

Design Review Committee Meeting

700 Doug Davis Drive
Hapeville, GA 30354

October 6, 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 September 15, 2021

Documents:

1. DRC Minutes September 15, 2021

4. Old Business

4.I. 816 South Central Avenue Design Modification

Background:

David Hewitt has requested a design review modification for the commercial/restaurant project located at 816 South Central Avenue. The original application was approved November 14, 2018, with modifications approved September 16, 2020. 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 816 South Central Avenue
2. 816 South Central Avenue
3. 816 South Central Avenue - Inspection Comments
4. 816 South Central Avenue - Screening Canopy
5. 816 South Central Avenue - Entrystairs_Updated

4.II. 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. Planner's Report 3165 Dogwood Drive
 2. Application - 3165 Dogwood Drive_Redacted
 3. 3165 Dogwood Drive Floor Plan A
 4. 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
September 15, 2021, 6:00 PM**

MINUTES

1. Call to Order

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

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth

3. Approval of Minutes

3.I Minutes of August 18, 2021

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to approve the minutes of August 18, 2021, as submitted. Motion Carried: 4-0-; Jacquie Smyth abstained

4. New Business

MOTION ITEM: Brian Gregory made a motion, John Stalvey seconded to move the application for 482 Walnut Street to the end of the agenda. Motion Carried: 5-0

4.I 325 North Central Avenue

Façade 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.

MOTION ITEM: Gregory Morgan made a motion, John Stalvey seconded to approve the application as submitted. The Committee also granted a design exception for the drive through canopy material and dimensions. Motion Carried: 5-0

4.II 3143 Old Jonesboro Road

Porch Remodel

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.

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

- 1) On the front elevation, right side of bedroom one, the siding should be board and batten and painted white to match the front left board and batten and end at the interior corner
- 2) On the left elevation, add a new flush vertical trim element starting at the front edge of the gable. Board and batten from the front elevation should continue on the left elevation to the new trim element
- 3) On the front elevation, remove the triple window shutters under the porch
- 4) Columns shall be painted or stained

The Committee also granted the following design exception:

- 5) Front porch depth is less than 8-feet
- 6) Front porch width is less than the required percentage of the front elevation
- 7) Railing materials on the front porch

Motion Carried: 5-0

4.III 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.

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

- 1) Resubmit plans addressing all outstanding items identified in the Planners Report
- 2) Applicant agreed to not reface the chimney, dormer, and gable with stack stone

The Committee also granted the following design exception:

- 3) Front sidewalk to street requirements due to an existing retain wall

Motion Carried: 5-0

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.

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to table the application with the following recommendations:

- 1) Applicant to address all outstanding items identified in the Planners Report
- 2) Update plans as noted during previous DRC meetings

Should the applicant address the outstanding items and provide an adequate time for review by the City Planner, a special called Design Review Committee Meeting will be held on Wednesday, October 6, 2021. Motion Carried: 5-0

5. Next Meeting Date – Wednesday, October 20, 2021, at 6:00PM

6. Adjourn

MOTION ITEM: Gregory Morgan made a motion, John Stalvey seconded to adjourn the meeting at 7:02 PM. Motion Carried: 5-0.

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman



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

DATE: October 5, 2021
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 816 S Central Ave**

BACKGROUND

The City of Hapeville has received a request for a design review modification from David Hewitt for the commercial/restaurant project located at 816 S Central Avenue. The original application was approved November 14, 2018 with modifications approved September 16, 2020.

The property is zoned V, Village and is in the Arts District Overlay. The property is subject to Commercial/Mixed Use Section f the Architectural Design Standards.

The requested modifications:

1. Offset of the egress stairs from the building.
2. The addition of as-built stairs for a grade change.
3. Thinner fascia for canopies.

RECOMMENDATIONS

The Design Review Committee may approve the modification.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: October 18, 2018

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

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

Applicant: David Hewitt Contact Number: 404-630-2068
Applicants Address: 1580 Carroll Dr NW Atlanta, GA 30318
E-Mail Address: AtlantaNewConstruction@gmail.com Zoning Classification: Village
Address of Proposed Work: 816 South Central Ave / 840 South Central Ave
Parcel ID# (INFORMATION MUST BE PROVIDED): 14009800080345 / 14009800080097
Property Owner: Imperial Star Destroyer Contact Number: 404-630-2068
Project Description (including occupancy type):
Mixed use property: Restaurant on 1st and 2nd Floor Apt.
parking lot & adjacent property

Contractors Name: ERIC Bowen? Contact Number: 678-378-0911
Contact Person: _____ Contact Number: _____

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

David Hewitt
Applicants Signature

OCT 17th 2018
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: 4068 SQFT

Total Square Footage of existing building: 900 sq ft. (to be demoed)

Estimated Cost of Construction: \$650k?

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

current convenient store to be demo-ed

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

BRICK, METAL PANEL, WOOD SLATE, CORRUGATED METAL, GLASS

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 must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

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

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

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

(Please Print & Initial)

I DAVID HEWITT MH 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.



Please find below the results of your recent building permit inspection(s): **083148B**

Permit type: Commercial New

Inspection: Final Building

Result: Failed - Code Violation

Property Address

816 SOUTH CENTRAL AVE,

HAPEVILLE, GA 30354

Property Owner: IMPERIAL STAR DESTROYER LLC Applicant: David Hewitt, (404) 630-2068 **Inspection Performed: 9/22/2021**

Inspection Performed By: Miguel Pabon, (706) 728-0051 **Description:**

Inspection Notes:

- 1. Provide as built set of plans reflecting all changes to elevation and architectural design.

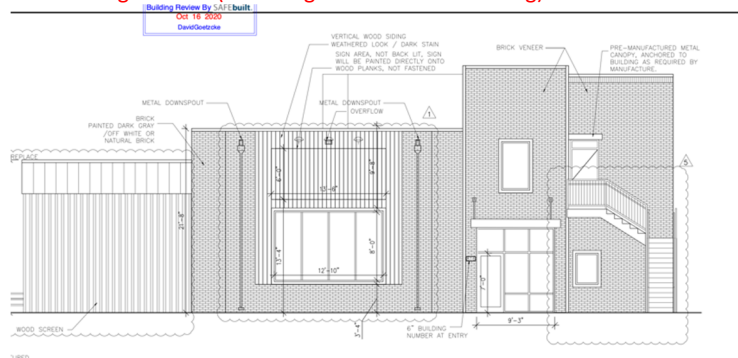
This may take significant time / effort and waiting to hear back on architect availability. Given the notices are mainly aesthetic, I'm hoping I can provide comparisons and supporting design documentation as needed.

* Egress stairs @ right of building extending off building line.

Picture of As-Built stairs (3ft offset):



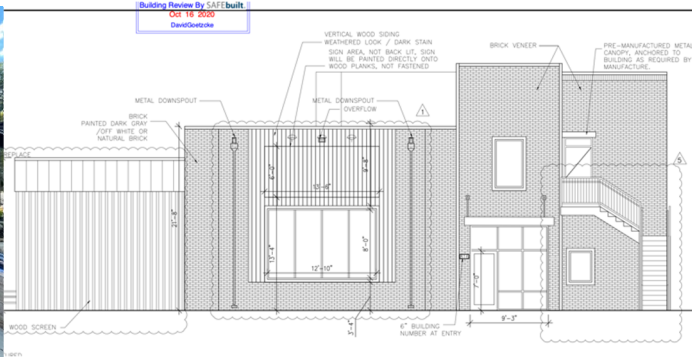
Original Plan (stairs align with back of building)



* Steps leading to main entrance not shown on revised plans.

Picture of As-Built stairs

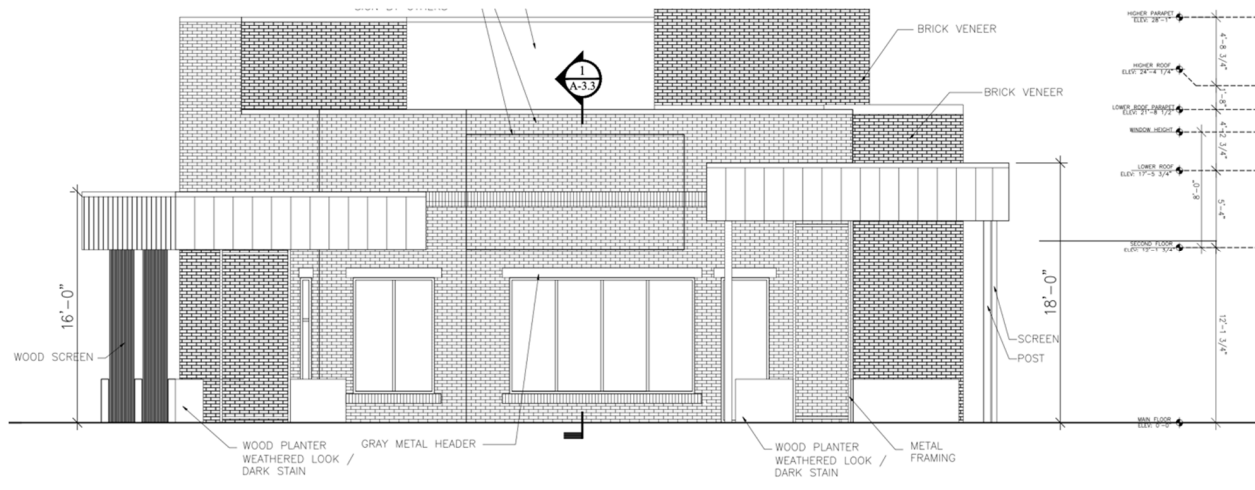
Original Plan (no stairs shown)



* Canopy finishes do not reflect approved revised plans.

See below as-is photograph showing thinner fascia for canopies. Wood slats under current construction (waiting on steel mounts to be delivered and installed). Additional design detail for canopy screening provided in email.





2. Secure electrical conduit for HVAC roof top unit.

IN-PROGRESS

3. Replace damaged electrical fitting in one roof top unit.

IN-PROGRESS

4. Toilets in Main restrooms do not meet ADA requirements- flush handle needs to be on the open side.

UNDER REVIEW FROM FIRE MARSHALL

5. Missing building numbers.

COMPLETED

6. Provide available fault current rating labels at panels.

IN-PROGRESS

7. Missing railing at main entrance steps.

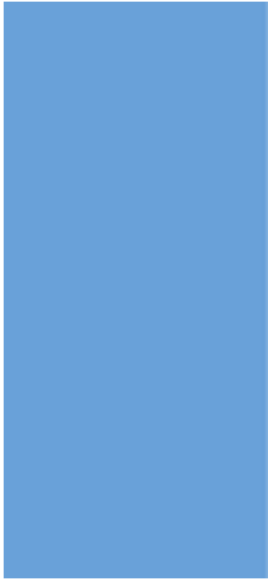
IN-PROGRESS (SEE ATTACHED DRAWING)

Primary: Five Star Group, Inc., info@fivestargroup.us.com, (999) 999-9999 **Inspection Photos/Files:**

File Notes

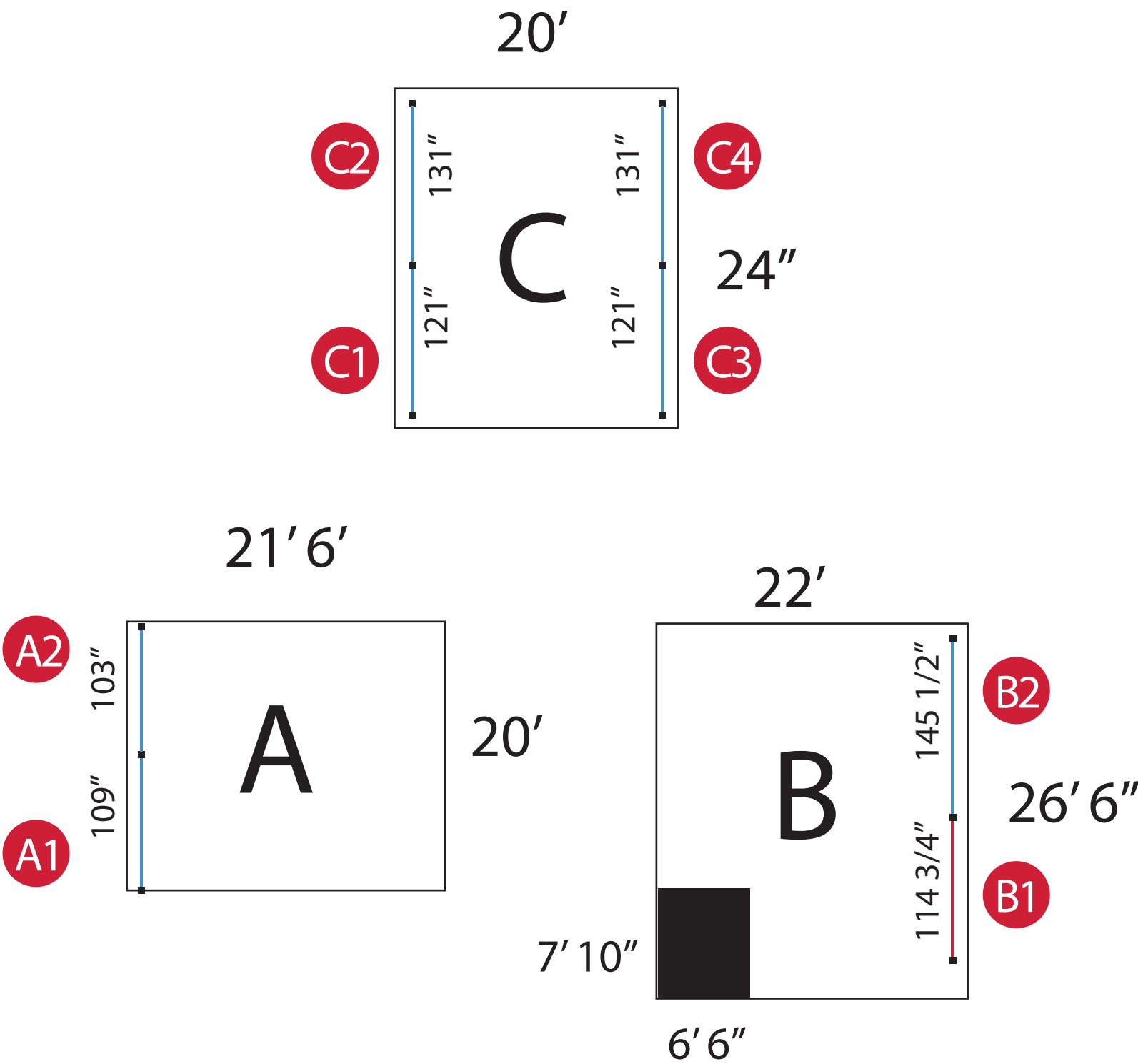
Reinspection Fees:

The following reinspection fees are due for this permit. 09/22/2021: Re-Inspection Fee 1st (Commercial) for \$70.00 due



