



DESIGN REVIEW COMMITTEE

700 Doug Davis Drive
Hapeville, GA 30354

October 19, 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 September 21, 2022

Documents:

1. DRC Minutes September 21, 2022

4. **New Business**

4.I. 3281 Myrtle Street Porch Enclosure

Background:

Carlos Britt has submitted an application seeking approval to enclose a side screened in porch with two windows and hardiplank siding at 3281 Myrtle Street. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Application - 3281 Myrtle Street_Redacted
2. Planners Report 3281 Myrtle Street

4.II. 300 Porsche Avenue Design Modification

Background:

Porsche Cars North America, Inc. has submitted an application seeking approval to modify the parking deck by adding metal panels to align with the headquarters building more closely. The property is zoned B-P, Business Park and is subject to the Commercial/Mixed-Use area, Subarea B, of the Architectural Design Standards.

Documents:

1. 300 Porsche Avenue - Parking Deck
2. Planners Report 300 Porsche Avenue

4.III. 433 Grady Place Exterior Modification

Background:

Steve Bennett has submitted an application seeking approval to remove the existing decks at the front and side of the house and install new railings on the original porch at 433 Grady Place. The property is zoned R-SF, Residential Single Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Application - 433 Grady Place_Redacted
2. Planners Report 433 Grady Place

4.IV. 2132 Argo Drive Rear Porch Addition

Background:

Carolyn Routh has submitted an application seeking approval to construct a 288-square foot rear porch addition on an existing single-family dwelling at 2132 Argo Drive. The porch will include exposed timber, screening, and new roofing to match the existing house. The property is zoned R-0, One Family Detached and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Application - 2132 Argo Drive_Redacted
2. Planners Report 2132 Argo Drive

4.V. 3419 Rainey Avenue Exterior Renovation

Background:

Nestor Gutierrez has submitted an application seeking approval to construct 96-square foot rear deck addition and change in size of north side elevation window on an existing single-family dwelling at 3419 Rainey Avenue. The single-family dwelling is being renovated, removing a rear section of the house, and also updating the front door (removing transoms). The property is zoned R-SF, Residential Single Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Application - 3419 Rainey Avenue_Redacted
2. Planners Report 3419 Rainey Avenue

4.VI. 3468 Rainey Avenue Porch Remodel

Background:

Leslyn Wong has submitted an application seeking approval to remove the screening and replace columns and railing on an existing front porch at 3468 Rainey Avenue. The property is zoned R-SF, Residential Single Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Application - 3468 Rainey Avenue_Redacted
2. Planners Report 3468 Rainey Avenue

4.VII. 3300 Russell Street Stair/Stoop Addition

Background:

Sonya McCoy has submitted an application seeking approval to construct a new front deck/stoop and stairs to a single-family dwelling located at 3300 Russell Street. The property is zoned R-2, Two Family Residential and is subject to the Neighborhood Conservation Area Subarea E section of the Architectural Design Standards.

Documents:

1. Application - 3300 Russell Street_Redacted
2. Planners Report 3300 Russell Street

4.VIII. 3315 Stillwood Drive New SF Dwelling (8 Units)

Background:

Stillwood Development LLC has submitted an application seeking approval to construct 8 single family homes to be located in the Stillwood Farm subdivision, between Stillwood Drive, North Avenue, and Springhaven Avenue. The single-family homes range from 1,620-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. There are greenspaces within the development and homes are rear entry loaded with fronts either on greenspace or streets. The property is zoned P-D, Planned Unit Development and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

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

3. 3315 Stillwood Drive - Site Plan
4. 3315 Stillwood Drive - Lot 7 PLAN 5 091922
5. 3315 Stillwood Drive - Lot 8 PLAN 1 091922
6. 3315 Stillwood Drive - Lot 9 PLAN 3 091922
7. 3315 Stillwood Drive - Lot 10 PLAN 1 100522
8. 3315 Stillwood Drive - Lot 11 PLAN 5B 100522
9. 3315 Stillwood Drive - Lot 12 PLAN 5 091922
10. 3315 Stillwood Drive - Lot 13 PLAN 1 091922
11. 3315 Stillwood Drive - Lot 14 PLAN 4 091922

5. Next Meeting Date - Wednesday, November 16, 2022

6. Adjourn



Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
September 21, 2022, 6:00 PM

MINUTES

1. Call to Order

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

2. Roll Call

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

3. Approval of Minutes

3.I Minutes of August 17, 2022

MOTION ITEM: Gregory Morgan made a motion, Brian Gregory seconded to approve the minutes of August 17, 2022, as submitted. Motion Carried: 4-0

4. New Business

4.I 3154 Lake Avenue

Window Addition

Background:

Terrence Adams has submitted an application seeking approval to modify a previously approved plan for a single-family home on a lot located at 3154 Lake Avenue. The modification is a window over the stairs on the side elevation. 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, Jacquie Smyth seconded to approve the revised elevations as submitted. Motion Carried: 4-0

4.II 3532 South Fulton Avenue

Cabana

Background:

Carol Cahill has submitted an application seeking approval to modify a previously approved plan for an accessory structure (cabana) located in the rear yard at 3532 South Fulton Avenue. 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: Gregory Morgan made a motion, Brian Gregory seconded to approve the revised elevations as submitted. Motion Carried: 4-0

4.III 718 Campbell Circle

Exterior Renovation

Background:

Shannon Short has submitted an application seeking approval for an exterior renovation at 718 Campbell Circle. The remodeling will include enclosing a current carport with brick infill and a garage door and raising the grade of the existing driveway. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Jonathan Love made a motion, Jacquie Smyth seconded to approve the application as submitted with a design exception granted to allow for garage access in front.

Motion Carried: 3-0; Gregory Morgan recused himself

4.IV 3300 Russell Street

Deck/Stoop/Stair Addition

Background:

Sonya McCoy has submitted an application seeking approval to construct a new front deck/stoop and stairs to a single-family dwelling located at 3300 Russell Street. The property is zoned R-2, Two Family Residential and is subject to the Neighborhood Conservation Area Subarea E section of the Architectural Design Standards.

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to table the application. Motion Carried: 4-0

4.V 3309-3345 Dogwood Drive

New Townhome Development

Background:

Green River Construction Georgia LLC has submitted an application seeking approval to construct 58 attached single-family homes to be located at a newly consolidated parcel at 3309-3345 Dogwood Drive. The townhomes range from 1,640 to 1,976 square feet (3 bedrooms, 3 bathrooms). The property is within the U-V, Urban Village Zoning District and is subject to the Architectural Design Standards.

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

- Address all deficiencies identified in the Planners Report
- Use stone construction on the retaining wall
- Follow the sidewalk standards
- Revise plans to add a sill to windows wherever there is not horizontal band or element below the windows

The Committee also granted the following design exceptions:

- Require a drive width with a maximum of 24-ft
- Allow railing materials as defined on the balconies
- Allow for a stoop and foundation for units 18-32; should be at least 12" above grade
- Allow for the 1st floor windowsill height above grade
- Allow for a roof pitch as applied
- Where applicable, the applicant does not have to have to put a windowsill on the windows unless there is no horizontal feature below the window

Motion Carried: 4-0

5. Next Meeting Date – Wednesday, October 19, 2022, at 6:00PM

MOTION ITEM: Jonathan Love made a motion, Gregory Morgan seconded to move the December 21, 2022, meeting to December 14, 2022. Motion Carried: 4-0

6. Adjourn

Dr. Patterson introduced to the Committee the idea of Administrative Approval where the City can approve an application for minor changes that do not affect the aesthetic of the Architectural Guidelines. The Committee agreed that Dr. Patterson should draft language for an Administrative Approval process.

MOTION ITEM: Jacquie Smyth made a motion, Jonathan Love seconded to adjourn the meeting at 7:22PM. Motion Carried: 4-0

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman

DRAFT

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 9/30/22

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: CARLOS BRITT Contact Number: [REDACTED]

Applicants Address: 1230 SNAPPING SHOALS RD. MCDONOUGH GA 30052

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

Address of Proposed Work: 3281 MYRTLE ST.

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0098-0012-004-2

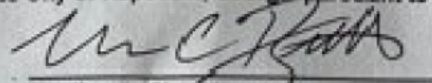
Property Owner: CARLOS BRITT Contact Number: [REDACTED]

Project Description (including occupancy type): SINGLE-FAMILY RESIDENTIAL
ENCLOSE SIDE PORCH

Contractors Name: CARLOS BRITT Contact Number: [REDACTED]

Contact Person: " " Contact Number: " "

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


Applicants Signature

9/30/22
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: _____

Total Square Footage of existing building: 1074 sq ft.

Estimated Cost of Construction: \$2500.00

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

Wood Posts

Screen Mesh

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

Hardi Plank siding

Vinyl Windows

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 CARLOS BRITT WCB 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.

CARLOS BRITTS
Printed Name

Carlos Britts
Signature

9/30/2022
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.

Existing Elevations

Front



Rear



Existing Elevations

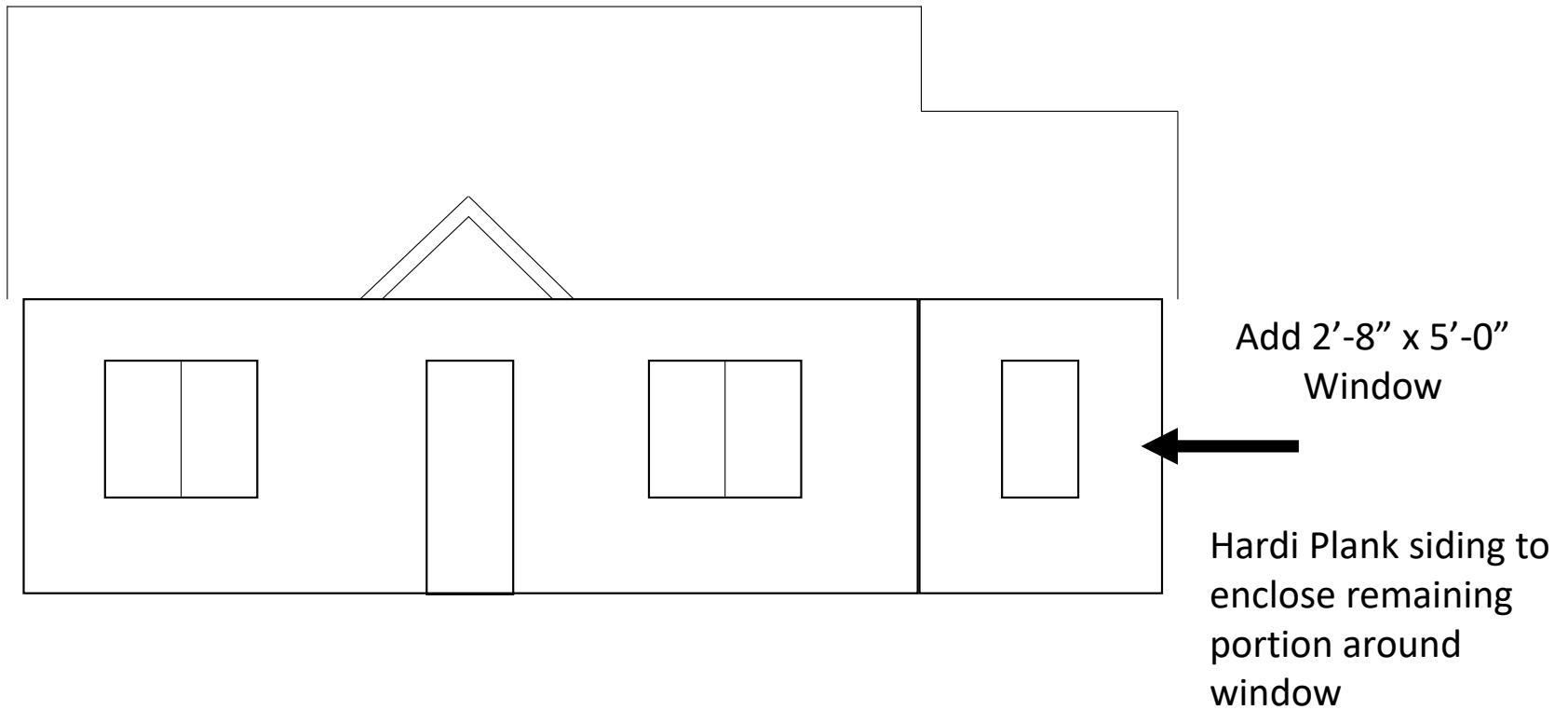
Left



Right



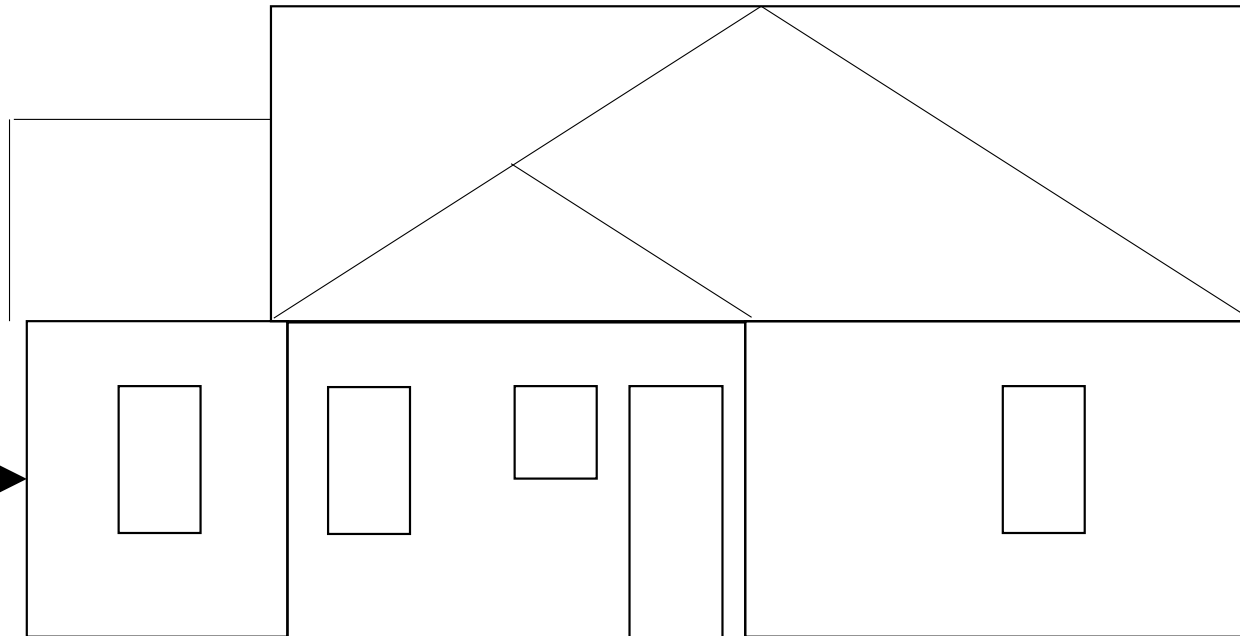
FRONT



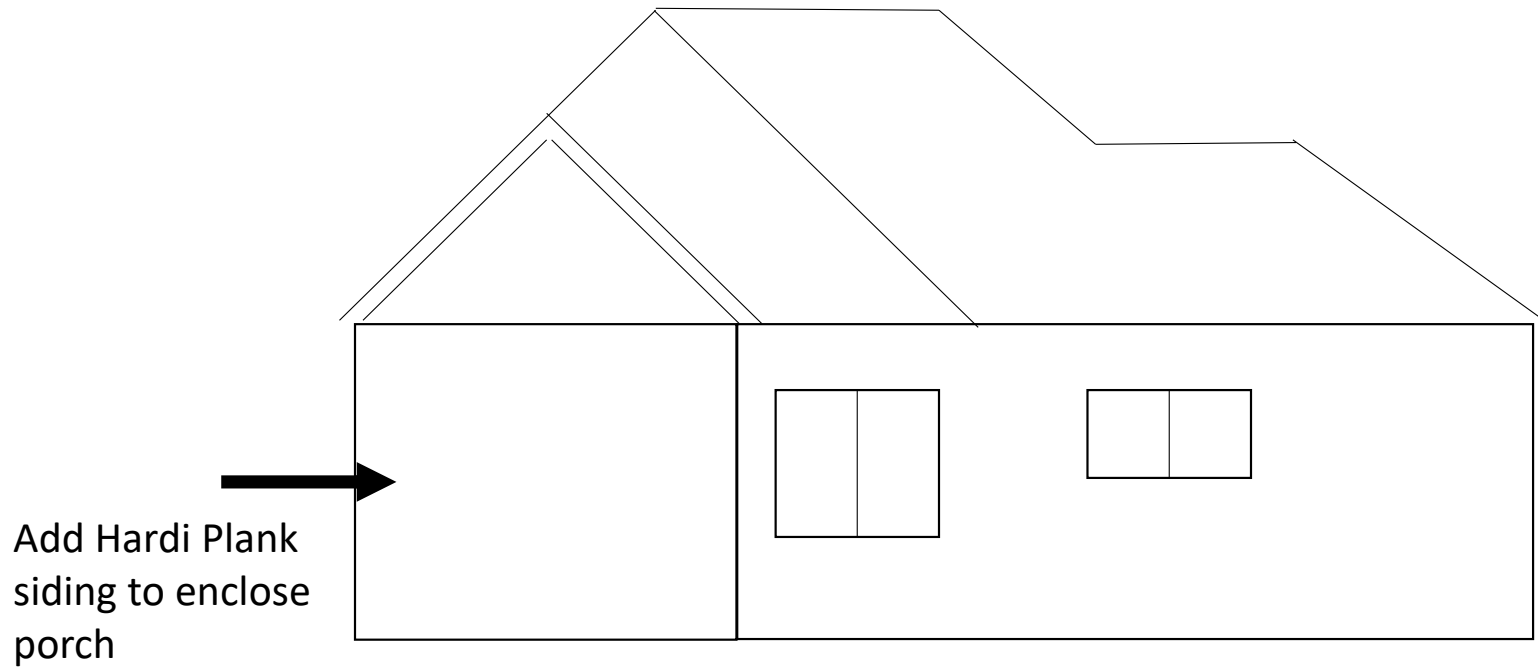
REAR

Add 2'-8" x 5'-0"
Window

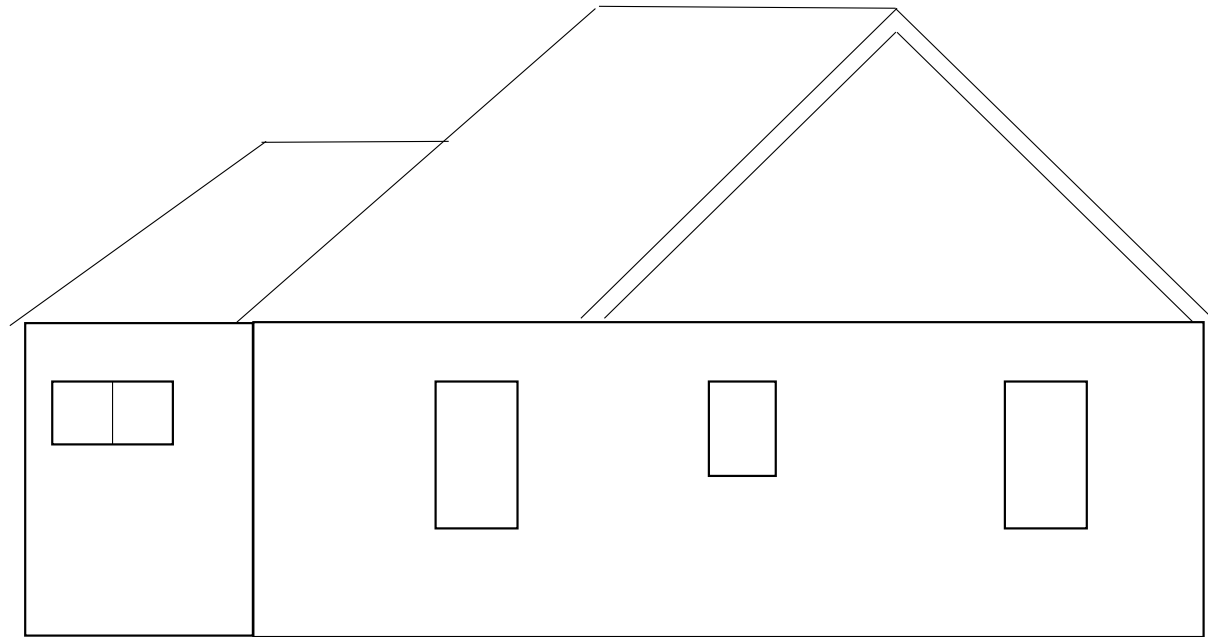
Hardi Plank siding to
enclose remaining
portion around
window



RIGHT



LEFT



Appendix: Comparable Houses on Myrtle with enclosed porch for reference

3289 Myrtle



3329 Myrtle





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

DATE: October 10, 2022
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3281 Myrtle Ave Porch Enclosure**

<u>Key:</u>	
Compliant:	✓
Not Compliant:	✗
Incomplete:	✎
Not Applicable:	⊘

BACKGROUND

The City of Hapeville has received a design review application from Carlos Britt to enclose a side screened in porch with two windows and hardiplank siding at 3281 Myrtle Street.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) *Site development standards*

- ⊘ Except where indicated, setbacks shall be established by zoning.
- ⊘ On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- ⊘ Minimum building heights shall be established by zoning.
- ⊘ Within subareas D and E maximum building heights shall be as established by zoning, except that:
 - Where this chapter provides a more-stringent standard as compared to the zoning code, the more-stringent standard shall prevail. The only exception to this shall be a use grandfathered under the zoning code.
 - Portions of buildings equal to or less than five feet from a side or rear lot line shall be limited in height to the greater of 16 feet.
 - Portions of buildings between five and ten feet of a side or rear lot line shall be limited in height to the greater of 25 feet.
 - Portions of buildings ten feet or greater from a side or rear lot line shall be limited in height

to 35 feet.

- ⊙ Outside of subareas D and E maximum building heights shall be as established by zoning.
- ⊙ All buildings shall provide first-story occupiable space, for the first ten feet of building depth along the enfronting facade.
- ⊙ Sidewalks shall be located along all public and private streets. Sidewalks shall consist of two areas: a landscape area and a clear area.
 - Developments less than one acre shall provide a minimum one-foot landscape zone and a minimum four-foot clear zone.
 - Development of one acre or more shall provide a minimum two-foot landscape zone and a minimum five-foot clear zone.
 - The above notwithstanding, multifamily developments and all developments along Dogwood Drive shall provide a minimum five-foot landscape zone and a minimum six-foot clear zone.

STAFF COMMENT:

(b) Supplemental Area and Fence Standards

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

STAFF COMMENT:

(c) Utility Standards

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

- become an annoyance to adjacent property owners or the public. General area illumination with oversized flood lights is prohibited. Specifically, lighting shall be shielded so that the source of light is not visible from adjacent properties or the public right-of-way.
- ⊙ Trees shall not be planted directly above storm drains.

STAFF COMMENT:

(d) *Parking and Traffic Standards*

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

STAFF COMMENT:

(e) *Roof and Chimney Standards*

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

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

STAFF COMMENT:

(f) *Street Facing Facade and Style Standards.*

- ✓ Exterior facade materials shall be limited to:
 - Full-depth brick;
 - Natural or cast stone;
 - ✓ Smooth natural-wood siding and/or cement-based siding;
 - Shake siding;
 - Painted fish-scale style shingles, but only when used in front gables;
 - True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings.
- Exterior building materials shall not be:
 - Simulated brick veneer, such as Z-Brick;
 - Exterior insulation and finish systems (EIFS);
 - Exposed concrete block;
 - Metal siding or other metal exterior treatment;
 - Glass curtain walls;
 - Liquid vinyl;
 - T-1-11 siding;
- ⊗ Vinyl siding, except that existing one-family detached homes with vinyl siding covering more than 70 percent of the exterior facade may replace said siding or construct an addition faced in vinyl siding.
- ⊗ Facade materials shall be combined horizontally, with the heavier below the lighter.
- ✓ Blank, windowless walls are prohibited along all facades. See subsection 81-1-7(g)11.
- ⊗ Foundations shall be constructed as a distinct building element that contrasts with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in brick, natural stone, or cast stone.
- ⊗ All exterior stair risers visible from a street shall be enclosed.
- ⊗ Porches, stoops, and balconies may be located in the front or side yard.

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

STAFF COMMENT:

(g) Door and window standards.

- ⊙ The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.
- ⊙ The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.
- ⊙ Building numbers at least six inches in height shall be located above or beside the street-facing pedestrian entrance, or above or beside the stairs accessing a front porch.

- ⊗ Doors that operate as sliders are prohibited along enfronting facades.
- ✋ Window panes shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade, except on frame houses, on which panes shall be recessed a minimum of two inches.
- ✋ Where windows lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids-between-glass (GBGs) are prohibited.
- ✋ Window trim shall not be flush with the exterior facade and shall provide a minimum relief of one-quarter inch or greater.
- ⊗ Where used, window shutters shall match one-half the width of the window opening.
- ⊗ Painted window or door glass is prohibited.
- ⊗ Enfronting windows and door glass (except on churches and fire stations) shall utilize clear glass or tinted glass. Tinted glass shall have a transmittance factor of 50 percent or greater and shall have a visible light reflectance factor of ten or less.
- ⊗ Windows shall be provided for a minimum of thirty (30) percent and a maximum of 50 percent of the total street-facing facade of the principal building, with each facade and story calculated independently.
- ⊗ Street-facing window units shall not exceed 28 square feet with minimum height of three feet, with the exception of transoms and fan lights.
- ✋ Wood trim between four and six inches wide shall surround windows of wood frame structures. Windows grouped together shall have center mullions two inches wider than the side trim.
- ✋ Sills shall be of masonry, wood, stone, cast stone, or terra cotta.

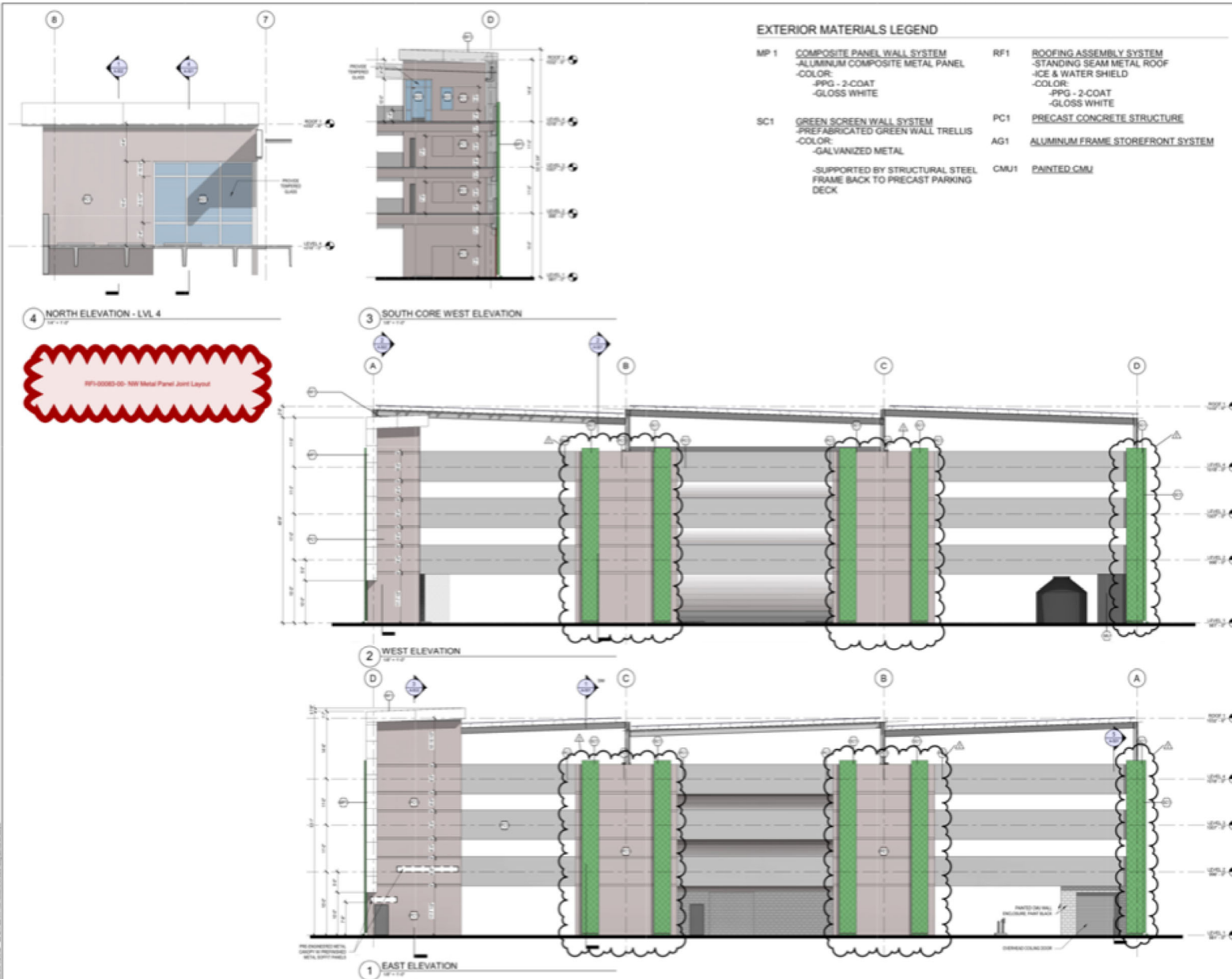
STAFF COMMENT: Window and trim detail not provided. Assuming window style to match existing windows on house (double hung, no GBG). Trim should match existing and sill should be included to match existing trim around windows on house.

RECOMMENDATIONS

To comply with the Architectural Design Standards, please provide the following on all relevant plan sheets. A summary document should be provided detailing compliance with each item below.

- Provide window and trim detail to indicate it meets requirements or matches existing window and trim on remainder of house.

The application is compliant subject to the satisfaction of the aforementioned issues.



Kimley-Horn

2022 ©
THE BILTMORE
SUITE 801
817 WEST PEACHTREE STREET NW
ATLANTA, GA 30309
PHONE: 404.470.0700

hok
Hatch, Stone & Krawcheck, Inc.
110 Peachtree Street, NE, Suite 4500
Atlanta, GA 30303 USA
T +1 404 439 9000 F +1 404 439 9001



**PCNA PARKING
DECK at PCNA
HEADQUARTERS
AND
EXPERIENCE
CENTER**

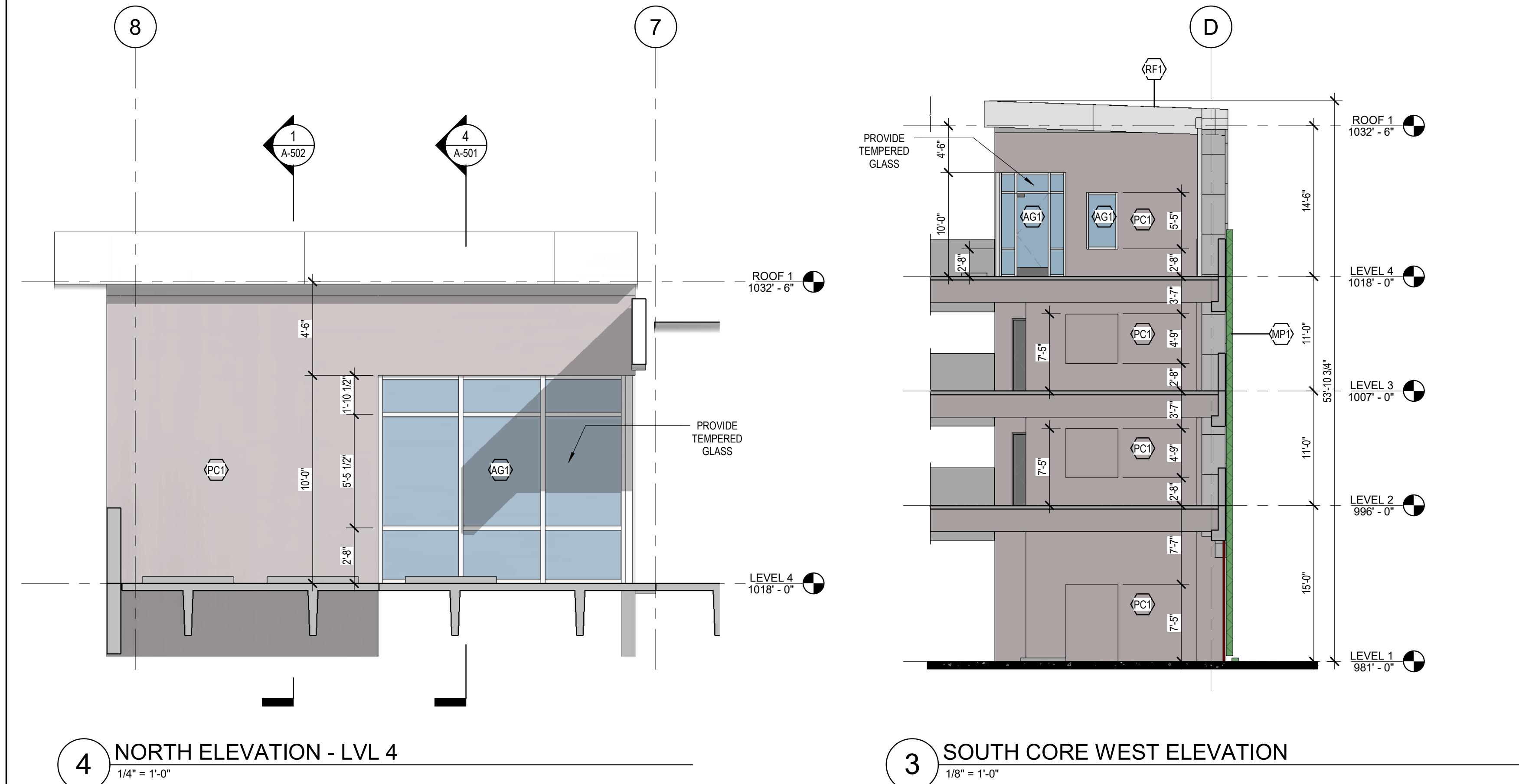
110 Porsche Avenue,
Hapeville, GA 30354

DESIGNED BY: [blank]
DRAWN BY: [blank]
CHECKED BY: [blank]
SCALE: AS SHOWN
DATE: 04/24/2022
PROJECT NO.: 21-000000
FILENAME: PCNA Parking Deck_R01

ELEVATIONS

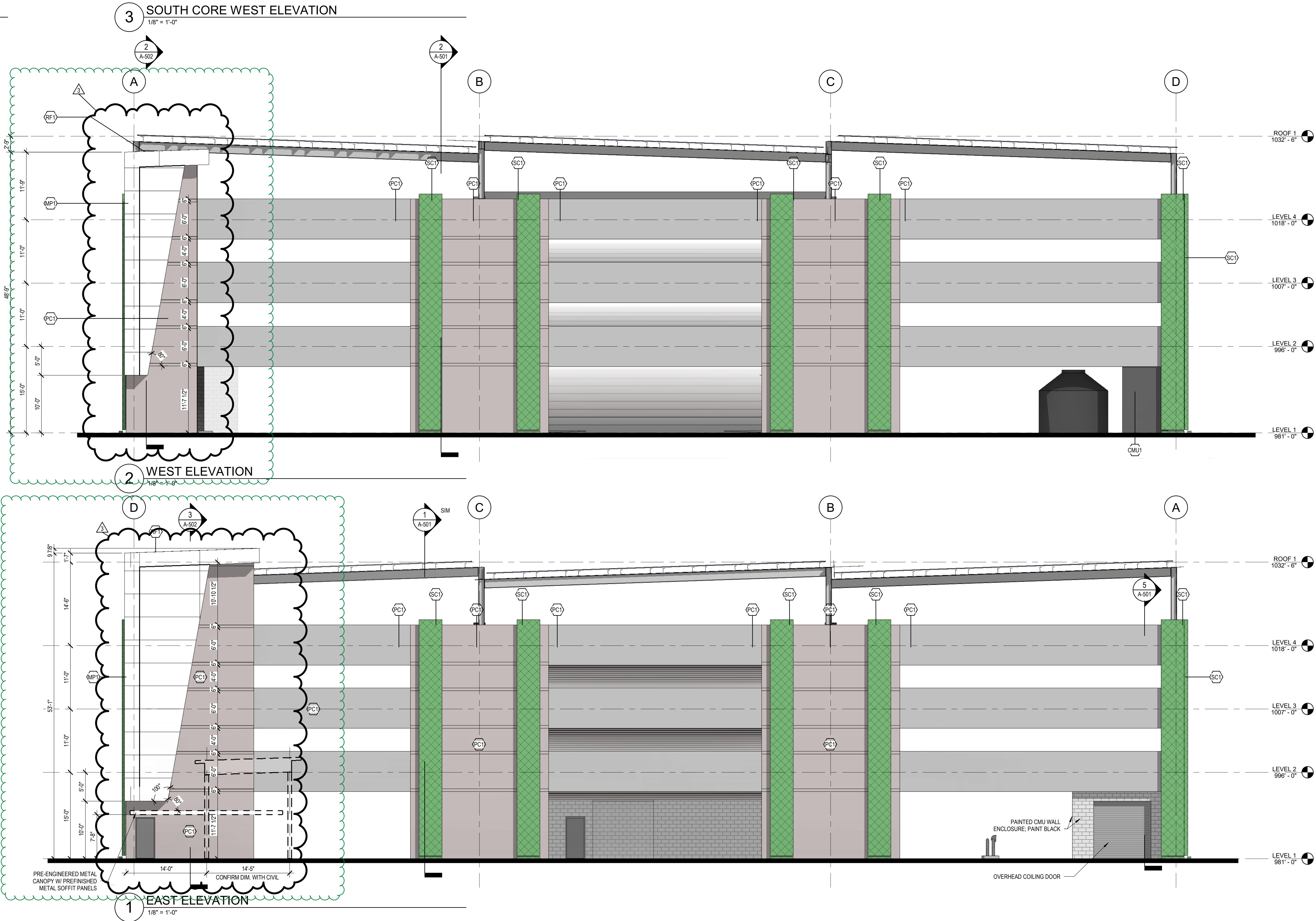
CONSTRUCTION DOCUMENTS

A-302



EXTERIOR MATERIALS LEGEND

- MP 1 COMPOSITE PANEL WALL SYSTEM
 - ALUMINUM COMPOSITE METAL PANEL
 - COLOR:
 - PPG - 2-COAT
 - GLOSS WHITE
- SC1 GREEN SCREEN WALL SYSTEM
 - PREFABRICATED GREEN WALL TRELLIS
 - COLOR:
 - GALVANIZED METAL
 - SUPPORTED BY STRUCTURAL STEEL FRAME BACK TO PRECAST PARKING DECK
- RF1 ROOFING ASSEMBLY SYSTEM
 - STANDING SEAM METAL ROOF
 - ICE & WATER SHIELD
 - COLOR:
 - PPG - 2-COAT
 - GLOSS WHITE
- PC1 PRECAST CONCRETE STRUCTURE
- AG1 ALUMINUM FRAME STOREFRONT SYSTEM
- CMU1 PAINTED CMU



Kimley»Horn

2021 ©

THE BILTMORE
SUITE 601
817 WEST PEACHTREE STREET NW
ATLANTA, GA 30308
PHONE: 404.419.8700

This document is an instrument of service prepared solely for Kimley-Horn's client and for a particular purpose. Any other use or reliance is without liability to Kimley-Horn.

h+k

Helimuth, Obata & Kassabaum, Inc.
133 Peachtree Street, NE, Suite 4800
Atlanta, GA 30303 USA
t +1 404 439 9000 f +1 404 439 9001

SEALS



PCNA PARKING
DECK at PCNA
HEADQUARTERS
AND
EXPERIENCE
CENTER

110 Porsche Avenue,
Hapeville, GA 30354

NO.	DATE	DRAWING ISSUE DESCRIPTION
3	TBD	BULLETIN TBD
2	04-29-22	ADDENDUM 1
1	02-11-22	CONSTRUCTION DOCUMENTS

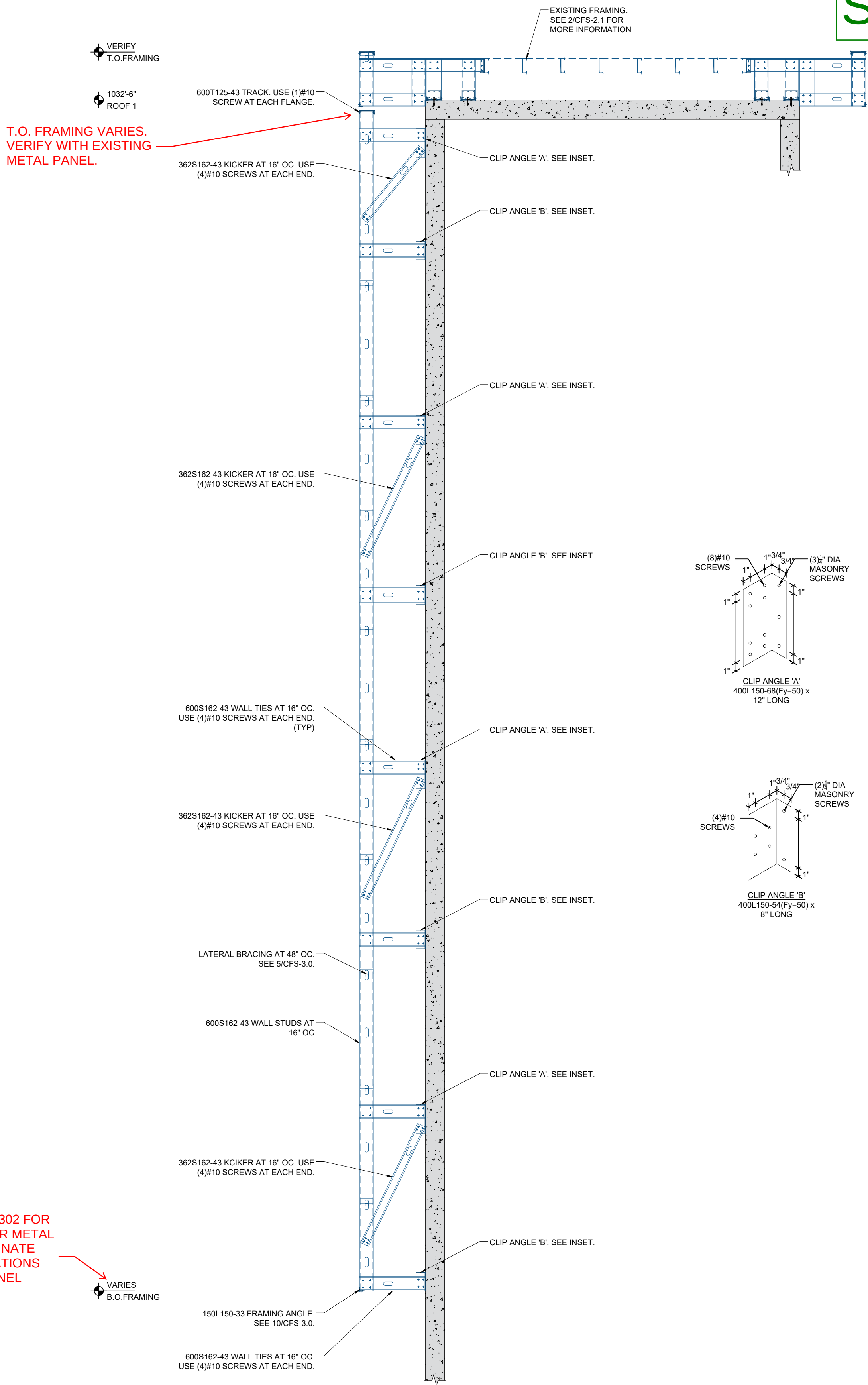
DESIGNED BY: TB
DRAWN BY: ELS
CHECKED BY: MG
SCALE: AS INDICATED
DATE: 07/11/2022
PROJECT NO.: 21.16000.00
FILENAME: PCNA Parking Deck_R20

ELEVATIONS

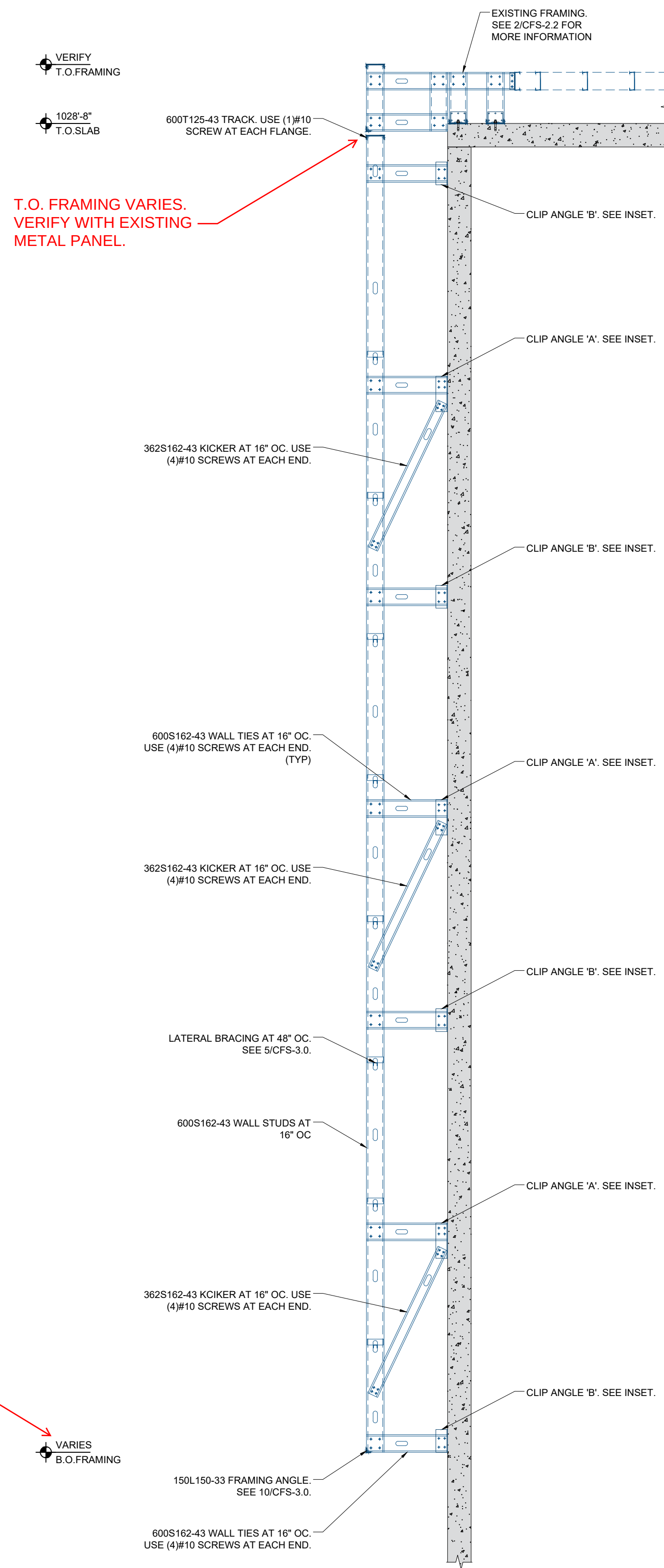
CONSTRUCTION DOCUMENTS

A-302

Shop Drawings



1 SOUTHEAST STAIR SECTION
3/8" = 1'-0" - REF. ARCH'L SECTION: NONE. REF. STRUCT'L SECTION: NONE



2 NORTHWEST STAIR SECTION
3/8" = 1'-0" - REF. ARCH'L SECTION: 2/A-502, REF. STRUCT'L SECTION: 3/PS-403, 1/CS-501.



Office	<u>Cold-Formed Steel Engineering</u>
200 West Park Drive	Exterior Walls and Soffits
Suite 250	Load-Bearing Walls
Peachtree City GA	Trusses
30269	Joists and Rafters
	Platforms
	Interior Framing
Phone - 678-870-0480	Tee Grid Framing
www.structural-evolution.com	Jobsite Support

PCNA PARKING DECK AT
PCNA HEADQUARTERS AND
EXPERIENCE CENTER
HAPEVILLE GA



Mark	Date	Description
	3/11/2022	Submittal Documents
	8/5/2022	Revision 1 Documents
Job Number	22-039.0	
Project Engineer	J.LANDRUM	
Detailer	D.OVERLY	
Drafter	D.OVERLY	

WALL SECTIONS

CFS-2.3



DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: October 10, 2022
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – Porsche Avenue Parking Deck**

BACKGROUND

The City of Hapeville has received a design review application from Porsche Cars North America, Inc. to modify the parking deck adding metal panels to more closely align with the headquarters building. The deck base structure is constructed of precast concrete.

The property is zoned B-P, Business Park. The B-P zoning district requires new construction to reflect the designs of buildings immediately adjacent to the zone. As such, the architectural design guidelines are superseded by the requirements of zoning and thus do not apply. The role of the Design Review Committee is to ensure designs are consistent with the requirements of the B-P zoning and to approve the landscape plan.

The property is zoned B-P, Business Park, and is subject to the Commercial/Mixed-Use area, Subarea B, of the Architectural Design Standards. Porsche's office headquarters are located on an adjacent lot located in the City of Atlanta and use at least 200,000 square feet of space, making this a permitted use in the B-P district.

CODE

ARTICLE 18. - B-P ZONE (BUSINESS PARK)

Sec. 93-18-1. - Intent.

- (a) The purpose of this district is to encourage the development of a high-quality community of businesses, office services and recreation uses to promote economic development for the city by fostering the creation of significant employment centers.
- (b) In order to further the achievement of this purpose, applicants for development within the B-P (business park) district shall submit proposed site development plans for review and approval in accordance with the provisions of section 93-2-16.
- (c) ***To create continuity for the business park aesthetic, buildings and sites must reflect buildings immediately adjacent to the zone.***

(3) *Buildings.*

- a. Exterior wall materials shall be one or more of the following:

1. Hard-coat stucco;
2. Stone with either a weathered face or a polished, fluted or broken face. No quarry-faced stone shall be used except in retaining walls;
3. Fiber-cement siding;
4. Glass;
5. **Metal and metal panel; or**
6. Concrete masonry.
 - i. Units shall be those generally described by the National Concrete Masonry Association as "customized architectural concrete masonry units" or shall be broken faced brick-type units with marble aggregate. There shall be no exposed concrete block on the exterior of any building visible from any public right-of-way. Any concrete masonry units that have gray cement color visible from any public right-of-way shall be coated with a coating approved by the design review committee.
 - ii. Concrete may be poured in-place, tilt-up or precast. Poured in-place and tilt-up walls may be exposed or have a finish of stone, a texture, metal panels or screening, or a coating. Textured finishes shall be coated. Coating shall be an approved cementitious of any epoxy type with a life expectancy of at least ten years.
- b. Other exterior wall materials may be used only with the prior approval of the design review committee. Approval or disapproval will be judged on the appropriateness of the materials when considered in context with other buildings in the same business park.
- c. Outside storage of materials is prohibited.
- d. Roof-mounted equipment shall be located and/or screened to minimize visibility from streets or surrounding buildings.
- (4) *Landscaping.* Landscaping design standards shall be established during design review. Approval or disapproval will be judged on the appropriateness of the materials when considered in context of the location of the landscaping, the visibility of the landscaping to the general public on the nearest public right-of-way and in context with other buildings in the same business park.
- (5) *Exterior lighting.* All exterior lighting shall comply with FAA requirements related to aircraft safety, and all exterior lighting shall be maintained in accordance with plans and specifications submitted to and approved by the building official.

RECOMMENDATION

Approval of the modification request is recommended.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 10-5-22

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: STEVE BENNETT Contact Number: [REDACTED]
Applicants Address: 1949 MONTROSE DR. EAST POINT GA 30344
E-Mail Address: [REDACTED] ning Classification: R-SF
Address of Proposed Work: 433 GRADY PLACE
Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0094-0007-094-4
Property Owner: JAMINI HERSHBERGER Contact Number: [REDACTED]
Project Description (including occupancy type): SINGLE FAMILY RES.

REMOVE EXISTING DECKS AT FRONT AND SIDE OF
HOUSE. INSTALL NEW RAILINGS ON ORIGINAL PORCH.

Contractors Name: STEVE BENNETT Contact Number: [REDACTED]
Contact Person: SAME Contact Number: SAME

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.

Steve Bennett
Applicants Signature

10-5-22
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: N/A

Total Square Footage of existing building: 1510 S.F.

Estimated Cost of Construction: N/A - DEMOLITION \$2000⁰⁰

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

CEDAR HORIZONTAL SIDING
CONCRETE FOUNDATION WALLS
ASPHALT ROOF SHINGLES
WOOD HAND RAILINGS

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

SAME AS EXISTING.

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

STEVE BENNETT
Printed Name

Steve Bennett
Signature

10-5-22
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.





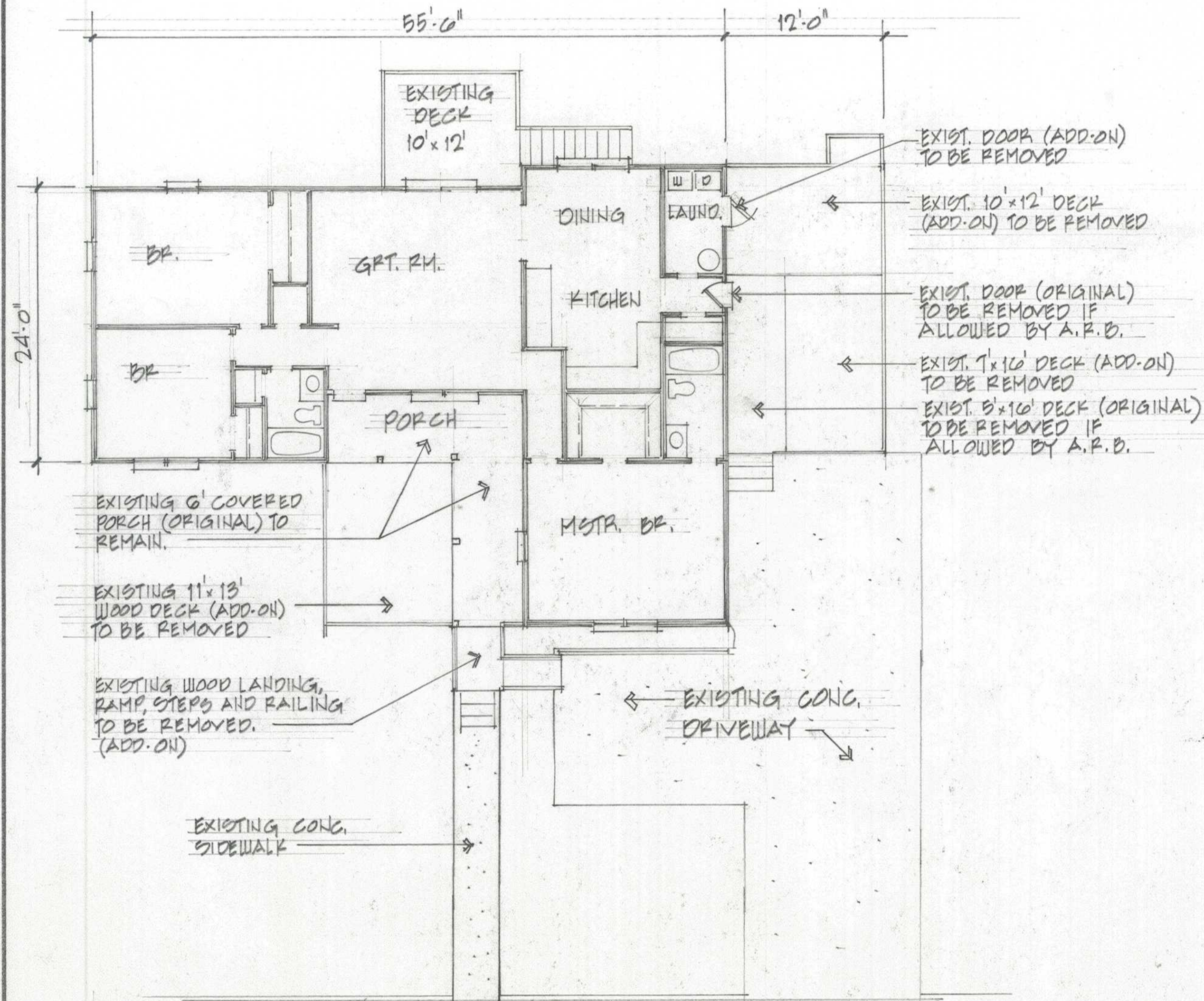


Photos

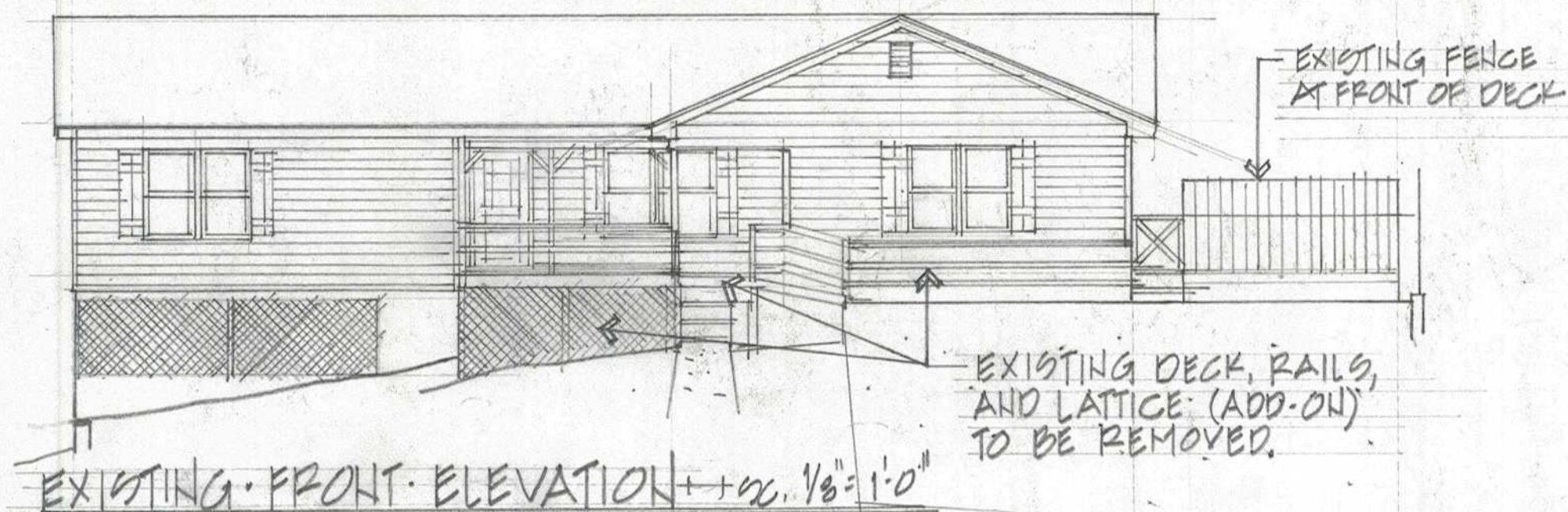


1 of 1





EXISTING FLOOR PLAN $\text{SCALE } 1/8" = 1'-0"$

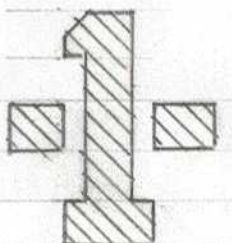


EXISTING FRONT ELEVATION $\text{SCALE } 1/8" = 1'-0"$

GLD DESIGNS, LLC
1661 WARE AVE., SUITE A
EAST POINT, GA 30344
PH. 404-210-6163

PROPOSED MODIFICATIONS FOR:
JAMINI HERSHBERGER
433 GRADY PLACE
HAPEVILLE, GA 30354

SHEET 10



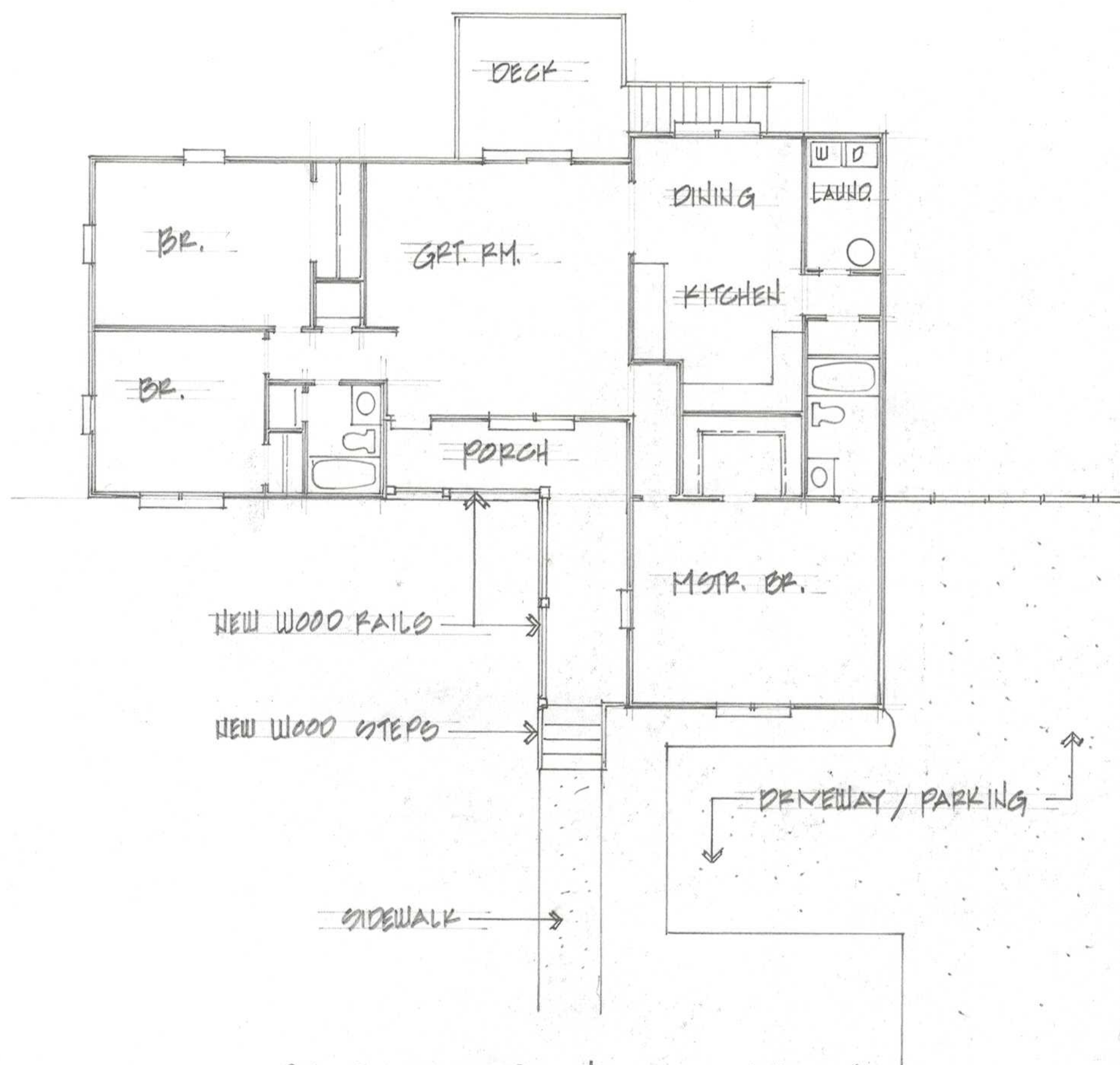
SLB DESIGNS, LLC
1661 WARE AVE., SUITE A
EAST POINT, GA 30344
PH. 404-210-6163

PROPOSED MODIFICATIONS FOR:

JAMINI HERSHBERGER
433 GRADY PLACE
HAPEVILLE, GA 30354

SHEET NO.

2



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



PROPOSED - FRONT - ELEVATION + 1/4" = 1'-0"



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

DATE:	October 10, 2022	Key:	
TO:	Tonya Hutson	Compliant:	✓
FROM:	Lynn Patterson	Not Compliant:	✗
RE:	Design Review – 433 Grady Place Porch removal and replacement	Incomplete:	✋
		Not Applicable:	⊘

BACKGROUND

The City of Hapeville has received a design review application from Steve Bennett to remove the existing decks at the front and side of the house and install new railings on the original porch at 433 Grady Place. There are no images of the original house and therefore the exterior modifications are presented to the DRC for review.

The property is zoned R-SF – Single Family Detached and is subject to the SubArea D section of Neighborhood Conservation Area of the Architectural Design Standards.

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(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:

(c) Utility Standards

- ⊙ Mechanical features shall not be located in the supplemental area or front yard and shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable materials for screening shall include those materials found in subsection (f)1., provided they are compatible with the principal structure.
- ⊙ When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.
- ⊙ Street lights may be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian-scale street lights as approved by the DRC and the department of community services shall be provided by the developer, subject to site plan and design review in new development.
- ⊙ All developments shall provide a light at the front door. Lighting designed to illuminate the path to the

front door is allowed. Spotlighting may be provided as long as it is properly shielded and does not become an annoyance to adjacent property owners or the public. General area illumination with oversized flood lights is prohibited. Specifically, lighting shall be shielded so that the source of light is not visible from adjacent properties or the public right-of-way.

- ⊙ Trees shall not be planted directly above storm drains.

STAFF COMMENT:

(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: There is a parking pad in front of the house. It appears to have been installed with the original house. No change to driveway proposed.

(e) *Roof and Chimney Standards*

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

Allowed on one-family and two-family detached dwellings;

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

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

STAFF COMMENT:

(f) *Street Facing Facade and Style Standards.*

- ⊗ Exterior facade materials shall be limited to:
 - Full-depth brick;
 - Natural or cast stone;
 - ⊗ Smooth natural-wood siding and/or cement-based siding;
 - Shake siding;
 - Painted fish-scale style shingles, but only when used in front gables;
 - True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings.
- Exterior building materials shall not be:
 - Simulated brick veneer, such as Z-Brick;
 - Exterior insulation and finish systems (EIFS);
 - Exposed concrete block;
 - Metal siding or other metal exterior treatment;
 - Glass curtain walls;
 - Liquid vinyl;
 - T-1-11 siding;
- ⊗ Vinyl siding, except that existing one-family detached homes with vinyl siding covering more than 70 percent of the exterior facade may replace said siding or construct an addition faced in vinyl siding.
- ⊗ Facade materials shall be combined horizontally, with the heavier below the lighter.
- ⊗ Blank, windowless walls are prohibited along all facades. See subsection 81-1-7(g)11.
- ⊗ Foundations shall be constructed as a distinct building element that contrasts with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in brick, natural stone, or cast stone.
- ⊗ All exterior stair risers visible from a street shall be enclosed.

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

STAFF COMMENT: Porch and railing should be painted or stained.

(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:

RECOMMENDATIONS

To comply with the Architectural Design Standards, please provide the following on all relevant plan sheets. A summary document should be provided detailing compliance with each item below.

- Porch and railing should be painted or stained.
- Porch columns will be less than 8' on center. Design exception required.

The application is compliant subject to the satisfaction of the aforementioned issues.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 05/17/2022

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: Carolyn Contact Number: [REDACTED]

Applicants Address: 2132 Argo Drive, Hapeville GA 30354

E-Mail Address: [REDACTED] Zoning Classification: R-0

Address of Proposed Work: 2132 Argo Drive, Hapeville GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0066-0004-075-0

Property Owner: Carolyn Roth Contact Number: [REDACTED]

Project Description (including occupancy type): Addition of new Screen Porch with stair and existing adjacent deck repair.

Contractors Name: Not determined at this time Contact Number: [REDACTED]

Contact Person: Randall Zaic, Architect 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.

Carolyn Roth
Applicants Signature

05/17/2022
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: 288 gsf

Total Square Footage of existing building: 1,491 gsf

Estimated Cost of Construction: \$10,000.00

List/Describe Building Materials on the exterior of the **existing** structure: _____
Painted brick veneer.

List/Describe Building Materials **proposed** for the exterior facade of the new structure: _____
Exposed timber, Screen and new roofing to match existing house.

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.

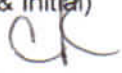
A complete application and dimensioned architectural drawings must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

Carolyn Routh

05/17/2022

Printed Name

Signature

Date

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

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



August 26, 2022

Carolyn Routh
2132 Argo Drive
Hapeville, Georgia 30354

RE: 2132 Argo Drive: Variance Request

Variance requests to reduce the side yard setback at 2132 Argo Drive, Parcel Identification Number 14 0066-0004-075-0. The property is zoned R-0, One Family Residential and is subject to the zoning regulations under Section 93-22.1-1 of the City of Hapeville Zoning Ordinance.

Dear Ms. Routh,

This letter is to advise you that on August 25, 2022, the City of Hapeville Board of Appeals **APPROVED** the requested variance to reduce the side yard setback (1' 10 3/8") to allow for the addition of a rear screened porch at 2132 Argo Drive, Parcel Identification Number, 14-0066-0004-075-0, as requested.

If you have any questions, please contact me at your convenience.

Sincerely,

Adrienne Senter
Planning & Economic Development Manager

cc: Department of Community Services
Zoning File











Zaic & Associates, Architects

MEMORANDUM

DATE: May 18, 2028

TO: Tonya Hutson

FROM: Randall S. Zaic, Architect
Zaic & Associates, Architects

PROJECT: Carolyn Routh Residence
2132 Argo Drive Screen Porch Addition
Hapeville GA 30354

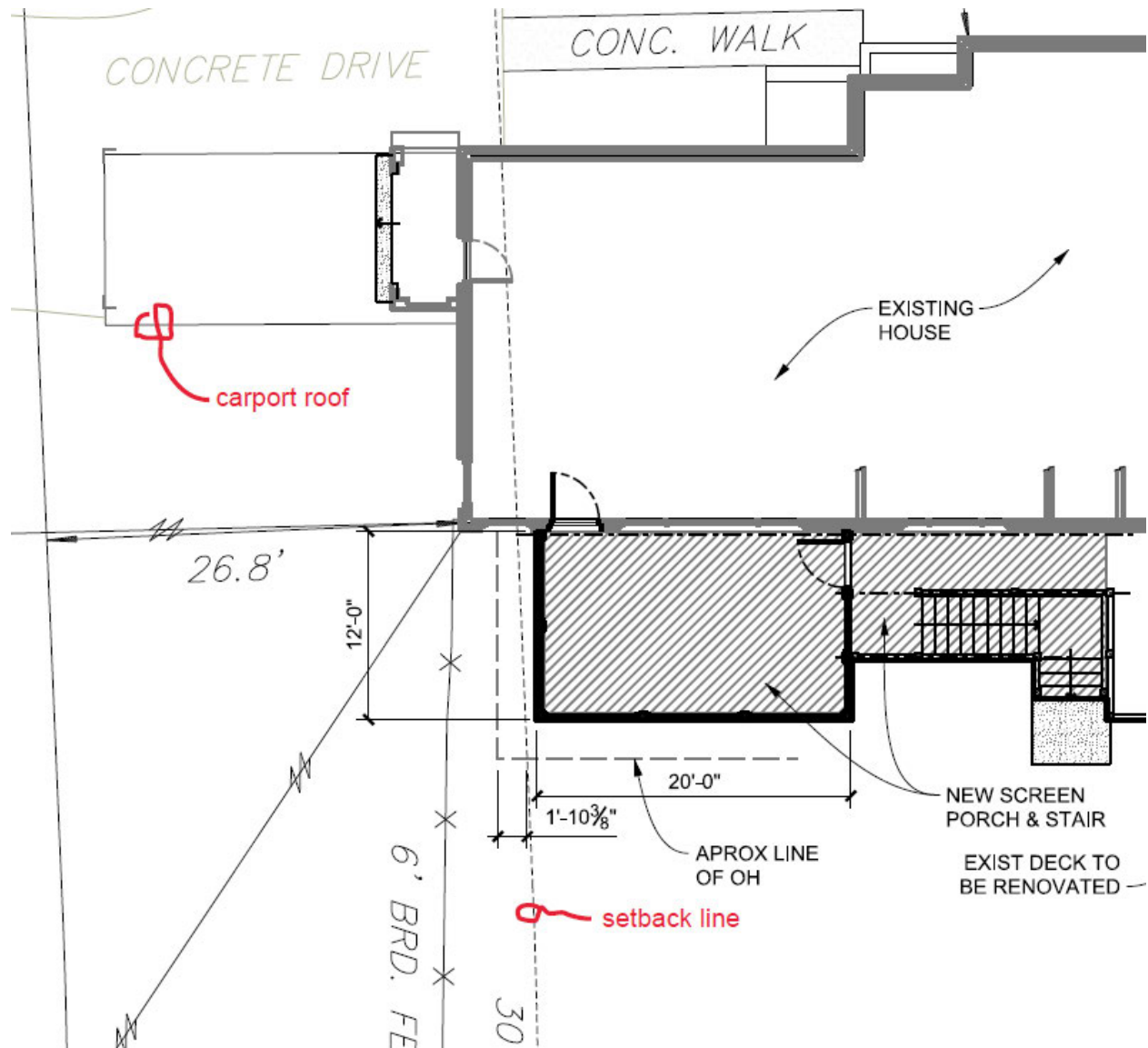
RE: Grandfathered non-conforming lot with setback encroachment.

