



CIVILITY PLEDGE

The way we govern ourselves is often as important as the positions we take. Our collective decisions will be better when differing views have had the opportunity to be fully vetted and considered. All people have the right to be treated with respect, courtesy and openness. We value all input. We commit to conduct ourselves at all times with civility and courtesy to each other.

DESIGN REVIEW COMMITTEE

700 Doug Davis Drive
Hapeville, GA 30354

October 18, 2023 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 20, 2023

Documents:

1. DRC Minutes September 20, 2023

4. New Business

4.I. 3034 Springdale Road Townhome Revisions

Background:

Christian J. Lessard on behalf of Lessard Design Inc. is seeking approval of a design exception for the stoop height based upon topography. The original application to construct 59 attached single-family homes (11 buildings) to be located on a newly consolidated parcel at 3034 Springdale Road was approved on June 21, 2023. The property is zoned V, Village and is subject to the Commercial/Mixed-Use Area of the Architectural Design Standards.

Documents:

1. Planners Report 3034 Springdale Road
2. 3034 Springdale Road - Elevation Changes

4.II. 3315 Stillwood Drive New SF Development (Phase III)

Background:

Stillwood Development LLC has submitted an application seeking approval to construct 9 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. The property is zoned P-D, Planned Unit Development and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report Stillwood Farm Phase III
2. 3315 Stillwood Drive
3. 3316 Stillwood Lane (Lot 15)
4. 3318 Stillwood Lane (Lot 16)
5. 3320 Stillwood Lane (Lot 17)
6. 3326 Springhaven Avenue (Lot 18)
7. 3324 Springhaven Avenue (Lot 19)
8. 3322 Springhaven Avenue (Lot 20)
9. 3319 Stillwood Lane (Lot 21)

- 10. 3317 Stillwood Lane (Lot 22)
- 11. 3315 Stillwood Lane (Lot 23)
- 4.III. 3276 Myrtle Street Addition

Background:

Margaret Crawford has submitted an application seeking approval to construct an 846-square foot addition to the rear of the existing 2,155-square-foot single-family dwelling at 3276 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. Planners Report 3276 Myrtle Street
- 2. Application - 3276 Myrtle Street_Redacted
- 4.IV. 3189-B Jackson Street New SF Dwelling

Background:

Joycelyn Lee has submitted an application seeking approval for the construction of a 2,681-square foot single-family dwelling with five bedrooms, three bathrooms and an attached garage to be located at 3189-B Jackson Street. The property is zoned R-SF, Residential Single Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

- 1. Planners Report 3189B Jackson Street
- 2. Application - 3189-B Jackson Street Tract 2_Redacted
- 4.V. 3247 Old Jonesboro Road Addition

Background:

Lillyan McLuster has submitted an application seeking approval for the construction of a 924-square foot second-story addition to an existing single-family dwelling located at 3247 Old Jonesboro Road. The property is zoned R-SF, Residential Single Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

- 1. Planners Report 3247 Old Jonesboro Road
- 2. Application - 3247 Old Jonesboro Road_Redacted

- 5. **Next Meeting Date - Wednesday, November 15, 2023**
- 6. **Adjourn**



Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
September 20, 2023, 6:00 PM

MINUTES

1. **Call to Order**

Chairman Jonathan Love called the meeting to order at 6:03PM.

2. **Roll Call**

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

3. **Approval of Minutes**

3.I Minutes of August 16, 2023

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to approve the minutes of August 16, 2023, as submitted. Motion Carried: 4-0

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to appoint Jacquie Smyth as Secretary Pro Tem. Motion Carried: 4-0

4. **New Business**

4.I 819 North Avenue

Front Porch Modification

Background

Christy Moore has submitted an application seeking approval for a 160-square foot patio to the front of the existing dwelling at 819 North Avenue. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Gregory Morgan made a motion, John Stalvey seconded to approve the application as submitted. The Committee granted a design exception for screen on the side. Motion Carried: 4-0

4.II 558 Woodrow Avenue

Exterior Remodel/Addition

Background:

Avuntee Patel has submitted an application seeking approval to construct a 2,400-square foot second story addition to the existing dwelling at 558 Woodrow Avenue. The property is zoned R-SF, Residential Single Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Gregory Morgan made a motion, John Stalvey seconded to approve the application with condition that the applicant add sill and porch height details to plans. Motion Carried: 4-0

4.III 3189-A Jackson Street

New SF Dwelling

Background:

Michael Olajubutu has submitted an application seeking approval for the construction of a 2,681-square foot single-family dwelling with five bedrooms, three bathrooms and an attached garage to be located at 3189-A Jackson Street. The property is zoned R-SF, Residential Single Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to table the application until October 18, 2023, with the following changes to be made to the plans:

- Address all outstanding items identified in the Planners Report
- Recommended design exception front porch from 2-4' to 1ft grade for front porch
- Recommended design exception on front dormer overhang from 12" to 9"
- To match requirement of 25' max height, recommended to modify side elevation to diminish gables and add a shallow shed roof behind the gable, toward the back elevation; this also makes the gables symmetrical; could also add a hipped roof instead of shed roof
- Show header trim on rear elevation to match the windows

Motion Carried: 4-0

4.III 3189-B Jackson Street

New SF Dwelling

Background:

Joycelyn Lee has submitted an application seeking approval for the construction of a 2,681-square foot single-family dwelling with five bedrooms, three bathrooms and an attached garage to be located at 3189-B Jackson Street. The property is zoned R-SF, Residential Single Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to table the application until October 18, 2023, with the following changes to be made to the plans:

- Address all outstanding items identified in the Planners Report
- Recommended design exception front porch from 2-4' to 1ft grade for front porch
- Recommended design exception on front dormer overhang from 12" to 9"
- To match requirement of 25' max height, recommended to modify side elevation to diminish gables and add a shallow shed roof behind the gable, toward the back elevation; this also makes the gables symmetrical; could also add a hipped roof instead of shed roof
- Show header trim on rear elevation to match the windows

Motion Carried: 4-0

4.III 3637 Elm Street

Exterior Remodel

Background:

Vincent Lucier has submitted an application seeking approval to construct a 470-square foot second-floor addition to the rear of an existing single-family dwelling at 3637 Elm Street. The property is zoned RMU, Residential Mixed Use and is subject to the Neighborhood Conservation Area (Subarea B) of the Architectural Design Standards.

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

- Recommendation to extend the roof elevation across the first floor in front of the addition to make two parallel roof lines
- Submit a legible site plan

Motion Carried: 4-0

6. Next Meeting Date – Wednesday, October 18, 2023, at 6:00PM

7. Adjourn

MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to adjourn the meeting at 6:56PM. Motion Carried: 4-0

Respectfully submitted by,

Jacquie Smyth, Secretary Pro Tem

Jonathan Love, Chairman

DRAFT



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

DATE: October 12, 2023
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – Springdale/Cofield Townhome Revisions**

BACKGROUND

The City of Hapeville has received a Design Review Application from Christian Lessard on behalf of Lessard Design Group and Bellwood Homes & Bellwood Investments for construction of 59 attached single-family homes (11 buildings) to be located at a newly consolidated parcel at 3034 Springdale Road. The exteriors are a combination of cementitious panels, siding and board and batten and shingle and metal roofs (over stoops).

This Design Review Application modification is requesting a Design Exception for the stoop height based upon topography.

The property is within the V, Village Zoning District and is subject to the Architectural Design Standards.

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

- ✖ 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.

RECOMMENDATIONS

Based on topography, the Design Exception is recommended for approval.

Date: 10/06/2023

To: Lynn M. Patterson
Tonya Hutson

From: Christian J. Lessard
Lessard Design Inc.
8521 Leesburg Pike
Vienna, VA 22182

Re: Design Review Committee – Springdale Town Homes, Bellwood

This letter is meant to present the changes that were done to the latest DRC Package:

**All changes mentioned below have been clouded.*

1. All Side, Front & Rear Elevations have been updated. In coordination with civil, all Building Strip Elevations have been updated to show the latest grading from civil.

Initially, This was updated to show that all stoops and porches shall be a minimum of two feet and a maximum of four feet from grade to top of the stairs, unless topography is greater. However, because of the current topography for this site and after speaking with Ms. Patterson, She clarified that it was fine if the two feet was not met at all conditions, but we needed to make sure it's not flush with the entrance.

- *As an attachment to this letter, we attached 2 documents for your review:*

- a) *Latest DRC Package - This was agreed to be sent to clarify the current situation on the heights of the stoops. See all Building Strip Elevation sheets.*
- b) *Marked Site Plan – Showing stoop/Grade estimated differences.*

2. Lot 29 @ Building 08 was updated with Elevation A1 in lieu of A2. After coordinating with the latest grading plan, we noticed that the previous elevation A2 with the bay at the front was not compatible with the latest front topography.

- *See sheets A.08*

3. Lot 45 @ Building 09 was updated with Elevation A1 in lieu of A2. After. After coordinating with the latest grading plan, we noticed that the previous elevation A2 with the bay at the front was not compatible with the latest front topography.

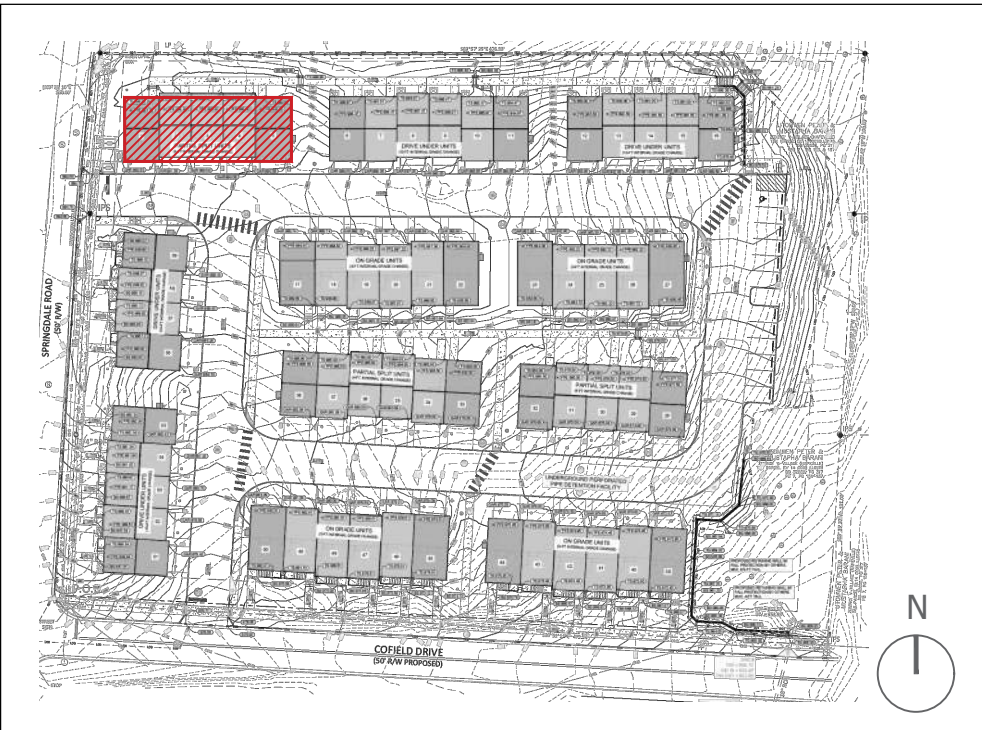
- *See sheets A.09*

3. We have requested the Planning commission Board a maximum Building Height of 39' for Buildings 08 & 09. the rest of the buildings are under 35', Buildings 08 & 09 are above 35' because of the steep topography at front of this site facing Cofield Drive. We are still waiting on the approval for this.

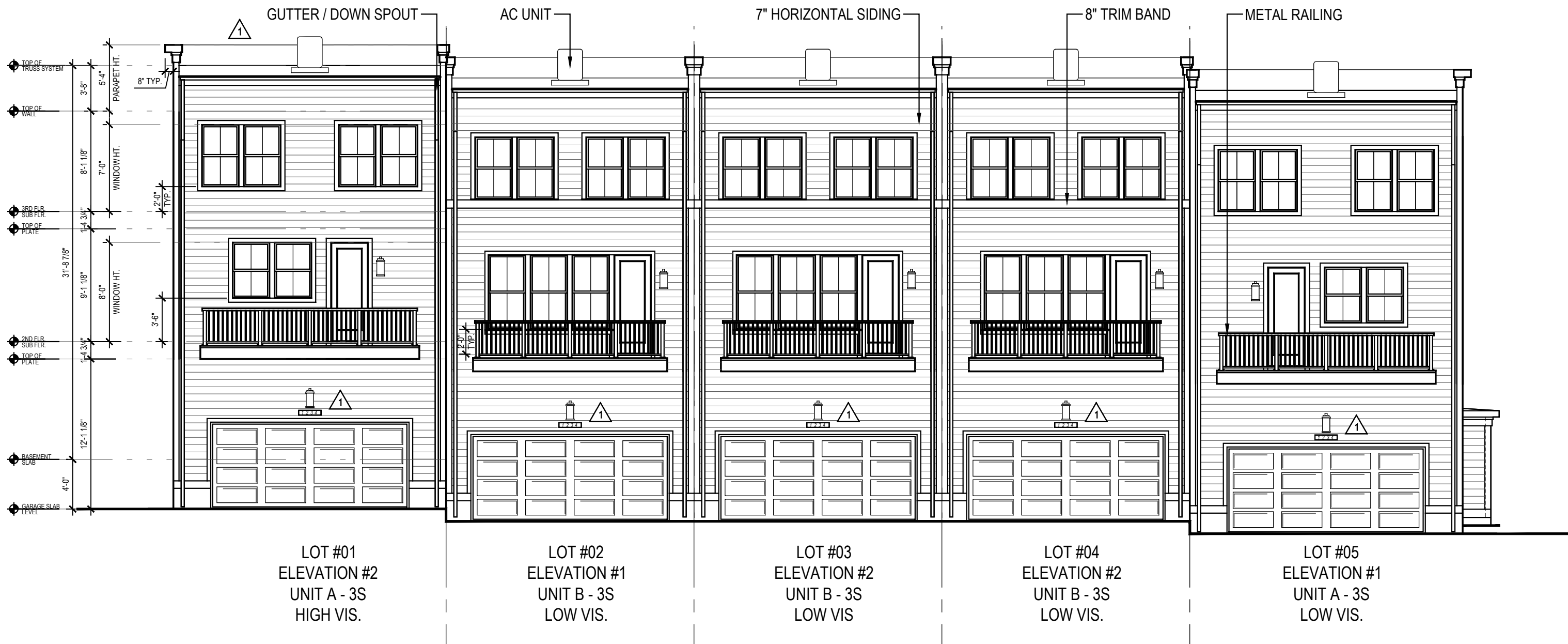
Sincerely,
Christian J. Lessard



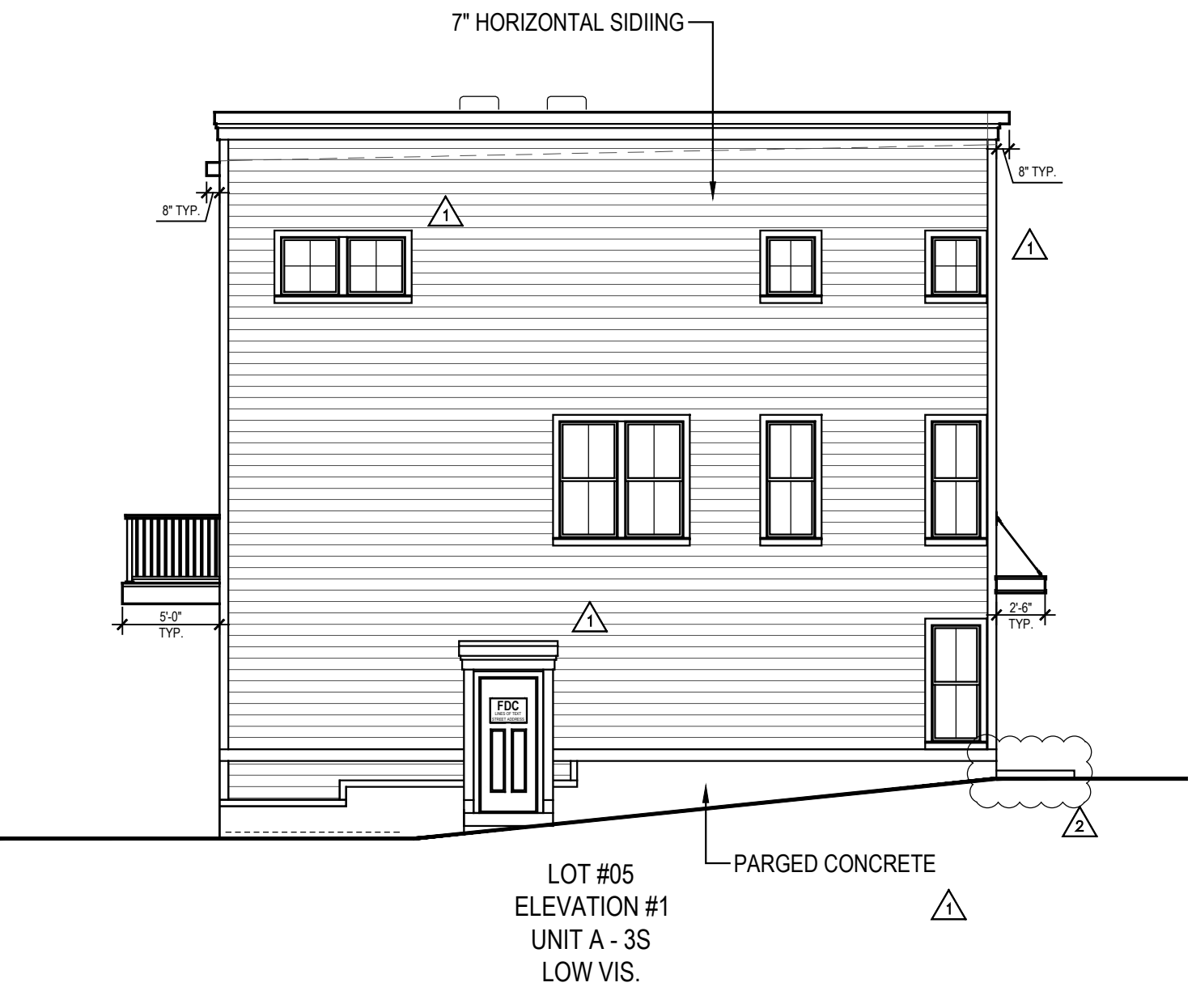
	WINDOWS/DOORS CALCULATIONS
BUILDING 04	42.8%
LEVEL 03	43.5%
LEVEL 02	38.0%
LEVEL 01	48.0%
*NOTE : PER DISTRICT REGULATIONS, FENESTRATION REQUIREMENT FOR RESIDENTIAL = MIN. 30% AND A MAX. OF 50%	



KEY PLAN



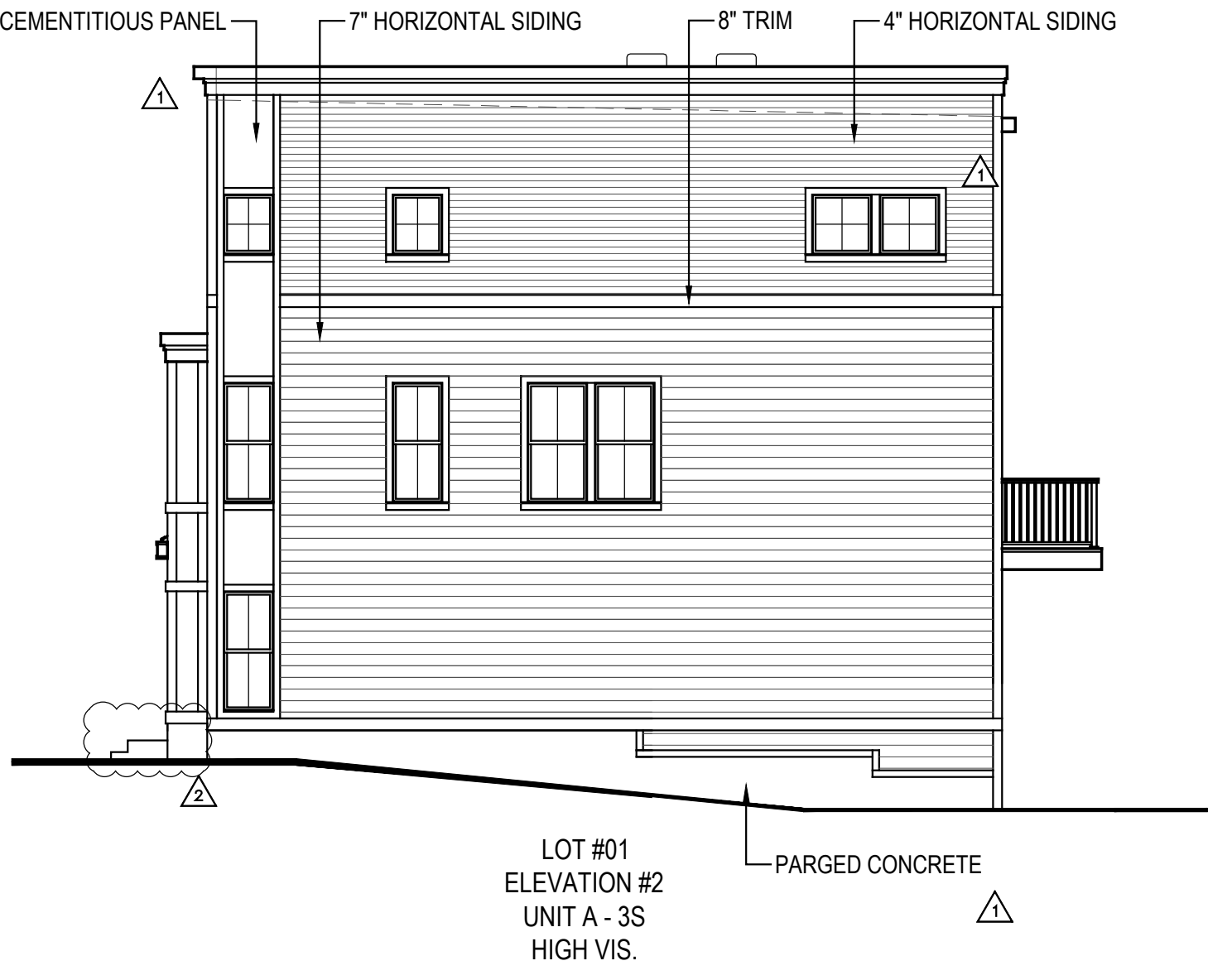
REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



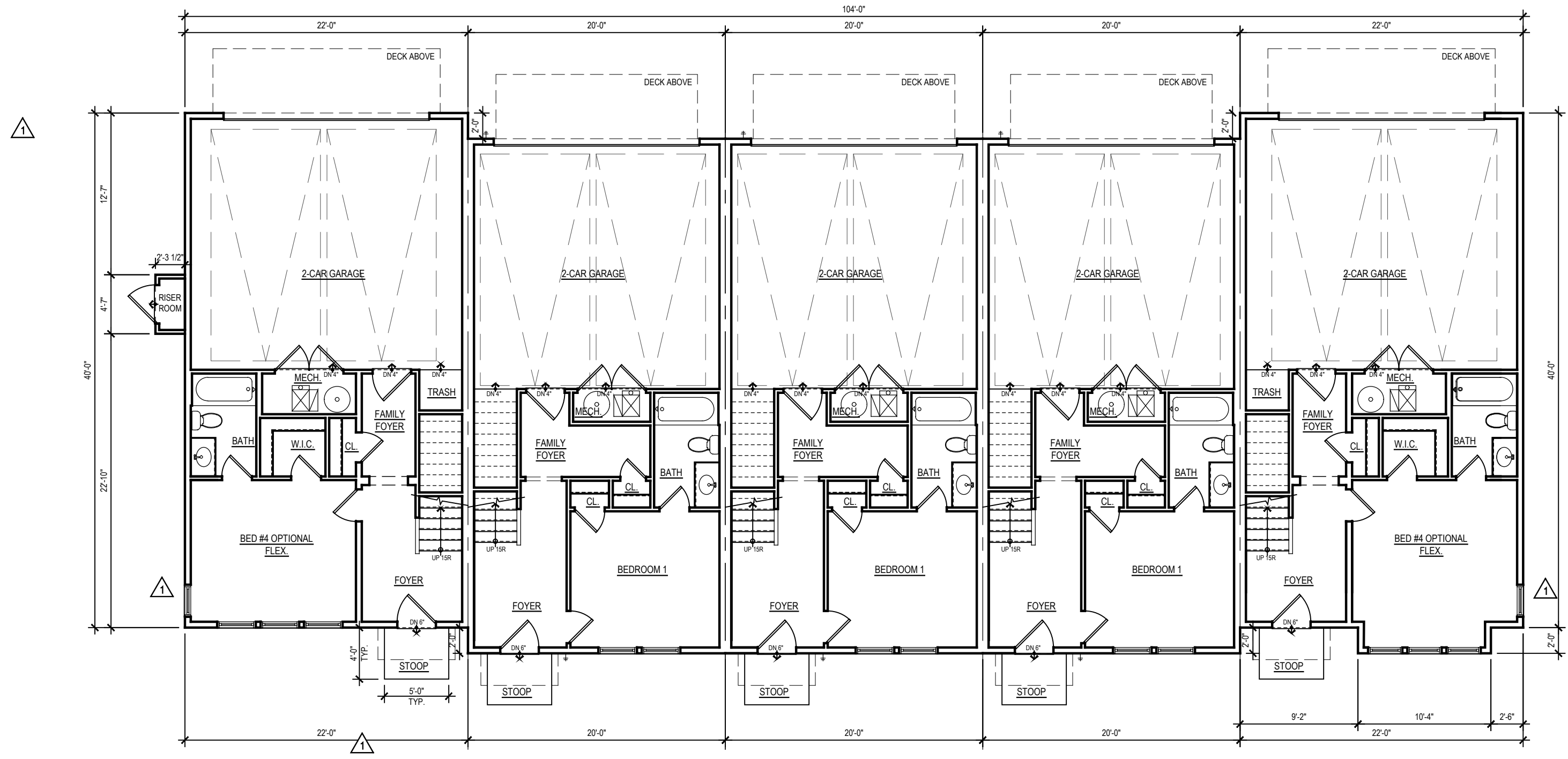
RIGHT SIDE ELEVATION

- NOTES:
- BUILDING NUMBERS, AT LEAST 6" IN HEIGHT, SHALL BE LOCATED ABOVE OR BESIDE THE STREET FACING PEDESTRIAN ENTRANCE.
 - AC SCREEN CONSISTS OF 42" HIGH PAINTED WOOD FENCING.
 - ALL EXTERIOR STAIR RISERS VISIBLE FROM STREET SHALL BE ENCLOSED.
 - PORCH AND STOOP FOUNDATIONS SHALL BE ENCLOSED. SEE A.16 FOR SECTION DETAIL.
 - TYPICAL STOOP DIMENSIONS SHOWN ON FLOOR PLANS AND WILL COMPLY WITH REQUIRED DIMENSIONS.
 - RAILINGS TO BE ADDED TO STOOPS WHERE REQUIRED. RAILINGS WILL COMPLY WITH CODE / DESIGN GUIDELINES.
 - ALL WINDOWS INTENDED TO BE CLEAR. NO TINT OR REFLECTIVE WINDOWS INCLUDED IN DESIGN.
 - ALL WINDOW / DOOR TRIM CONSIST OF 4" TRIM SURROUND.
 - WINDOW SILLS CONSIST OF 1/4" PROJECTION FROM TRIM. SEE A.16 FOR SECTION DETAIL.
 - WINDOW PANE TO HAVE 2" RECESS. SEE A16 FOR SECTION DETAIL.
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BUILDING #1 PLANS LOTS #01-05

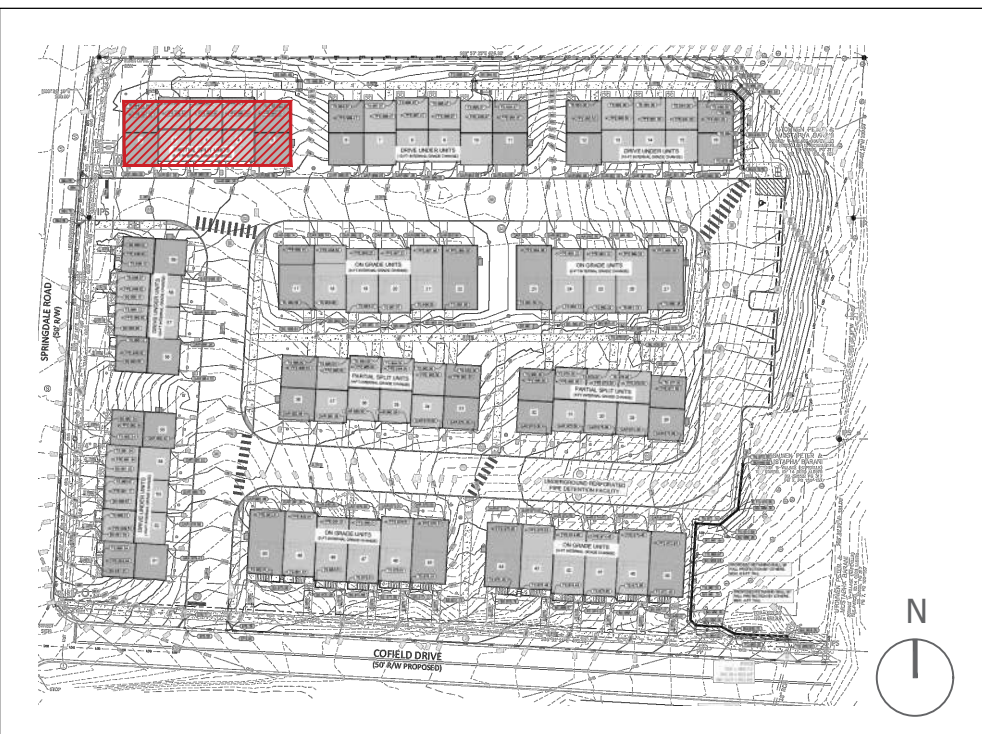


SECOND FLOOR PLAN

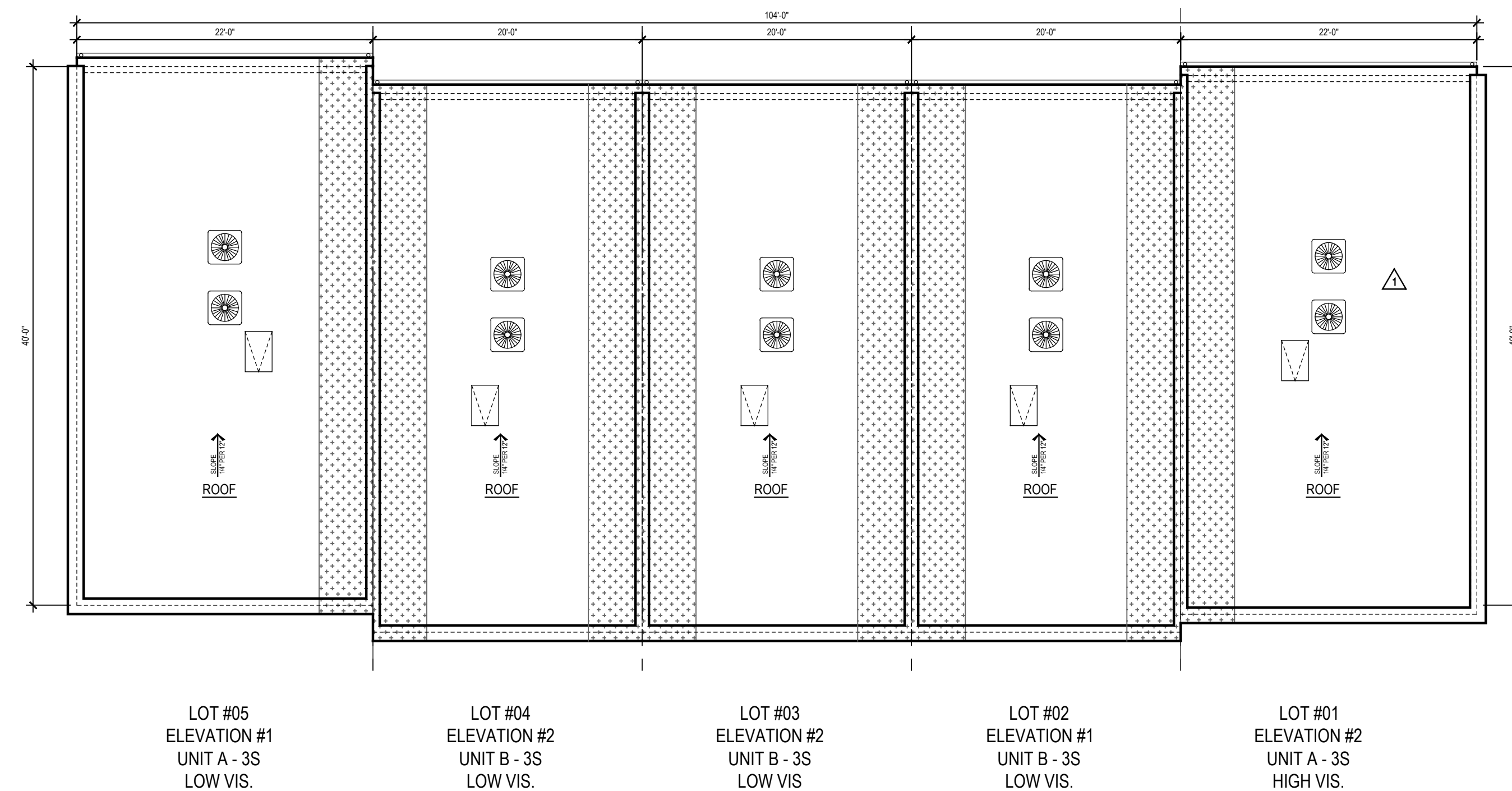


FIRST FLOOR PLAN

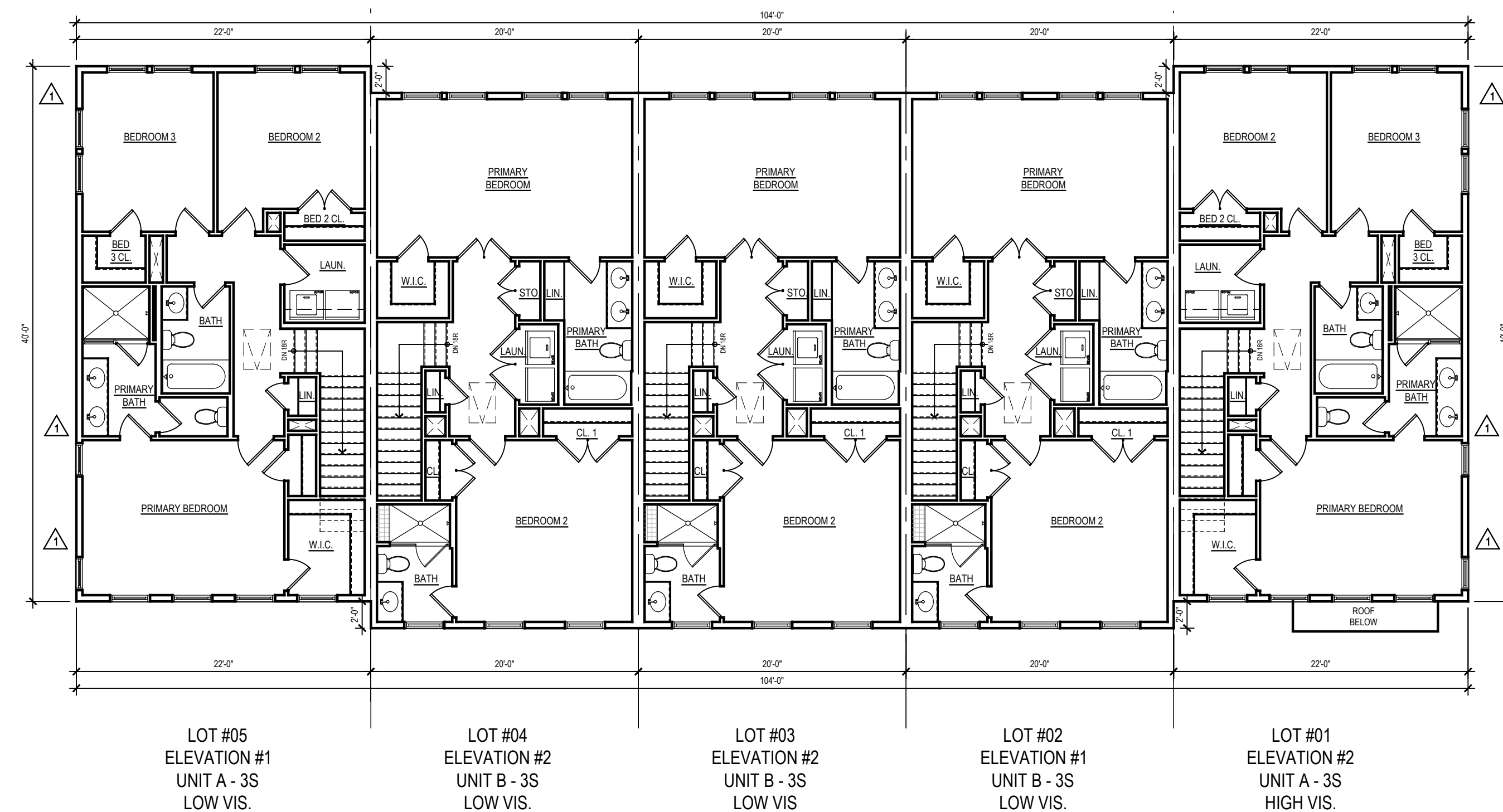
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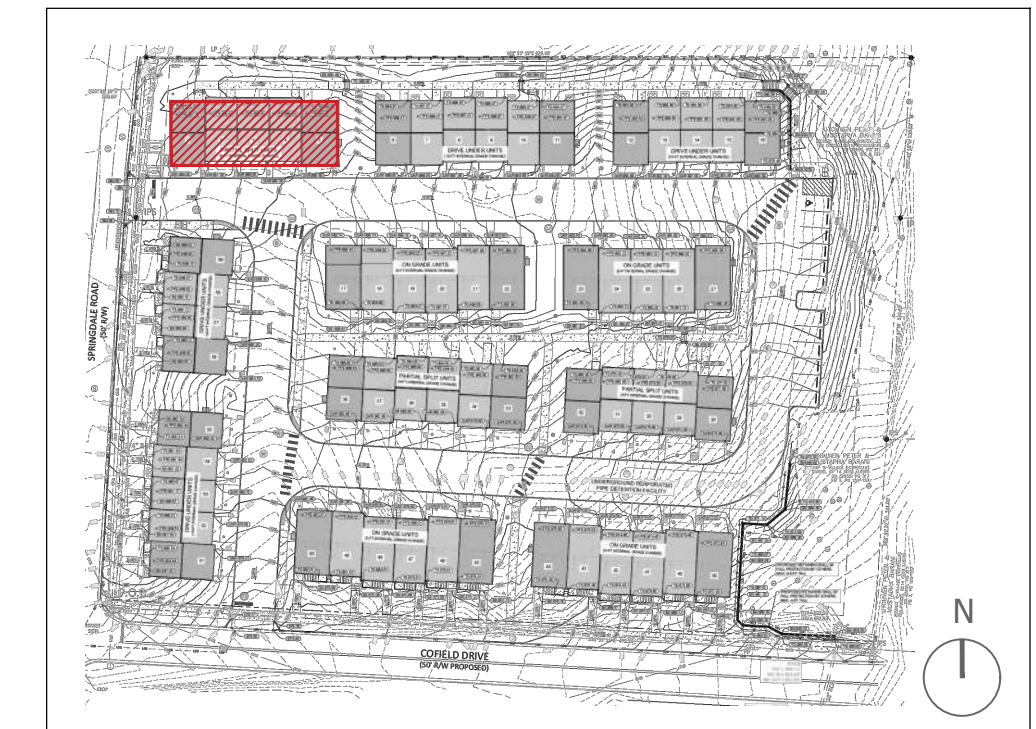
KEY PLAN



ROOF PLAN



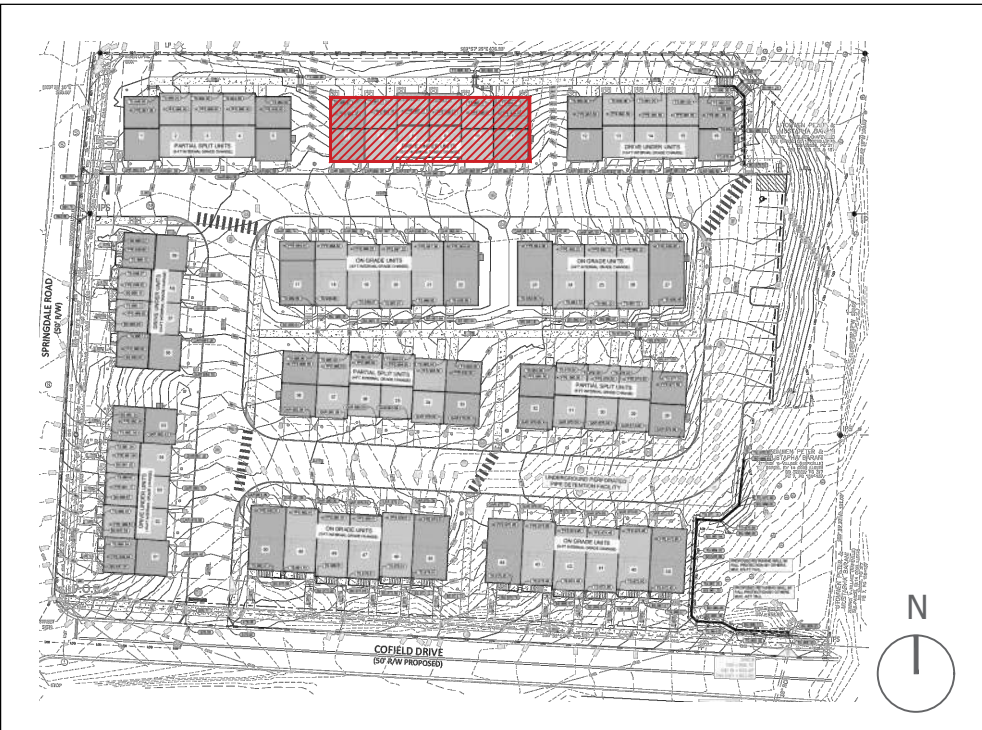
THIRD FLOOR PLAN



KEY PLAN

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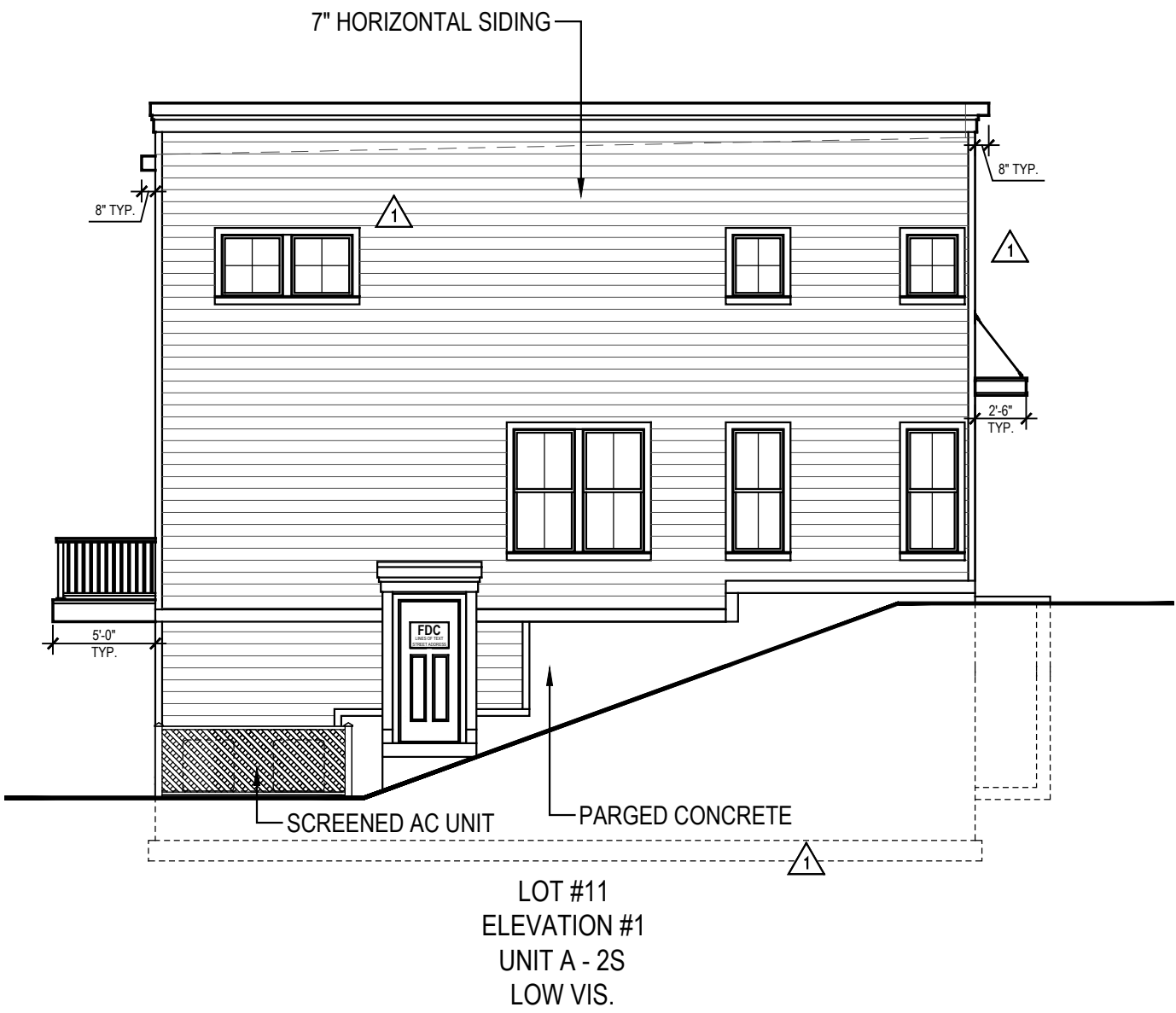
	WINDOWS/DOORS CALCULATIONS
BUILDING 02	42.8%
LEVEL 03	42.6%
LEVEL 02	36.8%
LEVEL 01	-
*NOTE : PER DISTRICT REGULATIONS, FENESTRATION REQUIREMENT FOR RESIDENTIAL = MIN. 30% AND A MAX. OF 50%	



KEY PLAN



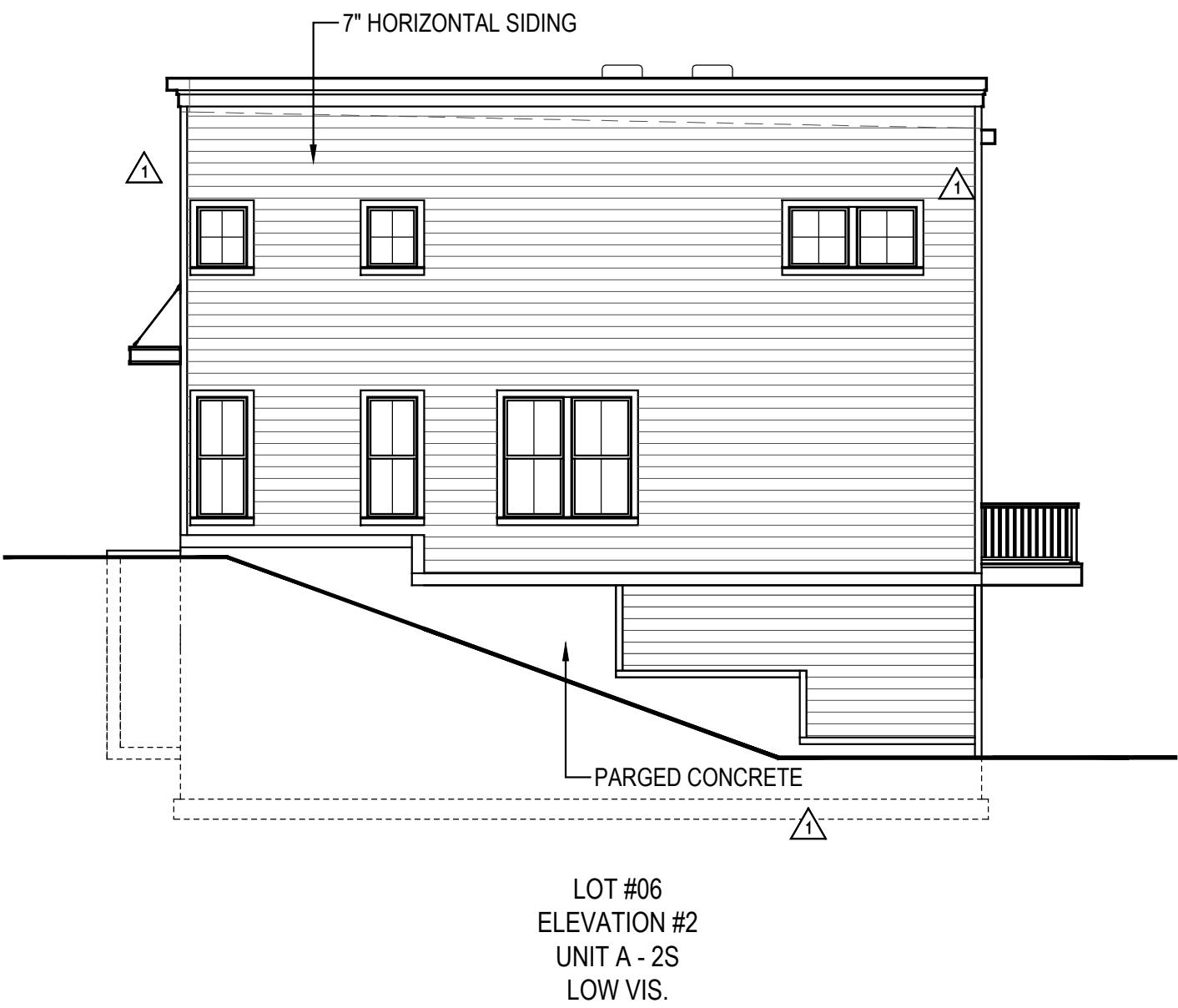
REAR ELEVATION



LEFT SIDE ELEVATION

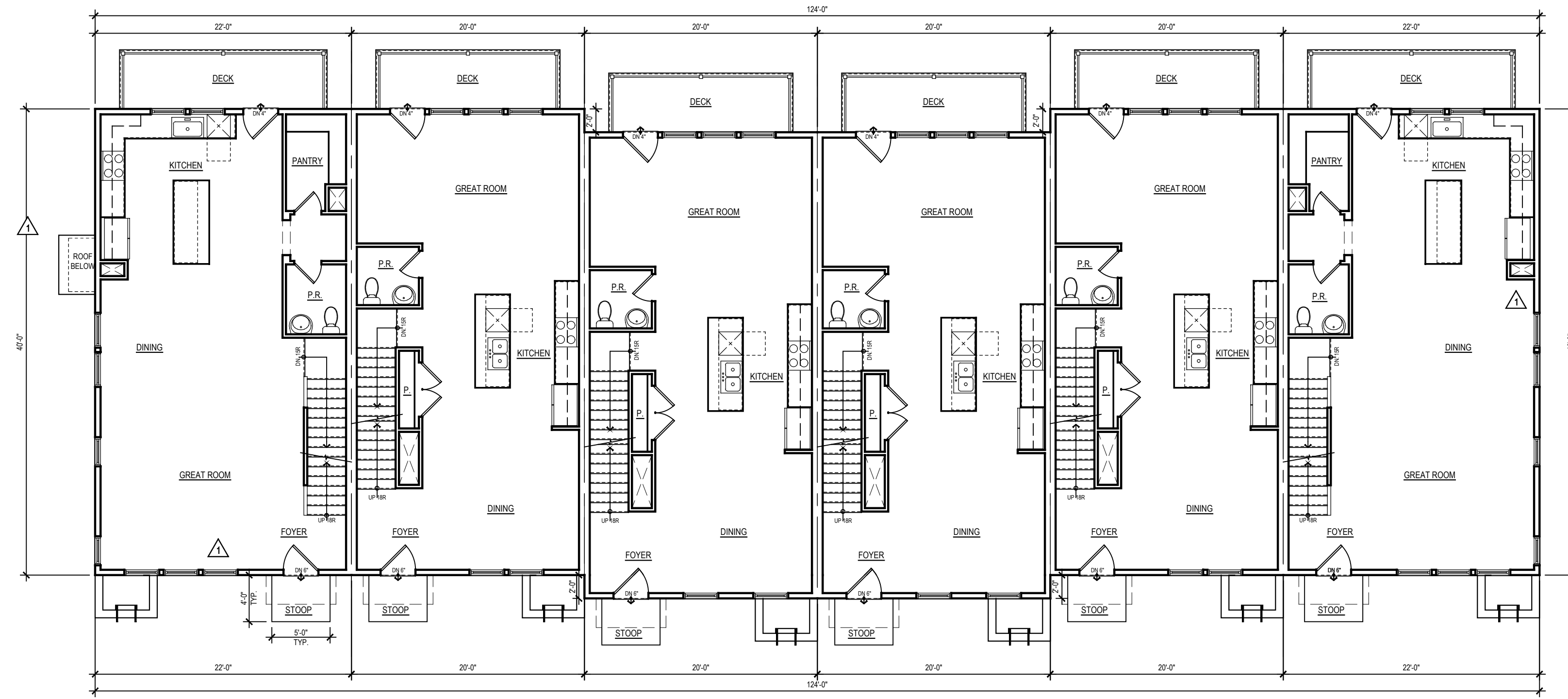


FRONT ELEVATION



RIGHT SIDE ELEVATION

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LOT #11
ELEVATION #1
UNIT A - 2S
LOW VIS.

LOT #10
ELEVATION #1
UNIT B - 2S
LOW VIS.

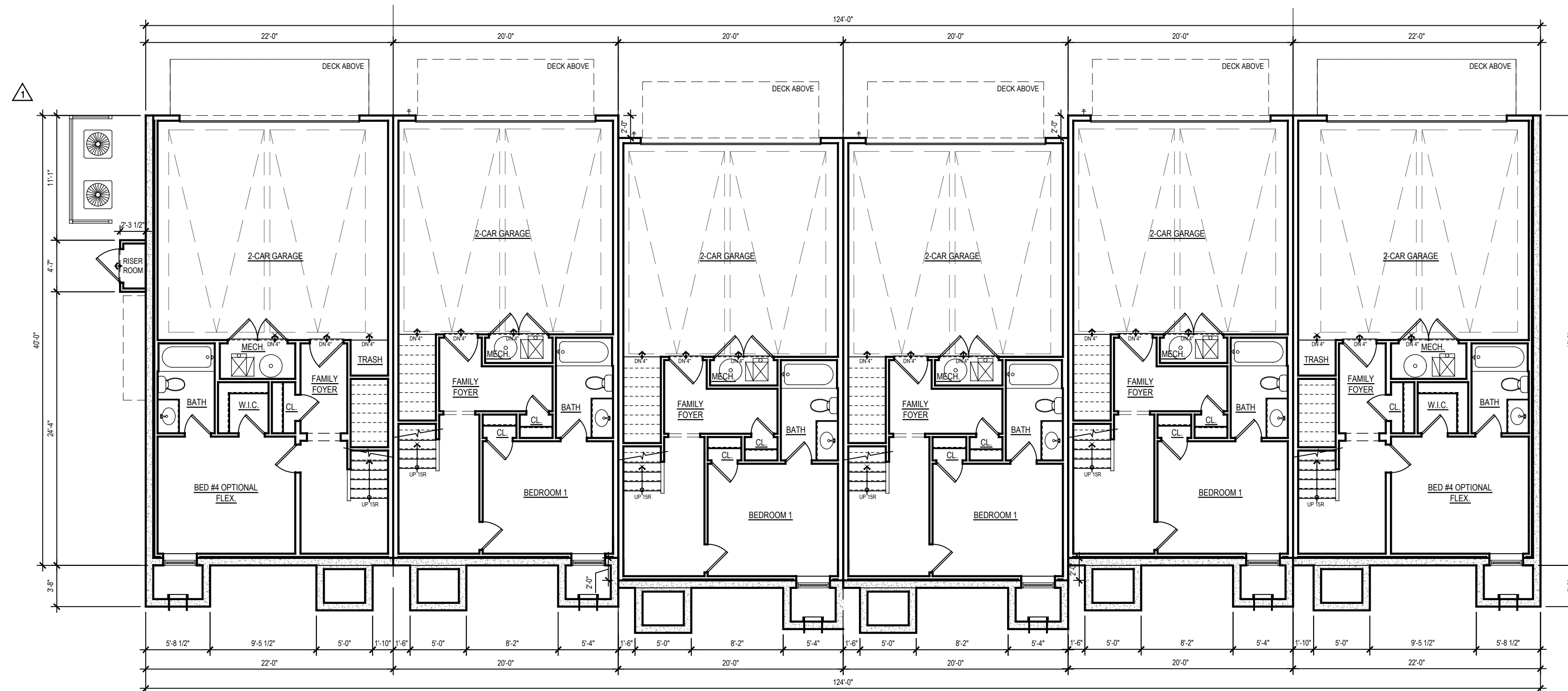
LOT #09
ELEVATION #2
UNIT B - 2S
LOW VIS.

LOT #08
ELEVATION #2
UNIT B - 2S
LOW VIS.

LOT #07
ELEVATION #1
UNIT B - 2S
LOW VIS.

LOT #06
ELEVATION #2
UNIT A - 2S
LOW VIS.

SECOND FLOOR PLAN



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ELEVATION #1
UNIT A - 2S
LOW VIS.

LOT #10
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UNIT B - 2S
LOW VIS.

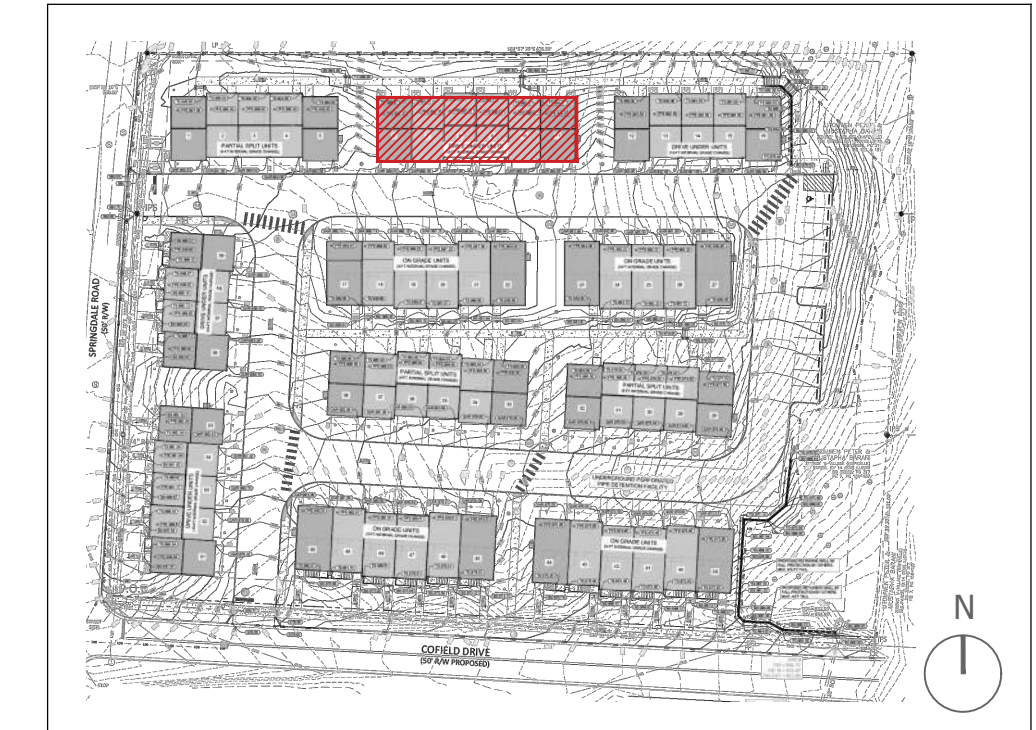
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ELEVATION #2
UNIT B - 2S
LOW VIS.

LOT #08
ELEVATION #2
UNIT B - 2S
LOW VIS.

LOT #07
ELEVATION #1
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LOW VIS.

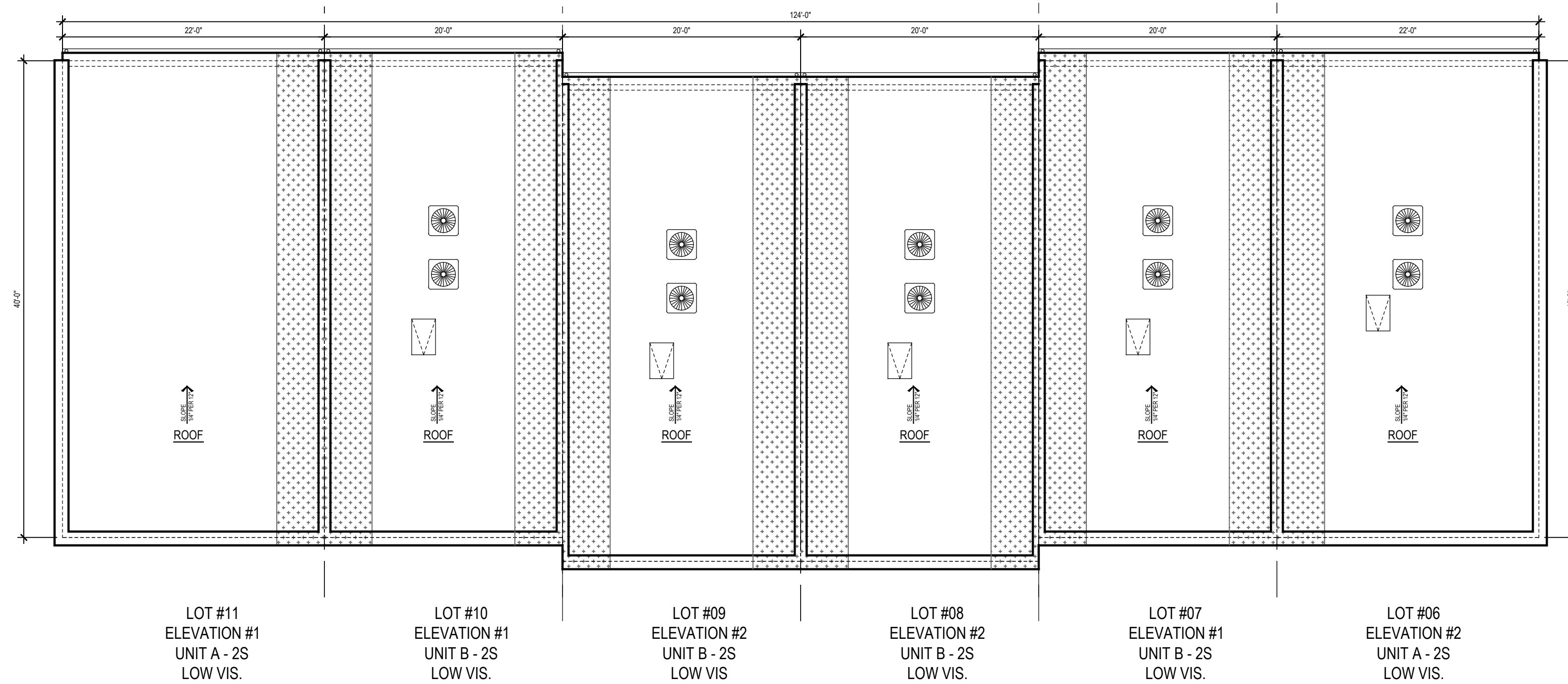
LOT #06
ELEVATION #2
UNIT A - 2S
LOW VIS.

FIRST FLOOR PLAN

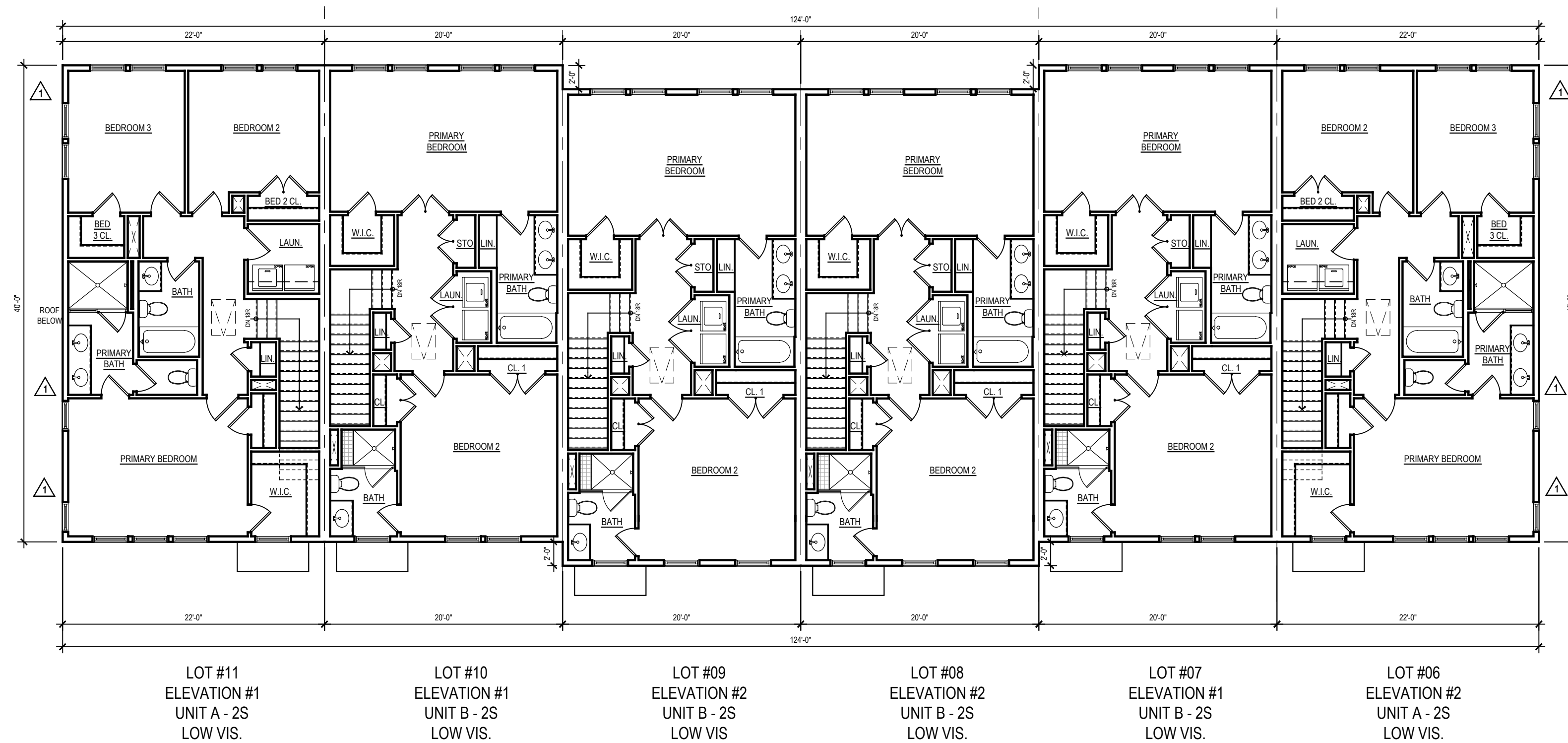


KEY PLAN

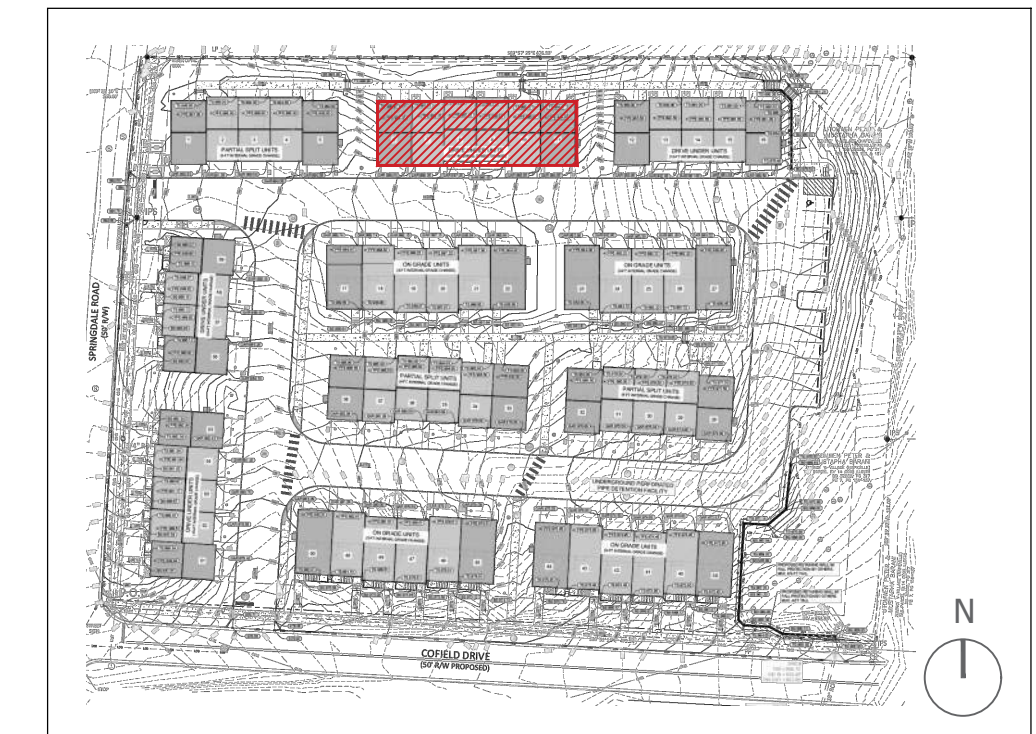
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ROOF PLAN



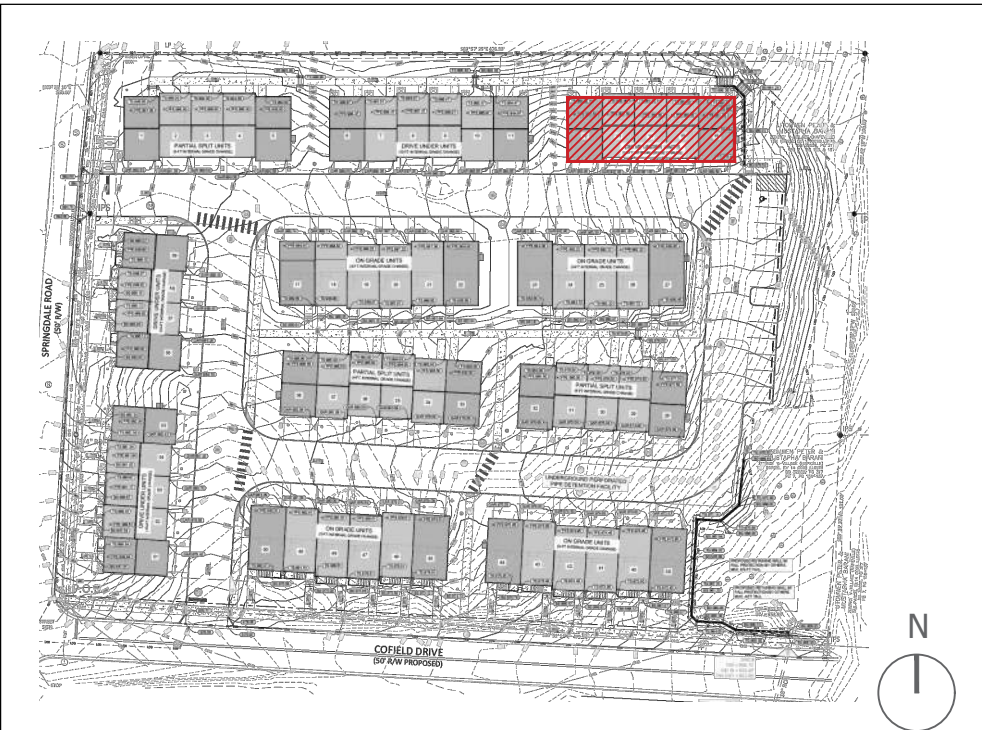
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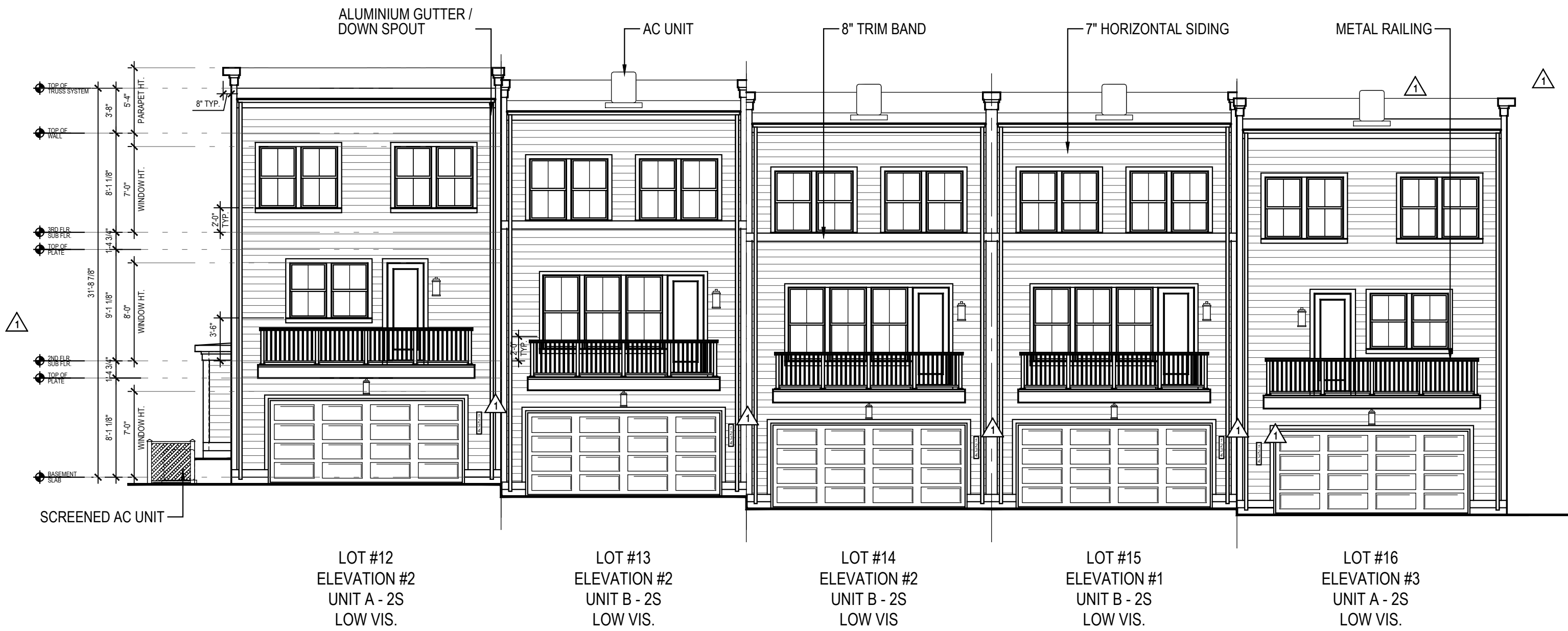
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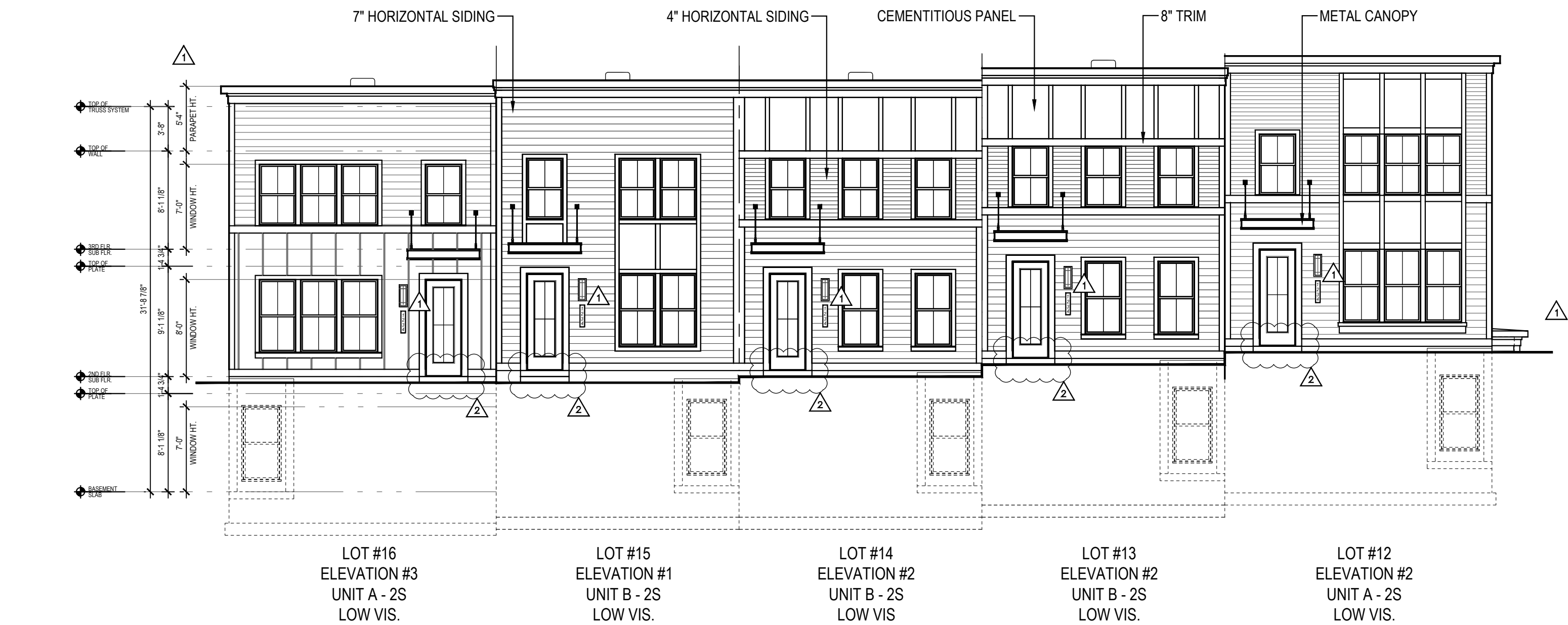
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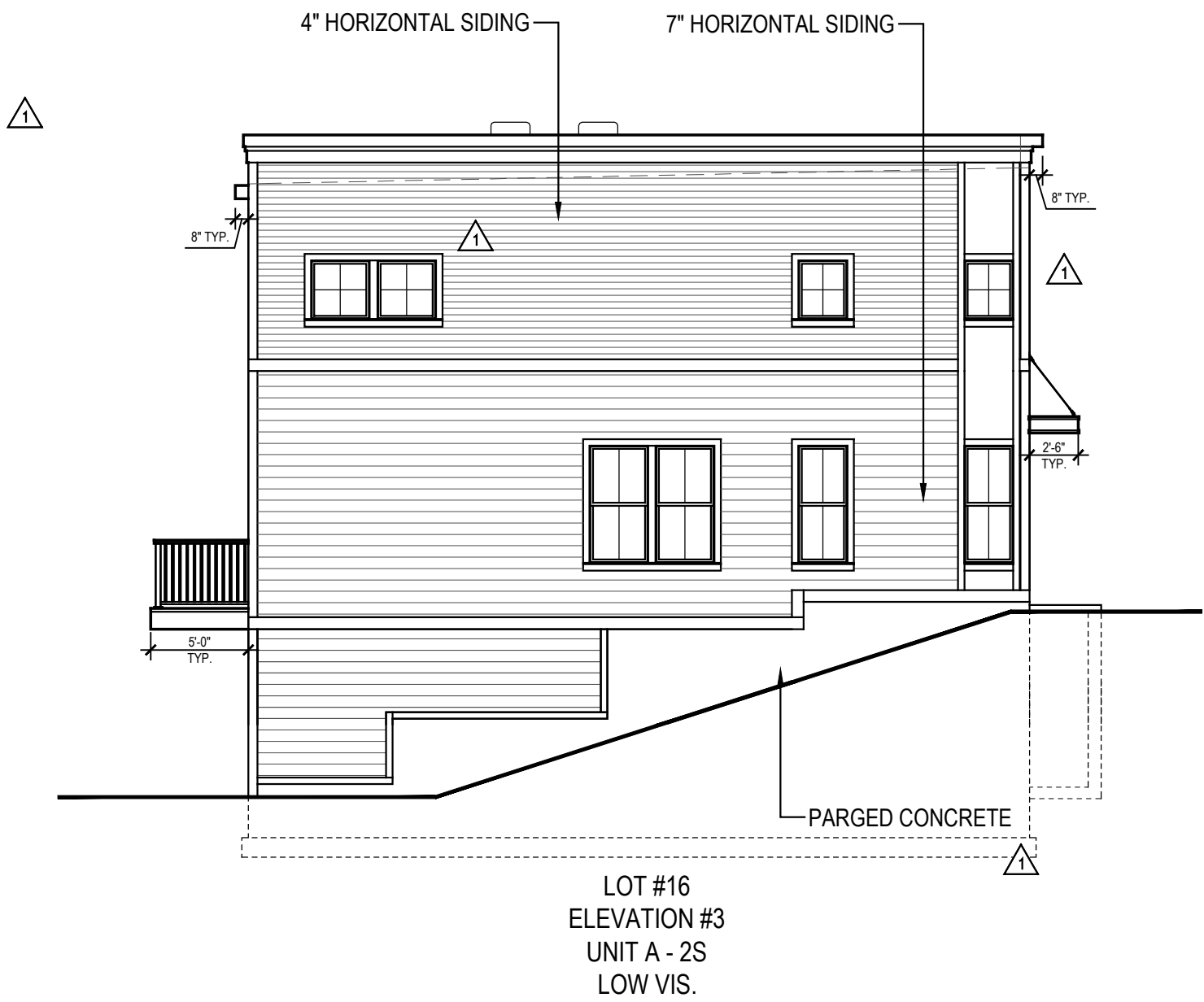
KEY PLAN



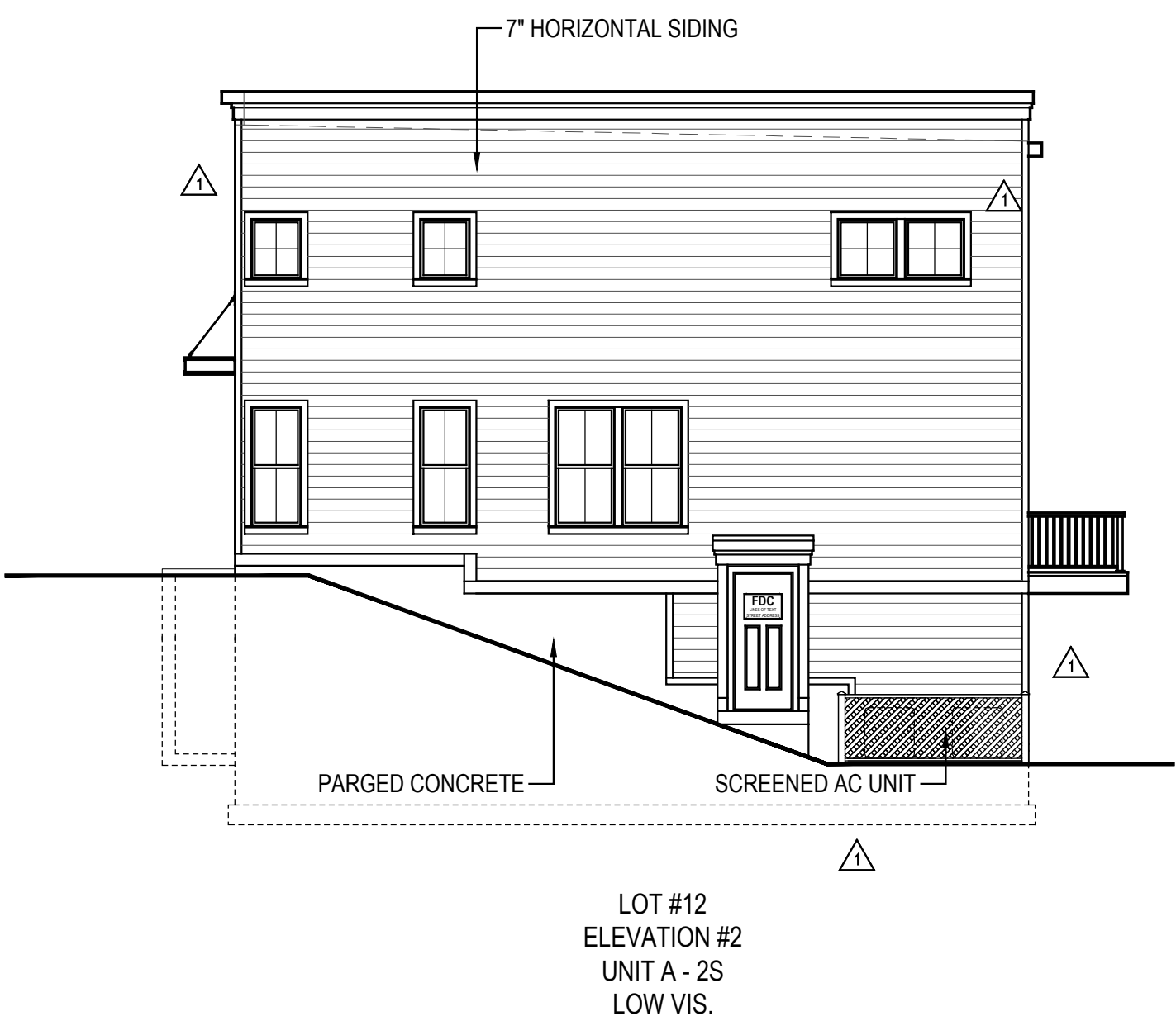
REAR ELEVATION



FRONT ELEVATION

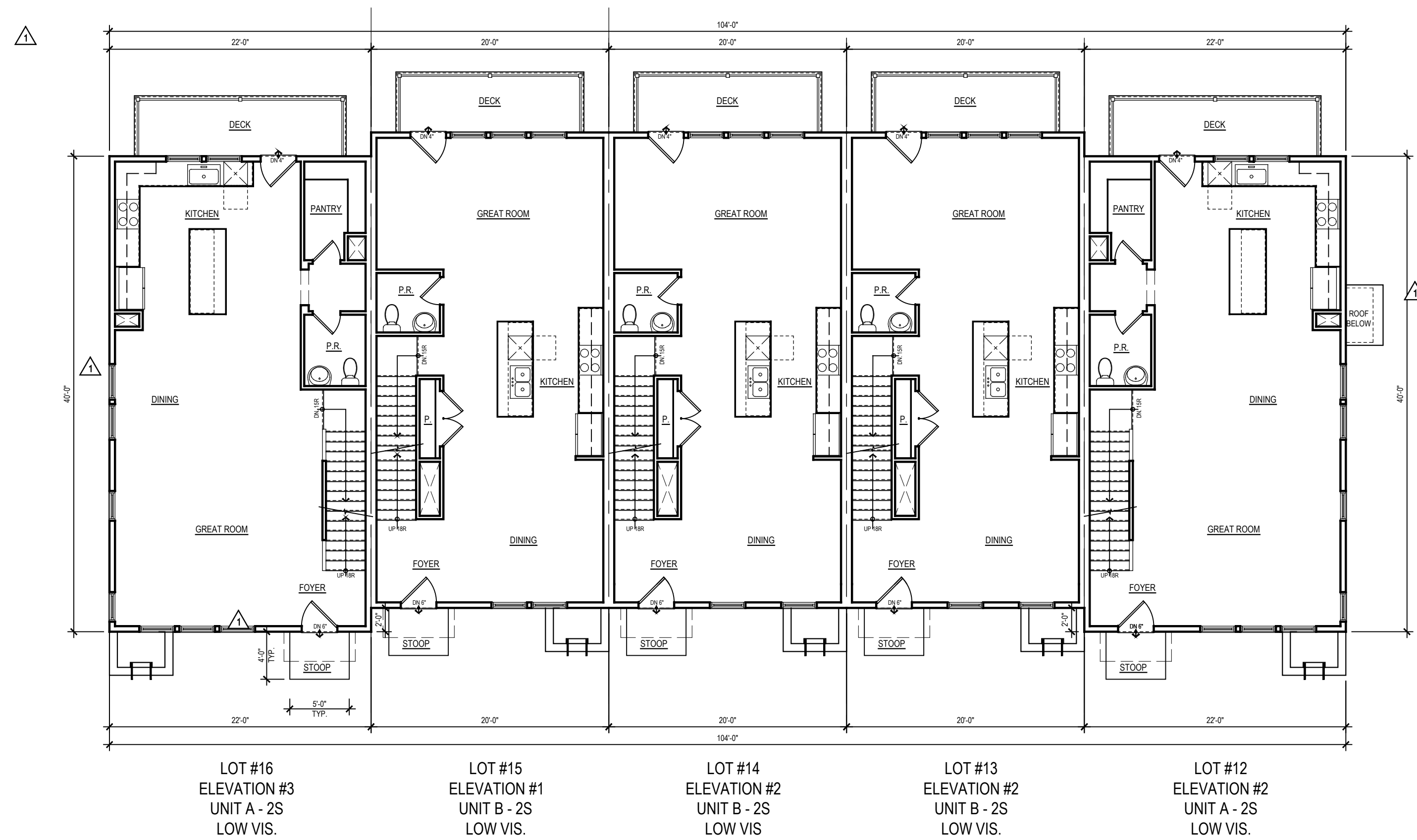


LEFT SIDE ELEVATION

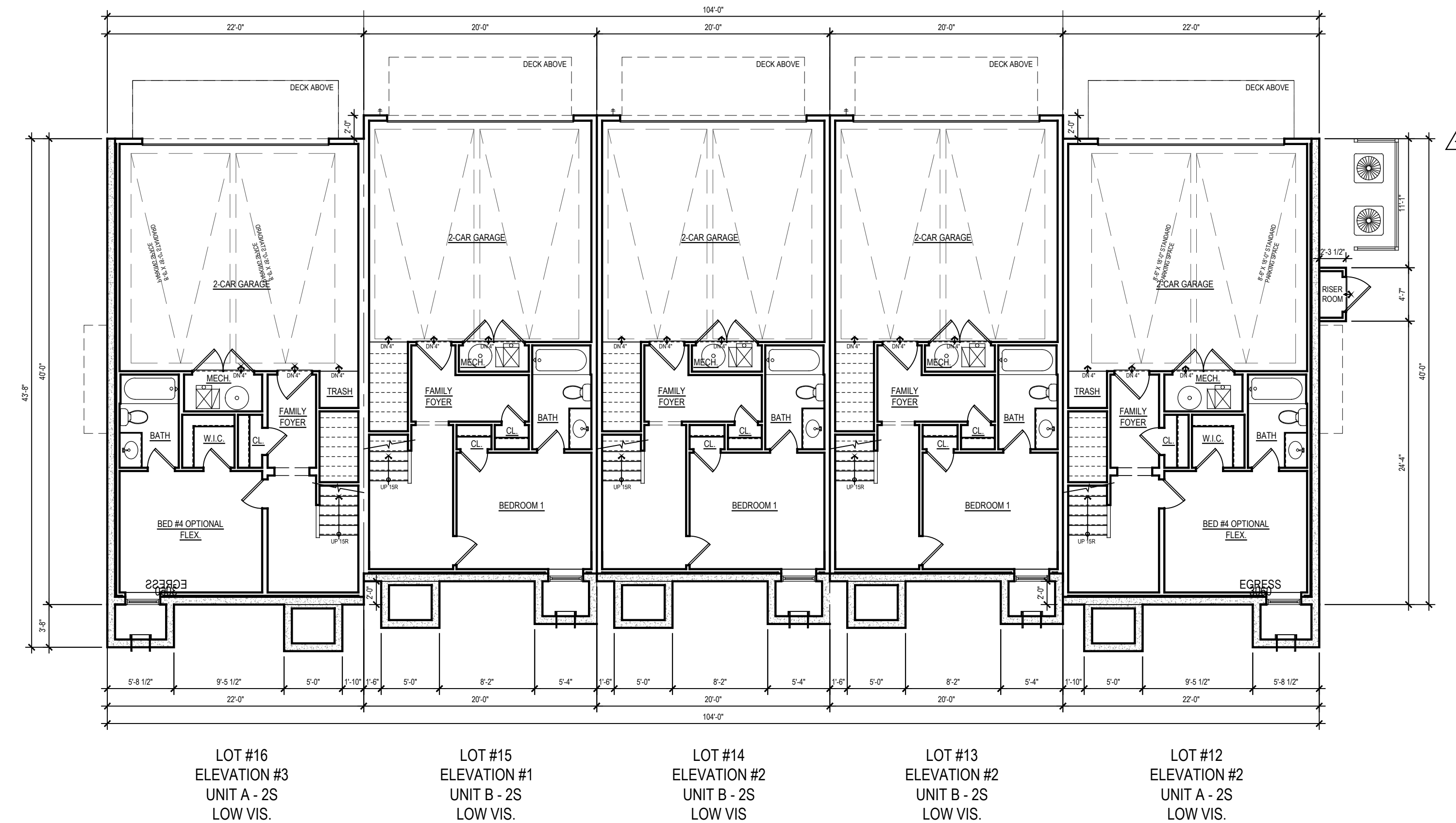


RIGHT SIDE ELEVATION

- NOTES:
- BUILDING NUMBERS, AT LEAST 6" IN HEIGHT, SHALL BE LOCATED ABOVE OR BESIDE THE STREET FACING PEDESTRIAN ENTRANCE.
 - AC SCREEN CONSISTS OF 42" HIGH PAINTED WOOD FENCING.
 - ALL EXTERIOR STAIR RISERS VISIBLE FROM STREET SHALL BE ENCLOSED.
 - PORCH AND STOOP FOUNDATIONS SHALL BE ENCLOSED. SEE A.16 FOR SECTION DETAIL.
 - TYPICAL STOOP DIMENSIONS SHOWN ON FLOOR PLANS AND WILL COMPLY WITH REQUIRED DIMENSIONS.
 - RAILINGS TO BE ADDED TO STOOPS WHERE REQUIRED. RAILINGS WILL COMPLY WITH CODE / DESIGN GUIDELINES.
 - ALL WINDOWS INTENDED TO BE CLEAR. NO TINT OR REFLECTIVE WINDOWS INCLUDED IN DESIGN.
 - ALL WINDOW / DOOR TRIM CONSIST OF 4" TRIM SURROUND.
 - WINDOW SILLS CONSIST OF 1/4" PROJECTION FROM TRIM. SEE A.16 FOR SECTION DETAIL.
 - WINDOW PANE TO HAVE 2" RECESS. SEE A16 FOR SECTION DETAIL.
 - WINDOW MULLIONS CONSIST OF 4-1/2" WIDTH BETWEEN WINDOW UNITS.
 - INTERIOR AND SOME END UNITS HAVE AC UNITS LOCATED ON ROOF. THEY ARE LOCATED IN CENTER OF ROOF AND WILL NOT BE VISIBLE FROM STREET VIEW IN FRONT OR REAR.

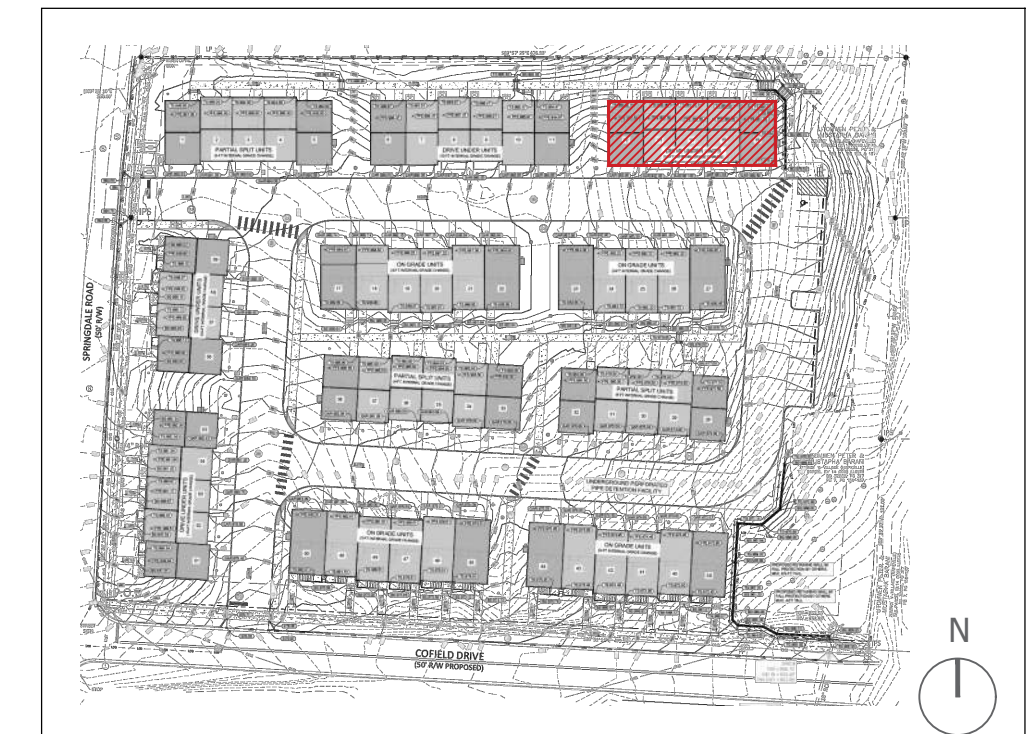


SECOND FLOOR PLAN



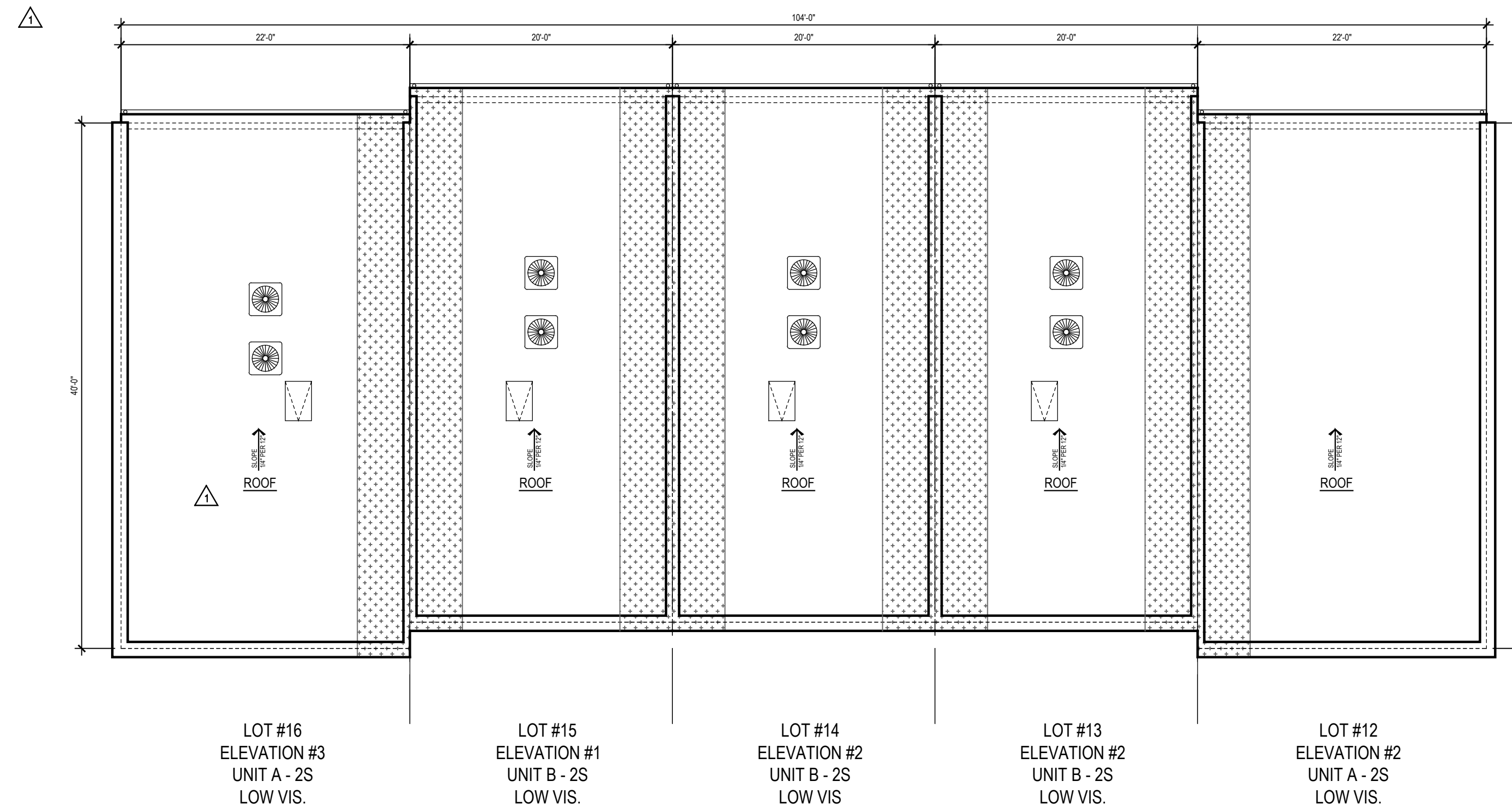
FIRST FLOOR PLAN

BUILDING #3 PLANS - LOTS 12-16

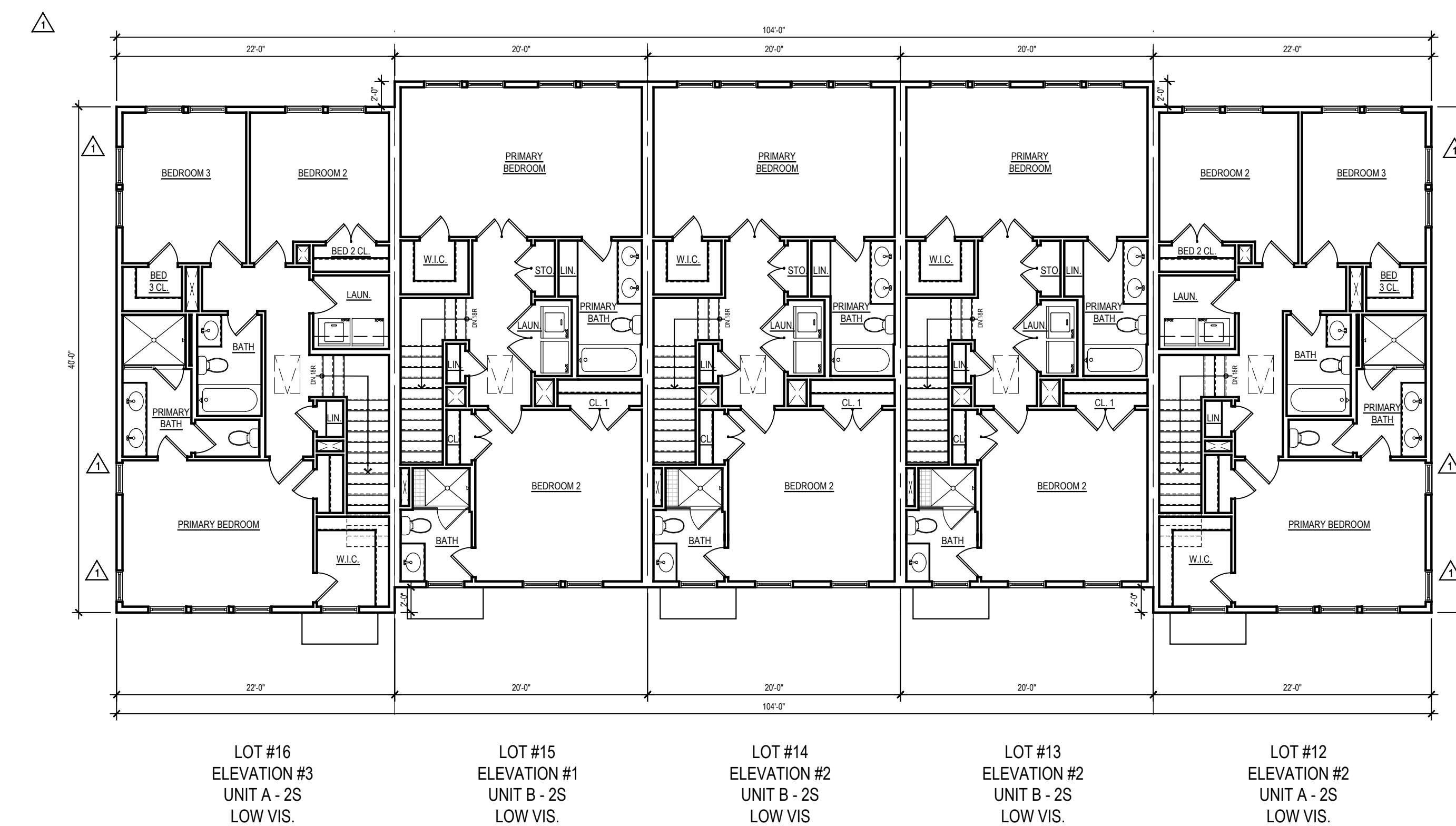


KEY PLAN

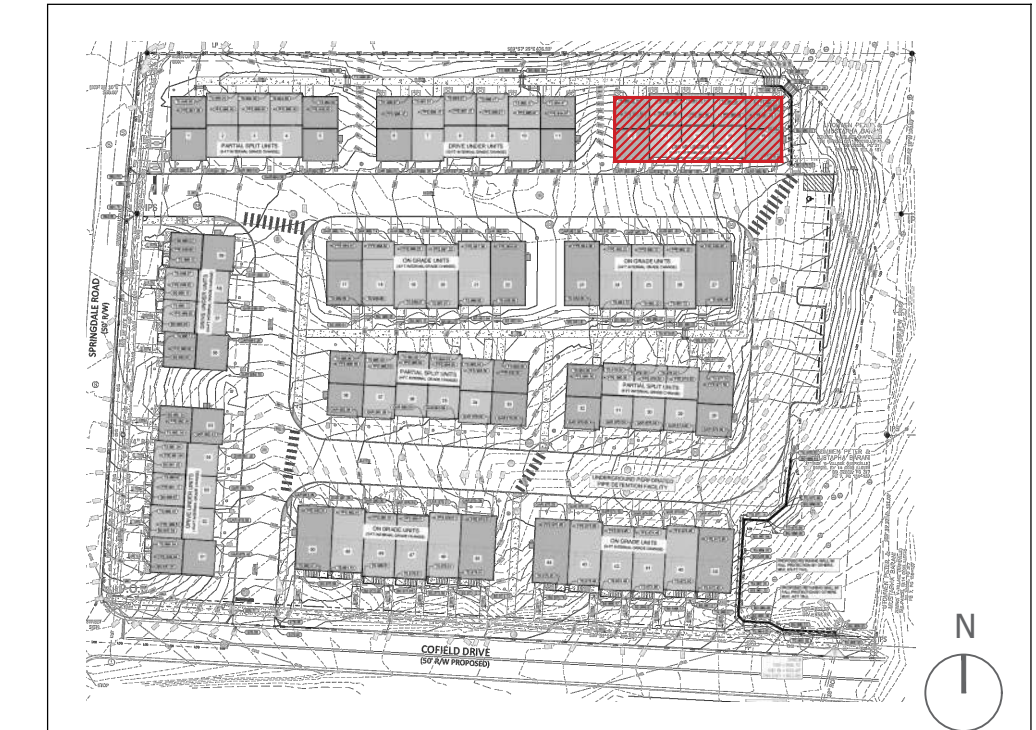
- NOTES:
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 - AC SCREEN CONSISTS OF 42" HIGH PAINTED WOOD FENCING.
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 - WINDOW PANE TO HAVE 2" RECESS. SEE A.16 FOR SECTION DETAIL.
 - WINDOW MULLIONS CONSIST OF 4-1/2" WIDTH BETWEEN WINDOW UNITS.
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ROOF PLAN



THIRD FLOOR PLAN

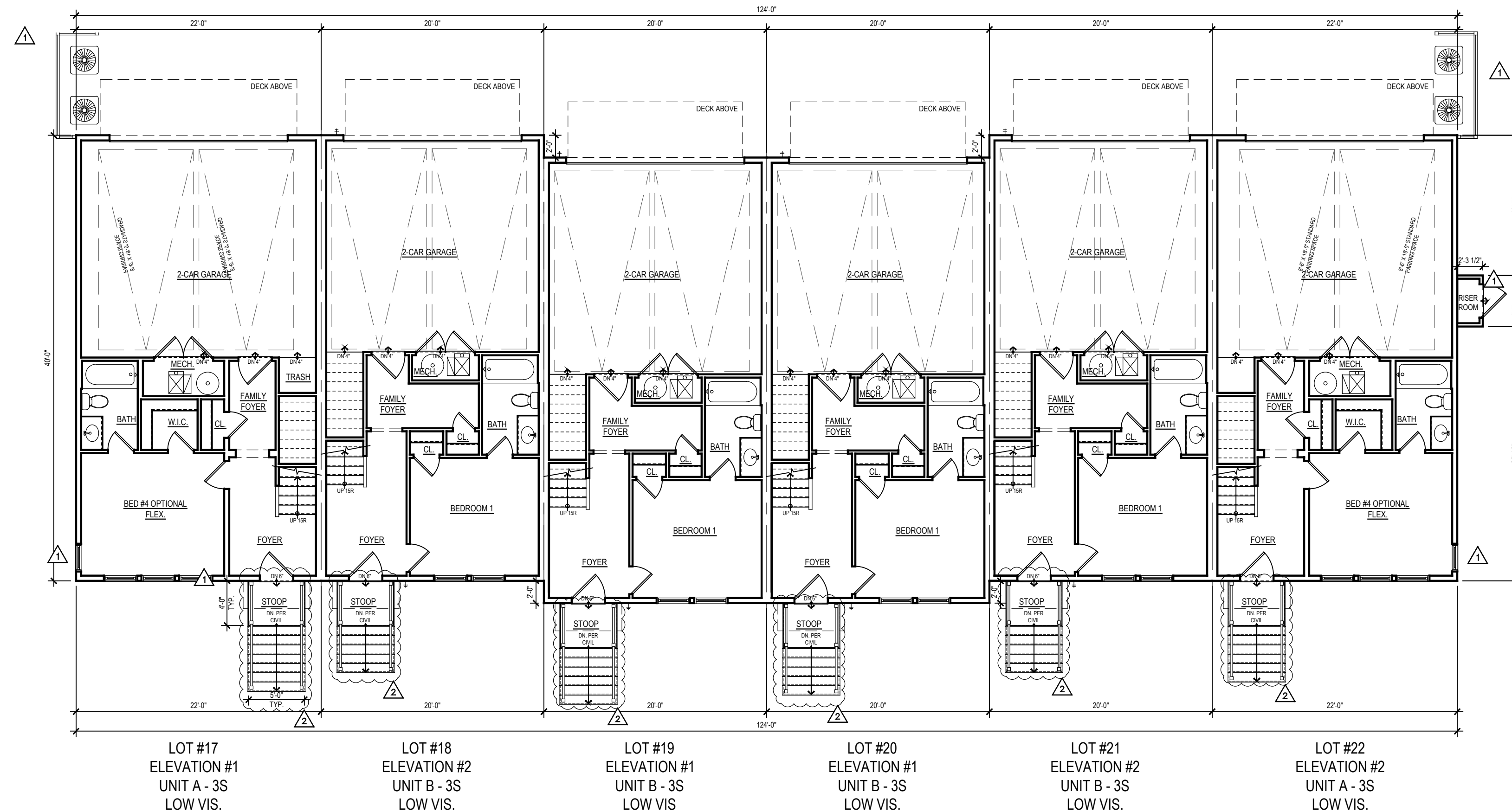


KEY PLAN

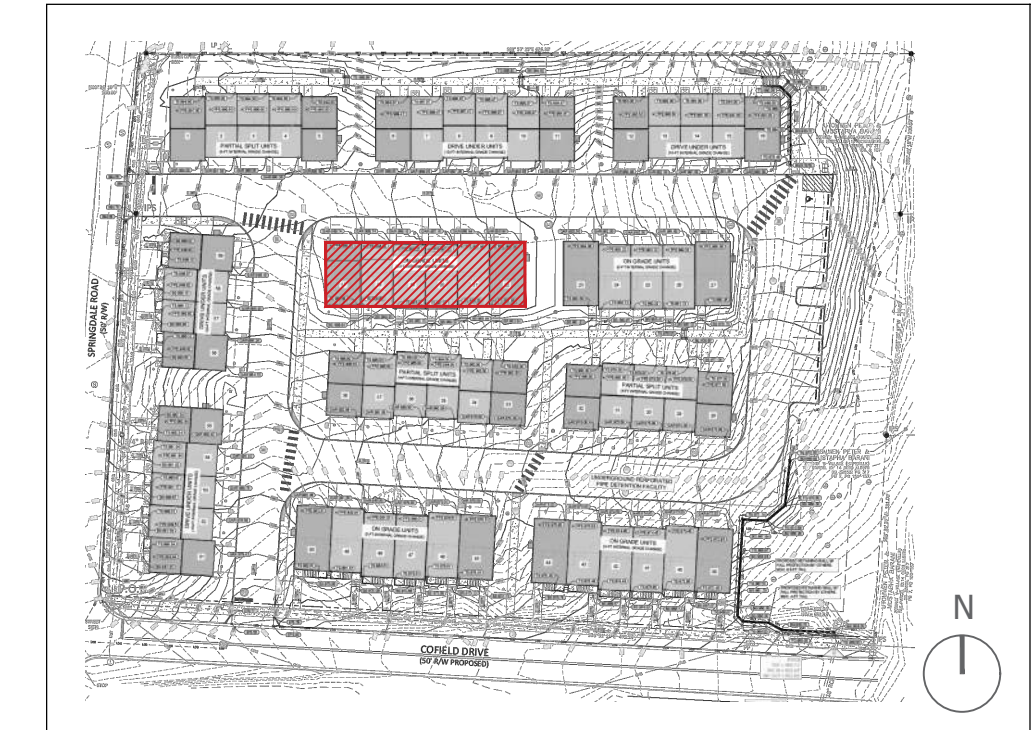
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SECOND FLOOR PLAN

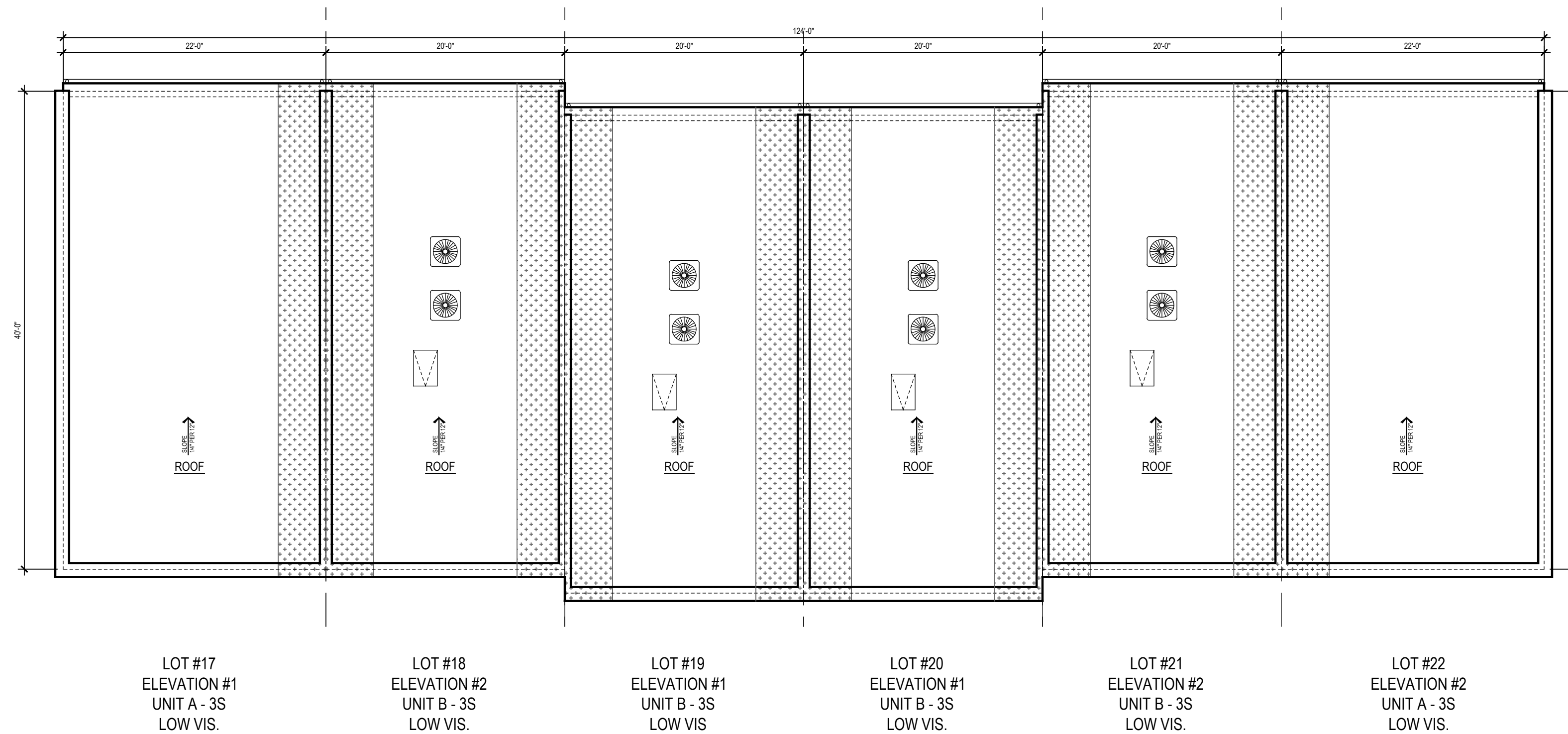


FIRST FLOOR PLAN

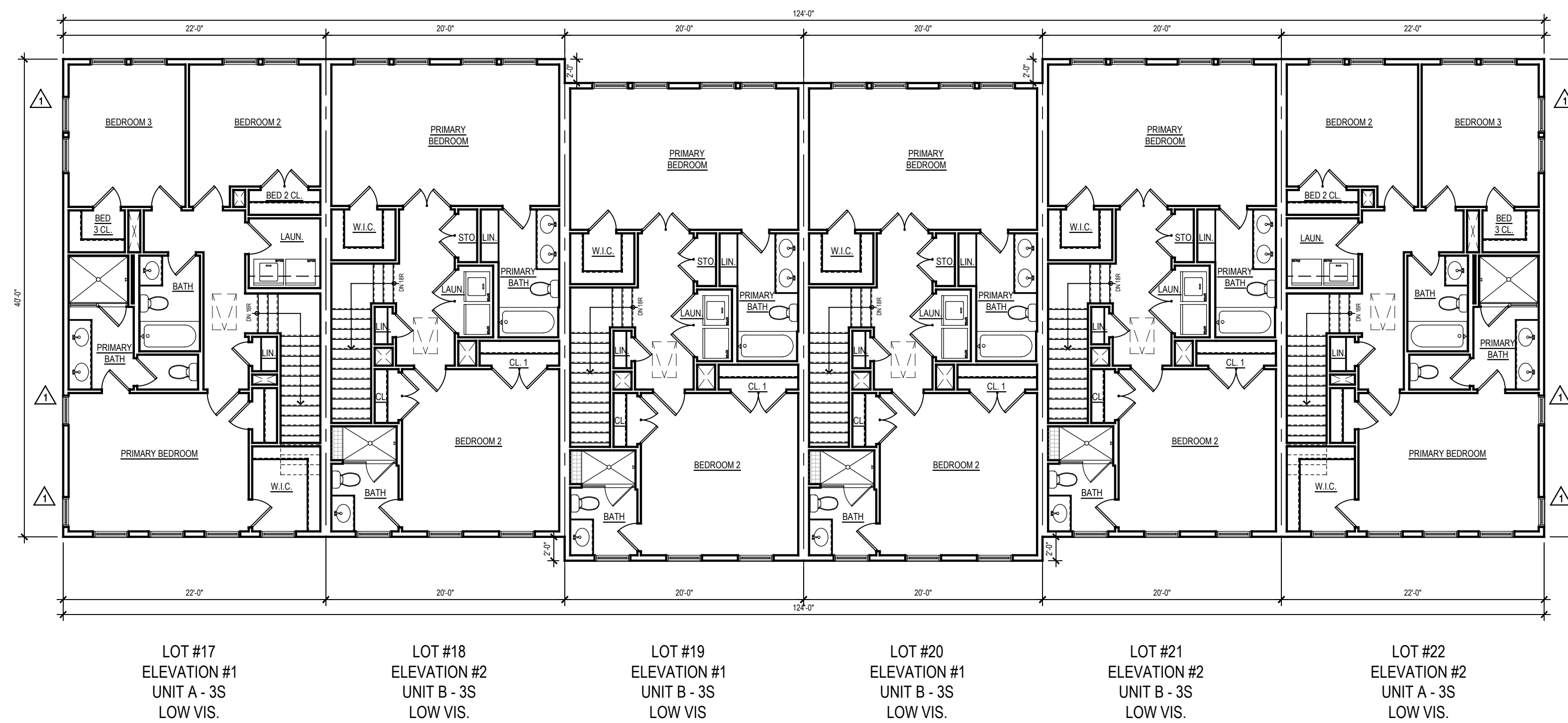


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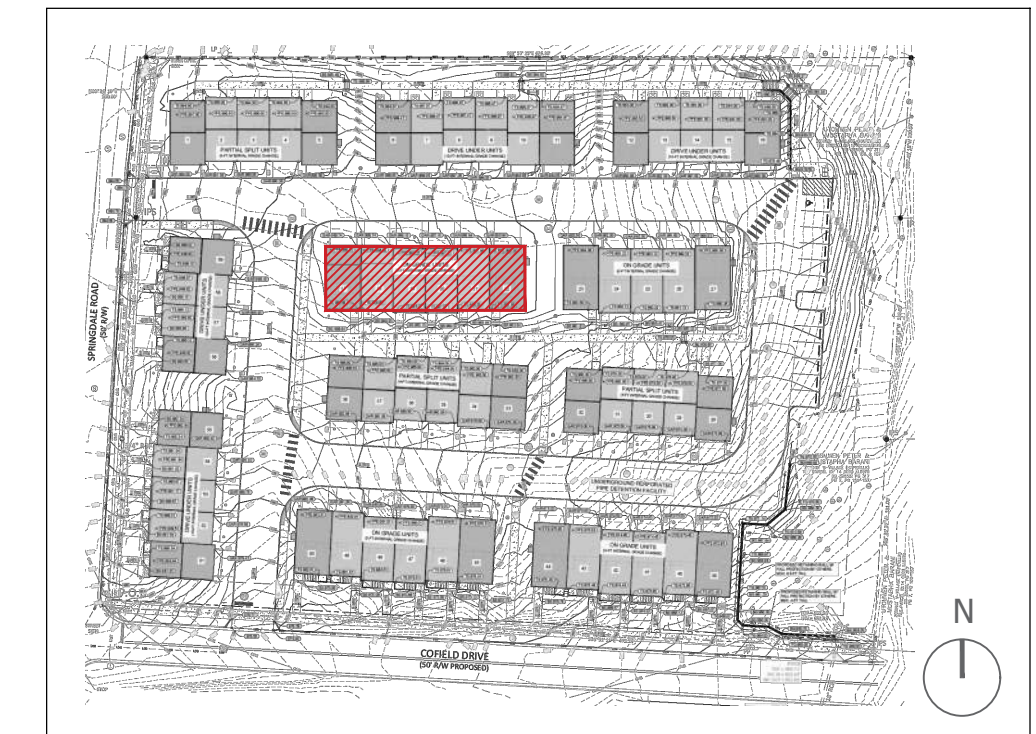
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ROOF PLAN



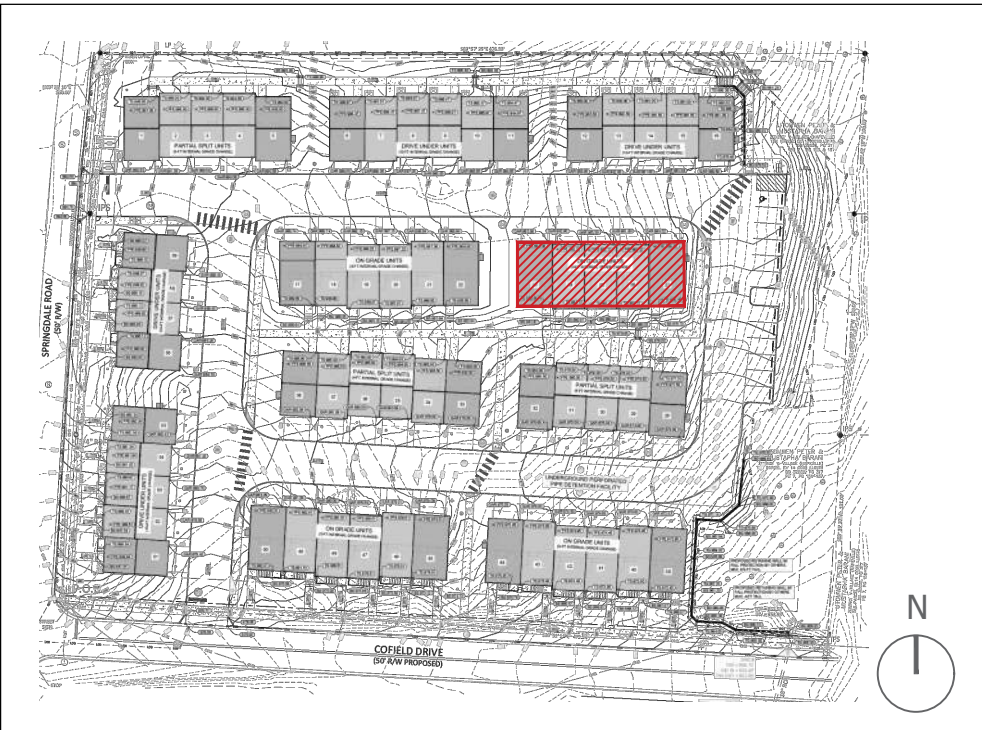
THIRD FLOOR PLAN



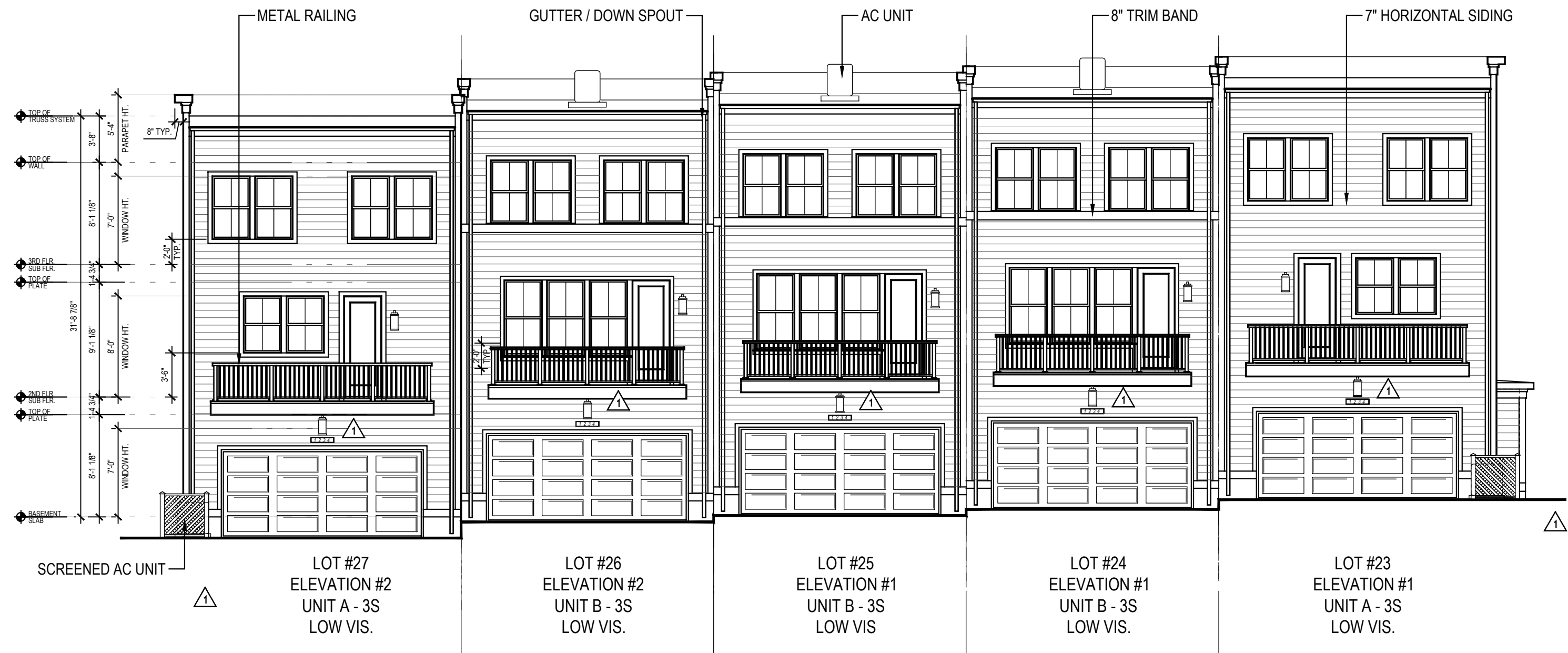
KEY PLAN

- NOTES:
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 - AC SCREEN CONSISTS OF 42" HIGH PAINTED WOOD FENCING.
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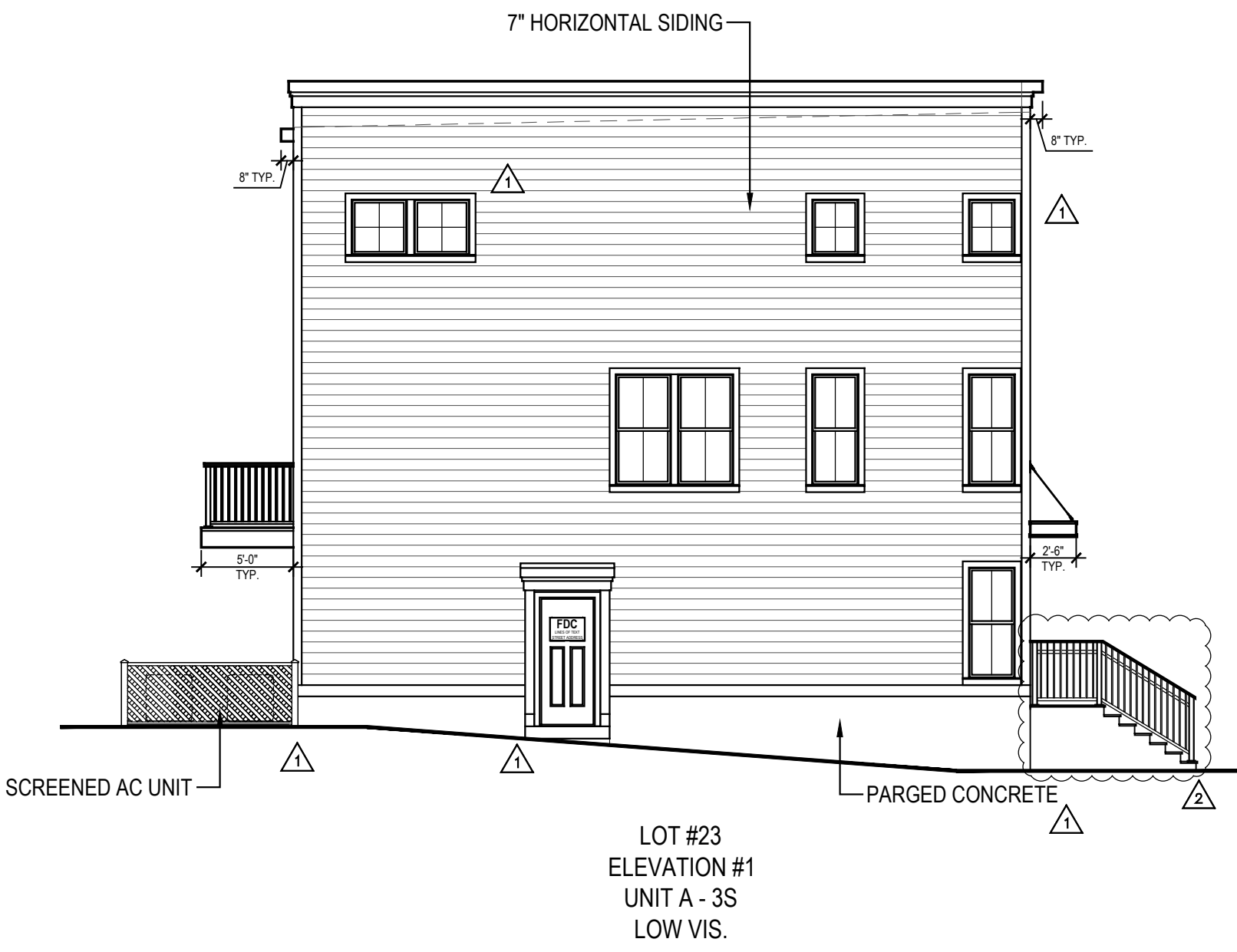
	WINDOWS/DOORS CALCULATIONS
BUILDING 05	39.9%
LEVEL 03	43.5%
LEVEL 02	39.0%
LEVEL 01	38.3%
*NOTE : PER DISTRICT REGULATIONS, FENESTRATION REQUIREMENT FOR RESIDENTIAL = MIN. 30% AND A MAX. OF 50%	



KEY PLAN



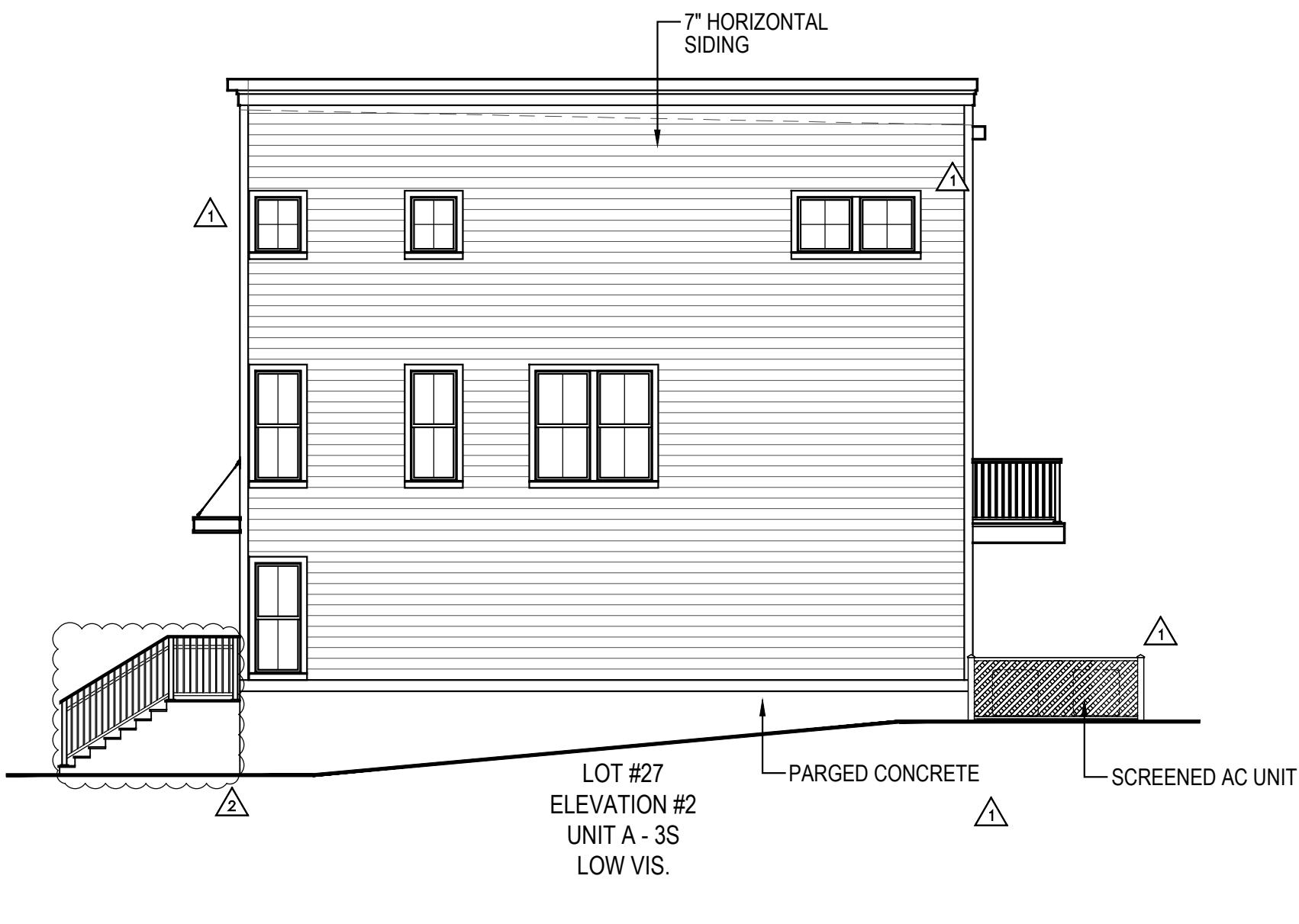
REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION

- NOTES:
- BUILDING NUMBERS, AT LEAST 6" IN HEIGHT, SHALL BE LOCATED ABOVE OR BESIDE THE STREET FACING PEDESTRIAN ENTRANCE.
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LOT #23
ELEVATION #1
UNIT A - 3S
LOW VIS.

