

#### 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: 

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.
- Noof 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 form 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.
- O Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached.
- Ohimneys 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.
- O Chimneys on exterior building walls shall begin at grade.
- O 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.
- $\checkmark$  Blank, windowless walls are prohibited along all facades. See subsection 81-1-7(q)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:
  - O 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: S	annon Short Contact Number			
Applicants Address:				
E-Mail Address	Section:			
Address of Proposed Work: 3055 oakde Rd				
Parcel ID# (INFORMATION MUST BE PROVIDED): 14 6099000 211/65				
Property Owner: Nay Sut # 350hn Contact Number				
Project Description (including occupancy type): Add marter suite onto back of home for single fanily residence.				
	Shad land be redden Too			
Contractors N Contact Pers	Name: Short Construction Inc. Contact Number			
I hereby make a property. I do it accurate, and I application and reserves that rig I further understfull. I hereby ac write the Englis voluntarily comp	pplication to the City of Hapeville, to the Design Review Committee for the above referenced nereby swear or affirm that the information provided here and above is true, complete and understand that any inaccuracies may be considered just cause for invalidation of this any action taken on this application. I understand that the City of Hapeville, Georgia, ht to enforce any and all ordinances regardless of any action or approval on this application. tand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in knowledge that all requirements of the City of Hapeville shall be adhered to. I can read and h language and/or this document has been read and explained to me and I have full and pleted this application. I understand that it is a felony to make false statements or writings to wille, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for violation thereof.			
Applicants 5	10-16-19   Date			
Applicants 5	pignature Date			

Project Class (check one):	
ResidentialCommercia	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 Constru	ction: 364
Total Square Footage of existing building: 12	
Estimated Cost of Construction: 36,400	
left side with brick "was	ler table", wood trin and or system. 30 year warrandy
Porcia Aluminum sutter sxx to	lap siding, Alber conout soffit of similar to existing. White worrants

#### 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.

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

(Please Print & Initial)