ATTACHMENTS:

Tonya,

As you can see from the Site Plan on Sheet A0.2, Mrs. Routh's house on the Northside Drive side, is built such that it protrudes into the current building line on that side. I have pasted in a screen shot below indicating the amount of protrusion her proposed new Screen Porch roof has into the setback as 1'-10 3/8". In order to add on her screen porch so that it works with her existing floor plan and access needs, the new porch cannot be shifted to the East in order to remove this protrusion without her having to lose access to the porch near her kitchen. It would force her to remove a triple window and add a door in its place.

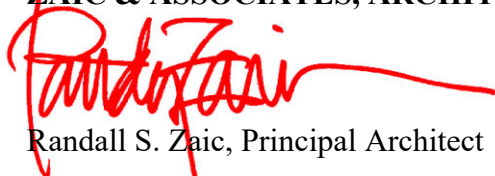
It is important to note that the setback protrusion of the new screen porch roof is far less than the existing protrusion of her house and carport roof into the same setback. The existing carport roof extends into the setback towards Northside Drive over 25'.

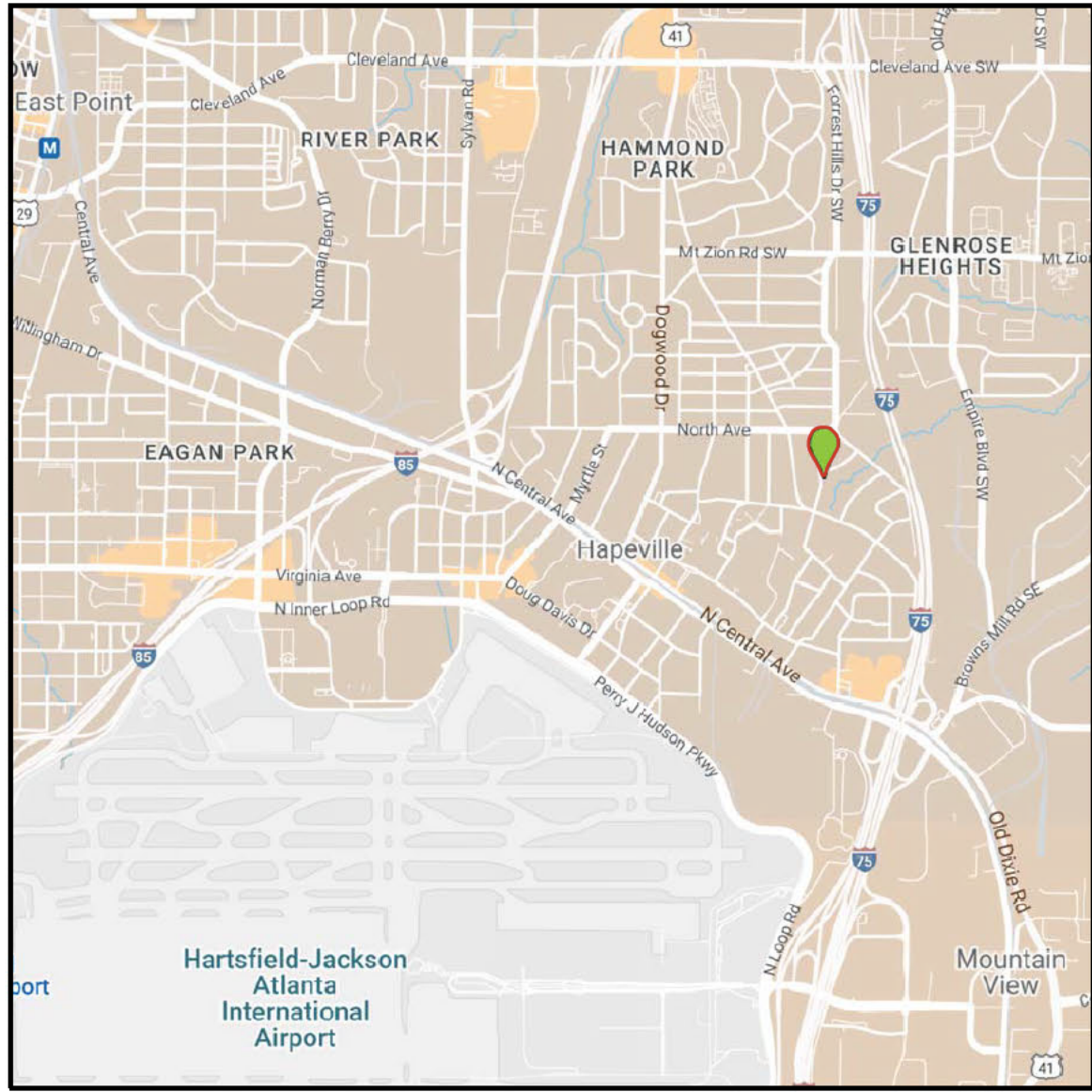


As a result of the diminutive nature of the screen porch roof's protrusion into the existing setback along with the substantial existing as built protrusion of the carport, we are requesting an Administrative Variance for this condition as a result of the hardship and cost it would incur on Mrs. Routh.

We look forward to reviewing this condition with you in person.

With kindest regards,
ZAIC & ASSOCIATES, ARCHITECTS


Randall S. Zaic, Principal Architect



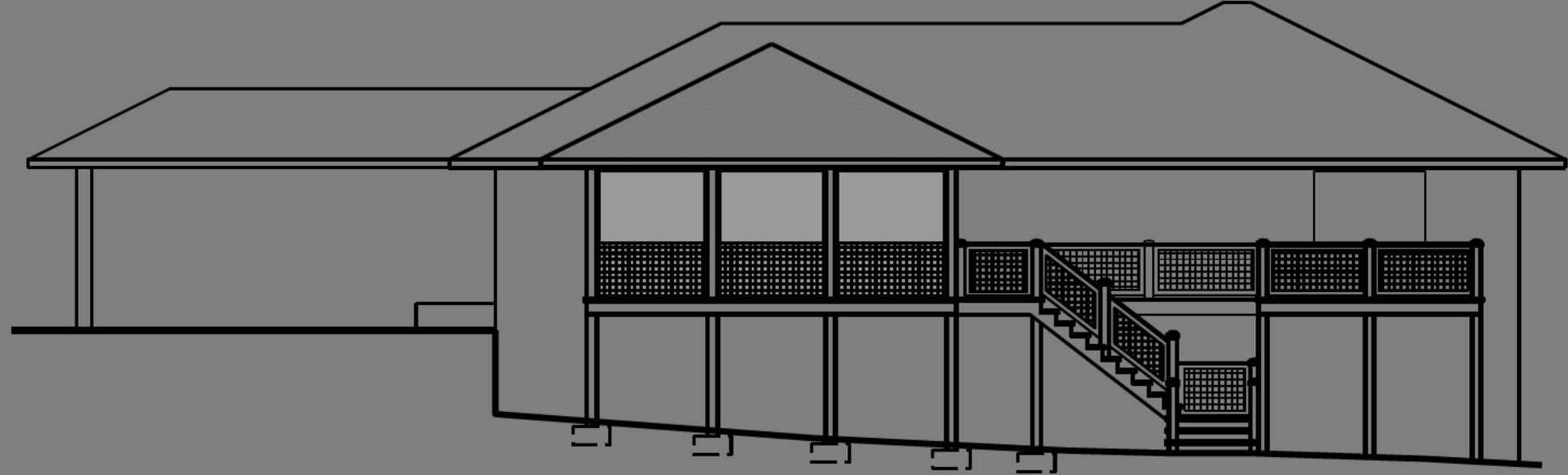
Location Map

Project Directory

OWNER
CAROLYN ROUTH
2132 ARGO DRIVE
HAPEVILLE, GA 30354
PHONE
EMAIL: carolyn.p.routh@gmail.com

ARCHITECT
ZAIC & ASSOCIATES, ARCHITECTS
3184 EAST POINT STREET
EAST POINT, GEORGIA 30344
PHONE: 770.356.7752
EMAIL: rzaic@zaicassociates.com

MODIFICATIONS TO THE ROUTH RESIDENCE



Hatch Symbology

THE HATCH PATTERN SYMBOLGY SHOWN HERE REPRESENTS TYPICAL MATERIALS ONLY. ADDITIONAL HATCH PATTERNS MAY BE USED IN THESE DOCUMENTS TO REPRESENT SPECIFIC AND UNIQUE MATERIALS UTILIZED IN THIS PROJECT. REFER TO DRAWING NOTATIONS FOR INFORMATION ON THESE MATERIALS. HATCH PATTERNS SIZE MAY VARY IN THE DRAWINGS - SIZES HAVE BEEN ALTERED TO FIT THE SPACE AVAILABLE.

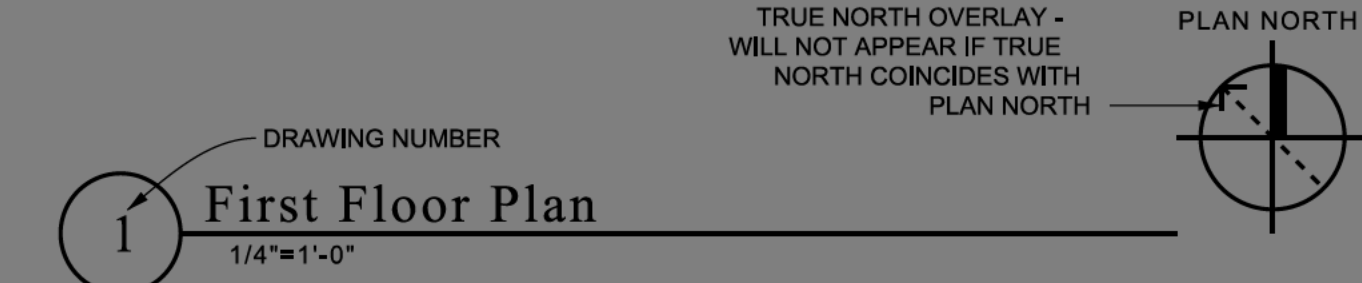
	UNDISTURBED EARTH - SECTION		STEEL/METAL - SECTION
	BACKFILLED/COMPACTED EARTH - SECTION		WOOD BLOCKING OR FRAMING - SECTION
	GRAVEL/GRAULAR FILL - SECTION		WOOD/POLYMER TRIM BOARDS - SECTION
	CONCRETE - SECTION		WOOD VENEER - ELEVATION
	ASPHALT - SECTION		SHIM BOARDS OR BLOCKING - SECTION
	GROUT/MORTAR - SECTION		PLYWOOD - SECTION
	BRICK - SECTION		GYPSUM BOARD - SECTION (TYPE OF BOARD MAY VARY, SEE DOCUMENTS)
	BRICK - ELEVATION (BONDING PATTERN AND SIZE MAY VARY)		RIGID/SPRAY INSULATION - SECTION
	CONCRETE MASONRY UNITS - SECTION		BATT INSULATION - SECTION

	CONCRETE MASONRY UNITS - ELEVATION (BONDING PATTERN AND SIZE MAY VARY)		LAP SIDING - ELEVATION (EXPOSURE MAY VARY)
	STONE - SECTION (NATURAL, CAST, AND CULTURED)		ASPHALT SHINGLE ROOF - PLAN/ELEVATION
	COURSED STONE VENEER		STUCCO/CERAMIC VENEER - ELEVATION
	RANDOM STONE VENEER		

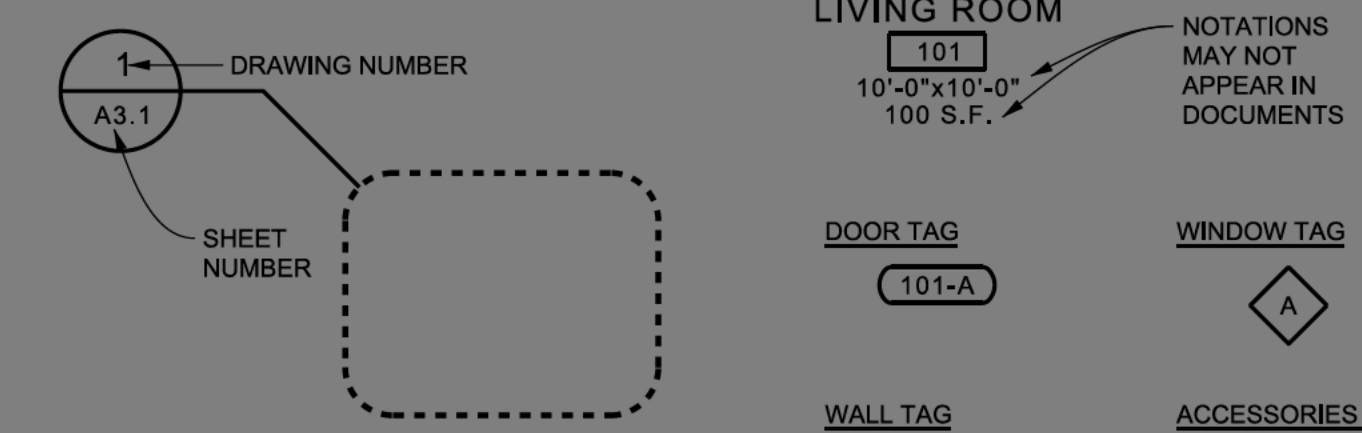
Notation Symbology

THE NOTATION SYMBOLGY SHOWN HERE REPRESENTS TYPICAL SYMBOLS ONLY. ADDITIONAL SYMBOLS MAY BE USED IN THESE DOCUMENTS TO REPRESENT SPECIFIC AND UNIQUE CONDITIONS. REFER TO USAGE IN DRAWINGS FOR FURTHER INFORMATION.

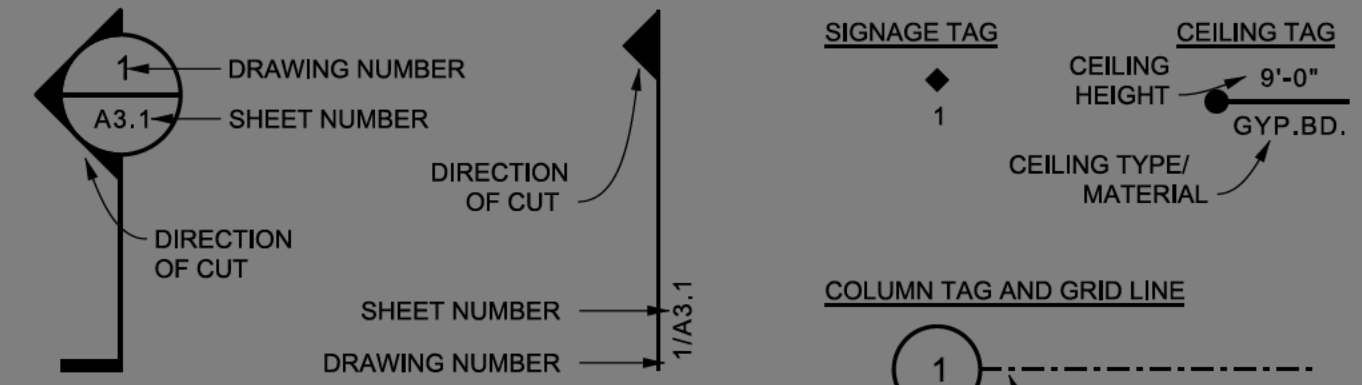
DRAWING TITLE AND NORTH ARROW



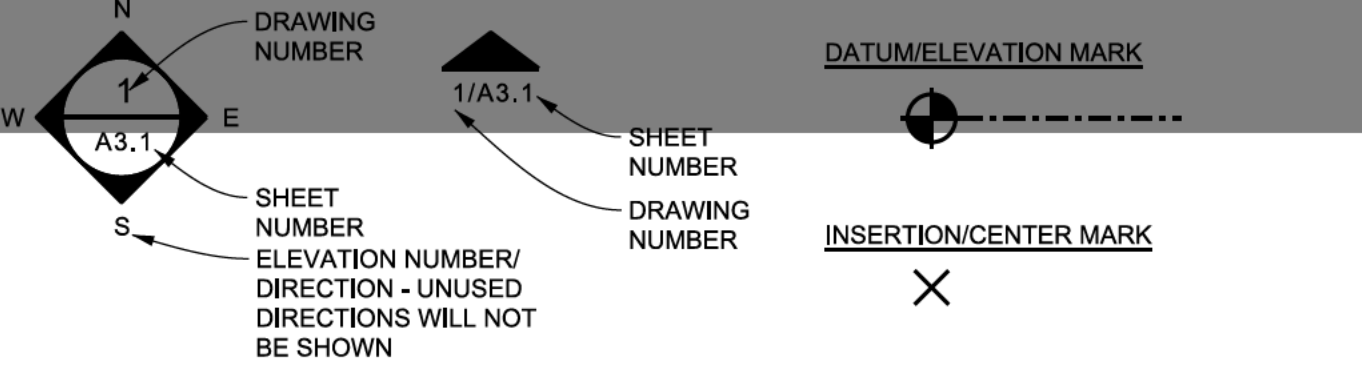
DETAIL/ENLARGEMENT MARK



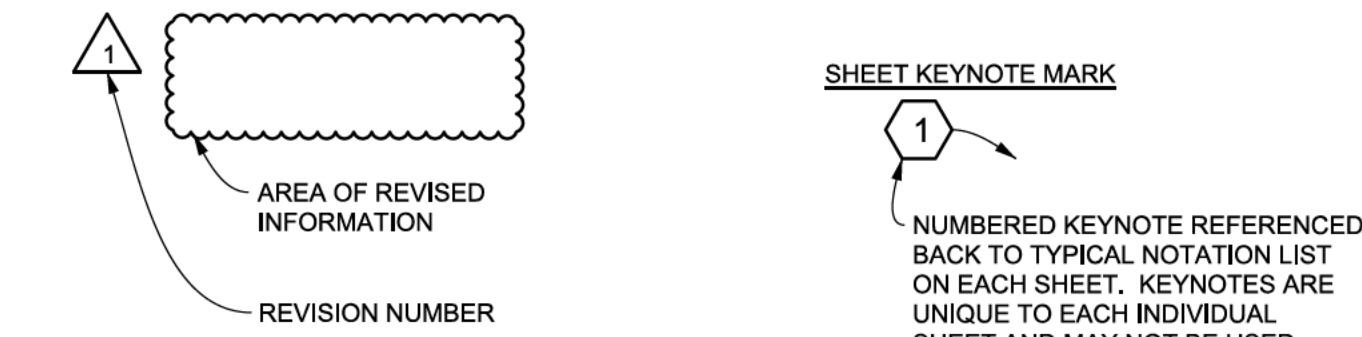
SECTION MARKS - LARGE AND SMALL



ELEVATION MARKS - LARGE AND SMALL



REVISION CLOUD



Code Information

APPLICABLE CODES:

1. BUILDING CODE: INTERNATIONAL BUILDING CODE - 2018 EDITION WITH STATE OF GEORGIA AMENDMENTS (2020, 2022).
2. INTERNATIONAL RESIDENTIAL CODE - 2018 EDITION WITH STATE OF GEORGIA AMENDMENTS (2020).
3. MECHANICAL CODE: INTERNATIONAL MECHANICAL CODE - 2018 EDITION WITH STATE OF GEORGIA AMENDMENTS (2020).
4. PLUMBING CODE: INTERNATIONAL PLUMBING CODE - 2018 EDITION WITH STATE OF GEORGIA AMENDMENTS (2020, 2022).
5. ELECTRICAL CODE: NFPA NATIONAL ELECTRICAL CODE - 2020 EDITION WITH STATE OF GEORGIA AMENDMENTS (2021).
6. ENERGY CODE: INTERNATIONAL ENERGY CONSERVATION CODE - 2015 EDITION WITH STATE OF GEORGIA AMENDMENTS (2020, 2022).
7. INTERNATIONAL FIRE CODE - 2018 EDITION (CONTACT STATE FIRE MARSHAL).
8. INTERNATIONAL FUEL GAS CODE - 2018 EDITION WITH STATE OF GEORGIA AMENDMENTS (2020, 2022).
9. INTERNATIONAL SWIMMING POOL AND SPA CODE - 2018 EDITION WITH STATE OF GEORGIA AMENDMENTS (2020).

General Sheet Notes

1. THE PURPOSE OF THESE DRAWINGS IS TO CONVEY DESIGN CONCEPT AND PROJECT SCOPE ONLY. ZAIC & ASSOCIATES ASSUMES NO LIABILITY FOR THE DESIGN OF ANY STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND OR ANY OTHER ENGINEERING COMPONENTS THAT MAY BE REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO PROVIDE ALL ENGINEERING DESIGN AND TO COORDINATE ALL ASPECTS OF THE WORK FOR A FULLY COMPLETE AND FINISHED PROJECT MEETING ALL APPLICABLE CODES.
2. ALL INTERIOR WALLS ARE 2x4 WOOD STUDS AT 16" O.C. UNLESS INDICATED OTHERWISE.
3. ALL EXTERIOR WALLS ARE 2x6 WOOD STUDS AT 16" O.C. UNLESS INDICATED OTHERWISE.

Abbreviations

AFF = ABOVE FINISH FLOOR	O.C. = ON CENTER
AT = ACOUSTICAL TILE	OFOS = OUTER FACE OF STUD
BOW = BOTTOM OF WALL	OPG = OPENING
BRG = BEARING	PD = POCKET DOOR
CO = CASED OPENING	PLYWD = PLYWOOD
CONC = CONCRETE	PT = PRESSURE TREATED
CONT = CONTINUOUS	REINF = REINFORCED
EJ = EXPANSION JOINT FILLER	REQ'D = REQUIRED
EW = EGRESS WINDOW	REQMT(S) = REQUIREMENT(S)
EXIST = EXISTING	RO = ROUGH OPENING
EXP = EXPANSION	SC = SOLID CORE
FFE = FINISH FLOOR ELEVATION	SPFI = CLOSED CELL SPRAY POLYURETHANE FOAM INSULATION
FOS = FACE OF STUD	SQ = SQUARE
FW = FACE OF WALL	TBD = TO BE DESIGNED
FOB = FACE OF BRICK	TOS = TOP OF SLAB
FD = FLOOR DRAIN - CAST IRON SQ GRATE	TOSF = TOP OF SUB FLOOR
FR DR = FRENCH DOOR	TOW = TOP OF WALL
GRND = GROUND	THK = THICK
GSF = GROSS SQUARE FOOTAGE	TYP = TYPICAL
GYP = GYPSUM BOARD	UNO = UNLESS NOTED OTHERWISE
HM = HOLLOW METAL	VB = VAPOR BARRIER
HT = HEIGHT	WD = WOOD
IMP = INSULATED METAL PANEL	WP = WATERPROOF
LLH = LONG LEG HORIZONTAL	WPF = WATERPROOFING
LLV = LONG LEG VERTICAL	WWF = WELDED WIRE FABRIC
MFR = MANUFACTURER	
MP = METAL PANEL	

Drawing Index

- ☒ ORIGINAL ISSUE/REISSUED WITH CHANGES
- ☐ REISSUED WITH NO CHANGES
- ☐ NOT ISSUED

GENERAL

A0.0 COVER SHEET

ARCHITECTURAL

A0.1	SITE PLAN - AS BUILT
A0.2	SITE PLAN - NEW WORK
AB1.2	GROUND FLOOR PLAN - AS BUILT
A1.1	FOUNDATION & FRAMING PLANS - NEW WORK
A1.2	GROUND FLOOR PLAN - NEW WORK
A1.2R	SCREEN PORCH LIGHTING PLAN - NEW WORK
A1.2E	SCREEN PORCH ELECTRICAL PLAN - NEW WORK
A2.1	EXTERIOR ELEVATIONS - NEW WORK
A4.1	WALL SECTIONS - NEW WORK
A4.2	PORCH DETAILS - CODE INFO

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SCALE OF THE DRAWING:
Scales are stated on this drawing and are valid on the original drawing only, the dimension of which is 24x36. Do not scale drawings, written dimensions take precedent over scaled dimensions.

Revisions:

Modifications To The Routh Residence

2132 Argo Drive
Hapeville, Ga. 30354
Fulton County, Ga.



Zaic & Associates, Architects
3184 East Point Street
East Point, Georgia 30344
Phone 770.356.7752 www.zaicassociates.com

Stamp:



Project Number: 2115
Drawn By: RZ Checked By: RZ
Copyright:
Zaic & Associates, Architects
2022, All Rights Reserved
Release and Date:

PERMIT/CONSTRUCTION
MAY 18, 2022

Sheet Title:
Cover Sheet

Sheet Number:
A0.0

D
C
B
A

C

B

A

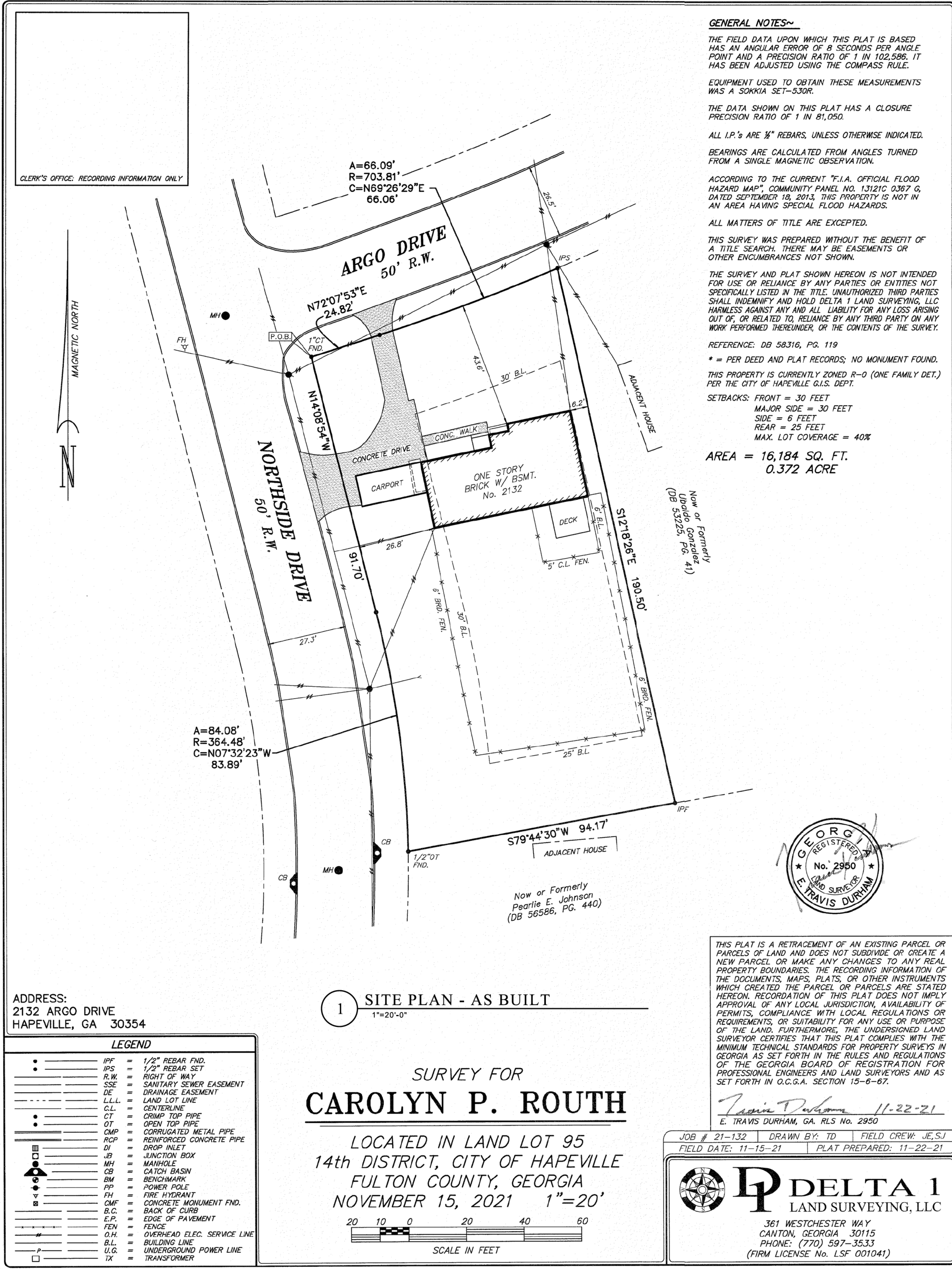
5

4

3

2

1



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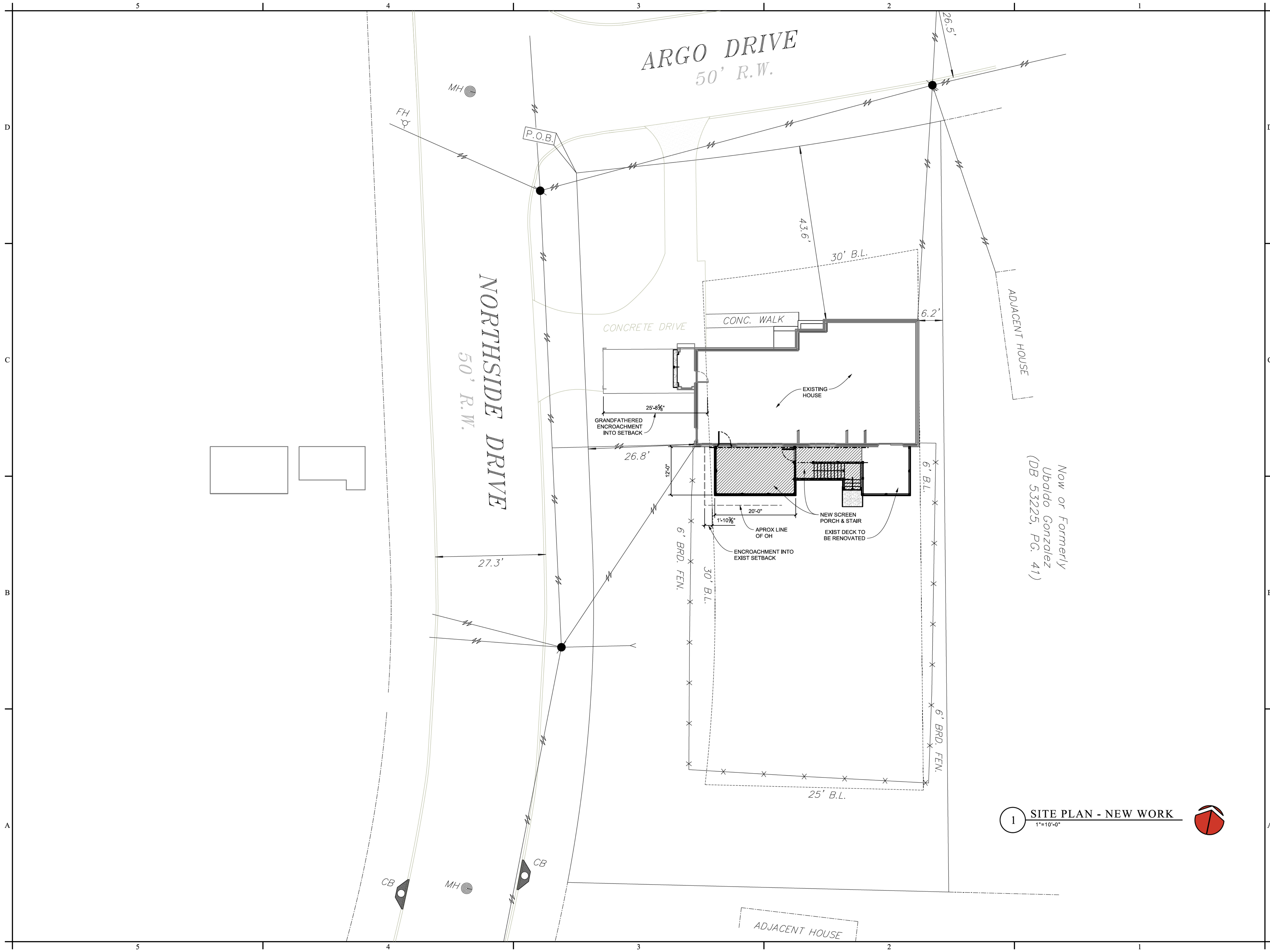
Stamp:

Project Number: 2115
Drawn By: MD Checked By: RZ
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MAY 18, 2022
Sheet Title:

SITE PLAN -
AS BUILT

Sheet Number:
A0.1



1 SITE PLAN - NEW WORK
1"=10'-0"



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Revisions:

Modifications To The Routh Residence

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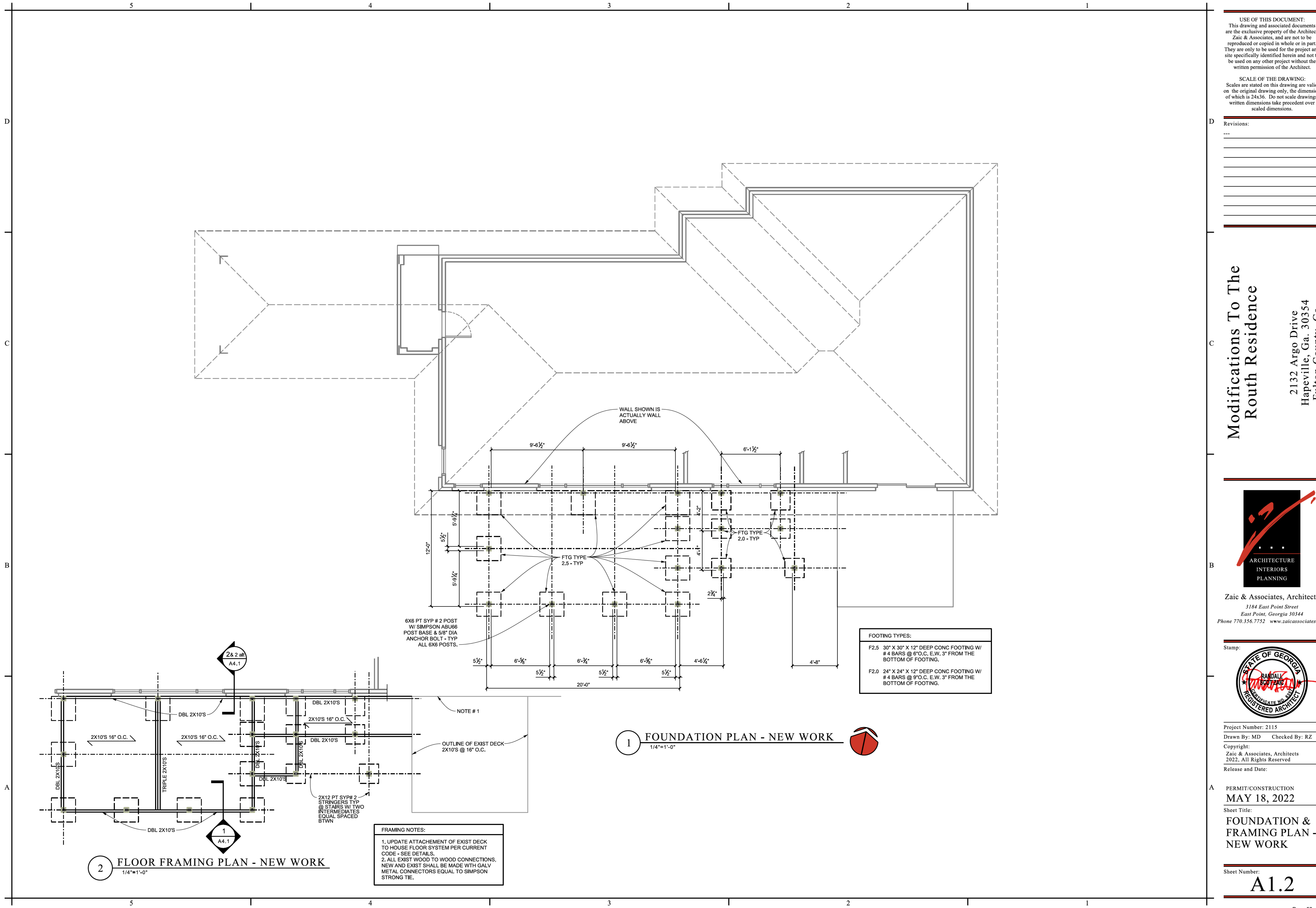


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MAY 18, 2022
Sheet Title:

SITE PLAN -
NEW WORK

Sheet Number:
A0.2



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Revisions:

NO.	DESCRIPTION

Modifications To The
Routh Residence

2132 Argo Drive
Hapeville, Ga. 30354
Fulton County, Ga.



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East Point, Georgia 30344
Phone 770.356.7752 www.zaicassociates.com



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MAY 18, 2022

Sheet Title:
FOUNDATION &
FRAMING PLAN -
NEW WORK

Sheet Number:
A1.2

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Revisions:

Modifications To The Routh Residence

2132 Argo Drive
Hapeville, Ga. 30354
Fulton County, Ga.



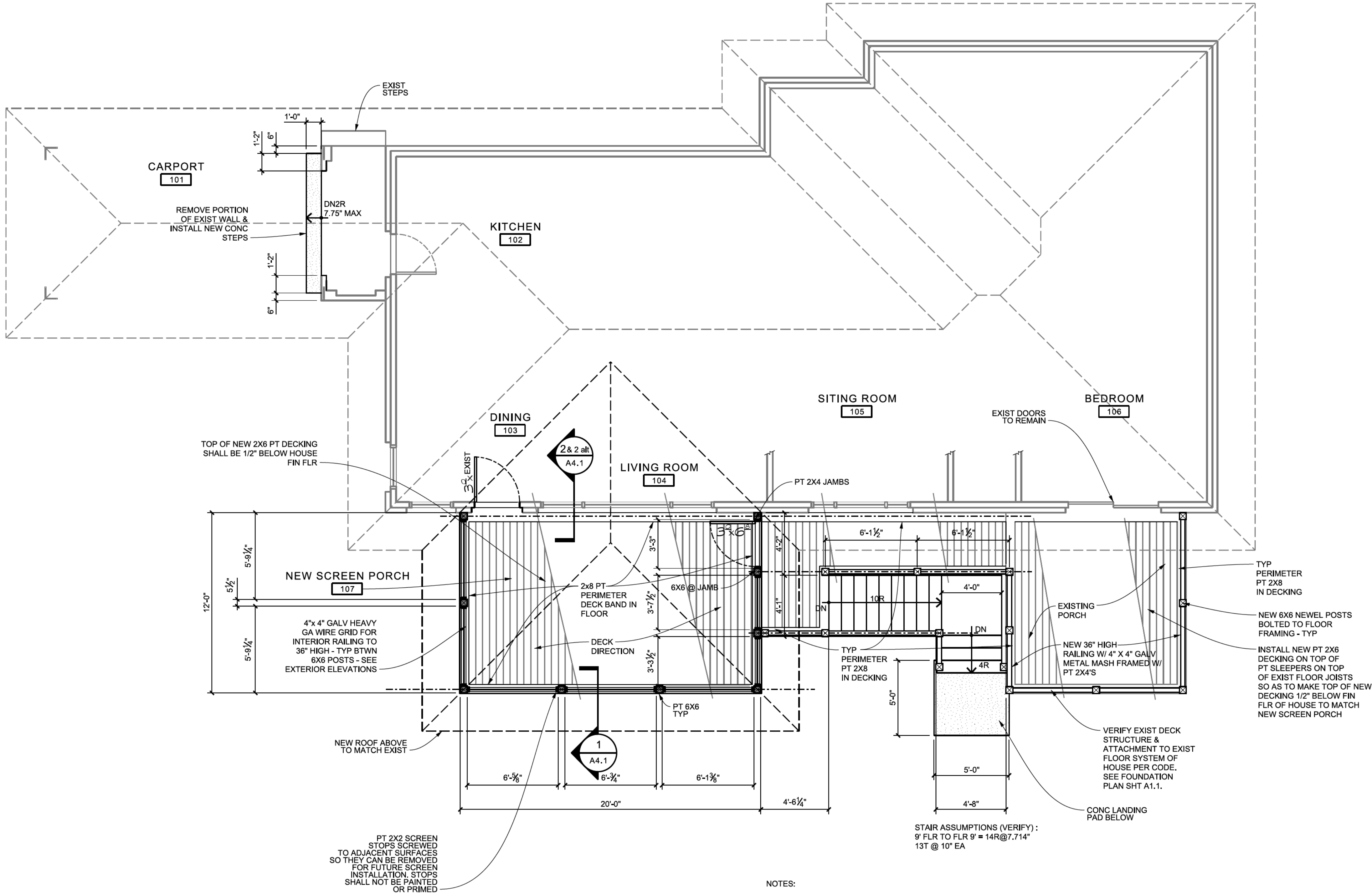
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PERMIT/CONSTRUCTION
MAY 18, 2022
Sheet Title:
GROUND FLOOR
PLAN - NEW WORK

Sheet Number:
A1.2



NOTES:
1. PT WD SCREEN STOPS SHALL NOT BE PRIMED OR PAINTED, LEAVE W/OUT FINISH OF ANY KIND.

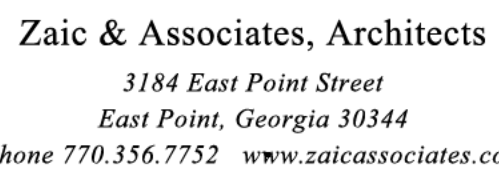
1 GROUND FLOOR PLAN - NEW WORK
1/4"=1'-0"



SCALE OF THE DRAWING:
Scales are stated on this drawing are valid on the original drawing only, the dimension of which is 24x36. Do not scale drawings, written dimensions take precedent over scaled dimensions.

[illegible]

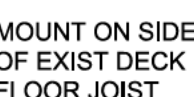
2132 Argo Drive
Hapeville, Ga. 30354
Fulton County, Ga.



PERMIT/CONSTRUCTION
MAY 18, 2022

Sheet Title:
SCREEN PORCH
PLAN - LIGHTING

Page 60 of 18



 - RECESSED DOWNLIGHT
 IN GROUND OR GROUND MTD UP LIGHT
 - JUNCTION BOX
 - CEILING MOUNTED LIGHT - SURFACE MOUNTED
 - CEILING MOUNTED LIGHT - PENDANT MOUNTED
 - LIGHT POLE AND FIXTURE
 - RECESSED - WALL WASHER OR ADJUSTABLE ACCENT
 - WALL MOUNTED LIGHT FIXTURE (W/ INDICATES WALL MOUNTED)
 - WALL MOUNTED SECURITY LIGHT W/ MOTION DETECTOR
 - 1/2 SWITCHED DUPLEX RECEPTACLE OUTLET
 - EXHAUST FAN
 - EXHAUST FAN WITH LIGHT
 - LED FIXTURE (SEE FIXTURE SCHEDULE FOR TYPE)
 - CEILING MTD - PENDANT LED FIXTURE (SEE FIXTURE SCHEDULE FOR TYPE)
 - TRACK FIXTURE/TRACK (# DENOTES TYPE)
 - CEILING FAN
 - CEILING FAN WITH UP LIGHT ONLY
 - ABOVE CABINET LIGHTING FIXTURE - CONFIRM LENGTH IN FIELD
 - BELOW CABINET LIGHTING FIXTURE - CONFIRM LENGTH IN FIELD
 - RECESSED STEP LIGHT
 - SINGLE POLE WALL SWITCH - 48" TO C OF SWITCH A.F.F.
 - SINGLE POLE WALL SWITCH - 42" TO C OF SWITCH A.F.F. (42" - INDICATES SPECIAL MOUNTING HEIGHT)
 - THREE-WAY SWITCH
 - FOUR-WAY SWITCH
 - FAN SWITCH WITH SPEED ADJUSTMENT
 - FAN LIGHT SWITCH
 - DIMMER SWITCH - LINE VOLTAGE (SEE DIMMER SCHEDULE)
 - THREE-WAY DIMMER SWITCH - LINE VOLTAGE
 - LOW VOLTAGE DIMMER TYPE I
 - THREE-WAY LOW VOLTAGE DIMMER TYPE I
 - LIGHTING CONTROL STATION (2" INDICATES CONTROL ZONE)
 - LIGHTING CONTROL KEY PAD
 - SMOKE DETECTOR
 - CARBON MONOXIDE DETECTOR
 - SPEAKER (CEILING MOUNTED)
 - OCCUPANCY SENSOR
 - DOOR SWITCH
 - CEILING MOUNTED EXIT SIGN

1. GC SHALL PRICE ALL LIGHTING AS SPECIFIED HEREIN AND SHALL INCLUDE THAT COST IN HIS BASE ESTIMATE. ALTERNATE FIXTURES MAY BE CONSIDERED BUT THEY MUST BE LISTED SEPARATELY FROM THE BASE FIXTURES SPECIFIED.
2. SWITCH WIRING IS SHOWN FOR WALL SWITCH GROUPING ONLY. ALL CIRCUITING IS BY CONTRACTOR.
3. ALL FIXTURES NOT SPECIFIED ARE TO BE SELECTED & PURCHASED BY OWNER AND INSTALLED BY CONTRACTOR.
4. ALL FIXTURES SHALL BE DIMMED EXCEPT FOR UTILITY TYPE. DIMMERS MUST BE COORDINATED W/ FIXTURE TYPE. INST. LOW VOLTAGE CONTROL WIRES BETWEEN FIXTURE & DIMMER IF REQUIRED FOR DIMMER TYPE.
5. CEILING FANS TO HAVE SWITCHES FOR BOTH FAN AND LIGHT.
6. IN CASES WHERE OBSTRUCTIONS MAKE LOCATING LIGHT FIXTURES AS SHOWN IMPOSSIBLE, GC SHALL CONTACT THE ARCHITECT IMMEDIATELY. FAILURE TO REVIEW WITH ARCHITECT WILL CAUSE THE GC TO RELOCATE FIXTURES @ HIS OWN EXPENSE.

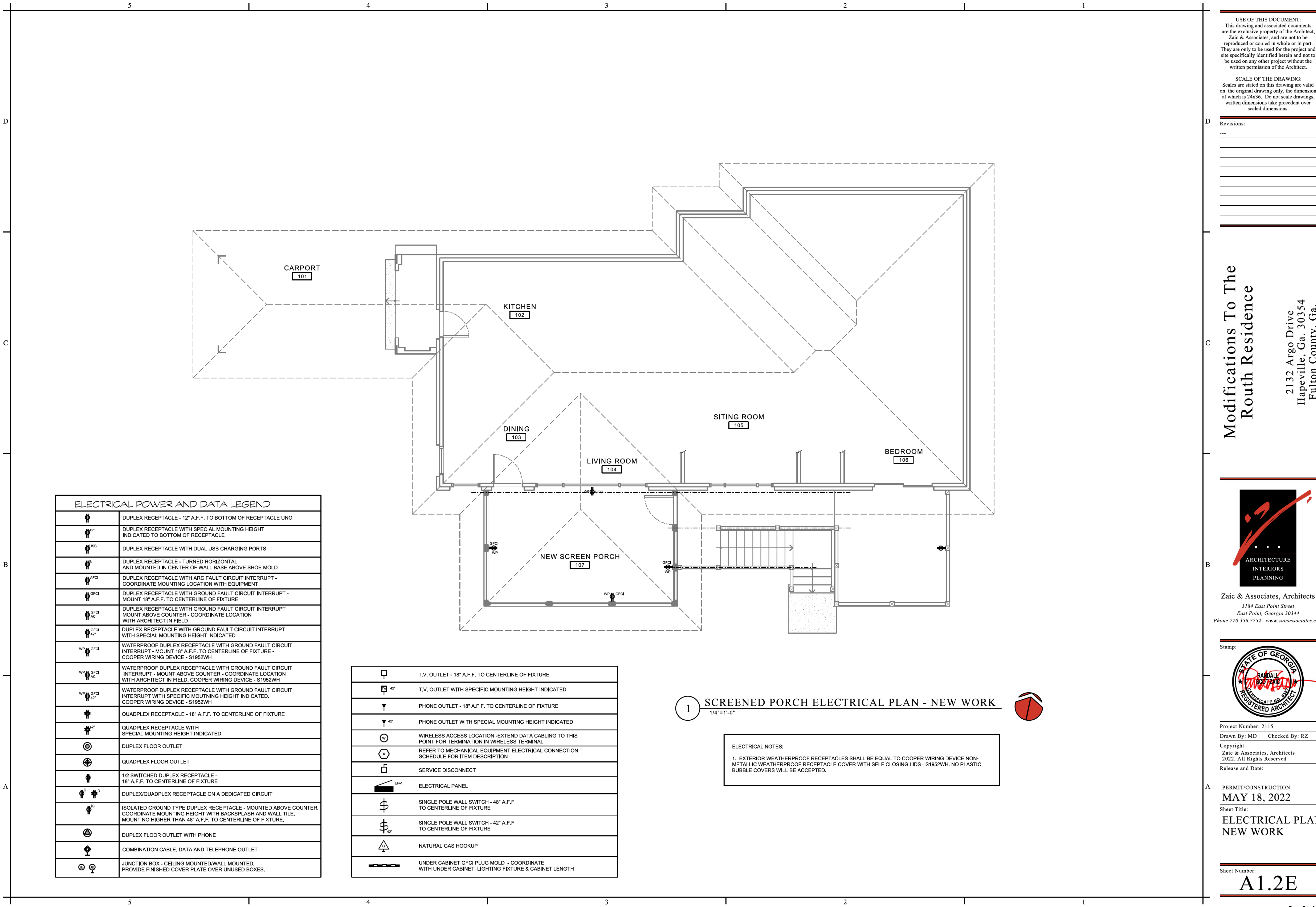
$$1/4'' = 1' - 0$$

W1A LUMIERE WALL MOUNTED - LANTERRA - 9002 W1-RW-LED2790-F-BK-L1-UNV-RSM. SHINE UP ONLY.
MOUNT JB @ 7'-6" AFF

W1B LUMIERE WALL MOUNTED - LANTERRA - 9002 W1-RW-LED2790-F-BK-L1-UNV-RSM. SHINE DOWN ONLY.
MOUNT JB @ 7'-6" AFF

CFL-1 FAN/LIGHT PURCHASED BY OWNER, INSTALLED BY CONTRACTOR.

CFL-1 FAN/LIGHT PURCHASED BY OWNER, INSTALLED BY CONTRACTOR



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SCALE OF THE DRAWING:
Scales are stated on this drawing are valid on the original drawing only, the dimension of which is 24x36. Do not scale drawings, written dimensions take precedent over scaled dimensions.

Revisions:

Modifications To The
Routh Residence

2132 Argo Drive
Hapeville, Ga. 30354
Fulton County, Ga.



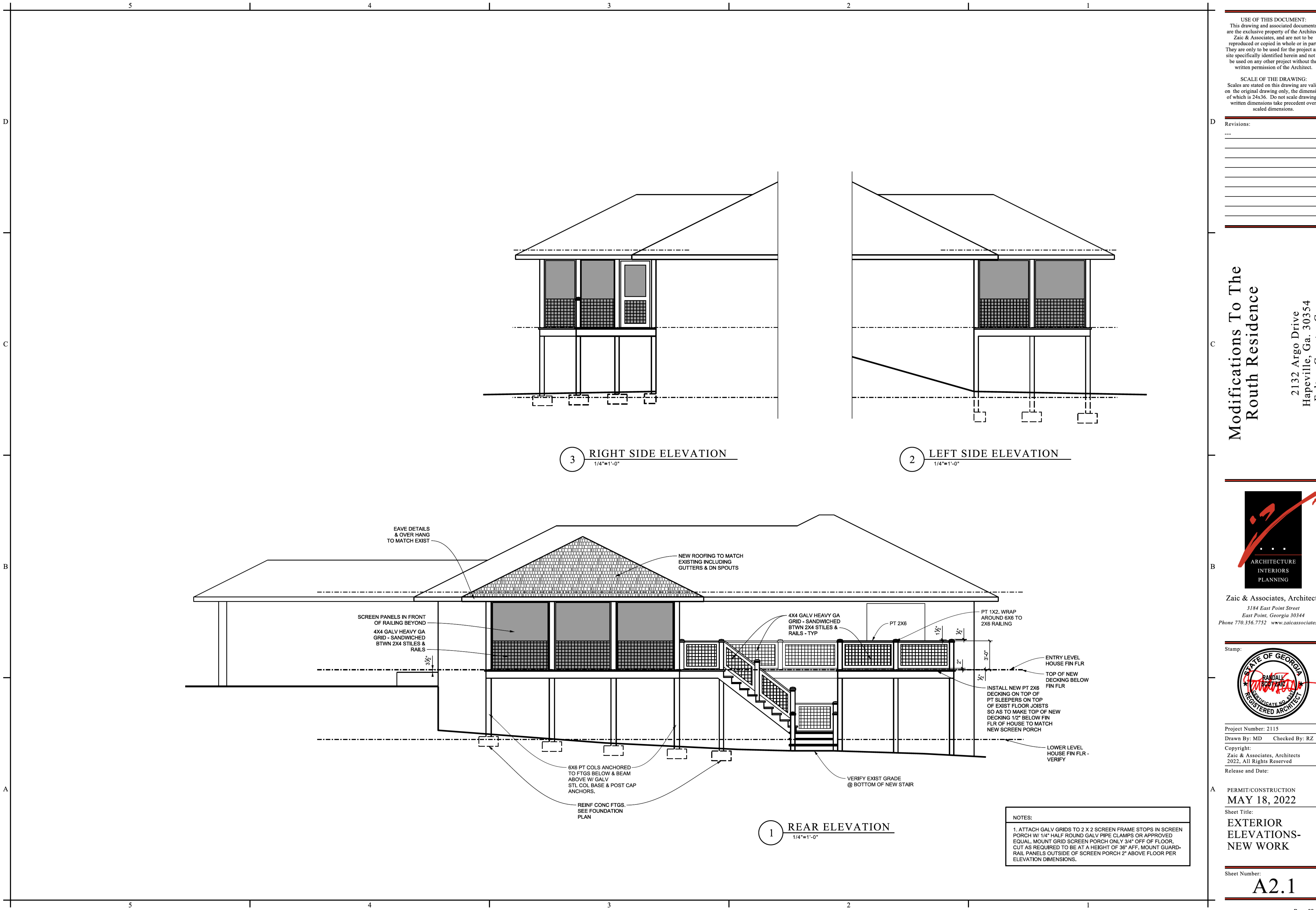
Zaic & Associates, Architects
3184 East Point Street
East Point, Georgia 30344
Phone 770.356.7752 www.zaicassociates.com



Project Number: 2115
Drawn By: MD Checked By: RZ
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Release and Date:

PERMIT/CONSTRUCTION
MAY 18, 2022
Sheet Title:
ELECTRICAL PLAN -
NEW WORK

Sheet Number:
A1.2E



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Revisions:

NO.	DESCRIPTION

Modifications To The
Routh Residence

2132 Argo Drive
Hapeville, Ga. 30354
Fulton County, Ga.

**ARCHITECTURE
INTERIORS
PLANNING**

Zaic & Associates, Architects
3184 East Point Street
East Point, Georgia 30344
Phone 770.356.7752 www.zaicassociates.com

Stamp:

STATE OF GEORGIA
RANDALL SCOTZKE
REGISTERED ARCHITECT
EXPIRATION DATE 06-30-2024

Project Number: 2115
Drawn By: MD Checked By: RZ
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PERMIT/CONSTRUCTION
MAY 18, 2022

Sheet Title:
**EXTERIOR
ELEVATIONS-
NEW WORK**

Sheet Number:
A2.1

NOTES:

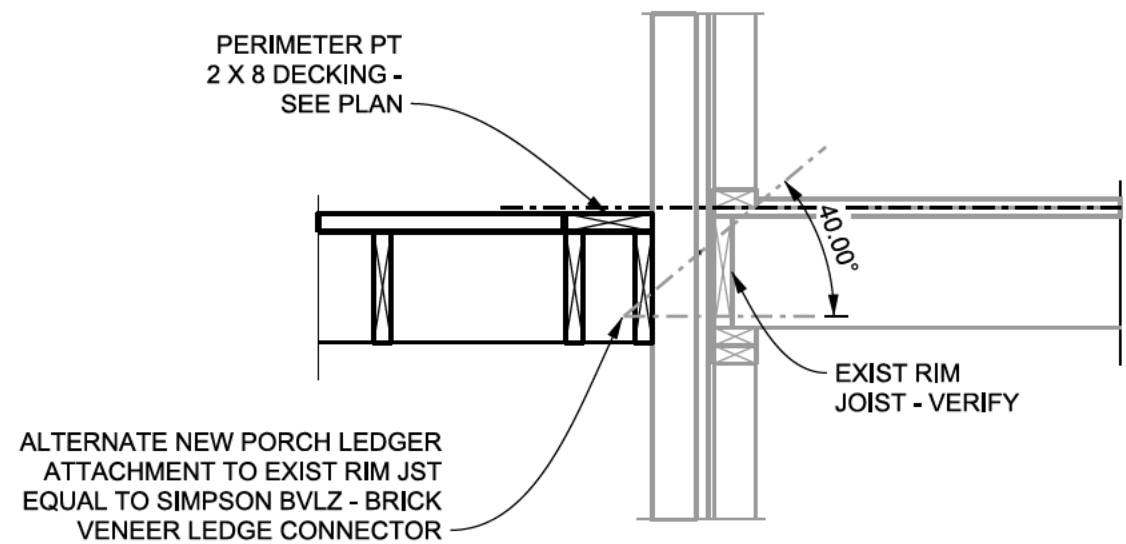
1. ATTACH GALV GRIDS TO 2 X 2 SCREEN FRAME STOPS IN SCREEN PORCH W/ 1/4" HALF ROUND GALV PIPE CLAMPS OR APPROVED EQUAL. MOUNT GRID SCREEN PORCH ONLY 3/4" OFF OF FLOOR. CUT AS REQUIRED TO BE AT A HEIGHT OF 36" AFF. MOUNT GUARD-RAIL PANELS OUTSIDE OF SCREEN PORCH 2" ABOVE FLOOR PER ELEVATION DIMENSIONS.

D

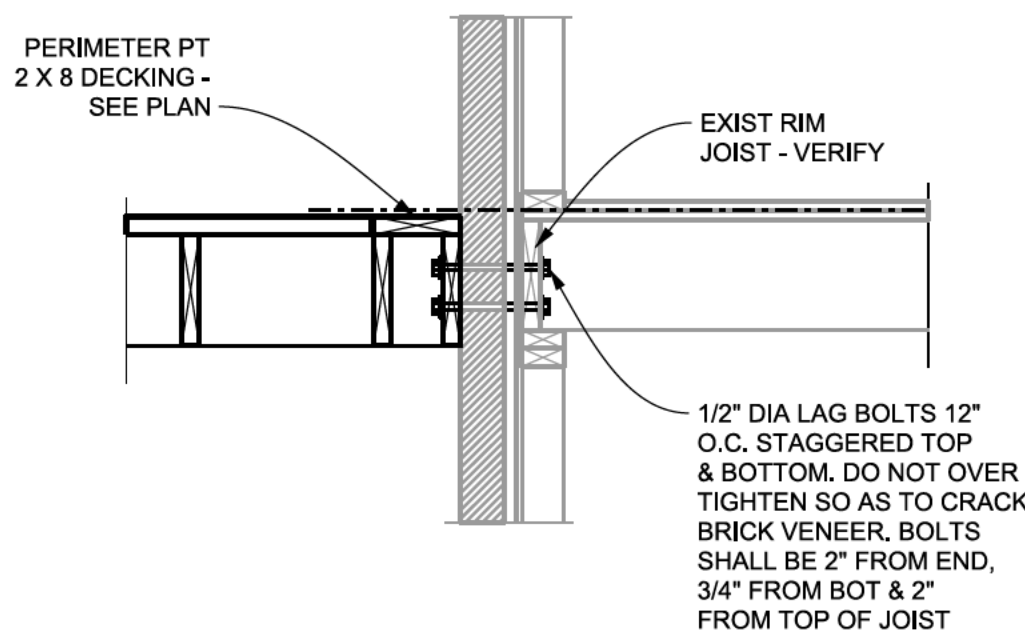
C

B

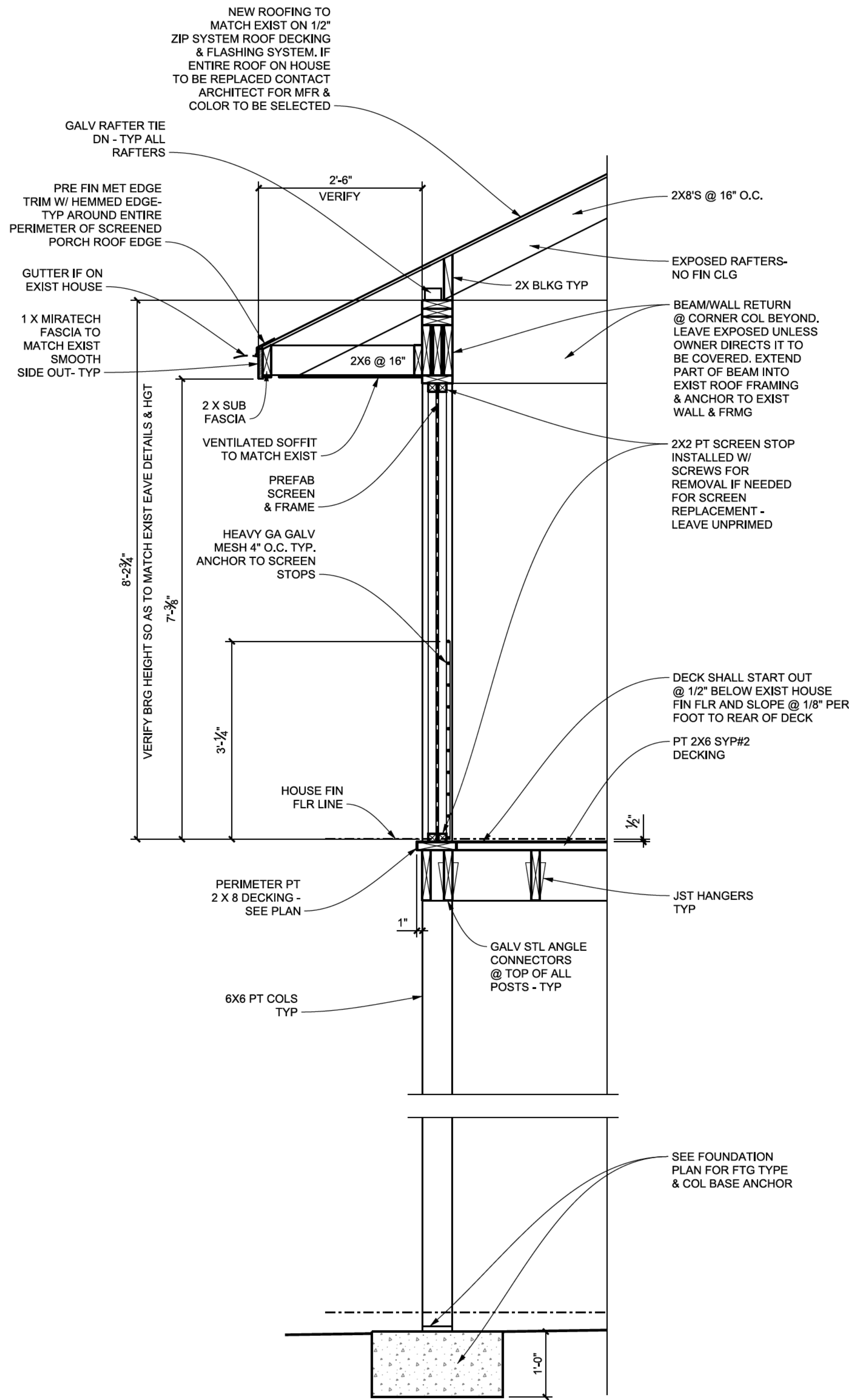
A



SECTION - NEW PORCH @ EXIST WALL
2alt
3/4"=1'-0"



SECTION - NEW PORCH @ EXIST WALL
2
3/4"=1'-0"



WALL SECTION - REAR EXTERIOR SCREENED PORCH WALL
1
3/4"=1'-0"

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Revisions:

Modifications To The
Routh Residence
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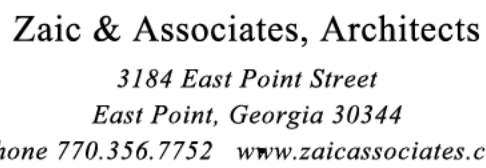
PERMIT/CONSTRUCTION
MAY 18, 2022
Sheet Title:
WALL SECTIONS
& DETAILS

Sheet Number:
A2.1

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[illegible]

2132 Argo Drive
Hapeville, Ga. 30354
Fulton County, Ga.



Release and Date:

Sheet Title:

A4.2

Page 64 of 185

For SF: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.

- Lodgers shall be flashed in accordance with Section R703.4 to prevent water from contacting the house band joist.
- Snow load shall not be assumed to act concurrently with live load.
- The tip of the lag screw shall fully extend beyond the inside face of the band joist.
- Sheathing shall be wood structural panel or solid sawn lumber.
- Sheathing shall be permitted to be wood structural panel, gypsum board, fiberboard, lumber or foam sheathing. Up to $\frac{1}{2}$ -inch thickness of stacked washers shall be permitted to substitute for up to $\frac{1}{4}$ inch of allowable sheathing thickness where combined with wood structural panel or lumber sheathing.

For SI: 1 inch = 25.4 mm.

- a. Lag screws or bolts shall be staggered from the top to the bottom along the horizontal run of the deck ledger in accordance with Figure R507.9.1.3(1).
- b. Maximum 5 inches.
- c. For engineered rim joists, the manufacturer's recommendations shall govern.
- d. The minimum distance from bottom row of lag screws or bolts to the top edge of the ledger shall be in accordance with Figure R507.9.1.3(1).

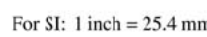
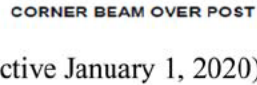


FIGURE R507.9.1.3(1)
PLACEMENT OF LAG SCREWS AND BOLTS IN LEDGERS

2018 IRC® CODE and COMMENTARY

2 IRC 2018 - EXTERIOR DECKS - GA AMMENDMENTS
1 1/2"=1'-0"

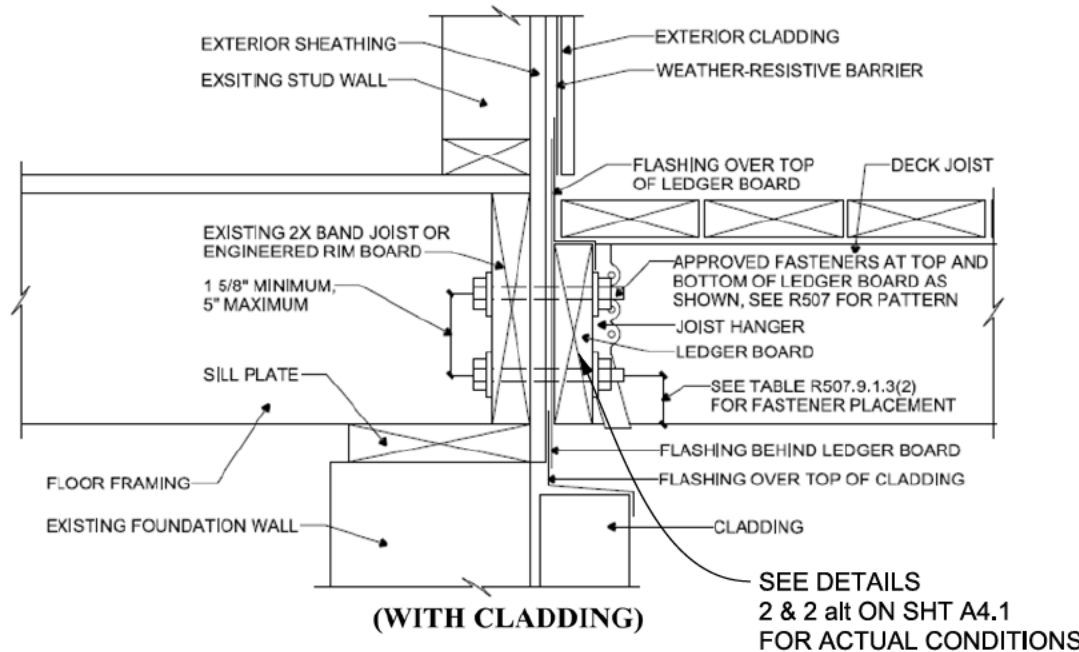
* Revise Figure R507.5.1(1) 'DECK BEAM TO DECK POST' to include a new illustration for "Corner Beam Over Post" as follows:



*Revise R507.9.1.3 ‘Ledger to band joist details’ to read as follows

R507.9.1.3 Ledger to band joist details. Fasteners used in deck ledger connections in accordance with Table R507.9.1.3(1) shall be hot-dipped galvanized, stainless steel, or other approved fasteners and shall be installed in accordance with Table R507.9.1.3(2) and Figures R507.9.1.3(1) and R507.9.1.3(2).
(Effective January 1, 2020)

*Revise Figure R507.9.1.3 (2) 'Placement of Lag Screws and Bolts in Band Joists' as follows:



Georgia International Residential Code 2020 Amendments

1 IRC 2018 - EXTERIOR DECKS - GA AMMENDMENTS
1 1/2"=1'-0"



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

DATE: October 9, 2022
 TO: Tonya Hutson
 FROM: Lynn Patterson
 RE: **Design Review – 2132 Argo Drive Rear Porch addition**

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

BACKGROUND

The City of Hapeville has received a design review application from Carolyn Routh for a 288 SF rear porch addition on an existing single-family dwelling at 2132 Argo Drive. The porch will include exposed timber, screening and new roofing to match the existing house.

The property is zoned R-0 – One Family Detached and is subject to the SubArea D section of Neighborhood Conservation ~~Area~~ Architectural Design Standards.

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

- ✓ Except where indicated, setbacks shall be established by zoning.
- ✓ 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: There are no existing sidewalks. This is a screened porch addition at the rear of the house on a corner lot.

(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:
No landscape plan was provided for the porch addition.

(c) Utility Standards

- ⊙ Mechanical features shall not be located in the supplemental area or front yard and shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable materials for screening shall include those materials found in subsection (f)1., provided they are compatible with the principal structure.
- ⊙ When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.
- ⊙ Street lights may be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian-scale street lights as approved by the DRC and the department of community services shall be provided by the developer, subject to site plan and design review in new development.
- ⊙ All developments shall provide a light at the front door. Lighting designed to illuminate the path to the

front door is allowed. Spotlighting may be provided as long as it is properly shielded and does not become an annoyance to adjacent property owners or the public. General area illumination with oversized flood lights is prohibited. Specifically, lighting shall be shielded so that the source of light is not visible from adjacent properties or the public right-of-way.