PAPER PLANE

CANOPY SCREENING V.1 DRAFT

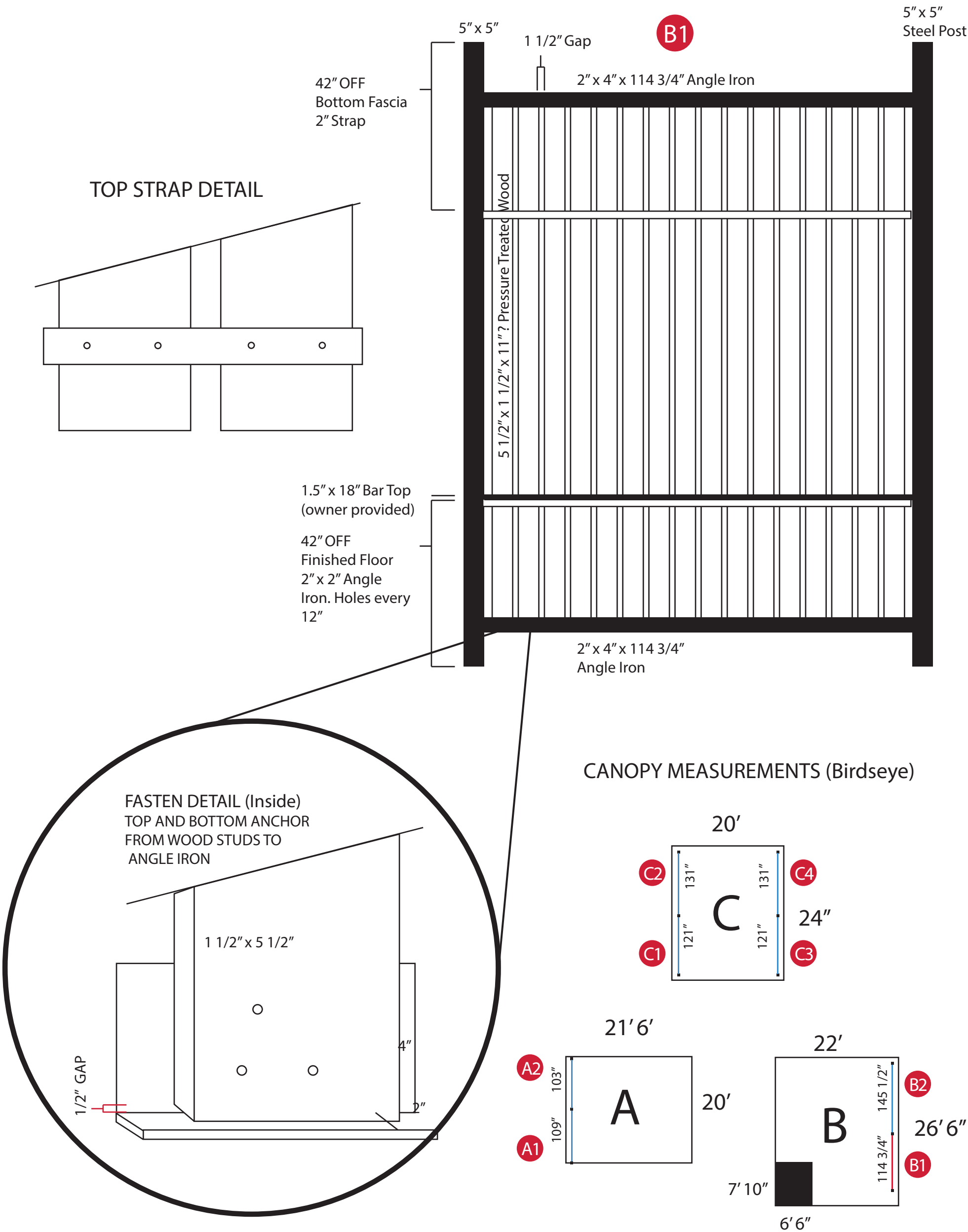


CANOPY MEASUREMENTS (Birdseye)

PAPER PLANE

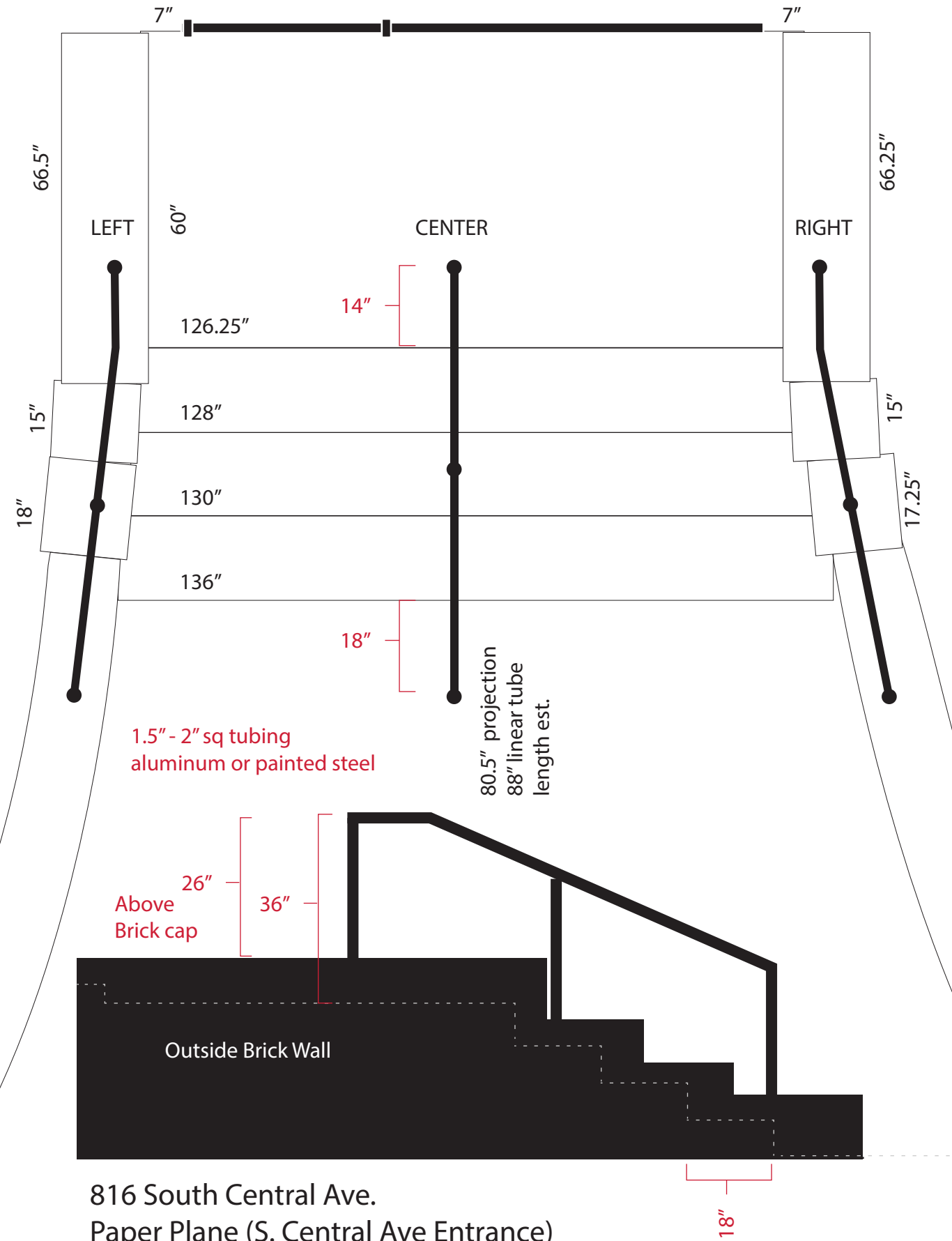
CANOPY SCREENING V.1 DRAFT

WOOD SCREEN DETAIL (Outside)

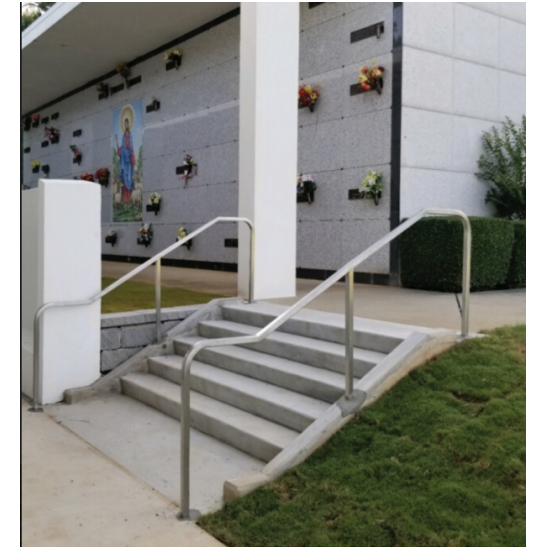


STAIR RAILING

MEASUREMENTS ARE APPROXIMATE AND
TO BE VERIFIED BY FABRICATOR IN FIELD.
FABRICATOR TO ENSURE CONSTRUCTION AND
INSTALLATION MEETS ALL CODE INCLUDING ADA, FIRE, AND SAFETY.
PAINTING INCLUDED (DK BRONZE OR SATIN BLACK). NO GLOSS.



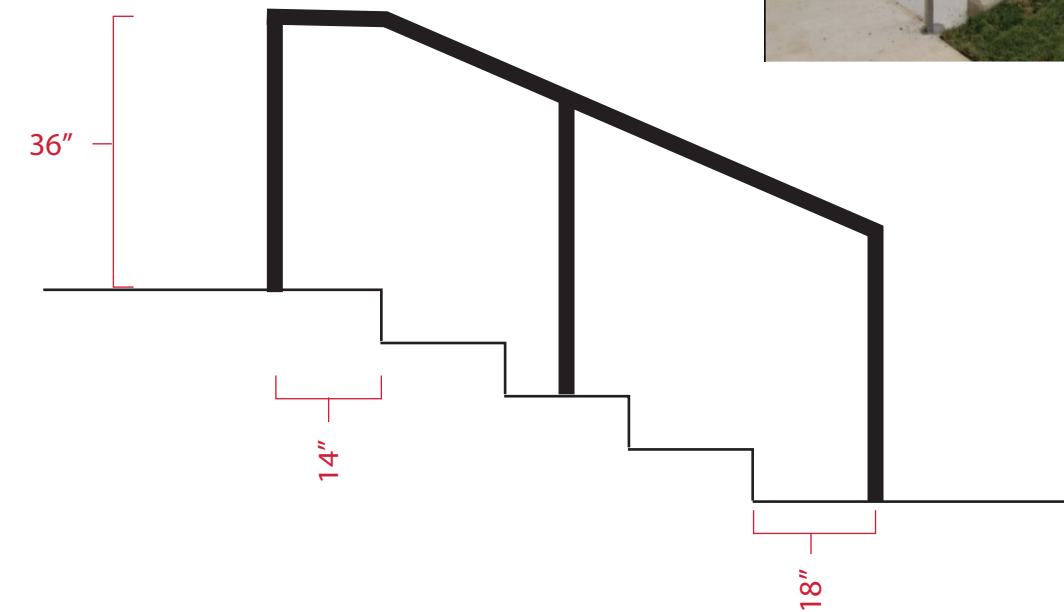
Inspiration refernce:



CENTER STAIR RAILING

16.25" Run

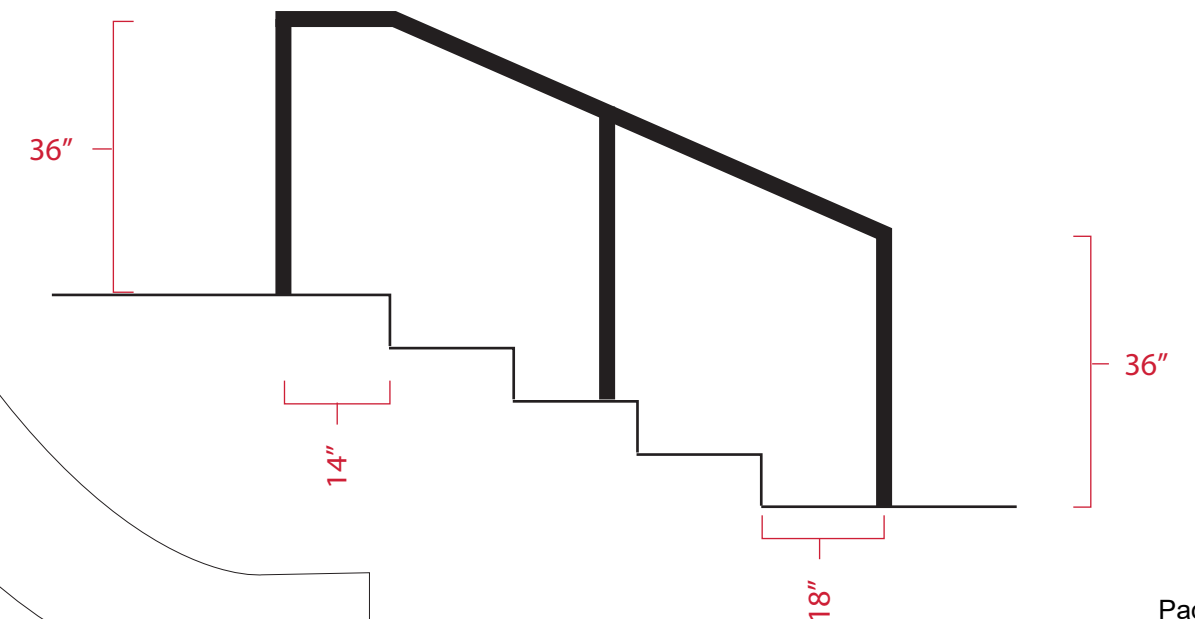
6.5" Rise



LEFT AND RIGHT STAIR RAILING

16.25" Run

6.5" Rise





PLANNING AND ZONING DEPARTMENT
PLANNER'S REPORT

DATE: October 4, 2021
TO: Tonya Hutson
FROM: Lynn M. Patterson
RE: **Design Review -3165 Dogwood Drive Townhomes, Revision submitted September 28 2021**

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

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 at 3165 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.
- ⊘ 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 .
- ⊘ 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:

(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.
- ✓ i. **Front facades.** Individual front facades within 15 feet of the front lot line shall have no more than two corners, excluding bay windows, porches or stoops, subject to transitional height plane requirements.
 - ✓ ii. **Front setbacks; facades.** No more than three adjacent one-family attached dwelling units shall have the same front setback or have identical facades.
 - ⊙ iii. **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.
- 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.
 - ✗ 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

Scope of work: units are not identical.

P 02

General Notes

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

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

12. What is the façade percentage for each story?

14. What will the sills be made of?

15. Minimum roof slope is stated as 8/12 but shown as 6/12 in the drawings. A Design Exception would be required.

Additional missing elements:

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

Pedestrian lighting should be provided along the interior sidewalk. Not provided with revised drawings.

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

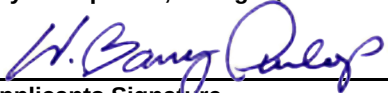
Property Owner: James L. Chapman, Jr. Contact Number: [REDACTED] Seller Agent: Robert Pitner

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



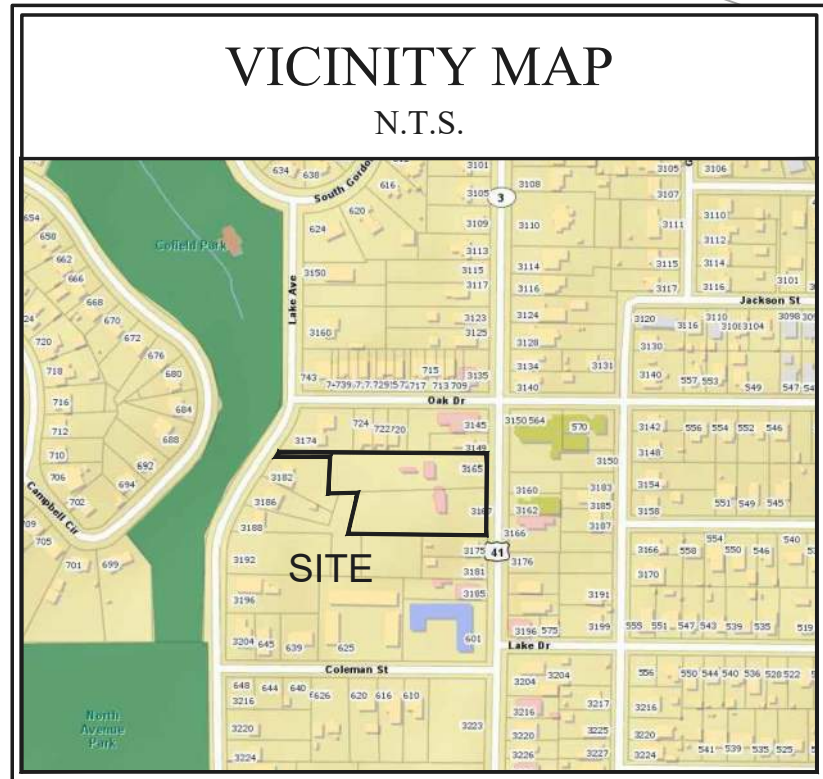
Street View of Western End of Property from Lake Avenue



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.

