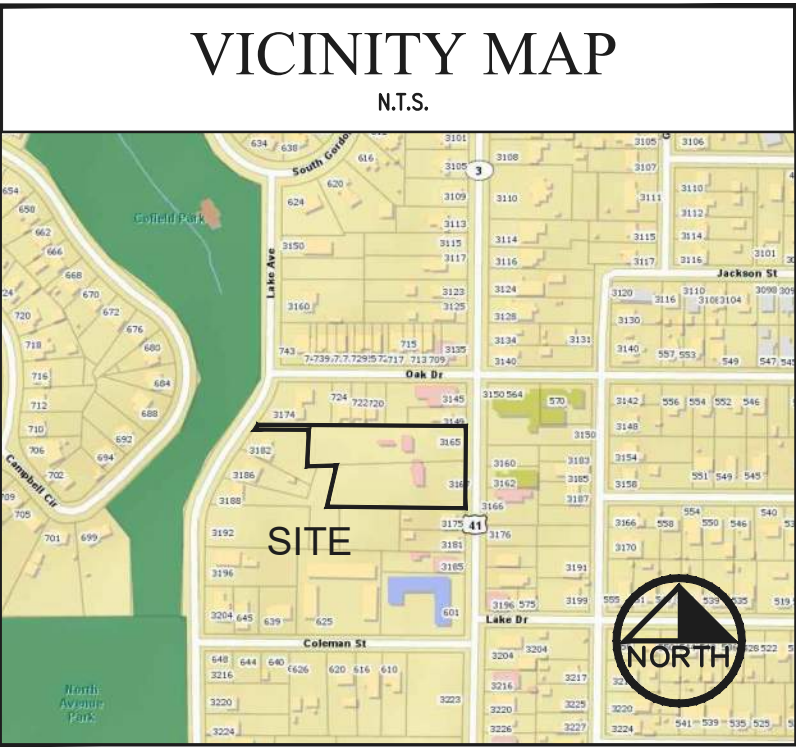
3165 Dogwood Drive, 3167 Dogwood Drive, 0 Lake Ave
Land Lot 99 - 14th District
City of Hapeville, Fulton County, Georgia

Prepared For
IHD INVESTMENTS
2015 Parkhaven Court
Roswell, GA 30076
Phone: (770) 318-1472

Prepared by
paradigm
Engineering Services, Inc.
Seven Dunwoody Park, Suite 115
Atlanta, GA 30338
Phone: (770) 605-6030
www.paradigmeng.net

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REAR SETBACK: APPROX. 45.6' > 20' REQ.
LANDSCAPE BUFFER: 15' BETWEEN RESIDENTIAL &
NON RESIDENTIAL USES
OVERLAY: ARTS DISTRICT



GENERAL NOTES

DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED.

WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREAS WITHIN 24 HOURS OF SEEDING.

A SEPARATE PERMIT IS REQUIRED PRIOR TO WORK IN THE PUBLIC RIGHT-OF-WAY.

THE CITY OF HAPEVILLE DEMOLITION PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A CITY ROAD OR STREET.

NO CEMETERIES OR GRAVE SITES ARE LOCATED ON THE PROPERTY.

NO HISTORICAL OR ARCHAEOLOGICAL FEATURES EXIST ON THE PROPERTY. THE CITY OF HAPEVILLE WILL STOP CONSTRUCTION OF THE DEVELOPMENT IN ORDER TO PHOTOGRAPH ANY HISTORIC STRUCTURES LOCATED ON THE PROPERTY. WITHIN THIS 21-DAY PERIOD, THE HISTORIC PRESERVATION PLANNER WILL ADVISE YOU WHEN THE WORK IS COMPLETE SO THAT YOU MAY PROCEED. PLEASE NOTE THAT THIS 21-DAY PERIOD WILL NOT COMMENCE UNLESS AND UNTIL YOU NOTIFY THE CITY'S HISTORIC PRESERVATION COMMISSION IN WRITING OF YOUR INTENT TO PROCEED WITH GROUND DISTURBANCE OR SITE DEMOLITION.

ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY CITY OF HAPEVILLE.

ASSURANCE OF COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (ADA) IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER. CITY OF HAPEVILLE ACCEPTS NO RESPONSIBILITY FOR SAID ACT, EXCEPT FOR NOTIFICATION OF THIS REQUIREMENT.

ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR SHALL REPAIR ANY UTILITIES DAMAGED DURING CONSTRUCTION AT HIS EXPENSE.

SITE NOTES

ANY CONSTRUCTION TRAILERS TO BE PERMITTED THROUGH THE ZONING DIVISION.

CITY OF HAPEVILLE ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR SAID ACT.

EXISTING CONDITIONS FROM SURVEY PREPARED BY MERIDIAN GEOMATICS, LLC, DATED OCTOBER 26, 2020.

NOTIFY CITY OF HAPEVILLE INSPECTOR 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION.

ALL UTILITIES IN AREAS OF CONSTRUCTION TO BE FIELD LOCATED AND VERIFIED BEFORE BEGINNING CONSTRUCTION.

EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

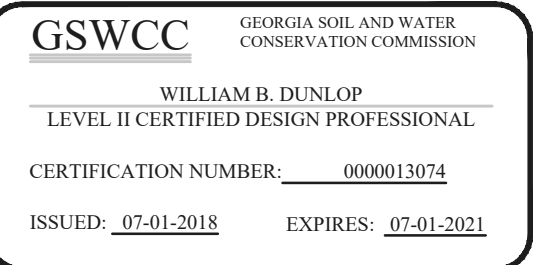
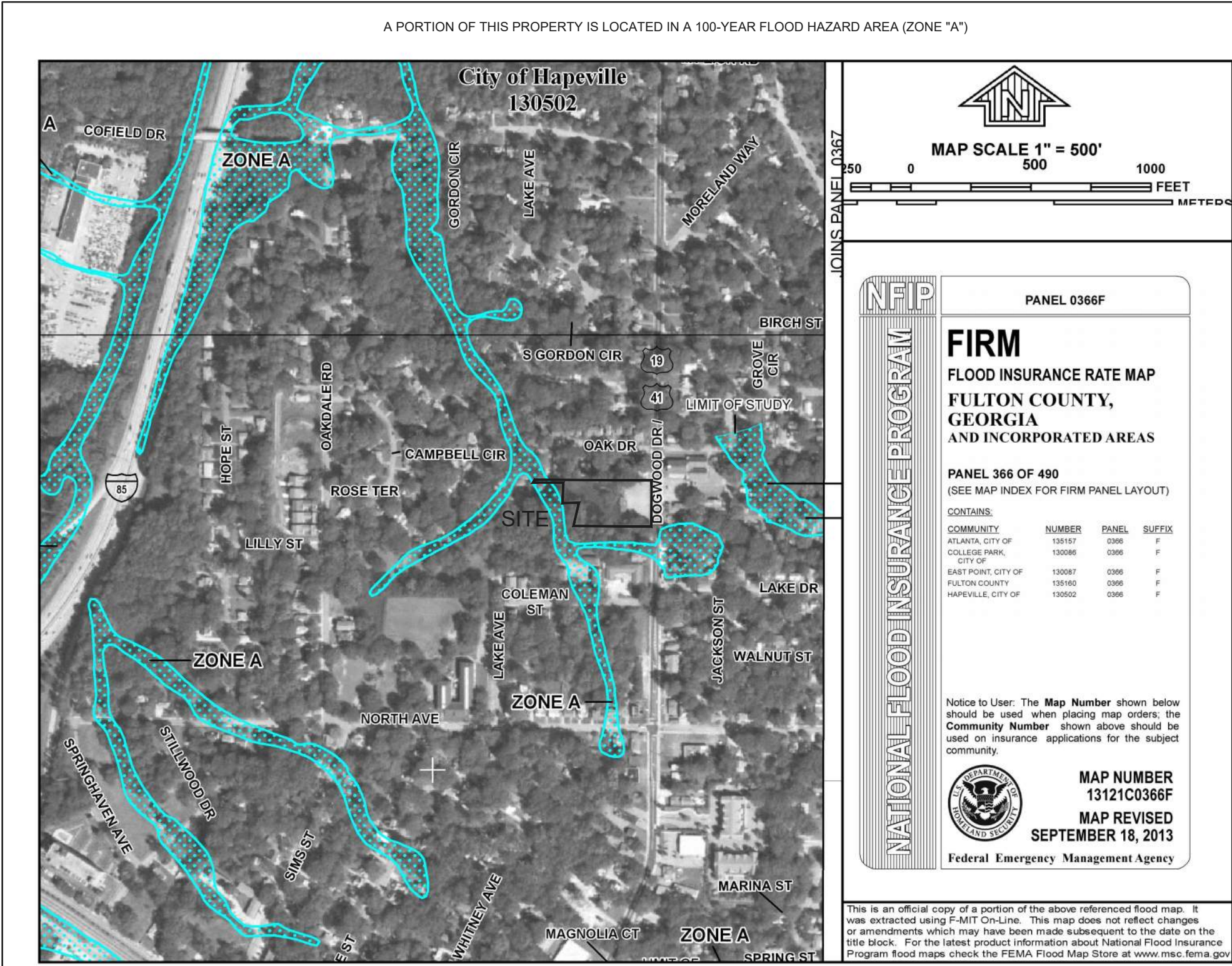
CONTRACTOR TO VERIFY EXISTING CONDITIONS INCLUDING EXTENT OF EXISTING BUILDINGS, BUILDING SLABS, PAVEMENTS ETC. BY ONSITE INSPECTION.
A PORTION OF THIS PROPERTY IS LOCATED IN A 100-YEAR FLOOD HAZARD AREA (ZONE "A") BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C0366F, AND THE DATE OF SAID MAP IS SEPTEMBER 18, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

ALL CONSTRUCTION IS TO COMPLY WITH CITY OF HAPEVILLE STANDARDS.

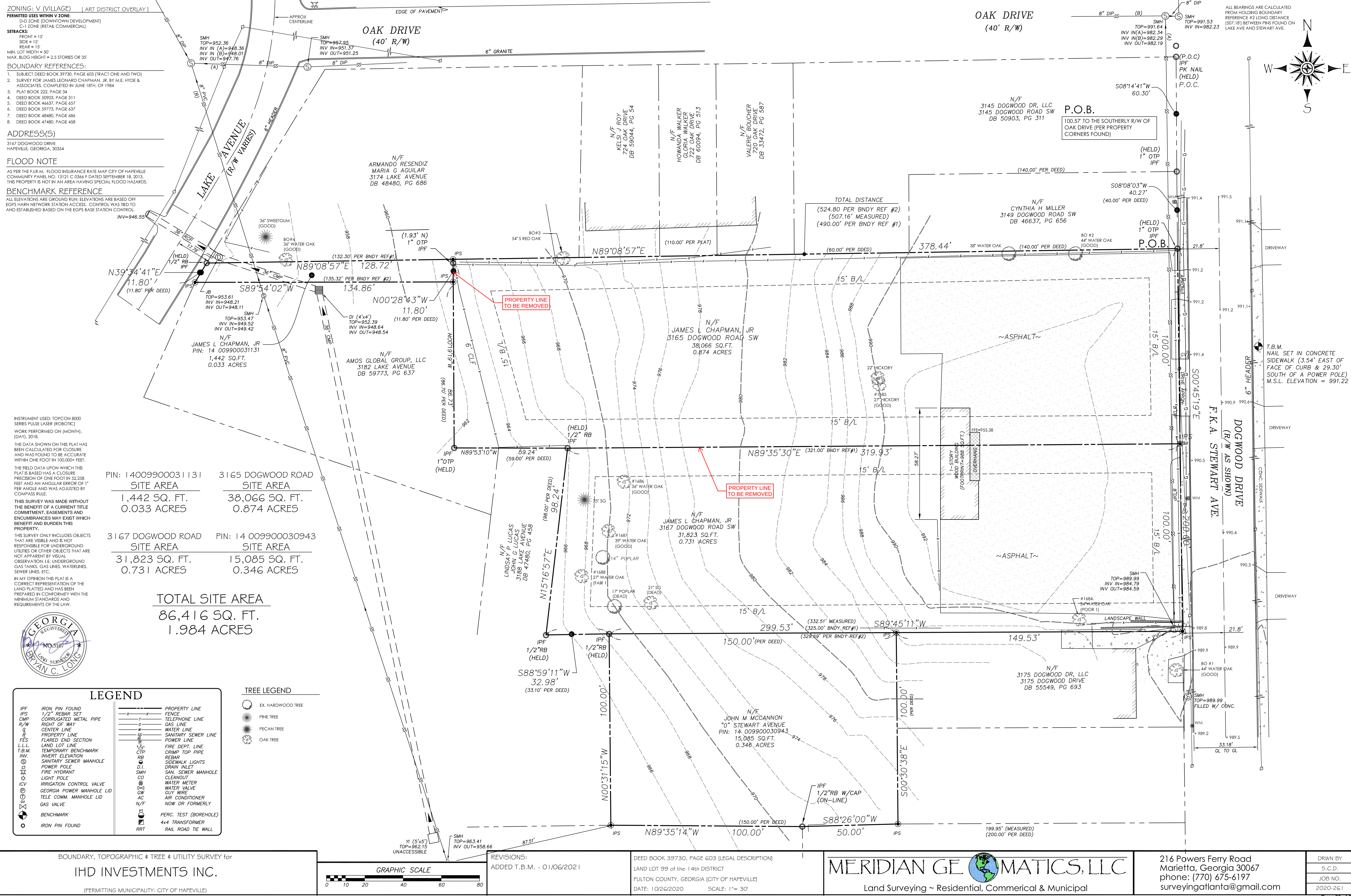
ON-SITE BURIAL/DISPOSAL OF CONSTRUCTION AND DEMOLITION (C & D) WASTE IS PROHIBITED BY GEORGIA LAW. CONSTRUCTION AND DEMOLITION (C & D) WASTE MEANS BUILDING MATERIALS FROM CONSTRUCTION AND DEMOLITION OPERATIONS WHICH INCLUDE, BUT ARE NOT LIMITED TO: ASBESTOS-CONTAINING WASTE, WOOD, BRICKS, METAL, CONCRETE, WALL BOARD, PAPER AND CARDBOARD.

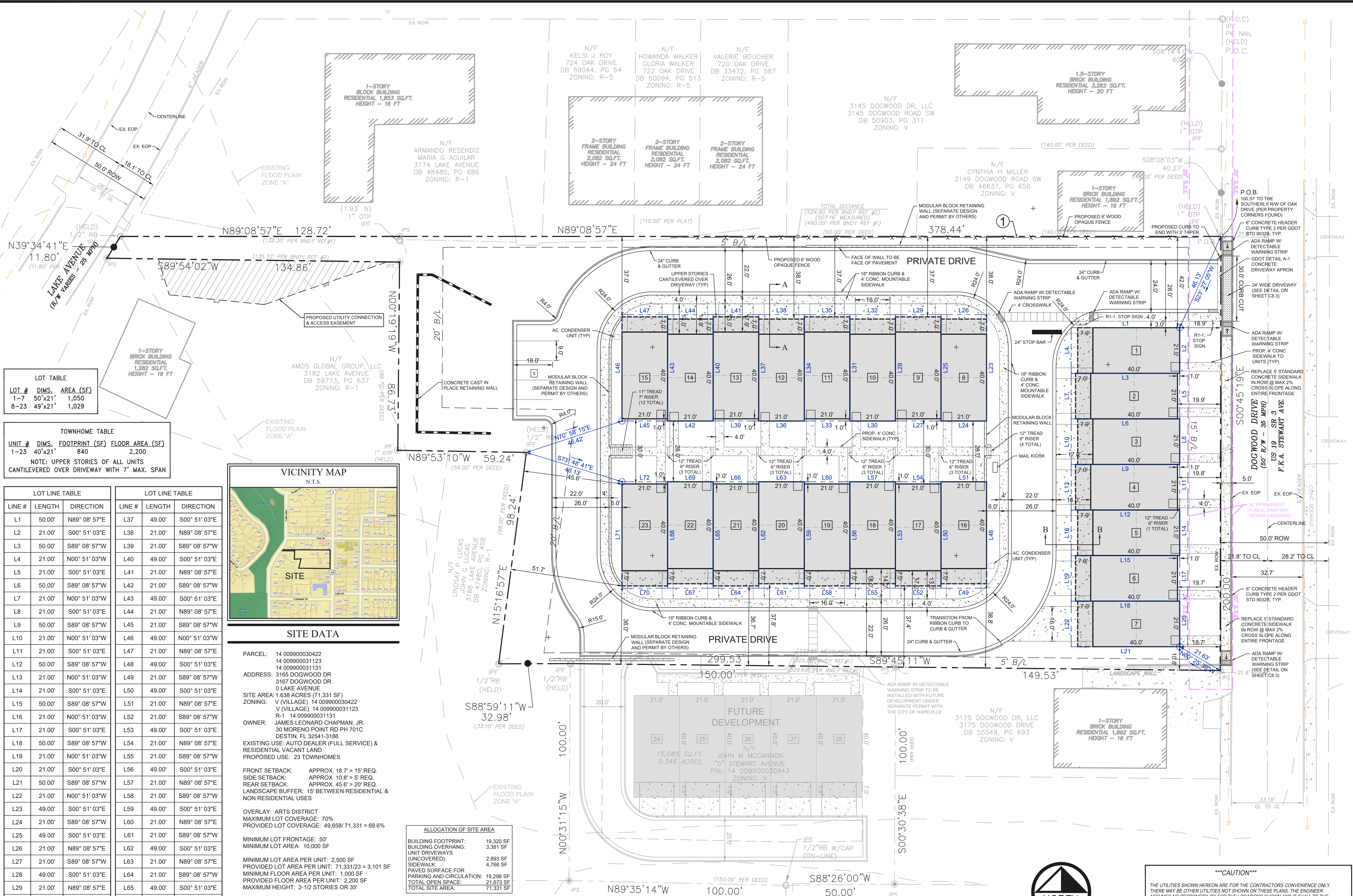
SHEET INDEX	REVISION NO.						
COVER SHEET	1	-	-	-	-	-	-
C1.0 EXISTING CONDITIONS SURVEY	•						
C2.0 SITE PLAN	•						
C3.0 GRADING PLAN	•						
C4.0 UTILITY PLAN	•						
C5.1 STORM PROFILES	•						
C5.2 SANITARY PROFILES	•						
C5.3 ROAD PROFILES	•						
C5.4 ROAD PROFILES	•						
C6.1 INITIAL EROSION CONTROL							
C6.2 INTERMEDIATE EROSION CONTROL	•						
C6.3 FINAL EROSION CONTROL	•						
C7.1 EROSION CONTROL NOTES							
C7.2 EROSION CONTROL NOTES							
C7.3 EROSION CONTROL DETAILS							
C7.4 EROSION CONTROL DETAILS							
C7.5 EROSION CONTROL DETAILS							
C7.6 EROSION CONTROL DETAILS							
C8.1 CONSTRUCTION DETAILS							
C8.2 CONSTRUCTION DETAILS							
C8.3 CONSTRUCTION DETAILS	•						
C8.4 CONSTRUCTION DETAILS							
C8.5 CONSTRUCTION DETAILS	•						
C8.6 CONSTRUCTION DETAILS							
C8.7 CONSTRUCTION DETAILS	•						
C8.8 CONSTRUCTION DETAILS	•						
C8.9 CONSTRUCTION DETAILS	•						
C8.10 CONSTRUCTION DETAILS							
C8.11 CONSTRUCTION DETAILS							
TPP-1 TREE PROTECTION PLAN							
TRP-1 TREE REPLACEMENT PLAN							
TRP-2 TREE CHARTS, NOTES & DETAILS							
LS-1 LANDSCAPE PLAN							

REVISION SCHEDULE		
REV. NO.	REVISION DESCRIPTION	DATE
-	ORIGINAL LDP SUBMITTAL	1/21/21
1	REVISED STORM, SEWER & WATER PIPE MATERIAL & METER SIZE	2/18/21
	SHIFTED UNITS 1-7 SOUTH, ADJUSTED ENTRANCE AND UTILITIES	3/31/21
	ADDRESSED COMMENTS FROM DESIGN REVIEW BOARD AND CITY ENGINEER	4/21/21



24 HOUR CONTACT: YANIV REGEV (678) 873-4172



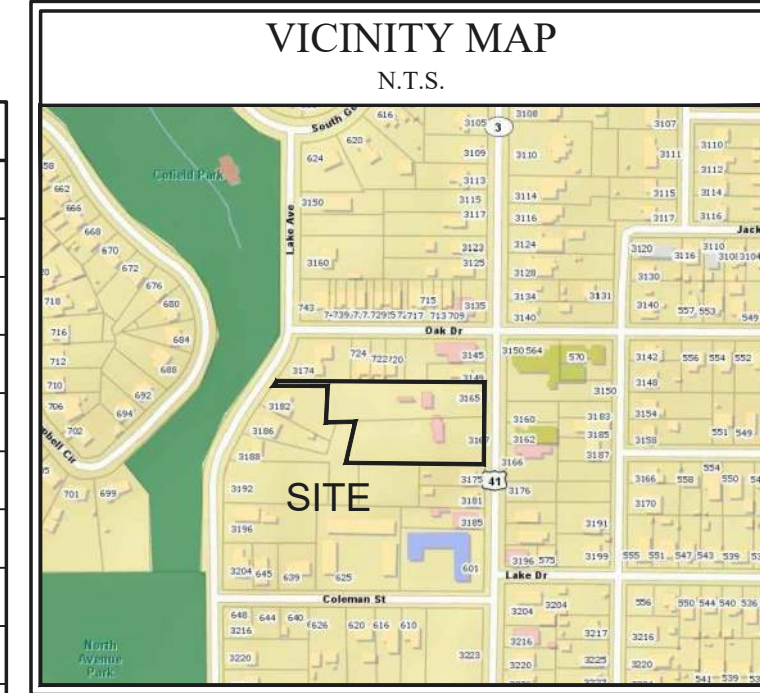


LOT TABLE		
LOT #	DIMS.	AREA (SF)
1-7	50'x21'	1,050
8-23	49'x21'	1,029

TOWNHOME TABLE		
UNIT #	DIMS.	FOOTPRINT (SF)
1-23	40'x21'	840
NOTE: UPPER STORIES OF ALL UNITS CANTILEVERED OVER DRIVEWAY WITH 7" MAX. SPAN		