#### **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.

Shamon Short I IO-IJ-19
Printed Name Signature Date

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

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



## 718 CAMPBELL CIRCLE HAPEVILLE, GEORGIA 30354

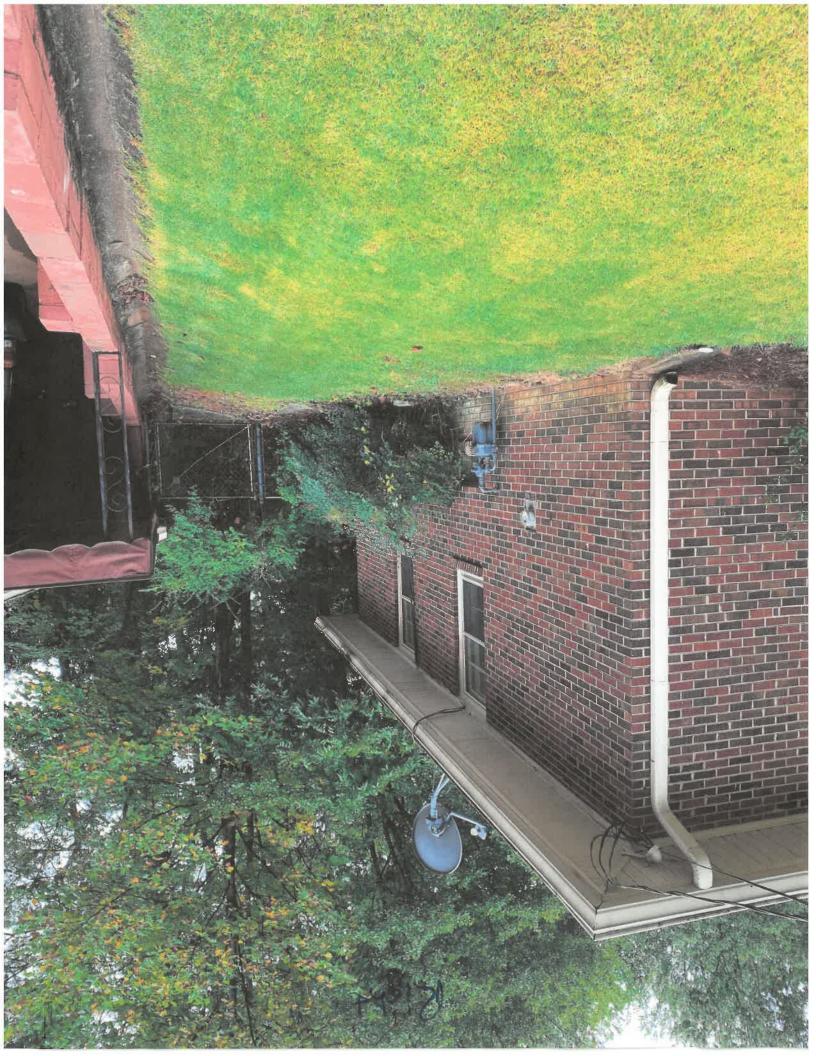
678-776-3276

#### **Deficiency List:**

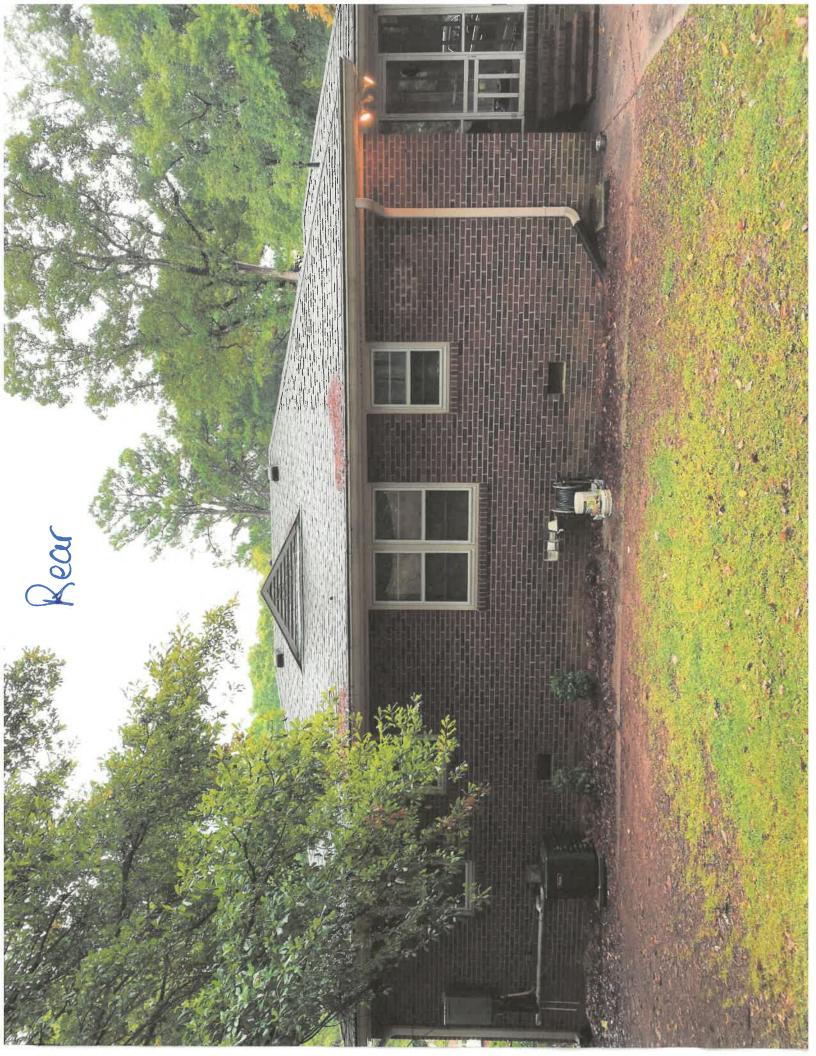
Fiber cement siding instead of full brick.

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.









#### PROJECT GENERAL NOTES:

- I. 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) - 20 | 2 EDITION W/ GEORGIA STATE AMENDMENTS (20 | 4) (20 | 5)

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:

