



DESIGN REVIEW COMMITTEE

700 Doug Davis Drive
Hapeville, GA 30354

August 17, 2022 6:00 PM

AGENDA

1. **Call to Order**

2. **Roll Call**

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth

3. **Approval of Minutes**

3.I. Minutes of July 20, 2022

Documents:

1. DRC Minutes July 20, 2022

4. **New Business**

4.I. 3396 Dogwood Drive Addition

Background:

Nestor Aldo Gutierrez has submitted an application seeking approval for an addition to an existing commercial building located at 3396 Dogwood Drive. The proposed addition is approximately 1,040-square feet intended for office use for a new total of 3,710-square feet. The property is zoned U-V, Urban Village, and within A-D Arts District Overlay, and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 3396 Dogwood Drive
2. Application - 3396 Dogwood Drive_Redacted

4.II. 3315 Stillwood Drive Subdivision Revisions

Background:

Stillwood Development LLC has submitted an application seeking approval for revisions required by the Building Inspectors/Building Code for 3 already approved single-family homes to be located in the Stillwood Farm subdivision located at 3315 Stillwood Drive. The property is zoned P-D, Planned Unit Development zoning district and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

Documents:

1. Planners Report 3315 Stillwood Drive
2. Application - 3315 Stillwood Drive_Redacted

3. 3315 Stillwood Drive - Updated Plans
- 4.III. 376 King Arnold St, 325 Sunset Ave New SF Subdivision

Background:

Alex Popham with Epic Development has submitted an application seeking approval for the construction of 25 single-family homes (10 in this application) to be located at 325/376 King Arnold. The lots under consideration with this application are 1, 2, 3, 4, 11, 12, 13, 16, 21, and 22. The single-family homes range from 1,735-square feet to 2,025-square feet based upon the unit type, have 3 or 4 bedrooms and are less than 35' in height with garages. The property is zoned P-D, Planned Unit Development zoning district and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

Documents:

1. Planners Report 376 King Arnold St, 325 Sunset Ave
2. Application - 376 King Arnold St., 325 Sunset Ave.

5. **Next Meeting Date - Wednesday, September 21, 2022**
6. **Adjourn**



Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
July 20, 2022, 6:00 PM

MINUTES

1. Call to Order

Chairman Jonathan Love called the meeting to order at 6:02PM.

2. Roll Call

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

3. Approval of Minutes

3.1 Minutes of June 15, 2022

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to approve the minutes of June 15, 2022, as submitted. Motion Carried: 4-0

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to appoint Jacquie Smyth as secretary pro tem. Motion Carried: 4-0

4. New Business

4.1 3414 Rainey Avenue

Accessory Dwelling Unit

Background:

Jamila Brown has submitted an application seeking approval to construct an accessory dwelling unit located at 3414 Rainey Avenue. The ADU is one story, height not provided, approximately 525-square feet with a porch of approximately 150-square feet for a total of 675-square feet including the porch. The ADU contains one bedroom, kitchen, bathroom, and laundry. The property is zoned R-SF, Residential Single-Family and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

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

Decision of the square footage: the board has concluded that this building falls under the purview of an accessory building and includes the entire footprint (heated enclosure + porch). The applicant agrees to reduce the front porch to 70-square foot maximum.

Applicant agrees to add parking and denote height to their application and acknowledges the need for an arborist for the landmark tree.

Motion Carried: 4-0

4.II 573 North Central Avenue

Addition

Background:

John R. O'Connell has submitted an application seeking approval for the renovation of an existing building and a 199-square foot addition to the rear of the building located at 573 North Central Ave. The addition will be approximately 17' high and will be an extension of the commercial kitchen. Exterior materials will include brick including a brick soldier course to match. The property is zoned U-V, Urban Village, and is subject to the Commercial/ Mixed-Use Area of Architectural Design Standards.

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

4.III 300 Porsche Avenue

Accessory Structures

Background:

Brian West of Kimley Horn on behalf of Porsche Cars North America has submitted an application seeking approval to install a control building, guardhouse, pavilion building and canopies for the expansion projects located at 300 Porsche Avenue. The pavilion building is a structure cold formed metal stud structure with a black, composite metal panel exterior (same material as the Classic Car Restoration Facility) and has a white TPO roof membrane. The guardhouse has half-glazed 16 ga galvanized steel exterior walls with a white elastomeric roof membrane (same as the neighboring Porsche property) The Control Building has half glazed 16 ga galvanized steel exterior walls with a white elastomeric roof membrane. The canopies have steel columns, photovoltaic modules, and glass panels. The property is zoned B-P, Business Park.

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

4.IV 651 North Avenue

New SF Dwelling

Background:

David Cook has submitted an application seeking approval for the construction of a 2,774-square foot 4-bedroom, 4.5-bathroom single family dwelling with an attached garage to be located at 651 North Avenue. The property is zoned R-SF, Residential Single-Family and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

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

- Applicant agrees to address all deficiencies in the Planners Report
- Single window in upstairs bedroom aligned with outer edge; center middle window
- Sloped soffit on the dormer
- Recommendation of the board and agreed flattening the metal gable (shed roof) over the porch to expand the second-story windows
- Recommend either wrapping brick around 2' on either side of the front or reducing the brick to the water table

The Committee also granted the following design exceptions:

- Front porch column distance to exceed 8'
- Porch less than 80% of façade
- Sidewalk not required

Motion Carried: 4-0

4.V 3419 Hamilton Avenue

New SF Dwelling

Background:

David Cook has submitted an application seeking approval for the construction of a 2,297-square foot 4-bedroom, 4.5-bathroom single family dwelling with a detached garage to be located at 3419 Hamilton Avenue. The property is zoned R-SF, Residential Single-Family and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

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

- Applicant agrees to address all deficiencies in the Planners Report
- Brick will turn corner on the left elevation for 2' and wrapping brick water table 2' around right elevation
- Front door and two windows will be one trimmed unit
- Align front left windows on the exterior
- Ensure 4" trim for all exterior windows

The Committee also granted the following design exceptions:

- Front porch column distance to exceed 8'
- Porch less than 80% of façade
- Allow for metal railing

Motion Carried: 4-0

4.VI 3299 Sims Street

New SF Dwelling

Background:

David Cook has submitted an application seeking approval for the construction of a 2,297-square foot 3-bedroom, 2.5-bathroom single family dwelling with a detached garage to be located at 3299 Sims Street. The property is zoned R-1, One Family Residential, and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

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

- Applicant agrees to address all deficiencies in the Planners Report
- Wrap water table 2' on right elevation, wrap full brick height 2' on left elevation
- Committee recommends aligning header of full-length windows in loft to match windows in master

The Committee also granted the following design exceptions:

- Front porch column distance to exceed 8'
- Porch less than 80% of façade
- Allow for metal railing

Motion Carried: 4-0

4.VII 3532 South Fulton Avenue

Cabana

Background:

Carol Cahill has submitted an application seeking approval to install an accessory structure (cabana) located in the rear yard at 3532 South Fulton Avenue. The proposed accessory building is 42' 6" x 8' 8" (340-square feet). The proposed structure will have a polycarbonate roof panel and metal columns. The property is zoned U-V, Urban Village, and within A-D Arts District Overlay, and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to move the application to the end of the agenda

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

- Applicant agrees to address all deficiencies in the Planners Report
- Fall protection needs to be 36"

The Committee also granted the following design exceptions:

- Style of the cabana is different than the original structure

Motion Carried: 4-0

5. Next Meeting Date – Wednesday, August 17, 2022, at 6:00PM

6. Adjourn

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to adjourn the meeting at 7:23PM. Motion Carried: 4-0

Respectfully submitted by,

Jacquie Smyth, Secretary Pro Tem

Jonathan Love, Chairman



PLANNER'S REPORT

DATE: August 9, 2022
TO: Tonya Hutson
FROM: Lynn Patterson

RE: Design Review – 3396 Dogwood Drive

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

BACKGROUND

The City of Hapeville has received a design review application from Nestor Aldo Gutierrez for an addition to an existing commercial building located in Hapeville at 3396 Dogwood Drive. The proposed addition is approximately 1,040 SF intended for office use for a new total of 3,710 SF. Additional renovations include additional front windows, paint, and a new awning.

Parking requirements are 3 spaces per 1,000 SF for a total of 12 spaces required. Parking should be shown on the site plan.

CODE

Chapter 81 - Architectural Design Standards

Sec. 81-1-6 Commercial/mixed-use area.

(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.
- ⊘ On new buildings in subarea A, where the adjoining buildings were built before 1950, the main facade of the new structure shall align with the average existing building facade line of the two adjoining structures closest to the proposed setback. This will maintain the historic uniform setbacks of subarea A and place buildings close to the public right-of-way, thereby, encouraging pedestrian access.
Except where a greater height is required by zoning, buildings shall provide a minimum height of 24 feet along the build-to line or front setback, including roof parapet walls. One-story buildings meeting this requirement are permitted.
- Except where a greater height is required by zoning, the first story finished floor to ceiling slab height shall be a minimum of 12 feet.
- ⊘ Maximum building heights shall be established by zoning, except that buildings within 150 feet of a neighborhood conservation area and without an intervening street shall be limited to a maximum height of 35 feet, and shall meet the transitional height plane requirements.
- ✓ Space able to be occupied requirements shall be as follows:
 - One-family attached and detached dwellings and two-family dwellings shall provide first-story occupiable space for a minimum of the first ten feet of depth along the enfronting facade.
 - Reserved.
 - ✓ All other buildings, including parking decks, shall provide first-story occupiable space for a minimum of the first 20 feet of depth along the enfronting facade.
- ⊘ Individual front facades of one-family detached dwellings within 15 feet of the front lot line or build-to line shall have no more than two corners, excluding bay windows, porches or stoops.
Portions of enfronting facades containing first-story retail or restaurant uses shall be composed as a simple plane with jogs of less than ten feet.
-
- ✗ Buildings along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall enfront for a minimum of 80 percent of the width of the front setback or build-to line. In no case shall a break in buildings along said streets exceed 30 feet in width. Enfronting facades along said streets shall also meet the requirement of subsection (g)11. for all uses.
- ✓ Sidewalks shall be located along all public and private streets. Sidewalks shall be of the widths indicated on the "Commercial/Mixed-use Area Sidewalk Table" and shall consist of two areas: a landscape area and a clear area.
 - The landscape area shall be adjacent to the curb and is intended for the placement of trees, street furniture (including utility poles, waste receptacles, fire hydrants, traffic signs and newspaper vending boxes), bus shelters, bicycle racks, public kiosks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility.
 - The landscape area may be primarily paved adjacent to on-street parking and shall be landscaped in all other areas. Street trees shall be planted a maximum of 40 feet on center, spaced equal distance between streetlights, and in line with stripes of parallel parking spaces. All newly planted trees shall be a minimum caliper of two and one-half inches measured 12 inches above ground, shall be limbed up to a minimum height of seven feet and shall have a minimum mature height of 40 feet. Variations to this may be reviewed as approved by the city planning commission.
 - ✗
 - ✓ The clear area shall be the portion of the sidewalk reserved for pedestrian passage and unobstructed by permanent objects to a height of eight feet, including, but not limited to, steps and stoops, traffic-control boxes, and utility structures. The sidewalk clear area shall have a consistent cross-slope not exceeding two percent. No awning or canopy shall extend more than five feet over the clear area.



Where property abuts a neighborhood conservation area without an intervening street, the sidewalk area within 20 feet of such shall taper when necessary to provide a smooth transition to the existing residential sidewalk. In the event that the abutting residential area has no existing sidewalk the sidewalk shall taper to a width of six feet, measured from the street curb, or as approved by the planning commission.

NOTES:

The building height is 16' and not compliant with the current ADS, Design Exception required.
The floor to ceiling height has not been provided. Requirement is 12', Design Exception likely required.
The existing structure was developed prior to the adoption of the Architectural Design Standards and is within the portion of Dogwood Drive currently being revitalized with sidewalks, pavers and landscaping.
There is no landscaping in the supplemental area. Design Exception Required.
The enfronting facade is less than 80% of the frontage. Design Exception Required.
Adequate parking should be shown on the site plan (12 spaces minimum)

(c) Supplemental area and fence standards.

Supplemental areas in the commercial/mixed-use area shall limited to the treatments identified in Figure 3 and as otherwise identified in this section.



All first story enfronting commercial uses and all enfronting buildings on Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall provide the "storefront and awning treatment" identified in Figure 3, and subject to the following additional requirements:

The supplemental area shall be hardscaped.

Temporary or movable fences surrounding outdoor dining are permitted in the supplemental area.



Fences, walls or hedges having the same setback as the adjacent building, with provisions for pedestrian access, are encouraged where a parking lot or other un-built area fronts a required sidewalk.



All enfronting buildings not along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall provide any of the treatments identified in Figure 3.



"Common yard, porch and fence, terrace or light court," or "forecourt" treatments identified in Figure 3, the supplemental area shall be landscaped and shall include a minimum of one tree every 50 feet of frontage. See list of allowed trees on in section 93-2-14.



For "porch and fence, terrace or light court, stoop-front," or "forecourt" treatments identified in Figure 3:

Fences in the supplemental area are permitted and shall be picket-wood, stone, composite materials or ornamental metal, with the finished side facing the street.

Retaining walls in the supplemental area are permitted and shall not exceed 32 inches in height unless required by topography.

All street-facing walls shall be faced with stone, full-depth brick, or smooth stucco.



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

Where a development adjoins the neighborhood conservation area, the development shall provide a physical barrier between the two to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential area. A smooth transition to the adjacent neighborhood conservation area shall be ensured by providing:



A minimum 20-foot landscaped buffer located within the development site along the boundary with the neighborhood conservation area. Said buffer shall be planted with a minimum of one tree per 40 linear feet. Shrubs, flowers or grasses shall also be provided and maintained to a minimum height of four feet to visually screen new development and provide an attractive boundary that encourages continued investment in adjacent residential zones.



A permanent opaque wall between six and eight feet in height and faced in wood, stacked stone, full-depth brick or hard-coat true stucco. Said wall may be located anywhere within the required landscaped buffer.



Where a public or private alley separates the development from a neighborhood conservation area the landscape buffer and permanent opaque wall shall be provided adjacent to the alley.

NOTES: ***The existing development has parking at the front of the building in the supplemental area. Parking preferred at side if restriping. Design Exception required.***

(d) Utility standards.

Mechanical features 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 nonvegetative materials for screening shall include painted wood or those found in section 93-2-5. Said features are encouraged not to be located in the supplemental area.



When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.



Skylights are not permitted facing a public right-of-way.



Street lights shall 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. This requirement does not apply to projects on lots with less than ten feet of frontage along a public right-of-way.



Trees shall not be planted on top of storm drains.



Service areas and dumpsters:

Shall be in the rear or side yard of the development; and

Shall be screened from the public right-of-way to a height of eight feet with an opaque material on all sides, consistent with a primary building material. Acceptable materials for screening shall include painted wood or those found in section 93-2-5.

NOTES: ***Mechanical not shown. Must be screened.***
 Dumpsters, if provided, must be screened per standard.

(e) Parking and traffic standards.

- ⊗ 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.
- ⊗ Circular drives are prohibited, with the exception of hotel and hospital uses.
- ⊗ No curb cuts shall be permitted on North Central Avenue, South Central Avenue, Virginia Avenue or Atlanta Avenue when access can be provided from another street.
- Driveways shall have widths of:
 - ⊗ One-family attached dwellings. A minimum of ten feet for a one-way and a maximum of 15 feet for two-way.
 - ✗ All other uses. A maximum of 12 feet for one-way and a maximum of 24 feet for two-way.
- Carports are only permitted subject to the following requirements:
 - ⊗ Carports shall be located in the rear or side yard and 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.
- Parking is prohibited in the supplemental area and between a building and the adjacent street. This shall not be interpreted as restricting on-street parking.
- ✗
- A continuous off right-of-way landscape buffer with a minimum width of ten feet shall be provided between parking and the adjacent sidewalk. This requirement shall apply when existing sidewalks not meeting this requirement are repaired or replaced.
- ✗
- ⊗ Parking decks shall conceal automobiles from visibility and have the appearance of a horizontal storied building on all levels; parking structures must be faced in full-depth brick, stone, cast stone, or precast concrete faced in or having the appearance of brick or stone. Retail or restaurant fronted decks are encouraged.
- ⊗
- ⊗ Underground parking is allowed when possible.
- ⊗ Drive-through windows and all vehicular queuing, when permitted by zoning, shall be placed to the rear or side of the building facade, shall not be visible from any public right-of-way, and shall not be located within 25 feet of the back of the required sidewalk.
- ⊗ Gasoline and service stations shall place all fuel dispensing, service canopies and service entry doors to the rear of the building and away from the public right-of-way. Said facilities and associated queuing shall not be visible from any adjacent street or located within 25 feet of the sidewalk.

NOTES: ***Parking is in the supplemental area and there is no 10' landscape buffer between the parking and adjacent sidewalk. If restriping parking lot, parking preferred to side of building rather than front. Design Exception required.***
 Driveway width not provided.

(f) Roof and chimney standards.

- ⊗ Principal building roofs for one-family detached dwellings shall have a minimum usable life of 30 years, per manufacturer's warranty.
- ⊗ Roof shingles shall be slate, cedar, or asphalt.
- ⊗ Roof tiles shall be clay, terra cotta or concrete.
- ✎ Street-facing gutters shall be copper, aluminum or galvanized steel.
- ✎ Downspouts shall match gutters in material and finish.
- ✎ Metal flashing, where utilized, shall be copper or factory-finished sheet metal and shall be of a color that blends with other building materials.
- ⊗ Chimneys visible from a public right-of-way shall not be faced in wood or fiber cement siding and shall not be a metal or ceramic pipe. Chimneys shall be wrapped in a full-depth brick, stone or masonry finish material.
- ⊗ Chimneys located on an exterior building wall shall begin at grade.
- ✓ Flat roofs shall be permitted.
- ⊗ Buildings with sloped roofs not completely screened from the adjacent street by a parapet shall have a pitch between 4:12 and 12:12. Mansard roofs are prohibited. Pitched-roof materials are limited to roof shingles, natural slate, wood shake, factory-finished sheet metal, and terra cotta tile, unless determined to be historically appropriate by the planning and zoning manager.
- ⊗ Roof-mounted lights and flagpoles are prohibited. Roof-mounted satellite dishes or telecommunication devices shall be screened from public view and shall blend with the background of the building as practical.
- ⊗ In subarea A roof lines shall appear flat from the adjacent street and roof structures shall be vertically screened by a parapet wall.

NOTES: ***Commercial gutter indicated with no detail.***

(g) Facade and style standards.

- Exterior facade materials shall be limited as follows:
 - ⊗ Subarea A. Unpainted full-depth brick.
 - ⊗ Subarea B. Full-depth brick, cast stone, hard-coat stucco, fiber-cement siding, natural-wood siding or stacked stone.

- ⊖ Subarea C. See neighborhood conservation area.
- ✓ Remaining commercial/mixed-use area. Full-depth brick, cast stone, hard-coat stucco, fiber-cement siding, natural-wood siding or stacked stone.
- ⊖ Split-face block. In addition to the above materials, split-face block may be utilized on exterior facades, but only along a non-enfronting side or rear facade that is not visible from an adjacent street, public park, or plaza.
- ✓ [Materials on enfronting facades.] The materials utilized along an enfronting facade shall be provided for the first 20 feet in length along adjacent non-enfronting facades.
- ✓ [Façade colors, materials.] Facade colors and materials shall be limited to three per facade face.
- ✓ Where allowed, the combined enfronting facade area covered with fiber-cement siding and/or natural-wood siding shall not exceed 20 percent of the total enfronting facade area, provided that:
 - ✓ Where a development includes only one building this requirement shall apply to said building.
 - Where a development includes two or more buildings this requirement shall apply to the sum of the total enfronting facade areas. This may result in individual buildings containing front facades entirely of fiber cement siding and/or natural wood siding.
- ⊖ Where allowed, hard-coat stucco shall have a smooth finish. Furthermore, architectural details such as sills, trim, pediments, cornices, railings, door enframements, or similar details shall not be of stucco.
- ⊖ In subarea A exterior building colors shall be consistent with the existing historic characteristics of each individual building as a contributing resource from its significant period of design and style. If the building was designed to be of natural or unique brick pattern, it should be returned to this style. All mortar and brick repairs should match the material and hue. Earth hues are suggested for paint, when used on most facades of brick construction, however there may be exceptions. A palette should be established on a building-by-building basis, with a suggested complimentary hue trim color to the base color. It is highly suggested the complete building color palette be limited to three colors for field and trim selections. Two adjacent buildings may use the same color palette only if the field and trim colors are reversed on each of the buildings. No sandblasting or abrasive cleaning methods (including high-pressure washes) shall be used on facades. Final review of selected color, restoration procedures, fixtures, and applications shall be coordinated on a building-by-building analysis through individual design review of visual concepts. The DRC shall make these determinations based on these standards, taking in consideration the style of the building, the nature and marketing of the applying business, the Main Street guidelines, the secretary of the interior's guidelines for renovation, section 93-2-7 et seq. of the zoning ordinance, and the standards for historic preservation.
- ⊖ Facade materials shall be combined horizontally, with the heavier below the lighter.
- ⊖ Enfronting upper and lowers facades shall be differentiated. Potential ways to achieve this include windows, belt courses, cornice lines or similar architectural details. This is intended to prevent buildings in which individual floors cannot be identified from the building exterior; it should not be interpreted to limit architectural expression.
- ⊖ Blank, windowless walls are prohibited along enfronting facades, except where a building enfronts multiple streets. In the latter case, it was not historically uncommon for buildings (especially commercial or mixed-use ones) to orient towards the more intensely developed street. As such, along the first story of enfronting mixed-use and commercial facades this requirement may be waived by the building official along streets that are predominantly residential in character when:
 - ⊖ The first 20 feet of said facade meets the above requirements, and
 - ⊖ The area beyond the first 20 feet is treated with architectural detailing, such as pilasters, false windows, or similar features.
- ⊖ Enfronting upper-story windows are encouraged to be equally sized, vertically oriented, equally spaced and arranged in a grid pattern.
- ⊖ Foundations shall be constructed as a distinct building element that contrast with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in full-depth brick, natural stone, or cast stone.
- ⊖ Vending machines, video or other outdoor merchandise displays, mechanical/electrical games, amusement rides, telephones, ice machines, freestanding automated teller machines excluding automated teller machines attached to buildings or integrated into buildings by canopies, and shopping carts shall be placed within the structure of a building and shall be out of view from the public right-of-way.
- ⊖ Safety pylons, bollards, and trash receptacles in the supplemental area or along an enfronting facade shall be permitted based upon design compatibility with the main facade and neighboring comparable facilities.

NOTES: *Foundation on front is not distinct. Requires design exception.*

(h) 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.
- ⊖ First-story doors or windows operating on sliders are only permitted when they open directly onto a required sidewalk or supplemental zone.
- ✗ Building numbers, at least six inches in height, shall be located above or beside the street-facing pedestrian entrance.
- 👉 Window panes serving commercial uses shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade.
- ⊖ Where window lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids between glass are prohibited.
- ⊖ Where used, window shutters shall match one-half the width of the window opening.
- ✓ Enfronting windows shall be vertically shaped with a height greater than width, including display windows but not transoms.
- 👉 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.
- ⊖ Painted window or door glass is prohibited.
- All enfronting "storefront and awning" treatments identified in Figure 3, and all enfronting facades along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except within subarea C), and Sylvan Road shall provide a storefront consisting of:

✓	A nonglass base or knee wall beginning at grade and extending not more than 24 inches above the sidewalk.
✓	A glass display window beginning at the top of the bulkhead or knee wall, to a height not less than ten feet and not more than 12 feet above the adjacent required sidewalk. Such glass shall provide views into display windows having a minimum depth of two and one-half feet and that are accessible from the building interior.
✓	A main entry door remaining unlocked during normal business hours, and having a surface area that is a minimum of 70 percent glass.
✗	A glass transom located above the glass display window having a minimum height of 18 inches and a maximum height of 36 inches.
✓	A minimum of 75 percent of the length of the enfronted portion of the build-to line shall be provided in glass, including glass doors and display windows.
✓	No linear distance of more than ten feet without intervening glass display windows or glass doors.
☞	First-story drop ceilings recessed a minimum of 18 inches from the display window opening.
	Awnings projecting from buildings, serving as an entry canopy and/or providing identification to the business, are allowed, provided that:
⊗	Awnings shall be at least five feet deep as measured from the building's front facade.
⊗	Awnings serving as an entry canopy shall match adjacent business awnings in depth and height.
⊗	Valance width and height must align horizontally.
⊗	Frame construction on awnings should be square aluminum tubes. Thin, one-and-one-half-inch-diameter round aluminum tube frames are not permitted. It is suggested that Steel Stitch™ brand be used.
⊗	Valance on awnings should always be loose as valances should not be rigidly framed.
⊗	Approved awnings may be externally lighted with light fixtures in keeping with the style of the building, as approved by the DRC.
⊗	Light fixtures in awnings may light the ground surface or storefront below, however, light fixtures may not be visible from the public right-of-way.
⊗	Internally, back lit awnings, where the lights actually illuminate the awning fabric, are prohibited.
⊗	Signs on awning must meet all requirements of the sign ordinance.

NOTES: *The main entry door opens directly into the existing parking lot. There is no dedicated walkway from the front door to the sidewalk adjacent to Dogwood Drive.*
Building numbers are not provided adjacent to the front entrance.
Need window recess information.
No transoms on front windows. Would require a Design Exception. Window tint must be compliant.
Not clear if drop ceiling in front of building. If so, must meet standards.

RECOMMENDATIONS

Deficiencies

Provide parking lot diagram (dimensioned) to show compliance with parking spaces (12 minimum) and layout.

The main entry door opens directly into the existing parking lot. There is no dedicated walkway from the front door to the sidewalk adjacent to Dogwood Drive. Pavement treatment is recommended connecting the front door to the sidewalk.

Provide driveway width to show compliance.

Provide building numbers at the front entrance.

Provide window recess information to show compliance.

Show mechanical location and ensure it is screened.

Ensure any window tint is compliant.

Ensure if drop ceiling in front of building, it is compliant.

Provide gutter detail to show compliance

Dumpsters, if provided, must be screened per standard.

Design Exception Requested

Building height of 16'

The floor to ceiling height has not been provided. Requirement is 12',

The existing structure was developed prior to the adoption of the Architectural Design Standards and is within the portion of Dogwood Drive currently being revitalized with sidewalks, pavers and landscaping.

There is no landscaping in the supplemental area.

The enfronting facade is less than 80% of the frontage. No transoms on front windows.

Allow for no foundation along front façade. Foundation on front is not distinct. Requires design exception.

Parking is in the supplemental area and there is no 10' landscape buffer between the parking and adjacent sidewalk. If restriping parking lot, parking preferred to side of building rather than front.

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 07-27-2022

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: NESTOR ALDO GUTIERREZ Contact Number: [REDACTED]

Applicants Address: 135 splinter Ct. Suwanee GA 30024

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

Address of Proposed Work: 3396 Dogwood Dr. Hapeville GA

Parcel ID# (INFORMATION MUST BE PROVIDED): ID: 14 009800180145

Property Owner: WILLIAM GARCIA Contact Number: [REDACTED]

Project Description (including occupancy type): WE WILL ADDITION 1000 SF.
AND REMODELING INTERIOR FINISH, FOR A
CO-OFFICES SITE.

Contractors Name: Two Jimmy Construction LLC Contact Number: _____

Contact Person: NESTOR A. GUTIERREZ Contact Number: [REDACTED]

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

[Signature]
Applicants Signature

08-27-2022
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: 1040 SF

Total Square Footage of existing building: 2670 SF

Estimated Cost of Construction: \$ 270,000

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

BRICK, GLASS, CONCRETE BLOCK, HARDY PLANK
STONE

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

BRICK, PAINTED, GLASS, HARDY PLANK FLAT,

NOTICE

Please be advised that the Community Service Department is here to assist all applicants regarding application procedures, meeting schedules and necessary deadlines. The Community Service Department does **NOT** make any final decisions for the Design Review Committee, Sign Committee, Planning Commission, Board of Appeals or rezoning request to Mayor and Council.

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

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

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

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

(Please Print & Initial)

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



imagine
Hapeville
georgia

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

I, the undersigned, agree that with my signature and submission to the City of Hapeville, I have done the following:

- ☒ Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:
https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICOOR_CH81ARDEST
- ☒ Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.
- ☒ Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.
- ☒ Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.
- ☒ Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.
- ☒ Submitted dimensioned architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.
- ☒ Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.

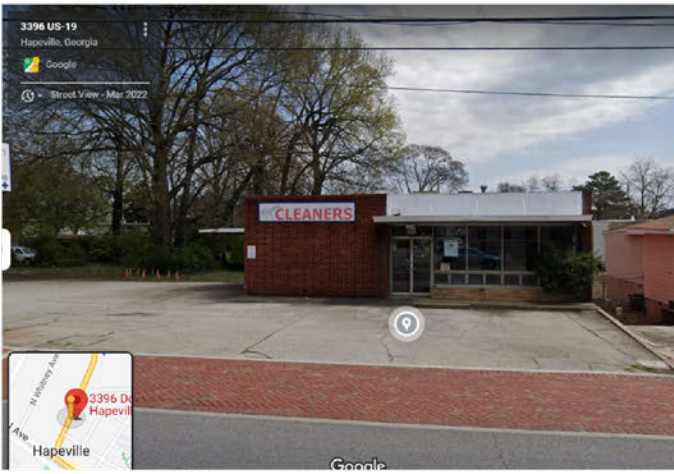
Nestor A. Gutierrez
Printed Name

[Signature]
Signature

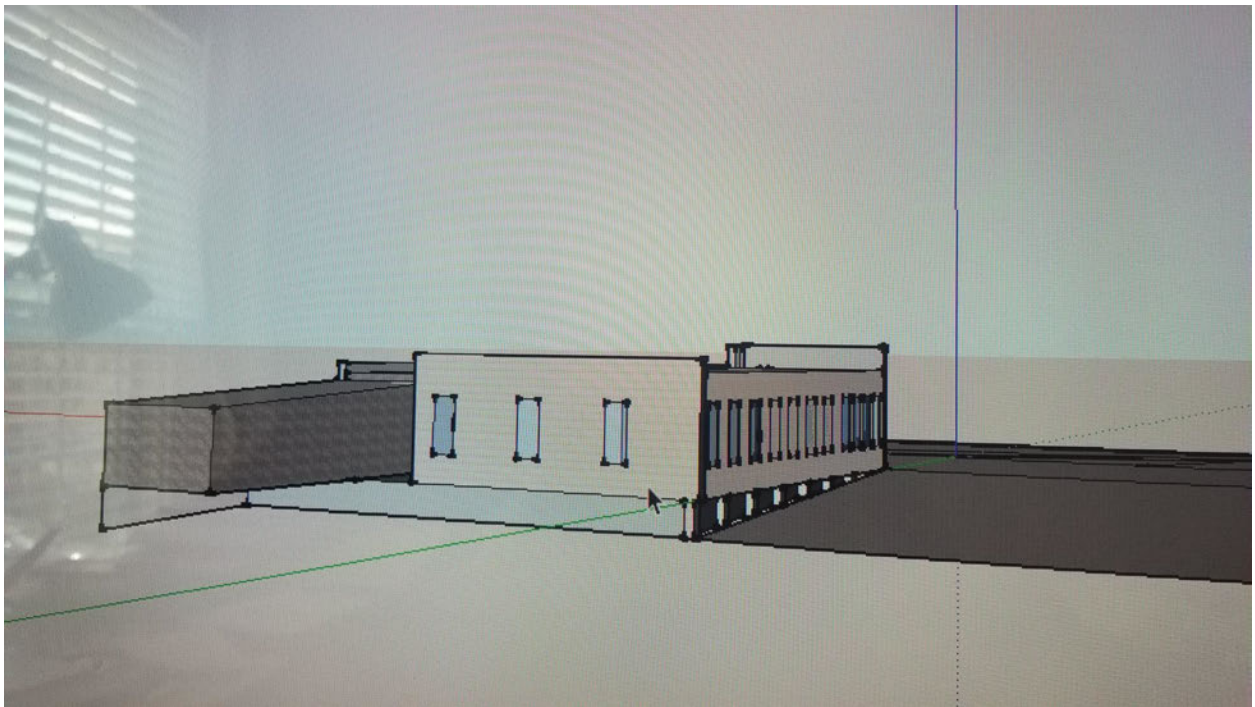
07-27-2022
Date

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

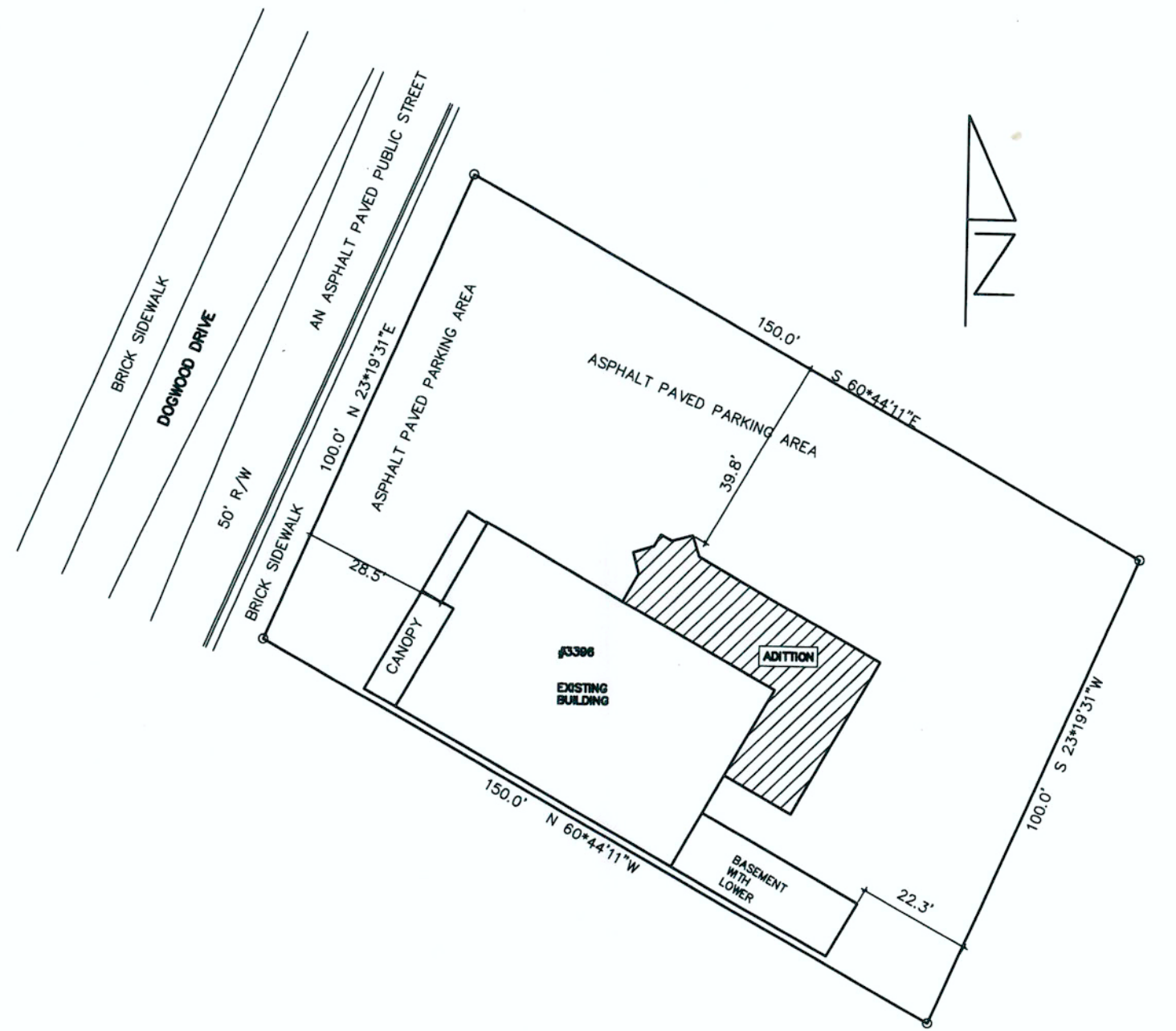
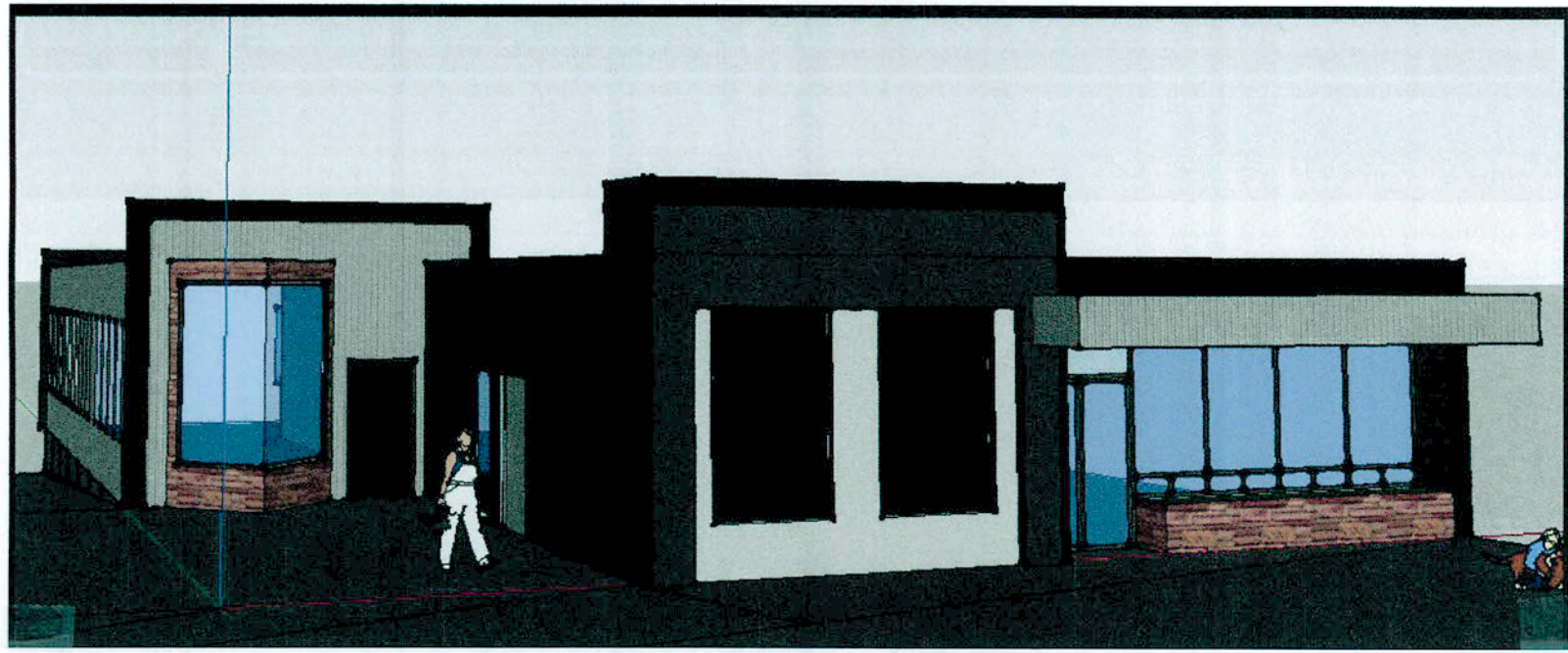
Thank you for interest and investment in the City of Hapeville.







- GENERAL NOTES:
- 1.- ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH LOCAL LAWS, REGULATIONS, ORDINANCES, BUILDING CODES AND OTHER REQUIREMENTS BEARING ON THE CONDUCT OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL PERMITS AND APPROVALS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT PRIOR TO ORDERING ANY MATERIALS, FABRICATIONS, OR BEGINNING ANY PERMANENT CONSTRUCTION. FAILURE TO DO SO WILL MAKE THE CONTRACTOR RESPONSIBLE FOR COST RESULTING FROM ANY SUBSEQUENT CHANGES REQUIRED FOR APPROVALS AND PERMITS.
 - 2.- THE CONTRACTOR IS TO PATCH, REPAIR, REFINISH, ETC. AS NEEDED ANY WORK DISTURBED IN THE COURSE OF CONSTRUCTION.
 - 3.-DO NOT SCALE FROM THESE DRAWINGS. ALL DIMENSIONS ARE FACE OF STUD OR STRUCTURAL GRID LINES UNLESS NOTED OTHERWISE.
 - 4.-FINISH WORK SHALL BE SMOOTH, FREE FROM ABRASION, TOOL MARKS, RAISED GRAIN, ETC. ON EXPOSED SURFACE. ALL FASTENINGS AND ATTACHMENTS SHALL BE FULLY CONCEALED FROM VIEW.
 - 5.- ALL CONSEALED WOOD BLOCKING OR BRACING REQUIRED FOR CONSTRUCTION OF THIS PROJECT SHALL BE TREATED FIRE RETARDANT LUMBER. PROVIDE BLOCKING AT WALLS SPECIFIED TO RECEIVE WALL MOUNTED SHELVING, FIXTURES, OR EQUIPMENT.
 - 6.-ALL GYPSUM WALL BOARDS CONSTRUCTION SHALL CONFORM TO RECOMMENDATIONS AND INSTRUCTIONS PUBLISHED BY UNITED STATES GYPSUM COMPANY IN GYPSUM CONSTRUCTION HANDBOOK. THE ABOVE SHALL INCLUDE ALL LIGHT GAUGE STUDS AND HANGERS.
 - 7.- PROJECT CLEAN-UP SHALL INCLUDE A VACUUM CLEAN INTERIOR SPACES WITH RESTORATION OF ALL DAMAGED SURFACES AND ITEMS TO LIKE NEW CONDITION.
 - 8.-THE CONTRACTOR IS TO COORDINATE WITH THE OWNER TO CLEARLY DEFINE MATERIALS AND WORK PROVIDED BY THE CONTRACTOR, MATERIAL AND WORK TO BE COMPLETED BY OTHERS, AND MATERIALS PROVIDED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.
 - 9.-THE CONTRACTOR IS TO PROVIDE AND INSTALL ONE ABC TYPE FIRE EXTINGUISHER IN THE LOCATION SHOWN ON THE PLANS. IN ADDITION THE CONTRACTOR SHALL PROVIDE ADDITIONAL EXTINGUISHERS AS REQUIRED BY LOCAL OFFICIALS. MINIMUM REQUIREMENTS IS ONE EXTINGUISHER PER 3000 SF OR 75' OF TRAVEL DISTANCE.
 - 10.- ALL EMERGENCY LIGHTING AND EXIT SIGNS SHALL HAVE BATTERY BACK-UP FOR OPERATION DURING INTERRUPTION OF POWER SERVICE TO THE BUILDING. PLEASE REFER TO ELECTRICAL DRAWINGS OR REFLECTED CEILING PLANS FOR ADDITIONAL INFORMATION.
 - 11.- DOORS IN EXITS SHALL NOT BE SUBJECT TO THE USE OF A KEY FOR OPERATION FROM THE INSIDE OF THE BUILDING. EVERY DOOR INSIDE AND OUTSIDE THE BUILDING SHALL BE PROVIDED WITH HANDICAP HARDWARE (LEVERS, PANIC HARDWARE, OR U-SHAPE DESIGNED DEVICES, ETC.) THE FLOOR ON BOTH SIDES OF A DOOR SHALL BE LEVEL AND OF THE SAME ELEVATION FOR A DISTANCE ON EACH SIDE AT LEAST EQUAL TO THE WIDTH OF THE WIDEST SINGLE DOOR.
 - 12.-THESE PLANS ARE OWNER IMPROVEMENTS ONLY. ALL NEW CONSTRUCTION IS COMPLETELY WITHIN THE EXISTING STRUCTURE.



SITE PLAN

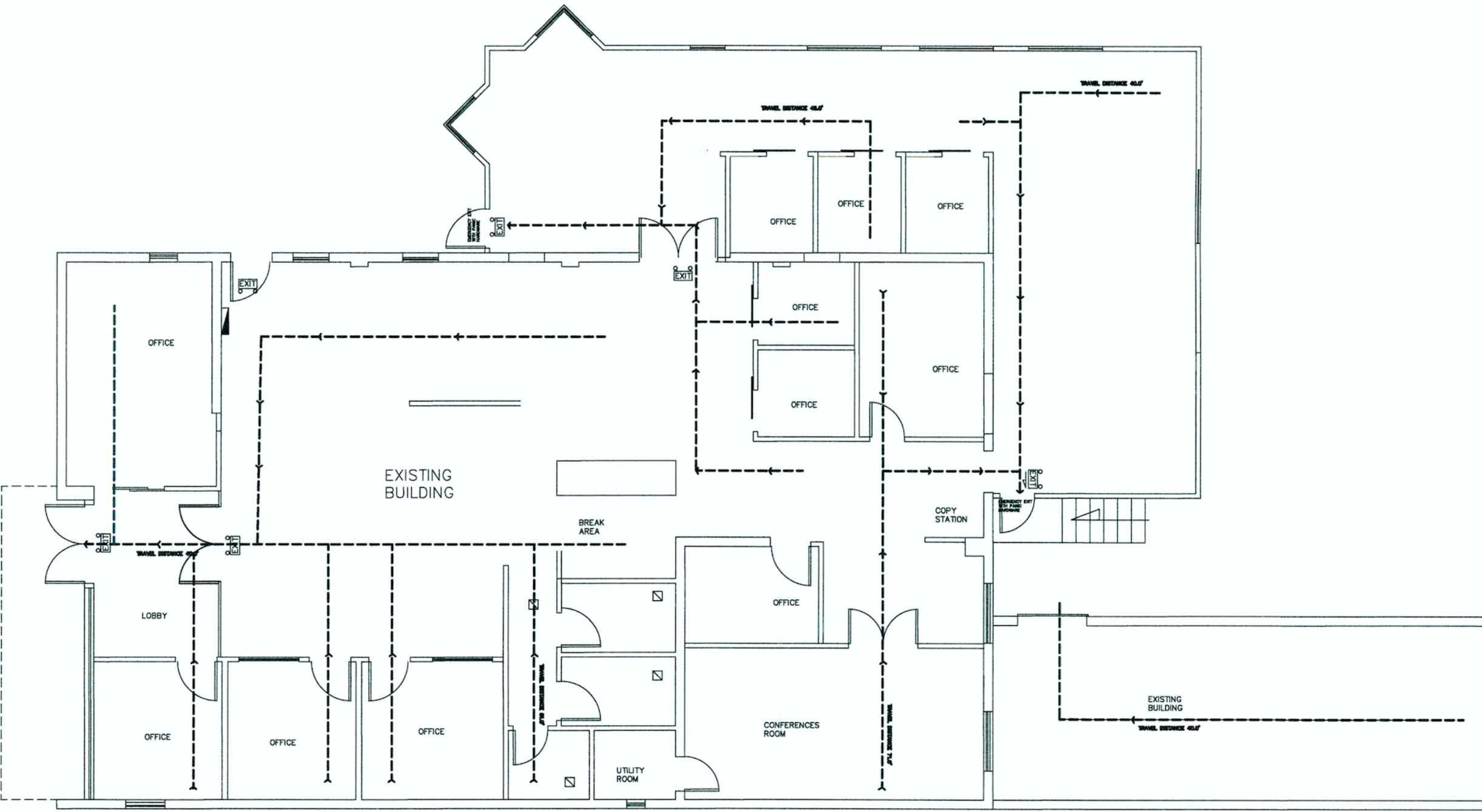
A sign clearly stating that smoking is prohibited shall be conspicuously posted by the building owner, agent, operator, person in charge or proprietor at each entrance or in a position clearly visible upon entry into the building in accordance with Georgia Smoke free air Act of 2005. Acceptable signs shall display either "NO SMOKING" or the international "no smoking" symbol (consisting of a pictorial representation of a burning cigarette enclosed in a red circle with a red bar cross it.)

- SCOPE OF WORK:
- ADDITION
 - FLOOR ALTERATION
 - (plumbing , electrical, HVAC)
 - NEW FIXTURES
 - PAINT
 - FLOORING
 - FACADES

INEX PLANS:

- A-0 COVER SHEET
- A-1 PROPOSED FLOOR PLAN
- A-1.1 EXISTING PLAN
- A-2 ELEVATIONS
- A-3 FOUNDATION PLAN
- A-4 FLOOR FRAMING PLAN
- A-5 ROOF FRAMING PLAN
- A-6 FURNITURED PLAN
- E-1 ELECTRICAL LIGHTING PLAN
- E-2 ELECTRICAL POWER PLAN
- M-1 FLOOR PLAN HVAC
- P-1 FLOOR PLAN PLUMBING

OCCUPANCY A-2
OCCUPANT LOAD: 75 PERSONS
WATER CLOSETS: ratio 1 per 500
50 x 1/500 = 0.1 water closets
Male 1 per 75
Female 1 per 75
IPC Section 403.1.1 & Table 403.1.
Georgia Amendmets Code Reference Guide

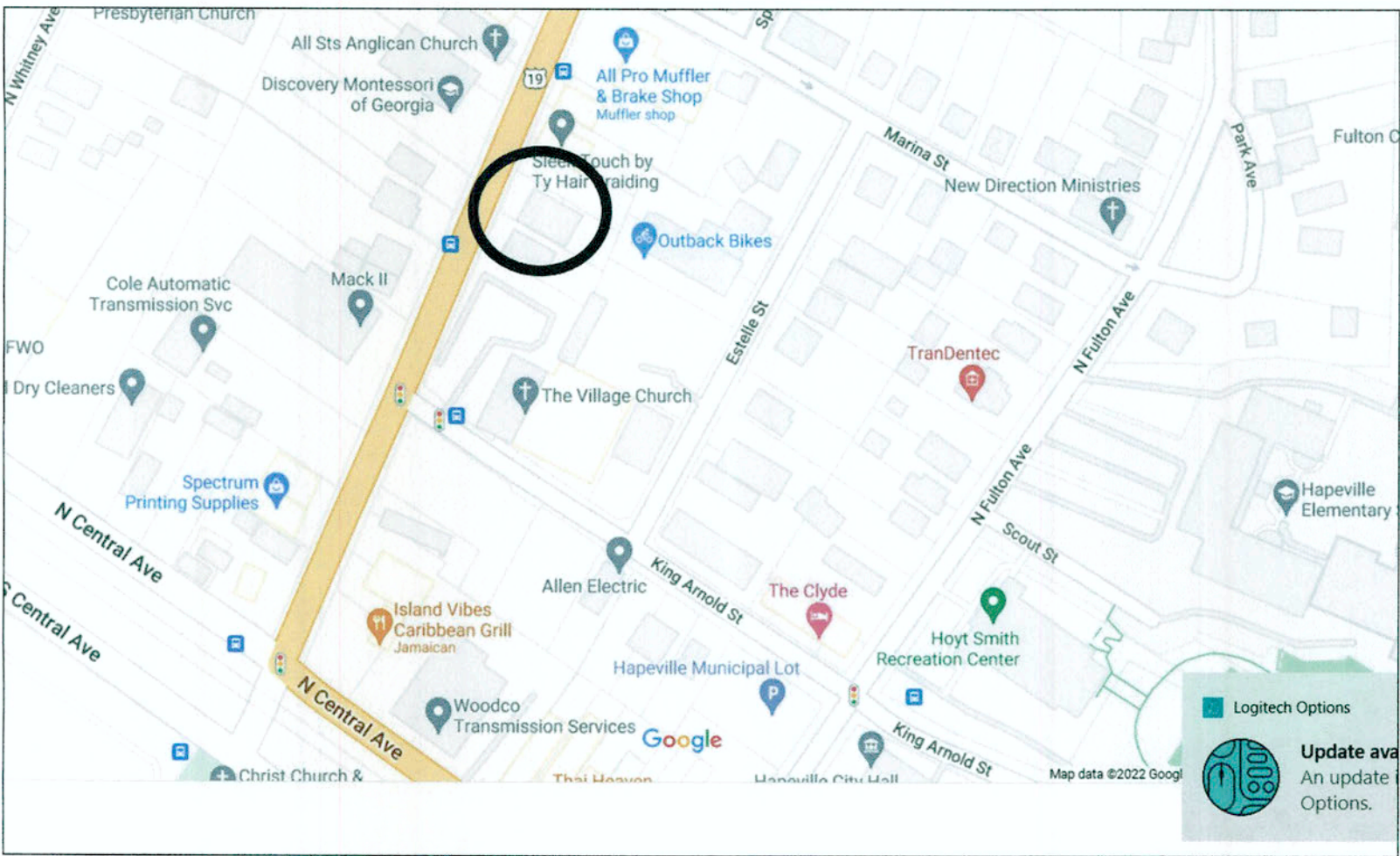


LIFE SAFETY EXIT PLAN

SIX DEGREES CoWorking
INTERIOR FINISH
3396 DOGWOOD DR.
HAPEVILLE GA 30047

1. Name of development:	SIX DEGREES CoWorking
2. Occupancy classification:	OFFICE
3. Type of Construction:	II B NO SPRINKLERED
4. Building Area in Square Foot	EXISTING HEATED 2670 SQ. FT. UNHEATED 407 SQ. FT.(COVERED)
	ADDITION HEATED 1040 SQ. FT. UNHEATED 407 SQ. FT.(COVERED)
	TOTAL HEATED 3710 SQ. FT. UNHEATED 407 SQ. FT.(COVERED)
5. Number of Stories:	1 (Existing)
6. Building Height:	16'
7. Occupant: Calculation for Occupancy:	67 PEOPLE
	Occupant Load:
OFFICES AREA	701 SF
CONFERENCES ROOM	238 SF
WORK STATIONS	238 SF/15
SEATING AREA	238 SF/15
BREAK ROOM AREA	104 SF/15
STORAGE	407 SF
SUPPORT AREA	273 SF
LOBBY	109 SF
	Seats 35
	Seats 10
	Seats 16
	Seats 16
	8
	0
	3
Max. Travel distance to exit:	70'
Min. Door Clear width:	36"

8. Codes used in the planing & design:
- International Building Code, 2018 Edition, with Georgia Amendments (2020)
 - International Fire Code 2018 with Georgia Amendments (2020)
 - International Plumbing Code, 2018 Edition, with Georgia Amendments (2020)
 - International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)
 - International fuel gas Code, 2018 Edition, with Georgia Amendments (2020)
 - National Electric Code 2020 Edition with no Georgia Amendments
 - International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020)
 - NFPA 101 LIFE SAFETY CODE 2018 Edition with State Amendments (2020)



LOCATION PLAN

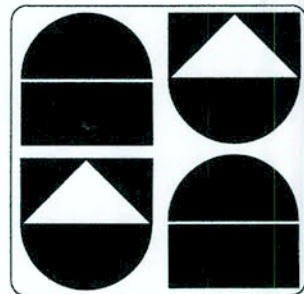
General Notes



CONTACT PERSON:
ALDO GUTIERREZ
770 605 1596
aldofa@hotmail.com



CUSTOM DESIGN
&
DEVELOPMENT
CORPORATION
5720 BUFORD HWY.
SUITE 200
ATLANTA GA 30071.

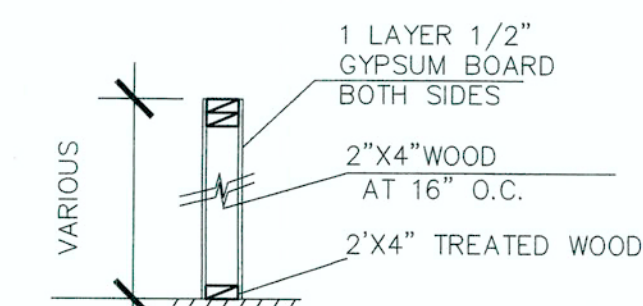
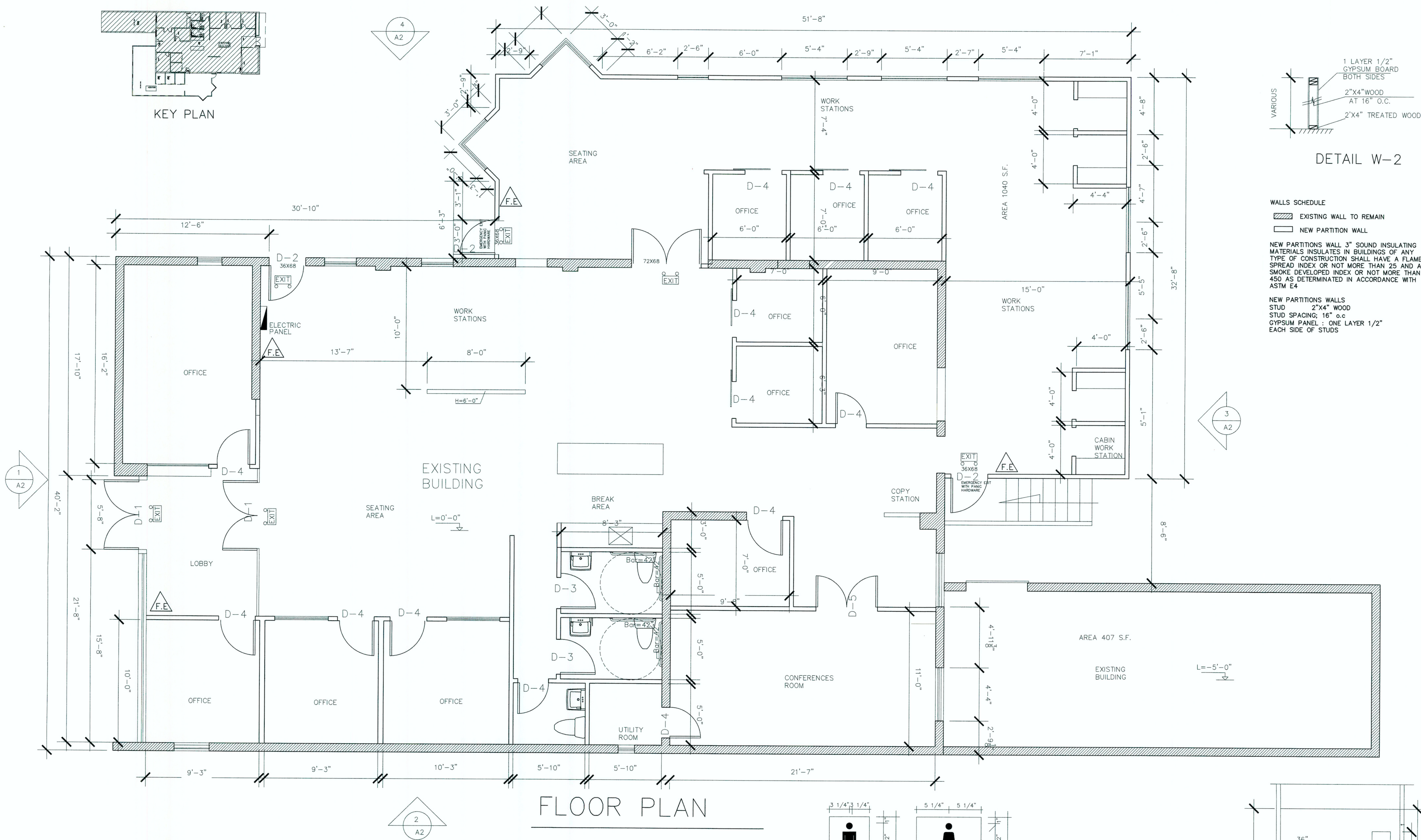


CHUNG CHENG CHANG
Registered Architect #5259

SIX DEGREES CoWorking
INTERIOR FINISHED
3396 DOGWOOD DR
HAPEVILLE , GA

CONTACT: WILLIAM GARCIA 404-886-4857

Project	01/0622	Sheet
Date	06/2022	A-0
Scale		



WALLS SCHEDULE

EXISTING WALL TO REMAIN
NEW PARTITION WALL

NEW PARTITIONS WALL 3" SOUND INSULATING MATERIALS INSULATES IN BUILDINGS OF ANY TYPE OF CONSTRUCTION SHALL HAVE A FLAME SPREAD INDEX OR NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX OR NOT MORE THAN 450 AS DETERMINED IN ACCORDANCE WITH ASTM E4

NEW PARTITIONS WALLS
STUD 2"x4" WOOD
STUD SPACING: 16" O.C.
GYPSUM PANEL: ONE LAYER 1/2" EACH SIDE OF STUDS

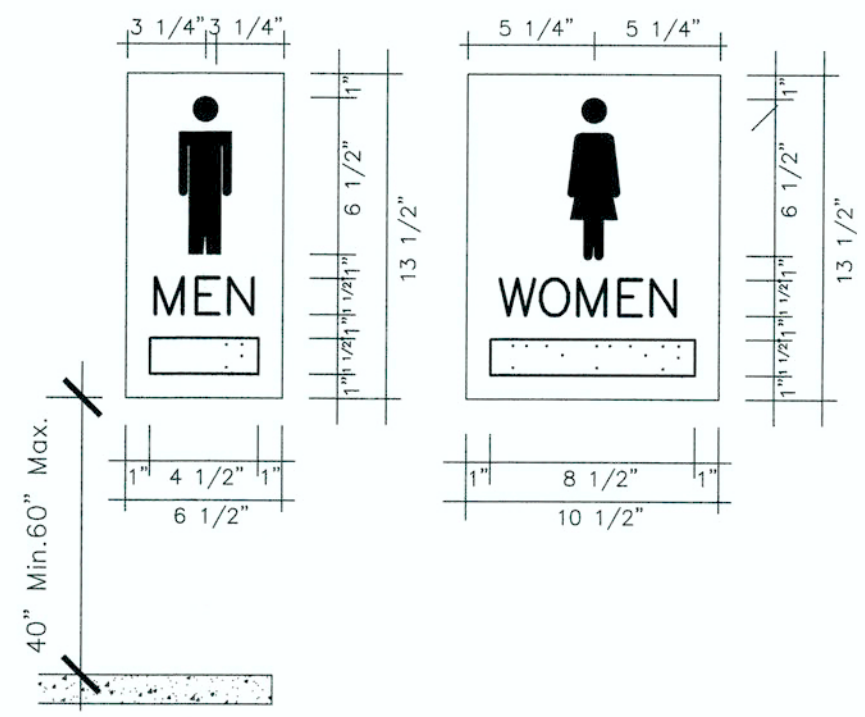
FIRE EXTINGUISHER 2A10BC

EGRESS EMERGENCY LIGHT W/BATTERY BACK UP
MT. CLOSE ABOVE DOOR
RED LED LETTERS/ WHITE PLASTIC CASE
PRESCOLITE XTC SERIES

DOOR SCHEDULE						
	SIZE	ROUGH OPENING	QTY.	DESIGN	REMARK	HARDWARE
D-1(EXIST)	(2)3'-0"x6'-8"		1	GLASS/ALUM	EXT. DOOR	LEVER/CLOSER WEATHER STRIPS h=36"
D-2	3'-0"x6'-8"	3'-4"x6'-9"	1	HOLLOW METAL DOOR	EXT. DOOR	LEVER/CLOSER WEATHER STRIPS PANIC h=36"
D-3	3'-0"x6'-8"	3'-2"x6'-9"	1	WOOD	EXT. DOOR	LEVER PRIVATED h=36"
D-4	2'-8"x6'-8"	3'-2"x6'-9"	1	HOLLOW METAL DOOR	INT. DOOR	h=36"
D-5	(2)2'-6"x6'-8"3'-2"x6'-9"		1	HOLLOW METAL DOOR	INT. DOOR	LEVER PRIVATED h=36"

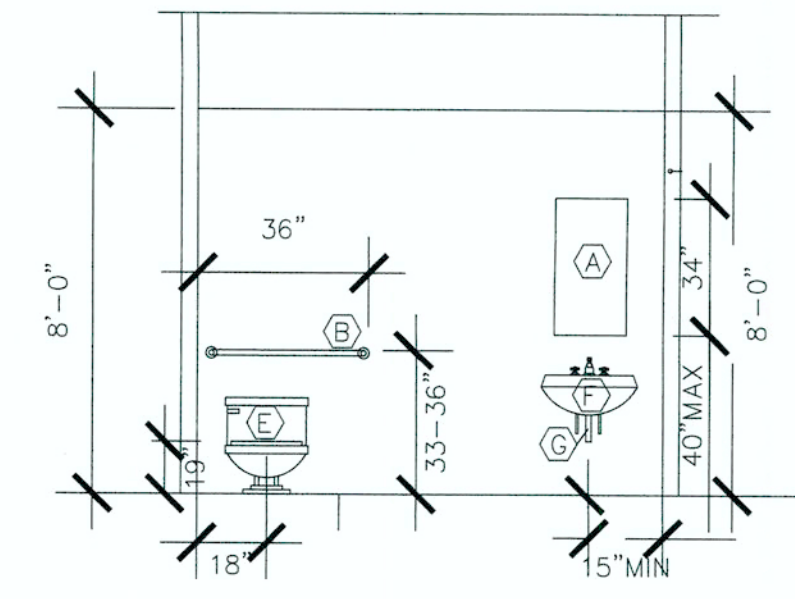
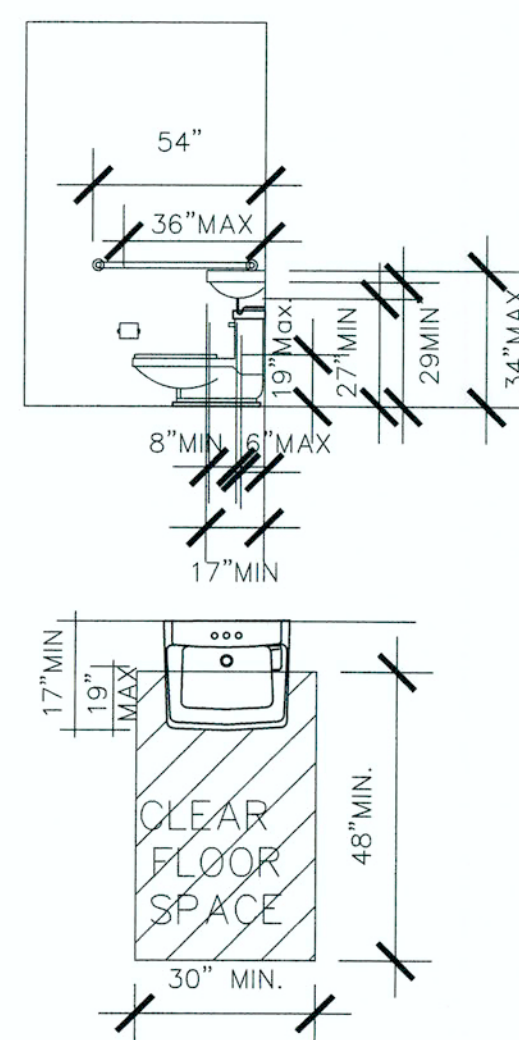
KEY	DESCRIPTION
A	18"x34" MIRROR
B	36" GRAB
C	42" GRAB
D	TOILET PAPER DISPENSER
E	WATER CLOSET
F	LAVATORY
G	INSULATE WATER SUPPLY & DRAIN LINES

RESTROOM DOORS MUST BE SELF-CLOSING

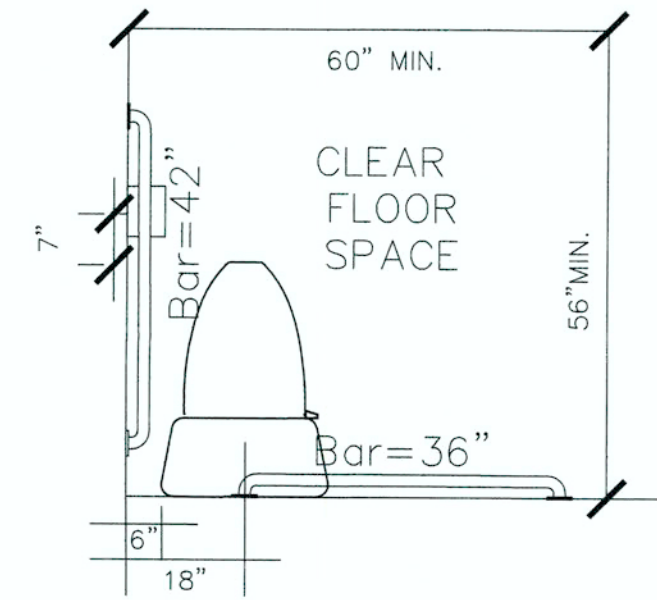


SIGNAGE NOTES:

1-LETTERS SHALL BE CAPITAL LETTERS ONLY:
2-LETTERS AND NUMERALS SHALL HAVE SHARPLY DEFINED EDGES AND ARE SAND SERIF.
3-LETTERS AND NUMBERS SHALL BE RAISED 1/32"FROM THE BACKGROUND ON WHICH THEY ARE MOUNTED.
4-ALL LETTERS, NUMBERS, CHARACTERS AND THE BACKGROUND SHALL BE A MATTE (FLAT) FINISH.
5-LETTERS AND NUMBERS SHALL BE LIGHT, CHARACTERS ON A DARK BACKGROUND. THE COLORS TO BE CHOSEN BY THE OWNER.
5-SIGN HEIGHT MIN 48" TO 60"
shall be raised and braille characters and pictorial symbol signs.



ELEVATION



General Notes

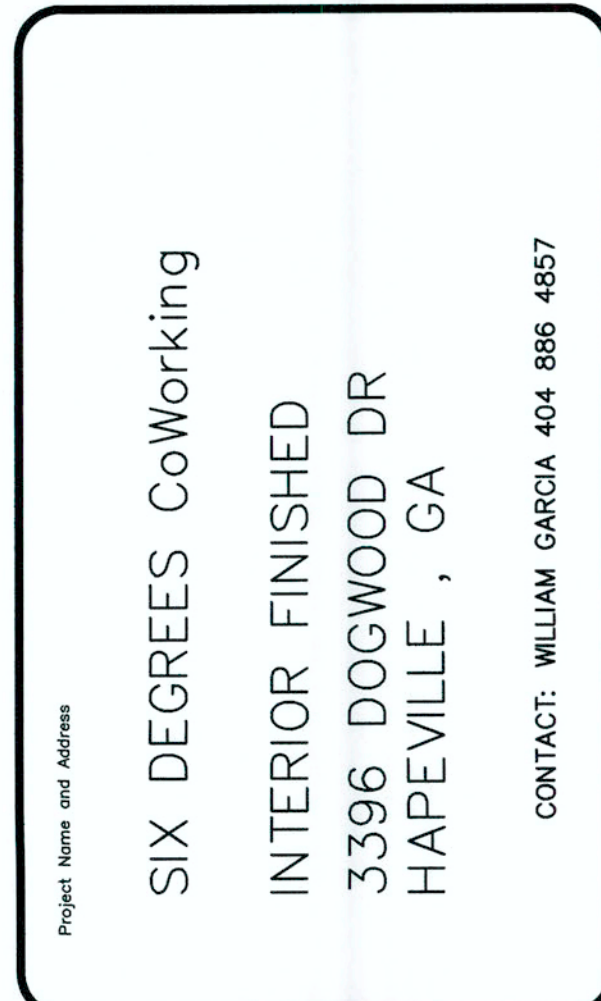
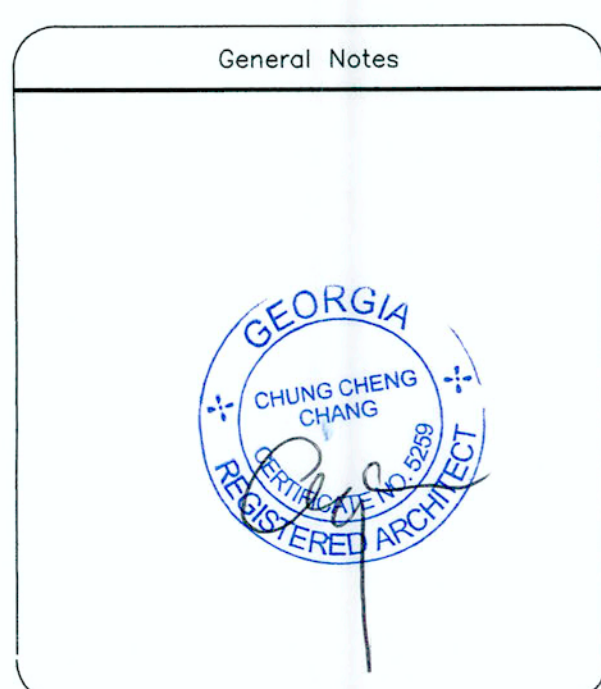
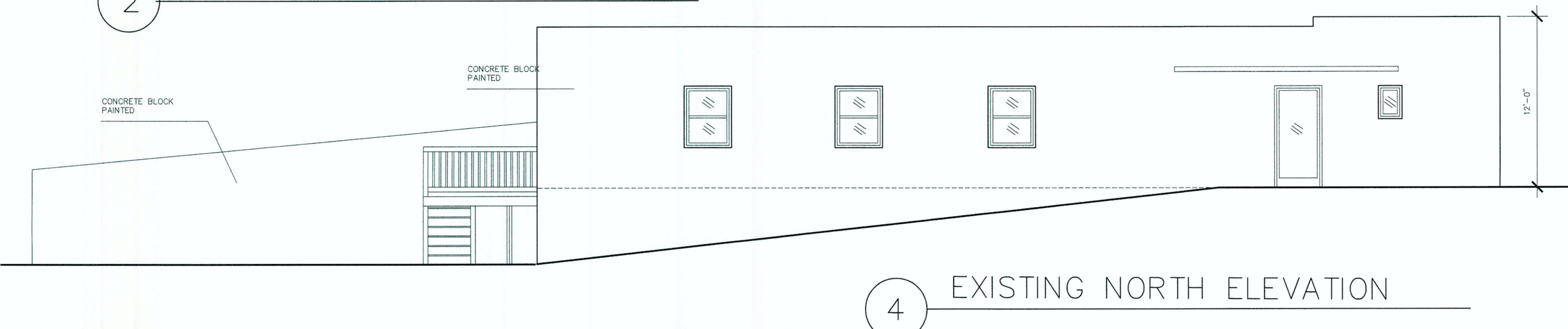
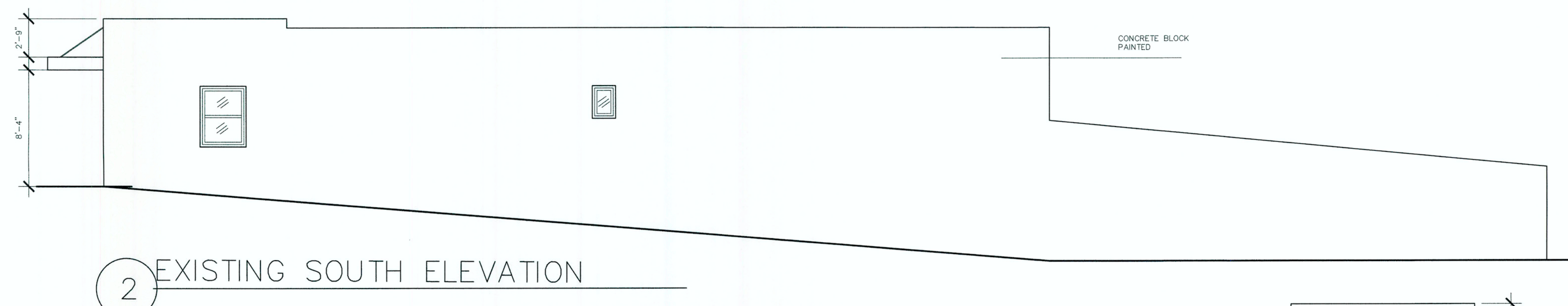
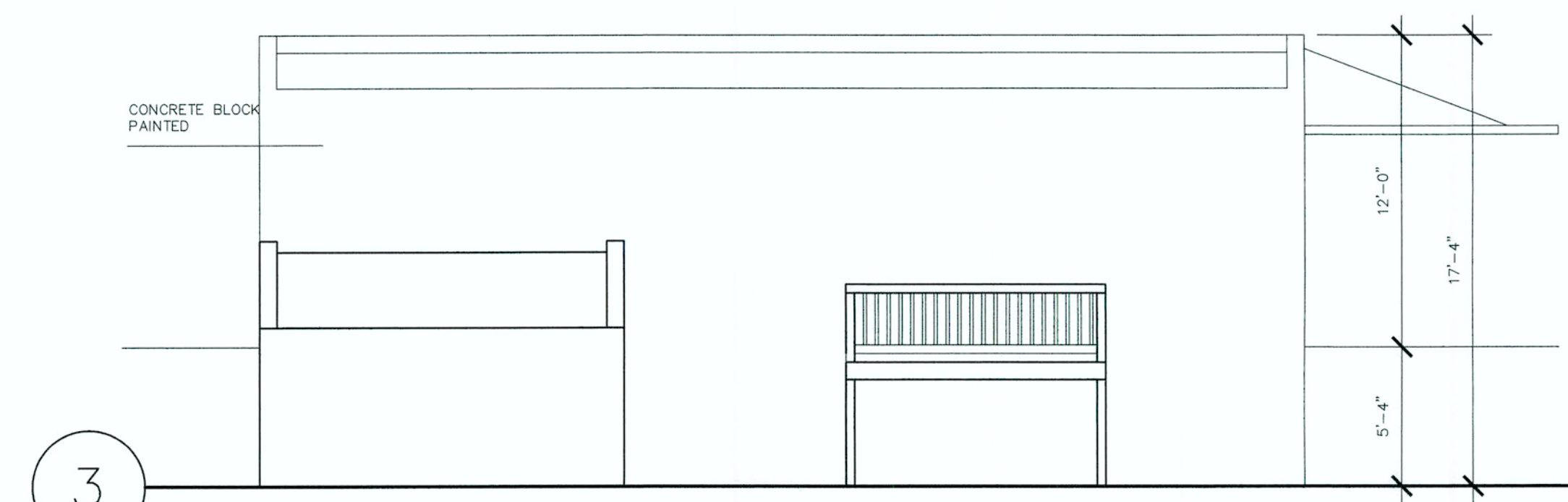
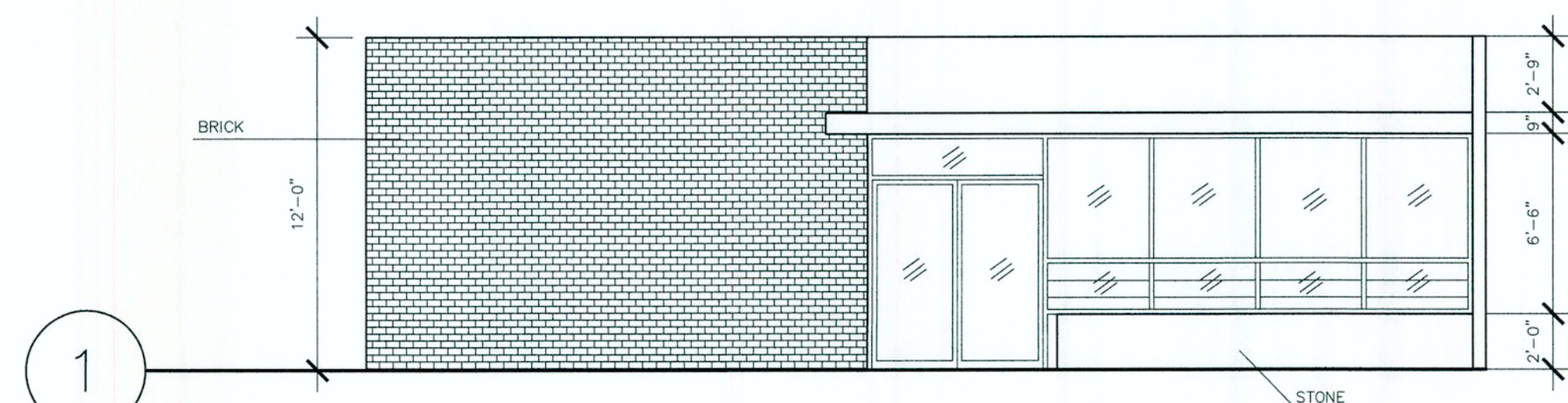
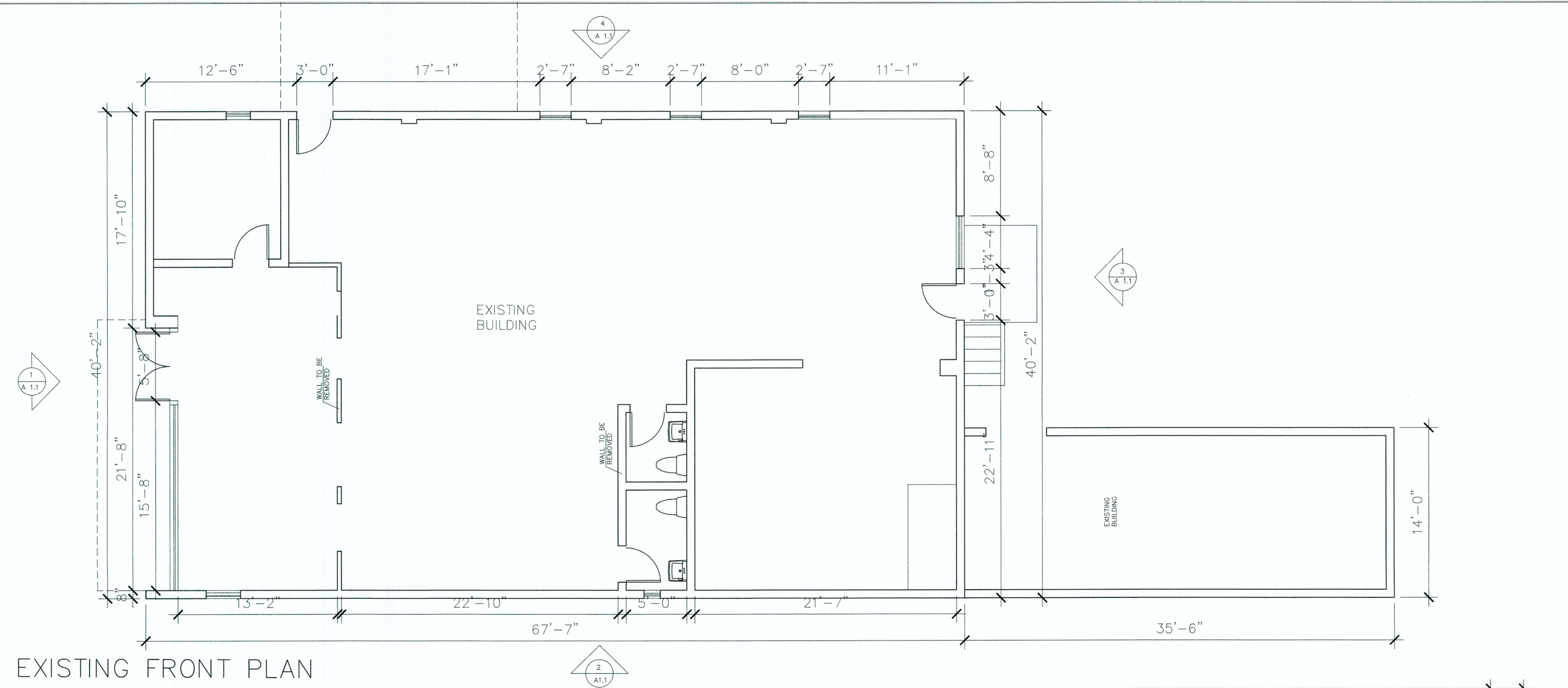
GEORGIA
CHUNG CHENG SHANG
REGISTERED ARCHITECT

CUSTOM DESIGN & DEVELOPMENT CORPORATION
5720 BUFORD HWY. SUITE 200 ATLANTA GA 30071
CONTACT PERSON: ALDO GUTIERREZ 770 605 1596 aldoaf@hotmail.com

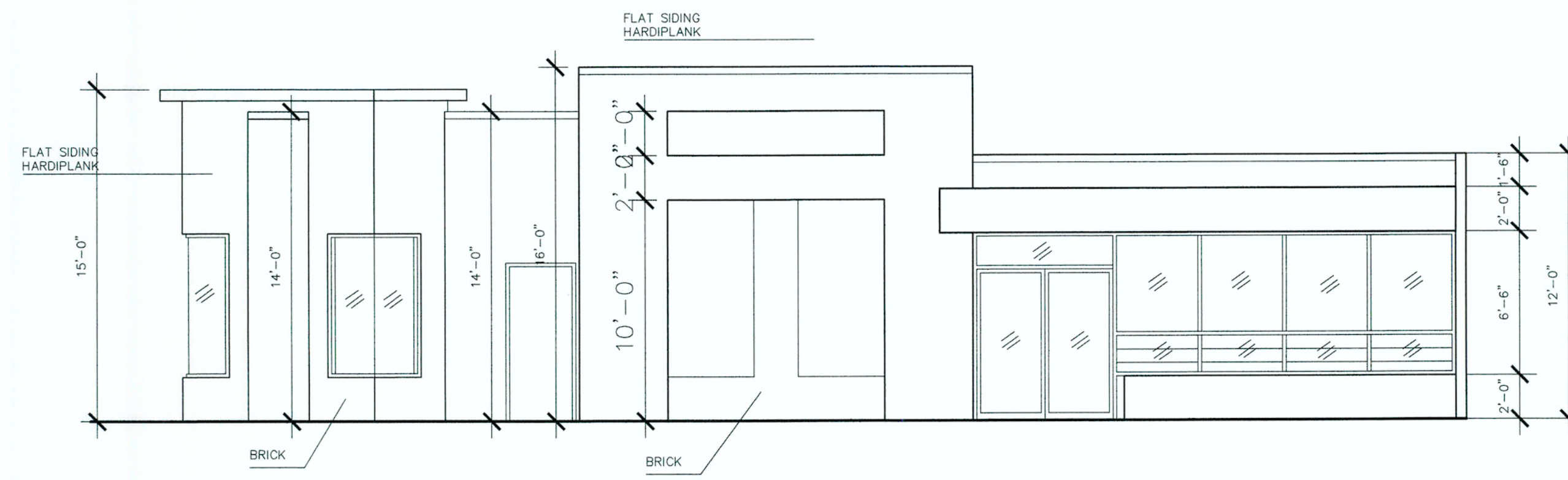
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SIX DEGREES CoWorking
INTERIOR FINISHED
3396 DOGWOOD DR
HAPEVILLE, GA
CONTACT: WILLIAM GARCIA 404 886 4857

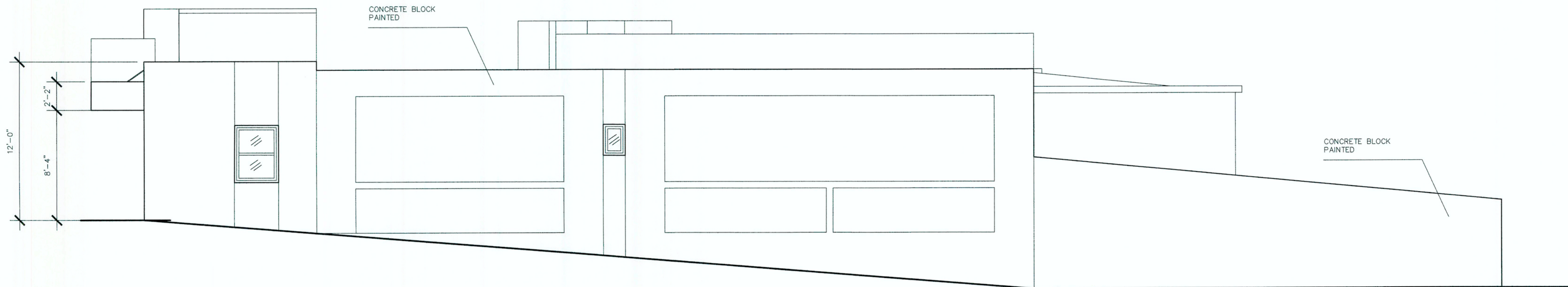
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Date 06/2022
Scale
Sheet A-1



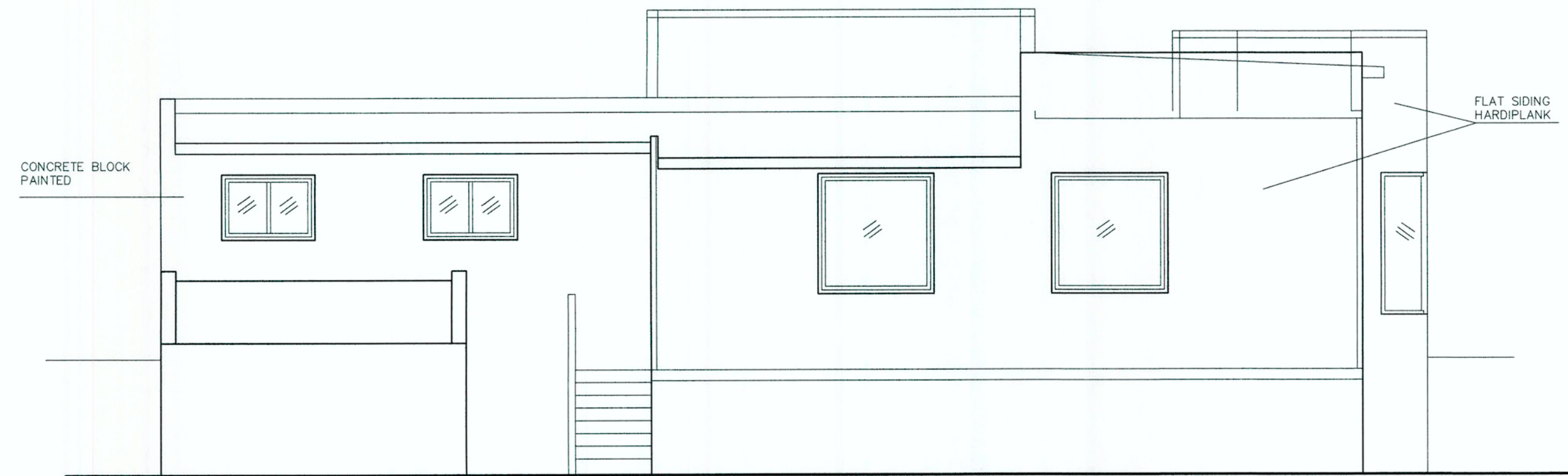
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Date	06/2022		
Scale			



1 PROPOSED FRONT ELEVATION



2 PROPOSED SOUTH ELEVATION

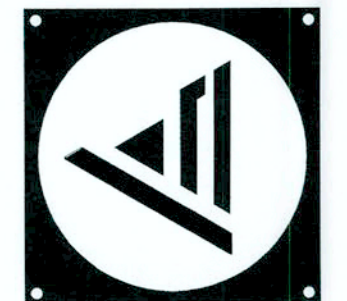


3 PROPOSED REAR ELEVATION



4 PROPOSED NORTH ELEVATION

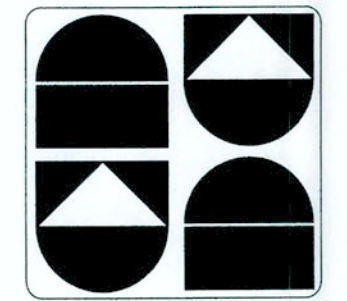
General Notes



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aldoalf@hotmail.com

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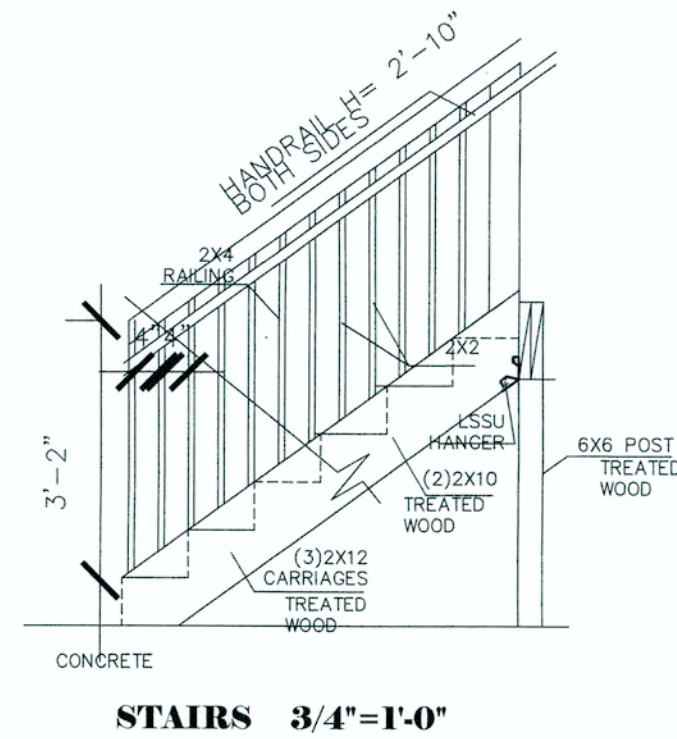
CHUNG CHENG CHANG
Registered Architect #5259

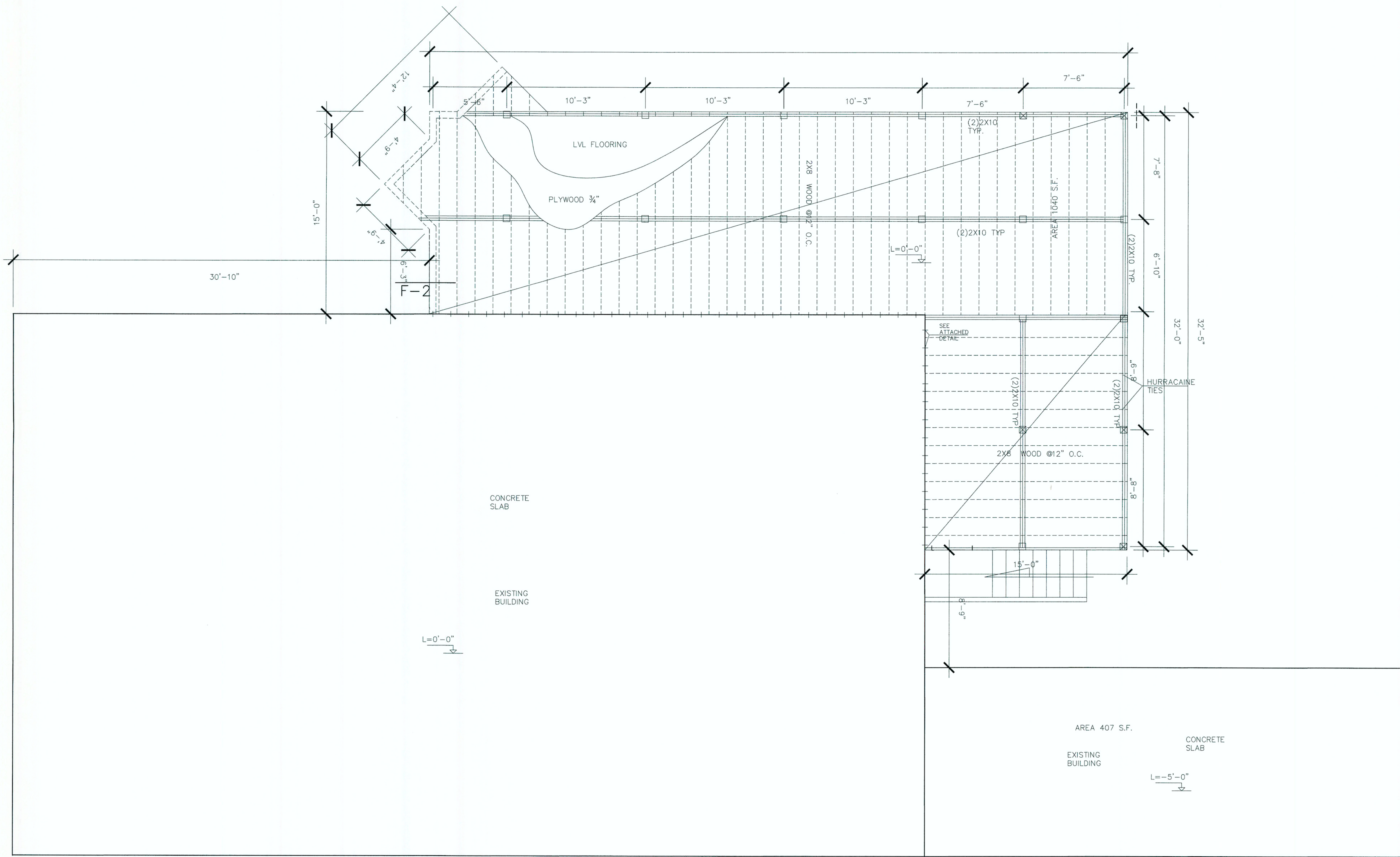


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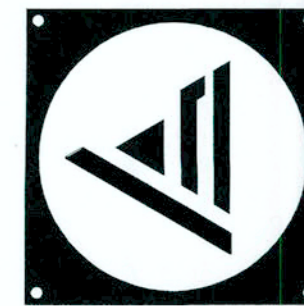
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Date	06/2022		
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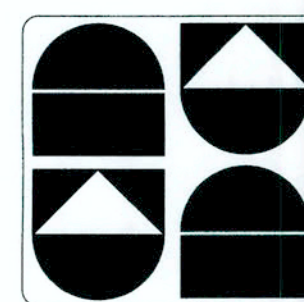
FLOOR FRAMING PLAN

General Notes



CONTACT PERSON:
ALDO GUTIERREZ
770 605 1596
aldofa@hotmail.com

CUSTOM DESIGN
&
DEVELOPMENT
CORPORATION
5720 BUFORD HWY.
SUITE 200
ATLANTA GA 30071.



