

AGENDA

City of Hapeville

3468 North Fulton Avenue

Hapeville, Georgia 30354

Design Review Committee

November 20, 2019

6:00 PM

1. Welcome And Introduction
2. Approval Of Minutes

Documents:

[DRC MINUTES OCTOBER 16, 2019.PDF](#)

3. James Babcock 536 College Street
Mr. James Babcock has submitted an application seeking approval of plans for the exterior remodel of two apartment buildings at 536 College Street. The property is zoned RMU, Residential Mixed-Use.

Documents:

[536 COLLEGE STREET APPLICATION.PDF](#)

4. Kevin Clark 282 Birch Street
Mr. Kevin Clark has submitted an application seeking approval of plans for the addition of a new 241-square foot rear deck and the construction of a new 347-square foot detached garage for an existing single-family dwelling at 282 Birch Street. The property is zoned R-1, One Family Residential.

Documents:

[282 BIRCH STREET APPLICATION.PDF](#)

5. Shannon Short 3055 Oakdale Road
Mr. Shannon Short has submitted an application seeking approval of plans for the addition of a new 364-square foot master bedroom to an existing single-family dwelling at 3055 Oakdale Road. The property is zoned R-1, One Family Detached.

Documents:

[3055 OAKDALE ROAD APPLICATION.PDF](#)

6. Anthony Uwechue 218 Maple Street

Mr. Anthony Uwechue has submitted an application seeking approval of plans for the renovation of an existing single-family dwelling at 218 Maple Street. The property is zoned R-1, One Family Detached.

Documents:

[218 MAPLE STREET APPLICATION.PDF](#)

7. Consideration To Approve The 2020 Design Review Committee Meeting Schedule

Documents:

[2020 DRC MEETING SCHEDULE.PDF](#)

8. Next Scheduled Meeting - Wednesday, December 18, 2019 At 6:00PM

9. Adjourn

**Please note that if the Design Review Committee approves the submitted application with condition(s), the applicant is responsible for making the necessary changes and resubmitting.
Agenda subject to change**

Design Review Committee Meeting Minutes

October 16, 2019

I. Call to Order

Jonathan Love called to order the regular meeting of the Design Review Committee at 6:00 PM on October 16, 2019 at Hapeville City Hall Conference Room.

II. Roll Call

Jonathan Love (Chairman) conducted a roll call. The following persons were present Brian Gregory, Karl Dufrenne, John Stalvey, and Michael Smith (non-voting). Rick Ferrero was absent (2).

III. Meeting Minutes

The Committee reviewed the minutes from September 18, 2019. Mr. Stalvey made a motion to approve the minutes. Mr. Dufrenne seconded; motion carried 4-0.

IV. Applications

Mr. Stalvey made a motion to add an item to the end of the agenda for The Landings at Virginia Park. Mr. Love seconded; motion carried 4-0.

- a) 3472 Rainey Avenue – Tony McSwain attending
Mr. Love made a motion to approve the application as submitted. Mr. Dufrenne seconded; motion carried 4-0.
- b) 3275-3277 Russell Street – Steve Lamb attending
The applicant agreed to paint/stain the ramp at the recommendation of the Committee. Mr. Gregory made a motion to conditionally approve the application based upon the decision of the Board of Appeals regarding construction in the setback. Mr. Dufrenne seconded; motion carried 4-0.
- c) 438 Porsche Avenue – Reuben Buckareff attending
Applicant provided picture of the installed window showing it meets recessed window standards. Mr. Dufrenne made a motion to approve the application as submitted. Mr. Stalvey seconded; motion carried 4-0.
- d) 105 Lily Street – Jim Joyner attending
The Committee granted a design exception to have first floor windowsills less than 2.5' above the finished first floor elevation. Mr. Stalvey made a motion to approve the application as submitted. Mr. Gregory seconded; motion carried 4-0.
- e) 591 King Arnold Street – Brent Stone attending
The Committee indicated windows need to be added to all enfronting facades of the townhomes. The applicant agreed to update the drawings to show windows as noted on the side elevation of units 1 and 12.
Mr. Love made a motion to approve the application with the updates.
Mr. Stalvey seconded; motion carried 4-0.

- f) 801 Virginia Avenue – Joseph Latimer attending
801 Virginia Avenue was used as the Chick-Fil-A headquarters in the 1960s. Design Exceptions are being granted to Chick-Fil-A to restore it to a similar design. Mr. Gregory made a motion to approve the application with the following design exceptions:

1. To continue use of existing storefront style and the installation of a landscape buffer to maintain the historical nature of the building.
2. For the use of metal panels as a façade material to maintain the historical nature of the building.

Mr. Love seconded; motion carried 4-0.

- g) Porsche Avenue – Laurel David attending
Mr. Gregory made a motion to approve the application as submitted. Mr. Stalvey seconded; motion carried 4-0.

- h) The Landing at Virginia Park
5-Unit building – Applicant has submitted plans for minor façade material changes. The first floor of the end units (1, 5) shall be painted brick. Unit 2 and 4 shall use a hardy-plank lap siding on the upper stories. The first-floor façade of units 2-4 shall remain brick.

Mr. Gregory made a motion to approve the updated plans for the 5-unit building. Mr. Stalvey seconded; motion carried 4-0.

2-unit building – Applicant submitted plans for façade and structural changes. Committee needs more details than the plans provided. Mr. Dufrenne made a motion to table the application. Mr. Stalvey seconded; motion carried 4-0.

V. Next Meeting

Next scheduled meeting is Wednesday, November 20, 2019 at 6:00 PM.

VI. Adjournment

Jonathan Love adjourned the meeting at 7:00 PM.

Minutes submitted by: _____
Brian Gregory, Secretary

Minutes approved by: _____
Jonathan Love, Chairman



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

DATE: November 13, 2019
TO: Tonya Hutson
FROM: Michael Smith
RE: **Design Review – 536 College Street Remodel**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from James Babcock for the exterior remodel of two apartment buildings at 536 College Street. The remodeling consists of the addition of wooden paneling to the street facing facades of the two buildings, as well as the addition of wooden columns to existing stoops over the entrances to the units. The remodeling has already occurred.

The property is zoned RMU, Residential Mixed-Use, is within the A-D, Arts District overlay, and is subject to the Commercial/Mixed-Use area, Subarea B, of the Architectural Design Standards.

RECOMMENDATIONS

The applicant has not submitted all information required for a full design review. Should the Design Review Committee require any other elements of the site or structure to be brought into compliance with the Architectural Design Standards, the applicant will need to resubmit the application with all required information.

The use of wood siding is permitted in the Commercial/Mixed-Use area if it does not constitute more than 20% of the area of the enfronting façade. However, façade materials shall be combined horizontally, with the heavier below the lighter. The addition of wood siding vertically with brick to either side, rather than above the brick, is not compliant with the Design Standards. However, the Committee has allowed such designs in the past with a design exception.

As the existing stoops do not match any of the permitted supplemental area treatments, the code does not provide guidance for the design of the wooden columns. A design exception will be required for any changes to the stoops.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 10/15/19

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

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

Applicant: James Babcock Contact Number: [REDACTED]

Applicants Address: [REDACTED]

E-Mail Address: James.Babcock@delmarhurstcapital.com Zoning Classification: C3 CR-5

Address of Proposed Work: 536 College St Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 11 009600020301

Property Owner: Roland Brooks Contact Number: [REDACTED]

Project Description (including occupancy type): Install 6' wide x 23' tall mixed cedar 1x4/1x6 cedar accent wall on front of multi-family buildings. Not structural, facade only.

Contractors Name: James Babcock Contact Number: [REDACTED]

Contact Person: James Babcock 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

Date

10/15/19

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: 138 sf per bldg

Total Square Footage of existing building: 5504 sq ft per building

Estimated Cost of Construction: \$2800.00

List/Describe Building Materials on the exterior of the **existing** structure: brick and
lap siding gable

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

2x4 cedar unseen frame, 1x4, 1x6, 1x8 cedar accent
boards 6' wide 23' tall

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 James Babcock 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 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.

____ **Understood that builder must follow approved plan and that the Certificate of Occupancy will not be issued until a Design Inspection is performed and Architectural Design Standards are met.**

James Babcock

Signature

10/15/19
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.









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

DATE: November 13, 2019
TO: Tonya Hutson
FROM: Michael Smith
RE: **Design Review – 282 Birch Street**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Kevin Clark for the addition of a new 241 sq. ft. rear deck and the construction of a new 347 sq. ft. detached garage for an existing single-family dwelling at 282 Birch Street. The new deck will be made of pressure treated wood and the garage will be designed to match the existing dwelling in style.

The property is zoned R-1, One-Family Residential and is subject to the Neighborhood Conservation Area, Subarea E of the Architectural Design Standards.

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

✗ Except where indicated, setbacks shall be established by zoning.

(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.

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.

RECOMMENDATIONS

The applicant has not submitted all information required for a full design review. Should the Design Review Committee require any other elements of the site or structure to be brought into compliance with the Architectural Design Standards, the applicant will need to resubmit the application with all required information.

The deck complies with the setback requirements of zoning. The architectural design standards provide no other guidance for rear decks, which can be approved at the discretion of the Design Review Committee.

Upon review of the information provided by the Applicant for the garage, the following items have been found to be missing or deficient and should be addressed by the Applicant and the Design Review Committee:

1. The applicant should provide the material for the garage roof and the roof of the primary structure to ensure consistency.
2. The applicant should provide the height of the garage from grade, ensuring it is at least 14' high.
3. The applicant should ensure there are no outbuildings within 10' of the proposed structure on the adjacent lot.

Once these items are addressed to the satisfaction of staff and the Design Review Committee, the garage can be approved.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 10-9-19

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: Kevin Clark Contact Number: [REDACTED]

Applicants Address: [REDACTED]

E-Mail Address: [REDACTED] Classification: Residential (R-1)

Address of Proposed Work: 282 Birch Street Hapeville Ga 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0094-0010-162-4

Property Owner: Kevin Clark LLC KKandC Investment Contact Number: [REDACTED]

Project Description (including occupancy type): Add on the deck to the rear of the House and demo shed in the rear of the house leaving only the slab and building a one car garage

Contractors Name: Gregory Wynn Contact Number: [REDACTED]

Contact Person: Kevin Clark 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.

[REDACTED]
Applicants Signature

10-8-19
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 (DECK)

Total Square Footage of proposed New Construction: 241 sq. ft (Deck)
17'4" x 20'-0" 347 sq. ft (Garage)

Total Square Footage of existing building: 1,614 sf

Estimated Cost of Construction: 5,000.00

List/Describe Building Materials on the exterior of the **existing** structure: Wood siding
which will be torn down that is currently a
shed. New garage will have same hardie
plank as the house.

List/Describe Building Materials **proposed** for the exterior facade of the new structure: The
Deck will be built with pressure treated
wood the Garage will be framed with
wood and the exterior will have the
same hardie plank as the house currently
does.

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 Kevin Clark KC 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 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.

Understood that builder must follow approved plan and that the Certificate of Occupancy will not be issued until a Design Inspection is performed and Architectural Design Standards are met.

Kevin Clark

Printed Name

[Redacted Signature]

Signature

10-9-19

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.

Section V - Erosion Control City of Atlanta

1. The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures prior to or concurrent with land-disturbing activities.
2. Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.
3. Disturbed areas left idle 14 days shall be stabilized with temporary vegetation and mulch; disturbed areas remaining idle 30 days shall be stabilized with permanent vegetation.
4. Erosion and sediment control measures shall be inspected at least weekly, after each rain, and repaired as necessary.
5. additional erosion and sediment control measures shall be installed if determined necessary by on-site inspection
6. Silt fence shall be "Type S": as per the Manual for Erosion and Sediment Control in Georgia and be wire reinforced (see attached detail).



BIRCH STREET ~ 40' R/W
27'± BC/BC

N88° 07' 38"E
50.53'

NO GRADED SLOPE
SHALL EXCEED 2H:1V

RE-USE EXISTING
UTILITIES

NO CUT, NO FILL

NO TREES REMOVED
PROTECT ALL TREES

NO UTILITY WORK
PROPOSED

CUT-OFF & CAP ALL
UTILITIES FOR FUTURE USE

EXCAVATED MATERIALS TO BE
REDISTRIBUTED ON LOT

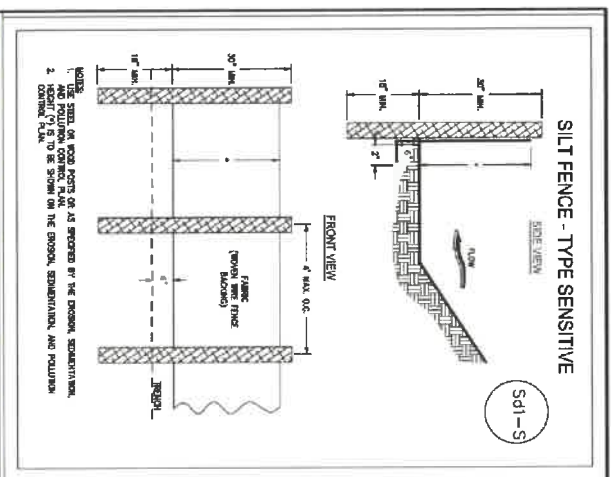
USE EXIST DW AS
CONSTRUCTION OUTLET

419.5' ALONG R/W
TO OLD JONESBORO
RD R/W

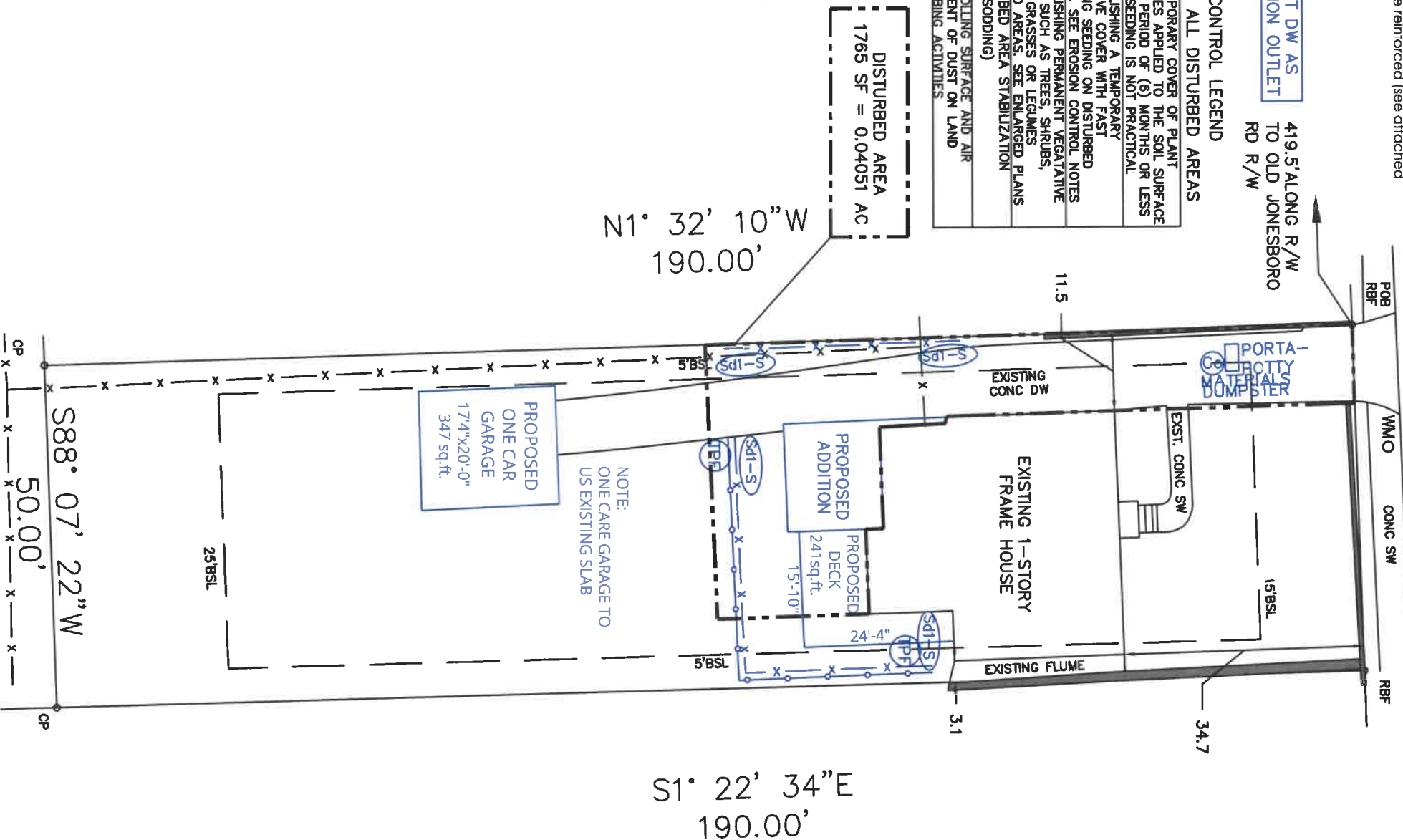
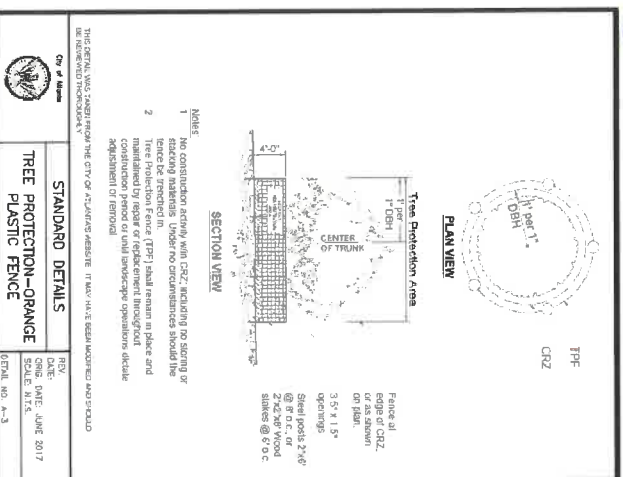
EROSION CONTROL LEGEND
APPLY TO ALL DISTURBED AREAS

A. TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL	
Ds1	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS (WITH SODDING)
Ds2	CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON LAND DISTURBING ACTIVITIES
Ds3	
Ds4	

Sd1-S INDICATES SILT FENCE



TPF INDICATES TREE PROTECTION FENCE



PROPERTY ADDRESS:
282 Birch St
Atlanta, GA 30354

LAND AREA:
9550 SF = 0.219 AC

IMPERVIOUS AREA:

DW:
SW: 88 SF
HOUSE: 1174 SF
FLUME: 70 SF
SHED: 345 SF
998 SF

EXIST= 2675 SF=28.0%
PROPOSED:
PATIO: 119 SF
ADDITION: 230 SF
PROP= 3024 SF=31.6%

ZONING: R-1

0 20
SCALE 1" = 20'

SITE PLAN PREPARED FOR:
282 Birch St

282 Birch St

LOT 8 BLOCK G SUBDIVISION MORELAND PARK

LAND LOT 94 14th DISTRICT

FULTON COUNTY, GEORGIA

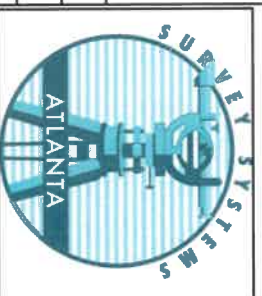
LOCATED IN HAPEVILLE

REFERENCE: PLAT BOOK 55539, PAGE 192
DEED BOOK 55539, PAGE 192

PAGE 192

ALL MATTERS OF TITLE ARE
EXCEPTED ~ NOT FOR RECORDING

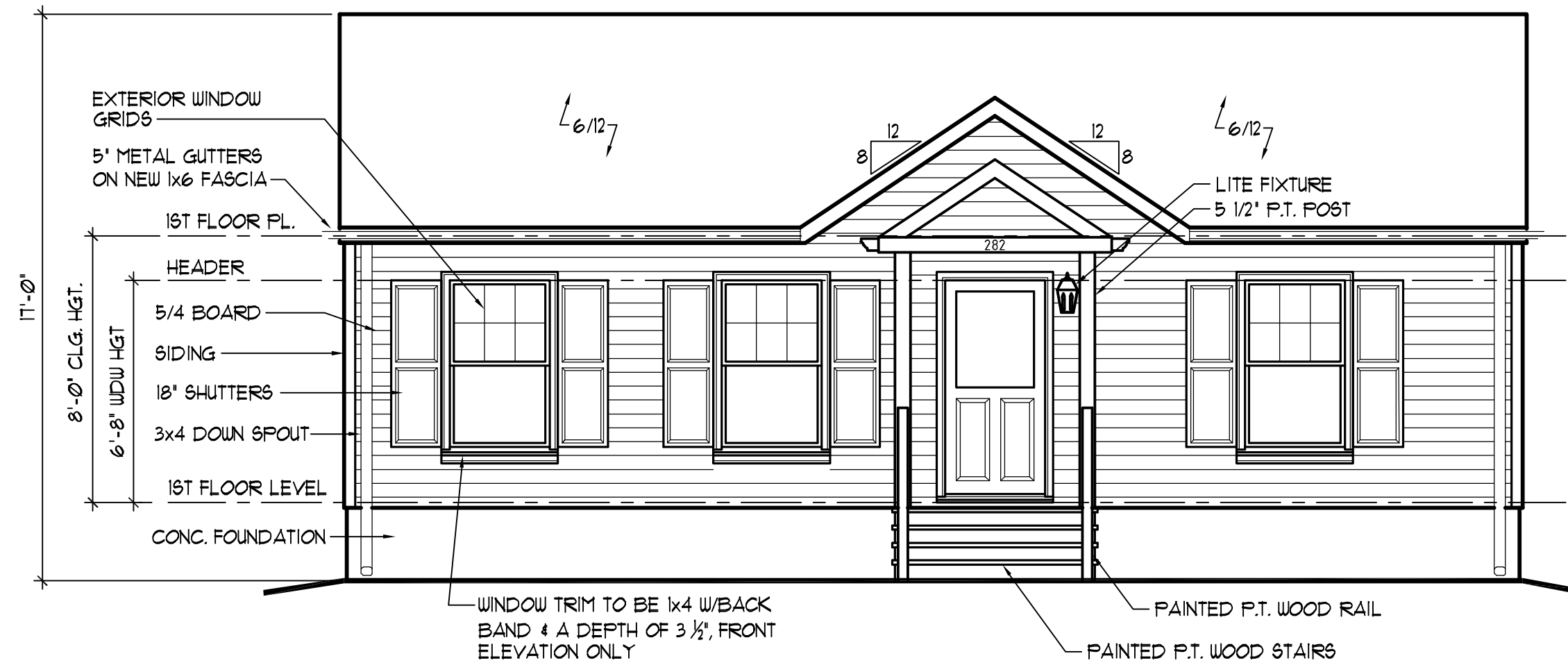
REVISIONS:



SURVEY SYSTEMS ATLANTA
2156 W Park Ct, Ste D, Stone Mtn, GA 30087
COA #LSF000867, info@SurveySystemsAtlanta.com
Cell 678-591-6064 ~ Office 404-760-0010

24 HR CONTACT:

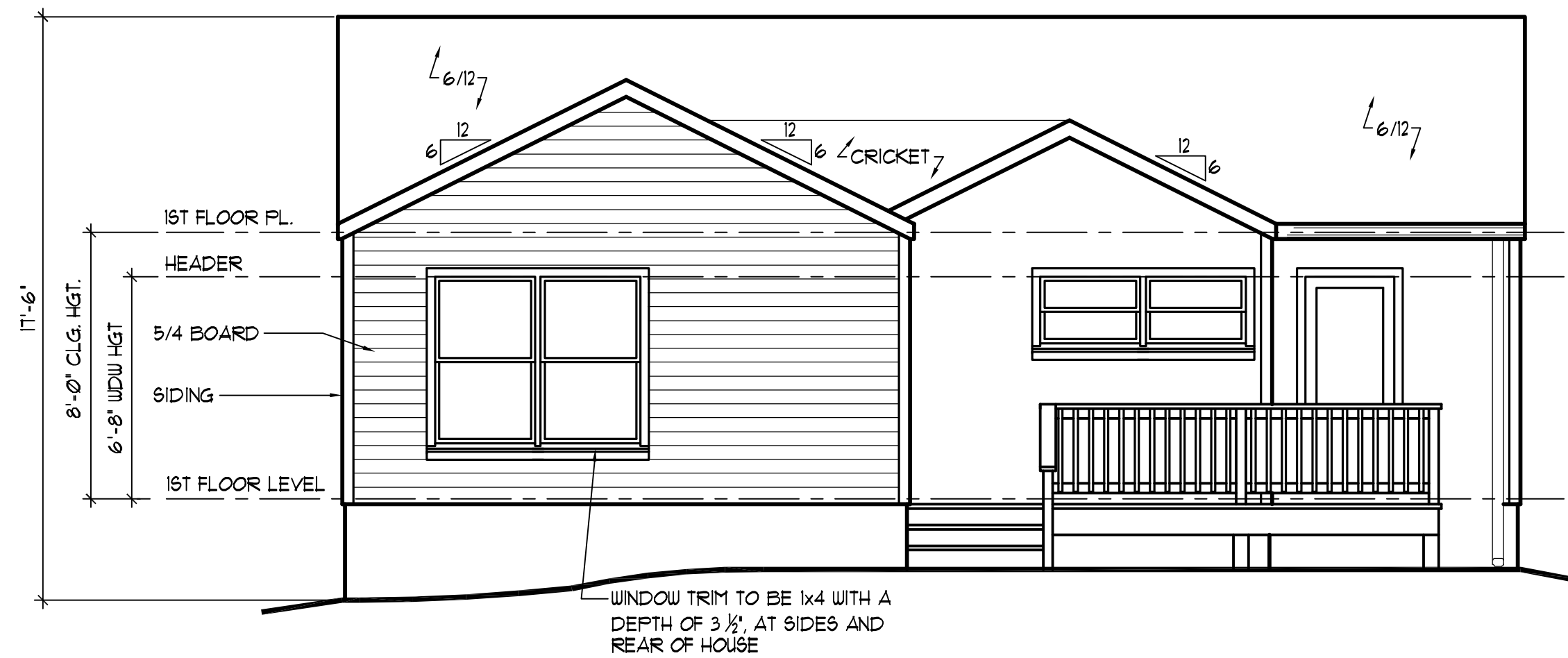
Alexis Chapin
770.853.8488
dlexisnicotechpin@gmail.com