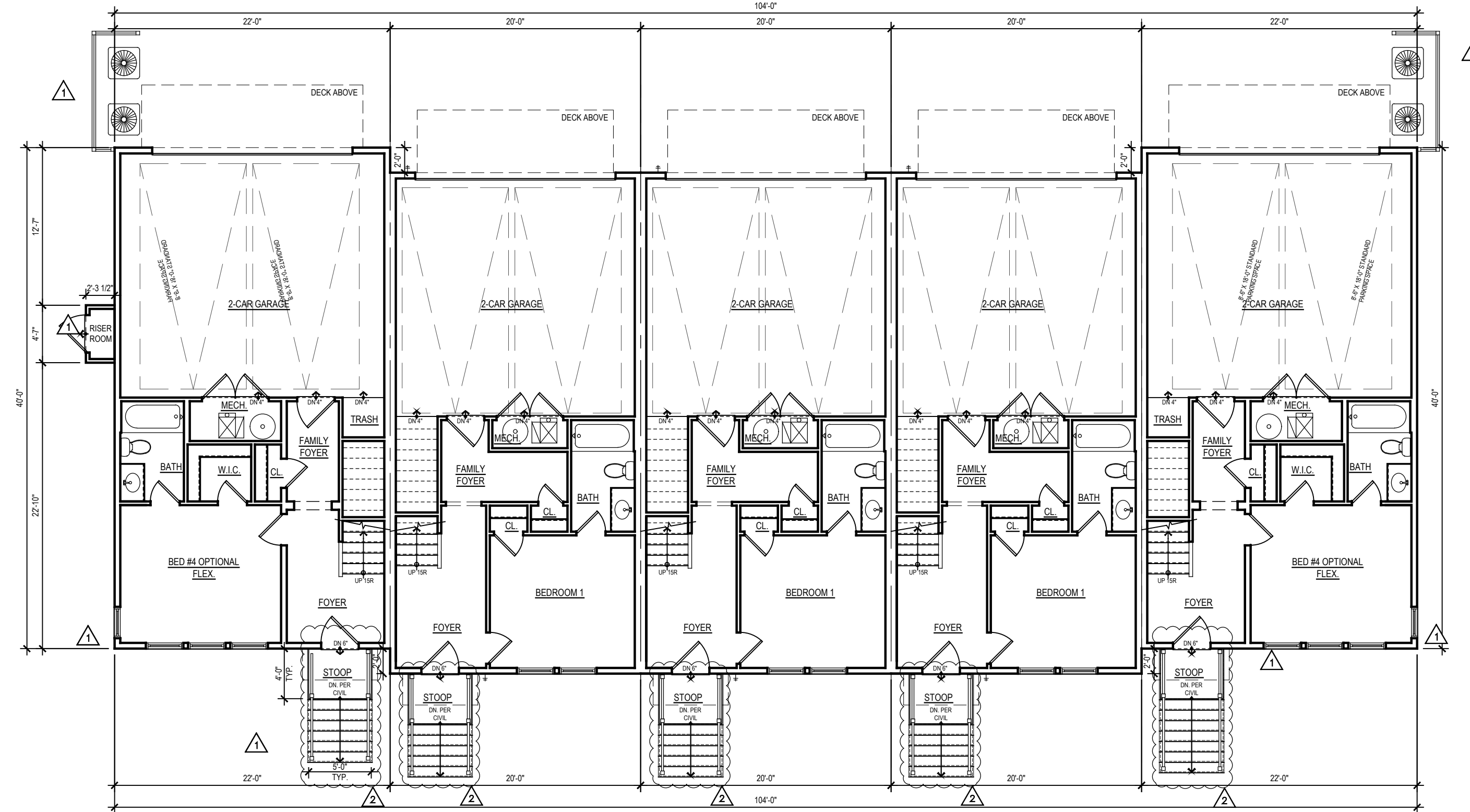
LOT #24
ELEVATION #1
UNIT B - 3S
LOW VIS.

LOT #25
ELEVATION #1
UNIT B - 3S
LOW VIS.

LOT #26
ELEVATION #2
UNIT B - 3S
LOW VIS.

LOT #27
ELEVATION #2
UNIT A - 3S
LOW VIS.

SECOND FLOOR PLAN



LOT #23
ELEVATION #1
UNIT A - 3S
LOW VIS.

LOT #24
ELEVATION #1
UNIT B - 3S
LOW VIS.

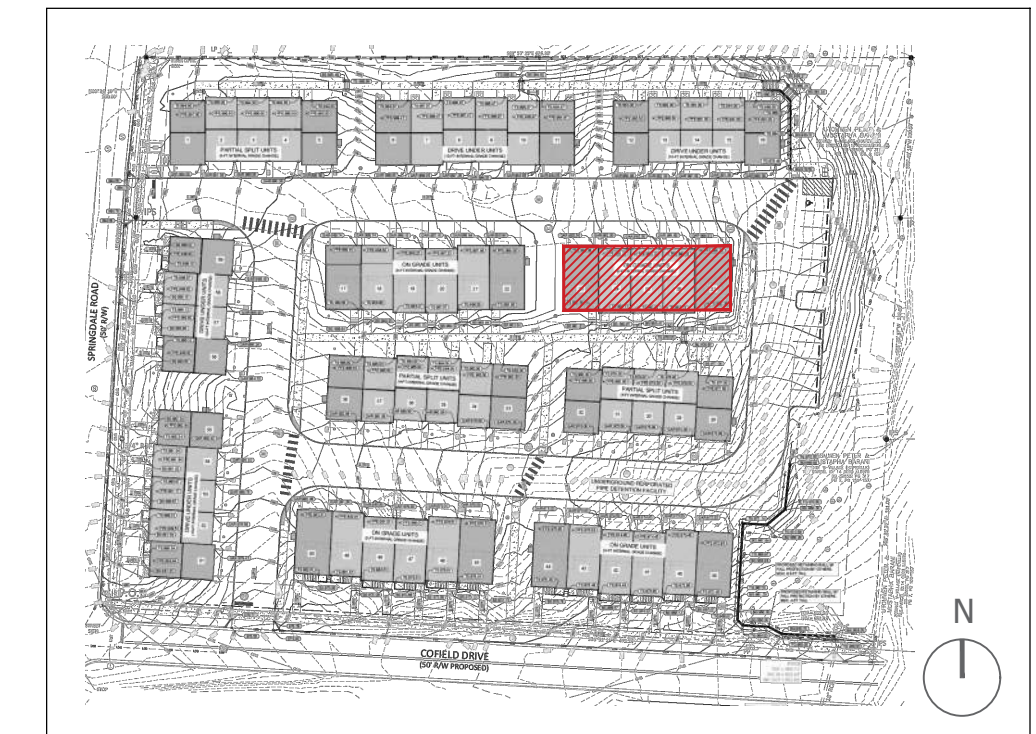
LOT #25
ELEVATION #1
UNIT B - 3S
LOW VIS.

LOT #26
ELEVATION #2
UNIT B - 3S
LOW VIS.

LOT #27
ELEVATION #2
UNIT A - 3S
LOW VIS.

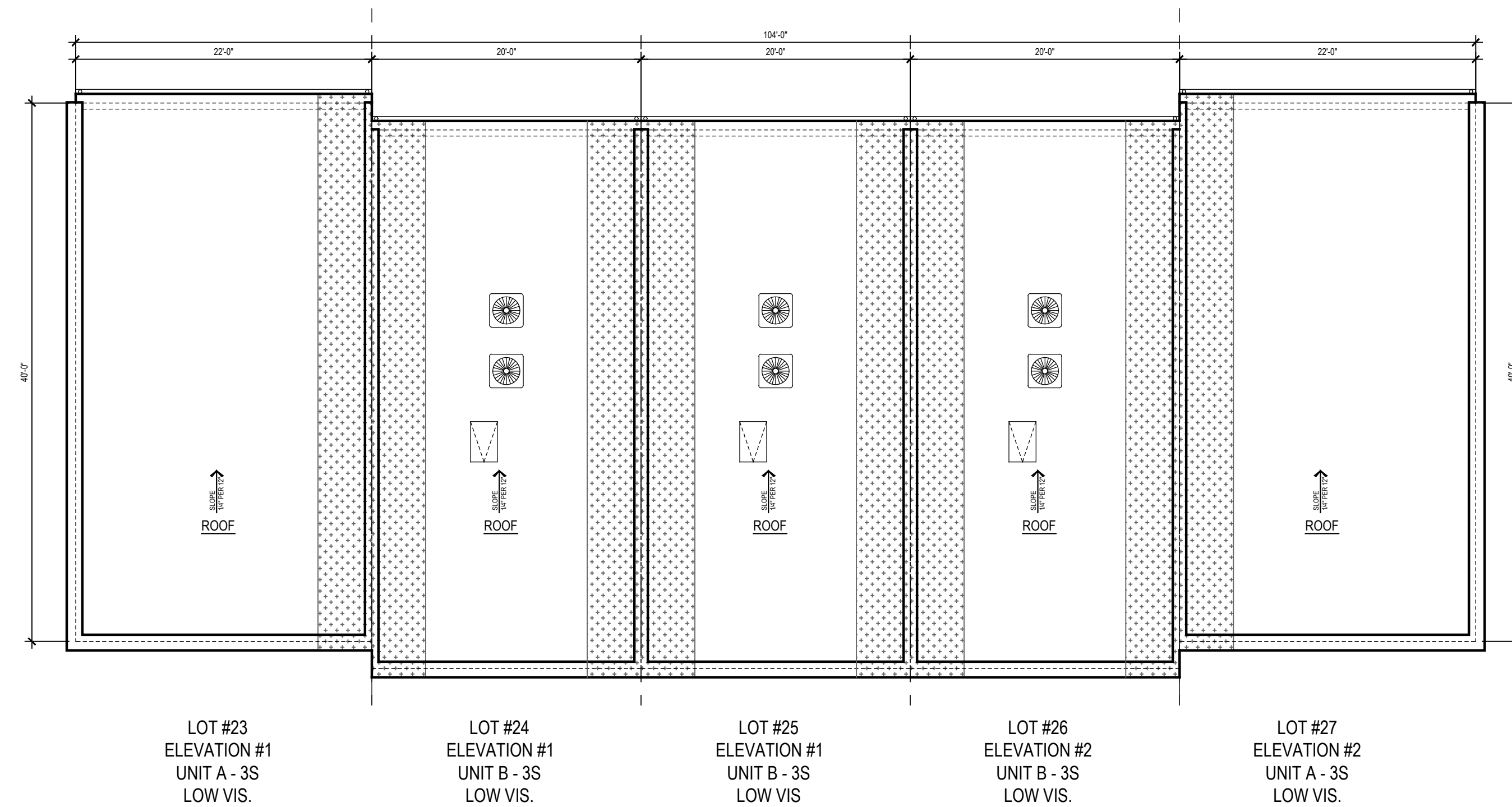
FIRST FLOOR PLAN

BUILDING #5 PLANS - LOTS 23-27

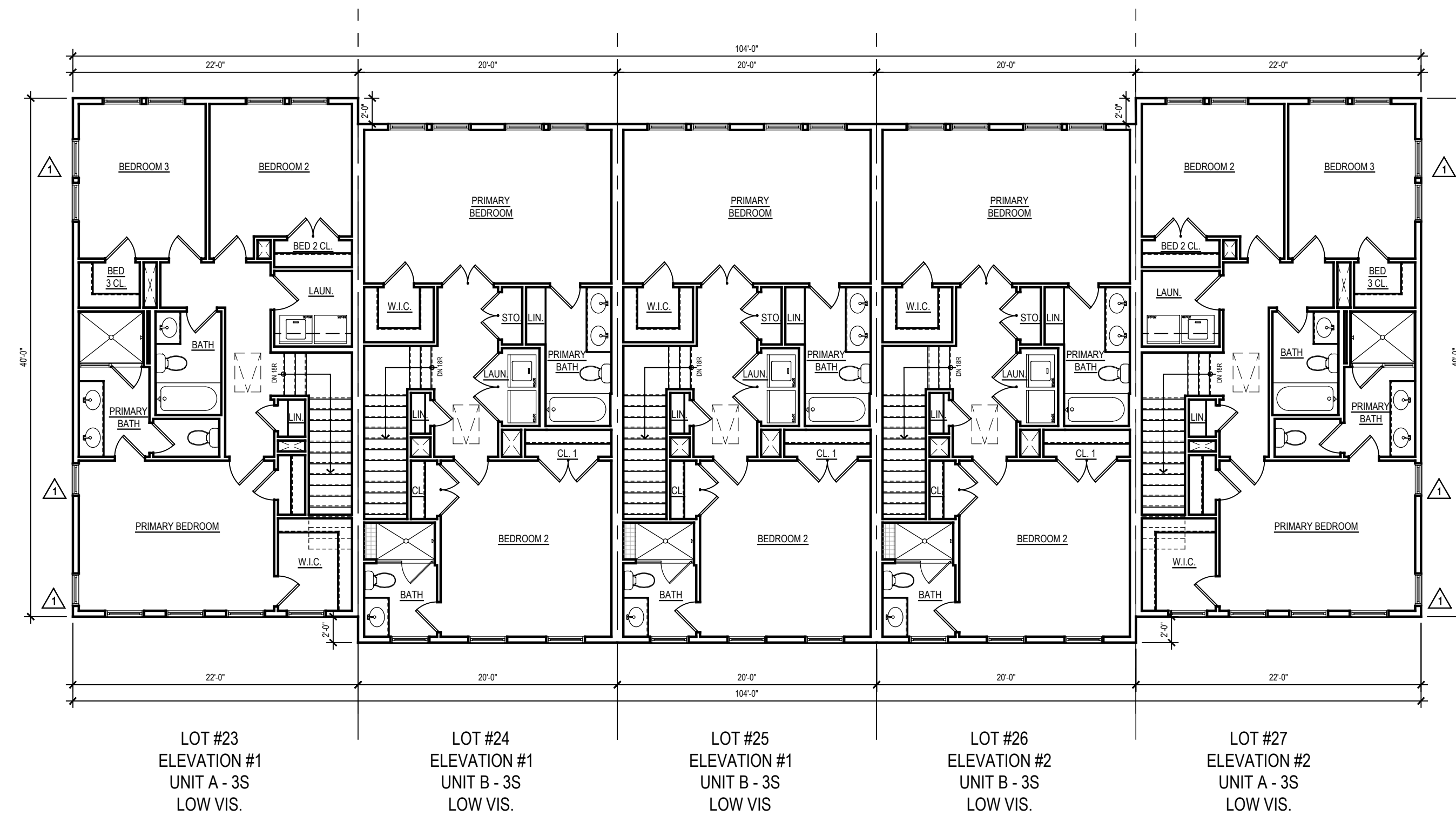


KEY PLAN

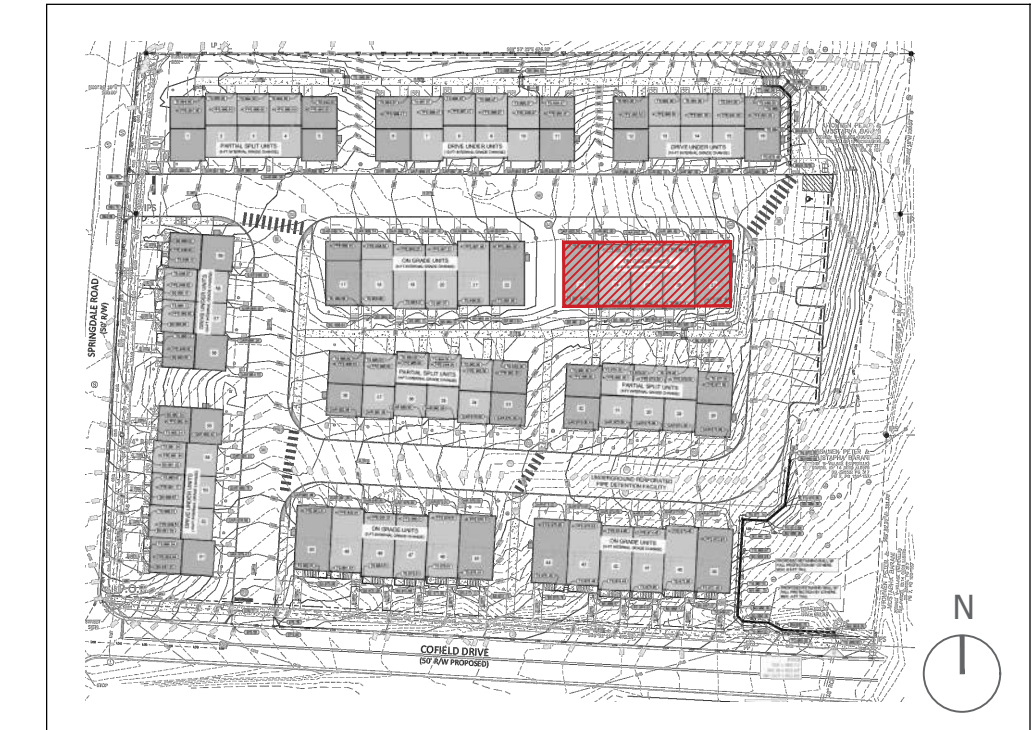
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 - WINDOW PANE TO HAVE 2" RECESS. SEE A16 FOR SECTION DETAIL.
 - WINDOW MULLIONS CONSIST OF 4-1/2" WIDTH BETWEEN WINDOW UNITS.
 - INTERIOR AND SOME END UNITS HAVE AC UNITS LOCATED ON ROOF. THEY ARE LOCATED IN CENTER OF ROOF AND WILL NOT BE VISIBLE FROM STREET VIEW IN FRONT OR REAR.



ROOF PLAN



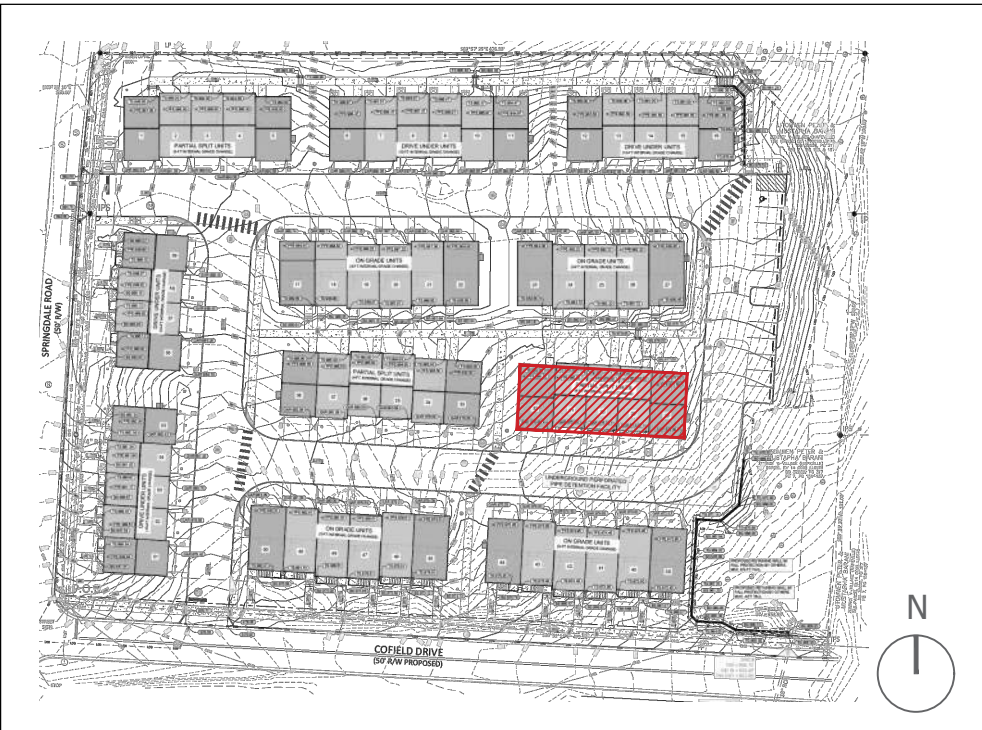
THIRD FLOOR PLAN



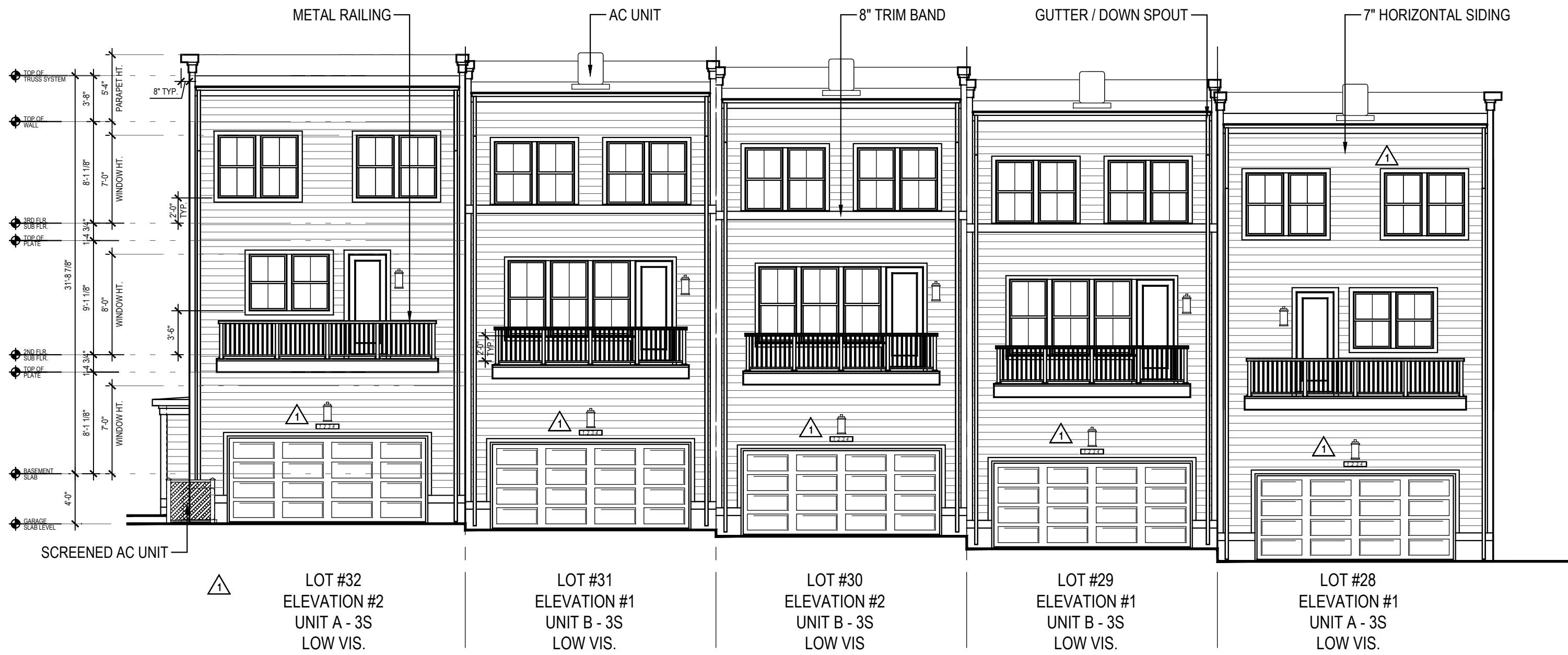
KEY PLAN

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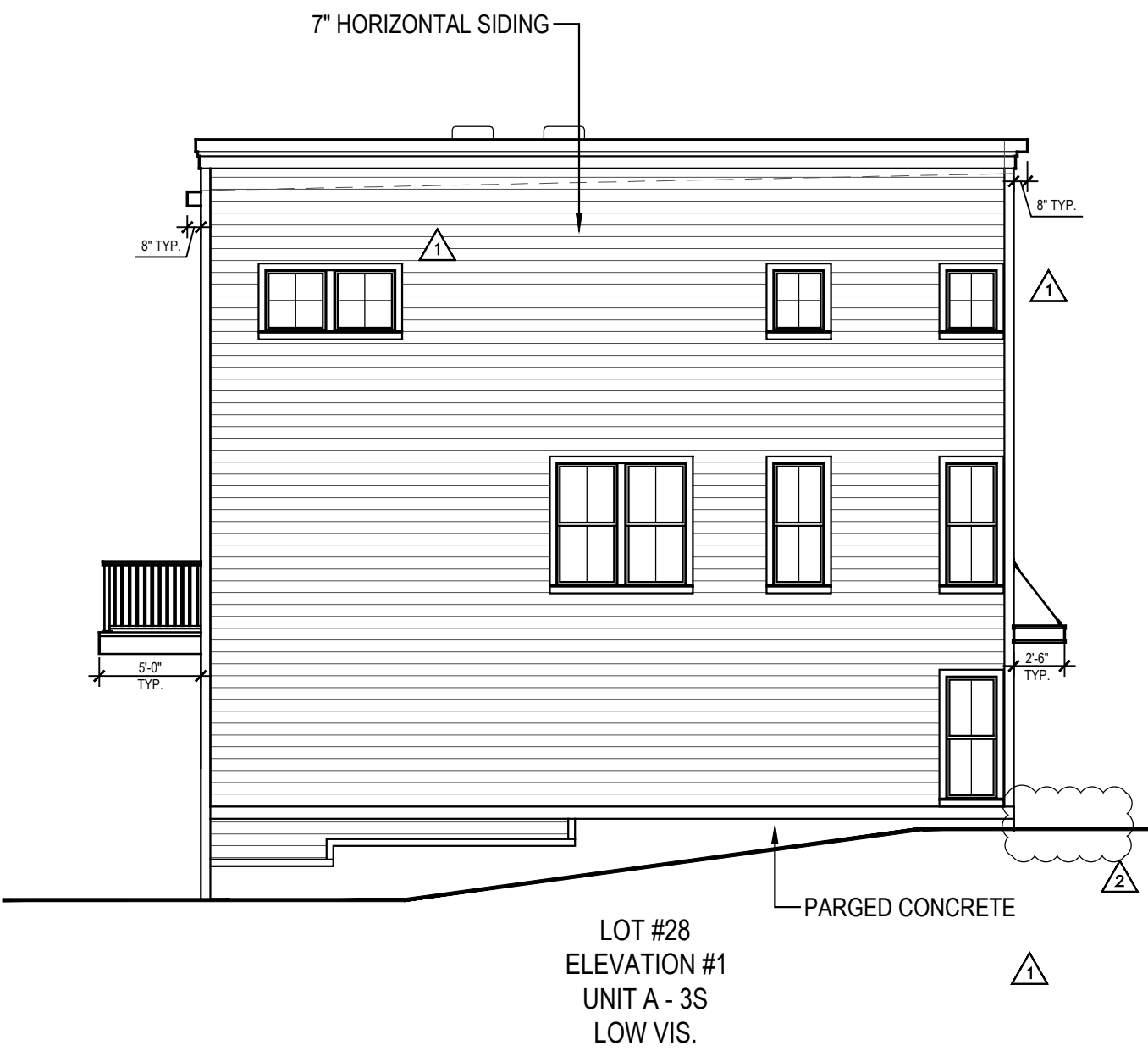
	WINDOWS/DOORS CALCULATIONS
BUILDING 06	40.2%
LEVEL 03	43.5%
LEVEL 02	39.0%
LEVEL 01	39.0%
*NOTE : PER DISTRICT REGULATIONS, FENESTRATION REQUIREMENT FOR RESIDENTIAL = MIN. 30% AND A MAX. OF 50%	



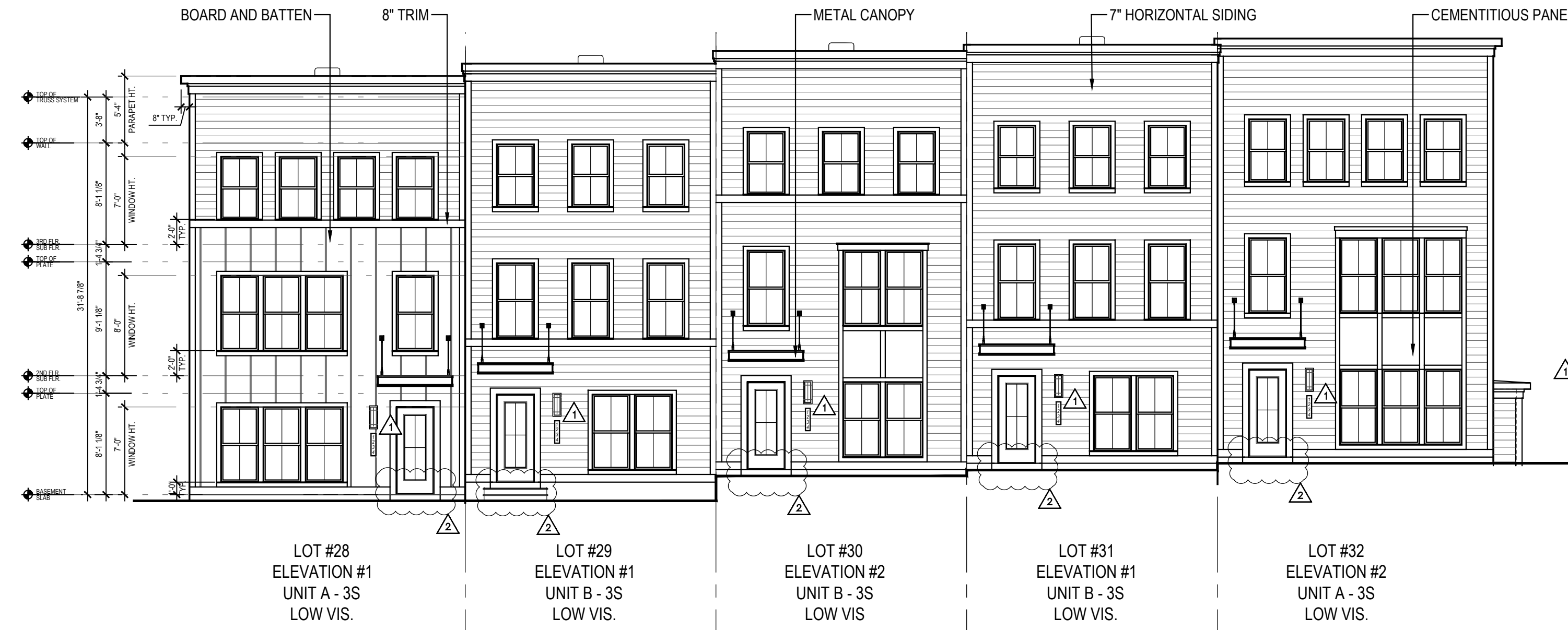
KEY PLAN



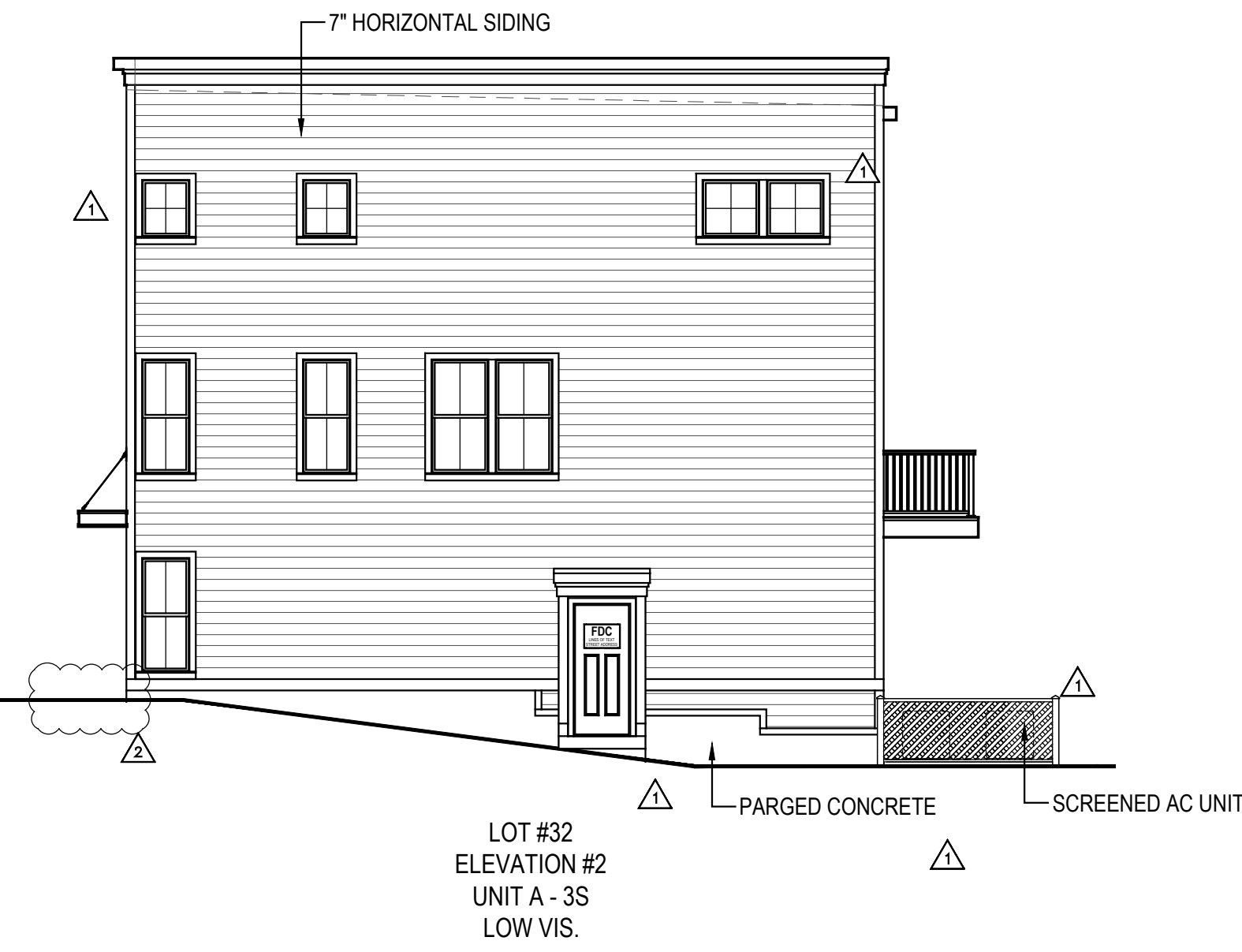
REAR ELEVATION



LEFT SIDE ELEVATION

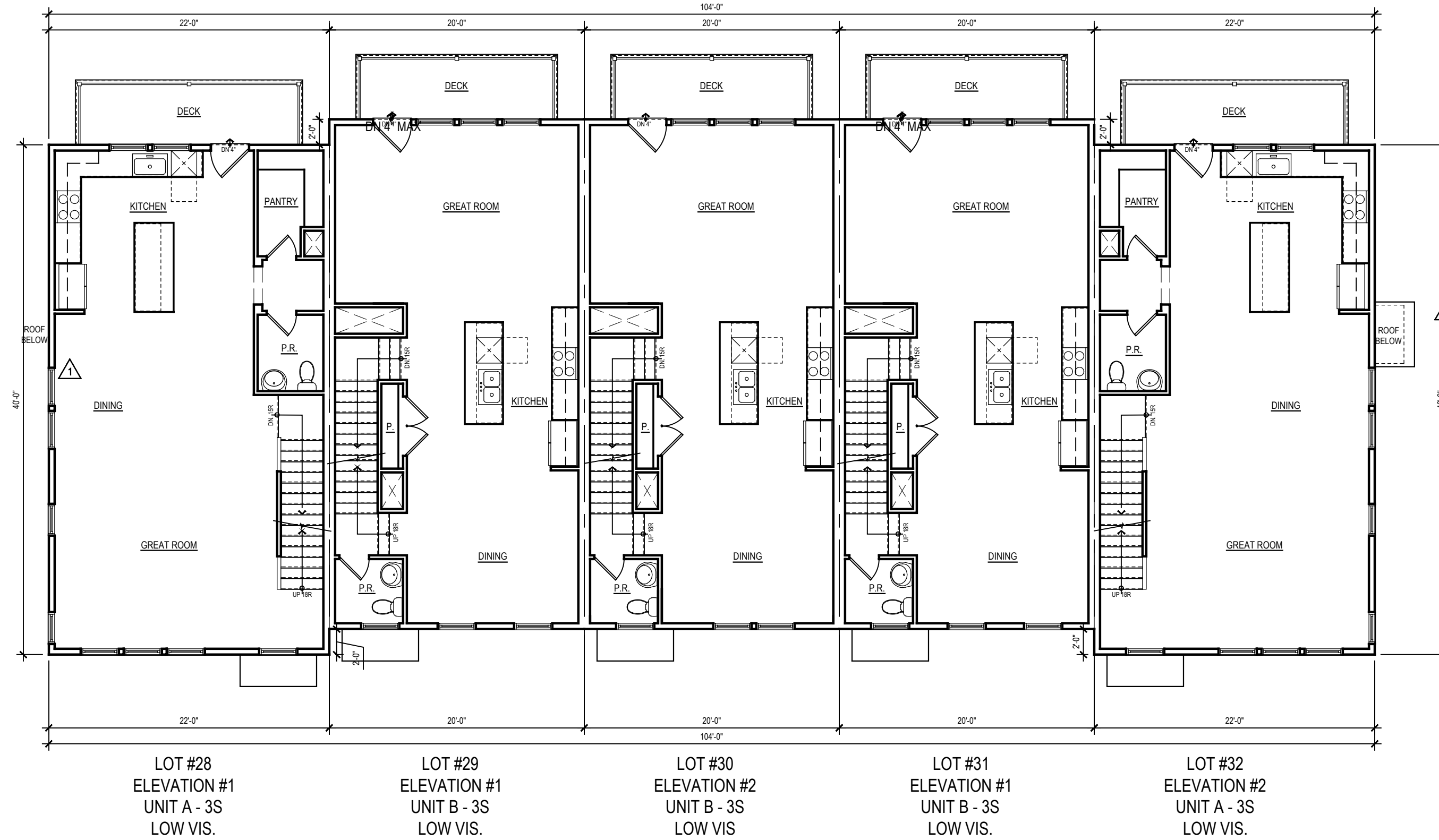


FRONT ELEVATION

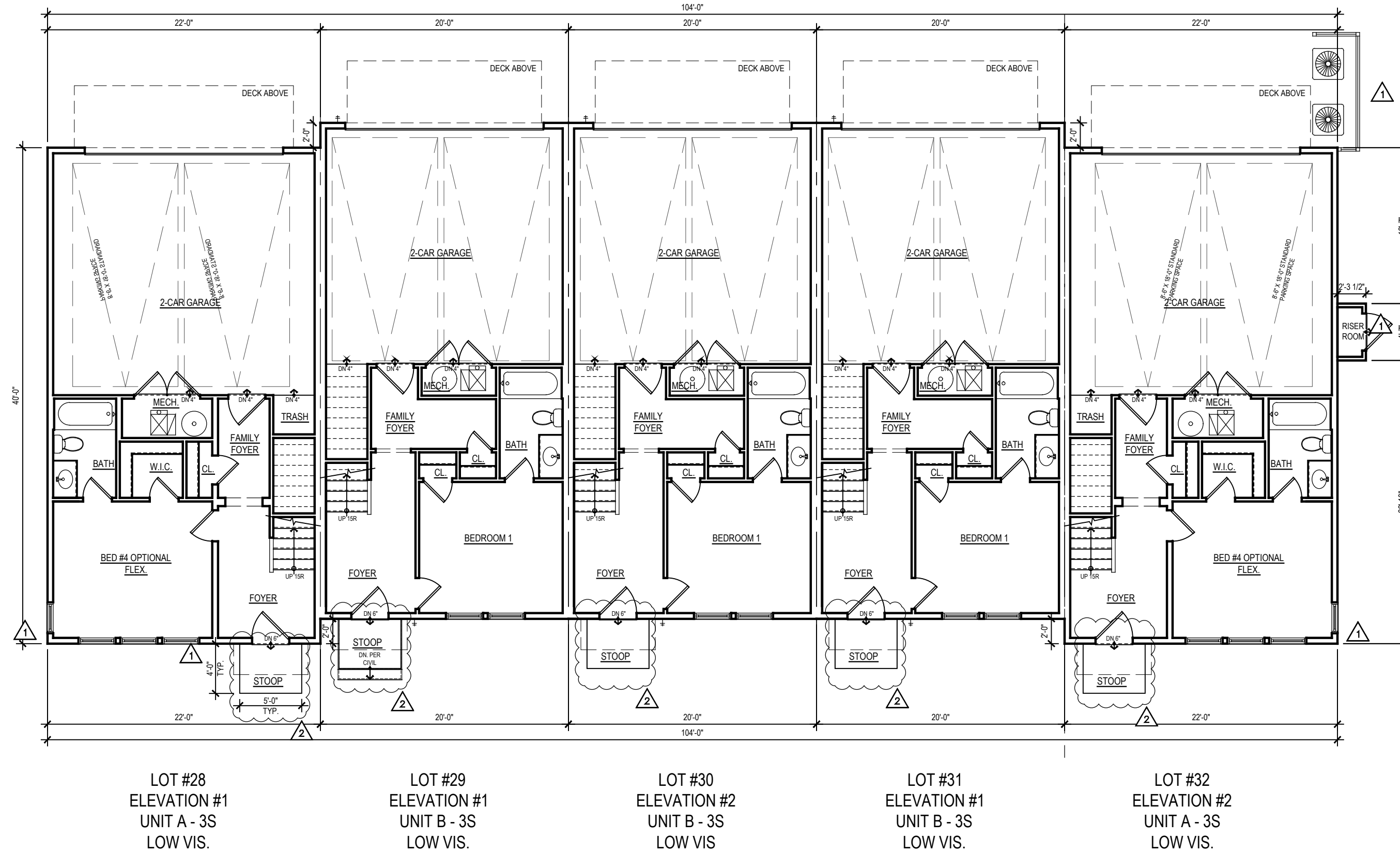


RIGHT SIDE ELEVATION

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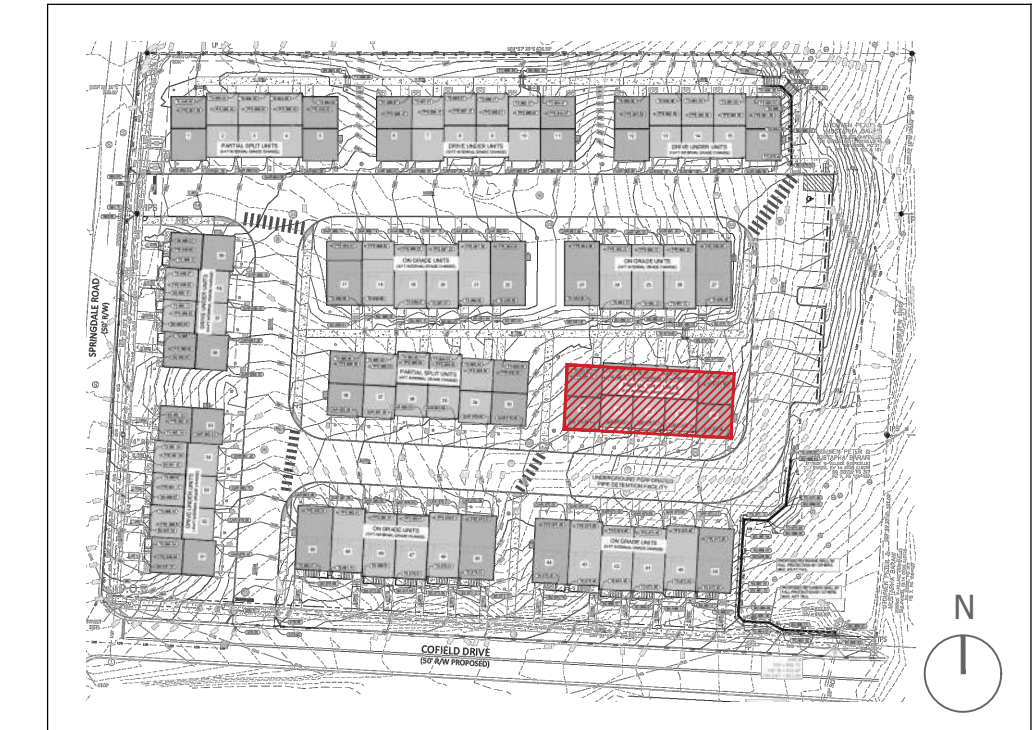


SECOND FLOOR PLAN



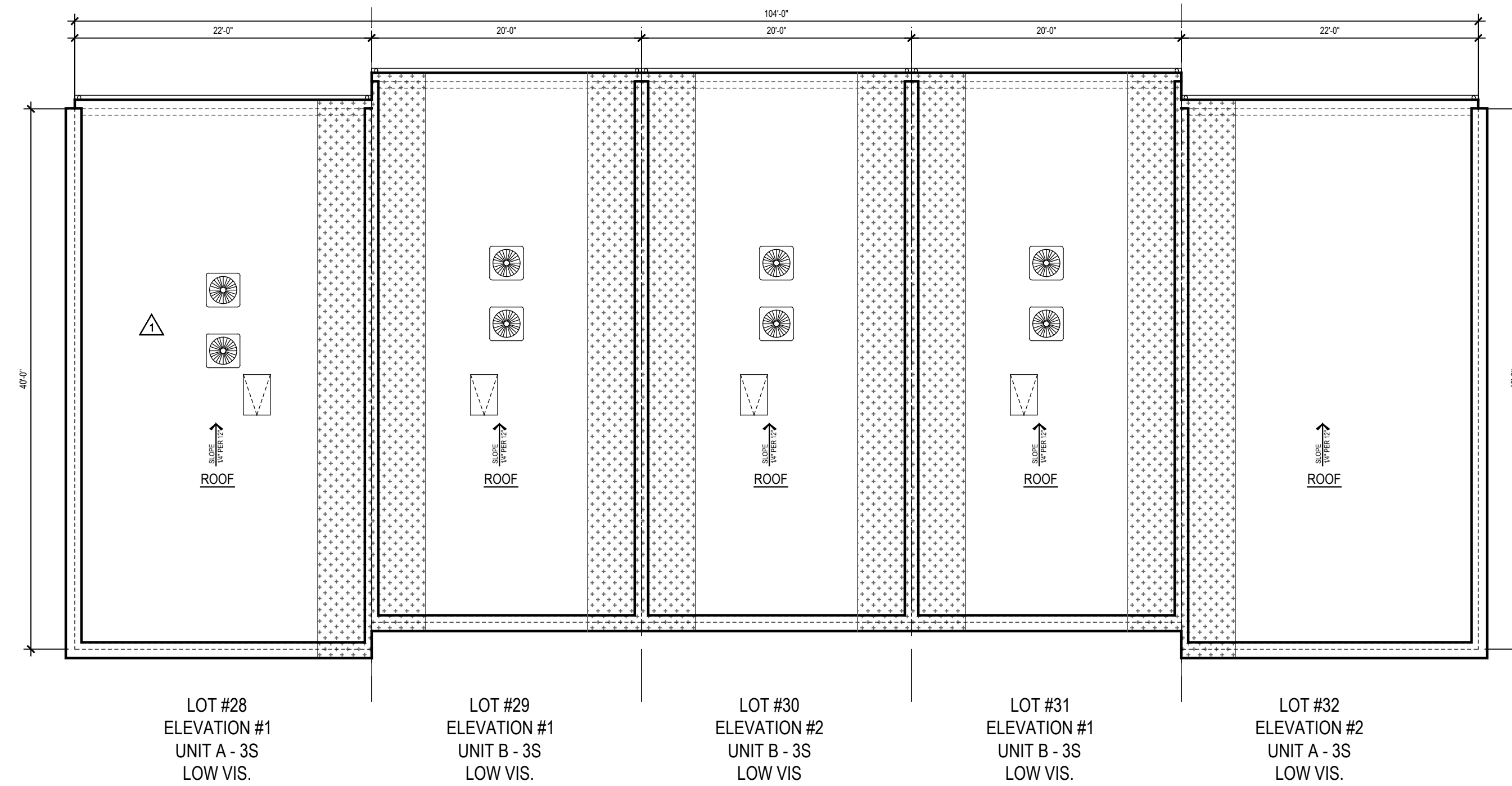
FIRST FLOOR PLAN

BUILDING #6 PLANS - LOTS 28-32

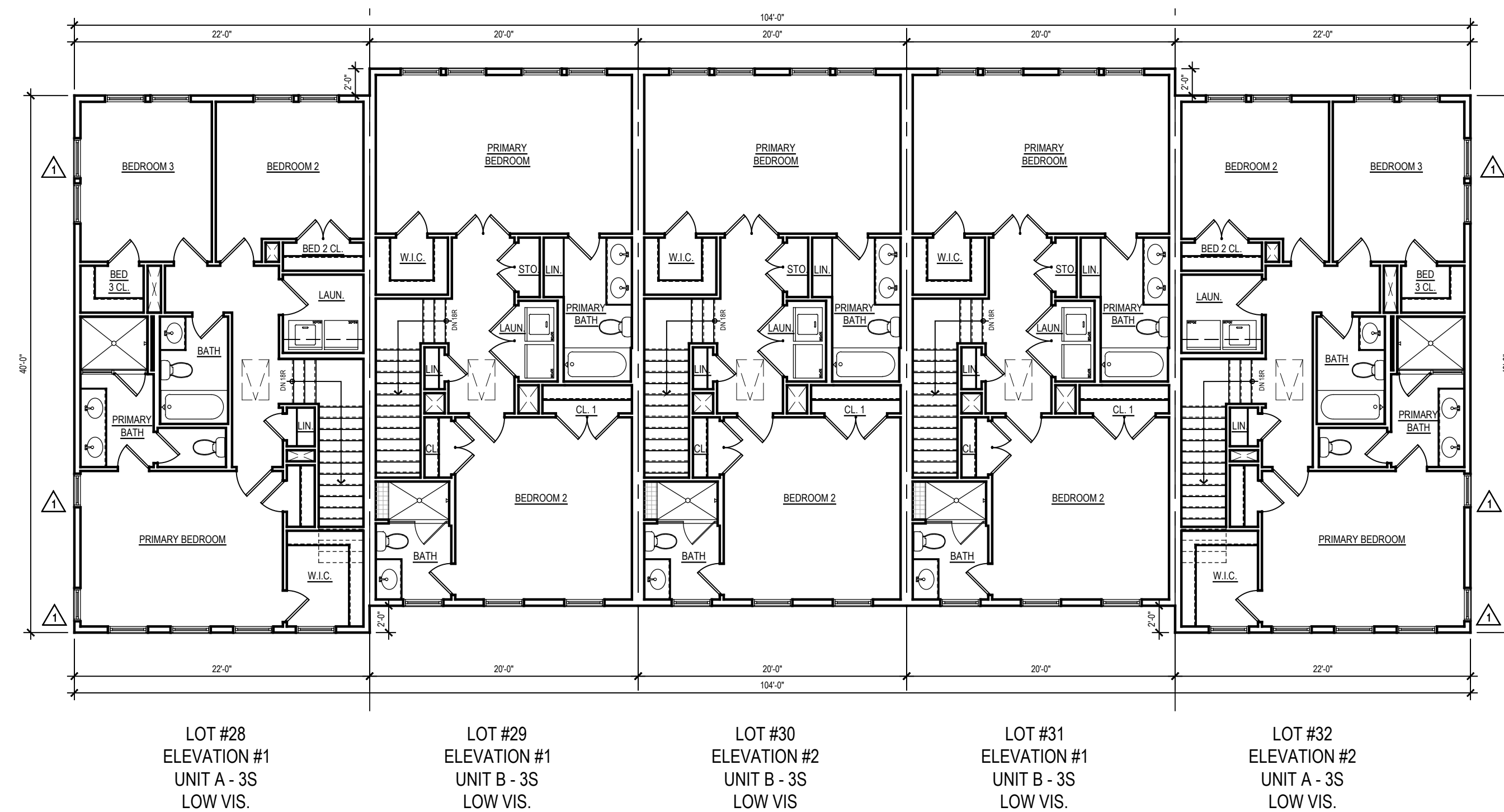


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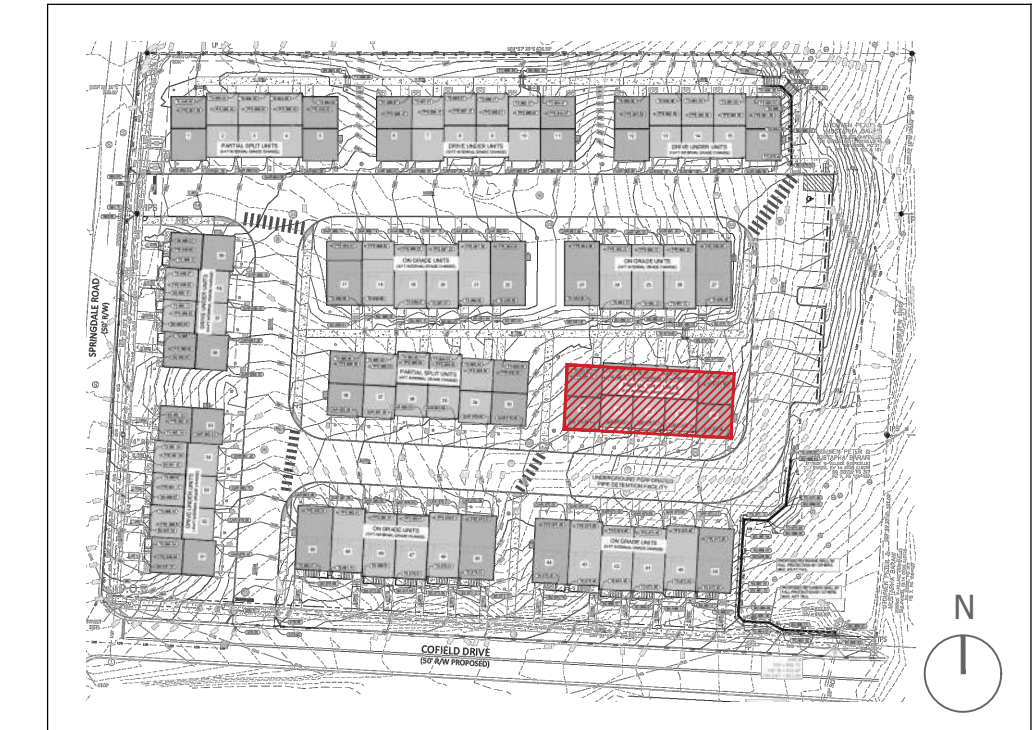


ROOF PLAN



THIRD FLOOR PLAN

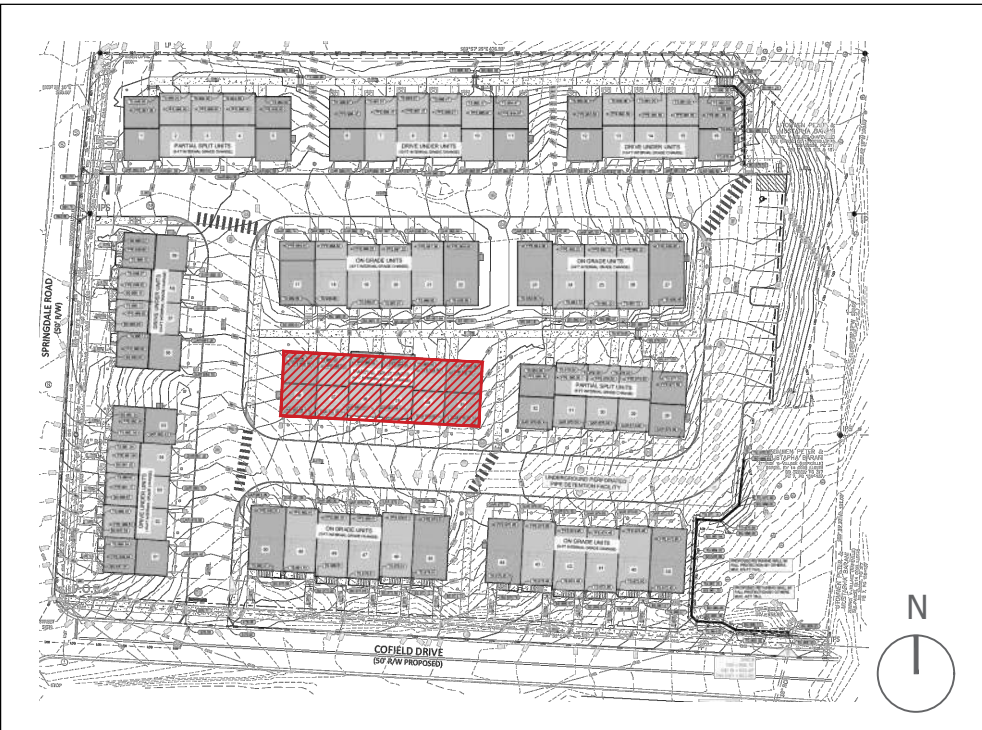
BUILDING #6 PLANS - LOTS 28-32



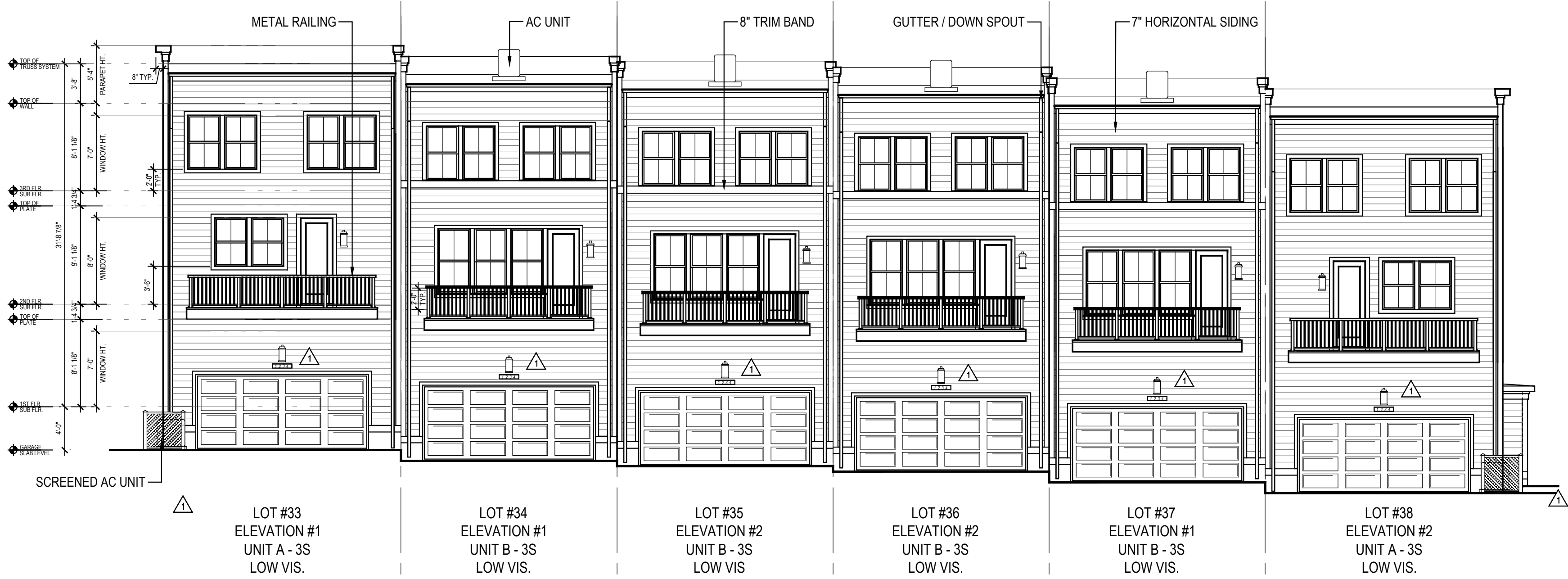
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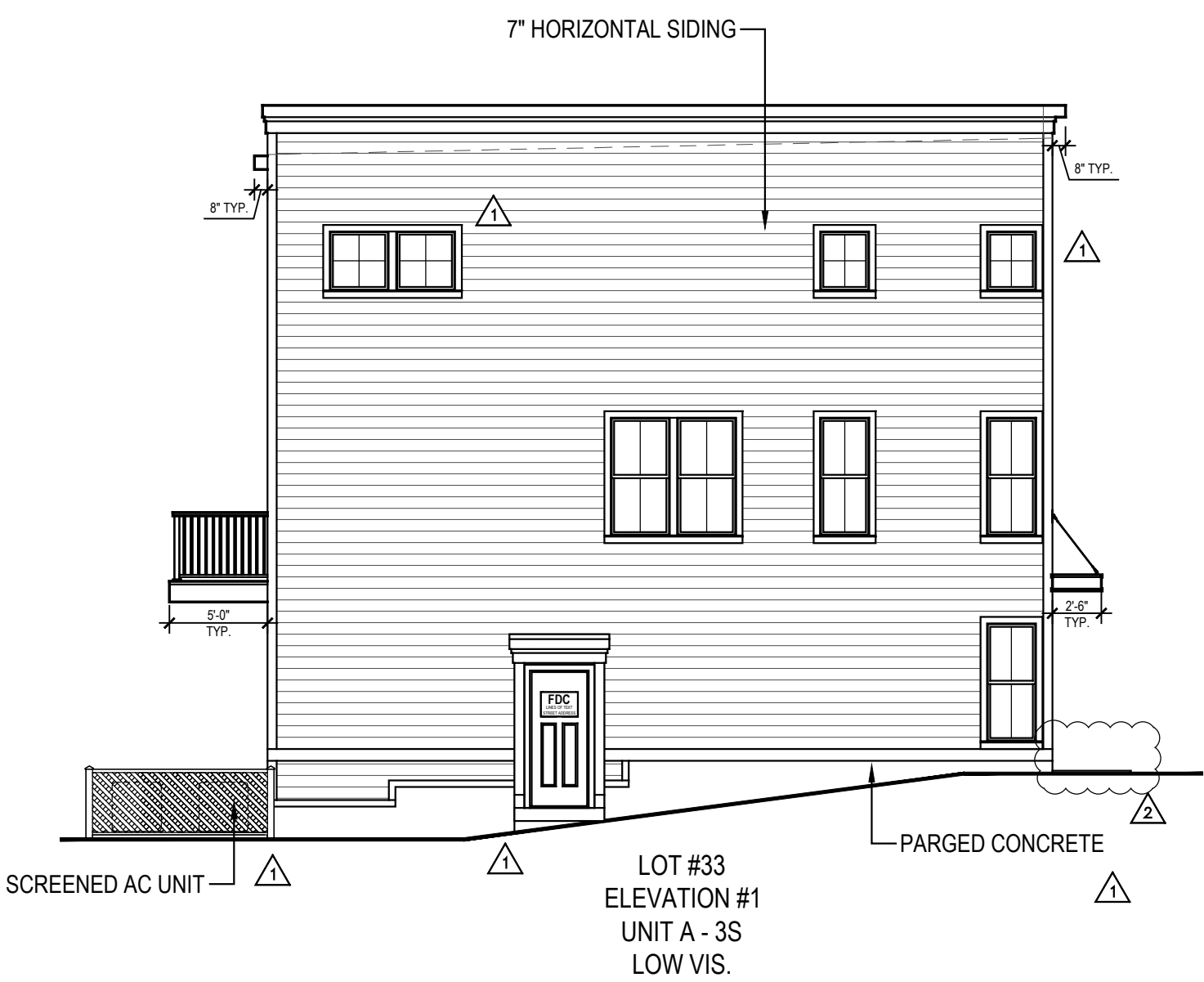
	WINDOWS/DOORS CALCULATIONS
BUILDING 07	39.2%
LEVEL 03	42.6%
LEVEL 02	38.3%
LEVEL 01	37.6%
*NOTE : PER DISTRICT REGULATIONS, FENESTRATION REQUIREMENT FOR RESIDENTIAL = MIN. 30% AND A MAX. OF 50%	



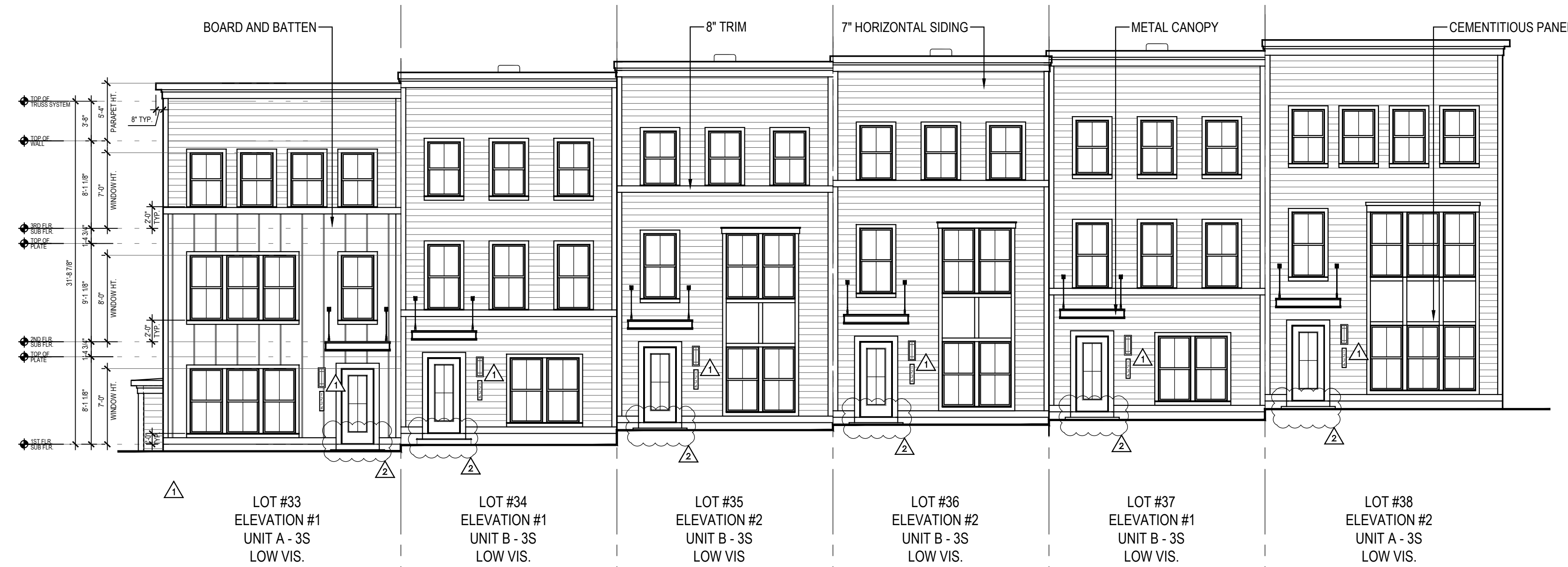
KEY PLAN



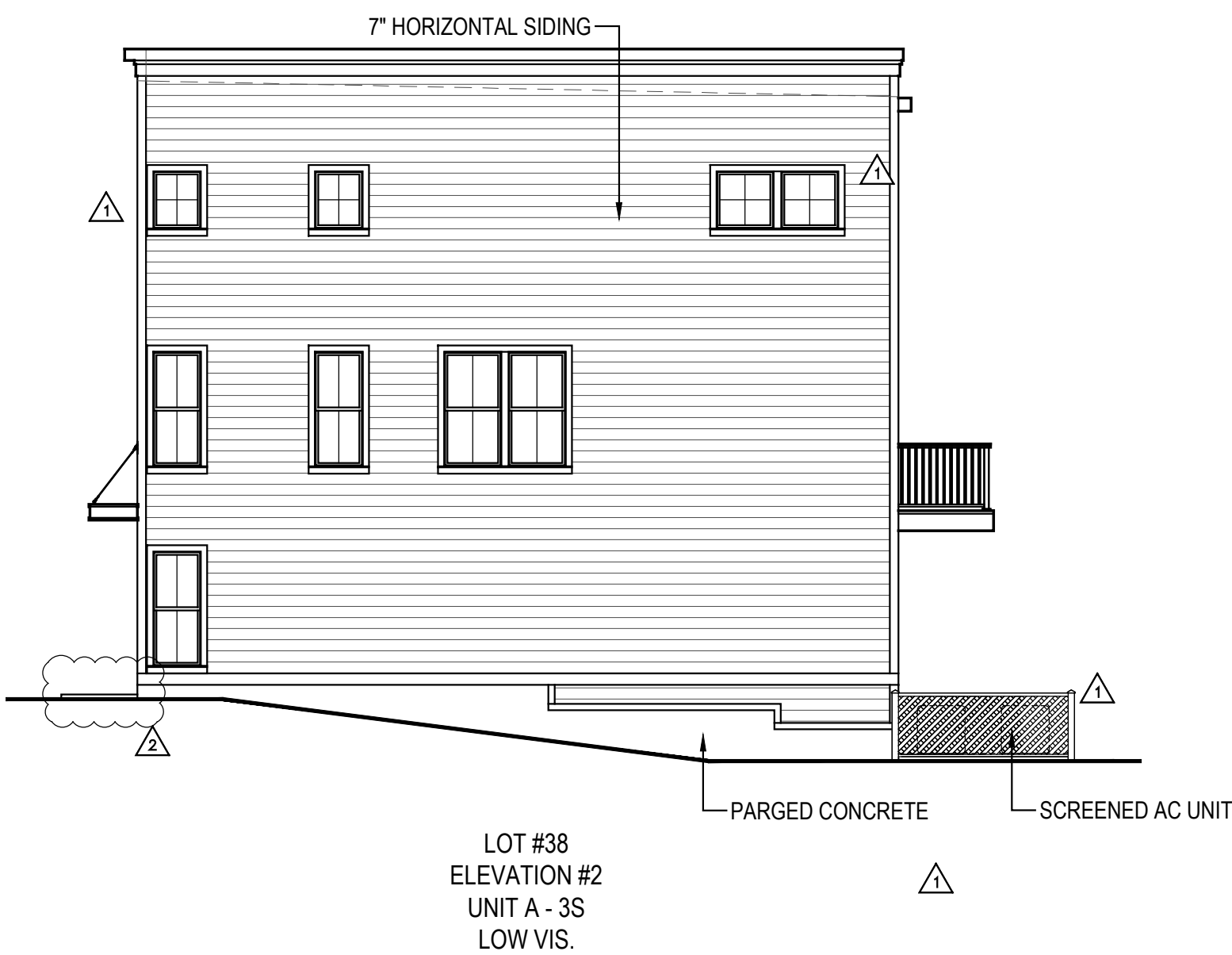
REAR ELEVATION



LEFT SIDE ELEVATION

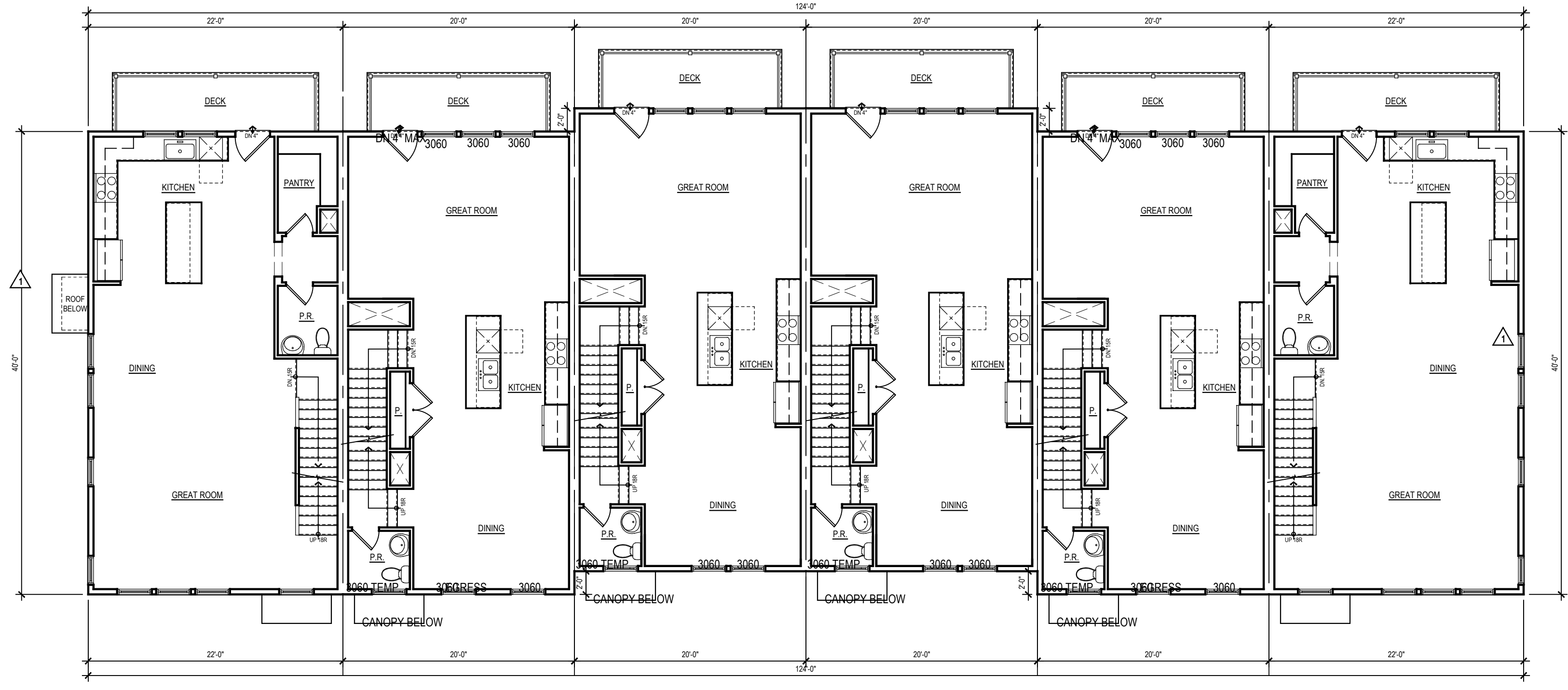


FRONT ELEVATION



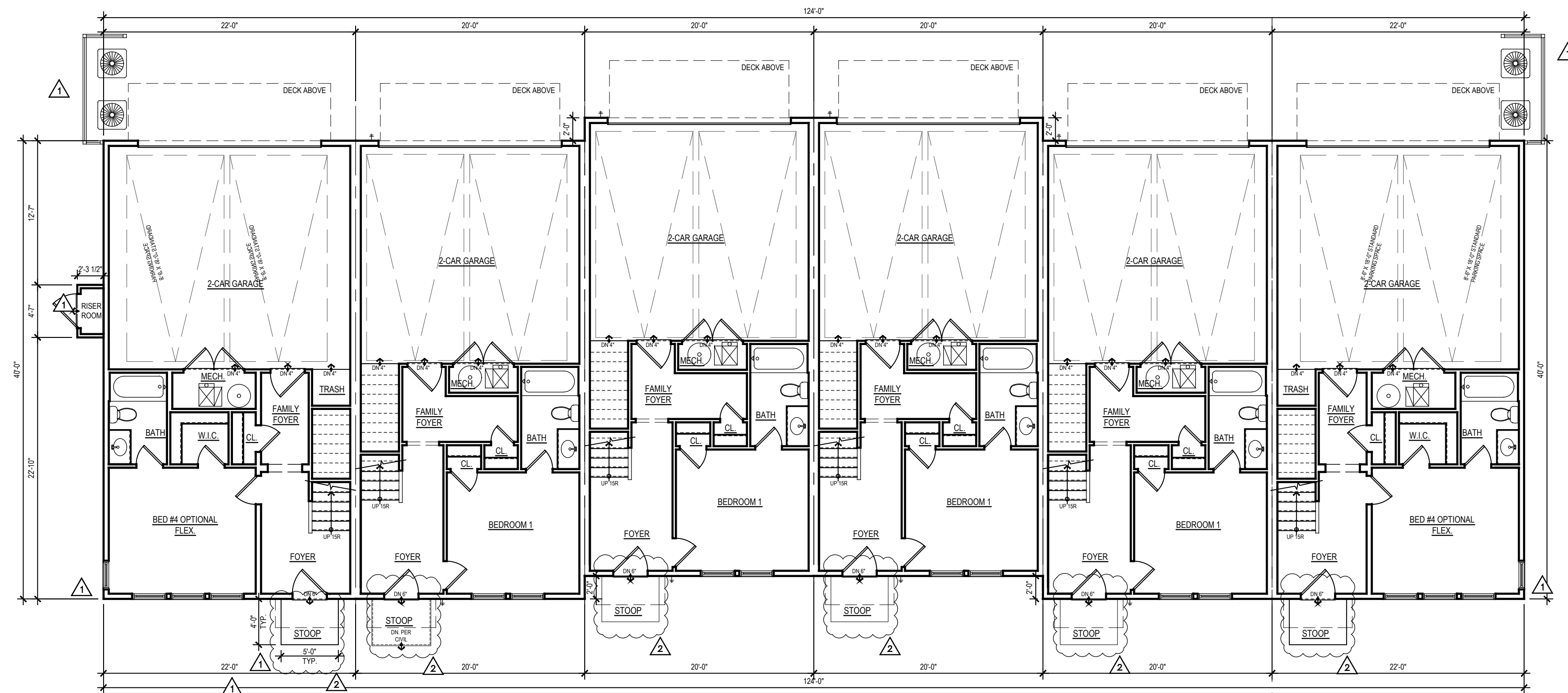
RIGHT SIDE ELEVATION

- NOTES:
- BUILDING NUMBERS, AT LEAST 6" IN HEIGHT, SHALL BE LOCATED ABOVE OR BESIDE THE STREET FACING PEDESTRIAN ENTRANCE.
 - AC SCREEN CONSISTS OF 42" HIGH PAINTED WOOD FENCING.
 - ALL EXTERIOR STAIR RISERS VISIBLE FROM STREET SHALL BE ENCLOSED.
 - PORCH AND STOOP FOUNDATIONS SHALL BE ENCLOSED. SEE A.16 FOR SECTION DETAIL.
 - TYPICAL STOOP DIMENSIONS SHOWN ON FLOOR PLANS AND WILL COMPLY WITH REQUIRED DIMENSIONS.
 - RAILINGS TO BE ADDED TO STOOPS WHERE REQUIRED. RAILINGS WILL COMPLY WITH CODE / DESIGN GUIDELINES.
 - ALL WINDOWS INTENDED TO BE CLEAR. NO TINT OR REFLECTIVE WINDOWS INCLUDED IN DESIGN.
 - ALL WINDOW / DOOR TRIM CONSIST OF 4" TRIM SURROUND.
 - WINDOW SILLS CONSIST OF 1/4" PROJECTION FROM TRIM. SEE A.16 FOR SECTION DETAIL.
 - WINDOW PANE TO HAVE 2" RECESS. SEE A16 FOR SECTION DETAIL.
 - WINDOW MULLIONS CONSIST OF 4-1/2" WIDTH BETWEEN WINDOW UNITS.
 - INTERIOR AND SOME END UNITS HAVE AC UNITS LOCATED ON ROOF. THEY ARE LOCATED IN CENTER OF ROOF AND WILL NOT BE VISIBLE FROM STREET VIEW IN FRONT OR REAR.



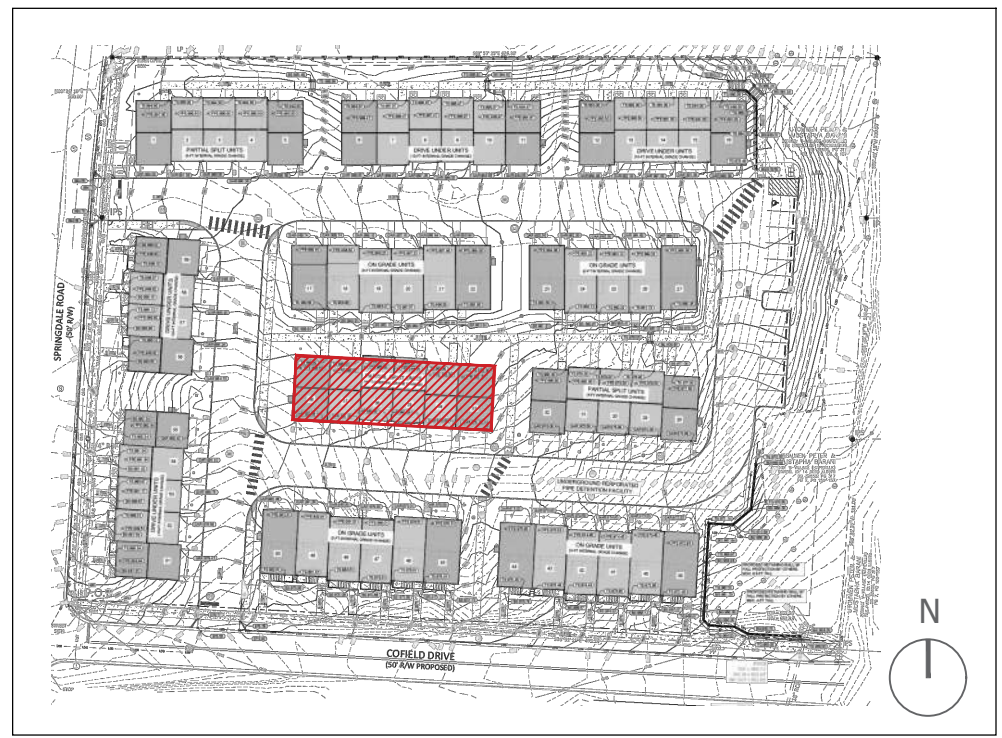
LOT #33 ELEVATION #1 UNIT A - 3S LOW VIS.
LOT #34 ELEVATION #1 UNIT B - 3S LOW VIS.
LOT #35 ELEVATION #2 UNIT B - 3S LOW VIS.
LOT #36 ELEVATION #2 UNIT B - 3S LOW VIS.
LOT #37 ELEVATION #1 UNIT B - 3S LOW VIS.
LOT #38 ELEVATION #2 UNIT A - 3S LOW VIS.

SECOND FLOOR PLAN



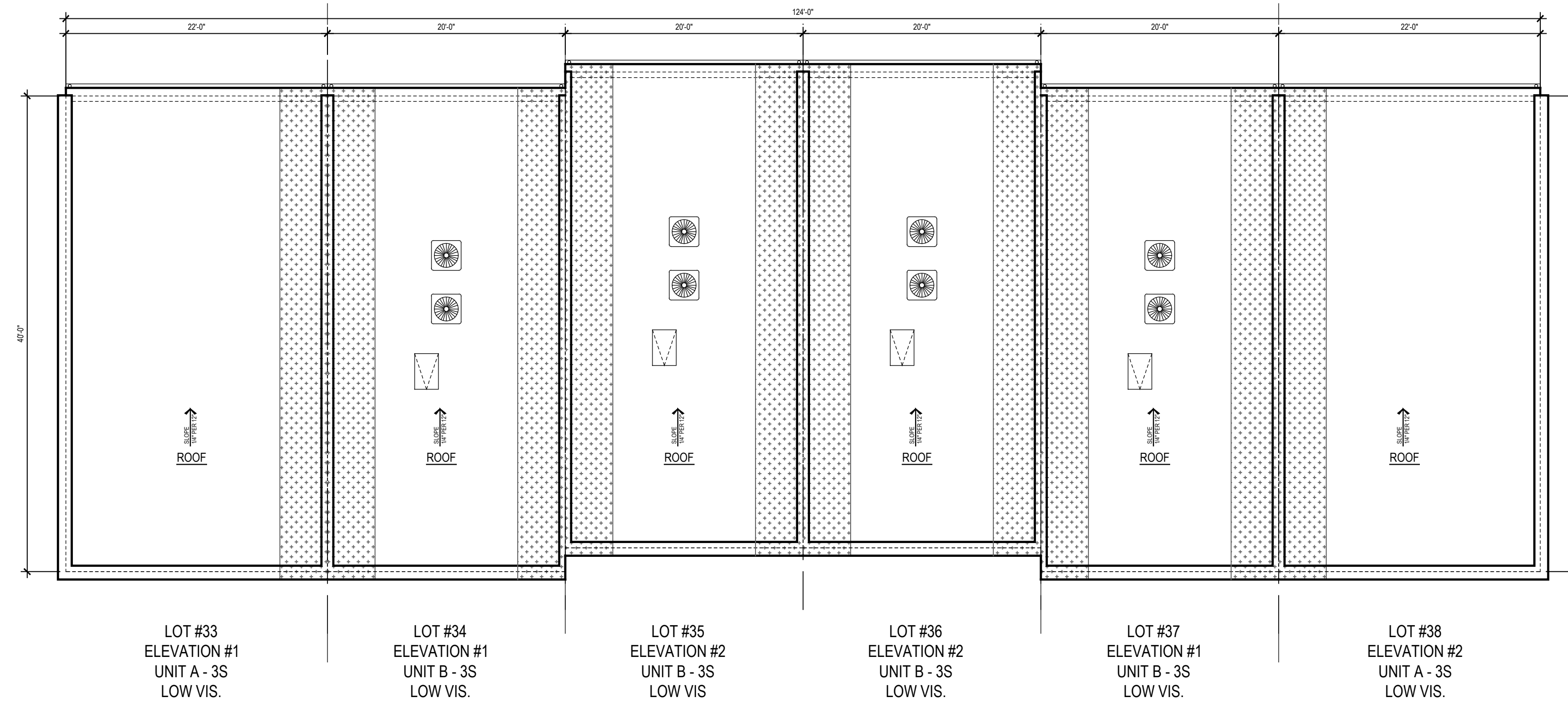
LOT #33 ELEVATION #1 UNIT A - 3S LOW VIS.
LOT #34 ELEVATION #1 UNIT B - 3S LOW VIS.
LOT #35 ELEVATION #2 UNIT B - 3S LOW VIS.
LOT #36 ELEVATION #2 UNIT B - 3S LOW VIS.
LOT #37 ELEVATION #1 UNIT B - 3S LOW VIS.
LOT #38 ELEVATION #2 UNIT A - 3S LOW VIS.

FIRST FLOOR PLAN

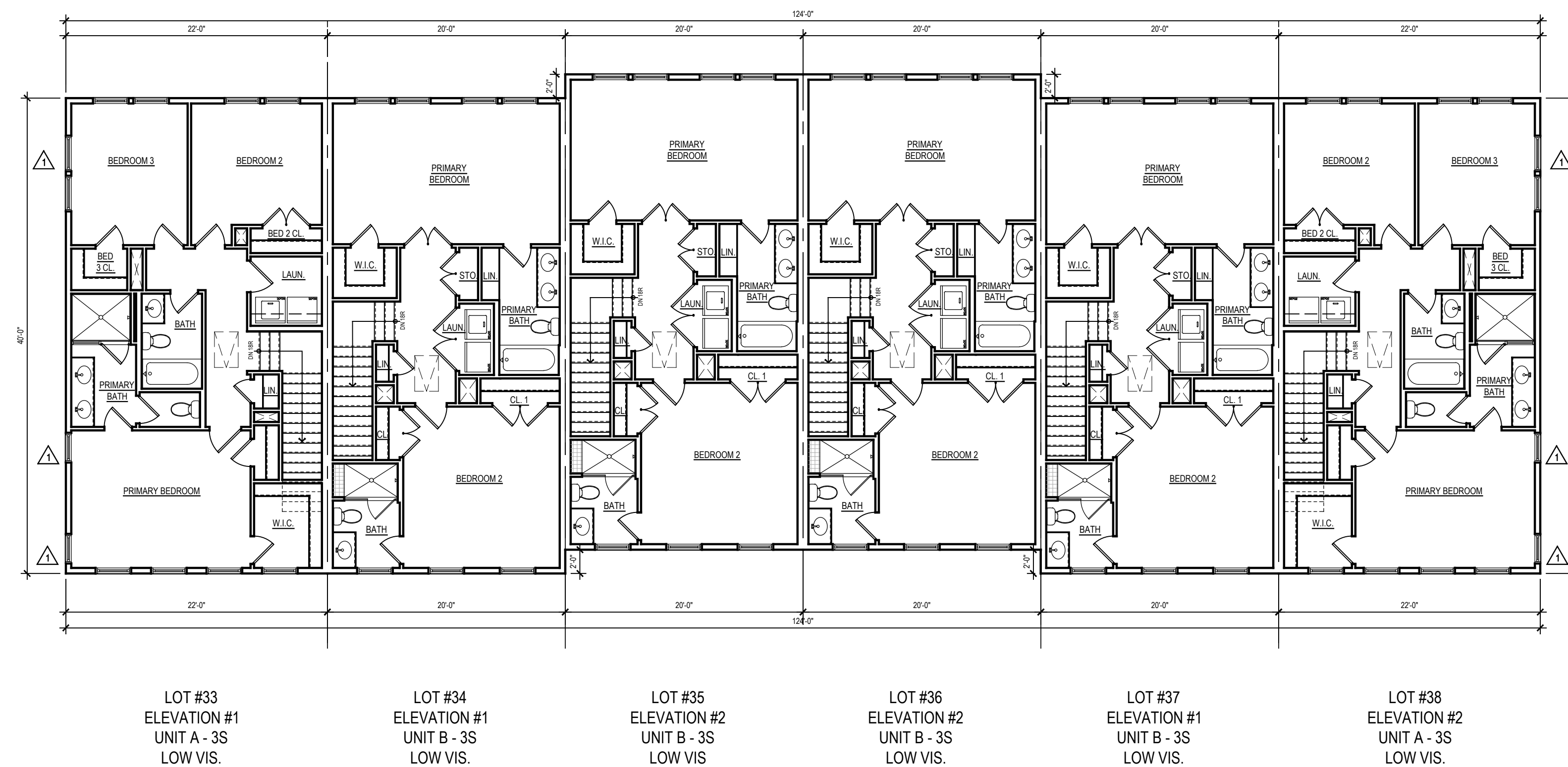


KEY PLAN

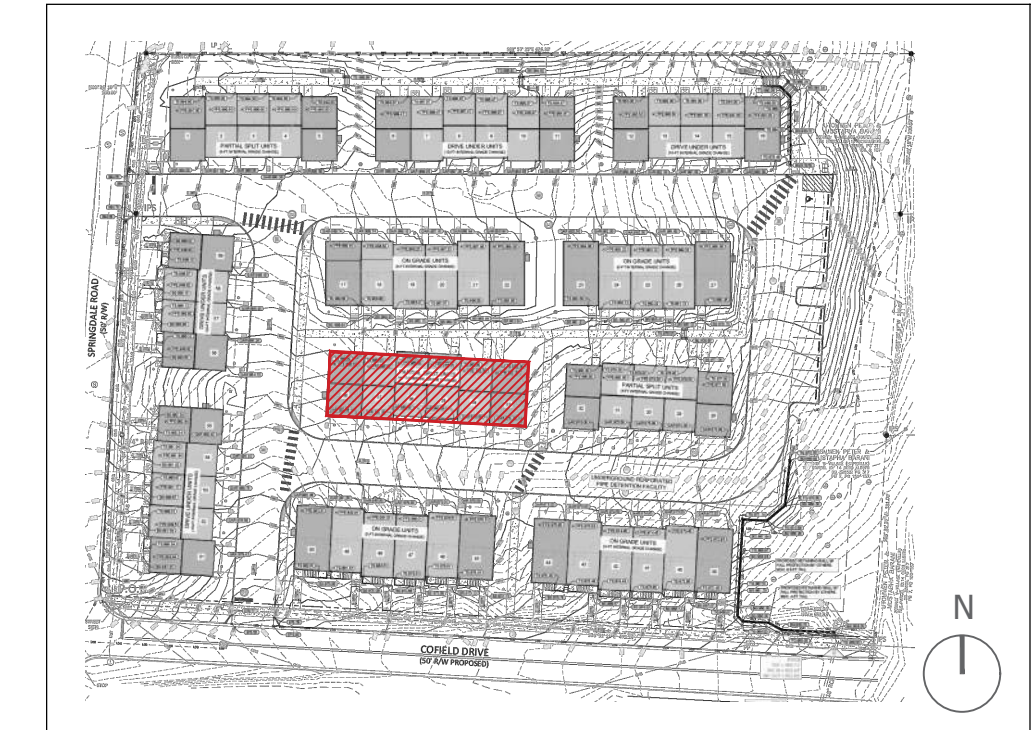
- NOTES:
- BUILDING NUMBERS, AT LEAST 6" IN HEIGHT, SHALL BE LOCATED ABOVE OR BESIDE THE STREET FACING PEDESTRIAN ENTRANCE.
 - AC SCREEN CONSISTS OF 42" HIGH PAINTED WOOD FENCING.
 - ALL EXTERIOR STAIR RISERS VISIBLE FROM STREET SHALL BE ENCLOSED.
 - PORCH AND STOOP FOUNDATIONS SHALL BE ENCLOSED. SEE A.16 FOR SECTION DETAIL.
 - TYPICAL STOOP DIMENSIONS SHOWN ON FLOOR PLANS AND WILL COMPLY WITH REQUIRED DIMENSIONS.
 - RAILINGS TO BE ADDED TO STOOPS WHERE REQUIRED. RAILINGS WILL COMPLY WITH CODE / DESIGN GUIDELINES.
 - ALL WINDOWS INTENDED TO BE CLEAR. NO TINT OR REFLECTIVE WINDOWS INCLUDED IN DESIGN.
 - ALL WINDOW / DOOR TRIM CONSIST OF 4" TRIM SURROUND.
 - WINDOW SILLS CONSIST OF 1/4" PROJECTION FROM TRIM. SEE A.16 FOR SECTION DETAIL.
 - WINDOW PANE TO HAVE 2" RECESS. SEE A16 FOR SECTION DETAIL.
 - WINDOW MULLIONS CONSIST OF 4-1/2" WIDTH BETWEEN WINDOW UNITS.
 - INTERIOR AND SOME END UNITS HAVE AC UNITS LOCATED ON ROOF. THEY ARE LOCATED IN CENTER OF ROOF AND WILL NOT BE VISIBLE FROM STREET VIEW IN FRONT OR REAR.



ROOF PLAN



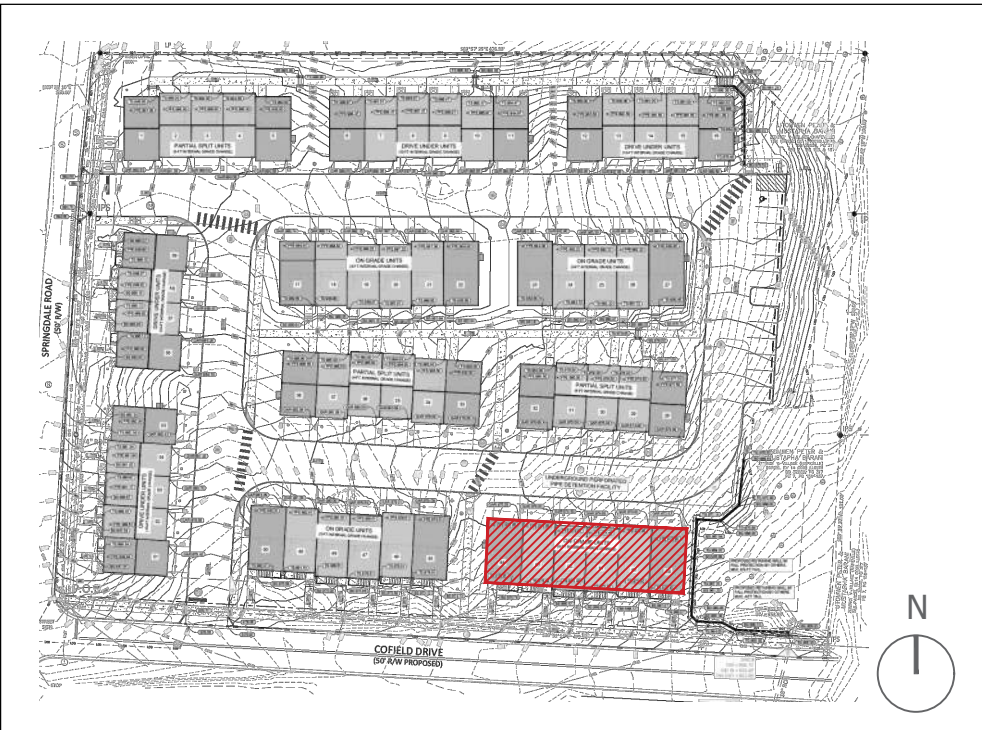
THIRD FLOOR PLAN



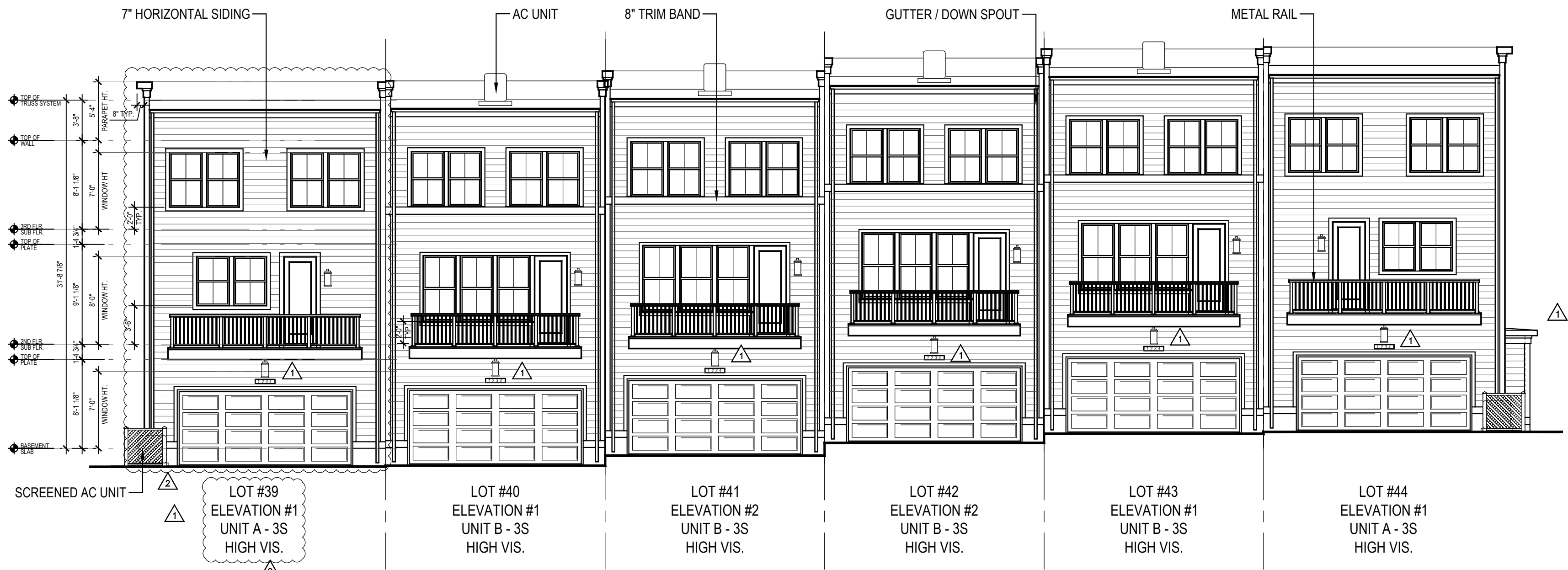
KEY PLAN

- NOTES:
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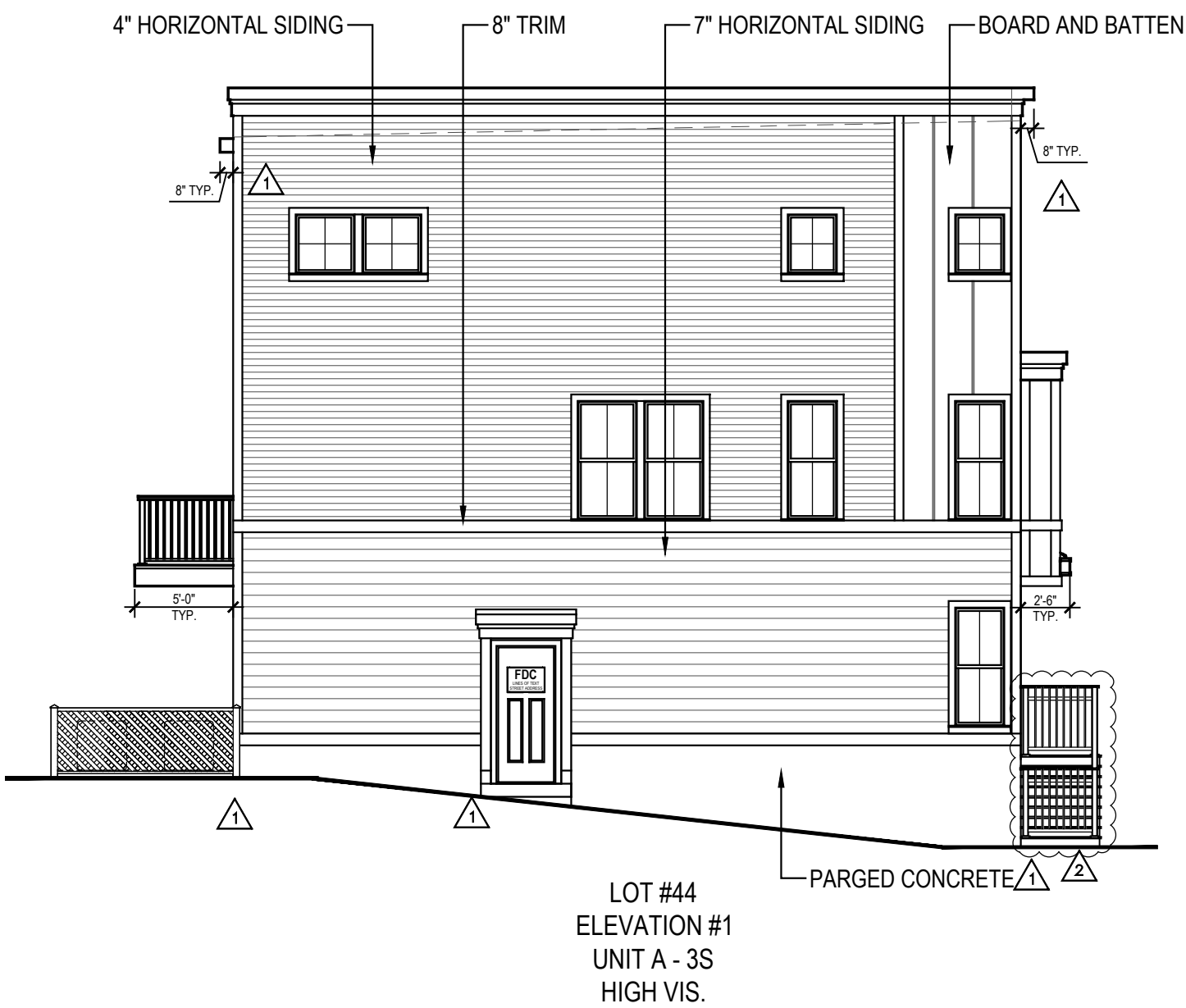
	WINDOWS/DOORS CALCULATIONS
BUILDING 08	37.9%
LEVEL 03	42.6%
LEVEL 02	36.5%
LEVEL 01	36.0%
*NOTE : PER DISTRICT REGULATIONS, FENESTRATION REQUIREMENT FOR RESIDENTIAL = MIN. 30% AND A MAX. OF 50%	



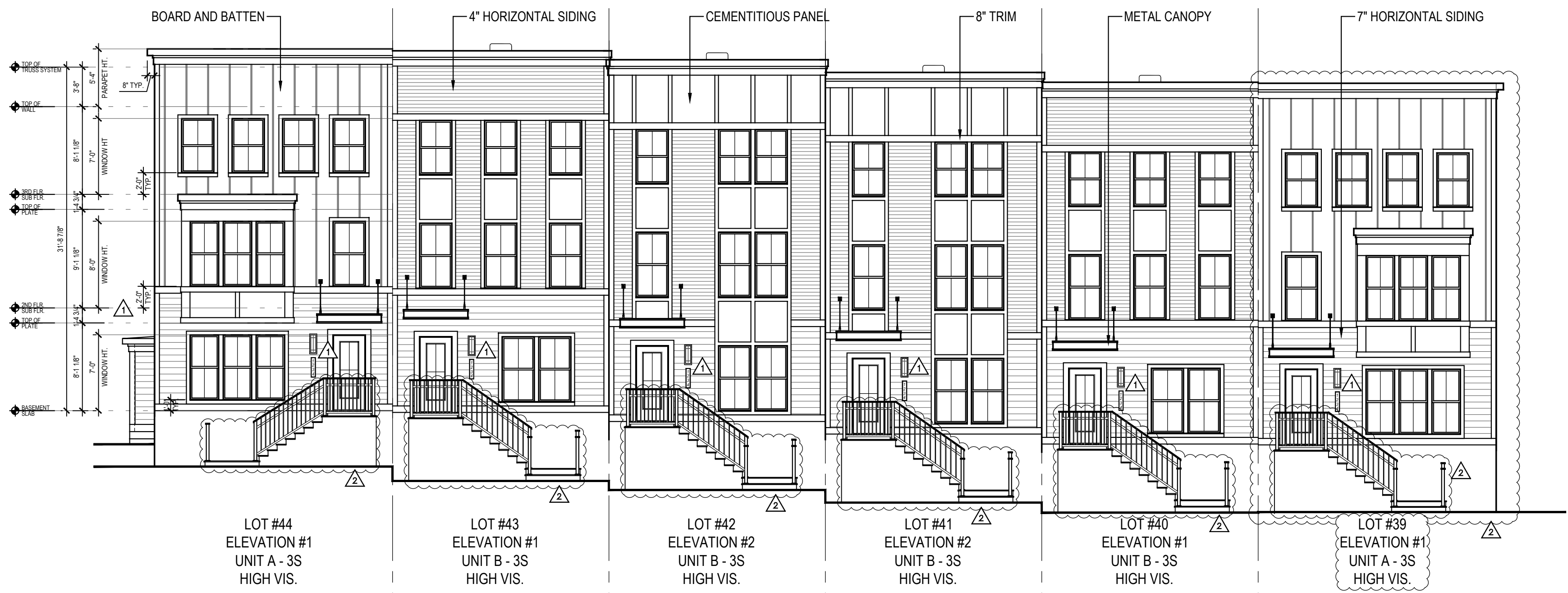
KEY PLAN



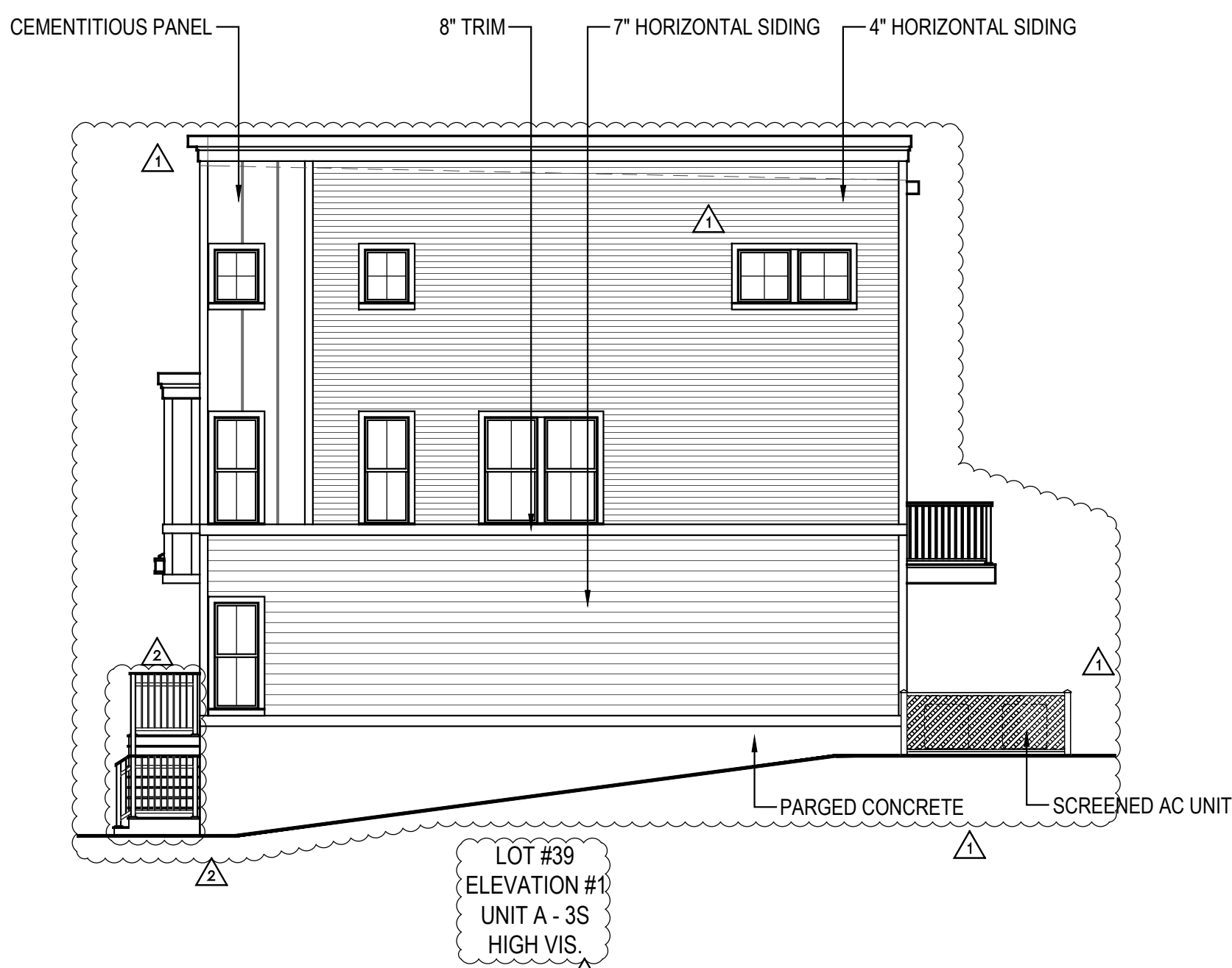
REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION

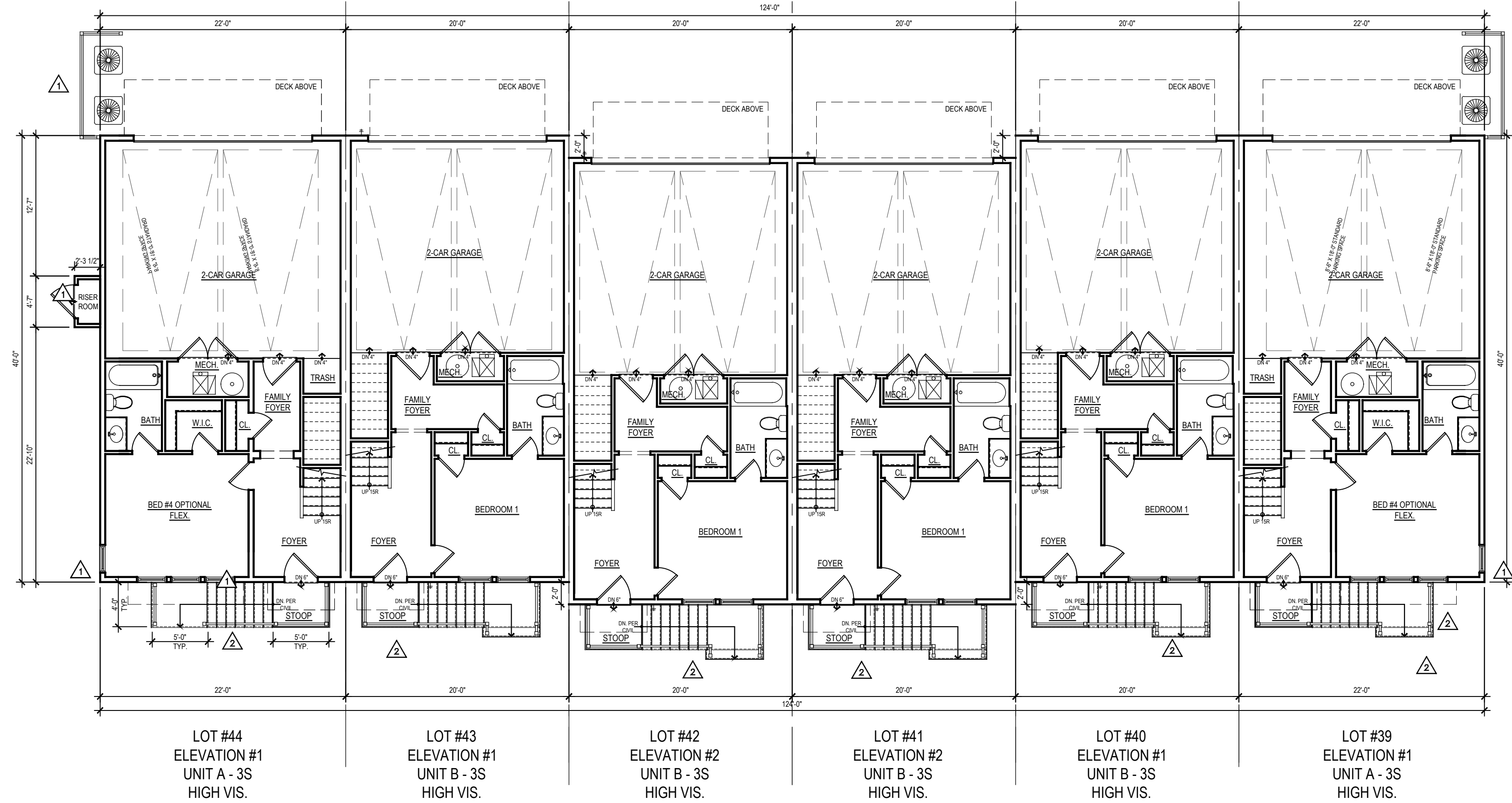


RIGHT SIDE ELEVATION

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SECOND FLOOR PLAN

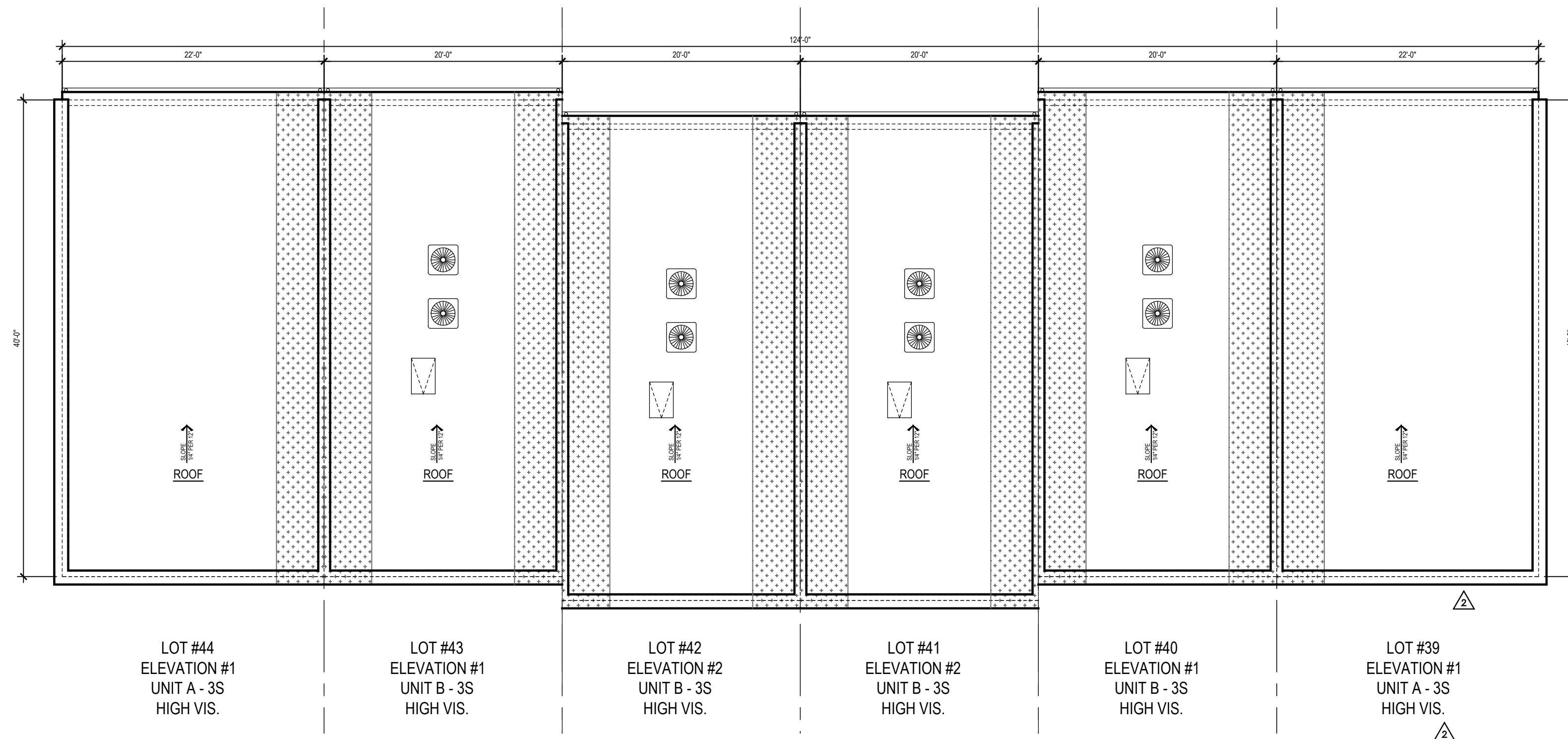


FIRST FLOOR PLAN

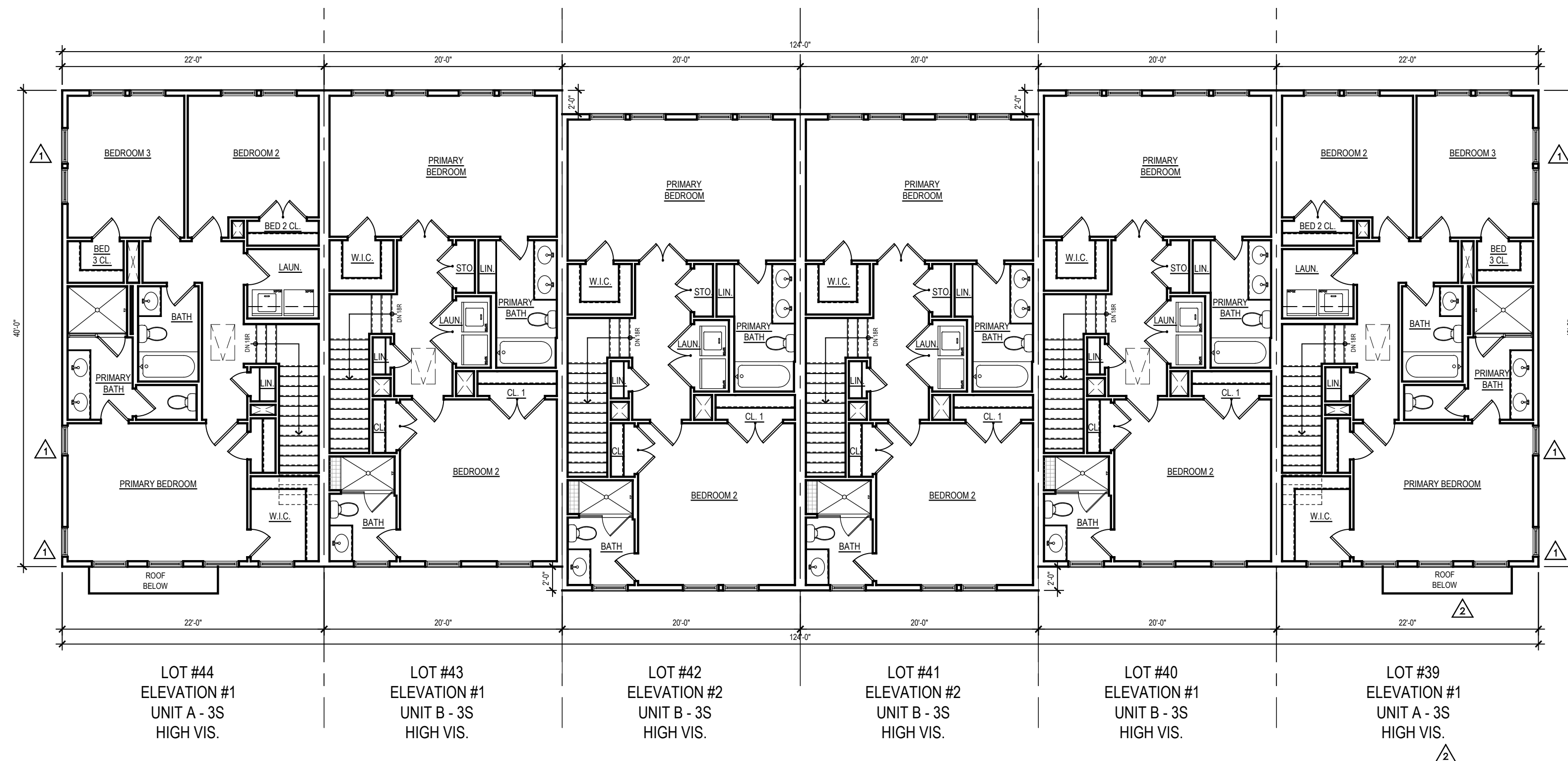


KEY PLAN

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ROOF PLAN



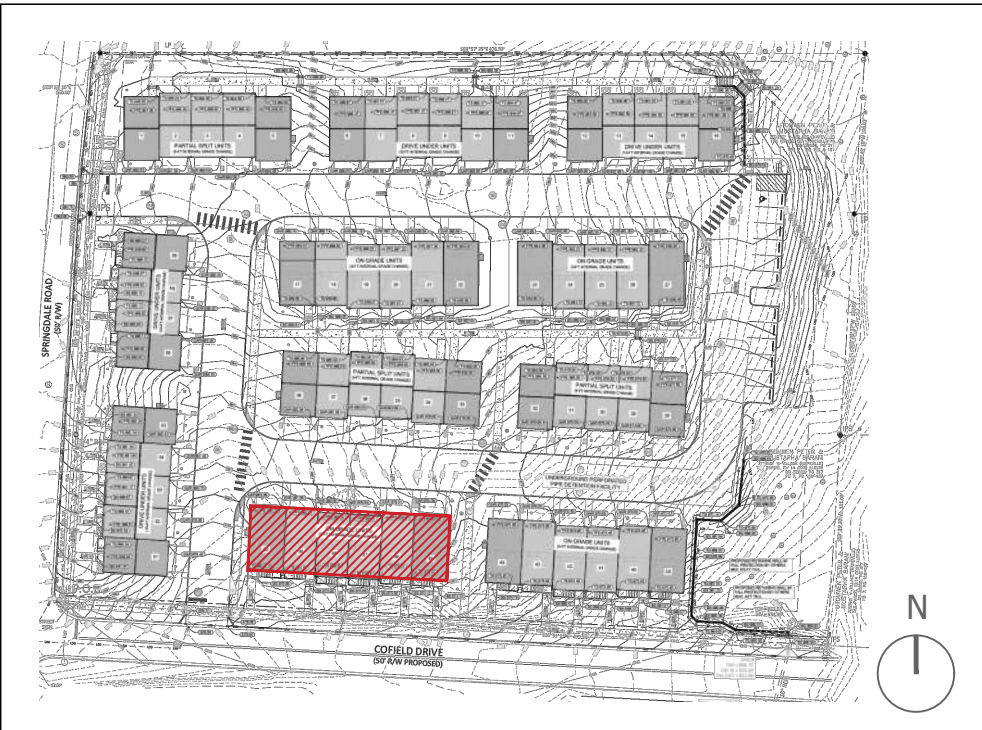
THIRD FLOOR PLAN



KEY PLAN

- NOTES:
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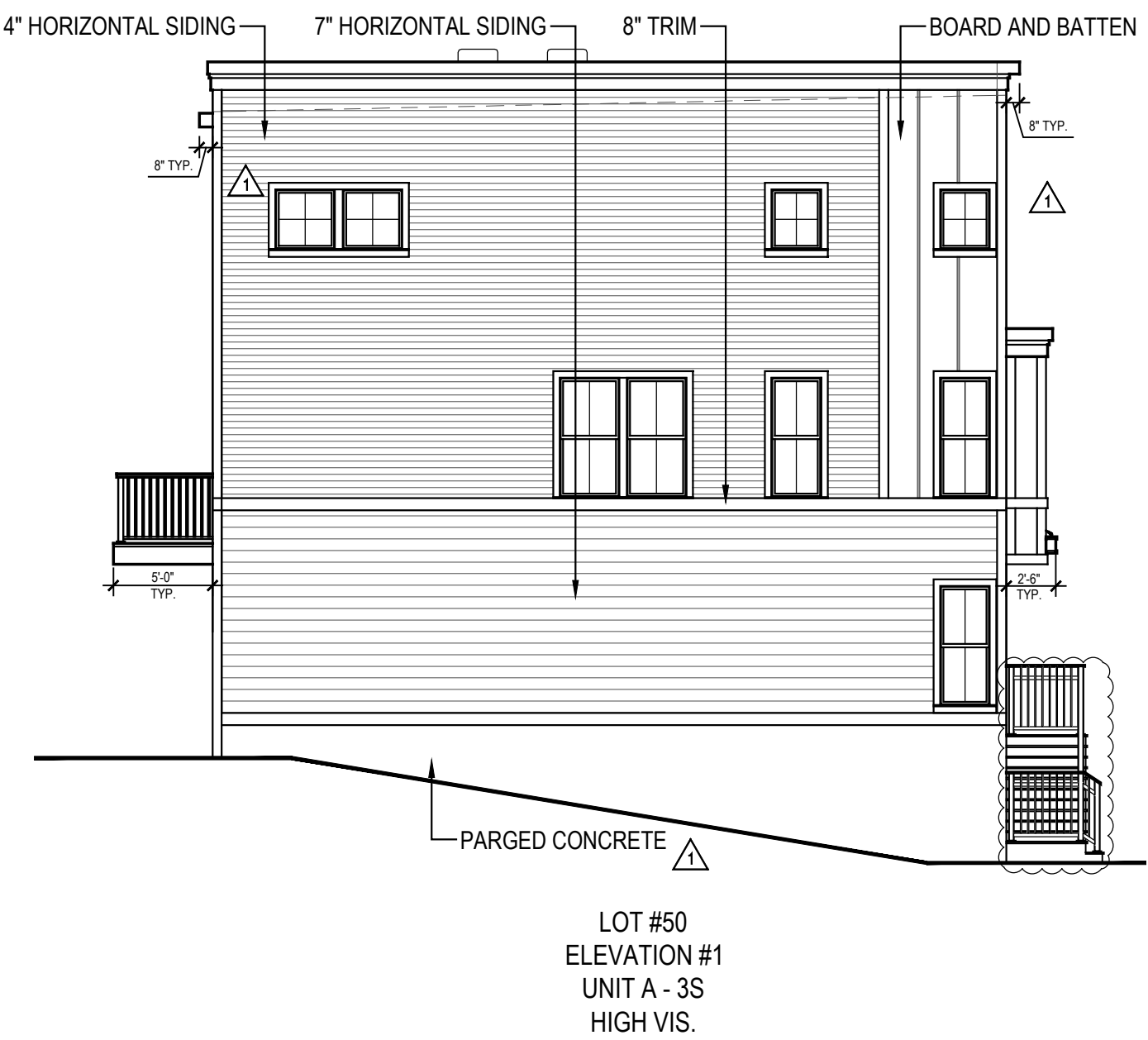
	WINDOWS/DOORS CALCULATIONS
BUILDING 09	37.9%
LEVEL 03	42.6%
LEVEL 02	36.5%
LEVEL 01	36.0%
*NOTE : PER DISTRICT REGULATIONS, FENESTRATION REQUIREMENT FOR RESIDENTIAL = MIN. 30% AND A MAX. OF 50%	



KEY PLAN



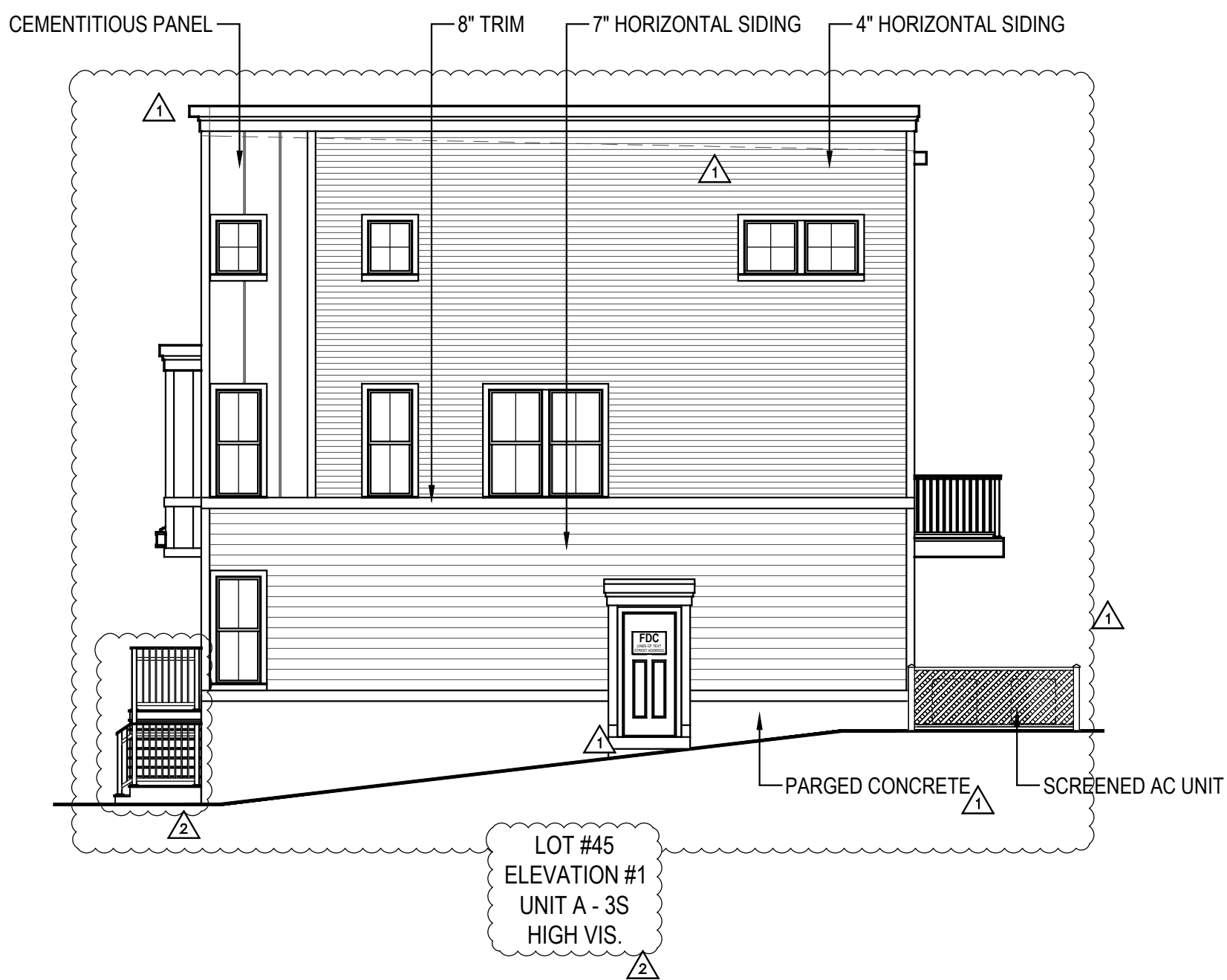
REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION

- NOTES:
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LOT #50
ELEVATION #1
UNIT A - 3S
HIGH VIS.