CHUNG CHENG CHANG
Registered Architect #5259

Project Name and Address

SIX DEGREES CoWorking
INTERIOR FINISHED
3396 DOGWOOD DR
HAPEVILLE, GA

CONTACT: WILLIAM GARCIA 404 886 4857

Project

01/0622

Sheet

Date

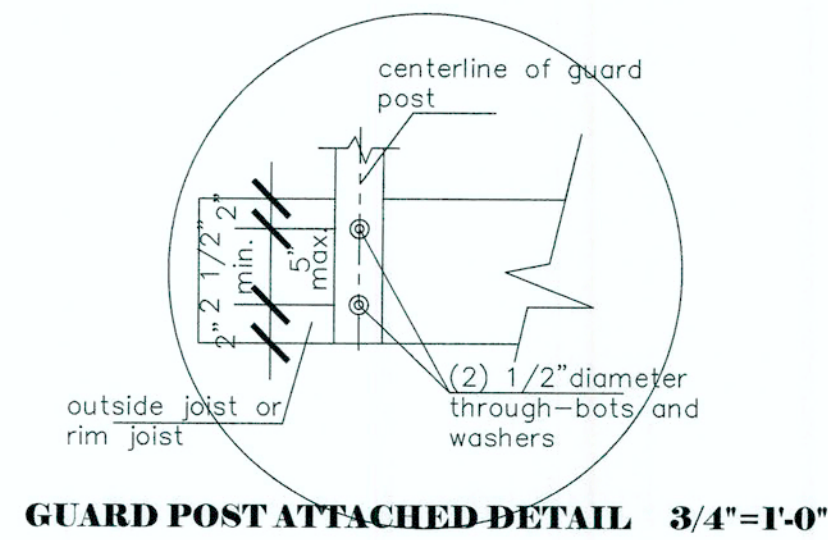
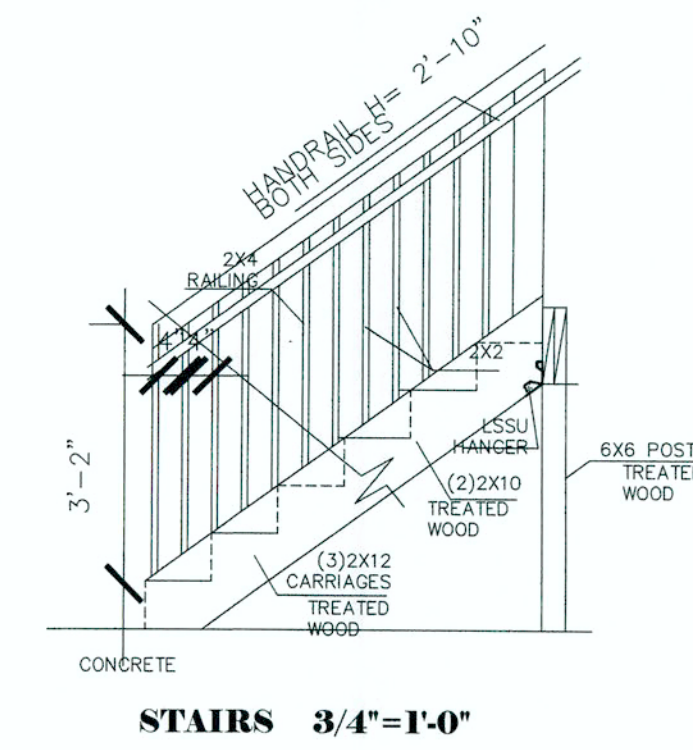
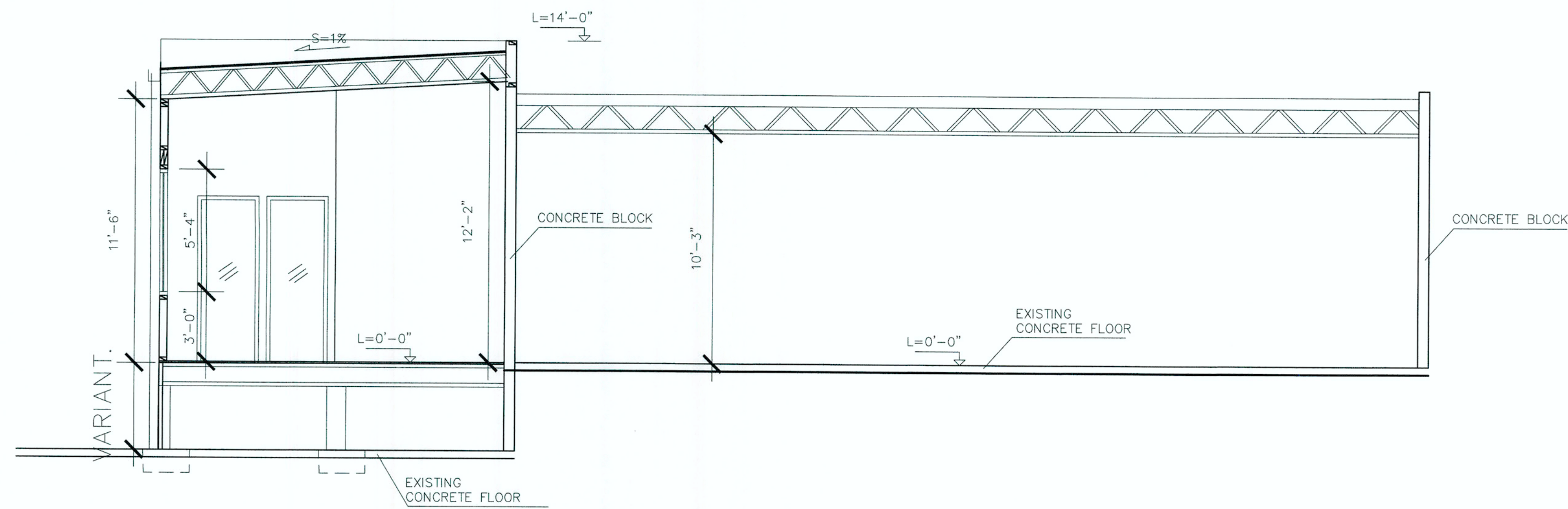
06/2022

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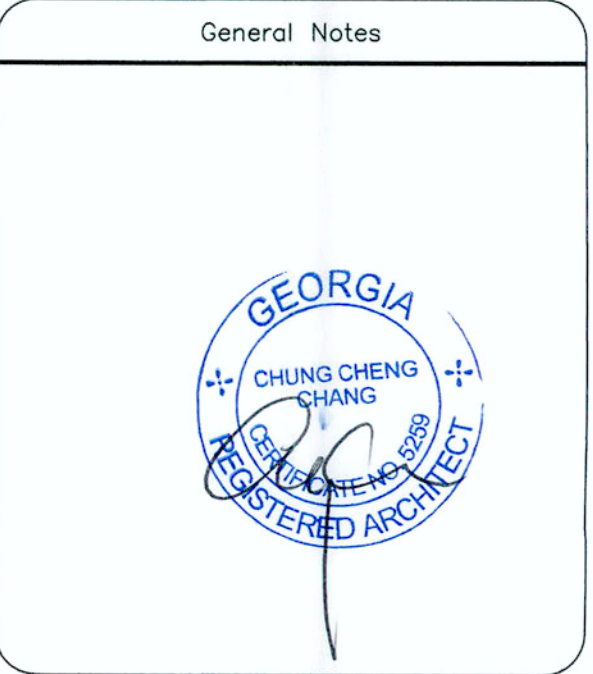
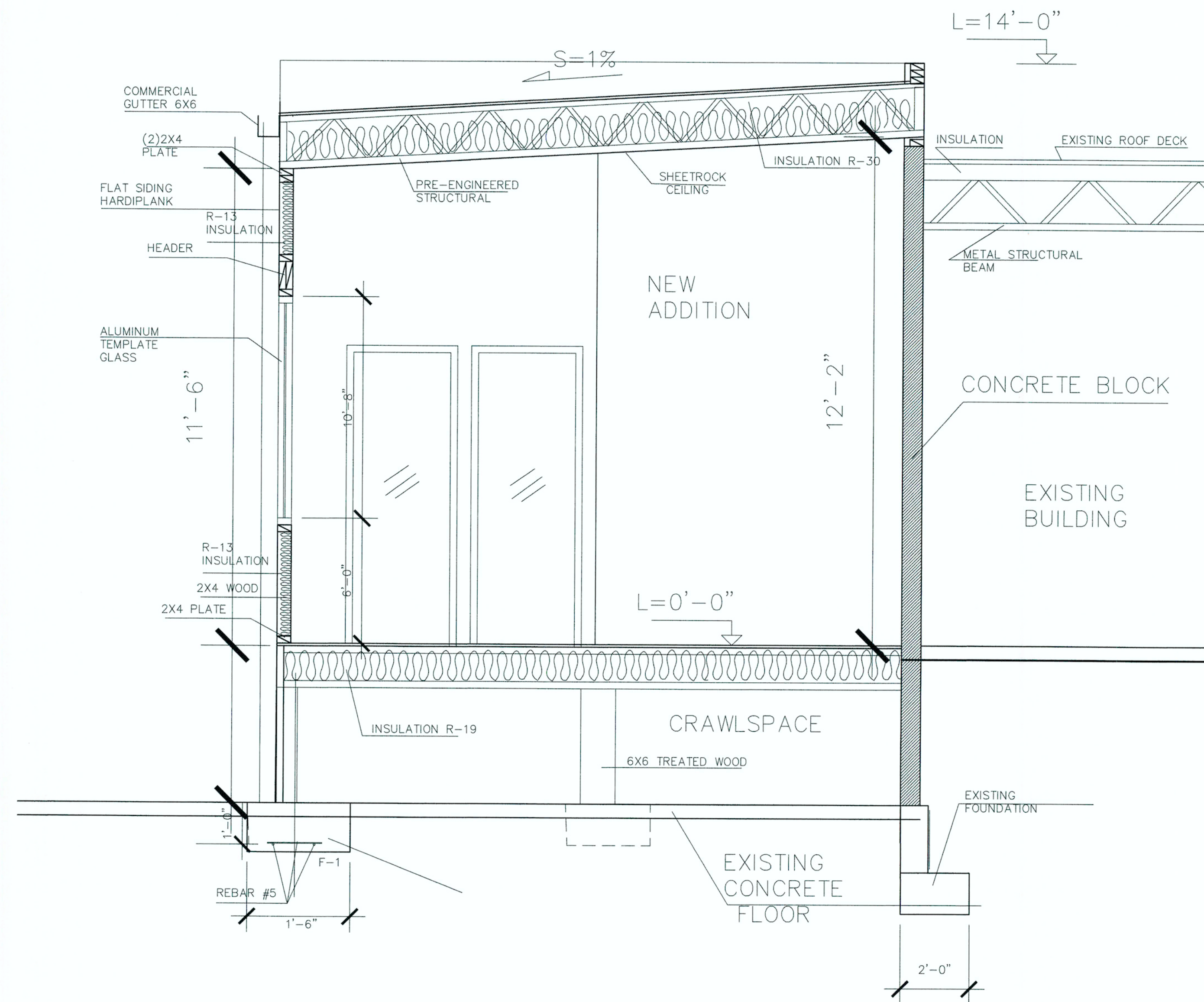
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Page 25 of 142

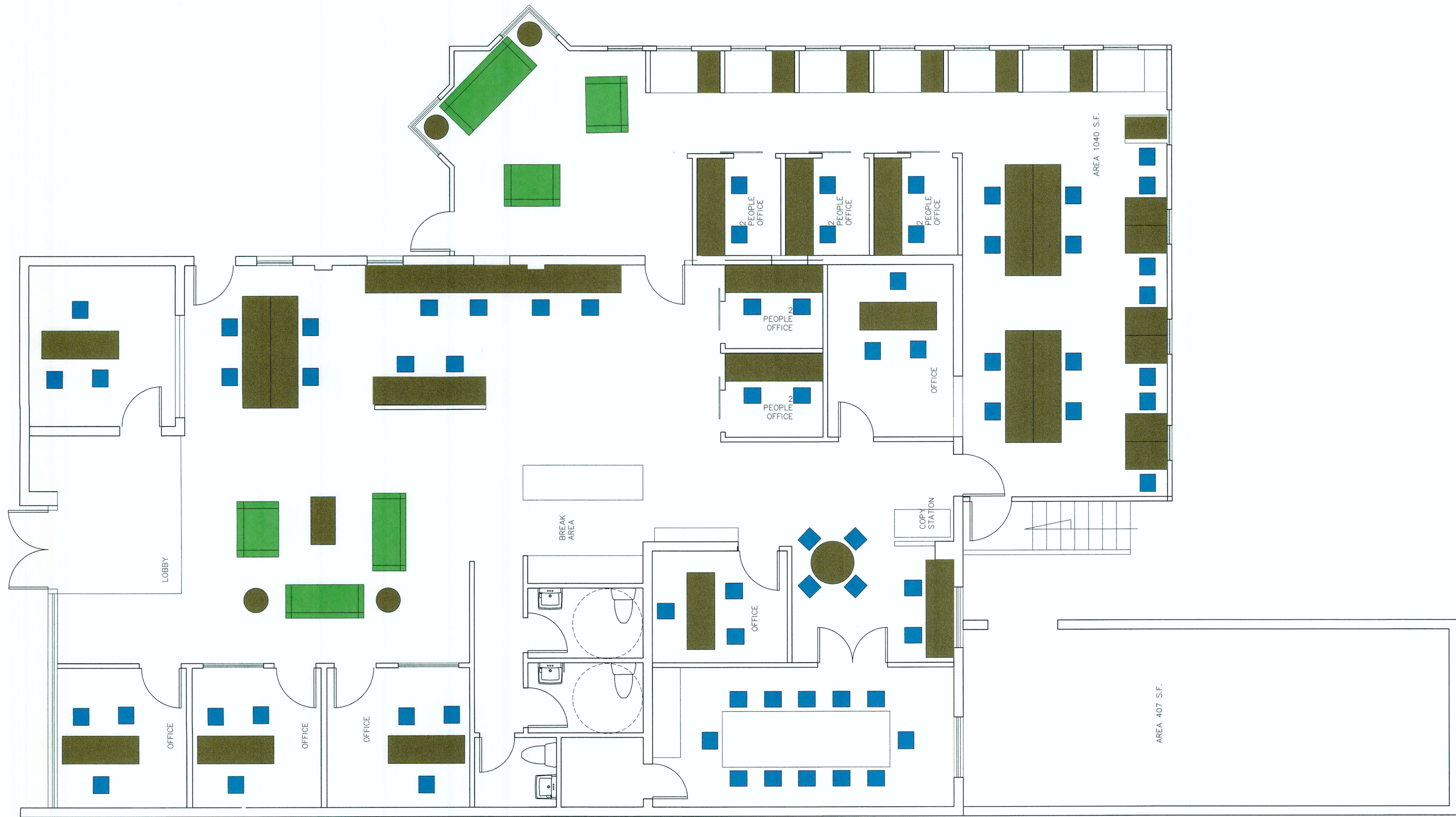


ATTACHED DETAIL
3/4"=1'-0"



SIX DEGREES CoWorking
INTERIOR FINISHED
3396 DOGWOOD DR
HAPEVILLE, GA
CONTACT: WILLIAM GARCIA 404 886 4857

Project	01/0622	Sheet
Date	06/2022	A-6
Scale		



FURNITURED PLAN

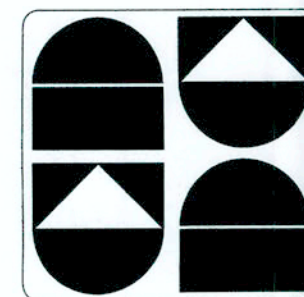
General Notes



CONTACT PERSON:
ALDO GUTIERREZ
770 605 1596
aldoalf@gmail.com



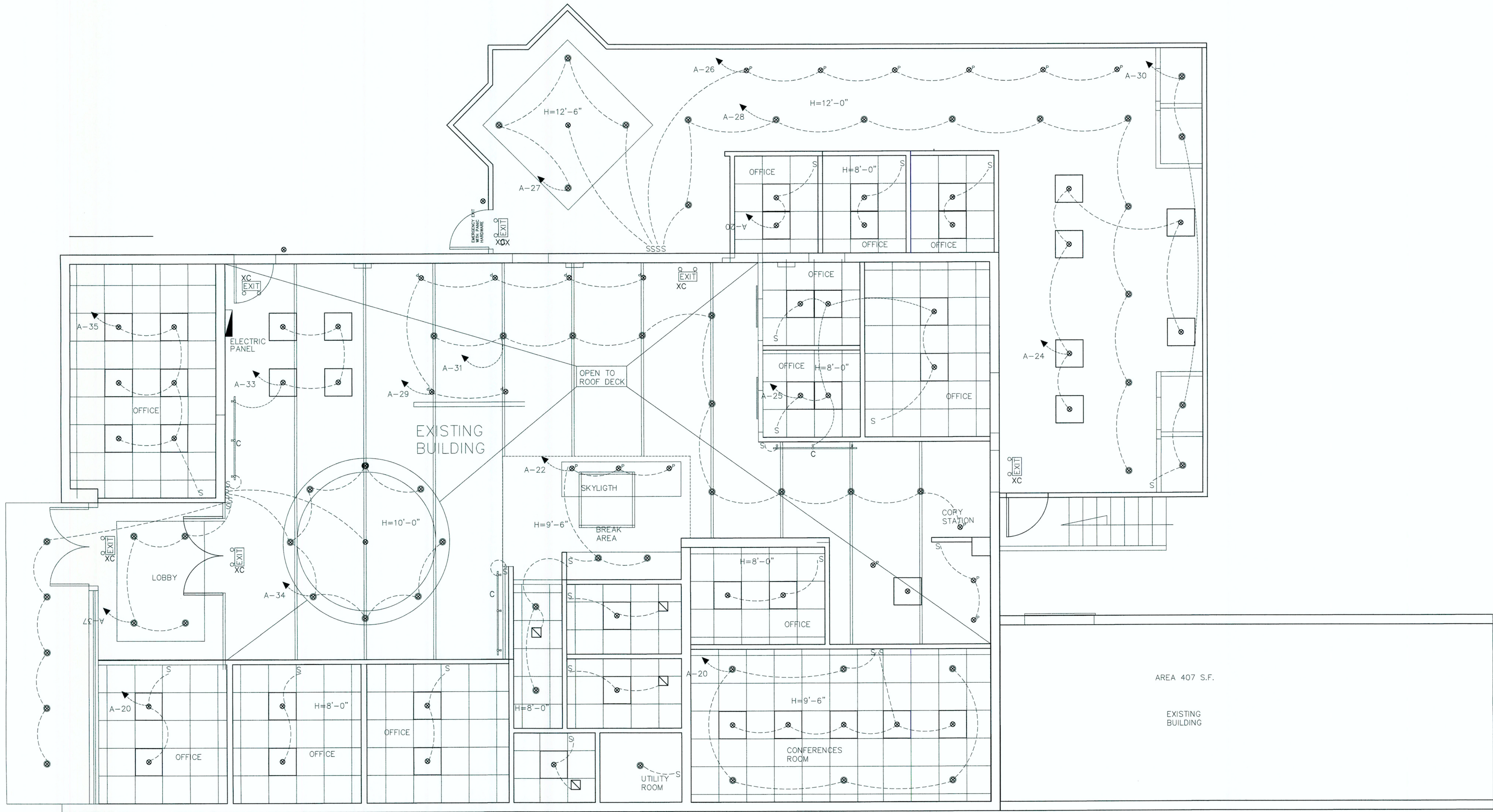
CUSTOM DESIGN
&
DEVELOPMENT
CORPORATION
5720 BUFORD HWY.
SUITE 200,
ATLANTA GA 30071.
CHUNG CHENG CHANG
Registered Architect #5259



SIX DEGREES CoWorking
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Project
01/0622
Date
06/2022
Scale

Sheet
A-7



LIGHTING PLAN

Lighting fixtures

GENERAL - EACH FIXTURE SHALL BE U.L. LABELED; PROVIDE COMPLETE FIXTURES INCLUDING ALL HARDWARE, SUPPORT, LAMPS AND WIRING. CONTRACTOR SHALL PROVIDE FINAL VERIFICATION OF CHILING TYPES, MATERIALS AND SUSPENSION SYSTEM, VOLTAGE, ETC., PRIOR TO FINAL ORDERING OF FIXTURES, BALLAST SHALL BE OF THE ENERGY SAVING TYPE, HIGH POWER FACTOR, FULL LIGHT PER OUTPUT, CEM/ANSI CERTIFIED . PROVIDE LAMP SAFETY SHIELDS WHERE REQUIRED BY CODE.

FIXTURE MOUNTING AND SUPPORT- EACH FIXTURE SHALL BE SUPPORTED FROM THE CHILING STRUCTURE (VERIFY CEILING STRUCTURAL CAPASITY) OR DIRECTLY FROM BUILDING STRUCTURE, SECURE FIXTURE TO CEILING STRUCTURE IN ACCORDANCE WITH CODE. PENDANT SUPPORTED FIXTURES SHALL BE SUPPORTED FROM BUILDING STRUCTURE

RECEPTACLES- PROVIDE 20A DUPLEX, SINGLE GROUND-FEULT-INTERRUPTER (GFCI) AND OTHER TYPE GROUNDED RECEPTALES AS INDICATED WITH MATCHING COVERPLATE.

GENERAL- PROVIDE EMPTY WALL BOXES AND CONDUITS WITH PULL STRINGS FOR CABLE INSTALLATION BY OTHERS. BOXES SHALL BE STANDARD WALL BOXES WITH 3/4" MINIMUM CONDUIT STUBBED INTO ACCESSIBLE CEILING OR CRAWL SPACE.

GROUNDING- PROVIDE GROUNDING OF ENTIRE ELECTRICAL SYSTEM PER NFPA-70-250. GROUND ALL RECEPTACLES, SWITCHES, FIXTURES AND DEVICES. PROVIDE A GROUND WIRE CONDUCTOR WITH ALL WIRING, GROUND RODS SHALL BE STEEL CORE COOPER-CLAD, 1/2" X 10' LONG, TOP 24 INCHES BELOW GRADE. CADWELD ALL UNDERGROUND AND STRUCTURAL GROUND CONNECTIONS.

PANEL BOARD INTERIOR - FACTORY ASSEMBLED, DOUBLE ROW CONSTRUCTION. STAGGERED NUMBERING, SEQUENCE PHASED ALUMINUM BUSING. FULL AMPACITY PHASE, NEUTRAL BUS, GROUND BUS.

DEDICATED DUPLEX RECEPTACLES SHALL BE RATED FOR 20 AMP, 120 VOLTS NEMA- 5-20R.

MOUNTING HTS.

SWITCHES, COUNTER RICEPTACLES: 40" A.F.F.

WALL CONVENIENCE OUTLETS: 17" A.F.F.

DATA/PHONE OUTLETS: 17" A.F.F.

LIGHTING FIXTURE SCHEDULE

A	2X2 WHITE INTEGRATED LED DROP CEILING TROFFER LIGHT WITH 5000 LUMENS OR APPROVED EQUAL		
B	RECESSED LGTH 6" EXISTING LED WHITE		
C	TRACK LIGHT		
D	PENDING LIGHT		
XC	COMBINATION EXIT/EMERGENY WITH BATTER, WHITE FINISH, LITHONIA #LHMQ-S-W-3-R-120/277-N,OR APPROVED EQUAL	INCLUDED	5W 120/277V

- ⊗ Reset Con
- ⊗ Pendant

NOTE:
ELECTRICAL,PLUMBING OR MECHANICAL LAYOUT ARE DIAGRAMMATIC ONLY AND SHOW THE INTENT OF DESIGN, IN THE EXISTING BUILDING WITH EXISTING EQUIPMENT AND SYSTEMS.
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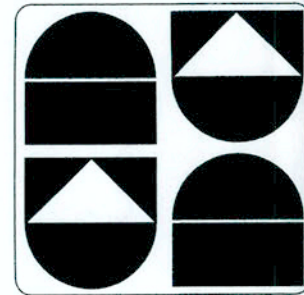
General Notes



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Registered Architect #5259

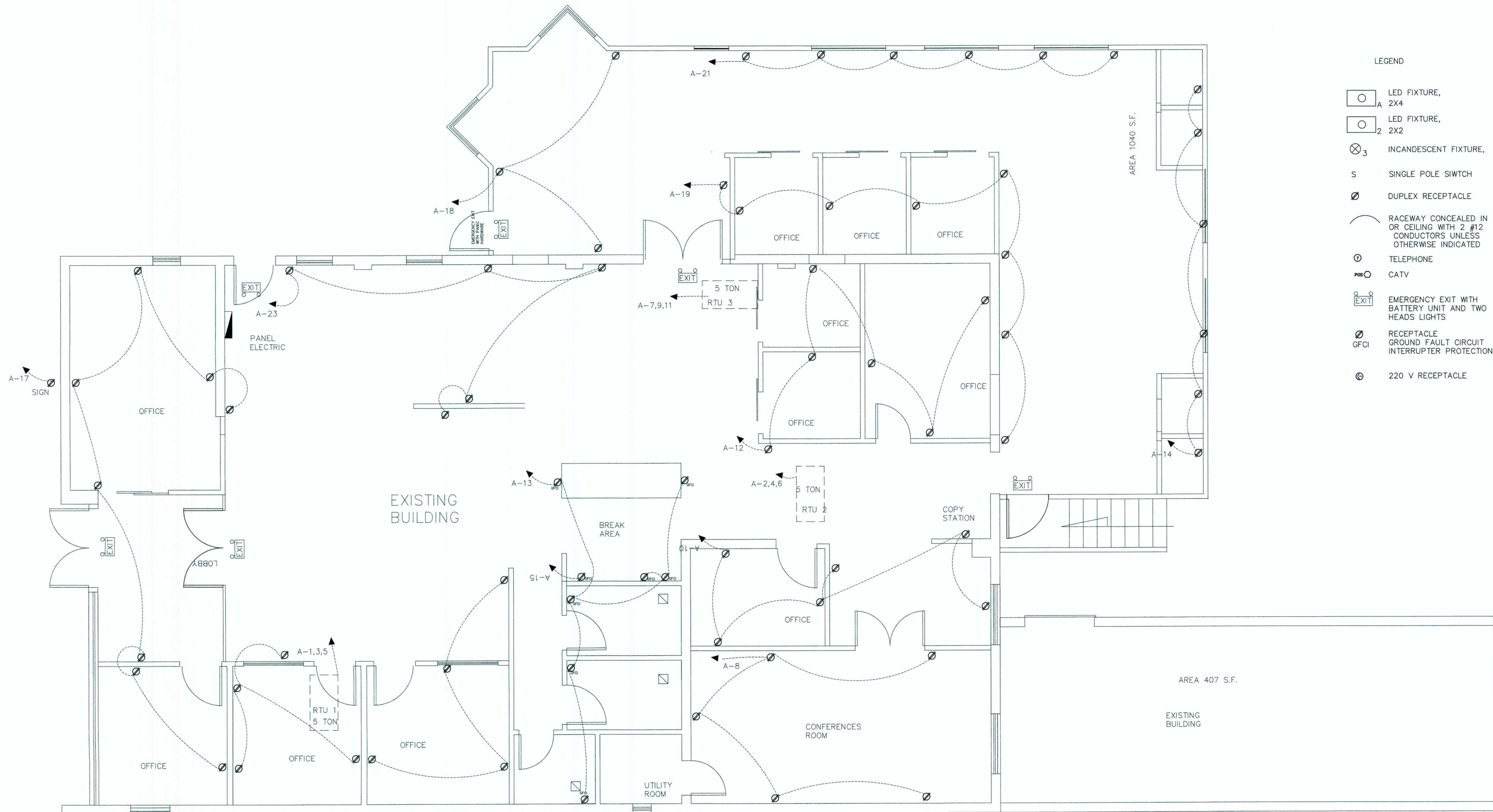
Project Name and Address

SIX DEGREES CoWorking
INTERIOR FINISHED
3396 DOGWOOD DR
HAPEVILLE , GA

CONTACT: WILLIAM GARCIA 404 886 4857

Project 01/0622
Date 06/2022
Scale

Sheet E-1



LEGEND

- LED FIXTURE, 2X4
- LED FIXTURE, 2X2
- INCANDESCENT FIXTURE,
- S SINGLE POLE SWITCH
- DUPLEX RECEPTACLE
- RACEWAY CONCEALED IN WALL OR CEILING WITH 2 #12 CONDUCTORS UNLESS OTHERWISE INDICATED
- TELEPHONE
- CATV
- EMERGENCY EXIT WITH BATTERY UNIT AND TWO HEADS LIGHTS
- RECEPTACLE GROUND FAULT INTERRUPTER PROTECTION
- 220 V RECEPTACLE

ELECTRICAL PLAN

NOTE:
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AND SYSTEMS.
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MAINS :				PANEL DESIGN:				BUSSINGS :			
☒ MLO ☐ MCB		☐ TOP FRAME:200 ☐ TRIP: 3 ☐ WIRE: 4		A		☒ CU ☐ AL		☐ 600 NEUT ☐ GND BUS		SOLID NEUT ■ GND BUS AMPS:200	
FED FROM:		SUPPLY FEEDER:				LOCATION:		MOUNTING:		SYM. I.C. :	
DISCONNECT		200 AMP. FEEDER 208/120V		UPPER FL. COMP. RM		■ SURFACE □ FLUSH				NEMA TYPE : I	
		TO SERVE		CKT BKR TRIP POLE		CKT BKR POLE TRIP		TO SERVE		FEEDER	
CIRC	LOAD KVA									LOAD KVA	CIRC
1											2
3	13.6	RTU-1							RTU-2	13.6	4
5											6
7											8
9	13.6	RTU-3							OFFICE	1.2	10
11									OFFICE	1.2	12
13	1.8	RESTROOMS							OFFICE	1.2	14
15	1.8	REFRIGERATOR							OFFICE	1.2	16
17	0.4	SIGNS							OFFICE	1.2	18
19	1.2	OFFICE							LIGHTING	0.8	20
21	1.2	OFFICE							LIGHTING	0.8	22
23	1.2	OFFICE							LIGHTING	0.8	24
25	0.8	LIGHTING							LIGHTING	0.8	26
27	0.8	LIGHTING							LIGHTING	0.8	28
29	0.8	LIGHTING							LIGHTING	0.8	30
31	0.8	LIGHTING							OUTLETS (TV MENU)	0.4	32
33	0.4	LIGHTING							LIGHTING	0.8	34
35	0.4	LIGHTING							OUTLETS	0.4	36
37	0.4	LIGHTING							OUTLETS	0.4	38
39	0.4	OUTLETS							SPARE		40
41		SPARE							SPARE		42

NOTES :

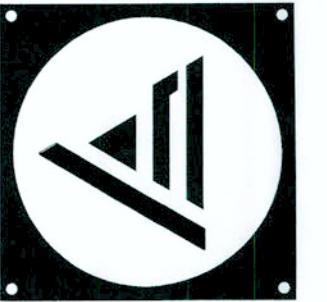
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EXISTING PANEL A

General Notes

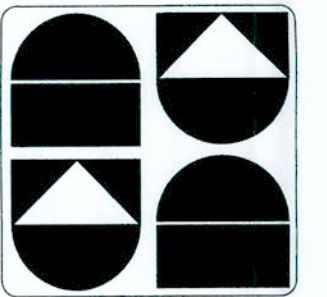


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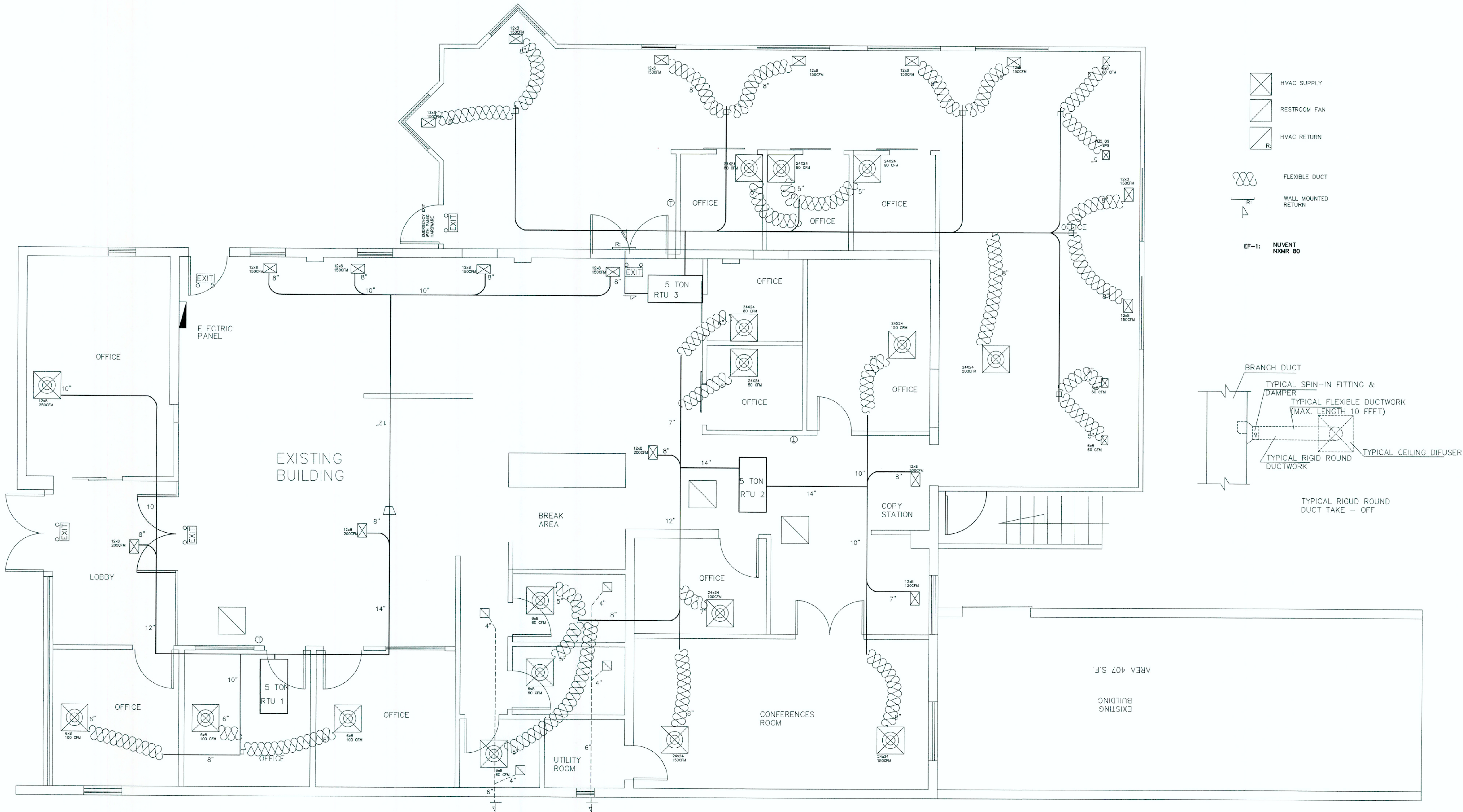
Project Name and Address

Project 01/0622

Date 06/2022

Scale

E-2



HVAC FLOOR PLAN

1.-THESE CONTRACT DRAWINGS ARE SCHEMATIC IN NATURE AND ARE NOT INTENDED TO SHOW ALL POSSIBLE CONDITIONS. IT IS INTENDED THAT A COMPLETE HVAC SYSTEM BE PROVIDED WITH ALL NECNECESARY EQUIPMENT, ALL PARAMETERS, AND CONTROLS, COMPLETELY COORDINATED WITH ALL DICIPLINES, ALL PARAMETERS GIVEN IN THESE DOCUMENT SHALL BE STRICTLY CONFORMED WITH. FURNISH ALL ITEMS AN LABOR REQUIRED FOR A COMPLETE HVAC SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARS. FIELD VERIFY CONDITIONS AND CAREFULLY REVIEW ALL CONTRACT DOCUMENTS AND THE DESIGN OF OTHER TRADES BEFORE COMMENCING ANY WORK.

2.- COORDINATE DUCTWORK AND PIPING WITH THE PLUMBING, AND ELECTRICAL MAKE OFFSET AND TRANSITIONS TO COORDINATE WITH THE STRUCTURE AND OTHER TRADES WITHOUT ADDITIONAL EXPENCE TO THE OWNER.

3.- DUCT SIZES ARE SHOWN AS INSIDE CLEAR DIMENSIONS, WHERE INTERNAL INSULATION IS CALLED FOR, DUCT DIMENTION SHALL BE INCREASED BY TICKNESS OF THE INSULATION.

4.- CONTRACTOR SHALL COORDINATE VOLTAGE AND PHASE OF EACH PIECE OF EQUIPMENT WITH ELECTRICAL DRAWINGS & CONTRACTOR PRIOR TO ORDERING.

5.- NEW ROOF PENETRATIONS SHALL BE PROVIDED WITHOUT REDUCING THE BUILDING STRUCTURAL INTEGRITY.

8.- DUCT ALL DUCTWORK LEVELED AND AS HIGH AS POSSIBLE, UNLESS OTHERWISE NOTED.

9.- FLEXIBLE DUCT RUNOUT SHALL BE OF CONTINUOUS LENGHT AND SHALL BE RUN WITHOUT ANY KINKS AND SAGS. ALL DIFFUSER BRANCH LINE SHALL BE SIZED TO MATCH DIFFUSER NECK SIZES. FURNISH AND INSTALL WYE, TEES AND DAMPER AT EACH TAKEOFF. FLEX DUCT SHALL BE LIMITED TO 10 FT RUNS.

10.- ALL DUCT TRANSITIONS FROM SQUARE TO ROUND SHALL BE SMOOTH.

11.- MASTIC ALL DUCT JOINTS TO ELIMINATE AIR LEAKAGE AND SECURE FLEX DUCT WITH STRAPS.

12.- CONTRACTOR SHALL COORDINATE EACH PIECE OF EQIPMENT WITH THE ELECTRICAL DRAWINGS AND CONTRACTOR PRIOR TO ORDERING ANY EQUIPMENT.

13.- ALL CEILING DIFFUSERS AND GRILLES SHALL BE WHITE AND FURNISHED NEW.

14.- ALL POWERED EQUIPMENT SHALL BE PROVIDED WITH DISCONNECT SWICHES.

15.- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF CEILING AND-OR WALL AIR DISTRIBUTION DIFFUSERS, GRILLES AND REGISTERS. COORDINATE WITH LIGHT FIXTURES.

SPECIFICATIONS:

DUCTWORK AND ACCESORIES

INDUSTRY STANDARDS: COMPLY WITH SMACNA (SHEET METAAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION) HVAC DUCT CONSTRUCTION STANDADS, RECOMMENDATIONS FOR FABRICATION, GAUGES, CONSTRUCTION AND DETAILS, AND INSTALATION PROCEDURES, EXEPT AS OTHERWISE INDICATED.

COMPLY WITH ASHRAE (AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR CONDONING ENGINEERS) FUNDAMENTALS HANDBOOK RECOMMENDATIONS, EXCEPT AS OTHERWISE INDICATED.

LOW PRESSURE DUCTS:

DUCTWORK METAL AND GAUGE: EXEPT AS OTHERWISE INDICATED, FABRICATE DUCTWORK FROM GALVANIZADE SHEET STEEL COMPLYING WITH ASTM A527, LOCKFORMING QUALITY, WITH ASTM A525 G90 ZINC COATING, MILL PHOSPHATIZED, GAUGES TO COMPLY WITH SMACNA STANDARDS.

DUCT SEALANT: NON-HARDENING, NON MIGRATING MASTIC OR LIQUID ELASTIC SEALANT (TYPE APPLICABLE FOR THE FABRICATION/INSTALATION DETAIL) AS COMPOUNDED AND RECOMMENDED BY THE MANUFACTURER SPECIFICALLY FOR SEALANT JOINTS AND SEAMS IN DUCTWORK.

DUCTWORK SUPPORT MATERIALS: EXCEPT AS OTHERWISE INDICATED, PROVIDE UPPER ATTACHMENT, HANGERS OF GALVANIZED STEEL STRAPS, OR STEEL RODS AND LOWER ATTACHMENT FOR SUPPORT OF DUCTWORK. HANGING/SUPPORT SYSTEMS SHALL BE IN ACCORDANCE WITH SMACNA REQUIREMENTS.

GREASE DUCT SYSTEM:
GREASE EXHAUST DUCTWORK SHALL BE FACTORY FABRICATED EQUAL TO SELKIRK METALBESTOS ZEROCLEAR MODEL IPS-23. INSTALL DUCTWORK IN ACCORDANCE WITH UL 1978 AND UL 2221 INSTALLATION INSTRUCTIONS. COMPLETE SYSTEM, FROM HOOD OUTLETS TO FAN INLET SHALL, INCLUDE TRANSITIONS TO HOOD OUTLETS, ADJUSTABLE PIPE LENGTHS, SUPPORT PLATES, GUIDE RINGS, ACCESS DOORS, AND THRU WALL FIRE STOP PENETRATIONS. MODEL IPS-C1 OR MODEL G MAY BE USED WHERE CLEARANCES PERMIT.

VOLUNTARY ALTERNATE GREASE DUCT AND WRAP SYSTEM:

INSTALL CARBON STEEL OF MINIMUM 16 GAUGE OR STAINLESS STEEL MINIMUM 18 GAUGE IN STRICT ACCORDANCE WITH NFPA-96. THE ENTIRE DUCT SYSTEM, FROM HOOD OUTLETS TO FAN INLET, SHALL BE WRAPPED WITH ASTM-814 CERTIFIED DUCT WRAP FOR ZERO CLEARANCES TO COMBUSTIBLE. FOLLOW DUCT WRAP MANUFACTURERS INSTRUCTIONS FOR INSTALLATION AND THROUGH WALL PENETRATIONS.

A/C UNIT SCHEDULE												
TAG	SERVICE	CFM	O.A. CFM	MIN HP	COOLING			GAS		S.E.E.R.	NUM TONS	MANUFACTURER
					E.A.T.	TOT MBHSEN	MBH INPUT	INPUT	INPUT			
RTU-1	FRON AREA	3000	1000	1.3	80/67	61.9	47.7	115	90	E.E.R. 13.0	5.0	
RTU-2	REAR AREA	3000	1000	1.3	80/67	61.9	47.7	115	90	E.E.R. 13.0	5.0	48HCDAD6A2A5-0A0A0
RTU-3	ADDITION AREA	3000	1000	1.3	80/67	61.9	47.7	115	90	E.E.R. 13.0	5.0	48HCDAD6A2A5-0A0A0

NOTE:
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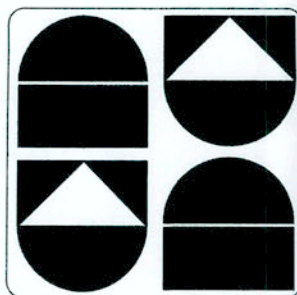
General Notes



CONTACT PERSON:
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770 605 1596
aldofa@hotmail.com



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CHUNG CHENG CHANG
Registered Architect #5259

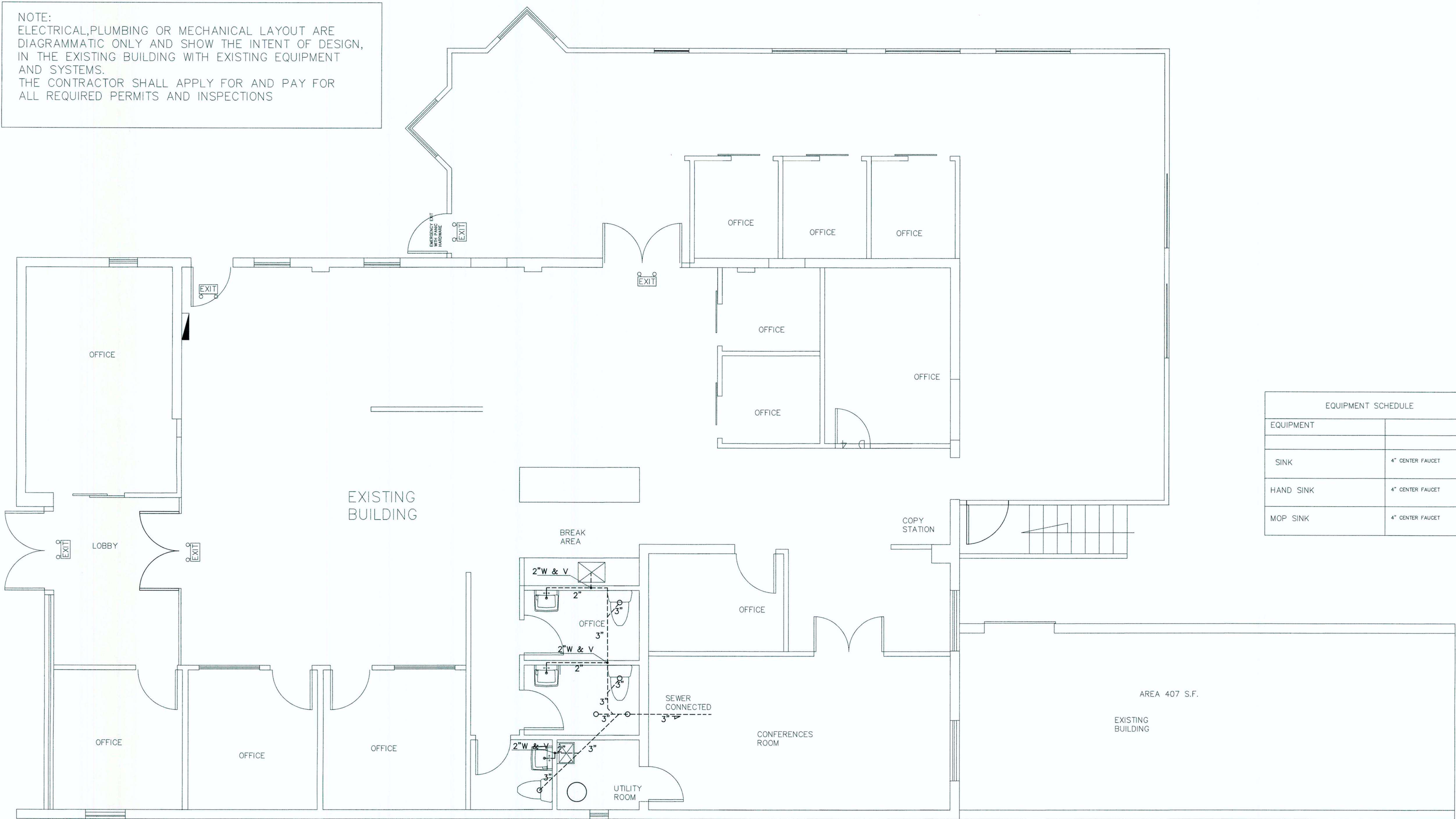


SIX DEGREES CoWorking
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HAPEVILLE, GA

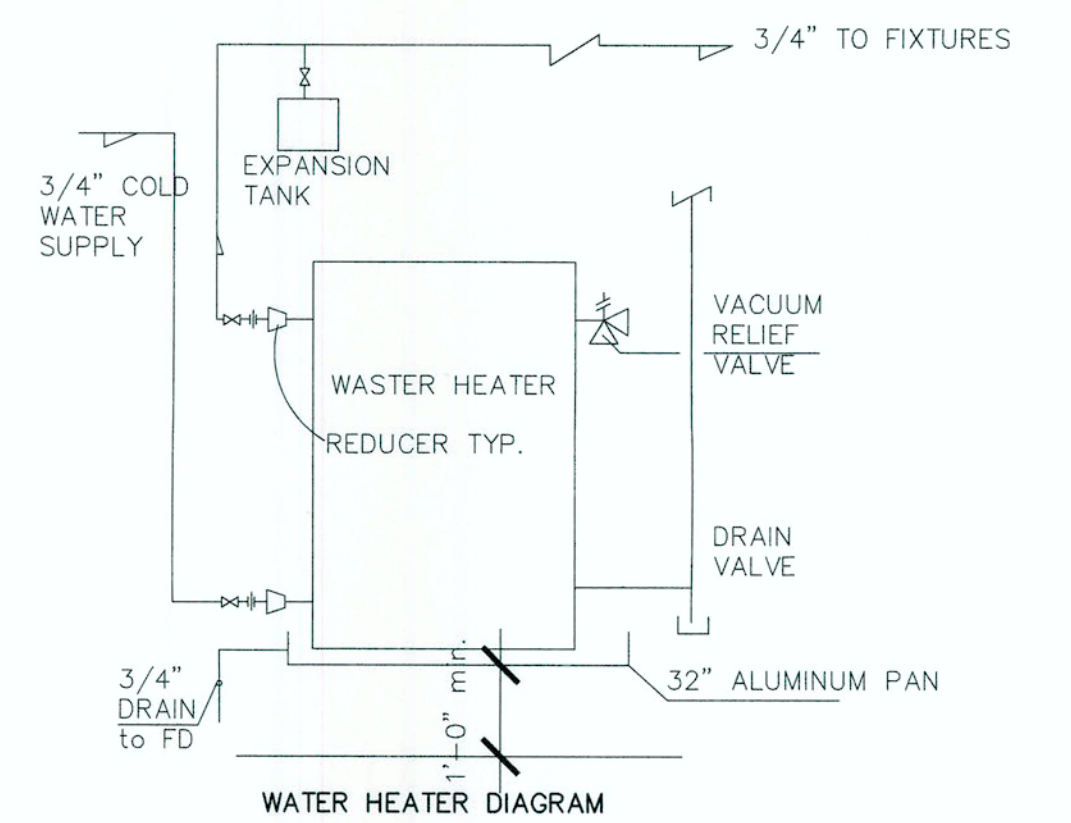
CONTACT: WILLIAM GARCIA 404 886 4857

Project	01/0622	Sheet	
Date	06/2022		M-1
Scale			

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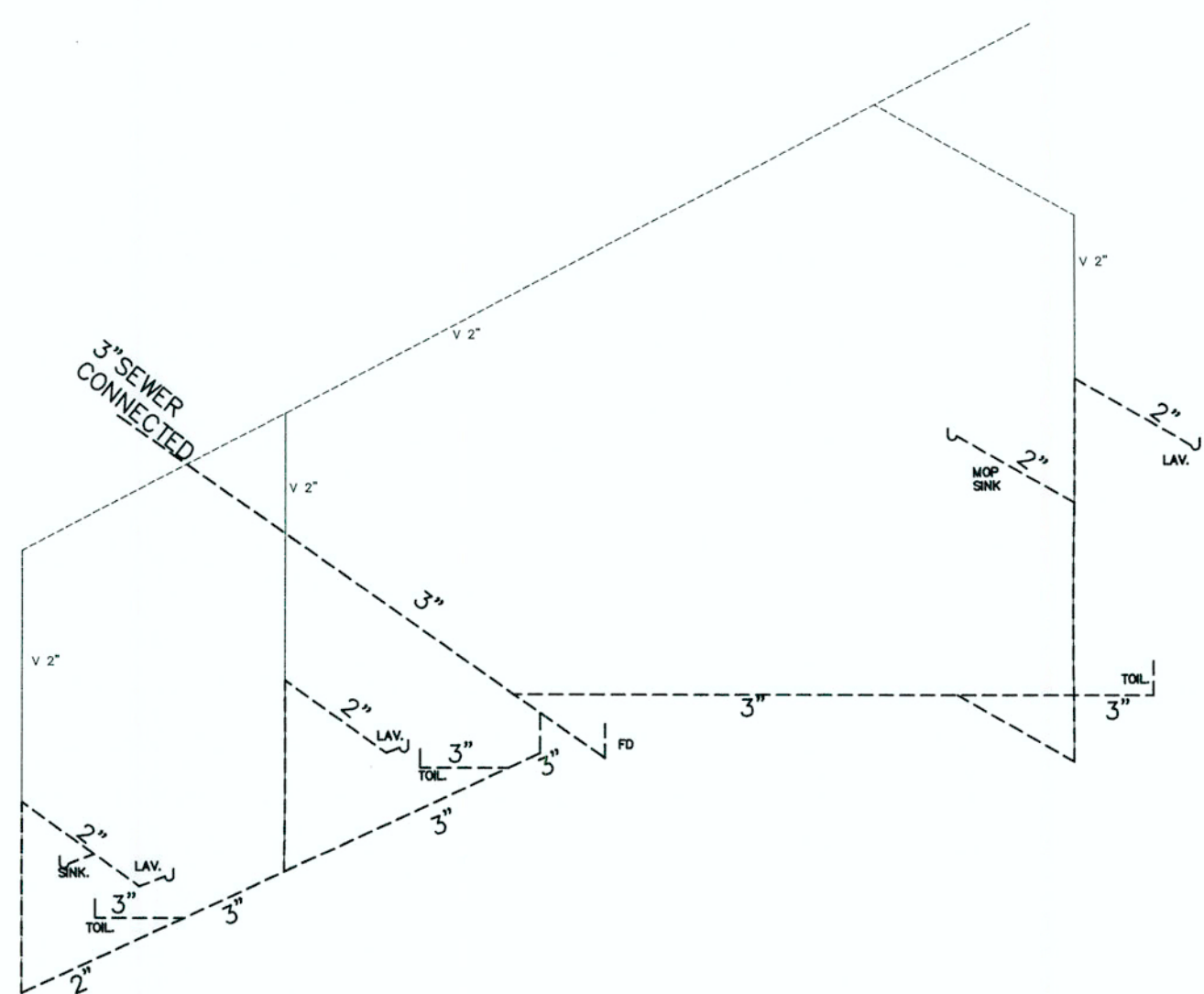


EQUIPMENT SCHEDULE	
EQUIPMENT	
SINK	4" CENTER FAUCET
HAND SINK	4" CENTER FAUCET
MOP SINK	4" CENTER FAUCET



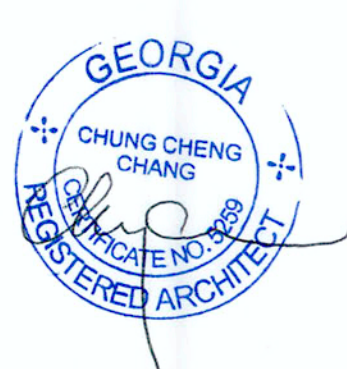
WATER HEATER INFORMATION					
UNIT	SERVICE	SOURCE	BTU/HR	CAPACITY GL	MANUFACTURER
11	WHOLE TENANT	ELECT.	299.000	30	AMERICAN STANDARD D-100-300-ASME

- 1- ALL HORIZONTAL WASTE PIPING AND CONDENSATE DRAINS SHALL HAVE A MIN. SLOPE OF 2% (UNLESS NOTED OTHERWISE ON PLANS)
- 2- CONCEAL IN PIPING IN FINISHED PORTIONS OF THE BUILDING UNLESS NOTED OTHERWISE. ALL SANITARY PIPE ABOVE GRADE ARE TO BE CI.
- 3- THESE DRAWINGS ARE DIAGRAMMATIC ONLY. REFER TO ARCH. DW'S FOR BLDG. DIMENSIONS AND EXACT LOCATIONS AND ELEVATIONS OF ALL FIXTURES AND EQUIPMENT. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING FIXTURES, PIPING, VALVES AND TIE-IN LOCATION OF ALL NEW PIPING.
- 4- PROVIDE GALVANIZED STEEL PIPE SLEEVES FOR ALL PIPING PASSING THROUGH FLOORS AND SEAL WITH FIRE CAULKING. SLEEVES SHALL EXTEND 2" ABOVE FINISHED FLOORS.
- 5- ALL SANITARY VENTS THRU ROOFS SHALL TERMINATE AT LEAST 6" ABOVE THE ROOF AND 10" AWAY FROM ANY OPERABLE WINDOW OR FRESH AIR INLETS.
- 7- THESE DWG'S HAVE BEEN PREPARED FROM THE LATEST INFORMATION AVAILABLE BUT VARIATIONS MAY OCCUR IN THE ACTUAL CONSTRUCTION. ANY DISCREPPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO COMMENCING WORK EFFECTED.
- 8- CONNECTIONS BETWEEN TWO DISSIMILAR METALS SHALL BE MADE WITH DIELECTRIC UNIONS.
- 9- PROVIDE AND INSTALL NEW TEES, WYES, OR ELLS AT EACH WASTE AND SEWER POINT CONNECTION
- 10- ALL PIPES AND CONDUIT PENETRATIONS OF RATED ASSEMBLES SHALL BE FIRE STOPPED. FIRE STOPPING SHALL BE AN APPROVED MATERIAL AS PRESCRIBED PER STATE FIRE MARSHALL STANDARDS
- 13- ALL FIXTURES CONNECTIONS SHALL BE MADE WITH NEW FITTINGS.
- 14- ALL PLUMBING WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID ANY INTERFERENCES.
- 15- WHERE VISIBLY PENETRATES WALLS INSTALL ESCUTCHEONS TO COVER SLEEVES AND/OR CAULKING, THROUGHOUT FINISHED AREAS.
- 16- ALL FIXTURES AND EQUIPMENT SHALL BE CLEAN DURING ALL CONSTRUCTION AND NOT USED DURING CONSTRUCTION.
- 17- SUPPORT ALL VERTICAL PIPING AT FLOOR PENETRATION WITH RISER CLAMPS.
- 18- ALL PLUMBING WORK SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES, RULES AND REGULATIONS.



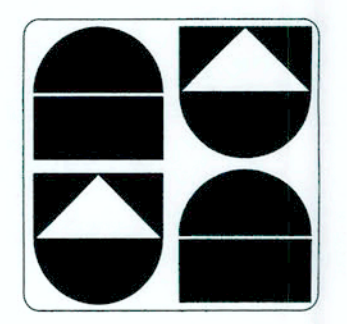
RISER DIAGRAM

General Notes



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CHUNG CHENG CHANG
Registered Architect #5259

Project Name and Address

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HAPEVILLE, GA

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Project	01/0622	Sheet
Date	06/2022	P-1
Scale		



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

DATE: August 12, 2022
TO: Tonya Hutson
FROM: Lynn M. Patterson
RE: **Design Review -Stillwood Farm Subdivision Revisions for Lots**

BACKGROUND

The City of Hapeville has received a revised Design Review Application from Stillwood Development LLC for revisions required by the Building Inspectors/Building Code for 3 already approved single family homes to be located in the Stillwood Farm subdivision, between Stillwood, North Ave, and Springhaven Ave. The single family homes affected area lots 3, 4 and 55. For unit 3, the rear elevations windows were removed were removed and shuttered faux windows are installed in their place, a twin was added to the left elevation. For units 4 and 55, the right elevation third floor transom and the second story single windows were removed (for fire safety).

The property is within the P-D, Planned Unit Development zoning district and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

FINDINGS

As the windows were removed during building code review for compliance, staff recommends approval of the modifications.

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 7-15-22

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: Stillwood Development, LLC **Contact Number:** 770-228-2000

Applicants Address: 430 Plasters Ave NE, Suite 100, Atlanta GA 30324-3912

E-Mail Address: Service@EpicDevelopment.com **Zoning Classification:** PD

Address of Proposed Work: 3264 Springhaven Ave, Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009800090484

Property Owner: Stillwood Development, LLC **Contact Number:** _____

Project Description (including occupancy type): _____
Revising plans for lots 3, 4, 55 due to building code

Contractors Name: Epic Development **Contact Number:** 770-228-2000

Contact Person: Alex Popham **Contact Number:** _____

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


Applicants Signature

7/15/22
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: 104,215 (estimated)

Total Square Footage of existing building: N/A

Estimated Cost of Construction 165K 2944 x 3 = 495K

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

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

A blend of Brick, Hardie siding and Hardie Board and Batten.

NOTICE

Please be advised that the Community Service Department is here to assist all applicants regarding application procedures, meeting schedules and necessary deadlines. The Community Service Department does **NOT** make any final decisions for the Design Review Committee, Sign Committee, Planning Commission, Board of Appeals or rezoning request to Mayor and Council.

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

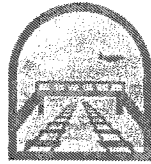
Building inspections issued by the City of Hapeville are contracted out to State of Georgia Certified Inspectors. These inspectors make the final decisions regarding building, electrical, plumbing and HVAC work completed in the City of Hapeville. The Hapeville Fire Marshal conducts inspections issued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

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

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

(Please Print & Initial)

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



imagine
Hapeville
georgia

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

I, the undersigned, agree that with my signature and submission to the City of Hapeville, I have done the following:

☒ Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:
https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICOOR_CH81ARDEST

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

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

☒ Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.

☒ Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.

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

☒ Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.

Alex Popham

Printed Name

Signature

Date

7-15-22

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.

LEGEND

4

DETAIL NUMBER

9

SHEET NUMBER

SUBDIVISION:

HAPEVILLE

LOT #:UNIT 3

RELEASED:04/22/22



DESIGN ■ PLANNING ■ PALETTES

4199 IDLEWOOD PARC COURT

TUCKER, GEORGIA 30084

PH:404.441.8067 FX:770.908.0024

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CLIENT INFORMATION:

Epic

Development

430 PLASTERS AVENUE, SUITE 100

ATLANTA, GA 30324

(678) 777-7425

CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#5-B

Front & Side Elev.

DESIGNED BY: C.SAMUDA 04/22/22

SCALE:

1/8"=1'-0"

1/4"=1'-0"

< 11"x17"

< 24"x36"

SQUARE FOOTAGE:

1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER:

21-1005

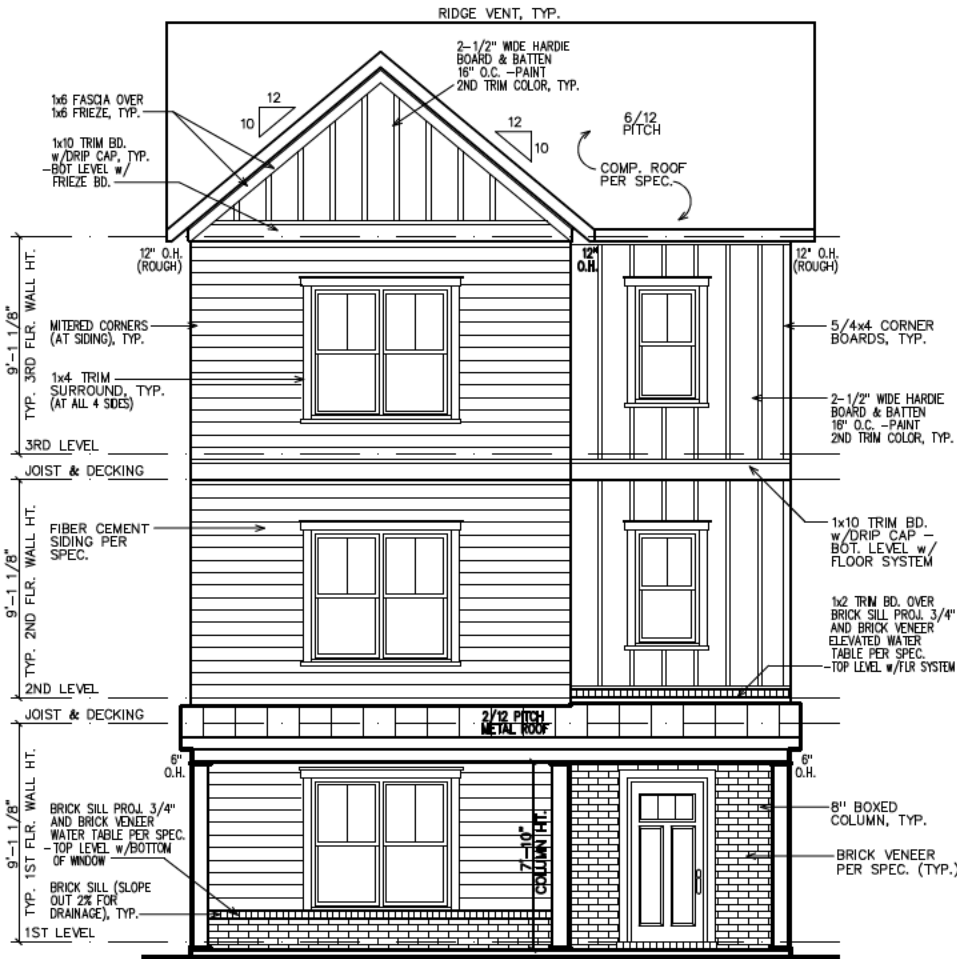
REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
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SHEET NUMBER:

1

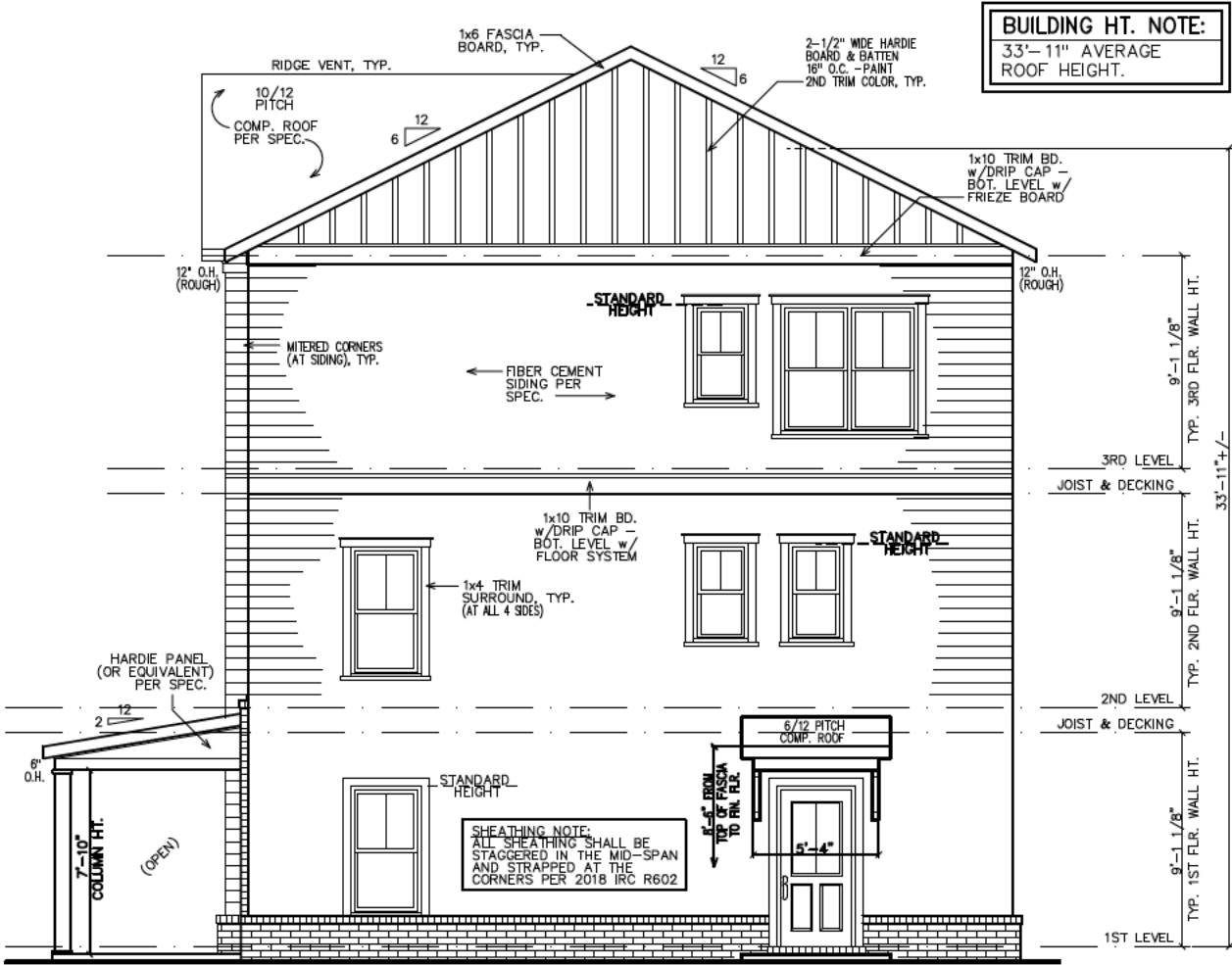
NEW HOME SITE ADDRESS:



SHEATHING NOTE:
ALL SHEATHING SHALL BE
STAGGERED IN THE MID-SPAN
AND STRAPPED AT THE
CORNERS PER 2018 IRC R602

NOTE:
GRADE LEVEL IS SHOWN
APPROXIMATE. ELEVATION
SHOWN MAY VARY SLIGHTLY.

FRONT ELEVATION



RIGHT ELEVATION

NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

TABLE OF CONTENTS

SHEET DESCRIPTION

- | | |
|---|---------------------------|
| 1 | FRONT & SIDE ELEVATIONS |
| 2 | SIDE & REAR ELEVATIONS |
| 3 | 1st/2nd/3rd LEVEL PLANS |
| 4 | SLAB & ROOF PLAN |
| 5 | ELECTRICAL PLANS |
| 6 | EXTERIOR/FIRE WALL DETAIL |

GOVERNING CODES & STANDARDS

- 2018 INTERNATIONAL RESIDENTIAL CODE, WITH GEORGIA AMENDMENTS.
- 2018 INTERNATIONAL PLUMBING CODE, WITH GEORGIA AMENDMENTS.
- 2018 INTERNATIONAL POOL & SPA CODE, WITH GEORGIA AMENDMENTS.
- 2020 NATIONAL ELECTRICAL CODE, WITH GEORGIA AMENDMENTS.
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE w/GA AMENDMENTS.
- NFPA 101 LIFE SAFETY CODE AND T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE AND HANDLING OF WOOD TRUSSES.

DESIGN CRITERIA

ROOF LIVE LOAD: 20 PSF.
FLOOR LIVE LOAD: 40 PSF.
(INCLUDES DECKS, PATIOS, AND PORCHES)
BASIC WIND VELOCITY: 90 MPH
SEISMIC DESIGN CATEGORY: B
BEARING WALLS WITH LIGHT FRAME WALLS AND WOOD STRUCTURAL PANELS.

SUBDIVISION:
HAPEVILLE
LOT #:UNIT 3
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HAPEVILLE PLAN#5-B
Side & Rear Elev.
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3RD FLR.	830
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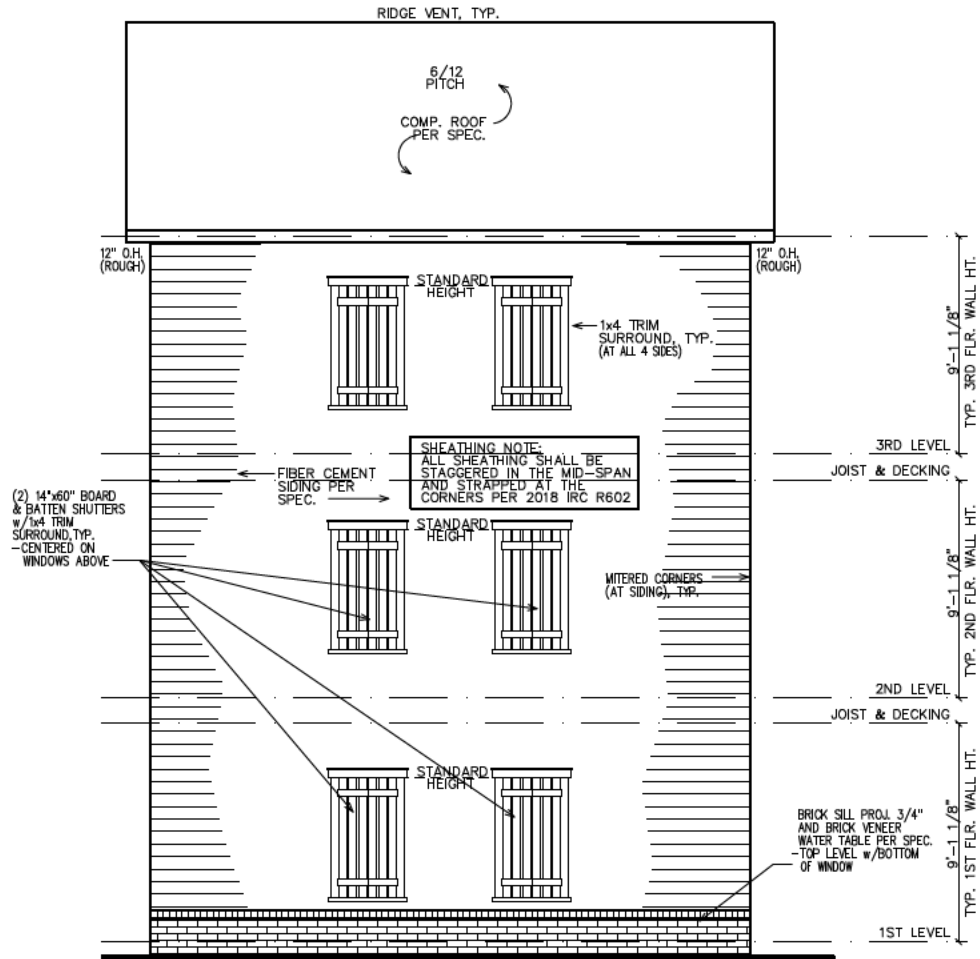
SHEET NUMBER:

2

NEW HOME SITE ADDRESS:



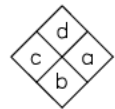
LEFT ELEVATION



REAR ELEVATION

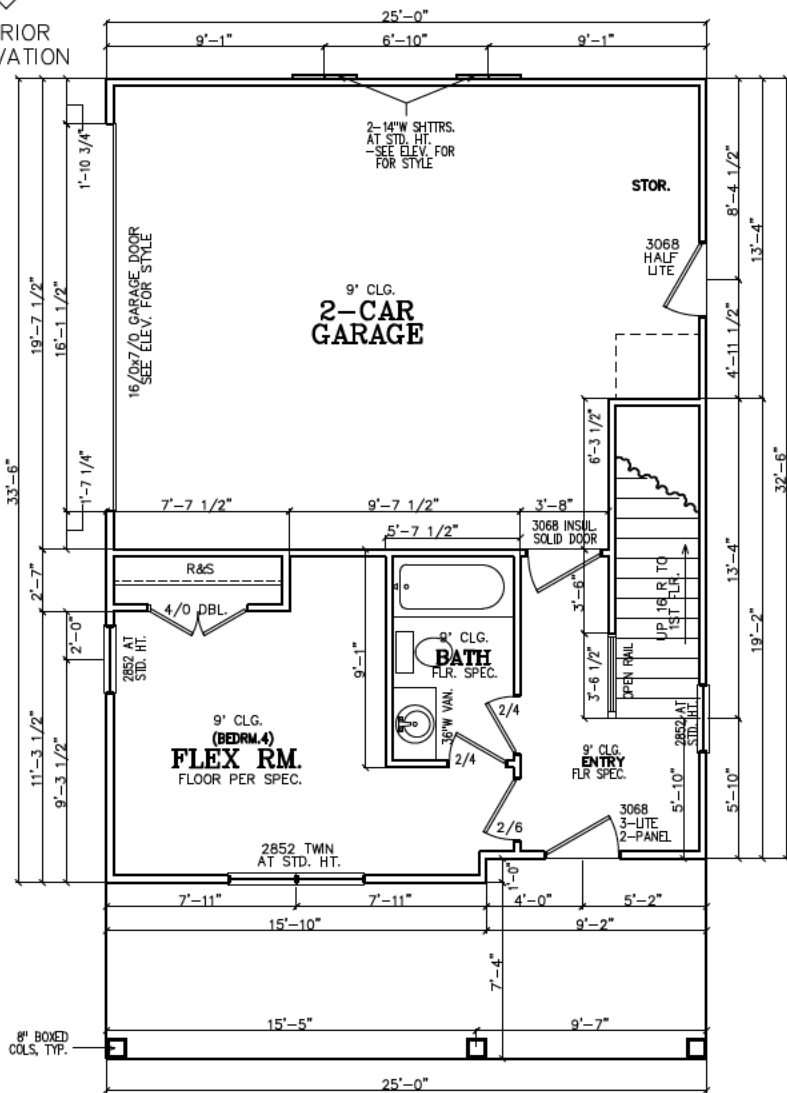
LEGEND

4	DETAIL NUMBER
9	SHEET NUMBER



INTERIOR
ELEVATION
KEY

FIRST FLOOR NOTES:
ALL 1ST FLR. CEILING HTS. TO BE
CONTINUOUS 9'-0" U.N.O. ALL DOORS
TO BE 80" HIGH U.N.O. ALL 1ST FLR.
WINDOWS TO BE AT STD. (83") OR
TRANS.(95") HDR. HT. U.N.O.



FIRST FLOOR PLAN

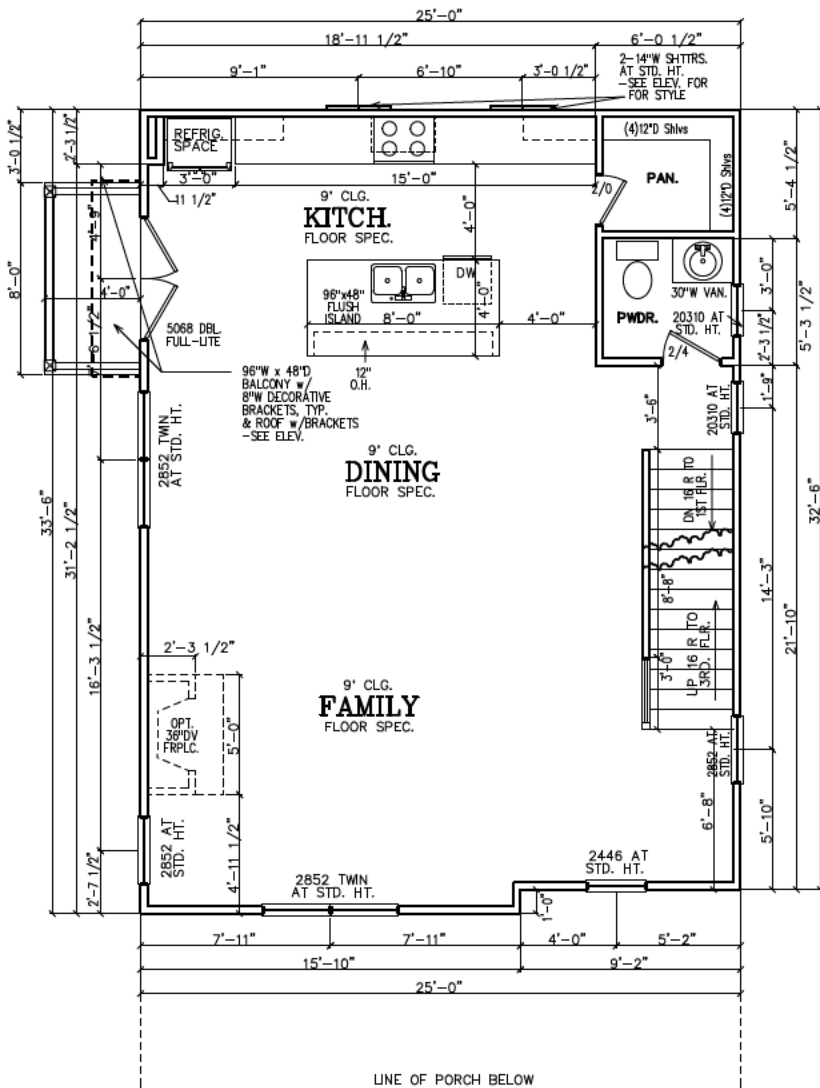
INSULATION NOTES:
1. WALL INSULATION SHALL
BE A MINIMUM OF R-13.
2. CEILING INSULATION
SHALL BE A MINIMUM OF
R-38.
3. SLAB INSULATION PER
CODE. *ALL UNLESS
NOTED OTHERWISE*

NOTE-ALL ANGLES ON
THIS PLAN ARE 90deg. OR
45deg U.N.O.

FRAMING NOTE:
REFER TO FLOOR/CLG
DRAWINGS TO VERIFY ALL
ALL SIZES AND SPACING
PRIOR TO CONSTRUCTION.

SHEATHING NOTE:
ALL SHEATHING SHALL BE
STAGGERED IN THE MID-SPAN
AND STRAPPED AT THE
CORNERS PER 2018 IRC R602

NOTE:
HORIZONTAL DRAFT-STOPPING
IN PLAN AT 1000 S.F. TO
COMPLY WITH 2018 IRC
SECTION 302.12

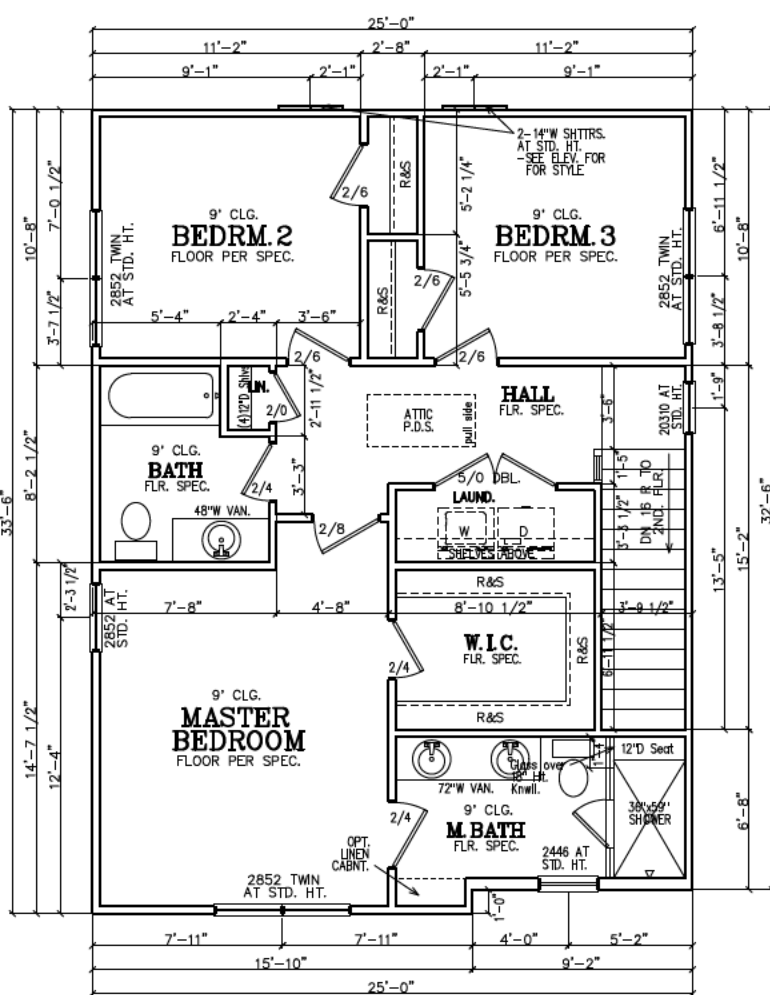


SECOND FLOOR PLAN

SECOND FLOOR NOTES:
ALL 2ND FLR. CEILING HTS.
TO BE CONTINUOUS 9'-0"
U.N.O. ALL DOORS TO BE
80" HIGH U.N.O. ALL 2ND
FLR. WINDOWS TO BE AT
STD.(84") HDR. HT. U.N.O.

NOTE TO FRAMERS:
1. ALL MATERIALS AND WORKMANSHIP
MUST CONFORM TO THE NATIONAL
DESIGN SPECIFICATION FOR WOOD
CONSTRUCTION. PUBLISHED BY THE
NATIONAL FOREST PRODUCTS ASSOC.
2. LUMBER FOR HEADERS, JOISTS, AND
RAFTERS IS TO BE #2 SYP, OR EQUAL.
ALL BEAMS ARE TO BE CALCULATED
AND SIZED ACCORDINGLY.
3. DO NOT CUT FRAMING MEMBERS FOR
ANY PLUMBING, ELECTRICAL OR
MECHANICAL SYSTEMS WITHOUT
REINFORCING THE ALTERED MEMBER
TO ITS ORIGINAL CAPACITY.
4. ALL 2x4 MATERIAL TO BE STUD
GRADE SPF OR EQUAL, UNLESS NOTED
OTHERWISE (U.N.O.)
5. ALL BEAMS AND HEADERS TO BE
SOLID BLOCKED WITH THE SUPPORT TO
BE OF PRESSURE TREATED MATERIAL.
6. ALL LUMBER THAT IS IN CONTACT
WITH CONCRETE OR MASONRY IS TO BE
OF PRESSURE TREATED MATERIAL.
7. PROVIDE 1x4 DIAGONAL BRIDGING IN
ALL CEILING JOISTS.
8. INTERIOR AND EXTERIOR LOAD
BEARING WALLS TO BE 2x4 OR 2x6
IN SIZE AND BE OF STUD GRADE SPF
MATERIAL.
9. ALL KNEE WALL CONSTRUCTION TO
BE BRACED AT 4'-0" O.C. MAX.

SUBDIVISION:
HAPEVILLE
LOT #:UNIT 3
RELEASED:04/22/22



THIRD FLOOR PLAN

THIRD FLOOR NOTES:
ALL 3RD FLR. CEILING HTS.
TO BE CONTINUOUS 9'-0"
U.N.O. ALL DOORS TO BE
80" HIGH U.N.O. ALL 2ND
FLR. WINDOWS TO BE AT
STD.(84") HDR. HT. U.N.O.



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ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#5-B

Floor Plans

DESIGNED BY: C.SAMUDA 04/22/22

SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER:

21-1005

REVISIONS:

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3

LEGEND

4

DETAIL NUMBER

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SUBDIVISION:

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LOT #:UNIT 3

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ATLANTA, GA 30324

(678) 777-7425

CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#5-B

Slab/Foundation & Roof Plan

DESIGNED BY: C.SAMUDA 04/22/22

SCALE:

1/8"=1'-0"

1/4"=1'-0"

< 11"x17"

< 24"x36"

SQUARE FOOTAGE:	
1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

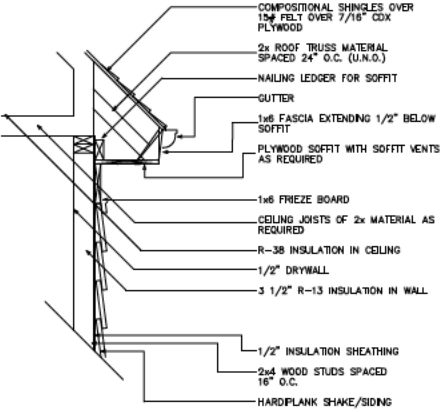
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SHEET NUMBER:

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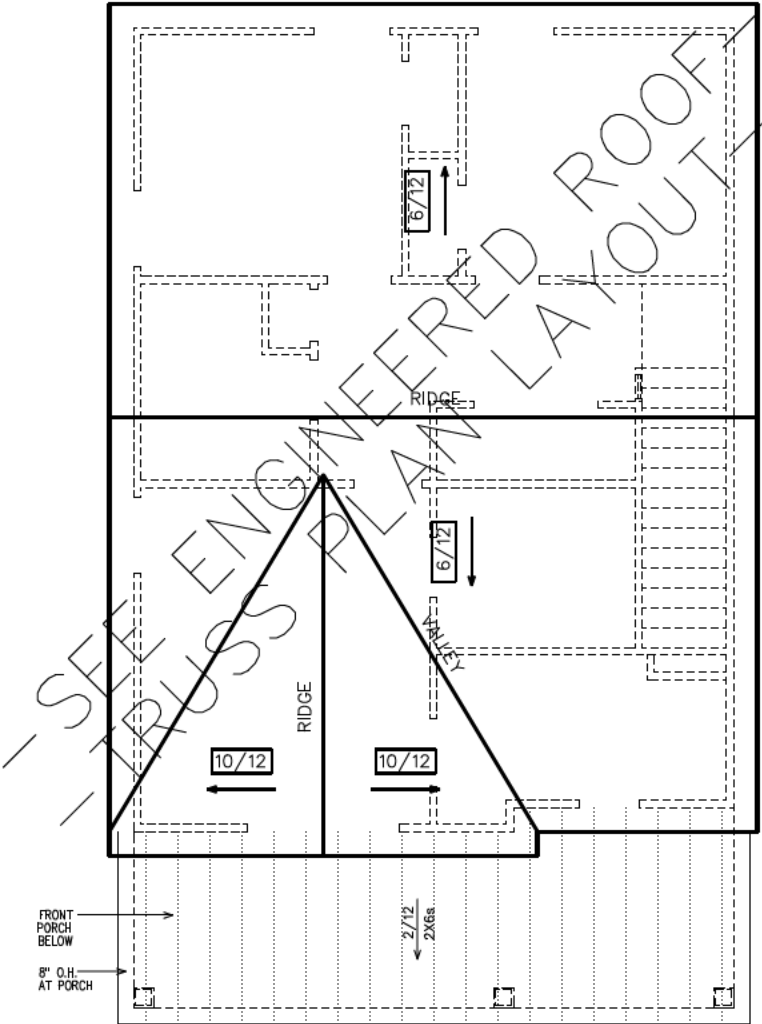


1 UPPER WALL SECTION DETAIL
SC: N.T.S.

GENERAL ROOF NOTES:

- PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. #1WC UNLESS NOTED OTHERWISE.
- 12" ROUGH OVERHANG AT ALL LOCATIONS UNLESS NOTED OTHERWISE.
- SECOND FLOOR ROOF TRUSSES TO HAVE 11" HEEL HEIGHTS UNLESS NOTED OTHERWISE.
- EACH ROOF RAFTER/TRUSS SHALL BE TIED DOWN TO BOTH DOUBLE TOP PLATES WITH STRAPS OF SUFFICIENT LENGTH TO SPAN FROM THE ROOF RAFTER, ACROSS THE BAND AT THE CEILING RAFTERS, AND EXTENDING (AT A MINIMUM) TO THE BOTTOM OF THE LOWER PLATE.
- ALL EXTERIOR WALLS ARE CONSIDERED TO BE SHEAR WALLS; THEREFORE, ALL EXTERIOR WALLS SHALL BE FULLY SHEATHED AND FULLY BLOCKED AT ALL EDGES. HORIZONTAL SHEATHING JOINTS SHALL NOT OCCUR AT THE FLOOR LINE, NOR SHALL VERTICAL OR HORIZONTAL JOINTS ALIGN WITH SIDES OF OPENINGS IN THE EXTERIOR WALLS. SHEATHING PANELS SHALL OVERLAP THE FLOOR LINE BY A MINIMUM OF 12" AND EXTEND A MINIMUM OF 12" BELOW THE BOTTOM OF THE FLOOR STRUCTURE.
- ALL FRAME WORK AND MATERIAL TO COMPLY WITH ALL LOCAL AND NATIONAL CODES.

STICK FRAME PORCH AS SHOWN W/2x6 RAFTERS. 2x6 CEILING JOISTS ALSO REQUIRED.



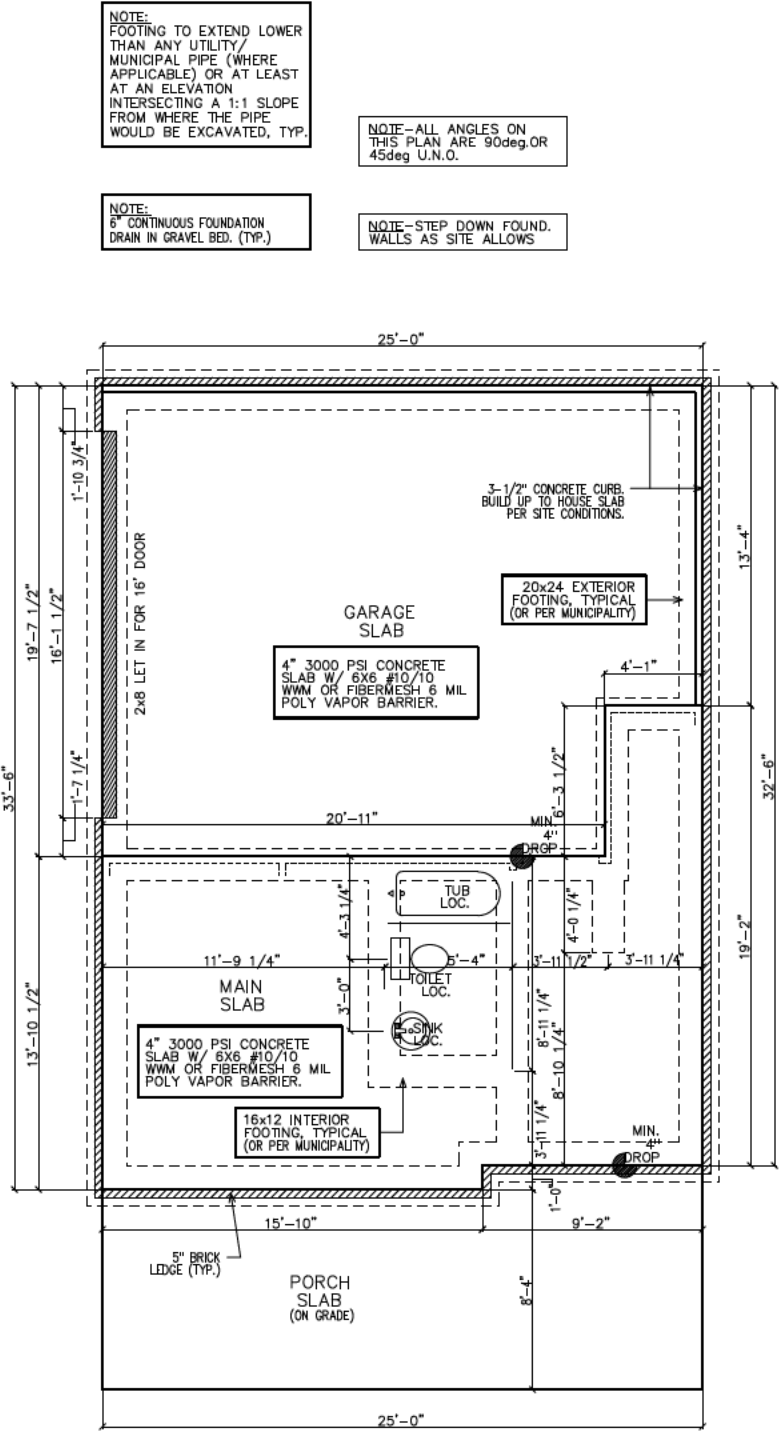
ROOF PLAN

FOUNDATION NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. IF DRAWINGS ARE IN CONFLICT WITH FIELD CONDITIONS OR OTHER DRAWINGS, CONTRACTOR SHOULD CONTACT CS DESIGN GROUP, LLC FOR JUSTIFICATION OR CORRECTION. ANY DISCREPANCIES FOUND AFTER START OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL FOOTINGS ARE TO BE BELOW LOCAL FROST LINES AND REST ON UNDISTURBED SOIL WITH ENOUGH BEARING TO PROPERLY SUPPORT THE BUILDING.
- ALL FOUNDATIONS, FOUNDATION WALLS AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL ENGINEER. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY SITE CONDITIONS, LOCAL CODES AND INSURE WELL CONSTRUCTED BUILDING.
- BEARING SOIL PRESSURE TO BE 2500 PSF MINIMUM. BEARING CAPACITY OF SOILS SHALL BE VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.
- HOUSE SLABS AND GARAGE SLABS TO BE 3000 PSI CONCRETE MINIMUM.
- ANY FILL WITHIN 10 FEET OF THE STRUCTURE, OR BENEATH WALKS OF PAVED AREAS SHALL BE COMPACTED TO NOT LESS THAN 55% OF STANDARD PROCTOR DENSITY. ANY FILL PLACED SHALL BE MONITORED BY A QUALIFIED GEOTECHNICAL ENGINEER.
- BRICK LEDGE PLACED ON THE PERIMETER OF THE FOUNDATION SHALL HAVE ELEVATION REQUIREMENTS VERIFIED IN FIELD BY BUILDER PRIOR TO CONCRETE PLACEMENT. LEDGES SHALL NOT BE LESS THAN 3".
- WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS TO MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES.
- BEARING WALLS, SOLID FRAMING AND COLUMNS TO ALLOW FOR TRANSFER OF LOADS FROM ROOF THROUGH THE STRUCTURE TO FOUNDATION AND BEARING SOIL.

PLUMBER NOTES

- PLUMBER TO INSULATE BEHIND TUBS ON ALL EXTERIOR WALLS.
- PLUMBER TO INSTALL U APPROVED ELEC. CONDUIT FOR ISLAND PER PLUMBING ROUGH-IN AND FOUNDATION STAGE.



SLAB/FOUNDATION PLAN

NOTE:
FOOTING TO EXTEND LOWER THAN ANY UTILITY/ MUNICIPAL PIPE (WHERE APPLICABLE) OR AT LEAST AT AN ELEVATION INTERSECTING A 1:1 SLOPE FROM WHERE THE PIPE WOULD BE EXCAVATED, TYP.

NOTE--ALL ANGLES ON THIS PLAN ARE 90deg.OR 45deg U.N.O.

NOTE:
6" CONTINUOUS FOUNDATION DRAIN IN GRAVEL BED. (TYP.)

NOTE--STEP DOWN FOUND. WALLS AS SITE ALLOWS

SUBDIVISION:
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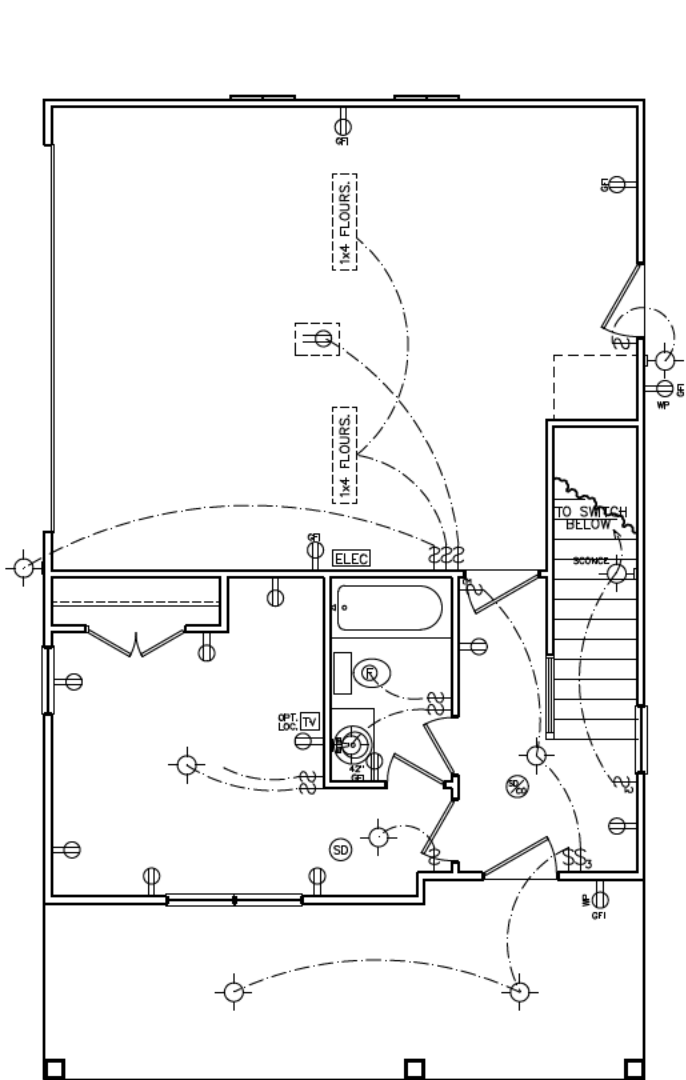
PROJECT INFORMATION:
HAPEVILLE PLAN#5-B
Electrical Plans
DESIGNED BY: C.SAMUDA 04/22/22
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" > 24"x36"

SQUARE FOOTAGE:
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2ND FLR. 830
3RD FLR. 830
TOTAL 2025
GARAGE 465

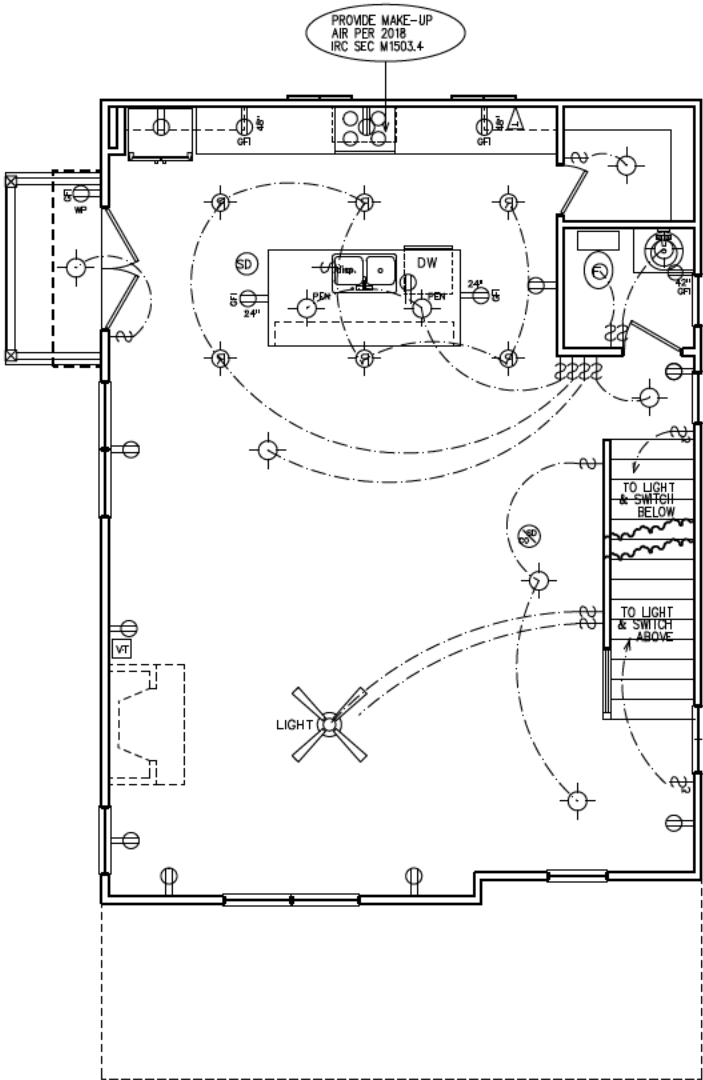
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SHEET NUMBER:
5



FIRST FLOOR
ELECTRICAL PLAN

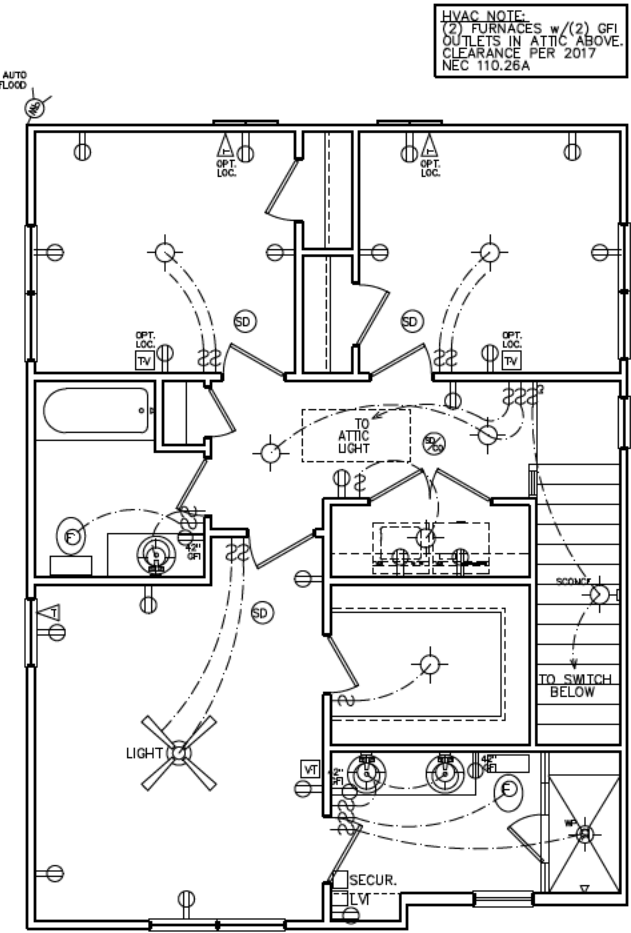


SECOND FLOOR
ELECTRICAL PLAN

NOTE:
BRACE AND
WIRE SECONDARY
BEDROOMS FOR
CEILING FANS.

CFM CHART	
LOCATION	# OF CFMs
MSTR BATH	50
BATH #2	50
BATH #3	50
POWDER	50

- ELECTRICAL NOTES**
1. HEIGHT OF LIGHT FIXTURES AT EXTERIOR DOORS PER ELEVATIONS.
 2. INSULATED FIXTURES AT 1-STORY PLANS.
 3. DOOR BELL HEIGHT AT 3'-6" A.F.F.
 4. DOOR CHIME HEIGHT AT 7'-0" A.F.F.
 5. HEIGHT OF SWITCHES AT 4'-0" A.F.F. UNLESS NOTED OTHERWISE.
 6. HEIGHT OF OUTLETS AT 1'-6" A.F.F. UNLESS NOTED OTHERWISE.
 7. ALL SMOKE DETECTORS SHALL BE PROGRAMMED TO BE INTERCONNECTED AT THE FINAL INSPECTION.
 8. ALL GFCI/ACI OUTLETS TO BE INSTALLED PER 2020 NEC.



THIRD FLOOR
ELECTRICAL PLAN

ELECTRICAL LEGEND			
SW	SWITCH	WPO	WEATHER PROOF OUTLET
3SW	3-WAY SWITCH	GFI	GFI OUTLET
4SW	4-WAY SWITCH	220	220 VOLT OUTLET
DS	DIMMER SWITCH	110	110 VOLT SWITCHED
LT	LIGHT	FO	FLOOR OUTLET
RL	RECESSED LIGHT	CO	CEILING OUTLET
PLC	PULL CHAIN LIGHT	TV	TELEVISION
WPL	WEATHER PROOF LIGHT	TEL	TELEPHONE
REL	RECESSED EYE LIGHT	SD	SMOKE DETECTOR
FL	FLOOD LIGHT	CD	CARBON MONOXIDE DETECTOR
WPF	WEATHER PROOF FLOOD	GD	GARBAGE DISPOSAL
EWL	EXT WALL LIGHT	SR	SECURITY "HOMERUN"
F	FAN	LV	LOW VOLTAGE INTERFACE
FLW	FAN WITH LIGHT	T	THERMOSTAT
2FL	2x4 FLOURESCENT LIGHT	CH	CHIMES
1FL	1x4 FLOURESCENT LIGHT	BF	BATHROOM FAN
110	110 VOLT OUTLET	FB	FUSE BOX

SUBDIVISION:
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Misc. Details

DESIGNED BY: C.SAMUDA 04/22/22

SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:	
1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

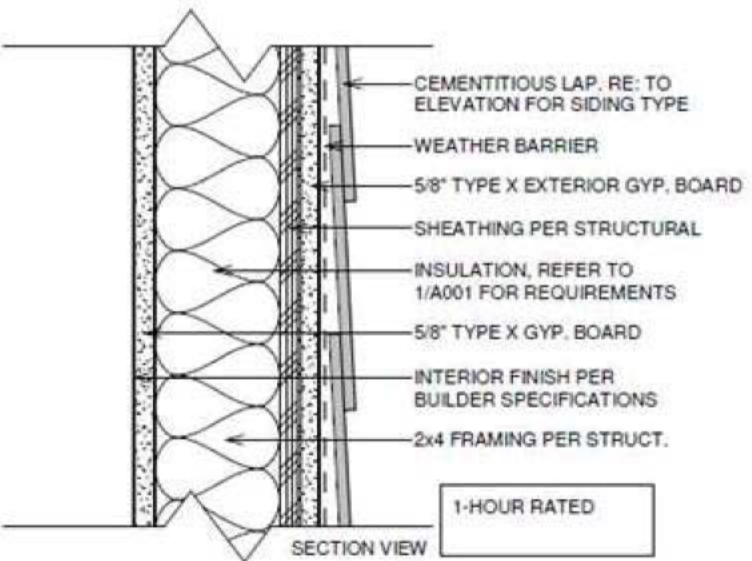
JOB NUMBER:
21-1005

REVISIONS:			
No.	Date	Revisions	App.
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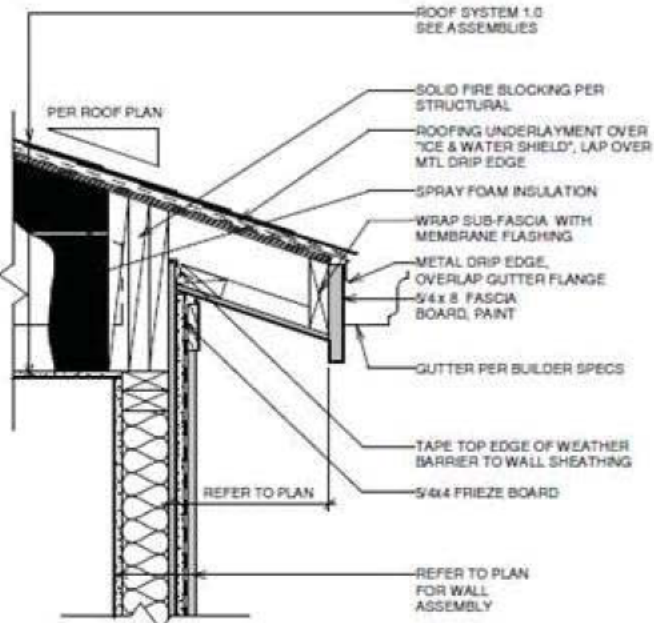
SHEET NUMBER:
6

CEMENTITIOUS SIDING or WEATHER BARRIER or 5/8" TYPE X EXTERIOR GYP. BOARD or SHEATHING or FRAMING PER STRUCTURAL, BATT INSUL. PER CODE REQ. 5/8" TYPE X GYPSUM BD or VAPOR RETARDER, PNT, COLOR PER BUILDER SPECIFICATIONS. SEE ELEVATION FOR PATTERN.

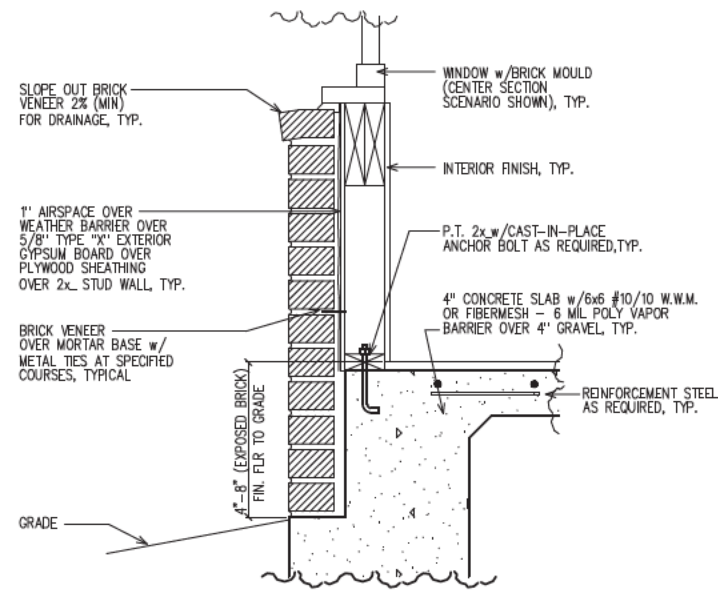
USE HOT-DIP GALVANIZED OR STAINLESS STEEL FASTENERS IN ALL LOCATIONS & INSTALL PER SIDING MANUFACTURER'S INSTALLATION INSTRUCTIONS



2
6
TYPICAL 1-HOUR FIRE RATED EXTERIOR WALL DETAIL WITHOUT FENESTRATION (MID-WALL)
(U.L. #U305)



3
6
TYPICAL 1-HOUR FIRE RATED EXTERIOR WALL DETAIL @ EAVE (UPPER WALL)
(U.L. #U305)



1
6
LOWER WALL SECTION DETAIL @ BRICK
SC: NOT TO SCALE

LEGEND

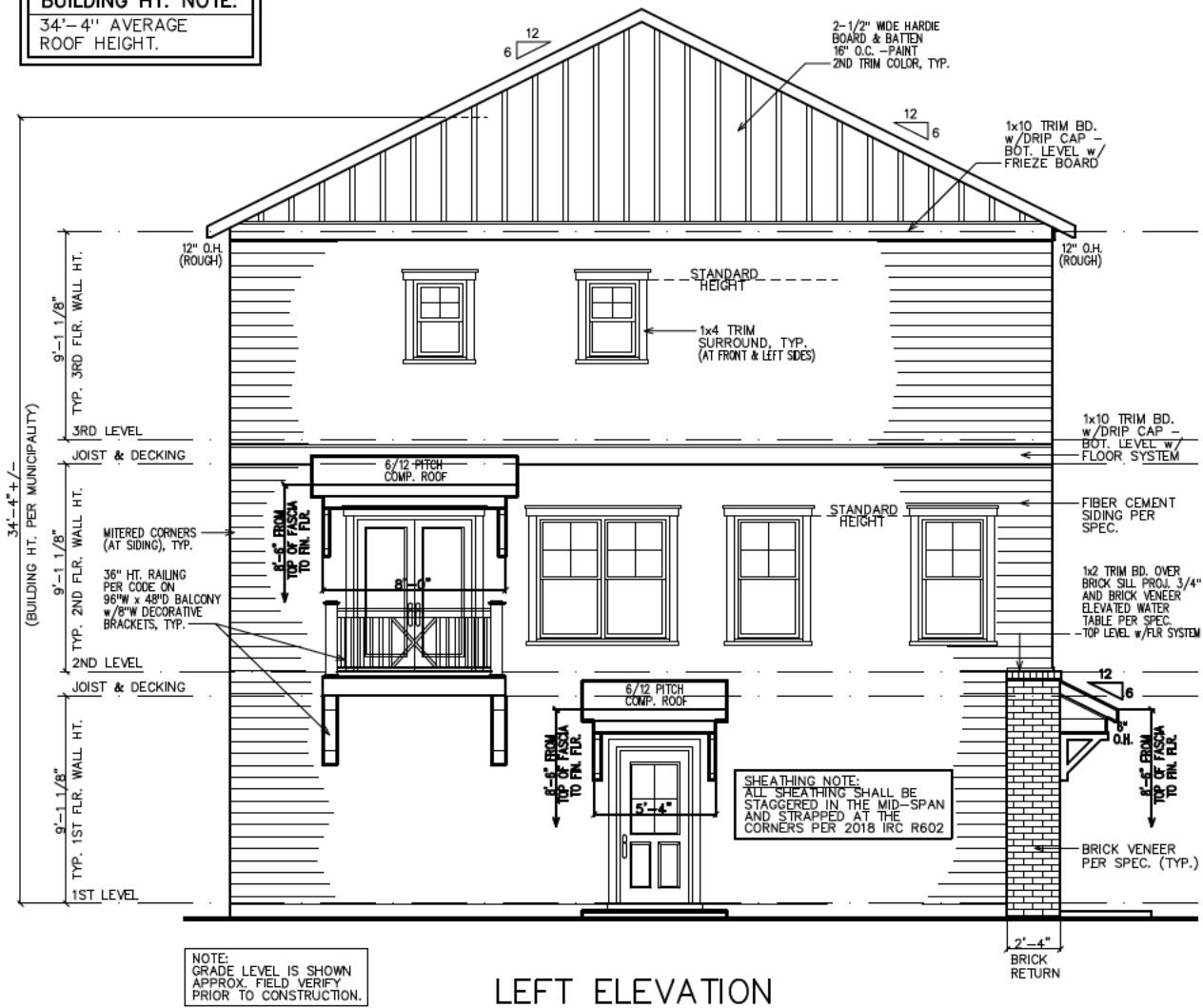
4

DETAIL NUMBER

9

SHEET NUMBER

BUILDING HT. NOTE:
34'-4" AVERAGE
ROOF HEIGHT.



LEFT ELEVATION

- GOVERNING CODES & STANDARDS
1. 2018 INTERNATIONAL RESIDENTIAL CODE, WITH GEORGIA AMENDMENTS.

2. 2018 INTERNATIONAL PLUMBING CODE, WITH GEORGIA AMENDMENTS.

3. 2018 INTERNATIONAL POOL & SPA CODE, WITH GEORGIA AMENDMENTS.

4. 2020 NATIONAL ELECTRICAL CODE, WITH GEORGIA AMENDMENTS.

5. 2015 INTERNATIONAL ENERGY CONSERVATION CODE w/GEA AMENDMENTS.