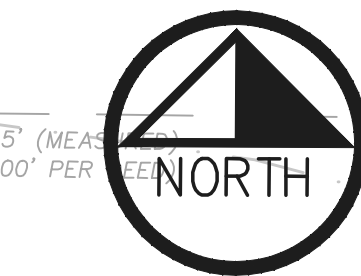
APPROVED VARIANCE LEGEND

- 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

1 ADDRESSED 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
P.O.C.

2027 - SHIRLEY ESTATES

SHIRLEY ESTATES

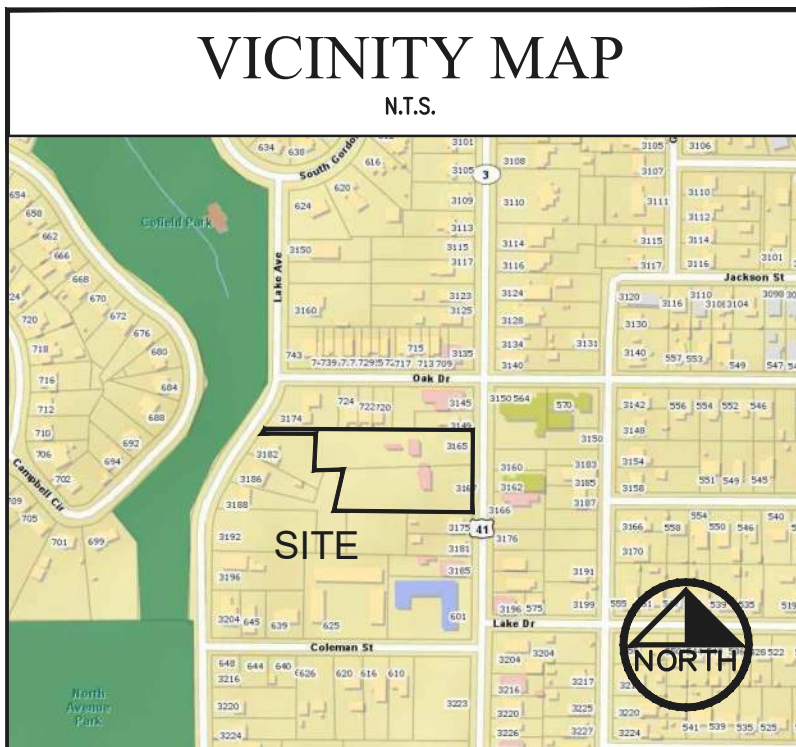
3165 Dogwood Drive, 3167 Dogwood Drive, 0 Lake Ave
Land Lot 99 - 14th District
City of Hapeville, Fulton County, Georgia

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

SITE DATA

PARCEL: 14 009900030422
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ADDRESS: 3165 DOGWOOD DR
3167 DOGWOOD DR
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OWNER: JAMES LEONARD CHAPMAN, JR.
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DESTIN, FL 32541-3186
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' > 5' REQ.
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.

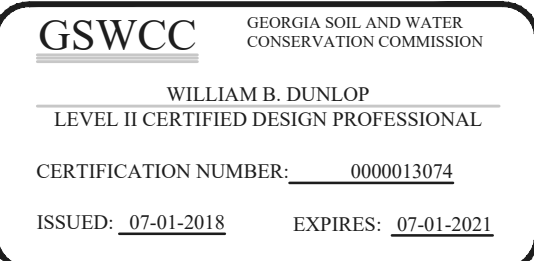
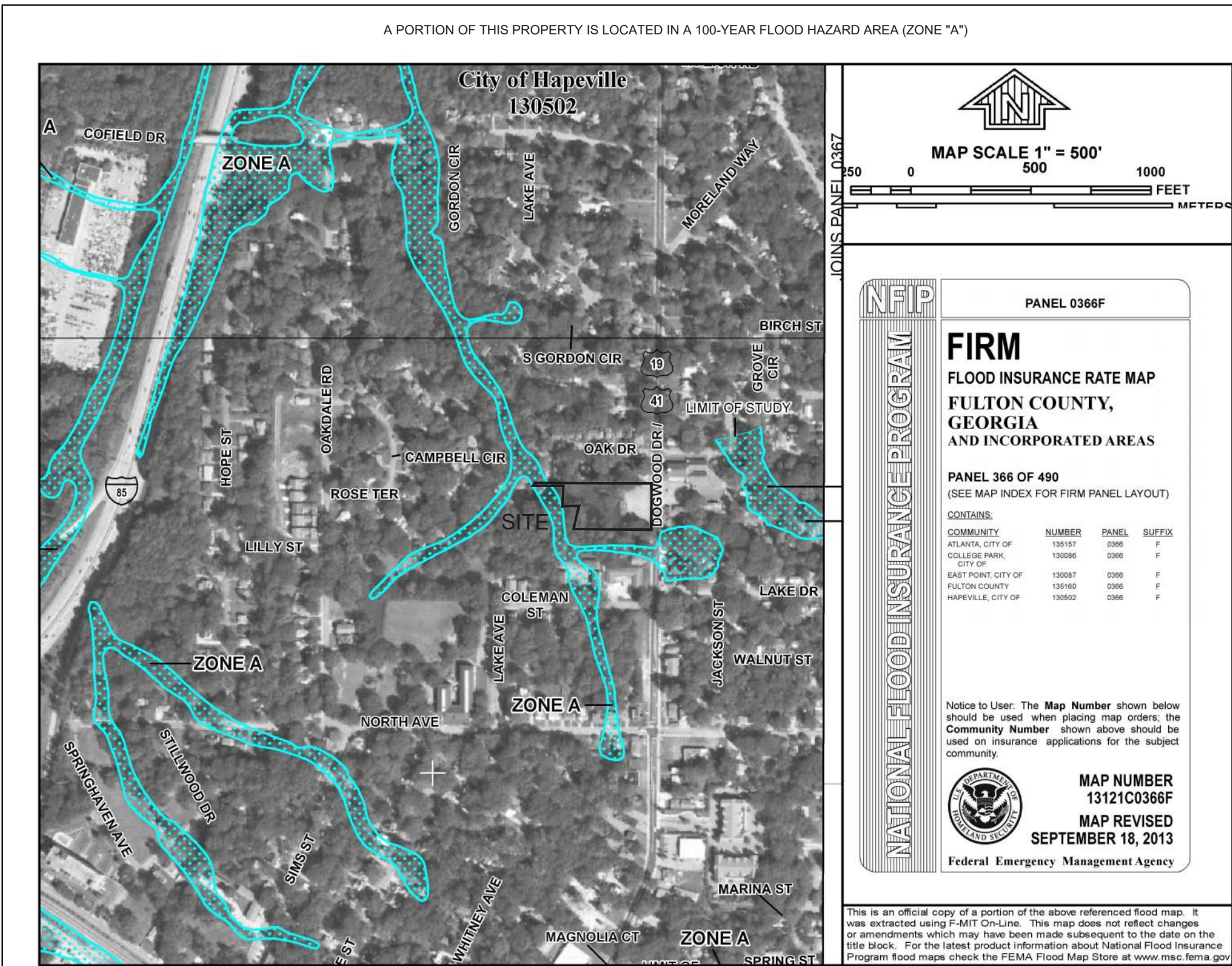
CONTRACTOR TO VERIFY EXISTING CONDITIONS INCLUDING EXTENT OF EXISTING BUILDINGS, BUILDING SLABS, PAVEMENTS ETC. BY ONSITE INSPECTION.
A PORTION OF THIS PROPERTY IS LOCATED IN A 100-YEAR FLOOD HAZARD AREA (ZONE "A") BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C0366F, 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

ZONING: V (VILLAGE) [ART DISTRICT OVERLAY]

PERMITTED USES WITHIN V ZONE:
D-D ZONE (DOWNTOWN DEVELOPMENT)
C-1 ZONE (RETAIL COMMERCIAL)

SETBACKS:
FRONT = 15'
SIDE = 15'
REAR = 15'
MIN. LOT WIDTH = 50'
MAX. BLDG HEIGHT = 2.5 STORIES OR 35'

BOUNDARY REFERENCES:

- SUBJECT DEED BOOK 39730, PAGE 603 (TRACT ONE AND TWO)
- SURVEY FOR JAMES LEONARD CHAPMAN, JR. BY M.E. HYDE & ASSOCIATES, COMPLETED IN JUNE 18TH, OF 1984
- PLAT BOOK 222, PAGE 34
- DEED BOOK 50903, PAGE 311
- DEED BOOK 44637, PAGE 657
- DEED BOOK 39773, PAGE 637
- DEED BOOK 48480, PAGE 686
- DEED BOOK 47480, PAGE 458

ADDRESS(S)

3167 DOGWOOD DRIVE
HAPEVILLE, GEORGIA, 30354

FLOOD NOTE

AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP CITY OF HAPEVILLE
COMMUNITY PANEL NO. 13121 C 0366 F DATED SEPTEMBER 18, 2013.
THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

BENCHMARK REFERENCE

ALL ELEVATIONS ARE GROUND RUN; ELEVATIONS ARE BASED OFF
EGPS HARN NETWORK STATION ACCESS. CONTROL WAS TIED TO
AND ESTABLISHED BASED ON THE EGPS BASE STATION CONTROL.

INV=946.55'

36" RCP

17.72'

(HELD) 1/2" RB IPF

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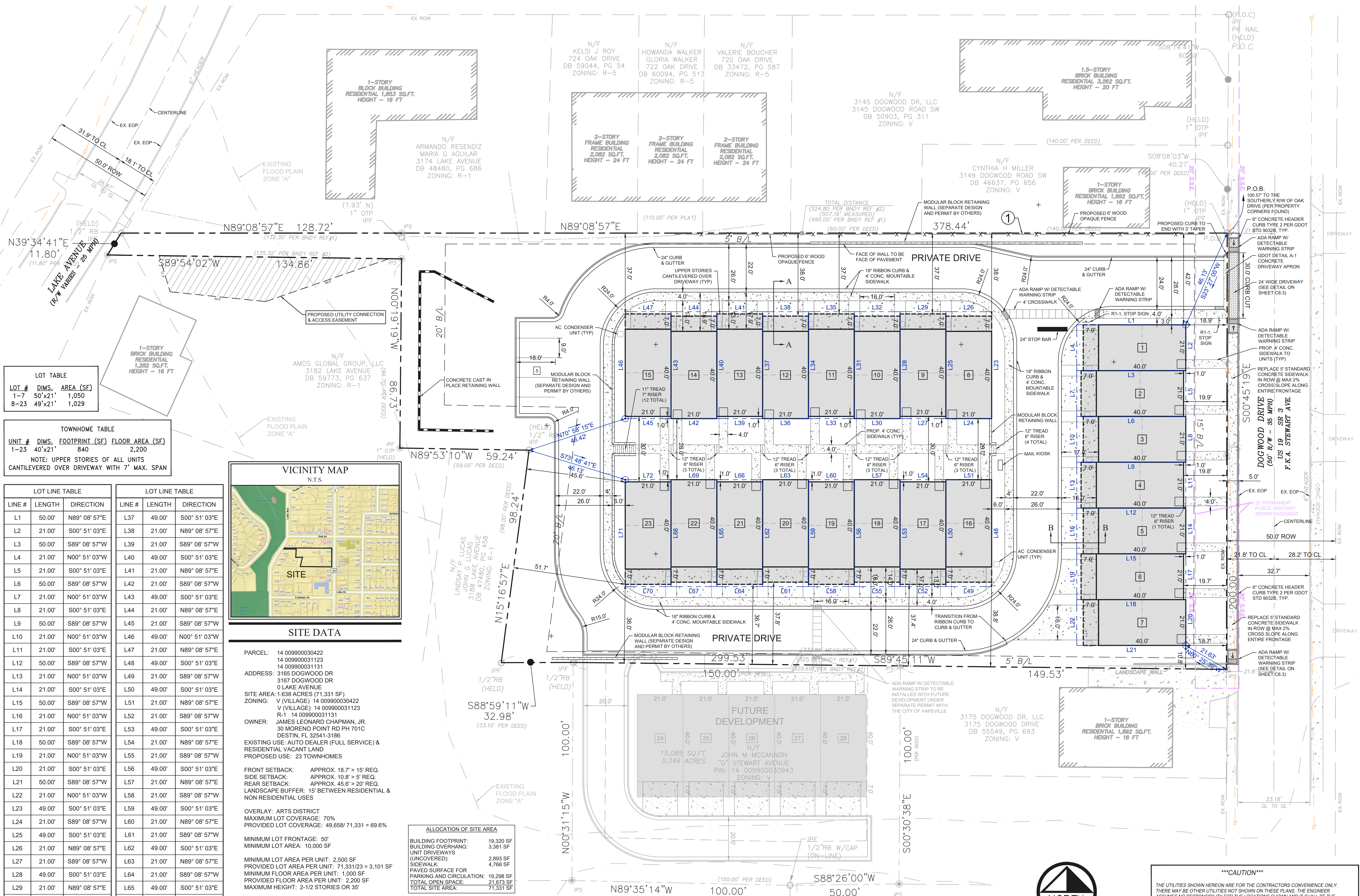
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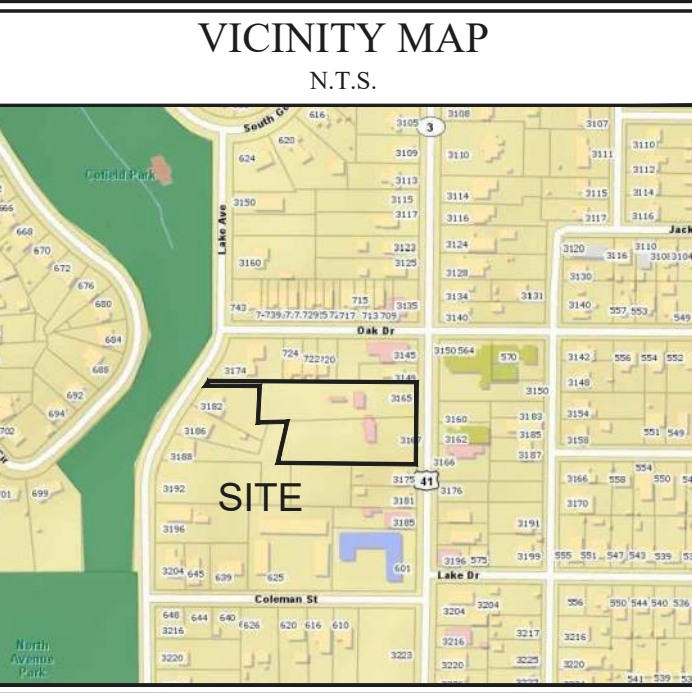


LOT TABLE		
LOT #	DIMS.	AREA (SF)
1-7	50'x21'	1,050
8-23	49'x21'	1,029

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
L61	21.00'	S89° 08' 57"W
L62	49.00'	S00° 51' 03"E
L63	21.00'	N89° 08' 57"E
L64	21.00'	S89° 08' 57"W
L65	49.00'	S00° 51' 03"E
L66	21.00'	N89° 08' 57"E
L67	21.00'	S89° 08' 57"W
L68	49.00'	S00° 51' 03"E
L69	21.00'	N89° 08' 57"E
L70	21.00'	S89° 08' 57"W
L71	49.00'	N00° 51' 03"W
L72	21.00'	N89° 08' 57"E

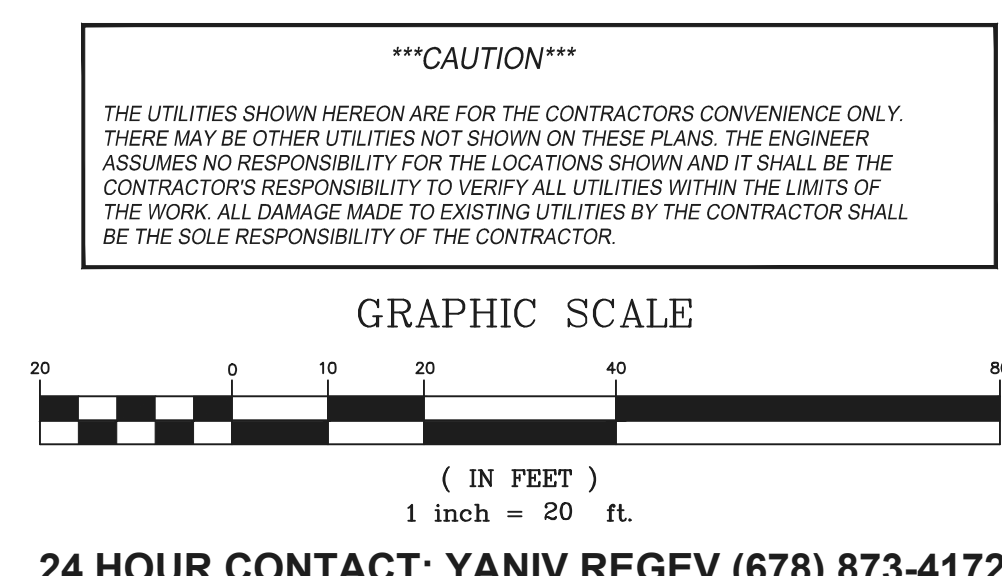


SITE DATA	
PARCEL:	14 009900030422 14 009900031123 14 009900031131
ADDRESS:	3165 DOGWOOD DR 3167 DOGWOOD DR O LAKE AVENUE
SITE AREA:	1.638 ACRES (71,331 SF)
ZONING:	V (VILLAGE) 14 009900030422 V (VILLAGE) 14 009900031123 R-1 14 009900031131
OWNER:	JAMES LEONARD CHAPMAN, JR. 30 MORENO POINT RD PH 701C 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' > 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:	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