- ⊙ Trees shall not be planted directly above storm drains.

STAFF COMMENT:

(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: No change to driveway proposed.

(e) *Roof and Chimney Standards*

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

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



Gutters shall be copper, aluminum or galvanized steel.



Downspouts shall match gutters in material and finish.



Roof forms shall be based on architectural style.



All roofs, excluding dormers, shall overhang a minimum of 12 inches beyond the facade.



Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached.



Chimneys exposed to the public view may not be faced in wood or cement based siding and may not be of an exposed metal or ceramic pipe. All chimneys shall be wrapped in a brick, stone or suitable masonry finish material.



Chimneys on exterior building walls shall begin at grade.



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

STAFF COMMENT: No detail is provided for the roof warranty.

Gutters and downspouts not shown. If installed, must meet standards.

(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: Rear screened in porch should be painted or stained. Railings do not follow standard. Design exception required.

(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:

RECOMMENDATIONS

To comply with the Architectural Design Standards, please provide the following on all relevant plan sheets. A summary document should be provided detailing compliance with each item below.

- Roof shingle warranty should be specified as 30 years.
- Gutters/downspouts information not provided.
- Porch finish not provided.

Railing design differs from standards. Design exception required for approval.

The application is compliant subject to the satisfaction of the aforementioned issues.

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 10-07-2022

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 A GUTIERREZ Contact Number: [REDACTED]

Applicants Address: 135 SPlinter CT. Suwanee GA 30024

E-Mail Address: [REDACTED] Zoning Classification: R-SF

Address of Proposed Work: 3419 Rainey Ave. Hapeville GA

Parcel ID# (INFORMATION MUST BE PROVIDED): 14012700030576

Property Owner: William Garcia Contact Number: [REDACTED]
GARZA

Project Description (including occupancy type): REMODELING SINGLE
FAMILY HOUSE, AND WILL OPEN EXISTING ENCLOSED PORCH,
IN FRONT ELEVATION. AS ORIGINALLY WAS.

Contractors Name: TWO JIMMYS Construction Contact Number: 770 605 1596

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

10-07-22
Date

Project Class (check one):

☒ Residential ☐ Commercial ☐ Mixed-Use Development

Project Type:

☐ New Commercial Construction ☐ Addition to Existing Commercial Building
~~REDUCE~~
☐ Addition to Existing Residential Structure ☒ Accessory Structure Deck 117 SF
☐ Site Plan, Grading & Landscaping ☐ New Single-Family Residential Construction
☐ Other

Total Square Footage of proposed New Construction: — 1107 SF HEATED

Total Square Footage of existing building: 1282

Estimated Cost of Construction: \$40,000

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

SIDING TO MATCH EXISTING SIDING.
ASPHALT ROOFING. CHARCOAL.
WOOD.

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

SIDING HARDY PLANK
WOOD TRIM.
ASPHALT ROOFING.

NOTICE

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(Please Print & Initial)

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



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 ALDO GUTIERREZ

Printed Name

[Signature]
Signature

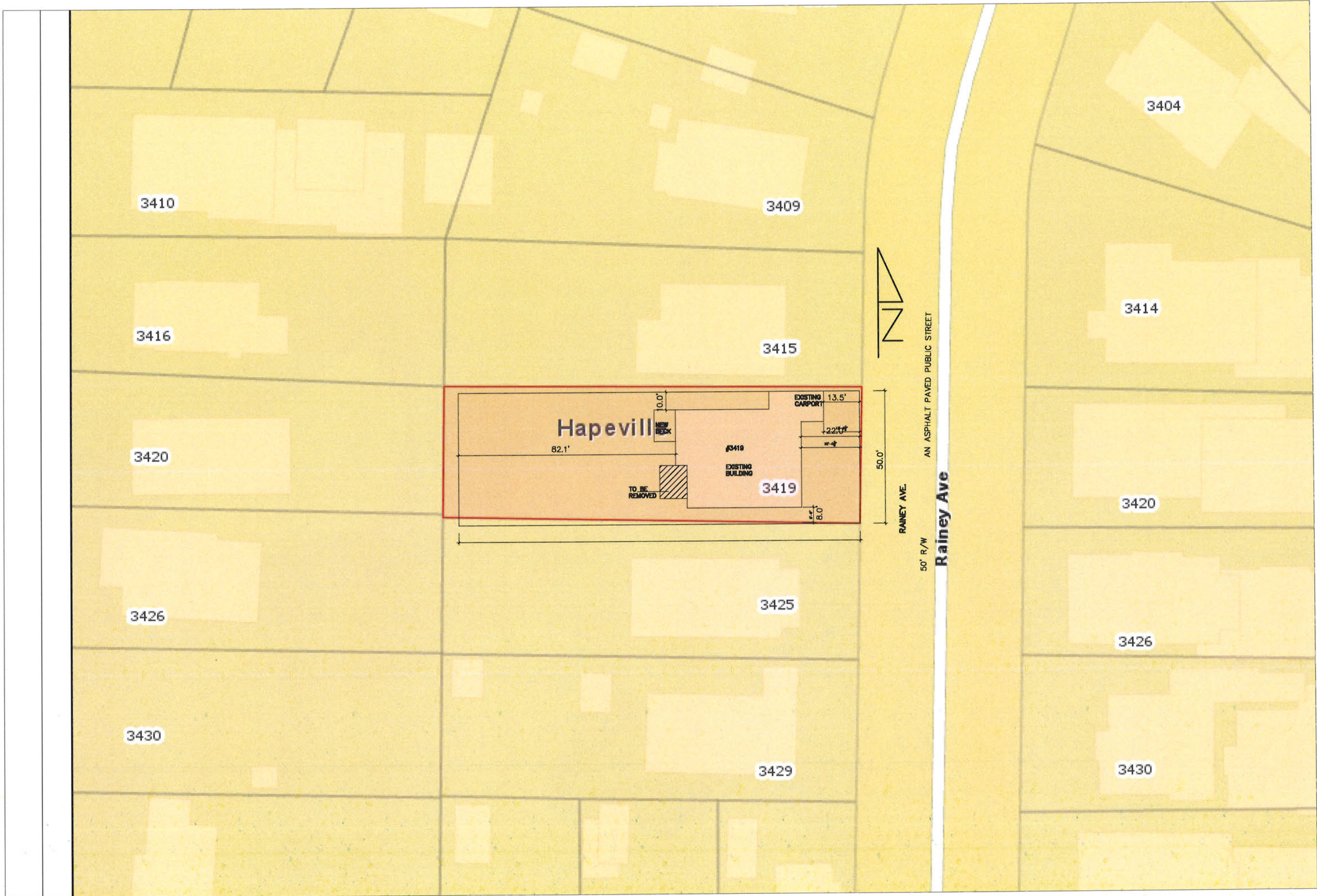
10-07-2022

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.







PROPOSED FRONT ELEVATION



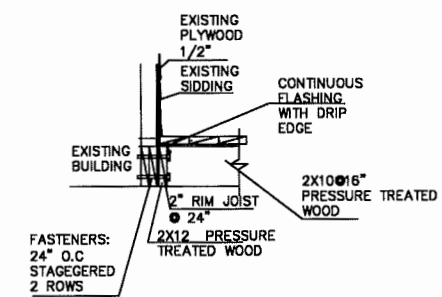
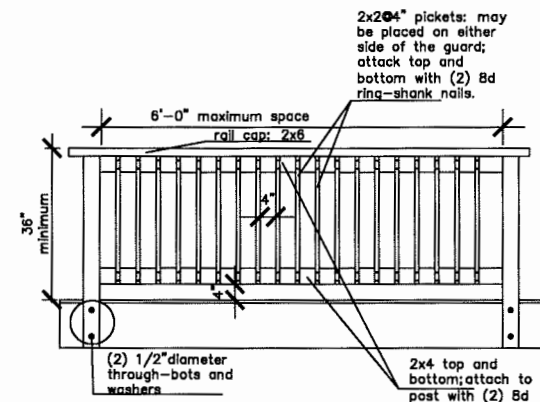
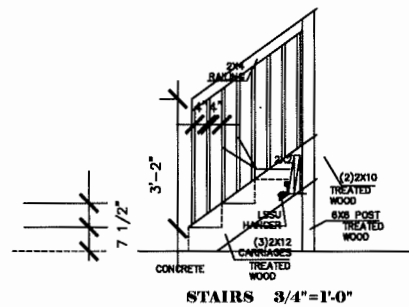
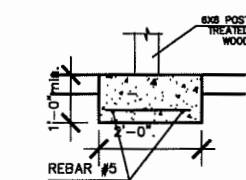
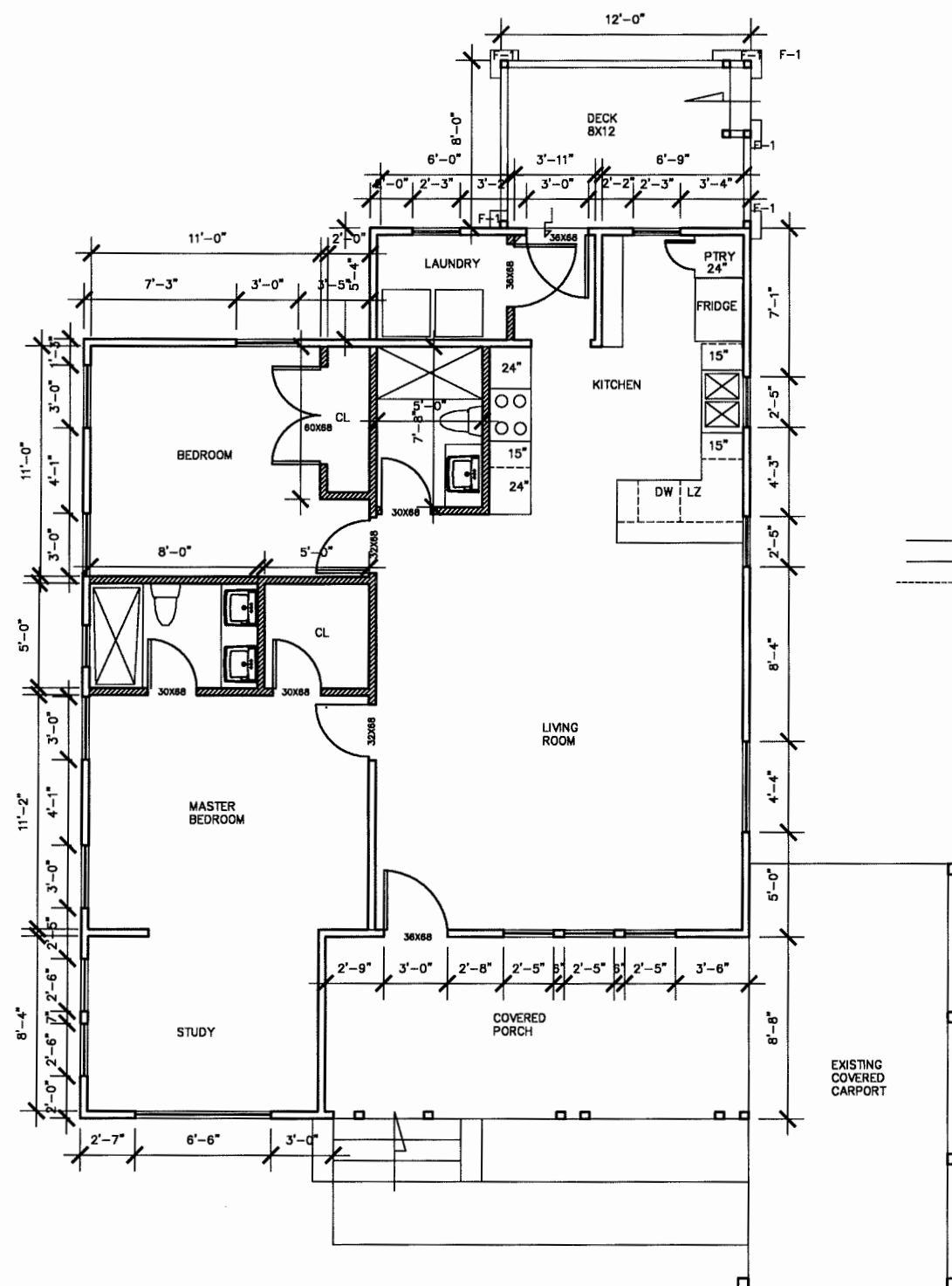
PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED REAR ELEVATION



WALLS SCHEDULE

==	EXISTING WALL TO REMAIN
	NEW WALL

NEW PARTITIONS WALL 3" SOUND INS. MATERIAL INSULATED IN BUILDINGS TYPE CONSTRUCTION SHALL HAVE SMOKE DEVELOPED INDEX OR NOT IN 450 AS DETERMINED IN ACCORDANCE ASTM E4

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

SCOPE OF WORK:

- Open the porch as original
- Built a deck
- Remove existing storage area
- New layout
- New roofing
- New windows
- Plumbing
- Electrical
- Hvac

REMODELING AND DECK 3419 RAINEY AVE. HAPEVILLE GA	
1. Name of development:	REMO 3419 RAINEY
2. Occupancy classification:	RESIDENTIAL
3. Type of Construction:	V B
4. Building Area in Square Foot (Existing HEATED)	1107 SQ. FT. HEATED
Covered Porch (existing)	175 SQ. FT.
NEW DECK	117 SQ. FT. TO BE ADDED
TOTAL AREA	1107 SQ. FT. HEATED
5. Number of Stories:	ONE STORY
6. Building Height:	19'-9"

CONTACT: ANDY GARCIA Ph:404 563 5853



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

DATE:	October 9, 2022	Key:	
TO:	Tonya Hutson	Compliant:	✓
FROM:	Lynn Patterson	Not Compliant:	✗
RE:	Design Review – 3419 Rainey Ave rear porch addition and window size change on north elevation.	Incomplete:	✋
		Not Applicable:	⊘

BACKGROUND

The City of Hapeville has received a design review application from Nestor Gutierrez for a 96 sf rear deck addition and change in size of north side elevation window at 3419 Rainey Avenue. The single family dwelling is being renovated, removing a rear section of the house and also updating the front door (removing transoms).

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(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: There are no existing sidewalks. This is a rear deck addition.

(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:

No landscape plan was provided for the deck addition.

(c) Utility Standards

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

- become an annoyance to adjacent property owners or the public. General area illumination with oversized flood lights is prohibited. Specifically, lighting shall be shielded so that the source of light is not visible from adjacent properties or the public right-of-way.
- ⊙ Trees shall not be planted directly above storm drains.

STAFF COMMENT:

(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: No change to driveway proposed.

(e) *Roof and Chimney Standards*

- ⊙ Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.
- ⊙ Roof shingles shall be slate, cedar, or asphalt.
- ⊙ Roof tiles shall be clay, terra cotta or concrete.
- ⊙ Metal roofs are:
 - Allowed on one-family and two-family detached dwellings;
 - Permitted on multifamily and townhouse dwellings only when screened from the adjacent street

by a parapet wall.

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

**STAFF COMMENT: No detail is provided for the roof warranty.
Gutters and downspouts not shown. If installed, must meet standards.**

(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: Rear deck should be painted or stained. Railings do not follow standard. Design exception required.

(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:

RECOMMENDATIONS

To comply with the Architectural Design Standards, please provide the following on all relevant plan sheets. A summary document should be provided detailing compliance with each item below.

- Deck finish not provided.
- Window trim should either meet standard or match existing if all windows will not be replaced.

Note:

The front door replacement was not part of this application. Any window replacements should follow standards, including but not limited to size and no GBG. It is also recommended the existing carport supports be upgraded per the standards.

The application is compliant subject to the satisfaction of the aforementioned issues.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 09/20/22

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: Leslyn Wong Contact Number: [REDACTED]
Applicants Address: 3468 Rainey Ave, Hapeville, GA 30354
E-Mail Address: [REDACTED] Zoning Classification: Residential A-SF

Address of Proposed Work: 3468 Rainey Ave, Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0098-0002-D13-5

Property Owner: Leslyn Wong Contact Number: [REDACTED]

Project Description (including occupancy type): Remodile enclose patio to be open with columns. Open up wall in living room. Add support beam to create an open floor concept.

Contractors Name: Donald Zuniga Contact Number: [REDACTED]

Contact Person: Leslyn Wong 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.

Leslyn Wong
Applicants Signature

9/20/22
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: 858

Total Square Footage of existing building: 858

Estimated Cost of Construction: \$38,000

List/Describe Building Materials on the exterior of the **existing** structure: Concrete
blocks, glass windows

List/Describe Building Materials **proposed** for the exterior facade of the new structure:
wooden columns, wooden rails, steel or
glass enclosure rails.

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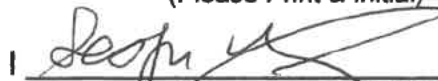
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(Please Print & Initial)

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



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.

Leshyn Wong [Signature] 9/20/22
Printed Name Signature Date

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

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









SITE MAP



International Building Code, 2020
Edition, with Georgia Amendments

International Residential Code, 2020
Edition, Georgia Amendments

International Fire Code, 2020 Edition,
with Georgia Amendments

International Plumbing Code, 2020
Edition, with Georgia Amendments

International Mechanical Code, 2020
Edition with Georgia Amendments

International Fuel Gas Code, 2020
Edition with Georgia Amendments

National Electrical Code, 2020 Edition

International Energy Code, 2009 Edition,
with Georgia Supplements and
Amendments (2011)(2012)

SYMBOL LEGEND

<u>GENERAL</u>	
SHEET #	SHEET NAME
A001	COVER SHEET
A002	3D PERSPECTIVES

SHEET #	SHEET NAME
A101	EXISTING, DEMO, & PROPOSED FLOOR PLAN
A102	INTERIOR ELEVATIONS
A200	EXISTING/PROPOSED ELEVATIONS

OWNER:
NAME: Leslyn Wong
EMAIL: leslynwong@yahoo.com



PROJECT DESCRIPTION

A 3D architectural rendering of a single-story house. The exterior walls are made of dark red brick, and the foundation is constructed from light grey stone blocks. The house features a dark grey gabled roof with a wide white eave. A central green door is set within a recessed porch area supported by four thick orange columns. The porch has a white ceiling and is enclosed by a black metal railing with orange-colored handrails. To the left of the door are two tall, narrow windows, and to the right are two larger, multi-paned windows. A single window is visible on the far right side of the house. A set of concrete steps leads up to the porch. The background is a clear blue sky, and the ground is a flat, light brown surface.

1. FOR ANY NEW HVAC WORK, THE MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL REQUIRED DUCTWORK IN ACCORDANCE WITH THE GAUGES AND METHODS OF CONSTRUCTION AS SPECIFIED IN THE SMACNA MANUAL FOR LOW PRESSURE DUCTWORK.
2. DUCT SIZES ARE NOT SHOWN.
3. LINE SUPPLY AND RETURN AIR DUCTWORK THROUGH FIRST TRANSITION, ELBOW OR FIRST TEN FEET OF UNIT, WHICH EVER IS GREATEST.
4. DUCT WRAP INSULATION SHALL BE A MINIMUM OF 1 1/2" THICK, 3/4 POUND DENSITY FIBERGLASS DUCT WRAP WITH A VAPOR BARRIER. ALL SUPPLY AND RETURN DUCT TO BE INSULATED. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
5. DUCT LINER INSULATION SHALL BE A MINIMUM OF 1" THICK, 2 POUND DENSITY FIBERGLASS DUCT WRAP WITH A BLACK COATING. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
6. RIGID ROUND DUCT SHALL BE SHEET METAL. ALL SUPPLY SPIN-IN FITTINGS SHALL BE EQUIPPED WITH SCOOP.
7. BRANCH ROUND DUCTWORK TAPS LOCATED ABOVE ACCESSIBLE CEILING AND SERVING ONLY ONE DIFFUSER SHALL HAVE SPIN-IN WITH SCOOP & MANUAL DAMPER.
8. BRANCH ROUND DUCTWORK LOCATED ABOVE INACCESSIBLE CEILING OR SERVING MORE THAN ONE DIFFUSER SHALL HAVE THE MANUAL DAMPER OMITTED, AND HAVE A FACE OPERATED DAMPER IN THE DIFFUSER UNLESS NOTED OTHERWISE.
9. FLEXIBLE DUCT RUNOUTS TO DIFFUSERS SHALL BE INSTALLED FREE OF KINKS AND SAGS. ALL DIFFUSER RUNOUTS SHALL BE SIZED TO MATCH THE INLET OF THE DIFFUSER SERVED. MAX. 6 FEET LONG.
10. ALL DUCT CHANGES FROM SQUARE TO ROUND SHALL BE SMOOTH TRANSITIONS. SPIN-INS AT THE END OF CAPPED DUCTS ARE NOT ACCEPTABLE.
11. TRANSITION RECTANGULAR DUCTWORK ON THE BOTTOM AND THE SIDES. MAINTAIN DUCTWORK LEVEL AND AS HIGH AS POSSIBLE UNLESS NOTED OTHERWISE
12. CEILING HEIGHTS SHOWN ON ARCHITECTURAL DRAWINGS MUST BE MAINTAINED. COORDINATE ALL DUCT ROUTING WITH ALL TRADES PRIOR TO FABRICATION OR ROUGH-IN. NO DUCTWORK SHALL BE FABRICATED PRIOR TO RECEIPT OF APPROVED SHOP DRAWINGS.
13. MOUNTING FRAME OF CEILING MOUNTED AIR DISTRIBUTION DEVICES SHALL BE COMPATIBLE WITH CEILING TYPE. CEILING TYPE GYP BD.
14. PORTIONS OF DUCTWORK OR PIPING VISIBLE THROUGH GRILLES AND REGISTERS IN FINISHED AREAS SHALL BE PAINTED FLAT BLACK. PAINT BLACK BEHIND ALL GRILLES.
15. ALL THERMOSTATS IN COMMON AREAS AND/OR SERVING COMMON AREAS SHALL BE PROGRAMMABLE. MOUNT THERMOSTATS WHERE INDICATED ON PLANS 48" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
16. ALL WIRING IN THE CEILING PLENUM SHALL BE PLENUM RATED CABLE OR RUN IN CONDUIT. THE MECHANICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONTROL WIRING.
17. EXTEND CONDENSATE DRAIN FOR ALL UNITS AND AUXILIARY DRAIN PANS FULL SIZE AND INSULATED TO FLOOR DRAIN.
18. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. (IE CONTROLS, REFRIGERANT SPECIALTIES ETC.)
19. PROVIDE FLEXIBLE CONNECTIONS ON ALL EQUIPMENT, PIPING AND DUCTWORK WHERE VIBRATION MIGHT OCCUR.
20. WHEN SMOKE DETECTORS ARE REQUIRED, THE SMOKE DETECTOR, UPON THE DETECTION OF SMOKE, SHALL AUTOMATICALLY STOP THE EQUIPMENT FAN AND SOUND AN AUDIBLE ALARM. DETECTORS SHALL BE IN ACCORDANCE WITH NFPA 72E.
21. WHEN RETURN AIR PLENUMS ARE BEING UTILIZED, ALL MATERIALS WITHIN THESE CEILING SPACES ARE REQUIRED TO BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 AS DETERMINED IN ACCORDANCE WITH ASTM E 84.
22. SECURE ALL REFRIGERANT PIPING TO INTERIOR WALL STUDS WITH PIPE CLAMPS TO PREVENT PIPING VIBRATION.
23. COORDINATE ALL ROOF AND SLAB PENETRATIONS WITH STRUCTURAL ENGINEER.
24. CONTRACTOR SHALL COORDINATE VOLTAGE AND PHASE OF EACH PIECE OF EQUIPMENT WITH THE ELECTRICAL CONTRACTOR PRIOR TO ORDERING.

1. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES HAVING JURISDICTION.
2. BEFORE PERFORMING ANY WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF ANY EXISTING AND NEW WORK AND SHALL BE RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRM THAT THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. IF THERE ARE ANY DISCREPANCIES OR QUESTIONS THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO PROCEEDING WITH WORK IN QUESTION OR RELATED WORK.
3. MATERIALS AND WORKMANSHIP ARE TO CONFORM TO THE MATERIALS AND WORKMANSHIP REQUIREMENTS OF CONSTRUCTION FOR SIMILAR MODIFICATION WORK. INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS.
4. PERFORMANCE OF WORK: IN PERFORMING THE WORK DESCRIBED IN THE DRAWINGS OF THIS WORK, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE EXISTING STRUCTURE AND RELocate EXISTING PARTITION WALLS TO THE NEW LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE TO HIDE ALL EVIDENCE OF WORK AND TO REFINISH THIS CONSTRUCTION TO MATCH EXISTING FINISH AND APPEARANCE.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING REQUIRED BUILDING AND USE OCCUPANCY PERMITS FOR ALL PHASES OF WORK PRIOR TO START OF CONSTRUCTION, INCLUDING ALL MECHANICAL, ELECTRICAL AND PLUMBING PERMITS.
6. CUTTING AND PATCHING: EACH MISCELLANEOUS ITEM OF CUTTING, PATCHING OR FITTING IS NOT NECESSARILY INDIVIDUALLY DESCRIBED HEREIN. NO SPECIFIC DESCRIPTION OF CUTTING, PATCHING OR FITTING SHALL BE REQUIRED TO PROPERLY ACCOMMODATE THE SCOPE OF WORK OR SHALL RELIEVE THE CONTRACTOR FROM RESPONSIBILITY TO PERFORM SUCH WORK AS REQUIRED.
7. DO NOT SCALE FROM THESE DRAWINGS. REFER TO WRITTEN DOCUMENTS.
8. NEW GYPSUM BOARD CONSTRUCTION MEETING EXISTING CONSTRUCTION IN THE SAME PLANE SHALL BE FLUSH WITH NO VISIBLE JOINT. EXISTING ALL GYPSUM BOARD RETURNS SHALL HAVE METAL CORNER BEADS FROM FLOOR TO CEILING. ALL EXPOSED GYPSUM BOARD EDGES SHALL HAVE METAL "L" BEADS FLOOR TO CEILING. PARTITIONS SHALL BE CONTINUOUS OVER DOORS SAME AS ADJACENT WALLS WHERE DRYWALL CONTINUES TO STRUCTURE ABOVE.
9. THE CONTRACTOR IS RESPONSIBLE FOR CONCEALED BLOCKING, BRACING AND SUPPORT FOR SUSPENDED OR HUNG ITEMS REQUIRED FOR CONSTRUCTION OF THIS PROJECT.
10. The State of Georgia requires carbon monoxide & smoke detectors be installed in general sleeping areas in all new residential homes. Follow requirements per R313 and applicable Georgia amendments.

1. Do not scale these drawings. Refer to Architectural drawings for exact location of all equipment and confirm w/ Owner's Representative. These drawings are diagrammatic and the Electrical Contractor is responsible for the system to be in complete proper working order. This Contractor shall co-ordinate his work with other trades to avoid interferences and delays in construction.
2. All work shall be done in accordance with the National Electric Code and all local codes and ordinances.
3. Minimum wire size shall be #12awg excluding control wire unless otherwise noted. All conductors to be copper with THW insulation unless noted.
4. Outlet boxes to be pressed steel in dry locations, cast alloy w/ threaded hubs in wet locations and special enclosures where required by code.
5. Disconnect switches shall be horsepower rated, heavy duty, quick-made, quick break enclosures.
6. Motor starters shall be manual or magnetic as noted w/ overload relays on each leg.
7. Electrical shall be effectively and properly grounded as per the NEC.
8. All equipment shall be new and bear the Underwriters Label where applicable.
9. All work shall be performed by a licensed Electrical Contractor in a first class workmanlike manner.
10. The electrical system shall be complete, fully operative and guaranteed for a period of one year from the date of acceptance by the Architect/Engineer.
11. The Contractor shall pay all fees, permits, inspections, testing and maintain all required insurance.
12. The Mechanical Contractor shall furnish all motor starters and/or disconnect switches to the Electrical Contractor for his installation. The Mechanical Contractor shall be responsible for all control wiring.
13. All conduits, underground or below slab shall be 3/4" rigid steel or schedule 40 PVC. Above slab EMT may be used where allowed by code and free from potential damage.
14. All circuit breakers, two or three pole, to be common trip. No tie handles or tandems will be accepted.
15. All fuses unless otherwise noted shall be current limiting fuse (C>L-) rated for 200,000 A.I.C.
16. Rooftop air conditioning units to be provided with a 125v, 20A receptacle. The Electrical Contractor shall provide and install on the A/C roof top units as per NEC 210-63

These drawings are diagrammatic and show general plumbing layouts and pipe routing for bidding purposes only. It is the responsibility of the contractor to prepare detailed shop drawings and confirm space allocations.

Refer to architectural and structural drawings for all building dimensions, details, elevations and exact locations of fixtures.

Contractor shall verify all flow lines prior to construction.

All work shall conform to all local and state codes and the health department having jurisdiction.

Plumbing Contractor shall review drawings of all other trades to assure that no interference with any architectural features will occur. Notify Architect of any interferences.

Contractor may re-layout to his advantage or to miss interferences within limits of local codes. Notify Architect of any changes.

Plumbing Contractor shall furnish to the General Contractor all access panels to be installed as required for any plumbing installations.

Sleeves shall be installed where all pipes penetrate structure.

All openings thru fire rated walls and floors shall be sleeved and sealed with proper fireproofing material to maintain the integrity of structure.

0. Provide manufactured compatible pipe hangers, rods and inserts. No band iron, tie wire, metal strapping or wire strapping shall be permitted.

1. Pipe vibration and swaying will not be permitted.

2. Provide suitable backing and support for all plumbing fixtures.

3. Offset all VTR's as required whether or not shown on the drawings.

4. Upon completion the Contractor shall furnish to the Owner one reproducible "as-built" drawing which shall show all piping installed.

5. All water piping, above or below ground, shall be type "L" copper. All piping below slab shall be soft copper.

6. Soil, waste and vent piping shall be schedule 40 PVC where accepted by local codes.

7. All fixtures must be provided with readily accessible stops & access panels.

8. Contractor shall guarantee all materials and workmanship free from defects for a period of not less than one year.

3468 Rainey Ave, Atlanta, GA 30354

COVER SHEET

5801 Kingsport Drive, Unit 121

(470) 528-7126

DATE 9/1/2022
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09012022

A001



① **KITCHEN PERSPECTIVE A**



② **KITCHEN PERSPECTIVE B**

Rainey Ave Interior Remodel

3468 Rainey Ave, Atlanta, GA 30354

3D PERSPECTIVES

Richard Bodrick II, Freelance Designer

2997 Cobb Pkwy #725368
Atlanta, GA 31139
(470) 528-7126

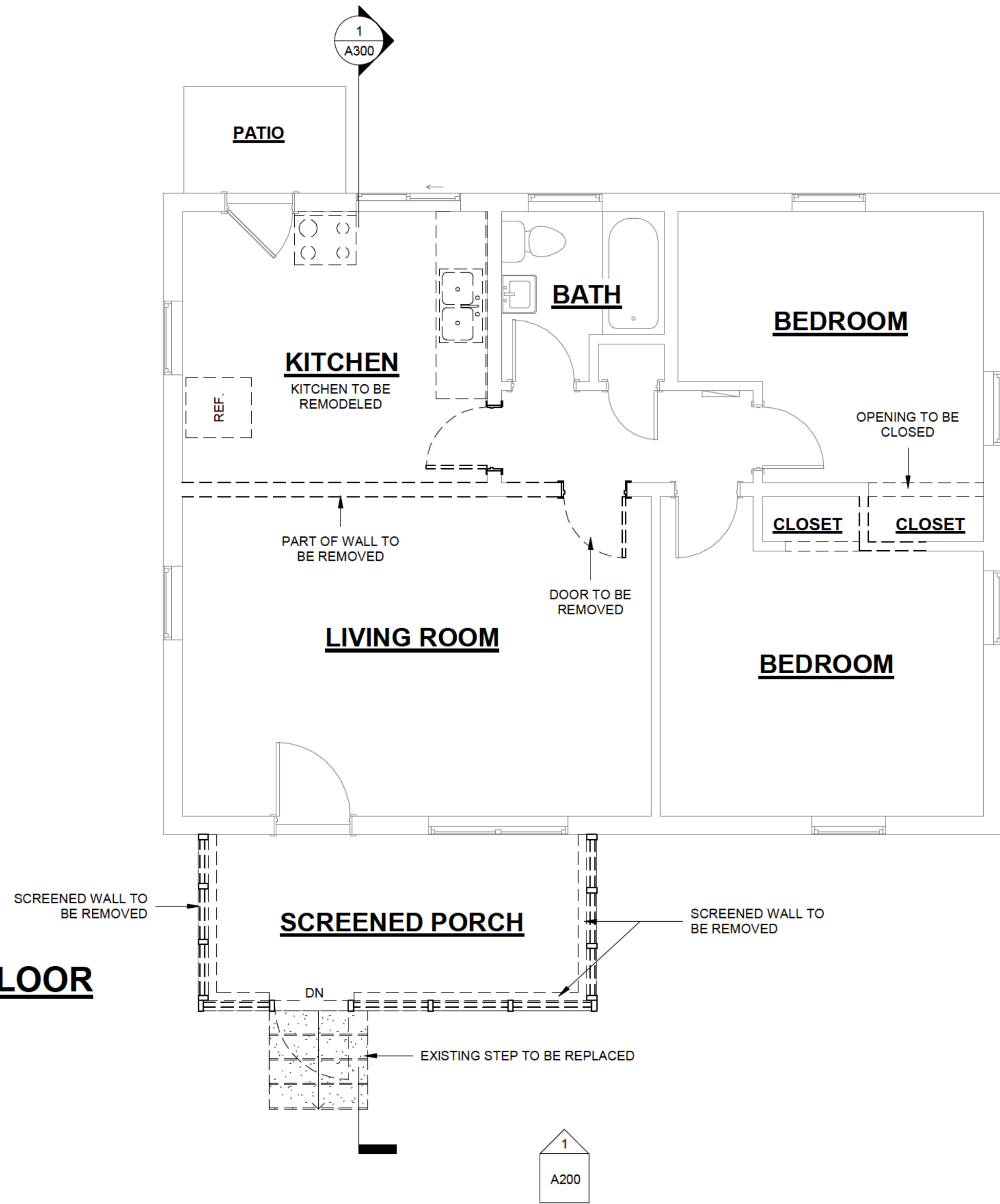
REVISION SCHEDULE		
No.	Date	By

DATE	9/1/2022
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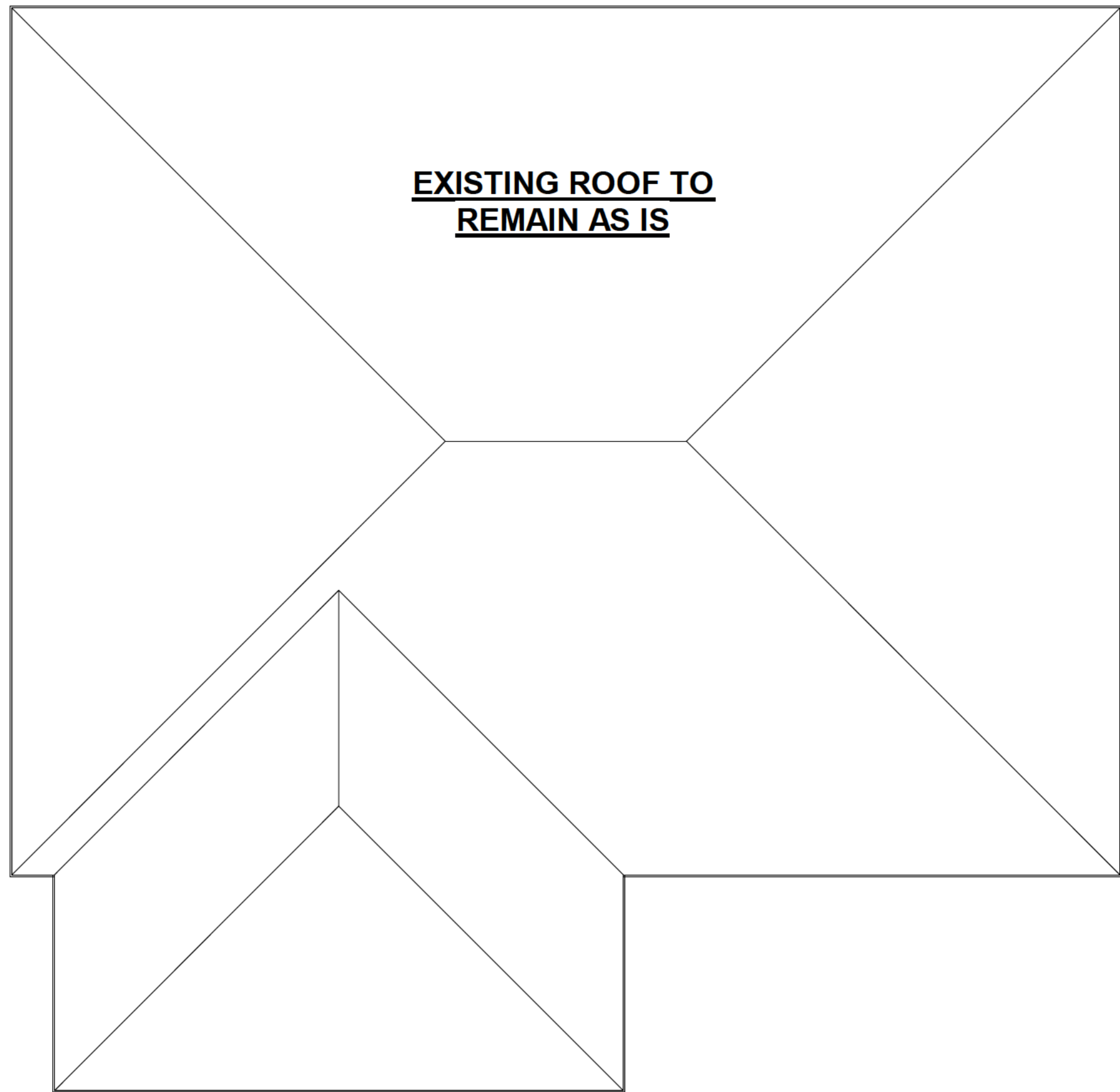
JOB NO.
09012022

SHEET NO.
A002

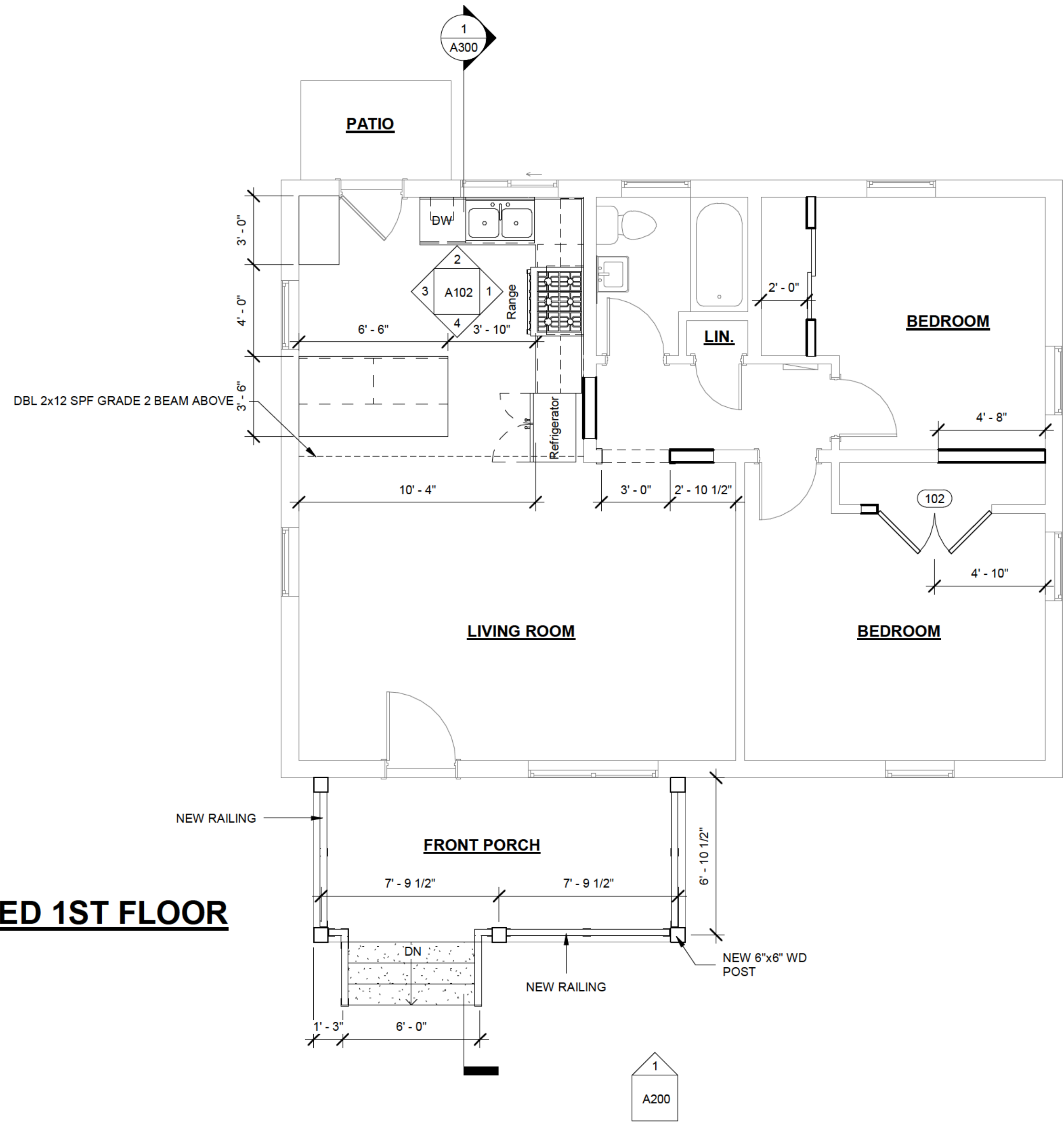
① **EXISTING 1ST FLOOR**
1/4" = 1'-0"



③ **ROOF PLAN**
1/4" = 1'-0"



② **PROPOSED 1ST FLOOR**
1/4" = 1'-0"



Rainey Ave Interior Remodel

3468 Rainey Ave, Atlanta, GA 30354
EXISTING, DEMO, & PROPOSED FLOOR PLAN

Richard Bodrick II, Freelance Designer

2997 Cobb Pkwy #725368
Atlanta, GA 31139
(470) 528-7126

REVISION SCHEDULE		
No.	Date	By

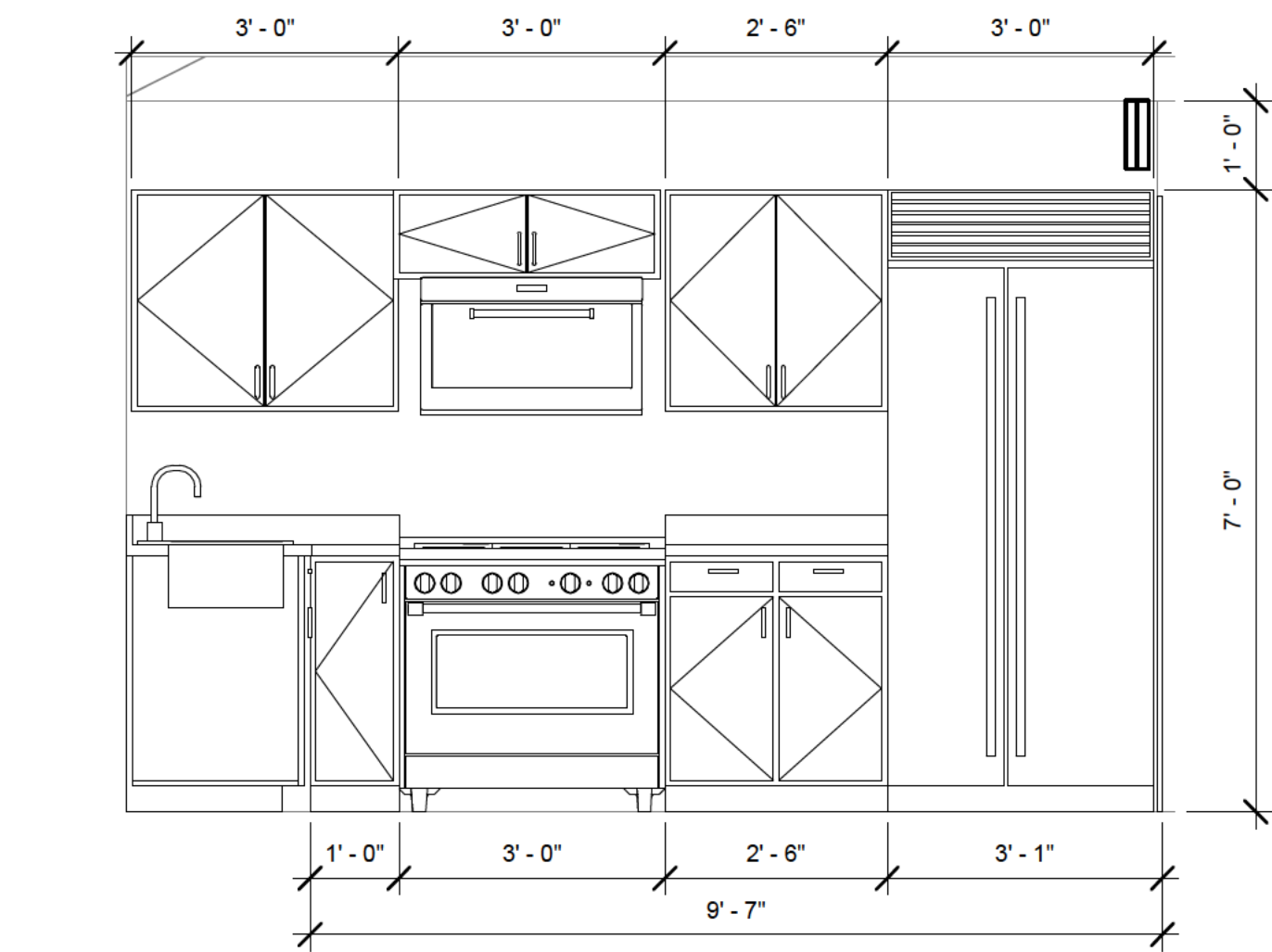
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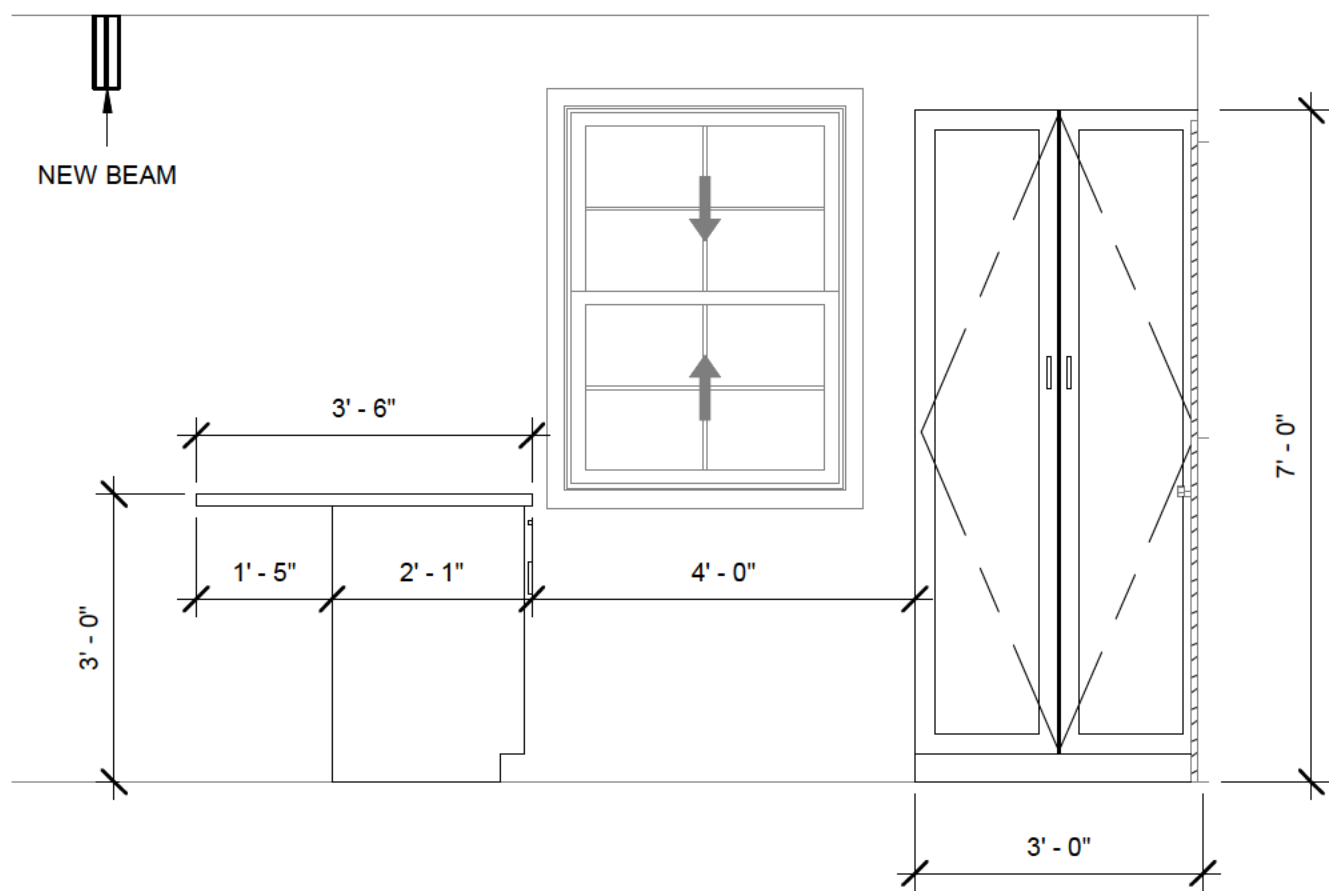
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PLAN NOTES:

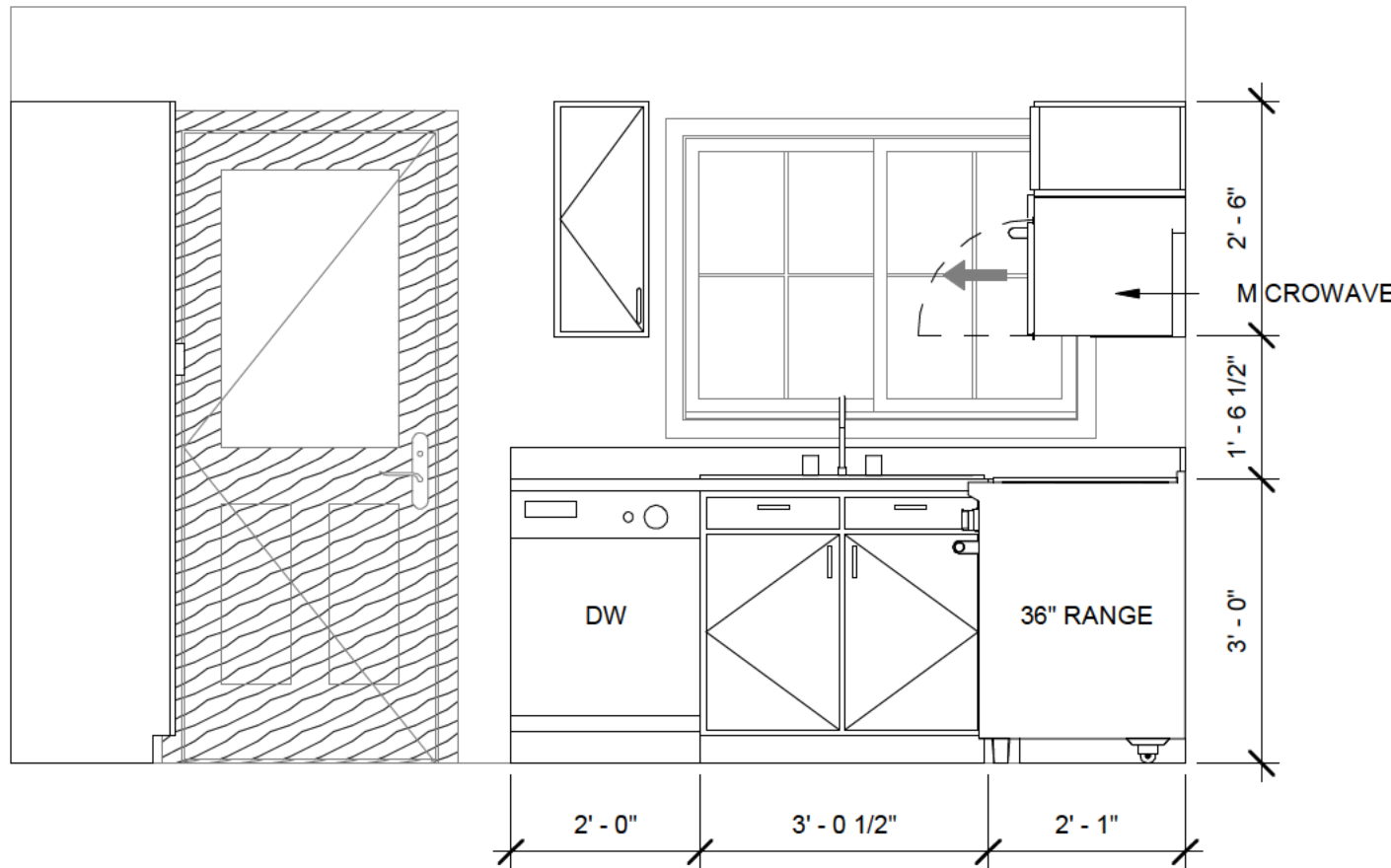
1. ALL DIMENSION LINES ARE TO THE FACE OF THE STUD OR CONCRETE.



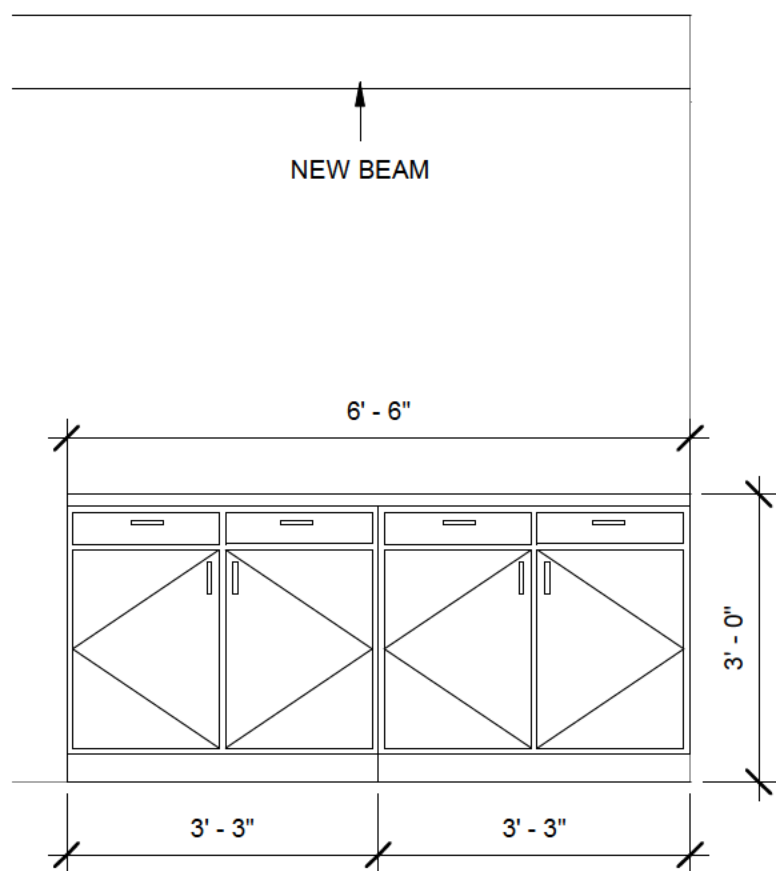
① **KITCHEN A**
1/2" = 1'-0"



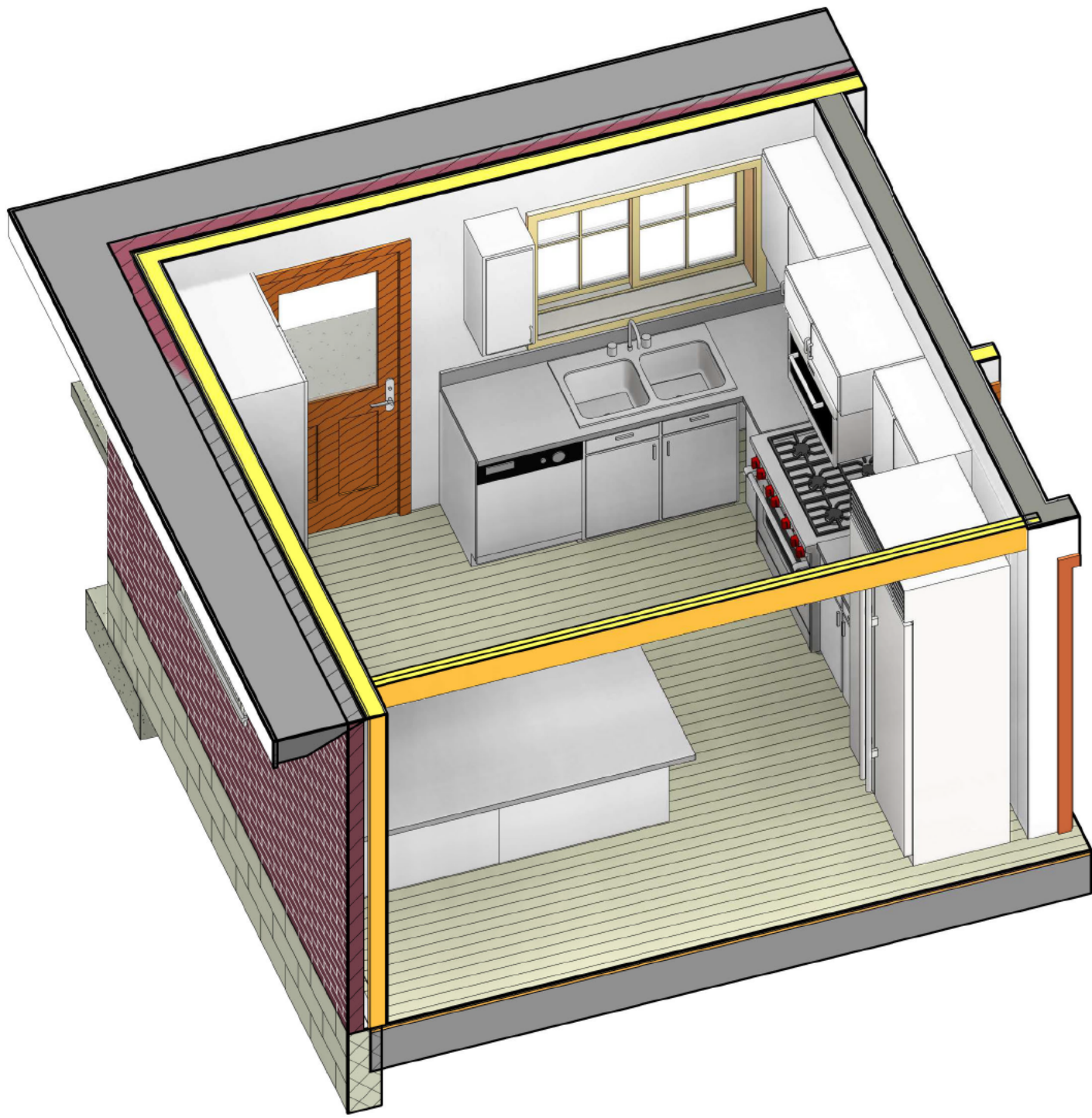
③ **KITCHEN C**
1/2" = 1'-0"



② **KITCHEN B**
1/2" = 1'-0"



④ **KITCHEN ISLAND**
1/2" = 1'-0"



⑤ **3D KITCHEN**

Rainey Ave Interior Remodel

3468 Rainey Ave, Atlanta, GA 30354

INTERIOR ELEVATIONS

Richard Bodrick II, Freelance Designer

2997 Cobb Pkwy #725368
Atlanta, GA 31139
(470) 528-7126

REVISION SCHEDULE		
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DATE	9/12/2022
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JOB NO.
09012022

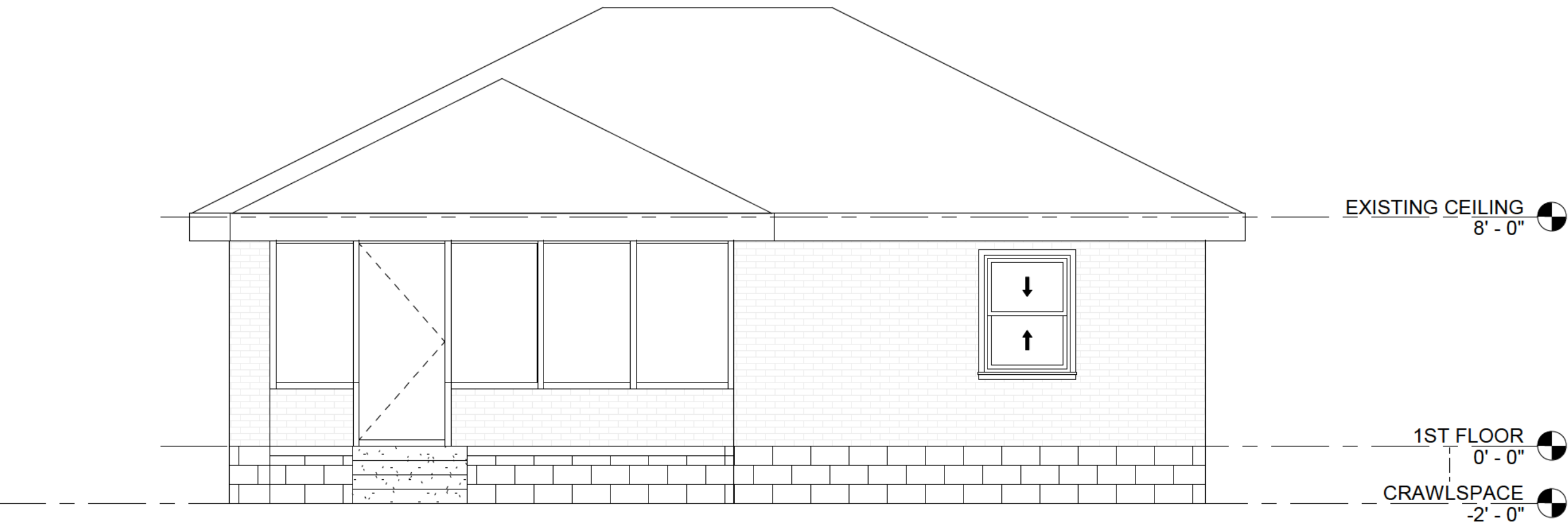
SHEET NO.
A102

EXTERIOR MATERIAL LEGEND

HARDI BOARD
PANEL SIDING

HARDI BOARD
WOOD SIDING

STONE FINISH



EXISTING FRONT

⑤ 1/4" = 1'-0"



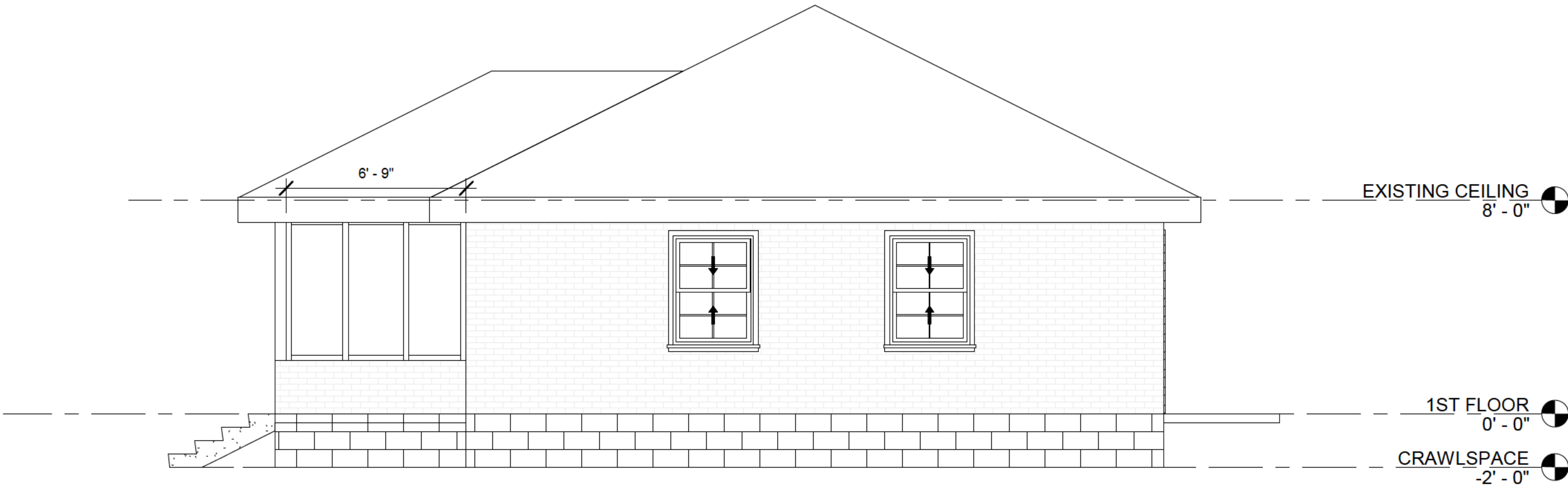
PROPOSED FRONT

① 1/4" = 1'-0"



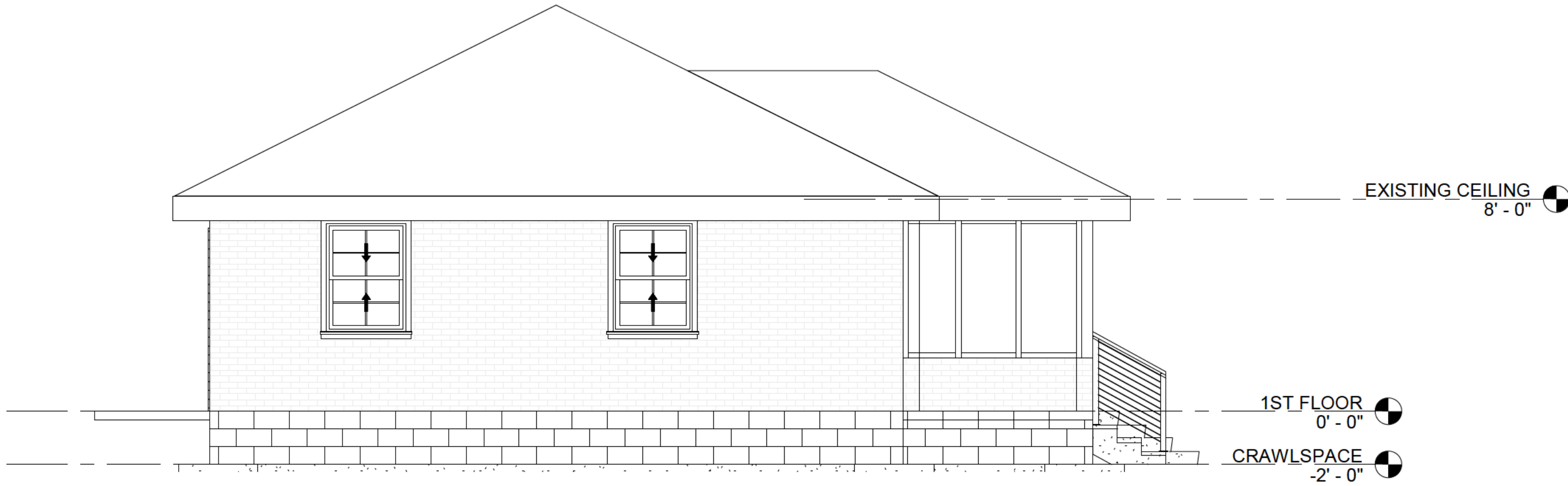
EXISTING REAR

④ 1/4" = 1'-0"



EXISTING RIGHT-SIDE

③ 1/4" = 1'-0"



LEFT-SIDE

② 1/4" = 1'-0"

Rainey Ave Interior Remodel

3468 Rainey Ave, Atlanta, GA 30354

EXISTING/PROPOSED ELEVATIONS

Richard Bodrick II, Freelance Designer

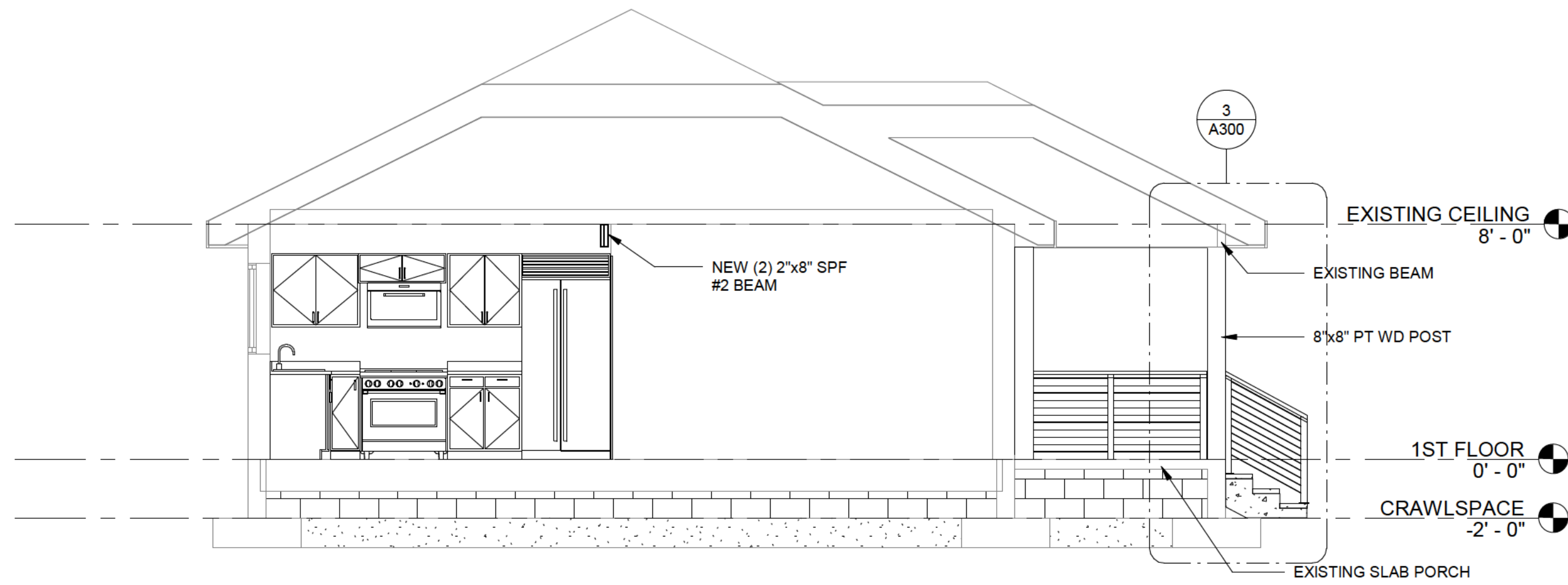
2997 Cobb Pkwy #725368
Atlanta, GA 31139
(470) 528-7126

REVISION SCHEDULE		
No.	Date	By

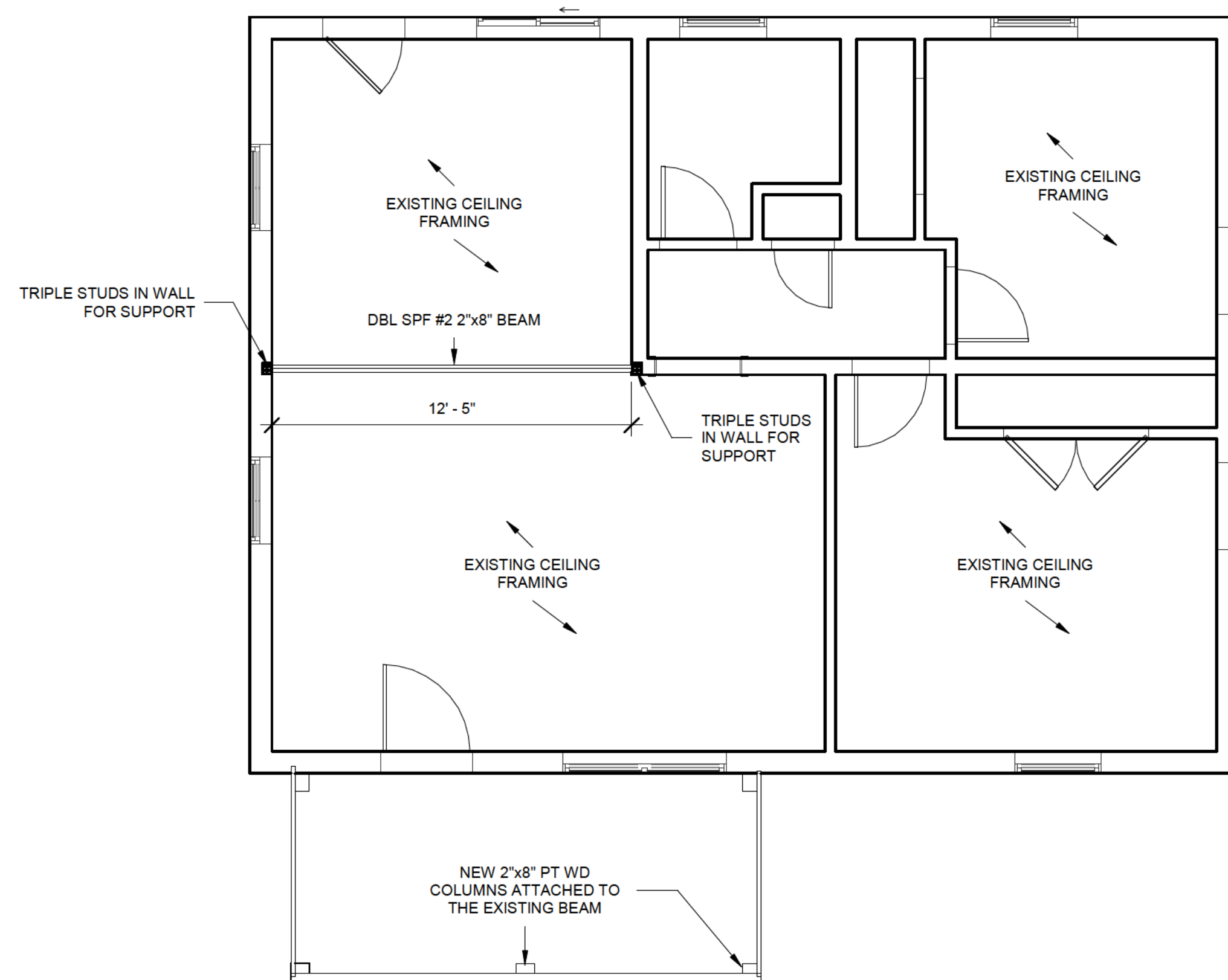
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JOB NO.
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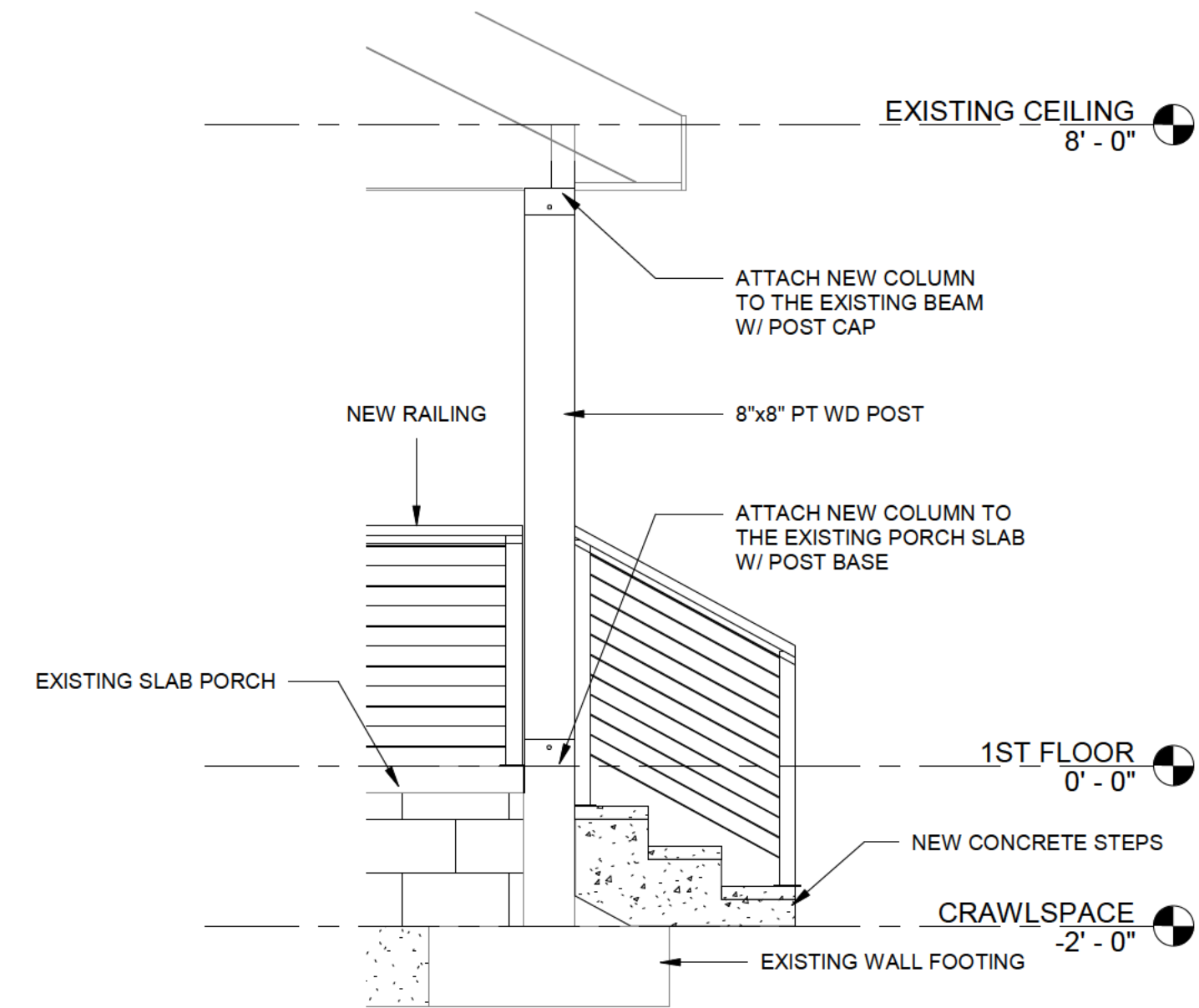
SHEET NO.
A200



① **BUILDING SECTION**
1/4" = 1'-0"



② **CEILING FRAMING PLAN**
1/4" = 1'-0"



③ **PORCH COLUMN DETAIL**
1/2" = 1'-0"

Rainey Ave Interior Remodel

3468 Rainey Ave, Atlanta, GA 30354

BUILDING SECTION & DETAILS

Richard Bodrick II, Freelance Designer

2997 Cobb Pkwy #725368

Atlanta, GA 31139

(470) 528-7126

REVISION SCHEDULE		
No.	Date	By

DATE 9/12/2022
DRAWN REB
CHECKED REB

JOB NO.
09012022

SHEET NO.
A300



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

DATE: October 10, 2022
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3468 Rainey Ave porch remodel**

<u>Key:</u>	
Compliant:	✓
Not Compliant:	✗
Incomplete:	✎
Not Applicable:	⊘

BACKGROUND

The City of Hapeville has received a design review application from Leslyn Wong to remove the screening and replace columns and railing on an existing front porch at 3468 Rainey Ave.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(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:

(c) Utility Standards

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

- become an annoyance to adjacent property owners or the public. General area illumination with oversized flood lights is prohibited. Specifically, lighting shall be shielded so that the source of light is not visible from adjacent properties or the public right-of-way.
- ⊙ Trees shall not be planted directly above storm drains.