TI Title Sheet Drawing Index

DI Demolition Plan

A I . I Construction Plan

A1.2 Foundation Plan

A1.3 Roof Plan

A2. I 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



GREG MORGAN 3302 MYRTLE 5T. HAPEVILLE, GA 30354

404.234.7781

gregorydmorgan@gmail.com

30 AUG 2019 FOR PERMIT

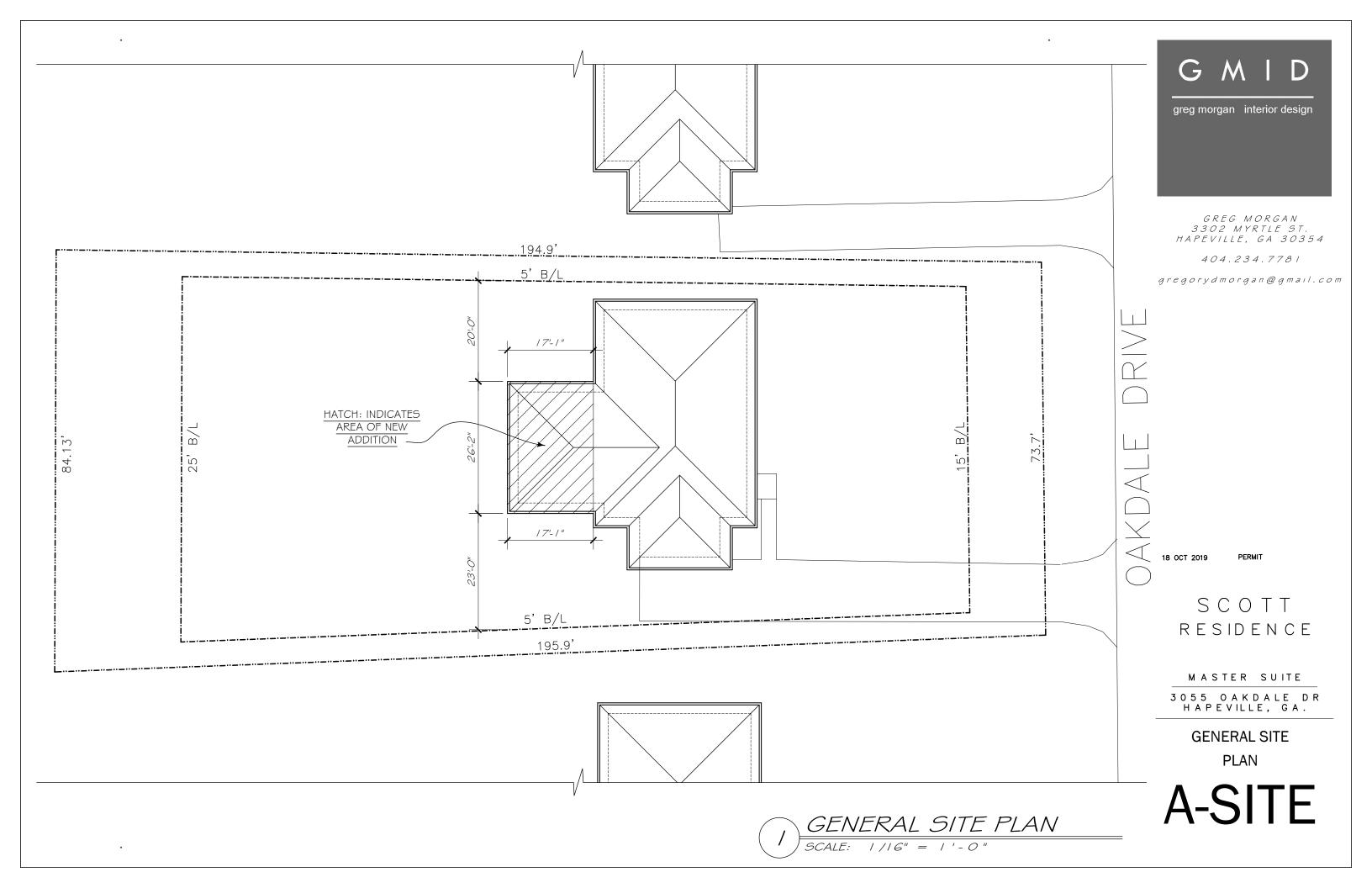
S C O T T RESIDENCE

MASTER SUITE

3055 OAKDALE DR HAPEVILLE, GA.

TITLE INDEX

Τ1



#### DEMOLITION GENERAL NOTES

- I 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

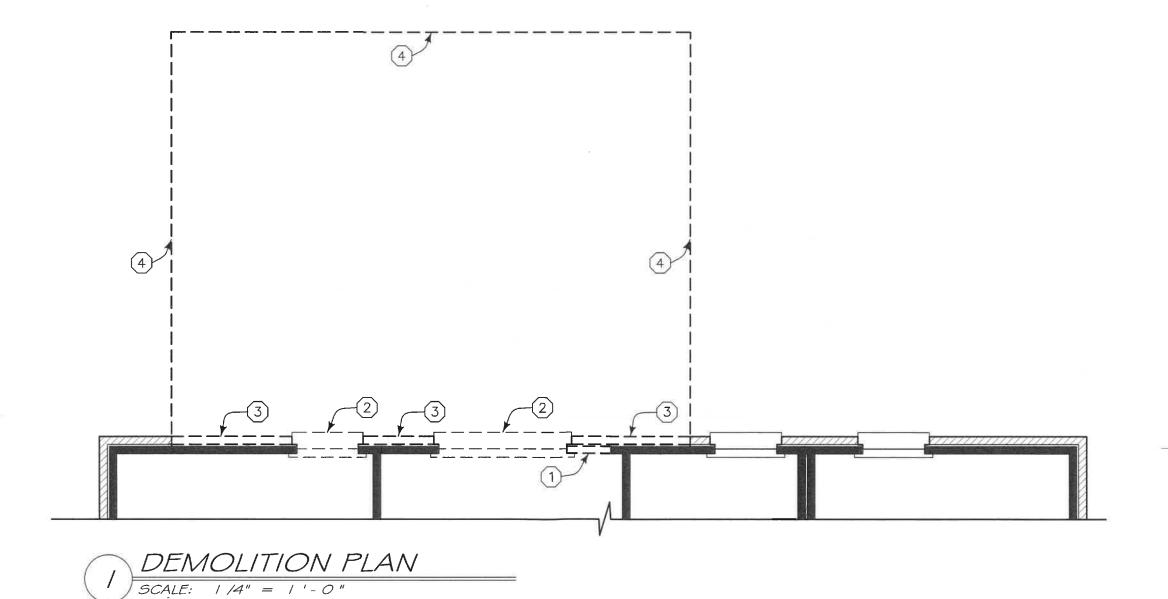
- REMOVE EXISTING STUD WALL. FOR NEW MASTER SUITE ENTRY AS INDICATED BY DASHED LINE.
- 2 REMOVE EXISTING WINDOWS AS INDICATED WITH DASHED LINE.
- REMOVE PORTION OF EXISTING BRICK VENEER AS INDICATED BY DASHED LINE.
- PREPARE AND GRADE SOIL AS REQUIRED IN AREA INDICATED BY DASHED LINE: FOR NEW FOUNDATION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



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S C O T T 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 FROM E TO NEW

LEGEND

**NEW WALL** 

#### CONSTRUCTION GENERAL NOTES

- 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.