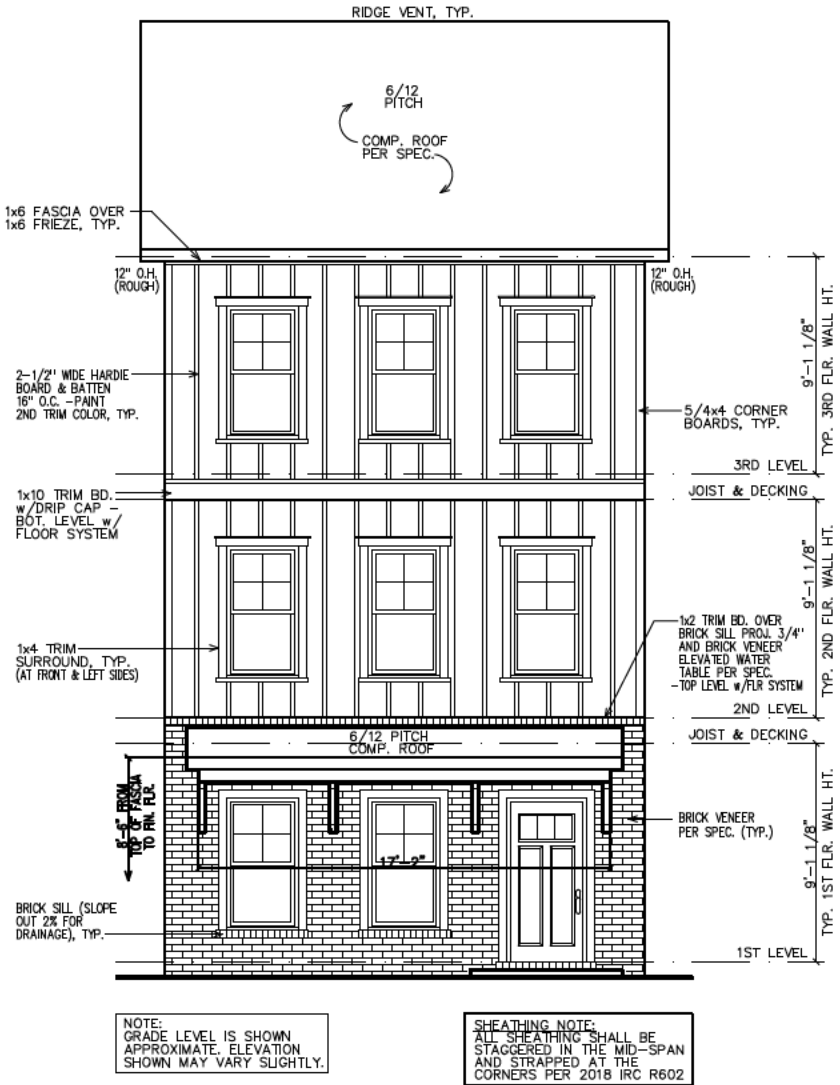
6. NFPA 101 LIFE SAFETY CODE AND T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE AND HANDLING OF WOOD TRUSSES.

DESIGN CRITERIA

ROOF LIVE LOAD: 20 PSF.
FLOOR LIVE LOAD: 40 PSF.
(INCLUDES DECKS, PATIOS, AND PORCHES)
BASIC WIND VELOCITY: 90 MPH
SEISMIC DESIGN CATEGORY: B
BEARING WALLS WITH LIGHT FRAME WALLS AND WOOD STRUCTURAL PANELS.

SUBDIVISION:
HAPEVILLE
LOT #:UNIT 4
RELEASED:04/22/22

TABLE OF CONTENTS	
SHEET	DESCRIPTION
1	FRONT & SIDE ELEVATIONS
2	SIDE & REAR ELEVATIONS
3	1st/2nd/3rd LEVEL PLANS
4	SLAB & ROOF PLAN
5	ELECTRICAL PLANS
6	EXTERIOR/FIRE WALL DETAIL



FRONT ELEVATION

CS

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CLIENT INFORMATION:

Epic Development

430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#3-A

Front & Side Elev.

DESIGNED BY: C.SAMUDA 04/22/22

SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	295
2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

JOB NUMBER:
21-1003

REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
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SHEET NUMBER:
1

SUBDIVISION:
HAPEVILLE
LOT #:UNIT 4
RELEASED:04/22/22



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ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#3-A
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 04/22/22
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	295
2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

JOB NUMBER:

21-1003

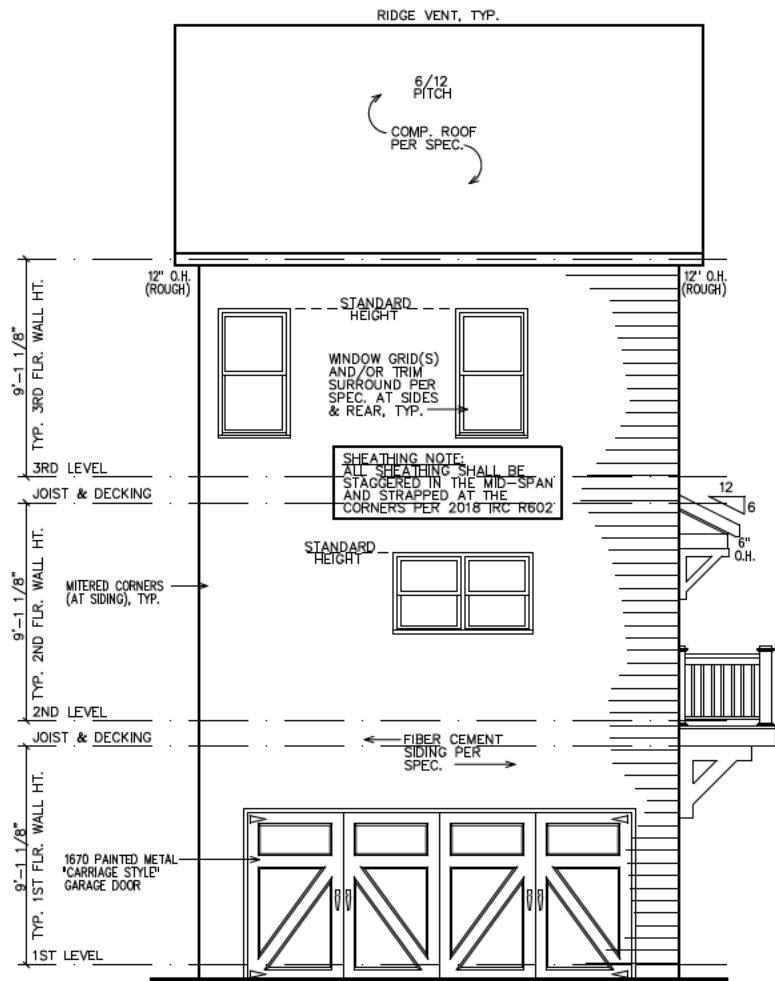
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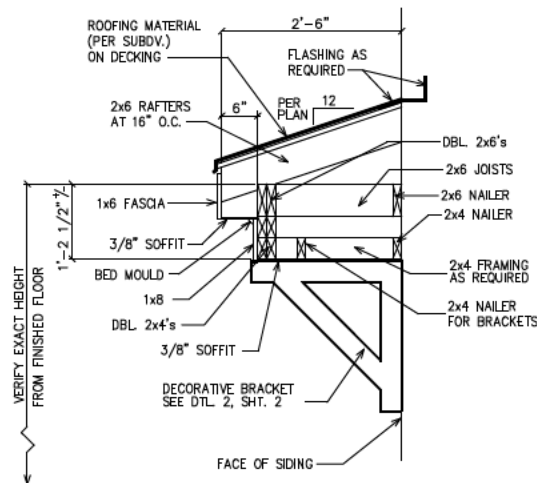
2

NEW HOME SITE ADDRESS:



NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

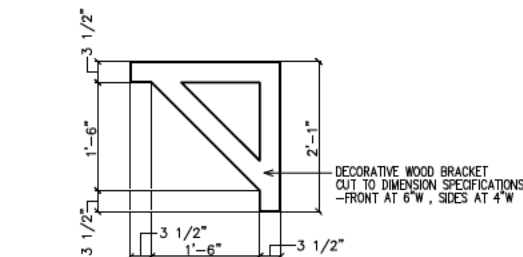
REAR ELEVATION



1
2 ROOF WITH BRACKET DETAIL

SC: N.T.S.

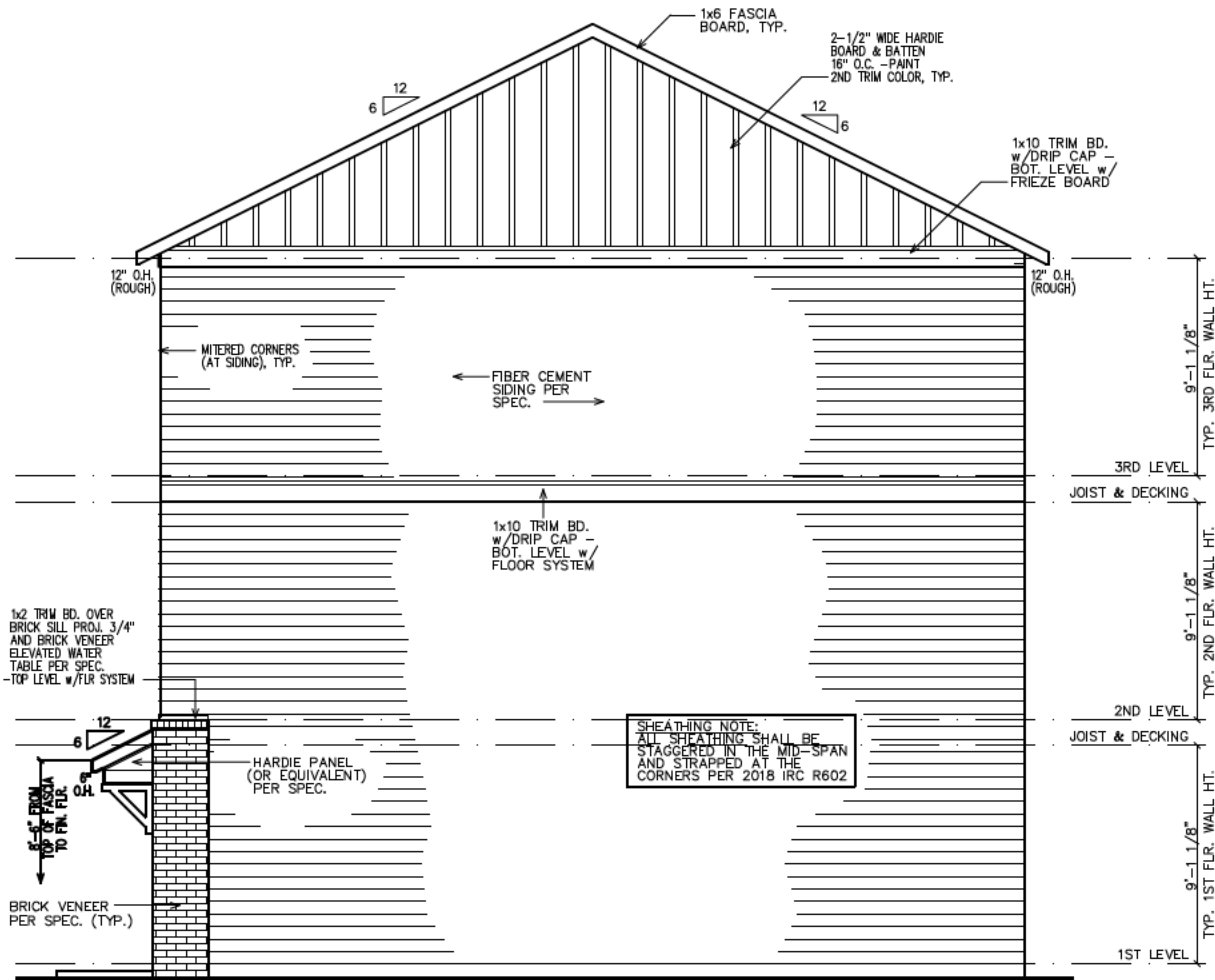
(GAPS SHOWN IN DETAIL ARE FOR CLARITY)



1
2 BRACKET DETAIL

SC: N.T.S.

(4 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

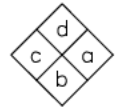
RIGHT ELEVATION

LEGEND

4

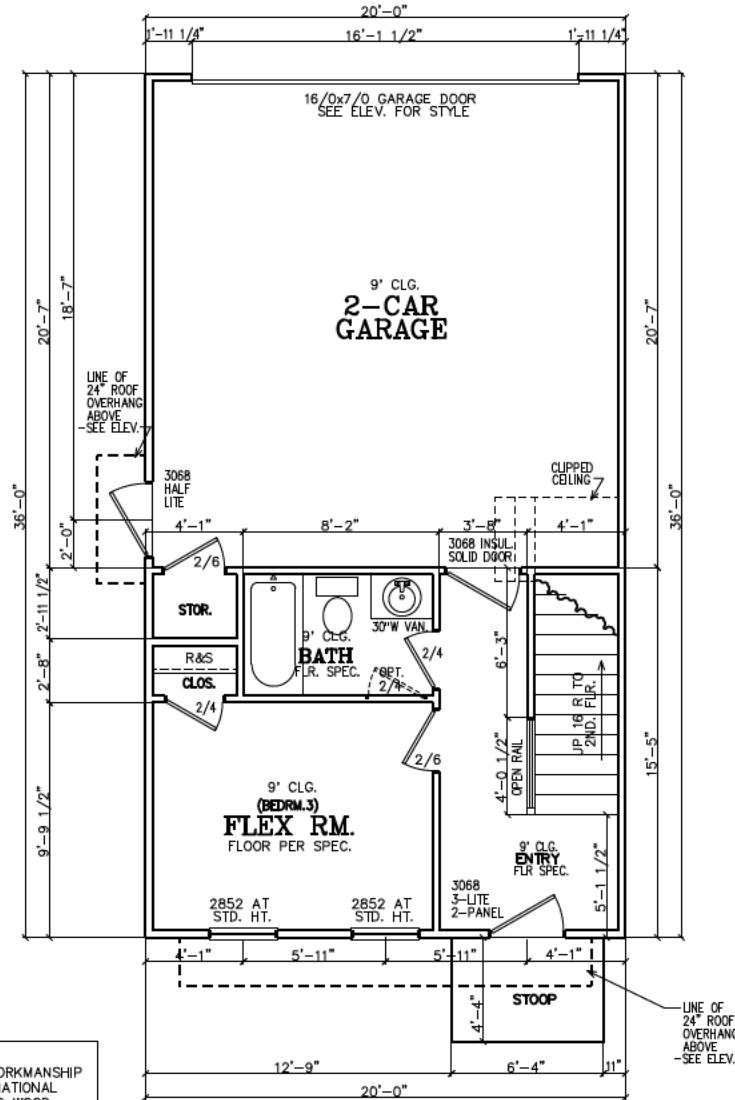
9

DETAIL NUMBER
SHEET NUMBER



INTERIOR
ELEVATION
KEY

FIRST FLOOR NOTES:
ALL 1ST FLR. CEILING HTS. TO BE
CONTINUOUS 9'-0" U.N.O. ALL DOORS
TO BE 80" HIGH U.N.O. ALL 1ST FLR.
WINDOWS TO BE AT STD. (83") OR
TRANS.(95") HDR. HT. U.N.O.



FIRST FLOOR PLAN

- NOTE TO FRAMERS:
1. ALL MATERIALS AND WORKMANSHIP MUST CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOC.
 2. LUMBER FOR HEADERS, JOISTS, AND RAFTERS IS TO BE #2 SYP, OR EQUAL. ALL BEAMS ARE TO BE CALCULATED AND SIZED ACCORDINGLY.
 3. DO NOT CUT FRAMING MEMBERS FOR ANY PLUMBING, ELECTRICAL OR MECHANICAL SYSTEMS WITHOUT REINFORCING THE ALTERED MEMBER TO ITS ORIGINAL CAPACITY.
 4. ALL 2x4 MATERIAL TO BE STUD GRADE SPF OR EQUAL, UNLESS NOTED OTHERWISE (U.N.O.)
 5. ALL BEAMS AND HEADERS TO BE SOLID BLOCKED WITH THE SUPPORT TO BE OF PRESSURE TREATED MATERIAL.
 6. ALL LUMBER THAT IS IN CONTACT WITH CONCRETE OR MASONRY IS TO BE OF PRESSURE TREATED MATERIAL.
 7. PROVIDE 1x4 DIAGONAL BRIDGING IN ALL CEILING JOISTS.
 8. INTERIOR AND EXTERIOR LOAD BEARING WALLS TO BE 2x4 OR 2x6 IN SIZE AND BE OF STUD GRADE SPF MATERIAL.
 9. ALL KNEE WALL CONSTRUCTION TO BE BRACED AT 4'-0" O.C. MAX.

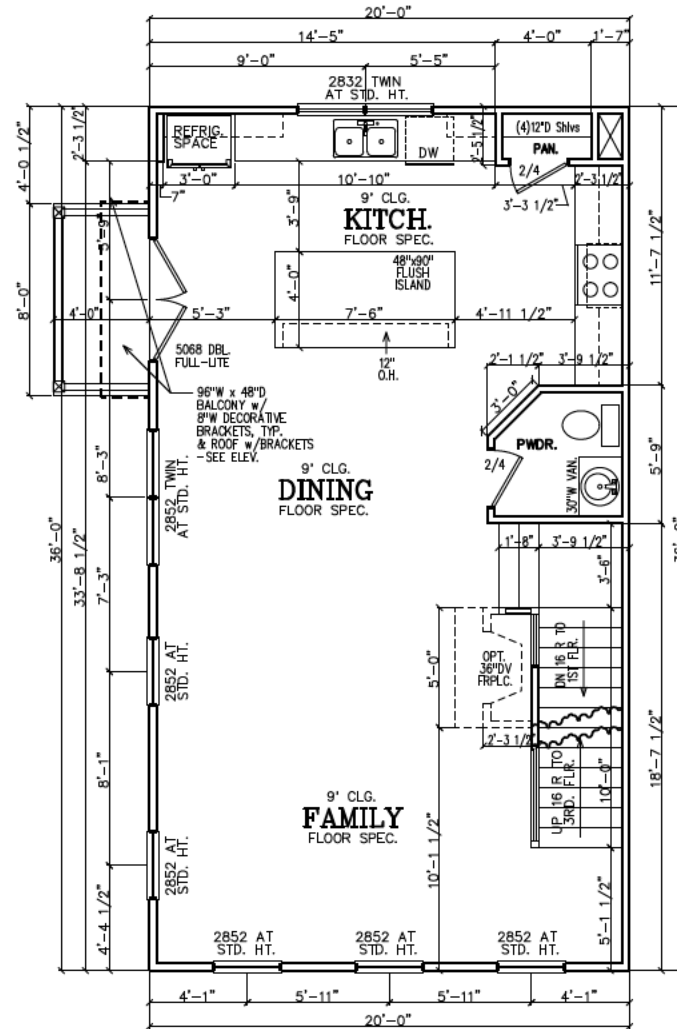
INSULATION NOTES:
1. WALL INSULATION SHALL BE A MINIMUM OF R-13.
2. CEILING INSULATION SHALL BE A MINIMUM OF R-38.
3. SLAB INSULATION PER CODE. *ALL UNLESS NOTED OTHERWISE*

NOTE--ALL ANGLES ON THIS PLAN ARE 90deg. OR 45deg U.N.O.

FRAMING NOTE:
REFER TO FLOOR/CLG DRAWINGS TO VERIFY ALL ALL SIZES AND SPACING PRIOR TO CONSTRUCTION.

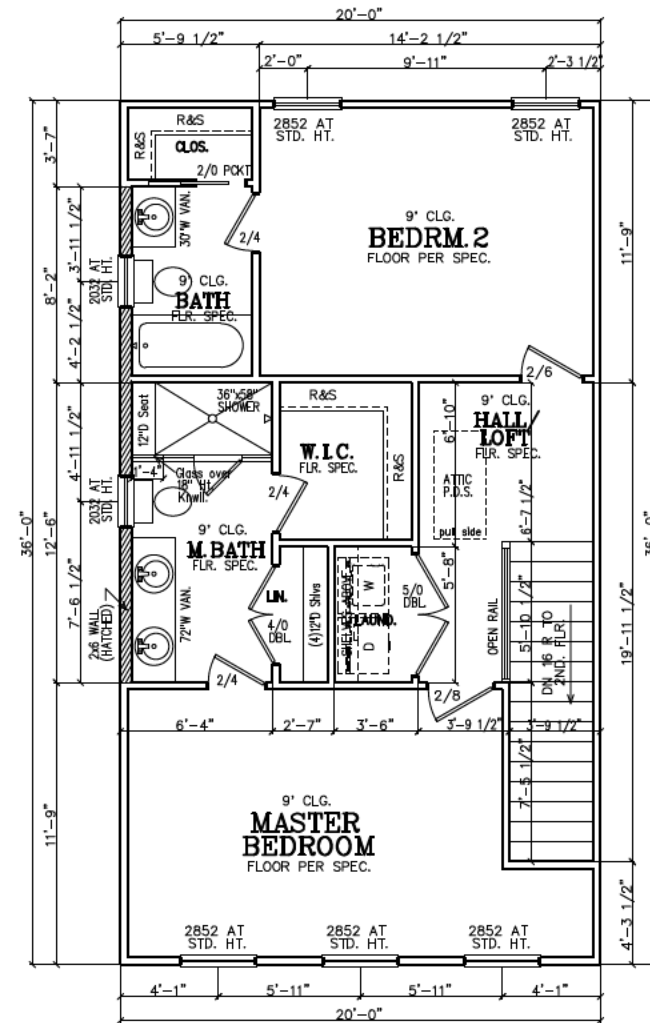
SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

NOTE:
HORIZONTAL DRAFT--STOPPING IN PLAN AT 1000 S.F. TO COMPLY WITH 2018 IRC SECTION 302.12



SECOND FLOOR PLAN

SECOND FLOOR NOTES:
ALL 2ND FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE 80" HIGH U.N.O. ALL 2ND FLR. WINDOWS TO BE AT STD.(84") HDR. HT. U.N.O.



THIRD FLOOR PLAN

THIRD FLOOR NOTES:
ALL 3RD FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE 80" HIGH U.N.O. ALL 2ND FLR. WINDOWS TO BE AT STD.(84") HDR. HT. U.N.O.

SUBDIVISION:
HAPEVILLE
LOT #:UNIT 4
RELEASED:04/22/22



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CLIENT INFORMATION:

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Development
430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#3-A
Floor Plans
DESIGNED BY: C.SAMUDA 04/22/22
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:
1ST FLR. 295
2ND FLR. 720
3RD FLR. 720
TOTAL 1735
GARAGE 425

JOB NUMBER:
21-1003

REVISIONS:			
No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER:

3

LEGEND

4

DETAIL NUMBER

9

SHEET NUMBER

SUBDIVISION:

HAPEVILLE

LOT #:UNIT 4

RELEASED:04/22/22

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ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#3-A

Slab/Foundation & Roof Plan

DESIGNED BY: C.SAMUDA 04/22/22

SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	295
2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

JOB NUMBER:

21-1003

REVISIONS:

No.	Date	Revisions	App.
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SHEET NUMBER:

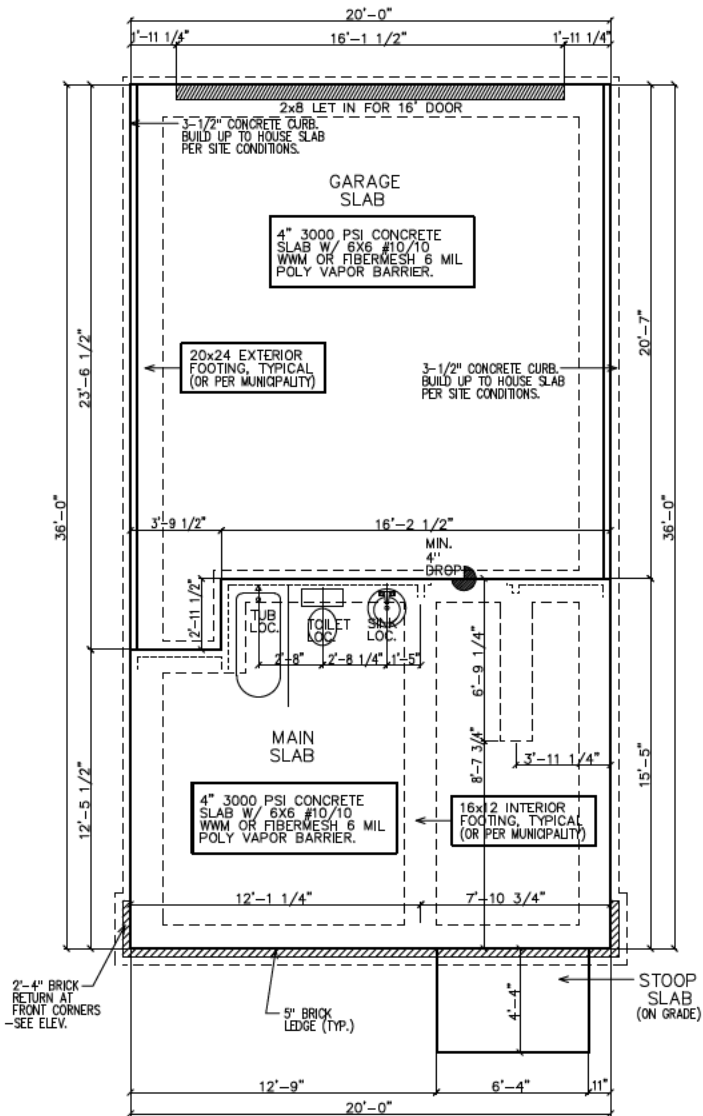
4

NOTE:
FOOTING TO EXTEND LOWER
THAN ANY UTILITY/
MUNICIPAL PIPE (WHERE
APPLICABLE) OR AT LEAST
AT AN ELEVATION
INTERSECTING A 1:1 SLOPE
FROM WHERE THE PIPE
WOULD BE EXCAVATED, TYP.

NOTE-ALL ANGLES ON
THIS PLAN ARE 90deg.OR
45deg U.N.O.

NOTE:
6" CONTINUOUS FOUNDATION
DRAIN IN GRAVEL BED. (TYP.)

NOTE-STEP DOWN FOUND.
WALLS AS SITE ALLOWS



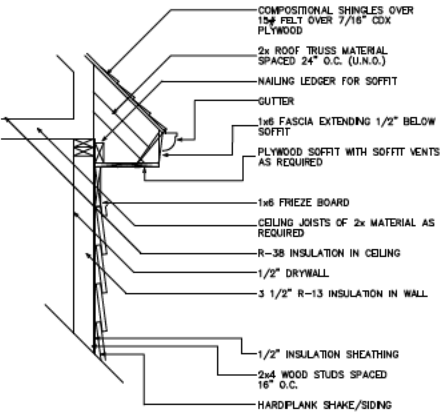
SLAB/FOUNDATION PLAN

FOUNDATION NOTES.

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. IF DRAWINGS ARE IN CONFLICT WITH FIELD CONDITIONS OR OTHER DRAWINGS, CONTRACTOR SHOULD CONTACT CS DESIGN GROUP, LLC FOR JUSTIFICATION OR CORRECTION. ANY DISCREPANCIES FOUND AFTER START OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR.
2. ALL FOOTINGS ARE TO BE BELOW LOCAL FROST LINES AND REST ON UNDISTURBED SOIL WITH ENOUGH BEARING TO PROPERLY SUPPORT THE BUILDING.
3. ALL FOUNDATIONS, FOUNDATION WALLS AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL ENGINEER. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY SITE CONDITIONS, LOCAL CODES AND INSURE WELL CONSTRUCTED BUILDING.
4. BEARING SOIL PRESSURE TO BE 2500 PSF MINIMUM. BEARING CAPACITY OF SOILS SHALL BE VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.
5. HOUSE SLABS AND GARAGE SLABS TO BE 3000 PSI CONCRETE MINIMUM.
6. ANY FILL WITHIN 10 FEET OF THE STRUCTURE, OR BENEATH WALKS OF PAVED AREAS SHALL BE COMPACTED TO NOT LESS THAN 55% OF STANDARD PROCTOR DENSITY. ANY FILL PLACED SHALL BE MONITORED BY A QUALIFIED GEOTECHNICAL ENGINEER.
7. BRICK LEDGE PLACED ON THE PERIMETER OF THE FOUNDATION SHALL HAVE ELEVATION REQUIREMENTS VERIFIED IN FIELD BY BUILDER PRIOR TO CONCRETE PLACEMENT. LEDGES SHALL NOT BE LESS THAN 3".
8. WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS TO MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES.
9. BEARING WALLS, SOLID FRAMING AND COLUMNS TO ALLOW FOR TRANSFER OF LOADS FROM ROOF THROUGH THE STRUCTURE TO FOUNDATION AND BEARING SOIL.

PLUMBER NOTES.

1. PLUMBER TO INSULATE BEHIND TUBS ON ALL EXTERIOR WALLS.
2. PLUMBER TO INSTALL U APPROVED ELEC. CONDUIT FOR ISLAND PER PLUMBING ROUGH-IN AND FOUNDATION STAGE.



1
4 UPPER WALL SECTION DETAIL
SC: N.T.S.

GENERAL ROOF NOTES:

1. PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. #1WC UNLESS NOTED OTHERWISE.
2. 12" ROUGH OVERHANG AT ALL LOCATIONS UNLESS NOTED OTHERWISE.
3. SECOND FLOOR ROOF TRUSSES TO HAVE 11" HEEL HEIGHTS UNLESS NOTED OTHERWISE.
4. EACH ROOF RAFTER/TRUSS SHALL BE TIED DOWN TO BOTH DOUBLE TOP PLATES WITH STRAPS OF SUFFICIENT LENGTH TO SPAN FROM THE ROOF RAFTER, ACROSS THE BAND AT THE CEILING RAFTERS, AND EXTENDING (AT A MINIMUM) TO THE BOTTOM OF THE LOWER PLATE.
5. ALL EXTERIOR WALLS ARE CONSIDERED TO BE SHEAR WALLS; THEREFORE, ALL EXTERIOR WALLS SHALL BE FULLY SHEATHED AND FULLY BLOCKED AT ALL EDGES. HORIZONTAL SHEATHING JOINTS SHALL NOT OCCUR AT THE FLOOR LINE, NOR SHALL VERTICAL OR HORIZONTAL JOINTS ALIGN WITH SIDES OF OPENINGS IN THE EXTERIOR WALLS. SHEATHING PANELS SHALL OVERLAP THE FLOOR LINE BY A MINIMUM OF 12" AND EXTEND A MINIMUM OF 12" BELOW THE BOTTOM OF THE FLOOR STRUCTURE.
6. ALL FRAME WORK AND MATERIAL TO COMPLY WITH ALL LOCAL AND NATIONAL CODES.

ROOF PLAN

SUBDIVISION:
HAPEVILLE
LOT #:UNIT 4
RELEASED:04/22/22



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ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:
HAPEVILLE PLAN#3-A
Electrical Plans
DESIGNED BY: C.SAMUDA 04/22/22
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

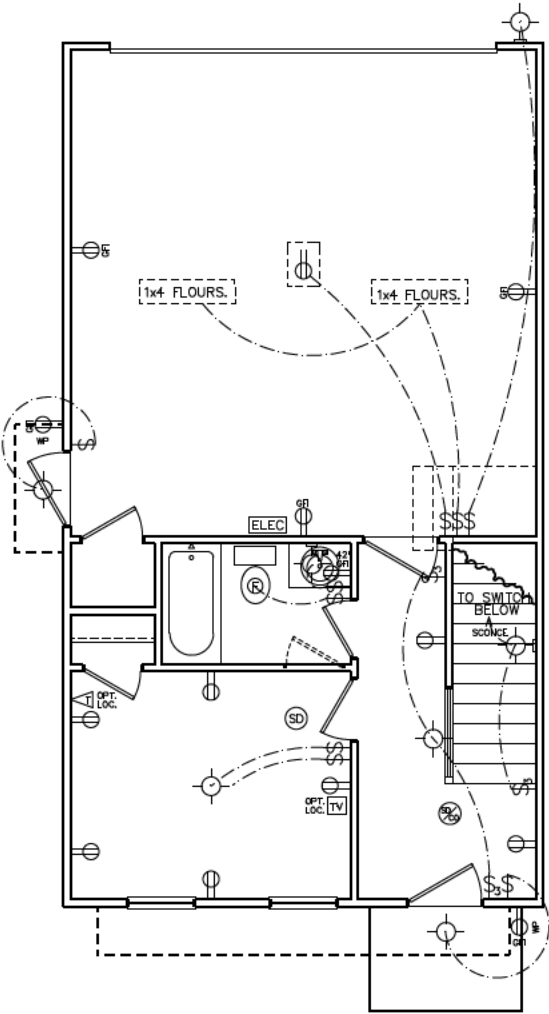
1ST FLR.	295
2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

JOB NUMBER:
21-1003

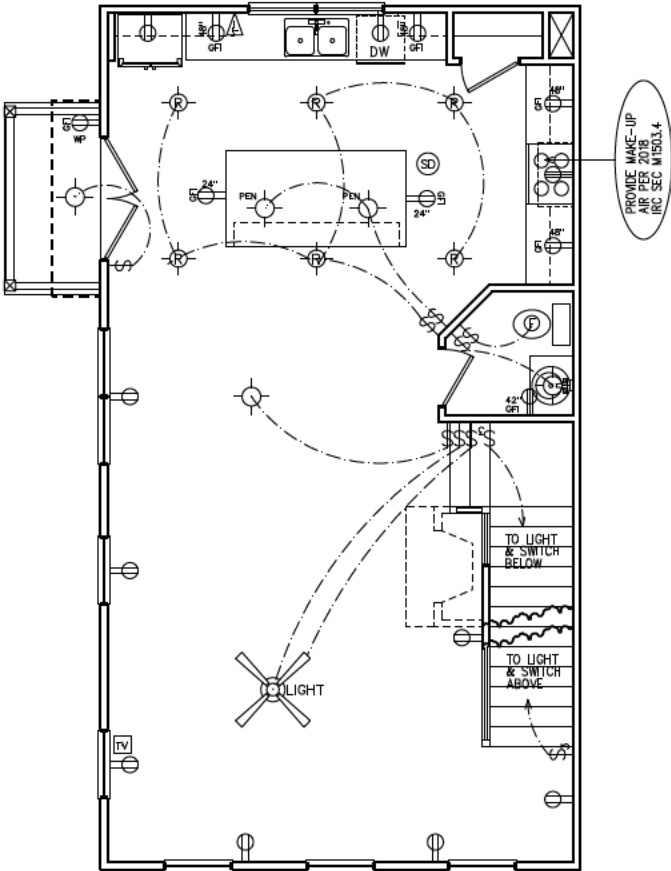
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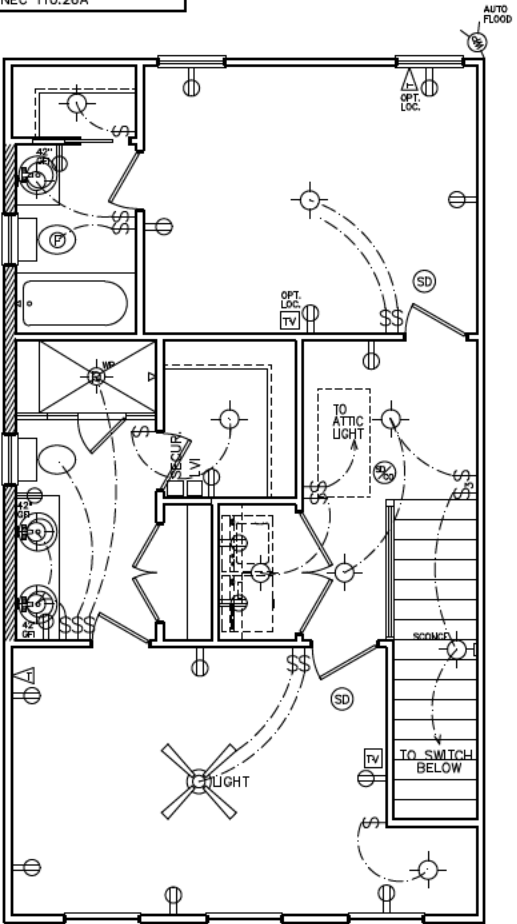
SHEET NUMBER:
5



FIRST FLOOR
ELECTRICAL PLAN



SECOND FLOOR
ELECTRICAL PLAN



THIRD FLOOR
ELECTRICAL PLAN

ELECTRICAL LEGEND			
SWITCH	WEATHER PROOF OUTLET		
3-WAY SWITCH	GFI OUTLET		
4-WAY SWITCH	220 VOLT OUTLET		
DIMMER SWITCH	110 VOLT SWITCHED		
LIGHT	FLOOR OUTLET		
RECESSED LIGHT	CEILING OUTLET		
PULL CHAIN LIGHT	TELEVISION		
WEATHER PROOF LIGHT	TELEPHONE		
RECESSED EYE LIGHT	SMOKE DETECTOR		
FLOOD LIGHT	CARBON MONOXIDE DETECTOR		
WEATHER PROOF FLOOD	GARBAGE DISPOSAL		
EXT WALL LIGHT	SECURITY "HOMERUN"		
FAN	LOW VOLTAGE INTERFACE		
FAN WITH LIGHT	THERMOSTAT		
2x4 FLOURESCENT LIGHT	CHIMES		
1x4 FLOURESCENT LIGHT	BATHROOM FAN		
110 VOLT OUTLET	FUSE BOX		

- ELECTRICAL NOTES**
- HEIGHT OF LIGHT FIXTURES AT EXTERIOR DOORS PER ELEVATIONS.
 - INSULATED FIXTURES AT 1-STORY PLANS.
 - DOOR BELL HEIGHT AT 3'-6" A.F.F.
 - DOOR CHIME HEIGHT AT 7'-0" A.F.F.
 - HEIGHT OF SWITCHES AT 4'-0" A.F.F. UNLESS NOTED OTHERWISE.
 - HEIGHT OF OUTLETS AT 1'-6" A.F.F. UNLESS NOTED OTHERWISE.
 - ALL SMOKE DETECTORS SHALL BE PROGRAMMED TO BE INTERCONNECTED AT THE FINAL INSPECTION.
 - ALL GFCI/ACI OUTLETS TO BE INSTALLED PER 2020 NEC.

NOTE:
BRACE AND
WIRE SECONDARY
BEDROOMS FOR
CEILING FANS.

CFM CHART	
LOCATION	# OF CFMs
MSTR BATH	50
BATH #2	50
BATH #3	50
POWDER	50

SUBDIVISION:
HAPEVILLE
LOT #:UNIT 4
RELEASED:04/22/22

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CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#3-A

Misc. Details

DESIGNED BY: C.SAMUDA 04/22/22

SCALE:
1/8"=1'-0" < 11"x17"
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21-1003

REVISIONS:

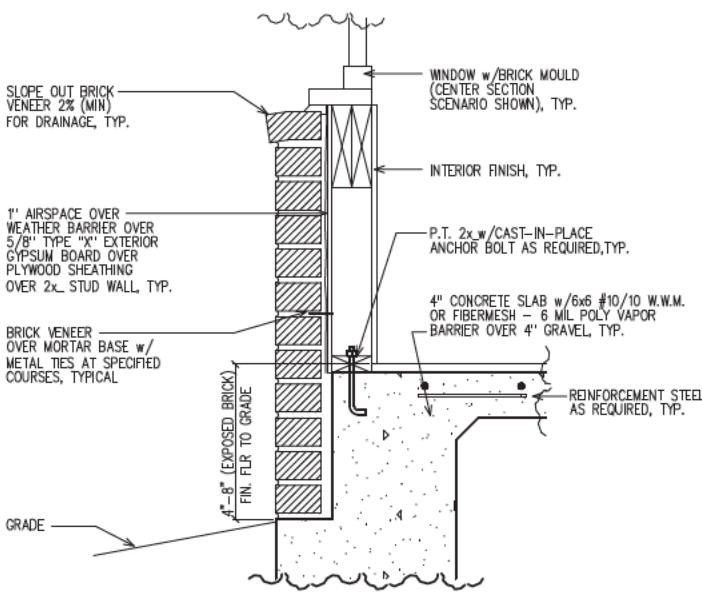
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SHEET NUMBER:

6

CEMENTITIOUS SIDING w/ WEATHER BARRIER w/ 5/8" TYPE X EXTERIOR GYP. BOARD w/ SHEATHING w/ FRAMING PER STRUCTURAL, BATT INSUL. PER CODE REQ., 5/8" TYPE X GYPSUM BD w/ VAPOR RETARDER, PNT, COLOR PER BUILDER SPECIFICATIONS. SEE ELEVATION FOR PATTERN.

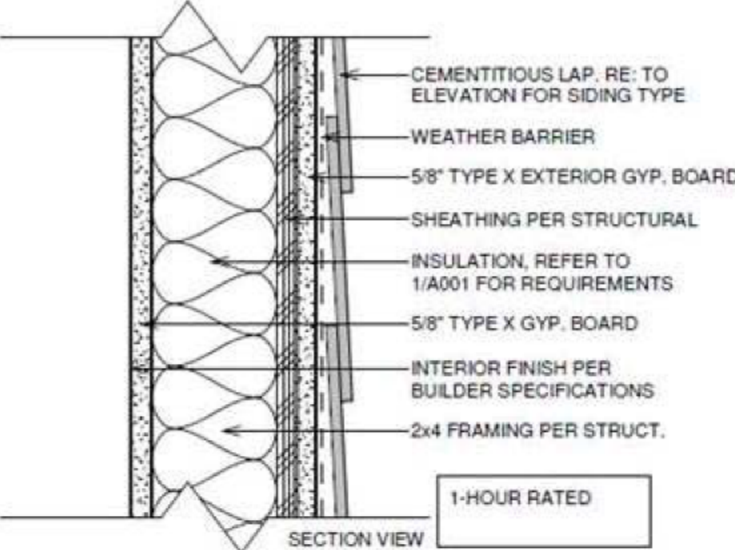
USE HOT-DIP GALVANIZED OR STAINLESS STEEL FASTENERS IN ALL LOCATIONS & INSTALL PER SIDING MANUFACTURER'S INSTALLATION INSTRUCTIONS



1
6

LOWER WALL SECTION
DETAIL @ BRICK

SC: NOT TO SCALE

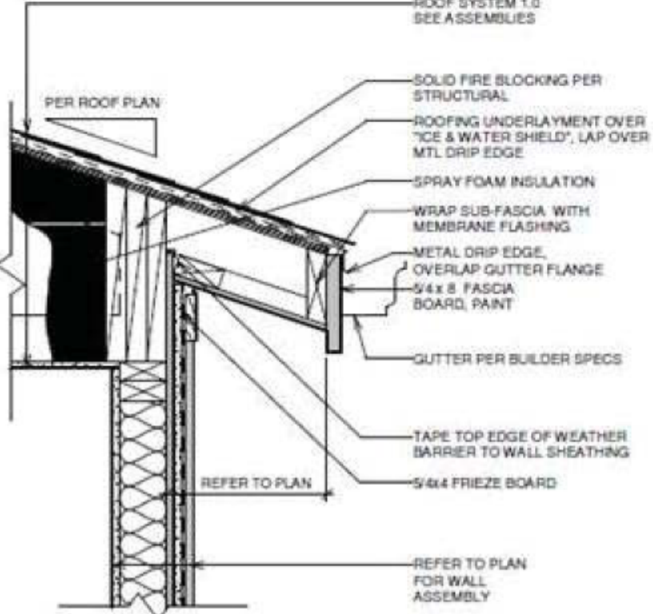


2
6

TYPICAL 1-HOUR FIRE RATED
EXTERIOR WALL DETAIL WITHOUT
FENESTRATION (MID-WALL)

(U.L. #U305)

SC: NOT TO SCALE



3
6

TYPICAL 1-HOUR FIRE RATED
EXTERIOR WALL DETAIL @ EAVE
(UPPER WALL)

(U.L. #U305)

SC: NOT TO SCALE

LEGEND

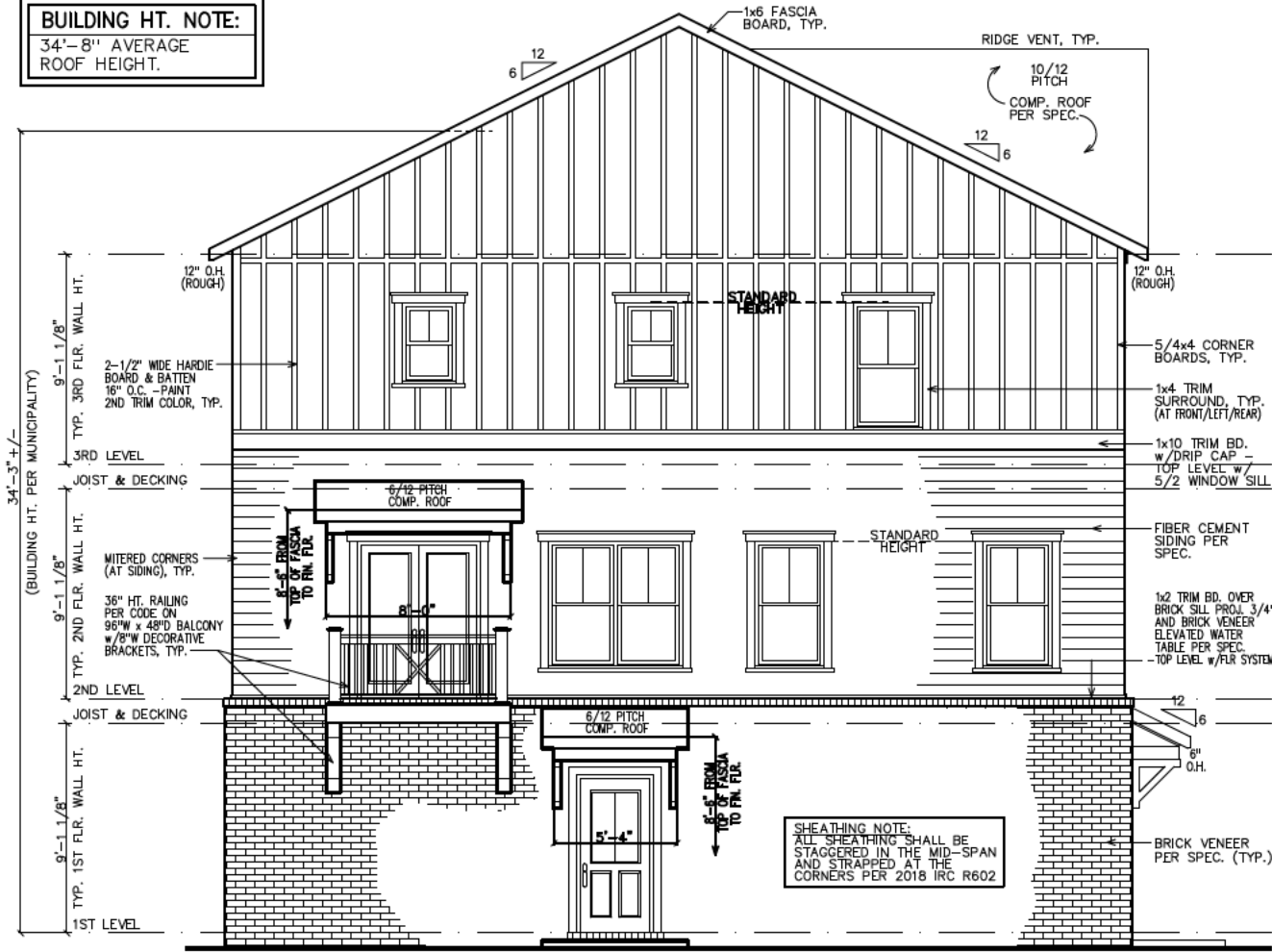
4

DETAIL NUMBER

9

SHEET NUMBER

BUILDING HT. NOTE:
34'-8" AVERAGE
ROOF HEIGHT.



LEFT ELEVATION

NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

SHEATHING NOTE:
ALL SHEATHING SHALL BE
STAGGERED IN THE MID-SPAN
AND STRAPPED AT THE
CORNERS PER 2018 IRC R602

- GOVERNING CODES & STANDARDS
1. 2018 INTERNATIONAL RESIDENTIAL CODE, WITH GEORGIA AMENDMENTS.

2. 2018 INTERNATIONAL PLUMBING CODE, WITH GEORGIA AMENDMENTS.

3. 2018 INTERNATIONAL POOL & SPA CODE, WITH GEORGIA AMENDMENTS.

4. 2020 NATIONAL ELECTRICAL CODE, WITH GEORGIA AMENDMENTS.

5. 2015 INTERNATIONAL ENERGY CONSERVATION CODE w/GEA AMENDMENTS.

6. NFPA 101 LIFE SAFETY CODE AND T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE AND HANDLING OF WOOD TRUSSES.

- DESIGN CRITERIA
- ROOF LIVE LOAD: 20 PSF.

FLOOR LIVE LOAD: 40 PSF.

(INCLUDES DECKS, PATIOS, AND PORCHES)

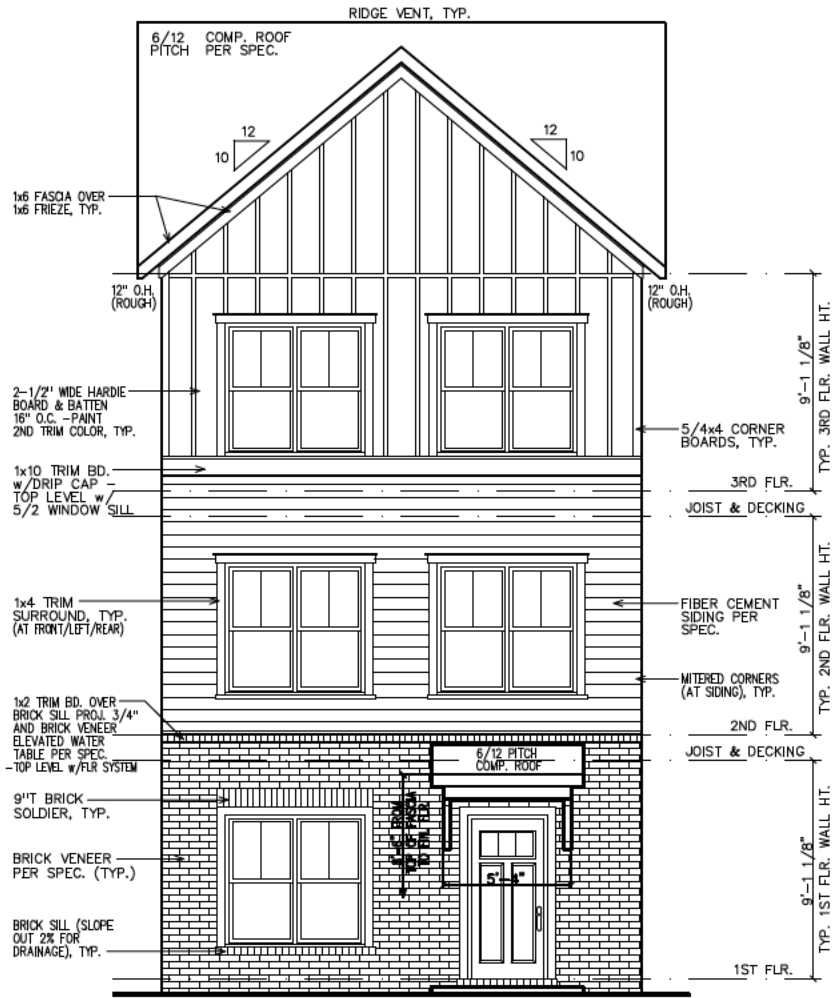
BASIC WIND VELOCITY: 90 MPH

SEISMIC DESIGN CATEGORY: B

BEARING WALLS WITH LIGHT FRAME WALLS AND WOOD STRUCTURAL PANELS.

SUBDIVISION:
HAPEVILLE
LOT #:UNIT 55
RELEASED:04/22/22

TABLE OF CONTENTS	
SHEET	DESCRIPTION
1	FRONT & SIDE ELEVATIONS
2	SIDE & REAR ELEVATIONS
3	1st/2nd/3rd LEVEL PLANS
4	SLAB & ROOF PLAN
5	ELECTRICAL PLANS
6	EXTERIOR/FIRE WALL DETAIL



FRONT ELEVATION

NOTE:
GRADE LEVEL IS SHOWN
APPROXIMATE. ELEVATION
SHOWN MAY VARY SLIGHTLY.

SHEATHING NOTE:
ALL SHEATHING SHALL BE
STAGGERED IN THE MID-SPAN
AND STRAPPED AT THE
CORNERS PER 2018 IRC R602



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CLIENT INFORMATION:

Epic
Development
430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#1-A
Front & Side Elev.
DESIGNED BY: C.SAMUDA 04/22/22
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	340
2ND FLR.	775
3RD FLR.	775
TOTAL	1890
GARAGE	435

JOB NUMBER:

21-1001

REVISIONS:

No.	Date	Revisions	App.
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SHEET NUMBER:

1

SUBDIVISION:
HAPEVILLE
LOT #:UNIT 55
RELEASED:04/22/22



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ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#1-A
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 04/22/22
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	340
2ND FLR.	775
3RD FLR.	775
TOTAL	1890
GARAGE	435

JOB NUMBER:
21-1001

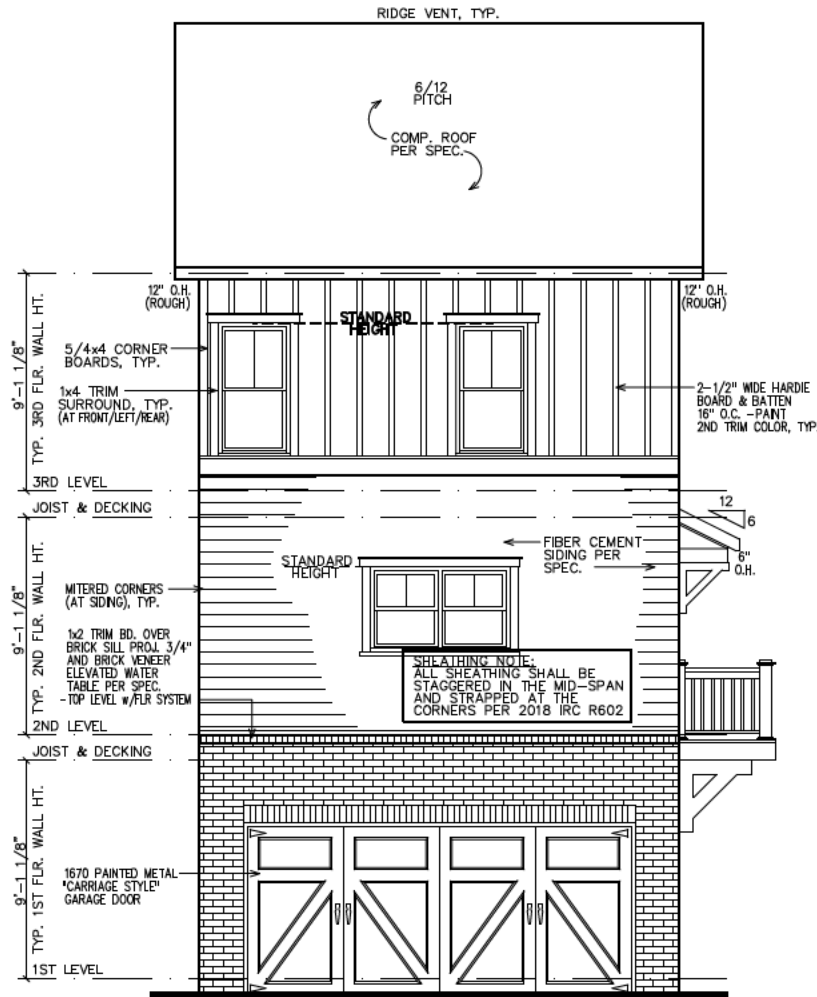
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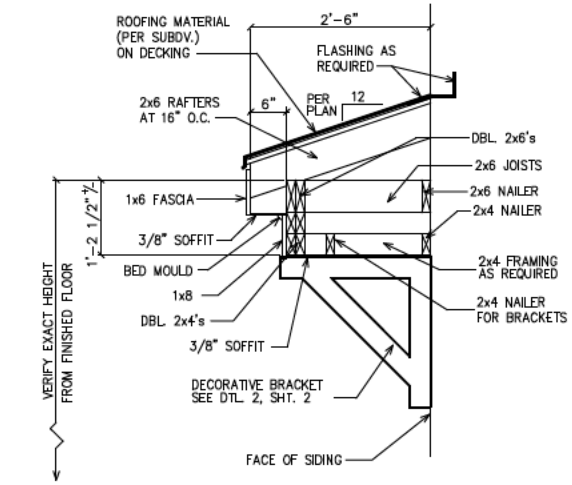
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NEW HOME SITE ADDRESS:

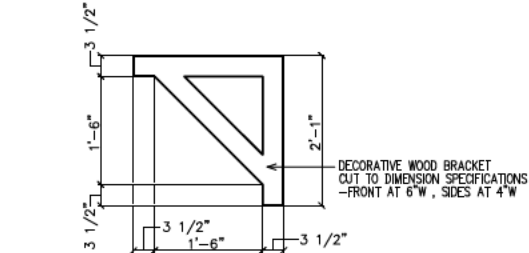


NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

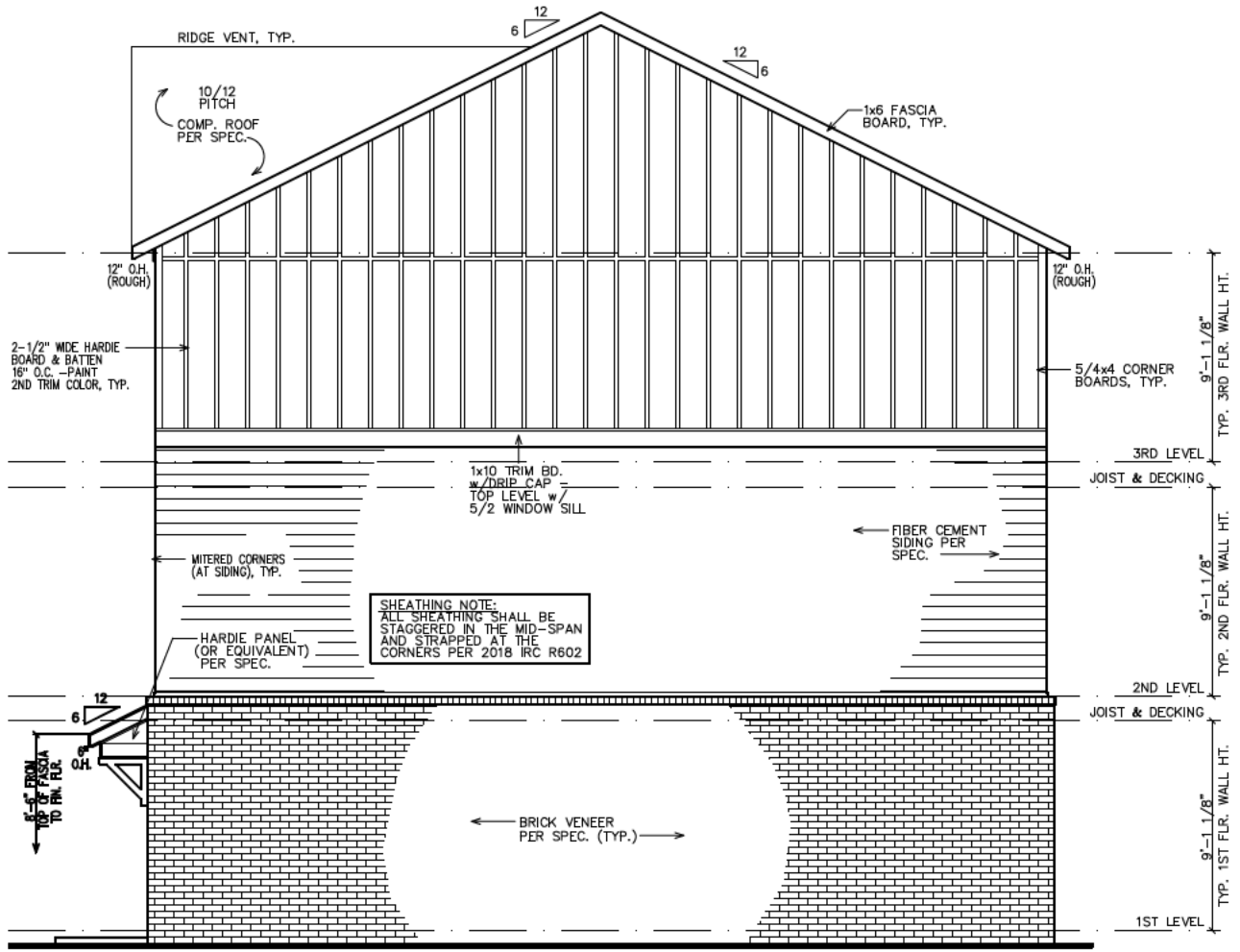
REAR ELEVATION



1
2
ROOF WITH BRACKET DETAIL
SC: N.T.S.
(GAPS SHOWN IN DETAIL ARE FOR CLARITY)



1
2
BRACKET DETAIL
SC: N.T.S.
(2 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR

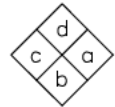


NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

RIGHT ELEVATION

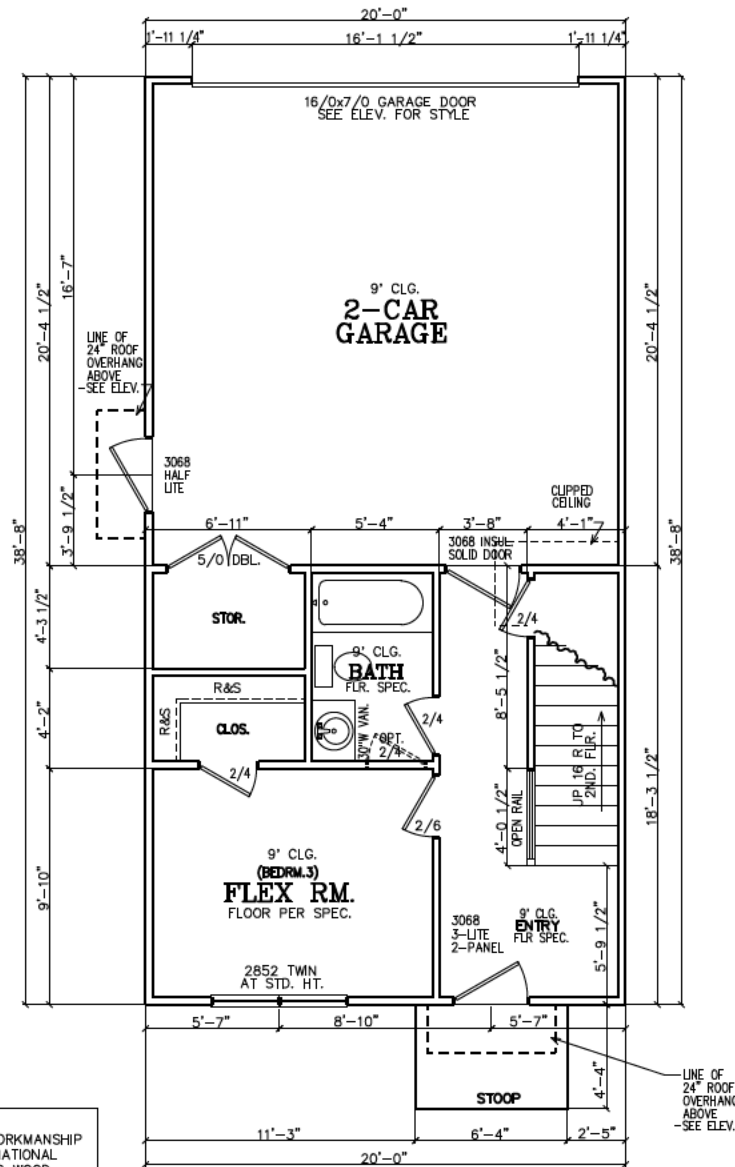
LEGEND

4	DETAIL NUMBER
9	SHEET NUMBER



INTERIOR
ELEVATION
KEY

FIRST FLOOR NOTES:
ALL 1ST FLR. CEILING HTS. TO BE
CONTINUOUS 9'-0" U.N.O. ALL DOORS
TO BE 80" HIGH U.N.O. ALL 1ST FLR.
WINDOWS TO BE AT STD. (83") OR
TRANS.(95") HDR. HT. U.N.O.



FIRST FLOOR PLAN

NOTE TO FRAMERS:
1. ALL MATERIALS AND WORKMANSHIP
MUST CONFORM TO THE NATIONAL
DESIGN SPECIFICATION FOR WOOD
CONSTRUCTION. PUBLISHED BY THE
NATIONAL FOREST PRODUCTS ASSOC.

2. LUMBER FOR HEADERS, JOISTS, AND
RAFTERS IS TO BE #2 SYP, OR EQUAL
ALL BEAMS ARE TO BE CALCULATED
AND SIZED ACCORDINGLY.

3. DO NOT CUT FRAMING MEMBERS FOR
ANY PLUMBING, ELECTRICAL OR
MECHANICAL SYSTEMS WITHOUT
REINFORCING THE ALTERED MEMBER
TO ITS ORIGINAL CAPACITY.

4. ALL 2x4 MATERIAL TO BE STUD
GRADE SPF OR EQUAL, UNLESS NOTED
OTHERWISE (U.N.O.)

5. ALL BEAMS AND HEADERS TO BE
SOLID BLOCKED WITH THE SUPPORT TO
BE OF PRESSURE TREATED MATERIAL.

6. ALL LUMBER THAT IS IN CONTACT
WITH CONCRETE OR MASONRY IS TO BE
OF PRESSURE TREATED MATERIAL.

7. PROVIDE 1x4 DIAGONAL BRIDGING IN
ALL CEILING JOISTS.

8. INTERIOR AND EXTERIOR LOAD
BEARING WALLS TO BE 2x4 OR 2x6
IN SIZE AND BE OF STUD GRADE SPF
MATERIAL.

9. ALL KNEE WALL CONSTRUCTION TO
BE BRACED AT 4'-0" O.C. MAX.

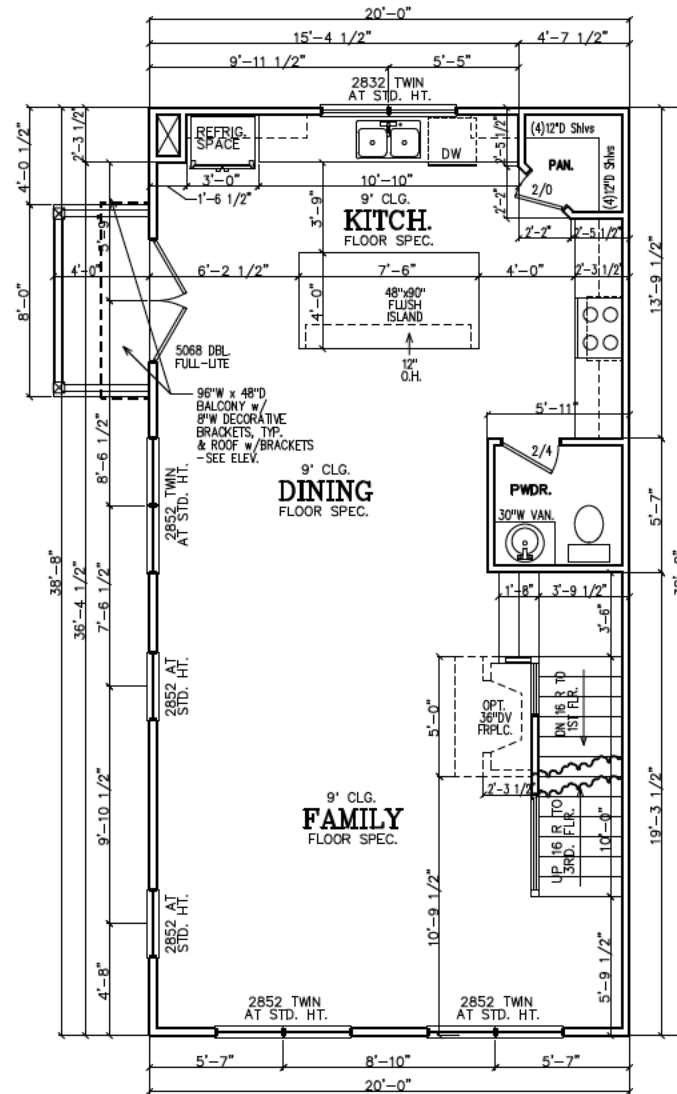
INSULATION NOTES:
1. WALL INSULATION SHALL
BE A MINIMUM OF R-13.
2. CEILING INSULATION
SHALL BE A MINIMUM OF
R-38.
3. SLAB INSULATION PER
CODE. *ALL UNLESS
NOTED OTHERWISE*

NOTE-ALL ANGLES ON
THIS PLAN ARE 90deg. OR
45deg U.N.O.

FRAMING NOTE:
REFER TO FLOOR/CLG
DRAWINGS TO VERIFY ALL
ALL SIZES AND SPACING
PRIOR TO CONSTRUCTION.

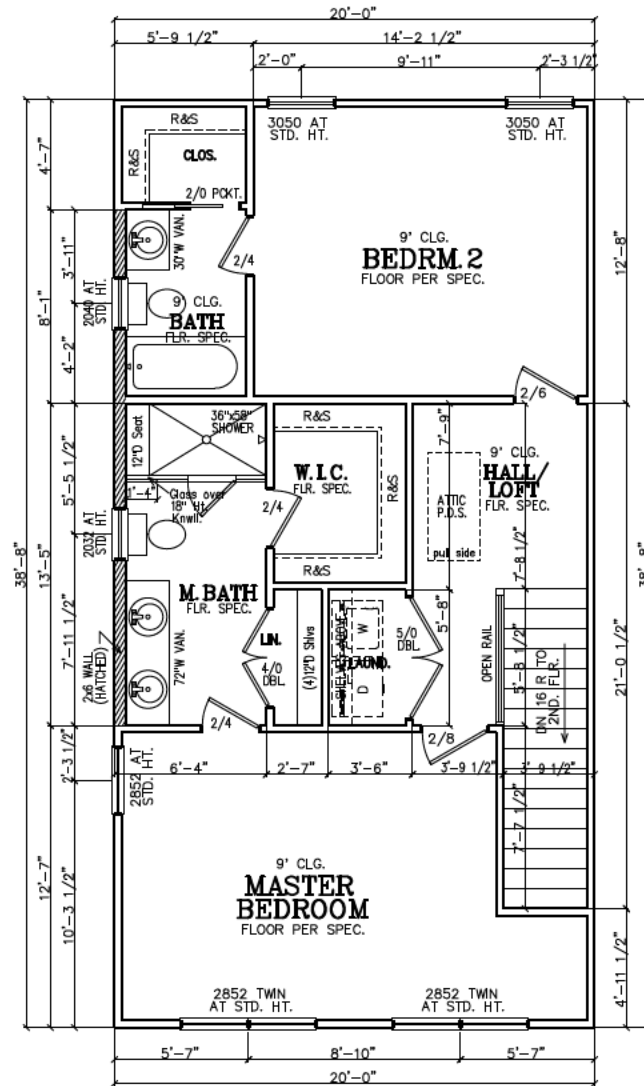
SHEATHING NOTE:
ALL SHEATHING SHALL BE
STAGGERED IN THE MID-SPAN
AND STRAPPED AT THE
CORNERS PER 2018 IRC R602

NOTE:
HORIZONTAL DRAFT--STOPPING
IN PLAN AT 1000 S.F. TO
COMPLY WITH 2018 IRC
SECTION 302.12



SECOND FLOOR PLAN

SECOND FLOOR NOTES:
ALL 2ND FLR. CEILING HTS.
TO BE CONTINUOUS 9'-0"
U.N.O. ALL DOORS TO BE
80" HIGH U.N.O. ALL 2ND
FLR. WINDOWS TO BE AT
STD.(84") HDR. HT. U.N.O.



THIRD FLOOR PLAN

THIRD FLOOR NOTES:
ALL 3RD FLR. CEILING HTS.
TO BE CONTINUOUS 9'-0"
U.N.O. ALL DOORS TO BE
80" HIGH U.N.O. ALL 2ND
FLR. WINDOWS TO BE AT
STD.(84") HDR. HT. U.N.O.

SUBDIVISION:
HAPEVILLE
LOT #:UNIT 55
RELEASED:04/22/22



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ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#1-A
Floor Plans
DESIGNED BY: C.SAMUDA 04/22/22
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:
1ST FLR. 340
2ND FLR. 775
3RD FLR. 775
TOTAL 1890
GARAGE 435

JOB NUMBER:
21-1001

REVISIONS:			
No.	Date	Revisions	App.
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SHEET NUMBER:

3

LEGEND

4

DETAIL NUMBER

9

SHEET NUMBER

SUBDIVISION:

HAPEVILLE

LOT #:UNIT 55

RELEASED:04/22/22



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ATLANTA, GA 30324

(678) 777-7425

CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#1-A

Slab/Foundation & Roof Plan

DESIGNED BY: C.SAMUDA 04/22/22

SCALE:

1/8"=1'-0"

1/4"=1'-0"

11"x17"

24"x36"

SQUARE FOOTAGE:	
1ST FLR.	340
2ND FLR.	775
3RD FLR.	775
TOTAL	1890
GARAGE	435

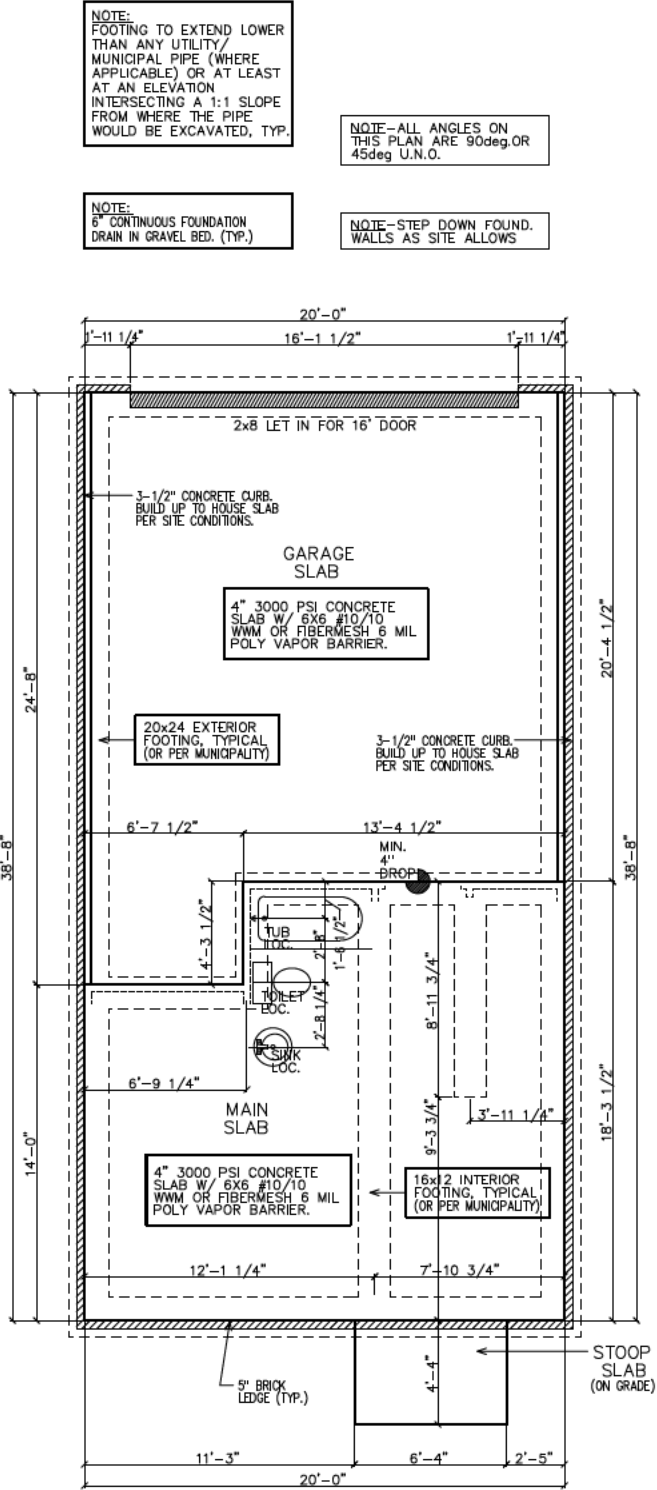
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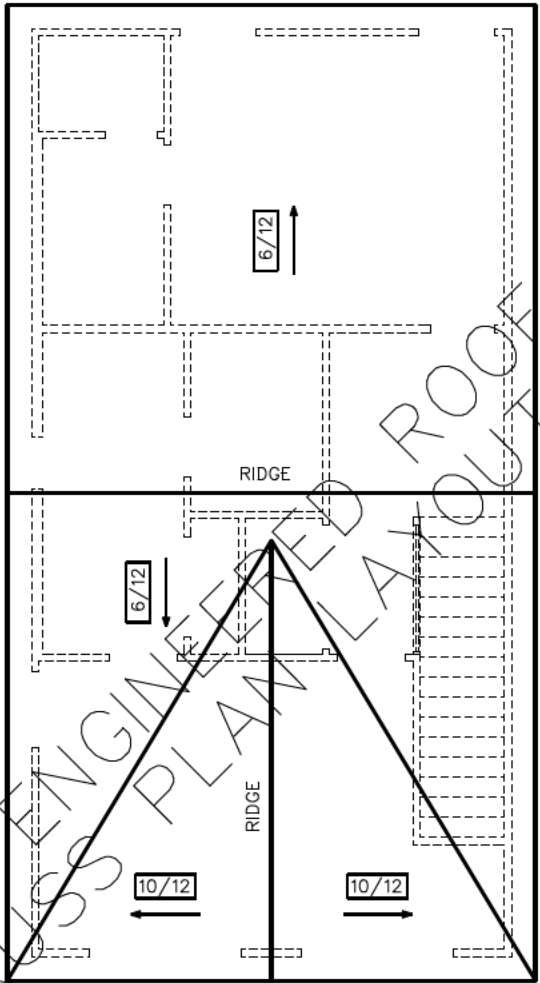
SLAB/FOUNDATION PLAN

FOUNDATION NOTES:

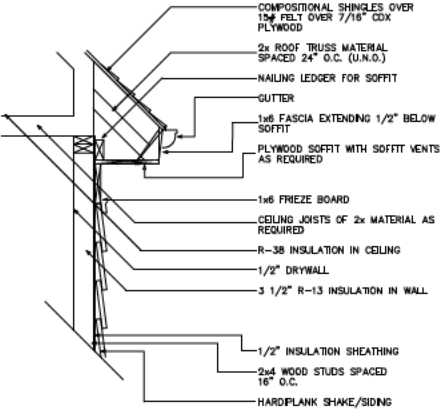
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. IF DRAWINGS ARE IN CONFLICT WITH FIELD CONDITIONS OR OTHER DRAWINGS, CONTRACTOR SHOULD CONTACT CS DESIGN GROUP, LLC FOR JUSTIFICATION OR CORRECTION. ANY DISCREPANCIES FOUND AFTER START OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR.
2. ALL FOOTINGS ARE TO BE BELOW LOCAL FROST LINES AND REST ON UNDISTURBED SOIL WITH ENOUGH BEARING TO PROPERLY SUPPORT THE BUILDING.
3. ALL FOUNDATIONS, FOUNDATION WALLS AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL ENGINEER. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY SITE CONDITIONS, LOCAL CODES AND INSURE WELL CONSTRUCTED BUILDING.
4. BEARING SOIL PRESSURE TO BE 2500 PSF MINIMUM. BEARING CAPACITY OF SOILS SHALL BE VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.
5. HOUSE SLABS AND GARAGE SLABS TO BE 3000 PSI CONCRETE MINIMUM.
6. ANY FILL WITHIN 10 FEET OF THE STRUCTURE, OR BENEATH WALKS OF PAVED AREAS SHALL BE COMPACTED TO NOT LESS THAN 55% OF STANDARD PROCTOR DENSITY. ANY FILL PLACED SHALL BE MONITORED BY A QUALIFIED GEOTECHNICAL ENGINEER.
7. BRICK LEDGE PLACED ON THE PERIMETER OF THE FOUNDATION SHALL HAVE ELEVATION REQUIREMENTS VERIFIED IN FIELD BY BUILDER PRIOR TO CONCRETE PLACEMENT. LEDGES SHALL NOT BE LESS THAN 3".
8. WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS TO MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES.
9. BEARING WALLS, SOLID FRAMING AND COLUMNS TO ALLOW FOR TRANSFER OF LOADS FROM ROOF THROUGH THE STRUCTURE TO FOUNDATION AND BEARING SOIL.

PLUMBER NOTES:

1. PLUMBER TO INSULATE BEHIND TUBS ON ALL EXTERIOR WALLS.
2. PLUMBER TO INSTALL U APPROVED ELEC. CONDUIT FOR ISLAND PER PLUMBING ROUGH-IN AND FOUNDATION STAGE.



ROOF PLAN



1 UPPER WALL SECTION DETAIL
4 SC: N.T.S.

GENERAL ROOF NOTES:

1. PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. #1WC UNLESS NOTED OTHERWISE.
2. 12" ROUGH OVERHANG AT ALL LOCATIONS UNLESS NOTED OTHERWISE.
3. SECOND FLOOR ROOF TRUSSES TO HAVE 11" HEEL HEIGHTS UNLESS NOTED OTHERWISE.
4. EACH ROOF RAFTER/TRUSS SHALL BE TIED DOWN TO BOTH DOUBLE TOP PLATES WITH STRAPS OF SUFFICIENT LENGTH TO SPAN FROM THE ROOF RAFTER, ACROSS THE BAND AT THE CEILING RAFTERS, AND EXTENDING (AT A MINIMUM) TO THE BOTTOM OF THE LOWER PLATE.
5. ALL EXTERIOR WALLS ARE CONSIDERED TO BE SHEAR WALLS; THEREFORE, ALL EXTERIOR WALLS SHALL BE FULLY SHEATHED AND FULLY BLOCKED AT ALL EDGES. HORIZONTAL SHEATHING JOINTS SHALL NOT OCCUR AT THE FLOOR LINE, NOR SHALL VERTICAL OR HORIZONTAL JOINTS ALIGN WITH SIDES OF OPENINGS IN THE EXTERIOR WALLS. SHEATHING PANELS SHALL OVERLAP THE FLOOR LINE BY A MINIMUM OF 12" AND EXTEND A MINIMUM OF 12" BELOW THE BOTTOM OF THE FLOOR STRUCTURE.
6. ALL FRAME WORK AND MATERIAL TO COMPLY WITH ALL LOCAL AND NATIONAL CODES.

SUBDIVISION:
HAPEVILLE
LOT #:UNIT 55
RELEASED:04/22/22



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(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:
HAPEVILLE PLAN#1-A
Electrical Plans
DESIGNED BY: C.SAMUDA 04/22/22
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

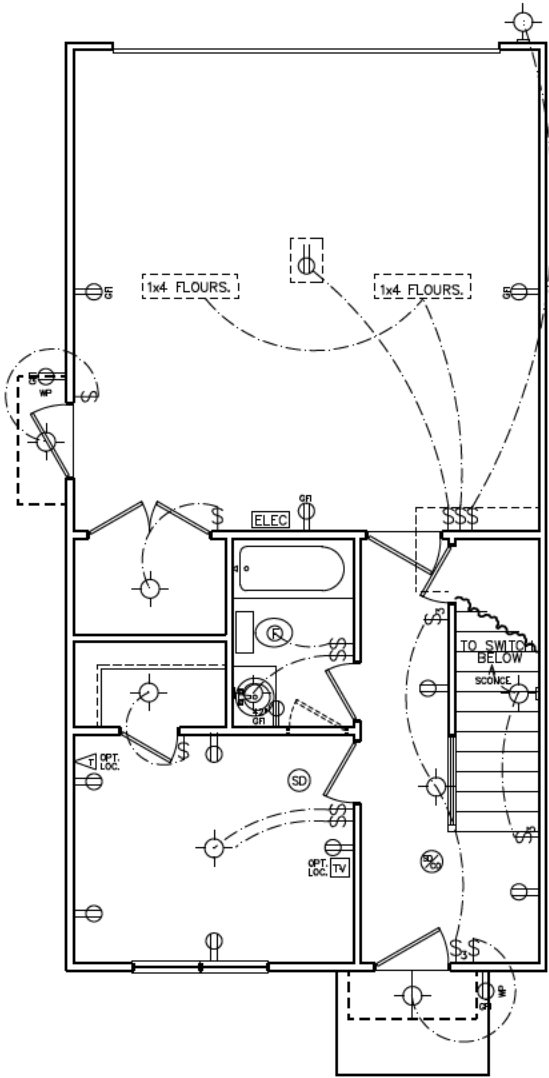
SQUARE FOOTAGE:
1ST FLR. 340
2ND FLR. 775
3RD FLR. 775
TOTAL 1890
GARAGE 435

JOB NUMBER:
21-1001

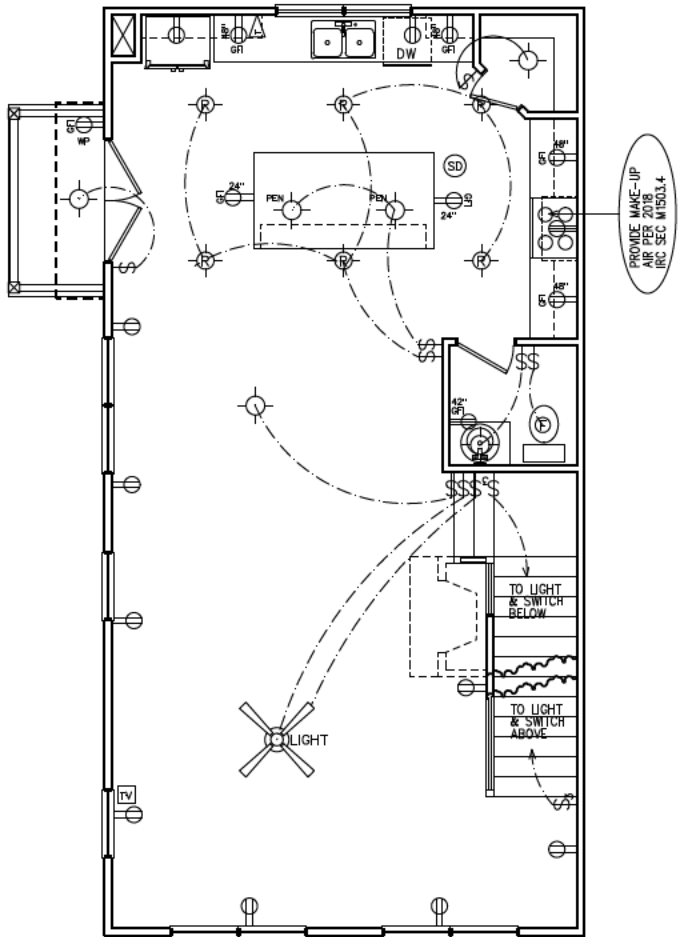
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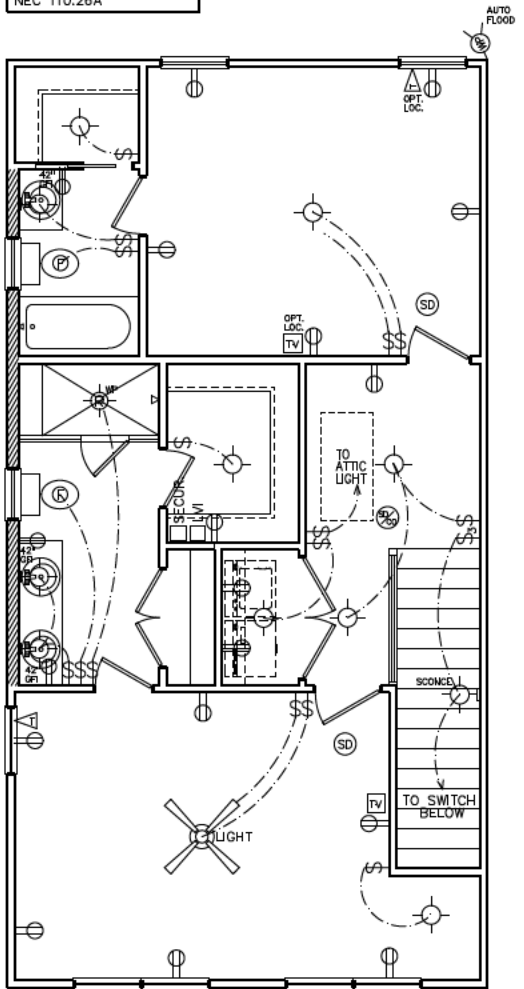
SHEET NUMBER:
5



FIRST FLOOR
ELECTRICAL PLAN



SECOND FLOOR
ELECTRICAL PLAN



THIRD FLOOR
ELECTRICAL PLAN

HVAC NOTE:
(2) FURNACES w/(2) GFI
OUTLETS IN ATTIC ABOVE.
CLEARANCE PER 2017
NEC 110.28A

PROVIDE MAKE-UP
AIR PER 2018
IRC SEC M1503.4

NOTE:
BRACE AND
WIRE SECONDARY
BEDROOMS FOR
CEILING FANS.

CFM CHART

LOCATION	# OF CFMs
MSTR BATH	50
BATH #2	50
BATH #3	50
POWDER	50

- ELECTRICAL NOTES
1. HEIGHT OF LIGHT FIXTURES AT EXTERIOR DOORS PER ELEVATIONS.
 2. INSULATED FIXTURES AT 1-STORY PLANS.
 3. DOOR BELL HEIGHT AT 3'-6" A.F.F.
 4. DOOR CHIME HEIGHT AT 7'-0" A.F.F.
 5. HEIGHT OF SWITCHES AT 4'-0" A.F.F. UNLESS NOTED OTHERWISE.
 6. HEIGHT OF OUTLETS AT 1'-6" A.F.F. UNLESS NOTED OTHERWISE.
 7. ALL SMOKE DETECTORS SHALL BE PROGRAMMED TO BE INTERCONNECTED AT THE FINAL INSPECTION.
 8. ALL GFCI/ACI OUTLETS TO BE INSTALLED PER 2020 NEC.

ELECTRICAL LEGEND			
SWITCH	WEATHER PROOF OUTLET		
3-WAY SWITCH	GFI OUTLET		
4-WAY SWITCH	220 VOLT OUTLET		
DIMMER SWITCH	110 VOLT SWITCHED		
LIGHT	FLOOR OUTLET		
RECESSED LIGHT	CEILING OUTLET		
PULL CHAIN LIGHT	TELEVISION		
WEATHER PROOF LIGHT	TELEPHONE		
RECESSED EYE LIGHT	SMOKE DETECTOR		
FLOOD LIGHT	CARBON MONOXIDE DETECTOR		
WEATHER PROOF FLOOD	GARBAGE DISPOSAL		
EXT WALL LIGHT	SECURITY "HOMERUN"		
FAN	LOW VOLTAGE INTERFACE		
FAN WITH LIGHT	THERMOSTAT		
2x4 FLOURESCENT LIGHT	CHIMES		
1x4 FLOURESCENT LIGHT	BATHROOM FAN		
110 VOLT OUTLET	FUSE BOX		

SUBDIVISION:
HAPEVILLE
LOT #:UNIT 55
RELEASED:04/22/22

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CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#1-A

Misc. Details

DESIGNED BY: C.SAMUDA 04/22/22
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:	
1ST FLR.	340
2ND FLR.	775
3RD FLR.	775
TOTAL	1890
GARAGE	435

JOB NUMBER:
21-1001

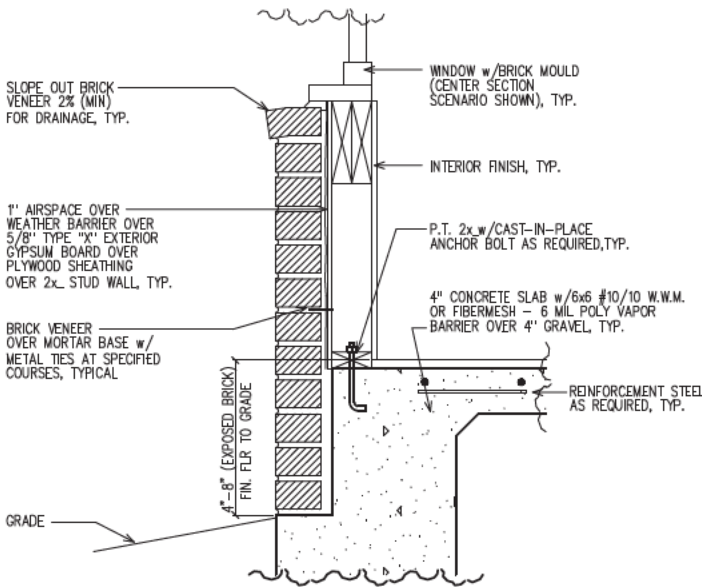
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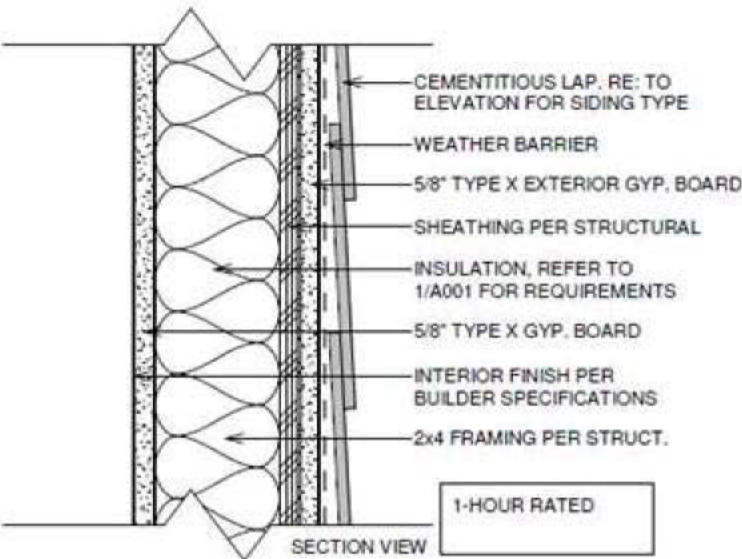
6

CEMENTITIOUS SIDING & WEATHER BARRIER & 5/8" TYPE X EXTERIOR GYP. BOARD & SHEATHING & FRAMING PER STRUCTURAL, BATT INSUL. PER CODE REQ. 5/8" TYPE X GYPSUM BD & VAPOR RETARDER, PNT, COLOR PER BUILDER SPECIFICATIONS. SEE ELEVATION FOR PATTERN.

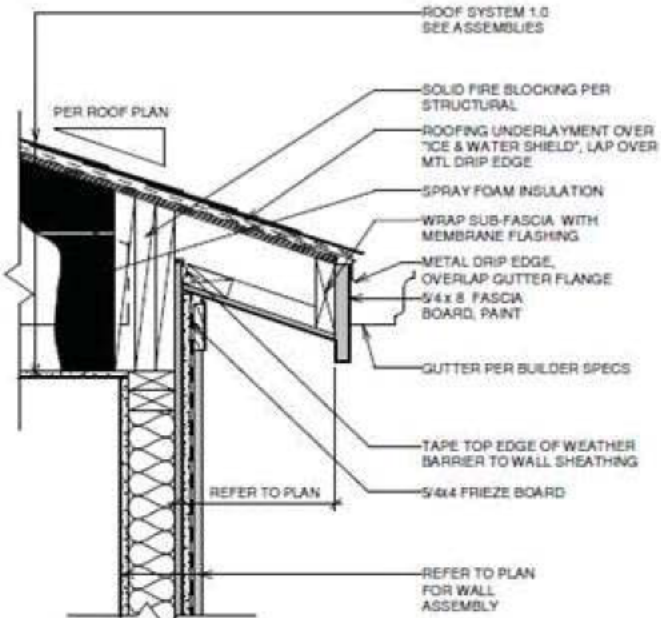
USE HOT-DIP GALVANIZED OR STAINLESS STEEL FASTENERS IN ALL LOCATIONS & INSTALL PER SIDING MANUFACTURER'S INSTALLATION INSTRUCTIONS



1
6 LOWER WALL SECTION
DETAIL @ BRICK
SC: NOT TO SCALE



2
6 TYPICAL 1-HOUR FIRE RATED
EXTERIOR WALL DETAIL WITHOUT
FENESTRATION (MID-WALL)
(U.L. #U305)
SC: NOT TO SCALE



3
6 TYPICAL 1-HOUR FIRE RATED
EXTERIOR WALL DETAIL @ EAVE
(UPPER WALL)
(U.L. #U305)
SC: NOT TO SCALE

SUBDIVISION:
HAPEVILLE
LOT #:UNIT 3
RELEASED:..



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CLIENT INFORMATION:

Epic
Development

430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#5-B
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 01/26/22

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

SCALE:
 $1/8" = 1'-0"$ $< 11" \times 17"$
 $1/4" = 1'-0"$ $< 24" \times 36"$

SQUARE FOOTAGE:	
1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER:
21-1005

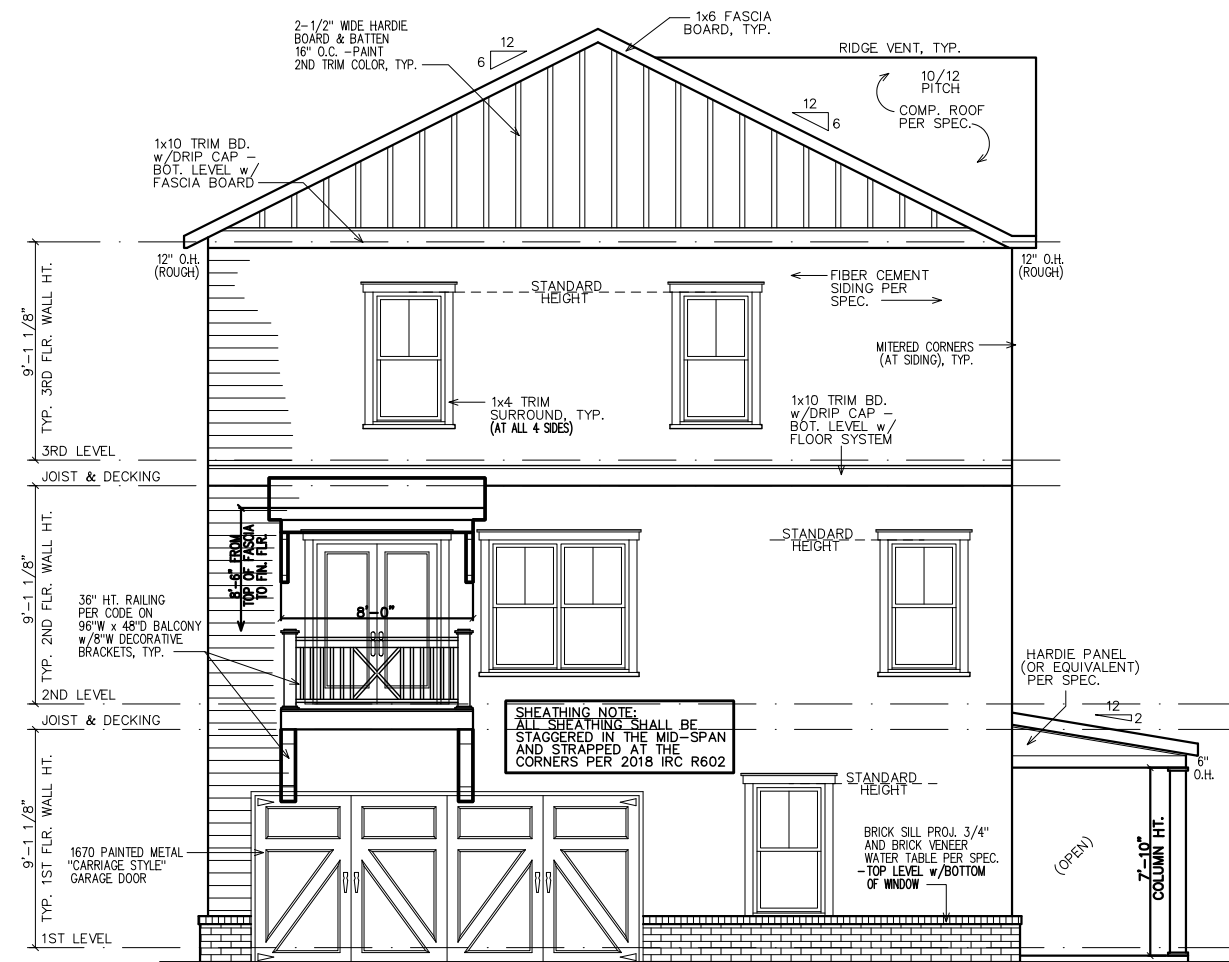
REVISIONS:

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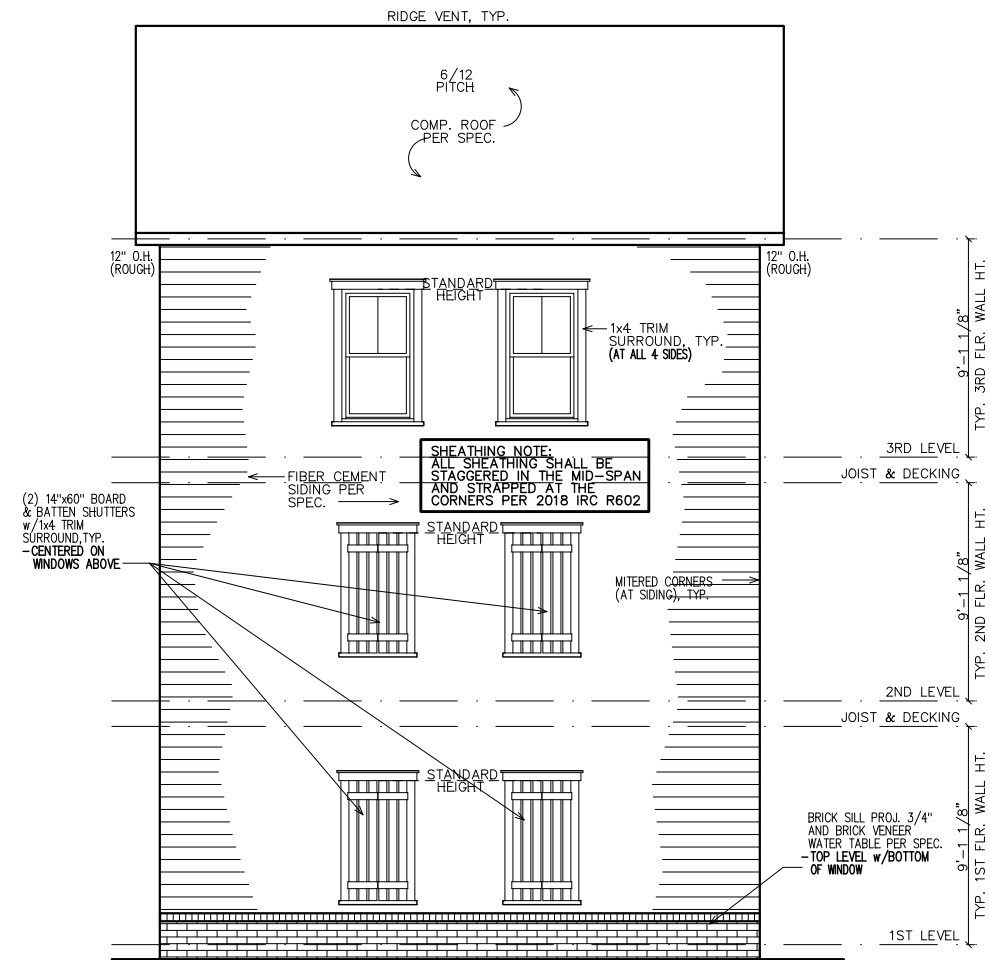
2

NEW HOME SITE ADDRESS:



NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

LEFT ELEVATION



NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

REAR ELEVATION

SUBDIVISION:
HAPEVILLE
LOT #:UNIT 3
RELEASED:04/22/22



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Side & Rear Elev.
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 $1/8" = 1'-0"$ < $11" \times 17"$
 $1/4" = 1'-0"$ < $24" \times 36"$

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1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

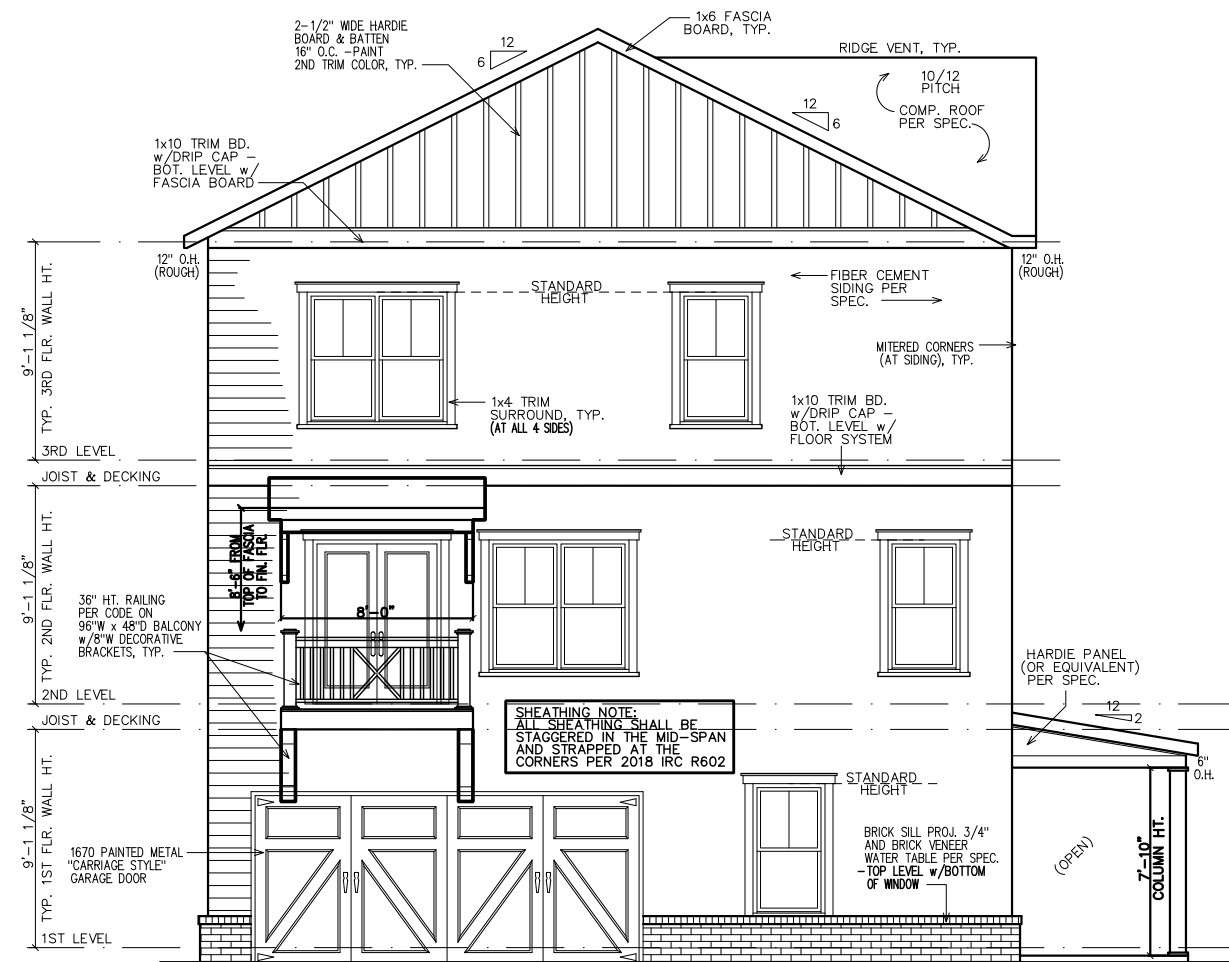
JOB NUMBER:
21-1005

REVISIONS:			
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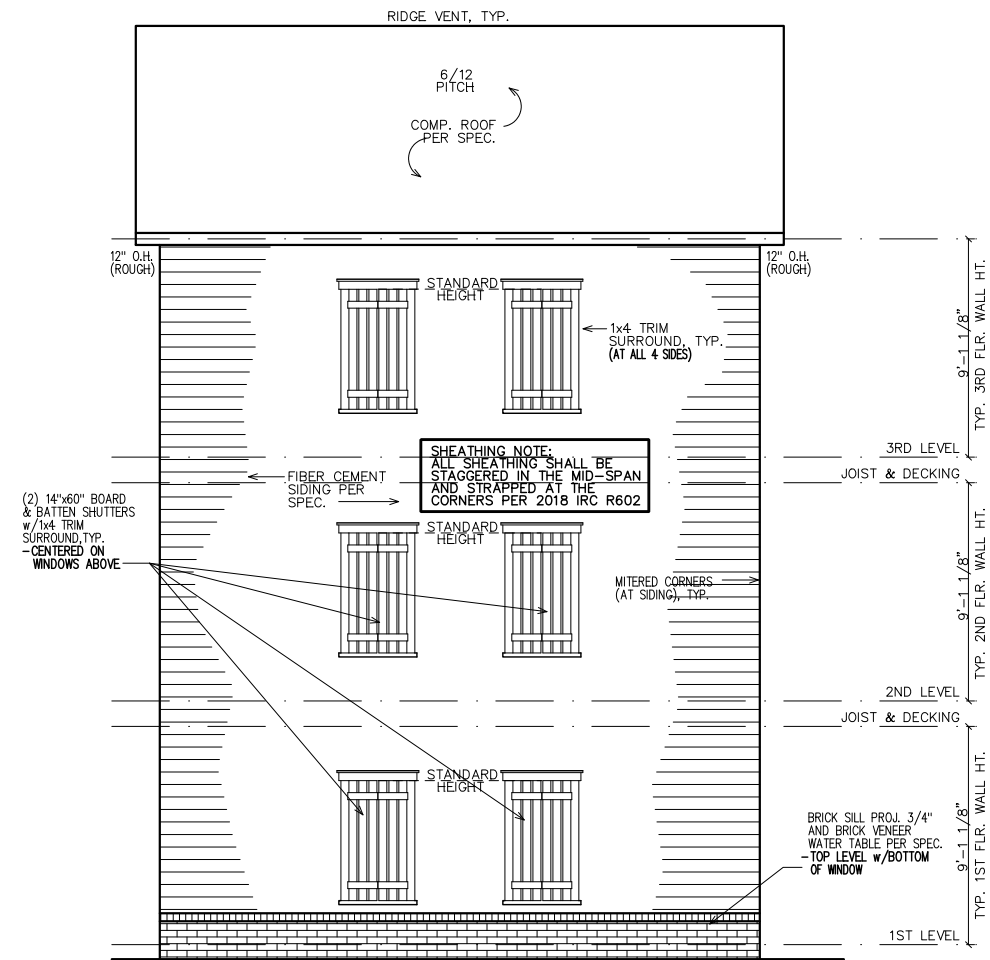
2

NEW HOME SITE ADDRESS:



NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

LEFT ELEVATION



NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

REAR ELEVATION

SUBDIVISION:
HAPEVILLE
LOT #:UNIT 4
RELEASED:.