FRONT ELEVATION

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

PROPOSED



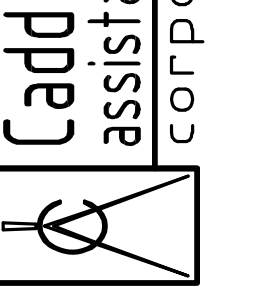
REAR ELEVATION

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

PROPOSED

RELEASED FOR CONSTRUCTION

179 COLONIAL DRIVE
Woodstock, Ga. 30189
Phone: 678-445-2632
Fax: 678-445-0328



BIRCH ST.
REMODEL

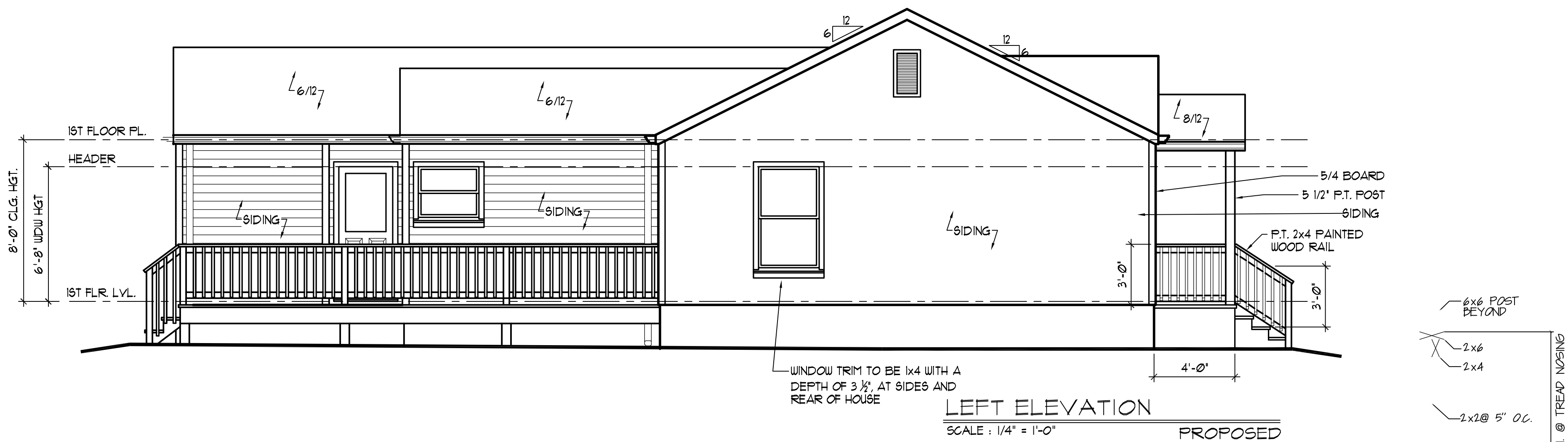
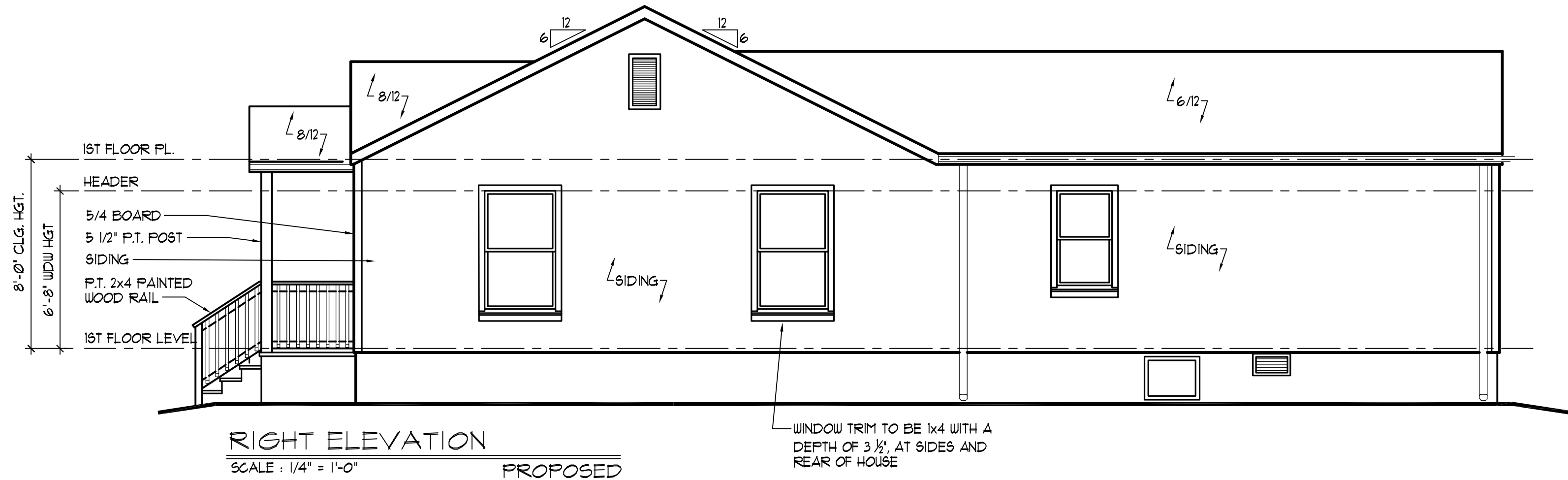
CONSTRUCTION CO. LLC.
KEVIN CLARK
770-853-8488

COPYRIGHT 2019

project no.	
drawn by	B.B.
checked by	--
date	10/04/19
revised	
no.	date

sheet no.

A-7



RELEASED FOR CONSTRUCTION

STAIR GUARDRAIL DETAIL

3/4" = 1'-0"

179 COLONIAL DRIVE
Woodstock, Ga. 30189
Phone: 678-445-2632
Fax: 678-445-0328

Cadd
assistance
corporation

BIRCH ST.
REMODEL

CONSTRUCTION CO. LLC.
KEVIN CLARK
770-853-8488

COPYRIGHT 2019

project no.	
drawn by	B.B.
checked by	--
date	10/04/19
revised no.	date

sheet no.

A-8

GENERAL NOTES:

- BUILDER TO VERIFY ALL PERTINENT INFORMATION REGARDING DIMENSIONS, CONSTRUCTIONS MAT'LS, METHODS, AND STRUCTURAL SIZING
- SIZE AND LOCATION OF RETAINING WALL(S) ARE TO BE DETERMINED BY CONTRACTOR ACCORDING TO SITE CONDITIONS
- NUMBER OF TREADS AND RISERS AT ALL EXTERIOR STAIRS TO BE DETERMINED BY CONTRACTOR ACCORDING TO SITE CONDITIONS
- ALL DIMENSIONS ARE TO STUD
- ALL ANGLED WALLS ARE TO BE 45° UNLESSSED NOTED OTHERWISE

SCOPE OF WORK

- REPLACE EXISTING ONE CAR GARAGE WITH A NEW ONE CAR GARAGE UTILIZING THE EXISTING SLAB PLAN. CURRENT STRUCTURE IS TO BE COMPLETELY REMOVE EXCEPT FOR THE SLAB



GARAGE REMODEL

282 BIRCH ST.
Atlanta, Ga. 30354

- International Building Code, 2012 Edition, with Georgia Amendments (2014X2015)
- International Residential Code, 2012 Edition, with Georgia Amendments (2014X2015)
- International Fire Code, 2012 Edition, with Georgia Amendments (2014)
- International Plumbing Code, 2012 Edition, with Georgia Amendments (2014X2015)
- International Mechanical Code, 2012 Edition, with Georgia Amendments (2015)
- International Fuel Gas Code, 2012 Edition, with Georgia Amendments (2014X2015)
- National Electrical Code, 2017.2 Edition, with no Georgia Amendments
- International Energy Code, 2009 Edition, with Georgia Supplements and Amendments (2011X2012)
- 2012 NFPA 101 - Life Safety Code with State Amendments (2013)

DRAWING INDEX

A-0	COVER SHEET	A-3	PROPOSED ELEVATIONS / PLANS
A-1	EXISTING ELEVATIONS / PLANS	D-1	DETAILS

RELEASED FOR CONSTRUCTION

179 COLONIAL DRIVE
Woodstock, Ga. 30189
Phone: 678-445-2632
Fax: 678-445-0328

Cadd
assistance

corporation

BIRCH ST.
GARAGE
REPLACEMENT

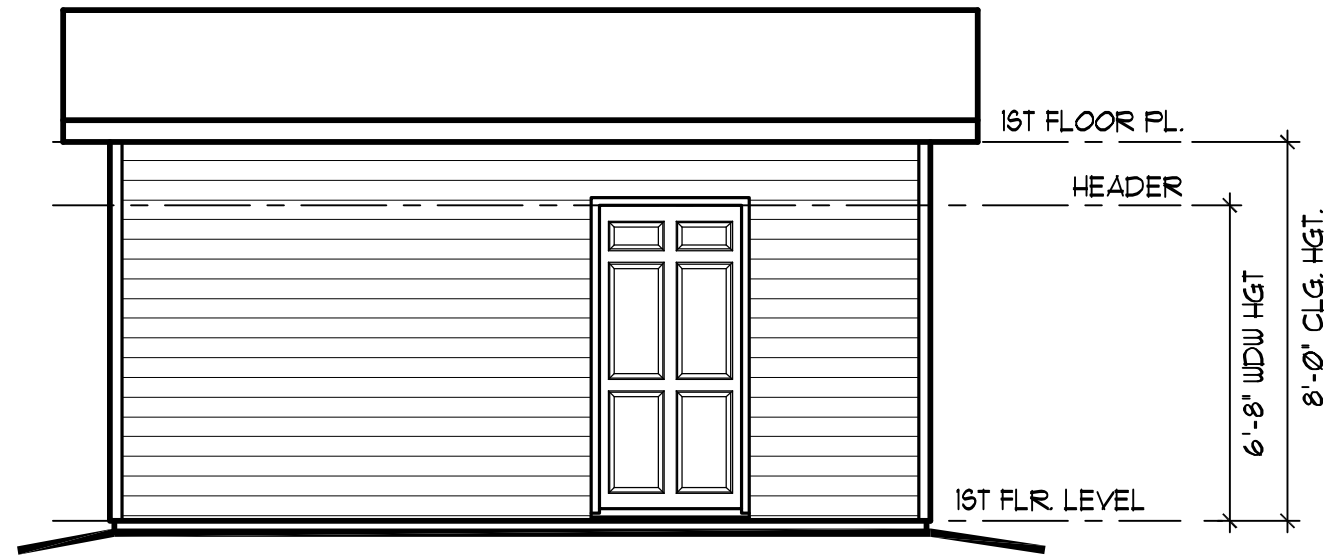
CONSTRUCTION CO. LLC.
KEVIN CLARK
770-853-8488

COPYRIGHT 2019

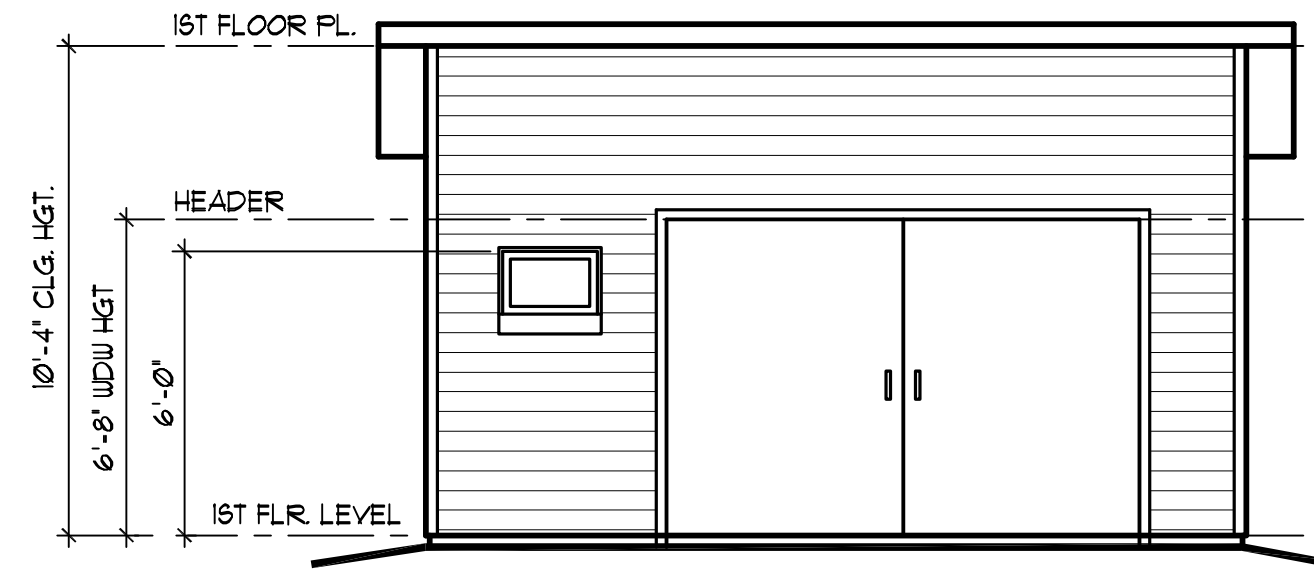
project no.	
drawn by	B.B.
checked by	--
date	10/04/19
revised	
no.	date

sheet no.

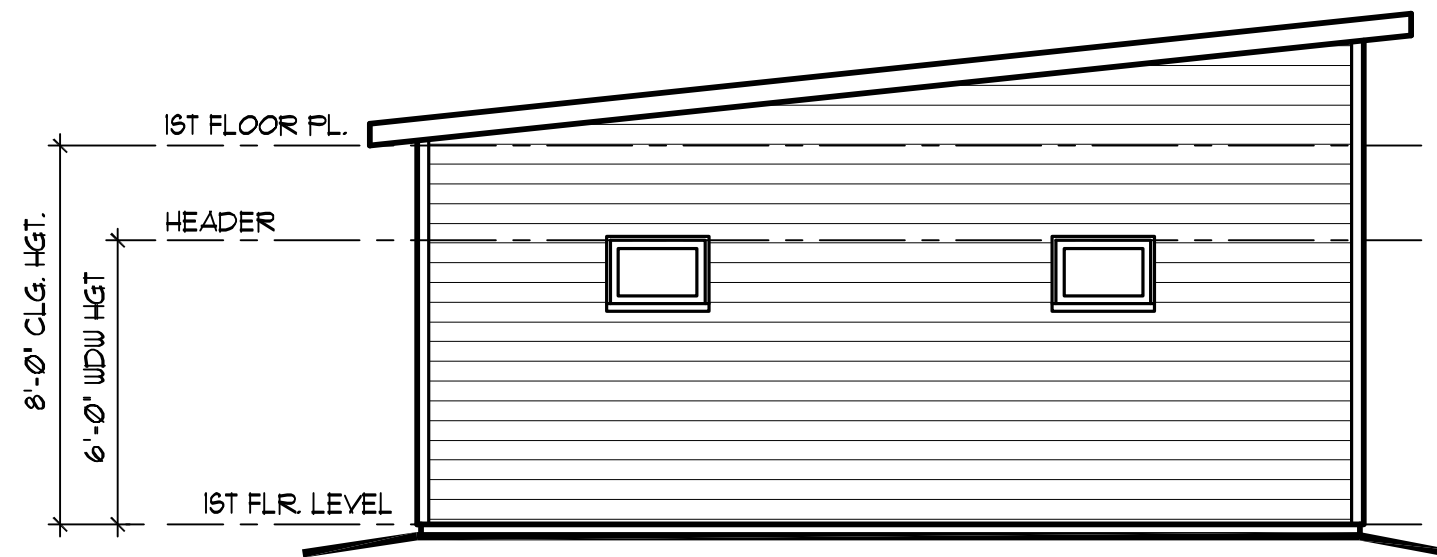
A-0



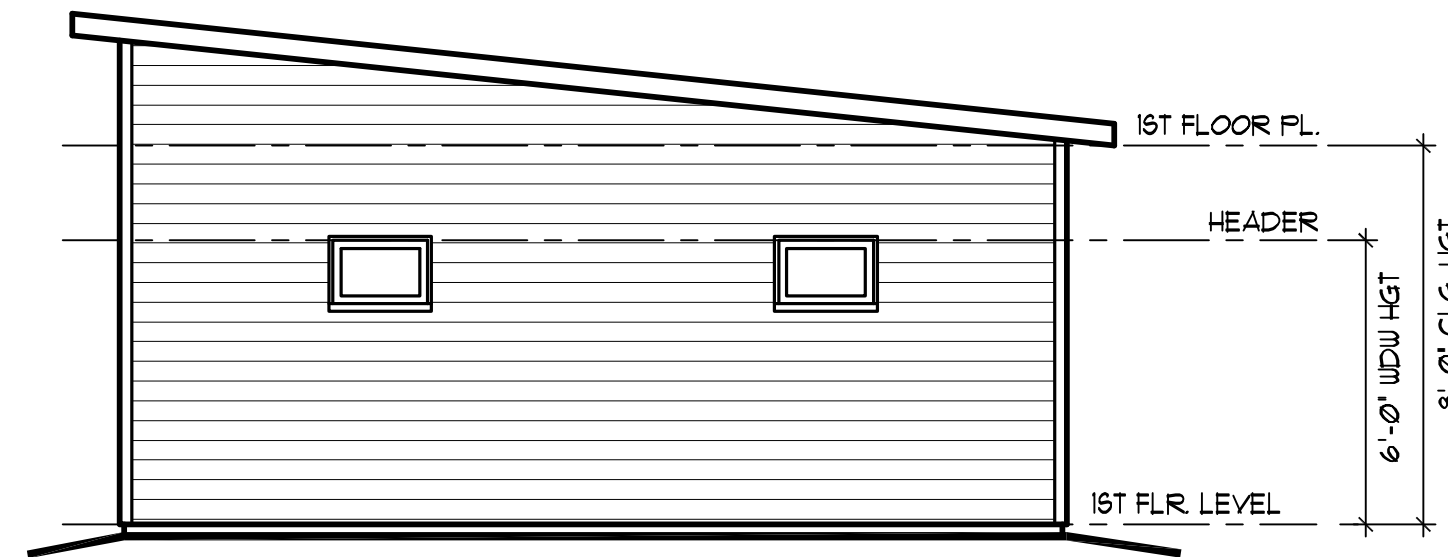
REAR ELEVATION
SCALE : 1/4" = 1'-0"
EXISTING



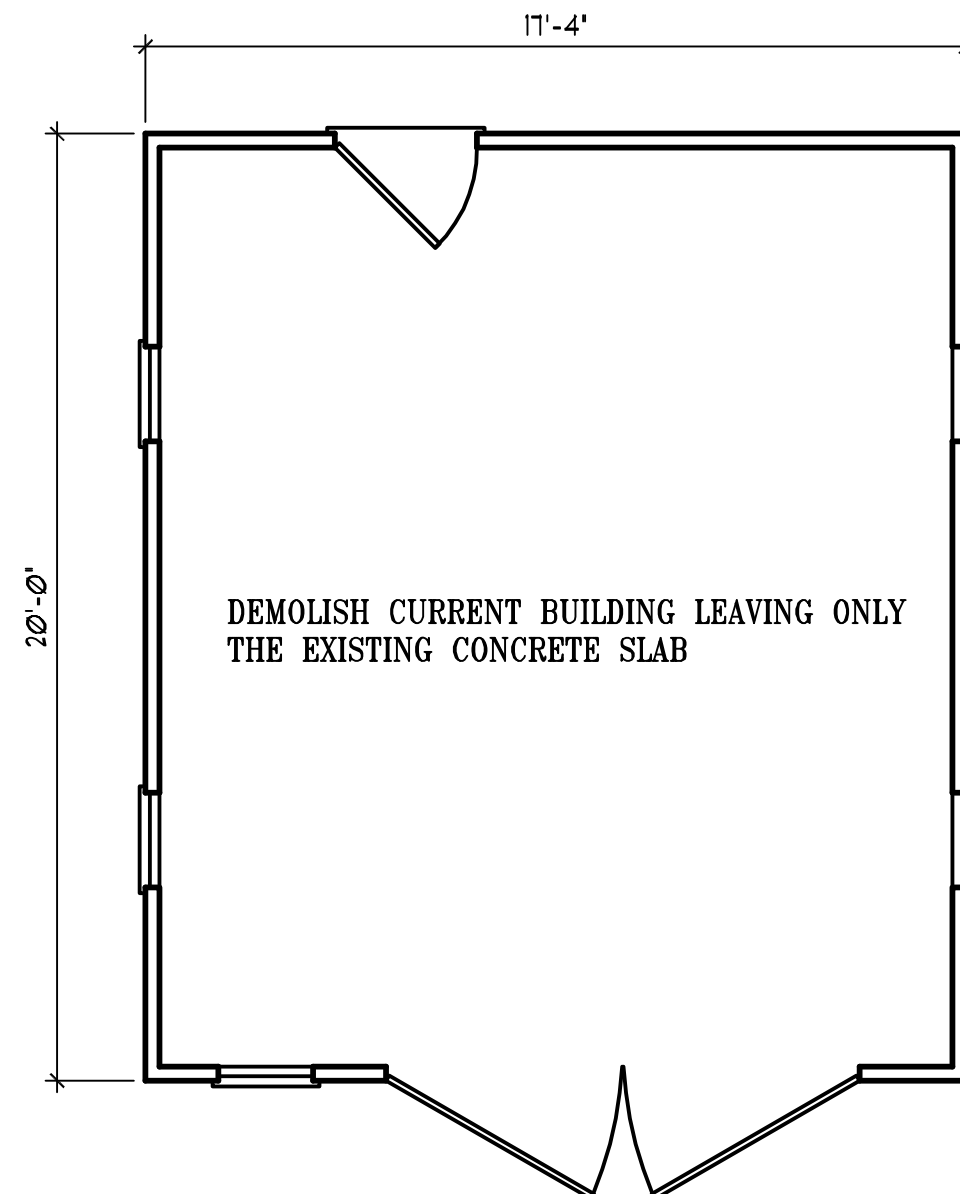
FRONT ELEVATION
SCALE : 1/4" = 1'-0"
EXISTING



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



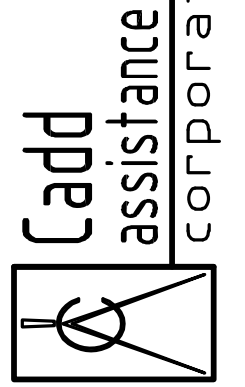
RIGHT ELEVATION
SCALE : 1/4" = 1'-0"
EXISTING



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

RELEASED FOR CONSTRUCTION

179 COLONIAL DRIVE
Woodstock, Ga 30189
Phone: 678-445-2632
Fax: 678-445-0328



BIRCH ST.
GARAGE
REPLACEMENT

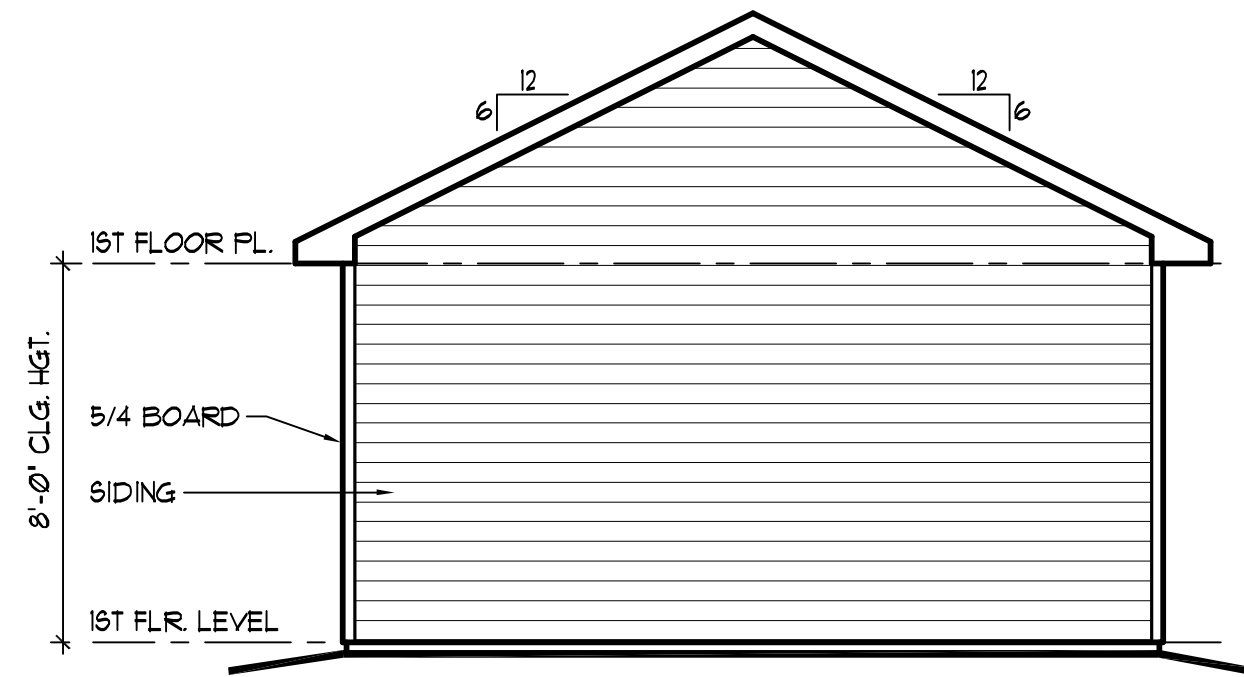
CONSTRUCTION CO. LLC.
KEVIN CLARK
770-853-8488

COPYRIGHT 2019

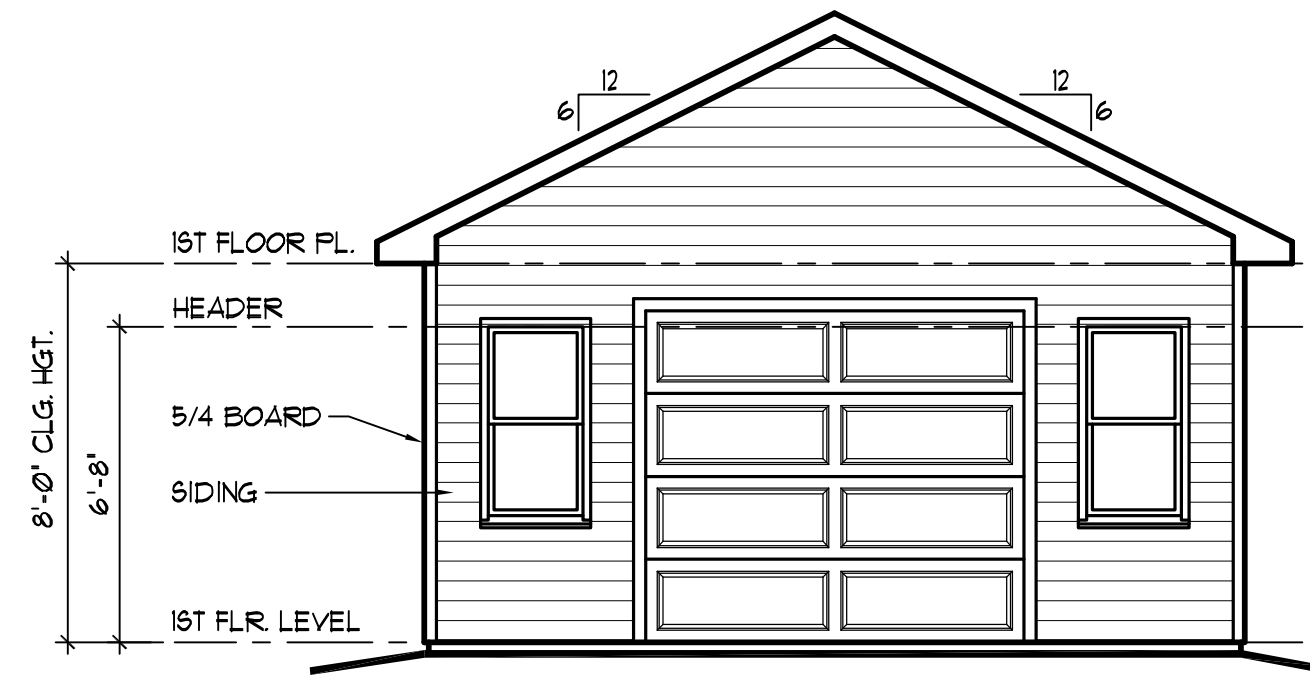
project no.	
drawn by	B.B.
checked by	--
date	10/04/19
revised	
no.	date

sheet no.