LOT LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	50.00'	N89° 08' 57"E
L2	21.00'	S00° 51' 03"E
L3	50.00'	S89° 08' 57"W
L4	21.00'	N00° 51' 03"W
L5	21.00'	S00° 51' 03"E
L6	50.00'	S89° 08' 57"W
L7	21.00'	N00° 51' 03"W
L8	21.00'	S00° 51' 03"E
L9	50.00'	S89° 08' 57"W
L10	21.00'	N00° 51' 03"W
L11	21.00'	S00° 51' 03"E
L12	50.00'	S89° 08' 57"W
L13	21.00'	N00° 51' 03"W
L14	21.00'	S00° 51' 03"E
L15	50.00'	S89° 08' 57"W
L16	21.00'	N00° 51' 03"W
L17	21.00'	S00° 51' 03"E
L18	50.00'	S89° 08' 57"W
L19	21.00'	N00° 51' 03"W
L20	21.00'	S00° 51' 03"E
L21	50.00'	S89° 08' 57"W
L22	21.00'	N00° 51' 03"W
L23	49.00'	S00° 51' 03"E
L24	21.00'	S89° 08' 57"W
L25	49.00'	S00° 51' 03"E
L26	21.00'	N89° 08' 57"E
L27	21.00'	S89° 08' 57"W
L28	49.00'	S00° 51' 03"E
L29	21.00'	N89° 08' 57"E
L30	21.00'	S89° 08' 57"W
L31	49.00'	S00° 51' 03"E
L32	21.00'	N89° 08' 57"E
L33	21.00'	S89° 08' 57"W
L34	49.00'	S00° 51' 03"E
L35	21.00'	N89° 08' 57"E
L36	21.00'	S89° 08' 57"W

LOT LINE TABLE		
LINE #	LENGTH	DIRECTION
L37	49.00'	S00° 51' 03"E
L38	21.00'	N89° 08' 57"E
L39	21.00'	S89° 08' 57"W
L40	49.00'	S00° 51' 03"E
L41	21.00'	N89° 08' 57"E
L42	21.00'	S89° 08' 57"W
L43	49.00'	S00° 51' 03"E
L44	21.00'	N89° 08' 57"E
L45	21.00'	S89° 08' 57"W
L46	49.00'	N00° 51' 03"W
L47	21.00'	N89° 08' 57"E
L48	49.00'	S00° 51' 03"E
L49	21.00'	S89° 08' 57"W
L50	49.00'	S00° 51' 03"E
L51	21.00'	N89° 08' 57"E
L52	21.00'	S89° 08' 57"W
L53	49.00'	S00° 51' 03"E
L54	21.00'	N89° 08' 57"E
L55	21.00'	S89° 08' 57"W
L56	49.00'	S00° 51' 03"E
L57	21.00'	N89° 08' 57"E
L58	21.00'	S89° 08' 57"W
L59	49.00'	S00° 51' 03"E
L60	21.00'	N89° 08' 57"E
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L71	49.00'	N00° 51' 03"W
L72	21.00'	N89° 08' 57"E



SITE DATA

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14 009900031123
14 009900031131

ADDRESS: 3165 DOGWOOD DR
3167 DOGWOOD DR
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R-1 14 009900031131

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SIDE SETBACK: APPROX. 10.8' > 5' REQ.
REAR SETBACK: APPROX. 45.6' > 20' REQ.
LANDSCAPE BUFFER: 15' BETWEEN RESIDENTIAL & NON RESIDENTIAL USES

OVERLAY: ARTS DISTRICT
MAXIMUM LOT COVERAGE: 70%
PROVIDED LOT COVERAGE: 49,658/71,331 = 69.6%

MINIMUM LOT FRONTAGE: 50'
MINIMUM LOT AREA: 10,000 SF

MINIMUM LOT AREA PER UNIT: 2,500 SF
PROVIDED LOT AREA PER UNIT: 71,331/23 = 3,101 SF
MINIMUM FLOOR AREA PER UNIT: 1,000 SF
PROVIDED FLOOR AREA PER UNIT: 2,200 SF
MAXIMUM HEIGHT: 2-1/2 STORIES OR 35'

DISTANCE BETWEEN BUILDINGS: 20' + 4' FOR EVERY STORY OR FRACTION THEREOF THAT THE BUILDING EXCEEDS 2 STORIES + 24' REQ. < 28' MIN. PROVIDED

MAXIMUM UNITS PER BUILDING: 4
MINIMUM UNITS PER BUILDING: 4

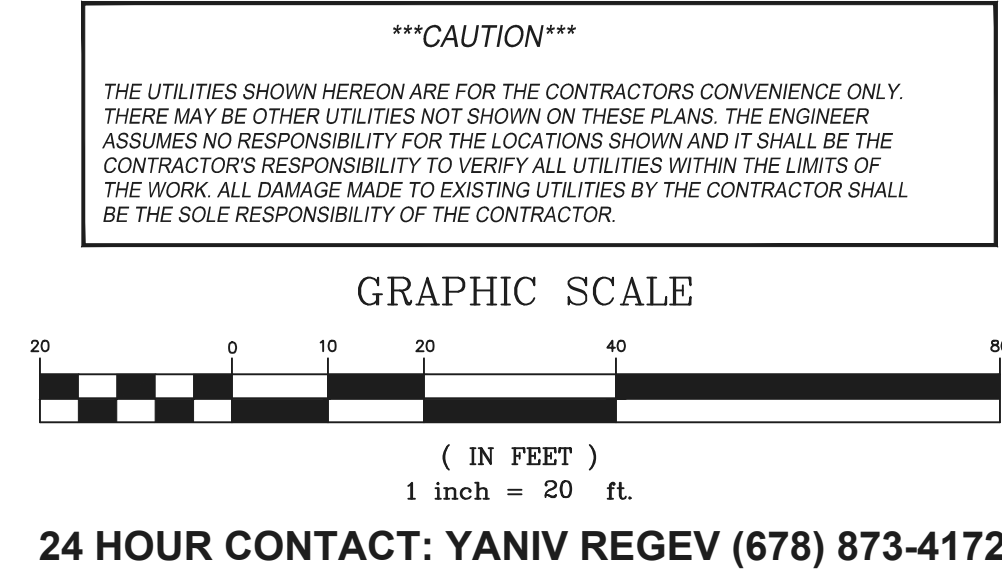
REQUIRED PARKING: 2 SPACES PER UNIT

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- REPAIR OR REPLACE CURB AND GUTTER WHERE NEEDED TO CITY OF HAPEVILLE STANDARDS. PROVIDE OR RESET ANY EXISTING CURB 6" OVER THE STREET LEVEL AND MATCH IT WITH THE EXISTING MATERIAL.
 - ALL PARTS OF THE PROPOSED SIDEWALK WITHIN THE PRIVATE PROPERTY WILL BE HELD BY THE OWNER IN PERPETUITY.
 - THIS DEVELOPMENT WILL HAVE A HOMEOWNER'S ASSOCIATION WITH MANDATORY COVENANTS. INDIVIDUAL TOWNHOME UNITS WILL BE IN FEE SIMPLE OWNERSHIP. THE NEW ADDRESS OF THE PROPERTY WILL BE 3165 DOGWOOD DRIVE.
 - ANY STEPS OR STOOPS/SHED ROOFS MUST NOT ENCR OACH IN THE 15' SETBACK.

- APPROVED VARIANCE LEGEND**
- ① Sec. 93-11.1-6. (6) REMOVE 15' SIDE BUFFER REQUIREMENTS DUE TO THE PROPOSED USE OF SINGLE FAMILY ATTACHED DWELLING UNITS BEING ADJACENT TO A MIX OF COMMERCIAL AND RESIDENTIAL POTENTIAL USES. A 6" TALL WOOD OPAQUE FENCE IS PROPOSED ALONG THE NORTH PROPERTY LINE.
- NOTE: SEE SHEET C8.1 FOR DRIVEWAY CROSS SECTION DETAILS (SECTION A-A & SECTION B-B)



GEORGIA
REGISTERED
No. 24527
PROFESSIONAL
ENGINEER
William B. Dunlap

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Engineering Services, Inc.
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Atlanta, GA 30338
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P-2027
Project No. WBD
Design By: RAC
Drawn By: WBD
Checked By: WBD
Date: 12/21
Scale: 1" = 20'

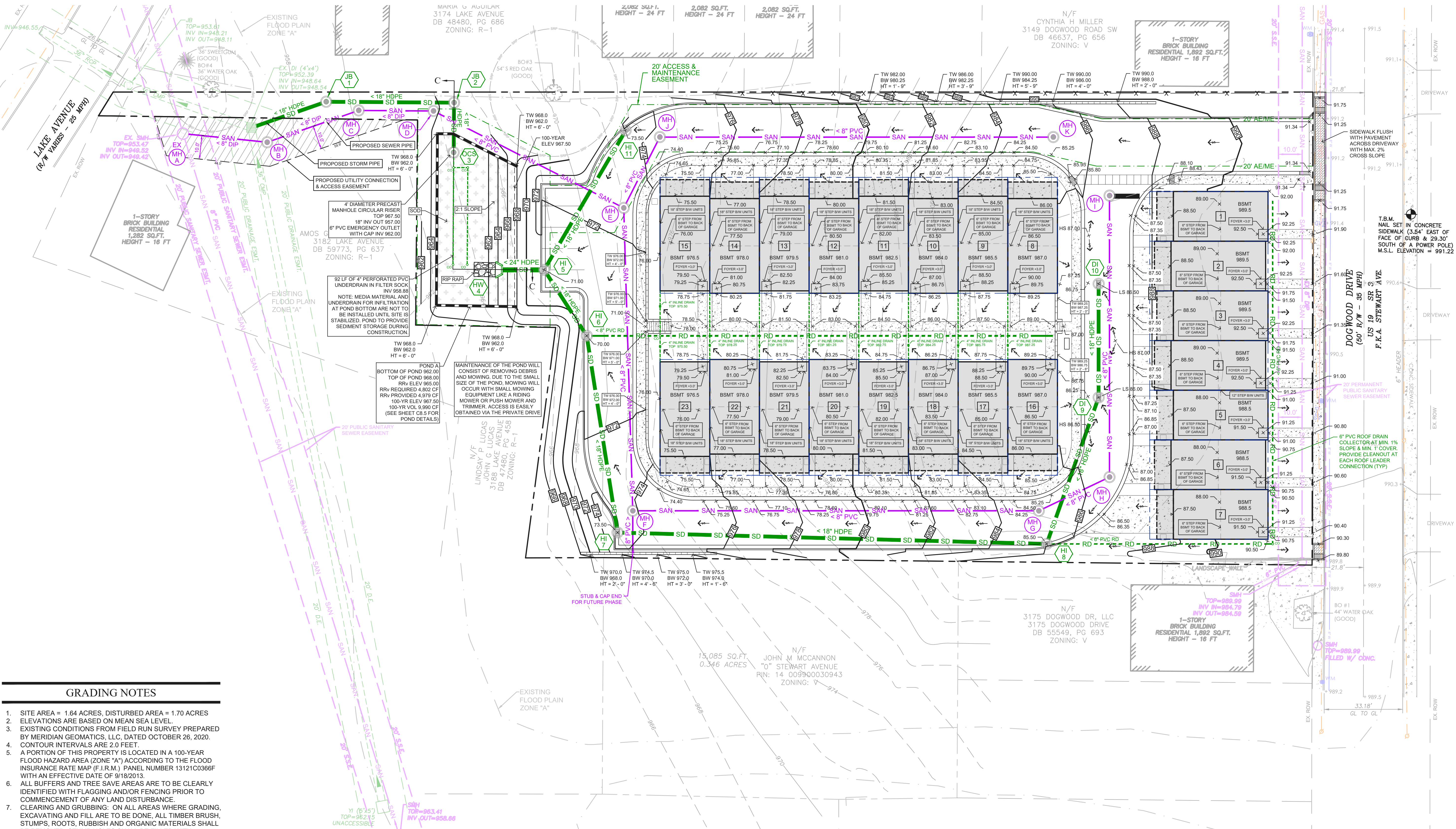
Revision
Date: 3/31/21
4/21/21
1
SHIFTED UNITS L7 SOUTH ADJUSTED ENTRANCE AND UTILITIES
ADDRESSED COMMENTS FROM DESIGN REVIEW BOARD

IHD INVESTMENTS
2015 PARKHAVEN COURT
ROSWELL, GA 30076
PHONE: (770) 318-1472

SITE PLAN
SHIRLEY ESTATES
3165 DOGWOOD DR, 3167 DOGWOOD DR, O LAKE AVE
LAND LOT 99, 14TH DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

Drawing No.
C2.0

2027 - **SHIRLEY ESTATES**



GRADING NOTES

1. SITE AREA = 1.64 ACRES, DISTURBED AREA = 1.70 ACRES
2. ELEVATIONS ARE BASED ON MEAN SEA LEVEL.
3. EXISTING CONDITIONS FROM FIELD RUN SURVEY PREPARED BY MERIDIAN GEOMATICS, LLC, DATED OCTOBER 26, 2020.
4. CONTOUR INTERVALS ARE 2.0 FEET.
5. A PORTION OF THIS PROPERTY IS LOCATED IN A 100-YEAR FLOOD HAZARD AREA (ZONE "A") ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.), PANEL NUMBER 13121C0366F WITH AN EFFECTIVE DATE OF 9/18/2013.
6. ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
7. CLEARING AND GRUBBING: ON ALL AREAS WHERE GRADING, EXCAVATING AND FILL ARE TO BE DONE, ALL TIMBER BRUSH, STUMPS, ROOTS, RUBBISH AND ORGANIC MATERIALS SHALL BE REMOVED. STUMP HOLES SHALL BE FILLED WITH COMPACTED CLEAN SOIL. A MINIMUM OF SIX INCHES MUST BE CUT BELOW EXISTING GRADE FOR ENTIRE AREA RECEIVING FILL. STORM DETENTION MEASURES MUST BE ACCOMPLISHED CONCURRENT WITH THIS PHASE. REFER TO SOIL EROSION AND SEDIMENT CONTROL ORDINANCE OF CITY OF HAPEVILLE.
8. ALL EARTHWORK OPERATION SHALL COMPLY WITH REQUIREMENTS OF OSHA CONSTRUCTION STANDARDS, PART 1926, SUBPART P, EXCAVATIONS, TRENCHING, AND SHORING, AND SUBPART O, MOTOR VEHICLES, MECHANIZED EQUIPMENT, AND MARINE OPERATIONS, AND SHALL BE CONDUCTED IN A MANNER ACCEPTABLE TO THE ENGINEER.
9. FILL MATERIALS SHALL BE SPREAD EVENLY IN HORIZONTAL LAYERS OF NOT MORE THAN 8 INCHES IN LOOSE LIFTS OVER THE FULL WIDTH OF FILL AND COMPACTED TO AT LEAST 95% MAXIMUM DRY DENSITY BY STANDARD PROCTOR COMPACTION TEST ASTM D698.
10. FILL MATERIALS SHALL CONSIST OF CLEAN SOIL, FREE OF ORGANIC OR DELETERIOUS MATERIALS, ROCKS, OR BROKEN PIECES OF CONCRETE LARGER THAN THREE INCHES IN SIZE, OR OF ANY OTHER FOREIGN OBJECTS THAT COULD IMPEDE THE COMPACTION RESULTS.
11. MAXIMUM CUT OR FILL SLOPES IS 2H:1V. SEE GRADING PLAN FOR ACTUAL SLOPES.
12. GRADE ALL HANDICAP RAMPS 12:1 SLOPE TO TOP OF CURB (SEE STAKING PLAN FOR LOCATION).
13. GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS INTO STORM INLETS.
14. NO PARKING, STORAGE, OR ANY OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.

STORMWATER MANAGEMENT FACILITY VEGETATION



STORMWATER PLANTING PLAN ISSUES:

1. LANDSCAPE CONTRACTOR TO AMEND SOIL PER STATE REGULATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. LANDSCAPE CONTRACTOR TO BE RESPONSIBLE FOR CARE OF STORMWATER PLANT MATERIALS DURING INSTALLATION, TIMELY PLANTING, WATERING (DAILY FOR FIRST 2 WEEKS) UNTIL ACCEPTED BY OWNER AND REPAIRS/REPLACEMENTS DUE TO VANDALISM.
3. ALL TREES TO BE 8-10. ALL OTHER PLANT MATERIALS TO BE ONE GALLON POTS UNLESS OTHERWISE NOTED ON PLAN.
4. TREES TO BE INSTALLED BETWEEN OCTOBER 15TH AND MARCH 31ST.
5. ALL OTHER LANDSCAPE MATERIALS TO BE PLANTED PER NURSERY RECOMMENDATION.
6. LANDSCAPE CONTRACTOR TO PROVIDE TEMPORARY STABILIZATION SEEDING IF PERMANENT GRASS IS OUT OF SEASON.
7. LANDSCAPE CONTRACTOR TO INSPECT PLANTINGS (ANY DAMAGE TO BE REPAIRED IMMEDIATELY) AFTER EVERY RAIN EVENT OR ONCE A WEEK (IF IT DOES NOT RAIN) UNTIL PROJECT IS ACCEPTED BY OWNER.
8. LANDSCAPE CONTRACTOR TO MULCH 3 TIMES PER YEAR UNTIL PROJECT IS ACCEPTED BY OWNER. MULCH TO BE SINGLE OR DOUBLE SHREDED HARDWOOD MULCH OR CHIPS (6" DEPTH MAX.) AND FREE OF WEEDS, SEEDS, SOIL, ROOTS AND OTHER DEBRIS.
9. LANDSCAPE CONTRACTOR TO REMOVE AND REPLACE ALL DEAD AND/OR DECLINING PLANT MATERIAL WITHIN 30 DAYS OF 1 YEAR WARRANTY PERIOD.
10. ALL PLANT MATERIAL TO CONFORM TO THE AMERICAN STANDARD NURSERY STOCK.

NOTE: SEE PIPE MATERIAL SPECIFICATIONS FOR PVC, DIP AND HDPE PIPES ON SHEETS C8.8 AND C8.9. ALL HDPE STORM DRAIN TO BE ADS N-12 ST 1B PIPE (PER ASTM F2648). ALL PVC SEWER MAIN TO BE PVC SDR-26 PIPE (PER ASTM D3034). ALL PVC WATER MAIN SHALL COMPLY WITH AWWA C900 DR 18 PRESSURE CLASS 235 AT A MINIMUM.

DESIGNS OF MODULAR BLOCK RETAINING WALLS OF 4' OR GREATER IN HEIGHT SHALL BE SUBMITTED AND APPROVED BY THE CITY OF HAPEVILLE UNDER A SEPARATE BUILDING PERMIT PRIOR TO INSTALLATION. CONTRACTOR TO OBTAIN SERVICES OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF GEORGIA FOR THE DESIGN AND SEALING OF THE RETAINING WALL PLANS. CONTRACTOR WILL ALSO BE RESPONSIBLE FOR OBTAINING APPROVAL OF THE RETAINING WALL PLANS FROM THE CITY OF HAPEVILLE.

JB = JUNCTION BOX STD. 1011AP
DI = DROP INLET STD. 1040/ TOP STD. 10198 TYPE V-2
HW = HEADWALL (SEE DETAIL ON SHEET C8.5)
OCS = OUTLET CONTROL STRUCTURE (SEE DETAIL ON SHEET C8.5)

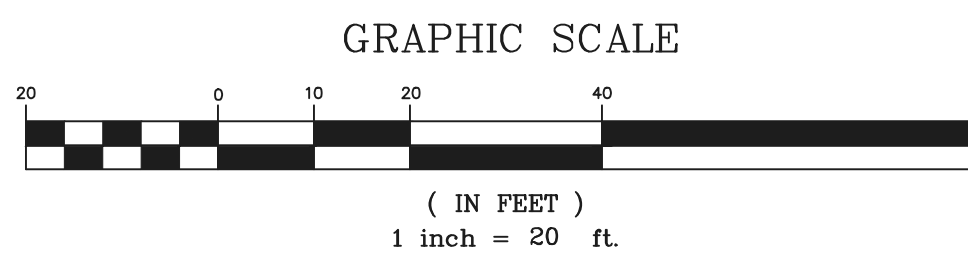
ABBREVIATIONS	
HS	HIGH SPOT
LS	LOW SPOT
TW	TOP OF WALL
BW	BOTTOM OF WALL
HT	HEIGHT
INV	INVERT
BSMT	BASEMENT



GEORGIA811
Utilities Protection Center, Inc.