LOT #49
ELEVATION #2
UNIT B - 3S
HIGH VIS.

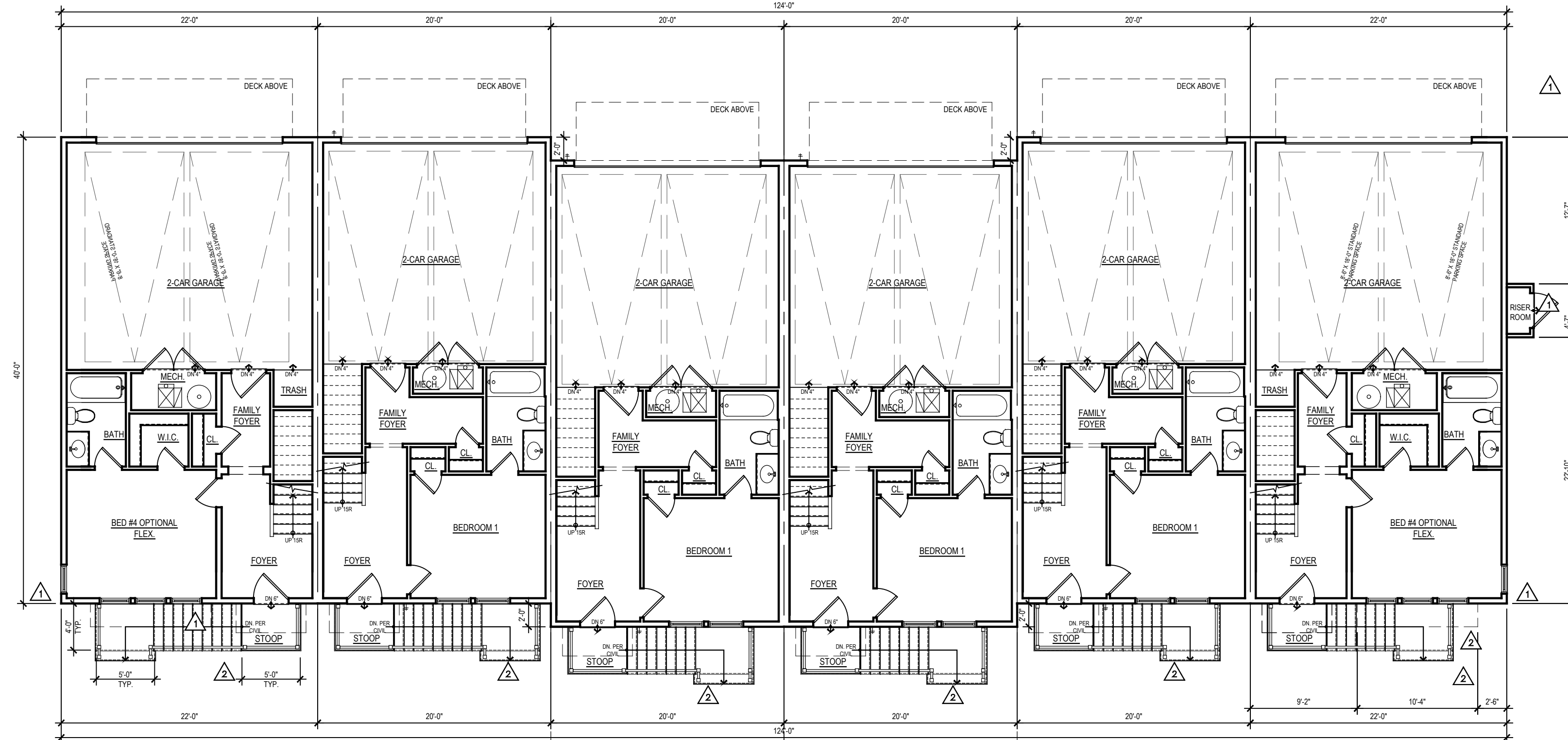
LOT #48
ELEVATION #1
UNIT B - 3S
HIGH VIS.

LOT #47
ELEVATION #1
UNIT B - 3S
HIGH VIS.

LOT #46
ELEVATION #2
UNIT B - 3S
HIGH VIS.

LOT #45
ELEVATION #1
UNIT A - 3S
HIGH VIS.

SECOND FLOOR PLAN



LOT #50
ELEVATION #1
UNIT A - 3S
HIGH VIS.

LOT #49
ELEVATION #2
UNIT B - 3S
HIGH VIS.

LOT #48
ELEVATION #1
UNIT B - 3S
HIGH VIS.

LOT #47
ELEVATION #1
UNIT B - 3S
HIGH VIS.

LOT #46
ELEVATION #2
UNIT B - 3S
HIGH VIS.

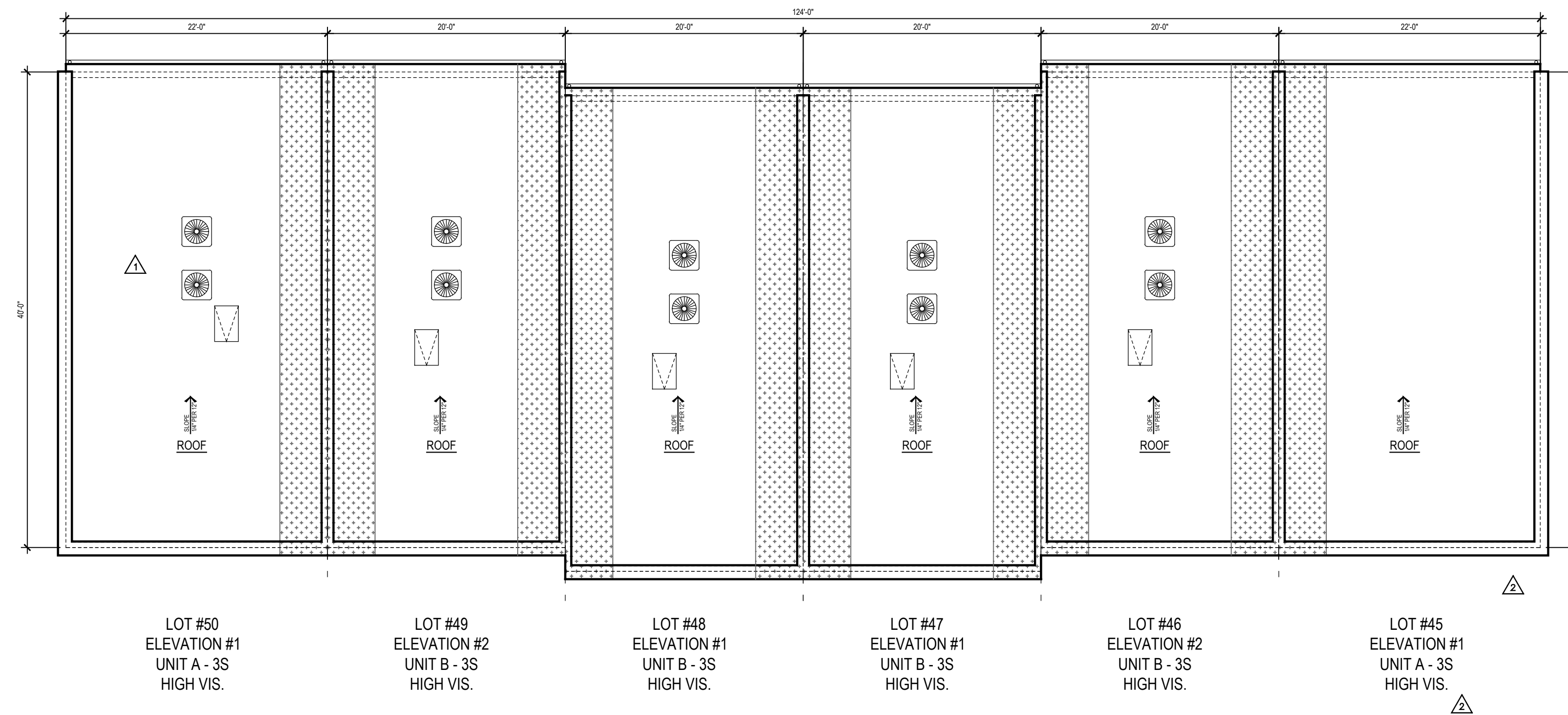
LOT #45
ELEVATION #1
UNIT A - 3S
HIGH VIS.

FIRST FLOOR PLAN

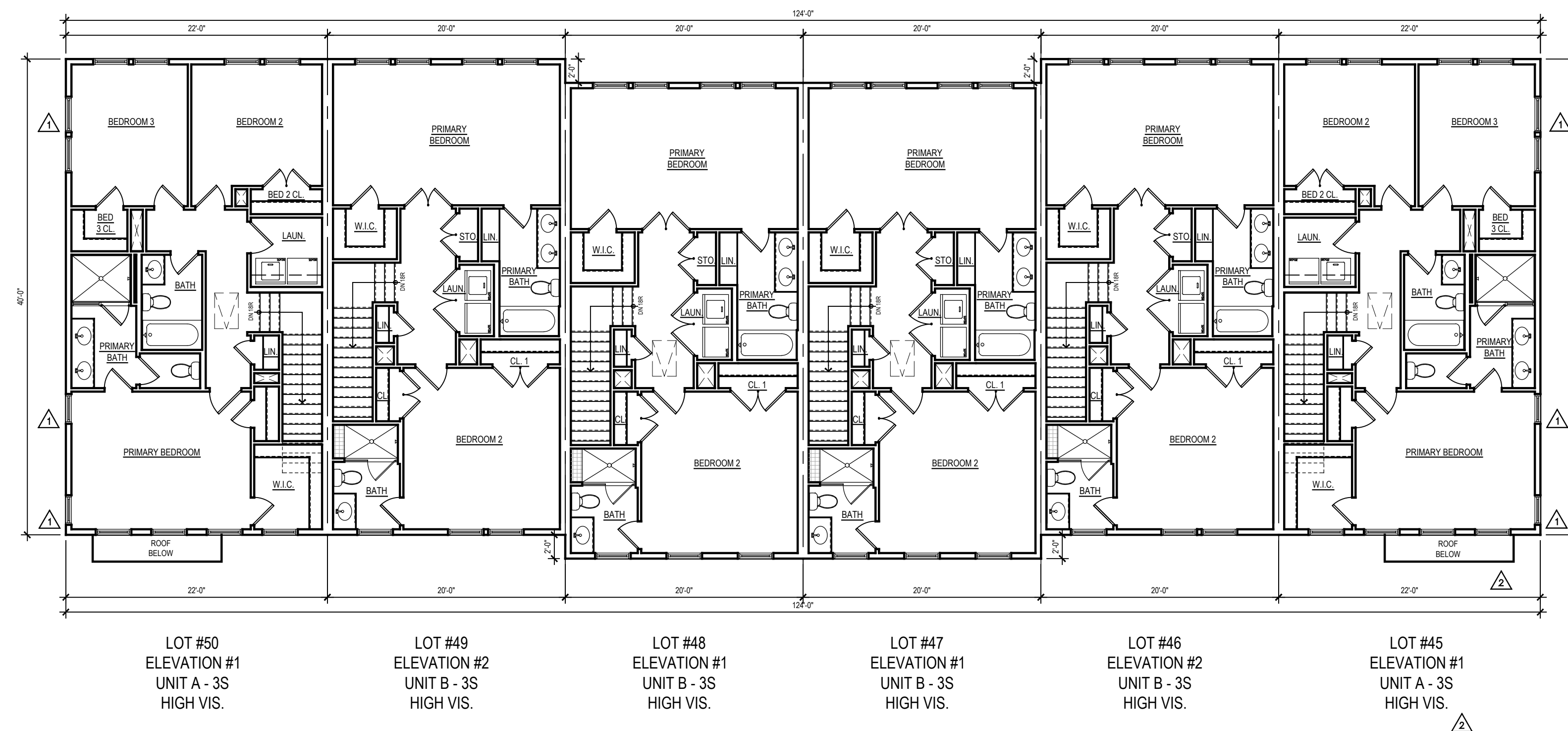


KEY PLAN

- NOTES:
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 - AC SCREEN CONSISTS OF 42" HIGH PAINTED WOOD FENCING.
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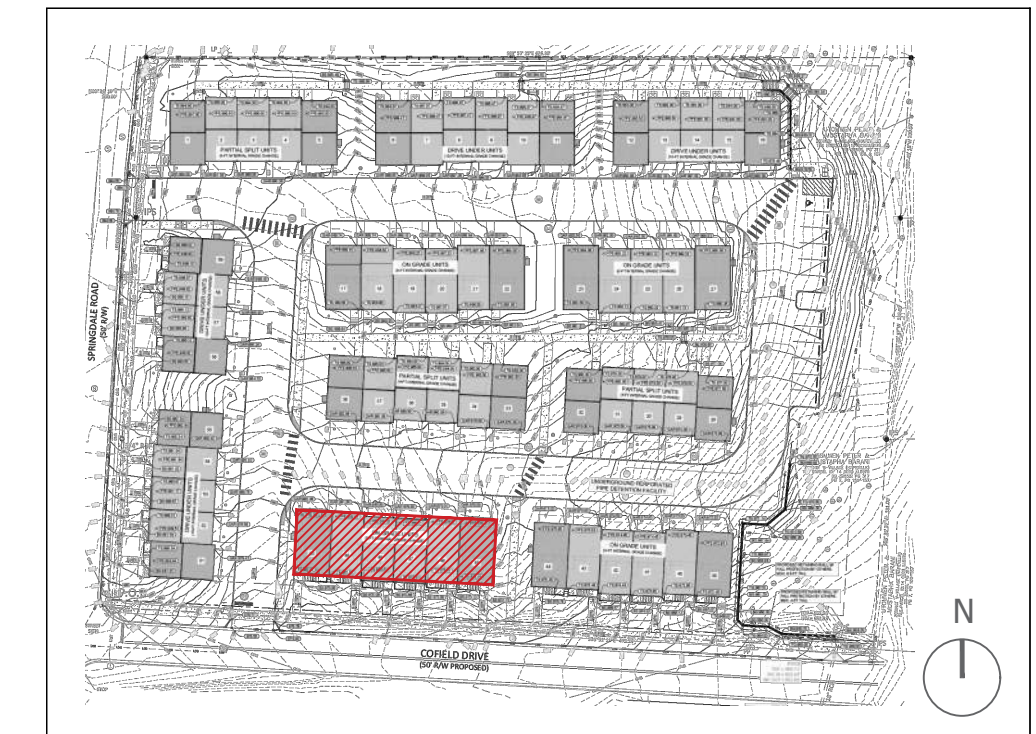


ROOF PLAN



THIRD FLOOR PLAN

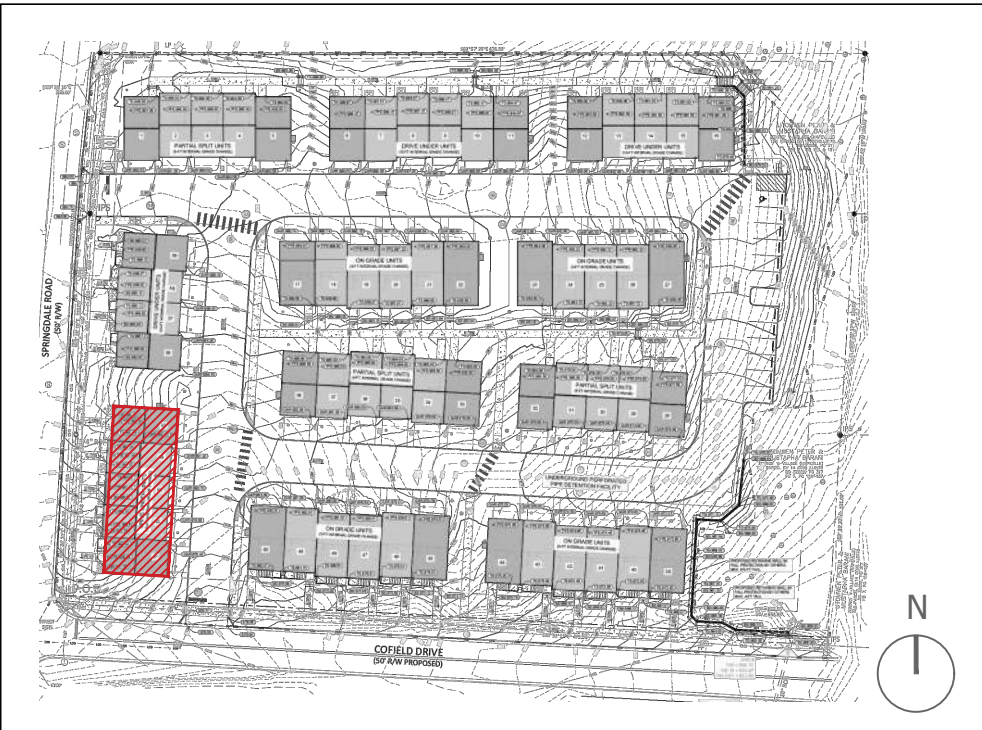
BUILDING #9 PLANS - LOTS 45-50



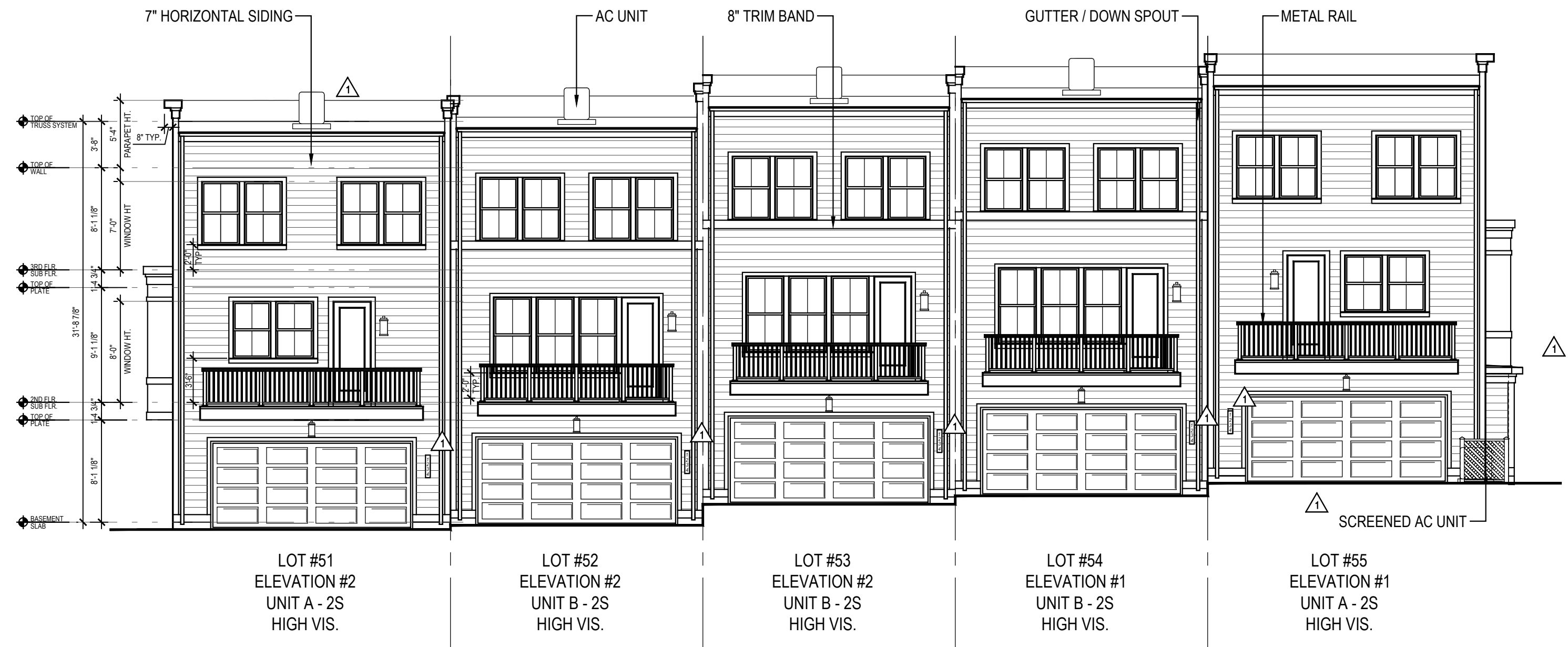
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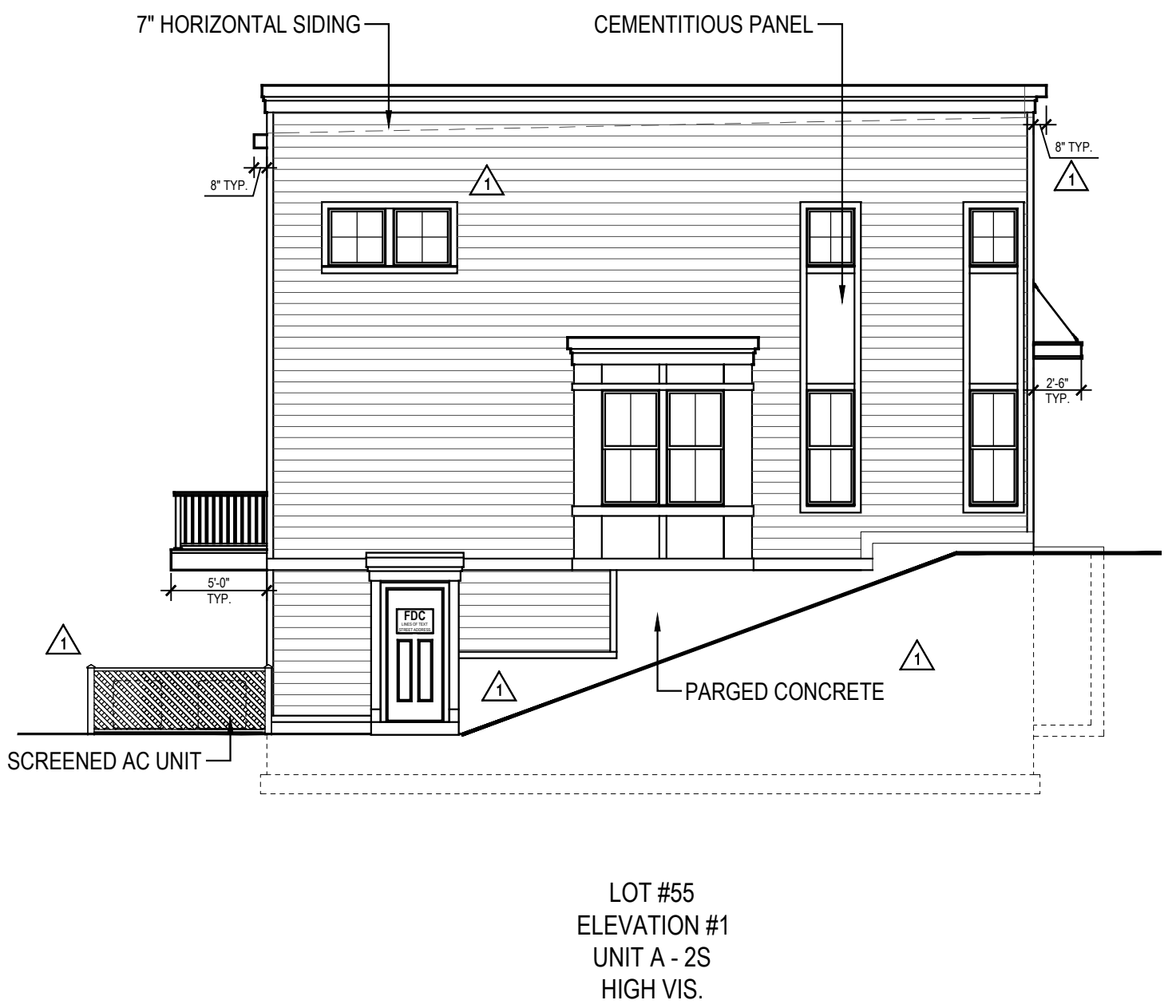
	WINDOWS/DOORS CALCULATIONS
BUILDING 10	37.4%
LEVEL 03	42.9%
LEVEL 02	33.9%
LEVEL 01	-
*NOTE : PER DISTRICT REGULATIONS, FENESTRATION REQUIREMENT FOR RESIDENTIAL = MIN. 30% AND A MAX. OF 50%	



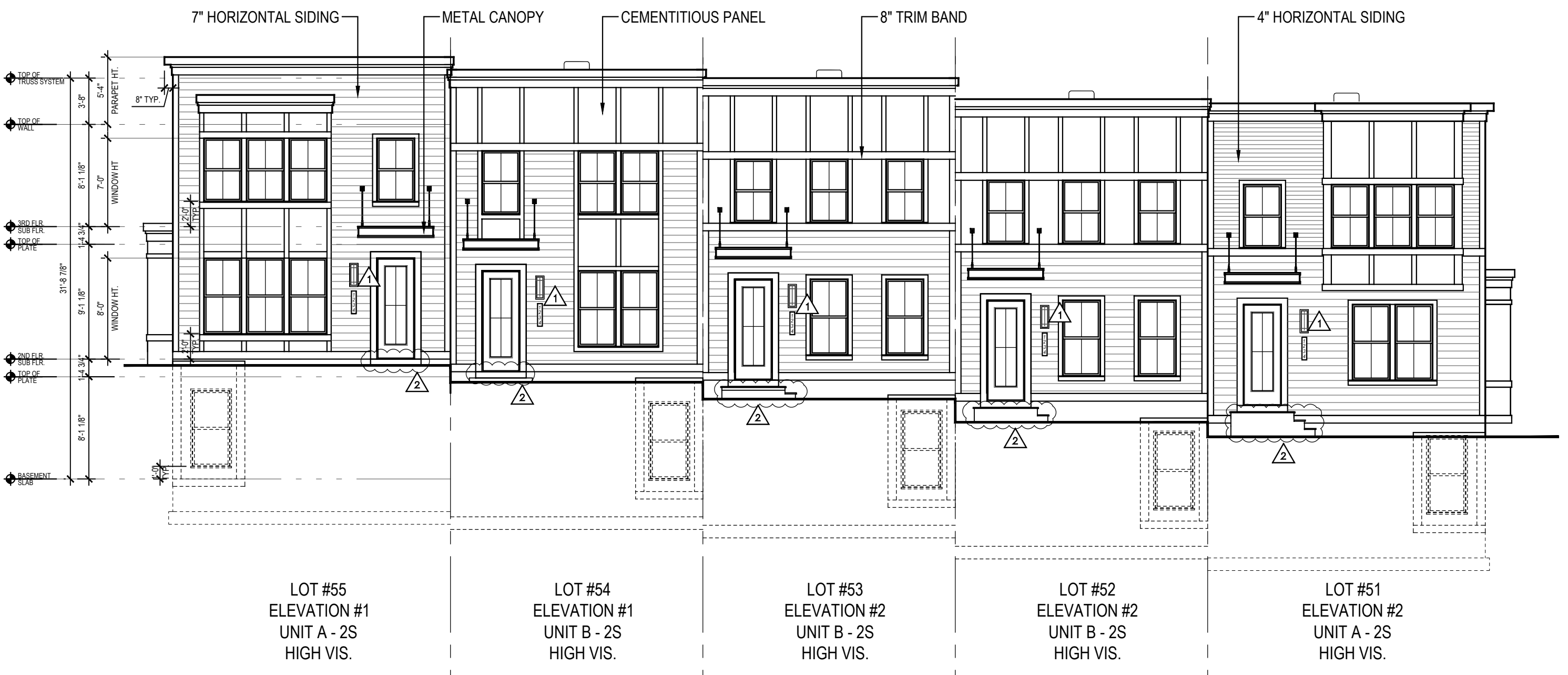
KEY PLAN



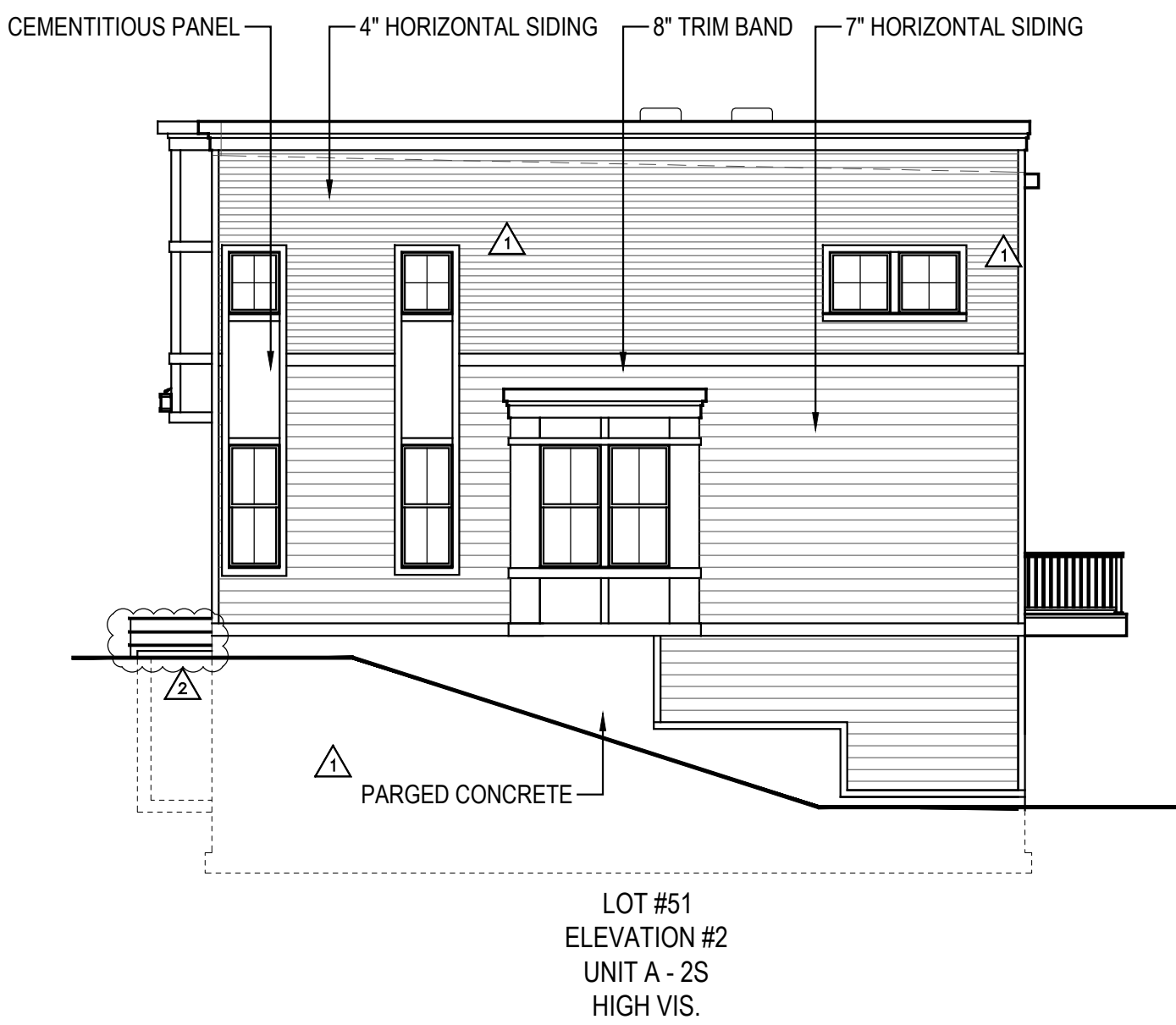
REAR ELEVATION



LEFT SIDE ELEVATION



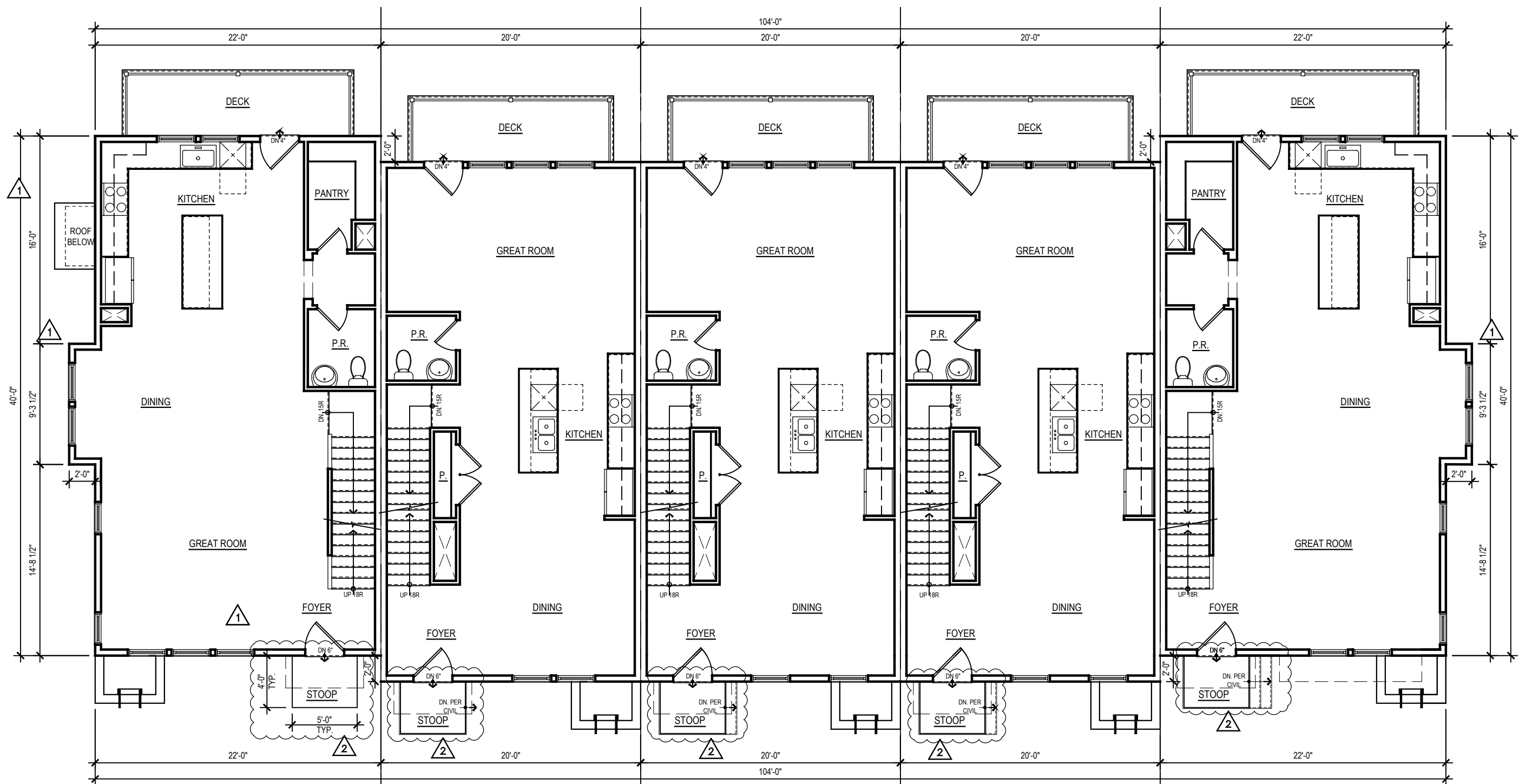
FRONT ELEVATION



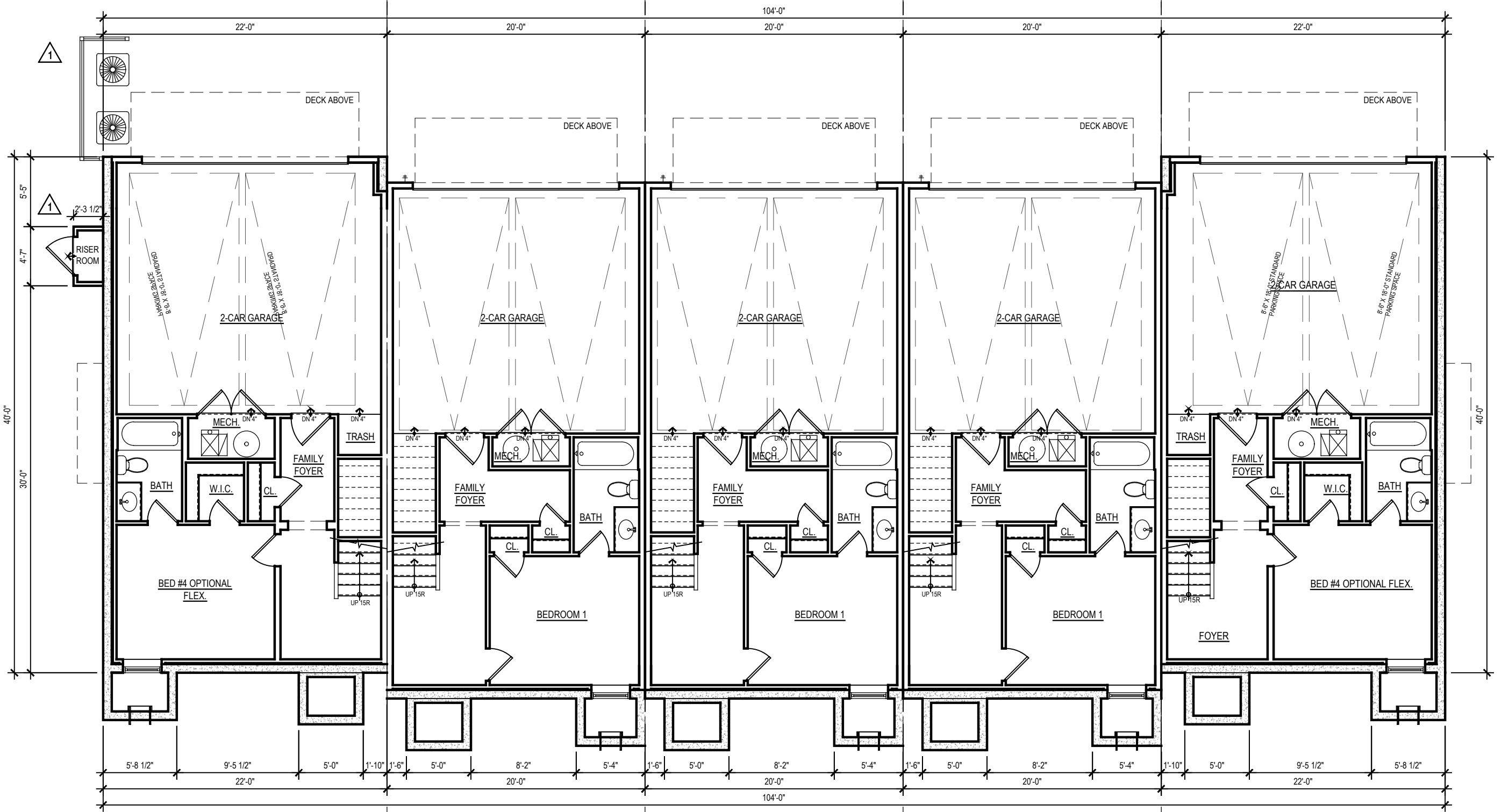
RIGHT SIDE ELEVATION

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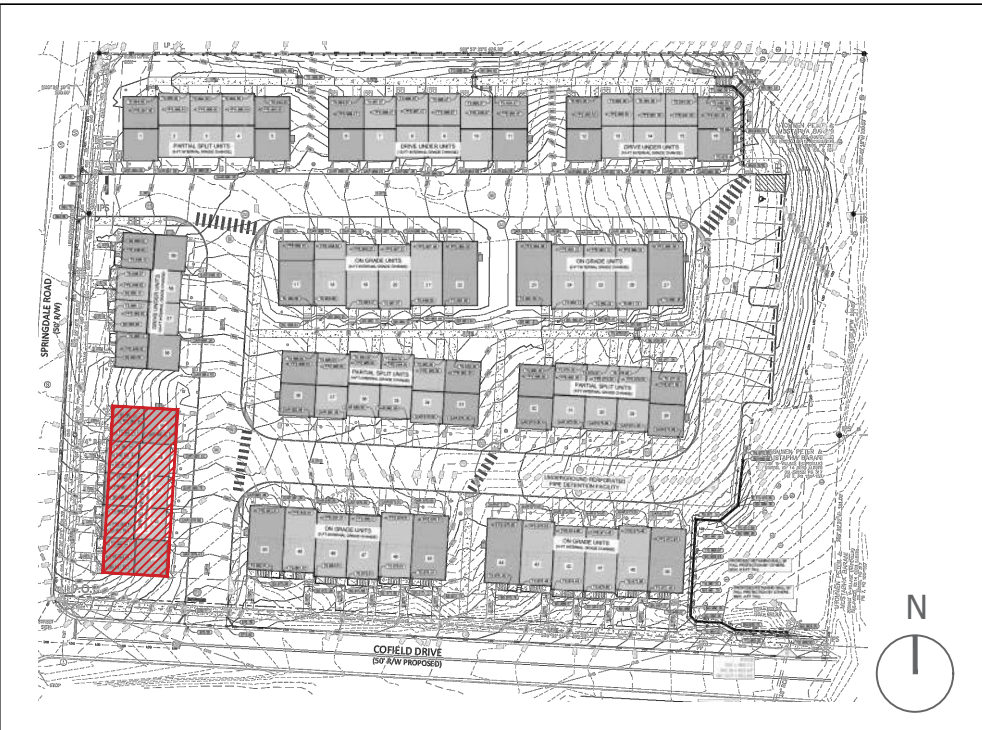
BUILDING #10 PLANS - LOTS 51-55



SECOND FLOOR PLAN

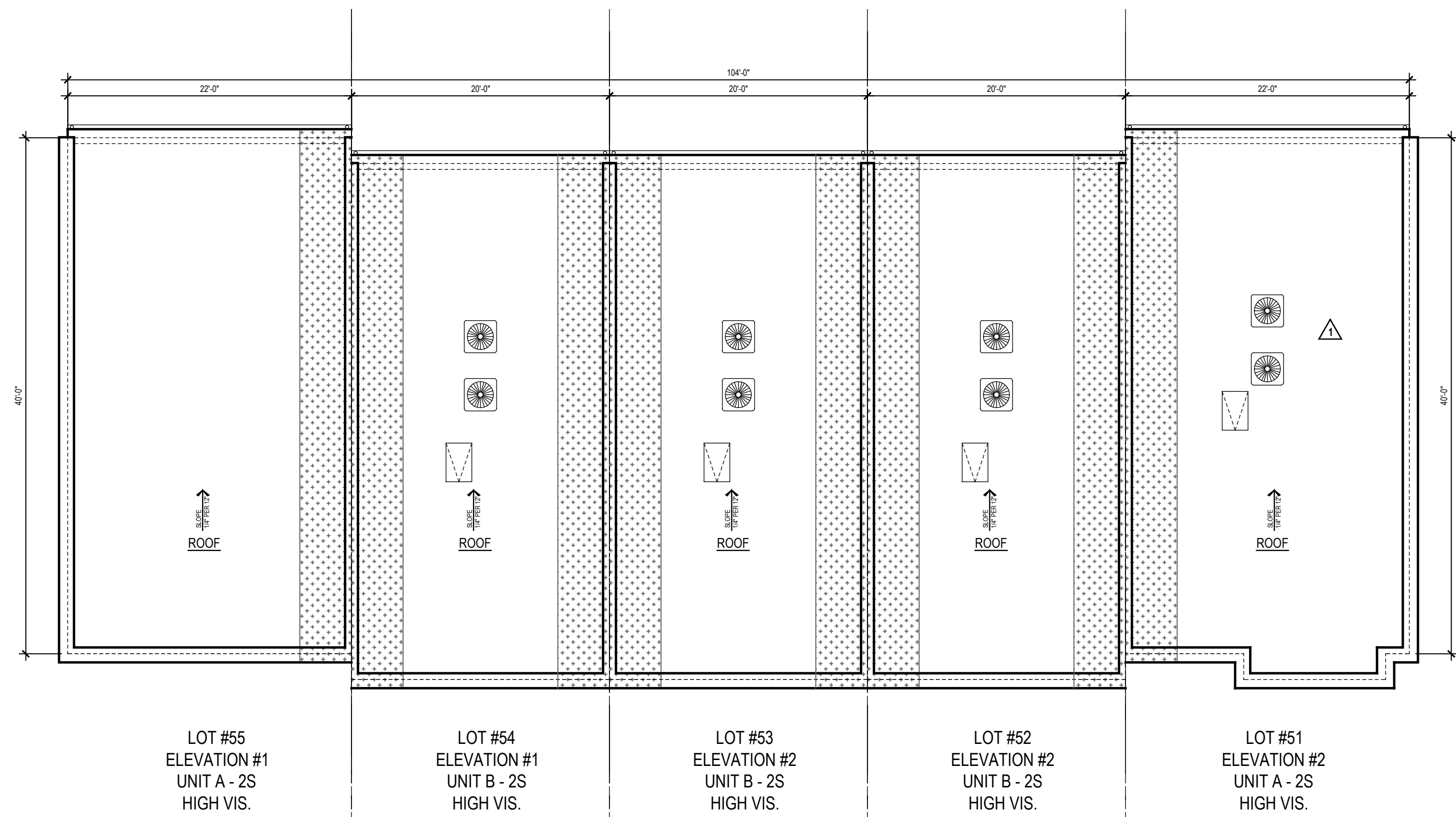


FIRST FLOOR PLAN

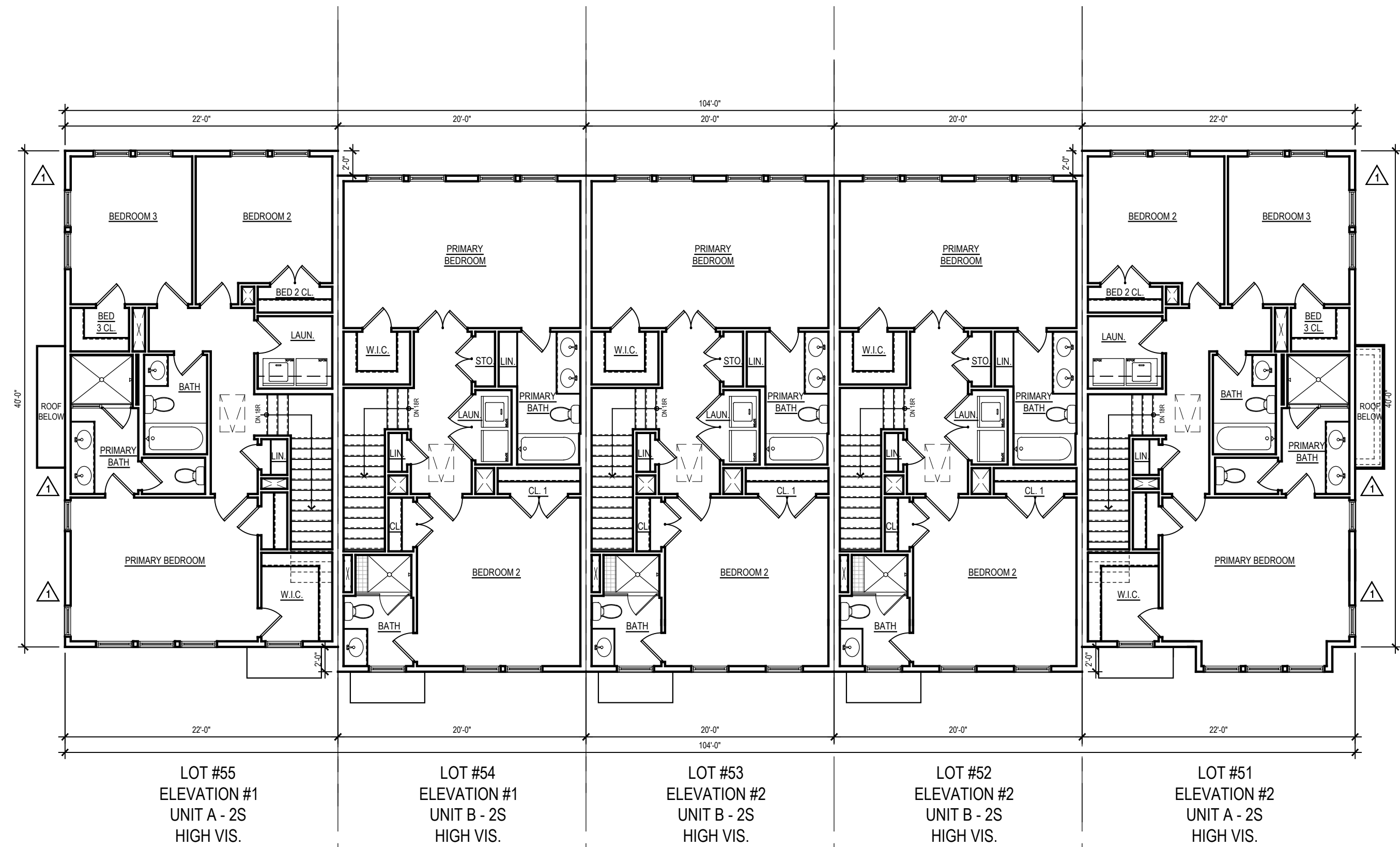


KEY PLAN

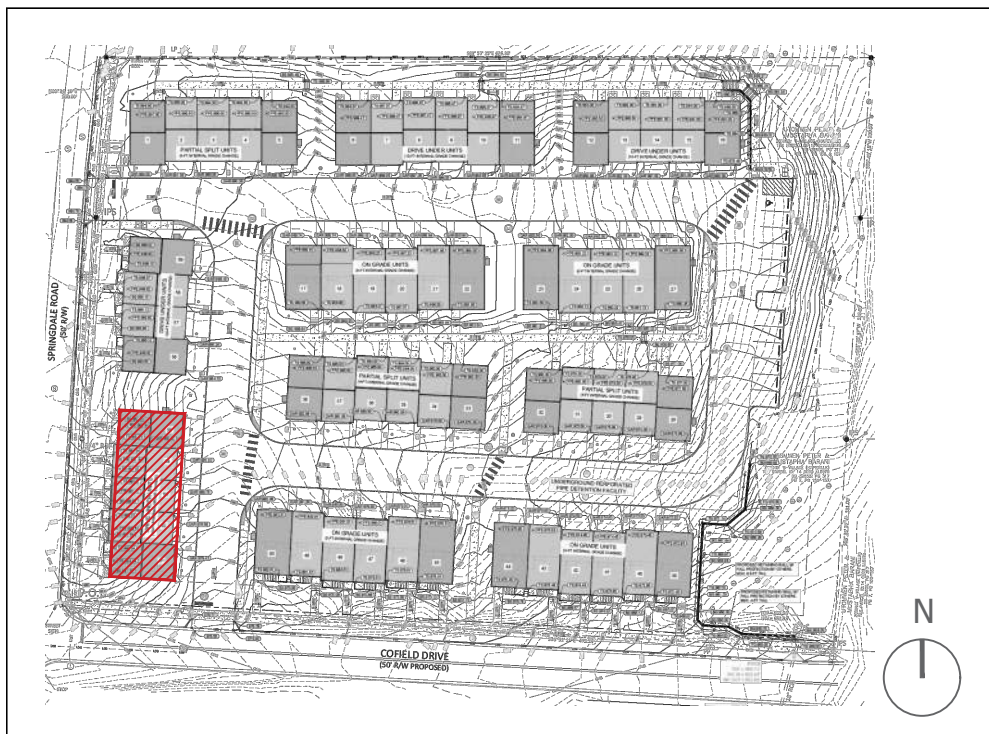
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 - ALL WINDOW / DOOR TRIM CONSIST OF 4" TRIM SURROUND.
 - WINDOW SILLS CONSIST OF 1/4" PROJECTION FROM TRIM. SEE A.16 FOR SECTION DETAIL.
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 - INTERIOR AND SOME END UNITS HAVE AC UNITS LOCATED ON ROOF. THEY ARE LOCATED IN CENTER OF ROOF AND WILL NOT BE VISIBLE FROM STREET VIEW IN FRONT OR REAR.



ROOF PLAN



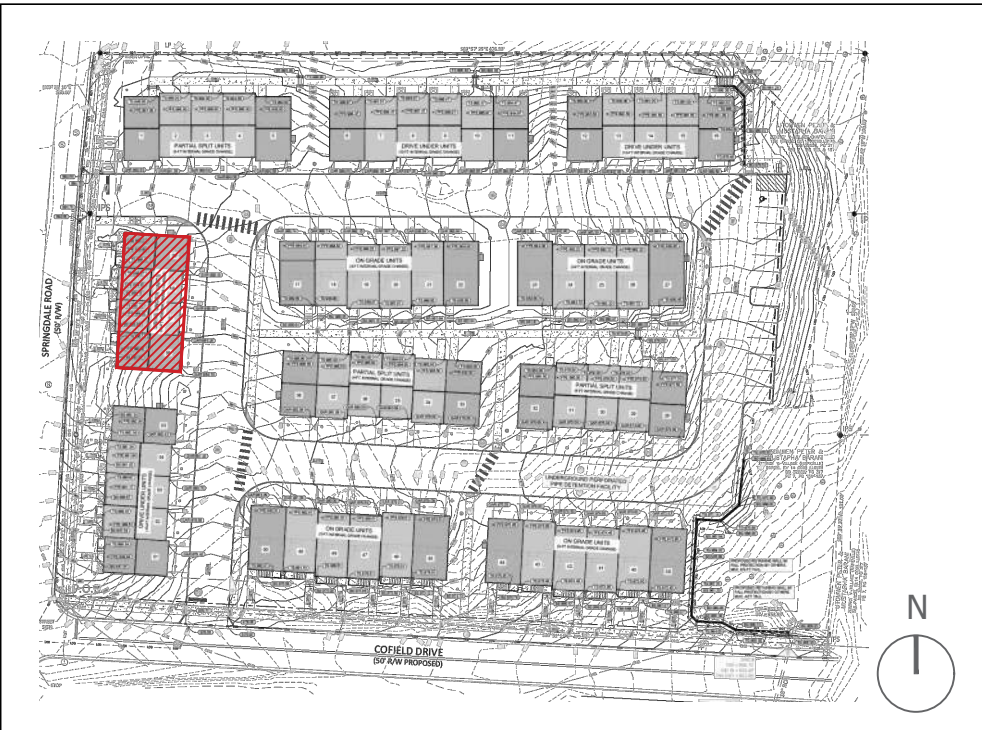
THIRD FLOOR PLAN



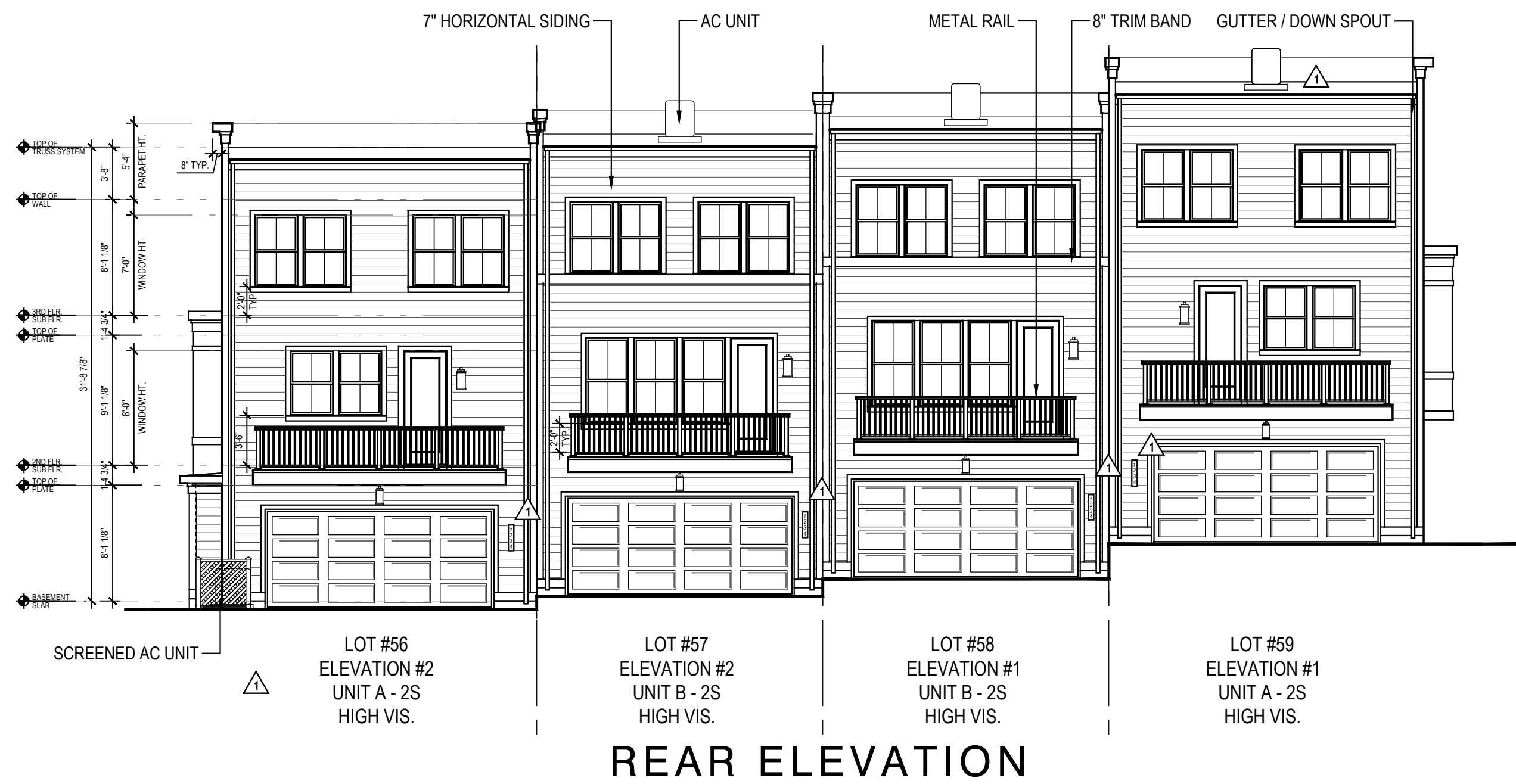
KEY PLAN

- NOTES:
- BUILDING NUMBERS, AT LEAST 6" IN HEIGHT, SHALL BE LOCATED ABOVE OR BESIDE THE STREET FACING PEDESTRIAN ENTRANCE.
 - AC SCREEN CONSISTS OF 42" HIGH PAINTED WOOD FENCING.
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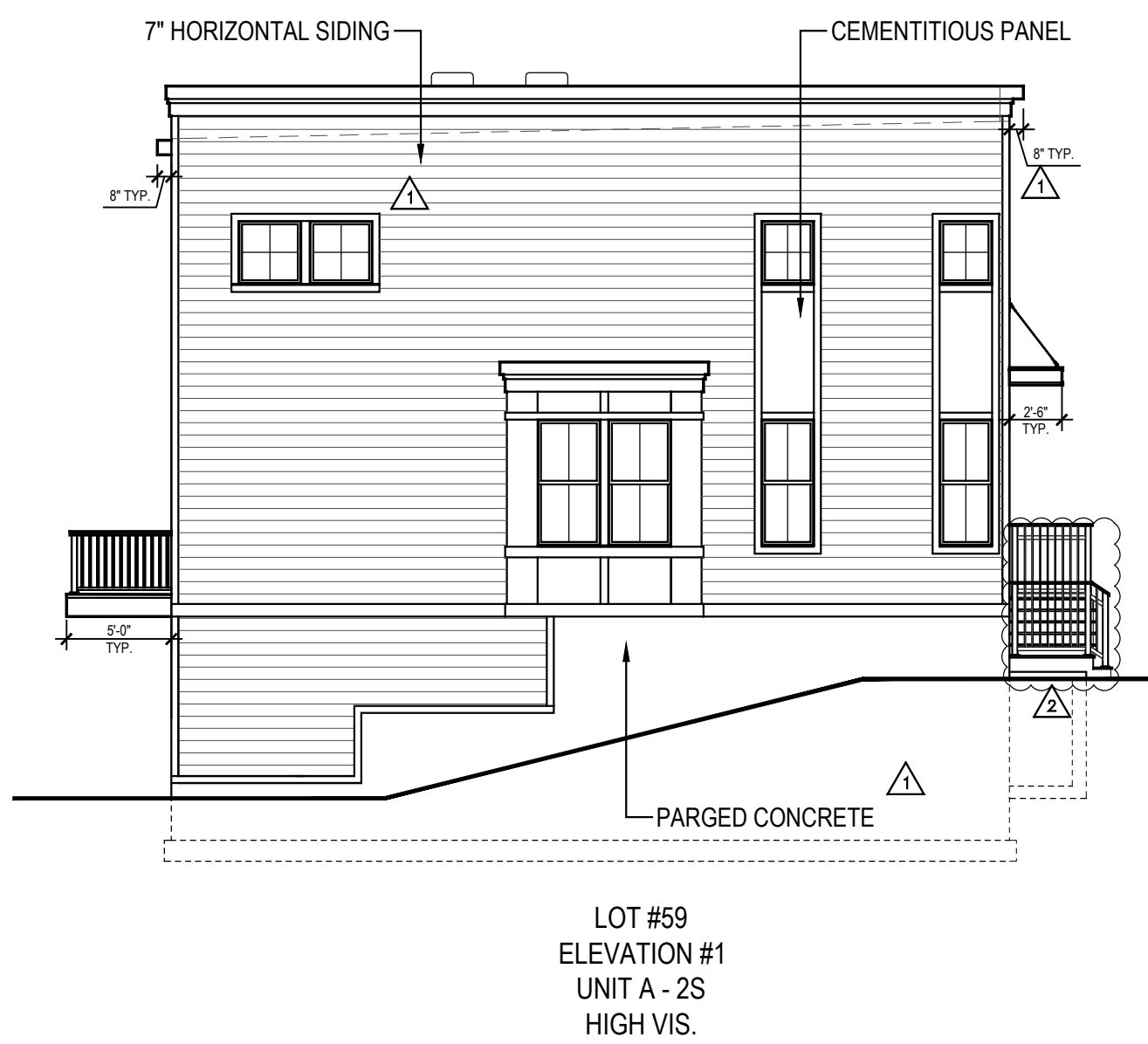
	WINDOWS/DOORS CALCULATIONS
BUILDING 11	38.0%
LEVEL 03	44.7%
LEVEL 02	33.8%
LEVEL 01	-
*NOTE : PER DISTRICT REGULATIONS, FENESTRATION REQUIREMENT FOR RESIDENTIAL = MIN. 30% AND A MAX. OF 50%	



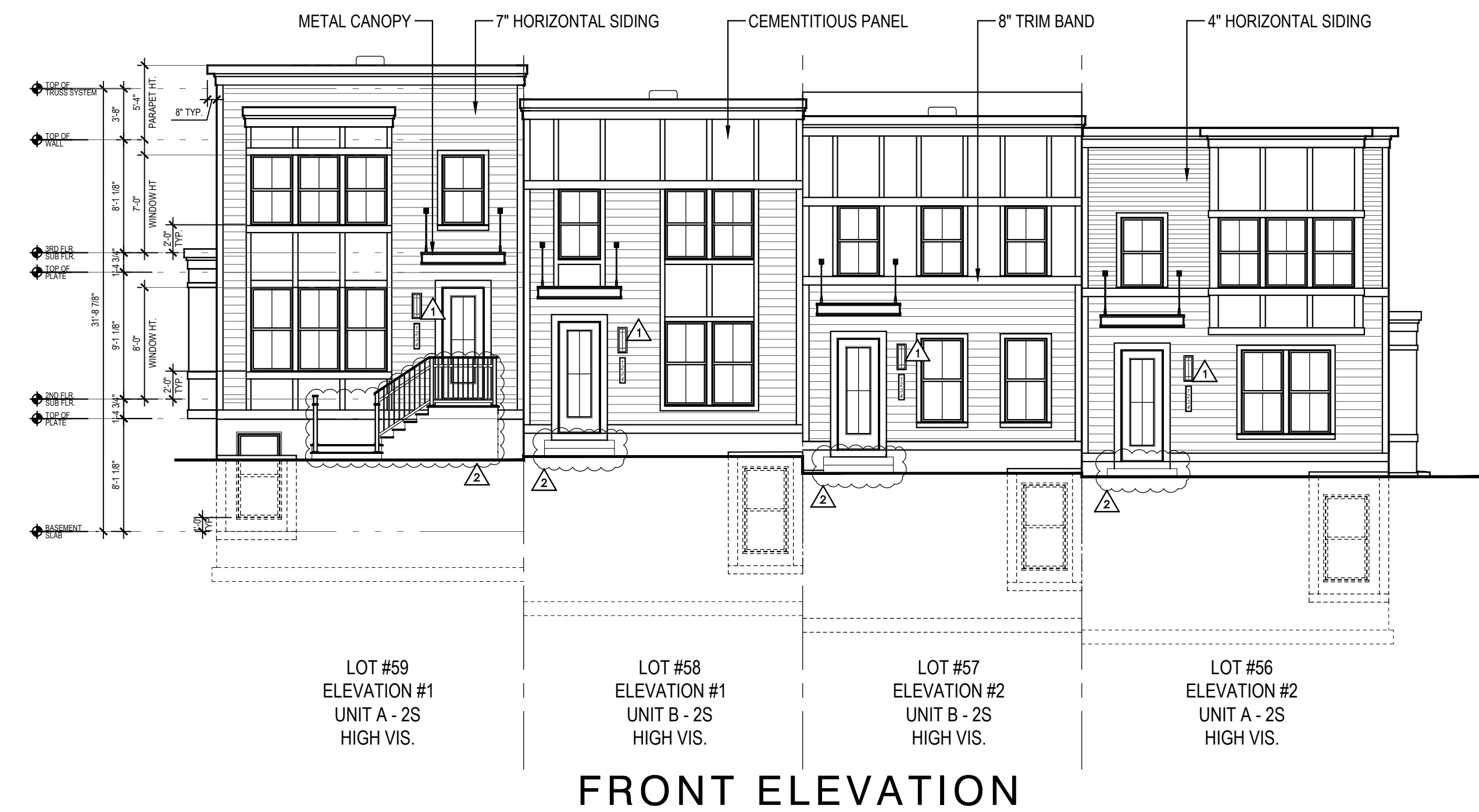
KEY PLAN



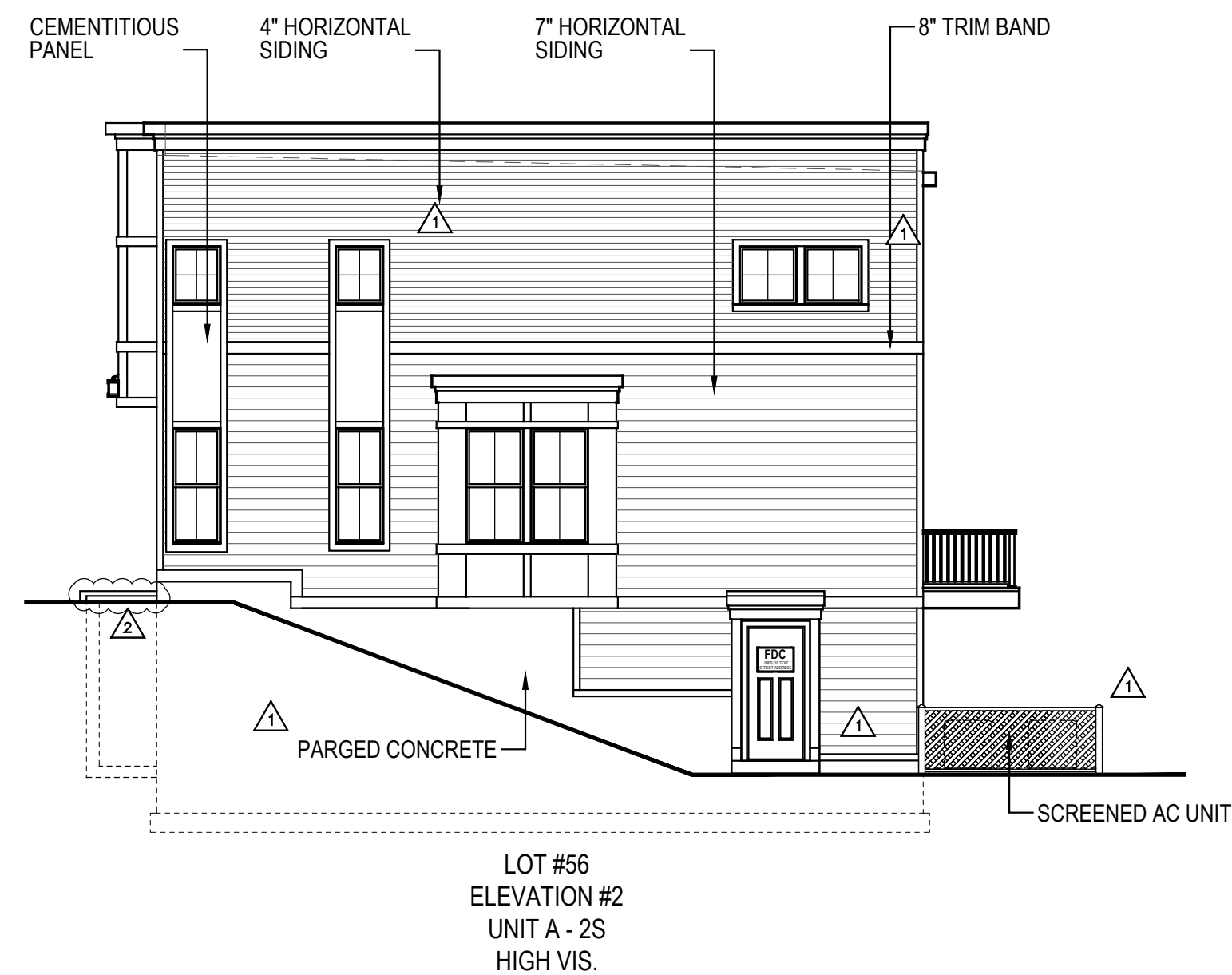
REAR ELEVATION



LEFT SIDE ELEVATION

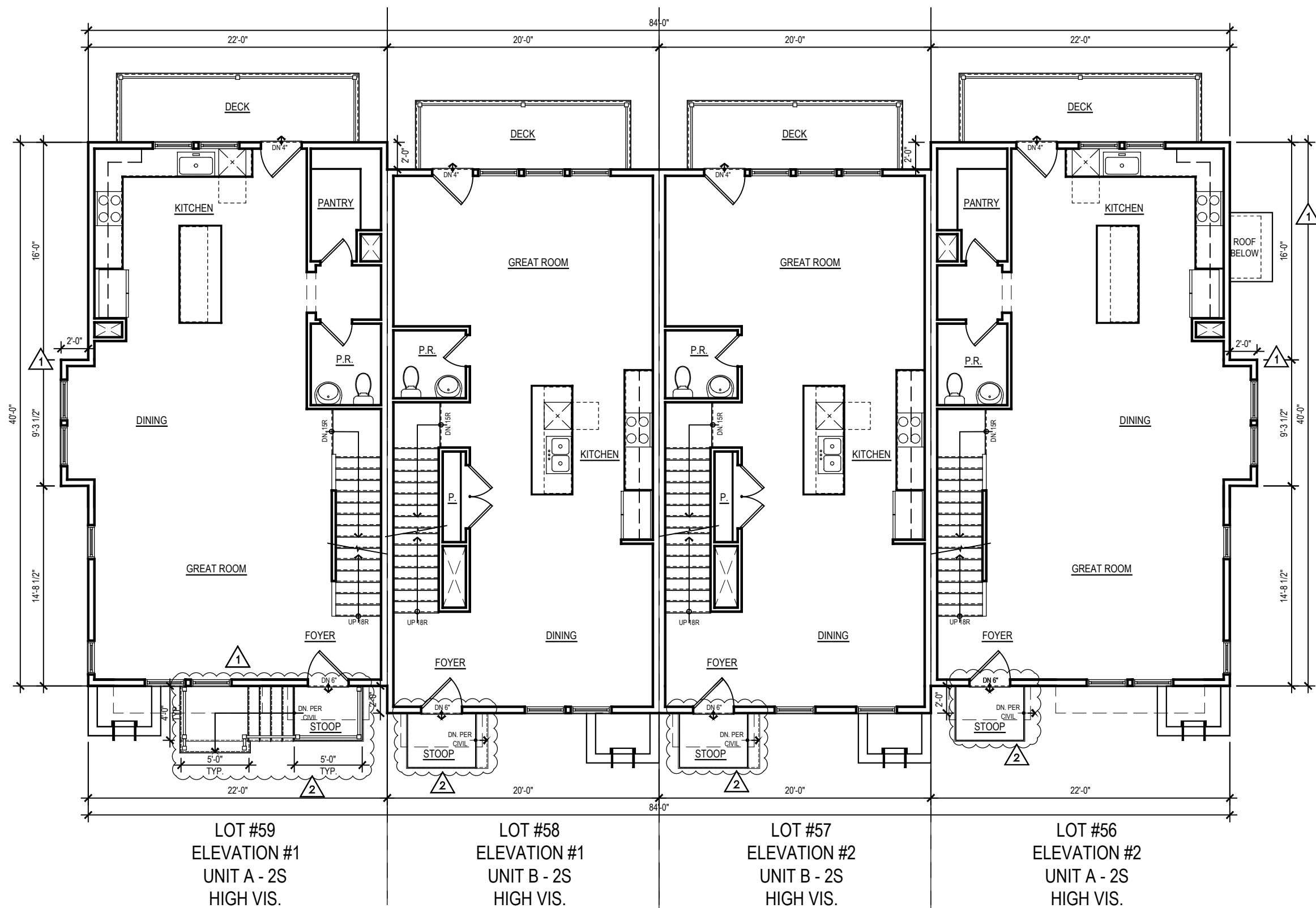


FRONT ELEVATION

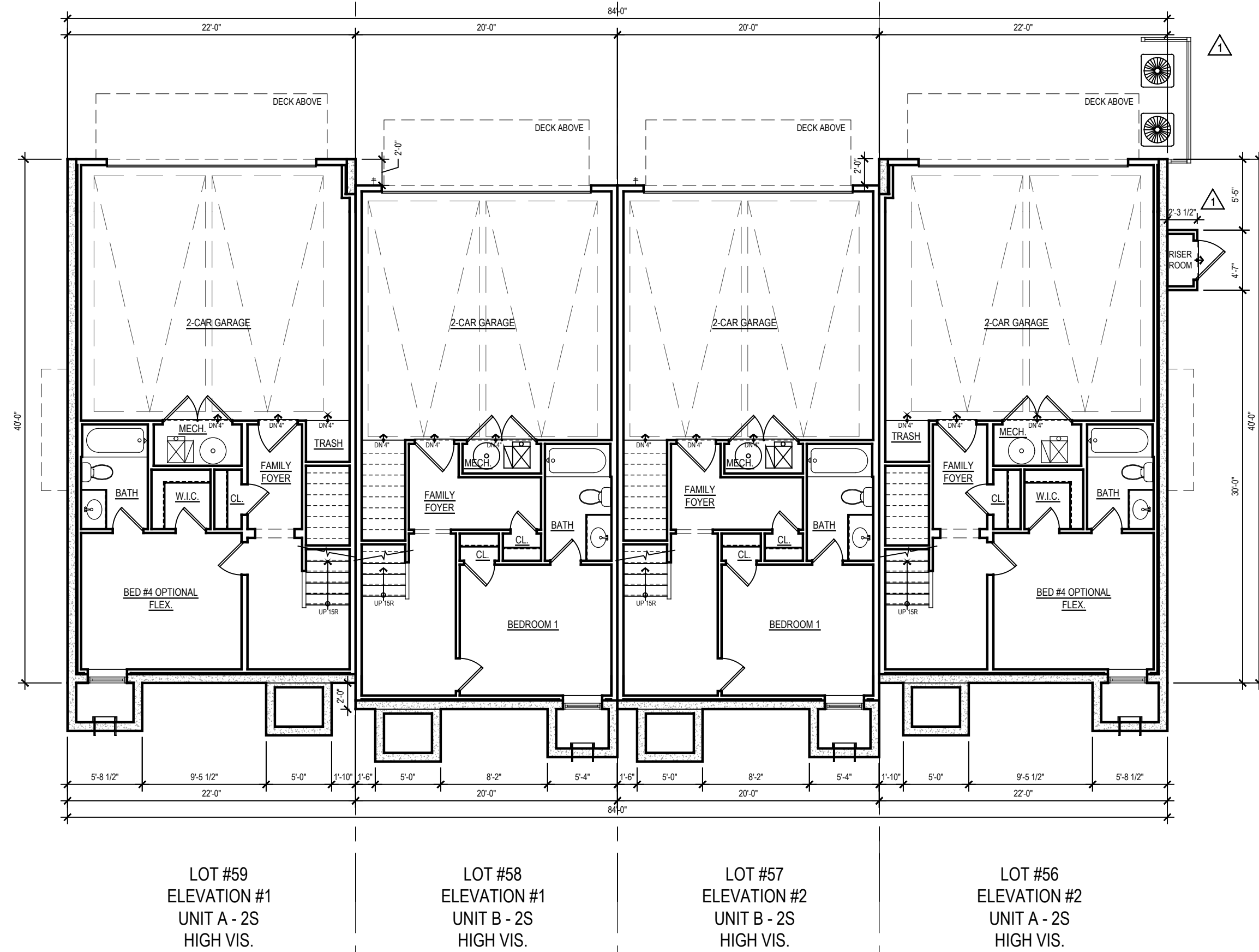


RIGHT SIDE ELEVATION

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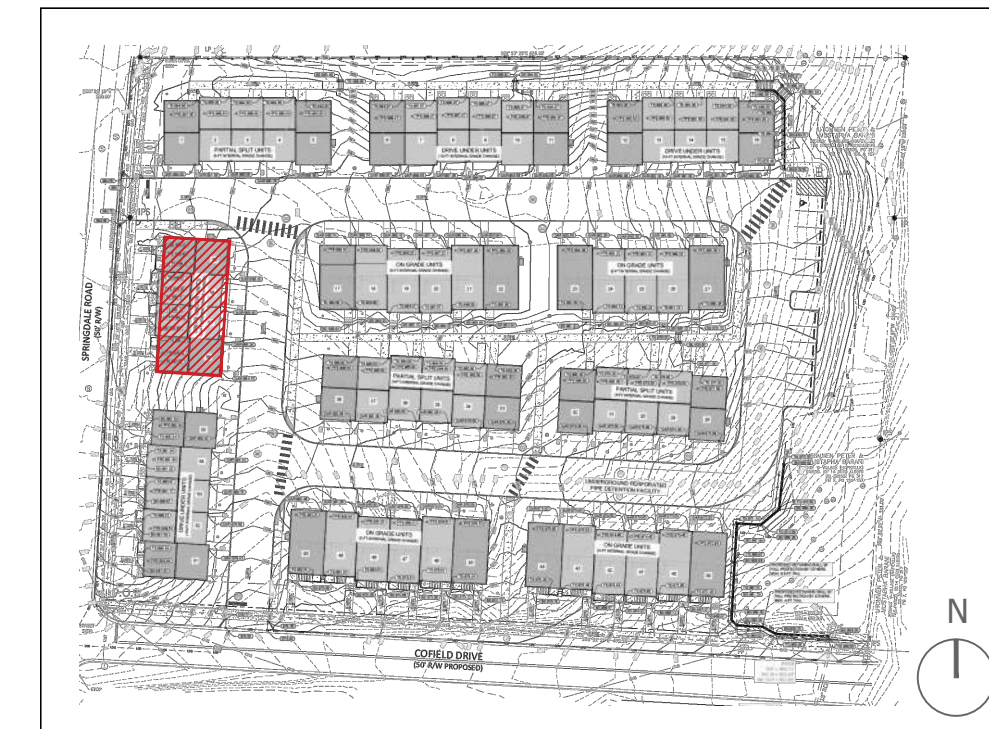


SECOND FLOOR PLAN



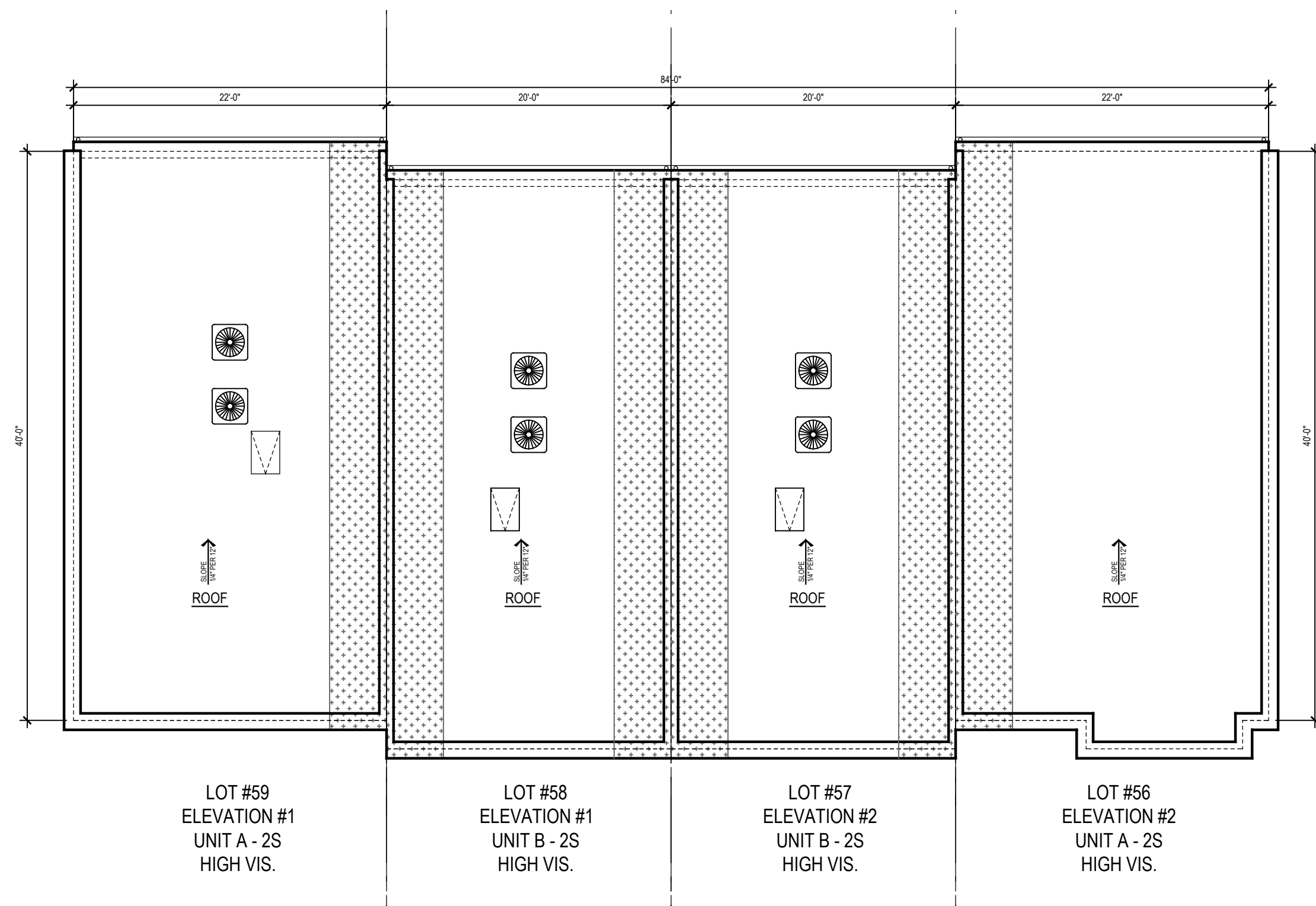
FIRST FLOOR PLAN

BUILDING #11 PLANS - LOTS 56-59

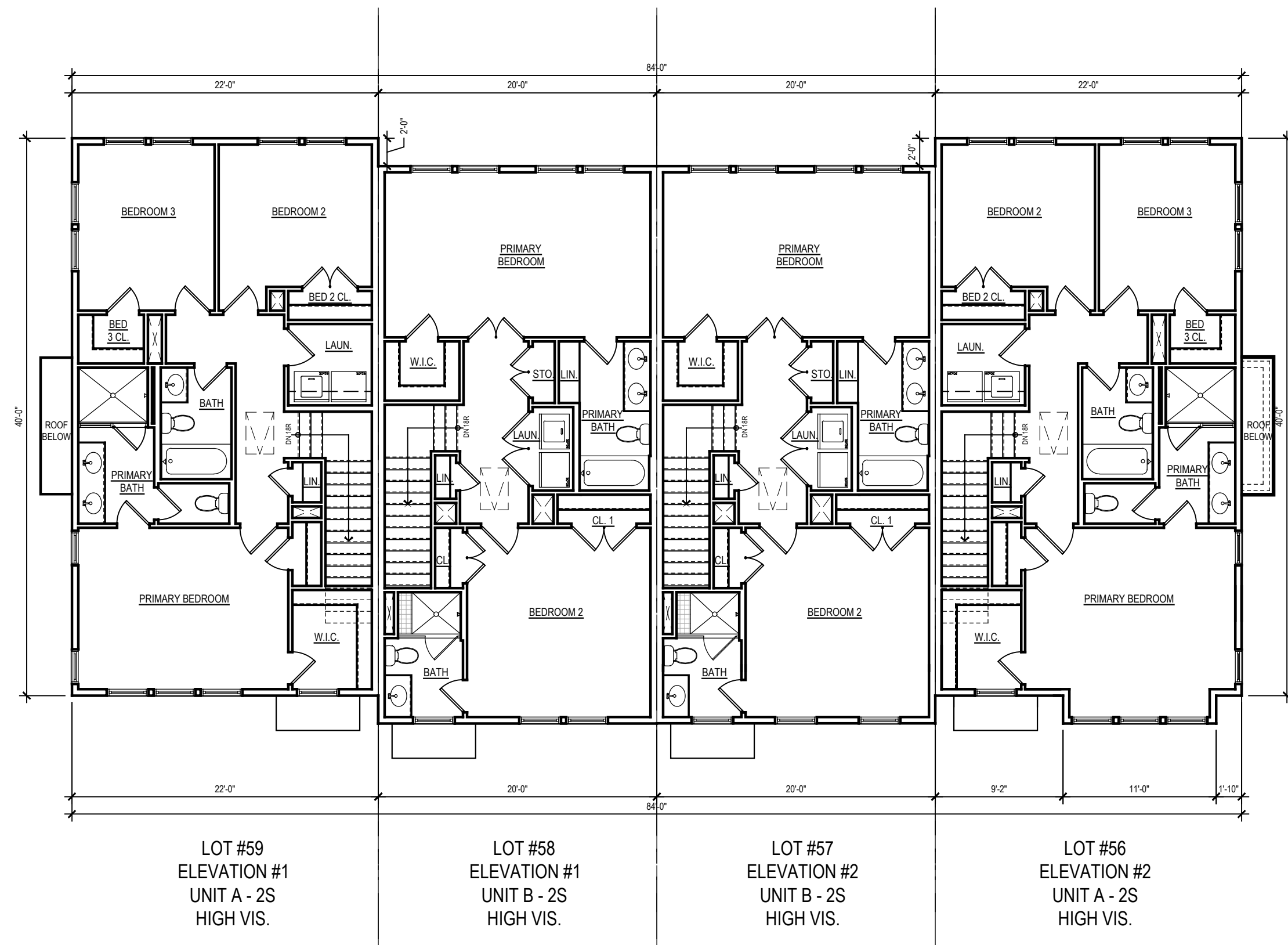


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ROOF PLAN



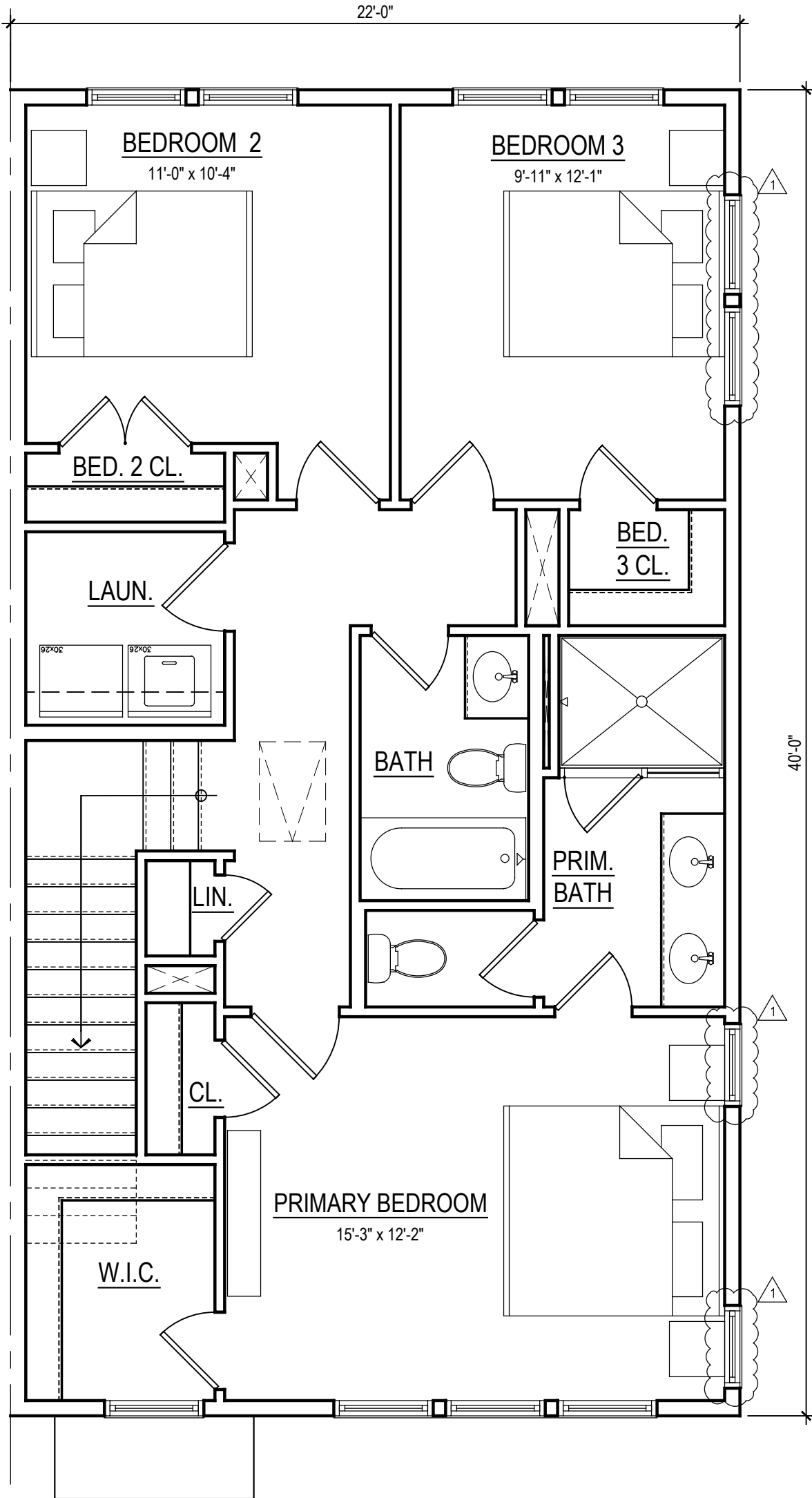
THIRD FLOOR PLAN



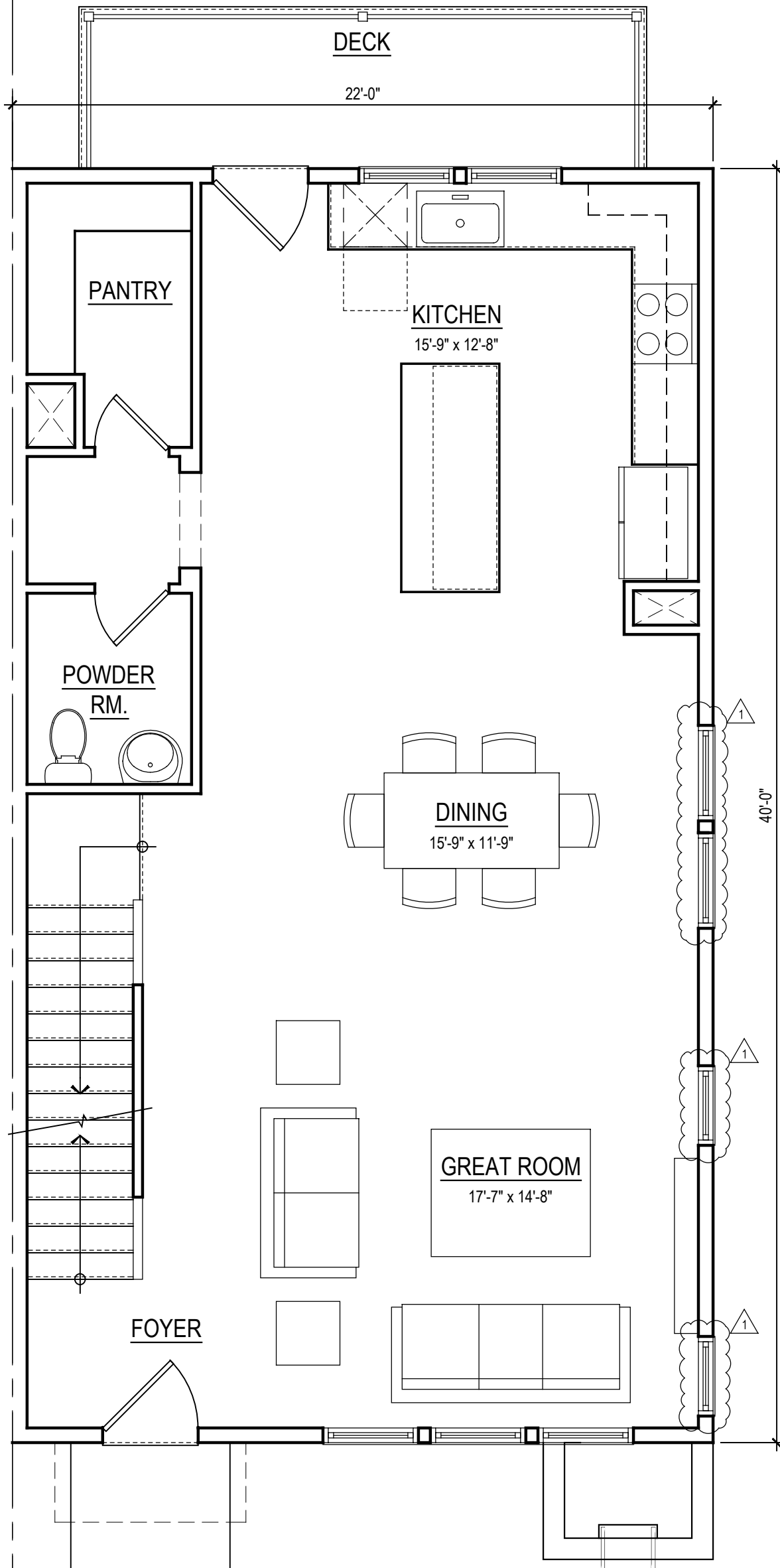
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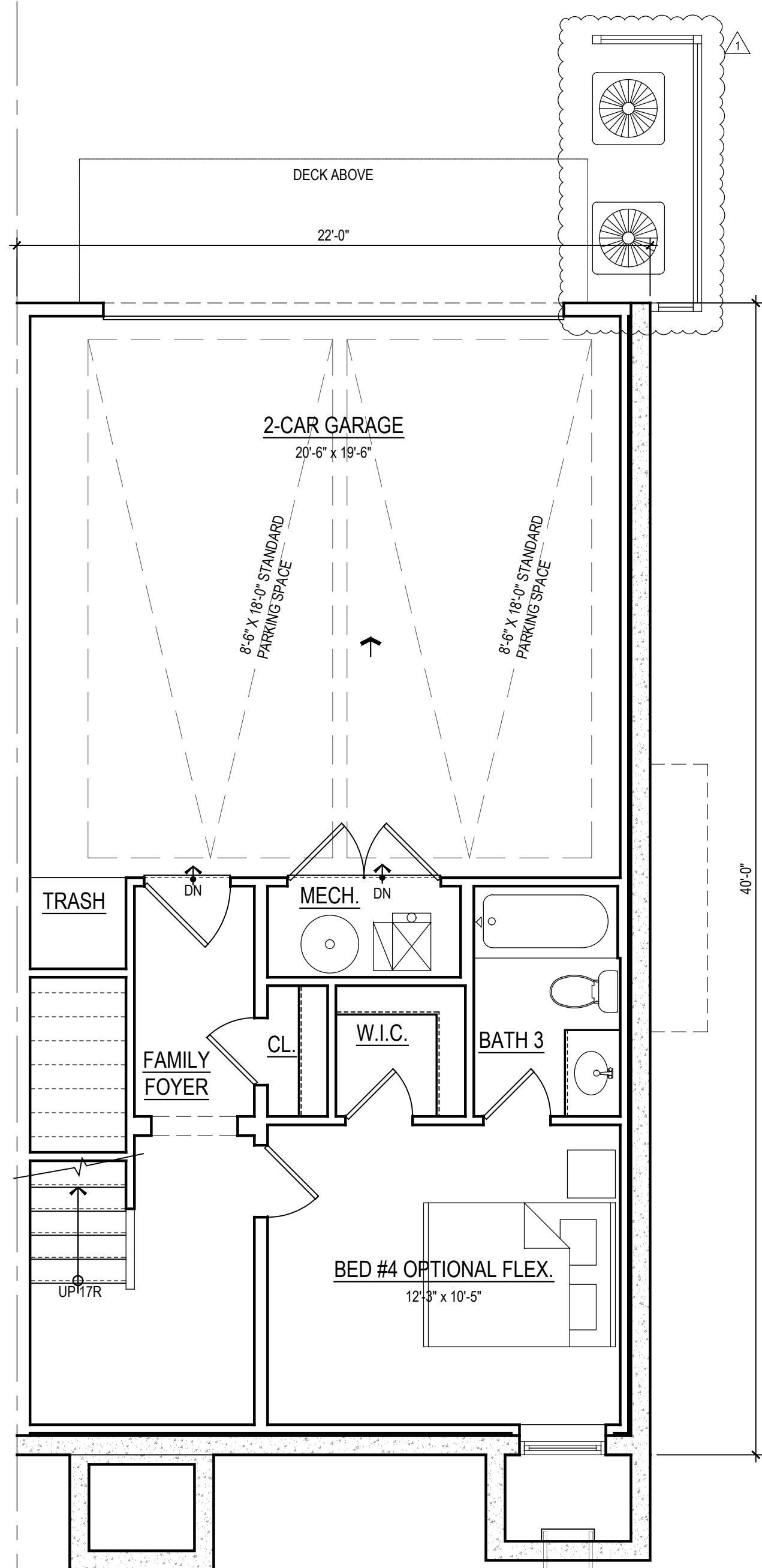
NOTE
FLOOR PLANS DEPICTED FOR ILLUSTRATIVE PURPOSES.
WINDOW AND BAY CONFIGURATIONS DIFFER SLIGHTLY PER ELEVATION
AND LOW VIS. VS. HIGH VIS. CONDITIONS.
SEE ELEVATIONS FOR REFERENCE.



LEVEL 03
ELEVATION 1 - LOW VIS.
SIMILAR AT ELEVATION 2 - LOW VIS.

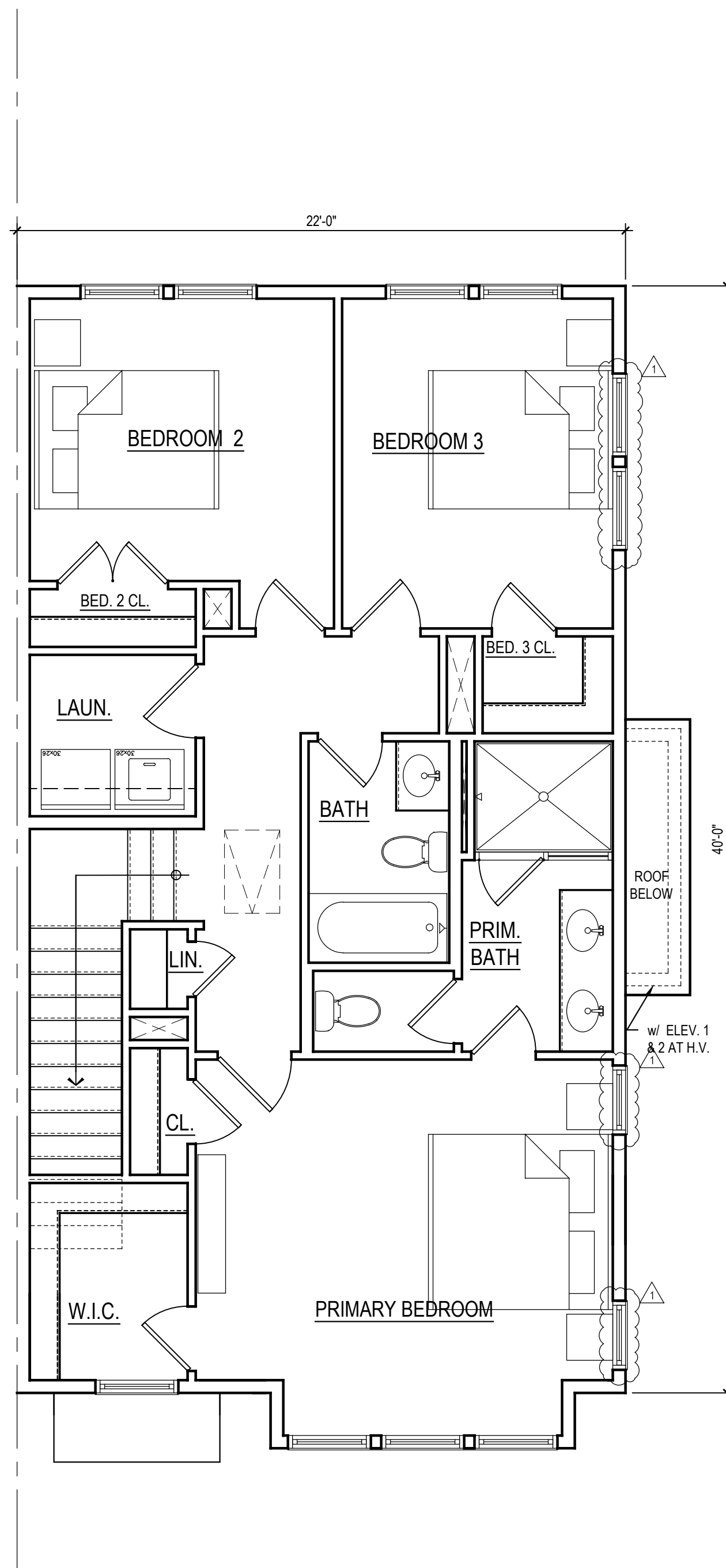


LEVEL 02
ELEVATION 1 - LOW VIS.
SIMILAR AT ELEVATION 2 - LOW VIS.

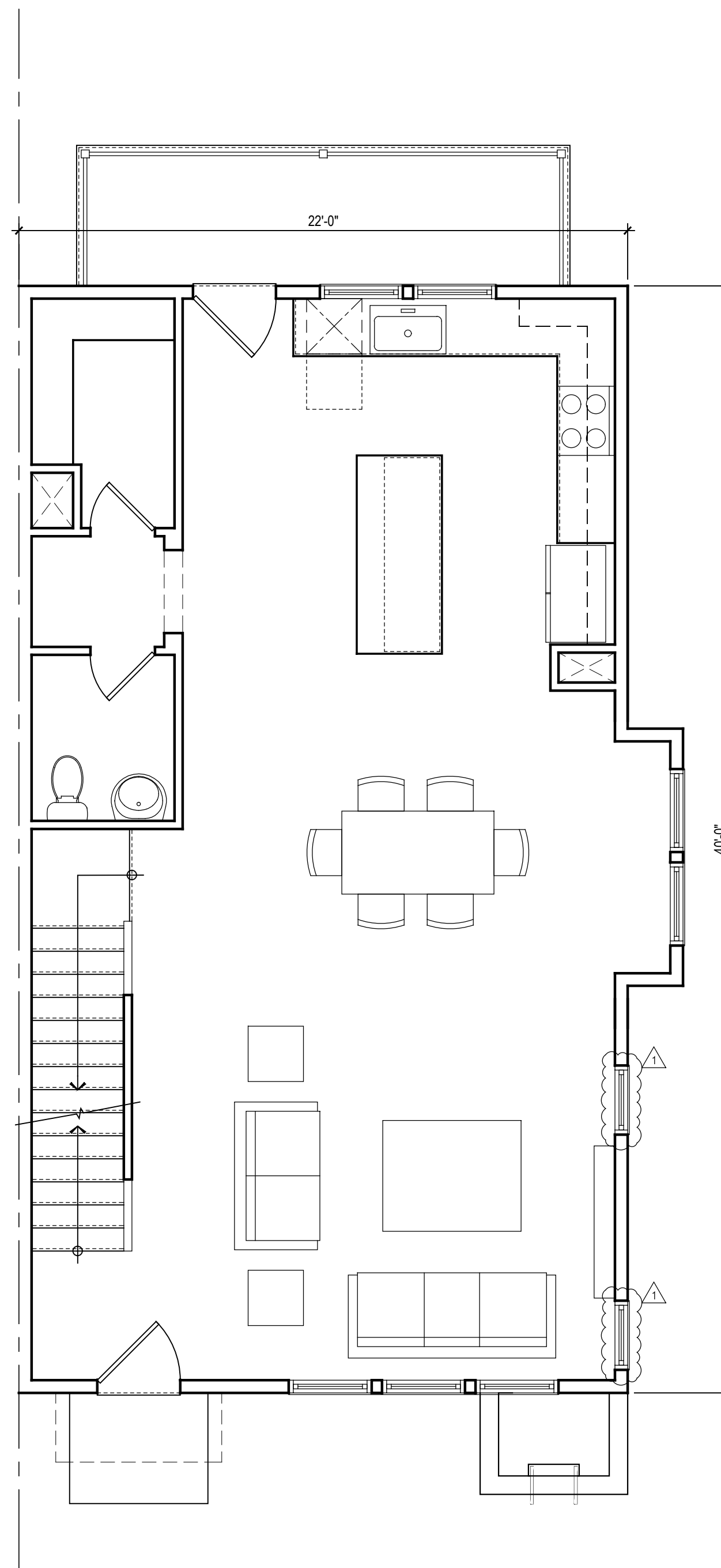


LEVEL 01
ELEVATION 1 - LOW VIS.
SIMILAR AT ELEVATION 2 - LOW VIS.

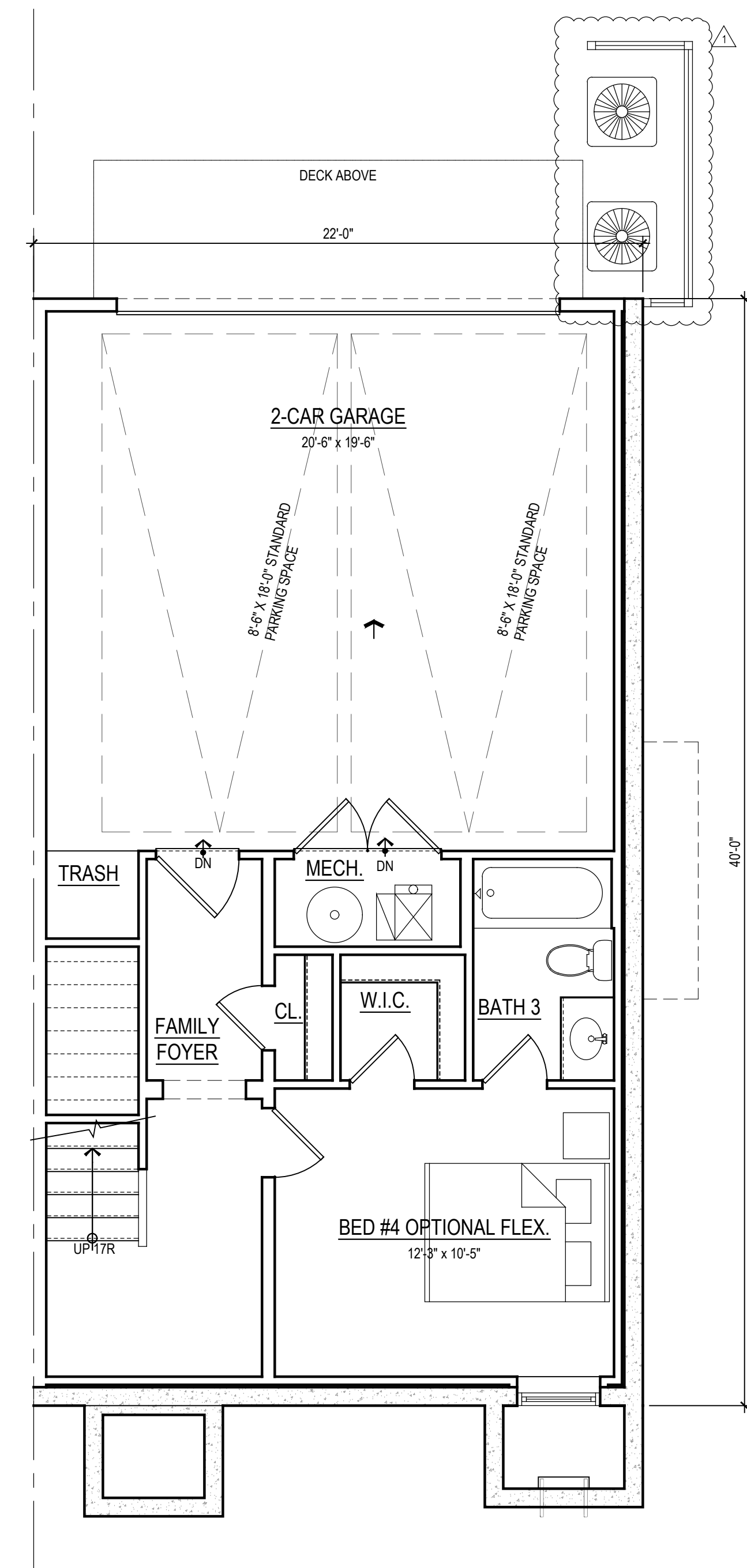
UNIT A - 2 STORY	
LEVEL 01	429
LEVEL 02	880
LEVEL 03	838
LEVEL 02 W / BAY	905
LEVEL 03 W / BAY	860
TOTAL	2147
2-CAR GARAGE	451



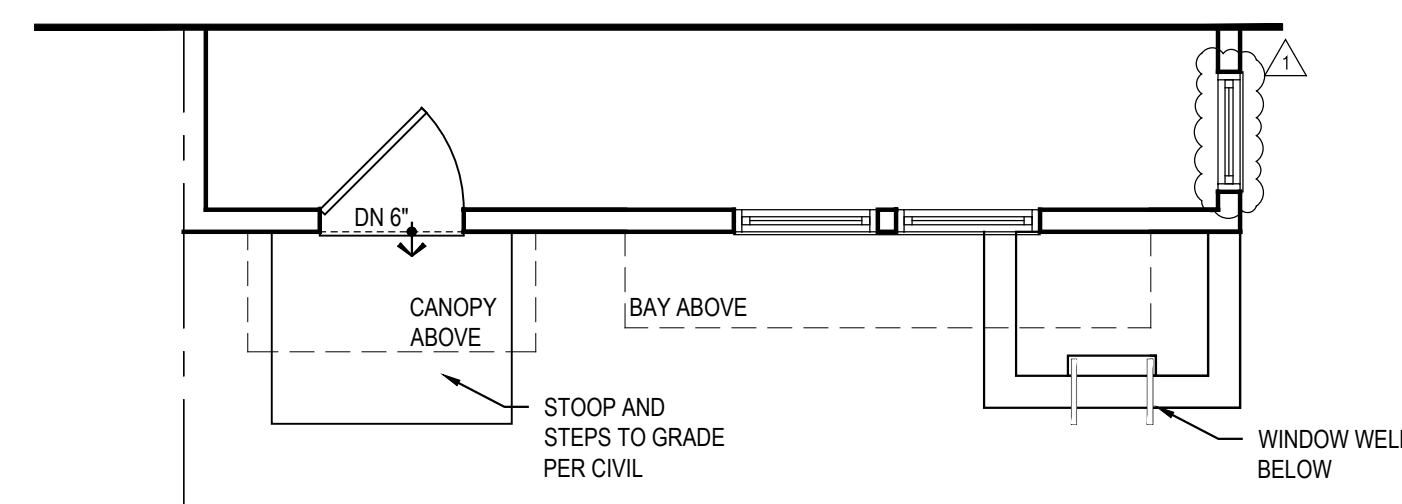
LEVELS 03 - ELEV #1



LEVEL 02 - ELEV #1



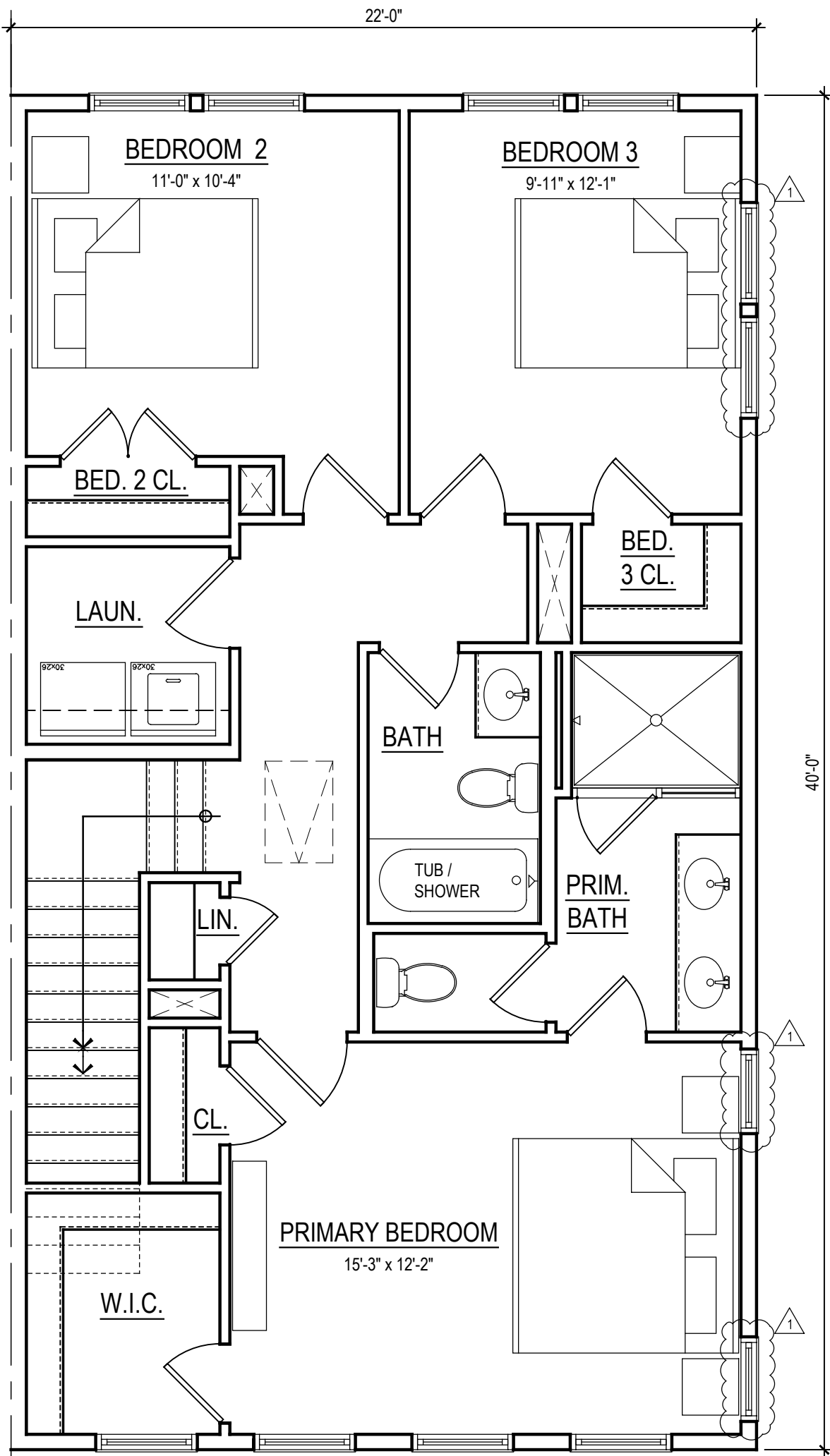
LEVEL 01 - ELEV #1&2



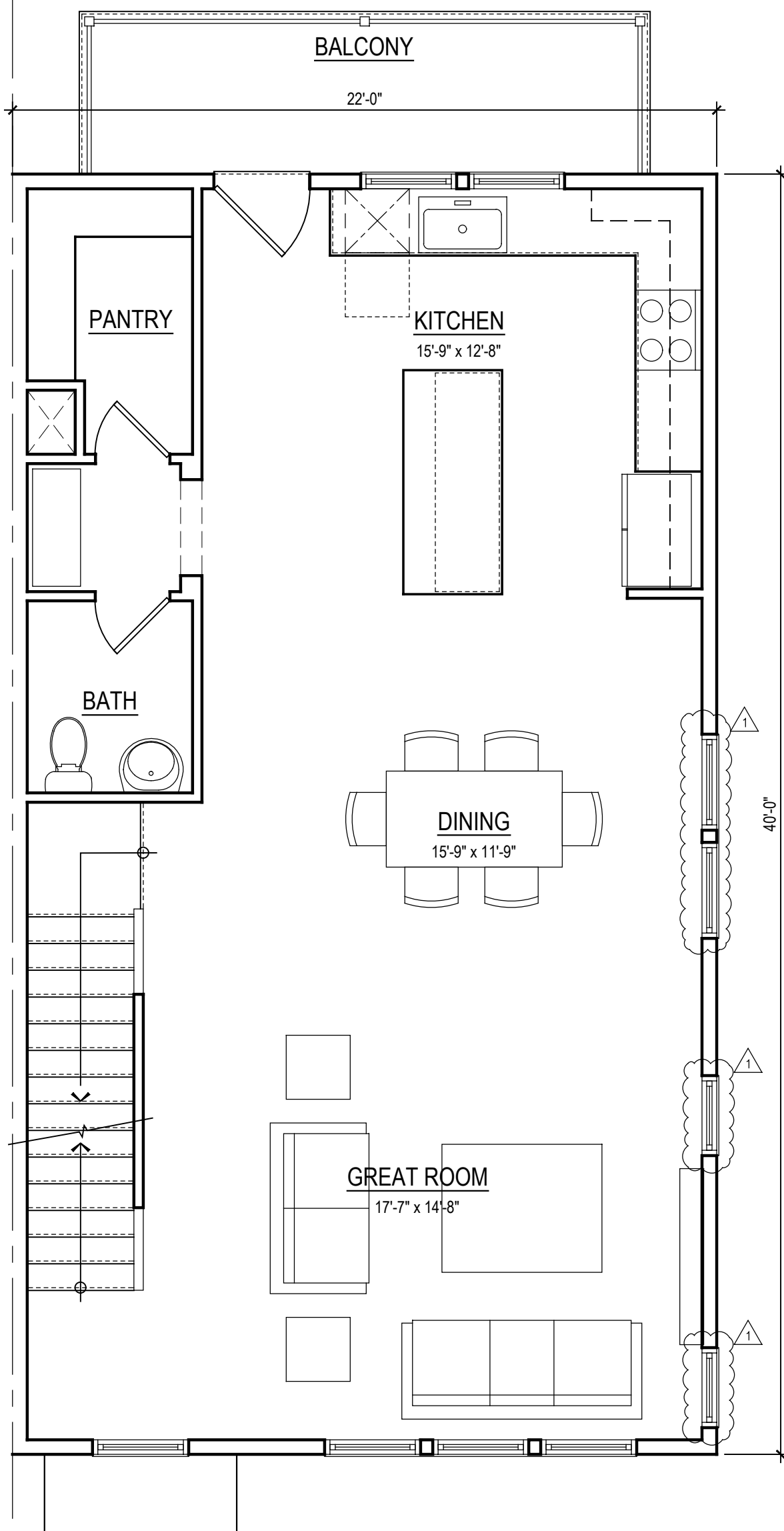
LEVEL 02 - ELEV #2

UNIT A - FLOOR PLANS (2 STORY)

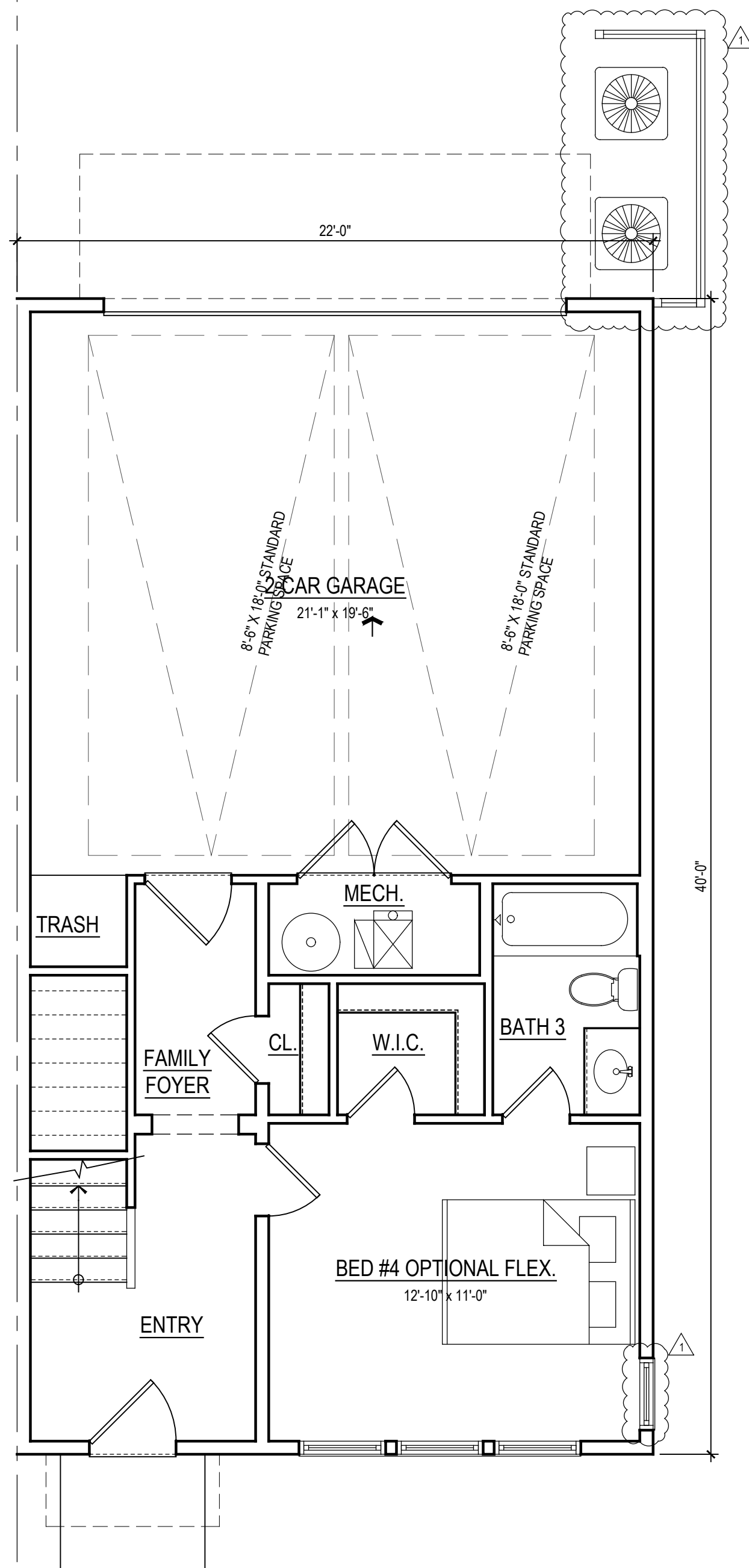
NOTE
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ELEVATION 1 - LOW VIS.
SIMILAR AT ELEVATION 2 - LOW VIS.