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

- NOTES
- 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 ENROACH 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)



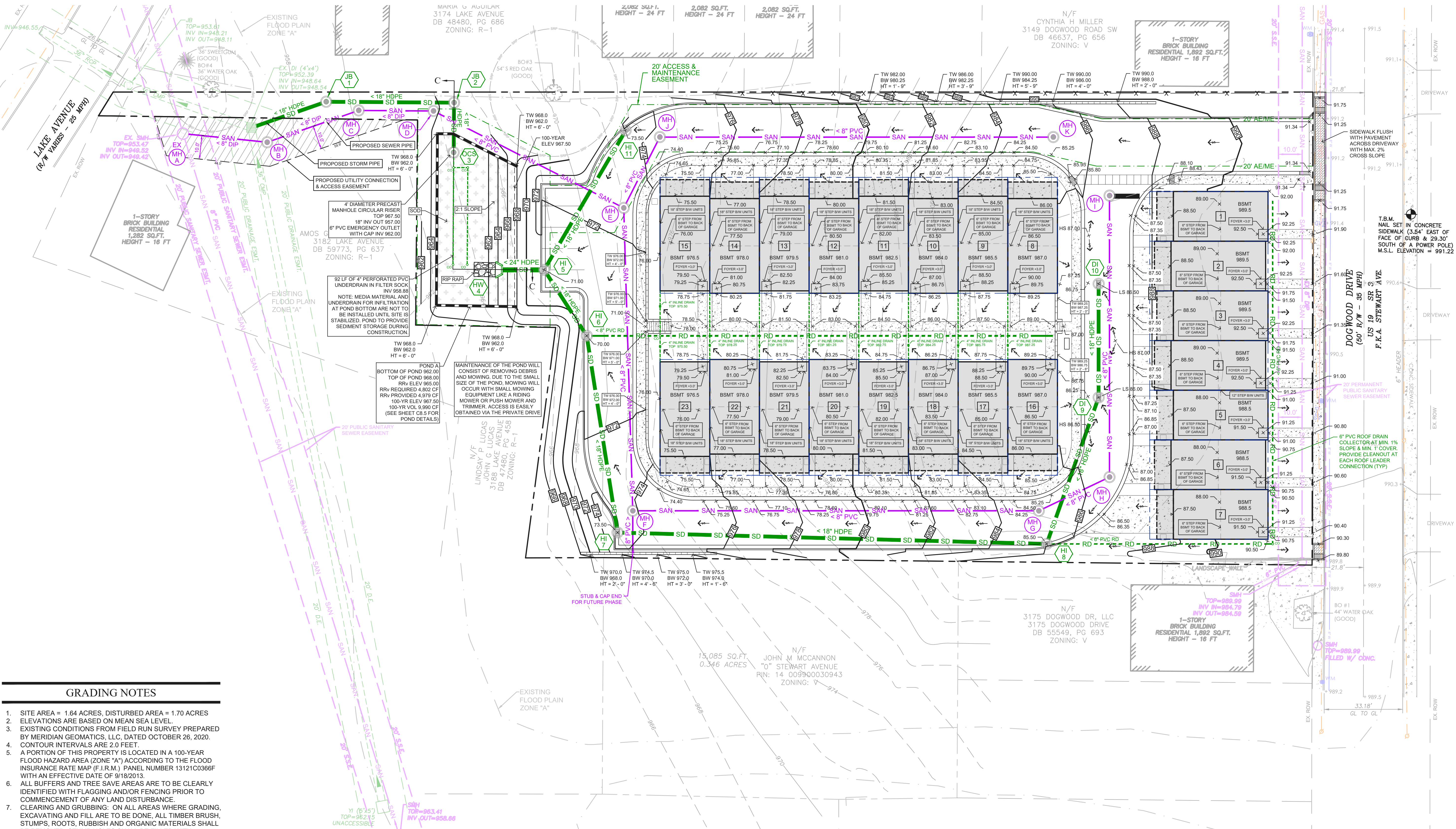
paradigm
Engineering Services, Inc.
Seven Dunwoody Park
Suite 115
Atlanta, GA 30338
(770) 605-6000
www.paradigmeng.net

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

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

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

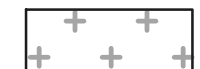
SITE PLAN
SHIRLEY ESTATES
3165 DOGWOOD DR, 3167 DOGWOOD DR, O LAKE AVE
LAND LOT 99, 14TH DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA
2027 - SHIRLEY ESTATES
Drawing No. C2.0



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 18 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)

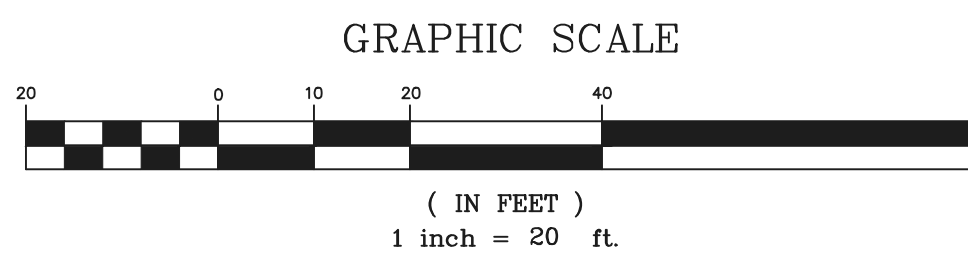
ABBREVIATIONS	
HS	HIGH SPOT
LS	LOW SPOT
TW	TOP OF WALL
BW	BOTTOM OF WALL
HT	HEIGHT
INV	INVERT
BSMT	BASEMENT



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



paradigm
Engineering Services, Inc.
Seven Dunwoody Park
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'

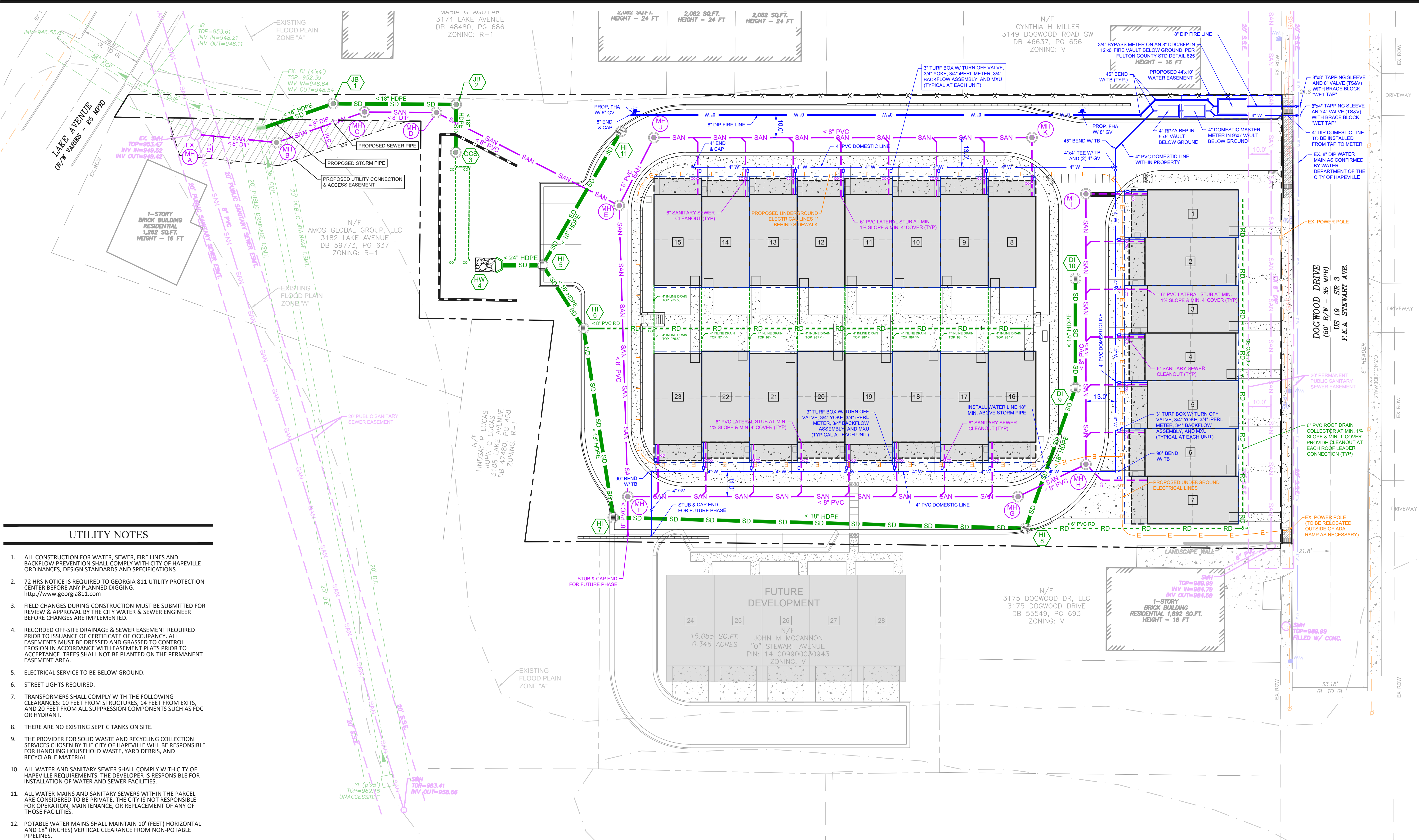
No.	Revision	Date	Revised Storm, Sewer & Water Pipe Material & Meter Size
1	1	2/18/21	SHIFTED UNITS L-2 SOUTH ADJUSTED ENTRANCE AND UTILITIES
		3/31/21	ADDED COMMENTS FROM DESIGN REVIEW BOARD AND CITY ENGINEER
		4/21/21	

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

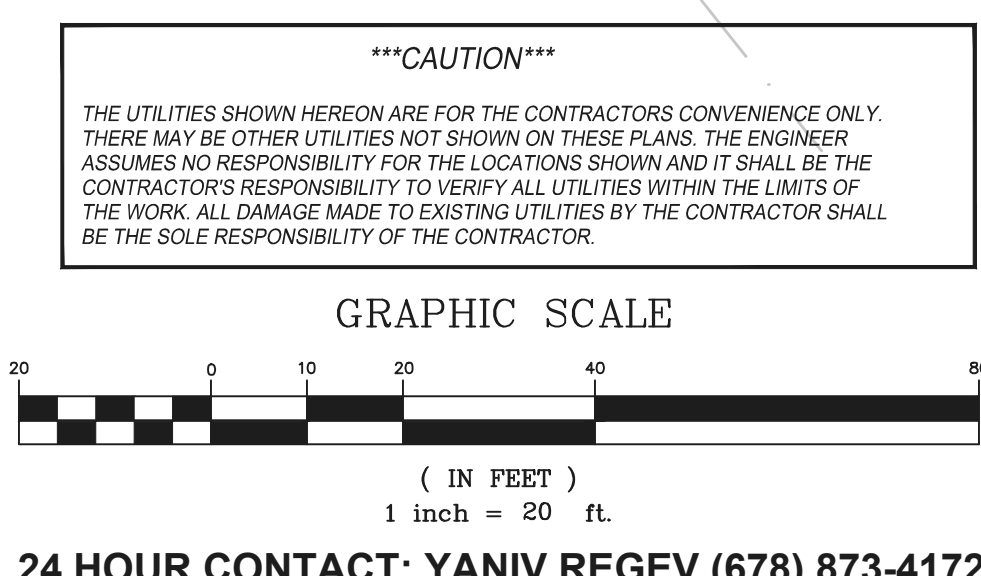


- ### UTILITY NOTES
- ALL CONSTRUCTION FOR WATER, SEWER, FIRE LINES AND BACKFLOW PREVENTION SHALL COMPLY WITH CITY OF HAPEVILLE ORDINANCES, DESIGN STANDARDS AND SPECIFICATIONS.
 - 72 HRS NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNED DIGGING.
<http://www.georgia811.com>
 - 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 ENCASUREMENT 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.
Seven Dunwoody Park
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

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.

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

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.

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

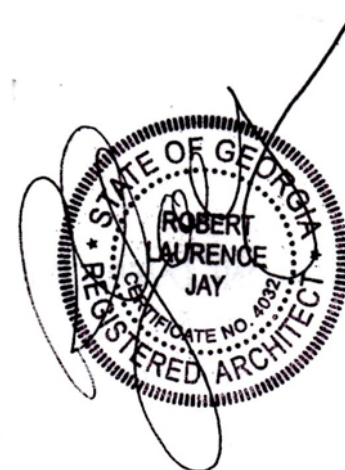
Disaster Resilient Building Code IBC Appendix(2013)
 Disaster Resilient Building Code IRC Appendix (2013)
 International Property Maintenance Code, 2012 Edition, with Georgia Amendments (2015)
 International Existing Building Code, 2012 Edition, with Georgia Amendments (2015)
 National Green Building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

Dogwood Drive, Hapeville, Georgia

A 01	Cover
A 01 A	Notes and Rated Wall Detail
A 01 B	Alternate Entry Door Location End Unit Plan
	Door and Window Schedule
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