STAFF COMMENT:

(d) *Parking and Traffic Standards*

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

STAFF COMMENT:

(e) *Roof and Chimney Standards*

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

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

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

STAFF COMMENT:

(f) Street Facing Facade and Style Standards.

- ⊗ Exterior facade materials shall be limited to:
 - Full-depth brick;
 - Natural or cast stone;
 - ⊗ Smooth natural-wood siding and/or cement-based siding;
 - Shake siding;
 - Painted fish-scale style shingles, but only when used in front gables;
 - True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings.
- Exterior building materials shall not be:
 - Simulated brick veneer, such as Z-Brick;
 - Exterior insulation and finish systems (EIFS);
 - Exposed concrete block;
 - Metal siding or other metal exterior treatment;
 - Glass curtain walls;
 - Liquid vinyl;
 - T-1-11 siding;
- ⊗ Vinyl siding, except that existing one-family detached homes with vinyl siding covering more than 70 percent of the exterior facade may replace said siding or construct an addition faced in vinyl siding.
- ⊗ Facade materials shall be combined horizontally, with the heavier below the lighter.
- ⊗ Blank, windowless walls are prohibited along all facades. See subsection 81-1-7(g)11.
- ⊗ Foundations shall be constructed as a distinct building element that contrasts with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in brick, natural stone, or cast stone.
- 👉 All exterior stair risers visible from a street shall be enclosed.
- ✓ Porches, stoops, and balconies may be located in the front or side yard.

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

STAFF COMMENT: It is not clear if stair risers will be enclosed. Porch and railing should be painted or stained. This is an existing porch and may not meet width or depth requirements. Columns do not meet minimum separation requirements.

(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:

RECOMMENDATIONS

To comply with the Architectural Design Standards, please provide the following on all relevant plan sheets. A summary document should be provided detailing compliance with each item below.

- Porch and railing should be painted or stained.
- All risers must be enclosed.
- Railing does not meet standard. If desired, requires design exception.
- Porch columns will be less than 8' on center. Design exception required.
- Porch dimensions (% of façade and depth) do not meet standards. Design exception required.

The application is compliant subject to the satisfaction of the aforementioned issues.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 8.11.22

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: Sonya McCoy Contact Number: [REDACTED]

Applicants Address: _____

E-Mail Address: Sonya@thecapital.com Zoning Classification: R2

Address of Proposed Work: 3300 Russell St. Hapeville Unit A & B

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0095-0010-065-8

Property Owner: SFR ATL Owner 8 LP Contact Number: _____

Project Description (including occupancy type): Redesign of front porch landing due to damaged concrete. Window repairs due to weather damage - same size, same in kind.

Contractors Name: _____ Contact Number: _____

Contact Person: _____ Contact Number: _____

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

Sonya McCoy
Applicants Signature

8.11.22
Date

NOTICE

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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 Sanyamoon Sn 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.

P Residential Commercial Mixed-Use Development

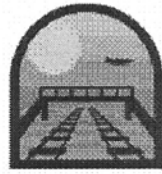
☐ New Commercial Construction
 ☐ Addition to Existing Commercial Building
☐ Addition to Existing Residential Structure
 ☒ Accessory Structure
☐ Site Plan, Grading & Landscaping
 ☐ New Single-Family Residential Construction
☐ Other

Total Square Footage of existing building: _____

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

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

4 pkgs of wood pickets
12 2x4 lumber
30 deck boards
nails
8 6x4 lumber sticks



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.

Sonya McCoy
Printed Name

Sonya McCoy
Signature

8.11.22
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.

RELEASED FOR CONSTRUCTION
DECK RENOVATION



Property address: 3300 Russell Street, Atlanta GA 30354 / Units A & B

Owner name:
SFR ATL Owner 8 LP
4645 Hawthorne Lane
Washington DC 20016

Scope **of** **work:**

Demolition paths leading to the entrance and main entrance stairs. a 9-foot-high concrete and brick deck must be demolished, an additional 10 concrete steps must be demolished.

Approximately 1000 sf of concrete will be demolished, between the deck and the stairs.

Construction of a new 10' x 15' wooden deck at front entry to both units. The deck serves at the stairway and entry porch to both A and B as the doors are side by side. *

Materials: 4 packages of wood pickets, 14 2*4 lumber, 30 deck boards, a large box of nails, 8 6*4 lumber sticks

(6) Replacement window 36 x 58, (1) Replacement window 23 x 35, (1) Replacement window 32 x 38

Before Pics (front view)



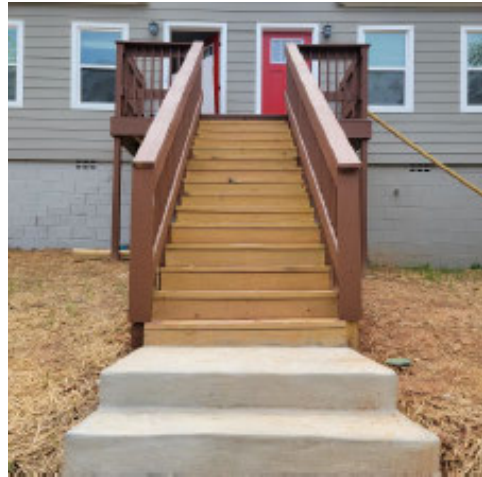
Before Pics (side view)



Before Pics (front side view)



After pics (front view



SURVEY ORDERED BY:
SONYA MCCOY
770-855-3418

FLOOD NOTES

BASED ON THE INFORMATION SHOWN ON THE FLOOD
HAZARD BOUNDARY MAPS FURNISHED BY FEMA,
IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON
IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA.
PANEL# 13121C0367F DATED 09/18/2013

PARCEL ID# 14 009500100658
ROSLAN HEIGHTS S/D LOT 47
P.B. 026 PG. 017

LEGENDS OF SYMBOLS

P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
GM	GAS MARKER/GAS METER
OOTP	OPEN TOP PIPE
OIPF	IRON PIN FOUND
OIPS	IRON PIN SET 1/2"Ø REBAR W/ CAP
C/G	CURB AND GUTTER
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
L.L.L.	LAND LOT LINE
CMF	CONCRETE MONUMENT FOUND
POL	POINT ON LINE
B.O.C.	BACK OF CURB
FNC	FENCE CORNER
EP	EDGE OF PAVEMENT
PC	PROPERTY CORNER
LP	LIGHT POLE
PP	POWER POLE
GW	GUY WIRE
JB	EXISTING JUNCTION BOX
WV	EXISTING WATER VALVE
FH	EXISTING FIRE HYDRANT
T.B.M.	TEMPORARY BENCH MARK
B.F.E.	BASE FLOOD ELEVATION
M.F.E.	MINIMUM FLOOR ELEVATION
HW	HEADWALL
SWCB	SINGLE WALL CATCH BASIN
DWCB	DOUBLE WALL CATCH BASIN
OS	OUTLET STRUCTURE (RISER)
DI	DROP INLET
W	WATER METER
W	WATERLINE
SS	SANITARY SEWER LINE
OVP	OVERHEAD POWERLINE
UFO	UNDERGROUND FIBER OPTICS
G	GASLINE
LS	LANDSCAPING
PKS (F)	PK NAIL SET (FOUND)
EX-MH	EXISTING SANITARY SEWER MANHOLE
SSMH	SANITARY SEWER MANHOLE
S.S.E.	SANITARY EASEMENT
C/O	CLEAN-OUT
FDC	FIRE DEPARTMENT CONNECTOR
C.L.F.	CHAIN LINK FENCE
D.E.	DRAINAGE EASEMENT
R.R.E.	RAIL ROAD EASEMENT
H	HEIGHT
UE	UNDERGROUND ELECTRIC
AC	AIRCONDITION UNITS

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

ZONED R-2

TWO-FAMILY ATTACHED-DUPLEX
FRONT YARD S/B : 15 FT
SIDE YARD S/B : 10 FT
REAR YARD S/B : 20 FT

THE FIELD DATA UPON WHICH THIS MAP OR
PLAT IS BASED HAS A CLOSURE PRECISION OF
ONE FOOT IN 15,657 FEET, AND AN ANGULAR
ERROR OF 12" PER ANGLE POINT, AND WAS
ADJUSTED USING COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED
FOR CLOSURE AND IS FOUND TO BE ACCURATE
WITHIN ONE FOOT IN 466,000,000 FEET.
EQUIPMENT USED GEOMAX ZOOM 90 ROBTIC

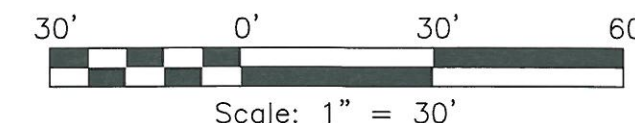
GENERAL NOTES

1. TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED.
2. LAST DATE OF FIELD SURVEY 09/27/2022
3. ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
4. INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES. "NO CERTIFICATION IS MADE AS TO THE ACCURACY"
5. ALL BEARINGS AND DISTANCES WERE MEASURED AND USED.
6. This survey was prepared without benefit of a title report which may reveal additional conveyances, easements or rights-of-way not shown hereon.

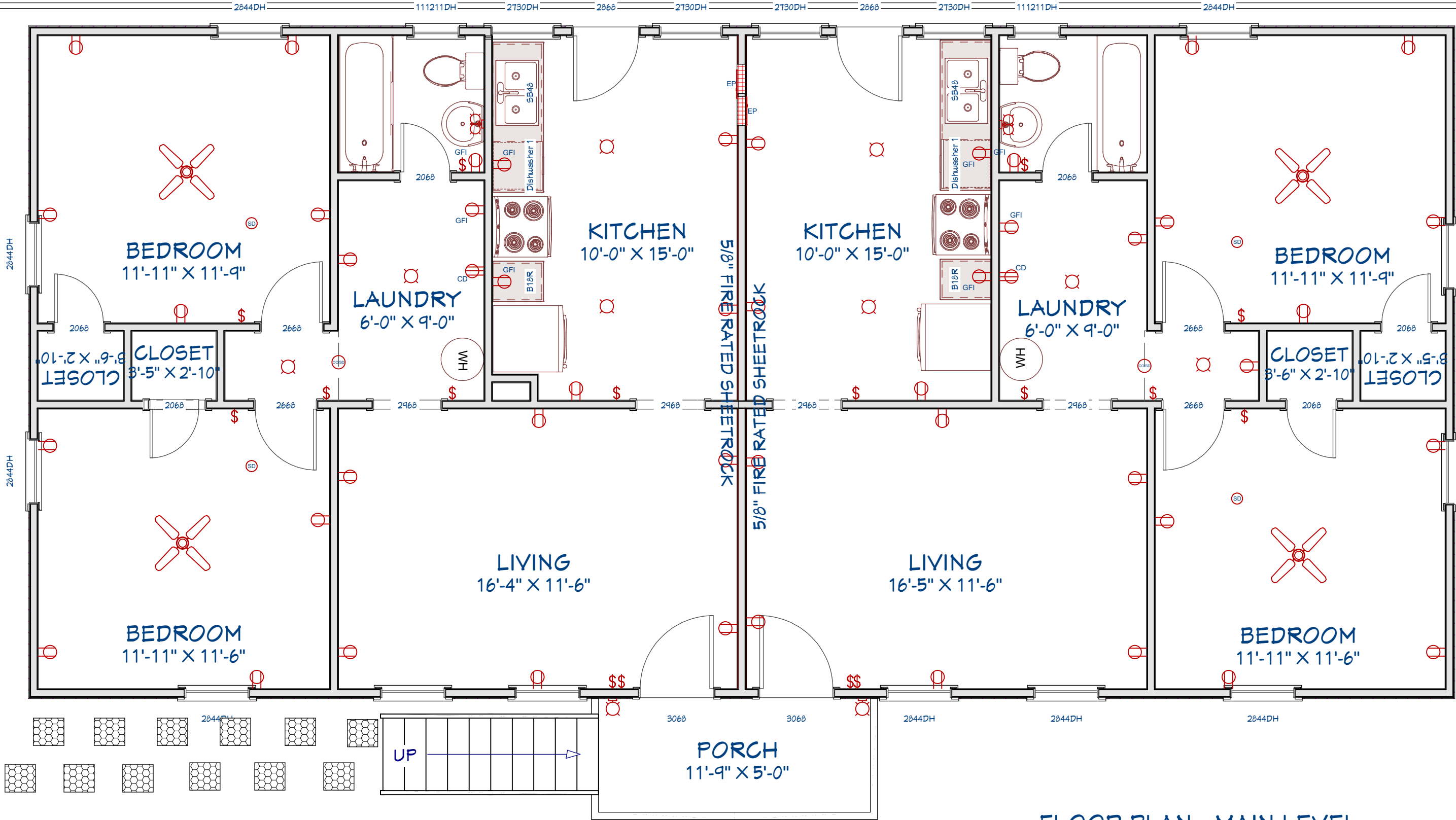
** PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

Angel M. Marrero 09/29/2022
ANGEL M. MARRERO P.L.S. #2642
Certified Design Professional # 4479



REV.	DESCRIPTION	DATE
	SOUTHSIDE SURVEYING & PLANNING LSF000831	#205F CORPORATE CENTER DR. STOCKBRIDGE, GA 30281 Phone: (770) 320-8009 Fax: (770) 320-8098
RETRACEMENT SURVEY FOR: SFR ATL OWNER 8 LP		
Land Lot 095 14TH Dist. City of Hapeville Fulton County, GA		
Drawn By: AMM JR.		Scale: 1"=30'
Dwg No: 2-2209111		Date: 09/29/2022



LIVING AREA
1606 SQ FT

FLOOR PLAN - MAIN LEVEL
SCALE: 1/4" = 1'

CONSTRUCTION
DOCUMENTS
RELEASED FOR
CONSTRUCTION

REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

FLOOR PLAN
MAIN
3300-3302 RUSSELL ST
HAPEVILLE, GA. 30354

DRAWINGS PROVIDED BY:
TED SIKES
404-277-0591
tsikes60@gmail.com

DATE:
10/12/2022
SCALE:
1/4" = 1'
SHEET:

2



Hapeville

georgia

DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: September 16, 2022
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3300 Russell Street**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Sonya McCoy to construct a new front deck/stoop and stairs to a single family dwelling located at 3300 Russell Street. The property is zoned R-2, Two Family Residential and is subject to the Neighborhood Conservation Area Subarea E 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.

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

(a) Site development standards

- ✗ Except where indicated, setbacks shall be established by zoning.
- ⊘ On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- ✓ Minimum building heights shall be established by zoning.
- ⊘ Within subareas D and E maximum building heights shall be as established by zoning, except that:
 - Where this chapter provides a more-stringent standard as compared to the zoning code, the more-stringent standard shall prevail. The only exception to this shall be a use grandfathered under the zoning code.
 - Portions of buildings equal to or less than five feet from a side or rear lot line shall be limited in height to the greater of 16 feet.
 - Portions of buildings between five and ten feet of a side or rear lot line shall be limited in height to the greater of 25 feet.
 - Portions of buildings ten feet or greater from a side or rear lot line shall be limited in height

to 35 feet.

- ⊙ Outside of subareas D and E maximum building heights shall be as established by zoning.
- ⊙ All buildings shall provide first-story occupiable space, for the first ten feet of building depth along the enfronting facade.
- ⊙ Sidewalks shall be located along all public and private streets. Sidewalks shall consist of two areas: a landscape area and a clear area.
 - Developments less than one acre shall provide a minimum one-foot landscape zone and a minimum four-foot clear zone.
 - Development of one acre or more shall provide a minimum two-foot landscape zone and a minimum five-foot clear zone.
 - The above notwithstanding, multifamily developments and all developments along Dogwood Drive shall provide a minimum five-foot landscape zone and a minimum six-foot clear zone.

STAFF COMMENT: The stoop and stairs appear to be in the setback, however, no site plan was provided. If this is the case, then the applicant must request a variance from the Board of Appeals.

(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: Railing does not meet standard.

Stoop foundation not enclosed.

Stairs are narrower than stoop.

RECOMMENDATIONS

To comply with the Architectural Design Standards, please provide the following on all relevant plan sheets. A summary document should be provided detailing compliance with each item below.

- A site plan was not provided. If the stoop and/or stairs are in the front setback, then the applicant must request a variance from the Board of Appeals.
- The railing as shown is not compliant with Standards.
- The foundation is not enclosed.
- The stairs are narrower than the stoop.

The Design Review Committee cannot approve the application if the stoop is in the setback. Should the stoop not be in the setback, the DRC should advise per the non compliance as listed above.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: September 21, 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: [REDACTED]

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

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

Address of Proposed Work: 3315 Stillwood Drive

Parcel ID# (INFORMATION MUST BE PROVIDED): _____

Property Owner: Stillwood Development LLC Contact Number: 404-500-6017

Project Description (including occupancy type): _____

Unit #'s 7, 8, 9, 10, 11, 12, 13, and 14

Vertical plans for new single family detached homes

Contractors Name: Alex Popham Contact Number: [REDACTED]

Contact Person: Alex Popham 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.

9/20/2022

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: _____

Estimated Cost of Construction: _____

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: _____

Hardi board, Brick

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

(Please Print & Initial)

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

- PO 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
- PO Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.
- PO Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.
- PO 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.
- PO 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.
- PO Submitted dimensioned architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.
- PO 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 Pophan

9-20-22

Printed Name

Signature

Date

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

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

EPIC HAPEVILLE TRACT LEGAL

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 98 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF SOUTHERLY RIGHT OF WAY OF NORTH AVENUE (50 FOOT RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY OF SPRINGHAVEN AVENUE (40 FOOT RIGHT OF WAY) AT AN IRON PIN SET; THENCE, SOUTH 89 DEGREES 11 MINUTES 20 SECONDS EAST, ALONG THE SOUTHERLY RIGHT OF WAY OF NORTH AVENUE, 335.97 FEET TO AN IRON PIN SET ON THE WESTERLY RIGHT OF WAY OF STILLWOOD DRIVE (40 FOOT RIGHT OF WAY) ; THENCE, PROCEED ALONG THE WESTERLY RIGHT OF WAY OF STILLWOOD DRIVE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE HAVING A RADIUS OF 435.80 FEET AND AN ARC LENGTH OF 186.33 FEET, SUBTENDED BY A CHORD BEARING SOUTH 30 DEGREES 41 MINUTES 51 SECONDS EAST AND A CHORD DISTANCE OF 184.92 FEET TO A POINT; THENCE, SOUTH 42 DEGREES 56 MINUTES 47 SECONDS EAST, A DISTANCE OF 54.68 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 127.26 FEET AND AN ARC DISTANCE OF 124.14 FEET, SUBTENDED BY A CHORD BEARING SOUTH 15 DEGREES 00 MINUTES 01 SECONDS EAST, A CHORD DISTANCE OF 119.28 FEET TO A POINT; THENCE, SOUTH 12 DEGREES 56 MINUTES 44 SECONDS WEST, 4.91 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 111.23 FEET AND AN ARC LENGTH OF 74.26 FEET, SUBTENDED BY A CHORD BEARING SOUTH 32 DEGREES 04 MINUTES 18 SECONDS WEST AND A CHORD DISTANCE OF 72.89 FEET TO A POINT; THENCE, SOUTH 51 DEGREES 11 MINUTES 51 SECONDS WEST, 112.57 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 1052.04 FEET AND AN ARC DISTANCE OF 149.97 FEET, SUBTENDED BY A CHORD BEARING SOUTH 47 DEGREES 06 MINUTES 50 SECONDS WEST AND A CHORD DISTANCE OF 149.84 FEET TO AN IRON PIN SET ON THE EASTERLY RIGHT OF WAY OF SPRINGHAVEN AVENUE (40 FOOT RIGHT OF WAY); THENCE, PROCEED ALONG THE EASTERLY RIGHT OF WAY OF SPRINGHAVEN AVENUE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE HAVING A RADIUS OF 1066.50 FEET AND AN ARC DISTANCE OF 58.42 FEET, SUBTENDED BY A CHORD BEARING NORTH 43 DEGREES 18 MINUTES 00 SECONDS WEST AND A CHORD DISTANCE OF 58.41 FEET TO A POINT; THENCE, NORTH 41 DEGREES 43 MINUTES 51 SECONDS WEST, 63.25 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 924.47 FEET AND AN ARC DISTANCE OF 72.26 FEET, SUBTENDED BY A CHORD BEARING NORTH 39 DEGREES 29 MINUTES 30 SECONDS WEST AND A CHORD DISTANCE OF 72.24 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 464.80 FEET AND AN ARC DISTANCE OF 113.83 FEET, SUBTENDED BY A CHORD BEARING NORTH 30 DEGREES 14 MINUTES 13 SECONDS WEST AND A CHORD DISTANCE OF 113.54 FEET TO A POINT; THENCE, NORTH 23 DEGREES 13 MINUTES 17 SECONDS WEST, 29.43 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 708.66 FEET AND AN ARC DISTANCE OF 167.85 FEET, SUBTENDED BY A CHORD BEARING NORTH 16 DEGREES 26 MINUTES 10 SECONDS WEST AND A CHORD DISTANCE OF

167.45 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 1772.49 FEET AND AN ARC DISTANCE OF 128.00 FEET, SUBTENDED BY A CHORD BEARING NORTH 07 DEGREES 34 MINUTES 55 SECONDS WEST AND A CHORD DISTANCE OF 127.97 FEET TO AN IRON PIN SET ON THE SOUTHERLY RIGHT OF WAY OF NORTH AVENUE (50 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 4.17 ACRES.

PROPOSED STILLWOOD FARM SUBDIVISION

3264 SPRINGHAVEN AVE, HAPEVILLE GA











PLANNING AND ZONING DEPARTMENT
PLANNER'S REPORT

DATE: October 12, 2022
TO: Tonya Hutson
FROM: Lynn M. Patterson
RE: Design Review -Stillwood Farm Subdivision Phase II

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

BACKGROUND

The City of Hapeville has received a revised Design Review Application from Stillwood Development LLC for construction of 8 single family homes to be located in the Stillwood Farm subdivision, between Stillwood, North Ave, and Springhaven Ave. The single family homes range from 1620 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 homes are rear entry loaded with fronts either on greenspace or streets.

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:

(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
- ⊗ 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:

(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 form the adjacent street by a parapet wall.
- ✓ Gutters shall be copper, aluminum or galvanized steel.
- ✓ Downspouts shall match gutters in material and finish.
- ✓ Roof forms shall be based on architectural style.
- ✓ All roofs, excluding dormers, shall overhang a minimum of 12 inches beyond the facade.

- ✓ 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: **Design exception required for stoop at grade where necessary.**
Design exception required for blank windowless walls for units (7,8, 13) needing to meet fire separation per Building Code requirements.

(g) Door and window standards.

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

STAFF COMMENT:

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

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

Other

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

STAFF COMMENT: **Design exception required for first story elevations above grade.**

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

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

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

Multifamily/townhome. In addition to the requirements of subsections a. through f. of this section, the following shall apply to detached one-
9- family attached (townhome) or multifamily buildings.

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

STAFF COMMENT:

FINDINGS

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

More information is required for the following:

Ensure 30 year shingles .

Height of first floor sills should be provided

No stairs are shown. If utilized, must meet standards.

Design Exceptions are required for the following:

Design exception required for first story elevations above grade.

Design exception required for stoop at grade.

Design exception required for blank, windowless walls where required by Building Code.

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.



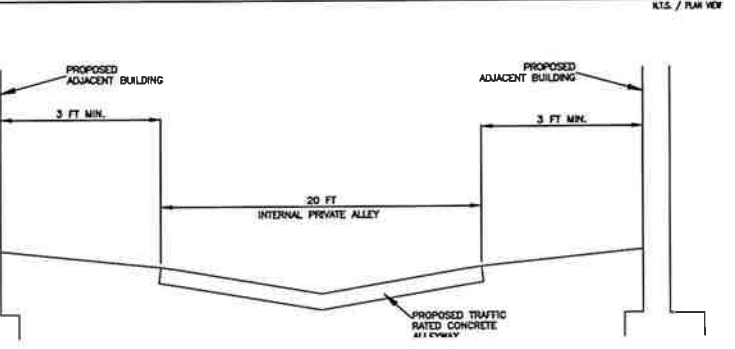
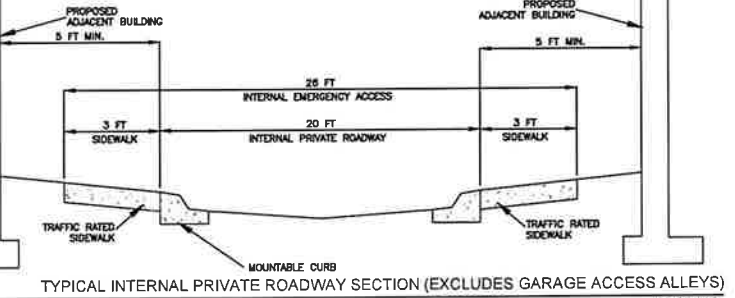
- SHADED AREAS REPRESENT
PROPOSED STANDARD
DUTY PAVEMENT
- HATCHED AREAS REPRESENT
PROPOSED CONCRETE
PAVEMENT AND/OR CURBING,
SEE SHEET KEYNOTE '1.1' ON
SHEET 'C3'
- PURPLE LINES REPRESENT
"IMAGINARY" LOT LINES
DEMONSTRATING BUILDING
SEPARATION

- 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.
 - 1.1 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.
 2. PROPOSED MOUNTABLE CONCRETE CURB AND GUTTER PER GEORGIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS WITHIN INTERIOR OF DEVELOPMENT. SEE GDOT "TYPE 7" MOUNTABLE CURB DETAIL.
 - 2.1 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.
 3. PROPOSED CONCRETE SITE RETAINING WALL PER PROJECT STRUCTURAL ENGINEER'S APPROVED DESIGN AND SPECIFICATIONS. ALL SITE RETAINING WALLS WHICH CREATE A VERTICAL DROP OF 30 INCHES OR GREATER TO BE PROTECTED WITH THE INSTALLATION OF AN INTERNATIONAL BUILDING CODE COMPLIANT HAND/GUARD RAIL PER DETAIL "1/C3.2", (OR APPROVED EQUIVALENT)
 4. PROPOSED STORMWATER CONVEYANCE SYSTEM, SEE PIPE PROFILES ON SHEET "C3.1" AND ADDITIONAL INFORMATION ON SHEET "4.2". ALL ONSITE PIPE TO BE INSTALLED AND BED PER GEORGIA DEPARTMENT OF TRANSPORTATION STANDARDS "10300".
 - 4A. PROPOSED CONCRETE VAULT 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/TERMINATION AT PRECAST CONCRETE HEADWALL PER GEORGIA DEPARTMENT OF TRANSPORTATION STANDARDS 1001B.
 - 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 12" INTERIOR CLEAR WIDTH TRENCH DRAIN WITH 24" MANHOLE LID ACCESS PER GEORGIA DEPARTMENT OF TRANSPORTATION STANDARDS.
 5. PROPOSED CONCRETE SIDEWALK AND/OR PAD PER THE CITY HAVENVILLE STANDARDS AND DETAILS.
 6. PROPOSED PRIVATE SANITARY SEWER SYSTEM, SEE ADDITIONAL INFORMATION ON SHEET "5".
 - 6.1 PROPOSED PUBLIC WATER SYSTEM TO SERVE INTERIOR UNITS. WATER SYSTEM TO HAVE 15 FOOT WIDTH DEDICATED UTILITY EASEMENT, SEE SHEET "C3.1" FOR ADDITIONAL INFORMATION.
 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)
 - 8.1 SWIMMING POOL LAYOUT AND FOOTPRINT SHOWN IS PRELIMINARY AND FOR UTILITY/INFRASTRUCTURE IMPROVEMENTS ONLY. SEE APPROVED POOL PERMIT PLANS PREPARED BY PROJECT POOL DESIGNER FOR FINAL LAYOUT AND ACCESS CONFIGURATION.
 9. PROPOSED FLOOD PLAIN CUT/FILL BALANCE SPECIFICATIONS AND STREAM BUFFER COMPENSATION/AVERAGING FURTHER DESCRIBED ON SHEET "C4.1".
 10. PROPOSED POOL HOUSE (COMMON) TO BE SPECIFIED BY PROJECT ARCHITECT.
 11. PROPOSED ADA ACCESSIBLE PARKING STALLS, SEE DETAIL "7/C4.1".
 12. PROPOSED DRIVEWAY APRON WITH 36" MUTED STOP SIGN AND ASSOCIATED 24" WIDE STRIPPED STOP BAR.
 13. PROPOSED GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SIDEWALK RAMP WITH ASSOCIATED HATCH WALK WAY STRIPING. ALL STRIPING TO BE TYPICAL AND DETAIL AS SHOWN PER GEORGIA DEPARTMENT OF TRANSPORTATION STANDARDS REQUIRED AT ALL ROADWAY CROSSINGS.
 14. PROPOSED ACCESS CONTROL, GATE, SYSTEM TO BE REVIEWED AND APPROVED BY THE CITY OF HAVENVILLE FIRE DEPARTMENT PRIOR TO INSTALLATION UNDER SEPARATE PERMIT. SYSTEM TO PROVIDE EMERGENCY ACCESS THROUGH KNOX BOX AND ADDITIONAL MEANS AS REQUIRED.
 15. PROPOSED 5 FOOT WIDTH RIGHT OF WAY FOR THE IMPROVEMENT OF PUBLIC ROADWAY AND UTILITY INSTALLATIONS. 5 FOOT RIGHT OF WAY TO BE DEDICATED TO NEW PAVEMENT TO MATCH EXISTING.
 16. PROPOSED FLOOD PLAIN MITIGATION CUT AREA TO BE STABILIZED PER THE GEORGIA STORMWATER MANAGEMENT MANUAL, "VEGETATED FILTER STRIP" REQUIREMENTS. NO OUTSIDE CONTRIBUTING FLOWS ARE PROPOSED TO BE RECEIVED BY THE VEGETATED FILTER STRIP AREA. FILTER STRIP TO BE STABILIZED WITH APPROPRIATE VEGETATION PER APPENDIX "D" OF THE GEORGIA STORMWATER MANAGEMENT MANUAL.
 17. PROPOSED EXTERIOR PARKING PADS TO BE SCREENED WITH LANDSCAPING FROM VIEW FROM INTERIOR COMMON PEDESTRIAN SPACE, SCREENING TO INCLUDE 48" MATURE HEIGHT HEDGE PLANTING AT 24" MINIMUM SPACING ALONG ENTIRE WIDTH OF PARKING PAD.

- SITE NOTES AND SPECIFICATIONS:**
1. ASBUILT 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 HAVENVILLE STANDARDS AND SPECIFICATIONS.
 6. LIMITS OF ALL NEW PAVEMENT TO MATCH EXISTING.
 7. ALL PROPOSED "STOP BARS" ARE TO BE ACCOMPANIED BY A MUTED 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 NOTES:
ALL ELECTRICAL POWER SERVICE TO BE DESIGNED AND INSTALLED ACCORDING TO GEORGIA POWER ENGINEERING OFFICE REQUIREMENTS. ALL PROPOSED POWER SERVICE TO BE UNDERGROUND.

HAVENVILLE "DRC" SINGLE FAMILY HOME REQUIREMENTS:

1. SINGLE FAMILY HOMES (SFHS) ALONG PUBLIC RIGHT OF WAY SHOULD ENFRONT OR HAVE THE APPEARANCE OF ENFRONTING THE PUBLIC RIGHT OF WAY.
2. SFHS SHALL HAVE A MINIMUM SEPARATION OF 5FT BETWEEN THE EAVES (MINIMUM 7FT BETWEEN THE WALLS).
3. PLANS SHALL ADD ARCHITECTURAL ELEMENT ONTO THE PEDESTRIAN WAYS FROM THE PUBLIC RIGHT OF WAY.
4. SEE REQUIRED INTERIOR SITE PEDESTRIAN LIGHTING WITHIN PROJECT LANDSCAPE PLAN PREPARED BY LAND ARCHITECT STUDIO.
5. PROPOSED SINGLE FAMILY HOMES TO HAVE A MINIMUM OF 2 PARKING STALLS PER UNITS LOCATED WITHIN GARAGE AND/OR EXTERIOR PARKING PAD ADJACENT TO STRUCTURE.
6. PROPOSED SINGLE FAMILY HOMES PLAN SIDE ELEVATIONS WITH NON ADJACENT HOMES SHALL REQUIRE FENESTRATION.
7. PROPOSED SINGLE FAMILY HOMES MECHANICAL UNITS SHOULD BE SCREENED FROM PUBLIC RIGHT OF WAY AND INTERIOR MAIN STREETS.
8. PROPOSED SINGLE FAMILY HOMES SHALL PROVIDE LANDSCAPING TO SCREEN PARKING PADS FROM PEDESTRIAN WAY OR INTERIOR STREETS, ESR TO SCREEN THE END OF THE TANDEM PARKING PADS.
9. PROPOSED MAIL KIOSK SHALL BE LOCATED WITHIN COVERED STRUCTURE ASSOCIATED WITH POOL CABANA STRUCTURE.
10. FOR A SFH ALLOW THE MAXIMUM HEIGHT TO BE BASED ON THE AVERAGE HEIGHT OF THE ROOF FROM THE AVERAGE GRADE OF THE FOUR SIDES OF THE SFH.
11. RETAINING WALLS SHALL BE CONSIDERED AS PART OF THE CHARACTER OF THE DEVELOPMENT AND REVIEWED AND APPROVED BY THE DRC.
12. PROPOSED DEVELOPMENT IS TO BE SERVED BY PRIVATE GARBAGE COLLECTION SERVICE AT THE COST OF THE PROPERTY OWNERS.



LOT EXHIBIT
FOR
STILLWOOD FARM
LAND LOT 98, 14TH DISTRICT
THE CITY OF HAVENVILLE, FULTON COUNTY, GA



3	REVISED PER CITY COMMENT	7/28/21
4	REVISED PER CITY COMMENT	8/18/21
5	REV. PER CITY & GSWCC COMMENT	9/13/21
6	REV. PER CITY DRC COMMENT	10/4/21
7	RETAINING WALL REVISIONS	12/14/21
8	RETAINING WALL REVISIONS	1/12/22
9	ROADWAY AND UTILITY LOCATION REV.	4/27/22
No.	Revision/Issue	Date

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

DEVELOPER/PRIMARY PERMITTEE:
STILLWOOD DEVELOPMENT
430 PLASTERS AVENUE
ATLANTA, GEORGIA 30324
CONTACT:
ALEX POPHAM
770-228-2000
ALEX@EPICDEVELOPMENT.COM

Project	190916	Sheet	LE
Date	9/16/2019		
Scale	1"=30'		

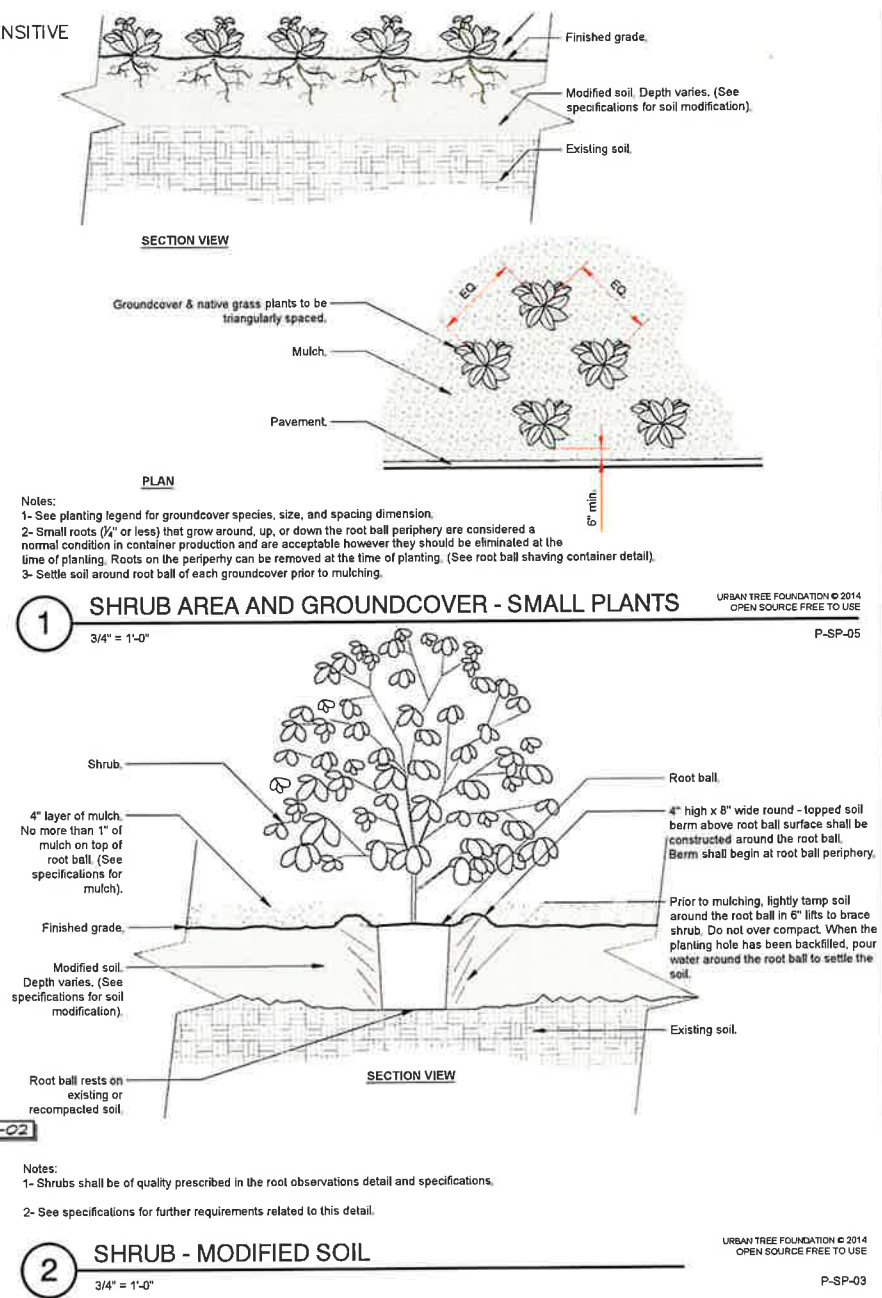
CITY OF HAVENVILLE STREAM BUFFER VARIANCE APPROVAL:
CITY OF HAVENVILLE STREAM BUFFER AND SETBACK ENCROACHMENT APPROVAL GRANTED BY PUBLIC HEARING PLANNING COMMISSION ON AUGUST 10TH, 2021.

LOT COVERAGE SUMMARY:
-TOTAL SITE AREA: 4.17 ACRES
-PROP. POST DEV. IMPERVIOUS AREA: 2.91 ACRES
-PROP. POST DEV. IMPERVIOUS COVERAGE: 69.8%
-PROPOSED GREEN SPACE: 30.2%



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)

PROPERTY OWNERSHIP DESCRIPTION:
INDIVIDUAL LOTS TO BE FEE SIMPLE - INDIVIDUAL LOTS, WHICH IS THE LAND AREA UNDER THE FOUNDATION, WILL CONFORM TO THE BASIC SITE PLAN CONFIGURATION, BUT MAY BE MODIFIED SLIGHTLY TO ACCOMMODATE SUBSTITUTED HOME PLANS. IN ADDITION TO THE LOT EACH OWNER WILL HAVE USE OF LIMITED COMMON AREA FOR SIDE YARD, DRIVEWAY, WALKS, ETC. THAT PRIMARILY SERVE AN INDIVIDUAL PROPERTY, PLUS AN INTEREST IN THE GENERAL COMMON AREAS AND AMENITIES. FEE SIMPLE PROPERTY AREAS WILL BE RECORDED AND CONVEYED THROUGH FINAL PLAT PREPARED BY PROJECT SURVEYOR OF RECORD. FINAL PLAT SHALL BE



PLANT SCHEDULE						NOTE: SEE SHEET TP-2 FOR TREE PLANTING SCHEDULE	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING		
	BX2	11	Berberis x 'NCBX1' TM / Sunjay Todo Barberry	3 gal	24" o.c.		
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING		
	CK	110	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	3 gal	48" o.c.		
	HS	251	Hellcatrichon sempervirens 'Sapphire' / Blue Oat Grass	1 gal	36" o.c.		
	PV2	1	Panicum virgatum / Switch Grass	3 gal	42" o.c.		
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING		
	BD	2843	Bouteloua dactyloides / Buffalo Grass Hoffman Nursery - 32 per flat or Baker Envir. Nursery - 18 per flat	4"pot	12" o.c.		
	CC	62	Carex cherokeensis / Cherokee Sedge Hoffman Nursery - 32 per flat or Baker Envir. Nursery - 18 per flat	4"pot	18" o.c.		
	MC	386	Muhlenbergia capillaris / Pink Muhly Hoffman Nursery - 32 per flat or Baker Envir. Nursery - 18 per flat	4"pot	24" o.c.		
	PV3	484	Panicum virgatum / Switch Grass Hoffman Nursery - 32 per flat or Baker Envir. Nursery - 18 per flat	4"pot	24" o.c.		
	PS	160	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass Hoffman Nursery - 32 per flat or Baker Envir. Nursery - 18 per flat	4"pot	24" o.c.		

LAIN

architect studio, llc

landscape architecture + landscape architecture

defining community, lifestyle & environment

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 Plan

Phase 3

Planting Plan

Main Thoroughfare

FOR

Springhaven Community

SITE ADDRESS: 3264 Springhaven Hapeville, GA 30149

L.L.98, DISTRICT 10 FULTON COUNTY GEORGIA

OWNER/DEVELOPER: Stillwood Development 430 Plasters Avenue, NE, S Atlanta, GA 30324

24 HR CONTACT: Alex Popham 404-500-6017

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

Georgian State Board of Professional Engineers and Surveyors

Joseph S. Hovell

JOSEPH L. HOVELL

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REVISIONS

MARK	DATE	COMMENTS

DRAWN BY: JLH

CHECKED BY: JLH

SCALE: 1" = 30'

DATE: 10-08-21

JOB NO. 20-002

SHEET 1 OF 1

Page 137 of 185

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:
STILLWOOD

LOT #:UNIT 7

RELEASED:09/19/22



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4199 IDLEWOOD PARC COURT
TUCKER, GEORGIA 30084
PH: 404.441.8067 FX: 770.908.0024
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CLIENT INFORMATION:

Eplic
Development

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

PROJECT INFORMATION:

STILLWOOD PLAN#5-D

Front & Side Elev.

DESIGNED BY: C.SAMUDA 09/19/22

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:
22-1070

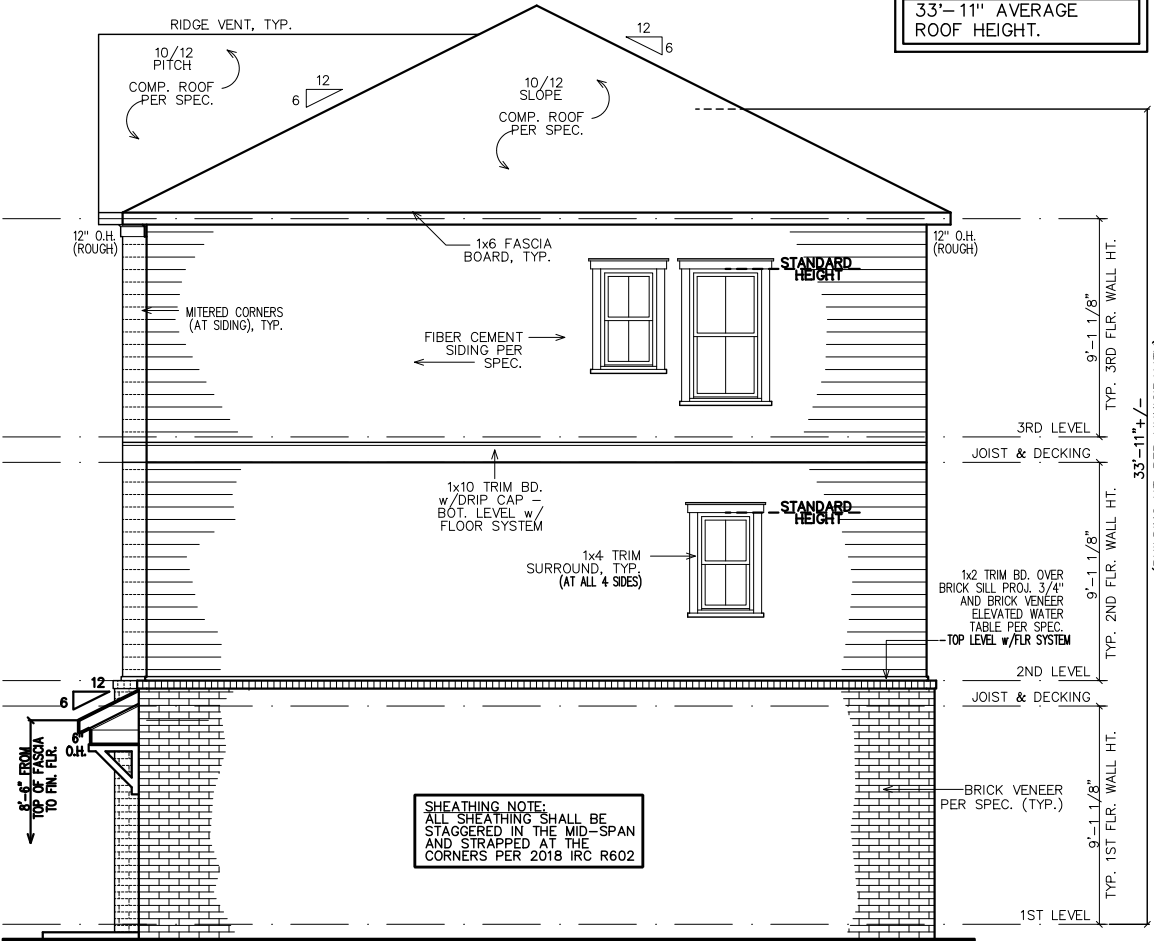
REVISIONS:

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SHEET NUMBER:

1

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



LEFT ELEVATION

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

GENERAL NOTES:

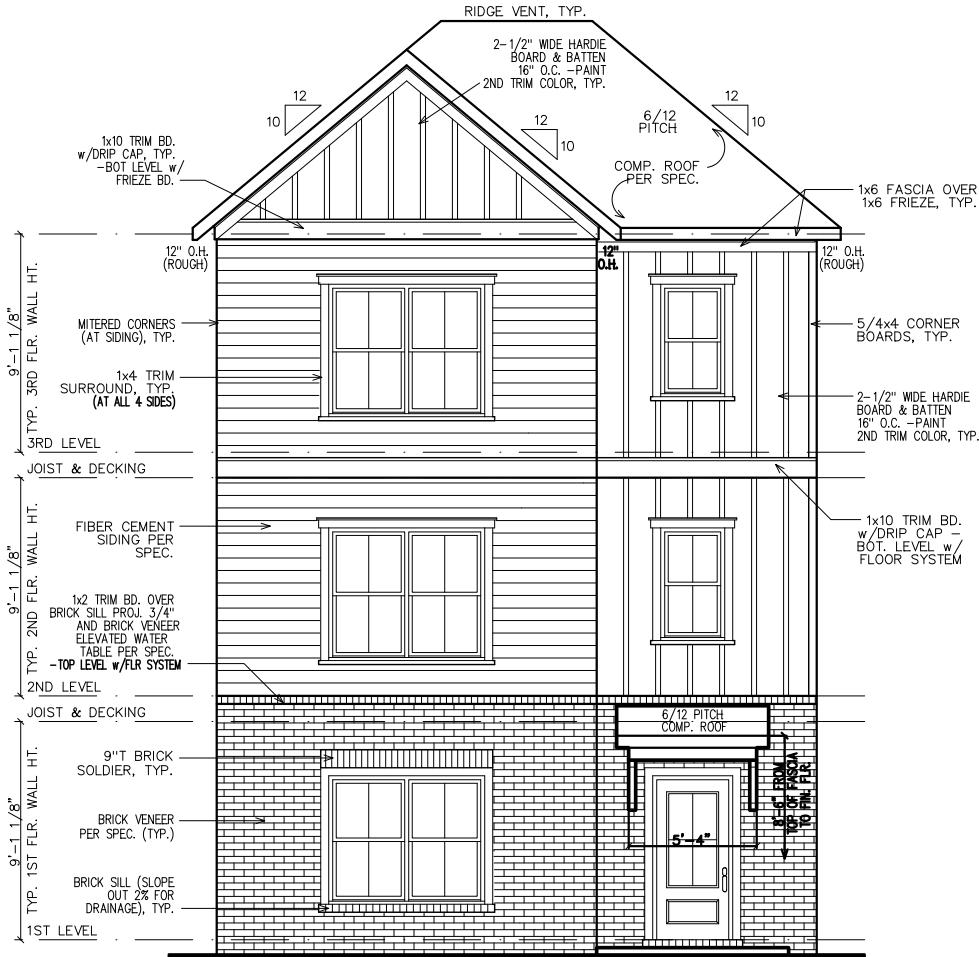
1. ALL FIRST FLOOR WNDOW SILL HEIGHTS TO BE 18" ABOVE FINISHED FLOOR U.N.O.
2. ALL ROOFS SHALL BE ARCHITECTURAL SHINGLE U.N.O.
3. ALL A/C UNITS WILL BE SCREENED.
4. ALL GUTTERS SHALL BE SEAMLESS U.N.O.
5. ALL HOMES SHALL BE NUMBERED AT ENTRANCE.

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.



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
APPROXIMATE. ELEVATION
SHOWN MAY VARY SLIGHTLY.

SUBDIVISION:
STILLWOOD
LOT #:UNIT 7
RELEASED:09/19/22



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4199 IDLEWOOD PARC COURT
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Development
430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

STILLWOOD PLAN#5-D
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 09/19/22
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

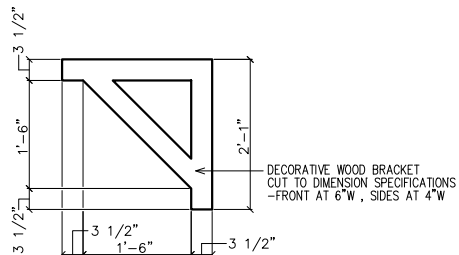
SQUARE FOOTAGE:
1ST FLR. 365
2ND FLR. 830
3RD FLR. 830
TOTAL 2025
GARAGE 465

JOB NUMBER:
22-1070

REVISIONS:			
No.	Date	Revisions	App.
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SHEET NUMBER:

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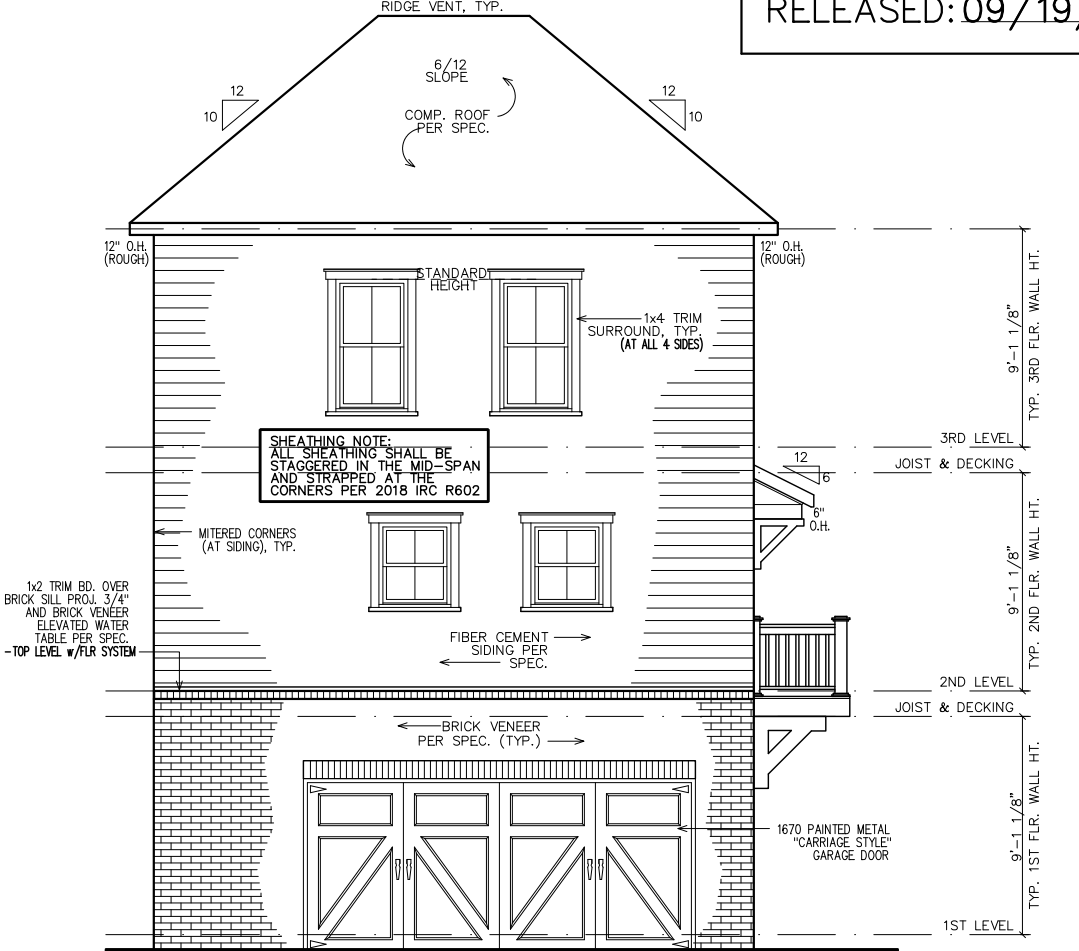


1 BRACKET DETAIL
2 SC: N.T.S.
(2 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR

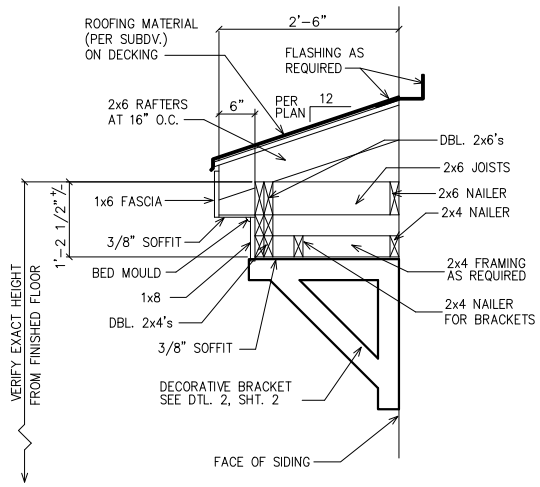


NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

RIGHT ELEVATION



REAR ELEVATION



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

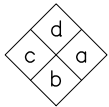
LEGEND

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DETAIL NUMBER

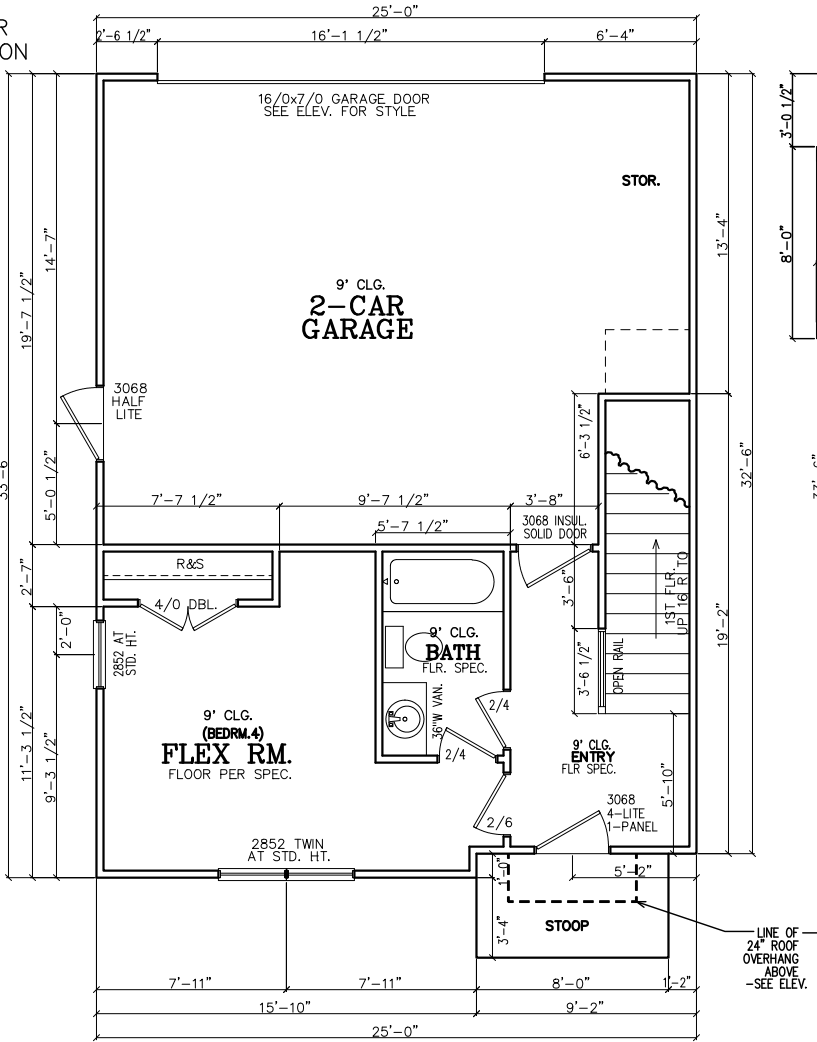
9

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 78" HIGH U.N.O. ALL 1ST FLR.
WINDOWS TO BE AT STD. (83") OR
TRANS.(95") HDR. HT. U.N.O.



FIRST FLOOR PLAN

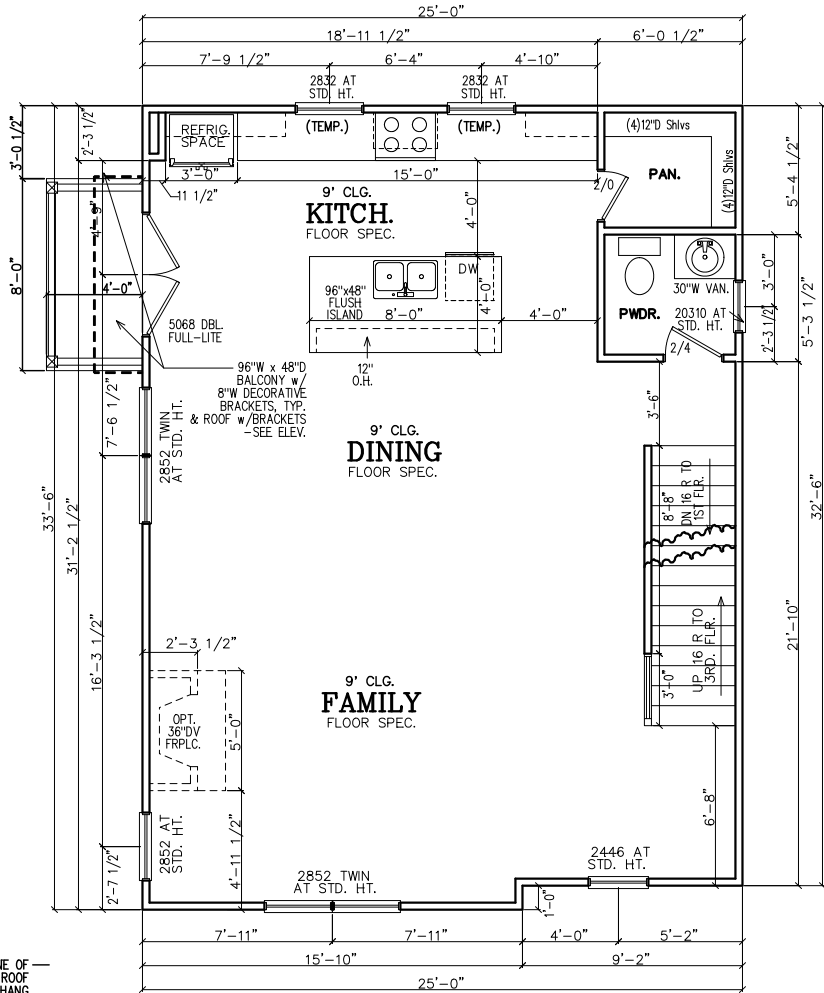
INSULATION NOTES:
1. WALL INSULATION SHALL
BE A MINIMUM OF R-13.
2. CEILING INSULATION
SHALL BE A MINIMUM OF
R-38.
3. SLAB INSULATION PER
CODE. *ALL UNLESS
NOTED OTHERWISE*

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.

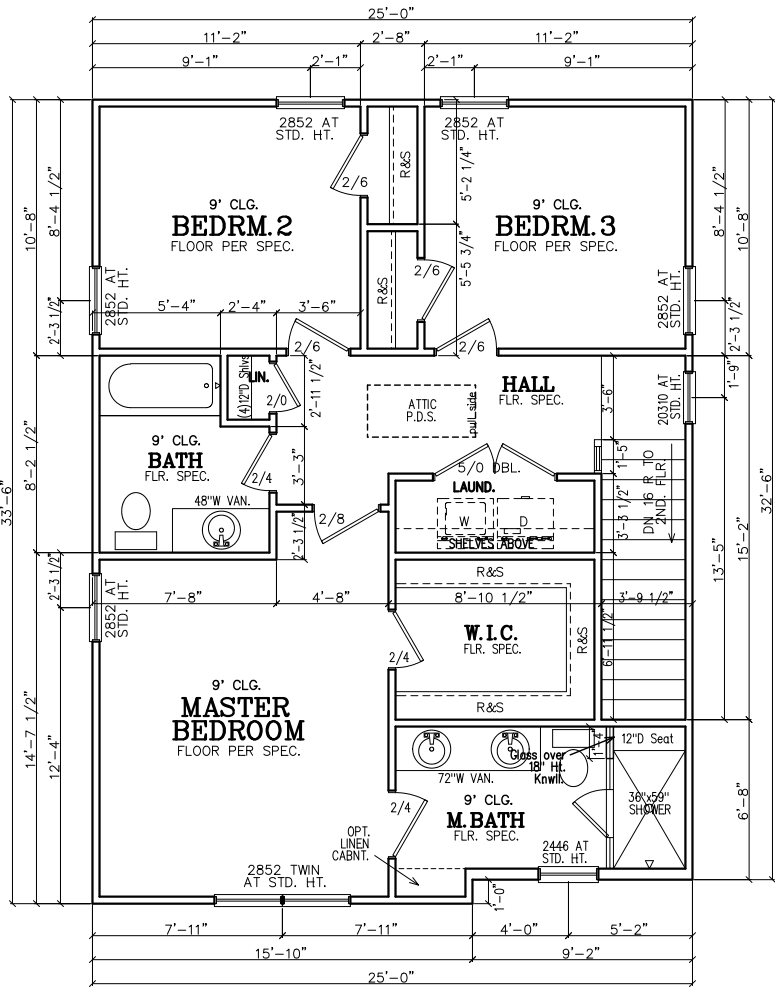
SHEATHING NOTE:
ALL SHEATHING SHALL BE
STAGGERED IN THE MID-SPAN
AND STRAPPED AT THE
CORNERS PER 2018 IRC R602

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 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.