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(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#3-A
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 01/26/22
SCALE:
1/8"=1'-0" < 1"=17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	295
2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

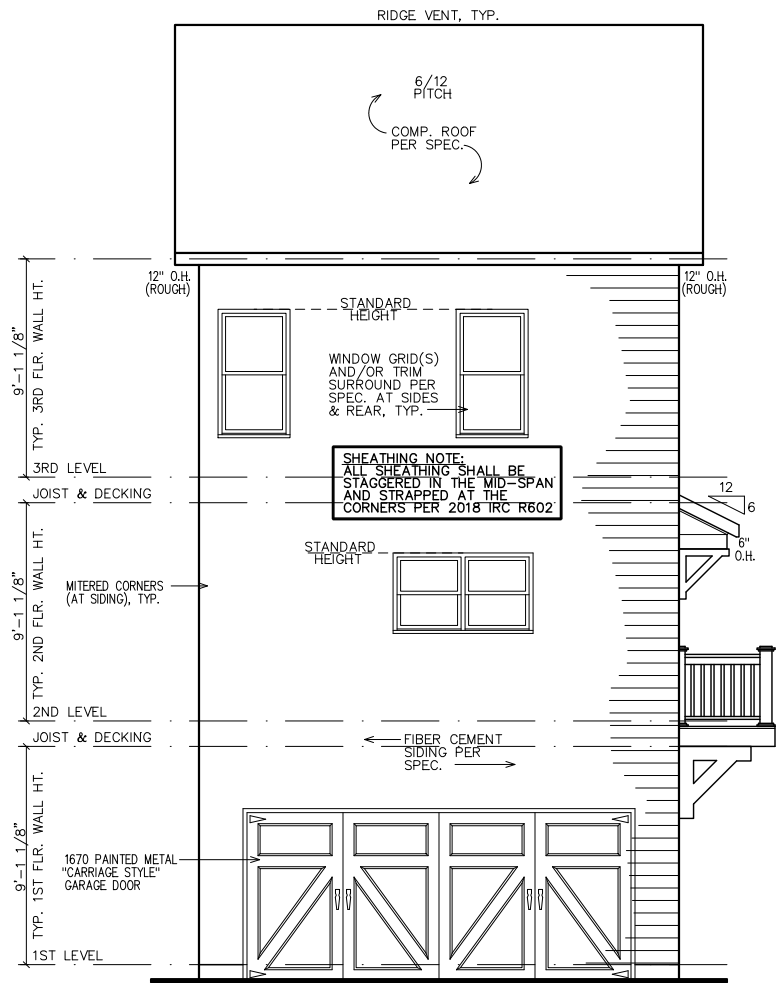
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21-1003

REVISIONS:

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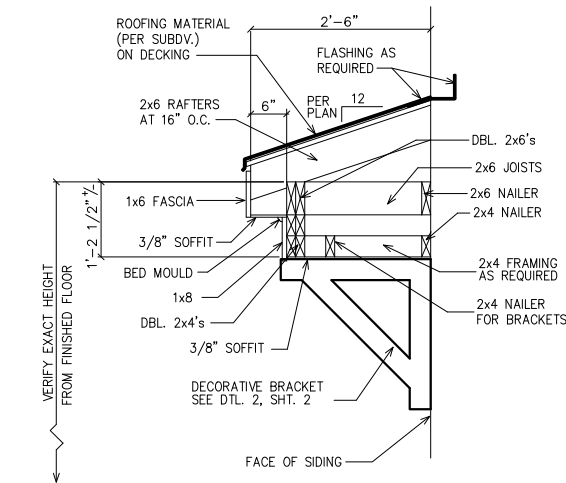
SHEET NUMBER:

2



NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

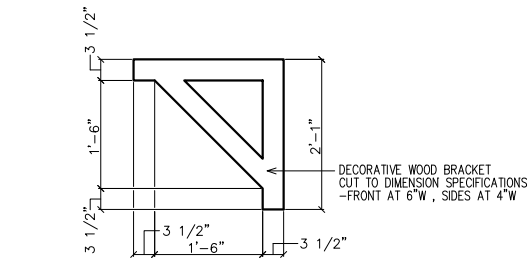
REAR ELEVATION



1
2
ROOF WITH BRACKET DETAIL

SC: N.T.S.

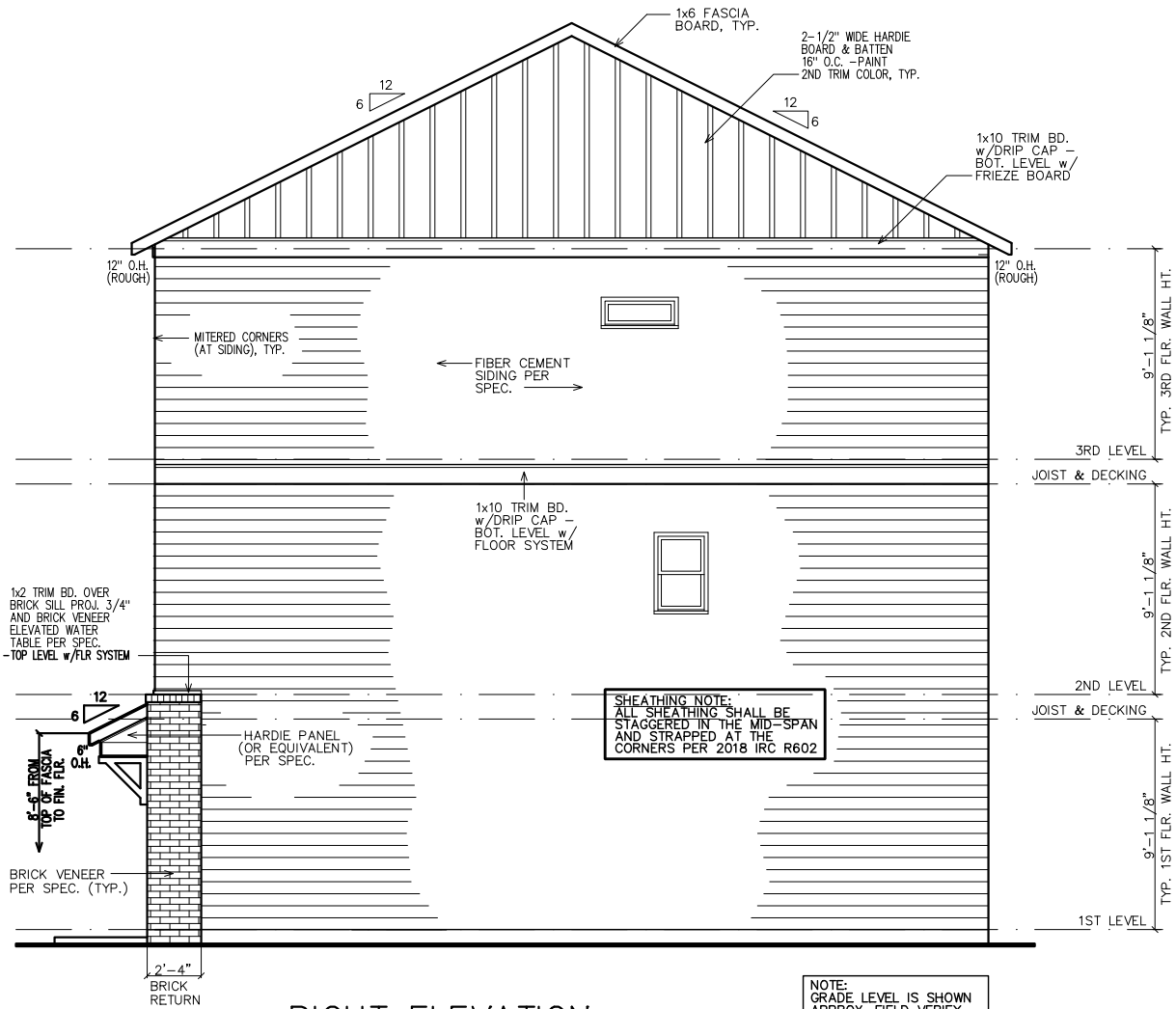
(GAPS SHOWN IN DETAIL ARE FOR CLARITY)



1
2
BRACKET DETAIL

SC: N.T.S.

(4 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

RIGHT ELEVATION

SUBDIVISION:
HAPEVILLE
LOT #:UNIT 4
RELEASED:04/22/22



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(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#3-A
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 04/22/22
SCALE:
1/8"=1'-0" < 1"=17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	295
2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

JOB NUMBER:

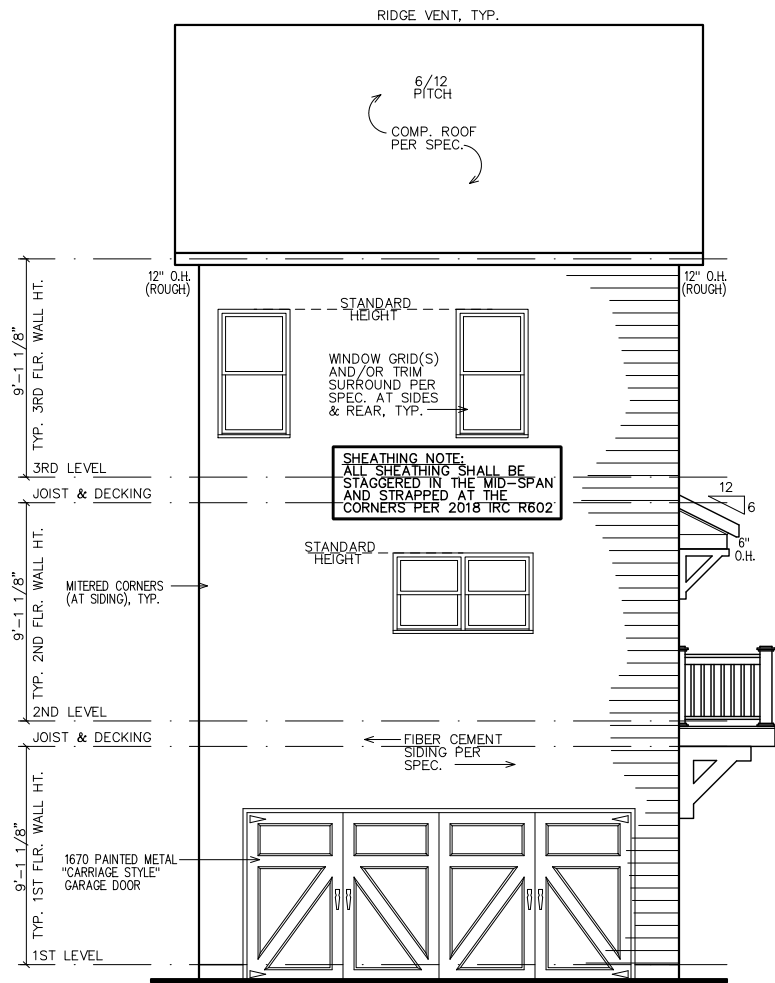
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REVISIONS:

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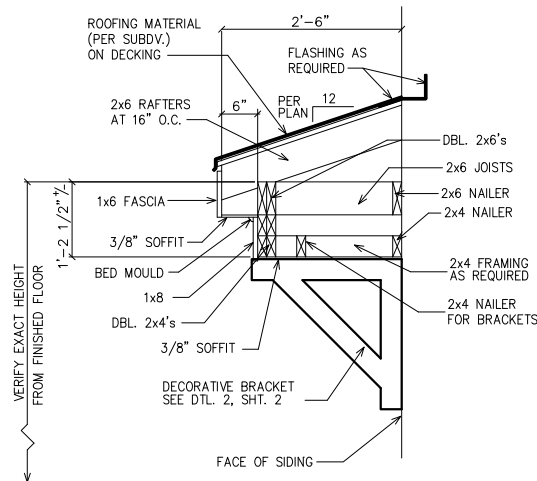
SHEET NUMBER:

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NOTE:
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APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

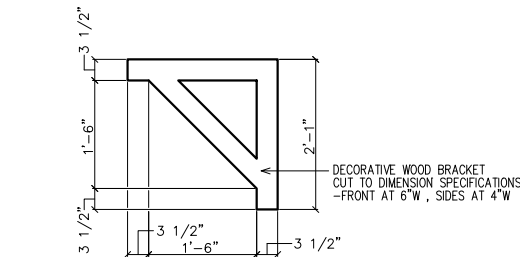
REAR ELEVATION



1
2 ROOF WITH BRACKET DETAIL

SC: N.T.S.

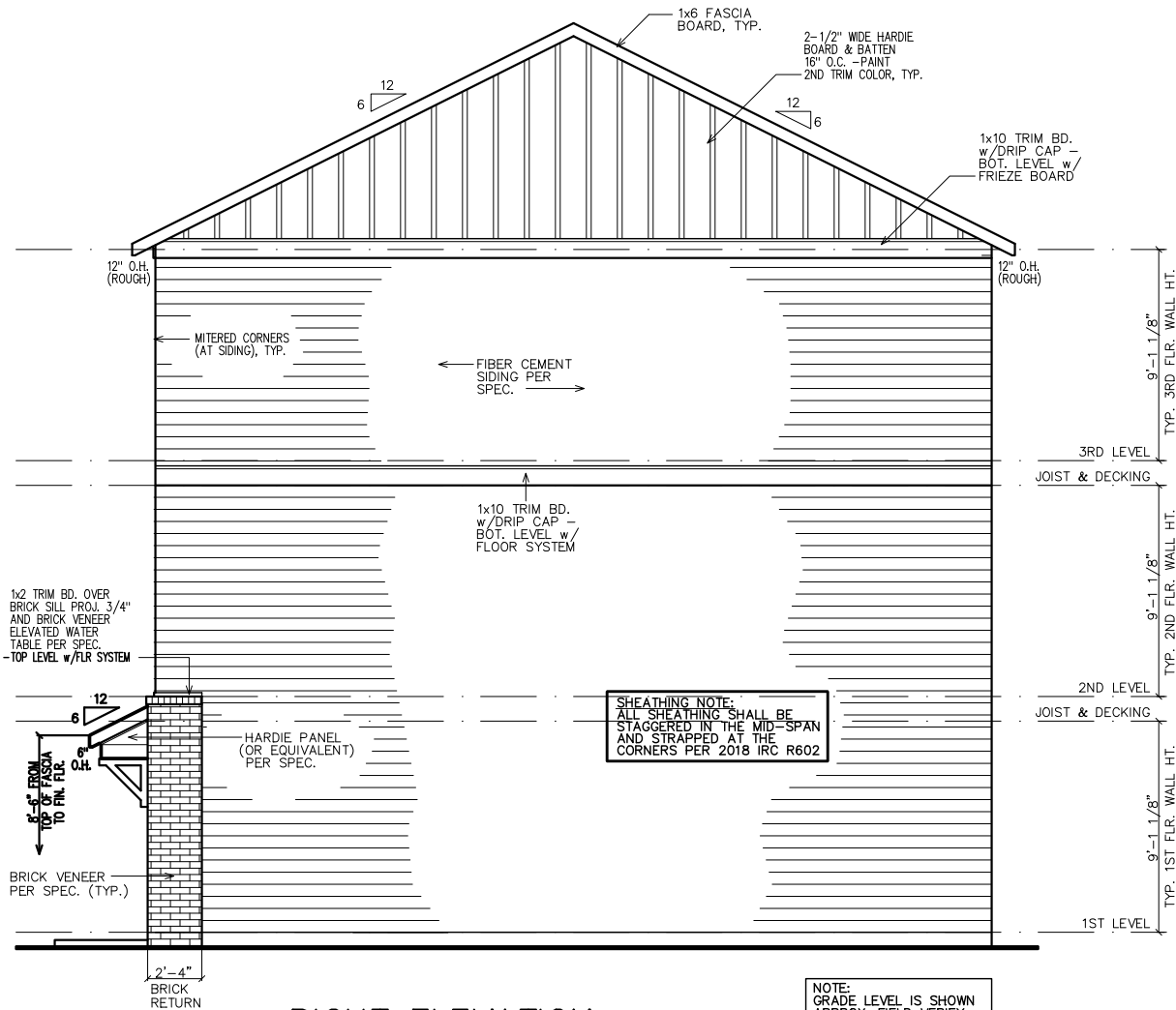
(GAPS SHOWN IN DETAIL ARE FOR CLARITY)



1
2 BRACKET DETAIL

SC: N.T.S.

(4 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

RIGHT ELEVATION



CLIENT INFORMATION:

Epic
Development

430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#1-A
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 01/26/22

SCALE:
 $1/8" = 1'-0"$ $< 11" \times 17"$
 $1/4" = 1'-0"$ $< 24" \times 36"$

SQUARE FOOTAGE:	
1ST FLR.	340
2ND FLR.	775
3RD FLR.	775
TOTAL	1890
GARAGE	435

JOB NUMBER:
21-1001

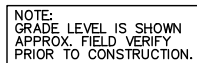
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SHEET NUMBER:

2

NEW HOME SITE ADDRESS:



VERIFY EXACT HEIGHT FROM FINISHED FLOOR

1'-2 1/2"

2'-6"

ROOFING MATERIAL (PER SUBDV.) ON DECKING

FLASHING AS REQUIRED

2x6 RAFTERS AT 16" O.C.

6"

PER PLAN 12

DBL. 2x6's

2x6 JOISTS

2x6 NAILER

2x4 NAILER

1x6 FASCIA

3/8" SOFFIT

BED MOULD

1x8

DBL. 2x4's

3/8" SOFFIT

2x4 FRAMING AS REQUIRED

2x4 NAILER FOR BRACKETS

DECORATIVE BRACKET SEE DTL. 2, SHT. 2

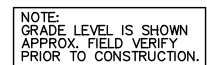
FACE OF SIDING

SC: N.T.S.

(GAPS SHOWN IN DETAIL ARE FOR CLARITY)



(2 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



RIGHT ELEVATION

SUBDIVISION:
HAPEVILLE
LOT #:UNIT 55
RELEASED:04/22/22



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(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#1-A
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 04/22/22
SCALE:
1/8"=1'-0" < 1 1/4"x17"
1/4"=1'-0" < 24'x36"

SQUARE FOOTAGE:

1ST FLR.	340
2ND FLR.	775
3RD FLR.	775
TOTAL	1890
GARAGE	435

JOB NUMBER:
21-1001

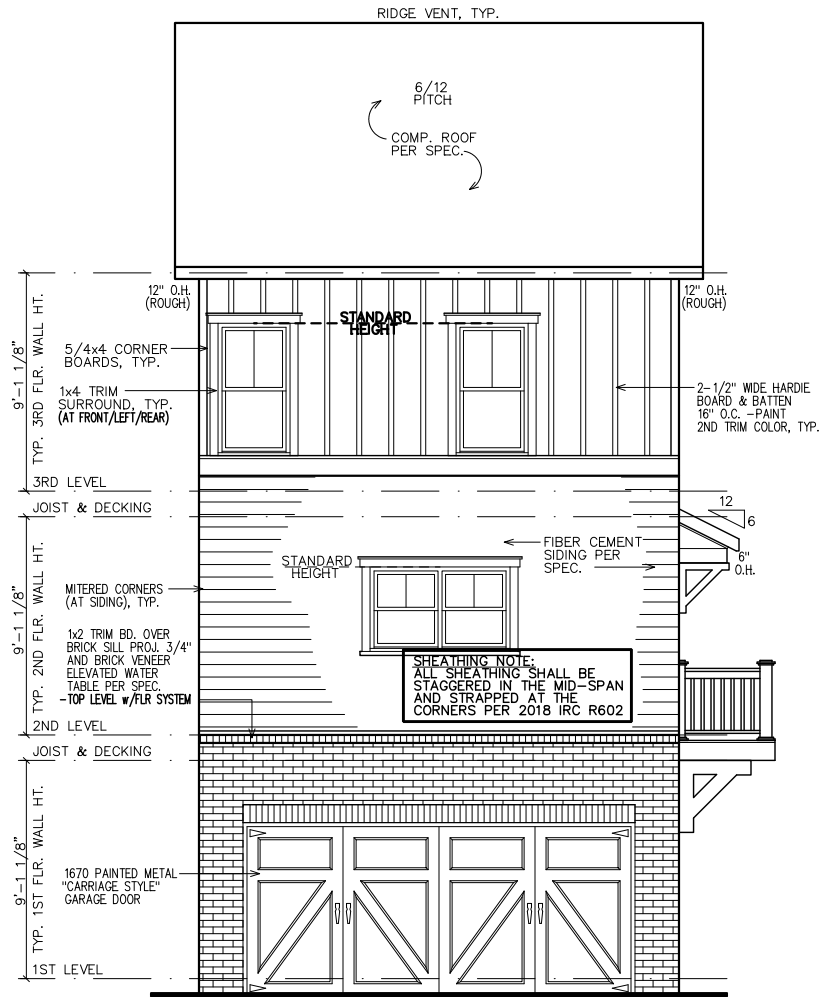
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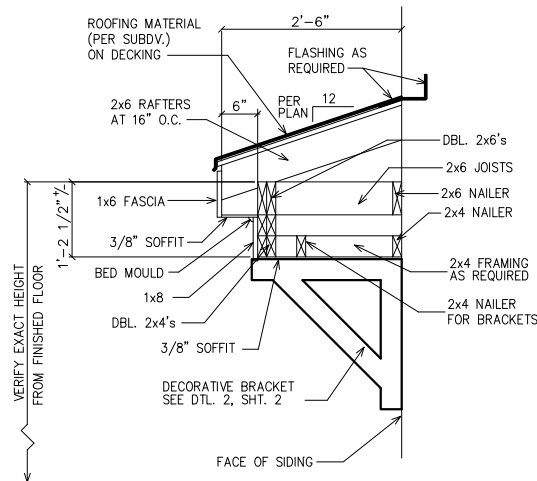
2

NEW HOME SITE ADDRESS:



NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

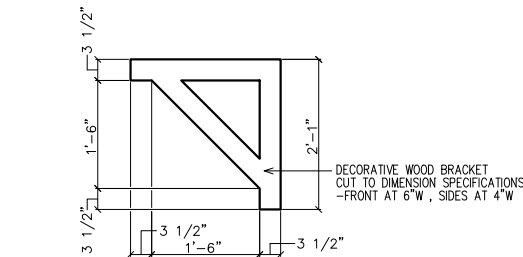
REAR ELEVATION



1
2
ROOF WITH BRACKET DETAIL

SC: N.T.S.

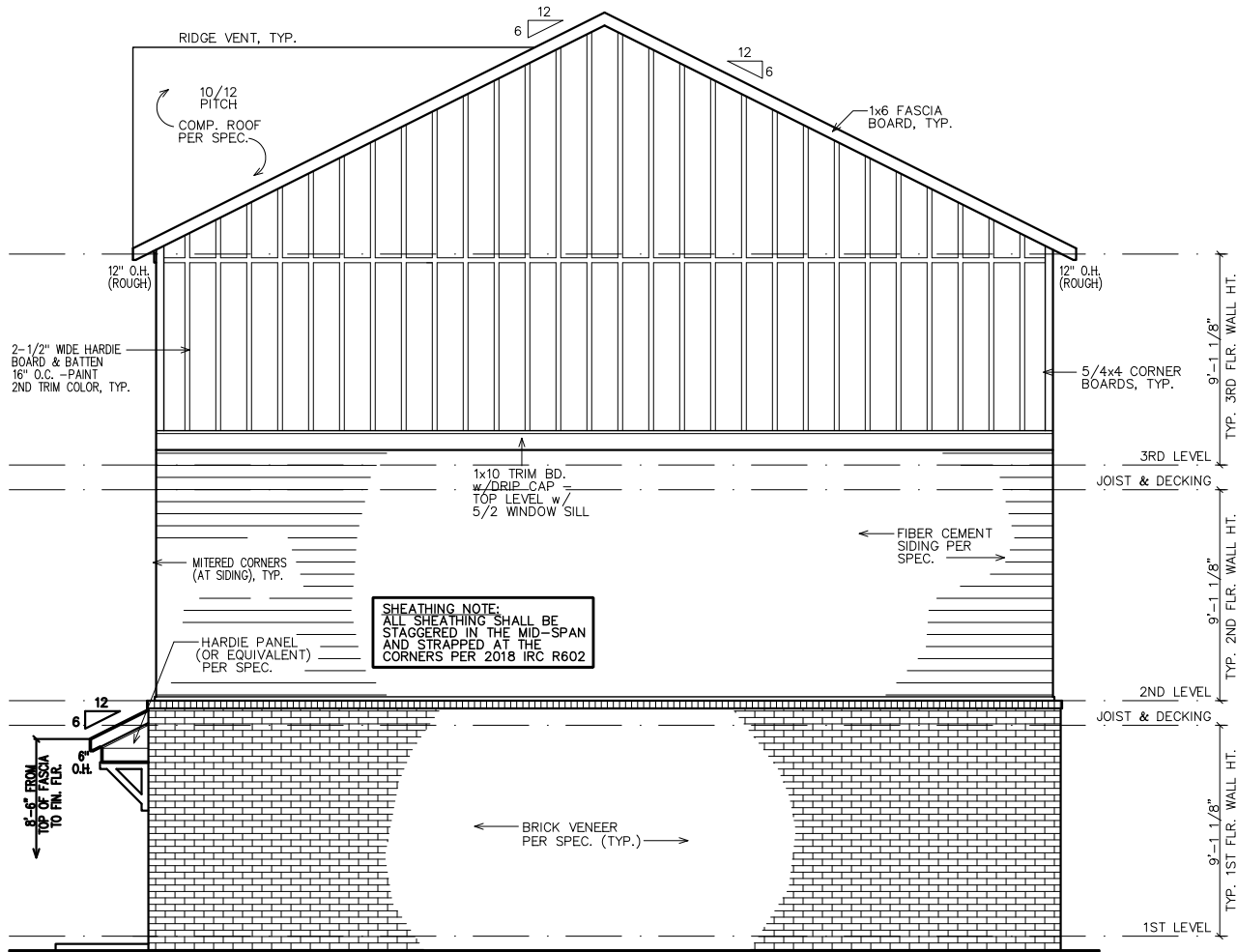
(GAPS SHOWN IN DETAIL ARE FOR CLARITY)



1
2
BRACKET DETAIL

SC: N.T.S.

(2 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

RIGHT ELEVATION



PLANNING AND ZONING DEPARTMENT
PLANNER'S REPORT

DATE: August 11, 2022
TO: Tonya Hutson
FROM: Lynn M. Patterson
RE: Design Review -King Arnold SF Subdivision

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

BACKGROUND

The City of Hapeville has received a Design Review Application from Alex Popham with Epic Development for construction of 25 single family homes (10 in this application) to be located at 325/376 King Arnold. The lots under consideration with this application are 1, 2, 3, 4, 11, 12, 13, 16, 21 and 22. The single family homes range from 1735 SF to 2025 SF based upon the unit type, have 3 or 4 bedrooms and are less than 35' in height with garages. There are greenspaces within the development and the homes facing public streets are rear entry loaded. The limited number of homes with front garages are located in the private driveway of the Planned Unit Development.

The property is within the P-D, Planned Unit Development zoning district and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

(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:

(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: Fence and wall materials must adhere to guidelines.

(c) Utility Standards

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

STAFF COMMENT: Ensure all mechanical is screened.

(d) Parking and Traffic Standards

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

STAFF COMMENT: A limited number of houses on the internal street have parking in the supplemental area. Design Exception required.

(e) Roof and Chimney Standards

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

- ⊖ Chimneys on exterior building walls shall begin at grade.
- ⊖ Chimneys shall begin at grade and be faced with brick or stacked stone; extend chimneys between three and six feet above the roof line.

STAFF COMMENT: **Ensure 30 year shingles.**

(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: **No stairs are shown. If utilized, must meet standards.**
Design exception required for depth of stoop and porches.
Design exception required for stoop at grade.

(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: **Building numbers should be provided.**
Window recess detailed should be provided.
No GBGs are allowed.
Design exception requested for PVC sills.

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

- ✎ **First Stories .** First stories shall be elevated above the grade between two and four feet, unless existing topography is greater or unless wheelchair access is desired and cannot be provided from the side or rear.
 - ✎ **Window Sills.** Enfronting first story window sills should be no less than two and one-half feet and no more than three and one-half feet above finished floor elevation.
 - ⊖ **Wheelchair access .** Where practical, wheelchair access, when provided, should be installed at the side or rear of the home in order to preserve the architectural character of the primary facade.
- Architectural style .** Architecture is one of the most critical components of place, and nowhere is this more evident than on building facades. The design and character of street-facing facades is a reflection of both buildings and their users, and must be carefully considered for its impact on the overall sense of place.

Other

New homes in the neighborhood conservation area should be designed to reflect the principal traditional styles found in the community. These include national folk, Queen Anne, ranch, Tudor revival, craftsman, and minimal traditional styles. These styles, however, do not reflect the only styles historically found in Hapeville, which also includes a few occurrences of neocolonial revival. Where an applicant desires to utilize a style historically found in Hapeville, but not reflected in the six principal styles identified in subsections (4)a. through (4)e., they shall provide the design review committee with photo documentation of the relevant style in Hapeville, a description of the key features of such style, and written justification of such style's appropriateness for the community.

STAFF COMMENT: **Design exception required for first story elevations above grade.**
 Height of first floor sills should be provided.

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

The following standards shall apply to construction of new outbuildings in residential districts.
 - i. On lots with one street frontage, set outbuildings back at least 15 feet behind the front facade of the principal building.
 - ii. On corner lots, outbuildings should be setback at least 15 feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.
 - iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.
 - iv. Outbuildings shall be of compatible material and architectural style to the principal building.
 - v. Outbuildings shall have a minimum height of 14 feet and a maximum height of that of the principal building or 25 feet, whichever is less.

 - vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.

- ⊙ **Multifamily/townhome.** In addition to the requirements of subsections a. through f. of this section, the following shall apply to detached one-⁹ family attached (townhome) or multifamily buildings.
 - i. **Front facades.** Individual front facades within 15 feet of the front lot line shall have no more than two corners, excluding bay windows, porches or stoops, subject to transitional height plane requirements.
 - ii. **Front setbacks; facades.** No more than three adjacent one-family attached dwelling units shall have the same front setback or have identical facades.
 - iii. **Landscape buffers.** A continuous off right-of-way landscape buffer with a minimum width of ten feet shall be provided between parking and the adjacent sidewalk. This requirement shall also apply when existing sidewalks not meeting this requirement are repaired.
 - iv. **Architectural style.** Because Hapeville has no historic precedents for townhomes or multifamily buildings the following guidelines shall apply:
 - ⊙ Multifamily buildings with three or less units shall be designed to resemble a one-family detached home.
 - ⊙ Primary roof forms shall be flat, pyramidal, side-gabled or shed. Shed roofs shall be concealed with parapets along the street frontage.
 - ⊙ No more than three adjacent one-family attached units shall have the same roof form.
 - ⊙ The minimum slope for gabled or hipped roof forms shall be 8:12.

STAFF COMMENT:

FINDINGS

The ten proposed single family homes meet the requirements of the Architectural Design Standards with a few exceptions.

More information is required for the following:

Fence and wall materials must adhere to guidelines.
Ensure 30 year shingles.
Ensure all mechanical is screened.
Height of first floor sills should be provided
Building numbers should be provided.
Window recess detailed should be provided.
No GBGs are allowed.
No stairs are shown. If utilized, must meet standards.

Design Exceptions are required for the following:

Design exception required for parking in the supplemental area for internal lots
Design exception required for first story elevations above grade.
Design exception required for depth of stoop (3'4") and porches (7'4").
Design exception required for stoop at grade.
Design exception required for PVC sills.

Subject to the provision of aforementioned missing information which satisfy the Architectural Design Standards and any required Design Exceptions, staff recommends approval by the Design Review Committee.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: July 15, 2022

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: Alex Popham Contact Number: 404- 50-6017

Applicants Address: 430 Plasters Ave NE STE 100 Atlanta GA 30324

E-Mail Address: alex@epicdevelopment.com Zoning Classification: PD

Address of Proposed Work: 325/376 King Arnold

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009600060091 + 14 009600060141

Property Owner: SCP Hapeville TH owner LLC Contact Number: 404-500-6017

Project Description (including occupancy type): _____

Unit #'s 1, 2, 3, 4, 11, 12, 13, 16, 21, 22

Vertical plans for new single family detached homes

Contractors Name: Epic Development Contact Number: 770-228-2000

Contact Person: Alex Popham Contact Number: 404-500-6017

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

Project Class (check one):

☒ Residential ☐ Commercial ☐ Mixed-Use Development

Project Type:

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

Total Square Footage of proposed New Construction: _____

Total Square Footage of existing building: N/A

Estimated Cost of Construction: _____
\$200,000 per house $\times 10 = \$2 \text{ million}$

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

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

A blend of Brick, Hardie siding and Hardie Board and Batten.

Brick, Hardie Board

NOTICE

Please be advised that the Community Service Department is here to assist all applicants regarding application procedures, meeting schedules and necessary deadlines. The Community Service Department does **NOT** make any final decisions for the Design Review Committee, Sign Committee, Planning Commission, Board of Appeals or rezoning request to Mayor and Council.

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

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

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

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

(Please Print & Initial)

I, Alex Popham

AP

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.

AP



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:

AP 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=PTIICOOO_CH81ARDEST

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

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

AP 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.

AP 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.

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

AP 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.

Alex Popham

Printed Name

Signature

Date

7-15-22

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.

**CITY OF HAPEVILLE
COMMUNITY SERVICES DEPARTMENT
DESIGN REVIEW APPLICATION**

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

376 King Arnold Street &

325 Sunset Ave

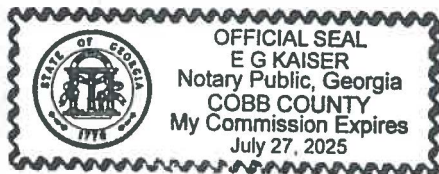
City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR ARCHITECTURAL DESIGN REVIEW.

Name of Applicant Alex Popham

Address of Applicant
430 Plasters Ave NE, STE 100, Atlanta, GA 30324

Telephone of Applicant
404-500-6017



Signature of Owner

SCP Hapeville TH Owner, LLC

Print Name of Owner

Personally Appeared Before Me this 8 day of March, 2022.

Notary Public

EXHIBIT A
LEGAL DESCRIPTION OF THE LAND

Tract 2:

All that tract or parcel of land lying and being in Land Lot 96 & 65 of the 14th District, City of Hapeville, Fulton County, Georgia and being more particularly described as follows:

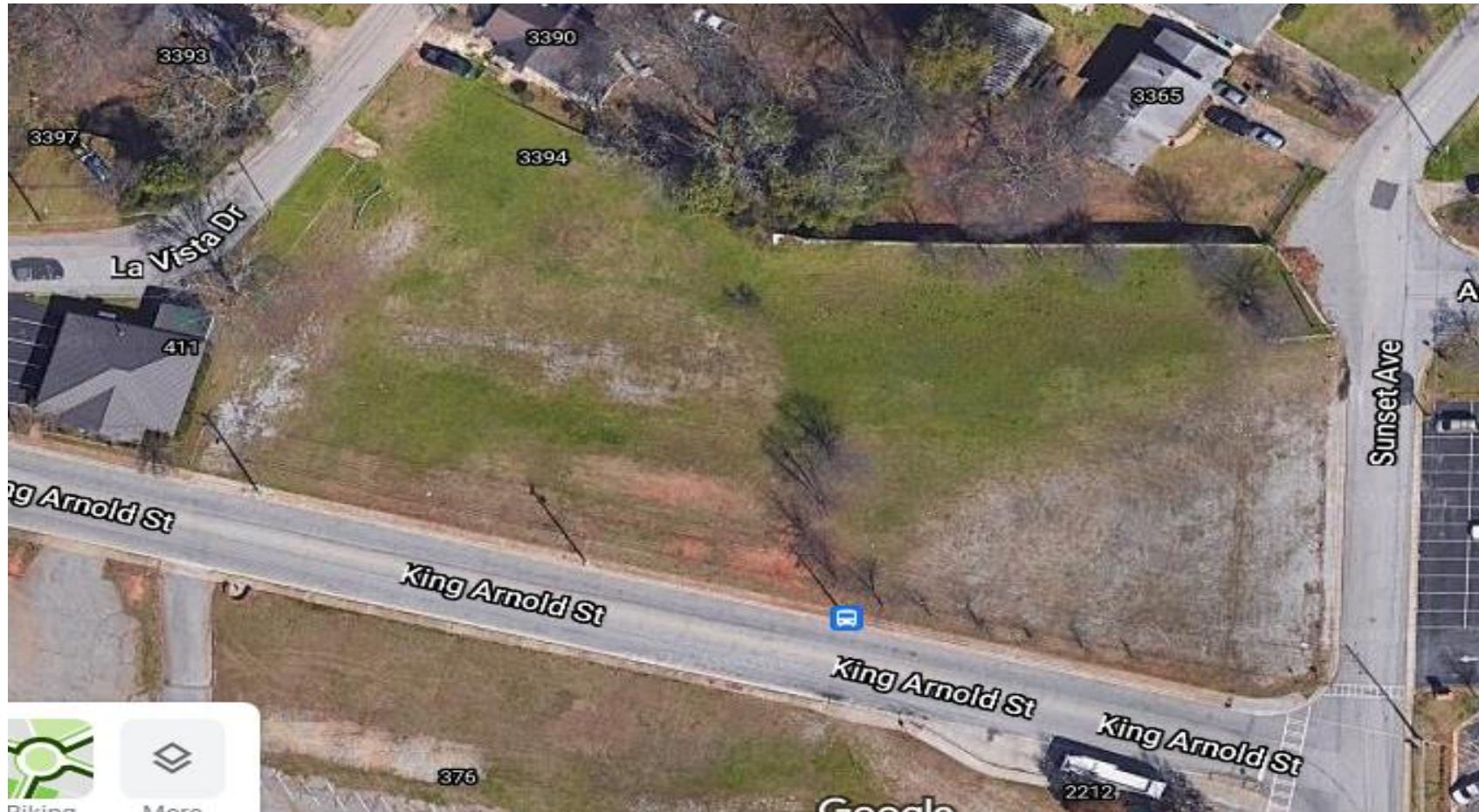
BEGINNING at an iron pin set at the intersection of the westerly Right of Way of Sunset Avenue (50' R/W) and the northeasterly Right of Way of King Arnold Street (50' R/W); from point thus established and running along the northeasterly Right of Way of King Arnold Street North 74° 08' 39" West a distance of 194.57 feet to a 1/2" rebar found; thence North 74° 08' 39" West a distance of 238.49 feet to a 3/4" open top pipe found; thence leaving said Right of Way North 11° 39' 45" East a distance of 81.83 feet to a 1/2" rebar found on the southerly Right of Way of Arnold Street, unopened Road; thence running along said Right of Way South 88° 58' 44" East a distance of 217.91 feet to an iron pin set; thence South 88° 58' 42" East a distance of 189.84 feet to an iron pin set at the intersection of the southerly Right of Way of Arnold Street and the westerly Right of Way of Sunset Avenue (50' R/W); thence running along the westerly Right of Way of Sunset Avenue South 02° 17' 23" West a distance of 191.35 feet to the TRUE POINT OF BEGINNING. Said tract contains 1.301 Acres (56,674 Square Feet).

Tract 3:

All that tract or parcel of land lying and being in Land Lot 95 of the 14th District, City of Hapeville, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" open top pipe at the intersection of the northerly Right of Way of Arnold Street (not open) and the easterly Right of Way of Lavista Drive formerly known as Homestead Avenue (30' R/W); thence running along said easterly Right of Way of Lavista Drive North 33° 50' 06" East a distance of 99.87 feet to a 1/2" rebar found; thence leaving said Right of Way South 54° 53' 42" East a distance of 149.77 feet to an iron pin set; on the aforementioned northerly Right of Way of Arnold Street (not open); thence running along said Right of Way North 88° 58' 43" West a distance of 178.16 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.172 Acres (7,477 Square Feet).

Aerial View



Sunset View



King Arnold View



La Vista View



25 Proposed Homes Hapeville, GA

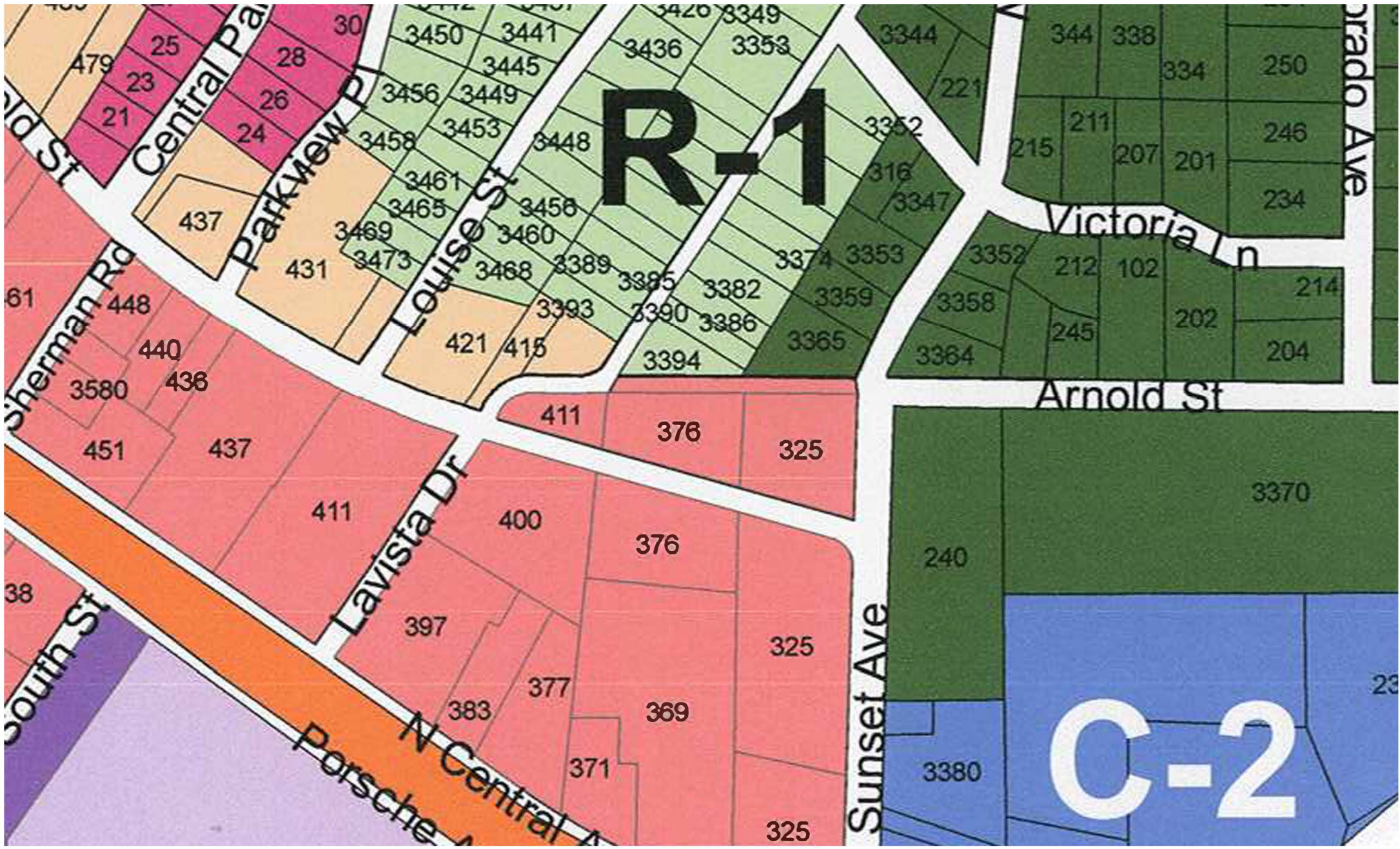
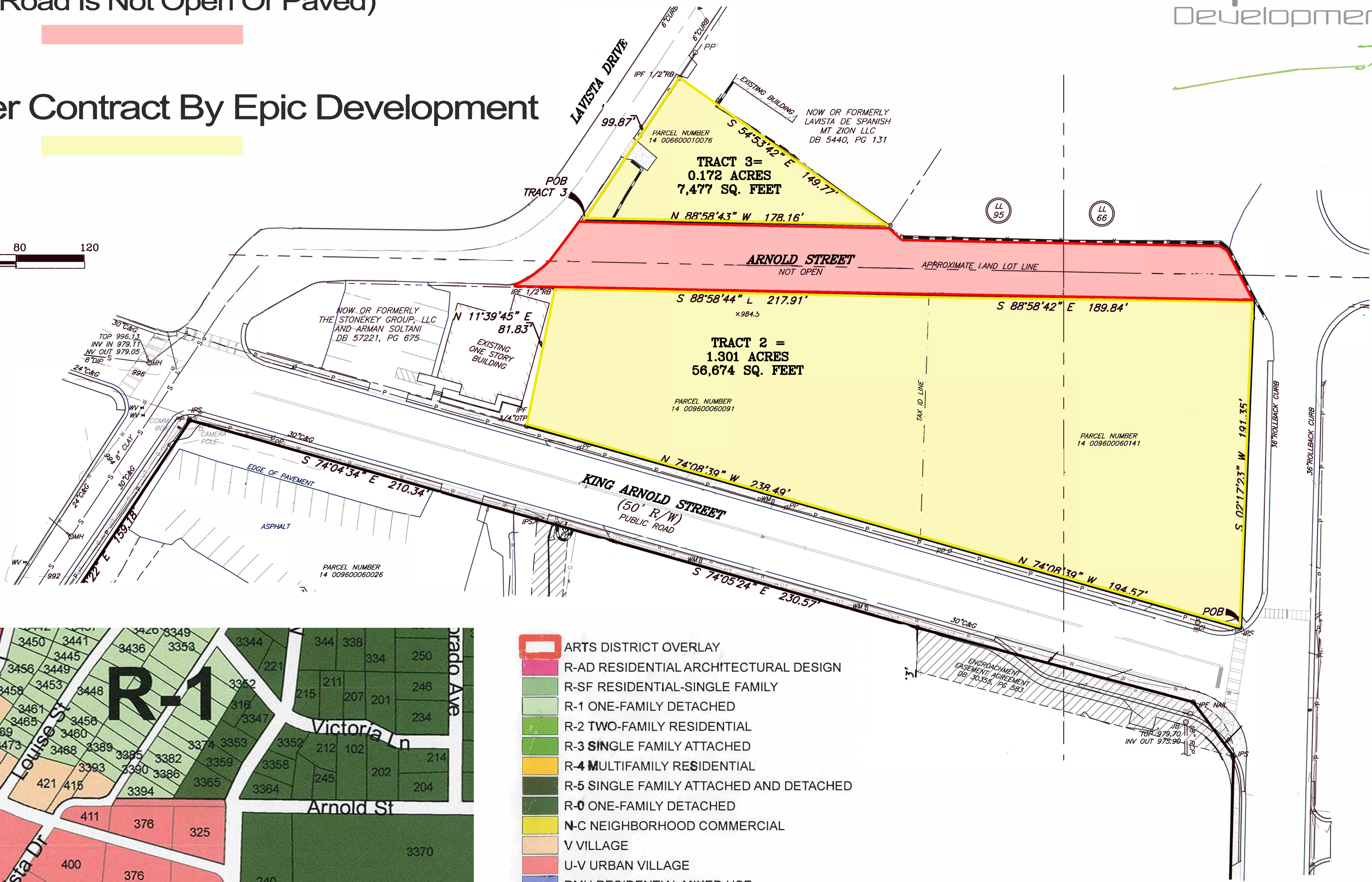
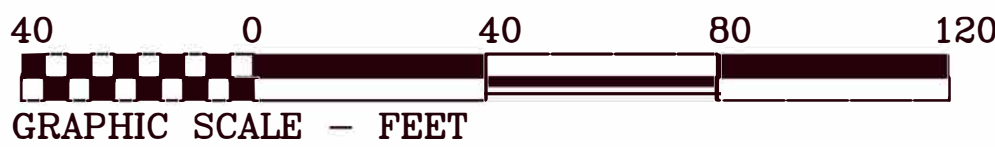


Location Map

Proposed Arnold Street Abandonment (Road Is Not Open Or Paved)



Lots Under Contract By Epic Development



- ARTS DISTRICT OVERLAY
- R-AD RESIDENTIAL ARCHITECTURAL DESIGN
- R-SF RESIDENTIAL-SINGLE FAMILY
- R-1 ONE-FAMILY DETACHED
- R-2 TWO-FAMILY RESIDENTIAL
- R-3 SINGLE FAMILY ATTACHED
- R-4 MULTIFAMILY RESIDENTIAL
- R-5 SINGLE FAMILY ATTACHED AND DETACHED
- R-0 ONE-FAMILY DETACHED
- N-C NEIGHBORHOOD COMMERCIAL
- V VILLAGE
- U-V URBAN VILLAGE
- RMU RESIDENTIAL MIXED USE
- C-1 RETAIL COMMERCIAL
- C-2 GENERAL COMMERCIAL
- C-T COMMERCIAL TRANSPORTATION
- B-P BUSINESS PARK
- P-D PLANNED UNIT DEVELOPMENT
- I-1 LIGHT INDUSTRIAL

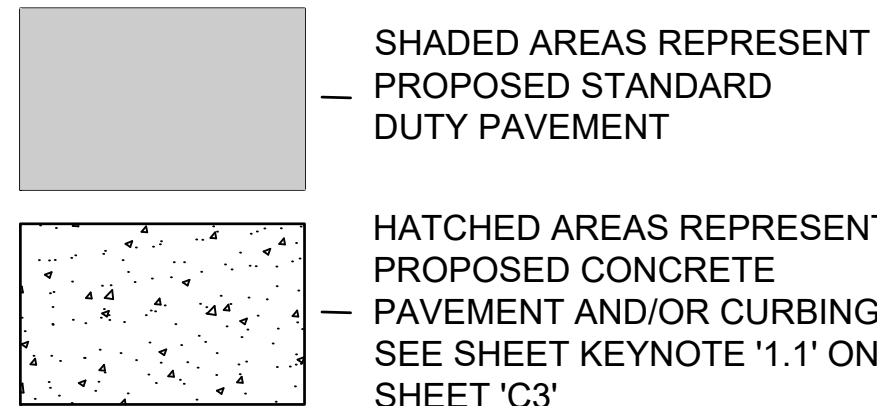
SITE NOTES AND SPECIFICATIONS:

1. ASBLUT AND BOUNDARY SURVEY PROVIDED BY OTHERS.
2. ALL INTERIOR PROPOSED CURBING IS TO BE MOUNTABLE AND CONSTRUCTED PER GDOT DETAIL 9032B "RAISED EDGE WITH CONCRETE GUTTER" SUB-DETAIL.
3. SEE DEMOLITION PLAN FOR EXISTING SITE FEATURES TO BE REMOVED OR PROPERLY ABANDONED.
4. THE SCOPE OF THE PROPOSED IMPROVEMENTS INCLUDES THE CONSTRUCTION OF NEW SINGLE FAMILY RESIDENTIAL TOWNHOME UNITS WITH ASSOCIATED SITE IMPROVEMENTS.
5. PROPOSED CONCRETE SIDEWALKS TO BE CONSTRUCTED PER THE CITY HAPEVILLE STANDARDS AND SPECIFICATIONS.
6. LIMITS OF ALL NEW PAVEMENT TO MATCH EXISTING.
7. ALL PROPOSED "STOP BARS" ARE TO BE ACCOMPANIED BY A MUTCD STANDARD STOP SIGN.
8. CONTRACTOR IS RESPONSIBLE FOR STAKING PROPOSED IMPROVEMENTS BASED ON ENGINEER'S ELECTRONIC BASE FILE.
9. PROPOSED BUILDING LAYOUT AND CONSTRUCTION TO BE BASED ON APPROVED ARCHITECTURAL PLANS, LAYOUT OF BUILDING FOUNDATION TO BE TAKEN FROM APPROVED ARCHITECTURAL DRAWINGS.
10. ELECTRICAL POWER SERVICE NOTE:
ALL ELECTRICAL POWER SERVICE TO BE DESIGNED AND INSTALLED ACCORDING TO GEORGIA POWER ENGINEERING OFFICE REQUIREMENTS. ALL PROPOSED POWER SERVICE TO BE UNDERGROUND.



CALL
BEFORE
YOU DIG!

BEFORE ANY EXCAVATION WORK BEGINS OR ANY WORK BEGINS WITHIN TEN(10') FT. OF OVERHEAD POWER LINES OF 750 VOLTS OR MORE, NOTIFICATION MUST BE MADE TO THE UTILITIES PROTECTION CENTER (UPC) AT TELEPHONE NUMBER 811 PER O.C.G.A. § 25-9-1 (2007)



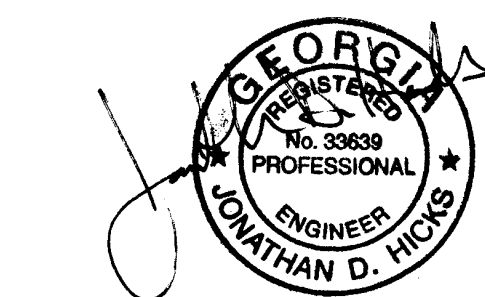
⊗ SHEET KEYNOTES:

1. PROPOSED STANDARD DUTY ASPHALT PAVEMENT, MINIMUM SECTION IS ONE AND A HALF (1.5) INCH ASPHALT SURFACE COURSE, FOUR AND ONE HALF (4.5) INCH BINDER COURSE, AND FOUR (4) INCHES COMPACTED STONE BASE COURSE. SUBGRADE TO BE COMPACTED TO 98% STANDARD PROCTOR AT OPTIMAL MOISTURE AS DEFINED BY A STATE REGISTERED GEOTECHNICAL ENGINEER.
2. PROPOSED CONCRETE ALLEY PAVEMENT. CONCRETE TO BE 5 INCH DEPTH 3,000PSI MINIMUM STRENGTH PLACED ON SUBGRADE TO BE COMPACTED TO 98% STANDARD PROCTOR AT OPTIMAL MOISTURE AS DEFINED BY A STATE REGISTERED GEOTECHNICAL ENGINEER.
3. PROPOSED MOUNTABLE CONCRETE CURB AND GUTTER PER GEORGIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS WITHIN INTERIOR OF DEVELOPMENT. SEE GDOT "TYPE 3" MOUNTABLE CURB DETAIL.
4. PROPOSED GEORGIA DEPARTMENT OF TRANSPORTATION CONCRETE HEADER CURB (TYPE '2' 6" HEIGHT CONCRETE HEADER CURB PER DETAIL 9032B) TO REPLACE EXISTING (EXPOSED AND BURIED) CURBING. PROPOSED CURBING TO BE INSTALLED WITHIN FOOTPRINT OF EXISTING CURBING EXCEPT WHERE PROPOSED PARALLEL PARKING IS LOCATED. ADJACENT ASPHALT PAVEMENT TO BE SAW CUT CLEAN AT FACE OF PROPOSED CURBING.
4. PROPOSED STORMWATER CONVEYANCE SYSTEM, SEE PIPE PROFILES ON SHEET "C3.1". ALL ONSITE PIPE TO BE INSTALLED AND BED PER GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD '10300'.
- 4A. PROPOSED UNDERGROUND INFILTRATION AND DETENTION SYSTEM. SEE STRUCTURAL AND SHOP DRAWING DETAILS BY OTHERS. ENTIRE SYSTEM TO BE BACKFILLED WITH ASTM #57 STONE OR CLEAN WASHED GRADED RECYCLED CONCRETE AGGREGATE EQUIVALENT. SEE DETAIL 2/C3.1".
- 4B. PROPOSED STORMWATER DETENTION SYSTEM OUTLET CONTROL STRUCTURE, SEE DETAIL "1/C3.1".
- 4C. PROPOSED STORM PIPE DISCHARGE AT EXISTING STORMWATER PIPE PER "DOGHOUSE" MANHOLE MEANS PER GEORGIA DEPARTMENT OF TRANSPORTATION STANDARDS.
- 4D. PROPOSED 48" INNER DIAMETER TRAFFIC RATED 24" X 24" STORMWATER DROP INLET STRUCTURE PER GEORGIA DEPARTMENT OF TRANSPORTATION STANDARDS 1011A.
- 4E. PROPOSED 48" INNER DIAMETER PEDESTAL TOP INLET PER GEORGIA DEPARTMENT OF TRANSPORTATION STANDARDS.
- 4F. PROPOSED 12" INTERIOR CLEAR WIDTH TRENCH DRAIN WITH TRAFFIC RATED METAL GRATE INLET.
- 4G. PROPOSED 48" INNER DIAMETER TRAFFIC RATED CURB INLET PER GEORGIA DEPARTMENT OF TRANSPORTATION STANDARDS.
5. PROPOSED CONCRETE SIDEWALK AND/OR PAD PER THE CITY HAPEVILLE STANDARDS AND DETAILS. (TYPICAL)
6. PROPOSED PRIVATE SANITARY SEWER SYSTEM, SEE ADDITIONAL INFORMATION ON SHEET 'C5'.
7. PROPOSED STAIR AND ASSOCIATED WALL PER ARCHITECT'S DETAIL AND SPECIFICATIONS. SEE FINAL BUILDING PLAN APPROVAL PACKAGE PREPARED BY PROJECT ARCHITECT. (TYPICAL)
8. BUILDING LAYOUT AND FOOTPRINT SHOWN IS PRELIMINARY AND FOR UTILITY/INFRASTRUCTURE IMPROVEMENTS ONLY. SEE APPROVED BUILDING PERMIT PLANS PREPARED BY PROJECT ARCHITECT FOR FINAL BUILDING LAYOUT AND ACCESS CONFIGURATION. BUILDING STRUCTURAL DESIGNER TO PROVIDE FOUNDATION DESIGN WHICH ACCOUNTS FOR PROPOSED UTILITY LOCATIONS AND ALLOWS FOR UTILITY SERVICE MAINTENANCE AND REMOVAL WITHOUT ENDANGERING STABILITY OF PROPOSED BUILDINGS. (TYPICAL)
9. PROPOSED DRIVEWAY APRON WITH 36" MUTCD STOP SIGN AND ASSOCIATED 24" WIDE STRIPED STOP BAR.
10. PROPOSED GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SIDEWALK RAMP WITH ASSOCIATED HATCH WALK WAY STRIPING. ALL STRIPING TO BE THERMOPLASTIC. DETECTABLE WARNING SPRINT PER GEORGIA DEPARTMENT OF TRANSPORTATION STANDARDS REQUIRED AT ALL ROADWAY CROSSINGS.
11. PROPOSED PARALLEL PARKING STALLS PER THE CITY OF HAPEVILLE STANDARDS AND SPECIFICATIONS.
12. EXISTING ROADWAY CENTERLINE STRIPING TO BE REMOVED BY NON-DESTRUCTIVE MEANS PER THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS. PROPOSED ROADWAY CENTERLINE TO BE INSTALLED PER GDOT STANDARDS UPON COORDINATION WITH THE CITY OF HAPEVILLE AND ADJACENT DEVELOPMENT PLANS AND INSTALLATIONS.

24 HOUR EROSION
CONTROL CONTACT*
NAME: ALEX POPHAM
CELL #: 770-616-6534

*CONTACT IS TO BE REPRESENTATIVE
OF CONTRACTOR/PRIMARY PERMITEE.

Jonathan D Hicks
Level II Certified Design Professional
CERTIFICATION NUMBER 0000010467
ISSUED: 05/27/2021 EXPIRES: 05/27/2024



ENGINEER CONTACT:
JONATHAN HICKS, P.E.
JVG CIVIL ENGINEERING, INC.
1309 ARNOLD AVENUE, NE
ATLANTA, GA 30324
PH: 770-402-3471
FAX: 404-487-8982

SITE LAYOUT PLAN
FOR THE

THE VILLAGE AT HAPEVILLE

325 SUNSET AVENUE (ET AL)
PARCEL ID'S: 14 009600060141, 14 009600060091, 14 006600010076
LAND LOT 96, 14TH DISTRICT,
THE CITY OF HAPEVILLE, FULTON COUNTY, GA

1	ISSUED FOR REVIEW	6/3/22
No.	Revision/Issue	Date

JVG
Civil Engineering
1309 Arnold Avenue
Atlanta, GA 30324
770-402-3471

OWNER/DEVELOPER:
EPIC DEVELOPMENT ATLANTA LLC
430 PLASTERS AVENUE
ATLANTA, GEORGIA 30324
CONTACT:
770-228-2000
ALEX@EPICDEVELOPMENT.COM

Sheet	211118	Sheet	
Date	11/18/2021		
Scale	1"=30'		

C3

RECORDATION AREA

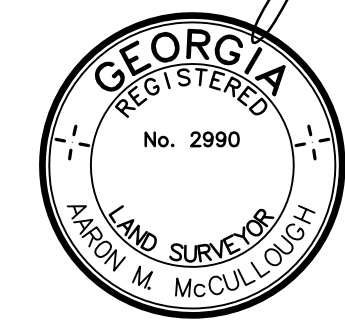
ALTA COMMITMENT FOR TITLE INSURANCE

COMMENTS CONCERNING EXCEPTIONS FROM CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 2021.10.030, EFFECTIVE DATE OCTOBER 8, 2021.

- 10 All those matters as shown on those certain plats filed and recorded in Fulton County, Georgia, records in (a) Plat Book 9, page 194; and (b) Plat Book 406, page 68, (Affects subject property, blanket in nature)
- 11 Right of Flight Agreement Consent Agreement to City of Atlanta, dated February 4, 1988, filed and recorded February 1988, in Deed Book 11342, page 259, aforesaid records, (Affects subject property, blanket in nature)
- 12 Right of Flight Agreement to City of Atlanta, dated February 9, 1988, filed and recorded February 1988, in Deed Book 11342, page 260, aforesaid records, (Affects subject property, blanket in nature)

As required by subsection (d) of O.C.G.A. Section 15-6-67 this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

2/24/22
DATE



PLEASE NOTE

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AARON M. MCCULLOUGH, L.S.
GA REGISTRATION NO. 2990
6554 E. CHURCH STREET
DOUGLASVILLE, GA 30134

STATE OF GEORGIA
CERTIFICATE OF AUTHORIZATION
FOR LAND SURVEYING
HUGHES-RAY COMPANY, INC.
LSFH 000462 EXPIRES 06/30/22

LEGEND

- CALCULATED POINT
- IRON PIN FOUND
- IRON PIN SET (1/2" REBAR)
- R/W MONUMENT
- P/L ----- PROPERTY LINE
- R/W ----- RIGHT-OF-WAY
- N/F ----- NOW OR FORMERLY
- B/L ----- BUILDING LINE
- OTF ----- OPEN TOP PIPE
- DOUBLE WING CATCH BASIN
- HEADWALL
- JUNCTION BOX
- DROP INLET
- CORRUGATED METAL PIPE
- REINFORCED CONCRETE PIPE
- LIGHT POLE (1 LAMP)
- LIGHT POLE (2 LAMPS)
- LIGHT POLE (3 LAMPS)
- LIGHT POLE (4 LAMPS)
- BOUNDARY LINE
- FENCE
- GAS LINE
- UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- FLARED END SECTION
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- CLEANOUT
- GREASE TRAP
- GAS METER
- POWER METER
- POWER BOX
- GAS VALVE
- POWER POLE
- GUY ANCHOR
- TRAFFIC SIGNAL POLE
- BOLLARD
- IRRIGATION CONTROL VALVE
- FIBER OPTIC MARKER
- FIRE DEPT. CONNECTION
- CONCRETE

RECORD DESCRIPTION

PARCEL ONE:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 96 & 65 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN SET AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF SUNSET AVENUE (50' R/W) AND THE NORTHEASTERLY RIGHT-OF-WAY OF KING ARNOLD STREET (6' R/W); FROM POINT THUS ESTABLISHED AND RUNNING ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF KING ARNOLD STREET NORTH 74°08'39" WEST A DISTANCE OF 194.57 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 74°08'39" WEST A DISTANCE OF 238.49 FEET TO A 3/4" OPEN TOP PIPE FOUND; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 11°39'45" EAST A DISTANCE OF 81.83 FEET TO A 1/2" REBAR FOUND ON THE SOUTHERLY RIGHT-OF-WAY OF ARNOLD STREET; UNOPENED ROAD; THENCE RUNNING ALONG SAID RIGHT-OF-WAY SOUTH 88°58'44" EAST A DISTANCE OF 217.91 FEET TO AN IRON PIN SET; THENCE SOUTH 88°58'44" EAST A DISTANCE OF 189.84 FEET TO AN IRON PIN SET AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF ARNOLD STREET AND THE WESTERLY RIGHT-OF-WAY OF SUNSET AVENUE (50' R/W); THENCE RUNNING ALONG THE WESTERLY RIGHT-OF-WAY OF SUNSET AVENUE SOUTH 02°17'23" WEST A DISTANCE OF 191.35 FEET TO THE TRUE POINT OF BEGINNING.
(7,477 SQUARE FEET).

NOTE: THE "TRACT DESCRIPTION" AND THE "RECORD DESCRIPTION" DESCRIBE THE SAME PROPERTY

RECORD DESCRIPTION

PARCEL TWO:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 95 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2" OPEN TOP PIPE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF ARNOLD STREET (NOT OPEN) AND THE EASTERLY RIGHT-OF-WAY OF LAVISTA DRIVE FORMERLY KNOWN AS HOMESTEAD AVENUE (30' R/W); THENCE RUNNING ALONG SAID EASTERLY RIGHT-OF-WAY OF LAVISTA DRIVE NORTH 33°50'06" EAST A DISTANCE OF 99.97 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 54°53'42" EAST A DISTANCE OF 149.77 FEET TO AN IRON PIN SET; ON THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY OF ARNOLD STREET (NOT OPEN); THENCE RUNNING ALONG SAID RIGHT-OF-WAY NORTH 88°58'44" WEST A DISTANCE OF 178.16 FEET TO THE TRUE POINT OF BEGINNING. SAID TRACT CONTAINS 0.172 ACRES (7,477 SQUARE FEET).

NOTE: THE "TRACT DESCRIPTION" AND THE "RECORD DESCRIPTION" DESCRIBE THE SAME PROPERTY

TRACT DESCRIPTION

TRACT 1
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 65 & 96 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF KING ARNOLD STREET (50' PUBLIC R/W) AND THE WESTERLY RIGHT-OF-WAY OF SUNSET AVENUE (50' PUBLIC R/W); SAID POINT BEING THE POINT OF BEGINNING.
THENCE, FROM THE POINT OF BEGINNING, ALONG SAID RIGHT-OF-WAY, NORTH 74 DEGREES 10 MINUTES 25 SECONDS WEST, 238.49 FEET TO A 3/4" OPEN TOP PIPE;
THENCE, LEAVING SAID RIGHT-OF-WAY, NORTH 11 DEGREES 39 MINUTES 58 SECONDS EAST, 81.86 FEET TO A 1/2" REBAR ON THE SOUTHERLY RIGHT-OF-WAY OF ARNOLD STREET (UNOPENED ROAD);
THENCE, ALONG SAID RIGHT-OF-WAY, SOUTH 88 DEGREES 00 MINUTES 03 SECONDS EAST, 217.91 FEET TO A POINT;
THENCE, SOUTH 88 DEGREES 00 MINUTES 28 SECONDS EAST, 189.84 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SUNSET AVENUE;
THENCE, ALONG SAID RIGHT-OF-WAY, SOUTH 02 DEGREES 15 MINUTES 37 SECONDS WEST, 191.35 FEET TO THE POINT OF BEGINNING;
SAID TRACT OR PARCEL CONTAINING 1.30 ACRES, MORE OR LESS

TRACT DESCRIPTION

TRACT 2
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 95 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A 1/2" REBAR AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF ARNOLD STREET (UNOPENED ROAD) AND THE EASTERLY RIGHT-OF-WAY OF LAVISTA DRIVE (30' PUBLIC R/W); SAID POINT BEING THE POINT OF BEGINNING.
THENCE, FROM THE POINT OF BEGINNING, ALONG SAID RIGHT-OF-WAY, NORTH 33 DEGREES 49 MINUTES 58 SECONDS EAST, 99.94 FEET TO A 1/2" REBAR;
THENCE, LEAVING SAID RIGHT-OF-WAY, SOUTH 54 DEGREES 53 MINUTES 42 SECONDS EAST, 149.77 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF ARNOLD STREET;
THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 88 DEGREES 00 MINUTES 23 SECONDS WEST, 178.15 FEET TO THE POINT OF BEGINNING;
SAID TRACT OR PARCEL CONTAINING 0.17 ACRES OR 7,475.03 SQUARE FEET, MORE OR LESS.

TRACT 1 AREA
1.30 ACRES

TRACT 2 AREA
0.17 ACRES
7,475 SQ. FT.

LOCATION MAP

SITE NARRATIVE

AREA SUMMARY:
TRACT 1 AREA: 1.30 ACRES
BUILDING HEIGHT RESTRICTION:
MINIMUM BUILDING HEIGHT: 24'
MAXIMUM BUILDING HEIGHT: 64'
ZONING & SETBACKS:
TRACT 1
CURRENT ZONING: U-V URBAN VILLAGE
ZONING RESTRICTIONS ARE TAKEN FROM THE CITY OF HAPEVILLE ZONING CODE.
SETBACKS = FRONT - 0'
SIDE - 0'
REAR - 0'

NO ZONING REPORT PROVIDED

SITE NARRATIVE

AREA SUMMARY:
TRACT 2 AREA: 0.17 ACRES
BUILDING HEIGHT RESTRICTION:
MAXIMUM BUILDING HEIGHT: 2 1/2 STORY/35'
ZONING & SETBACKS:
TRACT 2
CURRENT ZONING: R-1 ONE FAMILY DETACHED
ZONING RESTRICTIONS ARE TAKEN FROM THE CITY OF HAPEVILLE ZONING CODE.
MAX BUILDING COVERAGE: 40%
MINIMUM LOT FRONTAGE: 50'
MINIMUM LOT AREA: 6,750 SQ. FT.
SETBACKS = FRONT - 15'
SIDE - 5'
REAR - 25'

NO ZONING REPORT PROVIDED

GENERAL NOTES

- FLOOD STATEMENT: AS PER OFFICIAL F.I.R.M 13121C0368F DATED SEPTEMBER 18, 2013 & 13121C0367F DATED SEPTEMBER 18, 2013 THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.
- ZONING AND SETBACK INFORMATION IS TAKEN FROM CITY OF HAPEVILLE ZONING CODE.
- THE RECORDED EASEMENTS SHOWN HEREON ARE BASED UPON INFORMATION CONTAINED IN COMMITMENT FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER: 2021.10.030, EFFECTIVE DATE OCTOBER 8, 2021, HUGHES-RAY COMPANY, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN HEREON.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ARE BASED UPON ABOVE GROUND APURTENANCES AND THE DEVELOPMENT PLANS FOR THIS SITE. VERIFICATION OF UNDERGROUND UTILITIES SHOULD BE MADE PRIOR TO ANY CONSTRUCTION.
- ADDRESS: PARCEL 1: 3394 LA VISTA DRIVE, HAPEVILLE, GEORGIA 30354
PARCEL 2: 325 SUNSET AVENUE AND 376 KING ARNOLD STREET, HAPEVILLE, GEORGIA 30354
- SUBJECT PROPERTY REFERENCES
A. BASED UPON INFORMATION CONTAINED IN COMMITMENT FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER: 2021.10.030, EFFECTIVE DATE OCTOBER 8, 2021.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

ALTA CERTIFICATION

TO: SCP HAPEVILLE TH OWNER, LLC, THE MAYNARD LAW FIRM, LLC AND CHICAGO TITLE INSURANCE COMPANY;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-5, 6(a) and (b), 7(a), (b) and (c), 8, 9, 13, 14, 16, 17, and 18 of Table A thereof. The fieldwork was completed on 2/22/22.

DATE: 2/24/22

AARON M. MCCULLOUGH, L.S., No. 2990
HUGHES-RAY COMPANY, INC.
6554 E. Church Street
Douglasville, Georgia 30134



30 0 30 60
SCALE: 1" = 30'

ALTA

PREPARED BY:
HRC
HRC ENGINEERS
ENGINEERS | SURVEYORS | LANDSCAPE ARCHITECTS
6554 EAST CHURCH STREET
DOUGLASVILLE, GEORGIA 30134
P 770.942.0196
F 770.942.0152
www.hrcengineers.com

ALTA/NSPS LAND TITLE SURVEY FOR
SCP HAPEVILLE TH OWNER, LLC, THE MAYNARD LAW FIRM, LLC AND CHICAGO TITLE INSURANCE COMPANY

LOCATED IN LAND LOTS 65, 66, 95 & 96
14TH DISTRICT, CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

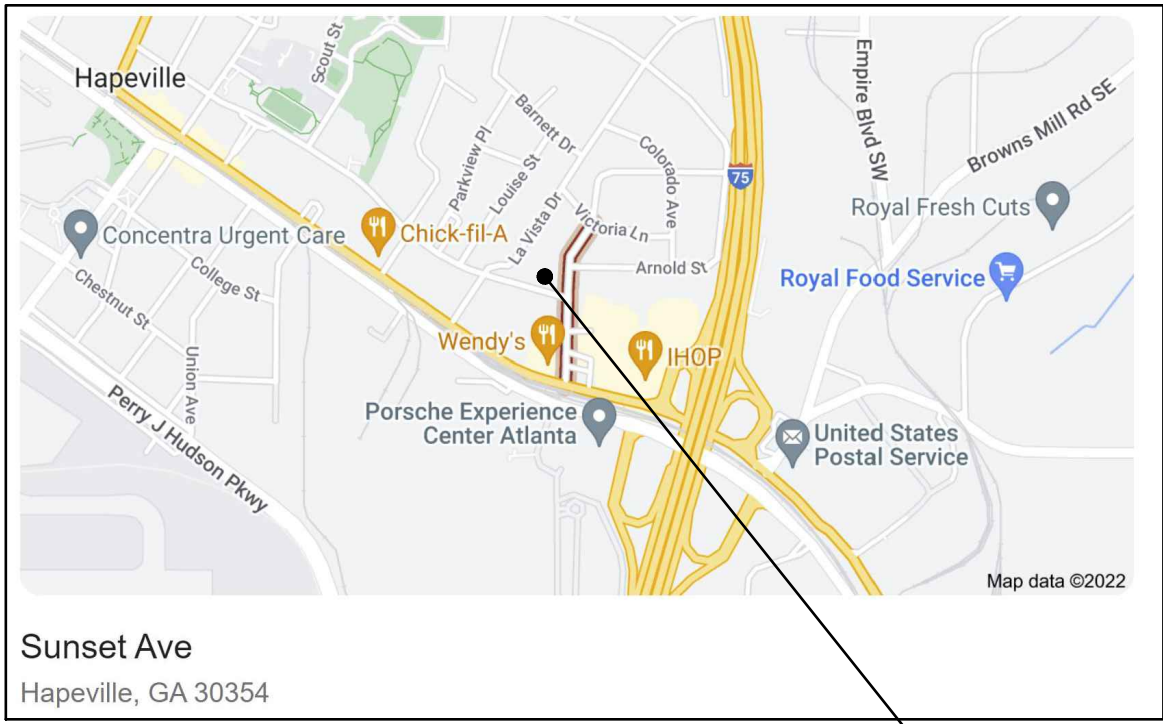
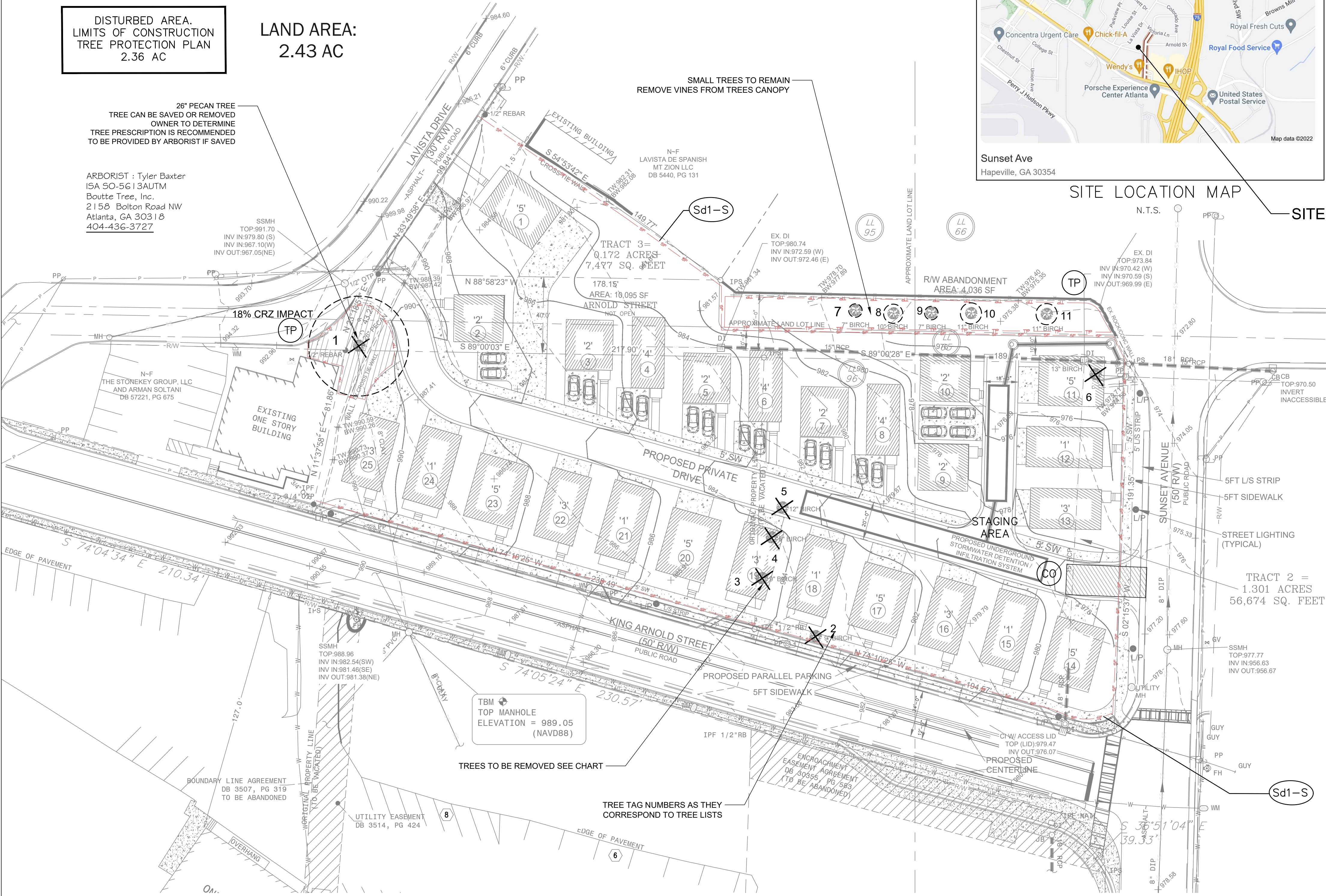
DATE: 24 FEBRUARY 2022			DRAWING NO. H22122
NO.	DATE	REVISION DESCRIPTION	DRAWN BY: WAS
			CHECKED BY: AMM
			JOB NO.: H22122
			SCALE: 1"=30'
			THIS DRAWING IS COPYRIGHTED. THE ORIGINAL DRAWING WAS PRODUCED AND IS ON RECORD IN THE OFFICES OF THIS FIRM. ANY UNAUTHORIZED USE, MODIFICATION, AND/OR REPRODUCTION OF THIS DRAWING, IN PART OR WHOLE, IS HEREBY PROHIBITED.

DISTURBED AREA.
LIMITS OF CONSTRUCTION
TREE PROTECTION PLAN
2.36 AC

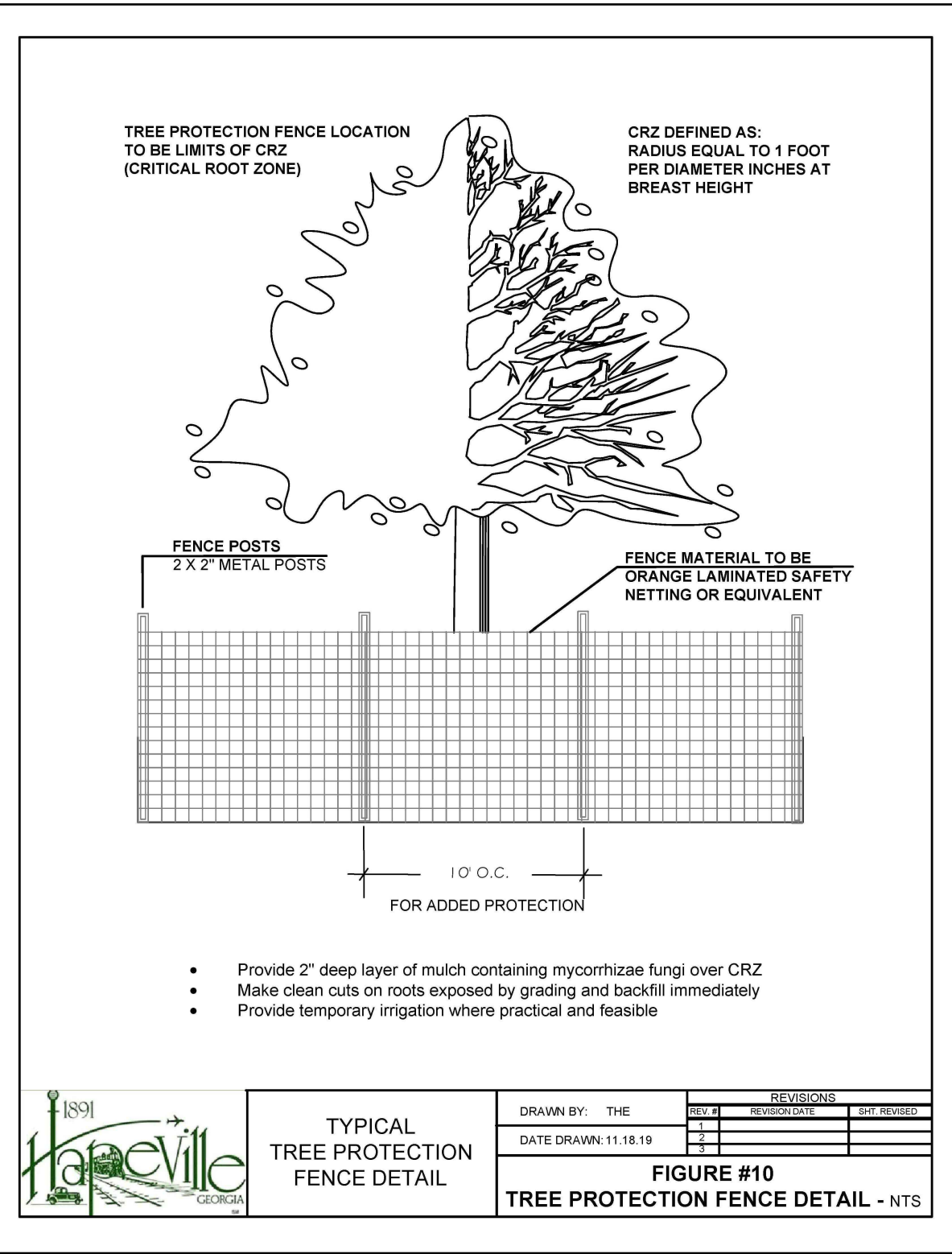
LAND AREA:
2.43 AC

26" PECAN TREE
CAN BE SAVED OR REMOVED
OWNER TO DETERMINE
TREE PRESCRIPTION IS RECOMMENDED
TO BE PROVIDED BY ARBORIST IF SAVED

ARBORIST : Tyler Baxter
ISA 50-5G 13AUTM
Boutte Tree, Inc.
2158 Bolton Road NW
Atlanta, GA 30318
404-436-3727



SITE LOCATION MAP



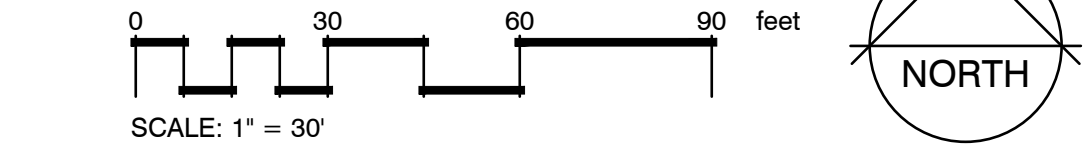
PHASE ONE: INSTALL TREE
FENCE AND TREE REMOVAL

LEGEND

- CRITICAL ROOT ZONES (CRZ)
- Sd1-S SEDIMENT BARRIER-SENSITIVE
- TP TREE FENCE
- CO CONSTRUCTION EXIT
- X TREE TO BE REMOVED

TREE TO BE REMOVED					
TREE #	Size/D.B.H inches	TYPE	AVERAGE RADIUS FT	Diseased or Dead	CRZ AREA IMPACT
1	26	PECAN	26'	To be saved	18%
2	9	Birch	32'	Lost /Grading	
3	9	Birch	16'	Lost /Grading	
4	6	Birch	16'	Lost /Grading	
5	12	Birch	16'	Lost /Grading	
6	16	Birch	16'	Lost /Grading	
TOTAL INCHES		78			

TREE TO BE SAVED					
TREE #	Size/D.B.H inches	TYPE	Canopy (S.F.)	CRZ AREA IMPACT	% OF CRZ DIST.
7	7	BIRCH	40 SF	0 SF	0%
8	10	BIRCH	78 SF	0 SF	0%
9	7	BIRCH	40 SF	0 SF	0%
10	11	BIRCH	95 SF	0 SF	0%
11	11	BIRCH	95 SF	0 SF	0%
Total inches		46			
Saved					
* AVERAGE					



Note:
1. THE SURVEY INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY
PREPARED BY: HRC ENGINEERS - DATED 2/24/22 & THE TOPOGRAPHICAL
INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY PREPARED BY:
HRC ENGINEERS - DATED 2/24/22
2. THE SITE PLAN PROVIDED BY JVG CIVIL ENGINEERING, INC

LAND

architect studio, llc

landscape architecture + land planning

defining community, lifestyle and place

LANDSCAPE ARCHITECTURE
LAND PLANNING
RECREATION DESIGN

ONE WEST COURT SQUARE
Suite 550
DECATUR, GA 30030
PHONE: (404) 502-9826
FAX: (404) 377-4881
www.landarchitectstudio.com
joe@landarchitectstudio.com

Landscape and
Tree Conservation Plan
Phase 1
Tree removal
FOR

Village of Hapeville

SITE ADDRESS:
325 Sunset Ave,
Hapeville, GA 30354

L.L.96, DISTRICT 14TH
FULTON COUNTY,
GEORGIA

OWNER/DEVELOPER:
Stillwood Development, Inc
430 Plasters Avenue, NE, Suite 100
Atlanta, GA 30324

24 HR CONTACT:
Alex Popham
404-500-6017



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ARCHITECT STUDIO, LLC

REVISIONS

MARK	DATE	COMMENT

DRAWN BY: JLH

CHECKED BY: JLH

SCALE: 1" = 30'

DATE: 3-04-22

JOB NO. 22-004

SHEET 1 OF 2

TP-1

Landscape and
Tree Conservation Plan
Phase 2
Tree Planting
FOR

Village of
Hapeville

SITE ADDRESS:
325 Sunset Ave,
Hapeville, GA 30354

L.L.96, DISTRICT 14TH
FULTON COUNTY,
GEORGIA

OWNER/DEVELOPER:
Stillwood Development, Inc
430 Plasters Avenue, NE, Suite 100
Atlanta, GA 30324

24 HR CONTACT:
Alex Popham
404-500-6017



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ARCHITECT STUDIO, LLC

REVISIONS

MARK	DATE	COMMENT

DRAWN BY: JLH

CHECKED BY: JLH

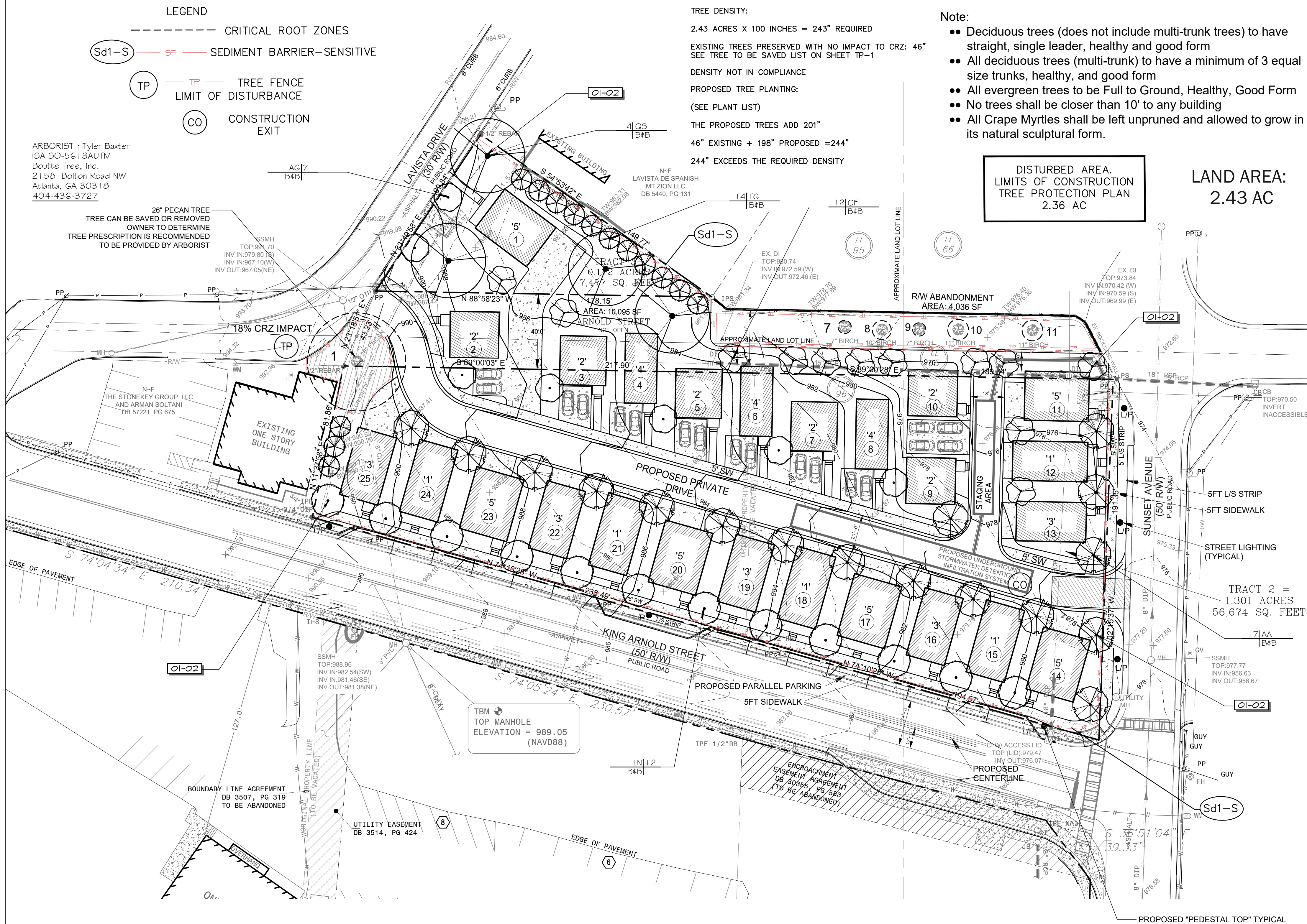
SCALE: 1" = 30'

DATE: 3-04-22

JOB NO. 22-004

SHEET 2 OF 2

TP-2



Tree Conservation Plan Notes:

- The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.
- All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Hapeville for an inspection.
- The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.
- Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.
- All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.
- A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.
- Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.

PLANT SCHEDULE

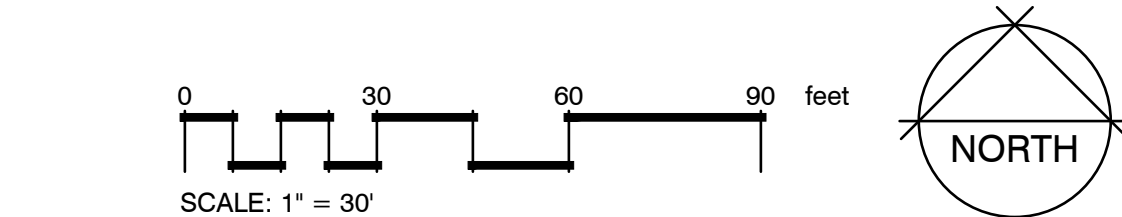
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	17	Acer buergerianum 'ABMTF' TM / Aeryn Trident Maple	B & B	3" Cal	10'-12' HT
	7	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	3" Cal	8'-10' H
	12	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	B & B	3" Cal	10'-12' H
	12	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle Standard Single Stem Only	B & B	3" Cal	8'-10' HT
	4	Quercus shumardii / Shumard Oak	B & B	3" Cal	10'-12' H
	14	Thuja plicata 'Green Giant' / Western Red Cedar	B & B	3" Cal	8' HT
INCHES PROPOSED					198"

NOTE: TYPE OF IRRIGATION

REFERENCE NOTES SCHEDULE

SYMBOL

01-02 TYPE OF IRRIGATION TO BE USED
INSTALL TREE DIAPER AT EACH TREE
www.treeddiaper.com. Developer/Builder will maintain Tree Diapers (i.e. fill with water) weekly until homes are sold and HOA takes possession if automatic irrigation system is not installed



- Note:
- THE SURVEY INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY PREPARED BY: HRC ENGINEERS - DATED 2/24/22 & THE TOPOGRAPHICAL INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY PREPARED BY: HRC ENGINEERS - DATED 2/24/22
 - THE SITE PLAN PROVIDED BY JVG CIVIL ENGINEERING, INC

LEGEND

4

DETAIL NUMBER

9

SHEET NUMBER

SUBDIVISION:

SIGNAL

LOT #:UNITS 1, 14, 17

RELEASED:06/28/22



DESIGN ■ PLANNING ■ PALETTES

4199 IDLEWOOD PARC COURT

TUCKER, GEORGIA 30084

PH: 404.441.8067 FX: 770.908.0024

WWW.CSDESIGNGROUPLLC.COM

CHRIS@CSDESIGNGROUPLLC.COM

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TABLE OF CONTENTS	
SHEET	DESCRIPTION
1	FRONT & SIDE ELEVATIONS
2	SIDE & REAR ELEVATIONS
3	1st/2nd/3rd LEVEL PLANS
4	SLAB & ROOF PLAN
5	ELECTRICAL PLANS
6	EXTERIOR/FIRE WALL DETAIL

CLIENT INFORMATION:

Epic

Development

430 PLASTERS AVENUE, SUITE 100

ATLANTA, GA 30324

(678) 777-7425

CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#5-C

Front & Side Elev.

DESIGNED BY: C.SAMUDA 06/28/22

SCALE:

1/8"=1'-0" < 1 1/2"x17"

1/4"=1'-0" < 24'x36"

SQUARE FOOTAGE:	
1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER:

22-1057

REVISIONS:			
No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER:

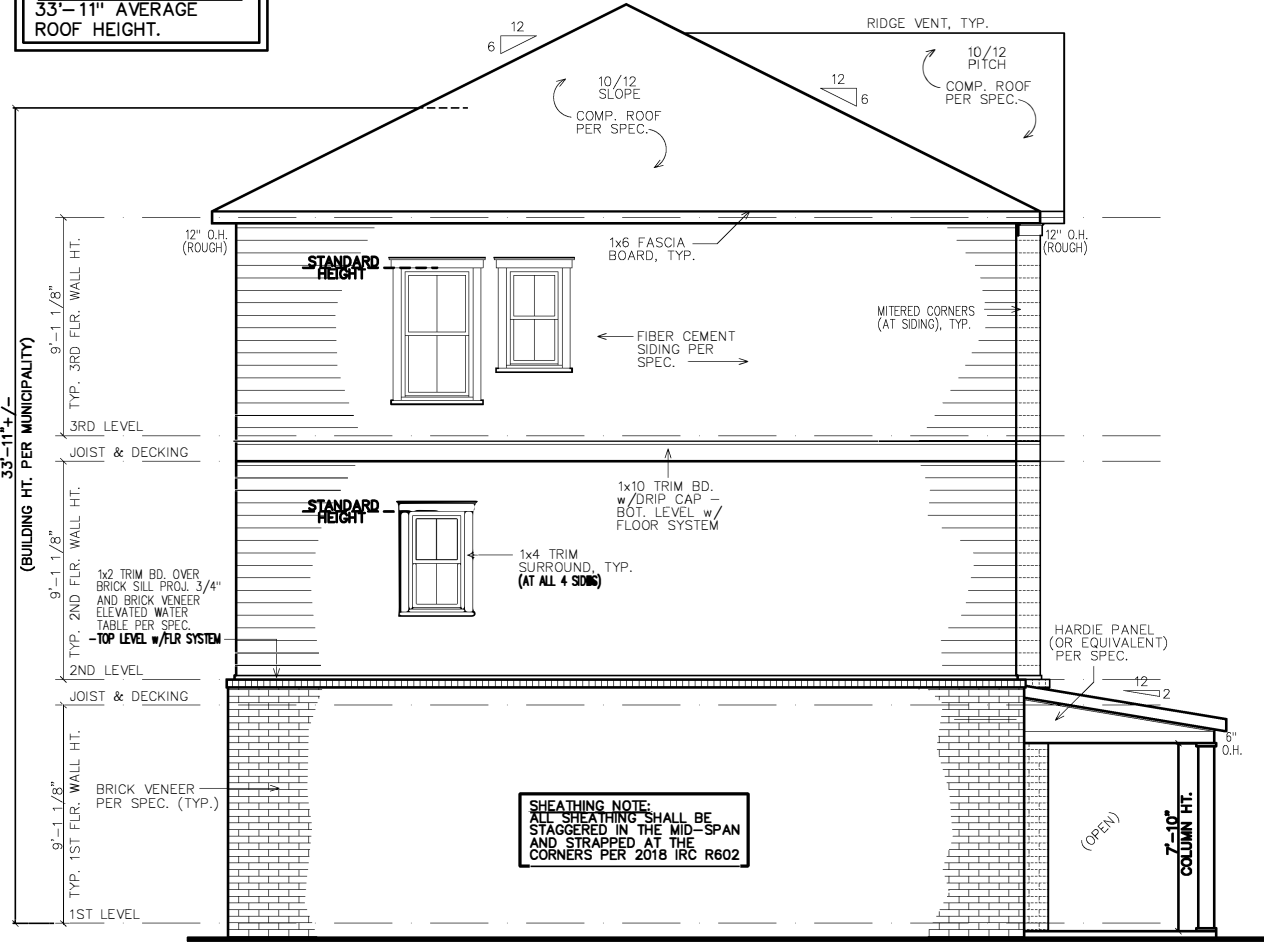
1

NEW HOME SITE ADDRESS:

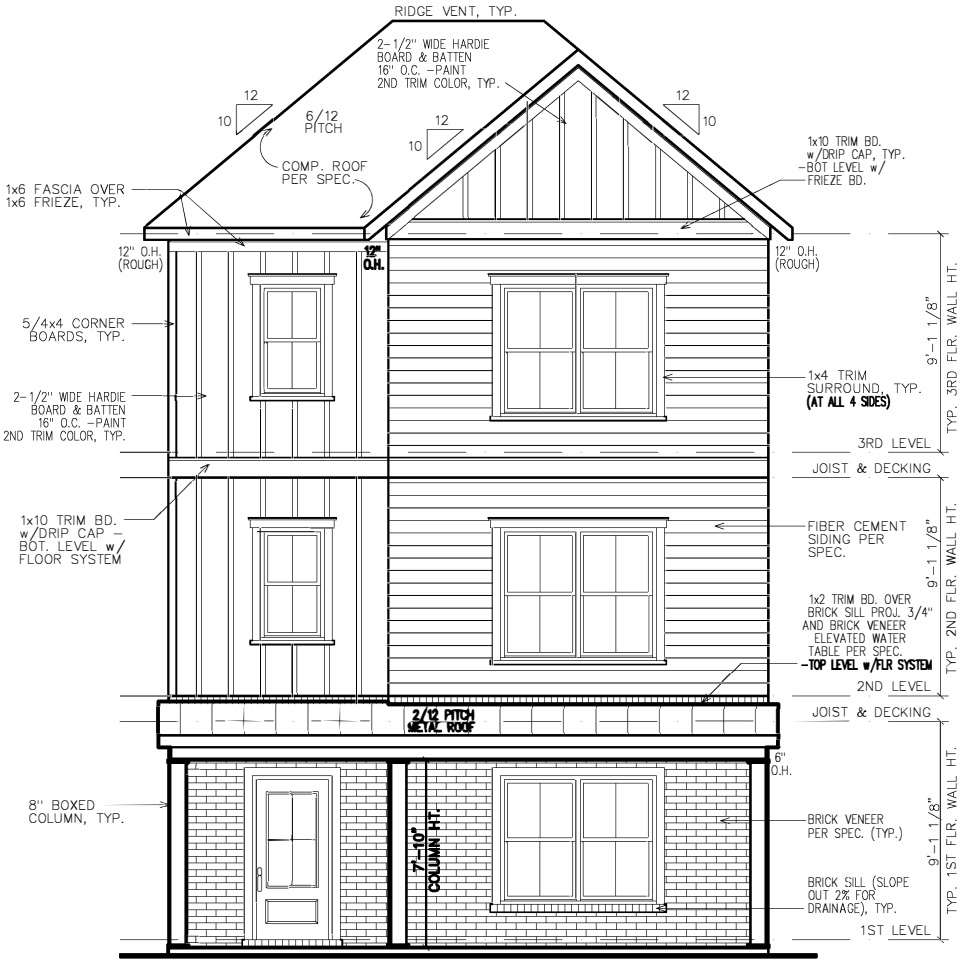
BUILDING HT. NOTE:

33'-11" AVERAGE

ROOF HEIGHT.



LEFT ELEVATION



FRONT ELEVATION

- GOVERNING CODES & STANDARDS
1. 2018 INTERNATIONAL RESIDENTIAL CODE, WITH GEORGIA AMENDMENTS.
2. 2018 INTERNATIONAL PLUMBING CODE, WITH GEORGIA AMENDMENTS.
3. 2018 INTERNATIONAL POOL & SPA CODE, WITH GEORGIA AMENDMENTS.
4. 2020 NATIONAL ELECTRICAL CODE, WITH GEORGIA AMENDMENTS.
5. 2015 INTERNATIONAL ENERGY CONSERVATION CODE w/GA AMENDMENTS.
6. NFPA 101 LIFE SAFETY CODE AND T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE AND HANDLING OF WOOD TRUSSES.