3'-0"

FLOOR PLAN

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

- 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

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FOR PERMIT

4TH REVIEW

3RD REVIEW

SCOTT

RESIDENCE

MASTER SUITE

3055 OAKDALE DR

HAPEVILLE, GA

CONSTRUCTION

FLOOR PLAN

CLIENT REVIEW

2nd CLEINT REVIEW

gregorydmorgan@gmail.com

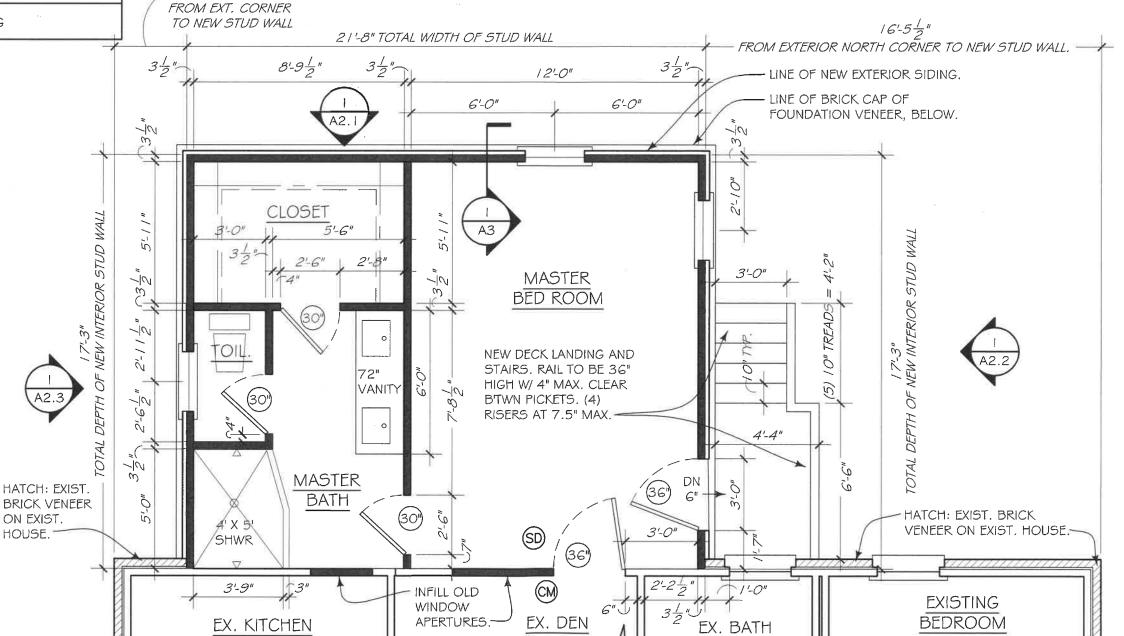
30 AUG 2019

15 JUL 2019

12 JUL 2019

10 JUL 2019

02 MAY 2019



#### LEGEND NEW WOOD

NEW WOOD POSTS

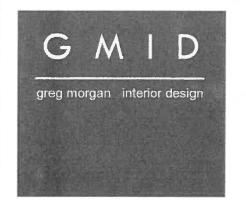
NEW C.M.U. WALL

NEW BRICK VENEER

EXISTING BRICK

#### CONSTRUCTION GENERAL NOTES

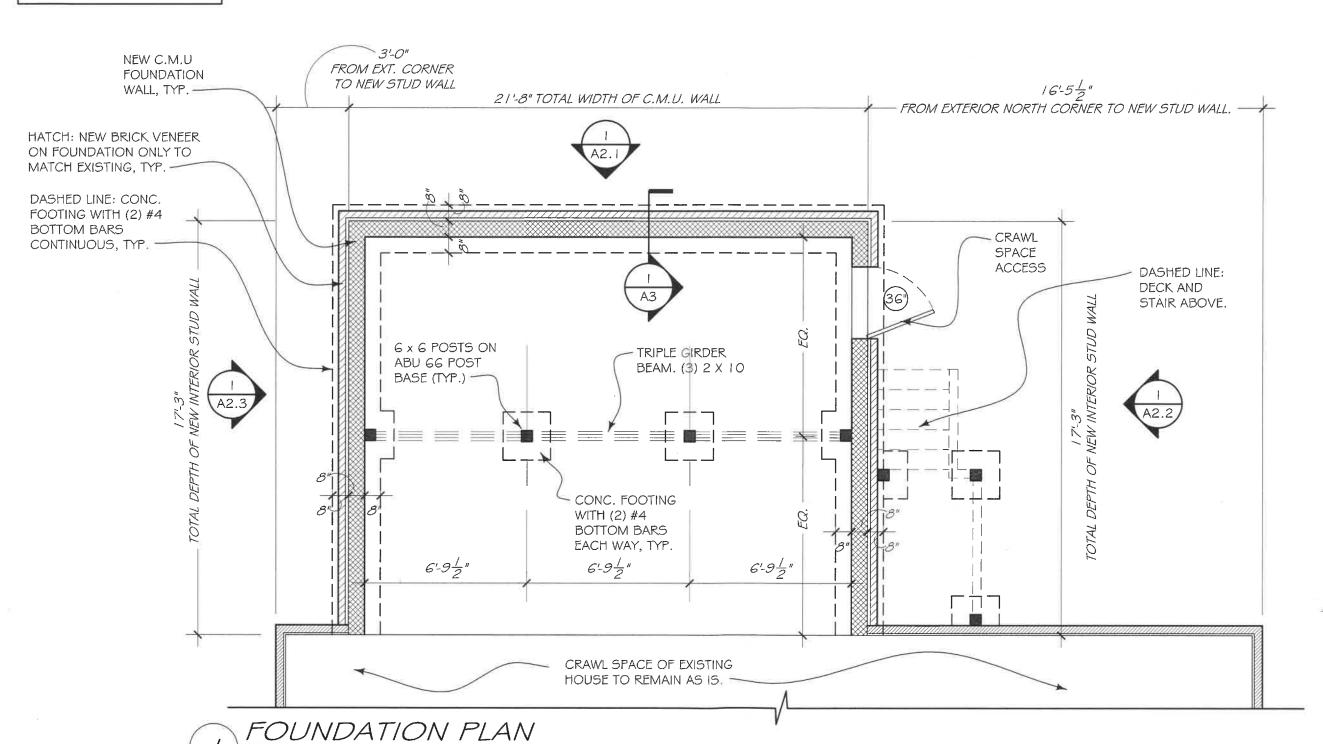
- I. CONSTRUCTION IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE.
- 2. REFER TO EXTERIOR ELEVATIONS FOR FINISH INFORMATION.
- 3. GC IS RESPONSIBLE FOR CONFIRMING ALL STRUCTURAL INFO. \$ FOR OBTAINING STRUCTURAL ENGINEERING IF NECESSARY.