SUBDIVISION:
STILLWOOD
LOT #:UNIT 7
RELEASED:09/19/22



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CLIENT INFORMATION:

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

PROJECT INFORMATION:

STILLWOOD PLAN#5-D

Floor Plans

DESIGNED BY: C.SAMUDA 09/19/22

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:

22-1070

REVISIONS:

No.	Date	Revisions	App.
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SHEET NUMBER:

3

LEGEND

4

DETAIL NUMBER

9

SHEET NUMBER

SUBDIVISION:
STILLWOOD

LOT #:UNIT 7

RELEASED:09/19/22

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4199 IDLEWOOD PARC COURT
TUCKER, GEORGIA 30084
PH: 404.441.8067 FX: 770.908.0024
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CLIENT INFORMATION:

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

Epic Development

PROJECT INFORMATION:

STILLWOOD PLAN#5-D
Slab/Found & Roof Plan

DESIGNED BY: C.SAMUDA 09/19/22
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:	
1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
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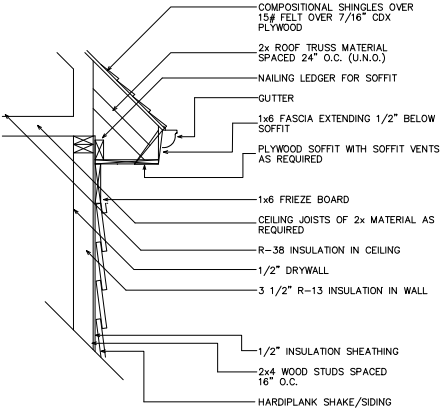
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REVISIONS:			
No.	Date	Revisions	App.
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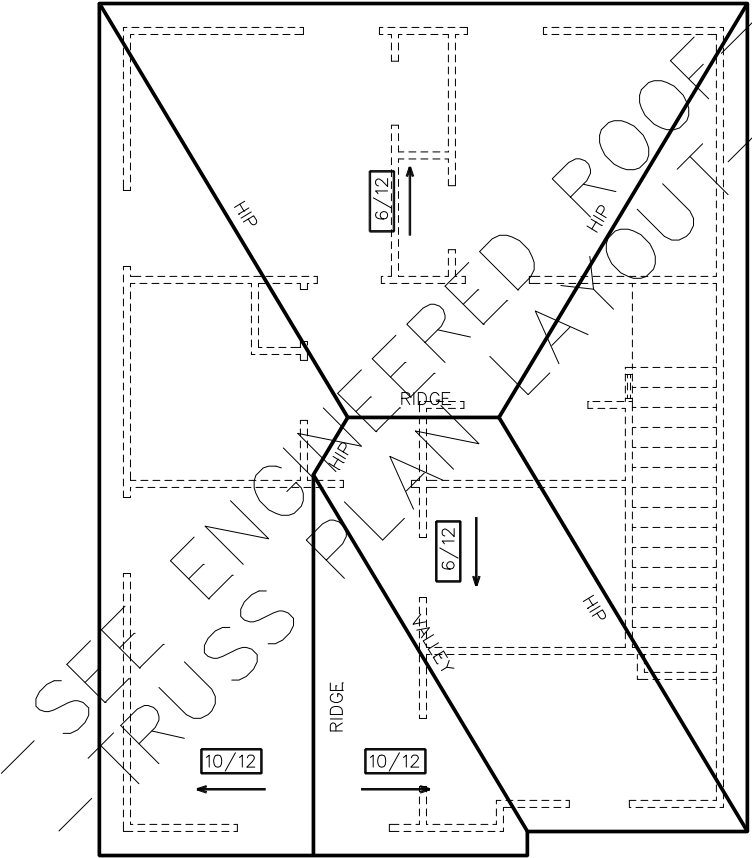


1 UPPER WALL SECTION DETAIL

4 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.



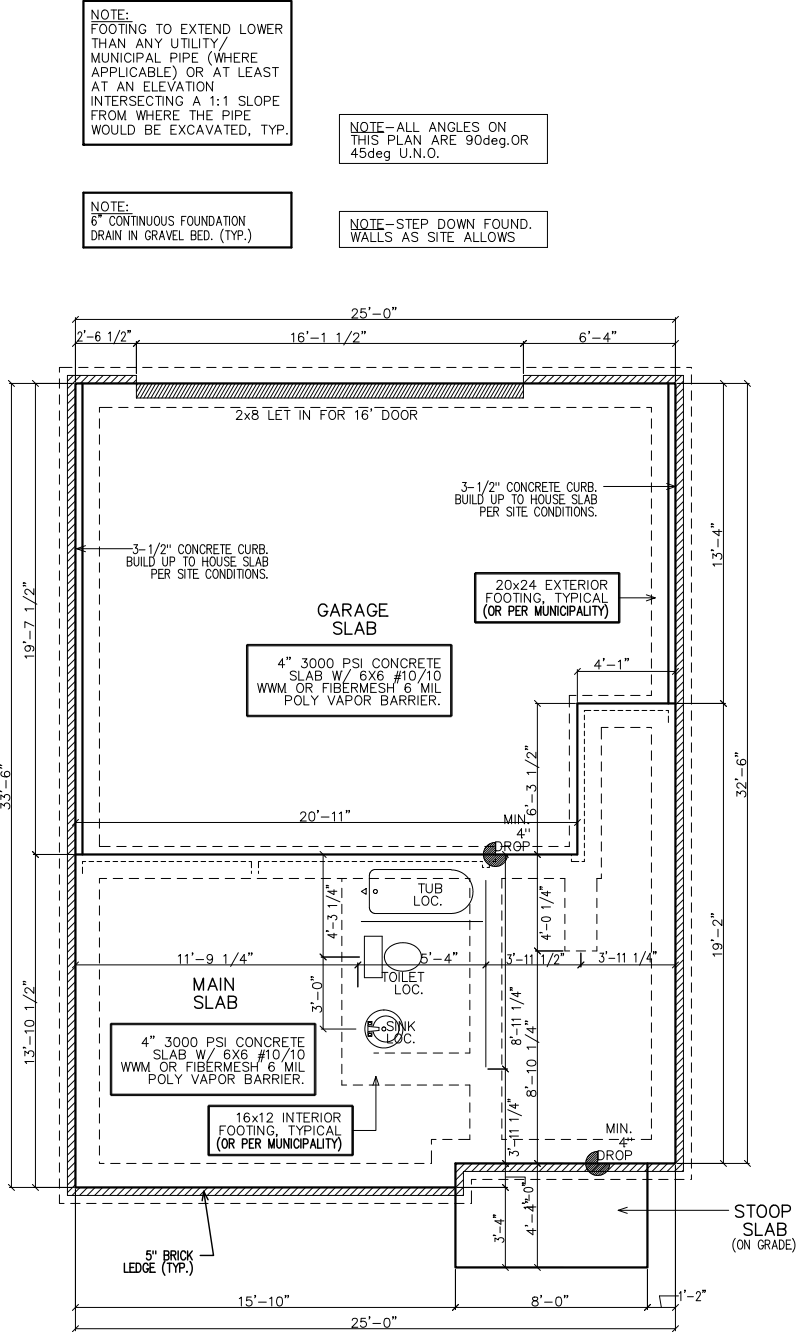
ROOF PLAN

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:
STILLWOOD
LOT #:UNIT 7
RELEASED:09/19/22



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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:

STILLWOOD PLAN#5-D
Electrical Plans
DESIGNED BY: C.SAMUDA 09/19/22
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:

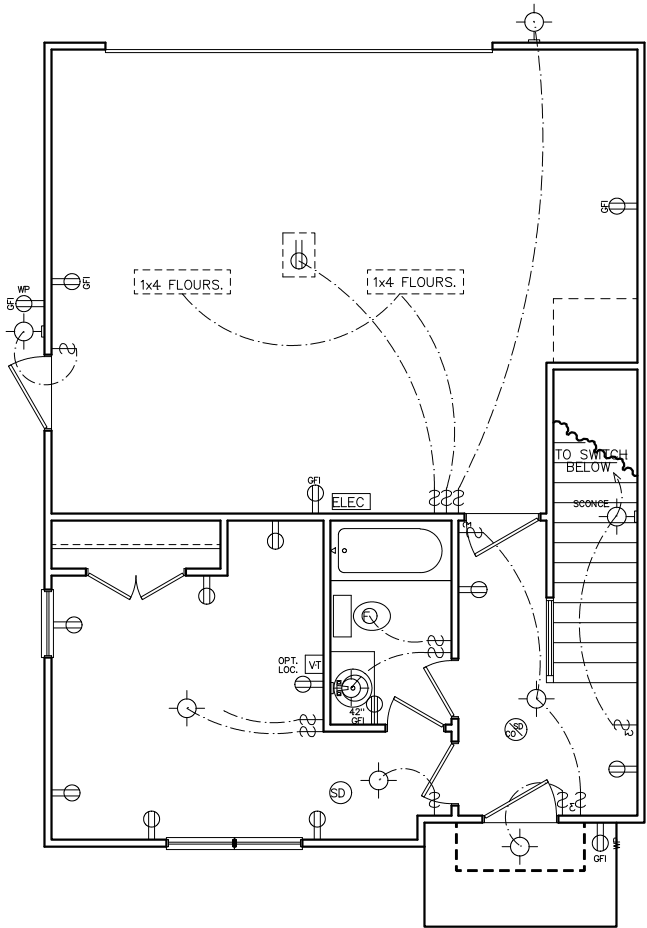
22-1070

REVISIONS:

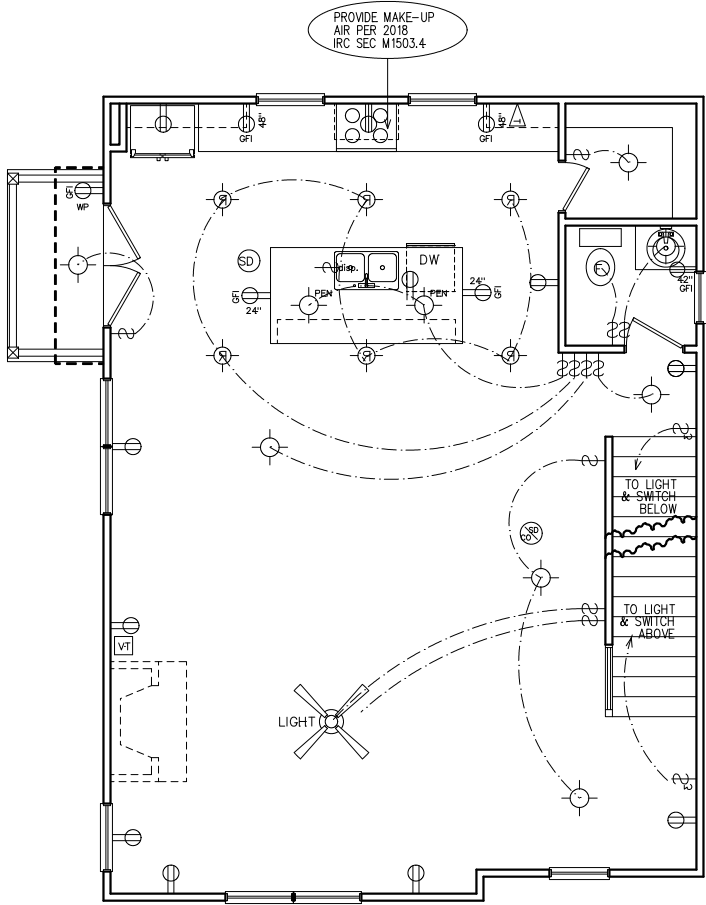
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SHEET NUMBER:

5



FIRST FLOOR
ELECTRICAL PLAN



SECOND FLOOR
ELECTRICAL PLAN

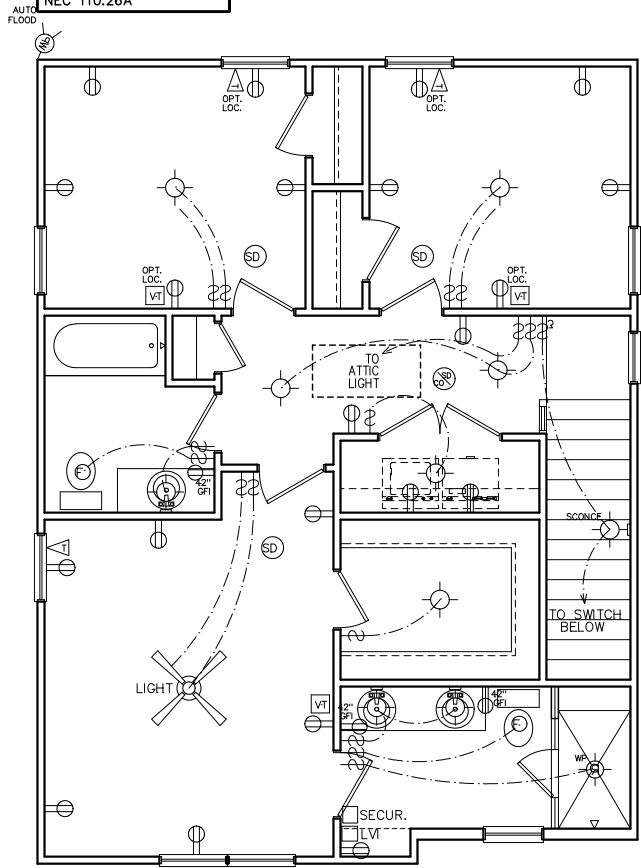
NOTE:
BRACE AND
WIRE SECONDARY
BEDROOMS FOR
CEILING FANS.

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.

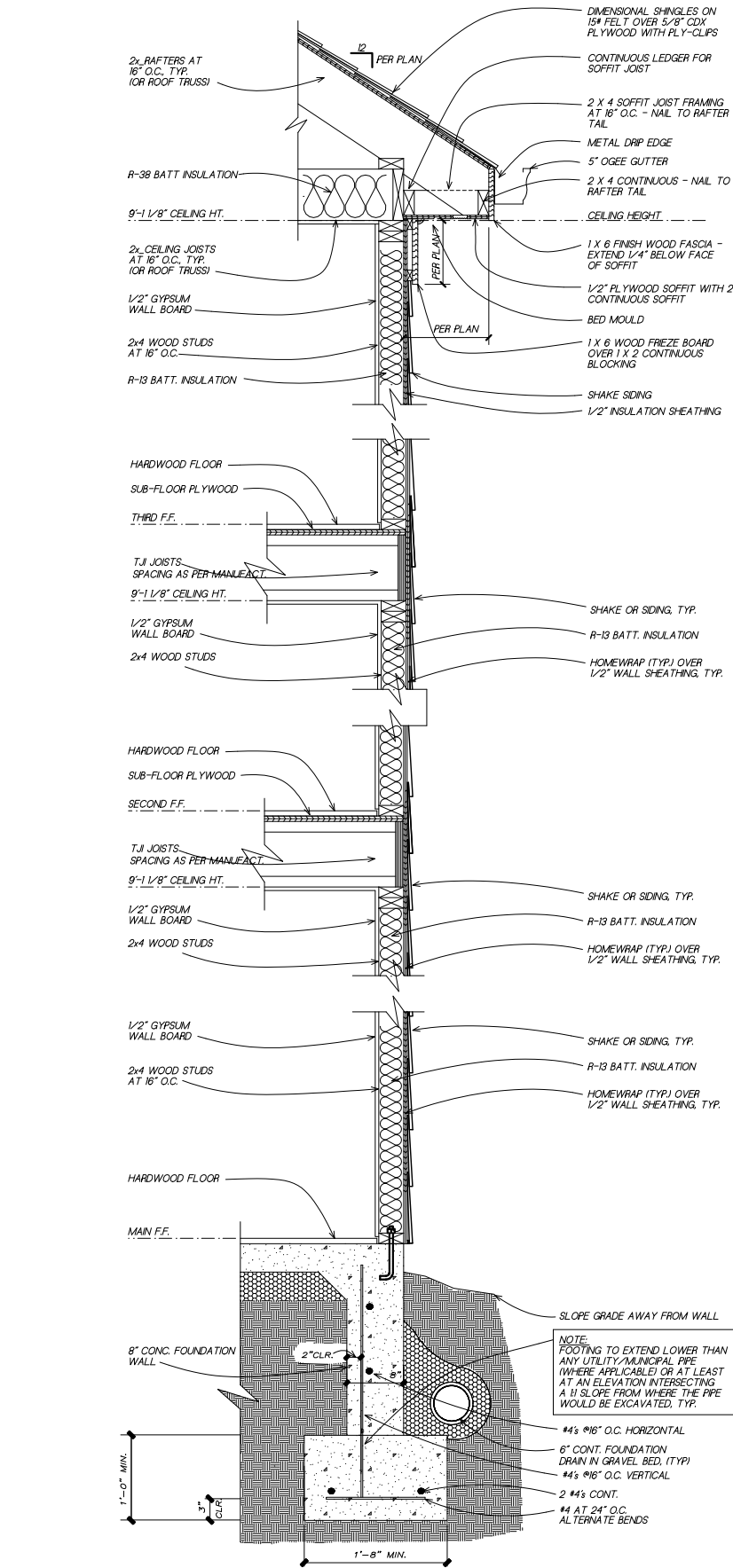
HVAC NOTE:
121 FURNACES w/(2) GFI
OUTLETS IN ATTIC ABOVE.
CLEARANCE PER 2017
NEC 110.26A



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	BATH	BATHROOM FAN
110 VOLT OUTLET	FUSE	FUSE BOX



1
6

TYPICAL WALL SECTION

SC: NOT TO SCALE

(GAPS OR PROPORTIONS SHOWN IN DETAIL ARE FOR CLARITY)

SUBDIVISION:
STILLWOOD
LOT #:UNIT 7
RELEASED:09/19/22



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CLIENT INFORMATION:

Epic
Development

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

PROJECT INFORMATION:

STILLWOOD PLAN#5-D

Misc. Details

DESIGNED BY: C.SAMUDA 09/19/22

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:
22-1070

REVISIONS:

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

LEGEND

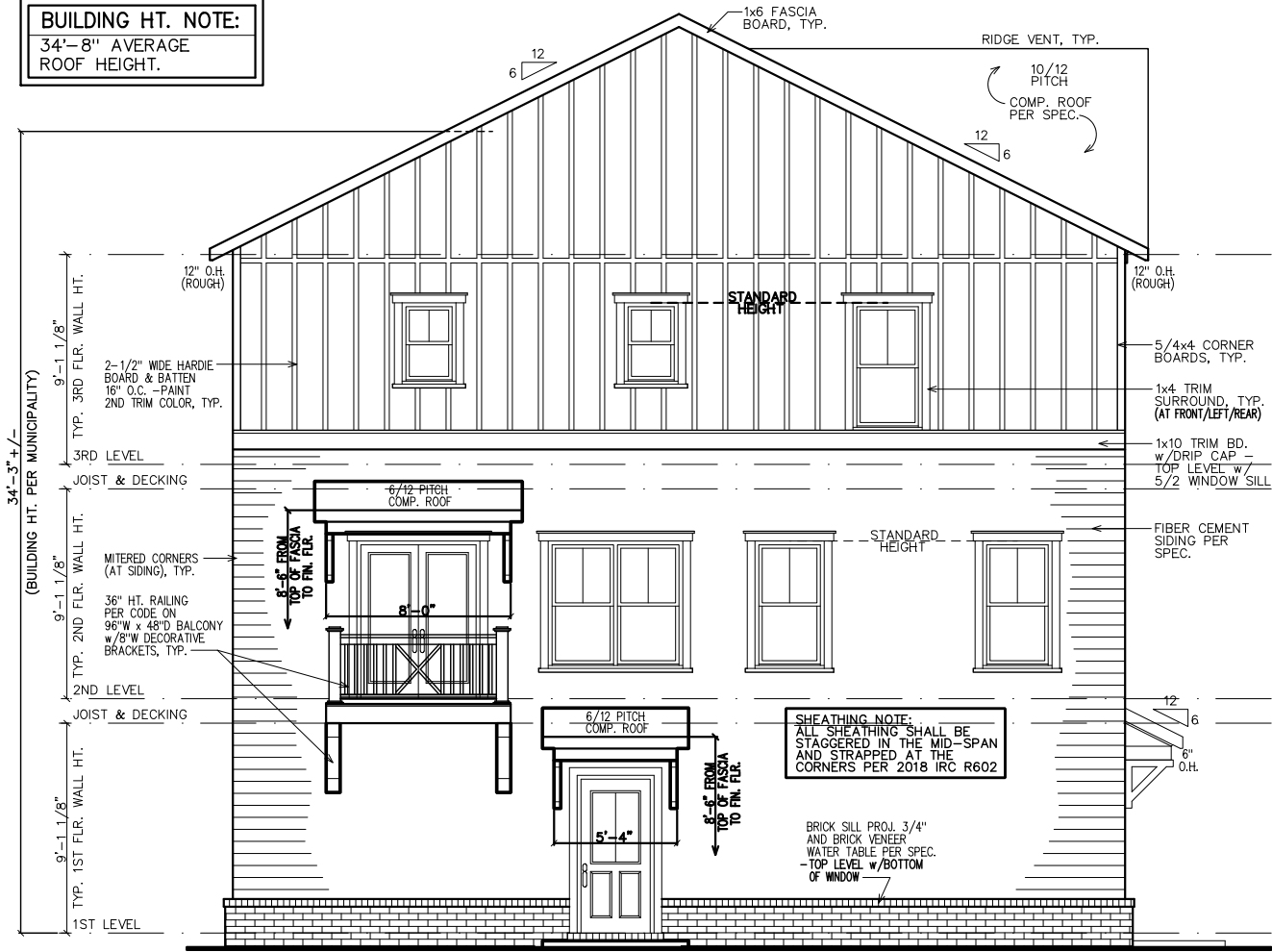
4

DETAIL NUMBER

9

SHEET NUMBER

BUILDING HT. NOTE:
34'-8" 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/GA AMENDMENTS.
6. NFPA 101 LIFE SAFETY CODE AND T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE AND HANDLING OF WOOD TRUSSES.

DESIGN CRITERIA

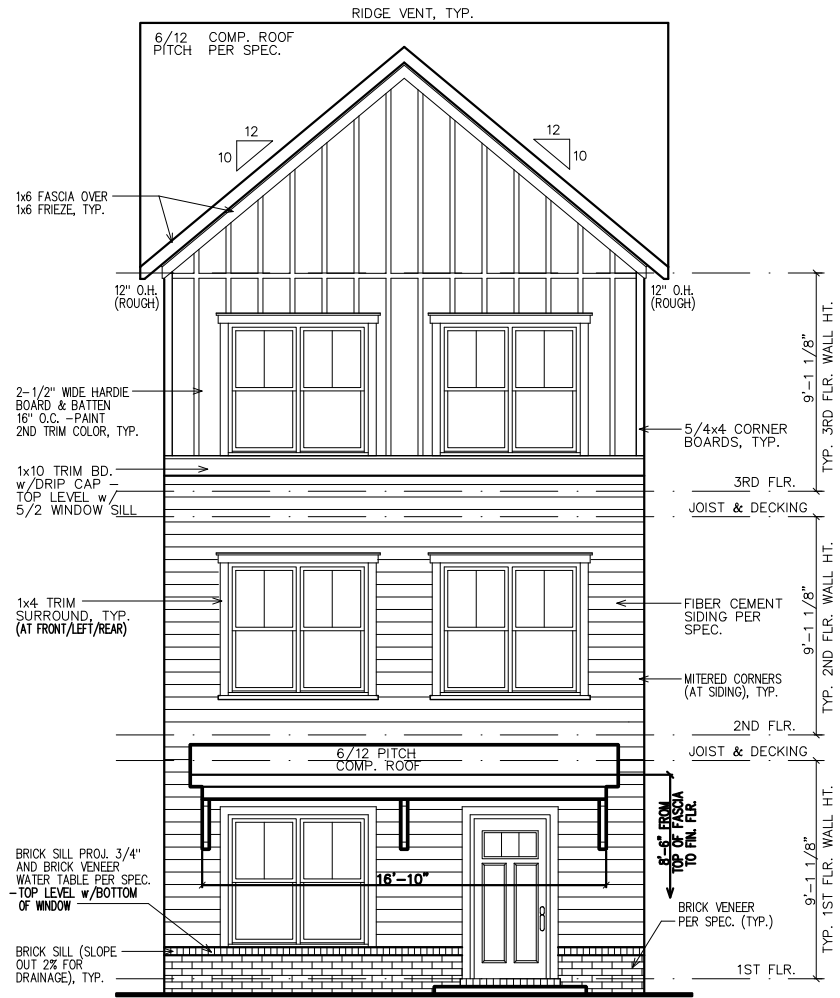
ROOF LIVE LOAD: 20 PSF.
FLOOR LIVE LOAD: 40 PSF.
(INCLUDES DECKS, PATIOS, AND PORCHES)
BASIC WIND VELOCITY: 90 MPH
SEISMIC DESIGN CATEGORY: B
BEARING WALLS WITH LIGHT FRAME WALLS
AND WOOD STRUCTURAL PANELS.

GENERAL NOTES:

1. ALL FIRST FLOOR WINDOW SILL HEIGHTS TO BE 18" ABOVE FINISHED FLOOR U.N.O.
2. ALL ROOFS SHALL BE ARCHITECTURAL SHINGLE U.N.O.
3. ALL A/C UNITS WILL BE SCREENED.
4. ALL GUTTERS SHALL BE SEAMLESS U.N.O.
5. ALL HOMES SHALL BE NUMBERED AT ENTRANCE.

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

BRICK SILL PROJ. 3/4"
AND BRICK VENEER
WATER TABLE PER SPEC.
-TOP LEVEL w/BOTTOM
OF WINDOW



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

FRONT ELEVATION

SUBDIVISION:
STILLWOOD
LOT #:UNIT 8
RELEASED:09/19/22

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:

STILLWOOD PLAN#1-B
Front & Side Elev.
DESIGNED BY: C.SAMUDA 09/19/22
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:

22-1071

REVISIONS:

No.	Date	Revisions	App.
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SHEET NUMBER:

1

SUBDIVISION:
STILLWOOD
LOT #:UNIT 8
RELEASED:09/19/22



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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:

STILLWOOD PLAN#1-B
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 09/19/22
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:
22-1071

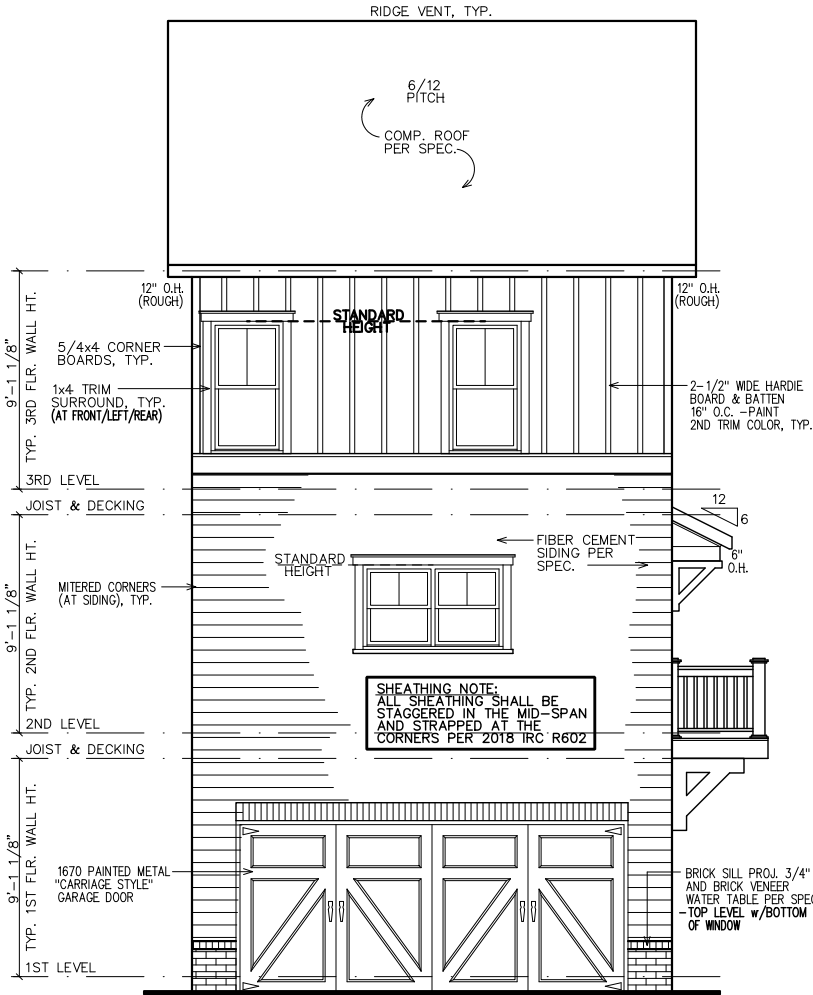
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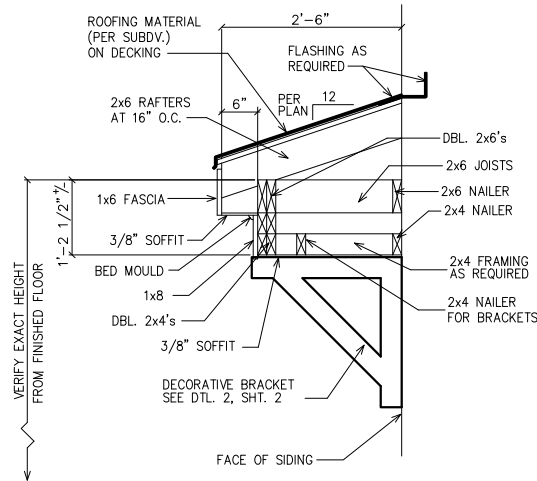
2

NEW HOME SITE ADDRESS:



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

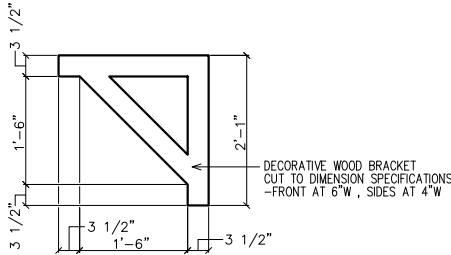
REAR ELEVATION



1 ROOF WITH BRACKET DETAIL

SC: N.T.S.

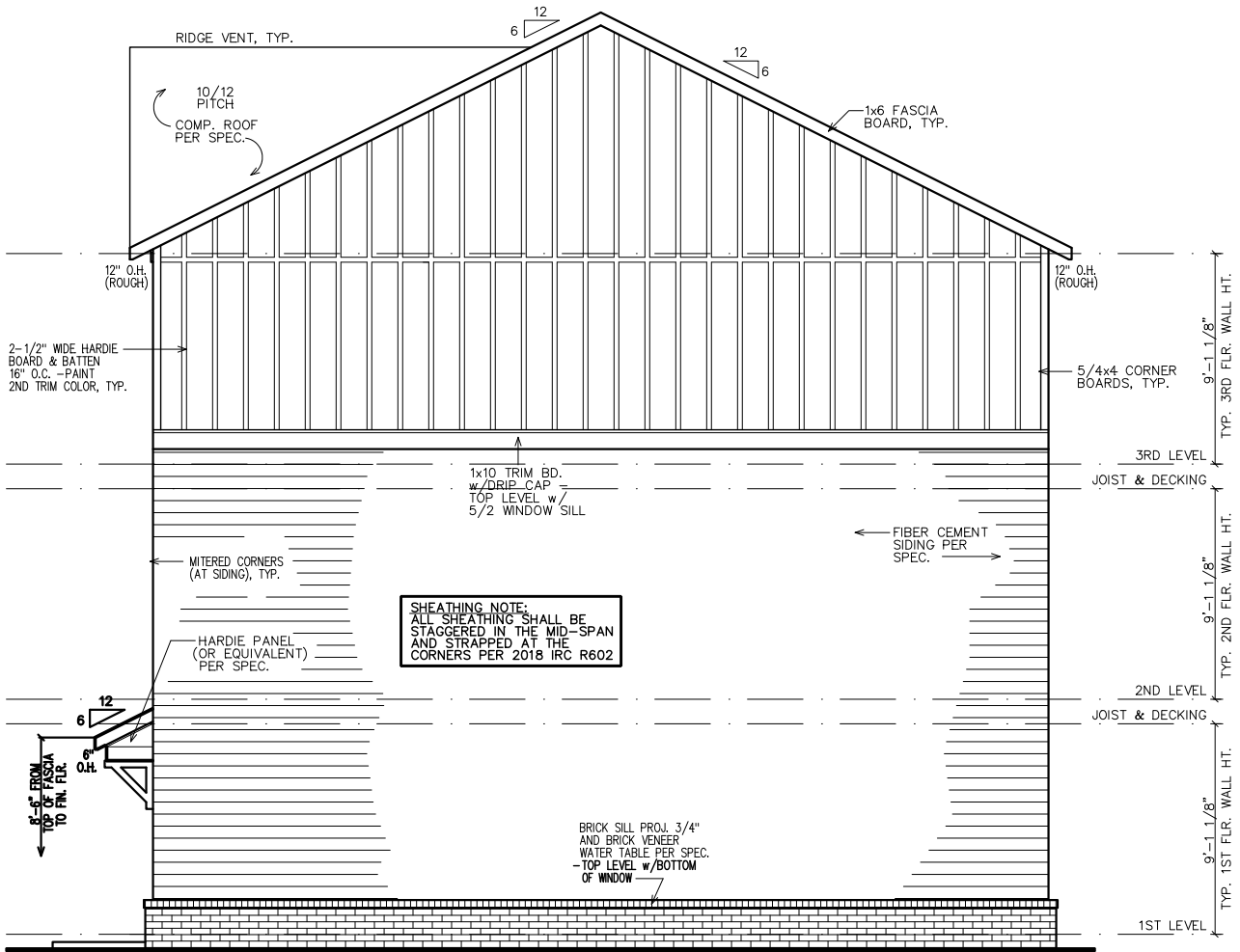
(GAPS SHOWN IN DETAIL ARE FOR CLARITY)



1 BRACKET DETAIL

SC: N.T.S.

(2 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



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

RIGHT ELEVATION

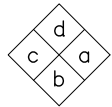
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DETAIL NUMBER

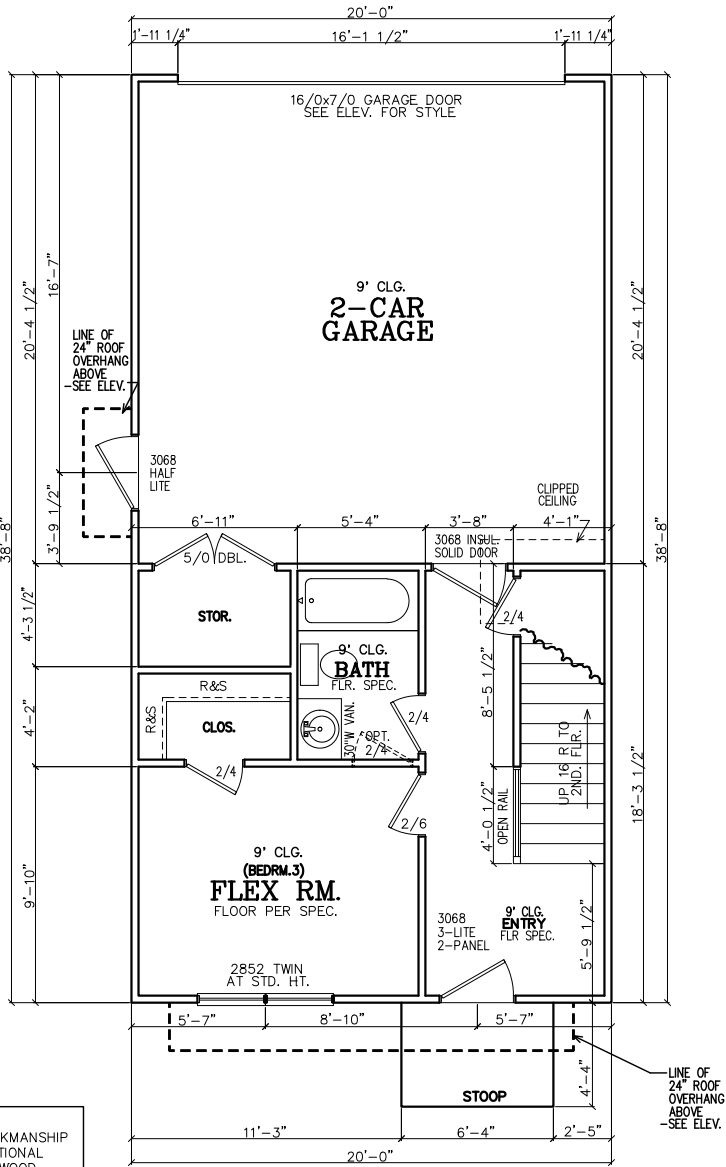
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SHEET NUMBER



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 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.

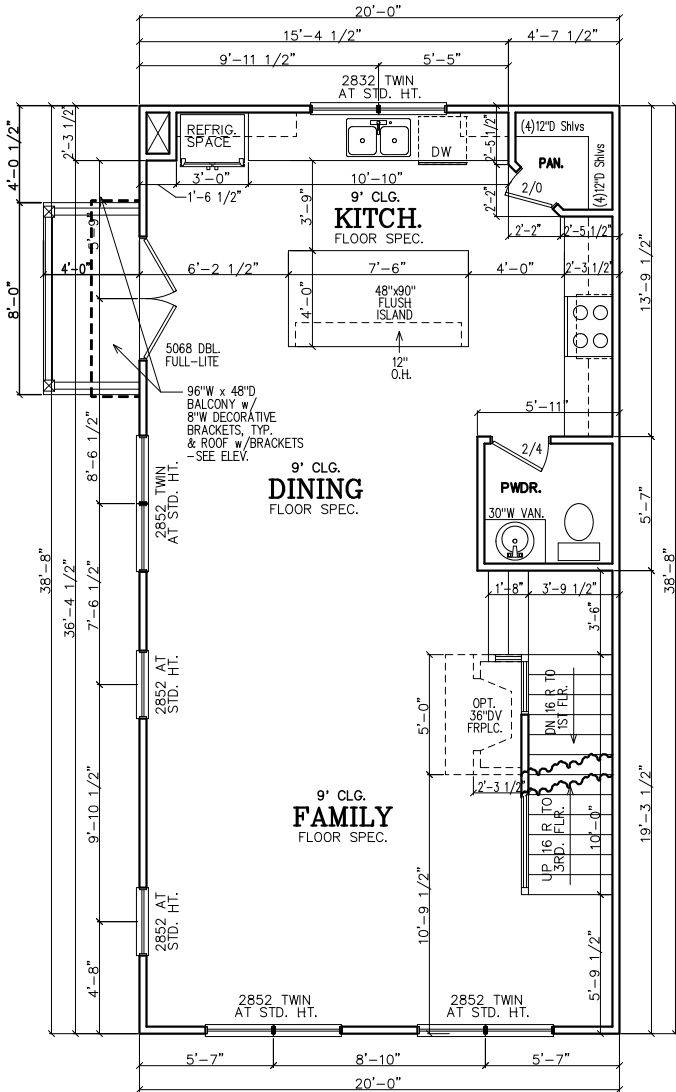
INSULATION NOTES:
1. WALL INSULATION SHALL BE A MINIMUM OF R-13.
2. CEILING INSULATION SHALL BE A MINIMUM OF R-38.
3. SLAB INSULATION PER CODE. *ALL UNLESS NOTED OTHERWISE*

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.

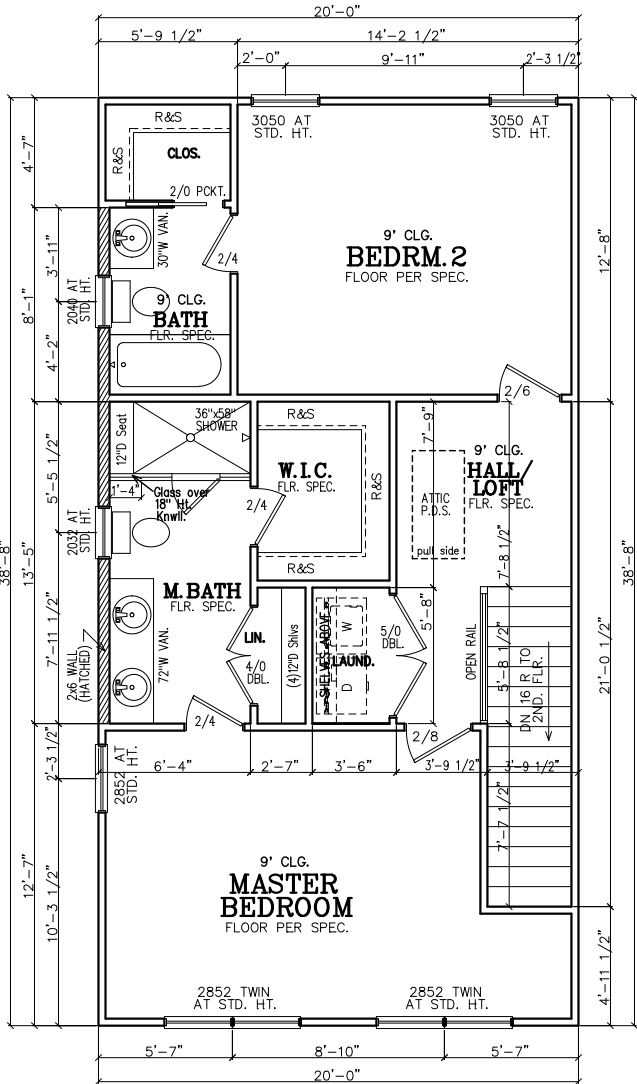
SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

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:
STILLWOOD
LOT #:UNIT 8
RELEASED:09/19/22



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CLIENT INFORMATION:

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

PROJECT INFORMATION:

STILLWOOD PLAN#1-B
Floor Plans
DESIGNED BY: C.SAMUDA 09/19/22
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:

22-1071

REVISIONS:

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SHEET NUMBER:

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LEGEND

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DETAIL NUMBER

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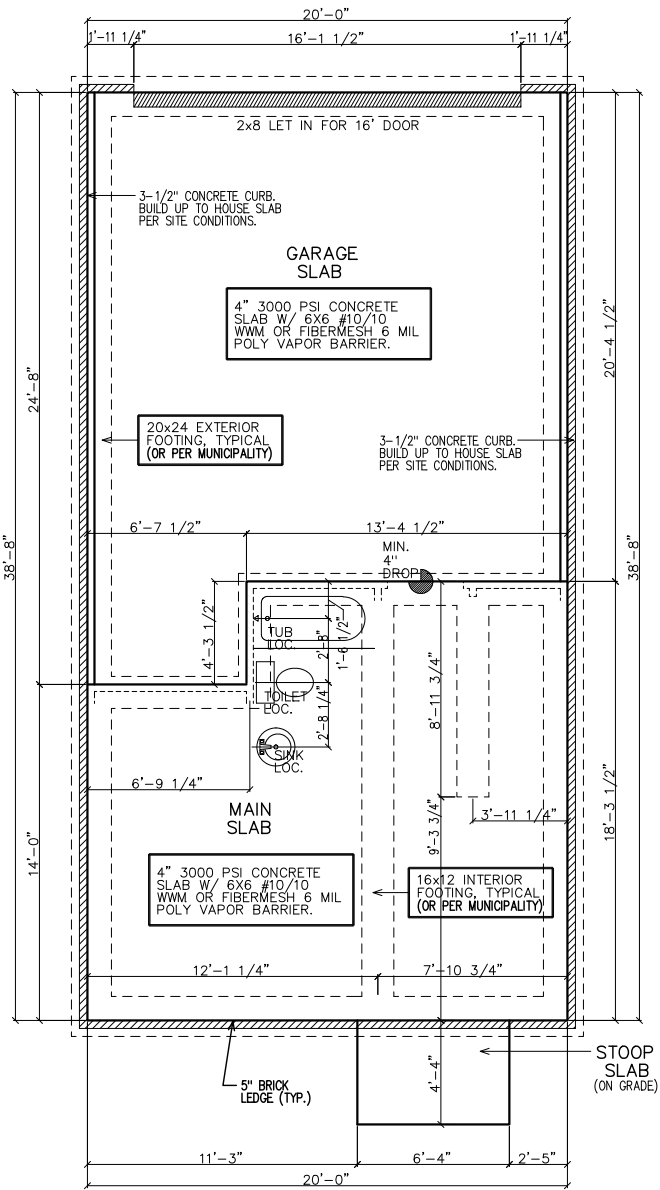
SHEET NUMBER

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



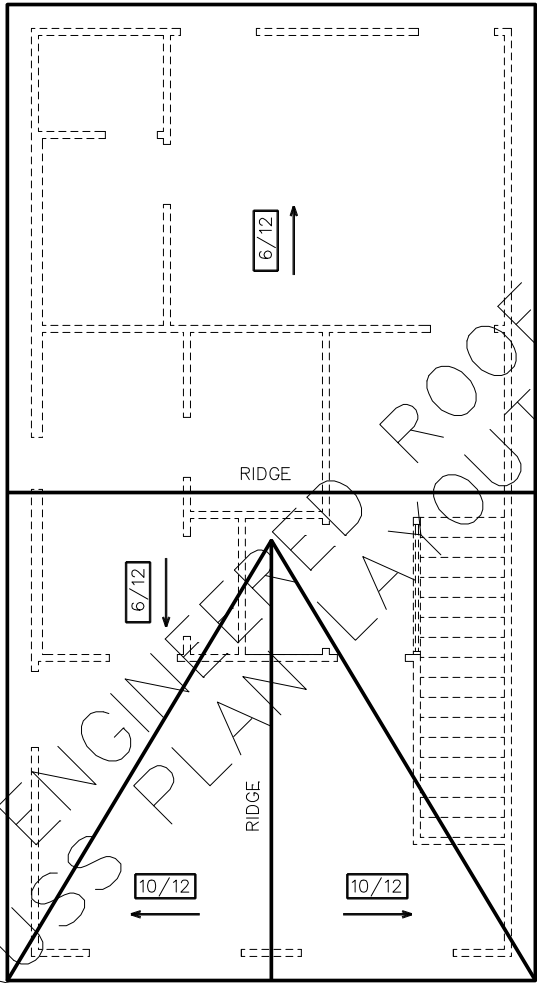
SLAB/FOUNDATION PLAN

FOUNDATION NOTES.

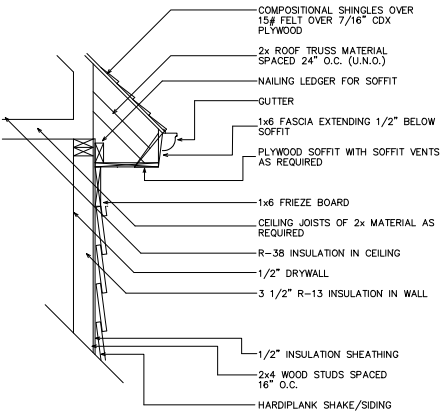
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3. ALL FOUNDATIONS, FOUNDATION WALLS AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL ENGINEER. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY SITE CONDITIONS, LOCAL CODES AND INSURE WELL CONSTRUCTED BUILDING.
4. BEARING SOIL PRESSURE TO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

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DESIGN
GROUP, LLC

DESIGN ■ PLANNING ■ PALETTES
4199 IDLEWOOD PARC COURT
TUCKER, GEORGIA 30084
PH: 404.441.8067 FX: 770.908.0024
WWW.CSDESIGNGROUPLLC.COM
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CLIENT INFORMATION:

Epic

Development

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

PROJECT INFORMATION:

STILLWOOD PLAN#1-B

Slab/Found & Roof Plan

DESIGNED BY: C.SAMUDA 09/19/22

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

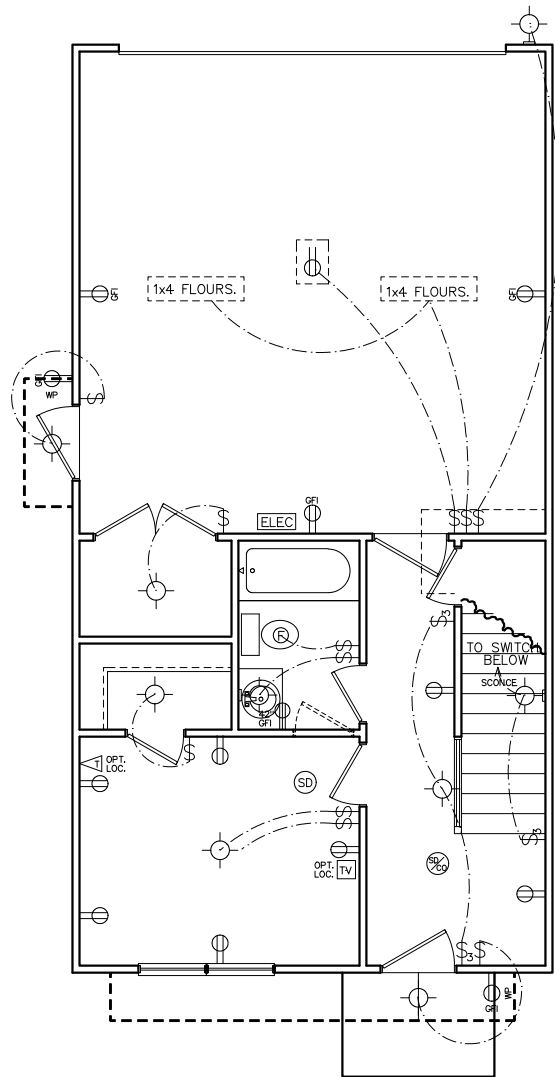
SQUARE FOOTAGE:	
1ST FLR.	340
2ND FLR.	775
3RD FLR.	775
TOTAL	1890
GARAGE	435

JOB NUMBER:
22-1071

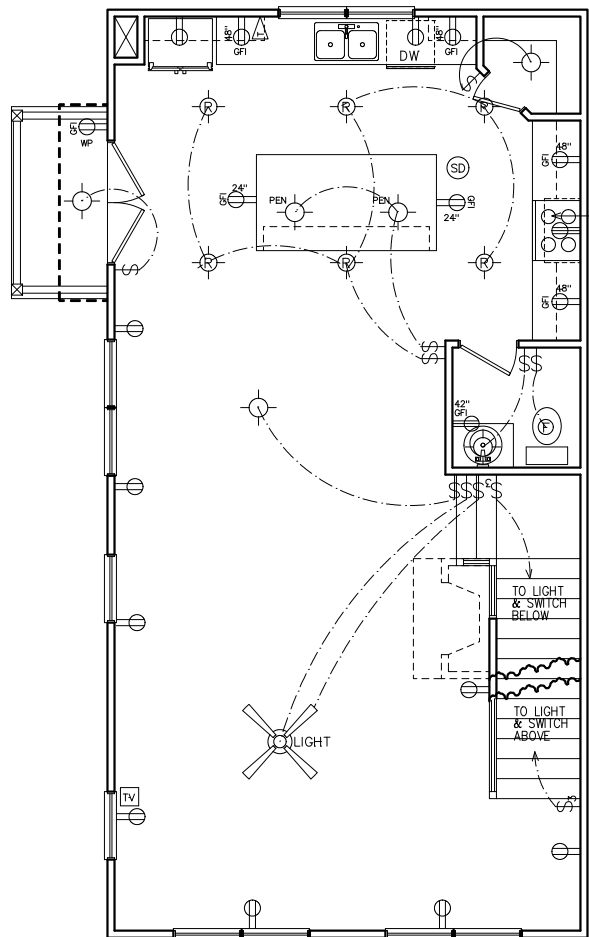
REVISIONS:			
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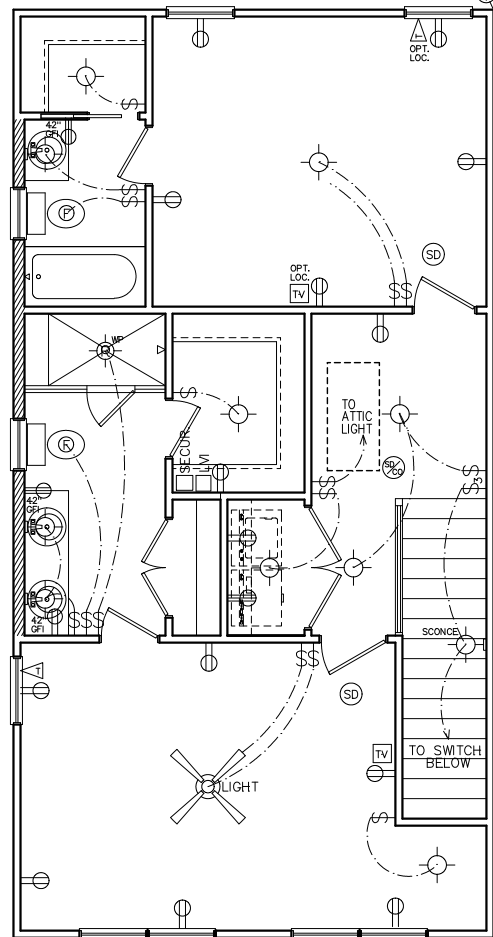
4



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	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	LVI	LOW VOLTAGE INTERFACE	
FAN WITH LIGHT	T	THERMOSTAT	
2x4 FLOURESCENT LIGHT	CH	CHIMES	
1x4 FLOURESCENT LIGHT	BATH	BATHROOM FAN	
110 VOLT OUTLET	FUSE	FUSE BOX	

SUBDIVISION:
STILLWOOD
LOT #:UNIT 8
RELEASED:09/19/22

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



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CLIENT INFORMATION:

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

PROJECT INFORMATION:

STILLWOOD PLAN#1-B
Electrical Plans
DESIGNED BY: C.SAMUDA 09/19/22
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:

22-1071

REVISIONS:

No.	Date	Revisions	App.
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SHEET NUMBER:

5

SUBDIVISION:
STILLWOOD
LOT #:UNIT 8
RELEASED:09/19/22

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

PROJECT INFORMATION:

STILLWOOD PLAN#1-B

Misc. Details

DESIGNED BY: C.SAMUDA 09/19/22

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

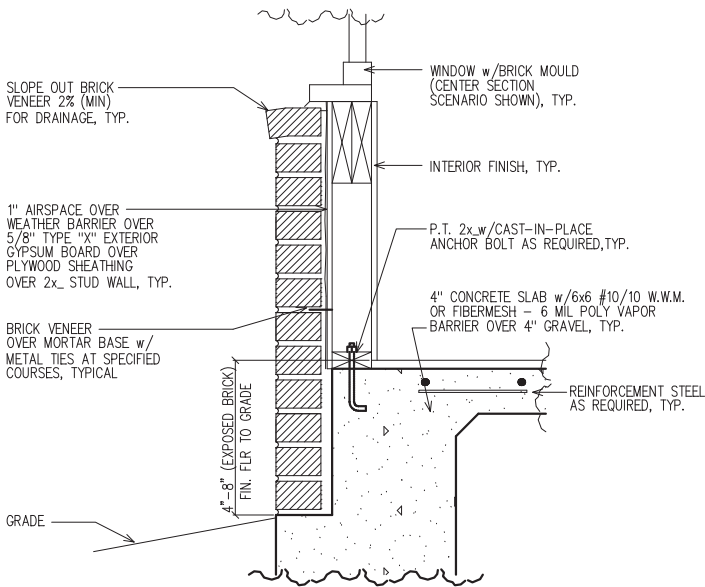
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TOTAL	1890
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JOB NUMBER:
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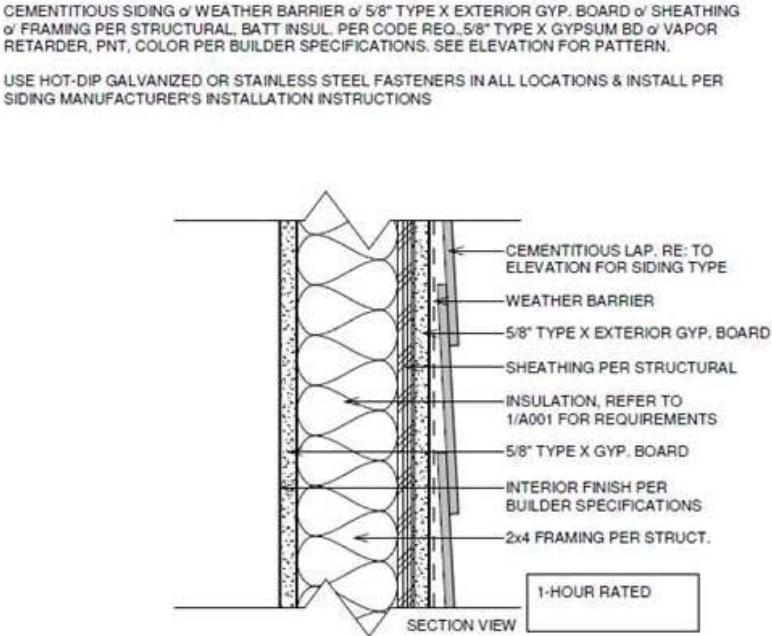
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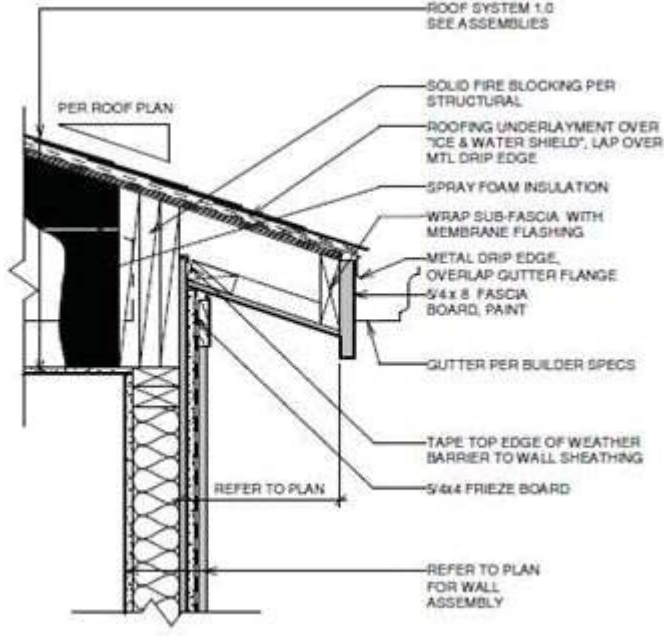
6



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/GA AMENDMENTS.

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

- GENERAL NOTES:
1. ALL FIRST FLOOR WINDOW SILL HEIGHTS TO BE 18" ABOVE FINISHED FLOOR U.N.O.

2. ALL ROOFS SHALL BE ARCHITECTURAL SHINGLE U.N.O.

3. ALL A/C UNITS WILL BE SCREENED.

4. ALL GUTTERS SHALL BE SEAMLESS U.N.O.

5. ALL HOMES SHALL BE NUMBERED AT ENTRANCE.

- 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:
STILLWOOD
LOT #:UNIT 9
RELEASED:09/19/22

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



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Epic Development

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

PROJECT INFORMATION:

STILLWOOD PLAN#3-A

Front & Side Elev.

DESIGNED BY: C.SAMUDA 09/19/22

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

SQUARE FOOTAGE:

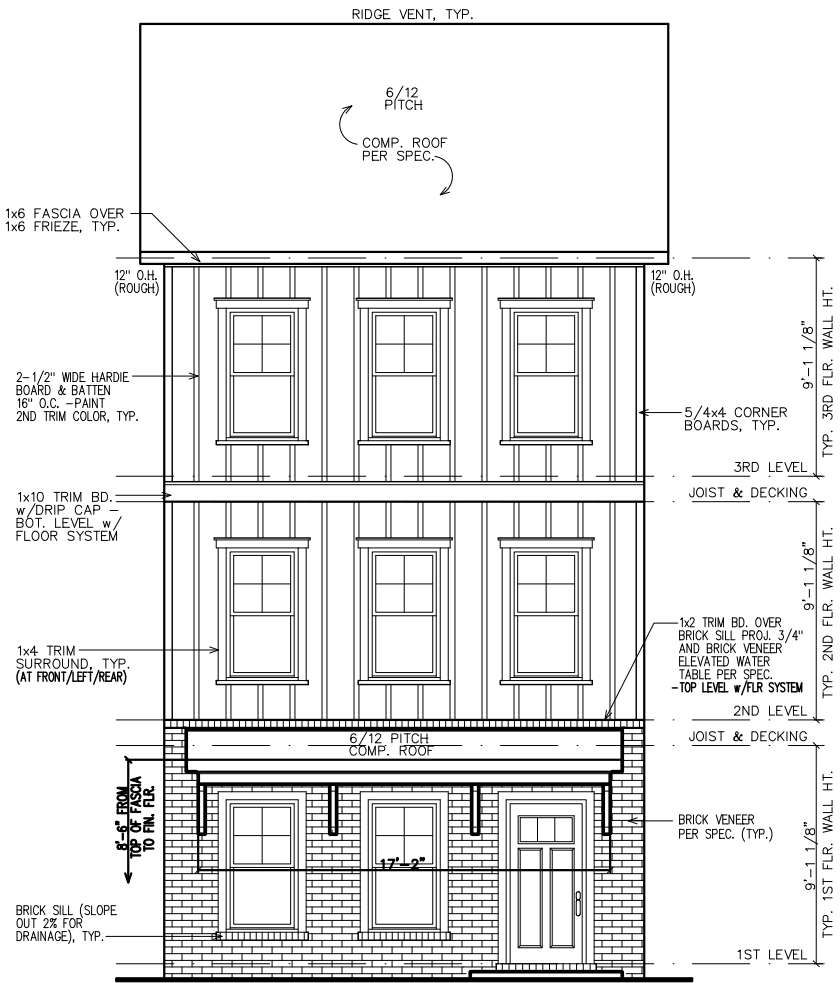
1ST FLR.	295
2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

JOB NUMBER:
22-1072

REVISIONS:

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



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

SUBDIVISION:
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LOT #:UNIT 9
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Development
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ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

STILLWOOD PLAN#3-A
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 09/19/22
SCALE:
1/8"=1'-0" < 1"X17"
1/4"=1'-0" < 24'X36"

SQUARE FOOTAGE:

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

JOB NUMBER:

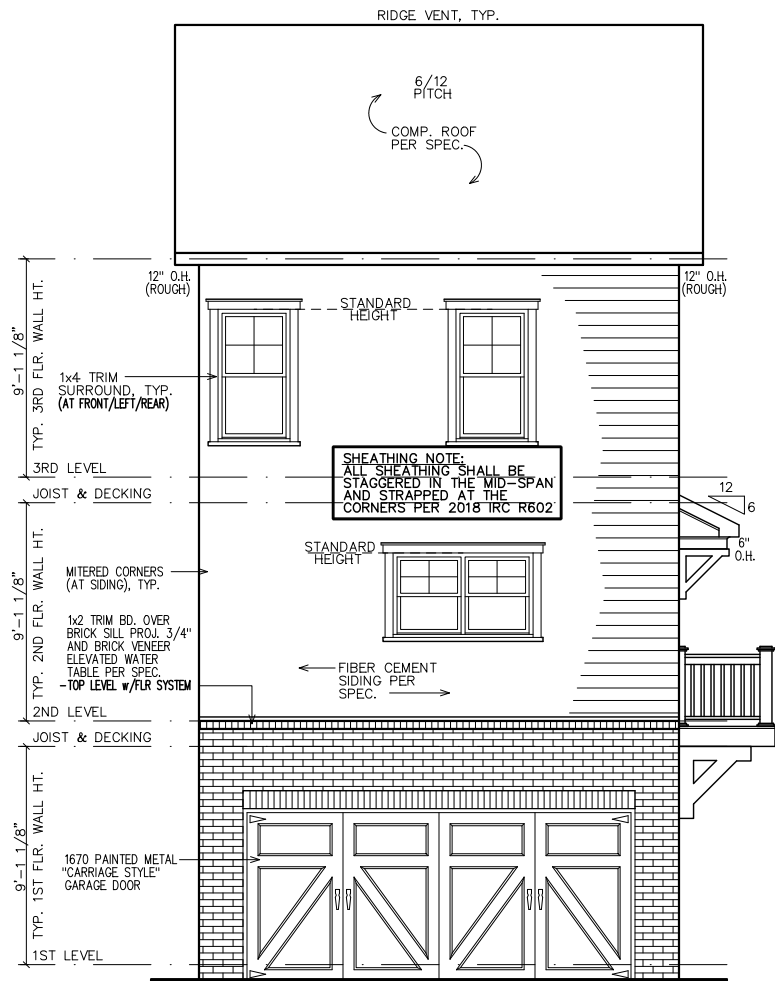
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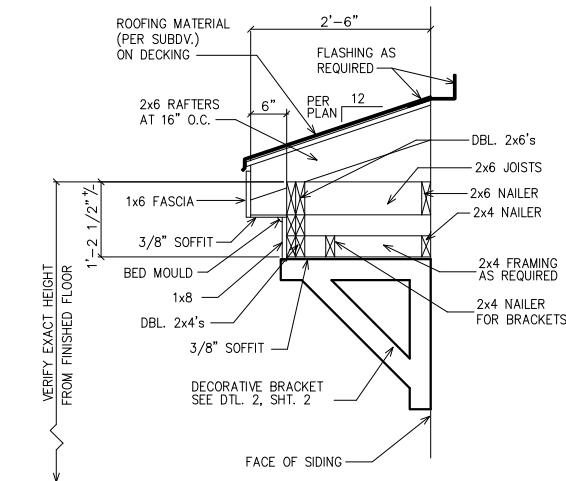
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NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

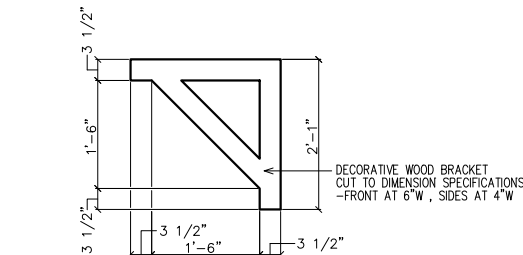
REAR ELEVATION



1
2 ROOF WITH BRACKET DETAIL

SC: N.T.S.

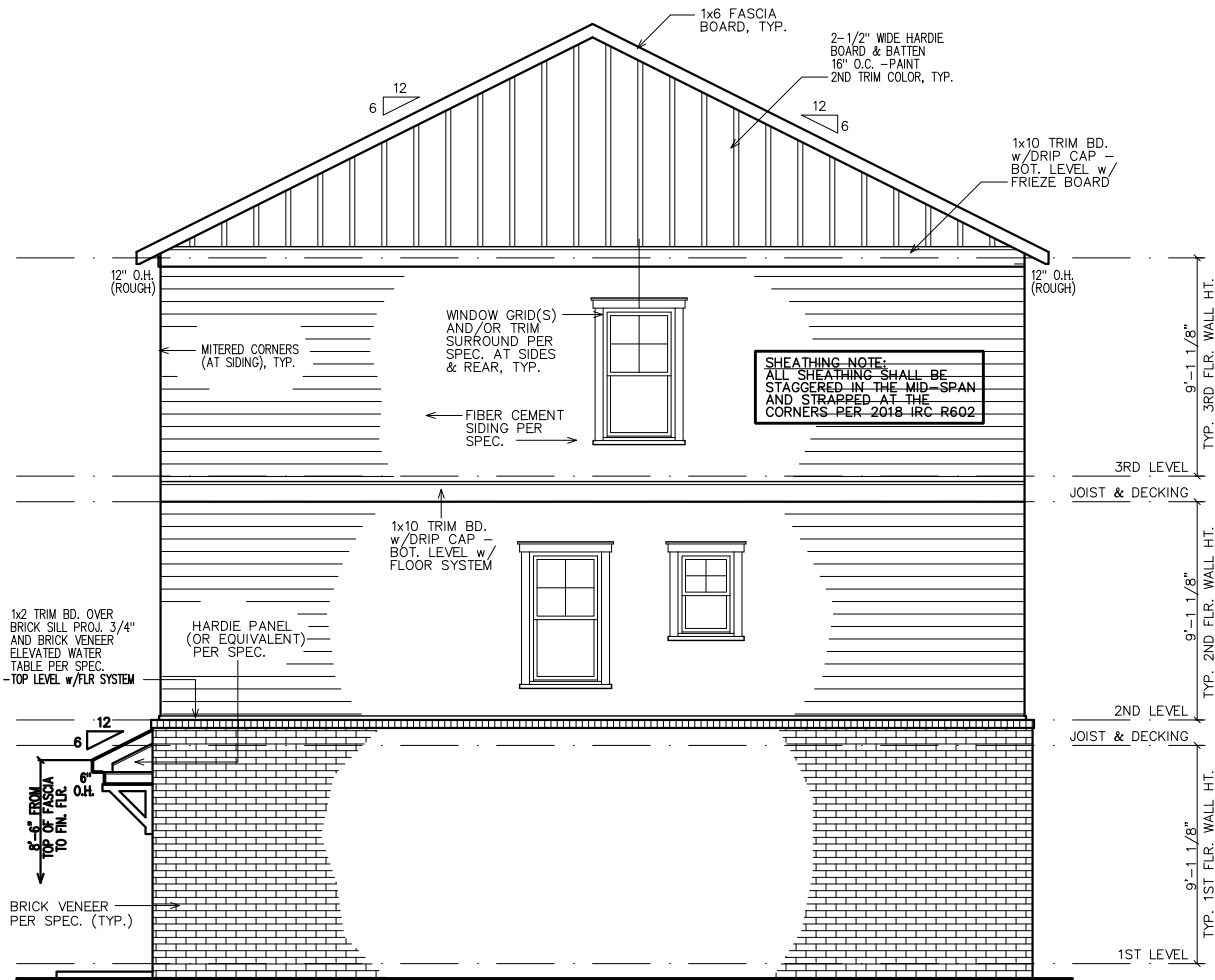
(GAPS SHOWN IN DETAIL ARE FOR CLARITY)



1
2 BRACKET DETAIL

SC: N.T.S.

(4 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



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

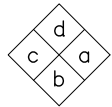
RIGHT ELEVATION

LEGEND

4

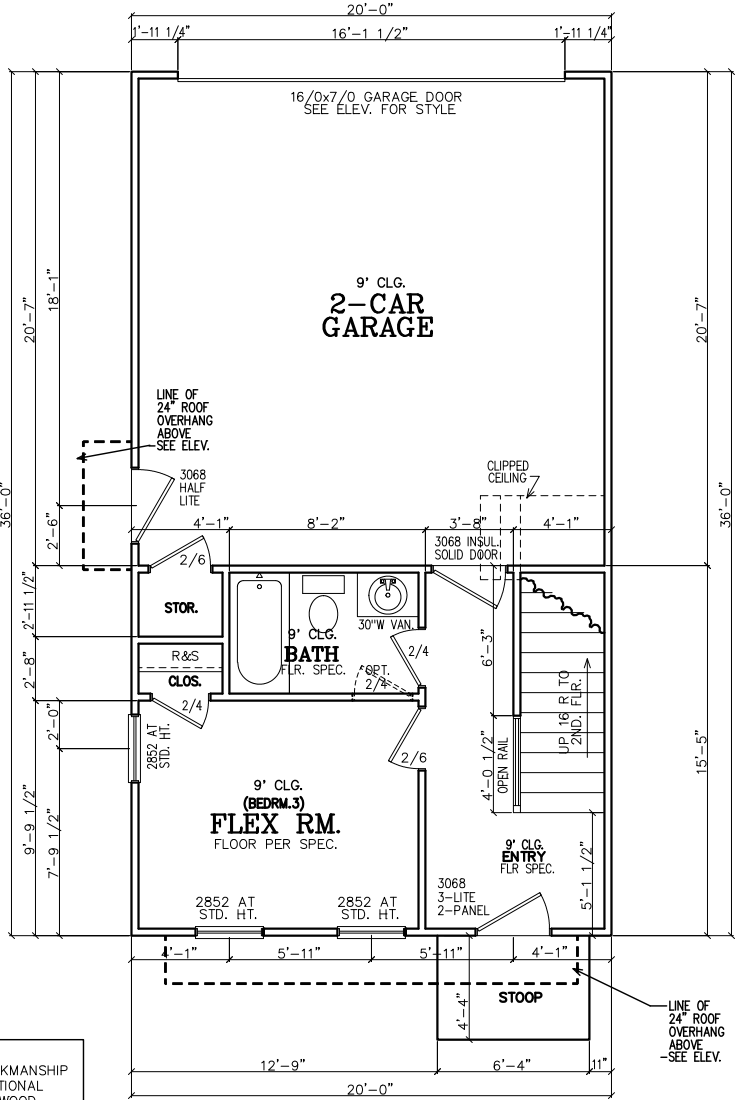
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DETAIL NUMBER
SHEET NUMBER



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.