DESIGN CRITERIA

ROOF LIVE LOAD: 20 PSF.

FLOOR LIVE LOAD: 40 PSF.

(INCLUDES DECKS, PATIOS, AND PORCHES)

BASIC WIND VELOCITY: 90 MPH

SEISMIC DESIGN CATEGORY: B

BEARING WALLS WITH LIGHT FRAME WALLS AND WOOD STRUCTURAL PANELS.

SUBDIVISION:
SIGNAL
LOT #:UNITS 1, 14, 17
RELEASED:06/28/22



DESIGN ■ PLANNING ■ PALETTES
4199 IDLEWOOD PARC COURT
TUCKER, GEORGIA 30084
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CLIENT INFORMATION:

Epic
Development
430 PLASTERERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#5-C
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 06/28/22
SCALE:
1/8"=1'-0" < 1 1/2"x17"
1/4"=1'-0" < 24'x36"

SQUARE FOOTAGE:

1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER:
22-1057

REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER:

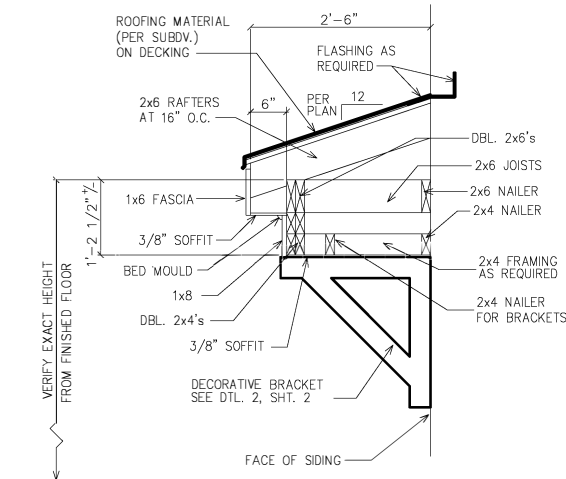
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NEW HOME SITE ADDRESS:



REAR ELEVATION

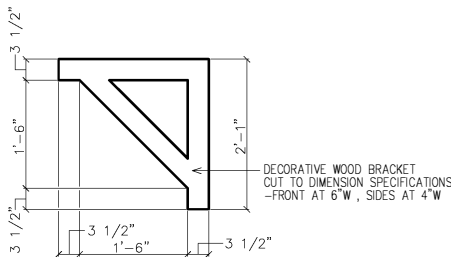
NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.



1 ROOF WITH BRACKET DETAIL

SC: N.T.S.

(GAPS SHOWN IN DETAIL ARE FOR CLARITY)



1 BRACKET DETAIL

SC: N.T.S.

(2 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



RIGHT ELEVATION

NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

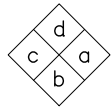
LEGEND

4

DETAIL NUMBER

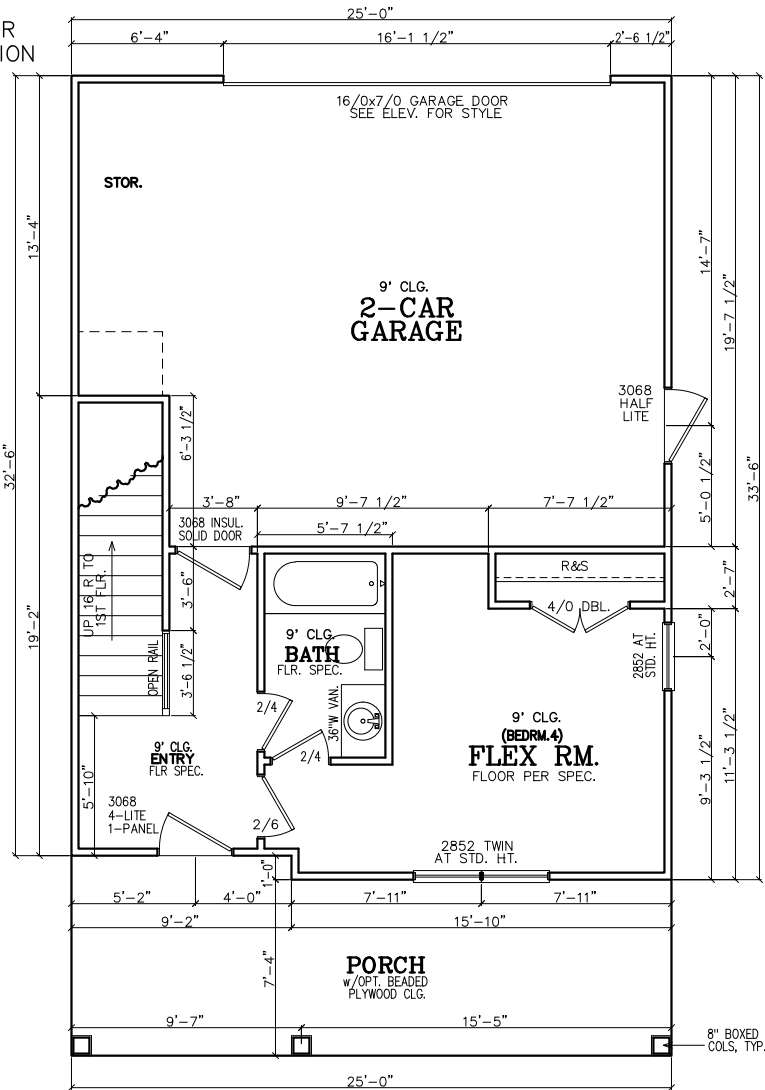
9

SHEET NUMBER



INTERIOR
ELEVATION
KEY

FIRST FLOOR NOTES:
ALL 1ST FLR. CEILING HTS. TO BE
CONTINUOUS 9'-0" U.N.O. ALL DOORS
TO BE 80" HIGH U.N.O. ALL 1ST FLR.
WINDOWS TO BE AT STD. (83") OR
TRANS.(95") HDR. HT. U.N.O.



FIRST FLOOR PLAN

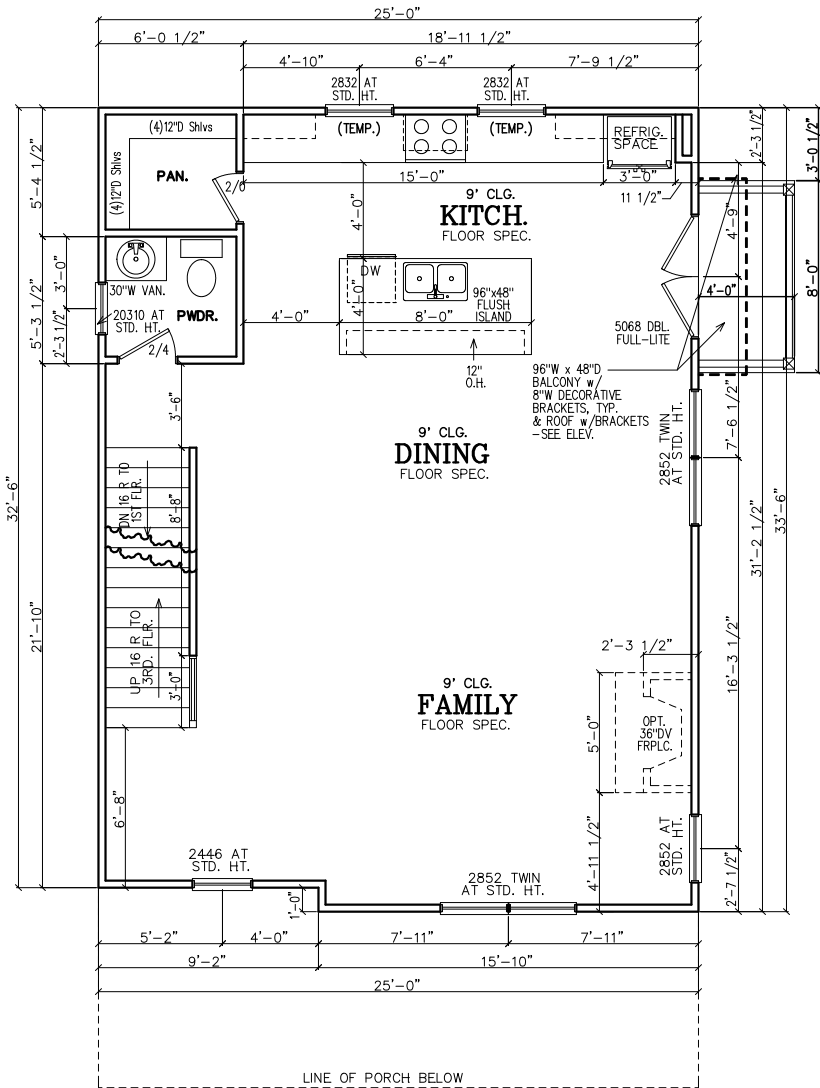
INSULATION NOTES:
1. WALL INSULATION SHALL
BE A MINIMUM OF R-13.
2. CEILING INSULATION
SHALL BE A MINIMUM OF
R-38.
3. SLAB INSULATION PER
CODE. *ALL UNLESS
NOTED OTHERWISE*

NOTE-ALL ANGLES ON
THIS PLAN ARE 90deg.OR
45deg U.N.O.

FRAMING NOTE:
REFER TO FLOOR/CLG
DRAWINGS TO VERIFY ALL
ALL SIZES AND SPACING
PRIOR TO CONSTRUCTION.

SHEATHING NOTE:
ALL SHEATHING SHALL BE
STAGGERED IN THE MID-SPAN
AND STRAPPED AT THE
CORNERS PER 2018 IRC R602

NOTE:
HORIZONTAL DRAFT-STOPPING
IN PLAN AT 1000 S.F. TO
COMPLY WITH 2018 IRC
SECTION 302.12



SECOND FLOOR PLAN

SECOND FLOOR NOTES:
ALL 2ND FLR. CEILING HTS.
TO BE CONTINUOUS 9'-0"
U.N.O. ALL DOORS TO BE
80" HIGH U.N.O. ALL 2ND
FLR. WINDOWS TO BE AT
STD.(84") HDR. HT. U.N.O.

NOTE TO FRAMERS:
1. ALL MATERIALS AND WORKMANSHIP
MUST CONFORM TO THE NATIONAL
DESIGN SPECIFICATION FOR WOOD
CONSTRUCTION. PUBLISHED BY THE
NATIONAL FOREST PRODUCTS ASSOC.

2. LUMBER FOR HEADERS, JOISTS, AND
RAFTERS IS TO BE #2 SYP. OR EQUAL.
ALL BEAMS ARE TO BE CALCULATED
AND SIZED ACCORDINGLY.

3. DO NOT CUT FRAMING MEMBERS FOR
ANY PLUMBING, ELECTRICAL OR
MECHANICAL SYSTEMS WITHOUT
REINFORCING THE ALTERED MEMBER
TO ITS ORIGINAL CAPACITY.

4. ALL 2x4 MATERIAL TO BE STUD
GRADE SPF OR EQUAL, UNLESS NOTED
OTHERWISE (U.N.O.)

5. ALL BEAMS AND HEADERS TO BE
SOLID BLOCKED WITH THE SUPPORT TO
BE OF PRESSURE TREATED MATERIAL.

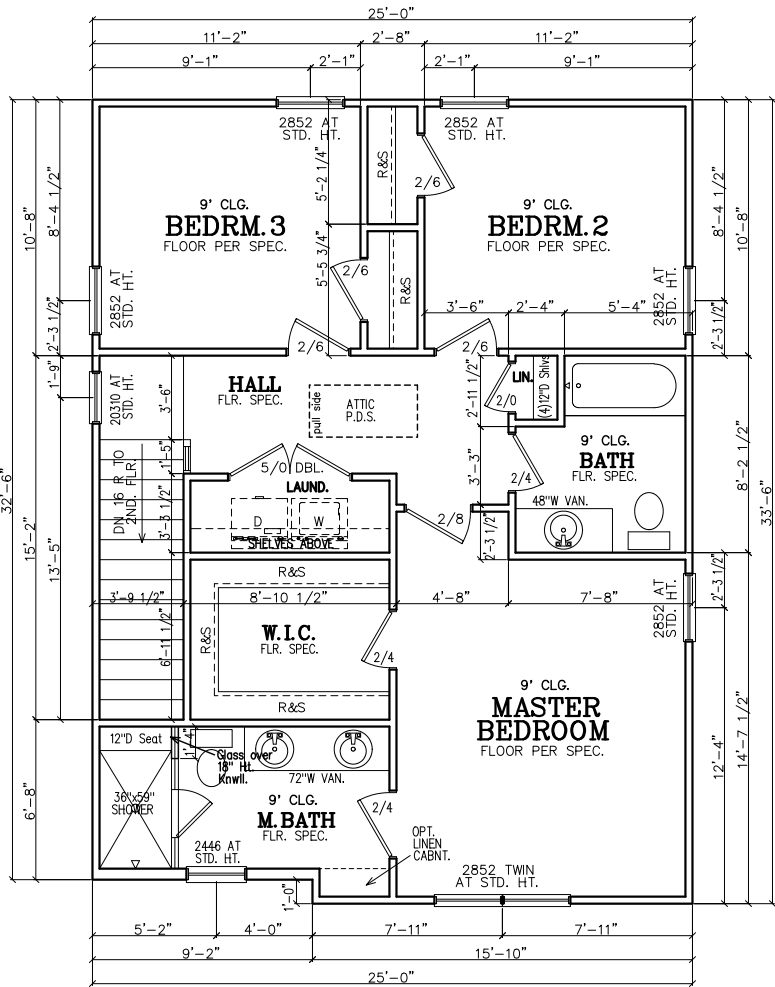
6. ALL LUMBER THAT IS IN CONTACT
WITH CONCRETE OR MASONRY IS TO BE
OF PRESSURE TREATED MATERIAL.

7. PROVIDE 1x4 DIAGNAL BRIDGING IN
ALL CEILING JOISTS.

8. INTERIOR AND EXTERIOR LOAD
BEARING WALLS TO BE 2x4 OR 2x6
IN SIZE AND BE OF STUD GRADE SPF
MATERIAL.

9. ALL KNEE WALL CONSTRUCTION TO
BE BRACED AT 4'-0" O.C. MAX.

THIRD FLOOR NOTES:
ALL 3RD FLR. CEILING HTS.
TO BE CONTINUOUS 9'-0"
U.N.O. ALL DOORS TO BE
80" HIGH U.N.O. ALL 2ND
FLR. WINDOWS TO BE AT
STD.(84") HDR. HT. U.N.O.



THIRD FLOOR PLAN

SUBDIVISION:
SIGNAL
LOT #:UNITS 1, 14, 17
RELEASED:06/28/22



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CLIENT INFORMATION:

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Development
430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#5-C
Floor Plans
DESIGNED BY: C.SAMUDA 06/28/22
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:
1ST FLR. 365
2ND FLR. 830
3RD FLR. 830
TOTAL 2025
GARAGE 465

JOB NUMBER:
22-1057

REVISIONS:			
No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER:

3

LEGEND

4

DETAIL NUMBER

9

SHEET NUMBER

SUBDIVISION:
SIGNAL
LOT #:UNITS 1, 14, 17
RELEASED:06/28/22

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(678) 777-7425
CONTACT: RICK BENNETT

NOTE:
FOOTING TO EXTEND LOWER
THAN ANY UTILITY/
MUNICIPAL PIPE (WHERE
APPLICABLE) OR AT LEAST
AT AN ELEVATION
INTERSECTING A 1:1 SLOPE
FROM WHERE THE PIPE
WOULD BE EXCAVATED, TYP.

NOTE-ALL ANGLES ON
THIS PLAN ARE 90deg.OR
45deg U.N.O.

NOTE:
6" CONTINUOUS FOUNDATION
DRAIN IN GRAVEL BED. (TYP.)

NOTE-STEP DOWN FOUND.
WALLS AS SITE ALLOWS

25'-0"

6'-4"

16'-1 1/2"

2'-6 1/2"

13'-4"

19'-2"

33'-6"

19'-7 1/2"

13'-10 1/2"

25'-0"

20'-11"

4'-1"

4'-3 1/4"

3'-11 1/4"

3'-11 1/2"

5'-4"

3'-0"

11'-9 1/4"

8'-10 1/4"

8'-11 1/4"

1'-0"

9'-2"

8'-4"

7'-4"

15'-10"

25'-0"

20x24 EXTERIOR FOOTING, TYPICAL (OR PER MUNICIPALITY)

4" 3000 PSI CONCRETE SLAB W/ 6X6 #10/10 WWM OR FIBERMESH 6 MIL POLY VAPOR BARRIER.

3-1/2" CONCRETE CURB, BUILD UP TO HOUSE SLAB PER SITE CONDITIONS.

4" MIN. DROPPED

TUB LOC.

TOILET LOC.

SINK LOC.

4" 3000 PSI CONCRETE SLAB W/ 6X6 #10/10 WWM OR FIBERMESH 6 MIL POLY VAPOR BARRIER.

16x12 INTERIOR FOOTING, TYPICAL (OR PER MUNICIPALITY)

5" BRICK LEDGE (TYP.)

PORCH SLAB (ON GRADE)

SLAB/FOUNDATION PLAN

FOUNDATION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. IF DRAWINGS ARE IN CONFLICT WITH FIELD CONDITIONS OR OTHER DRAWINGS, CONTRACTOR SHOULD CONTACT CS DESIGN GROUP, LLC FOR JUSTIFICATION OR CORRECTION. ANY DISCREPANCIES FOUND AFTER START OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR.
2. ALL FOOTINGS ARE TO BE BELOW LOCAL FROST LINES AND REST ON UNDISTURBED SOIL WITH ENOUGH BEARING TO PROPERLY SUPPORT THE BUILDING.
3. ALL FOUNDATIONS, FOUNDATION WALLS AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL ENGINEER. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY SITE CONDITIONS, LOCAL CODES AND INSURE WELL CONSTRUCTED BUILDING.
4. BEARING SOIL PRESSURE TO BE 2500 PSF MINIMUM. BEARING CAPACITY OF SOILS SHALL BE VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.
5. HOUSE SLABS AND GARAGE SLABS TO BE 3000 PSI CONCRETE MINIMUM.
6. ANY FILL WITHIN 10 FEET OF THE STRUCTURE, OR BENEATH WALKS OF PAVED AREAS SHALL BE COMPACTED TO NOT LESS THAN 55% OF STANDARD PROCTOR DENSITY. ANY FILL PLACED SHALL BE MONITORED BY A QUALIFIED GEOTECHNICAL ENGINEER.
7. BRICK LEDGE PLACED ON THE PERIMETER OF THE FOUNDATION SHALL HAVE ELEVATION REQUIREMENTS VERIFIED IN FIELD BY BUILDER PRIOR TO CONCRETE PLACEMENT. LEDGES SHALL NOT BE LESS THAN 3".
8. WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS TO MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES.
9. BEARING WALLS, SOLID FRAMING AND COLUMNS TO ALLOW FOR TRANSFER OF LOADS FROM ROOF THROUGH THE STRUCTURE TO FOUNDATION AND BEARING SOIL.

PLUMBER NOTES

1. PLUMBER TO INSULATE BEHIND TUBS ON ALL EXTERIOR WALLS.
2. PLUMBER TO INSTALL U APPROVED ELEC. CONDUIT FOR ISLAND PER PLUMBING ROUGH-IN AND FOUNDATION STAGE.

HP

6/12

6/12

10/12

10/12

2/12

2X6s

FRONT PORCH BELOW

8" O.H. AT PORCH

STICK FRAME PORCH AS SHOWN w/2x6 RAFTERS. 2x6 CEILING JOISTS ALSO REQUIRED.

ROOF PLAN

COMPOSITIONAL SHINGLES OVER 15# FELT OVER 7/16" CDX PLYWOOD

2x ROOF TRUSS MATERIAL SPACED 24" O.C. (U.N.O.)

NAILING LEDGER FOR SOFFIT

GUTTER

1x6 FASCIA EXTENDING 1/2" BELOW SOFFIT

PLYWOOD SOFFIT WITH SOFFIT VENTS AS REQUIRED

1x6 FRIEZE BOARD

CEILING JOISTS OF 2x MATERIAL AS REQUIRED

R-38 INSULATION IN CEILING

1/2" DRYWALL

3 1/2" R-13 INSULATION IN WALL

1/2" INSULATION SHEATHING

2x4 WOOD STUDS SPACED 16" O.C.

HARDPLANK SHAKE/SIDING

1 UPPER WALL SECTION DETAIL
4 SC: N.T.S.

GENERAL ROOF NOTES:

1. PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. #1WC UNLESS NOTED OTHERWISE.
2. 12" ROUGH OVERHANG AT ALL LOCATIONS UNLESS NOTED OTHERWISE.
3. SECOND FLOOR ROOF TRUSSES TO HAVE 11" HEEL HEIGHTS UNLESS NOTED OTHERWISE.
4. EACH ROOF RAFTER/TRUSS SHALL BE TIED DOWN TO BOTH DOUBLE TOP PLATES WITH STRAPS OF SUFFICIENT LENGTH TO SPAN FROM THE ROOF RAFTER, ACROSS THE BAND AT THE CEILING RAFTERS, AND EXTENDING (AT A MINIMUM) TO THE BOTTOM OF THE LOWER PLATE.
5. ALL EXTERIOR WALLS ARE CONSIDERED TO BE SHEAR WALLS; THEREFORE, ALL EXTERIOR WALLS SHALL BE FULLY SHEATHED AND FULLY BLOCKED AT ALL EDGES. HORIZONTAL SHEATHING JOINTS SHALL NOT OCCUR AT THE FLOOR LINE, NOR SHALL VERTICAL OR HORIZONTAL JOINTS ALIGN WITH SIDES OF OPENINGS IN THE EXTERIOR WALLS. SHEATHING PANELS SHALL OVERLAP THE FLOOR LINE BY A MINIMUM OF 12" AND EXTEND A MINIMUM OF 12" BELOW THE BOTTOM OF THE FLOOR STRUCTURE.
6. ALL FRAME WORK AND MATERIAL TO COMPLY WITH ALL LOCAL AND NATIONAL CODES.

PROJECT INFORMATION:

SIGNAL PLAN#5-C

Slab/Found & Roof Plan

DESIGNED BY: C.SAMUDA 06/28/22

SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER:

22-1057

REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER:

4

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Page 86 of 144

NEW HOME SITE ADDRESS:

The logo for TCS Design Group, LLC features a stylized house icon with a chimney on the left. The letters 'TCS' are prominently displayed in a large, bold, sans-serif font, with the 'T' integrated into the house's structure. Below 'TCS', the words 'DESIGN' and 'GROUP, LLC' are stacked in a smaller, clean, sans-serif font.

CLIENT INFORMATION:

PROJECT INFORMATION:

SQUARE FOOTAGE:	
1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

REVISIONS:			
No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

5

NEW HOME SITE ADDRESS:

FIRST FLOOR ELECTRICAL PLAN

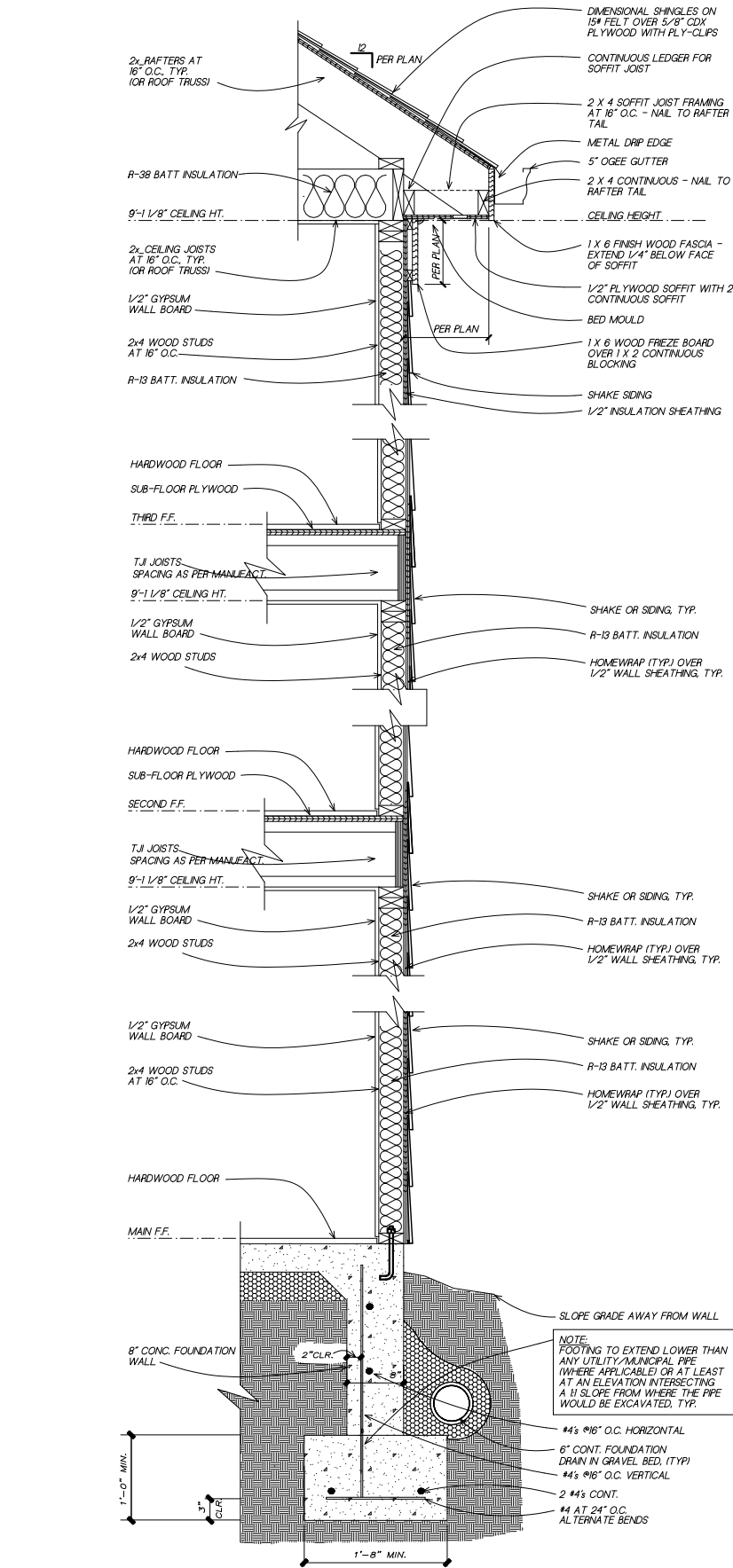
SECOND FLOOR ELECTRICAL PLAN

CFM CHART	
LOCATION	# OF CFMs
MSTR BATH	50
BATH #2	50
BATH #3	50
POWDER	50

ELECTRICAL LEGEND			
	SWITCH		WEATHER PROOF OUTLET
	3-WAY SWITCH		GFI OUTLET
	4-WAY SWITCH		220 VOLT OUTLET
	DIMMER SWITCH		110 VOLT SWITCHED
	LIGHT		FLOOR OUTLET
	RECESSED LIGHT		CEILING OUTLET
	PULL CHAIN LIGHT		TELEVISION
	WEATHER PROOF LIGHT		TELEPHONE
	RECESSED EYE LIGHT		SMOKE DETECTOR
	FLOOD LIGHT		CARBON MONOXIDE DETECTOR
	WEATHER PROOF FLOOD		GARBAGE DISPOSAL
	EXT WALL LIGHT		SECURITY "HOMERUN"
	FAN		LOW VOLTAGE INTERFACE
	FAN WITH LIGHT		THERMOSTAT
	2x4 FLOURESCENT LIGHT		CHIMES
	1x4 FLOURESCENT LIGHT		BATHROOM FAN
	110 VOLT OUTLET		FUSE BOX

THIRD FLOOR ELECTRICAL PLAN

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1
6

TYPICAL WALL SECTION

SC: NOT TO SCALE

(GAPS OR PROPORTIONS SHOWN IN DETAIL ARE FOR CLARITY)

SUBDIVISION:
SIGNAL
LOT #: UNITS 1, 14, 17
RELEASED: 06/28/22



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CLIENT INFORMATION:

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ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#5-C

Misc. Details

DESIGNED BY: C.SAMUDA 06/28/22

SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER:
22-1057

REVISIONS:

No.	Date	Revisions	App.
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2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER:

6

LEGEND

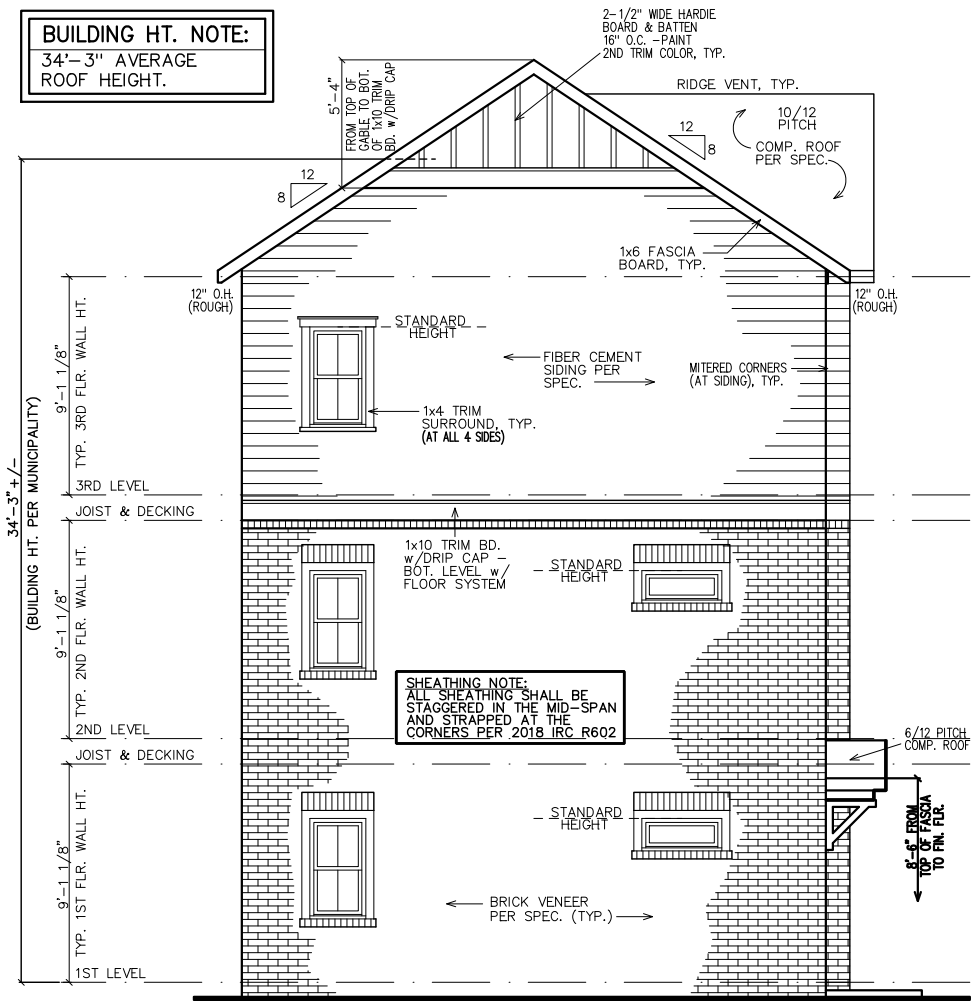
4

DETAIL NUMBER

9

SHEET NUMBER

BUILDING HT. NOTE:
34'-3" AVERAGE
ROOF HEIGHT.



NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

LEFT ELEVATION

- GOVERNING CODES & STANDARDS
1. 2018 INTERNATIONAL RESIDENTIAL CODE, WITH GEORGIA AMENDMENTS.

2. 2018 INTERNATIONAL PLUMBING CODE, WITH GEORGIA AMENDMENTS.

3. 2018 INTERNATIONAL POOL & SPA CODE, WITH GEORGIA AMENDMENTS.

4. 2020 NATIONAL ELECTRICAL CODE, WITH GEORGIA AMENDMENTS.

5. 2015 INTERNATIONAL ENERGY CONSERVATION CODE w/CA AMENDMENTS.

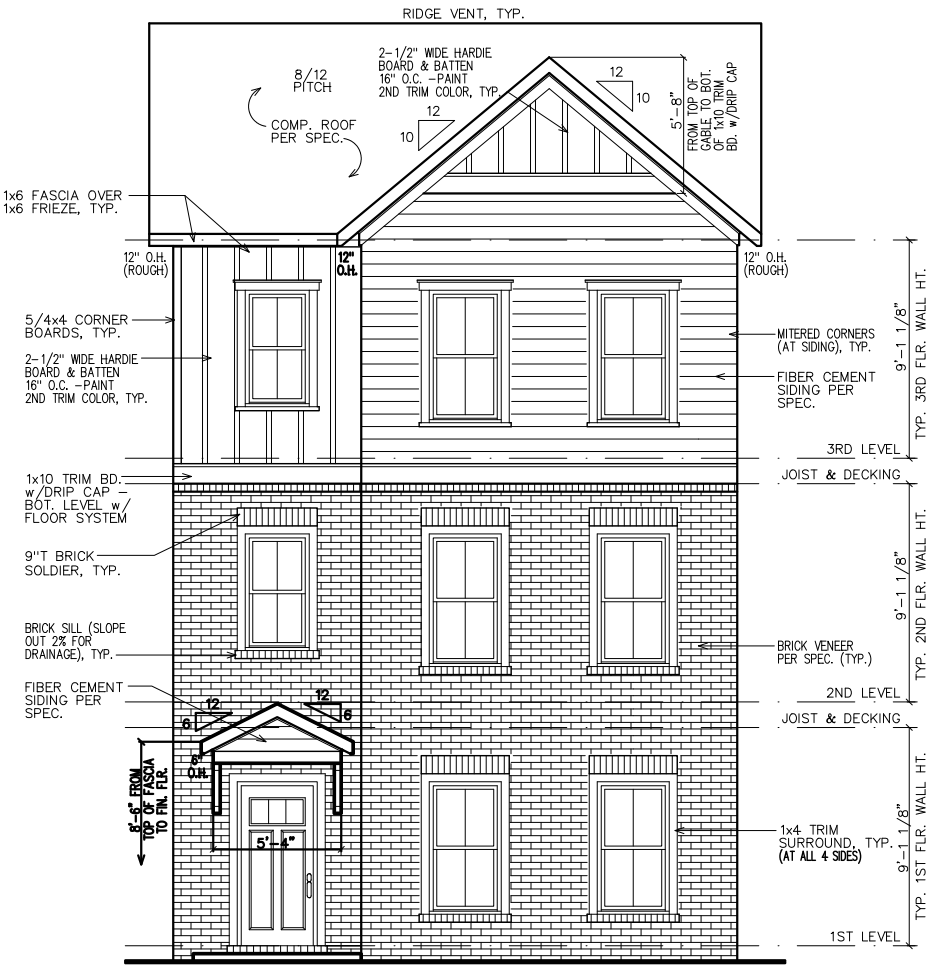
6. NFPA 101 LIFE SAFETY CODE AND T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE AND HANDLING OF WOOD TRUSSES.

DESIGN CRITERIA

ROOF LIVE LOAD: 20 PSF.
FLOOR LIVE LOAD: 40 PSF.
(INCLUDES DECKS, PATIOS, AND PORCHES)
BASIC WIND VELOCITY: 90 MPH
SEISMIC DESIGN CATEGORY: B
BEARING WALLS WITH LIGHT FRAME WALLS AND WOOD STRUCTURAL PANELS.

SUBDIVISION:
SIGNAL
LOT #:UNITS 2 & 10
RELEASED:06/28/22

TABLE OF CONTENTS	
SHEET	DESCRIPTION
1	FRONT & SIDE ELEVATIONS
2	SIDE & REAR ELEVATIONS
3	1st/2nd/3rd LEVEL PLANS
4	SLAB & ROOF PLAN
5	ELECTRICAL PLANS
6	EXTERIOR/FIRE WALL DETAIL



NOTE:
GRADE LEVEL IS SHOWN
APPROXIMATE ELEVATION
SHOWN MAY VARY SLIGHTLY.

SHEATHING NOTE:
ALL SHEATHING SHALL BE
STAGGERED IN THE MID-SPAN
AND STRAPPED AT THE
CORNERS PER 2018 IRC R602

FRONT ELEVATION



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CLIENT INFORMATION:

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Development
430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#2-A
Front & Side Elev.
DESIGNED BY: C.SAMUDA 06/28/22
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	585
2ND FLR.	585
3RD FLR.	585
TOTAL	1755
GARAGE	N/A

JOB NUMBER:

22-1052

REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
4	.	.	.
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6	.	.	.

SHEET NUMBER:

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SUBDIVISION:
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LOT #: UNITS 2 & 10
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Development
430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#2-A
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 06/28/22
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

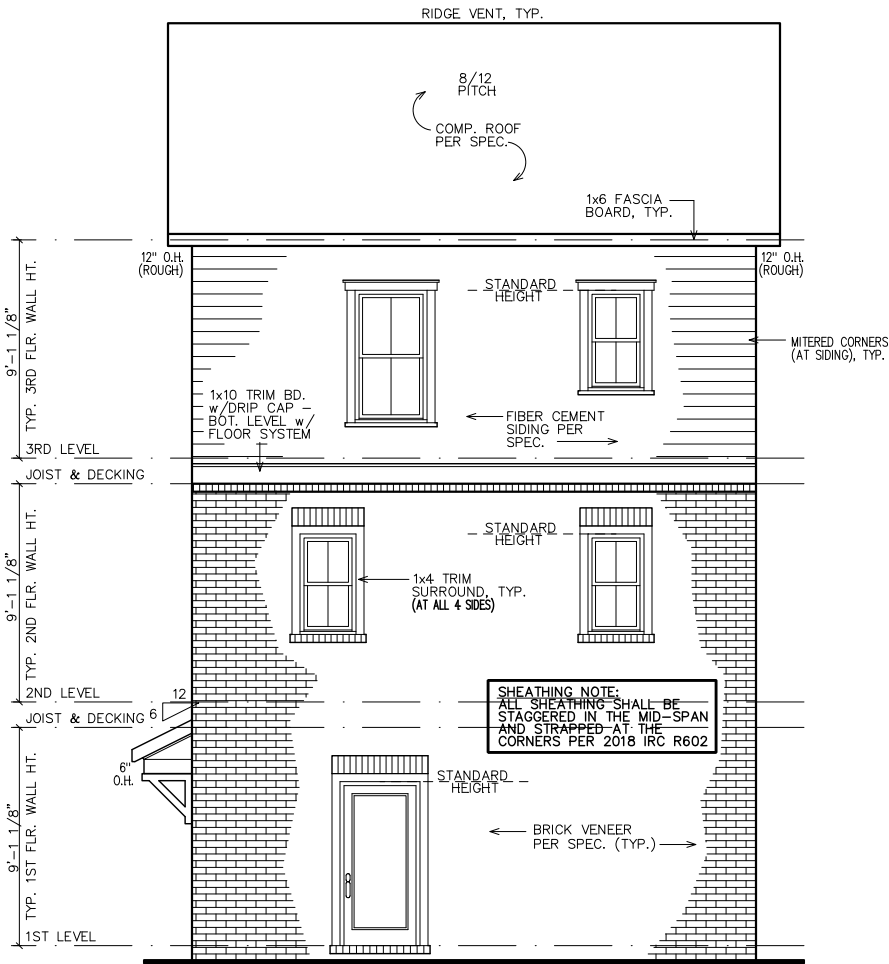
SQUARE FOOTAGE:
1ST FLR. 585
2ND FLR. 585
3RD FLR. 585
TOTAL 1755
GARAGE N/A

JOB NUMBER:
22-1052

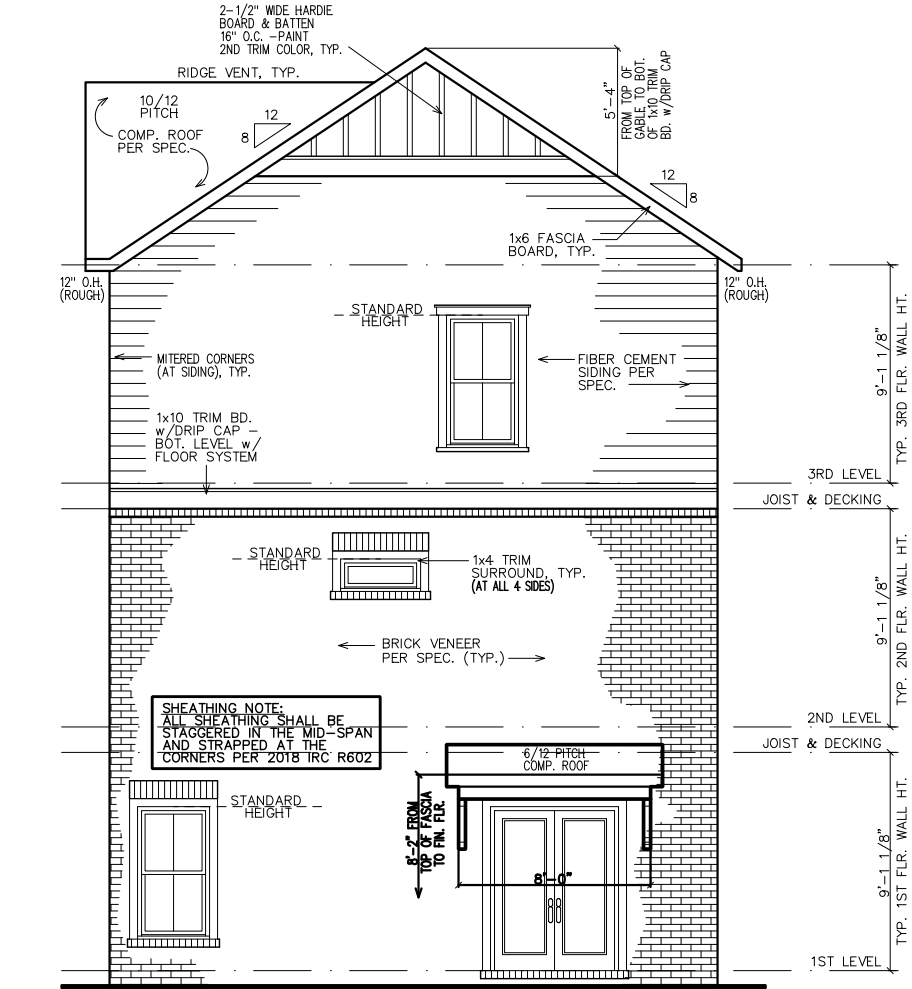
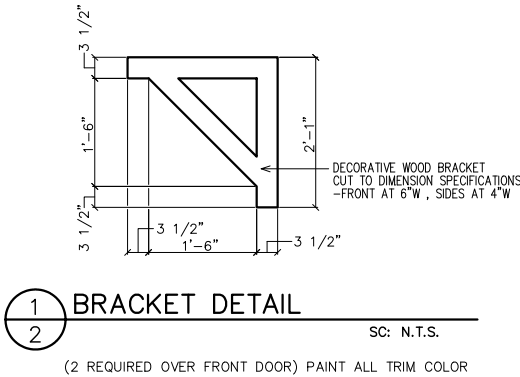
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SHEET NUMBER:

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REAR ELEVATION



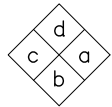
RIGHT ELEVATION

LEGEND

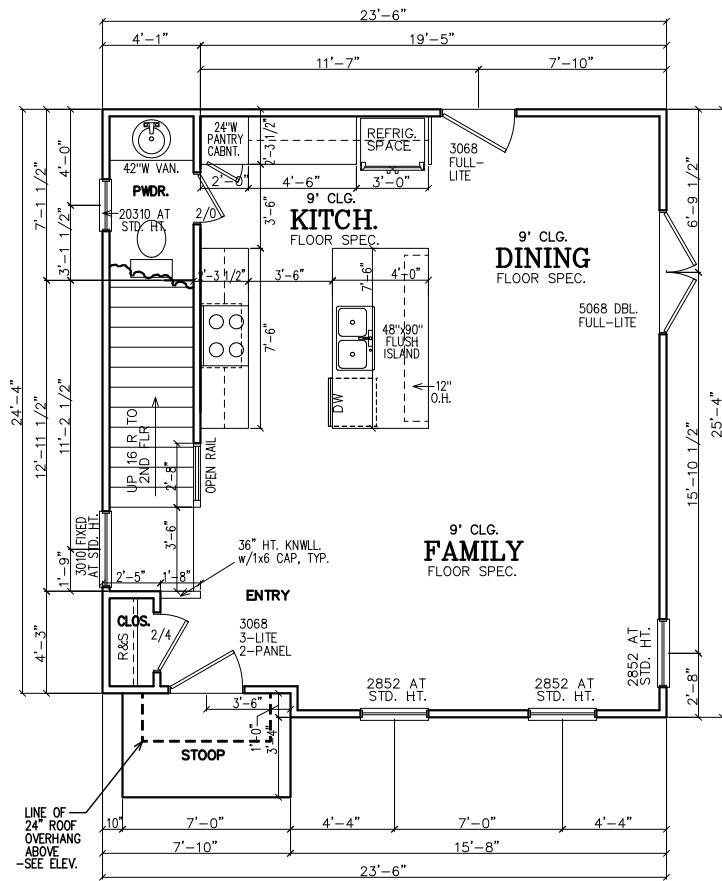
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9

DETAIL NUMBER
SHEET NUMBER



INTERIOR
ELEVATION
KEY



FIRST FLOOR PLAN

FIRST FLOOR NOTES:
ALL 1ST FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE 78" HIGH U.N.O. ALL 1ST FLR. WINDOWS TO BE AT STD. (83") OR TRANS.(95") HDR. HT. U.N.O.

NOTE TO FRAMERS:
1. ALL MATERIALS AND WORKMANSHIP MUST CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOC.
2. LUMBER FOR HEADERS, JOISTS, AND RAFTERS IS TO BE #2 SYP, OR EQUAL. ALL BEAMS ARE TO BE CALCULATED AND SIZED ACCORDINGLY.
3. DO NOT CUT FRAMING MEMBERS FOR ANY PLUMBING, ELECTRICAL OR MECHANICAL SYSTEMS WITHOUT REINFORCING THE ALTERED MEMBER TO ITS ORIGINAL CAPACITY.
4. ALL 2x4 MATERIAL TO BE STUD GRADE SPF OR EQUAL, UNLESS NOTED OTHERWISE (U.N.O.)
5. ALL BEAMS AND HEADERS TO BE SOLID BLOCKED WITH THE SUPPORT TO BE OF PRESSURE TREATED MATERIAL.
6. ALL LUMBER THAT IS IN CONTACT WITH CONCRETE OR MASONRY IS TO BE OF PRESSURE TREATED MATERIAL.
7. PROVIDE 1x4 DIAGONAL BRIDGING IN ALL CEILING JOISTS.
8. INTERIOR AND EXTERIOR LOAD BEARING WALLS TO BE 2x4 OR 2x6 IN SIZE AND BE OF STUD GRADE SPF MATERIAL.
9. ALL KNEE WALL CONSTRUCTION TO BE BRACED AT 4'-0" O.C. MAX.

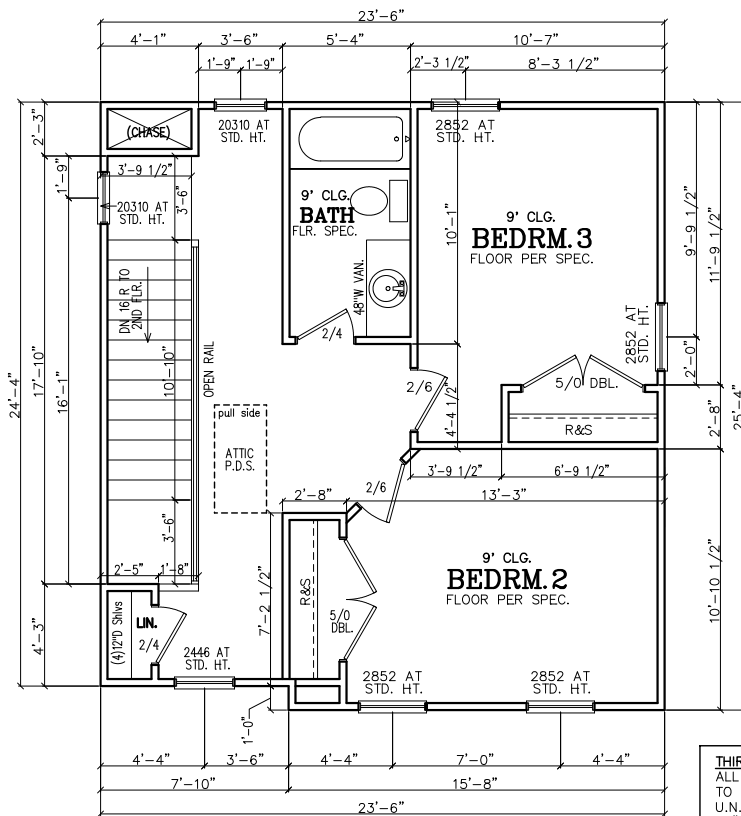
INSULATION NOTES:
1. WALL INSULATION SHALL BE A MINIMUM OF R-13.
2. CEILING INSULATION SHALL BE A MINIMUM OF R-38.
3. SLAB INSULATION PER CODE. *ALL UNLESS NOTED OTHERWISE*

NOTE—ALL ANGLES ON THIS PLAN ARE 90deg.OR 45deg U.N.O.

FRAMING NOTE:
REFER TO FLOOR/CLG DRAWINGS TO VERIFY ALL ALL SIZES AND SPACING PRIOR TO CONSTRUCTION.

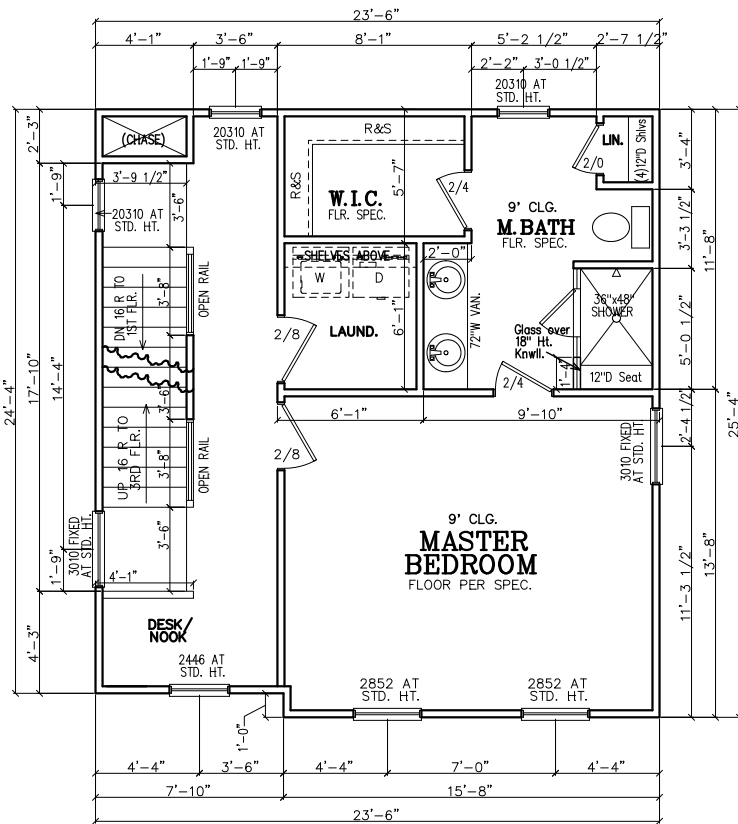
SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

NOTE:
HORIZONTAL DRAFT—STOPPING IN PLAN AT 1000 S.F. TO COMPLY WITH 2018 IRC SECTION 302.12



THIRD FLOOR PLAN

THIRD FLOOR NOTES:
ALL 3RD FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE 80" HIGH U.N.O. ALL 2ND FLR. WINDOWS TO BE AT STD.(84") HDR. HT. U.N.O.



SECOND FLOOR PLAN

SECOND FLOOR NOTES:
ALL 2ND FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE 80" HIGH U.N.O. ALL 2ND FLR. WINDOWS TO BE AT STD.(84") HDR. HT. U.N.O.

SUBDIVISION:
SIGNAL
LOT #:UNITS 2 & 10
RELEASED:06/28/22



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Epic Development
430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#2-A
Floor Plans
DESIGNED BY: C.SAMUDA 06/28/22
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:
1ST FLR. 585
2ND FLR. 585
3RD FLR. 585
TOTAL 1755
GARAGE N/A

JOB NUMBER:
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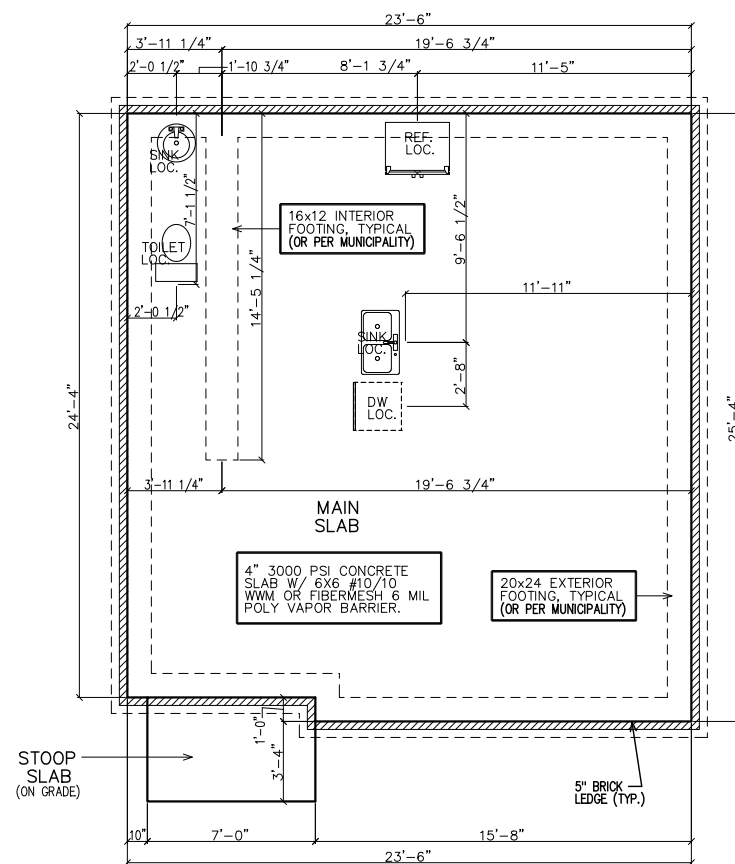
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9
DETAIL NUMBER
SHEET NUMBER

NOTE:
FOOTING TO EXTEND LOWER
THAN ANY UTILITY/
MUNICIPAL PIPE (WHERE
APPLICABLE) OR AT LEAST
AT AN ELEVATION
INTERSECTING A 1:1 SLOPE
FROM WHERE THE PIPE
WOULD BE EXCAVATED, TYP.

NOTE:
6" CONTINUOUS FOUNDATION
DRAIN IN GRAVEL BED. (TYP.)

NOTE—ALL ANGLES ON THIS PLAN ARE 90deg. OR 45deg. U.N.O.

NOTE-STEP DOWN FOUND.
WALLS AS SITE ALLOWS



1. PLUMBER TO INSULATE BEHIND TUBS ON ALL EXTERIOR WALLS.
2. PLUMBER TO INSTALL U APPROVED ELEC. CONDUIT FOR ISLAND PER PLUMBING ROUGH-IN AND FOUNDATION STAGE.

SLAB/FOUNDATION PLAN

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. IF DRAWINGS ARE IN CONFLICT WITH FIELD CONDITIONS OR OTHER DRAWINGS, CONTRACTOR SHOULD CONTACT CS DESIGN GROUP, LLC FOR JUSTIFICATION OR CORRECTION. ANY DISCREPANCIES FOUND AFTER START OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR.

2. ALL FOOTINGS ARE TO BE BELOW LOCAL FROST LINES AND REST ON UNDISTURBED SOIL WITH ENOUGH BEARING TO PROPERLY SUPPORT THE BUILDING.

3. ALL FOUNDATIONS, FOUNDATION WALLS AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL ENGINEER. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY SITE CONDITIONS, LOCAL CODES AND INSURE WELL CONSTRUCTED BUILDING.

4. BEARING SOIL PRESSURE TO BE 2500 PSF MINIMUM. BEARING CAPACITY OF SOILS SHALL BE VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.

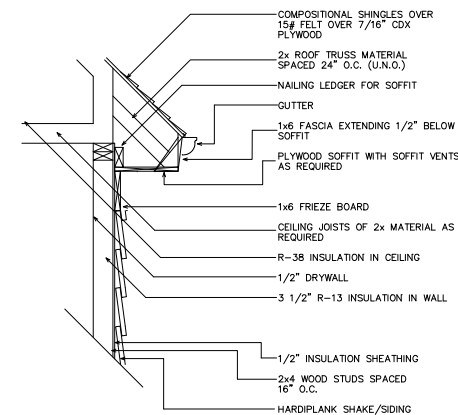
5. HOUSE SLABS AND GARAGE SLABS TO BE 3000 PSI CONCRETE MINIMUM.

6. ANY FILL WITHIN 10 FEET OF THE STRUCTURE, OR BENEATH WALKS OF PAVED AREAS SHALL BE COMPACTED TO NOT LESS THAN 55% OF STANDARD PROCTOR DENSITY. ANY FILL PLACED SHALL BE MONITORED BY A QUALIFIED GEOTECHNICAL ENGINEER.

7. BRICK LEDGE PLACED ON THE PERIMETER OF THE FOUNDATION SHALL HAVE ELEVATION REQUIREMENTS VERIFIED IN FIELD BY BUILDER PRIOR TO CONCRETE PLACEMENT. LEDGES SHALL NOT BE LESS THAN 3"

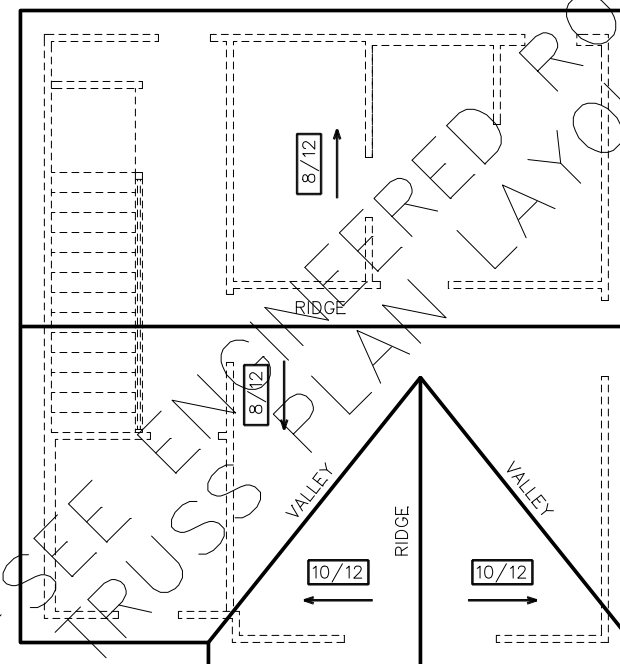
8. WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS TO MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES.

9. BEARING WALLS, SOLID FRAMING AND COLUMNS TO ALLOW FOR TRANSFER OF LOADS FROM ROOF THROUGH THE STRUCTURE TO FOUNDATION AND BEARING SOIL.



1 UPPER WALL SECTION DETAIL
4 SC: N.

SC: N.T.S.



ROOF PLAN

SUBDIVISION:
SIGNAL
LOT #: UNITS 2 & 10
RELEASED: 06/28/22



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CLIENT INFORMATION:

EPIC
Development

4430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#2-A

Slab/Found & Roof Plan

DESIGNED BY: C.SAMUDA 06/28/22

SCALE:
 $1/8" = 1'-0"$ < $11" \times 17"$
 $1/4" = 1'-0"$ < $24" \times 36"$

SQUARE FOOTAGE:

1ST FLR.	585
2ND FLR.	585
3RD FLR.	585
TOTAL	1755
GARAGE	N/A

JOB NUMBER:

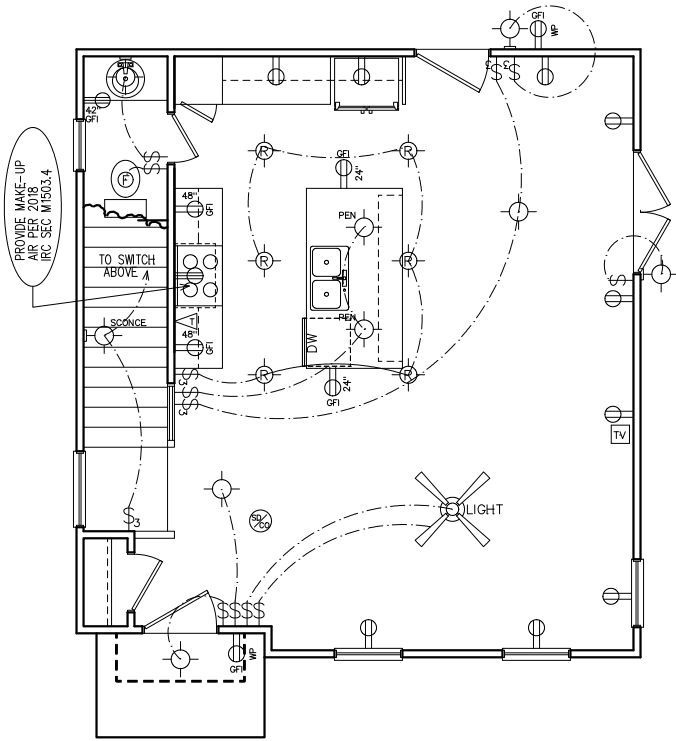
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REVISIONS:

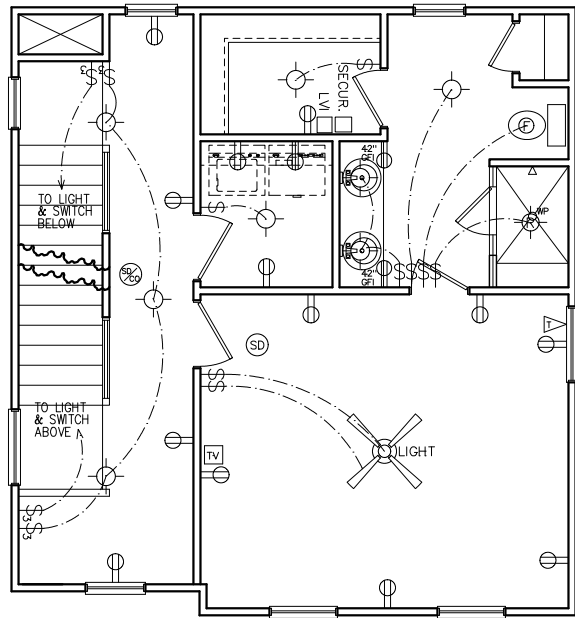
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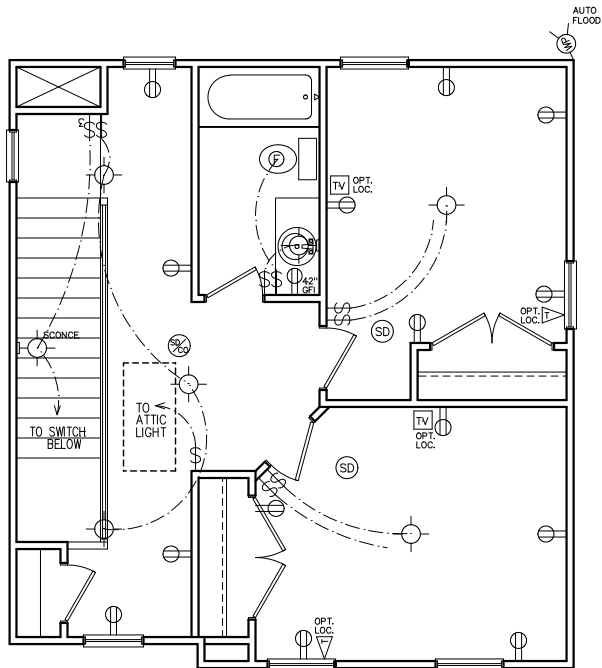
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FIRST FLOOR
ELECTRICAL PLAN



SECOND FLOOR
ELECTRICAL PLAN



THIRD FLOOR
ELECTRICAL PLAN

ELECTRICAL NOTES

1. HEIGHT OF LIGHT FIXTURES AT EXTERIOR DOORS PER ELEVATIONS.
2. INSULATED FIXTURES AT 1-STORY PLANS.
3. DOOR BELL HEIGHT AT 3'-6" A.F.F.
4. DOOR CHIME HEIGHT AT 7'-0" A.F.F.
5. HEIGHT OF SWITCHES AT 4'-0" A.F.F. UNLESS NOTED OTHERWISE.
6. HEIGHT OF OUTLETS AT 1'-6" A.F.F. UNLESS NOTED OTHERWISE.
7. ALL SMOKE DETECTORS SHALL BE PROGRAMMED TO BE INTERCONNECTED AT THE FINAL INSPECTION.
8. ALL GFCI/ACI OUTLETS TO BE INSTALLED PER 2020 NEC.

NOTE:
BRACE AND
WIRE SECONDARY
BEDROOMS FOR
CEILING FANS.

CFM CHART

LOCATION	# OF CFMs
MSTR BATH	50
BATH #2	50
POWDER	50

ELECTRICAL LEGEND

	SWITCH		WEATHER PROOF OUTLET
	3-WAY SWITCH		GFI OUTLET
	4-WAY SWITCH		220 VOLT OUTLET
	DIMMER SWITCH		110 VOLT SWITCHED
	LIGHT		FLOOR OUTLET
	RECESSED LIGHT		CEILING OUTLET
	PULL CHAIN LIGHT		TELEVISION
	WEATHER PROOF LIGHT		TELEPHONE
	RECESSED EYE LIGHT		SMOKE DETECTOR
	FLOOD LIGHT		CARBON MONOXIDE DETECTOR
	WEATHER PROOF FLOOD		GARBAGE DISPOSAL
	EXT WALL LIGHT		SECURITY "HOMERUN"
	FAN		LOW VOLTAGE INTERFACE
	FAN WITH LIGHT		THERMOSTAT
	2x4 FLOURESCENT LIGHT		CHIMES
	1x4 FLOURESCENT LIGHT		BATHROOM FAN
	110 VOLT OUTLET		FUSE BOX

SUBDIVISION:
SIGNAL
LOT #:UNITS 2 & 10
RELEASED:06/28/22



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ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#2-A
Electrical Plans
DESIGNED BY: C.SAMUDA 06/28/22
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR. 585
2ND FLR. 585
3RD FLR. 585
TOTAL 1755
GARAGE N/A

JOB NUMBER:

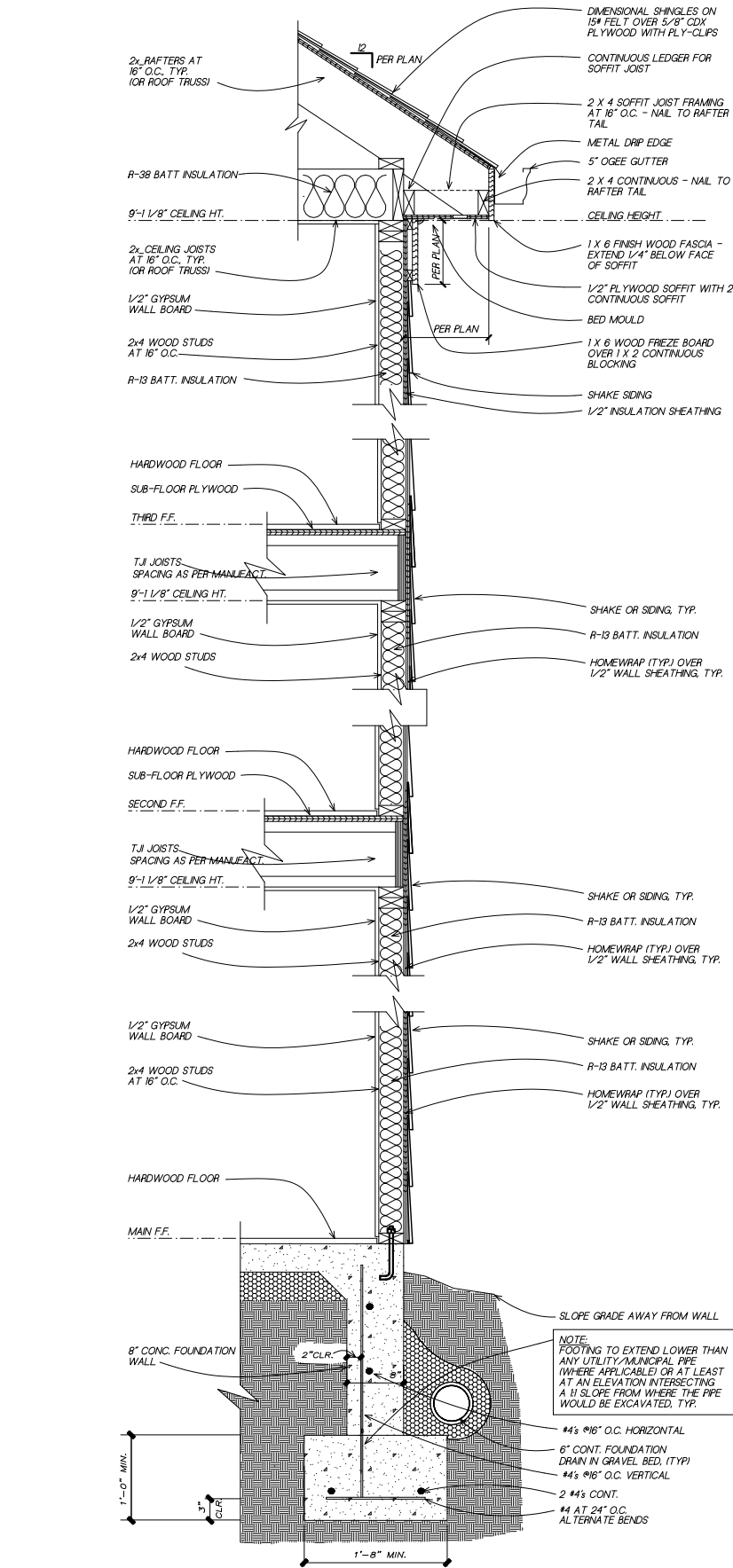
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SHEET NUMBER:

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1
6

TYPICAL WALL SECTION

SC: NOT TO SCALE

(GAPS OR PROPORTIONS SHOWN IN DETAIL ARE FOR CLARITY)

SUBDIVISION:
SIGNAL
LOT #: UNITS 2 & 10
RELEASED: 06/28/22



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PROJECT INFORMATION:

SIGNAL PLAN#2-A

Misc. Details

DESIGNED BY: C.SAMUDA 06/28/22

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SHEET NUMBER:
6

LEGEND

4

DETAIL NUMBER

9

SHEET NUMBER

TABLE OF CONTENTS	
SHEET	DESCRIPTION
1	FRONT & SIDE ELEVATIONS
2	SIDE & REAR ELEVATIONS
3	1st/2nd/3rd LEVEL PLANS
4	SLAB & ROOF PLAN
5	ELECTRICAL PLANS
6	EXTERIOR/FIRE WALL DETAIL

SUBDIVISION:
SIGNAL

LOT #:UNITS 3, 5, 6, 9

RELEASED:06/28/22



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ATLANTA, GA 30324

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CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#2-A

Front & Side Elev.

DESIGNED BY: C.SAMUDA 06/28/22

SCALE:
1/8"=1'-0" < 11"x17"
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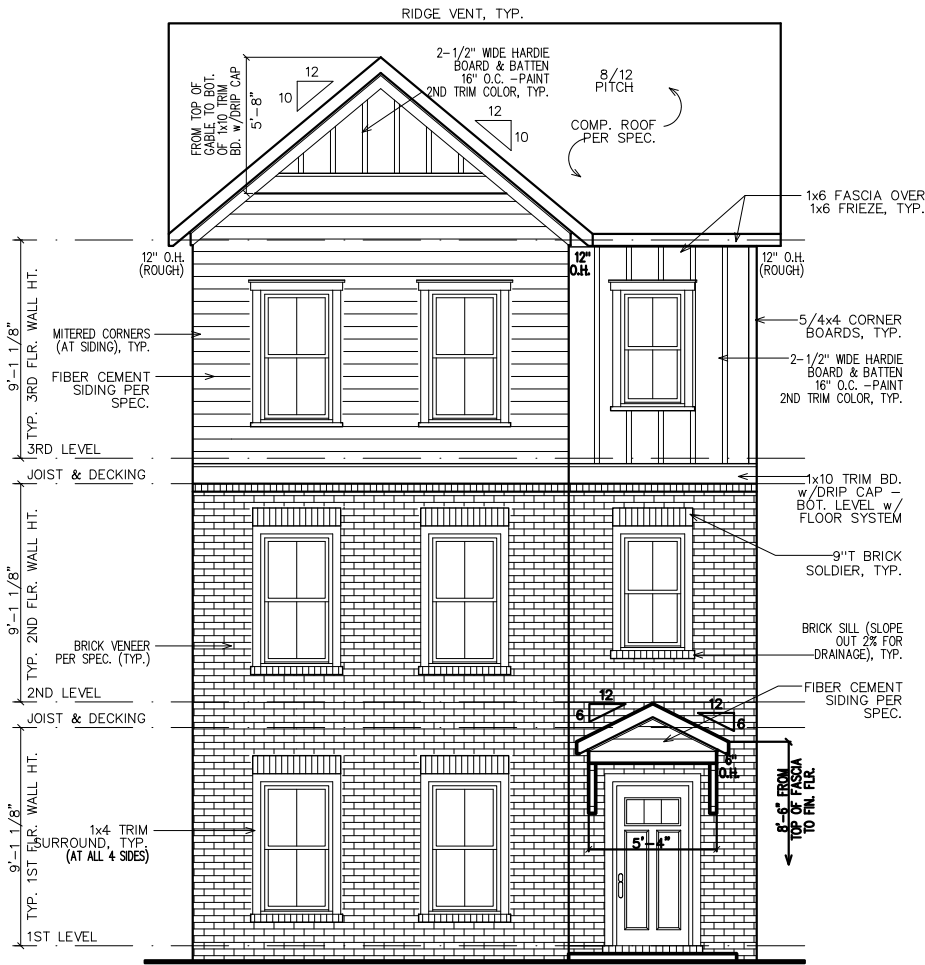
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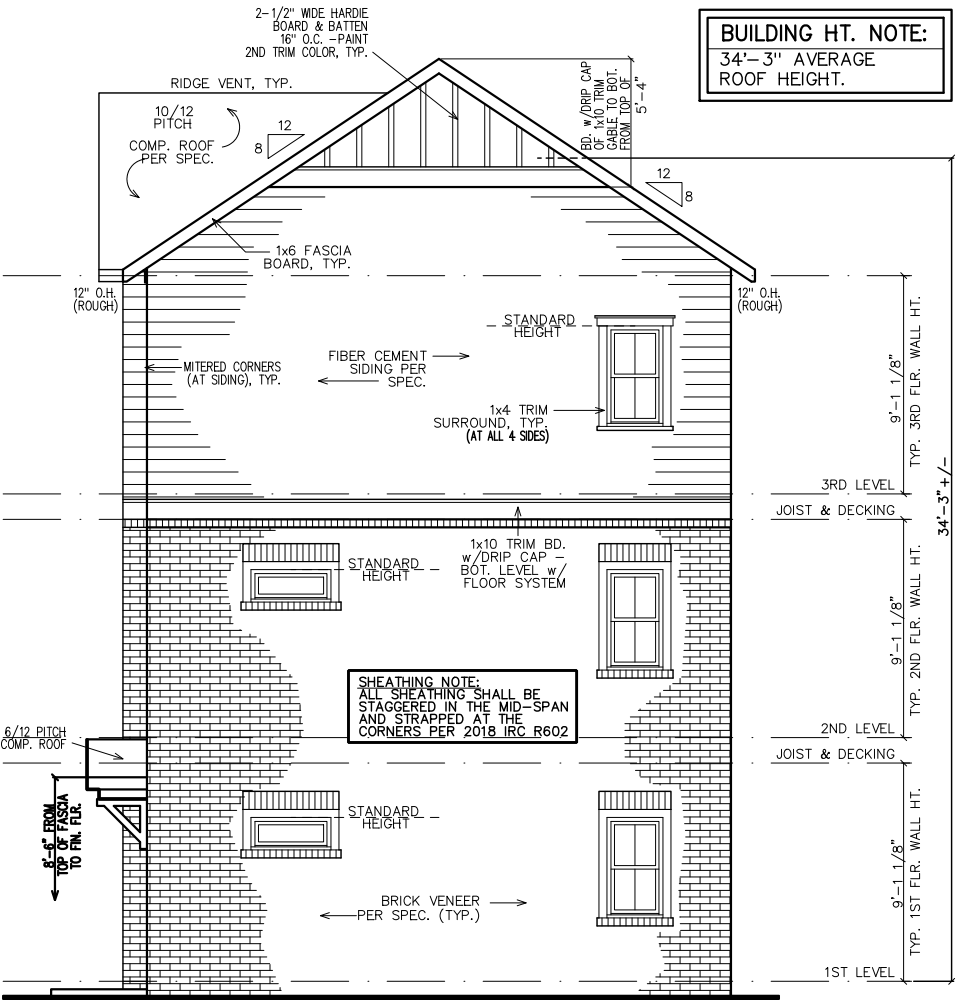
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SHEATHING NOTE:
ALL SHEATHING SHALL BE
STAGGERED IN THE MID-SPAN
AND STRAPPED AT THE
CORNERS PER 2018 IRC R602

NOTE:
GRADE LEVEL IS SHOWN
APPROXIMATE. ELEVATION
SHOWN MAY VARY SLIGHTLY.

FRONT ELEVATION



NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

RIGHT ELEVATION

GOVERNING CODES & STANDARDS

- 2018 INTERNATIONAL RESIDENTIAL CODE, WITH GEORGIA AMENDMENTS.
- 2018 INTERNATIONAL PLUMBING CODE, WITH GEORGIA AMENDMENTS.
- 2018 INTERNATIONAL POOL & SPA CODE, WITH GEORGIA AMENDMENTS.
- 2020 NATIONAL ELECTRICAL CODE, WITH GEORGIA AMENDMENTS.
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE w/GA AMENDMENTS.
- NFPA 101 LIFE SAFETY CODE AND T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE AND HANDLING OF WOOD TRUSSES.

DESIGN CRITERIA

ROOF LIVE LOAD: 20 PSF.
FLOOR LIVE LOAD: 40 PSF.
(INCLUDES DECKS, PATIOS, AND PORCHES)
BASIC WIND VELOCITY: 90 MPH
SEISMIC DESIGN CATEGORY: B
BEARING WALLS WITH LIGHT FRAME WALLS
AND WOOD STRUCTURAL PANELS.

SUBDIVISION:
SIGNAL
LOT #: UNITS 3, 5, 6, 9
RELEASED: 06/28/22

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GROUP, LLC

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Side & Rear Elev.

DESIGNED BY: C.SAMUDA 06/28/22

SCALE:
1/8"=1'-0" < 1/4"=1'-0" < 1/2"=1'-0"

SQUARE FOOTAGE:

1ST FLR.

2ND FLR.

3RD FLR.

TOTAL

GARAGE

585

585

585

1755

N/A

JOB NUMBER:

22-1053

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SHEET NUMBER:

2

1
2

BRACKET DETAIL

SC: N.T.S.

(2 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR

DECORATIVE WOOD BRACKET
CUT TO DIMENSION SPECIFICATIONS
-FRONT AT 6"W, SIDES AT 4"W

3 1/2" 1'-6" 2'-1" 3 1/2" 1'-6" 3 1/2"

REAR ELEVATION

NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

RIDGE VENT, TYP.

8/12 PITCH

COMP. ROOF
PER SPEC.

1x6 FASCIA
BOARD, TYP.

12" O.H.
(ROUGH)

STANDARD
HEIGHT

FIBER CEMENT
SIDING PER
SPEC.

1x10 TRIM BD.
w/DRIP CAP -
BOT. LEVEL w/
FLOOR SYSTEM

3RD LEVEL

9'-1 1/8" TYP. 3RD FLR. WALL HT.

JOIST & DECKING

STANDARD
HEIGHT

1x4 TRIM
SURROUND, TYP.
(AT ALL 4 SIDES)

9'-1 1/8" TYP. 2ND FLR. WALL HT.

2ND LEVEL

9'-1 1/8" TYP. 1ST FLR. WALL HT.

1ST LEVEL

6" O.H.

JOIST & DECKING

STANDARD
HEIGHT

BRICK VENEER
PER SPEC. (TYP.)

12" O.H.
(ROUGH)

MITERED CORNERS
(AT SIDING), TYP.

SHEATHING NOTE:
ALL SHEATHING SHALL BE
STAGGERED IN THE MID-SPAN
AND STRAPPED AT THE
CORNERS PER 2018 IRC R602

LEFT ELEVATION

NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

2-1/2" WIDE HARDIE
BOARD & BATTEN
16" O.C. -PAINT
2ND TRIM COLOR, TYP.

RIDGE VENT, TYP.

10/12 PITCH

COMP. ROOF
PER SPEC.

5'-4" FROM TOP OF
GABLE TO BOT.
SBR. w/DRIP CAP

1x6 FASCIA
BOARD, TYP.

12" O.H.
(ROUGH)

STANDARD
HEIGHT

FIBER CEMENT
SIDING PER
SPEC.

MITERED CORNERS
(AT SIDING), TYP.

1x10 TRIM BD.
w/DRIP CAP -
BOT. LEVEL w/
FLOOR SYSTEM

3RD LEVEL

9'-1 1/8" TYP. 3RD FLR. WALL HT.

JOIST & DECKING

STANDARD
HEIGHT

1x4 TRIM
SURROUND, TYP.
(AT ALL 4 SIDES)

9'-1 1/8" TYP. 2ND FLR. WALL HT.

2ND LEVEL

9'-1 1/8" TYP. 1ST FLR. WALL HT.

1ST LEVEL

6" O.H.

JOIST & DECKING

STANDARD
HEIGHT

BRICK VENEER
PER SPEC. (TYP.)

12" O.H.
(ROUGH)

MITERED CORNERS
(AT SIDING), TYP.

SHEATHING NOTE:
ALL SHEATHING SHALL BE
STAGGERED IN THE MID-SPAN
AND STRAPPED AT THE
CORNERS PER 2018 IRC R602

6/12 PITCH
COMP. ROOF

8'-0" FROM TOP OF FASCIA
TO FIN. FLR.

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Page 96 of 144

NEW HOME SITE ADDRESS:

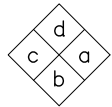
LEGEND

4

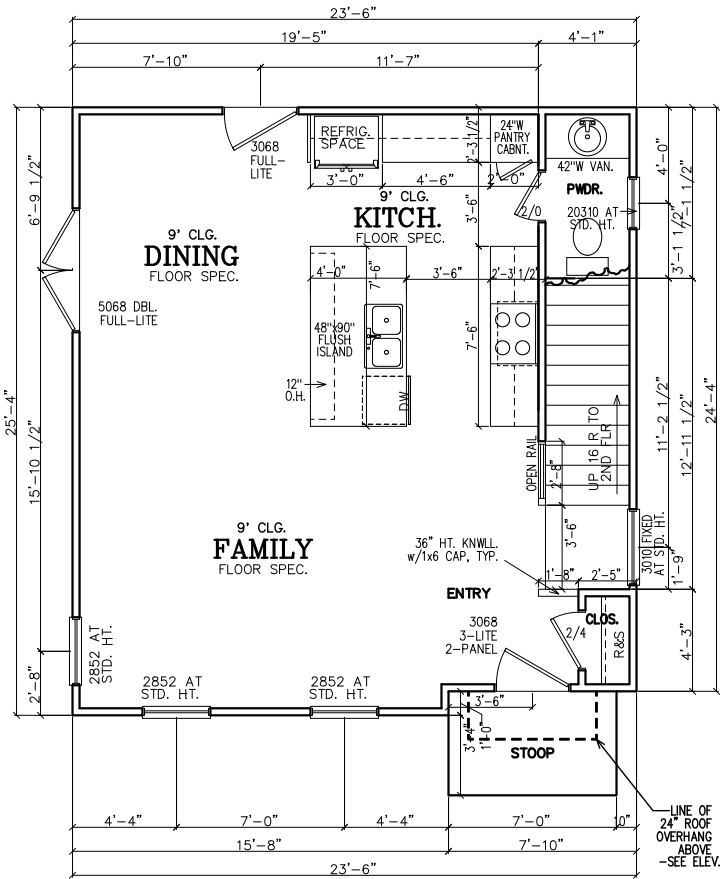
DETAIL NUMBER

9

SHEET NUMBER



INTERIOR
ELEVATION
KEY



FIRST FLOOR PLAN

FIRST FLOOR NOTES:
ALL 1ST FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE 78" HIGH U.N.O. ALL 1ST FLR. WINDOWS TO BE AT STD. (83") OR TRANS.(95") HDR. HT. U.N.O.

NOTE TO FRAMERS:
1. ALL MATERIALS AND WORKMANSHIP MUST CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOC.
2. LUMBER FOR HEADERS, JOISTS, AND RAFTERS IS TO BE #2 SYP, OR EQUAL. ALL BEAMS ARE TO BE CALCULATED AND SIZED ACCORDINGLY.
3. DO NOT CUT FRAMING MEMBERS FOR ANY PLUMBING, ELECTRICAL OR MECHANICAL SYSTEMS WITHOUT REINFORCING THE ALTERED MEMBER TO ITS ORIGINAL CAPACITY.
4. ALL 2x4 MATERIAL TO BE STUD GRADE SPF OR EQUAL, UNLESS NOTED OTHERWISE (U.N.O.)
5. ALL BEAMS AND HEADERS TO BE SOLID BLOCKED WITH THE SUPPORT TO BE OF PRESSURE TREATED MATERIAL.
6. ALL LUMBER THAT IS IN CONTACT WITH CONCRETE OR MASONRY IS TO BE OF PRESSURE TREATED MATERIAL.
7. PROVIDE 1x4 DIAGONAL BRIDGING IN ALL CEILING JOISTS.
8. INTERIOR AND EXTERIOR LOAD BEARING WALLS TO BE 2x4 OR 2x6 IN SIZE AND BE OF STUD GRADE SPF MATERIAL.
9. ALL KNEE WALL CONSTRUCTION TO BE BRACED AT 4'-0" O.C. MAX.

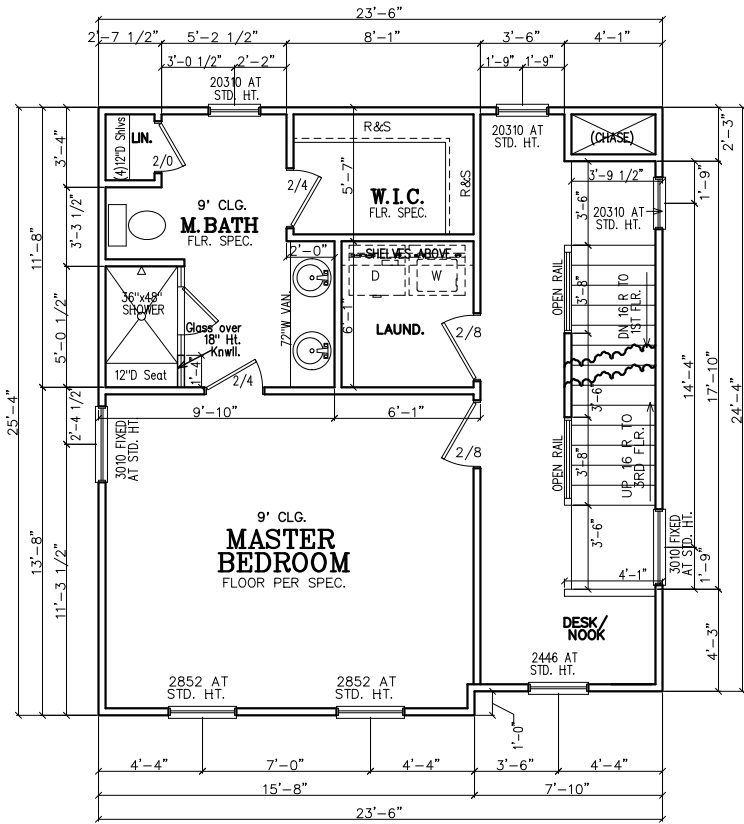
INSULATION NOTES:
1. WALL INSULATION SHALL BE A MINIMUM OF R-13.
2. CEILING INSULATION SHALL BE A MINIMUM OF R-38.
3. SLAB INSULATION PER CODE. *ALL UNLESS NOTED OTHERWISE*

NOTE-ALL ANGLES ON THIS PLAN ARE 90deg.OR 45deg U.N.O.

FRAMING NOTE:
REFER TO FLOOR/CLG DRAWINGS TO VERIFY ALL ALL SIZES AND SPACING PRIOR TO CONSTRUCTION.

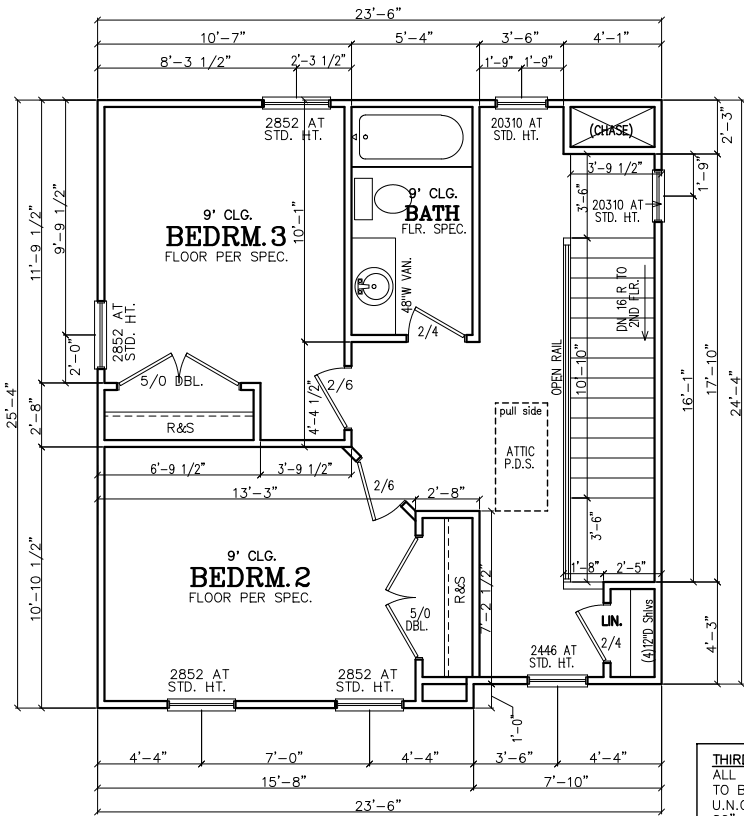
SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

NOTE:
HORIZONTAL DRAFT-STOPPING IN PLAN AT 1000 S.F. TO COMPLY WITH 2018 IRC SECTION 302.12



SECOND FLOOR PLAN

SECOND FLOOR NOTES:
ALL 2ND FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE 80" HIGH U.N.O. ALL 2ND FLR. WINDOWS TO BE AT STD.(84") HDR. HT. U.N.O.



THIRD FLOOR PLAN

THIRD FLOOR NOTES:
ALL 3RD FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE 80" HIGH U.N.O. ALL 2ND FLR. WINDOWS TO BE AT STD.(84") HDR. HT. U.N.O.

SUBDIVISION:
SIGNAL
LOT #:UNITS 3, 5, 6, 9
RELEASED:06/28/22



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CLIENT INFORMATION:

Epic Development
430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#2-A
Floor Plans
DESIGNED BY: C.SAMUDA 06/28/22
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	585
2ND FLR.	585
3RD FLR.	585
TOTAL	1755
GARAGE	N/A

JOB NUMBER:

22-1053

REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
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4	.	.	.
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SHEET NUMBER:

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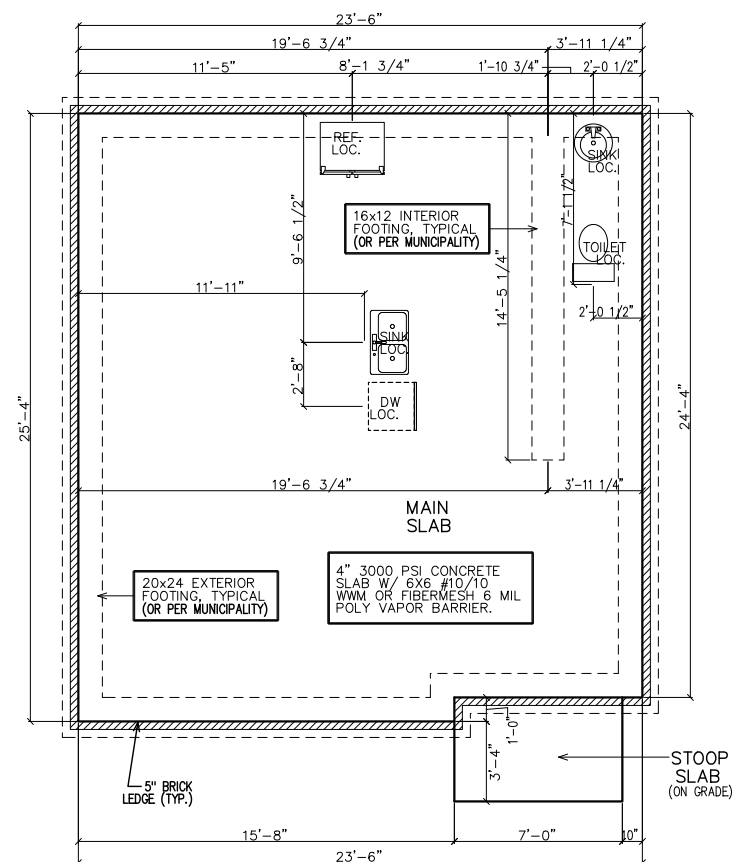
 DETAIL NUMBER
 SHEET NUMBER

NOTE:
FOOTING TO EXTEND LOWER
THAN ANY UTILITY/
MUNICIPAL PIPE (WHERE
APPLICABLE) OR AT LEAST
AT AN ELEVATION
INTERSECTING A 1:1 SLOPE
FROM WHERE THE PIPE
WOULD BE EXCAVATED, TYP.

NOTE:
6" CONTINUOUS FOUNDATION
DRAIN IN GRAVEL BED. (TYP.)

NOTE—ALL ANGLES ON THIS PLAN ARE 90deg. OR 45deg. U.N.O.

NOTE-STEP DOWN FOUND.
WALLS AS SITE ALLOWS



1. PLUMBER TO INSULATE BEHIND TUBS ON ALL EXTERIOR WALLS.
2. PLUMBER TO INSTALL U APPROVED ELEC. CONDUIT FOR ISLAND PER PLUMBING ROUGH-IN AND FOUNDATION STAGE.

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. IF DRAWINGS ARE IN CONFLICT WITH FIELD CONDITIONS OR OTHER DRAWINGS, CONTRACTOR SHOULD CONTACT CS DESIGN GROUP, LLC FOR JUSTIFICATION OR CORRECTION. ANY DISCREPANCIES FOUND AFTER START OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR.

2. ALL FOOTINGS ARE TO BE BELOW LOCAL FROST LINES AND REST ON UNDISTURBED SOIL WITH ENOUGH BEARING TO PROPERLY SUPPORT THE BUILDING.

3. ALL FOUNDATIONS, FOUNDATION WALLS AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL ENGINEER. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY SITE CONDITIONS, LOCAL CODES AND INSURE WELL CONSTRUCTED BUILDING.

4. BEARING SOIL PRESSURE TO BE 2500 PSF MINIMUM. BEARING CAPACITY OF SOILS SHALL BE VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.

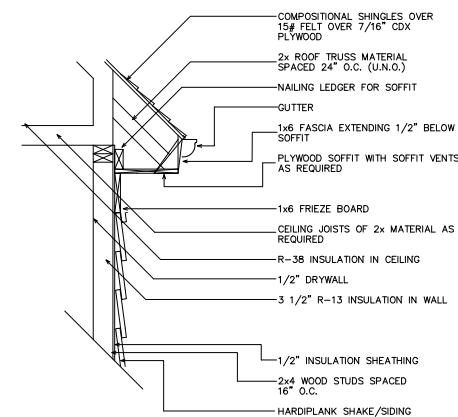
5. HOUSE SLABS AND GARAGE SLABS TO BE 3000 PSI CONCRETE MINIMUM.

6. ANY FILL WITHIN 10 FEET OF THE STRUCTURE, OR BENEATH WALKS OF PAVED AREAS SHALL BE COMPACTED TO NOT LESS THAN 55% OF STANDARD PROCTOR DENSITY. ANY FILL PLACED SHALL BE MONITORED BY A QUALIFIED GEOTECHNICAL ENGINEER.

7. BRICK LEDGE PLACED ON THE PERIMETER OF THE FOUNDATION SHALL HAVE ELEVATION REQUIREMENTS VERIFIED IN FIELD BY BUILDER PRIOR TO CONCRETE PLACEMENT. LEDGES SHALL NOT BE LESS THAN 3"

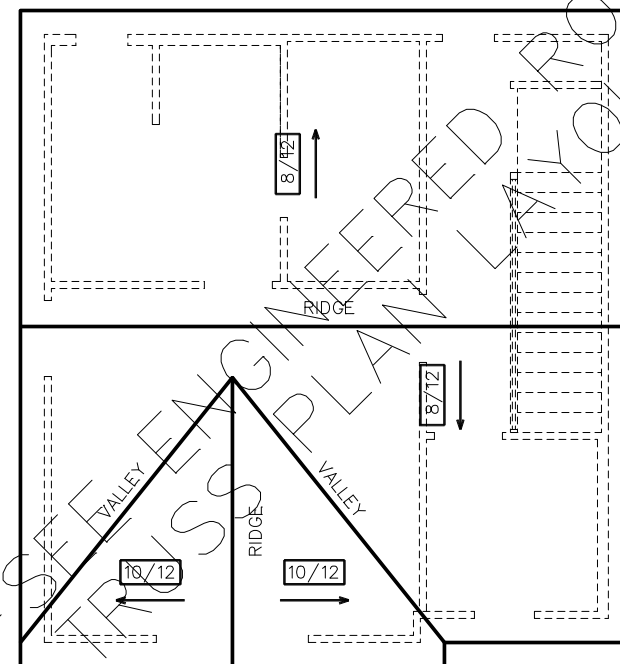
8. WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS TO MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES.

9. BEARING WALLS, SOLID FRAMING AND COLUMNS TO ALLOW FOR TRANSFER OF LOADS FROM ROOF THROUGH THE STRUCTURE TO FOUNDATION AND BEARING SOIL.



1 UPPER WALL SECTION DETAIL
4 SC: N.

SC: N.T.S.



ROOF PLAN

LOT #:UNITS 3, 5, 6, 9
RELEASED:06/28/22

1. PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. #TWC UNLESS NOTED OTHERWISE.
2. 12" ROUGH OVERHANG AT ALL LOCATIONS UNLESS NOTED OTHERWISE.
3. SECOND FLOOR ROOF TRUSSES TO HAVE 11" HEEL HEIGHTS UNLESS NOTED OTHERWISE.
4. EACH ROOF RAFTER/TRUSS SHALL BE TIED DOWN TO BOTH DOUBLE TOP PLATES WITH STRAPS OF SUFFICIENT LENGTH TO SPAN FROM THE ROOF RAFTER, ACROSS THE BAND AT THE CEILING RAFTERS, AND EXTENDING (AT A MINIMUM) TO THE BOTTOM OF THE LOWER PLATE.
5. ALL EXTERIOR WALLS ARE CONSIDERED TO BE SHEAR WALLS; THEREFORE, ALL EXTERIOR WALLS SHALL BE FULLY SHEATHED AND FULLY BLOCKED AT ALL EDGES. HORIZONTAL SHEATHING JOINTS SHALL NOT OCCUR AT THE FLOOR LINE, NOR SHALL VERTICAL OR HORIZONTAL JOINTS ALIGN WITH SIDES OF OPENINGS IN THE EXTERIOR WALLS. SHEATHING PANELS SHALL OVERLAP THE FLOOR LINE BY A MINIMUM OF 12" AND EXTEND A MINIMUM OF 12" BELOW THE BOTTOM OF THE FLOOR STRUCTURE.
6. ALL FRAME WORK AND MATERIAL TO COMPLY WITH ALL LOCAL AND NATIONAL CODES.

CLIENT INFORMATION:

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Development

430 PLASTERS AVENUE, SUITE 100
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(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#2-A

Slab/Found & Roof Plan

DESIGNED BY: C.SAMUDA 06/28/22

SCALE:
 $1/8" = 1'-0"$ $1/4" = 1'-0"$ $1/8" = 1'-0"$ $1/4" = 1'-0"$ $1/8" = 1'-0"$ $1/4" = 1'-0"$

1ST FLR.	585
2ND FLR.	585
3RD FLR.	585
TOTAL	1755
GARAGE	N/A

JOB NUMBER:
22-1053

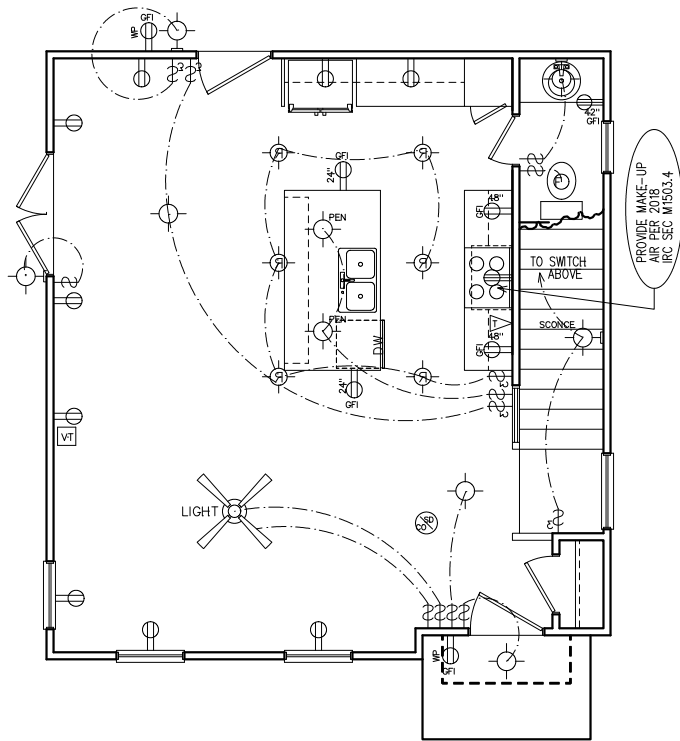
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SHEET NUMBER:

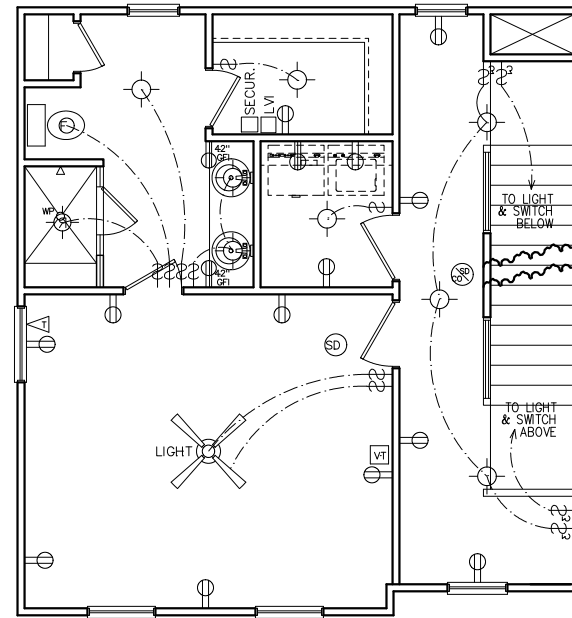
4



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FIRST FLOOR
ELECTRICAL PLAN



SECOND FLOOR
ELECTRICAL PLAN

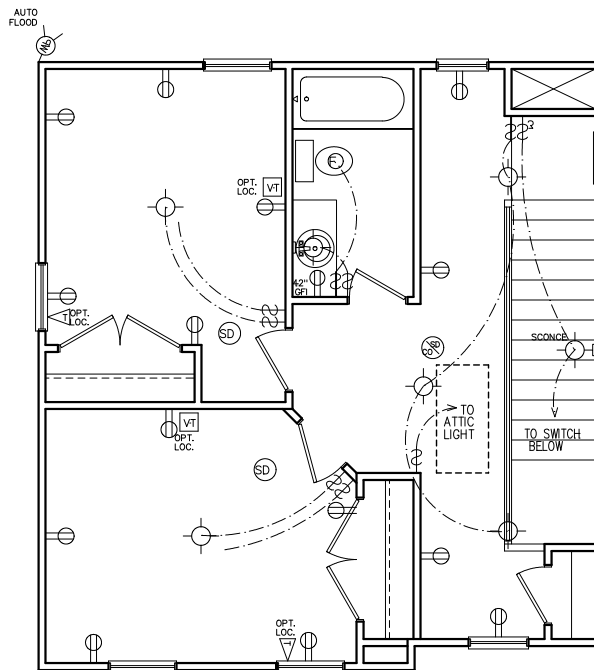
ELECTRICAL NOTES

1. HEIGHT OF LIGHT FIXTURES AT EXTERIOR DOORS PER ELEVATIONS.
2. INSULATED FIXTURES AT 1-STORY PLANS.
3. DOOR BELL HEIGHT AT 3'-6" A.F.F.
4. DOOR CHIME HEIGHT AT 7'-0" A.F.F.
5. HEIGHT OF SWITCHES AT 4'-0" A.F.F. UNLESS NOTED OTHERWISE.
6. HEIGHT OF OUTLETS AT 1'-6" A.F.F. UNLESS NOTED OTHERWISE.
7. ALL SMOKE DETECTORS SHALL BE PROGRAMMED TO BE INTERCONNECTED AT THE FINAL INSPECTION.
8. ALL GFCI/ACI OUTLETS TO BE INSTALLED PER 2020 NEC.

NOTE:
BRACE AND
WIRE SECONDARY
BEDROOMS FOR
CEILING FANS.