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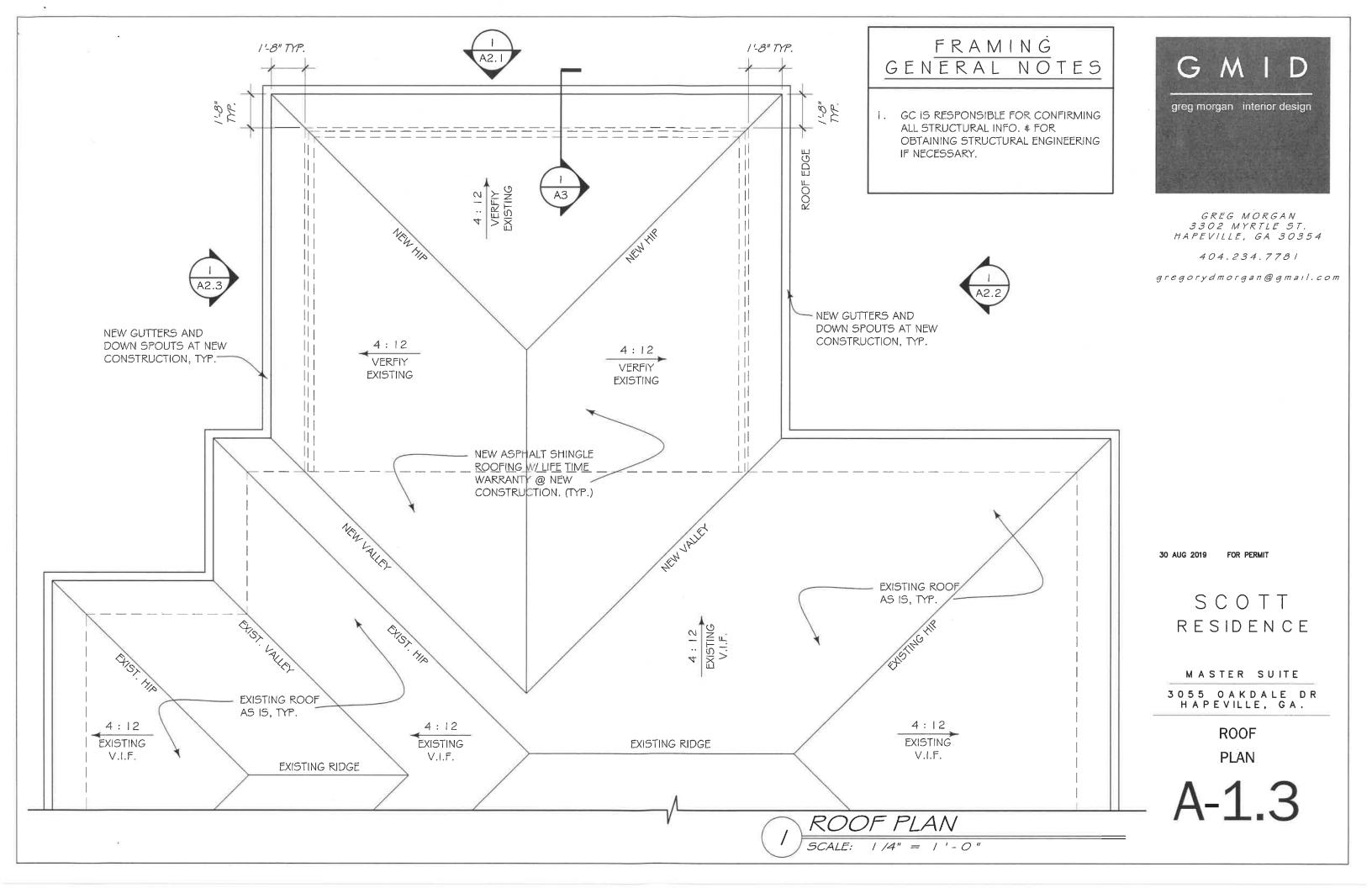
S C O T T R E S I D E N C E