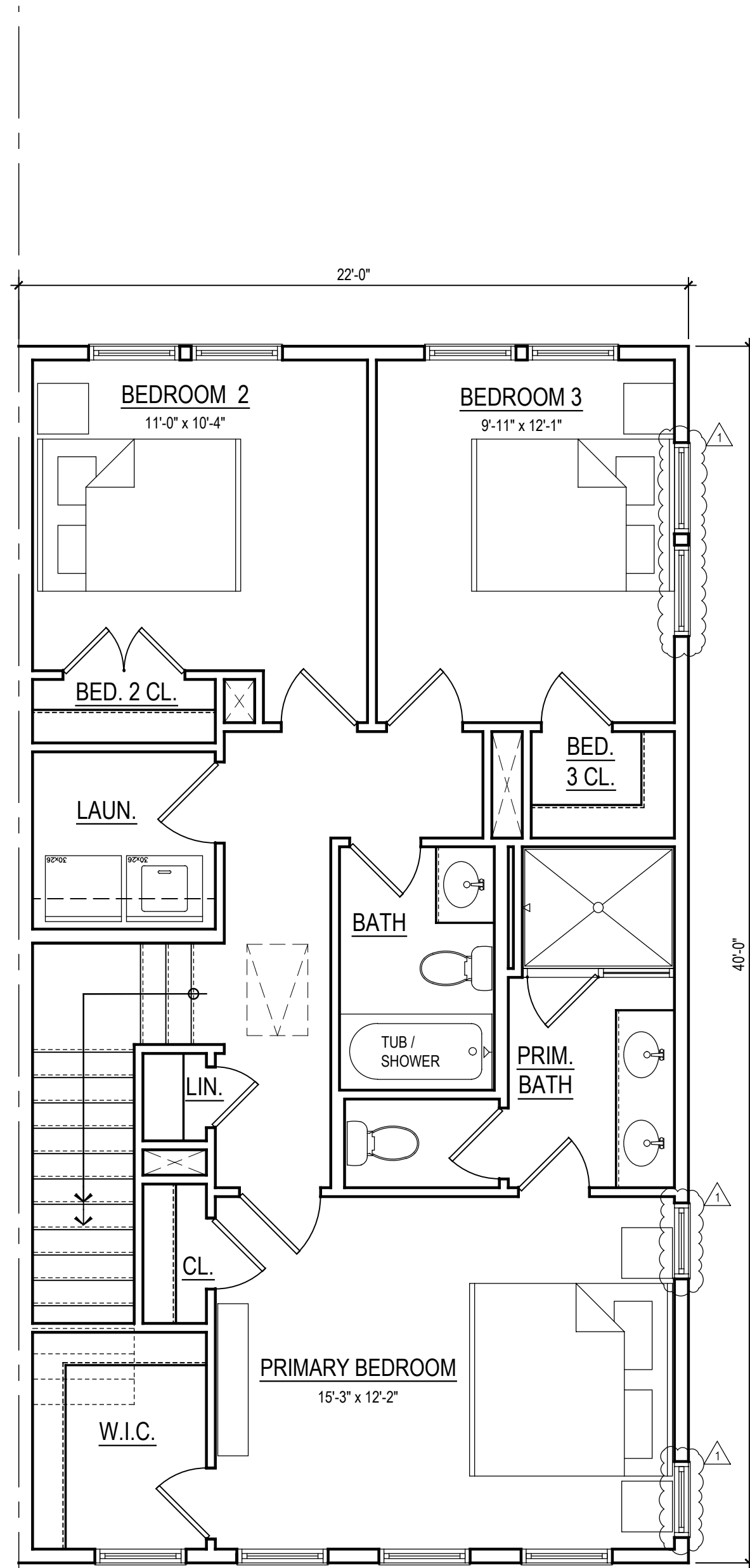


LEVEL 02
ELEVATION 1 - LOW VIS.
SIMILAR AT ELEVATION 2 - LOW VIS.

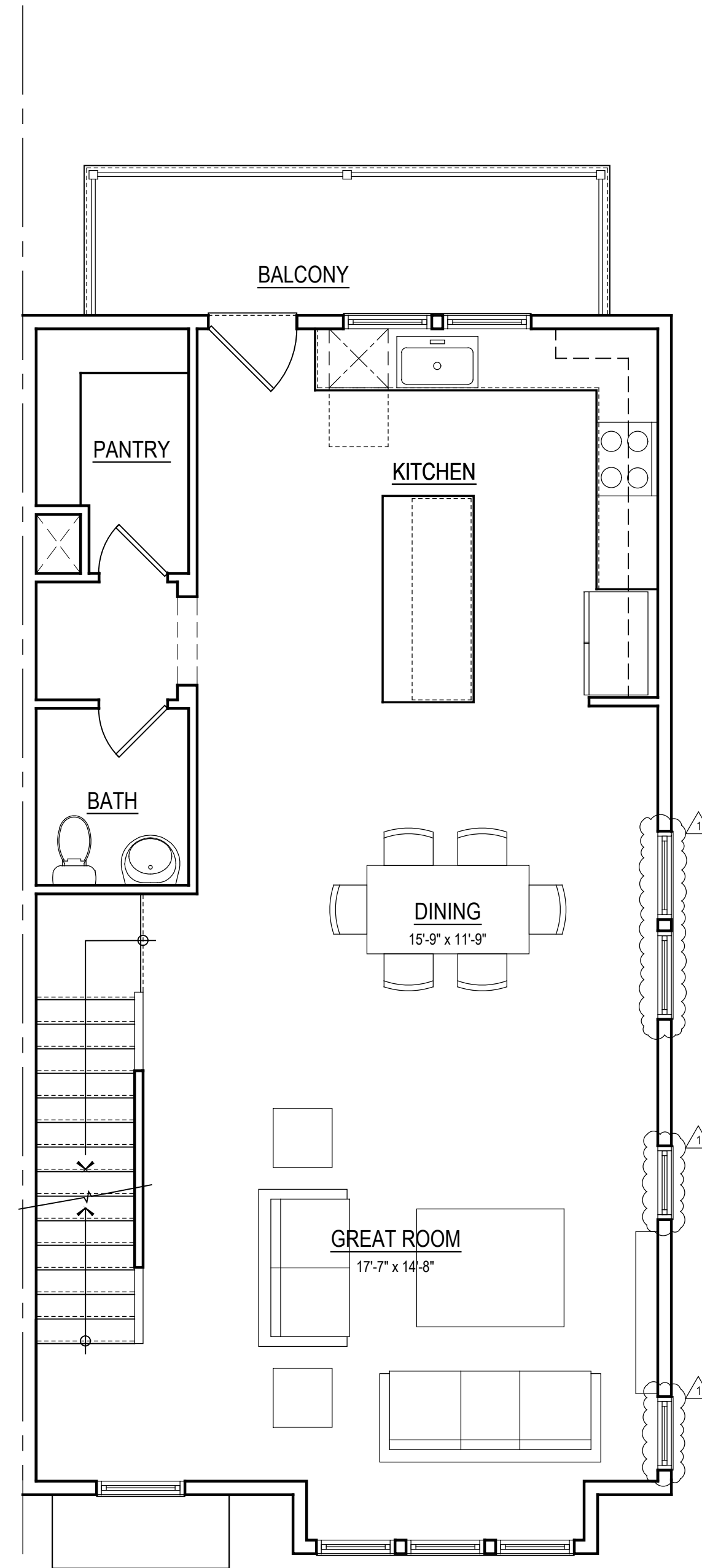


LEVEL 01
ELEVATION 1 - LOW VIS.
SIMILAR AT ELEVATION 2 - LOW VIS.

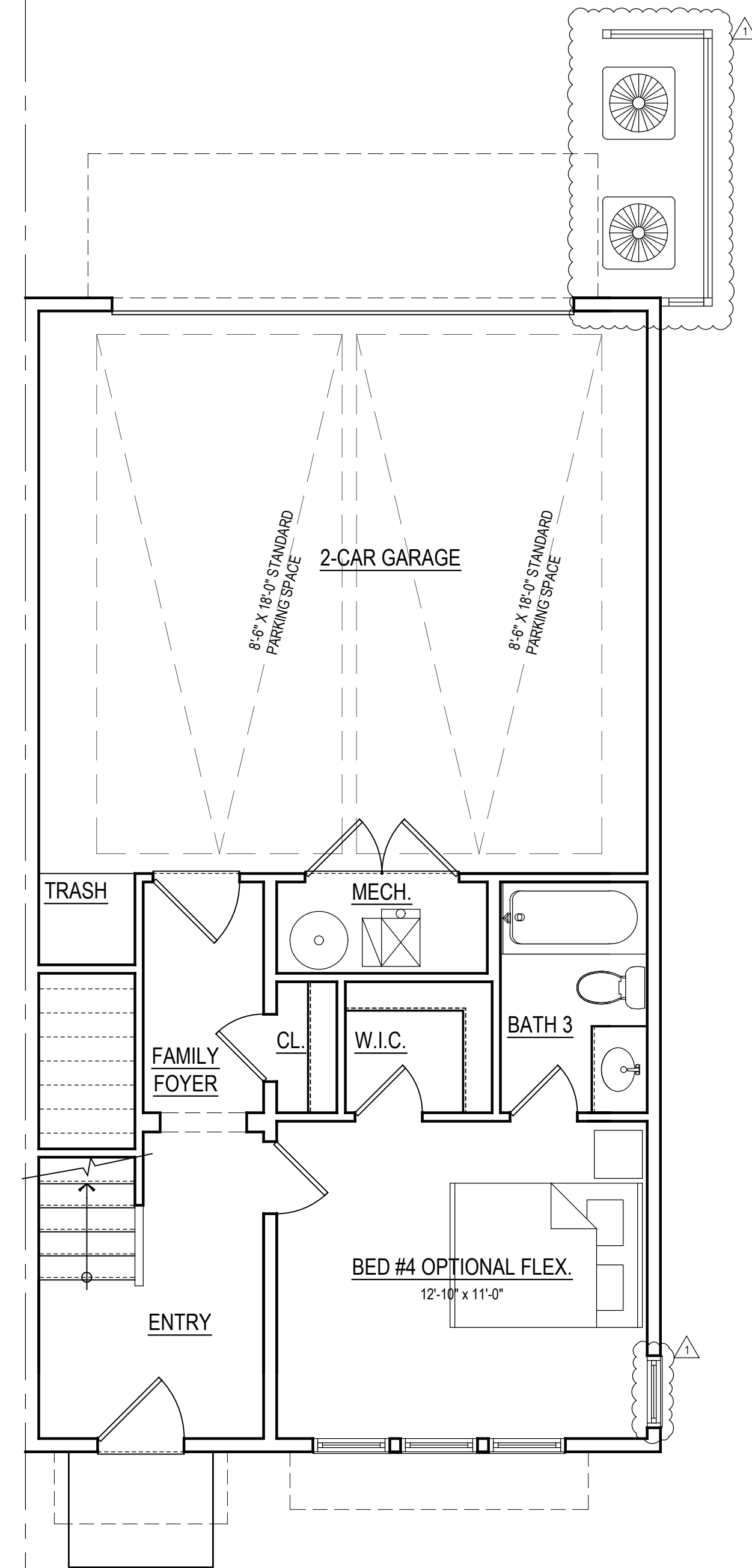
UNIT A - 3 STORY	
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LEVEL 02	880
LEVEL 03	838
LEVEL 01 W / BAY	449
LEVEL 02 W / BAY	900
TOTAL	2147
2-CAR GARAGE	451



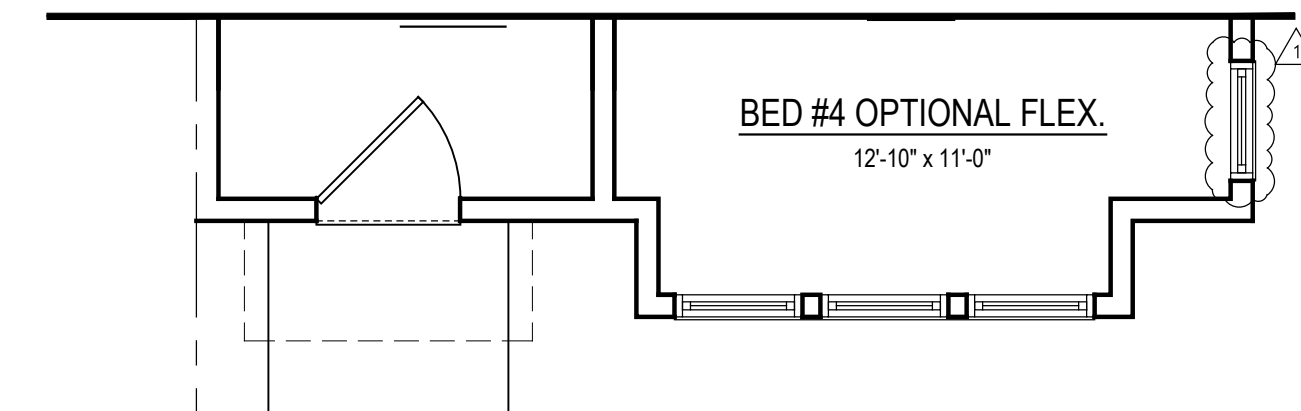
LEVEL 03 - ELEV #1&2



LEVEL 02 - ELEV #1&2

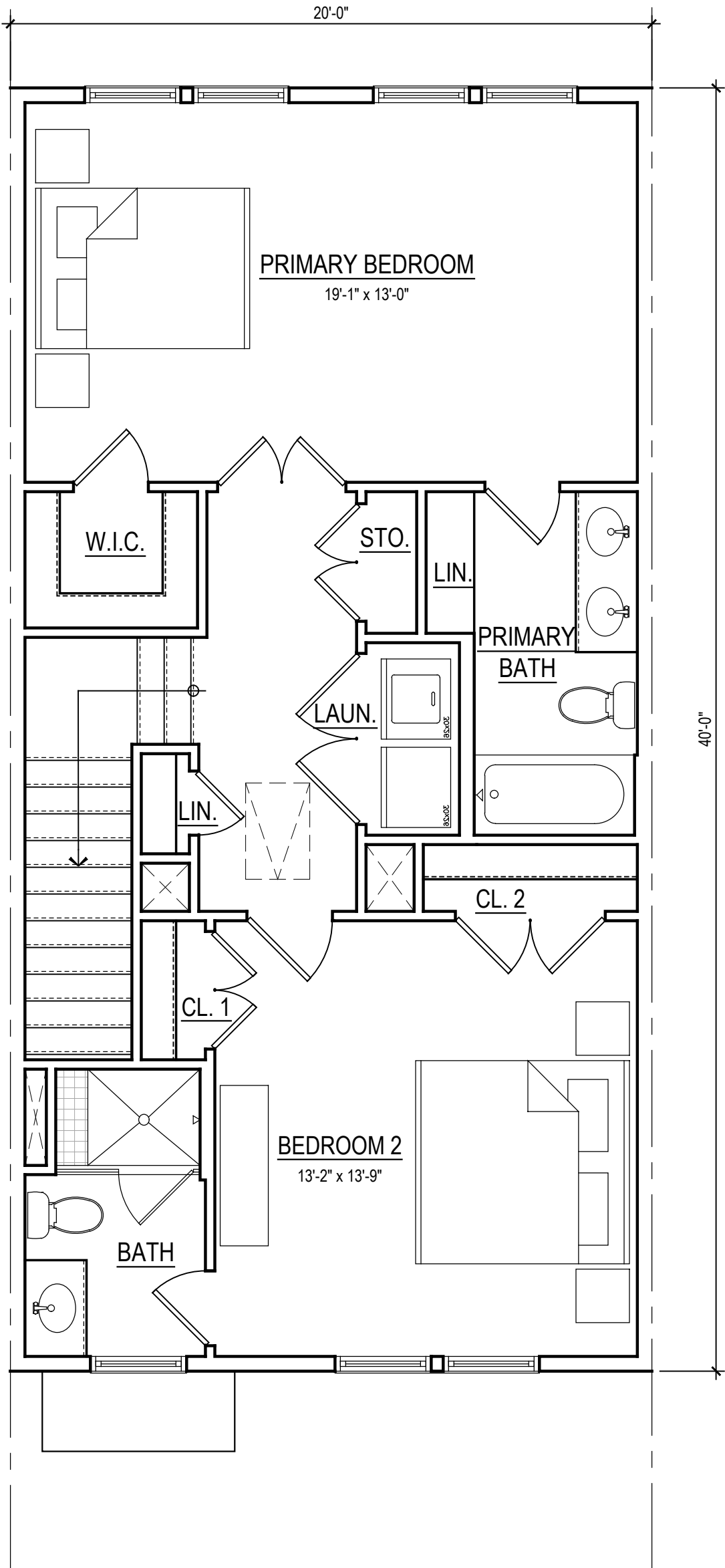


LEVEL 01 - ELEV #1

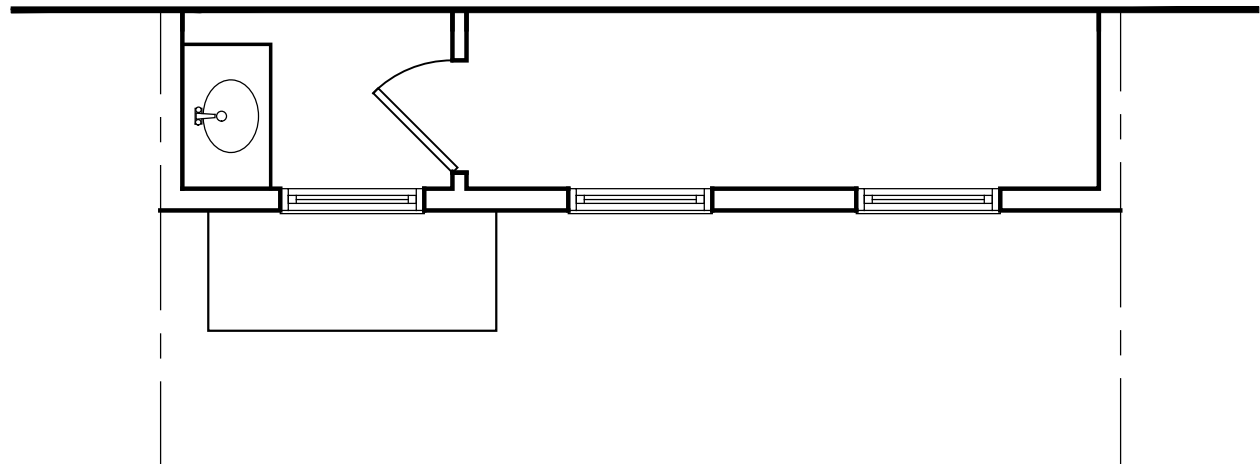


LEVEL 01 - ELEV #2

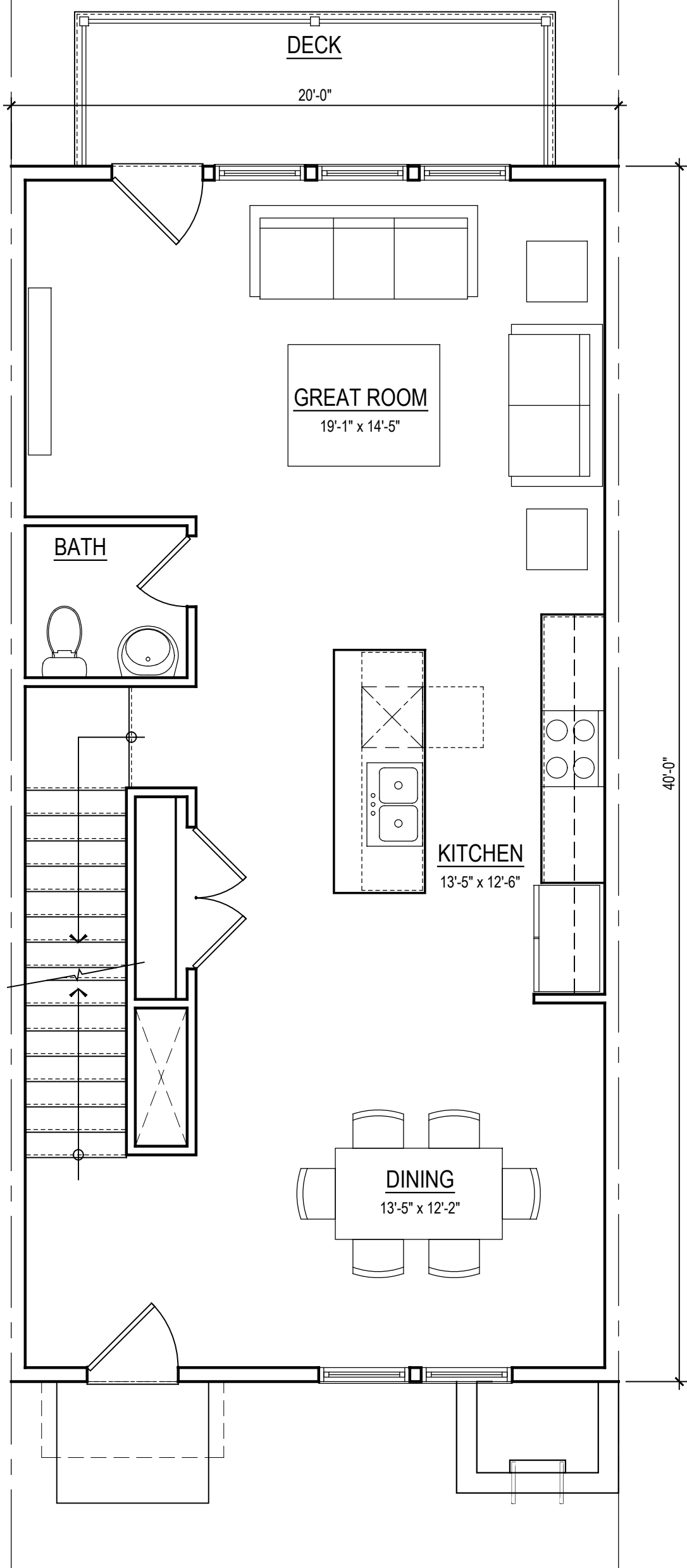
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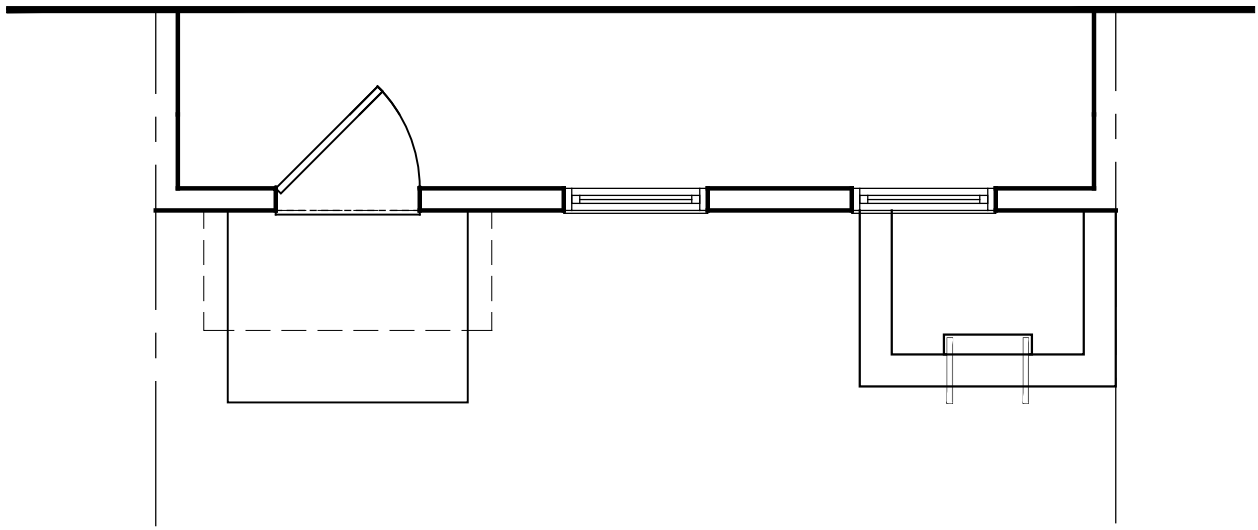
LEVEL 03
ELEVATION 1 - LOW VIS.



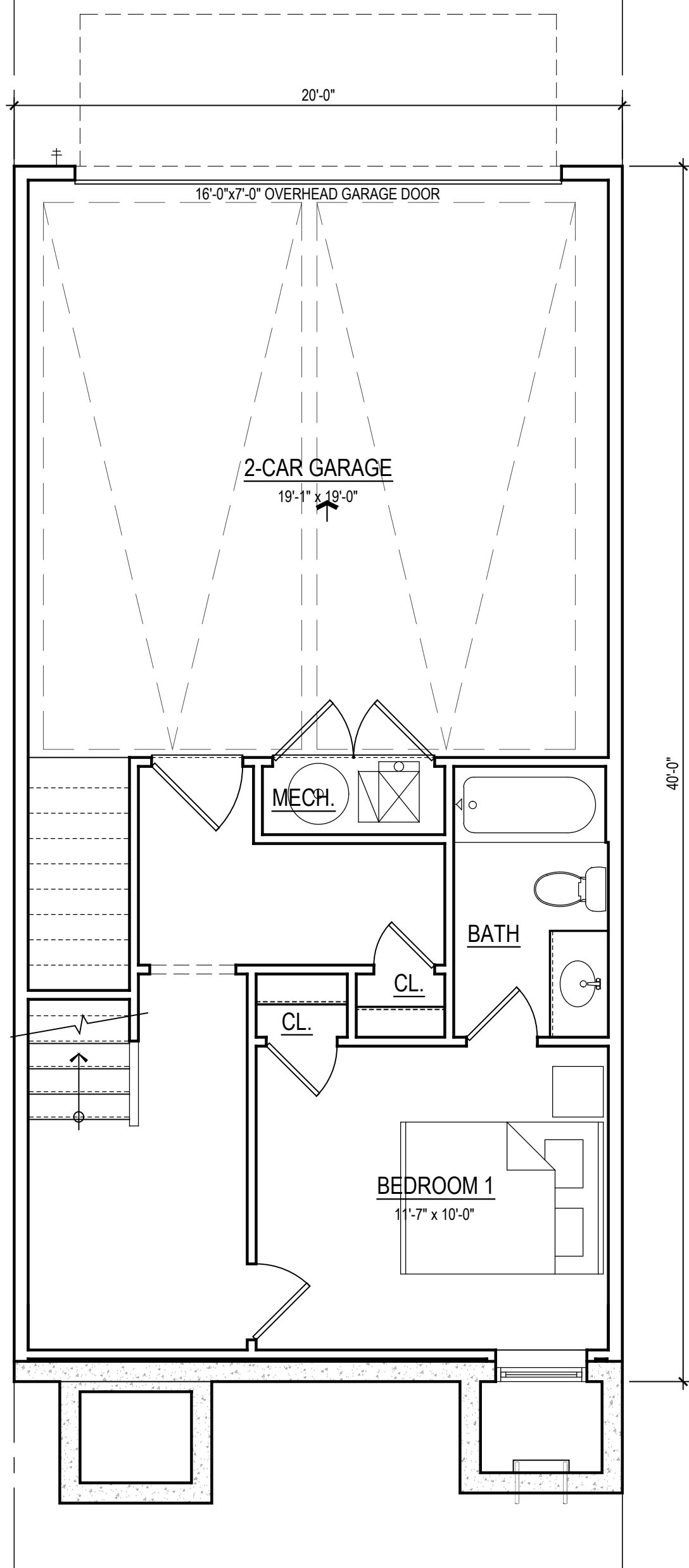
LEVEL 03
ELEVATION 2 - LOW VIS.



LEVEL 02
ELEVATION 1 - LOW VIS.

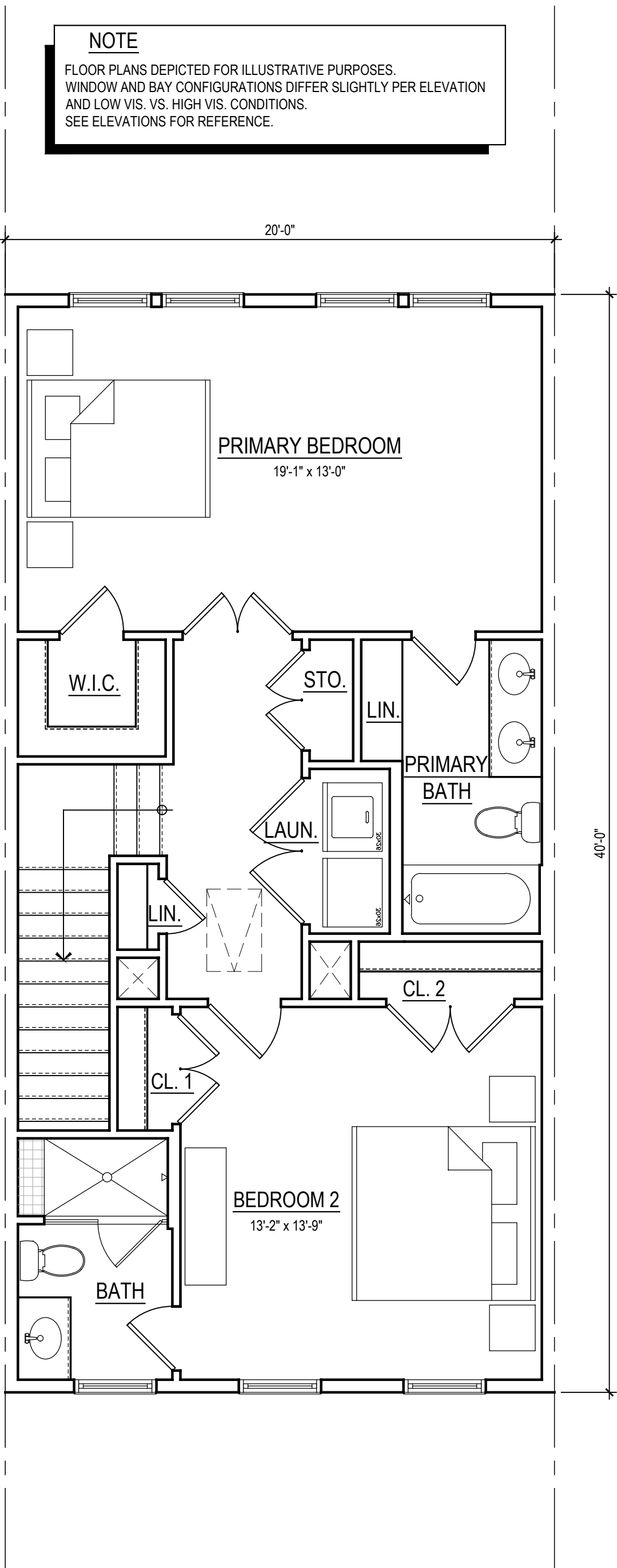


LEVEL 02
ELEVATION 2 - LOW VIS.

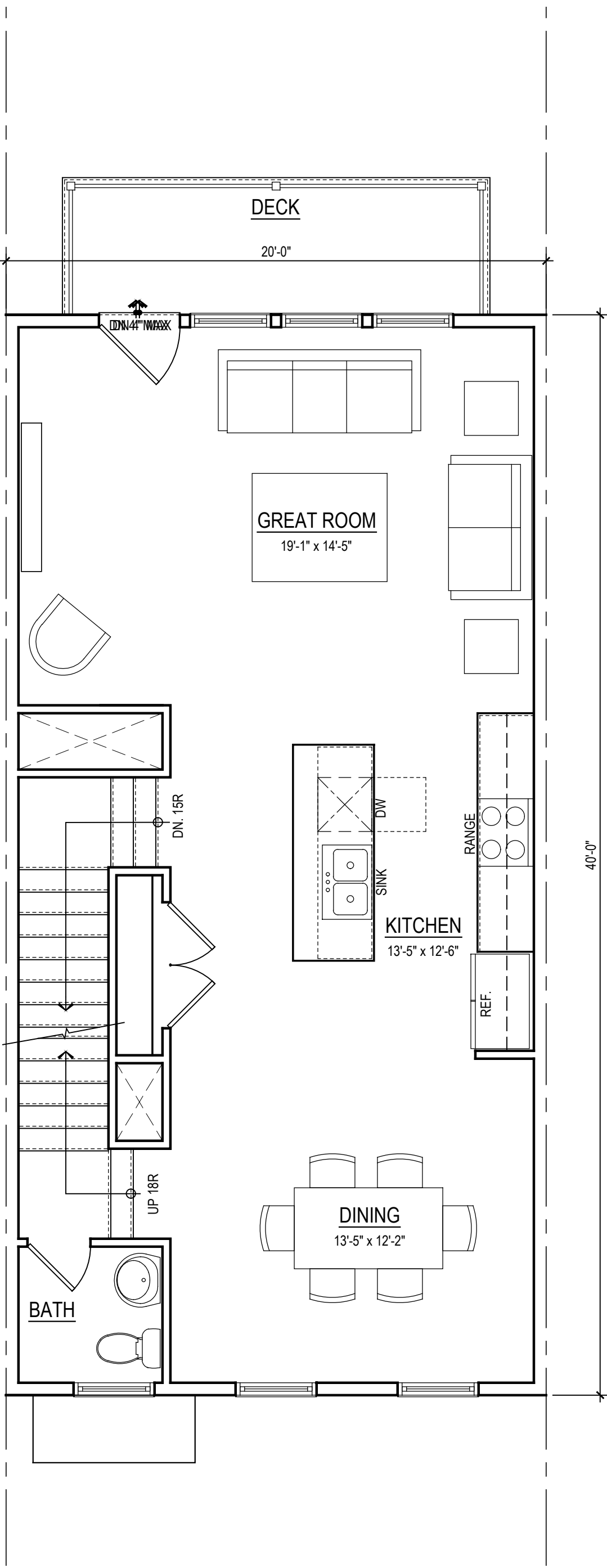


LEVEL 01
ELEVATION 1 - LOW VIS.
SIMILAR AT ELEVATION 2 - LOW VIS.

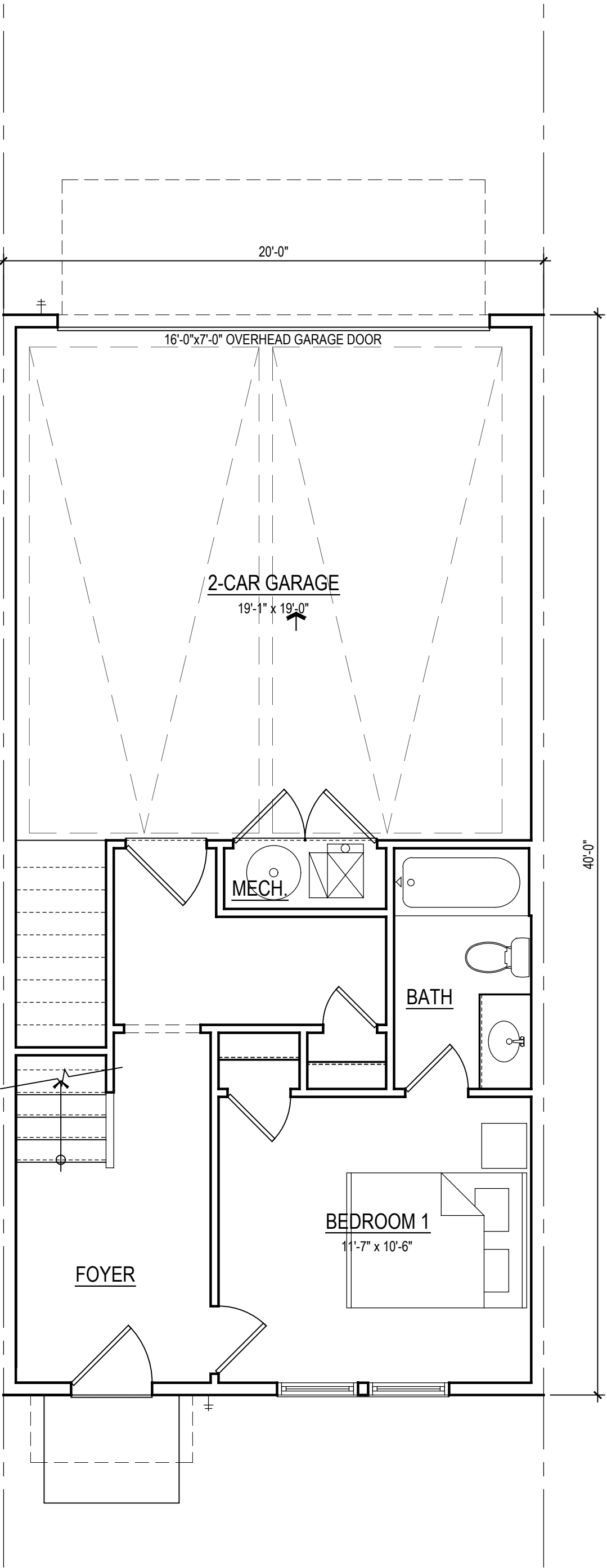
UNIT B - 2 STORY	
LEVEL 01	380
LEVEL 02	800
LEVEL 03	756
TOTAL	1936
2-CAR GARAGE	420



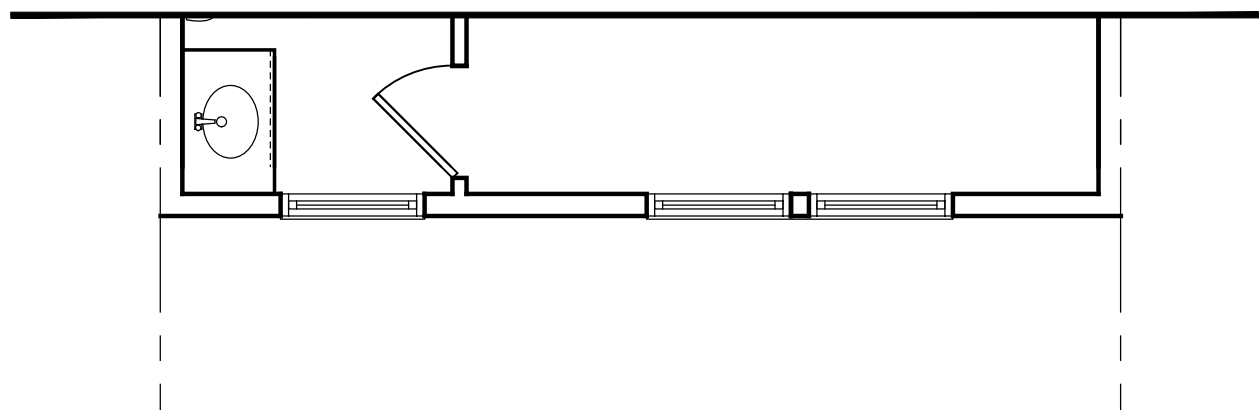
LEVEL 03
ELEVATION 1 - LOW VIS..



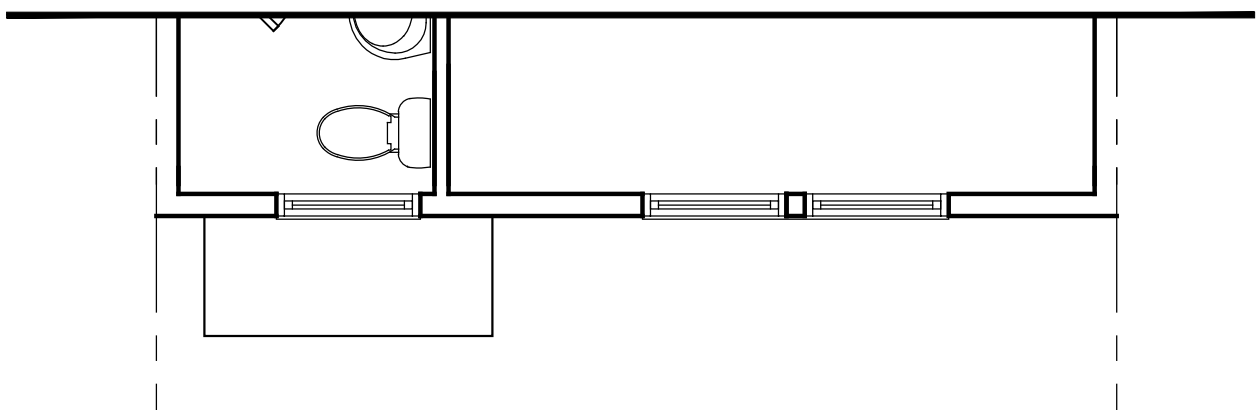
LEVEL 02
ELEVATION 1 - LOW VIS.



LEVEL 01
ELEVATION 1 - LOW VIS.
SIMILAR AT ELEVATION 2 - LOW VIS.

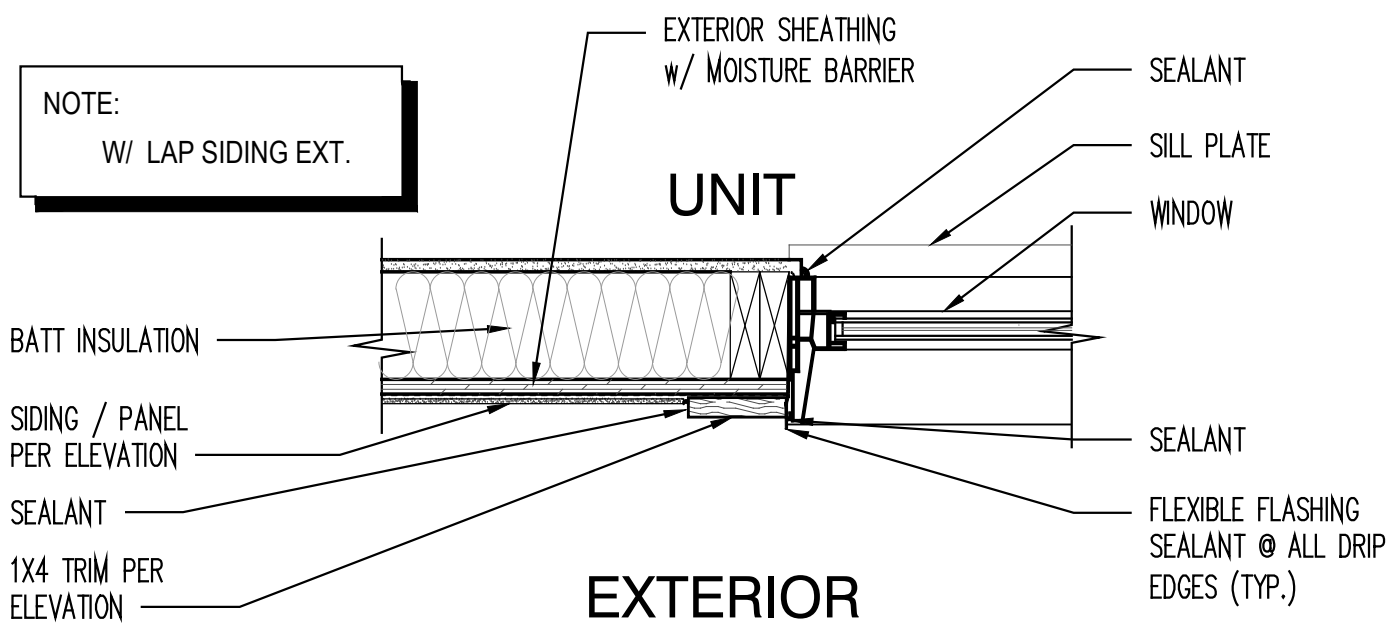


LEVEL 03
ELEVATION 2 - LOW VIS.

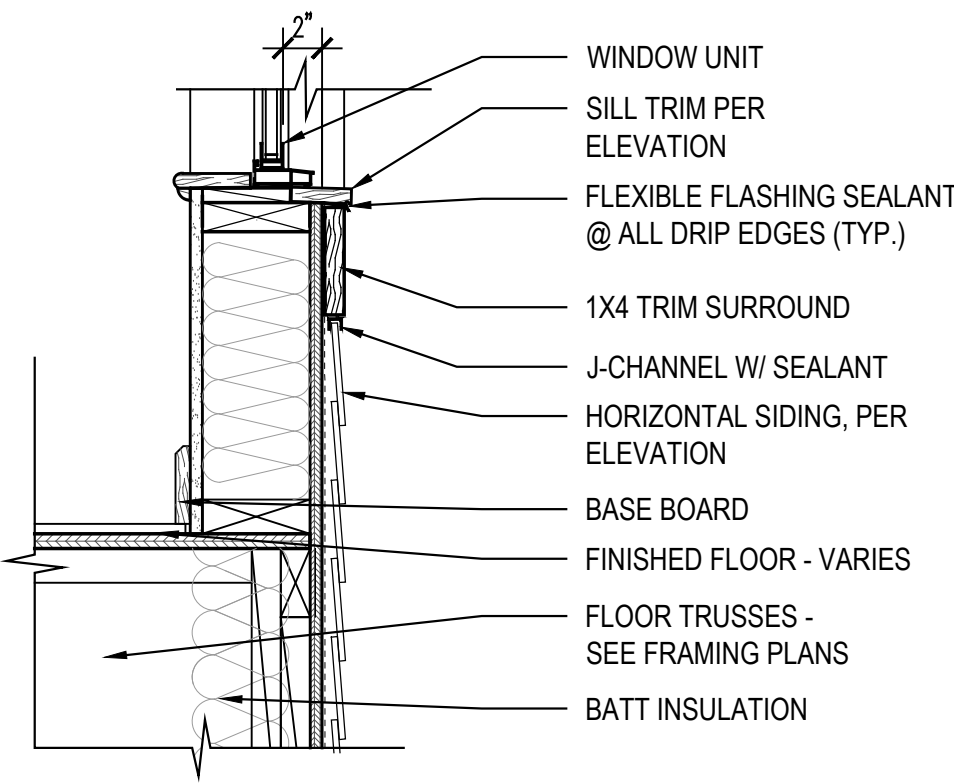


LEVEL 02
ELEVATION 2 - LOW VIS.

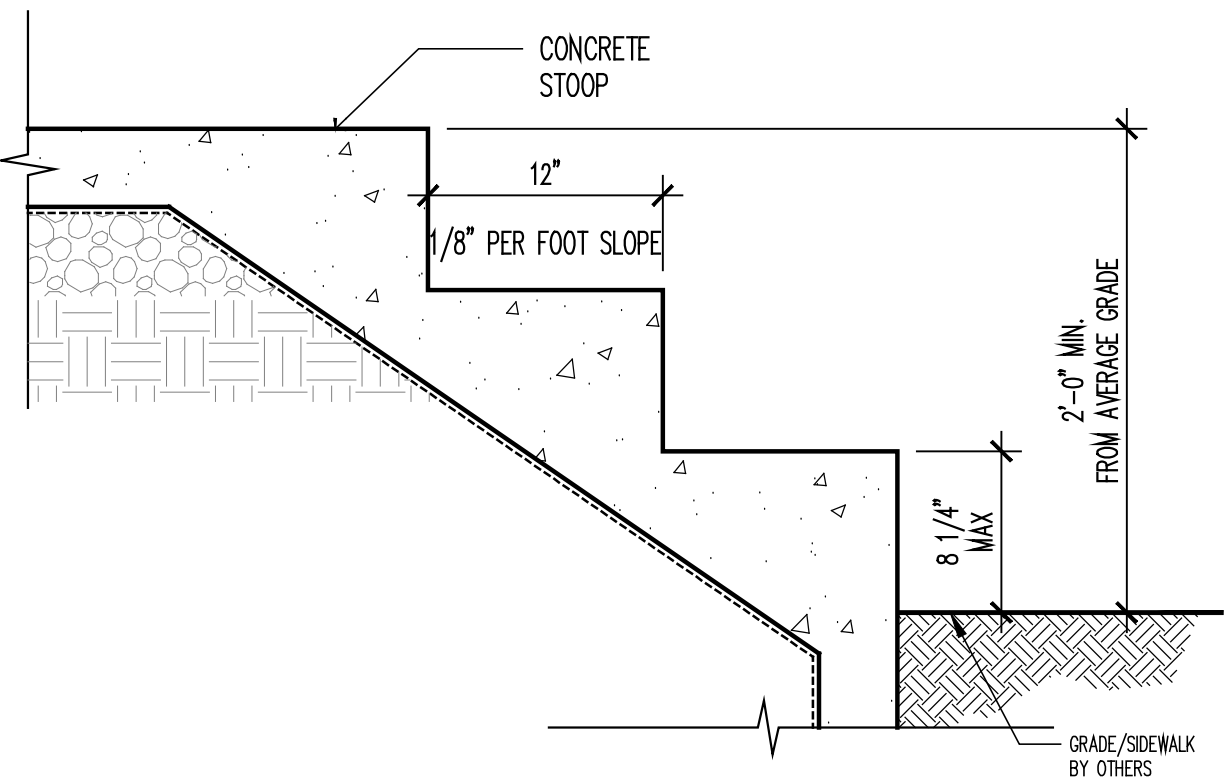
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LEVEL 02	800
LEVEL 03	756
TOTAL	1936
2-CAR GARAGE	420



WINDOW TRIM
SECTION DETAIL
N.T.S.

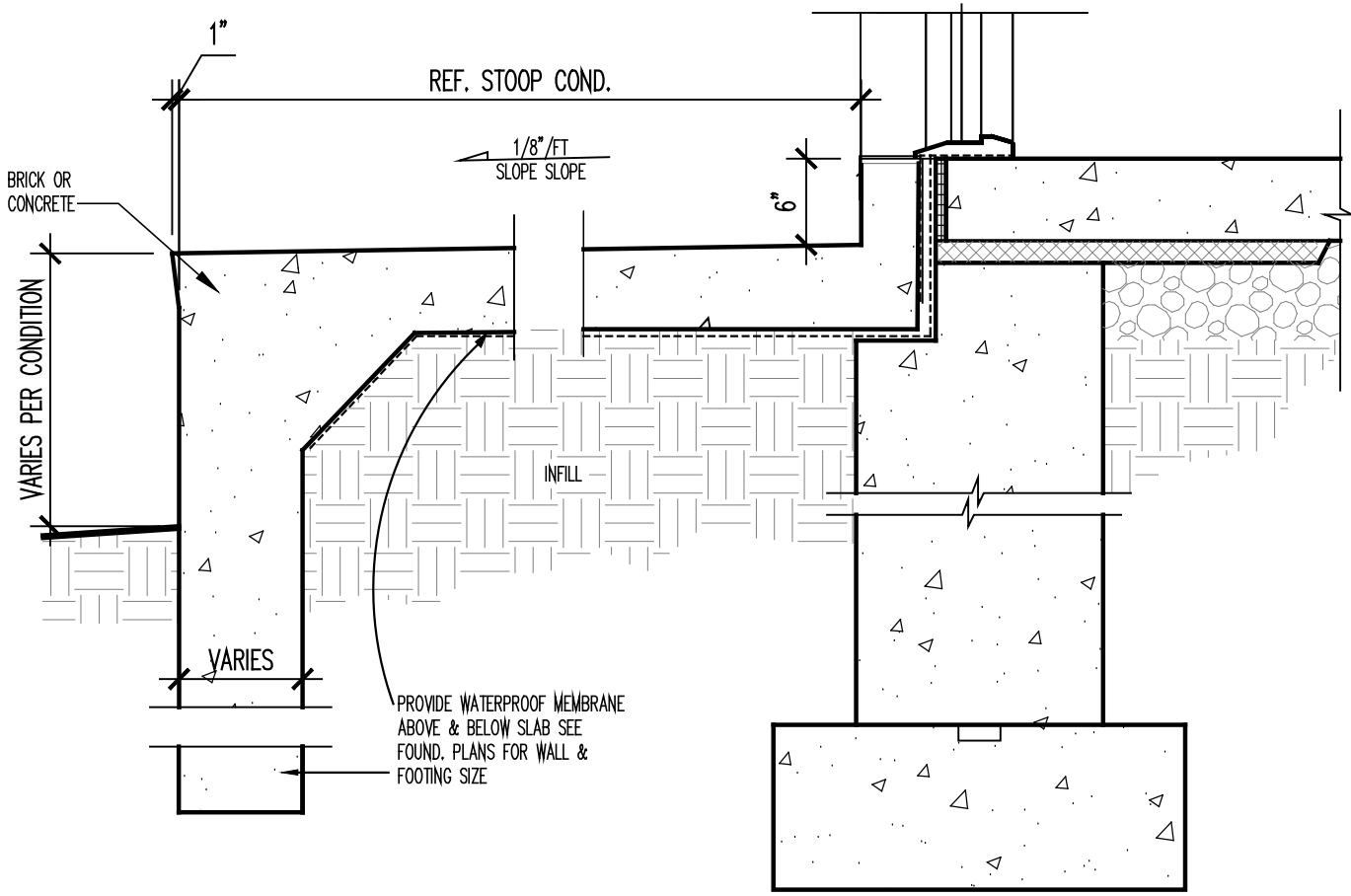


WINDOW SILL AT FIBER
CEMENT SIDING WALL
N.T.S.



EXTERIOR STEPS / STOOPS
N.T.S.

NOTE:
RAILING TO BE ADDED WHERE REQUIRED. WILL CONSIST OF
2X6 TOP AND 2X4 BOTTOM ELEMENTS WITH PICKETS.
DESIGN WILL COMPLY WITH CODE AND DESIGN GUIDELINES.





PLANNING AND ZONING DEPARTMENT
PLANNER'S REPORT

DATE: October 10, 2023
TO: Tonya Hutson
FROM: Lynn M. Patterson
RE: Design Review -Stillwood Farm Subdivision Phase III

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 9 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:

(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 (15,16,17,19,22,23) 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. Window sills 18" 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 nine proposed single family homes meet the requirements of the Architectural Design Standards with a few exceptions.
Ensure sloped soffits with no bird box returns on shed roofs.

Design Exceptions are required for the following:

Design exception required for first story elevations above grade.
Design exception required for sills at 18" above grade.
Design exception required for stoop at grade.
Design exception required for blank, windowless walls where required by Building Code.
Design exception for decorative railing on balcony.

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

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 9-19-23

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

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

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

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

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

Address of Proposed Work: 3315 Stillwood Drive

Parcel ID# (INFORMATION MUST BE PROVIDED): 14009800090484

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

Project Description (including occupancy type): _____

Unit #'s 15, 16, 17, 18, 19, 20, 21, 22, & 23

Vertical plans for new single family detached homes

Contractors Name: Alex Popham Contact Number: 404-500-6017

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

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


Applicants Signature

9/20/2023
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

NOTICE

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

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

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

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

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

(Please Print & Initial)

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



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:

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

9-19-23

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









LEGEND

4

DETAIL NUMBER

9

SHEET NUMBER

SUBDIVISION:

STILLWOOD

LOT #:UNIT 15

RELEASED:09/15/23



DESIGN ■ PLANNING ■ PALETTES

4199 IDLEWOOD PARC COURT

TUCKER, GEORGIA 30084

PH: 404.441.8067 FX: 770.908.0024

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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#5-A

Front & Side Elev.

DESIGNED BY: C.SAMUDA 09/15/23

SCALE:

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

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

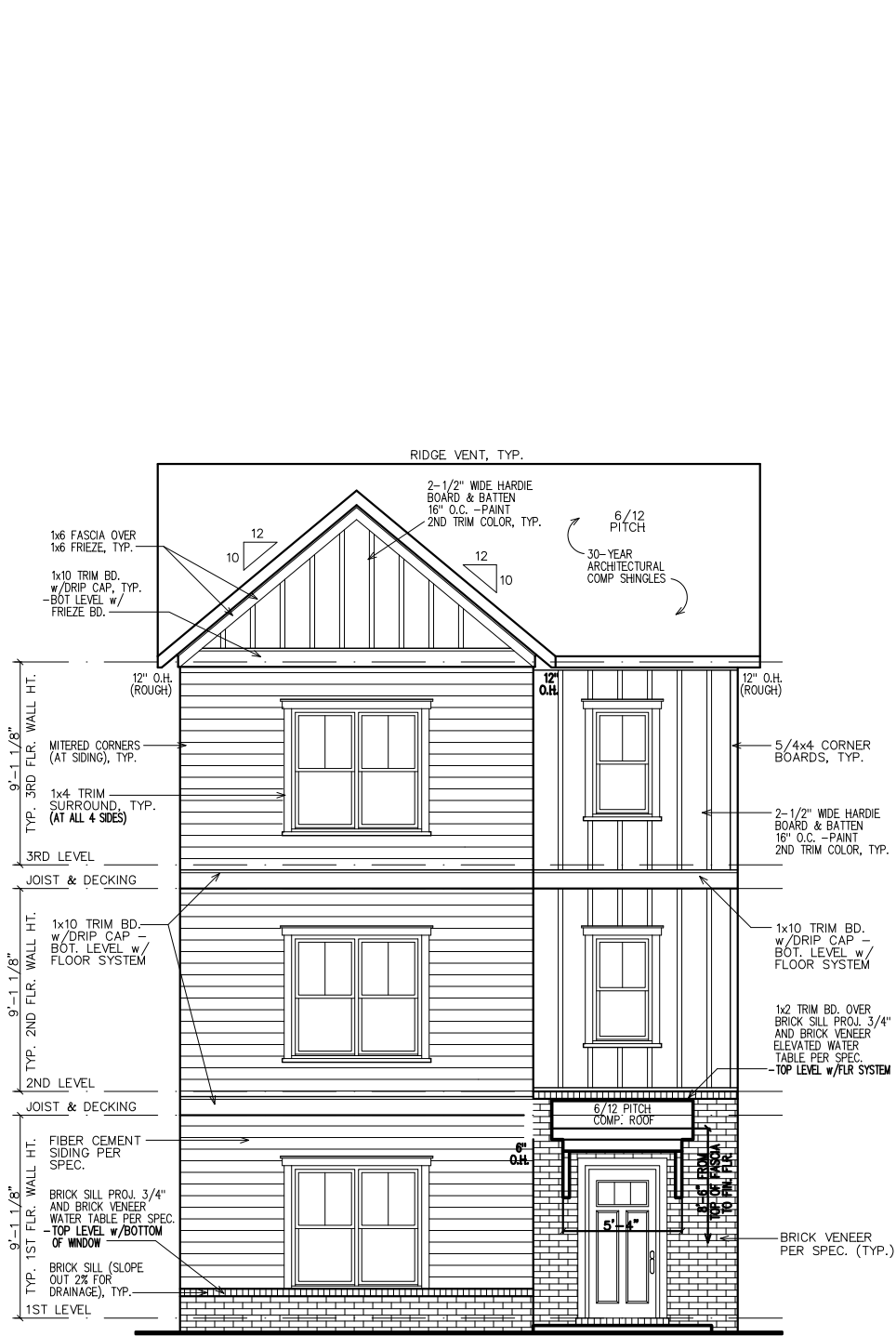
JOB NUMBER:

23-1057

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

SHEET NUMBER:

1



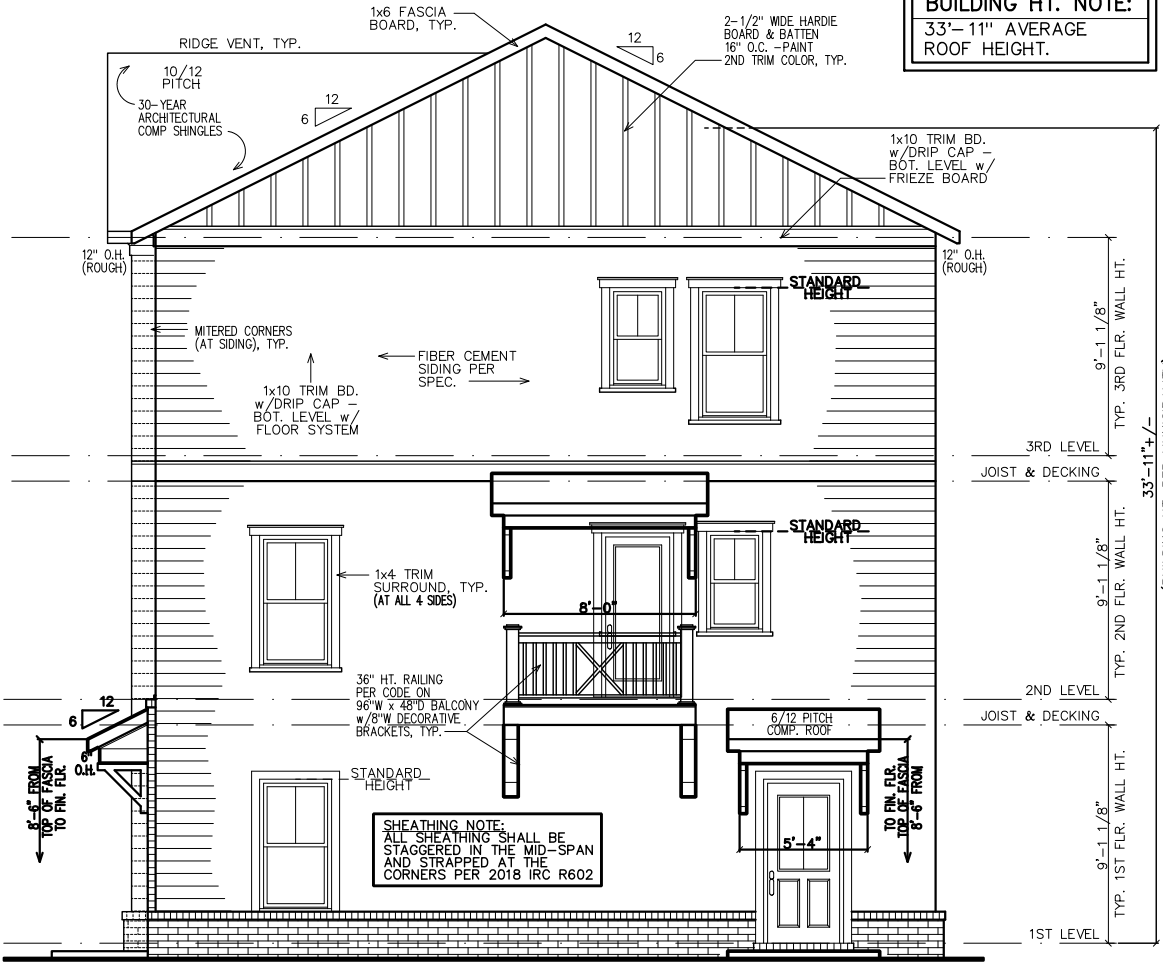
SHEATHING NOTE:
ALL SHEATHING SHALL BE
STAGGERED IN THE MID-SPAN
AND STRAPPED AT THE
CORNERS PER 2018 IRC R602

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

NOTE:
ALL FIRST FLOOR
SILL HEIGHTS AT 18"
ABOVE FINISHED FLOOR.

NOTE:
STEPS DOWN AS
NEEDED. IF UTILIZED
MUST MEET STANDARDS.

FRONT ELEVATION



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

RIGHT ELEVATION

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

TABLE OF CONTENTS

SHEET DESCRIPTION

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

GOVERNING CODES & STANDARDS

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

DESIGN CRITERIA

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

SUBDIVISION:
STILLWOOD
LOT #:UNIT 15
RELEASED:09/15/23



DESIGN ■ PLANNING ■ PALETTES
4199 IDLEWOOD PARC COURT
TUCKER, GEORGIA 30084
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PROJECT INFORMATION:
STILLWOOD PLAN#5-A
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 09/15/23
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

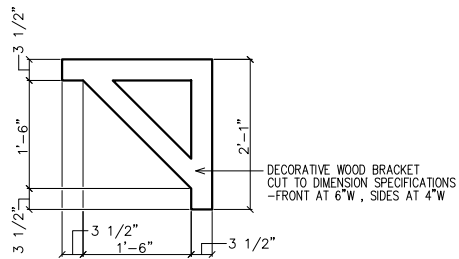
JOB NUMBER:
23-1057

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

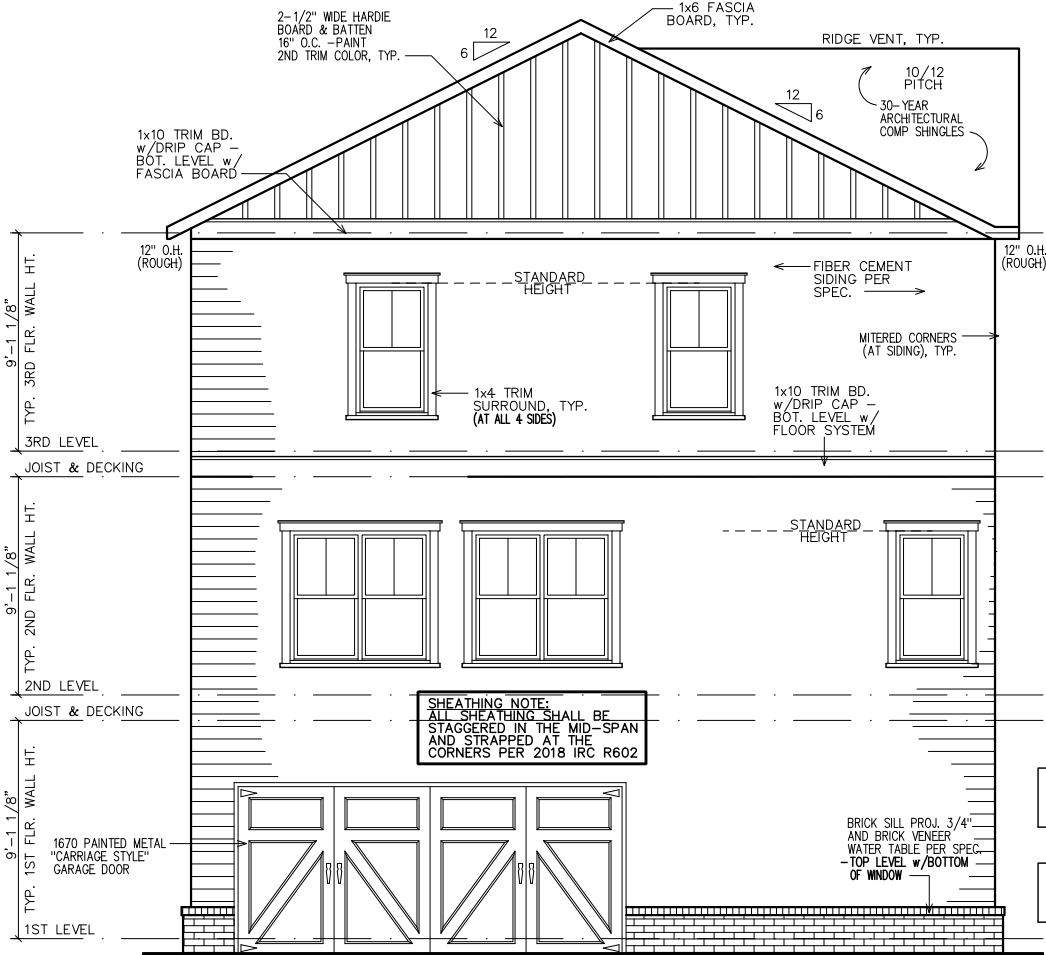
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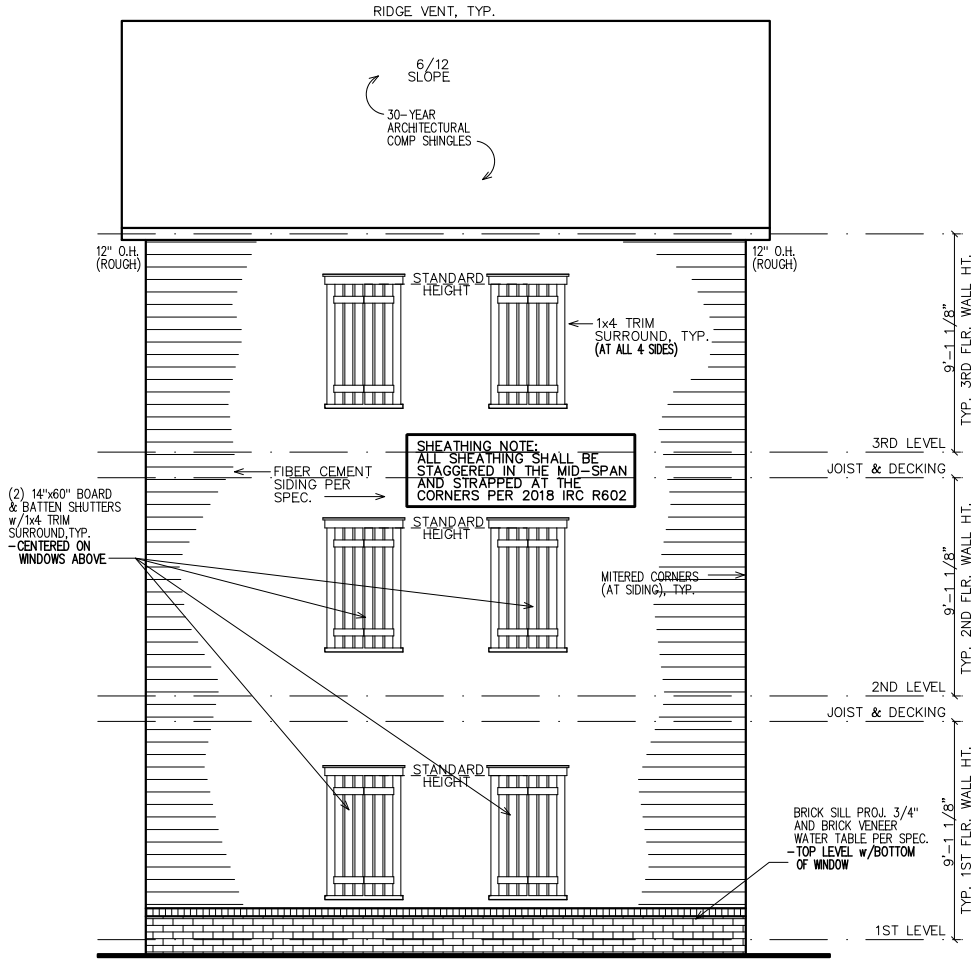
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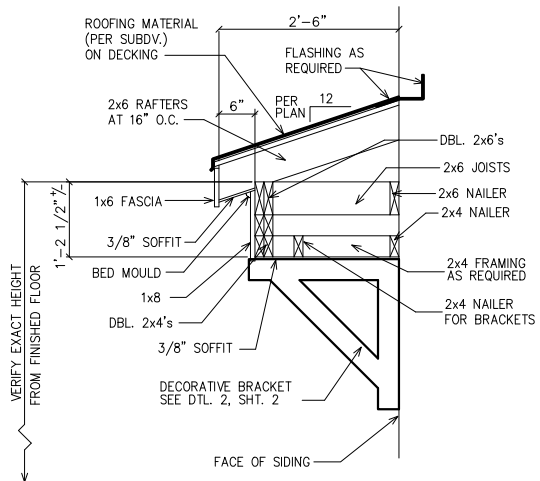
1 BRACKET DETAIL
2 SC: N.T.S.
(2 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



LEFT ELEVATION



REAR ELEVATION



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

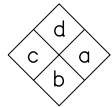
LEGEND

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DETAIL NUMBER

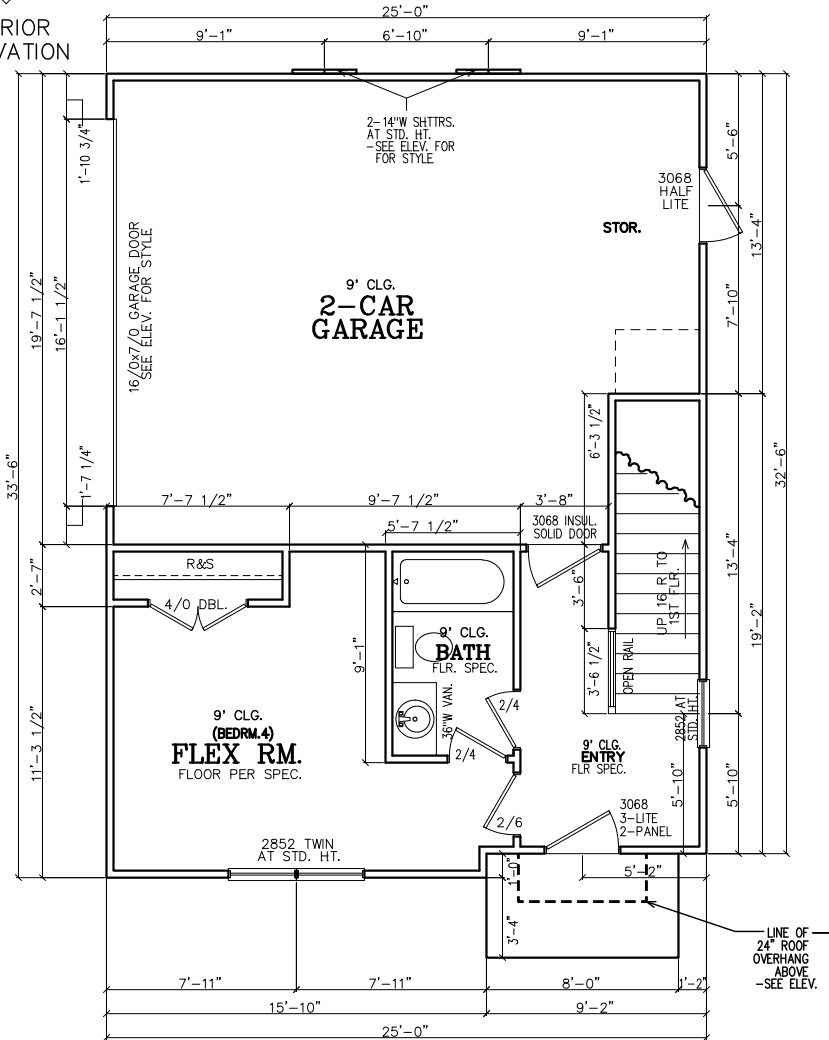
9

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 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

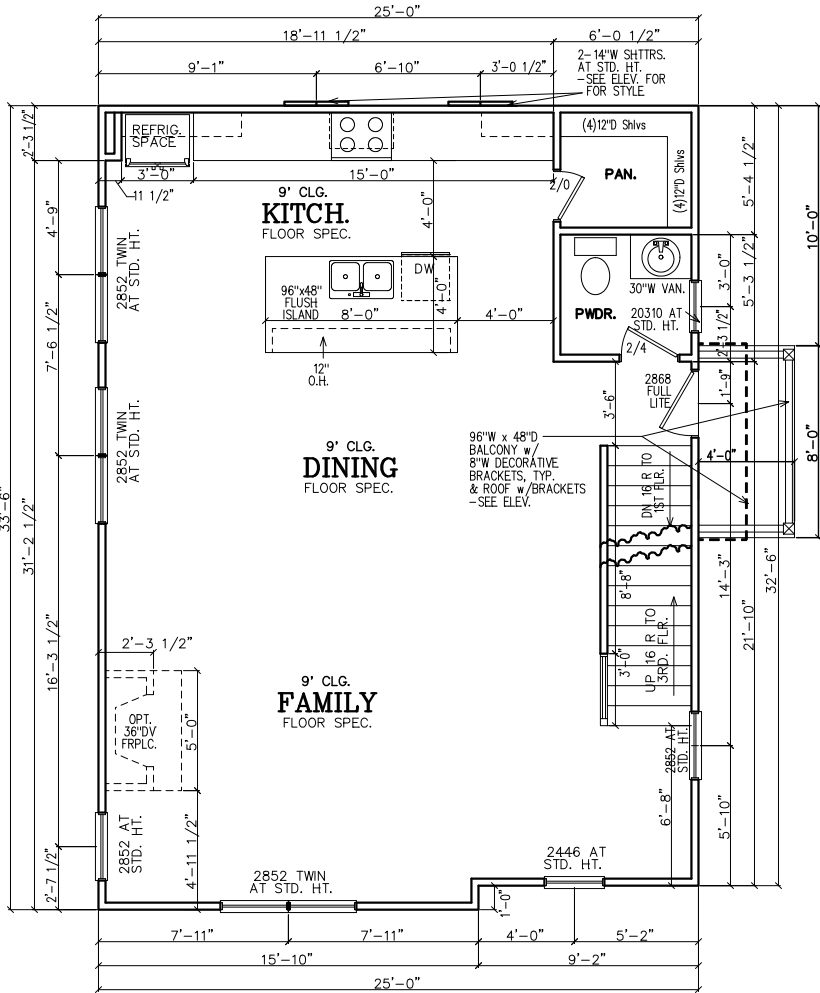
INSULATION NOTES:
1. WALL INSULATION SHALL
BE A MINIMUM OF R-13.
2. CEILING INSULATION
SHALL BE A MINIMUM OF
R-38.
3. SLAB INSULATION PER
CODE. *ALL UNLESS
NOTED OTHERWISE*

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.

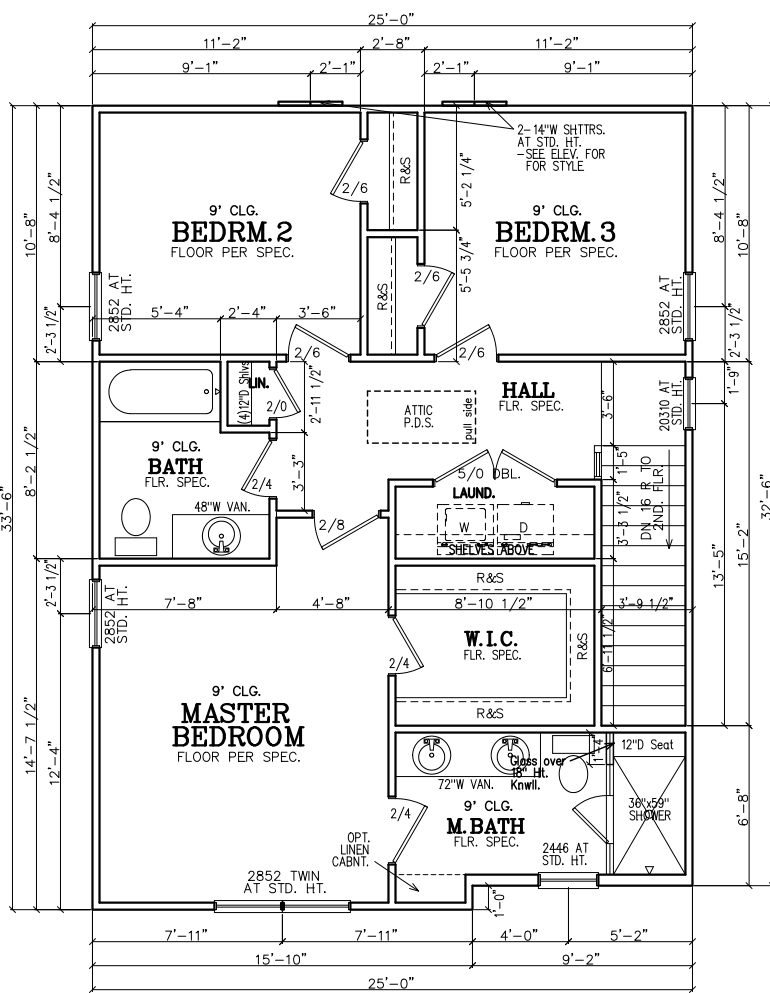
SHEATHING NOTE:
ALL SHEATHING SHALL BE
STAGGERED IN THE MID-SPAN
AND STRAPPED AT THE
CORNERS PER 2018 IRC R602

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.



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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-A
Floor Plans
DESIGNED BY: C.SAMUDA 09/15/23
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:
23-1057

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

3

LEGEND

4

DETAIL NUMBER

9

SHEET NUMBER

SUBDIVISION:
STILLWOOD

LOT #:UNIT 15

RELEASED:09/15/23



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

PROJECT INFORMATION:

STILLWOOD PLAN#5-A

Slab/Found & Roof Plan

DESIGNED BY: C.SAMUDA 09/15/23

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:

23-1057

REVISIONS:

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

4

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

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

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

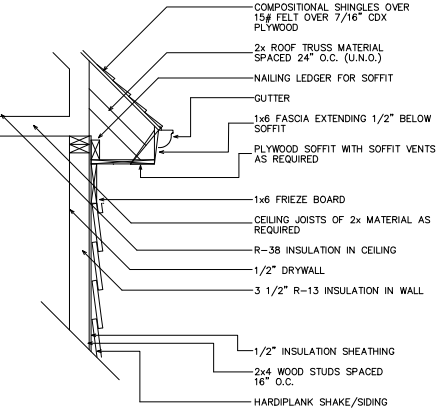
NOTE-STEP DOWN FOUND.
WALLS AS SITE ALLOWS

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

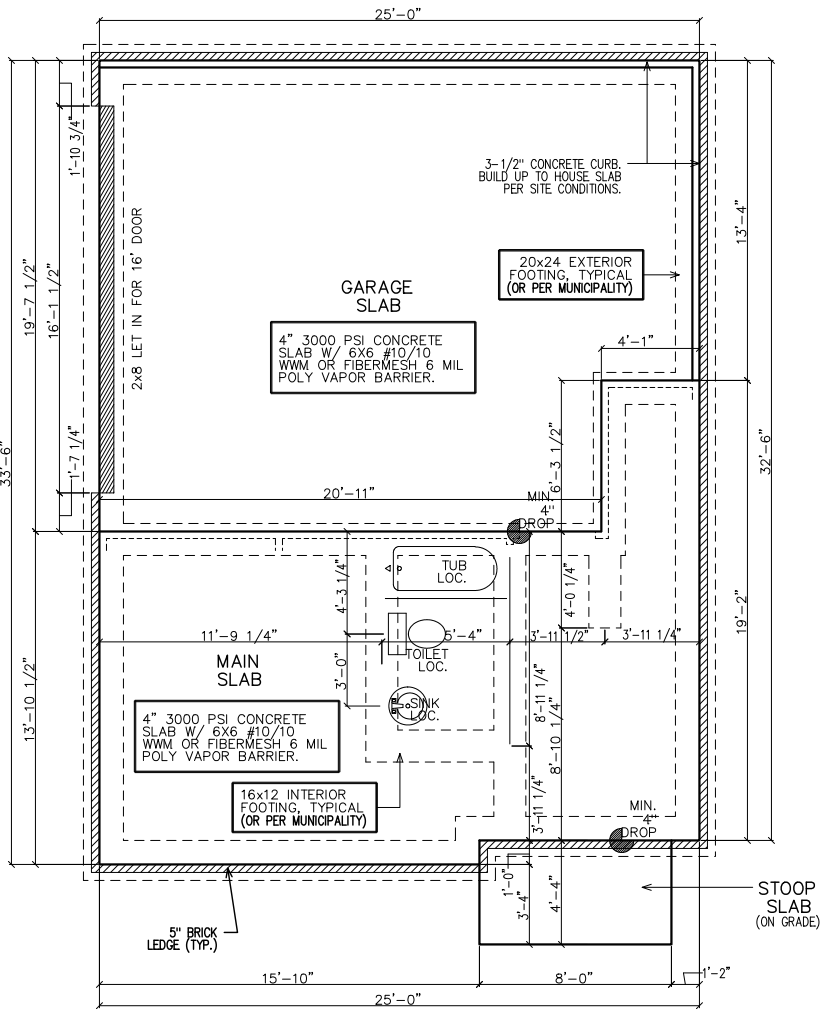
1. PLUMBER TO INSULATE BEHIND TUBS ON ALL EXTERIOR WALLS.
2. PLUMBER TO INSTALL U APPROVED ELEC. CONDUIT FOR ISLAND PER PLUMBING ROUGH-IN AND FOUNDATION STAGE.



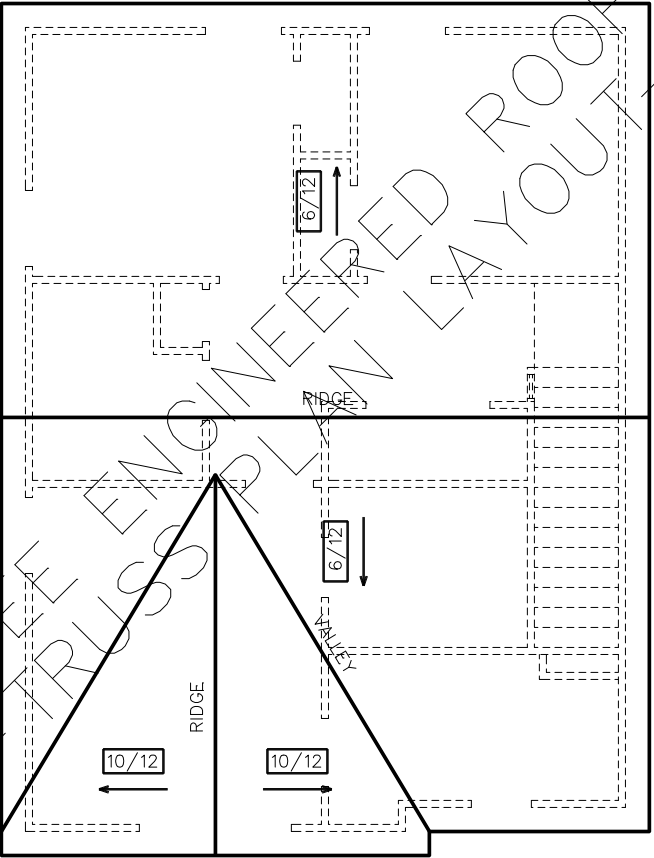
1 UPPER WALL SECTION DETAIL
4 SC: N.T.S.

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.



SLAB/FOUNDATION PLAN



ROOF PLAN

SUBDIVISION:
STILLWOOD
LOT #:UNIT 15
RELEASED:09/15/23



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

PROJECT INFORMATION:

STILLWOOD PLAN#5-A
Electrical Plans
DESIGNED BY: C.SAMUDA 09/15/23
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:

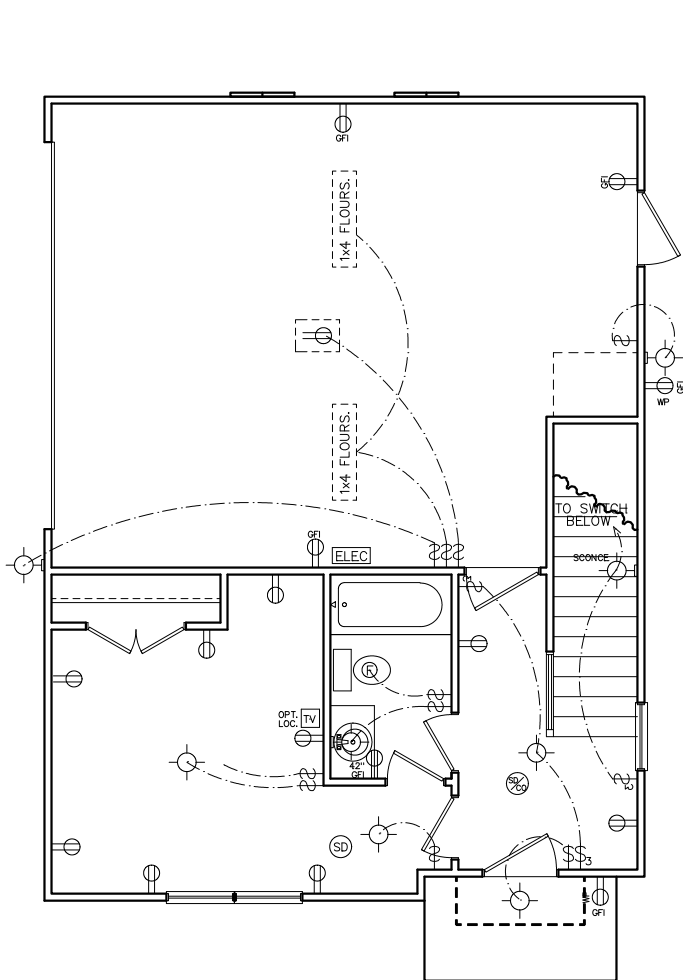
23-1057

REVISIONS:

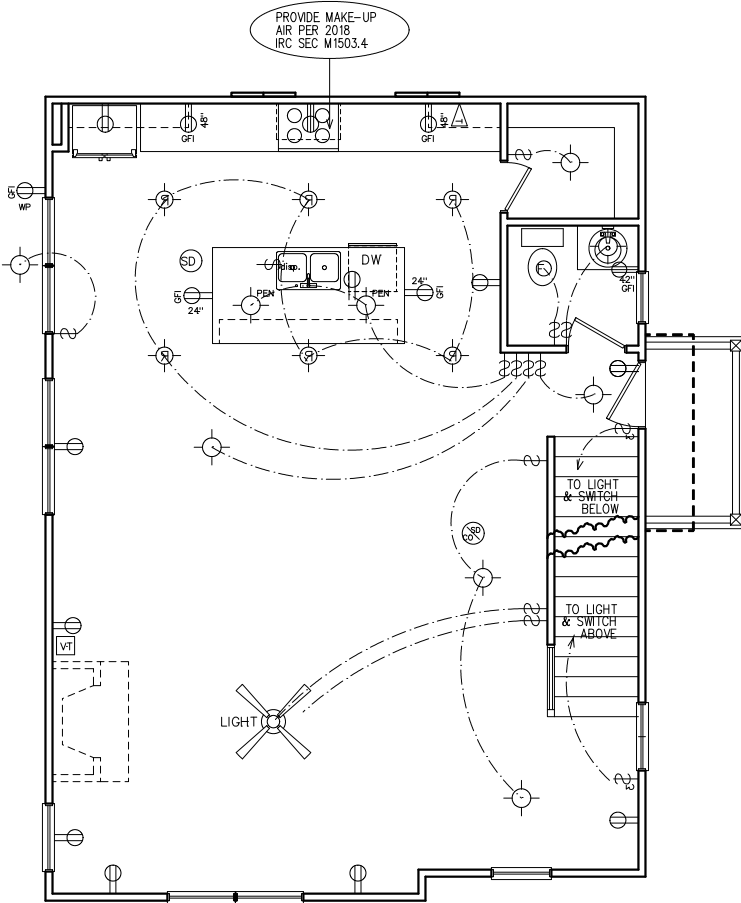
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SHEET NUMBER:

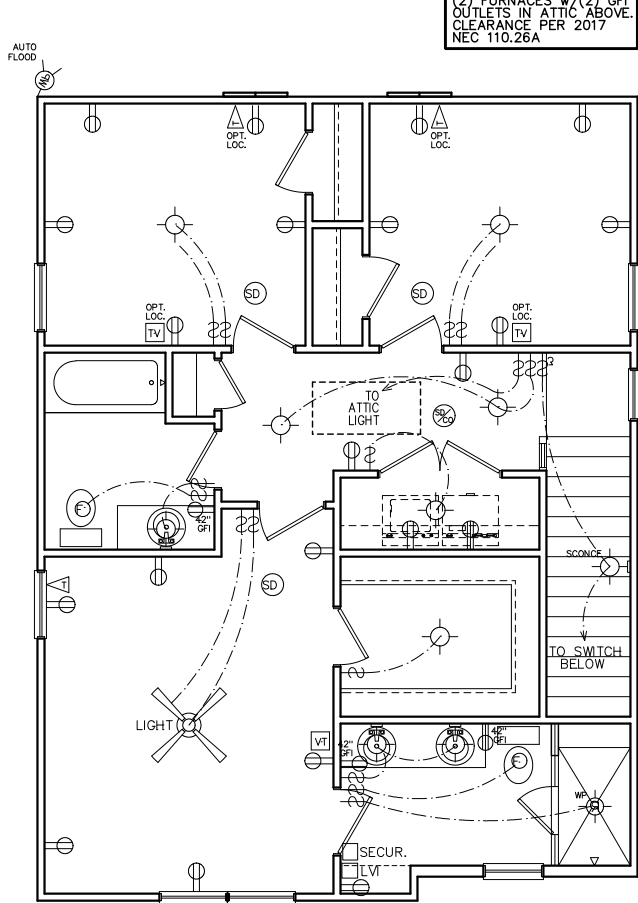
5



FIRST FLOOR
ELECTRICAL PLAN



SECOND FLOOR
ELECTRICAL PLAN



THIRD FLOOR
ELECTRICAL PLAN

ELECTRICAL LEGEND

SWITCH	WP	WEATHER PROOF OUTLET
3-WAY SWITCH	GF1	GF1 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

ELECTRICAL NOTES

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

NOTE:
BRACE AND
WIRE SECONDARY
BEDROOMS FOR
CEILING FANS.

CFM CHART

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

SUBDIVISION:
STILLWOOD
LOT #:UNIT 15
RELEASED:09/15/23

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CONTACT: RICK BENNETT

PROJECT INFORMATION:

STILLWOOD PLAN#5-A

Misc. Details

DESIGNED BY: C.SAMUDA 09/15/23

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

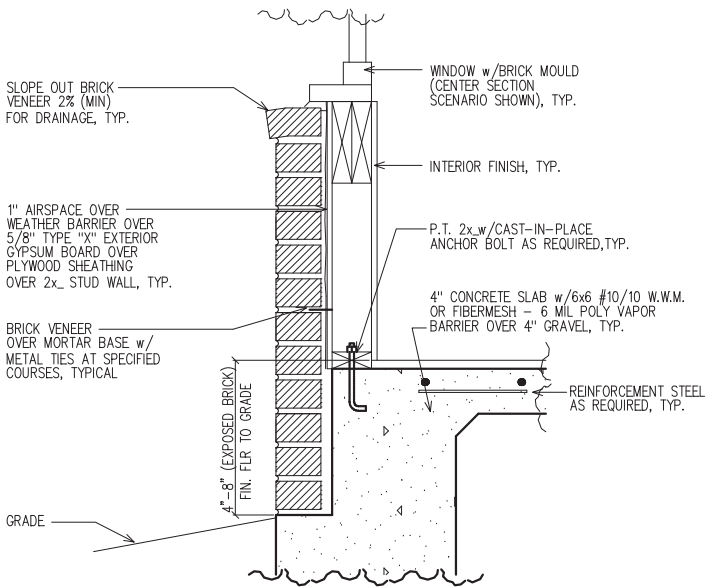
SQUARE FOOTAGE:	
1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER:
23-1057

REVISIONS:			
No.	Date	Revisions	App.
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SHEET NUMBER:

6

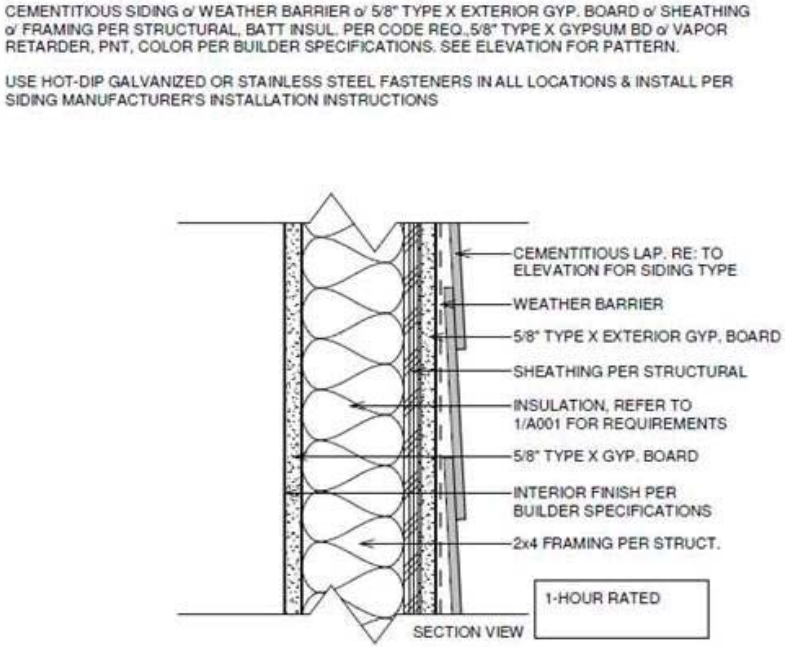


1

6

LOWER WALL SECTION
DETAIL @ BRICK

SC: NOT TO SCALE



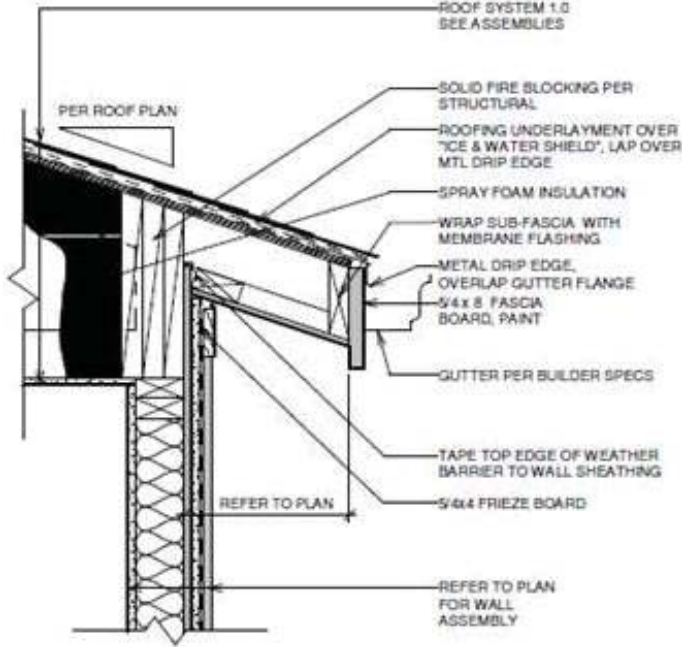
2

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.



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)

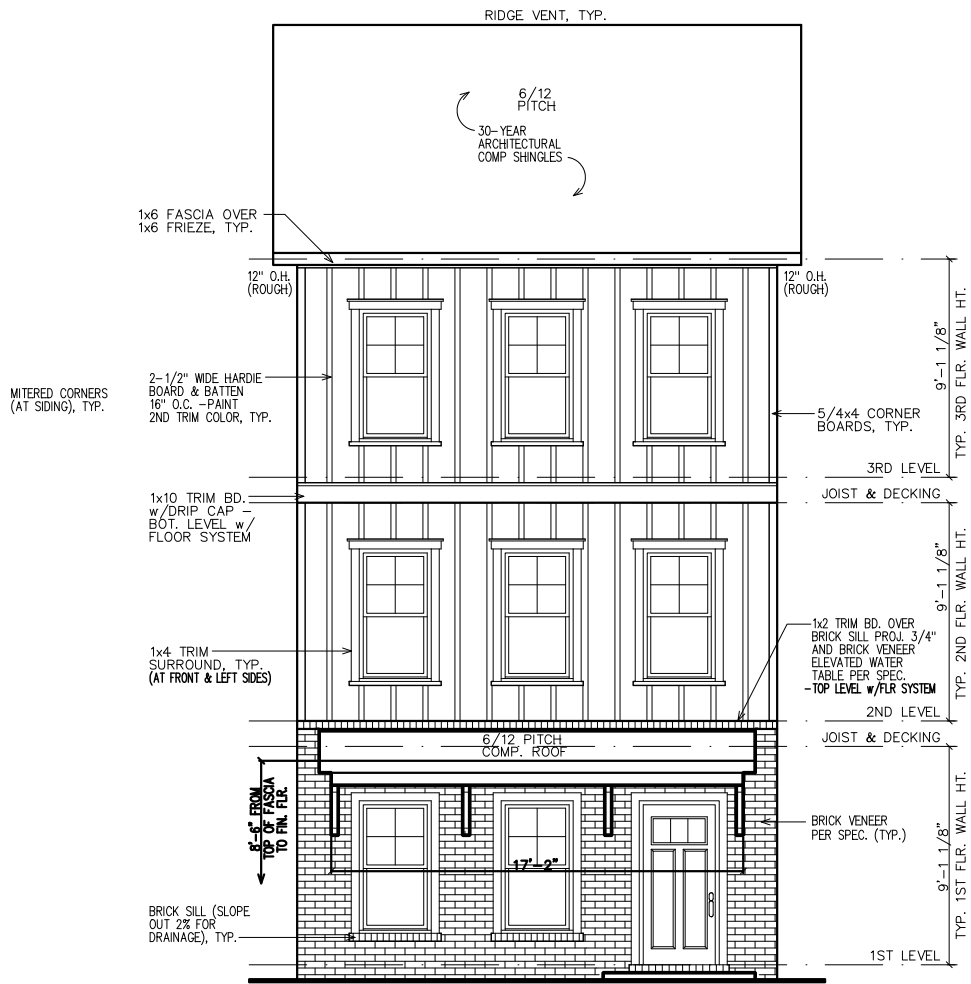
BASIC WIND VELOCITY: 90 MPH

SEISMIC DESIGN CATEGORY: B

BEARING WALLS WITH LIGHT FRAME WALLS AND WOOD STRUCTURAL PANELS.

SUBDIVISION:
STILLWOOD
LOT #:UNIT 16
RELEASED: 09/15/23

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



FRONT ELEVATION



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(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

STILLWOOD PLAN#3-A
Front & Side Elev.
DESIGNED BY: C.SAMUDA 09/15/23
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:
23-1058

REVISIONS:			
No.	Date	Revisions	App.
1	.	.	.
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1

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LOT #:UNIT 16
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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 09/15/23

DESIGNED BY: O.SAWHNEY 05/10/20

SCALE:

$$\frac{1}{8}'' = 1'-0'' < 11' \times 17''$$

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

JOB NUMBER:
23-1058

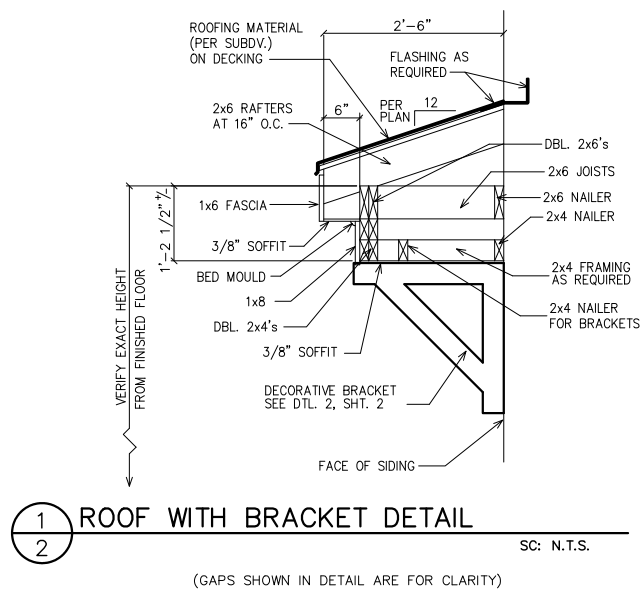
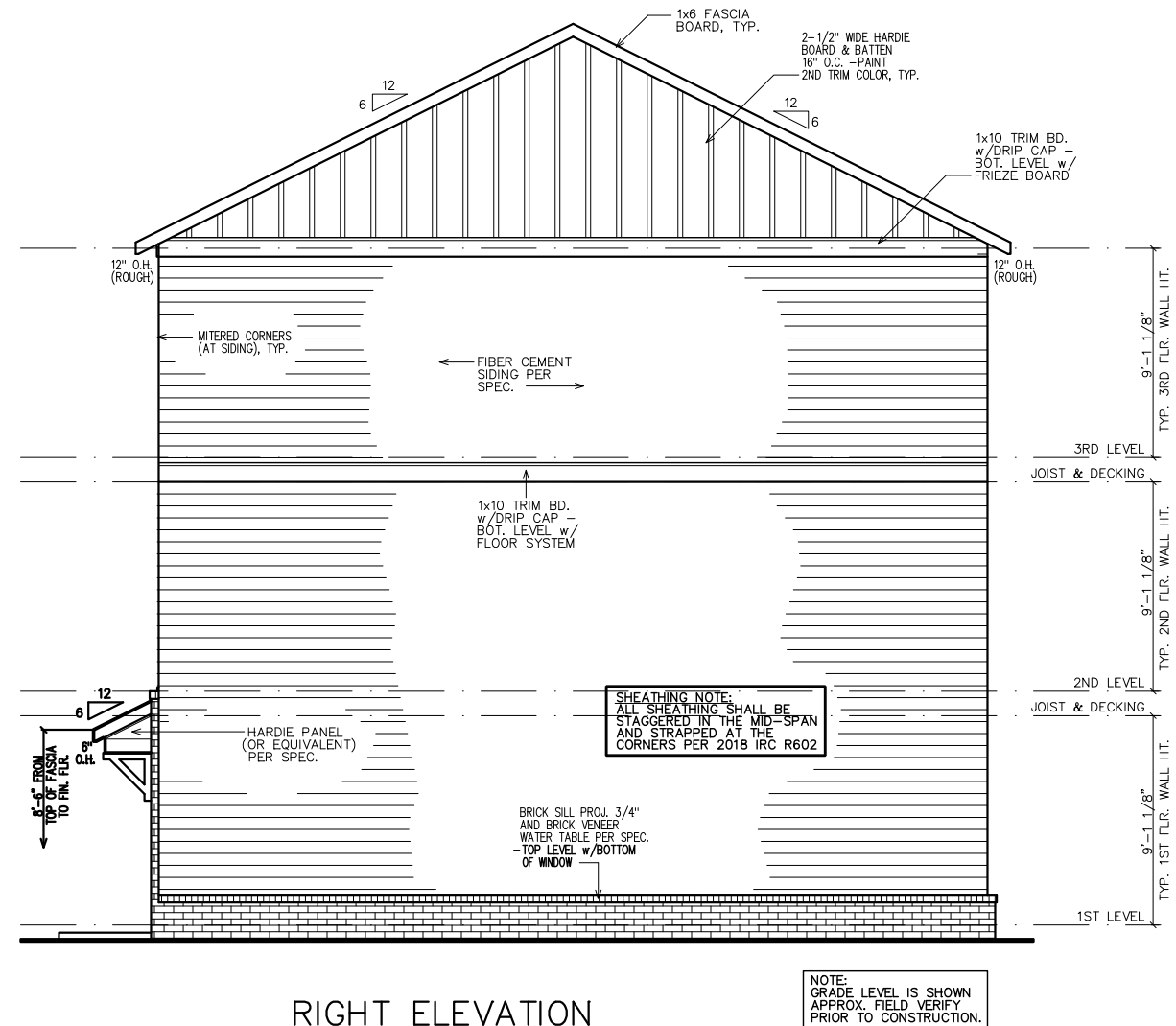
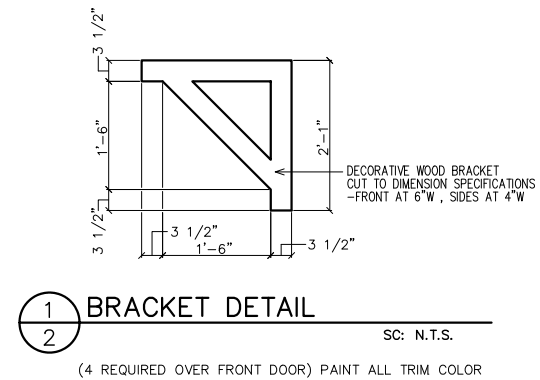
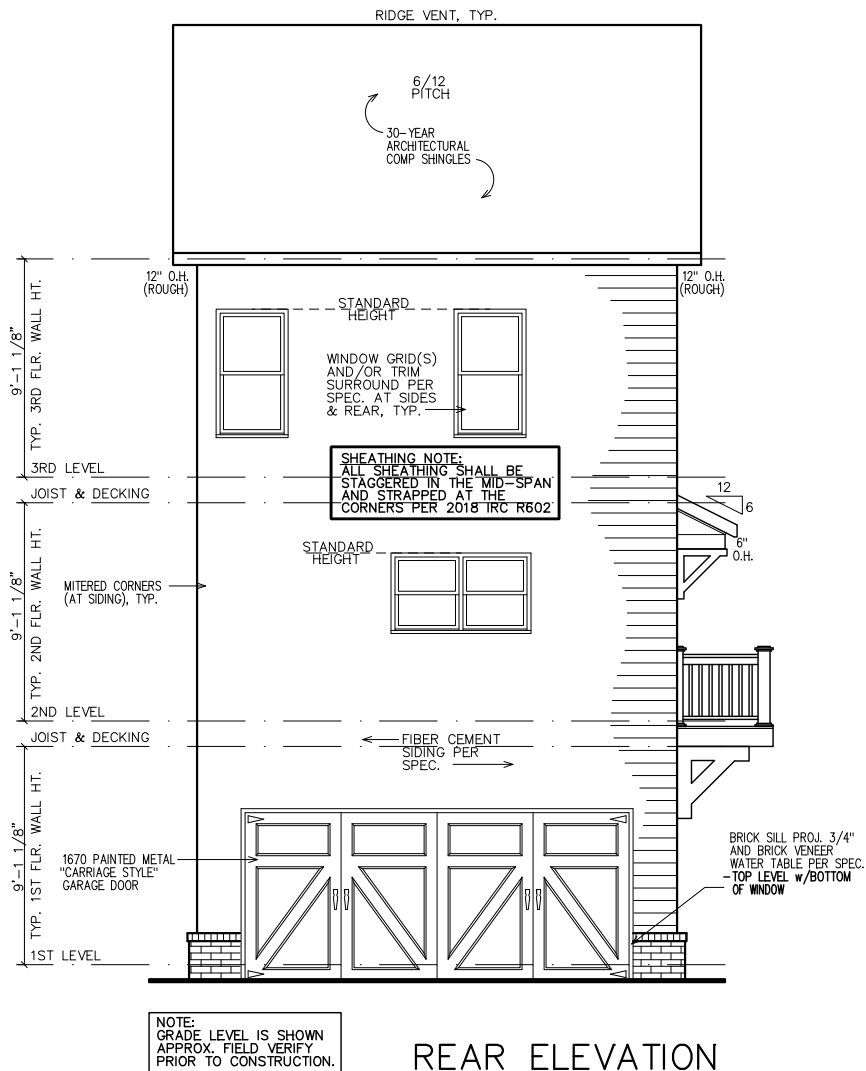
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SHEET NUMBER:

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Page 7/



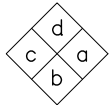
LEGEND

4

DETAIL NUMBER

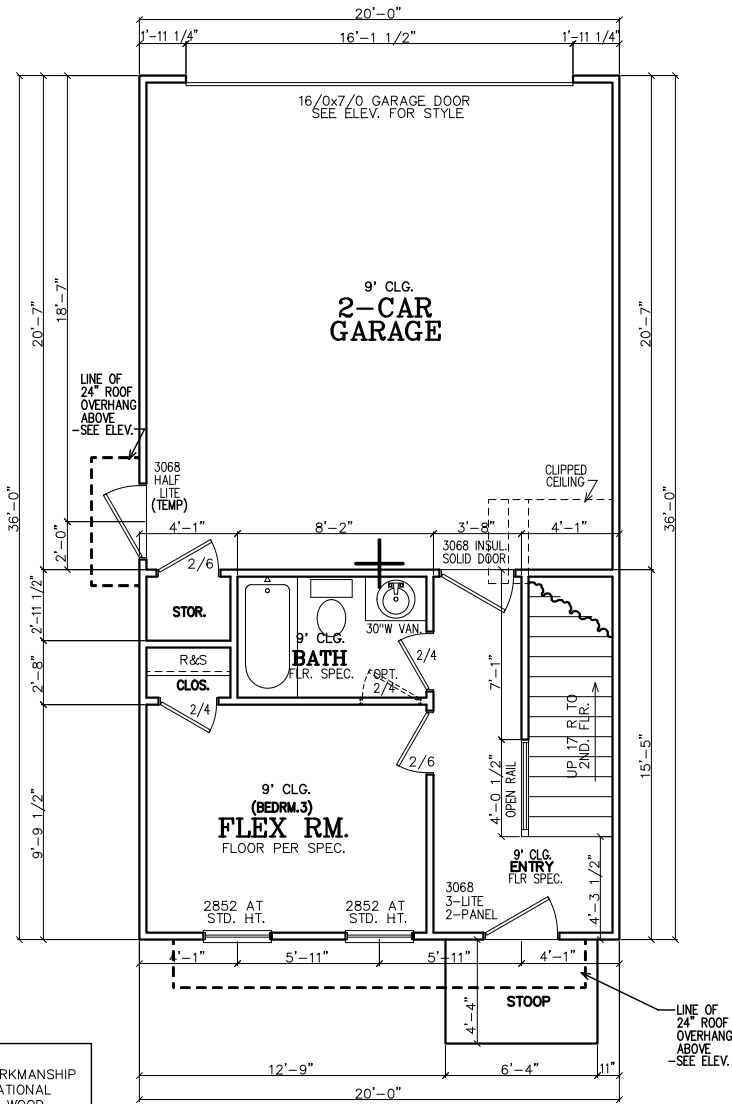
9

SHEET NUMBER



INTERIOR
ELEVATION
KEY

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



FIRST FLOOR PLAN

- NOTE TO FRAMERS:
- ALL MATERIALS AND WORKMANSHIP MUST CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD 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.

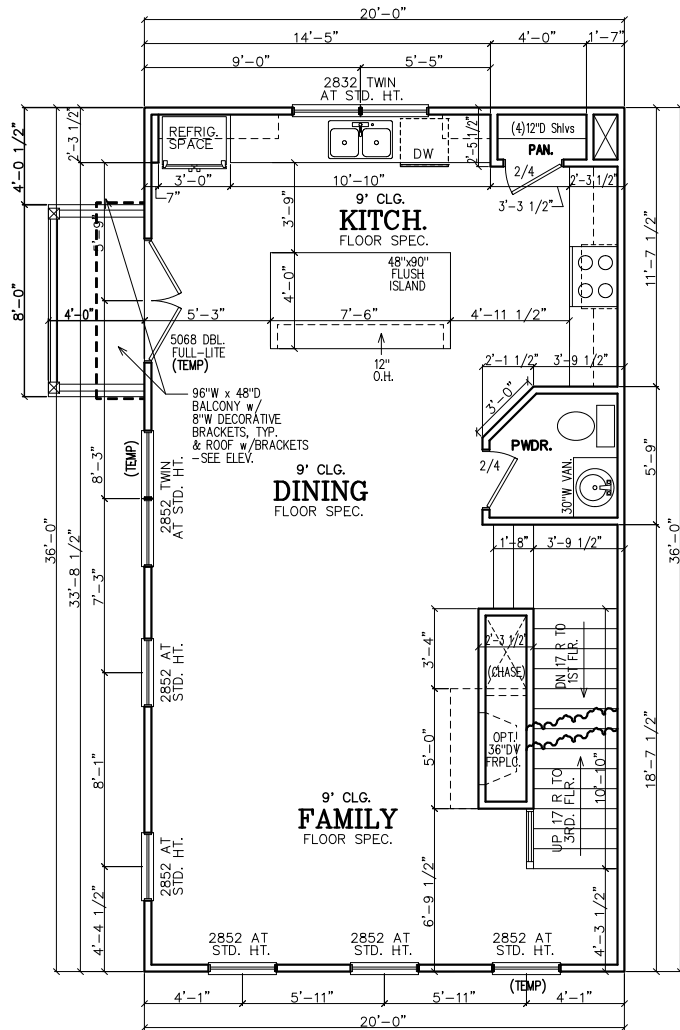
INSULATION NOTES:
1. WALL INSULATION SHALL BE A MINIMUM OF R-13.
2. CEILING INSULATION SHALL BE A MINIMUM OF R-38.
3. SLAB INSULATION PER CODE. *ALL UNLESS NOTED OTHERWISE*

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.

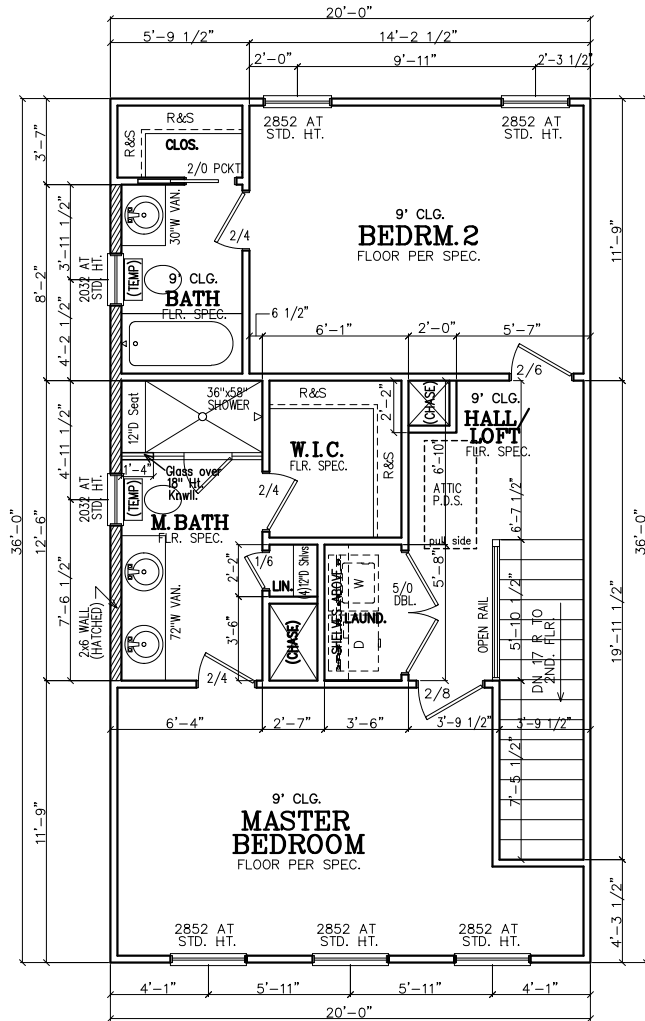
SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

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 16
RELEASED: 09/15/23



DESIGN ■ PLANNING ■ PALETTES
4199 IDLEWOOD PARC COURT
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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#3-A
Floor Plans
DESIGNED BY: C.SAMUDA 09/15/23
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:
23-1058

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

SHEET NUMBER:

3

LEGEND

4

DETAIL NUMBER

9

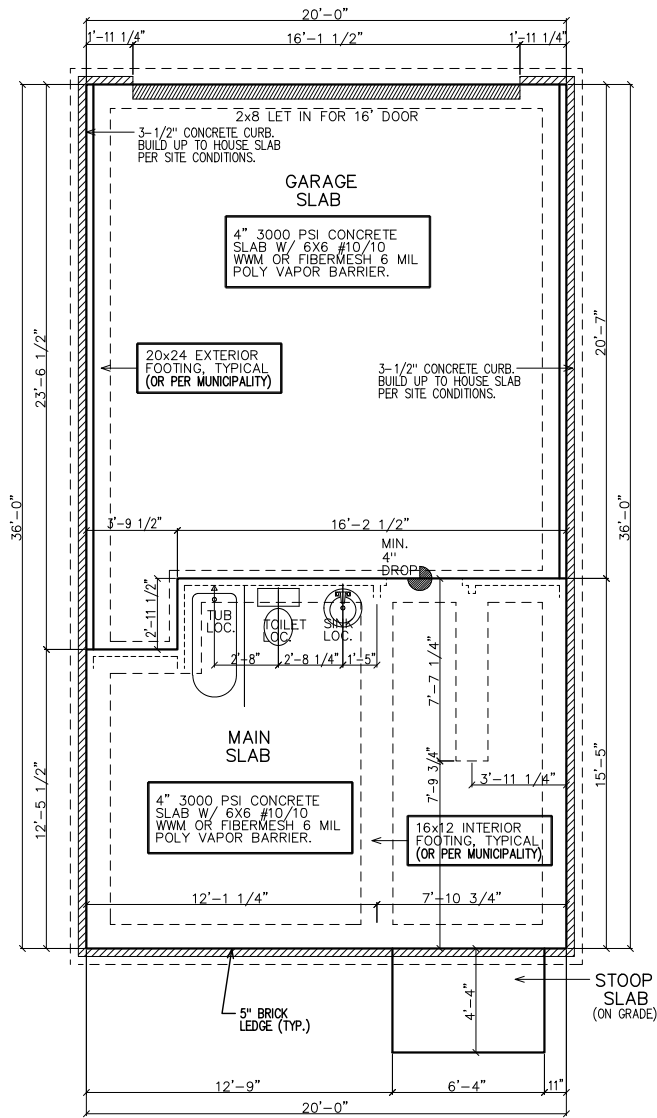
SHEET NUMBER

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



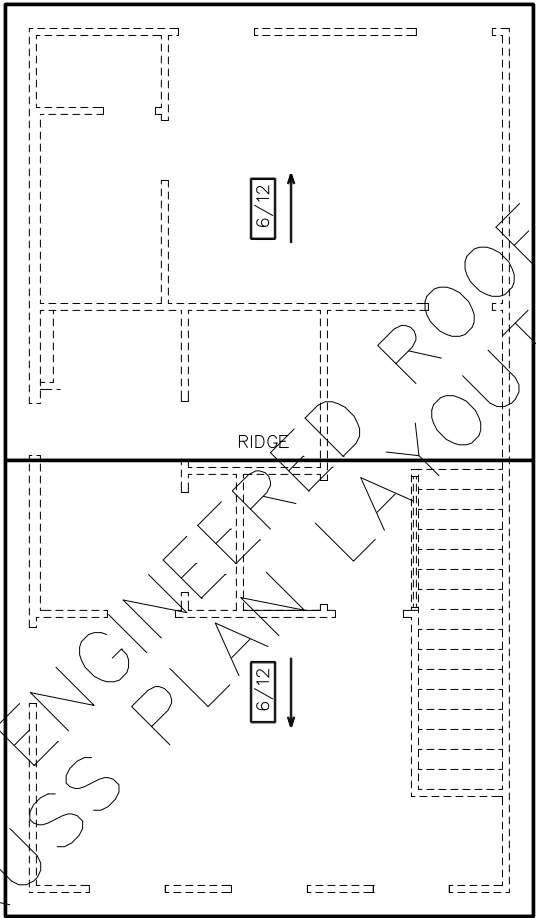
SLAB/FOUNDATION PLAN

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.

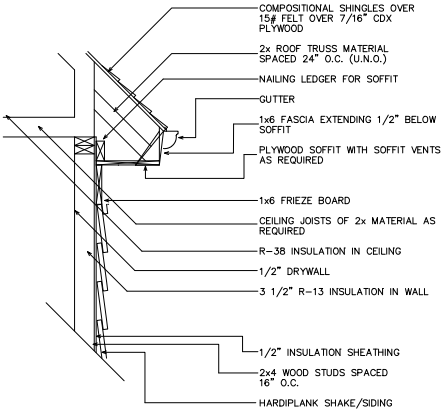
PLUMBER NOTES

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

SUBDIVISION:
STILLWOOD
LOT #:UNIT 16
RELEASED: 09/15/23



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

GENERAL ROOF NOTES:

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



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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
Slab/Found & Roof Plan
DESIGNED BY: C.SAMUDA 09/15/23
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:
23-1058

REVISIONS:

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

4

SUBDIVISION:
STILLWOOD
LOT #:UNIT 16
RELEASED: 09/15/23



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

PROJECT INFORMATION:
STILLWOOD PLAN#3-A
Electrical Plans
DESIGNED BY: C.SAMUDA 09/15/23
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

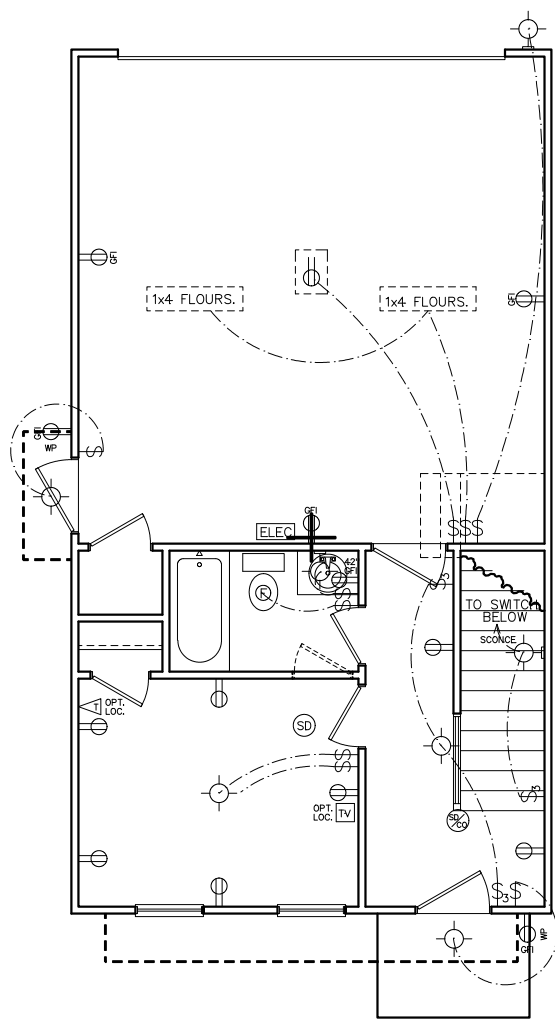
SQUARE FOOTAGE:	
1ST FLR.	295
2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

JOB NUMBER:
23-1058

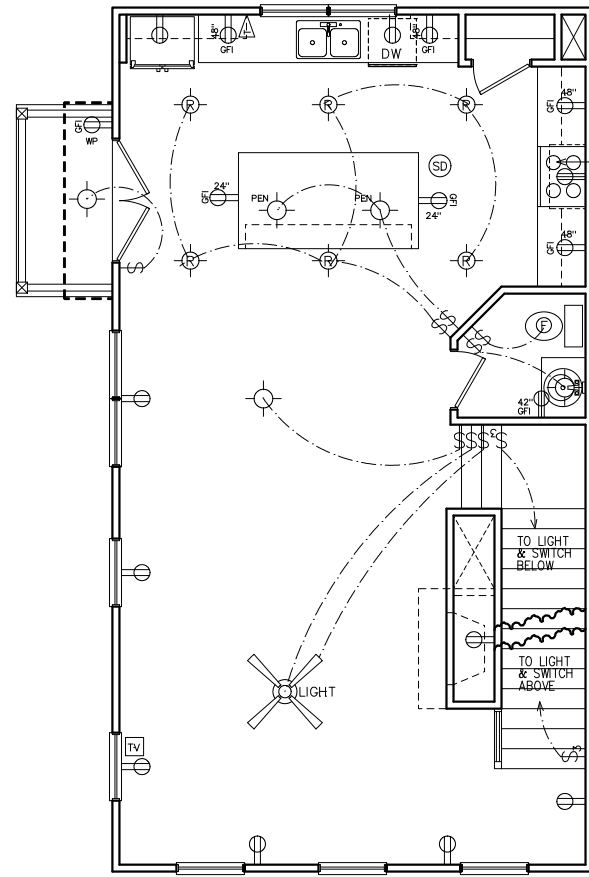
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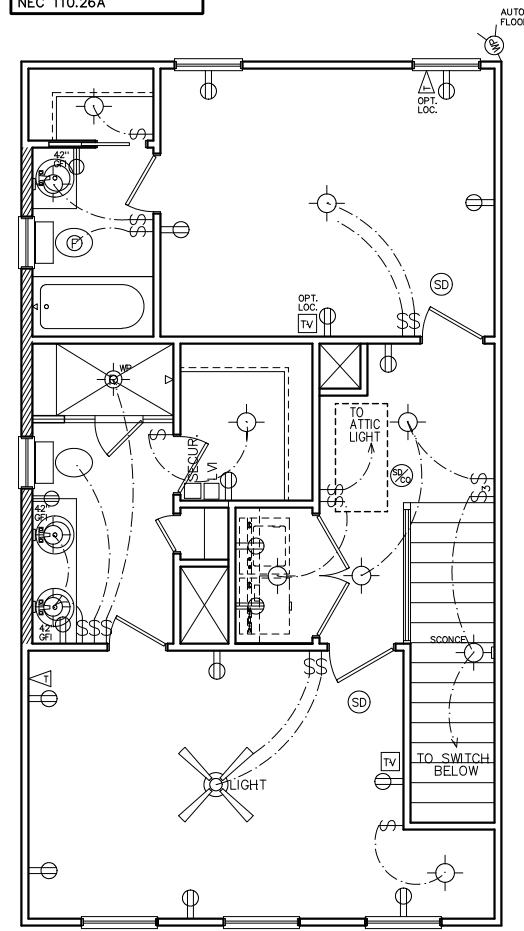


FIRST FLOOR
ELECTRICAL PLAN



SECOND FLOOR
ELECTRICAL PLAN

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



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. UNLESS NOTED OTHERWISE.
 - 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	CD	CARBON MONOXIDE DETECTOR	
WEATHER PROOF FLOOD	GD	GARBAGE DISPOSAL	
EXT WALL LIGHT	SECUR	SECURITY "HOMERUN"	
FAN	LV	LOW VOLTAGE INTERFACE	
FAN WITH LIGHT	TH	THERMOSTAT	
2x4 FLOURESCENT LIGHT	CH	CHIMES	
1x4 FLOURESCENT LIGHT	BF	BATHROOM FAN	
110 VOLT OUTLET	FUSE	FUSE BOX	

SUBDIVISION:
STILLWOOD
LOT #:UNIT 16
RELEASED: 09/15/23



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

PROJECT INFORMATION:

STILLWOOD PLAN#3-A
Misc. Details
DESIGNED BY: C.SAMUDA 09/15/23
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

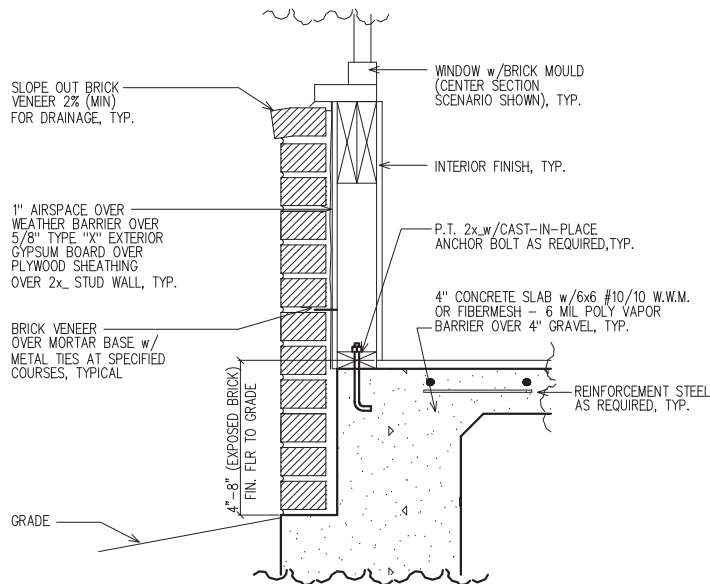
SQUARE FOOTAGE:	
1ST FLR.	295
2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

JOB NUMBER:
23-1058

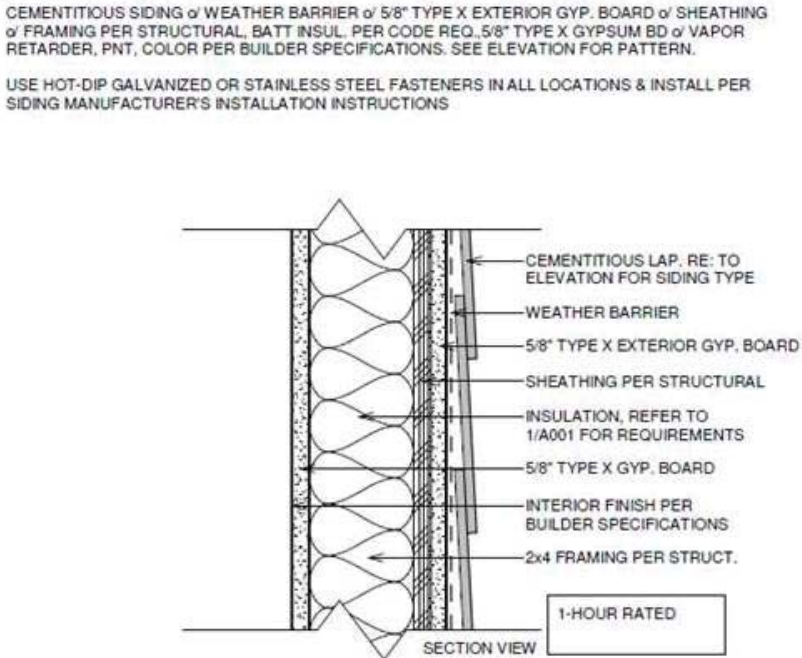
REVISIONS:			
No.	Date	Revisions	App.
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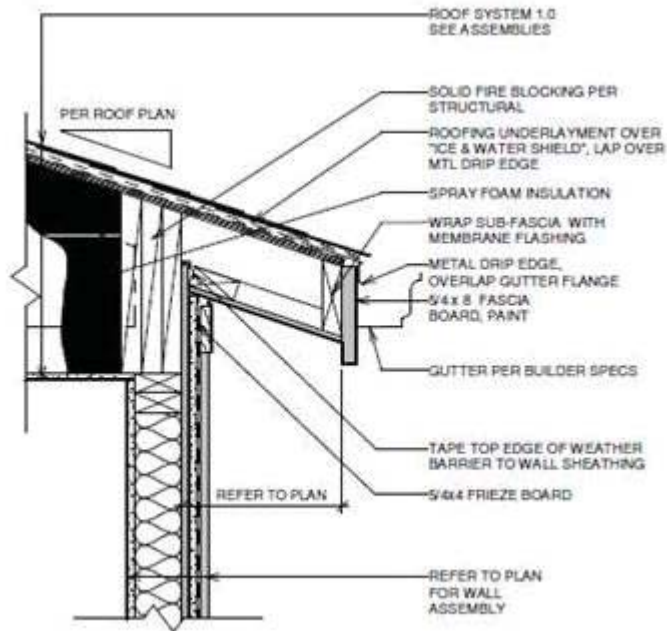
6



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

4
9
DETAIL NUMBER
SHEET NUMBER

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

(BUILDING HT. PER MUNICIPALITY)
34'-3" + / -

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

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

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

JOIST & DECKING

12" O.H. (ROUGH)

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

36" HT. RAILING PER CODE ON 96"W x 48"D BALCONY w/8"W DECORATIVE BRACKETS, TYP.