CFM CHART	
LOCATION	# OF CFMs
MSTR BATH	50
BATH #2	50
POWDER	50

HVAC NOTE:
(2) FURNACES w/(2) GFI
OUTLETS IN ATTIC ABOVE.
CLEARANCE PER 2017
NEC 110.26A



THIRD FLOOR
ELECTRICAL PLAN

ELECTRICAL LEGEND			
	SWITCH		WEATHER PROOF OUTLET
	3-WAY SWITCH		GFI OUTLET
	4-WAY SWITCH		220 VOLT OUTLET
	DIMMER SWITCH		110 VOLT SWITCHED
	LIGHT		FLOOR OUTLET
	RECESSED LIGHT		CEILING OUTLET
	PULL CHAIN LIGHT		TELEVISION
	WEATHER PROOF LIGHT		TELEPHONE
	RECESSED EYE LIGHT		SMOKE DETECTOR
	FLOOD LIGHT		CARBON MONOXIDE DETECTOR
	WEATHER PROOF FLOOD		GARBAGE DISPOSAL
	EXT WALL LIGHT		SECURITY "HOMERUN"
	FAN		LOW VOLTAGE INTERFACE
	FAN WITH LIGHT		THERMOSTAT
	2x4 FLOURESCENT LIGHT		CHIMES
	1x4 FLOURESCENT LIGHT		BATHROOM FAN
	110 VOLT OUTLET		FUSE BOX

SUBDIVISION:
SIGNAL
LOT #: UNITS 3, 5, 6, 9
RELEASED: 06/28/22



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CLIENT INFORMATION:

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ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#2-A
Electrical Plans
DESIGNED BY: C.SAMUDA 06/28/22
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

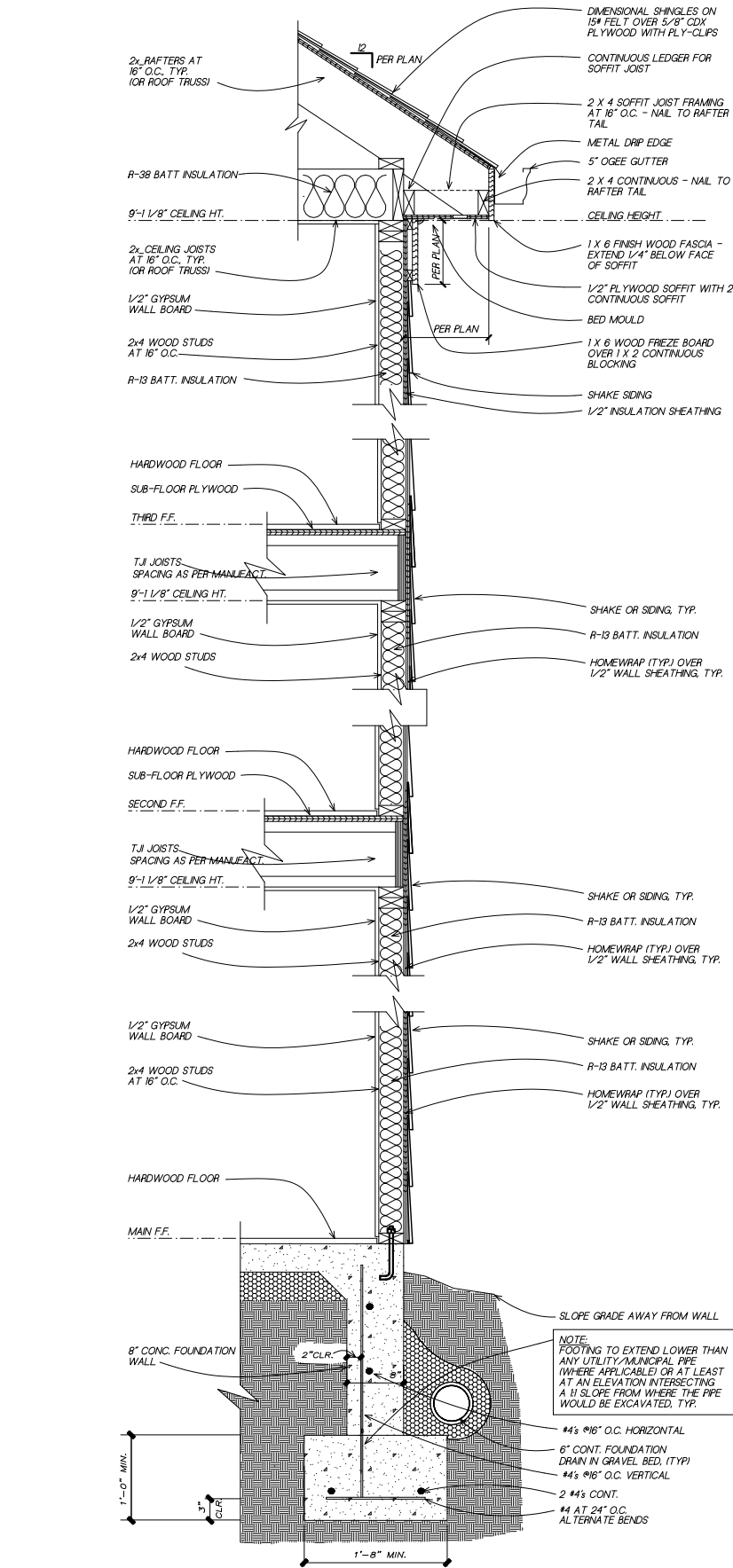
SQUARE FOOTAGE:
1ST FLR. 585
2ND FLR. 585
3RD FLR. 585
TOTAL 1755
GARAGE N/A

JOB NUMBER:
22-1053

REVISIONS:			
No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
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SHEET NUMBER:

5



1
6

TYPICAL WALL SECTION

SC: NOT TO SCALE

(GAPS OR PROPORTIONS SHOWN IN DETAIL ARE FOR CLARITY)

SUBDIVISION:
SIGNAL
LOT #: UNITS 3, 5, 6, 9
RELEASED: 06/28/22



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(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#2-A

Misc. Details

DESIGNED BY: C.SAMUDA 06/28/22

SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:	
1ST FLR.	585
2ND FLR.	585
3RD FLR.	585
TOTAL	1755
GARAGE	N/A

JOB NUMBER:
22-1053

REVISIONS:			
No.	Date	Revisions	App.
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SHEET NUMBER:

6

LEGEND

4

DETAIL NUMBER

9

SHEET NUMBER

SHEET	DESCRIPTION
1	FRONT & SIDE ELEVATIONS
2	SIDE & REAR ELEVATIONS
3	1st/2nd/3rd LEVEL PLANS
4	SLAB & ROOF PLAN
5	ELECTRICAL PLANS
6	EXTERIOR/FIRE WALL DETAIL

SUBDIVISION:
SIGNAL

LOT #:UNITS 4, 7, 8

RELEASED:06/28/22

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CLIENT INFORMATION:

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CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#4-A

Front & Side Elev.

DESIGNED BY: C.SAMUDA 06/28/22

SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:	
1ST FLR.	540
2ND FLR.	540
3RD FLR.	540
TOTAL	1620
GARAGE	N/A

JOB NUMBER:

22-1056

REVISIONS:			
No.	Date	Revisions	App.
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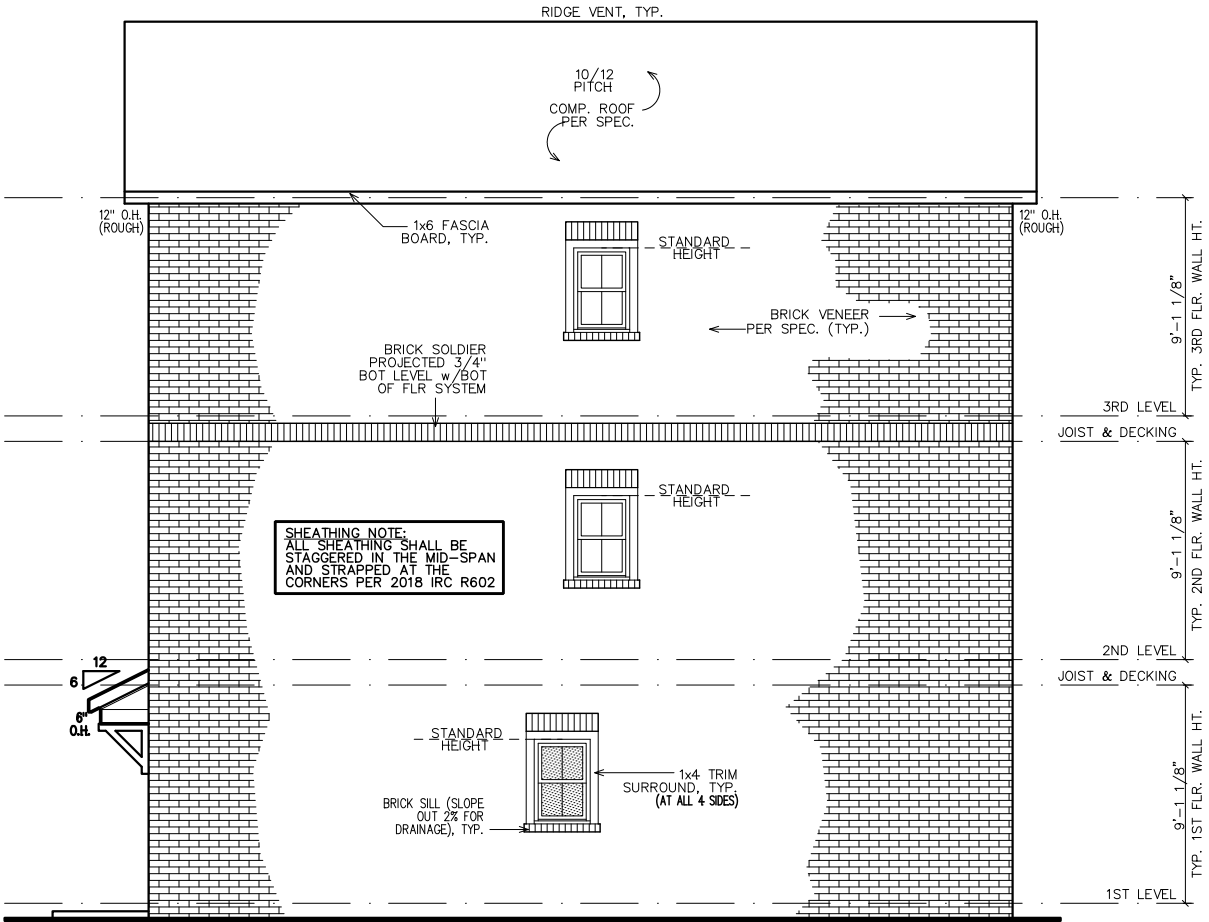
1



SHEATHING NOTE:
ALL SHEATHING SHALL BE
STAGGERED IN THE MID-SPAN
AND STRAPPED AT THE
CORNERS PER 2018 IRC R602

NOTE:
GRADE LEVEL IS SHOWN
APPROXIMATE. ELEVATION
SHOWN MAY VARY SLIGHTLY.

FRONT ELEVATION



RIGHT ELEVATION

NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

- GOVERNING CODES & STANDARDS
1. 2018 INTERNATIONAL RESIDENTIAL CODE,
WITH GEORGIA AMENDMENTS.

2. 2018 INTERNATIONAL PLUMBING CODE,
WITH GEORGIA AMENDMENTS.

3. 2018 INTERNATIONAL POOL & SPA CODE,
WITH GEORGIA AMENDMENTS.

4. 2020 NATIONAL ELECTRICAL CODE,
WITH GEORGIA AMENDMENTS.

5. 2015 INTERNATIONAL ENERGY
CONSERVATION CODE w/GA AMENDMENTS.

6. NFPA 101 LIFE SAFETY CODE AND T.P.I.
SPECIFICATION FOR THE DESIGN,
MANUFACTURE AND HANDLING OF WOOD
TRUSSES.

- DESIGN CRITERIA
- ROOF LIVE LOAD: 20 PSF.

FLOOR LIVE LOAD: 40 PSF.
(INCLUDES DECKS, PATIOS, AND PORCHES)

BASIC WIND VELOCITY: 90 MPH

SEISMIC DESIGN CATEGORY: B

BEARING WALLS WITH LIGHT FRAME WALLS
AND WOOD STRUCTURAL PANELS.

SUBDIVISION:
SIGNAL
LOT #: UNITS 4, 7, 8
RELEASED: 06/28/22



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CLIENT INFORMATION:

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(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#4-A
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 06/28/22
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:
1ST FLR. 540
2ND FLR. 540
3RD FLR. 540
TOTAL 1620
GARAGE N/A

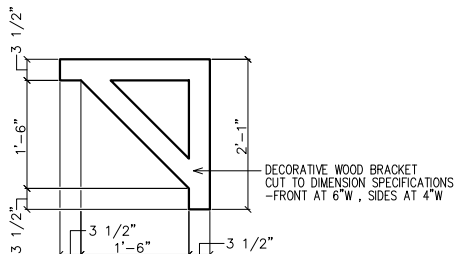
JOB NUMBER:
22-1056

REVISIONS:			
No.	Date	Revisions	App.
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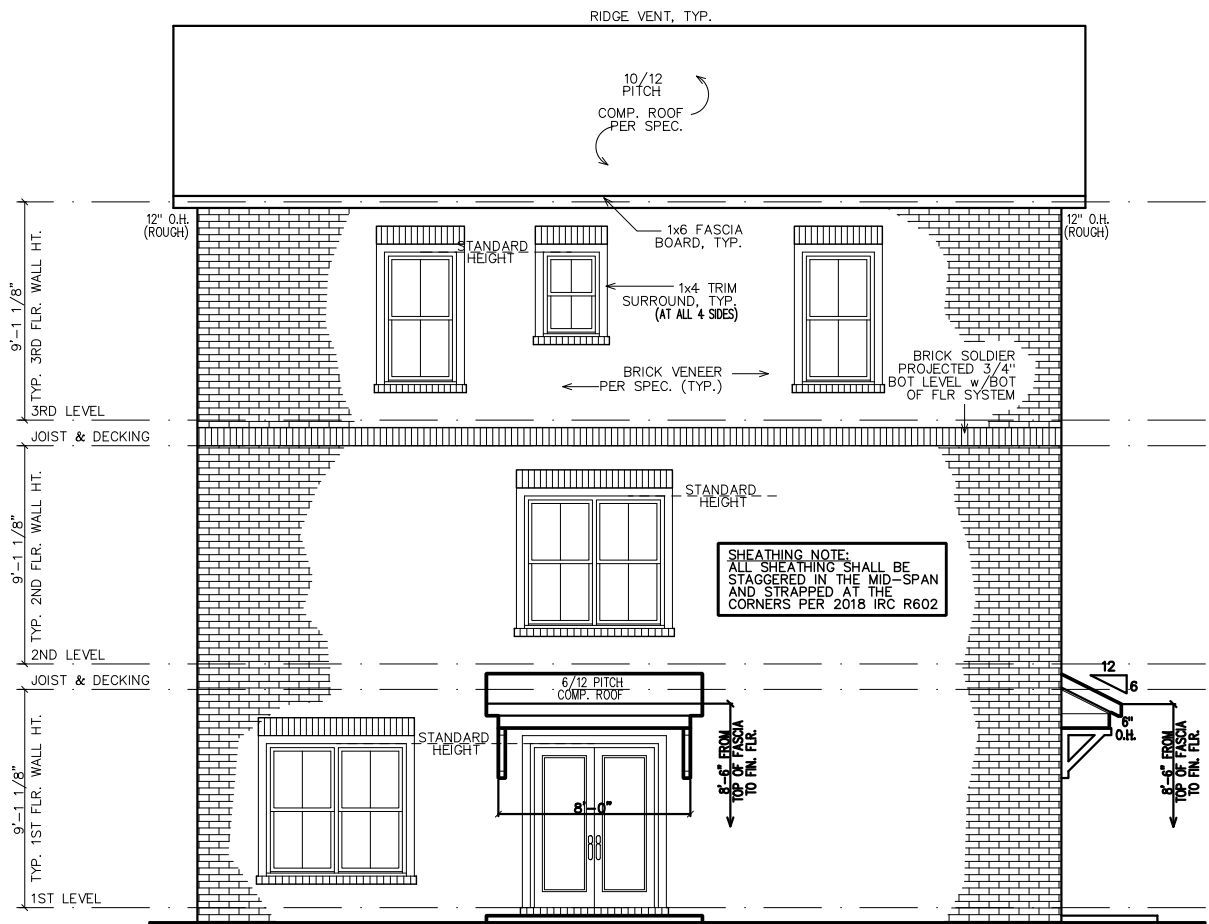
SHEET NUMBER:

2

NEW HOME SITE ADDRESS:

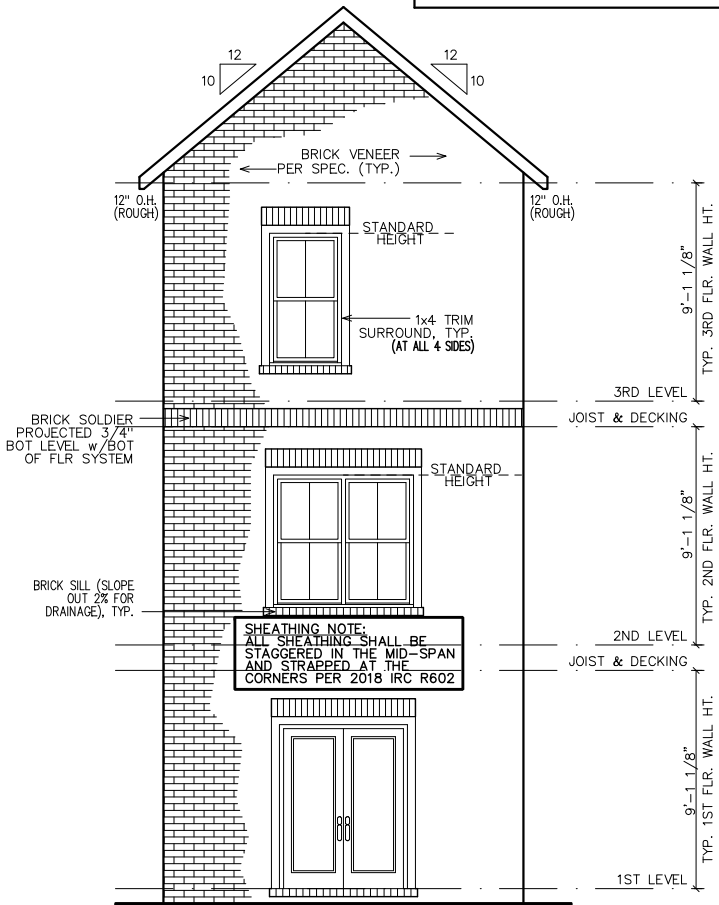


1 BRACKET DETAIL
2 SC: N.T.S.
(2 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



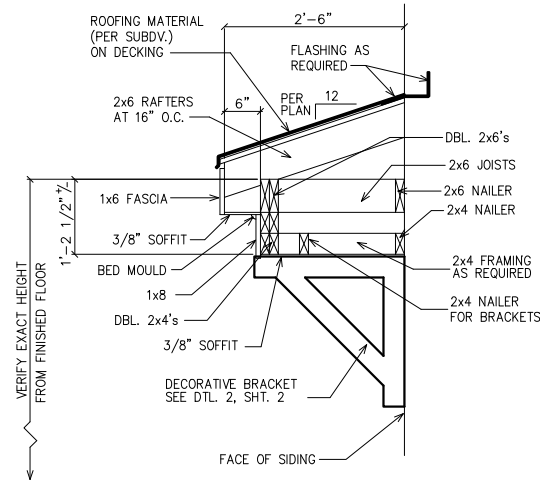
NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

LEFT ELEVATION



NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

REAR ELEVATION



1 ROOF WITH BRACKET DETAIL
2 SC: N.T.S.
(GAPS SHOWN IN DETAIL ARE FOR CLARITY)

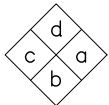
LEGEND

4

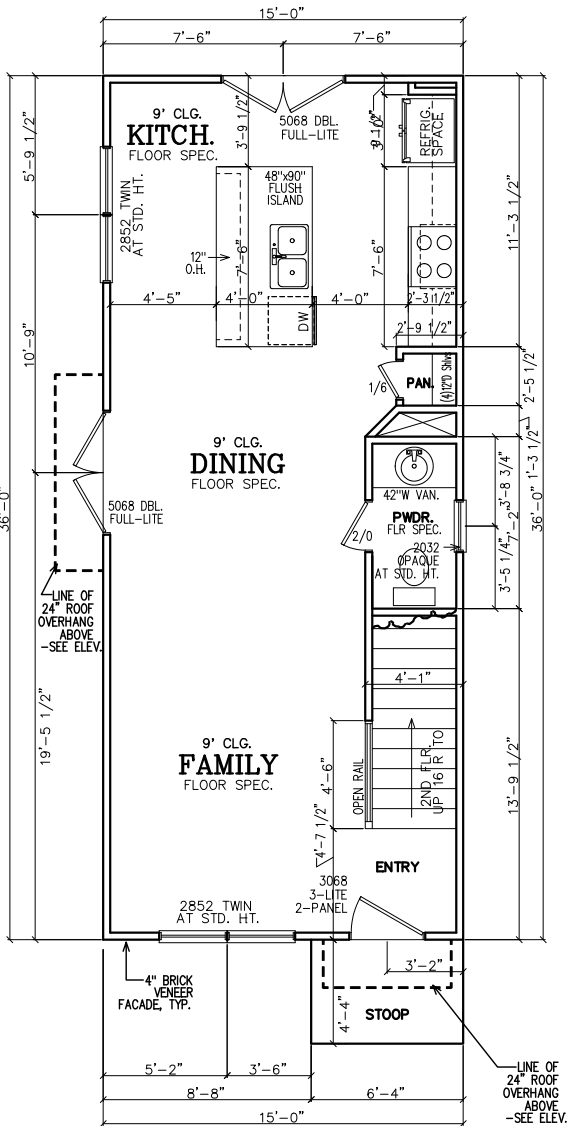
DETAIL NUMBER

9

SHEET NUMBER



INTERIOR
ELEVATION
KEY



FIRST FLOOR PLAN

FIRST FLOOR NOTES:
ALL 1ST FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE 80" HIGH U.N.O. ALL 1ST FLR. WINDOWS TO BE AT STD. (83") OR TRANS.(95") HDR. HT. U.N.O.

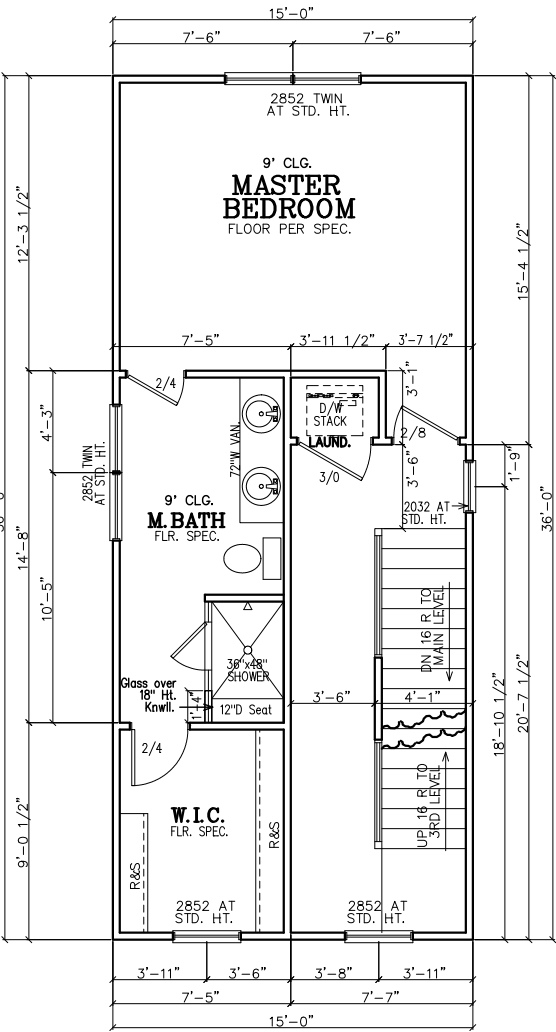
INSULATION NOTES:
1. WALL INSULATION SHALL BE A MINIMUM OF R-13.
2. CEILING INSULATION SHALL BE A MINIMUM OF R-38.
3. SLAB INSULATION PER CODE. *ALL UNLESS NOTED OTHERWISE*

NOTE-ALL ANGLES ON THIS PLAN ARE 90deg.OR 45deg U.N.O.

FRAMING NOTE:
REFER TO FLOOR/CLG DRAWINGS TO VERIFY ALL ALL SIZES AND SPACING PRIOR TO CONSTRUCTION.

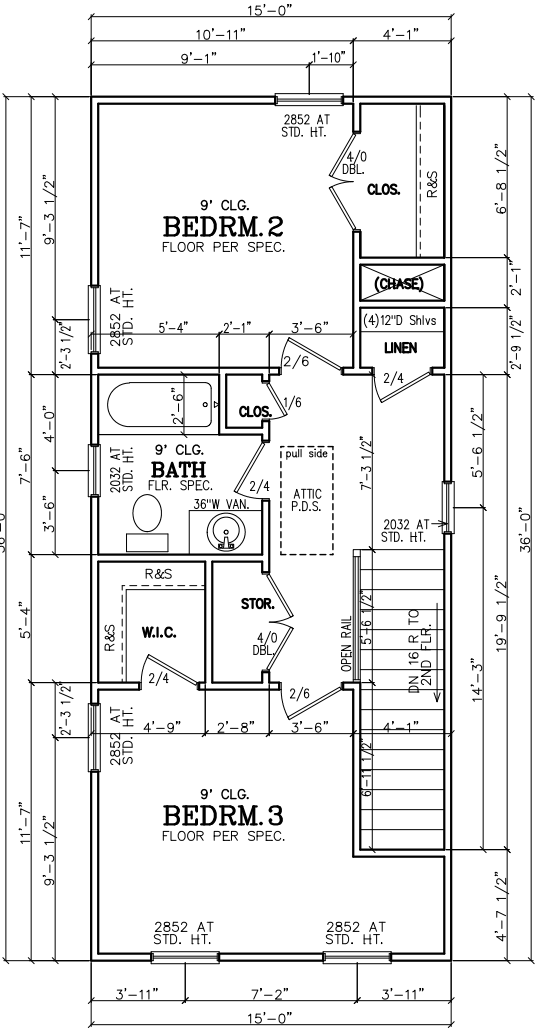
SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

NOTE:
HORIZONTAL DRAFT-STOPPING IN PLAN AT 1000 S.F. TO COMPLY WITH 2018 IRC SECTION 302.12



SECOND FLOOR PLAN

SECOND FLOOR NOTES:
ALL 2ND FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE 80" HIGH U.N.O. ALL 2ND FLR. WINDOWS TO BE AT STD.(84") HDR. HT. U.N.O.



THIRD FLOOR PLAN

THIRD FLOOR NOTES:
ALL 3RD FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE 80" HIGH U.N.O. ALL 2ND FLR. WINDOWS TO BE AT STD.(84") HDR. HT. U.N.O.

SUBDIVISION:
SIGNAL
LOT #:UNITS 4, 7, 8
RELEASED:06/28/22



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CLIENT INFORMATION:

Epic
Development
430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#4-A
Floor Plans
DESIGNED BY: C.SAMUDA 06/28/22
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:
1ST FLR. 540
2ND FLR. 540
3RD FLR. 540
TOTAL 1620
GARAGE N/A

JOB NUMBER:
22-1056

REVISIONS:			
No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
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SHEET NUMBER:

3

LEGEND

4

DETAIL NUMBER

9

SHEET NUMBER

SUBDIVISION:
SIGNAL

LOT #:UNITS 4, 7, 8

RELEASED:06/28/22



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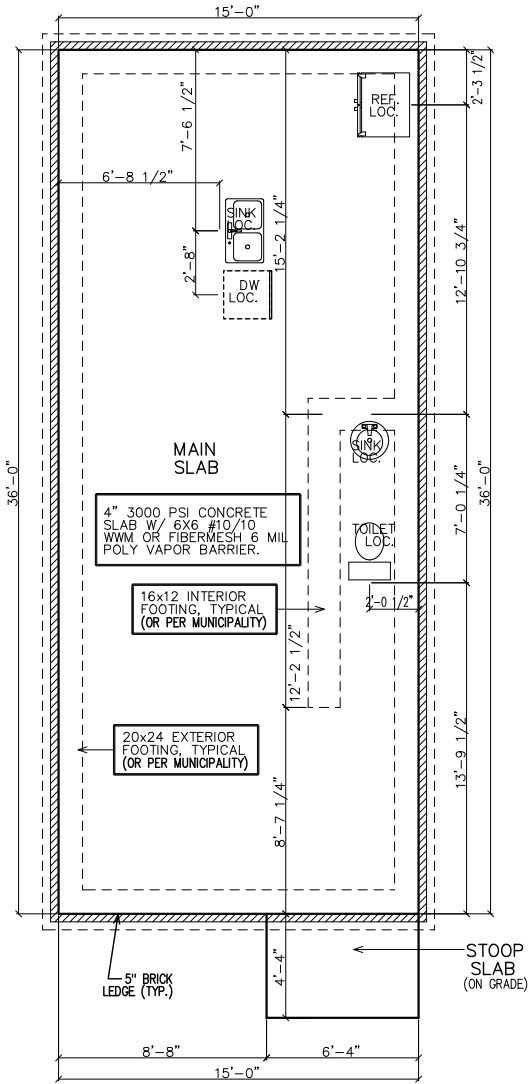
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NOTE:
FOOTING TO EXTEND LOWER
THAN ANY UTILITY/
MUNICIPAL PIPE (WHERE
APPLICABLE) OR AT LEAST
AT AN ELEVATION
INTERSECTING A 1:1 SLOPE
FROM WHERE THE PIPE
WOULD BE EXCAVATED, TYP.

NOTE:
6" CONTINUOUS FOUNDATION
DRAIN IN GRAVEL BED. (TYP.)

NOTE-ALL ANGLES ON
THIS PLAN ARE 90deg. OR
45deg U.N.O.

NOTE-STEP DOWN FOUND.
WALLS AS SITE ALLOWS



PLUMBER NOTES

1. PLUMBER TO INSULATE BEHIND TUBS ON ALL EXTERIOR WALLS.

2. PLUMBER TO INSTALL U APPROVED ELEC. CONDUIT FOR ISLAND PER PLUMBING ROUGH-IN AND FOUNDATION STAGE.

FOUNDATION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. IF DRAWINGS ARE IN CONFLICT WITH FIELD CONDITIONS OR OTHER DRAWINGS, CONTRACTOR SHOULD CONTACT CS DESIGN GROUP, LLC FOR JUSTIFICATION OR CORRECTION. ANY DISCREPANCIES FOUND AFTER START OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR.

2. ALL FOOTINGS ARE TO BE BELOW LOCAL FROST LINES AND REST ON UNDISTURBED SOIL WITH ENOUGH BEARING TO PROPERLY SUPPORT THE BUILDING.

3. ALL FOUNDATIONS, FOUNDATION WALLS AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL ENGINEER. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY SITE CONDITIONS, LOCAL CODES AND INSURE WELL CONSTRUCTED BUILDING.

4. BEARING SOIL PRESSURE TO BE 2500 PSF MINIMUM. BEARING CAPACITY OF SOILS SHALL BE VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.

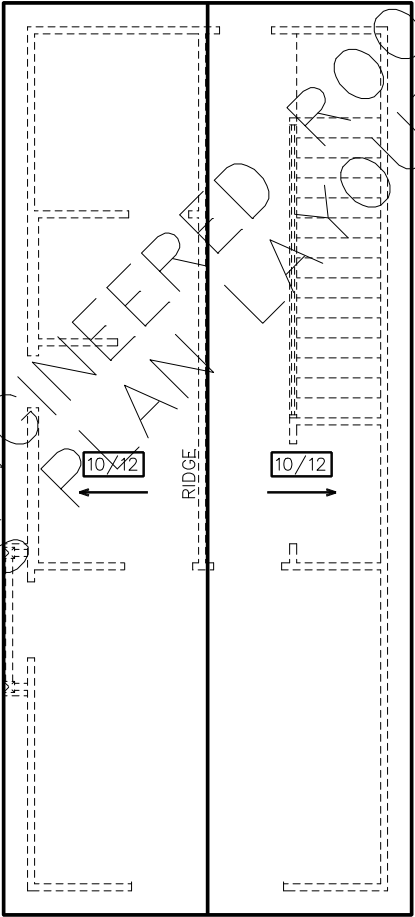
5. HOUSE SLABS AND GARAGE SLABS TO BE 3000 PSI CONCRETE MINIMUM.

6. ANY FILL WITHIN 10 FEET OF THE STRUCTURE, OR BENEATH WALKS OF PAVED AREAS SHALL BE COMPACTED TO NOT LESS THAN 55% OF STANDARD PROCTOR DENSITY. ANY FILL PLACED SHALL BE MONITORED BY A QUALIFIED GEOTECHNICAL ENGINEER.

7. BRICK LEDGE PLACED ON THE PERIMETER OF THE FOUNDATION SHALL HAVE ELEVATION REQUIREMENTS VERIFIED IN FIELD BY BUILDER PRIOR TO CONCRETE PLACEMENT. LEDGES SHALL NOT BE LESS THAN 3".

8. WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS TO MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES.

9. BEARING WALLS, SOLID FRAMING AND COLUMNS TO ALLOW FOR TRANSFER OF LOADS FROM ROOF THROUGH THE STRUCTURE TO FOUNDATION AND BEARING SOIL.



ROOF PLAN

GENERAL ROOF NOTES:

1. PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. #1WC UNLESS NOTED OTHERWISE.

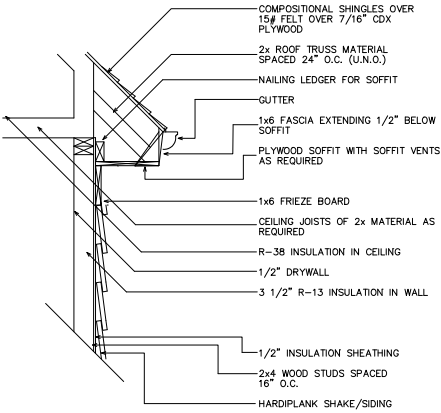
2. 12" ROUGH OVERHANG AT ALL LOCATIONS UNLESS NOTED OTHERWISE.

3. SECOND FLOOR ROOF TRUSSES TO HAVE 11" HEEL HEIGHTS UNLESS NOTED OTHERWISE.

4. EACH ROOF RAFTER/TRUSS SHALL BE TIED DOWN TO BOTH DOUBLE TOP PLATES WITH STRAPS OF SUFFICIENT LENGTH TO SPAN FROM THE ROOF RAFTER, ACROSS THE BAND AT THE CEILING RAFTERS, AND EXTENDING (AT A MINIMUM) TO THE BOTTOM OF THE LOWER PLATE.

5. ALL EXTERIOR WALLS ARE CONSIDERED TO BE SHEAR WALLS; THEREFORE, ALL EXTERIOR WALLS SHALL BE FULLY SHEATHED AND FULLY BLOCKED AT ALL EDGES. HORIZONTAL SHEATHING JOINTS SHALL NOT OCCUR AT THE FLOOR LINE, NOR SHALL VERTICAL OR HORIZONTAL JOINTS ALIGN WITH SIDES OF OPENINGS IN THE EXTERIOR WALLS. SHEATHING PANELS SHALL OVERLAP THE FLOOR LINE BY A MINIMUM OF 12" AND EXTEND A MINIMUM OF 12" BELOW THE BOTTOM OF THE FLOOR STRUCTURE.

6. ALL FRAME WORK AND MATERIAL TO COMPLY WITH ALL LOCAL AND NATIONAL CODES.



1 UPPER WALL SECTION DETAIL
4 SC: N.T.S.

CLIENT INFORMATION:

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Development

430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#4-A
Slab/Found & Roof Plan

DESIGNED BY: C.SAMUDA 06/28/22
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	540
2ND FLR.	540
3RD FLR.	540
TOTAL	1620
GARAGE	N/A

JOB NUMBER:
22-1056

REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
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6	.	.	.

SHEET NUMBER:
4

SUBDIVISION:
SIGNAL
LOT #: UNITS 4, 7, 8
RELEASED: 06/28/22

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CLIENT INFORMATION:

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Development

430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#4-A

Electrical Plans

DESIGNED BY: C.SAMUDA 06/28/22
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:	
1ST FLR.	540
2ND FLR.	540
3RD FLR.	540
TOTAL	1620
GARAGE	N/A

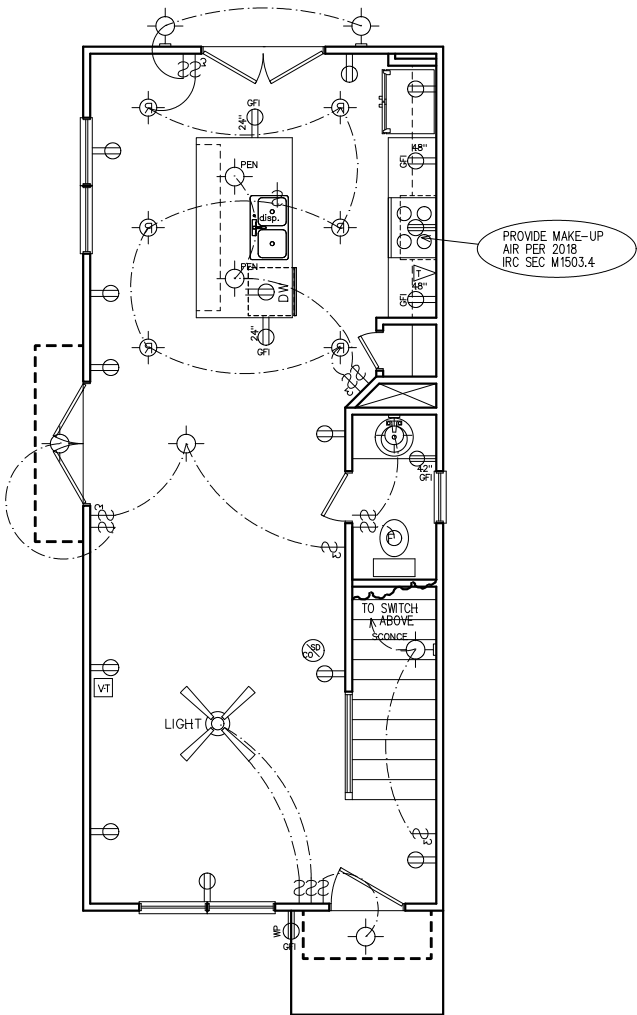
JOB NUMBER:

22-1056

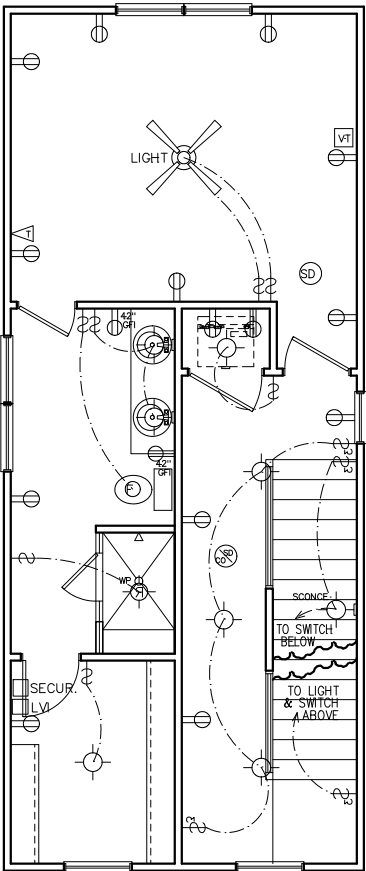
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No.	Date	Revisions	App.
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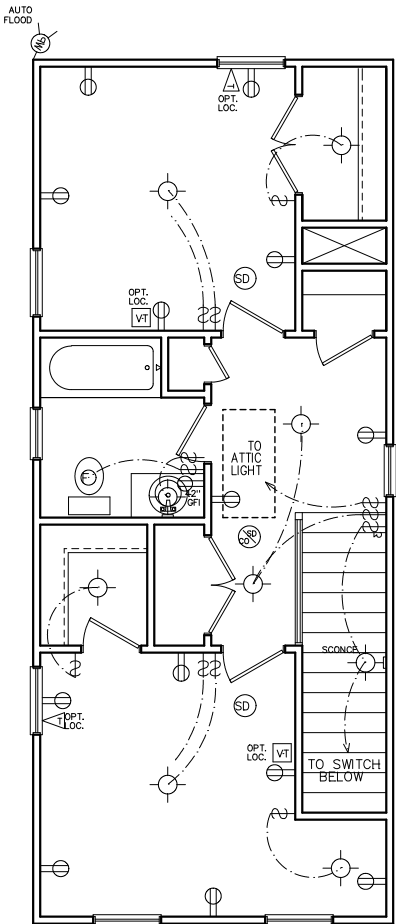
5



FIRST FLOOR
ELECTRICAL PLAN



SECOND FLOOR
ELECTRICAL PLAN



THIRD FLOOR
ELECTRICAL PLAN

HVAC NOTE:
(2) FURNACES w/(2) GFI
OUTLETS IN ATTIC ABOVE.
CLEARANCE PER 2017
NEC 110.26A

NOTE:
BRACE AND
WIRE SECONDARY
BEDROOMS FOR
CEILING FANS.

CFM CHART	
LOCATION	# OF CFMs
MSTR BATH	50
BATH #2	50
POWDER	50

- ELECTRICAL NOTES
1. HEIGHT OF LIGHT FIXTURES AT EXTERIOR DOORS PER ELEVATIONS.

2. INSULATED FIXTURES AT 1-STORY PLANS.

3. DOOR BELL HEIGHT AT 3'-6" A.F.F.

4. DOOR CHIME HEIGHT AT 7'-0" A.F.F. UNLESS NOTED OTHERWISE.

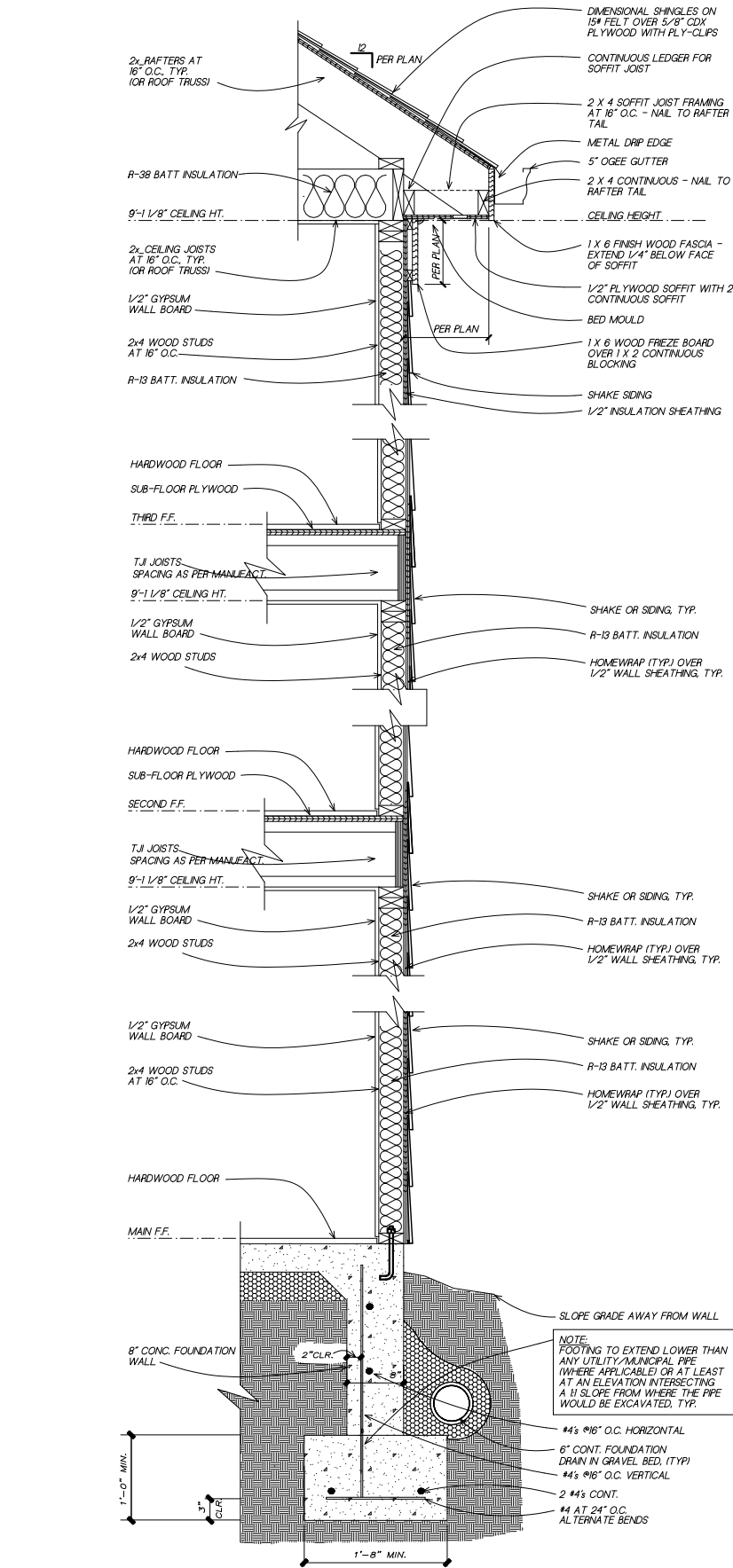
5. HEIGHT OF SWITCHES AT 4'-0" A.F.F. UNLESS NOTED OTHERWISE.

6. HEIGHT OF OUTLETS AT 1'-6" A.F.F. UNLESS NOTED OTHERWISE.

7. ALL SMOKE DETECTORS SHALL BE PROGRAMMED TO BE INTERCONNECTED AT THE FINAL INSPECTION.

8. ALL GFCI/ACI OUTLETS TO BE INSTALLED PER 2020 NEC.

ELECTRICAL LEGEND		
	SWITCH	WEATHER PROOF OUTLET
	3-WAY SWITCH	GFI OUTLET
	4-WAY SWITCH	220 VOLT OUTLET
	DIMMER SWITCH	110 VOLT SWITCHED
	LIGHT	FLOOR OUTLET
	RECESSED LIGHT	CEILING OUTLET
	PULL CHAIN LIGHT	TELEVISION
	WEATHER PROOF LIGHT	TELEPHONE
	RECESSED EYE LIGHT	SMOKE DETECTOR
	FLOOD LIGHT	CARBON MONOXIDE DETECTOR
	WEATHER PROOF FLOOD	GARBAGE DISPOSAL
	EXT WALL LIGHT	SECURITY "HOMERUN"
	FAN	LOW VOLTAGE INTERFACE
	FAN WITH LIGHT	THERMOSTAT
	2x4 FLOURESCENT LIGHT	CHIMES
	1x4 FLOURESCENT LIGHT	BATHROOM FAN
	110 VOLT OUTLET	FUSE BOX



1
6

TYPICAL WALL SECTION

SC: NOT TO SCALE

(GAPS OR PROPORTIONS SHOWN IN DETAIL ARE FOR CLARITY)

SUBDIVISION:
SIGNAL
LOT #: UNITS 4, 7, 8
RELEASED: 06/28/22



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CLIENT INFORMATION:

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Development

430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#4-A

Misc. Details

DESIGNED BY: C.SAMUDA 06/28/22

SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:	
1ST FLR.	540
2ND FLR.	540
3RD FLR.	540
TOTAL	1620
GARAGE	N/A

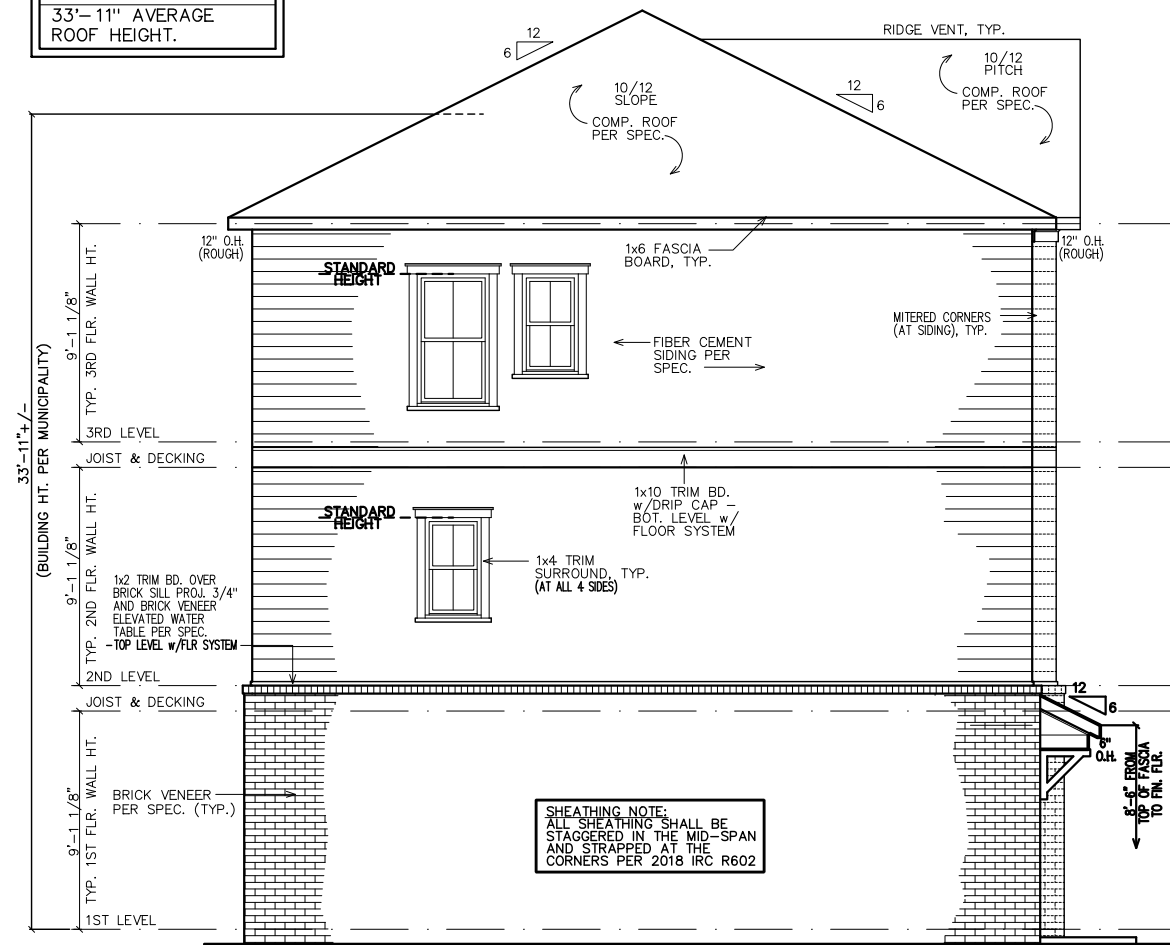
JOB NUMBER:
22-1056

REVISIONS:			
No.	Date	Revisions	App.
1	.	.	.
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SHEET NUMBER:
6

4
9
DETAIL NUMBER
SHEET NUMBER

BUILDING HT. NOTE:
33'-11" AVERAGE ROOF HEIGHT.



NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

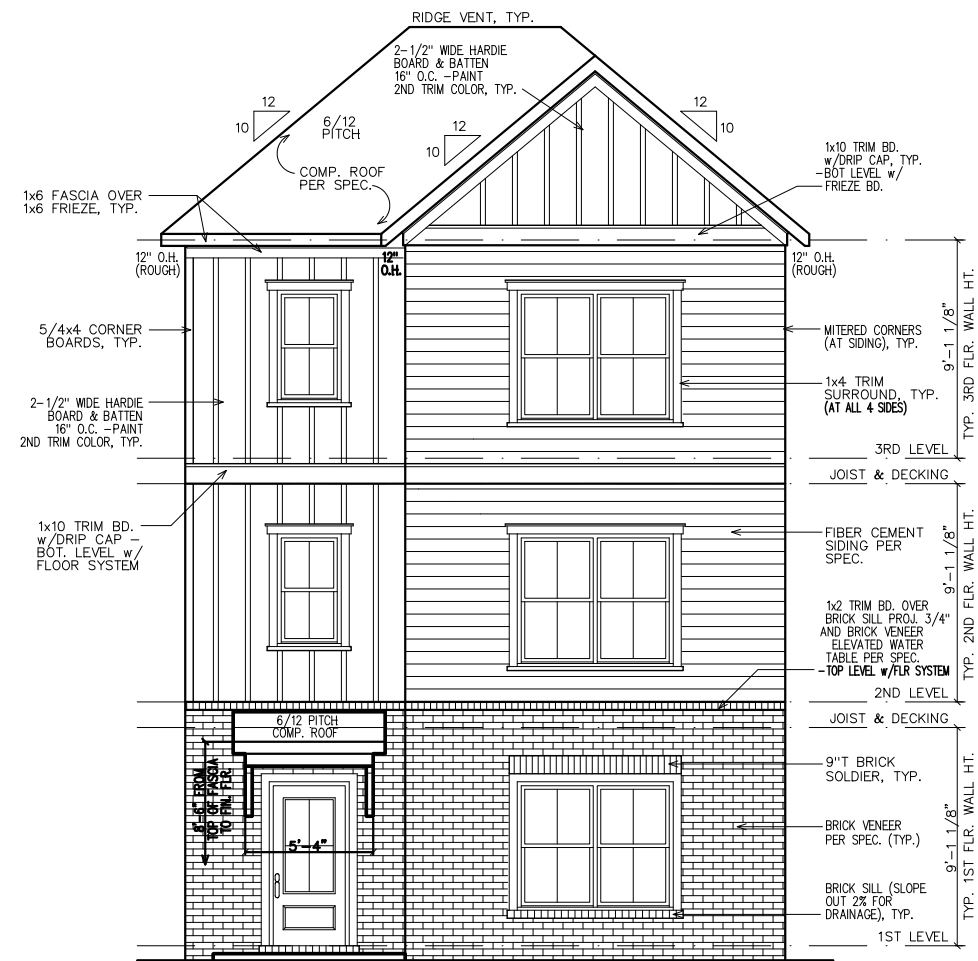
LEFT ELEVATION

1. 2018 INTERNATIONAL RESIDENTIAL CODE,
WITH GEORGIA AMENDMENTS.
2. 2018 INTERNATIONAL PLUMBING CODE,
WITH GEORGIA AMENDMENTS.
3. 2018 INTERNATIONAL POOL & SPA CODE
WITH GEORGIA AMENDMENTS.
4. 2020 NATIONAL ELECTRICAL CODE,
WITH GEORGIA AMENDMENTS.
5. 2015 INTERNATIONAL ENERGY
CONSERVATION CODE w/GA AMENDMENTS.
6. NFPA 101 LIFE SAFETY CODE AND T.P.I.
SPECIFICATION FOR THE DESIGN,
MANUFACTURE AND HANDLING OF WOOD
TRUSSES.

ROOF LIVE LOAD: 20 PSF.
FLOOR LIVE LOAD: 40 PSF.
(INCLUDES DECKS, PATIOS, AND PORCHES)
BASIC WIND VELOCITY: 90 MPH
SEISMIC DESIGN CATEGORY: B
BEARING WALLS WITH LIGHT FRAME WALLS
AND WOOD STRUCTURAL PANELS.

SUBDIVISION:
SIGNAL
LOT #:UNIT 11
RELEASED:06/28/22

TABLE OF CONTENTS	
SHEET	DESCRIPTION
1	FRONT & SIDE ELEVATIONS
2	SIDE & REAR ELEVATIONS
3	1st/2nd/3rd LEVEL PLANS
4	SLAB & ROOF PLAN
5	ELECTRICAL PLANS
6	EXTERIOR/FIRE WALL DETAIL



NOTE:
GRADE LEVEL IS SHOWN
APPROXIMATE. ELEVATION
SHOWN MAY VARY SLIGHTLY.

SHEATHING NOTE:
ALL SHEATHING SHALL BE
STAGGERED IN THE MID-SPAN
AND STRAPPED AT THE
CORNERS PER 2018 IRC R602

FRONT ELEVATION

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ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#5-D

Front & Side Elev.

DESIGNED BY: C.SAMUDA 06/28/22

SCALE:

$1/8" = 1'-0"$ < $1/4" \times 1/8"$
 $1/4" = 1'-0"$ < $24 \times 36"$

SQUARE FOOTAGE:

1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER:

22-1058

REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
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4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER:

1

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NEW HOME SITE ADDRESS:

SUBDIVISION:
SIGNAL
LOT #:UNIT 11
RELEASED:06/28/22



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430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#5-D
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 06/28/22
SCALE:
1/8"=1'-0" < 11'x17"
1/4"=1'-0" < 24'x36"

SQUARE FOOTAGE:

1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER:
22-1058

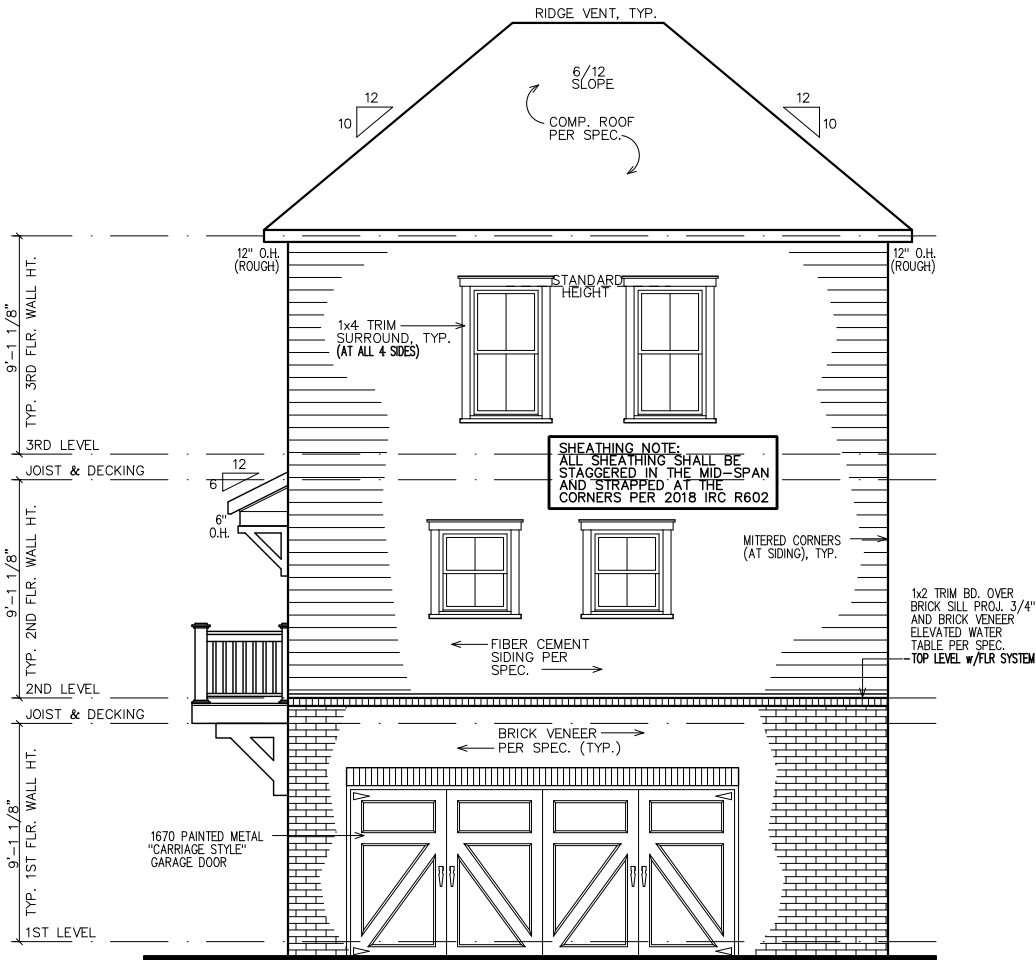
REVISIONS:

No.	Date	Revisions	App.
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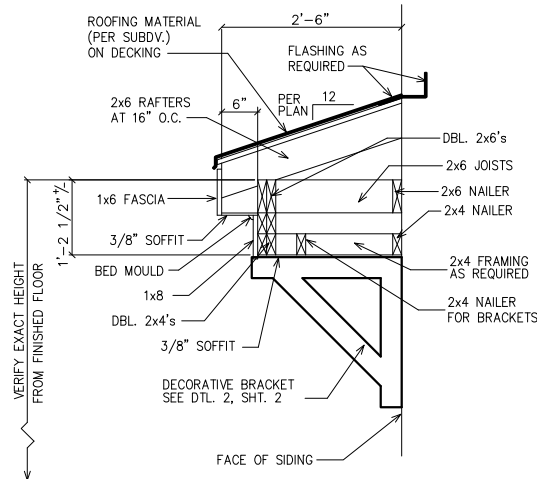
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NEW HOME SITE ADDRESS:

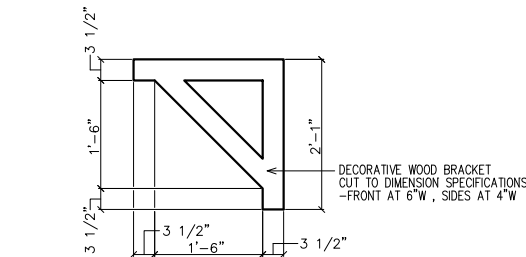


NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

REAR ELEVATION



1 ROOF WITH BRACKET DETAIL
2 SC: N.T.S.
(GAPS SHOWN IN DETAIL ARE FOR CLARITY)



1 BRACKET DETAIL
2 SC: N.T.S.
(2 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



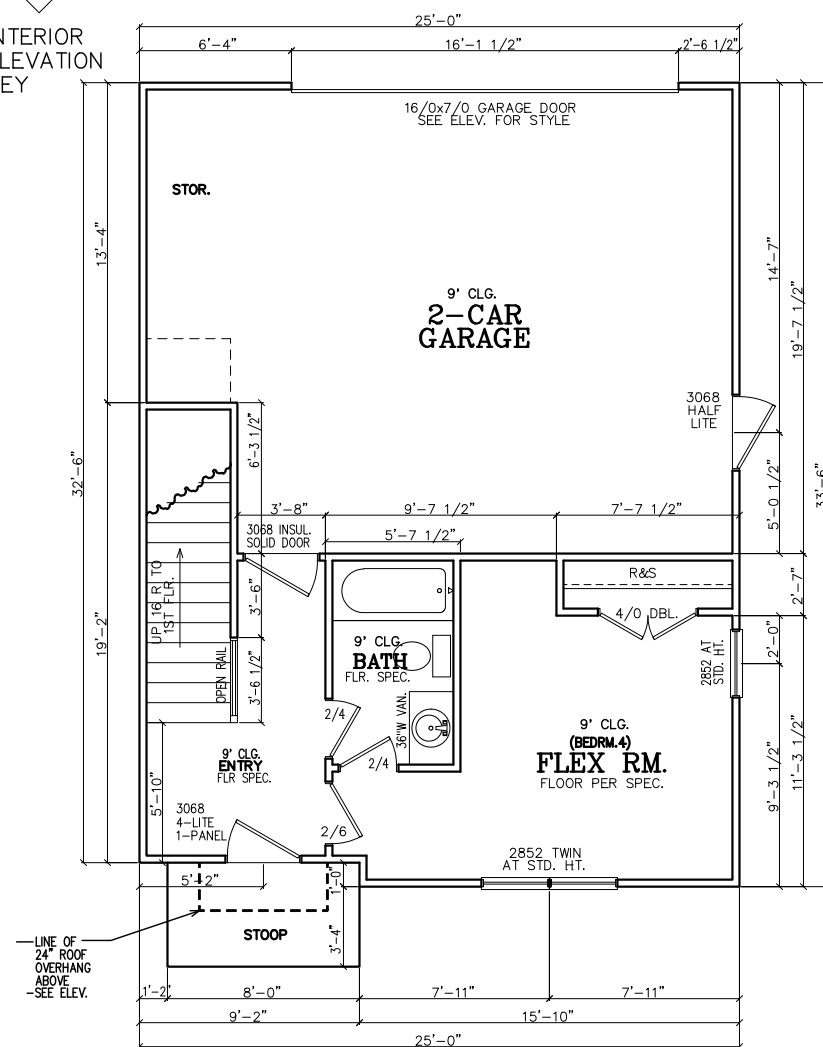
SHEATHING NOTE:
ALL SHEATHING SHALL BE
STAGGERED IN THE MID-SPAN
AND STRAPPED AT THE
CORNERS PER 2018 IRC R602

NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

RIGHT ELEVATION

 DETAIL NUMBER
 SHEET NUMBER

FIRST FLOOR NOTES:
ALL 1ST FLR. CEILING HTS. TO BE
CONTINUOUS 9'-0" U.N.O. ALL DOORS
TO BE "80 HIGH U.N.O. ALL 1ST FLR.
WINDOWS TO BE AT STD. (83") OR
TRANS.(95") HDR. HT. U.N.O.



NOTE TO FRAMERS:
1. ALL MATERIALS AND WORKMANSHIP MUST CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOC.

2. LUMBER FOR HEADERS, JOISTS, AND
RAFTERS IS TO BE #2 SYP, OR EQUAL.
ALL BEAMS ARE TO BE CALCULATED
AND SIZED ACCORDINGLY.

3. DO NOT CUT FRAMING MEMBERS FOR ANY PLUMBING, ELECTRICAL OR MECHANICAL SYSTEMS WITHOUT REINFORCING THE ALTERED MEMBER TO ITS ORIGINAL CAPACITY.

4. ALL 2x4 MATERIAL TO BE STUD
GRADE SPF OR EQUAL, UNLESS NOTED
OTHERWISE (U.N.O.)

5. ALL BEAMS AND HEADERS TO BE SOLID BLOCKED WITH THE SUPPORT TO BE OF PRESSURE TREATED MATERIAL.

6. ALL LUMBER THAT IS IN CONTACT WITH CONCRETE OR MASONRY IS TO BE OF PRESSURE TREATED MATERIAL.

7. PROVIDE 1x4 DIAGONAL BRIDGING IN ALL CEILING JOISTS.

8. INTERIOR AND EXTERIOR LOAD BEARING WALLS TO BE 2x4 OR 2x6 IN SIZE AND BE OF STUD GRADE SPF MATERIAL.

9. ALL KNEE WALL CONSTRUCTION TO BE BRACED AT 4'-0" O.C. MAX.

INSULATION NOTES:
1. WALL INSULATION SHALL BE A MINIMUM OF R-13.
2. CEILING INSULATION SHALL BE A MINIMUM OF R-38.
3. SLAB INSULATION PER CODE. *ALL UNLESS NOTED OTHERWISE*

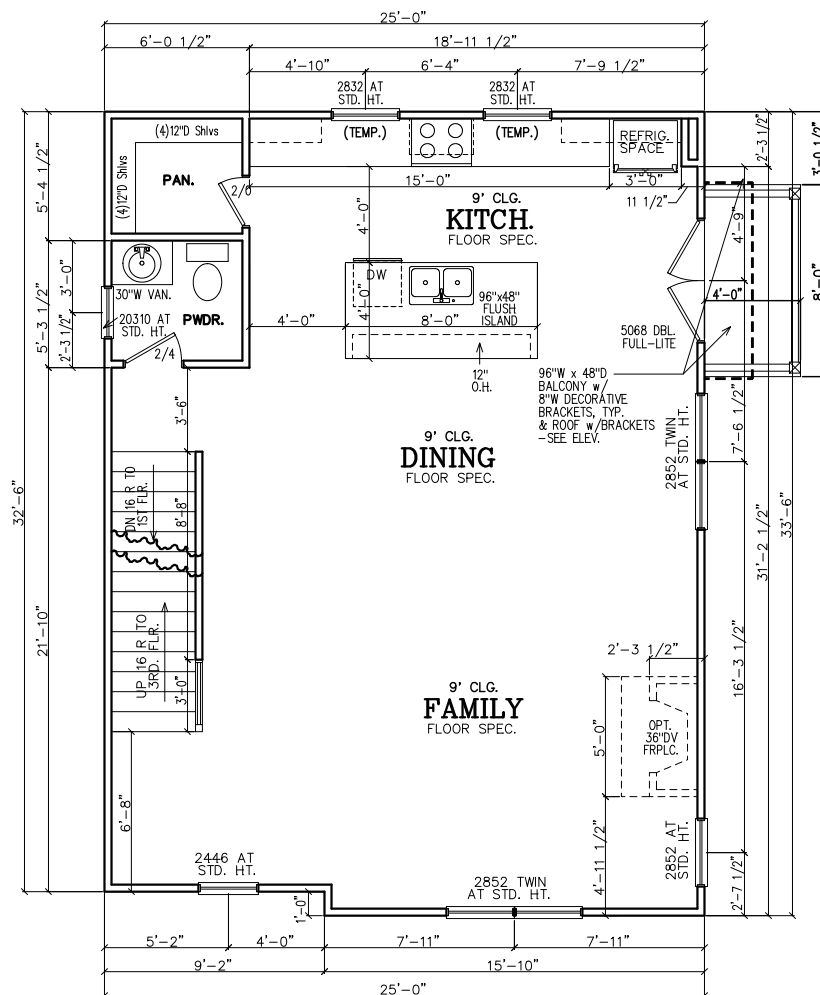
NOTE—ALL ANGLES ON THIS PLAN ARE 90deg. OR 45deg. U.N.O.

FRAMING NOTE:

REFER TO FLOOR/CLG
DRAWINGS TO VERIFY ALL
ALL SIZES AND SPACING
PRIOR TO CONSTRUCTION.

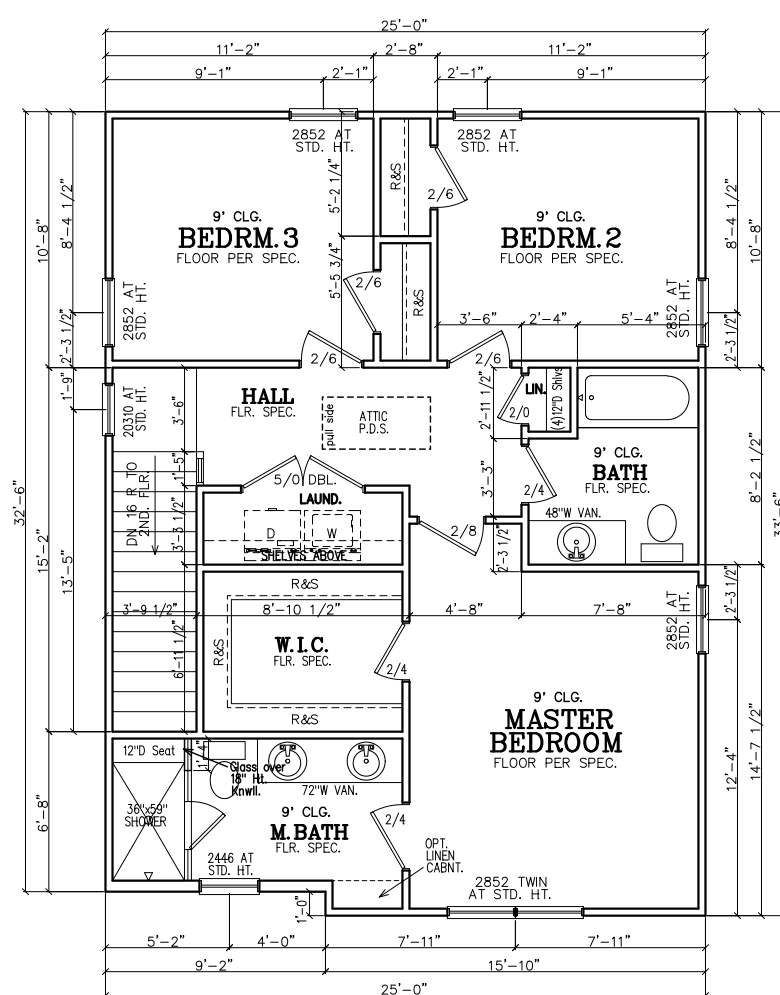
SHEATHING NOTE:
ALL SHEATHING SHALL BE
STAGGERED IN THE MID-SPAN
AND STRAPPED AT THE
CORNERS PER 2018 IRC R602

NOTE:
HORIZONTAL DRAFT—STOPPING
IN PLAN AT 1000 S.F. TO
COMPLY WITH 2018 IRC
SECTION 302.12



SECOND FLOOR PLAN

SECOND FLOOR NOTES:
ALL 2ND FLR. CEILING HTS.
TO BE CONTINUOUS 9'-0"
U.N.O. ALL DOORS TO BE
80" HIGH U.N.O. ALL 2ND
FLR. WINDOWS TO BE AT
STD.(84") HDR. HT. U.N.O.



THIRD FLOOR PLAN

THIRD FLOOR NOTES:
ALL 3RD FLR. CEILING HTS.
TO BE CONTINUOUS 9'-0"
U.N.O. ALL DOORS TO BE
80" HIGH U.N.O. ALL 2ND
FLR. WINDOWS TO BE AT
STD.(84") HDR. HT. U.N.O.

SUBDIVISION:
SIGNAL
LOT #:UNIT 11
RELEASED:06/28/22



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CLIENT INFORMATION:

Epic
Development

430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#5-D

Floor Plans

DESIGNED BY: C.SAMUDA 06/28/22

SCALE:
 $1/8" = 1'-0"$ $< 11" \times 17"$
 $1/4" = 1'-0"$ $< 24" \times 36"$

SQUARE FOOTAGE:

1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER:

22-1058

REVISIONS:

No.	Date	Revisions	App
1	.	.	.
2	.	.	.
3	.	.	.
4	.	.	.
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SHEET NUMBER:

3

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4 NEW HOME SITE ADDRESS:

LEGEND

4

DETAIL NUMBER

9

SHEET NUMBER

SUBDIVISION:

SIGNAL

LOT #:UNIT 11

RELEASED:06/28/22

CS

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CLIENT INFORMATION:

Epic

Development

430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#5-D

Slab/Found & Roof Plan

DESIGNED BY: C.SAMUDA 06/28/22

SCALE:
1/8"=1'-0" < 1/4"=1'-0" < 1/2"=1'-0" < 11/16"=1'-0" < 11/8"=1'-0" < 11/4"=1'-0" < 11/2"=1'-0" < 11/8"=1'-0" < 11/16"=1'-0" < 11/32"=1'-0" < 11/64"=1'-0"

SQUARE FOOTAGE:	
1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER:
22-1058

REVISIONS:			
No.	Date	Revisions	App.
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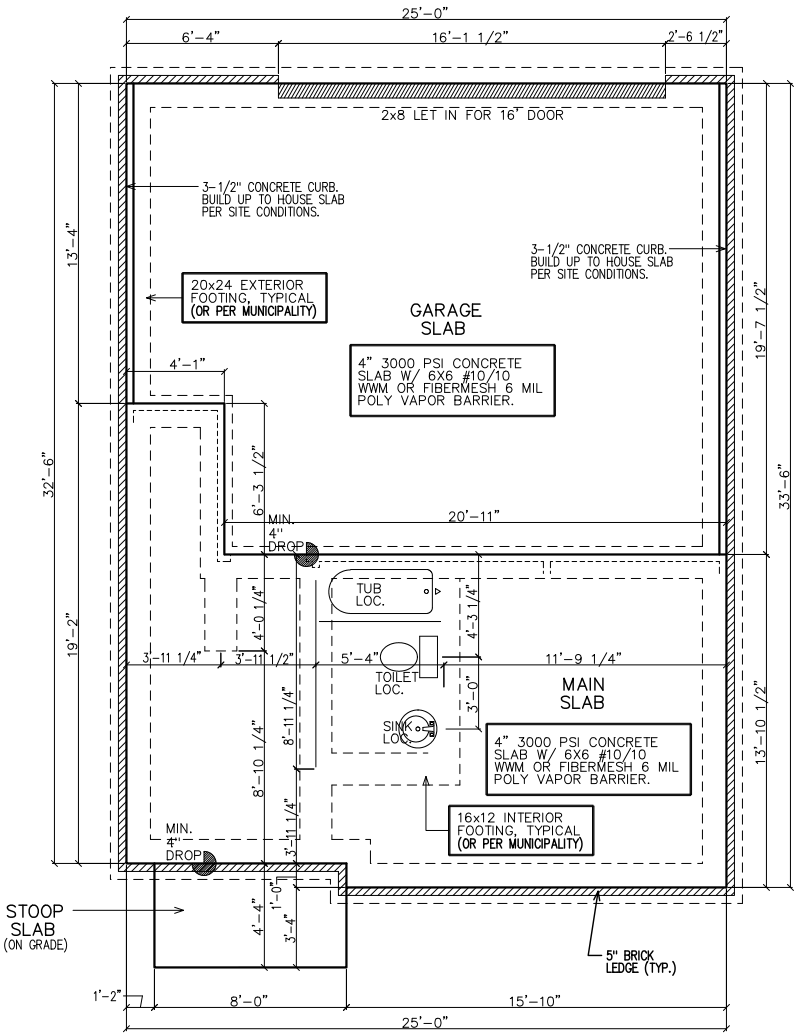
4

NOTE:
FOOTING TO EXTEND LOWER
THAN ANY UTILITY/
MUNICIPAL PIPE (WHERE
APPLICABLE) OR AT LEAST
AT AN ELEVATION
INTERSECTING A 1:1 SLOPE
FROM WHERE THE PIPE
WOULD BE EXCAVATED, TYP.

NOTE-ALL ANGLES ON
THIS PLAN ARE 90deg.OR
45deg U.N.O.

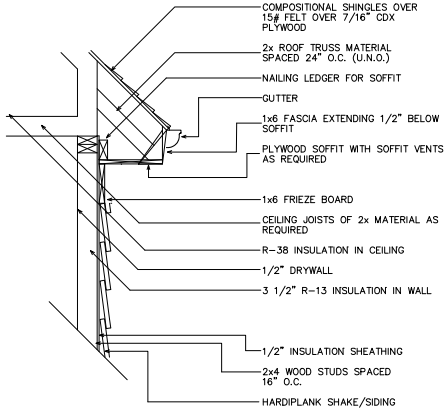
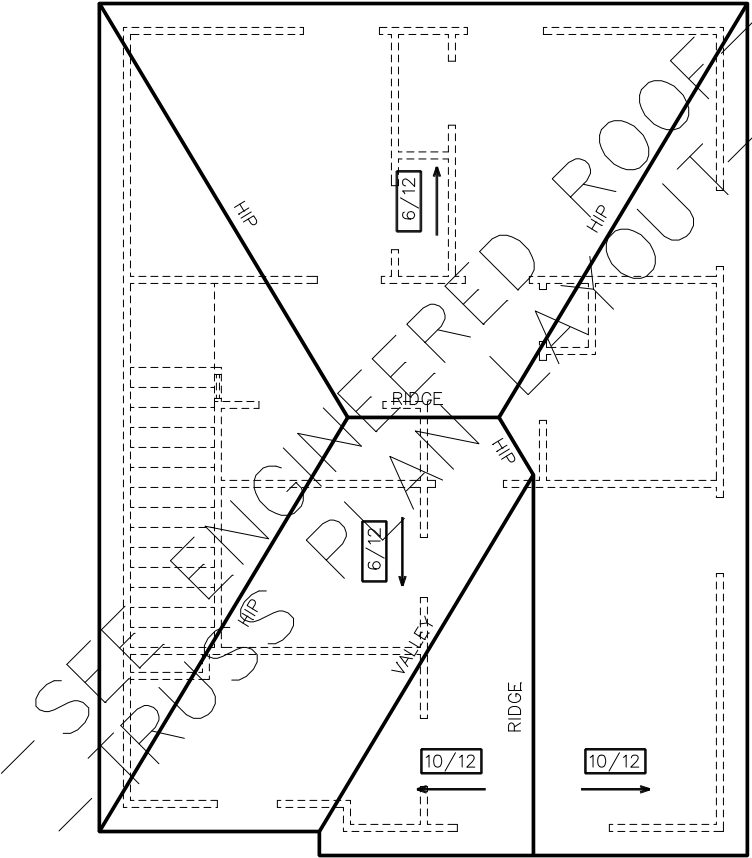
NOTE:
6" CONTINUOUS FOUNDATION
DRAIN IN GRAVEL BED. (TYP.)

NOTE-STEP DOWN FOUND.
WALLS AS SITE ALLOWS



- FOUNDATION NOTES**
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. IF DRAWINGS ARE IN CONFLICT WITH FIELD CONDITIONS OR OTHER DRAWINGS, CONTRACTOR SHOULD CONTACT CS DESIGN GROUP, LLC FOR JUSTIFICATION OR CORRECTION. ANY DISCREPANCIES FOUND AFTER START OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 2. ALL FOOTINGS ARE TO BE BELOW LOCAL FROST LINES AND REST ON UNDISTURBED SOIL WITH ENOUGH BEARING TO PROPERLY SUPPORT THE BUILDING.
 3. ALL FOUNDATIONS, FOUNDATION WALLS AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL ENGINEER. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY SITE CONDITIONS, LOCAL CODES AND INSURE WELL CONSTRUCTED BUILDING.
 4. BEARING SOIL PRESSURE TO BE 2500 PSF MINIMUM. BEARING CAPACITY OF SOILS SHALL BE VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.
 5. HOUSE SLABS AND GARAGE SLABS TO BE 3000 PSI CONCRETE MINIMUM.
 6. ANY FILL WITHIN 10 FEET OF THE STRUCTURE, OR BENEATH WALKS OF PAVED AREAS SHALL BE COMPACTED TO NOT LESS THAN 55% OF STANDARD PROCTOR DENSITY. ANY FILL PLACED SHALL BE MONITORED BY A QUALIFIED GEOTECHNICAL ENGINEER.
 7. BRICK LEDGE PLACED ON THE PERIMETER OF THE FOUNDATION SHALL HAVE ELEVATION REQUIREMENTS VERIFIED IN FIELD BY BUILDER PRIOR TO CONCRETE PLACEMENT. LEDGES SHALL NOT BE LESS THAN 3".
 8. WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS TO MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES.
 9. BEARING WALLS, SOLID FRAMING AND COLUMNS TO ALLOW FOR TRANSFER OF LOADS FROM ROOF THROUGH THE STRUCTURE TO FOUNDATION AND BEARING SOIL.

- PLUMBER NOTES**
1. PLUMBER TO INSULATE BEHIND TUBS ON ALL EXTERIOR WALLS.
 2. PLUMBER TO INSTALL U APPROVED ELEC. CONDUIT FOR ISLAND PER PLUMBING ROUGH-IN AND FOUNDATION STAGE.



GENERAL ROOF NOTES:

1. PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. #1WC UNLESS NOTED OTHERWISE.
2. 12" ROUGH OVERHANG AT ALL LOCATIONS UNLESS NOTED OTHERWISE.
3. SECOND FLOOR ROOF TRUSSES TO HAVE 11" HEEL HEIGHTS UNLESS NOTED OTHERWISE.
4. EACH ROOF RAFTER/TRUSS SHALL BE TIED DOWN TO BOTH DOUBLE TOP PLATES WITH STRAPS OF SUFFICIENT LENGTH TO SPAN FROM THE ROOF RAFTER, ACROSS THE BAND AT THE CEILING RAFTERS, AND EXTENDING (AT A MINIMUM) TO THE BOTTOM OF THE LOWER PLATE.
5. ALL EXTERIOR WALLS ARE CONSIDERED TO BE SHEAR WALLS; THEREFORE, ALL EXTERIOR WALLS SHALL BE FULLY SHEATHED AND FULLY BLOCKED AT ALL EDGES. HORIZONTAL SHEATHING JOINTS SHALL NOT OCCUR AT THE FLOOR LINE, NOR SHALL VERTICAL OR HORIZONTAL JOINTS ALIGN WITH SIDES OF OPENINGS IN THE EXTERIOR WALLS. SHEATHING PANELS SHALL OVERLAP THE FLOOR LINE BY A MINIMUM OF 12" AND EXTEND A MINIMUM OF 12" BELOW THE BOTTOM OF THE FLOOR STRUCTURE.
6. ALL FRAME WORK AND MATERIAL TO COMPLY WITH ALL LOCAL AND NATIONAL CODES.

The logo for TCS Design Group, LLC features a stylized house icon above the letters 'TCS'. Below 'TCS' is the word 'DESIGN' in a bold, sans-serif font, and below that is 'GROUP, LLC' in a smaller, sans-serif font.

CLIENT INFORMATION:

PROJECT INFORMATION:

SQUARE FOOTAGE:	
1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

REVISIONS:			
No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
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5

NEW HOME SITE ADDRESS:



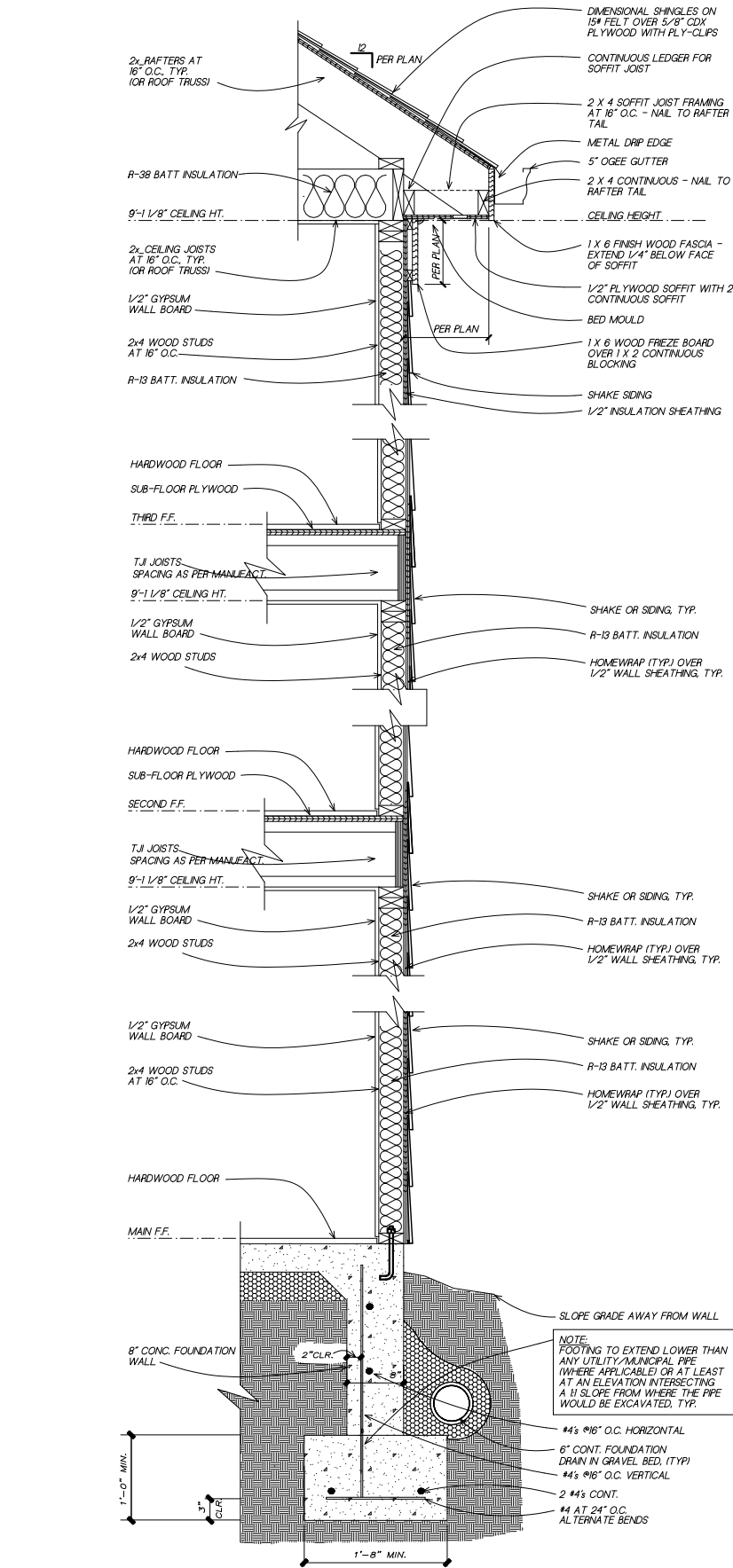
ELECTRICAL NOTES

1. HEIGHT OF LIGHT FIXTURES AT EXTERIOR DOORS PER ELEVATIONS.
2. INSULATED FIXTURES AT 1-STORY PLANS.
3. DOOR BELL HEIGHT AT 3'-6" A.F.F.
4. DOOR CHIME HEIGHT AT 7'-0" A.F.F.
5. HEIGHT OF SWITCHES AT 4'-0" A.F.F. UNLESS NOTED OTHERWISE.
6. HEIGHT OF OUTLETS AT 1'-6" A.F.F. UNLESS NOTED OTHERWISE.
7. ALL SMOKE DETECTORS SHALL BE PROGRAMMED TO BE INTERCONNECTED AT THE FINAL INSPECTION.
8. ALL GFCI/ACI OUTLETS TO BE INSTALLED PER 2020 NEC.

	SWITCH		WEATHER PROOF OUTLET
	3- WAY SWITCH		GFI OUTLET
	4- WAY SWITCH		220 VOLT OUTLET
	DIMMER SWITCH		110 VOLT SWITCHED
	LIGHT		FLOOR OUTLET
	RECESSED LIGHT		CEILING OUTLET
	PULL CHAIN LIGHT		TELEVISION
	WEATHER PROOF LIGHT		TELEPHONE
	RECESSED EYE LIGHT		SMOKE DETECTOR
	FLOOD LIGHT		CARBON MONOXIDE DETECTOR
	WEATHER PROOF FLOOD		GARBAGE DISPOSAL
	EXT WALL LIGHT		SECURITY "HOMERUN"
	FAN		LOW VOLTAGE INTERFACE
	FAN WITH LIGHT		THERMOSTAT
	2x4 FLOURESCENT LIGHT		CHIMES
	1x4 FLOURESCENT LIGHT		BATHROOM FAN
	110 VOLT OUTLET		FUSE BOX



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1
6

TYPICAL WALL SECTION

SC: NOT TO SCALE

(GAPS OR PROPORTIONS SHOWN IN DETAIL ARE FOR CLARITY)

SUBDIVISION:
SIGNAL
LOT #:UNIT 11
RELEASED:06/28/22



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CLIENT INFORMATION:

Epic
Development

430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#5-D

Misc. Details

DESIGNED BY: C.SAMUDA 06/28/22

SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:	
1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER:
22-1058

REVISIONS:			
No.	Date	Revisions	App.
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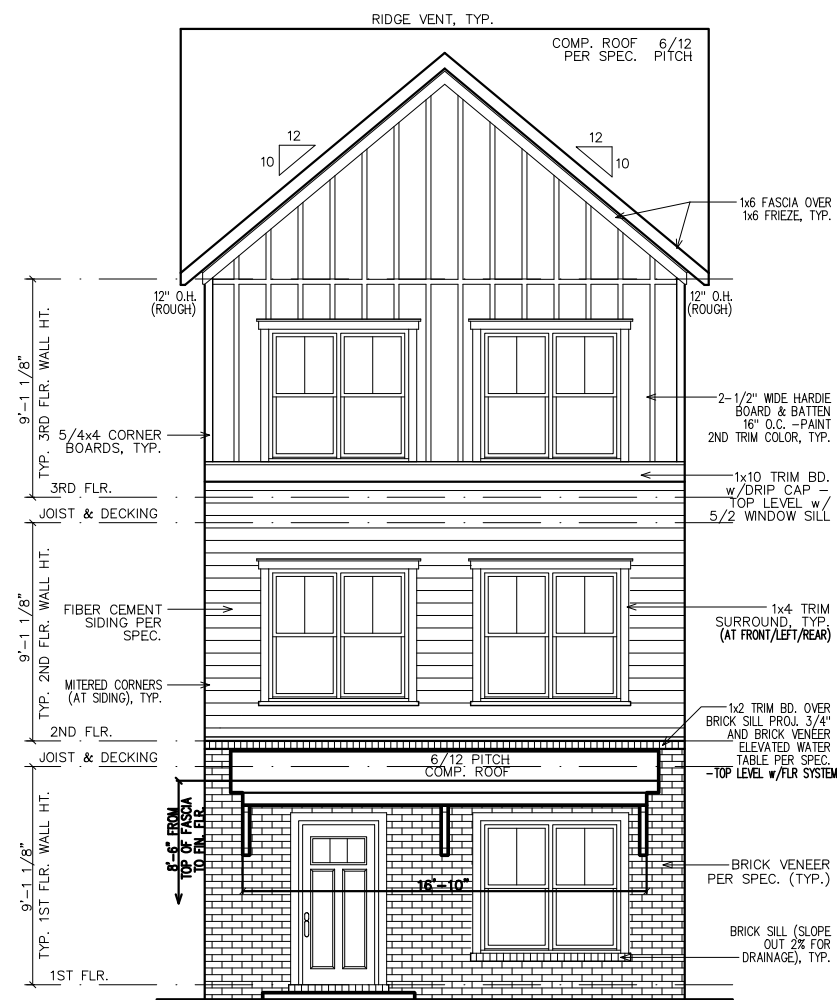
SHEET NUMBER:

6

LEGEND

	DETAIL NUMBER
	SHEET NUMBER

TABLE OF CONTENTS	
SHEET	DESCRIPTION
1	FRONT & SIDE ELEVATIONS
2	SIDE & REAR ELEVATIONS
3	1st/2nd/3rd LEVEL PLANS
4	SLAB & ROOF PLAN
5	ELECTRICAL PLANS
6	EXTERIOR/FIRE WALL DETAIL



SHEATHING NOTE:
ALL SHEATHING SHALL BE
STAGGERED IN THE MID-SPAN
AND STRAPPED AT THE
CORNERS PER 2018 IRC R602

NOTE:
GRADE LEVEL IS SHOWN
APPROXIMATE. ELEVATION
SHOWN MAY VARY SLIGHTLY.

FRONT ELEVATION



RIGHT ELEVATION

NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

SUBDIVISION:
SIGNAL
LOT #: UNITS 12, 15, 18
RELEASED: 06/28/22

BUILDING HT. NOTE:
34'-8" AVERAGE ROOF HEIGHT.

GOVERNING CODES & STANDARDS

1. 2018 INTERNATIONAL RESIDENTIAL CODE, WITH GEORGIA AMENDMENTS.
2. 2018 INTERNATIONAL PLUMBING CODE, WITH GEORGIA AMENDMENTS.
3. 2018 INTERNATIONAL POOL & SPA CODE, WITH GEORGIA AMENDMENTS.
4. 2020 NATIONAL ELECTRICAL CODE, WITH GEORGIA AMENDMENTS.
5. 2015 INTERNATIONAL ENERGY CONSERVATION CODE w/GA AMENDMENTS.
6. NFPA 101 LIFE SAFETY CODE AND T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE AND HANDLING OF WOOD TRUSSES.

DESIGN CRITERIA

ROOF LIVE LOAD: 20 PSF.
FLOOR LIVE LOAD: 40 PSF.
(INCLUDES DECKS, PATIOS, AND PORCHES)
BASIC WIND VELOCITY: 90 MPH
SEISMIC DESIGN CATEGORY: B
BEARING WALLS WITH LIGHT FRAME WALLS
AND WOOD STRUCTURAL PANELS.

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CLIENT INFORMATION:

EPIC
Development

430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#1-B

Front & Side Elev.

DESIGNED BY: C.SAMUDA 04/22/22

SCALE:

$1/8" = 1'-0"$ < $11" \times 17"$
 $1/4" = 1'-0"$ < $24" \times 36"$

SQUARE FOOTAGE:

1ST FLR.	340
2ND FLR.	775
3RD FLR.	775
TOTAL	1890
GARAGE	435

JOB NUMBER:

22-1050

REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
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6	.	.	.

SHEET NUMBER:

1

NEW HOME SITE ADDRESS:

SUBDIVISION:
SIGNAL
LOT #: UNITS 12, 15, 18
RELEASED: 06/28/22



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CLIENT INFORMATION:
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Development
430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:
SIGNAL PLAN#1-B
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 04/22/22
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

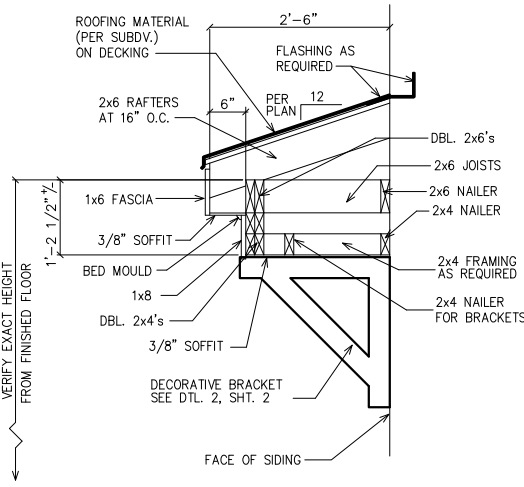
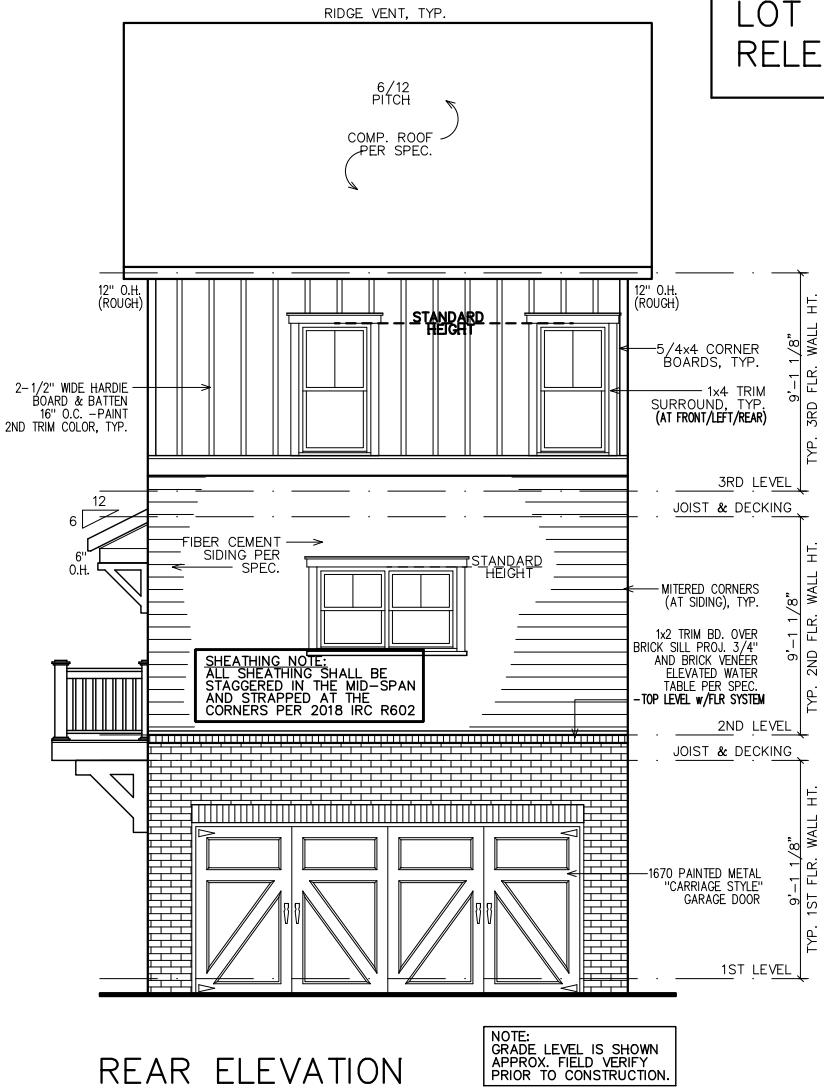
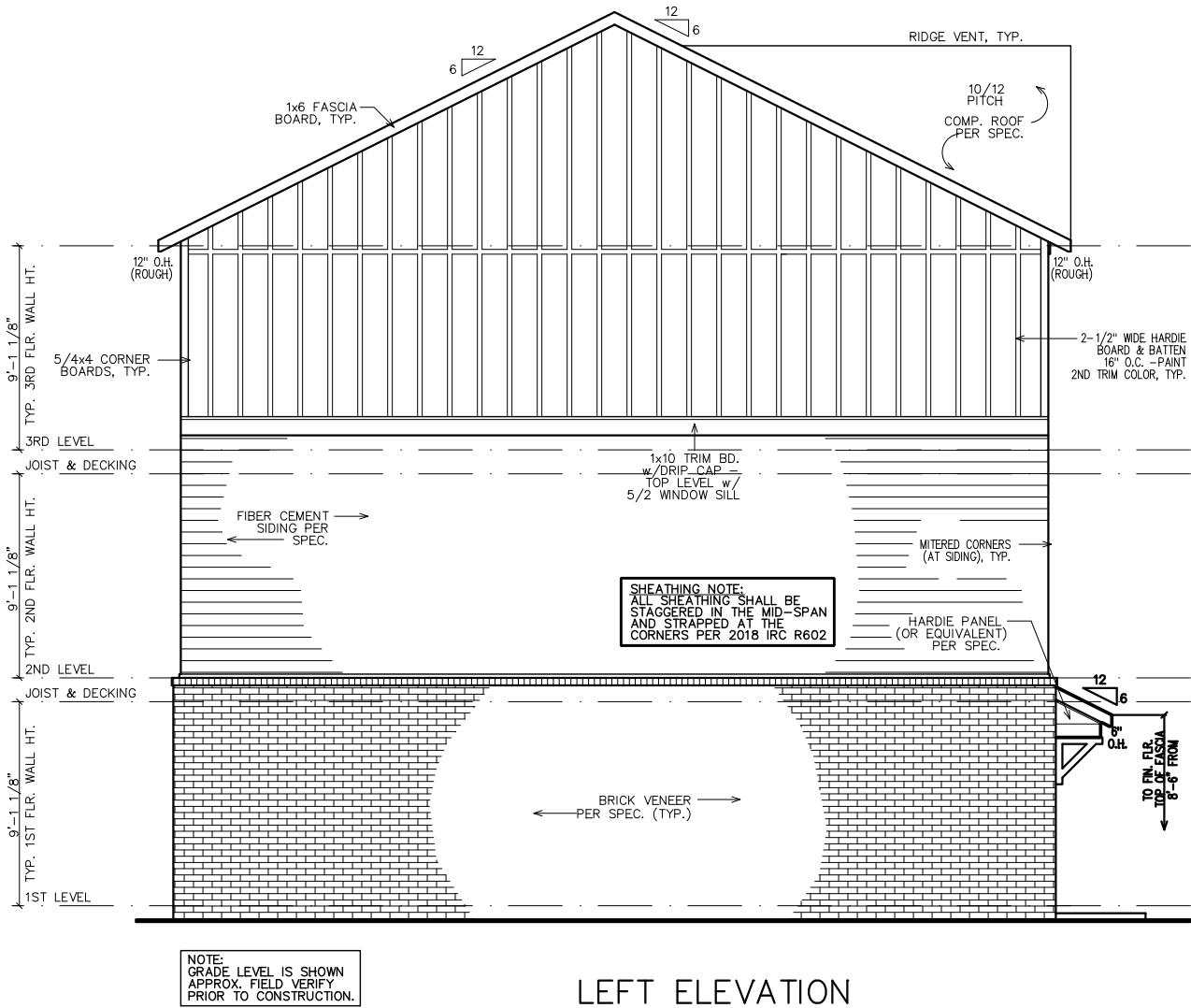
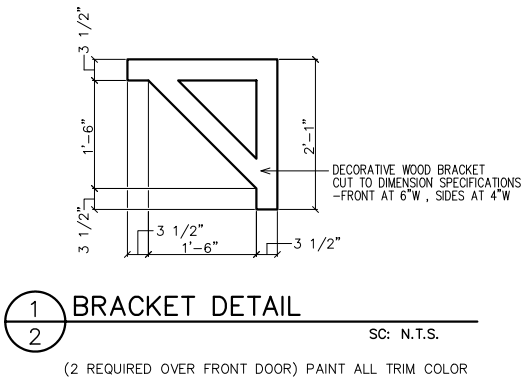
SQUARE FOOTAGE:
1ST FLR. 340
2ND FLR. 775
3RD FLR. 775
TOTAL 1890
GARAGE 435

JOB NUMBER:
22-1050

REVISIONS:			
No.	Date	Revisions	App.
1	.	.	.
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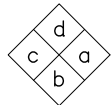
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DETAIL NUMBER

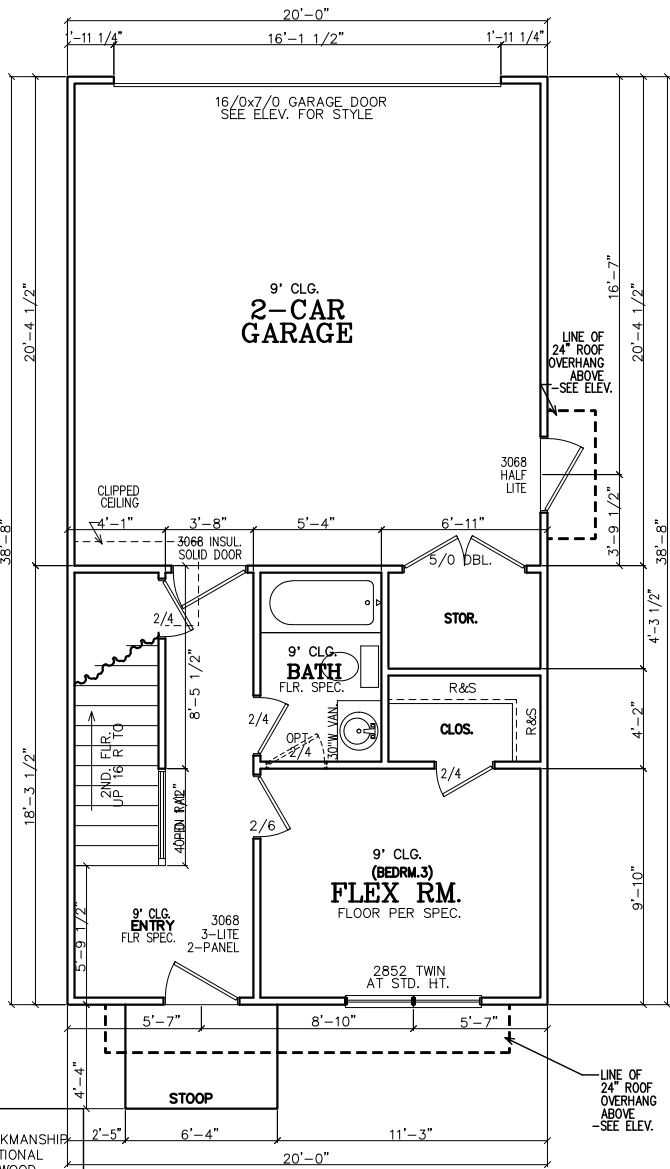
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SHEET NUMBER



INTERIOR
ELEVATION
KEY

FIRST FLOOR NOTES:
ALL 1ST FLR. CEILING HTS. TO BE
CONTINUOUS 9'-0" U.N.O. ALL DOORS
TO BE 80" HIGH U.N.O. ALL 1ST FLR.
WINDOWS TO BE AT STD. (83") OR
TRANS.(95") HDR. HT. U.N.O.