Know what's below
Call 811 or (800) 282-7411
Before You Dig

CAUTION
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



24 HOUR CONTACT: YANIV REGEV (678) 873-4172



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Project No: P-2027
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Checked By: WBD
Date: 12/21/21
Scale: 1" = 20'

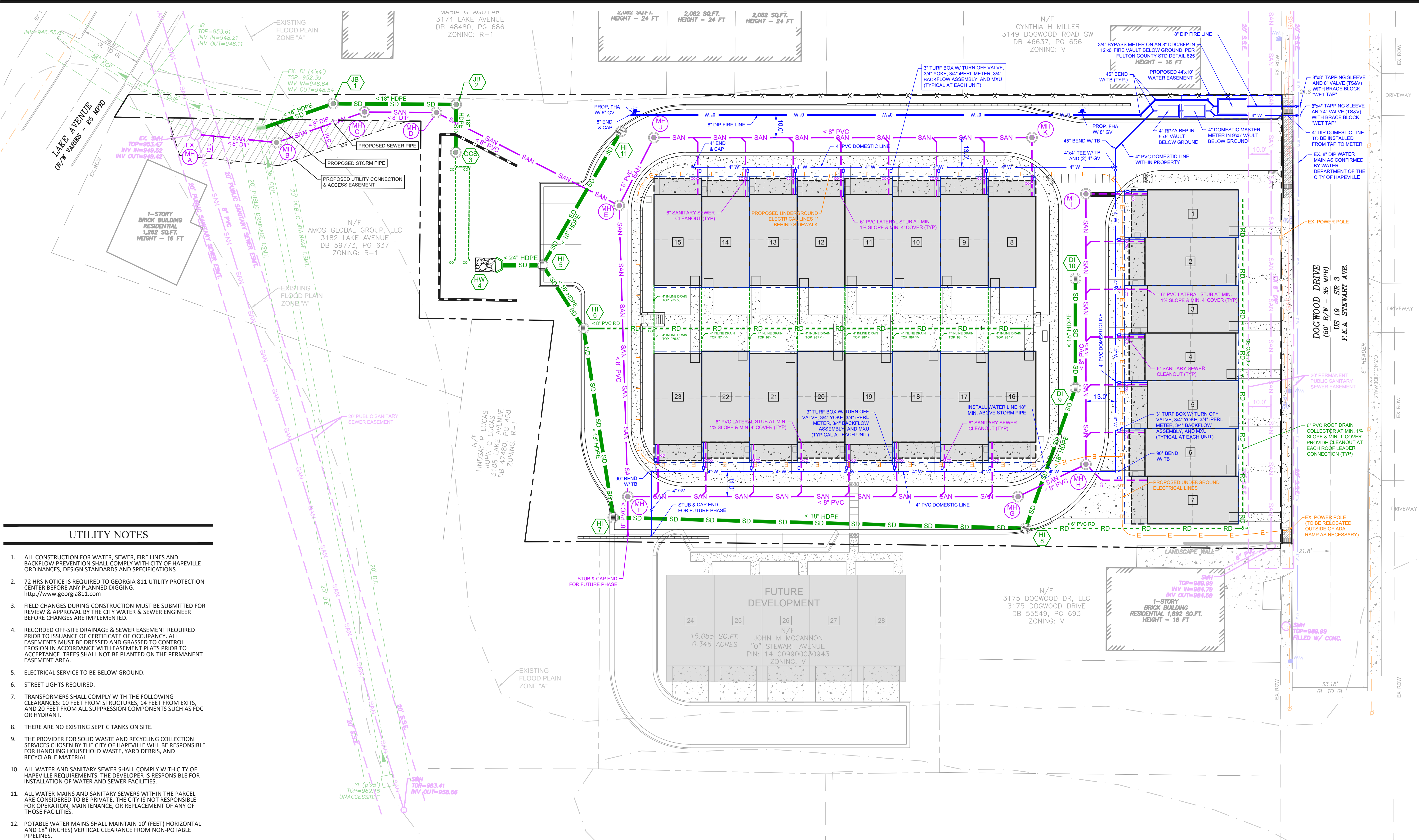
No.	Revision	Date	Revised Storm, Sewer & Water Pipe Material & Meter Size
1	1	2/18/21	SHIFTED UNITS L-2 SOUTH ADJUSTED ENTRANCE AND UTILITIES
		3/31/21	ADDED COMMENTS FROM DESIGN REVIEW BOARD AND CITY ENGINEER
		4/21/21	

IHD INVESTMENTS
2015 PARKHAVEN COURT
ROSWELL, GA 30076
PHONE: (770) 318-1472

GRADING & DRAINAGE PLAN
SHIRLEY ESTATES
3165 DOGWOOD DR, 3167 DOGWOOD DR, 0 LAKE AVE
LAND LOT 99, 14TH DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

Drawing No.
C3.0

2027 - SHIRLEY ESTATES

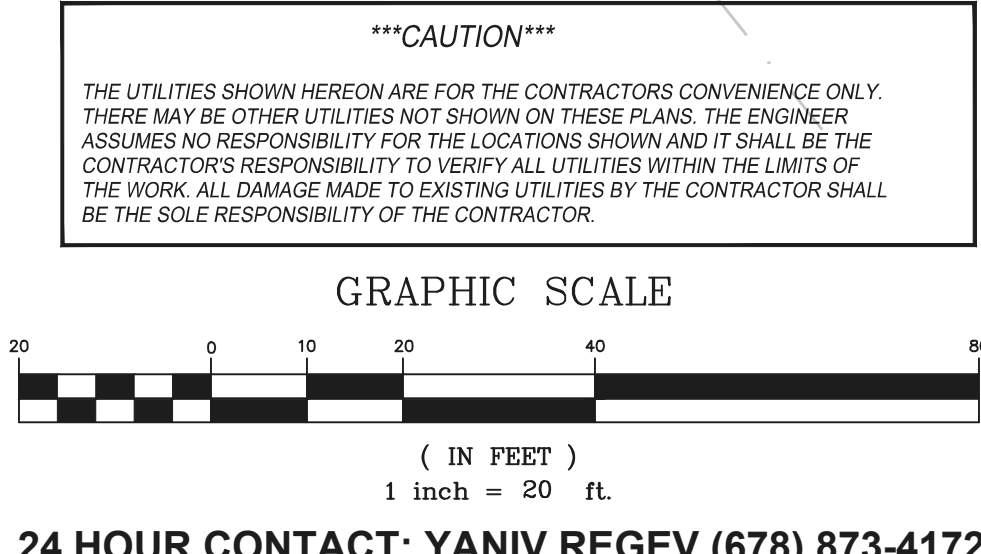
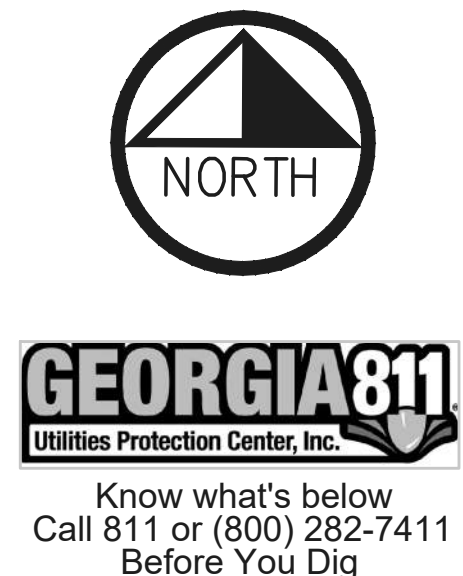


- ### UTILITY NOTES
- ALL CONSTRUCTION FOR WATER, SEWER, FIRE LINES AND BACKFLOW PREVENTION SHALL COMPLY WITH CITY OF HAPEVILLE ORDINANCES, DESIGN STANDARDS AND SPECIFICATIONS.
 - 72 HRS NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNED DIGGING.
<http://www.georgia811.com>
 - FIELD CHANGES DURING CONSTRUCTION MUST BE SUBMITTED FOR REVIEW & APPROVAL BY THE CITY WATER & SEWER ENGINEER BEFORE CHANGES ARE IMPLEMENTED.
 - RECORDED OFF-SITE DRAINAGE & SEWER EASEMENT REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. ALL EASEMENTS MUST BE DRESSED AND GRASSED TO CONTROL EROSION IN ACCORDANCE WITH EASEMENT PLATS PRIOR TO ACCEPTANCE. TREES SHALL NOT BE PLANTED ON THE PERMANENT EASEMENT AREA.
 - ELECTRICAL SERVICE TO BE BELOW GROUND.
 - STREET LIGHTS REQUIRED.
 - TRANSFORMERS SHALL COMPLY WITH THE FOLLOWING CLEARANCES: 10 FEET FROM STRUCTURES, 14 FEET FROM EXITS, AND 20 FEET FROM ALL SUPPRESSION COMPONENTS SUCH AS FDC OR HYDRANT.
 - THERE ARE NO EXISTING SEPTIC TANKS ON SITE.
 - THE PROVIDER FOR SOLID WASTE AND RECYCLING COLLECTION SERVICES CHOSEN BY THE CITY OF HAPEVILLE WILL BE RESPONSIBLE FOR HANDLING HOUSEHOLD WASTE, YARD DEBRIS, AND RECYCLABLE MATERIAL.
 - ALL WATER AND SANITARY SEWER SHALL COMPLY WITH CITY OF HAPEVILLE REQUIREMENTS. THE DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF WATER AND SEWER FACILITIES.
 - ALL WATER MAINS AND SANITARY SEWERS WITHIN THE PARCEL ARE CONSIDERED TO BE PRIVATE. THE CITY IS NOT RESPONSIBLE FOR OPERATION, MAINTENANCE, OR REPLACEMENT OF ANY OF THOSE FACILITIES.
 - POTABLE WATER MAINS SHALL MAINTAIN 10' (FEET) HORIZONTAL AND 18" (INCHES) VERTICAL CLEARANCE FROM NON-POTABLE PIPELINES.
 - EIGHT (8") INCH OR LARGER PIPE LINES SHOULD BE TV INSPECTED. CONTRACTOR MUST JET CLEAN & TV SANITARY SEWER LINES AFTER CONNECTIONS ARE MADE TO THE EXISTING SEWER TIE-IN POINTS. TRACER WIRE TO BE INSTALLED FOR PVC PIPES.
 - COMPACTION OF THE BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 96% OF THE THEORETICAL MAXIMUM DENSITY. BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS, AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE.
 - CONTRACTOR TO FIELD VERIFY LOCATION AND INVERT ELEVATIONS OF WASTEWATER PIPE FOR CONNECTION TO EXISTING WASTEWATER SYSTEMS.
 - CONTRACTOR SHALL NOTIFY WATER SYSTEM INSPECTOR 24 HOURS PRIOR TO TAPPING THE WATER LINE.
 - ALL WASTEWATER LINES AND LATERALS WITH LESS THAN ONE (1) FOOT OF CLEARANCE TO ANOTHER UTILITY LINE SHALL BE CONSTRUCTED WITH A CONCRETE ENCASEMENT OR SADDLE TO MAINTAIN SEPARATION.
 - PAVEMENT TO BE REPAIRED TO LOCAL CITY 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 BE COMPATIBLE WITH THE PRINCIPAL STRUCTURE.

- ### FIRE NOTES
- D105.1 WHERE REQUIRED, WHERE THE VERTICAL DISTANCE BETWEEN THE GRADE PLANE AND THE HIGHEST ROOF SURFACE EXCEEDS 30 FEET, APPROVED AERIAL FIRE APPARATUS ACCESS ROAD SHALL BE PROVIDED, FOR PURPOSES OF THIS SECTION, THE HIGHEST ROOF SURFACE SHALL BE DETERMINED BY MEASUREMENT TO THE EAVE OF A PITCHED ROOF, THE INTERSECTION OF THE ROOF TO THE EXTERIOR WALL, OR THE TOP OF PARAPET WALLS, WHICHEVER IS GREATER.
- D105.2 WIDTH. AERIAL FIRE APPARATUS ROAD SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH 26', EXCLUSIVE OF SHOULDER, IN THE IMMEDIATE VICINITY OF THE BUILDING OR PORTION THEREOF.
- D105.3 PROXIMITY TO BUILDING. AT LEAST ONE OF THE REQUIRED ACCESS ROUTES MEETING THIS CONDITION SHALL BE LOCATED WITHIN A MINIMUM 15 FEET AND MAXIMUM OF 30 FEET FROM THE BUILDING, AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING. THE SIDE OF THE BUILDING ON WHICH THE AERIAL FIRE APPARATUS ACCESS ROAD IS POSITIONED SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.
- D105.4 OBSTRUCTIONS. OVERHEAD UTILITY AND POWER LINES SHALL NOT BE LOCATED OVER THE AERIAL FIRE APPARATUS ACCESS ROAD OF BETWEEN THE AERIAL FIRE APPARATUS ROAD AND THE BUILDING. OTHER OBSTRUCTIONS SHALL BE PERMITTED TO BE PLACED WITH THE APPROVAL OF THE FIRE CODE OFFICIAL.

NOTE: SEE PIPE MATERIAL SPECIFICATIONS FOR PVC, DIP AND HDPE PIPES ON SHEETS C8.8 AND C8.9. ALL HDPE STORM DRAIN TO BE ADS N-12 ST 1B PIPE (PER ASTM F2648). ALL PVC SEWER MAIN TO BE PVC SDR-26 PIPE (PER ASTM D3034). ALL PVC WATER MAIN SHALL COMPLY WITH AWWA C900 DR 18 PRESSURE CLASS 235 AT A MINIMUM.	
SEWER DEMAND ESTIMATE FOR SHIRLEY ESTATES	
WASTE WATER (BASED ON FULTON COUNTY DATA, TABLE JT-1 SEWAGE FLOW SCHEDULE) RESIDENTIAL: 150 GPD PER BEDROOM = 3 BEDROOM X 23 UNITS X 150 = 10,350 GPD	
PROJECT TOTAL = 10,350 GPD	
PEAK WATER ESTIMATE 2.5X PEAKING FACTOR RESIDENTIAL: 10,350 GPD 10,350 GPD/6 HR/60 MIN*2.5 = 72 GPM PEAK RESIDENTIAL: 2 HRS MORNING + 2 HRS LUNCH + 2 HRS NEAR 5PM = 6 HRS	

WATER SERVICE REQUEST LIST		
TYPE	SIZE	QUANTITY
FIRE VAULT WITH 3/4" OMNI BYPASS METER ON AN 8" DDC/BFP	8"	1
PRIVATE FIRE HYDRANT	8"	2
DOMESTIC MASTER METER	4"	1
PRIVATE DOMESTIC SUB-METER	3/4"	23



GEORGIA 811
REGISTERED PROFESSIONAL ENGINEER
No. 24527
WILLIAM B. DUNN

paradigm
Engineering Services, Inc.
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Suite 115
Atlanta, GA 30338
(770) 605-6000
www.paradigmeng.net

Project No: P-2027
Design By: WBD
Drawn By: RAC
Checked By: WBD
Date: 12/1/21
Scale: 1" = 20'

No	Revision	Date	REVISION
1		2/18/21	REVISED STORM, SEWER & WATER PIPE MATERIAL & METER SIZE
		3/31/21	SHIFTED UNITS 1-7 SOUTH, ADJUSTED ENTRANCE AND UTILITIES
		4/21/21	ADDED COMMENTS FROM DESIGN REVIEW BOARD AND CITY ENGINEER

IHD INVESTMENTS

2015 PARKHAVEN COURT
ROSWELL, GA 30076
PHONE: (770) 318-1472

UTILITY PLAN

SHIRLEY ESTATES

3165 DOGWOOD DR, 3167 DOGWOOD DR, 0 LAKE AVE
LAND LOT 99, 14TH DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

Drawing No.
C4.0

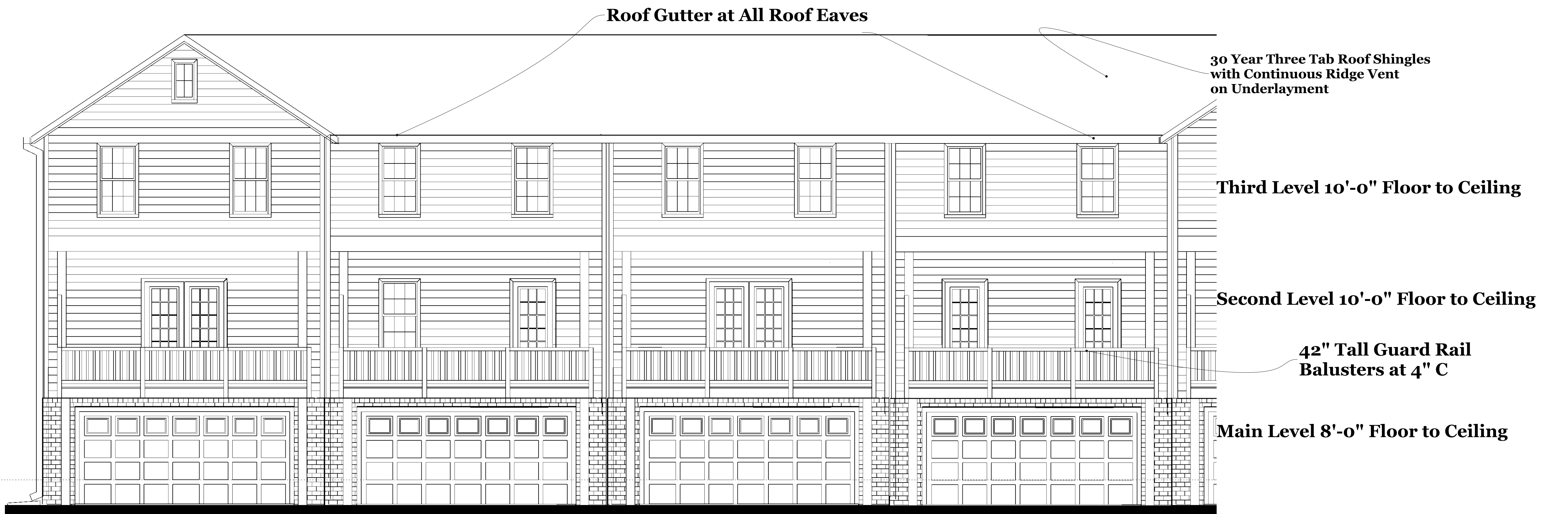
2027 - SHIRLEY ESTATES



REVISIONS		REMARKS
MM/DD/YY	1	...
	2	...
	3	...
	4	...
	5	...

Robert Jay Architect 6934 Clear Lake Court Atlanta, Georgia 30360 770-241-5956 rjtrain312@yahoo.com	
Proposed Dogwood Townhomes Dogwood Drive Hapeville, Georgia	
09	

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July 12, 2021

These Drawings Provided For Architectural Design Only.
Verify Beams Columns and Foundation with Structural Engineer
Field Verify all Dimensions
Released For Construction

REVISIONS		REMARKS
MM/DD/YY		
1	---	---
2	---	---
3	---	---
4	---	---
5	---	---

Robert Jay Architect
6934 Clear Lake Court
Atlanta, Georgia 30360
770-241-5956 rjtrain312@yahoo.com

Proposed Dogwood Townhomes
Dogwood Drive
Hapeville, Georgia

11

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Seven Unit Building Rear Elevation 1/4" = 1'-0"

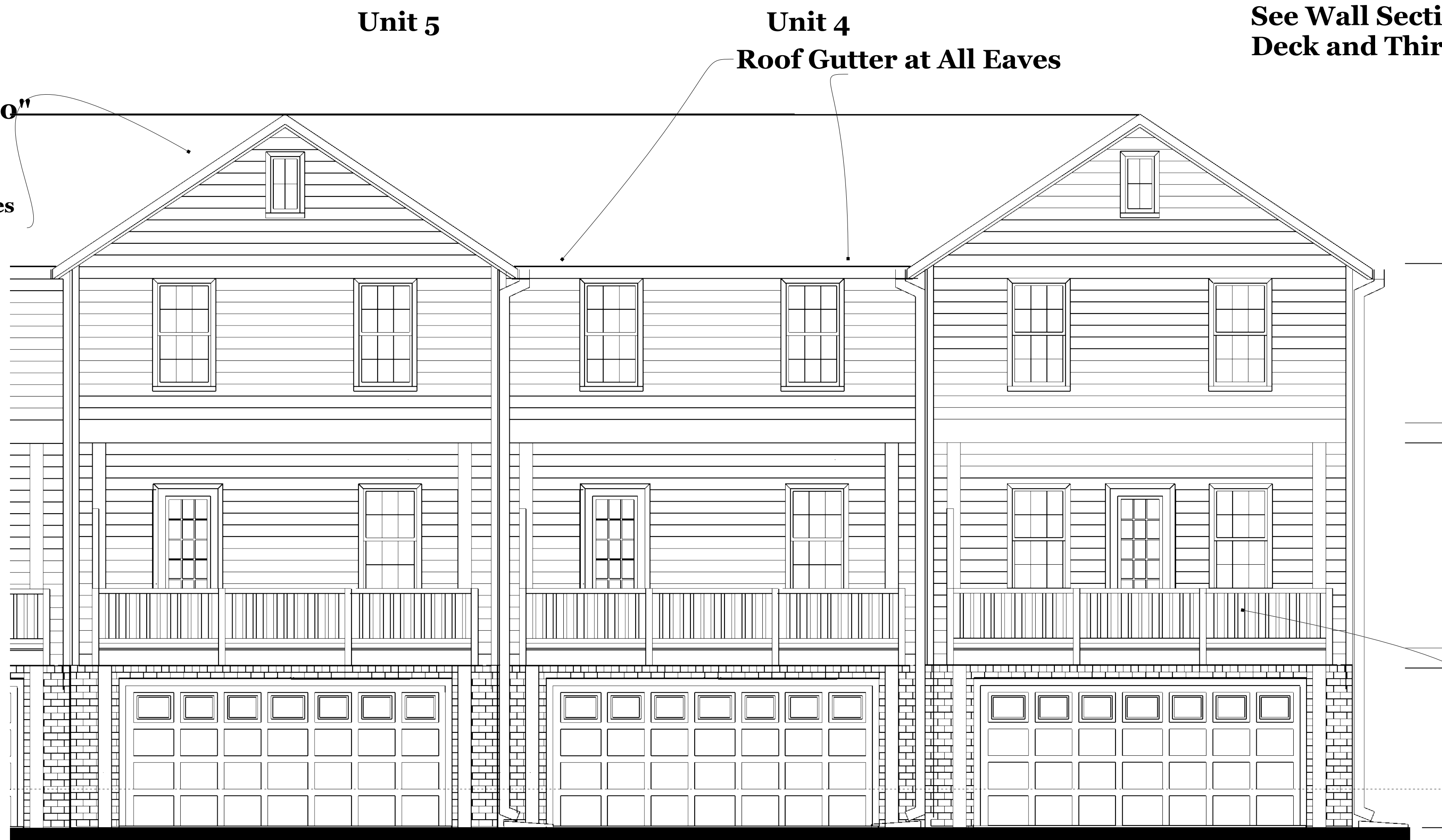
30 Year Three Tab Roof Shingles
with Continuous Ridge Vent
on Underlayment