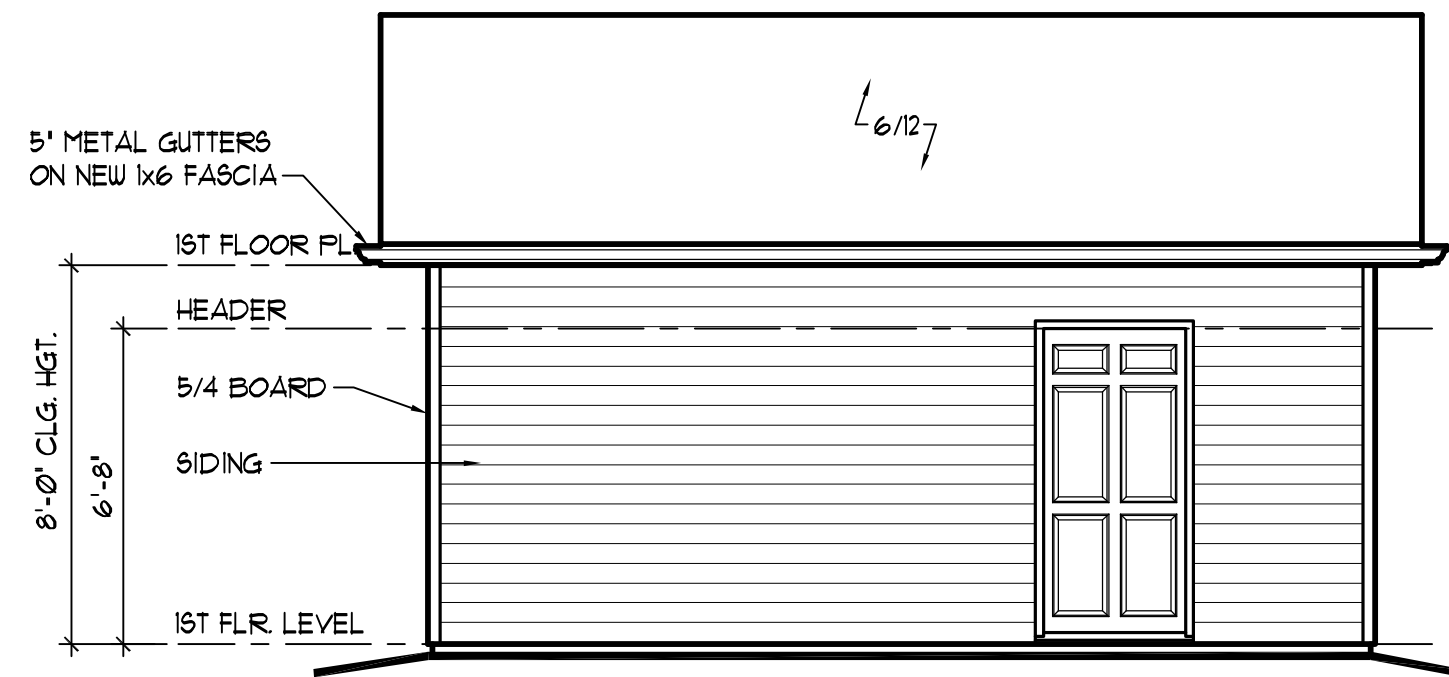
A-1



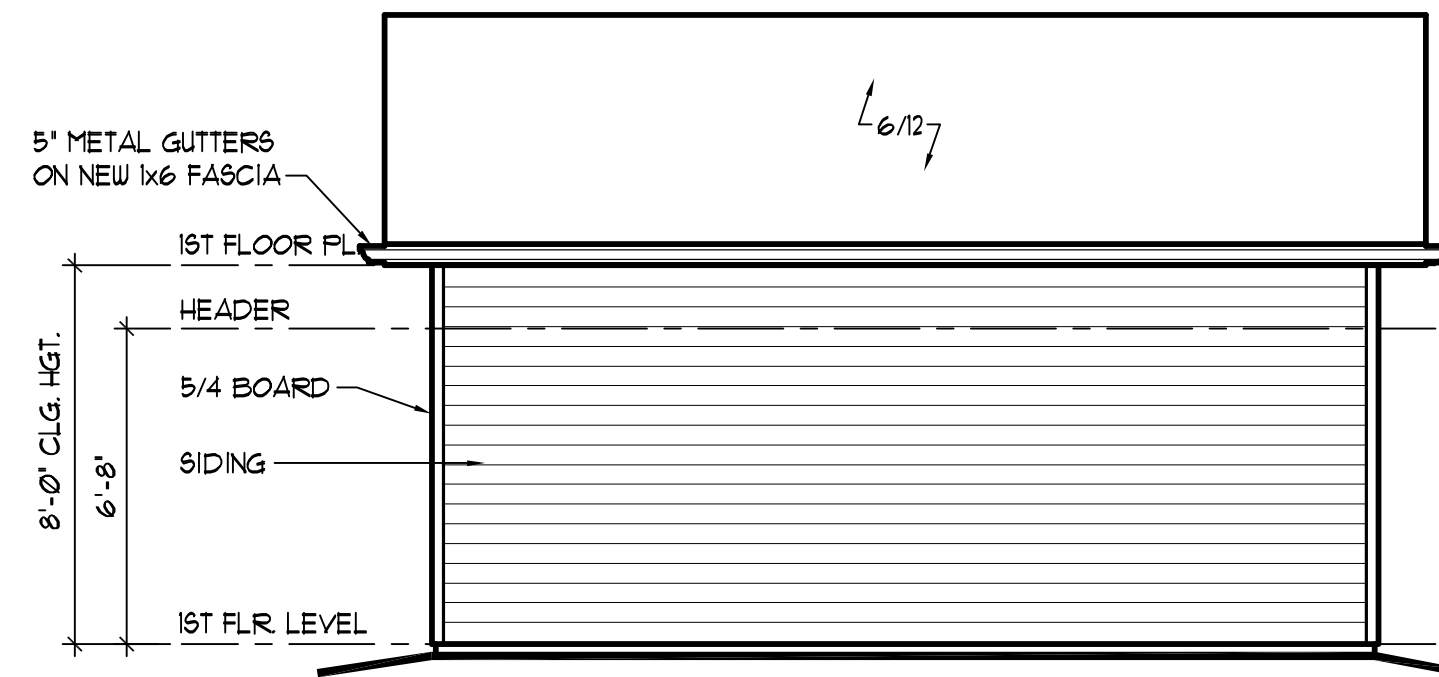
REAR ELEVATION
SCALE : 1/4" = 1'-0" **PROPOSED**



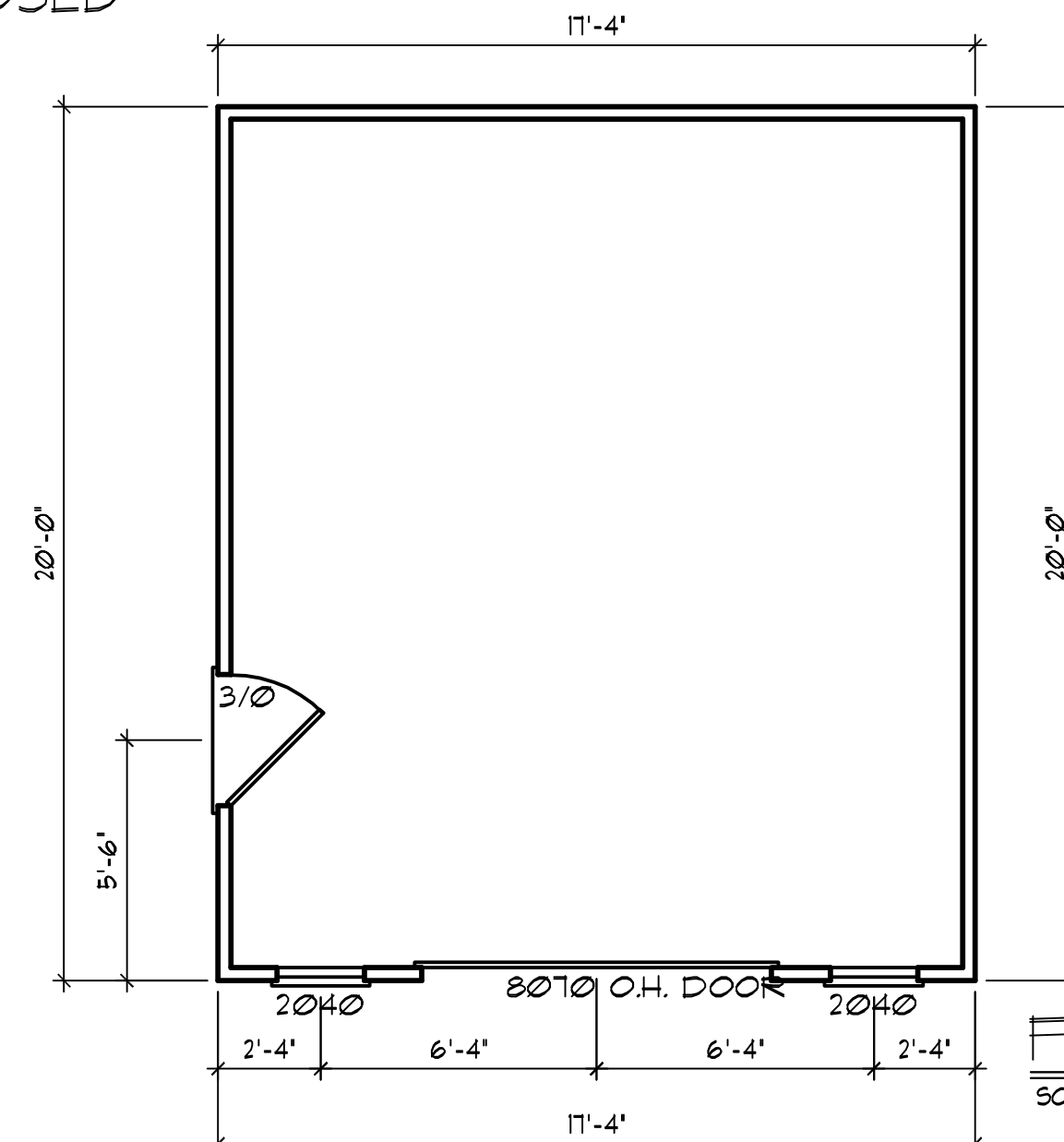
FRONT ELEVATION
SCALE : 1/4" = 1'-0" **PROPOSED**



LEFT ELEVATION
SCALE : 1/4" = 1'-0" **PROPOSED**



RIGHT ELEVATION
SCALE : 1/4" = 1'-0" **PROPOSED**



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

RELEASED FOR CONSTRUCTION



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

DATE: November 13, 2019
TO: Tonya Hutson
FROM: Michael Smith
RE: **Design Review – 3055 Oakdale Road Addition**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Shannon Short for the addition of a new master bedroom to an existing single-family dwelling at 3055 Oakdale Road. The new bedroom will be to the rear of the house and will add 364 sq. ft. to the existing 1,276 sq. ft. structure. The addition is designed to match the style of the existing dwelling.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(e) *Roof and Chimney Standards*

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

Permitted on multifamily and townhouse dwellings only when screened from the adjacent street by a parapet wall.

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

STAFF COMMENT: • **Roof to match existing.**

(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.

STAFF COMMENT: • **Siding and foundation to match existing.**

(g) Door and window standards.

- ✗ Window panes shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade, except on frame houses, on which panes shall be recessed a minimum of two inches.
- ✓ Where windows lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids-between-glass (GBGs) are prohibited.
- 👉 Window trim shall not be flush with the exterior facade and shall provide a minimum relief of one-quarter inch or greater.
- 👉 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:

- **Windows will be double-hung vinyl, which often have a flush top pane. The Committee typically permits vinyl windows in this configuration if the bottom pane is still recessed as necessary.**
- **The applicant should provide the following information regarding windows:**
 - **The material of the window trim.**
 - **The depth of the window trim, ensuring it is at least ¼"**
 - **The material of the windowsills.**

(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.

STAFF COMMENT:

- **The applicant has not provided the height of the finished first floor elevation above grade for the existing or new structure. The addition will match the existing dwelling in first floor elevation height.**
- **The existing dwelling is a ranch house. The addition matches the general style of the existing house but does not conform to the typical ranch footprint.**

RECOMMENDATIONS

The applicant has not submitted all information required for a full design review. Should the Design Review Committee require any other elements of the site or structure to be brought into compliance with the Architectural Design Standards, the applicant will need to resubmit the application with all required information.

Upon review of the submitted materials relevant to the proposed addition, staff has determined the application has multiple deficiencies which must be addressed prior to approval:

1. The applicant should provide the following information regarding windows:
 - a. The material of the window trim.
 - b. The depth of the window trim, ensuring it is at least ¼"
 - c. The material of the windowsills.
2. The applicant has not provided the height of the finished first floor elevation above grade for the existing or new structure. The addition will match the existing dwelling in first floor elevation height.
3. The existing dwelling is a ranch house. The addition matches the general style of the existing house but does not conform to the typical ranch footprint.

Once these items are addressed to the satisfaction of Staff and/or the Design Review Committee, the application can be approved.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 10-16-19

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: Shannon Short Contact Number: [REDACTED]

Applicants Address: [REDACTED]

E-Mail Address: [REDACTED] Licensing Classification: _____

Address of Proposed Work: 3055 Oakdale Rd

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 0099000211/65

Property Owner: Mary Scott John Contact Number: [REDACTED]

Project Description (including occupancy type): Add master suite onto back of home for single family residence.

Contractors Name: Short Construction, Inc. Contact Number: [REDACTED]

Contact Person: Shannon Short Contact Number: 11

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.

[REDACTED]
Applicants Signature

10-16-19
Date

Project Class (check one):

☒ Residential ☐ Commercial ☐ Mixed-Use Development

Project Type:

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

Total Square Footage of proposed New Construction: 364

Total Square Footage of existing building: 1276

Estimated Cost of Construction: 36,400

List/Describe Building Materials on the exterior of the **existing** structure: Brick facade
with vinyl windows and trim. Screened in porch on
left side with brick "water table", wood trim and
mesh screen. Aluminum gutter system. 30 year warranty
architectural style shingles.

List/Describe Building Materials **proposed** for the exterior facade of the new structure: wood
framing with brick water table to match porch as close
as possible with fiber cement lap siding, fiber cement soffit &
parade, Aluminum gutter system similar to existing. white
vinyl 1 over 1 light windows "lifetime" warranty
architectural style shingles to match existing as close
as possible.

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 Shannon Sherd



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:

SS 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

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

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

SS 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.

SS 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.

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

SS 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.

SS **Understood that builder must follow approved plan and that the Certificate of Occupancy will not be issued until a Design Inspection is performed and Architectural Design Standards are met.**

Shannon Short

Printed Name

[Redacted Signature]

Signature

10-15-19

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.



718 CAMPBELL CIRCLE

HAPEVILLE, GEORGIA 30354

678-776-3276

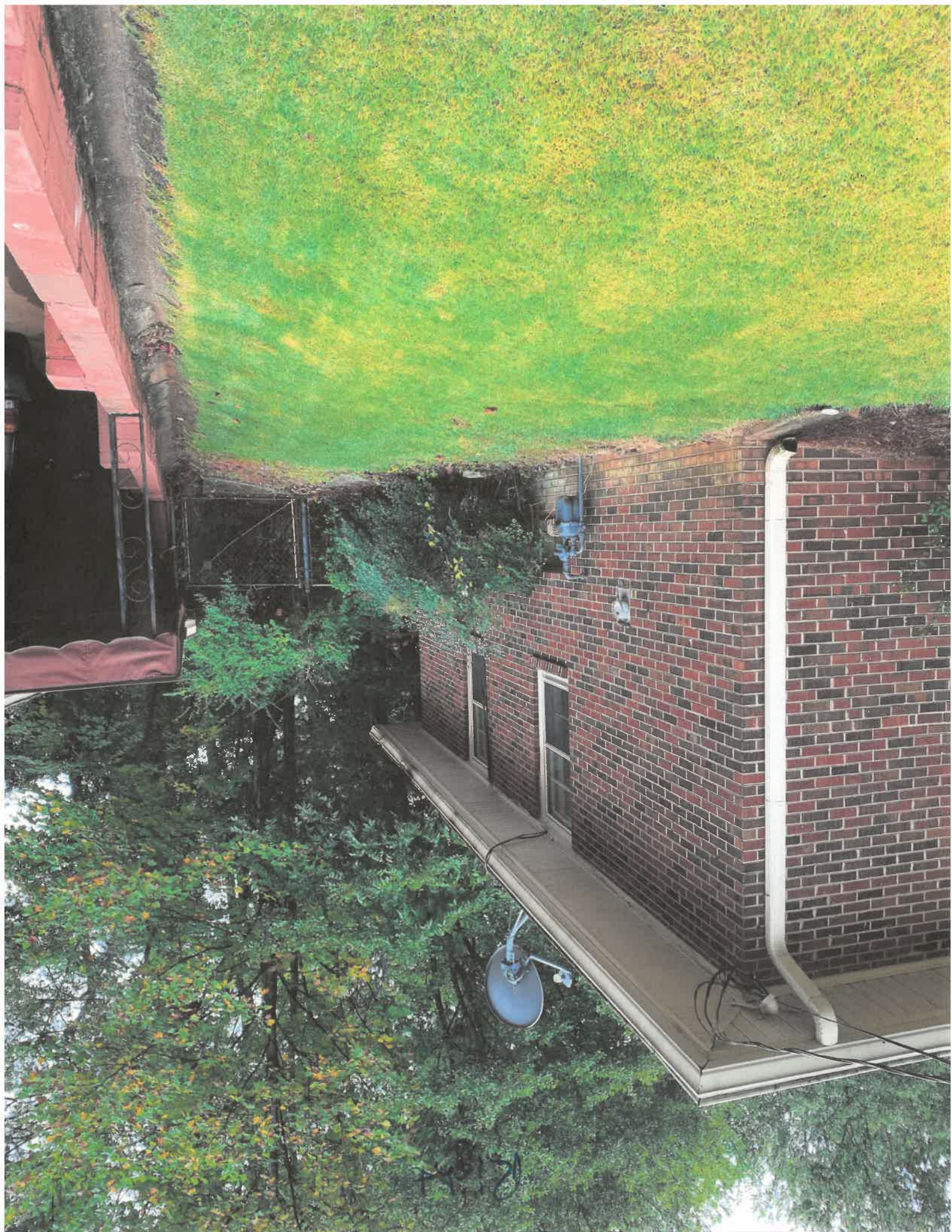
Deficiency List:

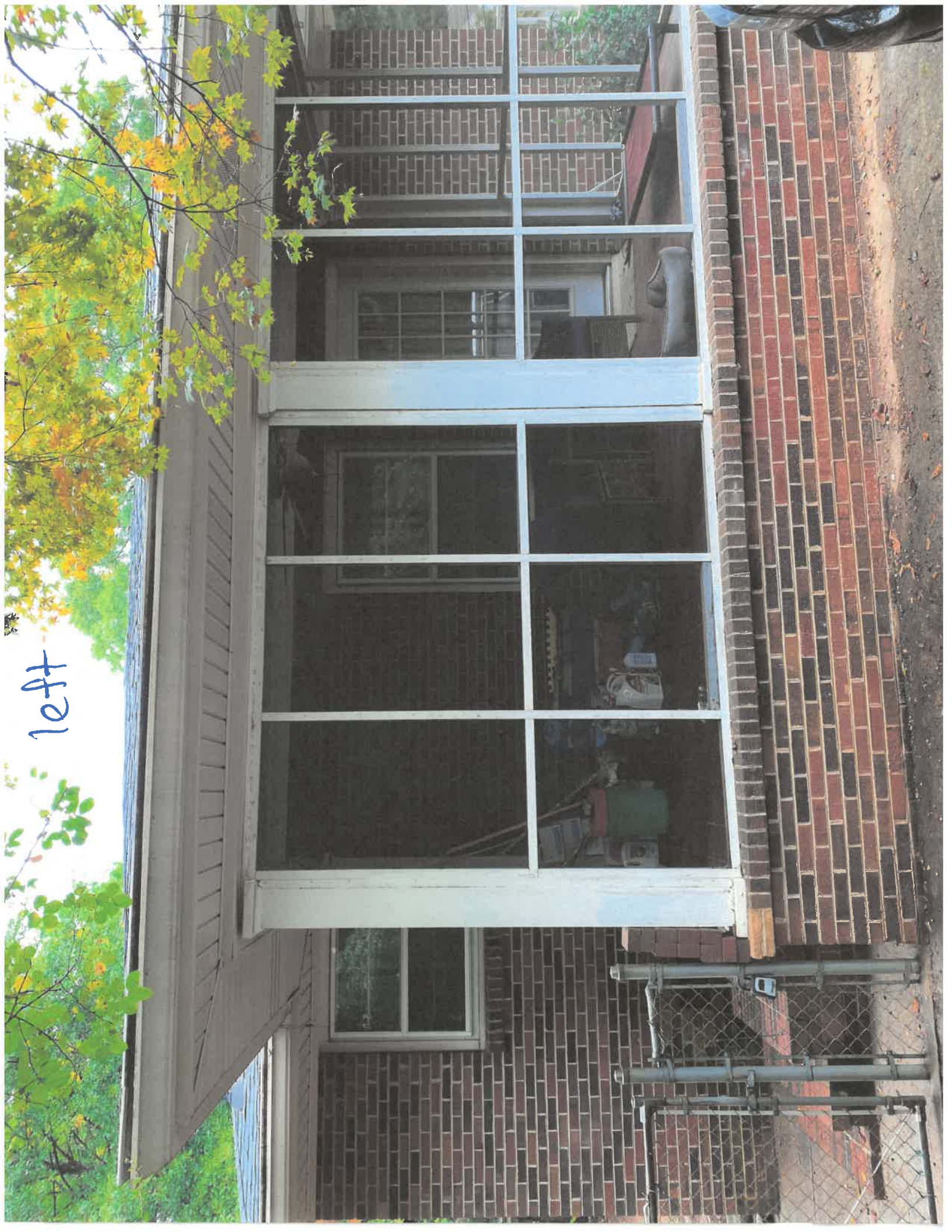
- 1. Fiber cement siding instead of full brick.**

We are matching the brick water table that is on the screened porch for a similar look and the addition will not be easily seen from the road. The owners wanted to do as little brick as possible to cut down on costs.

Front

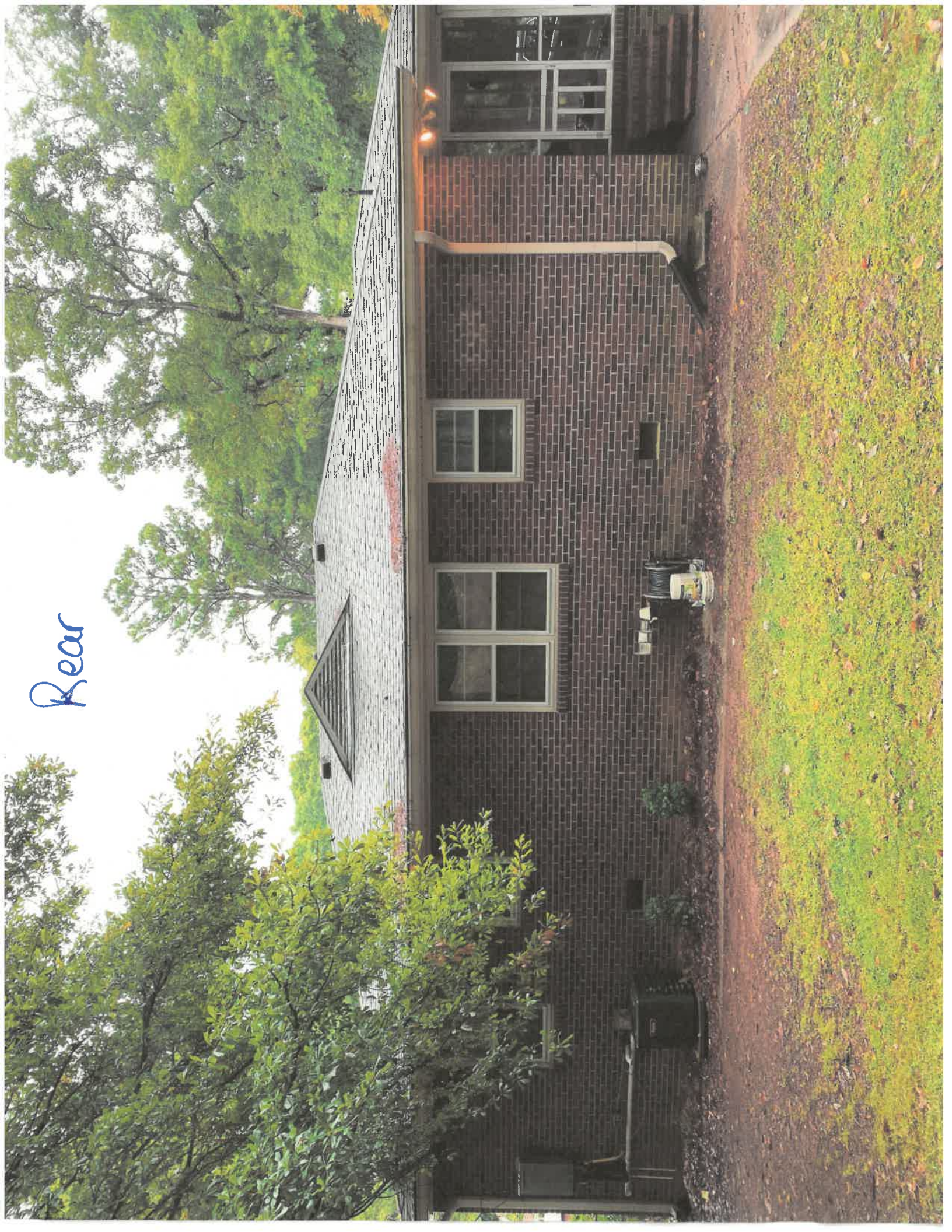






left

Rear



PROJECT GENERAL NOTES:

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

APPLICABLE CODES

INTERNATIONAL BUILDING CODE (ICC) -
2012 EDITION W/ GEORGIA STATE AMENDMENTS (2014) (2015)

INTERNATIONAL MECHANICAL CODE (ICC) -
2012 EDITION W/ GEORGIA STATE AMENDMENTS (2014) (2015)

INTERNATIONAL FUEL GAS CODE (ICC) -
2012 EDITION W/ GEORGIA STATE AMENDMENTS (2014) (2015)

INTERNATIONAL PLUMBING CODE (ICC) -
2012 EDITION W/ GEORGIA STATE AMENDMENTS (2014) (2015)

NATIONAL ELECTRICAL CODE -
2014 EDITION WITH NO GEORGIA STATE AMENDMENTS

INTERNATIONAL ENERGY CONSERVATION CODE - 2009 EDITION
W/ 2011 & 2012 GEORGIA STATE SUPPLEMENTS & AMENDMENTS

INTERNATIONAL RESIDENTIAL CODE FOR ONE- & TWO-FAMILY
DWELLINGS - 2012 EDITION WITH GEORGIA STATE AMENDMENTS
(2014) (2015)

ENERGY CODE COMPLIANCE

TYPE:	LOCATION:
R-13 BATT	EXTERIOR OPEN WALL
R-19 BATT	FLOORS
R-30 BATT	CEILING

SQUARE FOOTAGE ANALYSIS

	EXISTING	PROPOSED
TOTAL HOUSE GROSS:	1,276 S.F.	1,640 S.F.