MITERED CORNERS (AT SIDING), TYP.

6/12 PITCH COMP. ROOF

8'-6" FROM TOP OF FASCIA TO FIN. FLR.

8'-0"

5'-4"

6/12 PITCH COMP. ROOF

8'-6" FROM TOP OF FASCIA TO FIN. FLR.

1x6 FASCIA BOARD, TYP.

10/12 PITCH

30-YEAR ARCHITECTURAL COMP SHINGLES

12" O.H. (ROUGH)

5/4x4 CORNER BOARDS, TYP.

1x4 TRIM SURROUND, TYP. (AT FRONT/LEFT/REAR)

1x10 TRIM BD. w/DRIP CAP - TOP LEVEL w/ 5/2 WINDOW SILL

FIBER CEMENT SIDING PER SPEC.

12" 6" O.H.

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 VENER WATER TABLE PER SPEC. - TOP LEVEL w/BOTTOM OF WINDOW

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

NOTE:
ALL FIRST FLOOR
SILL HEIGHTS AT 18"
ABOVE FINISHED FLOOR.

NOTE:
STEPS DOWN AS
NEEDED. IF UTILIZED
MUST MEET 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.

1. ALL FIRST FLOOR WINDOW SILL HEIGHTS TO BE 18" ABOVE FINISHED FLOOR U.N.O.
2. ALL ROOFS SHALL BE 30-YEAR ARCHITECTURAL SHINGLES 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.

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.



CLIENT INFORMATION:

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(678) 777-7425
CONTACT: RICK BENNETT

STILLWOOD PLAN#1-B

Front & Side Elev.

DESIGNED BY: C.SAMUDA 09/15/23

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

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

JOB NUMBER:
23-1059

No.	Date	Revisions	App.
1	111722	PLAN CHK REV	CS
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER:

1

NEW HOME SITE ADDRESS:

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Page 76 of 98

SUBDIVISION:
STILLWOOD
LOT #:UNIT 17
RELEASED:09/15/23



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CLIENT INFORMATION:

Epicside
Development

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

PROJECT INFORMATION:

STILLWOOD PLAN#1-B
Side & Rear Elev.

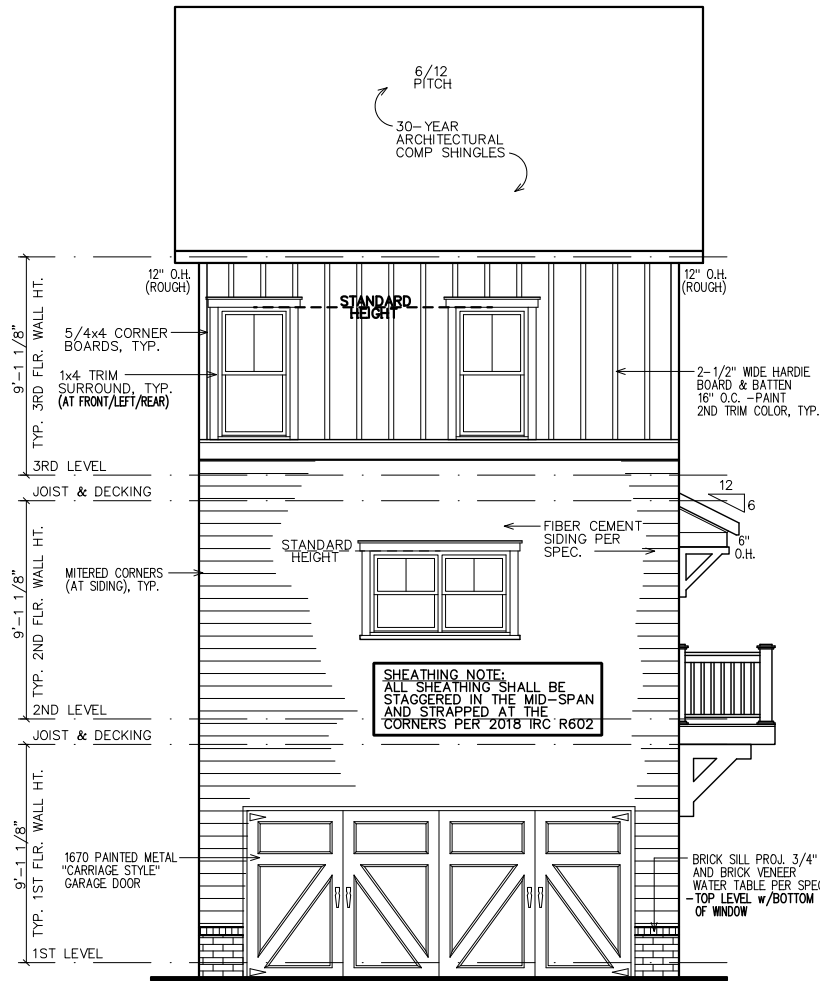
DESIGNED BY: C.SAMUDA 09/15/23
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

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

JOB NUMBER:
23-1059

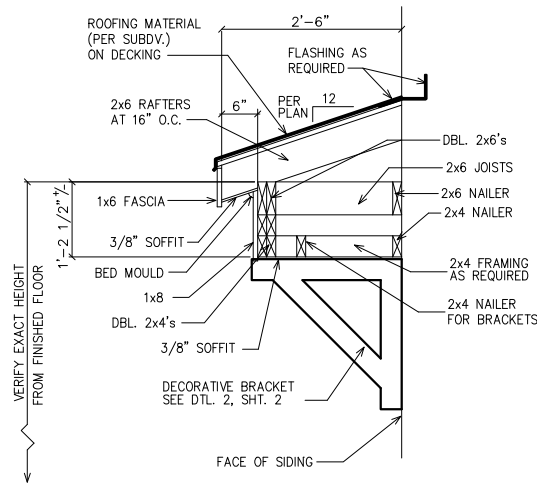
REVISIONS:			
No.	Date	Revisions	App.
1	11/7/22	PLAN CHK REV	CS
2	.	.	.
3	.	.	.
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SHEET NUMBER:
2



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

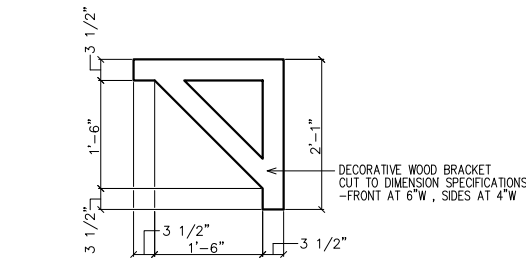
REAR ELEVATION



1
2 ROOF WITH BRACKET DETAIL

SC: N.T.S.

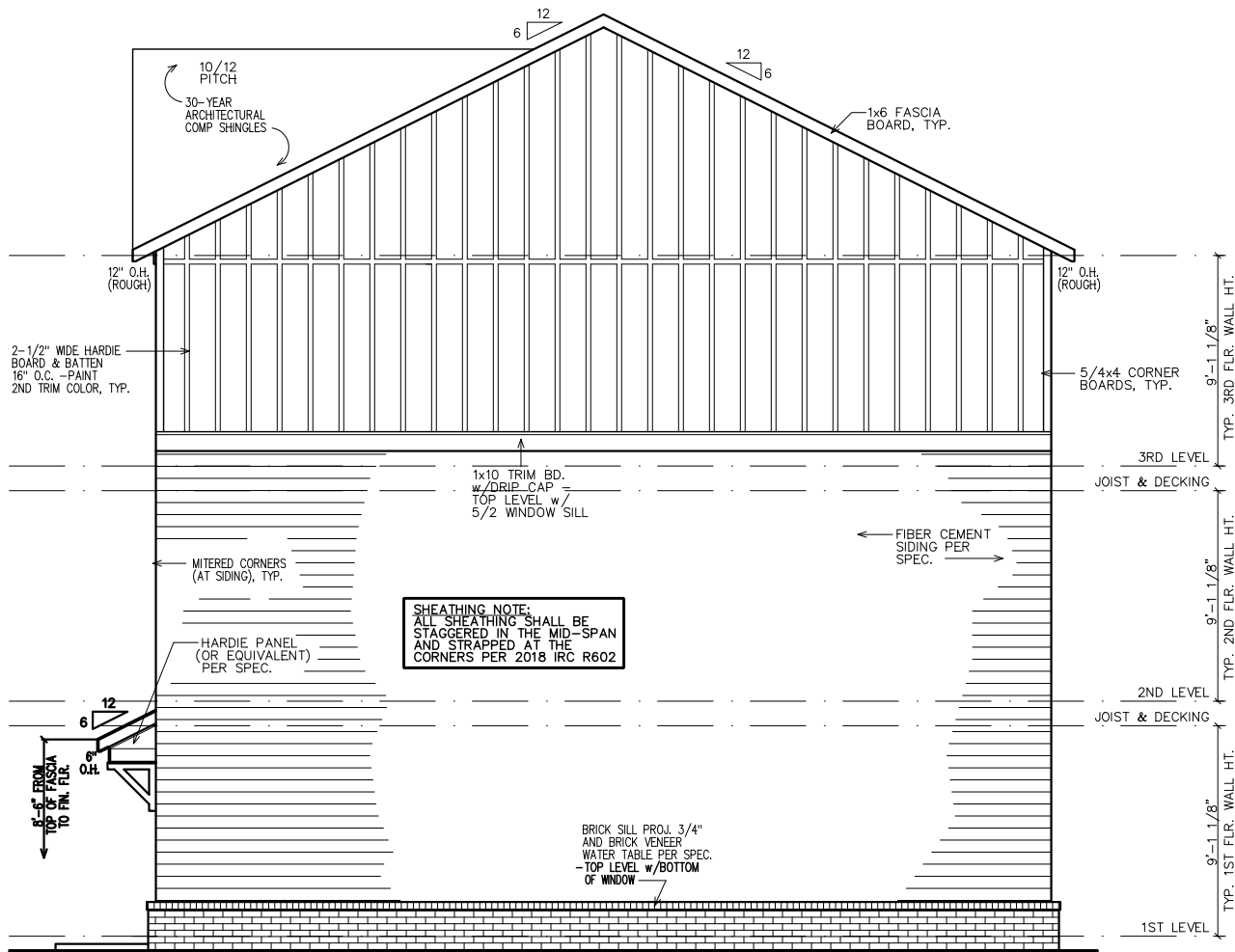
(GAPS SHOWN IN DETAIL ARE FOR CLARITY)



1
2 BRACKET DETAIL

SC: N.T.S.

(2 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



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

RIGHT ELEVATION

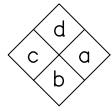
LEGEND

4

DETAIL NUMBER

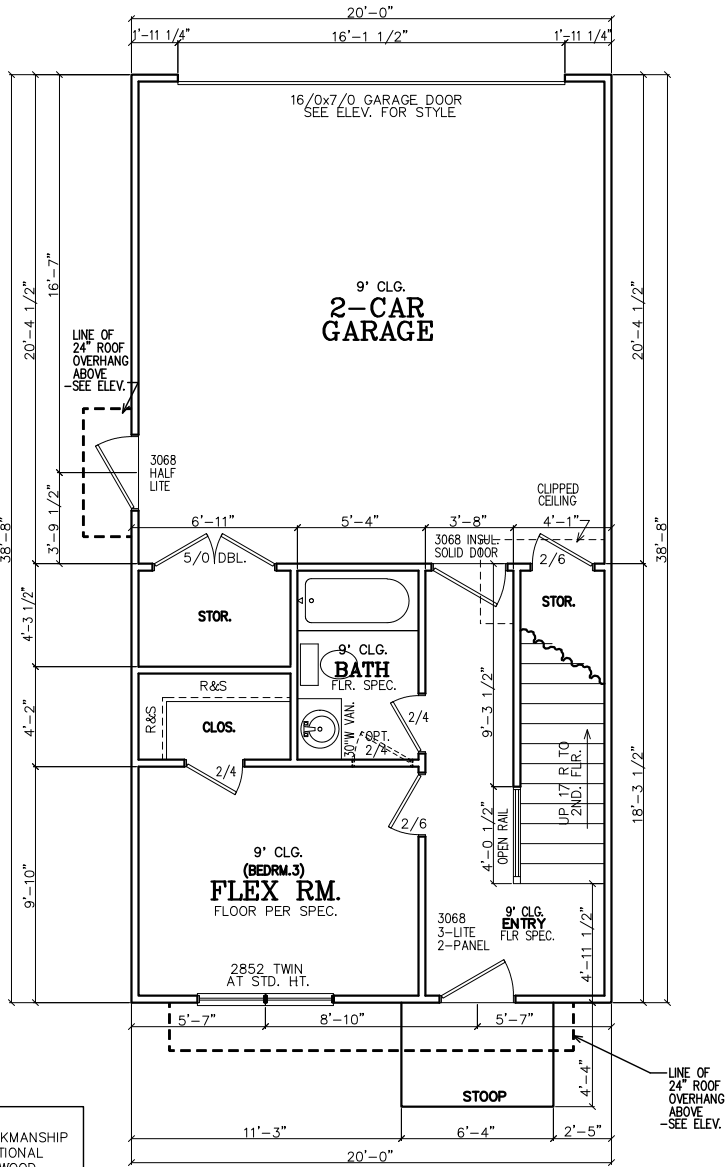
9

SHEET NUMBER



INTERIOR
ELEVATION
KEY

FIRST FLOOR NOTES:
ALL 1ST FLR. CEILING HTS. TO BE
CONTINUOUS 9'-0" U.N.O. ALL DOORS
TO BE 80" HIGH U.N.O. ALL 1ST FLR.
WINDOWS TO BE AT STD. (80") OR
TRANS.(92") 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.

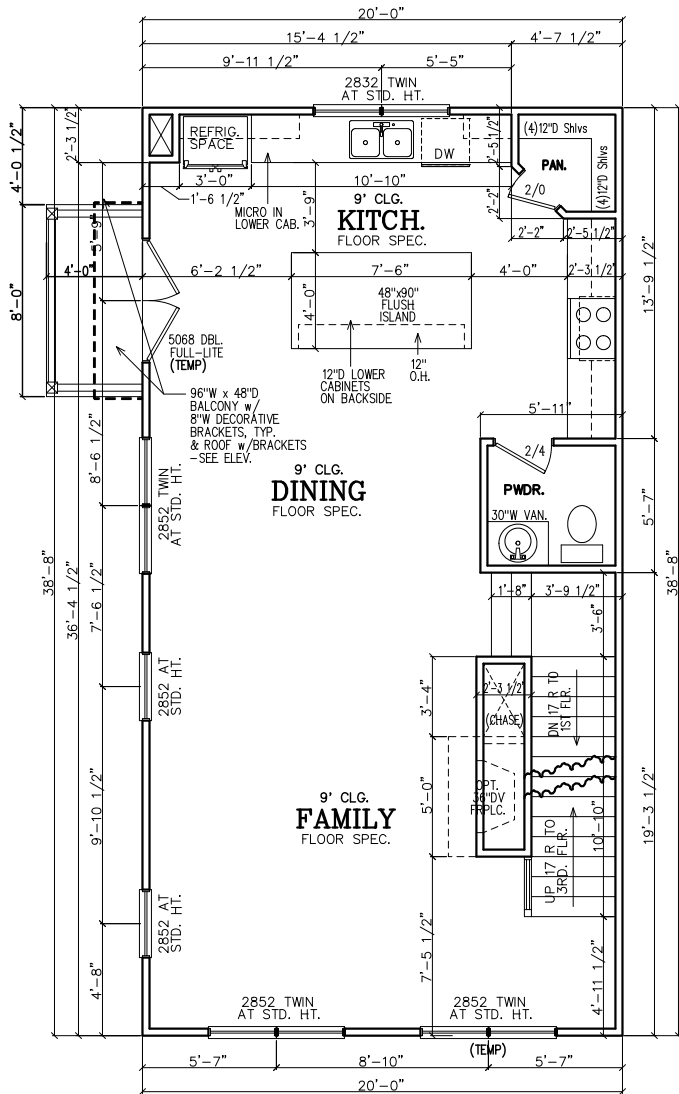
INSULATION NOTES:
1. WALL INSULATION SHALL BE A MINIMUM OF R-13.
2. CEILING INSULATION SHALL BE A MINIMUM OF R-38.
3. SLAB INSULATION PER CODE. *ALL UNLESS NOTED OTHERWISE*

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.

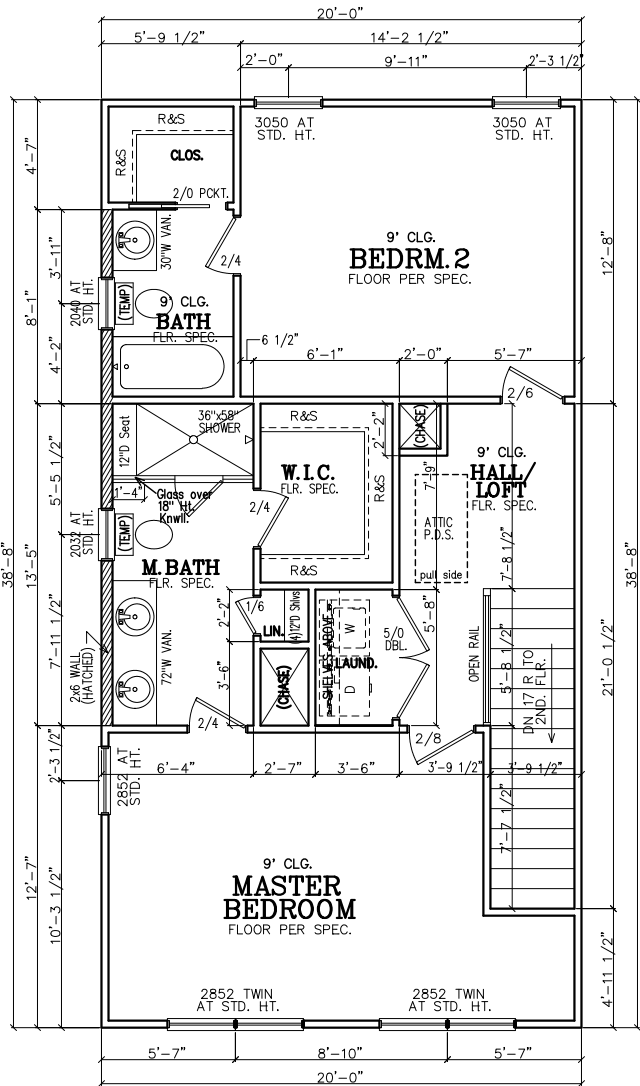
SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

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 17
RELEASED:09/15/23



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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 09/15/23

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:

23-1059

REVISIONS:

No.	Date	Revisions	App.
1	11/7/22	PLAN CHK REV	CS
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER:

3

LEGEND

4

DETAIL NUMBER

9

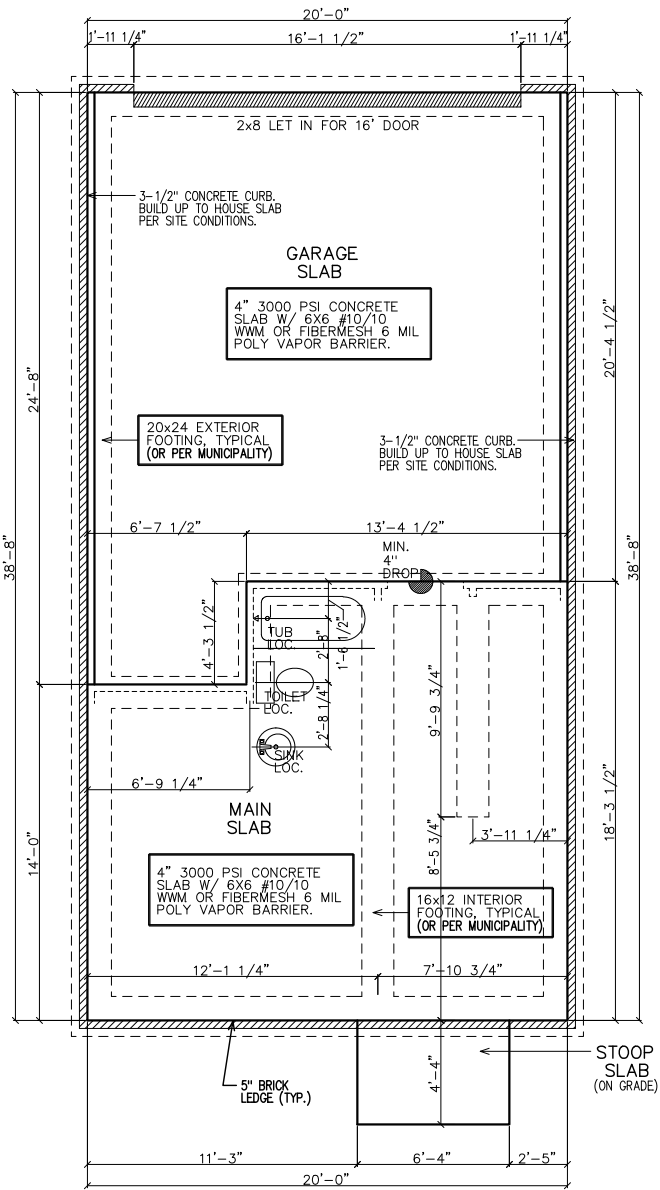
SHEET NUMBER

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



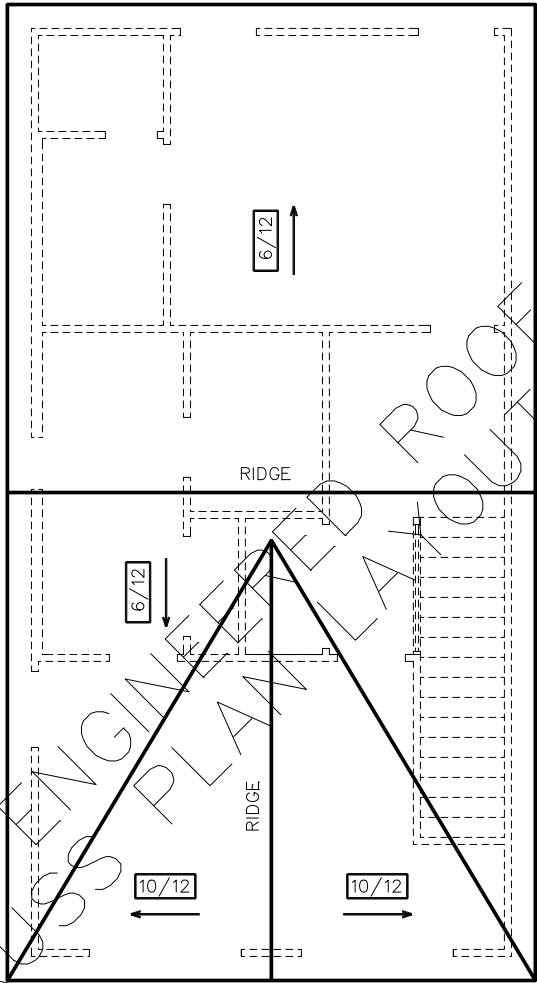
SLAB/FOUNDATION PLAN

FOUNDATION NOTES.

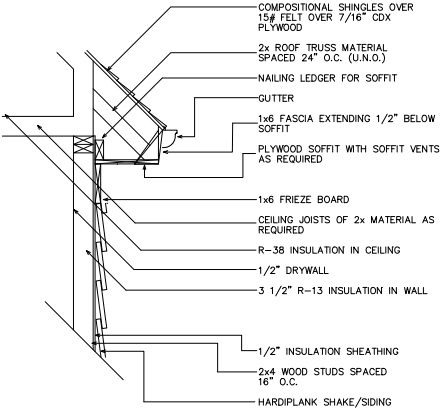
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. IF DRAWINGS ARE IN CONFLICT WITH FIELD CONDITIONS OR OTHER DRAWINGS, CONTRACTOR SHOULD CONTACT CS DESIGN GROUP, LLC FOR JUSTIFICATION OR CORRECTION. ANY DISCREPANCIES FOUND AFTER START OF CONSTRUCTION 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
4
UPPER WALL SECTION DETAIL
SC: N.T.S.

GENERAL ROOF NOTES:

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

SUBDIVISION:
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CLIENT INFORMATION:

Epic
Development

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

PROJECT INFORMATION:

STILLWOOD PLAN#1-B

Slab/Found & Roof Plan

DESIGNED BY: C.SAMUDA 09/15/23

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:

23-1059

REVISIONS:

No.	Date	Revisions	App.
1	11/7/22	PLAN CHK REV	CS
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER:

4



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

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



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

PROJECT INFORMATION:

STILLWOOD PLAN#1-B

Electrical Plans

DESIGNED BY: C.SAMUDA 09/15/23

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

SQUARE FOOTAGE:

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

JOB NUMBER:
23-1059

REVISIONS:

No.	Date	Revisions	App.
1	111722	PLAN CHK REV	CS
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER:

5

NEW HOME SITE ADDRESS:

SUBDIVISION:
STILLWOOD
LOT #:UNIT 17
RELEASED:09/15/23



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GROUP, LLC

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(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

STILLWOOD PLAN#1-B

Misc. Details

DESIGNED BY: C.SAMUDA 09/15/23

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

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

JOB NUMBER:
23-1059

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2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER:

6

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Page 81 of 19

NEW HOME SITE ADDRESS:

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

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

SECTION VIEW

1-HOUR RATED

1
6

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

(U.L. #U305)

SC: NOT TO SCALE

PER ROOF PLAN

REFER TO PLAN

REFER TO PLAN FOR WALL ASSEMBLY

3
6

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

(U.L. #U305)

SC: NOT TO SCALE

4"-8" (EXPOSED BRICK) FIN. FLR TO GRADE

1
6

LOWER WALL SECTION DETAIL @ BRICK

SC: NOT TO SCALE

LEGEND

4

DETAIL NUMBER

9

SHEET NUMBER

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

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

2. ALL ROOFS SHALL BE 30-YEAR ARCHITECTURAL SHINGLES 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.

SUBDIVISION:

STILLWOOD

LOT #:UNIT 18

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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

Front & Side Elev.

DESIGNED BY: C.SAMUDA 09/15/23

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:

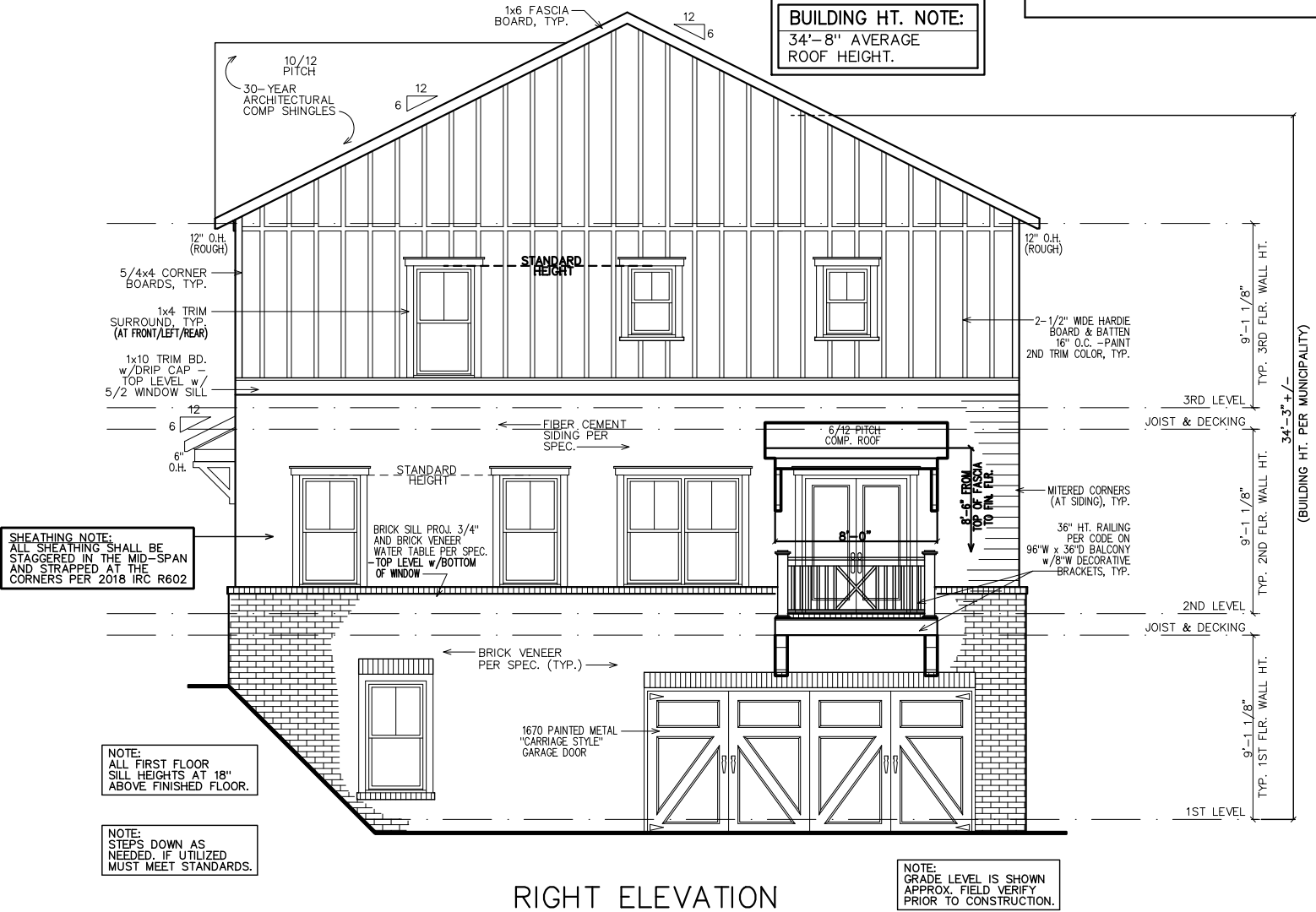
23-1060

REVISIONS:

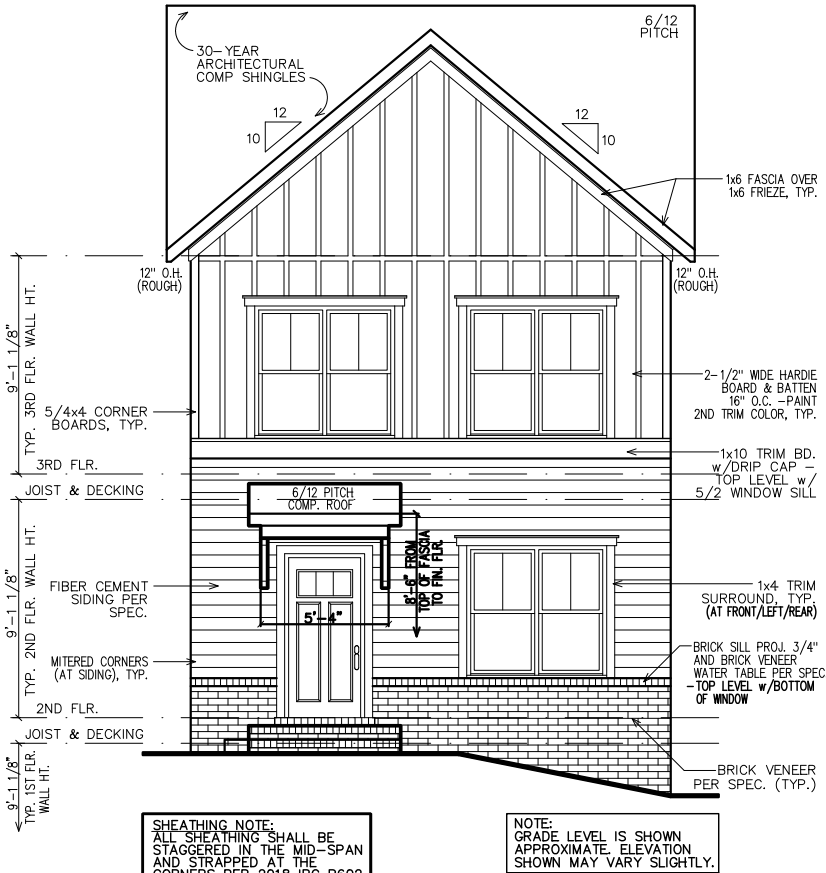
No.	Date	Revisions	App.
1	11/17/22	PLAN CHK REV	CS
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER:

1



RIGHT ELEVATION



FRONT ELEVATION

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

2. 2018 INTERNATIONAL PLUMBING CODE, WITH GEORGIA AMENDMENTS.

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

4. 2020 NATIONAL ELECTRICAL CODE, WITH GEORGIA AMENDMENTS.

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

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

- DESIGN CRITERIA
- ROOF LIVE LOAD: 20 PSF.

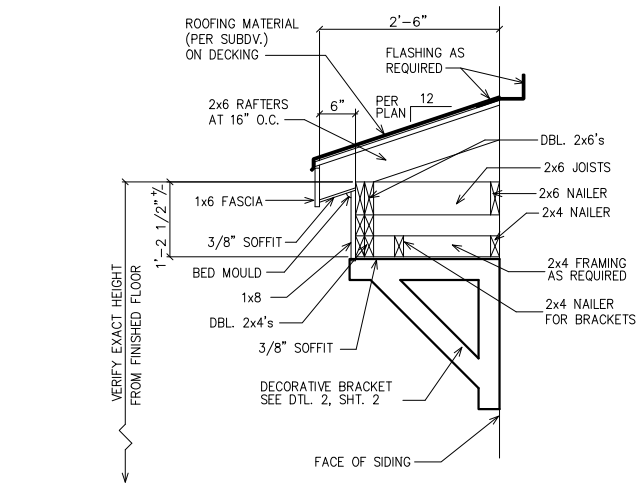
FLOOR LIVE LOAD: 40 PSF.

(INCLUDES DECKS, PATIOS, AND PORCHES)

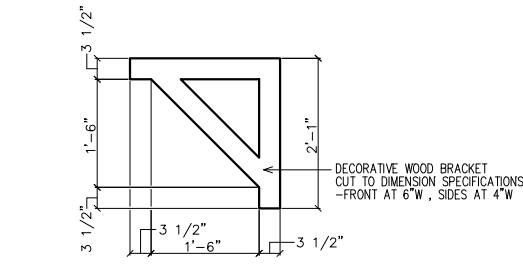
BASIC WIND VELOCITY: 90 MPH

SEISMIC DESIGN CATEGORY: B

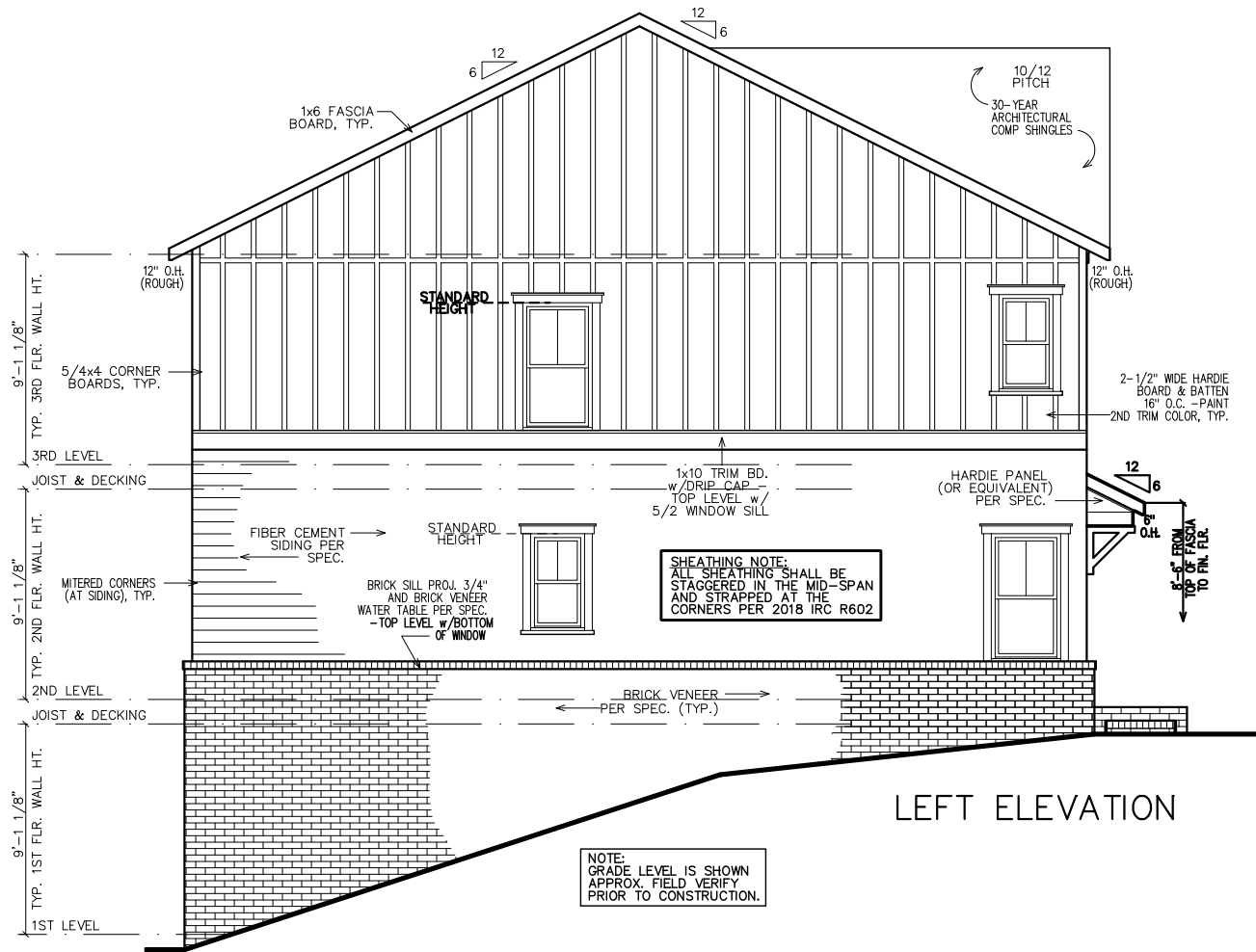
BEARING WALLS WITH LIGHT FRAME WALLS AND WOOD STRUCTURAL PANELS.



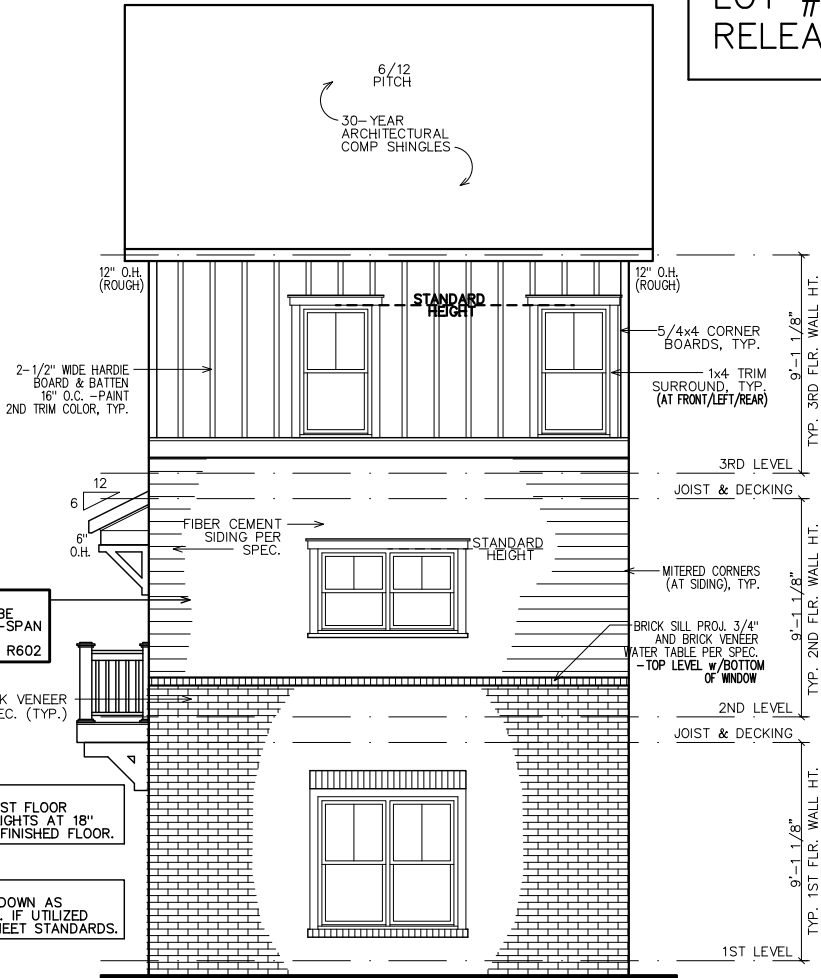
1 ROOF WITH BRACKET DETAIL
2 SC: N.T.S.
(GAPS SHOWN IN DETAIL ARE FOR CLARITY)



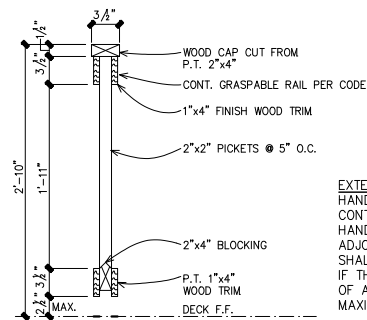
2 BRACKET DETAIL
2 SC: N.T.S.
(2 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



LEFT ELEVATION



REAR ELEVATION



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

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

PROJECT INFORMATION:
STILLWOOD PLAN#1-A
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 09/15/23
SCALE:
1/8" = 1'-0" < 11"x17"
1/4" = 1'-0" < 24"x36"

SQUARE FOOTAGE:

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

JOB NUMBER:
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REVISIONS:

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5	.	.	.
6	.	.	.

SHEET NUMBER:

2

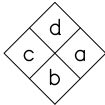
LEGEND

4

DETAIL NUMBER

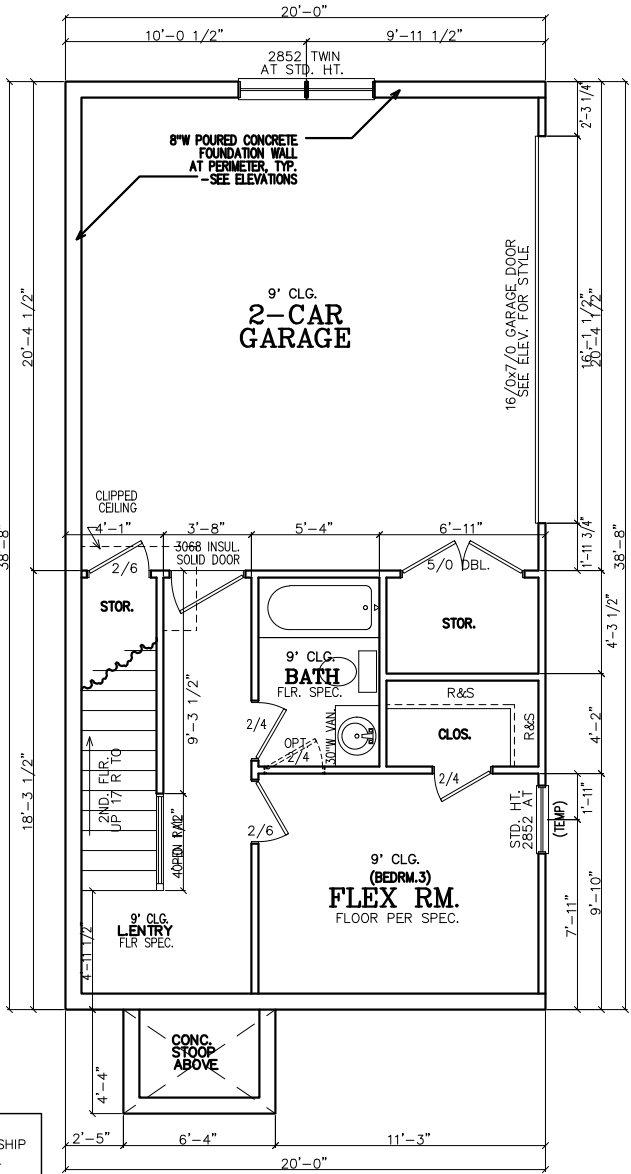
9

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. (80") OR
TRANS.(92") 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.
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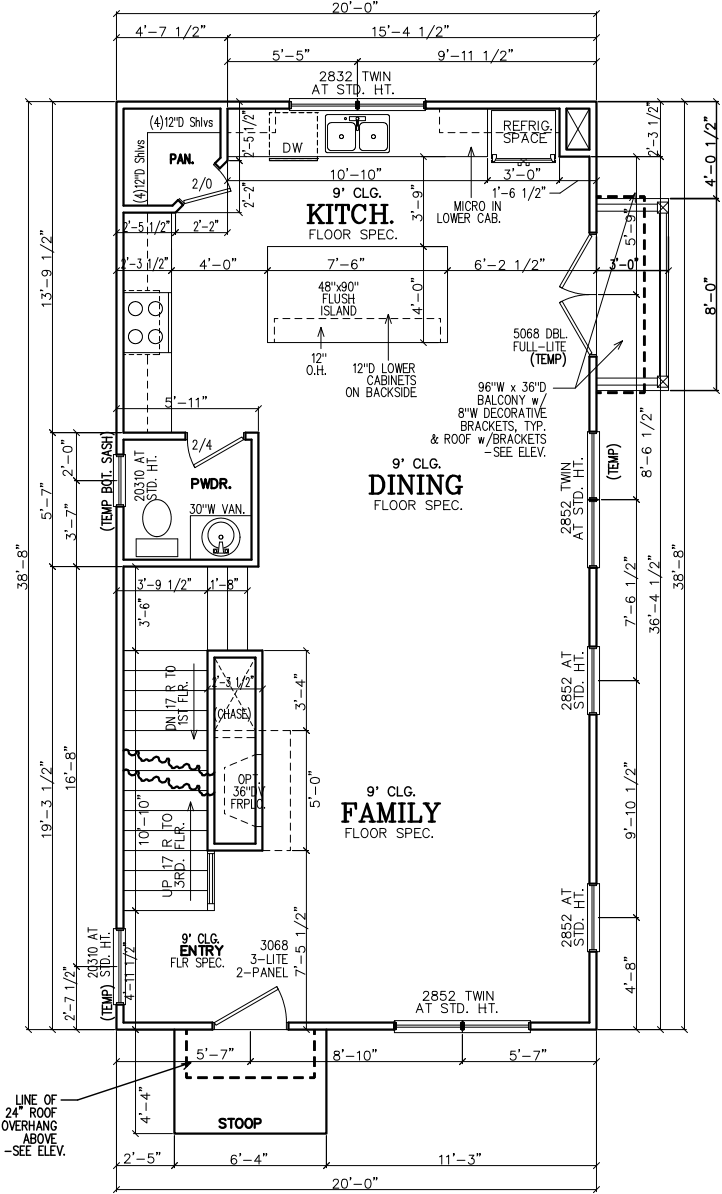
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NOTE-ALL ANGLES ON THIS PLAN ARE 90deg,OR 45deg U.N.O.

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

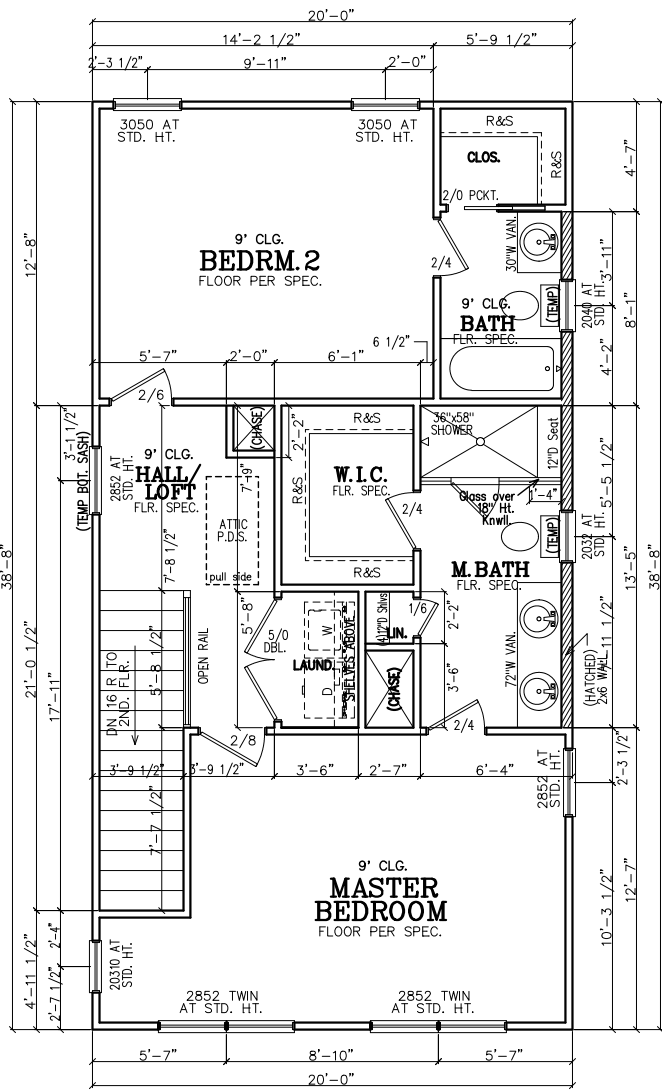
SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

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 18
RELEASED:09/15/23



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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 09/15/23
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:
23-1060

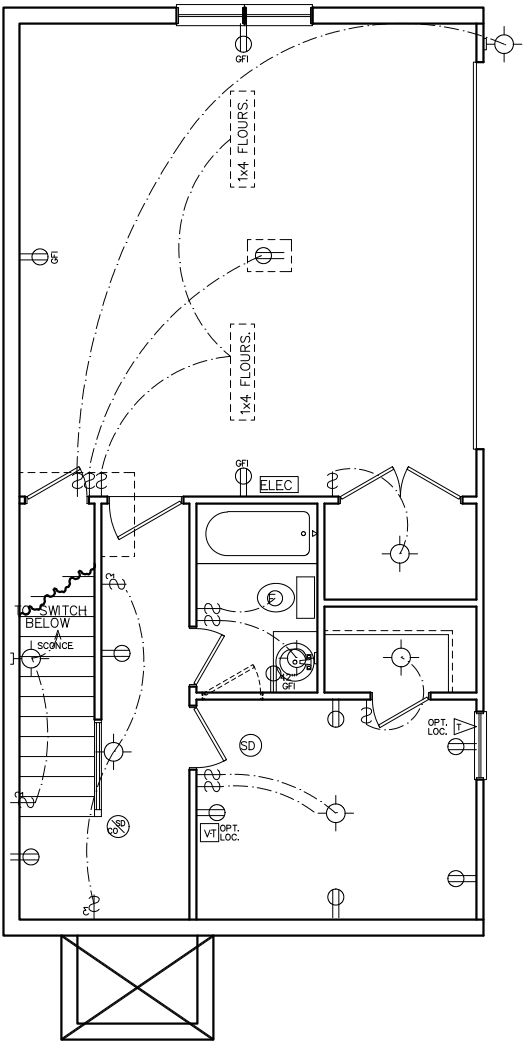
REVISIONS:

No.	Date	Revisions	App.
1	11/7/22	PLAN CHK REV	CS
2	.	.	.
3	.	.	.
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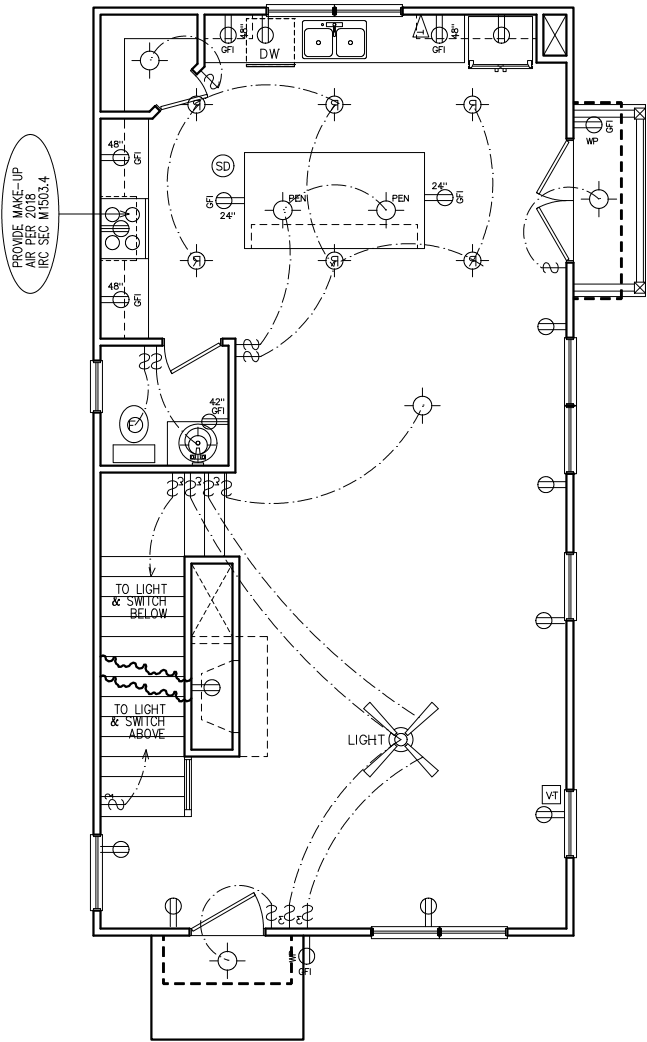
SHEET NUMBER:

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

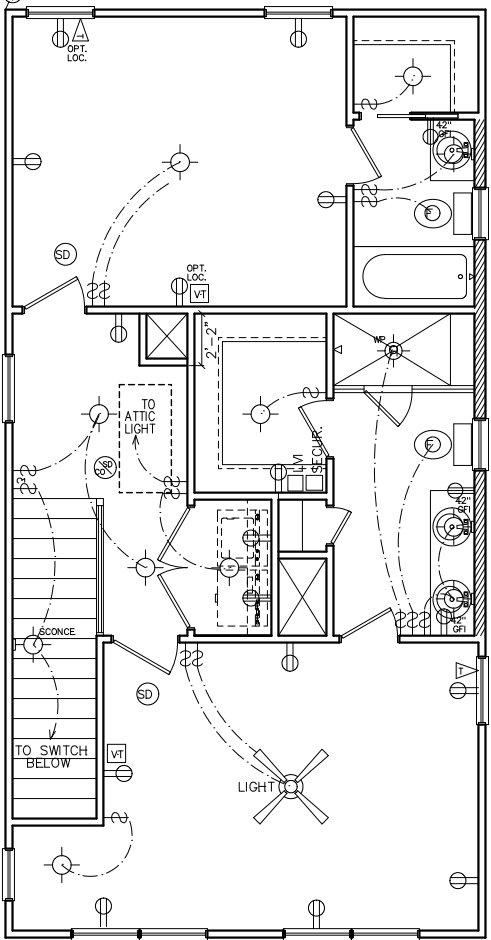
ELECTRICAL NOTES

- 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.

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

SUBDIVISION:
STILLWOOD
LOT #:UNIT 18
RELEASED:09/15/23

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



THIRD FLOOR
ELECTRICAL PLAN



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DESIGNED BY: C.SAMUDA 09/15/23
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1/4"=1'-0" < 24"x36"

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2ND FLR.	775
3RD FLR.	775
TOTAL	1890
GARAGE	435

JOB NUMBER:

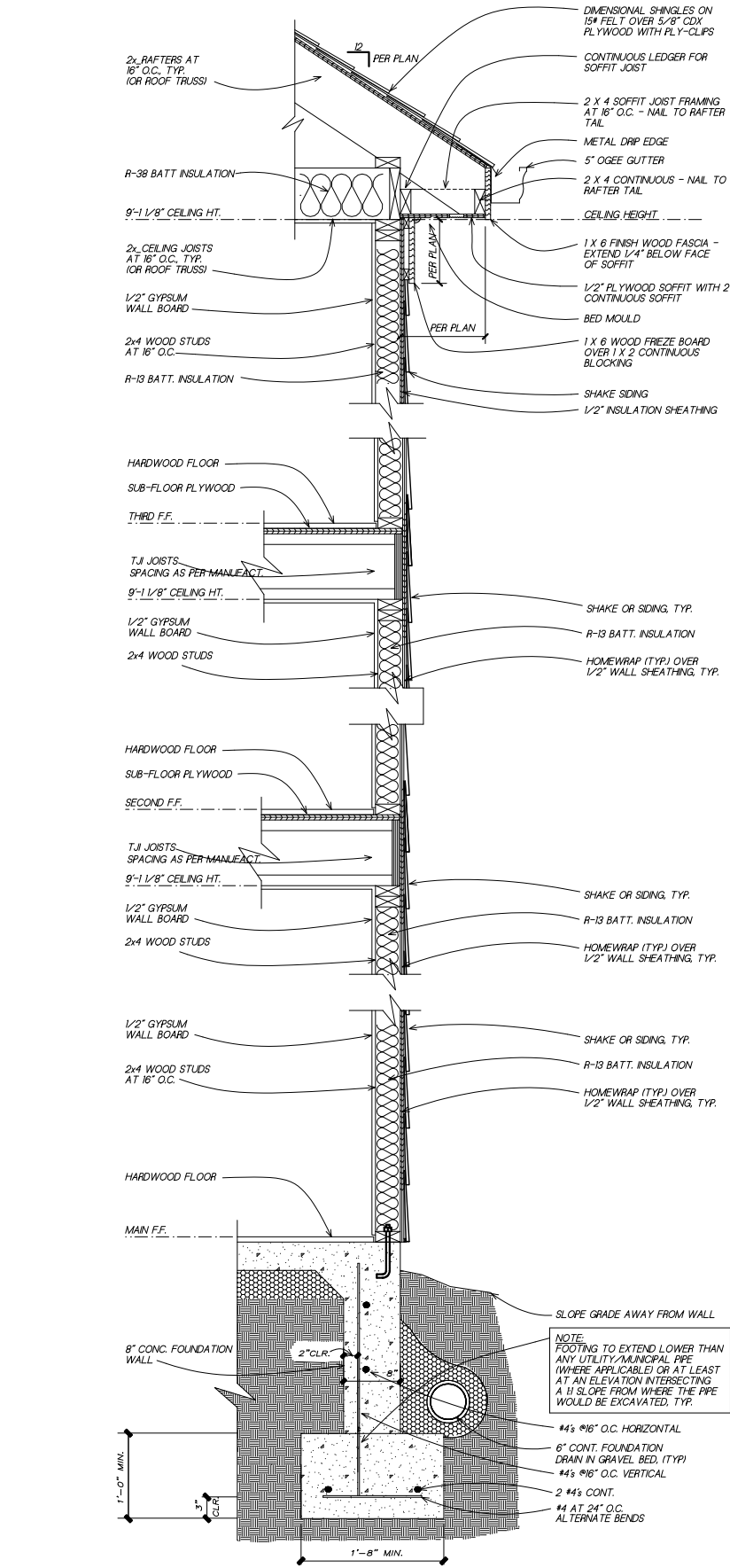
23-1060

REVISIONS:

No.	Date	Revisions	App.
1	11/17/22	PLAN CHK REV	CS
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SHEET NUMBER:

5



1
6

TYPICAL WALL SECTION

SC: NOT TO SCALE

(GAPS OR PROPORTIONS SHOWN IN DETAIL ARE FOR CLARITY)

SUBDIVISION:
STILLWOOD
LOT #:UNIT 18
RELEASED:09/15/23



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(678) 777-7425
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PROJECT INFORMATION:

STILLWOOD PLAN#1-A

Misc. Details

DESIGNED BY: C.SAMUDA 09/15/23

SCALE:
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SHEET NUMBER:

6

LEGEND

4

DETAIL NUMBER

9

SHEET NUMBER

SUBDIVISION:

STILLWOOD

LOT #:UNIT 19

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(678) 777-7425

CONTACT: RICK BENNETT

PROJECT INFORMATION:

STILLWOOD PLAN#5-B

Front & Side Elev.

DESIGNED BY: C.SAMUDA 09/15/23

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

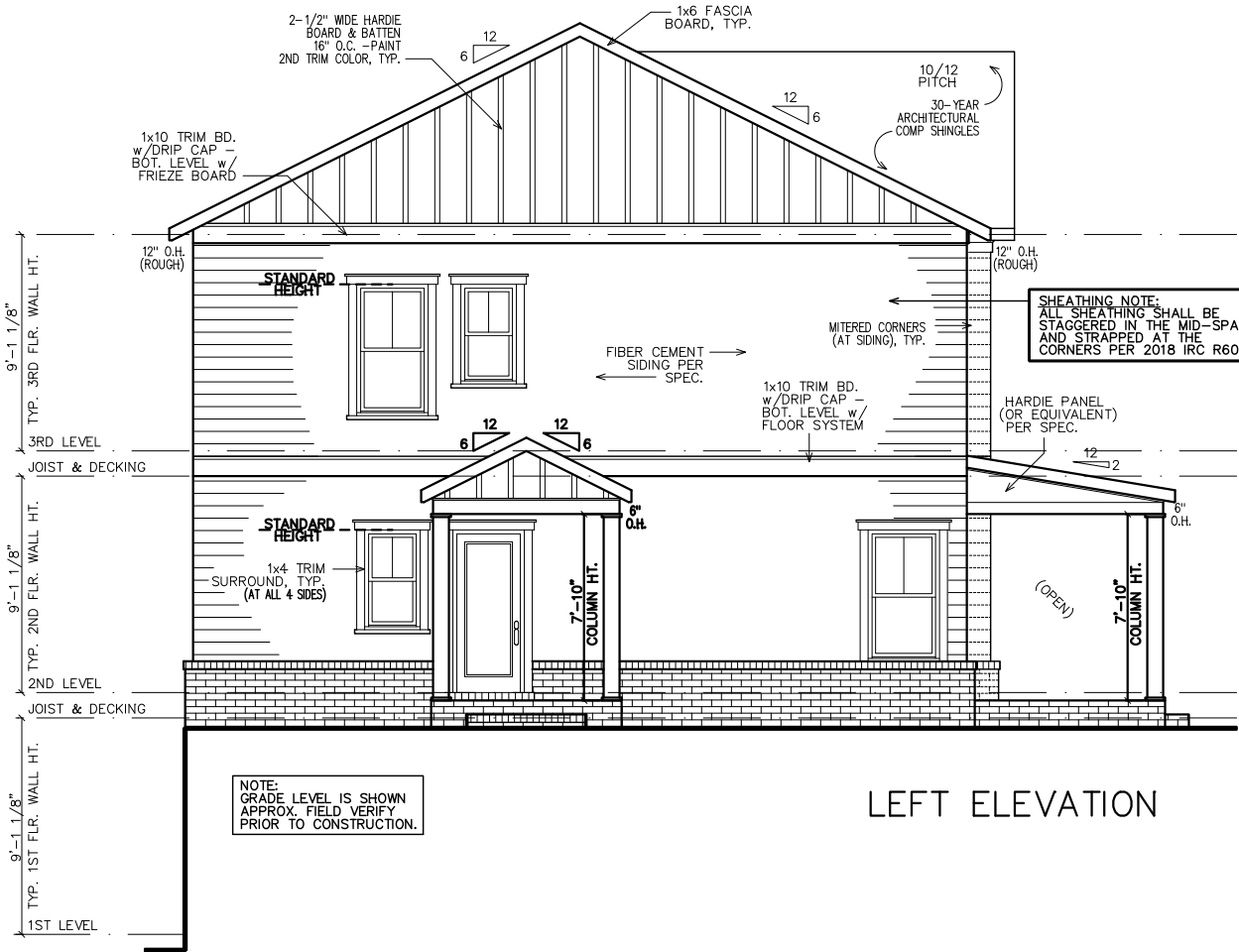
JOB NUMBER:
23-1061

REVISIONS:				
No.	Date	Revisions	PLAN	CHK REV
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4				
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6				

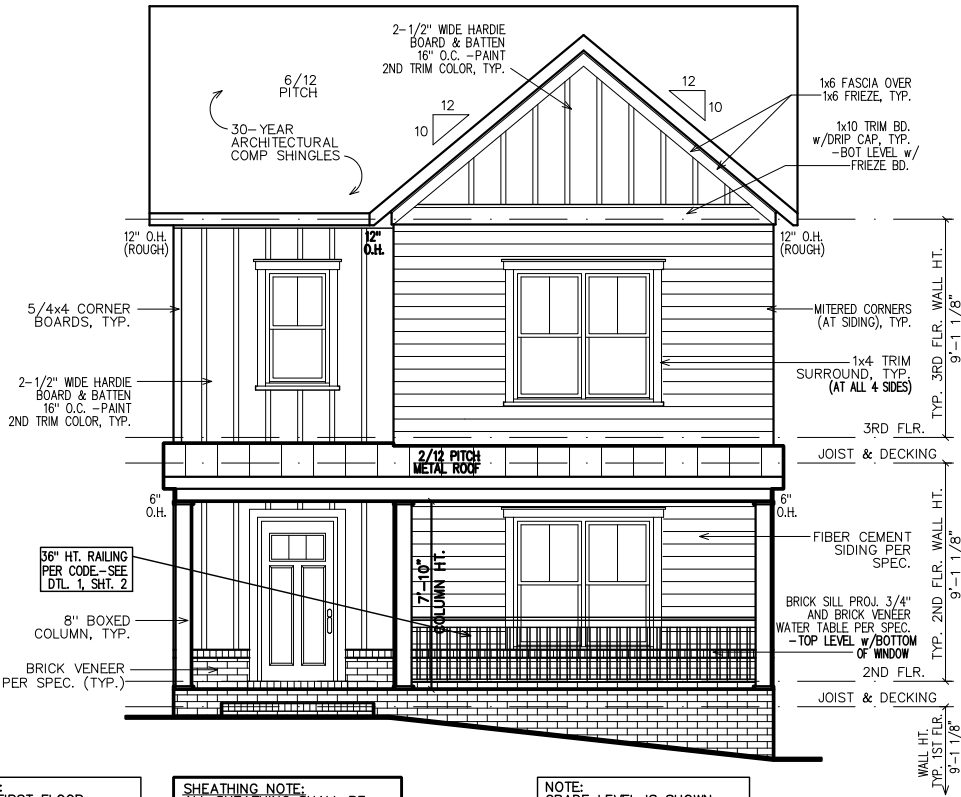
SHEET NUMBER:

1

NEW HOME SITE ADDRESS:



LEFT 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 30-YEAR ARCHITECTURAL SHINGLES 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

NOTE:
ALL FIRST FLOOR
SILL HEIGHTS AT 18"
ABOVE FINISHED FLOOR.

NOTE:
STEPS DOWN AS
NEEDED, IF UTILIZED
MUST MEET STANDARDS.

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 19
RELEASED:09/15/23



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(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

STILLWOOD PLAN#5-B
Side & Rear Elev.

DESIGNED BY: C.SAMUDA 09/15/23

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

SQUARE FOOTAGE:	
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2ND FLR.	830
3RD FLR.	830
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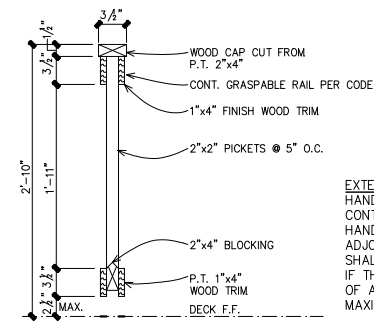
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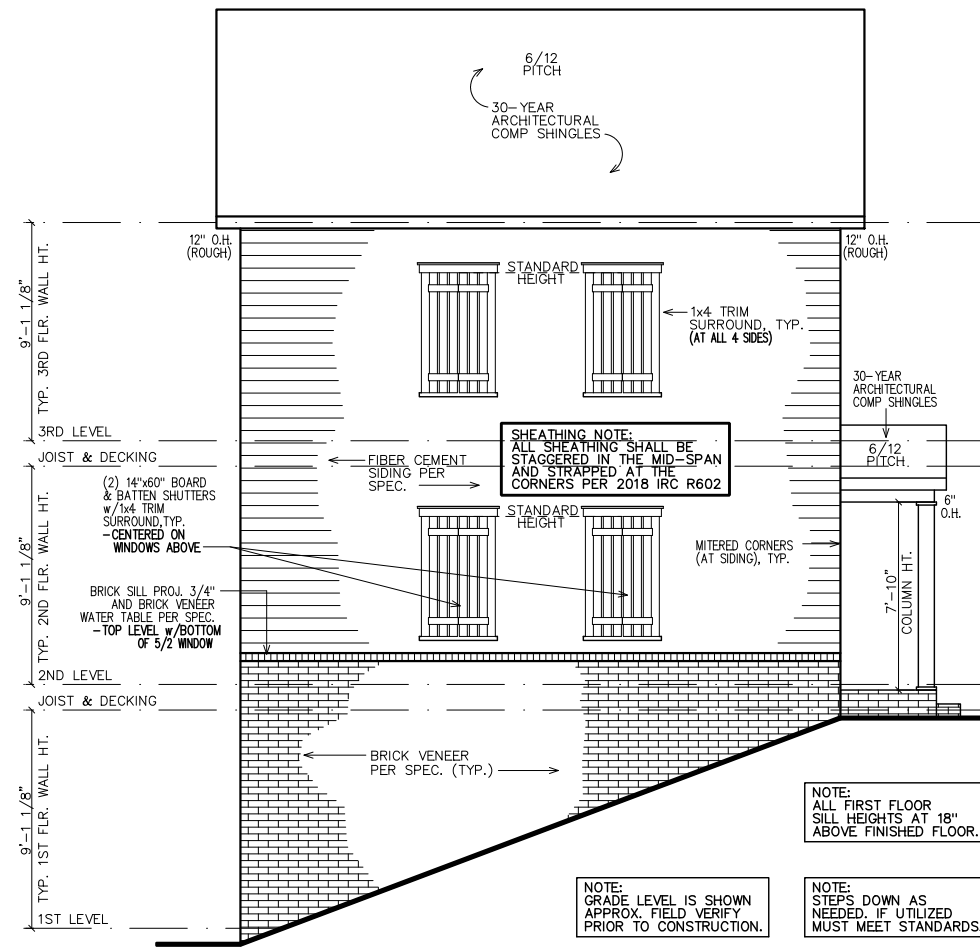
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NEW HOME SITE ADDRESS: .

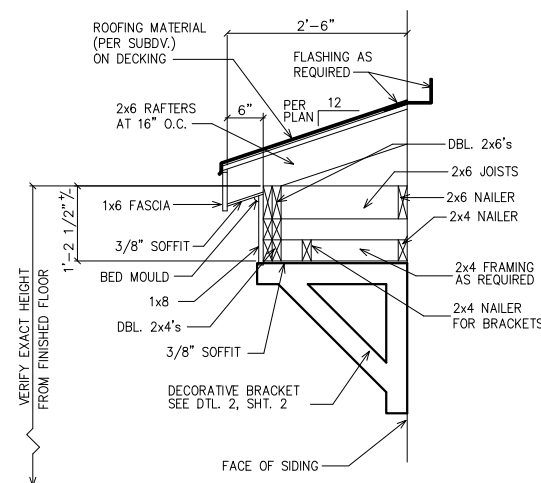


EXTERIOR HANDRAILS IN ACCORDANCE WITH TABLE R311.5.6 (IBC):
HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP OR SLOPE, SHALL NOT BE LESS THAN 36 INCHES AND NOT GREATER 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"

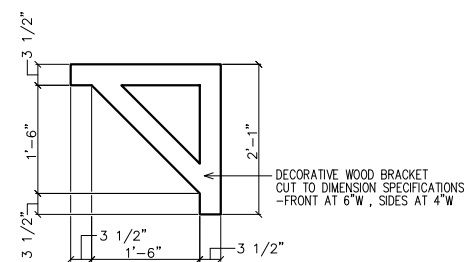


REAR ELEVATION



1 ROOF WITH BRACKET DETAIL

(GAPS SHOWN IN DETAIL ARE FOR CLARITY)



2 BRACKET DETAIL
2 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

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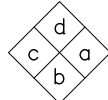
LEGEND

4

DETAIL NUMBER

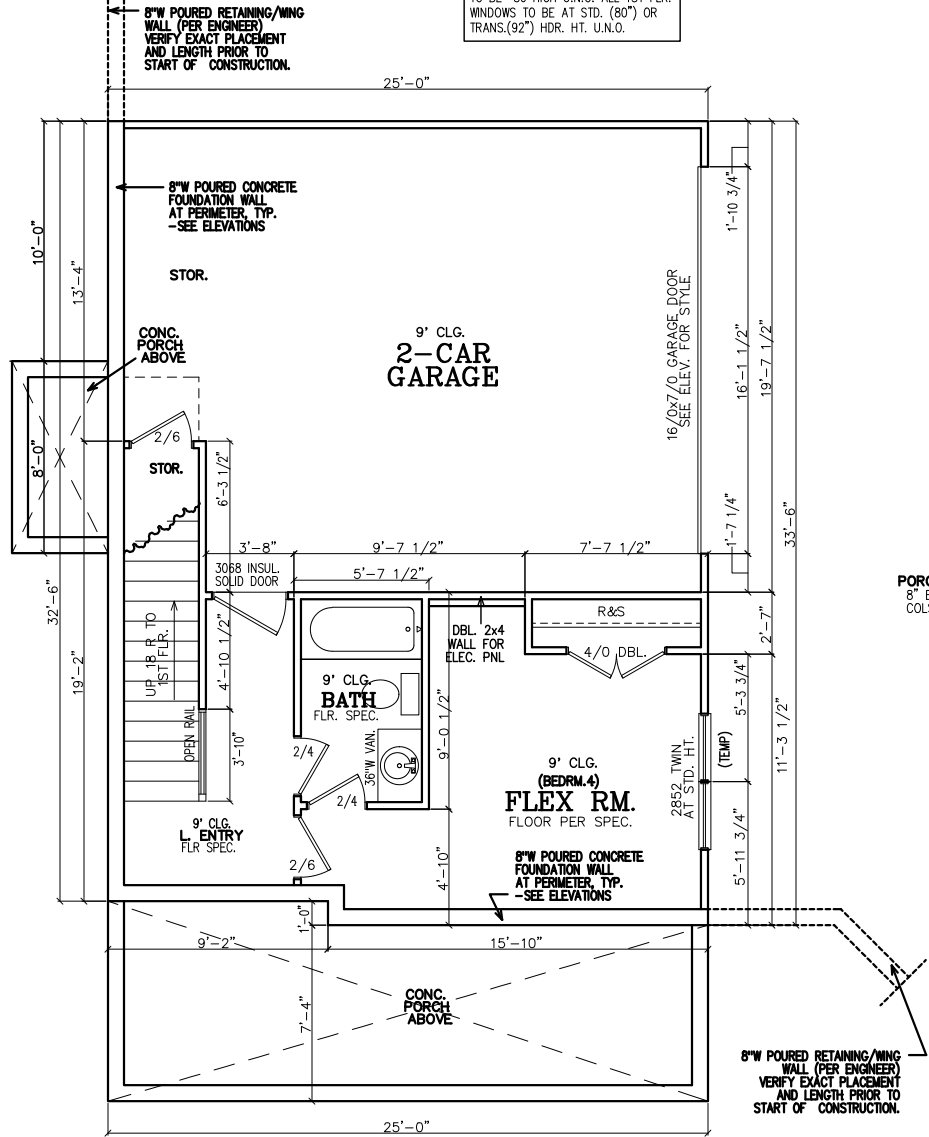
9

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. (80") OR
TRANS.(92") HDR. HT. U.N.O.



FIRST FLOOR PLAN

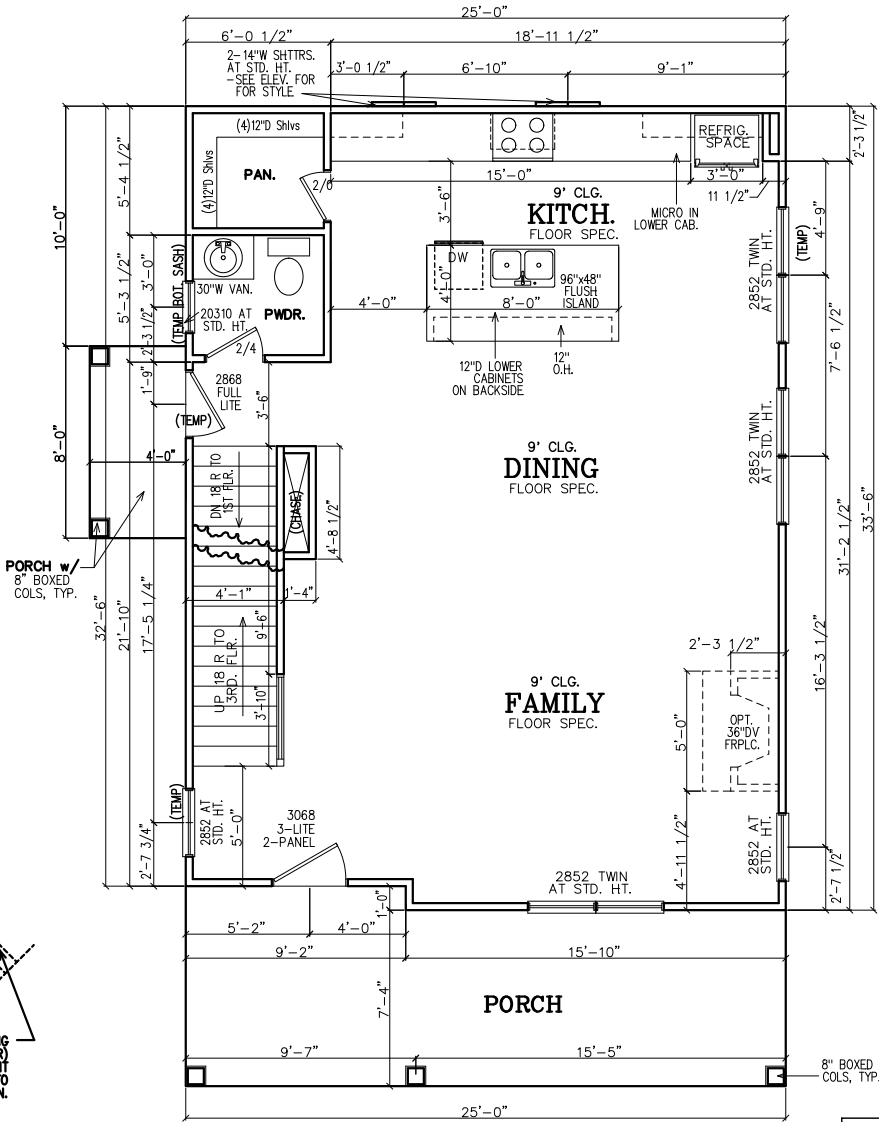
INSULATION NOTES:
1. WALL INSULATION SHALL
BE A MINIMUM OF R-13.
2. CEILING INSULATION
SHALL BE A MINIMUM OF
R-38.
3. SLAB INSULATION PER
CODE. *ALL UNLESS
NOTED OTHERWISE*

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
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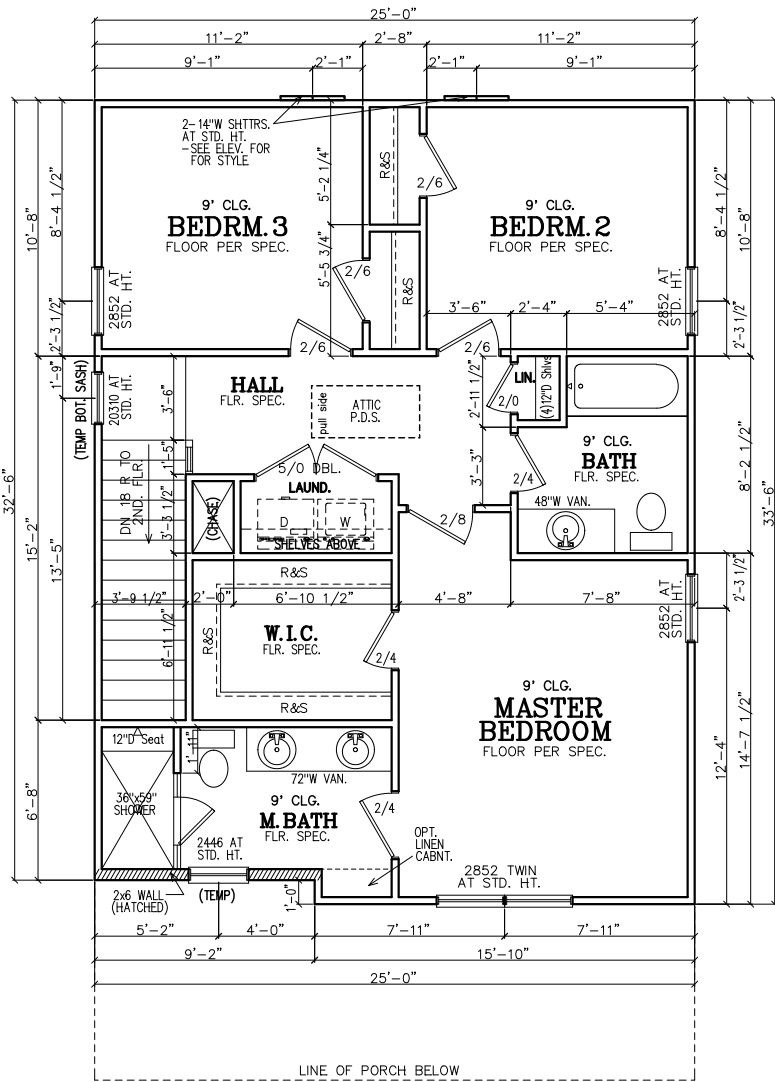


SECOND FLOOR PLAN

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

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

SUBDIVISION:
STILLWOOD
LOT #:UNIT 19
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THIRD FLOOR PLAN

THIRD FLOOR NOTES:
ALL 3RD FLR. CEILING HTS.
TO BE CONTINUOUS 9'-0"
U.N.O. ALL DOORS TO BE
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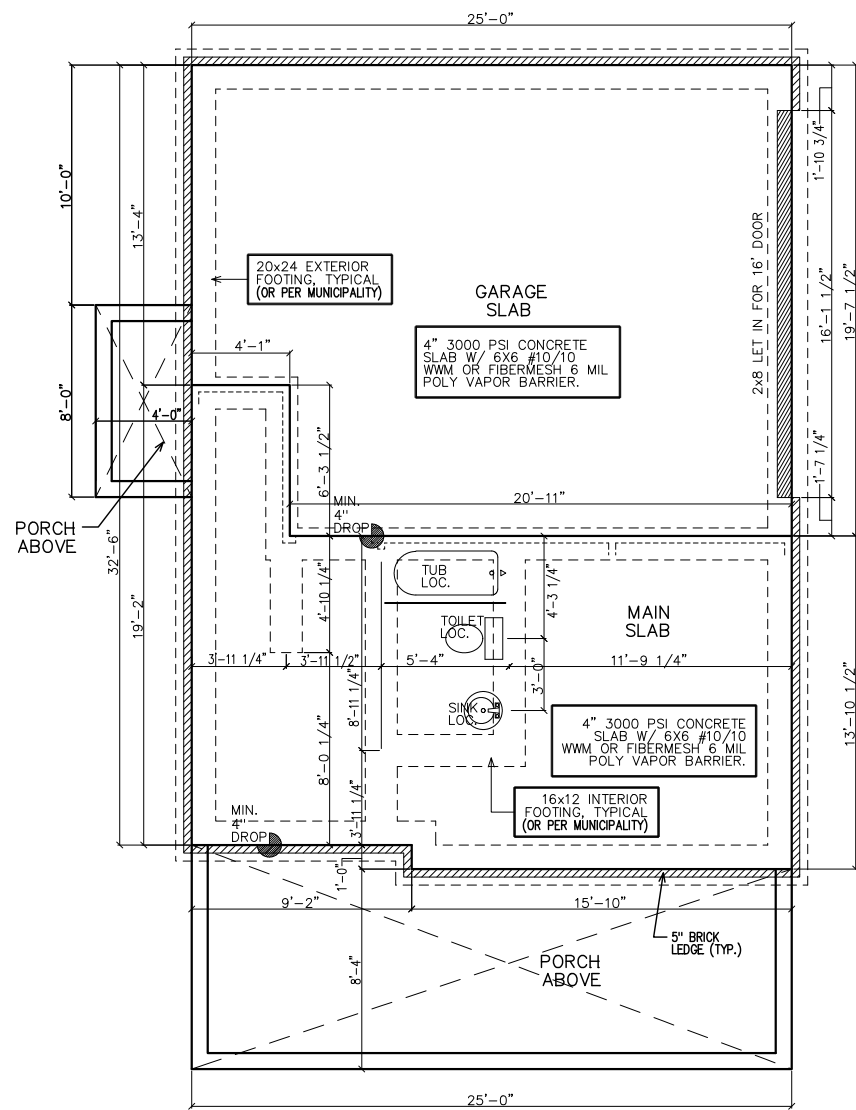
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23-1061

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2	.	.	.	
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SHEET NUMBER:

3

NOTE-STEP DOWN FOUND.
WALLS AS SITE ALLOWS



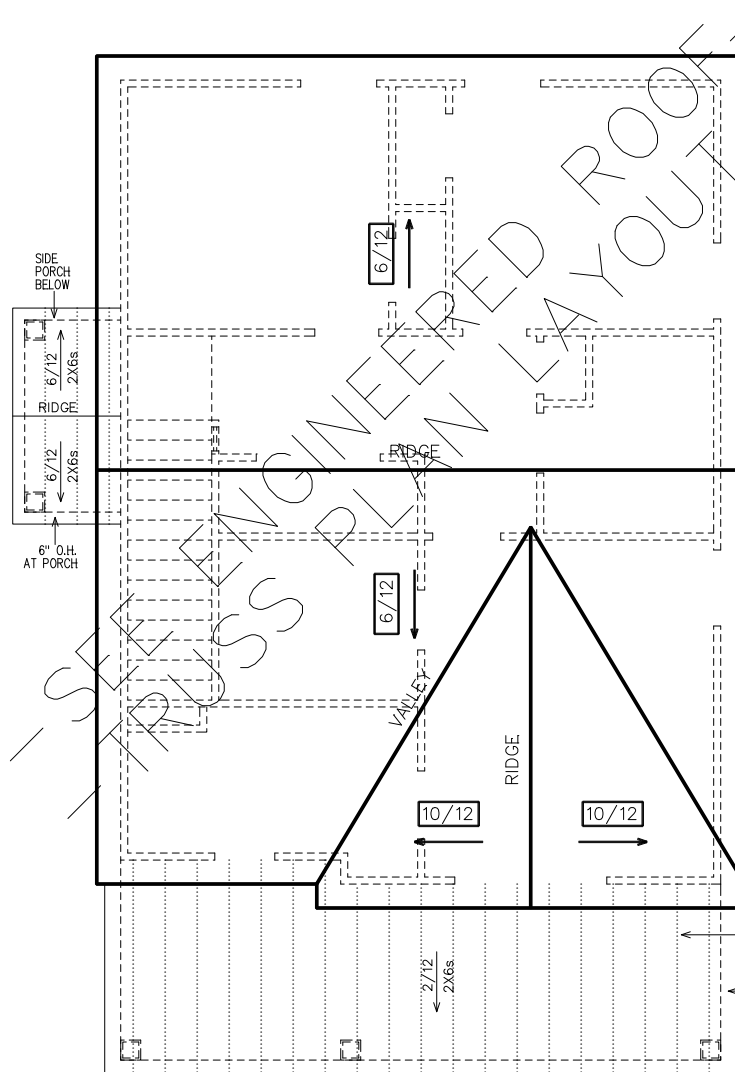
SLAB/FOUNDATION PLAN

FOUNDATION NOTES

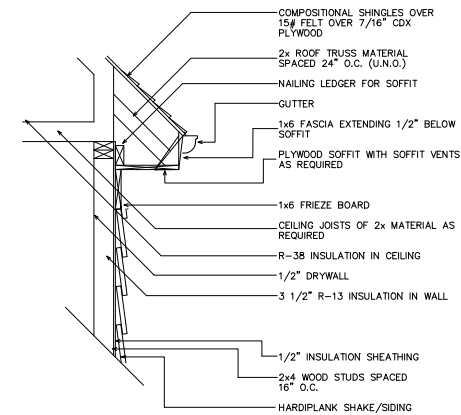
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. IF DRAWINGS ARE IN CONFLICT WITH FIELD CONDITIONS OR OTHER DRAWINGS, CONTRACTOR SHOULD CONTACT CS DESIGN GROUP, LLC FOR JUSTIFICATION OR CORRECTION. ANY DISCREPANCIES FOUND AFTER START OF CONSTRUCTION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

FRONT
PORCH
BELOW

8" O.H.
AT PORCH

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

SUBDIVISION:
STILLWOOD
LOT #:UNIT 19
RELEASED:09/15/23



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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
Slab/Found & Roof Plan
DESIGNED BY: C.SAMUDA 09/15/23

SCALE:

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

SQUARE FOOTAGE:

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

JOB NUMBER:

23-1061

REVISIONS:

No.	Date	Revisions	App.
1	111722	PLAN CHK REV	CS
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER:

4

SUBDIVISION:
STILLWOOD
LOT #:UNIT 19
RELEASED:09/15/23



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(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

STILLWOOD PLAN#5-B
Electrical Plans
DESIGNED BY: C.SAMUDA 09/15/23
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

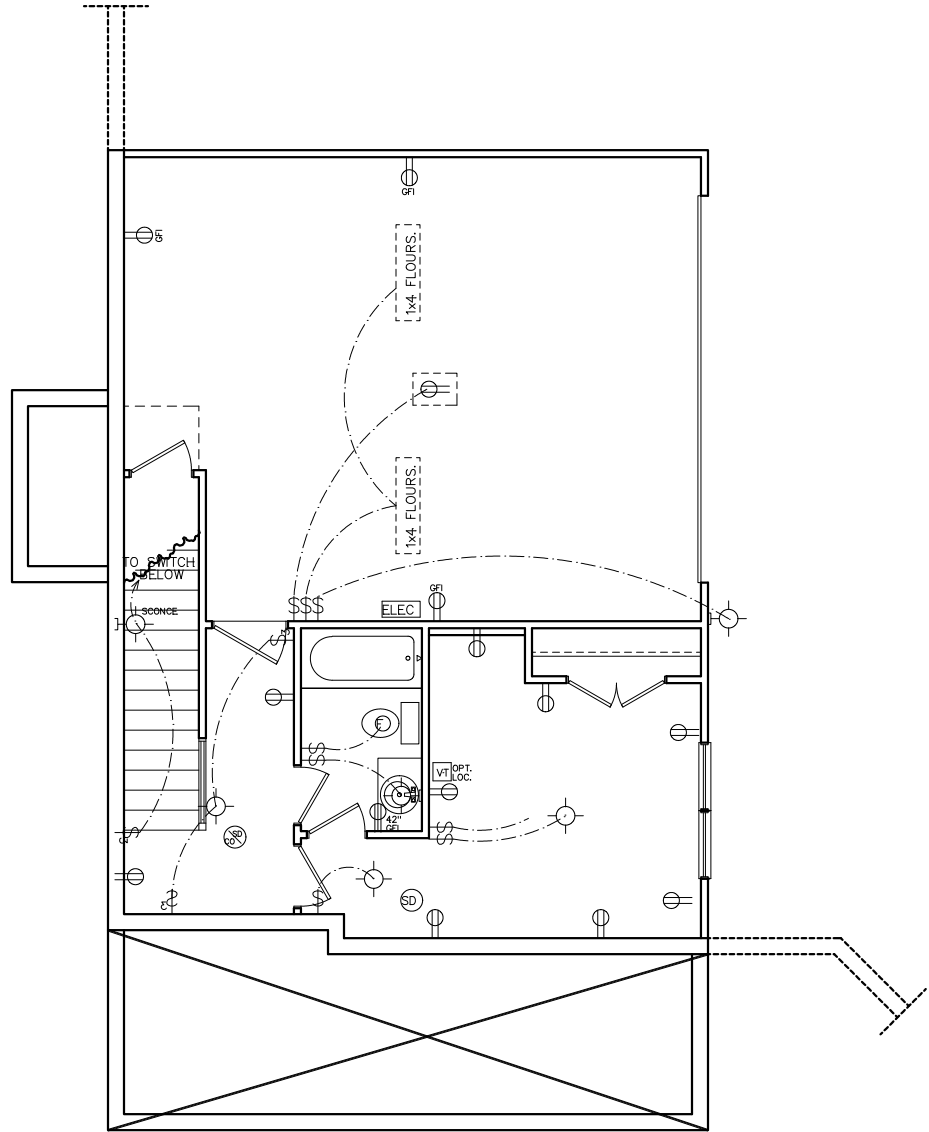
JOB NUMBER:
23-1061

REVISIONS:				
No.	Date	Revisions	PLAN	CHK REV
1	11/17/22			CS
2				
3				
4				
5				
6				

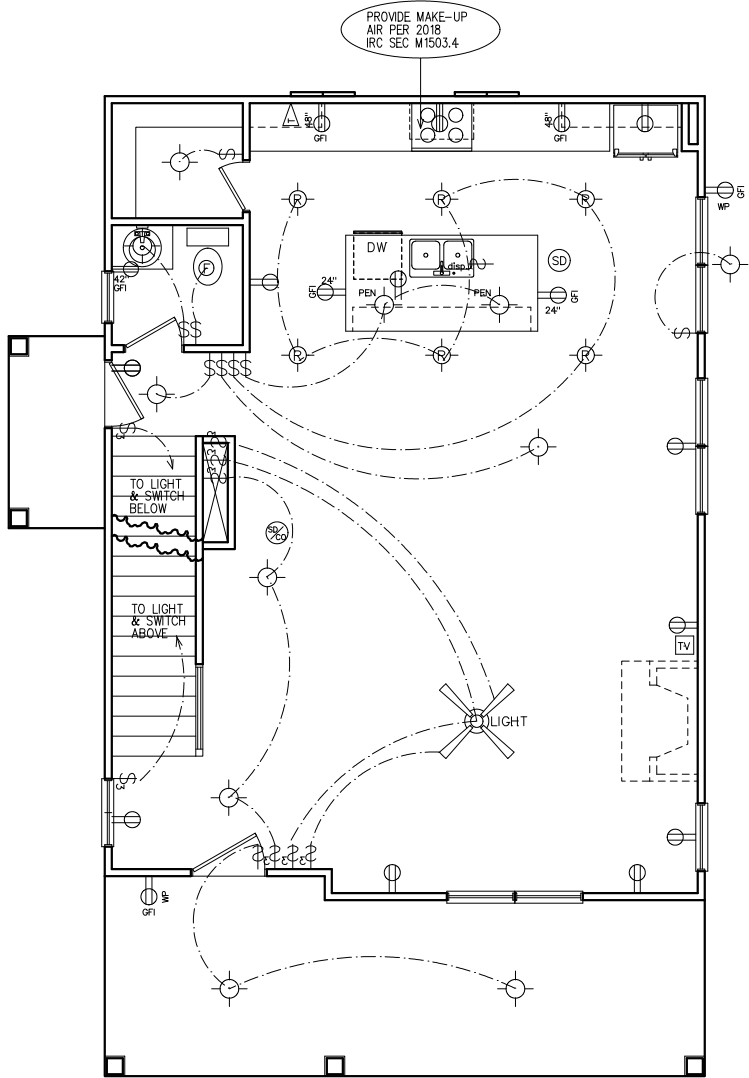
SHEET NUMBER:

5

NEW HOME SITE ADDRESS:



FIRST FLOOR
ELECTRICAL PLAN



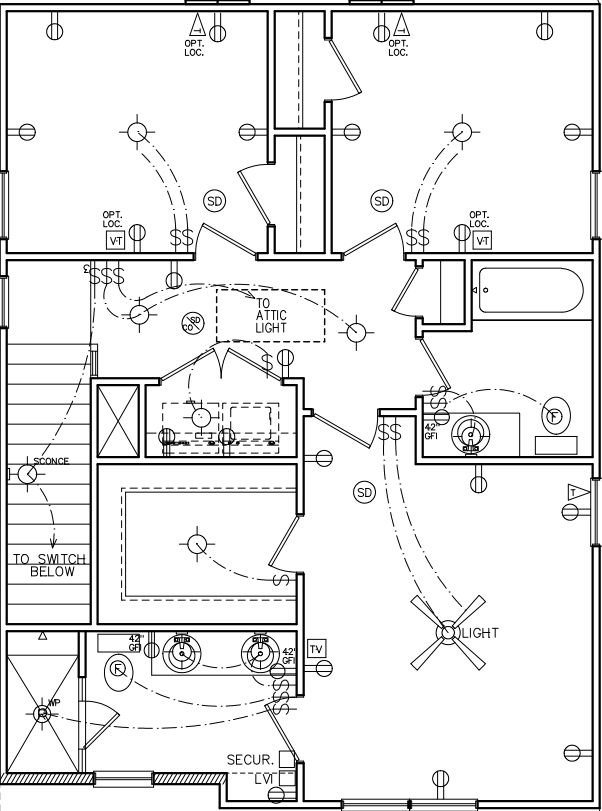
SECOND FLOOR
ELECTRICAL PLAN

NOTE:
BRACE AND
WIRE SECONDARY
BEDROOMS FOR
CEILING FANS.

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

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

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



THIRD FLOOR
ELECTRICAL PLAN

ELECTRICAL LEGEND			
SWITCH	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	CARBON	CARBON MONOXIDE DETECTOR	
WEATHER PROOF FLOOD	GARBAGE	GARBAGE DISPOSAL	
EXT WALL LIGHT	SECUR	SECURITY "HOMERUN"	
FAN	LOW	LOW VOLTAGE INTERFACE	
FAN WITH LIGHT	THERM	THERMOSTAT	
2x4 FLOURESCENT LIGHT	CHIMES	CHIMES	
1x4 FLOURESCENT LIGHT	BATHROOM	BATHROOM FAN	
110 VOLT OUTLET	FUSE	FUSE BOX	

SUBDIVISION:
STILLWOOD
LOT #:UNIT 19
RELEASED:09/15/23



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CLIENT INFORMATION:

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

PROJECT INFORMATION:

STILLWOOD PLAN#5-B	
Misc. Details	
DESIGNED BY: C.SAMUDA	09/15/23
SCALE:	
$\frac{1}{8}'' = 1'-0''$	$< \frac{1}{4}'' \times 17''$
$\frac{1}{4}'' = 1'-0''$	$< 24 \times 36$

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

JOB NUMBER:
23-1061

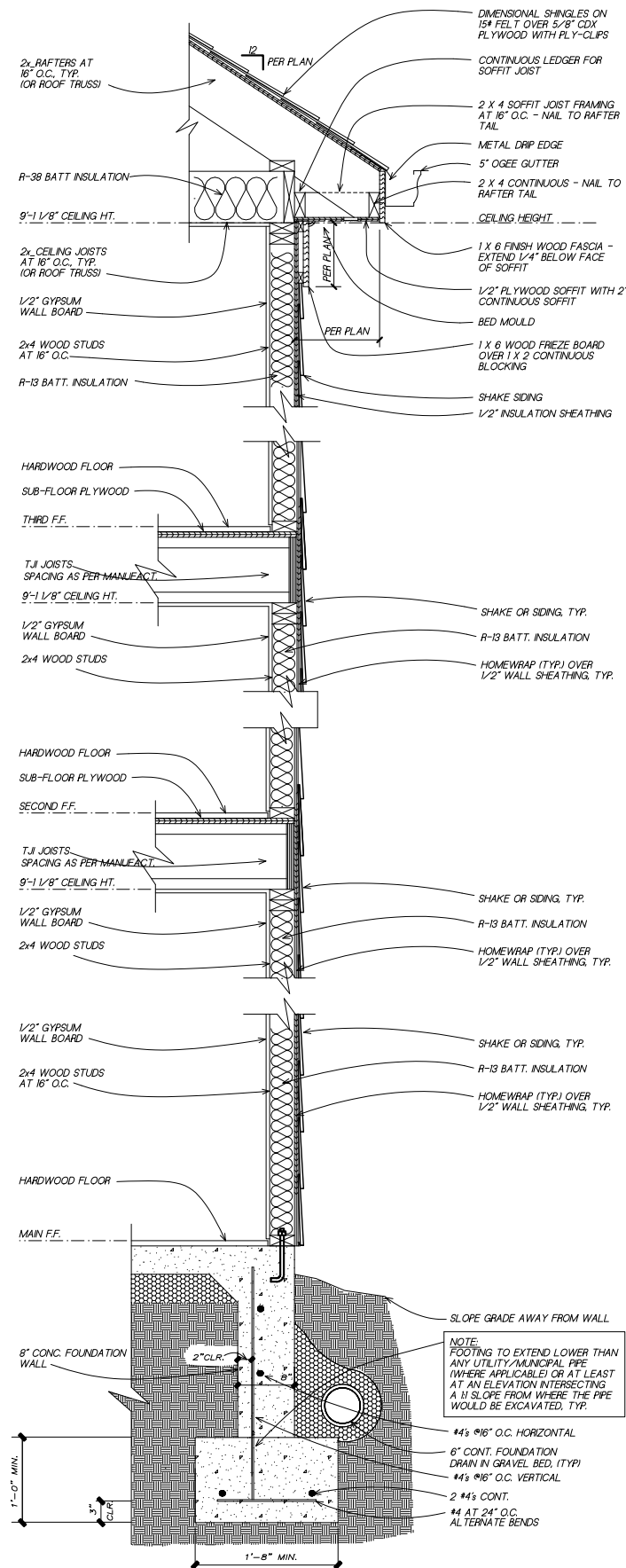
REVISIONS:

No.	Date	Revisions	App.
1	111722	PLAN CHK REV	CS
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER:

6

NEW HOME SITE ADDRESS: .



1
6

TYPICAL WALL SECTION

SC: NOT TO SCALE

(GAPS OR PROPORTIONS SHOWN IN DETAIL ARE FOR CLARITY)

SUBDIVISION:
STILLWOOD
LOT #: UNIT 20
RELEASED: 09/15/23

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CONTACT: RICK BENNETT

STILLWOOD PLAN#5-A
Front & Side Elev

DESIGNED BY: C.SAMUDA 09/15/23

SCALE:

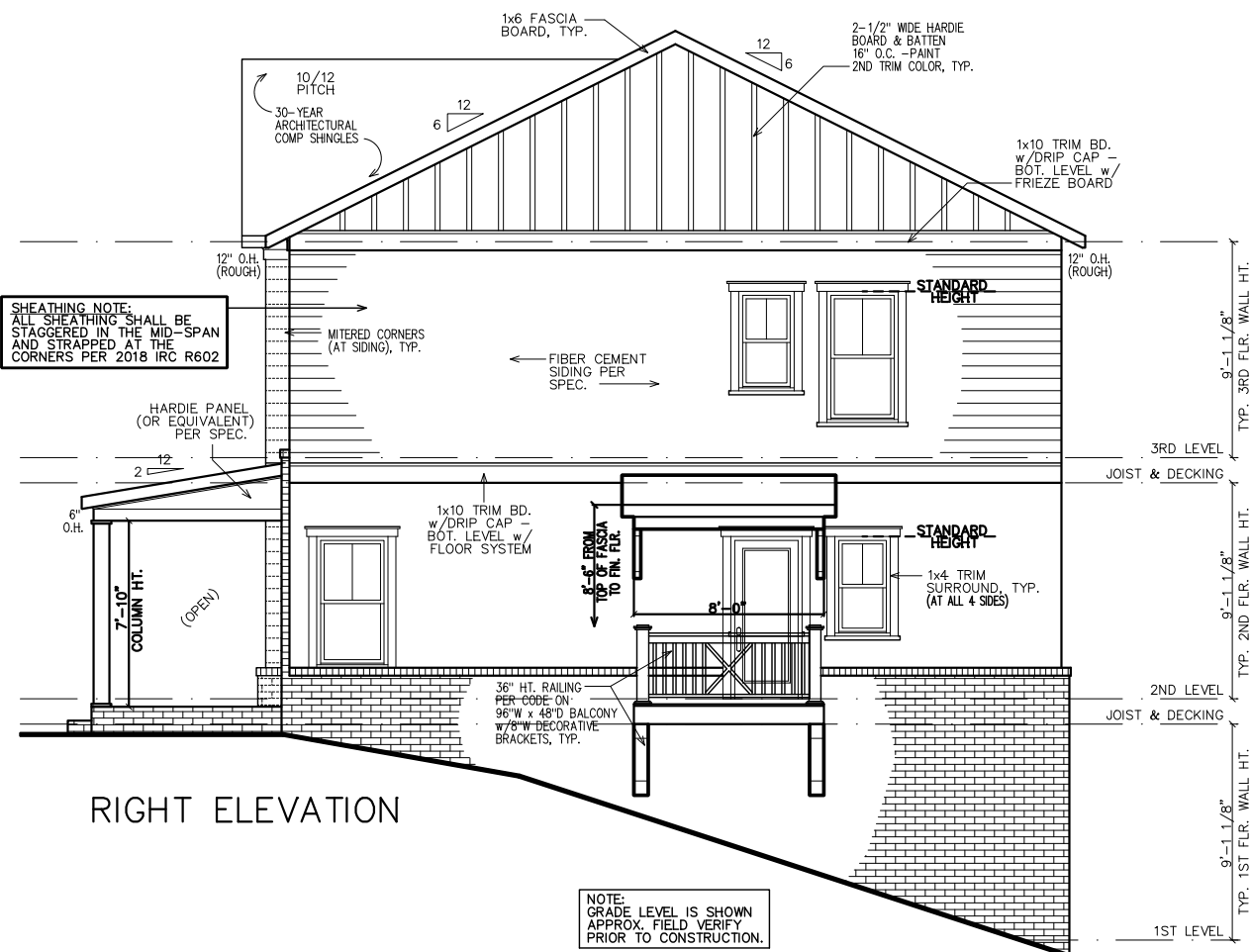
$\frac{1}{8}" = 1' - 0"$	$< 11" \times 17"$
$\frac{1}{4}" = 1' - 0"$	$< 24" \times 36"$

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

23-1062

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



RIGHT ELEVATION

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

1. ALL FIRST FLOOR WINDOW SILL HEIGHTS TO BE 18" ABOVE FINISHED FLOOR U.N.O.
2. ALL ROOFS SHALL BE 30-YEAR ARCHITECTURAL SHINGLES 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.

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

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

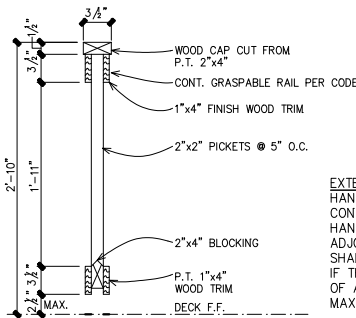
SHEET	DESCRIPTION
1	FRONT & SIDE ELEVATIONS
2	SIDE & REAR ELEVATIONS
3	1st/2nd/3rd LEVEL PLANS
4	SLAB & ROOF PLAN
5	ELECTRICAL PLANS
6	EXTERIOR/FIRE WALL DETAIL

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

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

NOTE:
ALL FIRST FLOOR
SILL HEIGHTS AT 18"
ABOVE FINISHED FLOOR.

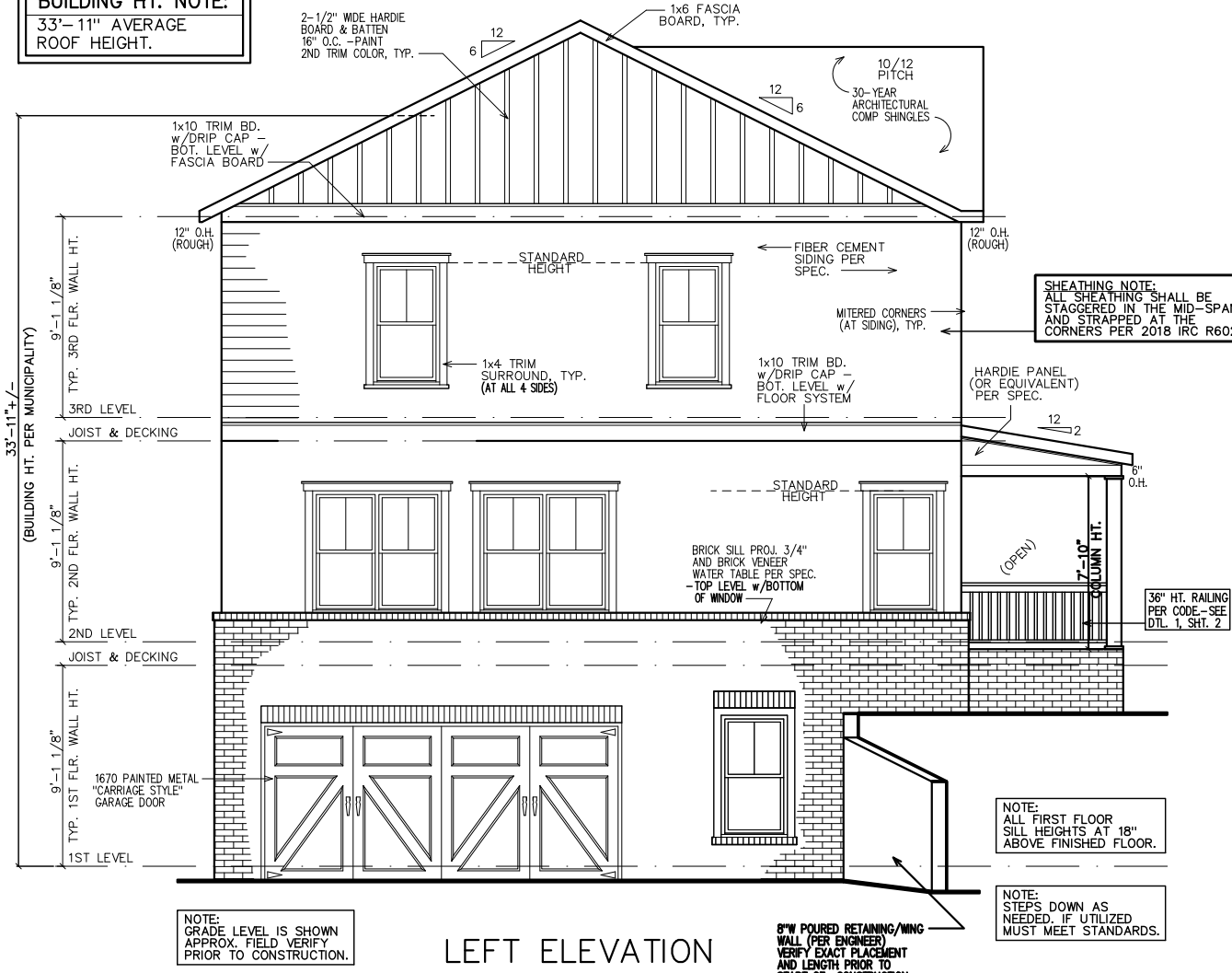
NOTE:
STEPS DOWN AS
NEEDED. IF UTILIZED
MUST MEET STANDARDS



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"

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

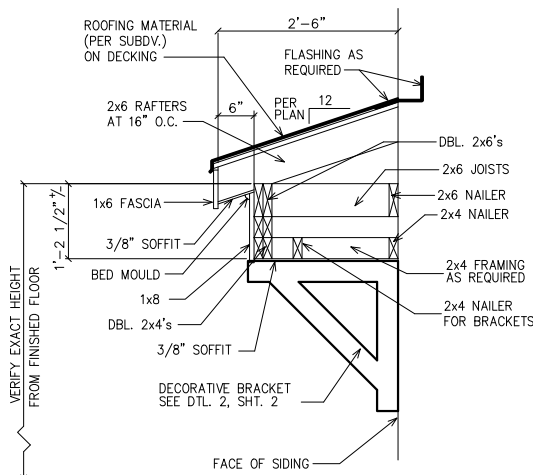


LEFT ELEVATION

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

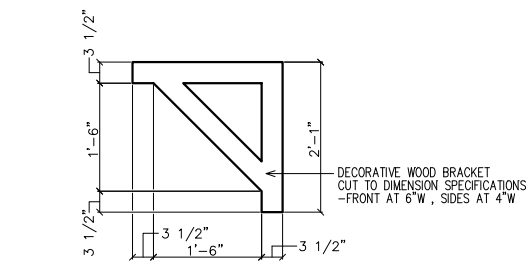


REAR ELEVATION



1 ROOF WITH BRACKET DETAIL
2 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

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SUBDIVISION:
STILLWOOD
LOT #:UNIT 20
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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#5-A
Side & Rear Elev.

DESIGNED BY: C.SAMUDA 09/15/23

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:

23-1062

REVISIONS:

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

SHEET NUMBER:

2

NEW HOME SITE ADDRESS:

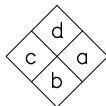
LEGEND

4

DETAIL NUMBER

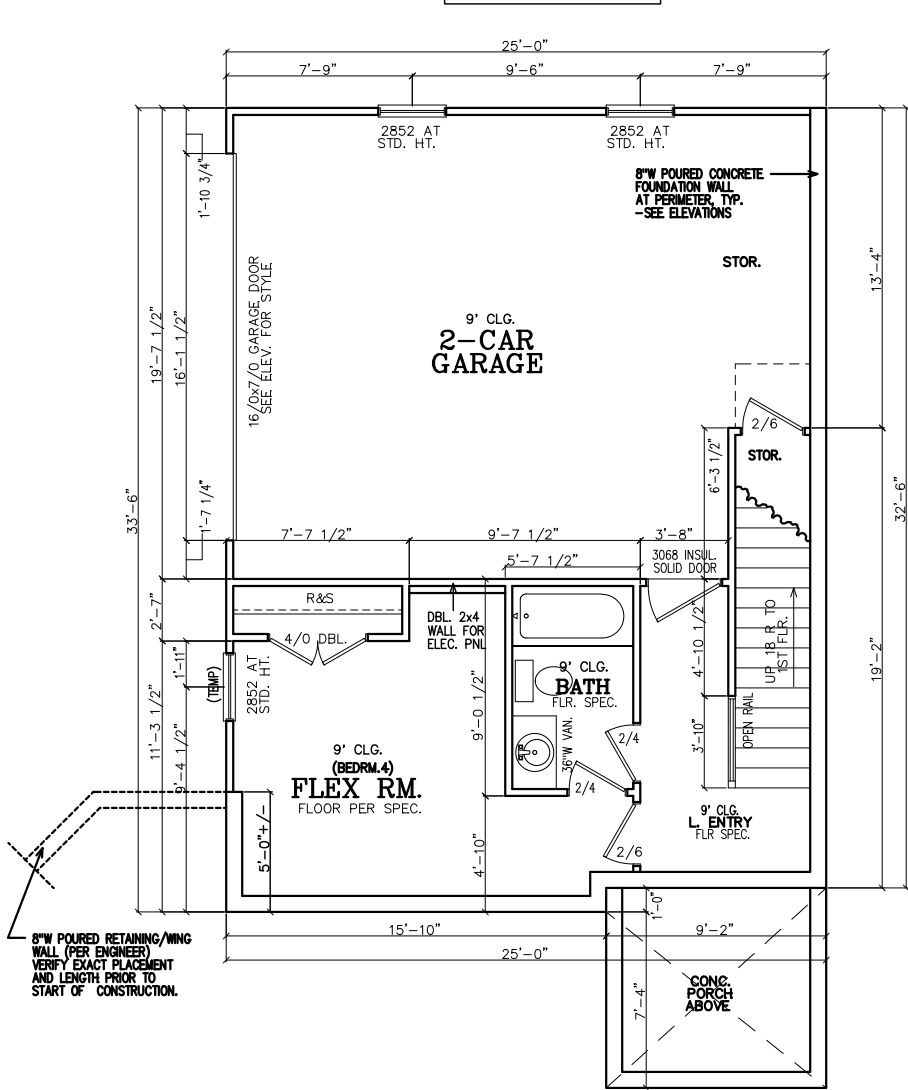
9

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. (80") OR
TRANS.(92") HDR. HT. U.N.O.