Third Level 10'-0" Floor to Ceiling

Second Level 10'-0" Floor to Ceiling

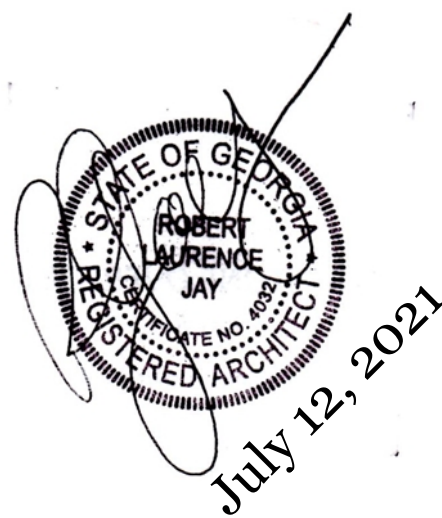
Main Level 8'-0" Floor to Ceiling

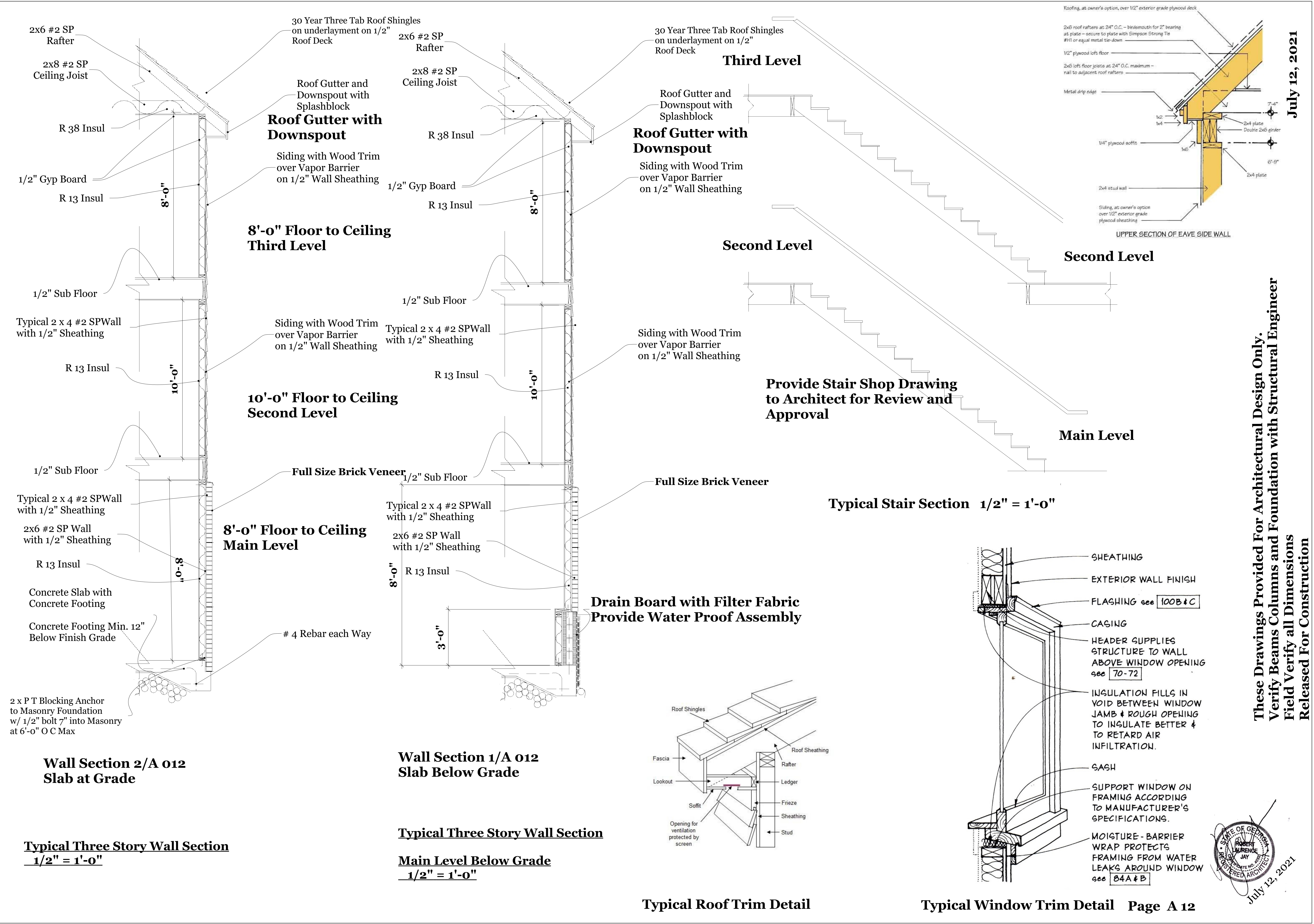
Note:
Building and Unit Numbers
Shall be 6" in Height Located
Above or Beside Street Facing
Pedestrian Entrance



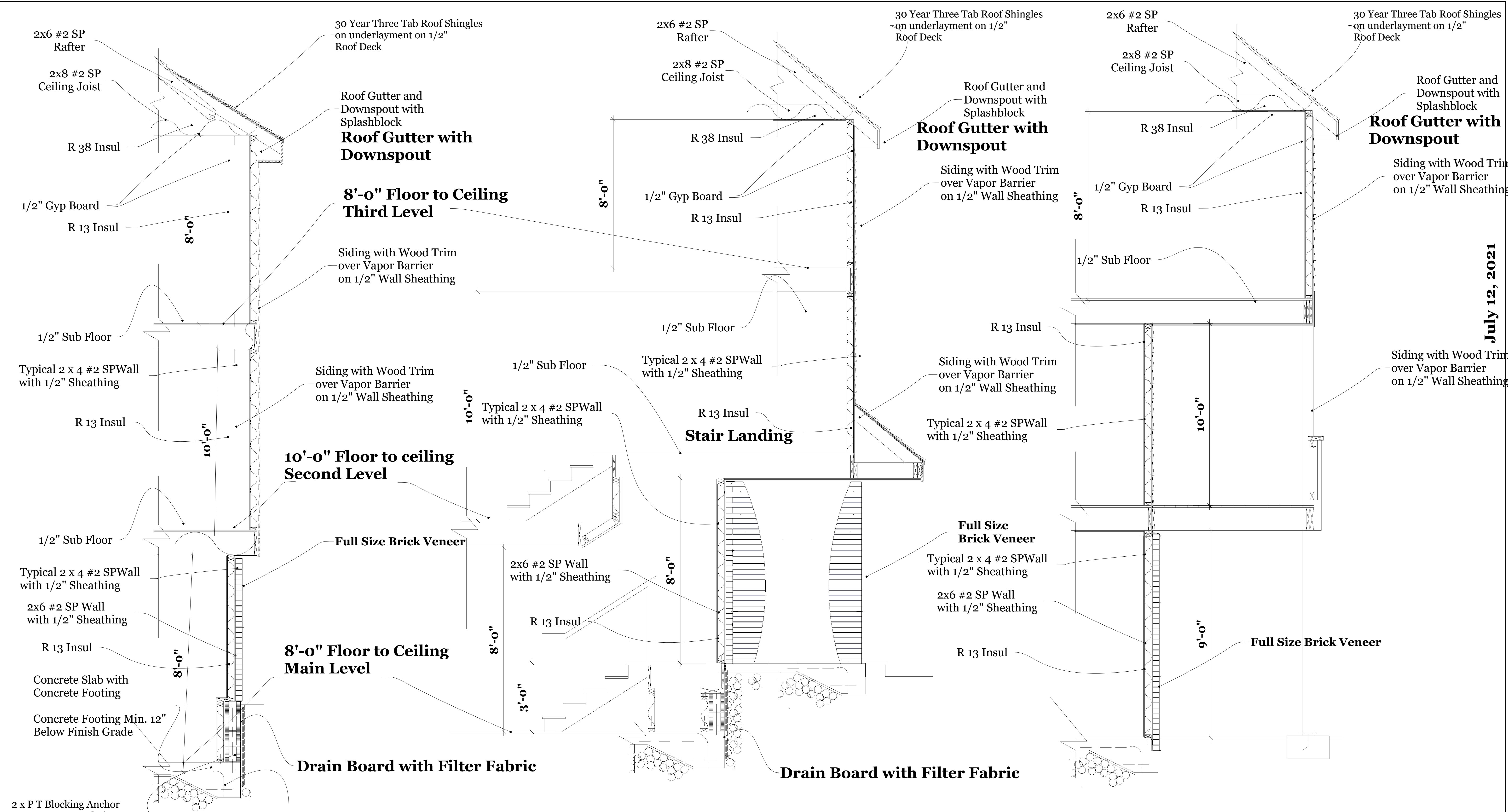
Seven Unit Building Rear Elevation 1/4" = 1'-0"

42" Tall Guard Rail
Balusters at 4" C





A	Proposed Dogwood Townhomes	Robert Jay Architect 6934 Clear Lake Court Atlanta, Georgia 30360	REVISIONS	
			MM/DD/YY	REMARKS
12	Dogwood Drive Hapeville, Georgia	770-241-5956 rjtrain312@yahoo.com	1	--/--/--
			2	--/--/--
			3	--/--/--
			4	--/--/--
			5	--/--/--

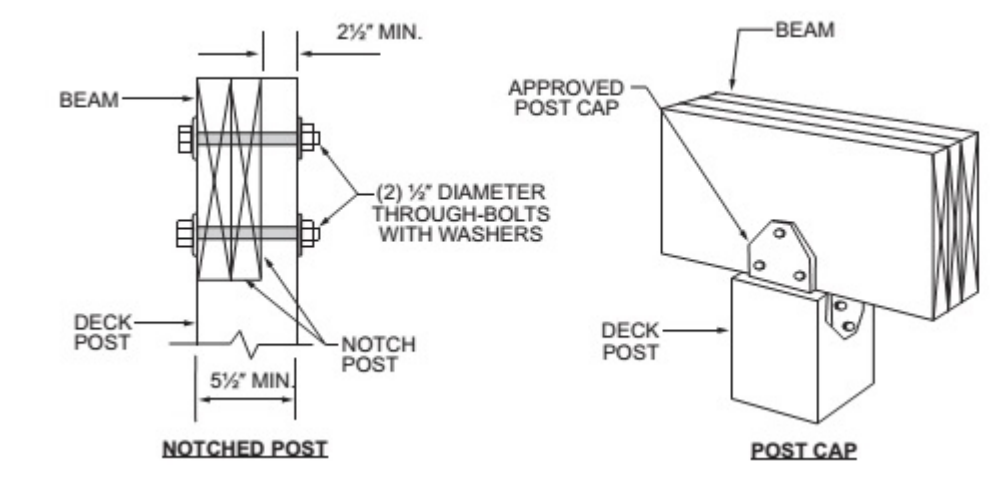


2 x P T Blocking Anchor
to Masonry Foundation
w/ 1/2" bolt 7" into Masonry
at 6'-0" O C Max

Wall Section 1/A 013

Typical Wall Section at Box Bay
1/2" = 1'-0"

These Drawings Provided For Architectural Design Only.
Verify Beams Columns and Foundation with Structural Engineer
Field Verify all Dimensions
Released For Construction



Typical Post and Beam Connection



July 12, 2021

REVISIONS		REMARKS
MM/DD/YY	1	...
MM/DD/YY	2	...
MM/DD/YY	3	...
MM/DD/YY	4	...
MM/DD/YY	5	...

Robert Jay Architect 6934 Clear Lake Court Atlanta, Georgia 30360		770-241-5956 rjtrain312@yahoo.com
Proposed Dogwood Townhomes Dogwood Drive Hapeville, Georgia		13

A	
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JOIST-TO-BEAM CONNECTION

Each joist shall be attached to the beam as shown in FIGURE 8. Use Option 1 or Option 2 when joists bear on or overhang past the beam as shown in FIGURE 2 and FIGURE 4. Use Option 3 when joists attach to the side of the beam as shown in FIGURE 3; however, the joist depth must be less than or equal in depth to the beam depth. See *Joist Hangers* below for information on hanger requirements. Mechanical fasteners or hurricane clips used in Option 2 shall have a minimum capacity of 100 lbs. in both uplift and lateral load directions. See manufacturer's instructions for minimum installation requirements.

OPTION 1*

OPTION 2

OPTION 3

FIGURE 8: JOIST-TO-BEAM DETAIL

JOIST HANGERS

Joist hangers, as shown in FIGURE 9, shall have a minimum capacity of 600 lbs. for 2x8s, 700 lbs. for 2x10s and 800 lbs. for 2x12s. The joist hanger shall be designed and manufactured for the number of plies it is carrying.

Use joist hangers with inside flanges when clearances to the edge of the beam or ledger board dictate.

Do not use clip angles or brackets to support framing members. Do not bend hanger flanges to accommodate field conditions.

FIGURE 9: TYPICAL JOIST HANGERS

FIGURE 10: PROHIBITED POST-TO-BEAM ATTACHMENT

POSTS

Deck posts shall be 6x6 with a maximum height of 14'-0" measured from the top of the footing to the underside of the beam. The beam shall be attached to the post by one of the methods shown in FIGURE 11. The attachment condition shown in FIGURE 10 is prohibited.

The post cap shown in FIGURE 11, Option 2 shall be specifically designed for two- or three-ply beams and 6x6 posts with a minimum, downward allowable load capacity of 5,000 lbs. Attachment shall be per manufacturer's instructions. Post caps shall be galvanized per the requirements noted on Sheet 3. 4x4 & 4x6 posts can be used if tributary loading values are calculated by a design professional.

Cut ends of posts shall be field treated with a wood preservative containing copper naphthenate in accordance with AWPA M4. Such products can be found in the paint department of most hardware or home center stores.

Georgia Amendments- Prescriptive Deck Details

Sheet 7 of 22

FIGURE 11: POST-TO-BEAM CONNECTION OPTIONS

FOOTINGS

Footings shall be constructed in accordance with the requirements below.

- Concrete shall be air-entrained and have a minimum compressive strength of 3,000 PSI.
- Footing size and thickness shall be in accordance with TABLE 3.
- See FIGURE 12 for post attachment options and requirements.
- Post anchors shall be galvanized per the requirements noted on Sheet 3.
- Footings shall bear on solid ground; bearing conditions must be verified by county inspectors prior to placement of concrete.
- Bottom of footing should be at least 12 inches below grade.
- Deck footings closer than 5'-0" to an existing exterior house wall must bear at the same elevation as the existing house footings.**
- Do not construct footings over utility lines or service pipe. Call 811 before you dig.**

TABLE 3: FOOTING SIZE

Beam Span	Joist Span	Size of Square	Size of Round	Minimum Thickness ¹
≤ 8'	≤ 10'	15"	17"	6"
	>10' - 14'	18"	20"	8"
	>14' - 18'	21"	23"	9"
> 8' - 12'	≤ 10'	19"	21"	8"
	>10' - 14'	22"	24"	10"
	>14' - 18'	26"	28"	11"
>12' - 17'	≤ 10'	23"	25"	10"
	>10' - 14'	28"	30"	12"

¹ The cast-in-place post base may require a footing thickness greater than the value in the table above. In such cases, the manufacturer's specified minimum footing thickness shall govern.

Georgia Amendments- Prescriptive Deck Details

Sheet 8 of 22

BEAMS
(Sheet 5 of 22)

*Delete TABLE 2: 'MAXIMUM BEAM SPAN LENGTH' and substitute with new TABLE 2: 'DECK BEAM SPANS FOR JOISTS FRAMING FROM ONE SIDE ONLY' as follows:

TABLE 2: DECK BEAM SPANS (L₀)¹ FOR JOISTS FRAMING FROM ONE SIDE ONLY

Species	Size	Joist Spans (L _j) Less Than or Equal to:							
		6'	8'	10'	12'	14'	16'	18'	
Southern Pine	2-2x6	6' - 11"	5' - 11"	5' - 4"	4' - 10"	4' - 6"	4' - 3"	4' - 0"	
	2-2x8	8' - 9"	7' - 7"	6' - 9"	6' - 2"	5' - 9"	5' - 4"	5' - 0"	
	2-2x10	10' - 4"	9' - 0"	8' - 0"	7' - 4"	6' - 9"	6' - 4"	6' - 0"	
	2-2x12	12' - 2"	10' - 7"	9' - 5"	8' - 7"	8' - 0"	7' - 6"	7' - 0"	
	3-2x6	8' - 2"	7' - 5"	6' - 8"	6' - 1"	5' - 8"	5' - 3"	5' - 0"	
	3-2x8	10' - 10"	9' - 6"	8' - 6"	7' - 9"	7' - 2"	6' - 8"	6' - 4"	
	3-2x10	13' - 0"	11' - 3"	10' - 0"	9' - 2"	8' - 6"	7' - 11"	7' - 6"	
	3-2x12	15' - 3"	13' - 3"	11' - 10"	10' - 9"	10' - 0"	9' - 4"	8' - 10"	

¹ Spans are based on 40 PSF live load, 10 PSF dead load, southern pine #2, normal loading duration, wet service conditions and deflections of Δ=1/360 for main span and Δ/180 for overhang with a 230 pound point load.

JOISTS
(Sheet 5 of 22)

*Revise TABLE 1: 'MAXIMUM JOIST SPAN LENGTH' and Footnote 1 to read as follows:

TABLE 1: MAXIMUM JOIST SPAN LENGTH¹

Joists without Overhangs				Joists with Overhangs			
Joist Spacing	12"	16"	24"	Joist Spacing	12"	16"	24"
2x8	13' - 1"	11' - 10"	9' - 8"	2x8	10' - 1"	10' - 1"	9' - 8"
2x10	16' - 2"	14' - 0"	11' - 5"	2x10	14' - 6"	14' - 0"	11' - 5"
2x12	18' - 0"	16' - 6"	13' - 6"	2x12	18' - 0"	16' - 6"	13' - 6"

¹ Spans are based on 40 PSF live load, 10 PSF dead load, southern pine #2, normal loading duration, wet service conditions and deflections of Δ=1/360 for main span and Δ/180 for overhang with a 220 pound point load.

Note: The implementation of these requirements shall be delayed until January 1, 2016. (Effective January 1, 2015)

LEDGER BOARD FASTENERS
(Sheet 11 of 22)

*Revise FIGURE 20: 'LEDGER BOARD FASTENER SPACING AND CLEARANCES' to read:

FIGURE 20: LEDGER BOARD FASTENER SPACING AND CLEARANCES

¹ Additional interior fasteners are required at chimney or bay window; see FIGURE 21.

(Effective January 1, 2015)

FIGURE 22: DIAGONAL BRACING AT BEAM-POST LOCATIONS (all decks)

FIGURE 23: DIAGONAL BRACING AT JOISTS-POST LOCATIONS (free-standing decks only)

FIGURE 24: TYPICAL CONNECTIONS OF DIAGONAL MEMBERS

Georgia Amendments- Prescriptive Deck Details

Sheet 13 of 22

FIGURE 27: TYPICAL GUARD DETAIL

FIGURE 28: NOTCHING AT GUARD POSTS

FIGURE 29: GUARD POST ATTACHMENT DETAIL

GUARD POST ATTACHMENTS

Guard posts must be attached in accordance with the requirements below.

- Guard posts must be fastened to the framing in order to ensure the entire guard can resist imposed loads.
- Hold-down anchors, as shown in FIGURE 30 and FIGURE 31, shall be used to attach the guard post to the outside joist and rim joist, respectively.
- Hold-down anchors shall have an 1,800 lb. minimum capacity and shall be galvanized per the requirements on Sheet 3.
- Guard posts may be attached to either side of the rim joist or outside joist.

Georgia Amendments- Prescriptive Deck Details

Sheet 15 of 22

FIGURE 36: STAIR GUARD REQUIREMENTS

FIGURE 40: STAIR STRINGER FOOTING

FIGURE 31: GUARD POST-TO-RIM JOIST DETAIL

FIGURE 34: STAIR STRINGER ATTACHMENT DETAIL

FIGURE 12: TYPICAL FOOTING OPTIONS

FIGURE 14: ATTACHMENT OF LEDGER BOARD-TO-BAND BOARD

FIGURE 30: GUARD POST-TO-OUTSIDE JOIST DETAIL

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14

Deck Construction Shall Comply with Georgia State Amendments to the Prescriptive Deck Details 2012 International Residential Code Revised January 1, 2018 with 2020 Georgia Amendmants

Page A 14

REVISIONS

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Scope of work:

This project is for the design and construction of Three Identical three story residential town house buildings containing a total of 23 units with bedrooms, living, dining, kitchen and garage spaces with wood framed deck at the second level.

The Main Level Includes a garage and Bedroom. The Second Level includes living, dining and kitchen. The Third Level includes bedrooms and baths.

Their is one Seven Unit Building and Two Identical Eight Unit Buildings.

The work shall include masonry foundation for the building and the wood framed deck, framing for walls and ceiling with exterior and interior finish materials.

Main Level Floor Level
Floor Area 380 Sq. Ft.
Garage 440 Sq. Ft.

Second Level Floor Level
Floor Area 820 Sq. Ft.
Deck 140 Sq. Ft.

Third Level Floor Level
Floor Area 960 Sq. Ft.