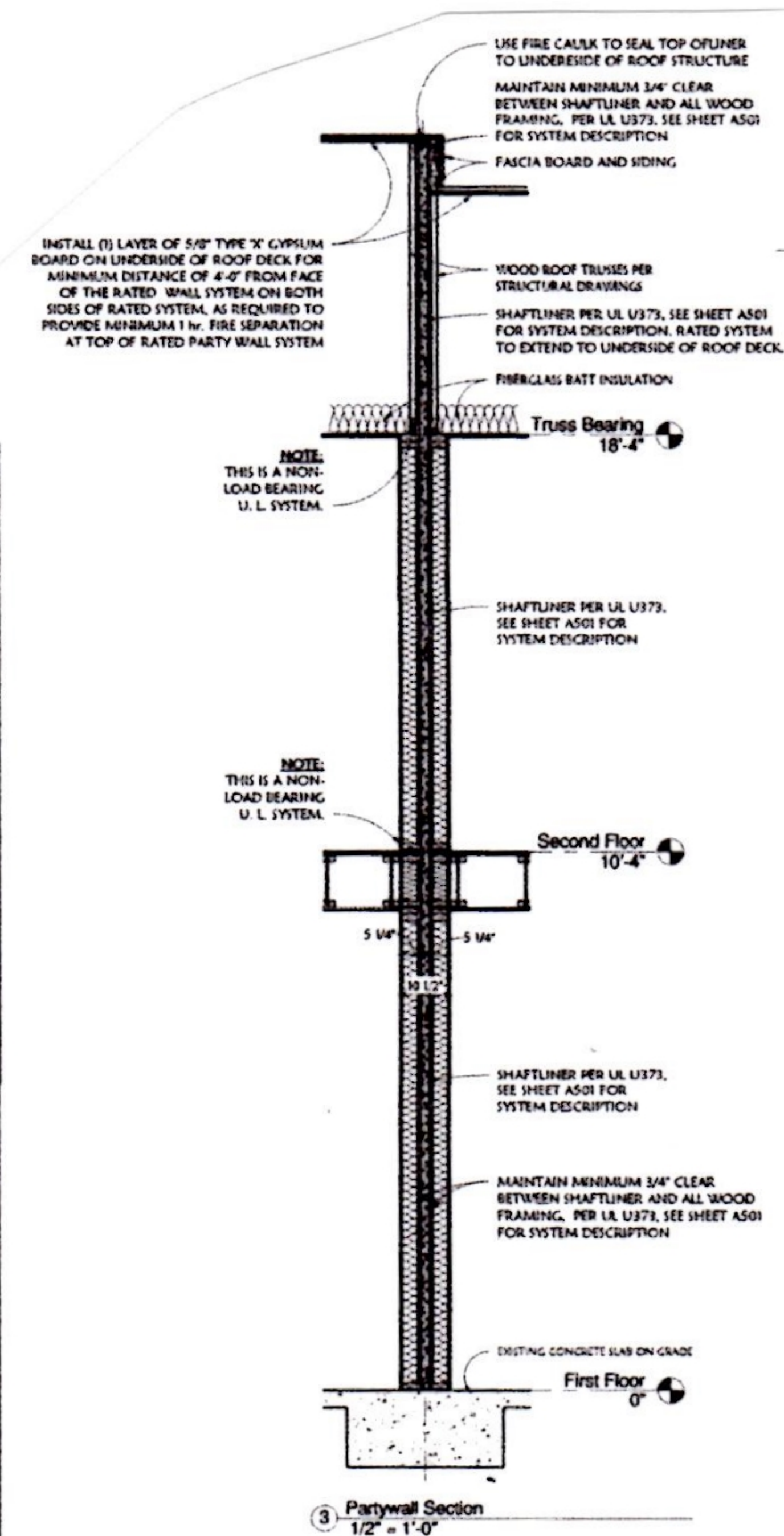
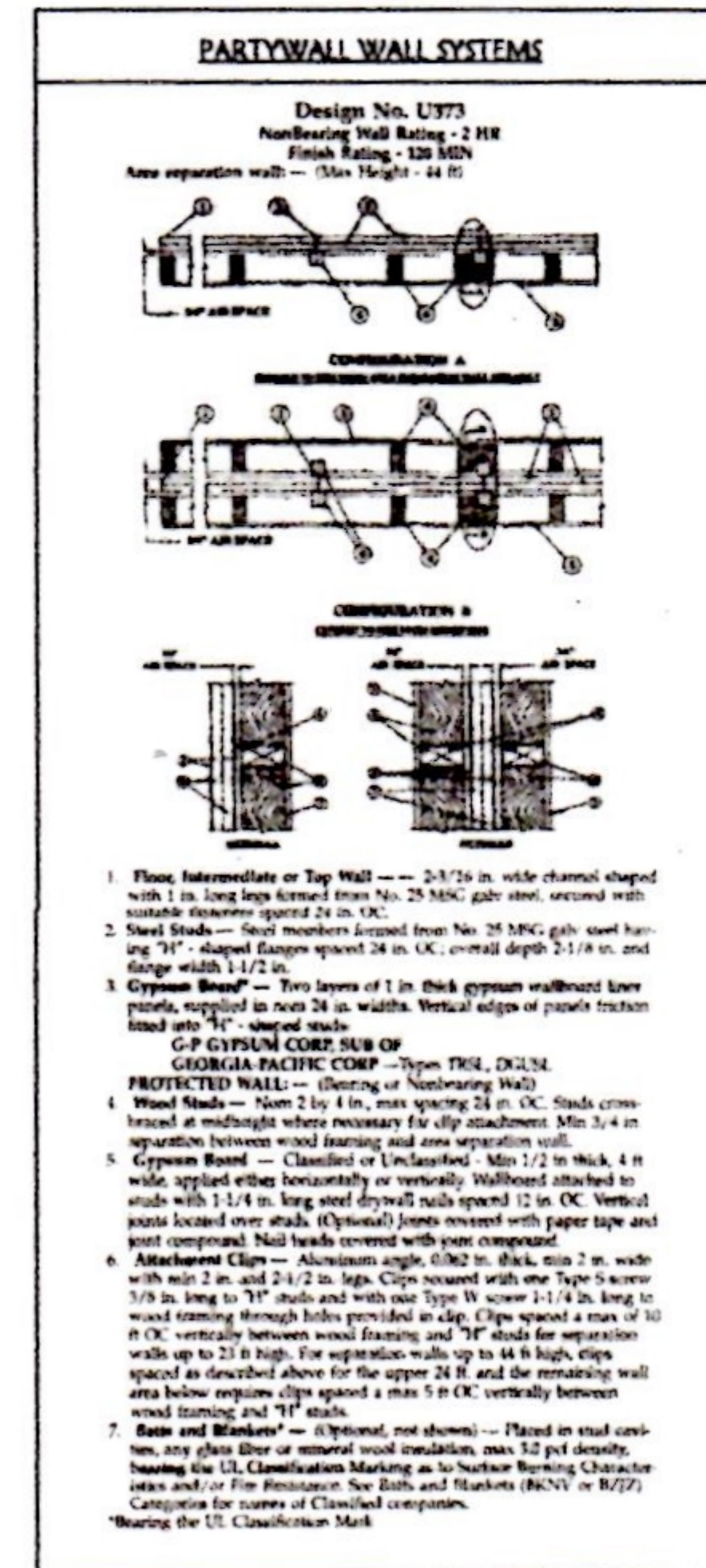
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**These Drawings Provided For Architectural Design Only.
Verify Beams Columns and Foundation with Structural Engineer
Field Verify all Dimensions
Released For Construction**



A	Proposed Dogwood Townhomes Dogwood Drive Hapeville, Georgia 01	Robert Jay Architect 6934 Clear Lake Court Atlanta, Georgia 30360 770-241-5956 rjtrain312@yahoo.com	REVISIONS	
			MM/DD/YY	REMARKS
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			2	-- / -- / --
			3	-- / -- / --
			4	-- / -- / --
			5	-- / -- / --

- 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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Field Verify all Dimensions
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September 27, 2021

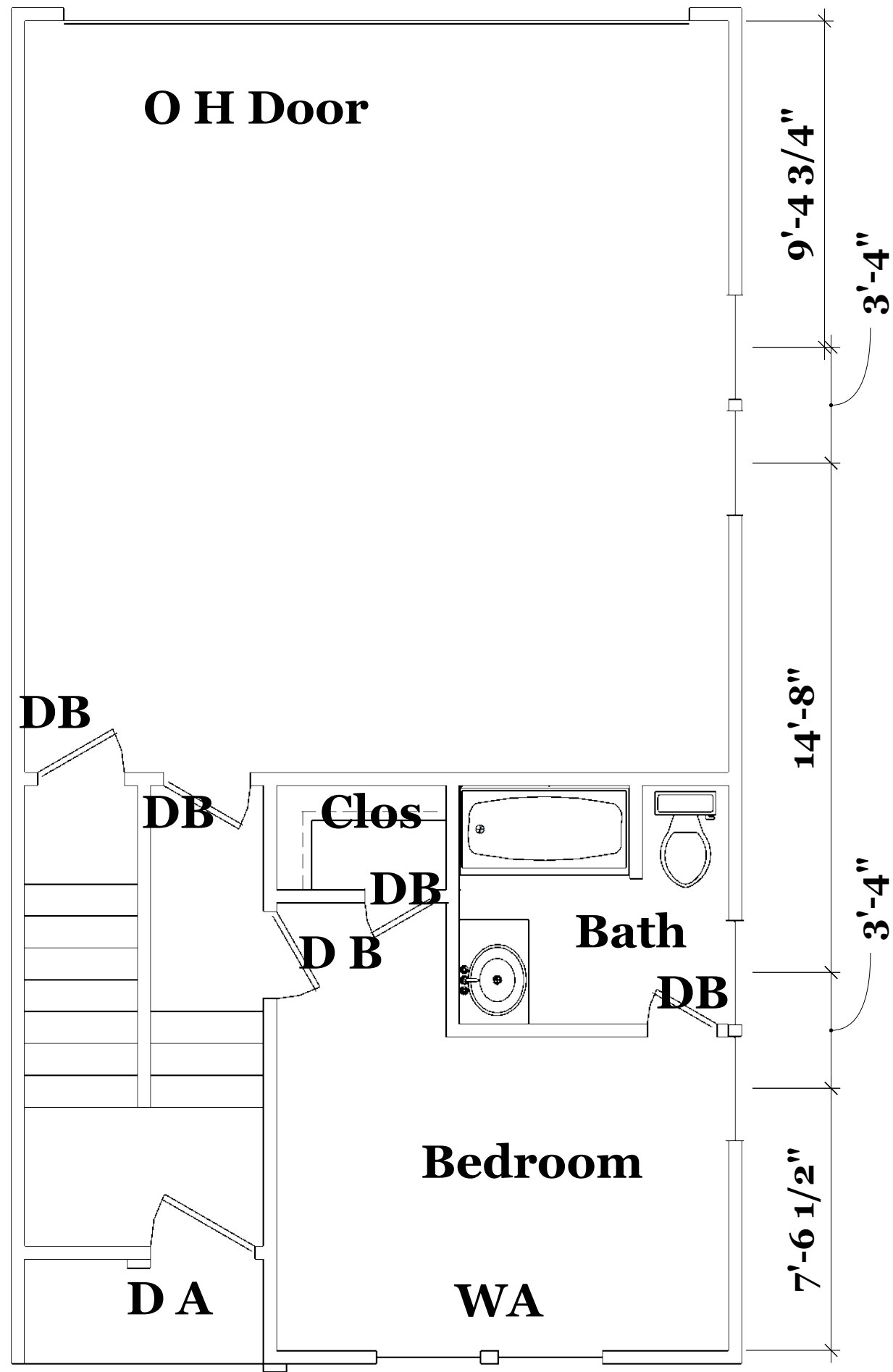
Proposed Dogwood Townhomes
Dogwood Drive
Hapeville, Georgia