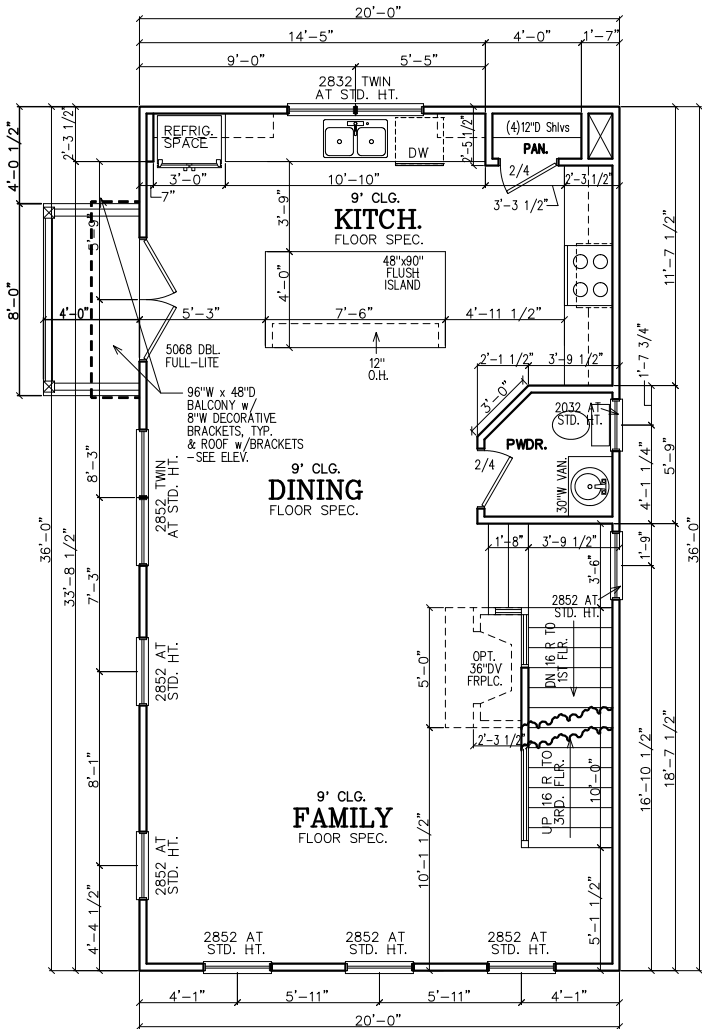
INSULATION NOTES:
1. WALL INSULATION SHALL BE A MINIMUM OF R-13.
2. CEILING INSULATION SHALL BE A MINIMUM OF R-38.
3. SLAB INSULATION PER CODE. *ALL UNLESS NOTED OTHERWISE*

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.

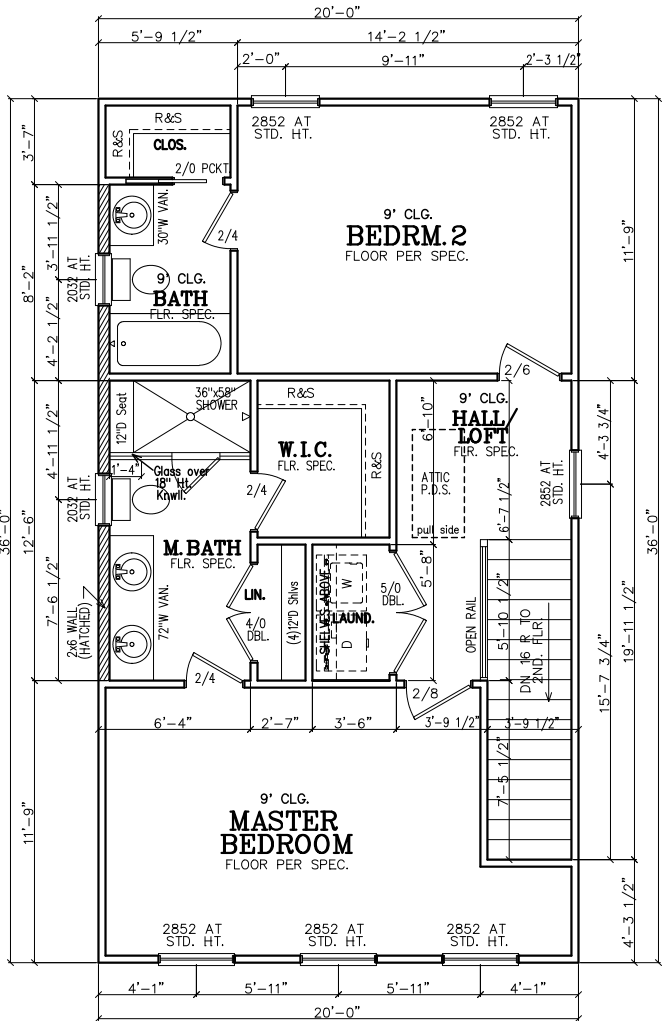
SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

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:
STILLWOOD
LOT #:UNIT 9
RELEASED:09/19/22



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TUCKER, GEORGIA 30084
PH:404.441.8067 FX:770.908.0024
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CONTACT: RICK BENNETT

PROJECT INFORMATION:
STILLWOOD PLAN#3-A
Floor Plans
DESIGNED BY: C.SAMUDA 09/19/22
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:
22-1072

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6	.	.	.

SHEET NUMBER:
3

LEGEND

4

DETAIL NUMBER

9

SHEET NUMBER

SUBDIVISION:
STILLWOOD

LOT #:UNIT 9

RELEASED:09/19/22



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PROJECT INFORMATION:

STILLWOOD PLAN#3-A

Slab/Found & Roof Plan

DESIGNED BY: C.SAMUDA 09/19/22

SCALE:
1/8"=1'-0" < 1/4"=1'-0" < 1/2"=1'-0" < 3/4"=1'-0" < 1"=1'-0" < 1 1/4"=1'-0" < 1 1/2"=1'-0" < 1 3/4"=1'-0" < 2"=1'-0" < 2 1/4"=1'-0" < 2 1/2"=1'-0" < 2 3/4"=1'-0" < 3"=1'-0" < 3 1/4"=1'-0" < 3 1/2"=1'-0" < 3 3/4"=1'-0" < 4"=1'-0" < 4 1/4"=1'-0" < 4 1/2"=1'-0" < 4 3/4"=1'-0" < 5"=1'-0" < 5 1/4"=1'-0" < 5 1/2"=1'-0" < 5 3/4"=1'-0" < 6"=1'-0" < 6 1/4"=1'-0" < 6 1/2"=1'-0" < 6 3/4"=1'-0" < 7"=1'-0" < 7 1/4"=1'-0" < 7 1/2"=1'-0" < 7 3/4"=1'-0" < 8"=1'-0" < 8 1/4"=1'-0" < 8 1/2"=1'-0" < 8 3/4"=1'-0" < 9"=1'-0" < 9 1/4"=1'-0" < 9 1/2"=1'-0" < 9 3/4"=1'-0" < 10"=1'-0" < 10 1/4"=1'-0" < 10 1/2"=1'-0" < 10 3/4"=1'-0" < 11"=1'-0" < 11 1/4"=1'-0" < 11 1/2"=1'-0" < 11 3/4"=1'-0" < 12"=1'-0" < 12 1/4"=1'-0" < 12 1/2"=1'-0" < 12 3/4"=1'-0" < 13"=1'-0" < 13 1/4"=1'-0" < 13 1/2"=1'-0" < 13 3/4"=1'-0" < 14"=1'-0" < 14 1/4"=1'-0" < 14 1/2"=1'-0" < 14 3/4"=1'-0" < 15"=1'-0" < 15 1/4"=1'-0" < 15 1/2"=1'-0" < 15 3/4"=1'-0" < 16"=1'-0" < 16 1/4"=1'-0" < 16 1/2"=1'-0" < 16 3/4"=1'-0" < 17"=1'-0" < 17 1/4"=1'-0" < 17 1/2"=1'-0" < 17 3/4"=1'-0" < 18"=1'-0" < 18 1/4"=1'-0" < 18 1/2"=1'-0" < 18 3/4"=1'-0" < 19"=1'-0" < 19 1/4"=1'-0" < 19 1/2"=1'-0" < 19 3/4"=1'-0" < 20"=1'-0"

SQUARE FOOTAGE:

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

JOB NUMBER:

22-1072

REVISIONS:

No.	Date	Revisions	App.
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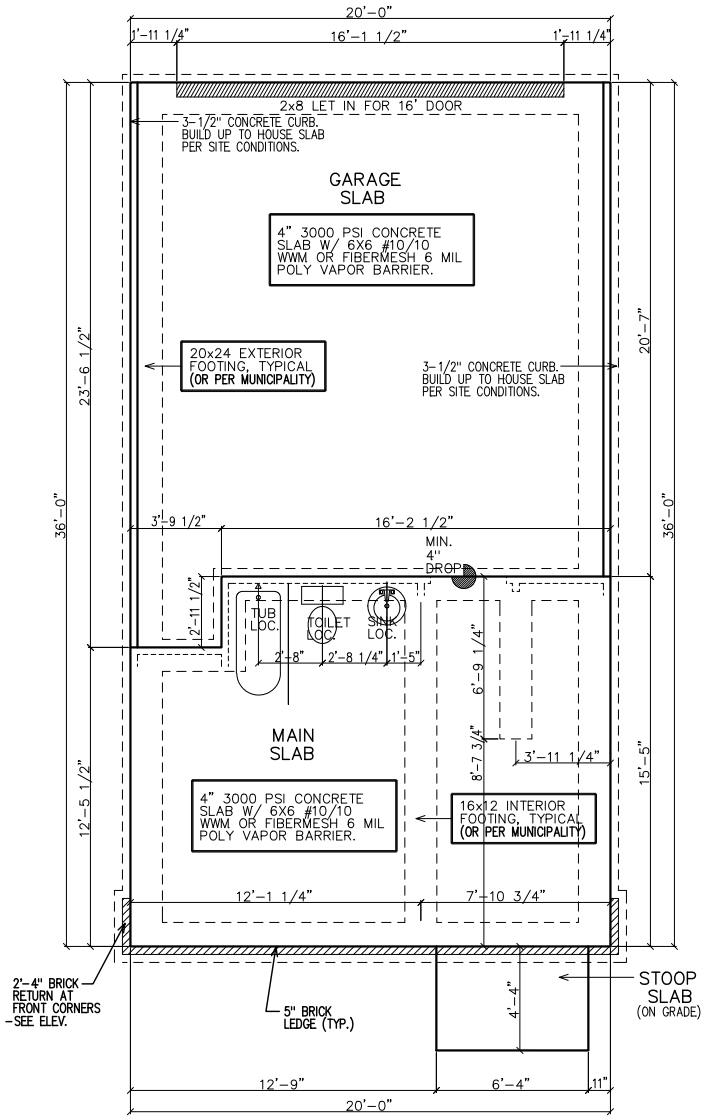
4

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



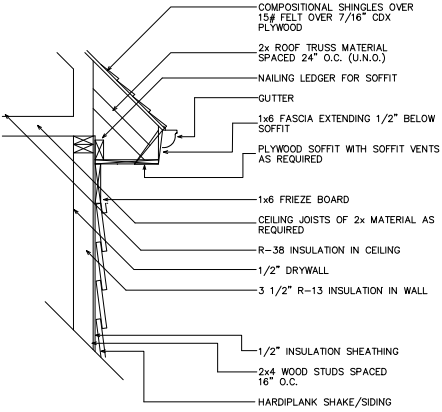
SLAB/FOUNDATION PLAN

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 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.

ROOF PLAN

SUBDIVISION:
STILLWOOD
LOT #:UNIT 9
RELEASED:09/19/22



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:

STILLWOOD PLAN#3-A
Electrical Plans
DESIGNED BY: C.SAMUDA 09/19/22
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:

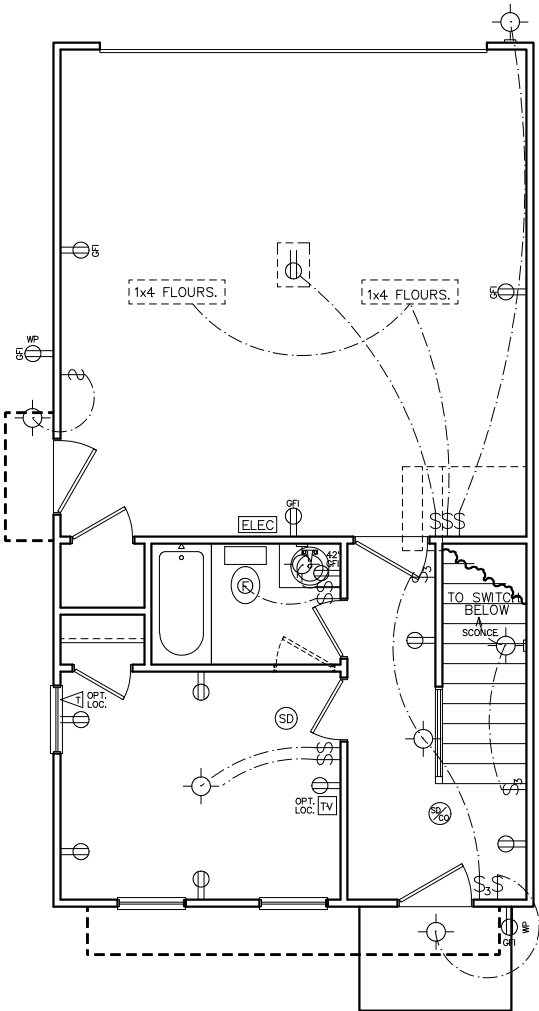
22-1072

REVISIONS:

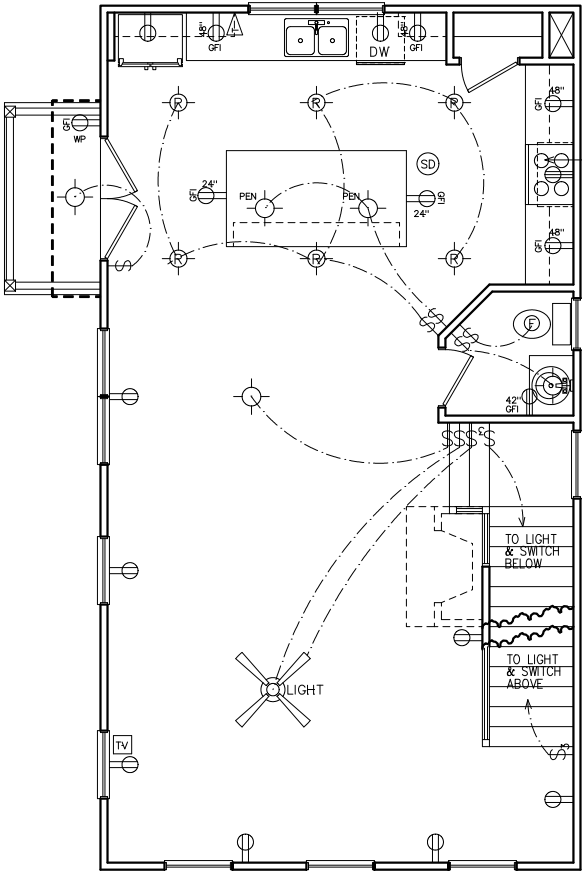
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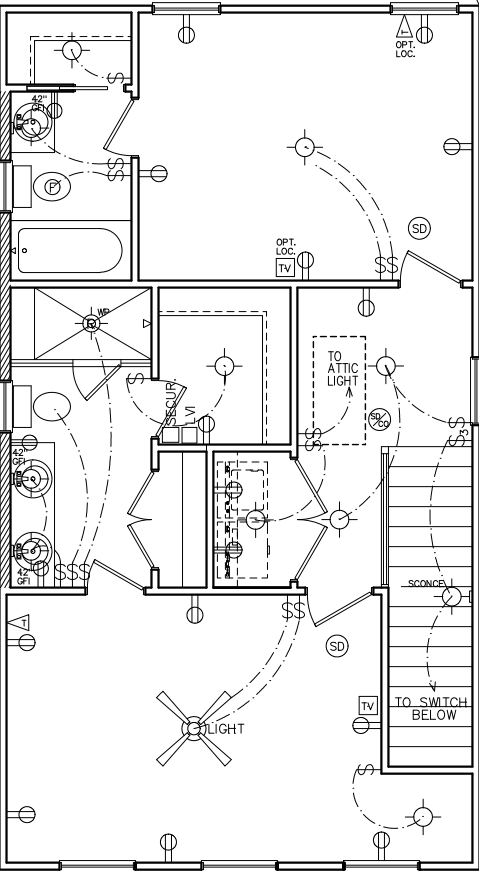
5



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

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

NOTE:
BRACE AND
WIRE SECONDARY
BEDROOMS FOR
CEILING FANS.

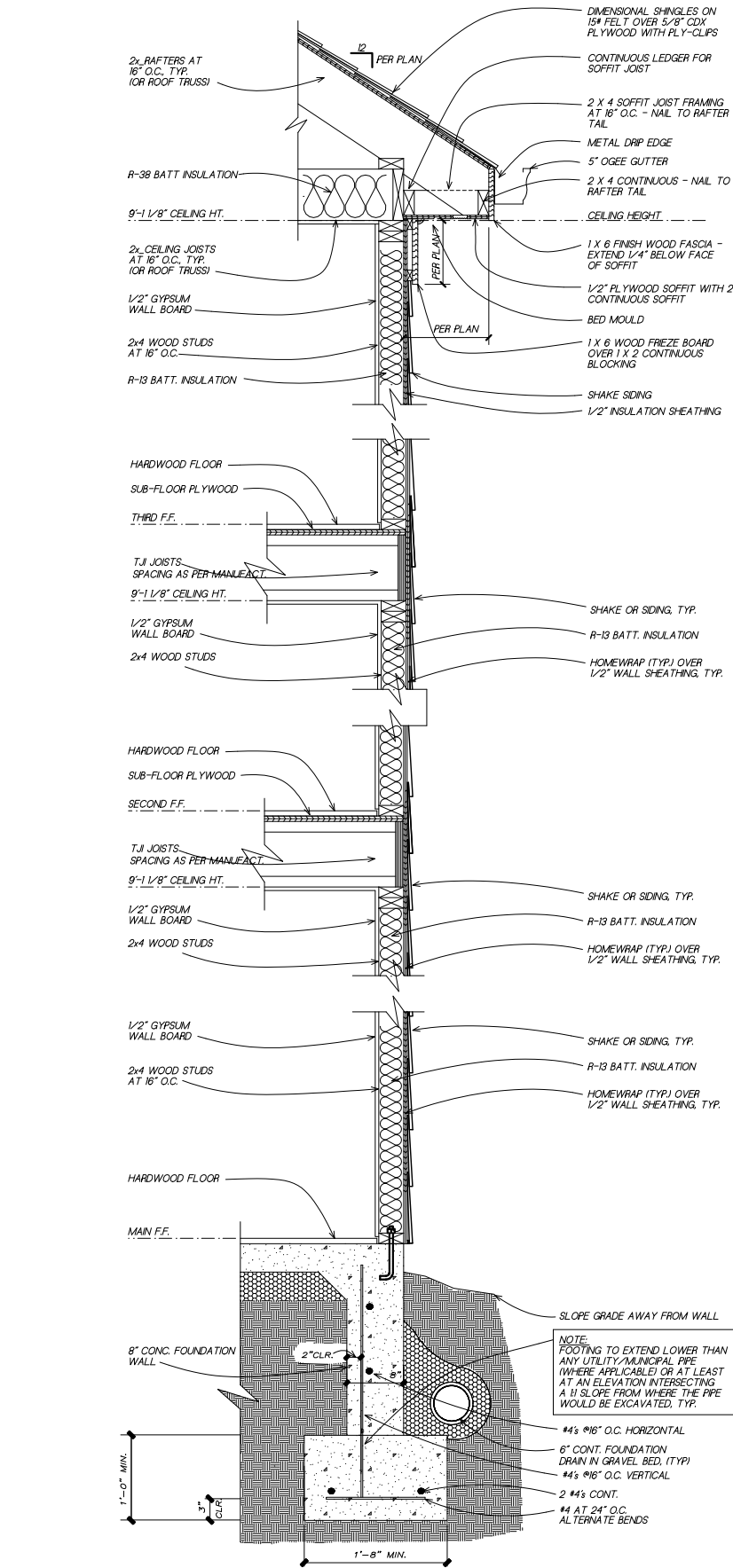
CFM CHART	
LOCATION	# OF CFMs
MSTR BATH	50
BATH #2	50
BATH #3	50
POWDER	50

ELECTRICAL NOTES

- 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



1
6

TYPICAL WALL SECTION

SC: NOT TO SCALE

(GAPS OR PROPORTIONS SHOWN IN DETAIL ARE FOR CLARITY)

SUBDIVISION:
STILLWOOD
LOT #:UNIT 9
RELEASED:09/19/22



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4199 IDLEWOOD PARC COURT
TUCKER, GEORGIA 30084
PH: 404.441.8067 FX: 770.908.0024
WWW.CSDESIGNGROUPLLC.COM
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CLIENT INFORMATION:

Epic
Development

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

PROJECT INFORMATION:

STILLWOOD PLAN#3-A

Misc. Details

DESIGNED BY: C.SAMUDA 09/19/22

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:
22-1072

REVISIONS:			
No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
4	.	.	.
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SHEET NUMBER:

6

LEGEND

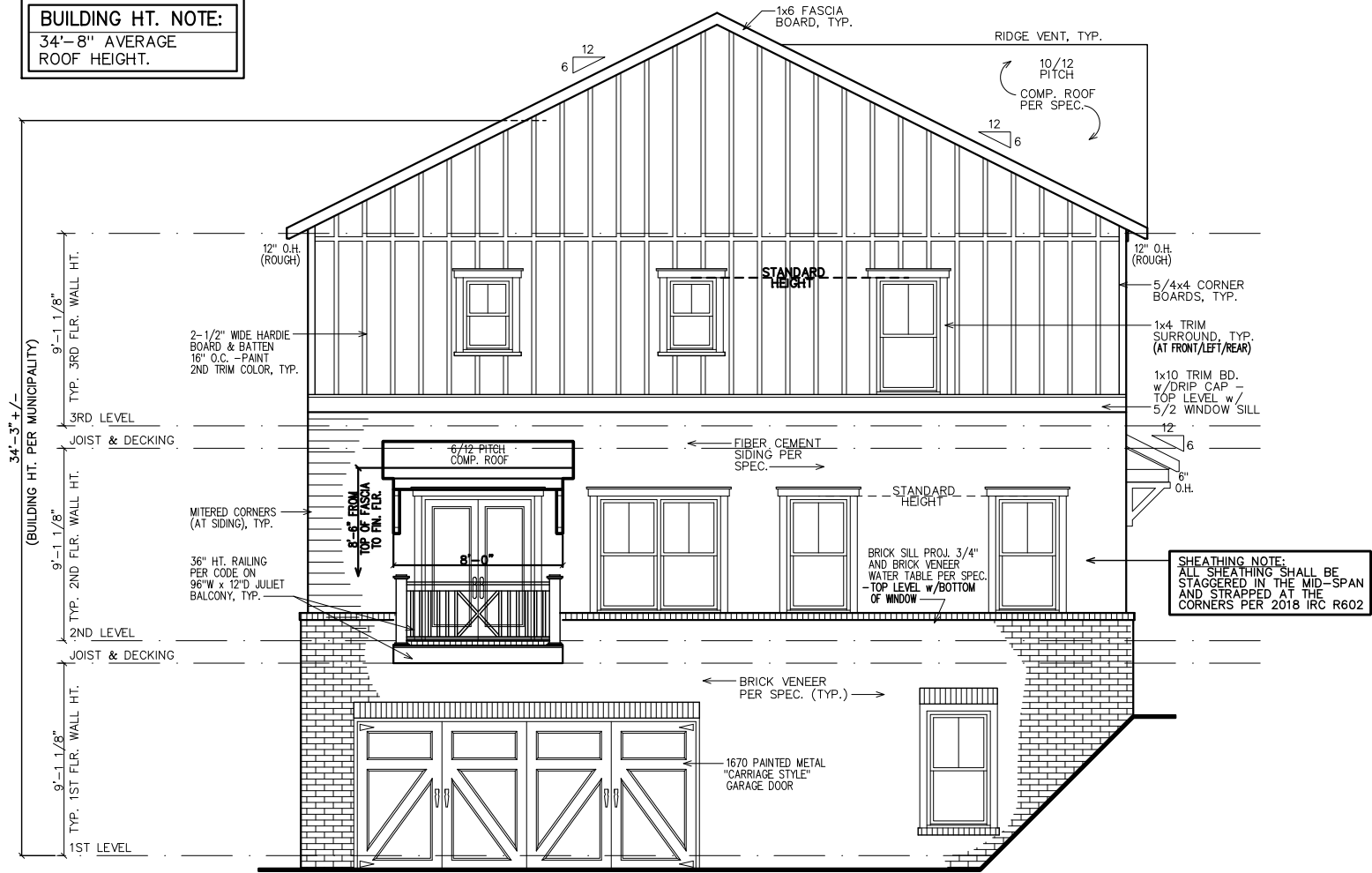
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DETAIL NUMBER

9

SHEET NUMBER

BUILDING HT. NOTE:
34'-8" 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/GA AMENDMENTS.

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

- GENERAL NOTES:
1. ALL FIRST FLOOR WINDOW SILL HEIGHTS TO BE 18" ABOVE FINISHED FLOOR U.N.O.

2. ALL ROOFS SHALL BE ARCHITECTURAL SHINGLE U.N.O.

3. ALL A/C UNITS WILL BE SCREENED.

4. ALL GUTTERS SHALL BE SEAMLESS U.N.O.

5. ALL HOMES SHALL BE NUMBERED AT ENTRANCE.

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:
STILLWOOD
LOT #:UNIT 10
RELEASED: 10/05/22

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

PROJECT INFORMATION:

STILLWOOD PLAN#1-A

Front & Side Elev.

DESIGNED BY: C.SAMUDA 10/05/22

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

SQUARE FOOTAGE:

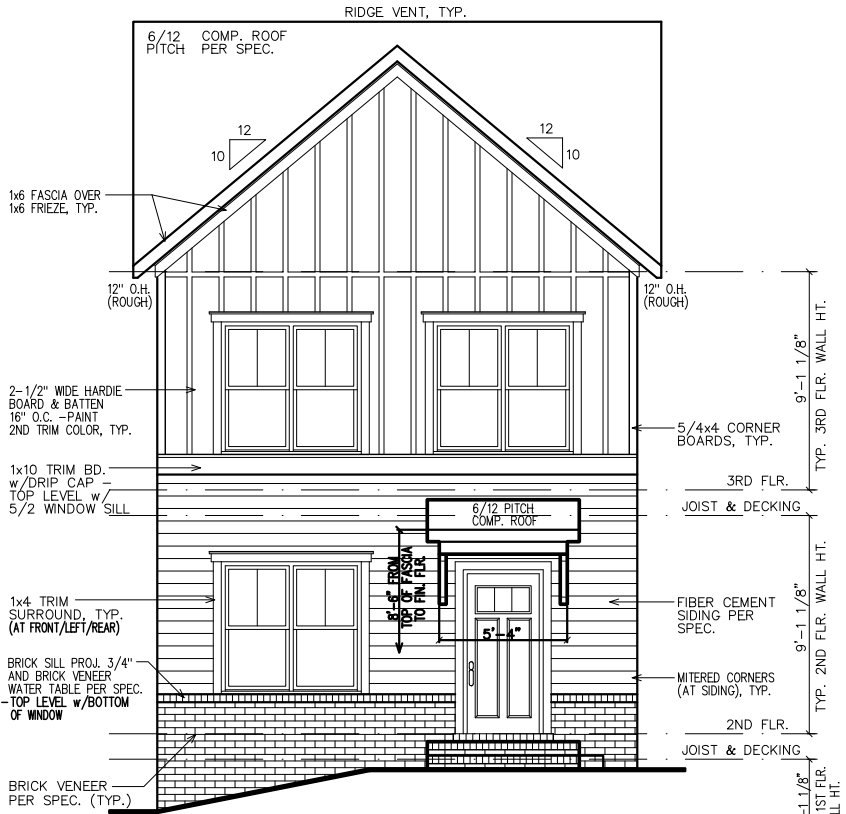
1ST FLR.	340
2ND FLR.	775
3RD FLR.	775
TOTAL	1890
GARAGE	435

JOB NUMBER:
22-1073

REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
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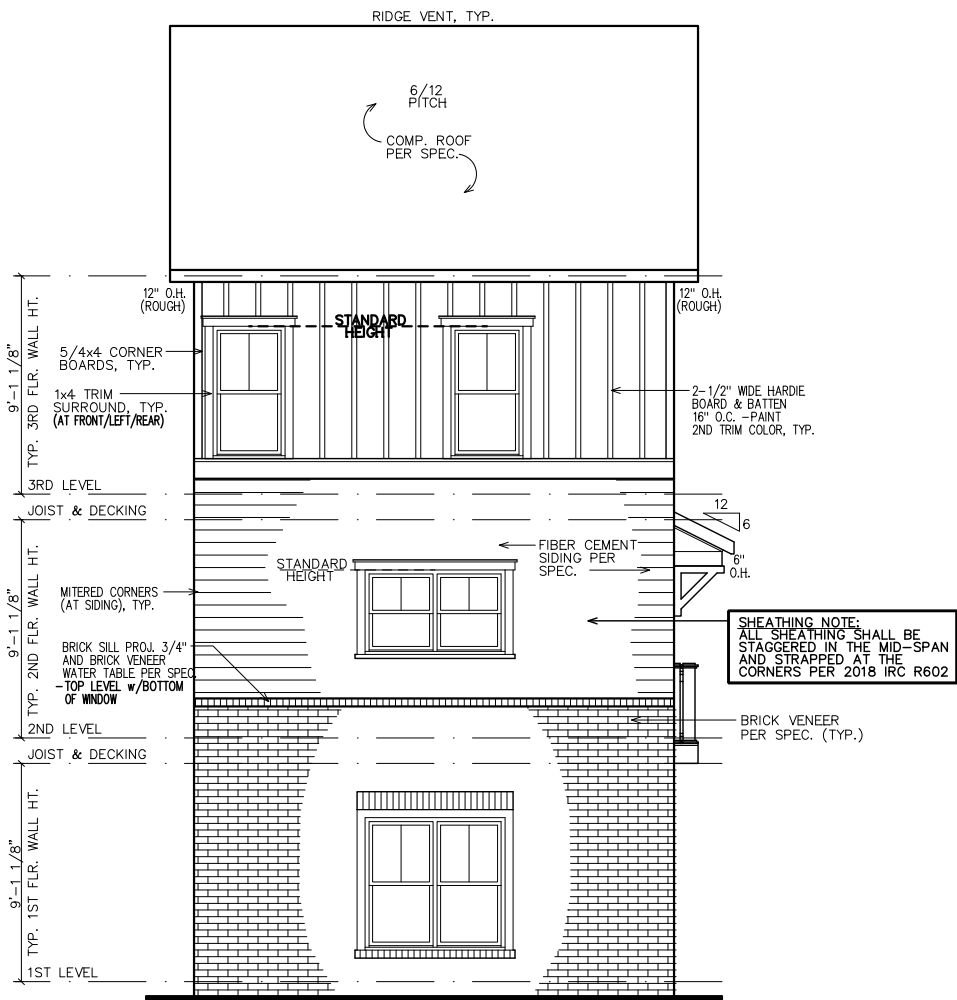
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NOTE:
GRADE LEVEL IS SHOWN
APPROXIMATE. ELEVATION
SHOWN MAY VARY SLIGHTLY.

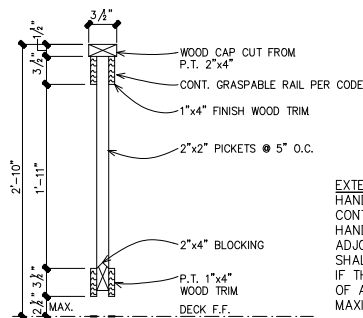
SHEATHING NOTE:
ALL SHEATHING SHALL BE
STAGGERED IN THE MID-SPAN
AND STRAPPED AT THE
CORNERS PER 2018 IRC R602

FRONT ELEVATION



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

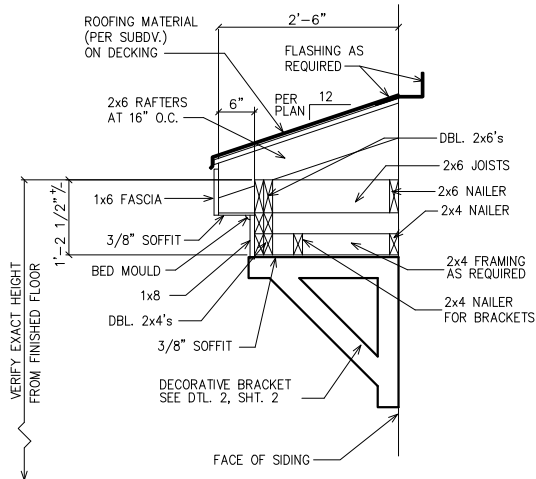
REAR ELEVATION



EXTERIOR HANDRAILS IN ACCORDANCE WITH TABLE R311.5.6 (IBC):
HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH
CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.
HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE
ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE,
SHALL BE NOT LESS THAN 34-INCHES AND NOT MORE THAN 38-INCHES.
IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER DIMENSION
OF AT LEAST 4-INCHES AND NOT GREATER THAN 6 1/4-INCHES WITH A
MAXIMUM CROSS SECTION DIMENSION OF 2 1/4-INCHES.

3 HANDRAIL & GRIP DETAIL

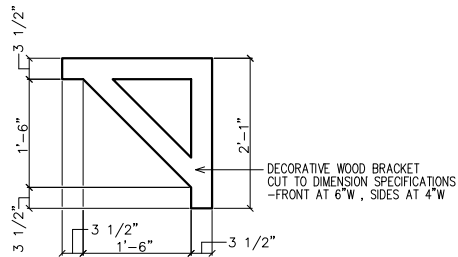
SC: 1" = 1'-0"



1 ROOF WITH BRACKET DETAIL

SC: N.T.S.

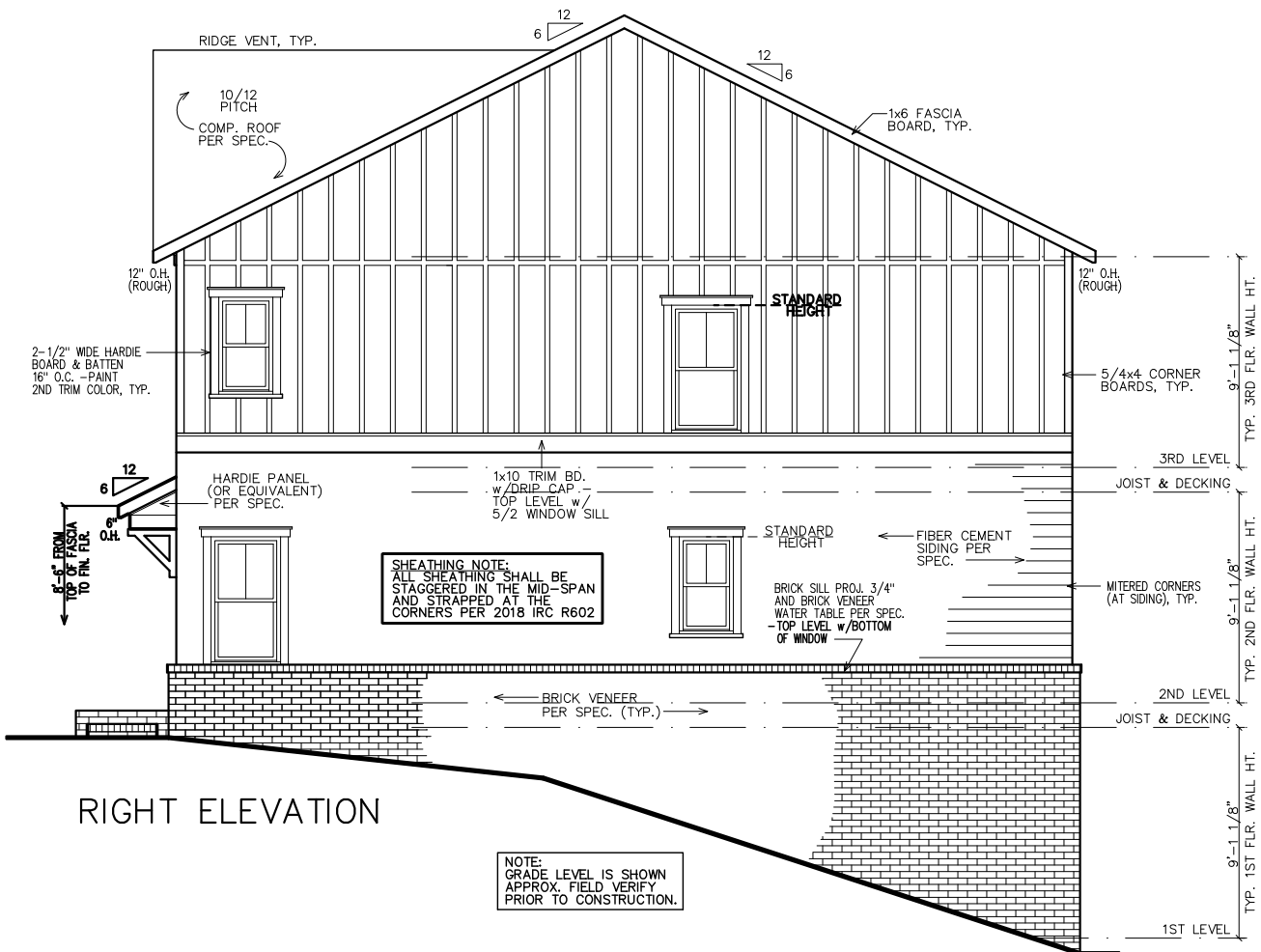
(GAPS SHOWN IN DETAIL ARE FOR CLARITY)



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

SUBDIVISION:
STILLWOOD
LOT #:UNIT 10
RELEASED: 10/05/22

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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:

STILLWOOD PLAN#1-A
Side & Rear Elev.

DESIGNED BY: C.SAMUDA 10/05/22

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:

22-1073

REVISIONS:

No.	Date	Revisions	App.
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SHEET NUMBER:

2

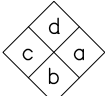
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DETAIL NUMBER

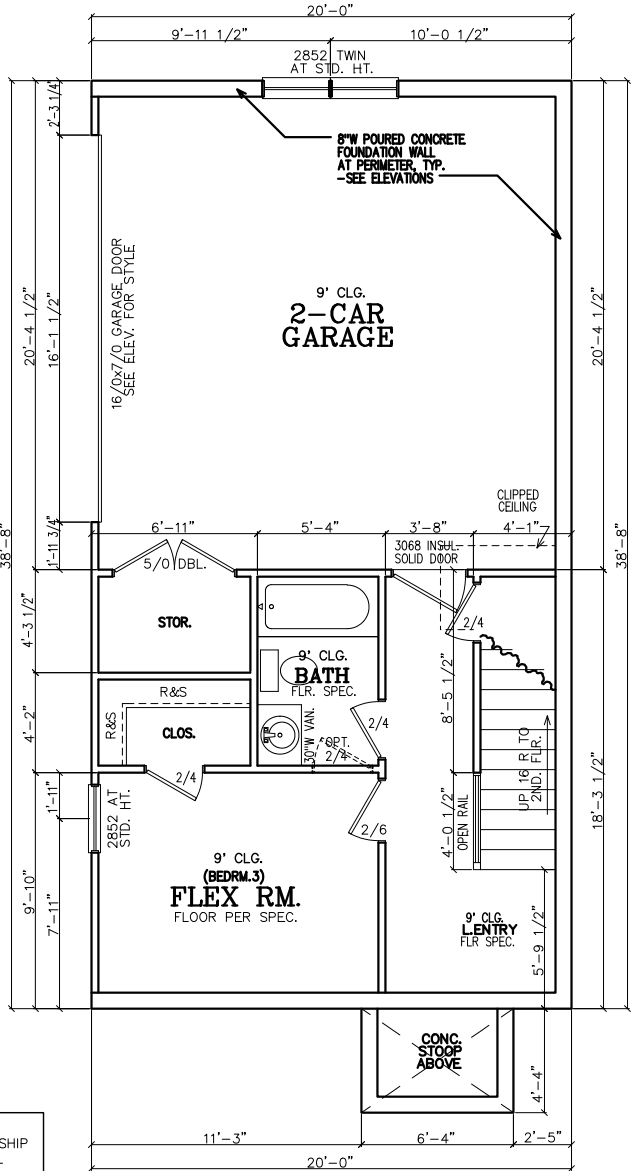
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SHEET NUMBER



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 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.

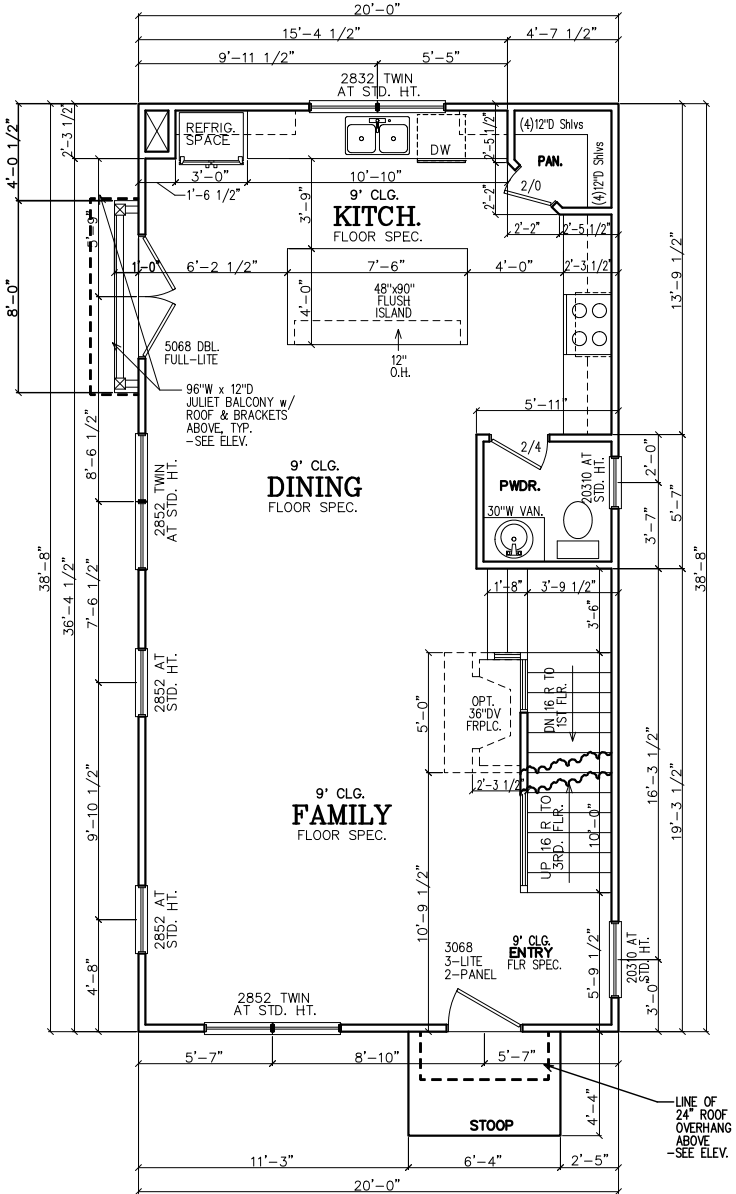
INSULATION NOTES:
1. WALL INSULATION SHALL BE A MINIMUM OF R-13.
2. CEILING INSULATION SHALL BE A MINIMUM OF R-38.
3. SLAB INSULATION PER CODE. *ALL UNLESS NOTED OTHERWISE*

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.

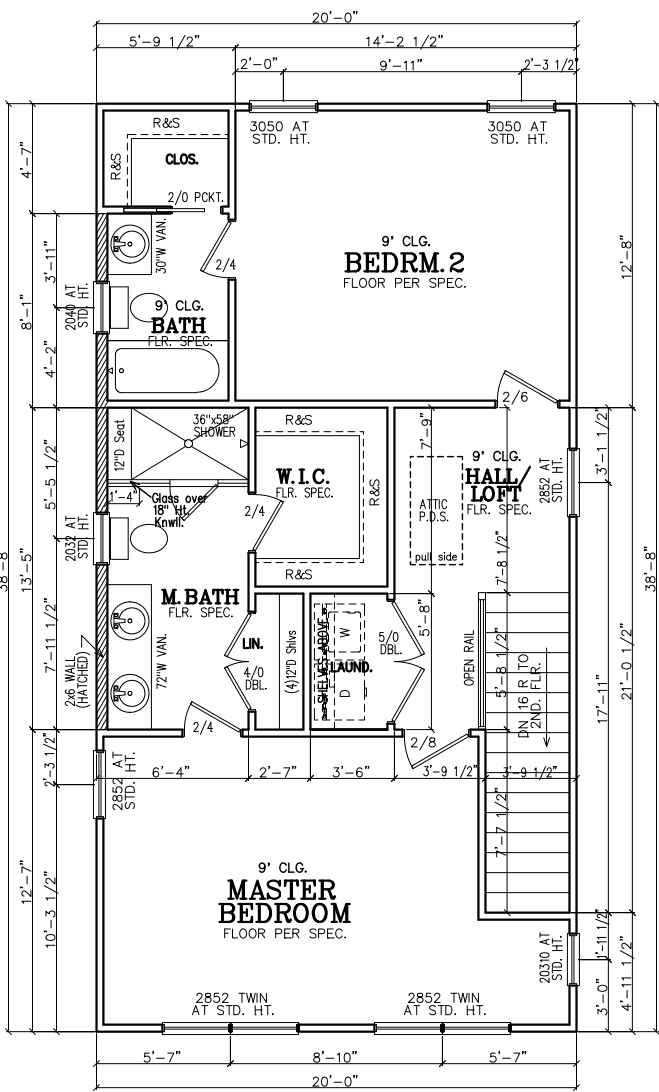
SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

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:
STILLWOOD
LOT #:UNIT 10
RELEASED: 10/05/22



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CLIENT INFORMATION:

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

PROJECT INFORMATION:

STILLWOOD PLAN#1-A
Floor Plans
DESIGNED BY: C.SAMUDA 10/05/22
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

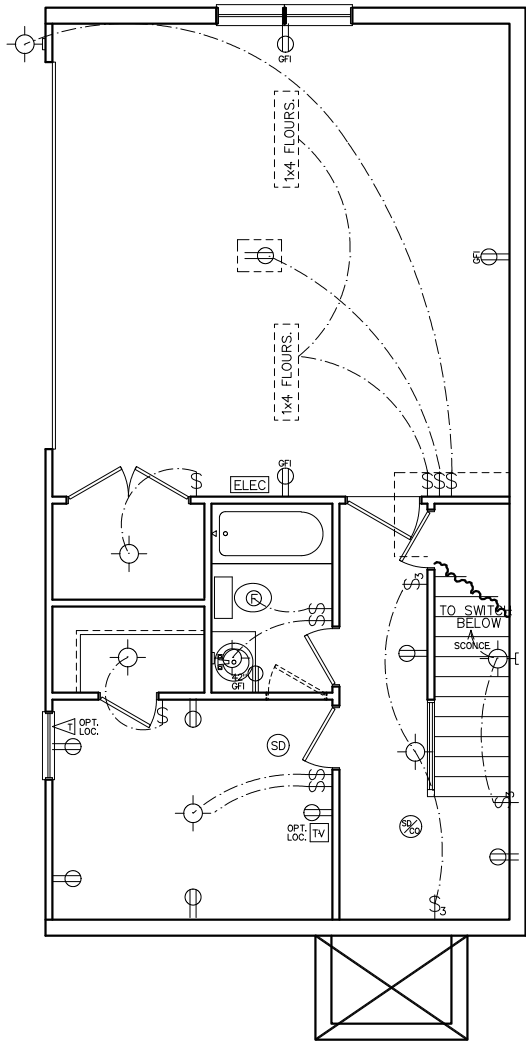
JOB NUMBER:
22-1073

REVISIONS:			
No.	Date	Revisions	App.
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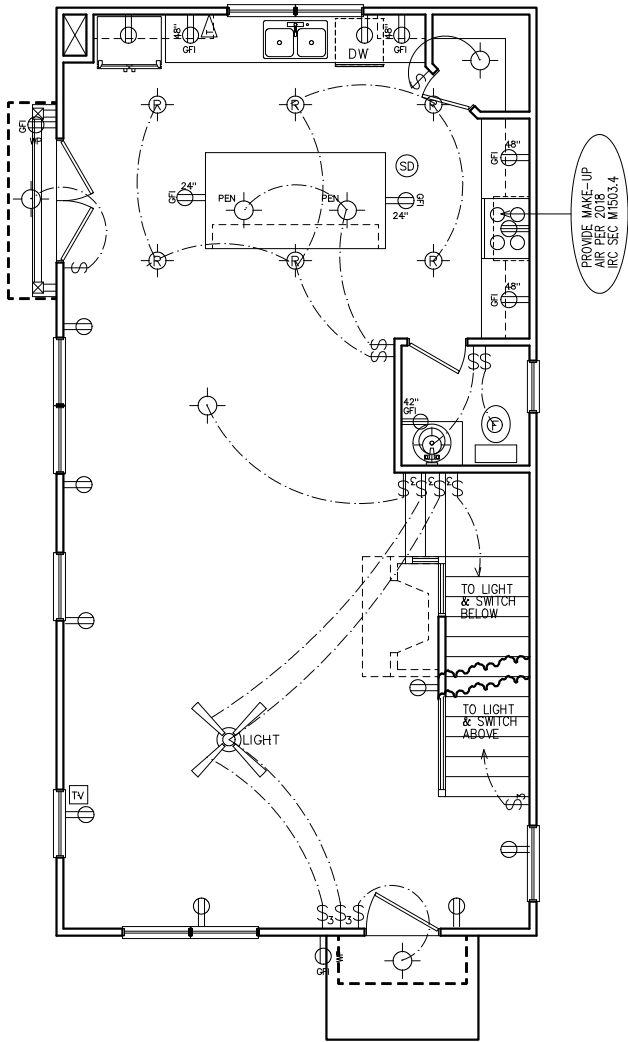
SHEET NUMBER:

3

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FIRST FLOOR
ELECTRICAL PLAN



SECOND FLOOR
ELECTRICAL PLAN

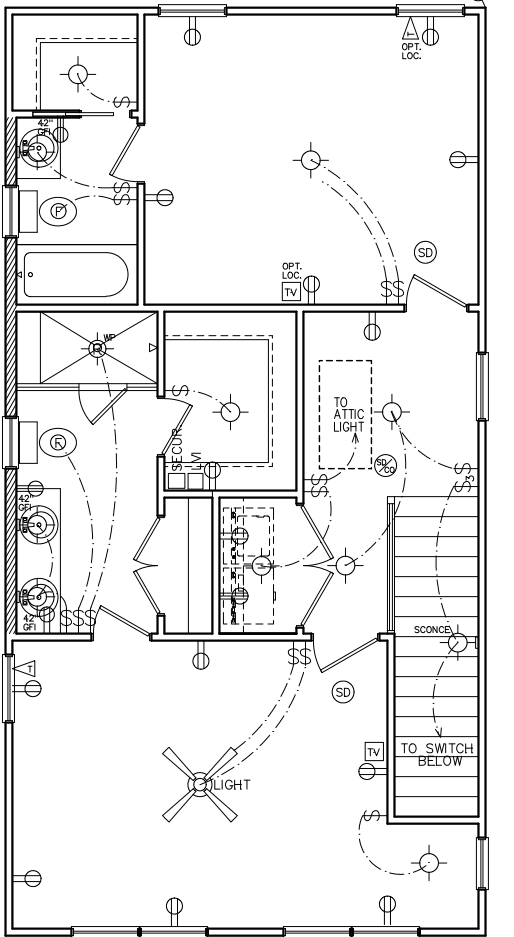
NOTE:
BRACE
AND
WIRE
SECONDARY
BEDROOMS FOR
CEILING FANS.

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

SUBDIVISION:
STILLWOOD
LOT #:UNIT 10
RELEASED: 10/05/22



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TUCKER, GEORGIA 30084
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Epic
Development
430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

STILLWOOD PLAN#1-A
Electrical Plans
DESIGNED BY: C.SAMUDA 10/05/22
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:

22-1073

REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
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SHEET NUMBER:

5

SUBDIVISION:
STILLWOOD
LOT #:UNIT 10
RELEASED: 10/05/22



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Development

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

PROJECT INFORMATION:

STILLWOOD PLAN#1-A

Misc. Details

DESIGNED BY: C.SAMUDA 10/05/22

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

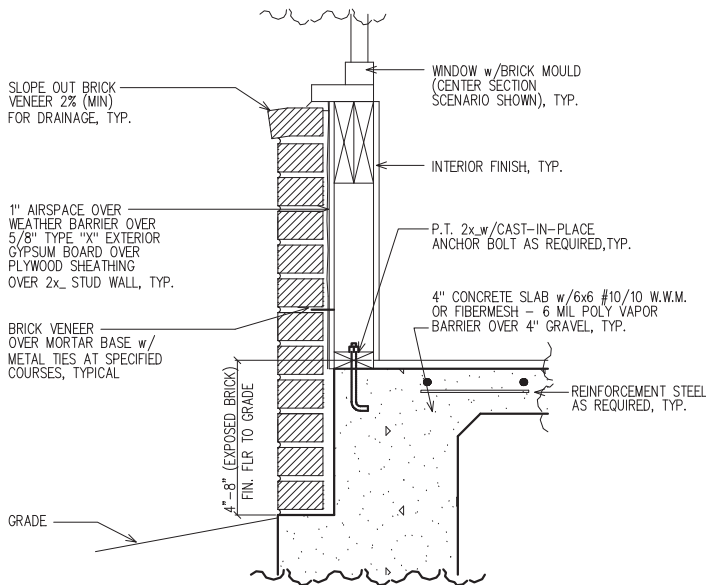
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1ST FLR.	340
2ND FLR.	775
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TOTAL	1890
GARAGE	435

JOB NUMBER:
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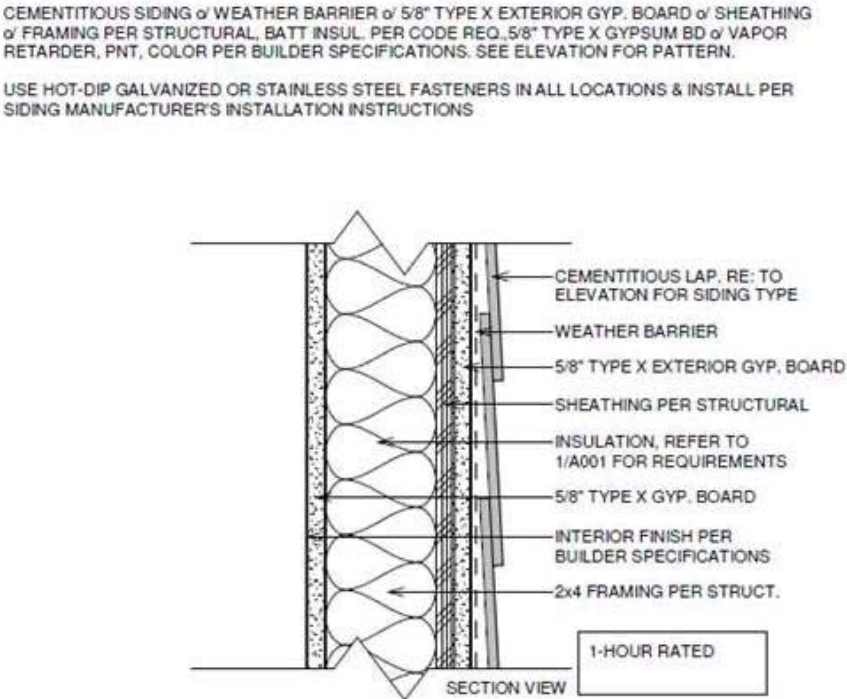
6



1
6

LOWER WALL SECTION
DETAIL @ BRICK

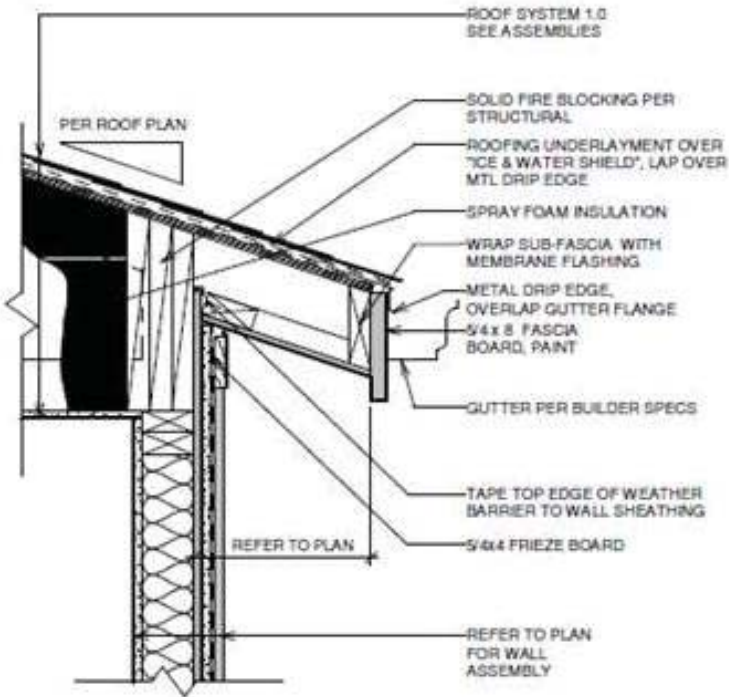
SC: NOT TO SCALE



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

SUBDIVISION:
STILLWOOD
LOT #:UNIT 11
RELEASED: 10/05/22



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

PROJECT INFORMATION:

STILLWOOD PLAN#5-B
Front & Side Elev.
DESIGNED BY: C.SAMUDA 10/05/22
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:
22-1074

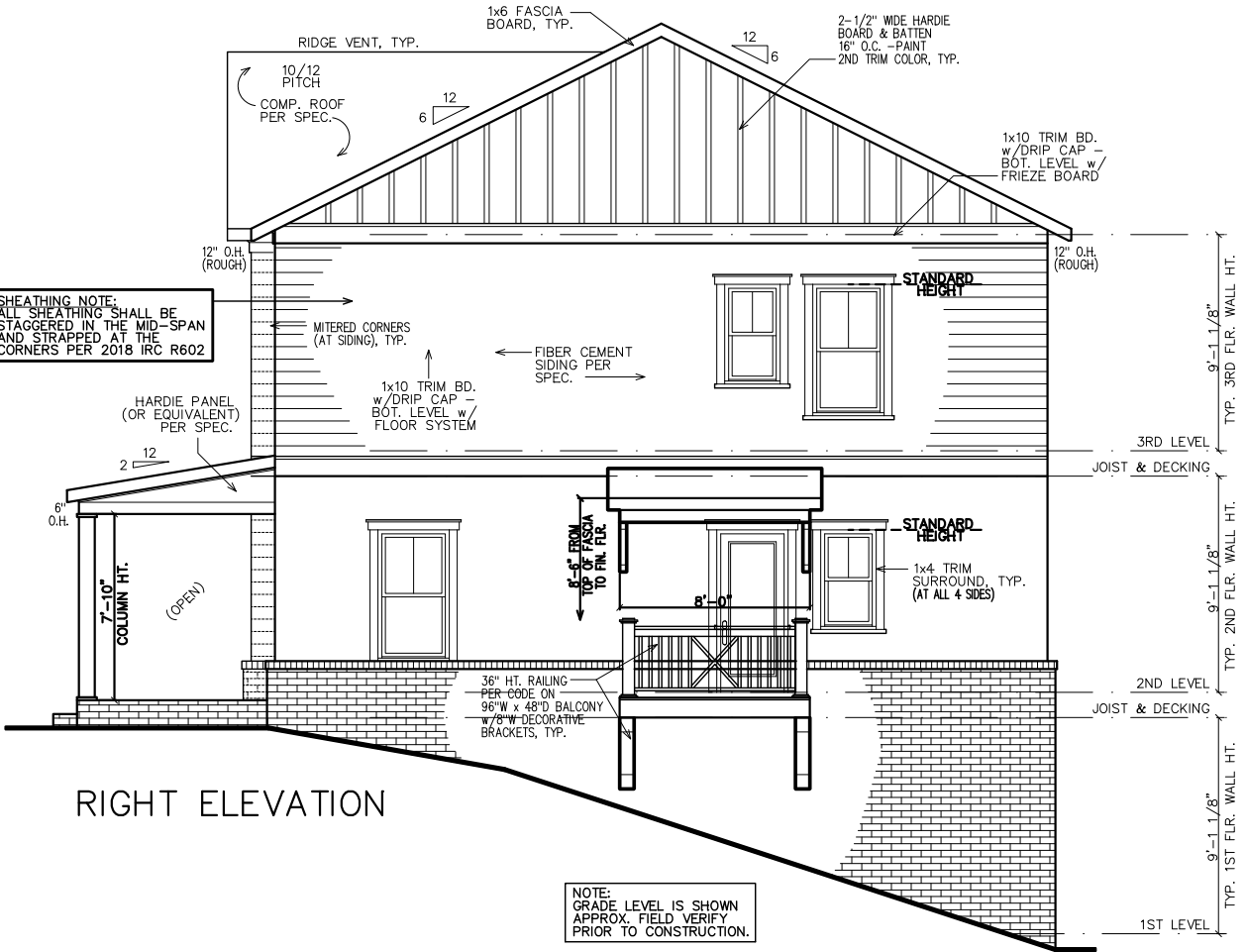
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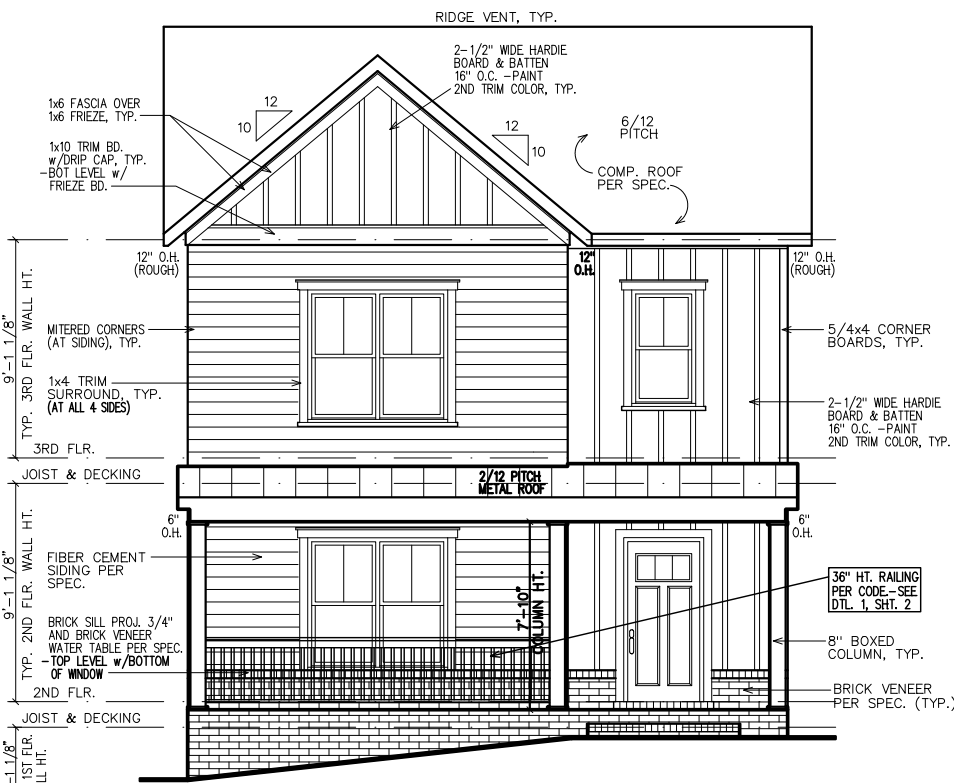
SHEET NUMBER:

1

NEW HOME SITE ADDRESS:



RIGHT ELEVATION



FRONT ELEVATION

GENERAL NOTES:

1. ALL FIRST FLOOR WINDOW SILL HEIGHTS TO BE 18" ABOVE FINISHED FLOOR U.N.O.
2. ALL ROOFS SHALL BE ARCHITECTURAL SHINGLE U.N.O.
3. ALL A/C UNITS WILL BE SCREENED.
4. ALL GUTTERS SHALL BE SEAMLESS U.N.O.
5. ALL HOMES SHALL BE NUMBERED AT ENTRANCE.

GOVERNING CODES & STANDARDS

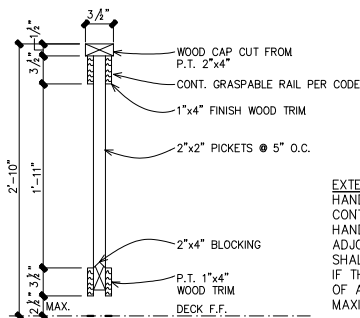
1. 2018 INTERNATIONAL RESIDENTIAL CODE, WITH GEORGIA AMENDMENTS.
2. 2018 INTERNATIONAL PLUMBING CODE, WITH GEORGIA AMENDMENTS.
3. 2018 INTERNATIONAL POOL & SPA CODE, WITH GEORGIA AMENDMENTS.
4. 2020 NATIONAL ELECTRICAL CODE, WITH GEORGIA AMENDMENTS.
5. 2015 INTERNATIONAL ENERGY CONSERVATION CODE w/GA 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.

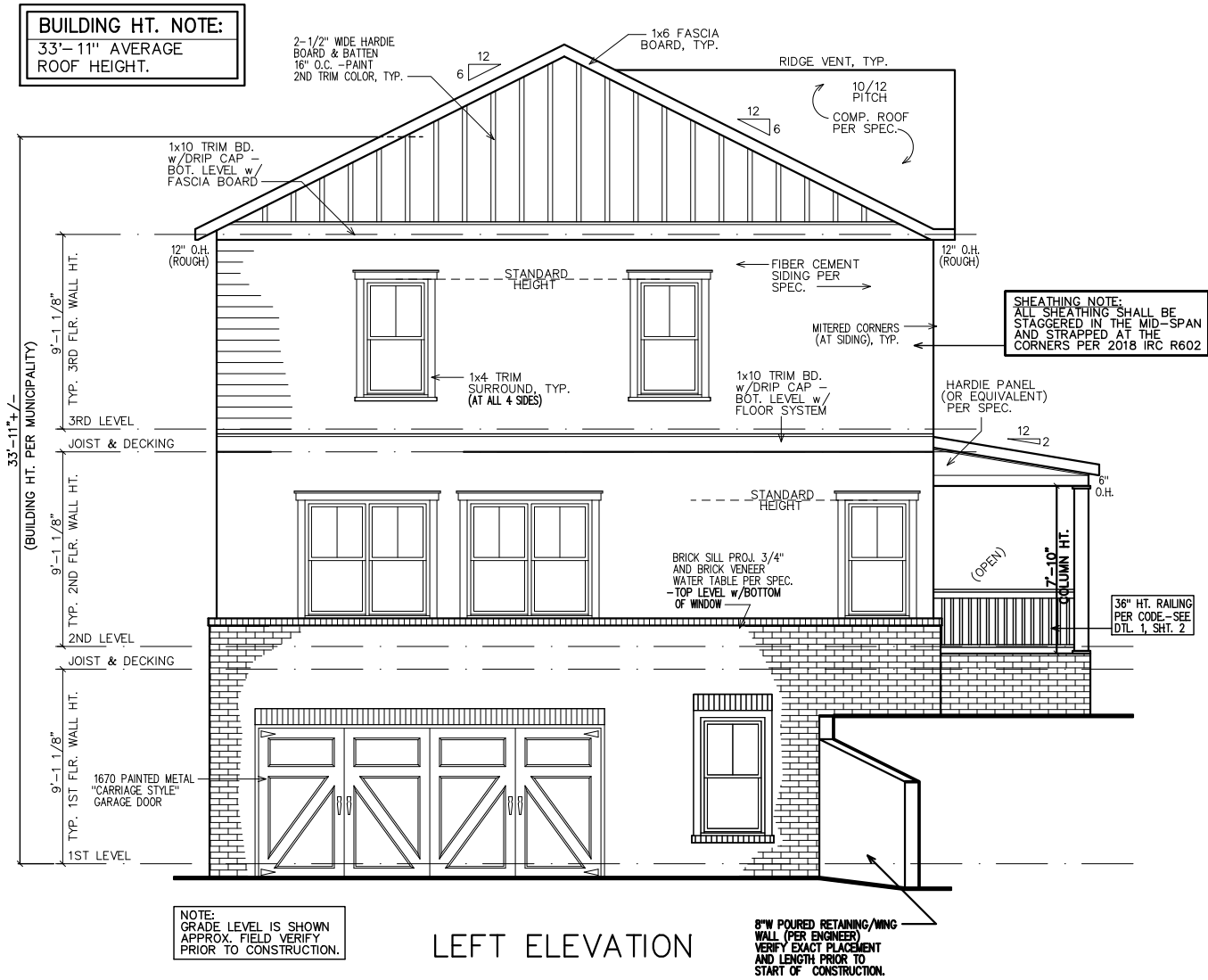
TABLE OF CONTENTS

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



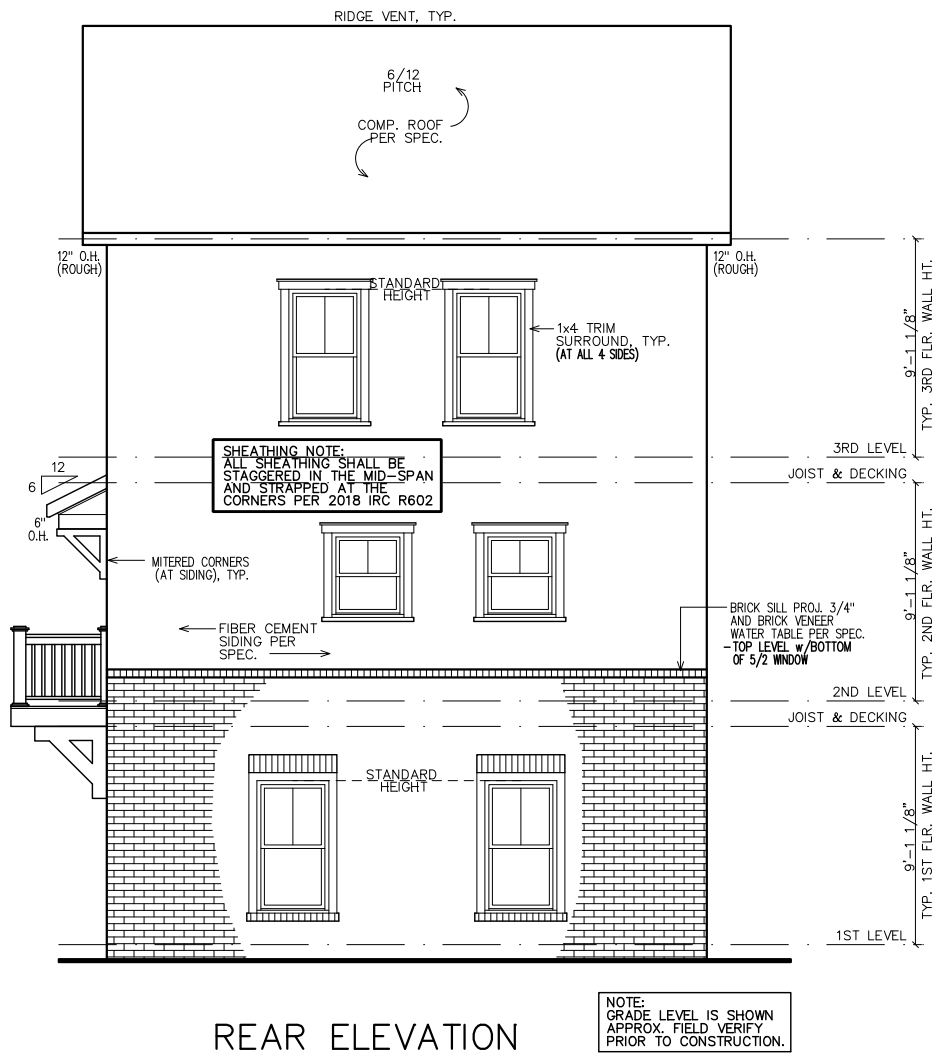
EXTERIOR HANDRAILS IN ACCORDANCE WITH TABLE R311.5.6 (IBC):
HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34-INCHES AND NOT MORE THAN 38-INCHES. IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4-INCHES AND NOT GREATER THAN 6 1/4-INCHES WITH A MAXIMUM CROSS SECTION DIMENSION OF 2 1/4-INCHES.