Current Mandatory Codes as Adopted by DCA:

- International Building Code, 2018 Edition, with Georgia Amendments (2020)
- International Residential Code, 2018 Edition, with Georgia Amendments (2020)
- International Fire Code, 2018 Edition (No Georgia Amendments)
- International Plumbing Code, 2018 Edition, with Georgia Amendments (2020)
- International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)
- International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020)
- National Electrical Code, 2020 Edition (No Georgia Amendments)
- International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020)
- International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments (2020)
- the Life Safety Code (NFPA 101) 2018 Edition with 2020 Georgia Amendments
- Georgia Accessibility Code 2018 Edition with 2020 Georgia Amendments

Current Permissive Codes as Adopted by DCA:

- Disaster Resilient Building Code IBC Appendix(2013)
- Disaster Resilient Building Code IRC Appendix (2013)
- International Property Maintenance Code, 2012 Edition, with Georgia Amendments (2015)
- International Existing Building Code, 2012 Edition, with Georgia Amendments (2015)
- National Green Building Standard, 2008 Edition, with Georgia Amendments (2011)

Proposed Dogwood Townhomes

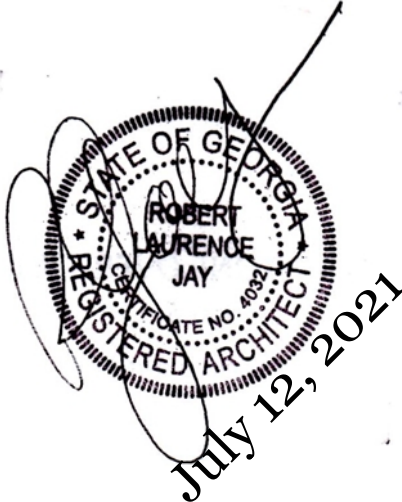
Dogwood Drive, Hapeville, Georgia

July 12, 2021

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Verify Beams Columns and Foundation with Structural Engineer
Field Verify all Dimensions
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Drawing Legend

- A 01 Cover
- A 01 A Notes and Rated Wall Detail
- A 02A Unit Floor Plans with Window Arrangement A
- A 02B Unit Floor Plans with Window Arrangement B
- A 02C Unit Floor Plans with Window Arrangement C
- A 02D Unit Floor Plans with Window Arrangement D
- A 03 7 Unit Building Plans
- A 04 8 Unit Building Plans
- A 05 Unit Building Exterior Elevations
- A 06 8 Unit Building Exterior Elevations
- A 07 8 Unit Building Exterior Elevations
- A 08 8 Unit Building Elevations
- A 09 7 Unit Building Elevations
- A 10 7 Unit Building Elevations
- A 11 7 Unit Building Elevations
- A 12 Wall Sections Stair Section and Roof and window Trim
- A 13 Wall Sections
- A 14 Deck Details



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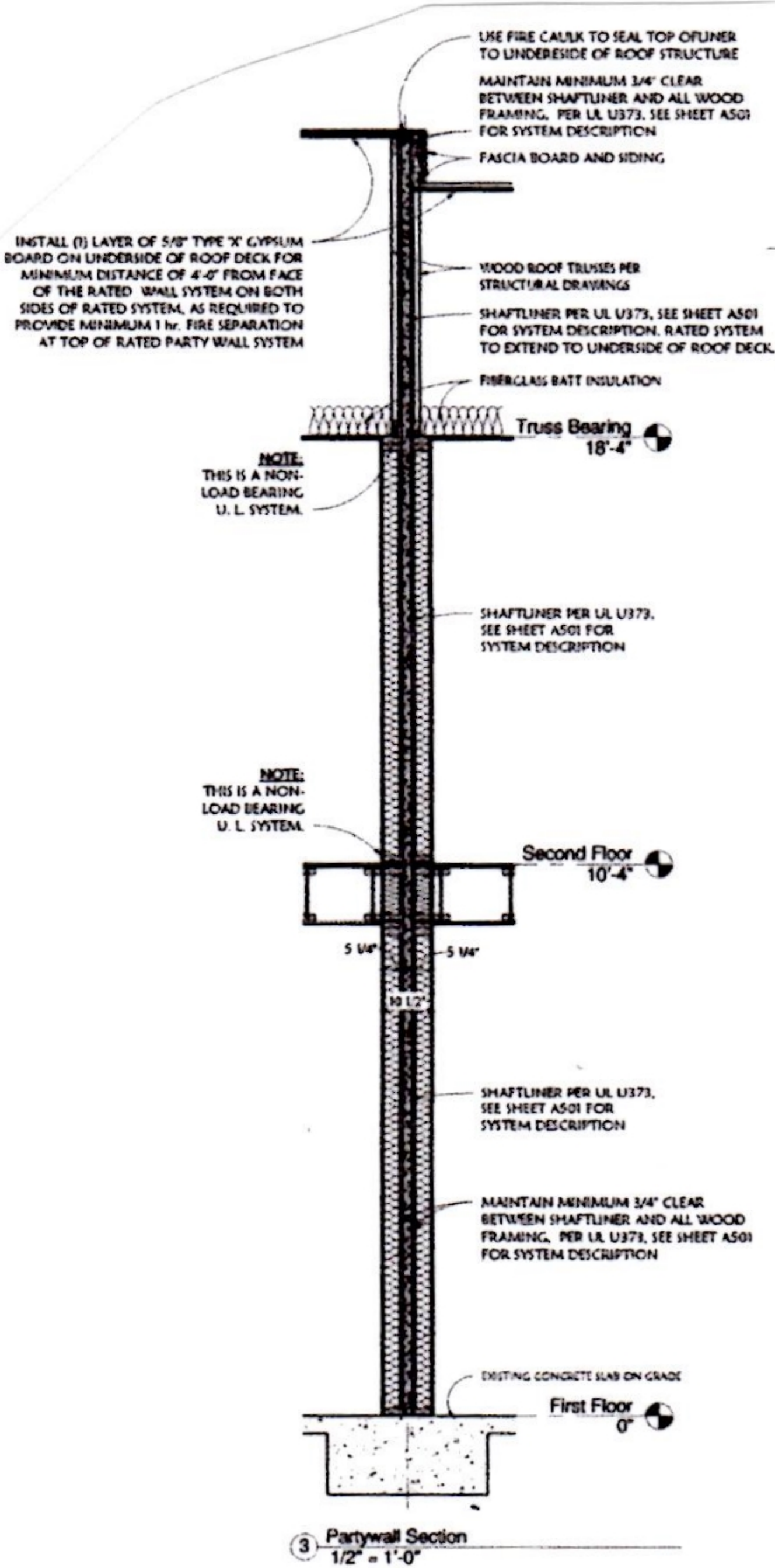
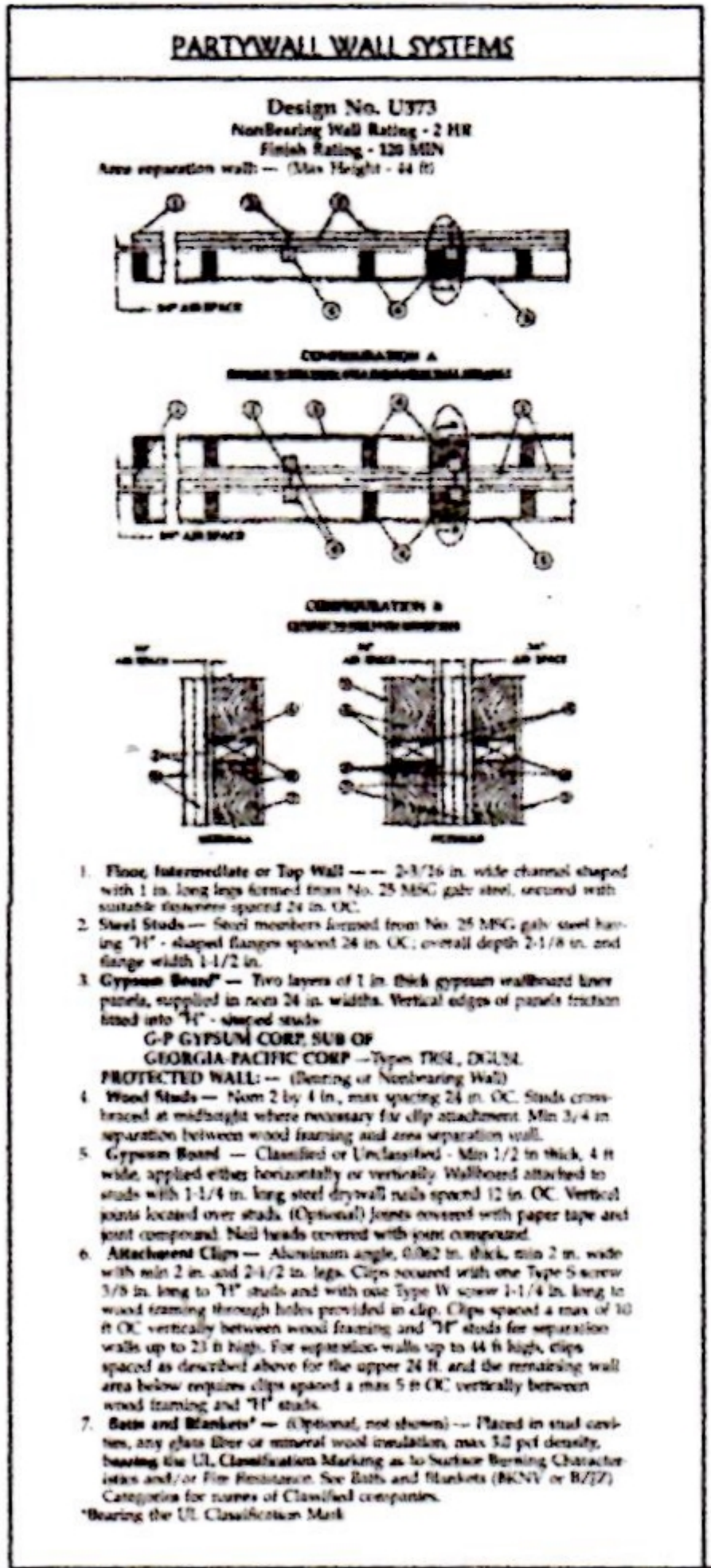
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Dogwood Drive Hapeville, Georgia	
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General Notes

1. Mechanical Features shall not be Located in Supplemental Area or Front Yard and shall be Screened
2. Gutters shall be Copper, Aluminum or galvanized
3. Roof shall be based on Architectural Style
4. All Roof Overhang shall be a Minimum 12 inches
5. Exterior Materials shall be Full Brick, Stone, Smooth Natural-Wood or Cement Board Siding, Shake, Painted Fish Scale Shingles , True Smooth Coat Stucco
6. Stoops shall Provide Minimum 4 feet x4 feet. Stoop Stairs similar width
7. Window Panes Recessed 2 inches with 8 inch Maximum Height
8. Window Lites shall be Divided or one over one lites. No Grids between Glass
9. Enfronting Doors Glass shall use clear or tinted glass
10. Windows shall not be flush with the Exterior Facade
11. Wood Trim between 4 and 6 inches shall surround windows
12. Windows shall Street facing window units shall provide a minimum of 30% and a maximum of 50% of street facing façade
13. Street facing windows shall not exceed 28 Sq. Ft. with a Minimum Height of 3 feet
14. Sills shall be masonry, wood, stone, cast stone or terra cotta
15. The minimum roof slope shall be 8/12



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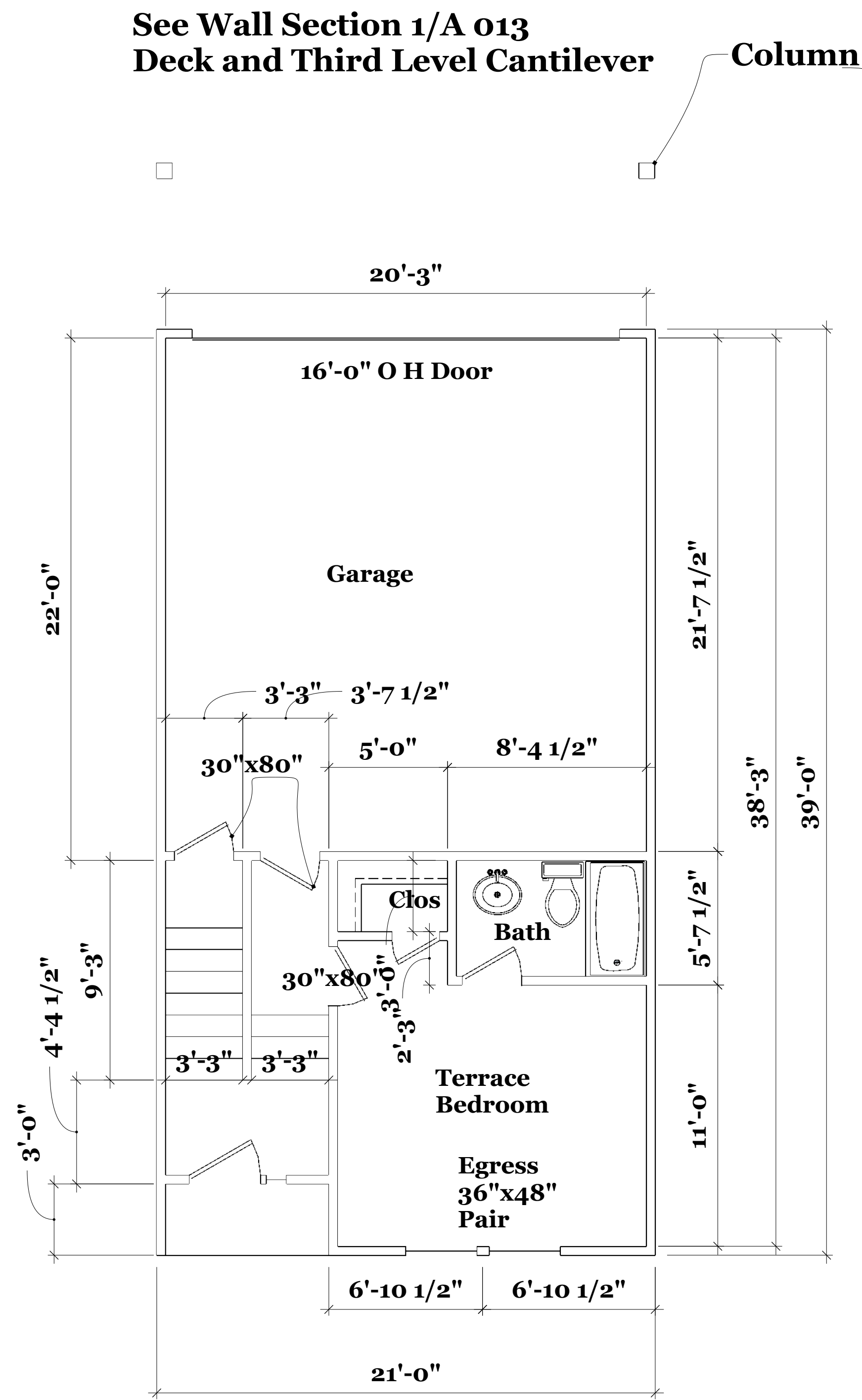
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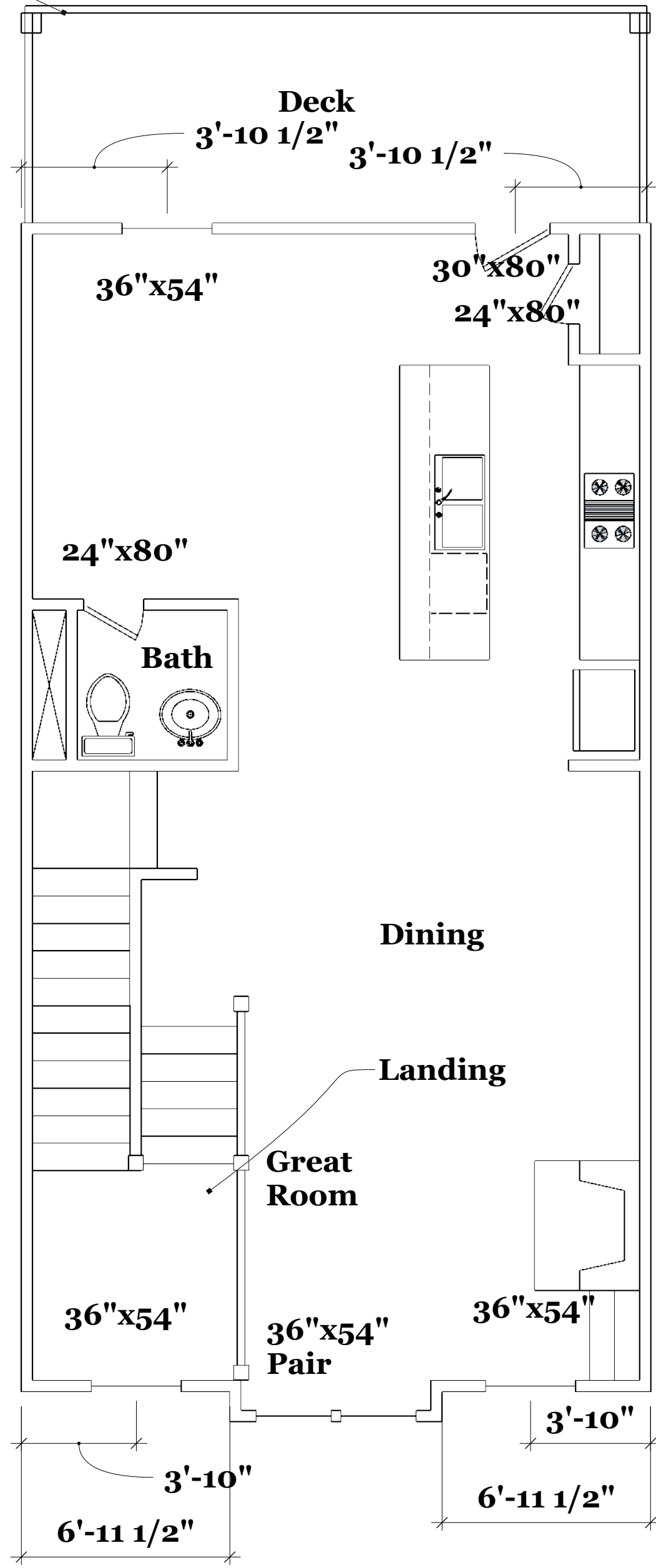


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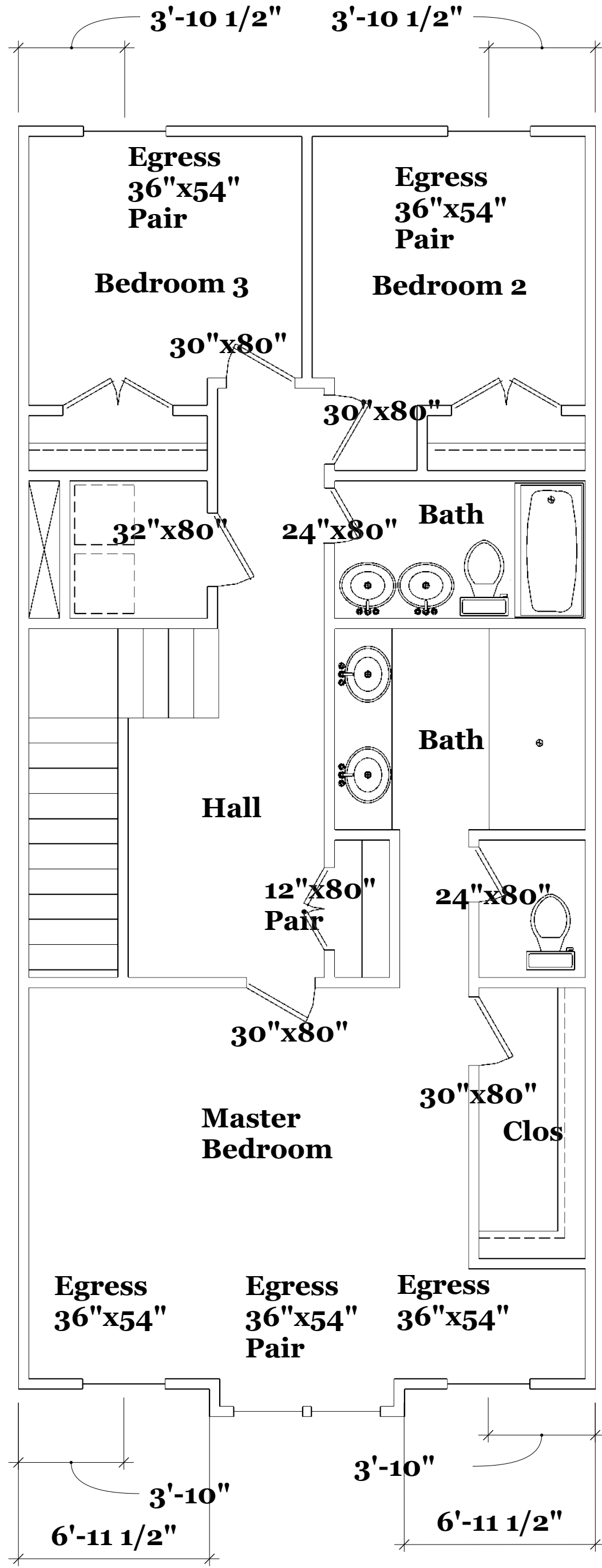


Typical Main Level Floor Plan 1/4" = 1'-0"
Floor Area 380 Sq. Ft.
Garage 440 Sq. Ft.

Column



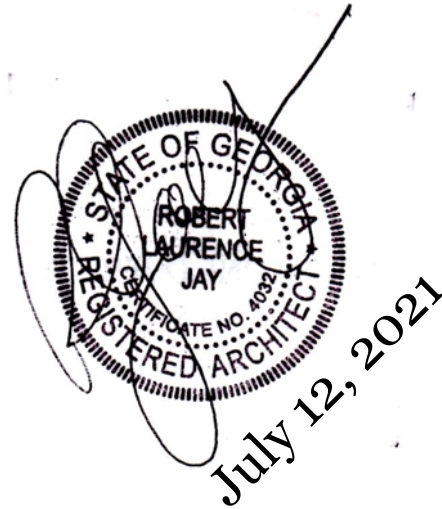
Typical Second Level Floor Plan 1/4" = 1'-0"
Floor Area 820 Sq. Ft.
Deck 140 Sq. Ft.
See Wall Section 2/A 013
Entry with Second Level
Stair Landing



Typical Third Level Floor Plan 1/4" = 1'-0"
Floor Area 960 Sq. Ft.