**Robert Jay Architect
6934 Clear Lake Court
Atlanta, Georgia 30360**

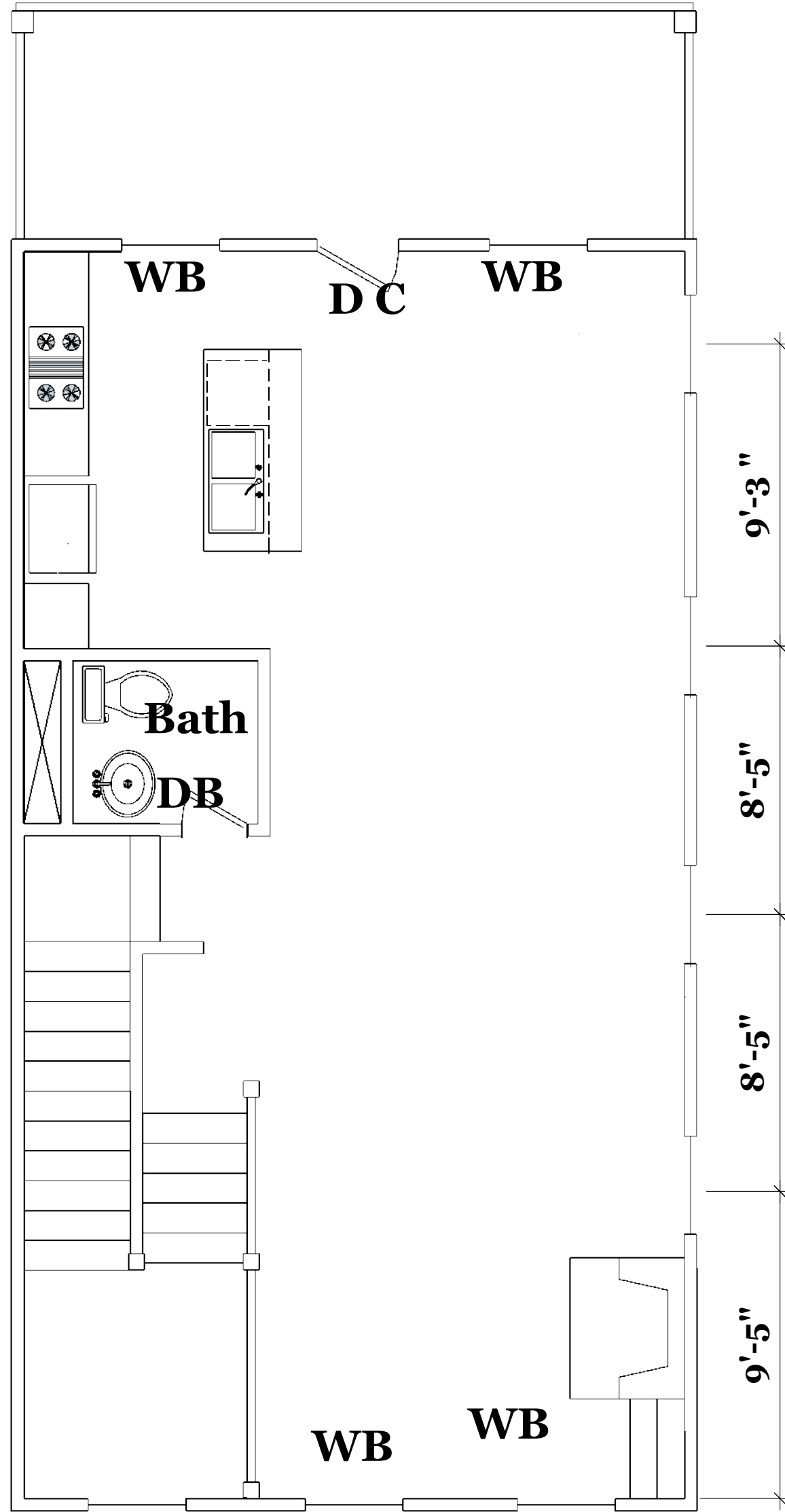
770-241-5956 rjtrain312@yahoo.com

01 A

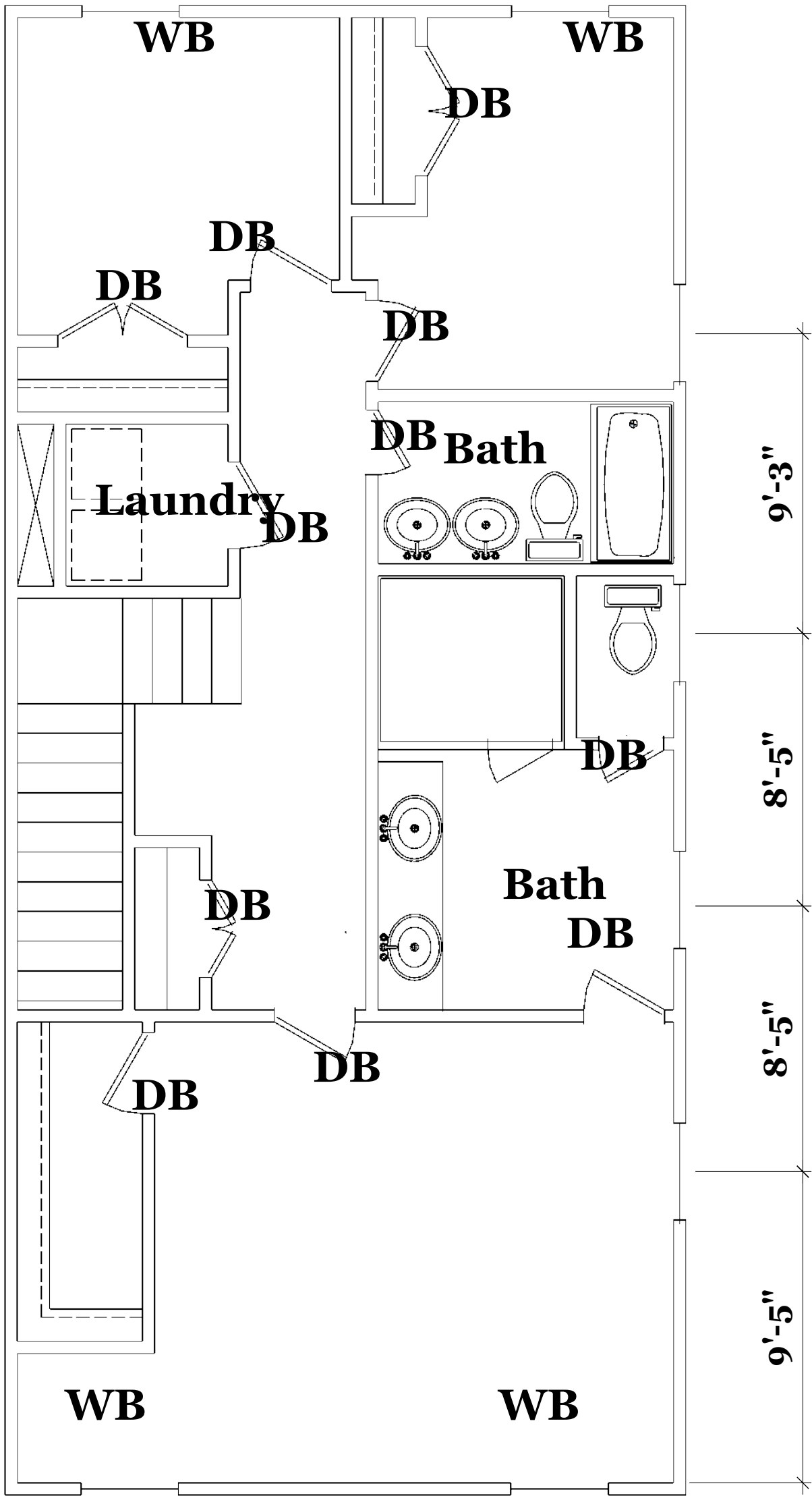
A



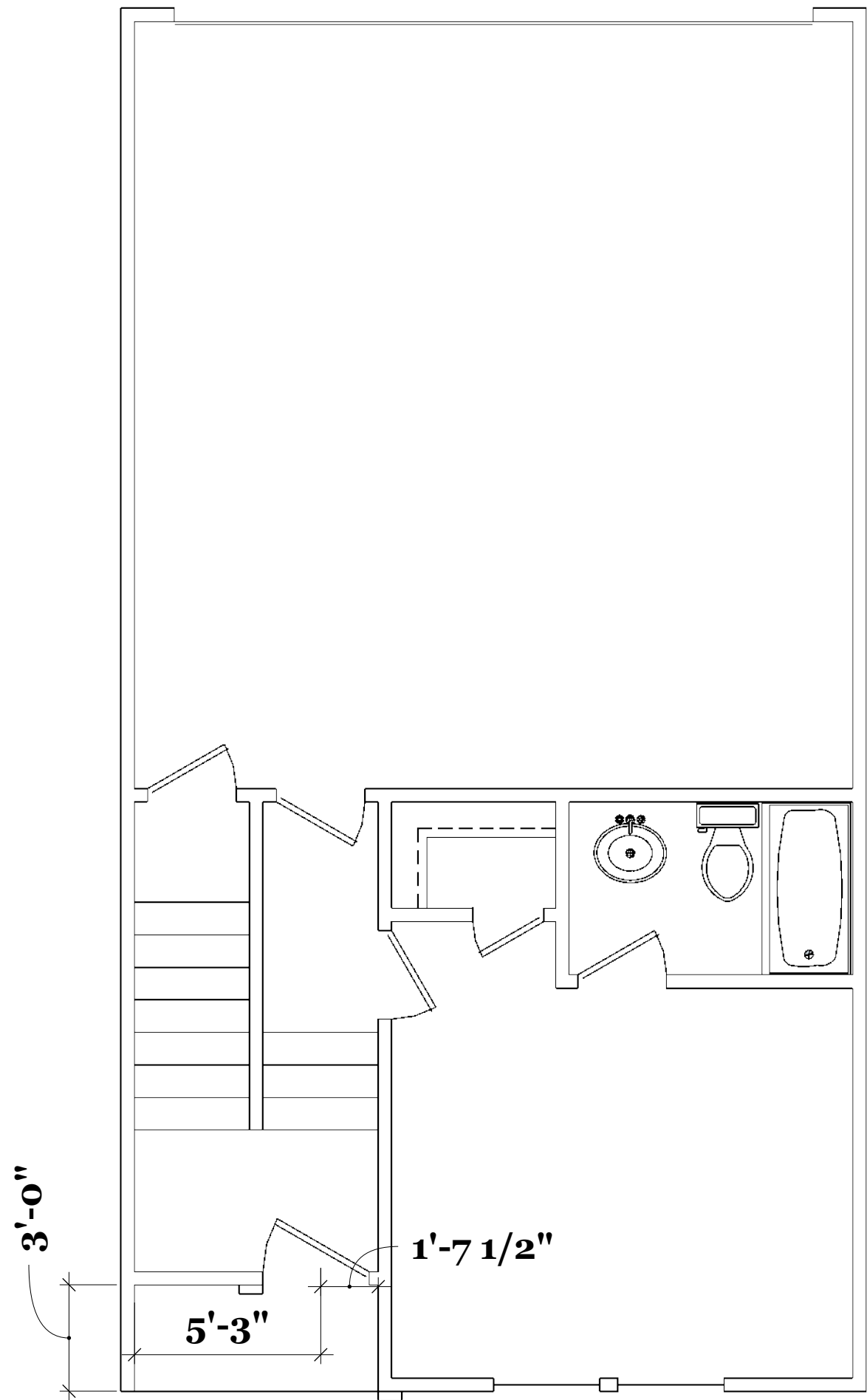
Main Level
End Unit Plan 1/4"= 1'-0"



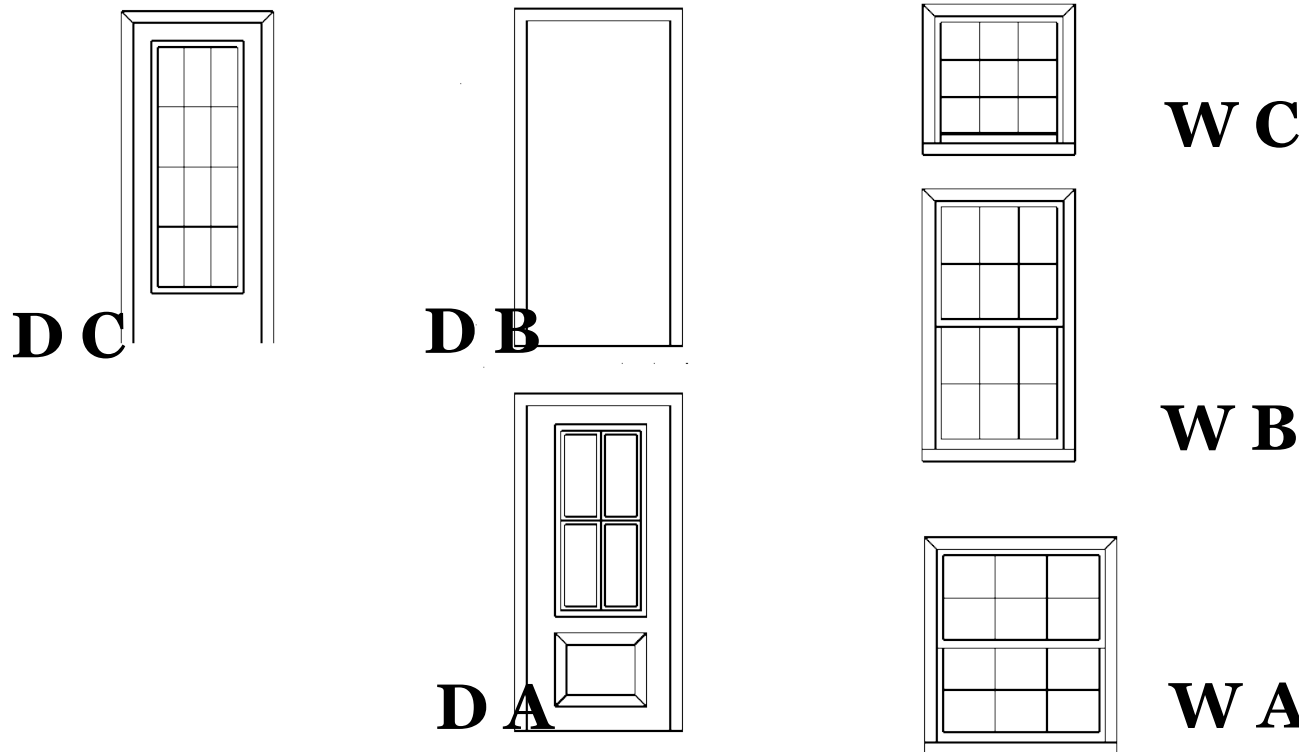
WB
Tempered
Second Level
End Unit Plan 1/4"= 1'-0"



Third Level
End Unit Plan 1/4"= 1'-0"



Front Entry Plan 1/4"= 1'-0"
Entry Door aligns with windows
on Second and Third Levels for
Units 1, 3, 5, 7, 8, 10, 12, 13, 15



Schedules

Door Schedule

- Type D A 36"x80" Solid Core Exterior With 4 Lite Glazing
Type D B 30"x80" Solid Core Flush Interior
24"x80" Bath Door, Closet
32"x80" Laundry
Type D C 30"x 80" Solid core 12 Lite Exterior
Type D D 24"x 80" Bifold Louver Interior

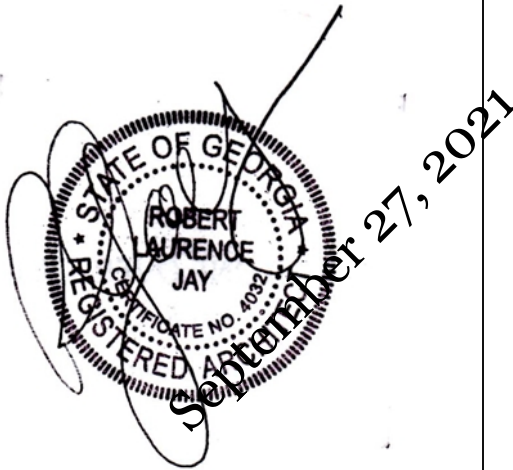
Window schedule

- Type WA 42"x48" Double Hung Style 6 over 6 Main Level
Type WB 36"x58" Double hung Style 6 over 6 Second and Third Level
Type WC 32"x32" Single Sash 9 lite Dormer

Provide a Three Inch Recess from
Adjacent Facade at Window Trim
Simulated Divided Lites Are Acceptable
Grids Between Glass Not Acceptable

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 Side Trim

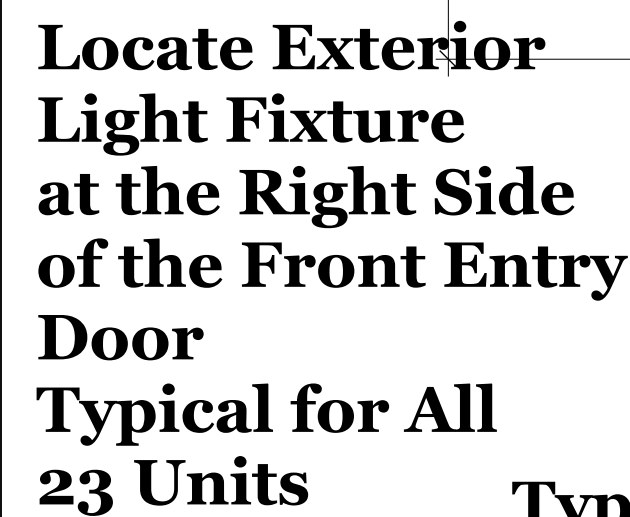


These Drawings Provided For Architectural Design Only.
Verify Beams Columns and Foundation with Structural Engineer
Field Verify all Dimensions
Released For Construction

September 27, 2021

A	01 B	Proposed Dogwood Townhomes Dogwood Drive Hapeville, Georgia	Robert Jay Architect 6934 Clear Lake Court Atlanta, Georgia 30360 770-241-5956 rjtrain312@yahoo.com	REVISIONS	
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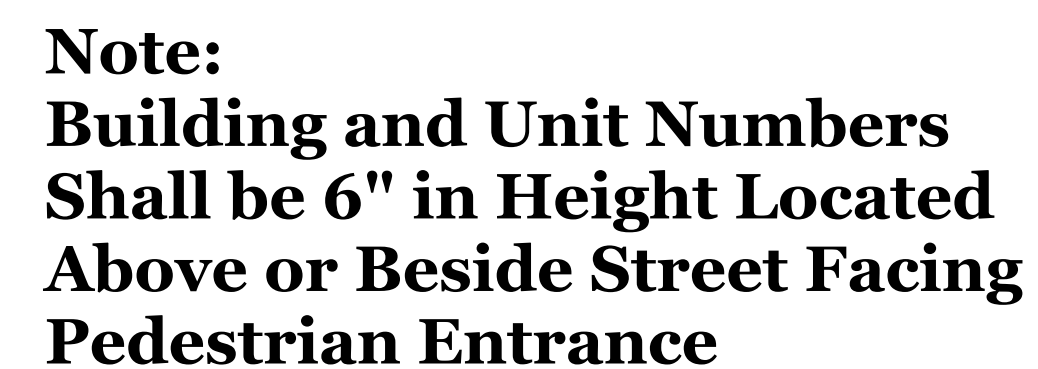
Column



Floor Plan Details:

- Overall Dimensions:** 20'-3" (width) x 39'-0" (depth).
- Front Porch:** 3'-10" x 3'-10".
- Great Room:** 20'-4" x 20'-4". Includes a fireplace and a 36" x 54" pair of stairs.
- Landing:** 3'-3" x 3'-3".
- Bath:** 5'-0" x 6'-10 1/2". Includes a toilet and a bathtub.
- Dining:** 11'-0" x 13'-6 1/2". Includes a CO unit and a 3'-0" x 3'-0" island.
- Kitchen:** 9'-10" x 13'-6 1/2". Includes a 36" x 54" Triple island, a 24" x 80" counter, and a 3'-0" x 3'-0" island.
- Deck:** 3'-10 1/2" x 7'-0".