1 HANDRAIL & GRIP DETAIL
2 SC: 1" = 1'-0"



LEFT ELEVATION

8"W POURED RETAINING/WING WALL (PER ENGINEER) VERY EXACT PLACEMENT AND LENGTH PRIOR TO START OF CONSTRUCTION.



REAR ELEVATION

SUBDIVISION:
STILLWOOD
LOT #: UNIT 11
RELEASED: 10/05/22



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4199 IDLEWOOD PARC COURT
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430 PLASTERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

STILLWOOD PLAN#5-B
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 10/05/22
SCALE:
1/8"=1'-0" < 1 1/4"x17"
1/4"=1'-0" < 24'x36"

SQUARE FOOTAGE:

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

JOB NUMBER:
22-1074

REVISIONS:

No.	Date	Revisions	App.
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SHEET NUMBER:

2

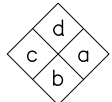
LEGEND

4

DETAIL NUMBER

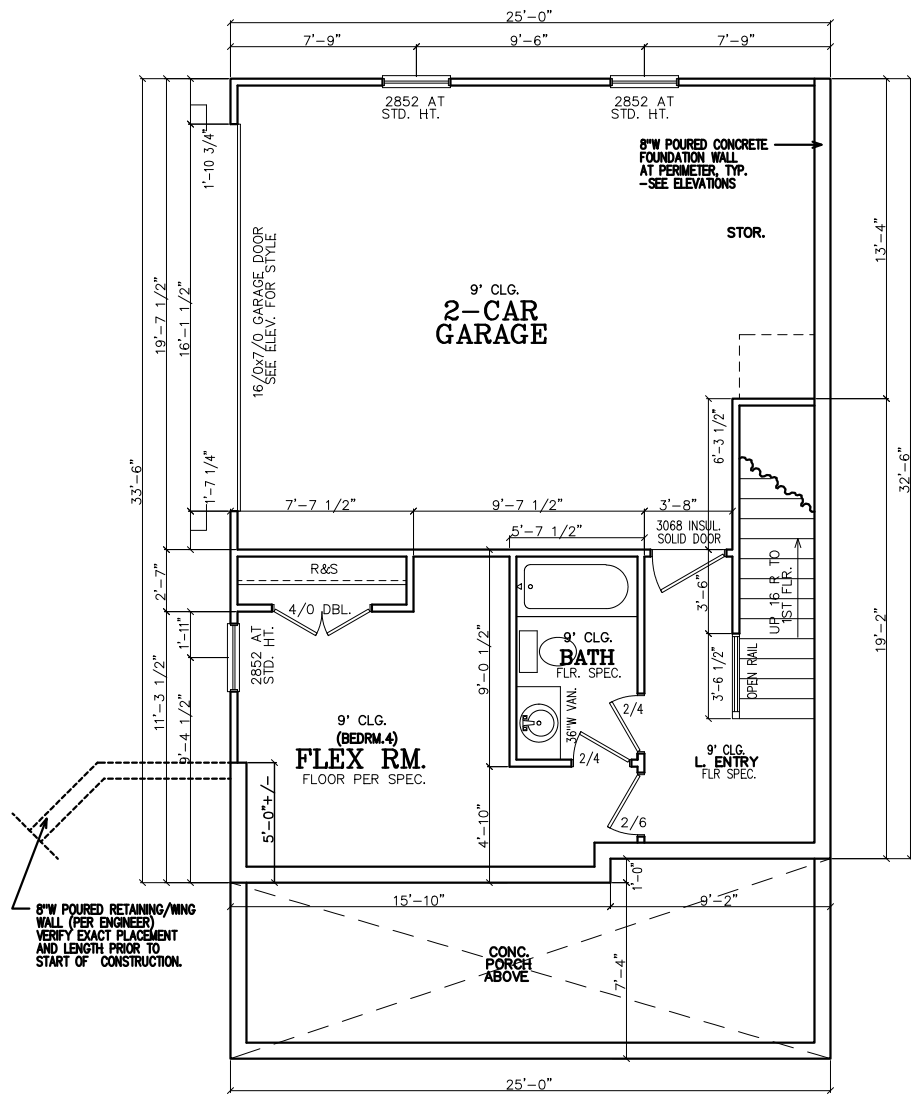
9

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

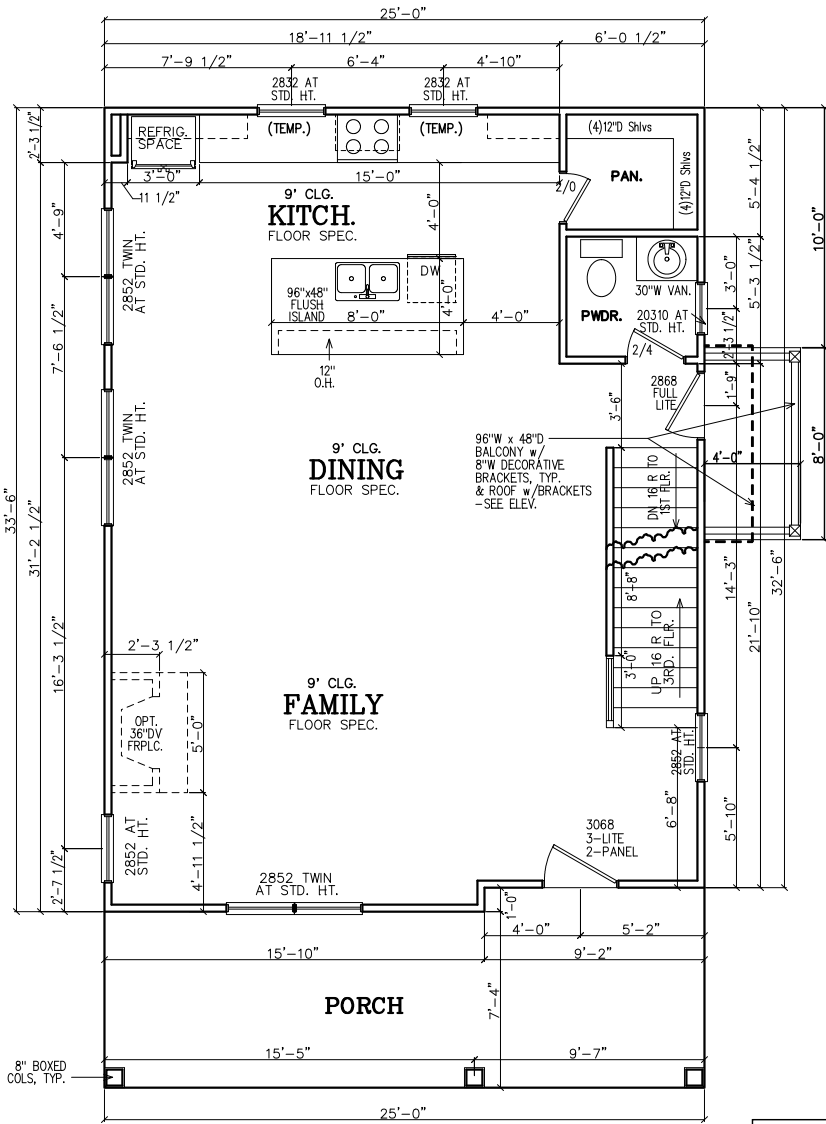
INSULATION NOTES:
1. WALL INSULATION SHALL
BE A MINIMUM OF R-13.
2. CEILING INSULATION
SHALL BE A MINIMUM OF
R-38.
3. SLAB INSULATION PER
CODE. *ALL UNLESS
NOTED OTHERWISE*

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.

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:
STILLWOOD PLAN#5-B
Floor Plans
DESIGNED BY: C.SAMUDA 10/05/22
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:
22-1074

REVISIONS:			
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SHEET NUMBER:

3

LEGEND

4

DETAIL NUMBER

9

SHEET NUMBER

SUBDIVISION:
STILLWOOD

LOT #:UNIT 11

RELEASED:10/05/22



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

PROJECT INFORMATION:

STILLWOOD PLAN#5-B

Slab/Found & Roof Plan

DESIGNED BY: C.SAMUDA 10/05/22

SCALE:
1/8"=1'-0" < 1"=17"
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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5	.	.	.
6	.	.	.

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.)

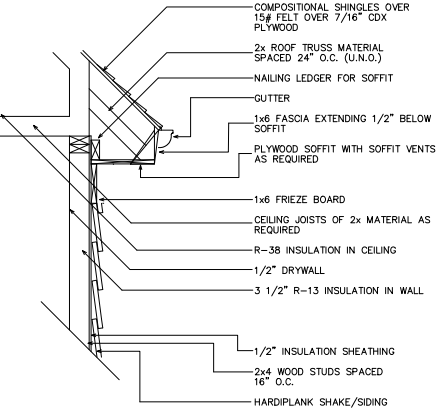
NOTE-STEP DOWN FOUND.
WALLS AS SITE ALLOWS

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.

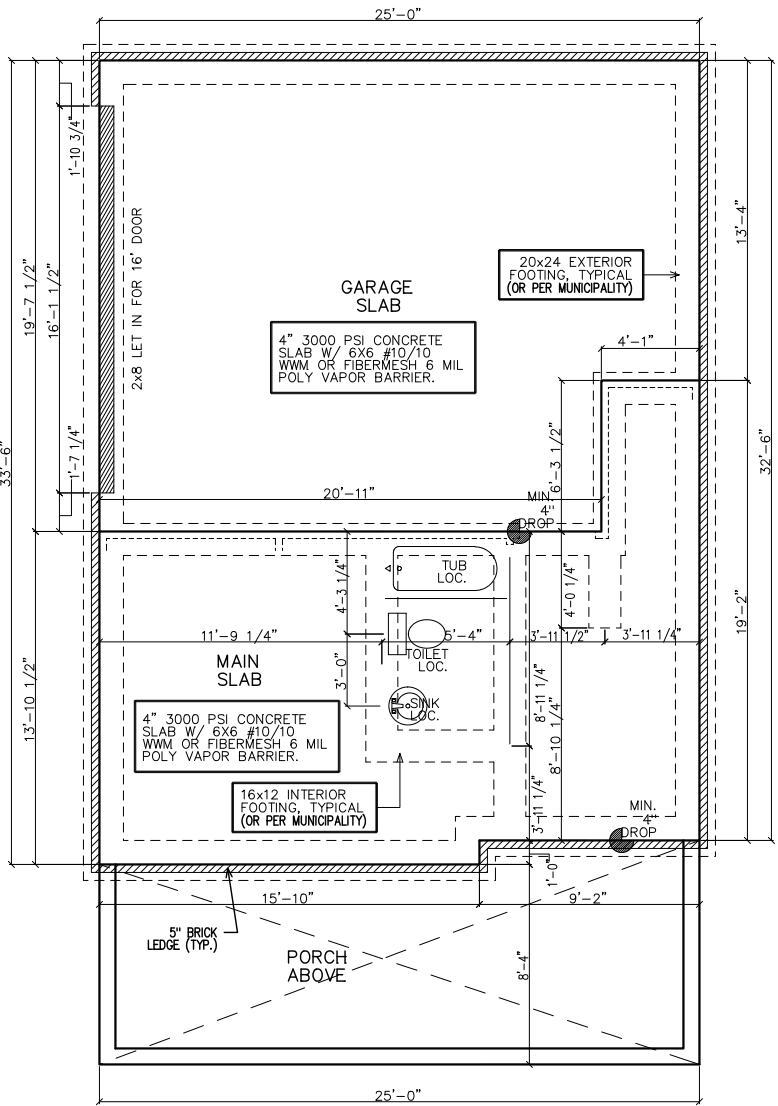


1 UPPER WALL SECTION DETAIL
4 SC: N.T.S.

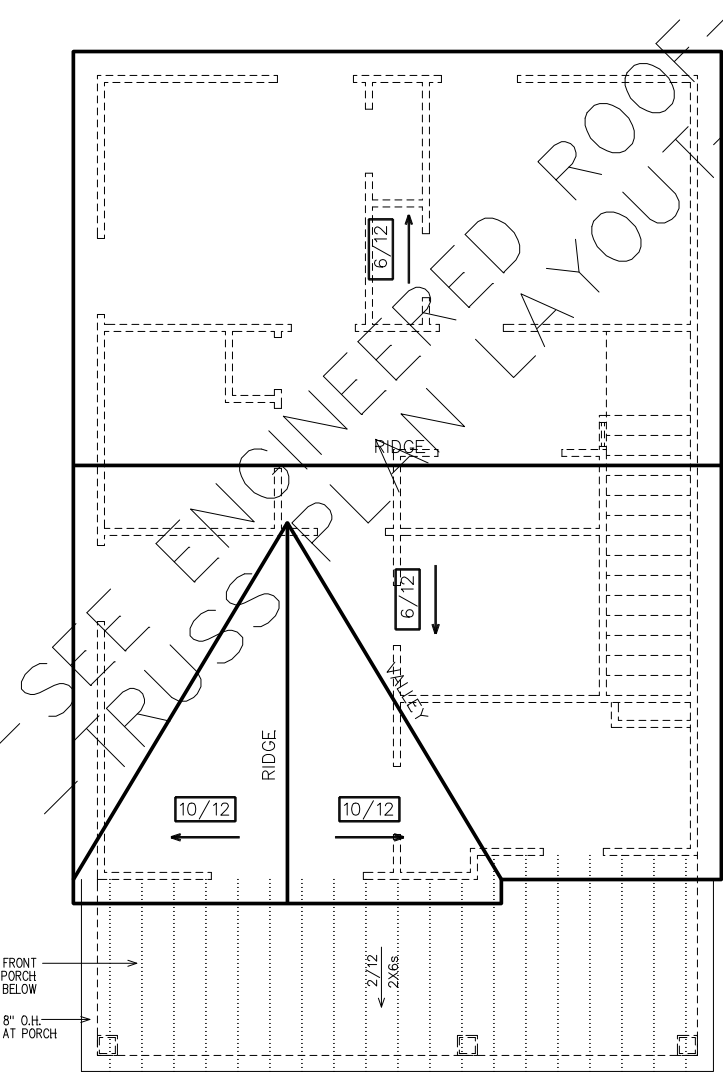
GENERAL ROOF NOTES:

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.

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



SLAB/FOUNDATION PLAN



ROOF PLAN

SUBDIVISION:
STILLWOOD
LOT #:UNIT 11
RELEASED: 10/05/22



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CLIENT INFORMATION:

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

PROJECT INFORMATION:

STILLWOOD PLAN#5-B
Electrical Plans
DESIGNED BY: C.SAMUDA 10/05/22
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

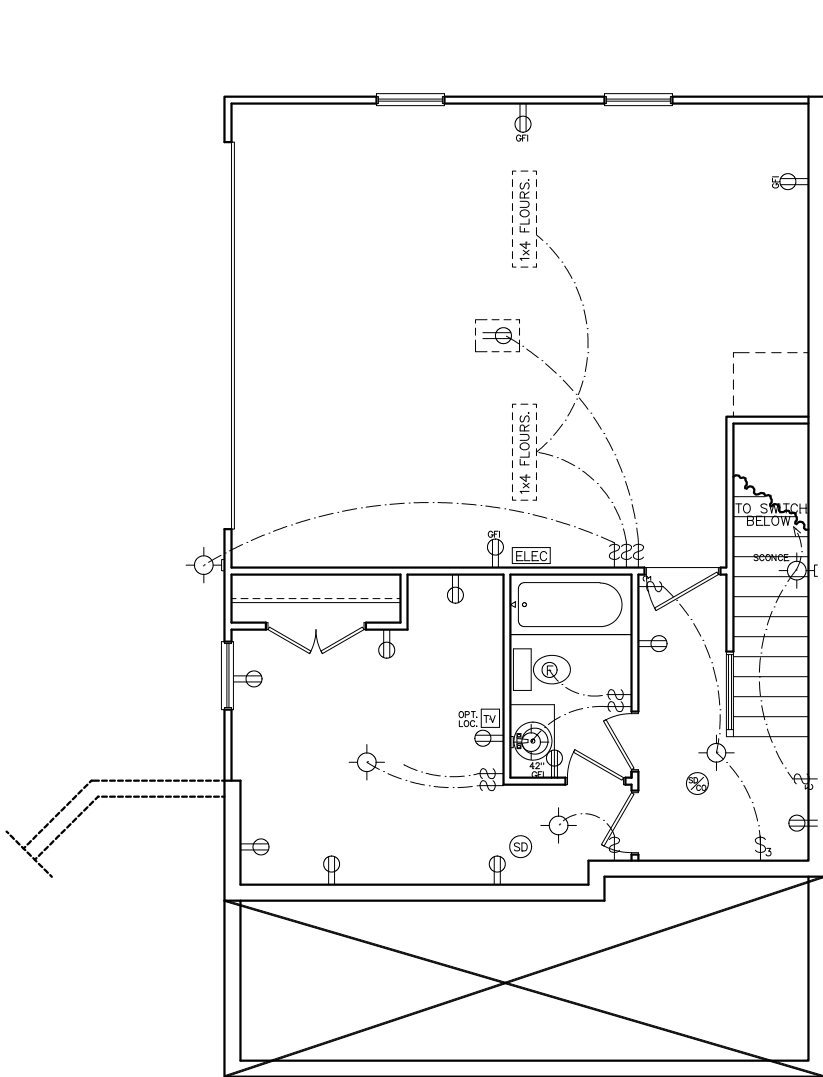
JOB NUMBER:
22-1074

REVISIONS:

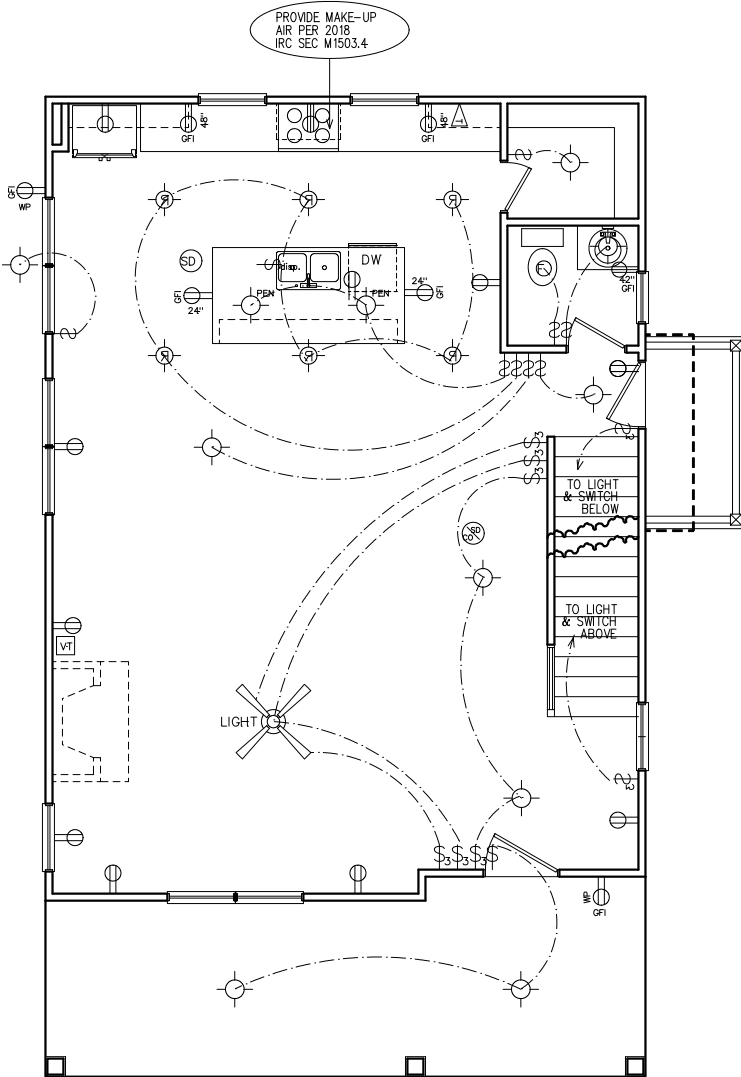
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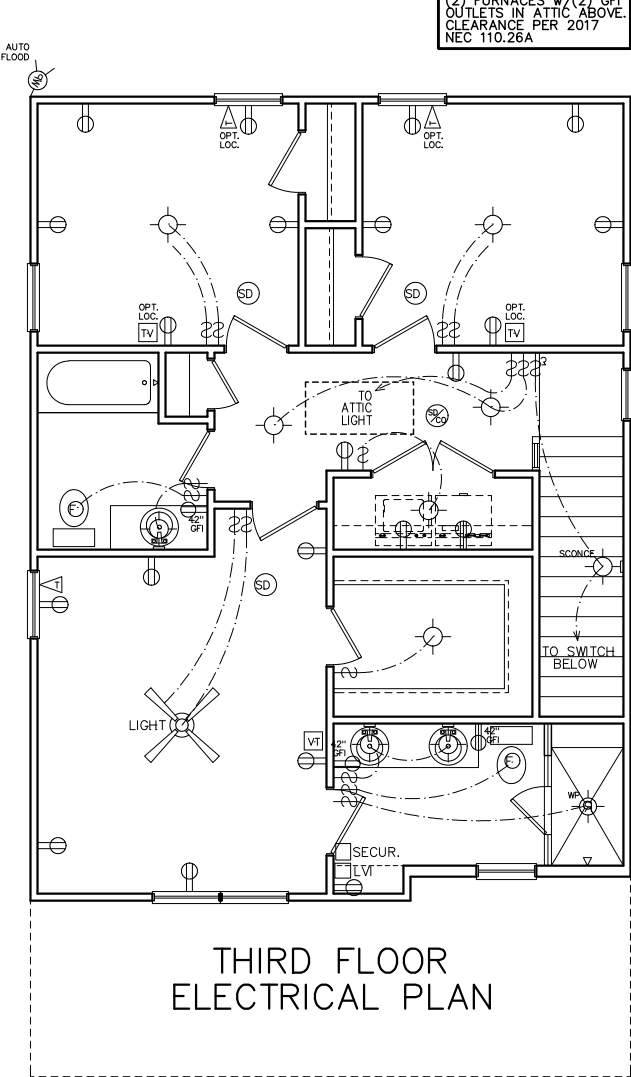
5



FIRST FLOOR
ELECTRICAL PLAN



SECOND FLOOR
ELECTRICAL PLAN



THIRD FLOOR
ELECTRICAL PLAN

NOTE:
BRACE AND
WIRE SECONDARY
BEDROOMS FOR
CEILING FANS.

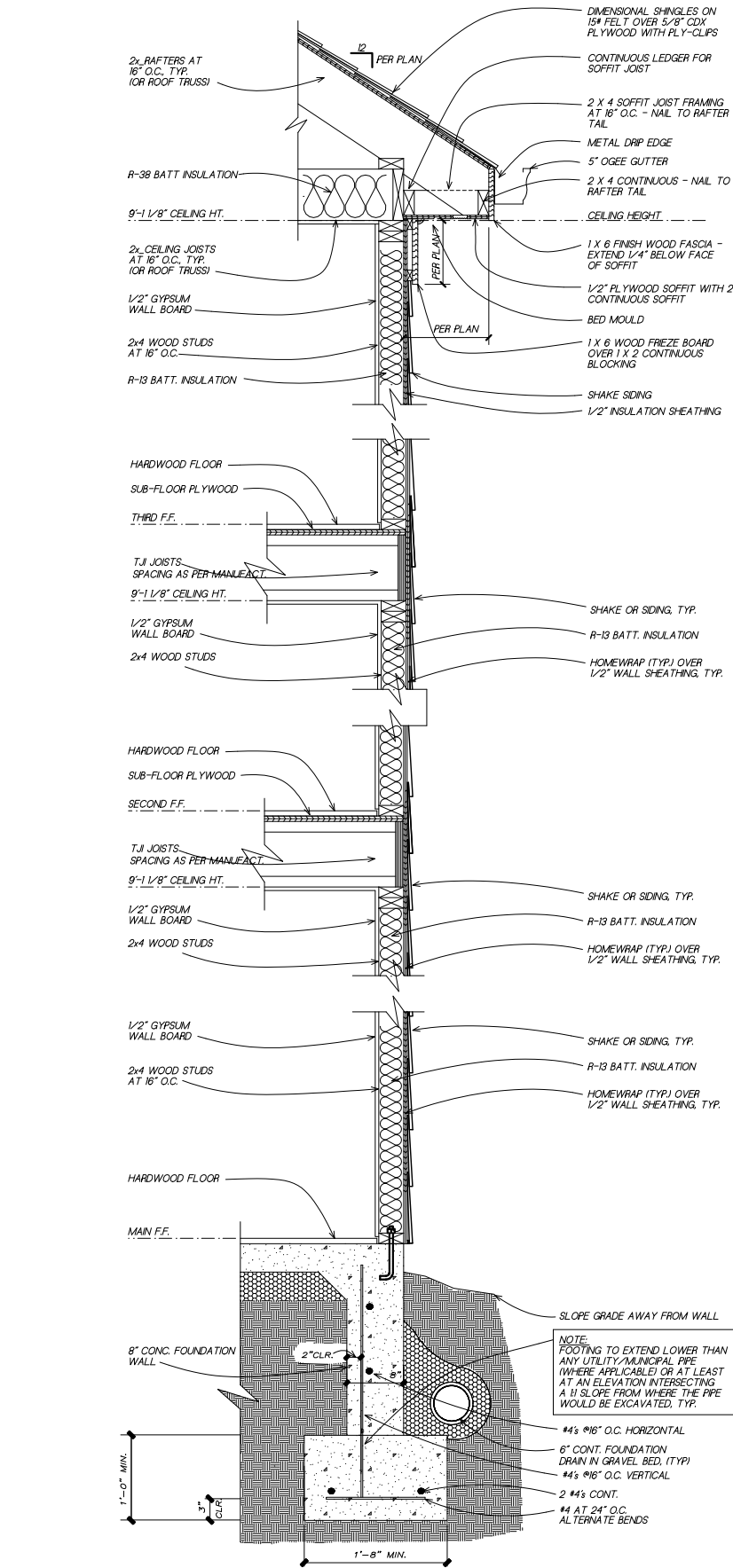
CFM CHART	
LOCATION	# OF CFMs
MSTR BATH	50
BATH #2	50
BATH #3	50
POWDER	50

ELECTRICAL NOTES

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



1
6

TYPICAL WALL SECTION

SC: NOT TO SCALE

(GAPS OR PROPORTIONS SHOWN IN DETAIL ARE FOR CLARITY)

SUBDIVISION:
STILLWOOD
LOT #:UNIT 11
RELEASED: 10/05/22



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Epic
Development

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

PROJECT INFORMATION:

STILLWOOD PLAN#5-B

Misc. Details

DESIGNED BY: C.SAMUDA 10/05/22

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:
22-1074

REVISIONS:

No.	Date	Revisions	App.
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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:
STILLWOOD

LOT #:12

RELEASED:09/19/22

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(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

STILLWOOD PLAN#5-D

Front & Side Elev.

DESIGNED BY: C.SAMUDA 09/19/22

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

SQUARE FOOTAGE:

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

JOB NUMBER:

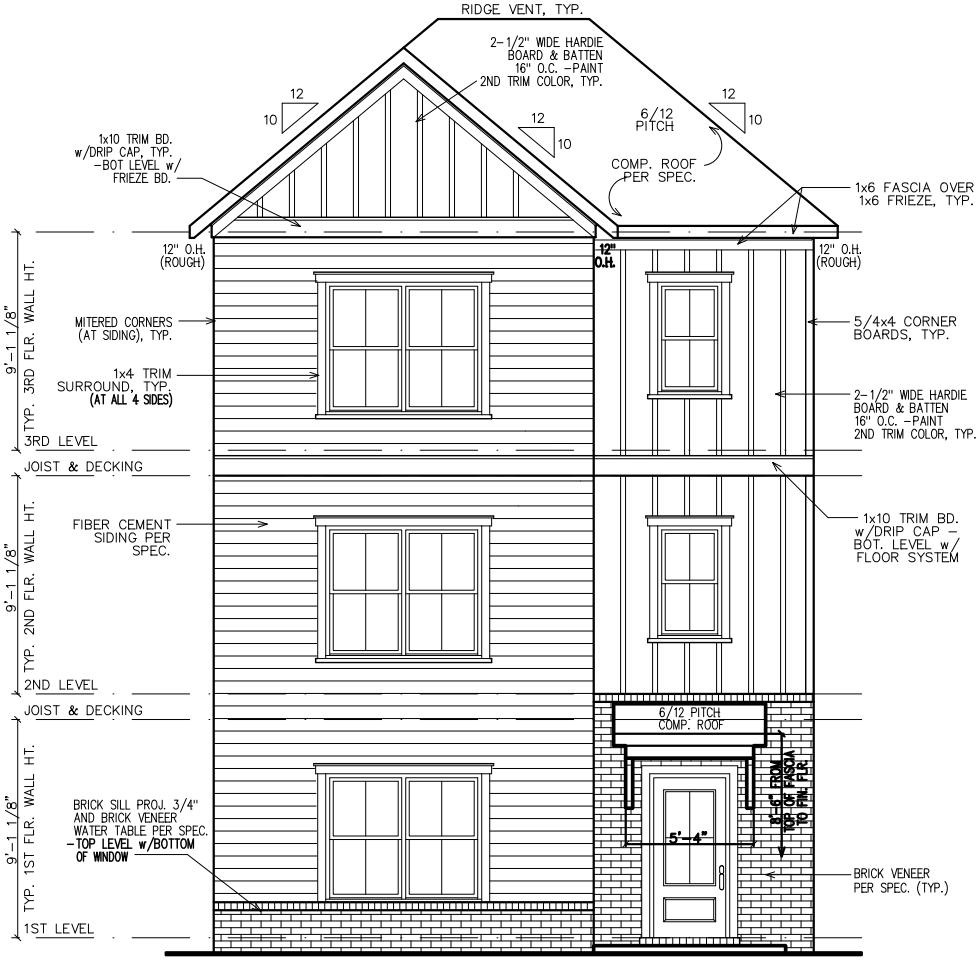
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REVISIONS:

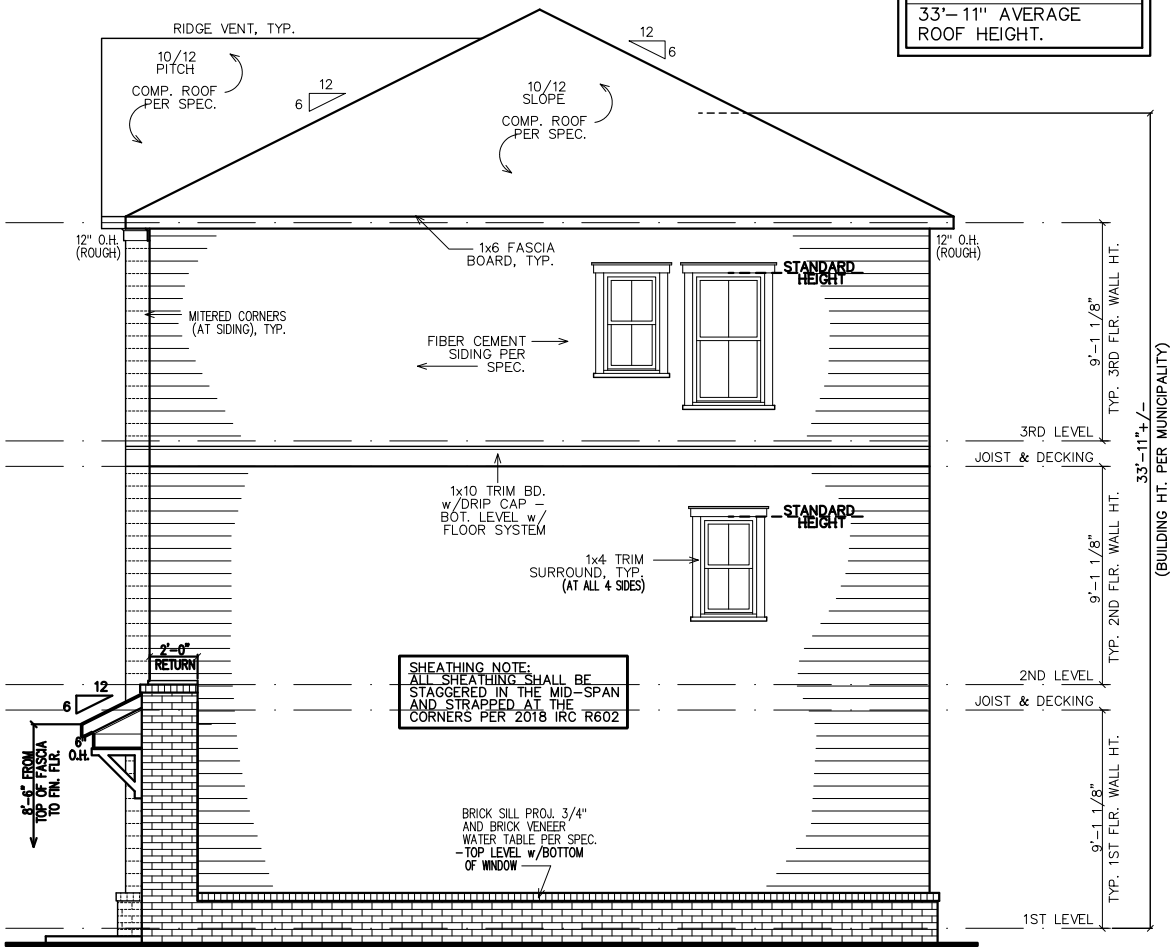
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SHEET NUMBER:

1



FRONT ELEVATION



LEFT ELEVATION

GENERAL NOTES:

1. ALL FIRST FLOOR WNDOW SILL HEIGHTS TO BE 18" ABOVE FINISHED FLOOR U.N.O.
2. ALL ROOFS SHALL BE ARCHITECTURAL SHINGLE U.N.O.
3. ALL A/C UNITS WILL BE SCREENED.
4. ALL GUTTERS SHALL BE SEAMLESS U.N.O.
5. ALL HOMES SHALL BE NUMBERED AT ENTRANCE.

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:
STILLWOOD
LOT #:12
RELEASED:09/19/22



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

PROJECT INFORMATION:

STILLWOOD PLAN#5-D
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 09/19/22
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:
22-1075

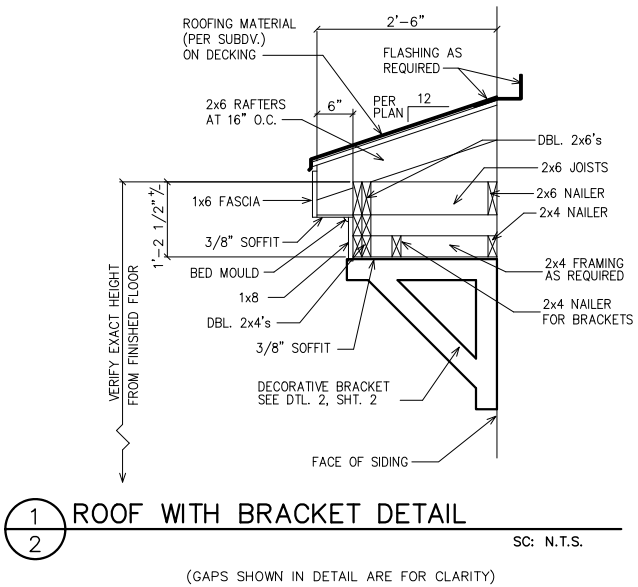
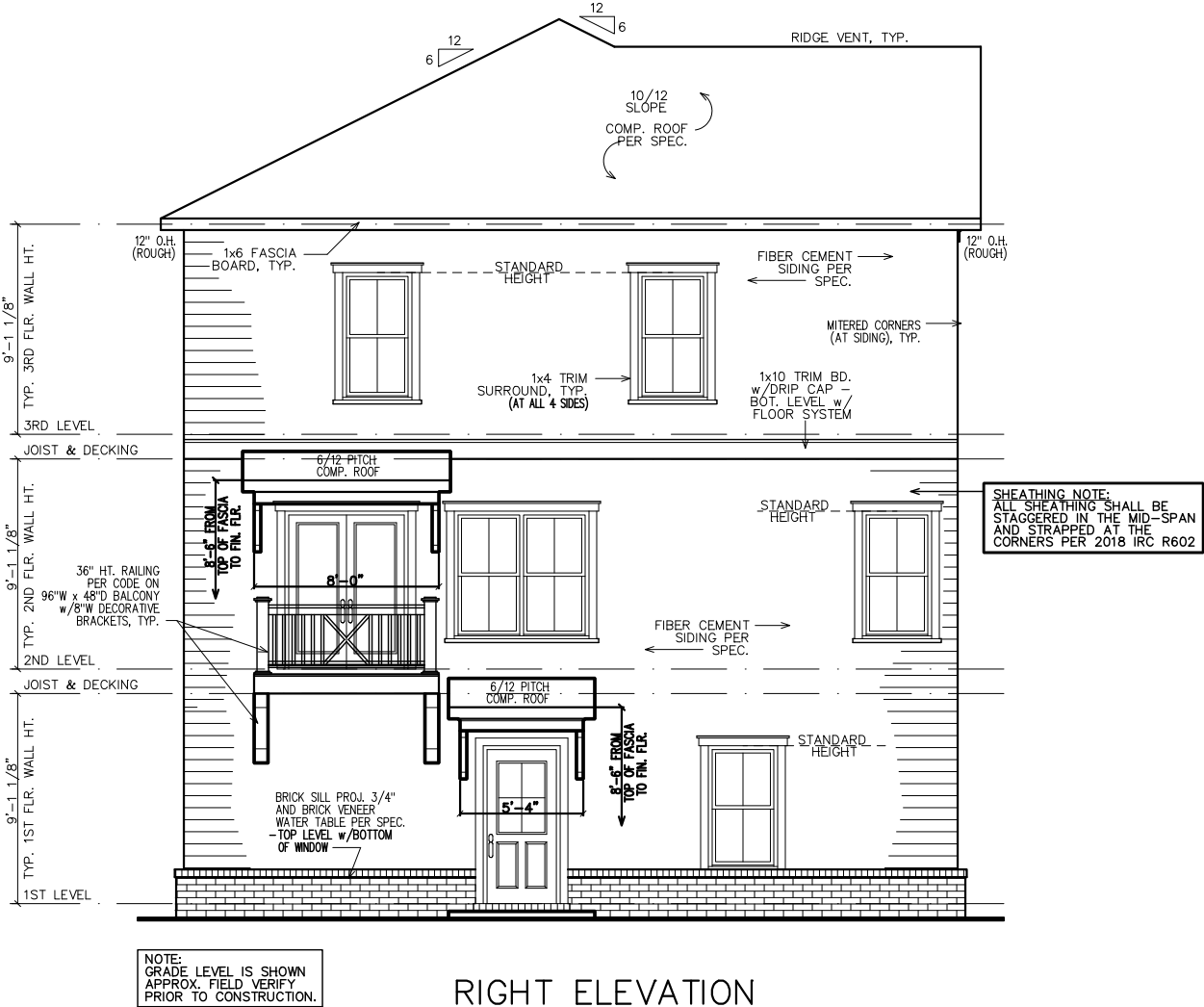
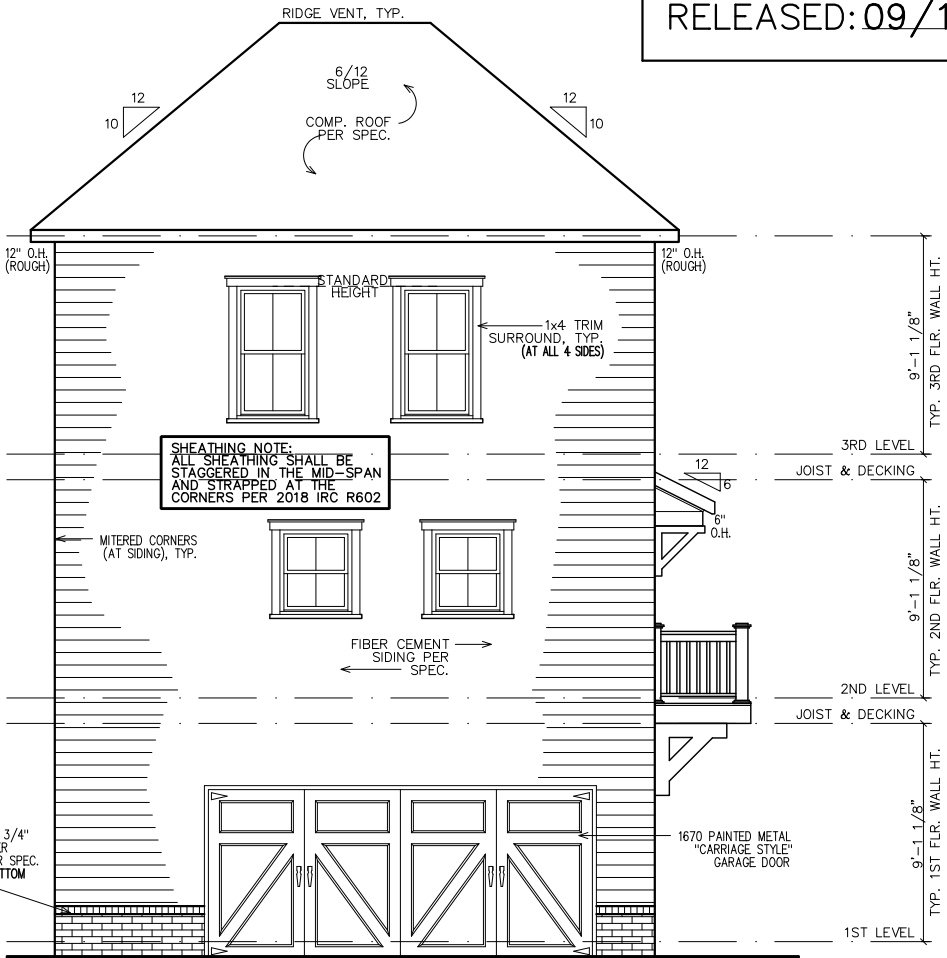
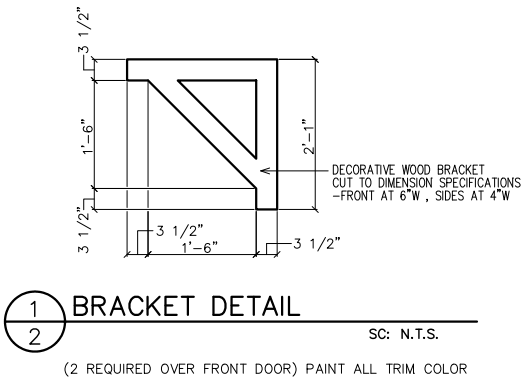
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SHEET NUMBER:

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NEW HOME SITE ADDRESS:

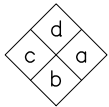


LEGEND

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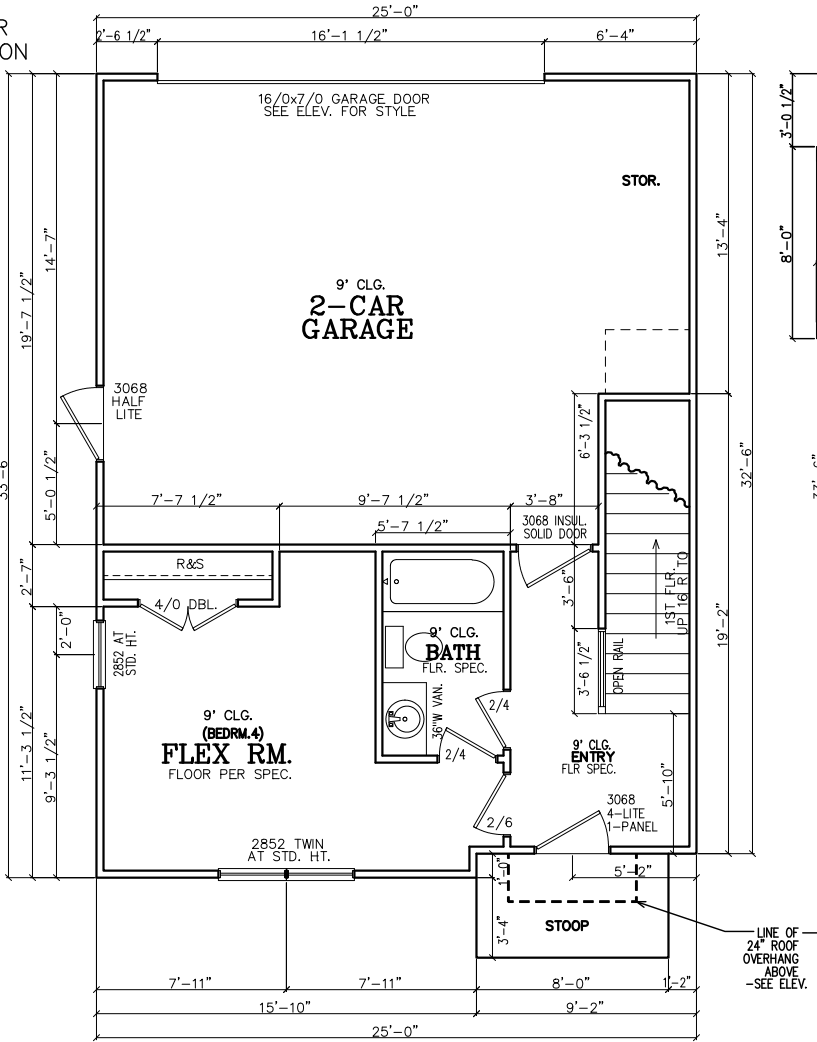
9

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

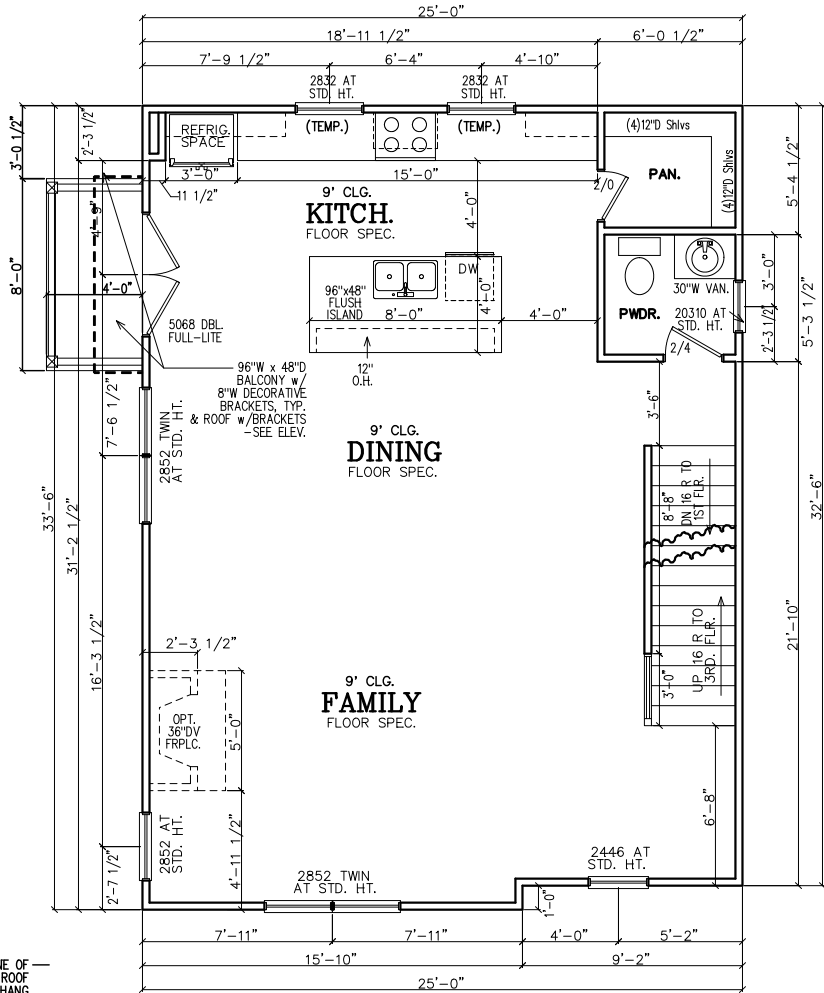
INSULATION NOTES:
1. WALL INSULATION SHALL
BE A MINIMUM OF R-13.
2. CEILING INSULATION
SHALL BE A MINIMUM OF
R-38.
3. SLAB INSULATION PER
CODE. *ALL UNLESS
NOTED OTHERWISE*

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.

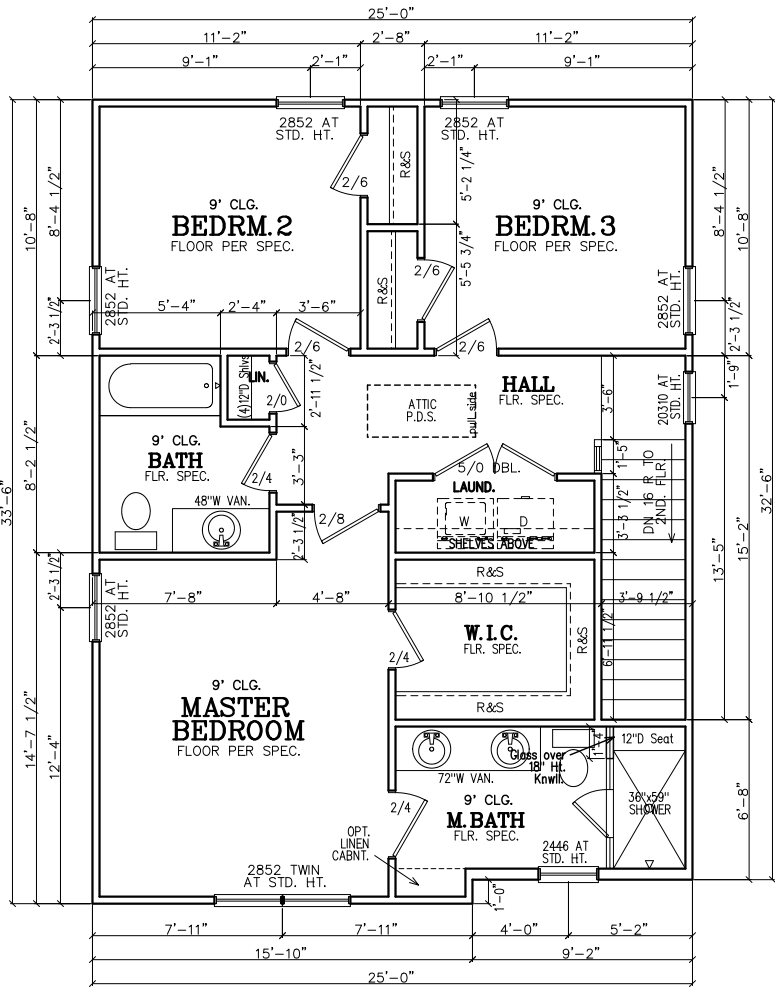
SHEATHING NOTE:
ALL SHEATHING SHALL BE
STAGGERED IN THE MID-SPAN
AND STRAPPED AT THE
CORNERS PER 2018 IRC R602

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 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.

SUBDIVISION:
STILLWOOD
LOT #:12
RELEASED:09/19/22



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

PROJECT INFORMATION:

STILLWOOD PLAN#5-D
Floor Plans
DESIGNED BY: C.SAMUDA 09/19/22
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:
22-1075

REVISIONS:			
No.	Date	Revisions	App.
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SHEET NUMBER:

3

LEGEND

4

DETAIL NUMBER

9

SHEET NUMBER

SUBDIVISION:
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LOT #:12
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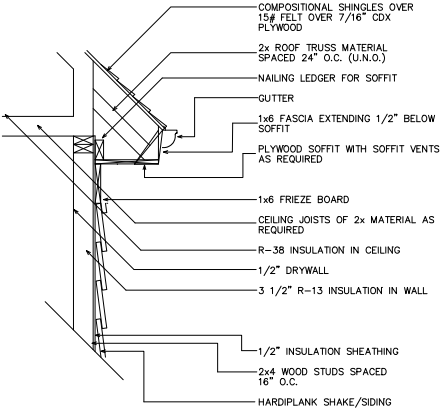
PROJECT INFORMATION:
STILLWOOD PLAN#5-D
Slab/Found & Roof Plan
DESIGNED BY: C.SAMUDA 09/19/22
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

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

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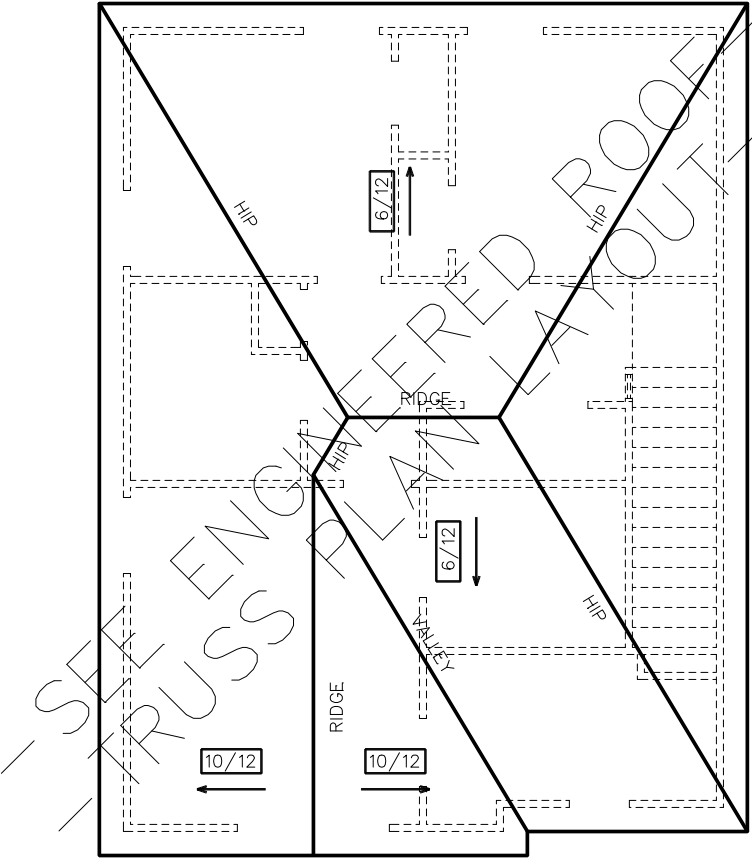
SHEET NUMBER:
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1 UPPER WALL SECTION DETAIL
4 SC: N.T.S.

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.



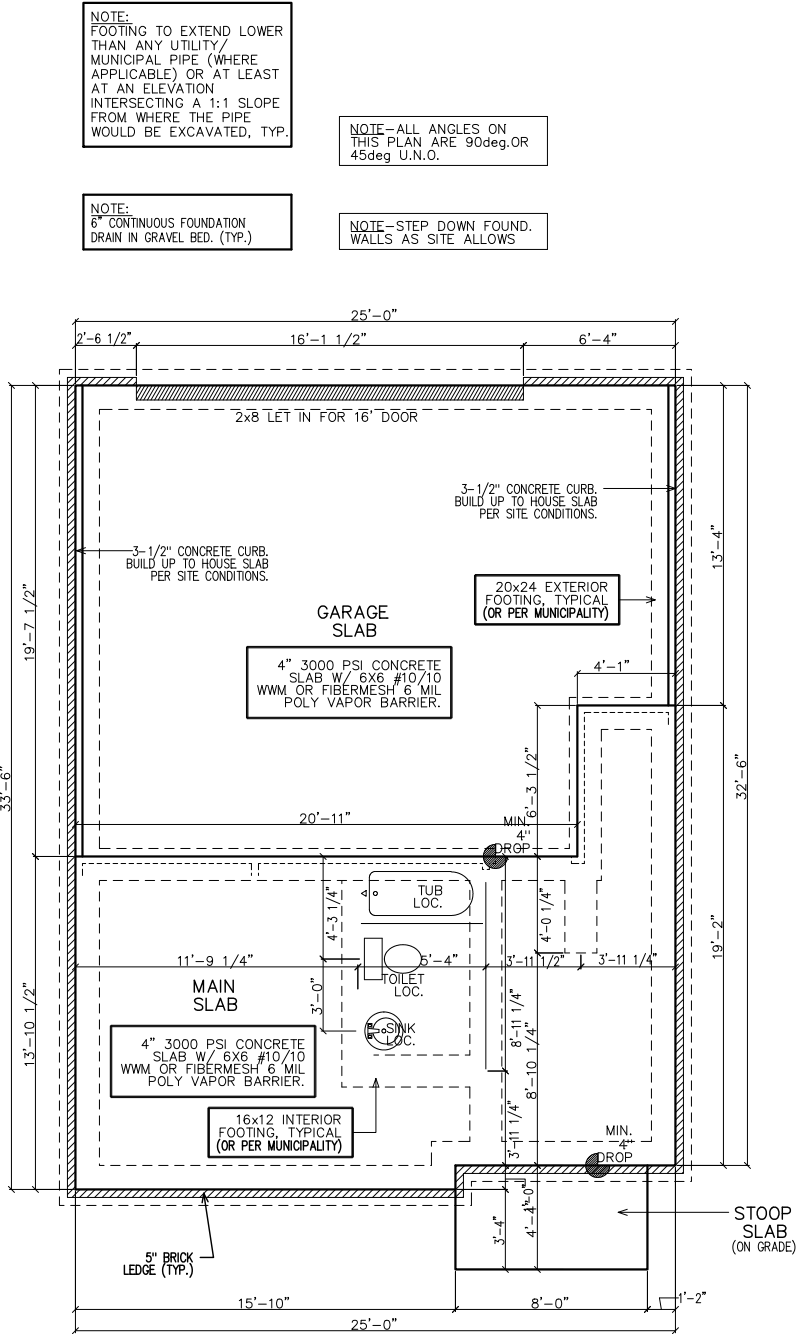
ROOF PLAN

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

SUBDIVISION:
STILLWOOD
LOT #:12
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CLIENT INFORMATION:

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

PROJECT INFORMATION:

STILLWOOD PLAN#5-D
Electrical Plans
DESIGNED BY: C.SAMUDA 09/19/22
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

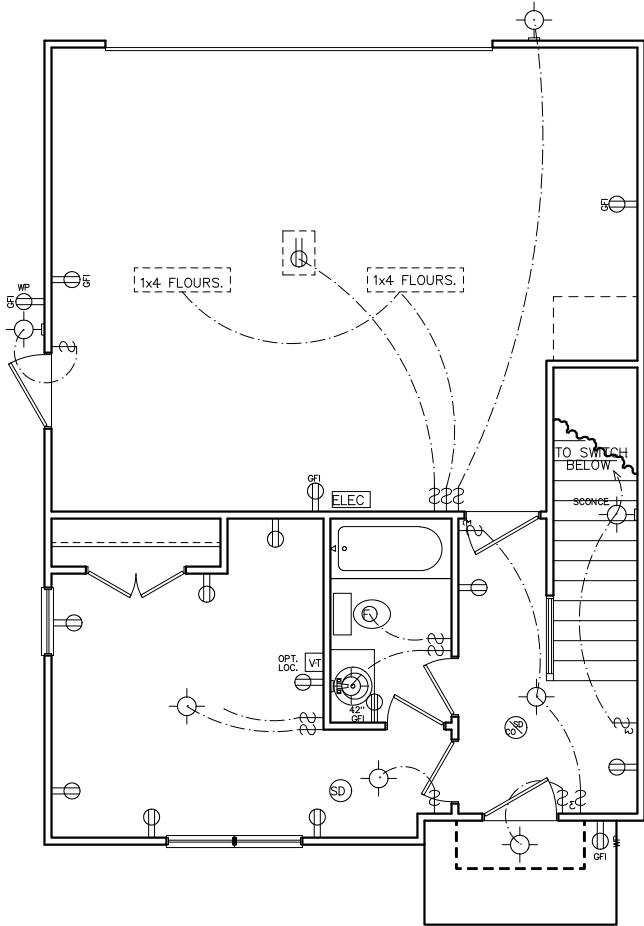
JOB NUMBER:
22-1075

REVISIONS:

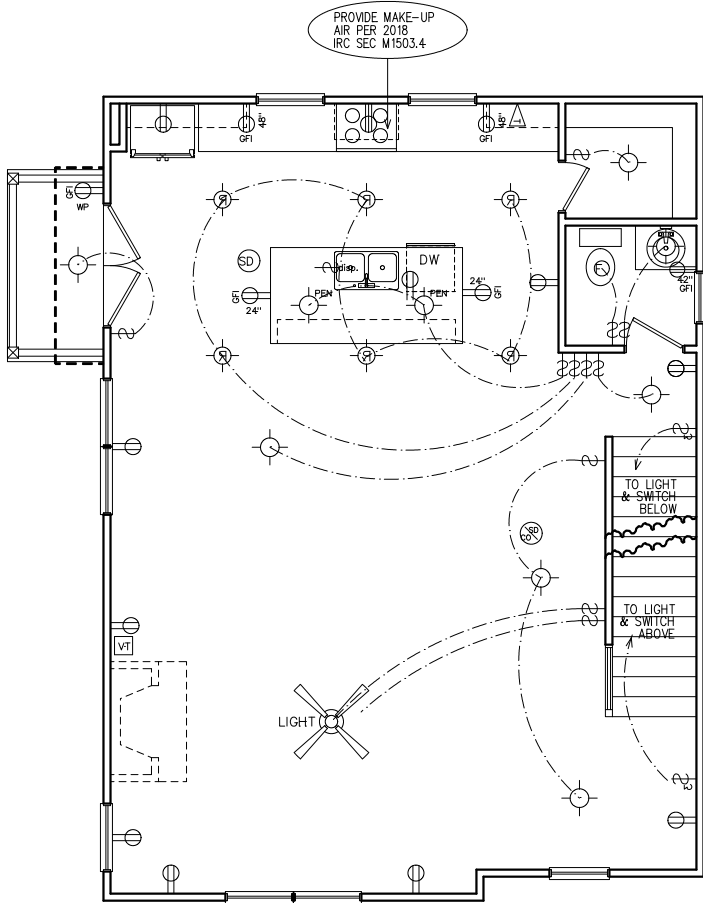
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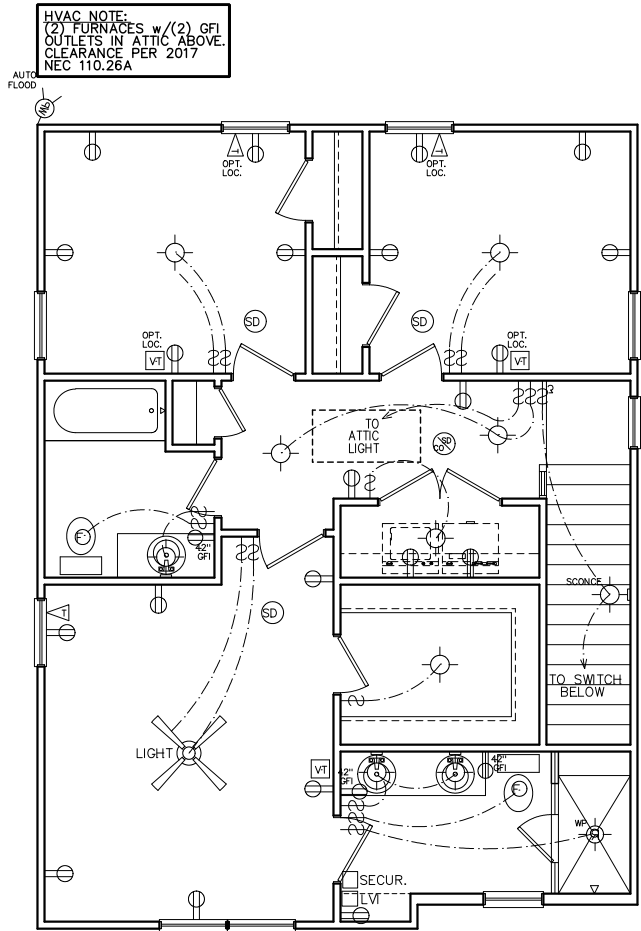
5



FIRST FLOOR
ELECTRICAL PLAN



SECOND FLOOR
ELECTRICAL PLAN



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	TELEPHONE	TELEPHONE
RECESSED EYE LIGHT	SMOKE	SMOKE DETECTOR
FLOOD LIGHT	CO	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	CHIMES	CHIMES
1x4 FLOURESCENT LIGHT	BATHROOM	BATHROOM FAN
110 VOLT OUTLET	FUSE	FUSE BOX

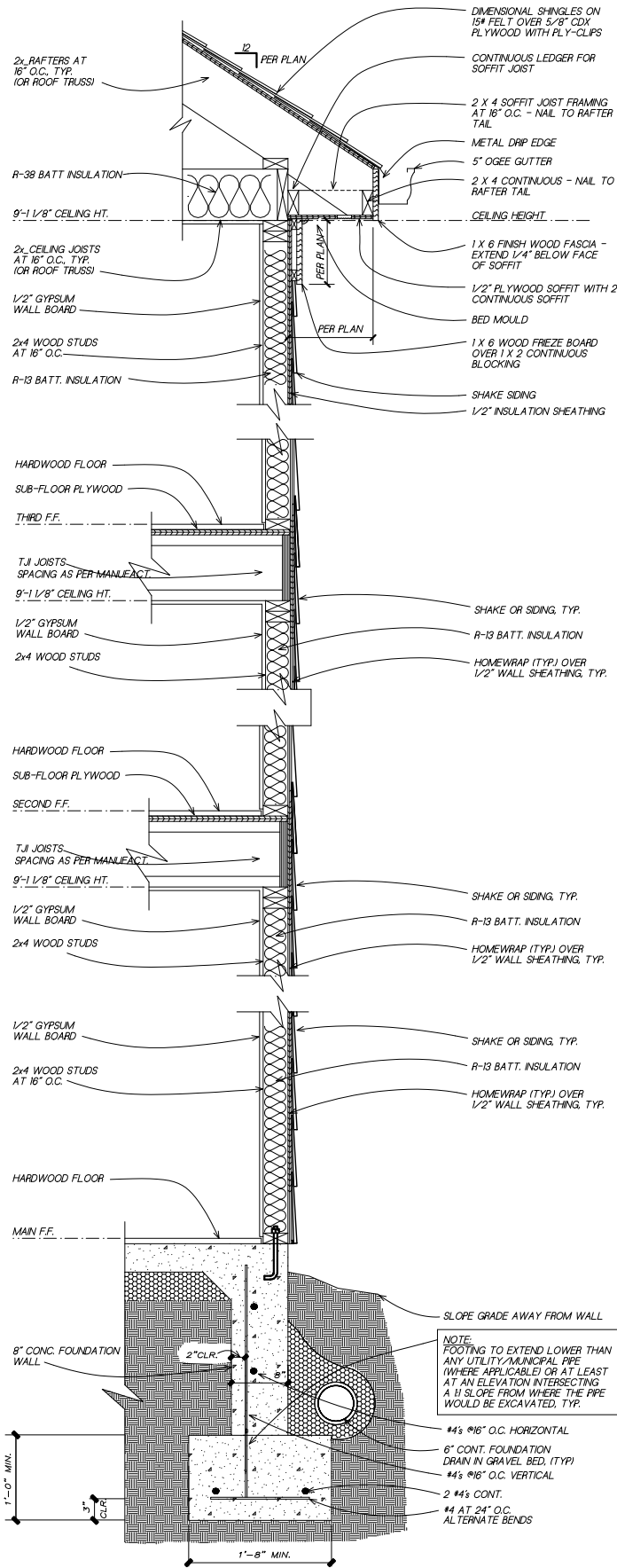
ELECTRICAL NOTES

- 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



1
6

TYPICAL WALL SECTION

SC: NOT TO SCALE

(GAPS OR PROPORTIONS SHOWN IN DETAIL ARE FOR CLARITY)

SUBDIVISION:
STILLWOOD
LOT #:12
RELEASED:09/19/22



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DESIGN ■ PLANNING ■ PALETTES
4199 IDLEWOOD PARC COURT
TUCKER, GEORGIA 30084
PH: 404.441.8067 FX: 770.908.0024
WWW.CSDESIGNGROUPLLC.COM
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CLIENT INFORMATION:

Epic
Development

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

PROJECT INFORMATION:

STILLWOOD PLAN#5-D

Misc. Details

DESIGNED BY: C.SAMUDA 09/19/22

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:
22-1075

REVISIONS:

No.	Date	Revisions	App.
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3	.	.	.
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SHEET NUMBER:

6

LEGEND

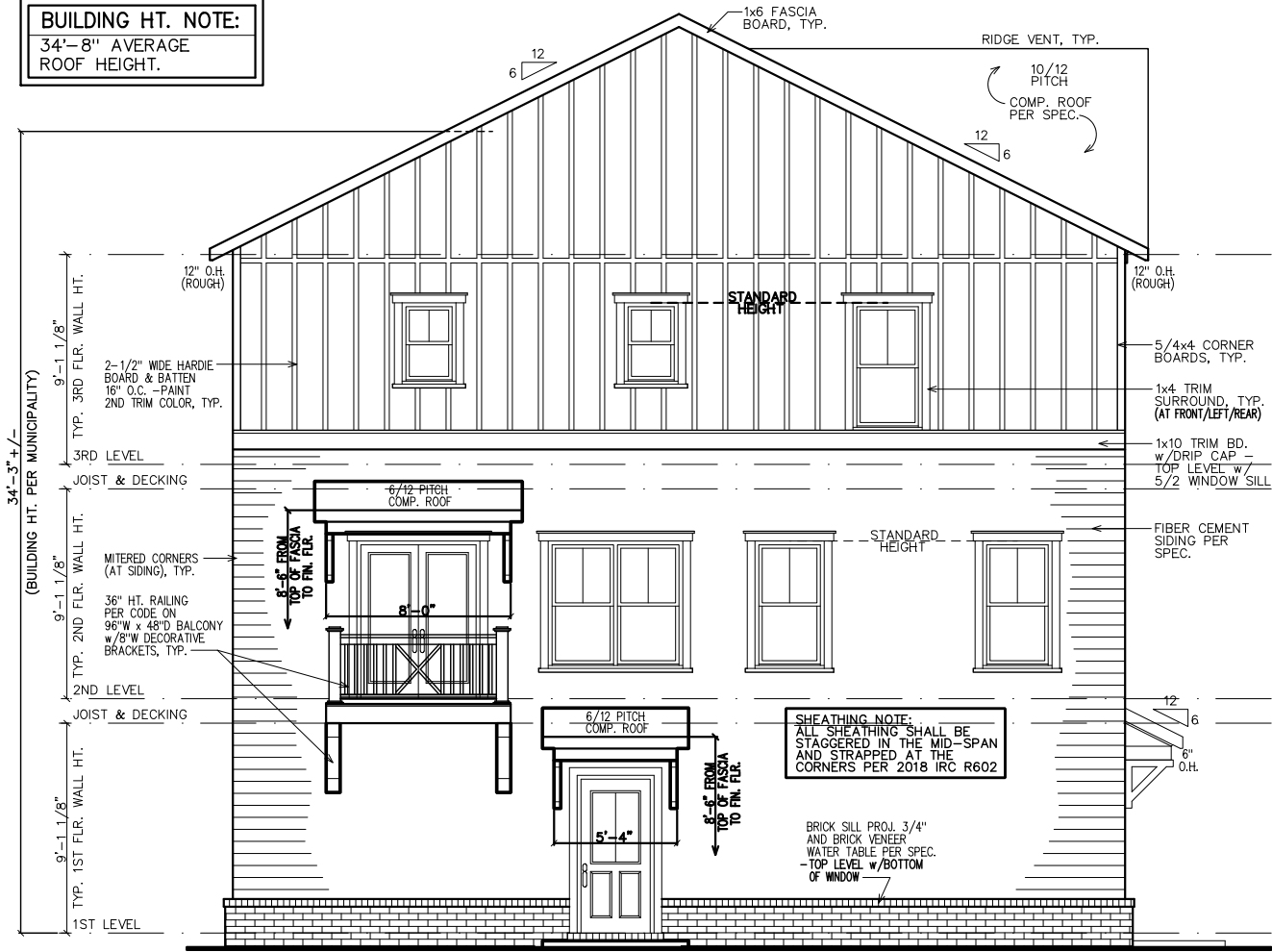
4

DETAIL NUMBER

9

SHEET NUMBER

BUILDING HT. NOTE:
34'-8" 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/GA AMENDMENTS.