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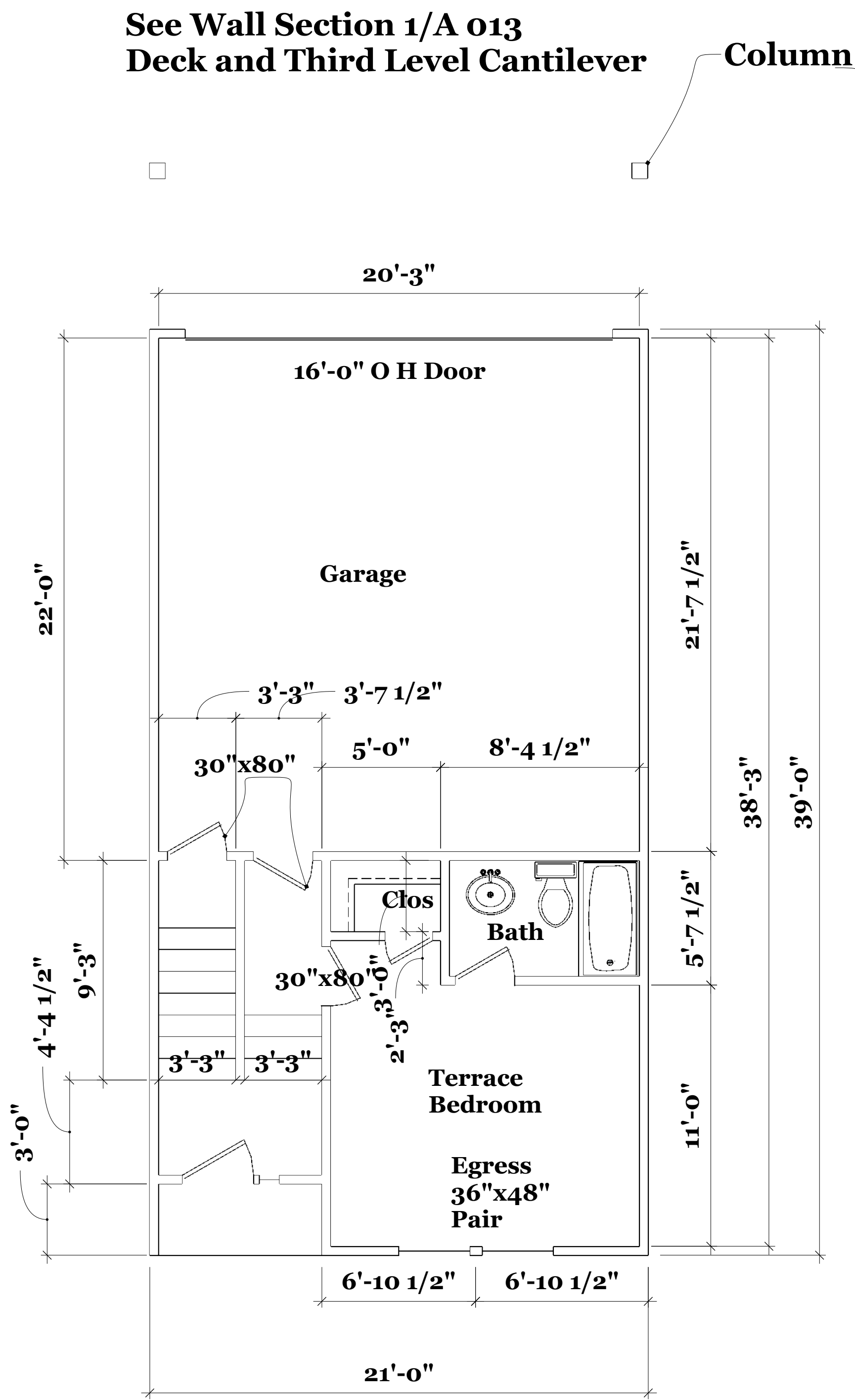


Window Arrangement For
Typical Unit Type B

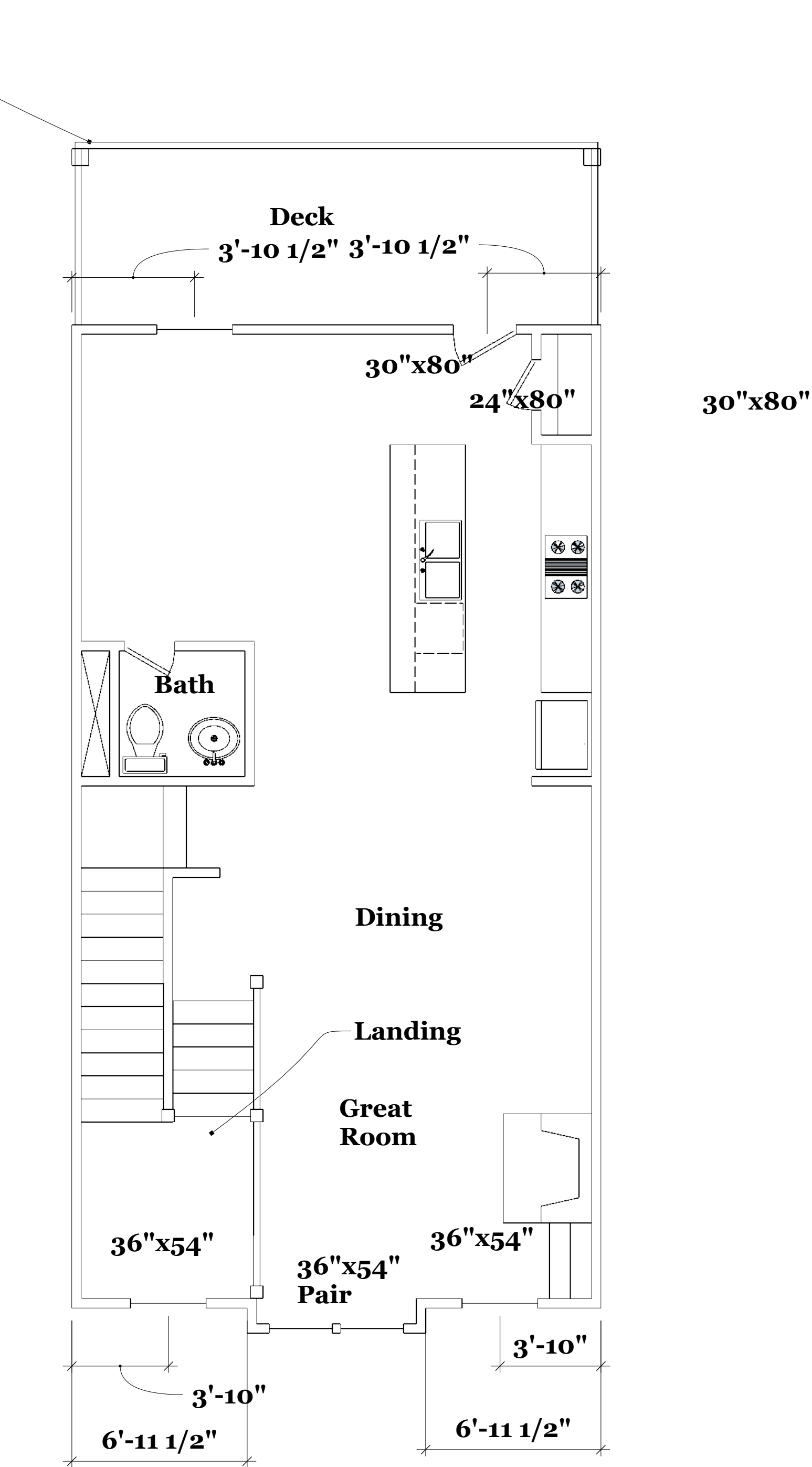
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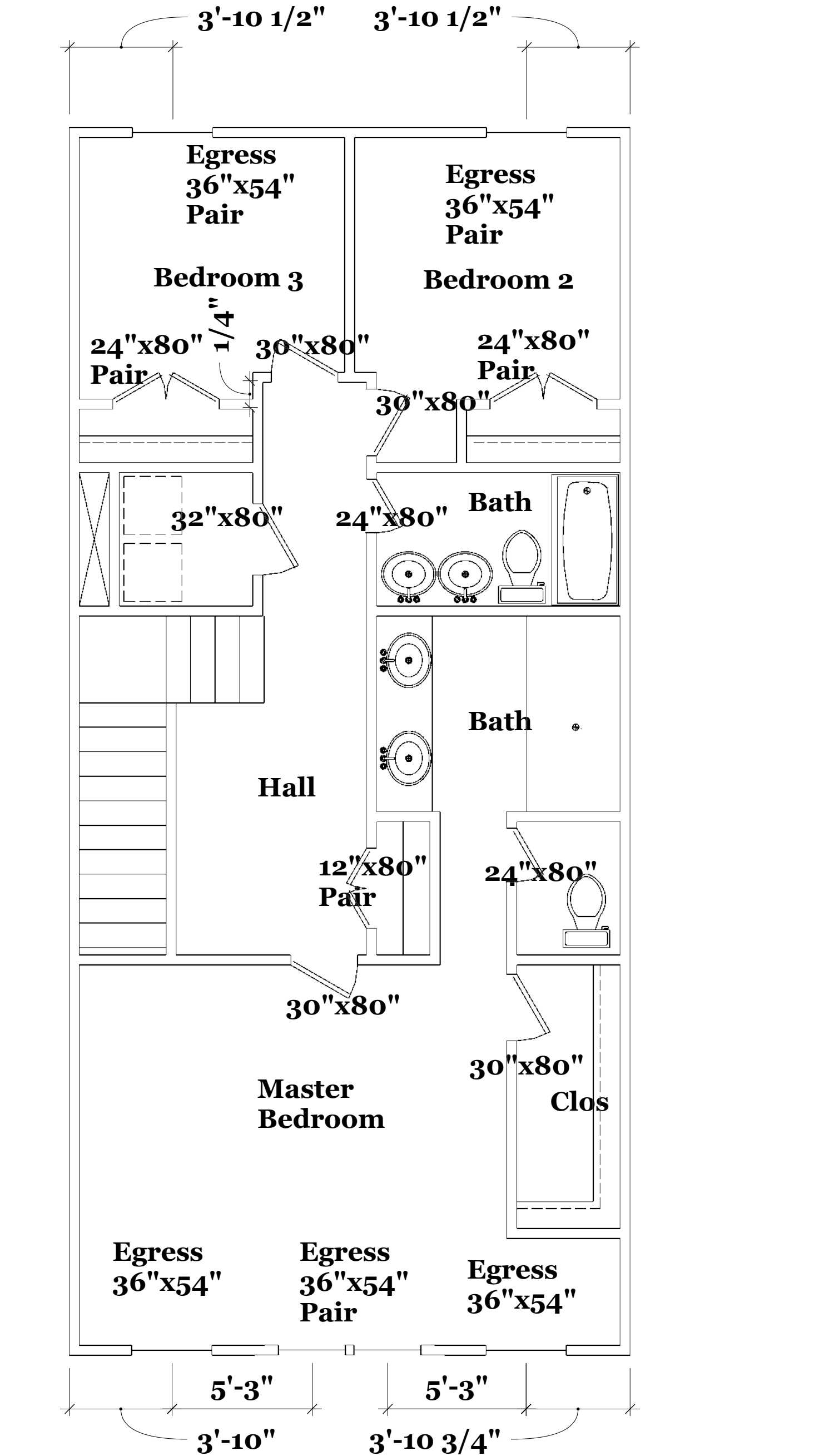
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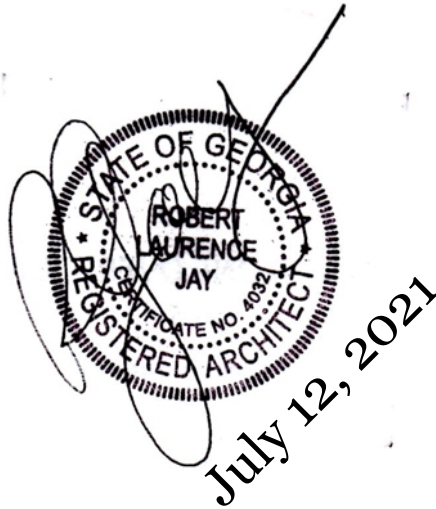
Typical Main Level Floor Plan 1/4" = 1'-0"
Floor Area 380 Sq. Ft.
Garage 440 Sq. Ft.



Typical Second Level Floor Plan 1/4" = 1'-0"
Floor Area 820 Sq. Ft.
Deck 140 Sq. Ft.
See Wall Section 2/A 013
Entry with Second Level
Stair Landing



Typical Third Level Floor Plan 1/4" = 1'-0"
Floor Area 960 Sq. Ft.



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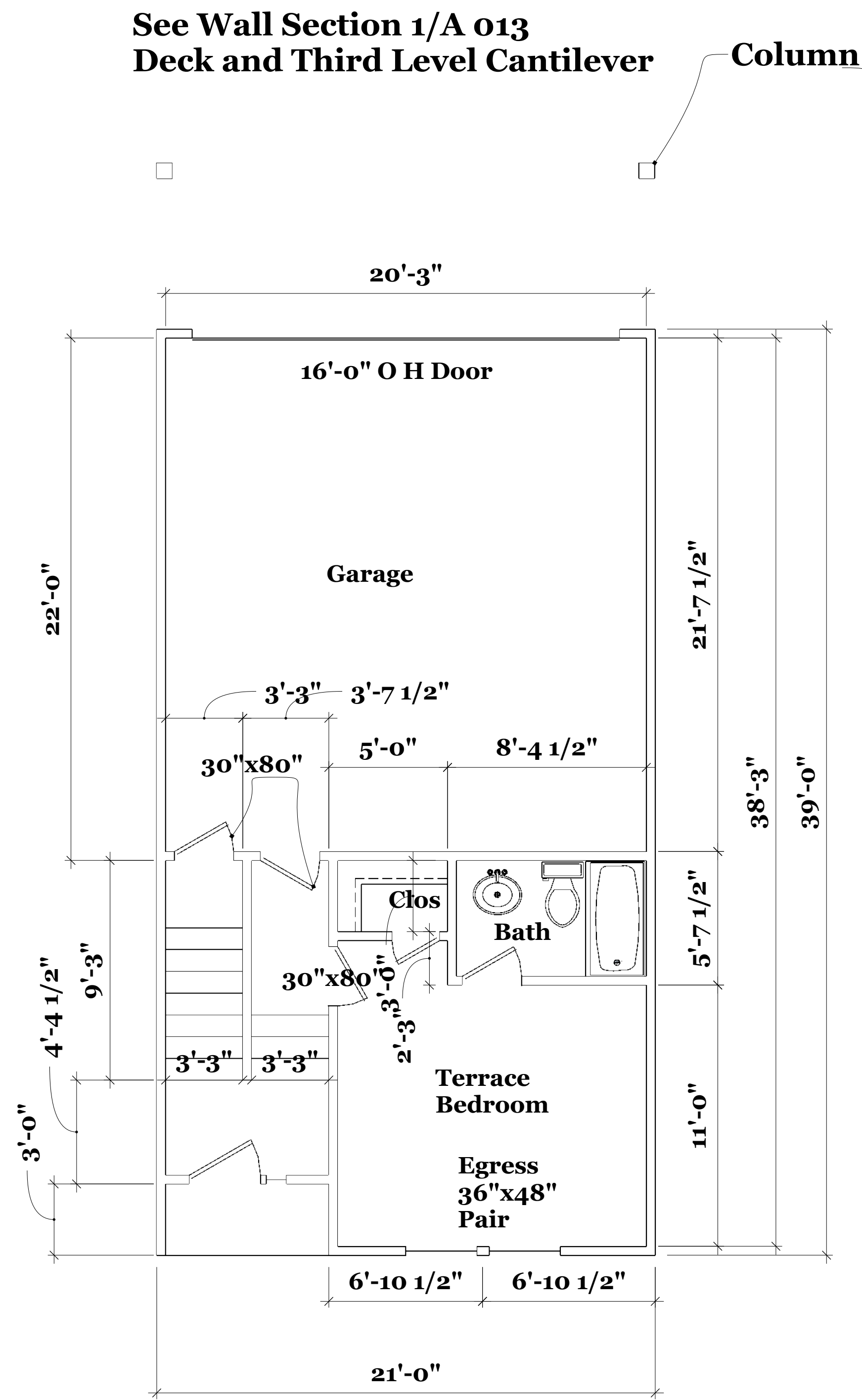
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Window Arrangement For
Typical Unit Type C

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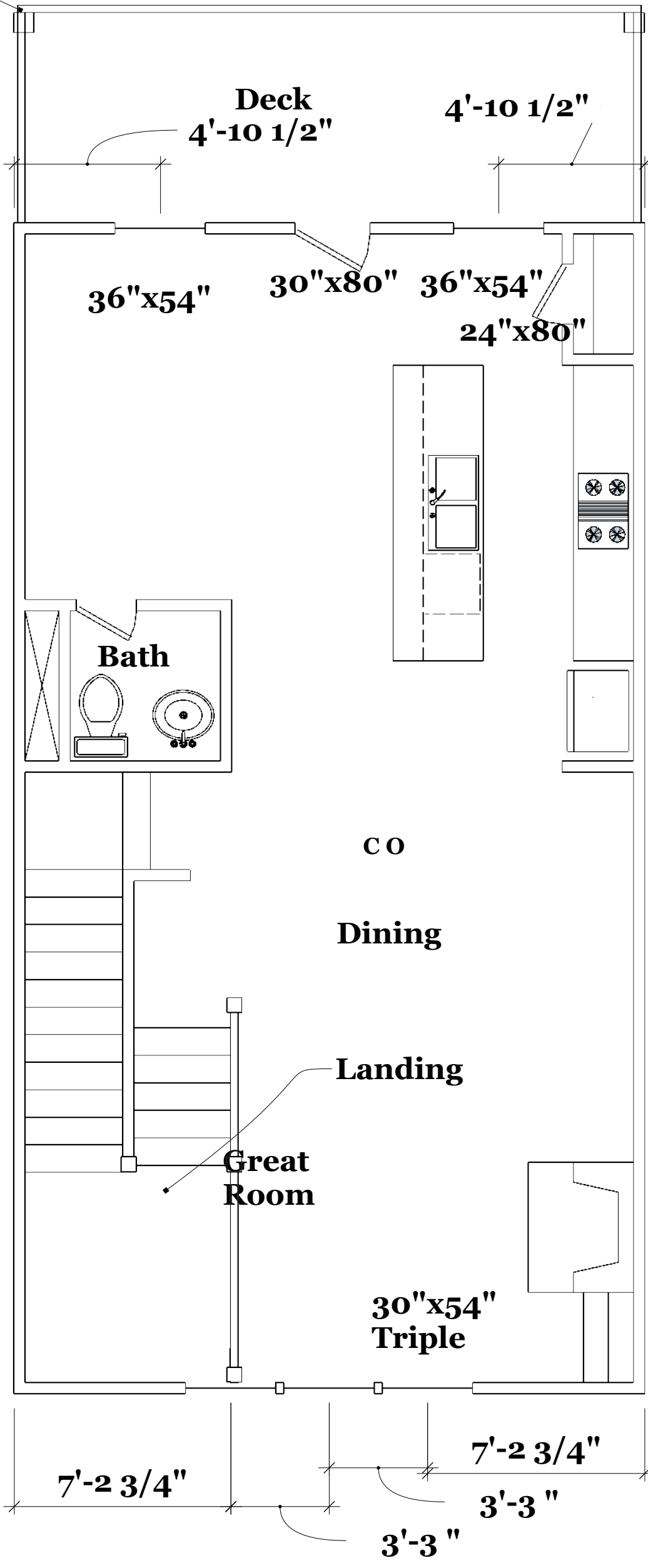
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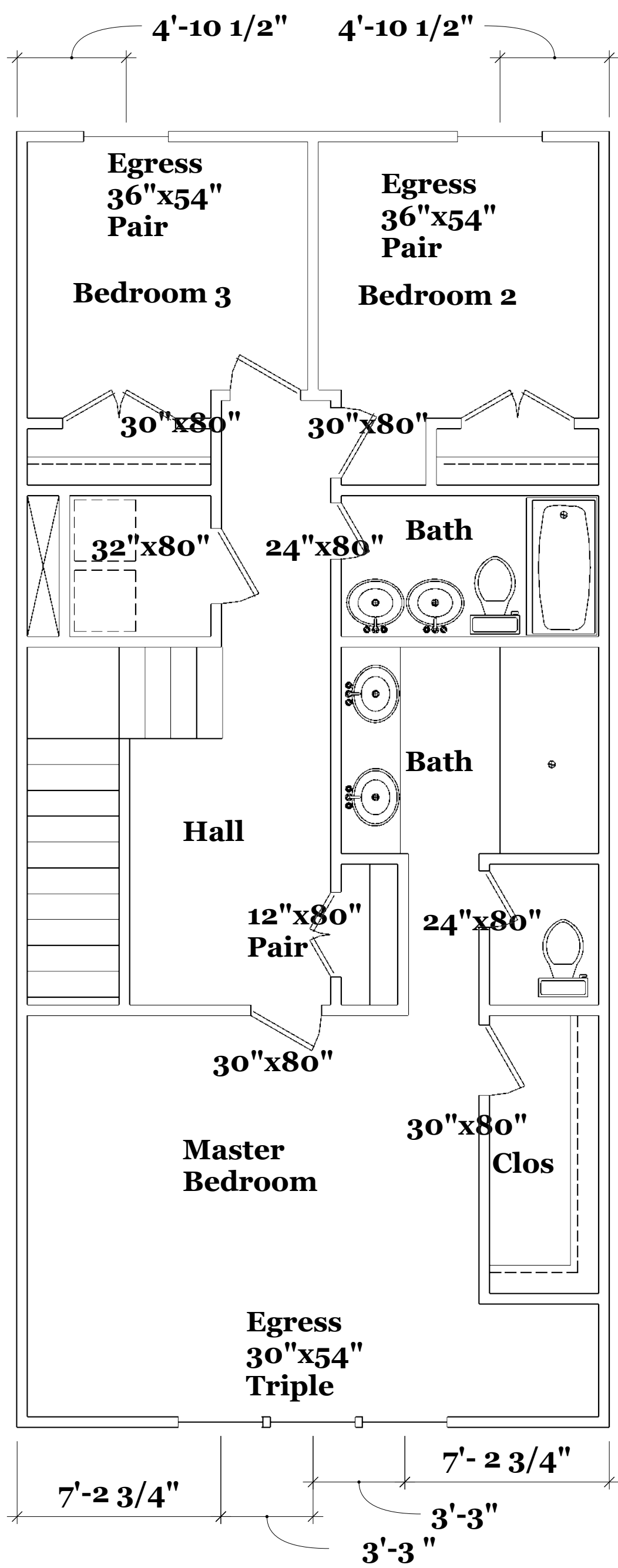


Typical Main Level Floor Plan 1/4" = 1'-0"
Floor Area 380 Sq. Ft.
Garage 440 Sq. Ft.

Column



Typical Second Level Floor Plan 1/4" = 1'-0"
Floor Area 820 Sq. Ft.
Deck 140 Sq. Ft.
See Wall Section 2/A 013
Entry with Second Level
Stair Landing

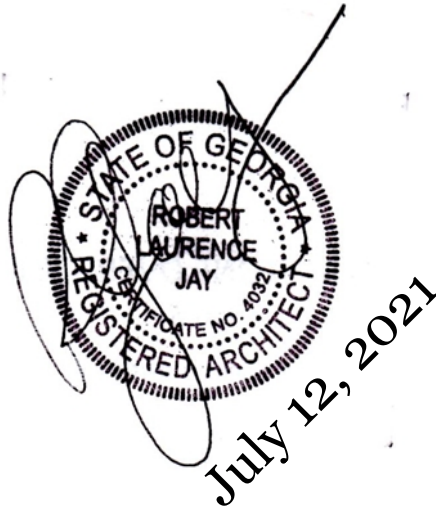


Typical Third Level Floor Plan 1/4" = 1'-0"
Floor Area 960 Sq. Ft.