FIRST FLOOR PLAN

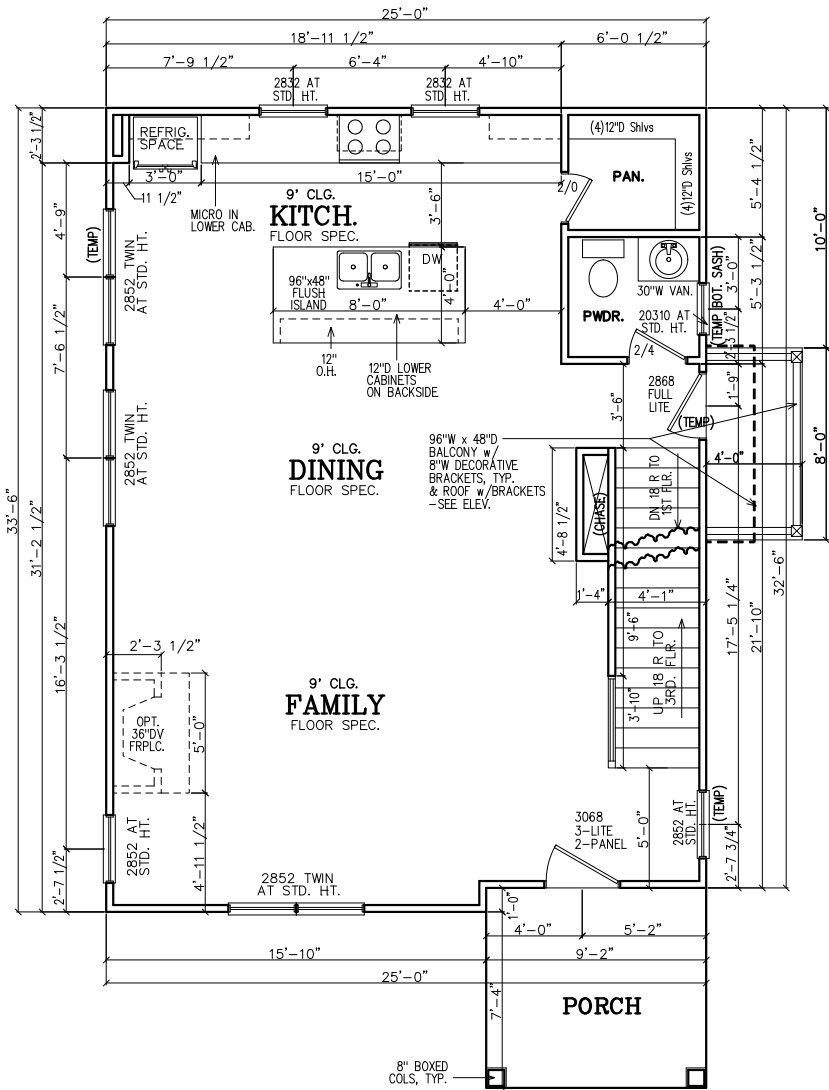
INSULATION NOTES:
1. WALL INSULATION SHALL
BE A MINIMUM OF R-13.
2. CEILING INSULATION
SHALL BE A MINIMUM OF
R-38.
3. SLAB INSULATION PER
CODE. *ALL UNLESS
NOTED OTHERWISE*

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

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

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

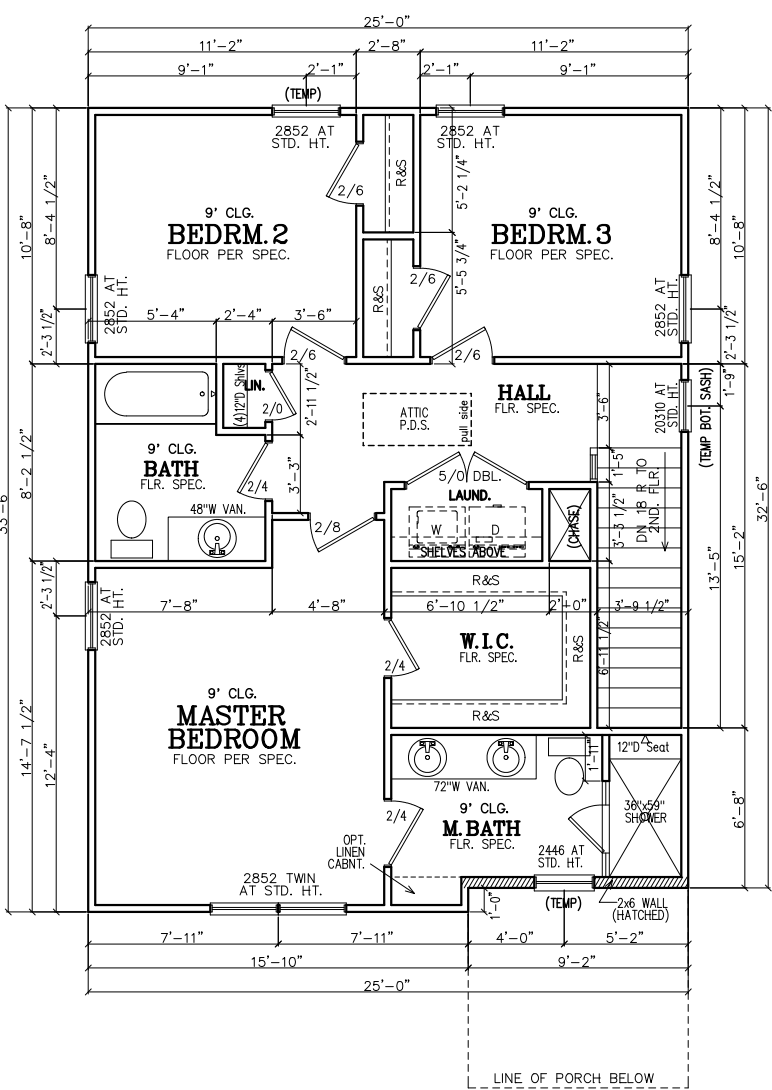
NOTE:
HORIZONTAL DRAFT-STOPPING
IN PLAN AT 1000 S.F. TO
COMPLY WITH 2018 IRC
SECTION 302.12



SECOND FLOOR PLAN

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

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



THIRD FLOOR PLAN

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

SUBDIVISION:
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LOT #:UNIT 20
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430 PLASTER AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

STILLWOOD PLAN#5-A
Floor Plans
DESIGNED BY: C.SAMUDA 09/15/23
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:
23-1062

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

SHEET NUMBER:

3

LEGEND

4

DETAIL NUMBER

9

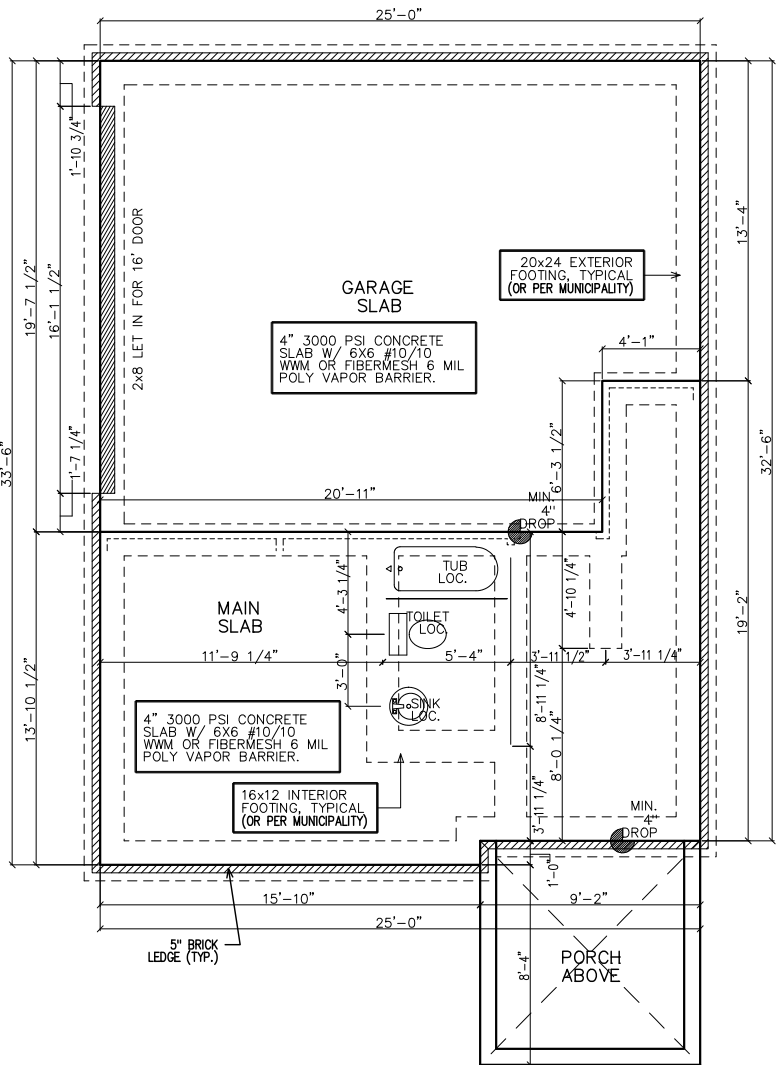
SHEET NUMBER

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



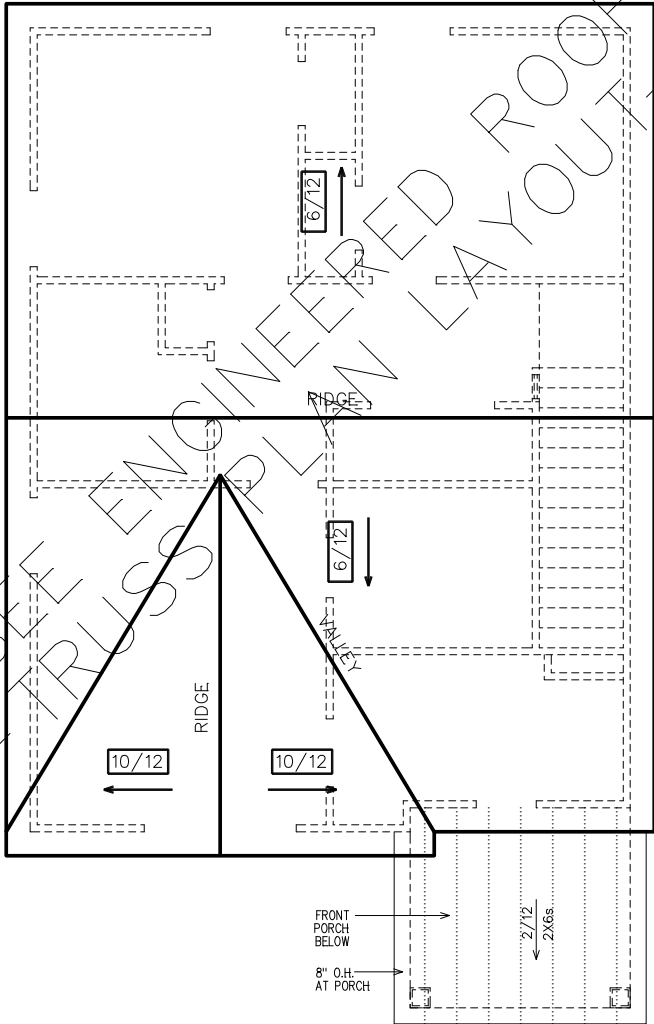
SLAB/FOUNDATION PLAN

FOUNDATION NOTES

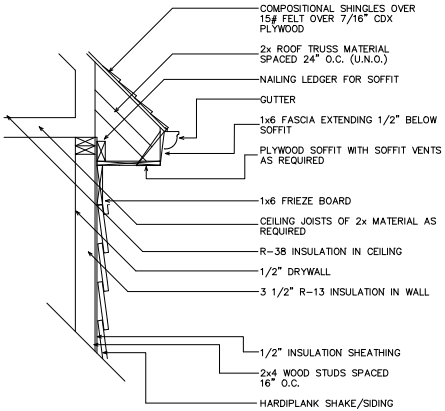
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. IF DRAWINGS ARE IN CONFLICT WITH FIELD CONDITIONS OR OTHER DRAWINGS, CONTRACTOR SHOULD CONTACT CS DESIGN GROUP, LLC FOR JUSTIFICATION OR CORRECTION. ANY DISCREPANCIES FOUND AFTER START OF CONSTRUCTION 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 20
RELEASED:09/15/23



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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-A
Slab/Found & Roof Plan

DESIGNED BY: C.SAMUDA 09/15/23

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:

23-1062

REVISIONS:

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

4

SUBDIVISION:
STILLWOOD
LOT #:UNIT 20
RELEASED:09/15/23



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

PROJECT INFORMATION:

STILLWOOD PLAN#5-A
Electrical Plans
DESIGNED BY: C.SAMUDA 09/15/23
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:

23-1062

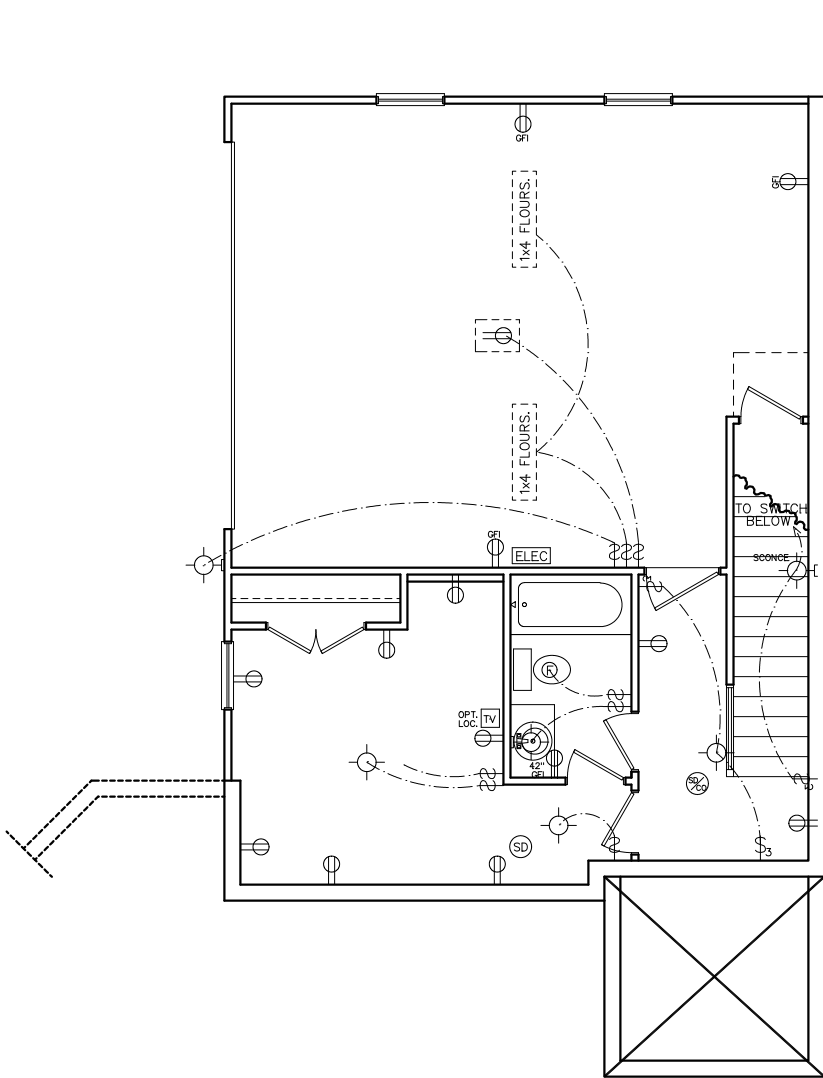
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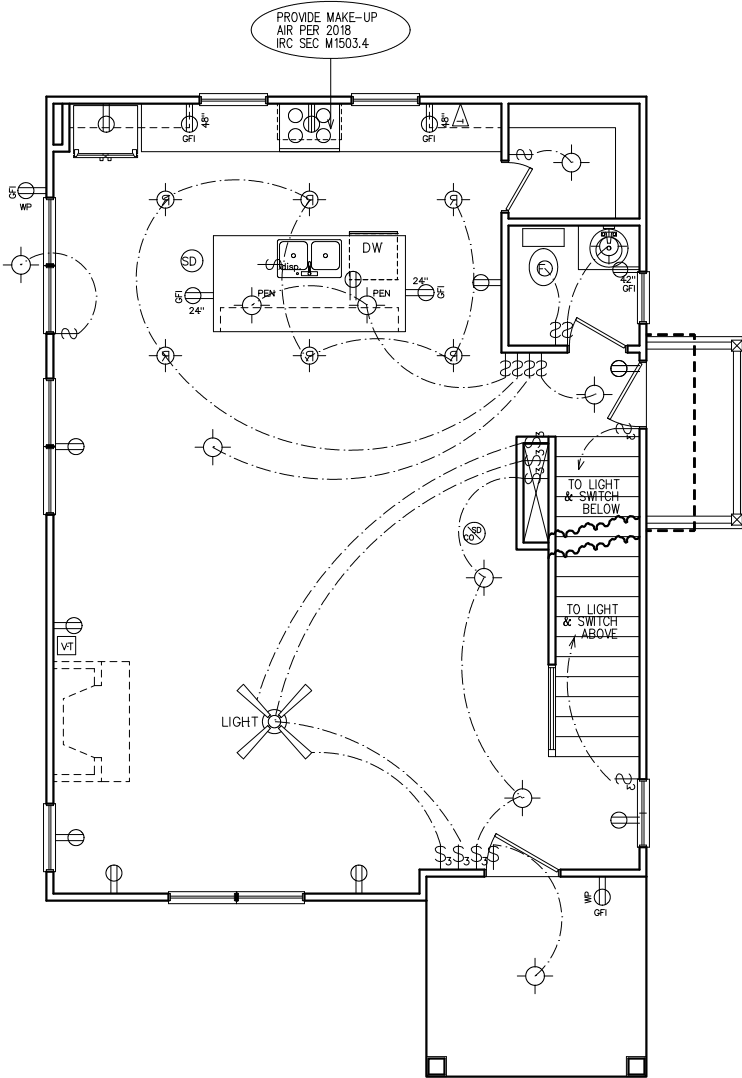
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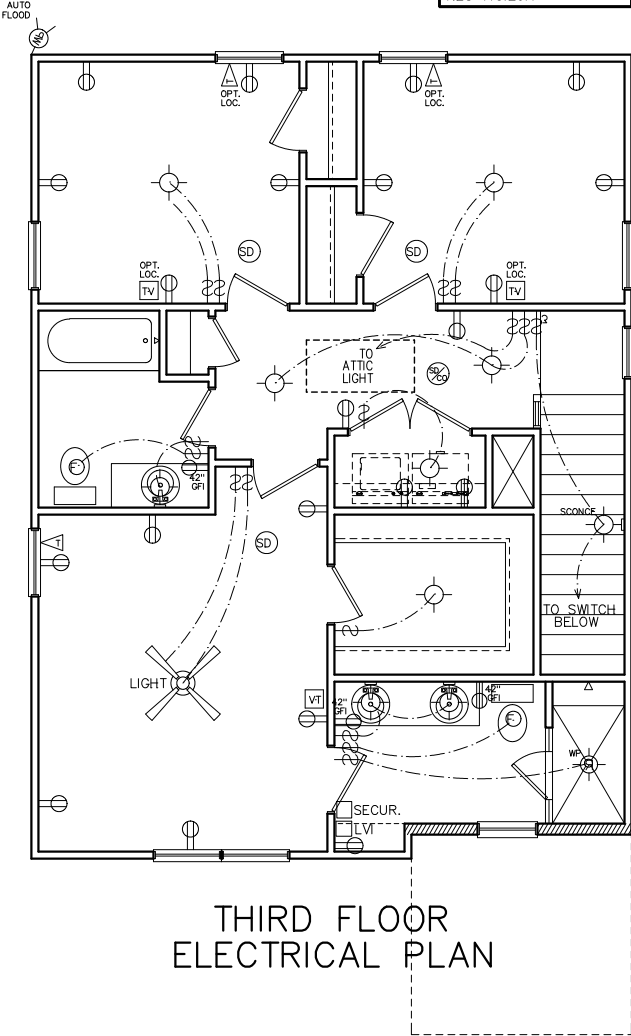
NEW HOME SITE ADDRESS:



FIRST FLOOR
ELECTRICAL PLAN



SECOND FLOOR
ELECTRICAL PLAN



THIRD FLOOR
ELECTRICAL PLAN

ELECTRICAL LEGEND

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

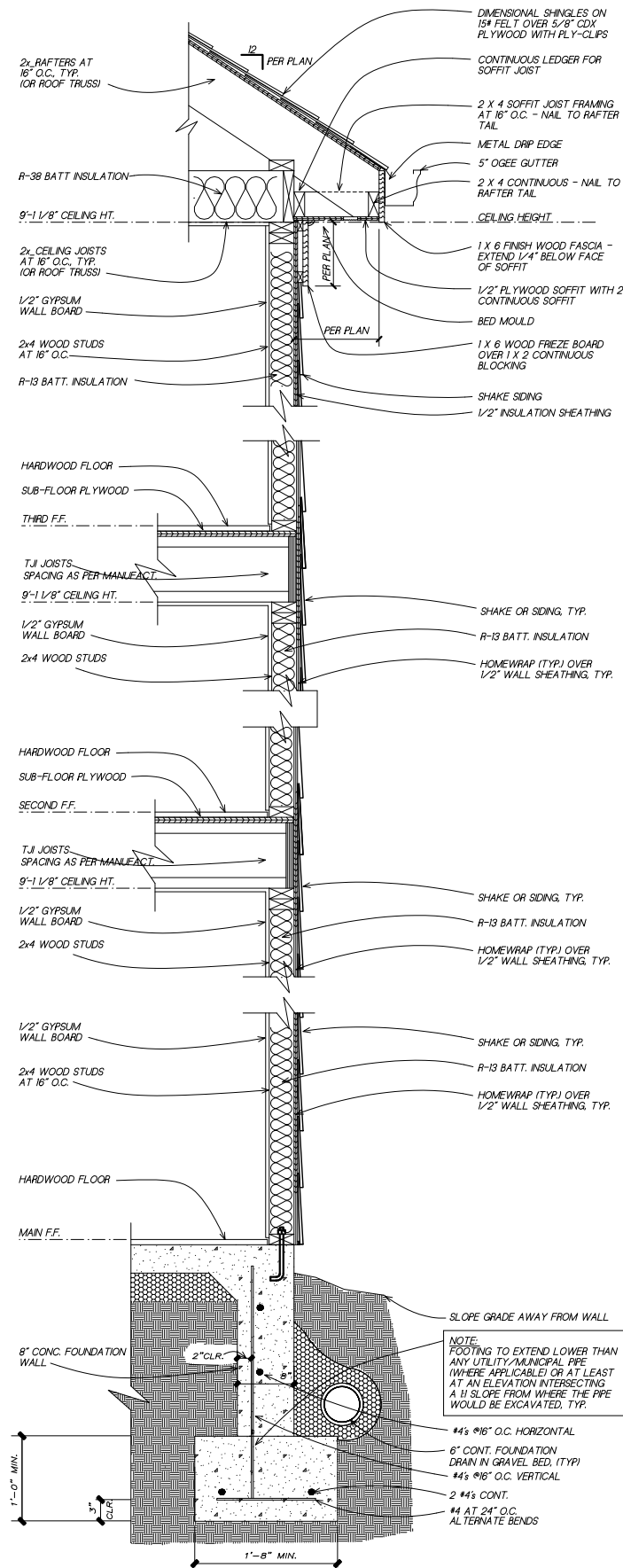
ELECTRICAL NOTES

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

NOTE:
BRACE AND
WIRE SECONDARY
BEDROOMS FOR
CEILING FANS.

CFM CHART

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



1
6

TYPICAL WALL SECTION

SC: NOT TO SCALE

(GAPS OR PROPORTIONS SHOWN IN DETAIL ARE FOR CLARITY)

SUBDIVISION:
STILLWOOD
LOT #:UNIT 20
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CLIENT INFORMATION:

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(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

STILLWOOD PLAN#5-A

Misc. Details

DESIGNED BY: C.SAMUDA 09/15/23

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:
23-1062

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 #:UNIT 21

RELEASED:09/15/23



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ATLANTA, GA 30324

(678) 777-7425

CONTACT: RICK BENNETT

PROJECT INFORMATION:

STILLWOOD PLAN#3-B

Front & Side Elev.

DESIGNED BY: C.SAMUDA 09/15/23

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:

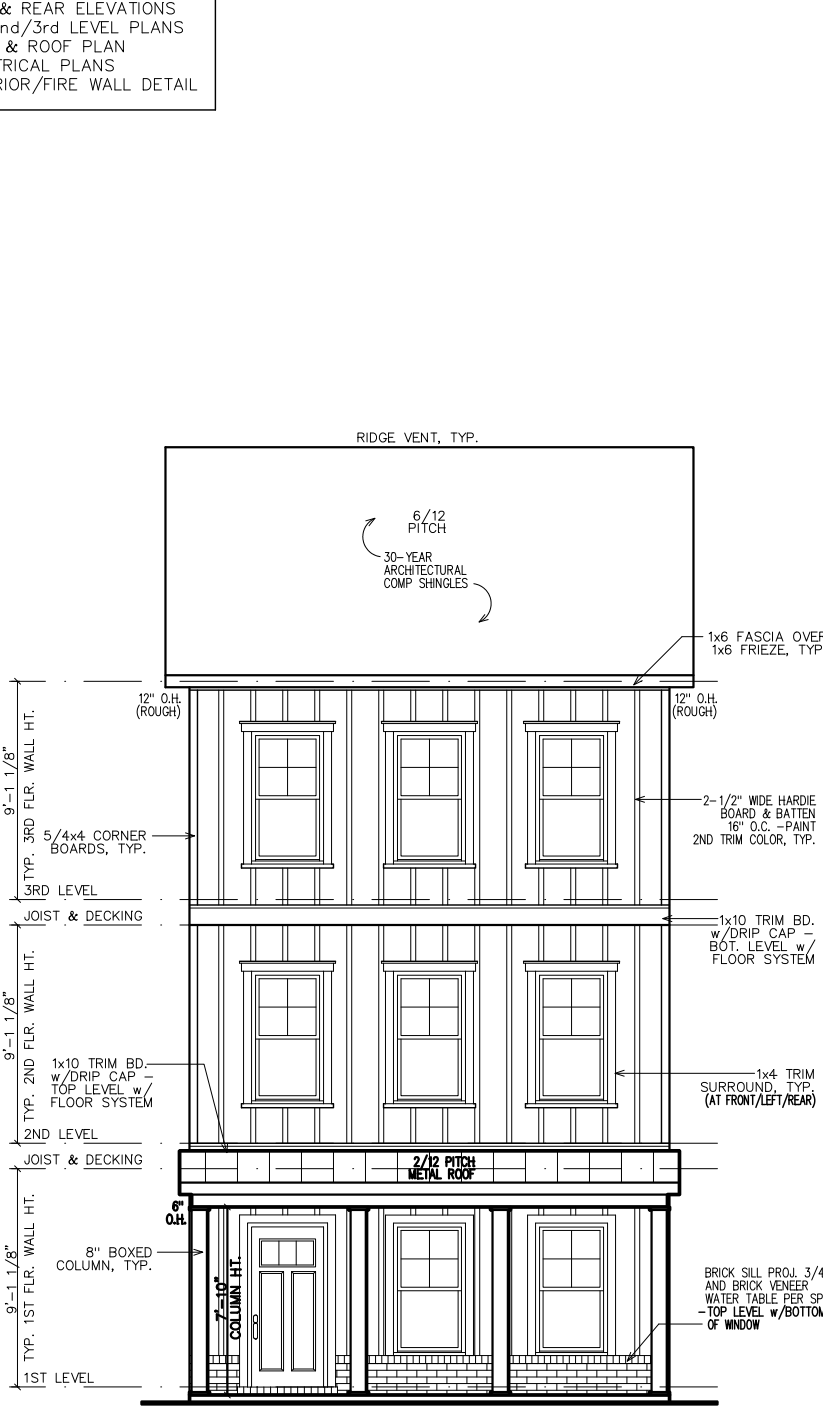
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SHEET NUMBER:

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

NOTE:
ALL FIRST FLOOR
SILL HEIGHTS AT 18"
ABOVE FINISHED FLOOR.

NOTE:
STEPS DOWN AS
NEEDED. IF UTILIZED
MUST MEET STANDARDS.

FRONT ELEVATION



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

RIGHT ELEVATION

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

GOVERNING CODES & STANDARDS

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

DESIGN CRITERIA

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

SUBDIVISION:
STILLWOOD
LOT #:UNIT 21
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CLIENT INFORMATION:

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ATLANTA, GA 30324

CONTACT: RICK BENNETT
(678) 777-7425

PROJECT INFORMATION:

STILLWOOD PLAN#3-B

Side & Rear Elev.

DESIGNED BY: C.SAMUDA 09/15/23

SCALE:

$$\frac{1}{8} = \frac{1}{0} < \frac{1}{1} < \frac{1}{2} < \frac{1}{3}$$

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SQUARE FOOTAGE:

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

JOB NUMBER:

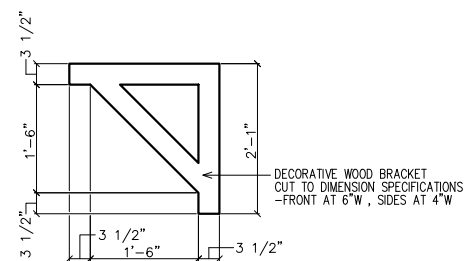
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REVISIONS:

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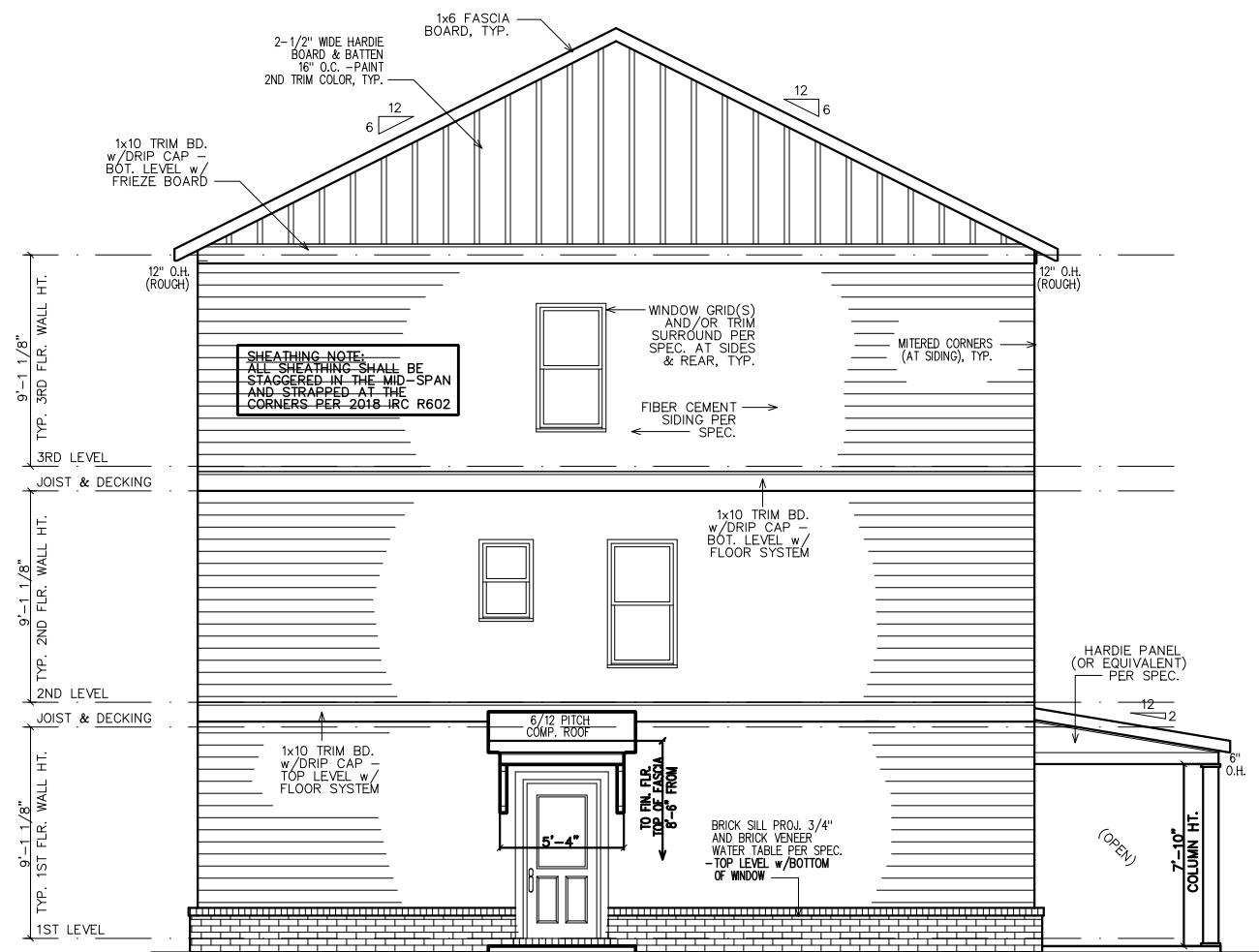
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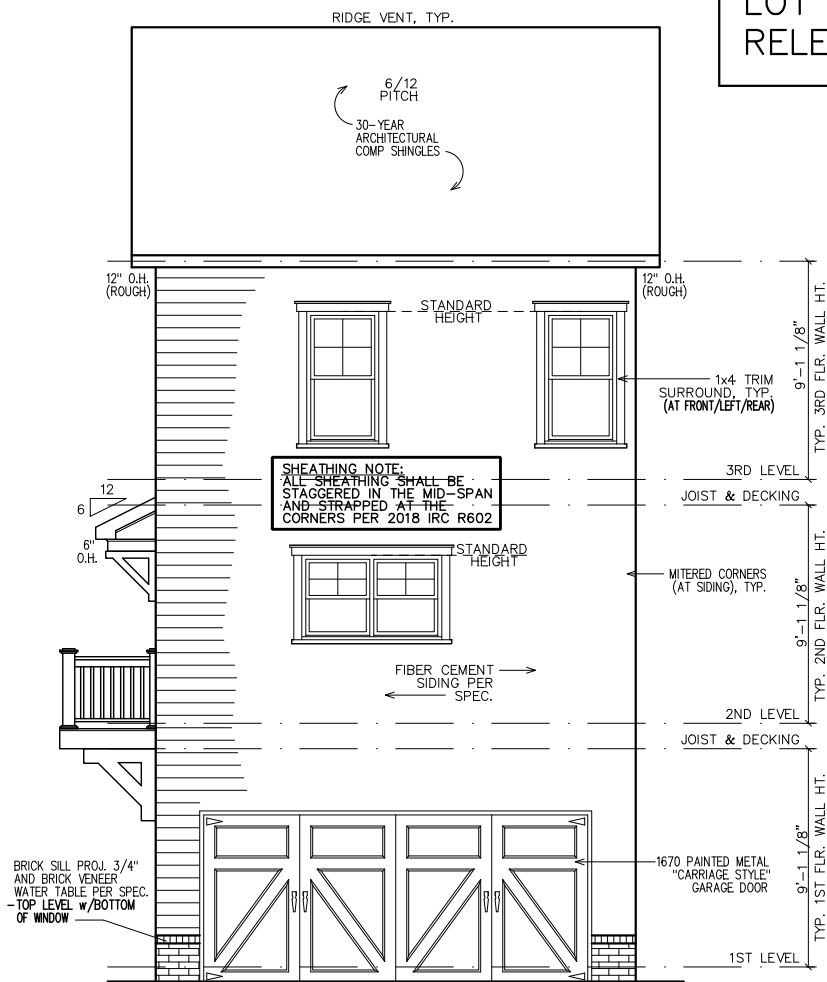
1 BRACKET DETAIL

SC: N.T.S.

(4 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR

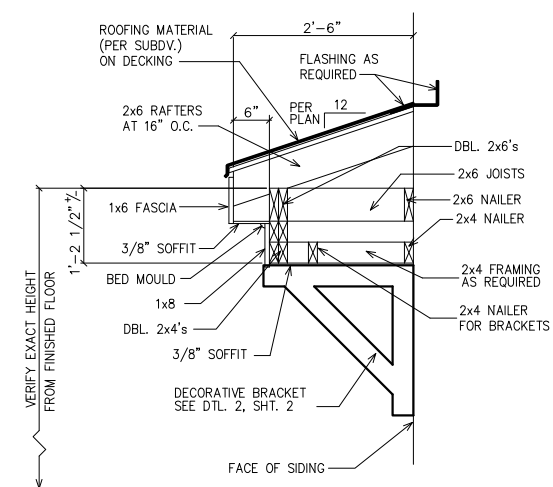


LEFT ELEVATION



REAR ELEVATION

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



1 ROOF WITH BRACKET DETAIL

SC: N.T.S.

(GAPS SHOWN IN DETAIL ARE FOR CLARITY)

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NEW HOME SITE ADDRESS:

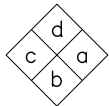
LEGEND

4

DETAIL NUMBER

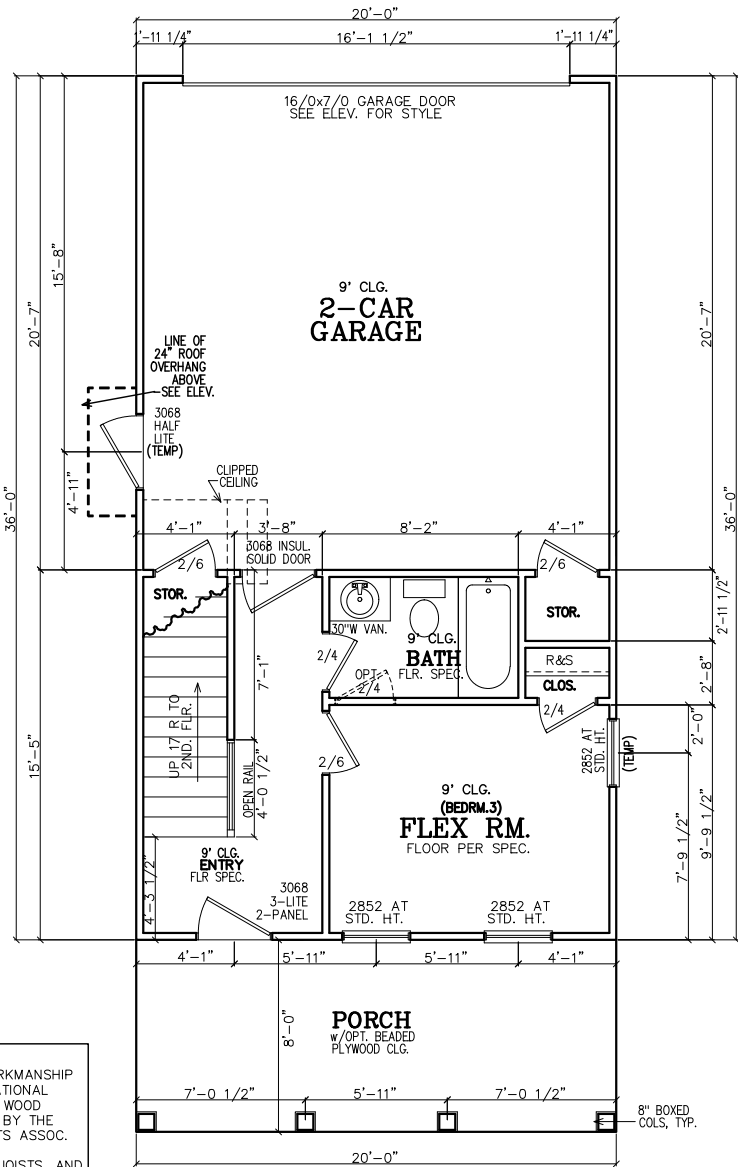
9

SHEET NUMBER



INTERIOR
ELEVATION
KEY

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



FIRST FLOOR PLAN

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

INSULATION NOTES:

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

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

FRAMING NOTE:

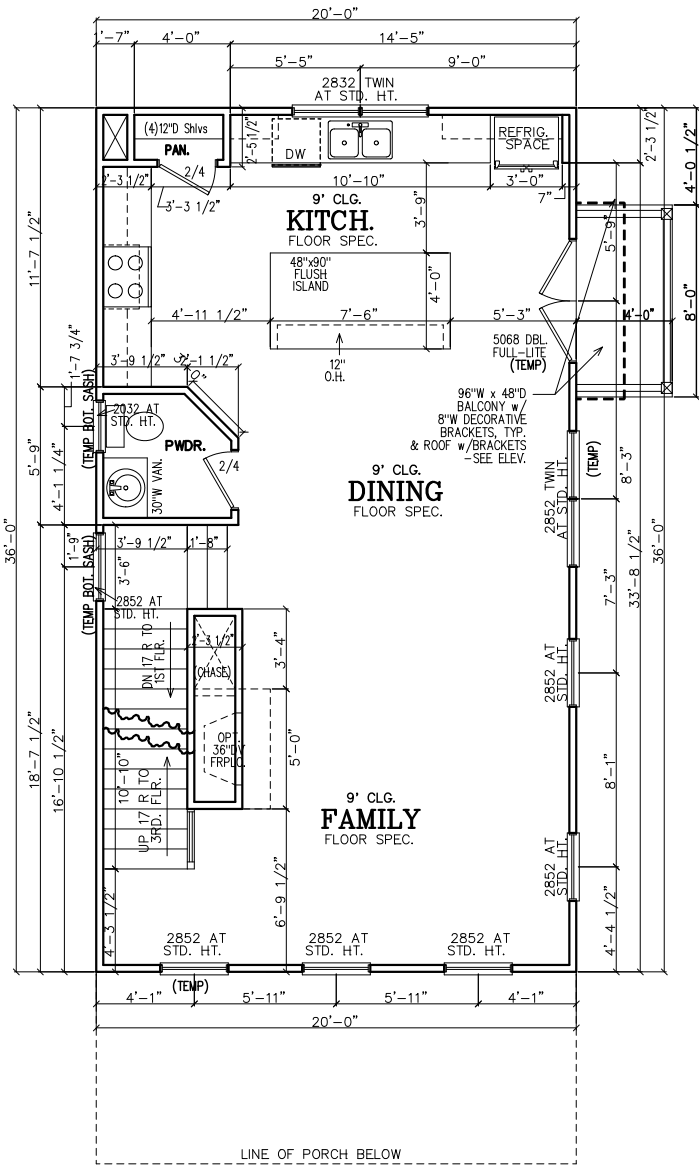
REFER TO FLOOR/CLG DRAWINGS TO VERIFY ALL ALL SIZES AND SPACING PRIOR TO CONSTRUCTION.

SHEATHING NOTE:

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

NOTE:

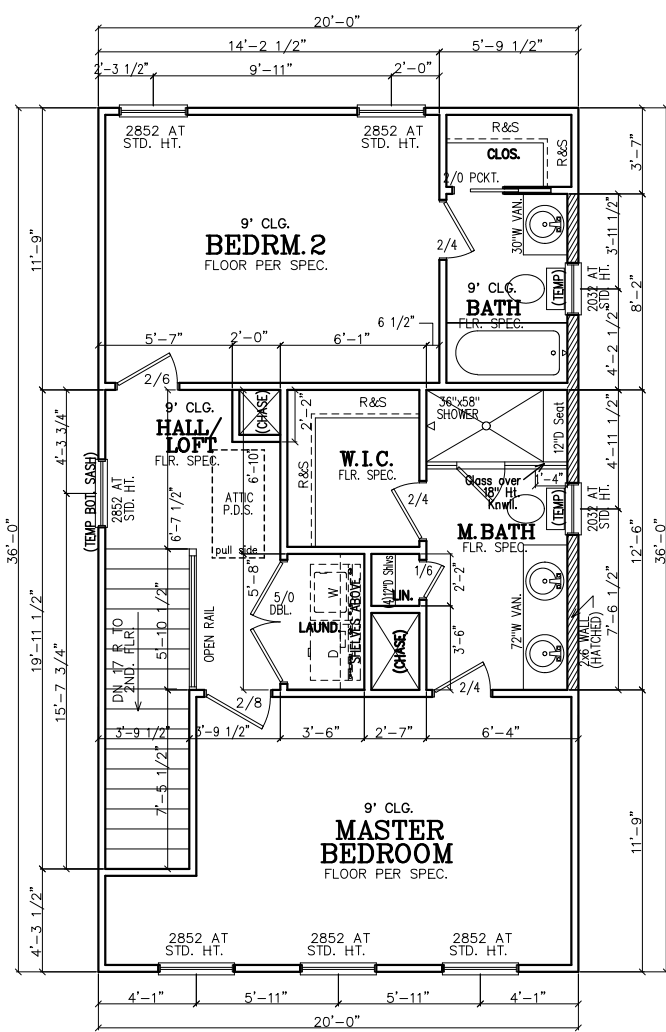
HORIZONTAL DRAFT—STOPPING IN PLAN AT 1000 S.F. TO COMPLY WITH 2018 IRC SECTION 302.12



SECOND FLOOR PLAN

SECOND FLOOR NOTES:

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



THIRD FLOOR PLAN

THIRD FLOOR NOTES:

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

SUBDIVISION:
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(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

STILLWOOD PLAN#3-B
Floor Plans
DESIGNED BY: C.SAMUDA 09/15/23
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:
23-1063

REVISIONS:

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SHEET NUMBER:

3

LEGEND

4

DETAIL NUMBER

9

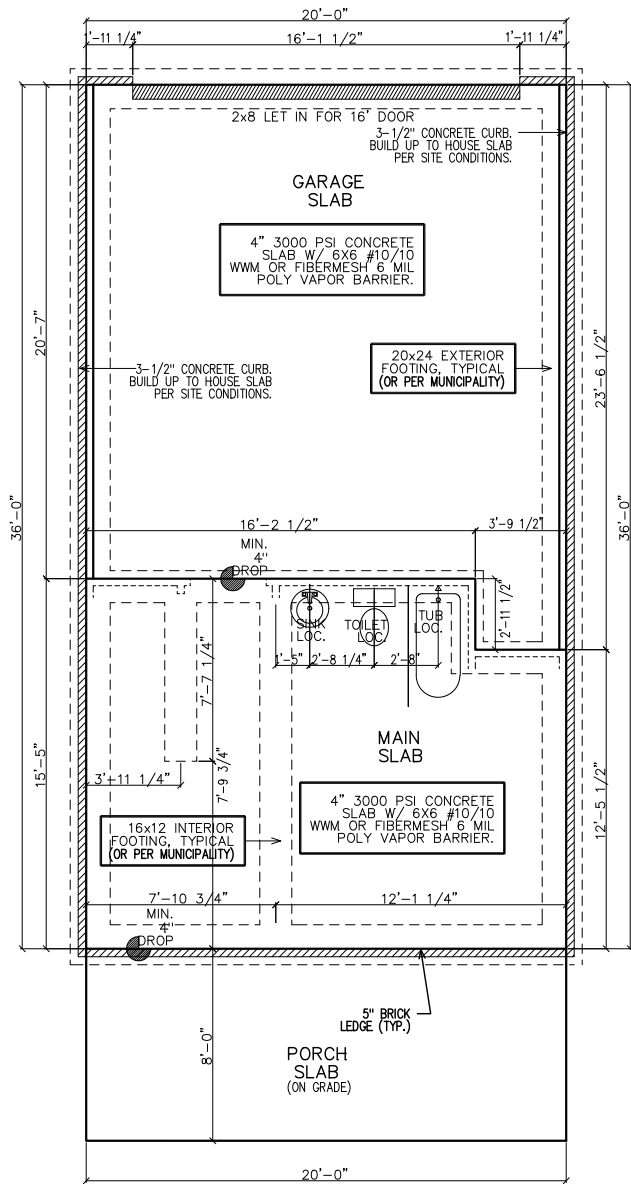
SHEET NUMBER

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



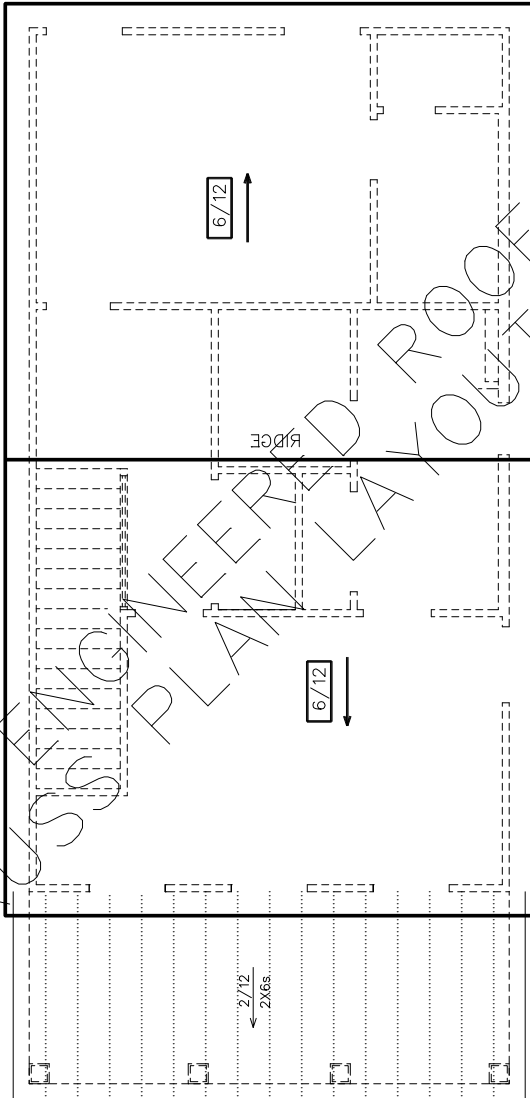
SLAB/FOUNDATION PLAN

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.

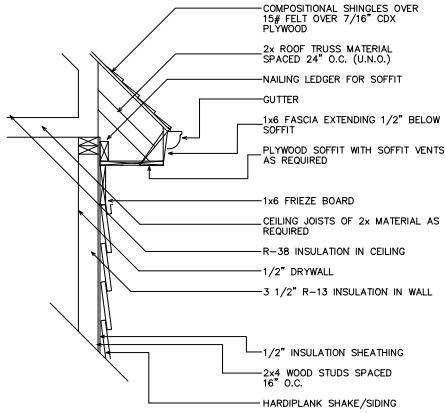
PLUMBER NOTES

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

SUBDIVISION:
STILLWOOD
LOT #:UNIT 21
RELEASED:09/15/23



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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CLIENT INFORMATION:

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Development

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

PROJECT INFORMATION:

STILLWOOD PLAN#3-B
Slab/Found & Roof Plan

DESIGNED BY: C.SAMUDA 09/15/23

SCALE:
1/8"=1'-0" < 11'4.17"
1/4"=1'-0" < 24'x36"

SQUARE FOOTAGE:

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

JOB NUMBER:

23-1063

REVISIONS:

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

4

SUBDIVISION:
STILLWOOD
LOT #:UNIT 21
RELEASED:09/15/23



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

PROJECT INFORMATION:
STILLWOOD PLAN#3-B
Electrical Plans
DESIGNED BY: C.SAMUDA 09/15/23
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

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

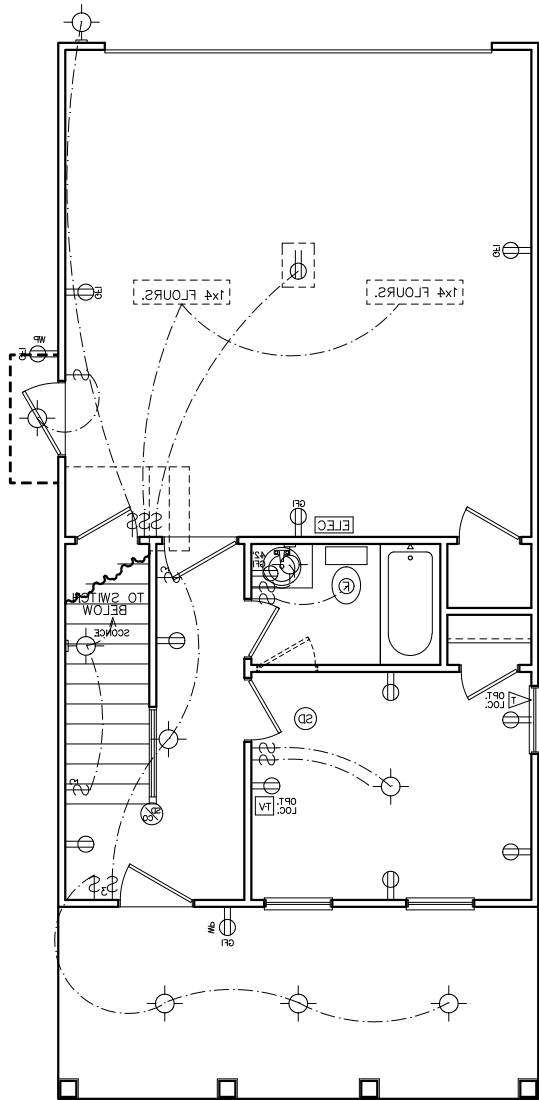
JOB NUMBER:
23-1063

REVISIONS:

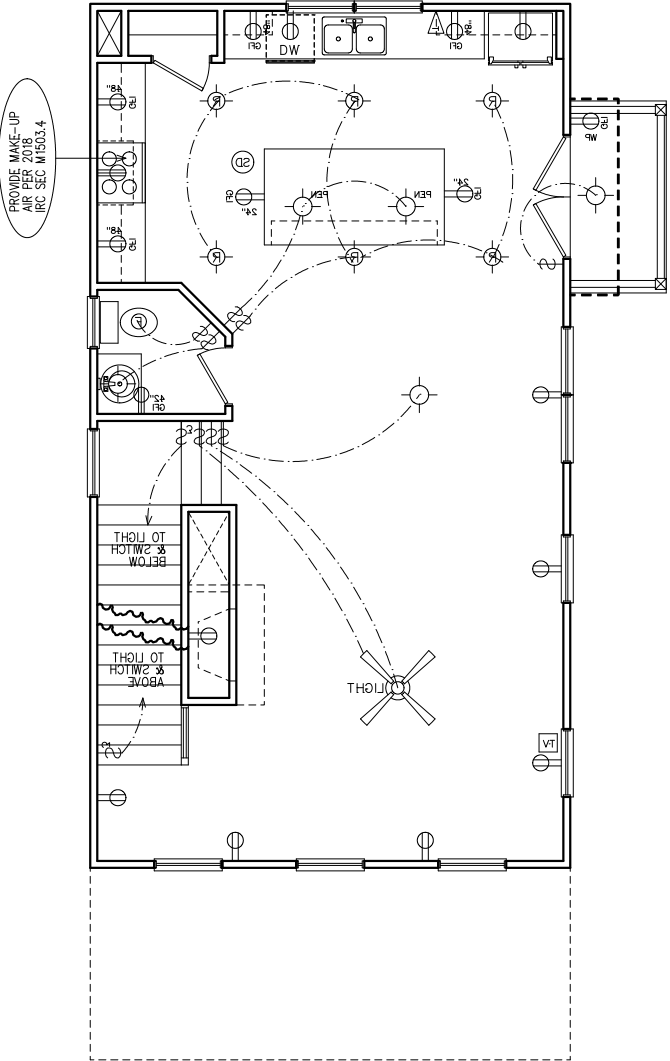
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SHEET NUMBER:

5



FIRST FLOOR
ELECTRICAL PLAN



SECOND FLOOR
ELECTRICAL PLAN

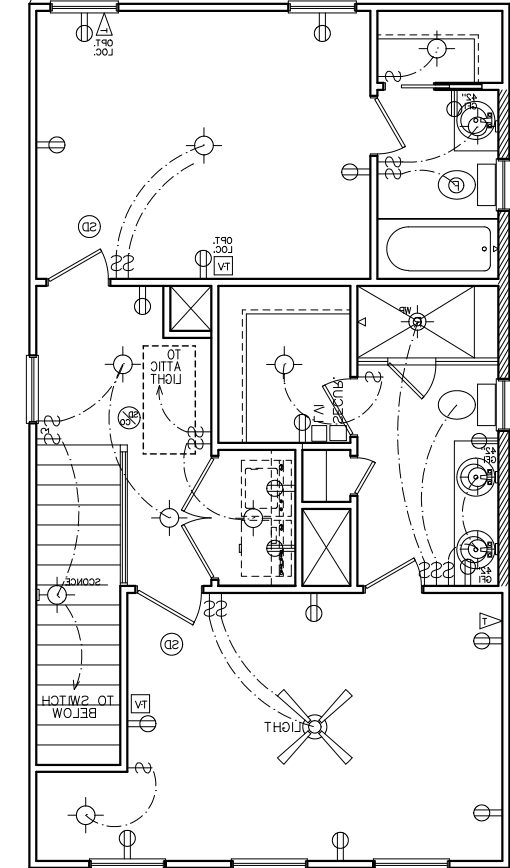
NOTE:
BRACE
AND
WIRE
SECONDARY
BEDROOMS FOR
CEILING FANS.

CFM CHART

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

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

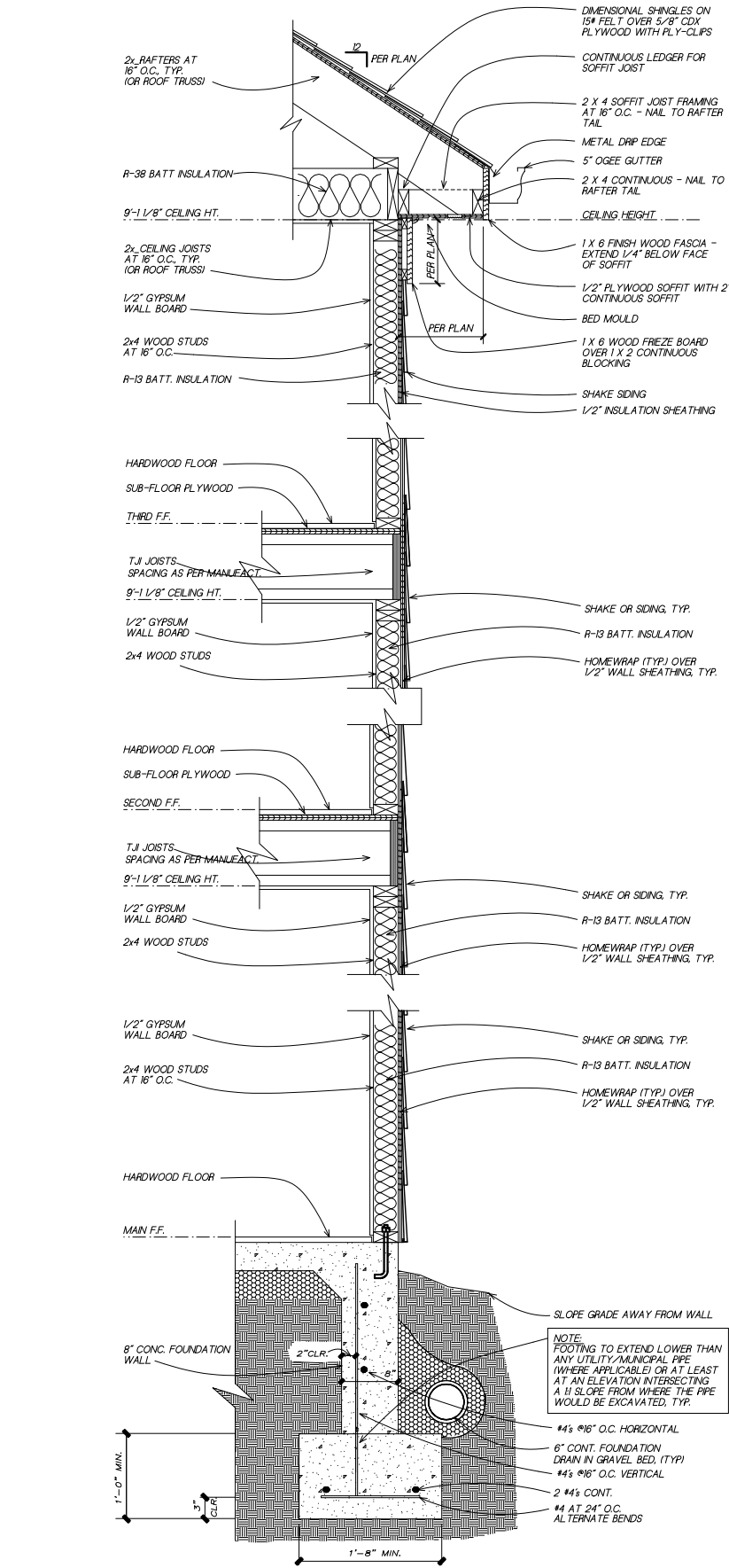
HVAC NOTE:
(2) FURNACES w/(2) GFI
OUTLETS IN ATTIC ABOVE.
CLEARANCE PER 2017
NEC 110.26A



THIRD FLOOR
ELECTRICAL PLAN

ELECTRICAL LEGEND

SWITCH	WP	WEATHER PROOF OUTLET
3-WAY SWITCH	GFI	GFI OUTLET
4-WAY SWITCH	220	220 VOLT OUTLET
DIMMER SWITCH	110	110 VOLT SWITCHED
LIGHT	FLOOR	FLOOR OUTLET
RECESSED LIGHT	CEILING	CEILING OUTLET
PULL CHAIN LIGHT	TV	TELEVISION
WEATHER PROOF LIGHT	TEL	TELEPHONE
RECESSED EYE LIGHT	SD	SMOKE DETECTOR
FLOOD LIGHT	CM	CARBON MONOXIDE DETECTOR
WEATHER PROOF FLOOD	GD	GARBAGE DISPOSAL
EXT WALL LIGHT	SECUR	SECURITY "HOMERUN"
FAN	LV	LOW VOLTAGE INTERFACE
FAN WITH LIGHT	TH	THERMOSTAT
2x4 FLOURESCENT LIGHT	CH	CHIMES
1x4 FLOURESCENT LIGHT	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 21
RELEASED:09/15/23



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(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

STILLWOOD PLAN#3-B

Misc. Details

DESIGNED BY: C.SAMUDA 09/15/23

SCALE:
1/8"=1'-0" < 11"x17"
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2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

JOB NUMBER:
23-1063

REVISIONS:

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SHEET NUMBER:
6

LEGEND

4

DETAIL NUMBER

9

SHEET NUMBER

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

SUBDIVISION:

STILLWOOD

LOT #:UNIT 22

RELEASED:09/15/23



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CONTACT: RICK BENNETT

PROJECT INFORMATION:

STILLWOOD PLAN#3-A

Front & Side Elev.

DESIGNED BY: C.SAMUDA 09/15/23

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:
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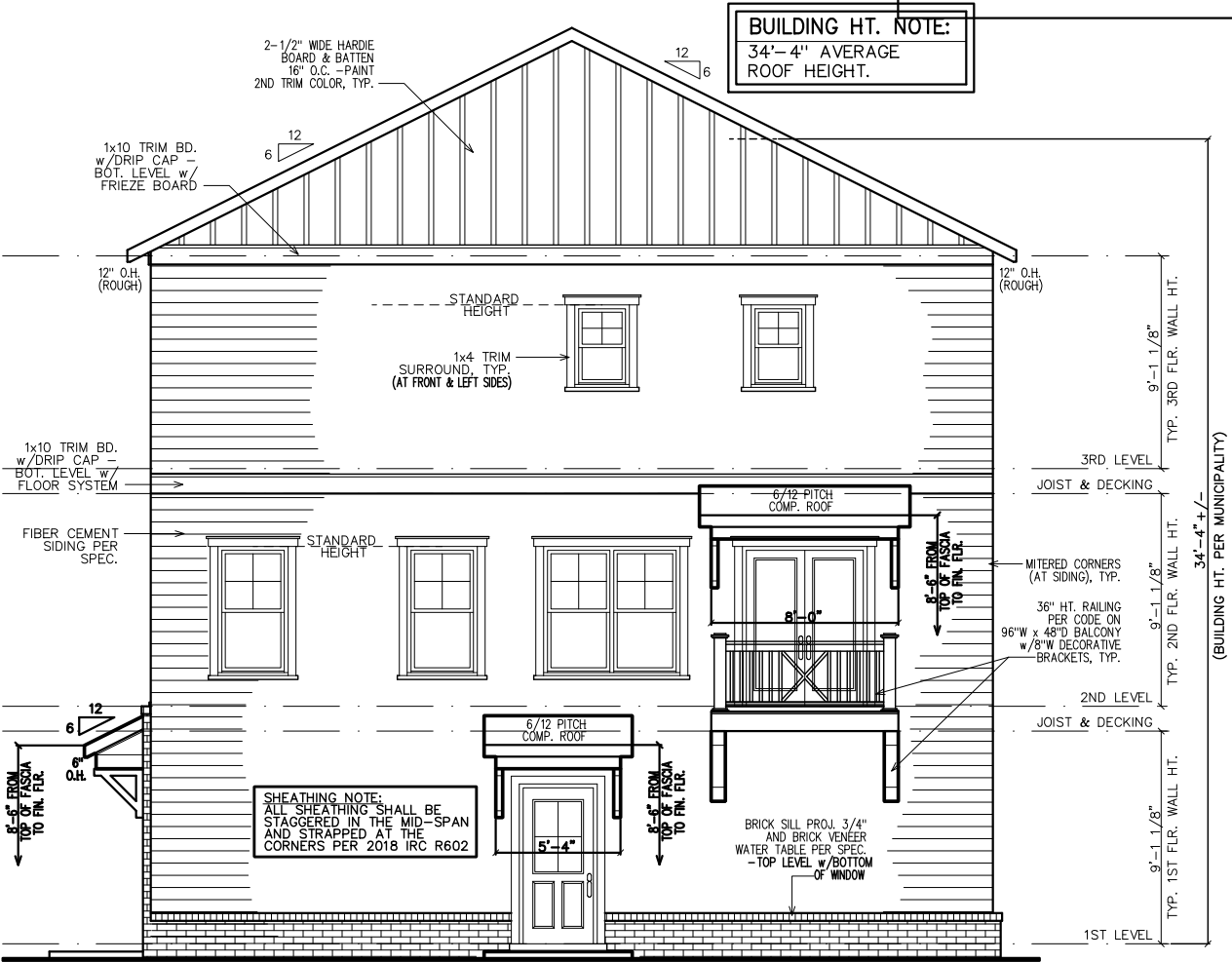
SHEET NUMBER:

1

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

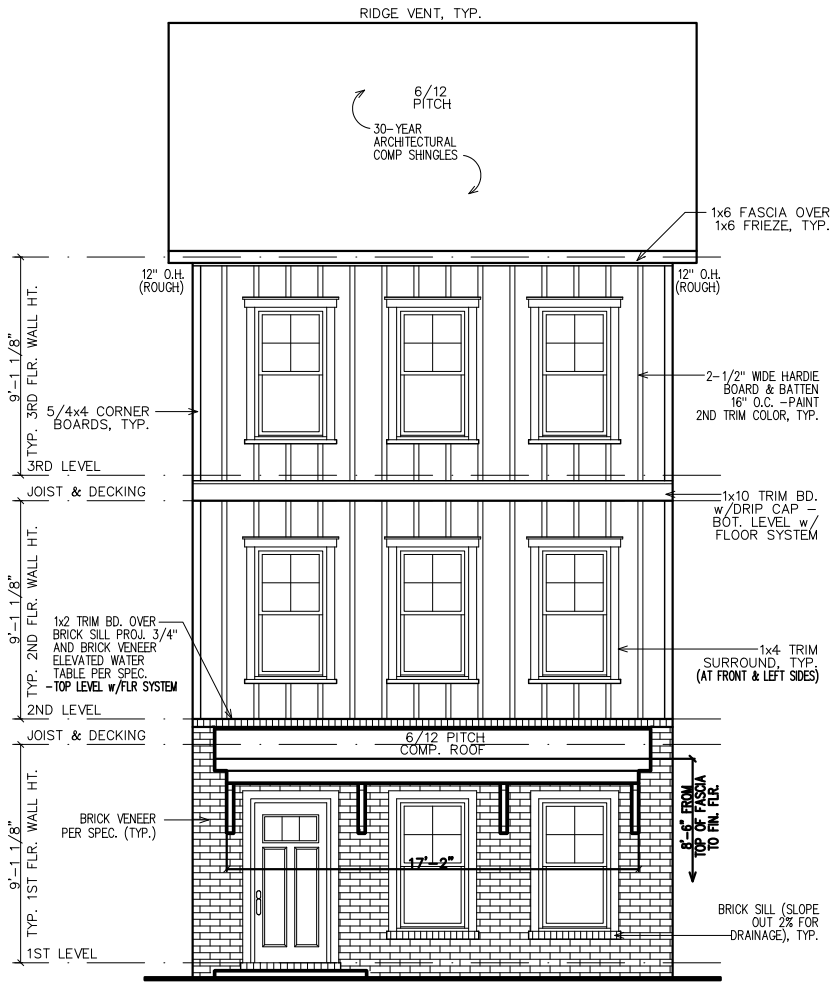
DESIGN CRITERIA

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



RIGHT ELEVATION

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



FRONT ELEVATION

NOTE:
ALL FIRST FLOOR
SILL HEIGHTS AT 18"
ABOVE FINISHED FLOOR.

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.

NOTE:
STEPS DOWN AS
NEEDED. IF UTILIZED
MUST MEET STANDARDS.

SUBDIVISION:
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LOT #:UNIT 22
RELEASED: 09/15/23



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(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

STILLWOOD PLAN#3-A

Side & Rear Elev.

DESIGNED BY: C.SAMUDA 09/15/23

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:
23-1064

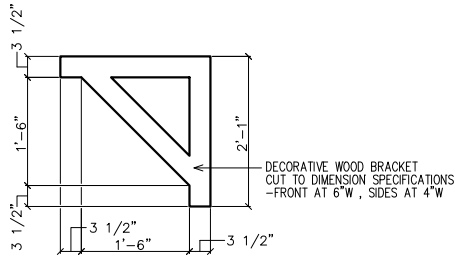
REVISIONS:

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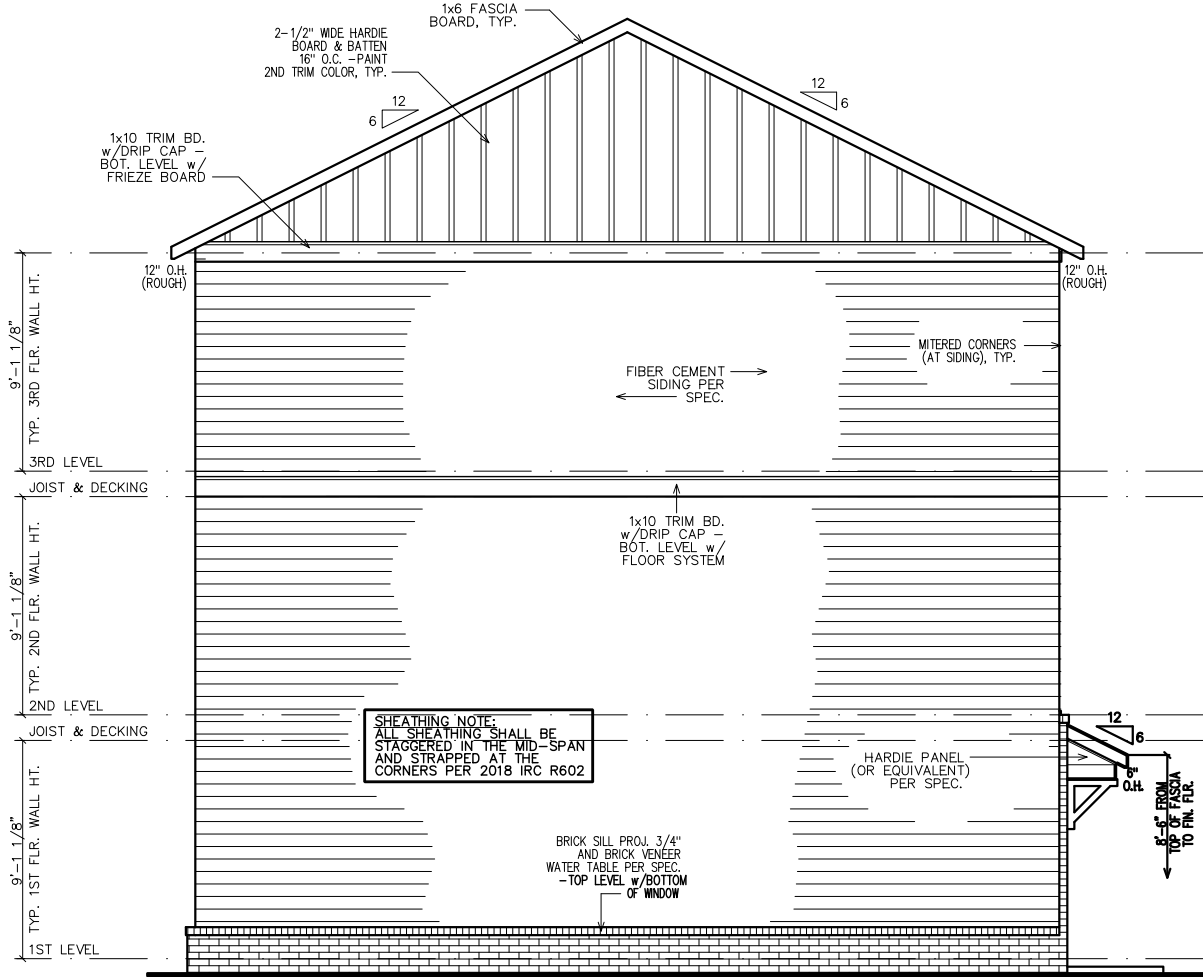
SHEET NUMBER:

2

NEW HOME SITE ADDRESS:

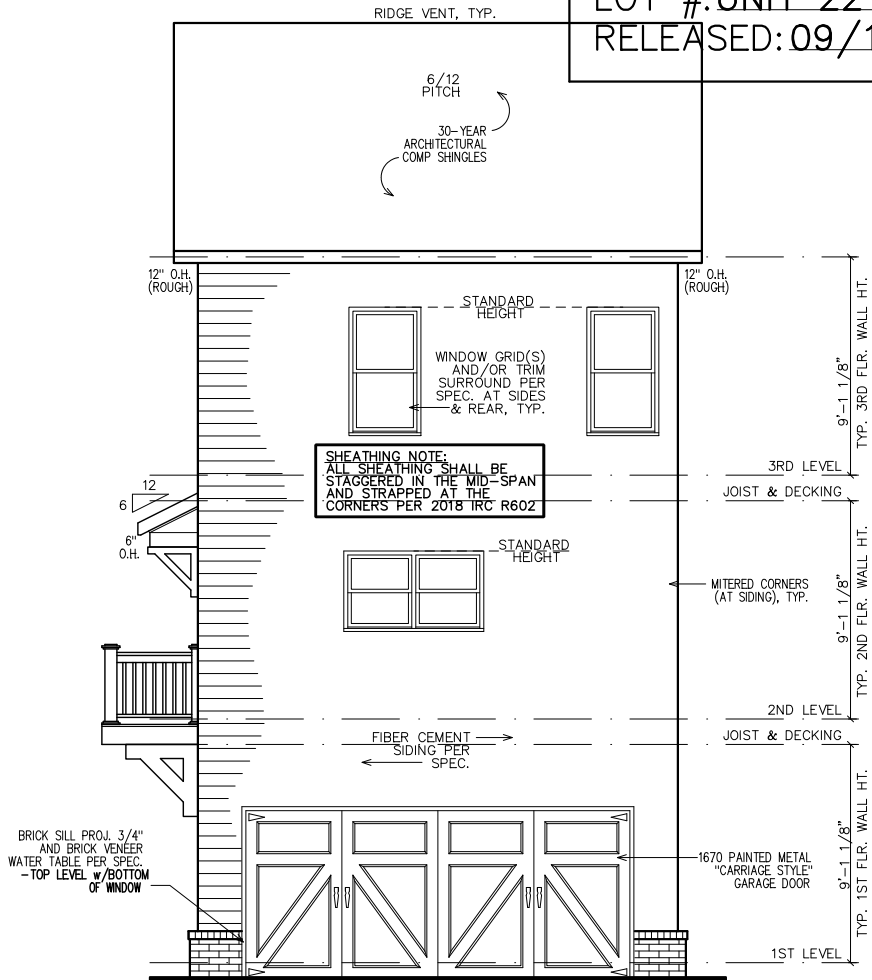


1 BRACKET DETAIL
2 SC: N.T.S.
(4 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



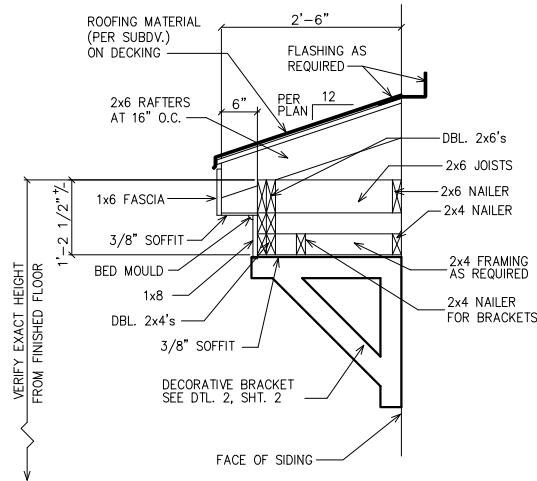
NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

LEFT ELEVATION



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

REAR ELEVATION



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

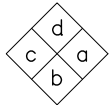
LEGEND

4

DETAIL NUMBER

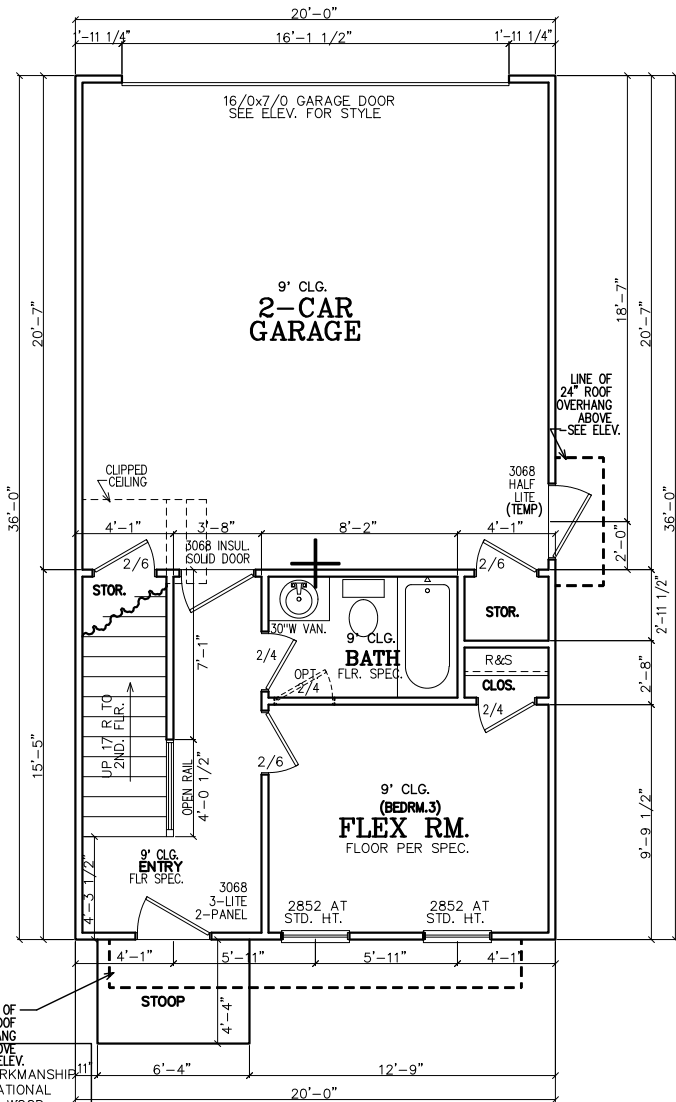
9

SHEET NUMBER



INTERIOR
ELEVATION
KEY

FIRST FLOOR 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: -SEE ELEV.
- 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.

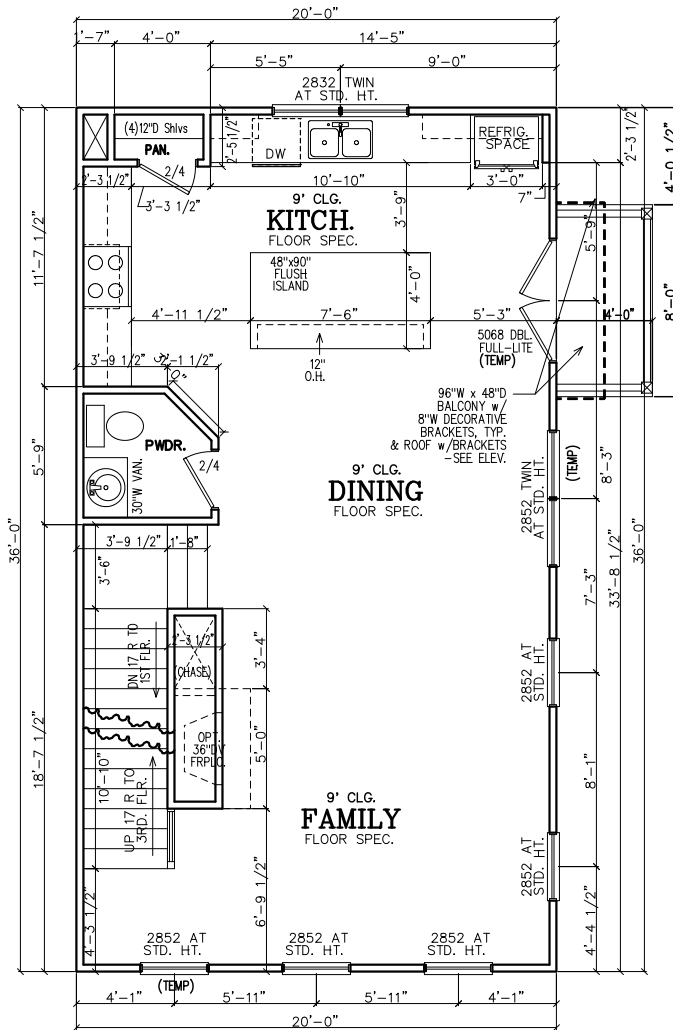
INSULATION NOTES:
1. WALL INSULATION SHALL BE A MINIMUM OF R-13.
2. CEILING INSULATION SHALL BE A MINIMUM OF R-38.
3. SLAB INSULATION PER CODE. *ALL UNLESS NOTED OTHERWISE*

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.

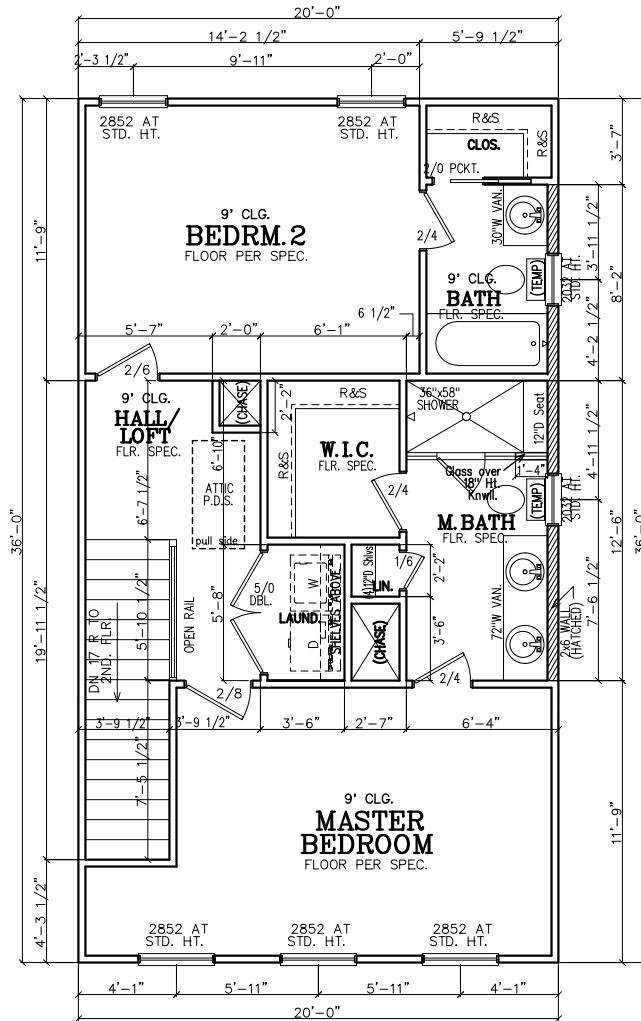
SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

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 22
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PROJECT INFORMATION:

STILLWOOD PLAN#3-A

Floor Plans

DESIGNED BY: C.SAMUDA 09/15/23

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:
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SHEET NUMBER:

3

LEGEND

4

DETAIL NUMBER

9

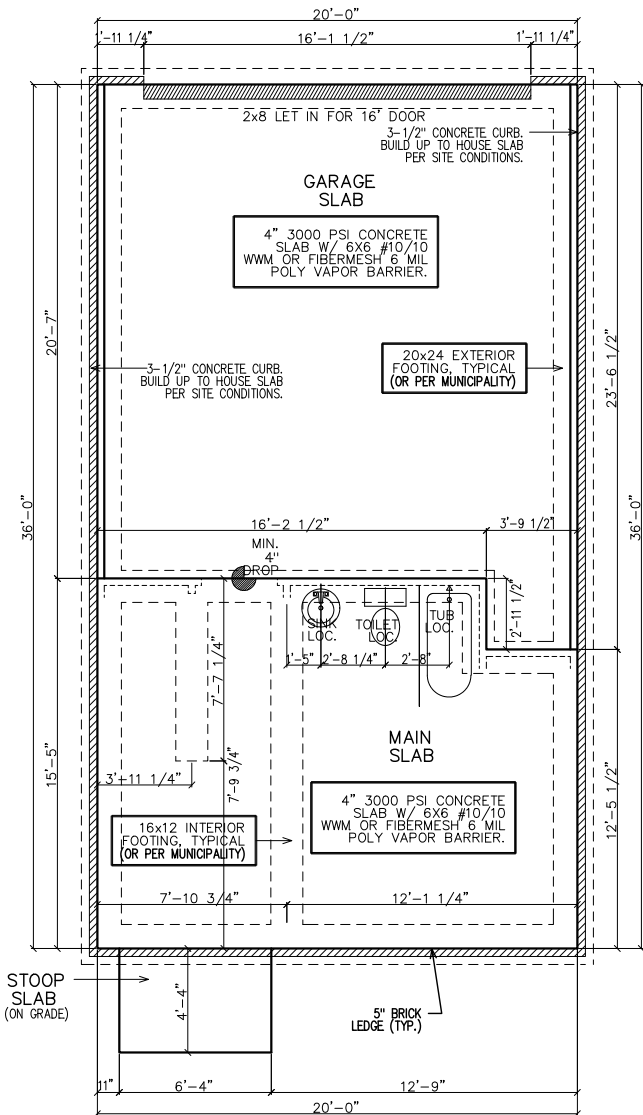
SHEET NUMBER

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

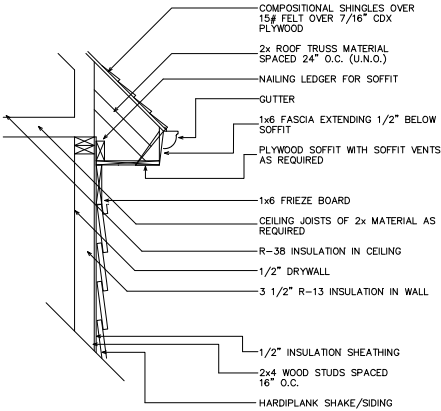
FOUNDATION NOTES

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

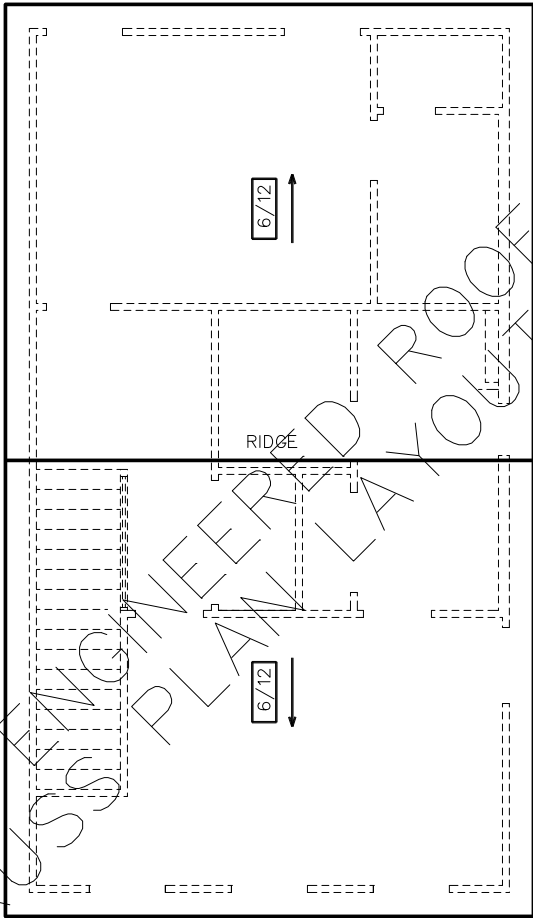
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STILLWOOD
LOT #:UNIT 22
RELEASED: 09/15/23



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



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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
Slab/Found & Roof Plan
DESIGNED BY: C.SAMUDA 09/15/23
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:

23-1064

REVISIONS:

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

4

SUBDIVISION:
STILLWOOD
LOT #:UNIT 22
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(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

STILLWOOD PLAN#3-A
Electrical Plans
DESIGNED BY: C.SAMUDA 09/15/23
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:
1ST FLR. 295
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TOTAL 1735
GARAGE 425

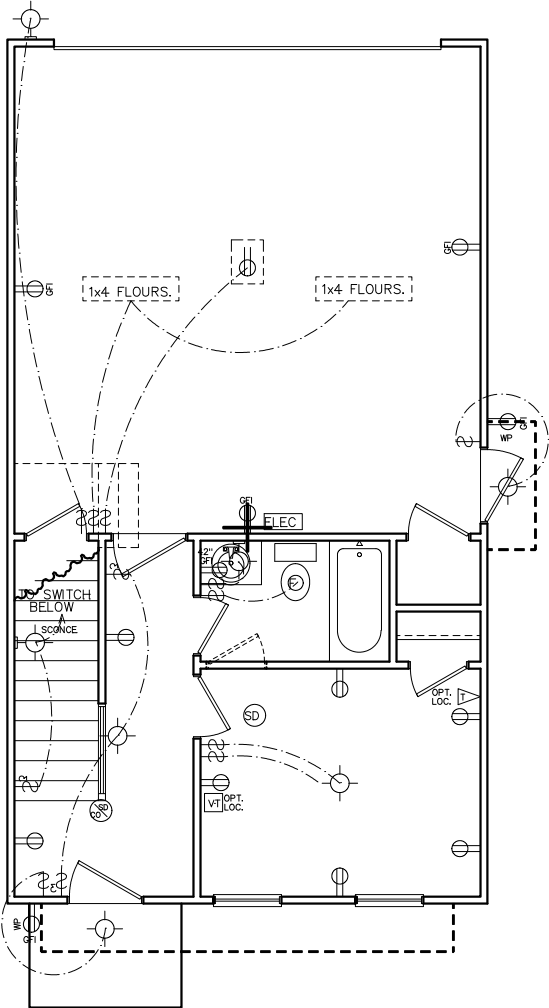
JOB NUMBER:
23-1064

REVISIONS:

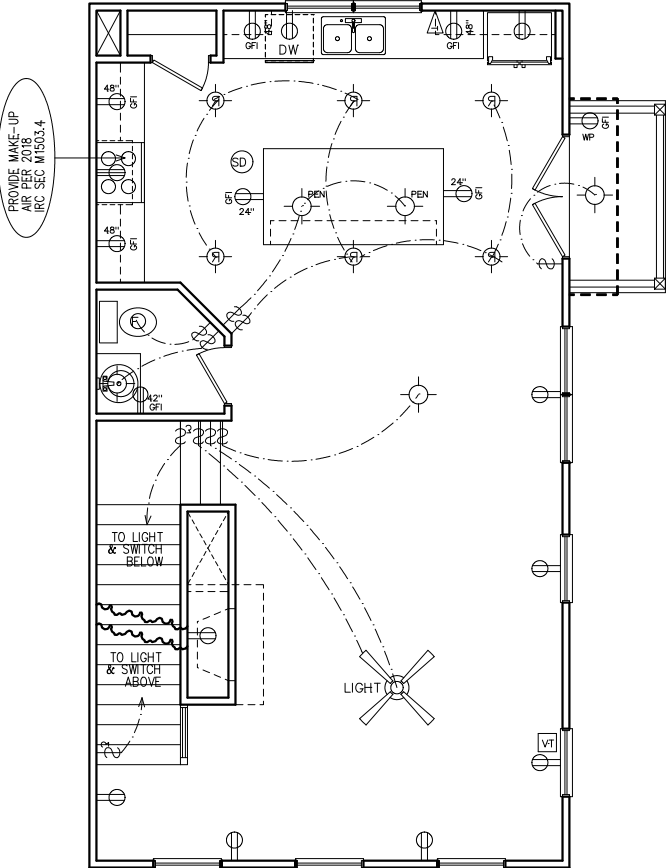
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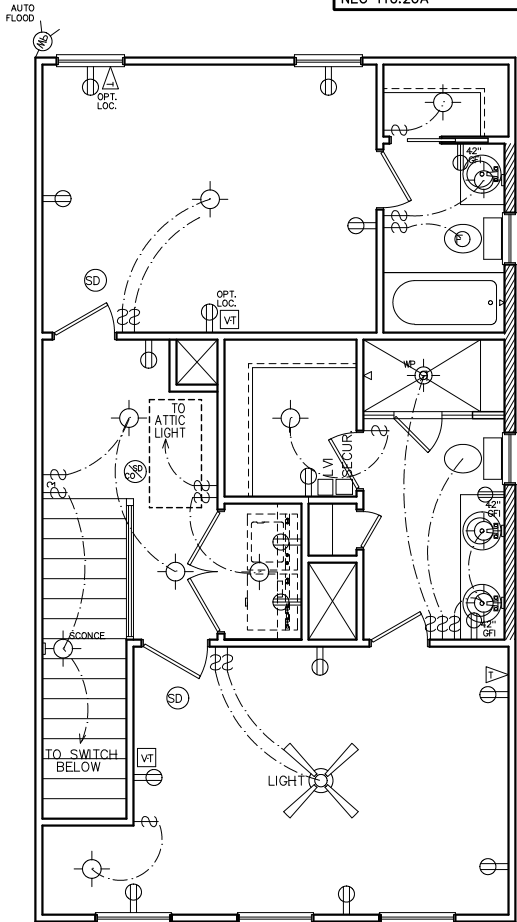
5



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

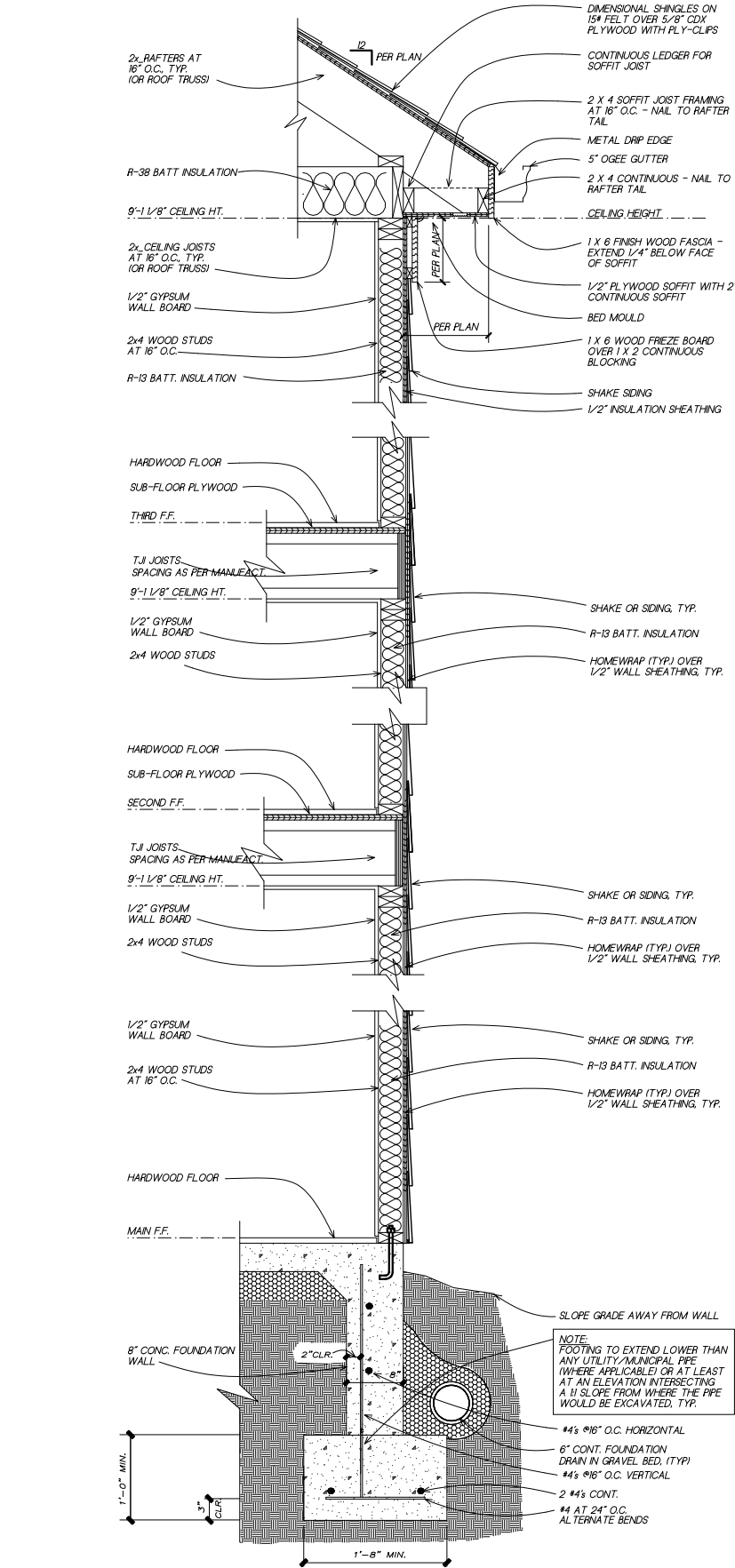
NOTE:
BRACE AND
WIRE SECONDARY
BEDROOMS FOR
CEILING FANS.

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	CD	CARBON MONOXIDE DETECTOR	
WEATHER PROOF FLOOD	GD	GARBAGE DISPOSAL	
EXT WALL LIGHT	SECUR	SECURITY "HOMERUN"	
FAN	LV	LOW VOLTAGE INTERFACE	
FAN WITH LIGHT	T	THERMOSTAT	
2x4 FLOURESCENT LIGHT	CH	CHIMES	
1x4 FLOURESCENT LIGHT	B	BATHROOM FAN	
110 VOLT OUTLET	FUSE	FUSE BOX	



1
6

TYPICAL WALL SECTION

SC: NOT TO SCALE

(GAPS OR PROPORTIONS SHOWN IN DETAIL ARE FOR CLARITY)

SUBDIVISION:
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LOT #:UNIT 22
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(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

STILLWOOD PLAN#3-A

Misc. Details

DESIGNED BY: C.SAMUDA 09/15/23

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

SQUARE FOOTAGE:

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2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

JOB NUMBER:
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SHEET NUMBER:

6

LEGEND

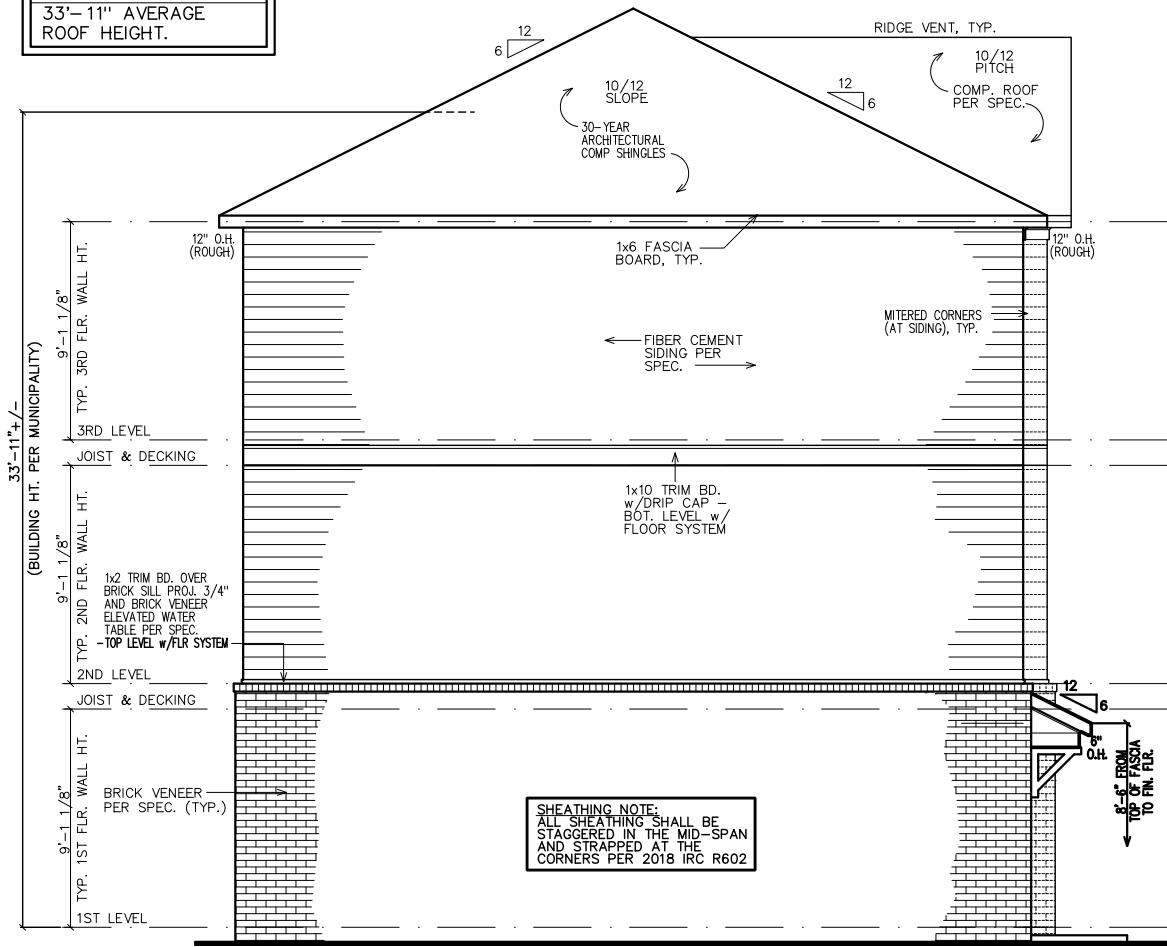
4

DETAIL NUMBER

9

SHEET NUMBER

BUILDING HT. NOTE:
33'-11" 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.

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 23
RELEASED:09/15/23

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:

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

PROJECT INFORMATION:

STILLWOOD PLAN#5-A

Front & Side Elev.

DESIGNED BY: C.SAMUDA 09/15/23

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

SQUARE FOOTAGE:

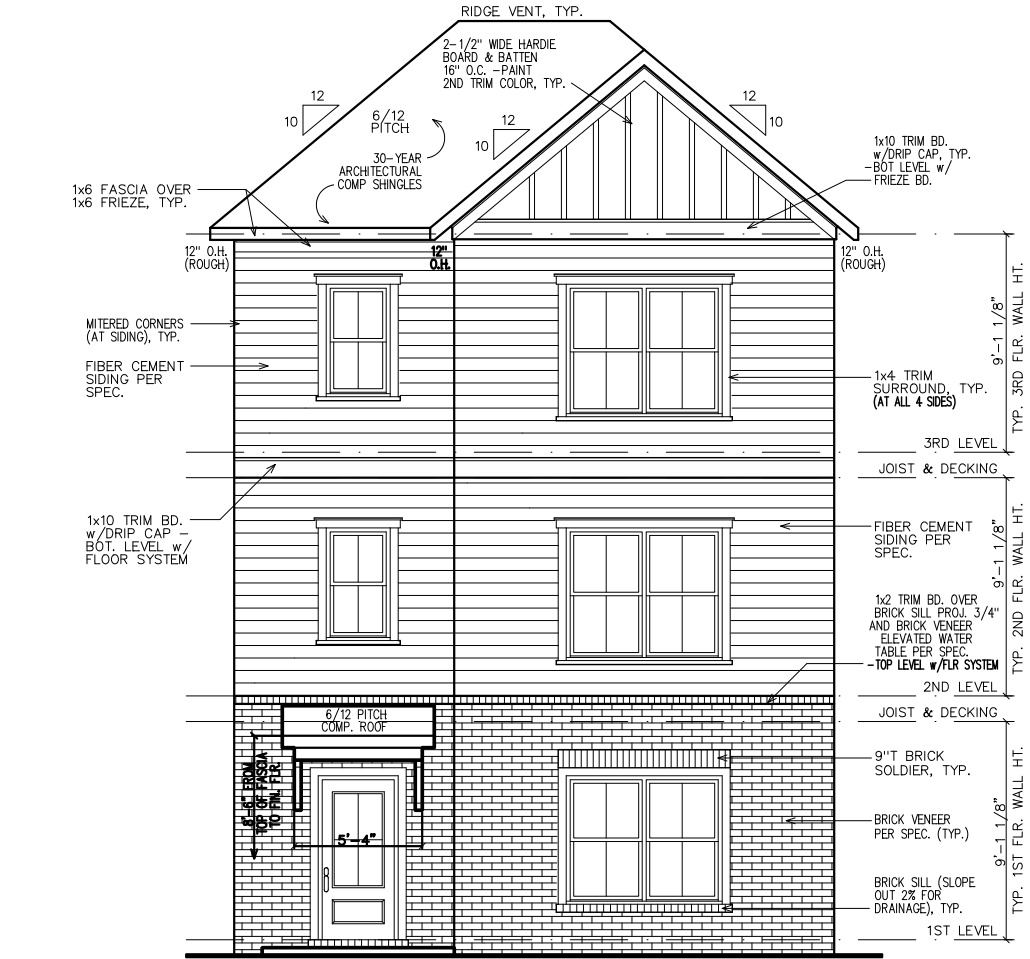
1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER:
23-1065

REVISIONS:

No.	Date	Revisions	App.
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SHEET NUMBER:
1



FRONT ELEVATION

NOTE:
ALL FIRST FLOOR
SILL HEIGHTS AT 18"
ABOVE FINISHED FLOOR.

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

NOTE:
STEPS DOWN AS
NEEDED. IF UTILIZED
MUST MEET STANDARDS.

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

PROJECT INFORMATION:
STILLWOOD PLAN#5-A
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 09/15/23
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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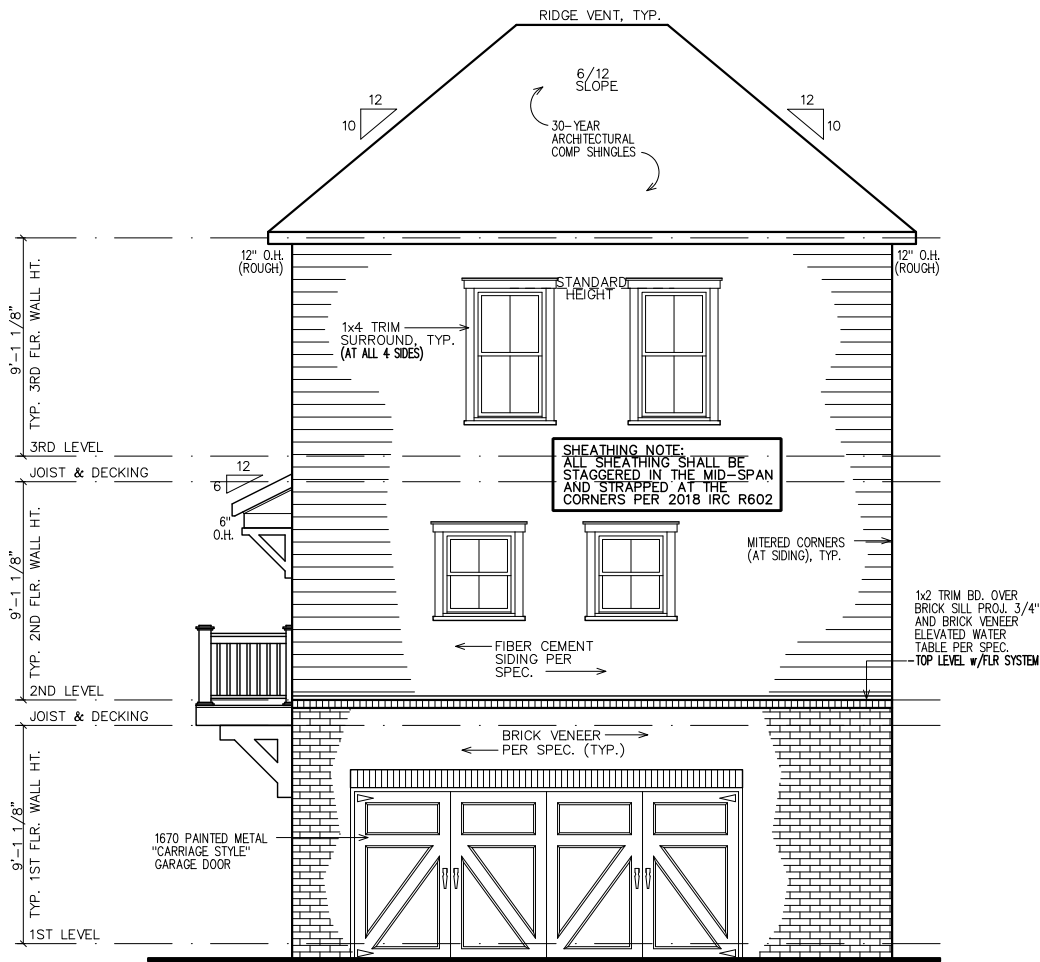
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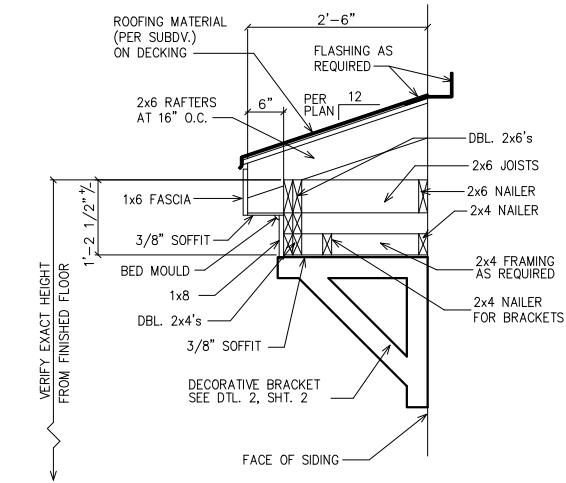
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NEW HOME SITE ADDRESS:

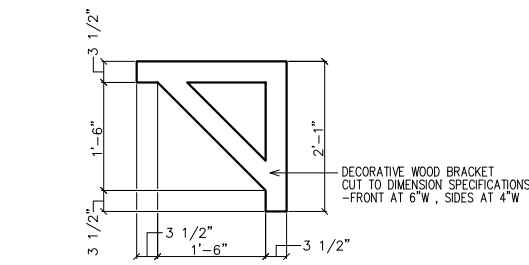


NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

REAR ELEVATION



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



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



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

1x2 TRIM BD. OVER
BRICK SILL PROJ. 3/4"
AND BRICK VENEER
ELEVATED WATER
TABLE PER SPEC.
-TOP LEVEL w/FLOOR SYSTEM

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

RIGHT ELEVATION

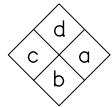
LEGEND

4

DETAIL NUMBER

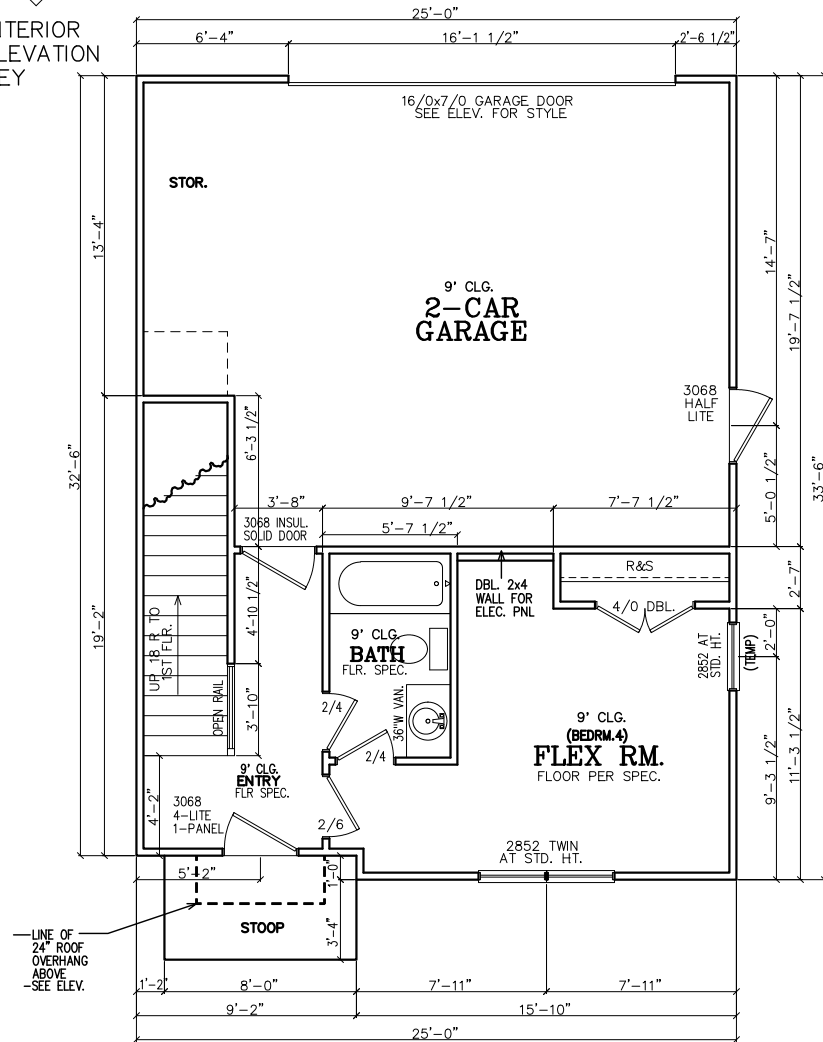
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SHEET NUMBER



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.

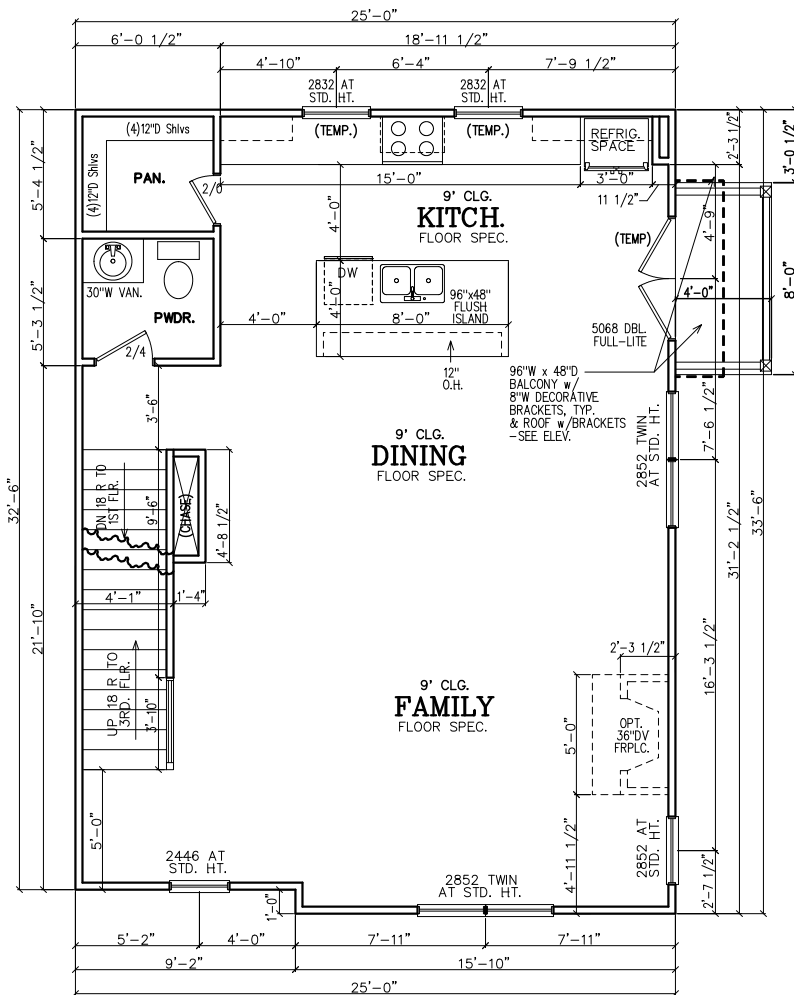
INSULATION NOTES:
1. WALL INSULATION SHALL BE A MINIMUM OF R-13.
2. CEILING INSULATION SHALL BE A MINIMUM OF R-38.
3. SLAB INSULATION PER CODE. *ALL UNLESS NOTED OTHERWISE*

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.

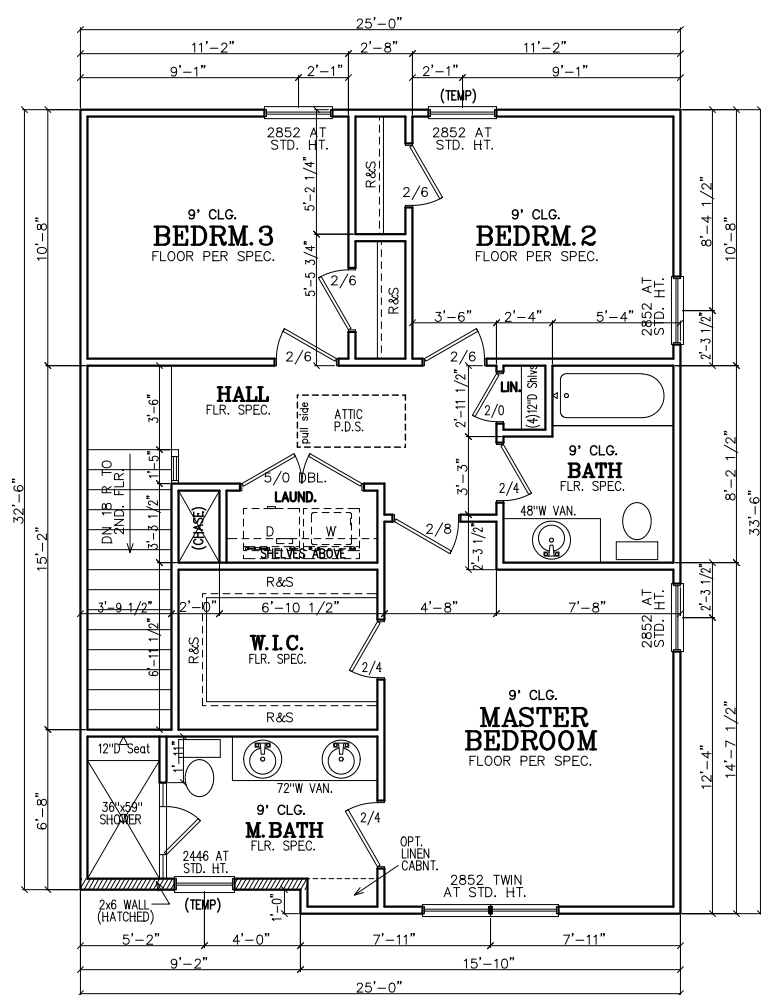
SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

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.

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PROJECT INFORMATION:

STILLWOOD PLAN#5-A

Floor Plans

DESIGNED BY: C.SAMUDA 09/15/23

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:

3

LEGEND

4

DETAIL NUMBER

9

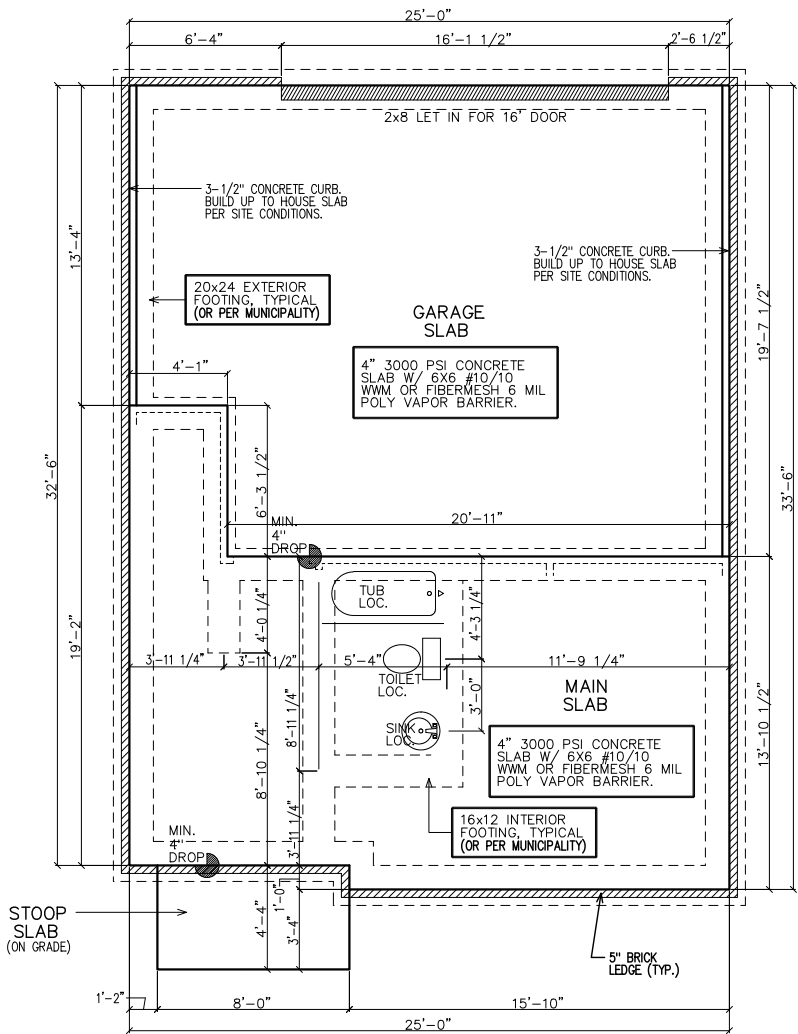
SHEET NUMBER

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



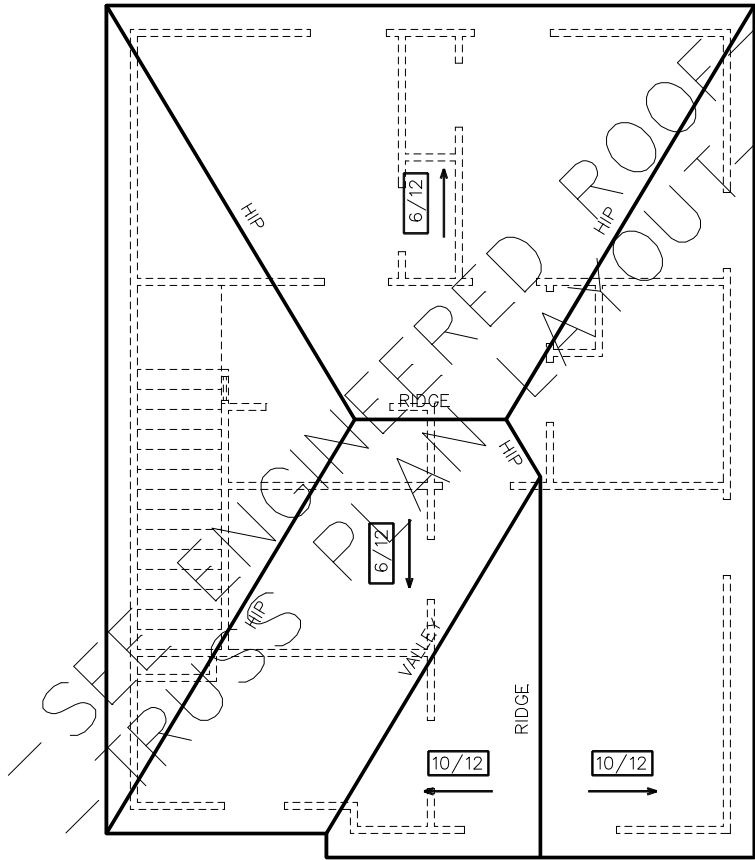
SLAB/FOUNDATION PLAN

FOUNDATION NOTES

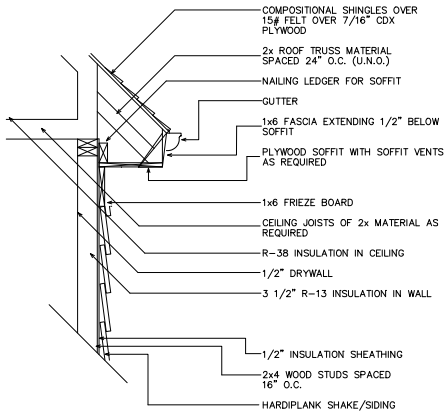
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS CONDITIONS IN THE FEILD BEFORE BEGINNING CONSTRUCTION. IF DRAWINGS ARE IN CONFLICT WITH FIELD CONDITIONS OR OTHER DRAWINGS, CONTRACTOR SHOULD CONTACT CS DESIGN GROUP, LLC FOR JUSTIFICATION OR CORRECTION. ANY DISCREPANCIES FOUND AFTER START OF CONSTRUCTION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

PLUMBER NOTES

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



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



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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-A

Slab/Found & Roof Plan

DESIGNED BY: C.SAMUDA 09/15/23

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:
23-1065

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

SHEET NUMBER:

4

SUBDIVISION:
STILLWOOD
LOT #:UNIT 23
RELEASED:09/15/23



DESIGN ■ PLANNING ■ PALETTES
4199 IDLEWOOD PARC COURT
TUCKER, GEORGIA 30084
PH:404.441.8067 FX:770.908.0024
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Development
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ATLANTA, GA 30324
(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

STILLWOOD PLAN#5-A
Electrical Plans
DESIGNED BY: C.SAMUDA 09/15/23
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

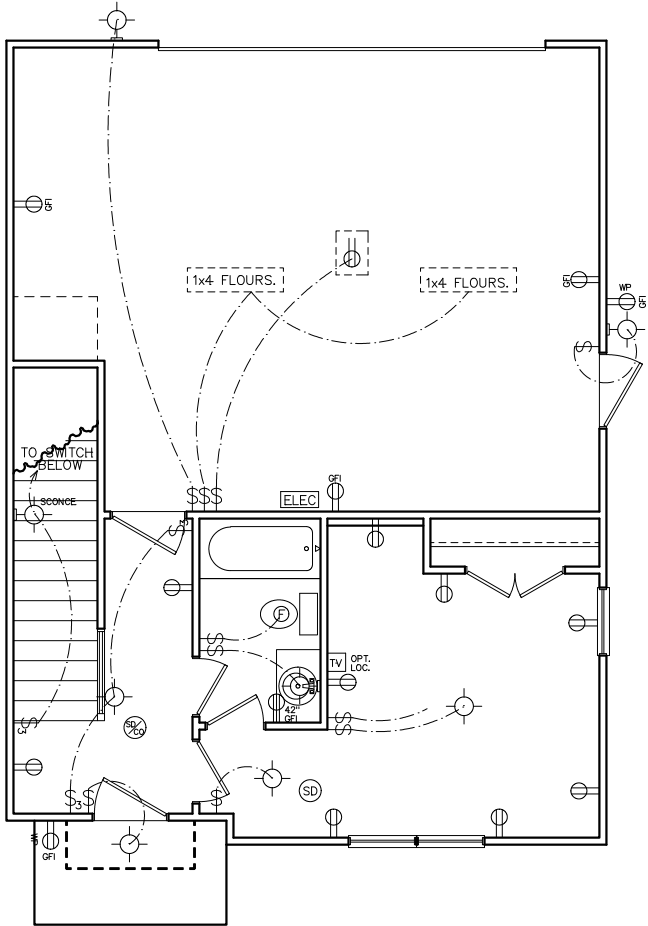
SQUARE FOOTAGE:
1ST FLR. 365
2ND FLR. 830
3RD FLR. 830
TOTAL 2025
GARAGE 465

JOB NUMBER:
23-1065

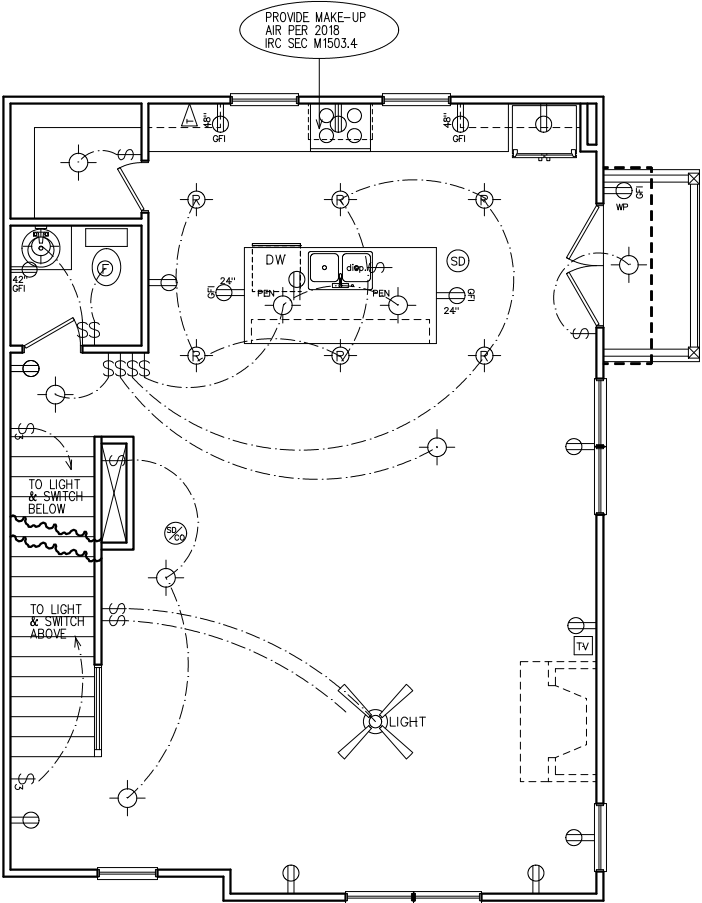
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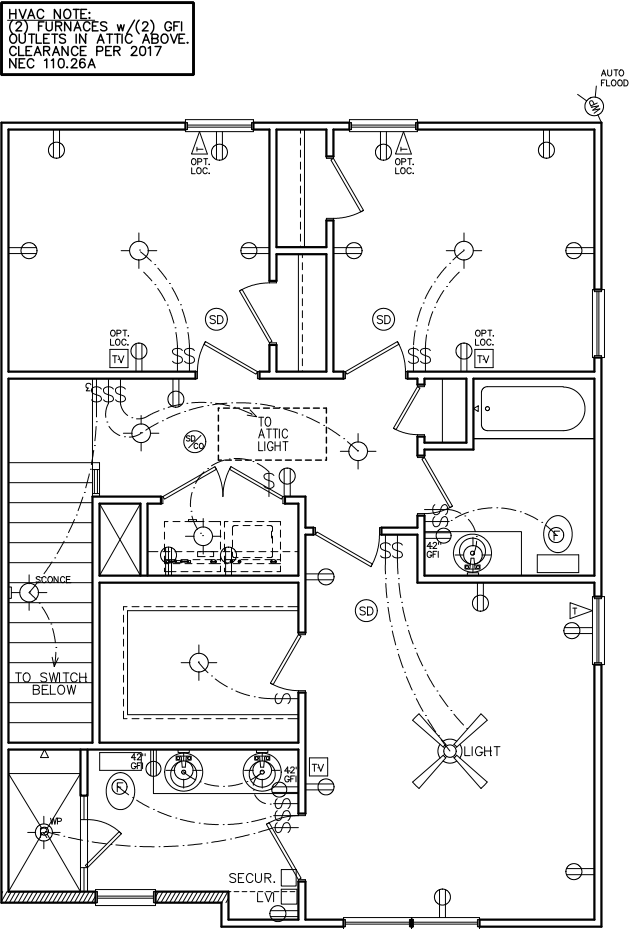
5



FIRST FLOOR
ELECTRICAL PLAN



SECOND FLOOR
ELECTRICAL PLAN



THIRD FLOOR
ELECTRICAL PLAN

ELECTRICAL LEGEND

SWITCH	WE	WEATHER PROOF OUTLET
3-WAY SWITCH	GF	GFI OUTLET
4-WAY SWITCH	220	220 VOLT OUTLET
DIMMER SWITCH	110	110 VOLT SWITCHED
LIGHT	FLOOR	FLOOR OUTLET
RECESSED LIGHT	CEILING	CEILING OUTLET
PULL CHAIN LIGHT	TV	TELEVISION
WEATHER PROOF LIGHT	TEL	TELEPHONE
RECESSED EYE LIGHT	SD	SMOKE DETECTOR
FLOOD LIGHT	CD	CARBON MONOXIDE DETECTOR
WEATHER PROOF FLOOD	GD	GARBAGE DISPOSAL
EXT WALL LIGHT	SECUR	SECURITY "HOMERUN"
FAN	LV	LOW VOLTAGE INTERFACE
FAN WITH LIGHT	T	THERMOSTAT
2x4 FLOURESCENT LIGHT	CH	CHIMES
1x4 FLOURESCENT LIGHT	B	BATHROOM FAN
110 VOLT OUTLET	FB	FUSE BOX

ELECTRICAL NOTES

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

NOTE:
BRACE AND
WIRE SECONDARY
BEDROOMS FOR
CEILING FANS.

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

SUBDIVISION:
STILLWOOD
LOT #:UNIT 23
RELEASED:09/15/23

CS

DESIGN

GROUP, LLC

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CONTACT: RICK BENNETT

PROJECT INFORMATION:

STILLWOOD PLAN#5-A

Misc. Details

DESIGNED BY: C.SAMUDA 09/15/23

SCALE:
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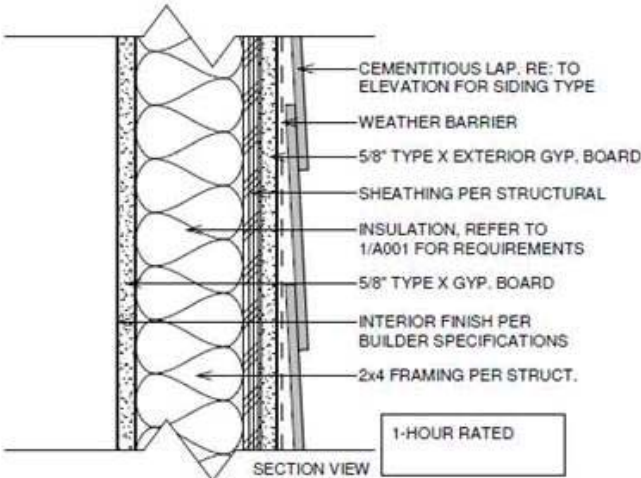
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6	.	.	.

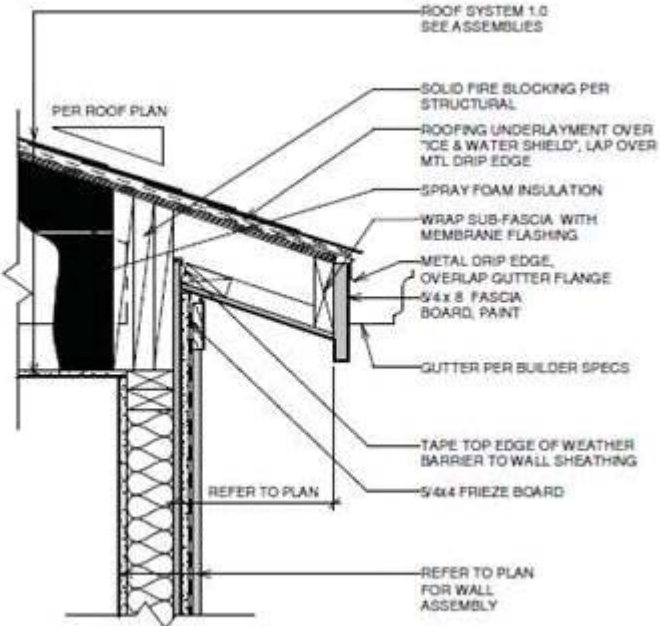
SHEET NUMBER:
6

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

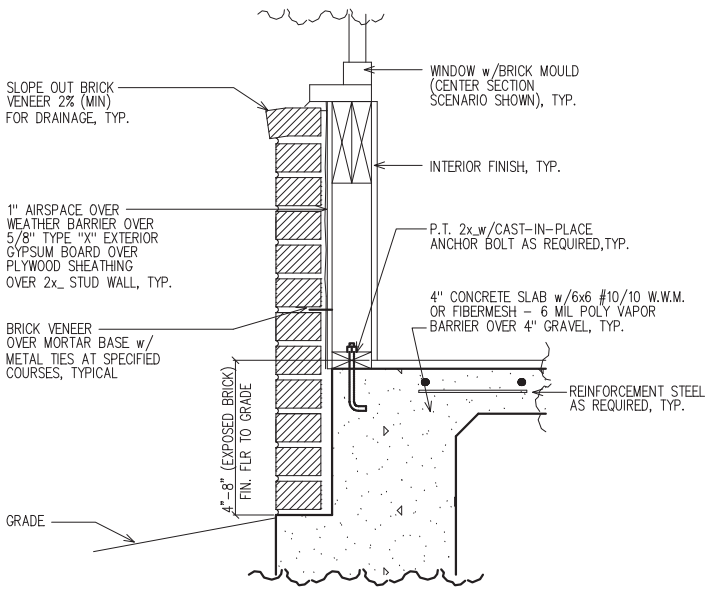
USE HOT-DIP GALVANIZED OR STAINLESS STEEL FASTENERS IN ALL LOCATIONS & INSTALL PER SIDING MANUFACTURER'S INSTALLATION INSTRUCTIONS



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



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



1
6
LOWER WALL SECTION
DETAIL @ BRICK

SC: NOT TO SCALE



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

DATE: October 6, 2023
 TO: Tonya Hutson
 FROM: Lynn Patterson
 RE: **Design Review – 3276 Myrtle Street addition**

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

BACKGROUND

The City of Hapeville has received a design review application from Margaret Crawford to construct a 846 SF rear addition to an existing single family dwelling located at 3276 Myrtle Street. Per the application, the existing single family dwelling is 2,155 SF. All exterior siding will be removed to match new lap siding with aluminum gutters , white aluminum windows and architectural shingles on the roof.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(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 survey / site plan drawn by S&S Land Surveying shows a side setback of 5'4" (existing house) and 5'6" (addition). The architectural plan drawn by Dreamcatcher Designs shows as 6' 6" setback for the existing house and the new addition. It is not clear whether these include the overhangs or the wall of the house. The eaves may not be in the setback. Please correct. The existing sidewalk is not shown on the survey/site plan. It would also be helpful to have the new impervious surface calculation for the site.