PROJECT DESCRIPTION:

ADDITION OF NEW MASTER SUITE TO
BACK OF EXISTING ONE STORY HOME.

CODE INFORMATION:

Proj. Address: 3055 Oakdale Road
Hapeville, GA 33054

Occupancy: R-3, Single-Family Res.

DRAWING INDEX:

T1 Title Sheet Drawing Index

D1 Demolition Plan

A1.1 Construction Plan

A1.2 Foundation Plan

A1.3 Roof Plan

A2.1 Exterior Elevation

A2.2 Exterior Elevation

A2.3 Exterior Elevation

A3 Building Section

See Separate Site Plan

PROJECT CONTACTS:

OWNER :
Jonathan Scott
3055 Oakdale Road
Hapeville, GA 33054

GENERAL CONTRACTOR:
SCI Construction
Shannon Short
678.776.3276

DRAFTING:
GMID, LLC
gregorydmorgan@gmail.com

GMID

greg morgan interior design

GREG MORGAN
3302 MYRTLE ST.
HAPEVILLE, GA 30354

404.234.7781

gregorydmorgan@gmail.com

30 AUG 2019 FOR PERMIT

SCOTT
RESIDENCE

MASTER SUITE
3055 OAKDALE DR
HAPEVILLE, GA.

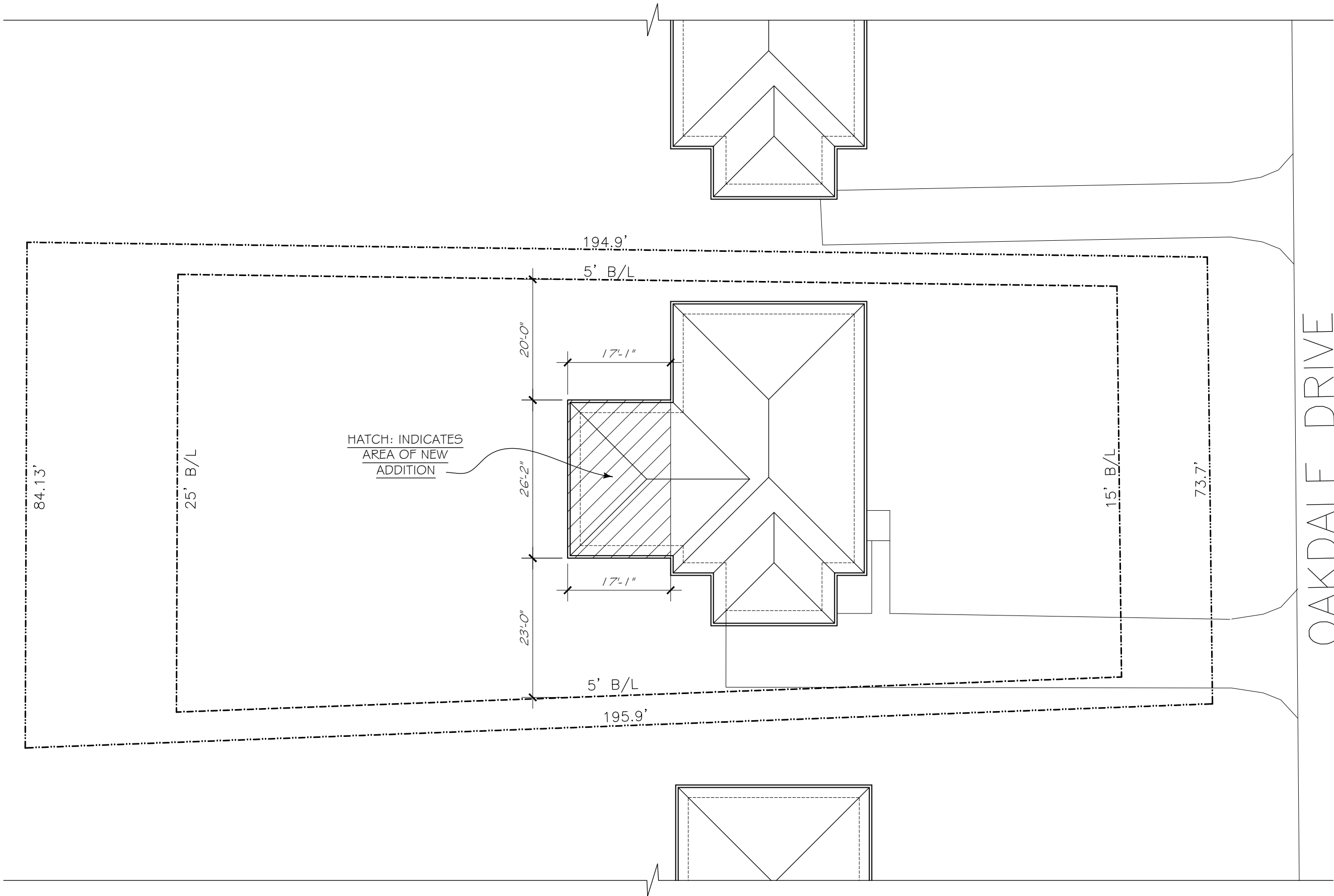
TITLE
INDEX

T1

G M I D

greg morgan interior design

GREG MORGAN
3302 MYRTLE ST.
HAPEVILLE, GA 30354
404.234.7781
gregorydmorgan@gmail.com



18 OCT 2019 PERMIT

SCOTT
RESIDENCE

MASTER SUITE
3055 OAKDALE DR
HAPEVILLE, GA.

GENERAL SITE
PLAN

A-SITE

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

DEMOLITION GENERAL NOTES

1. EXISTING CONSTRUCTION TO REMAIN UNLESS NOTED OTHERWISE
2. BRACE STRUCTURE AS REQUIRED DURING DEMOLITION PROCESS.
3. PATCH & REPAIR ADJACENT CONSTRUCTION & FINISHES TO REMAIN.
4. REMOVE EXISTING ELECTRICAL, PLUMBING & GAS PIPING IN DEMO'D WALLS - DISCONNECT & CAP PRIOR TO REMOVAL.

DEMO KEYNOTES

- ① REMOVE EXISTING STUD WALL FOR NEW MASTER SUITE ENTRY AS INDICATED BY DASHED LINE.
- ② REMOVE EXISTING WINDOWS AS INDICATED WITH DASHED LINE.
- ③ REMOVE PORTION OF EXISTING BRICK VENEER AS INDICATED BY DASHED LINE.
- ④ PREPARE AND GRADE SOIL AS REQUIRED IN AREA INDICATED BY DASHED LINE: FOR NEW FOUNDATION WALL, FOOTINGS CONSTRUCTION AND NEW CRAWL SPACE

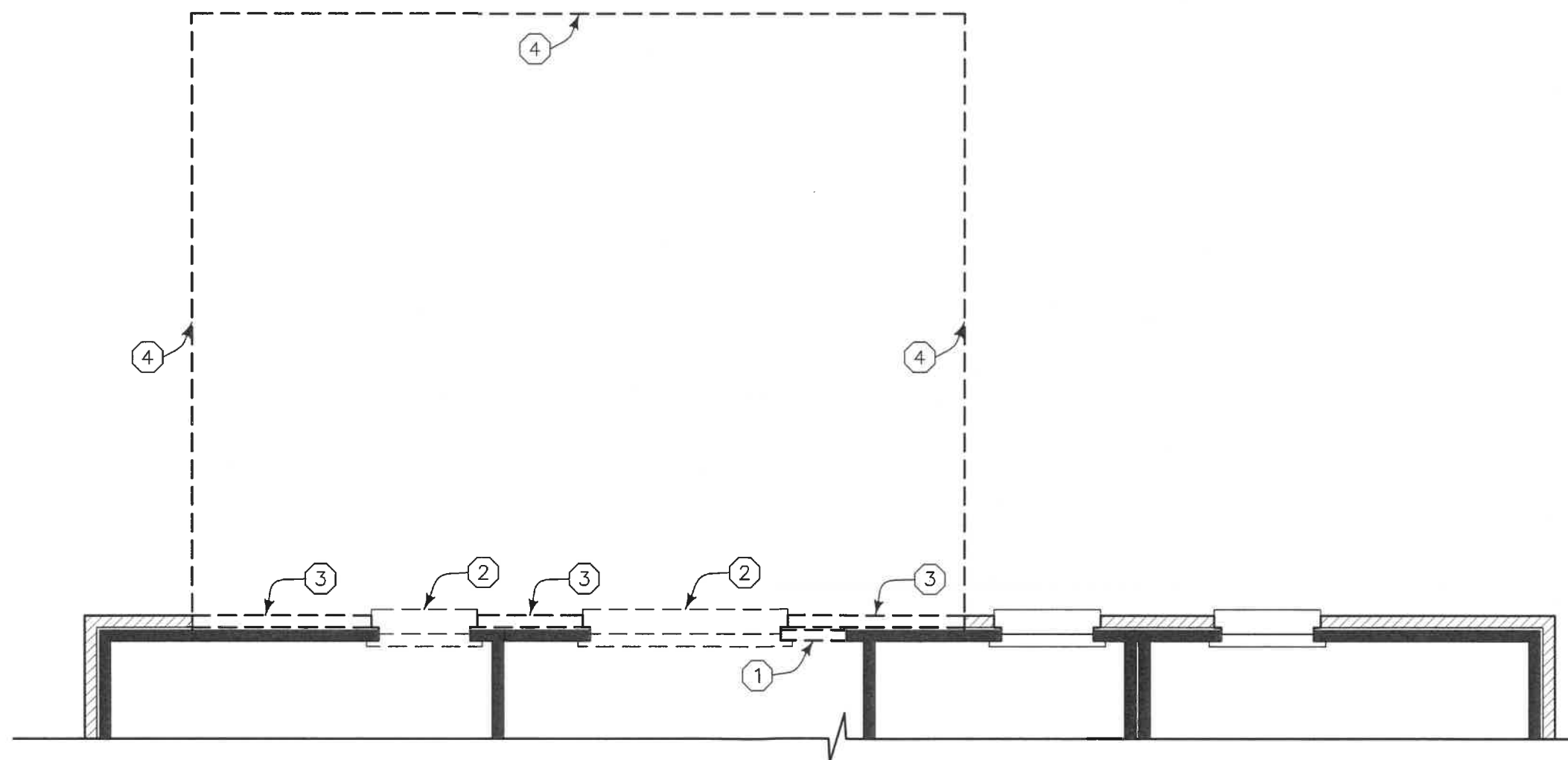
G M I D

greg morgan interior design

GREG MORGAN
3302 MYRTLE ST.
HAPEVILLE, GA 30354

404.234.7781

gregorydmorgan@gmail.com



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

30 AUG 2019 FOR PERMIT

SCOTT
RESIDENCE

MASTER SUITE
3055 OAKDALE DR
HAPEVILLE, GA.

DEMOLITION
PLAN

D-1

SQUARE FOOTAGE ANALYSIS

	EXISTING	PROPOSED
TOTAL HOUSE GROSS:	1,276 S.F.	1,640 S.F.

ENERGY CODE COMPLIANCE	
TYPE:	LOCATION:
R-13 BATT	EXTERIOR OPEN WALL
R-19 BATT	FLOORS
R-30 BATT	CEILING

LEGEND

NEW WALL

- CONSTRUCTION GENERAL NOTES
1.

CONSTRUCTION IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE.
2.

SMOKE DETECTOR REQUIRED IN ALL BEDROOMS AND CARBON MONOXIDE DETECTOR REQUIRED IN HALL DIRECTLY OUTSIDE BEDROOMS (1) PER LEVEL.
3.

ADD LIGHTING AT OWNER'S DIRECTION.
4.

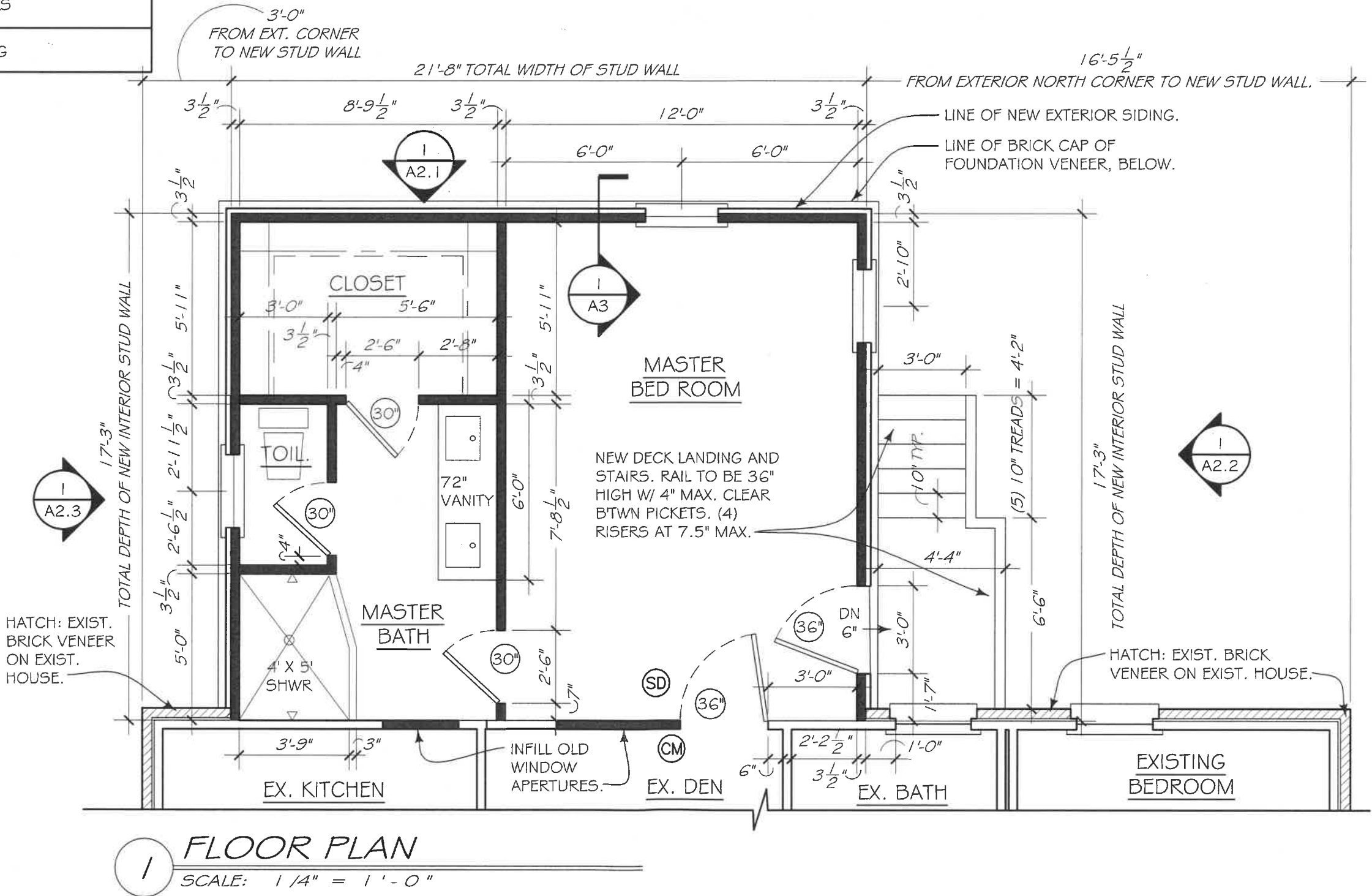
ADD NEW ELECTRICAL RECEPTACLES AND SWITCHING AT NEW CONSTRUCTION PER CODE; CONFER WITH OWNER ON LOCATIONS.
5.

GC IS RESPONSIBLE FOR CONFIRMING ALL STRUCTURAL INFO. & FOR OBTAINING STRUCTURAL ENGINEERING IF NECESSARY.

G M I D

greg morgan interior design

GREG MORGAN
3302 MYRTLE ST.
HAPEVILLE, GA 30354
404.234.7781
gregorydmorgan@gmail.com



30 AUG 2019 FOR PERMIT
15 JUL 2019 4TH REVIEW
12 JUL 2019 3RD REVIEW
10 JUL 2019 2nd CLIENT REVIEW
02 MAY 2019 CLIENT REVIEW

SCOTT RESIDENCE

MASTER SUITE
3055 OAKDALE DR
HAPEVILLE, GA.

CONSTRUCTION FLOOR PLAN

A-1.1

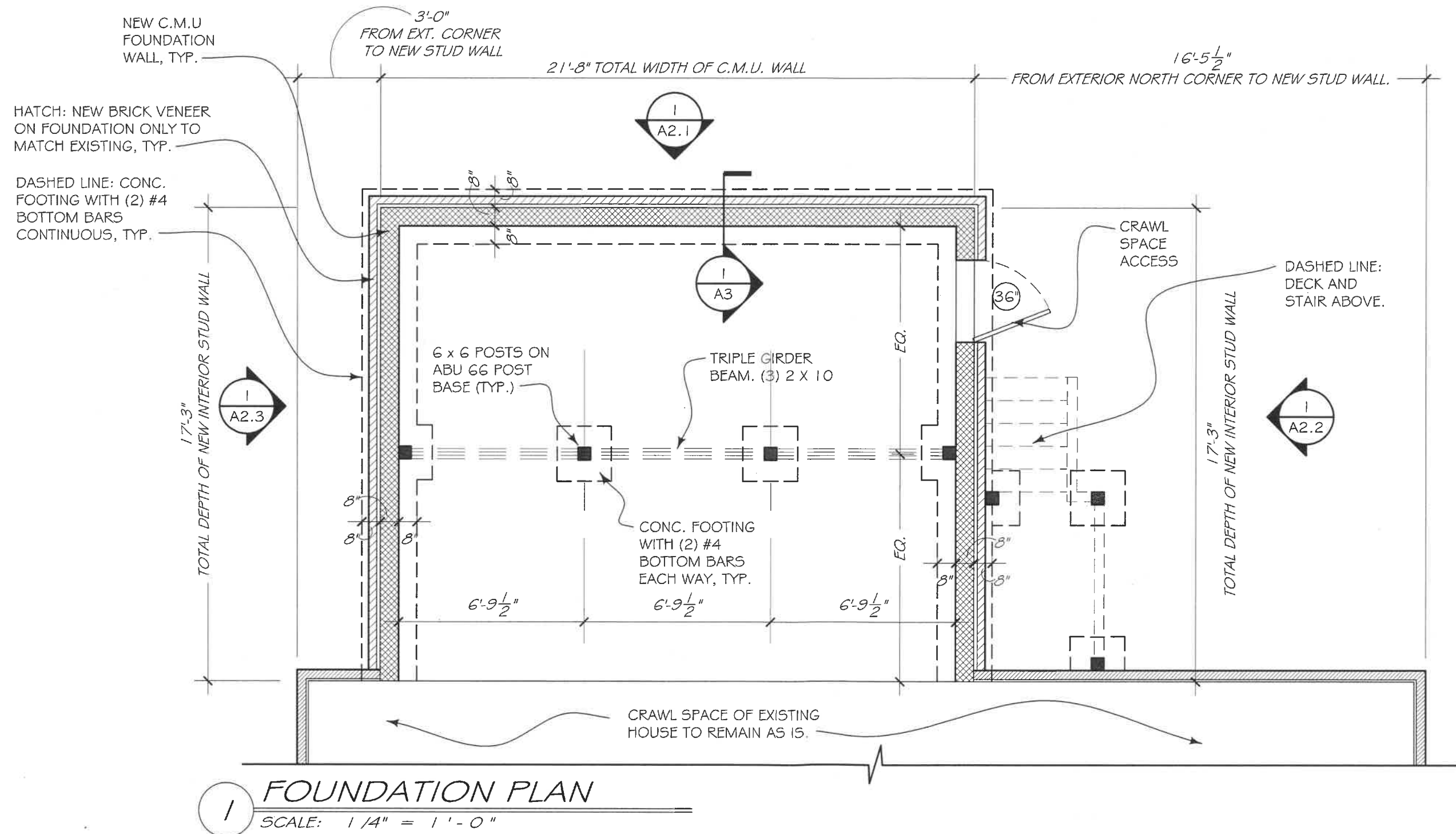
LEGEND

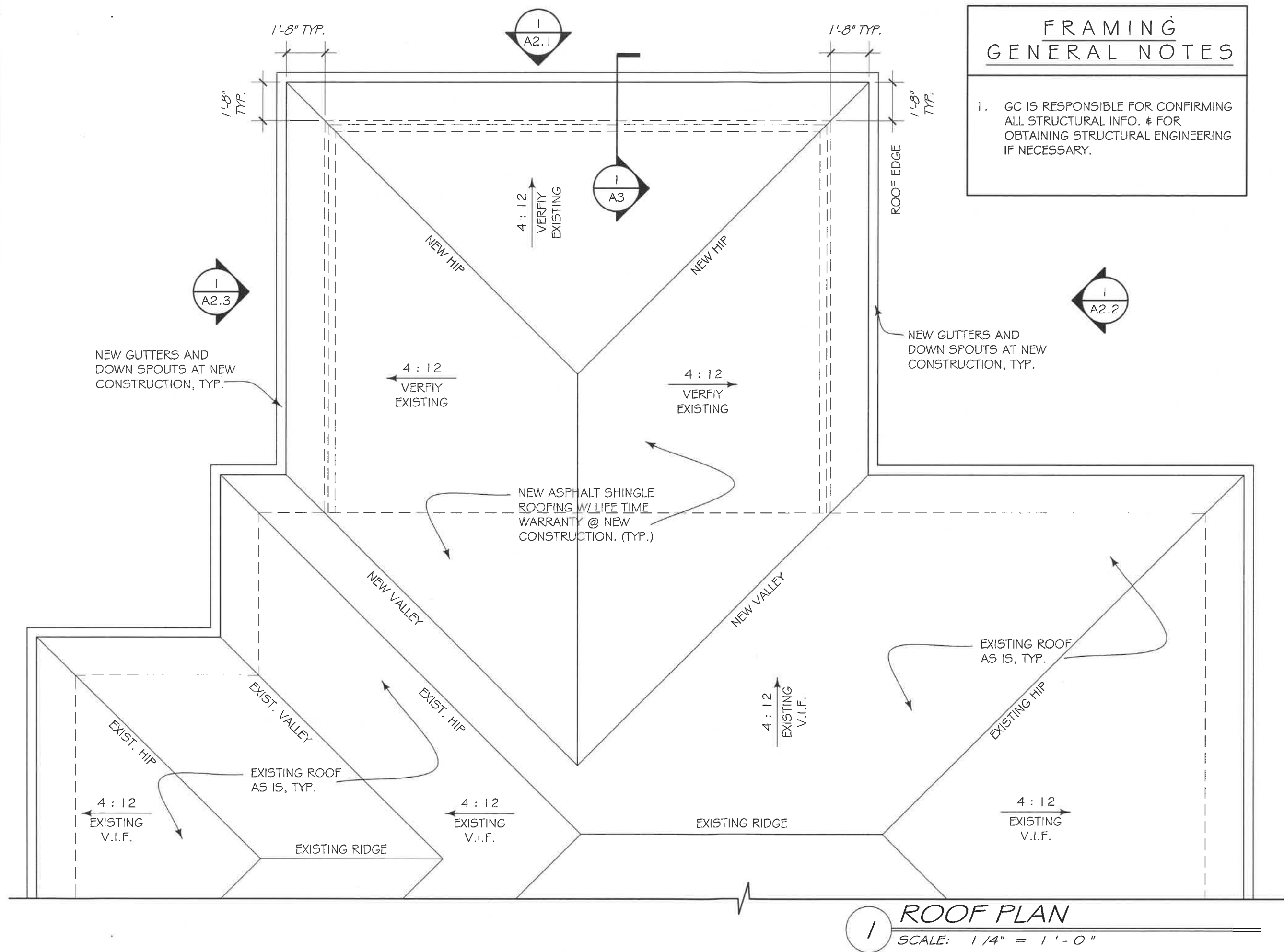
	NEW WOOD POSTS
	NEW C.M.U. WALL
	NEW BRICK VENEER
	EXISTING BRICK

- ## CONSTRUCTION GENERAL NOTES
1. CONSTRUCTION IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE.
 2. REFER TO EXTERIOR ELEVATIONS FOR FINISH INFORMATION.
 3. GC IS RESPONSIBLE FOR CONFIRMING ALL STRUCTURAL INFO. & FOR OBTAINING STRUCTURAL ENGINEERING IF NECESSARY.

gregorydmorgan@gmail.com

A-1.2





**FRAMING
GENERAL NOTES**

1. GC IS RESPONSIBLE FOR CONFIRMING ALL STRUCTURAL INFO. & FOR OBTAINING STRUCTURAL ENGINEERING IF NECESSARY.

G M I D
greg morgan interior design

GREG MORGAN
3302 MYRTLE ST.
HAPEVILLE, GA 30354
404.234.7781
gregorydmorgan@gmail.com

30 AUG 2019 FOR PERMIT

SCOTT
RESIDENCE

MASTER SUITE
3055 OAKDALE DR
HAPEVILLE, GA.

ROOF
PLAN

A-1.3

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

G M I D

greg morgan interior design

GREG MORGAN
3302 MYRTLE ST.
HAPEVILLE, GA 30354

404.234.7781

gregorydmorgan@gmail.com

NEW ASPHALT ROOF
SHINGLES W/ LIFE TIME
WARRANTY (TYP. AT NEW
CONSTRUCTION.)

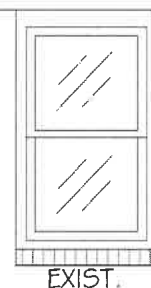
12
4 (EX. V.I.F.)

12
4
MATCH EXIST.

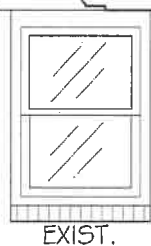
12
4 (EX. V.I.F.)

12
4 - MATCH EXIST.

12
4 (EX. V.I.F.)

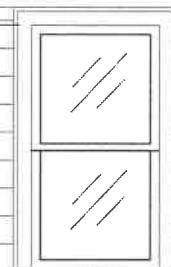


EXIST.

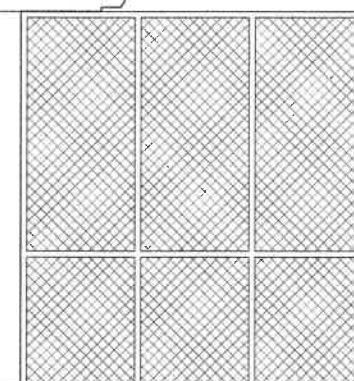


EXIST.

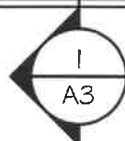
7'-0" TYP.
U.N.O.



2'-6" x 5'-0"
DBLE HUNG



NEW BRICK VENEER AT
FOUNDATION TO MATCH
EXISTING BRICK OF HOUSE.
(TYP. AT NEW CONSTRUCTION.)



NEW ADDITION

PAINTED FIBER CEMENT SIDING
W/ 7" EXPOSURE
(TYP. @ NEW CONSTRUCTION.)

30 AUG 2019 FOR PERMIT

SCOTT
RESIDENCE

MASTER SUITE
3055 OAKDALE DR
HAPEVILLE, GA.

EXTERIOR
ELEVATION

A2.1

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

G M I D

greg morgan interior design

GREG MORGAN
3302 MYRTLE ST.
HAPEVILLE, GA 30354

404.234.7781

gregorydmorgan@gmail.com

4 (EX. V.I.F.) 12 12 4 (EX. V.I.F.)