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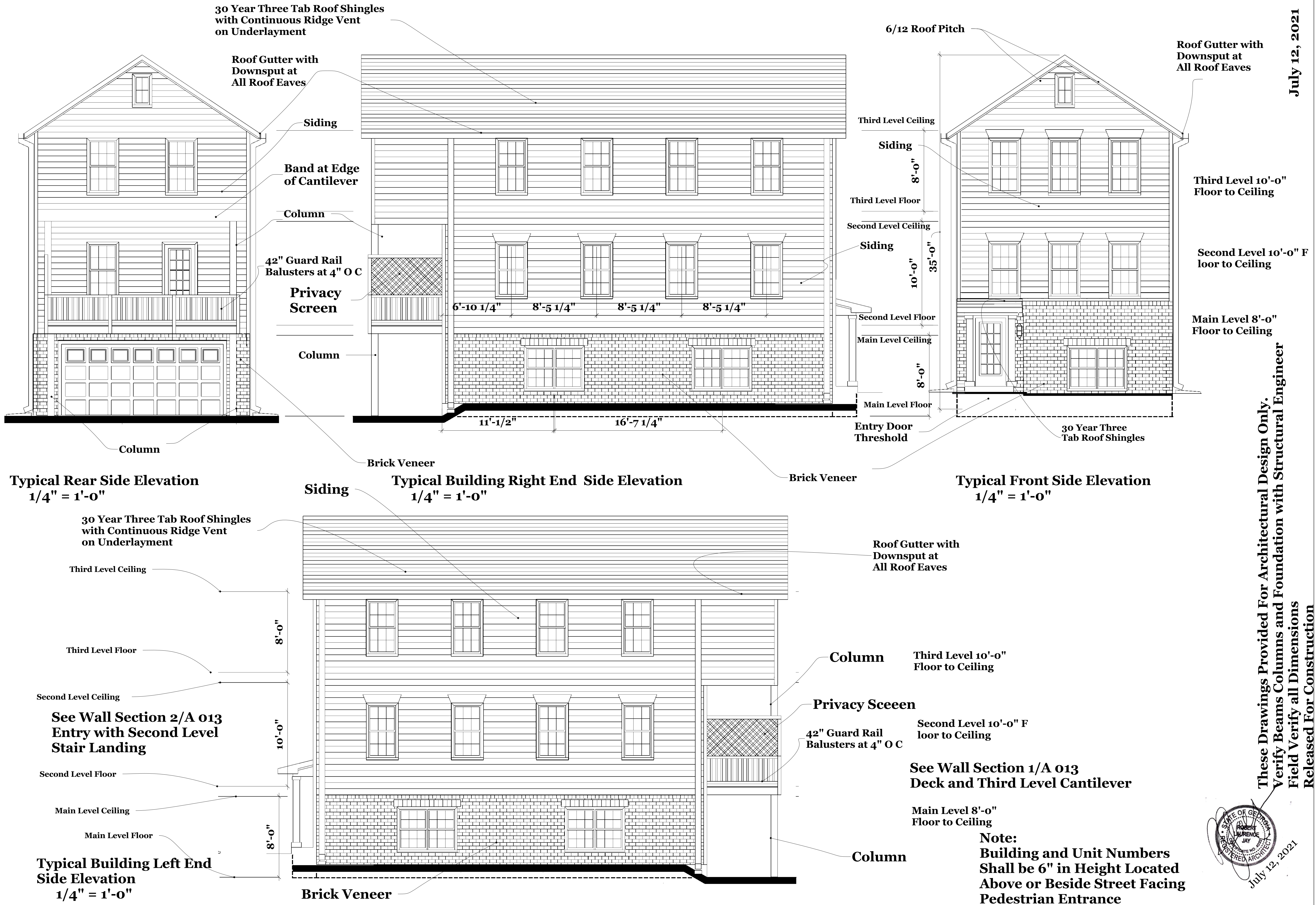
Window Arrangement For
Typical Unit Type D



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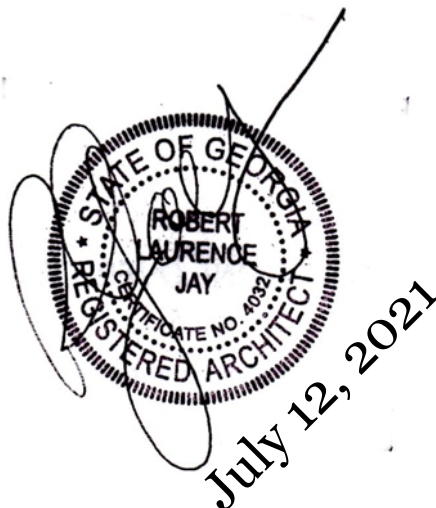
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30 Year Three Tab Roof Shingles
with Continuous Ridge Vent
on Underlayment

6/12 Roof Pitch

Roof Gutter with Downspout
at all Roof Eaves

35'-0"

Third Level 10'-0" Floor to Ceiling

Second Level 10'-0" Floor to Ceiling

Main Level 8'-0" Floor to Ceiling

Unit 15

Unit 14

Unit 13

Unit 12

Building Steps 1'-0"
at Each Unit Seapration

Roof Gutter with
Downspout at all Roof Eaves

Third Level 10'-0" Floor to Ceiling

Second Level 10'-0" Floor to Ceiling

Main Level 8'-0" Floor to Ceiling

35'-0"

Unit 11

Unit 10

Unit 9

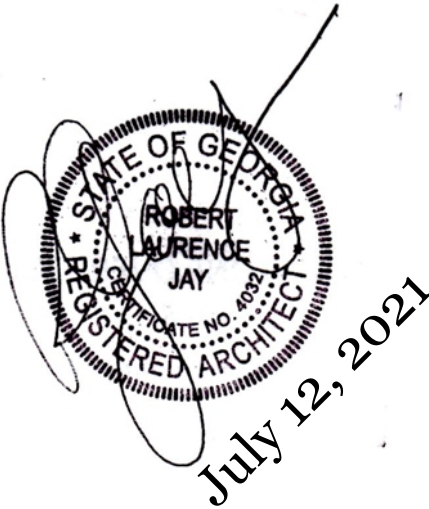
Unit 8

Non Operable
Doors

8 Unit Building Front Elevation 1/4" = 1'-0"

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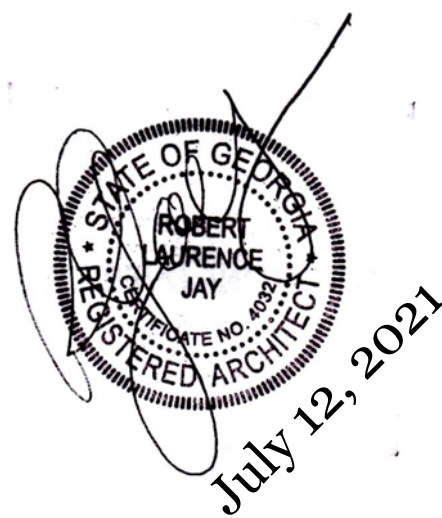
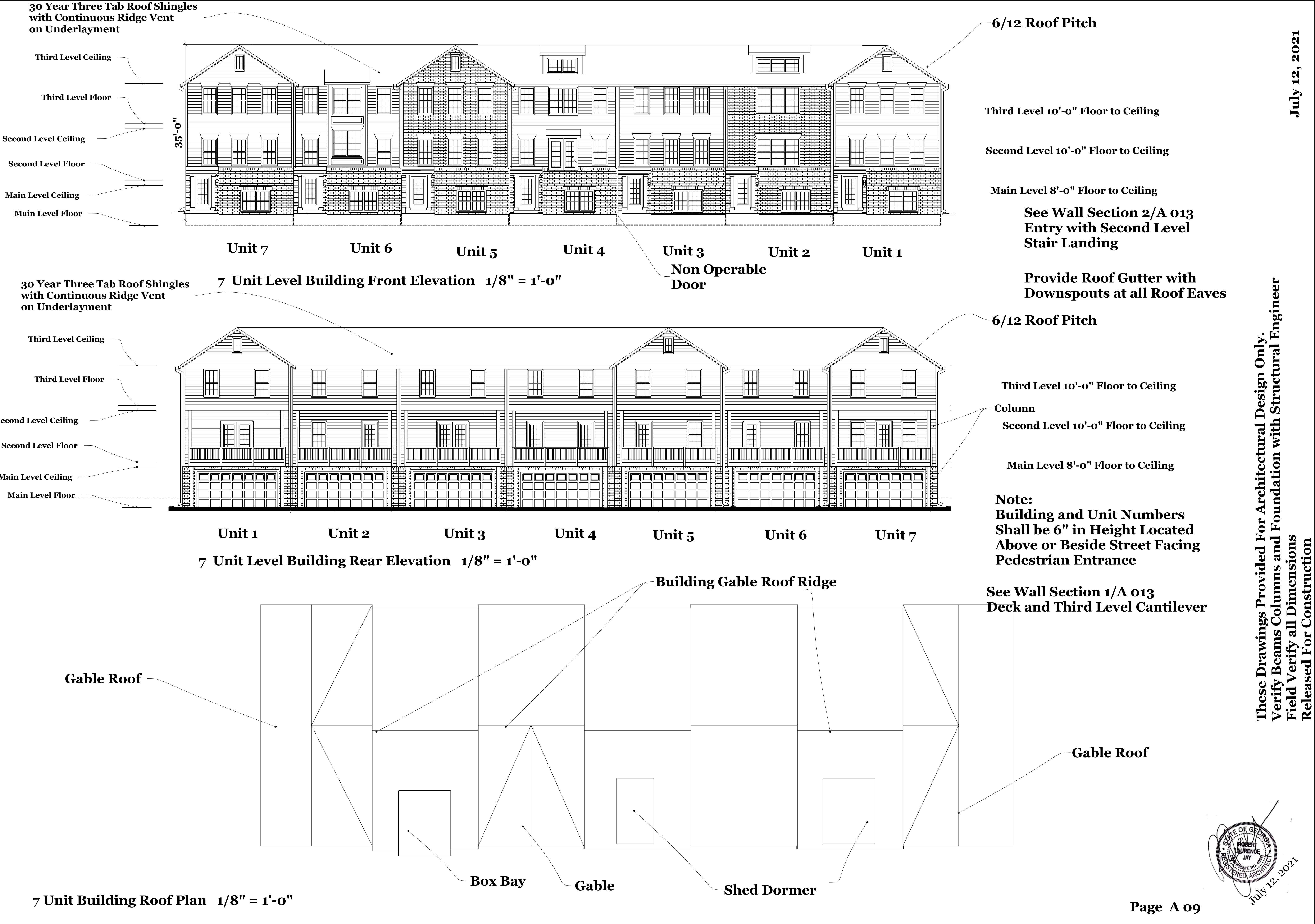


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Unit 7 Unit 6 Unit 5 Unit 4

Seven Unit Building Front Elevation 1/4" = 1'-0"

Third Level 10'-0" Floor to Ceiling

Second Level 10'-0" Floor to Ceiling

Non Operable
Door

Main Level 8'-0" Floor to Ceiling

See Wall Section 2/A 013
Entry with Second Level
Stair Landing

30 Year Three Tab Roof Shingles
with Continuous Ridge Vent
on Underlayment

Roof Gutter at All Eaves



Unit 3 Unit 2 Unit 1

Seven Unit Building Rear Elevation 1/4" = 1'-0"

Third Level 10'-0" Floor to Ceiling

Second Level 10'-0" Floor to Ceiling

Main Level 8'-0" Floor to Ceiling

Note:
Building and Unit Numbers
Shall be 6" in Height Located
Above or Beside Street Facing
Pedestrian Entrance



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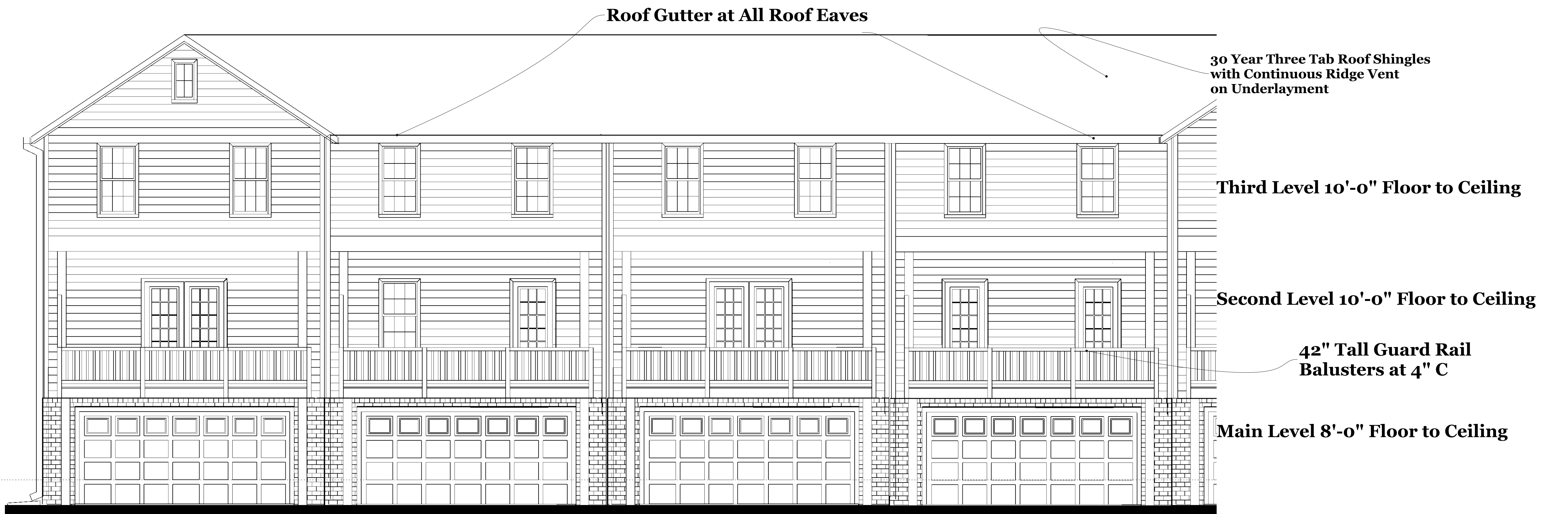
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11

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Seven Unit Building Rear Elevation 1/4" = 1'-0"

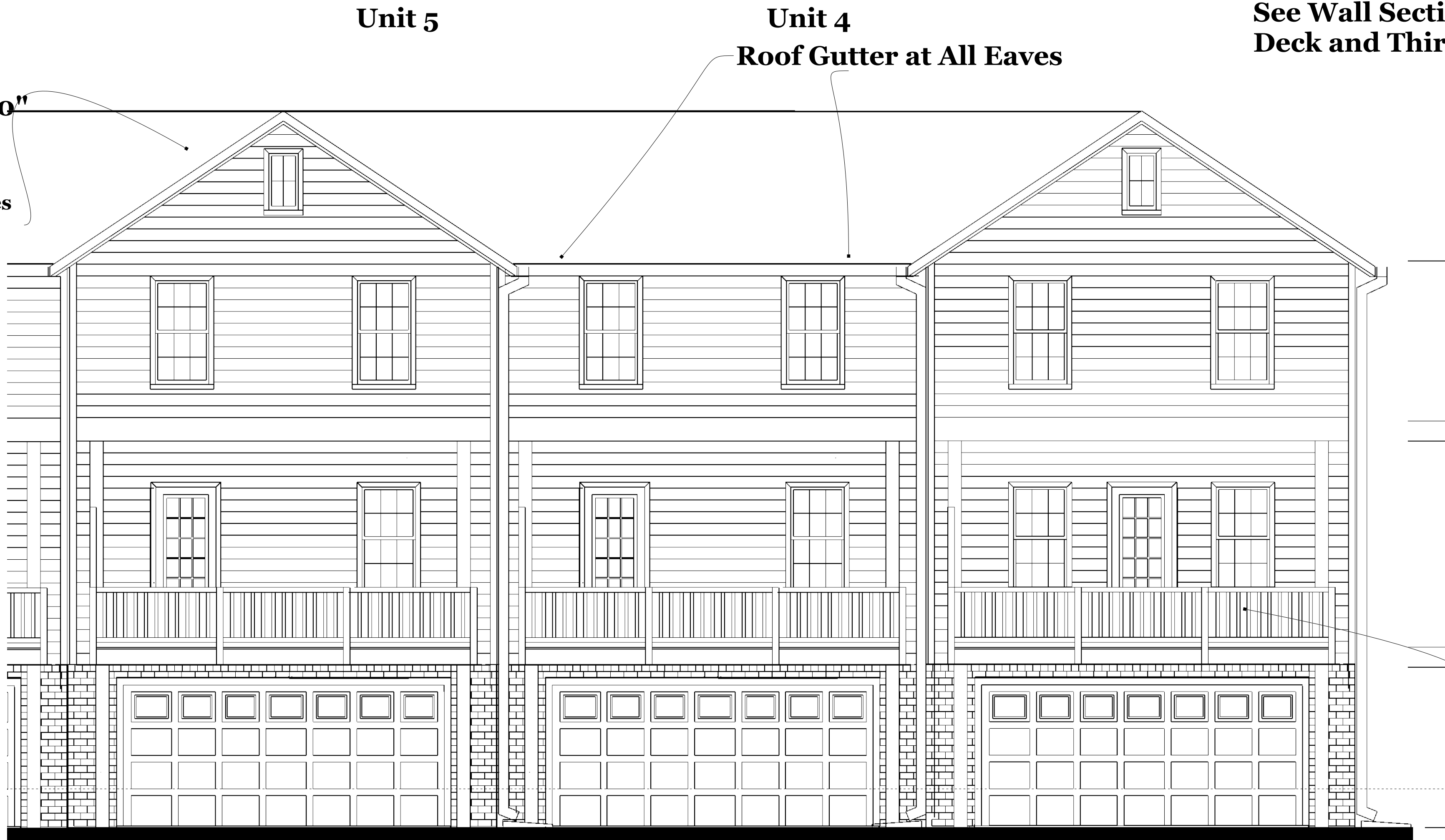
30 Year Three Tab Roof Shingles
with Continuous Ridge Vent
on Underlayment