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

- GENERAL NOTES:
1. ALL FIRST FLOOR WINDOW SILL HEIGHTS TO BE 18" ABOVE FINISHED FLOOR U.N.O.

2. ALL ROOFS SHALL BE ARCHITECTURAL SHINGLE U.N.O.

3. ALL A/C UNITS WILL BE SCREENED.

4. ALL GUTTERS SHALL BE SEAMLESS U.N.O.

5. ALL HOMES SHALL BE NUMBERED AT ENTRANCE.

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:
STILLWOOD
LOT #:UNIT 13
RELEASED:09/19/22

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:

STILLWOOD PLAN#1-B

Front & Side Elev.

DESIGNED BY: C.SAMUDA 09/19/22

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

SQUARE FOOTAGE:

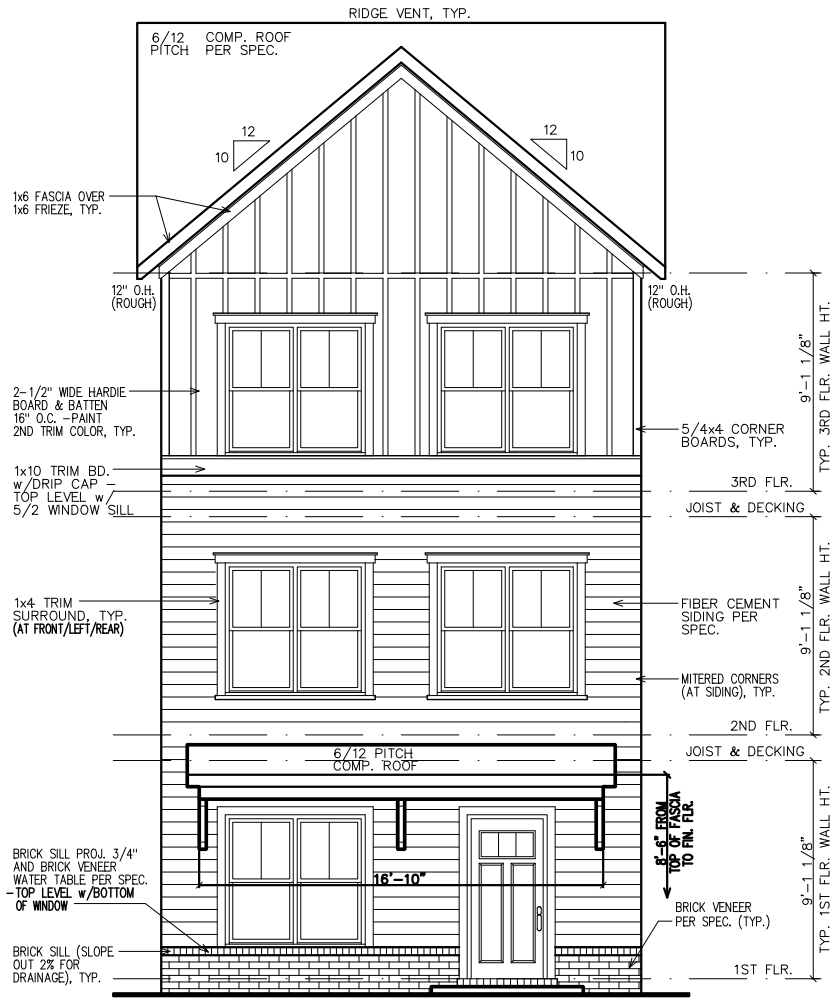
1ST FLR.	340
2ND FLR.	775
3RD FLR.	775
TOTAL	1890
GARAGE	435

JOB NUMBER:
22-1076

REVISIONS:

No.	Date	Revisions	App.
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SHEET NUMBER:
1



FRONT ELEVATION

SUBDIVISION:
STILLWOOD
LOT #:UNIT 13
RELEASED:09/19/22



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

PROJECT INFORMATION:

STILLWOOD PLAN#1-B
Side & Rear Elev.

DESIGNED BY: C.SAMUDA 09/19/22
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

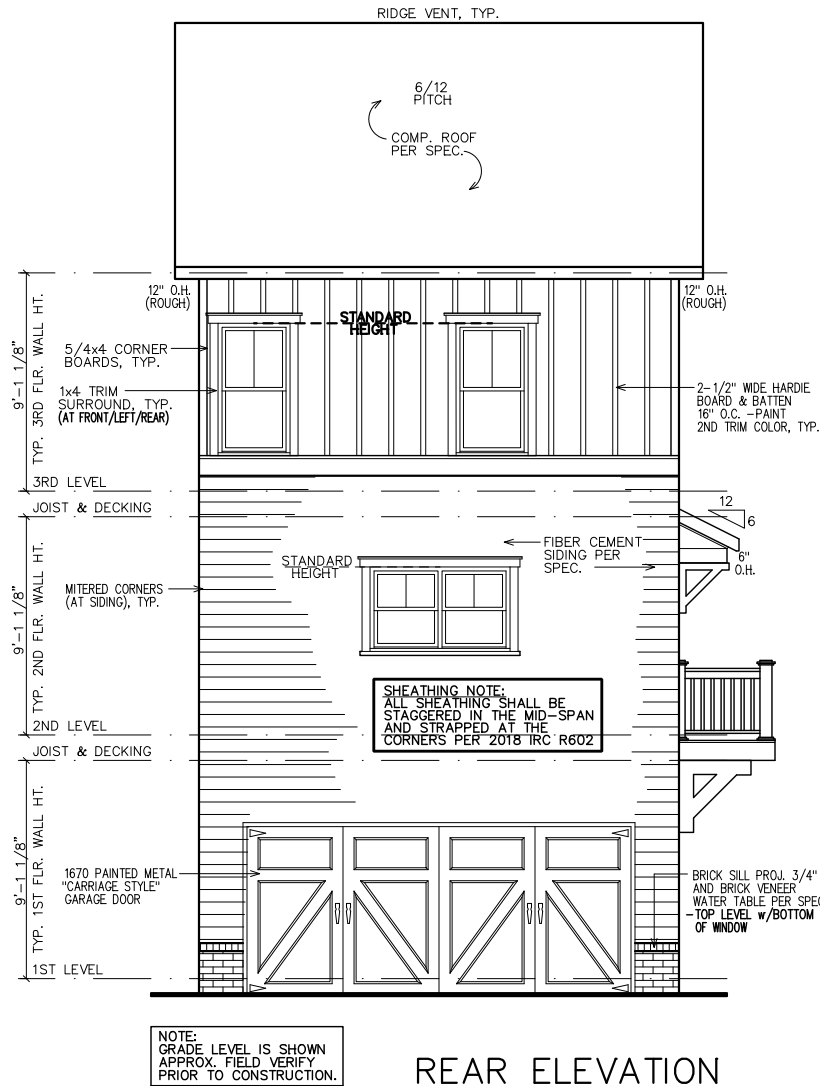
JOB NUMBER:
22-1076

REVISIONS:			
No.	Date	Revisions	App.
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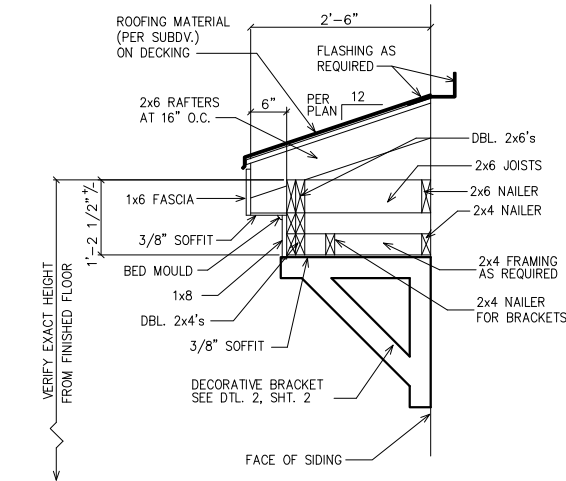
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NEW HOME SITE ADDRESS:



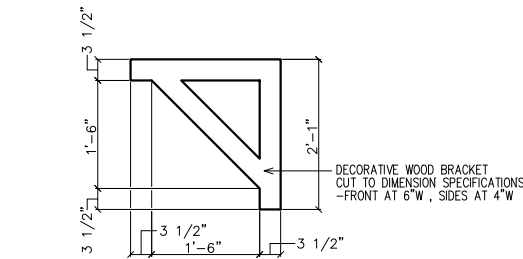
REAR ELEVATION



1 ROOF WITH BRACKET DETAIL

SC: N.T.S.

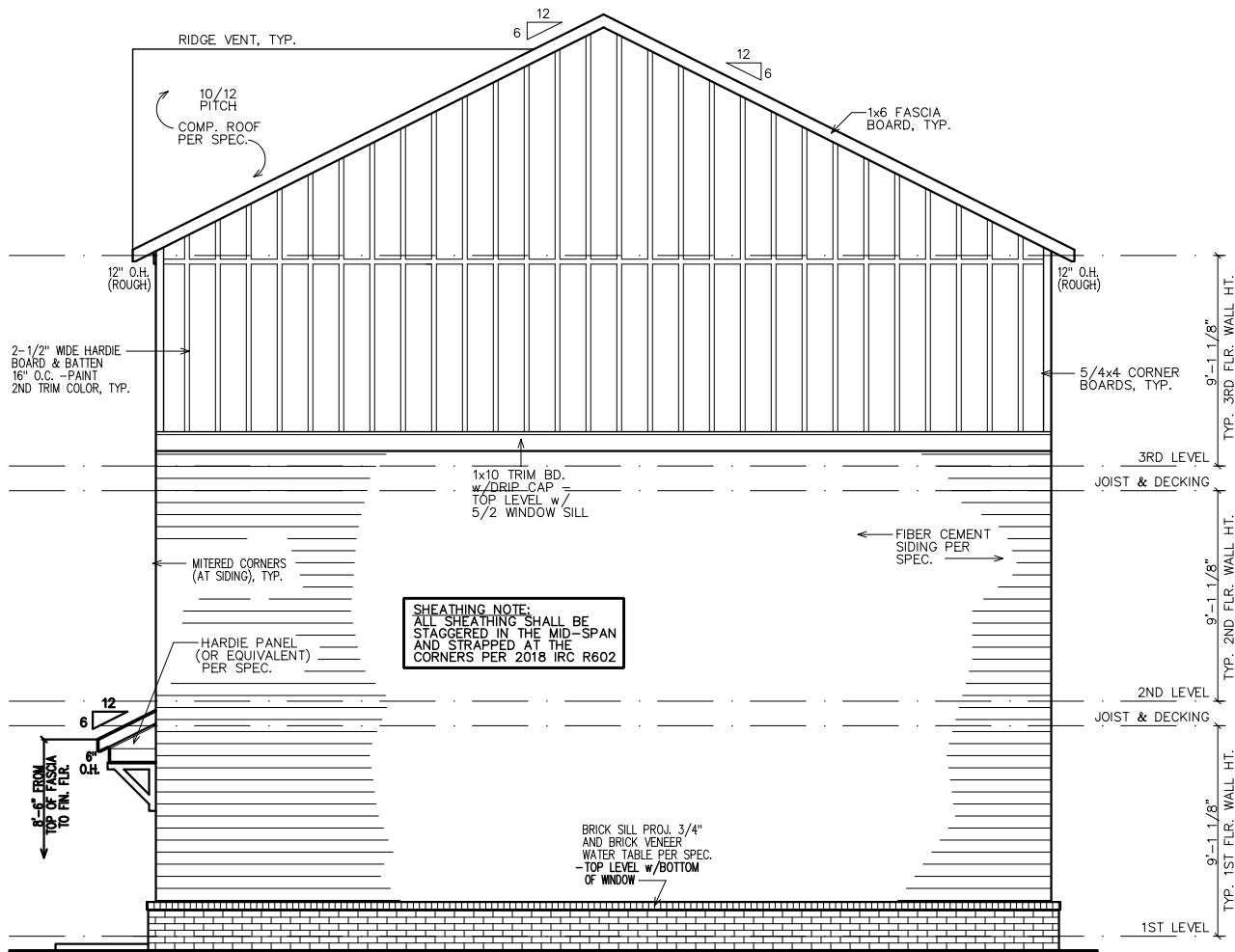
(GAPS SHOWN IN DETAIL ARE FOR CLARITY)



1 BRACKET DETAIL

SC: N.T.S.

(2 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



RIGHT ELEVATION

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

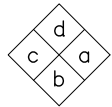
LEGEND

4

DETAIL NUMBER

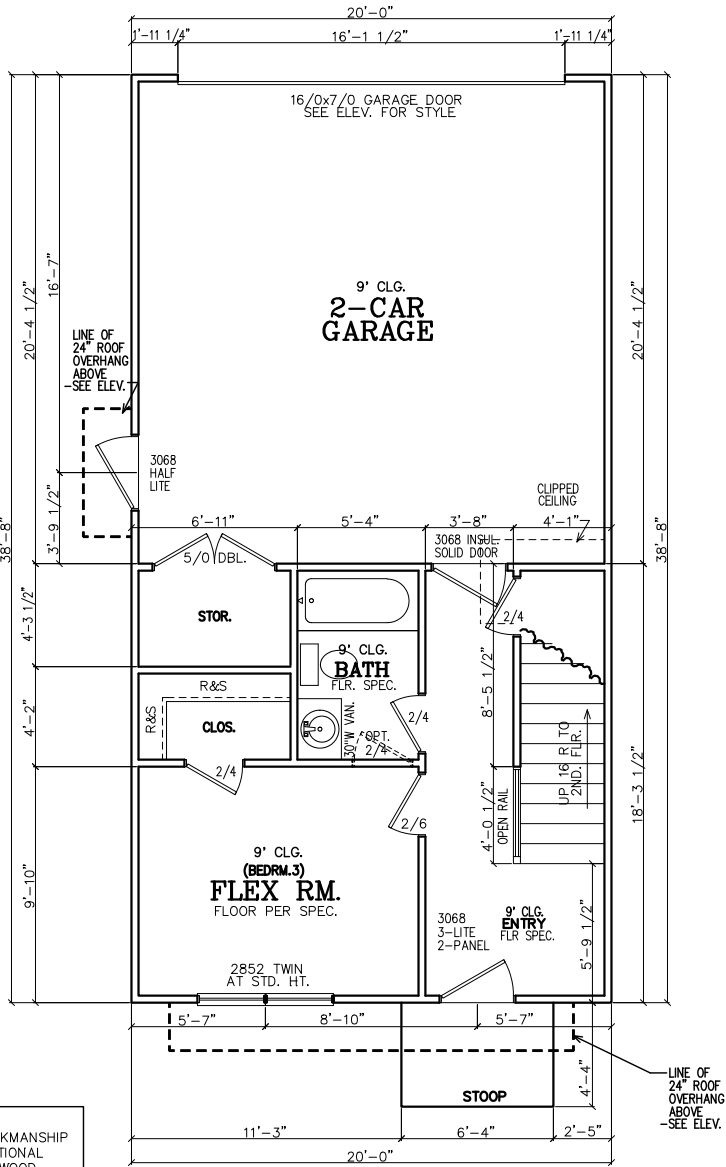
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SHEET NUMBER



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:
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.

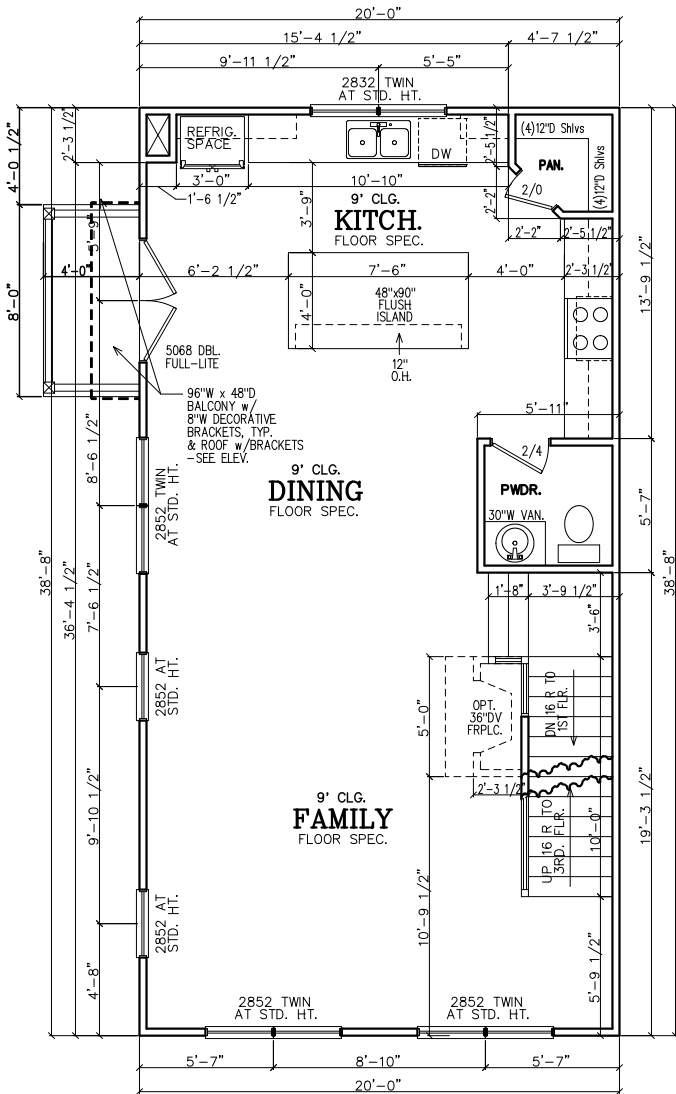
INSULATION NOTES:
1. WALL INSULATION SHALL BE A MINIMUM OF R-13.
2. CEILING INSULATION SHALL BE A MINIMUM OF R-38.
3. SLAB INSULATION PER CODE. *ALL UNLESS NOTED OTHERWISE*

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.

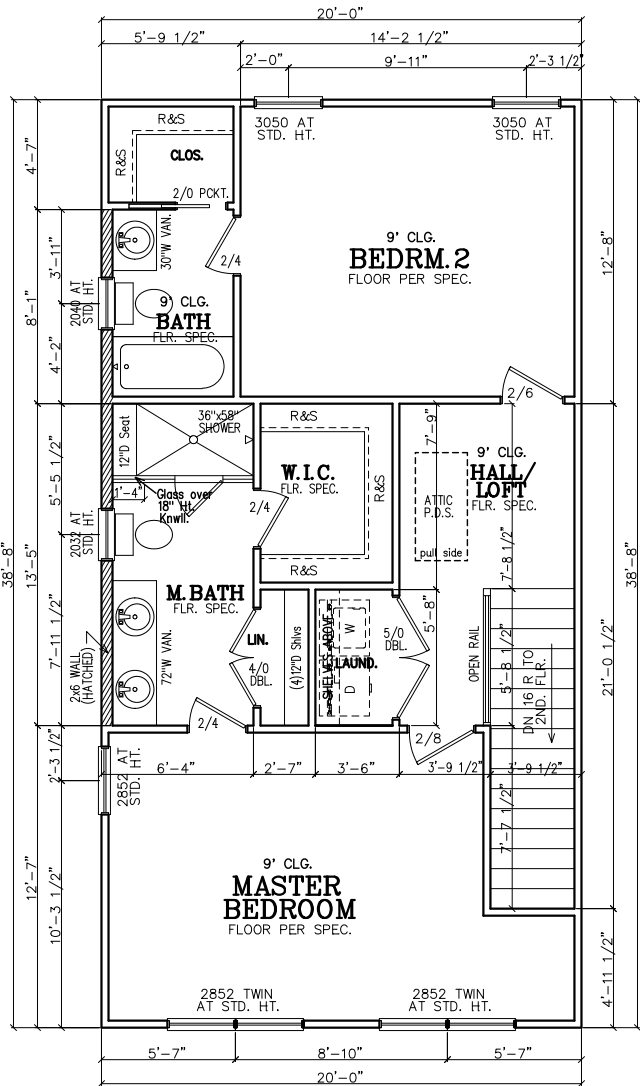
SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

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:
STILLWOOD
LOT #:UNIT 13
RELEASED:09/19/22



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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:

STILLWOOD PLAN#1-B
Floor Plans
DESIGNED BY: C.SAMUDA 09/19/22
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:

22-1076

REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
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SHEET NUMBER:

3

LEGEND

4

DETAIL NUMBER

9

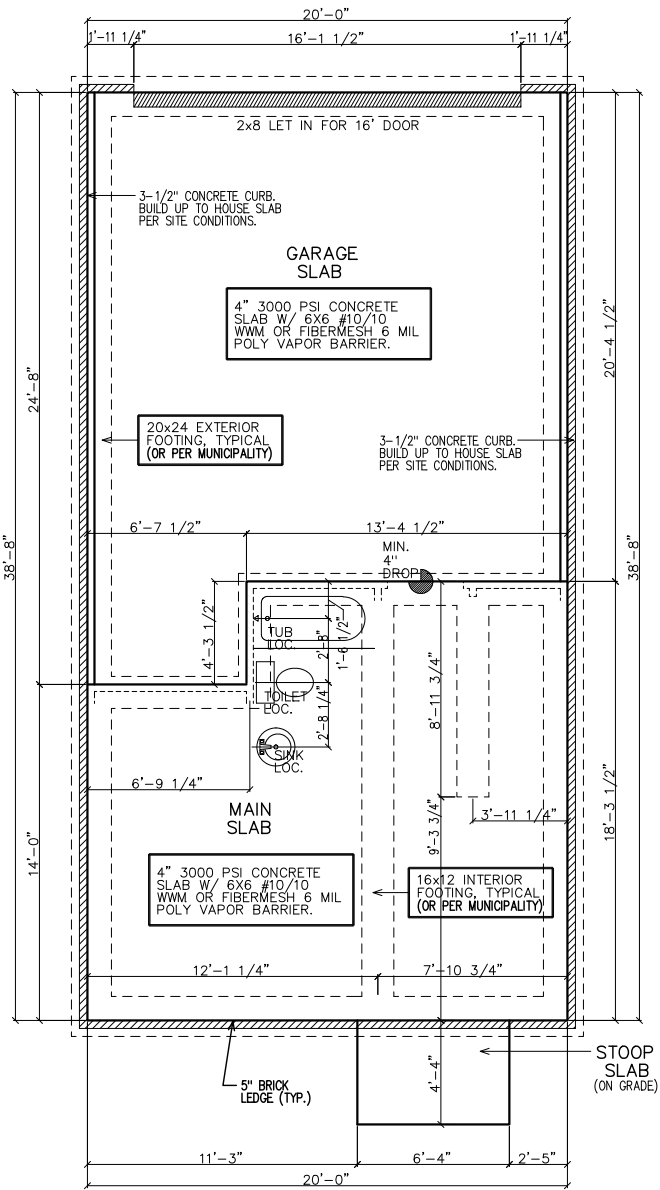
SHEET NUMBER

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



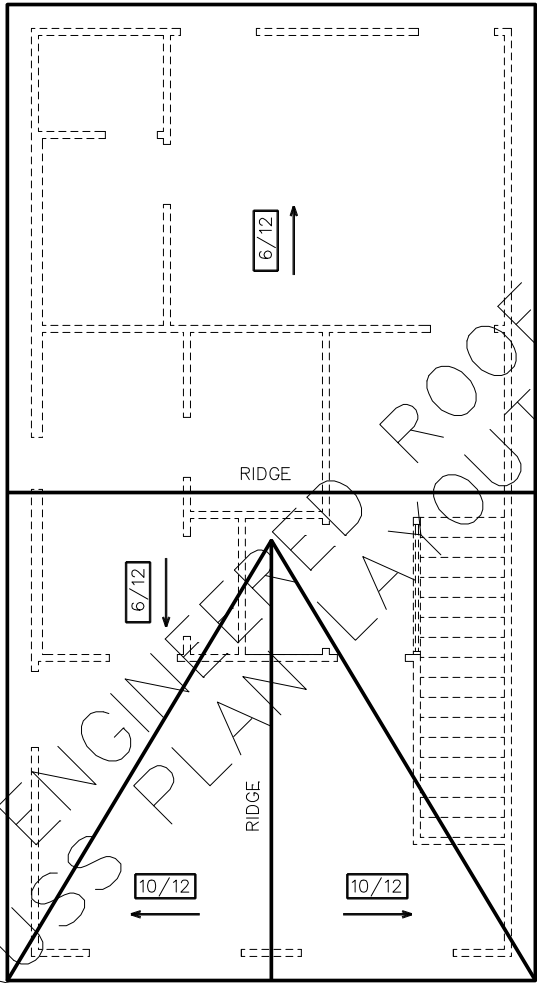
SLAB/FOUNDATION PLAN

FOUNDATION NOTES.

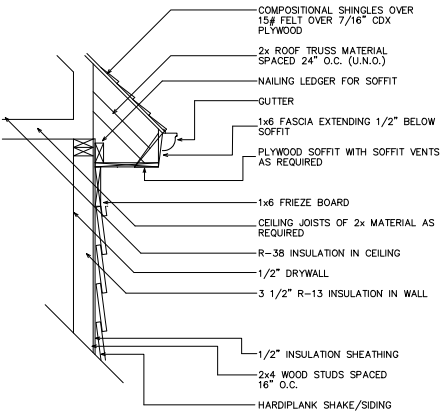
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. IF DRAWINGS ARE IN CONFLICT WITH FIELD CONDITIONS OR OTHER DRAWINGS, CONTRACTOR SHOULD CONTACT CS DESIGN GROUP, LLC FOR JUSTIFICATION OR CORRECTION. ANY DISCREPANCIES FOUND AFTER START OF CONSTRUCTION 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:
STILLWOOD
LOT #:UNIT 13
RELEASED:09/19/22



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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:

STILLWOOD PLAN#1-B
Slab/Found & Roof Plan
DESIGNED BY: C.SAMUDA 09/19/22

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:

22-1076

REVISIONS:

No.	Date	Revisions	App.
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SHEET NUMBER:

4

SUBDIVISION:
STILLWOOD
LOT #:UNIT 13
RELEASED:09/19/22



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TUCKER, GEORGIA 30084
PH: 404.441.8067 FX: 770.908.0024
WWW.CSDSIGNGROUPPLLC.COM
CHRIS@CSDSIGNGROUPPLLC.COM

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(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

STILLWOOD PLAN#1-B

Electrical Plans

DESIGNED BY: C.SAMUDA 09/19/22

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

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

JOB NUMBER:

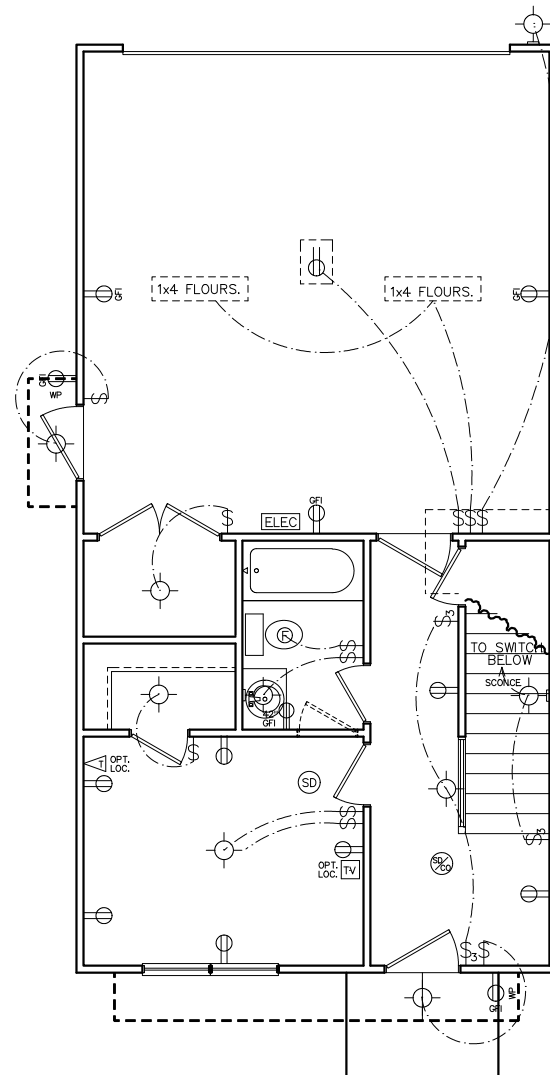
22-1076

REVISIONS:

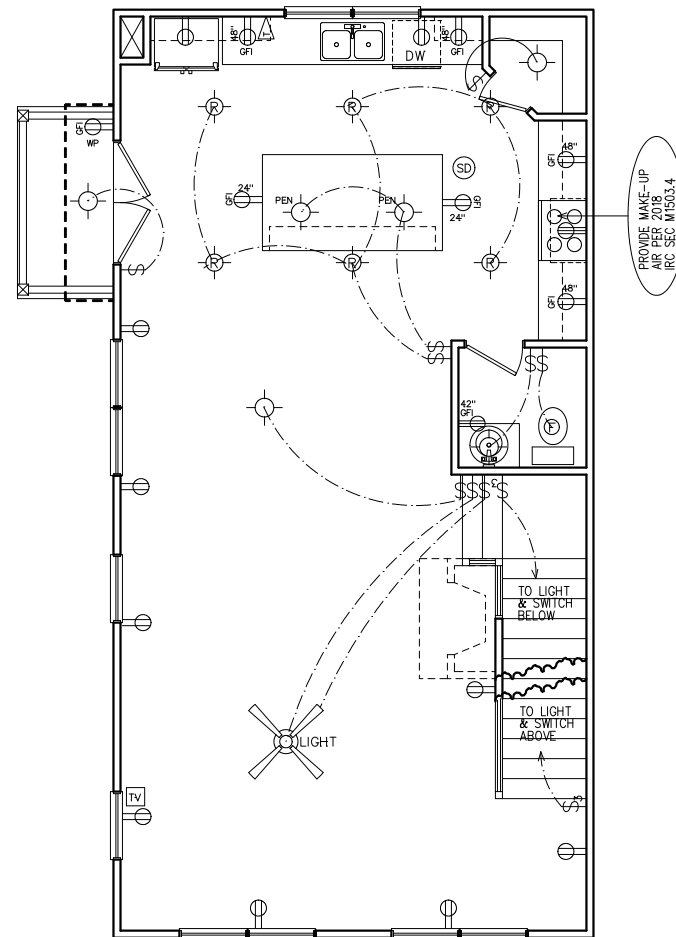
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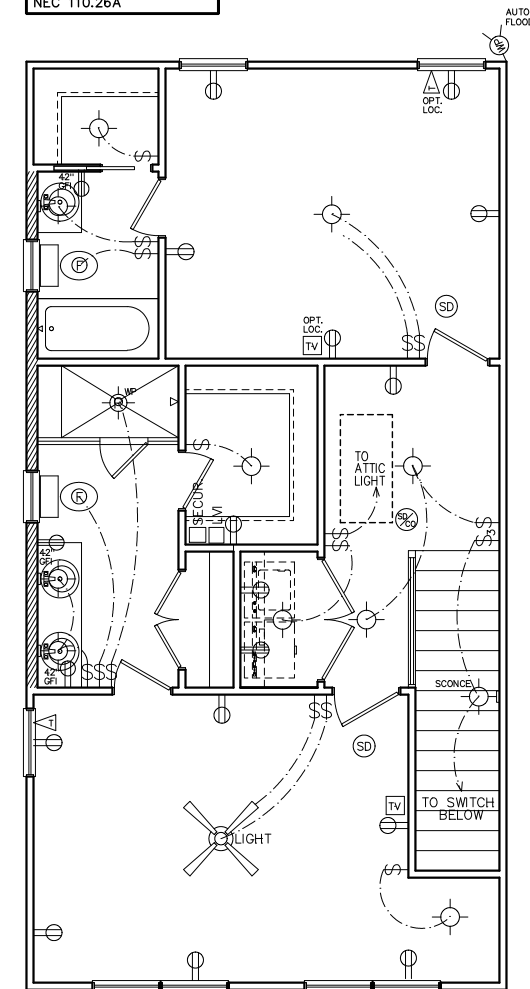
5



FIRST FLOOR ELECTRICAL PLAN



SECOND FLOOR ELECTRICAL PLAN



THIRD FLOOR ELECTRICAL PLAN

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

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.

CFM CHART

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

NOTE:
BRACE AND
WIRE SECONDARY
BEDROOMS FOR
CEILING FANS.

SUBDIVISION:
STILLWOOD
LOT #:UNIT 13
RELEASED:09/19/22

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DESIGN

GROUP, LLC

DESIGN ■ PLANNING ■ PALETTES
4199 IDLEWOOD PARC COURT
TUCKER, GEORGIA 30084
PH: 404.441.8067 FX: 770.908.0024
WWW.CSDESIGNGROUPLLC.COM
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CLIENT INFORMATION:

Eplic
Development

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

PROJECT INFORMATION:

STILLWOOD PLAN#1-B

Misc. Details

DESIGNED BY: C.SAMUDA 09/19/22

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:
22-1076

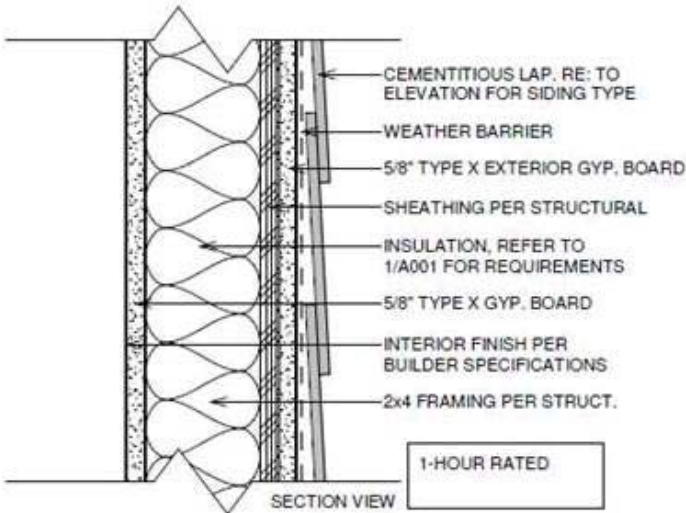
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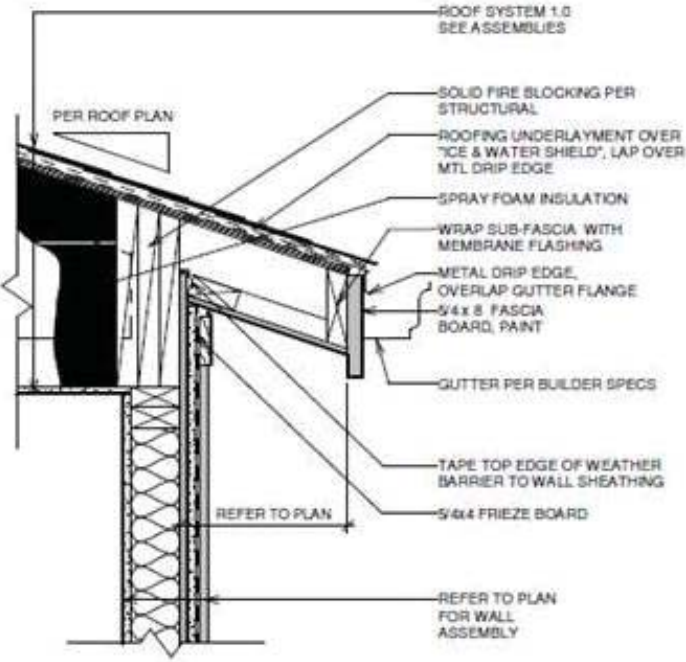
6

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.

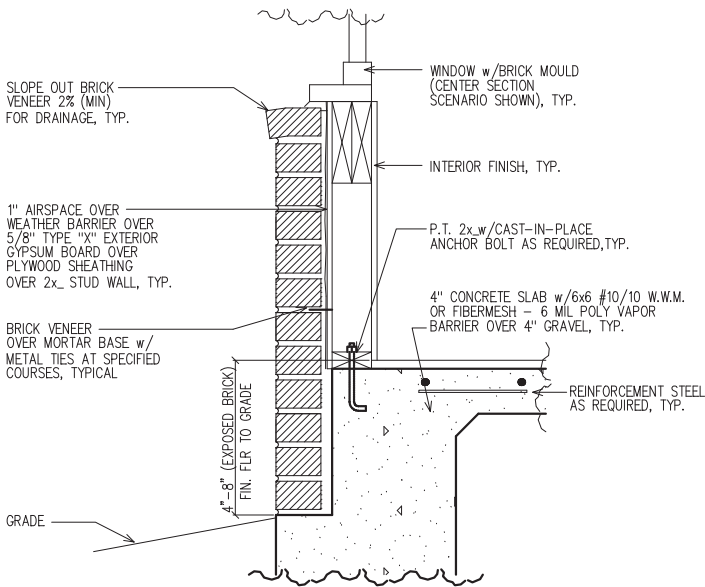
USE HOT-DIP GALVANIZED OR STAINLESS STEEL FASTENERS IN ALL LOCATIONS & INSTALL PER SIDING MANUFACTURER'S INSTALLATION INSTRUCTIONS



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



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



LOWER WALL SECTION
DETAIL @ BRICK

SC: NOT TO SCALE

1
6

LEGEND

4

DETAIL NUMBER

9

SHEET NUMBER

SUBDIVISION:

STILLWOOD

LOT #:UNIT 14

RELEASED:09/19/22



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4199 IDLEWOOD PARC COURT

TUCKER, GEORGIA 30084

PH:404.441.8067 FX:770.908.0024

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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:

STILLWOOD PLAN#4-A

Front & Side Elev.

DESIGNED BY: C.SAMUDA 09/19/22

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:

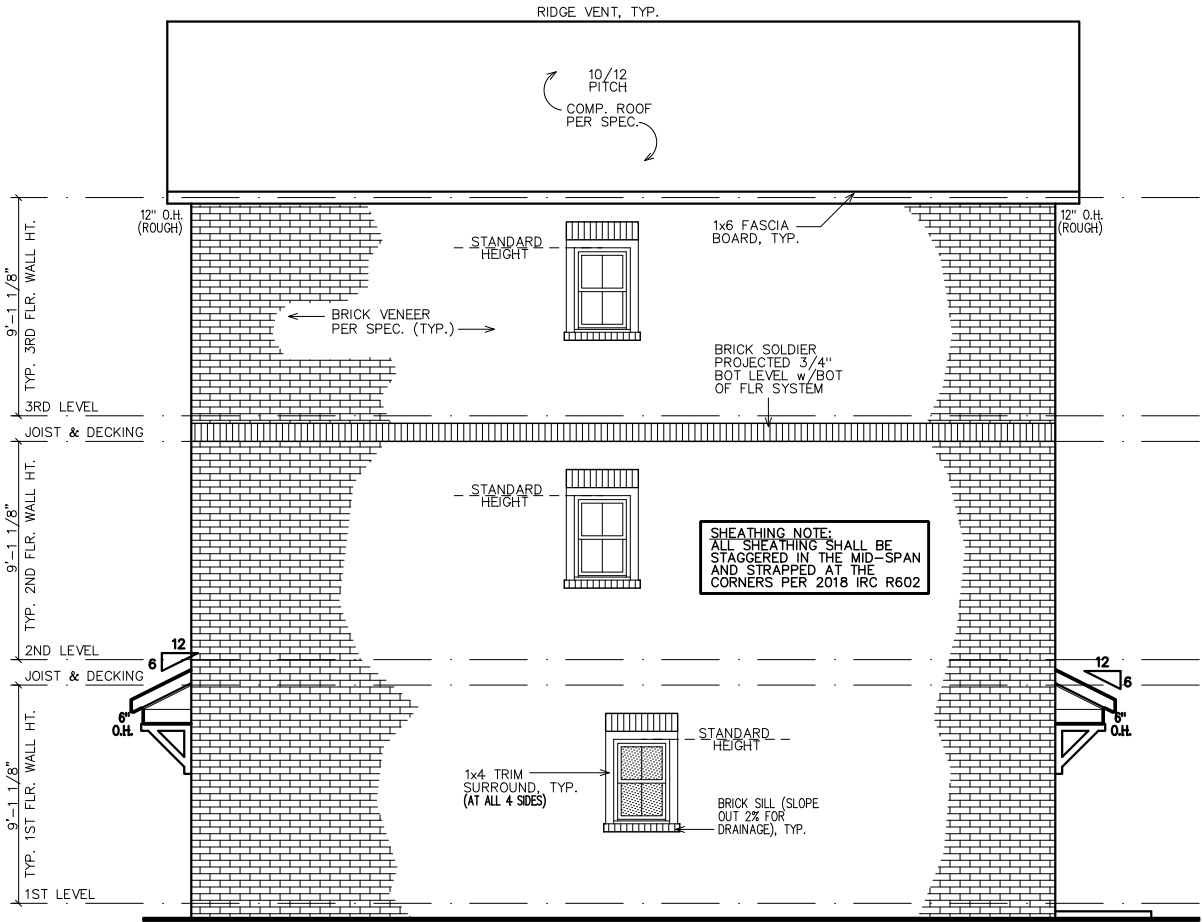
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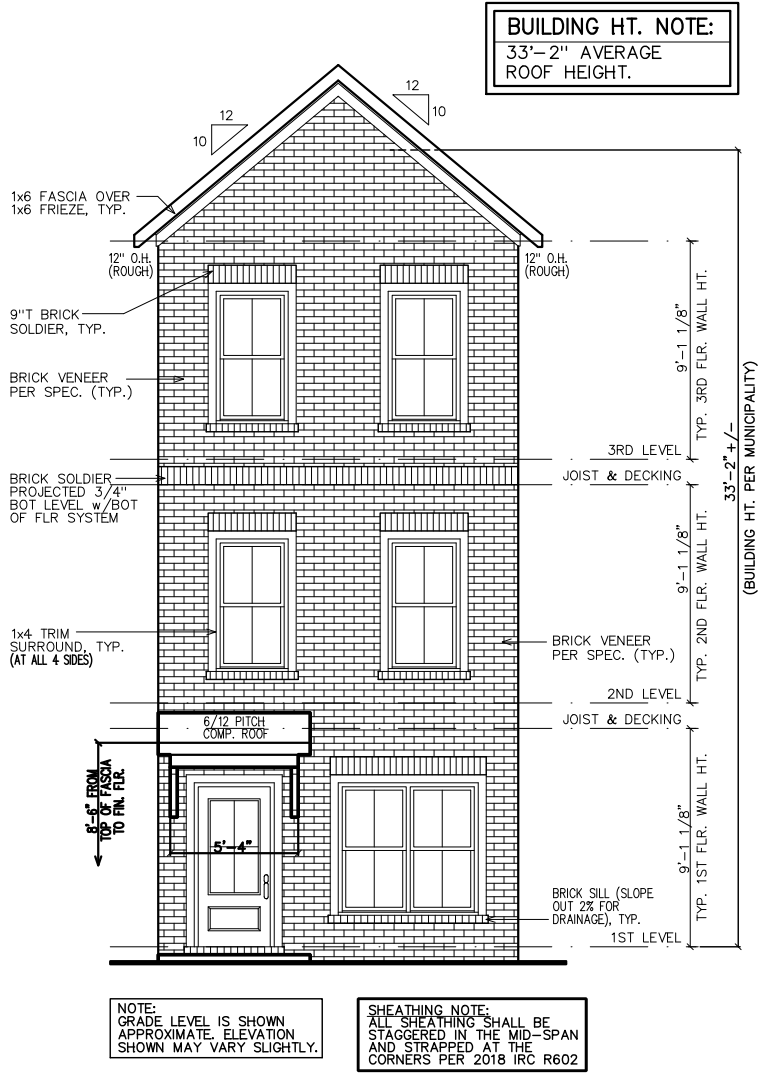
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SHEET NUMBER:

1



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.

- GENERAL NOTES:
1. ALL FIRST FLOOR WINDOW SILL HEIGHTS TO BE 18" ABOVE FINISHED FLOOR U.N.O.

2. ALL ROOFS SHALL BE ARCHITECTURAL SHINGLE U.N.O.

3. ALL A/C UNITS WILL BE SCREENED.

4. ALL GUTTERS SHALL BE SEAMLESS U.N.O.

5. ALL HOMES SHALL BE NUMBERED AT ENTRANCE.

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:
STILLWOOD
LOT #:UNIT 14
RELEASED:09/19/22



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CLIENT INFORMATION:

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

PROJECT INFORMATION:

STILLWOOD PLAN#4-A
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 09/19/22
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:
22-1077

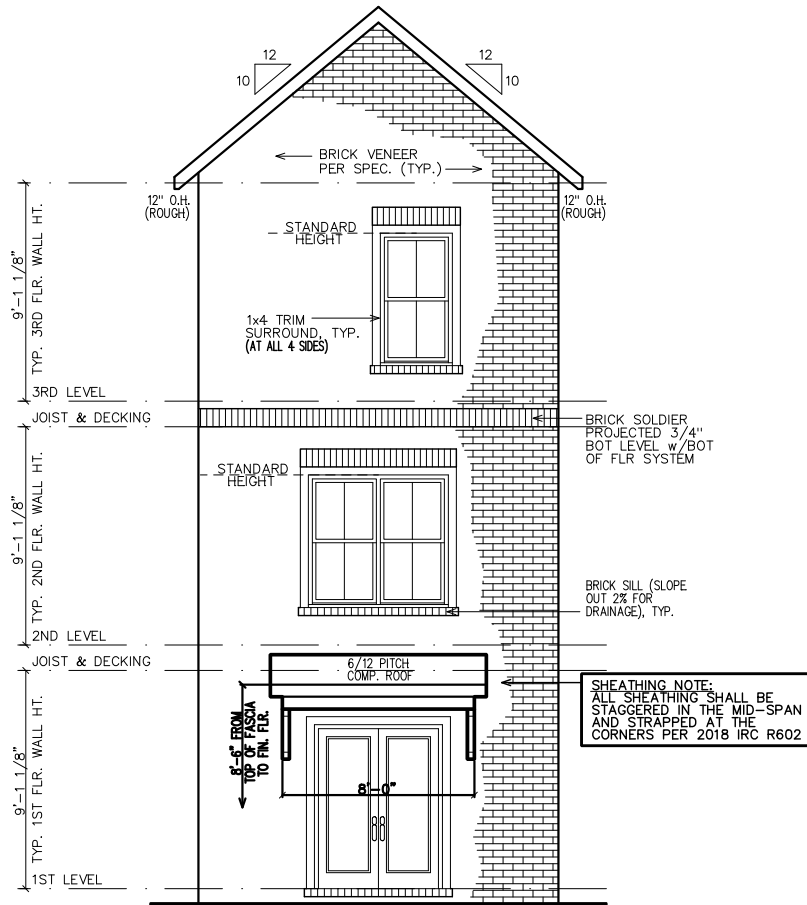
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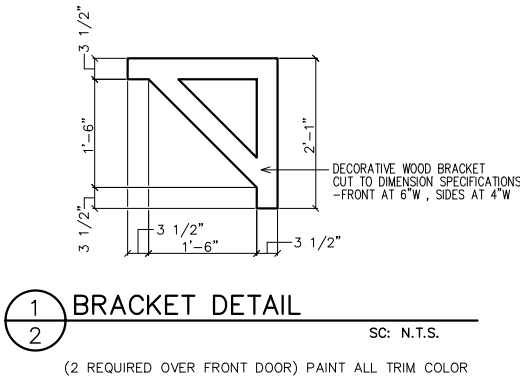
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NEW HOME SITE ADDRESS:



REAR ELEVATION



BRACKET DETAIL

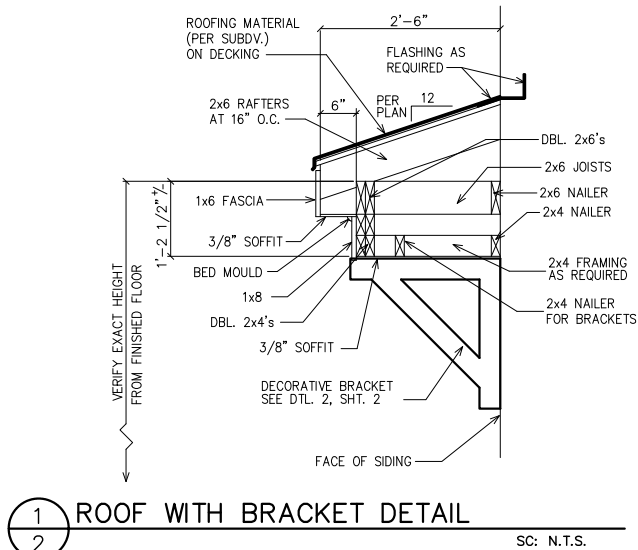
SC: N.T.S.

(2 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



RIGHT ELEVATION

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



ROOF WITH BRACKET DETAIL

SC: N.T.S.

(GAPS SHOWN IN DETAIL ARE FOR CLARITY)

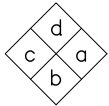
LEGEND

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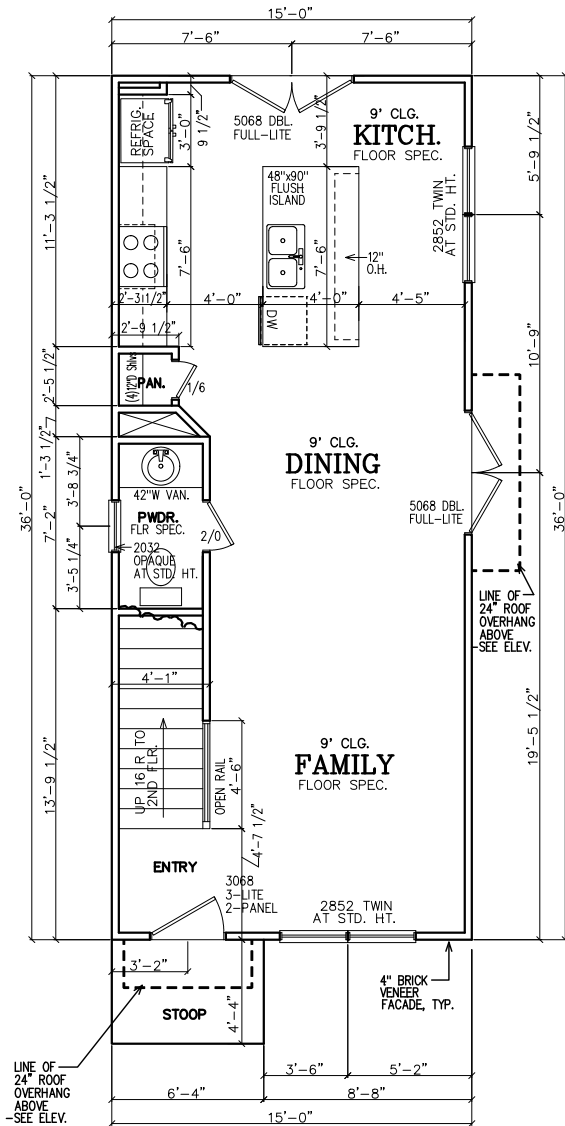
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SHEET NUMBER



INTERIOR
ELEVATION
KEY



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 SIZES AND SPACING PRIOR TO CONSTRUCTION.

FIRST FLOOR NOTES:

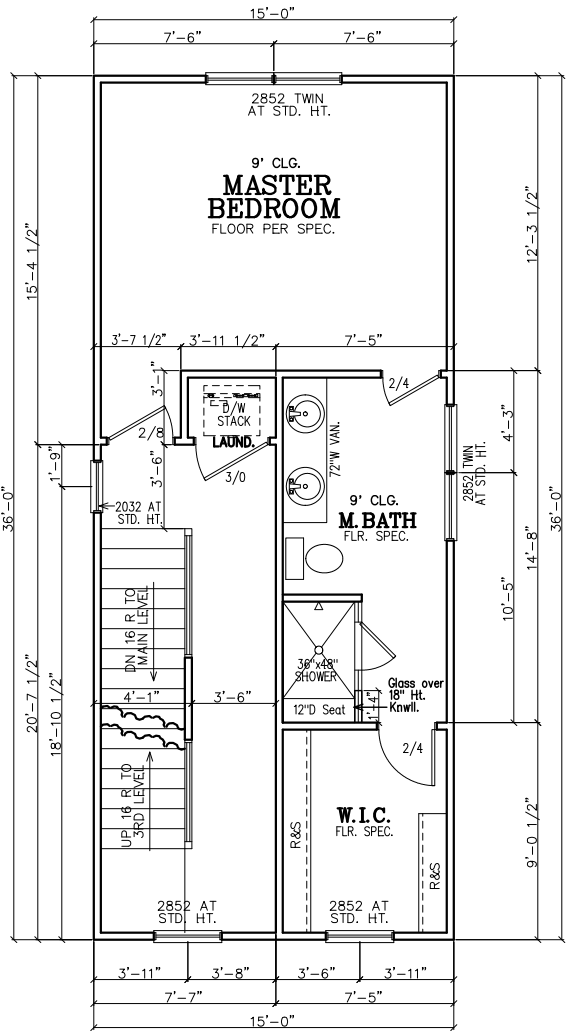
ALL 1ST FLR. CEILING HTS. TO BE CONTINUOUS 9'-0" U.N.O. ALL DOORS TO BE 80" HIGH U.N.O. ALL 1ST FLR. WINDOWS TO BE AT STD. (83") OR TRANS.(95") HDR. HT. U.N.O.

SHEATHING NOTE:

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

NOTE:

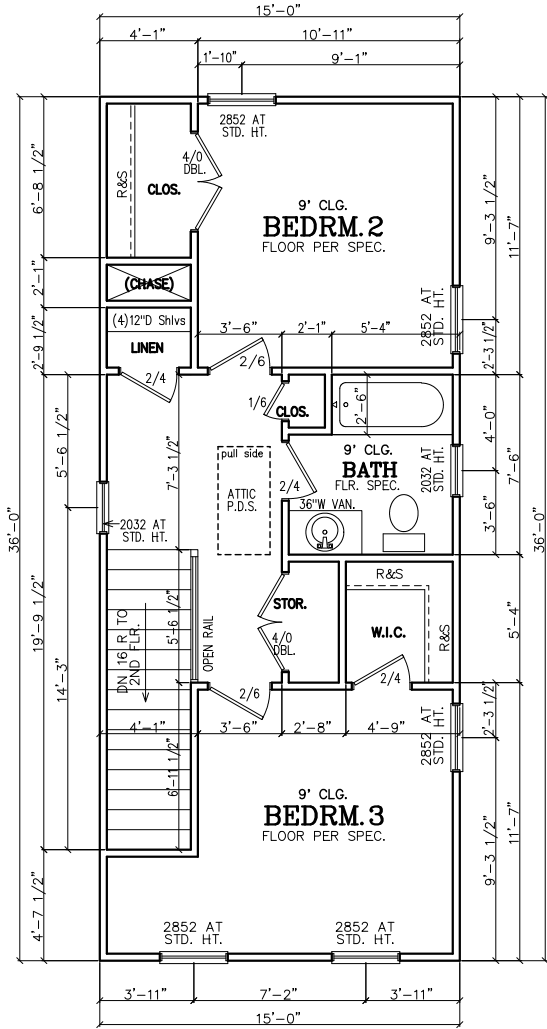
HORIZONTAL DRAFT—STOPPING IN PLAN AT 1000 S.F. TO COMPLY WITH 2018 IRC SECTION 302.12



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:
STILLWOOD
LOT #:UNIT 14
RELEASED:09/19/22



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CLIENT INFORMATION:

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

PROJECT INFORMATION:

STILLWOOD PLAN#4-A
Floor Plans
DESIGNED BY: C.SAMUDA 09/19/22
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:
22-1077

REVISIONS:			
No.	Date	Revisions	App.
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SHEET NUMBER:

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LEGEND

4

DETAIL NUMBER

9

SHEET NUMBER

SUBDIVISION:

STILLWOOD

LOT #:UNIT 14

RELEASED:09/19/22

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CLIENT INFORMATION:

EPIC

Development

430 PLASTERERS AVENUE, SUITE 100

ATLANTA, GA 30324

(678) 777-7425

CONTACT: RICK BENNETT

PROJECT INFORMATION:

STILLWOOD PLAN#4-A

Slab/Found & Roof Plan

DESIGNED BY: C.SAMUDA 09/19/22

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:

22-1077

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No.	Date	Revisions	App.
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SHEET NUMBER:

4

NEW HOME SITE ADDRESS:

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.)

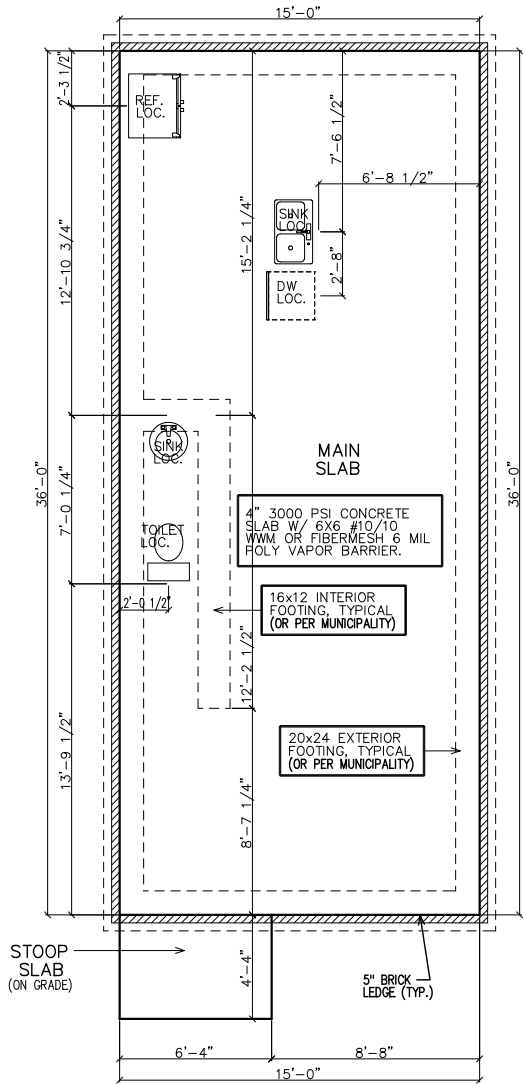
NOTE-ALL ANGLES ON

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.

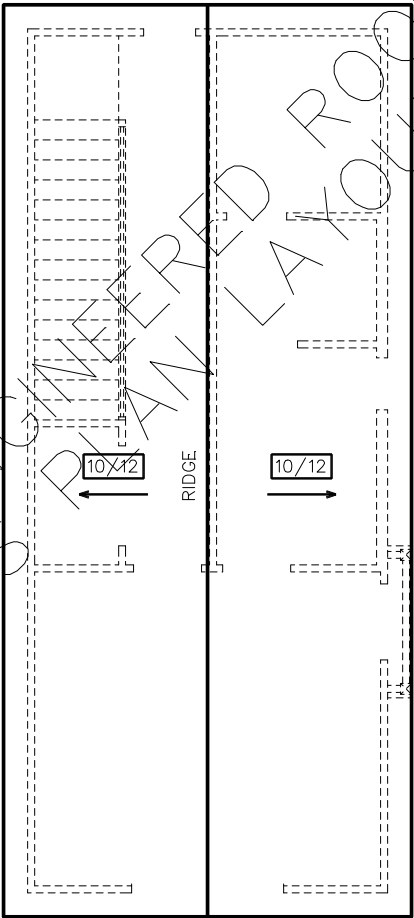
5. HOUSE SLABS AND GARAGE SLABS TO BE 3000 PSI CONCRETE MINIMUM.

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.

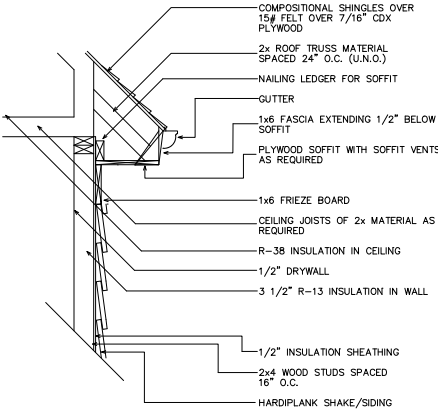
2. 12" ROUGH OVERHANG AT ALL LOCATIONS UNLESS NOTED OTHERWISE.

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.

SUBDIVISION:
STILLWOOD
LOT #:UNIT 14
RELEASED:09/19/22



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CLIENT INFORMATION:

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

PROJECT INFORMATION:

STILLWOOD PLAN#4-A
Electrical Plans
DESIGNED BY: C.SAMUDA 09/19/22
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

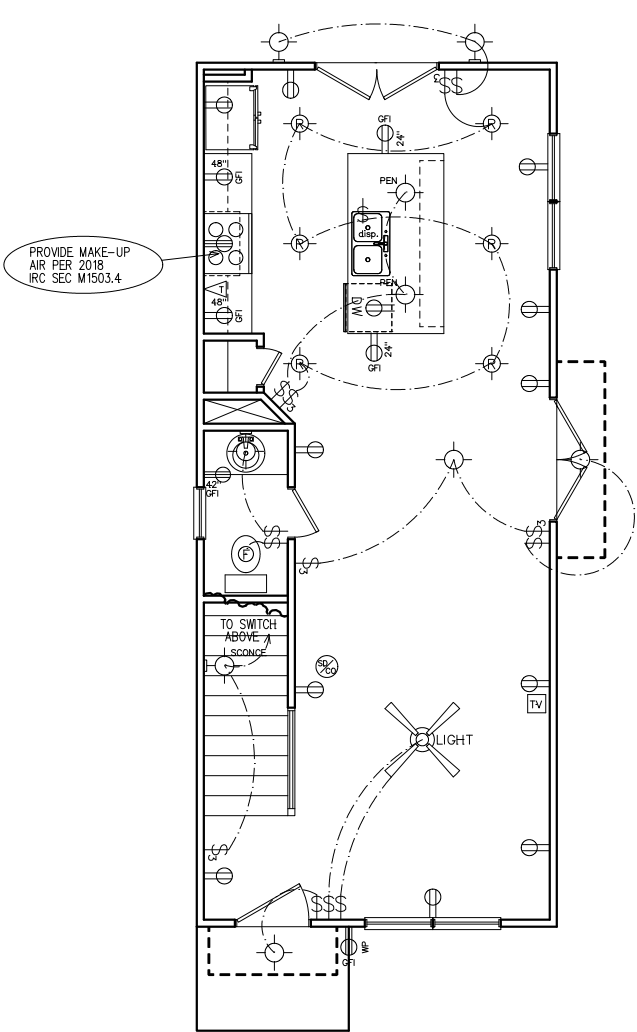
JOB NUMBER:
22-1077

REVISIONS:

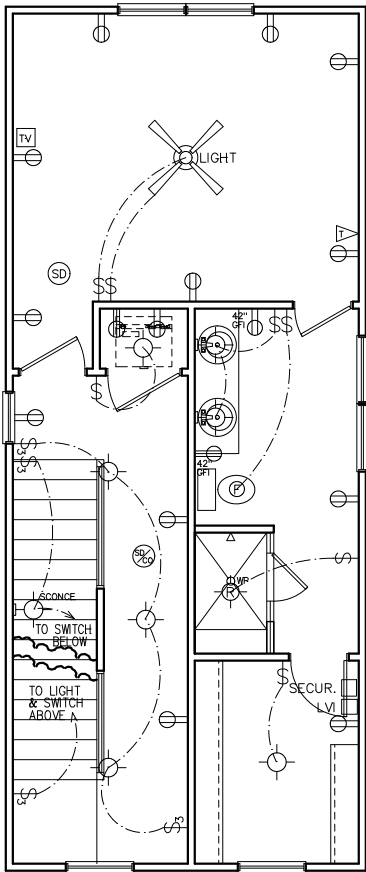
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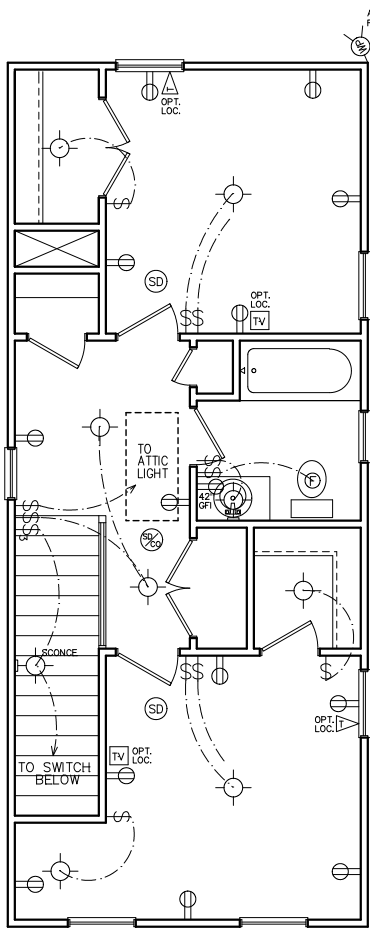
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FIRST FLOOR
ELECTRICAL PLAN



SECOND FLOOR
ELECTRICAL PLAN



THIRD FLOOR
ELECTRICAL PLAN

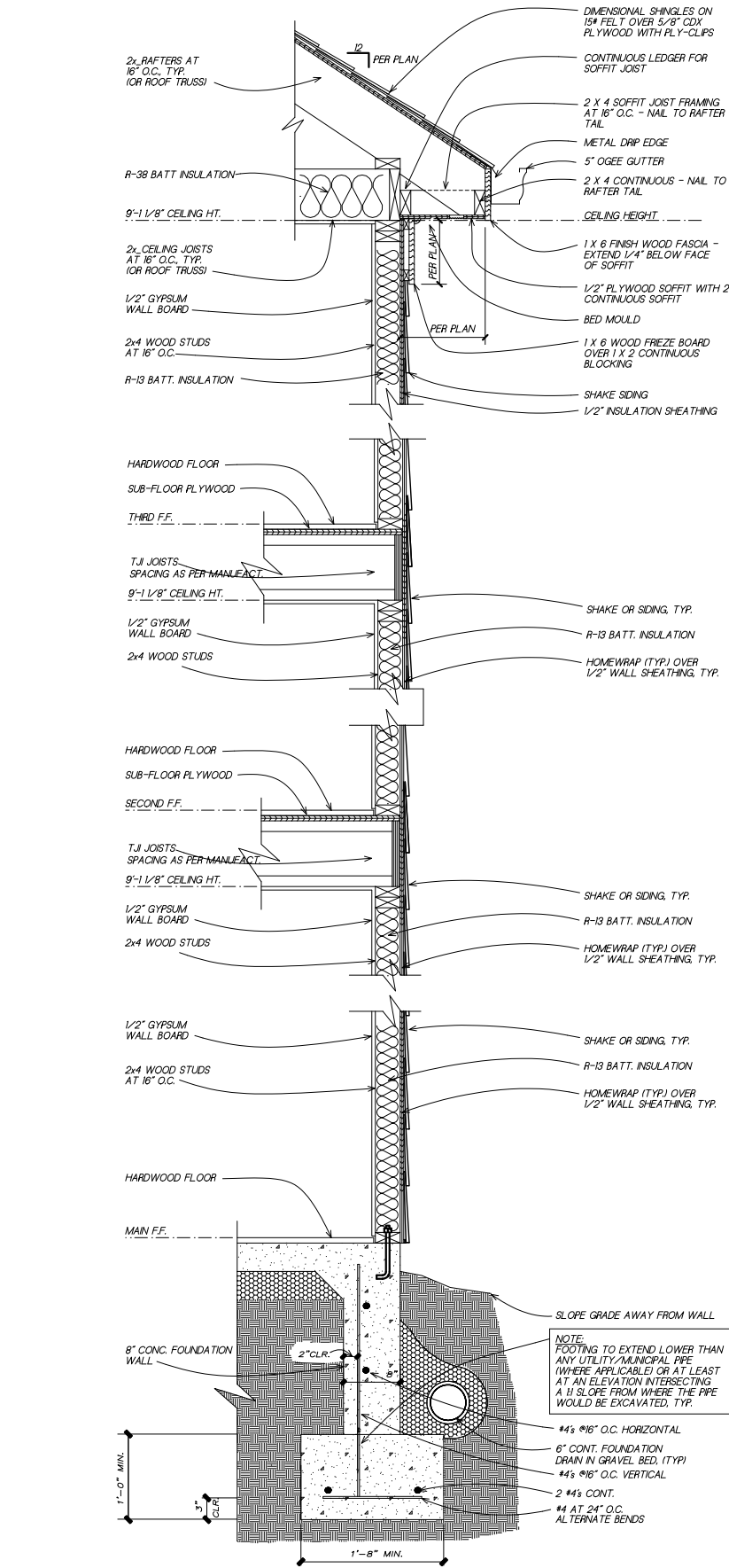
HVAC NOTE:
(2) FURNACES w/(2) GFI
OUTLETS IN ATTIC ABOVE.
CLEARANCE PER 2017
NEC 110.26A

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.
 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			
SW	SWITCH	WP	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
⊙	LIGHT	⊙	FLOOR OUTLET
⊙	RECESSED LIGHT	⊙	CEILING OUTLET
⊙	PULL CHAIN LIGHT	TV	TELEVISION
⊙	WEATHER PROOF LIGHT	☎	TELEPHONE
⊙	RECESSED EYE LIGHT	⊙	SMOKE DETECTOR
⊙	FLOOD LIGHT	⊙	CARBON MONOXIDE DETECTOR
⊙	WEATHER PROOF FLOOD	⊙	GARBAGE DISPOSAL
⊙	EXT WALL LIGHT	SECUR	SECURITY "HOMERUN"
⊙	FAN	LV	LOW VOLTAGE INTERFACE
⊙	FAN WITH LIGHT	⊙	THERMOSTAT
⊙	2x4 FLOURESCENT LIGHT	CH	CHIMES
⊙	1x4 FLOURESCENT LIGHT	⊙	BATHROOM FAN
⊙	110 VOLT OUTLET	FUSE	FUSE BOX



1
6

TYPICAL WALL SECTION

SC: NOT TO SCALE

(GAPS OR PROPORTIONS SHOWN IN DETAIL ARE FOR CLARITY)

SUBDIVISION:
STILLWOOD
LOT #:UNIT 14
RELEASED:09/19/22



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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CLIENT INFORMATION:

Epic
Development

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

PROJECT INFORMATION:

STILLWOOD PLAN#4-A

Misc. Details

DESIGNED BY: C.SAMUDA 09/19/22

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:
22-1077

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

SHEET NUMBER:

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