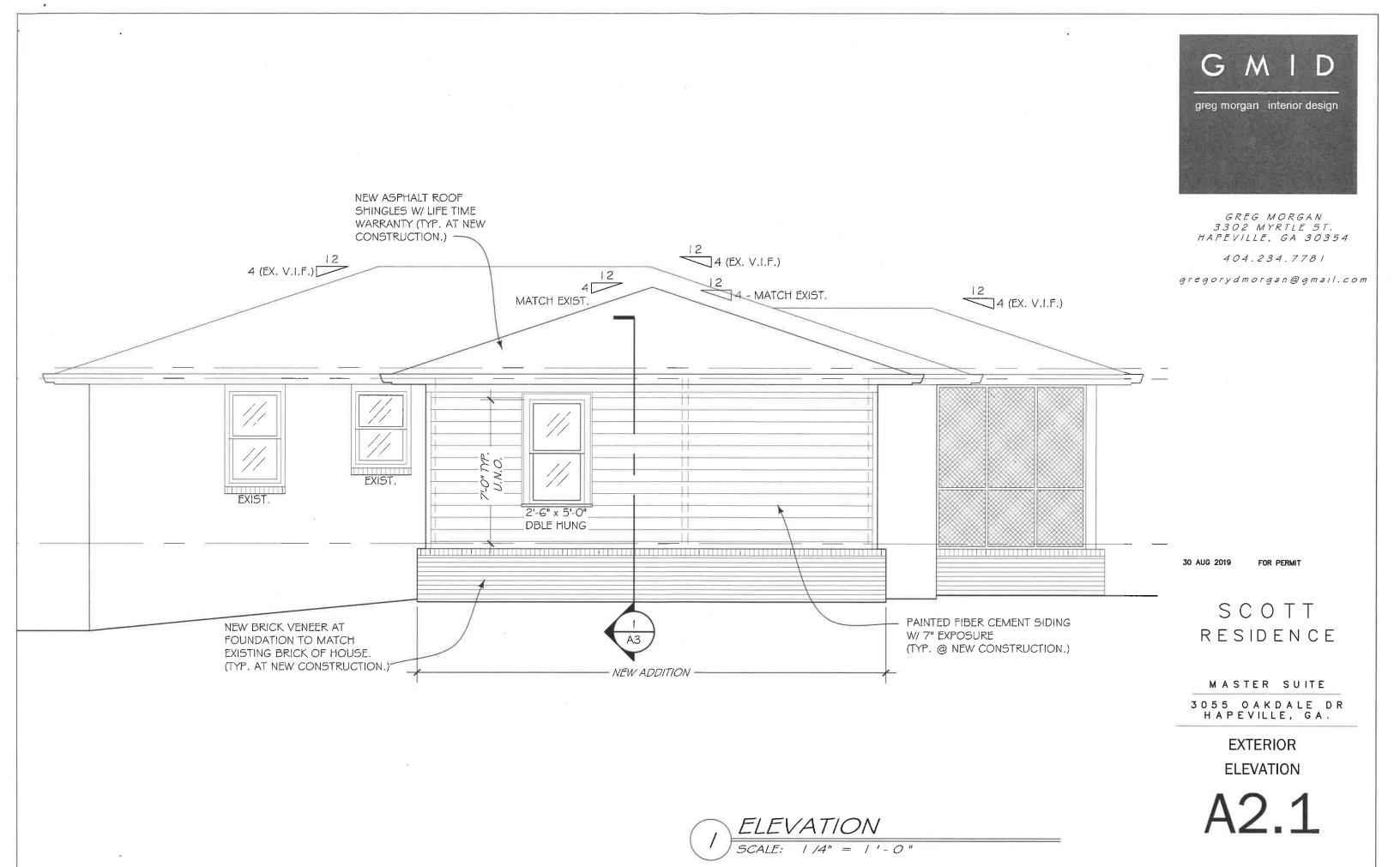
MASTER SUITE

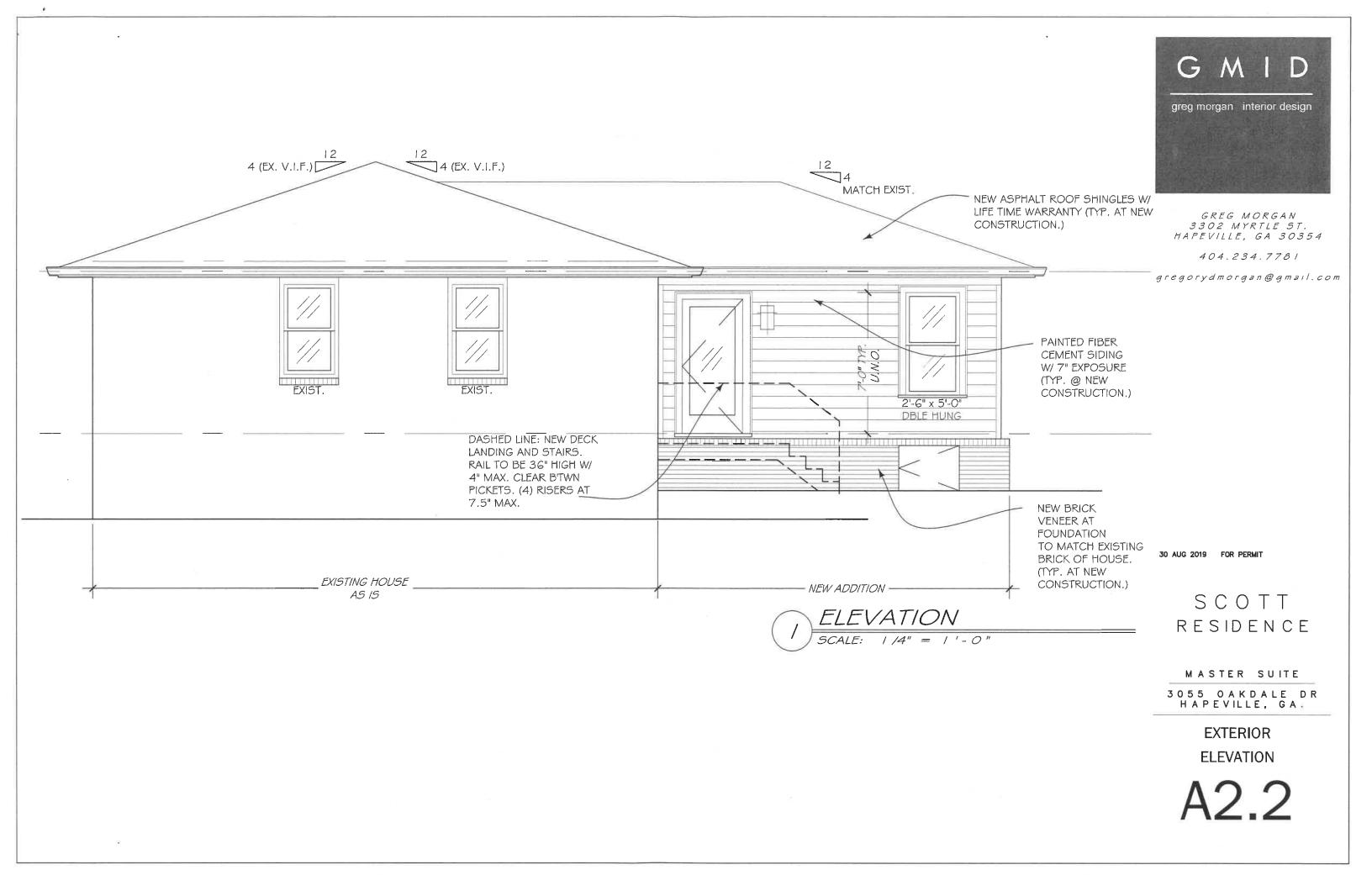
3055 OAKDALE DR HAPEVILLE, GA