FIRST FLOOR PLAN

- NOTE TO FRAMERS:
- ALL MATERIALS AND WORKMANSHIP MUST CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOC.
 - LUMBER FOR HEADERS, JOISTS, AND RAFTERS IS TO BE #2 SYP, OR EQUAL. ALL BEAMS ARE TO BE CALCULATED AND SIZED ACCORDINGLY.
 - DO NOT CUT FRAMING MEMBERS FOR ANY PLUMBING, ELECTRICAL OR MECHANICAL SYSTEMS WITHOUT REINFORCING THE ALTERED MEMBER TO ITS ORIGINAL CAPACITY.
 - ALL 2x4 MATERIAL TO BE STUD GRADE SPF OR EQUAL, UNLESS NOTED OTHERWISE (U.N.O.)
 - ALL BEAMS AND HEADERS TO BE SOLID BLOCKED WITH THE SUPPORT TO BE OF PRESSURE TREATED MATERIAL.
 - ALL LUMBER THAT IS IN CONTACT WITH CONCRETE OR MASONRY IS TO BE OF PRESSURE TREATED MATERIAL.
 - PROVIDE 1x4 DIAGNAL BRIDGING IN ALL CEILING JOISTS.
 - INTERIOR AND EXTERIOR LOAD BEARING WALLS TO BE 2x4 OR 2x6 IN SIZE AND BE OF STUD GRADE SPF MATERIAL.
 - ALL KNEE WALL CONSTRUCTION TO BE BRACED AT 4'-0" O.C. MAX.

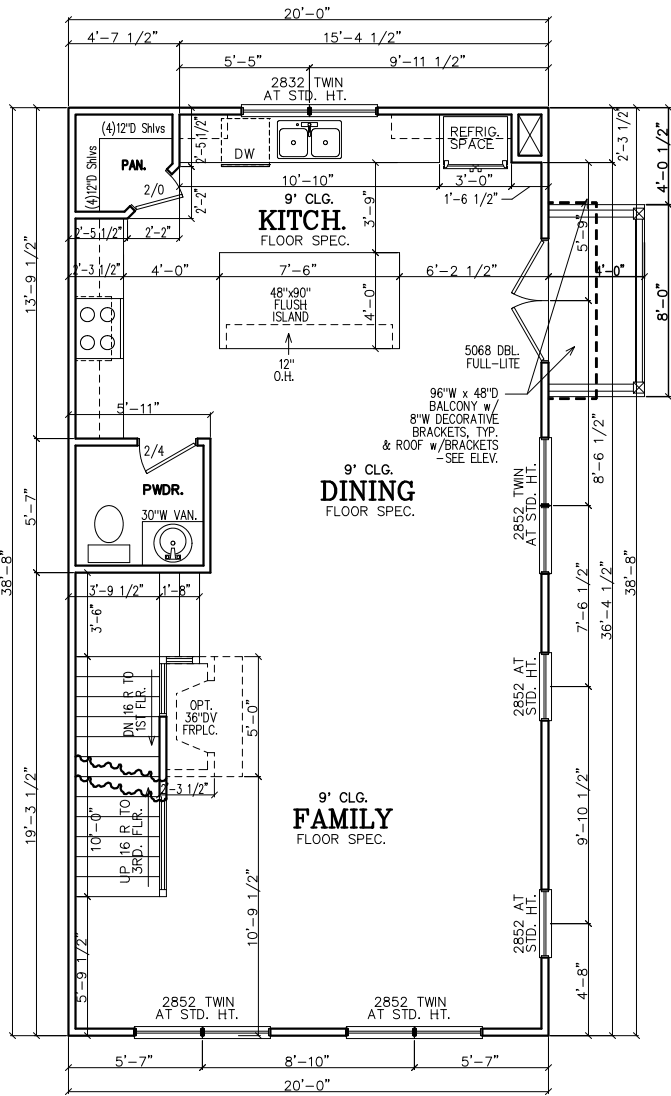
INSULATION NOTES:
1. WALL INSULATION SHALL BE A MINIMUM OF R-13.
2. CEILING INSULATION SHALL BE A MINIMUM OF R-38.
3. SLAB INSULATION PER CODE. *ALL UNLESS NOTED OTHERWISE*

NOTE-ALL ANGLES ON THIS PLAN ARE 90deg.OR 45deg U.N.O.

FRAMING NOTE:
REFER TO FLOOR/CLG DRAWINGS TO VERIFY ALL ALL SIZES AND SPACING PRIOR TO CONSTRUCTION.

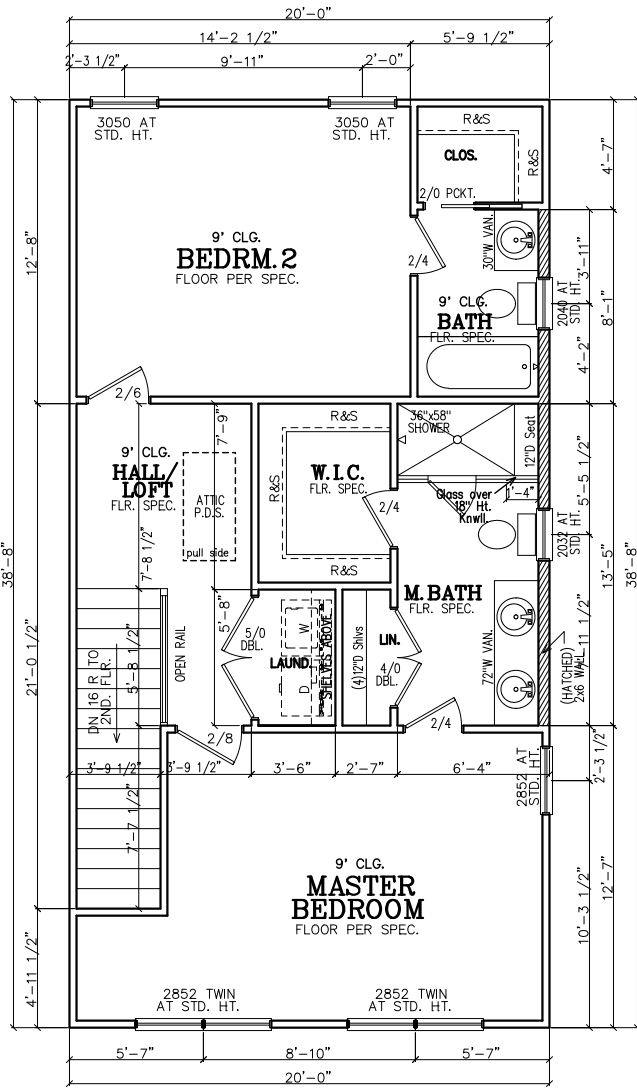
SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

NOTE:
HORIZONTAL DRAFT--STOPPING IN PLAN AT 1000 S.F. TO COMPLY WITH 2018 IRC SECTION 302.12



SECOND FLOOR PLAN

SECOND FLOOR NOTES:
ALL 2ND FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE 80" HIGH U.N.O. ALL 2ND FLR. WINDOWS TO BE AT STD.(84") HDR. HT. U.N.O.



THIRD FLOOR PLAN

THIRD FLOOR NOTES:
ALL 3RD FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE 80" HIGH U.N.O. ALL 2ND FLR. WINDOWS TO BE AT STD.(84") HDR. HT. U.N.O.

SUBDIVISION:
SIGNAL
LOT #:UNITS 12, 15, 18
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CLIENT INFORMATION:

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430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#1-B
Floor Plans
DESIGNED BY: C.SAMUDA 04/22/22

SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	340
2ND FLR.	775
3RD FLR.	775
TOTAL	1890
GARAGE	435

JOB NUMBER:

22-1050

REVISIONS:

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LEGEND

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DETAIL NUMBER

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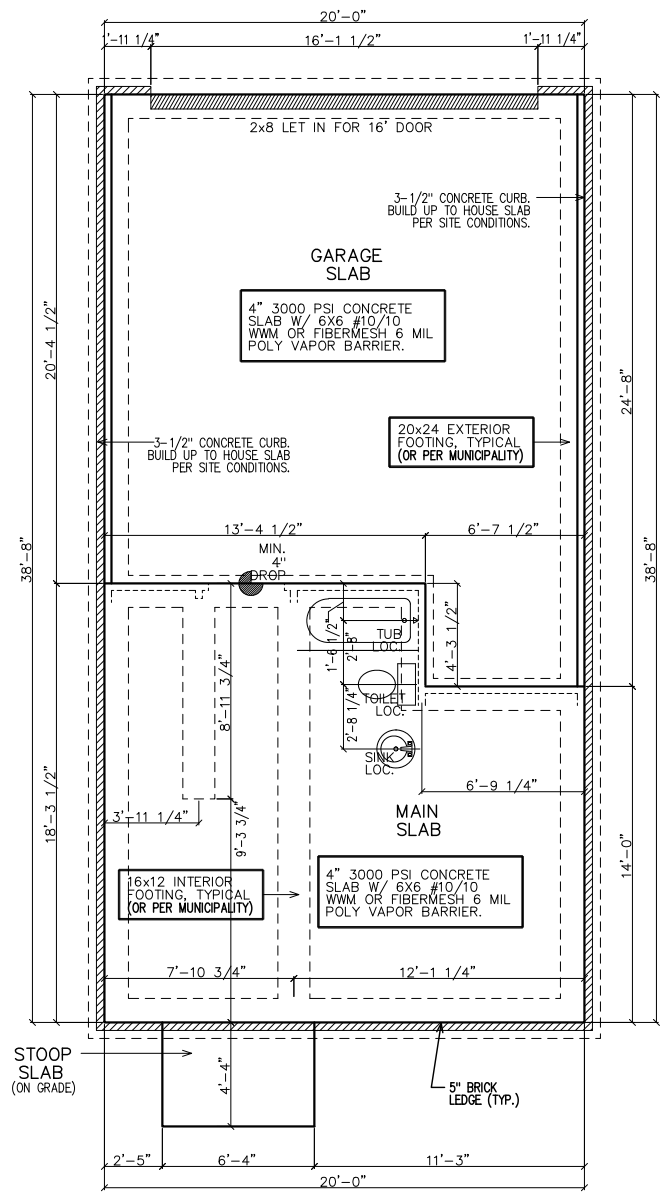
SHEET NUMBER

NOTE:
FOOTING TO EXTEND LOWER
THAN ANY UTILITY/
MUNICIPAL PIPE (WHERE
APPLICABLE) OR AT LEAST
AT AN ELEVATION
INTERSECTING A 1:1 SLOPE
FROM WHERE THE PIPE
WOULD BE EXCAVATED, TYP.

NOTE-ALL ANGLES ON
THIS PLAN ARE 90deg.OR
45deg U.N.O.

NOTE:
6" CONTINUOUS FOUNDATION
DRAIN IN GRAVEL BED. (TYP.)

NOTE-STEP DOWN FOUND.
WALLS AS SITE ALLOWS



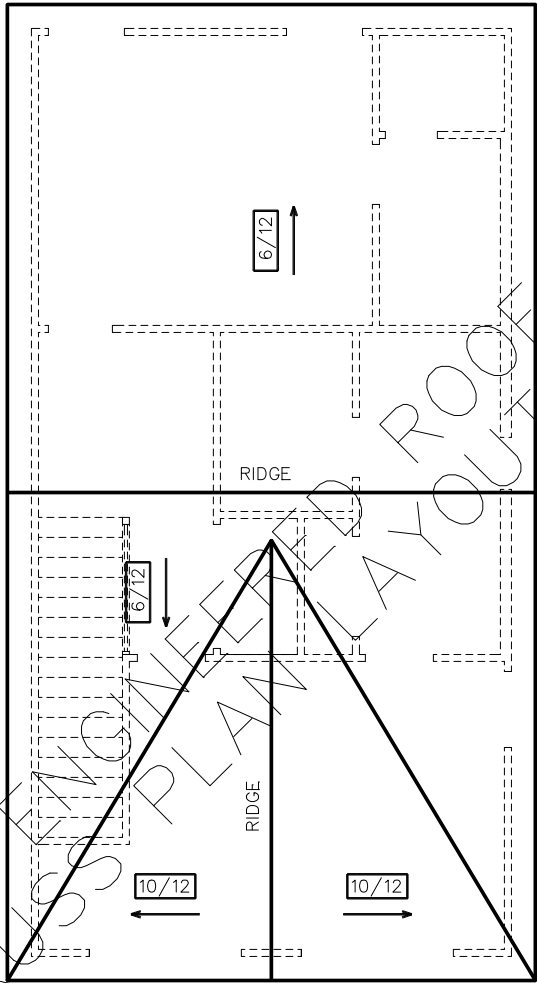
SLAB/FOUNDATION PLAN

FOUNDATION NOTES.

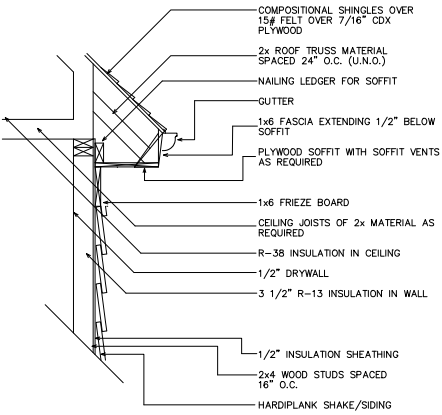
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. IF DRAWINGS ARE IN CONFLICT WITH FIELD CONDITIONS OR OTHER DRAWINGS, CONTRACTOR SHOULD CONTACT CS DESIGN GROUP, LLC FOR JUSTIFICATION OR CORRECTION. ANY DISCREPANCIES FOUND AFTER START OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR.
2. ALL FOOTINGS ARE TO BE BELOW LOCAL FROST LINES AND REST ON UNDISTURBED SOIL WITH ENOUGH BEARING TO PROPERLY SUPPORT THE BUILDING.
3. ALL FOUNDATIONS, FOUNDATION WALLS AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL ENGINEER. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY SITE CONDITIONS, LOCAL CODES AND INSURE WELL CONSTRUCTED BUILDING.
4. BEARING SOIL PRESSURE TO BE 2500 PSF MINIMUM. BEARING CAPACITY OF SOILS SHALL BE VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.
5. HOUSE SLABS AND GARAGE SLABS TO BE 3000 PSI CONCRETE MINIMUM.
6. ANY FILL WITHIN 10 FEET OF THE STRUCTURE, OR BENEATH WALKS OF PAVED AREAS SHALL BE COMPACTED TO NOT LESS THAN 55% OF STANDARD PROCTOR DENSITY. ANY FILL PLACED SHALL BE MONITORED BY A QUALIFIED GEOTECHNICAL ENGINEER.
7. BRICK LEDGE PLACED ON THE PERIMETER OF THE FOUNDATION SHALL HAVE ELEVATION REQUIREMENTS VERIFIED IN FIELD BY BUILDER PRIOR TO CONCRETE PLACEMENT. LEDGES SHALL NOT BE LESS THAN 3".
8. WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS TO MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES.
9. BEARING WALLS, SOLID FRAMING AND COLUMNS TO ALLOW FOR TRANSFER OF LOADS FROM ROOF THROUGH THE STRUCTURE TO FOUNDATION AND BEARING SOIL.

PLUMBER NOTES.

1. PLUMBER TO INSULATE BEHIND TUBS ON ALL EXTERIOR WALLS.
2. PLUMBER TO INSTALL U APPROVED ELEC. CONDUIT FOR ISLAND PER PLUMBING ROUGH-IN AND FOUNDATION STAGE.



ROOF PLAN



1 UPPER WALL SECTION DETAIL
4 SC: N.T.S.

GENERAL ROOF NOTES:

1. PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. #1WC UNLESS NOTED OTHERWISE.
2. 12" ROUGH OVERHANG AT ALL LOCATIONS UNLESS NOTED OTHERWISE.
3. SECOND FLOOR ROOF TRUSSES TO HAVE 11" HEEL HEIGHTS UNLESS NOTED OTHERWISE.
4. EACH ROOF RAFTER/TRUSS SHALL BE TIED DOWN TO BOTH DOUBLE TOP PLATES WITH STRAPS OF SUFFICIENT LENGTH TO SPAN FROM THE ROOF RAFTER, ACROSS THE BAND AT THE CEILING RAFTERS, AND EXTENDING (AT A MINIMUM) TO THE BOTTOM OF THE LOWER PLATE.
5. ALL EXTERIOR WALLS ARE CONSIDERED TO BE SHEAR WALLS; THEREFORE, ALL EXTERIOR WALLS SHALL BE FULLY SHEATHED AND FULLY BLOCKED AT ALL EDGES. HORIZONTAL SHEATHING JOINTS SHALL NOT OCCUR AT THE FLOOR LINE, NOR SHALL VERTICAL OR HORIZONTAL JOINTS ALIGN WITH SIDES OF OPENINGS IN THE EXTERIOR WALLS. SHEATHING PANELS SHALL OVERLAP THE FLOOR LINE BY A MINIMUM OF 12" AND EXTEND A MINIMUM OF 12" BELOW THE BOTTOM OF THE FLOOR STRUCTURE.
6. ALL FRAME WORK AND MATERIAL TO COMPLY WITH ALL LOCAL AND NATIONAL CODES.

SUBDIVISION:
SIGNAL
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RELEASED:06/28/22



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CLIENT INFORMATION:

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Development
430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#1-B
Slab/Found & Roof Plan
DESIGNED BY: C.SAMUDA 04/22/22
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	340
2ND FLR.	775
3RD FLR.	775
TOTAL	1890
GARAGE	435

JOB NUMBER:

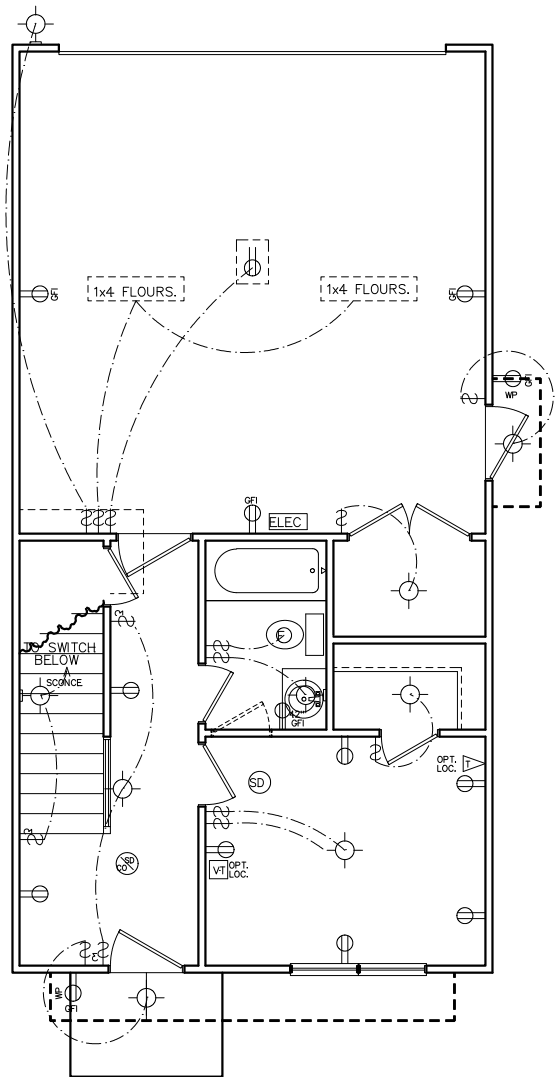
22-1050

REVISIONS:

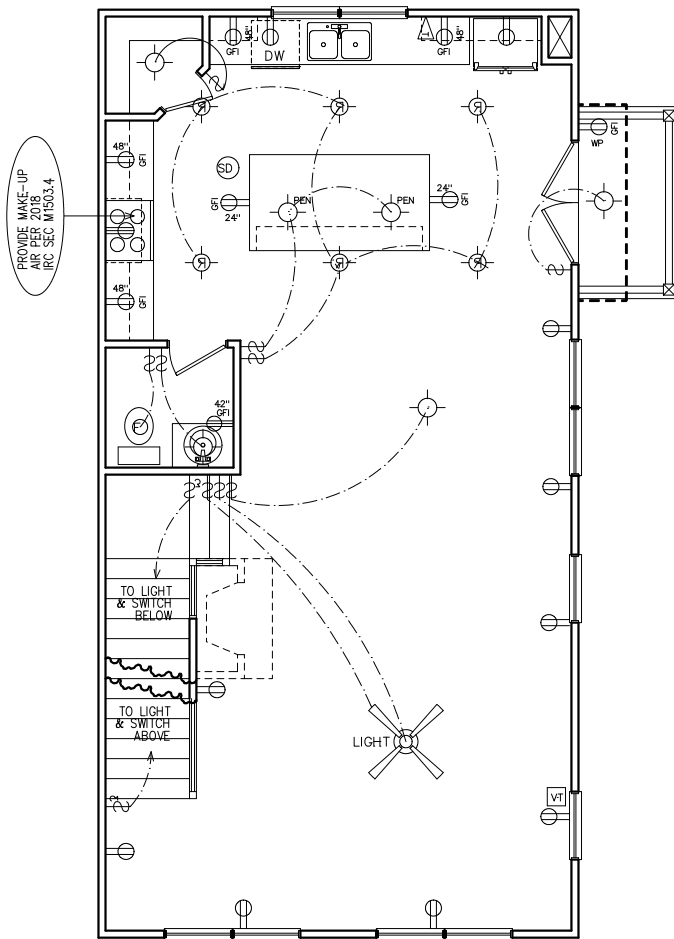
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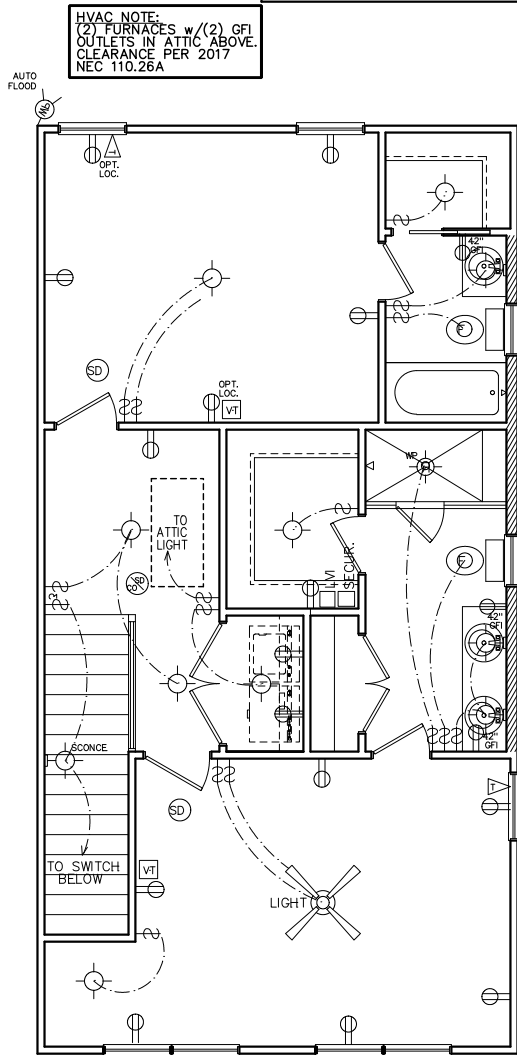
4



FIRST FLOOR
ELECTRICAL PLAN



SECOND FLOOR
ELECTRICAL PLAN



THIRD FLOOR
ELECTRICAL PLAN

NOTE:
BRACE AND
WIRE SECONDARY
BEDROOMS FOR
CEILING FANS.

CFM CHART	
LOCATION	# OF CFMs
MSTR BATH	50
BATH #2	50
BATH #3	50
POWDER	50

- ELECTRICAL NOTES**
- HEIGHT OF LIGHT FIXTURES AT EXTERIOR DOORS PER ELEVATIONS.
 - INSULATED FIXTURES AT 1-STORY PLANS.
 - DOOR BELL HEIGHT AT 3'-6" A.F.F.
 - DOOR CHIME HEIGHT AT 7'-0" A.F.F.
 - HEIGHT OF SWITCHES AT 4'-0" A.F.F. UNLESS NOTED OTHERWISE.
 - HEIGHT OF OUTLETS AT 1'-6" A.F.F. UNLESS NOTED OTHERWISE.
 - ALL SMOKE DETECTORS SHALL BE PROGRAMMED TO BE INTERCONNECTED AT THE FINAL INSPECTION.
 - ALL GFCI/ACI OUTLETS TO BE INSTALLED PER 2020 NEC.

ELECTRICAL LEGEND			
	SWITCH		WEATHER PROOF OUTLET
	3-WAY SWITCH		GFI OUTLET
	4-WAY SWITCH		220 VOLT OUTLET
	DIMMER SWITCH		110 VOLT SWITCHED
	LIGHT		FLOOR OUTLET
	RECESSED LIGHT		CEILING OUTLET
	PULL CHAIN LIGHT		TELEVISION
	WEATHER PROOF LIGHT		TELEPHONE
	RECESSED EYE LIGHT		SMOKE DETECTOR
	FLOOD LIGHT		CARBON MONOXIDE DETECTOR
	WEATHER PROOF FLOOD		GARBAGE DISPOSAL
	EXT WALL LIGHT		SECURITY "HOMERUN"
	FAN		LOW VOLTAGE INTERFACE
	FAN WITH LIGHT		THERMOSTAT
	2x4 FLOURESCENT LIGHT		CHIMES
	1x4 FLOURESCENT LIGHT		BATHROOM FAN
	110 VOLT OUTLET		FUSE BOX

SUBDIVISION:
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(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#1-B
Electrical Plans
DESIGNED BY: C.SAMUDA 04/22/22
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	340
2ND FLR.	775
3RD FLR.	775
TOTAL	1890
GARAGE	435

JOB NUMBER:

22-1050

REVISIONS:

No.	Date	Revisions	App.
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SHEET NUMBER:

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CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#1-B

Misc. Details

DESIGNED BY: C.SAMUDA 04/22/22

SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

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1ST FLR.	340
2ND FLR.	775
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TOTAL	1890
GARAGE	435

JOB NUMBER:
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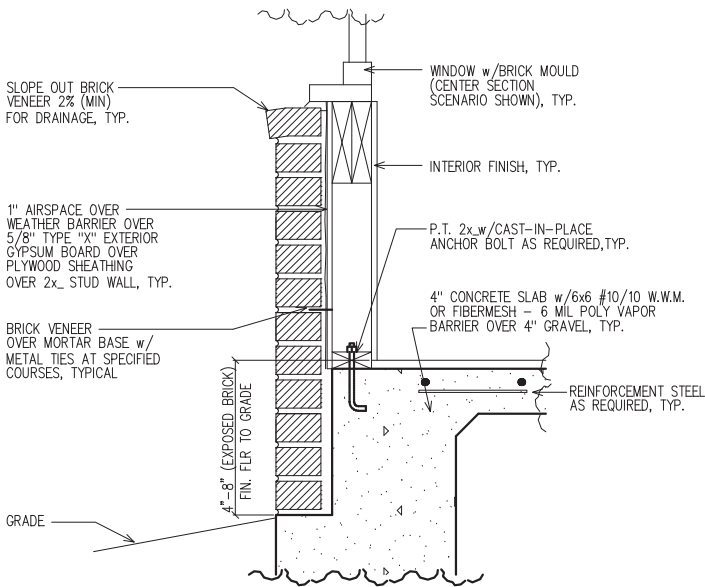
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SHEET NUMBER:

6

CEMENTITIOUS SIDING & WEATHER BARRIER & 5/8" TYPE X EXTERIOR GYP. BOARD & SHEATHING
& FRAMING PER STRUCTURAL, BATT INSUL. PER CODE REQ., 5/8" TYPE X GYPSUM BD & VAPOR
RETARDER, PNT, COLOR PER BUILDER SPECIFICATIONS. SEE ELEVATION FOR PATTERN.

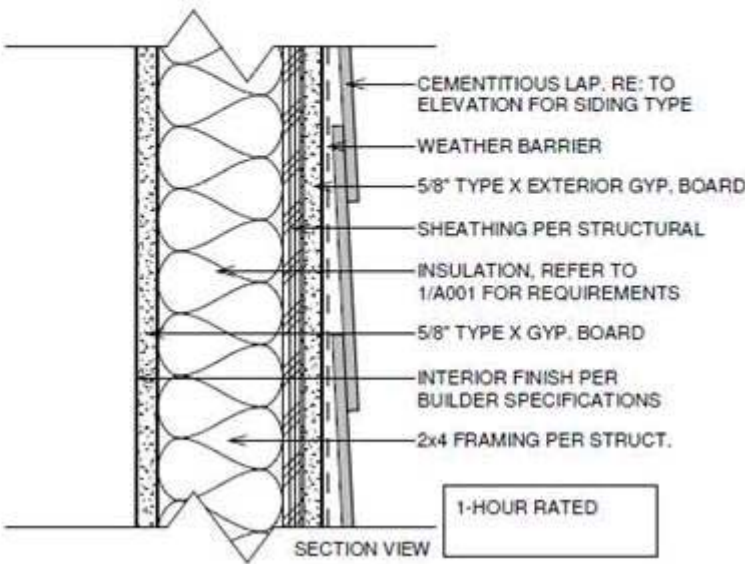
USE HOT-DIP GALVANIZED OR STAINLESS STEEL FASTENERS IN ALL LOCATIONS & INSTALL PER
SIDING MANUFACTURER'S INSTALLATION INSTRUCTIONS



1
6

LOWER WALL SECTION
DETAIL @ BRICK

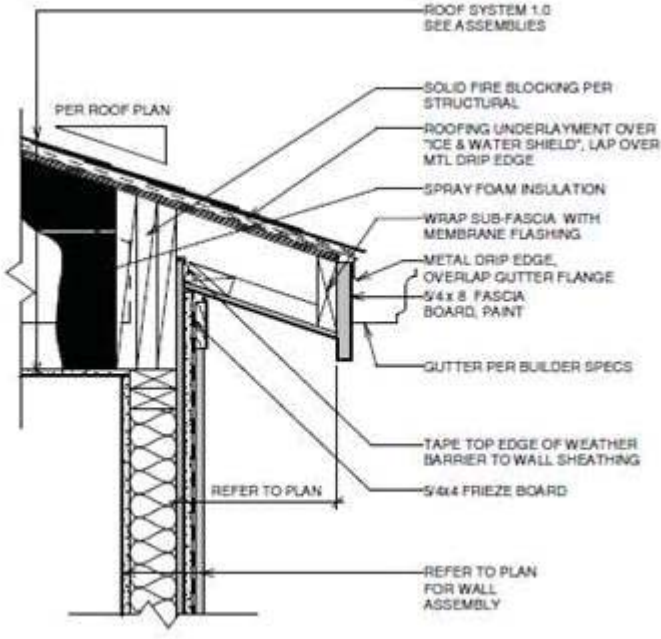
SC: NOT TO SCALE



2
6

TYPICAL 1-HOUR FIRE RATED
EXTERIOR WALL DETAIL WITHOUT
FENESTRATION (MID-WALL)

(U.L. #U305) SC: NOT TO SCALE



3
6

TYPICAL 1-HOUR FIRE RATED
EXTERIOR WALL DETAIL @ EAVE
(UPPER WALL)

(U.L. #U305) SC: NOT TO SCALE

LEGEND

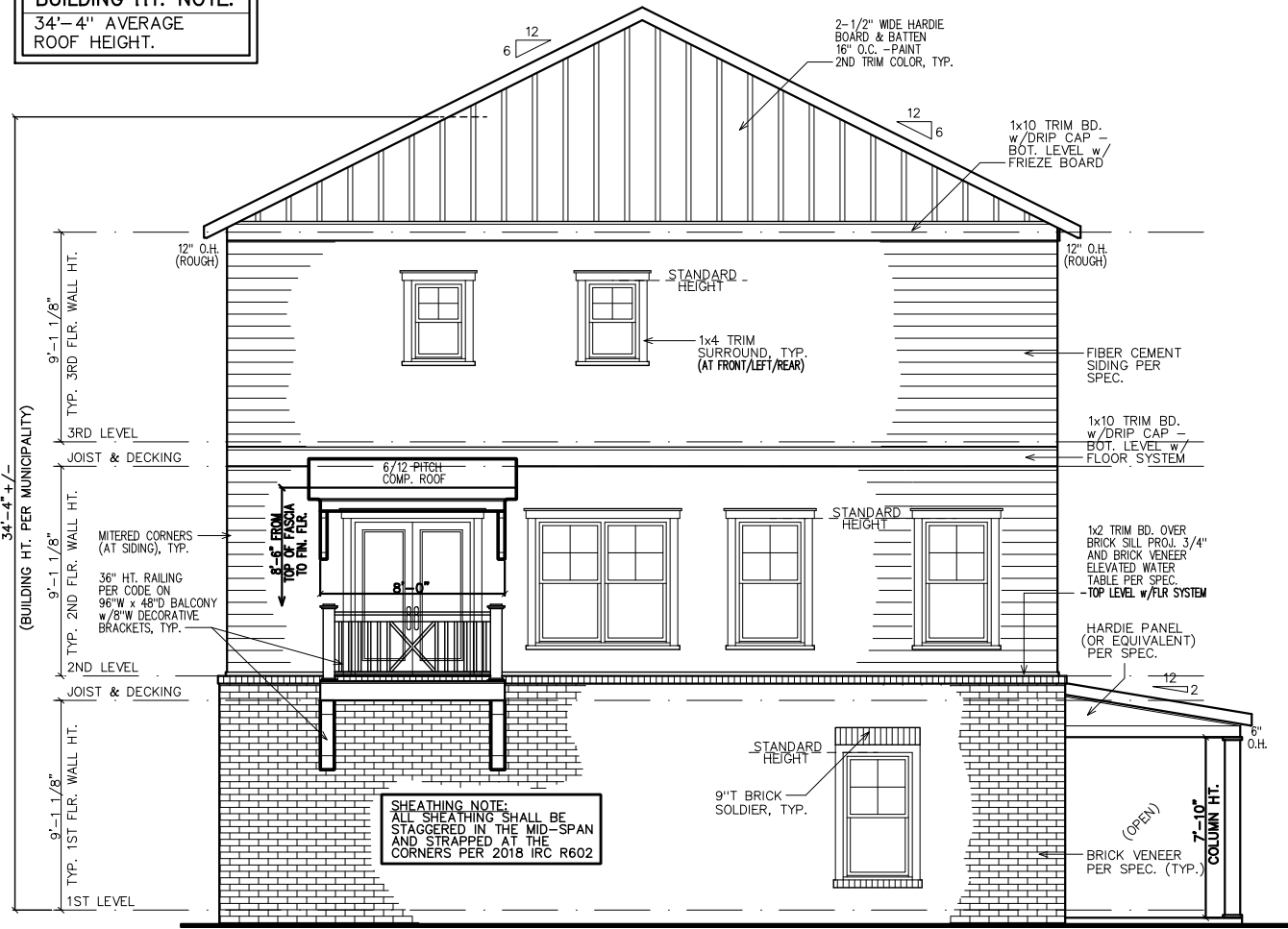
4

DETAIL NUMBER

9

SHEET NUMBER

BUILDING HT. NOTE:
34'-4" AVERAGE
ROOF HEIGHT.



NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

LEFT ELEVATION

- GOVERNING CODES & STANDARDS
1. 2018 INTERNATIONAL RESIDENTIAL CODE, WITH GEORGIA AMENDMENTS.

2. 2018 INTERNATIONAL PLUMBING CODE, WITH GEORGIA AMENDMENTS.

3. 2018 INTERNATIONAL POOL & SPA CODE, WITH GEORGIA AMENDMENTS.

4. 2020 NATIONAL ELECTRICAL CODE, WITH GEORGIA AMENDMENTS.

5. 2015 INTERNATIONAL ENERGY CONSERVATION CODE w/CA AMENDMENTS.

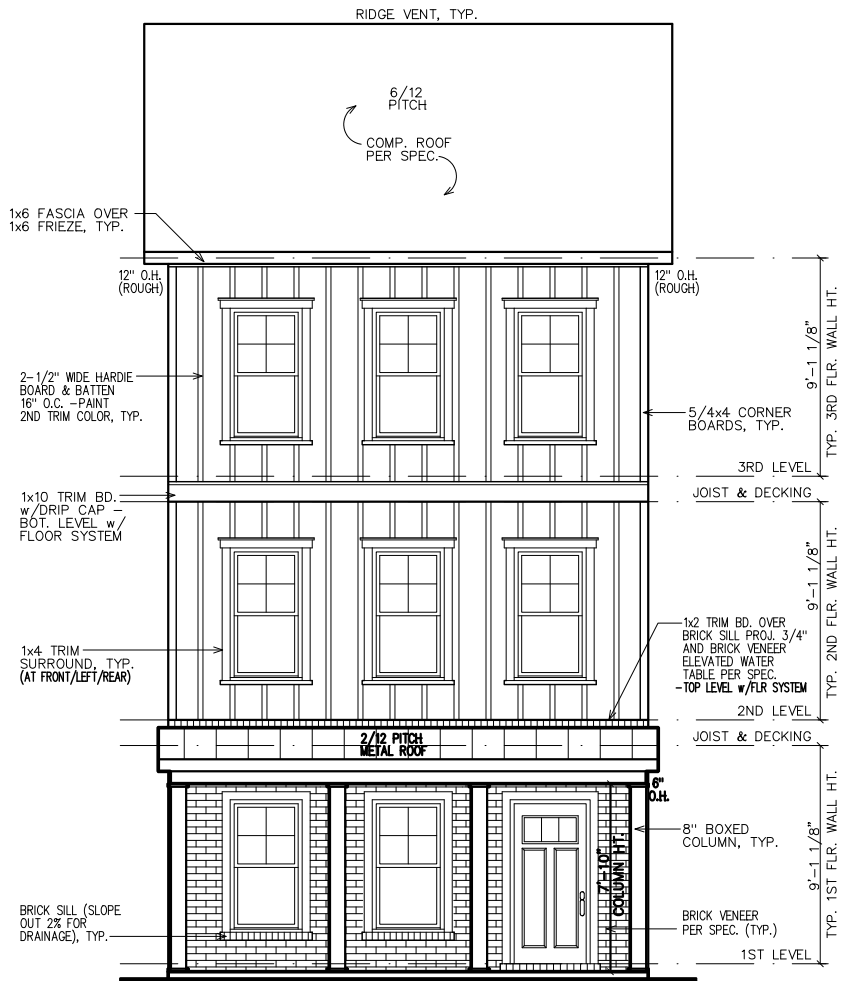
6. NFPA 101 LIFE SAFETY CODE AND T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE AND HANDLING OF WOOD TRUSSES.

DESIGN CRITERIA

ROOF LIVE LOAD: 20 PSF.
FLOOR LIVE LOAD: 40 PSF.
(INCLUDES DECKS, PATIOS, AND PORCHES)
BASIC WIND VELOCITY: 90 MPH
SEISMIC DESIGN CATEGORY: B
BEARING WALLS WITH LIGHT FRAME WALLS
AND WOOD STRUCTURAL PANELS.

SUBDIVISION:
SIGNAL
LOT #:UNITS 13 & 24
RELEASED:06/28/22

TABLE OF CONTENTS	
SHEET	DESCRIPTION
1	FRONT & SIDE ELEVATIONS
2	SIDE & REAR ELEVATIONS
3	1st/2nd/3rd LEVEL PLANS
4	SLAB & ROOF PLAN
5	ELECTRICAL PLANS
6	EXTERIOR/FIRE WALL DETAIL



NOTE:
GRADE LEVEL IS SHOWN
APPROXIMATE ELEVATION
SHOWN MAY VARY SLIGHTLY.

SHEATHING NOTE:
ALL SHEATHING SHALL BE
STAGGERED IN THE MID-SPAN
AND STRAPPED AT THE
CORNERS PER 2018 IRC R602

FRONT ELEVATION



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430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#3-B
Front & Side Elev.
DESIGNED BY: C.SAMUDA 06/28/22
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	295
2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

JOB NUMBER:

22-1054

REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
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SHEET NUMBER:

1

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(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#3-B
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 06/28/22
SCALE:
1/8"=1'-0" < 1"=17"
1/4"=1'-0" < 24'x36"

SQUARE FOOTAGE:

1ST FLR.	295
2ND FLR.	720
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TOTAL	1735
GARAGE	425

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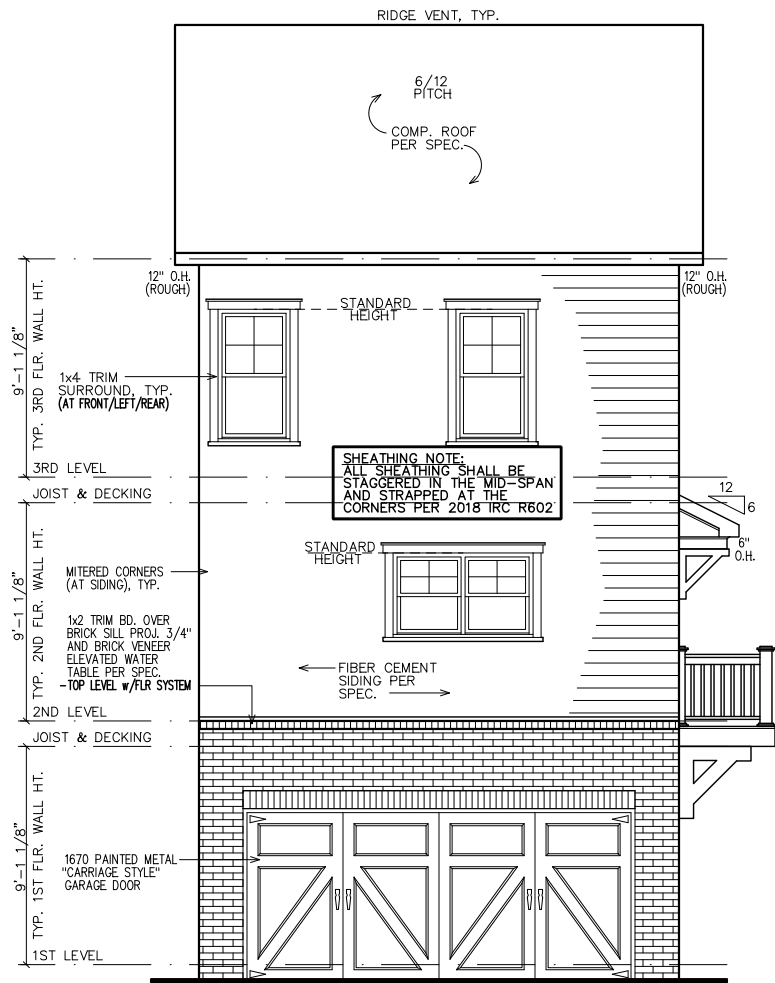
REVISIONS:

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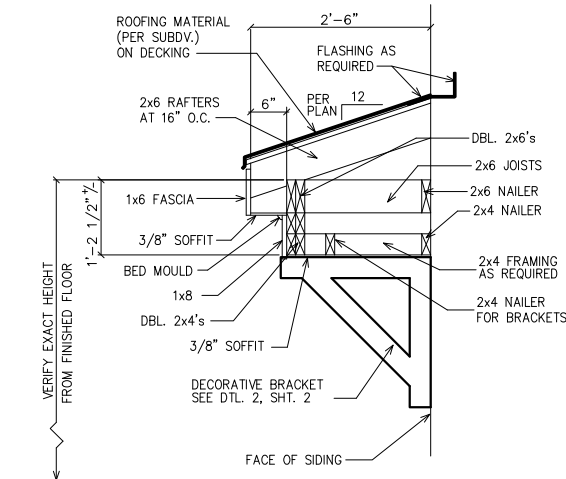
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2

NEW HOME SITE ADDRESS:



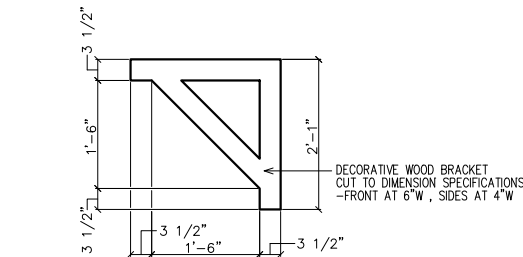
REAR ELEVATION



1 ROOF WITH BRACKET DETAIL

SC: N.T.S.

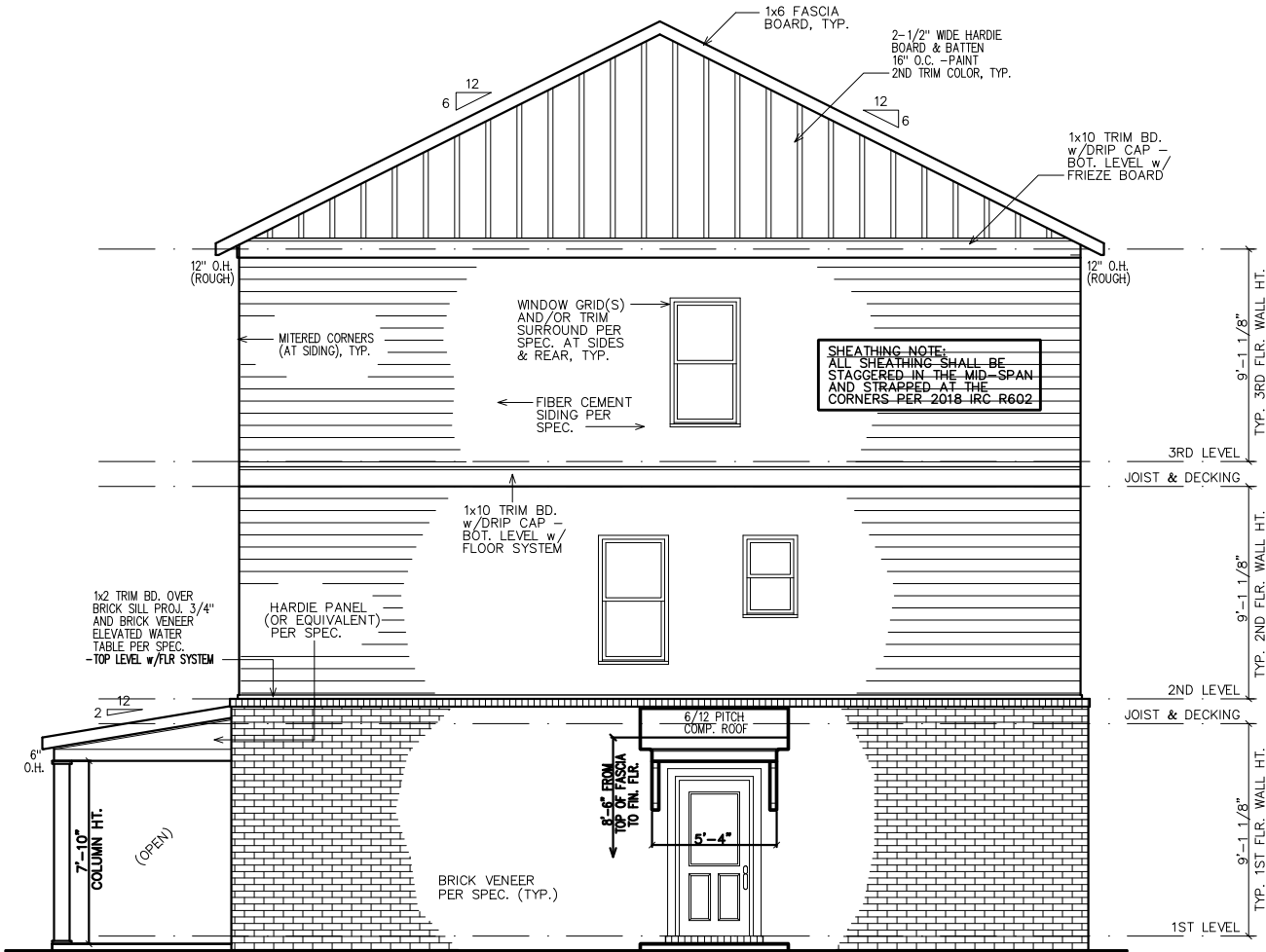
(GAPS SHOWN IN DETAIL ARE FOR CLARITY)



1 BRACKET DETAIL

SC: N.T.S.

(4 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



RIGHT ELEVATION

NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

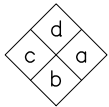
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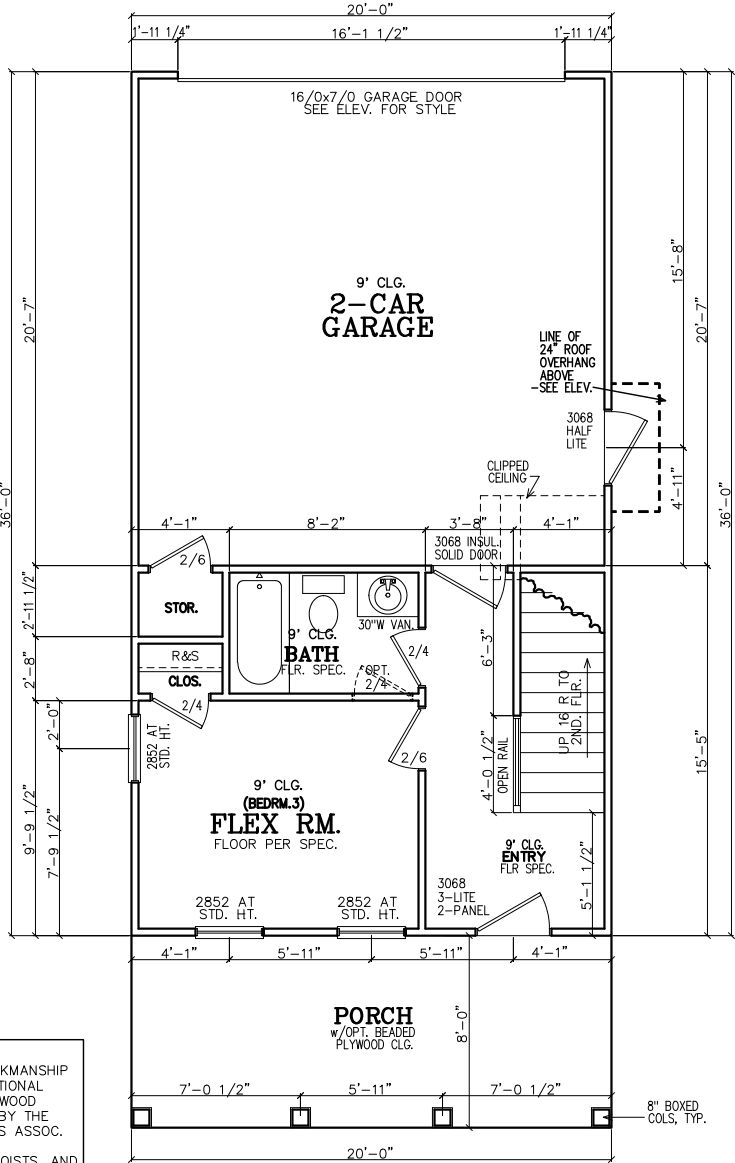
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SHEET NUMBER



INTERIOR
ELEVATION
KEY

FIRST FLOOR NOTES:
ALL 1ST FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE 80" HIGH U.N.O. ALL 1ST FLR. WINDOWS TO BE AT STD. (83") OR TRANS.(95") HDR. HT. U.N.O.



FIRST FLOOR PLAN

- NOTE TO FRAMERS:**
- ALL MATERIALS AND WORKMANSHIP MUST CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOC.
 - LUMBER FOR HEADERS, JOISTS, AND RAFTERS IS TO BE #2 SYP, OR EQUAL. ALL BEAMS ARE TO BE CALCULATED AND SIZED ACCORDINGLY.
 - DO NOT CUT FRAMING MEMBERS FOR ANY PLUMBING, ELECTRICAL OR MECHANICAL SYSTEMS WITHOUT REINFORCING THE ALTERED MEMBER TO ITS ORIGINAL CAPACITY.
 - ALL 2x4 MATERIAL TO BE STUD GRADE SPF OR EQUAL, UNLESS NOTED OTHERWISE (U.N.O.)
 - ALL BEAMS AND HEADERS TO BE SOLID BLOCKED WITH THE SUPPORT TO BE OF PRESSURE TREATED MATERIAL.
 - ALL LUMBER THAT IS IN CONTACT WITH CONCRETE OR MASONRY IS TO BE OF PRESSURE TREATED MATERIAL.
 - PROVIDE 1x4 DIAGONAL BRIDGING IN ALL CEILING JOISTS.
 - INTERIOR AND EXTERIOR LOAD BEARING WALLS TO BE 2x4 OR 2x6 IN SIZE AND BE OF STUD GRADE SPF MATERIAL.
 - ALL KNEE WALL CONSTRUCTION TO BE BRACED AT 4'-0" O.C. MAX.

INSULATION NOTES:

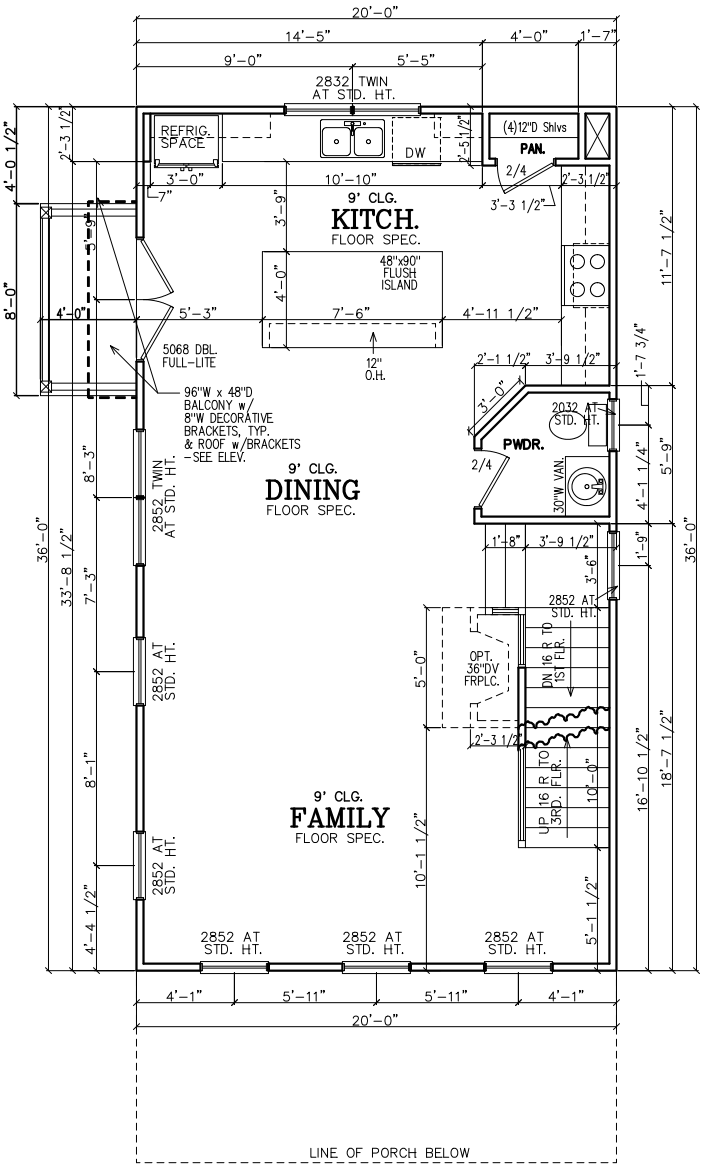
- WALL INSULATION SHALL BE A MINIMUM OF R-13.
- CEILING INSULATION SHALL BE A MINIMUM OF R-38.
- SLAB INSULATION PER CODE. *ALL UNLESS NOTED OTHERWISE*

NOTE-ALL ANGLES ON THIS PLAN ARE 90deg.OR 45deg U.N.O.

FRAMING NOTE:
REFER TO FLOOR/CLG DRAWINGS TO VERIFY ALL ALL SIZES AND SPACING PRIOR TO CONSTRUCTION.

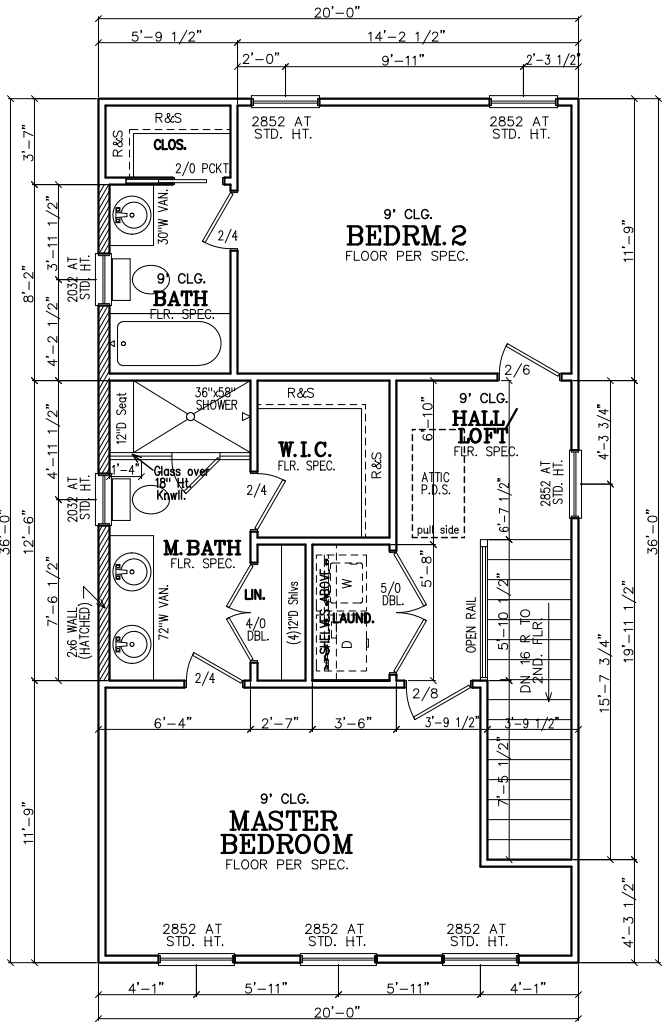
SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

NOTE:
HORIZONTAL DRAFT-STOPPING IN PLAN AT 1000 S.F. TO COMPLY WITH 2018 IRC SECTION 302.12



SECOND FLOOR PLAN

SECOND FLOOR NOTES:
ALL 2ND FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE 80" HIGH U.N.O. ALL 2ND FLR. WINDOWS TO BE AT STD.(84") HDR. HT. U.N.O.



THIRD FLOOR PLAN

THIRD FLOOR NOTES:
ALL 3RD FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE 80" HIGH U.N.O. ALL 2ND FLR. WINDOWS TO BE AT STD.(84") HDR. HT. U.N.O.

SUBDIVISION:
SIGNAL
LOT #:UNITS 13 & 24
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ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#3-B

Floor Plans

DESIGNED BY: C.SAMUDA 06/28/22

SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	295
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3RD FLR.	720
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GARAGE	425

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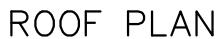
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SHEET NUMBER:

3

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SUBDIVISION:
SIGNAL
LOT #:UNITS 13 & 24
RELEASED:06/28/22



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4199 IDLEWOOD PARC COURT
TUCKER, GEORGIA 30084
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CLIENT INFORMATION:

Epic
Development
430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#3-B
Electrical Plans
DESIGNED BY: C.SAMUDA 06/28/22
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR. 295
2ND FLR. 720
3RD FLR. 720
TOTAL 1735
GARAGE 425

JOB NUMBER:

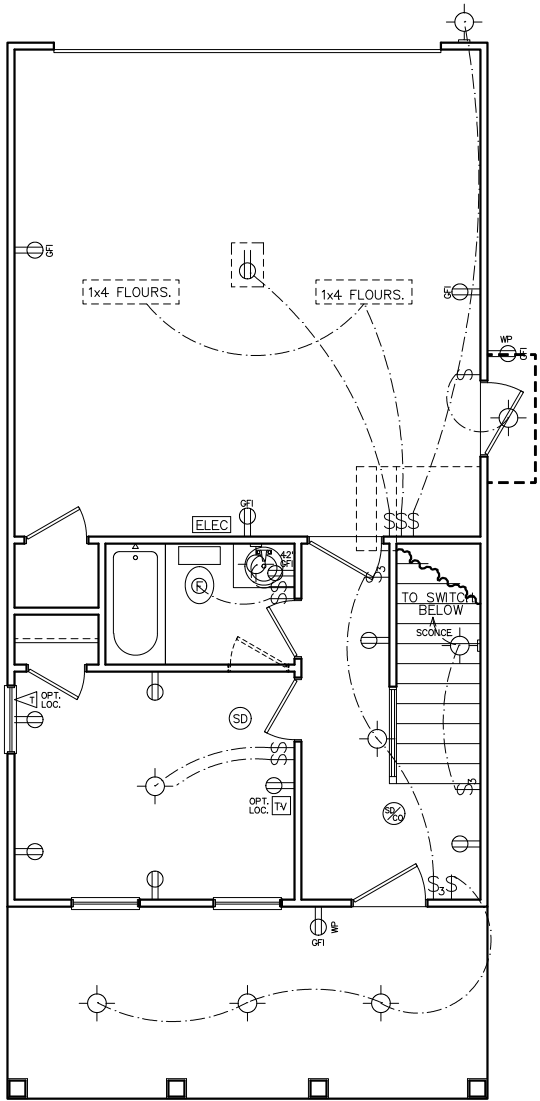
22-1054

REVISIONS:

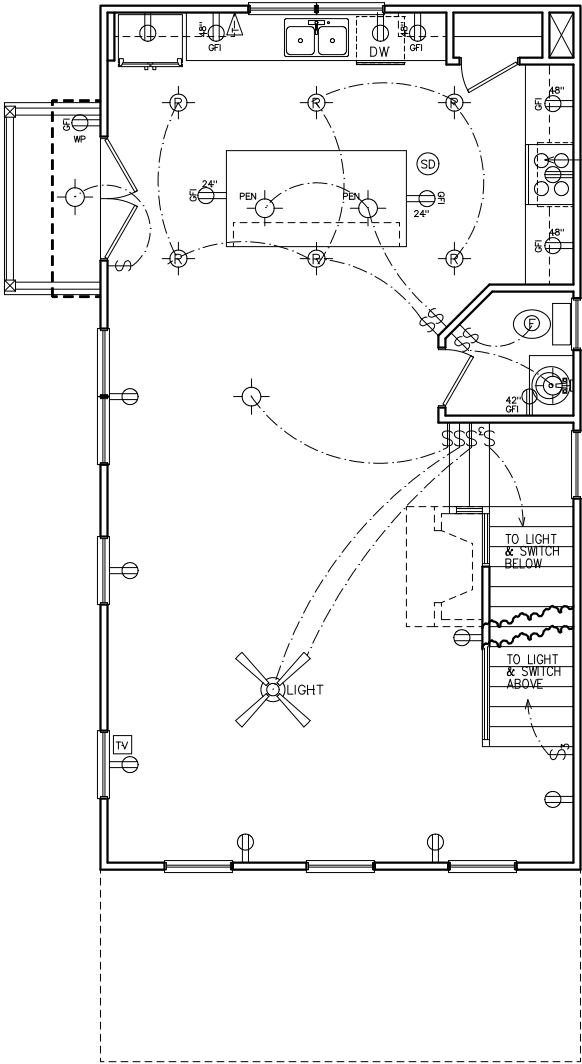
No.	Date	Revisions	App.
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SHEET NUMBER:

5



FIRST FLOOR
ELECTRICAL PLAN



SECOND FLOOR
ELECTRICAL PLAN

NOTE:
BRACE AND
WIRE SECONDARY
BEDROOMS FOR
CEILING FANS.

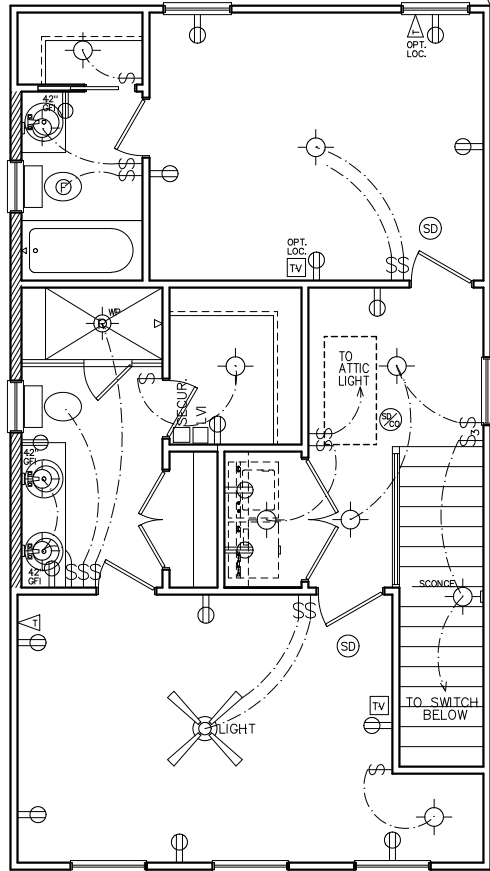
CFM CHART

LOCATION	# OF CFMs
MSTR BATH	50
BATH #2	50
BATH #3	50
POWDER	50

ELECTRICAL NOTES

- HEIGHT OF LIGHT FIXTURES AT EXTERIOR DOORS PER ELEVATIONS.
- INSULATED FIXTURES AT 1-STORY PLANS.
- DOOR BELL HEIGHT AT 3'-6" A.F.F.
- DOOR CHIME HEIGHT AT 7'-0" A.F.F.
- HEIGHT OF SWITCHES AT 4'-0" A.F.F. UNLESS NOTED OTHERWISE.
- HEIGHT OF OUTLETS AT 1'-6" A.F.F. UNLESS NOTED OTHERWISE.
- ALL SMOKE DETECTORS SHALL BE PROGRAMMED TO BE INTERCONNECTED AT THE FINAL INSPECTION.
- ALL GFCI/ACI OUTLETS TO BE INSTALLED PER 2020 NEC.

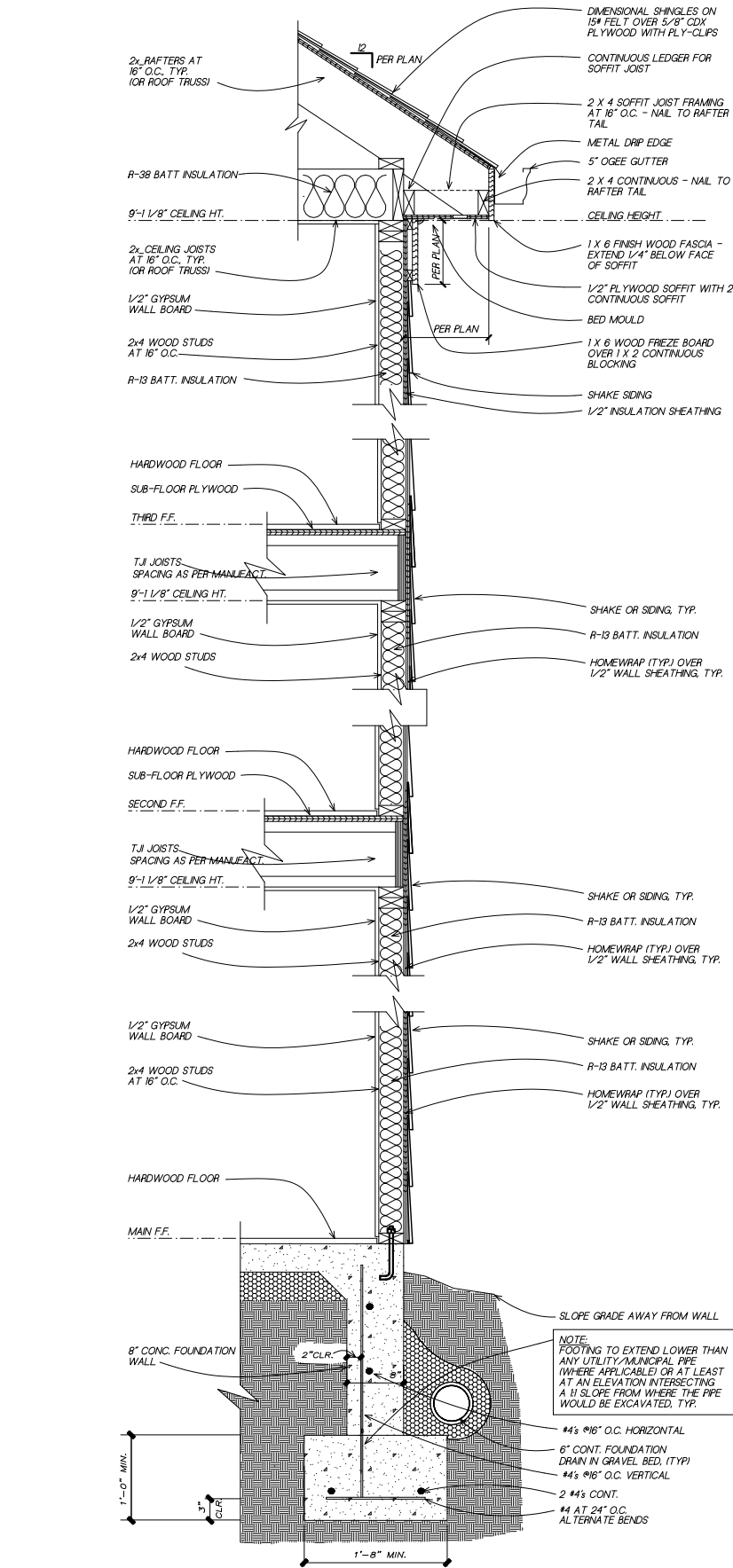
HVAC NOTE:
(2) FURNACES w/(2) GFI
OUTLETS IN ATTIC ABOVE.
CLEARANCE PER 2017
NEC 110.26A



THIRD FLOOR
ELECTRICAL PLAN

ELECTRICAL LEGEND

SWITCH	WEATHER PROOF OUTLET
3-WAY SWITCH	GFI OUTLET
4-WAY SWITCH	220 VOLT OUTLET
DIMMER SWITCH	110 VOLT SWITCHED
LIGHT	FLOOR OUTLET
RECESSED LIGHT	CEILING OUTLET
PULL CHAIN LIGHT	TELEVISION
WEATHER PROOF LIGHT	TELEPHONE
RECESSED EYE LIGHT	SMOKE DETECTOR
FLOOD LIGHT	CARBON MONOXIDE DETECTOR
WEATHER PROOF FLOOD	GARBAGE DISPOSAL
EXT WALL LIGHT	SECURITY "HOMERUN"
FAN	LOW VOLTAGE INTERFACE
FAN WITH LIGHT	THERMOSTAT
2x4 FLOURESCENT LIGHT	CHIMES
1x4 FLOURESCENT LIGHT	BATHROOM FAN
110 VOLT OUTLET	FUSE BOX



1
6

TYPICAL WALL SECTION

SC: NOT TO SCALE

(GAPS OR PROPORTIONS SHOWN IN DETAIL ARE FOR CLARITY)

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CLIENT INFORMATION:

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ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#3-B
Misc. Details

DESIGNED BY: C.SAMUDA 06/28/22

SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:	
1ST FLR.	295
2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

JOB NUMBER:
22-1054

REVISIONS:			
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3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER:
6

TABLE OF CONTENTS	
SHEET	DESCRIPTION
1	FRONT & SIDE ELEVATIONS
2	SIDE & REAR ELEVATIONS
3	1st/2nd/3rd LEVEL PLANS
4	SLAB & ROOF PLAN
5	ELECTRICAL PLAN
6	EXTERIOR/FIRE WALL DETAIL

BUILDING HT. NOTE:
34'-4" AVERAGE ROOF HEIGHT.



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Development

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ATLANTA, GA 30324
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CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#3-B

Front & Side Elev.

DESIGNED BY: C.SAMUDA 06/28/22

SCALE:

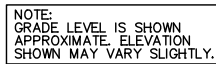
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6	.	.	.

SHEET NUMBER:
1



FRONT ELEVATION

SHEATHING NOTE:
ALL SHEATHING SHALL BE
STAGGERED IN THE MID-SPAN
AND STRAPPED AT THE
CORNERS PER 2018 IRC R602



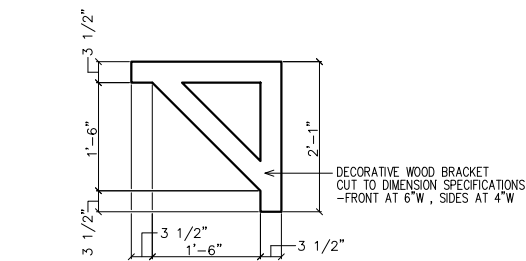
NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

GOVERNING CODES & STANDARDS

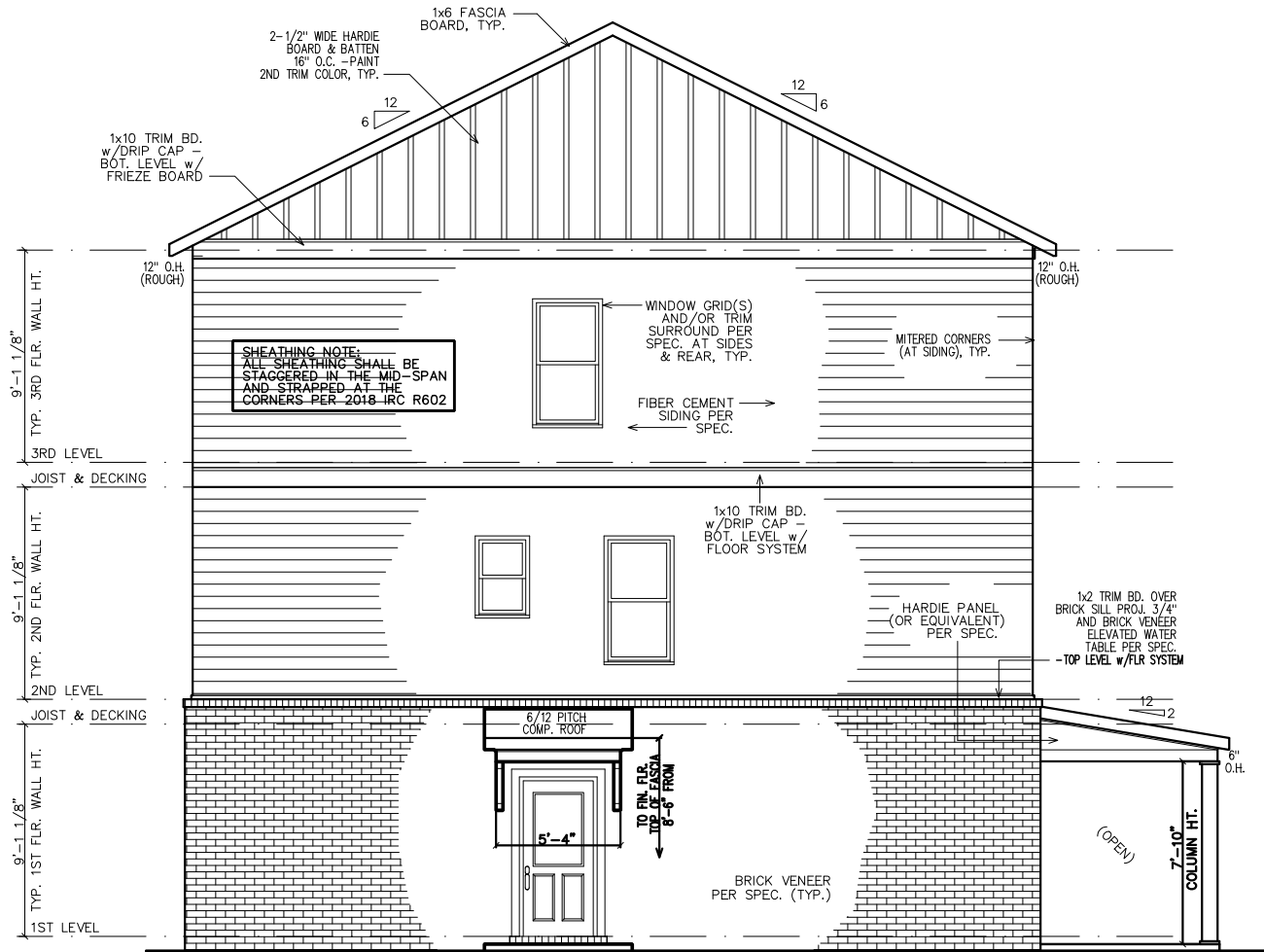
1. 2018 INTERNATIONAL RESIDENTIAL CODE, WITH GEORGIA AMENDMENTS.
2. 2018 INTERNATIONAL PLUMBING CODE, WITH GEORGIA AMENDMENTS.
3. 2018 INTERNATIONAL POOL & SPA CODE, WITH GEORGIA AMENDMENTS.
4. 2020 NATIONAL ELECTRICAL CODE, WITH GEORGIA AMENDMENTS.
5. 2015 INTERNATIONAL ENERGY CONSERVATION CODE w/GA AMENDMENTS.
6. NFPA 101 LIFE SAFETY CODE AND T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE AND HANDLING OF WOOD TRUSSES.

DESIGN CRITERIA

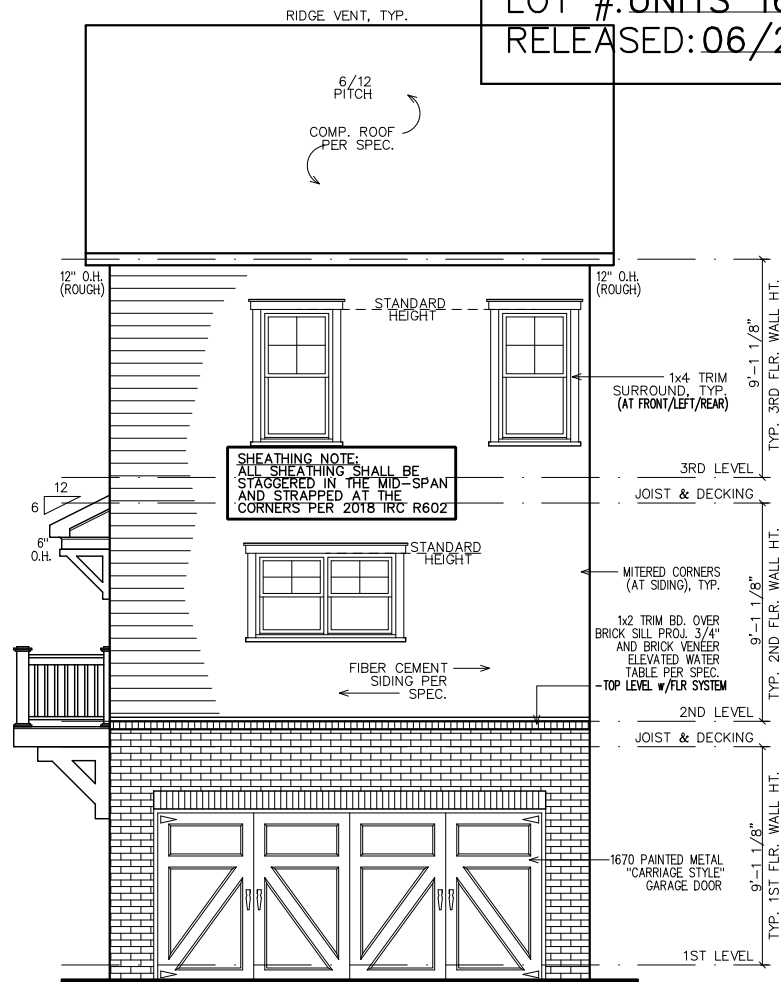
ROOF LIVE LOAD: 20 PSF.
FLOOR LIVE LOAD: 40 PSF.
(INCLUDES DECKS, PATIOS, AND PORCHES)
BASIC WIND VELOCITY: 90 MPH
SEISMIC DESIGN CATEGORY: B
BEARING WALLS WITH LIGHT FRAME WALLS
AND WOOD STRUCTURAL PANELS.



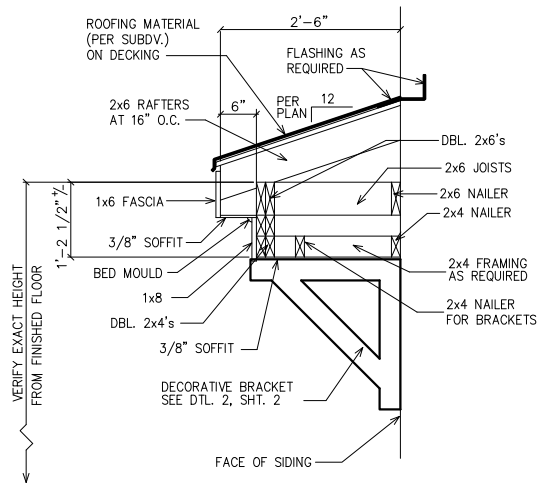
1 BRACKET DETAIL
2 SC: N.T.S.
(4 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



LEFT ELEVATION



REAR ELEVATION



1 ROOF WITH BRACKET DETAIL
2 SC: N.T.S.
(GAPS SHOWN IN DETAIL ARE FOR CLARITY)

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CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#3-B
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 06/28/22
SCALE:
1/8"=1'-0" < 11'x17"
1/4"=1'-0" < 24'x36"

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3RD FLR.	720
TOTAL	1735
GARAGE	425

JOB NUMBER:
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REVISIONS:

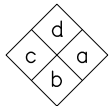
No.	Date	Revisions	App.
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SHEET NUMBER:

2

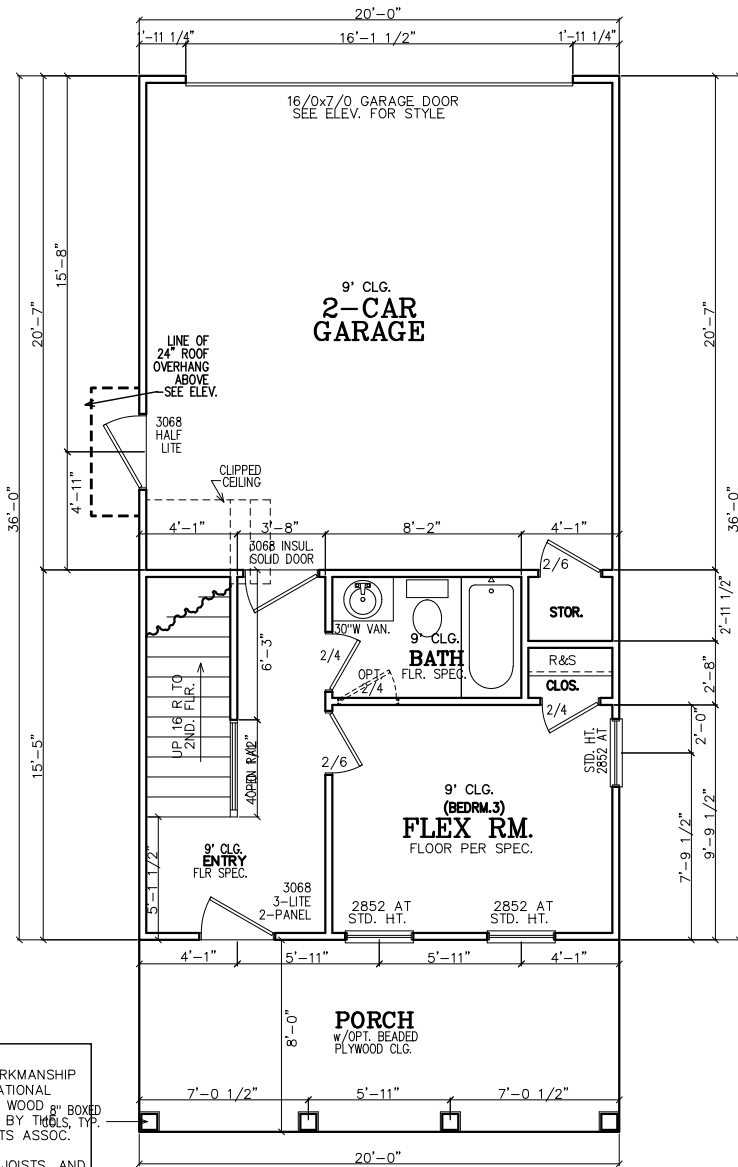
LEGEND

4	DETAIL NUMBER
9	SHEET NUMBER



INTERIOR
ELEVATION
KEY

FIRST FLOOR NOTES:
ALL 1ST FLR. CEILING HTS. TO BE
CONTINUOUS 9'-0" U.N.O. ALL DOORS
TO BE 80" HIGH U.N.O. ALL 1ST FLR.
WINDOWS TO BE AT STD. (83") OR
TRANS.(95") HDR. HT. U.N.O.



FIRST FLOOR PLAN

- NOTE TO FRAMERS:
- ALL MATERIALS AND WORKMANSHIP MUST CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD & BOXED CONSTRUCTION. PUBLISHED BY THE NAT. FOREST PRODUCTS ASSOC.
 - LUMBER FOR HEADERS, JOISTS, AND RAFTERS IS TO BE #2 SYP, OR EQUAL. ALL BEAMS ARE TO BE CALCULATED AND SIZED ACCORDINGLY.
 - DO NOT CUT FRAMING MEMBERS FOR ANY PLUMBING, ELECTRICAL OR MECHANICAL SYSTEMS WITHOUT REINFORCING THE ALTERED MEMBER TO ITS ORIGINAL CAPACITY.
 - ALL 2x4 MATERIAL TO BE STUD GRADE SPF OR EQUAL, UNLESS NOTED OTHERWISE (U.N.O.)
 - ALL BEAMS AND HEADERS TO BE SOLID BLOCKED WITH THE SUPPORT TO BE OF PRESSURE TREATED MATERIAL.
 - ALL LUMBER THAT IS IN CONTACT WITH CONCRETE OR MASONRY IS TO BE OF PRESSURE TREATED MATERIAL.
 - PROVIDE 1x4 DIAGONAL BRIDGING IN ALL CEILING JOISTS.
 - INTERIOR AND EXTERIOR LOAD BEARING WALLS TO BE 2x4 OR 2x6 IN SIZE AND BE OF STUD GRADE SPF MATERIAL.
 - ALL KNEE WALL CONSTRUCTION TO BE BRACED AT 4'-0" O.C. MAX.

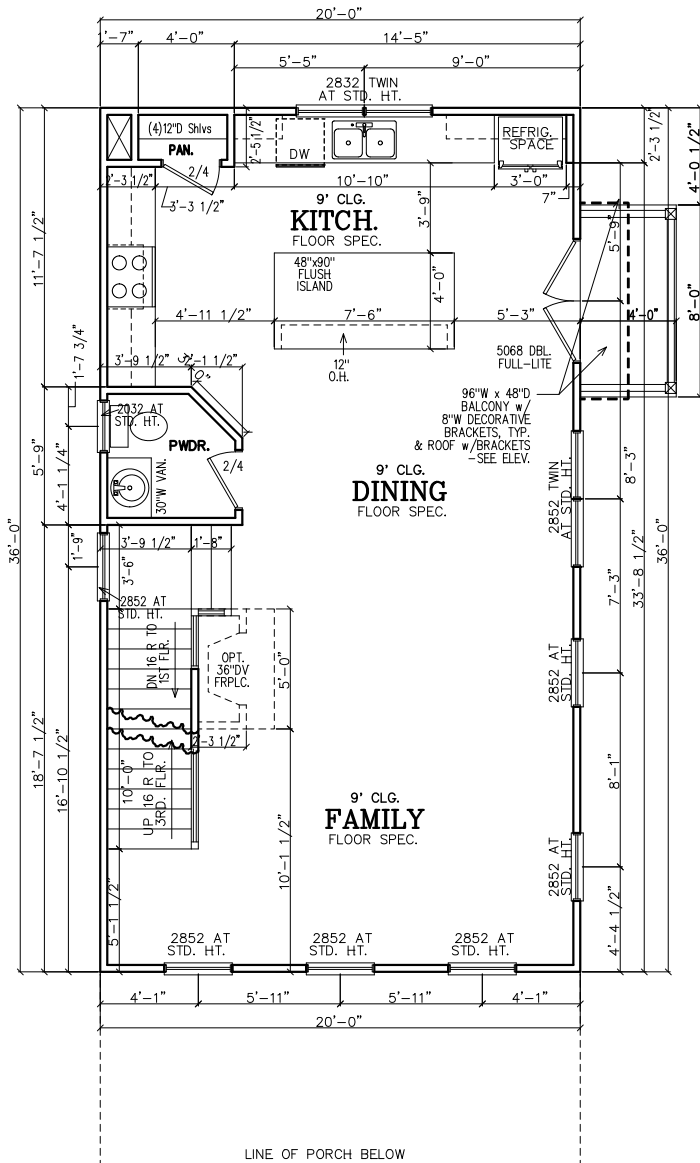
INSULATION NOTES:
1. WALL INSULATION SHALL BE A MINIMUM OF R-13.
2. CEILING INSULATION SHALL BE A MINIMUM OF R-38.
3. SLAB INSULATION PER CODE. *ALL UNLESS NOTED OTHERWISE*

NOTE-ALL ANGLES ON THIS PLAN ARE 90deg.OR 45deg U.N.O.

FRAMING NOTE:
REFER TO FLOOR/CLG DRAWINGS TO VERIFY ALL ALL SIZES AND SPACING PRIOR TO CONSTRUCTION.

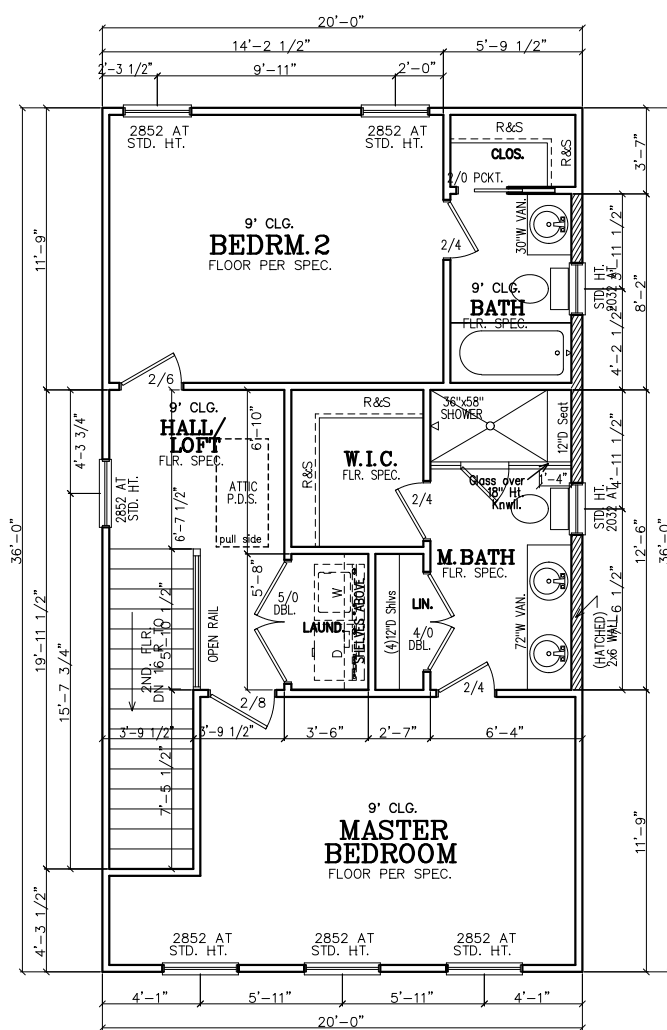
SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

NOTE:
HORIZONTAL DRAFT-STOPPING IN PLAN AT 1000 S.F. TO COMPLY WITH 2018 IRC SECTION 302.12



SECOND FLOOR PLAN

SECOND FLOOR NOTES:
ALL 2ND FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE 80" HIGH U.N.O. ALL 2ND FLR. WINDOWS TO BE AT STD.(84") HDR. HT. U.N.O.



THIRD FLOOR PLAN

THIRD FLOOR NOTES:
ALL 3RD FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE 80" HIGH U.N.O. ALL 2ND FLR. WINDOWS TO BE AT STD.(84") HDR. HT. U.N.O.

SUBDIVISION:
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430 PLASTER AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#3-B
Floor Plans
DESIGNED BY: C.SAMUDA 06/28/22
SCALE:
1/8"=1'-0" < 11'x17"
1/4"=1'-0" < 24'x36"

SQUARE FOOTAGE:

1ST FLR.	295
2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

JOB NUMBER:
22-1055

REVISIONS:

No.	Date	Revisions	App.
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SHEET NUMBER:

3

LEGEND

4

DETAIL NUMBER

9

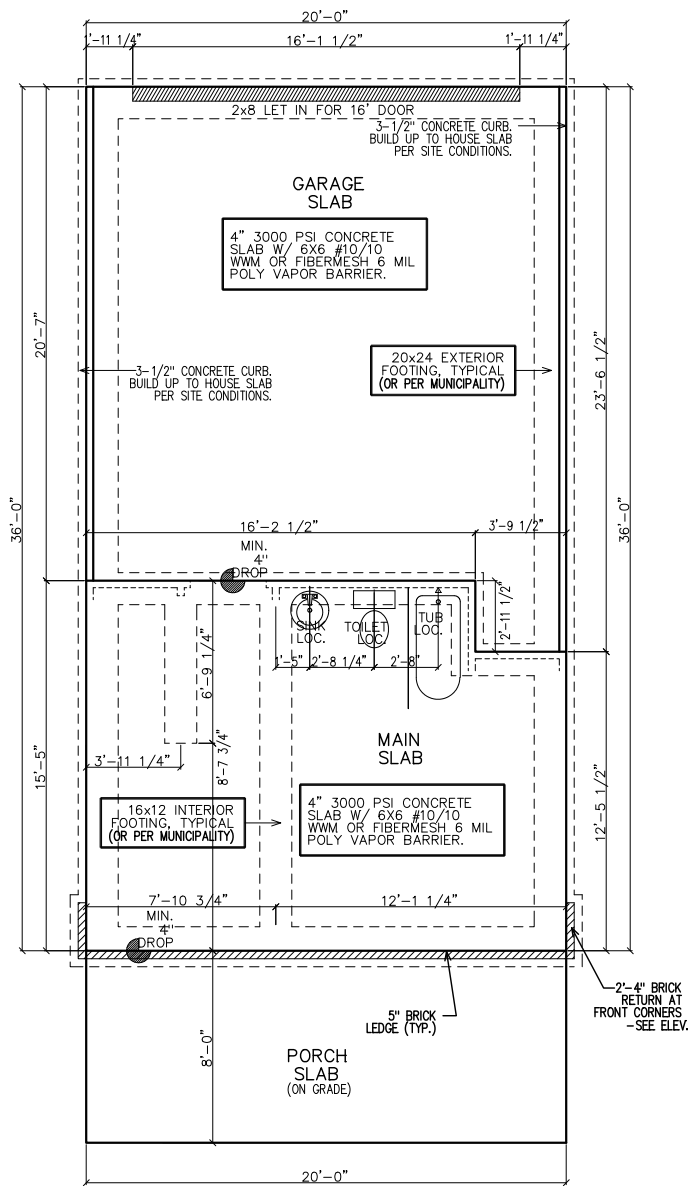
SHEET NUMBER

NOTE:
FOOTING TO EXTEND LOWER
THAN ANY UTILITY/
MUNICIPAL PIPE (WHERE
APPLICABLE) OR AT LEAST
AT AN ELEVATION
INTERSECTING A 1:1 SLOPE
FROM WHERE THE PIPE
WOULD BE EXCAVATED, TYP.

NOTE-ALL ANGLES ON
THIS PLAN ARE 90deg.OR
45deg U.N.O.

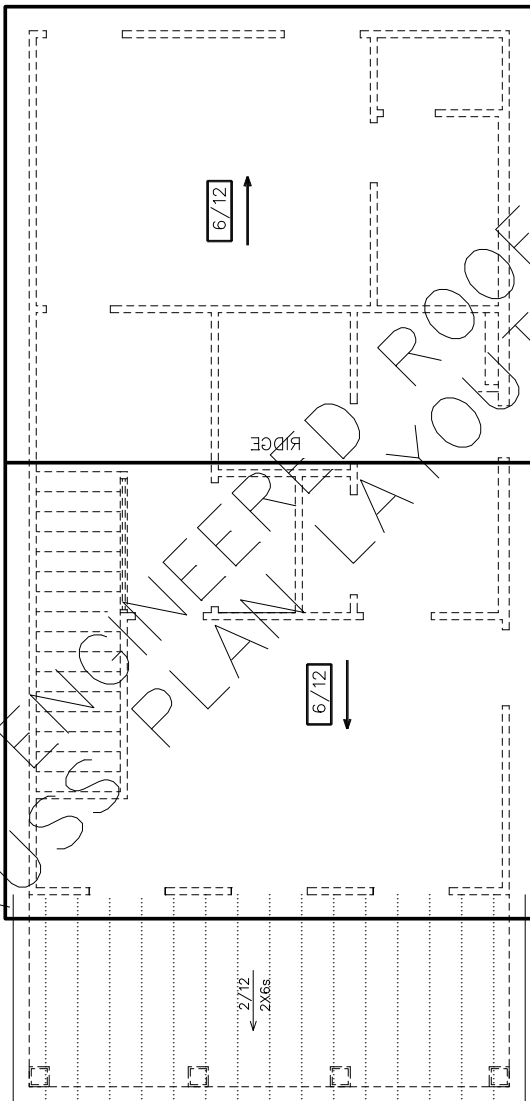
NOTE:
6" CONTINUOUS FOUNDATION
DRAIN IN GRAVEL BED. (TYP.)

NOTE-STEP DOWN FOUND.
WALLS AS SITE ALLOWS

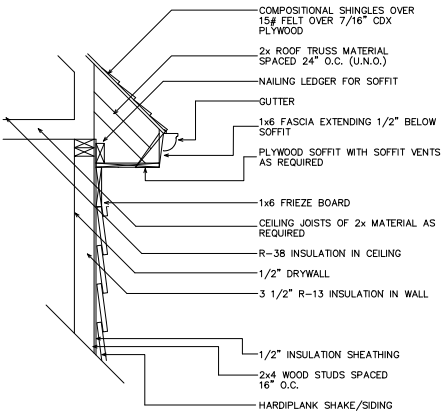


- FOUNDATION NOTES**
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS CONDITIONS IN THE FEILD BEFORE BEGINNING CONSTRUCTION. IF DRAWINGS ARE IN CONFLICT WITH FIELD CONDITIONS OR OTHER DRAWINGS, CONTRACTOR SHOULD CONTACT CS DESIGN GROUP, LLC FOR JUSTIFICATION OR CORRECTION. ANY DISCREPANCIES FOUND AFTER START OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 2. ALL FOOTINGS ARE TO BE BELOW LOCAL FROST LINES AND REST ON UNDISTURBED SOIL WITH ENOUGH BEARING TO PROPERLY SUPPORT THE BUILDING.
 3. ALL FOUNDATIONS, FOUNDATION WALLS AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL ENGINEER. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY SITE CONDITIONS, LOCAL CODES AND INSURE WELL CONSTRUCTED BUILDING.
 4. BEARING SOIL PRESSURE TO BE 2500 PSF MINIMUM. BEARING CAPACITY OF SOILS SHALL BE VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.
 5. HOUSE SLABS AND GARAGE SLABS TO BE 3000 PSI CONCRETE MINIMUM.
 6. ANY FILL WITHIN 10 FEET OF THE STRUCTURE, OR BENEATH WALKS OF PAVED AREAS SHALL BE COMPACTED TO NOT LESS THAN 55% OF STANDARD PROCTOR DENSITY. ANY FILL PLACED SHALL BE MONITORED BY A QUALIFIED GEOTECHNICAL ENGINEER.
 7. BRICK LEDGE PLACED ON THE PERIMETER OF THE FOUNDATION SHALL HAVE ELEVATION REQUIREMENTS VERIFIED IN FIELD BY BUILDER PRIOR TO CONCRETE PLACEMENT. LEDGES SHALL NOT BE LESS THAN 3".
 8. WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS TO MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES.
 9. BEARING WALLS, SOLID FRAMING AND COLUMNS TO ALLOW FOR TRANSFER OF LOADS FROM ROOF THROUGH THE STRUCTURE TO FOUNDATION AND BEARING SOIL.

- PLUMBER NOTES**
1. PLUMBER TO INSULATE BEHIND TUBS ON ALL EXTERIOR WALLS.
 2. PLUMBER TO INSTALL U APPROVED ELEC. CONDUIT FOR ISLAND PER PLUMBING ROUGH-IN AND FOUNDATION STAGE.



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- GENERAL ROOF NOTES:**
1. PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. #1WC UNLESS NOTED OTHERWISE.
 2. 12" ROUGH OVERHANG AT ALL LOCATIONS UNLESS NOTED OTHERWISE.
 3. SECOND FLOOR ROOF TRUSSES TO HAVE 11" HEEL HEIGHTS UNLESS NOTED OTHERWISE.
 4. EACH ROOF RAFTER/TRUSS SHALL BE TIED DOWN TO BOTH DOUBLE TOP PLATES WITH STRAPS OF SUFFICIENT LENGTH TO SPAN FROM THE ROOF RAFTER, ACROSS THE BAND AT THE CEILING RAFTERS, AND EXTENDING (AT A MINIMUM) TO THE BOTTOM OF THE LOWER PLATE.
 5. ALL EXTERIOR WALLS ARE CONSIDERED TO BE SHEAR WALLS; THEREFORE, ALL EXTERIOR WALLS SHALL BE FULLY SHEATHED AND FULLY BLOCKED AT ALL EDGES. HORIZONTAL SHEATHING JOINTS SHALL NOT OCCUR AT THE FLOOR LINE, NOR SHALL VERTICAL OR HORIZONTAL JOINTS ALIGN WITH SIDES OF OPENINGS IN THE EXTERIOR WALLS. SHEATHING PANELS SHALL OVERLAP THE FLOOR LINE BY A MINIMUM OF 12" AND EXTEND A MINIMUM OF 12" BELOW THE BOTTOM OF THE FLOOR STRUCTURE.
 6. ALL FRAME WORK AND MATERIAL TO COMPLY WITH ALL LOCAL AND NATIONAL CODES.



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ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#3-B

Slab/Found & Roof Plan

DESIGNED BY: C.SAMUDA 06/28/22

SCALE:
1/8"=1'-0" < 11'4"
1/4"=1'-0" < 24'x36"

SQUARE FOOTAGE:

1ST FLR.	295
2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

JOB NUMBER:
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REVISIONS:

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SHEET NUMBER:
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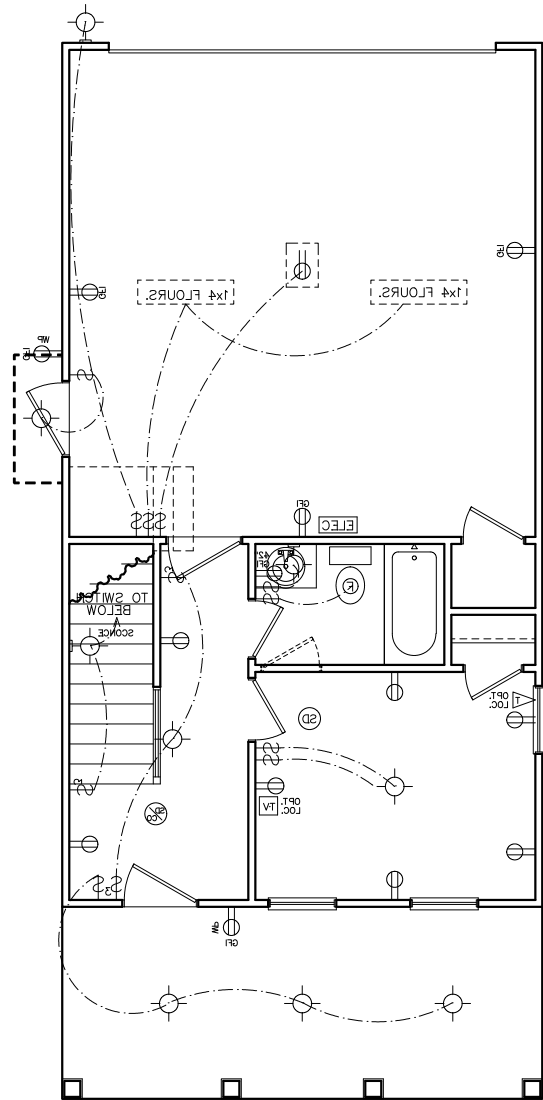
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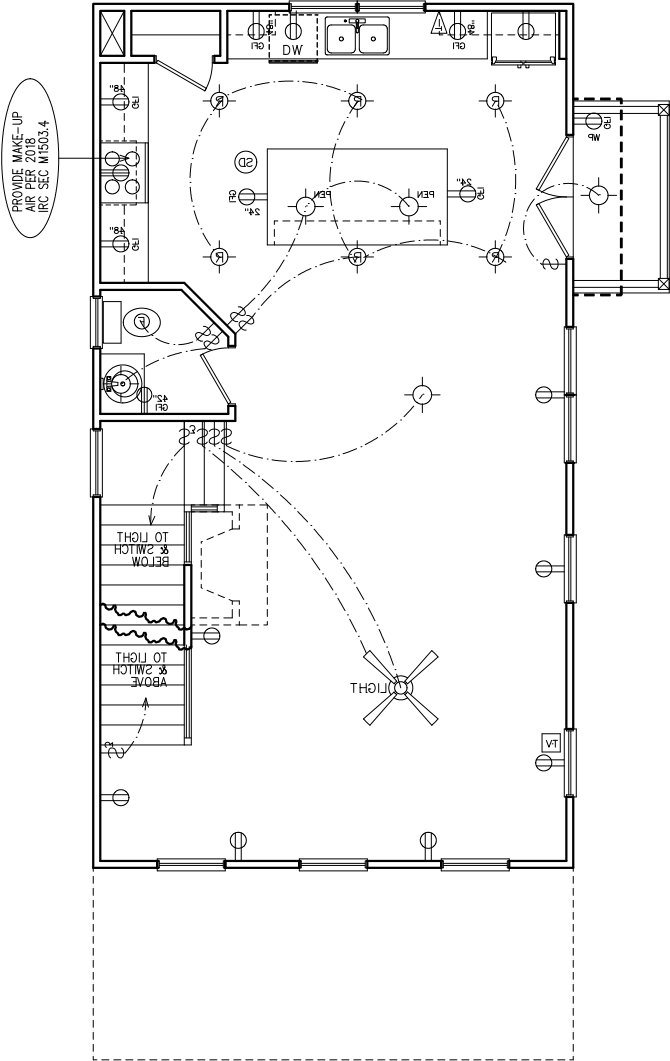
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SHEET NUMBER:
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FIRST FLOOR
ELECTRICAL PLAN



SECOND FLOOR
ELECTRICAL PLAN

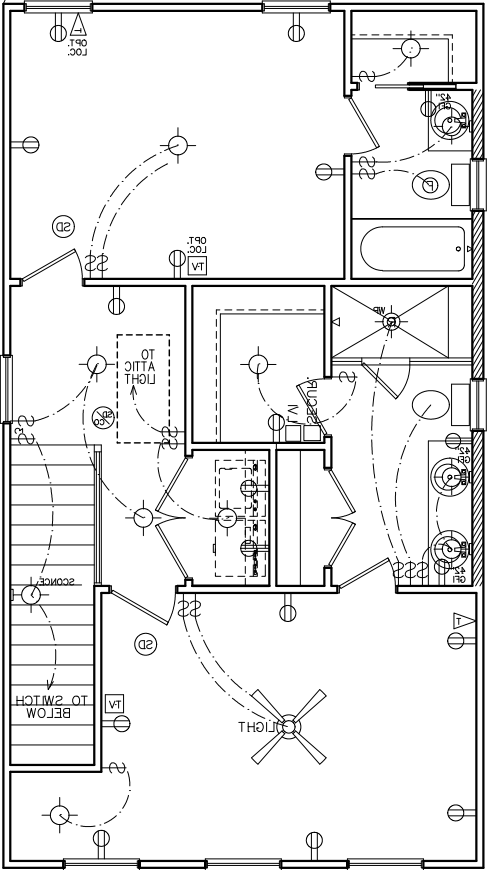
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AND
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- HEIGHT OF LIGHT FIXTURES AT EXTERIOR DOORS PER ELEVATIONS.
 - INSULATED FIXTURES AT 1-STORY PLANS.
 - DOOR BELL HEIGHT AT 3'-6" A.F.F.
 - DOOR CHIME HEIGHT AT 7'-0" A.F.F.
 - HEIGHT OF SWITCHES AT 4'-0" A.F.F. UNLESS NOTED OTHERWISE.
 - HEIGHT OF OUTLETS AT 1'-6" A.F.F. UNLESS NOTED OTHERWISE.
 - ALL SMOKE DETECTORS SHALL BE PROGRAMMED TO BE INTERCONNECTED AT THE FINAL INSPECTION.
 - ALL GFCI/ACI OUTLETS TO BE INSTALLED PER 2020 NEC.