(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: Two oak trees are shown in the front yard (survey). An existing wooden fence is shown in the photos but not on the survey/site plan.

(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: Mechanical location is not shown, however, rear yard is fenced in. Should the fence be removed, screening (vegetative or fencing) should be provided.

(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: Gravel driveway is no longer allowed per Sec. 58-1-3. - Surfacing requirements for single-family residential driveways and hardship exemptions. Recommendation the gravel portion should be upgraded to concrete or pavers.

(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: Shingles must be specified with 30 year minimum warranty. Overhang dimension not provided.

(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: Existing front screened-in porch – not proposed to change. Design Exception required. Foundation detail not provided for addition.

(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: Provide window detail to ensure recess meets standards. Provide trim dimensions. Trim detail appears to show sills. Ensure this is the case.

(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:

RECOMMENDATIONS

The Design Review Committee may approve the application subject to the satisfaction of the below issues and any other modifications deemed appropriate by the Committee:

- Provide correct setback dimensions (survey and architectural site plan differ).
- Show existing sidewalk on survey.
- Show fence on survey/site plan.
- Provide impervious surface calculation on site plan.
- Mechanical location is not shown however, rear yard is fenced in. Should the fence be removed, screening (vegetative or fencing) should be provided.
- Roof shingles must be specified with 30 year minimum warranty.
- Overhang dimension should be provided (min 12").
- Driveway shown but width not provided. Please provide.
- Gravel is no longer allowed as a material, recommend to change to concrete or pavers.
- Foundation detail should be provided for addition.
- Provide window detail to ensure recess meets standards.
- Provide trim dimensions.
- Trim detail appears to show sills. Ensure this is the case.

Design Exception

If existing screened-in front porch to remain, it will require a Design Exception.

paid 4/18/23 e RWD
JP

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 4/18/23

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: Margaret Crawford Contact Number: [REDACTED]

Applicants Address: 3276 Myrtle St Hapeville, GA 30354

E-mail Address: [REDACTED] Zoning Classification: R3

Address of Proposed Work: 3276 Myrtle St

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009800140149

Property Owner: Margaret Crawford Contact Number: [REDACTED]

Project Description (including occupancy type): Demo rear (attached) room, demo deck, demo hip roof over kitchen. Replaced demoed footprint with a new slab foundation. Add New addition onto rear. Rear two story addition open to below with Loft/office. Adding two full BATHS, 1 powder room, office, and loft.

Contractors Name: Owner Contact Number: [REDACTED]

Contact Person: Margaret Crawford 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.

Margaret Crawford
Applicants Signature

4/18/23
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: 846 sf.

Total Square Footage of existing building: 2,155

Estimated Cost of Construction: 85,000

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

Lap siding
aluminum gutters
white aluminum windows
three architectural shingles

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

same as above
match existing materials
(replace all exterior siding to match new)

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 Margaret Crawford  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:

MC 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

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

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

MC 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.

MC 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.

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

MC 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.

Margaret Crawford

Printed Name

Signature

04/19/23

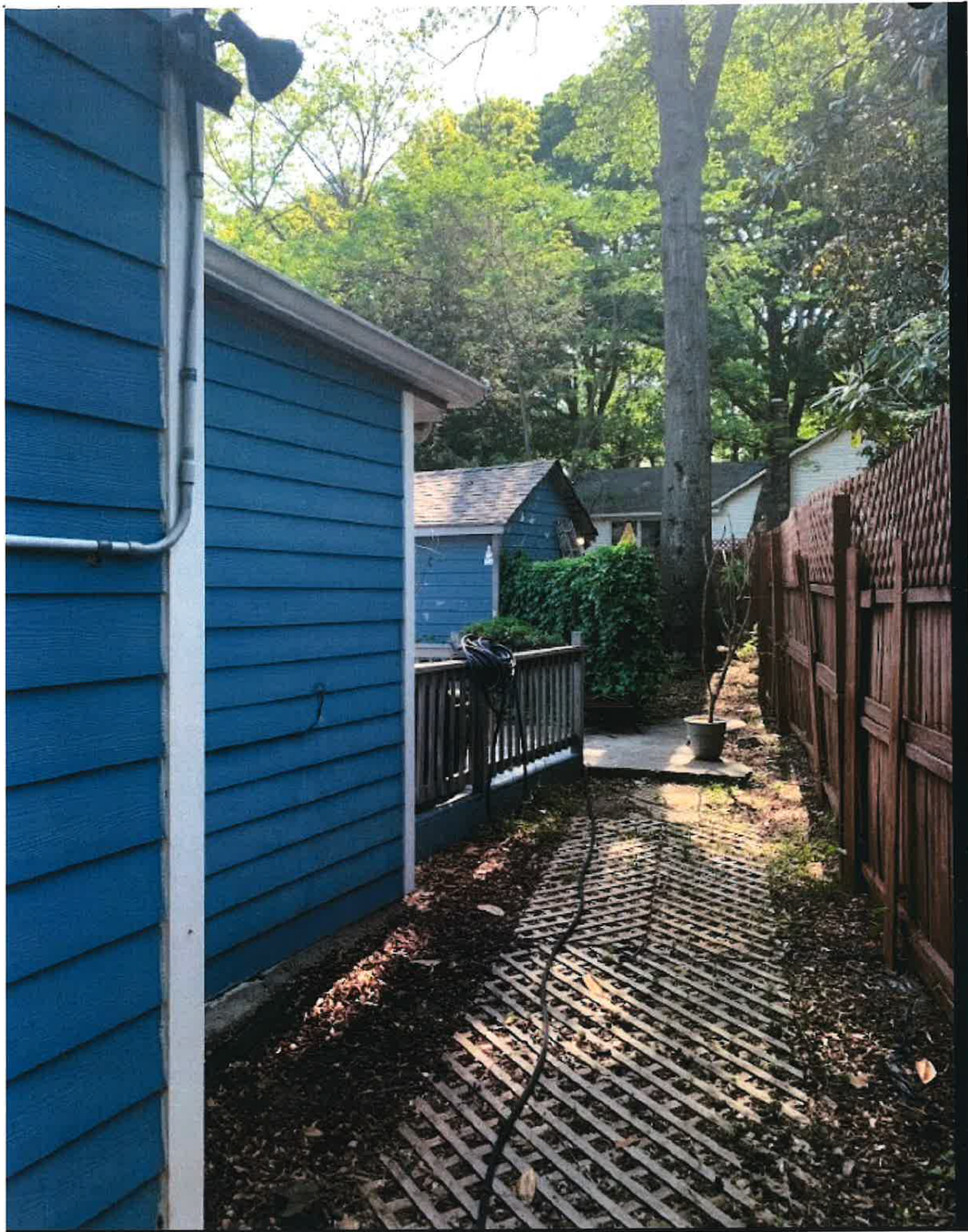
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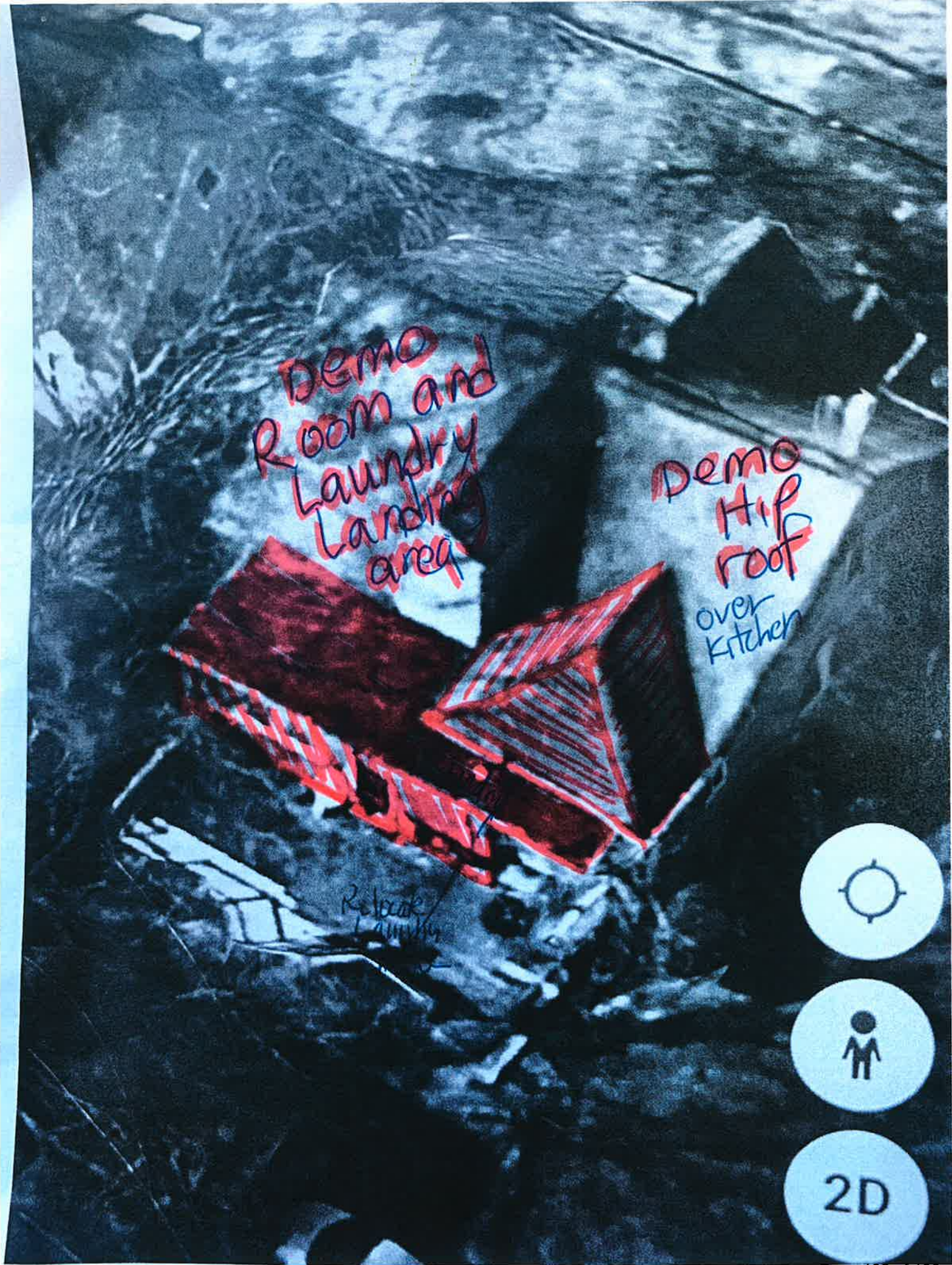
Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

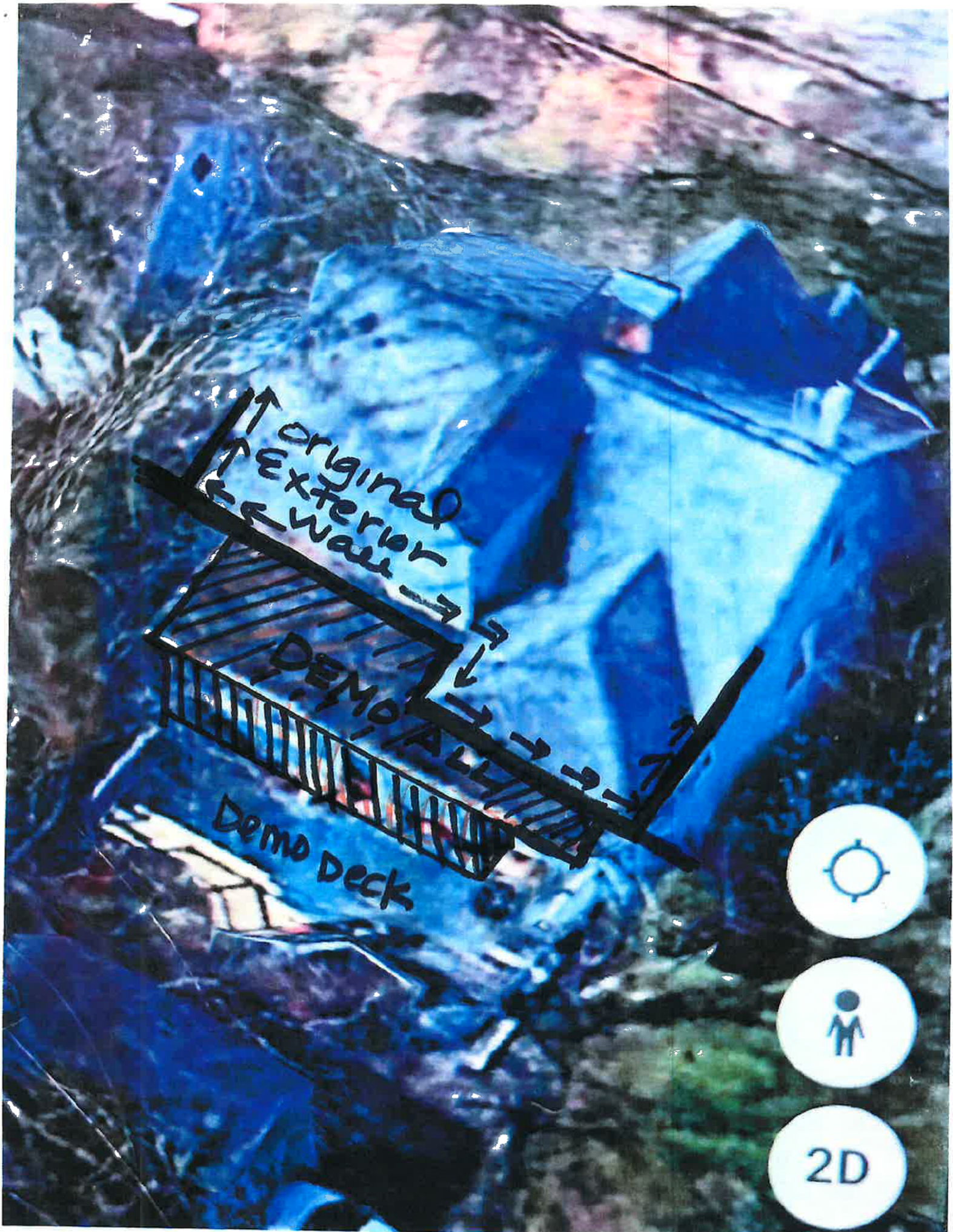
Thank you for interest and investment in the City of Hapeville.





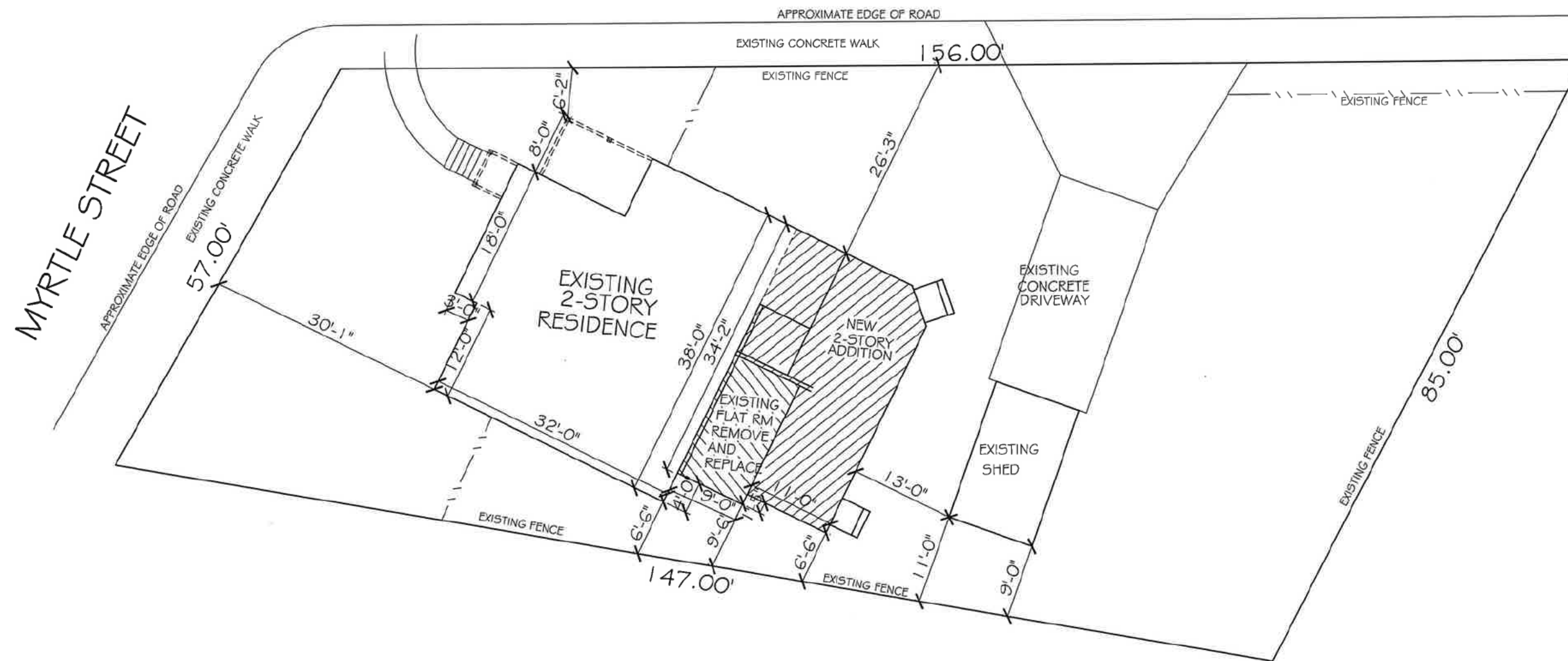






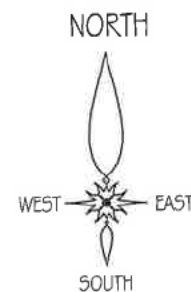
3276 MYRTLE STREET
HAPEVILLE, GA 30354

NORTH AVENUE



NOTE:
DreamCatcher Designs, Inc. assumes no liability for any residence constructed from these plans. The purchaser of these plans is responsible for any construction providing from the intended results shown here.

Builder/Contractor to verify all dimensions prior to any phase of construction.
Builder/Contractor responsible for any aspects of the working drawings which require any Engineering.
Builder/Contractor responsible for conforming to Local, City/Regional Building Codes.



Phone/Fax: (850) 968-0053

Job#: DCD-270-CRAWFORD

Page: Site Plan 11x17

Date: 04-10-23

Scale: 1" = 15'-0"

REFERENCE:
D.B. 51537 PG. 312
P.B. 17 PG. 7

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, OR 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.

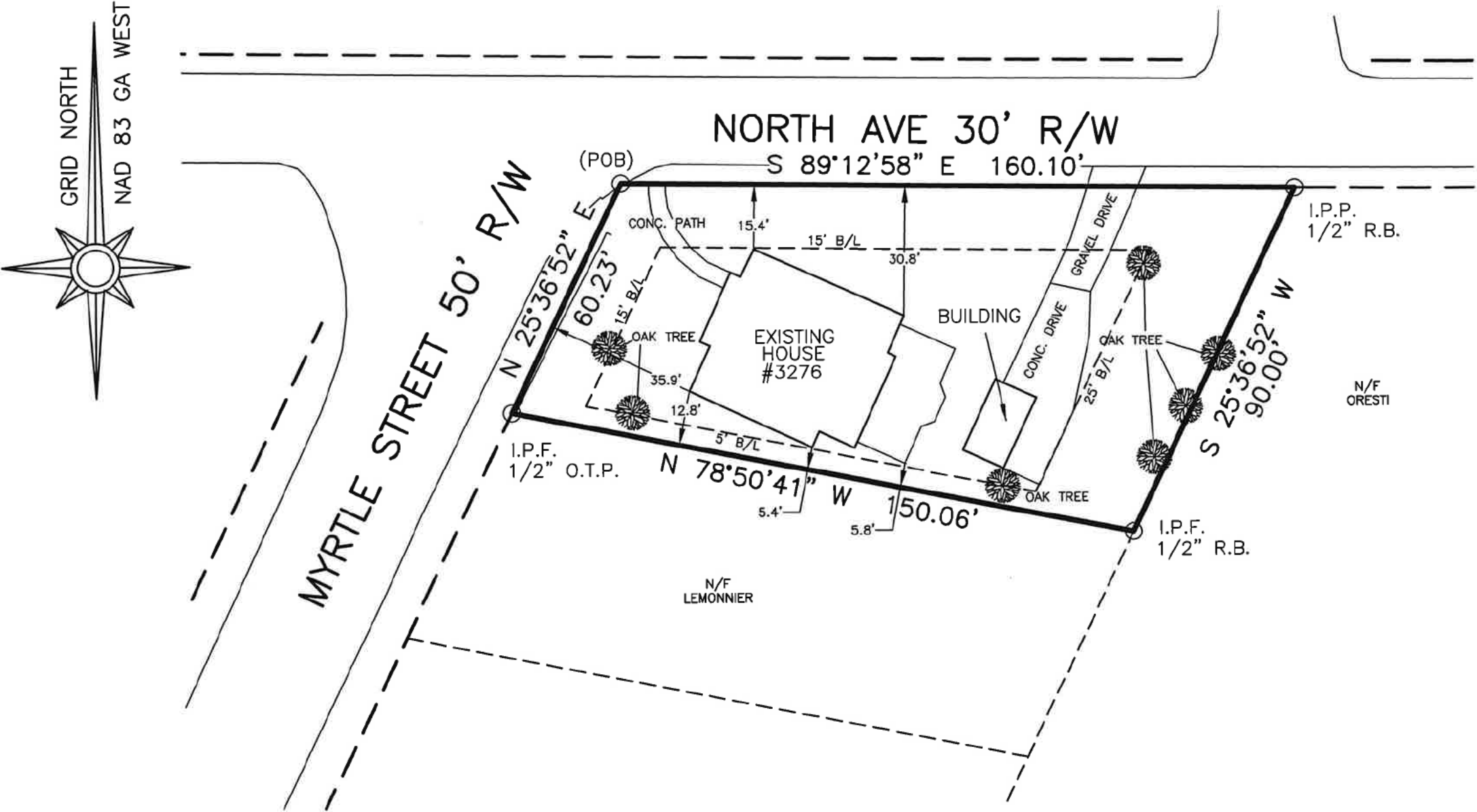
William Sims

Registered Georgia Land Surveyor No. 2996
Address: 971 Center Point Rd, Carrollton, Ga 30117
Telephone Number: 678-873-3119
Date: AUGUST 8, 2023

Field work performed: AUGUST 7, 2023
Equipment used to obtain linear and angular measurements used in the preparation of this plat: Spectra Precision Focus 35

This plat has been calculated for closure and is found to be accurate within one foot in 45,324 feet.
By: William B. Sims

LEGEND:
I.P.F. ---IRON PIN FOUND
I.P.P. ---IRON PIN PLACED
O.T. ---OPEN TOP PIPE
C.T. ---CRIMPED TOP PIPE
R.B. ---IRON RE-BAR
ESM'T ---EASEMENT
---X--- FENCE

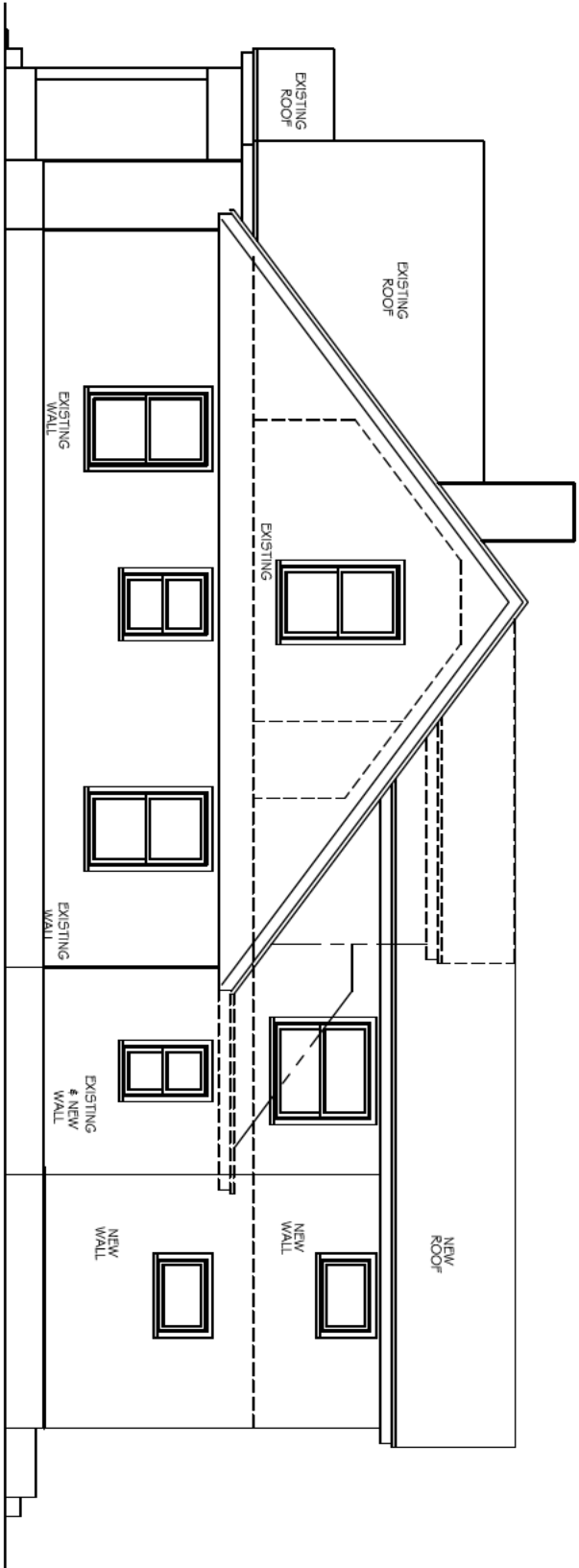


SURVEY/SITE-PLAN FOR
MARGARET CRAWFORD

LAND LOT 98, 14th DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA
DATE: 8 AUGUST 2023 SCALE: 1"=30'



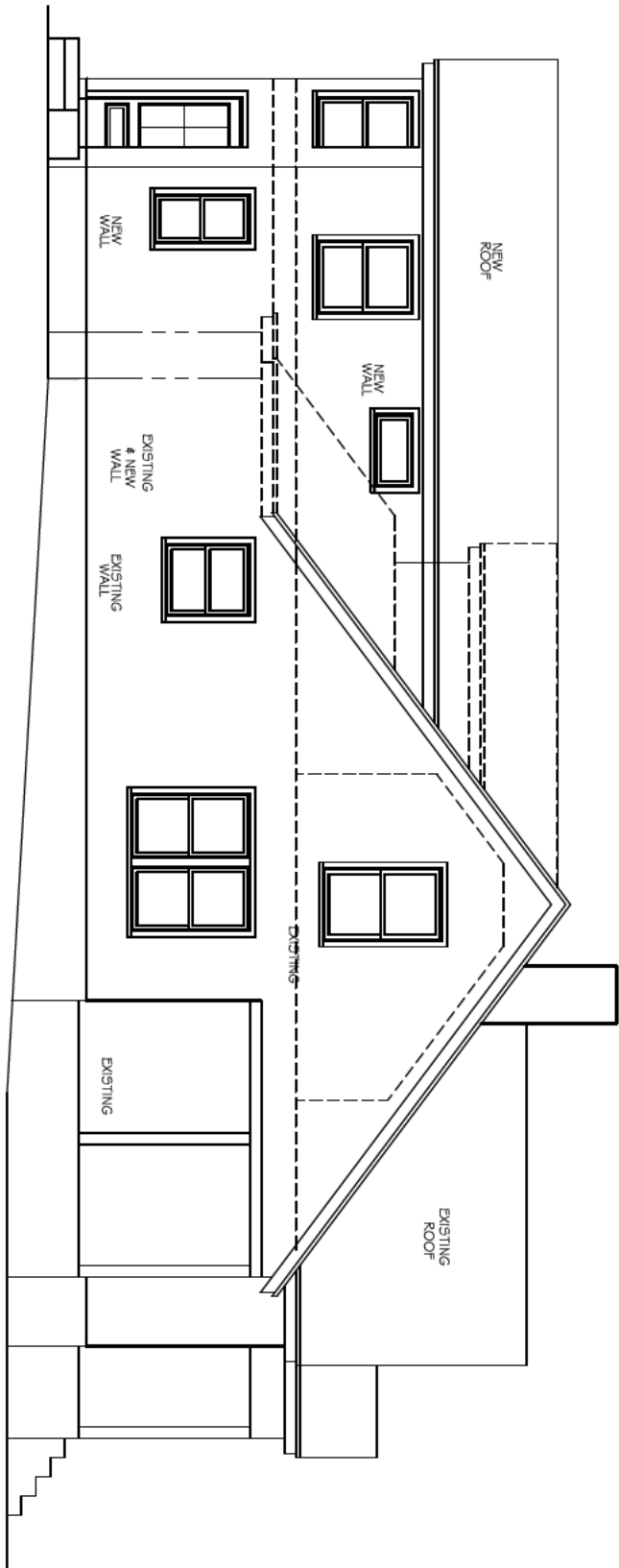
Prepared By
S&S LAND SURVEYING
(678) 873-3119
971 Center Point Road
Carrollton, Georgia 30117



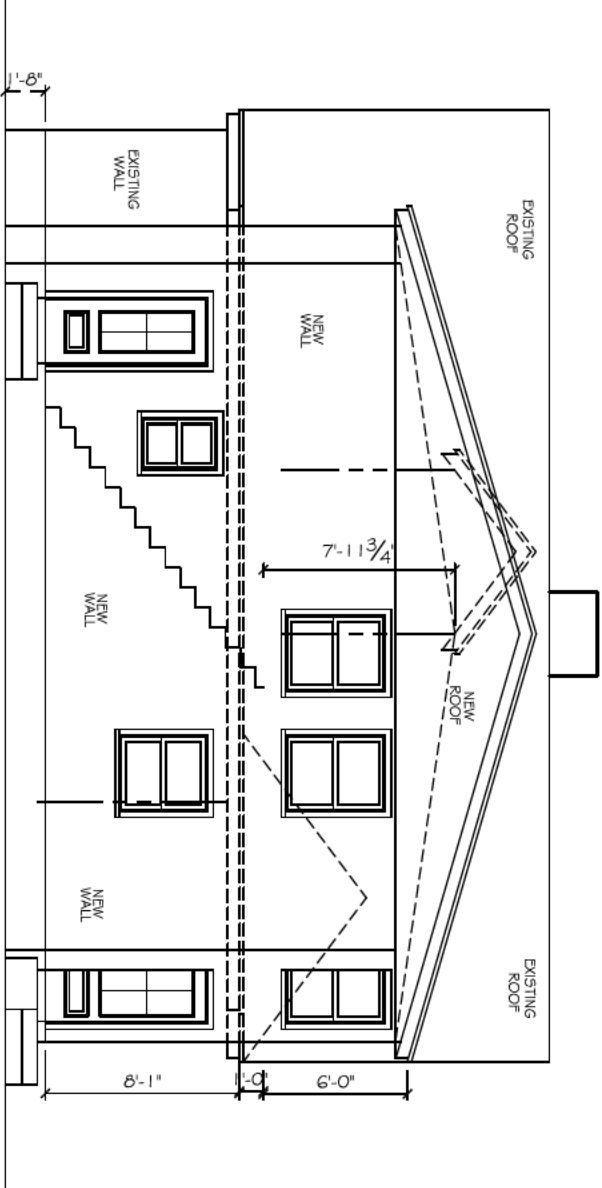
RIGHT SIDE ELEVATION



FRONT ELEVATION

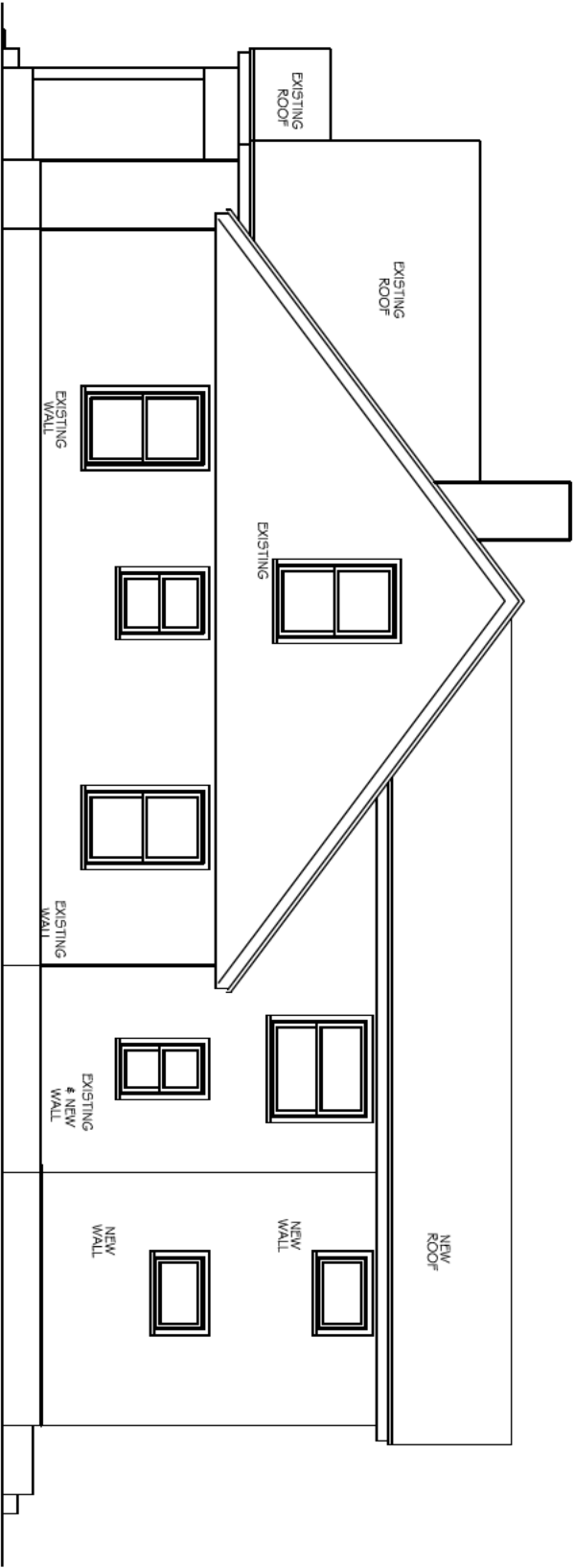


LEFT SIDE ELEVATION

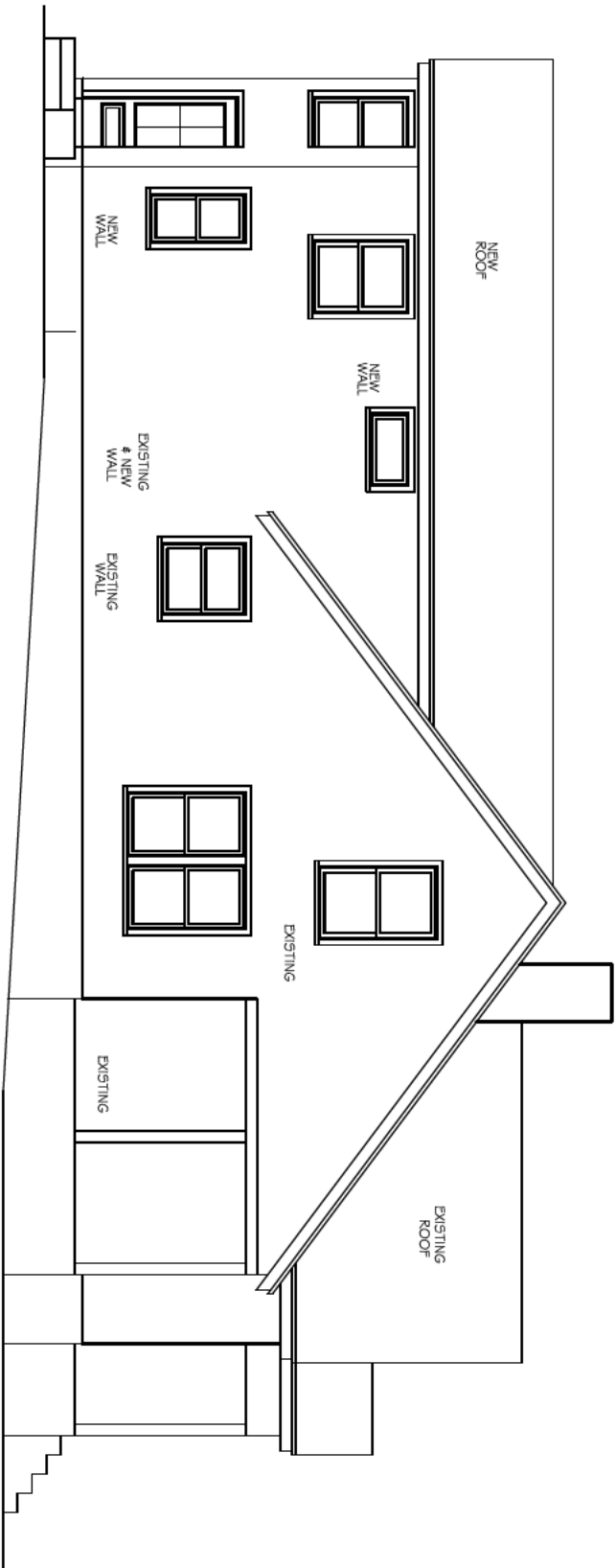


REAR ELEVATION

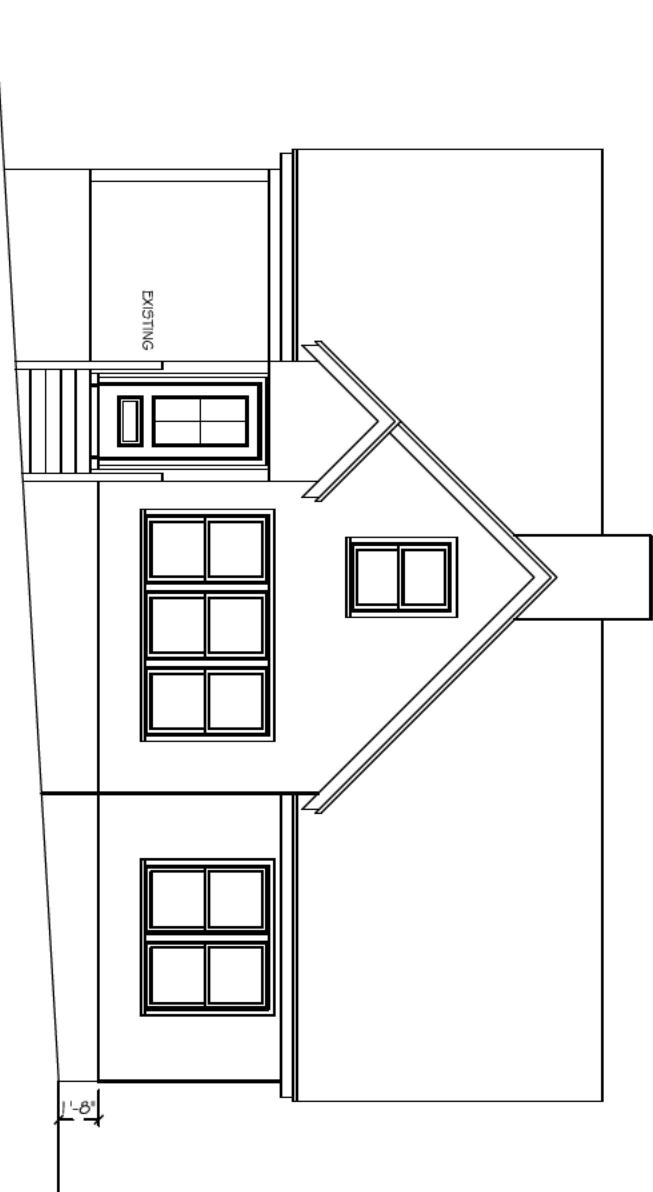




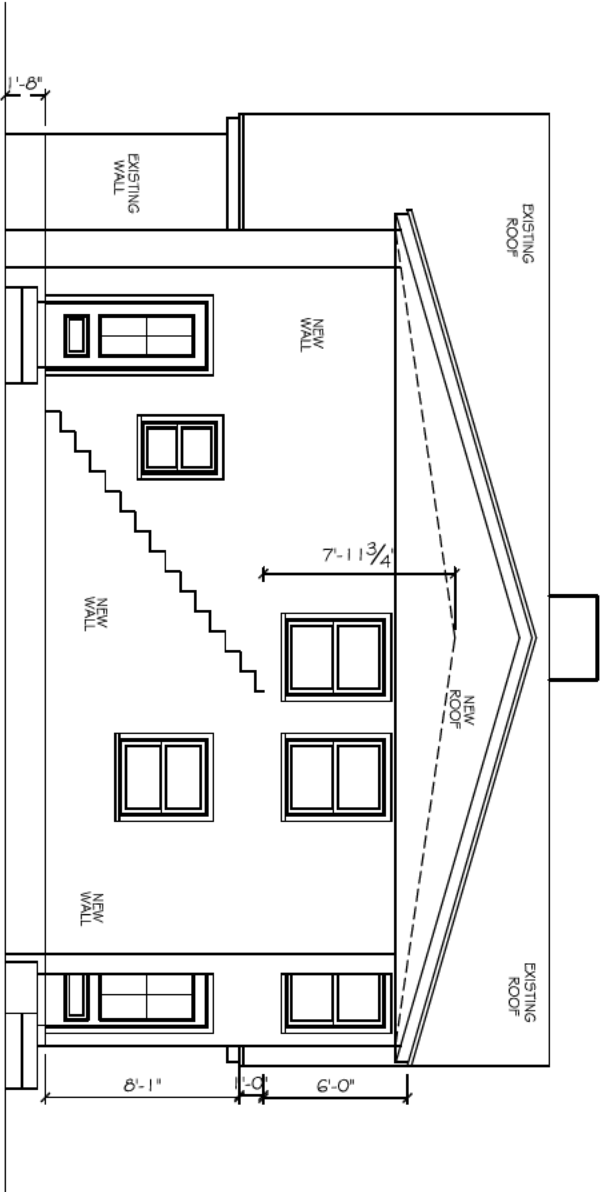
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION

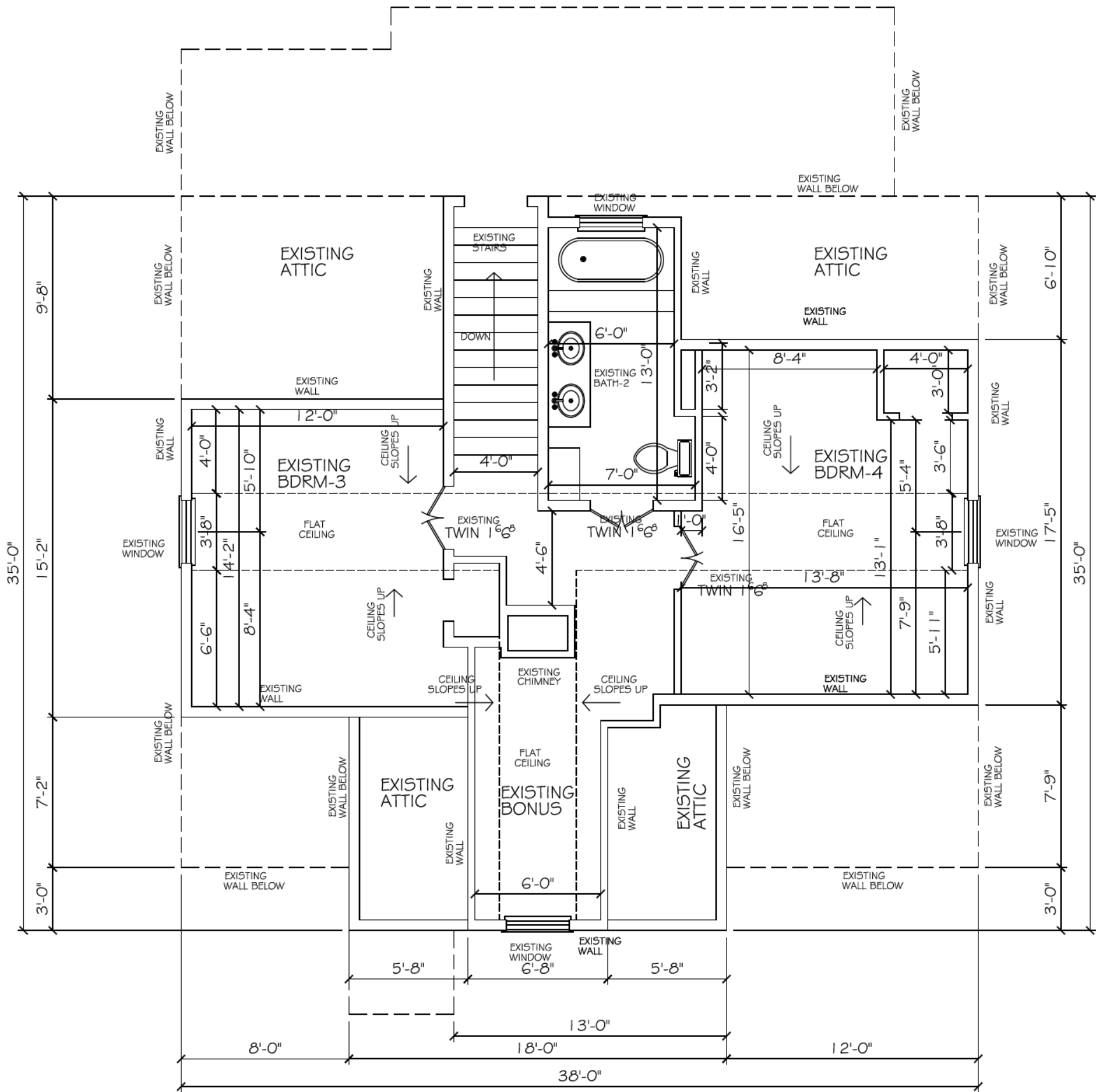


REAR ELEVATION



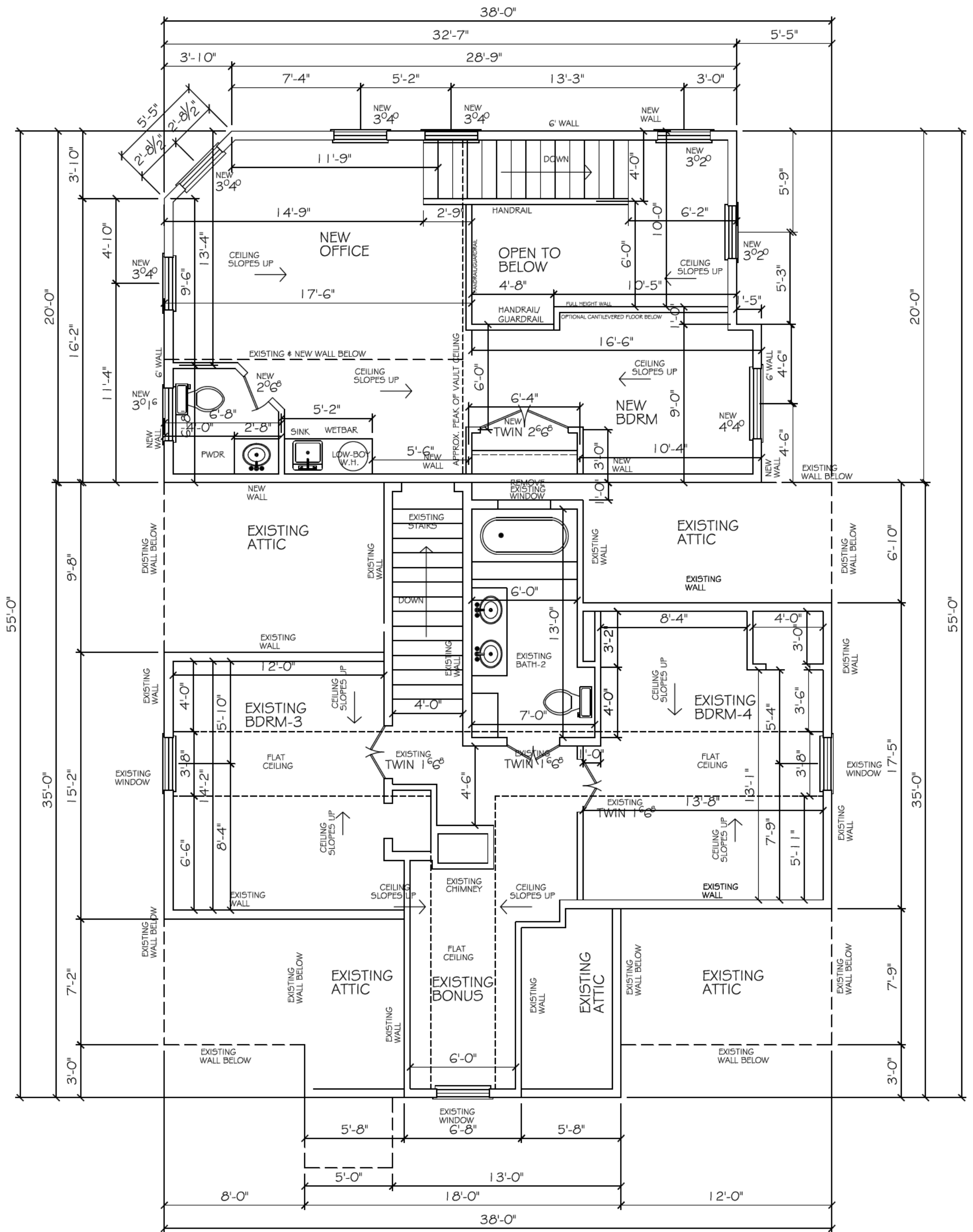
AREAS: (Existing)::

Existing Main Living Area:	1460 S.F.
Existing Upper Living Area:	735 S.F.
Existing Total Living Area:	2195 S.F.
Existing Rear Porch:	16 S.F.
Existing Front Porch:	20 S.F.
Existing Scrm'd Porch:	96 S.F.
Existing Total Under Roof:	2327 S.F.
Existing Open Deck:	391 S.F.



3276 MYRTLE STREET
HAPEVILLE, GA 30354
Dreamcatcher Designs, Inc.
Phone/Fax: 850-968-0053

JOB: DCD-270-CRAWFORD DATE: 04-10-23
PAGE: UPPER-FLOOR-PLAN SCALE: 3/16"= 1'-0"
EXISTING



AREAS: (New):

Existing Main Living Area:	1460 S.F.
Existing Upper Living Area:	735 S.F.
Addition Main Living Area:	370 S.F.
Addition Upper Living Area:	476 S.F.
Total Addition Living Area:	846 S.F.
New Total Living Area:	3041 S.F.
Existing Front Porch:	20 S.F.
Existing Scrn'd Porch:	96 S.F.
New Total Under Roof:	3157 S.F.



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NOTE:

* Electrical diagram is suggestive ONLY -- Owners should consult Builder and/or Electrical Contractor for specific options, changes or situations that significantly affect the scope of work. Finished diagram subject to pre-wire walk-through by owners.

* ALL smoke detectors are to be 'hard-wired' AND battery back-up.

ELECTRICAL LEGEND:

- 

OUTLET
- 

220 VOLT OUTLET
- 

W.P. WEATHER PROOF OUTLET
- 

GROUND FAULT CIRCUIT INTERRUPTER
- 

GARAGE DOOR OPENER
- 

TELEPHONE
- 

CATV
- 

SMOKE DETECTOR
- 

SMOKE DETECTOR / CARBON-MONOXIDE DETECTOR
- 

LIGHT SWITCH
- 

3-WAY LIGHT SWITCH
- 

THERMOSTAT
- 

DOOR CHIME
- 

INCANDESCENT LIGHTING
- 

EXHAUST FAN
- 

EXHAUST FAN WITH LIGHT
- 

RECESSED LIGHTING
- 

UNDER CABINET LIGHTING
- 

PENDANT LIGHTING
- 

HANGING FIXTURE
- 

WALL MOUNT FIXTURE
- 

TRACK LIGHTING
- 

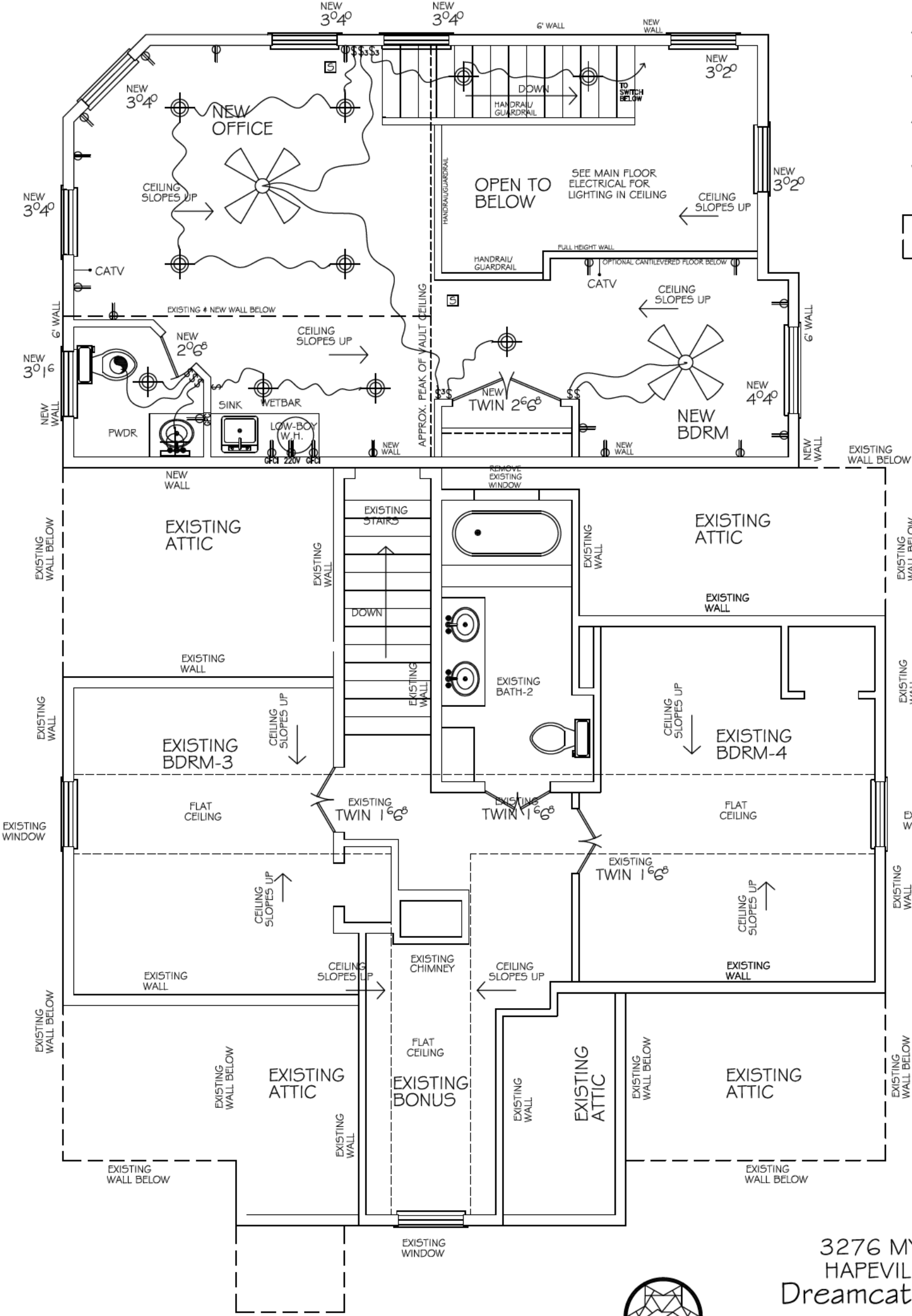
DOUBLE FLOOD LIGHTS
- 

MOTION SENSOR FLOOD LIGHTS
- 

CEILING FAN AND LIGHT
- 

WIRE & BRACE FOR FAN
- 

FLOURESCENT LIGHT



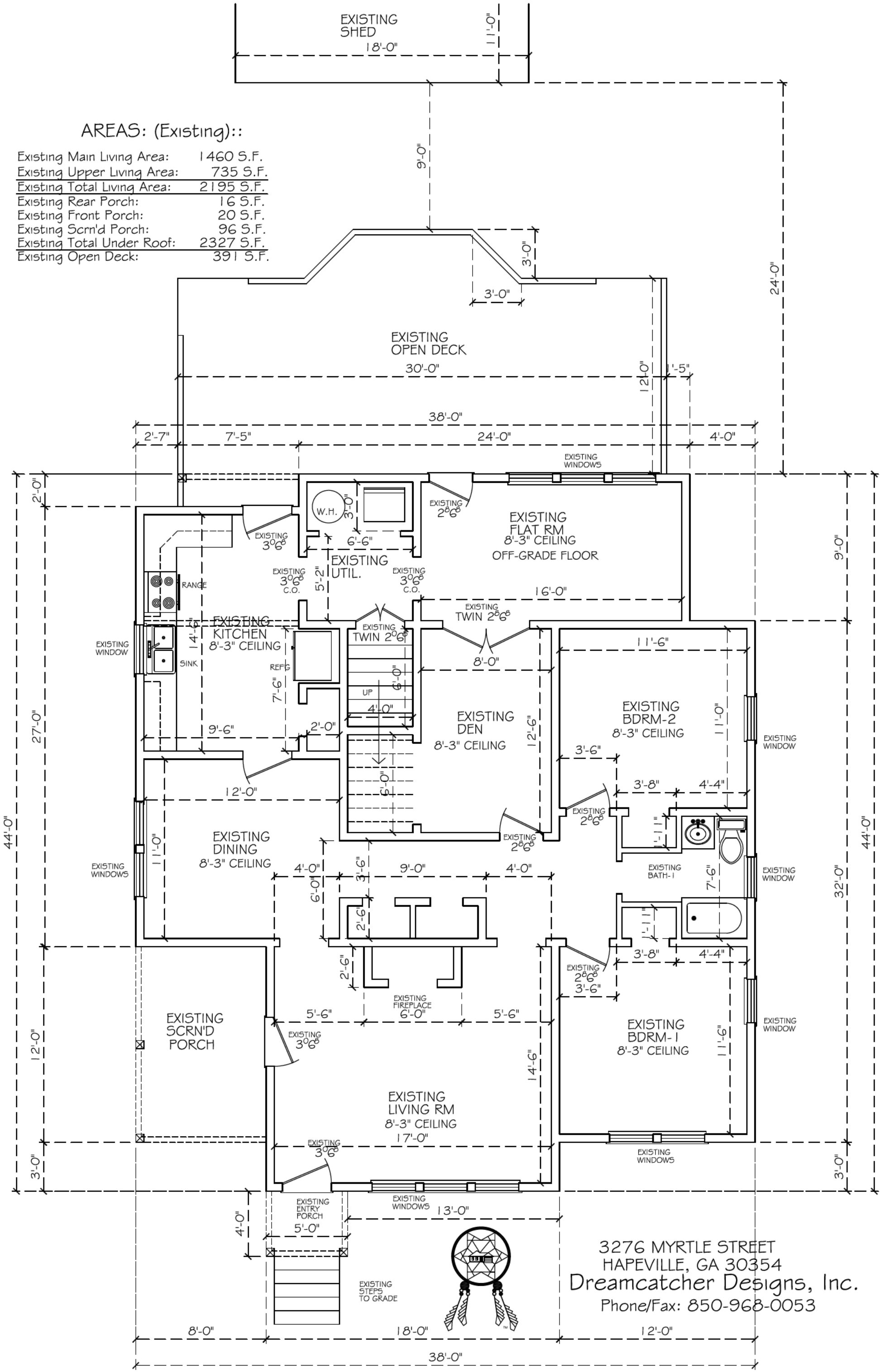
3276 MYRTLE STREET
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JOB: DCD-270-CRAWFORD DATE: 04-10-23
PAGE: UPPER-FLOOR- SCALE: 3/16" = 1'-0"
ELECTRICAL-ADDITION

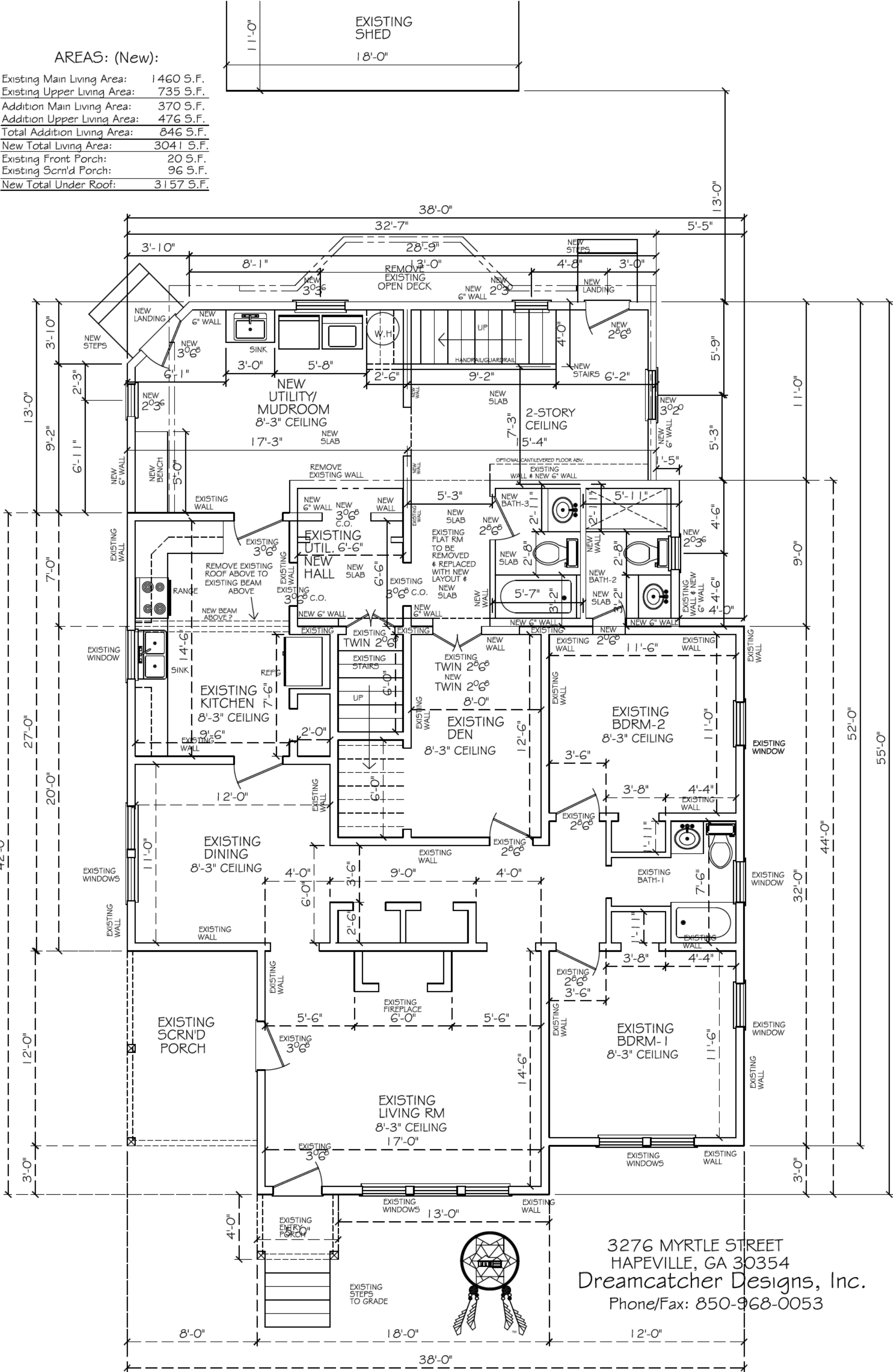
AREAS: (Existing)::

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Dreamcatcher Designs, Inc.
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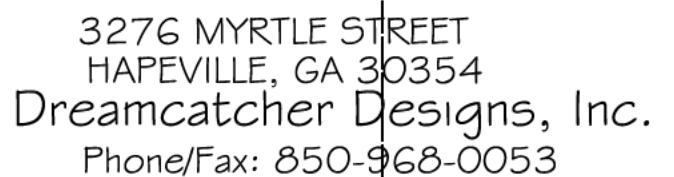
AREAS: (New):	
Existing Main Living Area:	1460 S.F.
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Diagram of an existing shed with dimensions 11'-0" by 18'-0".



Page 143 of 198

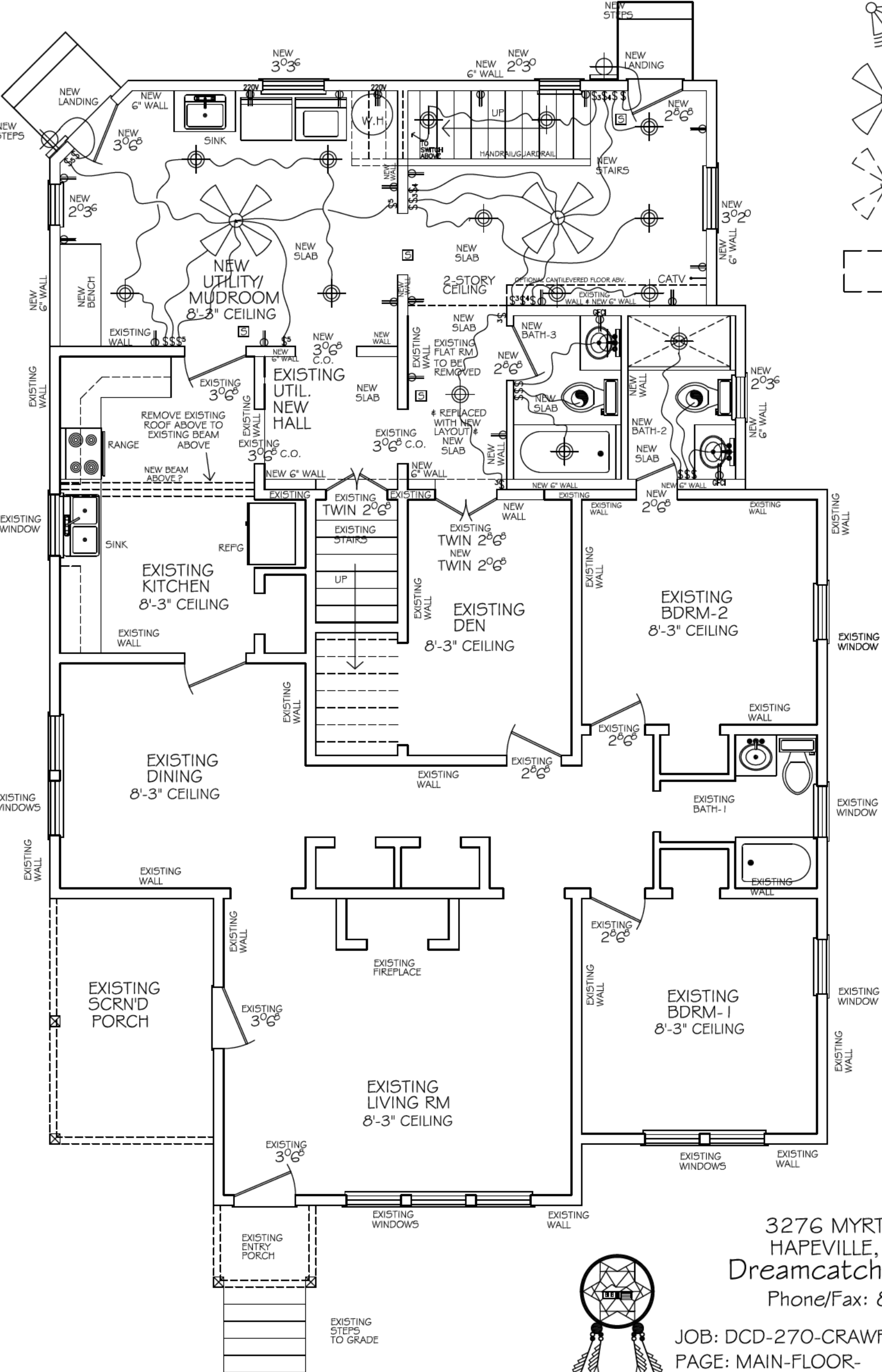
NOTE:

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* ALL smoke detectors are to be 'hard-wired' AND battery back-up.

ELECTRICAL LEGEND:

-  OUTLET
-  220 VOLT OUTLET
-  W.P. WEATHER PROOF OUTLET
-  GROUND FAULT CIRCUIT INTERRUPTER
-  GARAGE DOOR OPENER
-  TELEPHONE
-  CATV
-  SMOKE DETECTOR
-  SMOKE DETECTOR / CARBON-MONOXIDE DETECTOR
-  LIGHT SWITCH
-  3-WAY LIGHT SWITCH
-  THERMOSTAT
-  DOOR CHIME
-  INCANDESCENT LIGHTING
-  EXHAUST FAN
-  EXHAUST FAN WITH LIGHT
-  RECESSED LIGHTING
-  UNDER CABINET LIGHTING
-  PENDANT LIGHTING
-  HANGING FIXTURE
-  WALL MOUNT FIXTURE
-  TRACK LIGHTING
-  DOUBLE FLOOD LIGHTS
-  MOTION SENSOR FLOOD LIGHTS
-  CEILING FAN AND LIGHT
-  WIRE & BRACE FOR FAN
-  FLOURESCENT LIGHT



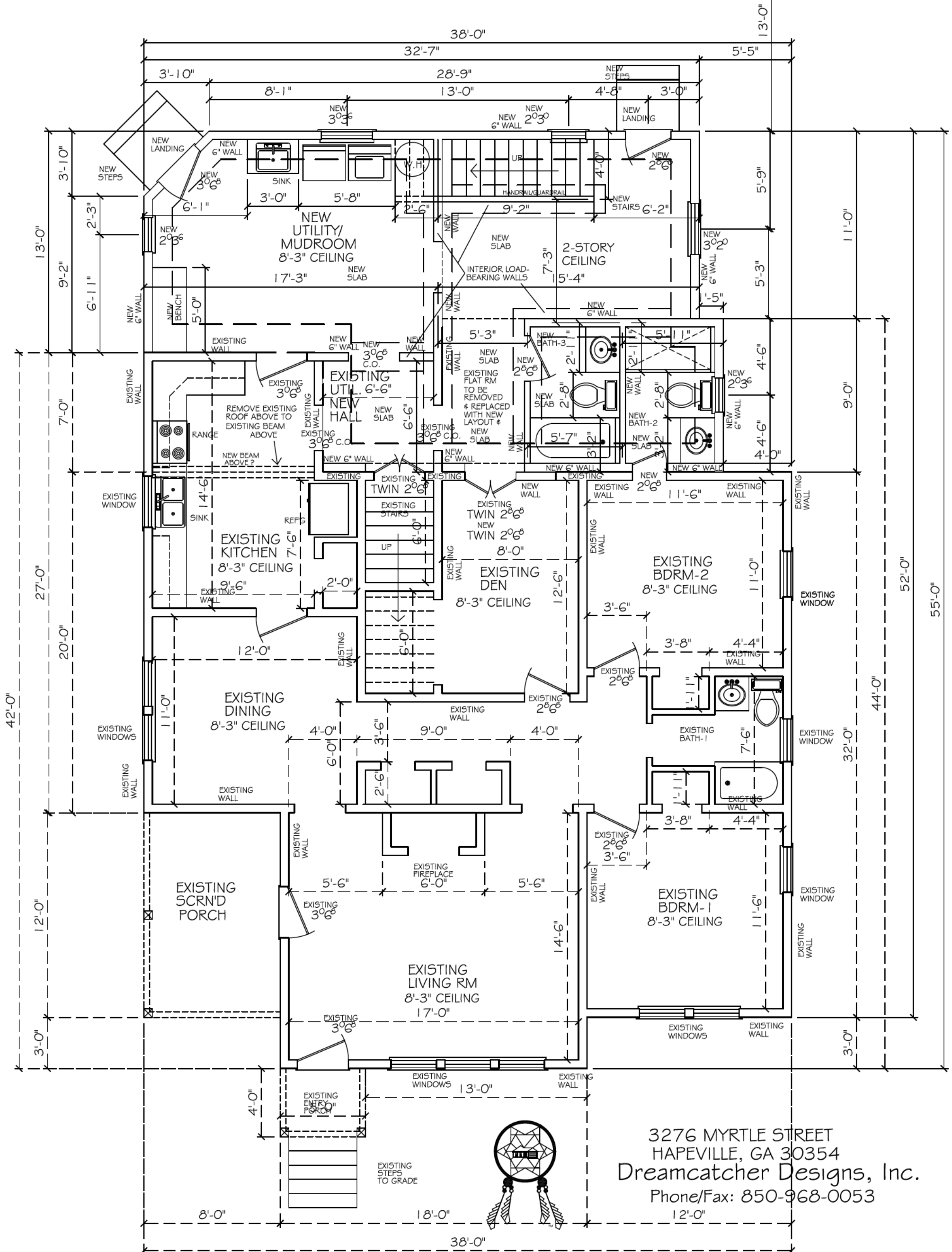
3276 MYRTLE STREET
HAPEVILLE, GA 30354
Dreamcatcher Designs, Inc.
Phone/Fax: 850-968-0053



JOB: DCD-270-CRAWFORD DATE: 04-10-23
PAGE: MAIN-FLOOR- SCALE: 3/16"=1'-0"
ELECTRICAL-ADDITION



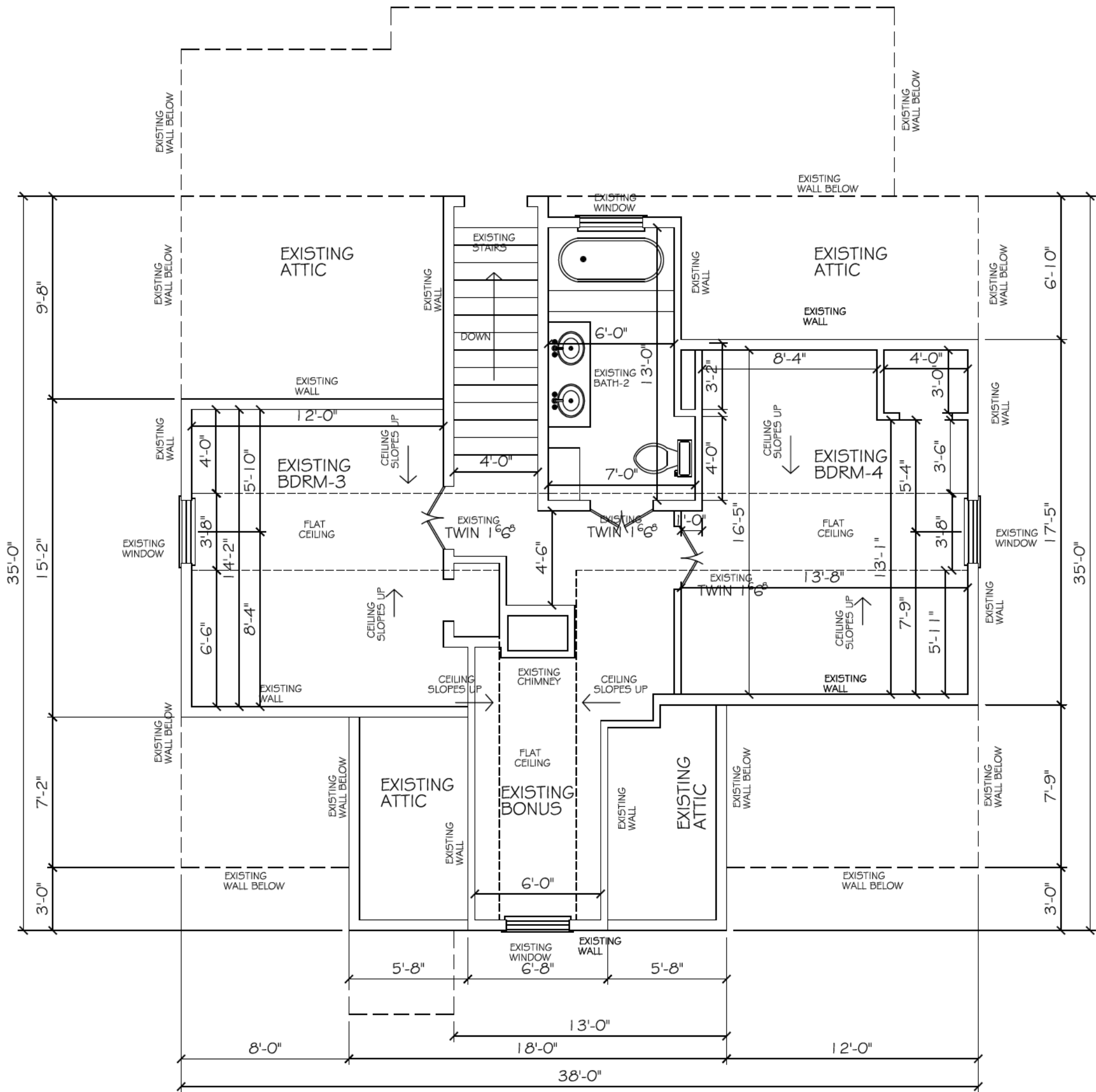
* SEE ENGINEERING FOR ALL FOUNDATION
DETAILS & SPECIFICATIONS.



3276 MYRTLE STREET
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Dreamcatcher Designs, Inc.
Phone/Fax: 850-968-0053

AREAS: (Existing)::

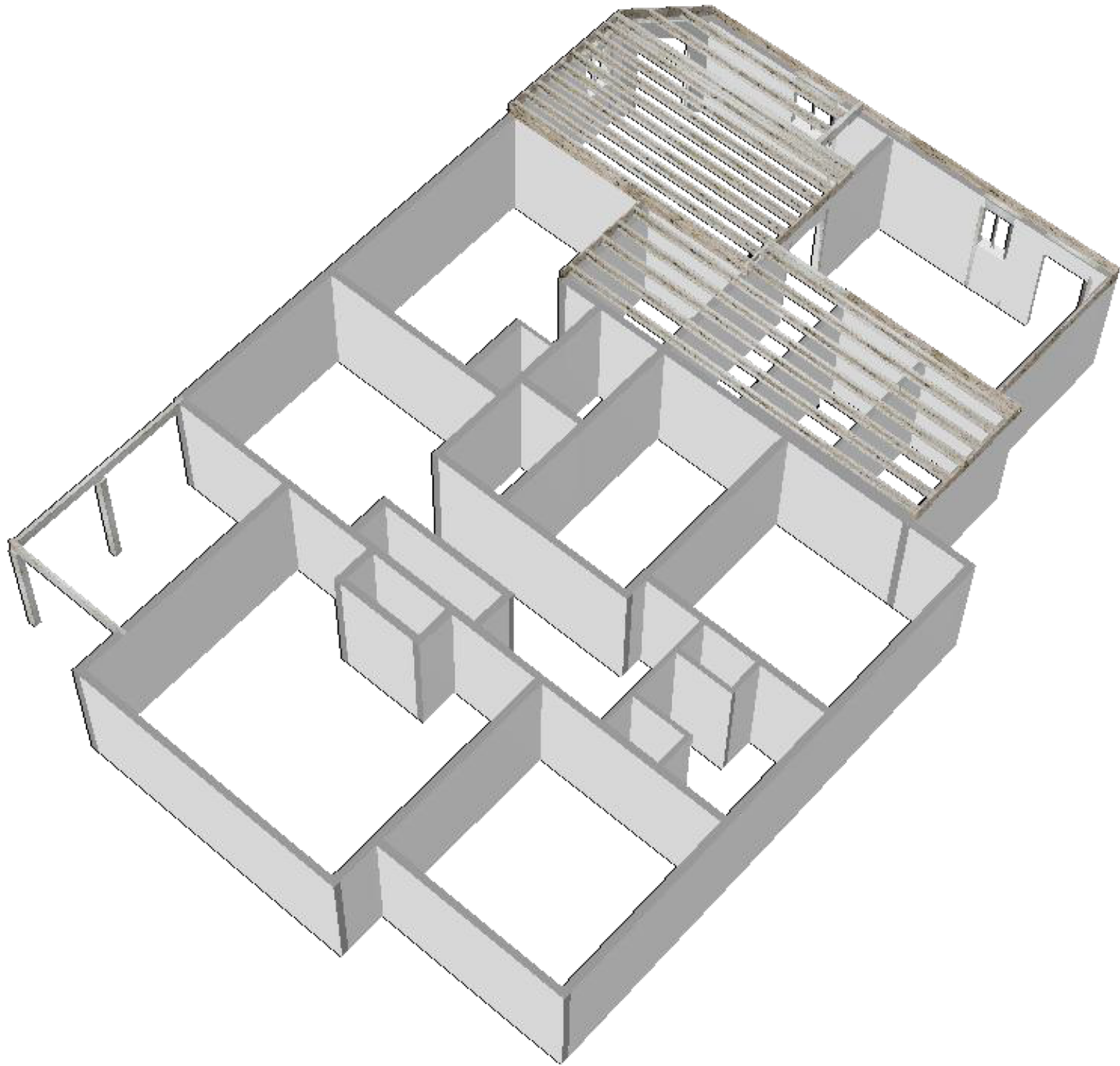
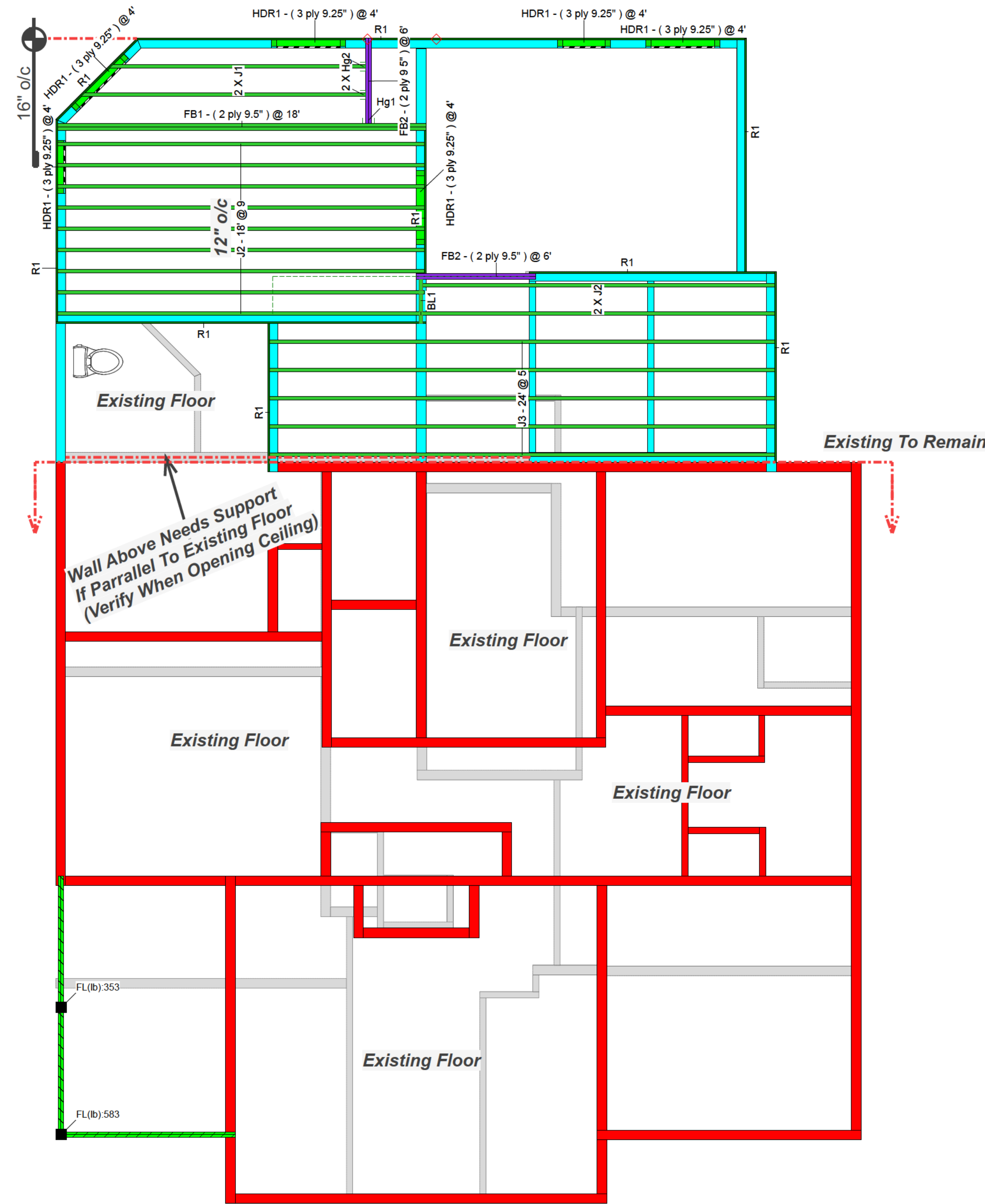
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HAPEVILLE, GA 30354
Dreamcatcher Designs, Inc.
Phone/Fax: 850-968-0053

JOB: DCD-270-CRAWFORD DATE: 04-10-23
PAGE: UPPER-FLOOR-PLAN SCALE: 3/16"=1'-0"
EXISTING

2nd Floor



1. SEE BOISE CASCADE INSTALL GUIDE FOR FRAMING DETAILS
2. NOTA DEL MARCO: ¡INSTALE TODO EL LVL CON SELLOS / ESCRIBIENDO!
3. FRAMER NOTE: INSTALL ALL LVL WITH STAMPS/WRITTING OUT!!
4. The perceptible performance of the I-joists may be enhanced with directly applied drywall to the bottom of the joists or directly applied strips of 1x4 at third points of span."

2nd Floor							
I Joist (Flush)							
Label	Description	Width	Depth	Qty	Plies	Pcs	Length
J3	BCI 5000s	2	9.5			5	24-0-0
J2	BCI 5000s	2	9.5			11	18-0-0
J1	BCI 5000s	2	9.5			2	14-0-0
FB1	BCI 5000s	2	9.5	1	2	2	18-0-0
LVL/LSL (Flush)							
Label	Description	Width	Depth	Qty	Plies	Pcs	Length
FB2	Versa-Lam LVL 1.8E 2650 SP	1.75	9.5	2	2	4	6-0-0
Lumber (Dropped)							
Label	Description	Width	Depth	Qty	Plies	Pcs	Length
HDR1	SP #2	1.5	9.25	6	3	18	4-0-0
Rim Board							
Label	Description	Width	Depth	Qty	Plies	Pcs	Length
R1	BC Rim Board OSB 1 X 9.5	1	9.5			9	12-0-0
Blocking							
Label	Description	Width	Depth	Qty	Plies	Pcs	Length
BL1	BCI 5000s	2	9.5	LinFt		Varies	2-0-0
Hanger							
Label	Pcs	Description	Skew		Slope		
Hg1	1	HGUS412					
Hg2	2	IUS1.81/11.88 (Max)					

Legend	
	Load from Above
	2x6 EXT
	Concrete
	2x6 INT
	2x4 INT
	2x4 EXT
	2x LOW WALL
	Wall Opening
	BC Rim Board OSB 1 X 9.5
	BCI 5000s 9.5
	Versa-Lam LVL 1.8E 2650 SP 1.75 X 9.5
	SP #2 1.5 X 9.25 (Dropped)

General Installation Notes:

I Joists require 1 1/4" minimum bearing and should be nailed to bearing plate with one 10d box/sinker nail each side.

I Joist rim and Rim Board should be nailed to the bearing plate with 8d nails @ 6" O.C.

Side loaded, double I-Joists shall be packed solid and connected with 2 rows of 10d nails @ 12" O.C.

Plumbing Conflicts: Every third joist may be shifted up to 3" to avoid plumbing.

Deck attachment: Exterior decks may be attached to 1" Rim Board with 1/4" diameter lag screws or thru bolts. (capacity = 350 lbs per fastener)

Minimum multiple LVL fastening:
14" depth or less 2 rows 16 d nails @ 12" O.C.
16" depth and greater 3 rows 16d nails @ 12" O.C.

BC FastPlan Notes:

Versalam LVL, BCI, and BC Rim Board are registered trademarks of Boise Cascade Inc.

Specified products are sized for gravity loads only. Prior to installation, review these layouts with the project designer or engineer of record.

For additional Boise Cascade installation details and information please refer to our Installation Guide.

Do not notch or cut holes in Boise Cascade engineered wood products outside the guidelines of the Installation Guide.

These products were designed for "dry use" conditions only and must be protected from long term exposure to high moisture.

WARNING: DO NOT ALLOW WORKERS ON I-JOISTS UNTIL PROPERLY BRACED.

See Boise Cascade Installation Guide for additional information.

2nd Floor

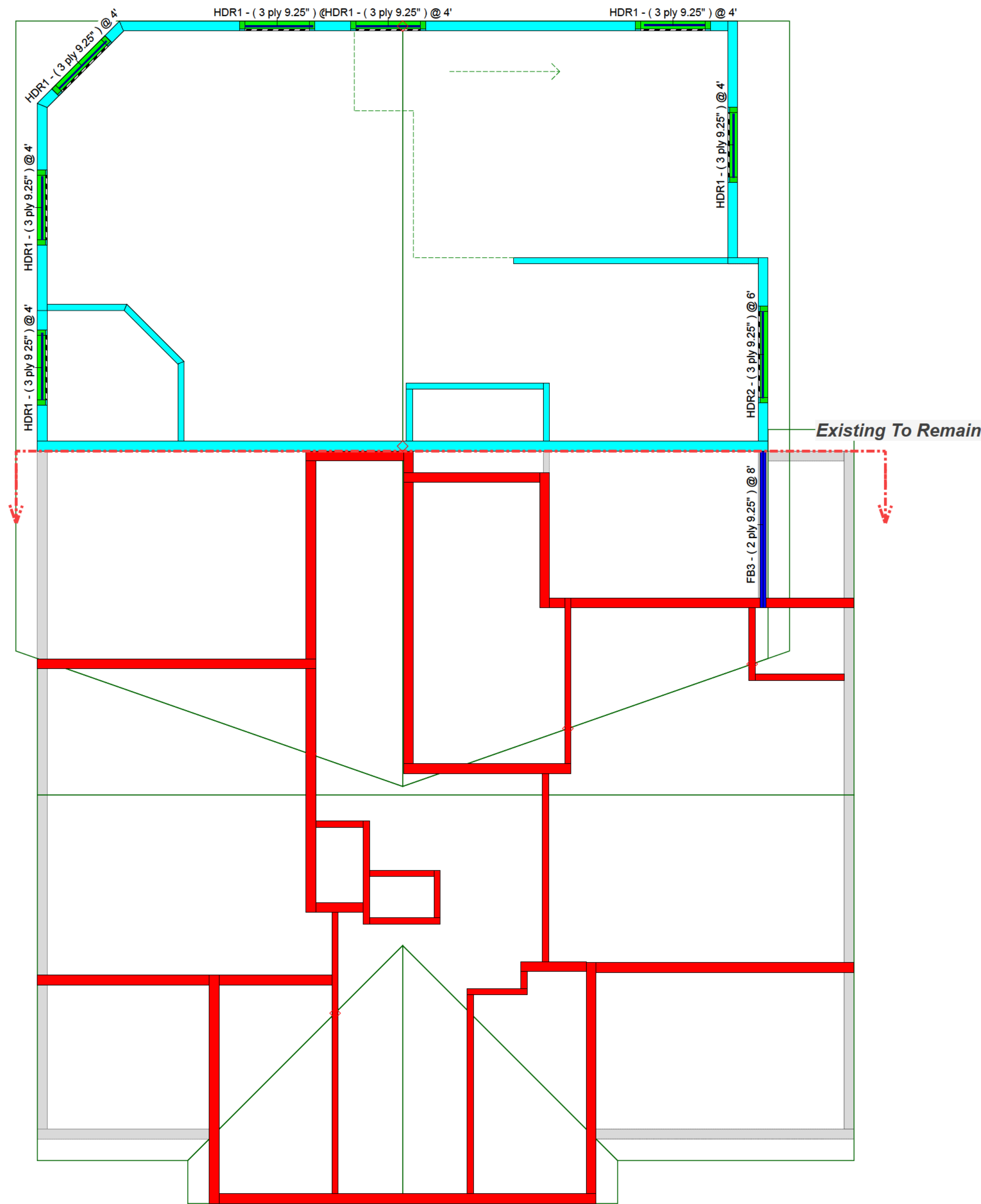
Design Method	ASD (USA)
Building Code	IBC 2018
Floor	
Live	40
Dead	10
Deflection Joist	
LL Span /L	480
TL Span /L	360
Deflection Flush Girder	
LL Span /L	480
TL Span /L	240
Deflection Dropped Girder	
LL Span /L	480
TL Span /L	240
Deflection Header	
LL Span /L	480
TL Span /L	240
Decking	SPF Plywood
Decking	23/32 APA Rated
Decking	Sturd-I-Floor

PALMER CONSTRUCTION CONSULTANTS, INC.

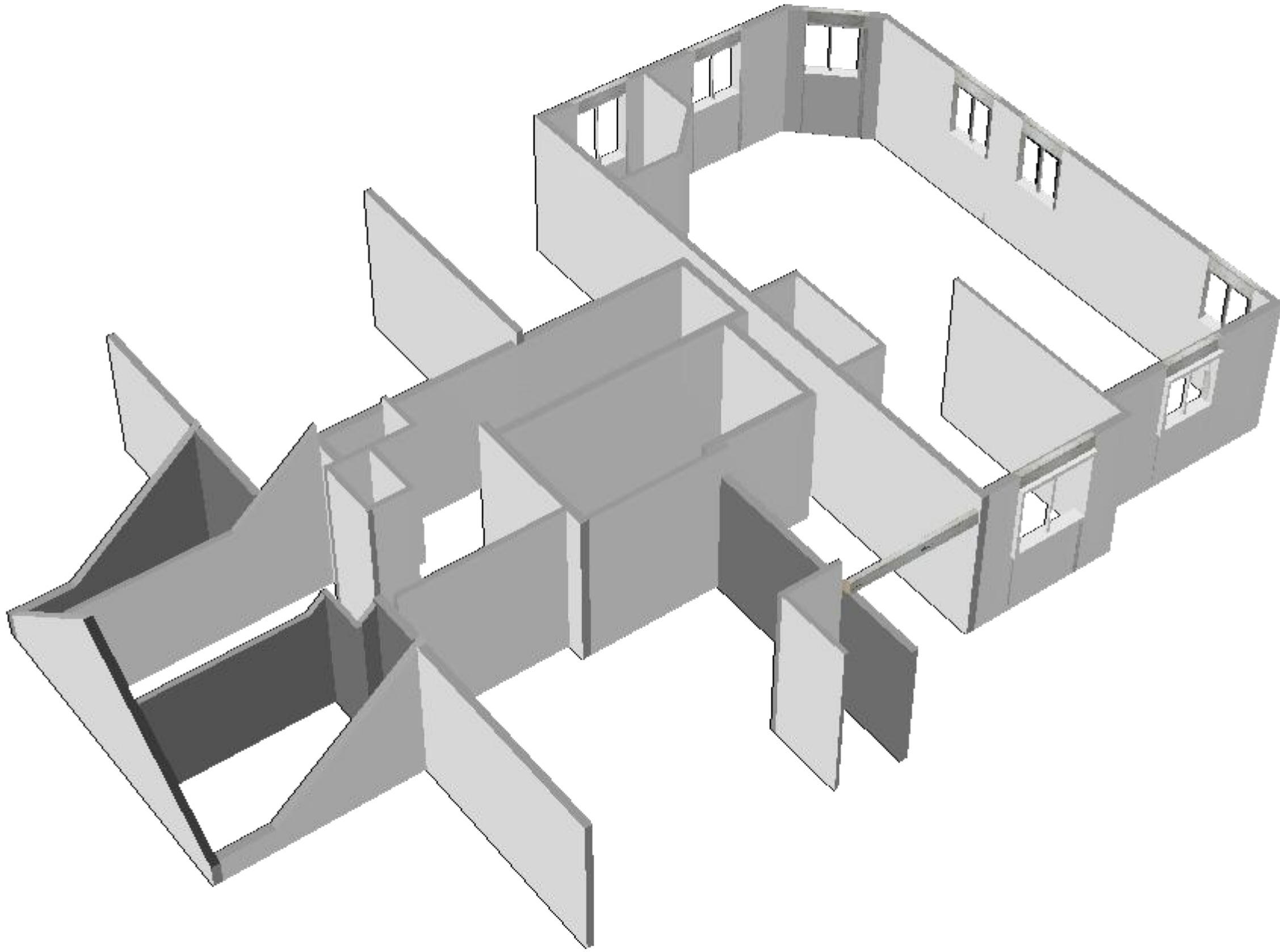
209 ARNOLD MILL ROAD
WOODSTOCK, GA 30188
TIO-886-5033 office
TIO-886-8084 fax
PEF #. 4308

Plotted
March 14, 2023
Layout Name
3276 Myrtle St-Hapeville GA REVISED 3-14-23

Ceiling



Ceiling							
LVL/LSL (Flush)							
Label	Description	Width	Depth	Qty	Plies	Pcs	Length
FB3	Versa-Lam LVL 2.1E 3100 SP	1.75	9.25	1	2	2	8-0-0
Lumber (Dropped)							
Label	Description	Width	Depth	Qty	Plies	Pcs	Length
HDR2	SP #2	1.5	9.25	1	3	3	6-0-0
HDR1	SP #2	1.5	9.25	7	3	21	4-0-0



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2. NOTA DEL MARCO: ¡INSTALE TODO EL LVL CON SELLOS / ESCRIBIENDO!
3. FRAMER NOTE: INSTALL ALL LVL WITH STAMPS/WRITTING OUT!!
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Legend	
	Load from Above
	2x6 EXT
	Concrete
	2x6 INT
	2x4 INT
	2x4 EXT
	2x LOW WALL
	Wall Opening
	Versa-Lam LVL 2.1E 3100 SP 1.75 X 9.25
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Ceiling	ASD (USA)
Design Method	IBC 2018
Building Code	
Floor	
Live	20
Dead	10
Deflection Joist	
LL Span L/	480
TL Span L/	360
Deflection Flush Girder	
LL Span L/	480
TL Span L/	240
Deflection Dropped Girder	
LL Span L/	480
TL Span L/	240
Deflection Header	
LL Span L/	480
TL Span L/	240
Decking	
Decking	SPF Plywood
	23/32 APA Rated
	Sturd-I-Floor

PALMER CONSTRUCTION CONSULTANTS, INC.

209 ARNOLD MILL ROAD
WOODSTOCK, GA 30188
TIO-886-5033 office
TIO-886-8084 fax
PEF #. 4308

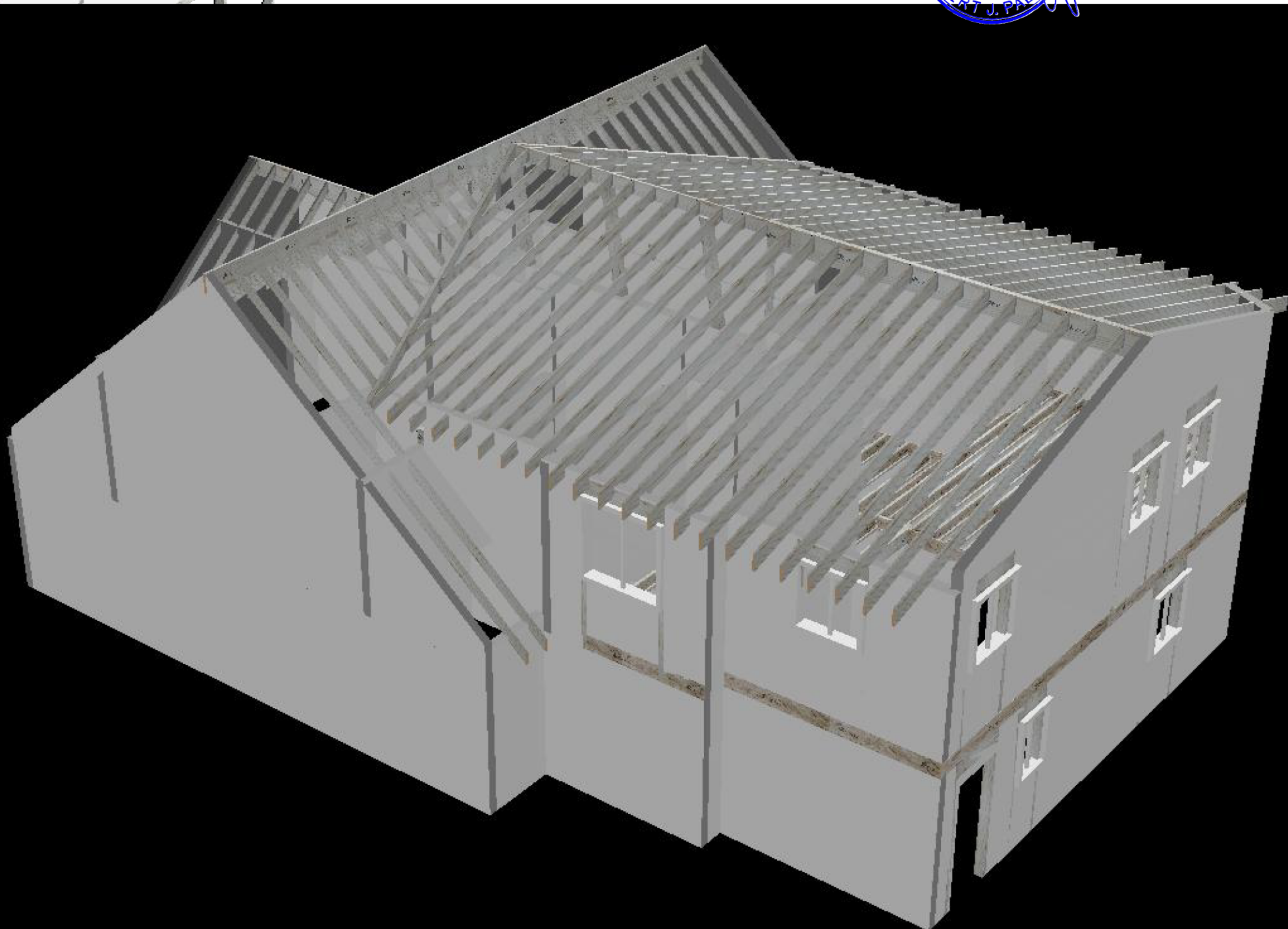
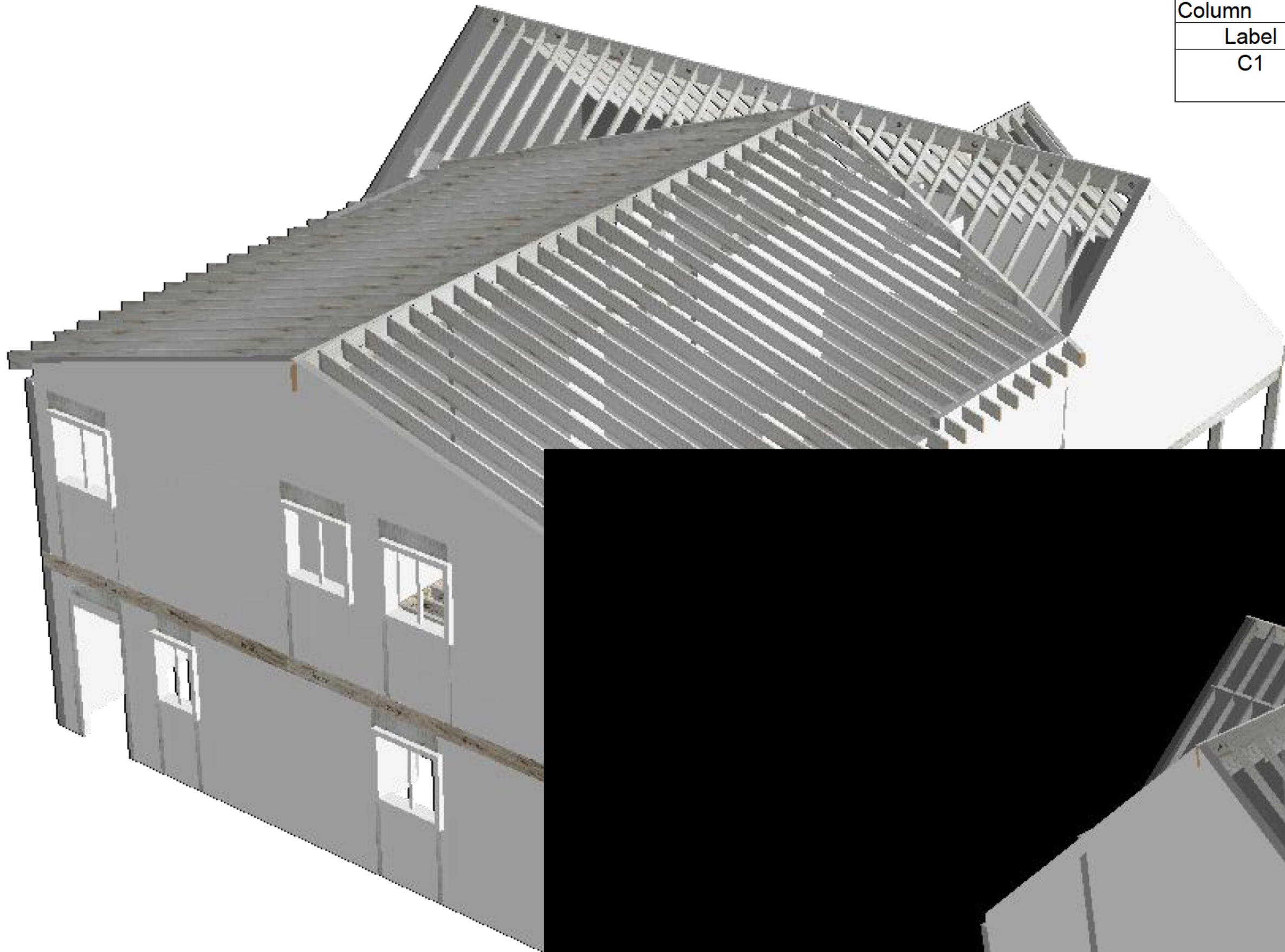
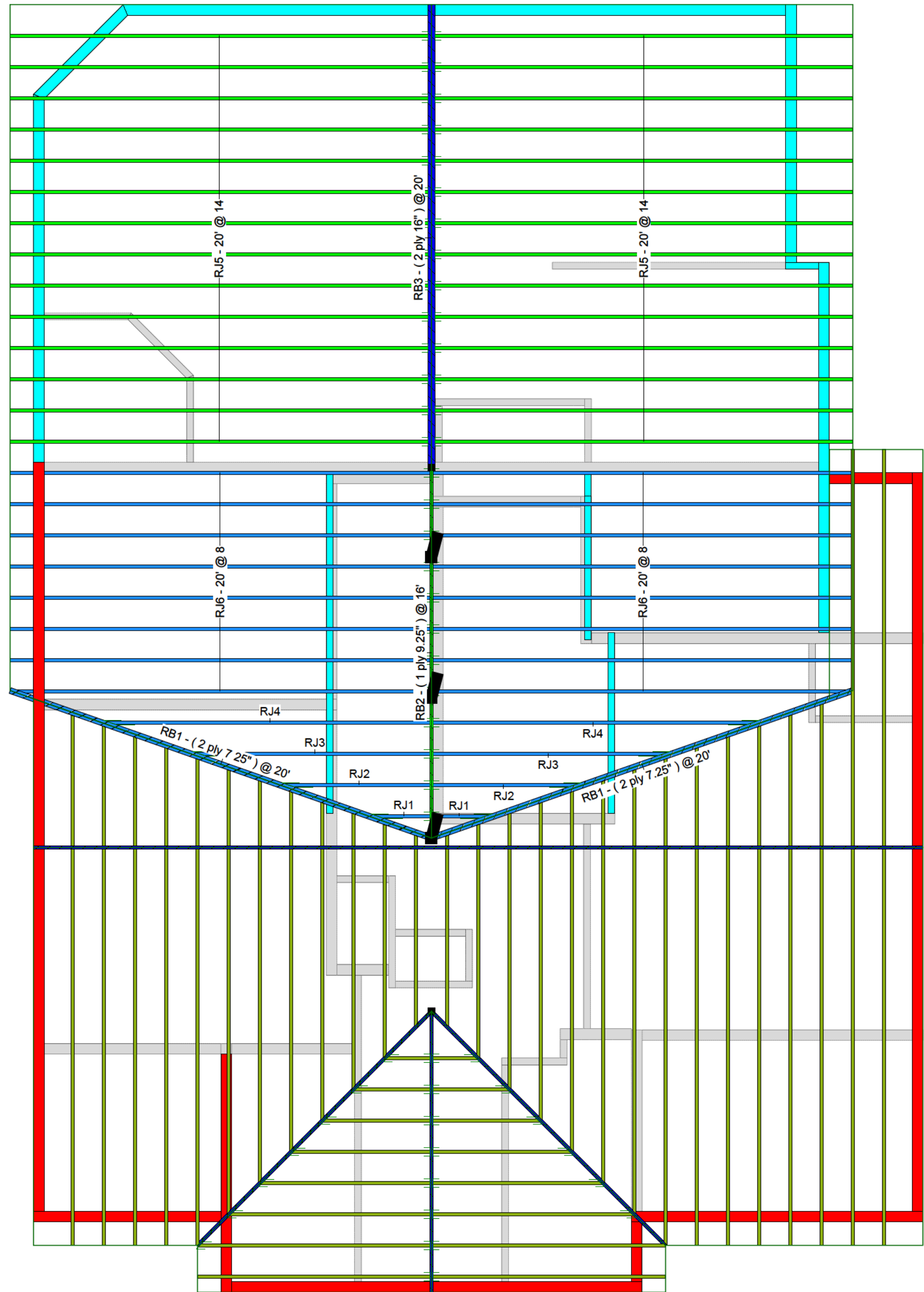
Plotted

March 14, 2023

Layout Name

3276 Myrtle St-Hapeville GA REVISED 3-14-23

Roof



Roof							
LVL/LSL (Dropped)							
Label	Description	Width	Depth	Qty	Plies	Pcs	Length
RB3	Versa-Lam LVL 2.1E 3100 SP	1.75	16	1	2	2	20-0-0
Lumber (Dropped)							
Label	Description	Width	Depth	Qty	Plies	Pcs	Length
RJ6	S-P-F #2	1.5	7.25			16	20-0-0
RJ4	S-P-F #2	1.5	7.25			2	16-0-0
RJ3	S-P-F #2	1.5	7.25			2	12-0-0
RJ2	S-P-F #2	1.5	7.25			2	8-0-0
RJ1	S-P-F #2	1.5	7.25			2	4-0-0
RB1	S-P-F #2	1.5	7.25	2	2	4	20-0-0
RB2	SP #2	1.5	9.25			1	16-0-0
RJ5	SP #2	1.5	9.25			28	20-0-0
Column							
Label	Description	Width	Depth	Qty	Plies	Pcs	Length
C1	Lumber Rectangle 3.5" X 3.5" Brg	3.5	3.5			2	5



1. SEE BOISE CASCADE INSTALL GUIDE FOR FRAMING DETAILS
2. NOTA DEL MARCO: ¡INSTALE TODO EL LVL CON SELLOS / ESCRIBIENDO!
3. FRAMER NOTE: INSTALL ALL LVL WITH STAMPS/WRITTING OUT!!
4. The perceptible performance of the I-joists may be enhanced with directly applied drywall to the bottom of the joists or directly applied strips of 1x4 at third points of span."

Load from Above	
2x6 EXT	
Concrete	
2x6 INT	
2x4 INT	
2x4 EXT	
2x LOW WALL	
Versa-Lam LVL 2.1E 3100 SP 1.75 X 11.875 (Dropped)	
Versa-Lam LVL 2.1E 3100 SP 1.75 X 16 (Dropped)	
S-P-F #2 1.5 X 7.25 (Dropped)	
S-P-F #2 1.5 X 7.25	
SP #2 1.5 X 9.25 (Dropped)	
SP #2 1.5 X 9.25	
1.5 X 5.5	

General Installation Notes:

I-joists require 1 1/4" minimum bearing and should be nailed to bearing plate with one 10d box/sinker nail each side.

I-joist rim and Rim Board should be nailed to the bearing plate with 8d nails @ 6" O.C.

Side loaded, double I-joists shall be packed solid and connected with 2 rows of 10d nails @ 12" O.C.

Plumbing Conflicts: Every third joist may be shifted up to 3" to avoid plumbing.

Deck attachment: Exterior decks may be attached to 1" Rim Board with 1/4" diameter lag screws or thru bolts. (capacity = 350 lbs per fastener)

Minimum multiple LVL fastening:
14" depth or less 2 rows 16 d nails @ 12" O.C.
16" depth and greater 3 rows 16d nails @ 12" O.C.

BC FastPlan Notes:

Versalram LVL, BCL, and BC Rim Board are registered trademarks of Boise Cascade Inc.

Specified products are sized for gravity loads only. Prior to installation, review these layouts with the project designer or engineer of record.

For additional Boise Cascade installation details and information please refer to our Installation Guide.

Do not notch or cut holes in Boise Cascade engineered wood products outside the guidelines of the Installation Guide.

These products were designed for "dry use" conditions only and must be protected from long term exposure to high moisture.

WARNING: DO NOT ALLOW WORKERS ON I-JOISTS UNTIL PROPERLY BRACED.

See Boise Cascade Installation Guide for additional information.

Roof	
Design Method	ASD (USA)
Building Code	IBC 2018
Roof	
Live	0
Dead	10
Construction	20
Deflection Joist	
LL Span L/	480
TL Span L/	240
Deflection Flush Girder	
LL Span L/	480
TL Span L/	240
Deflection Dropped Girder	
LL Span L/	480
TL Span L/	240
Deflection Header	
LL Span L/	480
TL Span L/	240
Decking	
Decking	SPF Plywood
	5/8 APA Rated Sturd-

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PEF #. 4308

Plotted
March 14, 2023
Layout Name
3276 Myrtle St-Hapeville GA REVISED 3-14-23



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

DATE: September 15, 2023
 TO: Tonya Hutson
 FROM: Lynn Patterson
 RE: **Design Review – 3189B Jackson Street**

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

BACKGROUND

The City of Hapeville has received a design review application from Joycelyn Lee to build a single-family home on a lot located at 3189B Jackson Street. Per the application, the single-family dwelling will be 2,681 SF with 5 bedrooms, 3 bathrooms and an attached garage. The exterior materials are listed as cementitious fiber siding and shakes. The height of the residence is 24'10 ¼".

The property is zoned R-SF, One Family Residential and is subject to the SubArea E requirements of 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.

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: *Existing sidewalk is shown on the plan.*

(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: *Tree Conservation Plan to be finalized with Arborist. Tree required in front yard.*

(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: Mechanical is not shown on plans. MUST be 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:
- ⊙ 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: Provide sill material

(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: *Sill height less than 2.5 feet.*

RECOMMENDATIONS

To comply with the Architectural Design Standards, please provide the following on all plan sheets:

- Show mechanical on plans. MUST be screened.
- Finalize and obtain Tree Conservation Plan approval by Arborist.
- Provide a tree in front yard sized per Tree Conservation Plan requirements.
- Provide house numbers
- Provide recess for windows.
- Provide sill material.
- Sill height is less than 2 ½ feet. Design Exception requested.

When submitting revisions, please submit a summary sheet, cloud all changes on plans and update the revision date on the sheets.

The Design Review Committee may approve the application subject to the satisfaction of the aforementioned issues.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: JUL 20 2023

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: JOYCELYN LEE Contact Number: [REDACTED]

Applicants Address: 3326 FORREST HILLS DR HAPEVILLE GA 30354

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

Address of Proposed Work: 3189B JACKSON ST. (Lot 2)

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009400020 881

Property Owner: JOYCELYN LEE Contact Number: [REDACTED]

Project Description (including occupancy type): Single family residential home built on a concrete slab. The home will be built with 4 bedrooms and 2.5 bath. The home will be two stories.

Contractors Name: AD Johnson Builders Contact Number: 678-283-9949

Contact Person: Anthony Johnson 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.

Joycelyn Lee
Applicants Signature

7/21/23
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: 2681

Total Square Footage of existing building: N/A

Estimated Cost of Construction: \$320,000

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: _____

FRONT ELEVATION: HARDIE SHAKES GABLE WITH
HARDIE TRIM; HARDIE PANEL SIDING & HARDIE BATTEN

SIDE & REAR ELEVATION: HARDIE PLANK SIDING

NOTICE

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

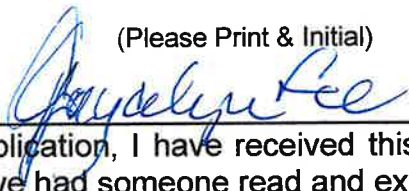
A complete application and dimensioned architectural drawings must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

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

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

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

(Please Print & Initial)

I  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.

Joycelyn LEE

Printed Name

Joycelyn Lee

Signature

7/21/23

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.

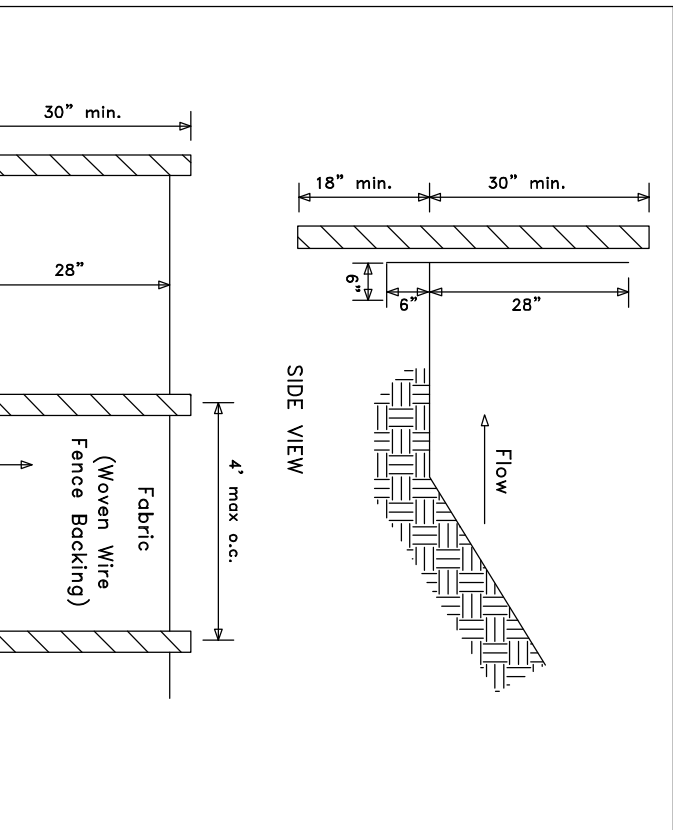
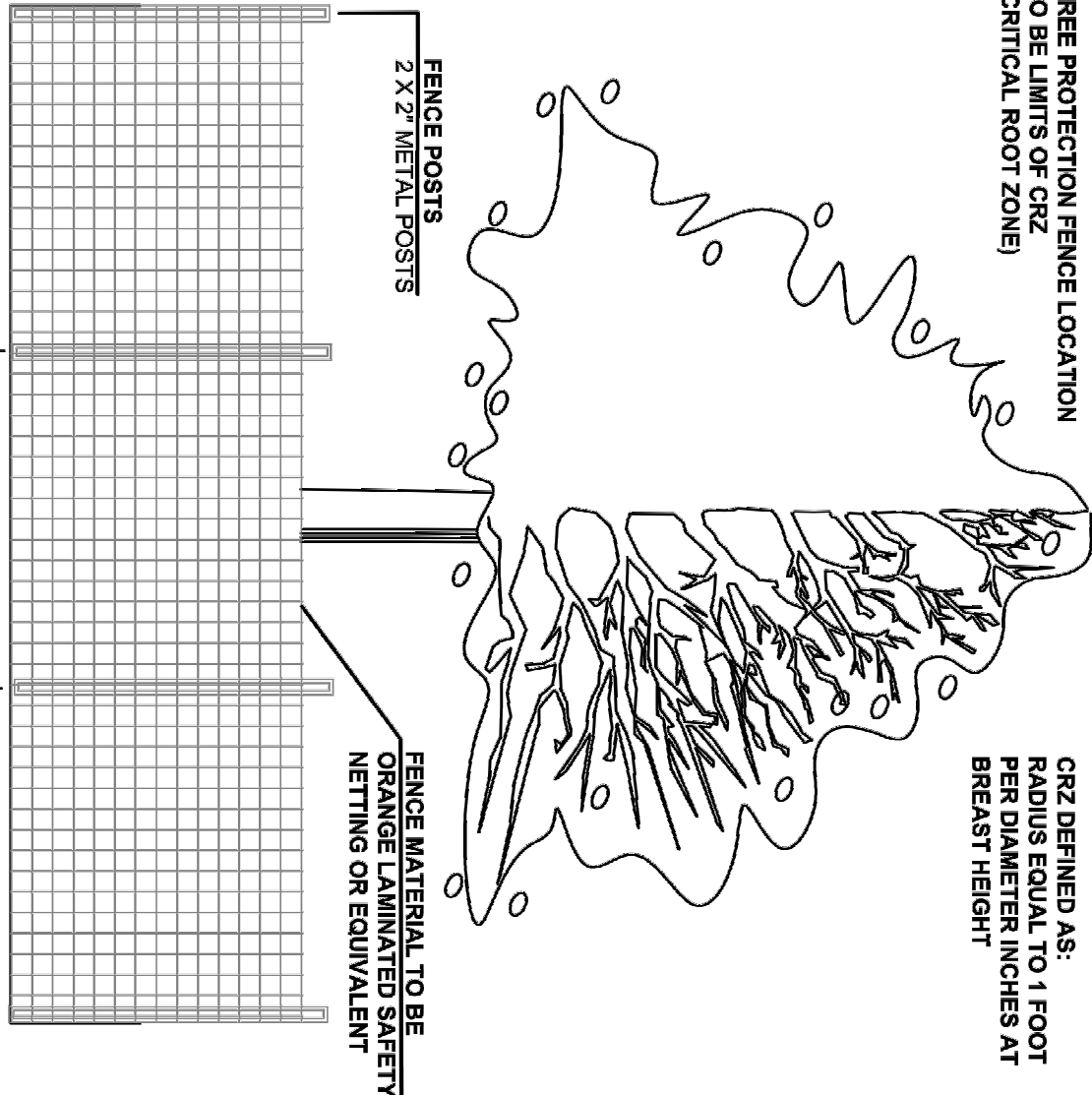


Figure 1. Straw Bale Barrier Installation

SEEDING RATES FOR TEMPORARY SEEDING				
SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**	
RYE	3.5 POUNDS	3 bu.	9/1-3/1	
RICERHASS	0.9 POUND	40 lbs.	8/15-4/1	
BARBER KENT BEEZLA	0.3 POUND	40 lbs.	1/15-5/15	
BERNARD KENT GRASS	0.1 POUND	4 lbs.	2/15-6/15	
SUDANGRASS	1.4 POUNDS	60 lbs.	3/1-8/1	
BROWN TOP MILLET	4.0 POUNDS	40 lbs.	4/1-7/1	
WHEAT	4.1 POUNDS	3 bu.	9/15-2/1	

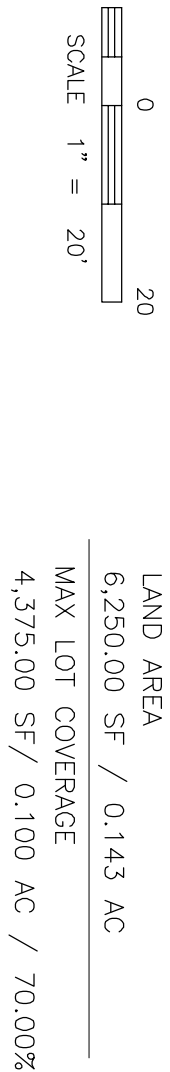
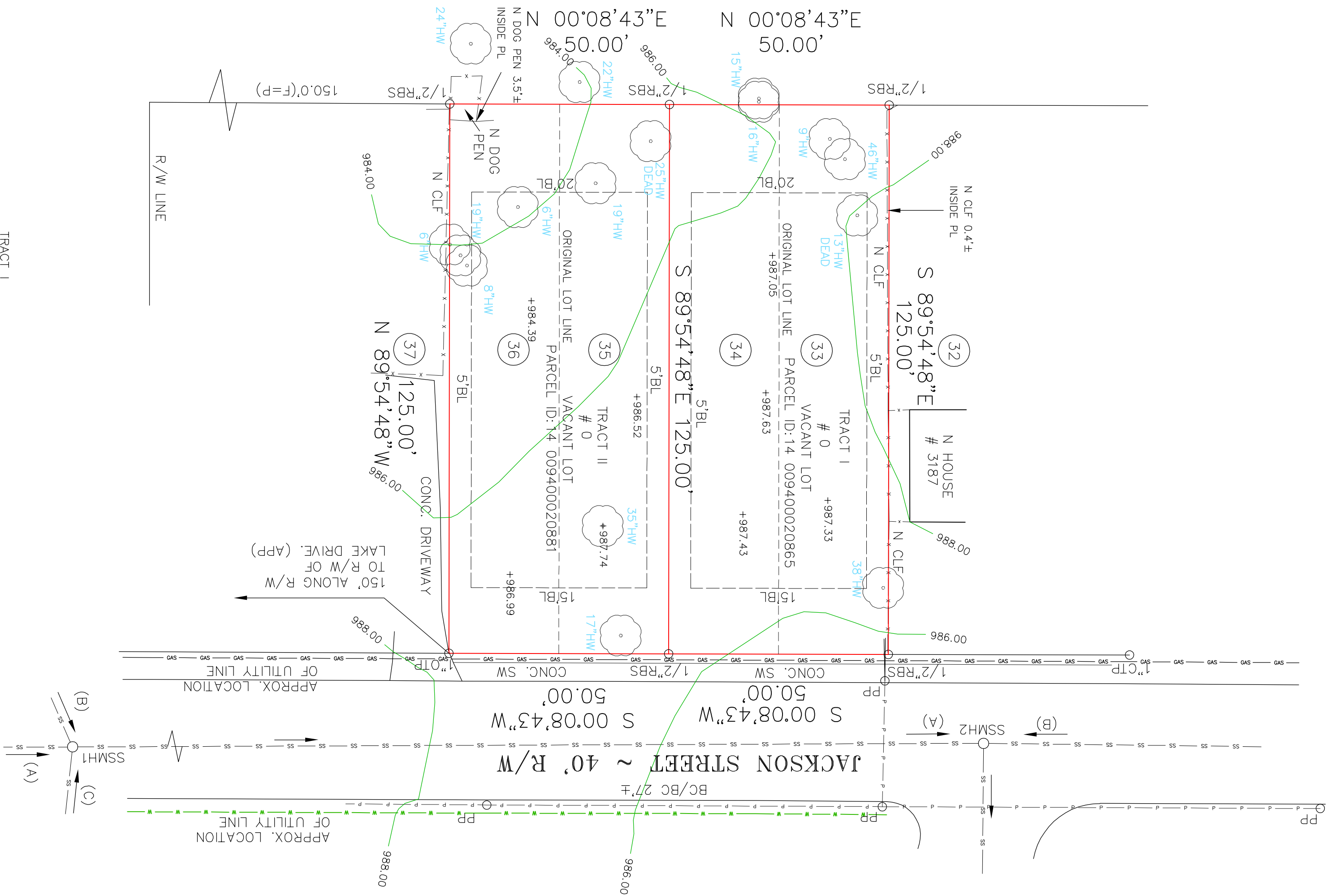
SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES

- Provide 2" deep layer of mulch containing mycorrhizae fungi over CRZ
- Make clean cuts on roots exposed by grading and backfill immediately
- Provide temporary irrigation where practical and feasible

[illegible]

SSMH 1
RIM=992.54
INV IN (A)=986.34
INV IN (B)=981.94
INV IN (C)=986.74
INV OUT=981.34

SSMH 2
RIM=984.04
INV IN (A)=975.34
INV IN (B)=974.64
INV OUT=974.54



EXISTING CONDITIONS

LOTS 33,34,35, & 36 BLOCK 2

FORREST HILL PARK SUBDIVISION

LAND LOT 94 14TH DISTRICT SECTION

FULTON COUNTY, GEORGIA PB.7/PG.58-59 DB.63.33/PG.635

FIELD WORK DATE: JUNE 30, 2021 PRINTED/SIGNED: JULY 15, 2021 PAPER SIZE: 24" x 36"

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS A COURSE OF 1 FOOT IN 30,000 FEET AN ANGULAR ERROR OF 05 SECONDS FOR EACH POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 7.700004 FEET AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO OBTAIN THE INFORMATION USED IN THE INDICATIONS OF THIS PLAT. NO STATE-OWNED EQUIPMENT OR INSTRUMENTS WERE USED IN THIS PROJECT.

MC COORD #20211409 SURVEY LAND EXPRESS, INC

DWG #20211409-TRACT II

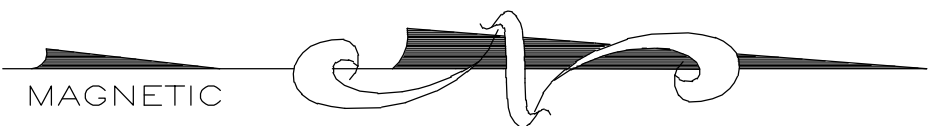
SITE PLAN PREPARED FOR:
GEORGIA PASSION REALTY LLC AND UNIFIED MANAGERS LLC (JOYCELYN LEE)

PROPERTY ADDRESS:
0 JACKSON STREET
HAPEVILLE, GA 30354

24 HOUR SERVICE
ATLANTA, GA 30324
TEL 404-252-5747
FAX 404-601-0841
INFO@SLENDERLANDSURVEYING.COM

REGISTERED PROFESSIONAL SURVEYOR
STATE OF GEORGIA
JULY 15, 2021
J. A. STEVENSON

Page 163 of 198



```
SSMH 1
RIM=992.54
INV IN (A)=986.34
INV IN (B)=981.94
INV IN (C)=986.74
INV OUT=981.54
```

```
SSM 2
RIM=984.04
INV IN (A)=975.34
INV IN (B)=974.64
INV OUT=974.54
```

THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES IS PROHIBITED IN THE RIGHT-OF-WAY.