12 4
MATCH EXIST.

NEW ASPHALT ROOF SHINGLES W/
LIFE TIME WARRANTY (TYP. AT NEW
CONSTRUCTION.)

EXIST.

EXIST.

DASHED LINE: NEW DECK
LANDING AND STAIRS.
RAIL TO BE 36" HIGH W/
4" MAX. CLEAR BTWN
PICKETS. (4) RISERS AT
7.5" MAX.

7'-0" TYP.
U.N.O.

2'-6" x 5'-0"
DBLE HUNG

PAINTED FIBER
CEMENT SIDING
W/ 7" EXPOSURE
(TYP. @ NEW
CONSTRUCTION.)

NEW BRICK
VENEER AT
FOUNDATION
TO MATCH EXISTING
BRICK OF HOUSE.
(TYP. AT NEW
CONSTRUCTION.)

EXISTING HOUSE
AS IS

NEW ADDITION



ELEVATION

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

30 AUG 2019 FOR PERMIT

SCOTT
RESIDENCE

MASTER SUITE
3055 OAKDALE DR
HAPEVILLE, GA.

EXTERIOR
ELEVATION

A2.2

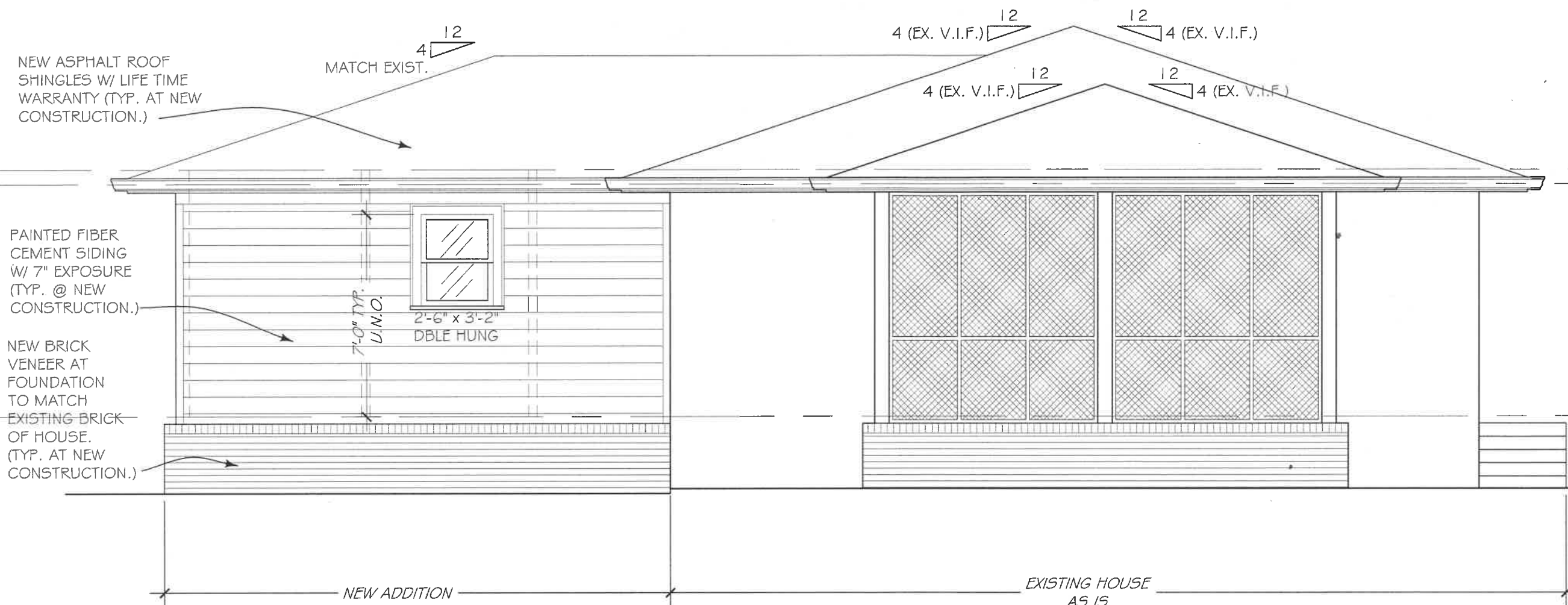
G M I D

greg morgan interior design

GREG MORGAN
3302 MYRTLE ST.
HAPEVILLE, GA 30354

404.234.7781

gregorydmorgan@gmail.com



30 AUG 2019 FOR PERMIT

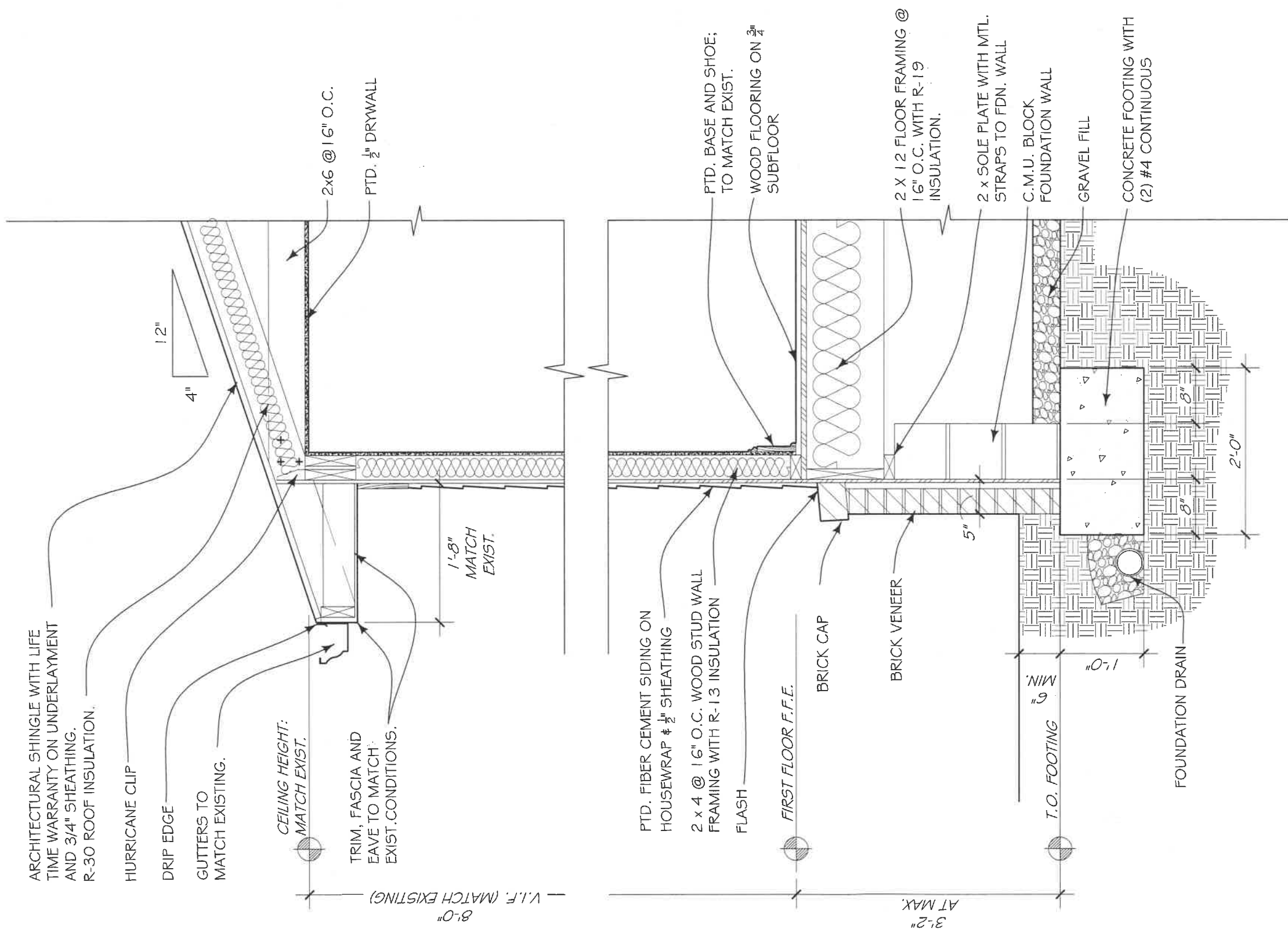
1 ELEVATION
SCALE: 1/4" = 1'-0"

SCOTT
RESIDENCE

MASTER SUITE
3055 OAKDALE DR
HAPEVILLE, GA.

EXTERIOR
ELEVATION

A2.3



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

GENERAL NOTES

- 1. GC IS RESPONSIBLE FOR CONFIRMING ALL STRUCTURAL INFO. & FOR OBTAINING STRUCTURAL ENGINEERING IF NECESSARY.

30 AUG 2019 FOR PERMIT

SCOTT RESIDENCE

MASTER SUITE
3055 OAKDALE DR
HAPEVILLE, GA.

SECTION

A3

G M I D

greg morgan interior design

GREG MORGAN
3302 MYRTLE ST.
HAPEVILLE, GA 30354
404.234.7781
gregorydmorgan@gmail.com



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

DATE: November 13, 2019
TO: Tonya Hutson
FROM: Michael Smith
RE: **Design Review – 218 Maple Street**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Anthony Uwechue for the renovation of an existing one-story single-family dwelling located at 218 Maple Street. The existing structure appears to be damaged throughout and will require extensive repair. The project will include replacement siding, the removal of windows, repair of the roof including slight alteration of the existing roofline, a new porch, and the addition of a new rear bedroom. The final structure will have 1,300 sq. ft. of heated floor area with a 160 sq. ft. porch.

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

The footprint of the existing structure extends into the west side setback by 0.4 feet, which makes the property non-conforming. The applicant has applied for a Variance to reduce the west side setback to bring the property into compliance, which will be considered at the November 13, 2019 meeting of the Board of Appeals.

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

- ✗ Except where indicated, setbacks shall be established by zoning.
- ⊘ On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.

- ⊖ Minimum building heights shall be established by zoning.
- ✗ Within subareas D and E maximum building heights shall be as established by zoning, except that:
 - Where this chapter provides a more-stringent standard as compared to the zoning code, the more-stringent standard shall prevail. The only exception to this shall be a use grandfathered under the zoning code.
 - Portions of buildings equal to or less than five feet from a side or rear lot line shall be limited in height to the greater of 16 feet.
 - ✗ Portions of buildings between five and ten feet of a side or rear lot line shall be limited in height to the greater of 25 feet.
 - ✓ Portions of buildings ten feet or greater from a side or rear lot line shall be limited in height to 35 feet.
- ⊖ Outside of subareas D and E maximum building heights shall be as established by zoning.
- ✓ All buildings shall provide first-story occupiable space, for the first ten feet of building depth along the enfronting facade.
- ✓ Sidewalks shall be located along all public and private streets. Sidewalks shall consist of two areas: a landscape area and a clear area.
 - Developments less than one acre shall provide a minimum one-foot landscape zone and a minimum four-foot clear zone.
 - ✗ Development of one acre or more shall provide a minimum two-foot landscape zone and a minimum five-foot clear zone.
 - The above notwithstanding, multifamily developments and all developments along Dogwood Drive shall provide a minimum five-foot landscape zone and a minimum six-foot clear zone.

STAFF COMMENT:

- The side setbacks in the R-1 zone are 5'. The existing dwelling is 4.6' away from the western property line, which is not compliant. The applicant has applied for a Variance from the board of appeals to reduce the side setback.
- Within subarea E, the maximum height for the portion of a building closer than 5' to the property line is 16'. Both the existing and proposed structures have a uniform east-west height of 19' 2 1/2", which is not compliant. The renovation is repairing/replacing the roof and altering the roofline but is not changing the overall height of the structure.
- The existing sidewalk does not have a landscape area.

(b) Supplemental Area and Fence Standards

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

STAFF COMMENT:

(c) Utility Standards

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

STAFF COMMENT:

- **The plans do not indicate the location of mechanical features or screening. The scope of construction does not include changes to the utilities.**
- **The applicant has indicated there will be a light at the front door. The plans should be revised to show the light.**

(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:

- The location and width of the driveway is not provided on the site plan. The scope of construction does not include changes to off-street parking.

(e) Roof and Chimney Standards

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

STAFF COMMENT:

(f) Street Facing Facade and Style Standards.

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

T-1-11 siding;

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

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

STAFF COMMENT:

- Foundations shall be parged with cement, stuccoed over or be faced in brick, natural stone, or cast stone. The existing foundation is painted concrete block.
- The handrail and post detail should be revised to reflect the following requirements of the standards:
 - The top railing shall consist of two elements. The upper element shall measure 2" x 6" and the lower element shall measure 2" x 4".
 - The bottom railing shall measure 2" x 4".

(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:

- The applicant should ensure the new porch landing is still connected to the sidewalk via a pedestrian walkway. The applicant should consider the welfare of the existing front yard trees if a new walkway is to be poured.
- The applicant should ensure the new porch or façade has building numbers displayed.
- It is unclear how many windows are being added or changed. ALL required information in the *Door and window standards* section of the Standards should be provided for any new windows. A design exception will be required to allow new windows to match existing windows in style if the existing windows are not compliant with the Standards.

(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.

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:

RECOMMENDATION

Upon review of the information provided by the Applicant for the garage, the following items have been found to be missing or deficient and should be addressed by the Applicant and the Design Review Committee:

1. The side setbacks in the R-1 zone are 5'. The existing dwelling is 4.6' away from the western property line, which is not compliant. The applicant has applied for a Variance from the board of appeals to reduce the side setback.
2. Within subarea E, the maximum height for the portion of a building closer than 5' to the property line is 16'. Both the existing and proposed structures have a uniform east-west height of 19' 2 1/2", which is not compliant. The renovation is repairing/replacing the roof and altering the roofline but is not changing the overall height of the structure.
3. The existing sidewalk does not have a landscape area.
4. The plans do not indicate the location of mechanical features or screening. The scope of construction does not include changes to the utilities.
5. The applicant has indicated there will be a light at the front door. The plans should be revised to show the light.
6. The location and width of the driveway is not provided on the site plan. The scope of construction does not include changes to off-street parking.
7. Foundations shall be parged with cement, stuccoed over or be faced in brick, natural stone, or cast stone. The existing foundation is painted concrete block.
8. The handrail and post detail should be revised to reflect the following requirements of the standards:

- a. The top railing shall consist of two elements. The upper element shall measure 2" x 6" and the lower element shall measure 2" x 4".
 - b. The bottom railing shall measure 2" x 4".
9. The applicant should ensure the new porch landing is still connected to the sidewalk via a pedestrian walkway. The applicant should consider the welfare of the existing front yard trees if a new walkway is to be poured.
10. The applicant should ensure the new porch or façade has building numbers displayed.
11. It is unclear how many windows are being added or changed. ALL required information in the *Door and window standards* section of the Standards should be provided for any new windows. A design exception will be required to allow new windows to match existing windows in style if the existing windows are not compliant with the Standards.

Once these items are addressed to the satisfaction of staff and the Design Review Committee, the plans can be approved.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 10/21/2019

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: ANTHONY UWECHUE Contact Number: [REDACTED]

Applicants Address: 218 MAPLE ST. HAPEVILLE, GA 30354

E-Mail Address: [REDACTED] Zoning Classification: R1

Address of Proposed Work: 218 MAPLE ST. HAPEVILLE, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009400090959

Property Owner: ANTHONY UWECHUE Contact Number: [REDACTED]

Project Description (including occupancy type): REMODEL / ADDITION TO
A SINGLE FAMILY RESIDENTIAL BUILDING
Porch addition to front / Bedroom addition to rear

Contractors Name: ANTHONY UWECHUE Contact Number: [REDACTED]

Contact Person: ANTHONY UWECHUE 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.

ANTHONY UWECHUE
Applicants Signature

10/21/2019
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: 160 SQ. FT. (porch)

Total Square Footage of existing building: 1593 SQ. FT.

Estimated Cost of Construction: \$17,000.00

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

Wood with concrete foundation

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

Wood, concrete and hardi-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 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 ANTHONY WICKS AW 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 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.

☒ **Understood that builder must follow approved plan and that the Certificate of Occupancy will not be issued until a Design Inspection is performed and Architectural Design Standards are met.**

ANTHONY LWECHUE

Printed Name

AU

Signature

10/21/2019

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.

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.

3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.

5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

* L E G E N D *

APD	AS PER DEED	IR	IRON ROD FOUND
AE	ACCESS EASEMENT	IV	RRIGATION VALVE
APF	AS PER FIELD	JB	JUNCTION BOX
AI	ANGLE IRON FOUND	LLL	LAND LOT LINE
APP	AS PER PLAT	MAG	MAGNETIC READING IP
APR	AS PER RECORD	MGH	MAGNOLIA TREE
BC	BACK OF CURB	MH	MAN HOLE
BLK	BLOCK	MTF	METAL FENCE
BLS	BUILDING LINE SETBACK	N	N'BORES
BRK	BRICK	NH	OVERHANG
BSMT	BASEMENT	OTP	OPEN TOP PIPE FOUND
CBX	CABLE BOX	OU	OWNERSHIP UNCLEAR
C	CONCRETE	P	PORCH
CB	CATCH BASIN	PC	PROPERTY CORNER
CL	CENTER LINE	PL	PROPERTY LINE
CLF	CHAIN LINK FENCE	PN	PINE TREE
CMP	CORRUGATED METAL PIPE	PB	POINT OF BEGINNING
C.O.A.	CITY OF ATLANTA	PP	POWER POLE
CO	SAN SEWER CLEANOUT	PW	POWER LINE
CRWL	CRAWL SPACE	P	PORCH
CP	CALCULATED POINT	(P)	PLAT
CPT	CARPOT	R	RECORD
CTP	CRIMP TOP PIPE FOUND	RBF	REINFORCING BAR FOUND
DE	DRAINAGE EASEMENT	RBS	REINFORCING BAR SET
DI	DRAINAGE INLET	RCP	REINFORCED CONC. PIPE
EB	ELECTRIC POWER BOX	R/W	RIGHT-OF-WAY
EM	ELECTRIC METER	SN	SIGN
EP	EDGE OF PAVEMENT	SSL	SANITARY SEWER LINE
FP	FENCE POST	SSE	SANITARY SEWER EASEMENT
FC	FENCE CORNER	SP	SORENED PORCH
FH	FIRE HYDRANT	SW	SIDEWALK
FR	FRAME	TB	TOP OF BANK
GL	GAS LINE	UE	UTILITY EASEMENT
GM	GAS METER	WD	WOOD
GV	GAS VALVE	WDF	WOOD FENCE
GW	GUY WIRE	WDK	WOOD DECK
HDW	HEAD WALL	WL	WATER LINE
HW	HARDWOOD TREE	WM	WATER METER
IPF	IRON PIN FOUND	WRF	WIRE FENCE
IPS	IRON PIN SET	WV	WATER VALVE
		WW	WET WEATHER
		W	WITH
		YI	YARD INLET

INDICATES STAIRS

INDICATES WALLS

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.



TOTAL LAND AREA
7472.46 SF / 0.172 AC

LOT		BOUNDARY PREPARED FOR:		SHEET 1 OF 1			
SUBDIVISION		GRAND ACE PROPERTIES					
LAND LOT 94		14TH DISTRICT		PROPERTY ADDRESS: 218 MAPLE ST HAPEVILLE, GA 30354			
FULTON COUNTY, GEORGIA		DB.60170/PG.541					
FIELD WORK DATE OCT 08, 2019		PRINTED/SIGNED OCT 10, 2019					
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 17" x 22"		 Professional Surveyor Gene A. Stepan No. 3477			
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET, AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.							
OB		SURVEY LAND EXPRESS, INC				24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM	
COORD #20192120							
DWG #20192120		LAND SURVEYING SERVICES		IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.			

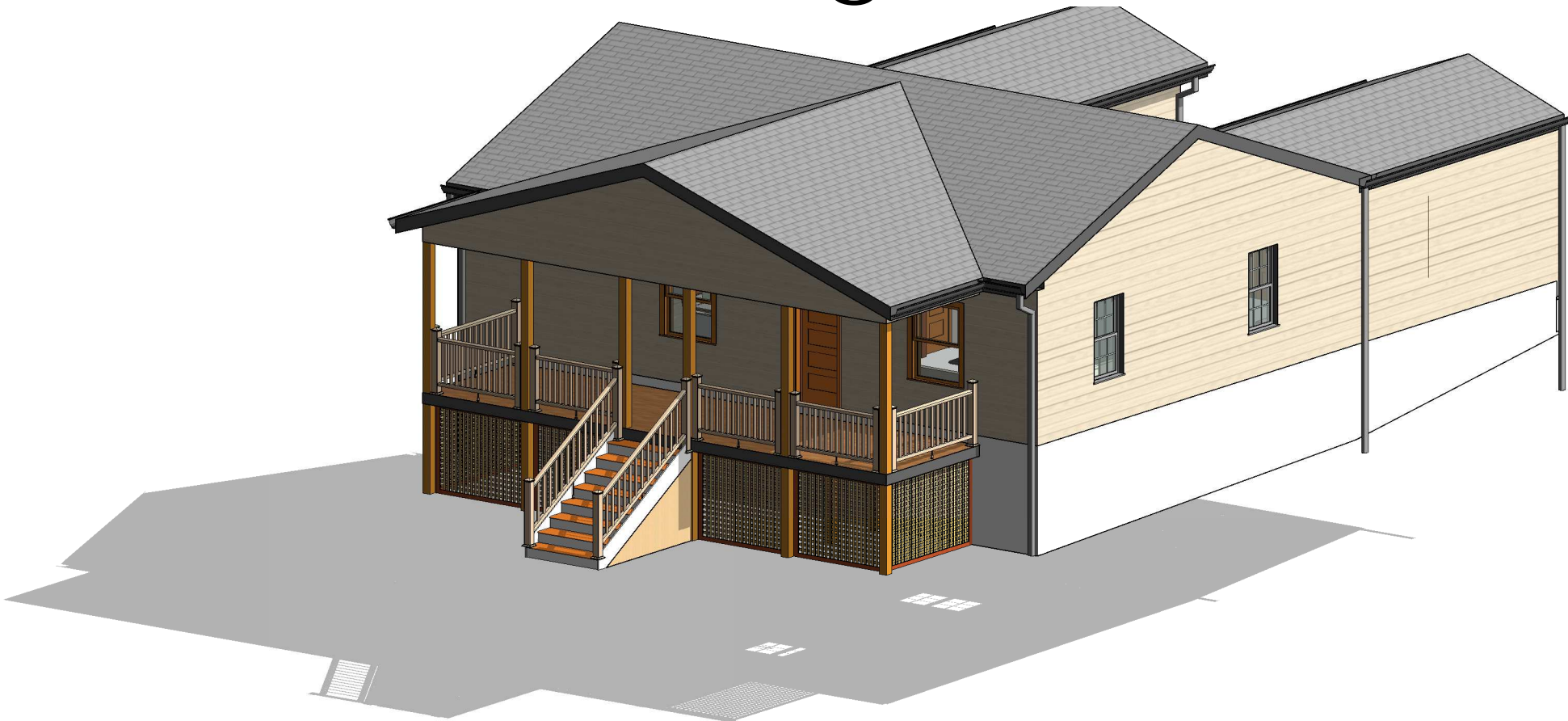
SURVEY LAND EXPRESS, INC

LAND SURVEYING SERVICES

0 30
SCALE 1" = 30'



PROPOSED SINGLE FAMILY RESIDENCE REMODEL/ADDITION
FOR
MR. ANTHONY UWECHUE @ 218 MAPLE ST. HAPEVILLE, GA 30354



1 3D RENDERING OF PROPOSED HOME REMODEL



(678) 697-4054

Project Name:
PROPOSED SINGLE FAMILY
RESIDENCE REMODEL DESIGN

Project Address:
218 MAPLE ST.
HAPEVILLE, GA 30354

Owner:
ANTHONY UWECHUE

APPLICABLE CODES:

INTERNATIONAL BUILDING CODE, 2012 EDITION W/2014 & 2015 GEORGIA STATE AMENDMENTS
INTERNATIONAL MECHANICAL, 2012 EDITION W/2014 & 2015 GEORGIA STATE AMENDMENTS
INTERNATIONAL PLUMBING CODE, 2012 EDITION W/2014 & 2015 GEORGIA STATE AMENDMENTS, AND IPC APPENDIX F
INTERNATIONAL FUEL GAS CODE CODE, 2012 EDITION W/2014 & 2015 GEORGIA STATE AMENDMENTS
NFPA NATIONAL ELECTRIC CODE, 2017 EDITION W/ NO GEORGIA STATE AMENDMENTS
INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION W/2011 & 2012 GEORGIA STATE AMENDMENTS
INTERNATIONAL EXISTING BUILDING CODE, 2012 EDITION W/2015 GEORGIA STATE AMENDMENTS
INTERNATIONAL RESIDENTIAL CODE FOR ONE & TWO-FAMILY DWELLINGS
2012 EDITION W/2014 & 2015 GEORGIA STATE AMENDMENTS, AND IRC APPENDIX F.

SCOPE OF WORK

THE PROJECT CONSISTS OF A REMODEL OF A 2-BEDROOM SINGLE FAMILY RESIDENTIAL BUILDING TO INCLUDE AN ADDITIONAL BEDROOM WITH CLOSET AT THE REAR, AND A COVERED PORCH AT THE FRONT. THE MASTER BEDROOM SHALL BE REMODELED TO INCLUDE A WALK-IN-CLOSET AND A MASTER BATHROOM.

PROJECT INFORMATION

NUMBER OF STORIES: 1
BUILDING HEIGHT: 19'-2 1/2"
HEATED FLOOR AREA: 1300 SQ. FT.
TOTAL FIRST FLOOR AREA: 1737.50 SQ. FT.

DESIGN:

MICHAEL ASUQUO
MIKE'S CAD & MODELING SERVICES LLC
1813 CHASEWOOD PARK DR.
MARIETTA, GA 30066
MIKESCADSERVICES@GMAIL.COM
(678) 697-4054

OWNER/CONTRACTOR:

ANTHONY UWECHUE
218 MAPLE ST.
HAPEVILLE, GA 30354

SHEET INDEX	
SHEET NUMBER	SHEET NAME
G100	COVER PAGE/INDEX
AS101	ARCHITECTURAL SITE PLAN
A101	EXISTING FLOOR/ROOF PLANS
A102	DEMOLITION PLANS
A103	PROPOSED FIRST FLOOR PLAN
A104	PROPOSED ROOF PLAN
A201	EXISTING ELEVATIONS
A202	PROPOSED ELEVATIONS
A301	BUILDING/WALL SECTIONS
A401	DECK DETAILS
A501	GENERAL FRAMING DETAILS

LOCATION MAP:



THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL PRESENTATIONS ON THIS DOCUMENT ARE THE PROPERTY OF MIKE'S CAD & MODELING SERVICES, WHO RETAINS OWNERSHIP AND AUTHORSHIP OF THIS DOCUMENT IN ITS ENTIRETY.
THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND IS THE INTELLECTUAL AND PHYSICAL PROPERTY OF MIKE'S CAD & MODELING SERVICES.
AUTHORIZED USE OF THIS DRAWINGS IS GRANTED SOLELY FOR THE PURPOSE OF THIS SPECIFIC PROJECT AND LOCATION, AND NOT FOR CONSTRUCTION OR USE FOR ANY OTHER PROJECT.
COPYRIGHT 2019 - MIKE'S CAD & MODELING SERVICES LLC

No.	Description	Date

COVER PAGE/INDEX

RELEASED FOR CONSTRUCTION

Project number	019-09-02
Date	21 OCT. 2019
Drawn by	MEA
Checked by	Checker

G100

Scale

1) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES. 2) IT IS THE RESPONSIBILITY OF THE CONSTRUCTOR/BUILDER/OWNER TO CHECK FOR ANY ERROR OR OMISSIONS TO THE PLANS. 3) WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. 4) VERIFY LOCATION OF ALL ELECTRICAL FIXTURES AND OUTLETS. 5) VERIFY ALL BEAM SIZES AND LOCATIONS. 6) VERIFY GIRDER TRUSS LOCATION AND POINT LOADS. 7) VERIFY ALL FOOTING PAD LOCATIONS AND SIZES. 8) IN ORDER TO PRINT TO SCALE, USE ARCH C (18" X 24") PAPER.