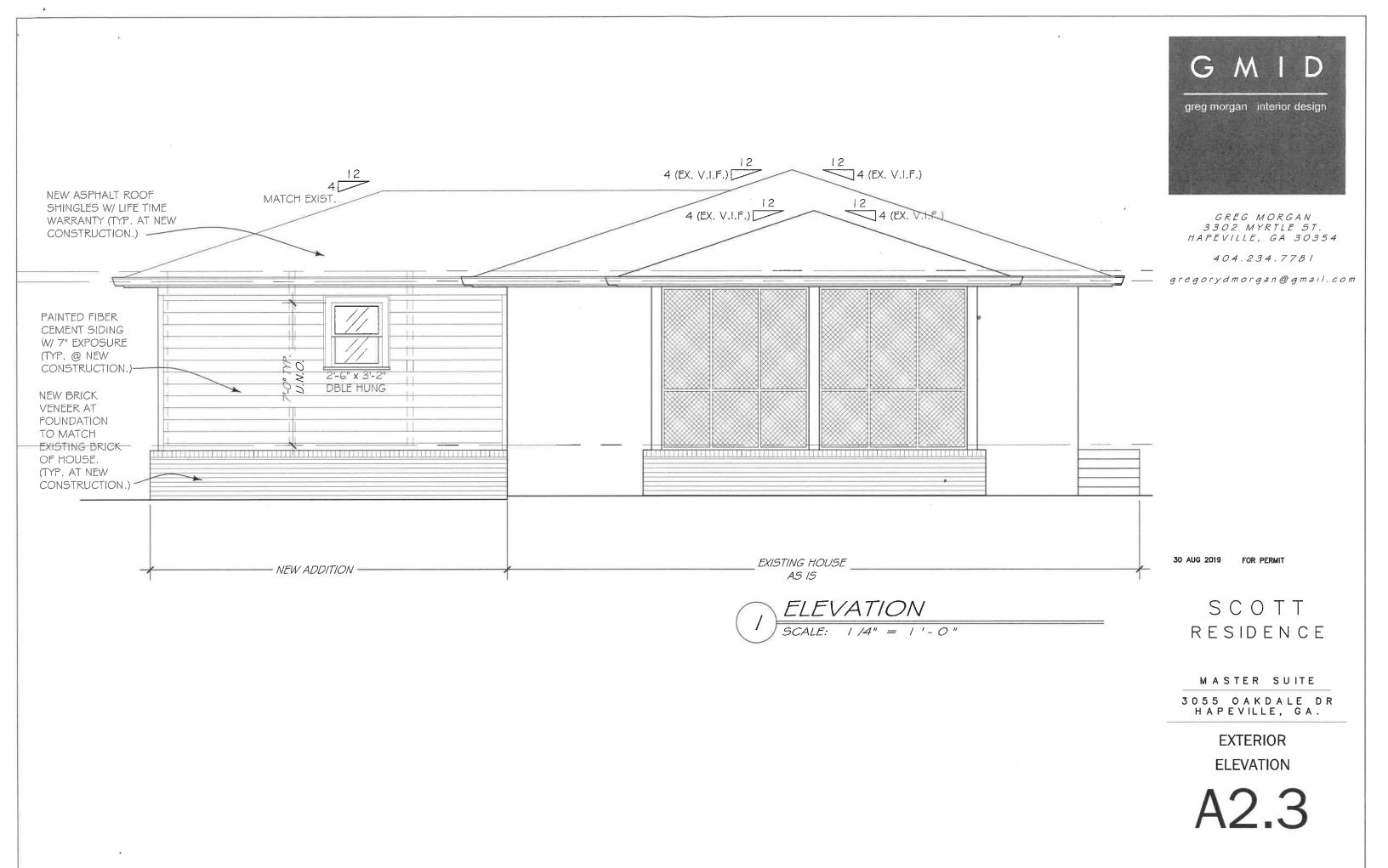
FOUNDATION PLAN

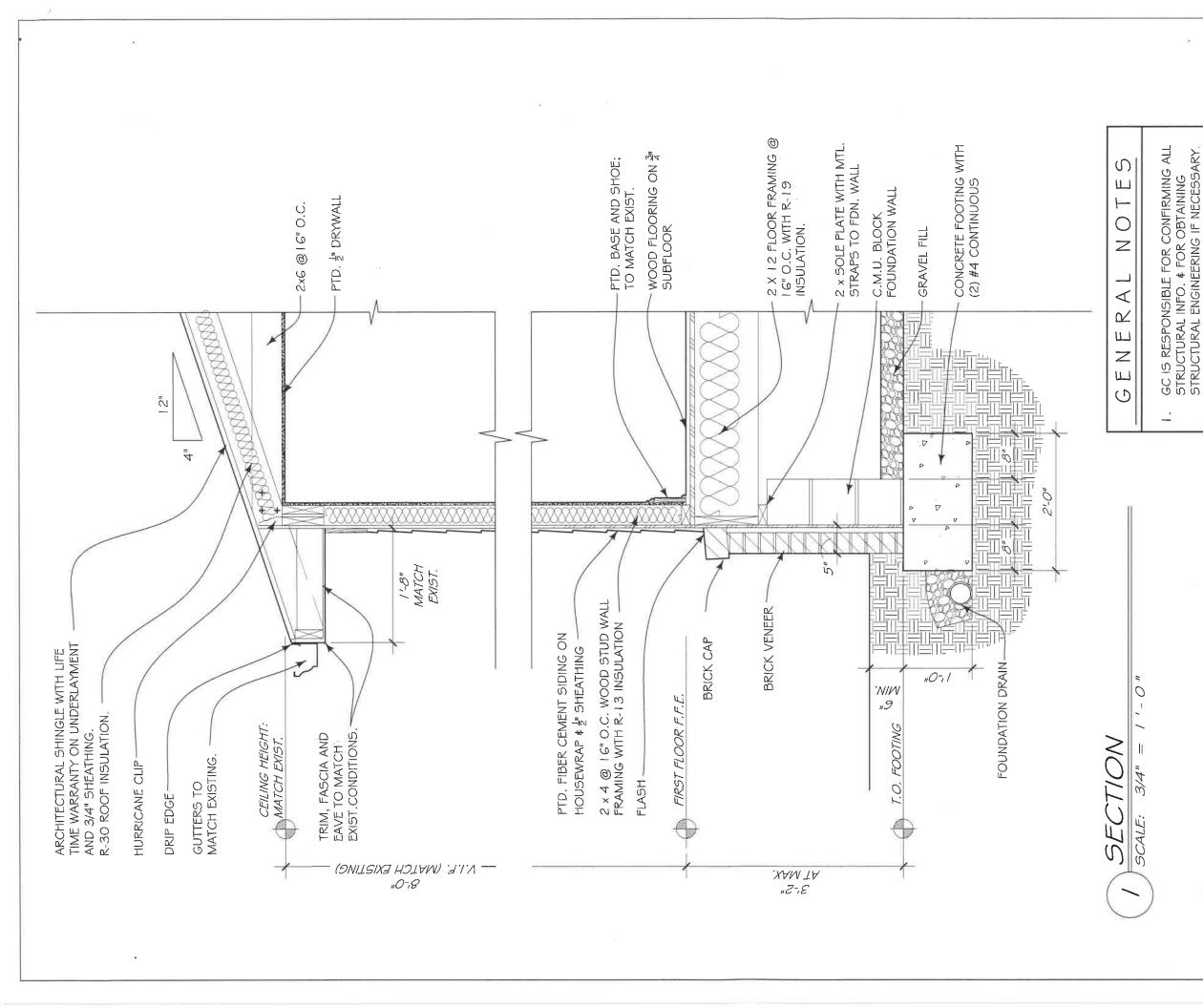
A-1.2

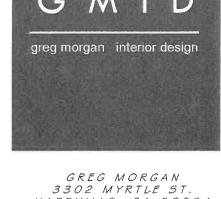












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> SCOTT RESIDENCE

MASTER SUITE 3055 OAKDALE DR HAPEVILLE, GA.

**SECTION**