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

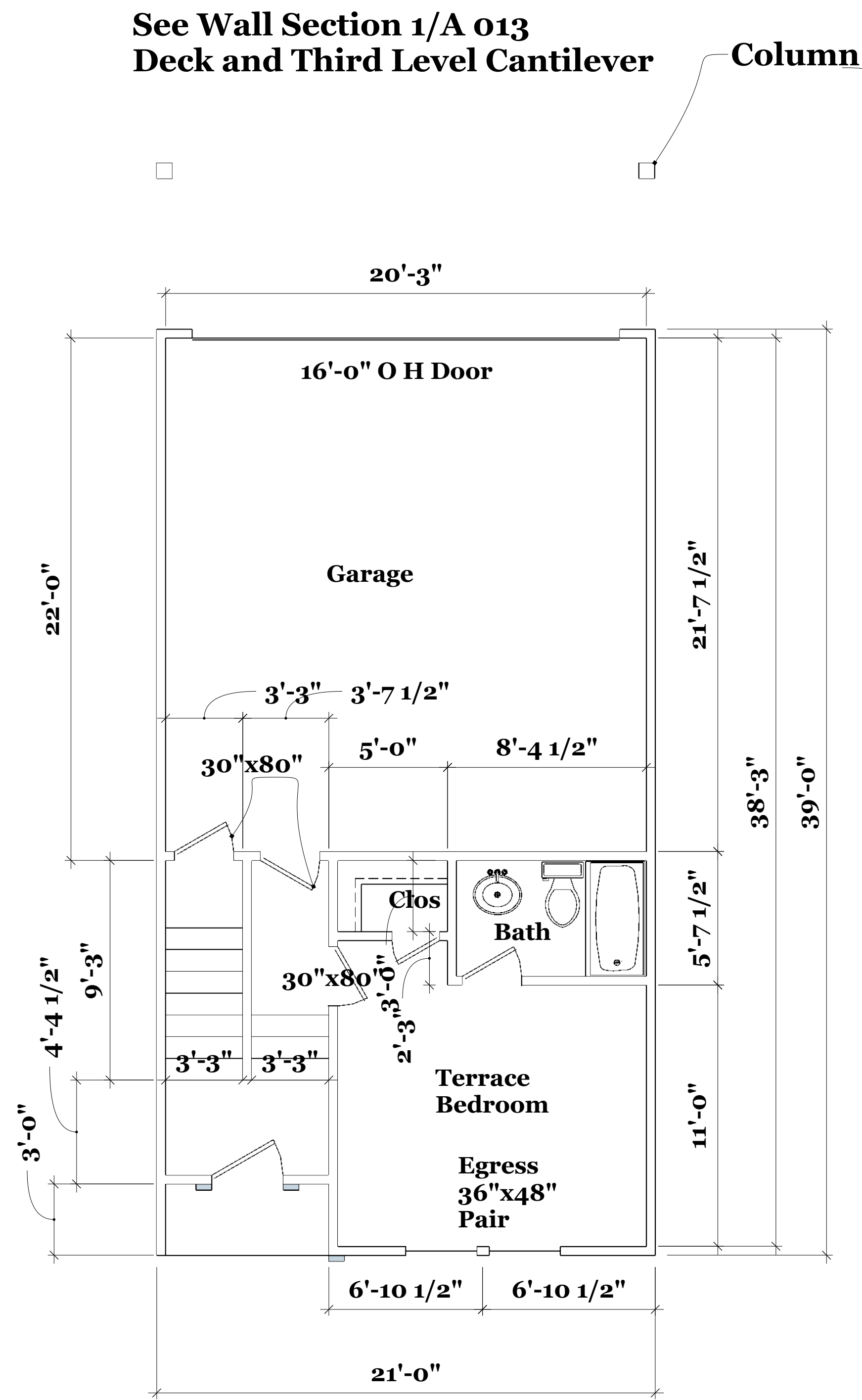


Window Arrangement For Typical Unit Type A

September 27, 2021

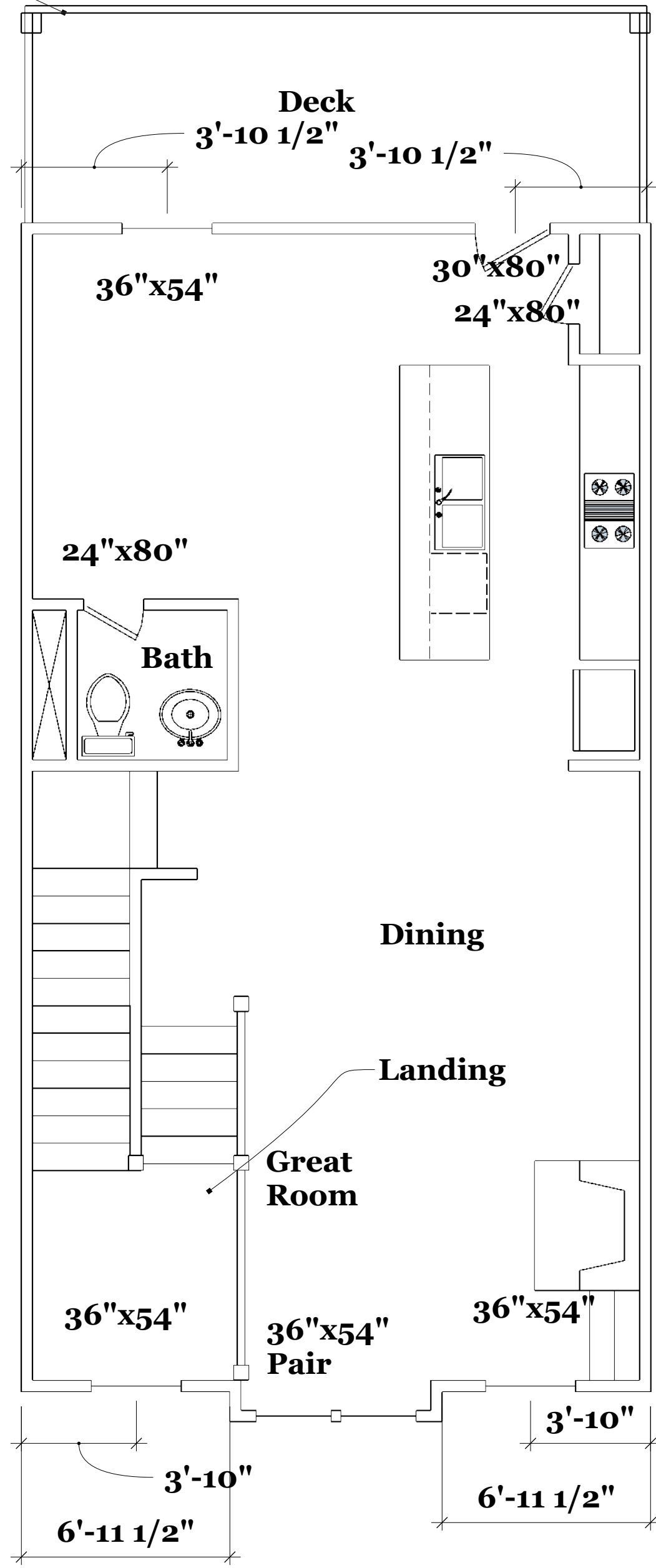
September 27, 2021

A	Proposed Dogwood Townhomes Dogwood Drive Hapeville, Georgia 02A	Robert Jay Architect 6934 Clear Lake Court Atlanta, Georgia 30360 770-241-5956 rjtrain312@yahoo.com	REVISIONS	
			MM/DD/YY	REMARKS
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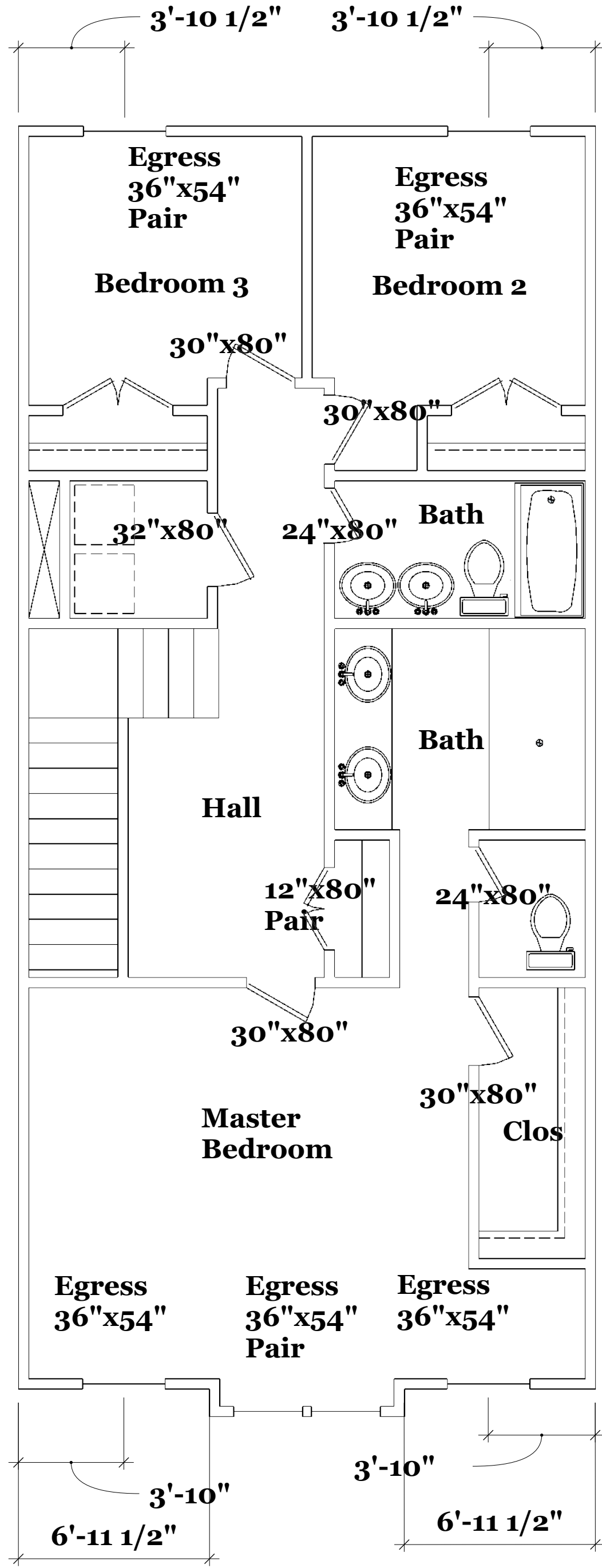


Typical Main Level Floor Plan 1/4" = 1'-0"
Floor Area 380 Sq. Ft.
Garage 440 Sq. Ft.

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

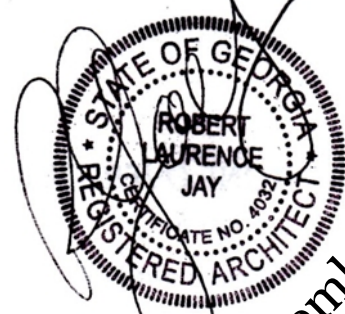


Typical Third Level Floor Plan 1/4" = 1'-0"
Floor Area 960 Sq. Ft.

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Verify Beams Columns and Foundation with Structural Engineer
Field Verify all Dimensions
Released For Construction

September 27, 2021

Window Arrangement For
Typical Unit Type B



A	02A		Proposed Dogwood Townhomes		Robert Jay Architect 6934 Clear Lake Court Atlanta, Georgia 30360 770-241-5956 rjtrain312@yahoo.com		REVISIONS	
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							3	... / ... / ...
							4	... / ... / ...
							5	... / ... / ...

Column

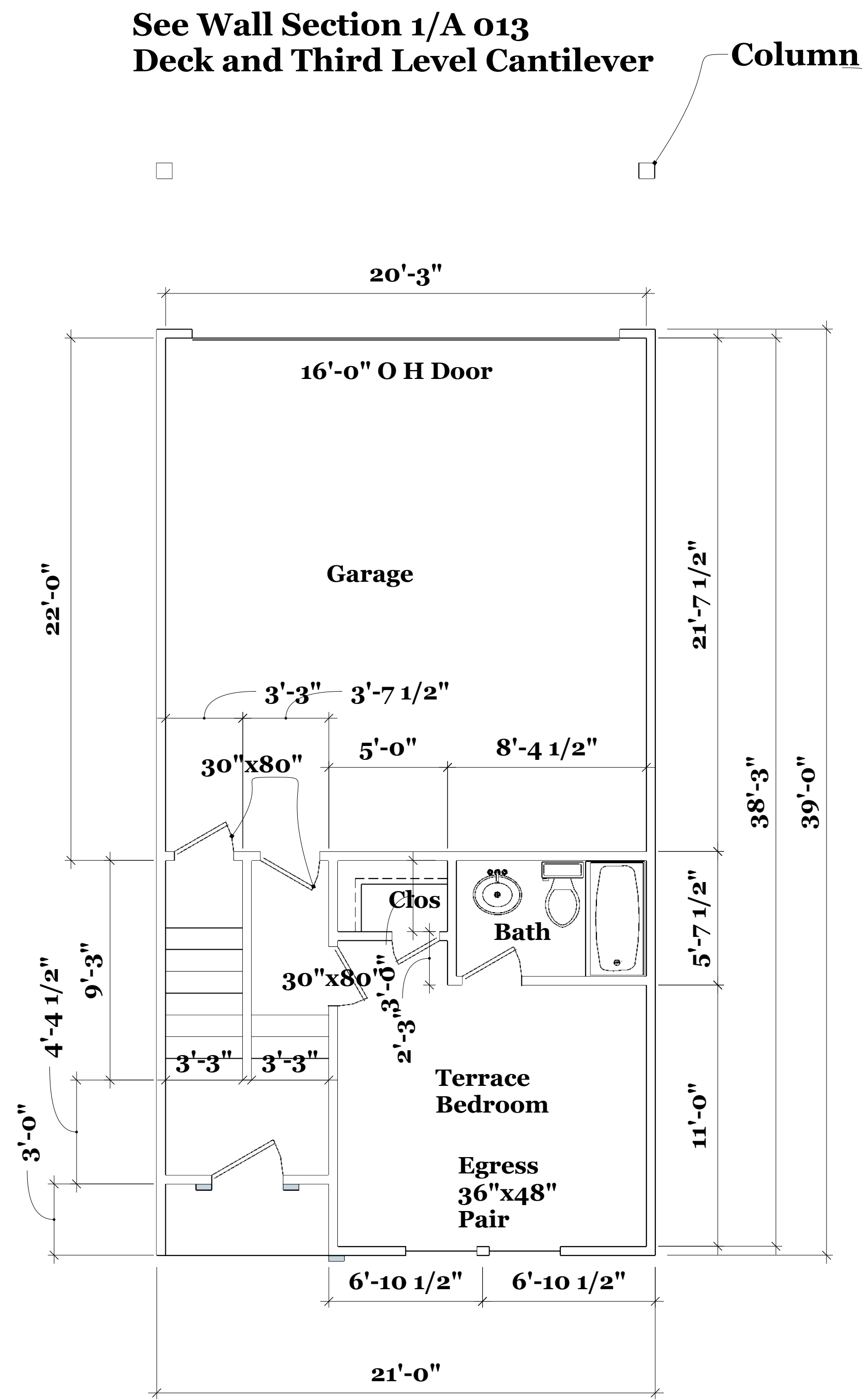


Window Arrangement For Typical Unit Type C

September 27, 2021

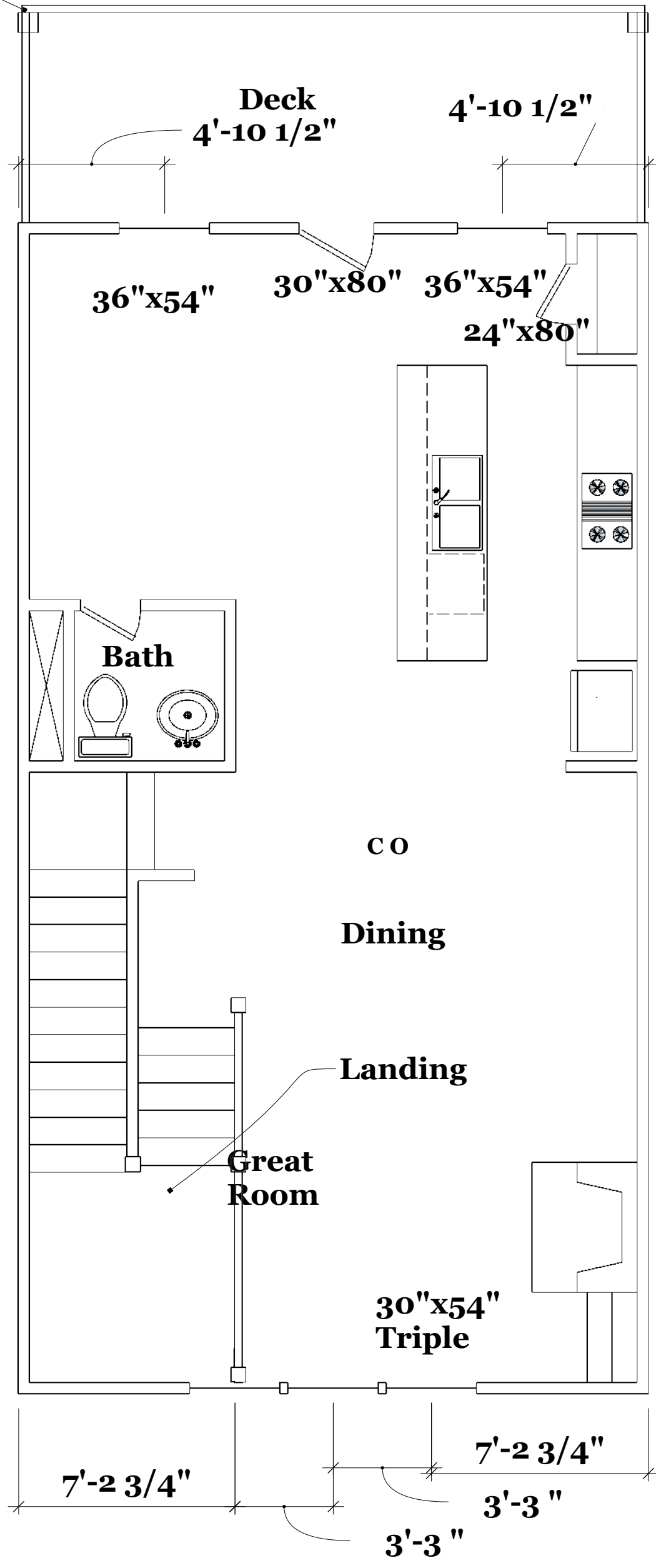
September 27, 2021

A	Proposed Dogwood Townhomes Dogwood Drive Hapeville, Georgia 02C	Robert Jay Architect 6934 Clear Lake Court Atlanta, Georgia 30360 770-241-5956 rjtrain312@yahoo.com	REVISIONS	
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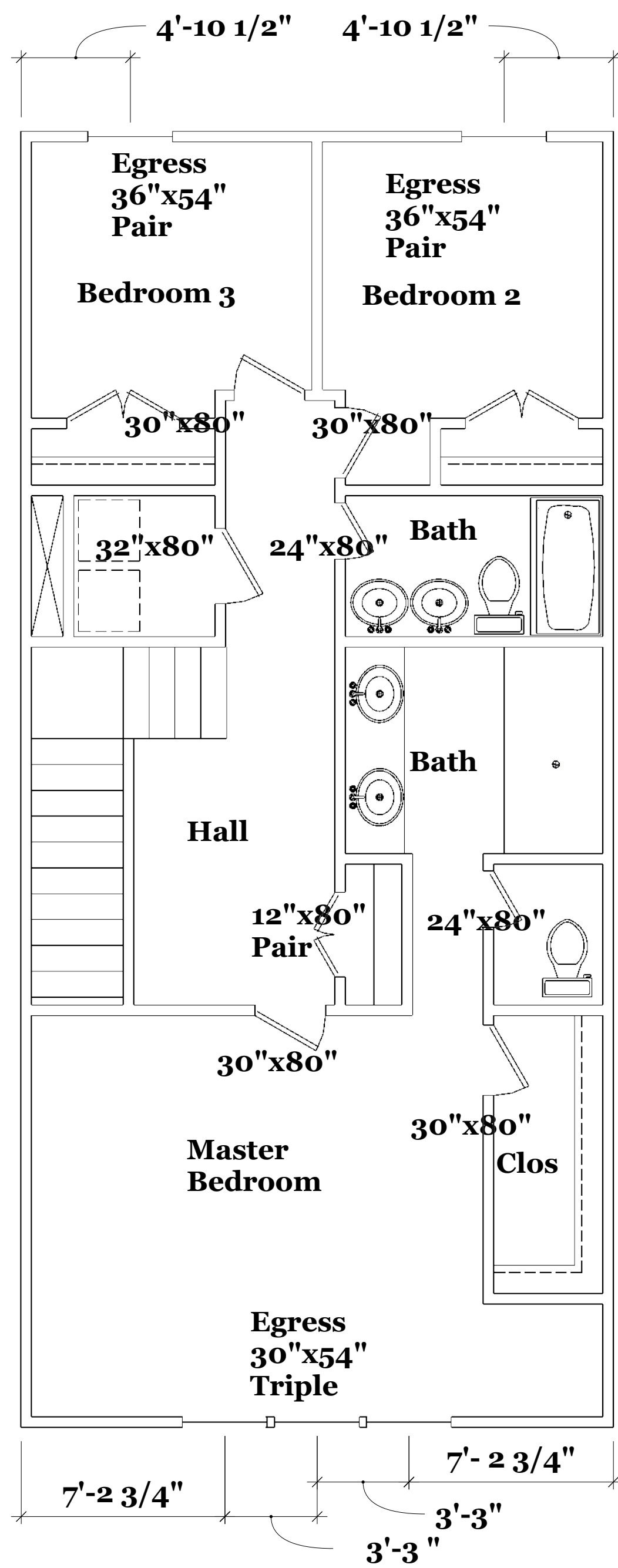


Typical Main Level Floor Plan 1/4" = 1'-0"
Floor Area 380 Sq. Ft.
Garage 440 Sq. Ft.