(678) 697-4054

Project Name:
PROPOSED SINGLE FAMILY
RESIDENCE REMODEL DESIGN

Project Address:
218 MAPLE ST.
HAPEVILLE, GA 30354

Owner:
ANTHONY UWECHUE

THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL PRESENTATIONS ON THIS DOCUMENT ARE THE PROPERTY OF MIKE'S CAD & MODELING SERVICES, WHO RETAINS OWNERSHIP AND AUTHORSHIP OF THIS DOCUMENT IN ITS ENTIRETY.
THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND IS THE INTELLECTUAL AND PHYSICAL PROPERTY OF MIKE'S CAD & MODELING SERVICES.
AUTHORIZED USE OF THIS DRAWINGS IS GRANTED SOLELY FOR THE PURPOSE OF THIS SPECIFIC PROJECT AND LOCATION, AND NOT FOR CONSTRUCTION OR USE FOR ANY OTHER PROJECT.
COPYRIGHT 2019 - MIKE'S CAD & MODELING SERVICES LLC

No.	Description	Date

ARCHITECTURAL SITE PLAN

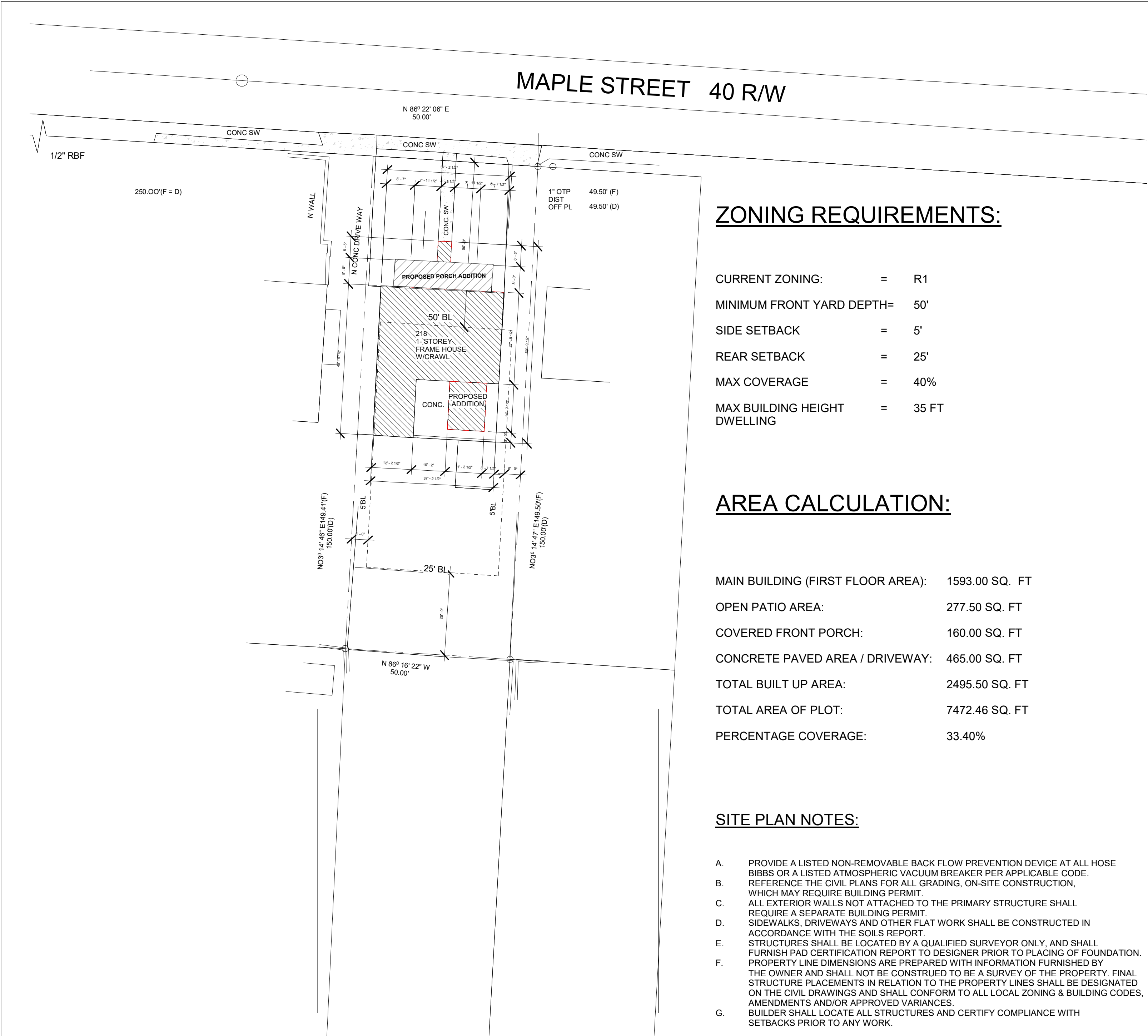
RELEASED FOR CONSTRUCTION

Project number	019-09-02
Date	21 OCT. 2019
Drawn by	MEA
Checked by	Checker

AS101

Scale	1" = 20'-0"
-------	-------------

10/21/2019 10:04:17 AM



ZONING REQUIREMENTS:

CURRENT ZONING:	=	R1
MINIMUM FRONT YARD DEPTH=		50'
SIDE SETBACK	=	5'
REAR SETBACK	=	25'
MAX COVERAGE	=	40%
MAX BUILDING HEIGHT DWELLING	=	35 FT

AREA CALCULATION:

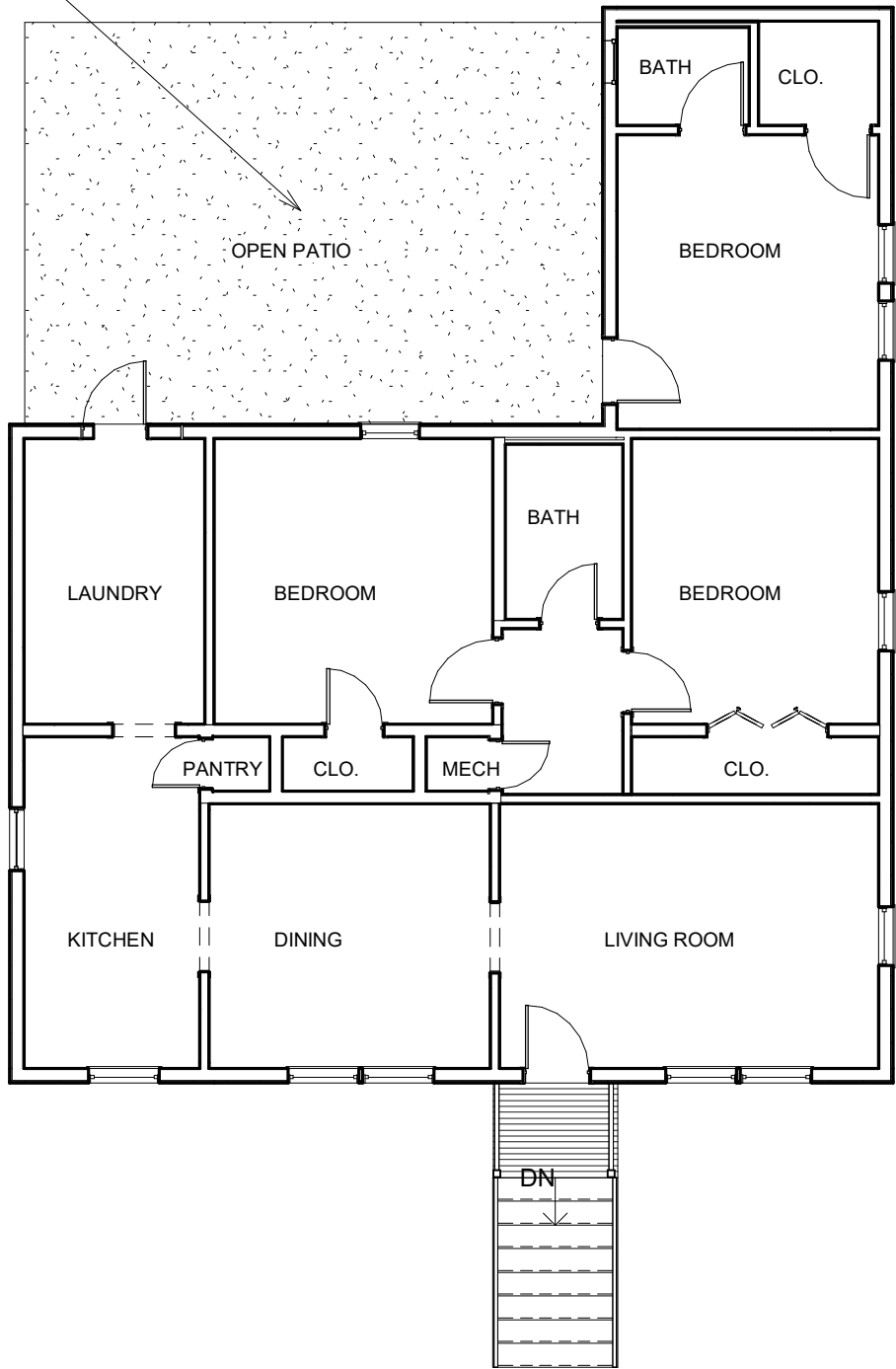
MAIN BUILDING (FIRST FLOOR AREA):	1593.00 SQ. FT
OPEN PATIO AREA:	277.50 SQ. FT
COVERED FRONT PORCH:	160.00 SQ. FT
CONCRETE PAVED AREA / DRIVEWAY:	465.00 SQ. FT
TOTAL BUILT UP AREA:	2495.50 SQ. FT
TOTAL AREA OF PLOT:	7472.46 SQ. FT
PERCENTAGE COVERAGE:	33.40%

SITE PLAN NOTES:

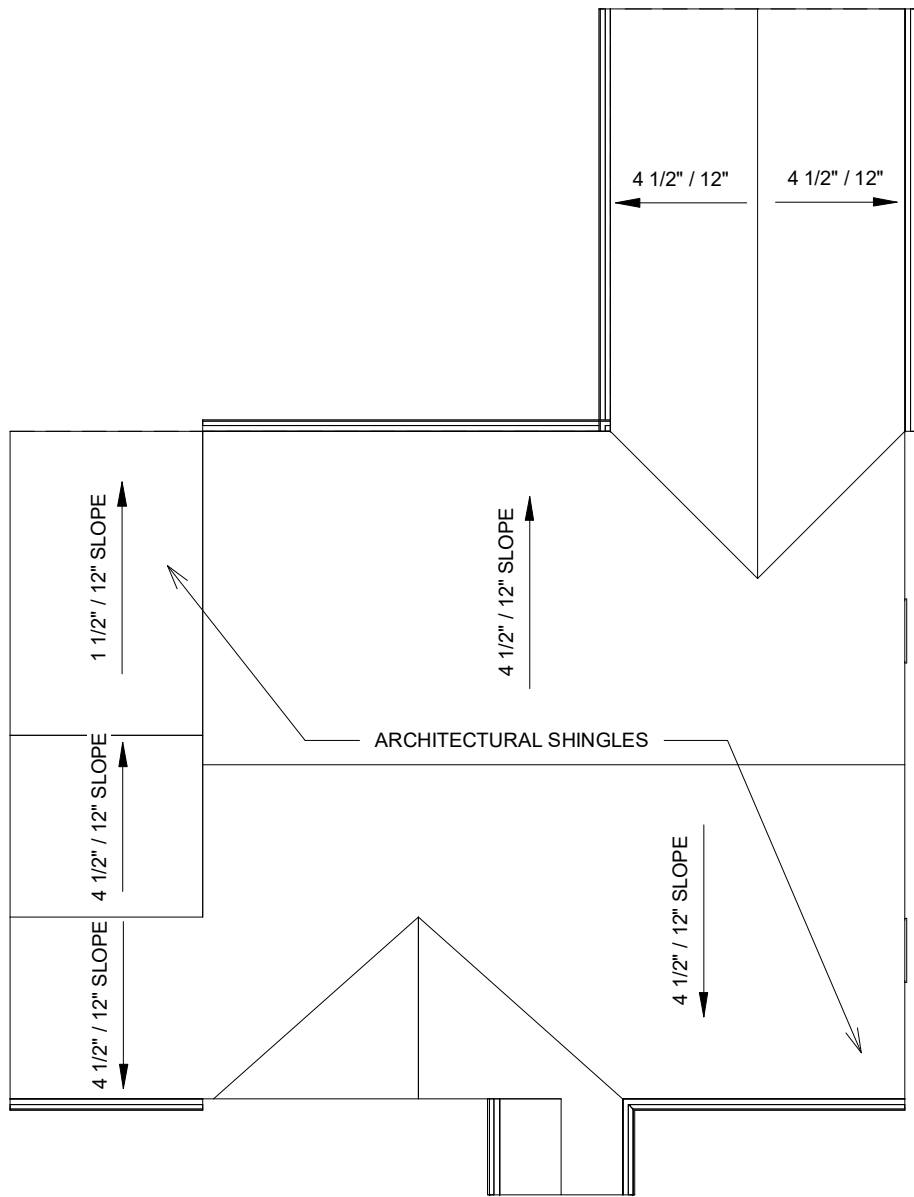
- PROVIDE A LISTED NON-REMOVABLE BACK FLOW PREVENTION DEVICE AT ALL HOSE BIBBS OR A LISTED ATMOSPHERIC VACUUM BREAKER PER APPLICABLE CODE.
- REFERENCE THE CIVIL PLANS FOR ALL GRADING, ON-SITE CONSTRUCTION, WHICH MAY REQUIRE BUILDING PERMIT.
- ALL EXTERIOR WALLS NOT ATTACHED TO THE PRIMARY STRUCTURE SHALL REQUIRE A SEPARATE BUILDING PERMIT.
- SIDEWALKS, DRIVEWAYS AND OTHER FLAT WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOILS REPORT.
- STRUCTURES SHALL BE LOCATED BY A QUALIFIED SURVEYOR ONLY, AND SHALL FURNISH PAD CERTIFICATION REPORT TO DESIGNER PRIOR TO PLACING OF FOUNDATION.
- PROPERTY LINE DIMENSIONS ARE PREPARED WITH INFORMATION FURNISHED BY THE OWNER AND SHALL NOT BE CONSTRUED TO BE A SURVEY OF THE PROPERTY. FINAL STRUCTURE PLACEMENTS IN RELATION TO THE PROPERTY LINES SHALL BE DESIGNATED ON THE CIVIL DRAWINGS AND SHALL CONFORM TO ALL LOCAL ZONING & BUILDING CODES, AMENDMENTS AND/OR APPROVED VARIANCES.
- BUILDER SHALL LOCATE ALL STRUCTURES AND CERTIFY COMPLIANCE WITH SETBACKS PRIOR TO ANY WORK.

1) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES. 2) IT IS THE RESPONSIBILITY OF THE CONSTRUCTOR/BUILDER/OWNER TO CHECK FOR ANY ERROR OR OMISSIONS TO THE PLANS. 3) WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. 4) VERIFY LOCATION OF ALL ELECTRICAL FIXTURES AND OUTLETS. 5) VERIFY ALL BEAM SIZES AND LOCATIONS. 6) VERIFY GIRDER TRUSS LOCATION AND POINT LOADS. 7) VERIFY ALL FOOTING PAD LOCATIONS AND SIZES. 8) IN ORDER TO PRINT TO SCALE, USE ARCH C (18" X 24") PAPER.

EXISTING SLAB IS 6" LOWER



1 EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"



2 EXISTING ROOF PLAN
1/8" = 1'-0"



MIKE'S CAD & MODELING
—SERVICES—

(678) 697-4054

Project Name:
PROPOSED SINGLE FAMILY
RESIDENCE REMODEL DESIGN

Project Address:
218 MAPLE ST.
HAPEVILLE, GA 30354

Owner:
ANTHONY UWECHUE

THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL PRESENTATIONS ON THIS DOCUMENT ARE THE PROPERTY OF MIKE'S CAD & MODELING SERVICES, WHO RETAINS OWNERSHIP AND AUTHORSHIP OF THIS DOCUMENT IN ITS ENTIRETY.
THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND IS THE INTELLECTUAL AND PHYSICAL PROPERTY OF MIKE'S CAD & MODELING SERVICES.
AUTHORIZED USE OF THIS DRAWINGS IS GRANTED SOLELY FOR THE PURPOSE OF THIS SPECIFIC PROJECT AND LOCATION, AND NOT FOR CONSTRUCTION OR USE FOR ANY OTHER PROJECT.
COPYRIGHT 2019 - MIKE'S CAD & MODELING SERVICES LLC

No.	Description	Date

EXISTING FLOOR/ROOF PLANS

RELEASED FOR CONSTRUCTION

Project number	019-09-02
Date	21 OCT. 2019
Drawn by	MEA
Checked by	Checker

A101

Scale	1/8" = 1'-0"
-------	--------------

1) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES. 2) IT IS THE RESPONSIBILITY OF THE CONSTRUCTOR/BUILDER/OWNER TO CHECK FOR ANY ERROR OR OMISSIONS TO THE PLANS. 3) WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. 4) VERIFY LOCATION OF ALL ELECTRICAL FIXTURES AND OUTLETS. 5) VERIFY ALL BEAM SIZES AND LOCATIONS. 6) VERIFY GIRDER TRUSS LOCATION AND POINT LOADS. 7) VERIFY ALL FOOTING PAD LOCATIONS AND SIZES. 8) IN ORDER TO PRINT TO SCALE, USE ARCH C (18" X 24") PAPER.



(678) 697-4054

Project Name:
**PROPOSED SINGLE FAMILY
RESIDENCE REMODEL DESIGN**

Project Address:
**218 MAPLE ST.
HAPEVILLE, GA 30354**

Owner:
ANTHONY UWECHUE

THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL PRESENTATIONS ON THIS DOCUMENT ARE THE PROPERTY OF MIKE'S CAD & MODELING SERVICES, WHO RETAINS OWNERSHIP AND AUTHORSHIP OF THIS DOCUMENT IN ITS ENTIRETY.
THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND IS THE INTELLECTUAL AND PHYSICAL PROPERTY OF MIKE'S CAD & MODELING SERVICES.
AUTHORIZED USE OF THIS DRAWINGS IS GRANTED SOLELY FOR THE PURPOSE OF THIS SPECIFIC PROJECT AND LOCATION, AND NOT FOR CONSTRUCTION OR USE FOR ANY OTHER PROJECT.
COPYRIGHT 2019 - MIKE'S CAD & MODELING SERVICES LLC

No.	Description	Date

DEMOLITION PLANS

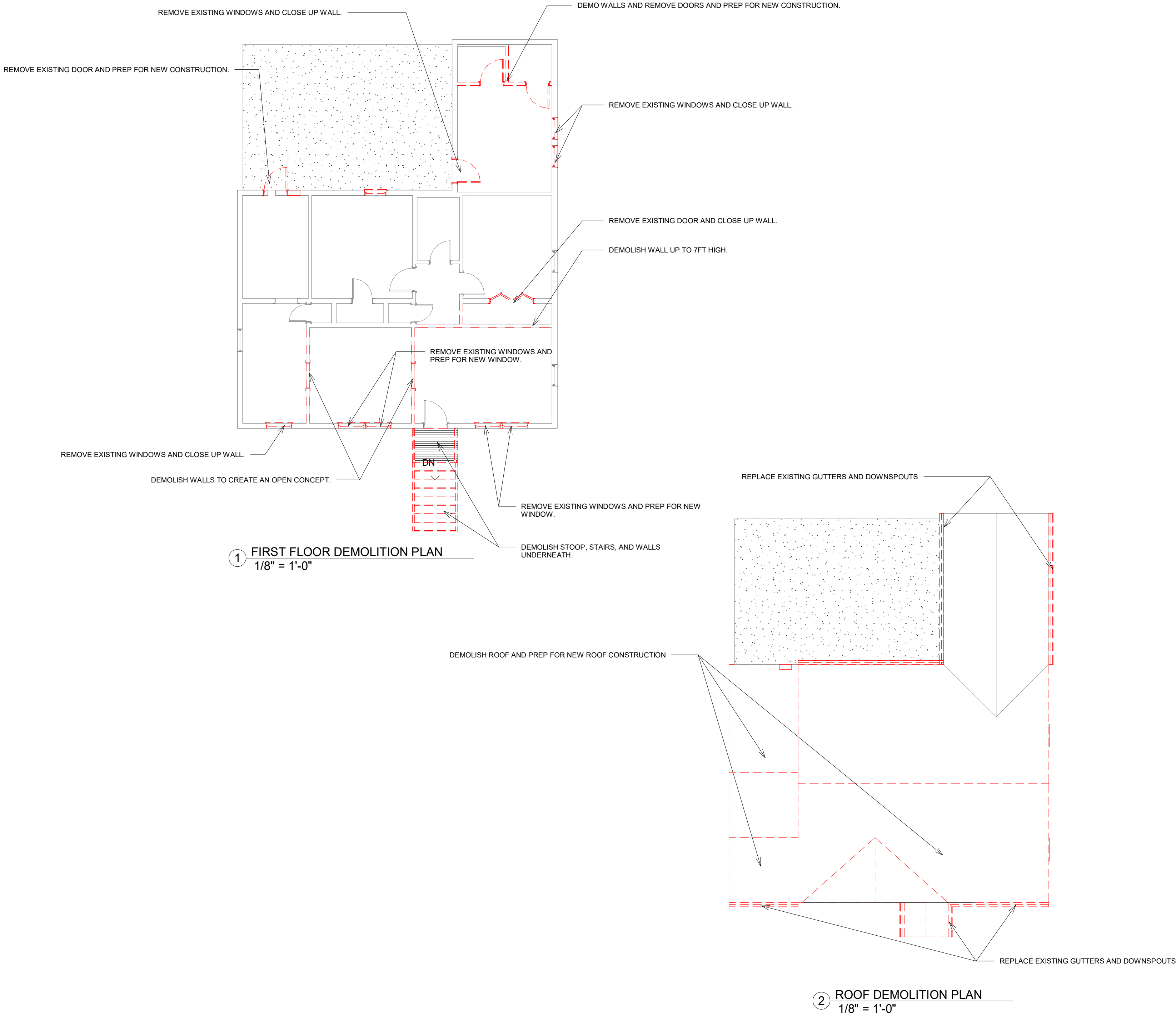
RELEASED FOR CONSTRUCTION

Project number	019-09-02
Date	21 OCT. 2019
Drawn by	MEA
Checked by	Checker

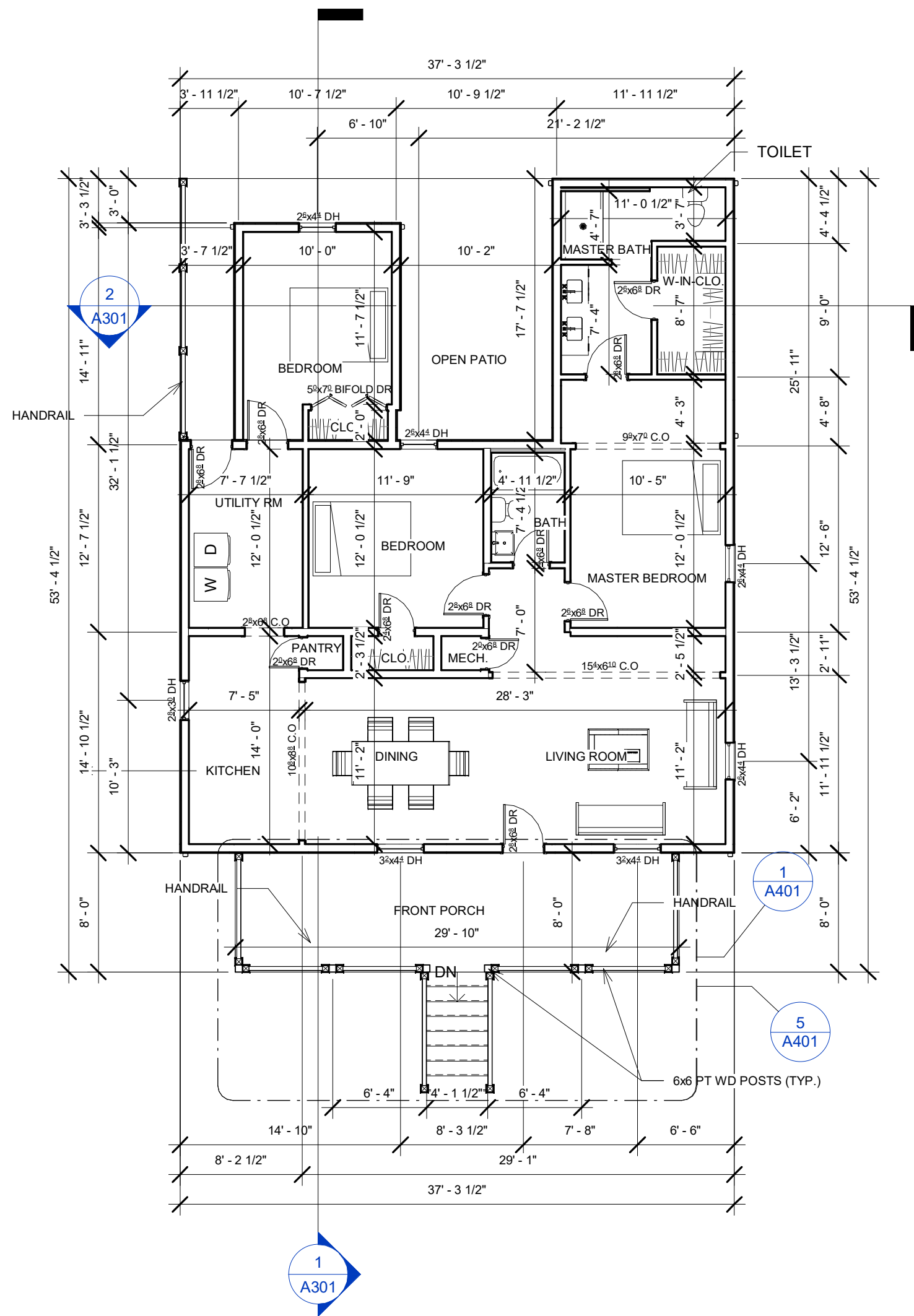
A102

Scale	1/8" = 1'-0"
-------	--------------

11/4/2019 1:22:10 AM



1) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES. 2) IT IS THE RESPONSIBILITY OF THE CONSTRCTOR/BUILDER/OWNER TO CHECK FOR ANY ERROR OR OMISSIONS TO THE PLANS. 3) WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. 4) VERIFY LOCATION OF ALL ELECTRICAL FIXTURES AND OUTLETS. 5) VERIFY ALL BEAM SIZES AND LOCATIONS. 6) VERIFY GIRDER TRUSS LOCATION AND POINT LOADS. 7) VERIFY ALL FOOTING PAD LOCATIONS AND SIZES. 8) IN ORDER TO PRINT TO SCALE, USE ARCH C (18" X 24") PAPER.