Third Level 10'-0" Floor to Ceiling

Second Level 10'-0" Floor to Ceiling

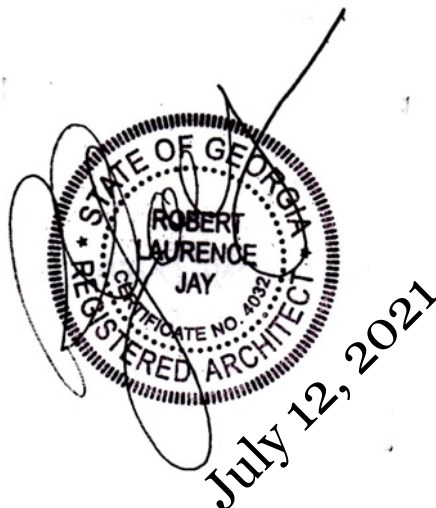
Main Level 8'-0" Floor to Ceiling

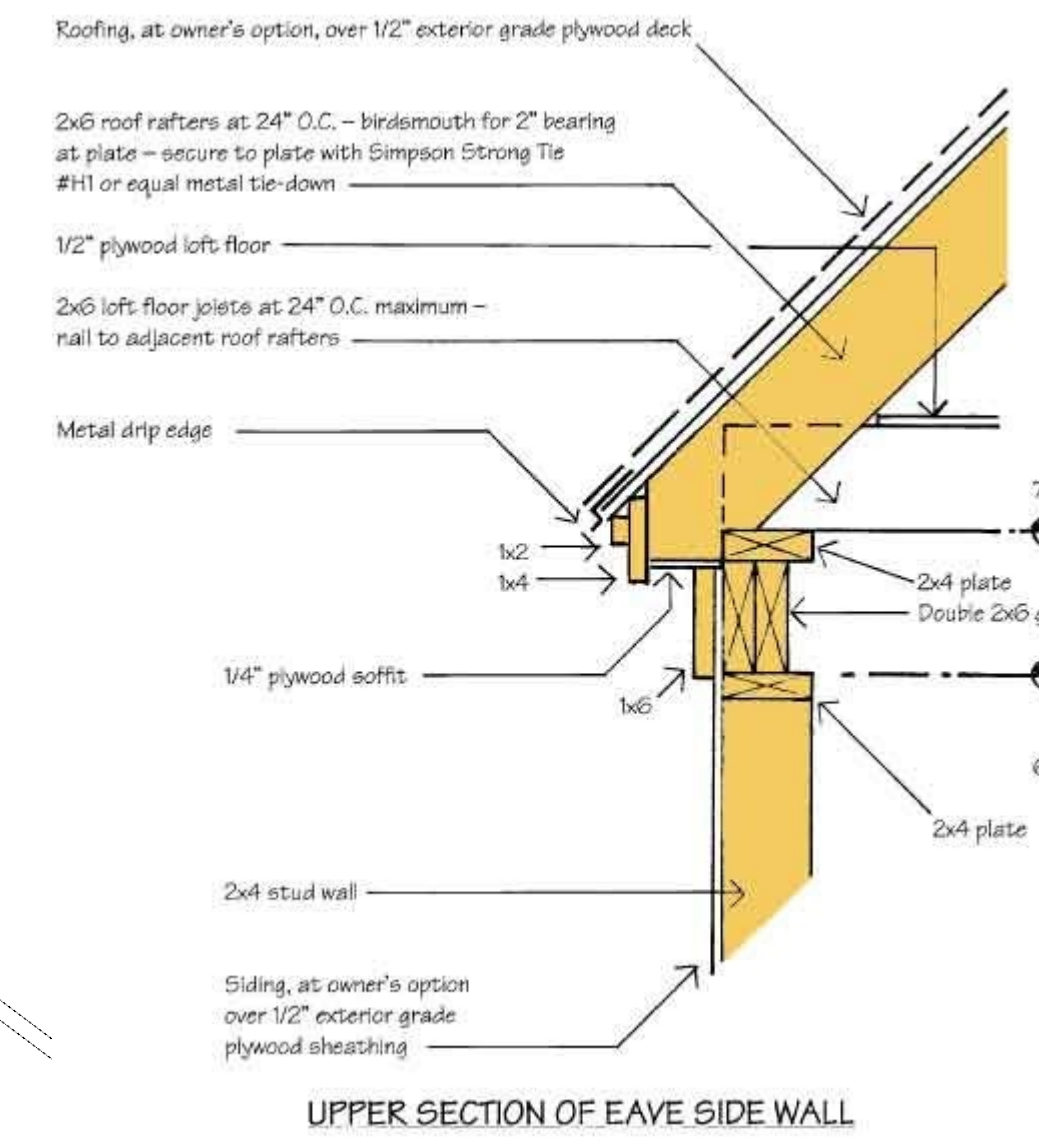
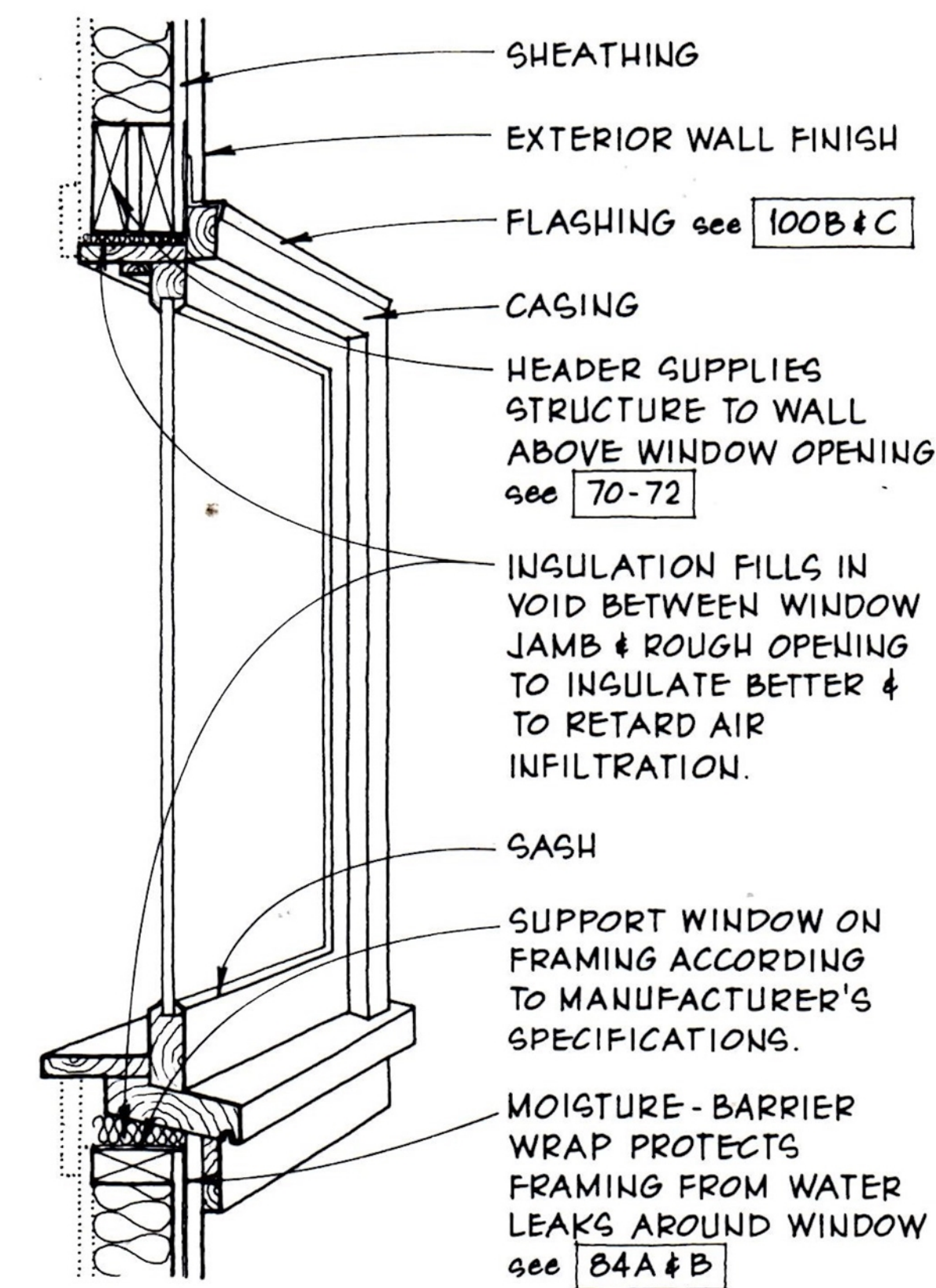
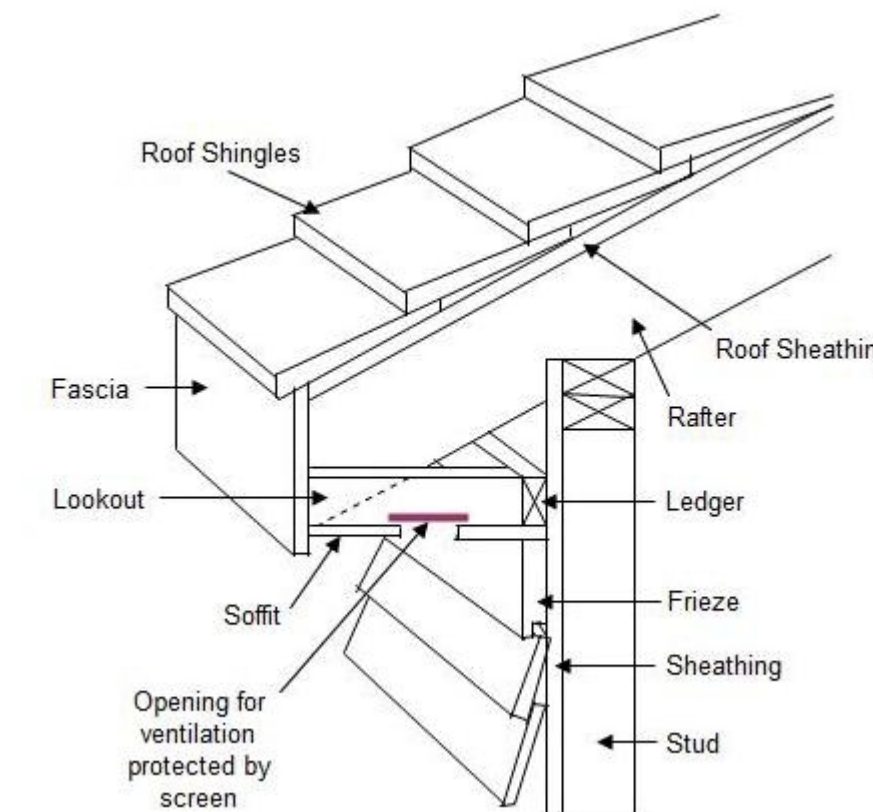
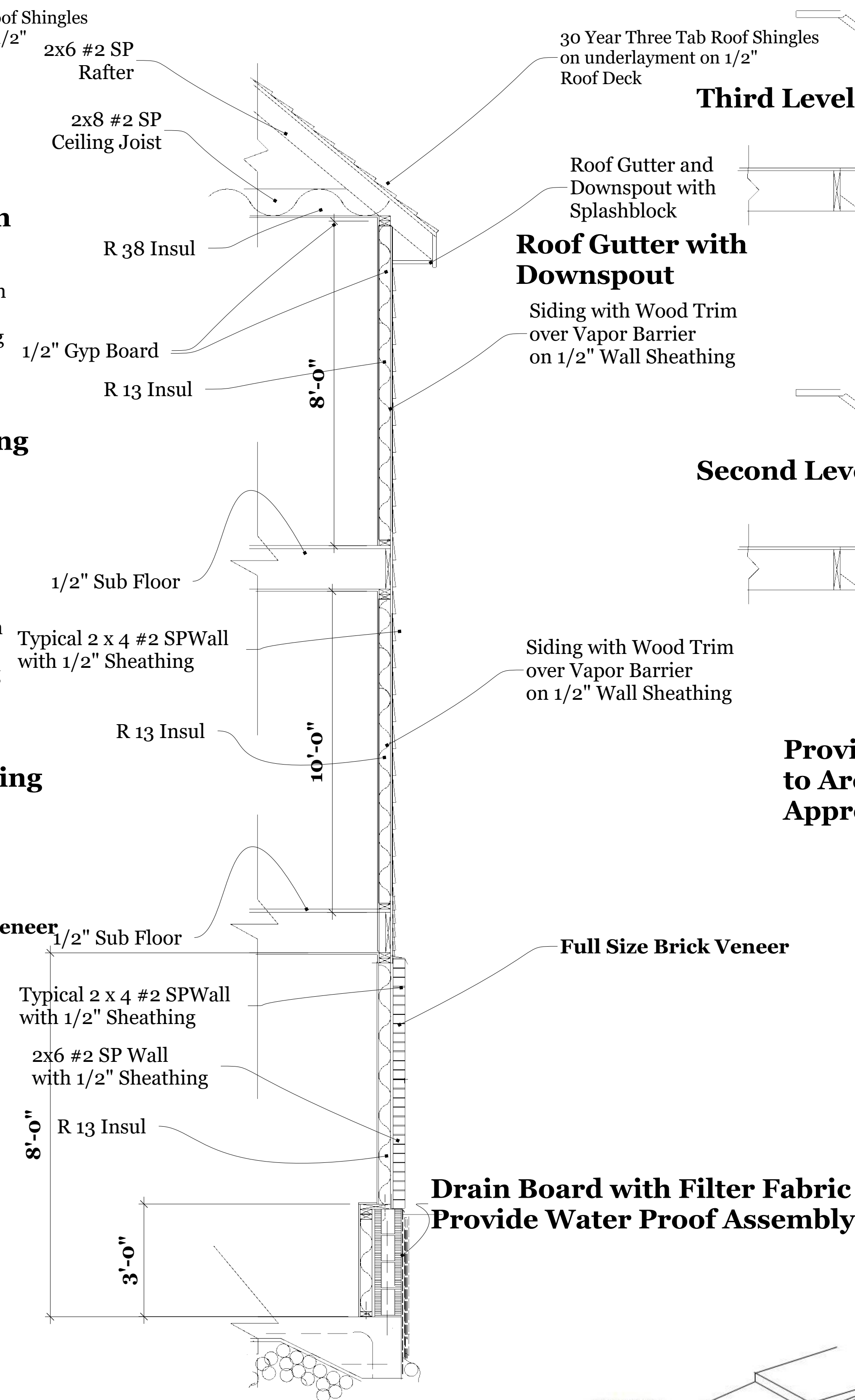
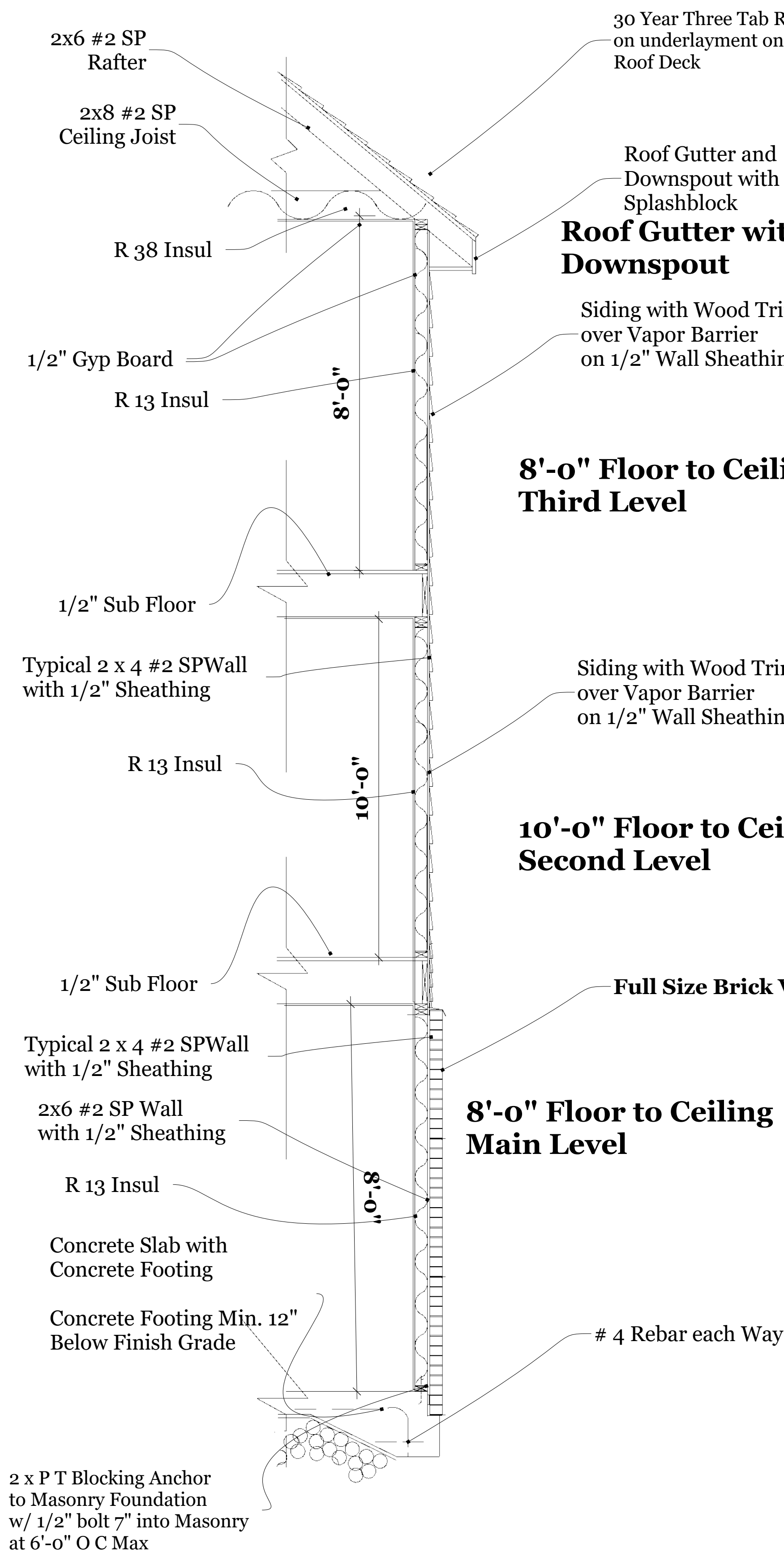
Note:
Building and Unit Numbers
Shall be 6" in Height Located
Above or Beside Street Facing
Pedestrian Entrance



Seven Unit Building Rear Elevation 1/4" = 1'-0"

42" Tall Guard Rail
Balusters at 4" C





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Proposed Dogwood Townhomes
Dogwood Drive
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12

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JOIST-TO-BEAM CONNECTION

Each joist shall be attached to the beam as shown in FIGURE 8. Use Option 1 or Option 2 when joists bear on or overhang past the beam as shown in FIGURE 2 and FIGURE 4. Use Option 3 when joists attach to the side of the beam as shown in FIGURE 3; however, the joist depth must be less than or equal in depth to the beam depth. See *Joist Hangers* below for information on hanger requirements. Mechanical fasteners or hurricane clips used in Option 2 shall have a minimum capacity of 100 lbs. in both uplift and lateral load directions. See manufacturer's instructions for minimum installation requirements.

OPTION 1*

OPTION 2

OPTION 3

FIGURE 8: JOIST-TO-BEAM DETAIL

JOIST HANGERS

Joist hangers, as shown in FIGURE 9, shall have a minimum capacity of 600 lbs. for 2x8s, 700 lbs. for 2x10s and 800 lbs. for 2x12s. The joist hanger shall be designed and manufactured for the number of plies it is carrying.

Use joist hangers with inside flanges when clearances to the edge of the beam or ledger board dictate.

Do not use clip angles or brackets to support framing members. Do not bend hanger flanges to accommodate field conditions.

FIGURE 9: TYPICAL JOIST HANGERS

FIGURE 10: PROHIBITED POST-TO-BEAM ATTACHMENT

POSTS

Deck posts shall be 6x6 with a maximum height of 14'-0" measured from the top of the footing to the underside of the beam. The beam shall be attached to the post by one of the methods shown in FIGURE 11. The attachment condition shown in FIGURE 10 is prohibited.

The post cap shown in FIGURE 11, Option 2 shall be specifically designed for two- or three-ply beams and 6x6 posts with a minimum, downward allowable load capacity of 5,000 lbs. Attachment shall be per manufacturer's instructions. Post caps shall be galvanized per the requirements noted on Sheet 3. 4x4 & 4x6 posts can be used if tributary loading values are calculated by a design professional.

Cut ends of posts shall be field treated with a wood preservative containing copper naphthenate in accordance with AWPA M4. Such products can be found in the paint department of most hardware or home center stores.

Georgia Amendments- Prescriptive Deck Details

Sheet 7 of 22

FIGURE 11: POST-TO-BEAM CONNECTION OPTIONS

FOOTINGS

Footings shall be constructed in accordance with the requirements below.

- Concrete shall be air-entrained and have a minimum compressive strength of 3,000 PSI.
- Footing size and thickness shall be in accordance with TABLE 3.
- See FIGURE 12 for post attachment options and requirements.
- Post anchors shall be galvanized per the requirements noted on Sheet 3.
- Footings shall bear on solid ground; bearing conditions must be verified by county inspectors prior to placement of concrete.
- Bottom of footing should be at least 12 inches below grade.
- Deck footings closer than 5'-0" to an existing exterior house wall must bear at the same elevation as the existing house footings.**
- Do not construct footings over utility lines or service pipe. Call 811 before you dig.**

TABLE 3: FOOTING SIZE

Beam Span	Joist Span	Size of Square	Size of Round	Minimum Thickness ¹
≤ 8'	≤ 10'	15"	17"	6"
	>10' - 14'	18"	20"	8"
	>14' - 18'	21"	23"	9"
> 8' - 12'	≤ 10'	19"	21"	8"
	>10' - 14'	22"	24"	10"
	>14' - 18'	26"	28"	11"
>12' - 17'	≤ 10'	23"	25"	10"
	>10' - 14'	28"	30"	12"

¹ The cast-in-place post base may require a footing thickness greater than the value in the table above. In such cases, the manufacturer's specified minimum footing thickness shall govern.

Georgia Amendments- Prescriptive Deck Details

Sheet 8 of 22

BEAMS
(Sheet 5 of 22)

*Delete TABLE 2: 'MAXIMUM BEAM SPAN LENGTH' and substitute with new TABLE 2: 'DECK BEAM SPANS FOR JOISTS FRAMING FROM ONE SIDE ONLY' as follows:

TABLE 2: DECK BEAM SPANS (L₀)¹ FOR JOISTS FRAMING FROM ONE SIDE ONLY

Species	Size	Joist Spans (L _j) Less Than or Equal to:							
		6'	8'	10'	12'	14'	16'	18'	
Southern Pine	2-2x6	6' - 11"	5' - 11"	5' - 4"	4' - 10"	4' - 6"	4' - 3"	4' - 0"	
	2-2x8	8' - 9"	7' - 7"	6' - 9"	6' - 2"	5' - 9"	5' - 4"	5' - 0"	
	2-2x10	10' - 4"	9' - 0"	8' - 0"	7' - 4"	6' - 9"	6' - 4"	6' - 0"	
	2-2x12	12' - 2"	10' - 7"	9' - 5"	8' - 7"	8' - 0"	7' - 6"	7' - 0"	
	3-2x6	8' - 2"	7' - 5"	6' - 8"	6' - 1"	5' - 8"	5' - 3"	5' - 0"	
	3-2x8	10' - 10"	9' - 6"	8' - 6"	7' - 9"	7' - 2"	6' - 8"	6' - 4"	
	3-2x10	13' - 0"	11' - 3"	10' - 0"	9' - 2"	8' - 6"	7' - 11"	7' - 6"	
	3-2x12	15' - 3"	13' - 3"	11' - 10"	10' - 9"	10' - 0"	9' - 4"	8' - 10"	

¹ Spans are based on 40 PSF live load, 10 PSF dead load, southern pine #2, normal loading duration, wet service conditions and deflections of Δ=1/360 for main span and Δ/180 for overhang with a 230 pound point load.

JOISTS
(Sheet 5 of 22)

*Revise TABLE 1: 'MAXIMUM JOIST SPAN LENGTH' and Footnote 1 to read as follows:

TABLE 1: MAXIMUM JOIST SPAN LENGTH¹

Joists without Overhangs				Joists with Overhangs			
Joist Spacing	12"	16"	24"	Joist Spacing	12"	16"	24"
2x8	13' - 1"	11' - 10"	9' - 8"	2x8	10' - 1"	10' - 1"	9' - 8"
2x10	16' - 2"	14' - 0"	11' - 5"	2x10	14' - 6"	14' - 0"	11' - 5"
2x12	18' - 0"	16' - 6"	13' - 6"	2x12	18' - 0"	16' - 6"	13' - 6"

¹ Spans are based on 40 PSF live load, 10 PSF dead load, southern pine #2, normal loading duration, wet service conditions and deflections of Δ=1/360 for main span and Δ/180 for overhang with a 220 pound point load.

Note: The implementation of these requirements shall be delayed until January 1, 2016. (Effective January 1, 2015)

LEDGER BOARD FASTENERS
(Sheet 11 of 22)

*Revise FIGURE 20: 'LEDGER BOARD FASTENER SPACING AND CLEARANCES' to read:

FIGURE 20: LEDGER BOARD FASTENER SPACING AND CLEARANCES

¹ Additional interior fasteners are required at chimney or bay window; see FIGURE 21.

(Effective January 1, 2015)

FIGURE 22: DIAGONAL BRACING AT BEAM-POST LOCATIONS (all decks)

FIGURE 23: DIAGONAL BRACING AT JOISTS-POST LOCATIONS (free-standing decks only)

FIGURE 24: TYPICAL CONNECTIONS OF DIAGONAL MEMBERS

Georgia Amendments- Prescriptive Deck Details

Sheet 13 of 22

FIGURE 27: TYPICAL GUARD DETAIL

FIGURE 28: NOTCHING AT GUARD POSTS

FIGURE 29: GUARD POST ATTACHMENT DETAIL

GUARD POST ATTACHMENTS

Guard posts must be attached in accordance with the requirements below.

- Guard posts must be fastened to the framing in order to ensure the entire guard can resist imposed loads.
- Hold-down anchors, as shown in FIGURE 30 and FIGURE 31, shall be used to attach the guard post to the outside joist and rim joist, respectively.
- Hold-down anchors shall have an 1,800 lb. minimum capacity and shall be galvanized per the requirements on Sheet 3.
- Guard posts may be attached to either side of the rim joist or outside joist.

Georgia Amendments- Prescriptive Deck Details

Sheet 15 of 22

FIGURE 36: STAIR GUARD REQUIREMENTS

FIGURE 40: STAIR STRINGER FOOTING

FIGURE 31: GUARD POST-TO-RIM JOIST DETAIL

FIGURE 34: STAIR STRINGER ATTACHMENT DETAIL

FIGURE 12: TYPICAL FOOTING OPTIONS

FIGURE 14: ATTACHMENT OF LEDGER BOARD-TO-BAND BOARD

FIGURE 30: GUARD POST-TO-OUTSIDE JOIST DETAIL

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14

Deck Construction Shall Comply with Georgia State Amendments to the Prescriptive Deck Details 2012 International Residential Code Revised January 1, 2018 with 2020 Georgia Amendmnts

Page A 14

REVISIONS

NO.	DATE	REVISION
1		
2		
3		
4		
5		

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14

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These Drawings Provided For Architectural Design Only.
Verify Beams Columns and Foundation with Structural Engineer
Field Verify all Dimensions
Released For Construction

July 12, 2021