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

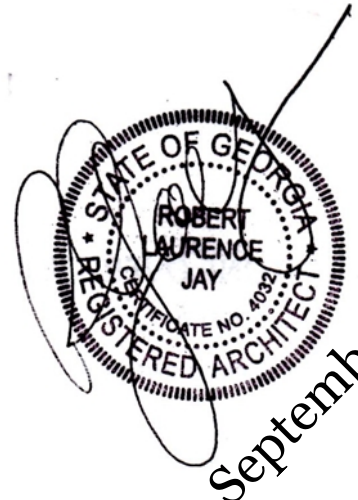


Typical Third Level Floor Plan 1/4" = 1'-0"
Floor Area 960 Sq. Ft.

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Verify Beams Columns and Foundation with Structural Engineer
Field Verify all Dimensions
Released For Construction

September 27, 2021

Window Arrangement For
Typical Unit Type D



A	02D	Proposed Dogwood Townhomes Dogwood Drive Hapeville, Georgia	Robert Jay Architect 6934 Clear Lake Court Atlanta, Georgia 30360 770-241-5956 rjtrain312@yahoo.com	REVISIONS	
				MM/DD/YY	REMARKS
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				2	---
				3	---
				4	---
				5	---

Window
Arrangement
on End Unit

45'-11 3/4"

21'-0"

Bedroom 2

Bedroom 3

Laun

Hall

Owner Suite

Unit 15

Unit 14

Unit 13

Unit 12

Unit 11

Unit 10

Unit 9

Unit 8

See Sheet A 05 for End Wall
Window Locations

Alternating Units Stepped 1'-0"

Window Arrangement
on End Unit

See Wall Section 1/A 013
Deck and Third Level Cantilever

Window
Arrangement
on End Unit

7'-7 1/2"

21'-0"

Deck

Dining

Kitchen

Living

Unit 15

Unit 14

Unit 13

Unit 12

Unit 11

Unit 10

Unit 9

Unit 8

See Sheet A 01 B for
Entry Door aligns with windows
on Second and Third Levels for
Units 1, 3, 5, 7, 8, 10, 12, 13, 15

Alternating Units Stepped 1'-0"

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

Window Arrangement
on End Unit

Stair
Landing

Columns

Columns

Juliet
Balcony

Window
Arrangement
on End Unit

39'-0"

21'-0"

Garage

Unit 15

Unit 14

Unit 13

Unit 12

Unit 11

Unit 10

Unit 9

Unit 8

Bedroom 4

Unit 15

Alternating Units Stepped 1'-0"

Window Arrangement
on End Unit

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

Eight Unit Third Level Building Plan 1/8" = 1'-0"

169'-3"

Eight Unit Second Level Building Plan 1/8" = 1'-0"

169'-3"

Eight Unit Main Level Building Plan 1/8" = 1'-0"

169'-3"

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September 27, 2021

STATE OF GEORGIA

ROBERT JAY ARCHITECT

PROFESSIONAL ARCHITECT

SEP 27 2021

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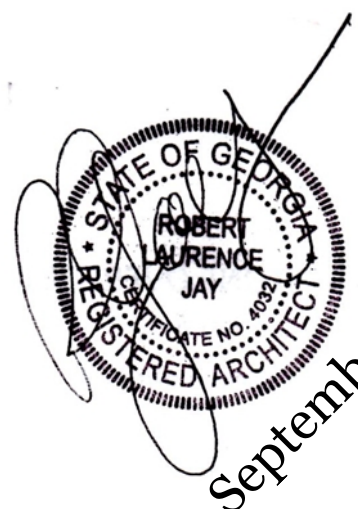
Proposed Dogwood Townhomes

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Page 45 of 55



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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 9'-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

Roof Gutter with
Downspout at all Roof Eaves

Building Steps 1'-0"
at Each Unit Seapration

Third Level 9'-0" Floor to Ceiling

Second Level 10'-0" Floor to Ceiling

Main Level 8'-0" Floor to Ceiling

Unit 11

Unit 10

Unit 9

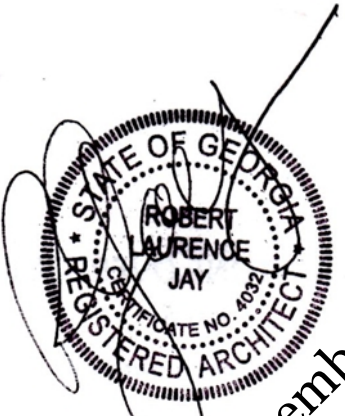
Unit 8

Non Operable
Doors

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

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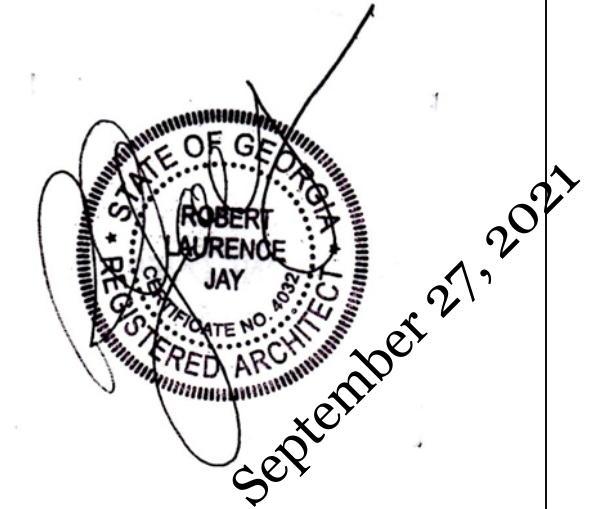
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30 Year Three Tab Roof Shingles with Continuous Ridge Vent on Underlayment

Third Level Ceiling

Third Level Floor

Second Level Ceiling

Second Level Floor

Main Level Ceiling

Main Level Floor

35'-0"

Unit 7

Unit 6

Unit 5

Unit 4

Unit 3

Unit 2

Unit 1

6/12 Roof Pitch

Third Level 9'-0" Floor to Ceiling

Second Level 10'-0" Floor to Ceiling

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

Third Level Ceiling

Third Level Floor

Second Level Ceiling

Second Level Floor

Main Level Ceiling

Main Level Floor

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

Unit 1

Unit 2

Unit 3

Unit 4

Unit 5

Unit 6

Unit 7

6/12 Roof Pitch

Third Level 9'-0" Floor to Ceiling

Column

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

Building Gable Roof Ridge

Gable Roof

Box Bay

Gable

Shed Dormer

See Wall Section 1/A 013 Deck and Third Level Cantilever

Gable Roof

7 Unit Building Roof Plan 1/8" = 1'-0"

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09

September 27, 2021

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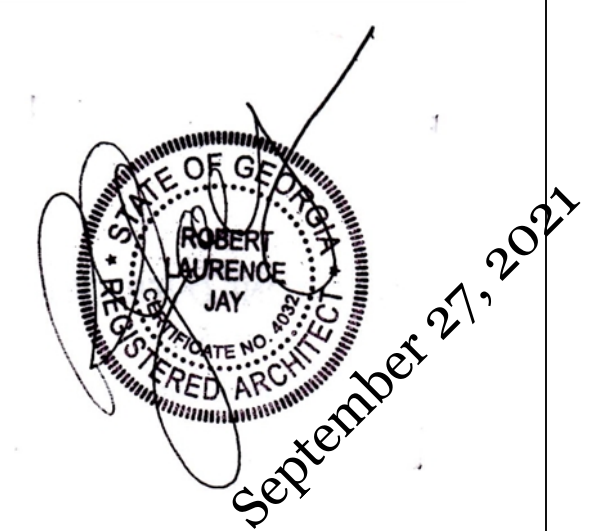
Seven Unit Building Front Elevation 1/4" = 1'-0"



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

Note:
Building and Unit Numbers
Shall be 6" in Height Located
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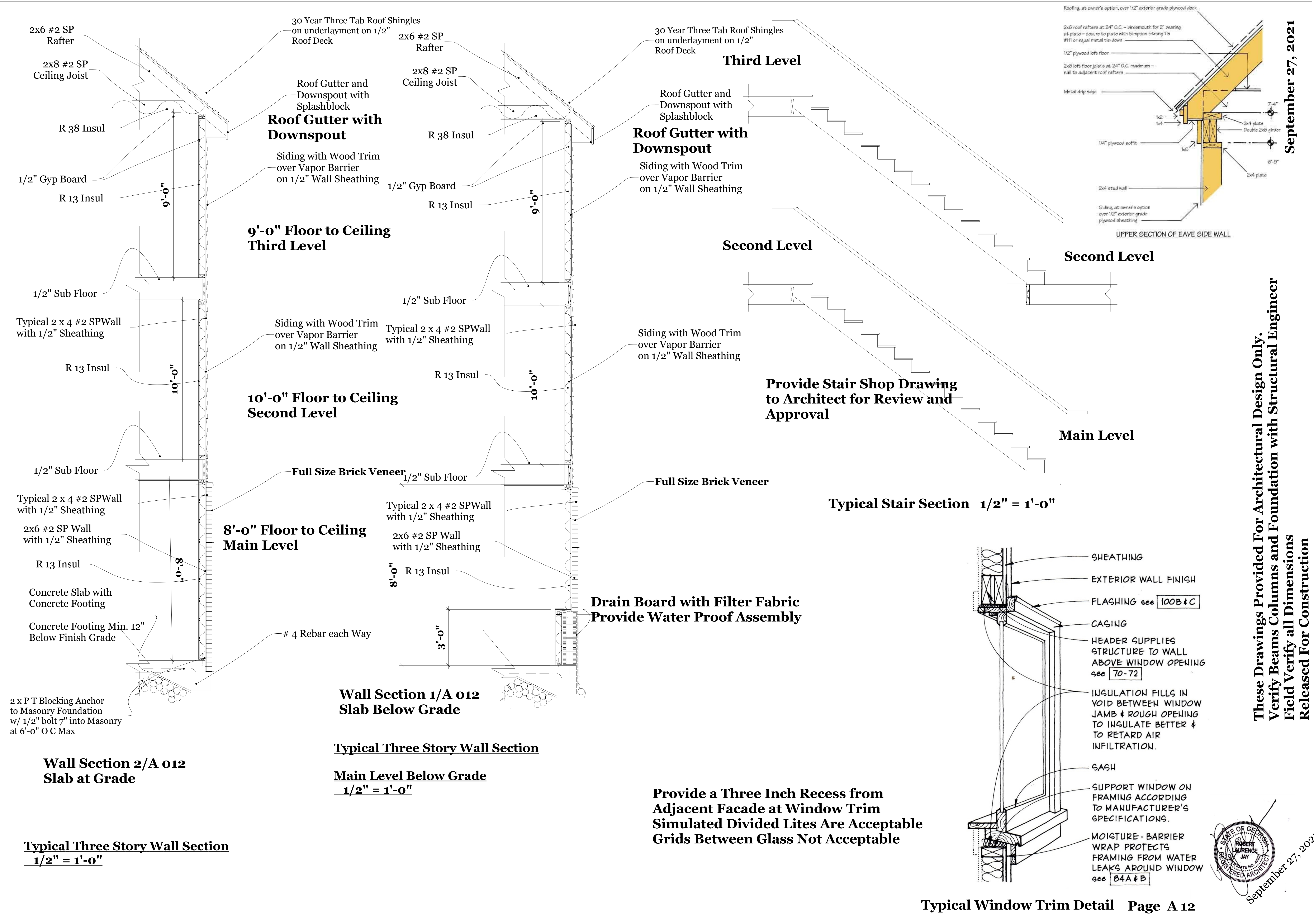


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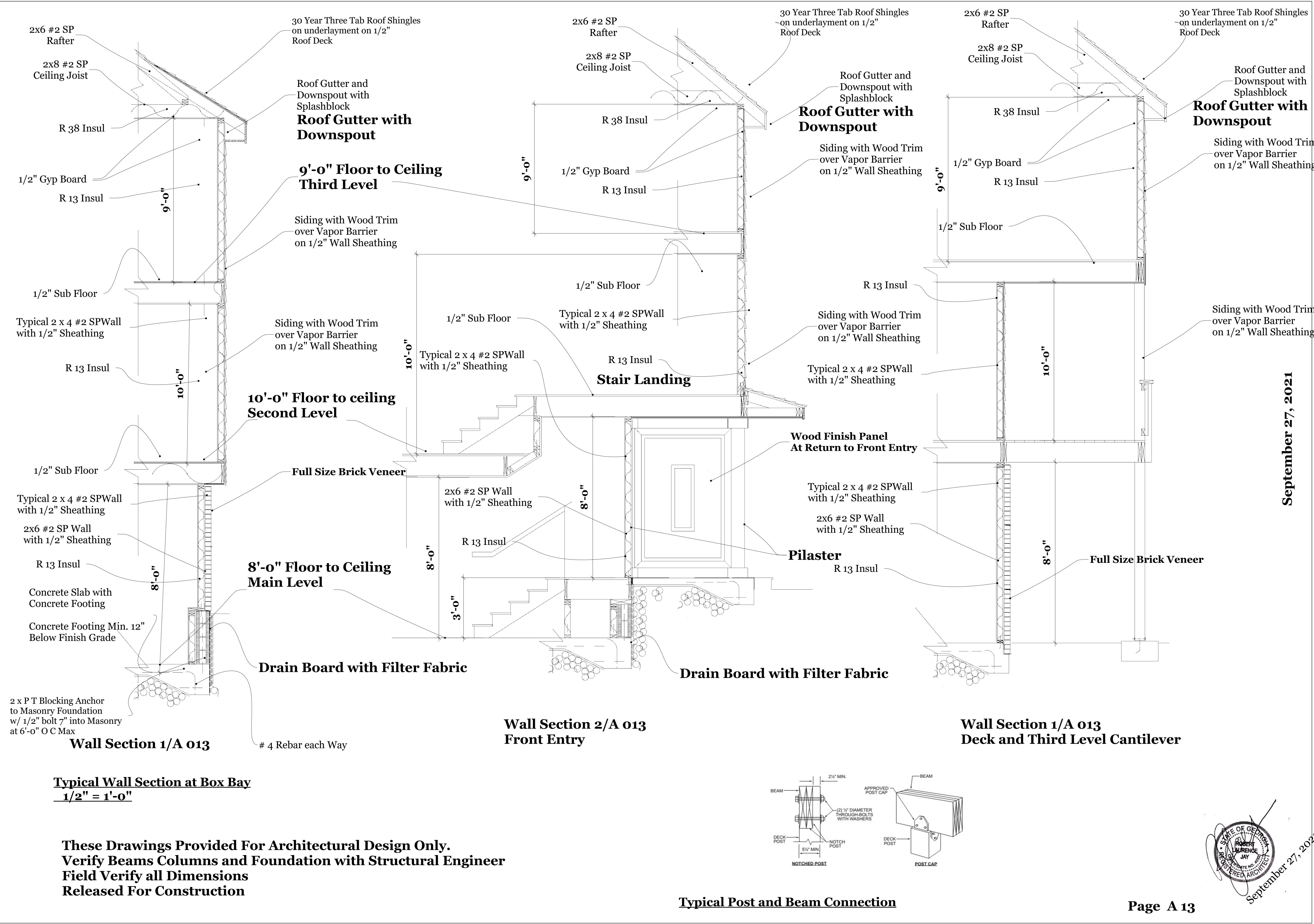
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Typical Wall Section at Box Bay
1/2" = 1'-0"

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Typical Post and Beam Connection

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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.

joist hanger with inside flanges

FIGURE 9: TYPICAL JOIST HANGERS

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.

FIGURE 10: PROHIBITED POST-TO-BEAM ATTACHMENT

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

Typical Deck Details

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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

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