1 PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"

HEATED SQUARE FOOTAGE

FIRST FLOOR TOTAL HEATED AREA: 1300 SQ. FT.

OTHER SQUARE FOOTAGE

OPEN PATIO (REAR): 277.50 SQ. FT.

FRONT PORCH: 160 SQ. FT.

TOTAL: 437.50 SQ. FT.

TOTAL SQUARE FOOTAGE: 1737.50 SQ. FT.

DOOR NOTES

ALL INTERIOR EGRESS DOORS ARE TO BE A MINIMUM OF 2'-8" WIDE AND 6'-8" HIGH
ALL EXTERIOR EGRESS DOORS ARE TO BE A MINIMUM OF 3'-0" WIDE AND 6'-8" HIGH

WINDOW NOTES

ALL EXTERIOR WINDOWS MUST MEET EMERGENCY ESCAPE AND RESCUE OPENING REQUIREMENTS AND MUST HAVE A MINIMUM OPENING SIZE OF 24" HIGH AND 20" WIDE
ANY WINDOW OR SIDELIGHT WITHIN 24" HORIZONTALLY OF A DOOR MUST BE TEMPERED.
ANY WINDOW OR SASH THAT IS 9 SQ. FT. OR MORE AND IS 18" OR LESS FROM A FLOOR MUST BE TEMPERED.
ANY WINDOW WITHIN A TUB OR SHOWER AREA THAT IS LESS THAN 60" FROM THE FLOOR OF THE TUB MUST BE TEMPERED.
ANY WINDOW ON A STAIRCASE LANDING OR WITHIN 60" OF A STAIRCASE TREAD MUST BE TEMPERED.
REPLACEMENT WINDOWS MUST COMPLY WITH THE ENERGY CONSERVATION REQUIREMENTS FOR FENESTRATION IN NEW CONSTRUCTION.

STAIR AND RAILING NOTES

ALL STRAIGHT RUN STAIRS ARE TO HAVE TREADS W/ A MINIMUM WIDTH OF 9" W/ 1 1/8" NOSINGS AND RISERS W/ A MAXIMUM HEIGHT OF 8 1/4"
ALL STAIR, LANDING, AND BALCONY RAILINGS ARE TO BE 36" HIGH ABOVE NOSINGS, LANDINGS, OR FLOORS
FREE STANDING RAILINGS ARE TO HAVE BALUSTER AT 4" OC MAX
ALL STAIRS ARE TO HAVE A MINIMUM OF 6'-8" CLEAR HEIGHT ABOVE STAIR NOSINGS

GENERAL NOTES:

- REFER TO FIRST FLOOR FRAMING PLAN TO DETERMINE WHICH WALLS ARE LOAD BEARING, JOIST LAYOUT AND WHERE BEAMS ARE TO BE LOCATED.
- THESE DRAWINGS ALONG WITH THE SPECIFICATIONS AND ADDENDA REPRESENT A PORTION OF THE AGREEMENT BETWEEN THE OWNER AND THE CONTRACTOR.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE CONTRACT INCLUDING DRAWINGS, SPECIFICATIONS, AND ADDENDA ARE CORRECT PRIOR TO COMMENCING WORK ON SITE.
- DO NOT SCALE OFF DRAWINGS IF NOT PRINTED TO SCALE, USE DIMENSIONS ONLY, IF IN QUESTION CALL MIKE'S CAD & MODELING DESIGN LLC.
- CONTRACTOR SHALL PROVIDE A FLOOR DRAIN IN ANY UTILITY ROOM AND MECHANICAL ROOM, REGARDLESS OF WHETHER INDICATED ON THE DRAWINGS.
- ALL CASE OPENINGS TO BE FRAMED FOR MAXIMUM HEIGHT.
- ALL FLOOR AREA AT MAIN AND SUPPLY LEVELS TO BE 2" LOWER THAN ALL FLOOR LEVELS.
- ALL EXTERIOR DOORS WITH GLAZING TO BE TEMPERED.
- ALL WET AREAS TO HAVE TEMPERED GLASS.
- CHECK ELECTRICAL PLAN FOR LOCATION OF SMOKE DETECTORS.
- ALL CONSTRUCTION TO MEET OR EXCEED ALL LOCAL, STATE, & NATIONAL BUILDING CODES.
- ALL NEW CONSTRUCTION (WALLS, PORCH, POSTS) SHALL BE PAINTED OR STAINED.



MIKE'S CAD & MODELING
— SERVICES —

(678) 697-4054

Project Name:

PROPOSED SINGLE FAMILY
RESIDENCE REMODEL DESIGN

Project Address:

218 MAPLE ST.
HAPEVILLE, GA 30354

Owner:

ANTHONY UWECHUE

THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL PRESENTATIONS ON THIS DOCUMENT ARE THE PROPERTY OF MIKE'S CAD & MODELING SERVICES, WHO RETAINS OWNERSHIP AND AUTHORSHIP OF THIS DOCUMENT IN ITS ENTIRETY.

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND IS THE INTELLECTUAL AND PHYSICAL PROPERTY OF MIKE'S CAD & MODELING SERVICES.

AUTHORIZED USE OF THIS DRAWINGS IS GRANTED SOLELY FOR THE PURPOSE OF THIS SPECIFIC PROJECT AND LOCATION, AND NOT FOR CONSTRUCTION OR USE FOR ANY OTHER PROJECT.

COPYRIGHT 2019 - MIKE'S CAD & MODELING SERVICES LLC

No.	Description	Date

PROPOSED FIRST FLOOR PLAN

RELEASED FOR CONSTRUCTION

Project number	019-09-02
Date	21 OCT. 2019
Drawn by	MEA
Checked by	Checker

A103

Scale	1/8" = 1'-0"
-------	--------------

(678) 697-4054

Project Name:
**PROPOSED SINGLE FAMILY
RESIDENCE REMODEL DESIGN**

Project Address:
**218 MAPLE ST.
HAPEVILLE, GA 30354**

Owner:
ANTHONY UWECHUE

THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL PRESENTATIONS ON THIS DOCUMENT ARE THE PROPERTY OF MIKE'S CAD & MODELING SERVICES, WHO RETAINS OWNERSHIP AND AUTHORSHIP OF THIS DOCUMENT IN ITS ENTIRETY.

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND IS THE INTELLECTUAL AND PHYSICAL PROPERTY OF MIKE'S CAD & MODELING SERVICES.

AUTHORIZED USE OF THIS DRAWINGS IS GRANTED SOLELY FOR THE PURPOSE OF THIS SPECIFIC PROJECT AND LOCATION, AND NOT FOR CONSTRUCTION OR USE FOR ANY OTHER PROJECT.

COPYRIGHT 2019 - MIKE'S CAD & MODELING SERVICES LLC

No.	Description	Date

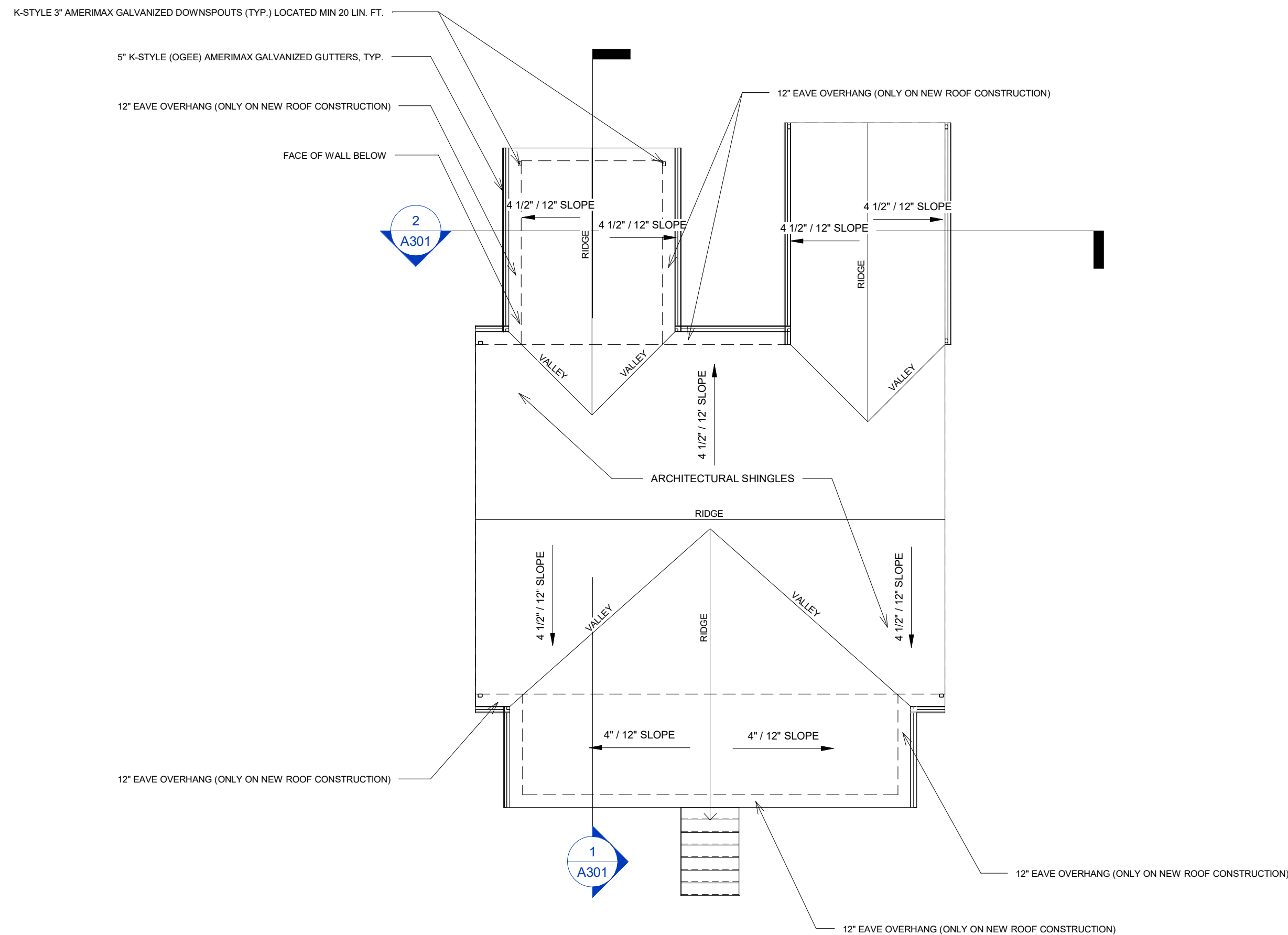
PROPOSED ROOF PLAN

RELEASED FOR CONSTRUCTION

Project number	019-09-02
Date	21 OCT. 2019
Drawn by	MEA
Checked by	Checker

A104

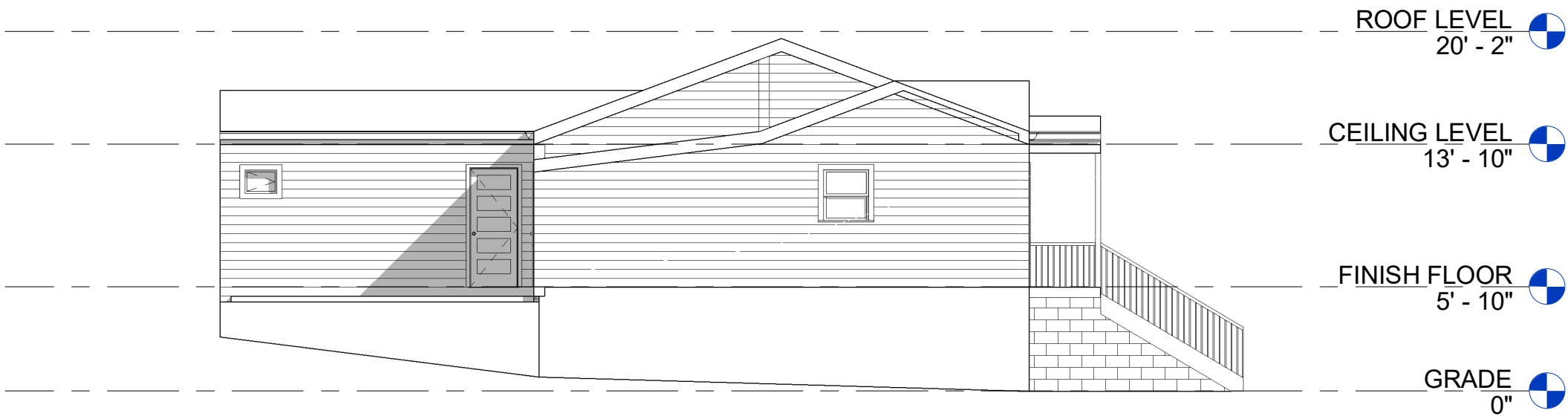
Scale	1/8" = 1'-0"
-------	--------------



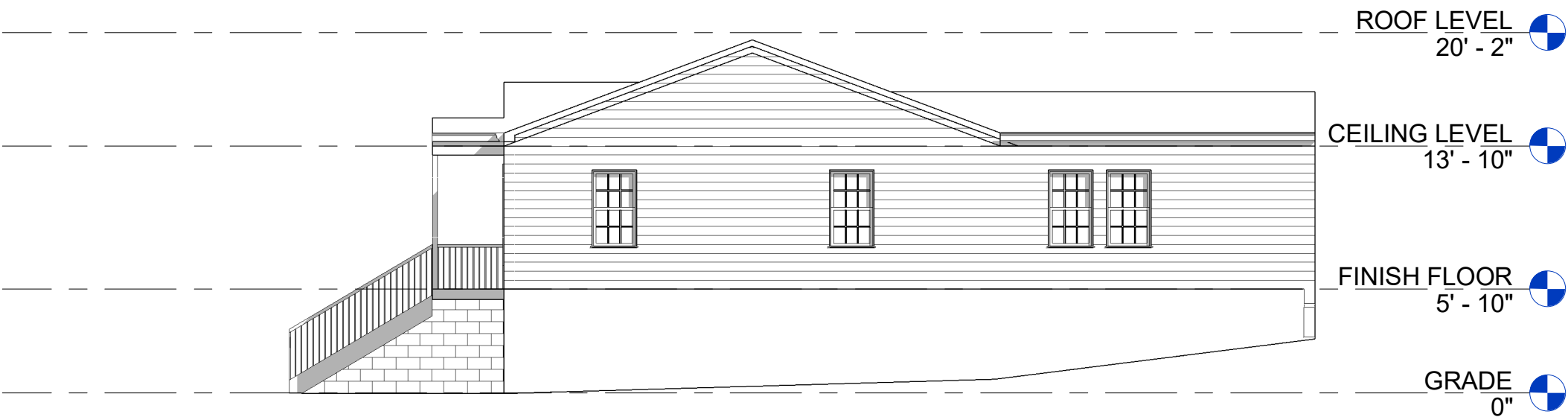
1 PROPOSED ROOF PLAN
1/8" = 1'-0"



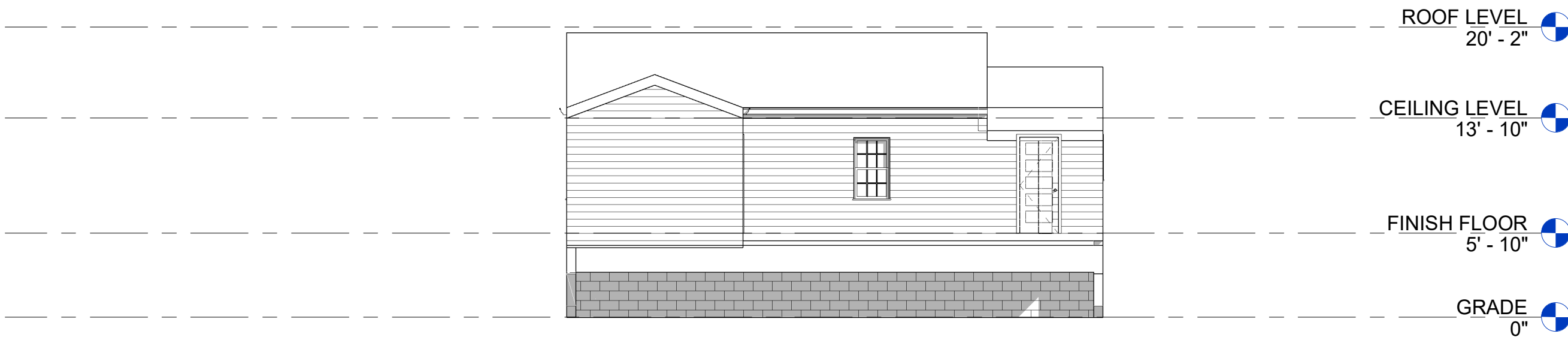
② EXISTING FRONT ELEVATION
1/8" = 1'-0"



③ EXISTING LEFT ELEVATION
1/8" = 1'-0"



④ EXISTING RIGHT ELEVATION
1/8" = 1'-0"



① EXISTING BACK ELEVATION
1/8" = 1'-0"



MIKE'S CAD & MODELING
— SERVICES —

(678) 697-4054

Project Name:

**PROPOSED SINGLE FAMILY
RESIDENCE REMODEL DESIGN**

Project Address:

**218 MAPLE ST.
HAPEVILLE, GA 30354**

Owner:

ANTHONY UWECHUE

THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL PRESENTATIONS ON THIS DOCUMENT ARE THE PROPERTY OF MIKE'S CAD & MODELING SERVICES, WHO RETAINS OWNERSHIP AND AUTHORSHIP OF THIS DOCUMENT IN ITS ENTIRETY.

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND IS THE INTELLECTUAL AND PHYSICAL PROPERTY OF MIKE'S CAD & MODELING SERVICES.

AUTHORIZED USE OF THIS DRAWINGS IS GRANTED SOLELY FOR THE PURPOSE OF THIS SPECIFIC PROJECT AND LOCATION, AND NOT FOR CONSTRUCTION OR USE FOR ANY OTHER PROJECT.

COPYRIGHT 2019 - MIKE'S CAD & MODELING SERVICES LLC

No.	Description	Date

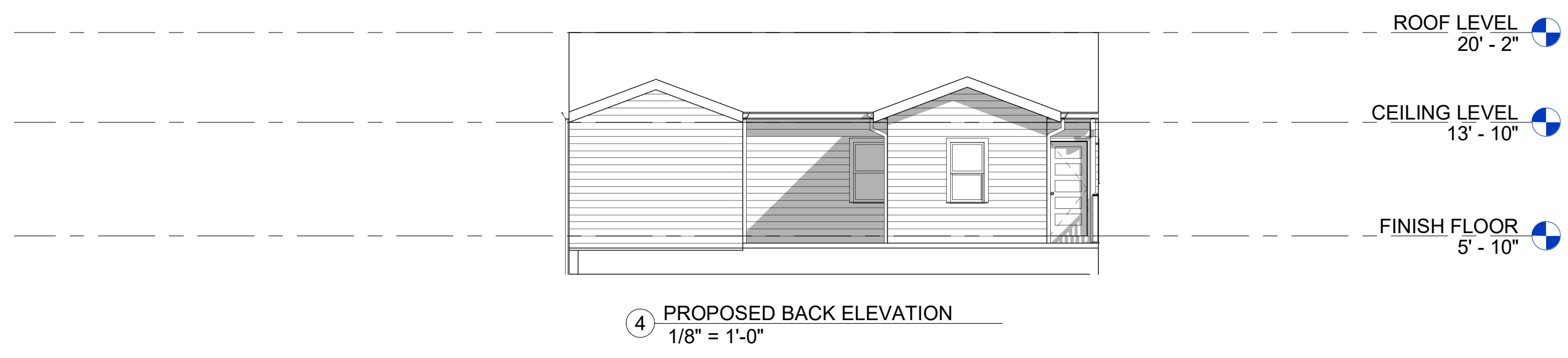
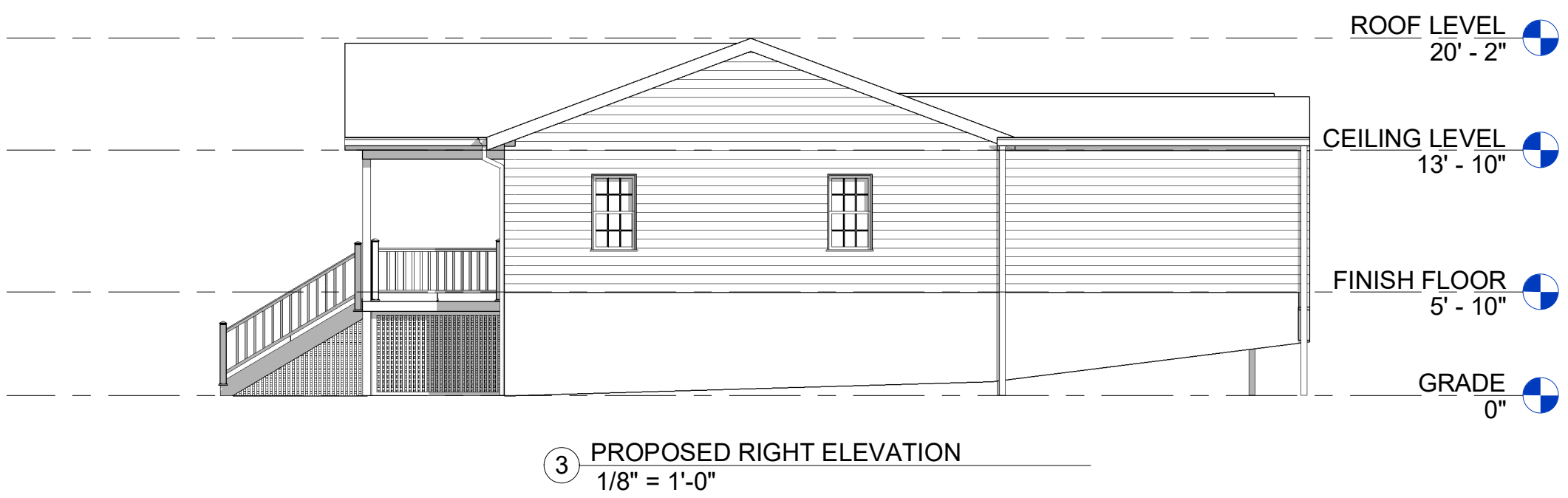
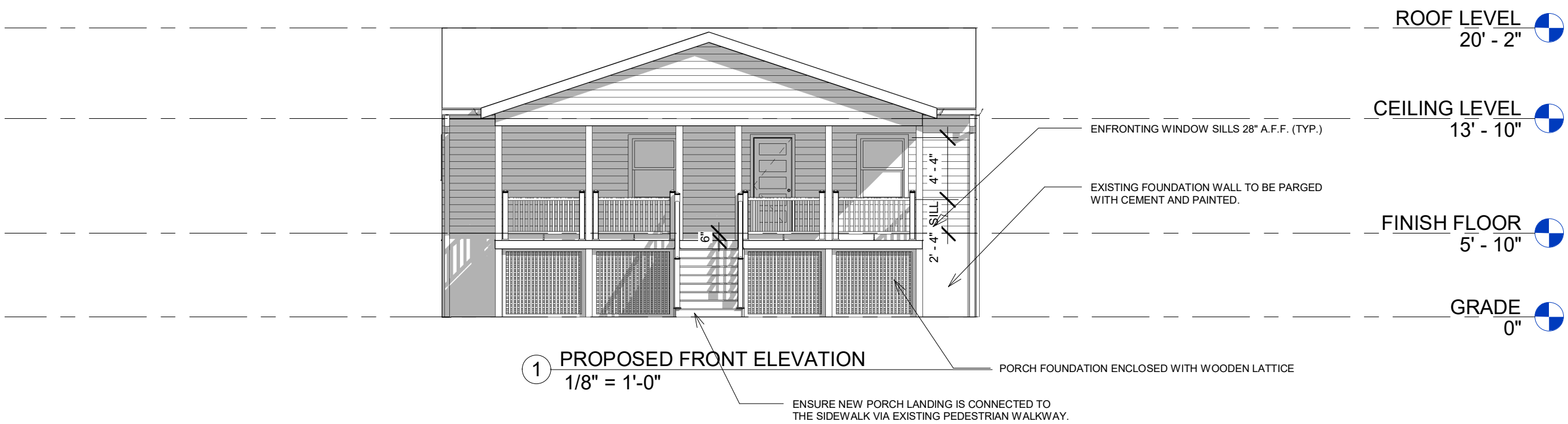
EXISTING ELEVATIONS

RELEASED FOR CONSTRUCTION

Project number	019-09-02
Date	21 OCT. 2019
Drawn by	MEA
Checked by	Checker

A201

Scale	1/8" = 1'-0"
-------	--------------



(678) 697-4054

Project Name:
PROPOSED SINGLE FAMILY
RESIDENCE REMODEL DESIGN

Project Address:
218 MAPLE ST.
HAPEVILLE, GA 30354

Owner:
ANTHONY UWECHUE

THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL PRESENTATIONS ON THIS DOCUMENT ARE THE PROPERTY OF MIKE'S CAD & MODELING SERVICES, WHO RETAINS OWNERSHIP AND AUTHORSHIP OF THIS DOCUMENT IN ITS ENTIRETY.
THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND IS THE INTELLECTUAL AND PHYSICAL PROPERTY OF MIKE'S CAD & MODELING SERVICES.
AUTHORIZED USE OF THIS DRAWINGS IS GRANTED SOLELY FOR THE PURPOSE OF THIS SPECIFIC PROJECT AND LOCATION, AND NOT FOR CONSTRUCTION OR USE FOR ANY OTHER PROJECT.
COPYRIGHT 2019 - MIKE'S CAD & MODELING SERVICES LLC

No.	Description	Date

PROPOSED ELEVATIONS

RELEASED FOR CONSTRUCTION

Project number	019-09-02
Date	21 OCT. 2019
Drawn by	MEA
Checked by	Checker

A202

Scale	1/8" = 1'-0"
-------	--------------

1) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES. 2) IT IS THE RESPONSIBILITY OF THE CONSTRCTOR/BUILDER/OWNER TO CHECK FOR ANY ERROR OR OMISSIONS TO THE PLANS. 3) WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. 4) VERIFY LOCATION OF ALL ELECTRICAL FIXTURES AND OUTLETS. 5) VERIFY ALL BEAM SIZES AND LOCATIONS. 6) VERIFY GIRDER TRUSS LOCATION AND POINT LOADS. 7) VERIFY ALL FOOTING PAD LOCATIONS AND SIZES. 8) IN ORDER TO PRINT TO SCALE, USE ARCH C (18" X 24") PAPER.

11/4/2019 1:24:21 AM



MIKE'S CAD & MODELING
—SERVICES—

(678) 697-4054

Project Name:
PROPOSED SINGLE FAMILY
RESIDENCE REMODEL DESIGN

Project Address:
218 MAPLE ST.
HAPEVILLE, GA 30354

Owner:
ANTHONY UWECHUE

THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL
PRESENTATIONS ON THIS DOCUMENT ARE THE PROPERTY OF MIKE'S CAD
& MODELING SERVICES, WHO RETAINS OWNERSHIP AND AUTHORSHIP OF
THIS DOCUMENT IN ITS ENTIRETY.