INDICATES EXISTING CONTOURS

Tree Conservation Plan Notes:

The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-689-2120 to arrange a Site Inspection.

All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Hapeville for an inspection.

The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.

Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or location or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.

All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.

A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.

Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.

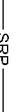
Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	Ds1	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Ds2	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON SEE EROSION CONTROL NOTES.
Ds3	DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER OR LEAVES OR BRASSICAE ON DISTURBED AREAS. SEE ENLARGED PLANS

EROSION CONTROL LEGEND

1. ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISPOSAL, AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
2. NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
3. KEEP OUT SIGN.







INDICATES Sd1 TYPE C SILT FENCE
 — Sd1-C — Sd1-C — Sd1-C — Sd1-C —

INDICATES Sd1 TYPE S SILT FENCE
 — Sd1-S — Sd1-S — Sd1-S — Sd1-S —

INDICATES Sd1 TYPE HB HAYBALES
 — Sd1-HB — Sd1-HB — Sd1-HB — Sd1-HB —

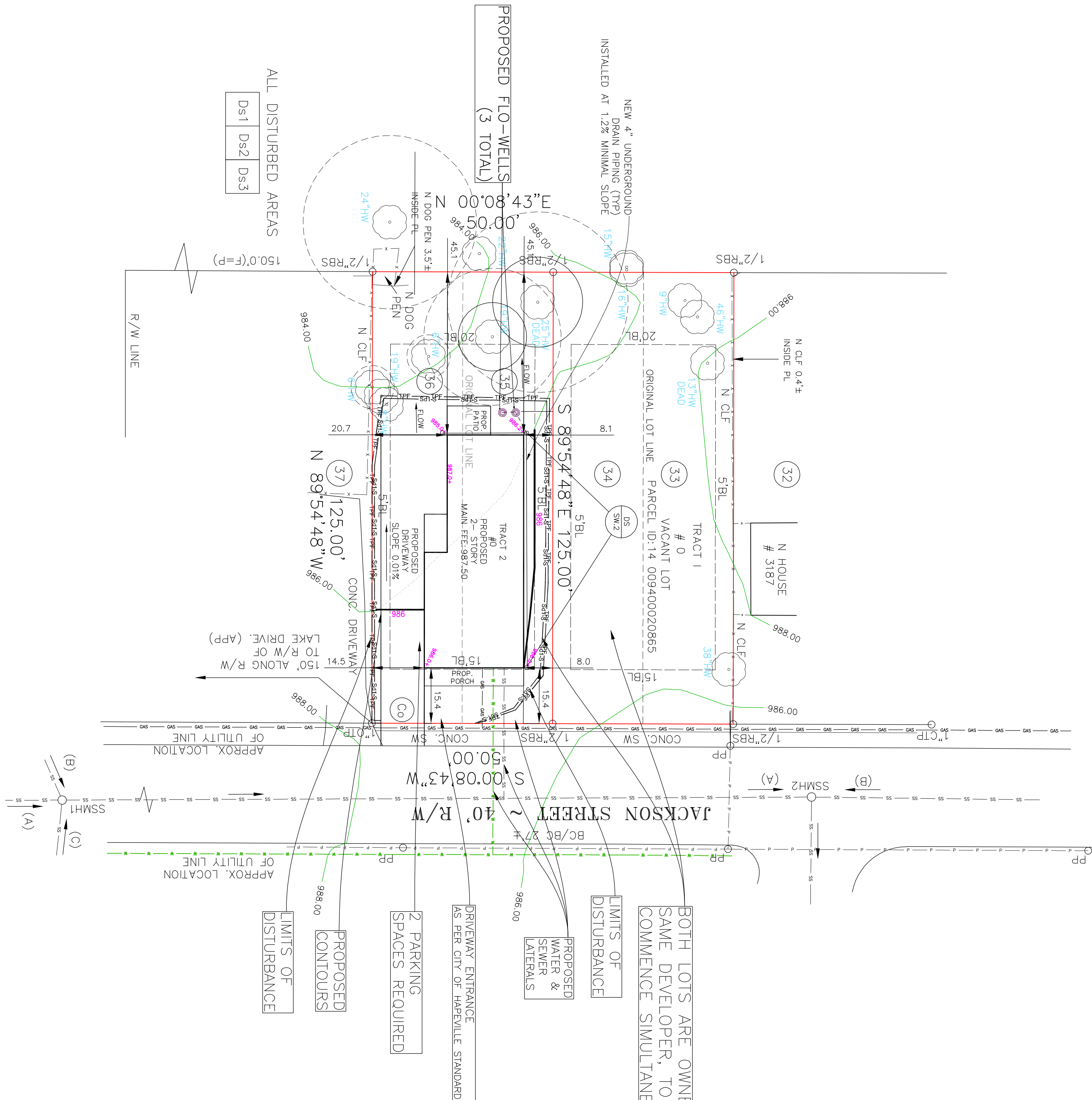
(In Relation With Section 001.00-001.00 Section 001.00-001.00)

INDICATES TREE PROTECTION FENCE
 — TPE — TPE — TPE — TPE — TPE —

INDICATES STRUCTURAL ROOT PLATE
 — SRP — SRP — SRP — SRP — SRP —

TREE PROTECTION:

1. ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
2. NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.



BOTH LOTS ARE OWNED BY THE SAME DEVELOPER, TO HAVE WORK COMMENCE SIMULTANEOUSLY

LIMITS OF
DISTURBANCE

PROPOSED
WATER &
SEWER
LATERALS

DRIVEWAY ENTRANCE
AS PER CITY OF HAPEVILLE STANDARD

2 PARKING SPACES REQUIRED

PROPOSED
CONTOURS

LIMITS OF
DISTURBANCE

PROPOSED SITE PLAN

LOT 33,34,45, & 36
BLOCK 2
FOREST HILL PARK SUBDIVISION
UNIT
SITE PLAN PREPARED FOR:
SHEET 3 OF 6
GEORGIA PASSION REALTY LLC AND UNIFIED
MANAGEMENT LLC (TOGETHER, THE

REVISED: 05/10/23

SCOPE OF PROJECT :

THE PURPOSE OF THIS SITE PLAN IS TO OBTAIN PERMITS THROUGHOUT THE VARIOUS PHASES OF CONSTRUCTION AND LAND DISTURBANCE INCLUDING THE CONSTRUCTION OF A NEW DETACHED SINGLE FAMILY RESIDENCE AND DRIVEWAY, ALONG WITH ADJACENT ACCESSORY PORCHES, PATIO, DECKS & STEPS.

NEW PERMANENT STORMWATER MANAGEMENT BMPs WILL BE INSTALLED ON-SITE TO COLLECT RAIN RUNOFF.

PROPOSED SANITARY LATERAL, WATER SERVICE, GAS & ELECTRIC SHALL BE INSTALLED AND CONNECTED TO THE HOUSE.

EROSION CONTROL & TREE PROTECTION BMPs TO BE MAINTAINED DURING ALL CONSTRUCTION ACTIVITIES AS DETAILED HEREON.

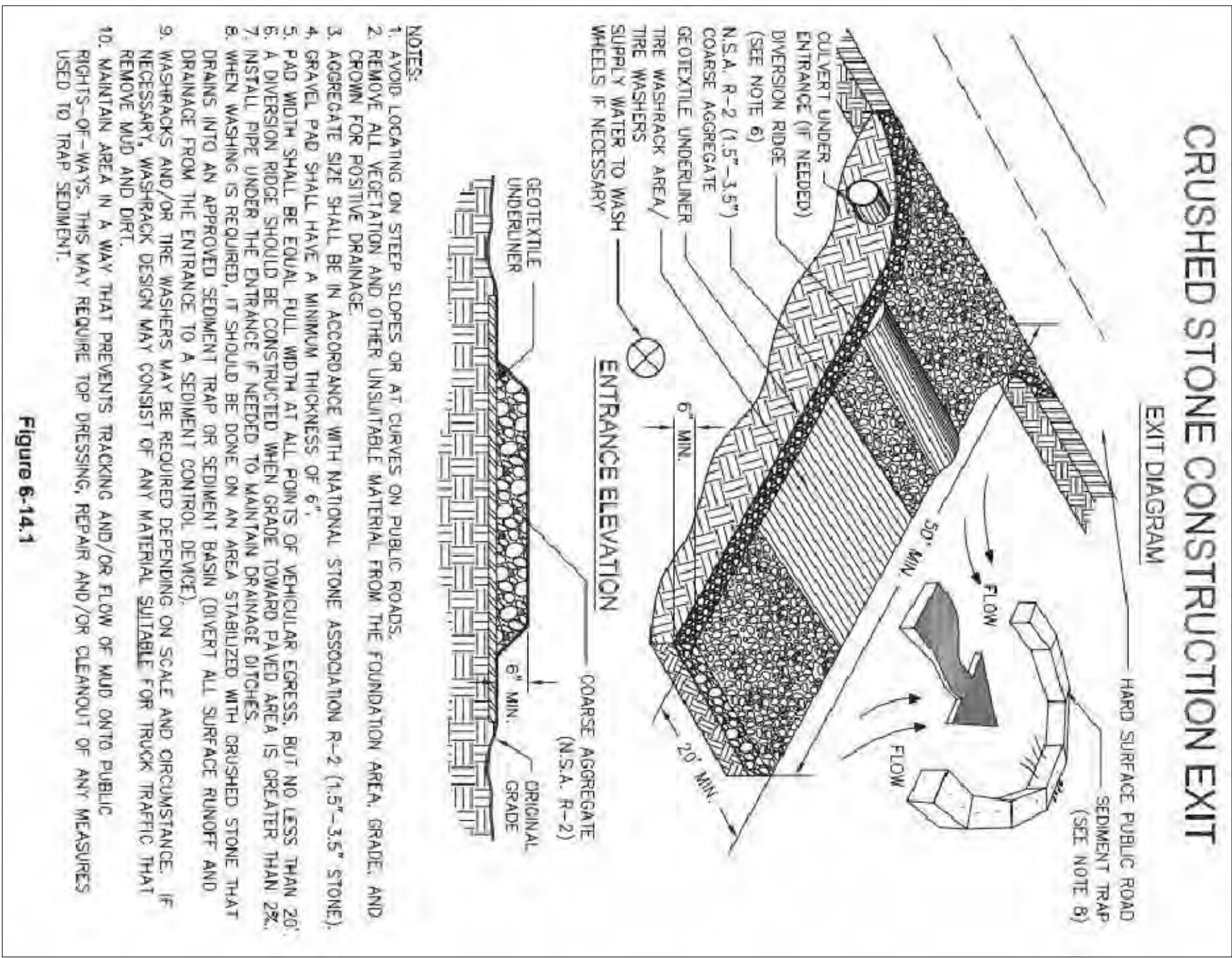
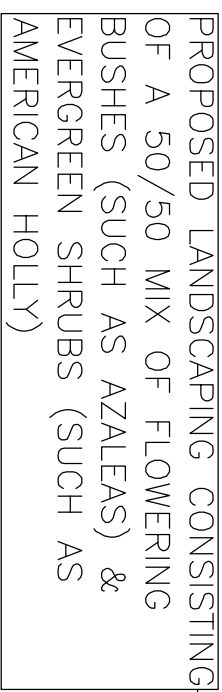


Figure 6-14.1

SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES

INFORMS LIBRARY AND EXHIBITS CO

STATE OF GEORGIA
REGISTERED
PROFESSIONAL
ENGINEER
NO. 10000
STEPAN, A. STEPHEN



EROSION CONTROL LEGEND

Tr

INDICATES Sd1 TYPE S SILT FENCE

INDICATES Sd1 TYPE HB HAIRBALES

INDICATES TREE PROTECTION FENCE

(Co) CONSTRUCTION ENTRANCE/EXIT

INDICATES Sd1 TYPE C SILT FENCE

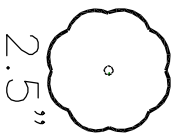
Sd1-C Sd1-C Sd1-C Sd1-C Sd1-C Sd1-C

INDICATES Sd1 TYPE S SILT FENCE

INDICATES Sd1 TYPE HB HAIRBALES

INDICATES STRUCTURAL ROOT PLATE

0 20
SCALE 1" = 20'

<u>TREE PLAN</u>			
PRESERVED TREES		REMOVED TREES	
DBH 6"HW		DBH 8"HW	
DBH 6"HW		DBH 17"HW	
DBH 19"HW		DBH 19"HW	
DBH 25"HW		DBH 35"HW	
REPLACEMENT TREES (2 TOTAL)			
			
	2.5"	2.5"	
	x1	x1	
Nuttall Oak		Red Maple	
PRESERVED DBH INCHES=	56"		
REMOVED DBH INCHES=	79"		
REPLACEMENT TREES=	5"		
TOTAL DBH INCHES=	61"		
0.143 AC x 100 INCHES/ACRE = 14.3 INCHES			
REQUIRED FOR PRESERVATION.			
NOTE: DENSITY CALCULATIONS ARE ONLY			
FOR TREES WHICH SITUATE ON THE			
SUBJECT PROPERTY			

Tree Conservation Plan Notes:

The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.

All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Hopeville for an inspection.

The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.

All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hopeville approval.

A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.

Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.

TREE PLANTING/ LANDSCAPE PLAN

REVISED: 05/10/23

SITE PLAN PREPARED FOR: SHEET 4 OF 6
GEORGIA PASSION REALTY LLC AND UNIFIED

MANAGERS LLC (JOYCELYN LEE)

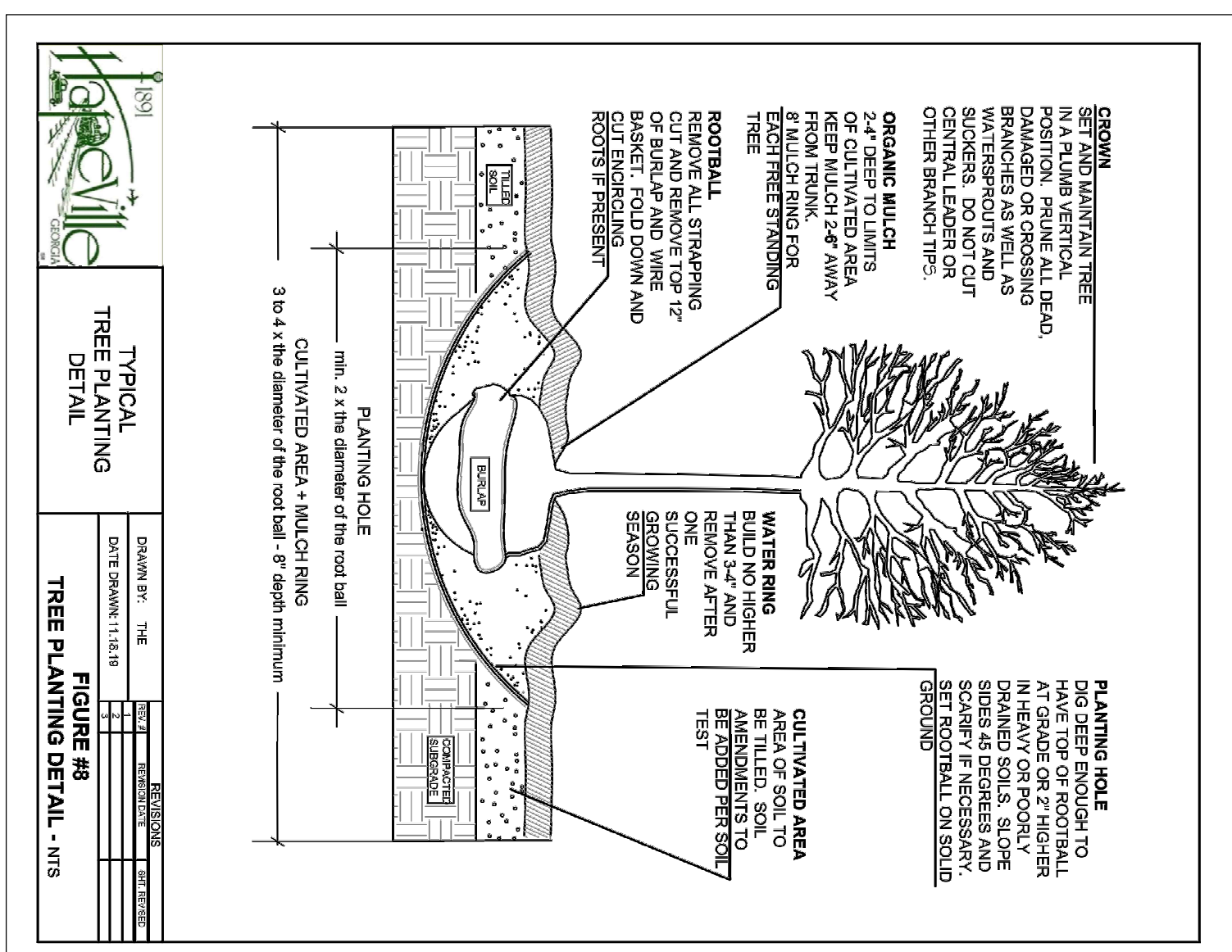
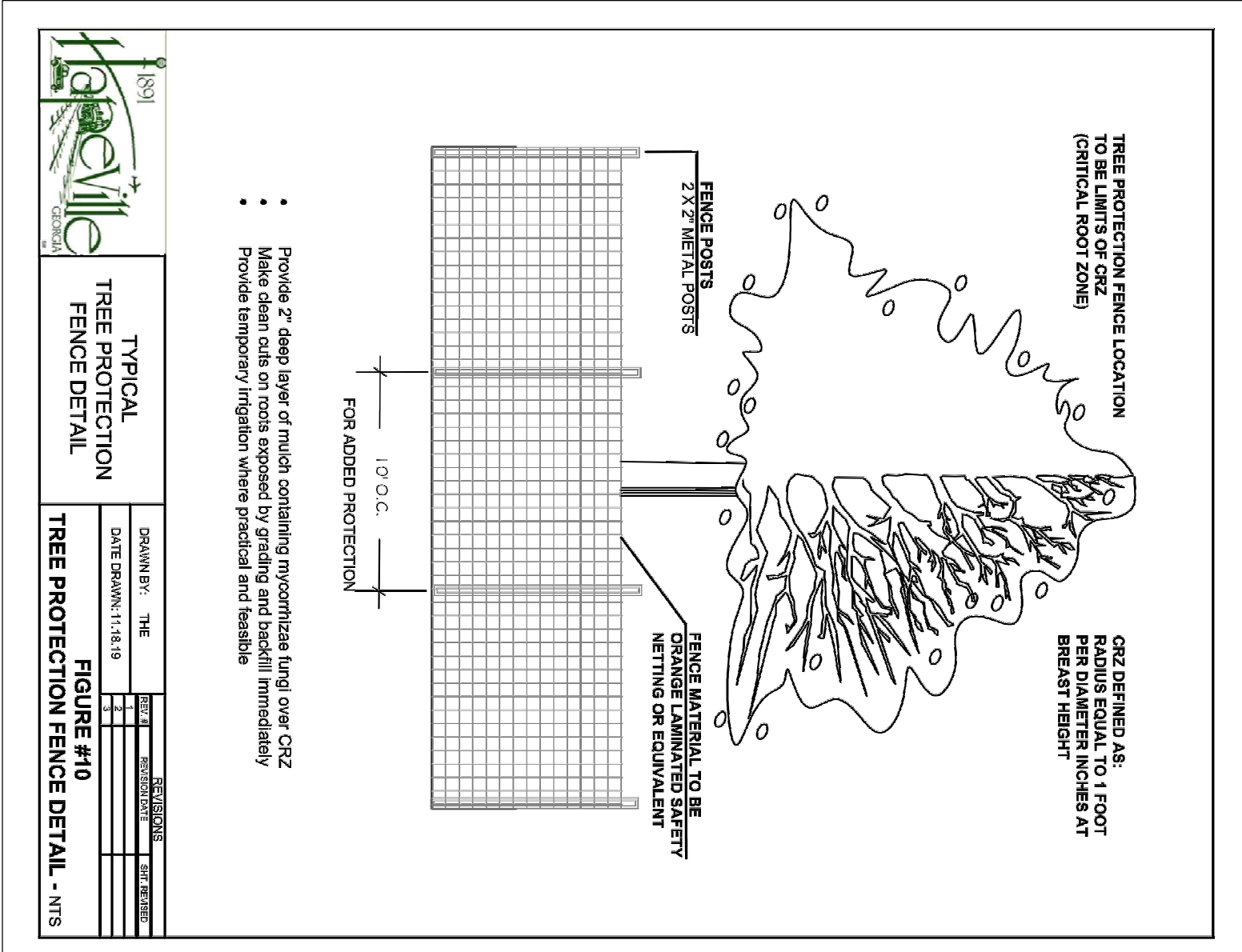
HAPEVILLE, GA 30354

SQUARES METHOD. THIS PLAT HAS GATHER THE INFORMATION USED IN

SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES

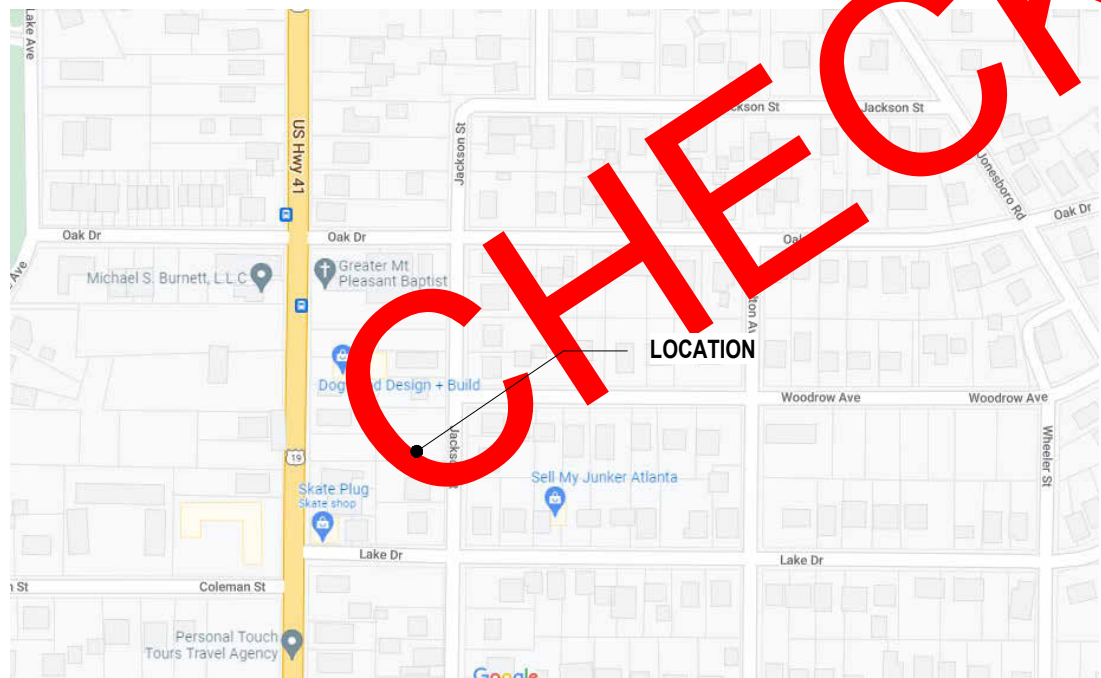
INFORMATION AND EXPRESS CO.

IN MAT CONDOM, THIS WAS A CORRECTION REVISION



JACKSON STREET

CAPITAL HOLDINGS LLC



VICINITY MAP

DRAWING INDEX

SHEET NO.	SHEET NAME	ISSUE DATE	REVISION NO.	REVISION DATE
A0.0	COVER SHEET	10/27/2022	1	TBD
A1.0	SLAB PLAN	10/27/2022	1	TBD
A1.1	FLOOR PLANS	10/27/2022	1	TBD
A1.2	ELECTRICAL PLANS	10/27/2022	1	TBD
A1.3	ROOF PLAN	10/27/2022	1	TBD
A2.0	EXTERIOR ELEVATIONS	10/27/2022	1	TBD
A2.1	EXTERIOR ELEVATIONS	10/27/2022	1	TBD
A3.0	BUILDING SECTION	10/27/2022	1	TBD

HEATED SQUARE FOOTAGE

NAME	AREA
LEVEL 1 HEATED	1113 SF
LEVEL 2 HEATED	1568 SF
	2681 SF

UNHEATED SQUARE FOOTAGE

NAME	AREA
GARAGE	455 SF

ALL WORK MUST BE DONE IN COMPLIANCE WITH THE FOLLOWING CODES:

INTERNATIONAL BUILDING CODE,
2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)

INTERNATIONAL RESIDENTIAL CODE,
2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)

INTERNATIONAL FIRE CODE,
2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)

INTERNATIONAL PLUMBING CODE,
2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)

INTERNATIONAL MECHANICAL CODE,
2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)

INTERNATIONAL FUEL GAS CODE,
2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)

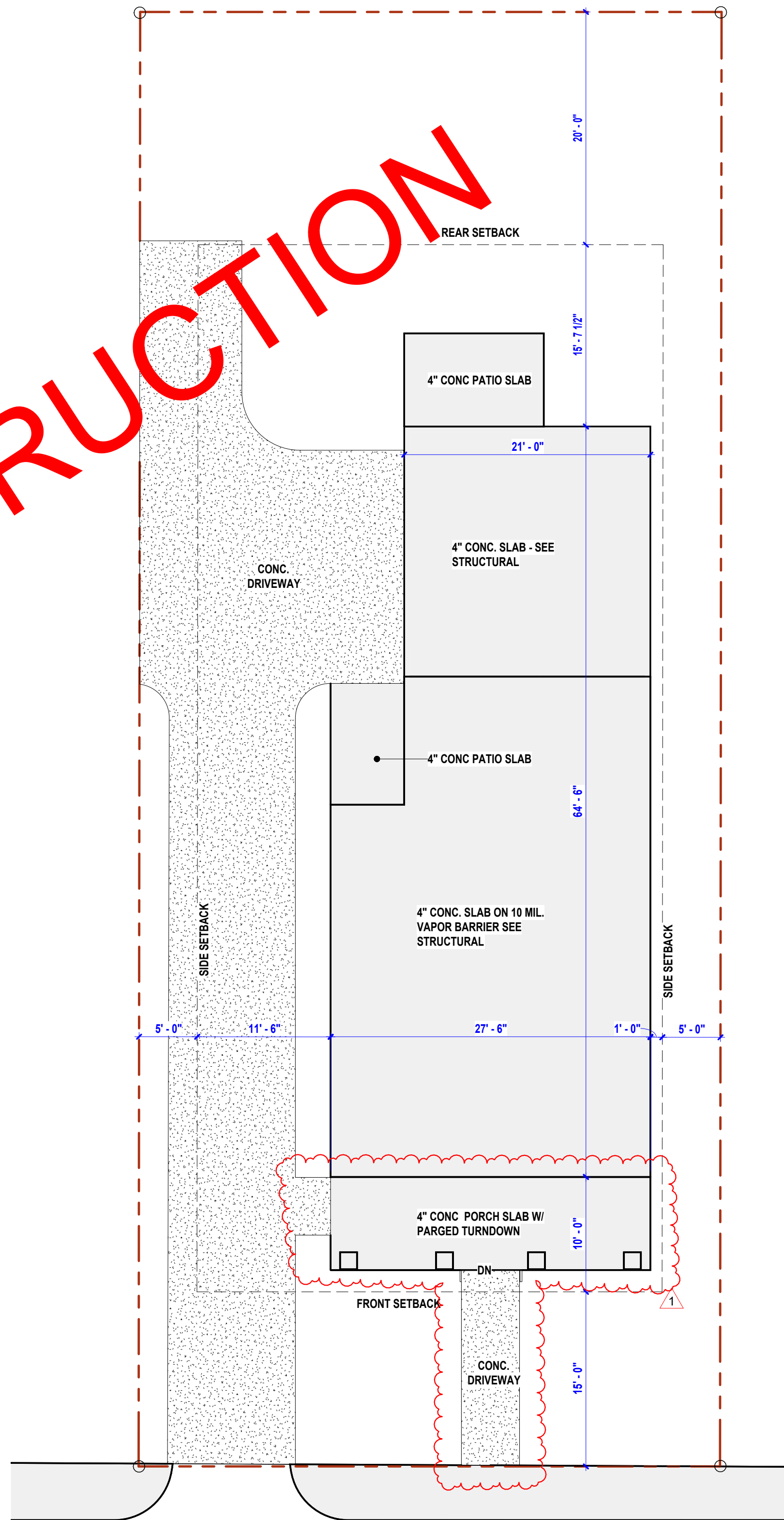
NATIONAL ELECTRICAL CODE,
2017 EDITION, WITH NO GEORGIA AMENDMENTS (EFFECTIVE JANUARY 1, 2018).

INTERNATIONAL ENERGY CONSERVATION CODE,
2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)

NFPA 101
LIFE SAFETY CODE 2018 EDITION WITH STATE AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2020)

GENERAL NOTES

- ALL ERRORS ON THIS PLAN MUST BE REPORTED TO WANDA HARMON WHEN DISCOVERED.
- VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION OR ORDERING MATERIALS.
- ALL EXTERIOR WALLS ARE TO BE FRAMED WITH 2x6 STUDS 16" ON CENTER.



JACKSON STREET

1 SITE PLAN
1/8" = 1'-0"



DESIGN, DRAFTING AND RENDERINGS BY
PLANS TO PICTURES

COMPUTER GENERATED DRAFTING, RENDERING & MODELING
PLANS AND RENDERINGS BY: WANDA HARMON
(878) 592-3542 landmark404@aol.com

RELEASED FOR
CONSTRUCTION

PRINT RECORD

NO.	DESCRIPTION	DATE
1	SITE/ARCH COMMENTS	TBD

GEORGIA PASSION REALTY LLC
AND UNIFIED MANAGERS LLC
JOYCELYN LEE

3189 B JACKSON STREET
HAPEVILLE, GA 30354

COVER SHEET

Project owner:

Project number

Date

Drawn by

Checked by

2204-HB

10/11/22

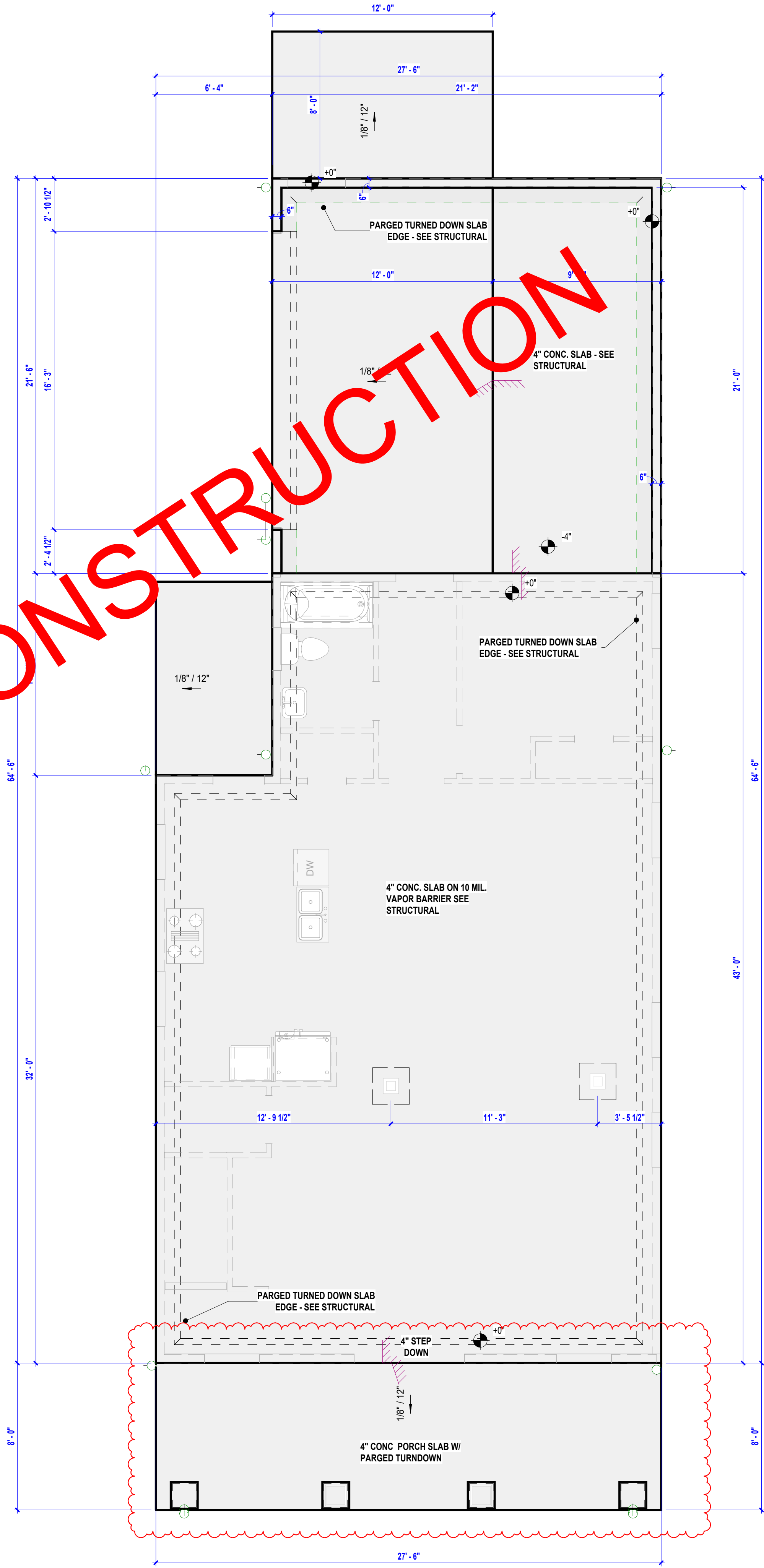
WH

WH

A0.0

Scale 1/8" = 1'-0"

CHECK SET NOT FOR CONSTRUCTION



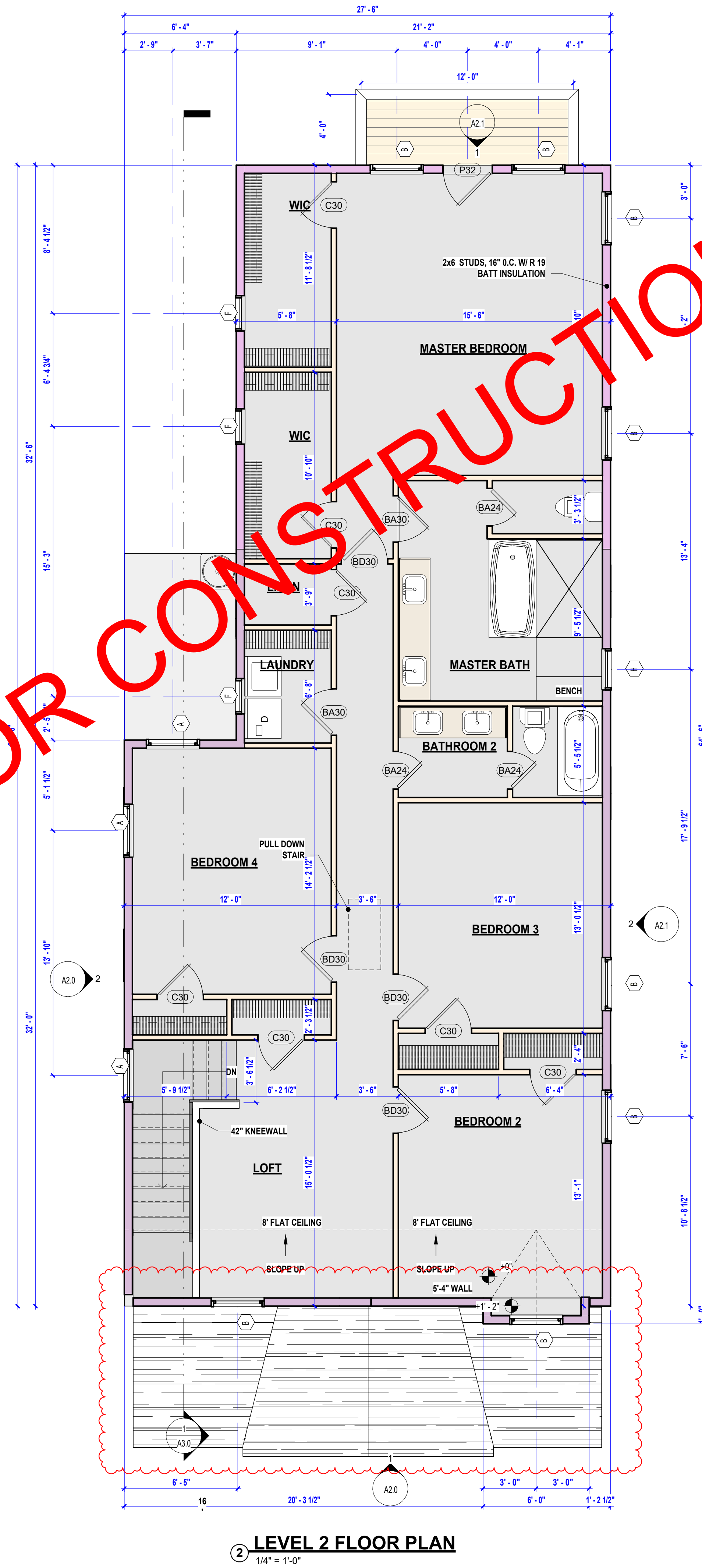
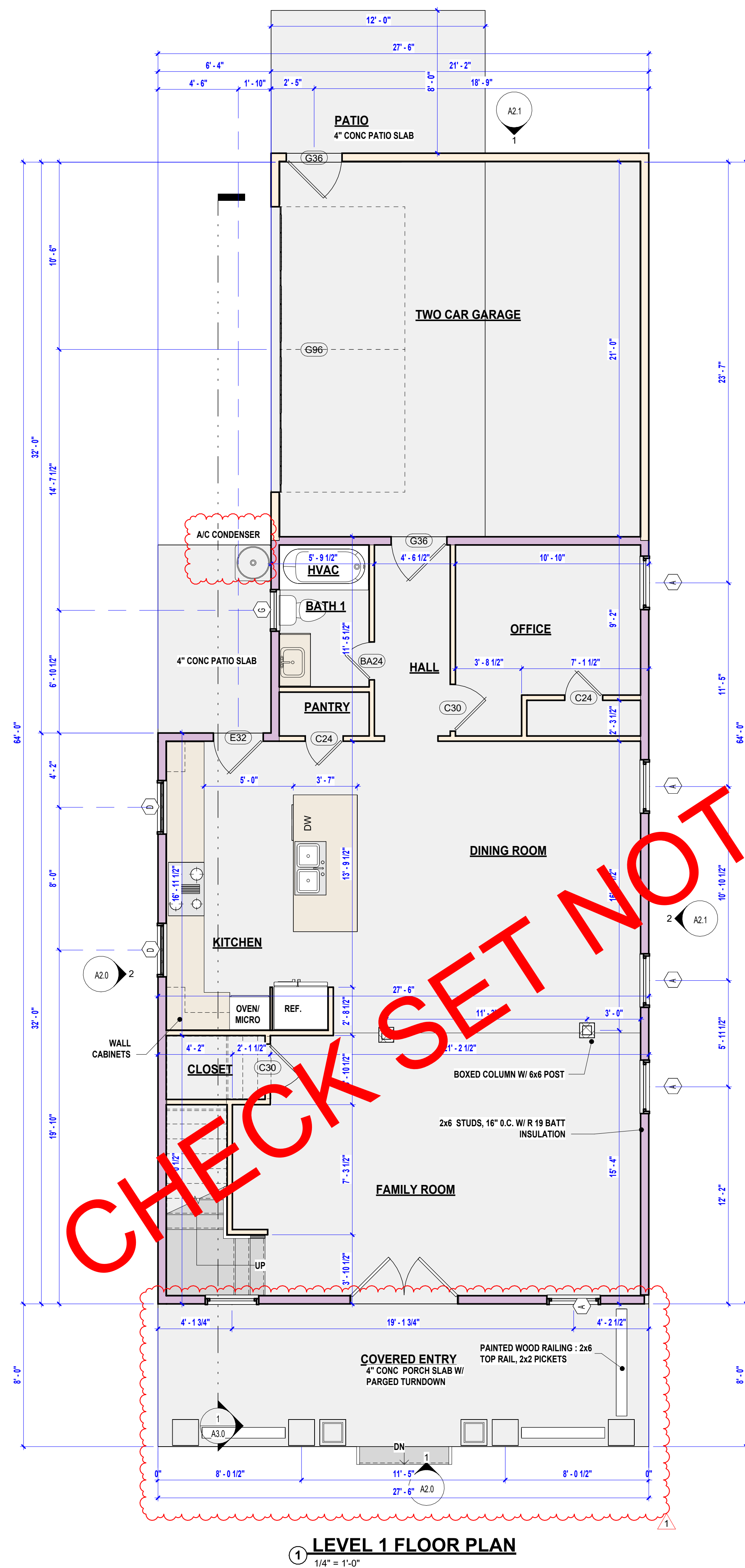
1 SLAB FOUNDATION PLAN
1/4" = 1'-0"

RELEASED FOR
CONSTRUCTION

PRINT RECORD

NO.	DESCRIPTION	DATE
1	SITE/ARCH COMMENTS TBD	TBD

GEORGIA PASSION REALTY LLC AND UNIFIED MANAGERS LLC JOYCELYN LEE	3189 B JACKSON STREET HAPEVILLE, GA 30354
SLAB PLAN	
Project owner:	
Project number 2204-HB	
Date 10/11/22	
Drawn by Author	
Checked by Checker	
A1.0	
Scale 1/4" = 1'-0"	



DOOR SCHEDULE	
MARK	SIZE
BA24	2' - 0" x 6' - 8"
BA30	2' - 6" x 6' - 8"
BD30	2' - 6" x 6' - 8"
C24	2' - 0" x 6' - 8"
C30	2' - 6" x 6' - 8"
E32	2' - 8" x 6' - 8"
E72	6' - 0" x 6' - 8"
G36	3' - 0" x 6' - 8"
G96	16' - 0" x 7' - 0"
P32	2' - 8" x 6' - 8"

WINDOW SCHEDULE				
MARK	WIDTH	HEIGHT	COMMENTS	
A	3' - 0"	6' - 0"	SINGLE HUNG / VINYL	
B	3' - 0"	5' - 0"	SINGLE HUNG / VINYL	
C	3' - 0"	1' - 4"	FIXED / VINYL	
D	3' - 0"	4' - 0"	SINGLE HUNG / VINYL	
E	3' - 0"	2' - 0"	SINGLE HUNG / VINYL	
F	2' - 0"	5' - 0"	SINGLE HUNG / VINYL	
G	2' - 4"	3' - 6"	SINGLE HUNG / VINYL	
H	2' - 4"	4' - 0"	SINGLE HUNG / VINYL	

**NOTE: DO NOT ORDER/INSTALL WINDOWS WITH
GBG MUNTINS, USE FACTOR APPLIED MUNTINS**

DESIGN, DRAFTING AND RENDERINGS BY

PLANS TO PICTURES

COMPUTER GENERATED DRAFTING, RENDERING & MODELING

PLANS AND RENDERINGS BY: WANDA HARMON
(678) 592-3542 landmark4t4@aol.com

**RELEASED FOR
CONSTRUCTION**

PRINT RECORD

[illegible]

**GEORGIA PASSION REALTY LLC
AND UNIFIED MANAGERS LLC
JOYCELYN LEE**

**189 B JACKSON STREET
HAPEVILLE, GA 30354**

FLOOR PLANS

Project owner:

Project number	2204-HB
----------------	---------

Date	10/11/22
------	----------

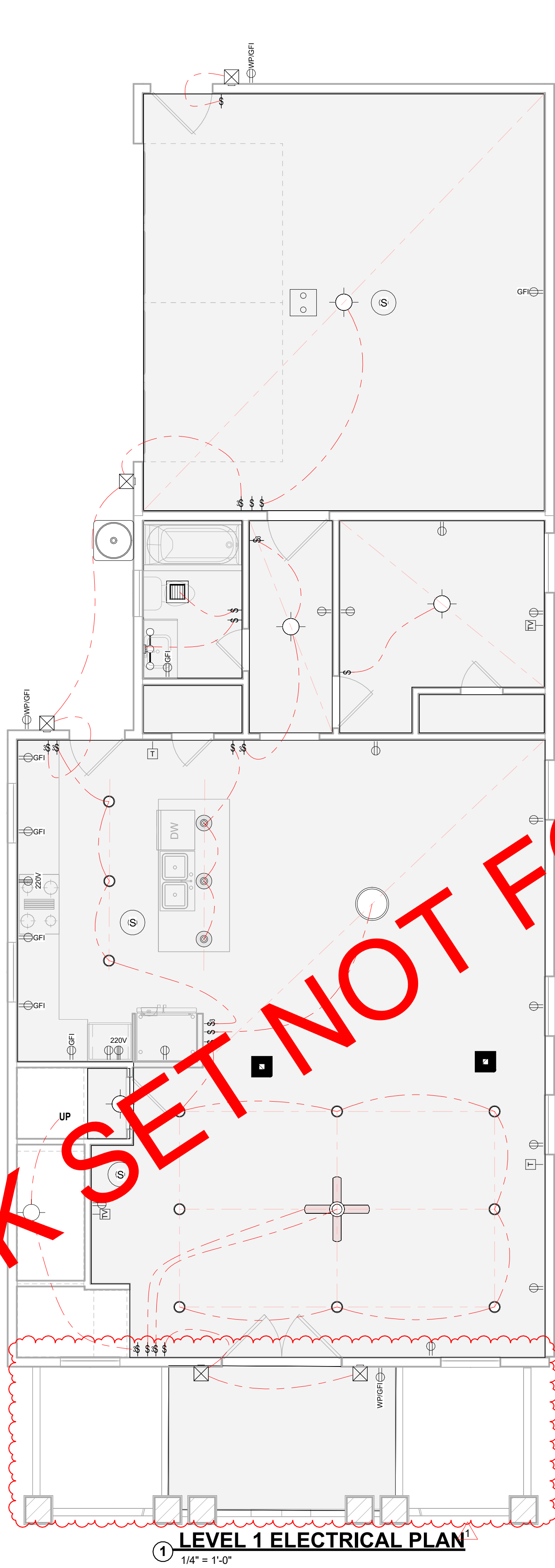
Drawn by WH

Checked by	WH
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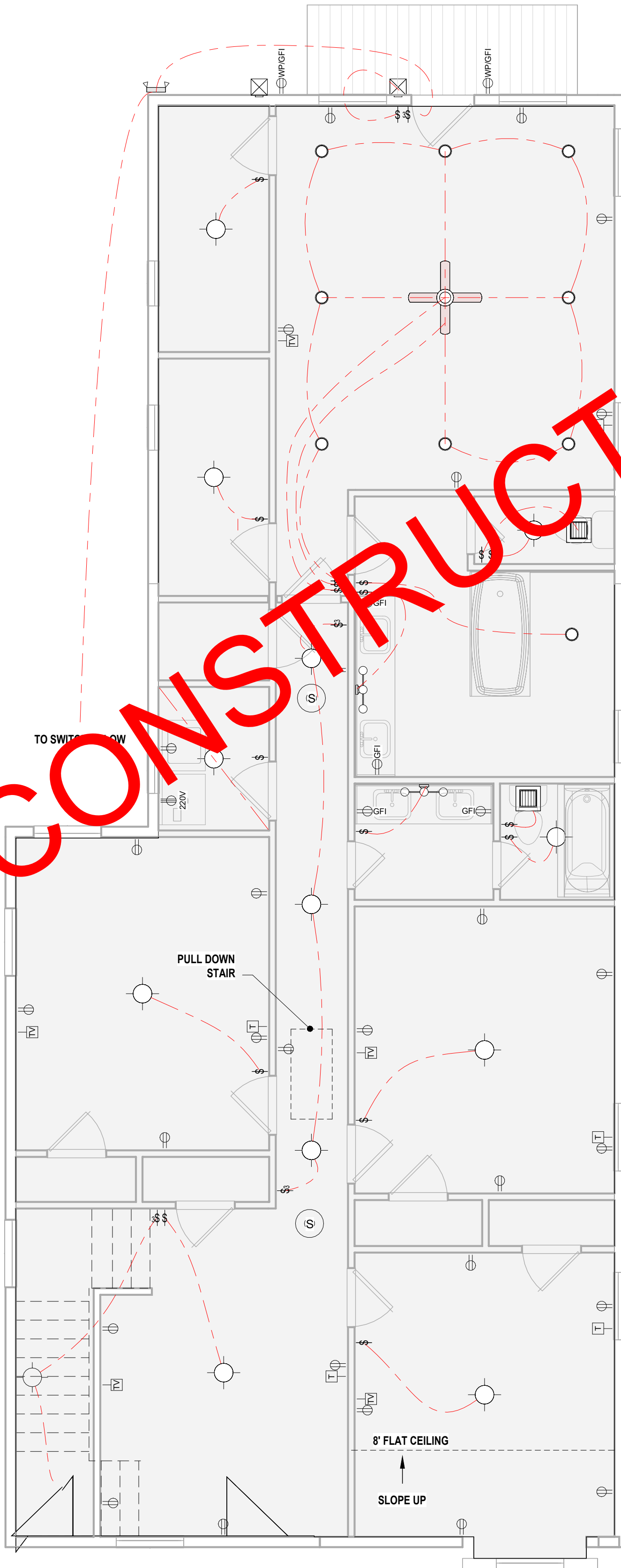
A1.1

Scale	1/4" = 1'-0"
-------	--------------

CHECK SET NOT FOR CONSTRUCTION



1 LEVEL 1 ELECTRICAL PLAN
1/4" = 1'-0"



2 LEVEL 2 ELECTRICAL PLAN
1/4" = 1'-0"

- LEGEND
- CEILING FAN/LIGHT COMBO
 - SURFACE MOUNTED LIGHT
 - SURFACE MOUNTED LED PUCK LIGHT
 - FLOOD LIGHT
 - PENDANT
 - CHANDELIER
 - INTERIOR WALL SCONCE
 - EXTERIOR WALL SCONCE
 - VANITY LIGHT



DESIGN, DRAFTING AND RENDERINGS BY
PLANS TO PICTURES
COMPUTER GENERATED DRAFTING, RENDERING & MODELING
PLANS AND RENDERINGS BY: **WANDA HARMON**
(678) 592-3542 landmark404@aol.com

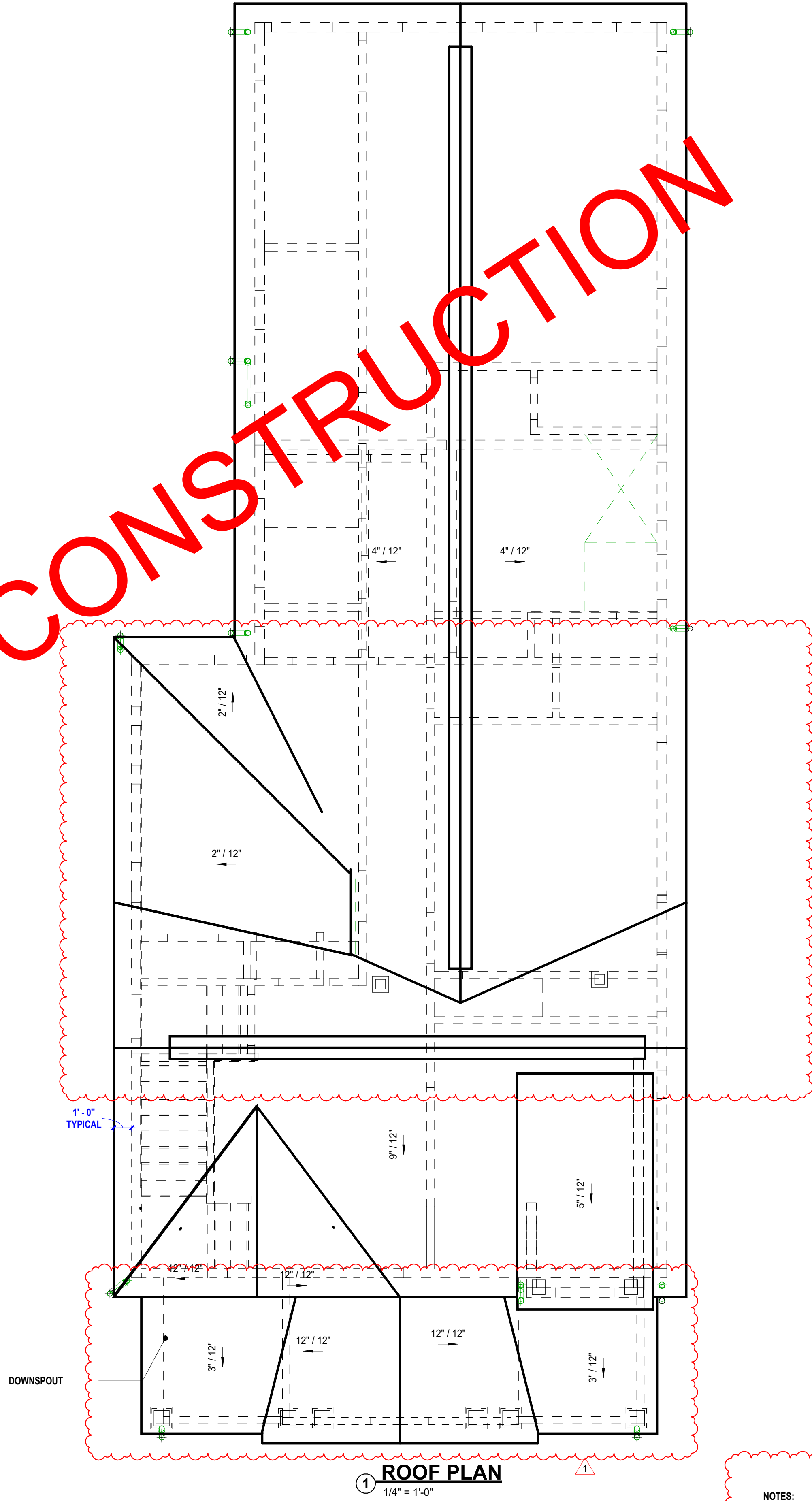
RELEASED FOR
CONSTRUCTION

PRINT RECORD

NO.	DESCRIPTION	DATE
1	SITE/ARCH COMMENTS	TBD

GEORGIA PASSION REALTY LLC AND UNIFIED MANAGERS LLC JOYCELYN LEE	3189 B JACKSON STREET HAPEVILLE, GA 30354
ELECTRICAL PLANS	
Project owner:	
Project number 2204-HB	
Date 10/11/22	
Drawn by WH	
Checked by WH	
A1.2	
Scale 1/4" = 1'-0"	

CHECK SET NOT FOR CONSTRUCTION



- NOTES:
1. PROVIDE PREFINISHED OR PAINTED DRIP EDGE ALL ROOF EDGES.
 2. PROVIDE ICE AND WATER SHIELD AT ALL VALLEYS AND OVER ENTIRE ROOF DECK IF PITCH IS LESS THAN 4/12.
 3. TYPICAL ROOF CONSTRUCTION SHALL BE : 30 YEARS ASPHALT SHINGLES OVER ROOFING FELT ON 7/16" T&G OSB SHEATHING/

DESIGN, DRAFTING AND RENDERINGS BY

PLANS TO PICTURES

COMPUTER GENERATED DRAFTING, RENDERING & MODELING

PLANS AND RENDERINGS BY: **WANDA HARMON**

(678) 592-3542 landmark404@aol.com

RELEASED FOR
CONSTRUCTION

PRINT RECORD

NO.	DESCRIPTION	DATE
1	SITE/ARCH COMMENTS	TBD

GEORGIA PASSION REALTY LLC
AND UNIFIED MANAGERS LLC
JOYCELYN LEE

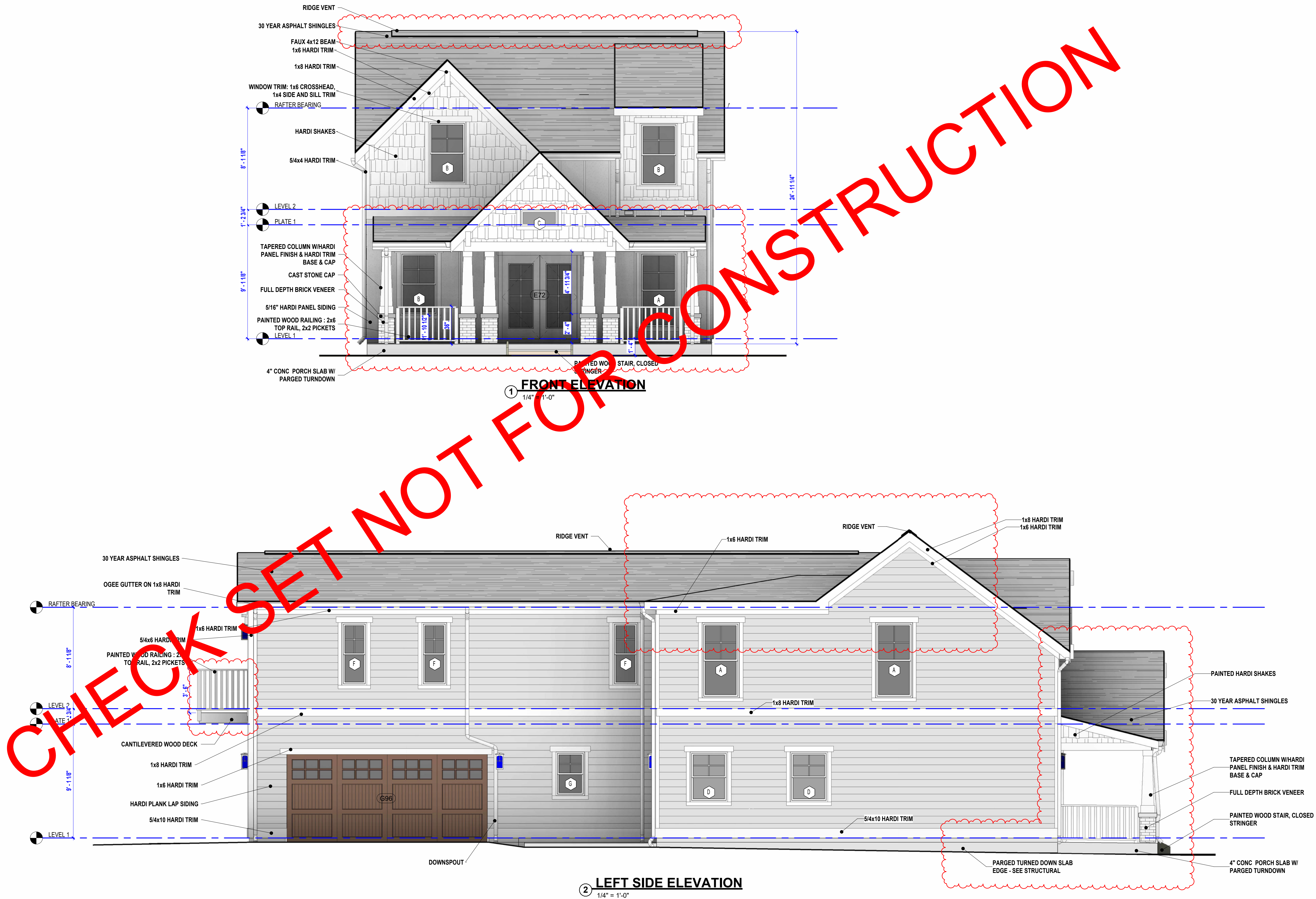
3189 B JACKSON STREET
HAPEVILLE, GA 30354

ROOF PLAN

Project owner:
Project number 2204-HB
Date 10/11/22
Drawn by WH
Checked by WH

A1.3

Scale 1/4" = 1'-0"



RELEASED FOR
CONSTRUCTION

PRINT RECORD

NO.	DESCRIPTION	DATE
1	SITE/ARCH COMMENTS	TBD

GEORGIA PASSION REALTY LLC
AND UNIFIED MANAGERS LLC
JOYCELYN LEE

3189 B JACKSON STREET
HAPEVILLE, GA 30354

EXTERIOR
ELEVATIONS

Project owner:
Project number 2204-HB
Date 10/11/22
Drawn by WH
Checked by WH

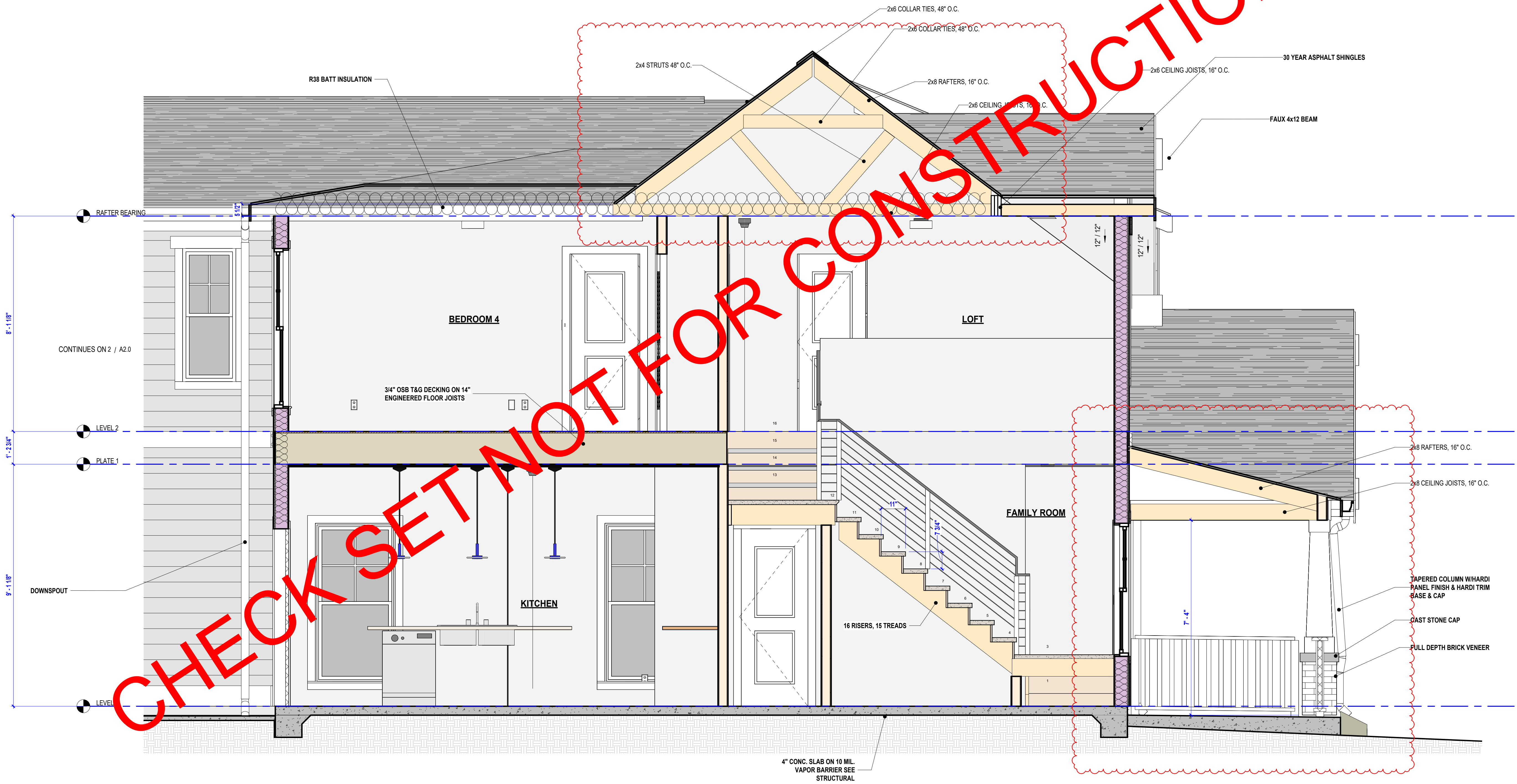
A2.0

Scale 1/4" = 1'-0"



PLANS AND RENDINGS BY: WANDA HARMON
(678) 592-3542 landmark404@aol.com

Scale	1/4" = 1'-0"
-------	--------------



1 SECTION AT STAIR
1/2" = 1'-0"

RELEASED FOR
CONSTRUCTION

PRINT RECORD

NO.	DESCRIPTION	DATE
1	SITE/ARCH COMMENTS	TBD

GEORGIA PASSION REALTY LLC AND UNIFIED MANAGERS LLC JOYCELYN LEE	3189 B JACKSON STREET HAPEVILLE, GA 30354
BUILDING SECTION	
Project owner:	
Project number 2204-HB	
Date 10/11/22	
Drawn by WH	
Checked by WH	
A3.0	
Scale 1/2" = 1'-0"	



DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: October 6, 2023
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3247 Old Jonesboro Road**

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

BACKGROUND

The City of Hapeville has received a design review application from Lillyan McLuster to construct a 924 SF second-story addition to an existing single-family dwelling located at 3247 Old Jonesboro Road. Per the application, the new single family dwelling will be 1,781 SF and have 4 bedrooms and 3 1/2 bathrooms.* The height of the dwelling will be 31'8".

*the site plan application indicated 3 bedroom, 2 bathrooms.

The property is zoned R-SF, Single Family Residential and is subject to the SubArea E, 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: The setbacks have not been provided. With a height of 31' 8", the south side setback may not be closer than 10'. If the side setback is closer than 15', a Board of Appeals variance would be required to construct the second story as there would be an increase in floor area. There is no sidewalk along Old Jonesboro Road, there is an existing sidewalk along Woodrow avenue. No sidewalk is recommended along Old Jonesboro Road as there is a sidewalk located directly across the street.

(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: There is a chain link along the southern side property line. A chain link fence may NOT be extended into the property as the remainder of the property faces the right of way.

(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: Original mechanical is shown on the survey in the rear yard. As this is a three sided lot facing the right of way, screening (vegetative or fencing) should be provided. A front light must be provided.

(d) Parking and Traffic Standards

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

STAFF COMMENT: The existing driveway will be used. No dimensions have been provided for the driveway. Please provided. The existing parking is limited to the supplemental area of the dwelling. It is not clear whether the driveway could be extended along the side of the house or if this is prohibitive given topography. DRC to consider.

(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 roof detail provided. Must meet required materials and shingles must be specified with 30 year minimum warranty. Overhang dimension not provided. Gutters and downspouts not shown or with specifications. Existing chimney is to be removed.

(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: Foundation is brick. Rear stair risers are shown as open and are visible from the right of way. Porch columns are more than 8' on center and do not have foundation piers extending to grade. Front porch is less than 80% of façade. Porch elevation above grade not provided. Porches must be stained or painted.

(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: Provide window detail to ensure recess meets standards. Provide trim dimensions. Trim detail appears to show sills. Ensure this is the case and provide materials. Provide fenestration percentage. Provide building numbers.

(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: First-story elevation not provided. Window sill height not provided. Front style of a cantilever in lieu of porch roof requires DRC consideration.

RECOMMENDATIONS

The Design Review Committee may approve the application subject to the satisfaction of the below issues and any other modifications deemed appropriate by the Committee:

Design Review Committee Considerations

- Front style of cantilever in lieu of a portion of the porch.
- There is no sidewalk along Old Jonesboro Road, there is an existing sidewalk along Woodrow avenue. No sidewalk is recommended along Old Jonesboro Road as there is a sidewalk located directly across the street.
- The existing parking is limited to the supplemental area of the dwelling. It is not clear whether the driveway could be extended along the side of the house or if this is prohibitive given topography. DRC to consider. Parking for 2 cars on site is required by Code.

Application Deficiencies

- The setbacks have not been provided. Please provide from property line to eave.
- With a height of 31' 8", the south side setback may not be closer than 10'. Heights only to 25' are allowed within 5' to 10' of property line. If the side setback is closer than 15', a Board of Appeals variance would be required to construct the second story as there would be an increase in floor area.
- Original mechanical is shown on the survey in the rear yard. As this is a three-sided lot facing the right of way, screening (vegetative or fencing) should be provided.
- A front light must be provided.
- The existing driveway will be used. No dimensions have been provided for the driveway. Please provide.
- No roof detail provided. Please provide and ensure the roof uses required materials and shingles must

be specified with 30 year minimum warranty.

- Overhang dimension not provided (minimum of 12"). Please provide.
- Gutters and downspouts not shown or with specifications (copper, aluminum or galvanized steel required). Please provide.
- Rear stair risers are shown as open and are visible from the right of way. Must be enclosed.
- Porch columns are more than 8' on center and do not have foundation piers extending to grade. DRC to review.
- Front porch is less than 80% of façade. DRC to review.
- Porch elevation above grade not provided (required 2' to 4').
- Porches must be stained or painted. Please indicate on plans.
- Window detail not provided to show recess standards. Please provide.
- Trim dimensions not shown. Please provide to meet standards.
- Sill material not indicated. Please provide.
- Fenestration percent (required 30%-50%) not indicated. Please provide.
- Building numbers not shown. Please provide.
- First story elevation not indicated. Please provide.
- Window sill height not indicated. Please provide.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: AUG 31 2023

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: Lillian McLuster Contact Number: [REDACTED]

Applicants Address: 2815 Hightide Dr College Park Ga 30349

E-Mail Address: [REDACTED] Zoning Classification: R5F

Address of Proposed Work: 3247 Jones board Hapeville Ga 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14209400040012

Property Owner: Save Communities thru Construction Team LLC Contact Number: 678 258 5536

Project Description (including occupancy type): Renovation will add
square footage upper level. Change from
one story to a two story property

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.

Lillian McLuster
Applicants Signature

8/31/23
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: Add 924 what's allowed within footprint

Total Square Footage of existing building: _____

Estimated Cost of Construction: _____

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

* See Package for all material

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

* See Package all material Hardy Plank

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 Lillian M. Gartin 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:

LM 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

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

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

LM 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.

LM 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.

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

LM 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.

Lillian M. Luster

Printed Name

Lillian M. Luster

Signature

8/30/23

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.



THE UTILITIES SHOWN ON THIS PLAT WERE TAKEN FROM INFORMATION AVAILABLE AT THE TIME OF THE SURVEY AND MAY OR MAY NOT BE ACCURATE AS TO THE EXTENT AND OR LOCATION OF SAID UTILITIES.

THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

The term "Certification" as used in Rule "180-6-.09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

SYMBOL LEGEND

- IRON PIN FOUND
- 1/2" REBAR SET
- CONCRETE MONUMENT FOUND
- UTILITY POLE
- ☆ LIGHT POLE
- ⊠ UTILITY METER
- ⊙ FIRE HYDRANT
- CLEAN OUT
- ⊙ WATER VALVE
- ⊙ SANITARY SEWER MANHOLE
- CHAIN LINK FENCE LINE
- FLOOD LINE
- GAS LINE
- SS— SANITARY SEWER LINE
- OVERHEAD POWER LINE
- PROPERTY LINE
- ADJACENT LOT LINE
- LAND LOT LINE
- ASPHALT AREA
- CONCRETE AREA
- DIRT AREA
- GRAVEL AREA

REFERENCES & NOTES

CURRENT OWNER:
SAVE COMMUNITIES 4 US CONSTRUCTION TEAM

DEEDS:
DB 66596 PG 45

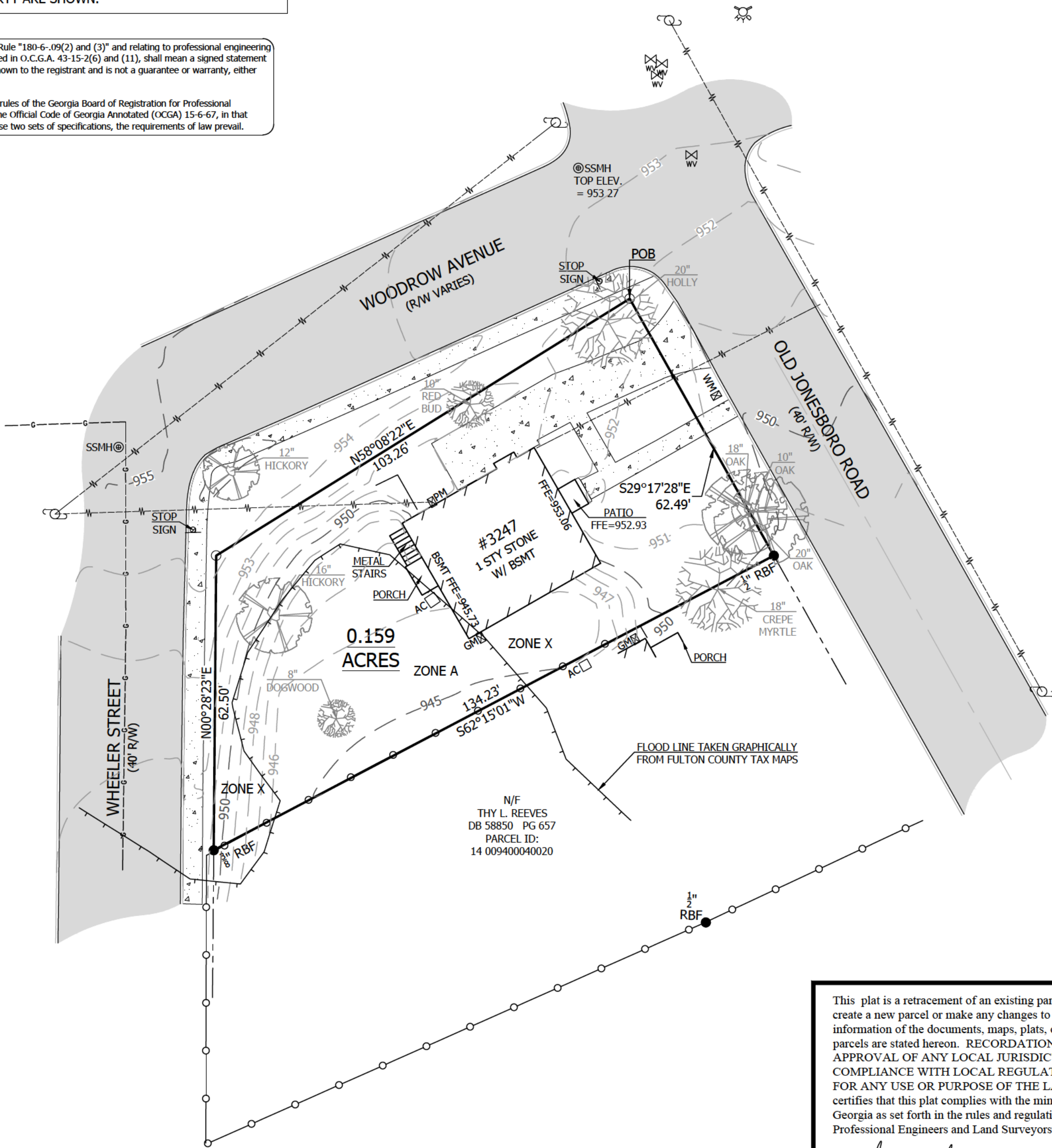
PLATS:
PB 7 PGS 58 - 59

PARCEL ID: 14 009400040012

A PART OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD ZONE PER FEMA FIRM MAP PANEL NUMBER 13121C0367F, DATED 9/18/2013.

PLAT CERTIFICATION:

The field data, completed on 7/24/23, upon which this plat is based has a closure precision of one foot in 74,591 feet and an angular error of 01" per angle point and was unadjusted. This plat has been calculated for closure and is found to be accurate within one foot in 786,175 feet.
The linear and angular measurements shown on this plat were obtained using a Geomax Robotic Total Station.



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, OR 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.

Mark A. Buckner GA RLS 2422 8/15/23 Date



SES

ENGINEERING PLANNING SURVEYING

"THIS DRAWING IS THE PROPERTY OF SCANLON ENGINEERING SERVICES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN, AND IS NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT, OR REPRODUCED IN WHOLE OR IN PART, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION."

BOUNDARY / AS-BUILT / TOPOGRAPHIC / TREE
SURVEY FOR

LILLYAN MCLUSTER

LOCATED IN LAND LOT 94 OF THE 14th DISTRICT,
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

SCANLON ENGINEERING SERVICES, INC.

221 EAST BANK STREET
GRIFIN, GEORGIA 30223

PHONE: (678) 967-2051 www.scanloneng.com

★ LST 000859 ★

Rev. Description Date

1 Update current owner in references. 8/15/2023

Project #: 5230421816

Drawn by: JWS

Review by: MAB

Date: 8/2/2023



SHEET DESCRIPTION
BOUNDARY / AS-BUILT /
TOPOGRAPHIC / TREE
SURVEY
SHEET NUMBER
829C
SHEET 1 OF 1

SCOPE OF WORK:

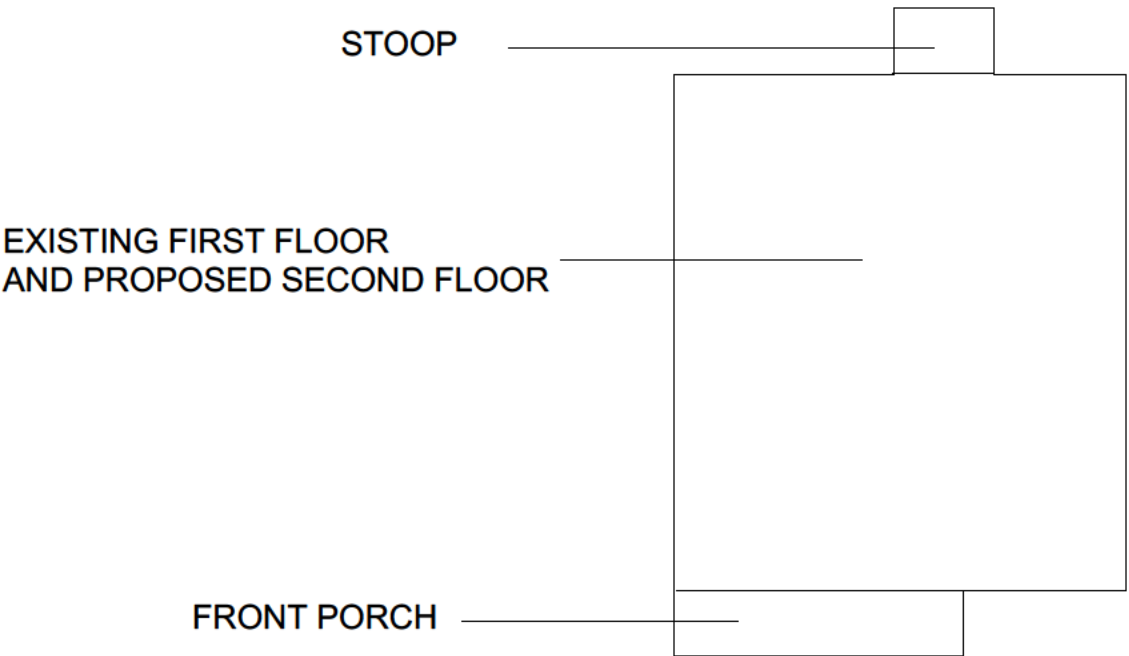
- RENOVATE EXISTING HOUSE AS PER PLAN AND ADD PROPOSED SECOND FLOOR IN ACCORDANCE WIYH CODES LISTED
- EXTING FOUNDATION AND FIRST FLLOR JOISTS TO REMAIN
- INSTALL EGRESS WINDOWS IN BEDROOMS
- INSTALL SMOKE DETECTORS AND CO DETECTORS
- INSTALL WIRING, PLUMBING, AND HVAC AND FIXTURES
- INSTALL INSULATION:
 - R-19 IN FLOORS
 - R-13 IN WALLS
 - R-38 IN ATTIC

- SHEETROCK AND FINISH WALLS AND CEILINGS
- INSTALL NEW KITCHEN CABINETS
- PAINTING
- INSTALL FLOORCOVERING
- PROVIDE ON SITE CONSTRUCTION DUMPSTER

HEATED AREA:	
FIRST FLOOR PLAN	911 SQ FT
SECOND FLOOR PLAN	870 SQ FT
TOTAL HEATED AREA	1781 SQ FT

UNHEATED AREA:	
FRONT PORCH	74 SQ FT
REAR STOOP	29 SQ FT
BASEMENT	914 SQ FT
TOTAL UNHEATED	1017 SQ FT

EXISTING HEATED	922 SQ FT
PROPOSED SECOND FLOOR	870 SQ FT



DRAWING INDEX

PAGE	TITLE
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B-1	AS BUILT PERSPECTIVES AND FLOOR PLAN

The Current State Minimum Standard Codes

The following are the current state minimum standard codes for constructionas adopted by the Board of Community Affairs

Current Mandatory Codes as Adopted by DCA:

- International Building Code, 2018 Edition, with Ga Admendments (2020)
- International Fire Code, 2018 Edition (No Ga Admendments)
- International Plumbing Code, 2018 Edition, with Ga Admendments (2020)
- International Mechanical Code, 2018 Edition, with Ga Admendments (2020)
- International Fuel Gas Code, 2018 Edition, with Ga Admendments (2020)
- National Electrical Code, 2020 Edition, (No Ga Admendments)
- International Energy Conservation Code, 2015 Edition, with Ga Supplements and Admendments (2020)

For information and questions regarding the Life Safety Code (NFPA 101) or the Ga Accessibility Code please contact the State Fire Marshal's Office.

Current Permissive Codes as Adopted by DCA:

- Disaster Resilient Building Code IBC Appendix (2020)
- International Property Maintenance Code 2018 Edition with Ga Admendments
- International Existing Building Code, 2018 Edition, with Ga Admendments
- National Green Building Standard, 2008 Edition, with Ga Admendments (2011)
- NFPA 101 Life Safety Code (LSC) 2018 Ed w/ Georgia Amendmentments

RELEASED FOR CONSTRUCTION

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

COVER SHEET

PROJECT DESCRIPTION:

3247 OLD JONESBORO RD
HAPEVILLE, GA, GA

DRAWINGS PROVIDED BY:

DESIGNER
JOHN NUTTER

DATE:

8/22/2023

SCALE:

SHEET:

A-0



RELEASED FOR CONSTRUCTION

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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
**PROPOSED
PERSPECTIVES**

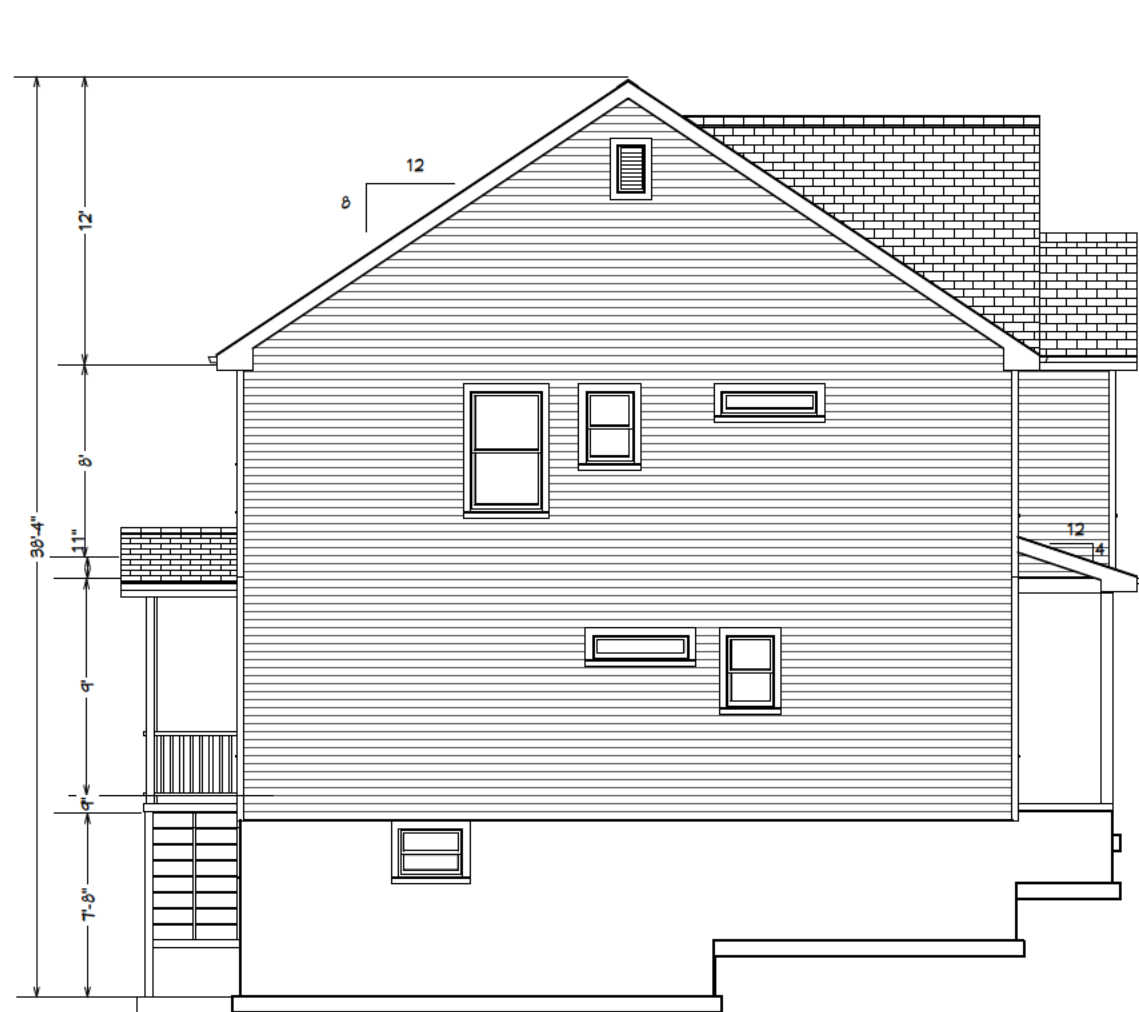
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**3247 OLD JONESBORO RD
HAPEVILLE, GA, GA**

DRAWINGS PROVIDED BY:
**DESIGNER
JOHN NUTTER**

DATE:
8/15/2023

SCALE:
1/4" = 1 FT

SHEET:
A-1



LEFT ELEV 1/8" = 1 FT
Elevation 2



REAR ELEV 1/8" = 1 FT
Elevation 4



RIGHT ELEV 1/8" = 1 FT
Elevation 3



FRONT ELEV 1/4" = 1 FT

Elevation 1

RELEASED FOR CONSTRUCTION

PROPOSED
ELEVATIONS

PROJECT DESCRIPTION:
3247 OLD JONESBORO RD
HAPEVILLE, GA, GA

DRAWINGS PROVIDED BY:
DESIGNER
JOHN NUTTER

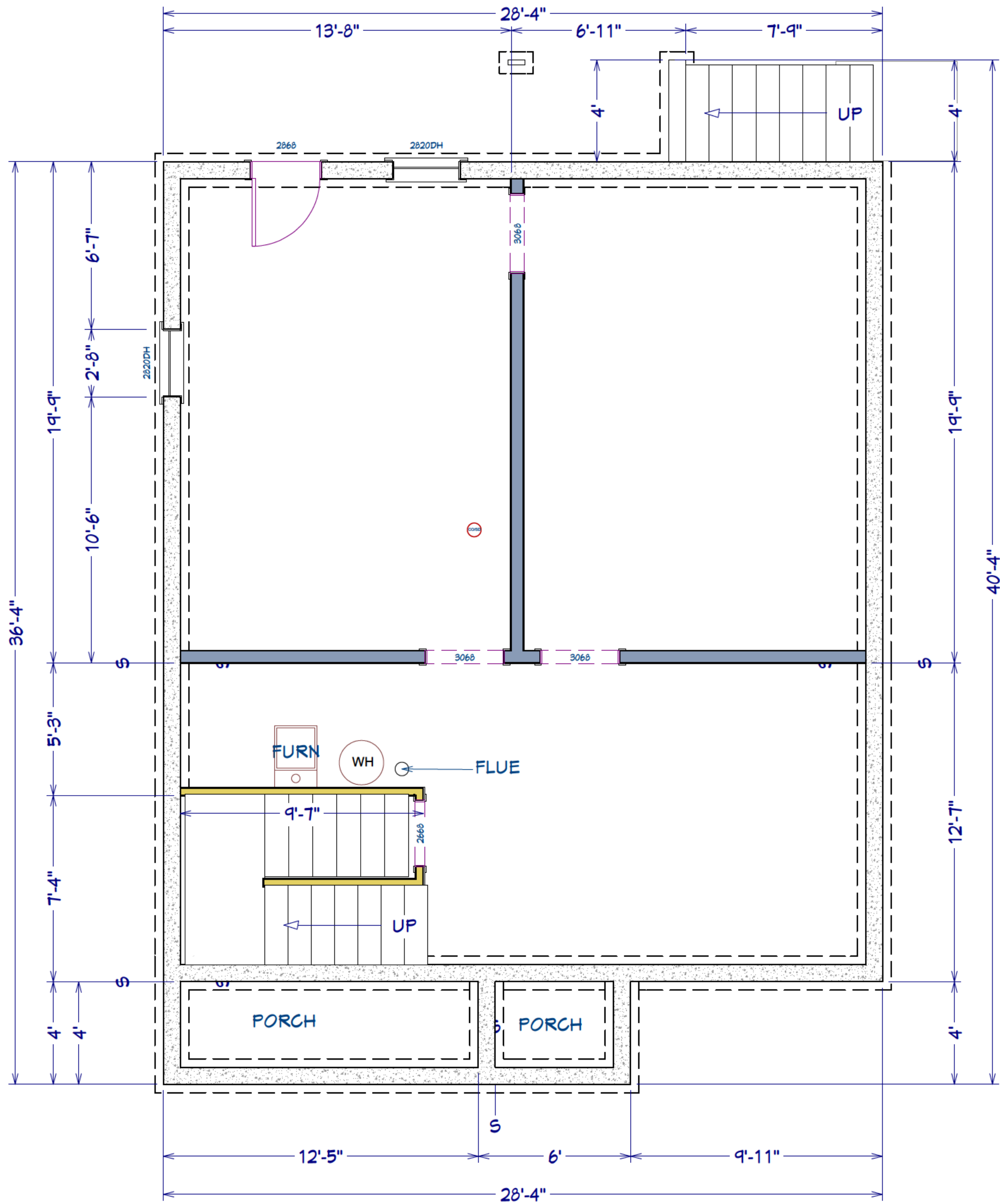
DATE:
8/22/2023

SCALE:

SHEET:

A-2

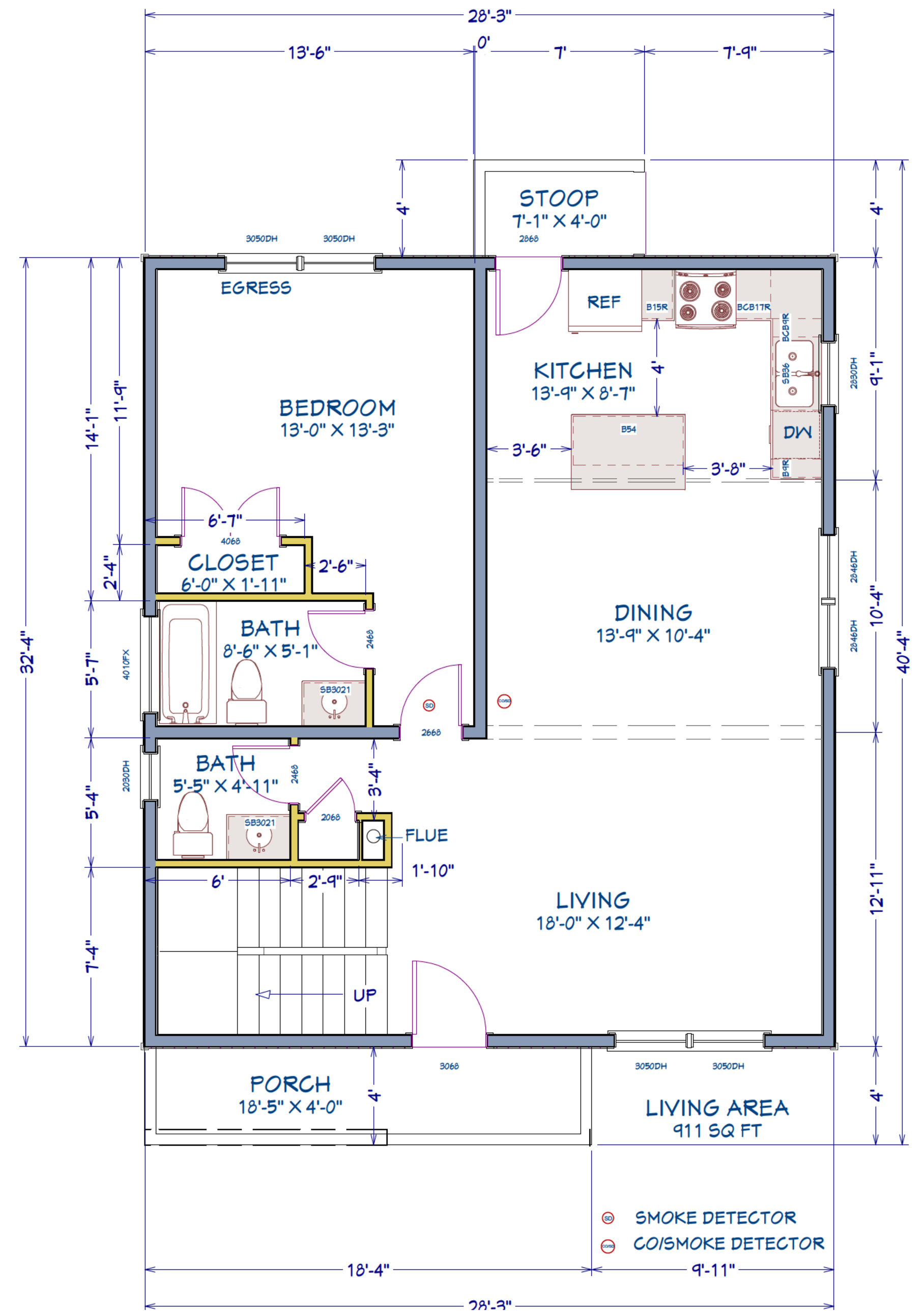
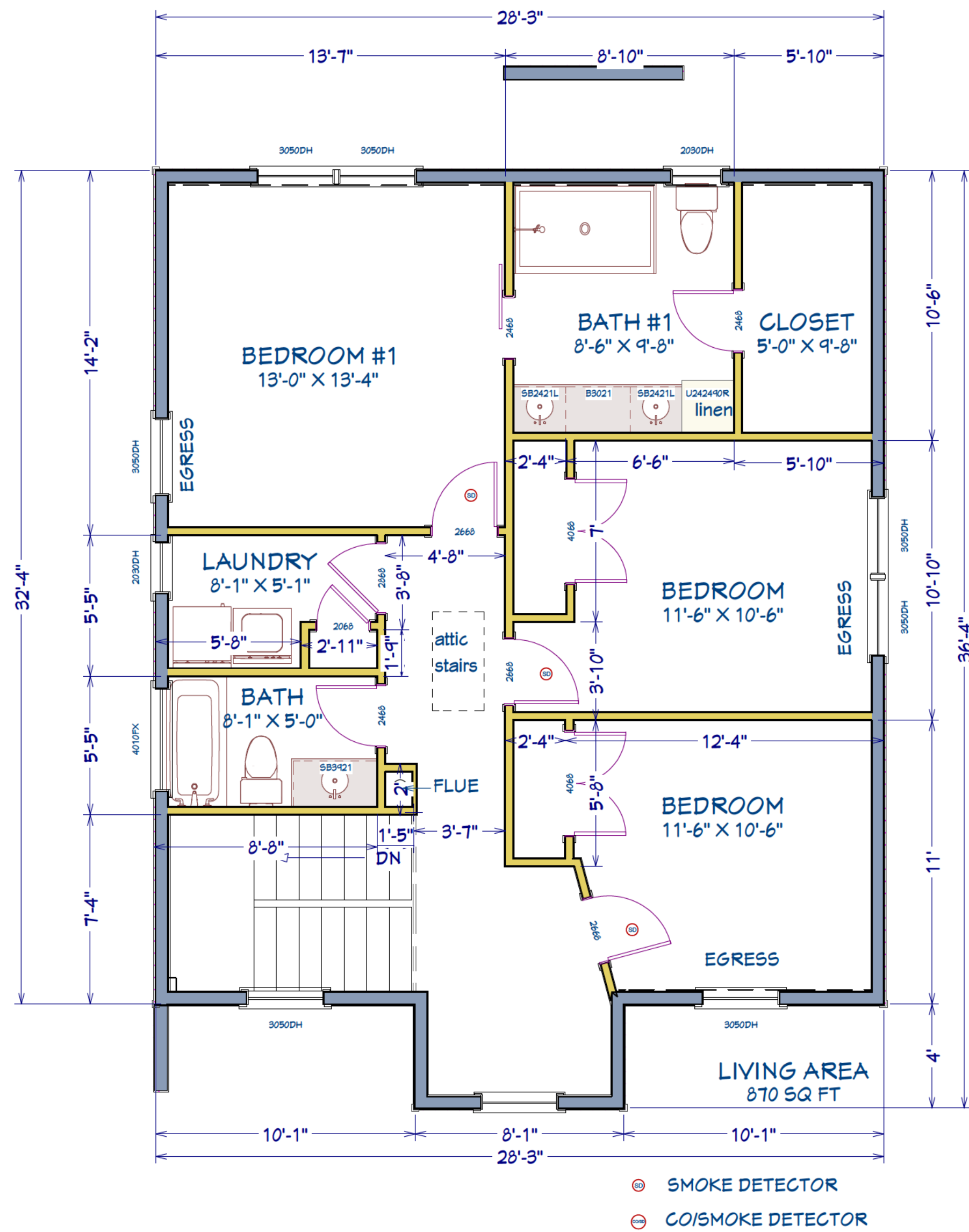
NO. DESCRIPTION BY DATE



Foundation

RELEASED FOR CONSTRUCTION

NO.	DESCRIPTION	BY	DATE
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PROJECT DESCRIPTION: 3247 OLD JONESBORO RD HAPEVILLE, GA, GA			
DRAWINGS PROVIDED BY: DESIGNER JOHN NUTTER			
DATE: 8/22/2023			
SCALE: 1/4" = 1 FT			
SHEET: A-3			



TOTAL: 1781 SQ FT

RELEASED FOR CONSTRUCTION

PROPOSED
FIRST AND
SECOND FLOOR PLAN

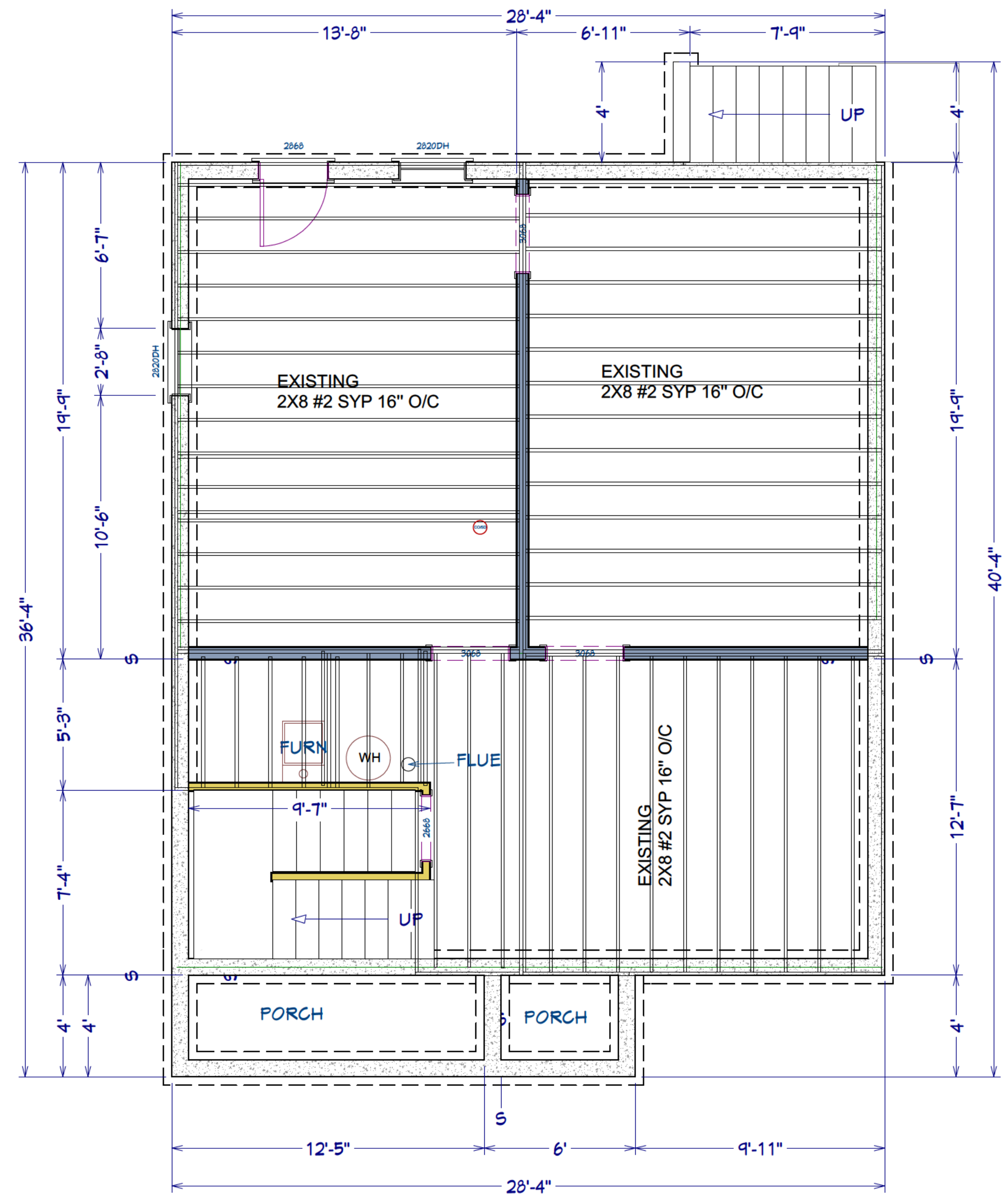
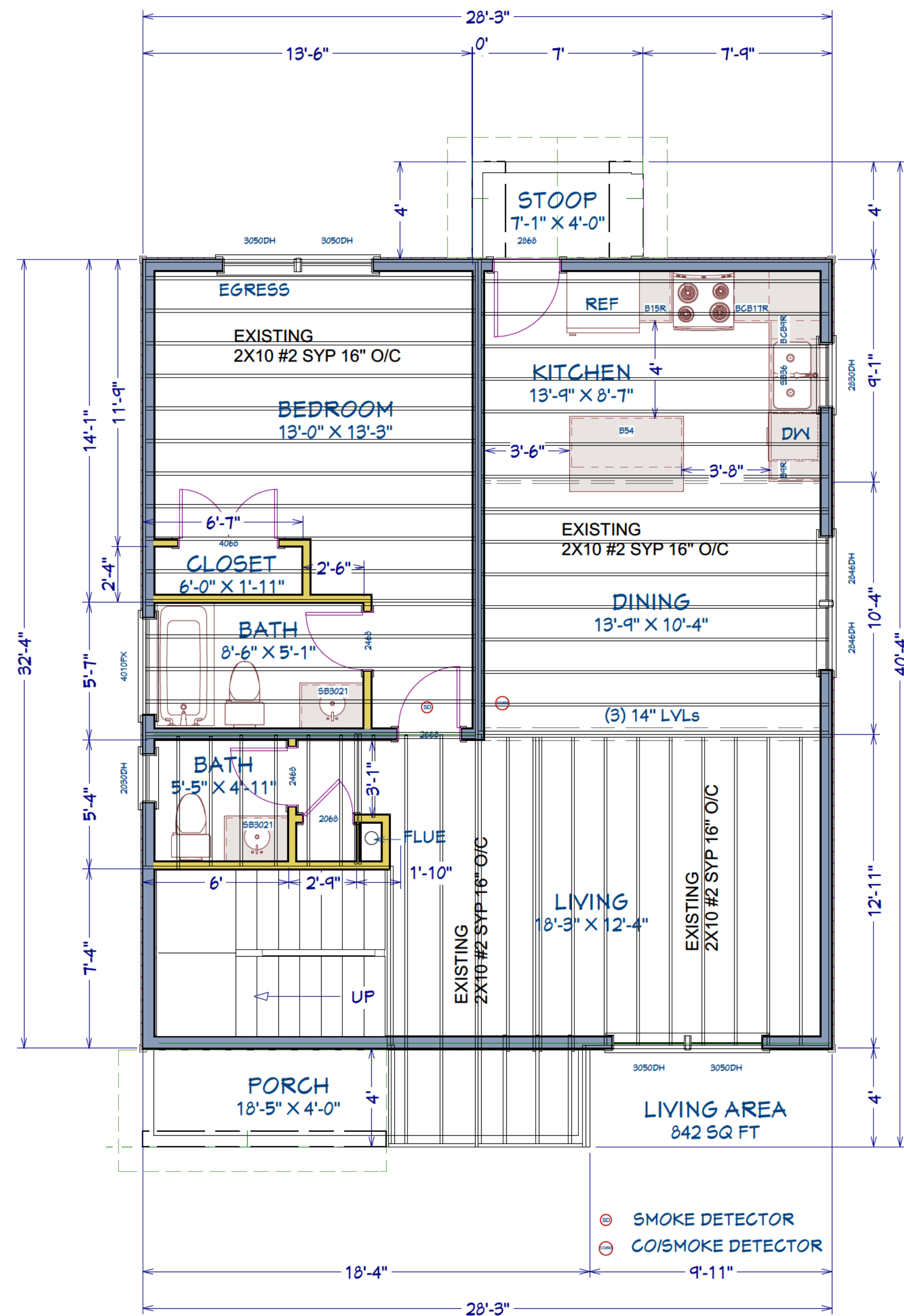
3247 OLD JONESBORO RD
HAPEVILLE, GA, GA

DESIGNER
JOHN NUTTER

DATE:
8/22/2023

SCALE:
1/4" = 1 FT

SHEET:
A-4



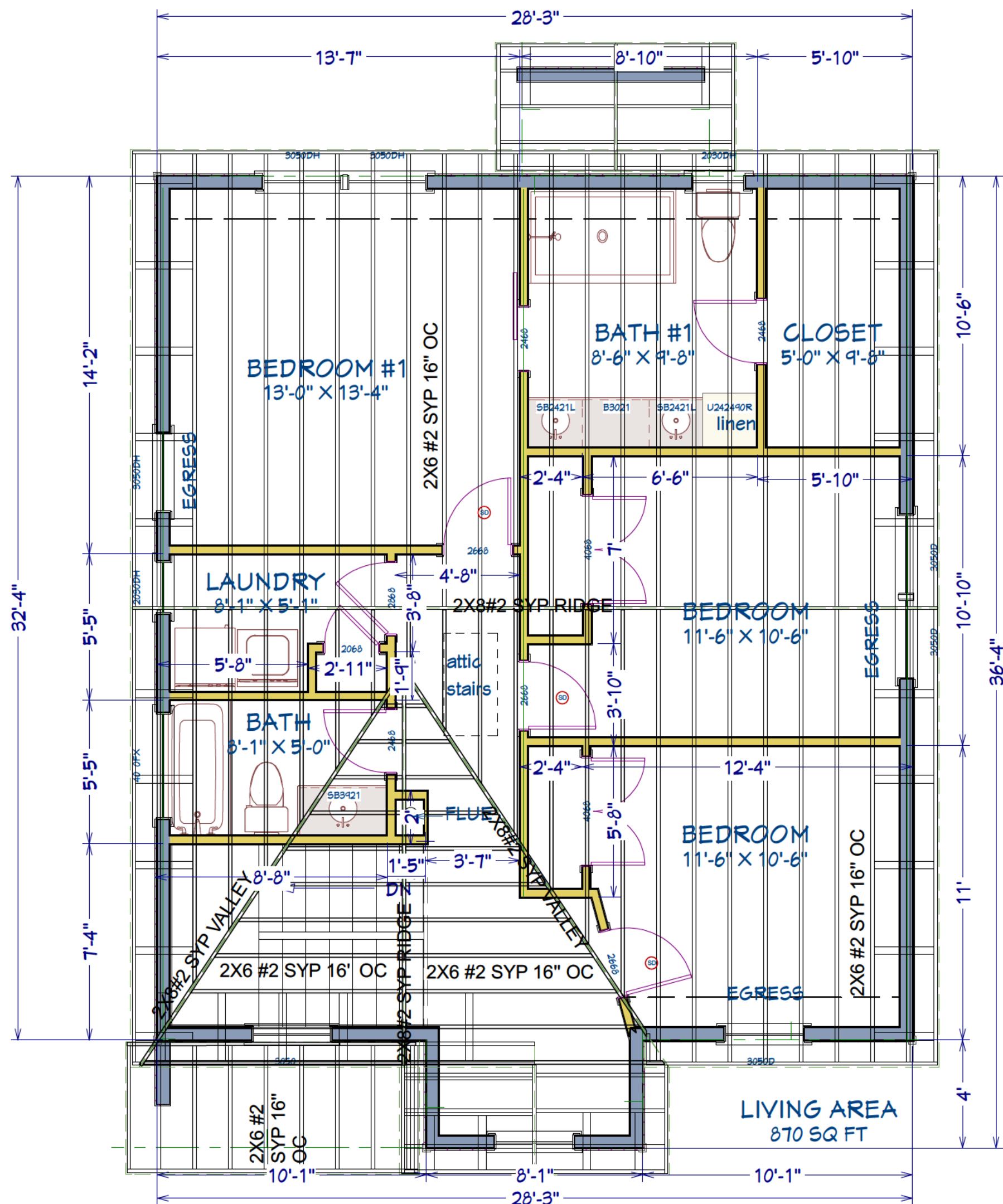
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[illegible]

PROJECT DESCRIPTION:
3247 OLD JONESBORO RD
HAPEVILLE, GA, GA

DATE:
8/22/2023

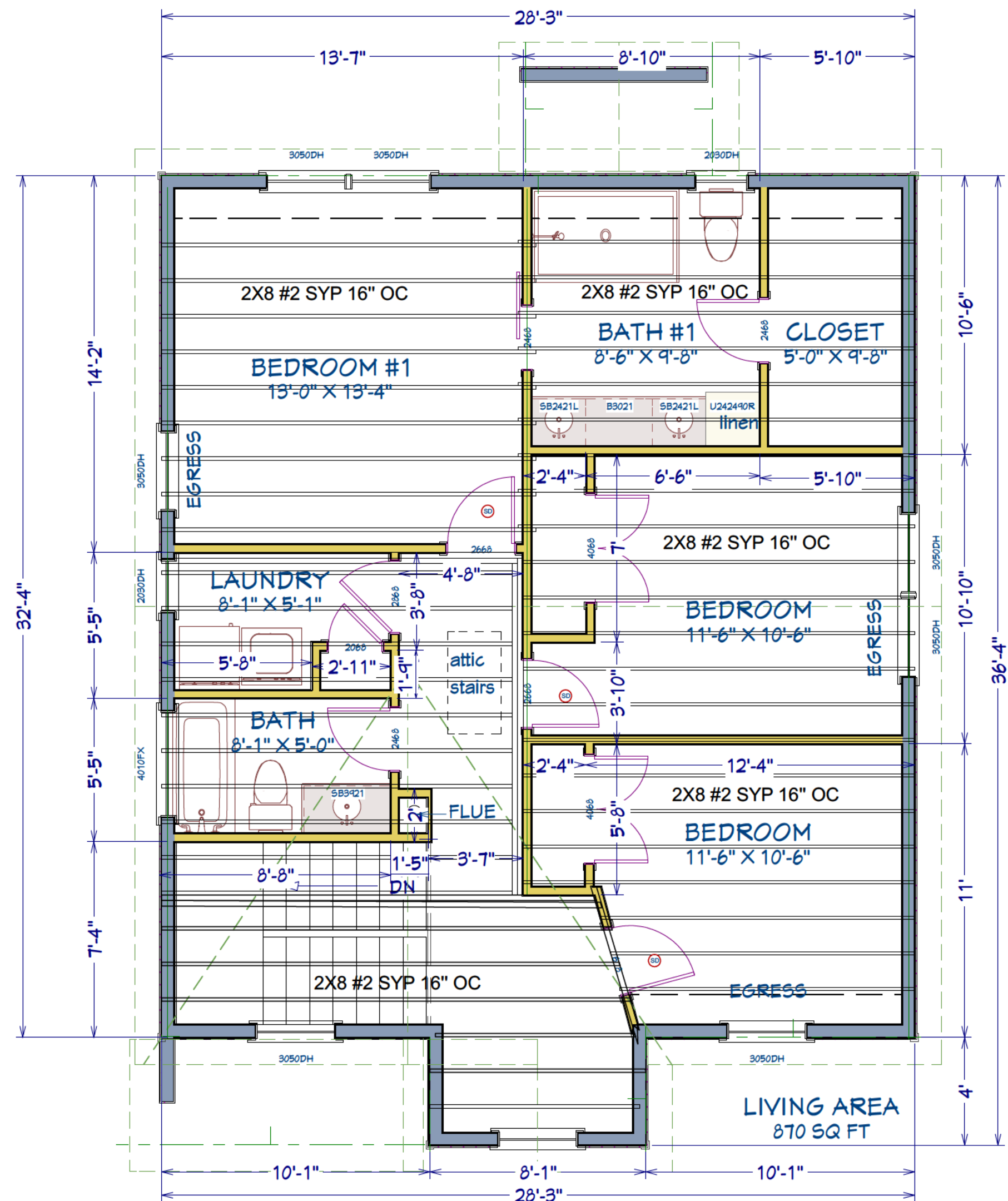
SHEET:



- ⊙ SMOKE DETECTOR
- ⊖ CO/SMOKE DETECTOR

RAFTER LAYOUT

2nd Floor



- ⊙ SMOKE DETECTOR
- ⊖ CO/SMOKE DETECTOR

CEILING JOIST LAYOUT

2nd Floor

RELEASED FOR CONSTRUCTION

SHEET TITLE:
SECOND FLOOR
CEILING JOISTS AND
RAFTER LAYOUT

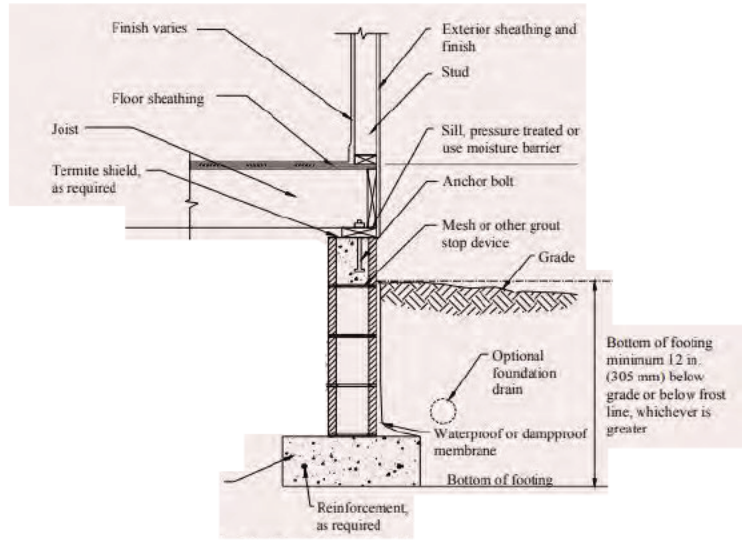
PROJECT DESCRIPTION:
3247 OLD JONESBORO RD
HAPEVILLE, GA, GA

DRAWINGS PROVIDED BY:
DESIGNER
JOHN NUTTER

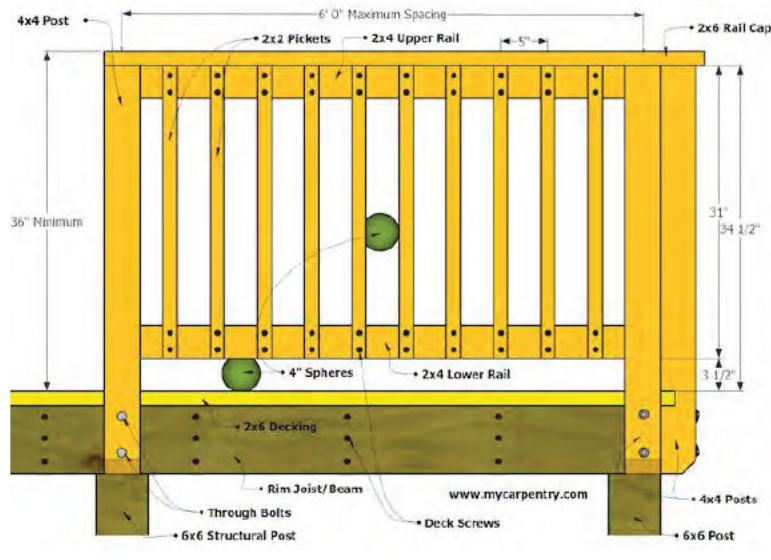
DATE:
8/22/2023

SCALE:
1/4" = 1 FT

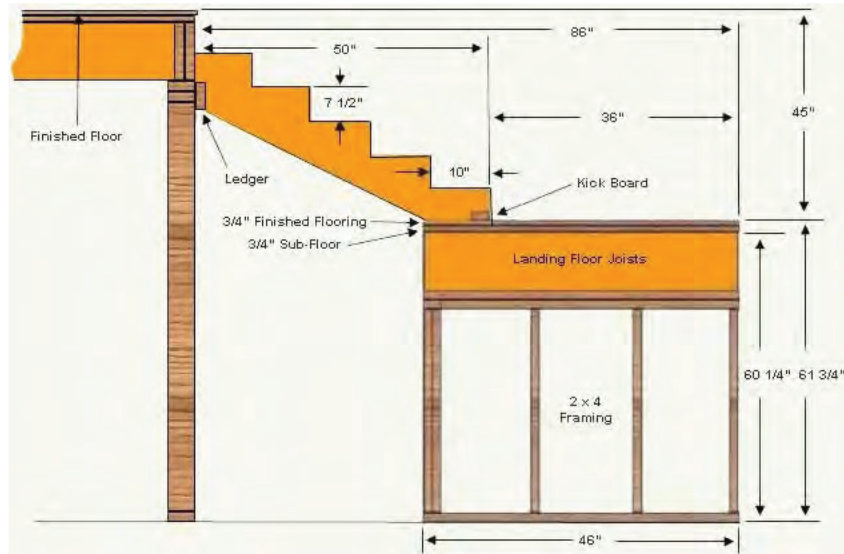
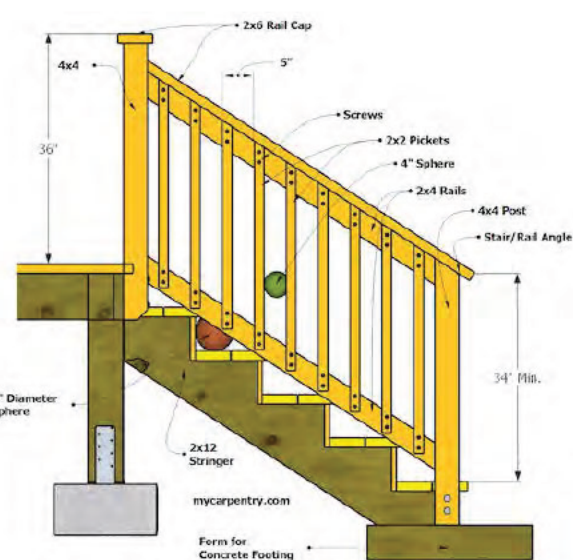
SHEET:
A-6



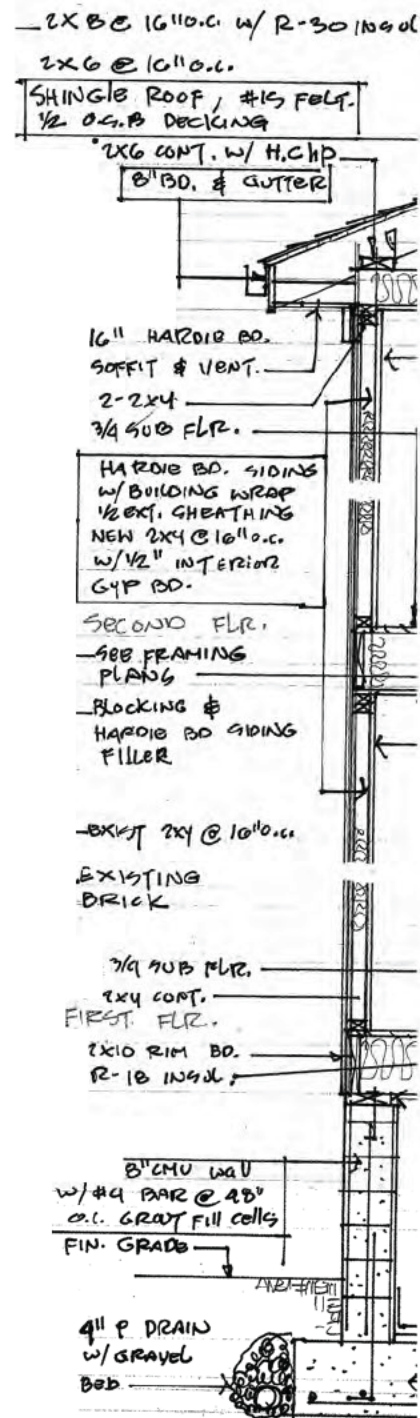
FOUNDATION DETAILS



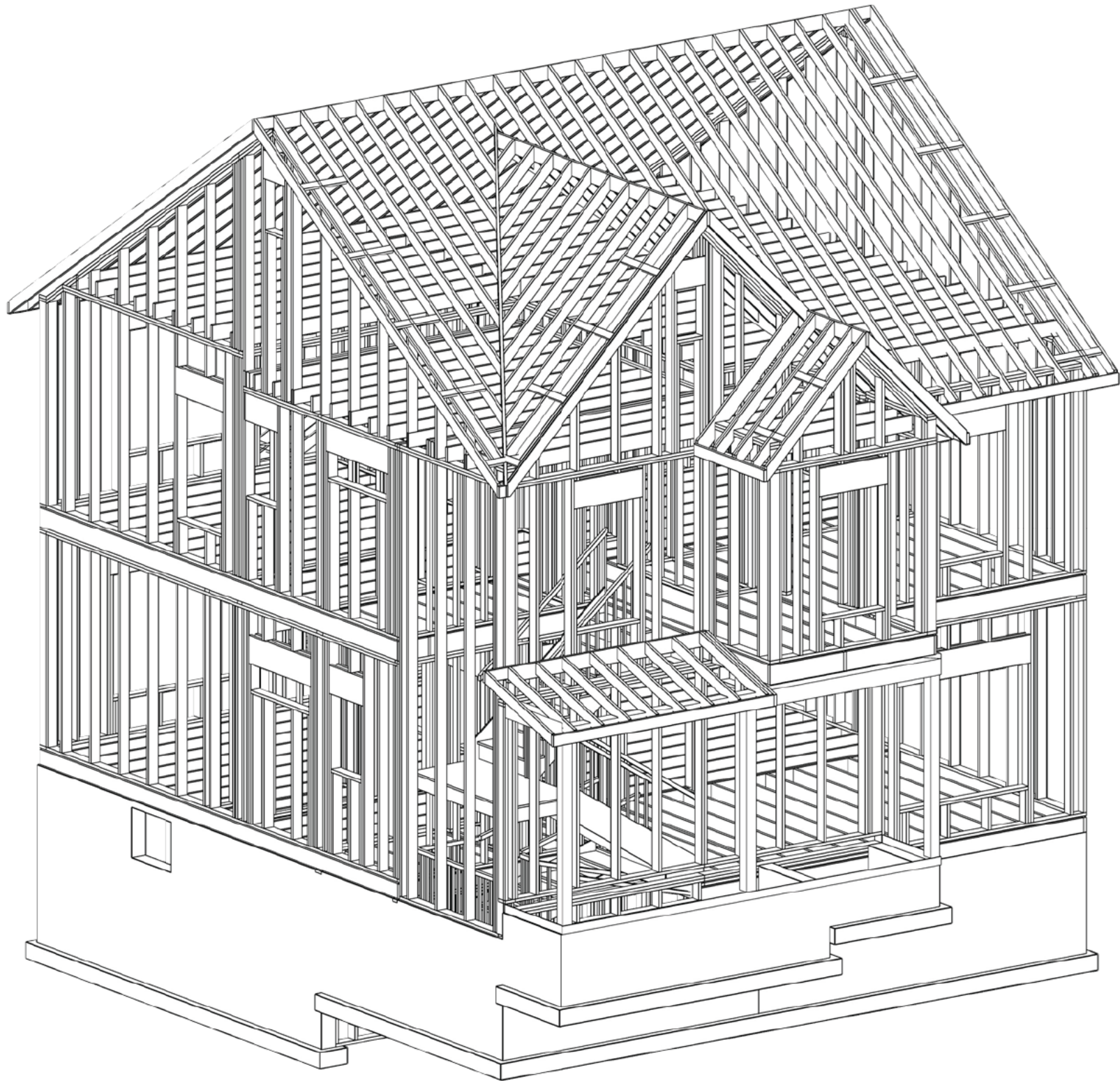
STEPS AND RAILING DETAILS



STEPS DETAILS



WALL SECTION



Camera 1

RELEASED FOR CONSTRUCTION

FRAMING DETAILS

3247 OLD JONESBORO RD
HAPEVILLE, GA, GA

DESIGNER
JOHN NUTTER

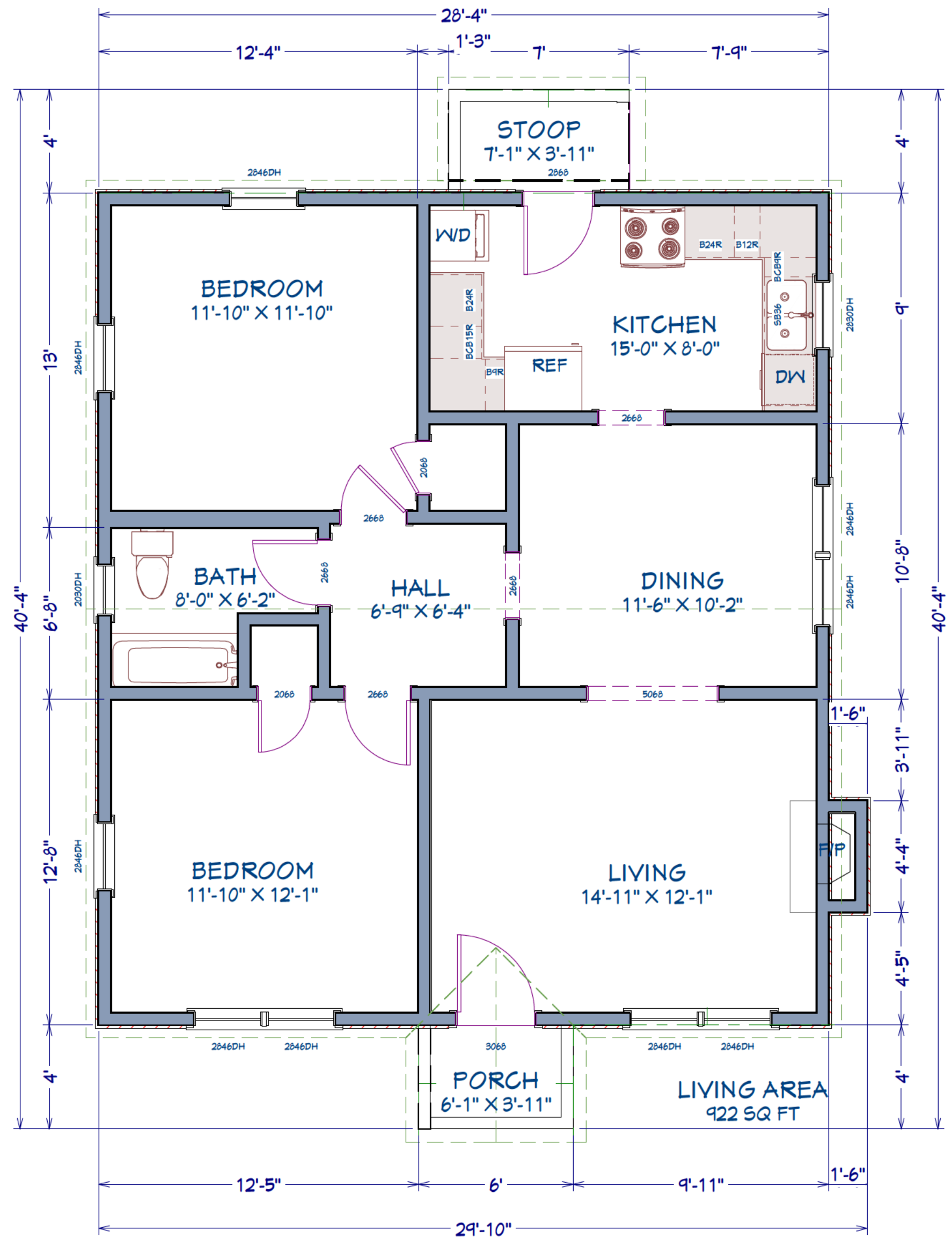
DATE:

8/22/2023

SCALE:

SHEET:

A-7



1st Floor

RELEASED FOR CONSTRUCTION

SHEET TITLE:
AS BUILT
PERSPECTIVES AND
FLOOR PLAN

PROJECT DESCRIPTION:
3247 OLD JONESBORO RD
HAPEVILLE, GA, GA

DRAWINGS PROVIDED BY:
DESIGNER
JOHN NUTTER

DATE:
3/29/2023

SCALE:
1/4" = 1 FT

SHEET:
B-1