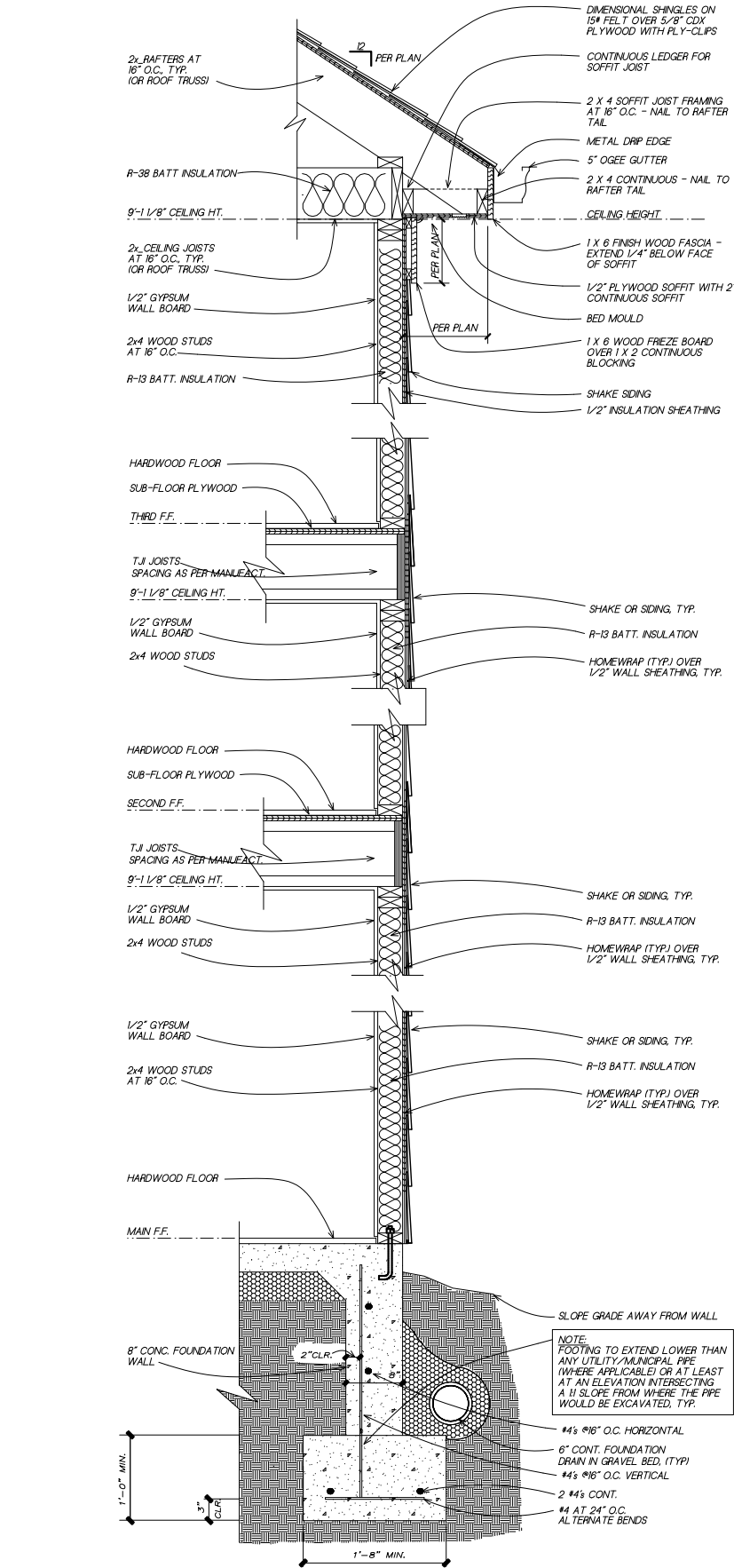
HVAC NOTE:
(2) FURNACES w/(2) GFI
OUTLETS IN ATTIC ABOVE.
CLEARANCE PER 2017
NEC 110.26A



THIRD FLOOR
ELECTRICAL PLAN

ELECTRICAL LEGEND

SWITCH	WP	WEATHER PROOF OUTLET
3-WAY SWITCH	GFI	GFI OUTLET
4-WAY SWITCH	220	220 VOLT OUTLET
DIMMER SWITCH	110	110 VOLT SWITCHED
LIGHT	FLOOR	FLOOR OUTLET
RECESSED LIGHT	CEILING	CEILING OUTLET
PULL CHAIN LIGHT	TV	TELEVISION
WEATHER PROOF LIGHT	TEL	TELEPHONE
RECESSED EYE LIGHT	SD	SMOKE DETECTOR
FLOOD LIGHT	CM	CARBON MONOXIDE DETECTOR
WEATHER PROOF FLOOD	GD	GARBAGE DISPOSAL
EXT WALL LIGHT	SECUR	SECURITY "HOMERUN"
FAN	LV	LOW VOLTAGE INTERFACE
FAN WITH LIGHT	TH	THERMOSTAT
2x4 FLOURESCENT LIGHT	CH	CHIMES
1x4 FLOURESCENT LIGHT	BF	BATHROOM FAN
110 VOLT OUTLET	FB	FUSE BOX



1
6

TYPICAL WALL SECTION

SC: NOT TO SCALE

(GAPS OR PROPORTIONS SHOWN IN DETAIL ARE FOR CLARITY)

SUBDIVISION:
SIGNAL
LOT #:UNITS 16, 19, 20
RELEASED:06/28/22



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CLIENT INFORMATION:

Epic
Development

430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#3-B
Misc. Details
DESIGNED BY: C.SAMUDA 06/28/22

SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:	
1ST FLR.	295
2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

JOB NUMBER:
22-1055

REVISIONS:			
No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
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SHEET NUMBER:
6

LEGEND

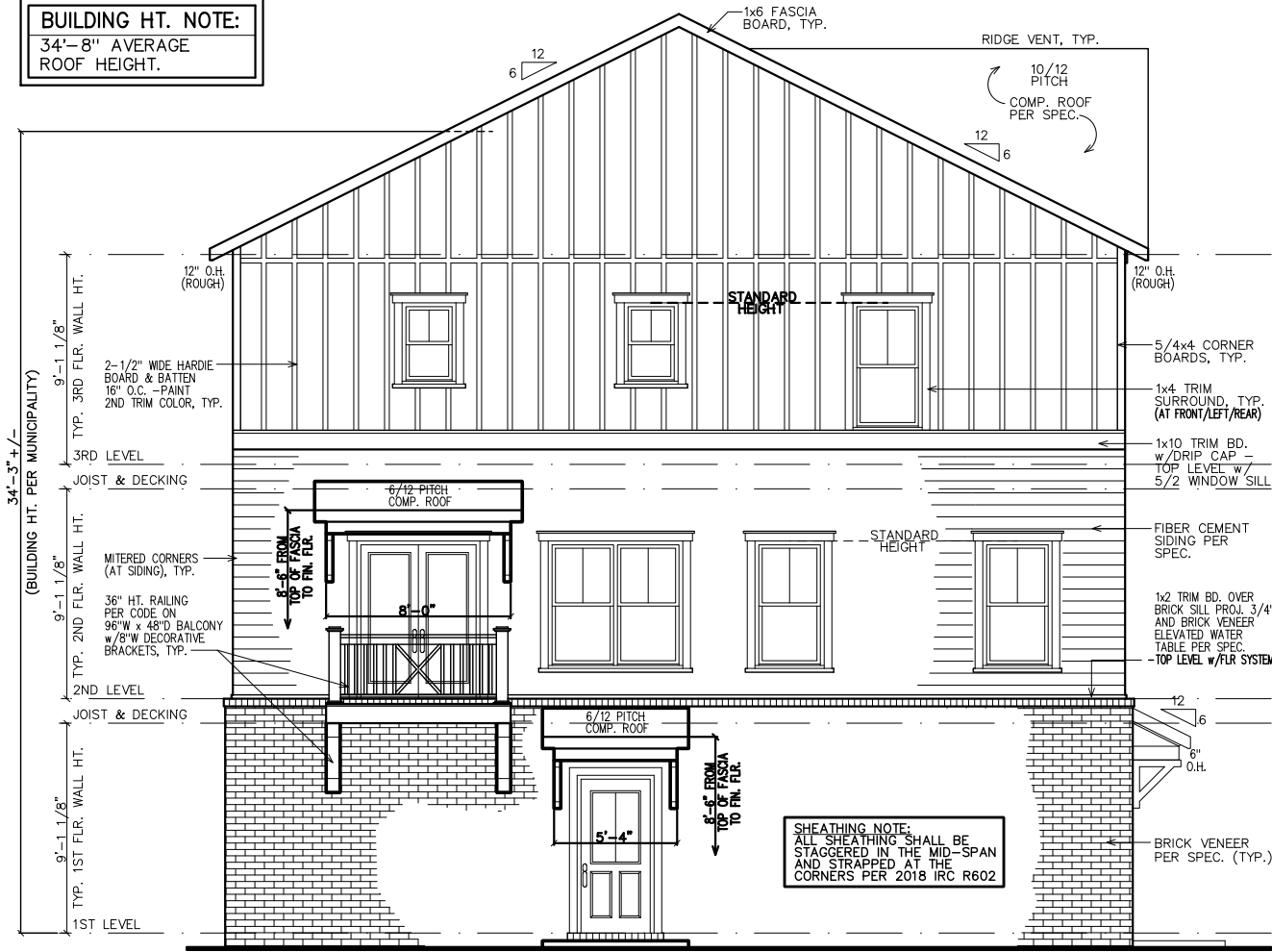
4

DETAIL NUMBER

9

SHEET NUMBER

BUILDING HT. NOTE:
34'-8" AVERAGE
ROOF HEIGHT.



LEFT ELEVATION

NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

- GOVERNING CODES & STANDARDS
1. 2018 INTERNATIONAL RESIDENTIAL CODE, WITH GEORGIA AMENDMENTS.

2. 2018 INTERNATIONAL PLUMBING CODE, WITH GEORGIA AMENDMENTS.

3. 2018 INTERNATIONAL POOL & SPA CODE, WITH GEORGIA AMENDMENTS.

4. 2020 NATIONAL ELECTRICAL CODE, WITH GEORGIA AMENDMENTS.

5. 2015 INTERNATIONAL ENERGY CONSERVATION CODE w/CA AMENDMENTS.

6. NFPA 101 LIFE SAFETY CODE AND T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE AND HANDLING OF WOOD TRUSSES.

DESIGN CRITERIA

ROOF LIVE LOAD: 20 PSF.
FLOOR LIVE LOAD: 40 PSF.
(INCLUDES DECKS, PATIOS, AND PORCHES)
BASIC WIND VELOCITY: 90 MPH
SEISMIC DESIGN CATEGORY: B
BEARING WALLS WITH LIGHT FRAME WALLS
AND WOOD STRUCTURAL PANELS.

SUBDIVISION:
SIGNAL
LOT #:UNITS 21 & 25
RELEASED:06/28/22

TABLE OF CONTENTS	
SHEET	DESCRIPTION
1	FRONT & SIDE ELEVATIONS
2	SIDE & REAR ELEVATIONS
3	1st/2nd/3rd LEVEL PLANS
4	SLAB & ROOF PLAN
5	ELECTRICAL PLANS
6	EXTERIOR/FIRE WALL DETAIL

CLIENT INFORMATION:

Epic
Development
430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#1-B
Front & Side Elev.
DESIGNED BY: C.SAMUDA 06/28/22

SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	340
2ND FLR.	775
3RD FLR.	775
TOTAL	1890
GARAGE	435

JOB NUMBER:

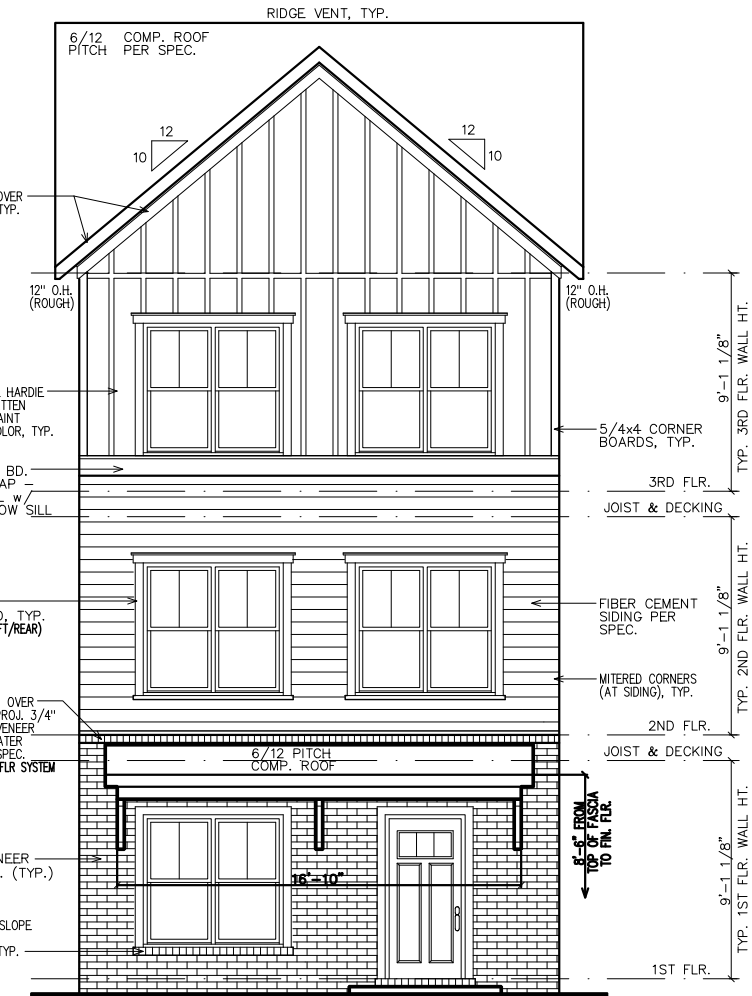
22-1051

REVISIONS:

No.	Date	Revisions	App.
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SHEET NUMBER:

1



FRONT ELEVATION

NOTE:
GRADE LEVEL IS SHOWN
APPROXIMATE. ELEVATION
SHOWN MAY VARY SLIGHTLY.

SHEATHING NOTE:
ALL SHEATHING SHALL BE
STAGGERED IN THE MID-SPAN
AND STRAPPED AT THE
CORNERS PER 2018 IRC R602

SUBDIVISION:
SIGNAL
LOT #:UNITS 21 & 25
RELEASED:06/28/22



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ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#1-B
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 06/28/22
SCALE:
1/8"=1'-0" < 1 1/4"x17"
1/4"=1'-0" < 24'x36"

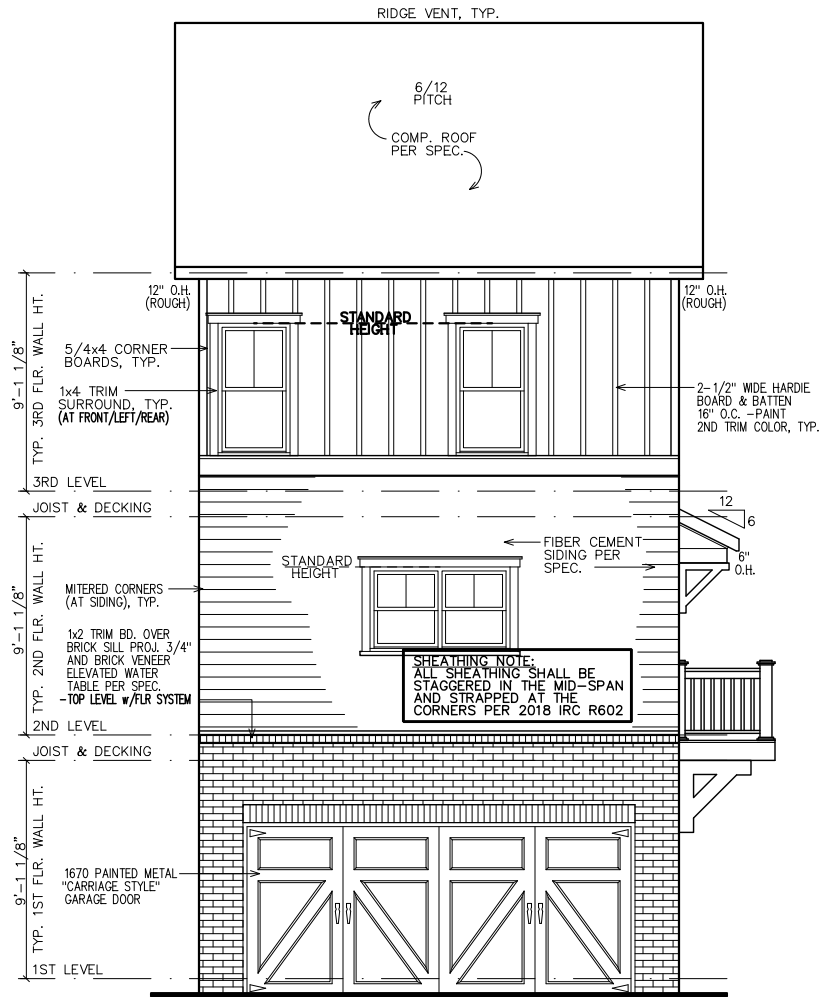
SQUARE FOOTAGE:
1ST FLR. 340
2ND FLR. 775
3RD FLR. 775
TOTAL 1890
GARAGE 435

JOB NUMBER:
22-1051

REVISIONS:			
No.	Date	Revisions	App.
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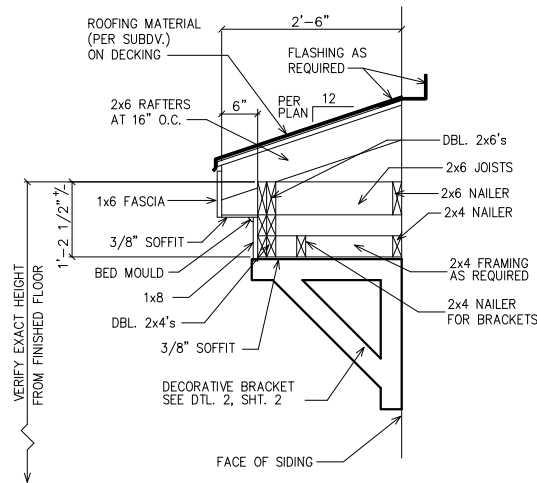
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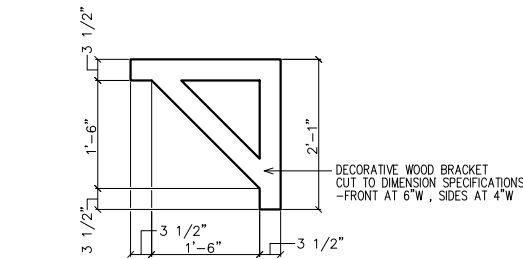


NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

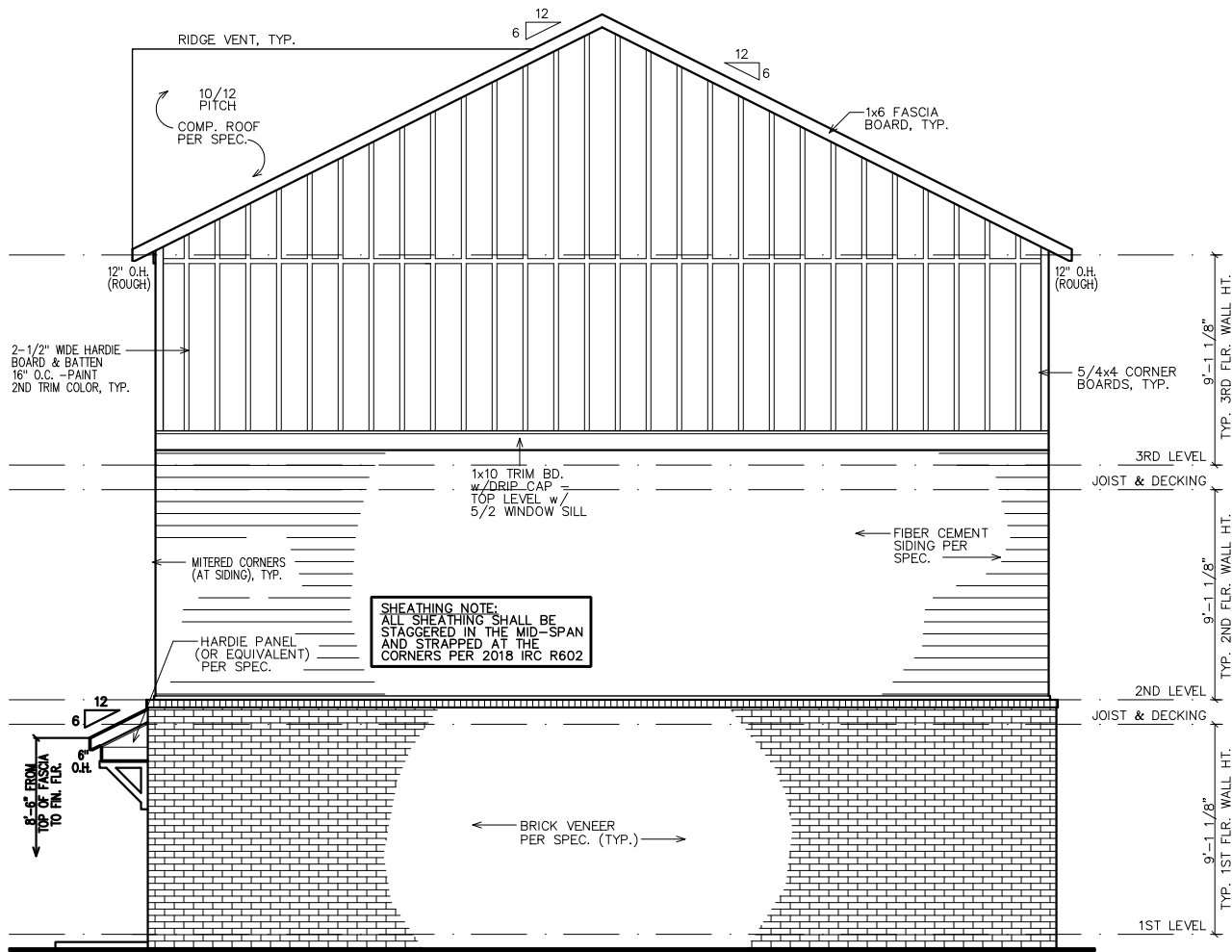
REAR ELEVATION



1
2
ROOF WITH BRACKET DETAIL
SC: N.T.S.
(GAPS SHOWN IN DETAIL ARE FOR CLARITY)



1
2
BRACKET DETAIL
SC: N.T.S.
(2 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

RIGHT ELEVATION

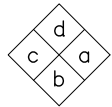
LEGEND

4

DETAIL NUMBER

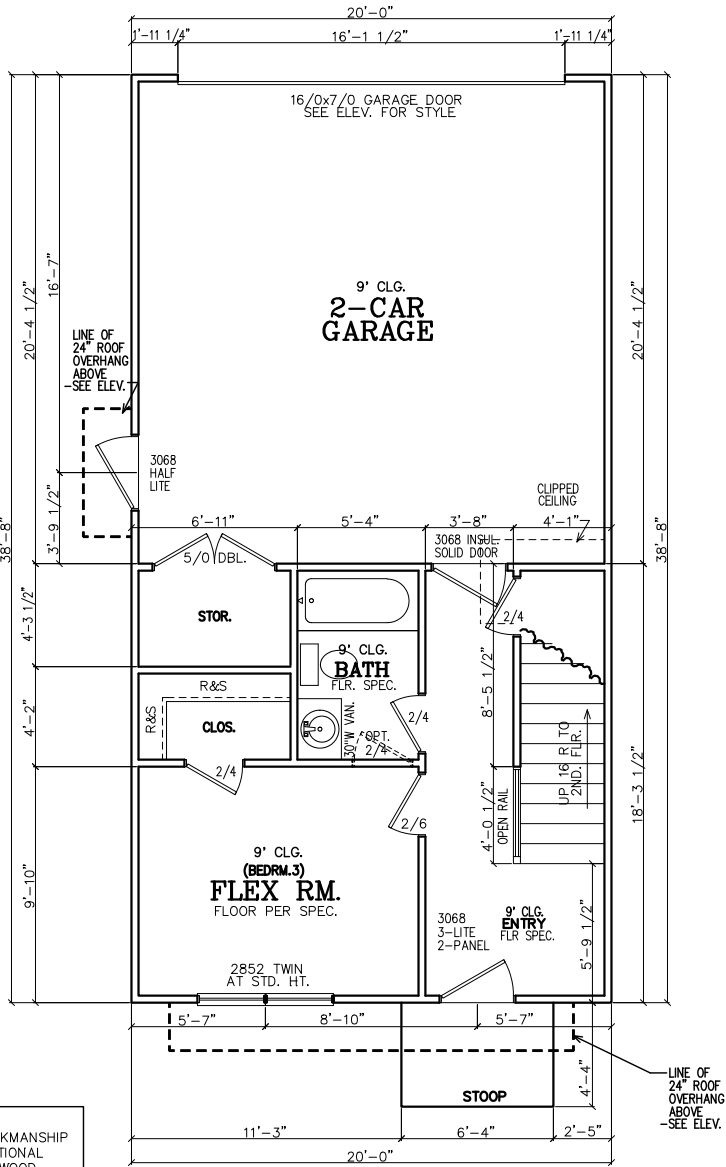
9

SHEET NUMBER



INTERIOR
ELEVATION
KEY

FIRST FLOOR NOTES:
ALL 1ST FLR. CEILING HTS. TO BE
CONTINUOUS 9'-0" U.N.O. ALL DOORS
TO BE 80" HIGH U.N.O. ALL 1ST FLR.
WINDOWS TO BE AT STD. (83") OR
TRANS.(95") HDR. HT. U.N.O.



FIRST FLOOR PLAN

- NOTE TO FRAMERS:
1. ALL MATERIALS AND WORKMANSHIP MUST CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOC.
 2. LUMBER FOR HEADERS, JOISTS, AND RAFTERS IS TO BE #2 SYP, OR EQUAL. ALL BEAMS ARE TO BE CALCULATED AND SIZED ACCORDINGLY.
 3. DO NOT CUT FRAMING MEMBERS FOR ANY PLUMBING, ELECTRICAL OR MECHANICAL SYSTEMS WITHOUT REINFORCING THE ALTERED MEMBER TO ITS ORIGINAL CAPACITY.
 4. ALL 2x4 MATERIAL TO BE STUD GRADE SPF OR EQUAL, UNLESS NOTED OTHERWISE (U.N.O.)
 5. ALL BEAMS AND HEADERS TO BE SOLID BLOCKED WITH THE SUPPORT TO BE OF PRESSURE TREATED MATERIAL.
 6. ALL LUMBER THAT IS IN CONTACT WITH CONCRETE OR MASONRY IS TO BE OF PRESSURE TREATED MATERIAL.
 7. PROVIDE 1x4 DIAGNAL BRIDGING IN ALL CEILING JOISTS.
 8. INTERIOR AND EXTERIOR LOAD BEARING WALLS TO BE 2x4 OR 2x6 IN SIZE AND BE OF STUD GRADE SPF MATERIAL.
 9. ALL KNEE WALL CONSTRUCTION TO BE BRACED AT 4'-0" O.C. MAX.

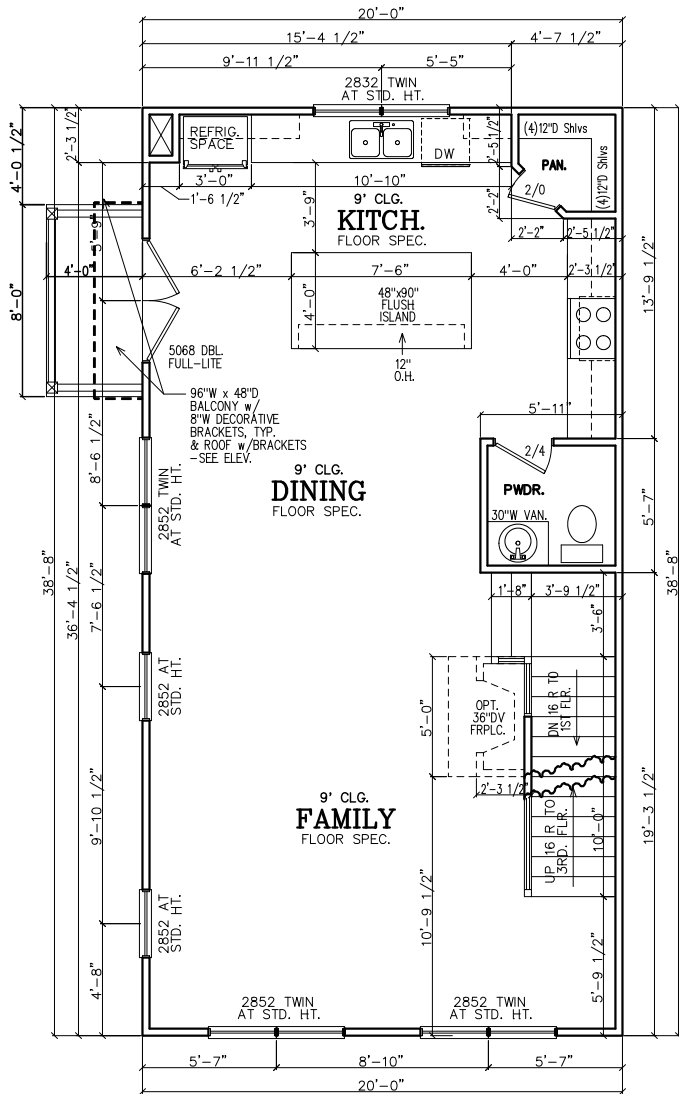
INSULATION NOTES:
1. WALL INSULATION SHALL BE A MINIMUM OF R-13.
2. CEILING INSULATION SHALL BE A MINIMUM OF R-38.
3. SLAB INSULATION PER CODE. *ALL UNLESS NOTED OTHERWISE*

NOTE-ALL ANGLES ON THIS PLAN ARE 90deg.OR 45deg U.N.O.

FRAMING NOTE:
REFER TO FLOOR/CLG DRAWINGS TO VERIFY ALL ALL SIZES AND SPACING PRIOR TO CONSTRUCTION.

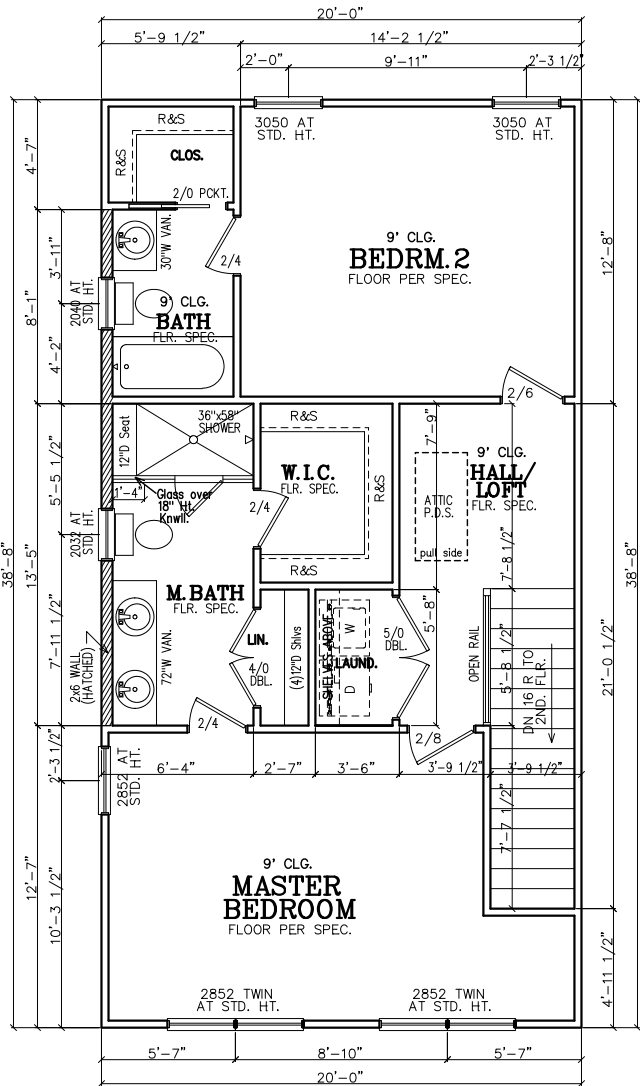
SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

NOTE:
HORIZONTAL DRAFT--STOPPING IN PLAN AT 1000 S.F. TO COMPLY WITH 2018 IRC SECTION 302.12



SECOND FLOOR PLAN

SECOND FLOOR NOTES:
ALL 2ND FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE 80" HIGH U.N.O. ALL 2ND FLR. WINDOWS TO BE AT STD.(84") HDR. HT. U.N.O.



THIRD FLOOR PLAN

THIRD FLOOR NOTES:
ALL 3RD FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE 80" HIGH U.N.O. ALL 2ND FLR. WINDOWS TO BE AT STD.(84") HDR. HT. U.N.O.

SUBDIVISION:
SIGNAL
LOT #:UNITS 21 & 25
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CLIENT INFORMATION:

Epic Development
430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#1-B

Floor Plans

DESIGNED BY: C.SAMUDA 06/28/22

SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	340
2ND FLR.	775
3RD FLR.	775
TOTAL	1890
GARAGE	435

JOB NUMBER:

22-1051

REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
4	.	.	.
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SHEET NUMBER:

3

LEGEND

4

DETAIL NUMBER

9

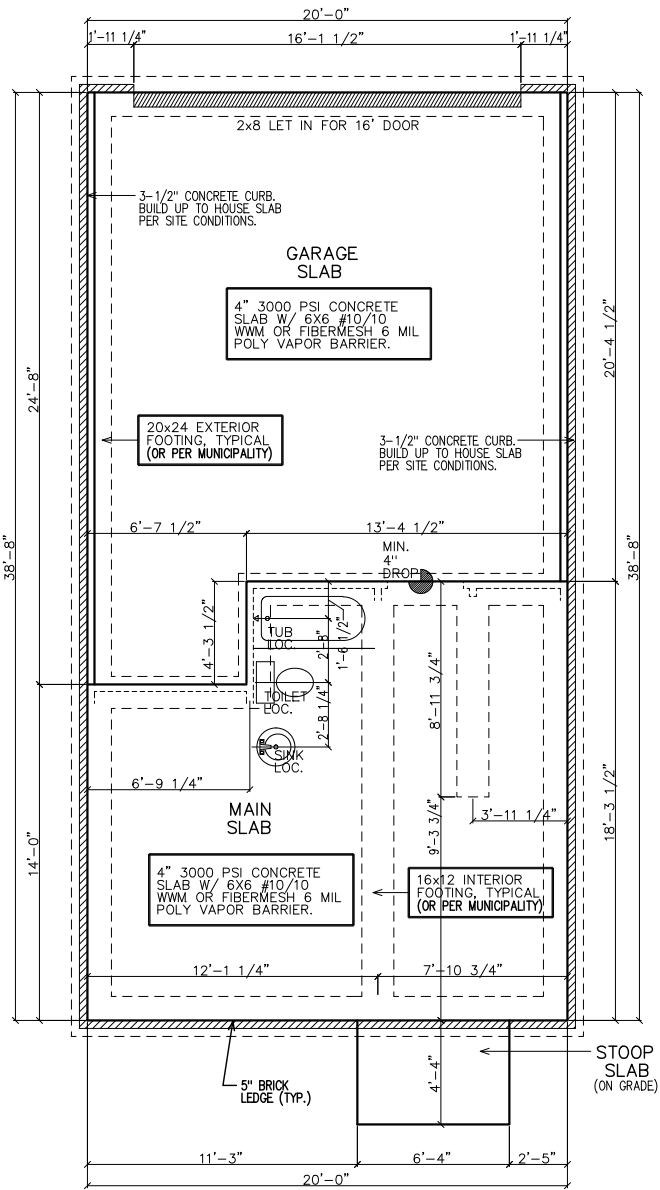
SHEET NUMBER

NOTE:
FOOTING TO EXTEND LOWER
THAN ANY UTILITY/
MUNICIPAL PIPE (WHERE
APPLICABLE) OR AT LEAST
AT AN ELEVATION
INTERSECTING A 1:1 SLOPE
FROM WHERE THE PIPE
WOULD BE EXCAVATED, TYP.

NOTE-ALL ANGLES ON
THIS PLAN ARE 90deg.OR
45deg U.N.O.

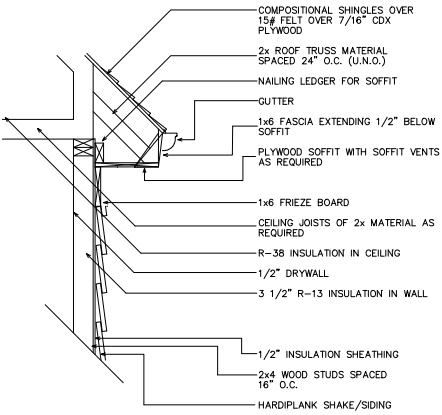
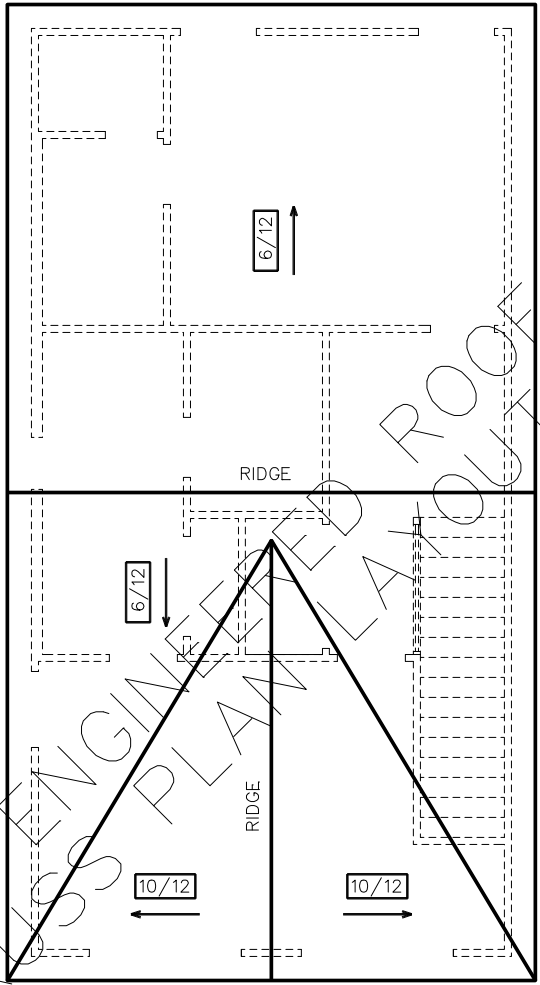
NOTE:
6" CONTINUOUS FOUNDATION
DRAIN IN GRAVEL BED. (TYP.)

NOTE-STEP DOWN FOUND.
WALLS AS SITE ALLOWS



- FOUNDATION NOTES.**
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. IF DRAWINGS ARE IN CONFLICT WITH FIELD CONDITIONS OR OTHER DRAWINGS, CONTRACTOR SHOULD CONTACT CS DESIGN GROUP, LLC FOR JUSTIFICATION OR CORRECTION. ANY DISCREPANCIES FOUND AFTER START OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 2. ALL FOOTINGS ARE TO BE BELOW LOCAL FROST LINES AND REST ON UNDISTURBED SOIL WITH ENOUGH BEARING TO PROPERLY SUPPORT THE BUILDING.
 3. ALL FOUNDATIONS, FOUNDATION WALLS AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL ENGINEER. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY SITE CONDITIONS, LOCAL CODES AND INSURE WELL CONSTRUCTED BUILDING.
 4. BEARING SOIL PRESSURE TO BE 2500 PSF MINIMUM. BEARING CAPACITY OF SOILS SHALL BE VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.
 5. HOUSE SLABS AND GARAGE SLABS TO BE 3000 PSI CONCRETE MINIMUM.
 6. ANY FILL WITHIN 10 FEET OF THE STRUCTURE, OR BENEATH WALKS OF PAVED AREAS SHALL BE COMPACTED TO NOT LESS THAN 55% OF STANDARD PROCTOR DENSITY. ANY FILL PLACED SHALL BE MONITORED BY A QUALIFIED GEOTECHNICAL ENGINEER.
 7. BRICK LEDGE PLACED ON THE PERIMETER OF THE FOUNDATION SHALL HAVE ELEVATION REQUIREMENTS VERIFIED IN FIELD BY BUILDER PRIOR TO CONCRETE PLACEMENT. LEDGES SHALL NOT BE LESS THAN 3".
 8. WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS TO MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES.
 9. BEARING WALLS, SOLID FRAMING AND COLUMNS TO ALLOW FOR TRANSFER OF LOADS FROM ROOF THROUGH THE STRUCTURE TO FOUNDATION AND BEARING SOIL.

- PLUMBER NOTES**
1. PLUMBER TO INSULATE BEHIND TUBS ON ALL EXTERIOR WALLS.
 2. PLUMBER TO INSTALL U APPROVED ELEC. CONDUIT FOR ISLAND PER PLUMBING ROUGH-IN AND FOUNDATION STAGE.



- GENERAL ROOF NOTES:**
1. PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. #1WC UNLESS NOTED OTHERWISE.
 2. 12" ROUGH OVERHANG AT ALL LOCATIONS UNLESS NOTED OTHERWISE.
 3. SECOND FLOOR ROOF TRUSSES TO HAVE 11" HEEL HEIGHTS UNLESS NOTED OTHERWISE.
 4. EACH ROOF RAFTER/TRUSS SHALL BE TIED DOWN TO BOTH DOUBLE TOP PLATES WITH STRAPS OF SUFFICIENT LENGTH TO SPAN FROM THE ROOF RAFTER, ACROSS THE BAND AT THE CEILING RAFTERS, AND EXTENDING (AT A MINIMUM) TO THE BOTTOM OF THE LOWER PLATE.
 5. ALL EXTERIOR WALLS ARE CONSIDERED TO BE SHEAR WALLS; THEREFORE, ALL EXTERIOR WALLS SHALL BE FULLY SHEATHED AND FULLY BLOCKED AT ALL EDGES. HORIZONTAL SHEATHING JOINTS SHALL NOT OCCUR AT THE FLOOR LINE, NOR SHALL VERTICAL OR HORIZONTAL JOINTS ALIGN WITH SIDES OF OPENINGS IN THE EXTERIOR WALLS. SHEATHING PANELS SHALL OVERLAP THE FLOOR LINE BY A MINIMUM OF 12" AND EXTEND A MINIMUM OF 12" BELOW THE BOTTOM OF THE FLOOR STRUCTURE.
 6. ALL FRAME WORK AND MATERIAL TO COMPLY WITH ALL LOCAL AND NATIONAL CODES.

SUBDIVISION:
SIGNAL
LOT #:UNITS 21 & 25
RELEASED:06/28/22



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CLIENT INFORMATION:

Epic Development

430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#1-B

Slab/Found & Roof Plan

DESIGNED BY: C.SAMUDA 06/28/22

SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	340
2ND FLR.	775
3RD FLR.	775
TOTAL	1890
GARAGE	435

JOB NUMBER:
22-1051

REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
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SHEET NUMBER:
4

SUBDIVISION:
SIGNAL
LOT #: UNITS 21 & 25
RELEASED: 06/28/22

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ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#1-B
Electrical Plans
DESIGNED BY: C.SAMUDA 06/28/22
SCALE:

SQUARE FOOTAGE:	
1ST FLR.	340
2ND FLR.	775
3RD FLR.	775
TOTAL	1890
GARAGE	435

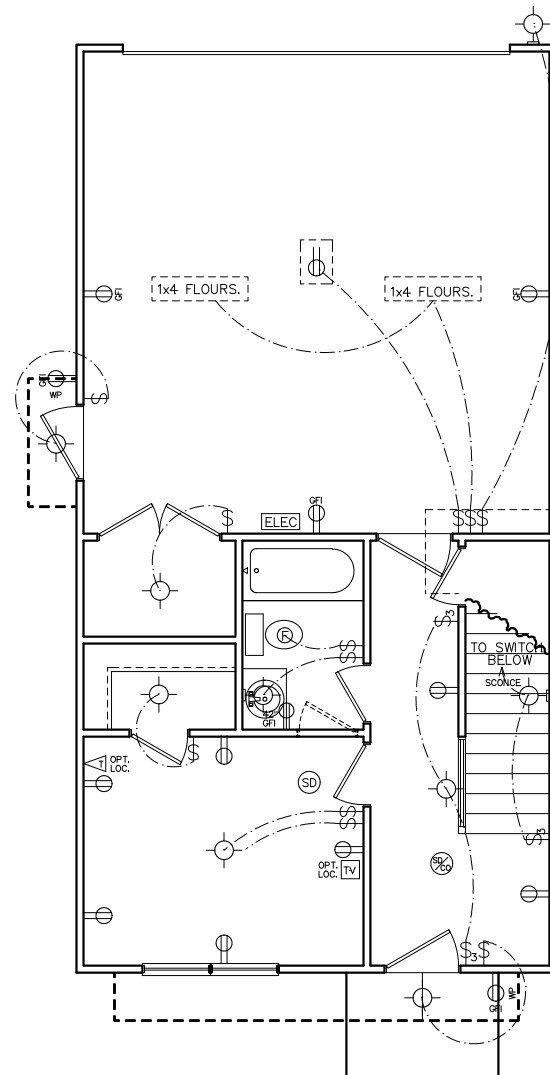
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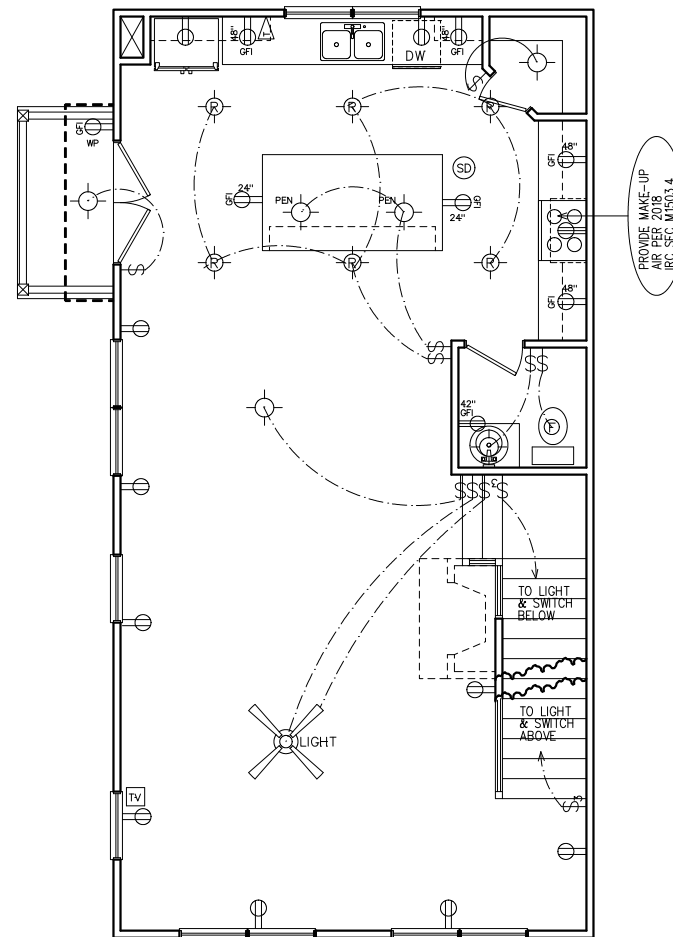
SHEET NUMBER:

5

Page 135 of 142



FIRST FLOOR ELECTRICAL PLAN



SECOND FLOOR ELECTRICAL PLAN

NOTE:
BRACE AND
WIRE SECONDARY
BEDROOMS FOR
CEILING FANS.

LOCATION	# OF CFMs
MSTR BATH	50
BATH #2	50
BATH #3	50
POWDER	50

ELECTRICAL NOTES

1. HEIGHT OF LIGHT FIXTURES AT EXTERIOR DOORS PER ELEVATIONS.
2. INSULATED FIXTURES AT 1-STORY PLANS.
3. DOOR BELL HEIGHT AT 3'-6" A.F.F.
4. DOOR CHIME HEIGHT AT 7'-0" A.F.F.
5. HEIGHT OF SWITCHES AT 4'-0" A.F.F. UNLESS NOTED OTHERWISE.
6. HEIGHT OF OUTLETS AT 1'-6" A.F.F. UNLESS NOTED OTHERWISE.
7. ALL SMOKE DETECTORS SHALL BE PROGRAMMED TO BE INTERCONNECTED AT THE FINAL INSPECTION.
8. ALL GFCI/ACI OUTLETS TO BE INSTALLED PER 2020 NEC.

ELECTRICAL LEGEND

	SWITCH		WEATHER PROOF OUTLET
	3-WAY SWITCH		GFI OUTLET
	4-WAY SWITCH		220 VOLT OUTLET
	DIMMER SWITCH		110 VOLT SWITCHED
	LIGHT		FLOOR OUTLET
	RECESSED LIGHT		CEILING OUTLET
	PULL CHAIN LIGHT		TELEVISION
	WEATHER PROOF LIGHT		TELEPHONE
	RECESSED EYE LIGHT		SMOKE DETECTOR
	FLOOR LIGHT		CARBON MONOXIDE DETECTOR
	WEATHER PROOF FLOOD		GARBAGE DISPOSAL
	EXT WALL LIGHT		SECURITY "HOMERUN"
	FAN		LOW VOLTAGE INTERFACE
	FAN WITH LIGHT		THERMOSTAT
	2x4 FLOURESCENT LIGHT		CHIMES
	1x4 FLOURESCENT LIGHT		BATHROOM FAN
	110 VOLT OUTLET		FUSE BOX

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CLIENT INFORMATION:

Epic
Development

430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#1-B
Misc. Details

DESIGNED BY: C.SAMUDA 06/28/22

SCALE:
1/8"=1'-0" < 1"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:	
1ST FLR.	340
2ND FLR.	775
3RD FLR.	775
TOTAL	1890
GARAGE	435

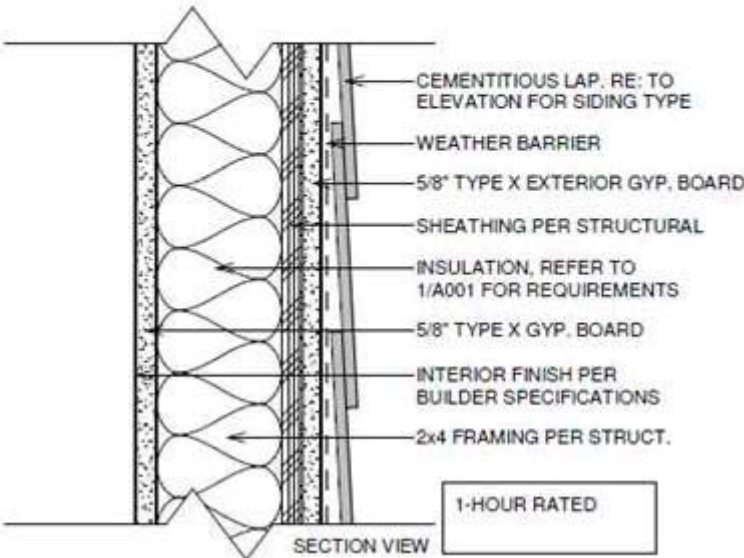
JOB NUMBER:
22-1051

REVISIONS:			
No.	Date	Revisions	App.
1	.	.	.
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SHEET NUMBER:
6

CEMENTITIOUS SIDING w/ WEATHER BARRIER w/ 5/8" TYPE X EXTERIOR GYP. BOARD w/ SHEATHING w/ FRAMING PER STRUCTURAL, BATT INSUL. PER CODE REQ., 5/8" TYPE X GYPSUM BD w/ VAPOR RETARDER, PNT, COLOR PER BUILDER SPECIFICATIONS. SEE ELEVATION FOR PATTERN.

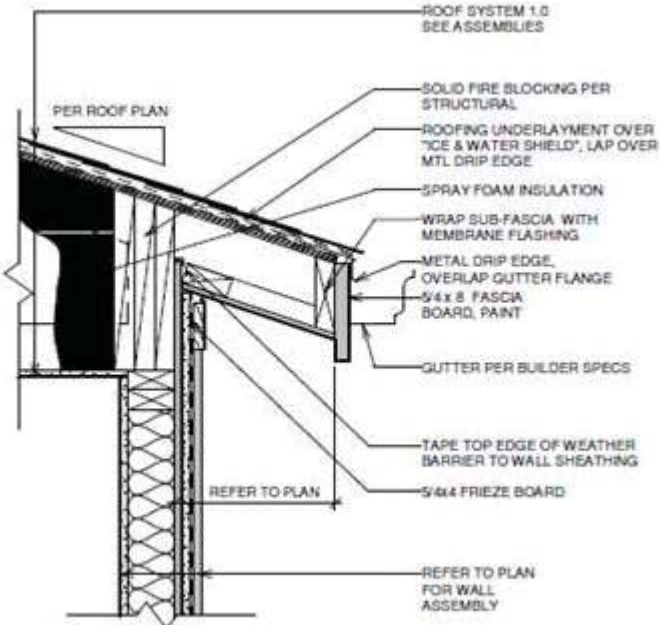
USE HOT-DIP GALVANIZED OR STAINLESS STEEL FASTENERS IN ALL LOCATIONS & INSTALL PER SIDING MANUFACTURER'S INSTALLATION INSTRUCTIONS



1
6

TYPICAL 1-HOUR FIRE RATED
EXTERIOR WALL DETAIL WITHOUT
FENESTRATION (MID-WALL)
(U.L. #U305)

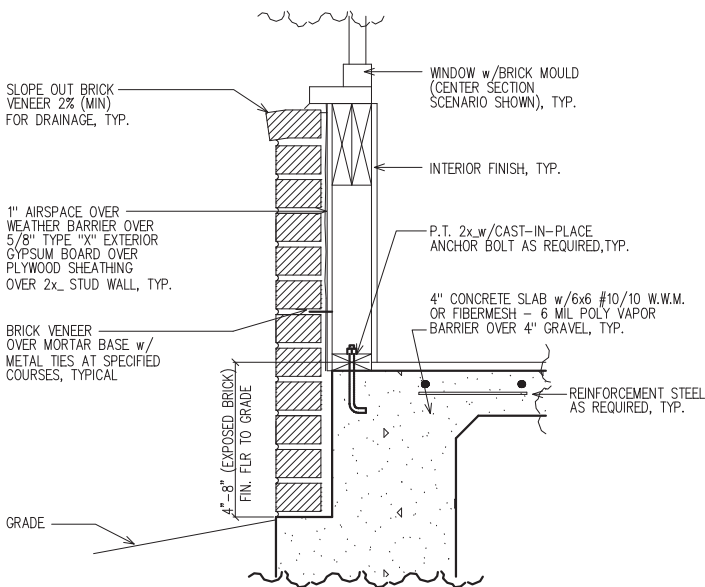
SC: NOT TO SCALE



3
6

TYPICAL 1-HOUR FIRE RATED
EXTERIOR WALL DETAIL @ EAVE
(UPPER WALL)
(U.L. #U305)

SC: NOT TO SCALE



1
6

LOWER WALL SECTION
DETAIL @ BRICK

SC: NOT TO SCALE

LEGEND

4

DETAIL NUMBER

9

SHEET NUMBER

TABLE OF CONTENTS	
SHEET	DESCRIPTION
1	FRONT & SIDE ELEVATIONS
2	SIDE & REAR ELEVATIONS
3	1st/2nd/3rd LEVEL PLANS
4	SLAB & ROOF PLAN
5	ELECTRICAL PLANS
6	EXTERIOR/FIRE WALL DETAIL

SUBDIVISION:
SIGNAL

LOT #:UNITS 22 & 23

RELEASED:06/28/22



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ATLANTA, GA 30324

(678) 777-7425

CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#5-C

Front & Side Elev.

DESIGNED BY: C.SAMUDA 06/28/22

SCALE:

1/8"=1'-0" < 11"x17"

1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER:

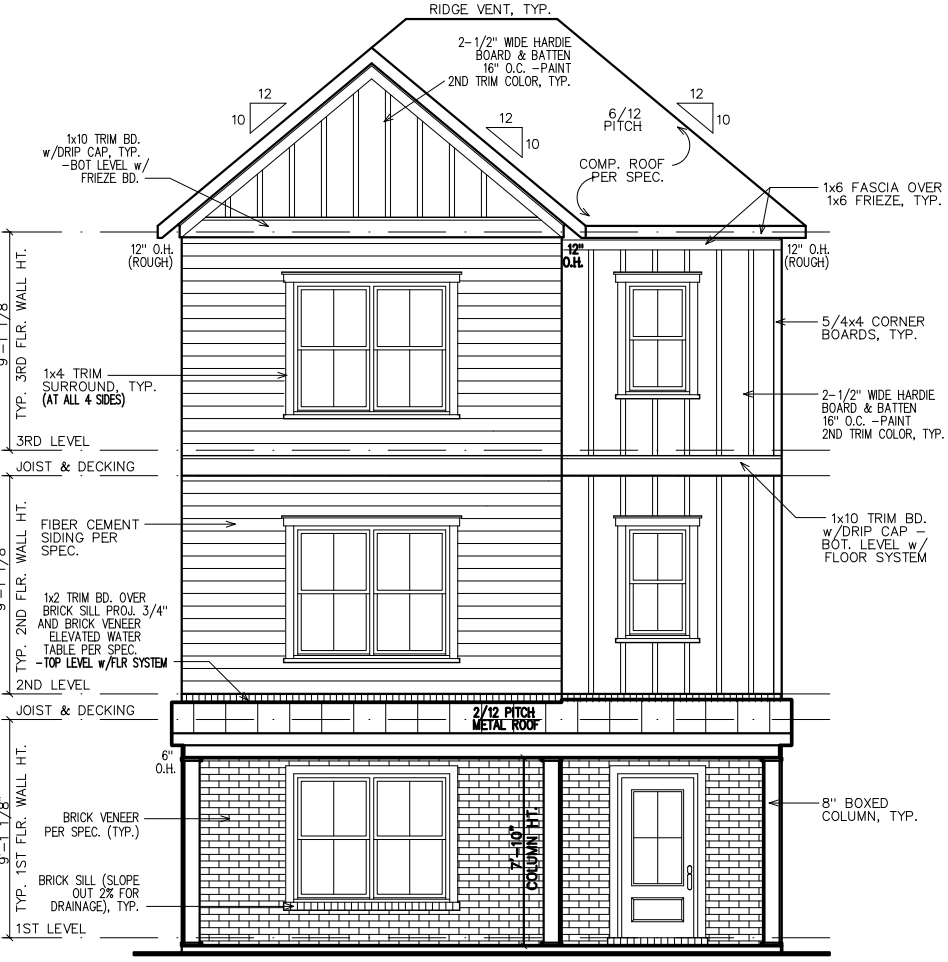
22-1059

REVISIONS:

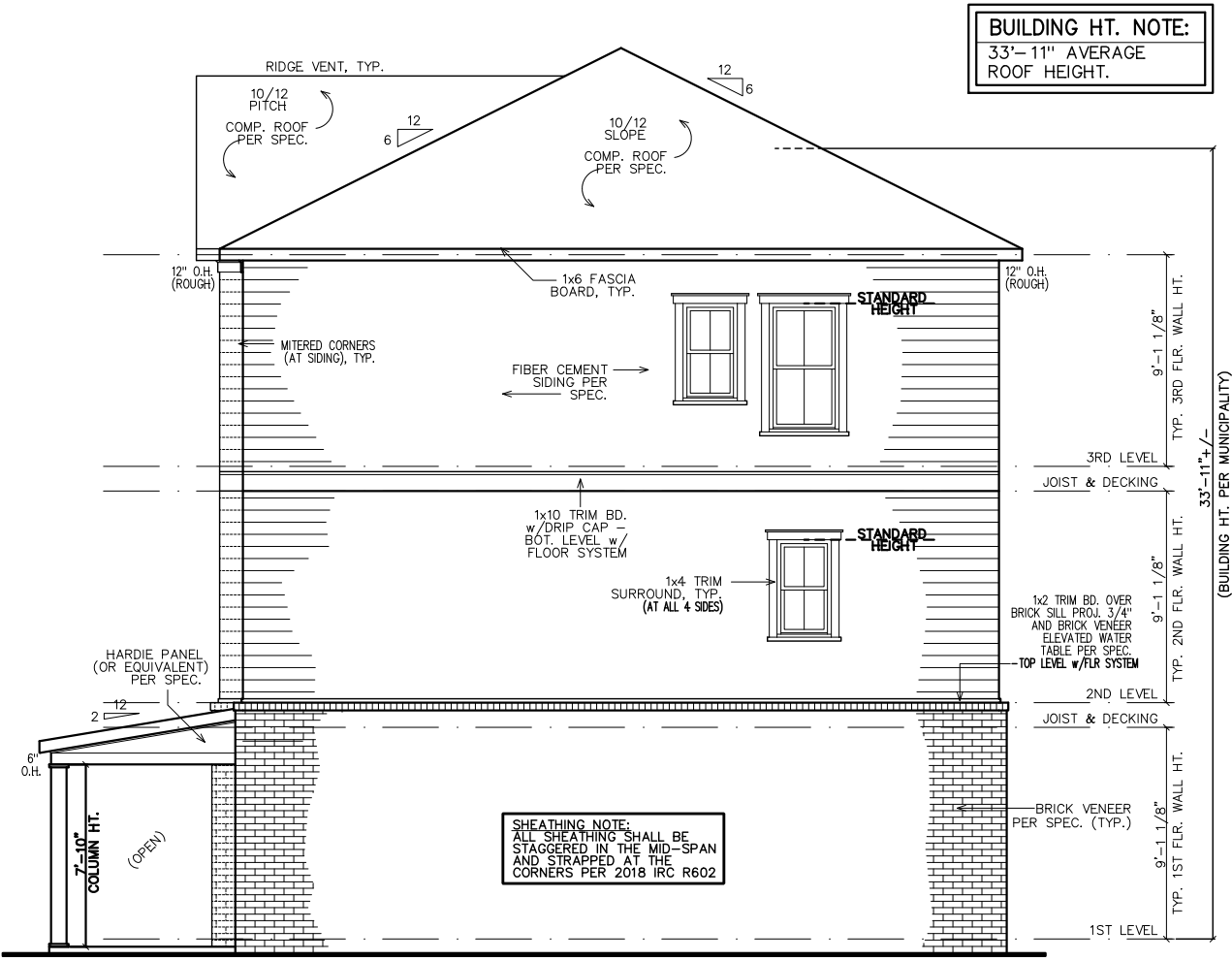
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SHEET NUMBER:

1



FRONT ELEVATION



RIGHT ELEVATION

GOVERNING CODES & STANDARDS

- 2018 INTERNATIONAL RESIDENTIAL CODE, WITH GEORGIA AMENDMENTS.
- 2018 INTERNATIONAL PLUMBING CODE, WITH GEORGIA AMENDMENTS.
- 2018 INTERNATIONAL POOL & SPA CODE, WITH GEORGIA AMENDMENTS.
- 2020 NATIONAL ELECTRICAL CODE, WITH GEORGIA AMENDMENTS.
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE w/GA AMENDMENTS.
- NFPA 101 LIFE SAFETY CODE AND T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE AND HANDLING OF WOOD TRUSSES.

DESIGN CRITERIA

ROOF LIVE LOAD: 20 PSF.
FLOOR LIVE LOAD: 40 PSF.
(INCLUDES DECKS, PATIOS, AND PORCHES)
BASIC WIND VELOCITY: 90 MPH
SEISMIC DESIGN CATEGORY: B
BEARING WALLS WITH LIGHT FRAME WALLS AND WOOD STRUCTURAL PANELS.

SUBDIVISION:
SIGNAL
LOT #: UNITS 22 & 23
RELEASED: 06/28/22



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(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#5-C

Side & Rear Elev.

[illegible]

SCALE:
 $1/8" = 1'-0"$ < $11" \times 17"$
 $1/4" = 1'-0"$ < $24" \times 36"$

SQUARE FOOTAGE:

1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER:

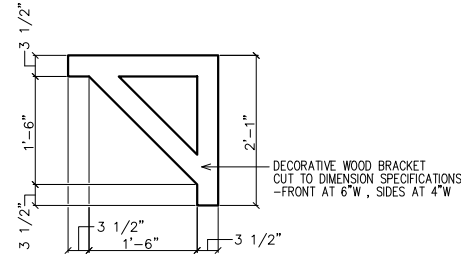
22-1059

REVISIONS:

No.	Date	Revisions	App.
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SHEET NUMBER:

2



1 BRACKET DETAIL

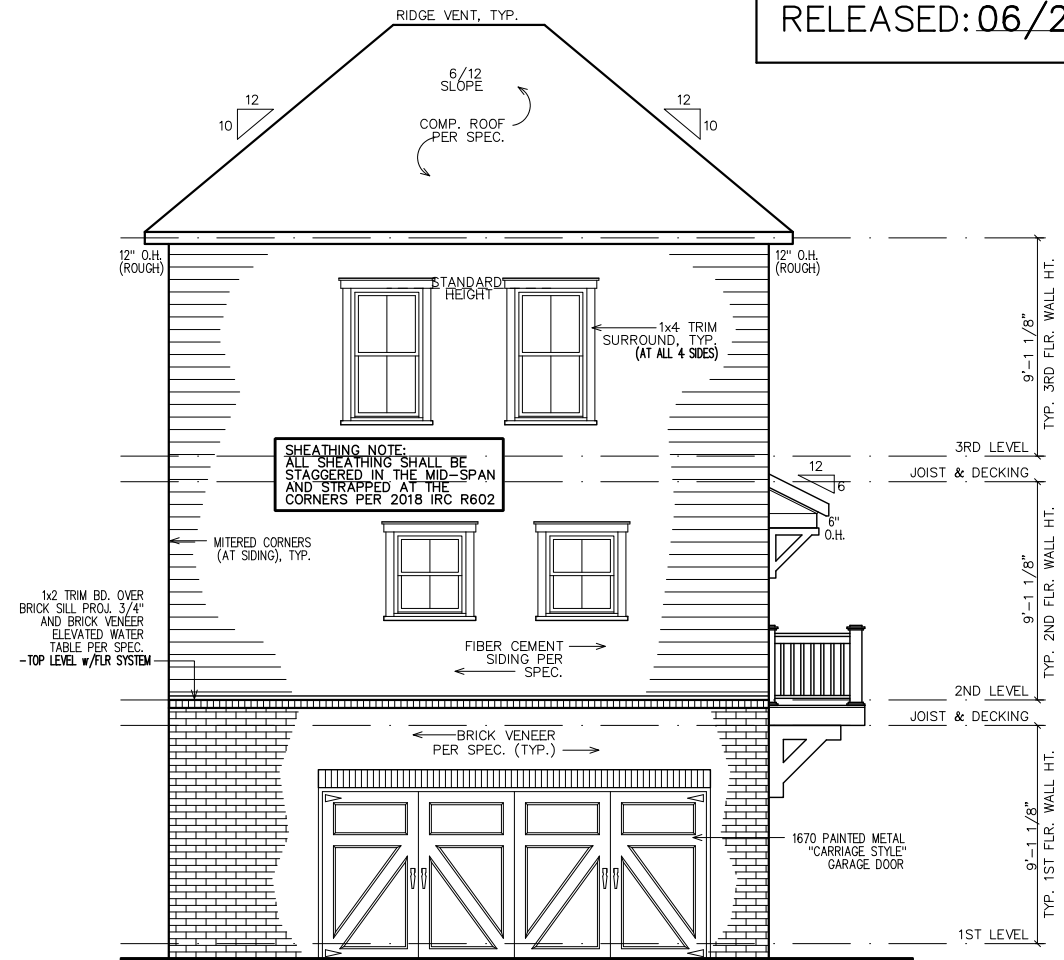
SC: N.T.S.

(2 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



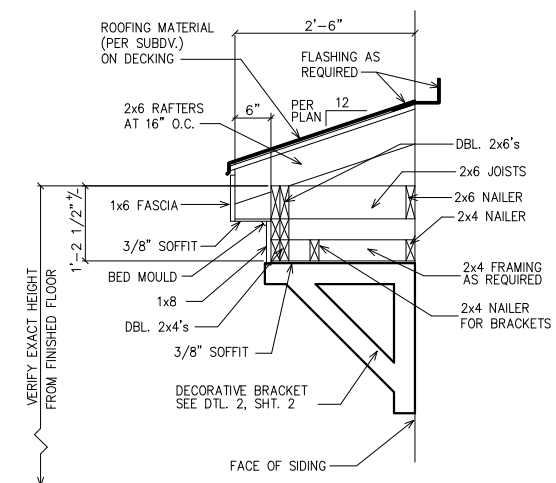
NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

LEFT ELEVATION



REAR ELEVATION

NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.



1 ROOF WITH BRACKET DETAIL

SC: N.T.S.

(GAPS SHOWN IN DETAIL ARE FOR CLARITY)

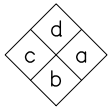
LEGEND

4

DETAIL NUMBER

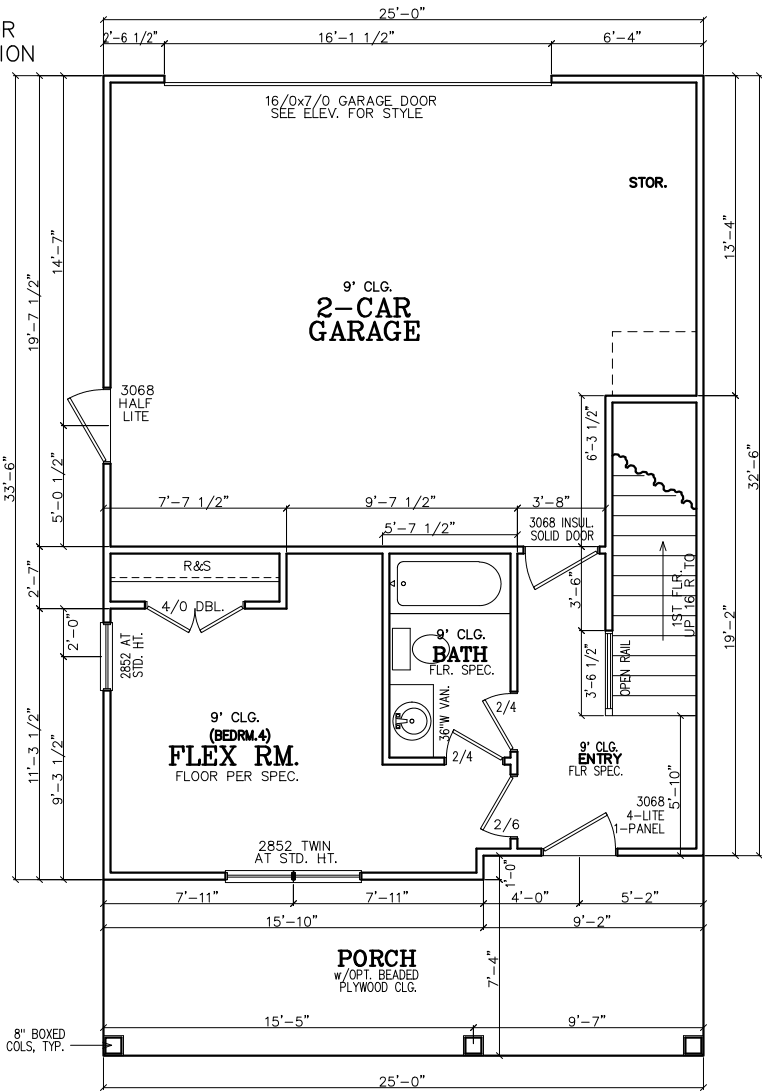
9

SHEET NUMBER



INTERIOR
ELEVATION
KEY

FIRST FLOOR NOTES:
ALL 1ST FLR. CEILING HTS. TO BE
CONTINUOUS 9'-0" U.N.O. ALL DOORS
TO BE 80" HIGH U.N.O. ALL 1ST FLR.
WINDOWS TO BE AT STD. (83") OR
TRANS.(95") HDR. HT. U.N.O.



FIRST FLOOR PLAN

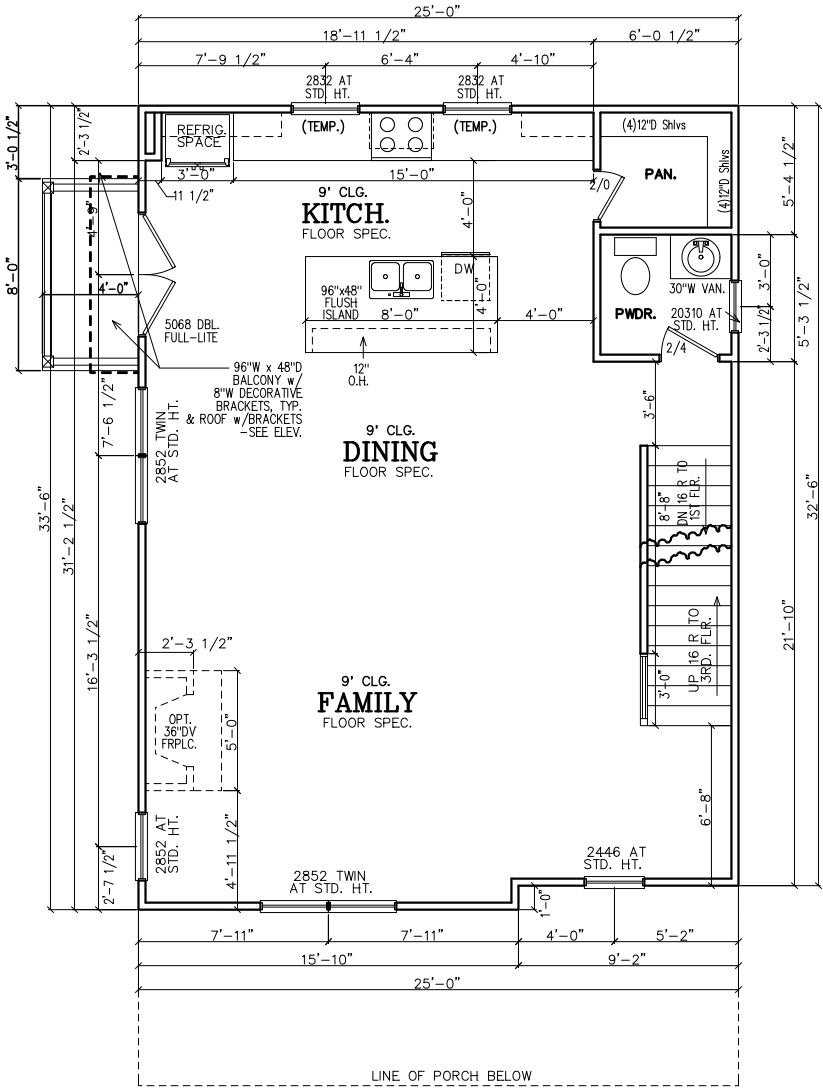
INSULATION NOTES:
1. WALL INSULATION SHALL
BE A MINIMUM OF R-13.
2. CEILING INSULATION
SHALL BE A MINIMUM OF
R-38.
3. SLAB INSULATION PER
CODE. *ALL UNLESS
NOTED OTHERWISE*

NOTE-ALL ANGLES ON
THIS PLAN ARE 90deg. OR
45deg U.N.O.

FRAMING NOTE:
REFER TO FLOOR/CLG
DRAWINGS TO VERIFY ALL
ALL SIZES AND SPACING
PRIOR TO CONSTRUCTION.

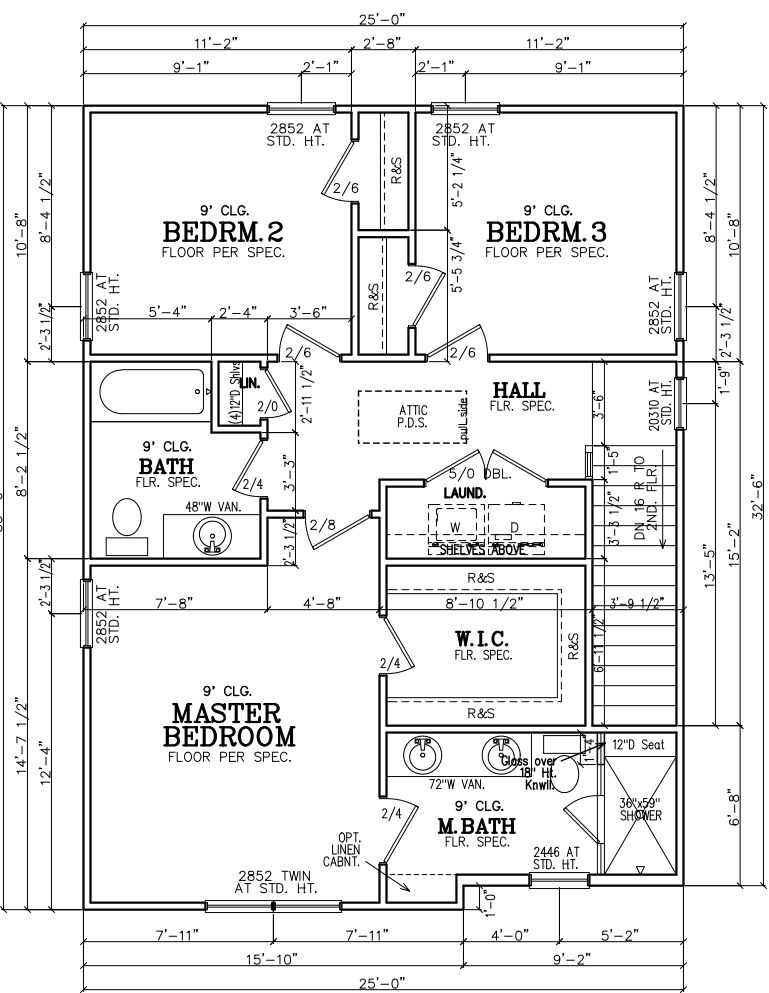
SHEATHING NOTE:
ALL SHEATHING SHALL BE
STAGGERED IN THE MID-SPAN
AND STRAPPED AT THE
CORNERS PER 2018 IRC R602

NOTE:
HORIZONTAL DRAFT-STOPPING
IN PLAN AT 1000 S.F. TO
COMPLY WITH 2018 IRC
SECTION 302.12



SECOND FLOOR PLAN

SECOND FLOOR NOTES:
ALL 2ND FLR. CEILING HTS.
TO BE CONTINUOUS 9'-0"
U.N.O. ALL DOORS TO BE
80" HIGH U.N.O. ALL 2ND
FLR. WINDOWS TO BE AT
STD.(84") HDR. HT. U.N.O.



THIRD FLOOR PLAN

NOTE TO FRAMERS:
1. ALL MATERIALS AND WORKMANSHIP
MUST CONFORM TO THE NATIONAL
DESIGN SPECIFICATION FOR WOOD
CONSTRUCTION. PUBLISHED BY THE
NATIONAL FOREST PRODUCTS ASSOC.
2. LUMBER FOR HEADERS, JOISTS, AND
RAFTERS IS TO BE #2 SYP. OR EQUAL.
ALL BEAMS ARE TO BE CALCULATED
AND SIZED ACCORDINGLY.
3. DO NOT CUT FRAMING MEMBERS FOR
ANY PLUMBING, ELECTRICAL OR
MECHANICAL SYSTEMS WITHOUT
REINFORCING THE ALTERED MEMBER TO
ITS ORIGINAL CAPACITY.
4. ALL 2x4 MATERIAL TO BE STUD
GRADE SPF OR EQUAL, UNLESS NOTED
OTHERWISE (U.N.O.)
5. ALL BEAMS AND HEADERS TO BE
SOLID BLOCKED WITH THE SUPPORT TO
BE OF PRESSURE TREATED MATERIAL.
6. ALL LUMBER THAT IS IN CONTACT
WITH CONCRETE OR MASONRY IS TO BE
OF PRESSURE TREATED MATERIAL.
7. PROVIDE 1x4 DIAGONAL BRIDGING IN
ALL CEILING JOISTS.
8. INTERIOR AND EXTERIOR LOAD
BEARING WALLS TO BE 2x4 OR 2x6
IN SIZE AND BE OF STUD GRADE SPF
MATERIAL.
9. ALL KNEE WALL CONSTRUCTION TO
BE BRACED AT 4'-0" O.C. MAX.

THIRD FLOOR NOTES:
ALL 3RD FLR. CEILING HTS.
TO BE CONTINUOUS 9'-0"
U.N.O. ALL DOORS TO BE
80" HIGH U.N.O. ALL 2ND
FLR. WINDOWS TO BE AT
STD.(84") HDR. HT. U.N.O.

SUBDIVISION:
SIGNAL
LOT #:UNITS 22 & 23
RELEASED:06/28/22



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CLIENT INFORMATION:
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Development
430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:
SIGNAL PLAN#5-C
Floor Plans
DESIGNED BY: C.SAMUDA 06/28/22
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:
1ST FLR. 365
2ND FLR. 830
3RD FLR. 830
TOTAL 2025
GARAGE 465

JOB NUMBER:
22-1059

REVISIONS:			
No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
4	.	.	.
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SHEET NUMBER:

3

LEGEND

4

DETAIL NUMBER

9

SHEET NUMBER

SUBDIVISION:
SIGNAL

LOT #:UNITS 22 & 23

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ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#5-C

Slab/Found & Roof Plan

DESIGNED BY: C.SAMUDA 06/28/22

SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:	
1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

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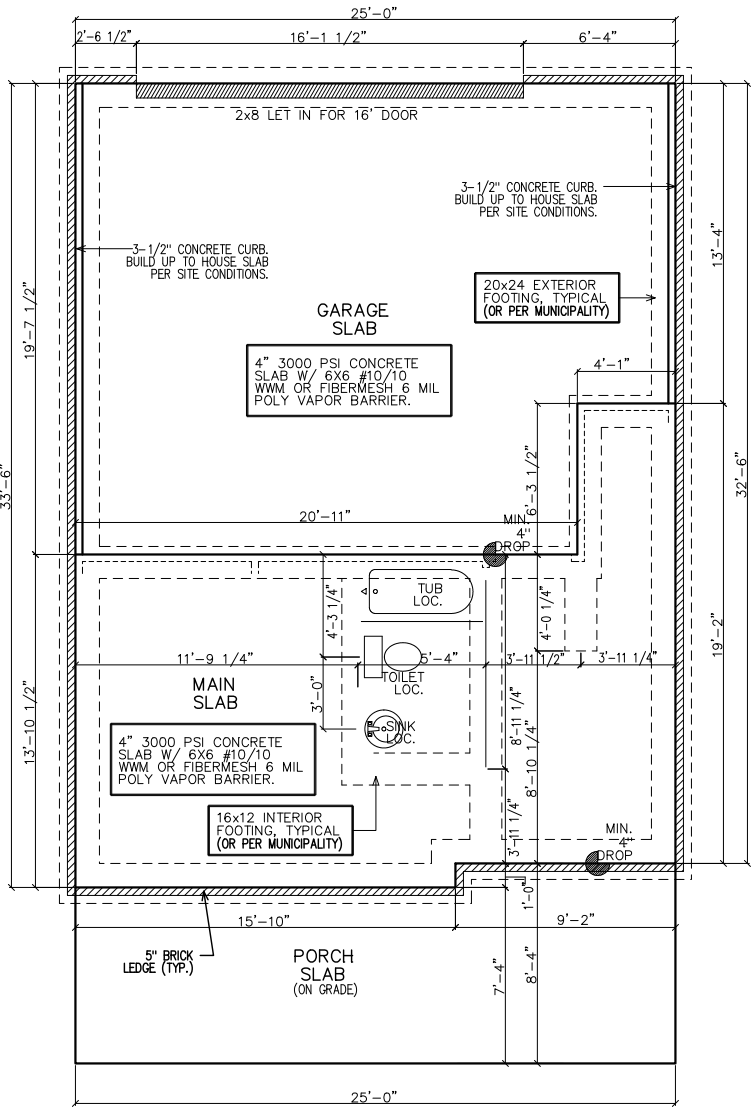
4

NOTE:
FOOTING TO EXTEND LOWER
THAN ANY UTILITY/
MUNICIPAL PIPE (WHERE
APPLICABLE) OR AT LEAST
AT AN ELEVATION
INTERSECTING A 1:1 SLOPE
FROM WHERE THE PIPE
WOULD BE EXCAVATED, TYP.

NOTE-ALL ANGLES ON
THIS PLAN ARE 90deg.OR
45deg U.N.O.

NOTE:
6" CONTINUOUS FOUNDATION
DRAIN IN GRAVEL BED. (TYP.)

NOTE-STEP DOWN FOUND.
WALLS AS SITE ALLOWS

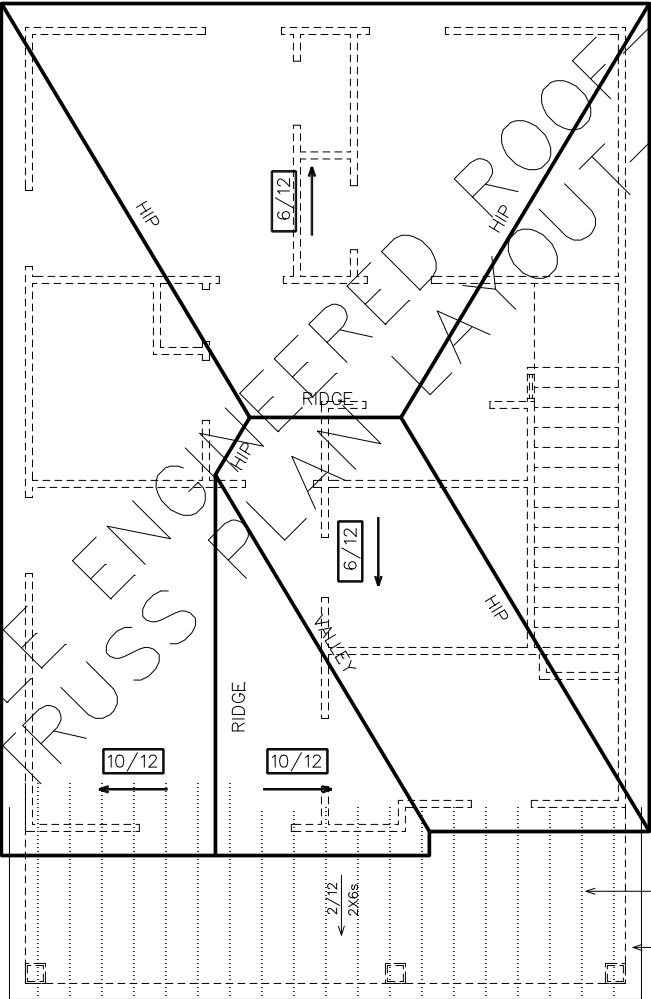


SLAB/FOUNDATION PLAN

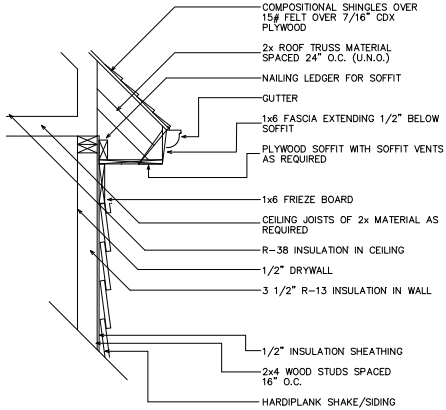
- FOUNDATION NOTES**
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. IF DRAWINGS ARE IN CONFLICT WITH FIELD CONDITIONS OR OTHER DRAWINGS, CONTRACTOR SHOULD CONTACT CS DESIGN GROUP, LLC FOR JUSTIFICATION OR CORRECTION. ANY DISCREPANCIES FOUND AFTER START OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 2. ALL FOOTINGS ARE TO BE BELOW LOCAL FROST LINES AND REST ON UNDISTURBED SOIL WITH ENOUGH BEARING TO PROPERLY SUPPORT THE BUILDING.
 3. ALL FOUNDATIONS, FOUNDATION WALLS AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL ENGINEER. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY SITE CONDITIONS, LOCAL CODES AND INSURE WELL CONSTRUCTED BUILDING.
 4. BEARING SOIL PRESSURE TO BE 2500 PSF MINIMUM. BEARING CAPACITY OF SOILS SHALL BE VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.
 5. HOUSE SLABS AND GARAGE SLABS TO BE 3000 PSI CONCRETE MINIMUM.
 6. ANY FILL WITHIN 10 FEET OF THE STRUCTURE, OR BENEATH WALKS OF PAVED AREAS SHALL BE COMPACTED TO NOT LESS THAN 55% OF STANDARD PROCTOR DENSITY. ANY FILL PLACED SHALL BE MONITORED BY A QUALIFIED GEOTECHNICAL ENGINEER.
 7. BRICK LEDGE PLACED ON THE PERIMETER OF THE FOUNDATION SHALL HAVE ELEVATION REQUIREMENTS VERIFIED IN FIELD BY BUILDER PRIOR TO CONCRETE PLACEMENT. LEDGES SHALL NOT BE LESS THAN 3".
 8. WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS TO MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES.
 9. BEARING WALLS, SOLID FRAMING AND COLUMNS TO ALLOW FOR TRANSFER OF LOADS FROM ROOF THROUGH THE STRUCTURE TO FOUNDATION AND BEARING SOIL.

- PLUMBER NOTES**
1. PLUMBER TO INSULATE BEHIND TUBS ON ALL EXTERIOR WALLS.
 2. PLUMBER TO INSTALL U APPROVED ELEC. CONDUIT FOR ISLAND PER PLUMBING ROUGH-IN AND FOUNDATION STAGE.

STICK FRAME PORCH AS SHOWN W/2x6 RAFTERS. 2x6 CEILING JOISTS ALSO REQUIRED.



ROOF PLAN



1 UPPER WALL SECTION DETAIL
4 SC: N.T.S.

GENERAL ROOF NOTES:

1. PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. #1WC UNLESS NOTED OTHERWISE.
2. 12" ROUGH OVERHANG AT ALL LOCATIONS UNLESS NOTED OTHERWISE.
3. SECOND FLOOR ROOF TRUSSES TO HAVE 11" HEEL HEIGHTS UNLESS NOTED OTHERWISE.
4. EACH ROOF RAFTER/TRUSS SHALL BE TIED DOWN TO BOTH DOUBLE TOP PLATES WITH STRAPS OF SUFFICIENT LENGTH TO SPAN FROM THE ROOF RAFTER, ACROSS THE BAND AT THE CEILING RAFTERS, AND EXTENDING (AT A MINIMUM) TO THE BOTTOM OF THE LOWER PLATE.
5. ALL EXTERIOR WALLS ARE CONSIDERED TO BE SHEAR WALLS; THEREFORE, ALL EXTERIOR WALLS SHALL BE FULLY SHEATHED AND FULLY BLOCKED AT ALL EDGES. HORIZONTAL SHEATHING JOINTS SHALL NOT OCCUR AT THE FLOOR LINE, NOR SHALL VERTICAL OR HORIZONTAL JOINTS ALIGN WITH SIDES OF OPENINGS IN THE EXTERIOR WALLS. SHEATHING PANELS SHALL OVERLAP THE FLOOR LINE BY A MINIMUM OF 12" AND EXTEND A MINIMUM OF 12" BELOW THE BOTTOM OF THE FLOOR STRUCTURE.
6. ALL FRAME WORK AND MATERIAL TO COMPLY WITH ALL LOCAL AND NATIONAL CODES.

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(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#5-C
Electrical Plans
DESIGNED BY: C.SAMUDA 06/28/22
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

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1ST FLR. 365
2ND FLR. 830
3RD FLR. 830
TOTAL 2025
GARAGE 465

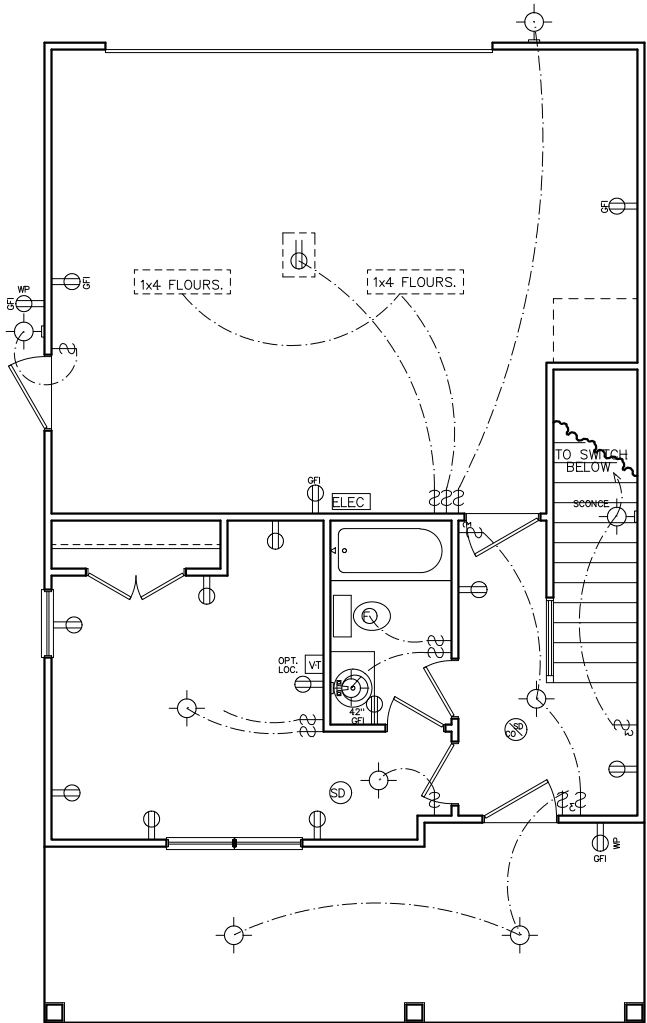
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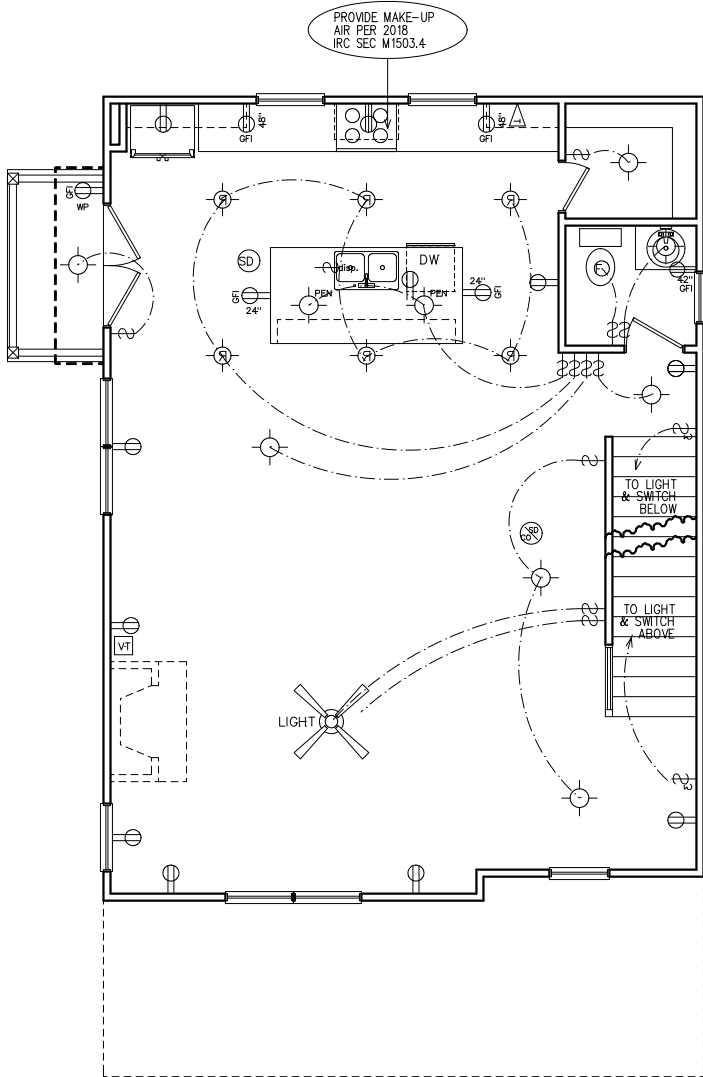
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SHEET NUMBER:

5



FIRST FLOOR
ELECTRICAL PLAN



SECOND FLOOR
ELECTRICAL PLAN

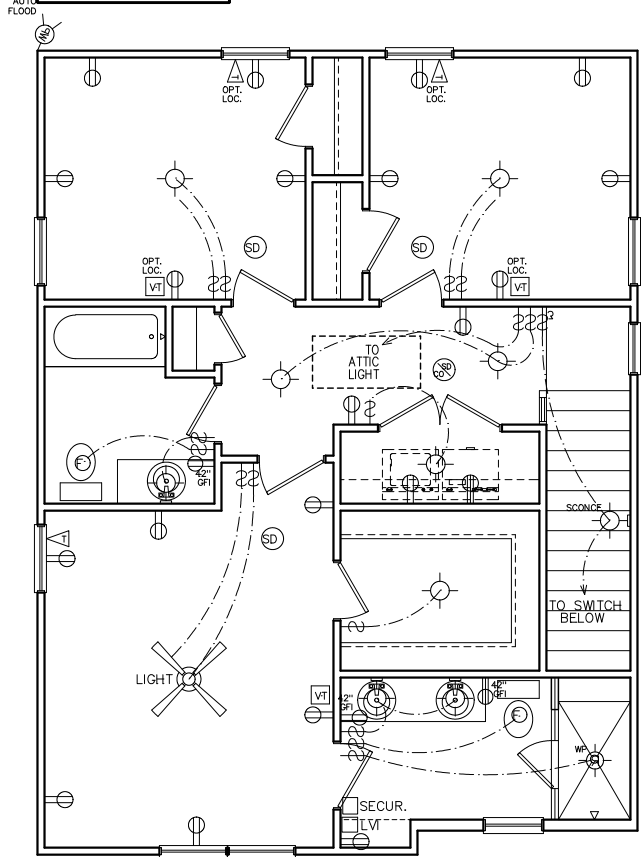
NOTE:
BRACE AND
WIRE SECONDARY
BEDROOMS FOR
CEILING FANS.

CFM CHART	
LOCATION	# OF CFMs
MSTR BATH	50
BATH #2	50
BATH #3	50
POWDER	50

ELECTRICAL NOTES

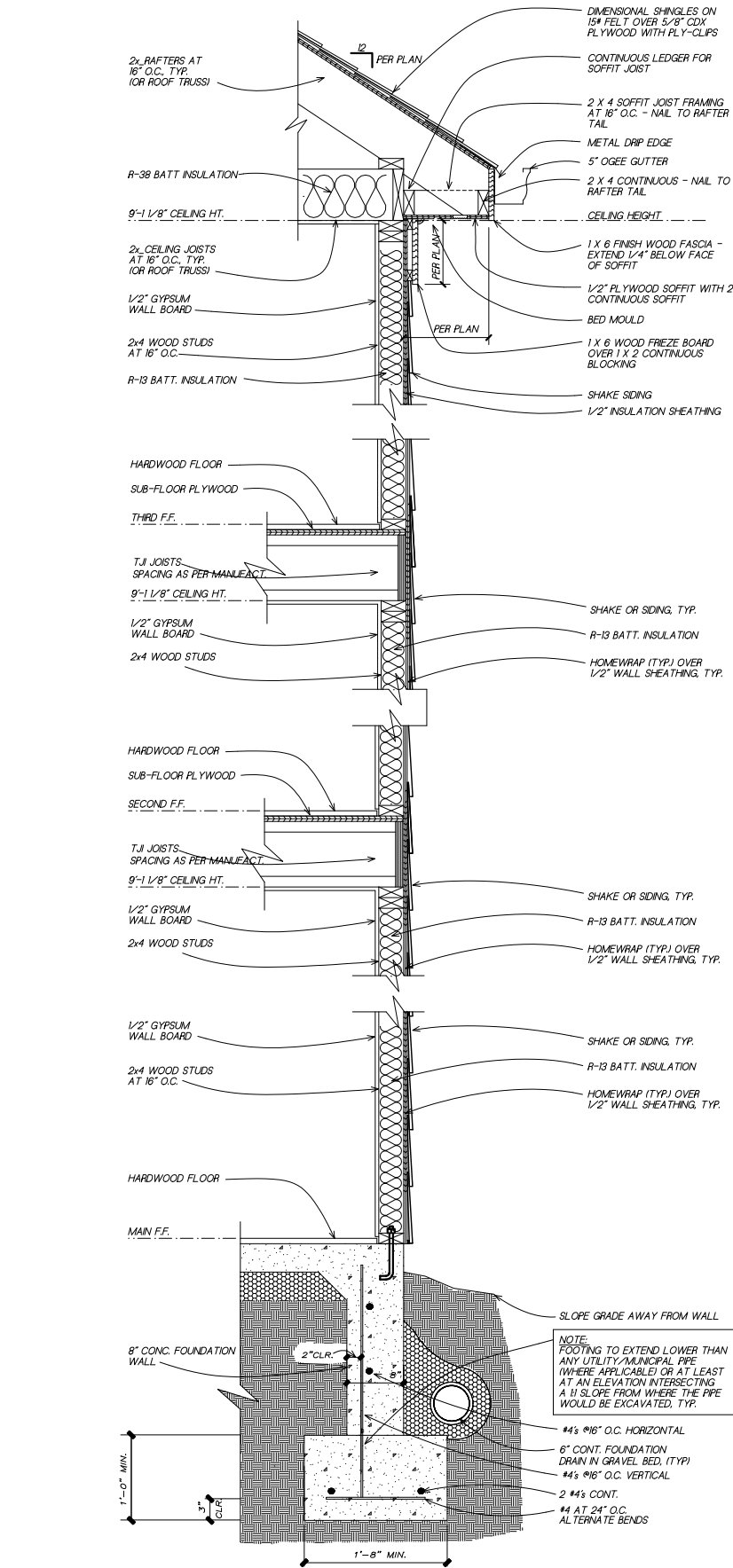
- HEIGHT OF LIGHT FIXTURES AT EXTERIOR DOORS PER ELEVATIONS.
- INSULATED FIXTURES AT 1-STORY PLANS.
- DOOR BELL HEIGHT AT 3'-6" A.F.F.
- DOOR CHIME HEIGHT AT 7'-0" A.F.F.
- HEIGHT OF SWITCHES AT 4'-0" A.F.F. UNLESS NOTED OTHERWISE.
- HEIGHT OF OUTLETS AT 1'-6" A.F.F. UNLESS NOTED OTHERWISE.
- ALL SMOKE DETECTORS SHALL BE PROGRAMMED TO BE INTERCONNECTED AT THE FINAL INSPECTION.
- ALL GFCI/ACI OUTLETS TO BE INSTALLED PER 2020 NEC.

HVAC NOTE:
121 FURNACES w/(2) GFI
OUTLETS IN ATTIC ABOVE.
CLEARANCE PER 2017
NEC 110.26A



THIRD FLOOR
ELECTRICAL PLAN

ELECTRICAL LEGEND			
SWITCH	WP	WEATHER PROOF OUTLET	
3-WAY SWITCH	GFI	GFI OUTLET	
4-WAY SWITCH	220	220 VOLT OUTLET	
DIMMER SWITCH	110	110 VOLT SWITCHED	
LIGHT	FLOOR	FLOOR OUTLET	
RECESSED LIGHT	CEILING	CEILING OUTLET	
PULL CHAIN LIGHT	TV	TELEVISION	
WEATHER PROOF LIGHT	TEL	TELEPHONE	
RECESSED EYE LIGHT	SD	SMOKE DETECTOR	
FLOOD LIGHT	CD	CARBON MONOXIDE DETECTOR	
WEATHER PROOF FLOOD	GD	GARBAGE DISPOSAL	
EXT WALL LIGHT	SECUR	SECURITY "HOMERUN"	
FAN	LV	LOW VOLTAGE INTERFACE	
FAN WITH LIGHT	T	THERMOSTAT	
2x4 FLOURESCENT LIGHT	CH	CHIMES	
1x4 FLOURESCENT LIGHT	B	BATHROOM FAN	
110 VOLT OUTLET	FB	FUSE BOX	



1
6

TYPICAL WALL SECTION

SC: NOT TO SCALE

(GAPS OR PROPORTIONS SHOWN IN DETAIL ARE FOR CLARITY)

SUBDIVISION:
SIGNAL
LOT #: UNITS 22 & 23
RELEASED: 06/28/22



CS
DESIGN
GROUP, LLC

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CLIENT INFORMATION:

Epic
Development

430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#5-C

Misc. Details

DESIGNED BY: C.SAMUDA 06/28/22

SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:	
1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER:
22-1059

REVISIONS:			
No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER:
6