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND IS THE
INTELLECTUAL AND PHYSICAL PROPERTY OF MIKE'S CAD & MODELING
SERVICES.

AUTHORIZED USE OF THIS DRAWINGS IS GRANTED SOLELY FOR THE
PURPOSE OF THIS SPECIFIC PROJECT AND LOCATION, AND NOT FOR
CONSTRUCTION OR USE FOR ANY OTHER PROJECT.

COPYRIGHT 2019 - MIKE'S CAD & MODELING SERVICES LLC

No.	Description	Date

BUILDING/WALL SECTIONS

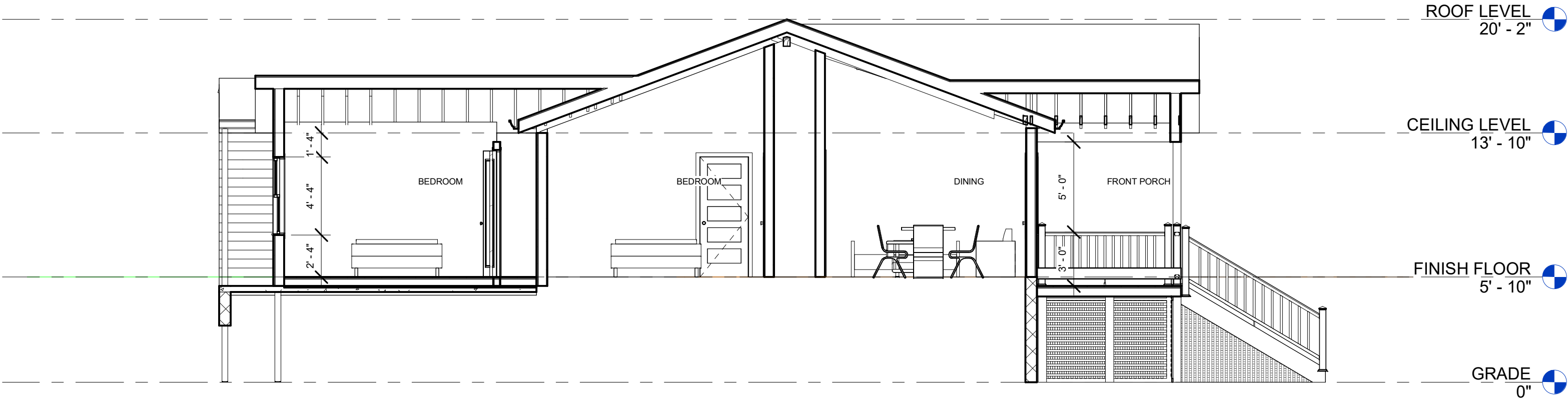
RELEASED FOR CONSTRUCTION

Project number	019-09-02
Date	21 OCT. 2019
Drawn by	MEA
Checked by	Checker

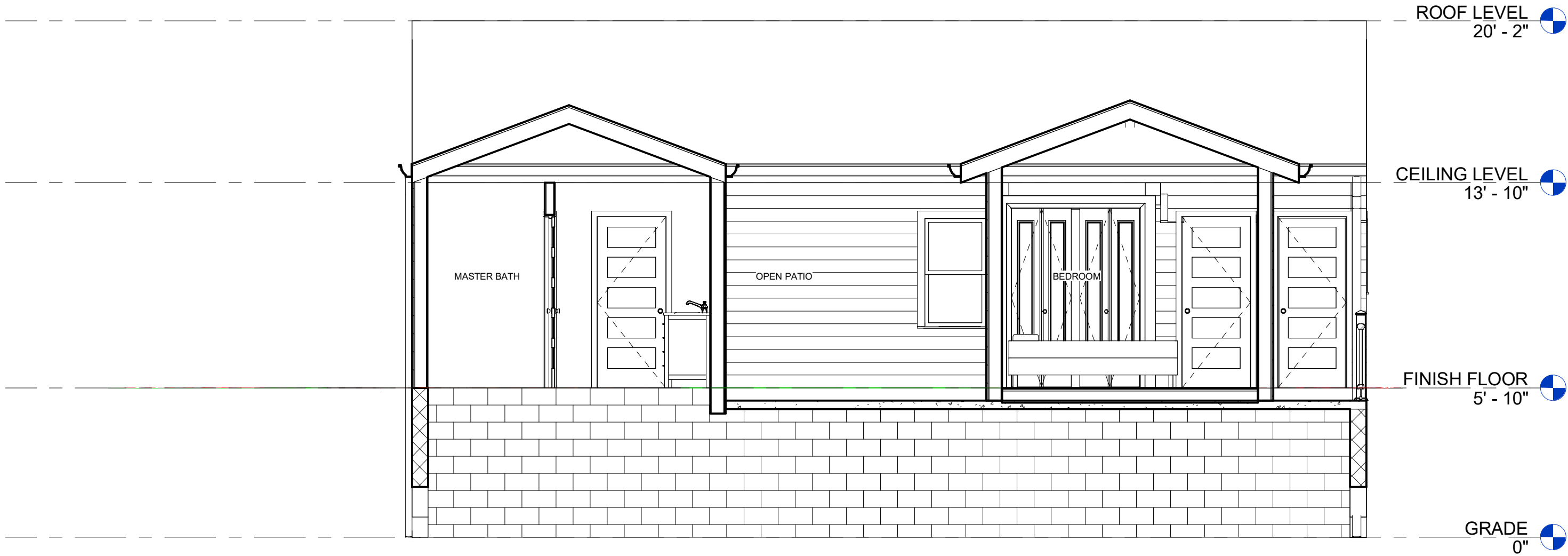
A301

Scale	As indicated
-------	--------------

11/4/2019 1:24:57 AM



1 SECTION 1
3/16" = 1'-0"



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

(678) 697-4054

Project Name:
PROPOSED SINGLE FAMILY
RESIDENCE REMODEL DESIGN

Project Address:
218 MAPLE ST.
HAPEVILLE, GA 30354

Owner:
ANTHONY UWECHUE

THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL PRESENTATIONS ON THIS DOCUMENT ARE THE PROPERTY OF MIKE'S CAD & MODELING SERVICES, WHO RETAINS OWNERSHIP AND AUTHORSHIP OF THIS DOCUMENT IN ITS ENTIRETY.

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND IS THE INTELLECTUAL AND PHYSICAL PROPERTY OF MIKE'S CAD & MODELING SERVICES.

AUTHORIZED USE OF THIS DRAWING IS GRANTED SOLELY FOR THE PURPOSE OF THIS SPECIFIC PROJECT AND LOCATION, AND NOT FOR CONSTRUCTION OR USE FOR ANY OTHER PROJECT.

COPYRIGHT 2019 - MIKE'S CAD & MODELING SERVICES LLC

No.	Description	Date

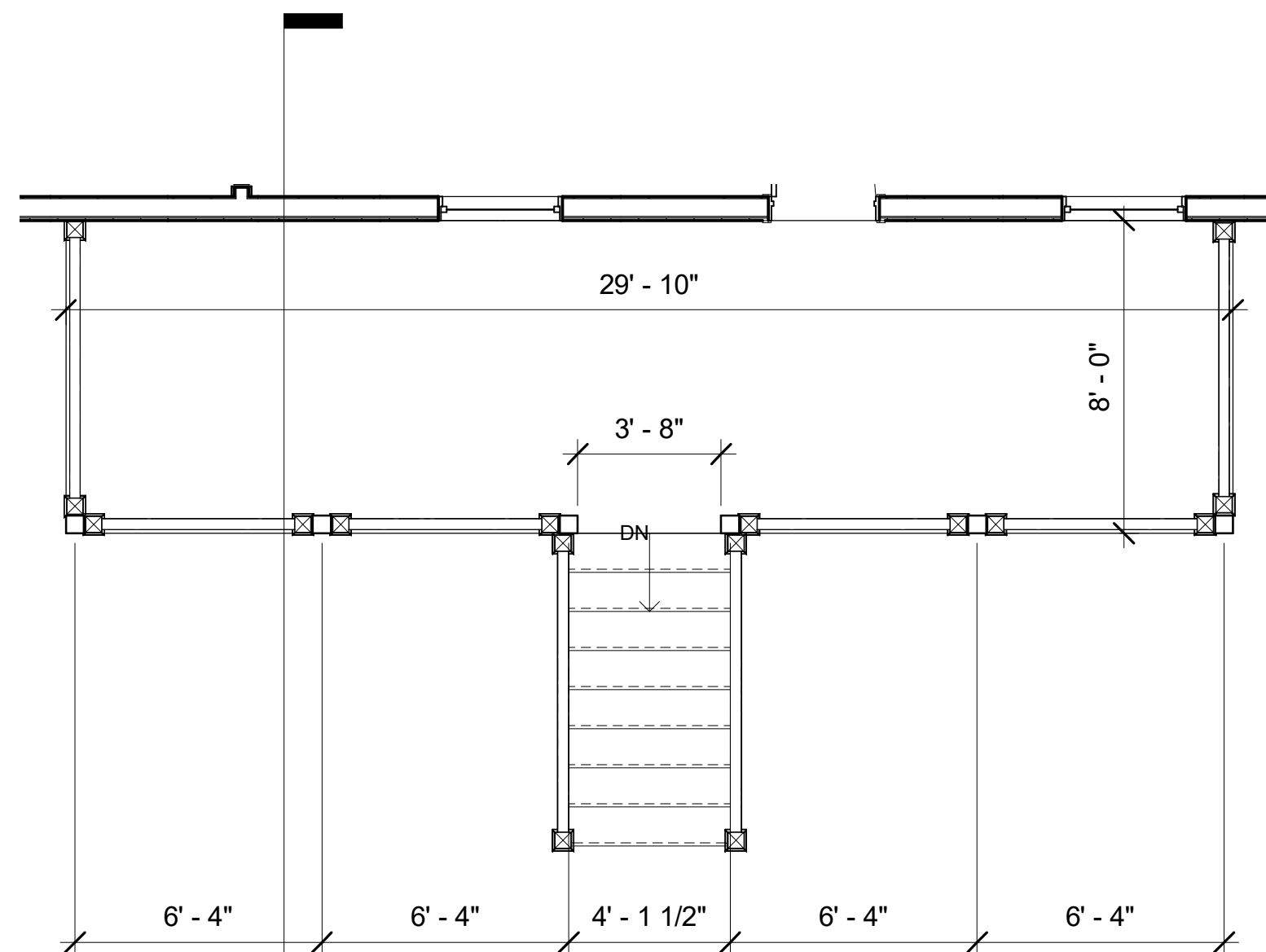
DECK DETAILS

RELEASED FOR CONSTRUCTION

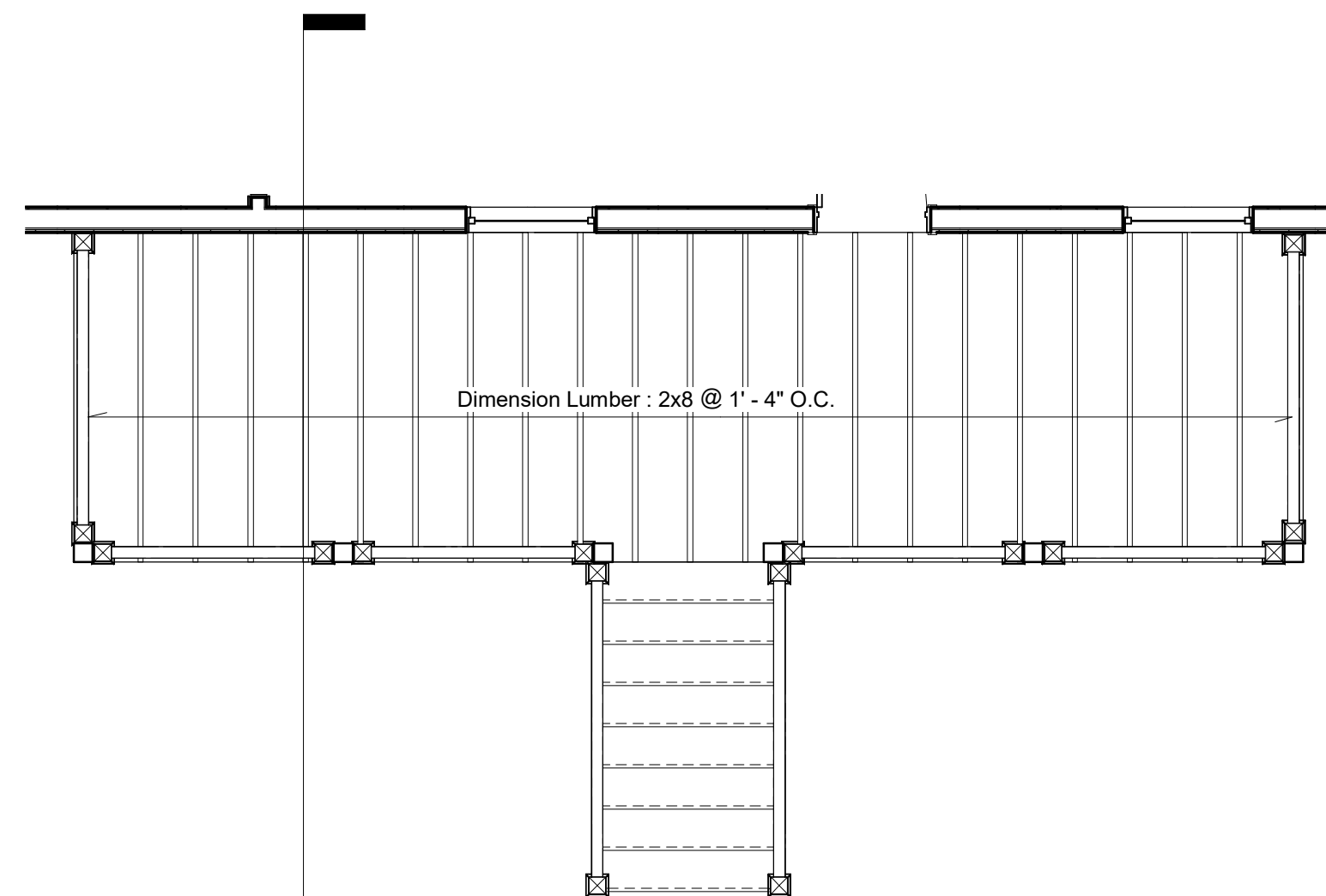
Project number 019-09-02
Date 21 OCT. 2019
Drawn by MEA
Checked by Checker

A401

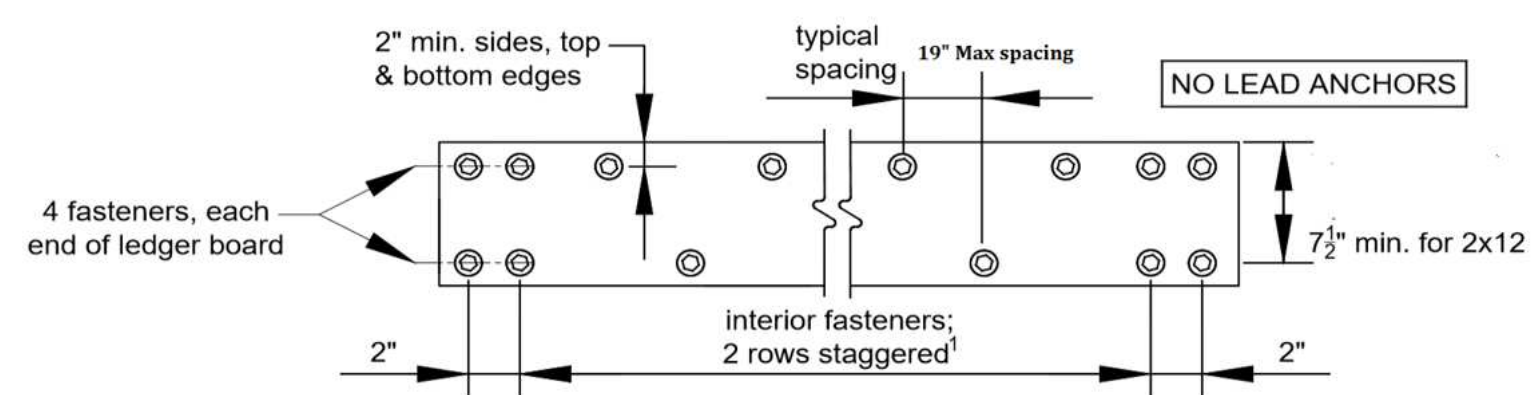
Scale As indicated



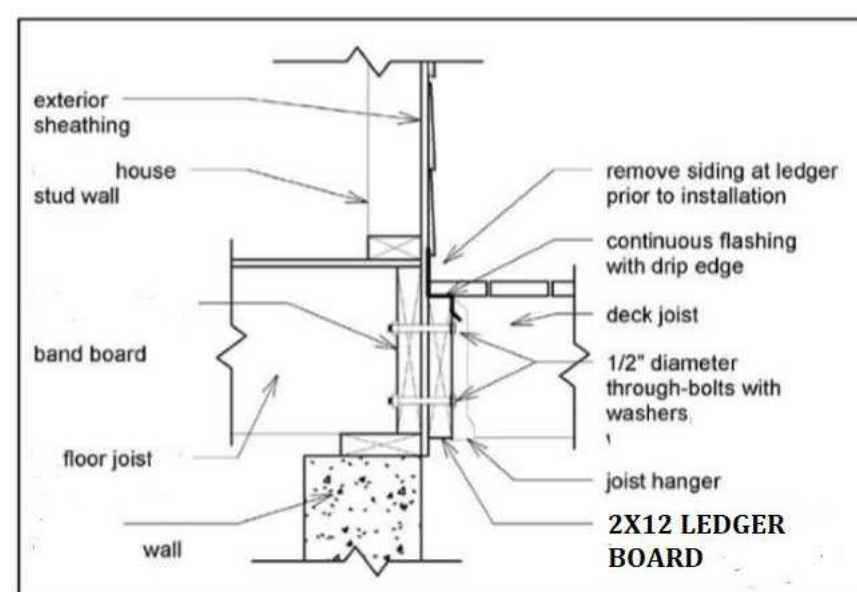
1 ENLARGED FRONT PORCH
1/4" = 1'-0"



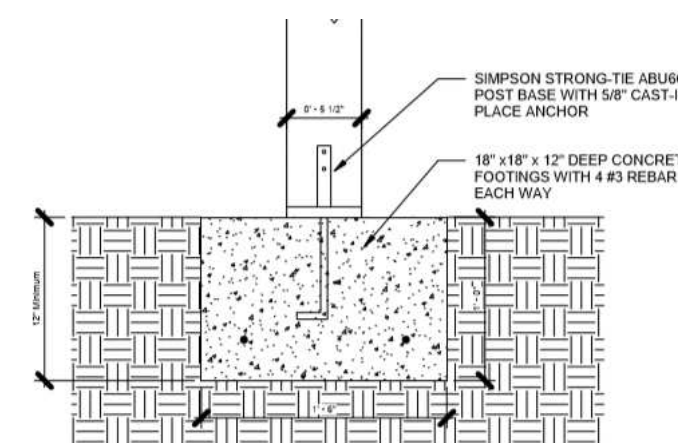
5 ENLARGED FRONT PORCH FLOOR
FAMING PLAN
1/4" = 1'-0"



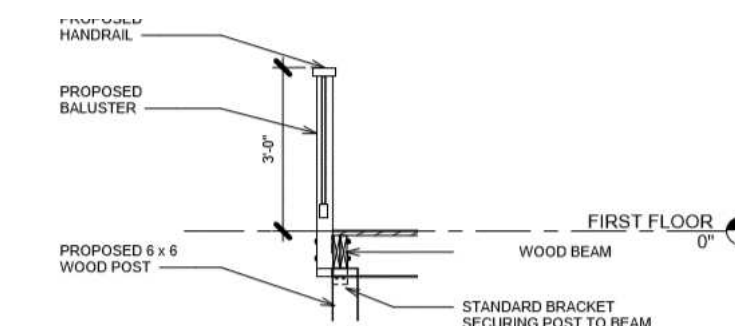
4 LEDGER BOARD FASTENER SPACING AND CLEARANCES



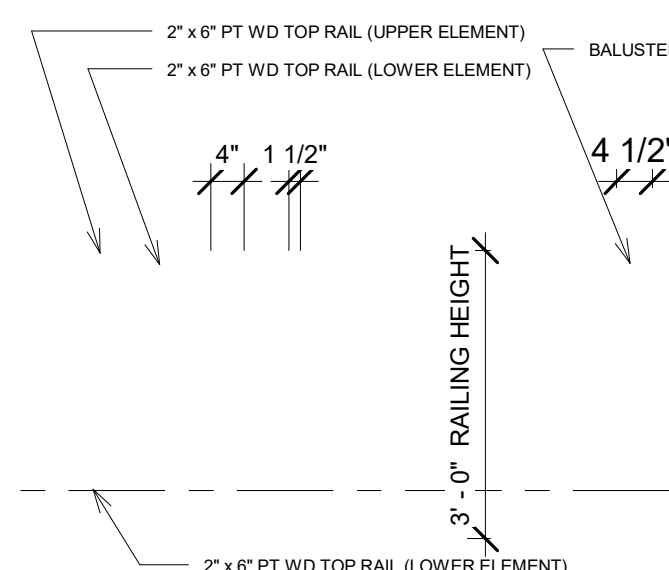
2 ATTACHMENT OF LEDGER BOARD-TO-BAND BOARD



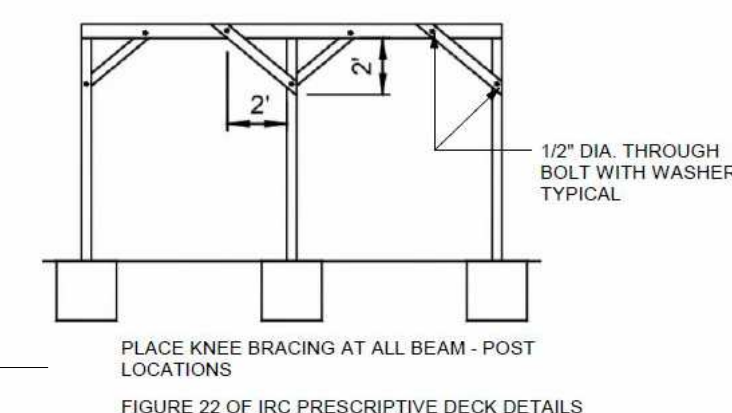
7 TYPICAL FOOTING
1 1/2" = 1'-0"



9 HANDRAIL AND POST DETAIL 2
1/2" = 1'-0"



3 HANDRAIL DETAILS
1/2" = 1'-0"



6 KNEE BRACING DETAIL
1/4" = 1'-0"

(678) 697-4054

Project Name:
PROPOSED SINGLE FAMILY
RESIDENCE REMODEL DESIGN

Project Address:
218 MAPLE ST.
HAPEVILLE, GA 30354

Owner:
ANTHONY UWECHUE

THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL PRESENTATIONS ON THIS DOCUMENT ARE THE PROPERTY OF MIKE'S CAD & MODELING SERVICES, WHO RETAINS OWNERSHIP AND AUTHORSHIP OF THIS DOCUMENT IN ITS ENTIRETY.
THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND IS THE INTELLECTUAL AND PHYSICAL PROPERTY OF MIKE'S CAD & MODELING SERVICES.
AUTHORIZED USE OF THIS DRAWINGS IS GRANTED SOLELY FOR THE PURPOSE OF THIS SPECIFIC PROJECT AND LOCATION, AND NOT FOR CONSTRUCTION OR USE FOR ANY OTHER PROJECT.
COPYRIGHT 2019 - MIKE'S CAD & MODELING SERVICES LLC

No.	Description	Date

GENERAL FRAMING DETAILS

RELEASED FOR CONSTRUCTION

Project number 019-09-02
Date 21 OCT. 2019
Drawn by MEA
Checked by Checker

A501

Scale 1 1/2" = 1'-0"

10/21/2019 10:04:16 AM

Figure 14. Anchorage of Sill to Foundation Wall

Figure 24. Framing of Tail Joists by Framing Anchors

Figure 49. Building Paper and Siding Application

Figure 43. Exterior Wall Openings, Header Details with Cripple Studs

Figure 16. Joist End Bearing

Figure 19. Joists Resting on Girder

Figure 18. Joist Supported by Metal Framing Anchors

Figure 65. Application of Masonry Veneer to Wood Framing

Figure 21. Diagonal Bridging of Floor Joists

Figure 44. Exterior Wall Openings, Header Details with Joist Hangers

Figure 1. Platform Frame Construction

Figure 50. Application of Wood Shingles

Figure 28. Framing Over Bearing Partition, Balloon Construction

Figure 25. Framing of Header to Trimmer by Joist Hangers

Figure 22. Solid Bridging of Floor Joists

Figure 29. Framing Under Non-Bearing Partition

Figure 30. Attachment of Non-Bearing Partition to Ceiling Framing

Figure 27. Framing Over Bearing Partition, Platform Construction

Figure 17. Joist Supported on Ledger

Figure 15. Nailing Built-up Beams and Girders

Figure 42. Wall Framing at Intersecting Partitions

Figure 41. Multiple Studs at Corners

Figure 26. Notching and Boring of Joists

Figure 40. Draftstopping of Trussed Floors

Figure 27. Framing Over Bearing Partition, Platform Construction

Figure 27. Framing Over Bearing Partition, Platform Construction

Figure 27. Framing Over Bearing Partition, Platform Construction

1) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES. 2) IT IS THE RESPONSIBILITY OF THE CONSTRUCTOR/BUILDER/OWNER TO CHECK FOR ANY ERROR OR OMISSIONS TO THE PLANS. 3) WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. 4) VERIFY LOCATION OF ALL ELECTRICAL FIXTURES AND OUTLETS. 5) VERIFY ALL BEAM SIZES AND LOCATIONS. 6) VERIFY GIRDER TRUSS LOCATION AND POINT LOADS. 7) VERIFY ALL FOOTING PAD LOCATIONS AND SIZES. 8) IN ORDER TO PRINT TO SCALE, USE ARCH C (18" X 24") PAPER.

Hapeville Design Review Committee 2020

All Design Review Committee Meetings are scheduled for 6:00PM at City Hall located at 3468 North Fulton Avenue in the Administration Conference Room unless otherwise posted.

	Submittal Deadline	Meeting Date
January	Wednesday, December 18, 2019	Wednesday, January 15, 2020
February	Wednesday, January 15, 2020	Wednesday, February 19, 2020
March	Wednesday, February 19, 2020	Wednesday, March 18, 2020
April	Wednesday, March 18, 2020	Wednesday, April 15, 2020
May	Wednesday, April 15, 2020	Wednesday, May 20, 2020
June	Wednesday, May 20, 2020	Wednesday, June 17, 2020
July	Wednesday, June 17, 2020	Wednesday, July 15, 2020
August	Wednesday, July 15, 2020	Wednesday, August 19, 2020
September	Wednesday, August 19, 2020	Wednesday, September 16, 2020
October	Wednesday, September 16, 2020	Wednesday, October 21, 2020
November	Wednesday, October 21, 2020	Wednesday, November 18, 2020
December	Wednesday, November 18, 2020	Wednesday, December 16, 2020

Submittal of partial or incomplete applications will not be considered for placement on the Design Review Committee agenda until the application is accepted as complete. Meeting dates and deadlines are subject to final review and approval by the City Planner.